



SITE PLAN REVIEW / SPECIAL PERMIT (UPDATED)

February 11th, 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

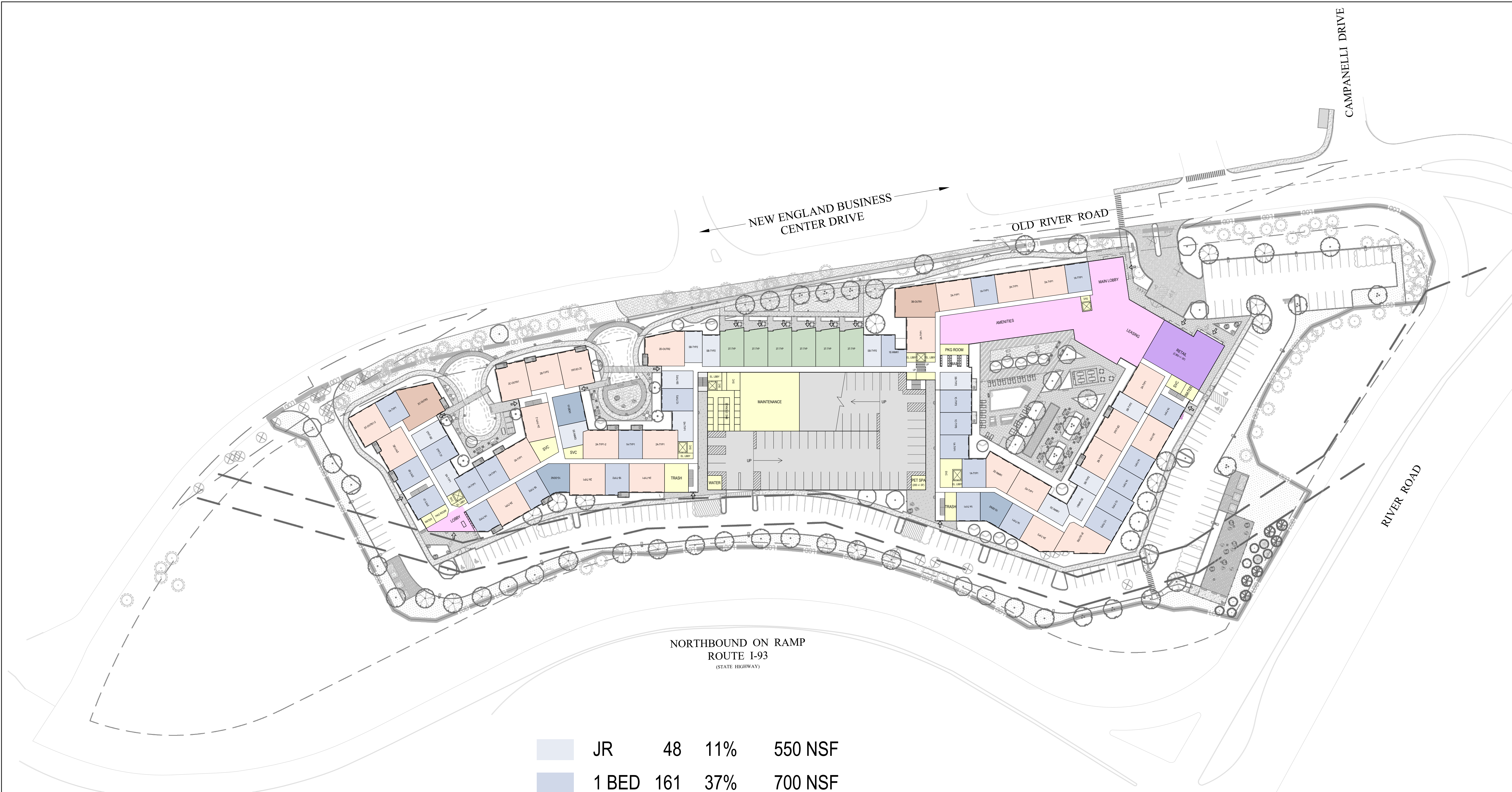
Civil Engineer / Landscape Architect:
Bohler Engineering
45 Franklin Street
5th Floor
Boston, MA 02110
T: 617.849.8040
www.bohlerengineering.com

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:**
- A1.01 FIRST FLOOR PLAN
 - A1.02 SECOND FLOOR PLAN
 - A1.03 THIRD - FIFTH FLOOR PLAN
 - A1.04 ROOF PLAN

- ARCHITECTURAL (CONTINUED):**
- A2.00 BUILDING ELEVATIONS
 - A2.01 BUILDING ELEVATIONS
 - A2.02 BUILDING ELEVATIONS
 - A2.03 BUILDING ELEVATIONS
 - A2.04 BUILDING ELEVATIONS
 - A2.05 BUILDING ELEVATIONS
 - A2.06 BUILDING ELEVATIONS
 - A2.07 BUILDING ELEVATIONS
 - A0.00 SUPPLEMENTARY RENDERINGS

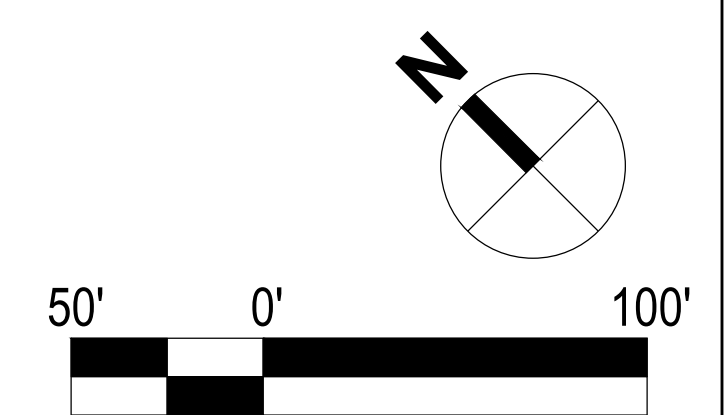


Progress Statistics
Residential Units: 432 (5 Floors)
Parking: 158 (Grade) + 490 (Garage) = 648
Retail: 2,950 SF
Clubhouse / Leasing / Amenities: 13,000 SF
BUILDING GSF: 95,900 X 5 = 479,500 GSF

| | | | |
|---------|-----|------|----------|
| JR | 48 | 11% | 550 NSF |
| 1 BED | 161 | 37% | 700 NSF |
| 1 B + D | 32 | 7% | 800 NSF |
| 2 BED | 171 | 40% | 1020 NSF |
| 3 BED | 14 | 3% | 1330 NSF |
| 3 B TH | 6 | 1.5% | 1400 NSF |

TOTAL 432 UNITS (1110 GSF / UNIT)
BUILDING TOTAL

1 GROUND FLOOR PLAN
SCALE: 1" = 50'



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Project :
The Commons at River Road
100 Old River Road
Andover, MA 01810

Date : February 11, 2026
Scale : 1" = 50'
Project Number :
Drawn By : YW
Checked By :
Drawing Title :

Ground Floor Plan

Seal :

Sheet No. :

A1.01



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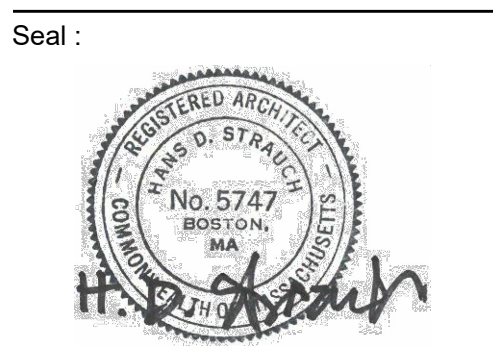
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Project :
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Andover, MA 01810

Date : February 11, 2026
Scale : 1" = 50'
Project Number :
Drawn By : YW
Checked By :

Drawing Title :

Second Floor Plan



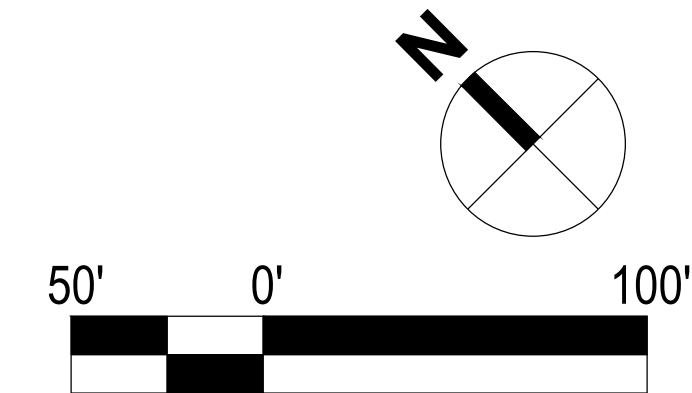
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Progress Statistics
Residential Units: 432 (5 Floors)
Parking: 158 (Grade) + 490 (Garage) = 648
Retail: 2,950 SF
Clubhouse / Leasing / Amenities: 13,000 SF
BUILDING GSF: 95,900 X 5 = 479,500 GSF

| | | |
|---------|----|----------|
| 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'



Consultant :



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Project :

**The Commons
at River Road**

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Andover, MA 01810

Date : February 11, 2026

Scale : 1" = 50'

Project Number :

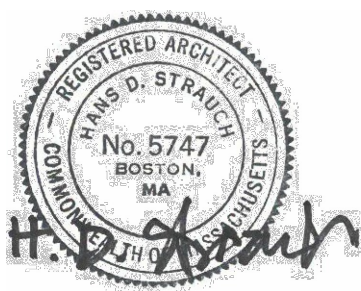
Drawn By : YW

Checked By :

Drawing Title :

**Third - Fifth Floor
Plan**

Seal :



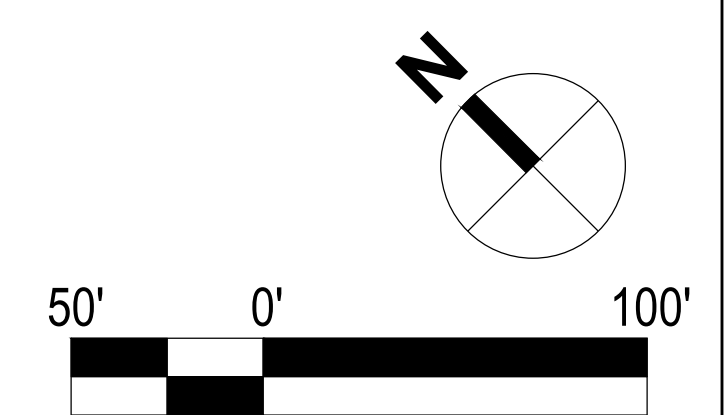
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| Progress Statistics | |
|----------------------------------|----------------------------------|
| Residential Units: | 432 (5 Floors) |
| Parking: | 158 (Grade) + 490 (Garage) = 648 |
| Retail: | 2,950 SF |
| Clubhouse / Leasing / Amenities: | 13,000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

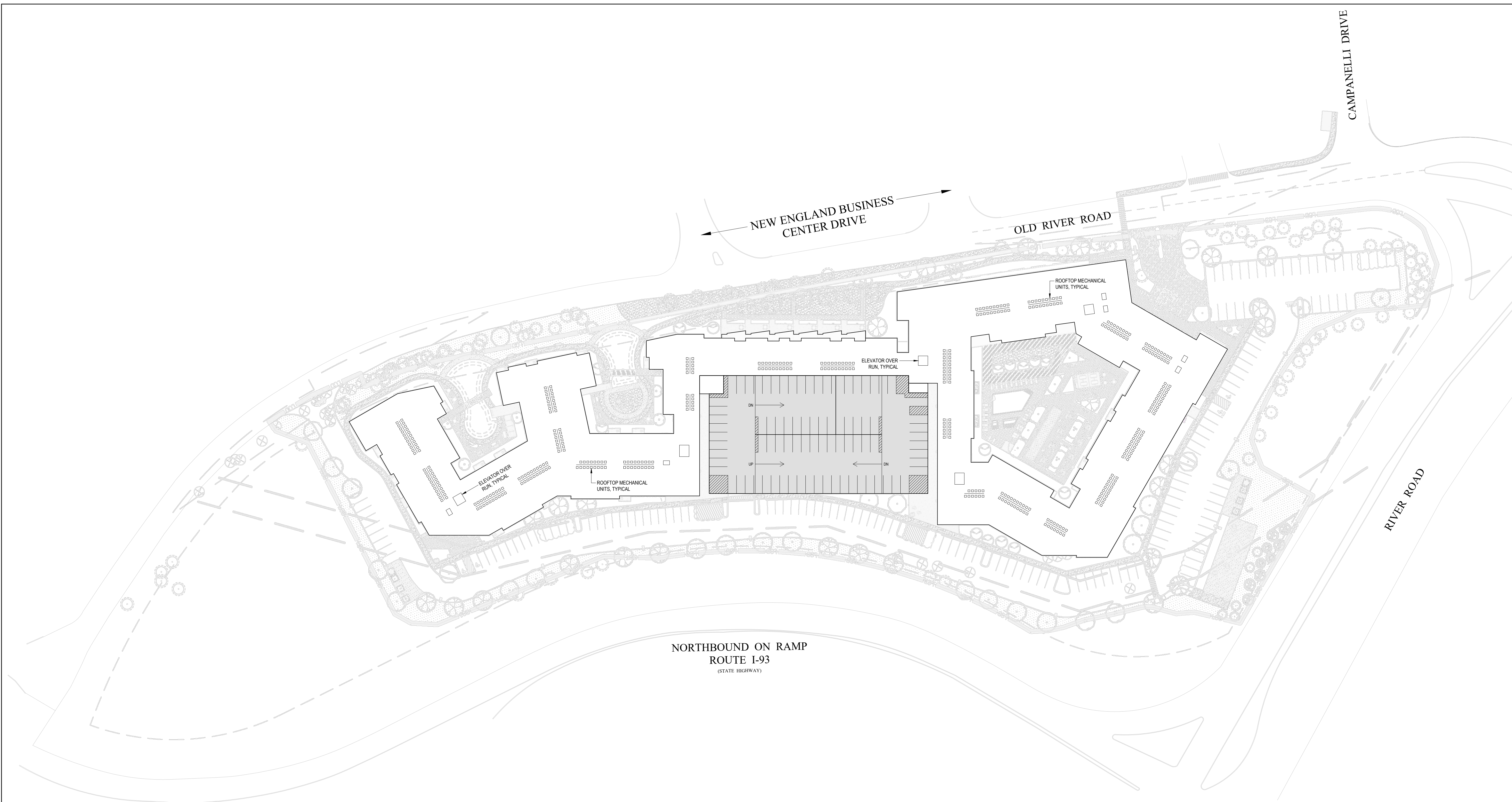
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|---------|----|----------|
| JR | 13 | 550 NSF |
| 1 BED | 34 | 700 NSF |
| 1 B + D | 5 | 800 NSF |
| 2 BED | 35 | 1020 NSF |
| 3 BED | 3 | 1330 NSF |

TOTAL 90 UNITS
3RD - 5TH FLOOR

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

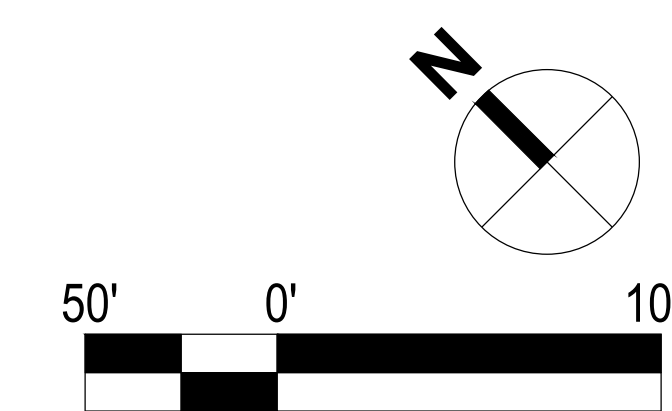


Consultant :



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

1 ROOF PLAN
SCALE: 1" = 50'



Revisions :

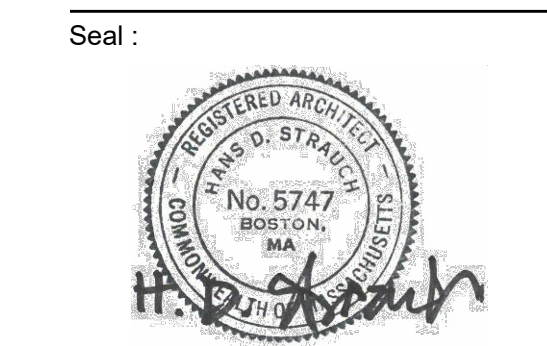
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Checked By :

Drawing Title :

Roof Plan



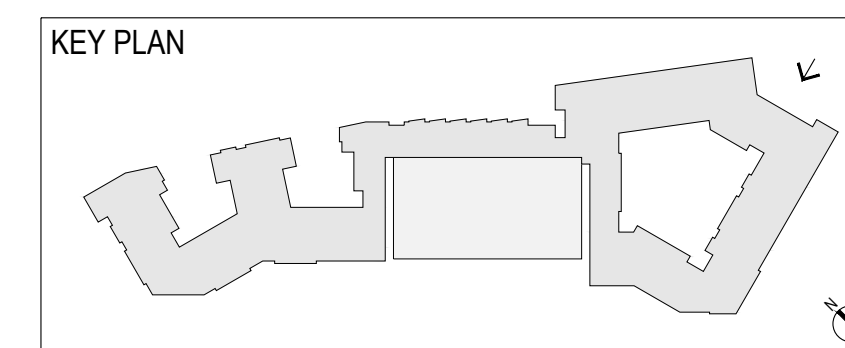
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A1.04

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 |

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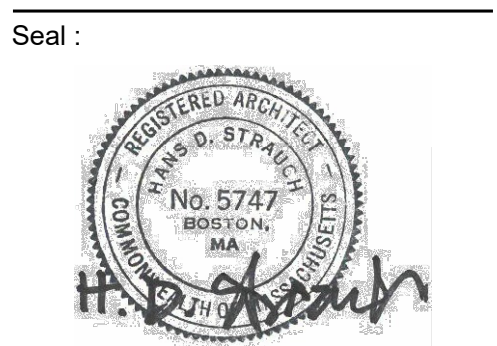
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Project :
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Checked By :

Drawing Title :

Building Elevations



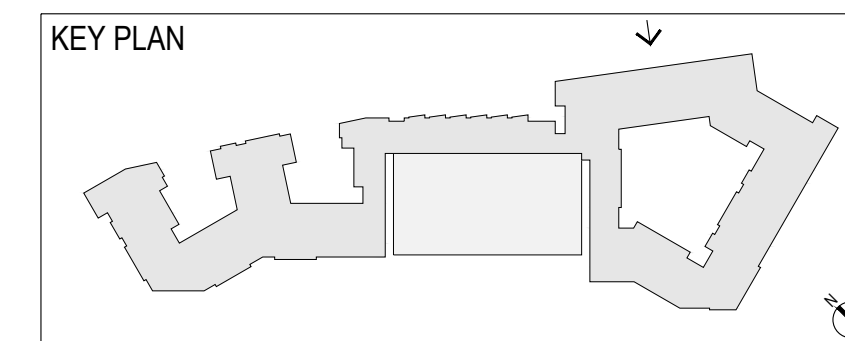
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A2.00

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 |



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

Revisions :

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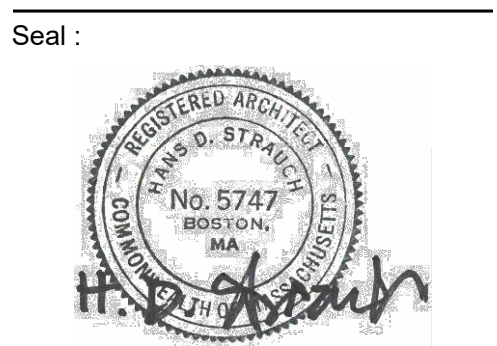
Project :
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Checked By :

Drawing Title :

Building Elevations



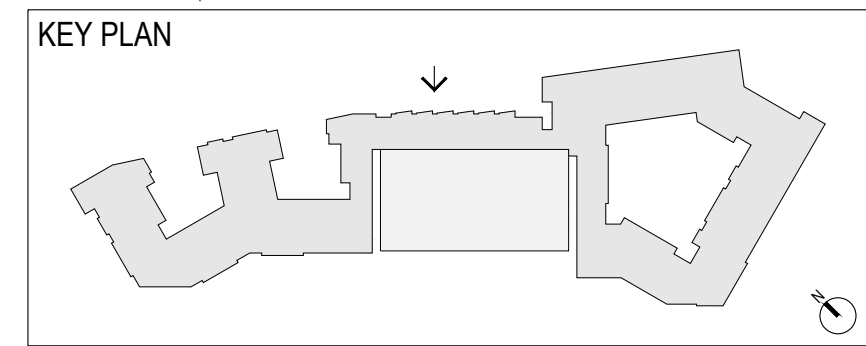
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A2.01

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 |



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

Revisions :

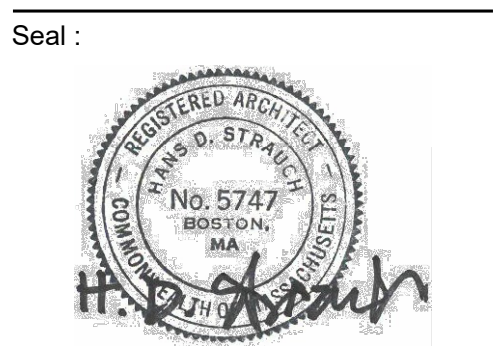
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Building Elevations



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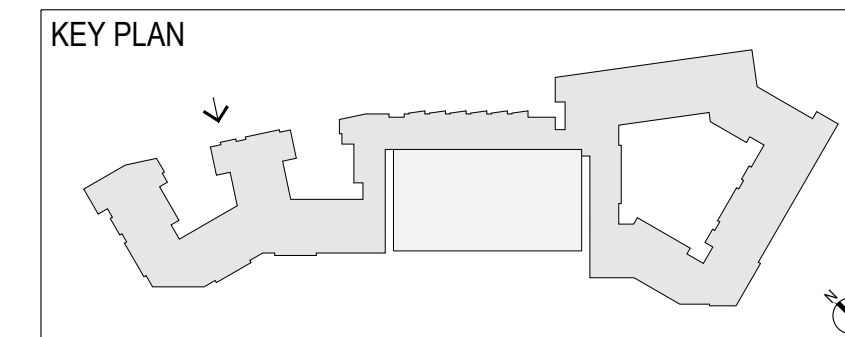
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Consultant :



BR-2 FIBER CEMENT TRIM @ WINDOWS TO MATCH FC-P3
FC-L1 COMPOSITE WINDOW, TYPICAL
BR-2
SEMI-RECESSED DECK W/ METAL RAILING SYSTEM, FIBER CEMENT TRIM, & COMPOSITE DECKING
FIBER CEMENT TRIM BOARD TO MATCH FC-P3 FC-L2
NORMAN BRICK, 3RD RUNNING BRICK W/ PRECAST CAP ALONG BASE
BR-2
FC-L2 FC-P2
FC-L2 FC-P2
COMPOSITE WINDOW, TYPICAL
BR-2
BR-1

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 |
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| FC-P2 | FIBER CEMENT, PANEL SIDING, COLOR 2 |
| FC-P3 | FIBER CEMENT, PANEL SIDING, COLOR 3 |



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

Revisions :

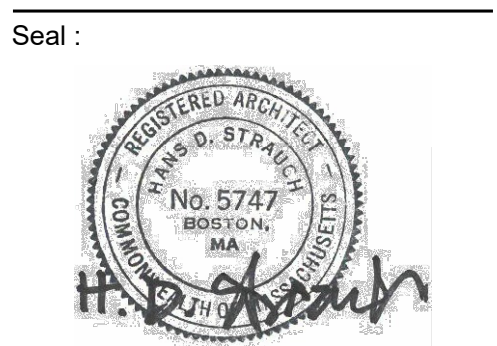
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Building Elevations



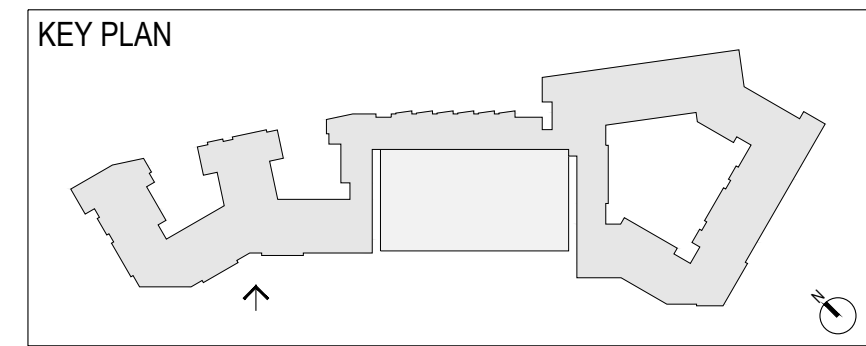
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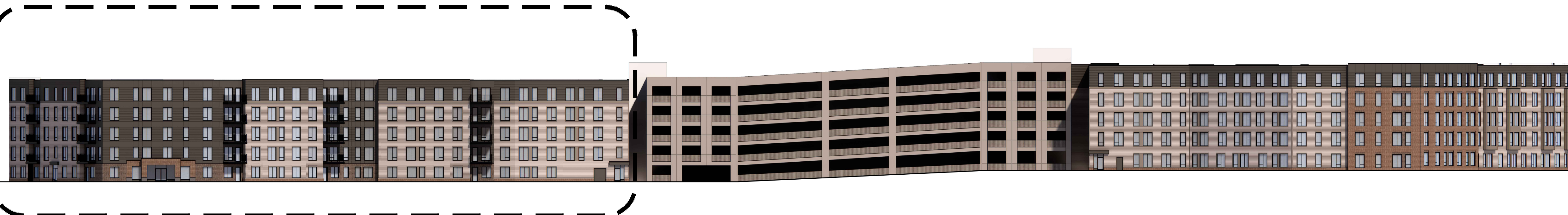


2 SOUTH ELEVATION - SECTION A
SCALE: 3/32" = 1'-0"



| 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 |

A



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

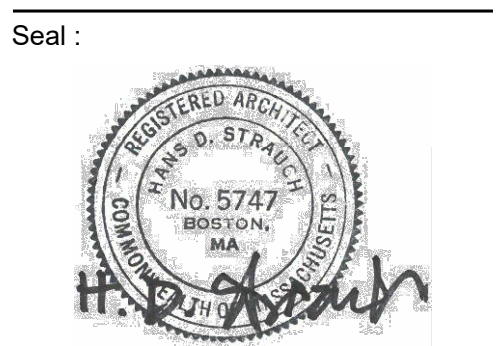
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Drawing Title :

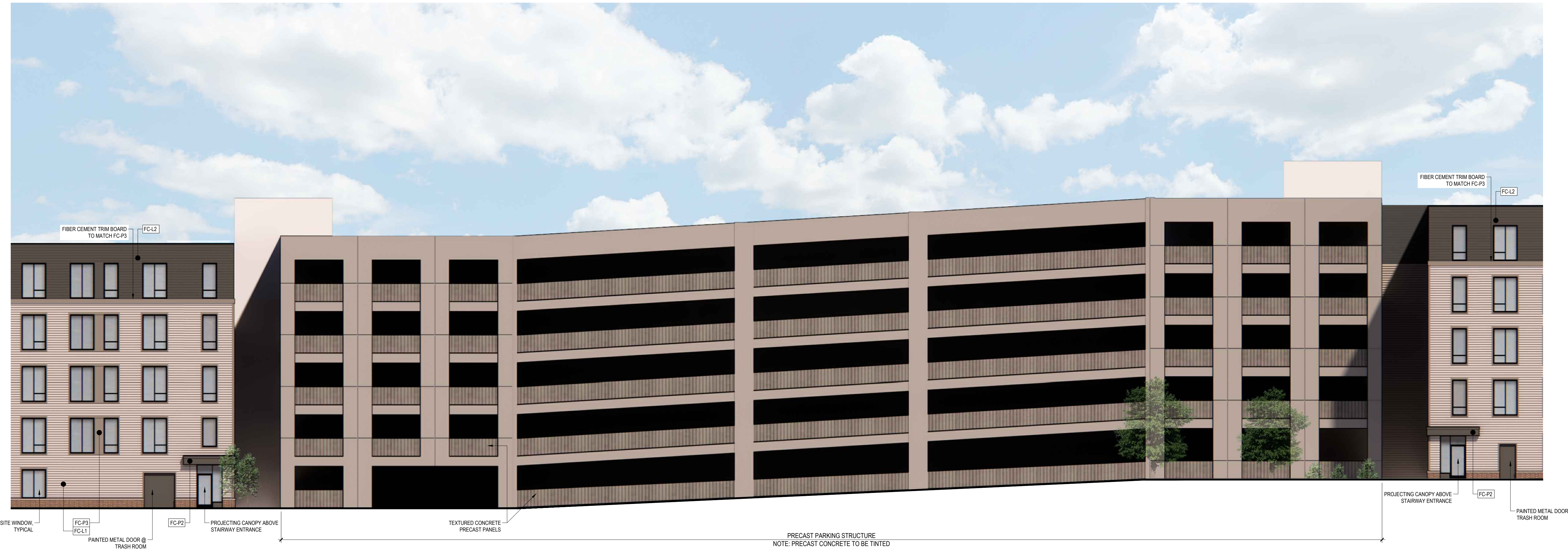
Building Elevations



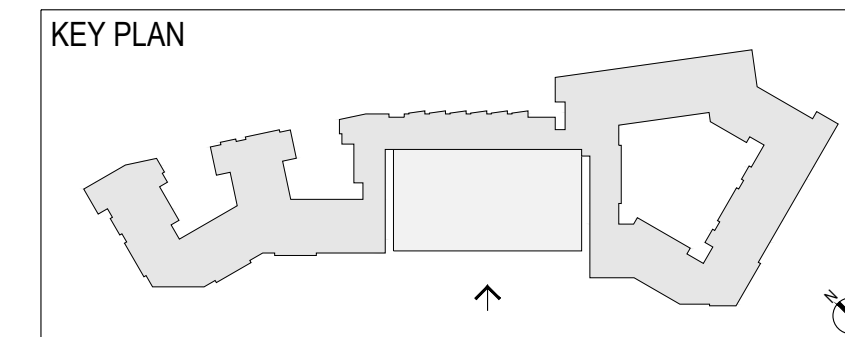
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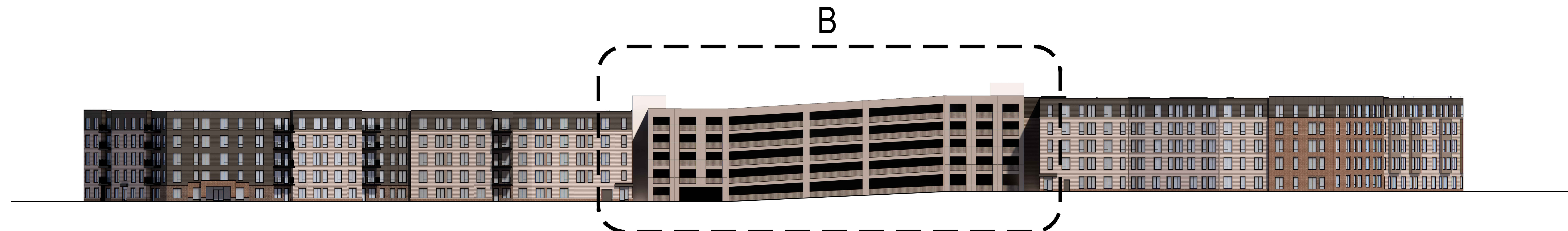
Consultant :



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

Revisions :

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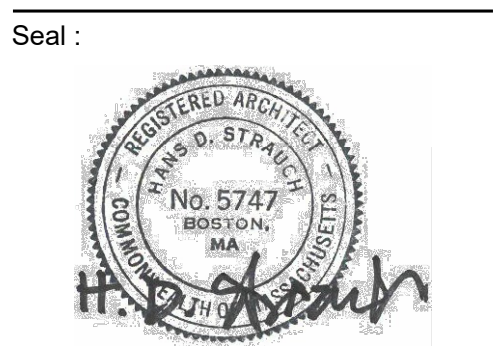
The Commons at River Road

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Drawing Title :

Building Elevations



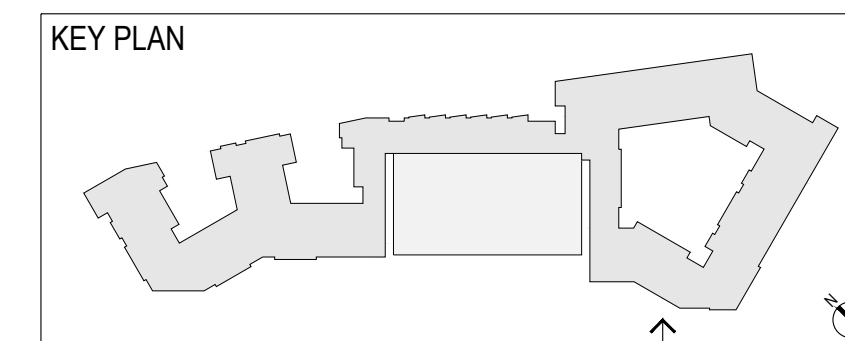
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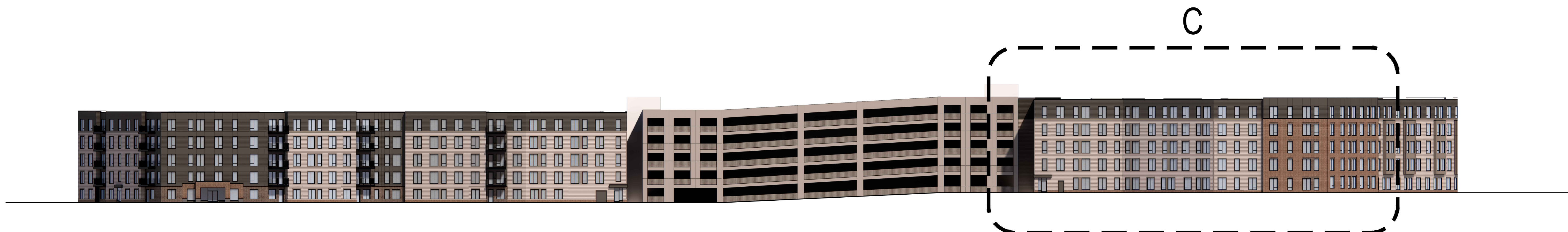
Consultant :



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 |



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

Revisions :

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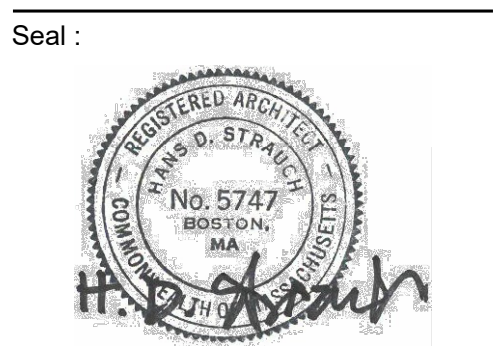
**The Commons
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Date : February 11, 2026
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Checked By :

Drawing Title :

Building Elevations



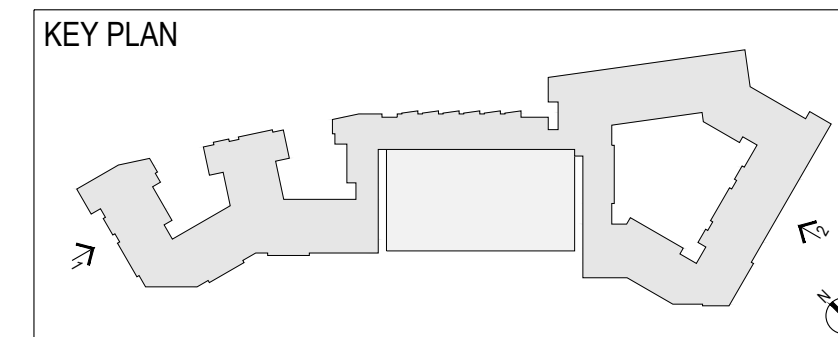
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A2.06

Consultant :



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 |



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

| Revisions : | | |
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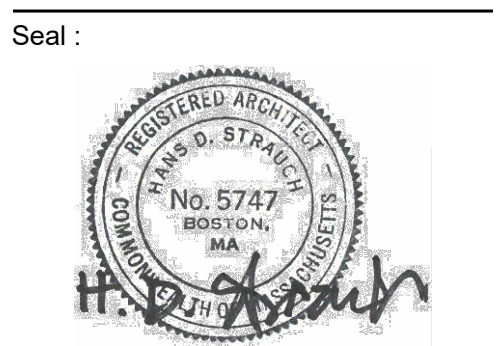
Project :
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Drawn By : YW / MBD
Checked By :

Drawing Title :

Building Elevations



Sheet No. :

A2.07



VIEW LOOKING WEST AT MAIN ENTRANCE



VIEW LOOKING WEST ALONG OLD RIVER ROAD



DETAIL VIEW OF TOWNHOMES ALONG OLD RIVER ROAD

Consultant :

Revisions :

| No. : | Date : | Remarks : |
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Project :

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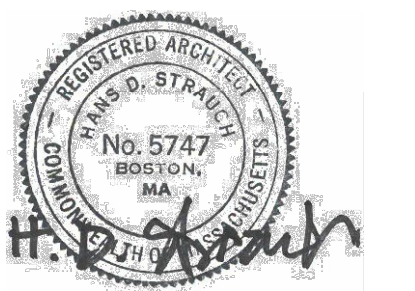
Drawn By : YW / MBD

Checked By :

Drawing Title :

**Supplementary
Renderings**

Seal :



Sheet No. :

A0.00