

**Comprehensive Permit Site Approval Application
Goodridge Bridge Estates**

Attachment 3

SITE DEVELOPMENT PLAN OF LAND "GOODRIDGE BROOK ESTATES" LANCASTER, MASSACHUSETTS

OCTOBER 4, 2017

DRAWING REFERENCE:

PLAN BOOK 222, PAGES 341-342
50 LANCASTER, MA

DEED REFERENCE:

BOOK 2022, PAGE 341

TOWN OF LANCASTER ASSESSOR'S REFERENCE:

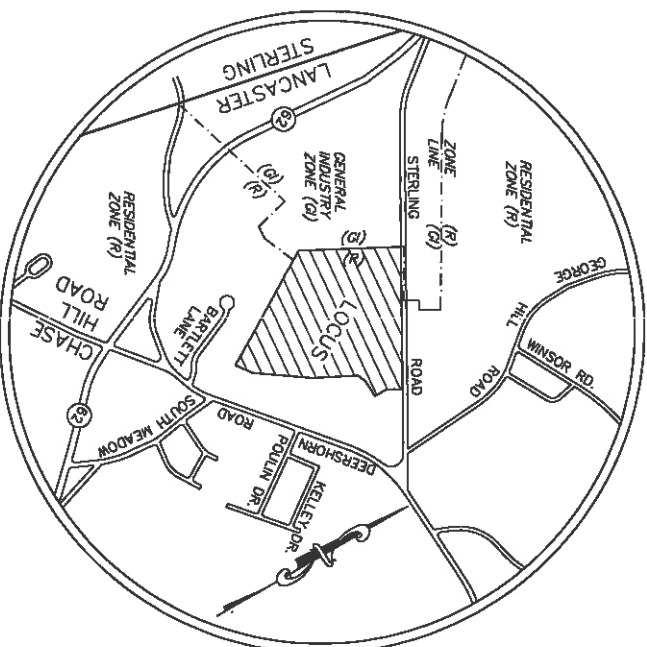
MAP 41, LOT 348

PLAN REFERENCE:

LANCASTER COUNTY RECORDS
1) PLAN BOOK 482, PLAN No. 76
2) PLAN BOOK 482, PLAN No. 76
3) PLAN BOOK 538, PLAN No. 80
4) PLAN BOOK 763, PLAN No. 83

ZONING CLASSIFICATION:

RESIDENTIAL 2 ACRES
FRONT SETBACK: 75'
SIDE SETBACK: 25'
REAR SETBACK: 50'



LOCUS MAP
1" = 600'

PROJECT SUMMARY:
60 DUPLEX STYLE UNITS
150 TOWNHOUSE UNITS
150 TOTAL PROPOSED UNITS

PROJECT DENSITY:

LOT B1	TOTAL LOT AREA: 841,621 ± S.F. (19.32 ± AC) Upwards Area: 435,373 S.F. Wildland Area: 406,248 S.F.
LOT B2	TOTAL LOT AREA: 1,136,791 ± S.F. (26.10 ± AC) Upwards Area: 889,008 S.F. Wildland Area: 107,021 S.F.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	OVER CONDITIONS
3	LAYOUT PLAN

PREPARED BY:

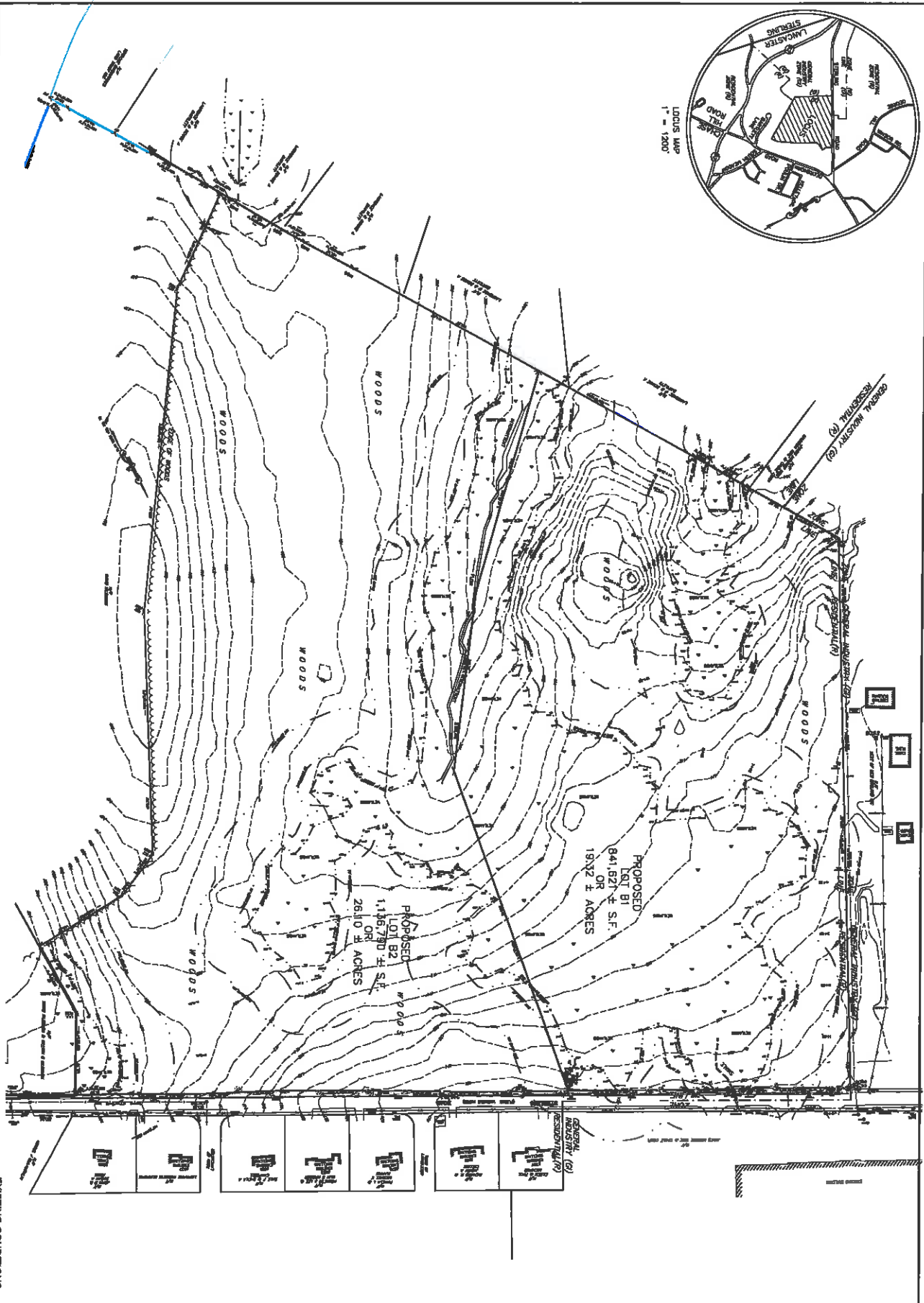
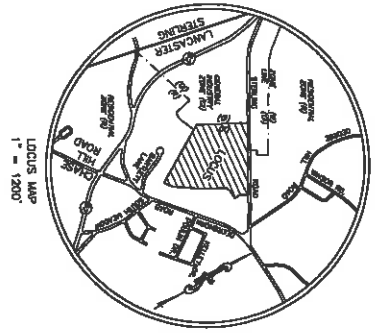
GLM ENGINEERING
CONSULTANTS, INC.

19 EXCHANGE STREET
HOLLISTON, MASSACHUSETTS 01746
(508) 429-1100 fax: (508) 429-7160

PREPARED FOR:

CRESENT BUILDERS, INC.
94 NORTH MAIN STREET
BOYLSTON, MA 01583

DATE: OCTOBER 4, 2017
SHEET: 1 of 3
PLAN #: 27.147



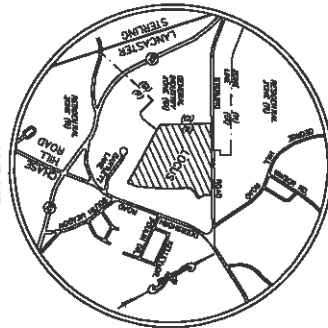
EXISTING CONDITIONS

SITE DEVELOPMENT PLAN GOODRIDGE BROOK ESTATES LANCASTER, MASSACHUSETTS

PREPARED FOR:
CRESCENT BUILDERS, INC.
94 NORTH MAIN STREET
BOYLSTON MA 01583

REVISIONS		
No.	DATE	DESCRIPTION

GAL Engineering, Inc.
 18 EXCHANGE STREET
 HOLISTON, MA 01746
 P: 508-428-1100
 F: 508-428-7100
 www.galengr.com
 JOB NO. 12774-DUPLEX
 DATE: OCTOBER 4, 2017
 SCALE: 1"=80'
 SHEET: 2 of 3
 PLAN: 27.147



TOTAL PARCEL AREA: 45.4 ACRES
PROPOSED SUBDIVISION:
 80 UNITS, 576,000 S.F.
 200 TOTAL PROPOSED UNITS
 200 TOTAL PROPOSED UNITS

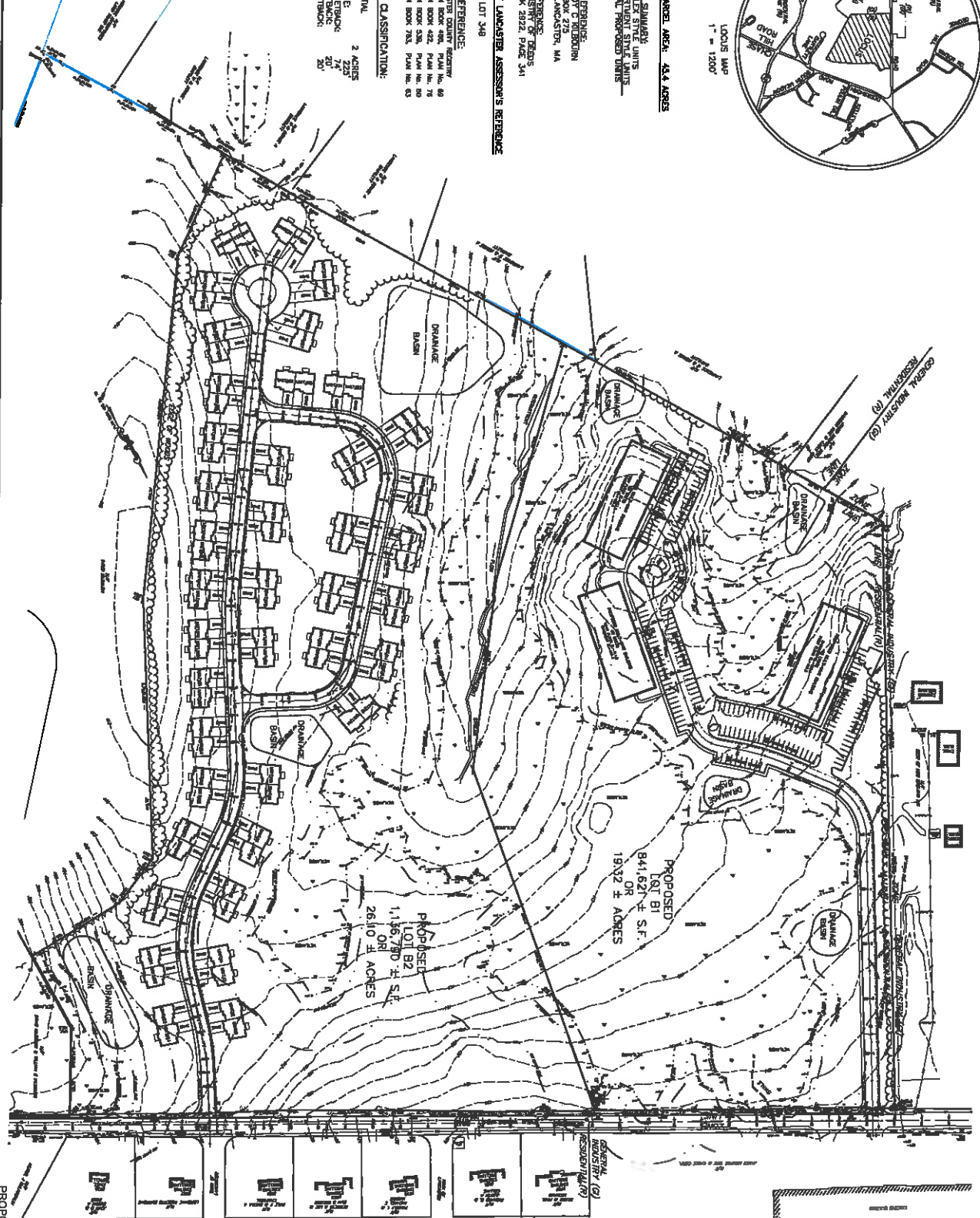
OWNER REFERENCE:
 LOT 1, C. H. HOBBS
 100 N. ST. ST.
 02030 LANCASTER, MA

DEED REFERENCE:
 REGENCY OF TOWN
 BOOK 2822, PAGE 341

TOWN OF LANCASTER ASSESSOR'S REFERENCE:
 MAP 41, LOT 348

PLAN REFERENCE:
 WOODSIDE COLONY REGENCY
 1) PLAN BOOK 400, PLAN No. 80
 2) PLAN BOOK 400, PLAN No. 79
 3) PLAN BOOK 528, PLAN No. 80
 4) PLAN BOOK 783, PLAN No. 83

ZONING CLASSIFICATION:
 RESIDENTIAL 2 ACRES
 FRONT SETBACK: 75'
 SIDE SETBACK: 20'
 REAR SETBACK: 20'



PROPOSED LAYOUT

OCM Engineering
 19 EXCHANGE STREET
 HOLISTON, MA 01746
 P: 508-485-1100
 F: 508-485-1101
 www.ocm-engineering.com

SITE DEVELOPMENT PLAN
"GOODRIDGE BROOK ESTATES"
LANCASTER, MASSACHUSETTS

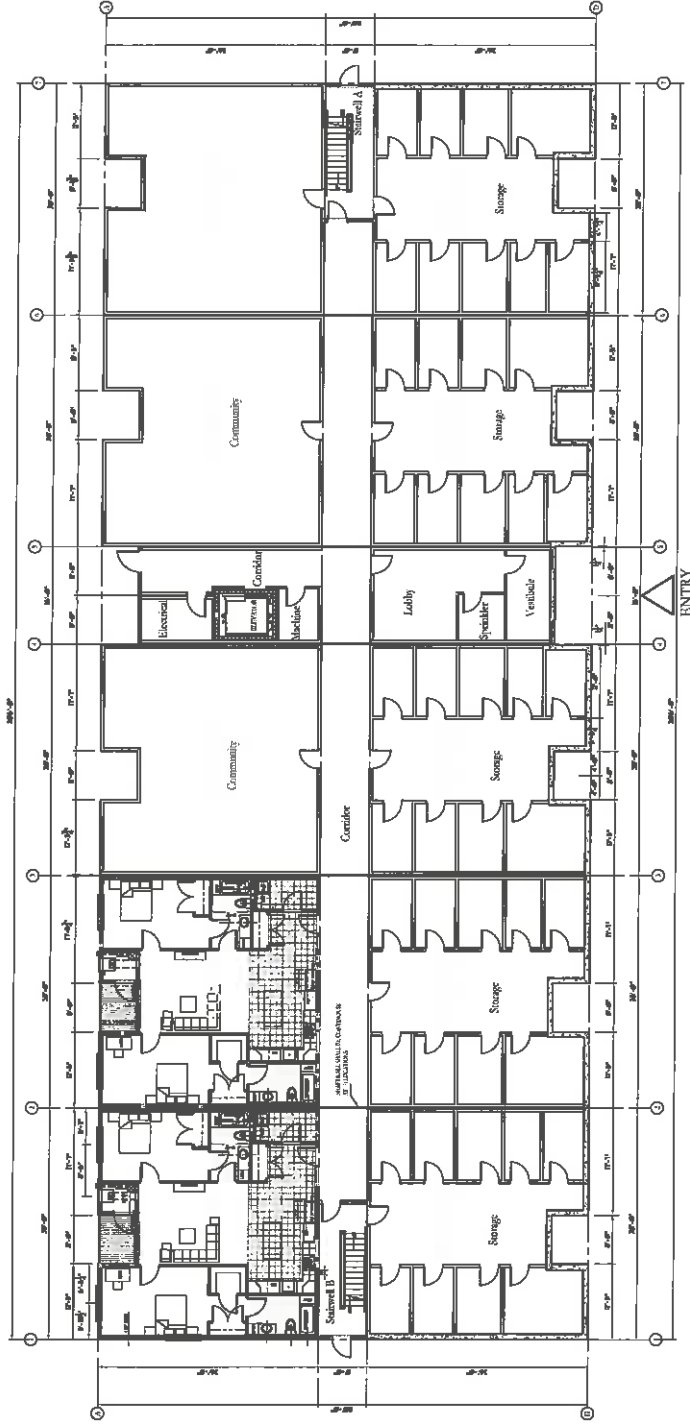
PREPARED FOR:
CRESCENT BUILDERS, INC.
 94 NORTH MAIN STREET
 BOYLSTON MA 01503

REVISIONS

No.	DATE	DESCRIPTION

JOB NO. 12274-CUR.DX
 DATE: OCTOBER 4, 2017
 SCALE: 1" = 80'
 SHEET: 3 of 3
 PLAN #: 27.147

DRW: RST
 JOB NO. 12274-CUR.DX
 DATE: OCTOBER 4, 2017
 SCALE: 1" = 80'
 SHEET: 3 of 3
 PLAN #: 27.147



1 Basement Floor Plan
Scale: 1/8" = 1'-0"



KEY PLAN
Scale: 1/8" = 1'-0"

KEY TO WALL TYPES

- EXTERIOR INSULATED WALL
3/4" x 8" OC
- INTERIOR INSULATED WALL
3/4" x 8" OC
- INTERIOR WALL WITH
BOND BATT 3/4" x 8" OC
- INTERIOR WALL WITH
BOND BATT 3/4" x 8" OC
- INTERIOR WALL
3/4" x 8" OC
- INTERIOR WALL
3/4" x 8" OC
- E and P Room, Adm

CONCRETE

REVISION	DATE	BY	CHKD
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100			

GOODRIDGE
BROOK ESTATES
Lancaster MA



ARCHITECTS' STUDIO
ARCHITECTURE
PLANNING
INTERIOR DESIGN

300 State Street, Suite 100
Lancaster, MA 02158-1000
PHONE: 617.330.8884
FAX: 617.330.8885
EMAIL: ARCHITECTS@A110.COM
WWW.ARCHITECTSSTUDIO.COM

Building 40
Basement Floor Plan
DATE: 10/1/01
DRAWN BY: J. P. M. / J. P. M.
CHECKED BY: J. P. M. / J. P. M.

KEY TO WALL TYPES

- EXTERIOR INSULATED WALL 2x6 @ 16" OC
- INTERIOR INSULATED WALL 2x6 @ 16" OC
- INTERIOR SET WALL WITH 2x6 @ 16" OC
- CONCRETE WALL 2x6 @ 16" OC
- INTERIOR WALL WITH 2x6 @ 16" OC
- CONCRETE WALL 2x6 @ 16" OC
- 2nd & 3rd Floor ADD

REVISIONS	DATE	BY	CHKD
1	01/11/11	ARCHITECT	ARCHITECT
2	01/11/11	ARCHITECT	ARCHITECT
3	01/11/11	ARCHITECT	ARCHITECT
4	01/11/11	ARCHITECT	ARCHITECT
5	01/11/11	ARCHITECT	ARCHITECT
6	01/11/11	ARCHITECT	ARCHITECT
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99	01/11/11	ARCHITECT	ARCHITECT
100	01/11/11	ARCHITECT	ARCHITECT

COORRIDGE
 BROOK ESTATES
 Lancaster MA



ARCHITECTS' STUDIO
 100 Old Street, Suite 107
 Boston, MA 02111-1100

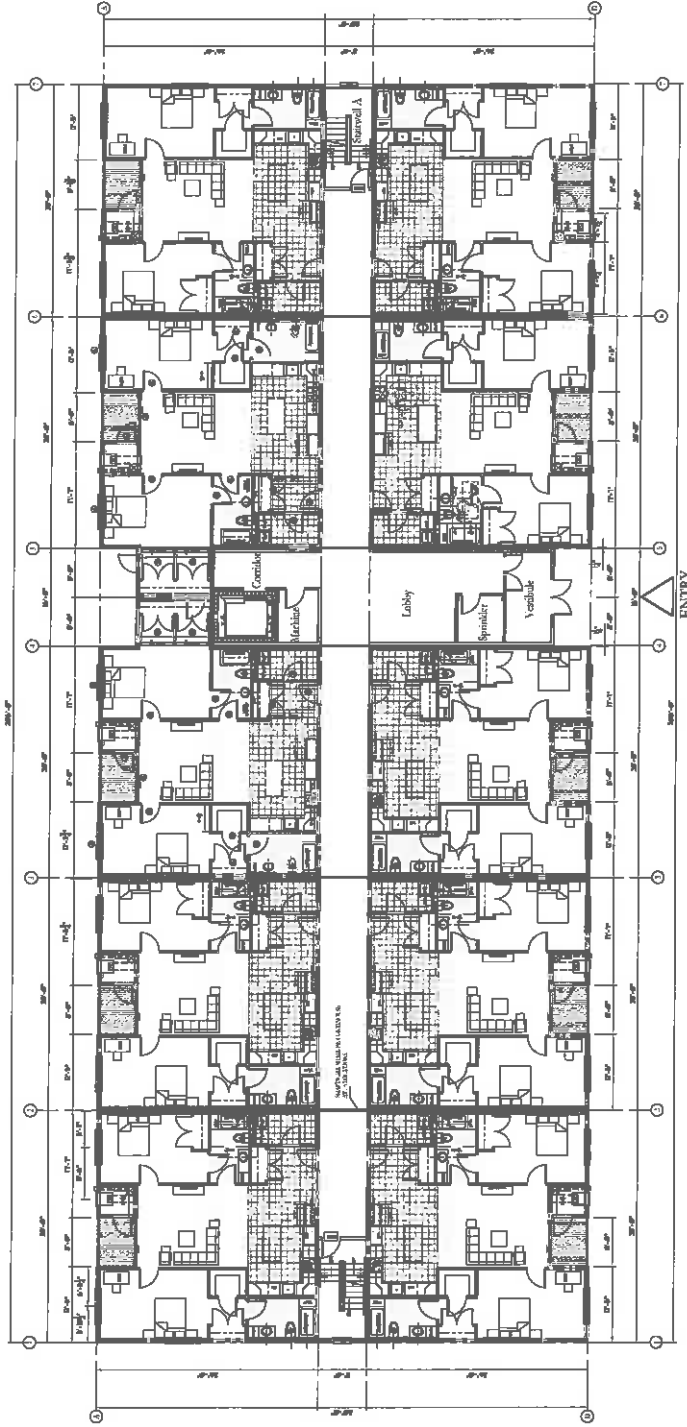
ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

100 Old Street, Suite 107
 Boston, MA 02111-1100
 PHONE: 617.552.1100
 FAX: 617.552.1101
 WWW.ARCHITECTSSTUDIO.COM

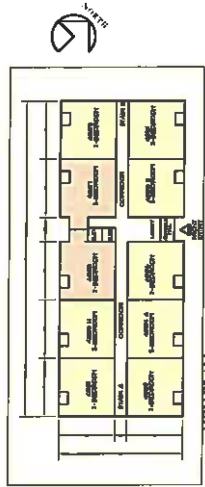
Building 40
 First Floor Plan

DATE: 01/11/11
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

A111



First Floor Plan
 A111



KEY PLAN

 EXTERIOR INSULATED WALL
2nd & 1st C.C.
 INTERIOR INSULATED WALL
2nd & 1st C.C.
 INTERIOR SET WALL WITH
BOUND BRICKS 2nd & 1st C.C.
 INTERIOR WALL WITH
BOUND BRICKS 2nd & 1st C.C.
 INTERIOR WALL
2nd & 1st C.C.
 E and P Stone Walls

MINUTES	DATE
ORDER	
REVISION HISTORY	
DESIGN	Issued for Permit

**GOODRIDGE
BROOK ESTATES**



ARCHITECTS' STUDIO
James B. Smith, Architect

ARCHITECTURE
PLANNING
INTERIOR DESIGN

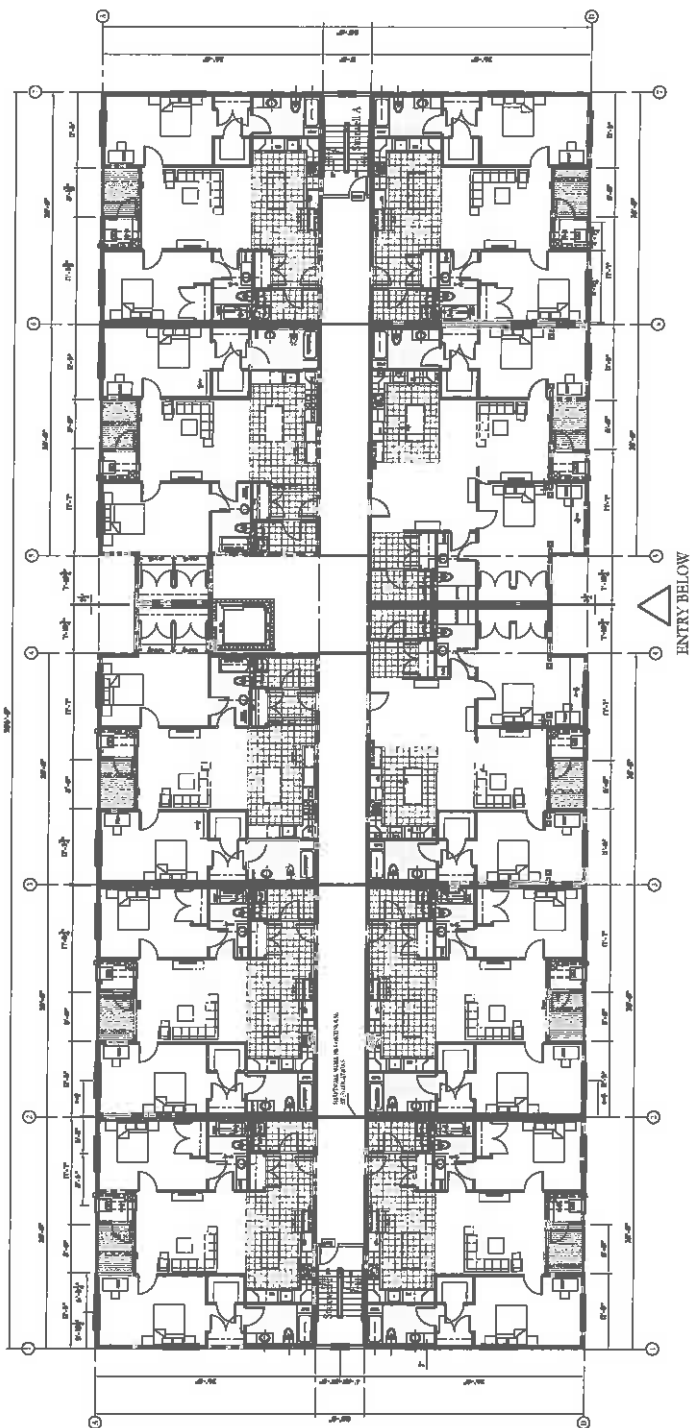
50 Oliver Street, Studio W7
Post Office Box 4000
Boston, MA 02334-4000

PHONE: 508.230.9634
FAX: 774.238.1157
E-MAIL: ARCHITECT77@AOL.COM
WWW.ARCHITECT77.COM

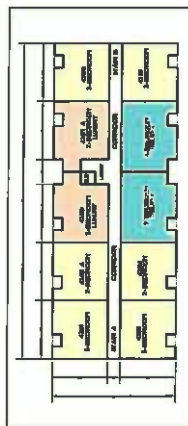
Building 40
Second Floor Plan

NAME _____
 JOB _____
 FIRM _____
 DATE _____
 TIME 10:10 AM

A112



Second Floor Plan



KEY PLAN

$$\frac{1}{2} \frac{d\sigma}{d\Omega} = \frac{1}{2} \frac{d\sigma}{d\Omega} + \frac{1}{2} \frac{d\sigma}{d\Omega}$$

KEY TO WALL TYPES

- INTERIOR INSULATED WALL
2x6 @ 16" OC
- INTERIOR UNINSULATED WALL
2x6 @ 16" OC
- INTERIOR MET WALL WITH
2x6 @ 16" OC
- CONDO BATHS 2x6 @ 16" OC
- INTERIOR WALL WITH
2x6 @ 16" OC
- INTERIOR WALL
2x6 @ 16" OC
- 2x6 @ 16" OC

REVISIONS	DATE
1	03/10/10
2	03/10/10
3	03/10/10
4	03/10/10
5	03/10/10
6	03/10/10
7	03/10/10
8	03/10/10
9	03/10/10
10	03/10/10

GOODRIDGE
BROOK ESTATES
Lancaster MA



ARCHITECTS
STUDIO

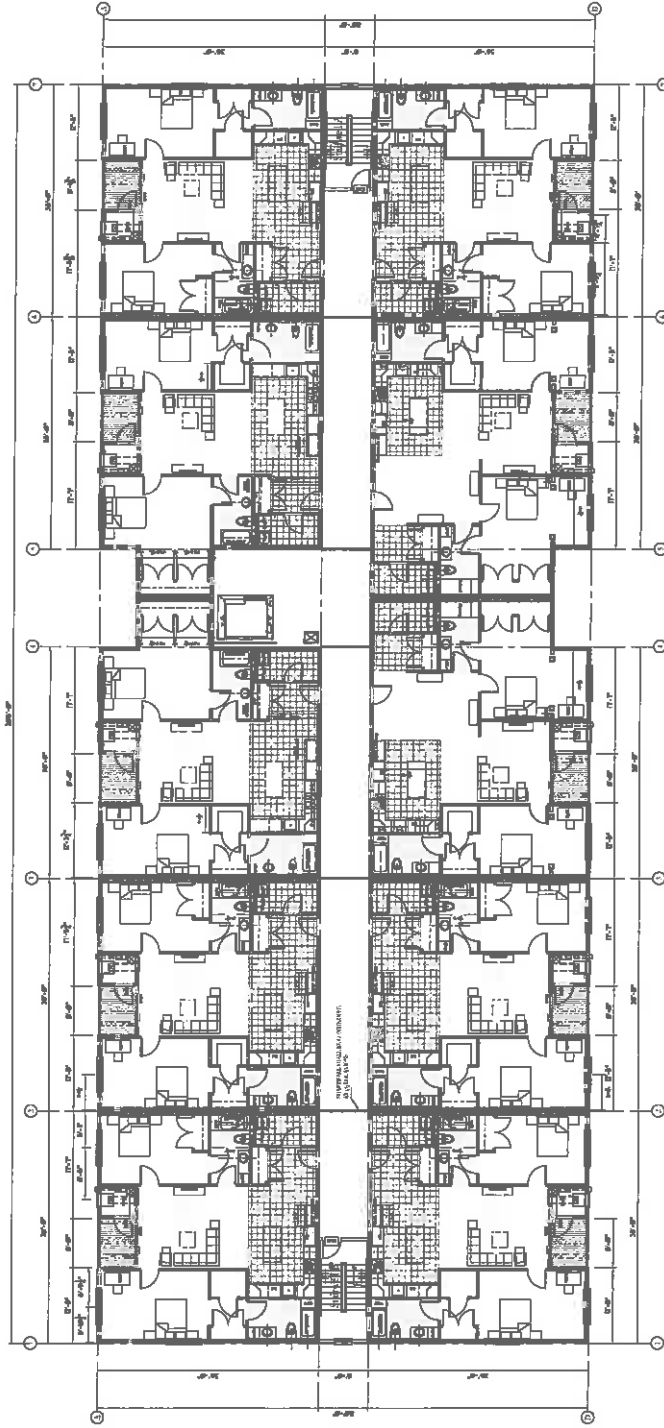
ARCHITECTURE
PLANNING
INTERIOR DESIGN

100 State Street, Suite 907
Boston, MA 02109-4000
PHONE: 617.330.0844
FAX: 617.330.0845
WWW.ARCHITECTSSTUDIO.COM

Building 40
Third Floor Plan

DATE: 03/10/10
PROJECT NUMBER: 03-01

A113

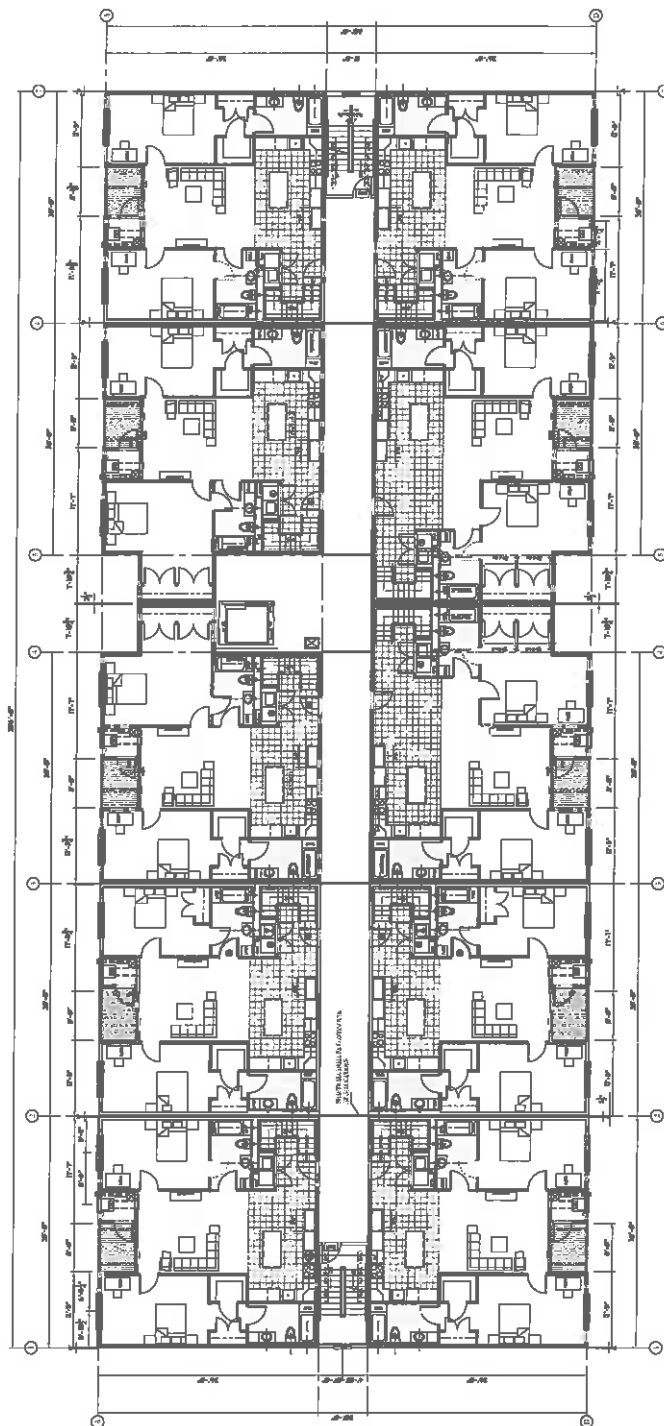


3 Third Floor Plan

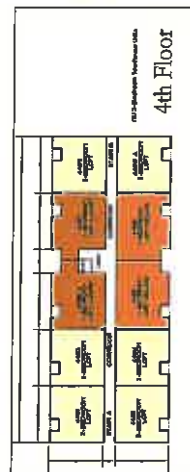


KEY PLAN





4
3114
Fourth Floor Plan



KEY PLAN

KEY TO WALL TYPES

 EXTERIOR INSULATED WALL
2nd & 3rd Q.C.
 INTERIOR INSULATED WALL
2nd & 3rd Q.C.
 INTERIOR MET WALL WITH
SOUND BATT 2nd & 3rd Q.C.
 INTERIOR WALL WITH
SOUND BATT 2nd & 3rd Q.C.
 INTERIOR WALL
2nd & 3rd Q.C.
 E and T Studs, AGG

RECEIVED	DATE
2008	
RECEIVED HISTORY	
LOCATION	Issued for Permit

**GOODRIDGE
BROOK ESTATES**
Lancaster MA

ARCHITECTS' STUDIO
James R. Silvers, President

ARCHITECTURE

PLANNING INTERIOR DESIGN

50 Clwyd Street, Studio W7
Westcliffe House, A.C.N.

For Office Use Only
Exelon, MA 02334-6000

PHONE: 503.250.9884
FAX: 774.250.3037
E-MAIL: ARCHITECT77@AOL.COM

WWW.ARCHITECTSTUDY.DI.CI

07-11-0

Building 40
Fourth Floor Plaza

— 100 —

• KOLIN LINDSEY, Assistant Secretary of the U.S. Department of Education

2

1

	EXTENSIVE INSULATED WALL	2x6 @ 16" O.C.
	INTERIOR INSULATED WALL	2x4 @ 16" O.C.
	INTERIOR RET. WALL WITH SOUND BATT@ 2x6 @ 16" O.C.	
	INTERIOR WALL WITH SOUND BATT@ 2x4 @ 16" O.C.	
	INTERIOR WALL	2x4 @ 16" O.C.
	E AND F Shear Walls	

SIGNATURES		DATE	
_____		_____	

REVIEW HISTORY	
	Completed Issued for Period

James R. Brown

50 Oliver Street, Studio W7
Post Office Box 4000
Easton, MA 02334-4000

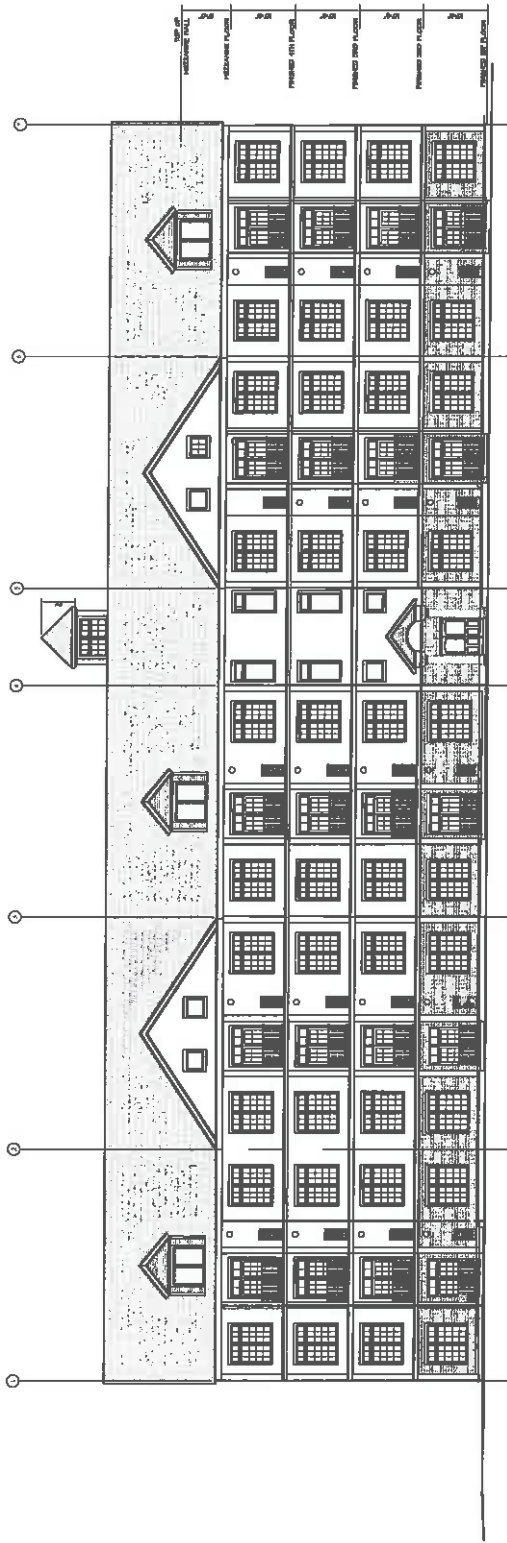
PHONE: 508.230.9884
FAX: 774.234.3837
E-Mail: ARCHITECT77@AOL
WWW.ARCHITECT77STUDIO.COM

[illegible]






5th Floor



1 Front Elevation
1.00' = 1.00'

GOODRIDGE
BROOK ESTATES
Lancaster MA



ARCHITECTS
STUDIO
ARCHITECTURE
INTERIOR DESIGN
30 Oliver Street, Suite 107
Lancaster, MA 01901
PHONE: 978.333.3333
FAX: 978.333.3337
WWW.ARCHITECTSSTUDIO.COM

Building 40
Exterior Elevations
Scale: 1/8" = 1'-0"
Date: 11/11/11
Project: 03-CONTRACT BROOK ESTATES
Sheet: A211

A211

"Goodridge Brooke Estates"
Lancaster, MA

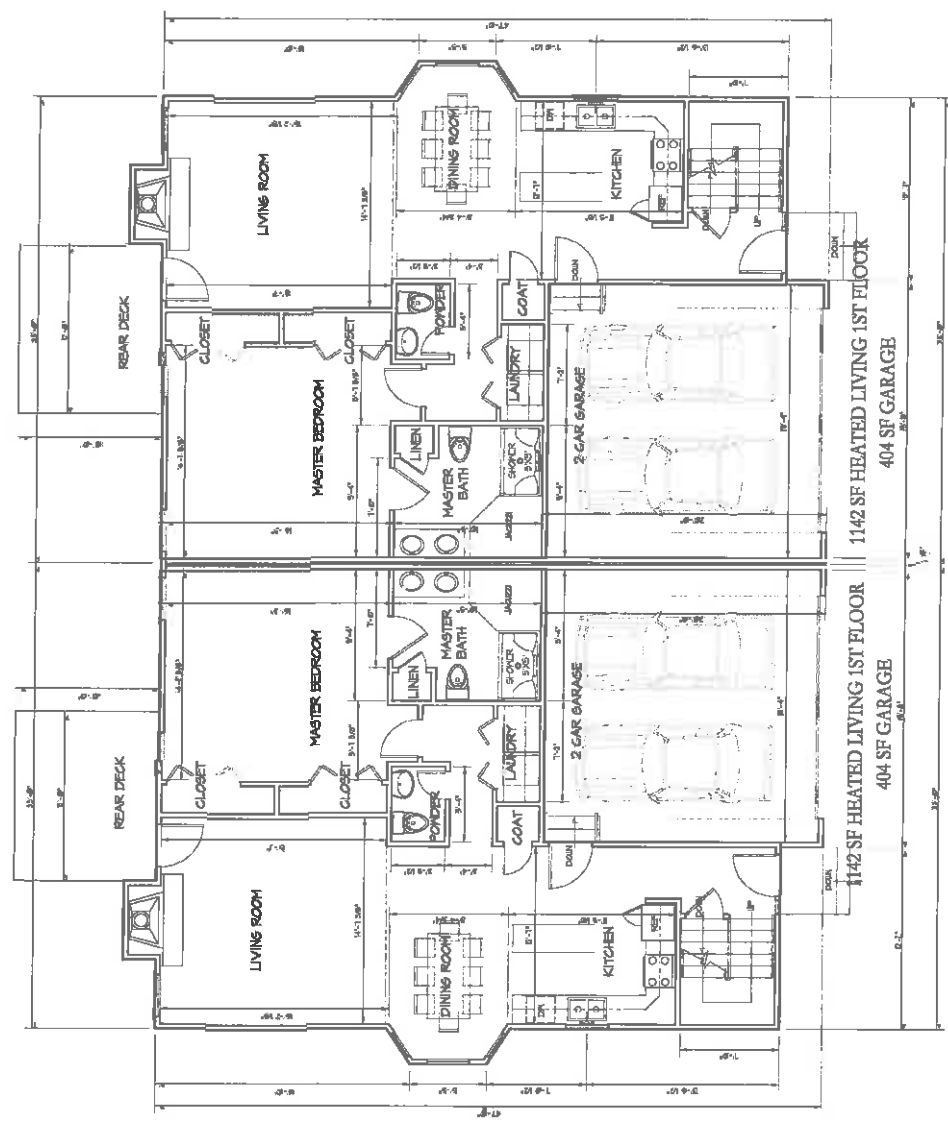


ARCHITECTS'S studio
a professional corporation

ARCHITECTURE
PLANNING
INTERIOR DESIGN

Studio 1074
1074 North Street
North Boston, MA 02108
PHONE: 508.330.8844
FAX: 781.882.4200
E-MAIL: ARCHITECT@AOL.com

Duplex
1st Floor Plan
DATE: 10-27-03
CHECKED BY: JRP
DESIGNED BY: JRP
PROJECT: "Goodridge Brooke Estates"
SHEET: 1 OF 1
A1.1



1st Floor Plan

"Goodridge Brooke Estates"
Lancaster, MA



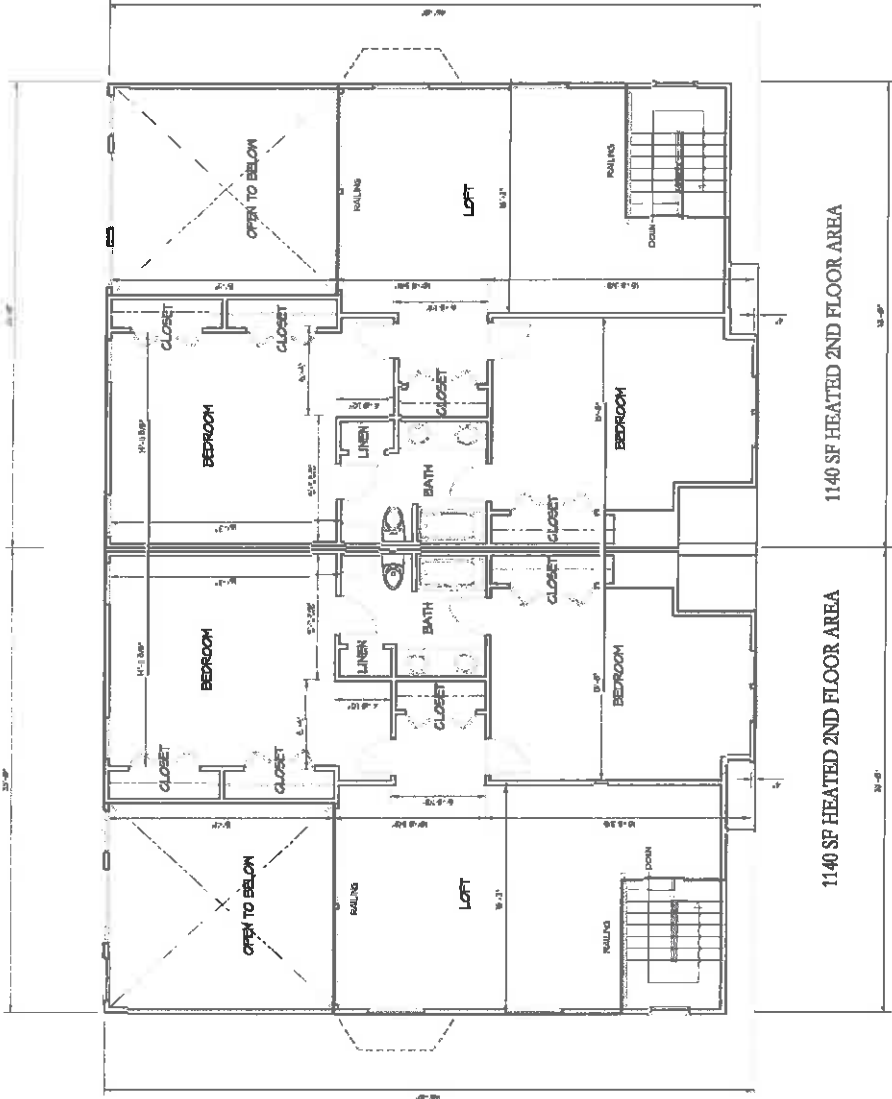
ARCHITECTS' studio

ARCHITECTURE
PLANNING
INTERIOR DESIGN

Studio: 774.438.0000
Office: 774.438.0000
Fax: 774.438.0000
E-Mail: ARCHITECTS@AOL.COM

Duplex
2nd Floor Plan
DATE: 10/1/14
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

A1.2

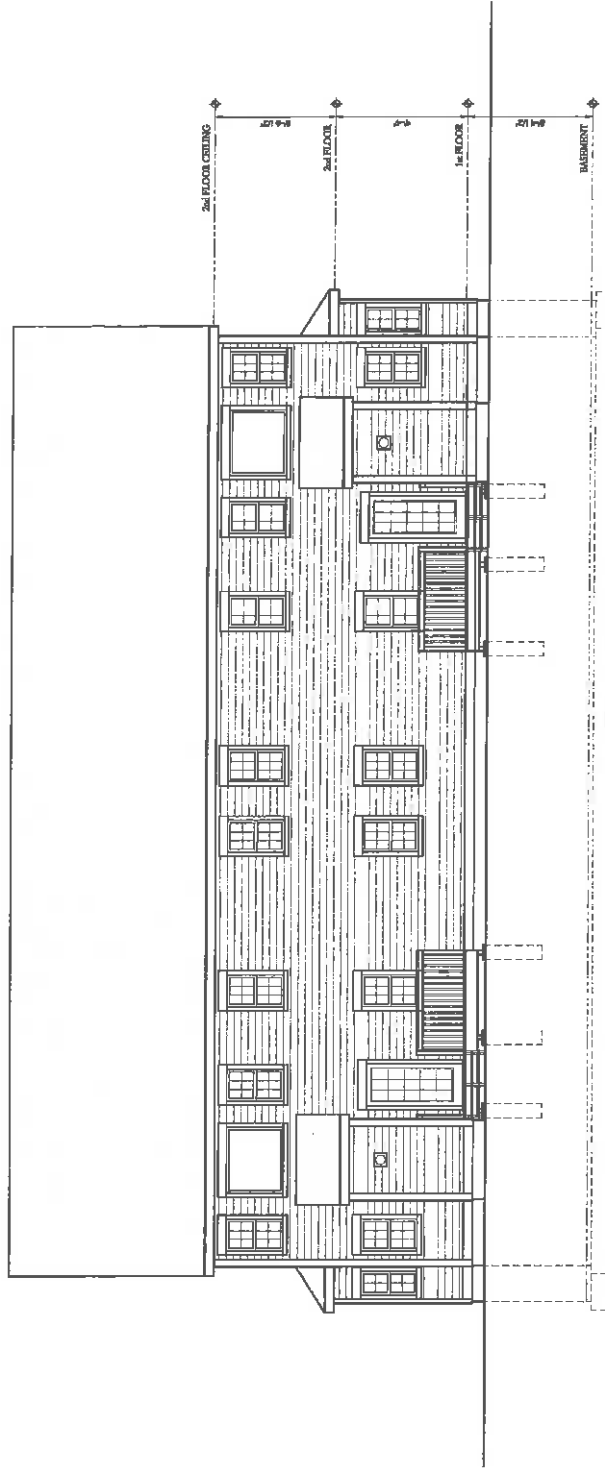


1 2nd Floor Plan

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. FINISHES TO BE DETERMINED BY OWNER. 3. SEE SEPARATE SHEETS FOR DETAILS. 4. SEE SEPARATE SHEETS FOR SCHEDULE. 5. SEE SEPARATE SHEETS FOR SPECIFICATIONS. 6. SEE SEPARATE SHEETS FOR NOTES.



A20



"Goodridge Brooke Estates"
Lancaster, MA



ARCHITECTS'studio
ARCHITECTURE
PLANNING
DESIGN

Studio 101 at
101 South Street
North Andover, MA 02345
PHONE: 978.253.1001
FAX: 978.253.1002
E-Mail: ARCHT101@AOL.com

Duplex
Rear Elevation

DATE: 20 May 2005
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT: 05-001
SHEET: 1 OF 1

A21

"Goodridge Brooke Estates"
Lancaster, MA



ARCHITECTS'S studio
a registered corporation

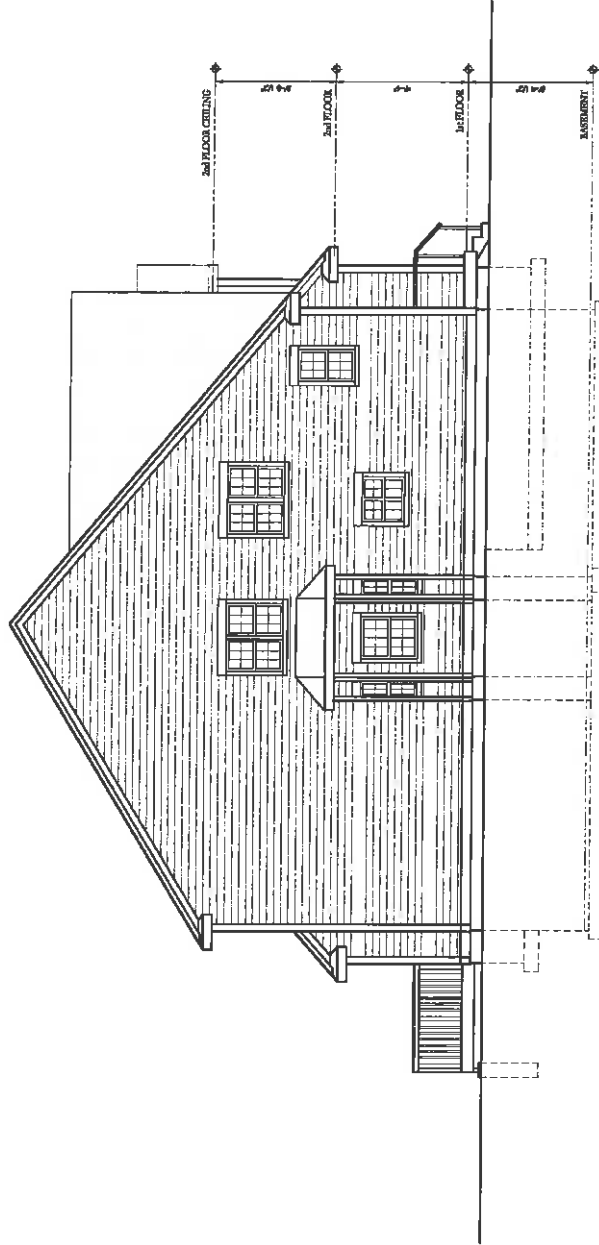
ARCHITECTURE
PLANNING
INTERIOR DESIGN

Studio 1074
1074 North Street
North Boston, MA 02289
PHONE: 617.353.1084
FAX: 774.353.4295
EMAIL: ARCHITECT77@GOL.com

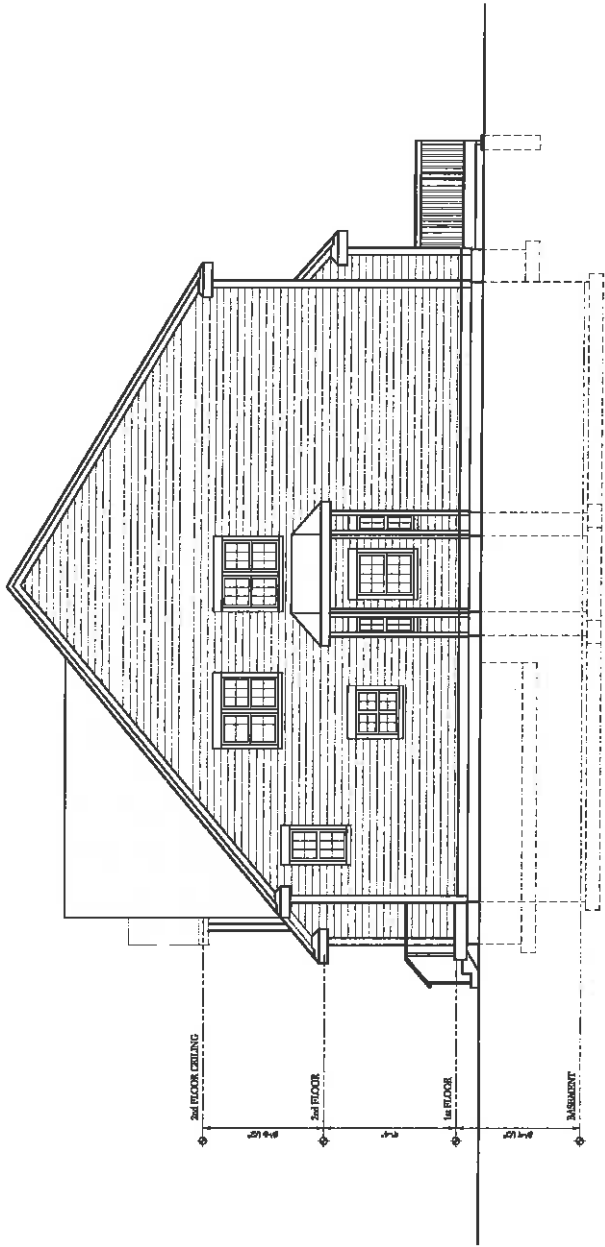
Duplex
Left Elevation

DATE: 7/1/03
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD
0 1 2 3 4
SCALE: 1/8" = 1'-0"

A22



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"Goodridge Brooke Estates"
Lancaster MA



ARCHITECTSstudio
a professional corporation

ARCHITECTURE
PLANNING
INTERIOR DESIGN

Studio: 10741
1000 Main Street
North Andover, MA 02062
Phone: 978.283.5894
Fax: 978.283.5895
E-mail: ARCHITECTS@AOL.com

Duplex
Right Elevation

DATE: 10/14/03
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

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"Goodridge Brooke Estates"
Lancaster, MA



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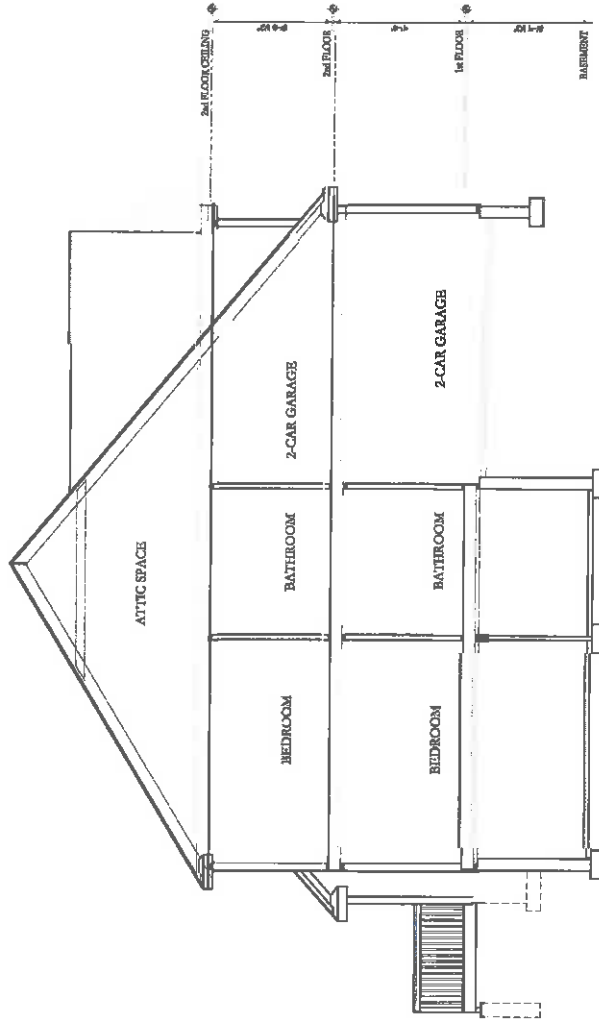
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with

Jerome R. Dixon, Architect, AIA NCARB CSI

Goodridge Brook Estates **Lancaster, MA**

Design Philosophy

The design philosophy that forms the foundation for Goodridge Brook Estates harmonizes a new housing styles in close proximity of a traditional Main Street in a suburban community with a design which is elegant, efficient, and cost effective. In addition, the design program was to integrate a new neighborhood within an existing neighborhood and develop a sense of community within the site.

Where today's suburban multi-family projects are typically very dense, Goodridge Brook Estates was designed with compact buildings which allows more open planning with substantial surrounding green space and extended views. A strong organizing structure of streets, landscape, sidewalks, and public spaces, shift the emphasis from the buildings and the parking lots to the open green spaces and surrounding natural woodlands. The building design compliments this site plan and is organized along the natural contours of the terrain. Creating a sense of neighborhood is a powerful force that connects people and adds value to their everyday experience.

The rental portion of Goodridge Brook Estates will consist of 120 apartment homes situated on approximately 10 acres of the existing 19.32 acre property with the balance of the property to remain in its natural state. A gentle winding private drive follows along the contour of the hillside with outside parking spaces spaced evenly around the buildings. The private drive is approximately 600 feet from the Sterling Road entrance to the first parking area. There is a total of 180 parking space of which 9 of the spaces are designated for handicapped use.

The homeowner portion of Goodridge Brook Estates will consist of 40 duplexes situated on approximately 22 acres of the existing 26.10 acre property with the balance of the property to remain in its natural state. The duplexes will line the drive with the first building located approximately 150 feet from Sterling Road.

Evenly spaced site lighting will provide safety, while minimizing night sky "light pollution." The design intent is to provide a gentle glowing aesthetic at night free from harsh points of light. A well thoughtful landscape design which will include new planting material will be incorporated into the existing mature landscape within the site. In addition, a playground is included as part of the site amenities.

In the design and location of the buildings within the site, we have been most conscious of the adjacent properties which embraces its surroundings and offers buildings and public spaces which

inward. We have maintain that integrity with by situating the buildings to take particular importance to sight lines, building types, setbacks, and roof lines of the surrounding neighborhood. The exterior architectural design of the buildings is complimentary to the surrounding neighborhood and we expect to make additional design alteration based on input from neighbors as well as from the Zoning Board of Appeals. The architecture incorporates traditional New England vernacular and materials including clapboard siding, shingles, hand-crafted trim and operable-sash windows. A carpenter's touch in every detail. This architecture provides connections among the community and the surrounding area for pedestrians and vehicles alike.

The massing of the buildings and placement on the property maximizes the green space and separation from neighbors. The immediate abutting neighbors consist of both single residential buildings and light commercial/industry. While the property topography rises gently upwards from Sterling Road, there is extensive natural landscape buffers along the adjoining properties.

Furthermore, the serpentine arrangements of the buildings ease the sight lines, lessen the impact on the skyline and take advantage of the topography to achieve an ideal balance of cut and fill along the advantageous natural contours. The overall density of the site and the compact design with the open space planning of the site are consistent within the context of the surrounding area.

Building Design and Amenities:

Rental:

The project will consist of 120 rental units in 3 buildings. 30 of the total of 120 units (25%) will be affordable at 80% or area median income.

- The total number of units are 120, in 3 buildings.
- Unit Breakdown is 24 - 1 bedrooms, 84 - 2 bedrooms and 12 - 3 bedrooms.
- Total number of parking spaces is 180 (including 9 handicapped spaces).

Each building will consist of 4 stories. There will be an entrance at both the front and rear of each building, with the main entrance being on the front. The buildings will be equipped with an elevator. Unit amenities include patio/balconies, washer and dryer units, kitchen with appliances including refrigerators, range with stove, garbage disposal, and combination microwave and range vents. All showers and tub/shower combination units will be equipped with glass shower doors. Bathrooms will have ceramic tile flooring and kitchens and laundry rooms will have vinyl flooring, while all other unit areas and common areas will be carpeted. In addition will be equipped with cable and high-speed Internet hookup and 5' by 8' locking basement storage for each tenant, and an intercom security system. Unit designs are well-proportioned and are distinguished from the market with the inclusion of a washer and dryer, walk-in closets, and eat-in-kitchens in each unit. One of the building will include, rental office, a common area fitness center, available to all residents of the project, as well as a common area currently identified as a "media center" that could be used by all residents as, alternatively, a movie, theater, internet café, or another use desired by the community.

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Homeownership:

The project will consist of 80 homes in 40 duplex. 20 of the total of 80 homes (25%) will be affordable at 80% or area median income.

- Unit Breakdown is 80 - 3 bedrooms, 2.5 baths
- Total number of parking spaces is 2 garage and 2 driveway spaces.

Each home is 2 stories consisting of approximately 2600 square feet. There will be an entrance at both the front and rear of each building, with the main entrance being on the front. Each home will include a 2 car garage. Unit amenities include patios, kitchen with appliances including refrigerators, range with stove, garbage disposal, and combination microwave and range vents. The living room will include a gas fireplace. The home are designed with the master bedroom and bath located on the first floor. The showers and tub/shower combination units will be equipped with glass shower doors. Kitchen and bathrooms will have ceramic tile flooring and laundry rooms will have vinyl flooring, while the bedrooms will have a choice of carpet or laminated flooring. In addition homes will include full size basements.

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