



BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:
23 SOUTH STREET

CLIENT:
BROADWAY CAPITAL
PROJECT ADDRESS:
23 SOUTH STREET, MEDFORD, MA

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No.	Description	Date

STAMP:

**EXTERIOR WALL
TYPES**

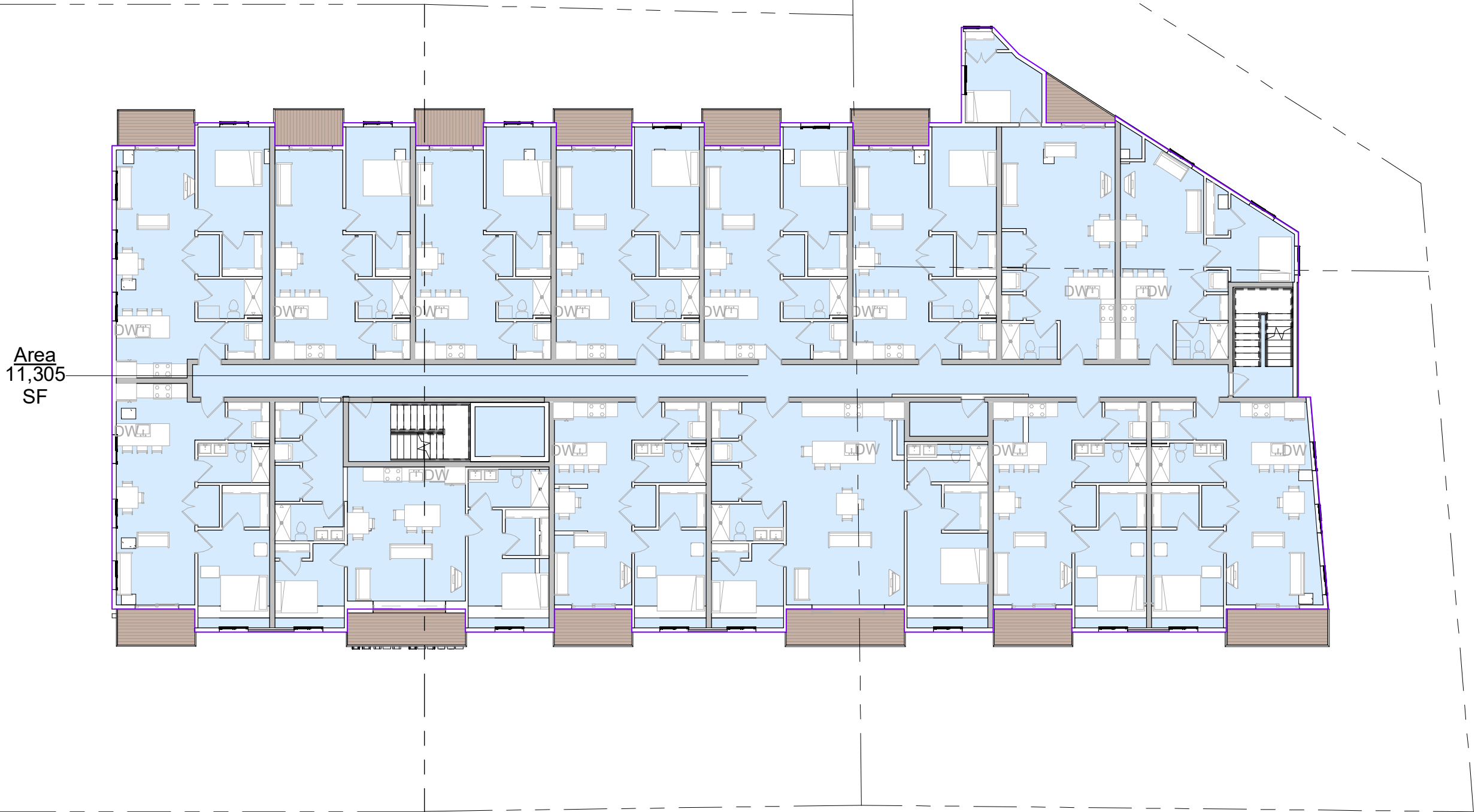
Project number	20.037
Date	11/3/2020
Drawn by	PCS
Checked by	PCS
Scale	1/16" = 1'-0"

AREA PLANS

A-1.1

Building Area Legend

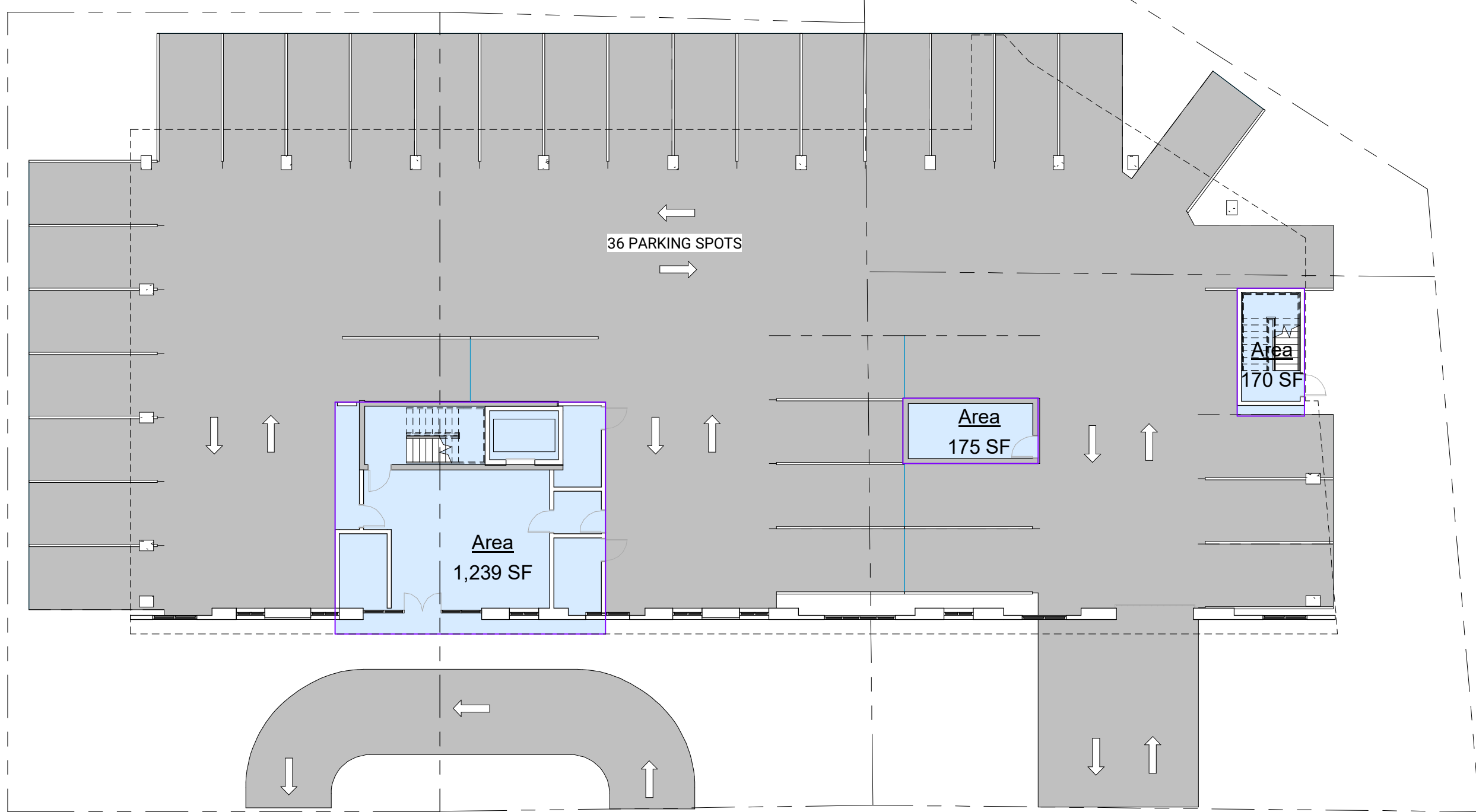
Gross Building Area



1 02 SECOND FLOOR
1/16" = 1'-0"

Building Area Legend

Gross Building Area



3 01 FIRST FLOOR
1/16" = 1'-0"

GROSS AREA	
Level	Area
01 FIRST FLOOR	1,584 SF
02 SECOND FLOOR	11,305 SF
03 THIRD FLOOR	11,305 SF
	24,194 SF

Building Area Legend

Gross Building Area



2 03 THIRD FLOOR
1/16" = 1'-0"

Rentable Area Legend

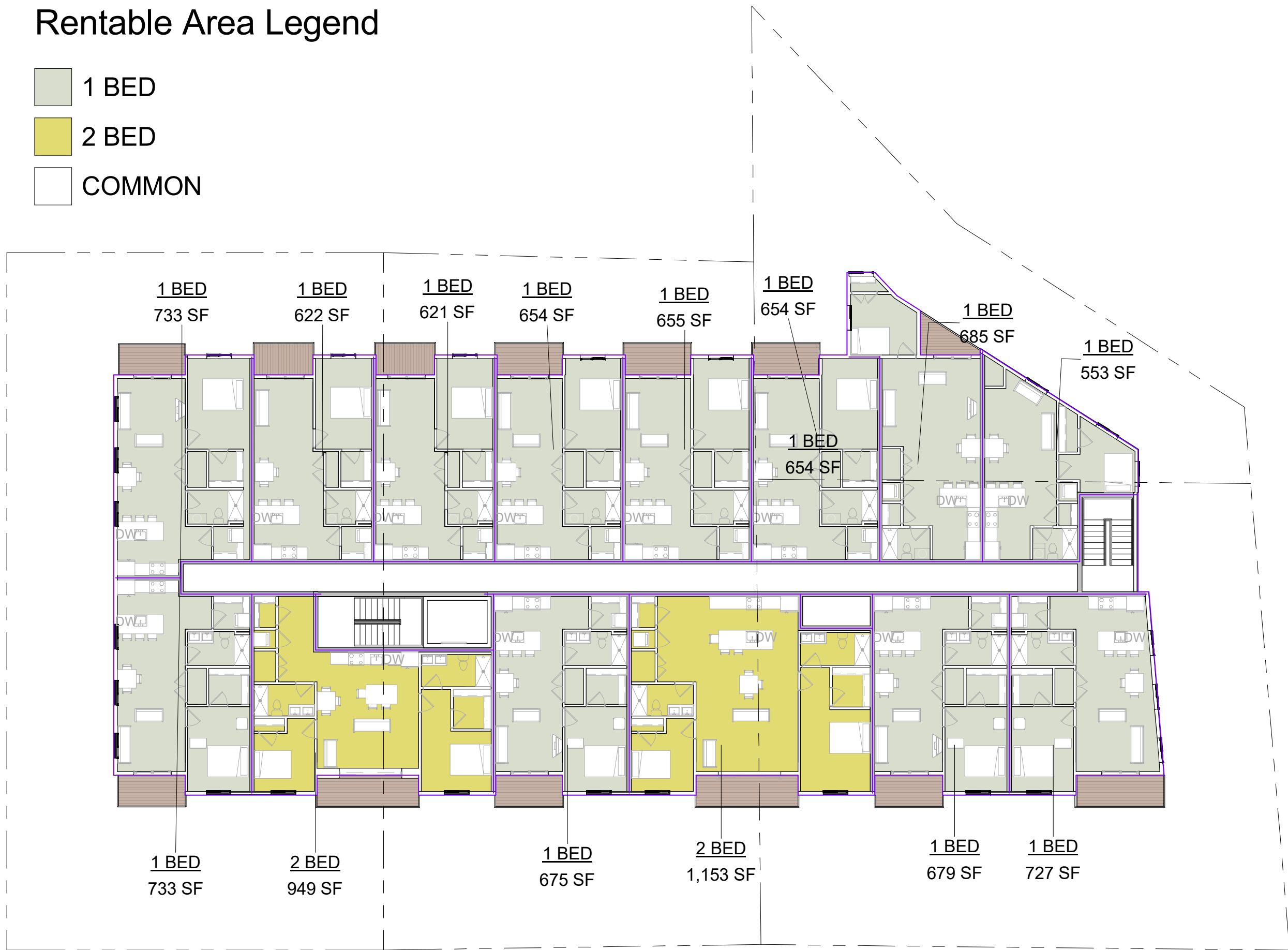
- 1 BED
- 2 BED
- COMMON



1 02 SECOND FLOOR
1/16" = 1'-0"

Rentable Area Legend

- 1 BED
- 2 BED
- COMMON



2 03 THIRD FLOOR
1/16" = 1'-0"

Area Schedule (Rentable)		
Name	Level	Area
1 BED	02 SECOND FLOOR	733 SF
1 BED	02 SECOND FLOOR	622 SF
1 BED	02 SECOND FLOOR	621 SF
1 BED	02 SECOND FLOOR	654 SF
1 BED	02 SECOND FLOOR	655 SF
1 BED	02 SECOND FLOOR	654 SF
1 BED	02 SECOND FLOOR	553 SF
1 BED	02 SECOND FLOOR	685 SF
1 BED	02 SECOND FLOOR	713 SF
1 BED	02 SECOND FLOOR	675 SF
1 BED	02 SECOND FLOOR	679 SF
1 BED	02 SECOND FLOOR	727 SF
1 BED	03 THIRD FLOOR	733 SF
1 BED	03 THIRD FLOOR	622 SF
1 BED	03 THIRD FLOOR	621 SF
1 BED	03 THIRD FLOOR	654 SF
1 BED	03 THIRD FLOOR	655 SF
1 BED	03 THIRD FLOOR	685 SF
1 BED	03 THIRD FLOOR	553 SF
1 BED	03 THIRD FLOOR	713 SF
1 BED	03 THIRD FLOOR	675 SF
1 BED	03 THIRD FLOOR	679 SF
1 BED	03 THIRD FLOOR	727 SF
1 BED	03 THIRD FLOOR	654 SF
24		
2 BED	02 SECOND FLOOR	949 SF
2 BED	02 SECOND FLOOR	1,153 SF
2 BED	03 THIRD FLOOR	949 SF
2 BED	03 THIRD FLOOR	1,153 SF
4		
COMMON	02 SECOND FLOOR	1,168 SF
COMMON	03 THIRD FLOOR	1,168 SF
2		



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UNIT PLANS

A-1.2



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EXTERIOR WALL TYPES

Project number	20.037
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Checked by	PS
Scale	1/8" = 1'-0"

EXTERIOR ELEVATIONS

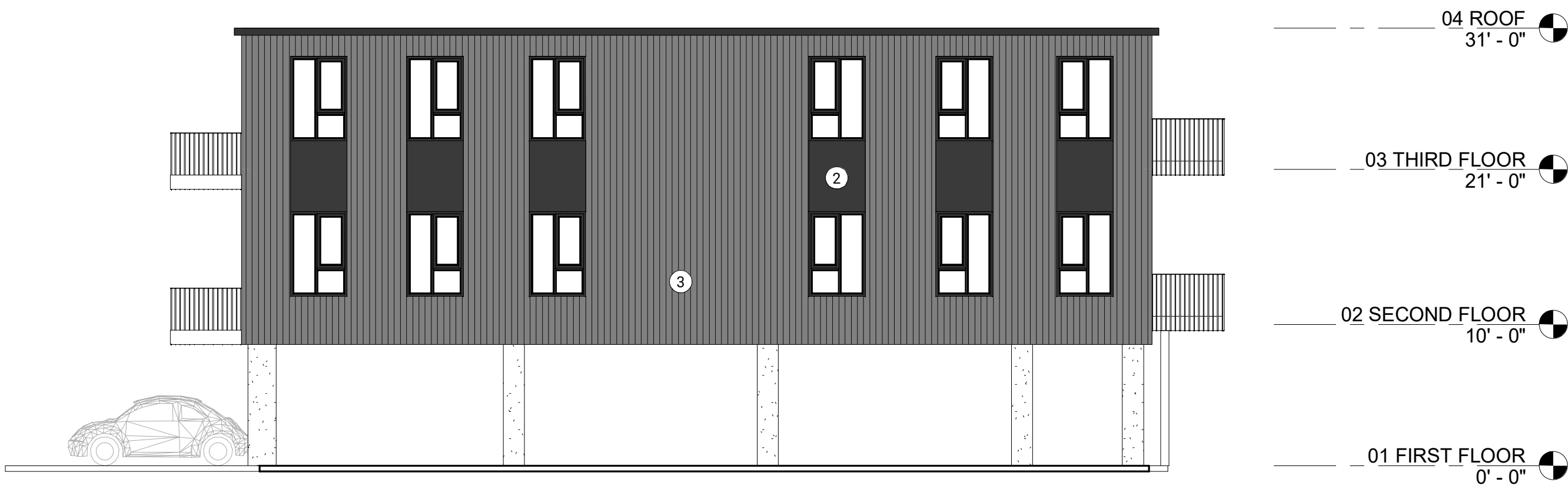
A-2.0



1 ELEVATION - SOUTH STREET
1/8" = 1'-0"



2 ELEVATION REAR
1/8" = 1'-0"



3 ELEVATION S STREET
1/8" = 1'-0"



4 ELEVATION EAST
1/8" = 1'-0"

MATERIAL SCHEDULE	
Material Tag	Material: Name
1	Face Brick - Charcoal
2	Metal Panel - Black
3	Fiber Cement Panel
4	*BA - Phenolic Resin Panel - Oak

23-31 South St, Medford, MA 02155



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