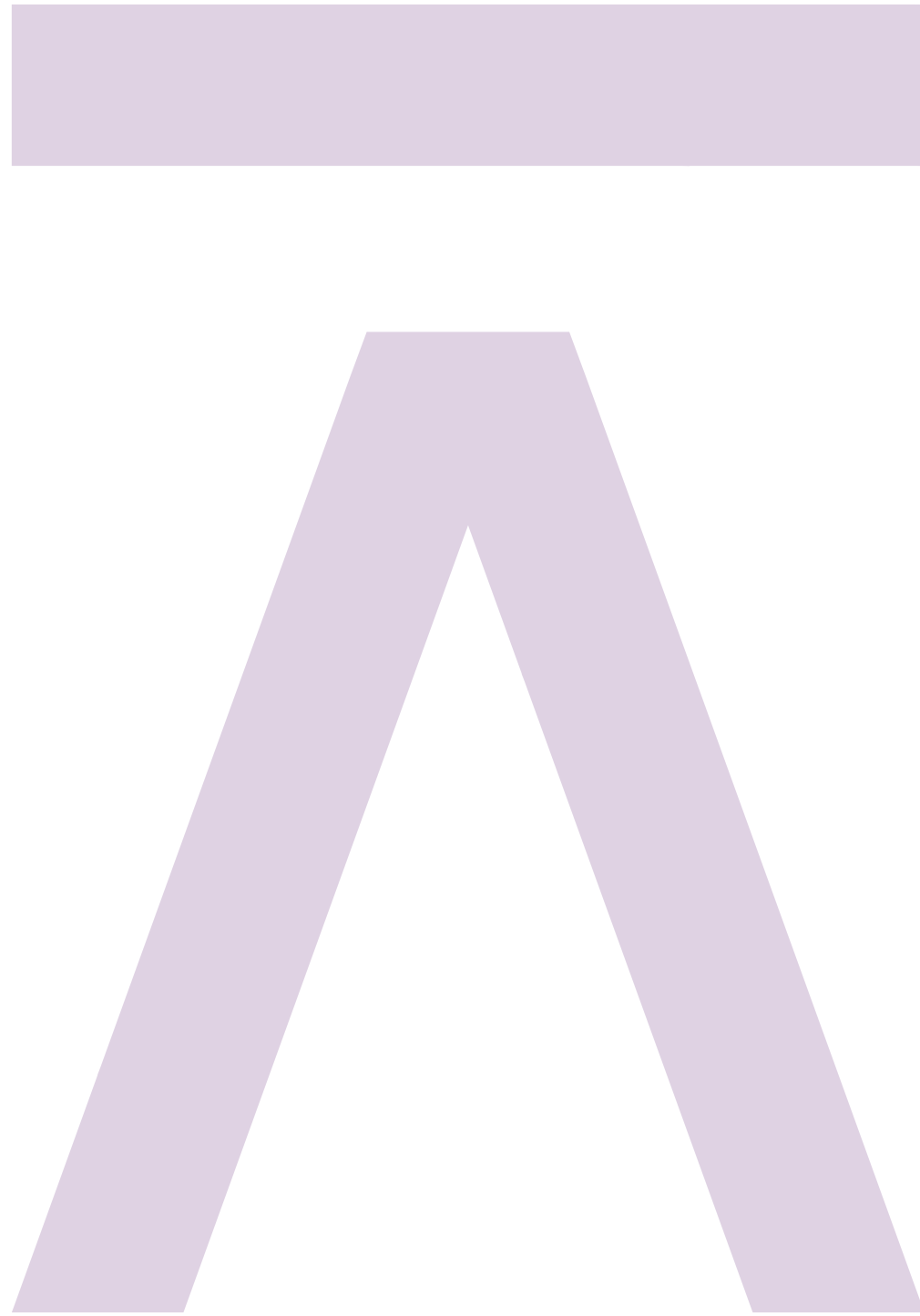




DESIGN • INNOVATION • STRATEGY



Heritage On Main

Medway, Massachusetts

----->
ROUTE 85 REALTY CORP.

DESIGN REVIEW COMMITTEE PRESENTATION
AUGUST 3, 2026

sp̄arc

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Today's Goals

- 1 Previous Design
- 2 What We Heard
- 3 Design Comparisons
- 4 Community Impact
- 5 Recap



1

Previous Design



1

Previous Design

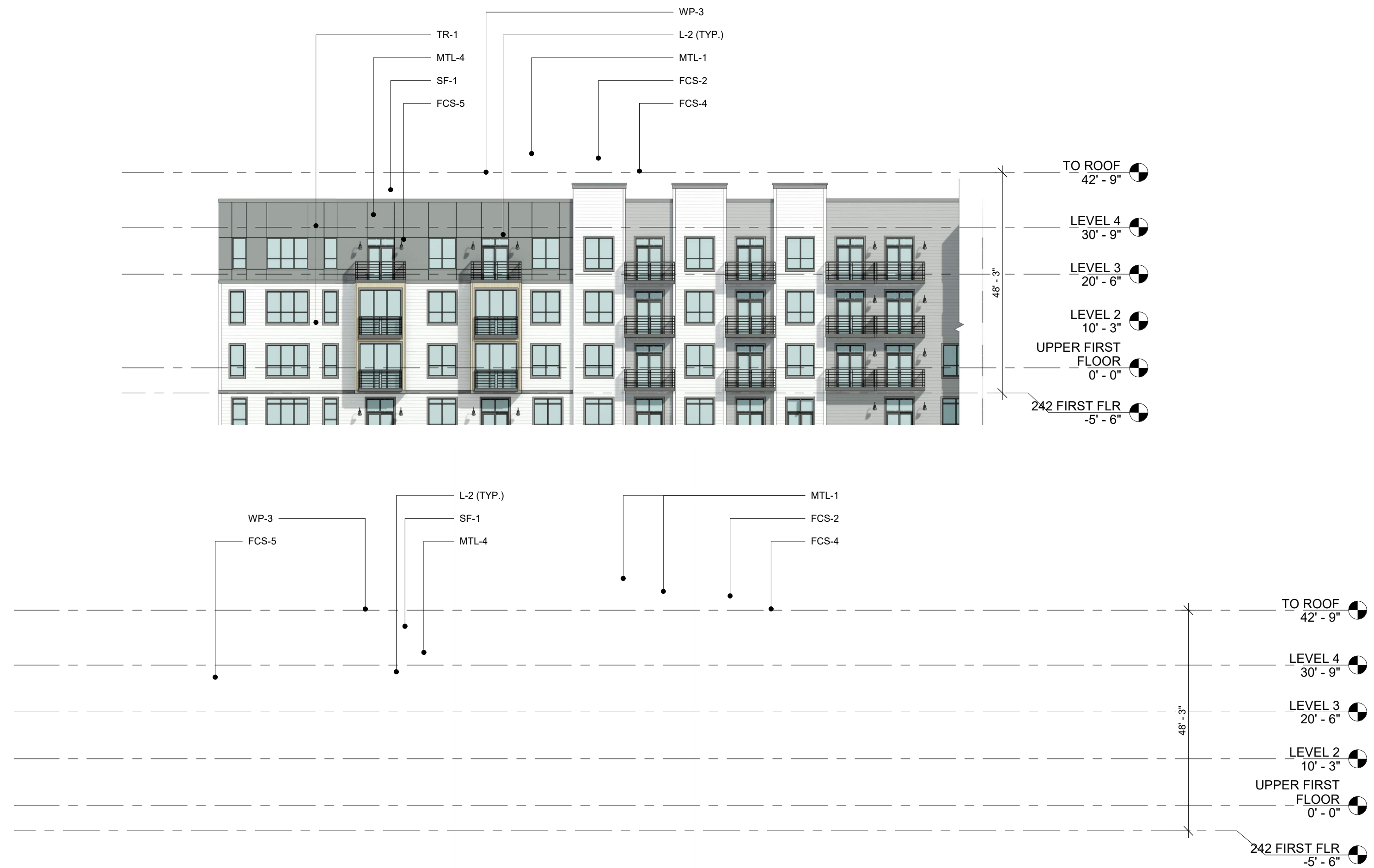




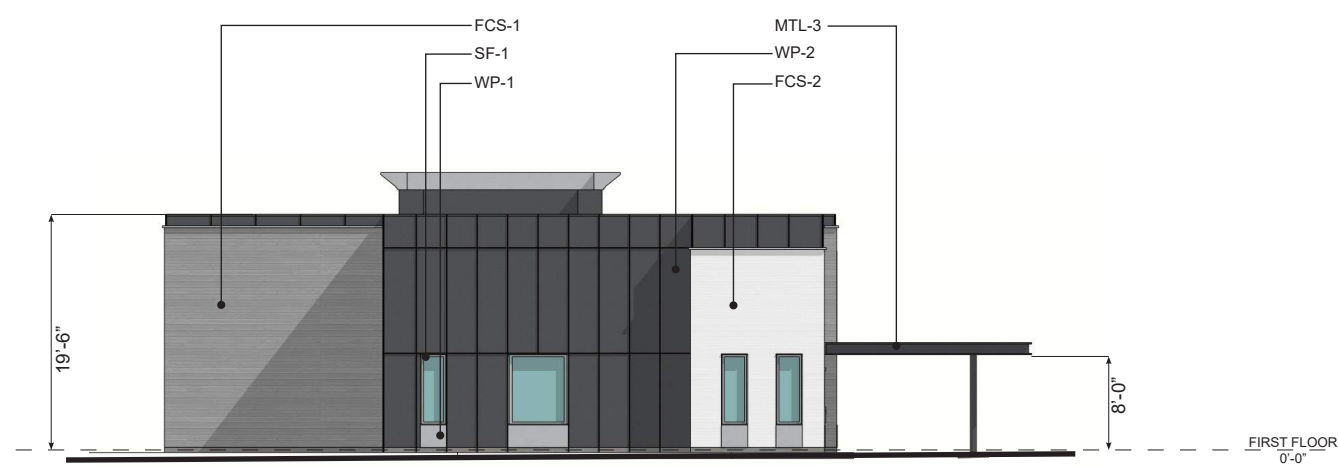
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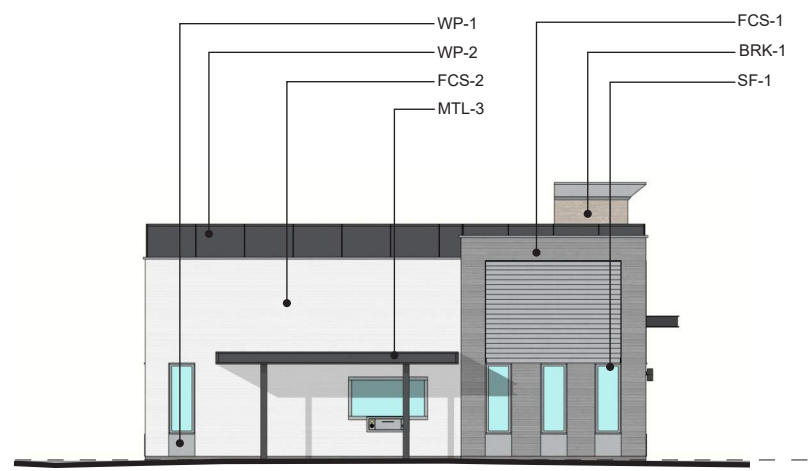
Image Caption



Image Caption



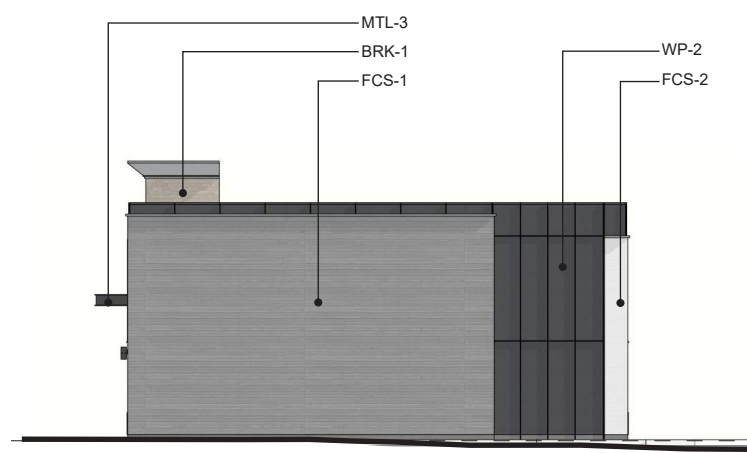
4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



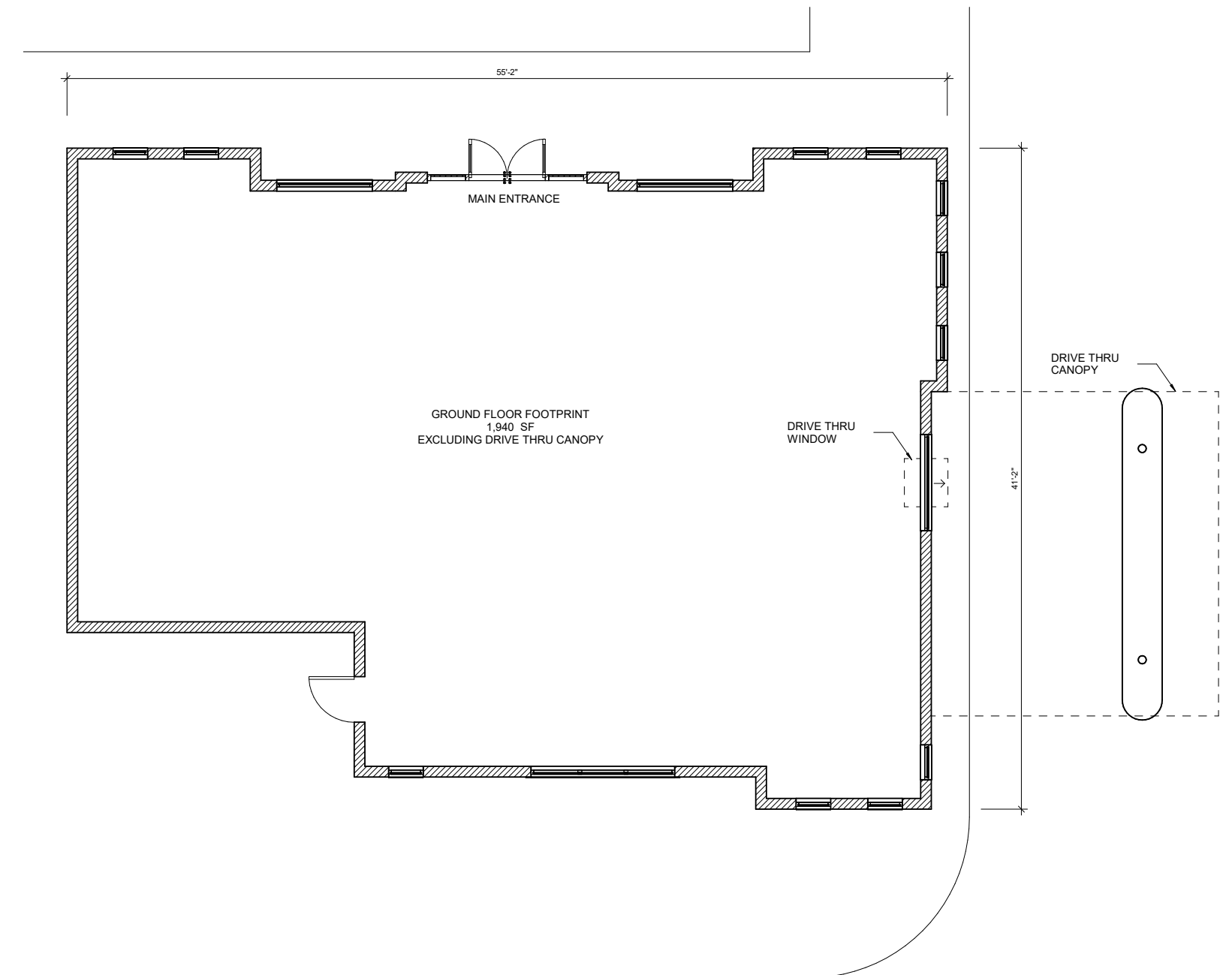
3 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



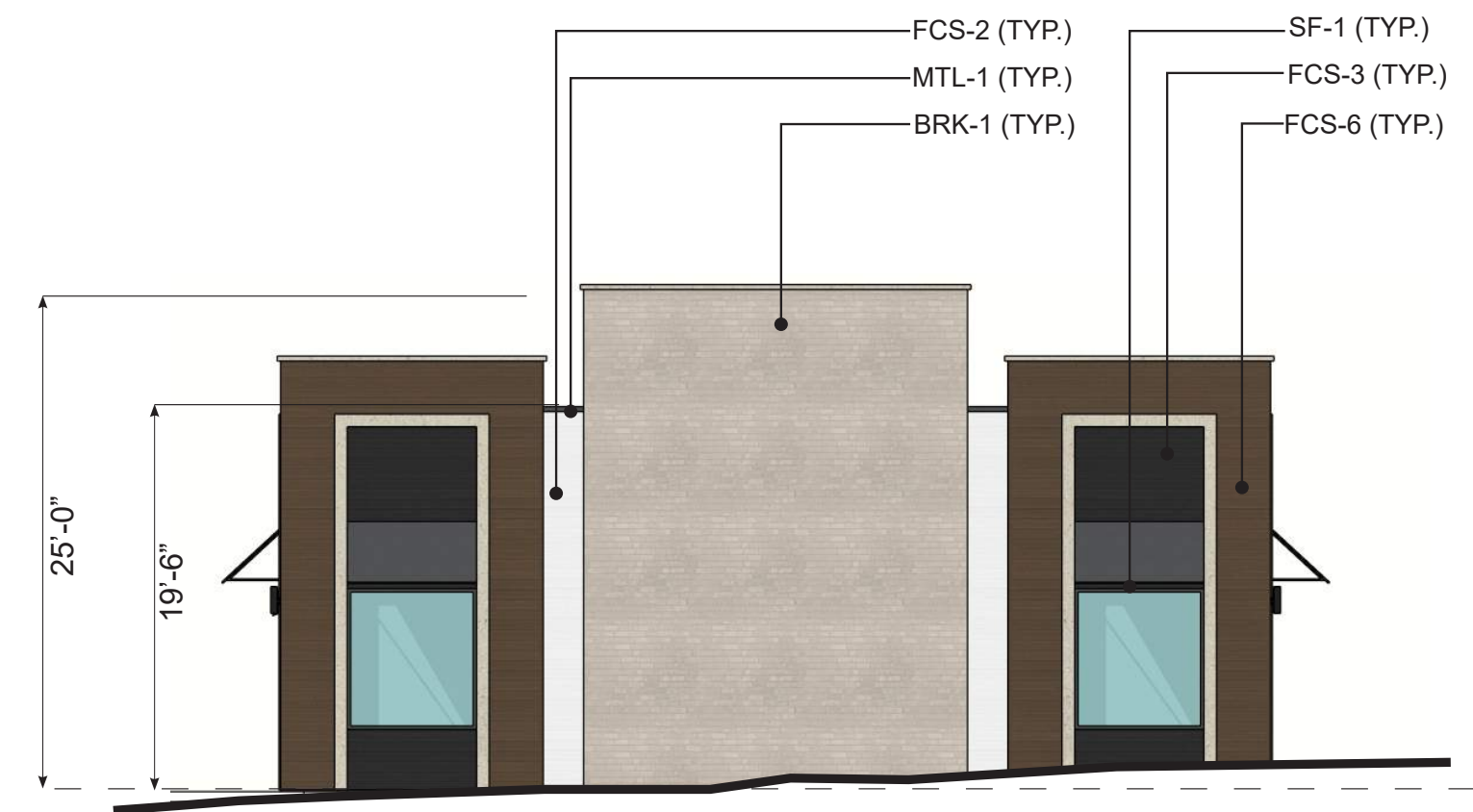
1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 BANK FLOOR PLAN
SCALE: 1/4" = 1'-0"



Image Caption



4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

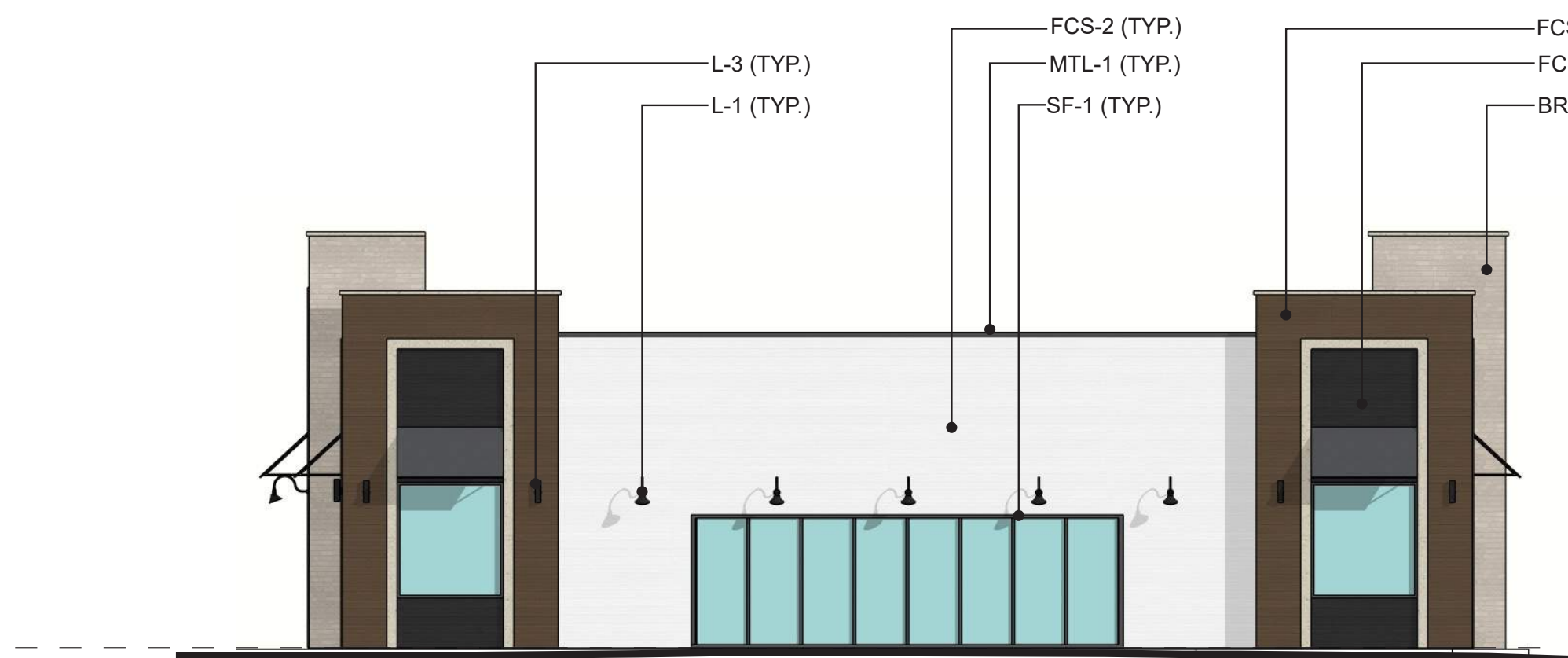


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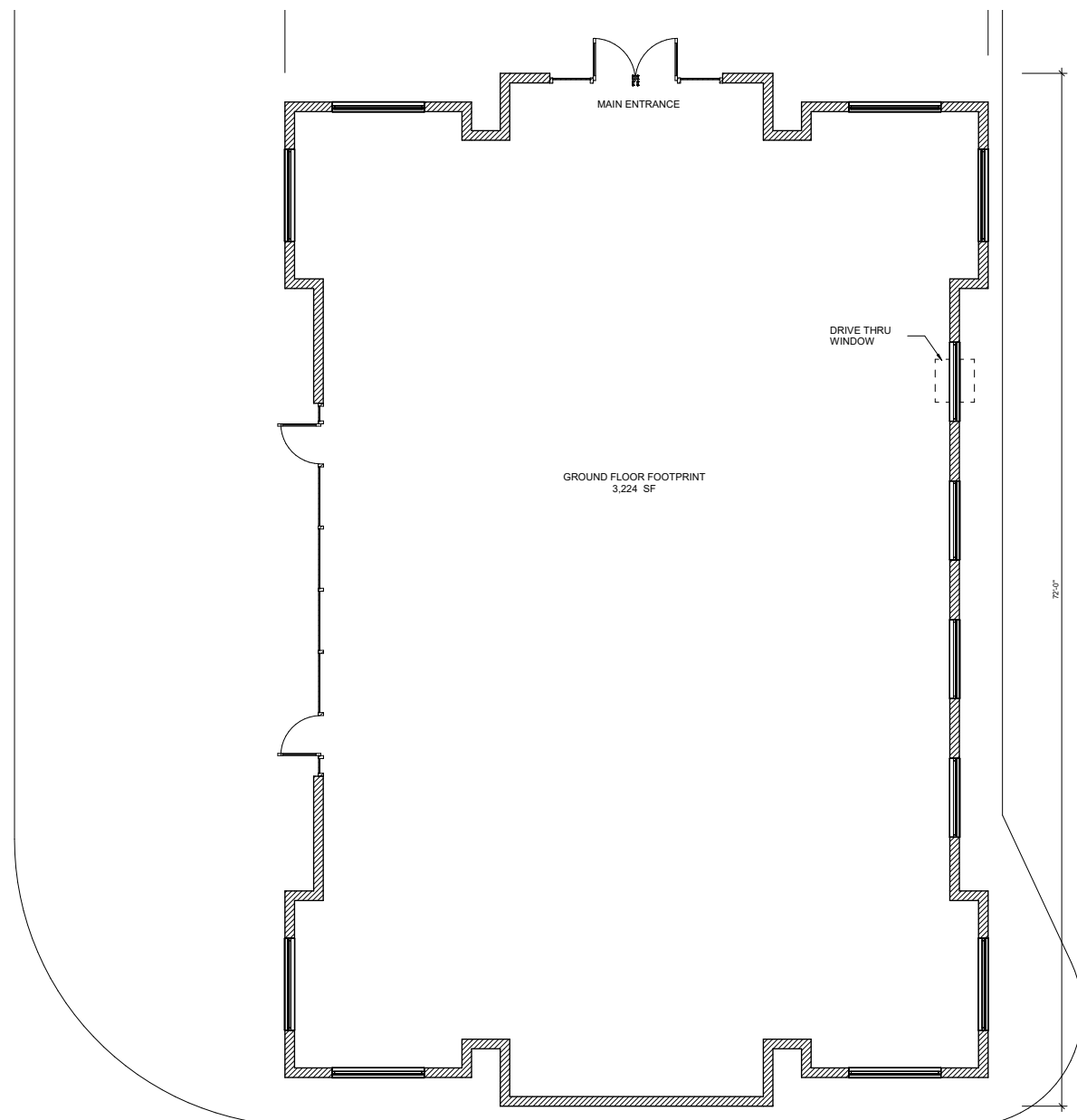
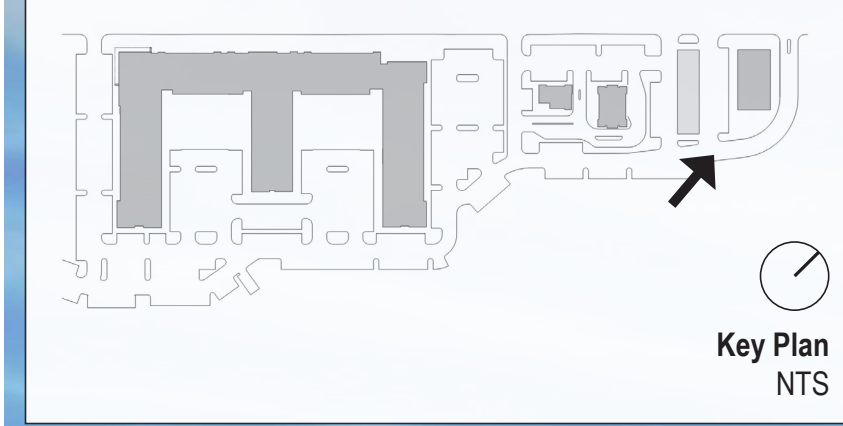


Image Caption





Key Plan
NTS

- WD-1

WOOD SIDING
COLOR: ORANGE
- WD-2

WOOD
COLOR: DARK BROWN
- TR-1

TRIM
COLOR: DARK GRAY
- MTL-1

METAL COPING
COLOR: DARK GRAY
- MTL-2

METAL CANOPY
COLOR: LIGHT GRAY
- MTL-3

METAL CANOPY
COLOR: GRAPHITE GRAY
- MTL-4

METAL RAILING
COLOR: DARK GRAY
- MTL-5

AGED METAL CANOPY
COLOR: X
- BRK-1

BRICK
COLOR: TAN
- SB-1

FIELD STONE BASE
COLOR: X
- FCS-1

FIBER CEMENT SIDING
COLOR: GRAY
- FCS-2

FIBER CEMENT SIDING
COLOR: WHITE
- FCS-3

FIBER CEMENT SIDING
COLOR: BLACK
- FCS-4

FIBER CEMENT SIDING
COLOR: LIGHT GRAY
- FCS-5

FIBER CEMENT SIDING
COLOR: BROWN
- FCS-6

FIBER CEMENT SIDING
COLOR: BROWN
- WP-1

WALL PANELS
COLOR: LIGHT GRAY
- WP-2

WALL PANELS
COLOR: DARK GRAY
- WP-3

WALL PANELS
COLOR: DARK GRAY
- SF-1

ALUMINUM STOREFRONT
COLOR: BLACK
- L-1

BARN LAMP
COLOR: BLACK
- L-2

MULLION MOUNT
COLOR: BLACK
- L-3

OUTDOOR WALL LANTERN
COLOR: BLACK

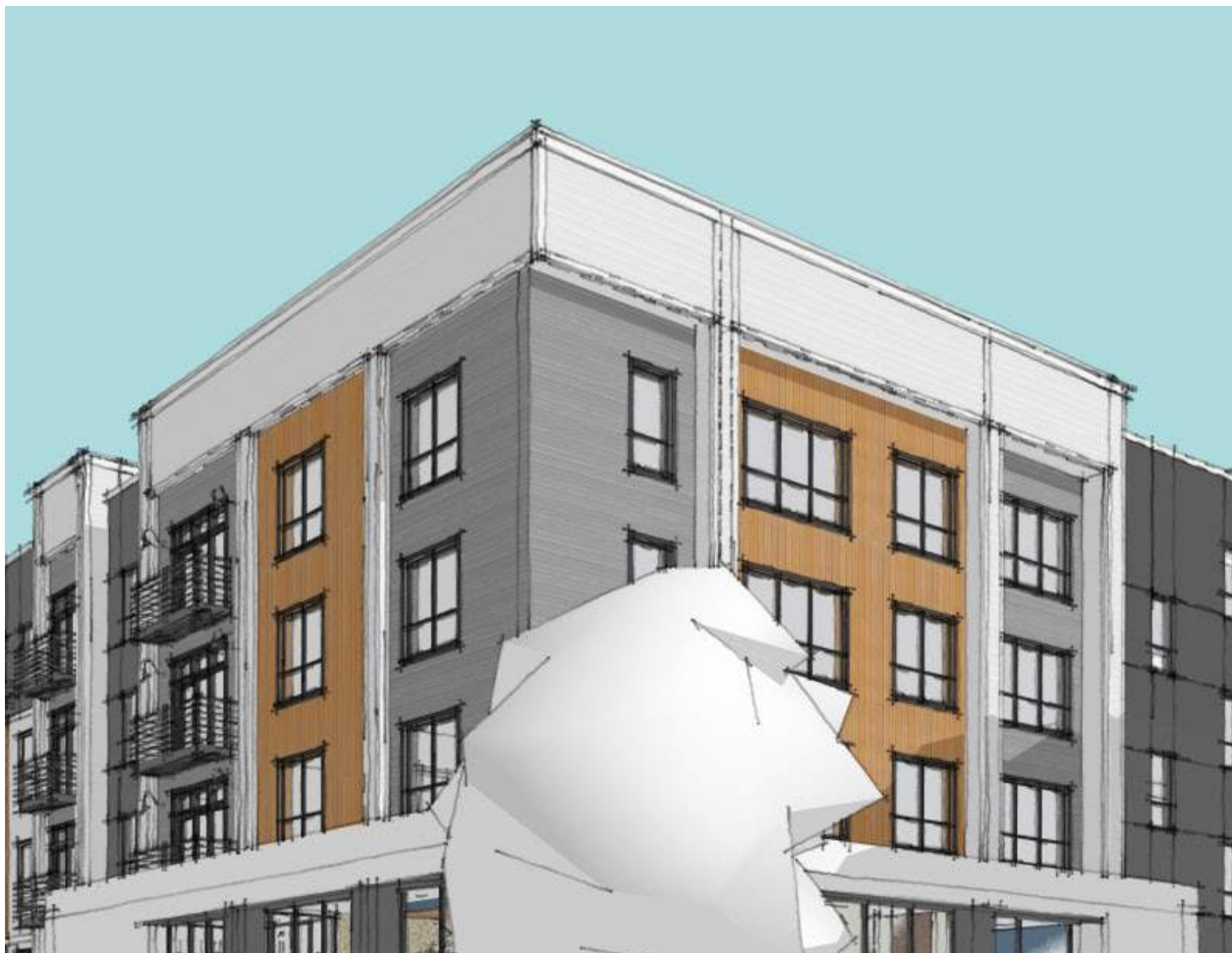
Image Caption

2

What We Heard

- Main Street multi-family building elevation feels too long and unbroken
- Overall multi-family roof lines were too flat without enough variation
- Multi-family architecture needs more horizontal emphasis of the 'base', 'middle' and 'cap' sections of the building
- Overall architectural palette should have more masonry, shingle-shakes and clapboards infused into the design.
- Multi-family building footprint undulations should have more depth.
- Overall architectural language should incorporate more "New England Village" roof forms
- Multi-family architecture should create the impression that 4th floor is stepped back
- DRB preference to avoid having true projecting balconies on Main Street.
- Overall development should have greater emphasis of walkability on Main Street.
- Country store design needs to have its prototype adapted to New England Village themes.
- Remove the 'Tree Trunk' columns at the gas canopy

Areas of Concern



Roof Lines

Comments encouraged an architectural language that utilizes more New England Village themes: gables, mansards and dormers.



Walkability

Previous Multi-family facade's verticality created too much of a harsh 'urban edge' along Maint Street. Comments encouraged architectural moves to soften the facade's perception from ground level, reduce the appearance of it's overall height, create perception of the fourth floor being steppd back.



Balconies and Materials

Previous comments expressed concern that projecting balconies on main street could result in undesirable aesthetics and views of resident belongings.

Inspiration - ‘A New Direction’



Pitched Roofs



Building Undulation



Mix of Materials



New England Rhythm



Facade Unity



Juliet Balconies

3

Design Modifications: A New Approach



Comparison



BEFORE



BEFORE



AFTER



AFTER

Comparison



BEFORE



AFTER



BEFORE



AFTER

Comparison



BEFORE



BEFORE



AFTER



AFTER

Comparison



BEFORE



BEFORE



AFTER



AFTER

Comparison



BEFORE



AFTER



BEFORE



AFTER

Comparison



Comparison



Comparison



Comparison



NEW RENDERINGS / VIEWS

NEW RENDERINGS / VIEWS

4 Community Impact



Country Store amenities & Ice Cream walk-up



Intimate courtyard park along Main Street

Recap

5

- Overall architectural palette substantially re-designed to emphasize New England Village themes
- Overall material palette re-configured to utilize brick & stone masonry, shingle-shakes, shingle roofing, standing seam metal roofing and clapboards (which were included in previous design scheme as well).
- Cupola added to northwest corner of multi-family building to establish more direct dialogue with new municipal complex planned across the street.
- Country store design re-configured to provide a walk-up ice cream window on Main street with public seating area.
- Roof lines of multi-family building substantially re-designed to achieve greater variation in roof forms, heights and materials.
- fourth floor facade of multi-family building reconfigured to create perception of step-back.
- Landscape buffer along main street embellished further with additional landscaping, streetscape lighting and public-facing seating amenities.
- public 'court' incorporated along main street at mid-point of development.

