

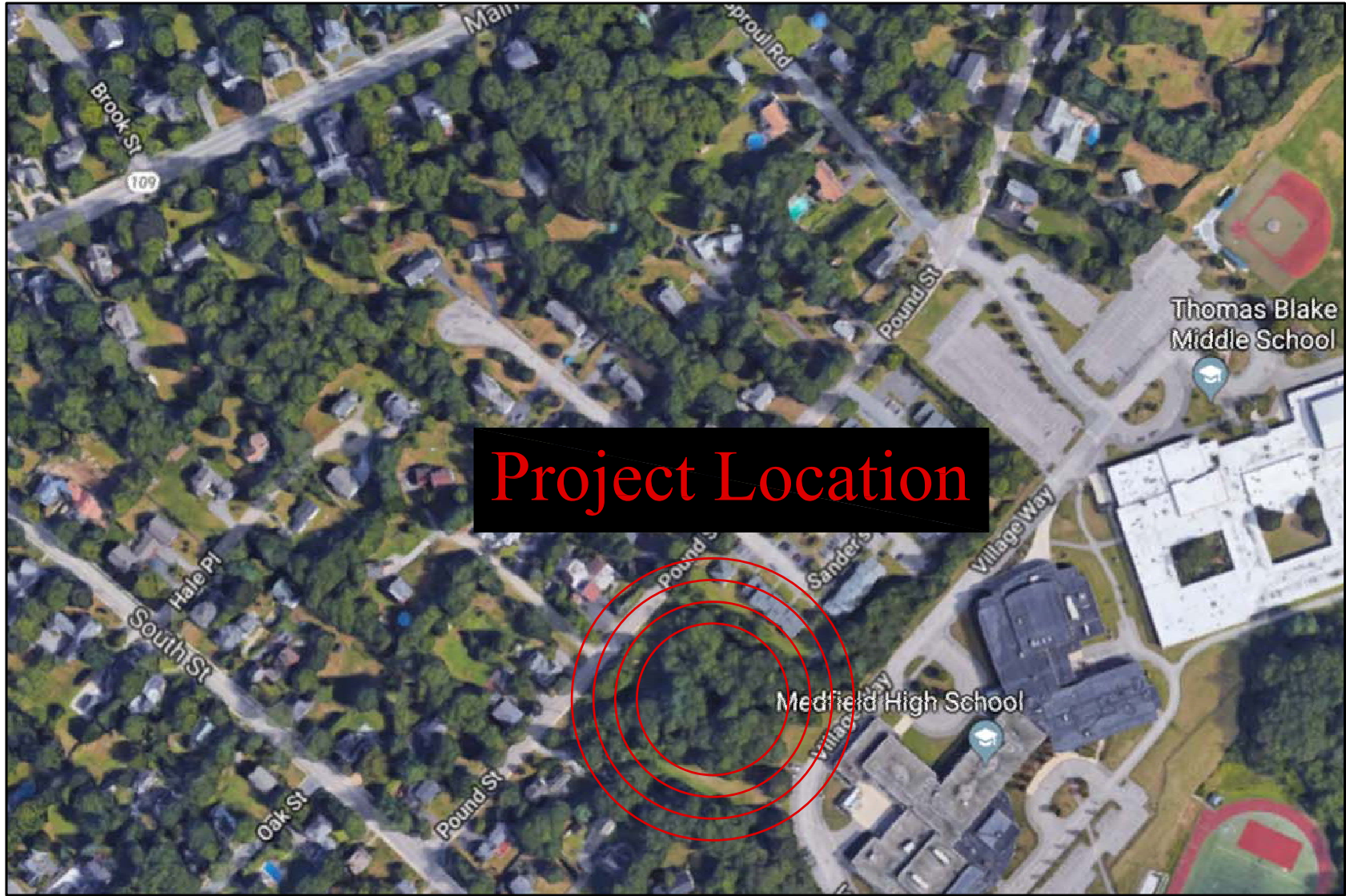
COMPREHENSIVE PERMIT "HYBRID" DESIGN SUBMISSION

THE ROSEBAY AT MEDFIELD

December 30, 2019

Another NewGate Housing Community

30 Pound Street, Medfield, Massachusetts



| APPROXIMATE FLOOR AREAS |                                  |                                  |
|-------------------------|----------------------------------|----------------------------------|
| GROSS FLOOR AREAS       | COMP PERMIT 3-STORY              | TWO/THREE STORY 'HYBRID' DESIGN  |
| FLOOR ONE               | 18,155 SQ FT                     | 20,700 SQ FT                     |
| FLOOR TWO               | 15,982 SQ FT                     | 18,700 SQ FT                     |
| FLOOR THREE             | 14,387 SQ FT                     | 12,180 SQ FT                     |
| TOTALS                  | 48,524 SQ FT<br>TOTAL GROSS AREA | 51,580 SQ FT<br>TOTAL GROSS AREA |

| APARTMENT COUNT--THE ROSEBAY AT MEDFIELD |                |            |                |            |         |
|------------------------------------------|----------------|------------|----------------|------------|---------|
| APT. TYPE                                | ONE BEDROOM    |            | TWO BEDROOM    |            | TOTALS  |
|                                          | 1 BR Group One | 1 BR HDCP  | 2 BR Group One | 2 BR HDCP  |         |
| AREA (SF)                                | 660 SQ.FT.     | 660 SQ.FT. | 955 SQ.FT.     | 955 SQ.FT. |         |
| FLOOR ONE                                | 10             | 2          | 0              | 1          | 14      |
| FLOOR TWO                                | 16             | 0          | 1              | 0          | 17      |
| FLOOR THREE                              | 12             | 0          | 0              | 0          | 12      |
| TOTALS                                   | 38             | 2          | 1              | 1          | 42 APTS |

Note--"HDCP" refers to Massachusetts Group 2 units  
Bathroom Counts--1BR--One Full Bath; 2BR--Two Full Baths  
All Apartments are "Visitable" and are "Universal Design" units

PARKING SUMMARY

Number Of Open Air Spaces\* -- 57 (Plus 12 Future)

\*Includes 10 Handicap Van Accessible Spaces

LOT COVERAGE (APPROX.)

| USE                        | AREA (S.F.) | LOT COVERAGE |
|----------------------------|-------------|--------------|
| Total All Buildings        | 20,700      | 19 %         |
| Pavement (including Walks) | 39,100      | 36 %         |
| Total Impervious Area      | 59,800      | 55 %         |
| Open Space                 | 49,900      | 45 %         |

Zoning Restrictions: Zoning Approval is inclusive with the comprehensive permit, to permit the construction of the development shown on these plans.

GENERAL NOTES:

- 1. All areas and dimensions are approximate.
- 2. All apartment and building plans are preliminary.

CODE SUMMARY

|                    |                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------|
| Occupancy Groups:  | Apartments--R-2                                                                                  |
| Construction Type: | Type 5A                                                                                          |
| Fire Suppression:  | NFPA Type 13<br>Fire Sprinklers                                                                  |
| Applicable Codes:  | Massachusetts State Building Code 9th Edition<br>Massachusetts Architectural Barriers Board Code |

LIST OF DRAWINGS

| DATE                      | TITLE | SHEET                                                       |
|---------------------------|-------|-------------------------------------------------------------|
| 12-30-2019                | T-1   | TITLE SHEET                                                 |
| CIVIL DRAWINGS---         |       |                                                             |
| 12-26-2019                | C-0   | SITE / CIVIL DRAWINGS TITLE SHEET                           |
| 12-26-2019                | C-1   | CONSTRUCTION NOTES                                          |
| 12-26-2019                | C-2   | EXISTING CONDITIONS PLAN OF LAND                            |
| 12-26-2019                | C-3   | SITE LAYOUT PLAN                                            |
| 12-26-2019                | C-4   | SITE LIGHTING & PHOTOMETRIC PLAN                            |
| 12-26-2019                | C-5   | SITE GRADING AND UTILITIES PLAN                             |
| 12-26-2019                | C-6   | PROSPECTIVE APPROVAL NOT REQUIRED SITE PLAN                 |
| 12-26-2019                | C-7   | CONSTRUCTION DETAILS                                        |
| 12-26-2019                | C-8   | CONSTRUCTION DETAILS                                        |
| 12-26-2019                | C-9   | CONSTRUCTION DETAILS                                        |
| ARCHITECTURAL DRAWINGS--- |       |                                                             |
| 12-06-2019                | A-1   | FIRST FLOOR PLAN & ENLARGED PUBLIC SPACES PLAN              |
| 12-06-2019                | A-2   | 1BR & 2BR GRP ONE UNIT PLANS AND APT BLDG SECOND FLOOR PLAN |
| 12-06-2019                | A-3   | 1BR & 2BR GRP TWO UNIT PLANS AND APT BLDG THIRD FLOOR PLAN  |
| 12-06-2019                | A-4   | APARTMENT BUILDING FRONT ELEVATIONS                         |
| 12-06-2019                | A-5   | APARTMENT BUILDING REAR ELEVATIONS                          |
| 12-06-2019                | A-6   | APARTMENT BUILDING TYPICAL WALL SECTION                     |

DEVELOPMENT SUMMARY

Total Parcel Area ---- 109,700 +/- S.F. / 2.5 Acres  
Number Of Dwelling Units ----- 45  
Number Of Dwelling Units Per Acre ----- 18

APPLICANT

Rosebay at Medfield Limited Partnership  
c/o NewGate Housing LLC, 61 Blueberry Lane, Westwood, MA 02090 (617) 571-6404

ENGINEERING/CONSTRUCTION CONSULTANT

Waypoint K L A  
24 Lakeview Road Framingham, MA 01701 (508) 877-2344

ARCHITECT

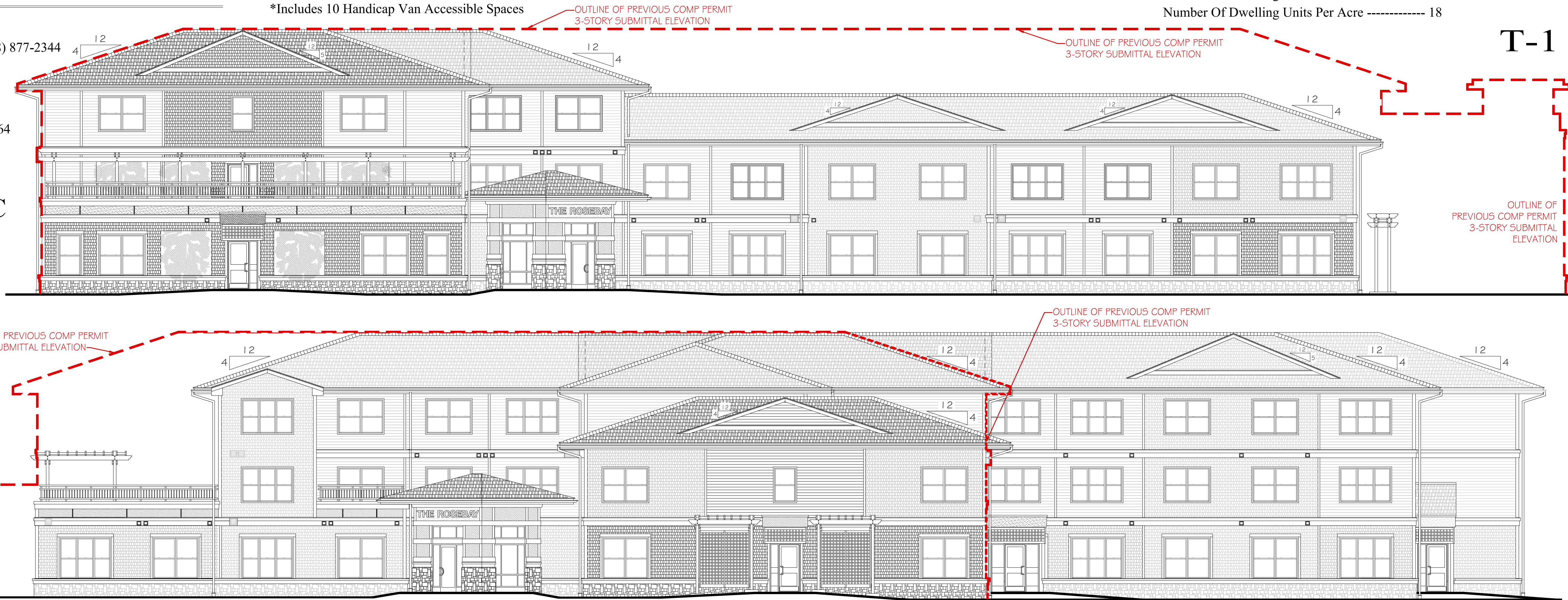
VMY Architects LLC  
188 Needham Street, Suite 260, Newton, MA 02464  
(617) 597-1900 Fax (617) 597-1905

CIVIL ENGINEER

Legacy Engineering LLC  
730 Main Street, Suite 2C, Millis, MA 02054  
(508) 376-8883

ENVIRONMENTAL CONSULTANTS

LEC Environmental Consultants, Inc.  
107 Audubon Road, Building 2, Suite 110  
Wakefield, MA 01880 (781) 245-2500



T-1

# THE ROSEBAY AT MEDFIELD

## SITE PLAN OF LAND

30 POUND STREET, MEDFIELD, MA

DECEMBER 17, 2018  
Latest Revision: December 26, 2019



Digitally signed by Daniel J. Terrikin, P.E.  
Date: 2019.12.30 10:39:55  
-05'00'

## Another NewGate Housing Community

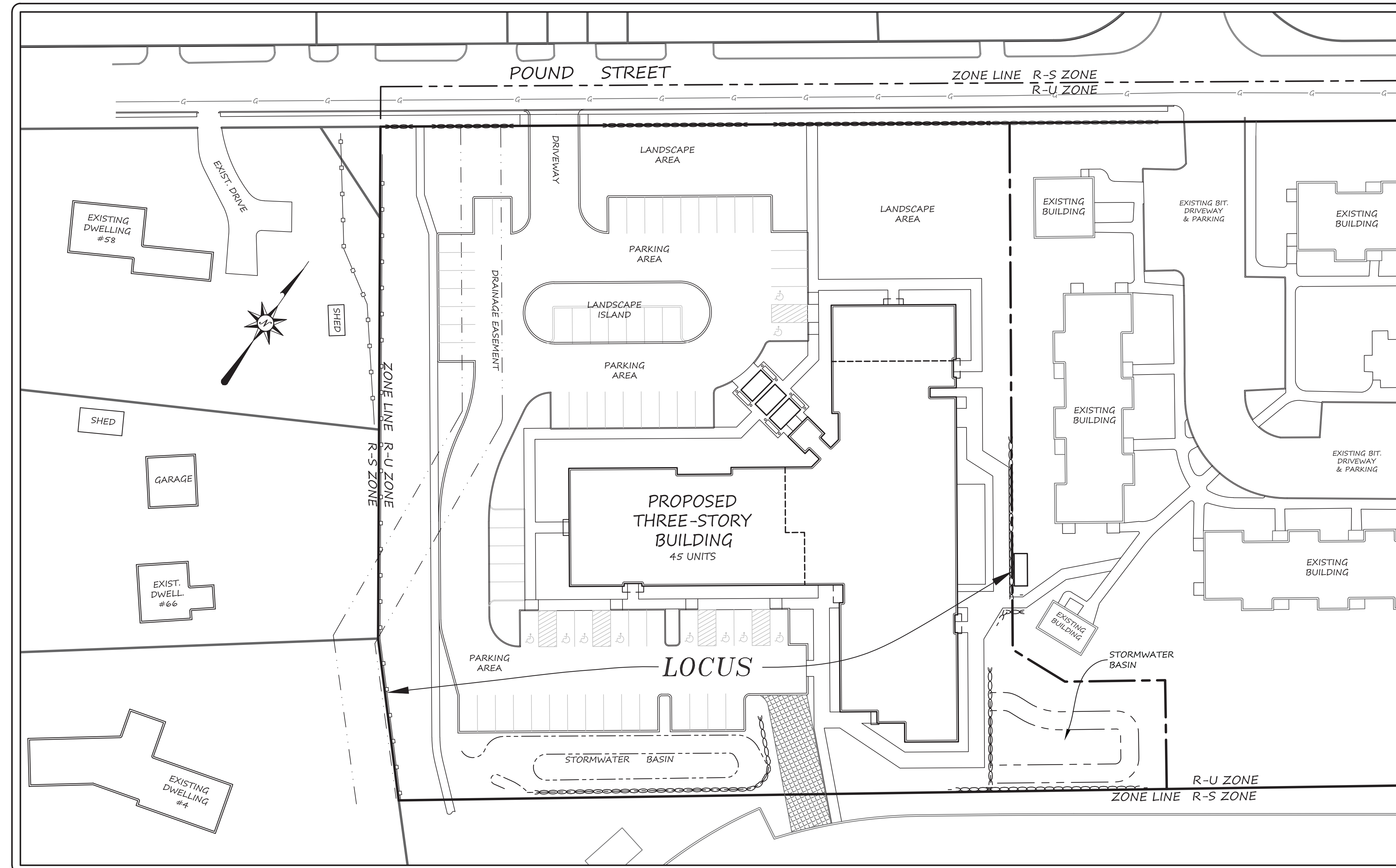


Figure 1 shows a plain scale bar with a total length of 120 feet. The scale is divided into four equal segments of 30 feet each. The first segment is divided into three equal parts of 10 feet each, with alternating black and white squares. The second segment is divided into three equal parts of 10 feet each, with alternating black and white squares. The third segment is divided into three equal parts of 10 feet each, with alternating black and white squares. The fourth segment is divided into three equal parts of 10 feet each, with alternating black and white squares.

| REVISION                | DATE       | BY  |
|-------------------------|------------|-----|
| CHANGES PER TO COMMENTS | 2014-06-28 | DJM |
| UPDATED LANDSCAPE       | 2014-06-01 | DJM |
| REVISED SITE LAYOUT     | 2014-12-26 | DJM |
|                         |            |     |
|                         |            |     |
|                         |            |     |

THE ROSEBAY AT MEDFIELD  
COVER SHEET  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-0



**LEGACY**  
ENGINEERING

D127-01



w/f JOSEPH H. KETELTAS  
49-51 POUND STREET  
ASSESSORS 43-085

w/f NANCEY C. CALLACHAN  
49-R POUND STREET  
ASSESSORS 43-086

w/f DENNIS P. DOWLING  
47-B POUND STREET  
ASSESSORS 43-087

w/f RICHARD C. SAURO  
47-A POUND STREET  
ASSESSORS 43-088

w/f MARC P. FREEDGOOD  
45 POUND STREET  
ASSESSORS 43-089

w/f XUELI ZHANG  
37 POUND STREET  
ASSESSORS 43-082

OWNER  
MEDFIELD HOUSING AUTHORITY  
30 POUND STREET  
MEDFIELD, MA 02052

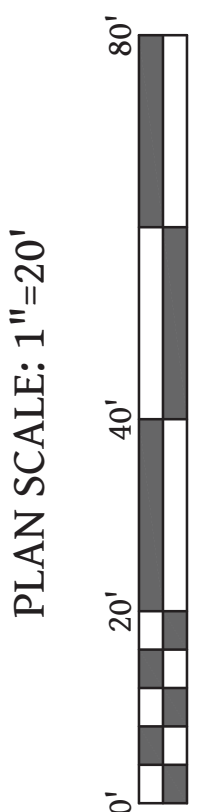
APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

ASSESSORS  
MAP 43, PARCEL 77

ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
SECONDARY AQUIFER DISTRICT



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.12.30 10:38:33 -05'00'



PLAN SCALE: 1"=20'

| REVISION                  | DATE       | BY  |
|---------------------------|------------|-----|
| CHANGES PER TOWN COMMENTS | 2019-03-29 | DMH |
| UPDATED LANDSCAPING       | 2019-06-01 | DMH |
| REVISED SITE LAYOUT       | 2019-12-26 | DMH |

PLAN DATE: DECEMBER 17, 2018

THE ROSEBAY AT MEDFIELD  
EXISTING CONDITIONS  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

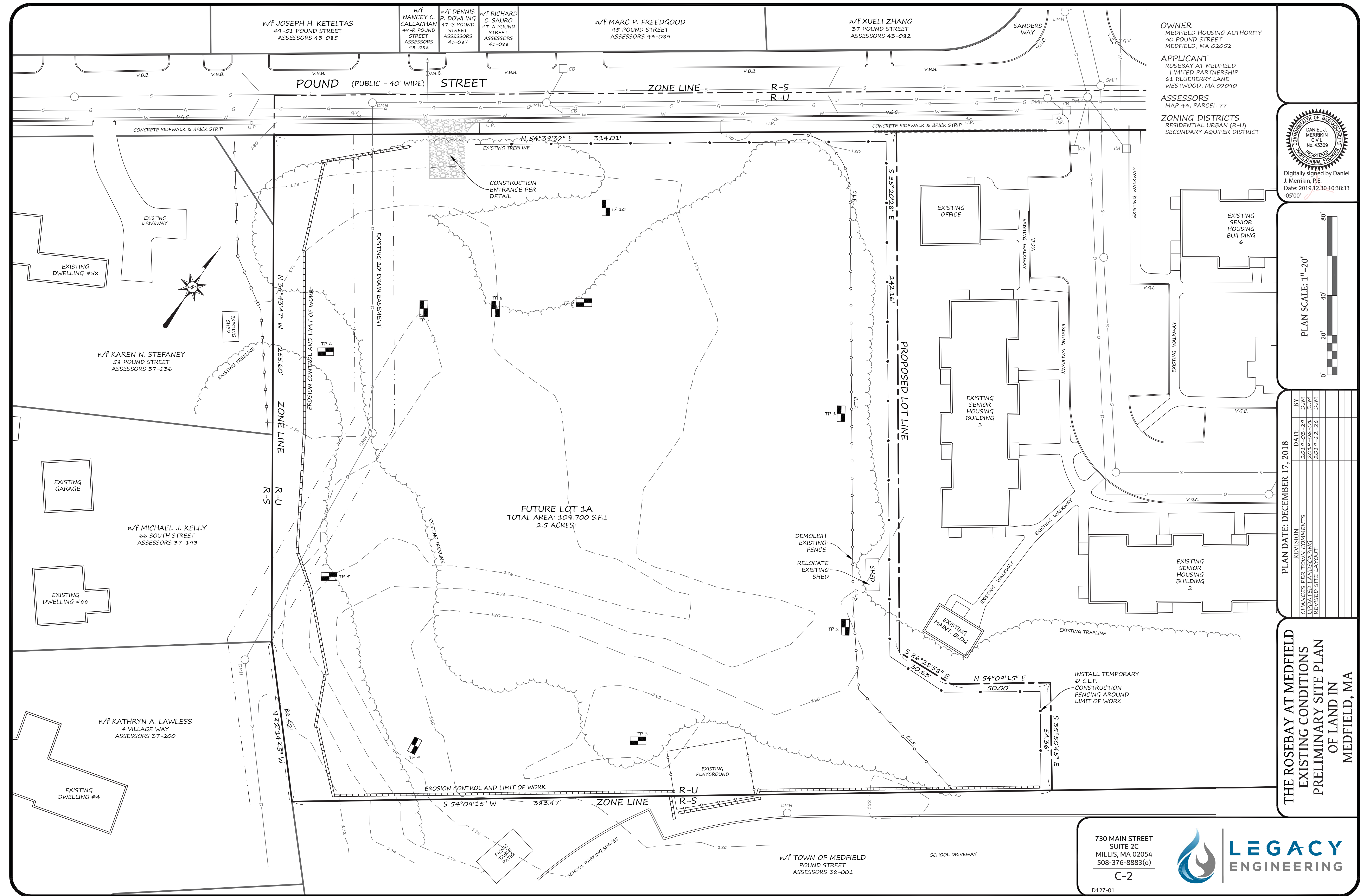
730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

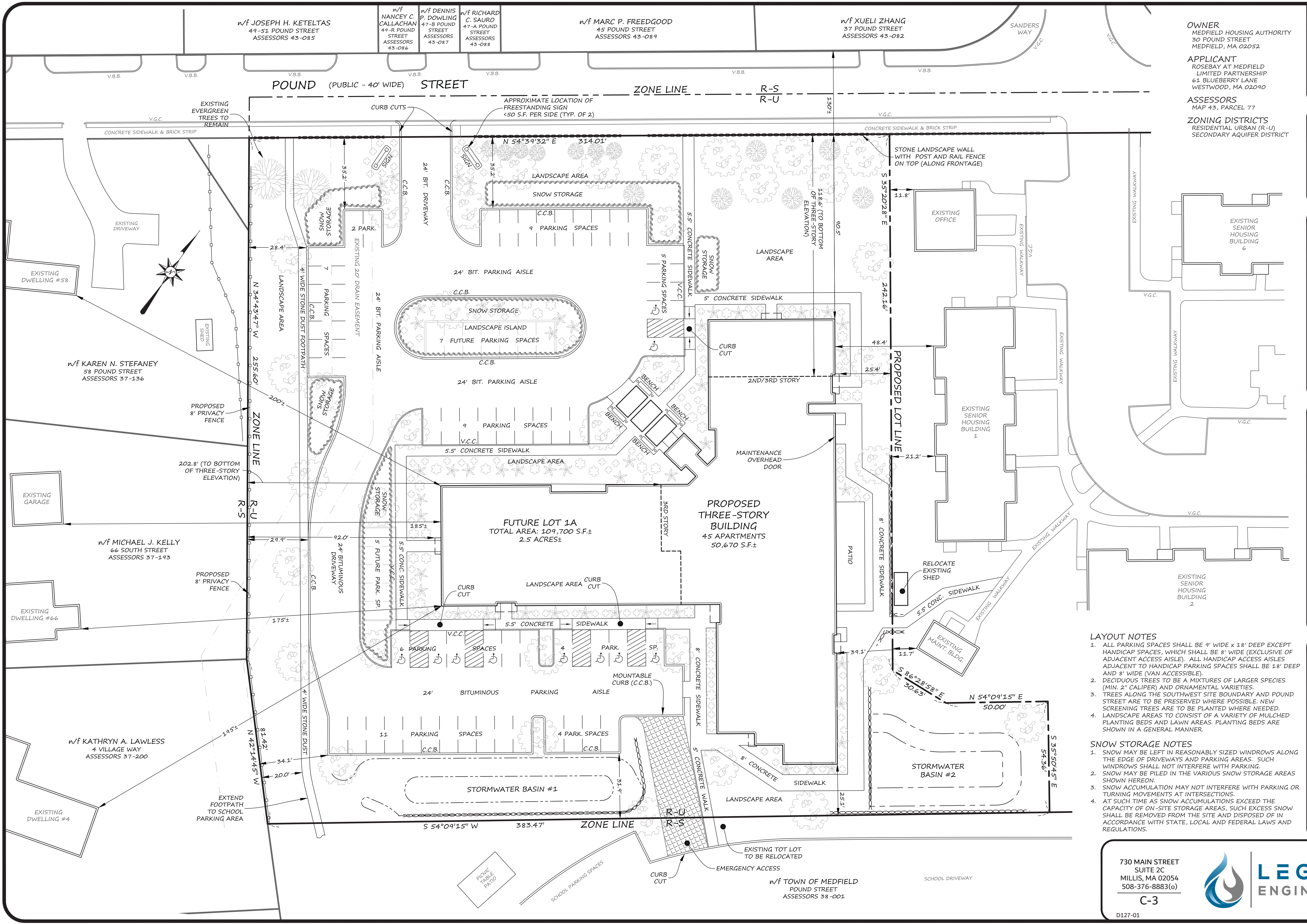
C-2

D127-01



LEGACY  
ENGINEERING





OWNER  
MEDFIELD HOUSING AUTHORITY  
30 POUND STREET  
MEDFIELD, MA 02052

APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

ASSESSORS  
MAP 43, PARCEL 77

ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
SECONDARY AQUIFER DISTRICT

PLAN DATE: DECEMBER 17, 2018

PLAN SCALE: 1"=20'

0' 20' 40' 80'

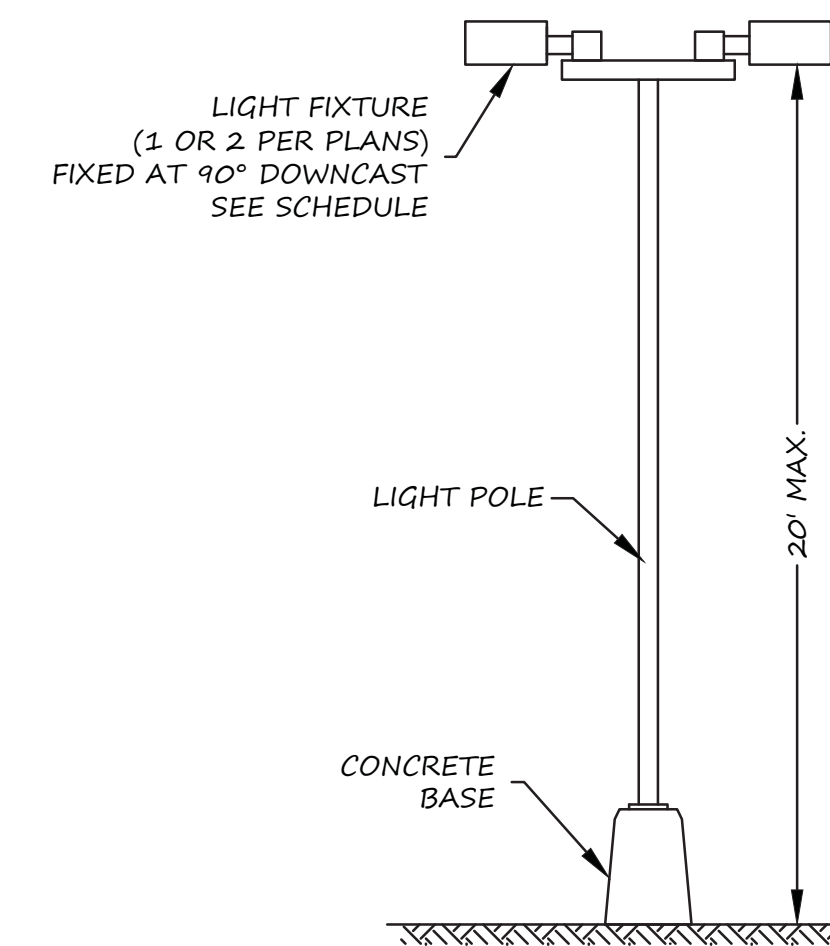
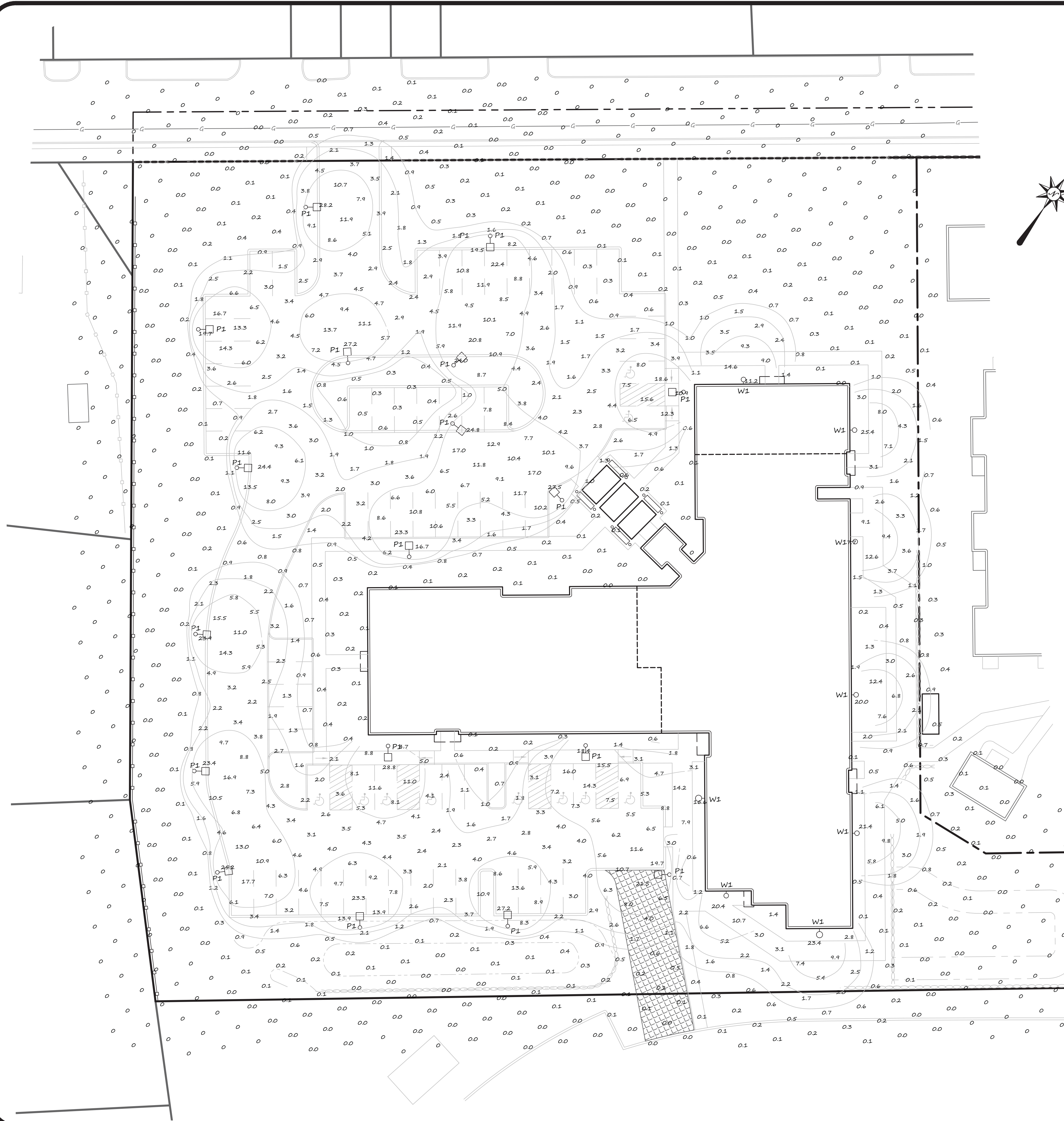
| REVISION                  | DATE       | BY  |
|---------------------------|------------|-----|
| CHANGES PER TOWN COMMENTS | 2024-03-29 | DJM |
| UPDATED LANDSCAPING       | 2024-06-01 | DJM |
| REVISED SITE LAYOUT       | 2024-12-26 | DJM |

- LAYOUT NOTES**
- ALL PARKING SPACES SHALL BE 9' WIDE x 18' DEEP EXCEPT HANDICAP SPACES, WHICH SHALL BE 8' WIDE (EXCLUSIVE OF ADJACENT ACCESS AISLE). ALL HANDICAP ACCESS AISLES ADJACENT TO HANDICAP PARKING SPACES SHALL BE 18' DEEP AND 8' WIDE (VAN ACCESSIBLE).
  - DECIDUOUS TREES TO BE A MIXTURES OF LARGER SPECIES (MIN. 2" CALIPER) AND ORNAMENTAL VARIETIES.
  - TREES ALONG THE SOUTHWEST SITE BOUNDARY AND POUND STREET ARE TO BE PRESERVED WHERE POSSIBLE. NEW SCREENING TREES ARE TO BE PLANTED WHERE NEEDED. LANDSCAPE AREAS TO CONSIST OF A VARIETY OF MULCHED PLANTING BEDS AND LAWN AREAS. PLANTING BEDS ARE SHOWN IN A GENERAL MANNER.
- SNOW STORAGE NOTES**
- SNOW MAY BE LEFT IN REASONABLY SIZED WINDROWS ALONG THE EDGE OF DRIVEWAYS AND PARKING AREAS. SUCH WINDROWS SHALL NOT INTERFERE WITH PARKING.
  - SNOW MAY BE PILED IN THE VARIOUS SNOW STORAGE AREAS SHOWN HEREON.
  - SNOW ACCUMULATION MAY NOT INTERFERE WITH PARKING OR TURNING MOVEMENTS AT INTERSECTIONS.
  - AT SUCH TIME AS SNOW ACCUMULATIONS EXCEED THE CAPACITY OF ON-SITE STORAGE AREAS, SUCH EXCESS SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL LAWS AND REGULATIONS.

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-3

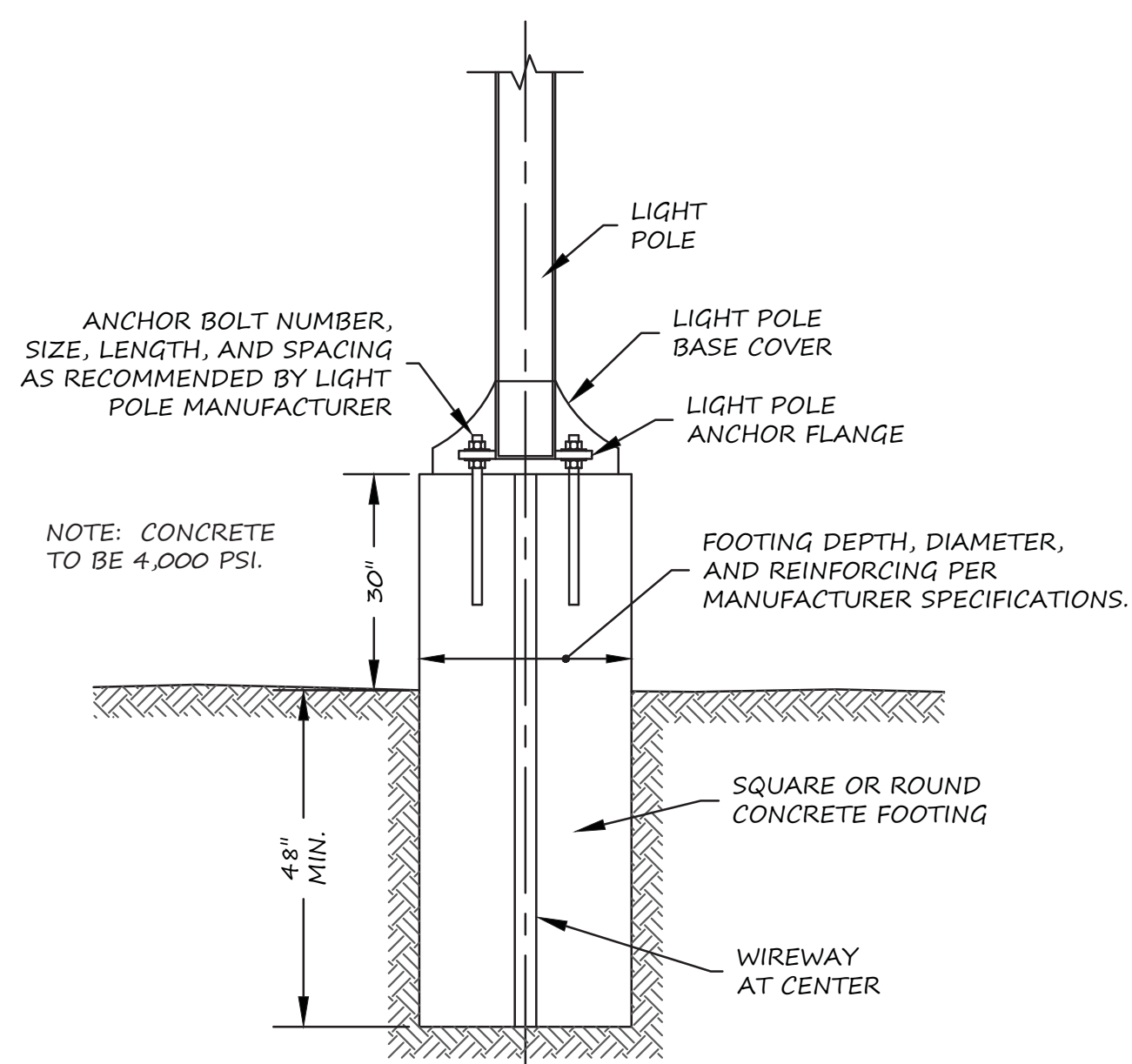


THE ROSEBAY AT MEDFIELD  
LAYOUT SHEET  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA



TYPICAL LIGHT POLE DETAIL  
NOT TO SCALE

| LUMINAIRE SCHEDULE |                               |                     |              |                                         |          |
|--------------------|-------------------------------|---------------------|--------------|-----------------------------------------|----------|
| CALLOUT            | ILLUMINATION TYPLE            | MOUNT STYLE         | MOUNT HEIGHT | MODEL NUMBER                            | QUANTITY |
|                    | (6) SIX WHITE MULTI-CHIP LEDS | POLE SINGLE FIXTURE | 12'          | RAB LIGHTING ALED4T105Y (TYPE IV)       | 18       |
|                    | (6) SIX WHITE MULTI-CHIP LEDS | WALL SINGLE FIXUTRE | 9'           | RAB LIGHTING INC., WPLED4T50Y (TYPE IV) | 8        |



CONCRETE LIGHT POLE BASE DETAIL  
NOT TO SCALE

OWNER  
MEDFIELD HOUSING AUTHORITY  
30 POUND STREET  
MEDFIELD, MA 02052

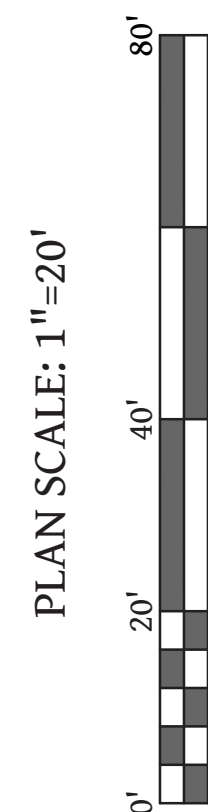
APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

ASSESSORS  
MAP 43, PARCEL 77

ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
SECONDARY AQUIFER DISTRICT



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.12.30 10:37:36 -05'00'



PLAN SCALE: 1"=20'

PLAN DATE: DECEMBER 17, 2018

| REVISION                  | DATE       | BY  |
|---------------------------|------------|-----|
| CHANGES PER TOWN COMMENTS | 2019-03-29 | DJM |
| UPDATED LANDSCAPING       | 2019-06-01 | DJM |
| REVISED SITE LAYOUT       | 2019-12-26 | DJM |

THE ROSEBAY AT MEDFIELD  
LIGHTING SHEET  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-4



w/f JOSEPH H. KETELTAS  
49-51 POUND STREET  
ASSESSORS 43-085

w/f NANCEY C. CALLACHAN  
49-R POUND STREET  
ASSESSORS 43-086

w/f DENNIS P. DOWLING  
47-B POUND STREET  
ASSESSORS 43-087

w/f RICHARD C. SAURO  
47-A POUND STREET  
ASSESSORS 43-088

w/f MARC P. FREEDGOOD  
45 POUND STREET  
ASSESSORS 43-089

w/f XUELI ZHANG  
37 POUND STREET  
ASSESSORS 43-082

OWNER  
MEDFIELD HOUSING AUTHORITY  
30 POUND STREET  
MEDFIELD, MA 02052

APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

ASSESSORS  
MAP 43, PARCEL 77

ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
ZONE II



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.12.30 10:37:13 -05'00'

PLAN SCALE: 1"=20'

| REVISION                  | DATE       | BY  |
|---------------------------|------------|-----|
| CHANGES PER TOWN COMMENTS | 2019-03-29 | DJM |
| UPDATED LANDSCAPING       | 2019-06-01 | DJM |
| REVISED SITE LAYOUT       | 2019-12-26 | DJM |

THE ROSEBAY AT MEDFIELD  
GRADING & UTILITIES  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

#### UTILITY NOTES:

1. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
2. SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEDFIELD SEWER AND WATER DEPARTMENT. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
3. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
4. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-5



LEGACY  
ENGINEERING

D127-01

1. PLAN BOOK 247 NO. 916 OF 1974

1. BOOK 5087 PAGE 299

1. "ZONING LOT AREA" REFERENCES THE MEDFIED ZONING BYLAWS DEFINITION OF "MINIMUM LOT AREA" PER THE FIRST ASTERISK FOOTNOTE OF THE TABLE IN SECTION 6.2, AND EXCLUDES WETLANDS, FLOOD PLAIN DISTRICT, WATERSHED PROTECTION DISTRICT, AND STORMWATER DETENTION AND RETENTION BASINS IN ACCORDANCE WITH THE BYLAW.

APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

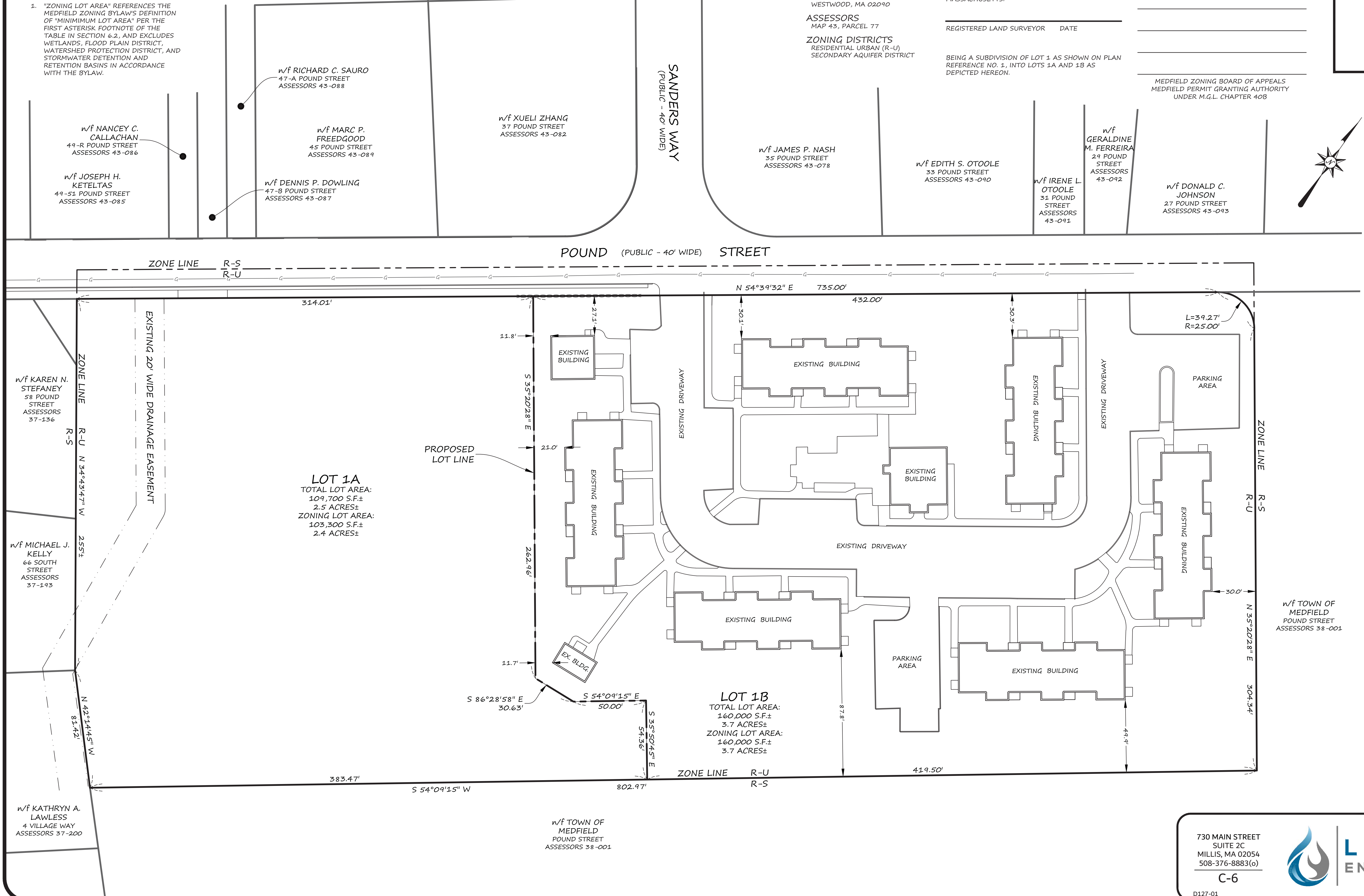
ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
SECONDARY AQUIFER DISTRICT

I CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON PLAN  
REFERENCE NO. 1, INTO LOTS 1A AND 1B AS  
DEPICTED HEREON.

DATE:

FOR REGISTRY USE



PLAN SCALE: 1"=30'

[illegible]

THE ROSEBAY AT MEDFIELD  
PROSPECTIVE A.N.R.  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

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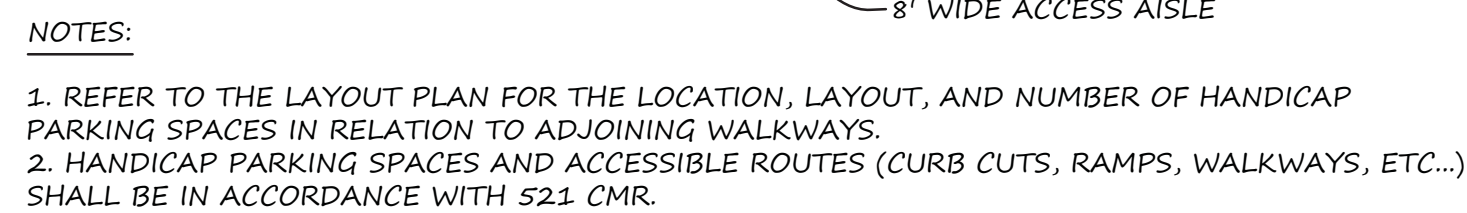
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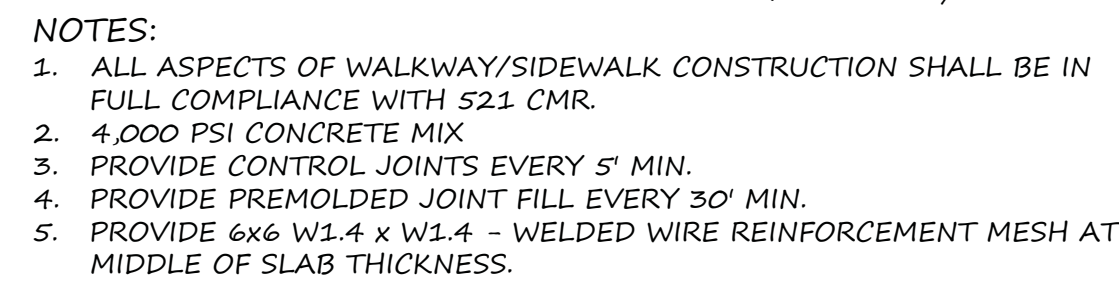
**LEGACY**  
ENGINEERING

D127-01

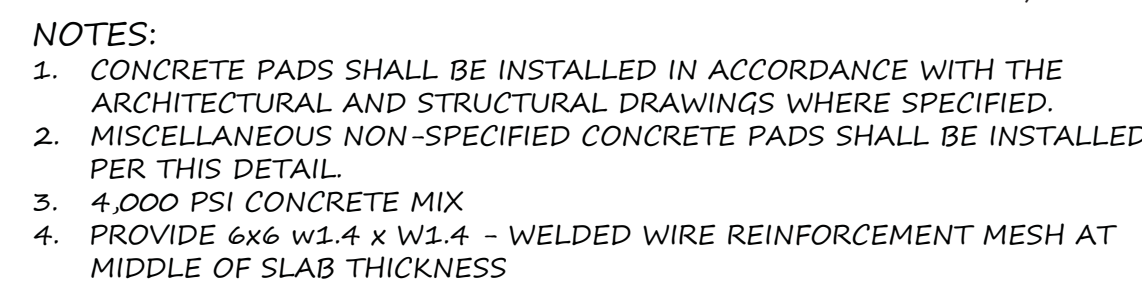




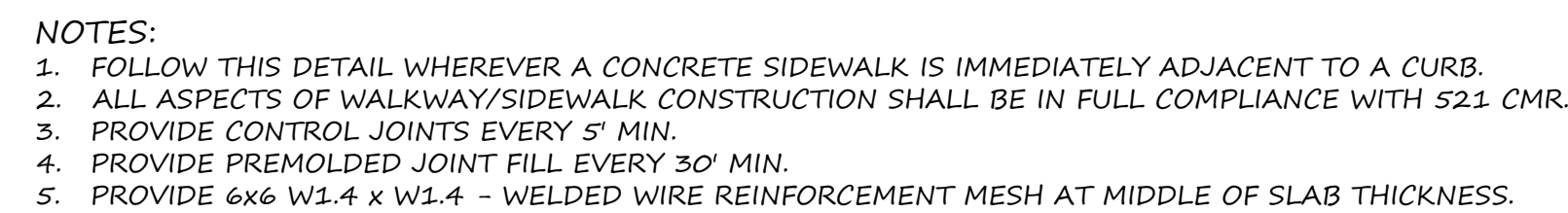
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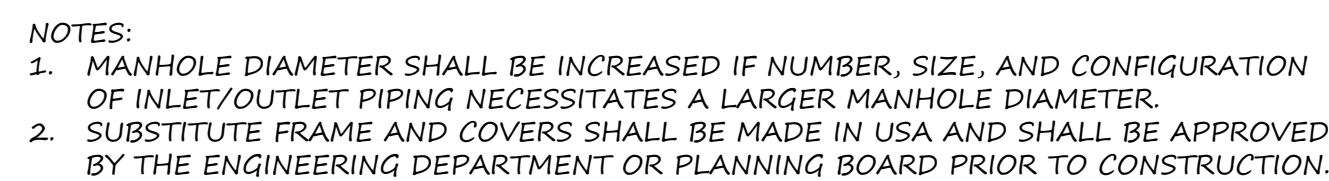
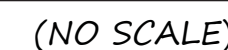
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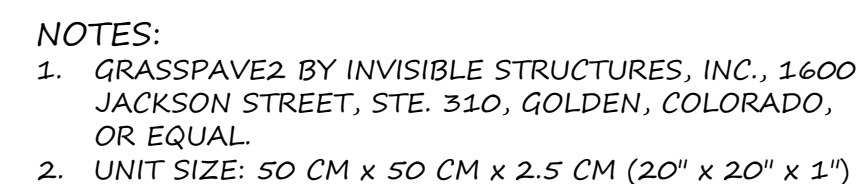
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(NO SCALE)



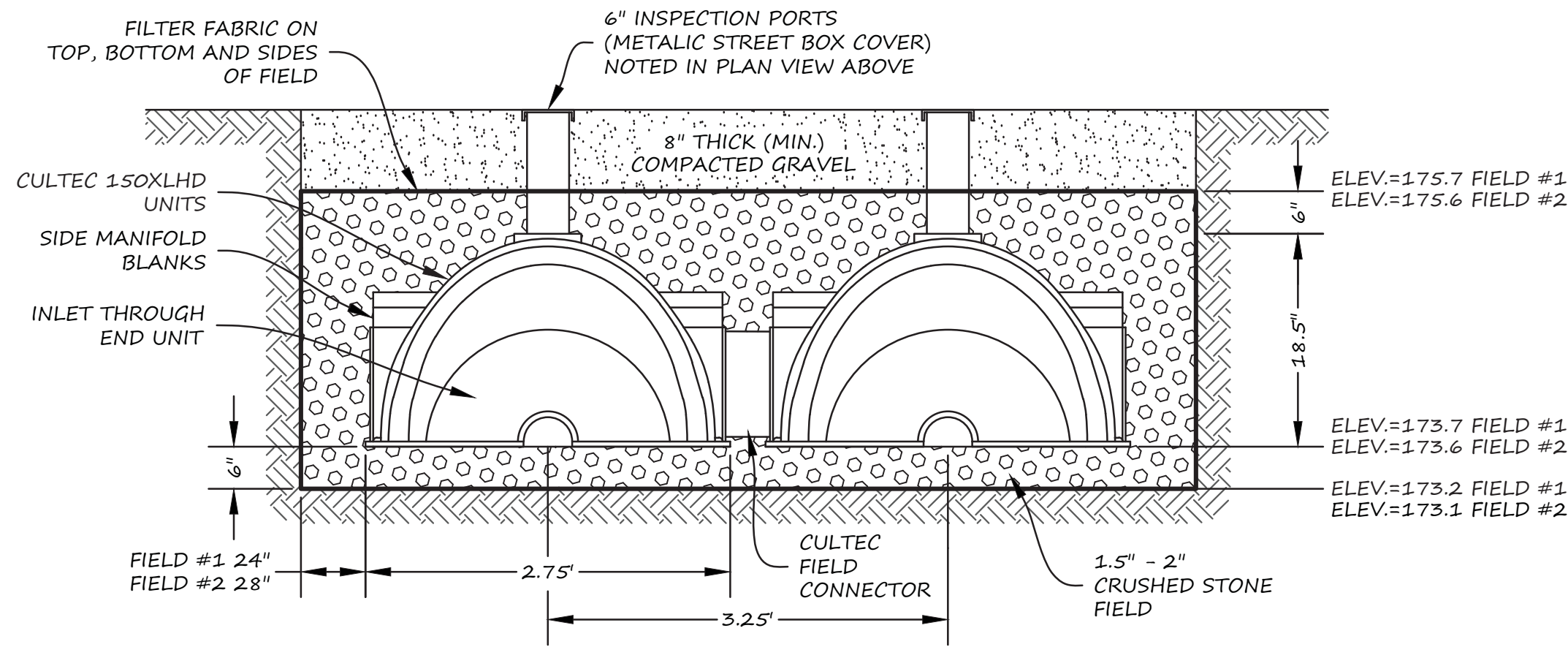
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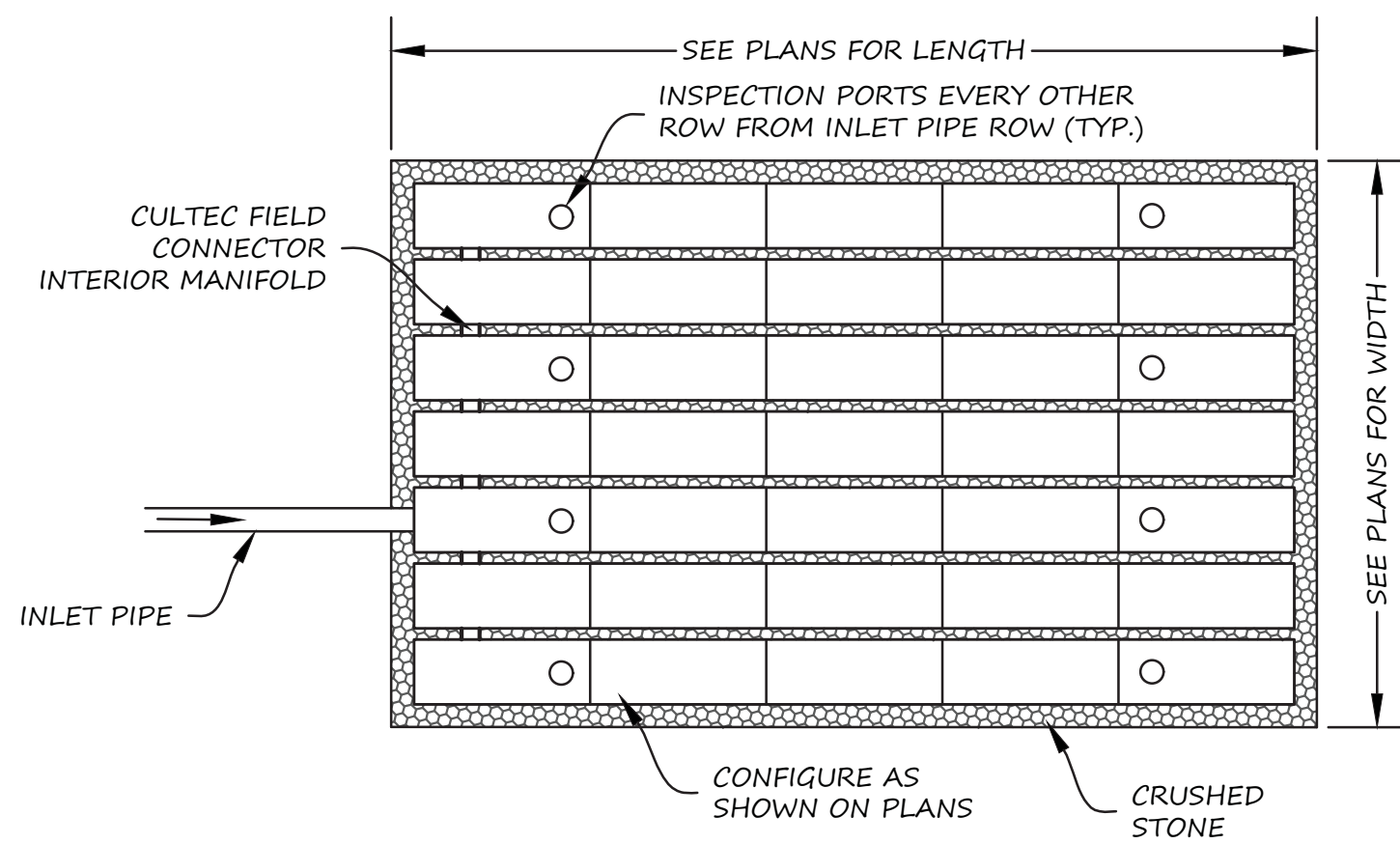
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THE ROSEBAY AT MEDFIELD  
DETAILS  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA



SECTION THROUGH TYPICAL LEACHING FIELD



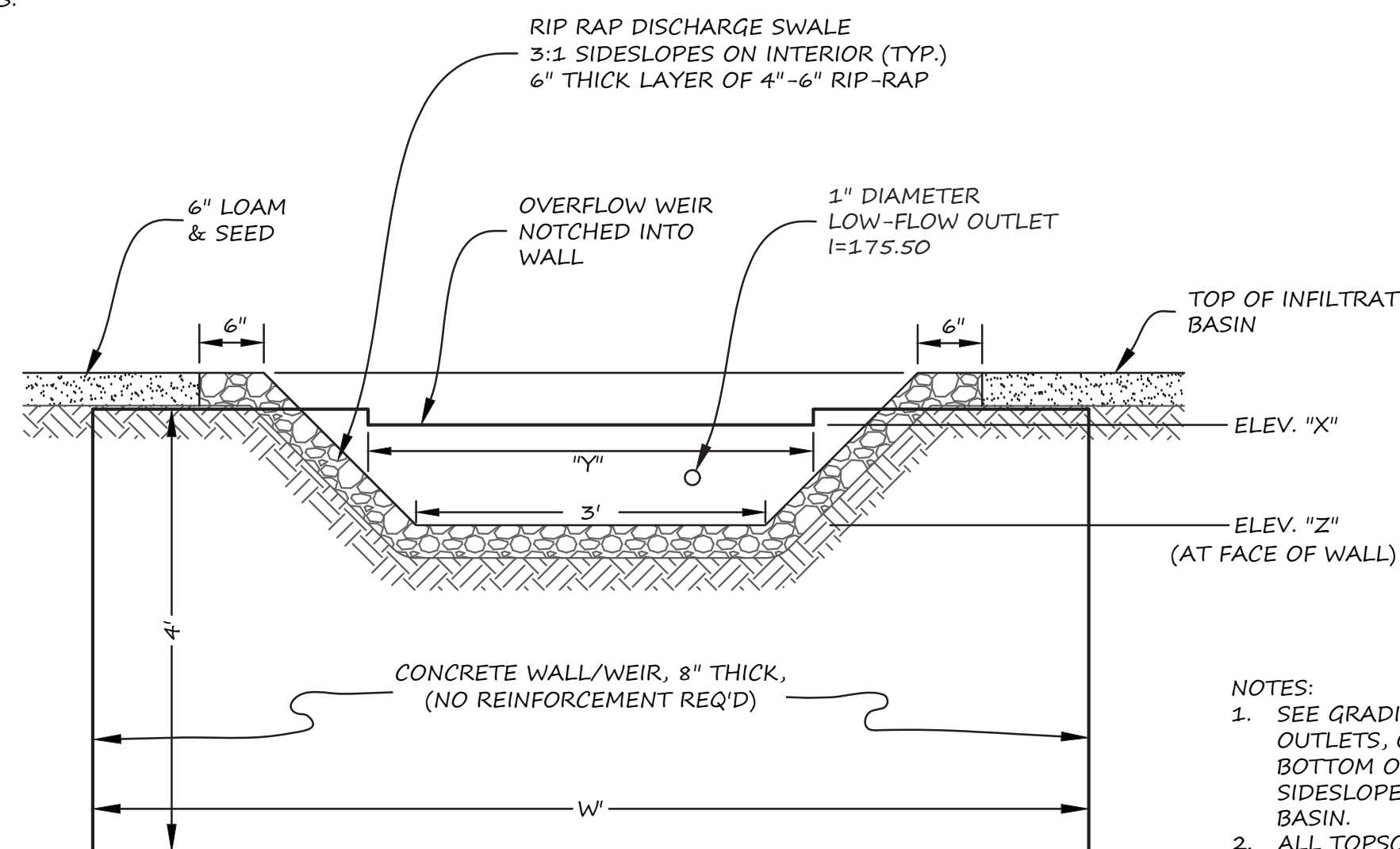
FIELD PLAN VIEW

NOTES:

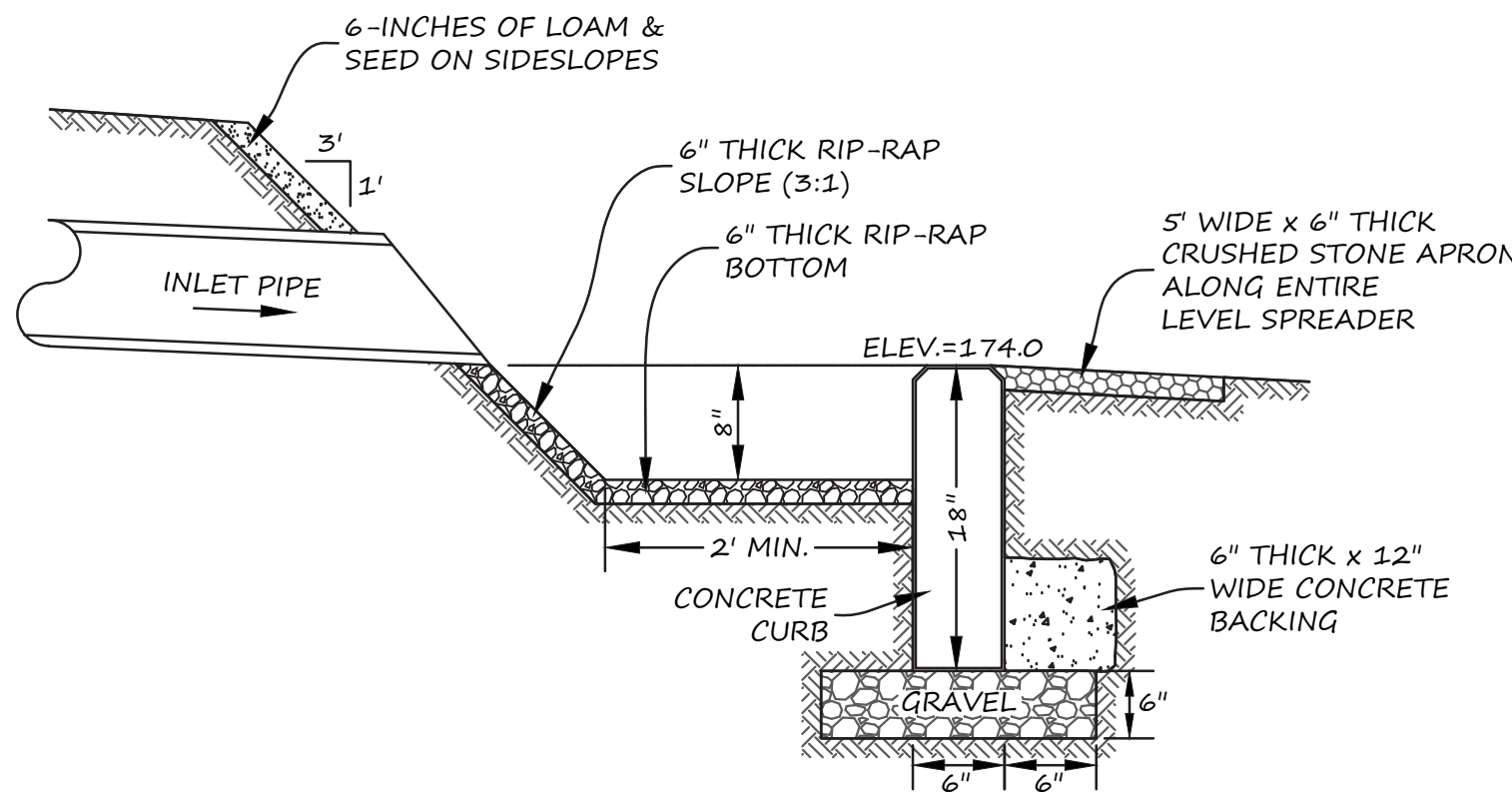
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 150XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.

INFILTRATION FIELD DETAIL

NOT TO SCALE



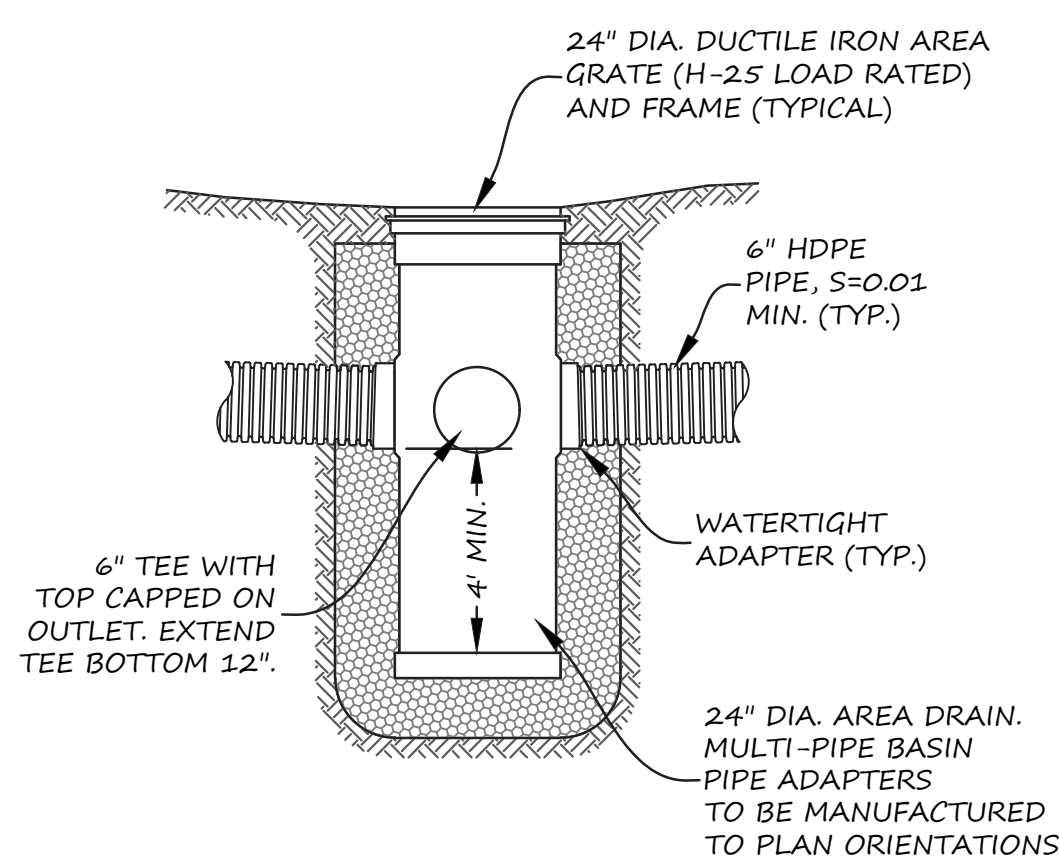
OUTLET WEIR AND RIP-RAP SWALE DETAIL



TYPICAL SECTIONAL VIEW

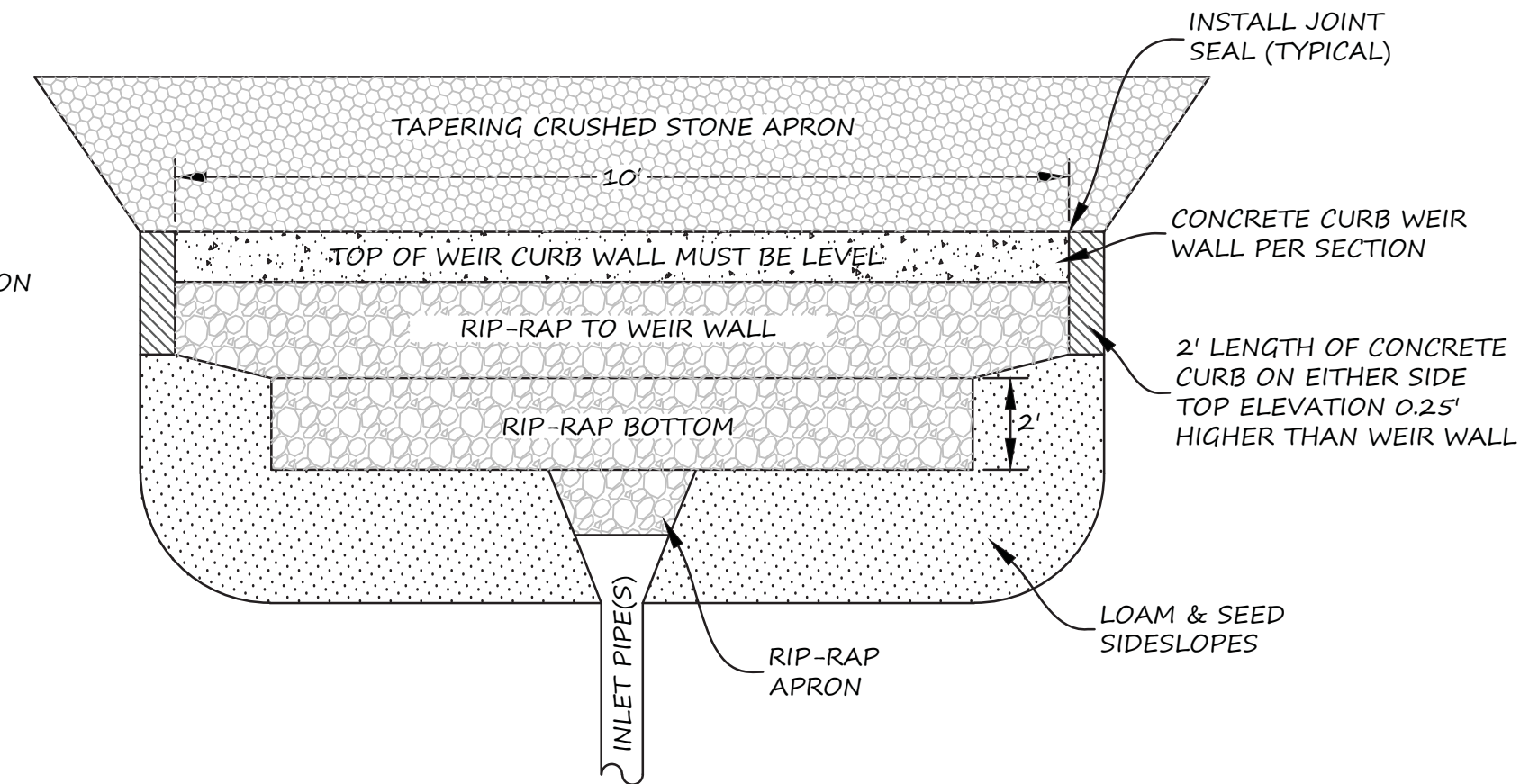
LEVEL SPREADER DETAIL

NOT TO SCALE

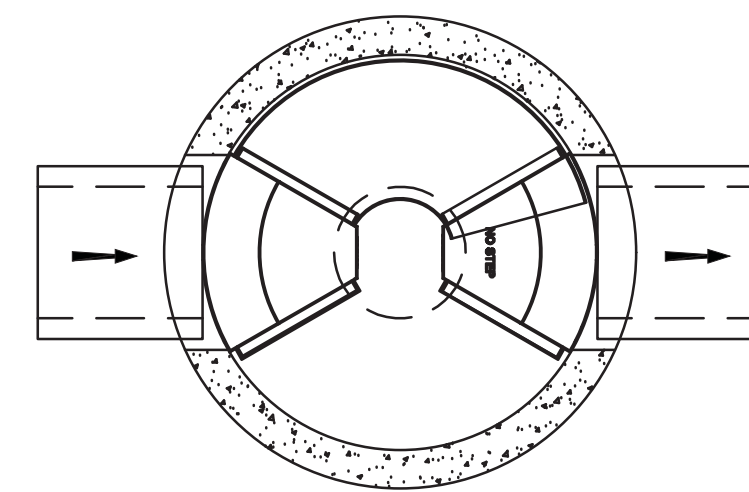


AREA DRAIN (A.D.) DETAIL

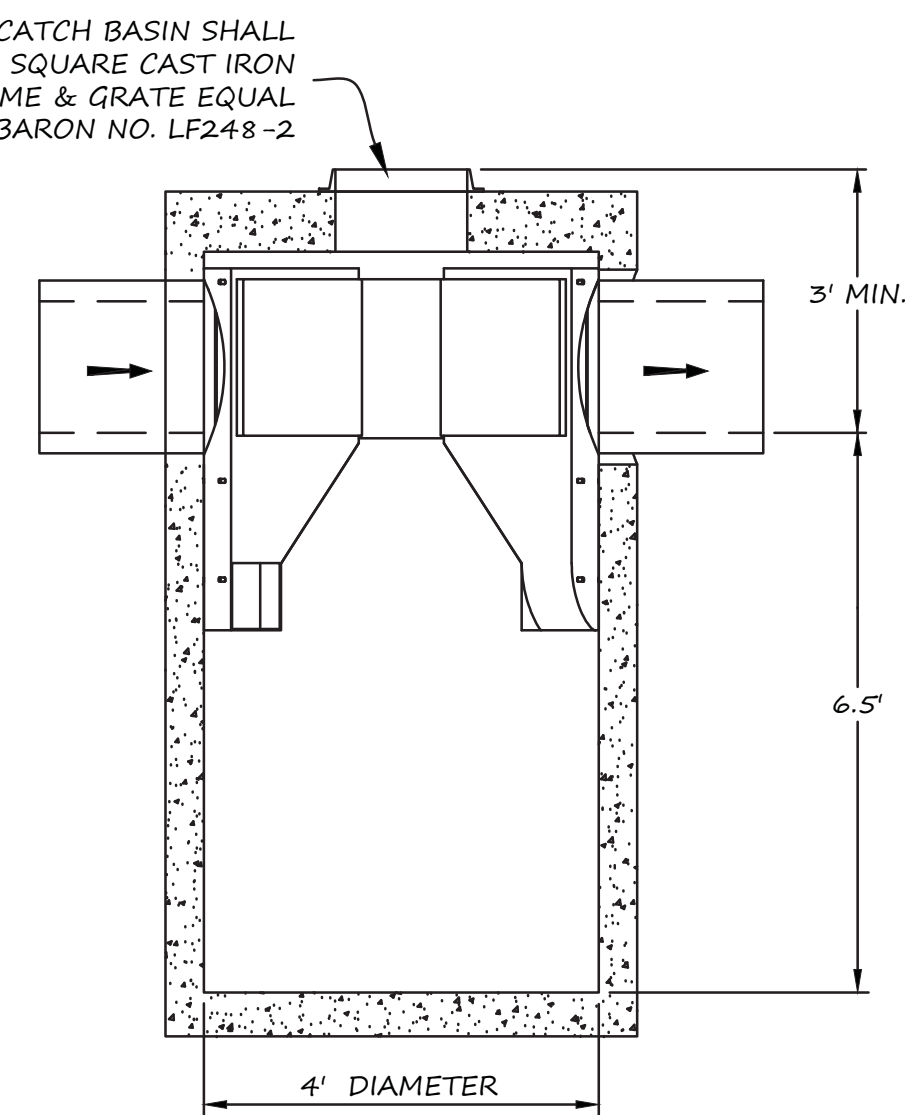
NOT TO SCALE



PLAN VIEW



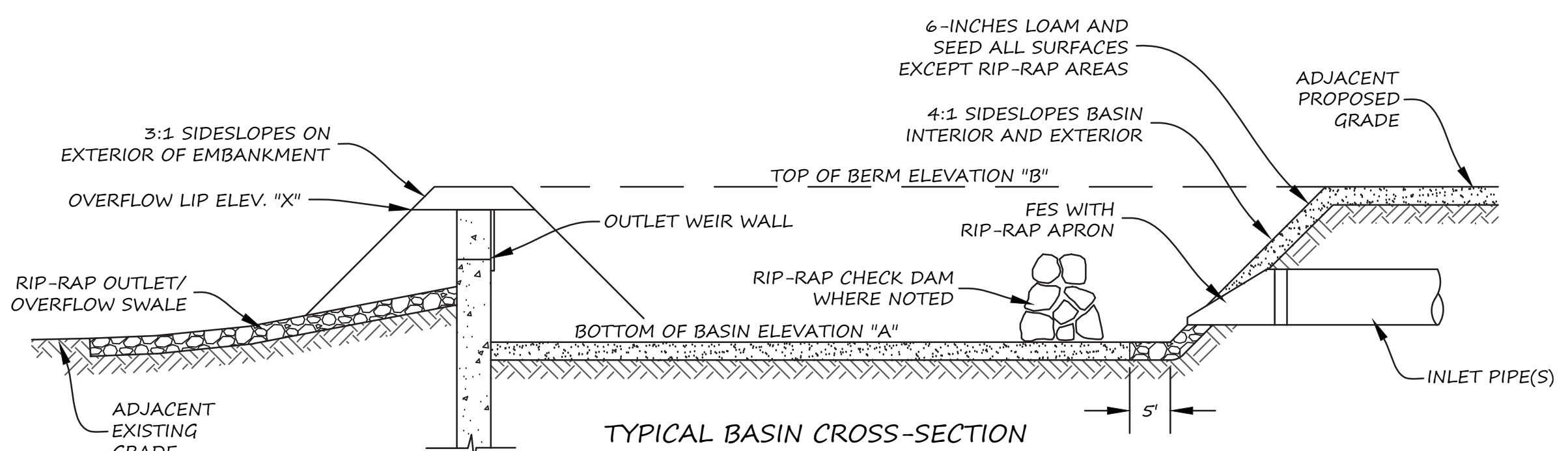
PLAN VIEW



PROFILE VIEW

FIRST DEFENSE (4' DIA. MODEL)

NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

SCHEDULE OF DIMENSIONS AND ELEVATIONS

|                                                  | BASIN #1 | BASIN #2 |
|--------------------------------------------------|----------|----------|
| BOTTOM OF BASIN ELEVATION "A"                    | 174.0    | 174.0    |
| TOP OF BERM ELEVATION "B"                        | 177.0    | 177.0    |
| OUTLET WEIR WALL LENGTH "W"                      | 12'      | N/A      |
| OVERFLOW ELEVATION "X"                           | 176.0    | N/A      |
| OVERFLOW WIDTH "Y"                               | 5.0'     | N/A      |
| RIP RAP SWALE OUTLET ELEV. "Z" (AT FACE OF WALL) | 175.5    | N/R      |

NOTES:

1. SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
2. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE CLEAN GRAVEL. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM. (TITLE V CLASSIFICATIONS).
3. BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.

TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

OWNER  
MEDFIELD HOUSING AUTHORITY  
30 POUND STREET  
MEDFIELD, MA 02052

APPLICANT  
ROSEBAY AT MEDFIELD  
LIMITED PARTNERSHIP  
61 BLUEBERRY LANE  
WESTWOOD, MA 02090

ASSESSORS  
MAP 43, PARCEL 77

ZONING DISTRICTS  
RESIDENTIAL URBAN (R-U)  
SECONDARY AQUIFER DISTRICT



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.12.30 10:36:14 -05'00'

PLAN SCALE: NOT TO SCALE

| REVISION                  | DATE       | BY  |
|---------------------------|------------|-----|
| CHANGES PER TOWN COMMENTS | 2019-03-29 | DJM |
| UPDATED LANDSCAPING       | 2019-06-01 | DJM |
| REVISED SITE LAYOUT       | 2019-12-26 | DJM |

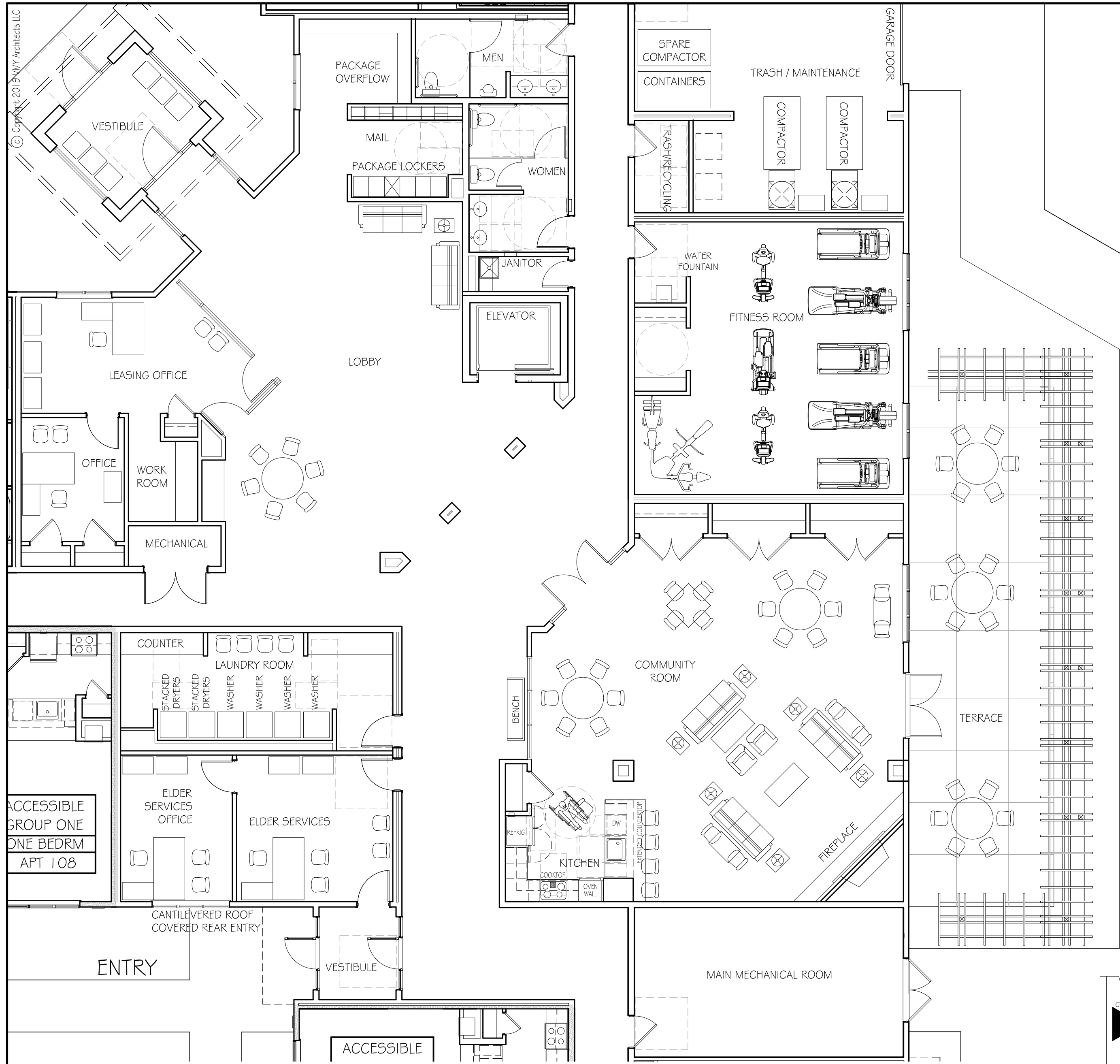
THE ROSEBAY AT MEDFIELD  
DETAILS  
PRELIMINARY SITE PLAN  
OF LAND IN  
MEDFIELD, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-9

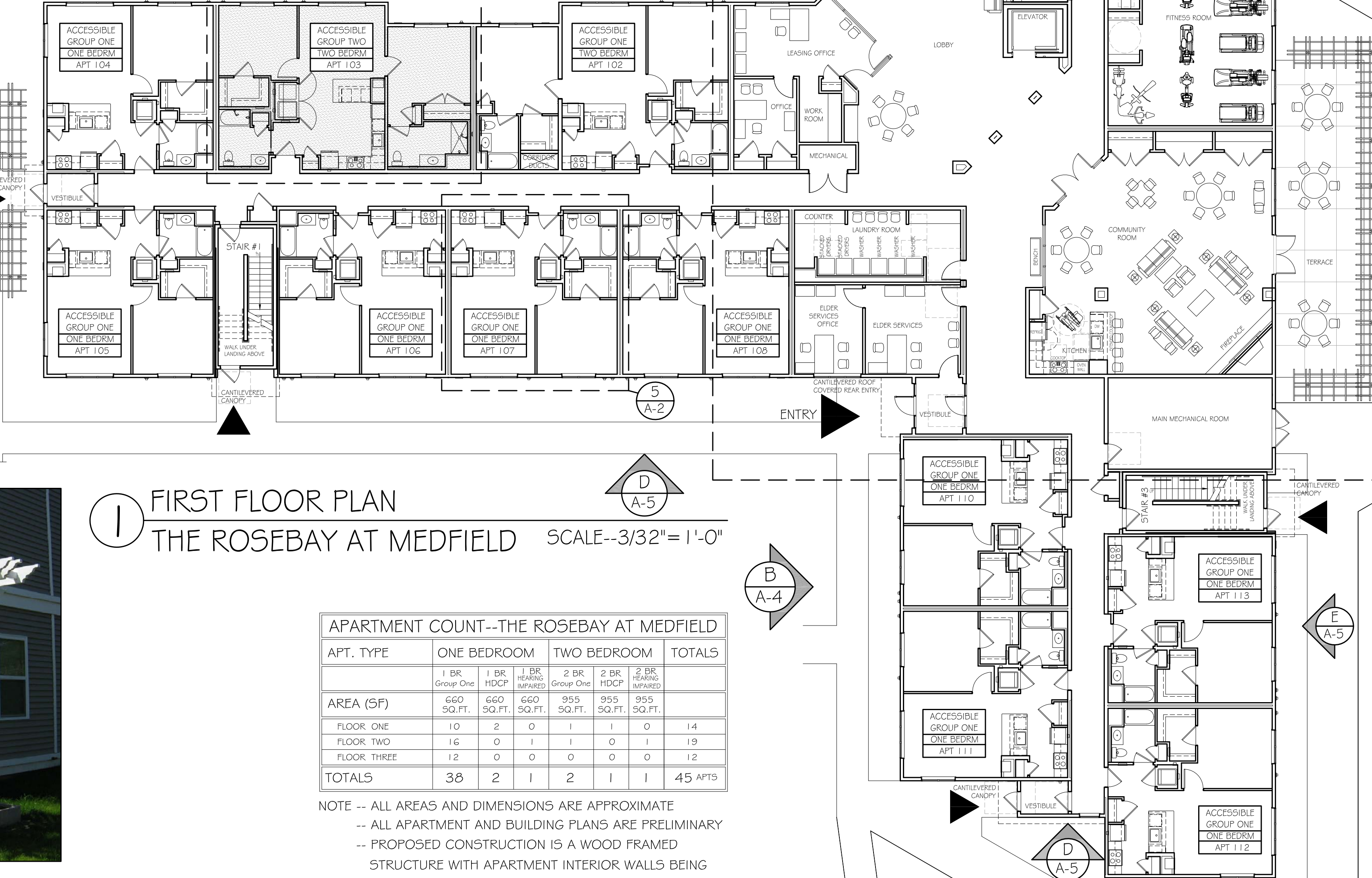


LEGACY  
ENGINEERING

D127-01



COMMUNITY ROOMS IN  
SIMILAR APARTMENT BUILDINGS



| APARTMENT COUNT--THE ROSEBAY AT MEDFIELD |                 |            |                        |            |                        |         |
|------------------------------------------|-----------------|------------|------------------------|------------|------------------------|---------|
| APT. TYPE                                | ONE BEDROOM     |            | TWO BEDROOM            |            | TOTALS                 |         |
|                                          | 1 BR. Group One | 1 BR. HDCP | 2 BR. HEARING IMPAIRED | 2 BR. HDCP | 2 BR. HEARING IMPAIRED |         |
| AREA (SF)                                | 660 SQ.FT.      | 660 SQ.FT. | 955 SQ.FT.             | 955 SQ.FT. | 955 SQ.FT.             |         |
| FLOOR ONE                                | 10              | 2          | 0                      | 1          | 1                      | 14      |
| FLOOR TWO                                | 16              | 0          | 1                      | 1          | 0                      | 19      |
| FLOOR THREE                              | 12              | 0          | 0                      | 0          | 0                      | 12      |
| TOTALS                                   | 38              | 2          | 1                      | 2          | 1                      | 45 APTS |

NOTE -- ALL AREAS AND DIMENSIONS ARE APPROXIMATE  
 -- ALL APARTMENT AND BUILDING PLANS ARE PRELIMINARY  
 -- PROPOSED CONSTRUCTION IS A WOOD FRAMED STRUCTURE WITH APARTMENT INTERIOR WALLS BEING NON-LOAD BEARING METAL STUD ASSEMBLIES  
 -- SEE ELEVATIONS FOR EXTERIOR FINISHES



VINYL TRELLIS ASSEMBLIES AT  
SIMILAR APARTMENT BUILDINGS



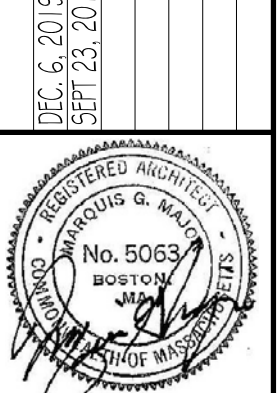
VINYL TRELLIS ASSEMBLIES AT  
SIMILAR APARTMENT BUILDINGS

ACCESSIBILITY SYMBOLS LEGEND

- 6" DIAMETER WHEELCHAIR TURNING CIRCLE
- 30" x 48" CLEAR FLOOR SPACE FOR EITHER FORWARD OR PARALLEL APPROACH
- 60" x 60" OR 48" x 60" CLEAR FLOOR SPACE AT APPROACH TO INTERIOR DOORS

**The Rosebay at Medfield**  
 30 Pound Street, Medfield, Massachusetts

Primary Design Plans and Drawings  
 DEC. 6, 2019 : Issued for Comprehensive Permit  
 SEP. 23, 2019 : Issued for Design Approval  
 : Issued for Const. Document Approval  
 : Issued for Building Permit  
 : Issued for Construction



**Rosebay at Medfield Limited Partnership**  
 Owner--Applicant  
 c/o NewGate Housing LLC, 61 Blueberry Lane Westwood, MA 02090  
**V M Y Architects/Planners**  
 188 Needham Street, Suite 260, Newton, MA 02464  
 (617) 597-1900 mark@vmyarchitects.com

Scale : As Noted  
 Drawn : MMJ  
 Chkd by : MGM  
 Proj. No. : 1824  
 Dwg. No. :

**A-1**



SIMILAR APARTMENT LIVING ROOM



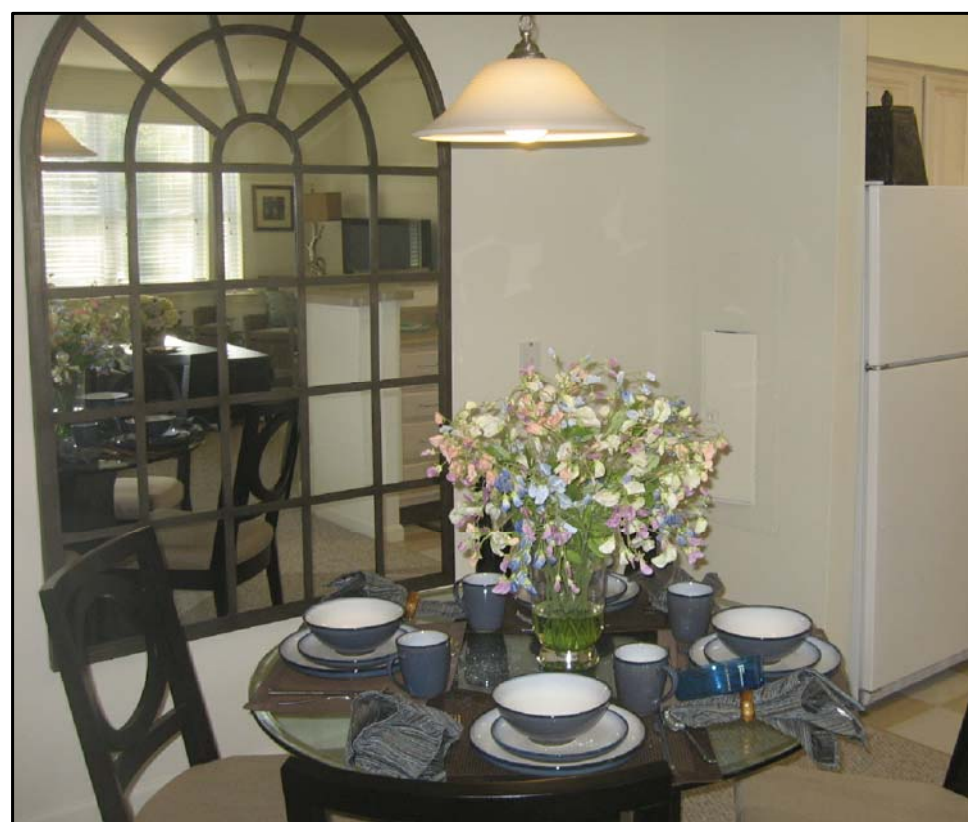
SIMILAR APARTMENT LIVING ROOM



SIMILAR APARTMENT OPEN KITCHEN



SIMILAR APARTMENT BEDROOM



SIMILAR APARTMENT DINING AREA



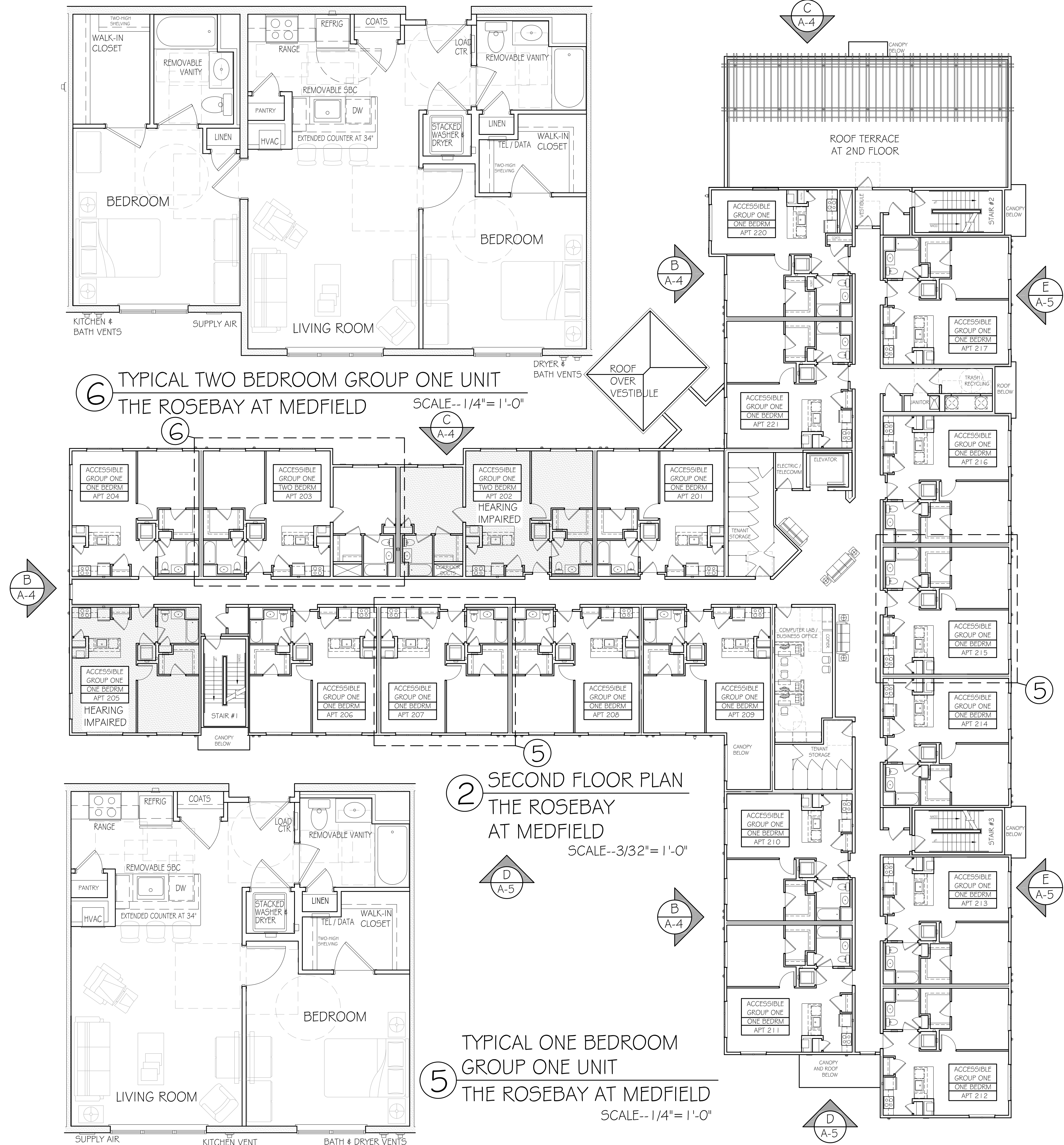
SIMILAR APARTMENT DINING AREA

#### ACCESSIBILITY SYMBOLS LEGEND

- 6" DIAMETER WHEELCHAIR TURNING CIRCLE
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| APARTMENT COUNT--THE ROSEBAY AT MEDFIELD |                 |            |                        |                 |            |                        |          |
|------------------------------------------|-----------------|------------|------------------------|-----------------|------------|------------------------|----------|
| APT. TYPE                                | ONE BEDROOM     |            | TWO BEDROOM            |                 | TOTALS     |                        |          |
|                                          | 1 BR. Group One | 1 BR. HDCP | 1 BR. HEARING IMPAIRED | 2 BR. Group One | 2 BR. HDCP | 2 BR. HEARING IMPAIRED |          |
| AREA (SF)                                | 660 SQ.FT.      | 660 SQ.FT. | 660 SQ.FT.             | 955 SQ.FT.      | 955 SQ.FT. | 955 SQ.FT.             |          |
| FLOOR ONE                                | 10              | 2          | 0                      | 1               | 1          | 0                      | 14       |
| FLOOR TWO                                | 16              | 0          | 1                      | 1               | 0          | 1                      | 19       |
| FLOOR THREE                              | 12              | 0          | 0                      | 0               | 0          | 0                      | 12       |
| TOTALS                                   | 38              | 2          | 1                      | 2               | 1          | 1                      | 45 APTS. |

NOTE -- ALL AREAS AND DIMENSIONS ARE APPROXIMATE  
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SIMILAR APARTMENT LIVING ROOM



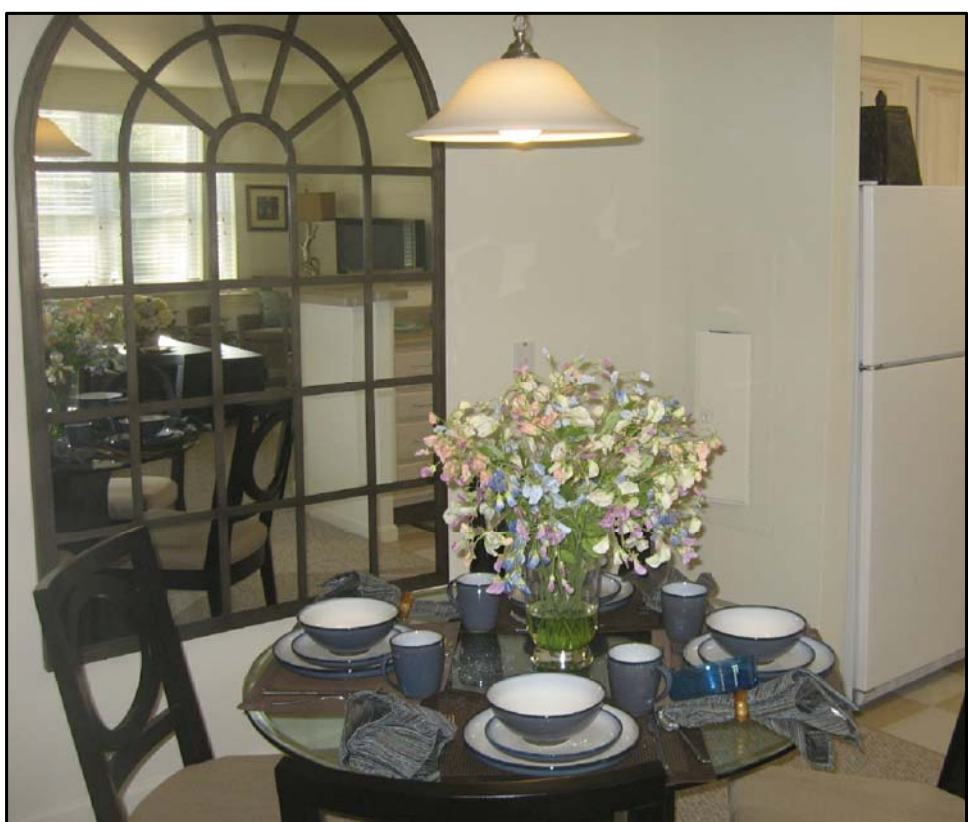
SIMILAR APARTMENT LIVING ROOM



SIMILAR APARTMENT OPEN KITCHEN



SIMILAR APARTMENT BEDROOM



SIMILAR APARTMENT DINING AREA



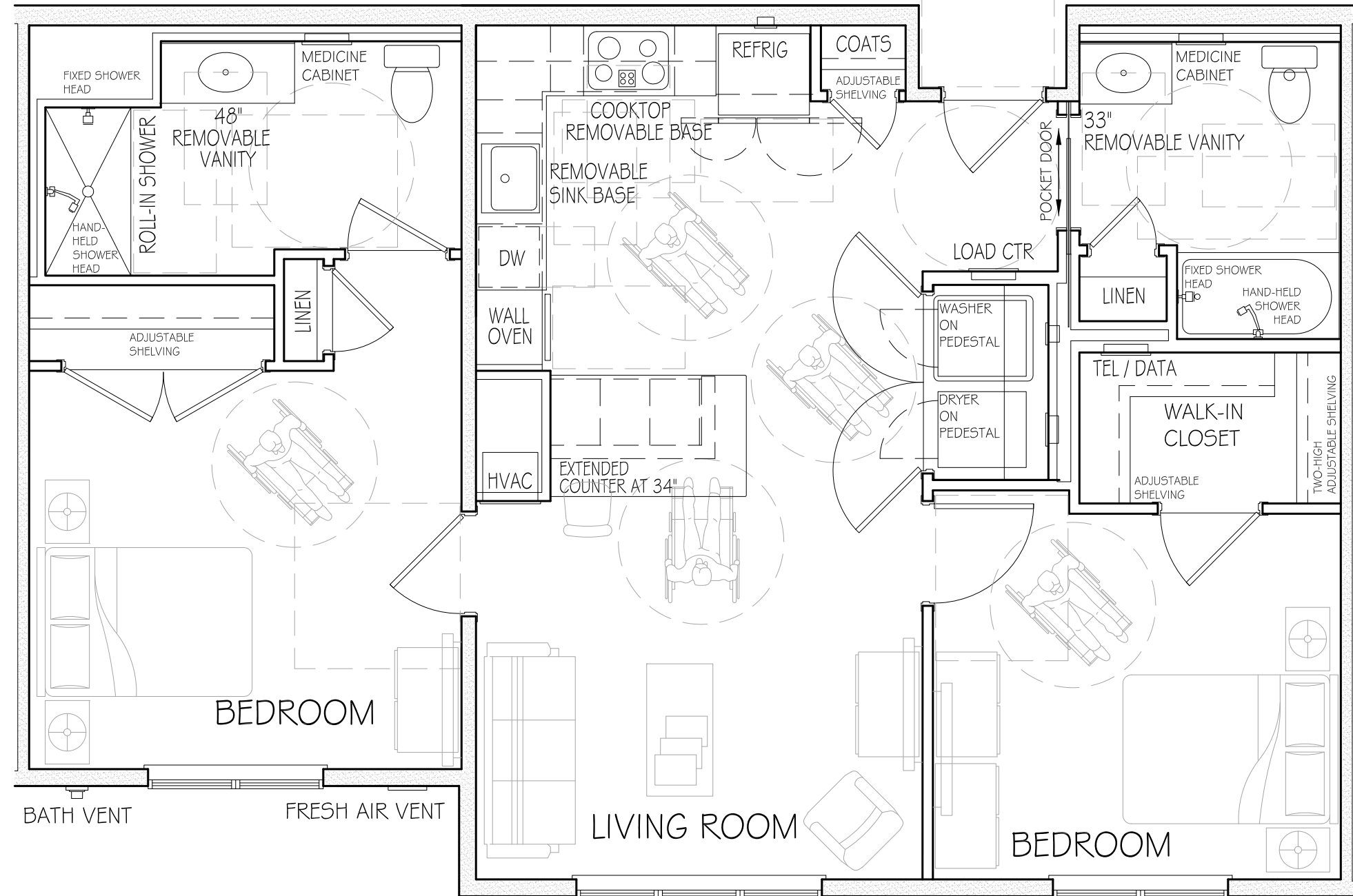
SIMILAR APARTMENT DINING AREA

ACCESSIBILITY SYMBOLS LEGEND

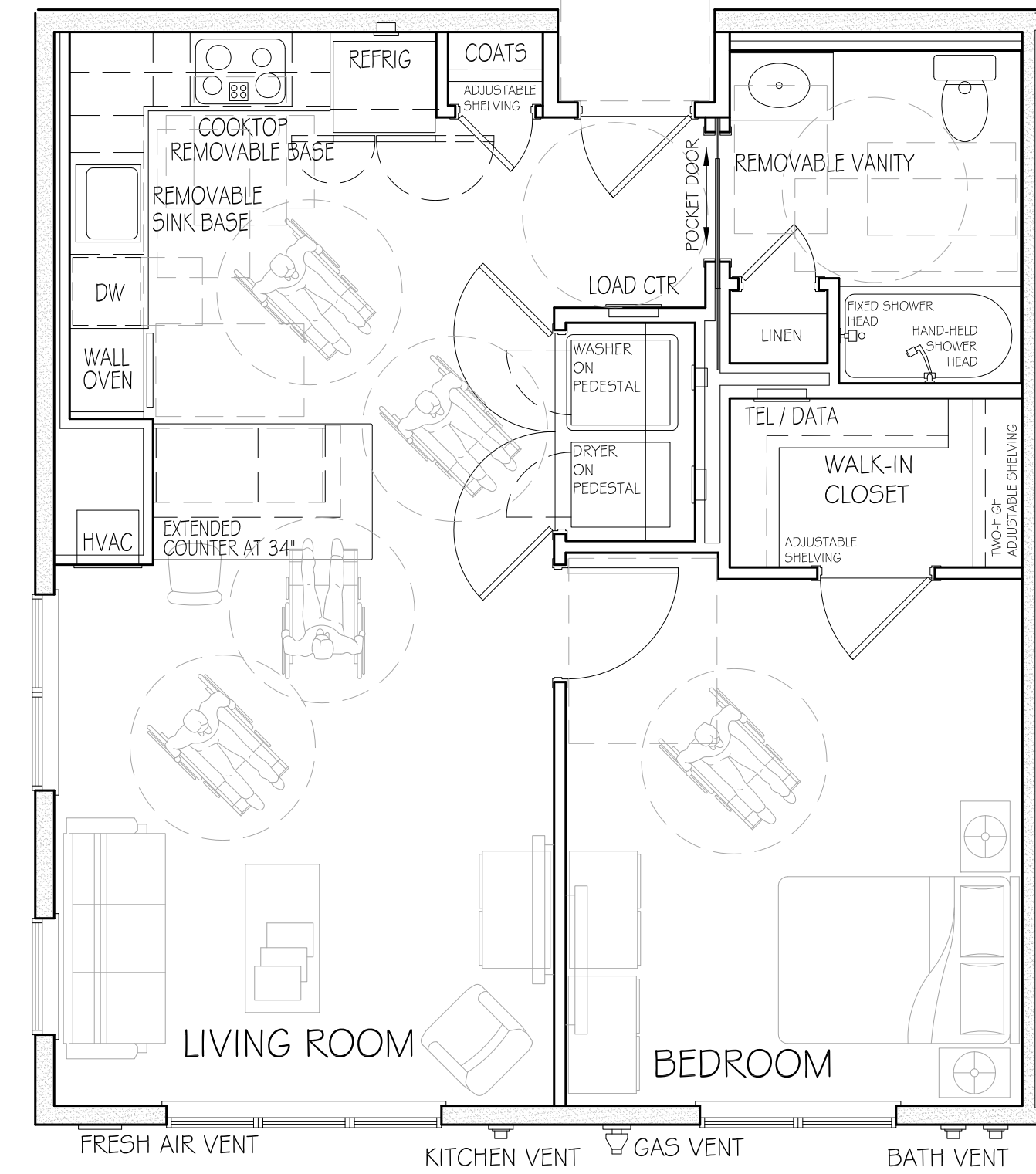
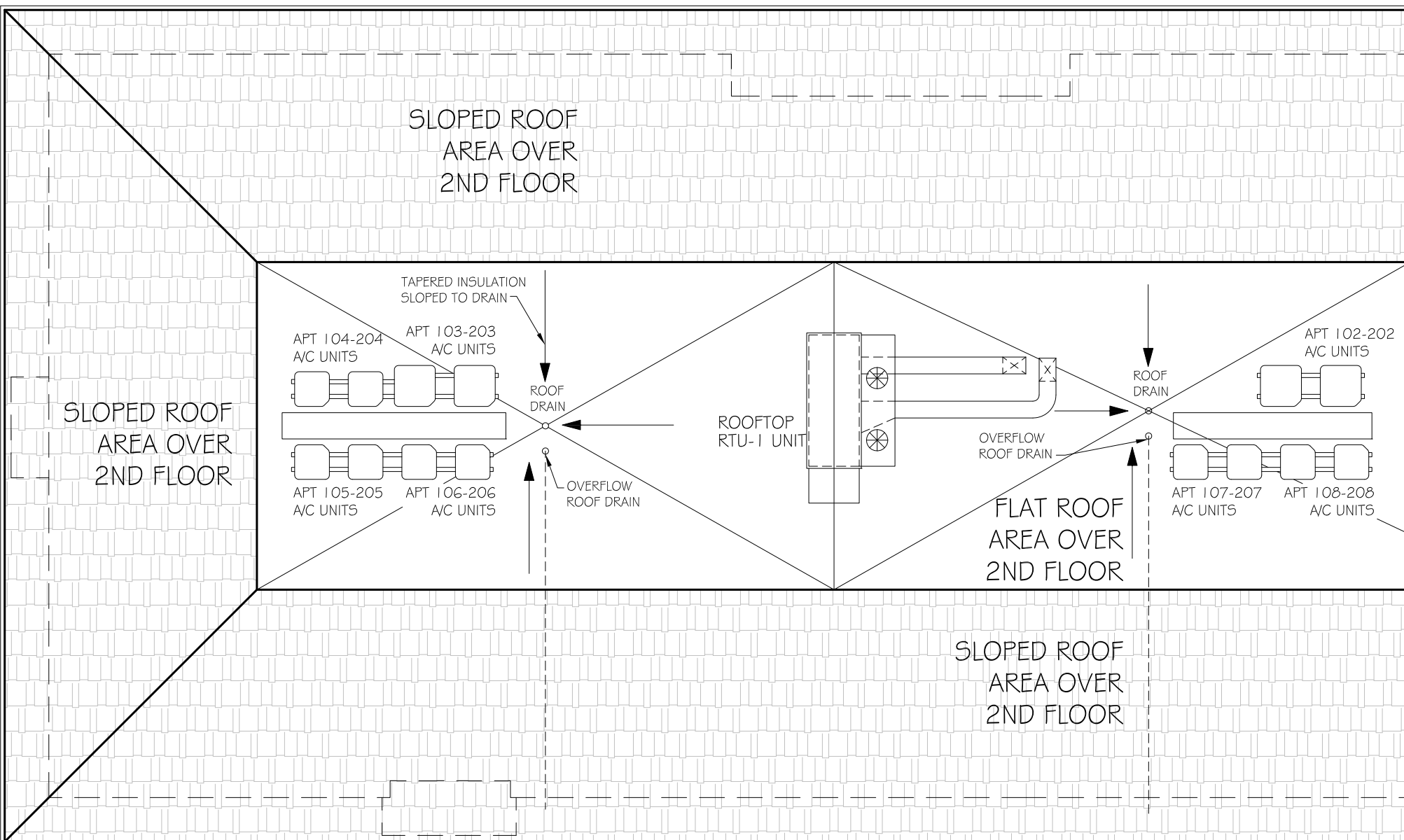
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| APARTMENT COUNT--THE ROSEBAY AT MEDFIELD |                |            |             |                |            |                |          |
|------------------------------------------|----------------|------------|-------------|----------------|------------|----------------|----------|
| APT. TYPE                                | ONE BEDROOM    |            | TWO BEDROOM |                | TOTALS     |                |          |
|                                          | 1 BR Group One | 1 BR HDCP  | 2 BR HDCP   | 2 BR Group One | 2 BR HDCP  | 2 BR Group One |          |
| AREA (SF)                                | 660 SQ.FT.     | 660 SQ.FT. | 660 SQ.FT.  | 955 SQ.FT.     | 955 SQ.FT. | 955 SQ.FT.     |          |
| FLOOR ONE                                | 10             | 2          | 0           | 1              | 1          | 0              | 14       |
| FLOOR TWO                                | 16             | 0          | 1           | 1              | 0          | 1              | 19       |
| FLOOR THREE                              | 12             | 0          | 0           | 0              | 0          | 0              | 12       |
| TOTALS                                   | 38             | 2          | 1           | 2              | 1          | 1              | 45 APTS. |

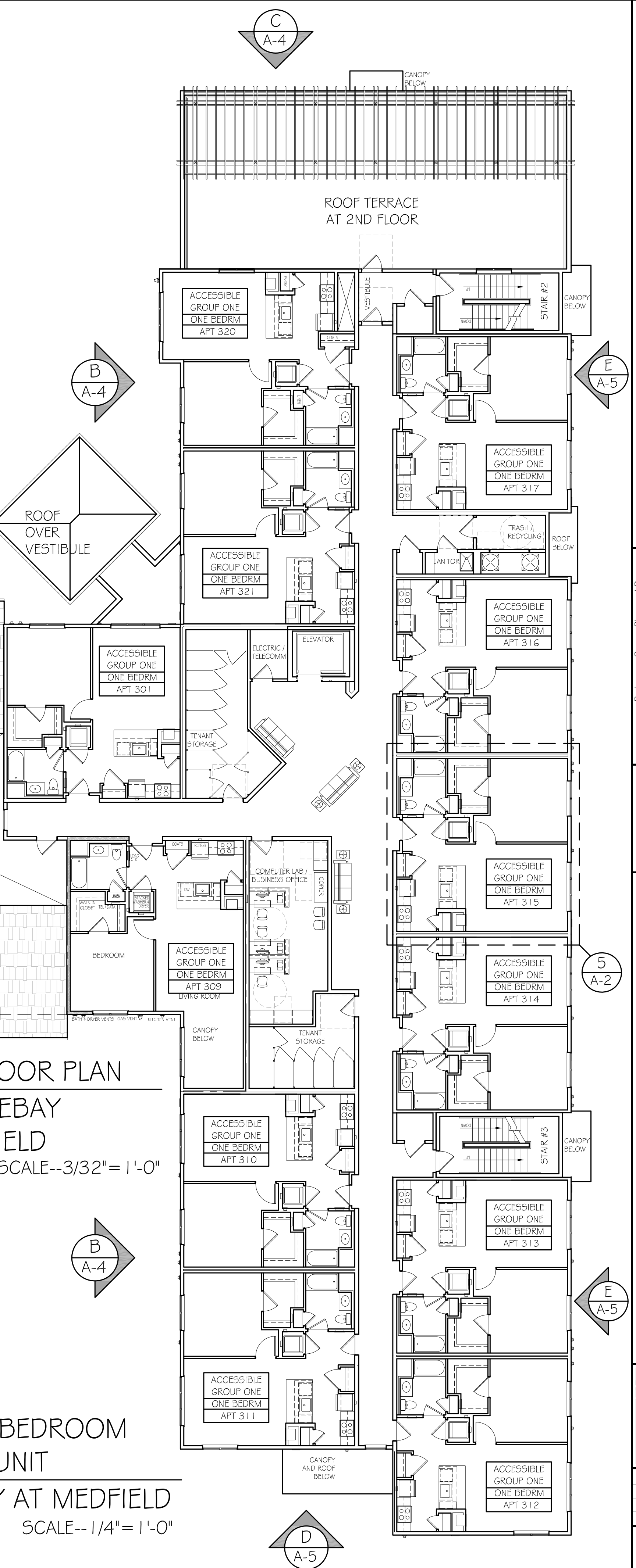
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-- SEE ELEVATIONS FOR EXTERIOR FINISHES



8 TYPICAL TWO BEDROOM GROUP TWO UNIT  
THE ROSEBAY AT MEDFIELD SCALE--1/4"= 1'-0"



3 THIRD FLOOR PLAN  
THE ROSEBAY AT MEDFIELD SCALE--3/32"= 1'-0"  
7 TYPICAL ONE BEDROOM GROUP TWO UNIT  
THE ROSEBAY AT MEDFIELD SCALE--1/4"= 1'-0"





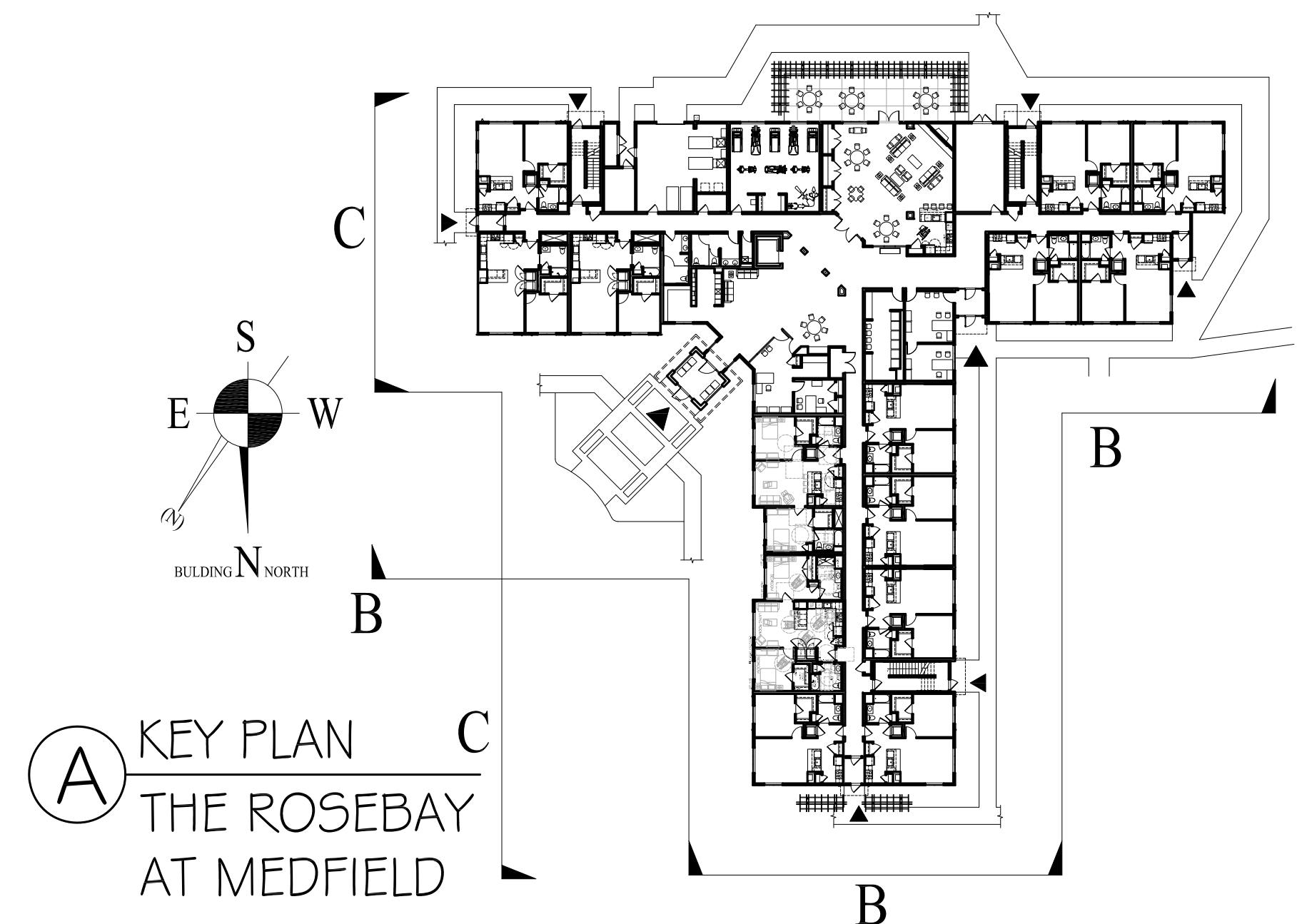
SIMILAR APARTMENT BUILDING  
DECORATIVE VINYL LATTICE AND TRELLIS ASSEMBLY



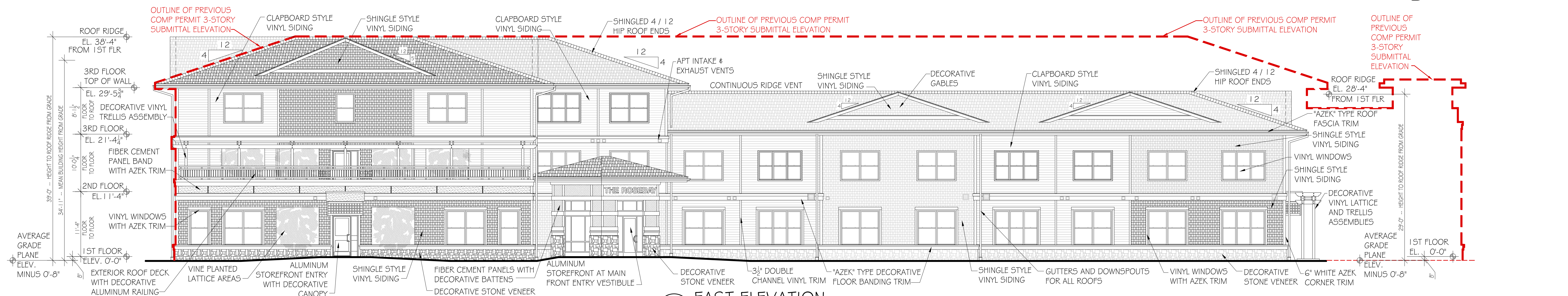
SIMILAR APARTMENT BUILDING DECORATIVE  
TRELLIS ASSEMBLY AT OUTDOOR PATIO AREA



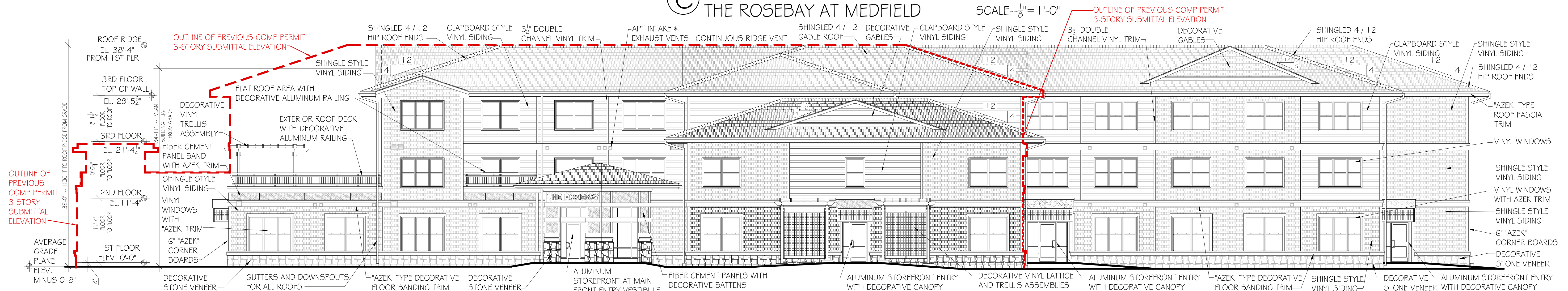
SIMILAR APARTMENT BUILDING ENTRY WITH  
DECORATIVE VINYL LATTICE AND TRELLIS ASSEMBLY



KEY PLAN  
THE ROSEBAY  
AT MEDFIELD



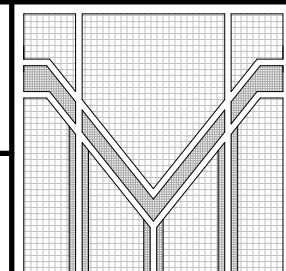
EAST ELEVATION  
THE ROSEBAY AT MEDFIELD  
SCALE-- $\frac{1}{8}$ " = 1'-0"



NORTH ELEVATION  
THE ROSEBAY AT MEDFIELD  
SCALE-- $\frac{1}{8}$ " = 1'-0"

**Rosebay at Medfield Limited Partnership**  
Owner--Applicant c/o NewGate Housing LLC, 61 Blueberry Lane West wood, MA 02090

**VM Y Architects LLC** ARCHITECTS/PLANNERS  
188 Needham Street, Suite 260, Newton, MA 02464 (617) 597-1900 mark@vmyarchitects.com



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: Issued for Construction  
: As-Built Documentation

**The Rosebay at Medfield**

30 Pound Street, Medfield, Massachusetts

FRONT (NORTH AND EAST) ELEVATIONS



Scale : As Noted  
Drawn : MMajor  
Chkd by : MGM  
Proj. No. : 1624  
Dwg. No. :  
**A-4**

**KEY PLAN**  
THE ROSEBAY  
AT MEDFIELD

Architectural elevation drawing of a three-story building facade, labeled "WEST ELEVATION". The drawing includes numerous annotations for materials, dimensions, and elevations.

**Annotations and Dimensions:**

- Roof:** SHINGLED 4 / 12 HIP ROOF ENDS, CONTINUOUS RIDGE VENT, DECORATIVE GABLES, "AZEK" TYPE DECORATIVE FLOOR BANDING TRIM, DECORATIVE GABLES, SHINGLED 4 / 12 HIP ROOF ENDS, ROOF RIDGE EL. 38'-4" FROM 1ST FLR.
- Exterior Walls:** VERTICAL VINYL SIDING, DECORATIVE GABLES, SHINGLE STYLE VINYL SIDING ON GABLES, CONTINUOUS RIDGE VENT, SHINGLED 4 / 12 HIP ROOF ENDS, "AZEK" TYPE ROOF FASCIA TRIM, CLAPBOARD STYLE VINYL SIDING, VINYL WINDOWS, SHINGLE STYLE VINYL SIDING, DECORATIVE VINYL LATTICE AND TRELLIS ASSEMBLIES, 6" "AZEK" CORNER BOARDS, VINYL WINDOWS WITH AZEK TRIM.
- Floor Levels:** 1ST FLOOR EL. 0'-0", AVERAGE GRADE PLANE ELEV. MINUS 0'-8", 2ND FLOOR EL. 11'-4", 3RD FLOOR EL. 21'-4", 3RD FLOOR TOP OF WALL EL. 29'-5 1/4", ROOF FLOOR TO ROOF RIDGE FROM GRADE 39'-0" MEAN BUILDING HEIGHT FROM GRADE.
- Other Features:** STAIR #1 EXIT DOOR, FIBER CEMENT PANEL CANOPY WITH DECORATIVE LATTICE, SHINGLE STYLE VINYL SIDING, "AZEK" TYPE DECORATIVE FLOOR BANDING TRIM, 3 1/2" DOUBLE CHANNEL VINYL TRIM, SHINGLE STYLE VINYL SIDING, APT INTAKE & EXHAUST VENTS, CLAPBOARD STYLE VINYL SIDING, FIBER CEMENT PANEL CANOPY WITH DECORATIVE LATTICE, DECORATIVE STONE VENEER.

**Outline of Previous Comp Permit 3-Story Submittal Elevation:** Indicated by a red dashed line.

**THE ROSEBAY AT MEDFIELD**

**SCALE --  $\frac{1}{8}" = 1'-0"$**

**OUTLINE OF PREVIOUS COMP PERMIT 3-STORY SUBMITTAL ELEVATION**

**OUTLINE OF PREVIOUS COMP PERMIT 3-STORY SUBMITTAL ELEVATION**

**OUTLINE OF PREVIOUS COMP PERMIT 3-STORY SUBMITTAL ELEVATION**

**Annotations:**

- ROOF RIDGE EL. 38'-4" FROM 1ST FLR "AZEK" TYPE ROOF FASCIA TRIM
- SHINGLED 4 / 12 HIP ROOF ENDS
- DECORATIVE GABLES
- SHINGLE STYLE VINYL SIDING ON GABLES
- CONTINUOUS RIDGE VENT
- VERTICAL VINYL SIDING
- 3 1/2" DOUBLE CHANNEL VINYL TRIM
- "AZEK" TYPE DECORATIVE FLOOR BANDING TRIM
- CLAPBOARD STYLE VINYL SIDING
- DECORATIVE GABLES
- SHINGLED 4 / 12 HIP ROOF ENDS
- 3 1/2" DOUBLE CHANNEL VINYL TRIM
- EXTERIOR ROOF DECK WITH DECORATIVE ALUMINUM RAILING
- FIBER CEMENT PANEL CANOPY WITH AZEK TRIM
- FIBER CEMENT PANEL CANOPY WITH DECORATIVE LATTICE
- 6" "AZEK" CORNER BOARDS
- SHINGLE STYLE VINYL SIDING
- DECORATIVE STONE VENEER
- "AZEK" TYPE DECORATIVE FLOOR BANDING TRIM
- FIBER CEMENT PANEL CANOPY WITH DECORATIVE LATTICE
- STAIR #3 EXIT DOOR
- COMPACTOR ROOM DOORS
- DECORATIVE VINYL LATTICE AND TRELLIS ASSEMBLIES AROUND OUTDOOR PATIO
- ALUMINUM STOREFRONT DOORS AT COMMUNITY ROOM
- APT INTAKE & EXHAUST VENTS
- MAINTENANCE / TRASH UPWARD ACTING DOOR AND PERSONNEL DOOR
- GAS METER
- FIBER CEMENT PANEL CANOPY WITH DECORATIVE LATTICE
- STAIR #2 EXIT DOOR
- DECORATIVE STONE VENEER
- AVERAGE GRADE PLANE ELEV. MINUS 0'-8"
- 1ST FLOOR ELEV. 0'-0"
- 2ND FLOOR ELEV. 11'-4"
- 3RD FLOOR TOP OF WALL ELEV. 29'-5 1/4"
- 3RD FLOOR ELEV. 21'-4 1/4"
- 3RD FLOOR TO ROOF HEIGHT 8'-1 1/2"
- 3RD FLOOR TO FLOOR TO ROOF 10'-0"
- 2ND FLOOR TO FLOOR TO ROOF 10'-0"
- 1ST FLOOR TO FLOOR TO ROOF 10'-0"
- 39'-0" - MEAN BUILDING HEIGHT FROM GRADE
- 34'-11" - MEAN BUILDING HEIGHT FROM GRADE
- 32'-0" - HEIGHT TO ROOF RIDGE FROM GRADE

Graphic Scale in Feet

0 2 4 8 16 24 32

