

61 HIGH ST SITE REDEVELOPMENT

61 HIGH STREET, DANVERS, MA 01923 | STACEY & RICHARD BOCCELLI



PROJECT TEAM

ARCHITECT & PROJECT MANAGER:
A.POINT.DESIGN, INC. | ARCHITECTURE & PLANNING
 61 HIGH ST, DANVERS, MA 01923
 978.304.0059 | APOINTDESIGN.COM

SITE & CIVIL:
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 185 CENTRE ST, DANVERS, MA 01923
 978.777.3050 | HANCOCKASSOCIATES.COM

LANDSCAPE ARCHITECTS:
WEINMAYR/JAY ASSOC. INC.
 360 CHARLES RIVER RD, WATERTOWN, MA 02472
 617.957.9733 | WEINMAYRJAY.COM

WETLANDS:
WETLANDS & LAND MANAGEMENT, INC.
 100 CONIFER HILL DR #516, DANVERS, MA 01923
 978.777.0004

ATTORNEY:
MCCANN & MCCANN, P.C.
 P.O. BOX 365, BOXFORD, MA 01921
 978.739.8484



ISSUANCE:	MARK	DESCRIPTION	DATE	APRVD
	01	APPROVALS	01.31.25	-
	-	-	-	-
	-	-	-	-

CLIENT: STACEY & RICHARD BOCCELLI

ARCHITECT: a • point • design, inc
 architecture and planning
 61 high street, danvers, ma 01923 - p 978.304.0059 www.apointdesign.com

DRAWING TITLE: PROJECT COVER SHEET

PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923

PROJECT NUMBER: 94-006

PROJECT PHASE: CONCEPT DESIGN

START DATE: 11.10.21

SCALE: AS NOTED

DRAWN BY: RSB/ML

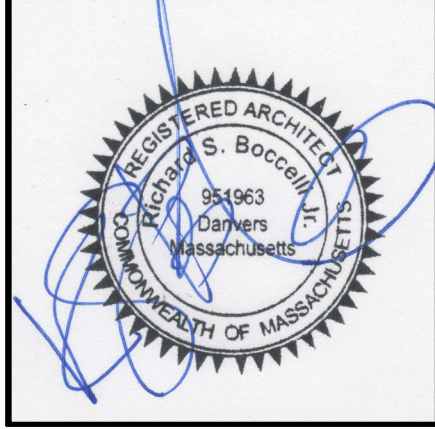
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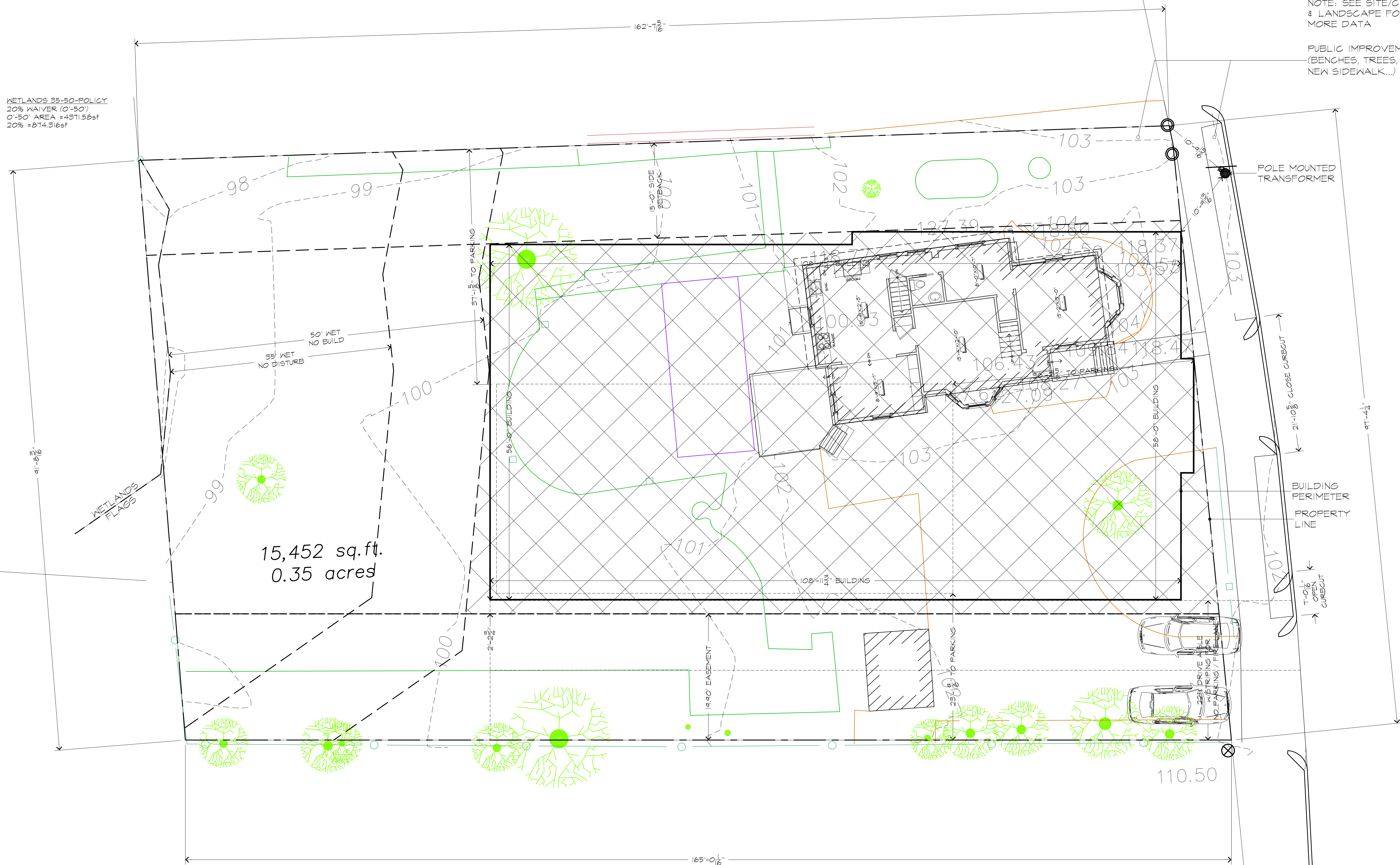
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 ARCHITECT: a•point•design, inc
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DRAWING TITLE: LANDSCAPE RENDERINGS
 PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923
 PROJECT NUMBER: 94-006
 PROJECT PHASE: CONCEPT DESIGN

START DATE: 11.10.21
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A0.10

WETLANDS 33-50-POLICY
 20% WAIVER (0-50')
 0'-50' AREA = 4571.50sf
 20% = 874.316sf



WETLANDS
 FLAGS

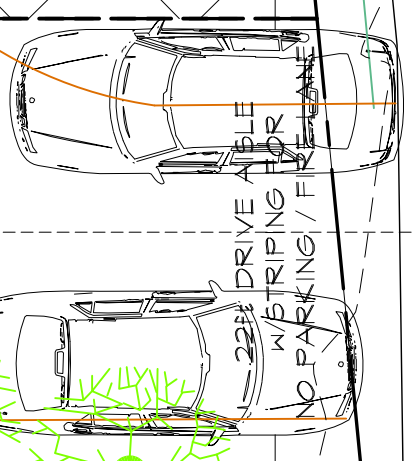
15,452 sq.ft.
 0.35 acres

NOTE: SEE SITE/CIVIL
 & LANDSCAPE FOR
 MORE DATA

PUBLIC IMPROVEMENTS
 (BENCHES, TREES,
 NEW SIDEWALK...)

POLE MOUNTED
 TRANSFORMER

BUILDING
 PERIMETER
 PROPERTY
 LINE

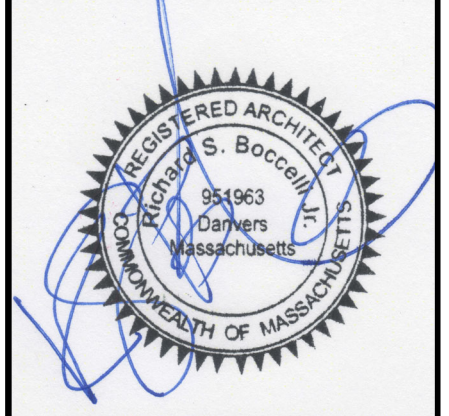
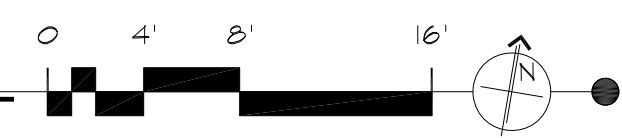


LOT AREA = 15,452sf
 BUILDING AREA = 6,249sf / F1 x 3 STORIES = 18,729gsf

THREE STORY MIXED-USE STRUCTURE
 CONCRETE & STEEL + METAL FRAMING GROUND/FIRST FLOOR
 SECOND FLOOR CONCRETE SLAB
 WOOD FRAME SECOND FLOOR TO ROOF

PROPOSED BUILDING FOOTPRINT W/EXISTING BUILDING

SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")



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DRAWING TITLE: PROPOSED & EXISTING OVERLAY

PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923

PROJECT NUMBER: 94-006
 PROJECT PHASE: CONCEPT DESIGN

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SCALE: AS NOTED

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TRASH & RECYCLE CALCULATOR:

3 LBS (PER PERSON / PER DAY) / 175 LBS (PER YARD) x7 DAYS
= 0.120 CUBIC YARDS (PER PERSON / PER WEEK)

0.120 x24 PEOPLE = 2.88c.y.

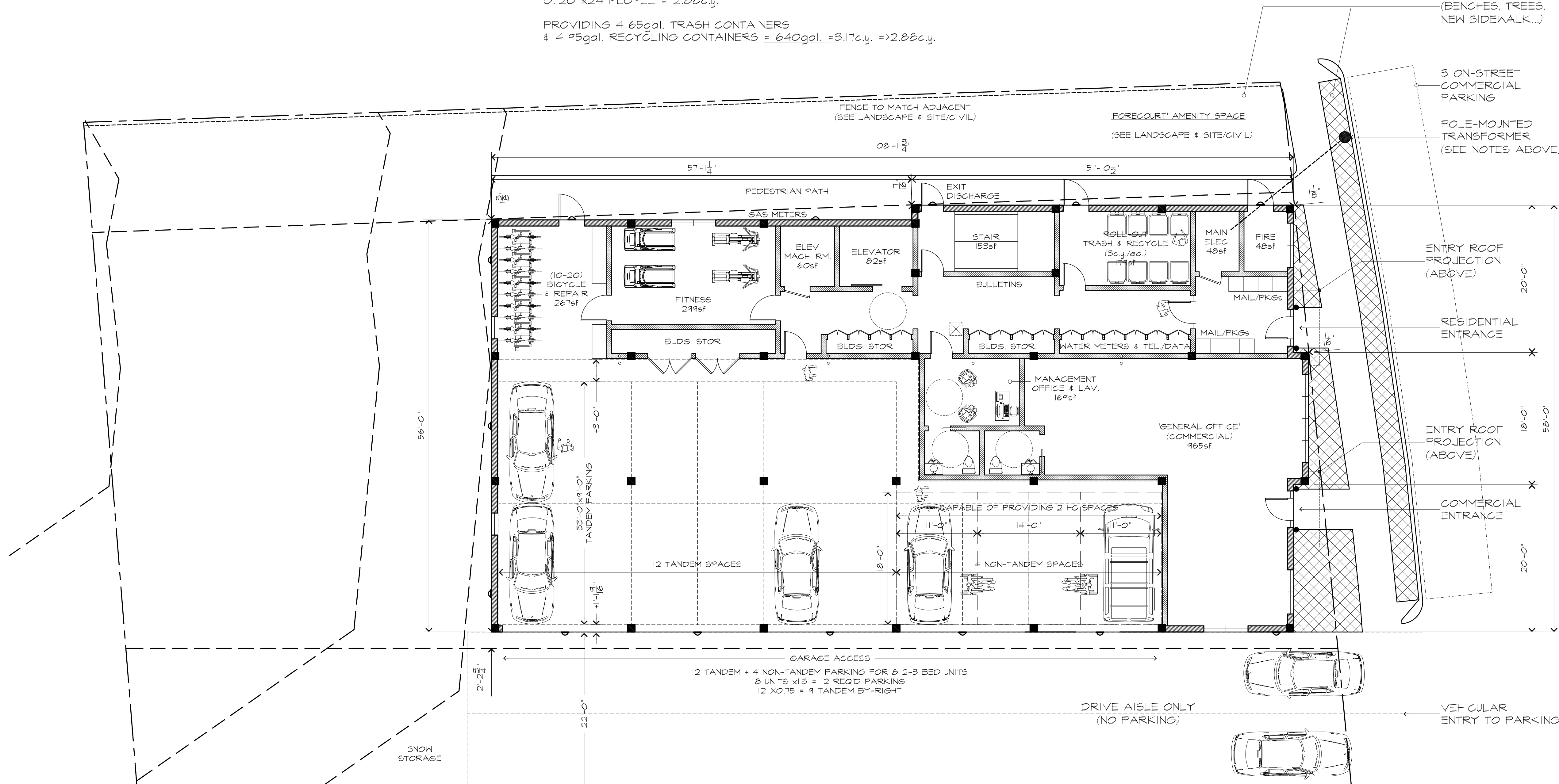
PROVIDING 4 65gal. TRASH CONTAINERS
& 4 45gal. RECYCLING CONTAINERS = 640gal. = 3.17c.y. => 2.88c.y.

ELECTRICAL LOAD FOR POLE MOUNTED TRANSFORMER:

ANTICIPATED ELECTRICAL LOAD
= 600AMP 208/120 3 PHASE
W/GAS HEAT, HOT WATER & RANGES

NOTE: SEE SITE/CIVIL
& LANDSCAPE FOR
MORE DATA

PUBLIC IMPROVEMENTS
(BENCHES, TREES,
NEW SIDEWALK...)

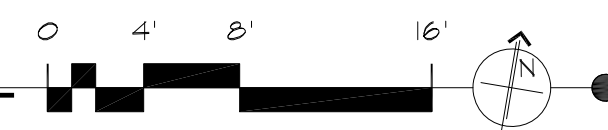


**1. MIXED USE BUILDINGS
1.3 DESIGN STANDARDS**

	REQUIRED	PROPOSED
BUILDING HEIGHT (MAX.)	4 STORIES / 45 FT	3 STORIES / 31'-10-1/16"
ROOF TYPE	ALL	FLAT
STREET FACING WALL WIDTH WITHOUT OFFSET (MAX.)	60 FT	20 FT
STREET FACING WALL OFFSET DEPTH AND LENGTH (MIN.)	4 FT / 8 FT	2 FT / 18 FT
STREET FACING TRANSPARENCY GROUND FLOOR (MIN.)	60%	35.9%
UPPER FLOOR (MIN.)	20%	21.8%
BUILDING LENGTH - STREET FACING FACADE (MAX.)	150 FT	58 FT
STREET FACING ENTRANCE	REQUIRED	PROVIDED

GROUND/FIRST FLOOR: TYPE IA CONCRETE SLAB & STEEL FRAME W/LIGHT GAUGE METAL FRAMING
16 INTERIOR TANDEM PARKING SPACES (FOR 8 2-BEDROOM RESIDENTIAL UNITS)
01 (COMMERCIAL) GENERAL OFFICE SPACE, FITNESS SPACE & BUILDING COMMON SPACE

PROPOSED GROUND/FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")



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DRAWING TITLE: GROUND / FIRST FLOOR PLAN

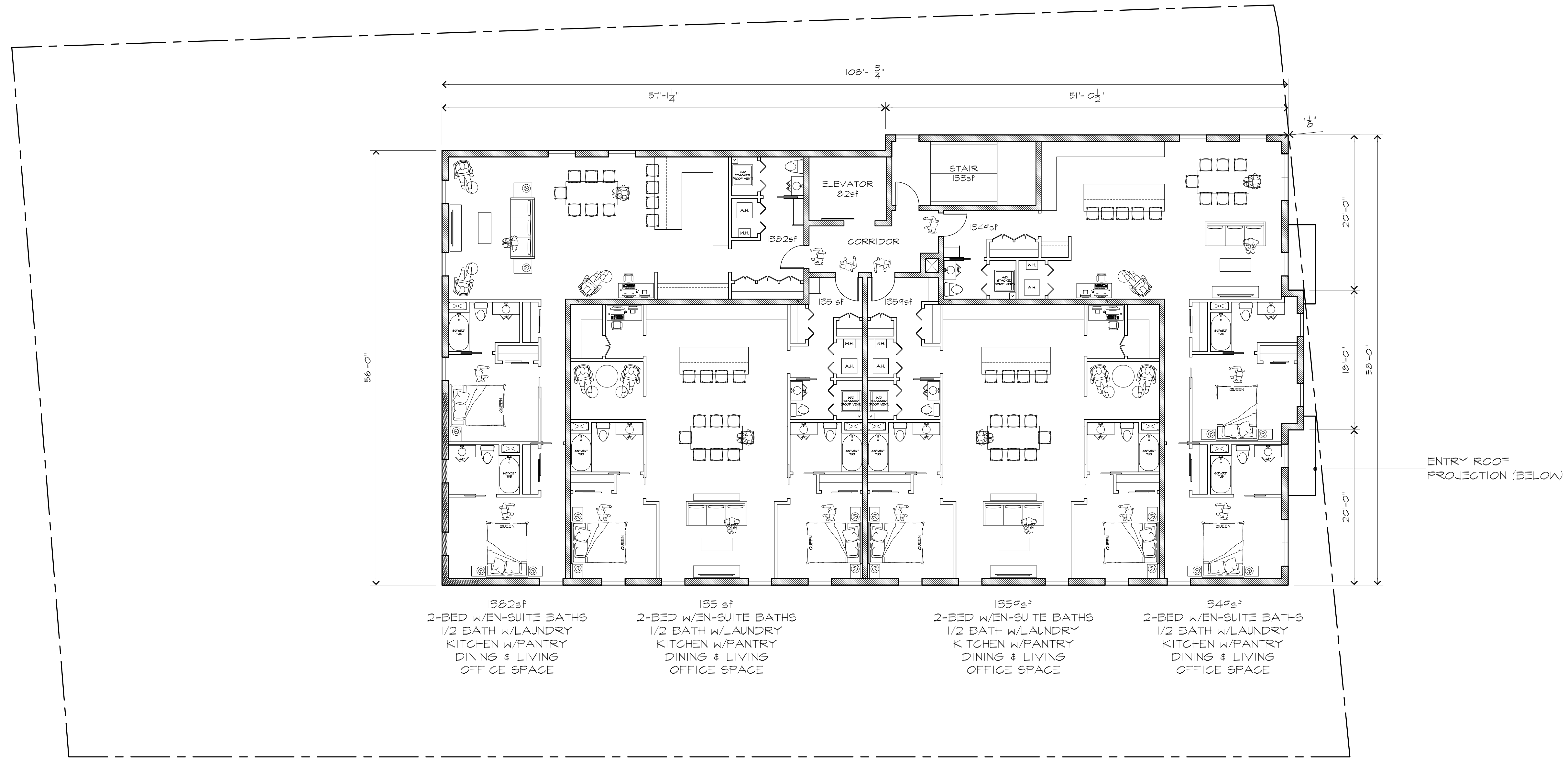
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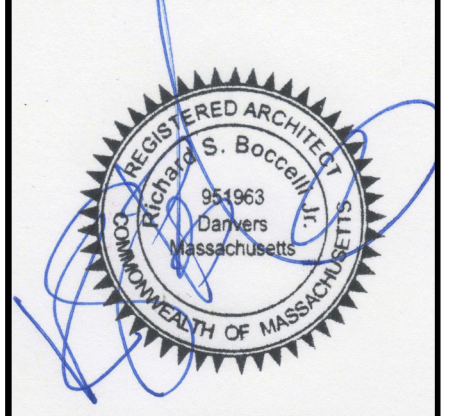


SECOND - THIRD FLOORS: TYPE IIIA WOOD FRAMING W/2-HR CONC. SLAB SEPARATION FROM GROUND FLOOR
 FLOOR AREA = 6,243sf
 = 04 2-BEDROOM, 2.5-BATHROOM + HOME OFFICE SPACE RESIDENTIAL UNITS

2 PROPOSED SECOND FLOOR PLAN (4 UNITS)
 SCALE: 1/8" = 1'-0" (24"X36") & 1/16" = 1'-0" (11"X11")



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DRAWING TITLE: SECOND FLOOR PLAN

PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923

PROJECT NUMBER: 94-006
 PROJECT PHASE: CONCEPT DESIGN

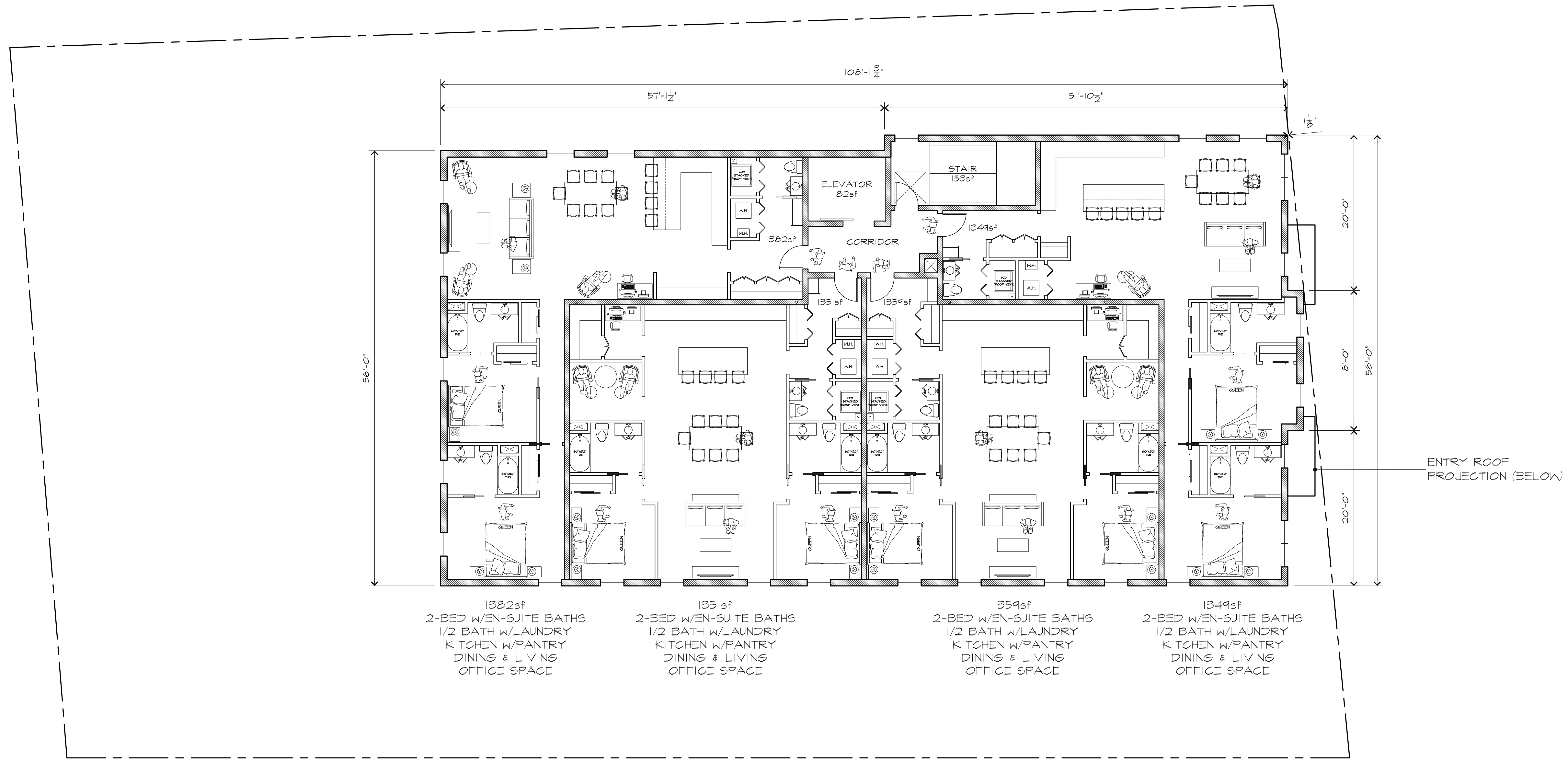
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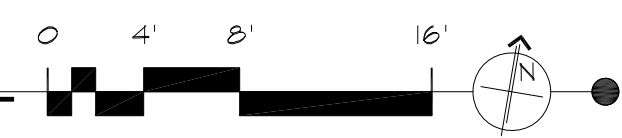
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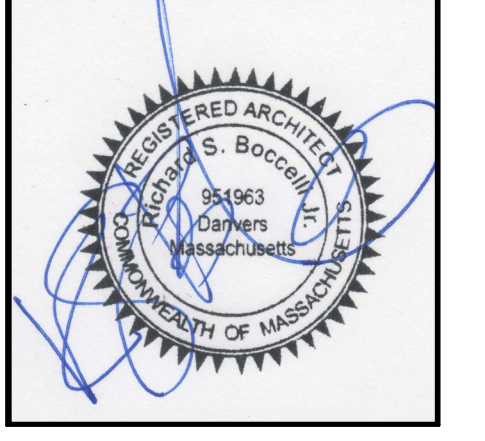


SECOND - THIRD FLOORS: TYPE IIIA WOOD FRAMING W/2-HR. CONC. SLAB SEPARATION FROM GROUND FLOOR
 FLOOR AREA = 6,243sf
 = 04 2-BEDROOM, 2.5-BATHROOM + HOME OFFICE SPACE RESIDENTIAL UNITS

3 PROPOSED THIRD FLOOR PLAN (4 UNITS)
 SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")



ENTRY ROOF PROJECTION (BELOW)



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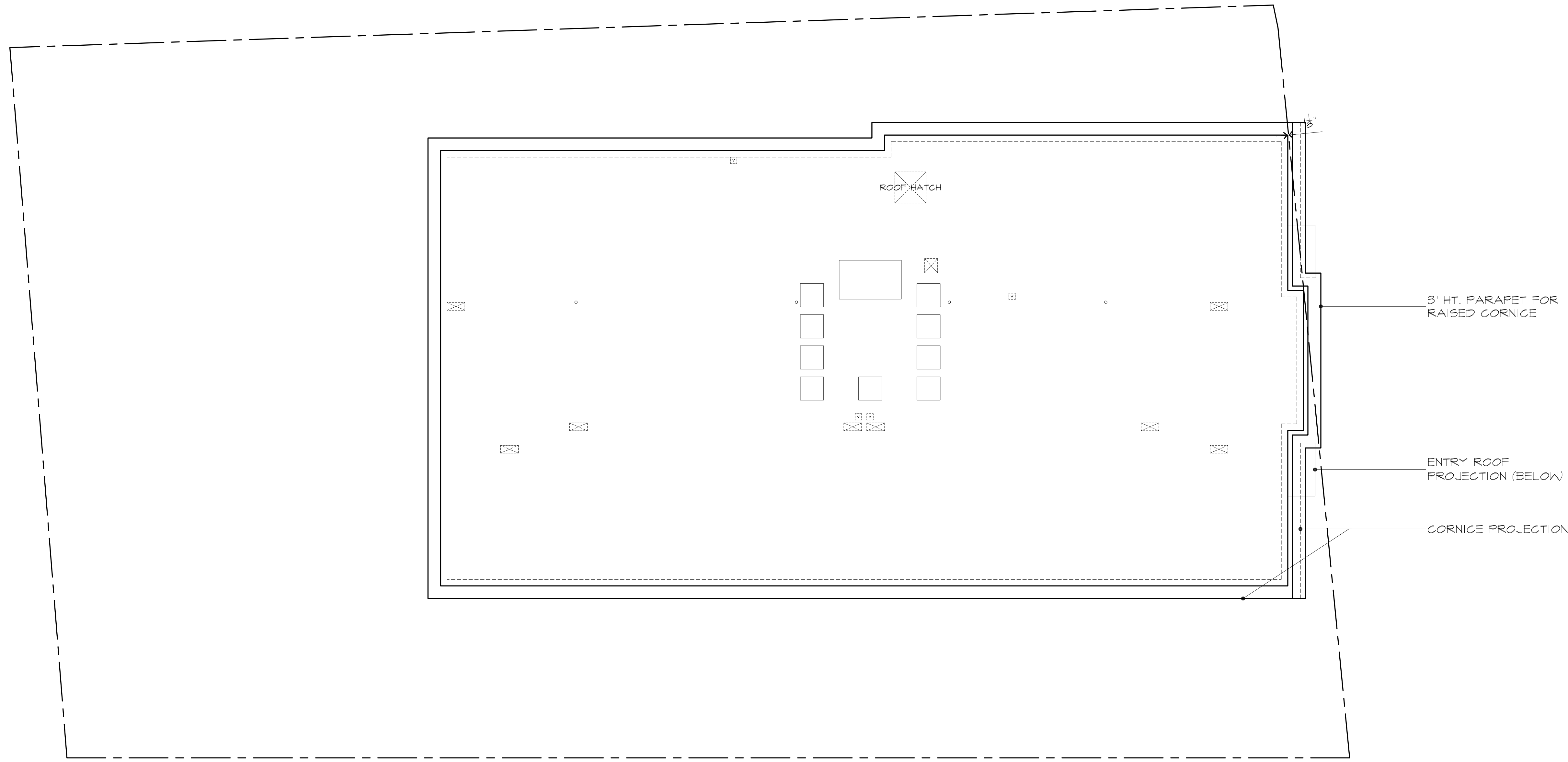
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DRAWING TITLE: THIRD FLOOR PLAN
 PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923
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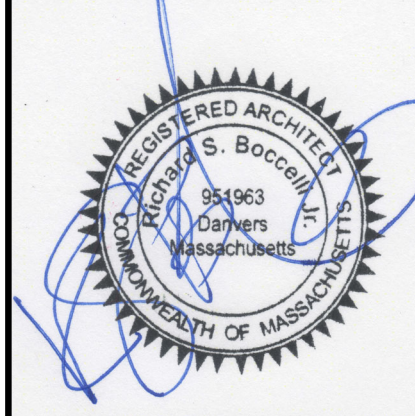
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ROOF:
MECHANICALS ONLY / NO OCCUPANCY

4 PROPOSED ROOF PLAN (MECH. ONLY / NO OCCUPANCY)
SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")

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DRAWING TITLE: ROOF PLAN (MECH. / NO OCCUPANCY)
 PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923
 PROJECT NUMBER: 94-006
 PROJECT PHASE: CONCEPT DESIGN

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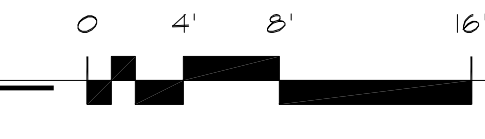
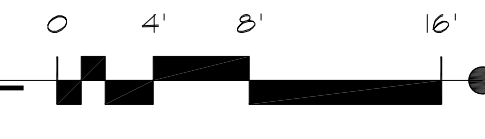


D PROPOSED RIGHT SIDE ELEVATION (NORTH)

SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")

C PROPOSED REAR ELEVATION (WEST)

SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")



FIRST / GROUND FLOOR FACADE AREA = 619sf
 TRANSPARENCY = 222sf
 = 35.9%

2ND & 3RD FACADE AREA = 609sf (EA)
 TRANSPARENCY = 132.8sf (EA)
 = 21.8% (EA)



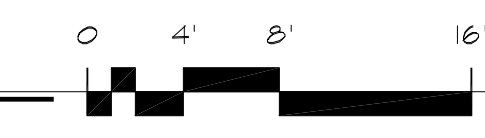
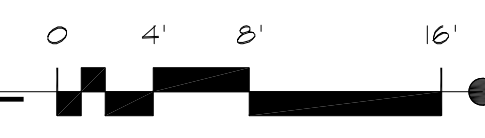
AVERAGE GRADE = 102.66'
 (102.5' + 102.22' + 102.5' + 103.0' + 102.67' + 102.9' + 102.8' / 7 = 102.66')

B PROPOSED LEFT SIDE ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")

A PROPOSED FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0" (24"x36") & 1/16" = 1'-0" (11"x17")



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DRAWING TITLE: EXTERIOR ELEVATIONS

PROJECT NAME: 61 HIGH PROPERTY REDEVELOPMENT
 61 HIGH STREET, DANVERS, MA 01923

PROJECT NUMBER: 94-006
 PROJECT PHASE: CONCEPT DESIGN

START DATE: 11.10.21

SCALE: AS NOTED

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