Carriage Hill Lofts

Renovation and Addition

9 Oakland Street Amesbury, MA 01913

Project Status: Planning Board Filing

September 29, 2025

SHEET NUMBER	SHEET NAME	PLANNING BOARD FILING 09.29.2025
G100	COVER	●
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	●
P100	PHOTOMETRIC STUDY	●
P101	PHOTOMETRIC STUDY	●
R100	RENDERING	●
R101	RENDERING	●
R102	RENDERING	●
R103	RENDERING	●
R104	RENDERING	●
R105	RENDERING	●
R106	RENDERING	●
R107	RENDERING	●



PROJECT TEAM:

9 OAKLAND STREET AMESBURY LLC
OWNER
PO BOX 999
DANVILLE, NH 03819
978-815-1853

LAW OFFICES OF JEFFREY L. ROELOFS, PC
ATTORNEY
44 Merrimac Street
Newburyport, MA 01950
978-462-7600

SV DESIGN LLC
ARCHITECT
126 Dodge Street
Beverly, MA 01915
978-927-3745

MILLENNIUM ENGINEERING, INC.
CIVIL ENGINEERING
62 Elm Street
Salisbury, MA 01952
978-462-8980

JAMES K. EMMANUEL ASSOCIATES
LANDSCAPE ARCHITECT
22 Carlton Road
Marblehead, MA 01945
978-622-7487

Revisions
Issue Date: Description
Planning Board Filing September 29, 2025
Checked By:

COVER
Scale: 3/16" = 1'-0"
Drawn By: Author
Checked By: Checker
Date: September 29, 2025
Project #: 11.6122.007

Proposed Renovation
9 OAKLAND STREET AMESBURY LLC
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COVER

G100

17 CHESTNUT STREET

STONE DUST WALKWAY

A202a
1

PROPOSED TRANSFORMER; LOCATION BY NATIONAL GRID

FIRE DEPARTMENT ACCESS AREA

GARAGE DOOR

A202a
2

30' - 6"

STAIR

BIKE STORAGE
8 BIKES

33' - 0"

2

SLOPED @ 2%

33' - 0"

22

PARKING SPACE

18' - 0"

DRIVE AISLE

24' - 0"

36 LOWER LEVEL PARKING SPACES

12

PARKING SPACE

18' - 0"

HC

ELEV

VESTIBULE

FACE OF EXISTING BUILDING ABOVE

SHEET PILING RETAINING WALL

8" CONCRETE FIN WALLS TO SUPPORT RETAINING WALL

17' - 8"

18' - 0"

18' - 0"

18' - 0"

21' - 0"

STAIR
259 SF

PATIO SPACE

6"

18' - 9"

31' - 6"

31' - 6"

ELEV.

EMR

COMMERCIAL TENANT
1345 SF

31' - 6"

1' - 0"

UNEXCAVATED

UNEXCAVATED

UNEXCAVATED

110' - 5"

CHESTNUT ST

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS = 124	

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

PARKING SUMMARY

130 GARAGE SPACES
24 SURFACE SPACES
154 TOTAL SPACES

LEGEND

A201
1

- STUDIO
- 1 BR
- 2 BR
- ARTIST LIVE WORK
- COMMERCIAL
- CIRCULATION
- COMMON SPACES
- GARAGE
- UTILITY

N

1 OVERALL PLAN - GROUND FLOOR
3/32" = 1'-0"

Revisions
Issue Date: Description
September 29, 2025 Planning Board Filing

OVERALL PLAN - GROUND FLOOR

Scale: As indicated
Drawn By: Author
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Project #: 11.6122.007

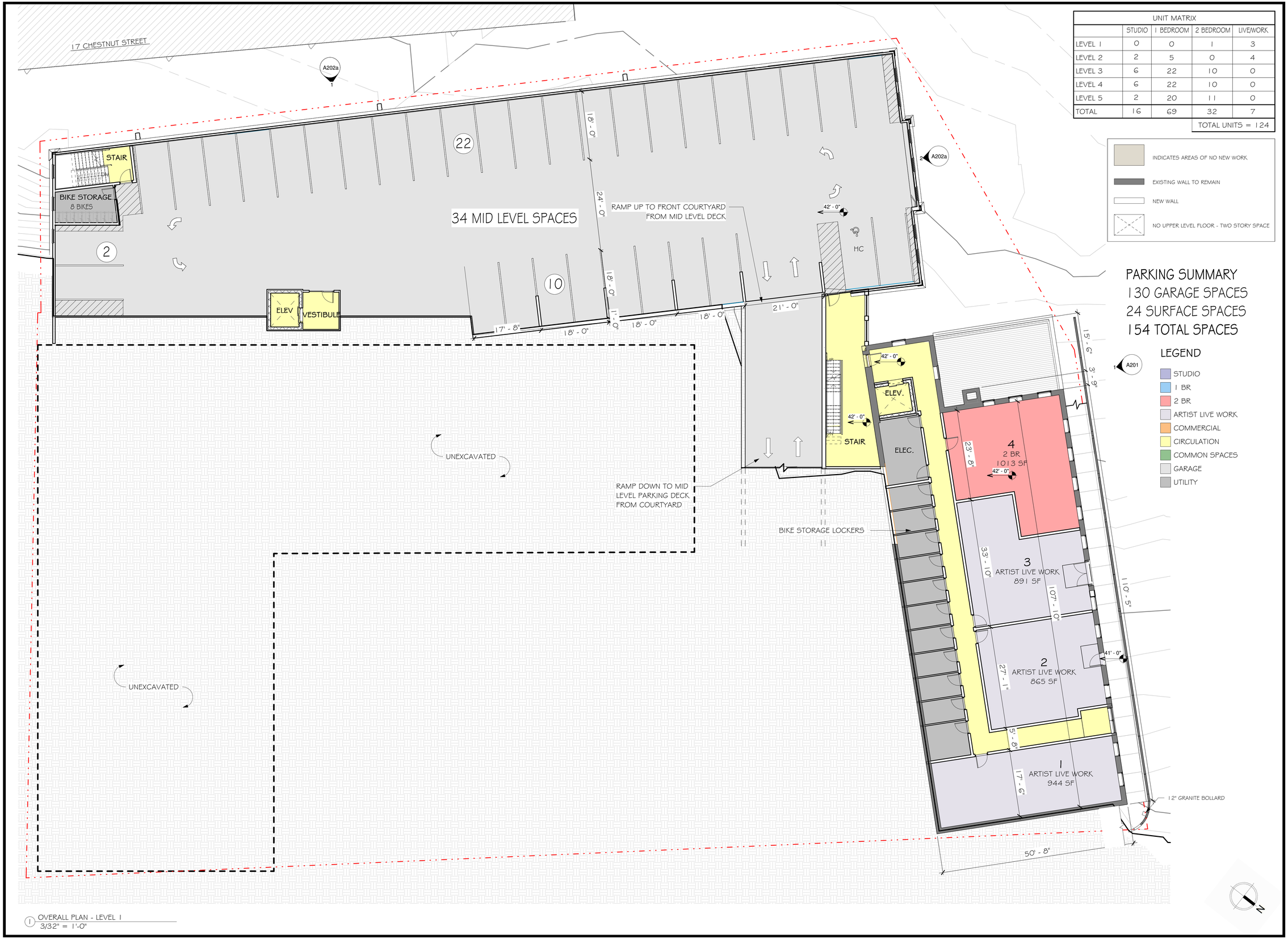
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OVERALL PLAN - GROUND FLOOR

A100



UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS =	124

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

PARKING SUMMARY

130 GARAGE SPACES
24 SURFACE SPACES
154 TOTAL SPACES

LEGEND

- STUDIO
- 1 BR
- 2 BR
- ARTIST LIVE WORK
- COMMERCIAL
- CIRCULATION
- COMMON SPACES
- GARAGE
- UTILITY

1 OVERALL PLAN - LEVEL 1
3/32" = 1'-0"

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OVERALL PLAN - LEVEL 1

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OVERALL PLAN - LEVEL 1

A101

17 CHESTNUT STREET

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS =	124

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

PARKING SUMMARY

130 GARAGE SPACES
24 SURFACE SPACES
154 TOTAL SPACES

LEGEND

- STUDIO
- 1 BR
- 2 BR
- ARTIST LIVE WORK
- COMMERCIAL
- CIRCULATION
- COMMON SPACES
- GARAGE
- UTILITY

STAIR
BIKE STORAGE
8 BIKES
22
41 UPPER LEVEL SPACES
PARKING SPACE
18' - 0"
DRIVE AISLE
24' - 0"
PARKING SPACE
18' - 0"
COMPACT
3
16
ELEV
VESTIBULE
MIN SEPARATION BETWEEN UNIT AND GARAGE AT COURTYARD
42" CONCRETE GUARDRAIL
RIVERSTONE
HC
55' - 0"
LOBBY
LOUNGE
552 SF
FITNESS
527 SF
11
1 BR
586 SF
10
1 BR
586 SF
TRASH
TRASH COMPACTOR ROOM
DUMP
20'-0"
ENTRANCE VESTIBULE
MAIL / PACKAGE
LEASING OFFICE
ELEV.
ROOF DECK BELOW
5' - 4"
4' - 7"
19' - 3"
9
1 BR
700 SF
8
1 BR
701 SF
5
STUDIO
376 SF
6
STUDIO
450 SF
7
1 BR
701 SF
STAIR
129' - 8"
110' - 6"
1
ARTIST LIVE WORK
1011 SF
2
ARTIST LIVE WORK
709 SF
3
ARTIST LIVE WORK
734 SF
4
ARTIST LIVE WORK
691 SF
LOADING AREA FOR TRASH AND DELIVERIES
RAMP DOWN TO MID LEVEL PARKING DECK FROM COURTYARD
50' - 0"
23 SURFACE SPACES
19 INTERIOR SPACES
12
7
UP
54' - 6"
COMMERCIAL TENANT
1109 SF
SPRINKLER
4'-0" TALL WOODEN FENCE HERE
BENCH
VISITOR
HC
COMMERCIAL TENANT
1362 SF
53' - 0"
51' - 3"
25' - 7"
50' - 8"
284' - 3"
A201
A202a

1 OVERALL PLAN - LEVEL 2
3/32" = 1'-0"

N

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OVERALL PLAN - LEVEL 2

Scale: As indicated
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Date: September 29, 2025
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OVERALL PLAN - LEVEL 2

A102

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS =	124

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

LEGEND

- STUDIO
- 1 BR
- 2 BR
- ARTIST LIVE WORK
- COMMERCIAL
- CIRCULATION
- COMMON SPACES
- GARAGE
- UTILITY

1 OVERALL PLAN - LEVEL 3
3/32" = 1'-0"

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OVERALL PLAN - LEVEL 3

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OVERALL PLAN - LEVEL 3

A103

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS =	124

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

LEGEND

- STUDIO
- 1 BR
- 2 BR
- ARTIST LIVE WORK
- COMMERCIAL
- CIRCULATION
- COMMON SPACES
- GARAGE
- UTILITY

1 OVERALL PLAN - LEVEL 4
3/32" = 1'-0"

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OVERALL PLAN - LEVEL 4

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OVERALL PLAN - LEVEL 4

A104

UNIT MATRIX				
	STUDIO	1 BEDROOM	2 BEDROOM	LIVE/WORK
LEVEL 1	0	0	1	3
LEVEL 2	2	5	0	4
LEVEL 3	6	22	10	0
LEVEL 4	6	22	10	0
LEVEL 5	2	20	11	0
TOTAL	16	69	32	7
			TOTAL UNITS =	124

INDICATES AREAS OF NO NEW WORK

EXISTING WALL TO REMAIN

NEW WALL

NO UPPER LEVEL FLOOR - TWO STORY SPACE

1 OVERALL PLAN - LEVEL 5
3/32" = 1'-0"

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OVERALL PLAN - LEVEL 5

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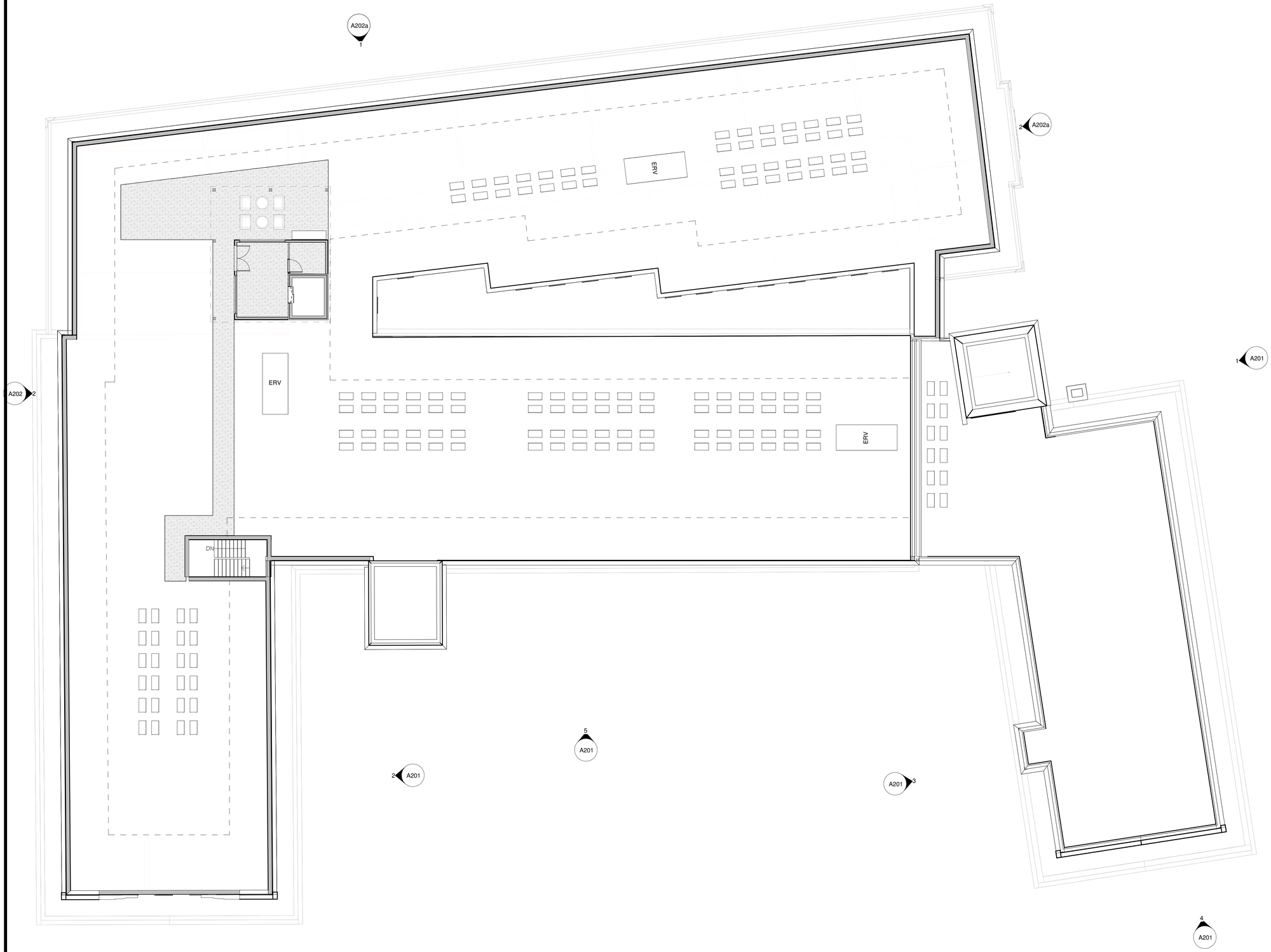
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OVERALL PLAN - LEVEL 5

A105



1 OVERALL ROOF PLAN
3/32" = 1'-0"

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Revisions

Issue	Description	Checked By
Date:	Planning Board Filing	September 29, 2025

OVERALL ROOF PLAN

Scale: 3/32" = 1'-0"
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Project #: 11.6122.007

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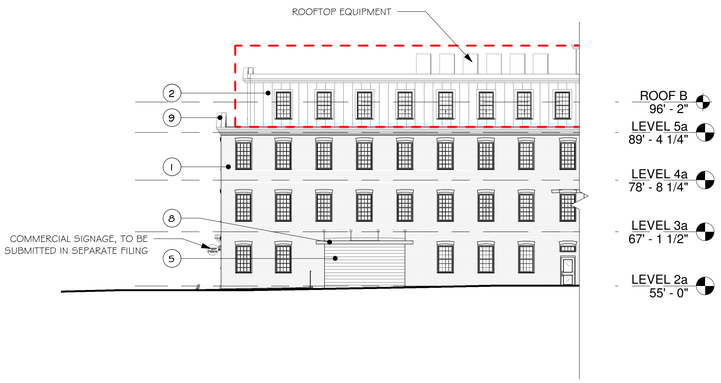
OVERALL ROOF PLAN

A106

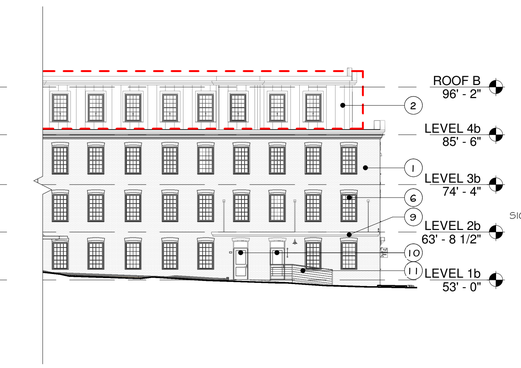
EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EXISTING BRICK TO REMAIN, PATCH AND REPAIR AS NEEDED.
2	CORREGATED METAL PANEL, PAC-150, 180 DEGREE SEAM OR SIMILAR COLOR: TBD
4	ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK
5	GARAGE DOOR
6	DOUBLE HUNG WINDOWS, SASH BLACK
7	FULL LITE GLASS DOOR
8	BLACK CANOPY
9	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	CANOPY OVER ENTRY DOOR, BLACK METAL
14	NEW BRICK TO MATCH EXISTING
15	HARDIE PANEL, COLOR MATCH PRECAST STONE WALL
16	ART INSTALLATION, PRECAST FRAME W/ WALL SCONCE ABOVE



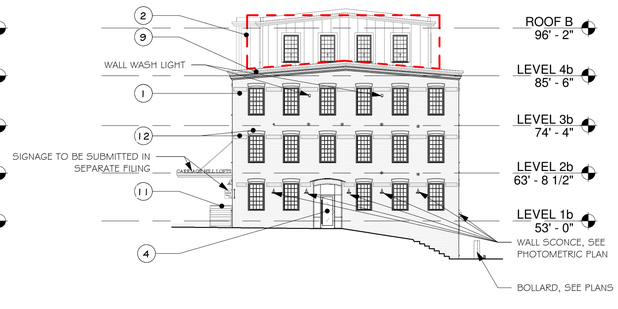
1 NORTHWEST BUILDING ELEVATION (CHESTNUT ST)
1/16" = 1'-0"



2 COURTYARD #1 ELEVATION
1/16" = 1'-0"



3 COURTYARD #2 ELEVATION (CHESTNUT WING)
1/16" = 1'-0"



4 NORTHEAST BUILDING ELEVATION
1/16" = 1'-0"



5 OVERALL - OAKLAND STREET ELEVATION
1/16" = 1'-0"

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Revisions
Issue Date: Description
September 29, 2025 Planning Board Filing

EXTERIOR ELEVATIONS

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Date: September 29, 2025
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Project #: 11.6122.007

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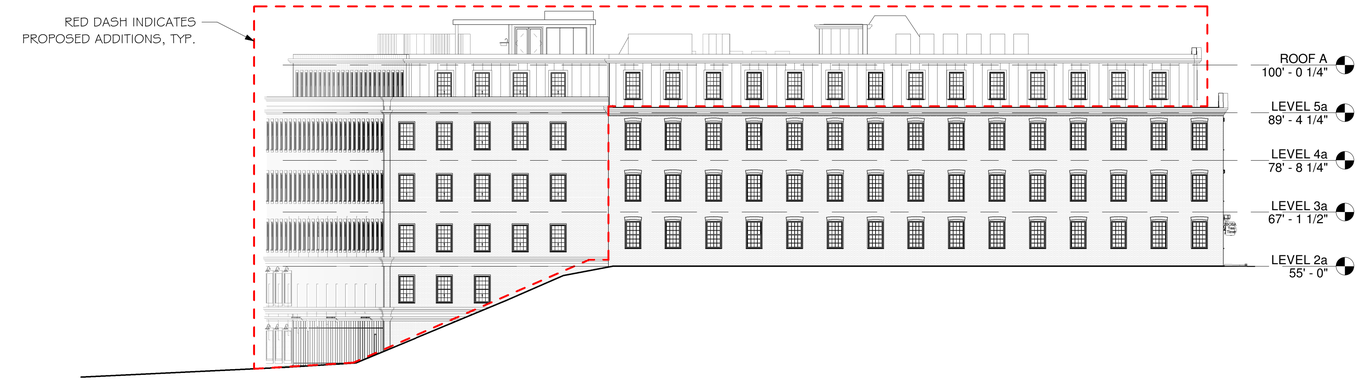
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EXTERIOR ELEVATIONS

A201

EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EXISTING BRICK TO REMAIN, PATCH AND REPAIR AS NEEDED.
2	CORREGATED METAL PANEL, PAC-150, 180 DEGREE SEAM OR SIMILAR COLOR: TBD
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	CANOPY OVER ENTRY DOOR, BLACK METAL
14	NEW BRICK TO MATCH EXISTING
15	HARDIE PANEL, COLOR MATCH PRECAST STONE WALL
16	ART INSTALLATION, PRECAST FRAME W/ WALL SCONCE ABOVE



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



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

Revisions

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EXTERIOR ELEVATIONS

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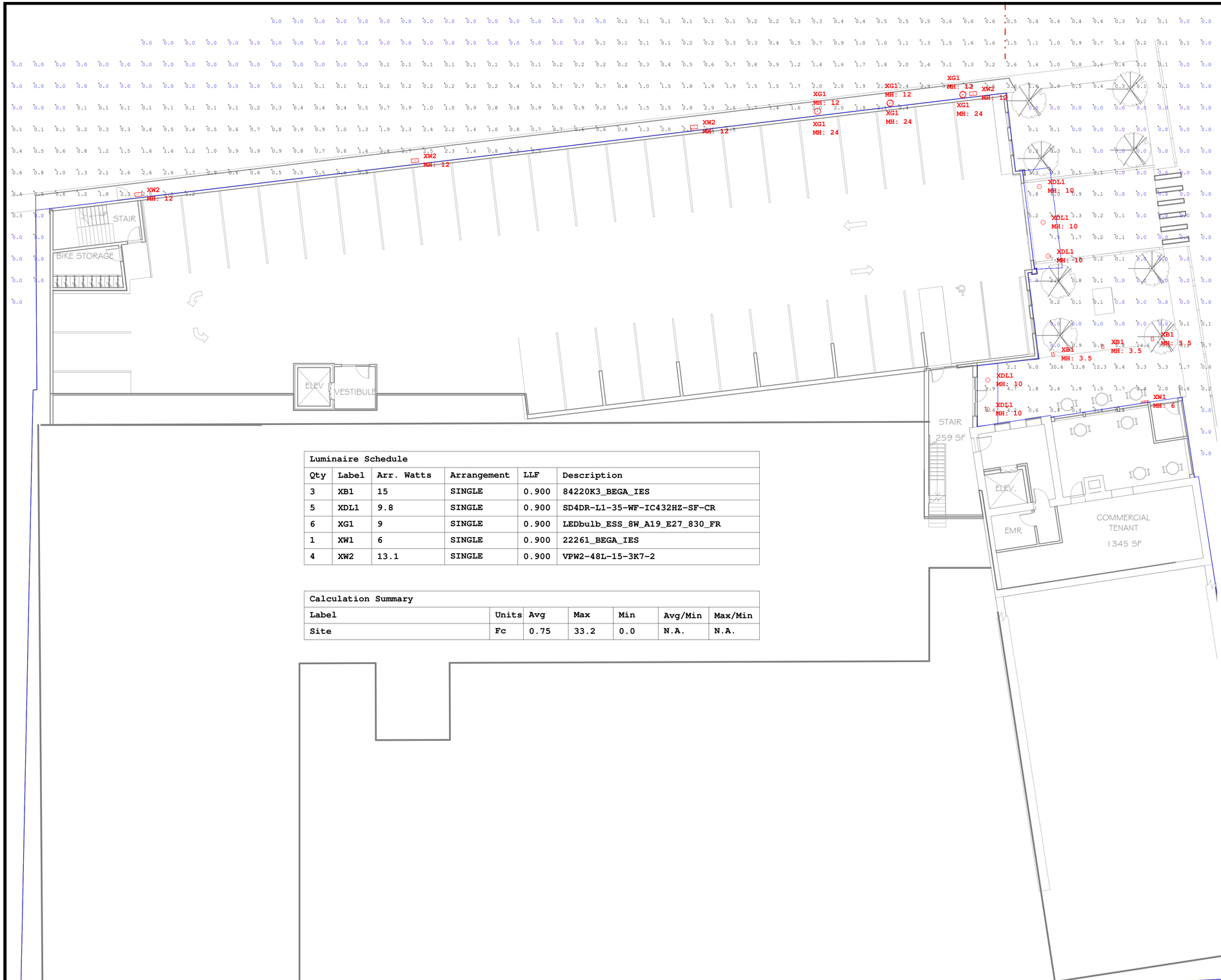
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EXTERIOR ELEVATIONS

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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.

1 GROUND FLOOR PHOTOMETRIC STUDY
3/32" = 1'-0"

LIGHT FIXTURES

4" LED DOWNLIGHT - XDL1



WALL SCONCE - XW1



WALL SCONCE - XW2



BOLLARD- XB1



WALL WASH



WALL SCONCE- XG1



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PHOTOMETRIC STUDY

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PHOTOMETRIC STUDY

P100

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.

STAIR
BIKE STORAGE
ELEV.
VESTIBULE
LOBBY
LOUNGE
552 SF
FITNESS
527 SF
11
1 BR
586 SF
10
1 BR
586 SF
ELEV.
9
1 BR
700 SF
1
ARTIST LIVE WORK
1011 SF
2
ARTIST LIVE WORK
709 SF
3
ARTIST LIVE WORK
734 SF
4
ARTIST LIVE WORK
691 SF
TRASH
TRASH COMPACTOR ROOM
ENTRANCE VESTIBULE
MAIL / PACKAGE
LEASING OFFICE
5
STUDIO
376 SF
8
1 BR
701 SF
6
STUDIO
450 SF
7
1 BR
701 SF
STAIR
COMMERCIAL TENANT
1362 SF
UP
COMMERCIAL TENANT
1109 SF
SPRINKLER

1 LEVEL 2 PHOTOMETRIC STUDY
3/32" = 1'-0"

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PHOTOMETRIC STUDY

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PHOTOMETRIC STUDY

P101



VIEW FROM OAKLAND STREET

Revisions

Issue	Date:	Description
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September 29, 2025

RENDERING

Scale: 1/4" = 1'-0"
Drawn By: Author
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RENDERING

R100



VIEW FROM OAKLAND STREET

Revisions

Issue	Date:	Description
1		Planning Board Filing

September 29, 2025
Checked By:

RENDERING

Scale: 1/4" = 1'-0"
Drawn By: Author
Date: September 29, 2025
Checked By: Checker
Project #: 11.6122.007

Proposed Renovation

9 OAKLAND STREET AMESBURY LLC

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RENDERING

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VIEW FROM OAKLAND STREET

Revisions

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VIEW FROM OAKLAND STREET

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VIEW FROM CORNER OF OAKLAND AND CHESTNUT STREET

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VIEW FROM CHESTNUT STREET

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R105



CHESTNUT STREET COMMERCIAL SPACE

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VIEW FROM CHESTNUT STREET

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R108