Toll Brothers Medway

Design Development - Volume I
(CIVIL, LANDSCAPE, ARCHITECTURAL, INTERIORS, STRUCTURAL)

3/20/2020

39 Main Street
Medway, MA

Project Team:

Client:
Toll Brothers Apartment Living
197 First Avenue
Suite 110
Needham, MA 02494
(508) 668-8615

Architect:
CUBE 3
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Georgetown, MA 01833
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MEP & FP:
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Code Red Consultants
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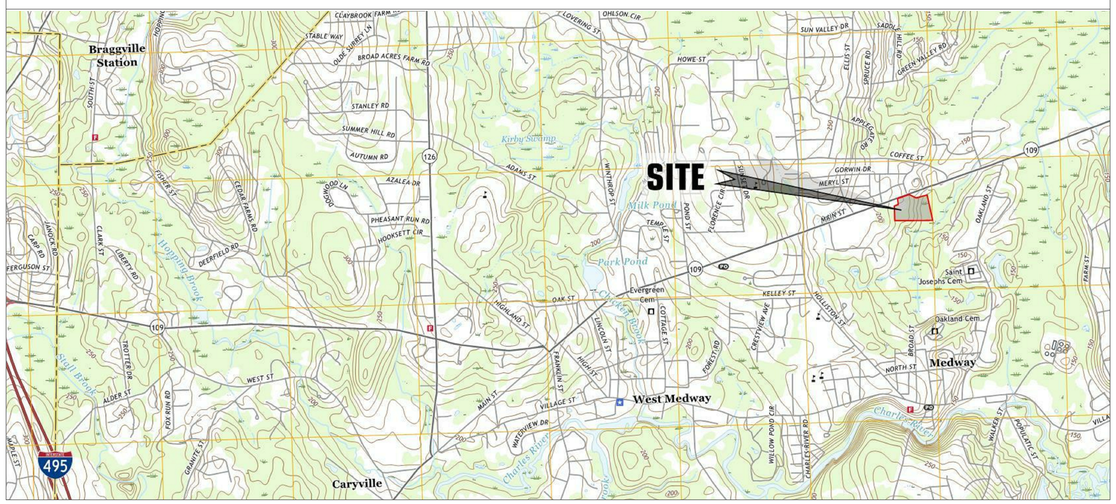
Suite 200
Southborough, MA 01772
(617) 500-7633

Interiors:
Mary Cook Associates
4011 N Ravenswood Ave
Suite 112
Chicago, IL 60613

FRONT ENTRY

LOCATION PLAN



PROJECT DESCRIPTION:
RESIDENTIAL 190 UNIT NEW CONSTRUCTION COMPRISED OF TWO CONNECTED BUILDINGS SEPARATED BY FIREWALL WITH ONE SECTION OF TYPE IIIA CONSTRUCTION AT FIVE STORIES AND ONE SECTION OF TYPE VA AT FOUR STORIES BOTH CONSISTING OF WOOD CONSTRUCTION OVER SLAB ON GRADE. BUILDING CONTAINS AMENITY AREA AND LANDSCAPED COURTYARD WITH POOL

NOTE:
THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

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370 Merrimack St., Suite 337 Lawrence MA 01843
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Design Development
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	SP, GD, MM, AM
drawing checked by:	DG
drawing scale:	
drawing date:	3/20/2020
project number:	19140.00

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No.	Description	Date

registration:

drawing name:
Cover Sheet - Volume I

drawing number:
A-000.1

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SITE PLANTINGS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	10	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5–3" CAL.	AS SHOWN	B&B
AR	7	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	3–3.5" CAL.	AS SHOWN	B&B
ARK	11	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3–3.5" CAL.	AS SHOWN	B&B
BP	7	BETULA PAPYRIFERA	PAPER BIRCH	12–14' HT.	AS SHOWN	B&B
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2.5–3" CAL.	AS SHOWN	B&B
PS	5	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR SARGEANT CHERRY	2.5–3" CAL.	AS SHOWN	B&B
QP	26	QUERCUS PALUSTRIS	PIN OAK	3–3.5" CAL.	AS SHOWN	B&B
QG	9	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	3–3.5" CAL.	AS SHOWN	B&B
TC	25	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3–3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AF	36	ABIES FRASERI	FRASER FIR	6'–7' HT.	AS SHOWN	B&B
JV	32	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'–7' HT.	AS SHOWN	B&B
JVE	37	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL	EMERALD SENTINEL CEDAR	4–5' HT.	AS SHOWN	POT
PP	10	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	5–6' HT.	AS SHOWN	POT
SHRUBS/ GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
CS	36	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HY	91	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5	AS SHOWN	POT
IG	68	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'–2.5' HT.	AS SHOWN	POT
IV	22	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY WINTERBERRY	2'–2.5' HT.	AS SHOWN	B&B– 1 MALE POLLINATOR FOR EACH 7 PLANTS
MP	41	MYRICA PENNSYLVANICA	BAYBERRY	2'–2.5' HT.	AS SHOWN	B&B
PJM	131	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	2'–2.5' HT.	AS SHOWN	B&B
PV	60	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
RK	49	KNOCKOUT ROSE RAINBOW	KNOCKOUT ROSE RAINBOW	#3	AS SHOWN	B&B
RW	86	RHODODENDRON 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	#3	AS SHOWN	B&B
VD	32	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	3–4' HT.	AS SHOWN	B&B
VP	69	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	4–5' HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BA	21	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
EP	44	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
HR	61	HEMEROCALLIS 'ROSEY RETURNS'	ROSEY RETURNS DAYLILLY	#1	24" O.C.	STAGGERED
MD	25	MONARDA D. 'JACOB CLINE'	JACOB CLINE BEE BALM	#1	24" O.C.	STAGGERED
HB	43	HOSTA 'BLUE CADET'	BLUE CADET HOSTA	#1	24" O.C.	STAGGERED
RF	45	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

RIVERFRONT PLANTINGS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
R–AR	5	ACER RUBRUM	RED MAPLE	2.5–3" CAL.	AS SHOWN	B&B
R–BN	4	BETULA NIGRA	RIVER BIRCH	12–14' HT.	AS SHOWN	B&B
R–LT	3	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5–3" CAL.	AS SHOWN	B&B
R–NS	3	NYSSA SYLVATICA	BLACK TUPELO	2.5–3" CAL.	AS SHOWN	B&B
R–PS	2	PRUNUS SEROTINA	BLACK CHERRY	2.5–3" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
R–PS	2	PINUS STROBUS	WHITE PINE	6'–7' HT.	AS SHOWN	B&B
R–JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'–7' HT.	AS SHOWN	B&B
SHRUBS/ GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
R–CA	22	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	#5	AS SHOWN	B&B
R–IG	15	ILEX GLABRA	INKBERRY	2'–2.5' HT.	AS SHOWN	B&B
R–IV	12	ILEX VERTICILATTA	WINTERBERRY	2'–2.5' HT.	AS SHOWN	B&B
R–IVM	3	ILEX VERTICILATTA MALE POLLINATOR	MALE WINTERBERRY	2'–2.5' HT.	AS SHOWN	B&B
R–MP	23	MYRICA PENNSYLVANICA	BAYBERRY	2–2.5' HT.	AS SHOWN	B&B
R–PV	80	PANICUM VIRGATUM	SWITCH GRASS	#1	AS SHOWN	B&B
R–SC	10	SAMBUCUS CANADENSIS	ELDERBERRY	2'–2.5' HT.	AS SHOWN	B&B
R–SS	100	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	AS SHOWN	B&B
R–VD	7	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3–4' HT.	AS SHOWN	B&B
R–VT	6	VIBURNUM TRILOBUM	AMERICAN CRANBERRY VIBURNUM	3–4' HT.	AS SHOWN	B&B
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
R–AT	22	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#1	24" O.C.	STAGGERED

DIG SAFE

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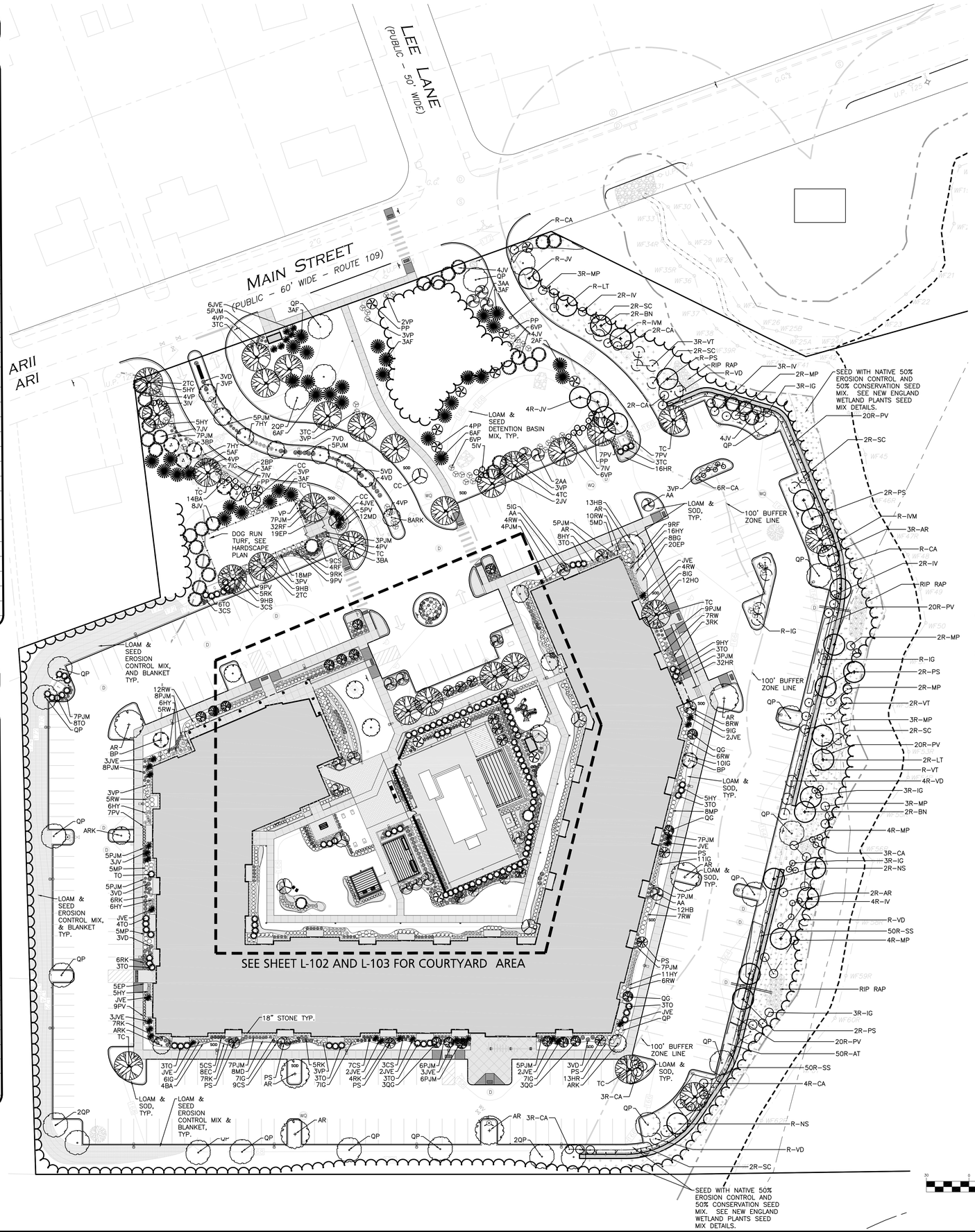

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER
- WILDFLOWER SEED MIX
- EROSION CONTROL SEED MIX

GENERAL NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM A PLAN ENTITLED "39 MAIN STREET EXISTING CONDITIONS PLAN OF LAND IN MEDWAY, MA" DATED MAY 29, 2019, PREPARED BY LEGACY ENGINEERING AND PROVIDED TO ALLEN & MAJOR ASSOCIATES, INC. BY MEDWAY RESIDENTIAL. LLC. EXISTING CONDITIONS HAVE NOT BEEN INDEPENDENTLY VERIFIED BY ALLEN & MAJOR ASSOCIATES, INC.
2. WETLAND RESOURCE AREAS REFERENCE DEP FILE #216–0938.
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CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

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ALLEN & MAJOR ASSOCIATES, INC.
civil engineering land surveying
environmental consulting
landscape architecture
www.allenmajor.com

project information:
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client information:
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197 First Avenue Needham, MA

consultant information:

issuance:
100% Design Development
NOT FOR CONSTRUCTION

key plan:

drawing information:	
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drawing checked by:	RPC
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drawing date:	03/20/20
project number:	1843-04

drawing revisions:

No.	Description	Date

registration:

drawing name:
OVERALL LANDSCAPE PLAN

drawing number:
L-101

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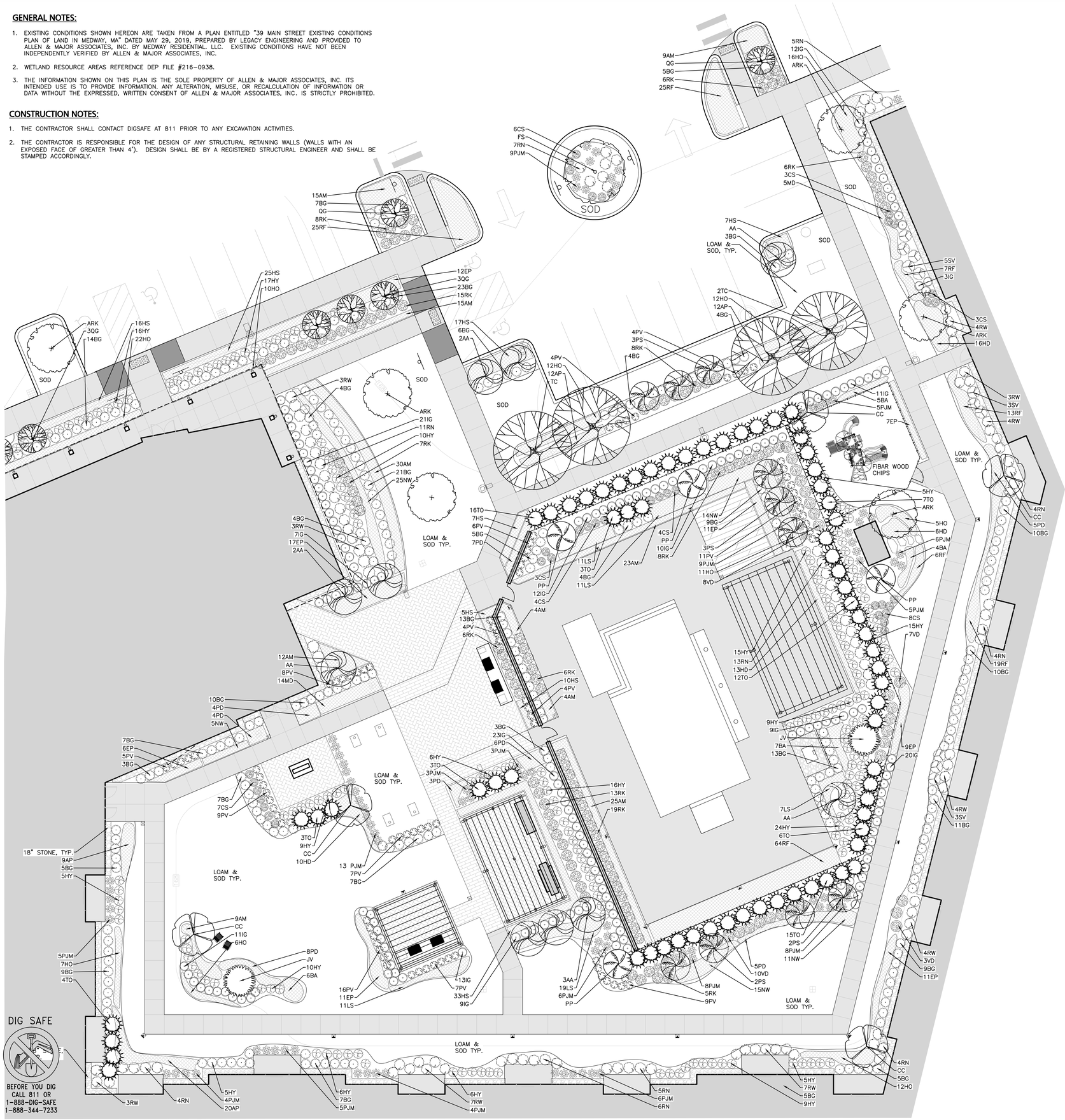

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUBS
- MULCH BED
- PERENNIALS/GROUNDCOVER
- WILDFLOWER SEED MIX
- EROSION CONTROL SEED MIX

COURTYARD PLANTINGS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AA	10	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5–3" CAL.	AS SHOWN	B&B
ARK	6	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2.5–3" CAL.	AS SHOWN	B&B
CC	5	CORNUS FLORIDA 'APALACHIAN BLUSH'	APALACHIAN BLUSH DOGWOOD	2.5–3" CAL.	AS SHOWN	B&B
PS	8	PRUNUS SARGENTII 'PINK FLAIR'	PINK FLAIR SARGEANT CHERRY	2.5–3" CAL.	AS SHOWN	B&B
TC	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3–3.5" CAL.	AS SHOWN	B&B
QG	8	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	3–3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
PP	4	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	6'–7' HT.	AS SHOWN	B&B
JV	2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'–7' HT.	AS SHOWN	B&B
TO	66	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6'–7' HT.	AS SHOWN	B&B
SHRUBS/ GRASSES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BG	259	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	#3	AS SHOWN	POT
CA	38	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5	AS SHOWN	POT
HY	183	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5	AS SHOWN	POT
IG	162	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'–2.5' HT.	AS SHOWN	POT
PV	94	PANICUM V. 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#3	AS SHOWN	POT
PJM	99	RHODODENDRON 'PJM COMPACT CLONE'	COMPACT PJM RHODODENDRON	2'–2.5' HT.	AS SHOWN	POT
RN	63	RHODODENDRON 'BOULE DE NEIGE'	BOULE DE NEIGE RHODODENDRON	2–2.5' HT.	AS SHOWN	POT
RW	36	RHODODENDRON 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	2–2.5' HT.	AS SHOWN	POT
SV	11	SYRINGA VULGARIS 'SENSATION'	SENSATION PURPLE LILAC	4–5' HT.	AS SHOWN	POT
VD	28	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	4–5' HT.	AS SHOWN	POT
PERENNIALS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
BA	22	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#1	24" O.C.	STAGGERED
AM	146	ALCHIMILLA MOLLIS	LADY'S MANTLE	#1	24" O.C.	STAGGERED
AP	53	ASTILBE 'PEACH BLOSSOM'	PEACH BLOSSOM ASTILBE	#1	24" O.C.	STAGGERED
EP	84	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	'POW WOW WILDBERRY PURPLE CONEFLOWER	#1	24" O.C.	STAGGERED
HO	113	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	#1	24" O.C.	STAGGERED
HS	120	HEMEROCALLIS 'ORANGE SMOOTHIE'	ORANGE SMOOTHIE DAYLILLY	#1	24" O.C.	STAGGERED
HD	45	HEUCHERA 'DOLCE SPEARMINT'	DOLCE SPEARMINT CORAL BELLS	#1	24" O.C.	STAGGERED
LS	59	LEUCANTHEMUM SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#1	24" O.C.	STAGGERED
MD	19	MONARDA D. 'CORAL REEF'	CORAL REEF BEE BALM	#1	24" O.C.	STAGGERED
NW	70	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" O.C.	STAGGERED
PD	42	PEONIA 'DO TELL'	DO TELL PEONIA	#1	24" O.C.	STAGGERED
RF	159	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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drawing scale:	1" = 10'
drawing date:	03/20/20
project number:	1843-04

drawing revisions:

No.	Description	Date

registration:

drawing name:
COURTYARD LANDSCAPE PLAN

drawing number:
L-102

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key plan:

drawing information:

drawing by:	SP, GD, MM, AM
drawing checked by:	DG
drawing scale:	1/16" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

First Floor
Plan -
Overall

drawing number:

A-101.0

First Floor Plan- Overall
1/16" = 1'-0"

1 / A-101.0

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Second Floor Plan - Overall
1/16" = 1'-0"

1 / A-102.0

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issuance:
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key plan:

drawing information:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	1/16" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:
Second Floor Plan - Overall

drawing number:
A-102.0

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Third Floor Plan - Overall
1/16" = 1'-0"

1
A-103.0

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project information:

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Medway

39 Main Street
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client information:

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Needham, MA

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	1/16" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Third Floor
Plan -
Overall

drawing number:

A-103.0

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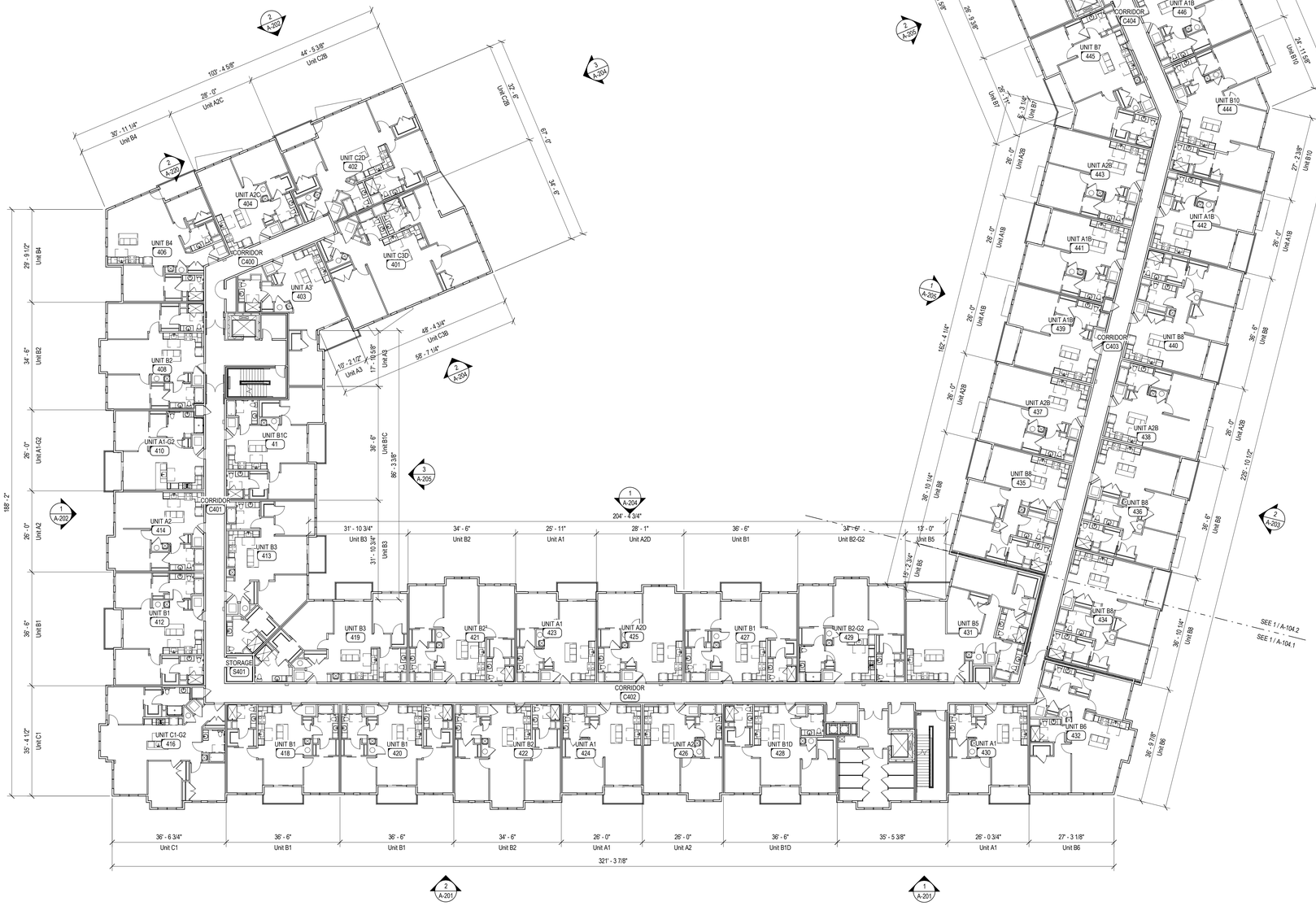

Fourth Floor Plan - Overall
1/16" = 1'-0"

1
A-104.0

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project information:

Toll Brothers
Medway

39 Main Street
Medway, MA

client information:

Toll Brothers
Apartment Living

197 First Avenue
Needham, MA

consultant information:

issuance:

Design
Development

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CONSTRUCTION

key plan:

drawing information:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	1/16" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Fourth
Floor Plan -
Overall

drawing number:

A-104.0

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Medway, MA

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consultant information:

issuance:

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CONSTRUCTION

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drawing checked by:	DG
drawing scale:	1/16" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

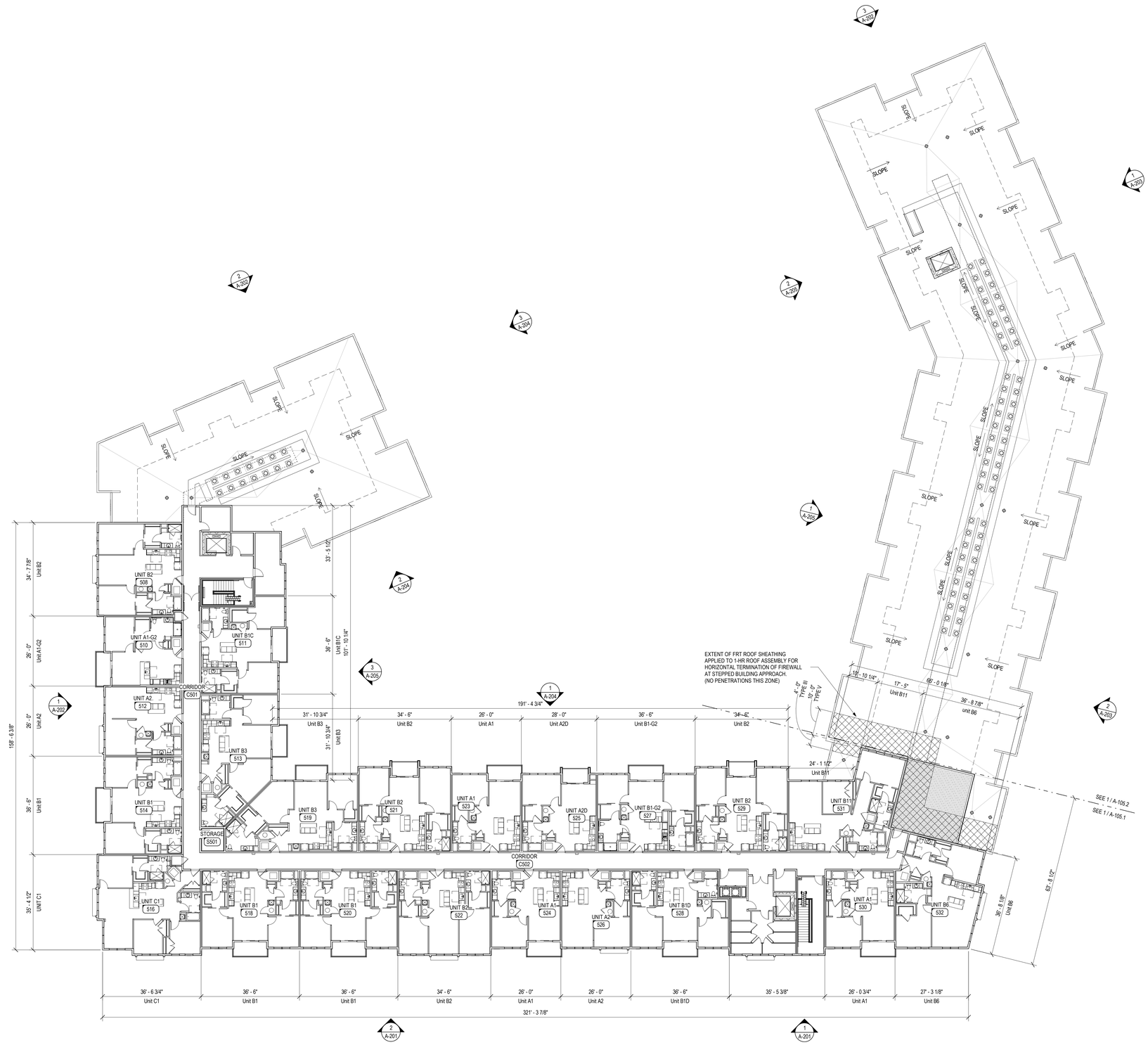
registration:

drawing name:

Fifth Floor
Plan -
Overall

drawing number:

A-105.0



Fifth Floor Plan - Overall
1/16" = 1'-0"

1
A-105.0

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MAIN STREET - MEDWAY, MA
BUILDING SUMMARY & UNIT MIX

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF (BOMA)	UNIT NRSF (TBAL)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF (BOMA)	TOTAL NRSF (TBAL)	UNIT MIX
A1	1 BED/1 BATH	1	737	729	5	3	3	3	3	17	17	12,529	12,391	8.9%
A1.1	1 BED/1 BATH	1	733	725	1	0	0	0	0	1	1	733	725	0.5%
A1-G2	1 BED/1 BATH	1	738	729	0	1	1	1	1	4	4	2,952	2,916	2.1%
A1B	1 BED/1 BATH	1	771	762	4	2	2	4	0	12	12	9,252	9,144	6.3%
A1C	1 BED/1 BATH	1	792	784	0	2	2	0	0	4	4	3,168	3,136	2.1%
A2	1 BED/1 BATH	1	791	782	0	2	2	3	0	7	7	5,537	5,474	3.7%
	- FIRST & FIFTH FLOOR	1	768	760	2	0	0	0	2	4	4	3,072	3,040	2.1%
A2B	1 BED/1 BATH	1	832	823	4	1	1	4	0	10	10	8,320	8,230	5.3%
A2C	1 BED/1 BATH	1	836	828	0	1	1	0	0	2	2	1,672	1,656	1.1%
A2D	1 BED/1 BATH	1	827	818	1	0	0	0	0	1	1	827	818	0.5%
	- SECOND-FOURTH FLOOR	1	850	841	0	1	1	1	0	3	3	2,550	2,523	1.6%
	- FIFTH FLOOR	1	792	783	0	0	0	0	1	1	1	792	783	0.5%
A2E	1 BED/1 BATH	1	853	845	0	3	3	0	0	6	6	5,118	5,070	3.2%
A2F	1 BED/1 BATH	1	803	795	0	0	0	1	0	1	1	803	795	0.5%
A3	1 BED/1 BATH	1	852	843	0	1	1	1	0	3	3	2,556	2,529	1.6%
		Average SF	*798*	*790*	17	17	17	18	7	76	76	59,881	59,230	40%
B1	2 BED/2 BATH	2	1,048	1,036	2	3	3	4	3	15	30	15,720	15,539	7.9%
B1-G2	2 BED/2 BATH	2	1,048	1,036	1	1	1	0	1	4	8	4,192	4,144	2.1%
B1C	2 BED/2 BATH	2	998	987	1	1	1	1	1	5	10	4,990	4,935	2.6%
B1D	2 BED/2 BATH	2	1,005	994	0	1	1	1	1	4	8	4,020	3,976	2.1%
B2	2 BED/2 BATH	2	1,130	1,119	0	4	4	3	0	11	22	12,430	12,309	5.8%
	- FIRST & FIFTH FLOOR	2	1,105	1,094	4	0	0	0	2	6	12	6,630	6,564	3.2%
	- FIFTH FLOOR	2	1,070	1,059	0	0	0	0	2	2	4	2,140	2,118	1.1%
B2-G2	2 BED/2 BATH	2	1,130	1,119	0	0	0	1	0	1	2	1,130	1,119	0.5%
B3	2 BED/2 BATH	2	1,212	1,196	2	2	2	2	2	10	20	12,120	11,960	5.3%
B4	2 BED/2 BATH	2	1,126	1,120	0	1	1	1	0	3	6	3,378	3,360	1.6%
B4B	2 BED/2 BATH	2	1,164	1,158	1	0	0	0	0	1	2	1,164	1,158	0.5%
B5	2 BED/2 BATH	2	1,376	1,363	1	1	1	1	0	4	8	5,504	5,452	2.1%
B6	2 BED/2 BATH	2	1,240	1,234	0	1	1	1	0	3	6	3,720	3,702	1.6%
	- FIRST & FIFTH FLOOR	2	1,218	1,212	1	0	0	0	1	2	4	2,436	2,424	1.1%
B7	2 BED/2 BATH	2	1,117	1,101	1	0	0	1	0	2	4	2,234	2,202	1.1%
B7B	2 BED/2 BATH	2	1,128	1,122	0	1	1	0	0	2	4	2,256	2,244	1.1%
B8	2 BED/2 BATH	2	1,117	1,105	4	0	0	4	0	8	16	8,936	8,840	4.2%
B8B	2 BED/2 BATH	2	1,138	1,126	0	4	4	0	0	8	16	9,104	9,008	4.2%
B10	2 BED/2 BATH	2	1,308	1,297	0	0	0	1	0	1	2	1,308	1,297	0.5%
B10B	2 BED/2 BATH	2	1,329	1,318	0	1	1	0	0	2	4	2,658	2,636	1.1%
B11	2 BED/2 BATH	2	1,228	1,215	0	0	0	0	1	1	2	1,228	1,215	0.5%
		Average SF	*1,154*	*1,143*	18	21	21	21	14	95	190	107,298	106,202	50%
C1	3 BED/2 BATH	3	1,344	1,340	1	0	0	0	1	2	6	2,688	2,680	1.1%
	- SECOND-FOURTH FLOOR	3	1,388	1,385	0	1	1	0	0	2	6	2,776	2,770	1.1%
C1-G2	3 BED/2 BATH	3	1,388	1,385	0	0	0	1	0	1	3	1,388	1,385	0.5%
C2	3 BED/2 BATH	3	1,435	1,432	0	1	1	0	0	2	6	2,870	2,864	1.1%
C2B	3 BED/2 BATH	3	1,411	1,407	0	1	1	0	0	2	6	2,822	2,814	1.1%
C2C	3 BED/2 BATH	3	1,414	1,412	1	0	0	1	0	2	6	2,828	2,824	1.1%
C2D	3 BED/2 BATH	3	1,383	1,379	0	0	0	1	0	1	3	1,383	1,379	0.5%
C3	3 BED/2 BATH	3	1,683	1,680	0	1	1	0	0	2	6	3,366	3,360	1.1%
C3B	3 BED/2 BATH	3	1,691	1,688	0	1	1	0	0	2	6	3,382	3,376	1.1%
C3C	3 BED/2 BATH	3	1,541	1,538	0	0	0	1	0	1	3	1,541	1,538	0.5%
C3D	3 BED/2 BATH	3	1,561	1,558	0	0	0	1	0	1	3	1,561	1,558	0.5%
C3E	3 BED/2 BATH	3	1,620	1,616	1	0	0	0	0	1	3	1,620	1,616	0.5%
		Average SF	*1,488*	*1,485*	3	5	5	5	1	19	57	28,225	28,164	10%
TOTALS		*Average SF*	*1,147*	*1,139*						190	323	195,404	193,596	100%

PARKING SUMMARY

STANDARD PARKING SPACES	**239**
COMPACT SPACES	**47**
ELECTRIC SPACES	**10**
ACCESSIBLE SPACES (VAN INLUDED)	**8**
TOTAL PARKING SPACES	**304**
PARKING RATIO	**1.60**

RESIDENTIAL SUMMARY — CALCS

FIRST FLOOR	46,933
SECOND FLOOR	52,094
THIRD FLOOR	52,094
FOURTH FLOOR	52,094
FIFTH FLOOR	26,718
TOTAL PROJECT GSF	**229,933**
LEASING / AMENITIES @ FIRST FLOOR	6,012
TOTAL RESIDENTIAL NRSF	**193,596**
EFFICIENCY	**84%**

project information:
Toll Brothers Medway
39 Main Street
Medway, MA

client information:
Toll Brothers Apartment Living
197 First Avenue
Needham, MA

consultant information:

issuance:
Design Development
NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: SP, GD, MM, ND
drawing checked by: DG
drawing scale:
drawing date: 3/20/2020
project number: 19140.00
drawing revisions:

No.	Description	Date

registration:

drawing name:
Unit Mix & Program

drawing number:
A-009

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North-East Perspective 2 A-200

North-East Entry 1 A-200

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drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date
●		

registration:

drawing name:
Exterior
Elevations

drawing number:
A-200

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EXTERIOR MATERIALS LEGEND

1	CULTURED STONE EXTERIOR - ELDORADO MARQUEE 24 DOVE TAIL
2	FIBER CEMENT LAP SIDING (6" EXPOSURE) - LIGHT GREY
3	FIBER CEMENT LAP SIDING (6" EXPOSURE) - OFF WHITE
4	FIBER CEMENT LAP SIDING (4" EXPOSURE) - WOOD FINISH
5	FIBER CEMENT PANEL - OFF WHITE FINISH w/ALUMINUM REGLET TRIM
6	FIBER CEMENT ARTISAN SHIPLAP (8" EXPOSURE) - DARK GREY FINISH
7	FIBER CEMENT PANEL - (VARYING EXPOSURE) MEDIUM GREY FINISH

South Elevation - Left Side
1/8" = 1'-0"
2 A-201

South Elevation - Right Side
1/8" = 1'-0"
1 A-201

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Development

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drawing scale:	As indicated
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date
●		

registration:

drawing name:

Exterior
Elevations

drawing number:

A-201

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EXTERIOR MATERIALS LEGEND

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7	FIBER CEMENT PANEL - (VARYING EXPOSURE) MEDIUM GREY FINISH

North Elevation - Left Side (3 / A-202)
1/8" = 1'-0"

North Elevation - Right Side (2 / A-202)
1/8" = 1'-0"

West Elevation (1 / A-202)
1/8" = 1'-0"

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issuance:
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key plans:

drawing information:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	As indicated
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date
●		

registration:

drawing name:
Exterior Elevations

drawing number:
A-202

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EXTERIOR MATERIALS LEGEND

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7	FIBER CEMENT PANEL - (VARYING EXPOSURE) MEDIUM GREY FINISH

East Elevation - Left Side

1/8" = 1'-0"

2 / A-203

East Elevation - Right Side

1/8" = 1'-0"

1 / A-203

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client information:
consultant information:
issuance:
key plan:
registration:
drawing name:
drawing number:

Toll Brothers Medway

39 Main Street
Medway, MA

Toll Brothers Apartment Living

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Design Development

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drawing revisions:

No.	Description	Date
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Exterior Elevations

A-203

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EXTERIOR MATERIALS LEGEND

1	CULTURED STONE EXTERIOR - ELDORADO MARQUEE 24 DOVE TAIL
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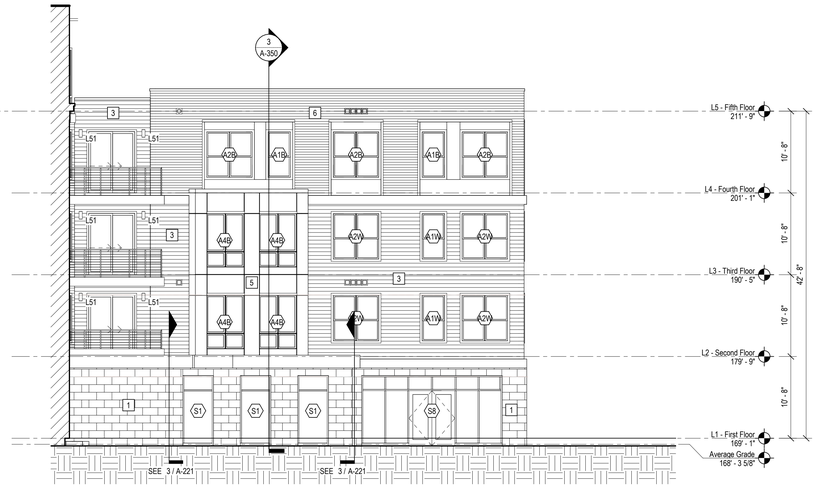
7	FIBER CEMENT PANEL - (VARYING EXPOSURE) MEDIUM GREY FINISH

East Courtyard Elevation
1/8" = 1'-0"
3
A-204



South Courtyard Elevation
1/8" = 1'-0"
2
A-204

North Courtyard Elevation
1/8" = 1'-0"
1
A-204

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Needham, MA

consultant information:

issuance:
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drawing checked by:	DG
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drawing date:	3/20/2020
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drawing revisions:

No.	Description	Date
●		

registration:

drawing name:
Exterior
Elevations

drawing number:
A-204

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EXTERIOR MATERIALS LEGEND

1	CULTURED STONE EXTERIOR - ELDORADO MARQUEE 24 DOVE TAIL
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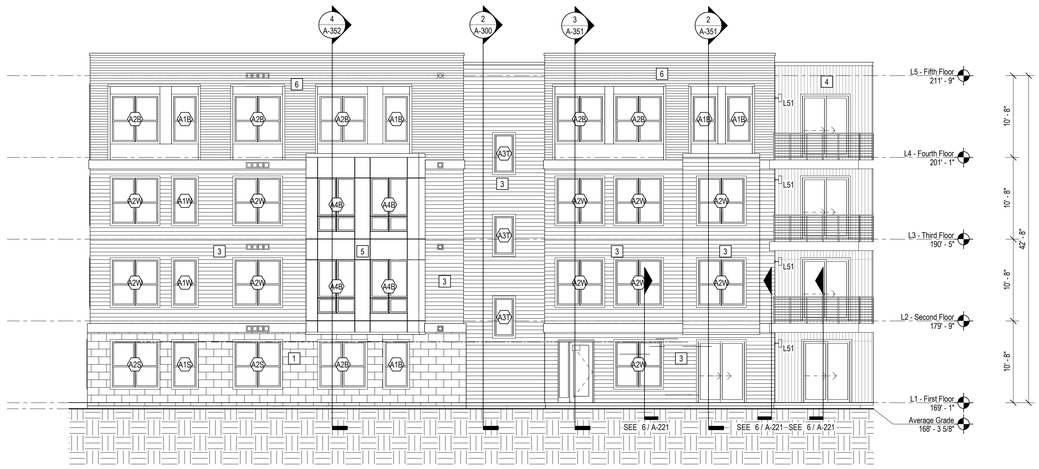
7	FIBER CEMENT PANEL - (VARYING EXPOSURE) MEDIUM GREY FINISH

East Courtyard Elevation
1/8" = 1'-0"
3
A-205



West Courtyard Elevation
1/8" = 1'-0"
2
A-205

West Courtyard Elevation
1/8" = 1'-0"
1
A-205

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Needham, MA

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issuance:
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key plan:

drawing information:

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drawing scale:	As indicated
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date
●		

registration:

drawing name:
Exterior Elevations

drawing number:
A-205

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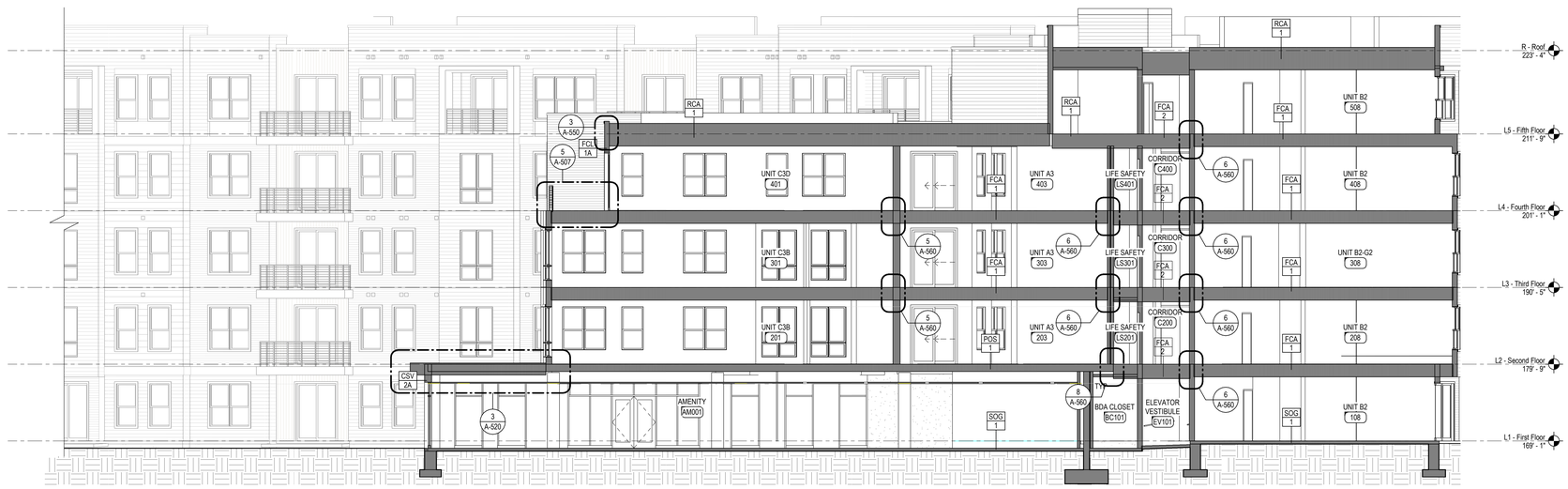
Section 1 - Left
1/8" = 1'-0"
2
A-300



Section 1 - Right
1/8" = 1'-0"
1
A-300

project information:

Toll Brothers
Medway

39 Main Street
Medway, MA

client information:

Toll Brothers
Apartment Living

197 First Avenue
Needham, MA

consultant information:

issuance:

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Development

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key plan:

drawing information:

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drawing scale:	1/8" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building
Sections

drawing number:

A-300

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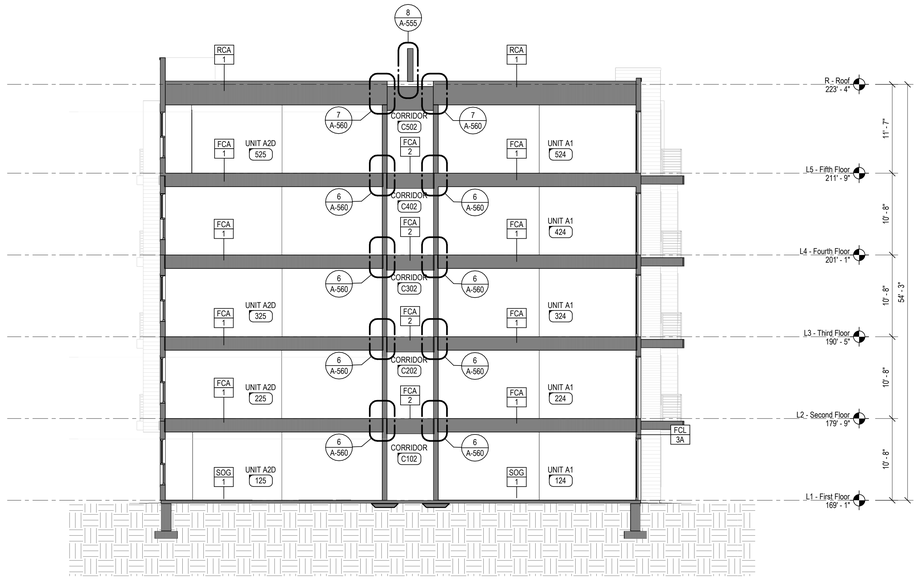
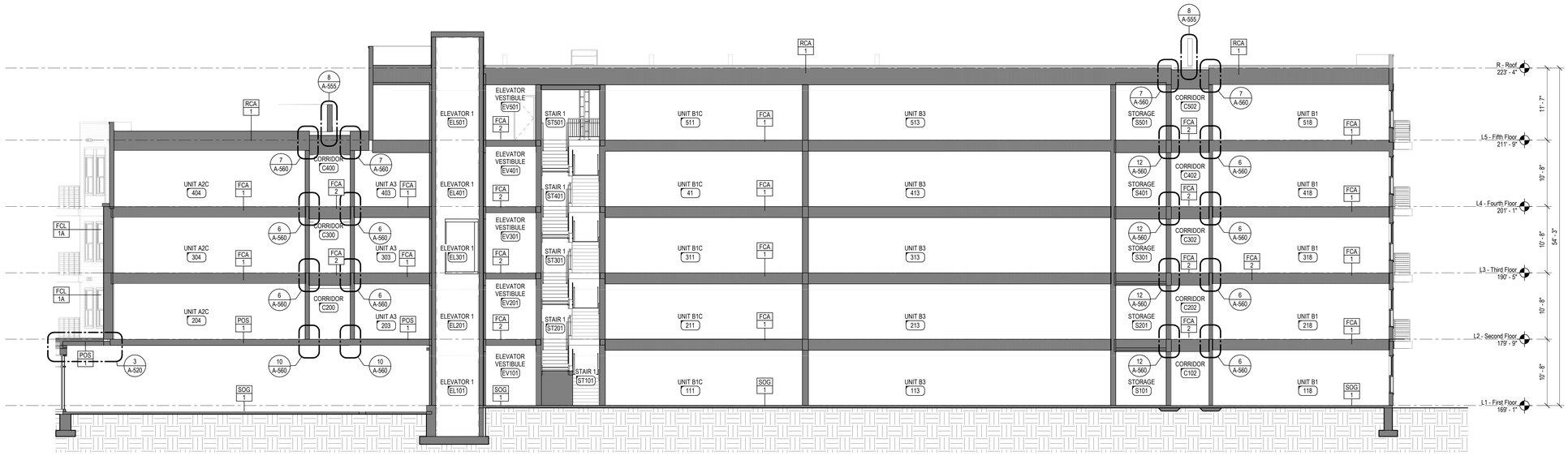


Section 3
1/8" = 1'-0"

2
A-301



Section 2
1/8" = 1'-0"

1
A-301

project information:

Toll Brothers
Medway

39 Main Street
Medway, MA

client information:

Toll Brothers
Apartment Living

197 First Avenue
Needham, MA

consultant information:

issuance:

Design
Development

NOT FOR
CONSTRUCTION

key plan:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	1/8" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building
Sections

drawing number:

A-301

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Medway

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Apartment Living

197 First Avenue
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consultant information:

issuance:

Design
Development

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key plan:

drawing information:

drawing by:	SP, GD, MM, ND
drawing checked by:	DG
drawing scale:	1/8" = 1'-0"
drawing date:	3/20/2020
project number:	19140.00

drawing revisions:

No.	Description	Date

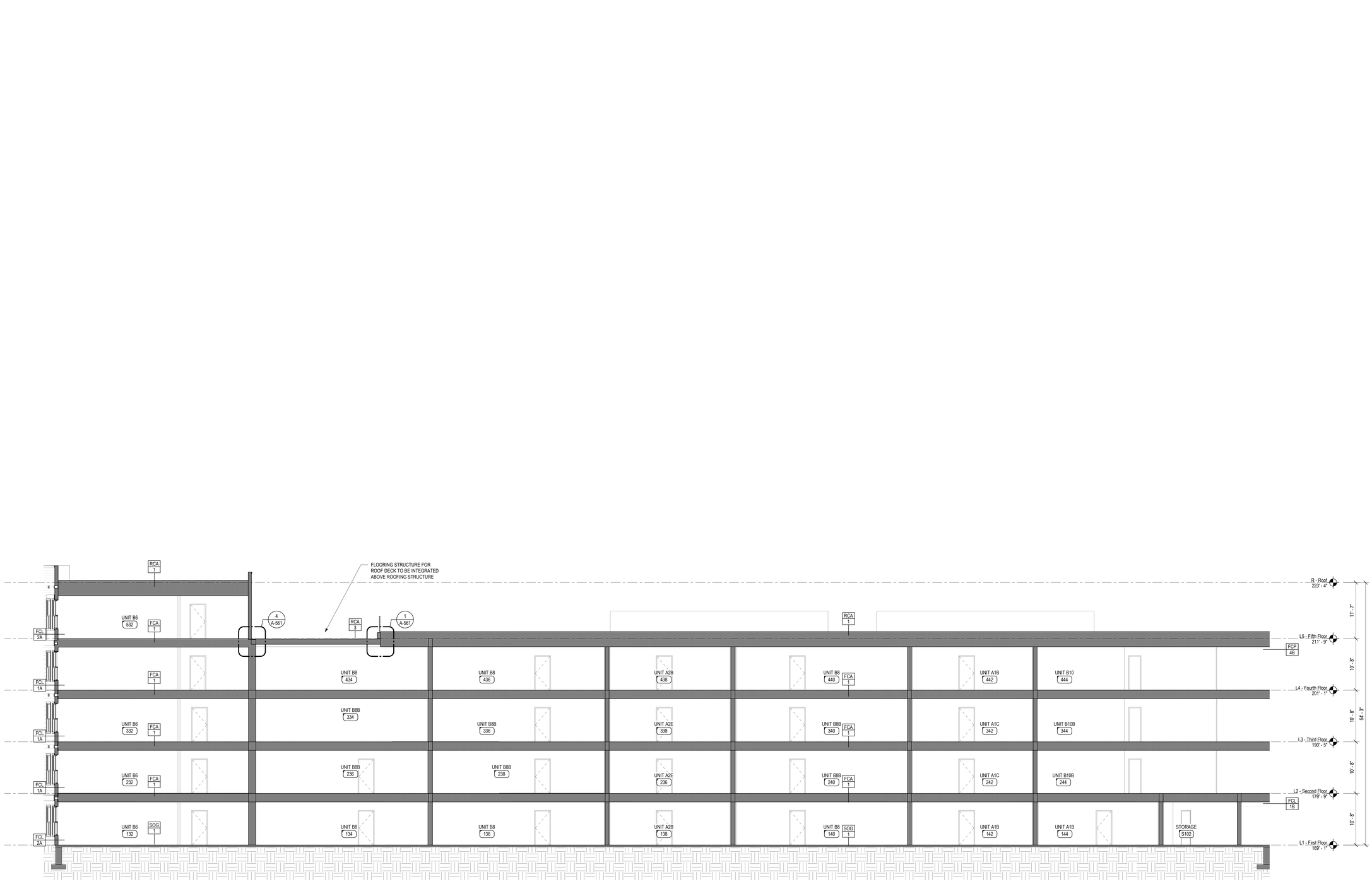
registration:

drawing name:

Building
Sections

drawing number:

A-302



Section 4
1/8" = 1'-0"

1
A-302

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