

Rocky Hill

Amesbury, Massachusetts

SITE PLAN REVIEW: NORTH NEIGHBORHOOD ARCHITECTURE

December 2, 2025



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Rocky Hill

ILLUSTRATIVE KEY PLAN
DECEMBER 2, 2025





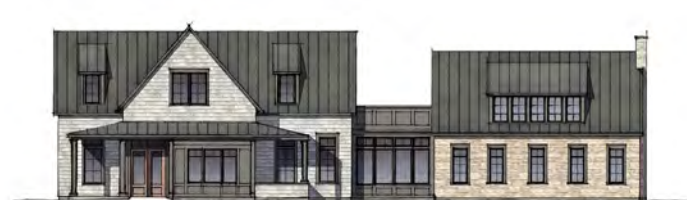
North Neighborhood		
	Multifamily Corridor Buildings	2 @ 36 = 72 Units
	Multifamily 12-Unit Walk-Ups	8 @ 12 = 96 Units
	Multifamily 6-Unit Manor Homes	12 @ 6 = 72 Units
	Multifamily Stacked Flats/Towns	28 @ 2 = 56 Units
Total Units		296 Units



Rocky Hill

ILLUSTRATIVE KEY PLAN: NORTH NEIGHBORHOOD
DECEMBER 2, 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 BARN

Rocky Hill

NORTH NEIGHBORHOOD BUILDING TYPES
DECEMBER 2, 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

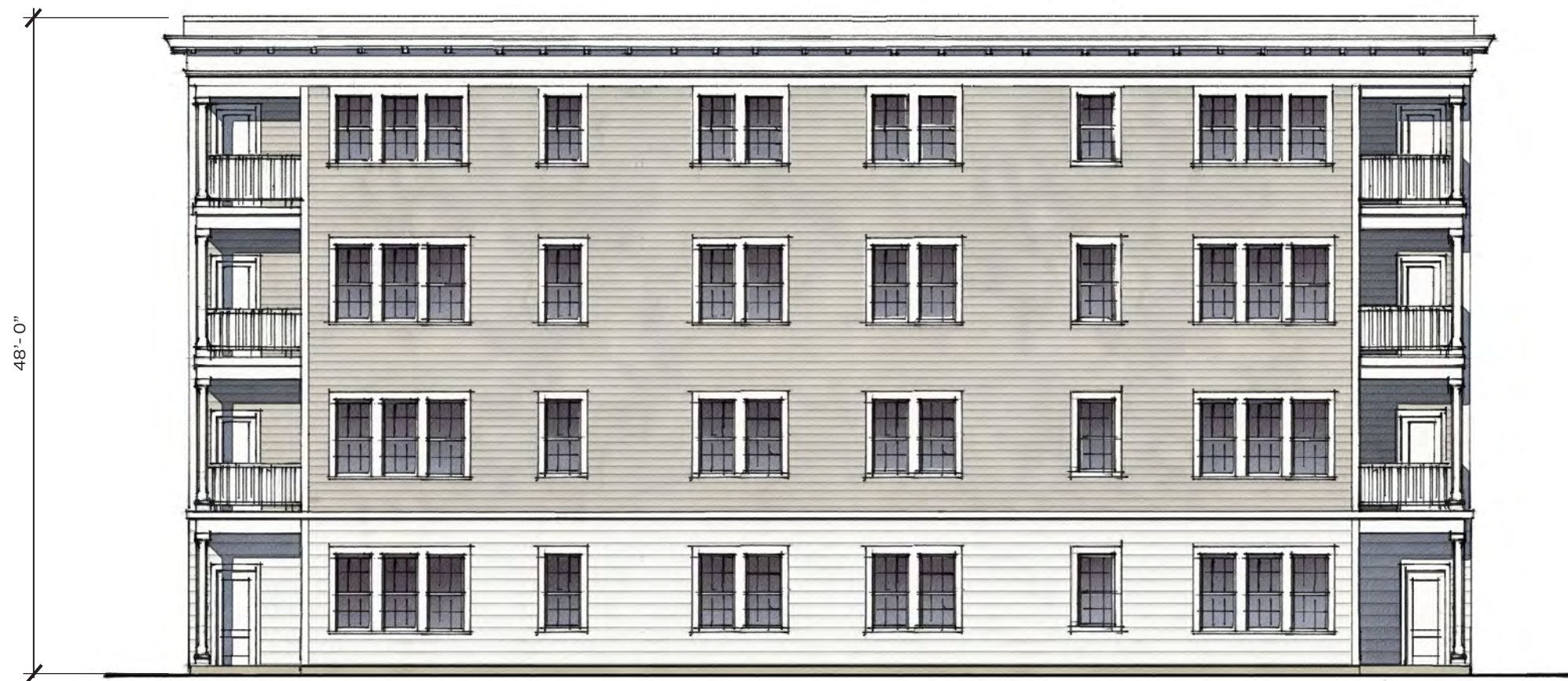
Gross Floor Areas	
First Floor	+/- 11,710 sf
Total	+/- 46,840 sf



Rocky Hill

CORRIDOR BUILDING: FRONT ELEVATION
DECEMBER 2, 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"



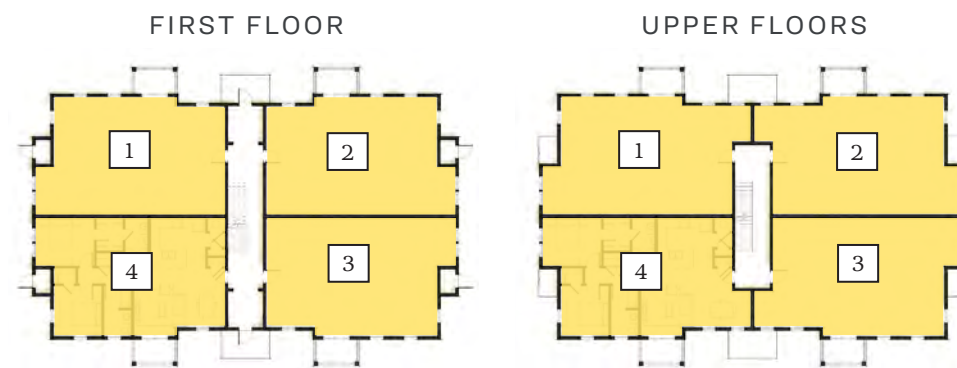
Rocky Hill

CORRIDOR BUILDING: SIDE ELEVATION
DECEMBER 2, 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"

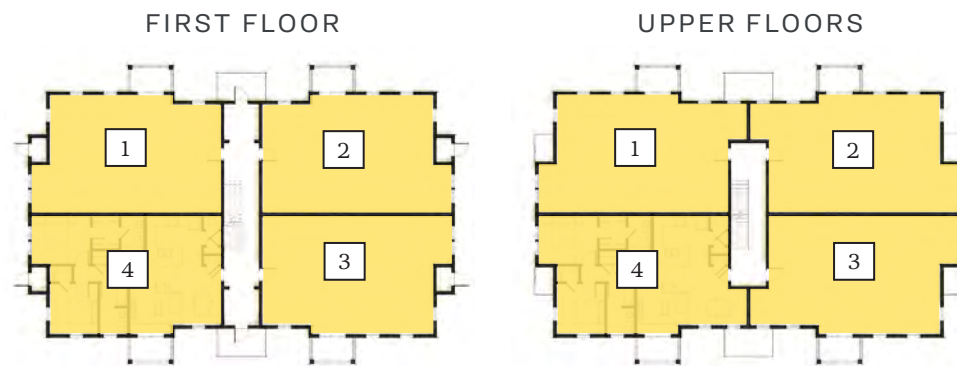
Rocky Hill

12-UNIT WALK UP ALL 2 BDS: FRONT ELEVATION
DECEMBER 2, 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
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SCALE: 1/8"=1'-0"

Rocky Hill

12-UNIT WALK UP ALL 2 BDS: SIDE ELEVATION
DECEMBER 2, 2025



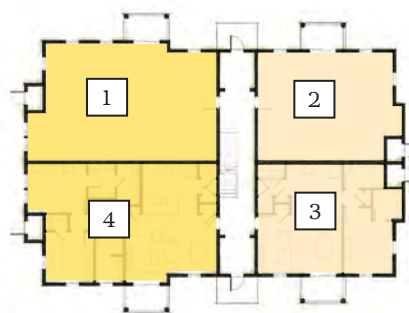


*Shown with optional shutters



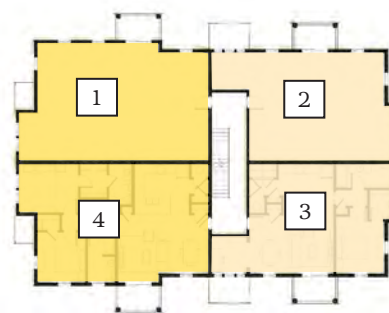
KEY PLAN (N.T.S.)

FIRST FLOOR



KEY FLOOR PLAN (N.T.S.)

UPPER FLOORS



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: FRONT ELEVATION

DECEMBER 2, 2025

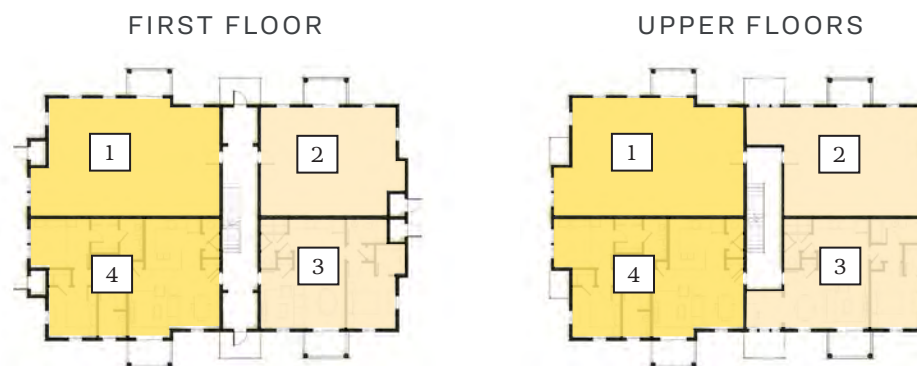




**Shown with optional shutters*



KEY PLAN (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

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Units

1 BD	6 units
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Total	12 units

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Rocky Hill

12-UNIT WALK UP 1BDS & 2BDS: SIDE ELEVATION

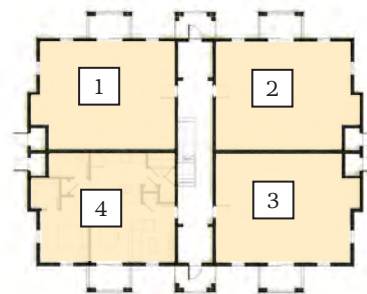
DECEMBER 2, 2025





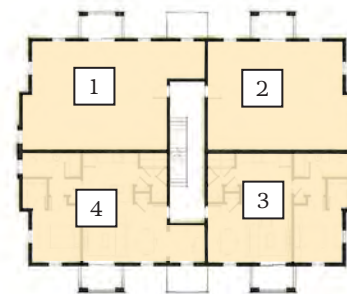
KEY PLAN (N.T.S.)

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"



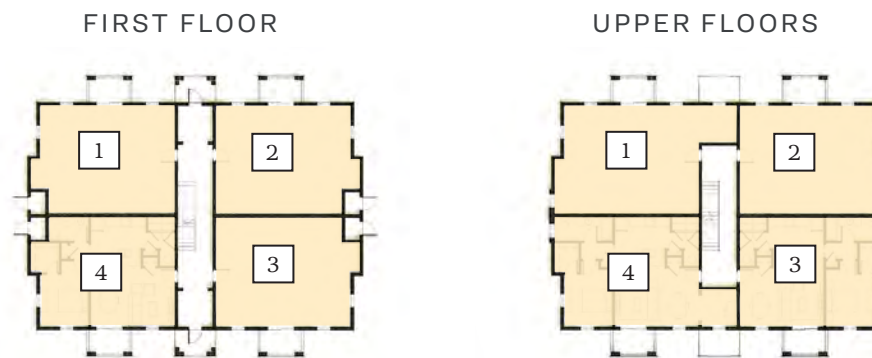
Rocky Hill

12-UNIT WALK UP ALL 1 BDS: FRONT ELEVATION
DECEMBER 2, 2025





KEY PLAN (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

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: SIDE ELEVATION
DECEMBER 2, 2025





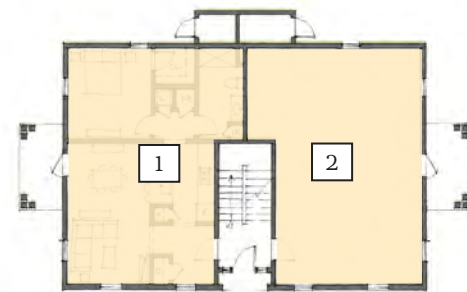
COURT ELEVATION



STREET 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
DECEMBER 2, 2025





COURT ELEVATION



STREET ELEVATION



KEY PLAN* (N.T.S.)



KEY FLOOR PLAN (N.T.S.)

PROGRAM

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



Rocky Hill

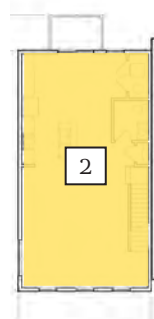
6-UNIT MANOR HOUSE B: ELEVATION
DECEMBER 2, 2025





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

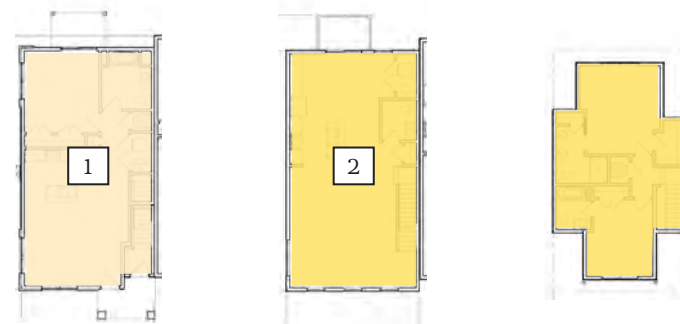
STACKED TOWNS OVER FLATS A: FRONT ELEVATION
DECEMBER 2, 2025





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 A: SIDE ELEVATION

DECEMBER 2, 2025



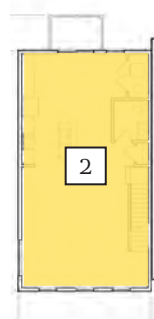


KEY PLAN* (N.T.S.)

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 B: FRONT ELEVATION

DECEMBER 2, 2025



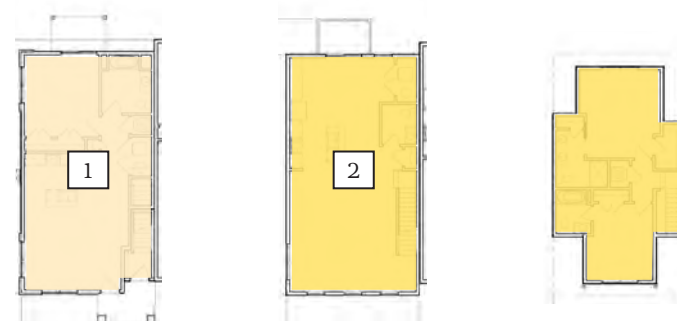


**False closed shutter windows included only on elevations facing streets*



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 B: SIDE ELEVATION

DECEMBER 2, 2025





WEST ELEVATION



NORTH ELEVATION



KEY PLAN (N.T.S.)

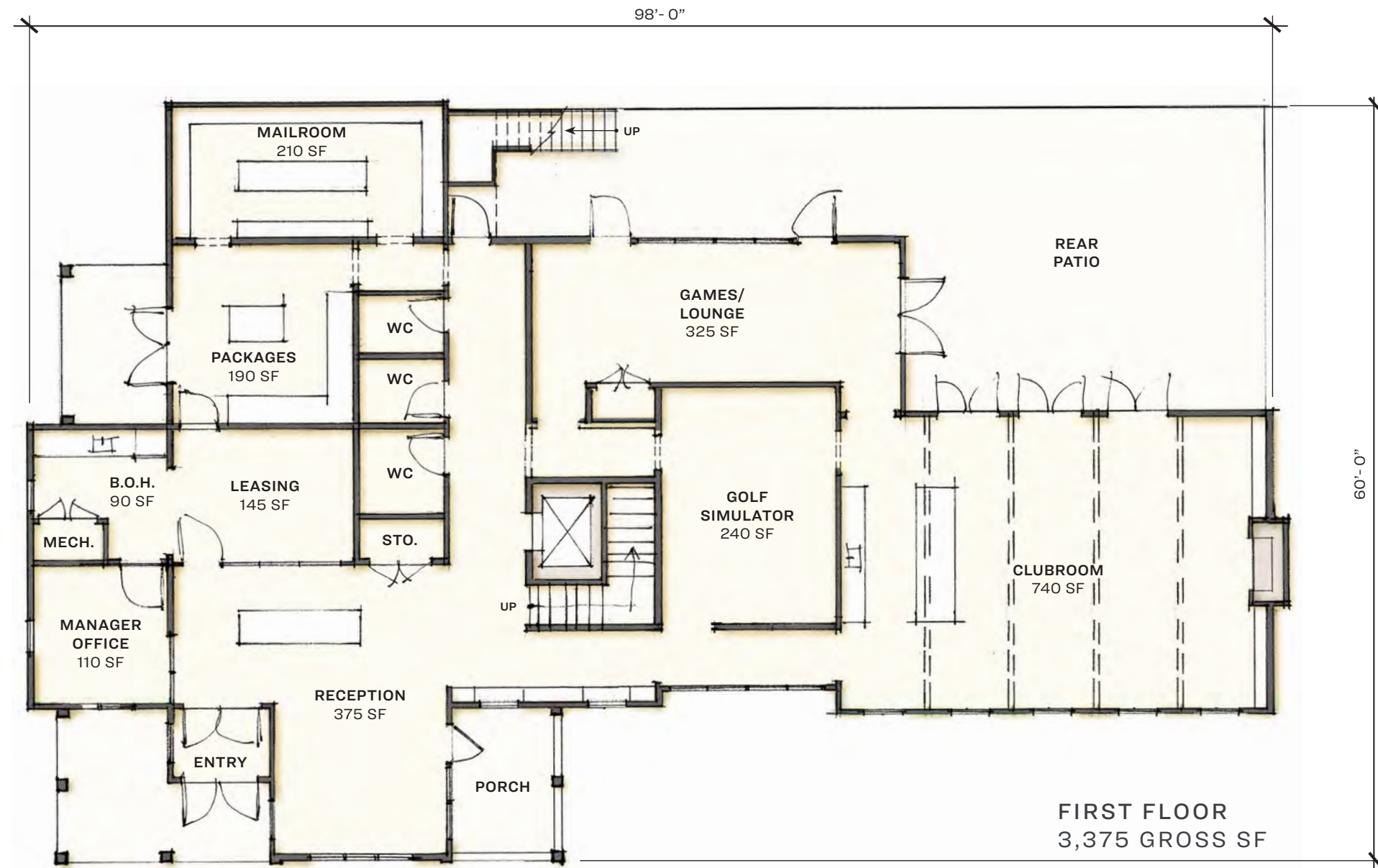
SCALE: 3/32"=1'-0"



Rocky Hill

CLUBHOUSE: ELEVATIONS
DECEMBER 2, 2025





KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)

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

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

Rocky Hill

CLUBHOUSE: FIRST FLOOR PLAN
DECEMBER 2, 2025





KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)

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

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

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CLUBHOUSE: SECOND FLOOR PLAN
DECEMBER 2, 2025





FRONT ELEVATION



SIDE ELEVATION



KEY PLAN (N.T.S.)

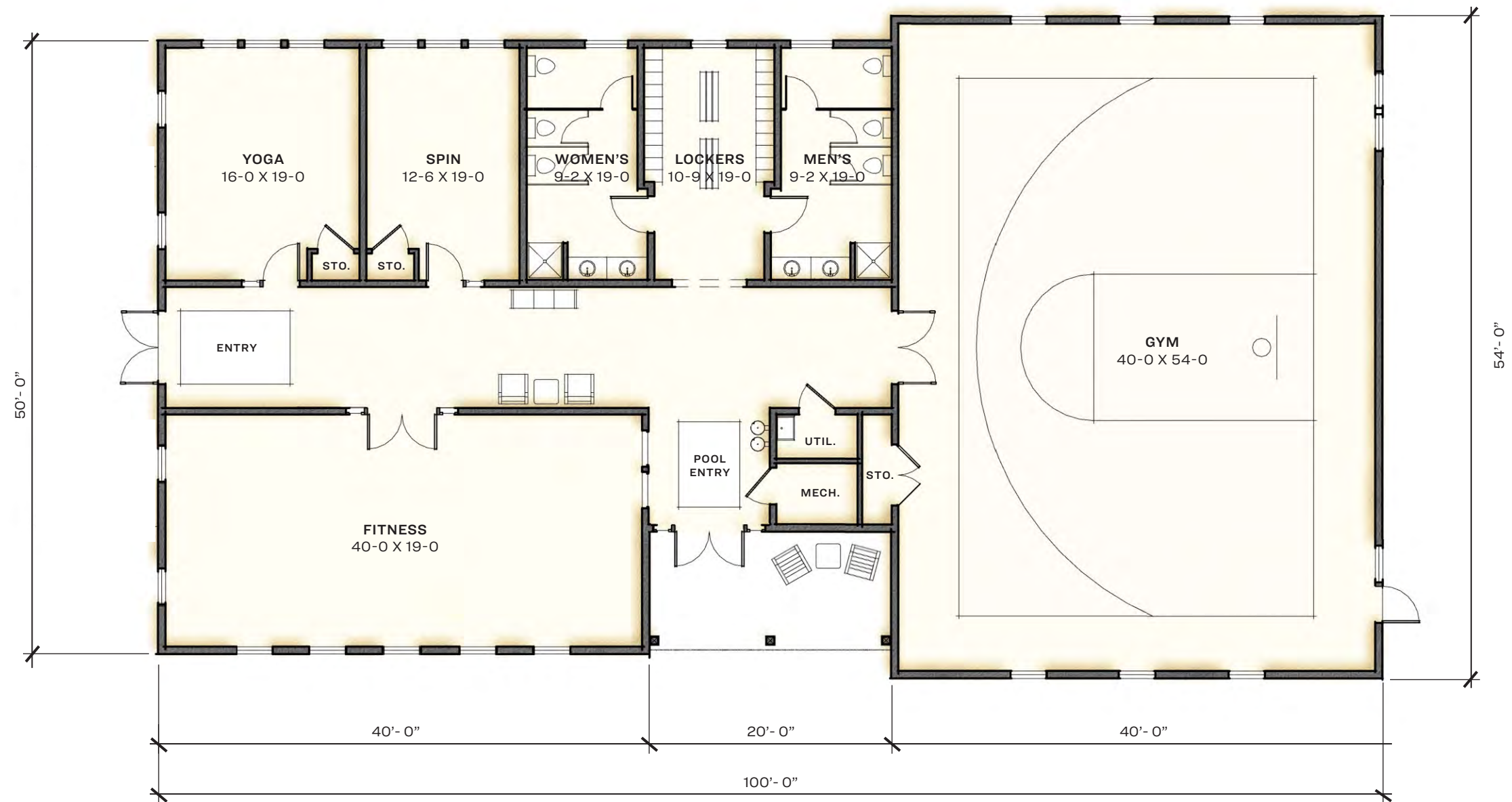
SCALE: 3/32"=1'-0"



Rocky Hill

FIELDHOUSE: ELEVATIONS
DECEMBER 2, 2025





KEY PLAN (N.T.S.)



ELEVATION (N.T.S.)



Rocky Hill

FIELDHOUSE: FLOOR PLAN
DECEMBER 2, 2025



KEY PLAN (N.T.S.)

GRILL PAVILION



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"



Rocky Hill

CAR BARNS AND GRILL PAVILION: ELEVATIONS
DECEMBER 2, 2025

TYPICAL EXTERIOR MATERIALS

- ARCHITECTURAL ASPHALT SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF
- PREFINISHED CEMENTITIOUS LAP AND PANEL SIDING, SMOOTH FINISH (HARDIE, OR EQ.)
- PREFINISHED WHITE CEDAR SHINGLE SIDING
- CAULKED, PLUGGED, AND PAINTED PVC RUNNING TRIM, CORNERBOARDS, AND CASINGS (AZEK, OR EQ.)
- PREFINISHED INSULATED WINDOWS, SDLS W/ INTERNAL SPACER BAR
- PVC OR COMPOSITE TRUE-FIT SHUTTERS WITH NON-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 - ROUND TYPICAL W/ LIMITED USE OF SQUARE PIERS
- PREFINISHED COMPOSITE DECKING
- PREFINISHED ALUMINUM OR COMPOSITE RAILINGS
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS
- THIN BRICK AND STONE VENEER WITH CORNER PIECES
- CEMENTITIOUS PARGED FOUNDATION

TYPICAL COLOR PALETTE

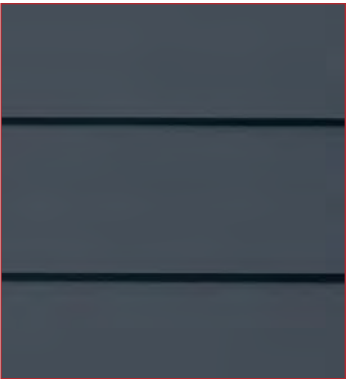
HARDIE PREFINISHED COLORS FOR CEMENTITIOUS SIDING REFERENCED AS BASIS OF DESIGN



COUNTRYLANE RED



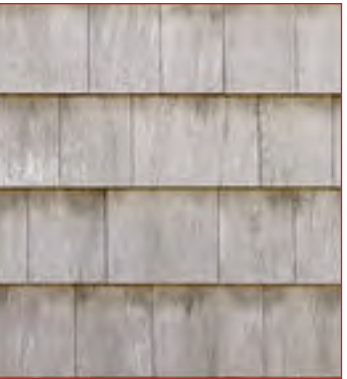
WOODLAND CREAM



DEEP OCEAN



MOUNTAIN SAGE



WHITE CEDAR SHINGLE



ARCTIC WHITE



NAVAJO BEIGE



COBBLESTONE



PEARL GRAY



LIGHT MIST



BOOTHBAY BLUE



GRAY SLATE



MONTEREY TAUPE