Hillside Avenue

Amesbury, MA

October 26, 2021

DRAWING LIST

CIVIL	ARCHITECTURAL
C-0 COVER SHEET	A-1 PROJECT DESIGN OVERVIEW
C-1 EXISTING CONDITIONS PLAN	A-2 PROPOSED FIRST FLOOR PLAN
C-2 SITE LAYOUT PLAN	A-3 PROPOSED SECOND FLOOR PLAN
C-3 GRADING, DRAINAGE, AND UTILITY PLAN	A-4 PROPOSED THIRD FLOOR PLAN
D-1 CONSTRUCTION DETAIL SHEET	A-5 FRONT PERSPECTIVE
	A-6 REAR PERSPECTIVE

Owner:

Angiolillo Management Group Inc.

99 Walnut St, Saugus, MA 01906

Architect:

DMS design, llc

5 Essex Green Drive, Suite 11A, Peabody, MA, 01960

Civil Engineer:

Engineering Alliance, Inc.

194 Central St, Saugus, MA 01906
(781) 231-1349

Land Surveyor:

Boston Surveyor

4 Shipway Place, Charlestown, MA
(617) 242-1313

Revisions:

#	Issue	Date

DMS design,llc
ARCHITECTURE & INTERIOR DESIGN
5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Hillside Avenue
Amesbury, MA

COVER SHEET

Scale:
Date: October 26, 2021
Drawn By: DMS Team

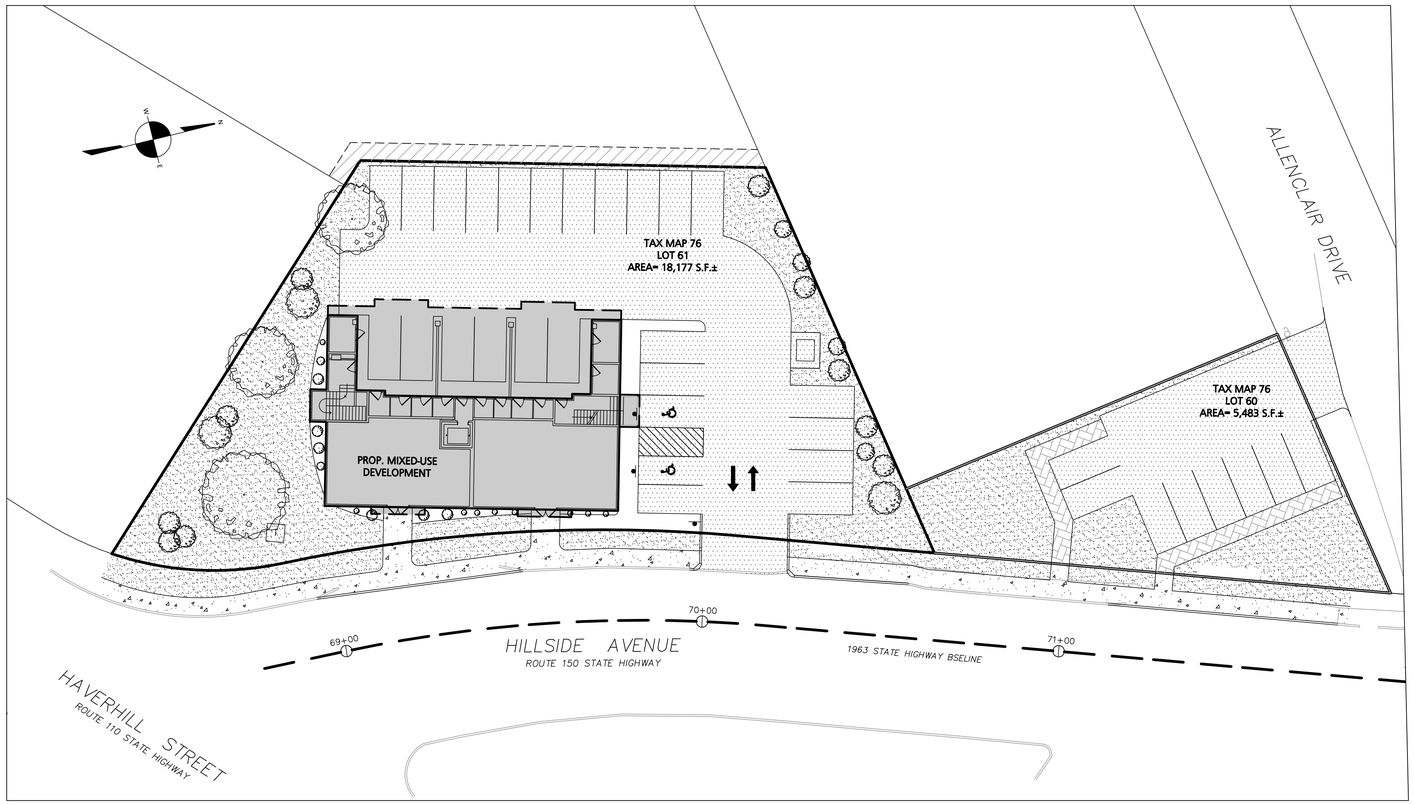
PROPOSED MIXED USE DEVELOPMENT

(TAX MAP 76 LOTS 60 & 61)

41 HILLSIDE AVENUE

AMESBURY, MASSACHUSETTS 01913

LOCUS MAP
SCALE: 1:25,000



PLAN VIEW
SCALE: 1"=20'

APPLICANT:
ANGIOLILLO MANAGEMENT GROUP INC.
99 WALNUT STREET
SAUGUS, MA 01906

CIVIL ENGINEER:
ENGINEERING ALLIANCE, INC.
194 CENTRAL STREET
SAUGUS, MA 01906
(781) 231-1349

LAND SURVEYOR
BOSTON SURVEYOR
4 SHIPWAY PLACE
CHARLESTOWN, MA
(617)-242-1313

SHEET INDEX

C-0 Cover Sheet
C-1 Existing Conditions Plan
C-2 Site Layout Plan
C-3 Grading, Drainage, and Utility Plan
D-1 Construction Detail Sheet

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT:
Site Development Plan
39 & 41 Hillside Avenue
Amesbury, Massachusetts

PROJECT #: 21-76801
DATE: October 26, 2021
SCALE: AS NOTED
DWG FILE NAME: 21-76801.dwg
DESIGN BY: Max Friedman
CHECKED BY: Richard A. Salvo P.E.

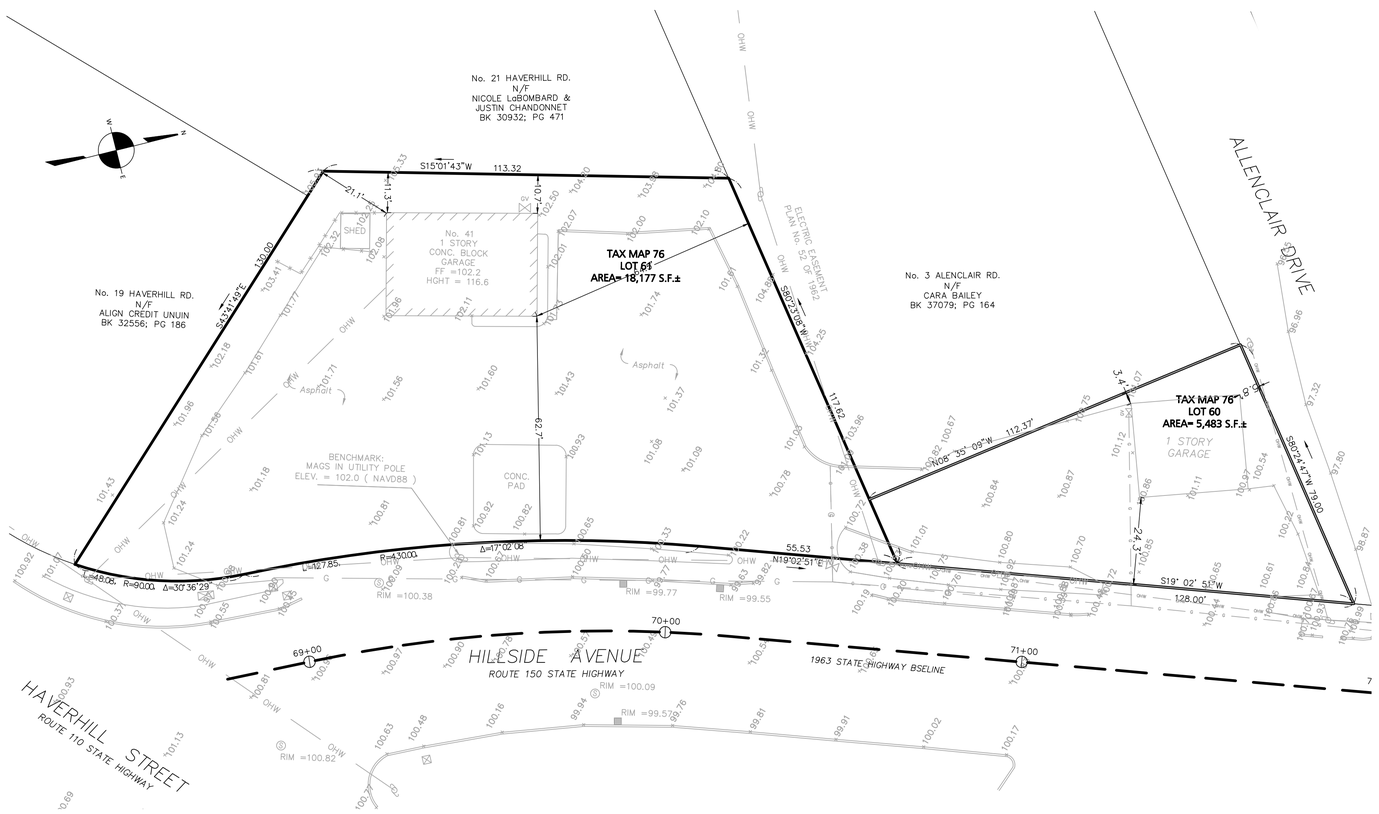
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41851
REGISTERED PROFESSIONAL ENGINEER

Professional Engineer for Engineering Alliance, Inc.

OWNER:
Angiolillo Management Group Inc.
99 Walnut Street
Saugus, MA 01906

DRAWING TITLE:
Cover Sheet

DWG. NO.
C-0



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND - EXISTING CONDITIONS PLAN

PROPERTY LINE	
EXISTING BUILDING	
EXISTING EDGE OF PAVEMENT	
EXISTING CURB	
EXISTING CHAIN LINK FENCE	
EXISTING WATER LINE	W
EXISTING WATER VALVE	WV
EXISTING HYDRANT	
EXISTING SEWER LINE	S
EXISTING SEWER MANHOLE	S
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING UTILITY POLE	
EXISTING SPOT SHOT	99.99

GENERAL NOTES

OWNER OF RECORD: ANGIOLILLO MANAGEMENT GROUP INC,
99 WALNUT STREET
SAUGUS, MA 01906

DEED REFERENCE: BOOK 37464, PAGE 344
DEED REFERENCE: BOOK 36487, PAGE 19

TAX MAP REFERENCE: MAP 76 LOTS 60 & 61

EXISTING CONDITIONS INFORMATION OBTAINED FROM AN ACTUAL ON THE GROUND SURVEY PREPARED BY BOSTON SURVEY, INC. ON MARCH 20, 2021

DATUM REFERENCE: NAVD 88
ACCORDING TO THE F.E.M.A. MAP FOR ESSEX COUNTY, MAP No. 25009C0106F, DATED JULY 3, 2012, THE SUBJECT PROPERTY IS LOCATED IN A ZONE X.

COMMONWEALTH OF MASSACHUSETTS
RICHARD A SALVO
CIVIL
No. 41851
REGISTERED PROFESSIONAL ENGINEER

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PREPARED BY:
BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA 02129
(617) 242-1313
www.bostonsurveyinc.com

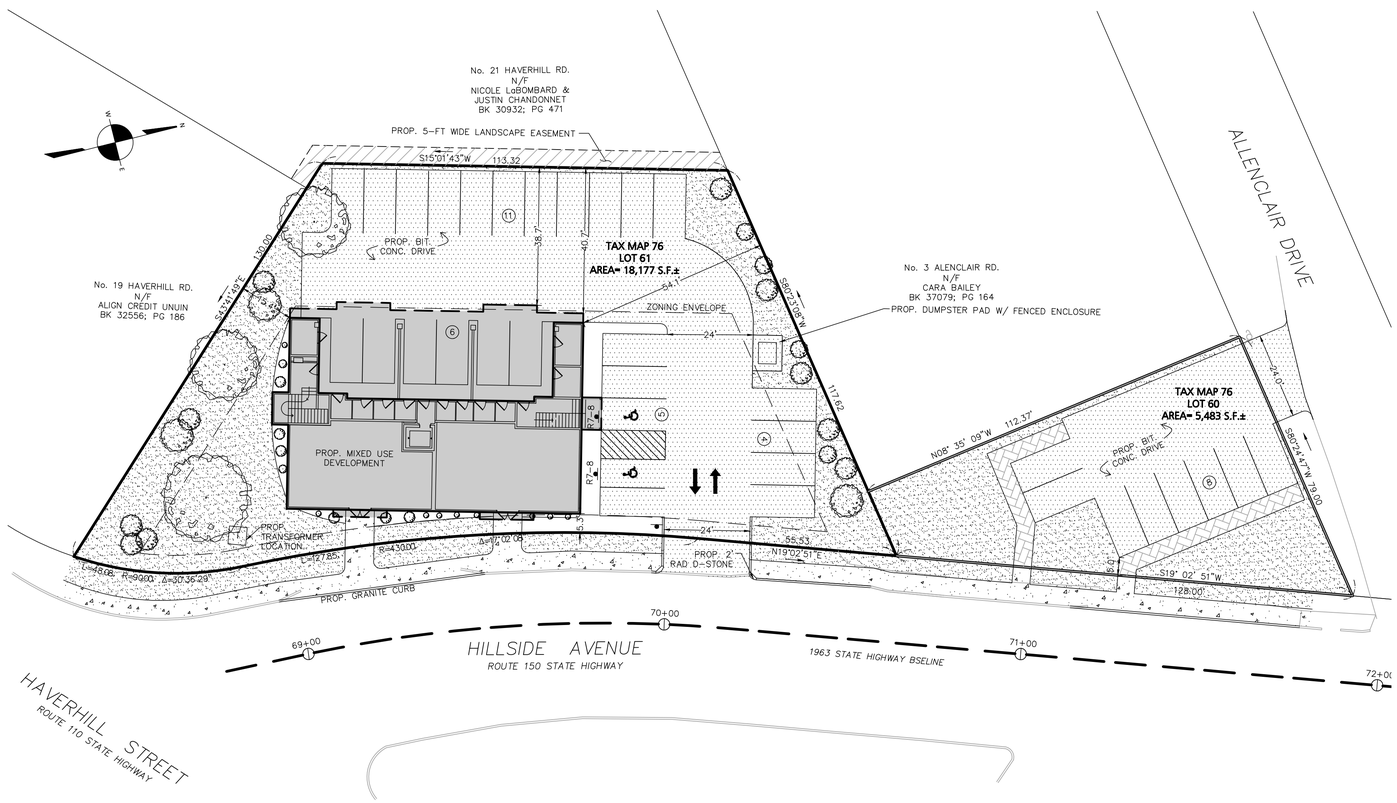
PROJECT:
Site Development Plan
39 & 41 Hillside Avenue
Amesbury, Massachusetts

PROJECT #: 21-76801	DATE: October 26, 2021
SCALE: AS NOTED	DWG FILE NAME: 21-76801.dwg
DESIGN BY: Max Friedman	CHECKED BY: Richard A. Salvo P.E.

OWNER :
Angiolillo Management Group Inc.
99 Walnut Street
Saugus, MA 01906

DRAWING TITLE:
Existing Conditions

DWG. NO.
C-1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROPERTY LINE	
PROPOSED STRIPING	
PROPOSED BUILDING	
PROPOSED BUILDING LINE ABOVE	
PARKING COUNT	11
PROPOSED CURBING	
PROPOSED BITUMINOUS CONCRETE	
PROPOSED LANDSCAPED AREA	
PROPOSED DECKING REPLACEMENT	

DIMENSIONAL AND DENSITY REGULATIONS
(Commercial District)

ITEM	REQUIRED	PROVIDED	RELIEF REQUIRED
MINIMUM LOT AREA	20,000 S.F.	23,660 S.F.	NO
MINIMUM FRONTAGE	100 FT	231.5 FT	NO
MINIMUM FRONT YARD SETBACK	5 FT (1)	5.3 FT	NO
MINIMUM SIDE YARD SETBACK	15 FT	15.4 FT	NO
MINIMUM REAR YARD SETBACK	40 FT	40.7 FT	NO
MAX STORIES	4	3	NO
MAX HEIGHT	40 FT	31.5	NO
MAXIMUM BUILDING AREA	40%	17.3%	NO
MINIMUM OPEN SPACE	15% (2)	30.1%	NO

NOTE:

1. THE FRONT-YARD SETBACK SHALL BE REDUCED TO (5) FEET IN CASES WHERE DEVELOPMENT INVOLVES MIXED-USE BUILDING(S)
2. THE MINIMUM OPEN SPACE SHALL BE REDUCED TO (15) PERCENT WHERE DEVELOPMENT INCLUDES: 1) ON-SITE PEDESTRIAN USE AREAS SUCH AS BRICK PLAZAS, WALKWAYS, STREET FURNITURE (I.E. PERIOD LIGHTING, TRASH RECEPTACLES, BENCHES) AND SEATING AREAS AND 2) A MIXED-USE BUILDING

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY (8 RESIDENTIAL UNITS)	12 SPACES 1.5 SPACE PER UNIT 8 UNITS X 1.5 SPACE PER UNIT	26 SPACES (Outdoor Standard Parking) 2 SPACES (Outdoor Accessible Parking) 6 SPACES (Indoor Standard Parking)
RETAIL (2 RETAIL UNITS)	8 SPACES 3.3 SPACE PER 1,000 FT OF GFA	
TOTAL	20 SPACES	34 SPACES

* STANDARD PARKING SPACE 9'x18'

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (GROUND TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8	VIOLATORS WILL BE FINED $500 PARKING FOR THIS STALL ONLY IS REQUIRED	12" X 20"	7' - 0"	BLUE ON WHITE	YES
R1-1	STOP	24" x 24"	7' - 0"	WHITE ON RED	YES

DATE	DESCRIPTION OF REVISION

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT:
Site Development Plan
39 & 41 Hillside Avenue
Amesbury, Massachusetts

PROJECT #: 21-76801
DATE: October 26, 2021
SCALE: AS NOTED
DWG FILE NAME: 21-76801.dwg
DESIGN BY: Max Friedman
CHECKED BY: Richard A. Salvo P.E.

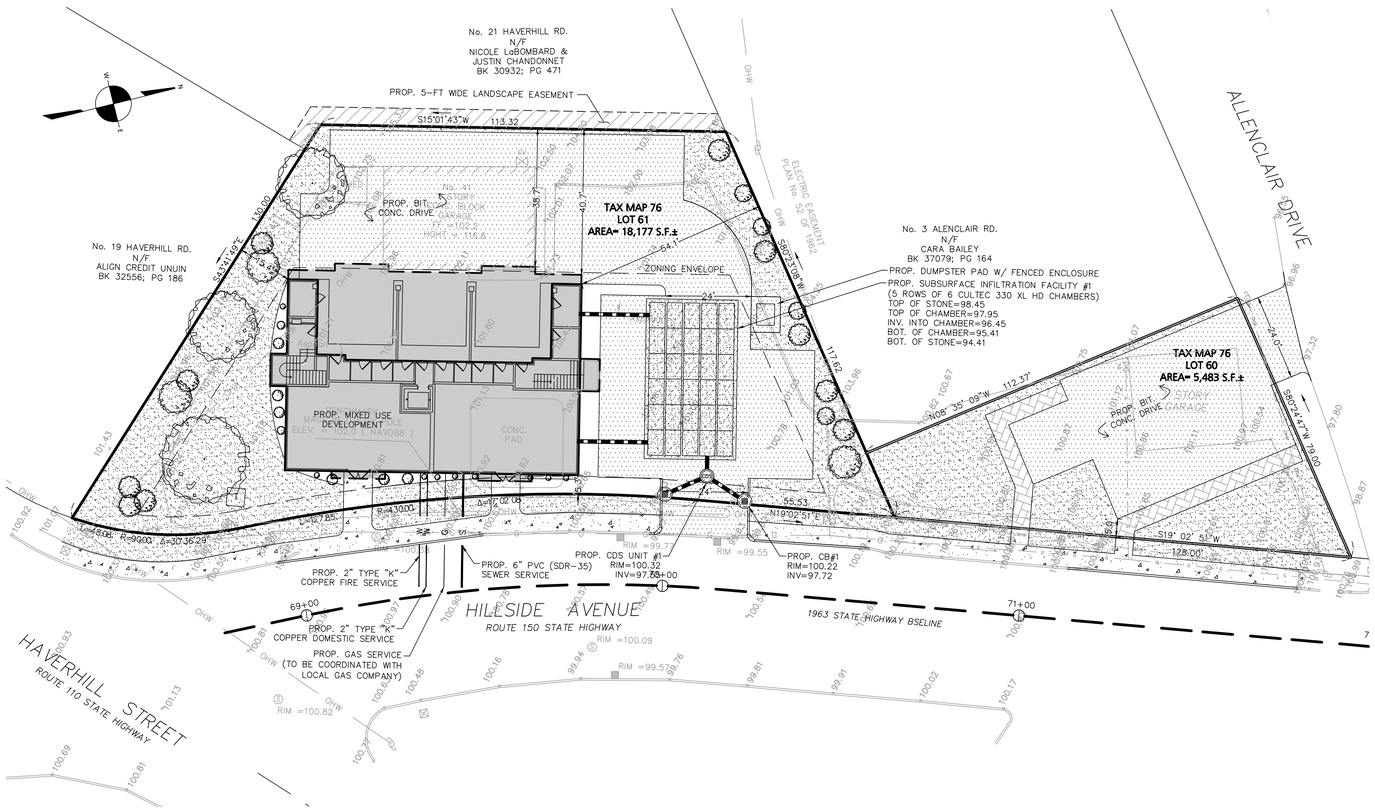
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41661
REGISTERED PROFESSIONAL ENGINEER

Professional Engineer for Engineering Alliance, Inc.

OWNER :
Angiolillo Management Group Inc.
99 Walnut Street
Saugus, MA 01906

DWG. NO.
C-2

DRAWING TITLE:
Site Plan Layout



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND - GRADING,DRAINAGE, & UTILITY

PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED DRAIN LINE	
PROPOSED CATCH BASIN	
PROPOSED CDS UNIT W/GRATE	
PROPOSED DRAIN MANHOLE	
PROPOSED CDS UNIT	
PROPOSED SEWER LINE	S
PROPOSED SEWER MANHOLE	
PROPOSED PUMP CHAMBER	
PROPOSED GAS TRAP	
PROPOSED WATER LINE	W
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	E
PROPOSED TRANSFORMER	T
PROPOSED CONTOUR	18
PROPOSED SPOT SHOT	15.57

GENERAL UTILITY NOTES:

1. ALL EXISTING SITE FEATURES OUTSIDE THE BUILDING SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
5. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES..
6. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF AMESBURY, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE CITY OF AMESBURY D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
7. ALL UTILITY WORK WITHIN ANY RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR LICENSED BY MASSDOT AND THE AMESBURY DPW.
8. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING AND CONSTRUCTION PRACTICES AND ADEQUATE TO SERVE THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH THESE REGULATIONS.
10. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
11. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
12. DISPOSAL OF ALL MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT & SHALL SUBMIT AN AUTOCAD "AS-BUILT" TO THE ENGINEERING DEPT. UPON COMPLETION OF THE BUILDING & UTILITY WORK.

GENERAL DRAINAGE NOTES:

1. ALL CATCH BASINS SHALL BE EQUIPPED WITH A HOOD AND 4-FT MIN. SUMP.
2. ALL STORM DRAINAGE PIPES SHALL BE 12" MIN. HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) CORRUGATED OUTSIDE SMOOTH INSIDE UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10' FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SERVICE CONNECTIONS (I.E., ROOF DRAINS, WATER AND SEWER SERVICES, ETC.) WITHIN 10-FT OF THE BUILDING WALLS.
5. ALL ROOF DRAINAGE SHALL BE INFILTRATED VIA THE SUB-SURFACE DRAINAGE SYSTEM. CONNECTION POINTS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE A TEST PIT IN THE VICINITY OF THE SUBSURFACE INFILTRATION SYSTEM TO CONFIRM THE FOLLOWING:
   - MINIMUM OF 2-FT SEPARATION BETWEEN THE BOTTOM OF SYSTEM AND ESTIMATED SEASONAL HIGH GROUNDWATER TABLE.
   - ON-SITE SOILS WILL PROVIDE AN INFILTRATION RATE OF AT LEAST 2.41 IN/HR

   SOIL TESTING SHALL BE SCHEDULED WITH THE CITY OF AMESBURY ENGINEERING DEPARTMENT SO THAT THE CITY MAY WITNESS THE TEST. SOIL TEST RESULTS SHALL BE PROVIDED TO THE CITY OF AMESBURY ENGINEERING DEPARTMENT PRIOR TO THE INSTALLATION OF THE DRAINAGE SYSTEM.

DATE	DESCRIPTION OF REVISION

PREPARED BY:
Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
1950 Lafayette Road
194 Central Street
Portsmouth, NH 03801
Saugus, MA 01906
Tel: (603) 610-7100
Tel: (781) 231-1349
Fax: (603) 610-7101
Fax: (781) 417-0020

PROJECT:
Site Development Plan
39 & 41 Hillside Avenue
Amesbury, Massachusetts

PROJECT #: 21-76801
DATE: October 26, 2021
SCALE: AS NOTED
DWG FILE NAME: 21-76801.dwg
DESIGN BY: Max Friedman
CHECKED BY: Richard A. Salvo P.E.

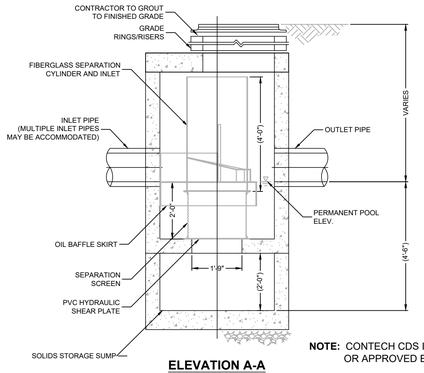
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41661
REGISTERED PROFESSIONAL ENGINEER

Professional Engineer for Engineering Alliance, Inc.

OWNER :
Angiolillo Management Group Inc.
99 Walnut Street
Saugus, MA 01906

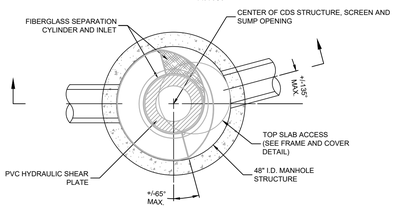
DRAWING TITLE:
Grading, Draining & Utility Plan

DWG. NO.
C-3



ELEVATION A-A
N.T.S.

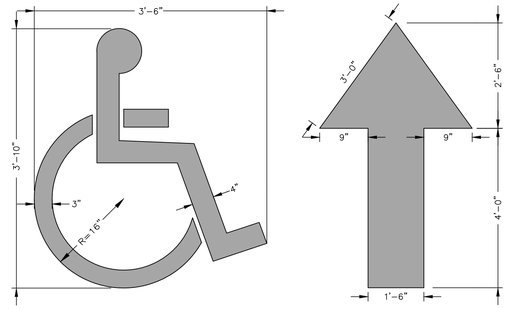
NOTE: CONTECH CDS INLINE OR APPROVED EQUAL



PLAN VIEW B-B
N.T.S.

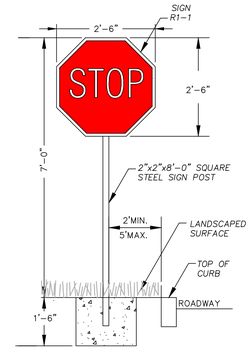
CONTECH CDS WATER QUALITY MANHOLE

NOT TO SCALE



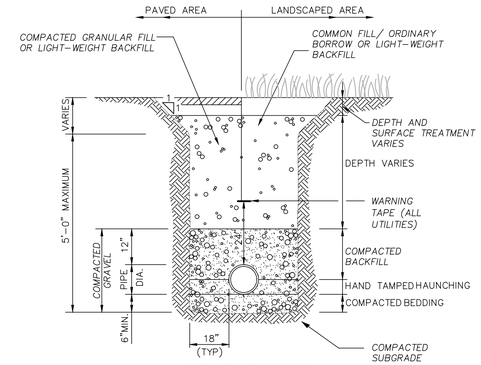
PAINTED HANDICAP SYMBOL & TRAFFIC ARROW DETAIL

NOT TO SCALE



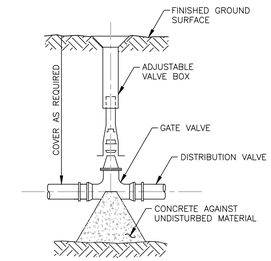
TYPICAL SIGN DETAIL

NOT TO SCALE



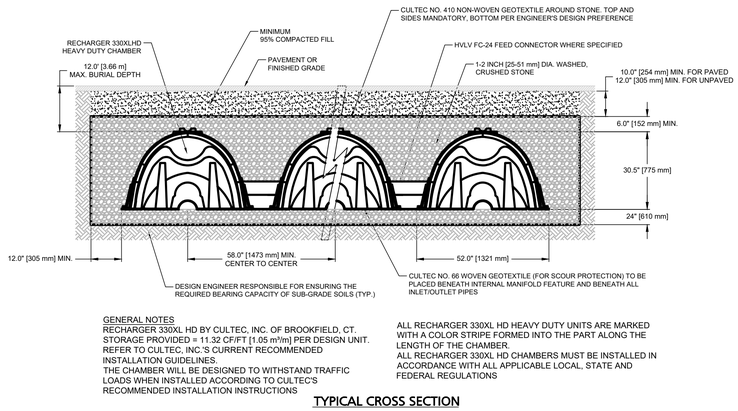
UTILITY TRENCH

NOT TO SCALE



WATER GATE DETAIL

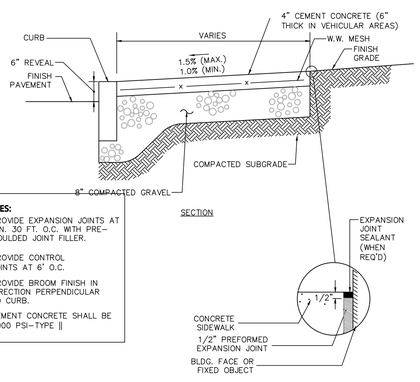
NOT TO SCALE



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

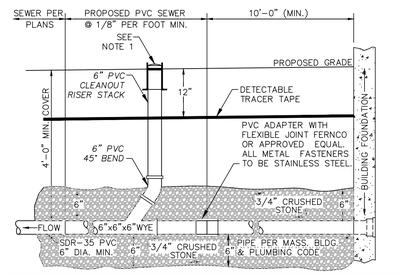
TYPICAL CROSS SECTION



NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

CONCRETE SIDEWALK

NOT TO SCALE

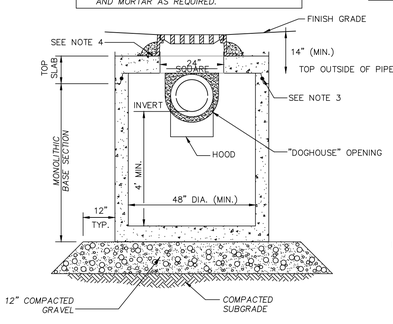


NOTES:
1. LeBARON CAST IRON SEWER CLEANOUT RING COVER. COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.

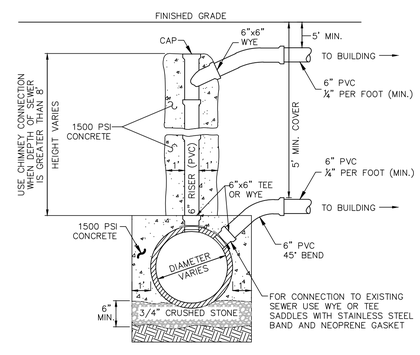
SANITARY SEWER SERVICE AT BUILDING

NOT TO SCALE

NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

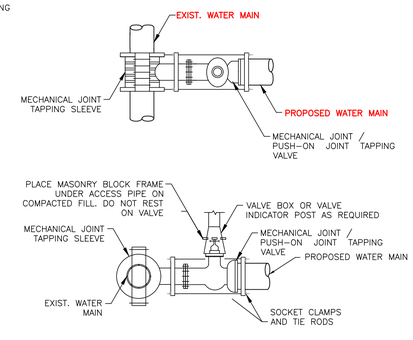


TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD



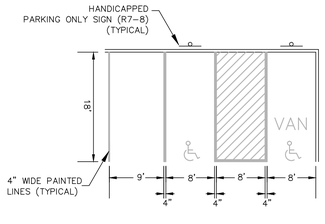
SANITARY SEWER SERVICE AT MAIN

NOT TO SCALE



TAPPING SLEEVE AND VALVE

NOT TO SCALE

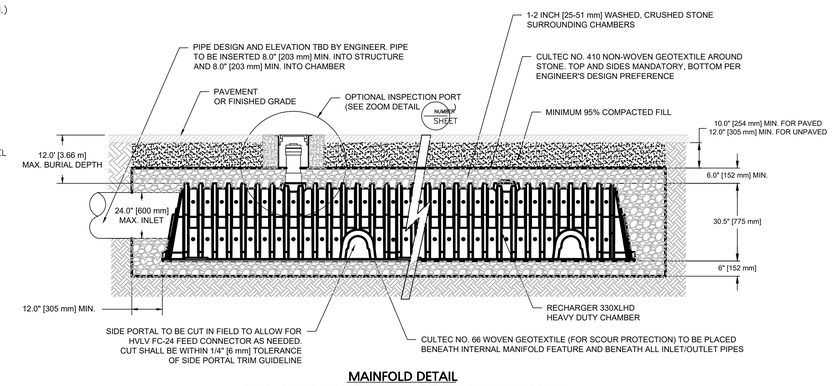


NOTE:
1. SEE SHEET C-3 FOR PARKING STALL DIMENSIONS.

HANDICAP AND STANDARD PARKING DETAIL

NOT TO SCALE

INSPECTION PORT DETAIL



MAINFOLD DETAIL

SUB-SURFACE DRAINAGE FACILITY DETAIL CULTEC 330XL HD

NOT TO SCALE

DATE	DESCRIPTION OF REVISION

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020
1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101

PROJECT: Site Development Plan
39 & 41 Hillside Avenue
Amesbury, Massachusetts

PROJECT #: 21-76801
DATE: October 26, 2021
SCALE: AS NOTED
DWG FILE NAME: 21-76801.dwg
DESIGN BY: Max Friedman
CHECKED BY: Richard A. Salvo P.E.

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. SALVO
CIVIL
No. 41851
REGISTERED PROFESSIONAL ENGINEER

Professional Engineer for Engineering Alliance, Inc.

OWNER: Angiolillo Management Group Inc.
99 Walnut Street
Saugus, MA 01906

DWG. NO. D-1

DRAWING TITLE: Details

C - COMMERCIAL ZONE

USE
MULTI-FAMILY USE REQUIRES SPECIAL PERMIT (S1)
GENERAL RETAIL SALES AND SERVICE, RESTAURANT FAST FOOD - BY RIGHT

SITE SIZE
20,000 SQFT MINIMUM (PARCEL SIZE CONFORMS)
100 FT - MINIMUM FRONTAGE (MINIMUM FRONTAGE PROVIDED)

39 HILLSIDE AVENUE = 5,483 sqft
41 HILLSIDE AVENUE = 18,177 sqft (PARCEL SIZES TO BE CONFIRMED)
±23,660 sqft

40% MAX BUILDING COVERAGE = 9,464 sqft (PROPOSED LAYOUTS WILL CONFORM)
30% OPEN SPACE REQUIREMENT = 7,098 sqft (PROPOSED LAYOUTS WILL CONFORM)
(CAN BE REDUCES TO 15% IF PROJECT IS A MIXED-USE BUILDING)
15% = 6,078 sqft

SETBACKS
20'-0" FRONT YARD SETBACK (REDUCED TO 5' IF PROJECT IS A MIXED-USE BUILDING)
15'-0" SIDE YARD SETBACK (PROPOSED LAYOUTS WILL CONFORM)
40'-0" REAR YARD SETBACK (PROPOSED LAYOUTS WILL CONFORM)

BUILDING SIZE
40 FOOT MAXIMUM HEIGHT (PROPOSED LAYOUTS WILL CONFORM)
4.0 STORIES MAXIMUM (PROPOSED LAYOUTS WILL CONFORM)

PARKING
APARTMENT HOUSE - 1.5 SPACES FOR EACH DWELLING UNIT (BASE LAYOUT: 8 UNITS x 1.5 = 12 SPACES REQUIRED)
GENERAL RETAIL - 3.3 PER 1,000 SQFT OF GFA (BASE LAYOUT: ±1,946 GSF = 7 SPACES REQUIRED)

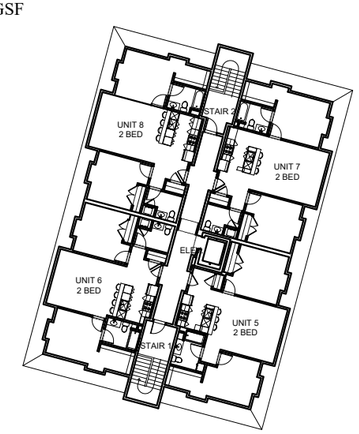
RESTAURANT - 1 FOR EACH (4) SEATS OF TOTAL SEATING CAPACITY (TBD)

BUILDING AREA
GROUND FLOOR: BASE LAYOUT WITH 2 RETAIL SPACES = ± 2,975 GSF

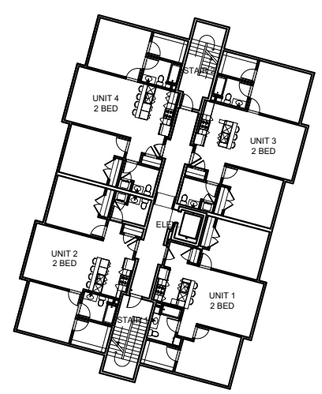
SECOND FLOOR: BASE LAYOUT WITH (4) 2-BEDROOM UNITS BETWEEN 970-1,045 GSF = ± 4,105 GSF
THIRD FLOOR: BASE LAYOUT WITH (4) 2-BEDROOM UNITS BETWEEN 935-1,010 GSF = ± 3,965 GSF

BASE LAYOUT (8 UNITS) TOTAL BUILDING AREA = ± 11,045 GSF

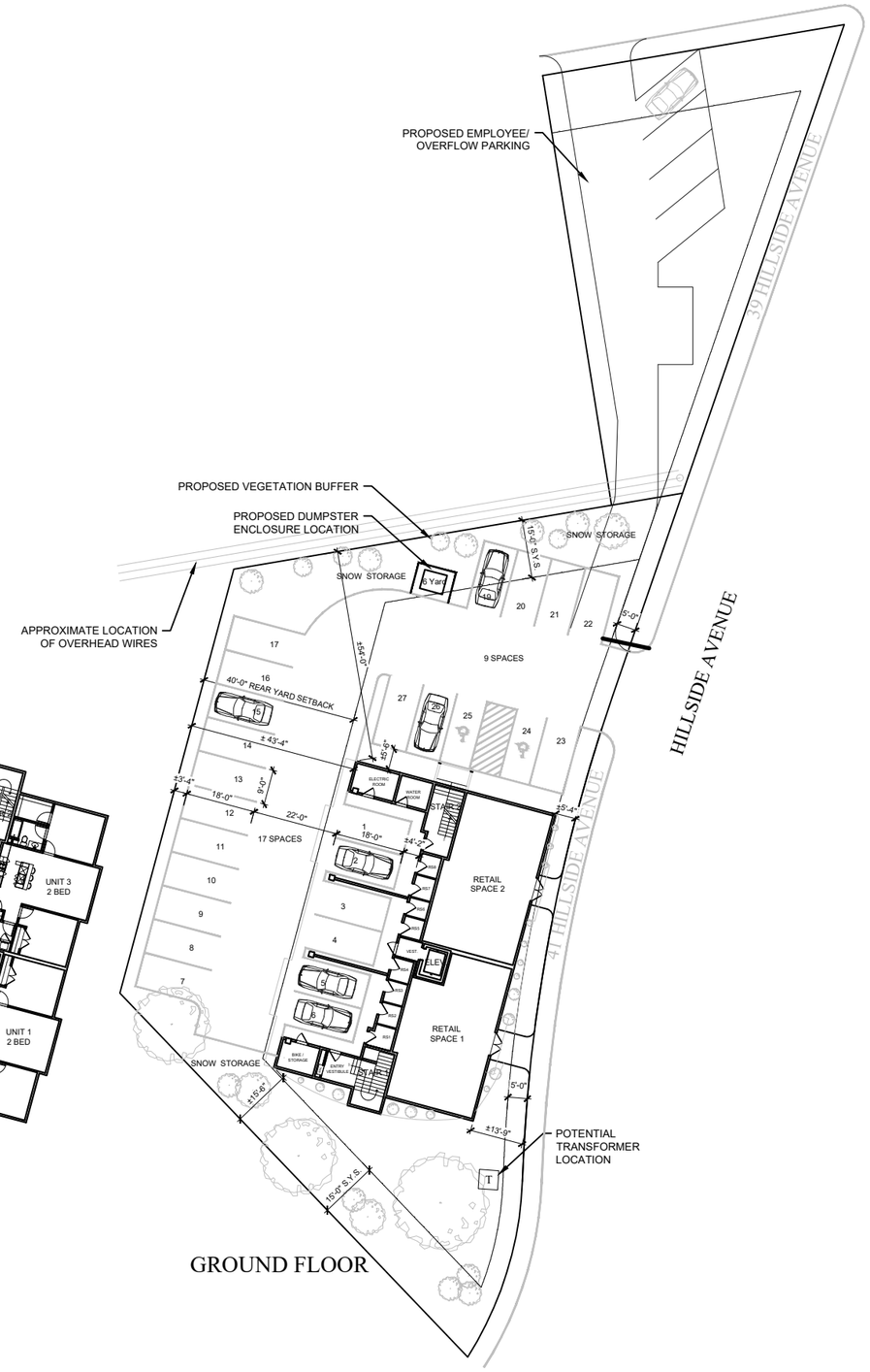
RELIEF REQUIRED:
MULTI-FAMILY USE REQUIRES SPECIAL PERMIT (S1)



THIRD FLOOR



SECOND FLOOR



GROUND FLOOR

PROJECT OVERVIEW

Revisions

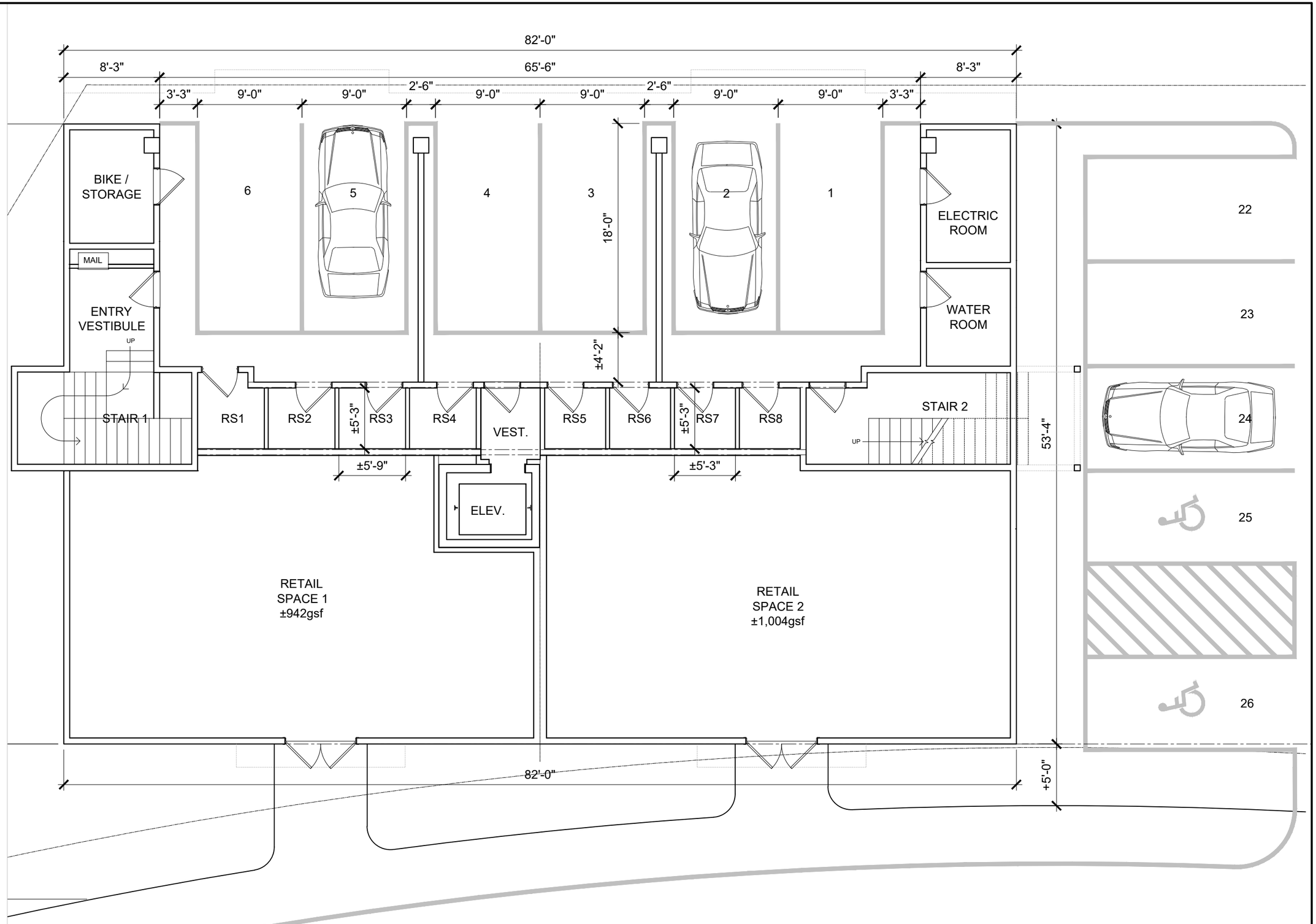
#	Date

DMS design, llc
Architecture & Interior Design
5 Essex Green Drive, Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

HILLSIDE
39-41 HILLSIDE AVENUE
AMESBURY, MA

Project Design Overview
Scale: N.T.S.
Date: Oct. 26, 2021
Drawn By: DMS

A1



Revisions

#	Date
-	-
-	-
-	-
-	-
-	-

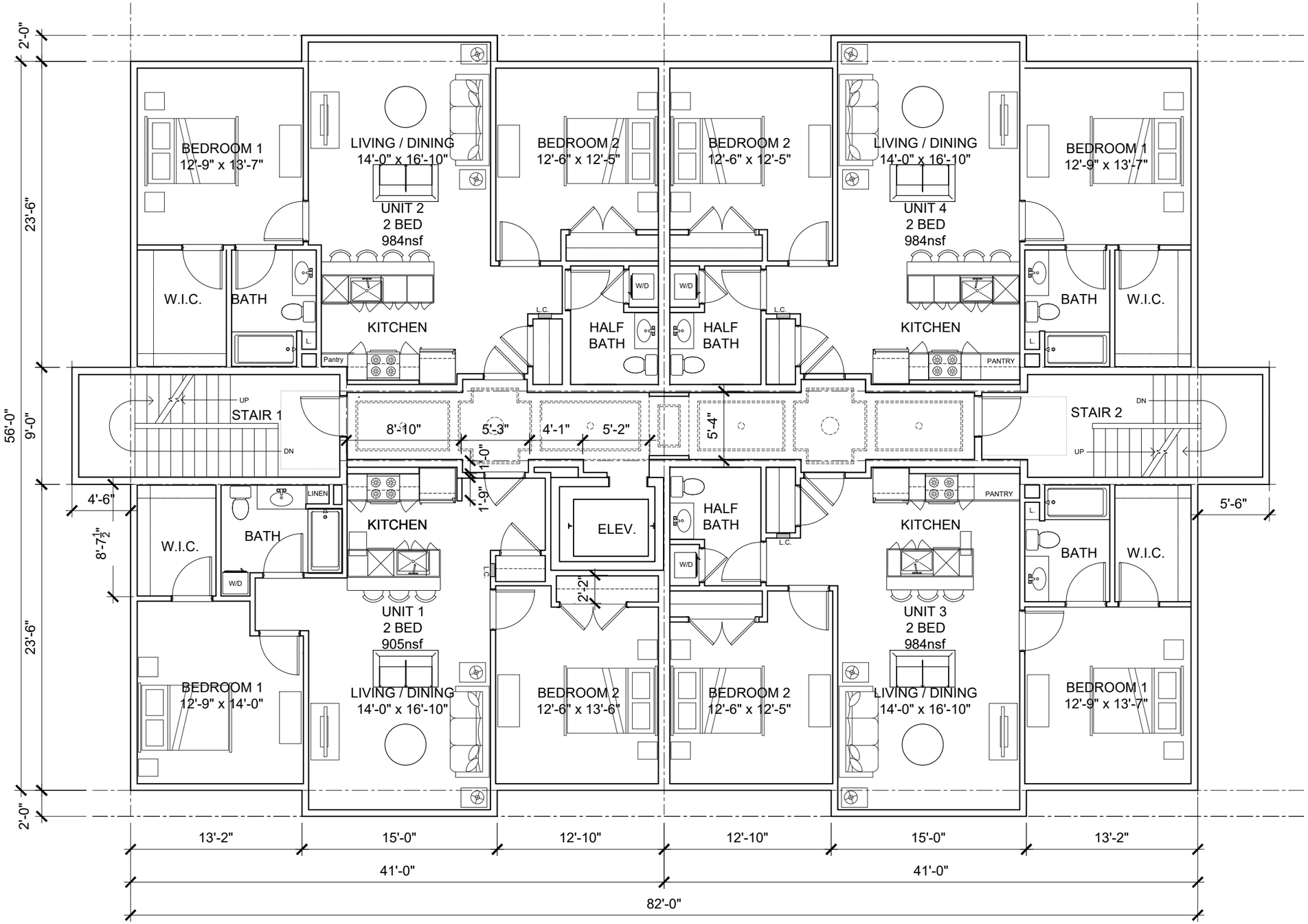
DMS design, llc
Architecture & Interior Design
5 Essex Green Drive, Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Angiolillo Group
39 Hillside Avenue
Amesbury, MA 01913

Proposed First Floor Plan

Scale: 1/8" = 1'-0"
Date: Oct. 26, 2021
Drawn By:

A2



Revisions

#	Date
-	-
-	-
-	-
-	-
-	-

Angiolillo Group

39 Hillside Avenue
Amesbury, MA 01913

DMS design, llc

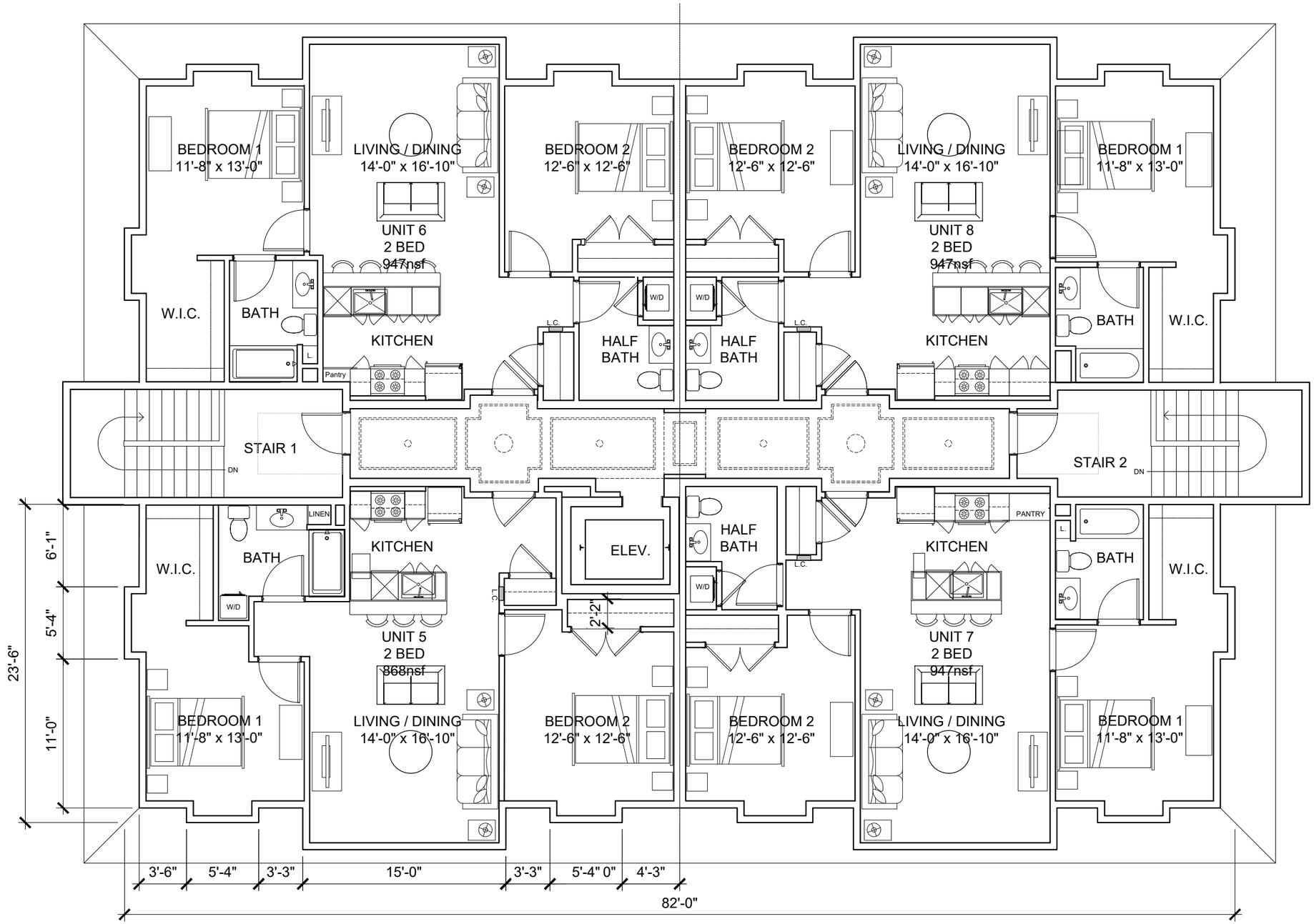
Architecture & Interior Design

5 Essex Green Drive, Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Proposed Second Floor Plan

Scale: 1/8" = 1'-0"
Date: Oct. 26, 2021
Drawn By:

A3



Revisions

#	Date
-	-
-	-
-	-
-	-
-	-

Angiolillo Group
39 Hillside Avenue
Amesbury, MA 01913

DMS design, llc
Architecture & Interior Design
5 Essex Green Drive, Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Proposed Third Floor Plan

Scale: 1/8" = 1'-0"
Date: Oct. 26, 2021
Drawn By:

A4

REGISTERED ARCHITECT
DANIEL M. SKOLSKI
NO. 20038
MA
COMMONWEALTH OF MASSACHUSETTS

Revisions:

#	Reason	Date

DMS design,llc
ARCHITECTURE & INTERIOR DESIGN

5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Hillside Avenue

Amesbury, MA

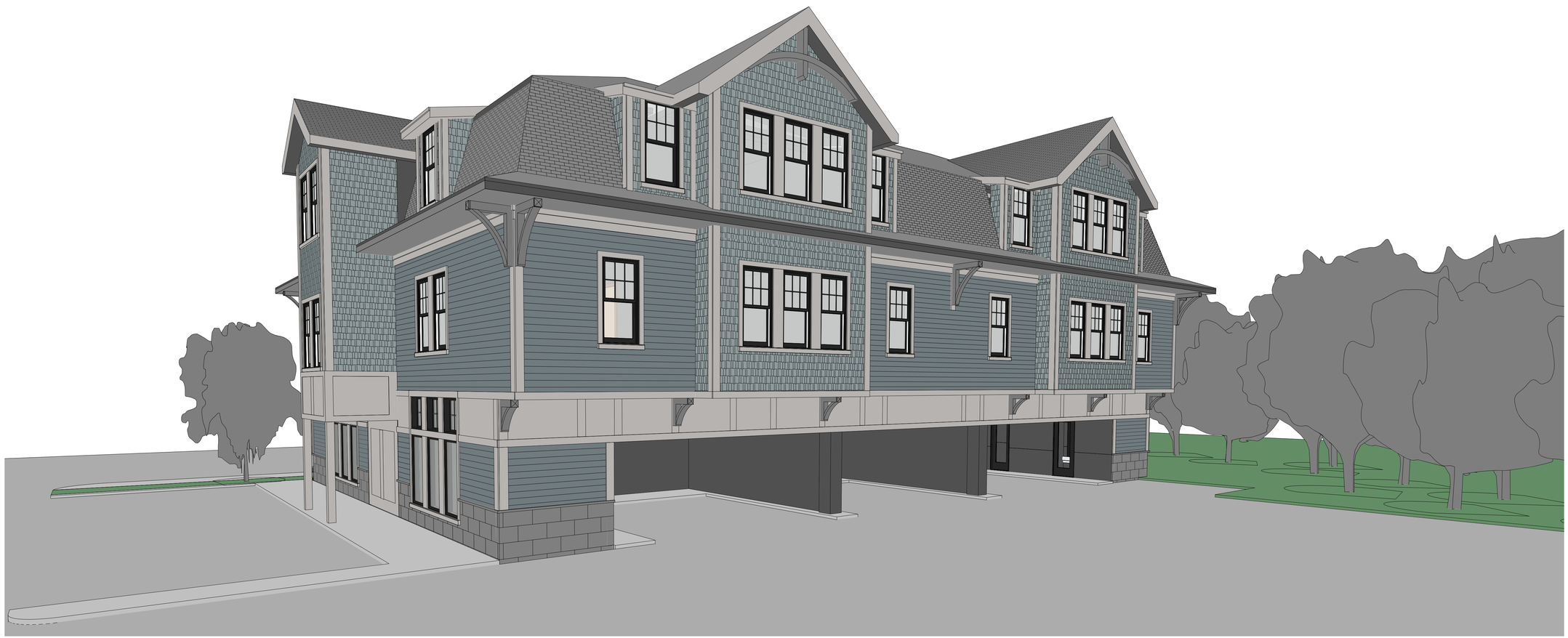
HILLSIDE AVE PERSPECTIVE

Scale:

Date: May 28, 2021

Drawn By: Author

A5



Revisions:

#	Reason	Date

DMS design,llc
ARCHITECTURE & INTERIOR DESIGN

5 Essex Green Drive
Suite 11A
Peabody, MA 01960
Phone: 978-965-3470

Hillside Avenue

Amesbury, MA

HILLSIDE AVENUE PERSPECTIVE

Date:

Date: May 28, 2021

Drawn By: Author

A6