



SITE PLAN REVIEW / SPECIAL PERMIT

January 13th, 2026

THE COMMONS AT RIVER ROAD

100 OLD RIVER ROAD
ANDOVER, MA 01810

Owner:
JMC/SVP Old River Road LLC
C/O John M. Corcoran & Co.
100 Grandview Road, Suite 205
Braintree, MA 02184
Tel: 781.817.6889
www.jmcandco.com

Civil Engineer / Landscape Architect:
Bohler Engineering
45 Franklin Street
5th Floor
Boston, MA 02110
T: 617.849.8040
www.bohlerengineering.com

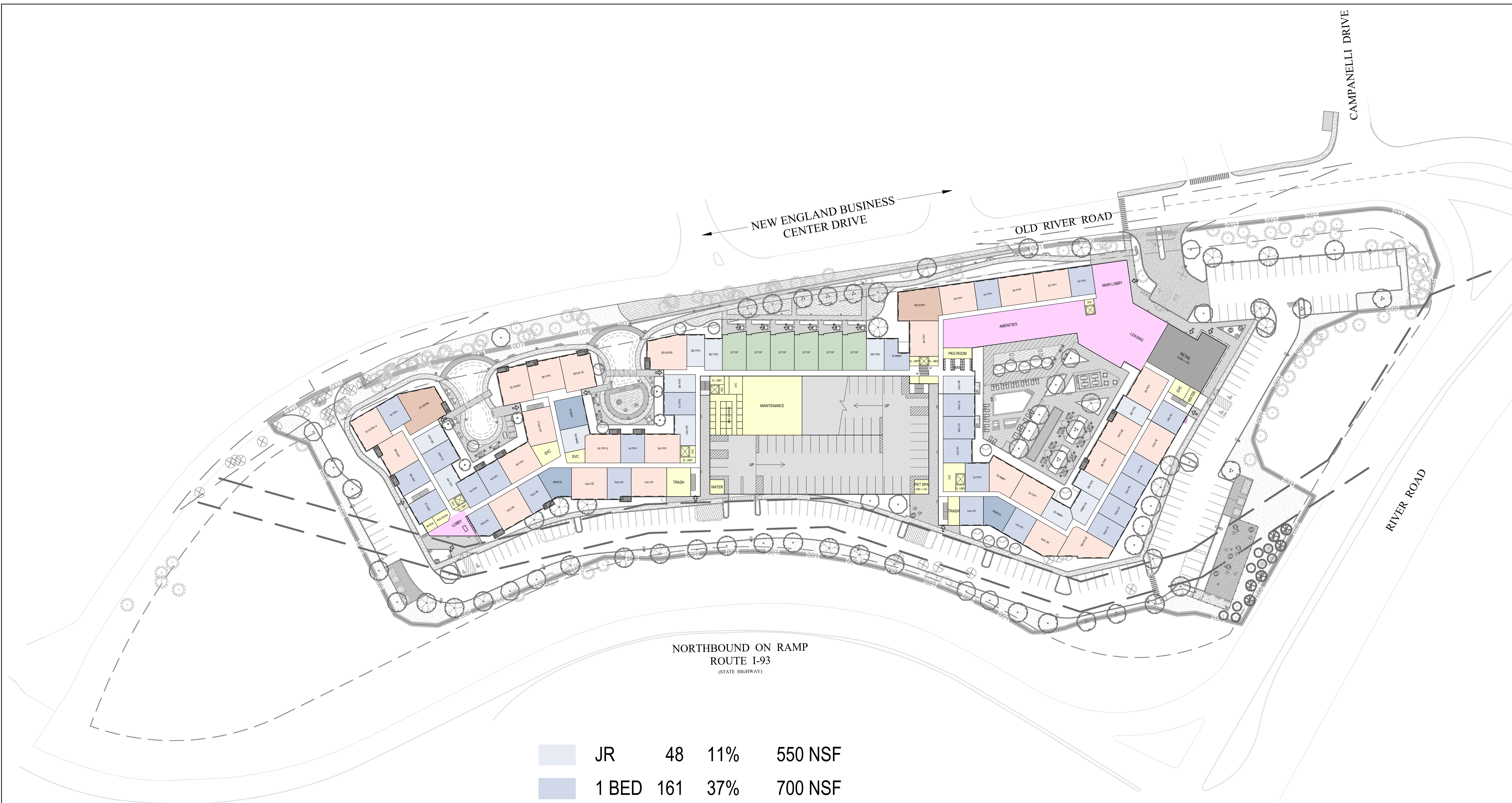
Architect:
HDS Architecture
625 Mount Auburn Street
Cambridge, MA 02138
Tel: 617.714.5870
Fax: 617.714.5889
www.hdsarchitecture.com

DRAWING LIST

- CIVIL:**
UNDER SEPARATE COVER
- LANDSCAPE:**
UNDER SEPARATE COVER
- ARCHITECTURAL:**
AA1.01 FIRST FLOOR PLAN
AA1.02 SECOND FLOOR PLAN
AA1.03 THIRD - FIFTH FLOOR PLAN
AA1.04 ROOF PLAN

- ARCHITECTURAL (CONTINUED):**
AA2.00 BUILDING ELEVATIONS
AA2.01 BUILDING ELEVATIONS
AA2.02 BUILDING ELEVATIONS
AA2.03 BUILDING ELEVATIONS
AA2.04 BUILDING ELEVATIONS
AA2.05 BUILDING ELEVATIONS
AA2.06 BUILDING ELEVATIONS
AA2.07 BUILDING ELEVATIONS

Consultant :

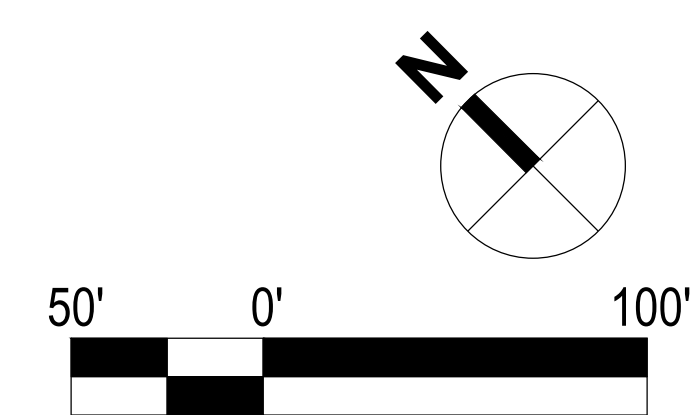


Progress Statistics
Residential Units: 432 (5 Floors)
Parking: 158 (Grade) + 490 (Garage) = 648
Retail: 2,950 SF
Clubhouse / Leasing / Amenities: 13,000 SF
BUILDING GSF: 95,900 X 5 = 479,500 GSF

Light Blue	JR	48	11%	550 NSF
Medium Blue	1 BED	161	37%	700 NSF
Dark Blue	1 B + D	32	7%	800 NSF
Orange	2 BED	171	40%	1020 NSF
Brown	3 BED	14	3%	1330 NSF
Green	3 B TH	6	1.5%	1400 NSF

TOTAL 432 UNITS (1110 GSF / UNIT)
BUILDING TOTAL

1 GROUND FLOOR PLAN
SCALE: 1" = 50'



Revisions :

No. :	Date :	Remarks :

Project :
The Commons at River Road
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Andover, MA 01810

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Drawn By : YW
Checked By :
Drawing Title :

Ground Floor Plan

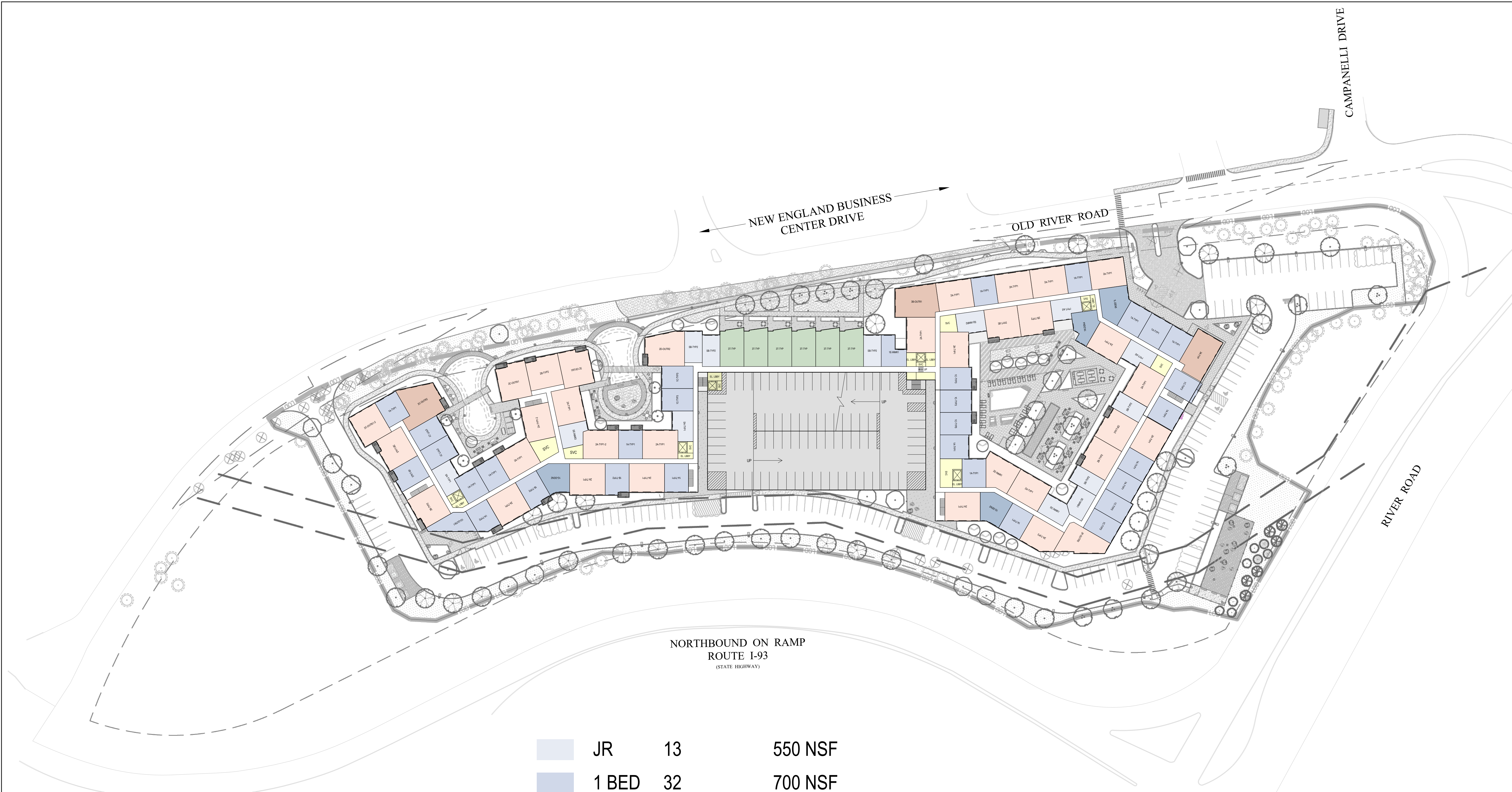
Seal :

H. D. Strachan

Sheet No. :

A1.01

Consultant :



Revisions :

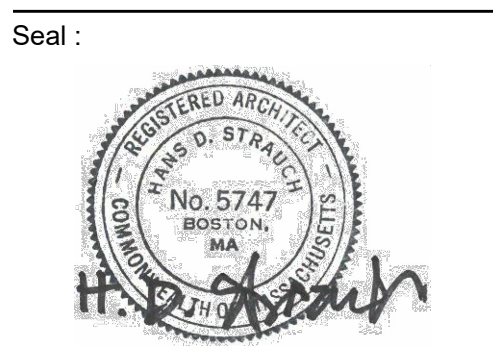
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Checked By :

Drawing Title :

Second Floor Plan



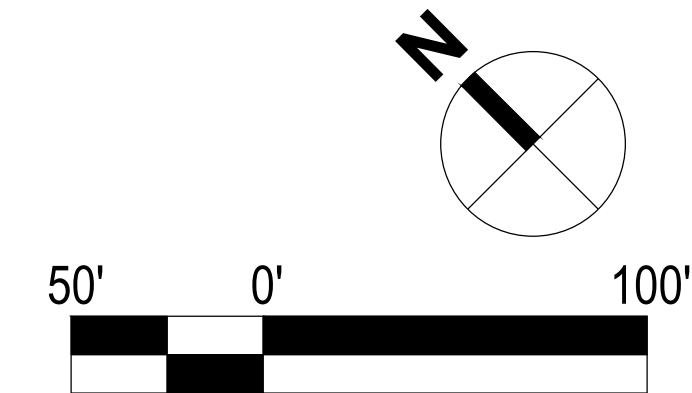
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Progress Statistics
Residential Units: 432 (5 Floors)
Parking: 158 (Grade) + 490 (Garage) = 648
Retail: 2,950 SF
Clubhouse / Leasing / Amenities: 13,000 SF
BUILDING GSF: 95,900 X 5 = 479,500 GSF

JR	13	550 NSF
1 BED	32	700 NSF
1 B + D	4	800 NSF
2 BED	33	1020 NSF
3 BED	3	1330 NSF

TOTAL 85 UNITS
2ND FLOOR

1 SECOND FLOOR PLAN
SCALE: 1" = 50'



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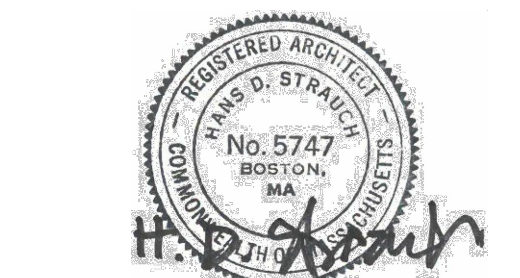
Drawn By : YW

Checked By :

Drawing Title :

**Third - Fifth Floor
Plan**

Seal :



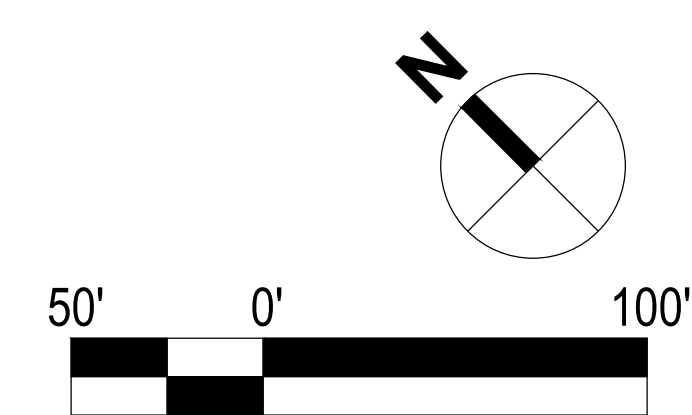
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Residential Units:	432 (5 Floors)
Parking:	158 (Grade) + 490 (Garage) = 648
Retail:	2,950 SF
Clubhouse / Leasing / Amenities:	13,000 SF
BUILDING GSF:	95,900 X 5 = 479,500 GSF

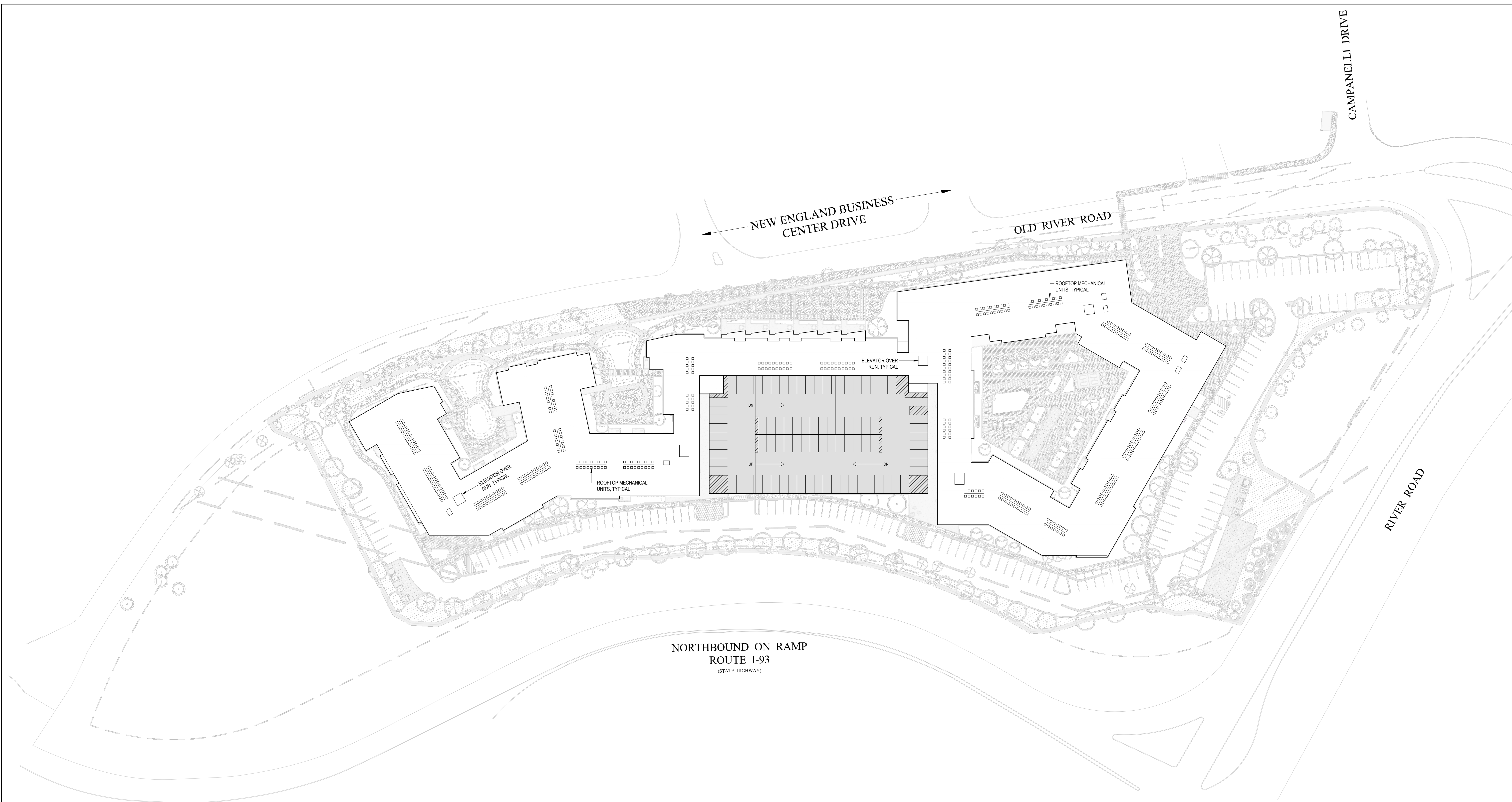
JR	13	550 NSF
1 BED	34	700 NSF
1 B + D	5	800 NSF
2 BED	35	1020 NSF
3 BED	3	1330 NSF

TOTAL 90 UNITS
3RD - 5TH FLOOR

1 THIRD - FIFTH FLOOR PLAN
SCALE: 1" = 50'

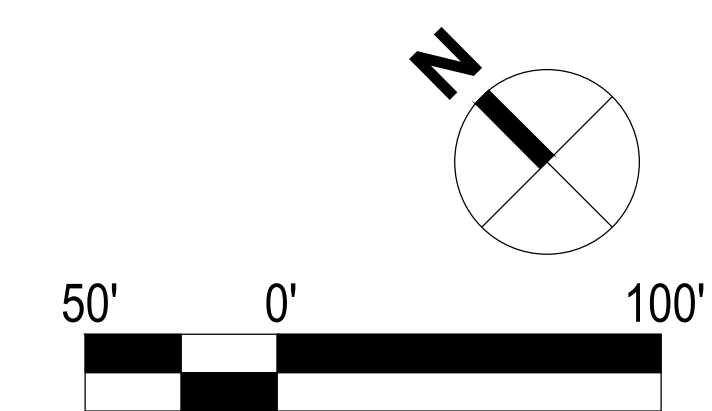


Consultant :



Note: Rooftop solar-ready installation to be coordinated with building systems engineers

1 ROOF PLAN
SCALE: 1" = 50'



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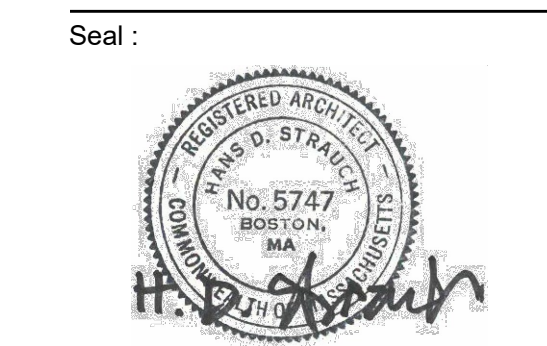
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Drawing Title :

Roof Plan



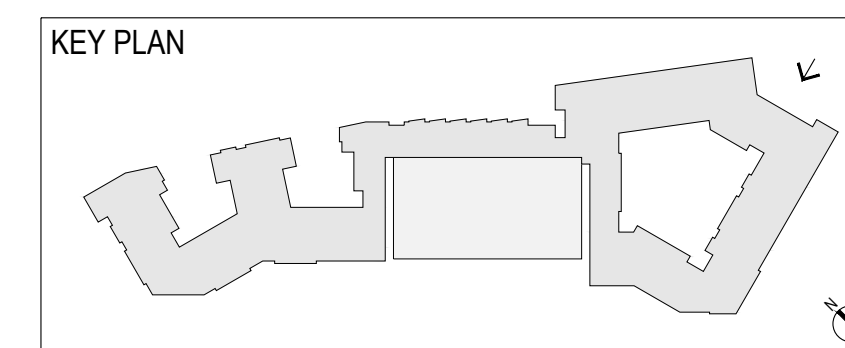
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A1.04

Consultant :



1 **NORTHEAST ELEVATION @ MAIN ENTRANCE**
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4

Revisions :

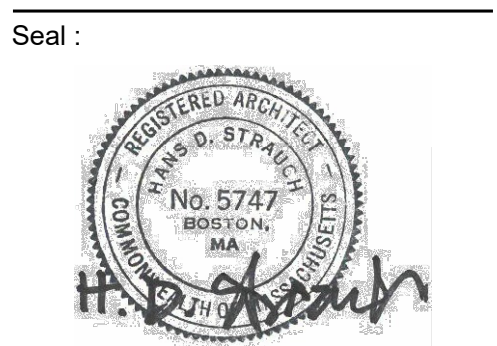
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Scale : 1" = 50'
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Checked By :

Drawing Title :

Building Elevations



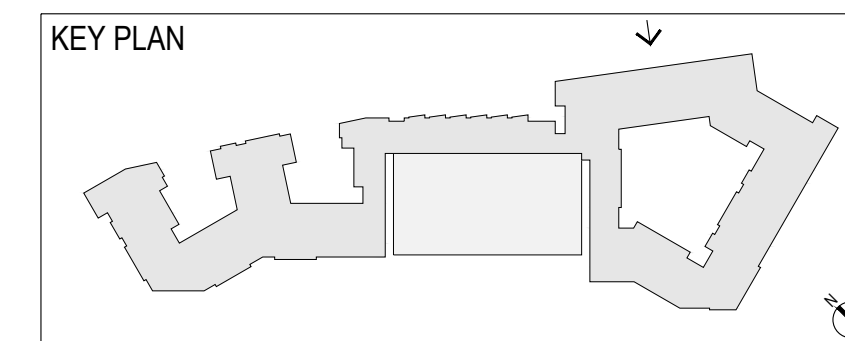
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A2.00

Consultant :



2 NORTH ELEVATION - SECTION A
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

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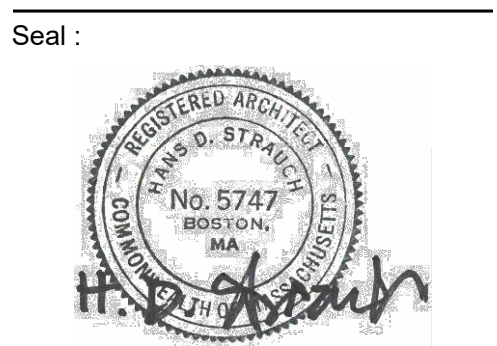
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Building Elevations



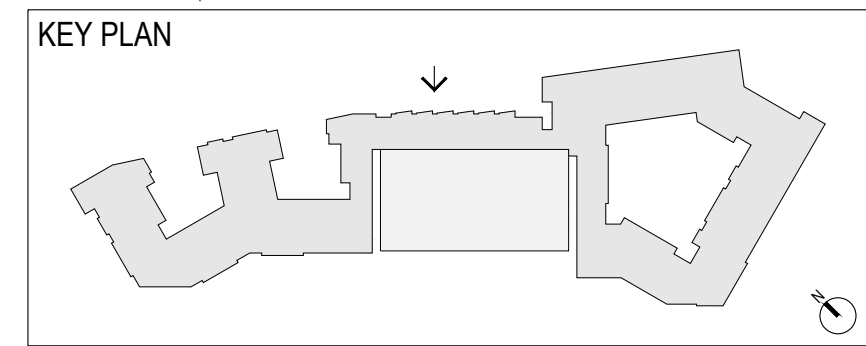
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A2.01

Consultant :



2 NORTH ELEVATION - SECTION B
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

Revisions :

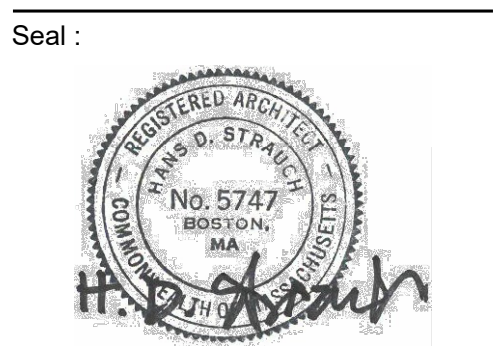
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Building Elevations



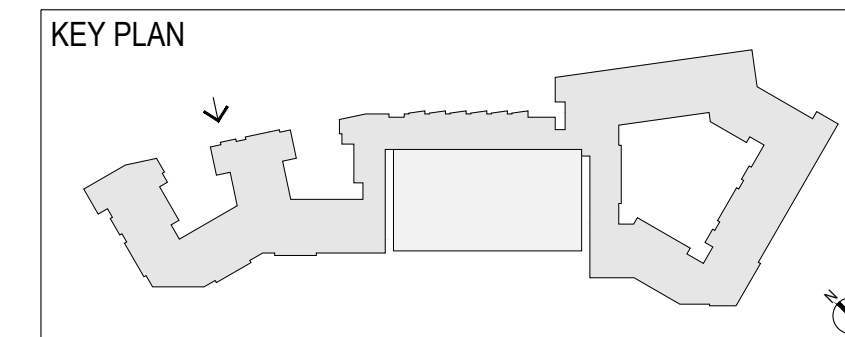
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A2.02

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2 NORTH ELEVATION - SECTION C
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

Revisions :

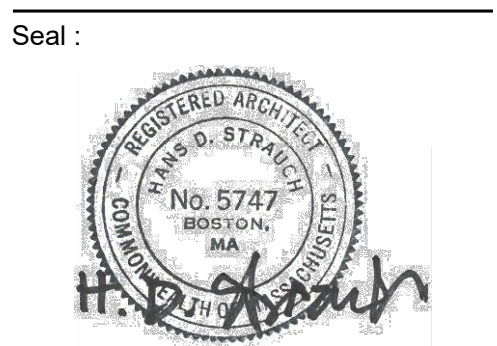
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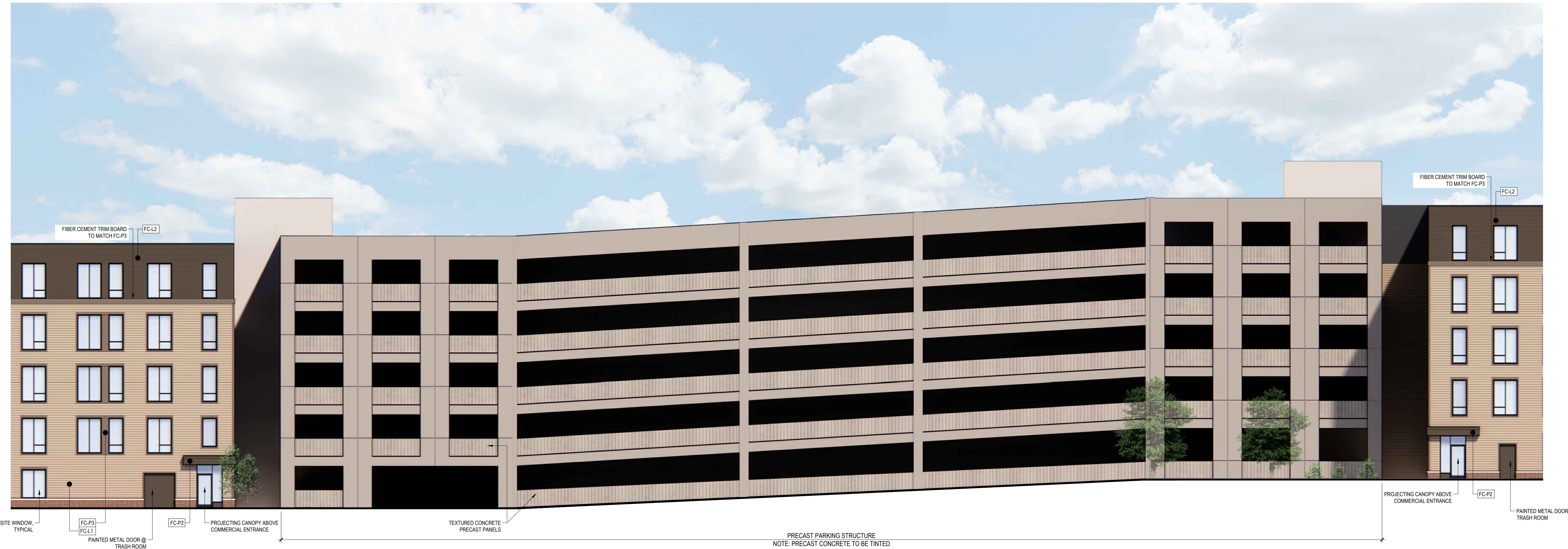
Building Elevations



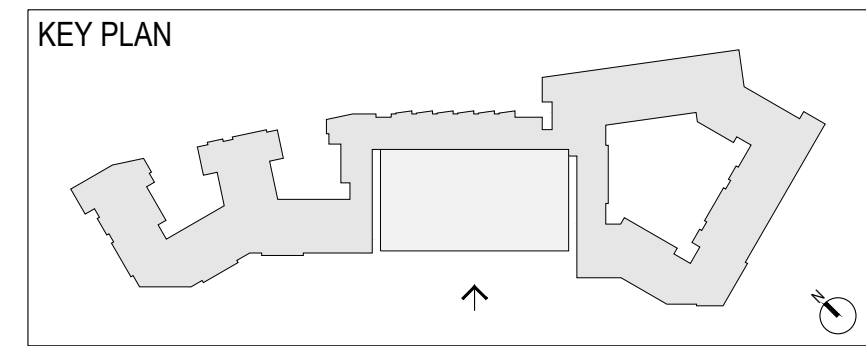
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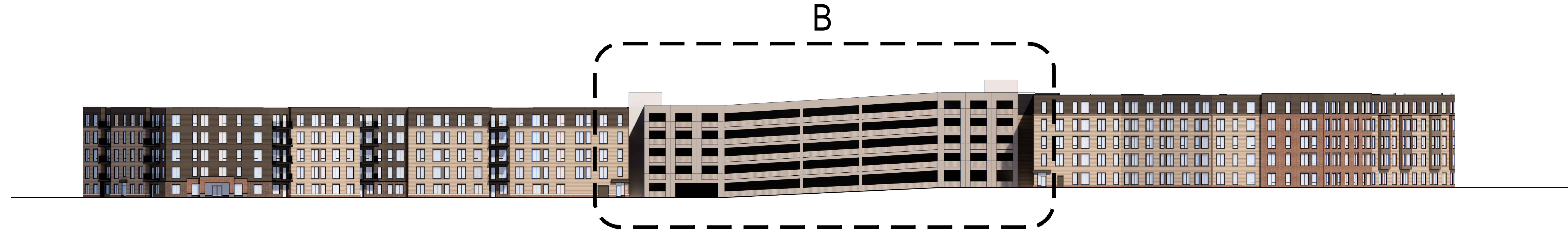
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2 SOUTH ELEVATION - SECTION B
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4



1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

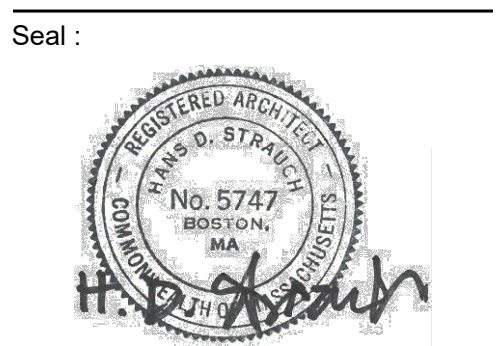
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Building Elevations



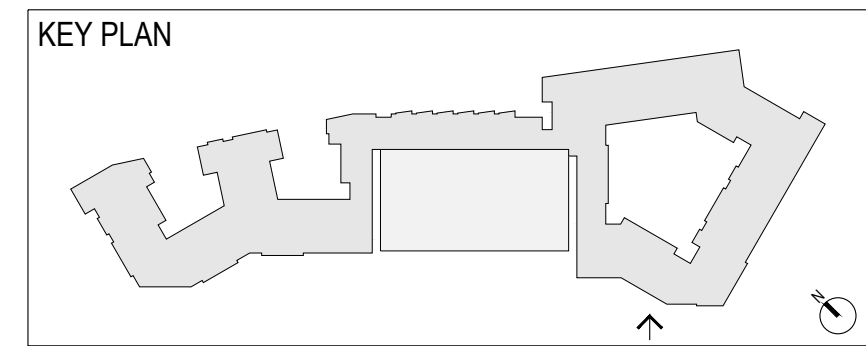
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PROJECTING CANOPY ABOVE COMMERCIAL ENTRANCE (FC-P2)
 PAINTED METAL DOOR @ TRASH ROOM (FC-P3)
 COMPOSITE WINDOW, TYPICAL (FC-L1)
 NORMAN BRICK, 3RD RUNNING BOND W/ PRECAST CAP ALONG BASE (FC-L1)
 FIBER CEMENT TRIM @ WINDOWS TO MATCH FC-P3 (FC-L2)
 COMPOSITE WINDOW, TYPICAL (BR-2)
 (BR-1)

2 SOUTH ELEVATION - SECTION C
 SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4

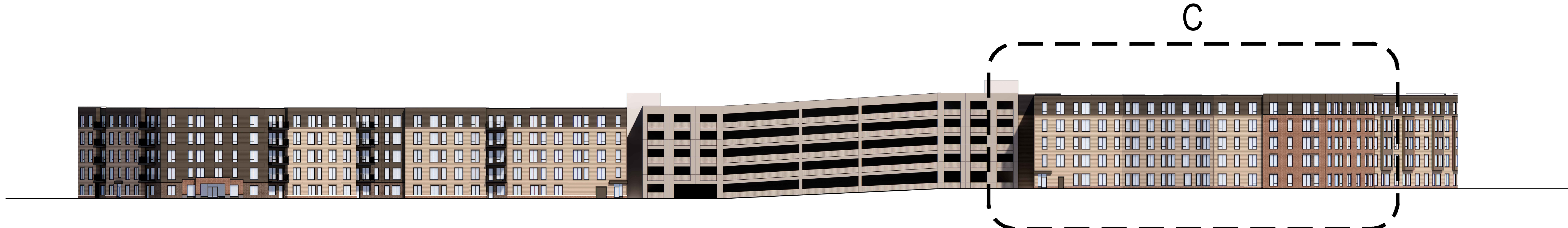
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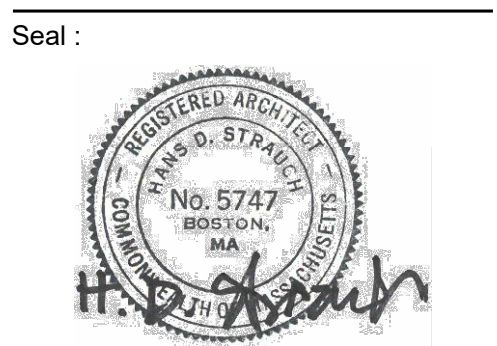
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Building Elevations



1 SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"

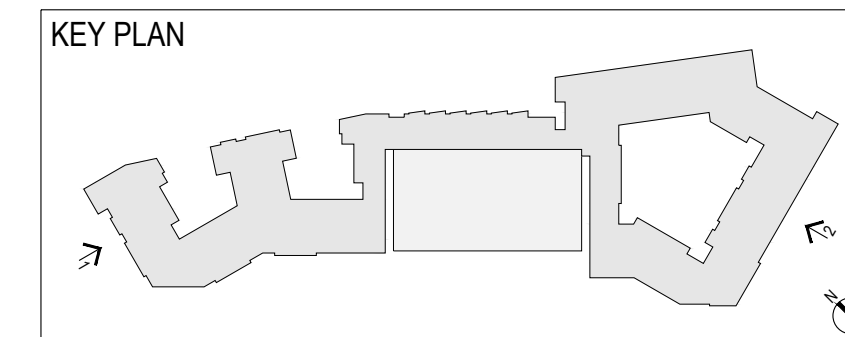


Consultant :



COMPOSITE WINDOW, TYPICAL
BR-2
BR-1
COMPOSITE WINDOW, TYPICAL
NORMAN BRICK, 3RD RUNNING BOND W/ PRECAST CAP ALONG BASE
FIBER CEMENT TRIM @ WINDOWS TO MATCH FC-P3
FC-P3
FC-L1
PROJECTING BAY CLAD W/ FIBER CEMENT PANEL SIDING
PROJECTING CANOPY ABOVE COMMERCIAL ENTRANCE
FC-P2
PAINTED METAL DOOR @ SERVICE / UTILITY ROOMS
ALUMINUM STOREFRONT SYSTEM
DOUBLE SOLDIER COURSE BRICK DETAILING
FC-P2
ST-1
PROJECTING CANOPY ABOVE RESIDENTIAL ENTRANCE

2 EAST ELEVATION (ALONG RIVER ROAD)
SCALE: 3/32" = 1'-0"



MATERIALS LEGEND	
BR-1	NORMAN BRICK, 3RD RUNNING, COLOR 1
BR-2	NORMAN BRICK, 3RD RUNNING, COLOR 2
FC-L1	FIBER CEMENT, LAP SIDING, COLOR 1
FC-L2	FIBER CEMENT, LAP SIDING, COLOR 2
FC-P2	FIBER CEMENT, PANEL SIDING, COLOR 2
FC-P3	FIBER CEMENT, PANEL SIDING, COLOR 3
FC-L4	FIBER CEMENT, LAP SIDING, COLOR 4



COMPOSITE WINDOW, TYPICAL
BR-2
BR-1
NORMAN BRICK, 3RD RUNNING BOND W/ PRECAST CAP ALONG BASE
FC-L1
BR-2
SEMI-RECESSED DECK W/ METAL RAILING SYSTEM, FIBER CEMENT TRIM & COMPOSITE DECKING
FIBER CEMENT TRIM BOARD TO MATCH FC-P3
FC-L2
COMPOSITE WINDOW, TYPICAL
FIBER CEMENT TRIM @ WINDOWS TO MATCH FC-P3
BR-2

1 WEST ELEVATION
SCALE: 1/32" = 1'-0"

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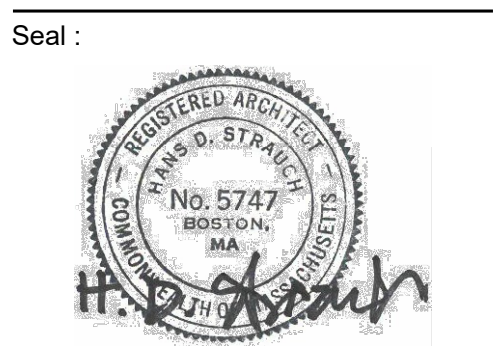
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