

Oakland Street Lofts

Renovation and Addition



9 Oakland Street Amesbury, MA 01913

March 9, 2026

SHEET NUMBER	SHEET NAME	PLANNING BOARD FILING 03.09.2026
G100	COVER	•
C-1.0	COVER SHEET	•
C-2.0	GENERAL NOTES & LEGEND	•
C-3.0	BOUNDARY PLAN	•
C-4.0	EXISTING CONDITIONS PLAN	•
C-5.0	CIVIL SITE PLAN	•
C-6.0	DEMOLITION & EROSION CONTROL PLAN	•
C-7.0	CONSTRUCITON DETAILS	•
C-7.1	CONSTRUCITON DETAILS	•
C-7.2	CONSTRUCITON DETAILS	•
C-7.3	CONSTRUCITON DETAILS	•
L-1	LANDSCAPE PLAN	•
A100	OVERALL PLAN - GROUND FLOOR	•
A101	OVERALL PLAN - LEVEL 1	•
A102	OVERALL PLAN - LEVEL 2	•
A103	OVERALL PLAN - LEVEL 3	•
A104	OVERALL PLAN - LEVEL 4	•
A105	OVERALL PLAN - LEVEL 5	•
A106	OVERALL ROOF PLAN	•
A201	EXTERIOR ELEVATIONS	•
A202	EXTERIOR ELEVATIONS	•
A203	MATERIAL BOARD	•
P100	PHOTOMETRIC STUDY	•
P101	PHOTOMETRIC STUDY	•
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R101	RENDERING	•
R102	RENDERING	•
R103	RENDERING	•
R104	RENDERING	•
R105	RENDERING	•
R106	RENDERING	•
R107	RENDERING	•
R108	RENDERING	•
R109	RENDERING	•
R110	RENDERING	•



PROJECT TEAM:

9 OAKLAND STREET
AMESBURY LLC

OWNER

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SV DESIGN LLC

ARCHITECT

126 Dodge Street
Beverly, MA 01915
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MILLENNIUM ENGINEERING,
INC.

CIVIL ENGINEERING

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JAMES K. EMMANUEL
ASSOCIATES

LANDSCAPE ARCHITECT

22 Carlton Road
Marblehead, MA 01945
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COVER

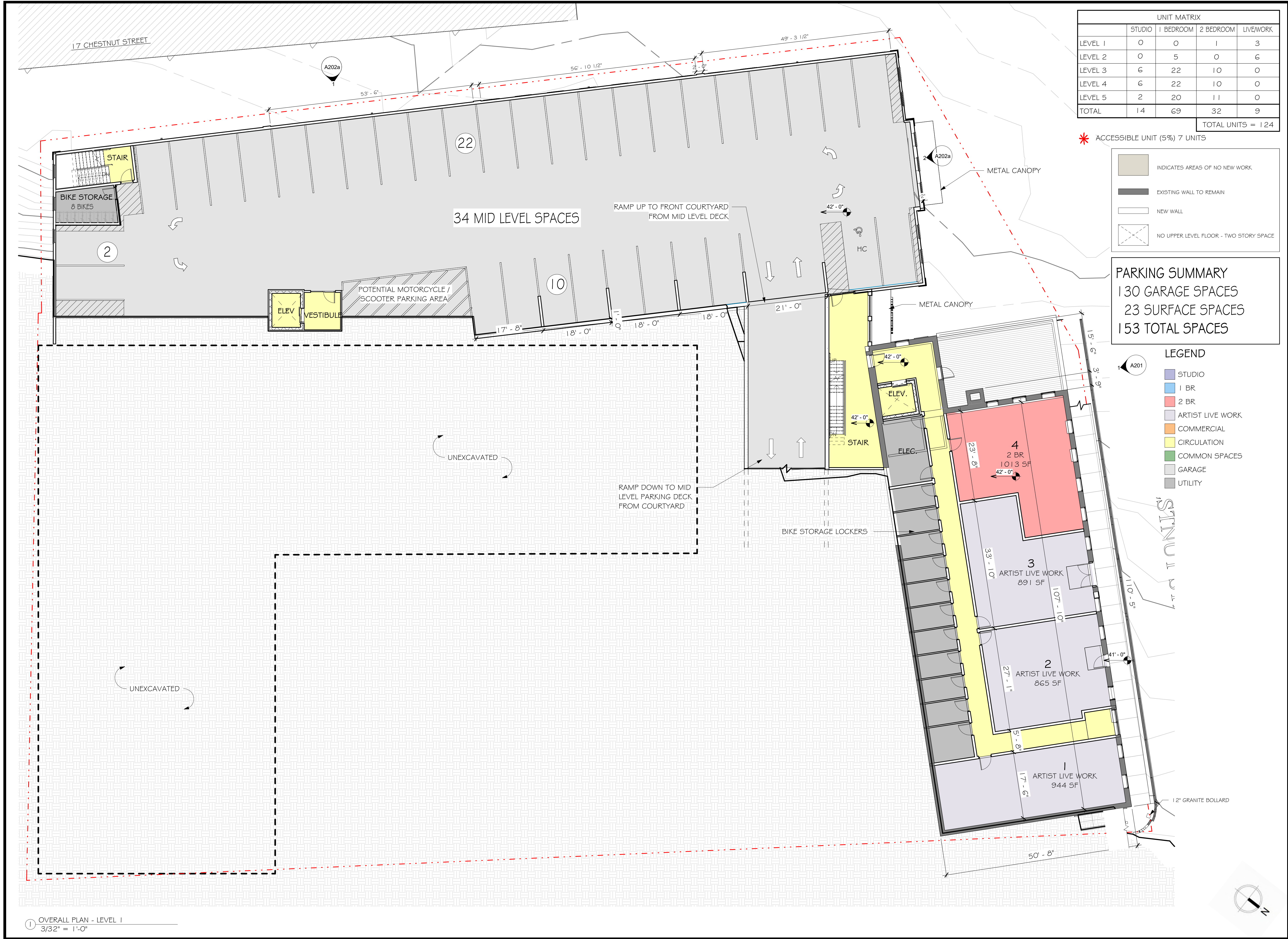
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Revisions
Issue Date Description
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Drawn By: Author
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Project #: 116122.007

COVER

G100



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Description

OVERALL PLAN - LEVEL 1

Scale: As indicated

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Proposed Renovations

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OVERALL PLAN - LEVEL 1

A101





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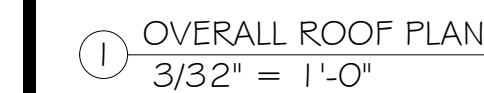
Proposed Renovation

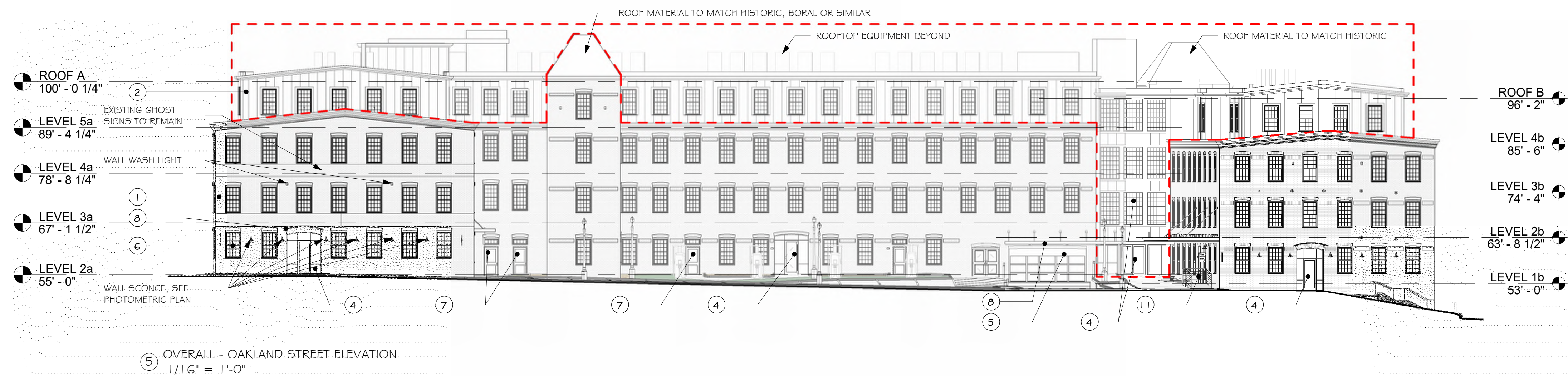
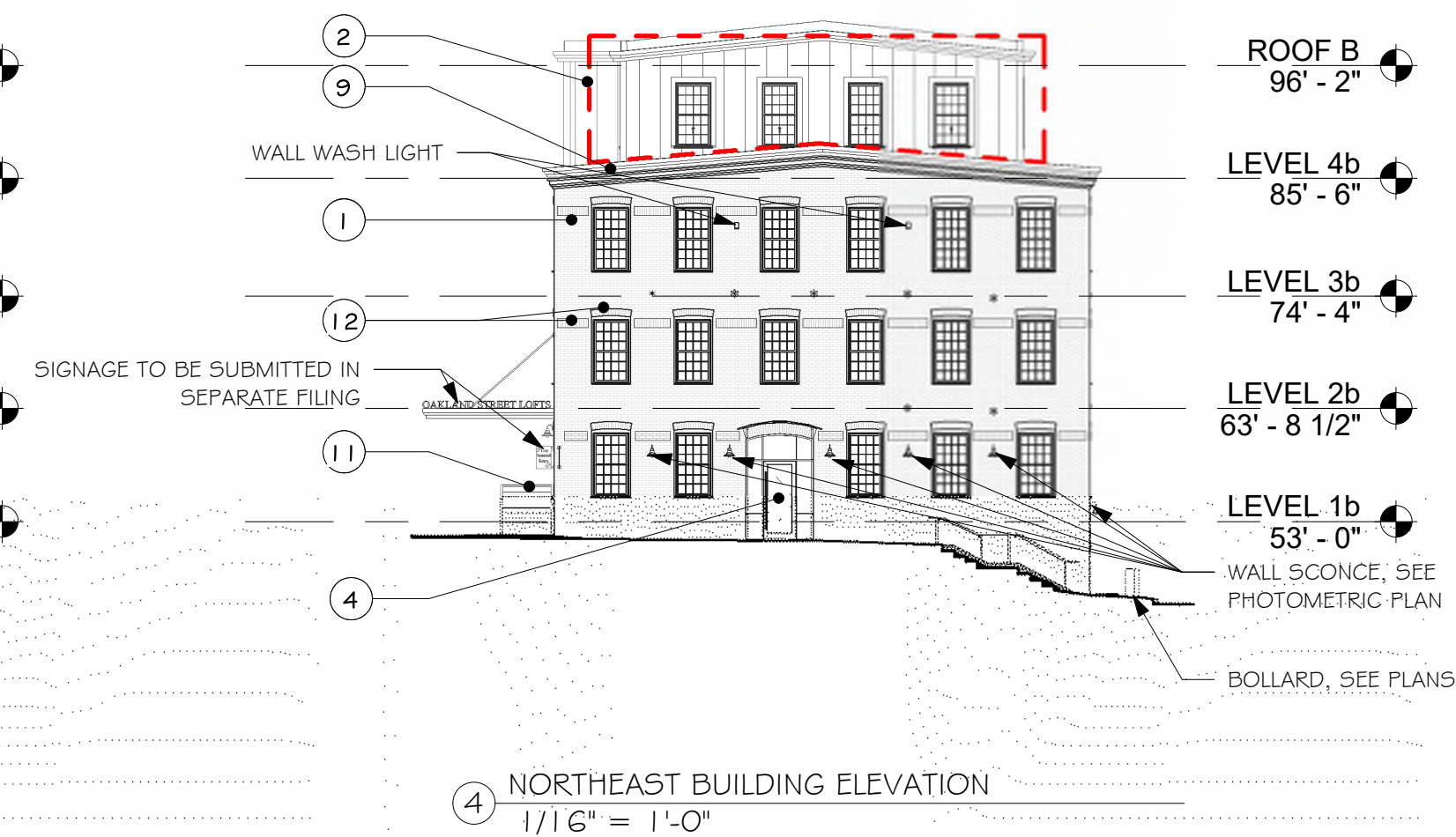
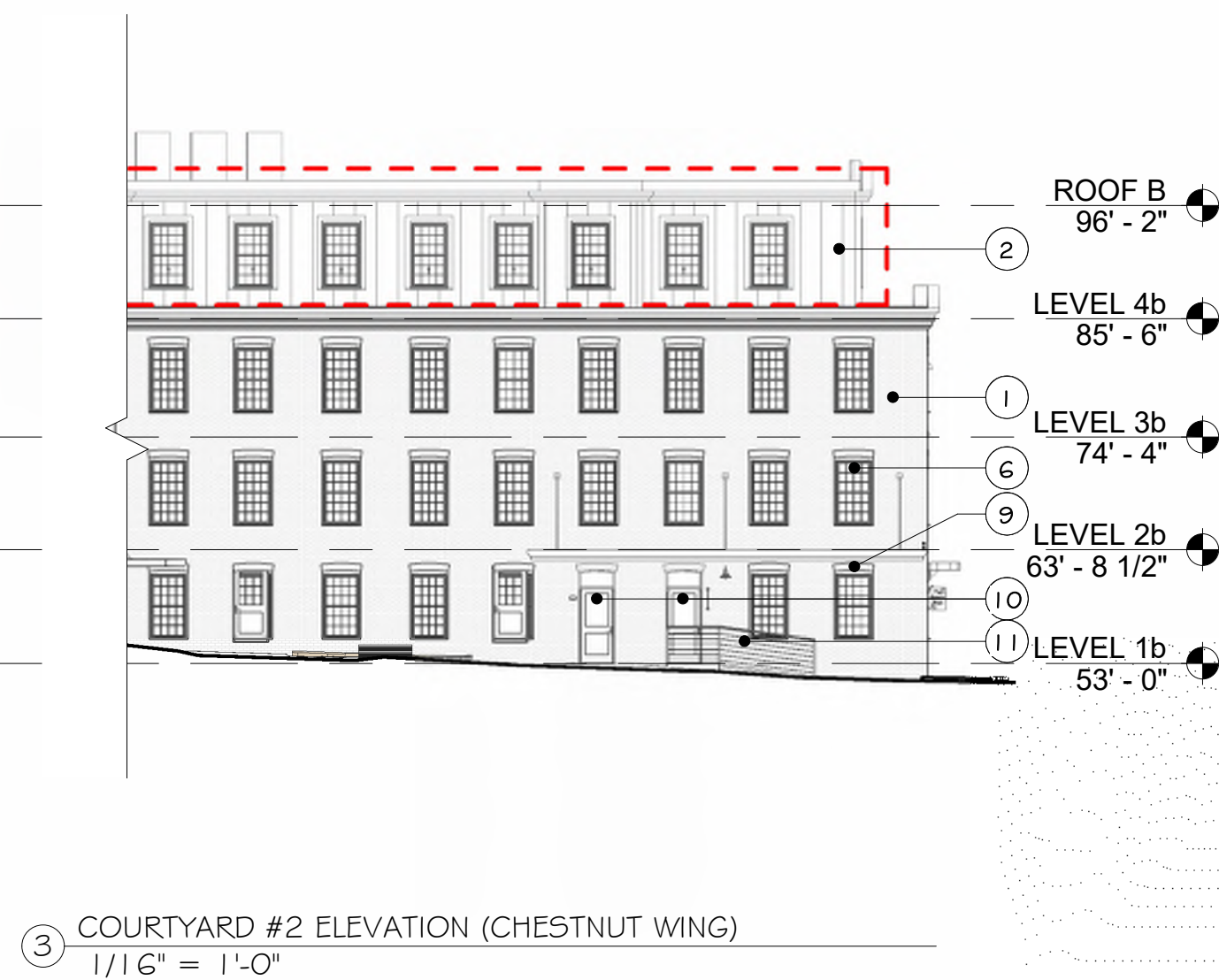
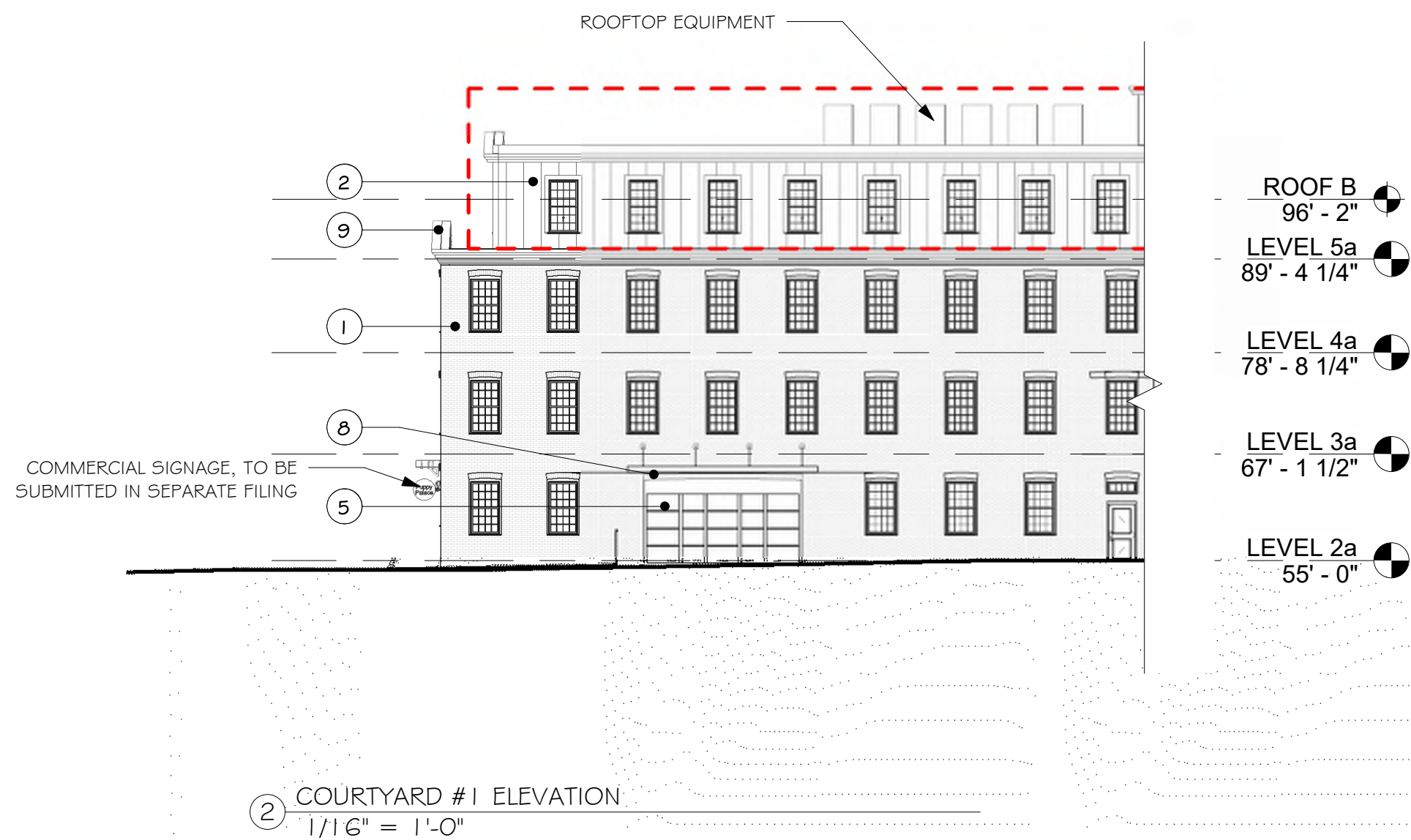
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OVERALL PLAN - LEVEL 5

A105



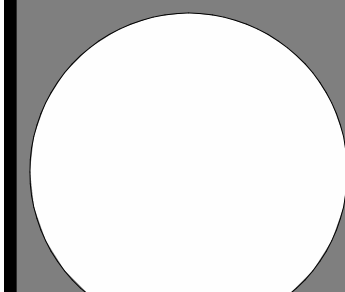


EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EXISTING BRICK TO REMAIN, PATCH AND REPAIR AS NEEDED.
2	CORRUGATED METAL PANEL, PAC-150, 180 DEGREE SEAM OR SIMILAR COLOR: TBD
3	ART INSTALLATION, PRECAST FRAME W/ WALL SCONCE ABOVE
4	ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK
5	GARAGE DOOR
6	DOUBLE HUNG WINDOWS, SASH BLACK
7	FULL LITE GLASS DOOR
8	BLACK CANOPY
9	EXISTING CORNICE TO REMAIN, PATCH AND REPAIR AS NEEDED.
10	HALF LITE GLASS DOOR
11	METAL RAILING, COLOR: BLACK
12	EXISTING BRICK DETAILS TO REMAIN, PATCH AND REPAIR AS NEEDED.
13	NEW BRICK TO MATCH EXISTING

EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS

A201

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Project # 116122007

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EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EXISTING BRICK TO REMAIN, PATCH AND REPAIR AS NEEDED.
2	CORRUGATED METAL PANEL, PAC-150, 180 DEGREE SEAM OR SIMILAR COLOR: TBD
3	ART INSTALLATION, PRECAST FRAME W/ WALL SCONCE ABOVE
4	ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK
5	GARAGE DOOR
6	DOUBLE HUNG WINDOWS, SASH BLACK
7	FULL LITE GLASS DOOR
8	BLACK CANOPY
9	EXISTING CORNICE TO REMAIN, PATCH AND REPAIR AS NEEDED.
10	HALF LITE GLASS DOOR
11	METAL RAILING, COLOR: BLACK
12	EXISTING BRICK DETAILS TO REMAIN, PATCH AND REPAIR AS NEEDED.
13	NEW BRICK TO MATCH EXISTING

RED DASH INDICATES
PROPOSED ADDITIONS, TYP.

② SOUTHEAST BUILDING ELEVATION
1/16" = 1'-0"

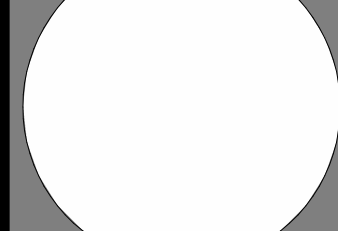
ROOFTOP EQUIPMENT

① SOUTHWEST BUILDING ELEVATION - GARAGE ADDITION
1/16" = 1'-0"

EXTERIOR ELEVATIONS

Proposed Renovation

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EXTERIOR ELEVATIONS

A202

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VIEW FROM OAKLAND STREET

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DESIGN

RENDERING

R100

RENDERING

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VIEW FROM CORNER OF OAKLAND AND CHESTNUT STREET

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VIEW FROM CHESTNUT STREET

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RENDERING

R105

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CHESTNUT STREET COMMERCIAL SPACE

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RENDERING		
R106		
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VIEW FROM CHESTNUT STREET





COURTYARD VIEW

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RENDERING

R109

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VIEW FROM CORNER OF OAKLAND AND CHESTNUT STREET

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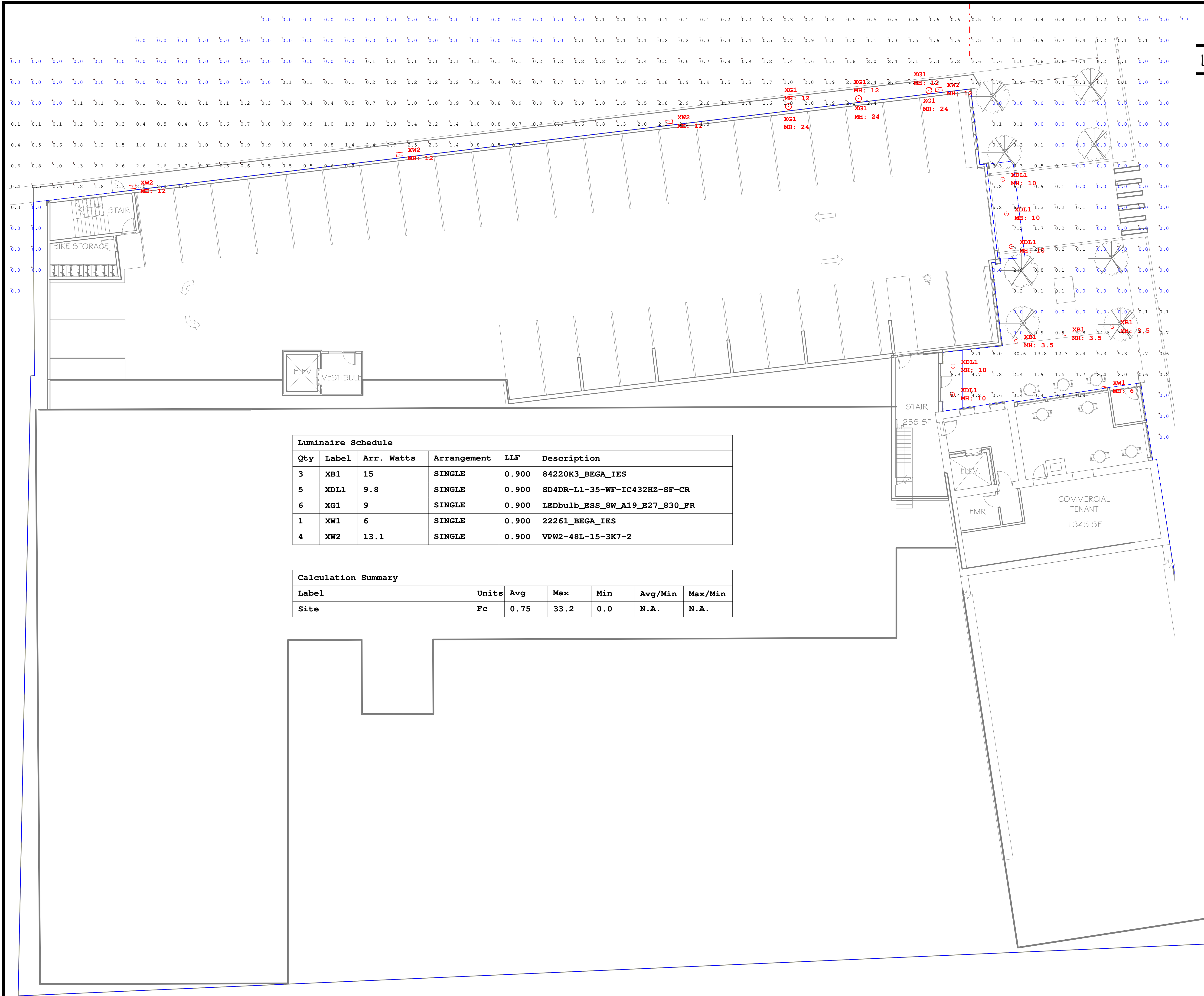
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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
3	XB1	15	SINGLE	0.900	84220K3_BEGA_IES
5	XDL1	9.8	SINGLE	0.900	SD4DR-L1-35-WF-IC432HZ-SF-CR
6	XG1	9	SINGLE	0.900	LEDbulb_ESS_8W_A19_E27_830_FR
1	XW1	6	SINGLE	0.900	22261_BEGA_IES
4	XW2	13.1	SINGLE	0.900	VPW2-48L-15-3K7-2

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.75	33.2	0.0	N.A.	N.A.

LIGHT FIXTURES

4" LED DOWNLIGHT - XDL1

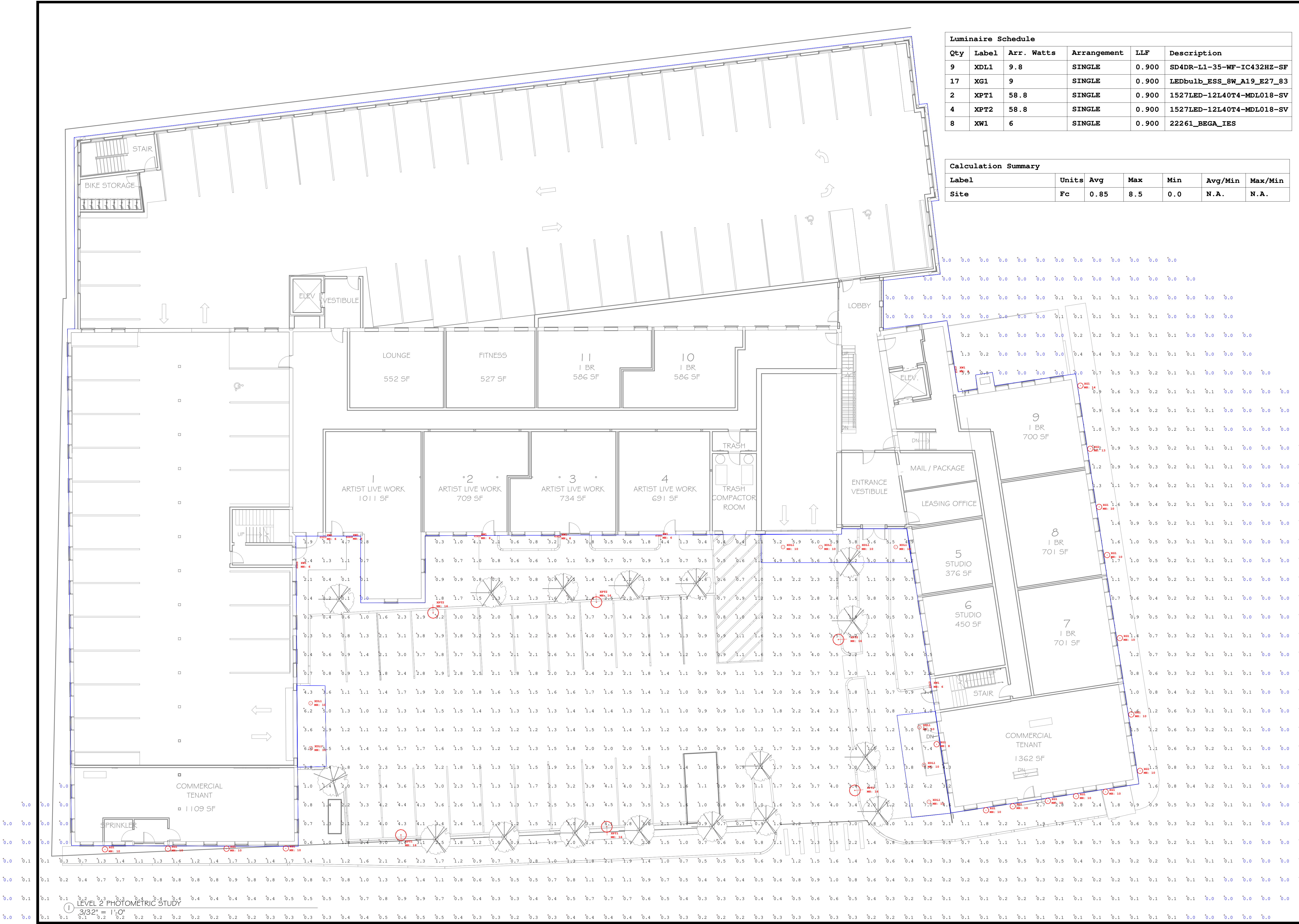
WALL SCONCE - XW1

WALL SCONCE - XW2

BOLLARD- XB1

WALL WASH

WALL SCONCE- XG1



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
9	XDL1	9.8	SINGLE	0.900	SD4DR-L1-35-WF-IC432HZ-SF
17	XG1	9	SINGLE	0.900	LEDbulb_ESS_8W_A19_E27_83
2	XPT1	58.8	SINGLE	0.900	1527LED-12L40T4-MDL018-SV
4	XPT2	58.8	SINGLE	0.900	1527LED-12L40T4-MDL018-SV
8	XW1	6	SINGLE	0.900	22261_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.85	8.5	0.0	N.A.	N.A.

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PHOTOMETRIC STUDY

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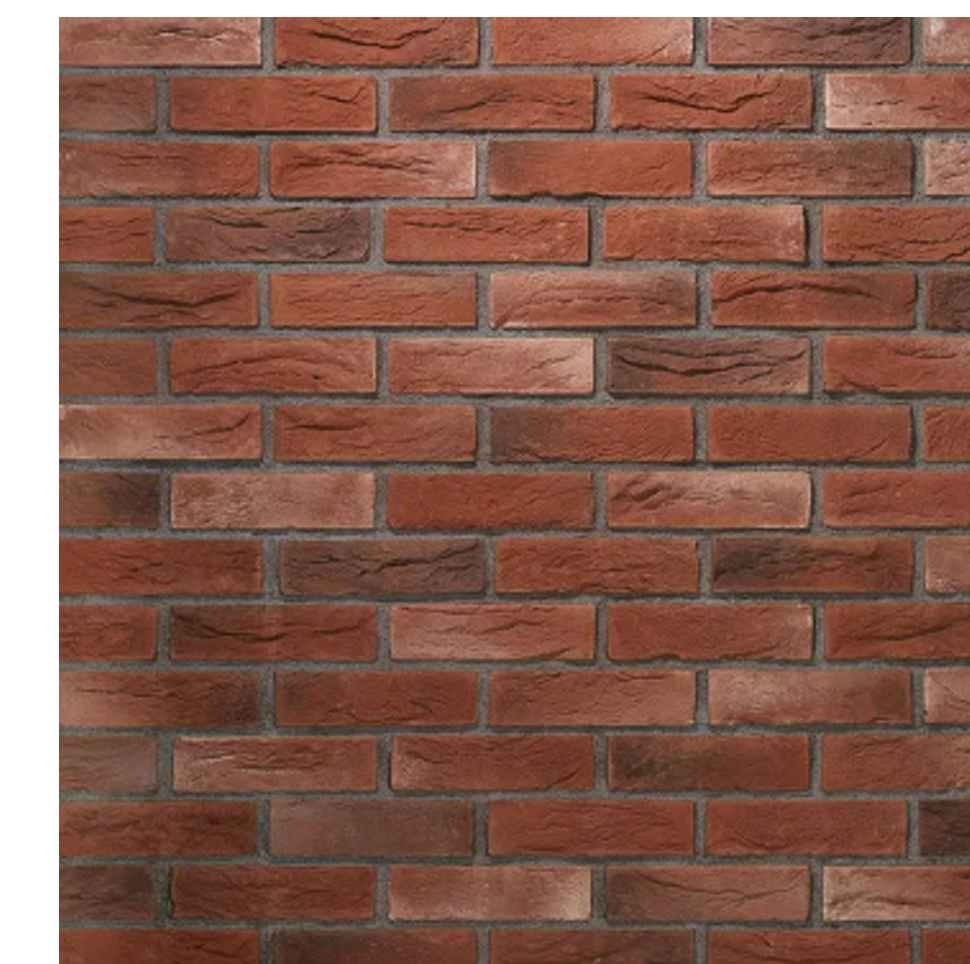
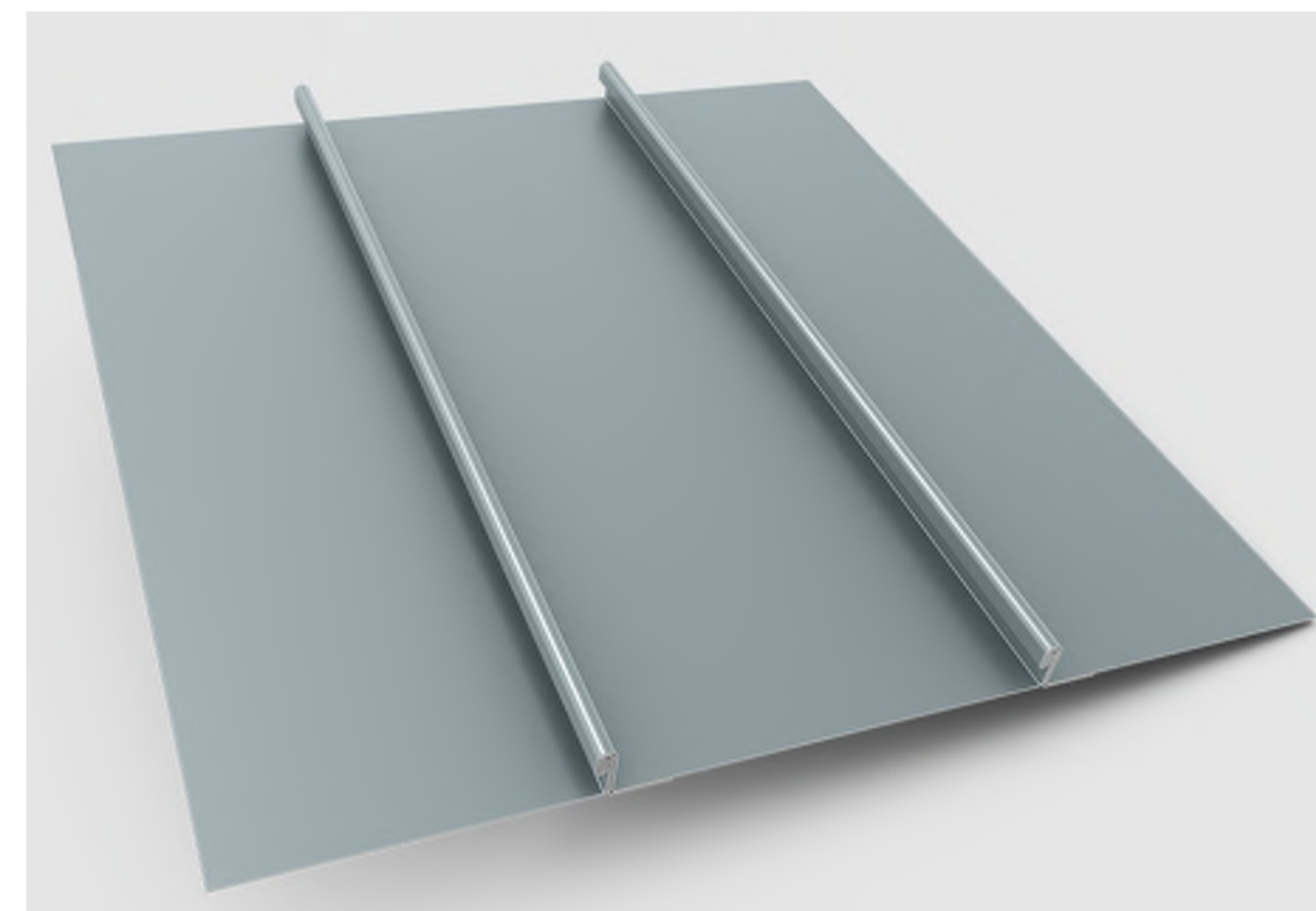
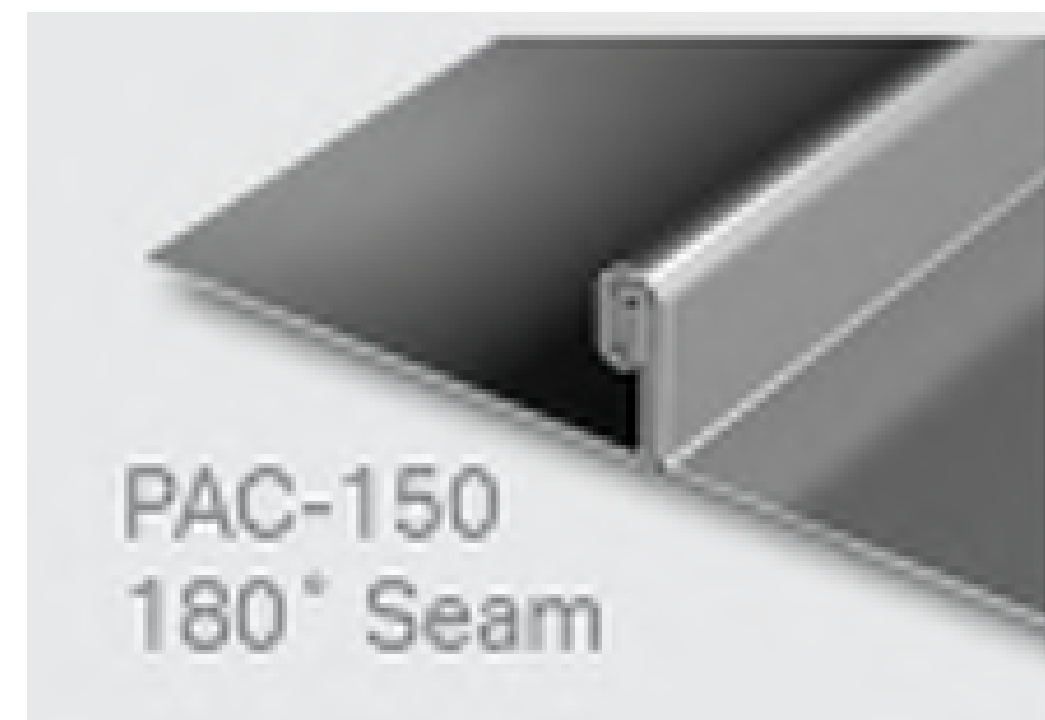
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PHOTOMETRIC STUDY

P101

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