MILL CREEK MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

SHEET NUMBER	SHEET NAME	07/12/22 - COMP PERMIT SUBMISSION
001 - TITLE SHEETS		
T0.01	COVER SHEET	X
008 - ARCHITECTURAL - 1.00 OVERALL PLANS		
A1.01	FLOOR PLANS - STACKED FLAT- TYPE A	X
A1.02	FLOOR PLANS - STACKED FLAT - TYPE B	X
A1.03	FLOOR PLANS - STACKED FLAT - TYPE C	X
A1.04	FLOOR PLANS - STACKED FLAT - TYPE D	X
A1.05	FLOOR PLANS - TOWNHOME - TYPE E	X
A1.06	FLOOR PLANS - CLUBHOUSE - TYPE G	X
008 - ARCHITECTURAL - 2.00 ENLARGED PLANS		
A2.50	TYPICAL UNIT TYPES	X
008 - ARCHITECTURAL - 4.00 ELEVATIONS		
A4.01	EXT ELEVATIONS - STACKED FLAT - TYPE A	X
A4.02	EXT ELEVATIONS - STACKED FLAT - TYPE B	X
A4.03	EXT ELEVATIONS - STACKED FLAT - TYPE C	X
A4.04	EXT ELEVATIONS - STACKED FLAT - TYPE D	X
A4.05	EXT ELEVATIONS - TOWNHOME - TYPE E	X
A4.06	EXT ELEVATIONS - CLUBHOUSE - TYPE G	X
008 - ARCHITECTURAL - 5.00 SECTIONS & DETAILS		
A5.01	SITE SECTION	X

FLOOR AREA & HEIGHT TABULATION

BLDG	BLDG TYPE	QUANTITY	BLDG HEIGHT STORIES	BLDG HEIGHT FEET	BLDG FOOTPRINT	TOTAL GSF OF BLDG	UNIT COUNT	BED COUNT
CLUB	CLUBHOUSE	1	1	35	8,170 SF	8,170 SF	N/A	N/A
A1	STACKED FLAT	1	3 W/ BASEMENT	45	13,860 SF	49,520 SF	41	65
A2	STACKED FLAT	1	3 W/ BASEMENT	45	13,860 SF	49,520 SF	41	65
B1	STACKED FLAT	1	3	45	12,134 SF	36,402 SF	29	50
B2	STACKED FLAT	1	3	45	12,134 SF	36,402 SF	29	50
C1	STACKED FLAT	1	3	45	15,165 SF	45,427 SF	37	57
C2	STACKED FLAT	1	3	45	15,165 SF	45,427 SF	37	57
D	STACKED FLAT	1	3 W/ BASEMENT	45	14,537 SF	51,728 SF	38	76
TOTAL		8			96,855 SF	314,426 SF	252	420
E1	TOWNHOUSE	1	2	34	5,845 SF	11,437 SF	6	18
E2	TOWNHOUSE	1	2	34	5,845 SF	11,437 SF	6	18
E3	TOWNHOUSE	1	2	34	5,845 SF	11,437 SF	6	18
E4	TOWNHOUSE	1	2	34	5,845 SF	11,437 SF	6	18
E5	TOWNHOUSE	1	2	34	5,845 SF	11,437 SF	6	18
TOTAL		5			29,225 SF	57,185 SF	30	90
GRAND TOTAL		13			126,080 SF	371,611 SF	282 UNITS	510 BEDS

GROSS BUILDING AREA BY FLOOR

BLDG	QUANTITY	BASEMENT FL AREA	FIRST FL AREA	SECOND FL AREA	THIRD FL AREA
CLUB	1	N/A	8,170 SF	N/A	N/A
A1 & A2	2	7,940 SF	13,860 SF	13,860 SF	13,860 SF
B1 & B2	2	N/A	12,134 SF	12,134 SF	12,134 SF
C1 & C2	2	N/A	15,165 SF	15,131 SF	15,131 SF
D	1	8,303 SF	14,475 SF	14,475 SF	14,475 SF
E1 - E5	5	N/A	5,845 SF	5,592 SF	N/A

UNIT DISTRIBUTION

TYPE	DESCRIPTION	AVG. SF	UNIT COUNT	% TOTAL	TOTAL SF
A	1BR / 1BA	800	110	39.0	88,000
B	2BR / 2BA	1,097	116	41.0	127,252
C	3BR / 2BA	1,237	26	9.0	32,162
TOTAL		981	252	89.0	247,414
TH	3BR / 2BA TH	1,622	30	11.0	48,660
TOTAL		1,050	282		296,074

SUBMISSIONS :

AUGUST 13, 2021	PEL SUBMISSION
JANUARY 28, 2022	COMPREHENSIVE PERMIT SUBMISSION
JULY 12, 2022	COMPREHENSIVE PERMIT SUBMISSION

PROJECT CONTACT INFORMATION :

OWNER	MILL CREEK RESIDENTIAL TRUST, LLC 84 STATE STREET, SUITE 920 BOSTON, MA 02109 PHONE #: 617.681.8034 FAX #:
GENERAL CONTRACTOR	MCRT NORTHEAST CONSTRUCTION, LLC 84 STATE STREET, SUITE 920 BOSTON, MA 02109 PHONE #: 617.681.8034 FAX #:
ARCHITECT	THE ARCHITECTURAL TEAM 50 COMMANDANTS WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE #: 617.889.4402 FAX #: 617.884.4329
CIVIL ENGINEER	HANCOCK ASSOCIATES 121 EAST BERKLEY STREET, 4th FLOOR BOSTON, MA 02118 PHONE #: 617.357.8145 FAX #:

LOCUS MAP :

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Key Plan:

Project Name:
MILL CREEK MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
COVER SHEET

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
T0.01

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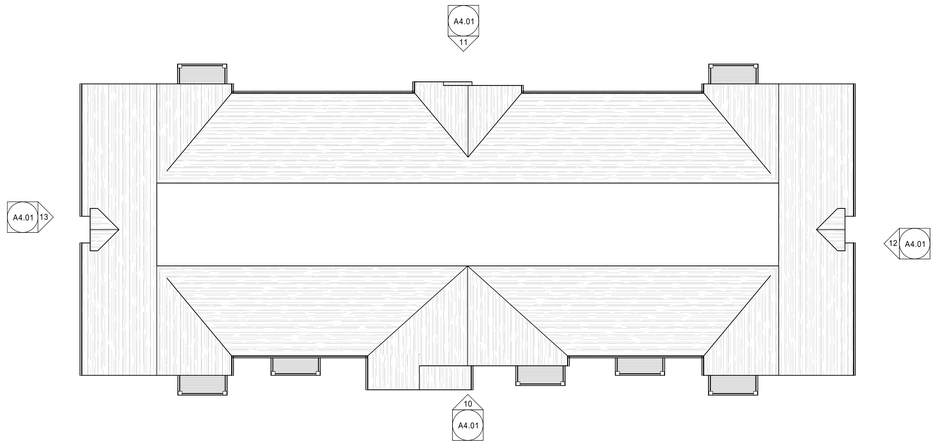
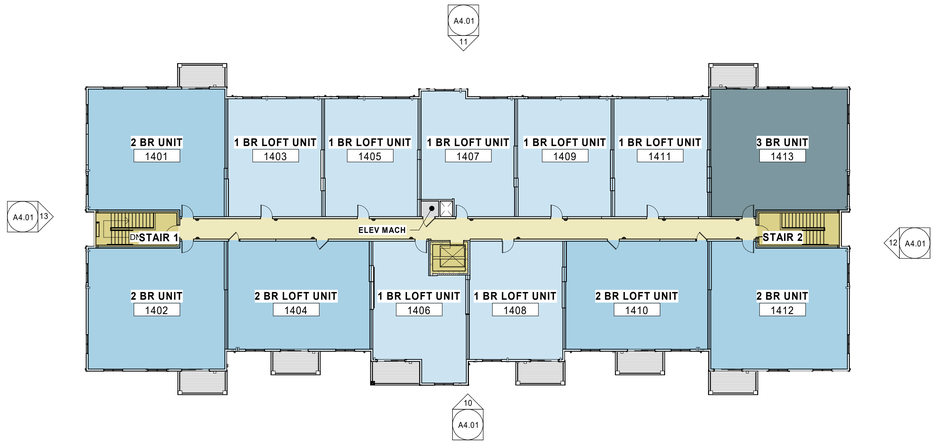


14 OVERALL PLAN - STACKED FLAT - TYPE A - ROOF
Scale: 1/16" = 1'-0"



13 OVERALL PLAN - STACKED FLAT - TYPE A - LEVEL 3
Scale: 1/16" = 1'-0"

11 OVERALL PLAN - STACKED FLAT - TYPE A - LEVEL 1
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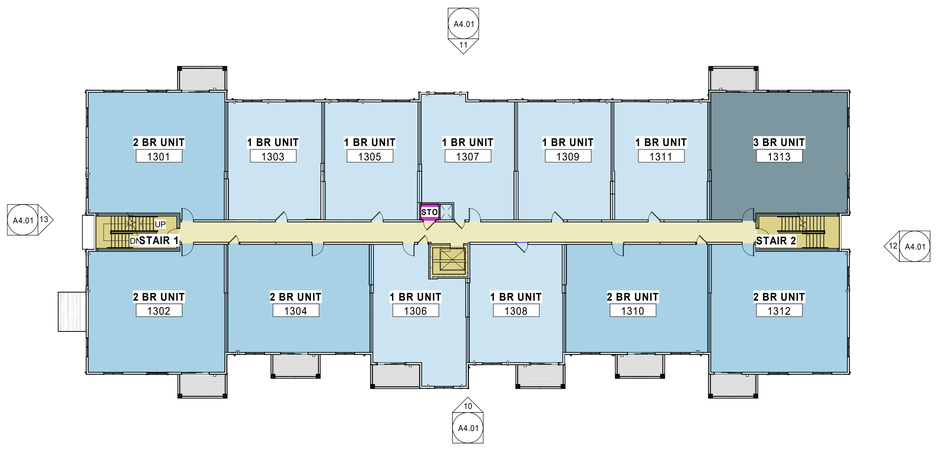
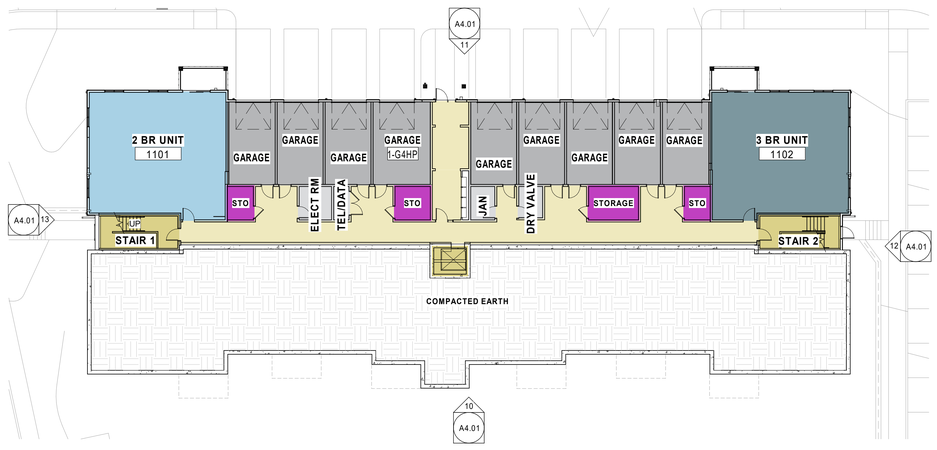


12 OVERALL PLAN - STACKED FLAT - TYPE A - LEVEL 2
Scale: 1/16" = 1'-0"



10 OVERALL PLAN - STACKED FLAT - TYPE A - BSMNT
Scale: 1/16" = 1'-0"

UNIT MIX - STACKED FLAT - TYPE A

UNIT TYPE	DESCRIPTION	UNIT COUNT
SF	1 BR UNIT	21
SF	2 BR UNIT	16
SF	3 BR UNIT	4
TOTAL UNIT COUNT :		41

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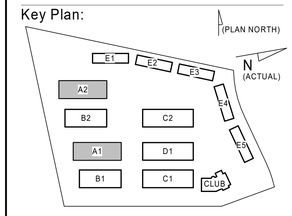

Project Name:
MILL CREEK
MARSHFIELD

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MARSHFIELD, MA

Sheet Name:
FLOOR PLANS -
STACKED FLAT- TYPE A

Project Number:
21065

Issue Date:
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Sheet Number:
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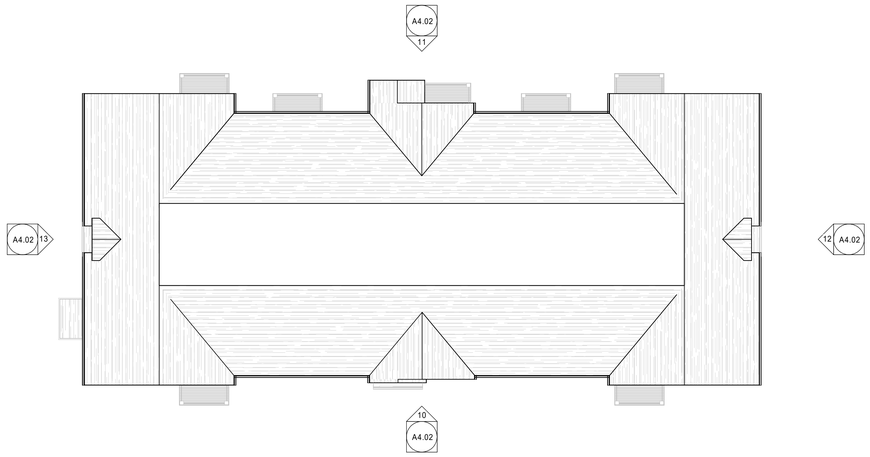
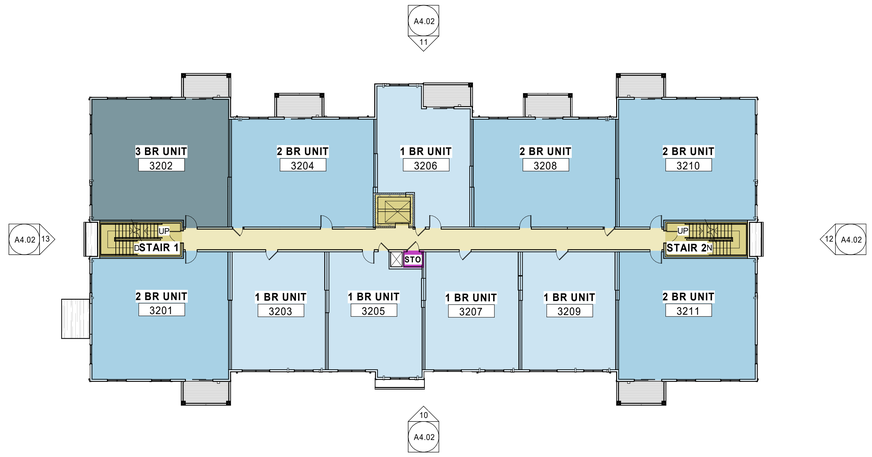


14 OVERALL PLAN - STACKED FLAT - TYPE B - ROOF
Scale: 1/16" = 1'-0"



12 OVERALL PLAN - STACKED FLAT - TYPE B - LEVEL 2
Scale: 1/16" = 1'-0"

13 OVERALL PLAN - STACKED FLAT - TYPE B - LEVEL 3
Scale: 1/16" = 1'-0"

11 OVERALL PLAN - STACKED FLAT - TYPE B - LEVEL 1
Scale: 1/16" = 1'-0"

UNIT MIX - STACKED FLAT - TYPE B		
UNIT TYPE	DESCRIPTION	UNIT COUNT
SF	1 BR UNIT	11
SF	2 BR UNIT	15
SF	3 BR UNIT	3
TOTAL UNIT COUNT :		29

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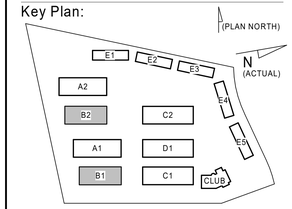

Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
FLOOR PLANS -
STACKED FLAT - TYPE B

Project Number:
21065

Issue Date:
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Sheet Number:
A1.02

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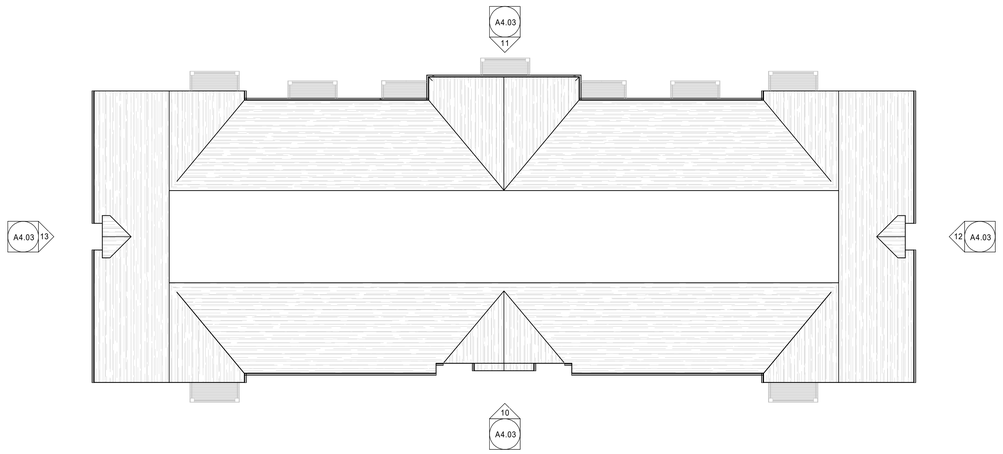

13 OVERALL PLAN - STACKED FLAT - TYPE C - ROOF
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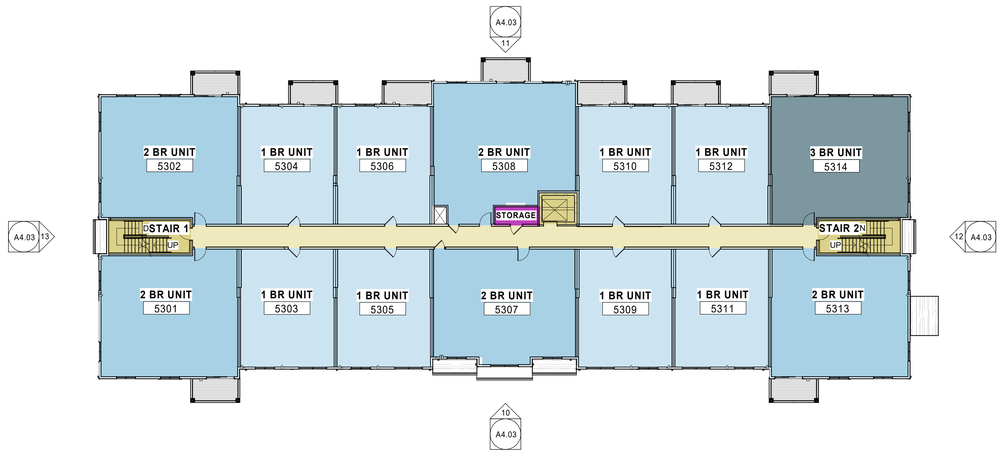

11 OVERALL PLAN - STACKED FLAT - TYPE C - LEVEL 2
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12 OVERALL PLAN - STACKED FLAT - TYPE C - LEVEL 3
Scale: 1/16" = 1'-0"

10 OVERALL PLAN - STACKED FLAT - TYPE C - LEVEL 1
Scale: 1/16" = 1'-0"

UNIT MIX - STACKED FLAT - TYPE C

UNIT TYPE	DESCRIPTION	UNIT COUNT
SF	1 BR UNIT	20
SF	2 BR UNIT	14
SF	3 BR UNIT	3
TOTAL UNIT COUNT :		37

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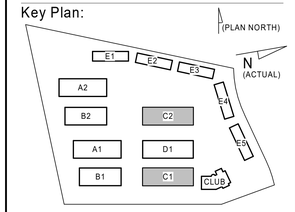
Key Plan:



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MILL CREEK MARSHFIELD

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Sheet Name:
FLOOR PLANS - STACKED FLAT - TYPE C

Project Number:
21065

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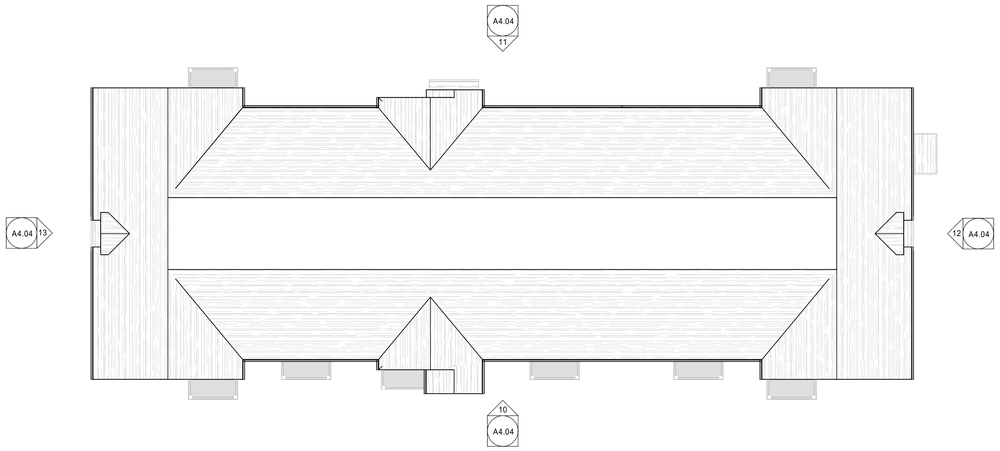

14 OVERALL PLAN - STACKED FLAT - TYPE D - ROOF
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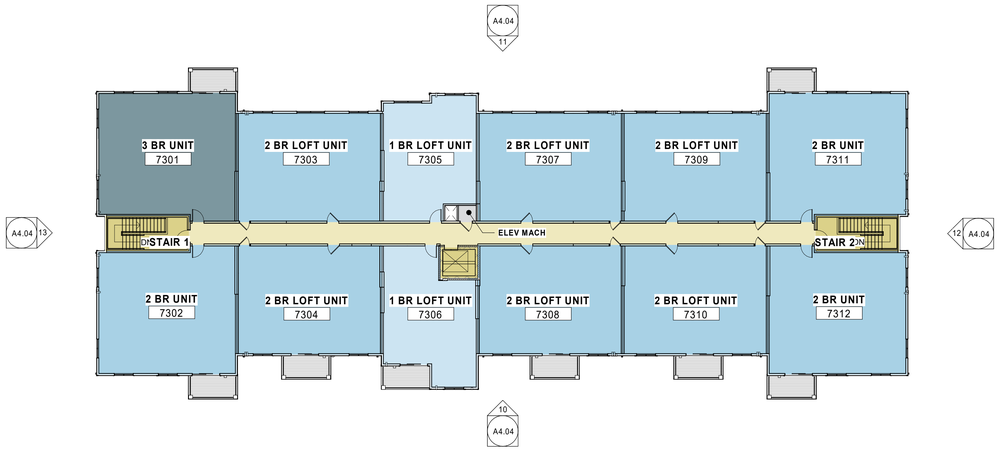

13 OVERALL PLAN - STACKED FLAT - TYPE D - LEVEL 3
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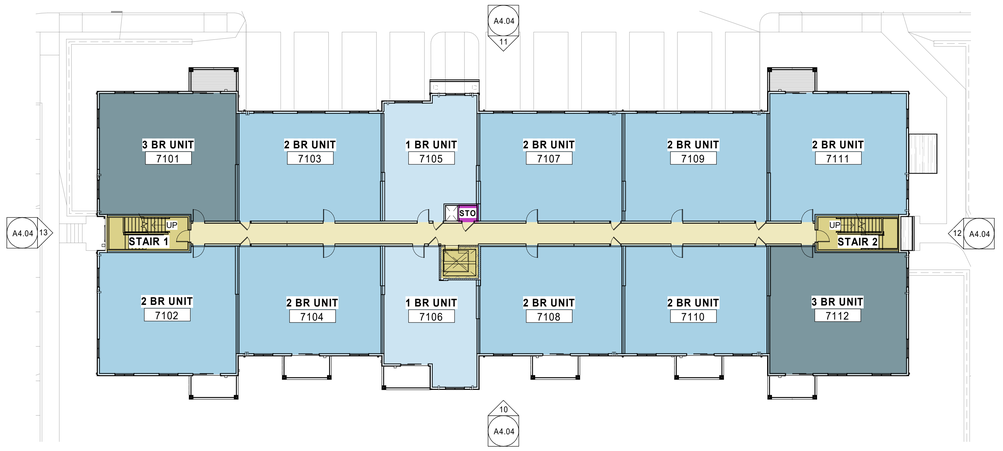

11 OVERALL PLAN - STACKED FLAT - TYPE D - LEVEL 1
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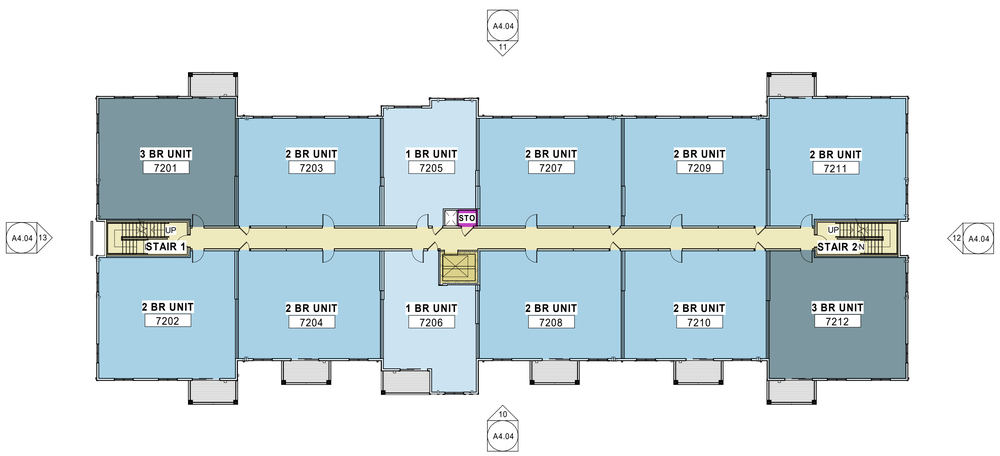

12 OVERALL PLAN - STACKED FLAT - TYPE D - LEVEL 2
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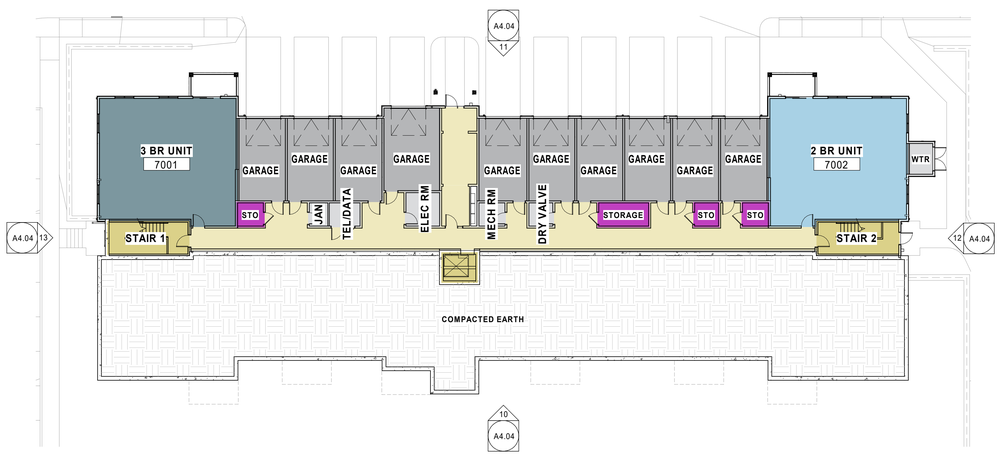

10 OVERALL PLAN - STACKED FLAT - TYPE D - BASEMENT
Scale: 1/16" = 1'-0"

UNIT MIX - STACKED FLAT - TYPE D

UNIT TYPE	DESCRIPTION	UNIT COUNT
SF	1 BR UNIT	6
SF	2 BR UNIT	26
SF	3 BR UNIT	6
TOTAL UNIT COUNT :		38

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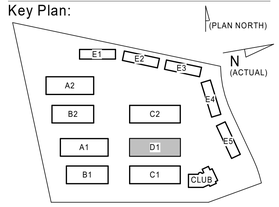

Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
FLOOR PLANS -
STACKED FLAT - TYPE D

Project Number:
21065

Issue Date:
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A1.04

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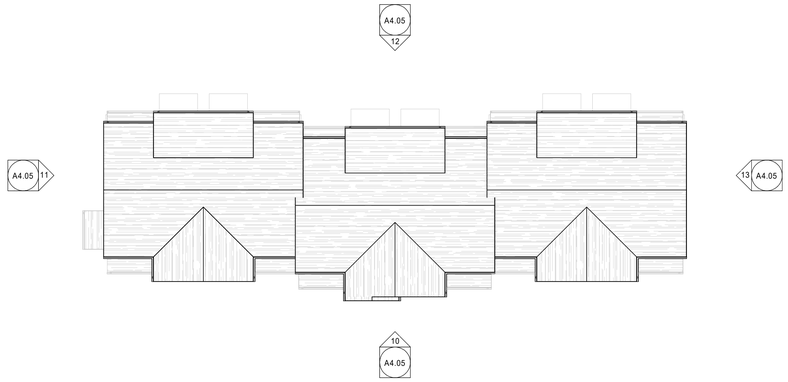
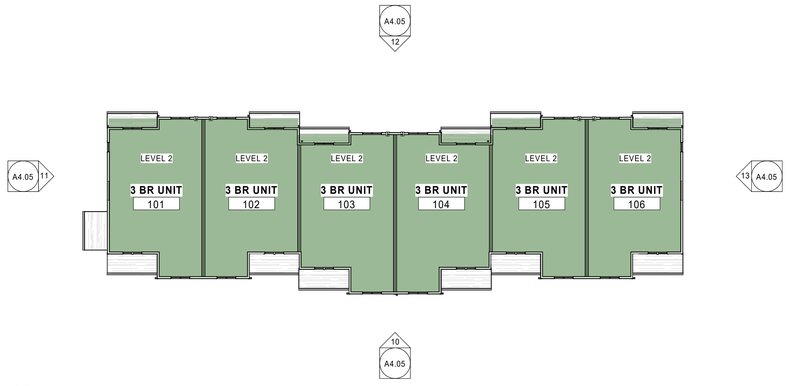


13 OVERALL PLAN - TOWNHOME - TYPE E - ROOF
Scale: 1/16" = 1'-0"



12 OVERALL PLAN - TOWNHOME - TYPE E - LEVEL 2
Scale: 1/16" = 1'-0"

11 OVERALL PLAN - TOWNHOME - TYPE E - LEVEL 1
Scale: 1/16" = 1'-0"

UNIT MIX - TOWNHOME - TYPE E		
UNIT TYPE	DESCRIPTION	UNIT COUNT
TH	3 BR UNIT	6
TOTAL UNIT COUNT :		6

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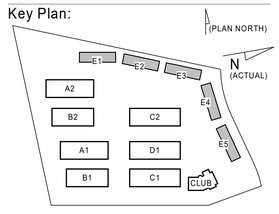
Key Plan:



Project Name:

MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:

FLOOR PLANS -
TOWNHOME - TYPE E

Project Number:

21065

Issue Date:

07/12/22

Sheet Number:

A1.05

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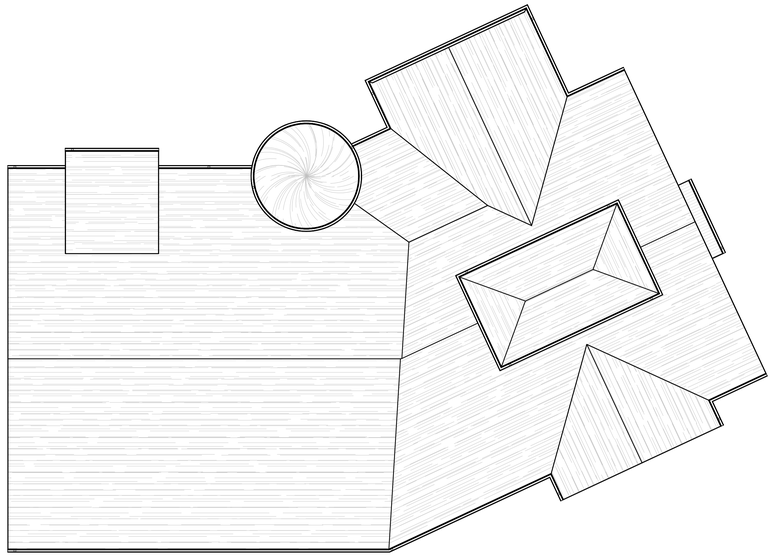
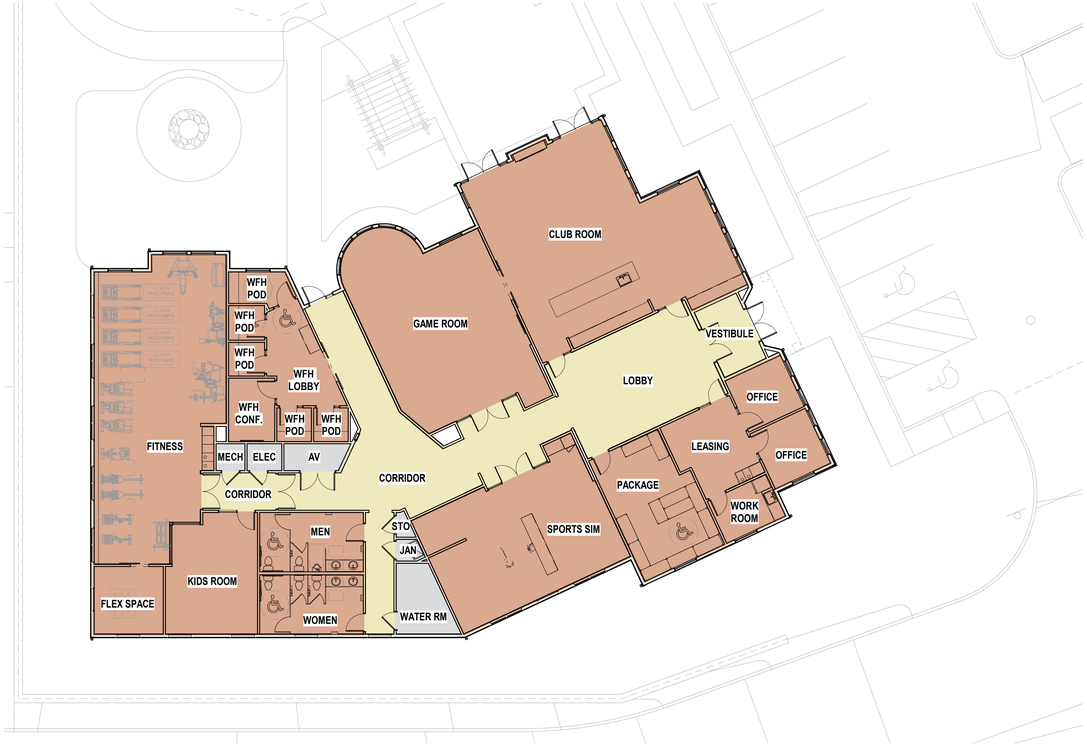


11 OVERALL PLAN - CLUBHOUSE ROOF
Scale: 3/32" = 1'-0"



10 OVERALL PLAN - CLUBHOUSE
Scale: 3/32" = 1'-0"

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Scale: 3/32" = 1'-0"

Key Plan:

Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
FLOOR PLANS - CLUBHOUSE - TYPE G

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A1.06

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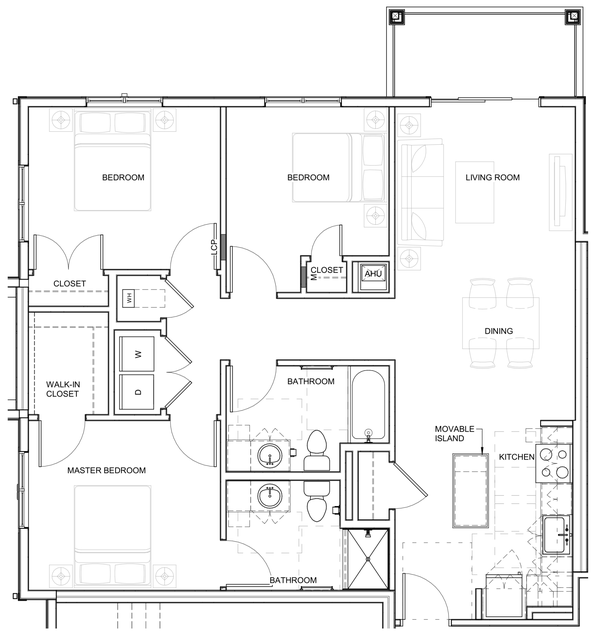

C TYPICAL UNIT - TYPE C - 3 BR FLAT
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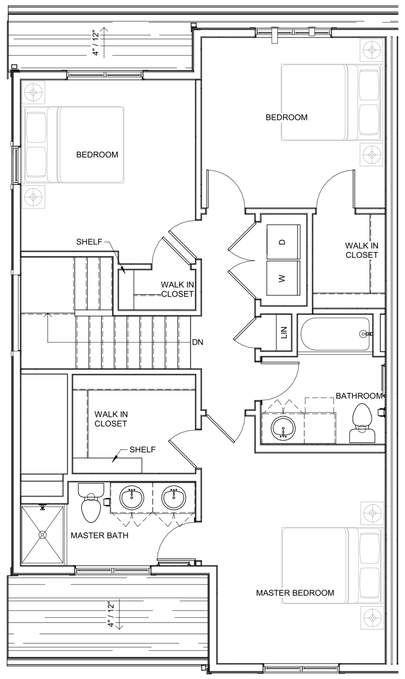
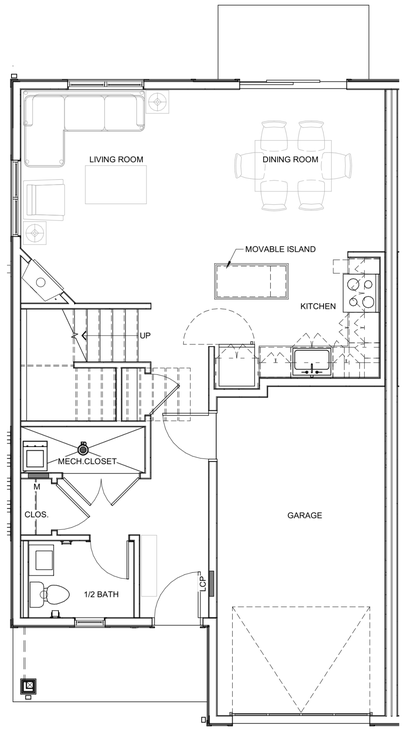


LEVEL 2



LEVEL 1

TH TYPICAL UNIT - TYPE TH - 3 BR TOWNHOME
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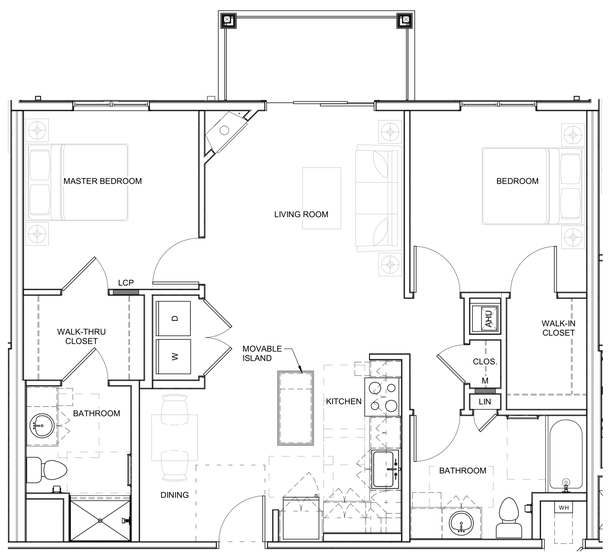

B TYPICAL UNIT - TYPE B - 2 BR FLAT
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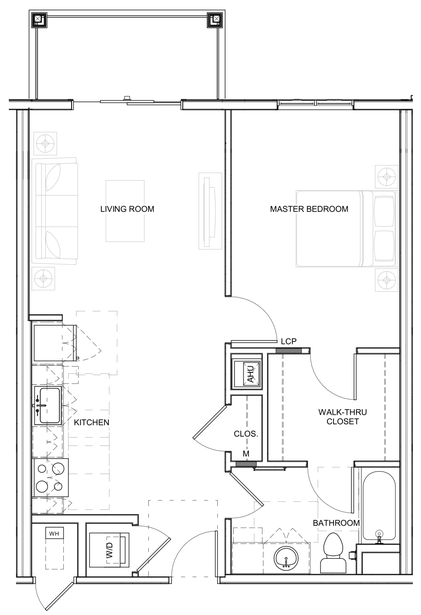

A TYPICAL UNIT - TYPE A - 1 BR FLAT
Scale: 1/4" = 1'-0"

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Key Plan:

Project Name:
MILL CREEK
MARSHFIELD

COMMERCE ROAD
MARSHFIELD, MA

Sheet Name:
TYPICAL UNIT TYPES

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A2.50

2/1/2022 10:22:27 AM
C:_Revit Local 2021\21065.00_R21_Modera Marshfield II_dharell@architecturalteam.com.rvt

13 STACKED FLAT - TYPE A - WEST ELEVATION
Scale: 1/8" = 1'-0"

12 STACKED FLAT - TYPE A - EAST ELEVATION
Scale: 1/8" = 1'-0"

11 STACKED FLAT - TYPE A - NORTH ELEVATION
Scale: 1/8" = 1'-0"

10 STACKED FLAT - TYPE A - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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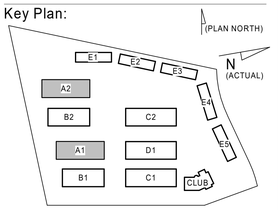
Drawn: SFM

Checked: AS

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

Key Plan:



Project Name:

MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:

EXT ELEVATIONS -
STACKED FLAT - TYPE A

Project Number:

21065

Issue Date:

07/12/22

Sheet Number:

A4.01

7/8/2022 5:28:31 PM
C:_Revit Local 2021\21065.00_R21_Modera Marshfield II_Main Model_PPauo.rvt

13 STACKED FLAT - TYPE B - WEST ELEVATION
Scale: 1/8" = 1'-0"

12 STACKED FLAT - TYPE B - EAST ELEVATION
Scale: 1/8" = 1'-0"

11 STACKED FLAT - TYPE B - NORTH ELEVATION
Scale: 1/8" = 1'-0"

10 STACKED FLAT - TYPE B - SOUTH ELEVATION (STREET SIDE)
Scale: 1/8" = 1'-0"

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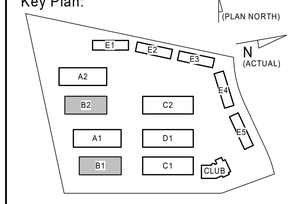
Drawn: SFM

Checked: AS

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

Key Plan:



Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
EXT ELEVATIONS -
STACKED FLAT - TYPE B

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A4.02

7/8/2022 4:38:19 PM
C:_Revit Local 20211210650.00_R21_Modera Marshfield II_Main Model_PPauo.rvt

13 STACKED FLAT - TYPE C - WEST ELEVATION
Scale: 1/8" = 1'-0"

12 STACKED FLAT - TYPE C - EAST ELEVATION
Scale: 1/8" = 1'-0"

11 STACKED FLAT - TYPE C - NORTH ELEVATION
Scale: 1/8" = 1'-0"

10 STACKED FLAT - TYPE C - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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Revision:

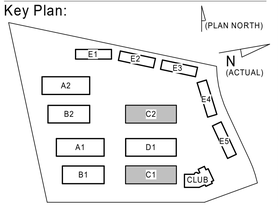
Architect of Record:

Drawn: SFM

Checked: AS

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

Key Plan:



Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
EXT ELEVATIONS -
STACKED FLAT - TYPE C

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A4.03

7/8/2022 5:34:16 PM
C:_Revit Local 2021\21065.00_R21_Modera Marshfield II_Main Model_PPauo.rvt

13 STACKED FLAT - TYPE D - WEST ELEVATION
Scale: 1/8" = 1'-0"

12 STACKED FLAT - TYPE D - EAST ELEVATION
Scale: 1/8" = 1'-0"

11 STACKED FLAT - TYPE D - NORTH ELEVATION (STREET SIDE)
Scale: 1/8" = 1'-0"

10 STACKED FLAT - TYPE D - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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Revision:

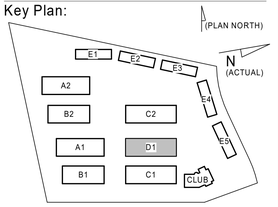
Architect of Record:

Drawn: SFM

Checked: AS

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

Key Plan:



Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

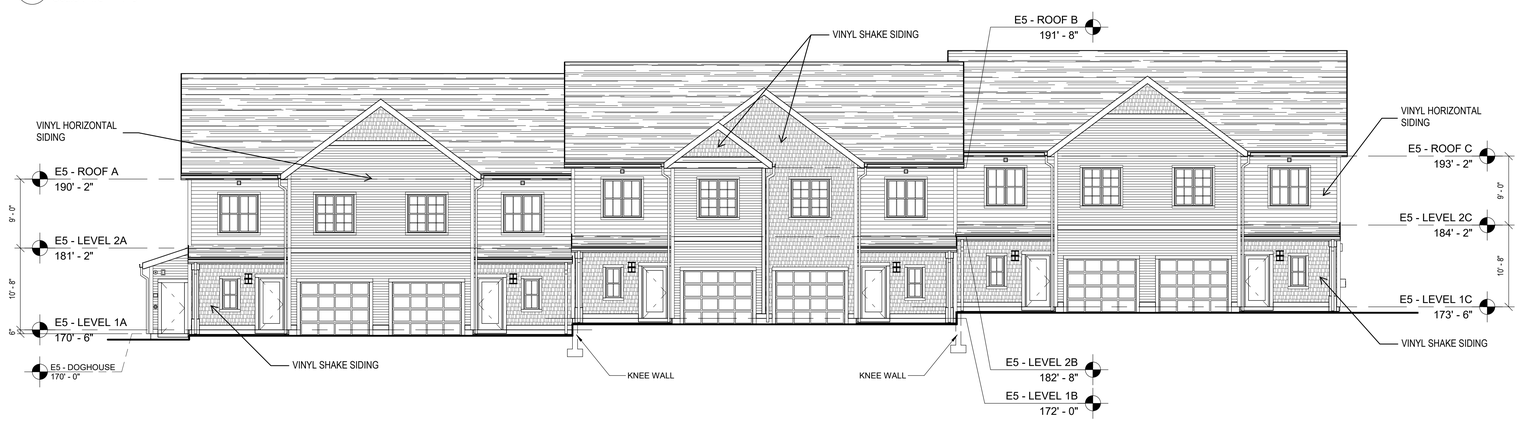
Sheet Name:
EXT ELEVATIONS - STACKED FLAT - TYPE D

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A4.04

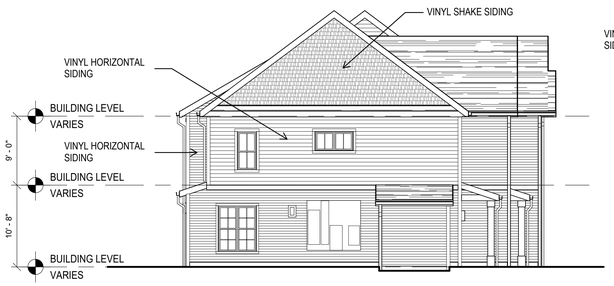
21 TOWNHOME - TYPE E5 (BLDGS E2, E3, E4 SIMILAR, STEPPING VARIES) - NORTH ELEVATION (REAR SIDE)
Scale : 1/8" = 1'-0"



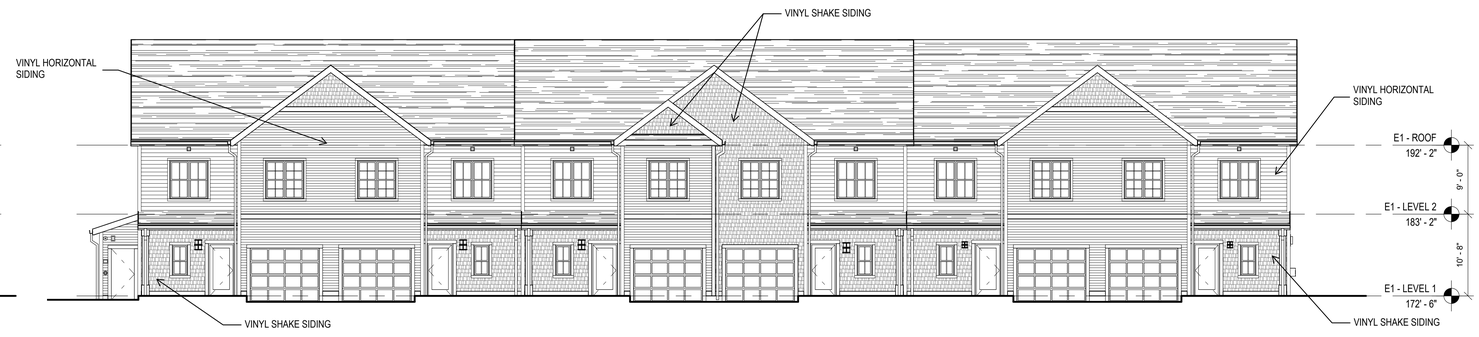
20 TOWNHOME - TYPE E5 (BLDGS E2, E3, E4 SIMILAR, STEPPING VARIES) - SOUTH ELEVATION (STREET SIDE)
Scale : 1/8" = 1'-0"

31 TOWNHOME - TYPICAL EAST ELEVATION
Scale: 1/8" = 1'-0"

11 TOWNHOME - TYPE E1 - NORTH ELEVATION (BACKSIDE)
Scale: 1/8" = 1'-0"



30 TOWNHOME - TYPICAL WEST ELEVATION
Scale: 1/8" = 1'-0"



10 TOWNHOME - TYPE E1 - SOUTH ELEVATION (STREET SIDE)
Scale: 1/8" = 1'-0"

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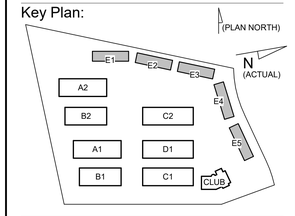
Architect of Record:

Drawn: SFM

Checked: AS

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

Key Plan:



Project Name:
MILL CREEK
MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:
EXT ELEVATIONS - TOWNHOME - TYPE E

Project Number:
21065

Issue Date:
07/12/22

Sheet Number:
A4.05

7/11/2022 5:44:07 PM
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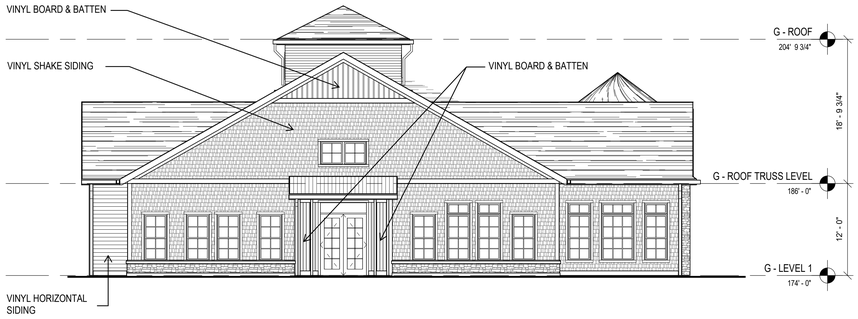
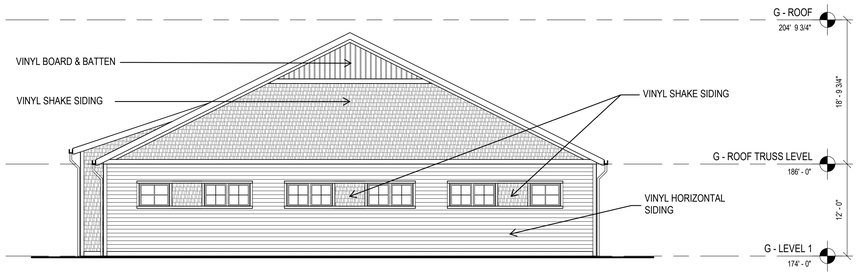
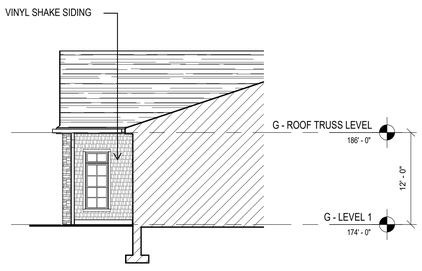


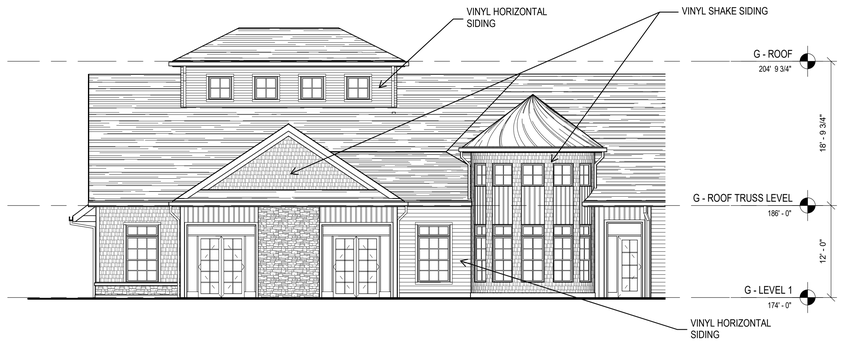
70 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - NORTH ELEVATION
Scale : 1/8" = 1'-0"



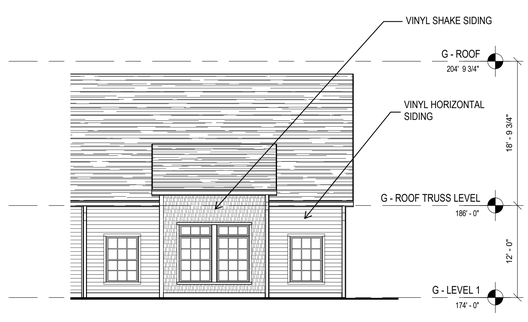
60 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - SOUTH ELEVATION A
Scale : 1/8" = 1'-0"



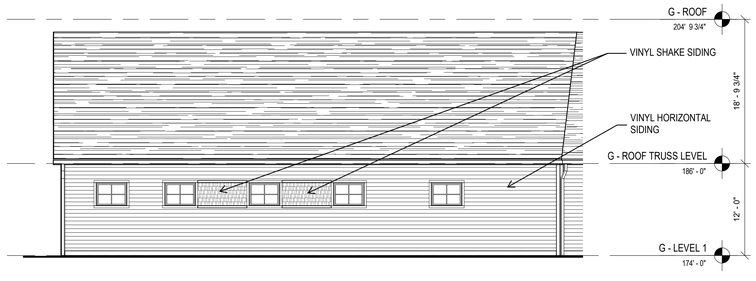
50 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - SOUTH ELEVATION B
Scale : 1/8" = 1'-0"



40 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - WEST ELEVATION A
Scale : 1/8" = 1'-0"



30 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - WEST ELEVATION B
Scale : 1/8" = 1'-0"



20 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - EAST ELEVATION A
Scale : 1/8" = 1'-0"

10 EXTERIOR BUILDING ELEVATION - CLUBHOUSE - EAST ELEVATION B
Scale : 1/8" = 1'-0"

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Drawn: PP

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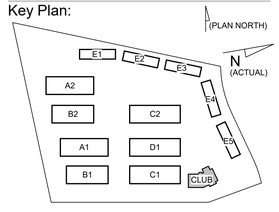
Scale: 1/8" = 1'-0"

Key Plan:



Project Name:

MILL CREEK MARSHFIELD

COMMERCE WAY
MARSHFIELD, MA

Sheet Name:

EXT ELEVATIONS - CLUBHOUSE -TYPE G

Project Number:

21065

Issue Date:

07/11/22

Sheet Number:

A4.06

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Drawn: DH

Checked: AS

Scale: 1" = 20'-0"

Key Plan:

Project Name:

MILL CREEK
MARSHFIELD

COMMERCE ROAD
MARSHFIELD, MA

Sheet Name:

SITE SECTION

Project Number:

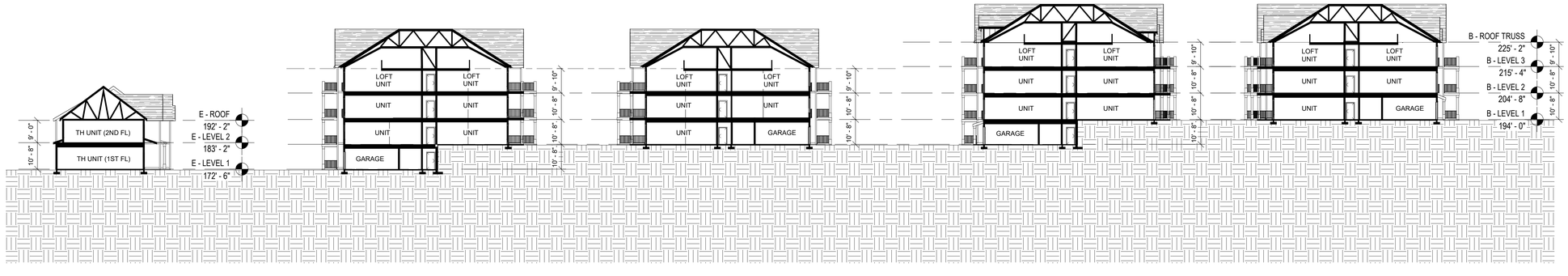
21065

Issue Date:

07/12/22

Sheet Number:

A5.01



TOWNHOUSE BUILDING E | **STACKED FLAT BUILDING A (STEPPED)** | **STACKED FLAT BUILDING B** | **STACKED FLAT BUILDING A (STEPPED)** | **STACKED FLAT BUILDING B**

10 SITE SECTION
Scale: 1" = 20'-0"

2/1/2022 10:22:43 AM
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