DESIGN

Oakland Street Lofts

1-9 Oakland Street, Amesbury

Design Revisions Summary: 3/9/26

The development team has formally presented the proposed design to the Technical Review Committee, the Planning Board, the Design Review Committee and the Historical Commission. We have also conducted a site visit with the Historical Commission and met for individual meetings with Police and Fire, and Planning and Community Development. The attached revised architectural drawing set dated 3/9/26 captures comments from all feedback to date.

- Project name changed to Oakland Street Lofts as the Carriage Hill Lofts is too similar to the names of a couple other buildings in town
- Management to assign garage parking spaces; surface parking spaces for visitors / customers of businesses w/ 3 spaces noted as 15 minute parking
- Design team to review fire protection and fire alarm for standpipe locations, etc during Construction Documents / Permit Plans phase.
- EV spaces to be located per upcoming NFPA code revision during Construction Documents / Permit Plans phase
- Design to include security cameras, key FOB access and security lighting around building
- Trees along Oakland Street curb cut to be columnar (due to fire truck maneuvering)
- A100 & A102 Low mow fescue specified at all lawn areas
- A101 Lower level roof deck access off hallway is now shown
- A102 Units 5 & 6 have been converted to be live / work, added exterior doors and bench
- A102 Main entry lobby reconfigured to provide exterior office entry door
- A102 Walkway to main entry lobby has been widened, more plantings bed along driveway
- A100, A101 and A102 Note motorcycle parking within parking garages
- A102 Design to incorporate some pervious asphalt in parking lot along Oakland Street to provide additional infiltration for street trees
- A102 Wood fencing updated to be prefinished board, composite, dark color w/ cap & posts in lieu of natural cedar
- A102 Exterior pole lights have been replaced with fixtures with more traditional lantern style
- A102 Railing & retaining wall are now shown along ramp down to mid level parking area
- A102 Fence at commercial space on the corner of Oakland and Chestnut Street has ben replaced with moveable planters
- A106 Expand roof deck, add access to second means of egress to roof deck

- Renderings: Ghost signs will be restored following repointing to maintain current essence (faded)
- Renderings: Steps added at corner of Oakland & Chestnut with wider sidewalk
- Renderings: Extended canopies over commercial entries
- R101 Roof shingles at reconstructed tower roof to be faux slate style
- R101 Update project name in canopy signage
- R101 Provided an elevated crosswalk at curb cut (remains flush w/ sidewalk)
- R105 Lower 2 stories of new addition:
    - Eliminated historic photos
    - Eliminated lowest banding of precast
    - Showing infill look window openings w/ precast head & sill, bricked in
    - Reconfigured lighting down along egress walkway
- R106 Added rail road track detail at entry plaza in location of historical tracks
- R106 Remove planters at common roof deck
- R106 Add panels at commercial entry door sidelites, add project address to canopy
- Rendering: Update direction of blade sign to be perpendicular to Chestnut Street
- R105: Add two brick recess to Chestnut Street at Ground floor level
- R109 New rendering provided to highlight updated detailing
- R110 New rendering provided to highlight stair at corner of sidewalk