

Rocky Hill

Amesbury, Massachusetts

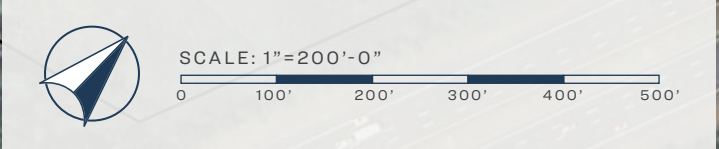
SITE PLAN REVIEW: NORTH NEIGHBORHOOD ARCHITECTURE

August 1, 2025



Places of Value. Value of Place.

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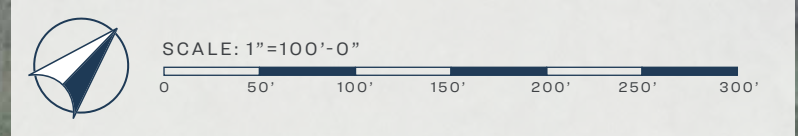
Rocky Hill

ILLUSTRATIVE KEY PLAN
AUGUST 1, 2025





North Neighborhood		
	Multifamily Corridor Buildings	2 @ 36 = 72 Units
	Multifamily 12-Unit Walk-Ups	8 @ 12 = 96 Units
	Multifamily 6-Unit Manor Homes	12 @ 6 = 72 Units
	Multifamily Stacked Flats/Towns	28 @ 2 = 56 Units
Total Units		296 Units



Rocky Hill

ILLUSTRATIVE KEY PLAN: NORTH NEIGHBORHOOD
AUGUST 1, 2025





CLUBHOUSE



FIELDHOUSE



GRILL PAVILION



STACKED TOWNS OVER FLATS A



STACKED TOWNS OVER FLATS B



6-UNIT MANOR HOUSE A



6-UNIT MANOR HOUSE B



12-UNIT WALK UP: ALL 1BDS



12-UNIT WALK UP: 1BDS & 2BDS



12-UNIT WALK UP: ALL 2BDS



CORRIDOR BUILDING



CAR BARNs



Rocky Hill

CONCEPT ARCHITECTURE
AUGUST 1, 2025





KEY PLAN (N.T.S.)



KEY FLOOR PLANS (N.T.S.)

PROGRAM

Units

Studio	4 units
1 BD	9 units
2 BD	23 units
Total	36 units

Gross Floor Areas

First Floor	+/- 11,710 sf
Total	+/- 46,840 sf

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



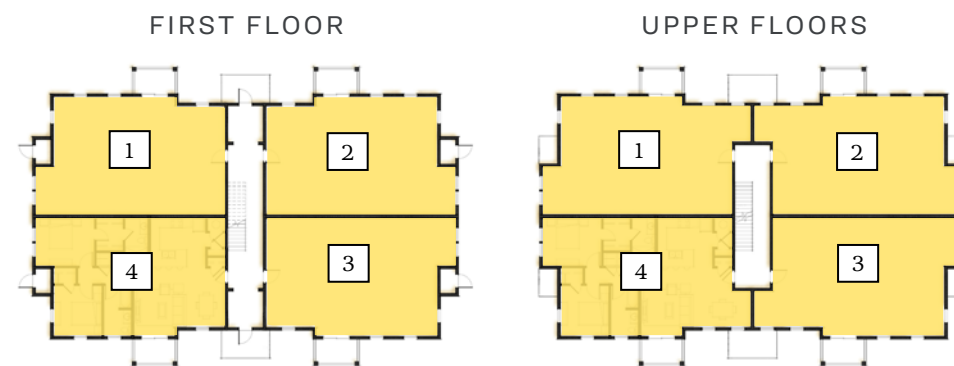
Rocky Hill

CORRIDOR BUILDING: ELEVATION
AUGUST 1, 2025





KEY PLAN (N.T.S.)



KEY FLOOR PLANS (N.T.S.)

PROGRAM

Units	
2 BD	12 units
Total	12 units
Gross Floor Areas	
First Floor	+/- 4,805 sf
Total	+/- 14,415 sf

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

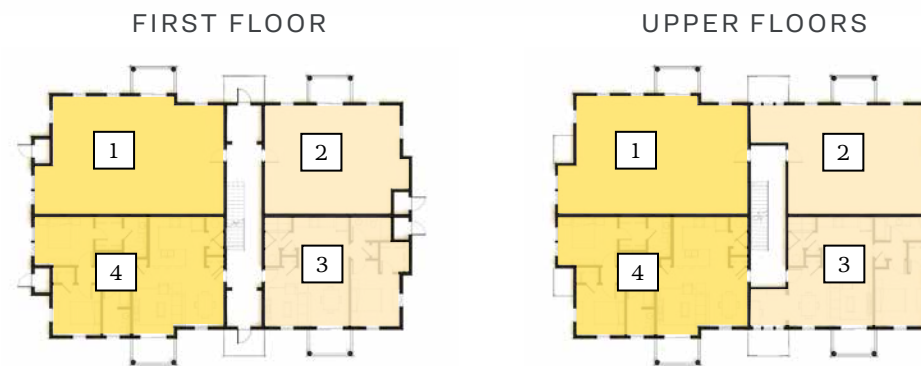
Rocky Hill

12-UNIT WALK UP (ALL 2 BDS):ELEVATION
AUGUST 1, 2025





KEY PLAN (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

PROGRAM

Units

1 BD	6 units
2 BD	6 units
Total	12 units

Gross Floor Areas

First Floor	+/- 4,230 sf
Total	+/- 12,690 sf

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



Rocky Hill

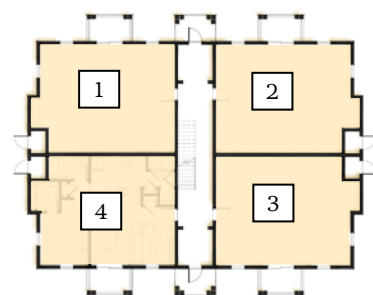
12-UNIT WALK UP (1BDS & 2BDS): ELEVATION
AUGUST 1, 2025





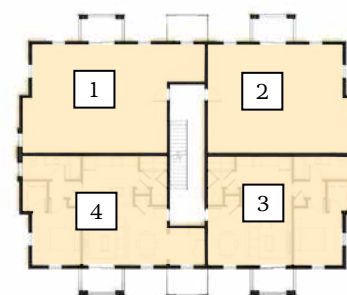
KEY PLAN (N.T.S.)

FIRST FLOOR



KEY FLOOR PLAN (N.T.S.)

UPPER FLOORS



PROGRAM

Units

1 BD	12 units
Total	12 units

Gross Floor Areas

First Floor	+/- 3,630 sf
Total	+/- 10,890 sf

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



Rocky Hill

12-UNIT WALK UP (ALL 1 BDS):ELEVATION
AUGUST 1, 2025





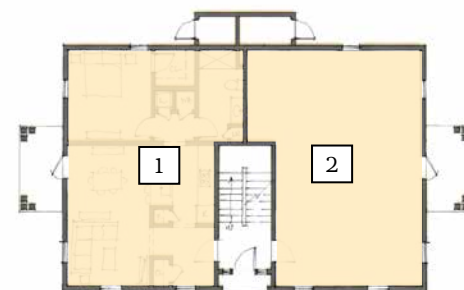
FRONT ELEVATION



SIDE ELEVATION



KEY PLAN* (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

PROGRAM

Units	
1 BD	6 units
Total	6 units
Gross Floor Areas	
First Floor	+/- 1,760 sf
Total	+/- 5,200 sf

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

Rocky Hill

6-UNIT MANOR HOUSE A: ELEVATION
AUGUST 1, 2025





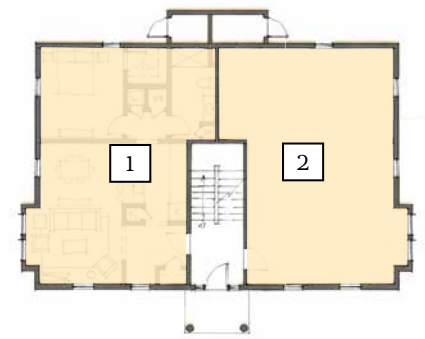
FRONT ELEVATION



SIDE ELEVATION



KEY PLAN* (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

PROGRAM

Units	
1 BD	6 units
Total	6 units
Gross Floor Areas	
First Floor	+/- 1,760 sf
Total	+/- 5,200 sf



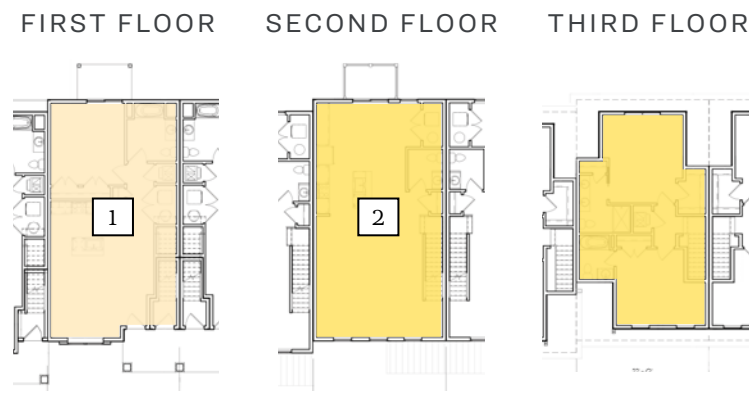
Rocky Hill

6-UNIT MANOR HOUSE B: ELEVATION
AUGUST 1, 2025





KEY PLAN* (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

PROGRAM

Units (Per Instance)

1 BD	1 unit
2 BD	1 unit
Total	2 units

Gross Floor Areas (Per Instance)

First Floor	+/- 865 sf
Total	+/- 2,400 sf

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



Rocky Hill

STACKED TOWNS OVER FLATS: ELEVATION

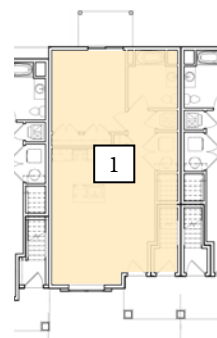
AUGUST 1, 2025



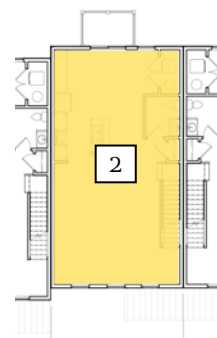


KEY PLAN* (N.T.S.)

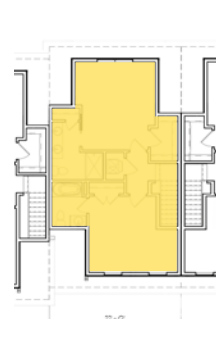
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



KEY FLOOR PLAN (N.T.S.)

PROGRAM

Units (Per Instance)

1 BD	1 unit
2 BD	1 unit
Total	2 units

Gross Floor Areas (Per Instance)

First Floor	+/- 865 sf
Total	+/- 2,400 sf

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



Rocky Hill

STACKED TOWNS OVER FLATS: ELEVATION
AUGUST 1, 2025





WEST ELEVATION



NORTH ELEVATION



KEY PLAN (N.T.S.)

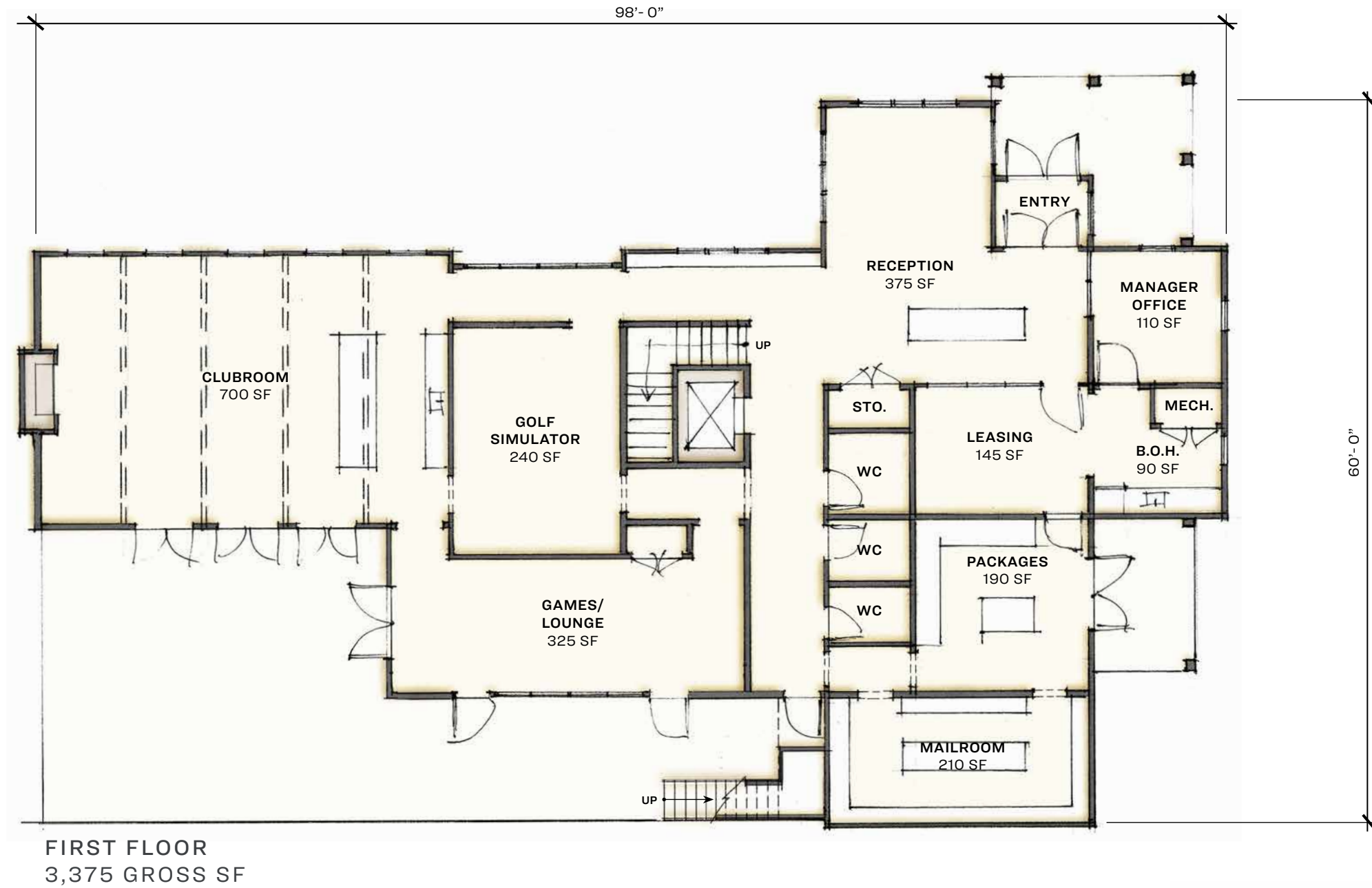
SCALE: 3/32"=1'-0"



Rocky Hill

CLUBHOUSE: ELEVATION
AUGUST 1, 2025





KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)

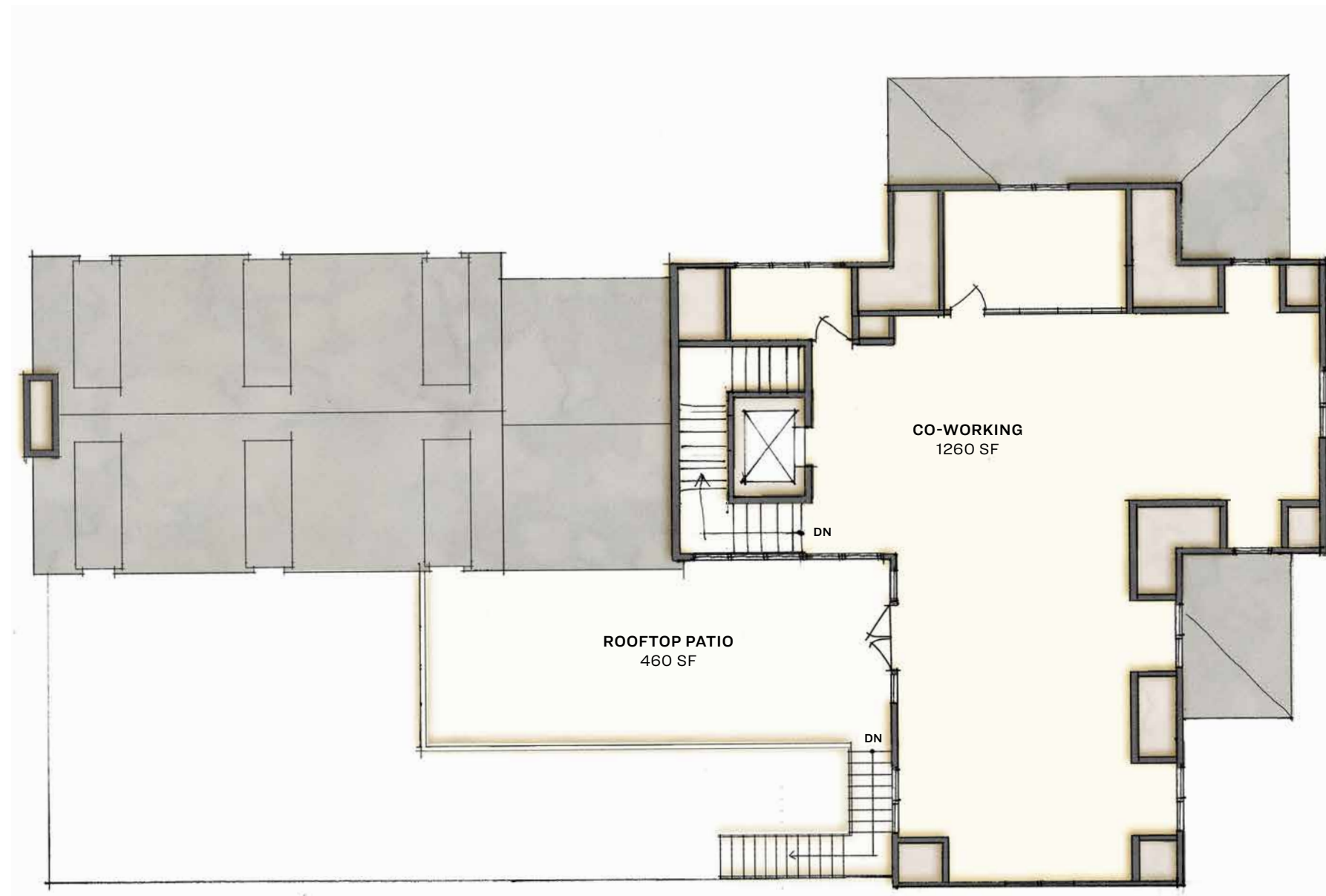
SCALE: 3/32"=1'-0"



Rocky Hill

CLUBHOUSE: FLOOR PLAN
AUGUST 1, 2025





SECOND FLOOR
1,260 GROSS SF



KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)

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

0' 1' 2' 4' 10' 20' 40'

Rocky Hill

CLUBHOUSE: FLOOR PLAN
AUGUST 1, 2025





KEY PLAN (N.T.S.)

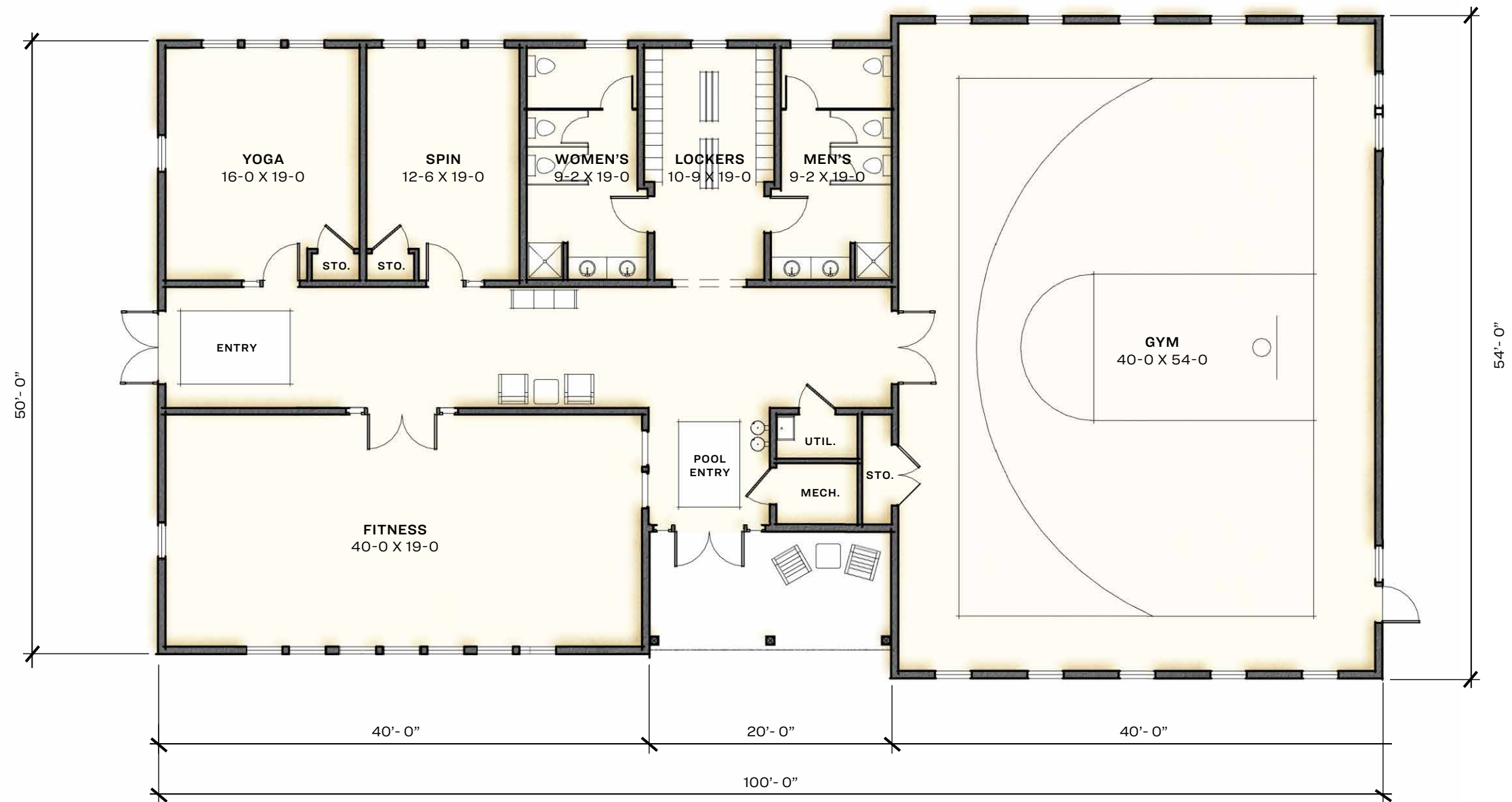
SCALE: 3/32"=1'-0"

0' 1' 2' 4' 10' 20' 40'

Rocky Hill

FIELDHOUSE: ELEVATION
AUGUST 1, 2025





KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)

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



Rocky Hill

FIELDHOUSE: FLOOR PLAN
AUGUST 1, 2025



GRILL PAVILION



KEY PLAN (N.T.S.)



SIDE ELEVATION



FRONT ELEVATION

CAR BARN



KEY PLAN (N.T.S.)



SIDE ELEVATION*
**Windows to be included on elevations facing streets*



FRONT ELEVATION

SCALE: 1/8"=1'-0"
0 1' 2' 4' 8' 16' 32'

Rocky Hill

CAR BARNS AND GRILL PAVILION
AUGUST 1, 2025

TYPICAL EXTERIOR MATERIALS

- ARCHITECTURAL ASPHALT SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF
- PREFINISHED CEMENTITIOUS LAP, PANEL, AND BOARD AND BATTEN SIDING (HARDIE, OR EQ.)
- PREFINISHED WHITE CEDAR SHINGLE SIDING
- PNTD PVC RUNNING TRIM, CORNERBOARDS, AND CASINGS (AZEK, OR EQ.)
- PREFINISHED INSULATED WINDOWS, SDLS W/ INTERNAL SPACER BAR
- PVC OR COMPOSITE TRUE-FIT SHUTTERS WITH OPERABLE HARDWARE
- PATIO DOORS TO MATCH WINDOW SPECIFICATIONS
- PNTD OR STAINED INSULATED FIBERGLASS DOORS
- PNTD POLYURETHANE BRACKETS AND LOUVERS
- PNTD FIBERGLASS COLUMN OR POST WRAP
- PREFINISHED COMPOSITE DECKING AND RAILINGS
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- THIN BRICK AND STONE VENEER WITH CORNER PIECES
- CEMENTITIOUS PARGED FOUNDATION

TYPICAL COLOR PALETTE

HARDIE PREFINISHED COLORS FOR CEMENTITIOUS SIDING REFERENCED AS BASIS OF DESIGN



COUNTRYLANE RED



WOODLAND CREAM



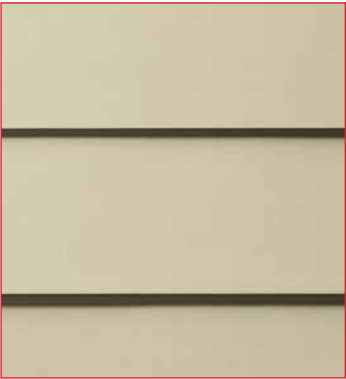
DEEP OCEAN



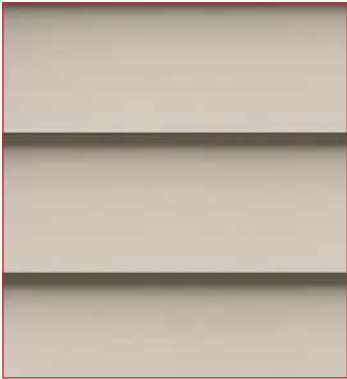
MOUNTAIN SAGE



ARCTIC WHITE



NAVAJO BEIGE



COBBLESTONE



PEARL GRAY



LIGHT MIST



BOOTHBAY BLUE



GRAY SLATE



WHITE CEDAR SHINGLE



125 MAIN ST, AMESBURY



RED LION INN, STOCKBRIDGE



52 - 54 MAIN ST, AMESBURY



112 MAIN ST, AMESBURY



GRADER BLOCK, MARBLEHEAD



HOPEDALE MANOR, HOPEDALE

Rocky Hill

CORRIDOR BUILDING: CHARACTER PRECEDENTS
AUGUST 1, 2025





102 HIGH ST, NEWBURYPORT



HARBOR LIGHT INN, MARBLEHEAD



SALEM INN - WEST HOUSE, SALEM



SEA CAPTAIN'S ROW, HYANNIS



75 MAIN ST, AMESBURY

Rocky Hill

12-UNIT WALK UP: CHARACTER PRECEDENTS
AUGUST 1, 2025





14 STRONG ST, NEWBURYPORT



14 ATKINSON ST, NEWBURYPORT



91 PROSPECT ST, NEWBURYPORT



156 STATE ST, NEWBURYPORT



5 COURT ST, NEWBURYPORT



8 CHESTNUT ST, SALEM

Rocky Hill

6-UNIT MANOR HOUSE: CHARACTER PRECEDENT
AUGUST 1, 2025





13 TREMONT ST, NEWBURYPORT



CROPSEY ST, WARWICK, NY



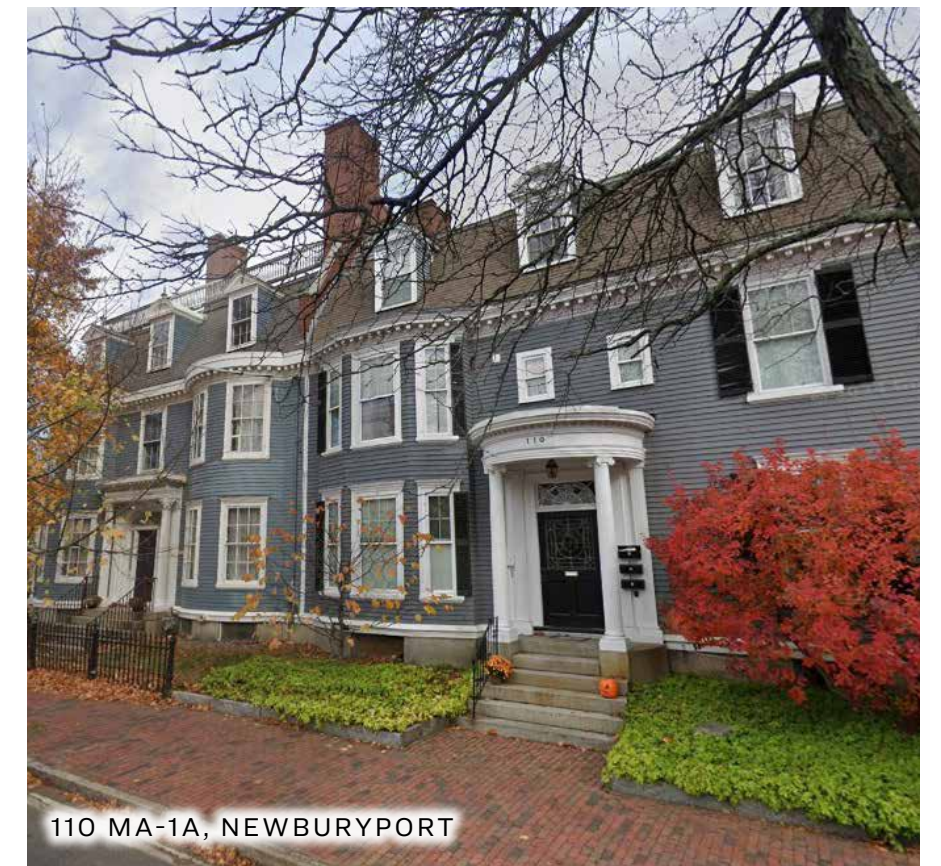
202 MAIN ST, AMESBURY



124 MERRIMAC ST, NEWBURYPORT (FRONT)



122 HIGH ST, NEWBURYPORT



110 MA-1A, NEWBURYPORT

Rocky Hill

STACKED TOWNS OVER FLATS: CHARACTER PRECEDENT
AUGUST 1, 2025





SANDBAR HOUSE, TIVERTON, RI



WRIGHT LOCKE FARM, WINCHESTER, MA



WATERROWER HQ, WARREN, RI



PASSIVE HOUSE RESIDENCE, SOUTH KINGSTOWN, RI

Rocky Hill

AMENITY: CHARACTER PRECEDENT
AUGUST 1, 2025

