

Received at the Office of the City Clerk

Date: FEB 08 2021Time: 11:29 AMReceived by: Deborah H. PedurcomFee: \$125.00

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: Moresi Commercial Investments, LLC
2. Name of property owner (if different): _____
3. Name of legal counsel (if appropriate): Jeff Grandchamp
4. Address of project: 21 Williams Street
5. Zoning district(s) of project: R-5
6. Use classification of project (consult use schedule): Residential
7. The record title to project address stands in the name(s), address(es): Moresi Commercial Investments, LLC

60 Roberts Drive Suite 201 North Adams, MA 01247

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 01737 Page 323

**A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.**

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools/day care
- ☐ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☐ Other: _____

b. Site plan approval:

- ☒ A change of use
- ☐ A change of land use
- ☐ New construction
- ☐ Addition to an existing use of a building or structure greater than 200 square feet
- ☐ Other: _____

9. If the site plan approval is required:

- ☒ Site plan materials are attached with application. See application checklist.
- ☒ Narrative is attached. See attached checklist for criteria to be explained within narrative.
- ☐ Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
- ☒ Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals.
- ☐ Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.

10. Determination of applicability from the Conservation Commission is:

- ☐ Attached
- ☐ In progress. Hearing is scheduled for: _____
- ☒ Not required. Please explain why: Not applicable

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? NO If yes, request was filed (date): _____

12. Are there other boards to which this proposed project would be providing information? If yes, please list board and date of hearing/meeting:

N/A

13. Would you be willing to add a bike rack to the exterior of your business? _____ If yes, please show on your site plan where the bike rack would be located.

Signature of Property Owner (REQUIRED)
Application will not be processed without it.

Signature of Applicant

1/28/2021

Date

David R Moresi
Printed Name

413-663-8677
Phone Number

60 Roberts Drive, Suite 201, North Adams, MA 01247
Address of Applicant

*Excluding CBD districts

**A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.

PLANNING BOARD

The Residences at Amity Square

The Residences at Amity Square, named after the neighborhood for which it is located, will provide high quality housing at the former Johnson Elementary School. Continuing with our firm's commitment to increasing the quantity and quality of housing in North Adams this is our second of three projects focused on redeveloping prominent landmarks in the City. This project follows our recent successful redevelopment of the WallStreeter Building in 2020 and planned redevelopment of the former Notre Dame property in 2022.

The Residences at Amity Square will contain 14 units within the former brick school building. A combination of 2 bedroom, 2 bathroom and 2 bedroom, 1 bathroom units will make up the residences on floors 1 and 2, while the entire third floor will be dedicated to a grand penthouse unit with private elevator service opening into the unit. Unique to the residences will be private offices with private bathrooms that will be available for the exclusive use of the residents to work remotely yet appreciate all that the area has to offer. We have witnessed recently this new phenomenon and The Residences at Amity Square will be a first of its kind in the area to provide such an amenity to its residents.

The Residences at Amity Square will incorporate modern technology and offerings into each apartment including keyless access control and security infrastructure that can be linked to tenant's smart phones. Apartments will have in-unit laundry, open kitchen plans, generous closet space and will include such finish materials as granite countertops, stone entry foyers, ceramic tile bathrooms, and original refinished hardwood flooring. Many units will also retain some of the original school room fixtures including slate boards and trim details. Common areas will remain largely untouched so as to preserve all the original woodwork and details including tin ceilings and hardwood flooring. Interior common amenities will include lower level storage units for each apartment, a "maker's space" area where tenants will have access to a shop area and benches for varied uses, a "bike Shop" where tenants can store and work on their bikes, as well as a utility / pet care area which will allow tenants an area to wash and groom their pets. The building will be fully ADA compliant and serviced via a new passenger elevator. The building would offer concierge services operated by our professional management division providing residents with first rate service.

A primary focus of the project will be on the exterior of the building and grounds and ensuring that the project fits into the existing neighborhood. No significant exterior building alterations are planned aside from improvements to the roof, brick and stone repair, painting of trim work, and the installation of new doors and window units which will be in line with the historical character of the building. All exterior painted trim work will be white in color. A simple covered parking structure is planned to the west of the property to provide each resident with a covered parking space. It is also our intent to explore the installation of solar on the roof of this structure. Design work is still in process on this. New walks and removal of significant areas of deteriorated asphalt adjacent to the building will be removed and replaced. Parking will be at the former basketball court as well as under the covering to be built. Guest parking will be in the existing lot opposite the covered spots.

The Residences at Amity Square

Makeup-

- 8 2 bedroom 1 bath units. 850 sf.**
- 4 2 bedroom 2 bath units 1200sf.**
- 1 1 bedroom loft style unit. 600 sf.**
- 1 Penthouse level 2 bedroom / 2 bath unit 2500sf. (Luxury unit)**
- 4 Private offices with bathroom.**

All units include- In unit laundry, high end finishes including oversized ceramic tiled showers, appliance packages, original refinished wood floors, large windows with views, elevator service all floors, air conditioning, original school house details including wainscoting, slate boards and chalk trays.

Amenities- Moresi & Associates "Concierge Service" standard to all units standard hours free assistance with around the unit / grounds items that a tenant may require assistance with.

Lower level secured / conditioned tenant storage area.

Lower level common room multipurpose room.

Lower level pet washing center.

lower level bike storage and maintenance room.

1 exterior covered parking space per unit.

1 exterior non-covered parking space per unit.

Community garden space for residents on grounds.

Plenty of recreational space on grounds.

GENERAL INFORMATION-

In regards to Landscaping-

Existing landscaping on the north side of the building will be maintained. Landscaping on the east side of the building will be removed and replaced with new plantings. Plans also call for the creation of a green space replacing the existing asphalt paved area to the southwest of the west face of the building. A bicycle rack will also be installed on the western side of the building as well as an ornate black steel fence to separate the property from the former St. Francis parking lot.

Exterior Lighting-

Exterior security and architectural lighting will be installed about the property. Lighted entrances as well as architectural accent lighting will gently illuminate some of the buildings impressive features. Low level lot lighting primarily composed of lighting bollards will provide security lighting about the grounds. All lighting will be energy efficient LED lighting with a color rendering of 2700 - 3000K.

Signage-

A freestanding sign, as depicted in accompanying rendering, will be constructed on the grounds adjacent to the west entry. The sign will be built of similar brick and brownstone so as to match the materials of the original building.

Misc-

A small trash / recycling room is planned at the present location of exterior basement entry on west side of building. Collection will be bi-weekly via contracted commercial trash firm.

HOURS OF OPERATION-

The building will be secured 24/7 and all access will be via key fob entry for all tenants.

Emergency services will have access capabilities.

US Mail will have access capabilities.



Bk: 1737 Pg: 323 Doc: DEED NB
Page: 1 of 5 12/24/2020 12:37 PM

RELEASE DEED

The **CITY OF NORTH ADAMS**, a Massachusetts municipal corporation with offices at 10 Main Street, North Adams, Massachusetts 01247, for consideration in the amount of **TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS** (\$225,000.00) paid, grant to **MORESI COMMERCIAL INVESTMENTS, LLC**, a Massachusetts limited liability company with a principal place of business at 60 Roberts Drive, Suite 201, North Adams, MA 01247, without covenants, all its right, title, and interest in and to the following parcels of land:

Parcel 1

A certain piece or parcel of real estate, situated in said North Adams, bounded and described as follows, viz: - commencing at an iron pipe driven into the ground on the easterly side of Cady Street, so called; thence North 14° 05' East, fifty five feet to a like iron pipe; thence South 75° 55' East, one hundred, forty eight and five tenths feet to a like iron pipe; thence South 14° 05' West, fifty-five feet to a like iron pipe; and thence North 75° 55' West one hundred forty eight and five tenths feet to the place of beginning; being lot no. 25 as indicated on my plan of building lots, made by F.S. Smith, P.E. dated 22 July, 1890, and on file in the Registry of Deeds for Northern Berkshire, to which plan reference is to be had for a more particular description and delineation hereof.

For Grantor's title to Parcel 1, see Book 227, Page 269 in the Northern Berkshire Registry of Deeds.

Parcel 2

A certain parcel of land situate in said North Adams and bounded and described as follows; commencing at an iron pipe driven in the ground at the intersection of the northerly line of Johnson Street with the Easterly lines of Cady Street, so called, and thence running Northerly (north fracture degrees and five minutes East) along said Easterly line of said Cady Street two hundred and twenty (220) feet to an iron pipe at the southwest corner of lot number twenty five as marked on Eliza A. Johnson's plan of lots dated July 22, 1890 and made by F.S. Smith, P.E.; thence South seventy-five degrees and fifty five minutes East one hundred sixty and two tenths feet to a like iron pipe driven in the ground in the westerly line of Lot no. 32 as marked on said plan; thence Southerly on the Westerly line of lots nos. 32, 33, 34, and 20 as marked on said plan two hundred fifteen feet to a like iron pipe at the northerly line of said Johnson Street; and thence along said Johnson Street in a Westerly direction one hundred and sixty five feet to the place of beginning, being and describing lots nos. 21, 22, 23, and 24 as marked on the aforesaid plan and being the same premises conveyed to us by deed of Arthur S. Alford dated May ninth, 1895, to which deed reference may be had.

NORTH ADAMS
STREET
21 WILLIAMS

For Grantor's title to Parcel 2, see Book 227, Page 295 in the Northern Berkshire Registry of Deeds.

Parcel 3

All the land situate in said North Adams which is bounded and described as follows – all that lot of land described in the deed of Eliza A. Johnson to Charles W. Wright, and from him to us dated Sept. 28, 1894 and recorded in the Northern Berkshire Registry of Deeds at Adams Mass., in book 216, page 619 to which reference is to be had; meaning and intending to convey lot nineteen as marked on said plan. Also another lot of land situate in said North Adams and bounded thus: - all that lot of land deeded to us by Charles W. Wright and described in the deed of Eliza A. Johnson to him, dated April 23, 1895 and recorded in the aforesaid Registry of Deeds in Book 220, Page 245, to which deed and the plan of lots therein referred to reference is to be had, meaning and intending hereby to convey lots marked thirty three and thirty four on said plan.

For Grantor's title to Parcel 3, see Book 227, Page 297 in the Northern Berkshire Registry of Deeds.

Parcel 4

A certain part or parcel of land situate in said North Adams and bounded and described as follows: Beginning at the southwest corner of lot numbered (31) thirty one on Eliza A. Johnson's plan of lots as made by F.S. Smith, P.E., and dated July 22, 1890, to which plan reference is to be had; thence north seventy five degrees, and fifty five minutes west, one hundred forty eight and five tenths feet to a stake; thence South fourteen degrees and five minutes West fifty eight feet to a stake; thence South seventy five degrees and fifty five minutes East one hundred forty eight and five tenths feet to a stake; and thence North fourteen degrees and five minutes East to the place of beginning meaning hereby to convey Lot No. 32 on said plan and the same premises conveyed to us by May and John Bousin and to which plan reference is to be had for a more particular description hereof.

For Grantor's title to Parcel 4, see Book 227, Page 299 in the Northern Berkshire Registry of Deeds.

Parcel 5

A certain part of parcel of real estate situated in said North Adams and bounded and described as follows, commencing at an iron pipe driven into the ground on the North side of Johnson Street as marked on the plan of building lots made by F.S. Smith, P.E. for Eliza A. Johnson dated July 22, 1890; thence Westerly along the north line of said Johnson Street seventy three feet to a like iron pipe on the south west corner of Lot No. (20) twenty as marked on said plan; thence Northerly along the West line of said lot (20) twenty, eighty nine feet to the north west corner of said lot; thence Easterly on the north line of lot seventy two feet to a like iron pipe in the North East corner of said lot; thence southerly along the East line of said lot one hundred and four feet to the place of

beginning; being said lot No. 20 marked on said plan to which reference is to be had for a more particular description hereof.

For Grantor's title to Parcel 5, see Book 227, Page 301 in the Northern Berkshire Registry of Deeds.

Parcel 6

Beginning at an iron pipe lying in the westerly line of Williams Street, at the north east corner of land of the city of North Adams; thence running northerly along the said westerly line of Williams Street fifty-eight (58.00) feet to an iron pipe; thence turning a right angle and running westerly along the south line of land of Florence Matton, one hundred forty-nine and fifty three hundredths (149.53) feet to an iron pipe; thence turning a right angle and running southerly along lands of James Bryson and the City of North Adams fifty-eight (58.00) feet to an iron pipe; thence turning a right angle and running easterly along land of the City of North Adams one hundred forty-nine and fifty-three hundredths (149.53) feet to the place of beginning.

For Grantor's title to Parcel 6, see Order of Taking by North Adams City Council dated July 8, 1924, recorded in Book 367, Page 637 in the Northern Berkshire Registry of Deeds.

Parcel 7

Beginning on the easterly side of Cady Street at the northwest corner of land of the City of North Adams, used as a school lot; thence running South 75° - 55' East, one hundred forty-eight and five tenths (148.5) feet to the westerly line of lot #31, as shown on the plan of building lots of Mrs. Eliza A. Johnson drawn by F. S. Smith, C.E. and dated July 22, 1890; thence running northerly in a line parallel with the easterly line of said Cady Street 55 feet to lot #27, as shown on said plan; thence North 75° - 55' West, along the southerly line of said lot #27, one hundred forty eight and five tenths (148.5) feet to the East side of said Cady Street, and thence southerly along the East side of said Cady Street 55 feet to the place of beginning and being lot# 26 as shown on said plan, and as more particularly shown on plan entitled "City of North Adams, Mass, Proposed Taking Daniel Millis, et, als, Cady Street, Scale 1" to 40', August 1942" and recorded with Northern Berkshire Registry of Deeds at Book 240B, Page 67.

For Grantor's title to Parcel 7 see Order of Taking by North Adams City Council dated September 1, 1942, recorded in Book 437, Page 512 in the Northern Berkshire Registry of Deeds.

Parcels 1 through 7 collectively being the same parcels as are shown on North Adams Assessor's Map 81, Lots 71,72 and 78.

The provisions of the Massachusetts General Law, Chapter 7C, Section 38, and Chapter 44, Section 63A have been fully complied with in this conveyance.

No deed stamps are due under G.L. c. 64D, §1.

IN WITNESS WHEREOF, the City of North Adams has caused this instrument to be signed, sealed, acknowledged and delivered in its name and behalf by Thomas W. Bernard, its Mayor, under authority of City Council Order No. 11,801-1 adopted by the North Adams City Council on November 12, 2019.

In the presence of:

CITY OF NORTH ADAMS

Michelle G. Burr

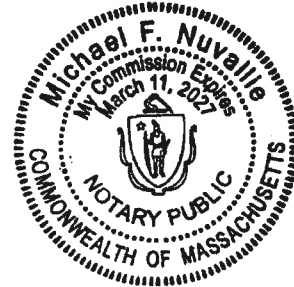
By: Thomas W. Bernard
Thomas W. Bernard, Mayor

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 24 day of December, 2020, before me, the undersigned notary public, personally appeared THOMAS W. BERNARD, as Mayor of the City of North Adams, personally known to me to be the person whose name is signed on the preceding document and acknowledged to me that he signed it as Mayor of the City of North Adams, voluntarily for its stated purpose.

Michael F. Nuvelle
Notary Public
My commission expires: 3-11-2027



END OF DOCUMENT
Northern Berkshire Registry of Deeds

City of North Adams



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WILLIAMS ST, NORTH ADAMS

OWNERSHIP

Owner 1:	MORESI COMM INVESTMENTS LLC		
Owner 2:			
Owner 3:			
Street 1:	60 ROBERTS DRIVE STE 201		
Street 2:			
Twn/City:	NORTH ADAMS		
St/Prov:	MA	Crtry:	Own Occ: N
Postal:	01247	Type:	

PREVIOUS OWNER

Owner 1:	CITY OF NORTH ADAMS -		
Owner 2:	JOHNSON SCHOOL -		
Street 1:	21 WILLIAMS ST		
Twn/City:	NORTH ADAMS		
St/Prov:	MA	Entry	
Postal:	01247		

NARRATIVE DESCRIPTION

This Parcel contains 2.19 ACRES of land mainly classified as APTS>8 with a(n) SCHOOL Building Built about 1910, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 11 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 2.18999	Total SF/SM: 95395.97	Parcel LUC: 112	APTS >8	Prime NB Desc	COMM AVG
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro

Total:	194,608	Spl Credit		Total:	194,600
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rvivori

2022

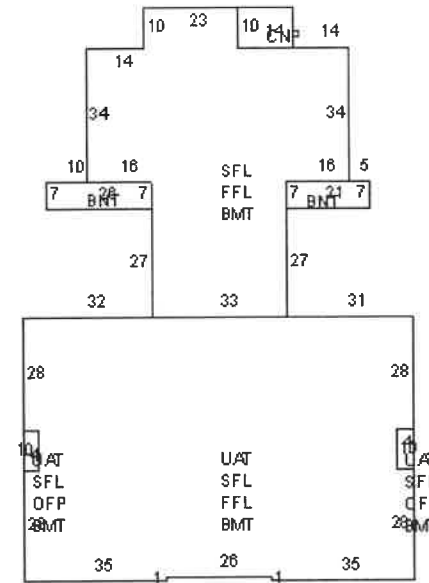
SKETCH

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
	Totals			

[illegible]

More: N	Total Yard Items:	33,800	Total Special Features:		Total:	33,800
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Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
BMT	BASEMENT	9,872	13.410	132,360						
SFL	2ND FLOOR	9,872	53.630	529,440						
FFL	1ST FLOOR	9,792	53.630	525,149						
UAT	UNF ATTIC	2,524	16.090	40,609						
BNT	BSMT ENTRY	329	13.410	4,411						
CNP	CANOPY	140	17.000	2,380						
OFP	OPEN PORCH	80	9.000	720						
Net Sketched Area:		32,609	Total:	1,235,069						
Size Ad	19664	Gross Area	36395	FinArea	19664					



AssessPro Patriot Properties, Inc



MORESI & ASSOCIATES DEVELOPMENT

RESIDENCES AT AMITY SQUARE


Hill
engineers
architects
planners
50 Depot Street
Dalton, MA 01226
(413) 694-0925
44 Spring Street
Adams, MA 01220
(413) 743-0013
www.hillengineers.com

PRELIMINARY

NOT TO BE
USED FOR
CONSTRUCTION

DRAWING LIST	DRAWING TITLE	REVISION	ISSUE DATE
GENERAL			
MI-2564-002-G-001	TITLE SHEET	0	XX-XX-20
MI-2564-002-G-002	GENERAL NOTES	0	XX-XX-20
MI-2564-002-G-003	CHAPTER 34 REPORT	0	XX-XX-20
MI-2564-002-G-101	BASEMENT LIFE-SAFETY PLAN	0	XX-XX-20
MI-2564-002-G-102	FIRST FLOOR LIFE-SAFETY PLAN	0	XX-XX-20
MI-2564-002-G-103	SECOND FLOOR LIFE-SAFETY PLAN	0	XX-XX-20
MI-2564-002-G-104	THIRD FLOOR LIFE-SAFETY PLAN	0	XX-XX-20
ARCHITECTURAL			
MI-2564-002-A-001	HALL PARTITION TYPES, NOTES AND LEGENDS	0	XX-XX-20
MI-2564-002-AD101	BASEMENT DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-AD102	FIRST FLOOR DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-AD103	SECOND FLOOR DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-AD104	THIRD FLOOR DEMOLITION PLAN	0	XX-XX-20
MI-2564-002-A-101	BASEMENT FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-102	FIRST FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-103	SECOND FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-104	THIRD FLOOR PLAN	0	XX-XX-20
MI-2564-002-A-105	ROOF PLAN	0	XX-XX-20
MI-2564-002-A-201	EXTERIOR ELEVATIONS	0	XX-XX-20
MI-2564-002-A-202	EXTERIOR ELEVATIONS	0	XX-XX-20
MI-2564-002-A-301	BUILDING SECTION LOOKING EAST	0	XX-XX-20
MI-2564-002-A-302	BUILDING SECTION LOOKING NORTH	0	XX-XX-20
MI-2564-002-A-303	ELEVATOR HOISTWAY SECTIONS	0	XX-XX-20
MI-2564-002-A-401	ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHWEST	0	XX-XX-20
MI-2564-002-A-402	ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHEAST	0	XX-XX-20
MI-2564-002-A-403	ENLARGED FLOOR PLAN - FIRST FLOOR, NORTH	0	XX-XX-20
MI-2564-002-A-404	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHWEST	0	XX-XX-20
MI-2564-002-A-405	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHEAST	0	XX-XX-20
MI-2564-002-A-406	ENLARGED FLOOR PLAN - SECOND FLOOR, NORTH	0	XX-XX-20
MI-2564-002-A-407	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHWEST	0	XX-XX-20
MI-2564-002-A-408	ELEVATOR HOISTWAY PLANS	0	XX-XX-20
MI-2564-002-A-601	FIRST FLOOR DOOR & FRAME SCHEDULE	0	XX-XX-20
MI-2564-002-A-602	SECOND FLOOR DOOR & FRAME SCHEDULE	0	XX-XX-20
MI-2564-002-A-603	WINDOW SCHEDULE AND DETAILS	0	XX-XX-20
MI-2564-002-A-604	ROOM FINISH SCHEDULE	0	XX-XX-20
MI-2564-002-A-801	REFLECTED CEILING PLAN	0	XX-XX-20

PLAN NORTH



PROJECT LOCATION

MORESI & ASSOCIATES DEVELOPMENT

650 ROBERTS DRIVE GALLERY

NORTH ADAMS, MA 01247

PROJECT DESCRIPTION

RESIDENCES AT AMITY SQUARE

21 WILLIAMS ST.

NORTH ADAMS MA 01247

DRAWING TITLE

TITLE SHEET

DRAWN BY: PG

DATE DRAWN: 11/2/2020

SCALE: AS NOTED

AP'D BY:

CAD CODE: MI-2564-002-G-001.dwg

GRAPHIC SCALE:

PROJECT NUMBER: MI-2564-002

DRAWING NUMBER: G-001

REV.

1 LOCUS PLAN

G-001 NO SCALE

THE CONTRACTOR SHALL INCLUDE ALL TAXES (STATE AND FEDERAL).

- | | |
|-------|---------------|
| I | GENERAL NOTES |
| G-002 | NO SCALE |

1. CONTRACTOR SHALL ERECT ALL SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO

- | | |
|--------|------------------|
| 2 | DEMOLITION NOTES |
| 'G-002 | NO SCALE |

PRELIMINARY

[illegible]

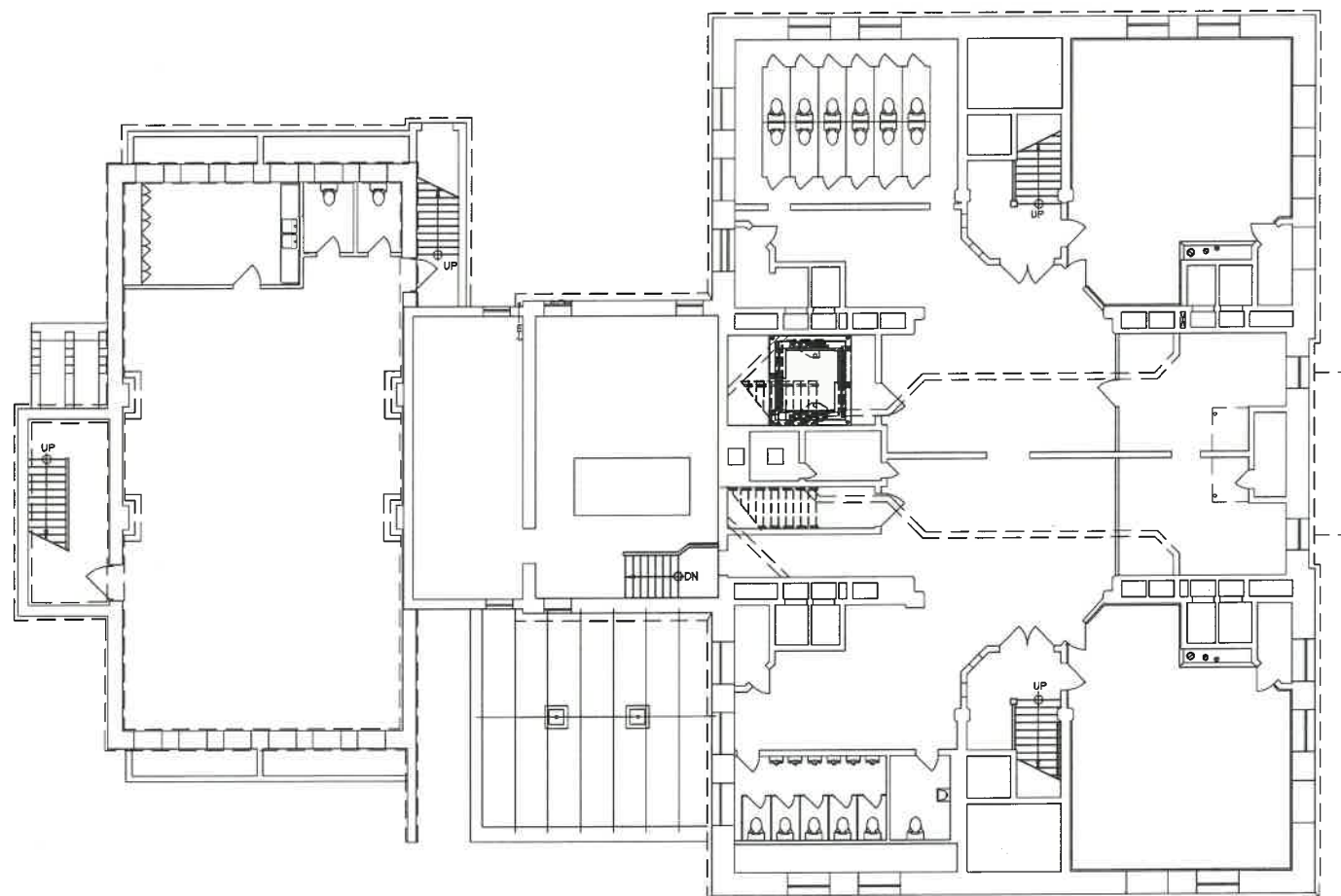
DRAWING TITLE
GENERAL NOTES

DRAWN BY _____ PG _____
DATE DRAWN _____ 11/2/2020
SCALE _____ AS NOTED
APV'D BY _____

CAD CODE:
MI-2564-002-G-002.dwg
GRAPHIC SCALE:

PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	REV.
G-002	



NOT TO BE
USED FOR
CONSTRUCTION

[illegible]

A COPY OF THE DATA IN THIS DRAWING FILE IS MAINTAINED AT THE OFFICES OF HILL ENGINEERS ARCHITECTS, PLANNERS, INC. THE INTERPRETATION, APPLICATION

MORESI & ASSOCIATES DEVELOPMENT
60 ROBERTS DRIVE GALLERY

NORTH ADAMS, MA 01247

RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
NORTH ADAMS MA 01247

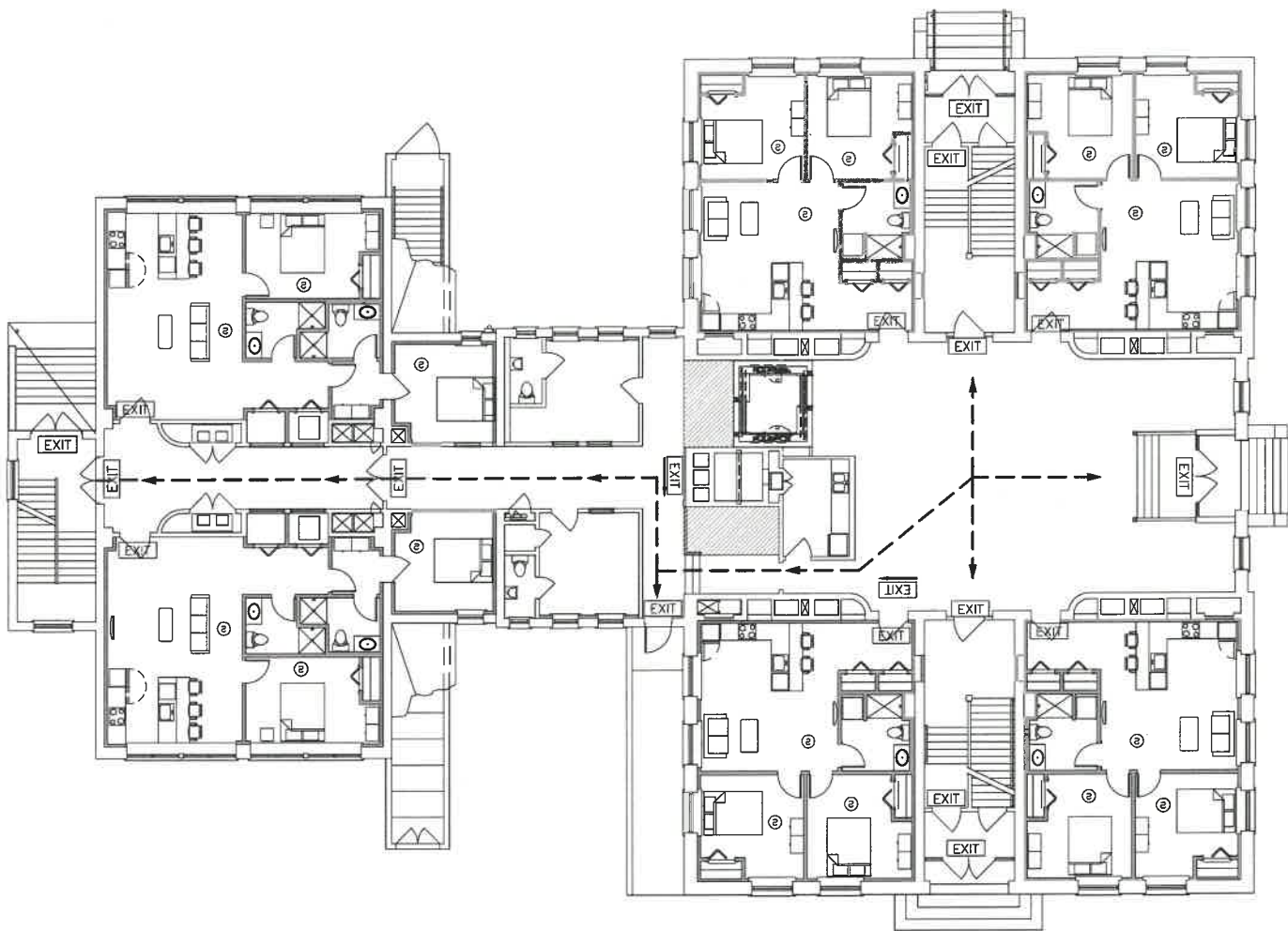
DRAWN BY PG
DATE DRAWN 11/2/2020
SCALE AS NOTED
APVD BY _____

CAD CODE:
MI-2564-002-G-101.dwg
GRAPHIC SCALE:

PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	REV.
G-101	

1	BASEMENT LIFE-SAFETY PLAN
G-101	1/8"=1'-0" 



- NOTIFIER HORN STROBE
- NOTIFIER STROBE
- SMOKE DETECTOR
- EXIT SIGN
- PULL STATION

1 FIRST FLOOR LIFE-SAFETY PLAN
G-102 1/8"=1'-0" 0 5' 10'

2 LEGEND AND NOTES
G-102 N.T.S.

Hill
engineers
architects
planners
50 Depot Street
Dakota, MA 01226
(413) 684-0925
44 Spring Street
Adams, MA 01220
(413) 743-0013
www.hillengineers.com

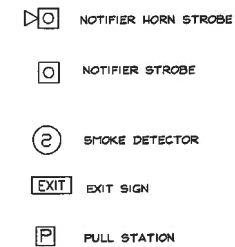
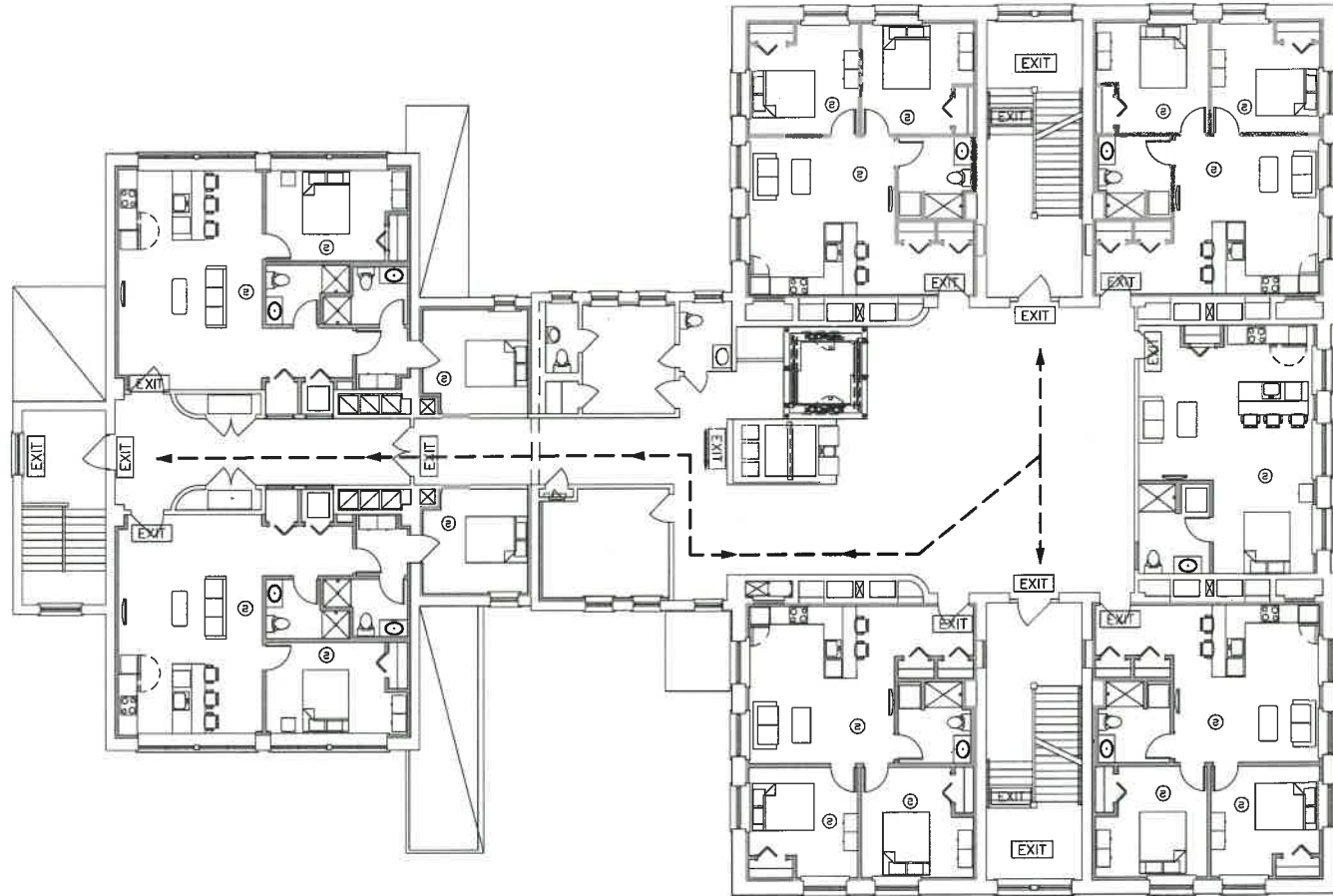
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MORESI & ASSOCIATES DEVELOPMENT
60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247
PROJECT DESCRIPTION
RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
NORTH ADAMS MA 01247
DRAWING TITLE
FIRST FLOOR
LIFE-SAFETY PLAN

DRAWN BY PG
DATE DRAWN 11/2/2020
SCALE AS NOTED
APPROVED BY
CAD CODE:
M1-2564-002-G-102.dwg
GRAPHIC SCALE:
PROJECT NUMBER:
M1-2564-002
DRAWING NUMBER G-102
REV.

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PROJECT DESCRIPTION	DRAWING TITLE
<p>INCIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS MA 01247</p>	<p>SECOND FLOOR LIFE-SAFETY PLAN</p>

<u>DRAWN BY</u>	<u>PG</u>
<u>DATE DRAWN</u>	<u>11/2/2020</u>
<u>SCALE</u>	<u>AS NOTED</u>
<u>APV'D BY</u>	<u> </u>

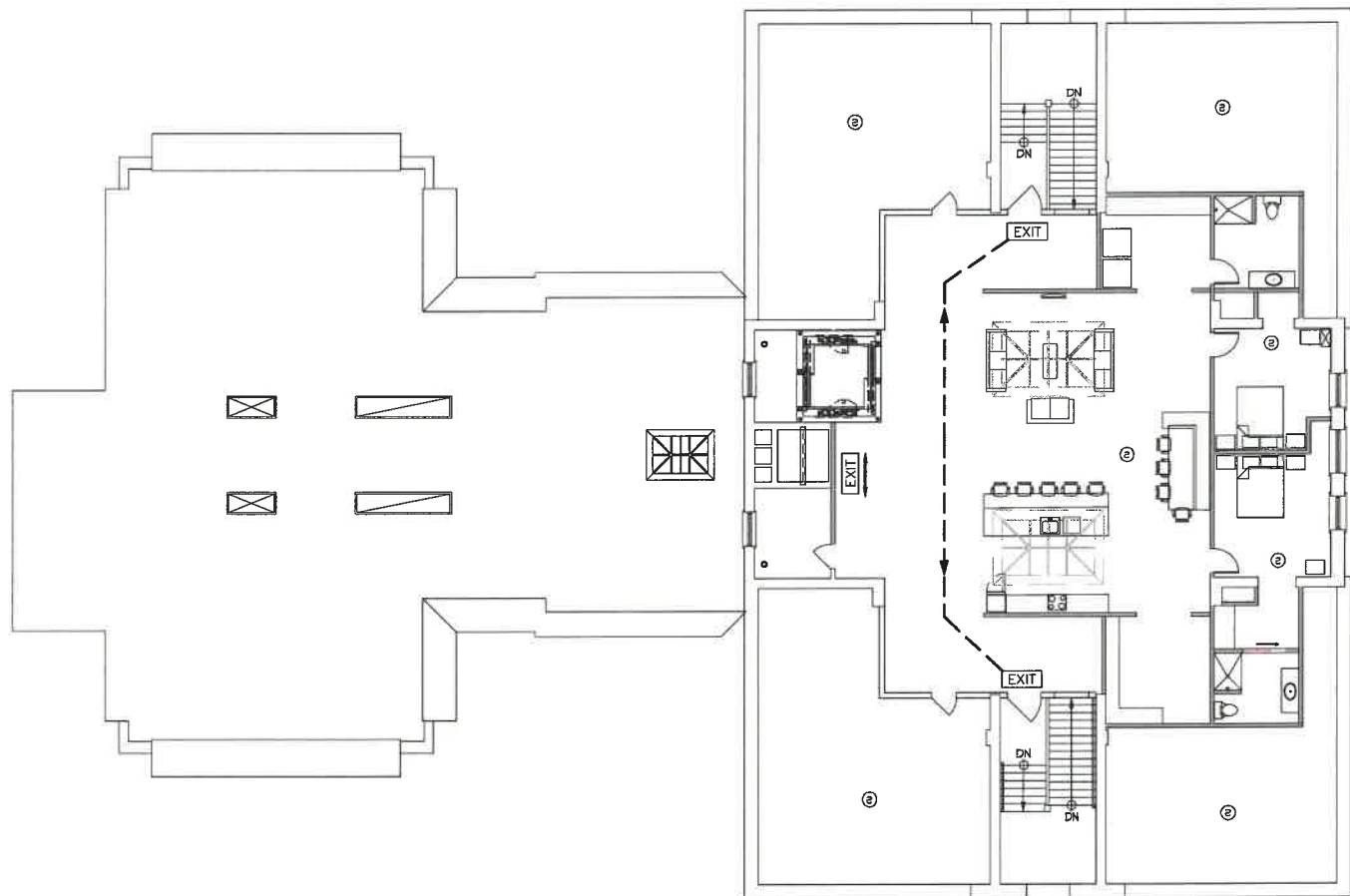
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GRAPHIC SCALE:

PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	REV.
G-103	

1	SECOND FLOOR LIFE-SAFETY PLAN
G-103	1/8" = 1'-0" 

2	LEGEND AND NOTES
G-103	N.T.S.



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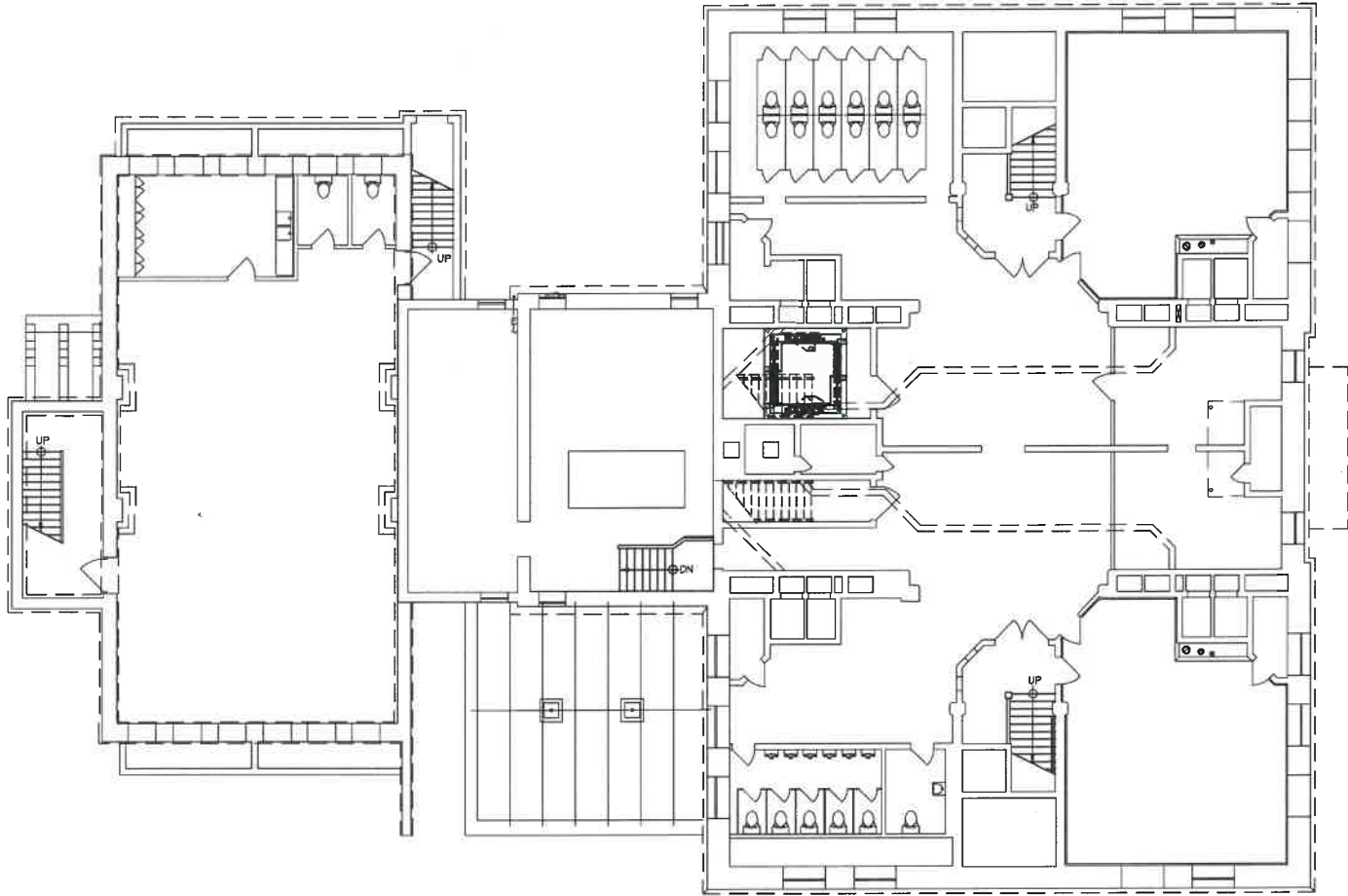
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DATE DRAWN _____		11/2/2020	
SCALE _____		AS NOTED	
AP'D BY _____		_____	
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GRAPHIC SCALE: _____			
PROJECT NUMBER: _____			
M1-2564-002			
DRAWING NUMBER		REV.	
G-104			

1	THIRD FLOOR LIFE-SAFETY PLAN
G-104	1/8"=1'-0" 

2	LEGEND AND NOTES
G-104	N.T.S.

DRAWING NUMBER	REV.
G-104	



1 BASEMENT DEMOLITION PLAN
ADI01 1/8"=1'-0" 0 4' 8' 12'

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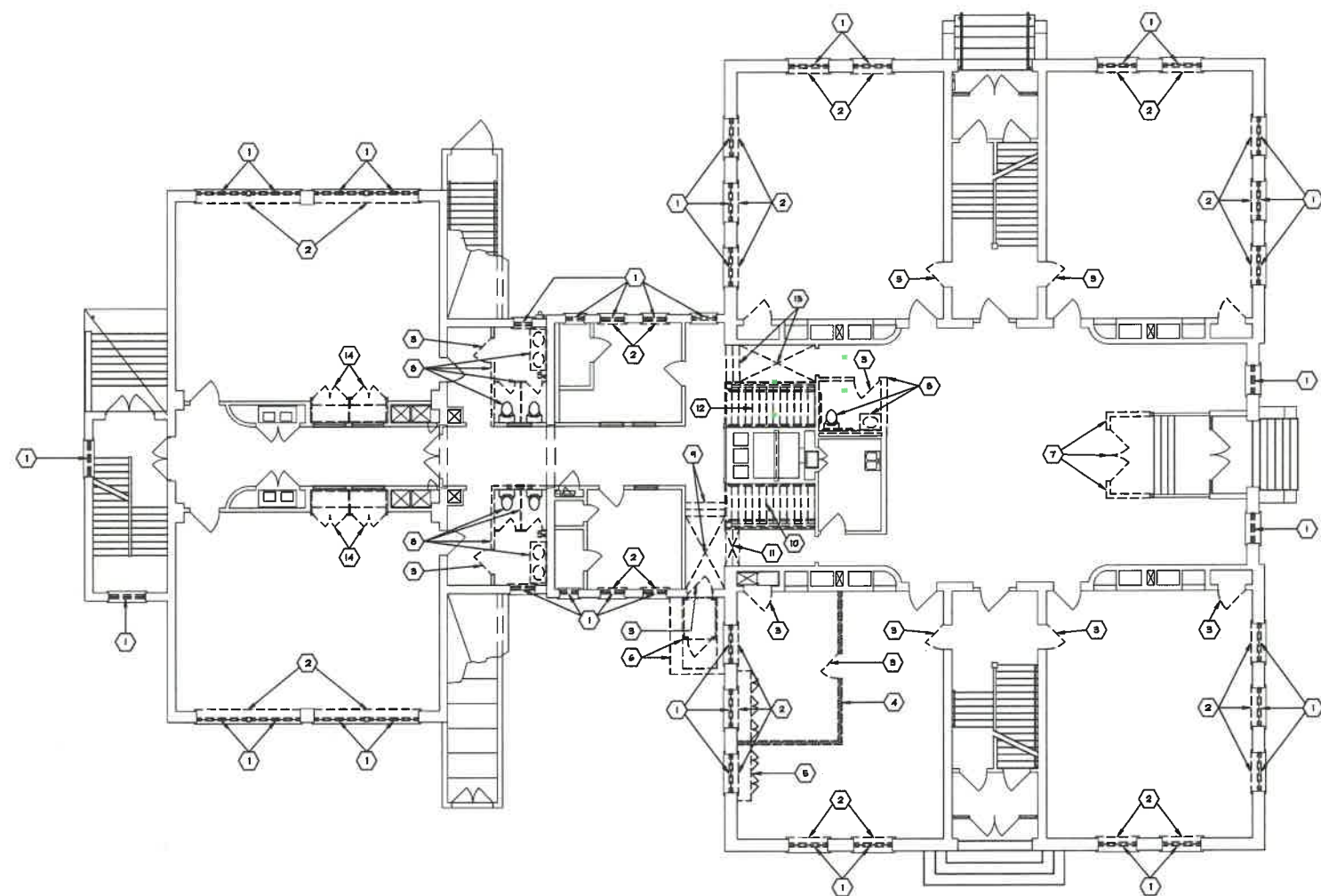
MORESI & ASSOCIATES DEVELOPMENT
60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247
PROJECT DESCRIPTION
RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
NORTH ADAMS MA 01247
DRAWING TITLE
BASEMENT
DEMOLITION PLAN

DRAWN BY PG
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SCALE AS NOTED
APPROVED BY

CAO CODE:
M1-2564-002-ADI01.dwg
GRAPHIC SCALE:

PROJECT NUMBER:
M1-2564-002

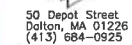
DRAWING NUMBER	REV.
ADI01	



DEMOLITION WORK NOTES

1. REMOVE WINDOW.
2. REMOVE OR REWORK INTERIOR WINDOW SILL TO ACCOMMODATE NEW WINDOWS AND NEW FURRED WALL.
3. REMOVE DOOR AND FRAME.
4. REMOVE PARTITION.
5. REMOVE BASE CABINETS IN THEIR ENTIRETY.
6. REMOVE ACCESSIBLE LIFT DEVICE AND ENCLOSURE IN THEIR ENTIRETY.
7. REMOVE PARTIAL HEIGHT PARTITION AND GATE.
8. DEMOLISH TOILET ROOM IN ITS ENTIRETY, INCLUDING WALLS, PLUMBING FIXTURES, TOILET ACCESSORIES, ETC. REMOVE PIPING BACK TO NEAREST JUNCTION AND CAP. REMOVE ELECTRICAL DEVICES AND WIRING BACK TO SOURCE.
9. REMOVE STAIRS AND OVER-BUILT FLOOR AND FRAMING.
10. REMOVE ABANDONED STAIR AND RAILINGS IN THEIR ENTIRETY, IN PREPARATION FOR INFILL OF FLOOR OPENING.
11. REMOVE OVER-BUILT FLOOR TO EXPOSE ORIGINAL STAIRS. REBUILD STAIR AS REQ'D. AFTER FLOOR REMOVAL.
12. REMOVE ABANDONED STAIR AND RAILINGS IN THEIR ENTIRETY, IN PREPARATION FOR CONSTRUCTION OF ELEVATOR HOISTWAY.
13. REMOVE STAIRS AND PORTION OF FLOOR AND FRAMING IN PREPARATION FOR CONSTRUCTION OF ELEVATOR HOISTWAY.
14. REMOVE BUILT-IN CABINETS IN THEIR ENTIRETY.

2	DEMOLITION WORK NOTES
AD102	NO SCALE



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60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247

DRAWING TITLE	NORTH ADAMS, MA 01247
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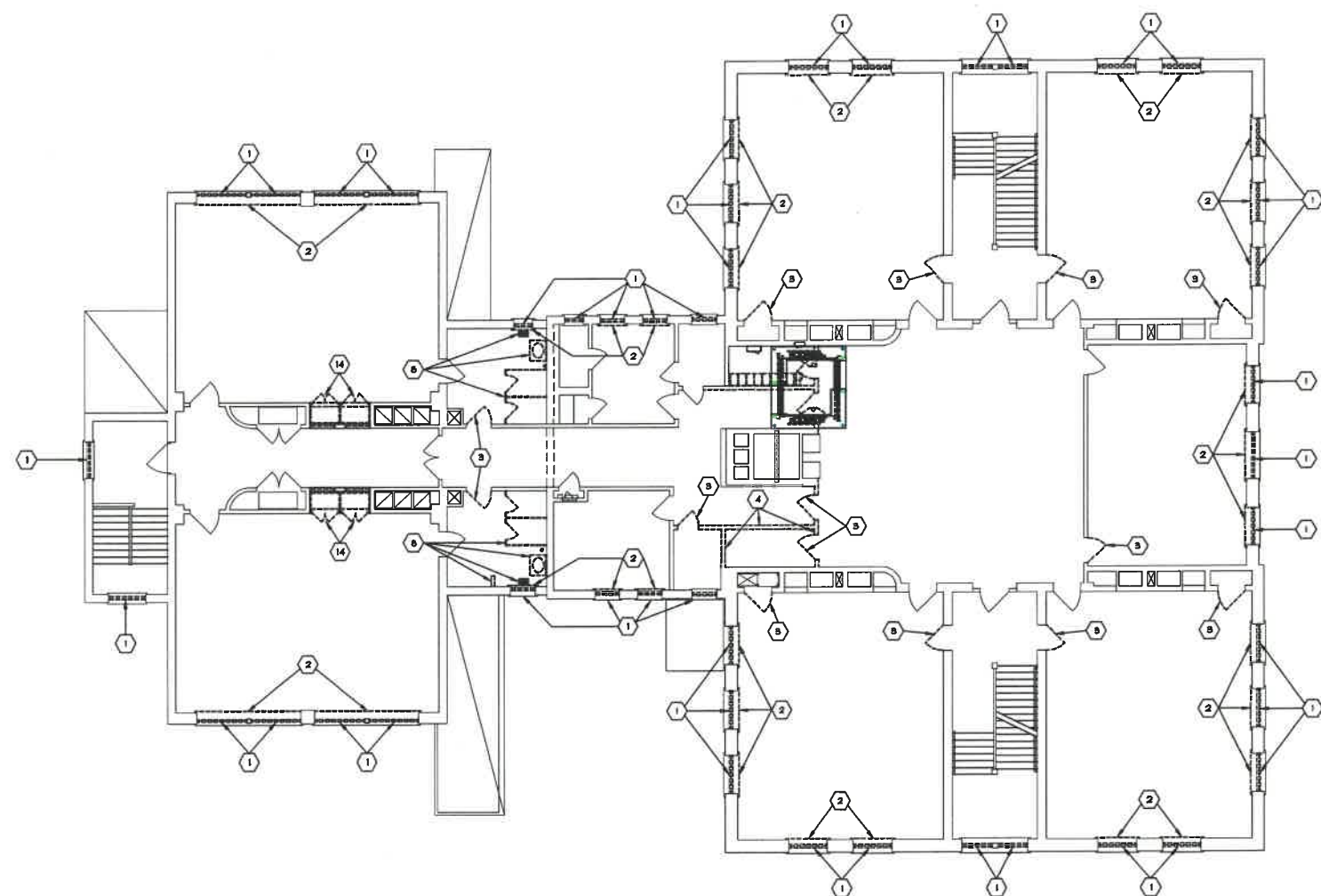
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21 WILLIAMS ST.,
NORTH ADAMS MA 01247

DRAWN BY _____ PG _____
DATE DRAWN 11/2/2020
SCALE _____ AS NOTED
APVD BY _____

CAD CODE:
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GRAPHIC SCALE:

PROJECT NUMBER:
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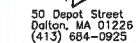
DRAWING NUMBER	REV
AD102	



DEMOLITION WORK NOTES

1. REMOVE WINDOW.
2. REMOVE OR REWORK INTERIOR WINDOW SILL TO ACCOMMODATE NEW WINDOWS AND NEW FURRED HALL.
3. REMOVE DOOR AND FRAME.
4. REMOVE PARTITION.
5. REMOVE BASE CABINETS IN THEIR ENTIRETY.
6. REMOVE ACCESSIBLE LIFT DEVICE AND ENCLOSURE IN THEIR ENTIRETY.
7. REMOVE PARTIAL HEIGHT PARTITION AND GATE.
8. DEMOLISH TOILET ROOM IN IT'S ENTIRETY, INCLUDING WALLS, PLUMBING FIXTURES, TOILET ACCESSORIES, ETC. REMOVE PIPING BACK TO NEAREST JUNCTION AND CAP. REMOVE ELECTRICAL DEVICES AND WIRING BACK TO SOURCE.
9. REMOVE STAIRS AND OVER-BUILT FLOOR AND FRAMING.
10. REMOVE ABANDONED STAIR AND RAILINGS IN THEIR ENTIRETY, IN PREPARATION FOR INFILL OF FLOOR OPENING.
11. REMOVE OVER-BUILT FLOOR TO EXPOSE ORIGINAL STAIRS. REBUILD STAIR AS REQD. AFTER FLOOR REMOVAL.
12. REMOVE ABANDONED STAIR AND RAILINGS IN THEIR ENTIRETY, IN PREPARATION FOR CONSTRUCTION OF ELEVATOR HOISTWAY.
13. REMOVE STAIRS AND PORTION OF FLOOR AND FRAMING IN PREPARATION FOR CONSTRUCTION OF ELEVATOR HOISTWAY.
14. REMOVE BUILT-IN CABINETS IN THEIR ENTIRETY.

2	DEMOLITION WORK NOTES
AD103	NO SCALE



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60 ROBERTS DRIVE GALLERY

NORTH ADAMS, MA 01247

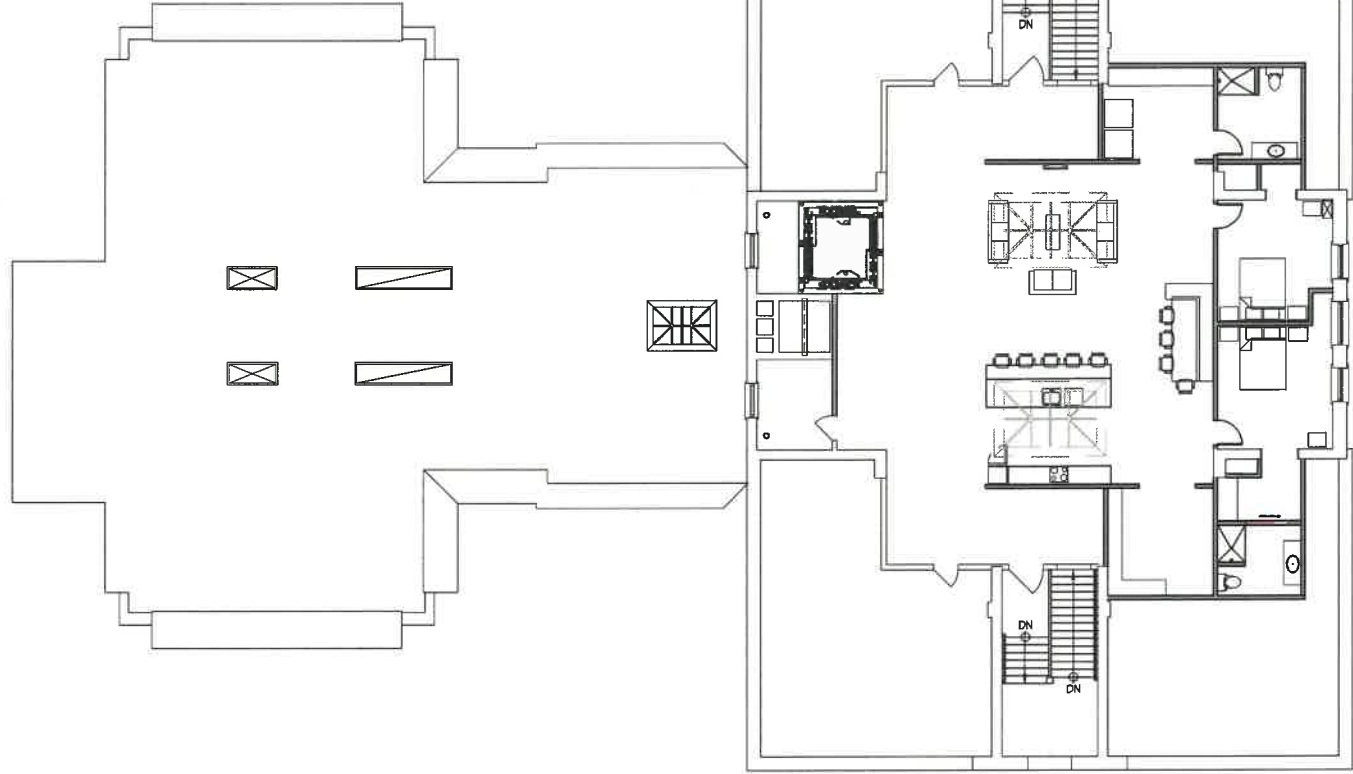
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DRAWN BY _____ PG _____
DATE DRAWN 11/2/2020
SCALE _____ AS NOTED
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DRAWING NUMBER	REV
AD103	

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MORESI & ASSOCIATES DEVELOPMENT
60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247

PROJECT DESCRIPTION	DRAWING TITLE
RESIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS MA 01247	THIRD FLOOR DEMOLITION PLAN

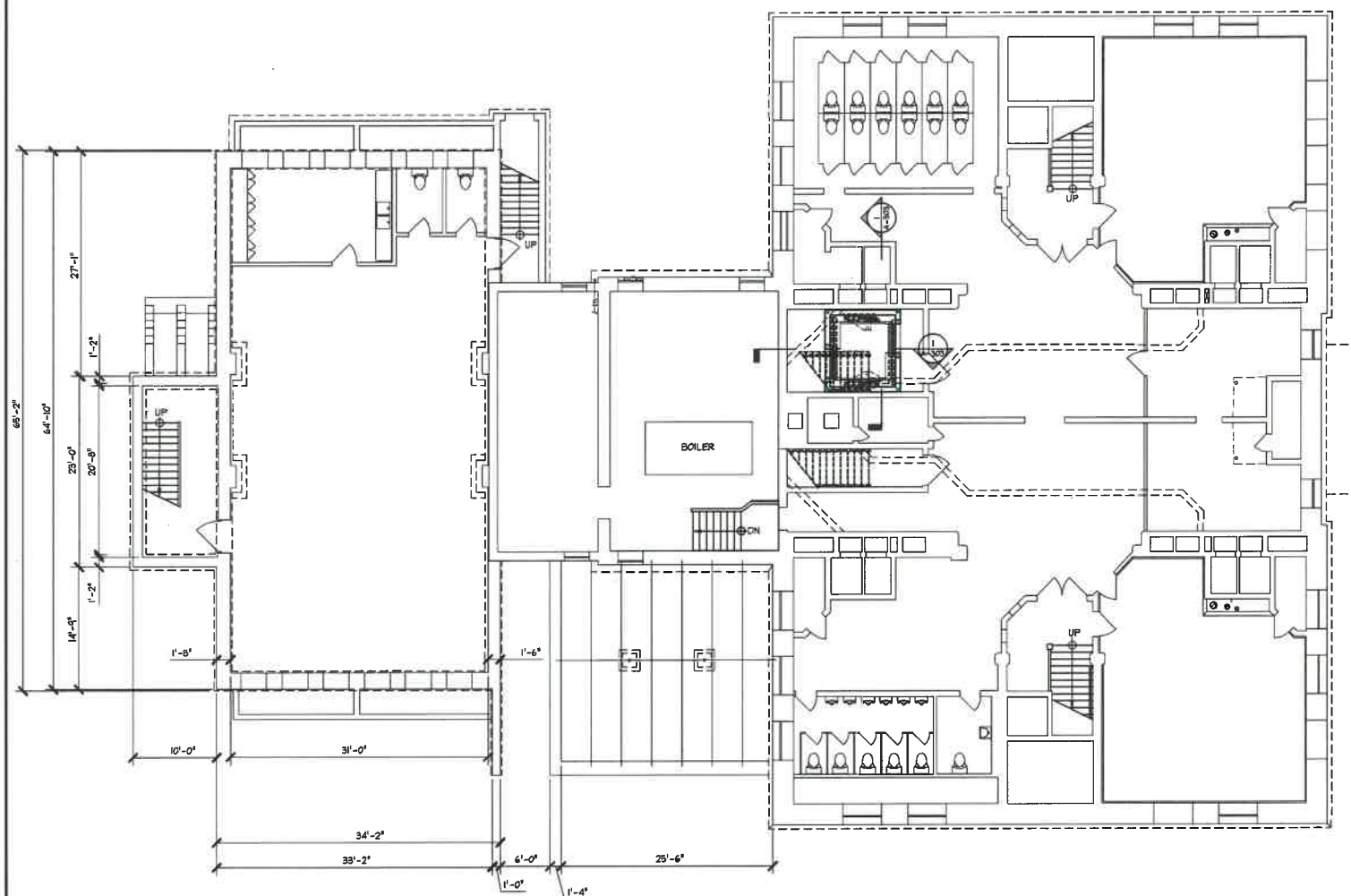
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CAD CODE:
MI-2564-002-AD104.dwg

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AD104	

1	THIRD FLOOR DEMOLITION PLAN
AD104	1/8" = 1'-0" 



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60 ROBERTS DRIVE GALLERY

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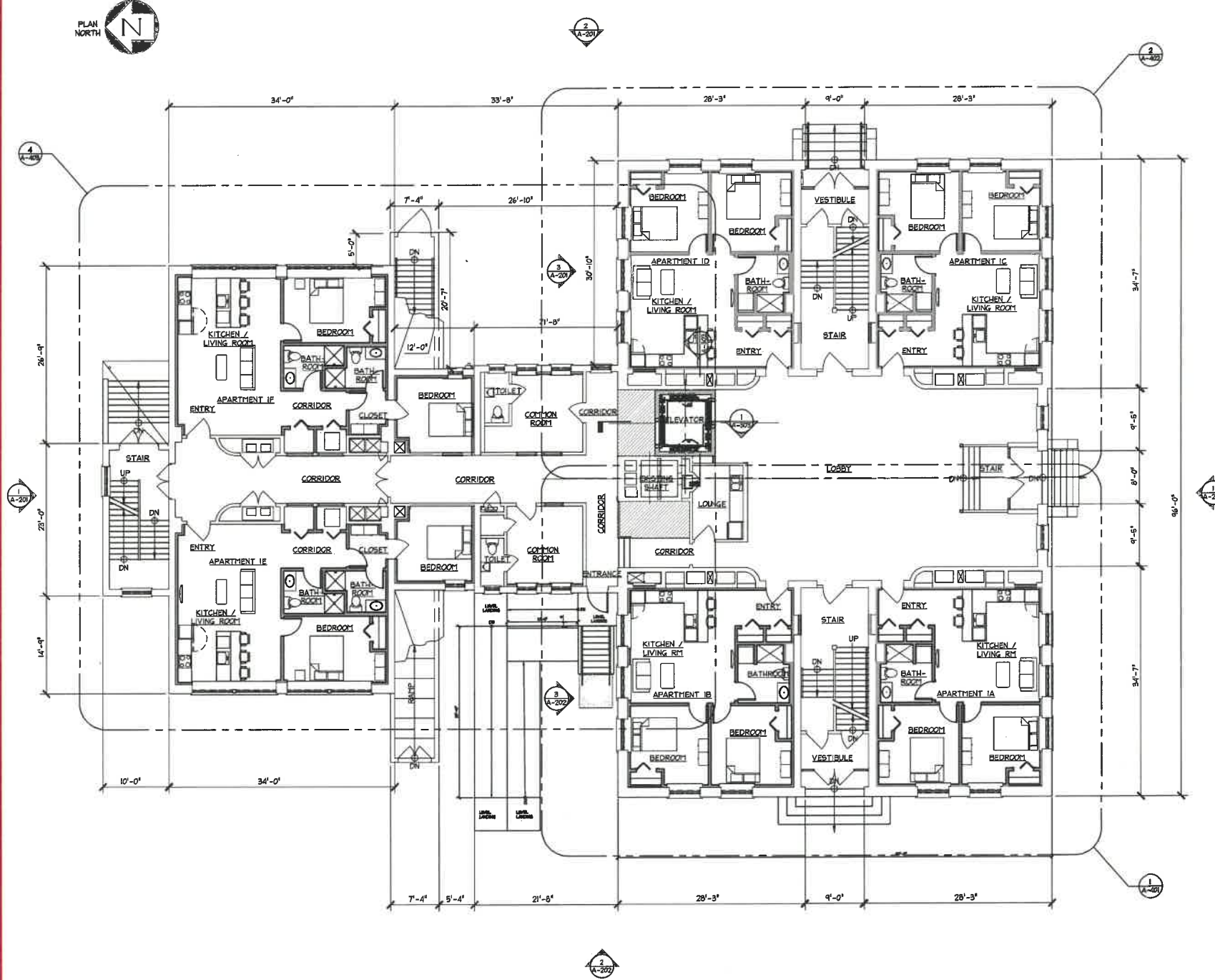
RESIDENCES AT AMITY SQUARE
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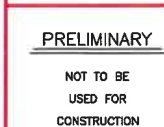
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MI-2564-002

DRAWING NUMBER	REV.
A-101	



1	FIRST FLOOR PLAN
A-102	1/8" = 1'-0" 

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MORESI & ASSOCIATES DEVELOPMENT 60 ROBERT'S DRIVE GALLERY NORTH ADAMS, MA 01247		DRAWING TITLE
RESIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS MA 01247	FIRST FLOOR PLAN	

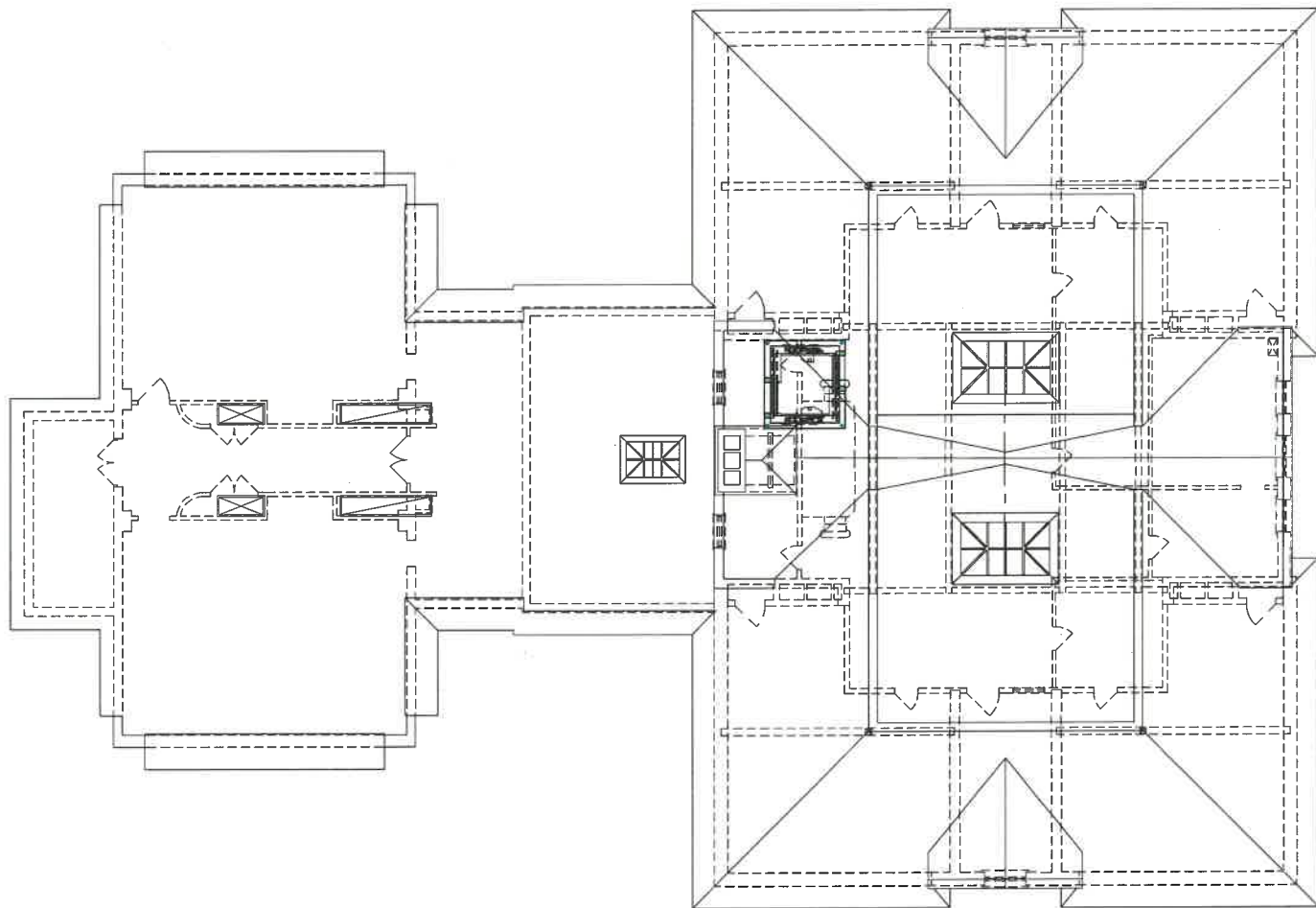
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PROJECT NUMBER:		
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A-102		



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PROJECT NUMBER:	
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A-103	



1	THIRD FLOOR PLAN
A-104	1/8"=1'-0" 0 4' 8' 16'



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60 ROBERTS DRIVE GALLERY

DRAWING TITLE

RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
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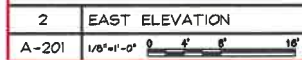
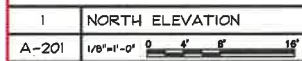
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A-105	

1	ROOF PLAN
A-105	$1/8" = 1' - 0"$





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<p>RESIDENCES AT ANITY SQUARE</p> <p>21 WILLIAMS ST.,</p>	<p></p>	<p>BUILDING SECTION</p> <p>LOOKING EAST</p>

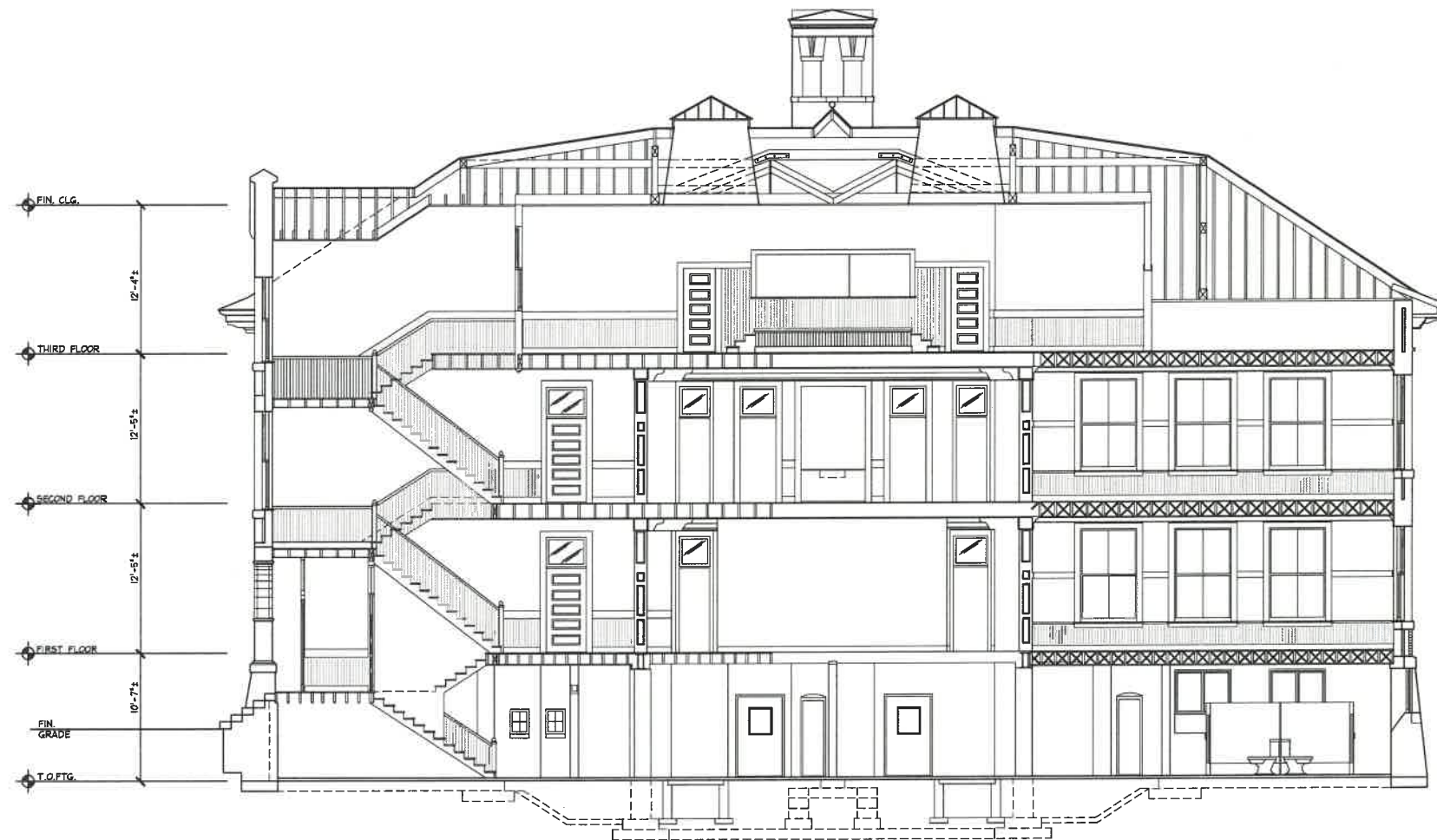
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MI-2564-002-A-301.dwg

PROJECT NUMBER:
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DRAWING NUMBER	
A-301	

1	BUILDING SECTION LOOKING EAST
A-301	$3/16" = 1' - 0"$



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60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247

**BUILDING SECTION
LOOKING NORTH**

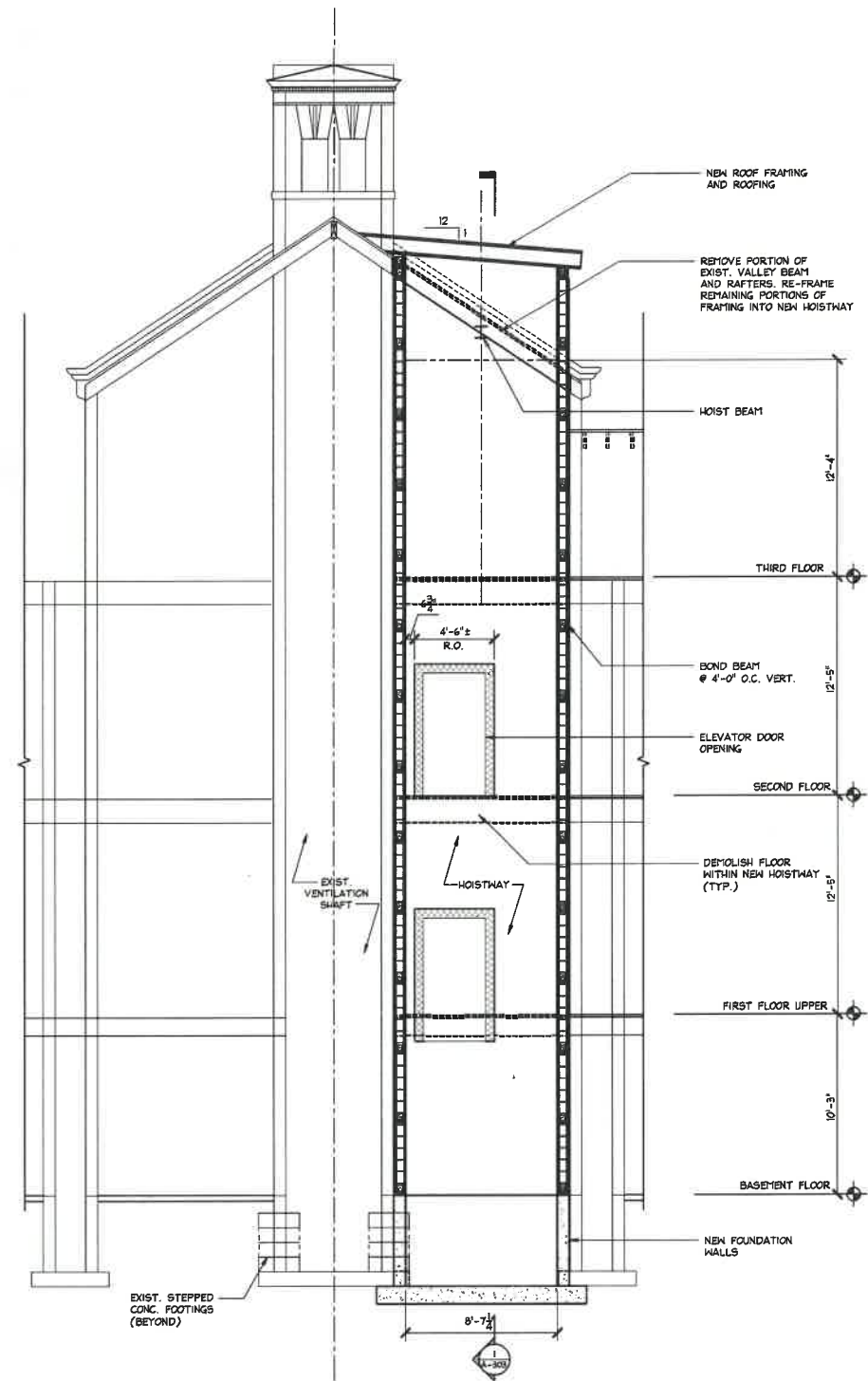
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DATE DRAWN: **11/2/2020**
SCALE: **AS NOTED**
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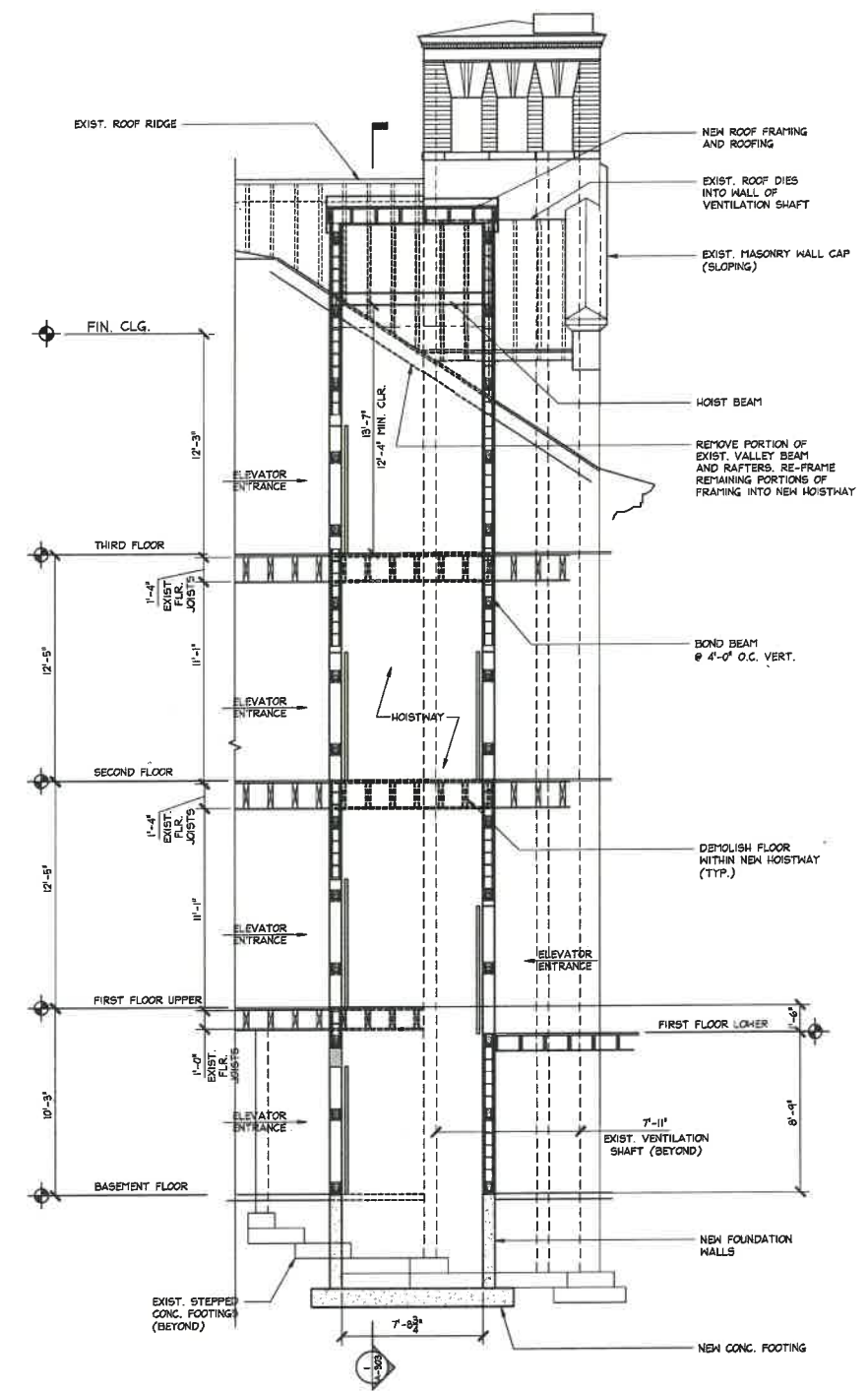
PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	REV.
A-302	

1	BUILDING SECTION LOOKING NORTH
A-302	3/16"=1'-0" 0 2 4 8'



1 SECTION THRU HOISTWAY - LOOKING NORTH
A-303 1/4"=1'-0" 0 2' 4' 8'



2 SECTION THRU HOISTWAY - LOOKING WEST
A-303 1/4"=1'-0" 0 2' 4' 8'

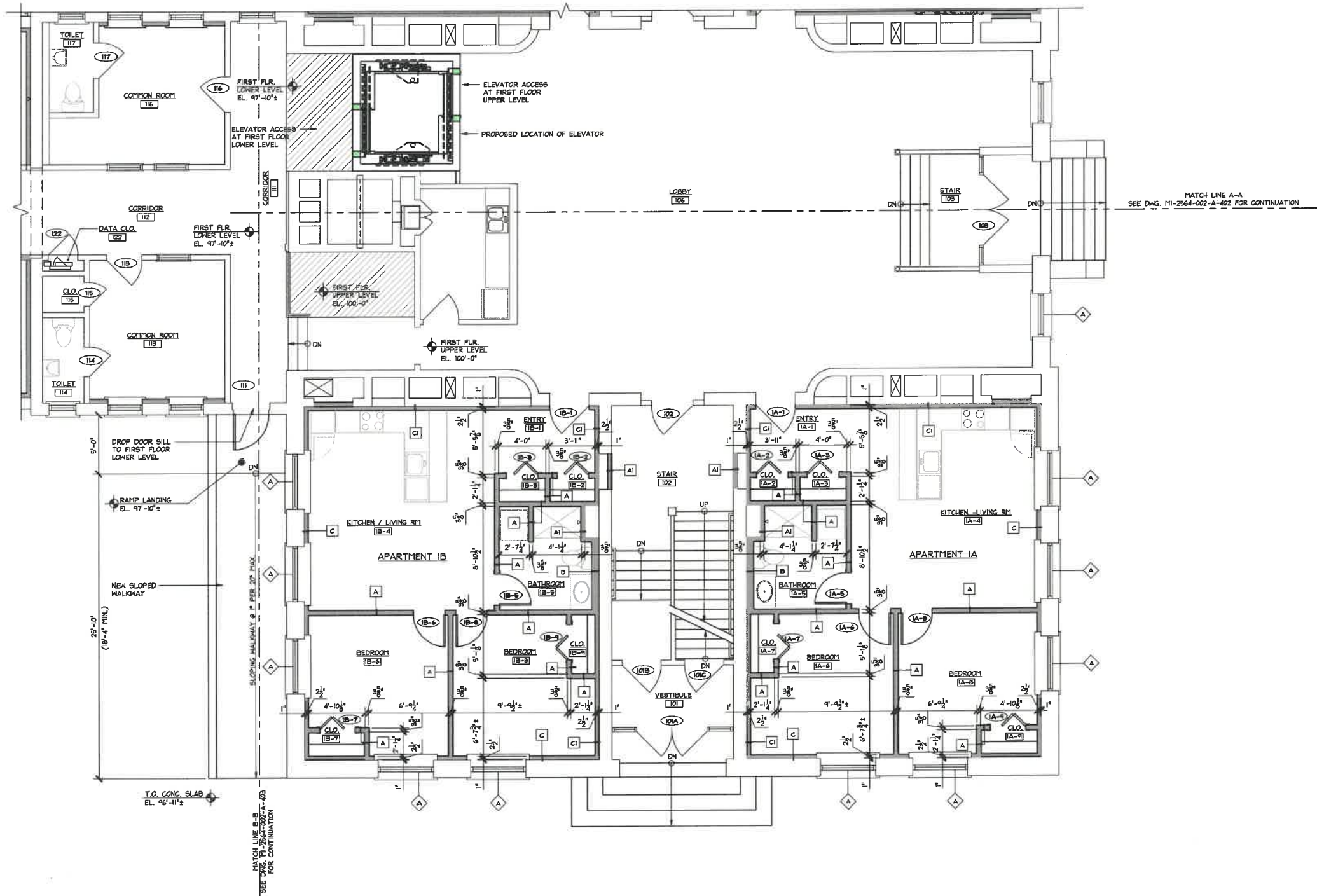
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60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247
RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.
NORTH ADAMS, MA 01247

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CAD CODE: MI-2564-002-A-303.dwg
GRAPHIC SCALE:
PROJECT NUMBER: MI-2564-002
DRAWING NUMBER: A-303



1 ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHWEST
A-401 1/4"=1'-0" 0 2 4 8

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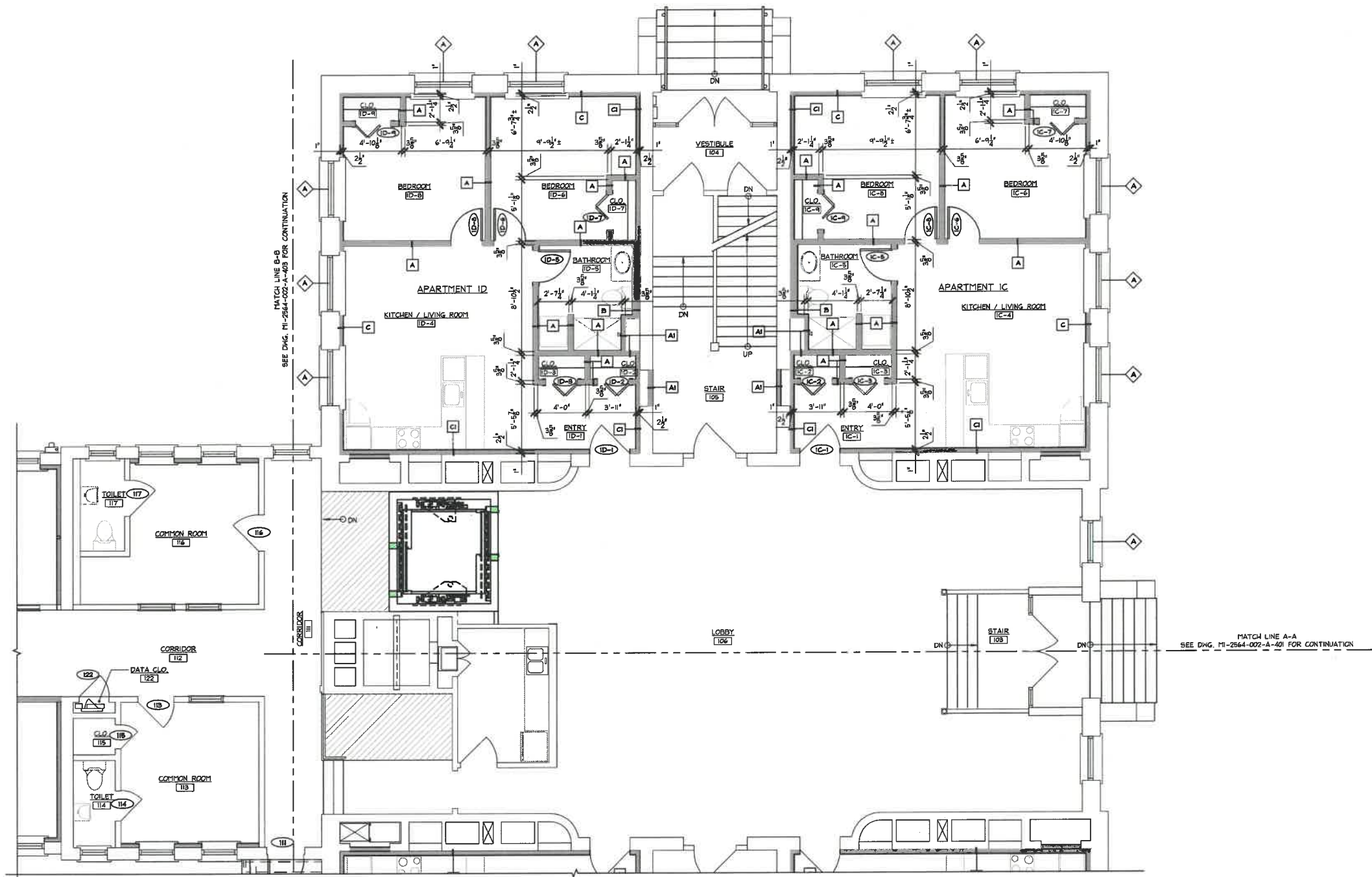
ENLARGED FLOOR PLAN -
FIRST FLOOR, SOUTHWEST
RESIDENCES AT ANITY SQUARE
21 WILLIAMS ST
NORTH ADAMS MA 01247

DRAWN BY: PG
DATE DRAWN: 11/2/2020
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CAD CODE:
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GRAPHIC SCALE:

PROJECT NUMBER:
M1-2564-002

DRAWING NUMBER	REV.
A-401	



1 ENLARGED FLOOR PLAN - FIRST FLOOR, SOUTHEAST
A-402 1/4"=1'-0" 0 2' 4' 8'

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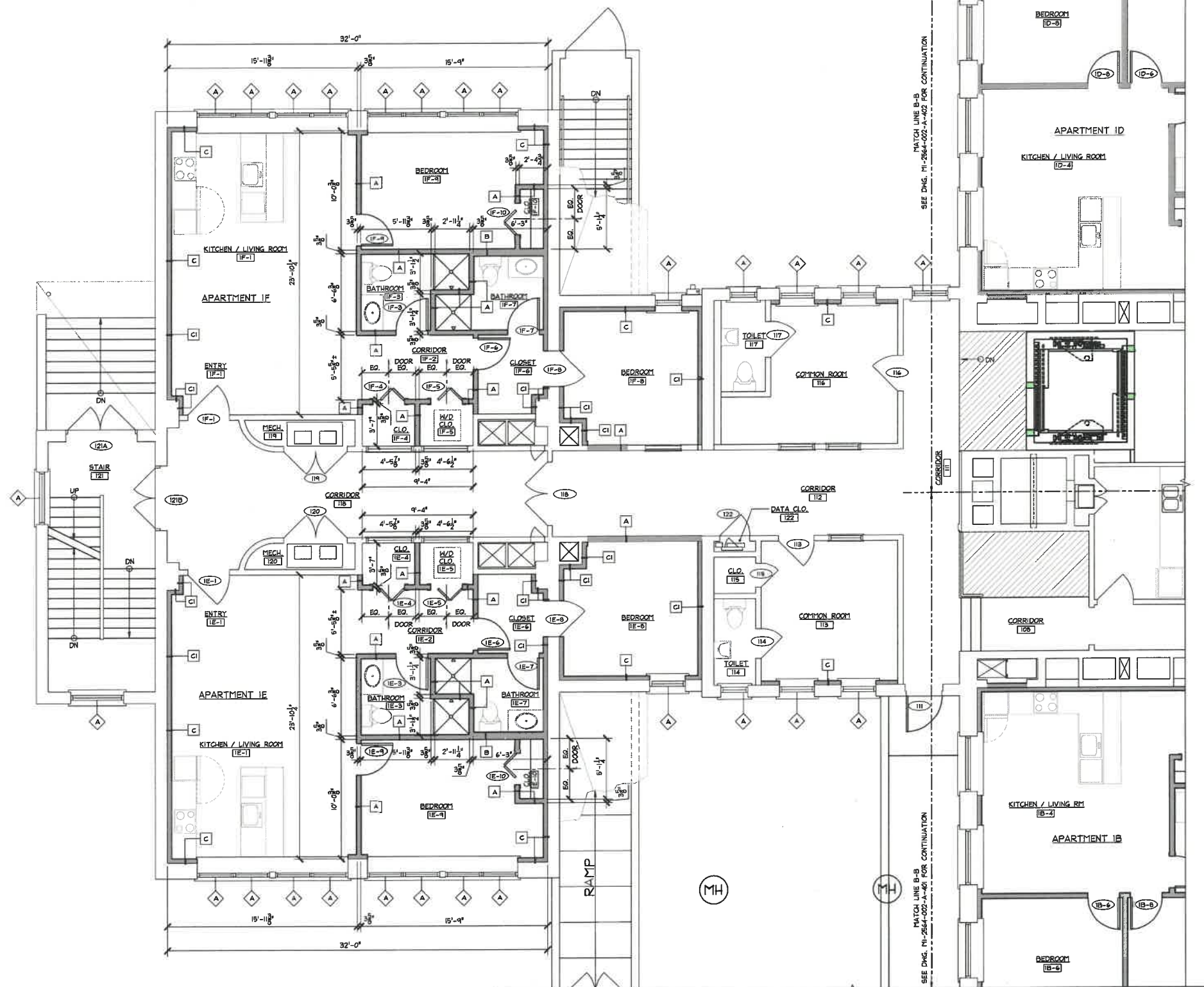
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NORTH ADAMS, MA 01247
RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.
NORTH ADAMS, MA 01247

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DRAWING NUMBER A-402
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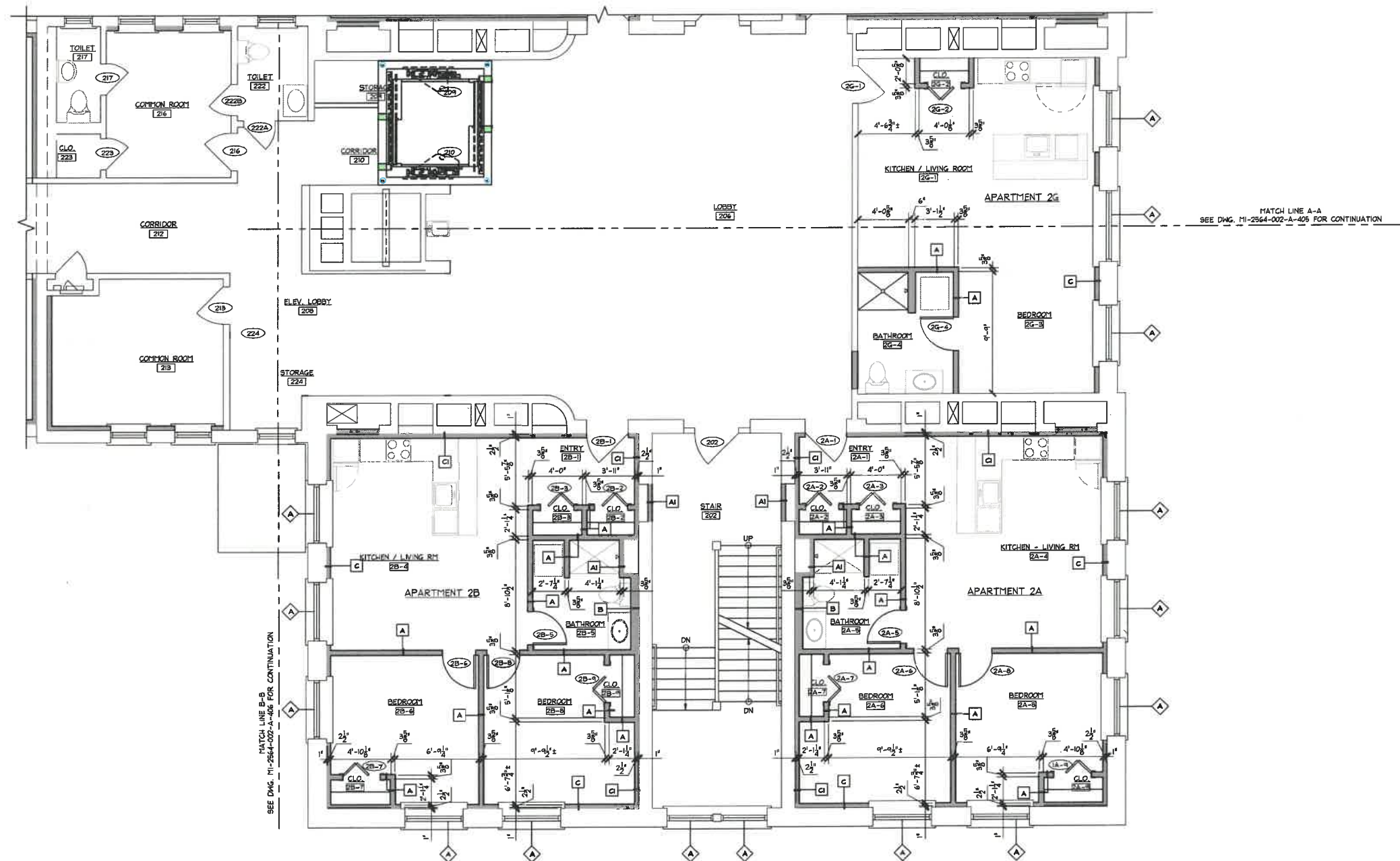
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MORES! & ASSOCIATES DEVELOPMENT
60 ROBERT'S DRIVE GALLERY
NORTH ADAMS, MA 01247

PROJECT DESCRIPTION	GROWING TITLE
RESIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS MA 01247	ENLARGED FLOOR PLAN - FIRST FLOOR, NORTH

DRAWN BY		<u>PG</u>	
DATE DRAWN		<u>11/2/2020</u>	
SCALE		<u>AS NOTED</u>	
APP'D BY		_____	
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<u>M1-2564-002</u>			
DRAWING NUMBER		REV.	
<u>A-403</u>			



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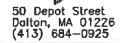
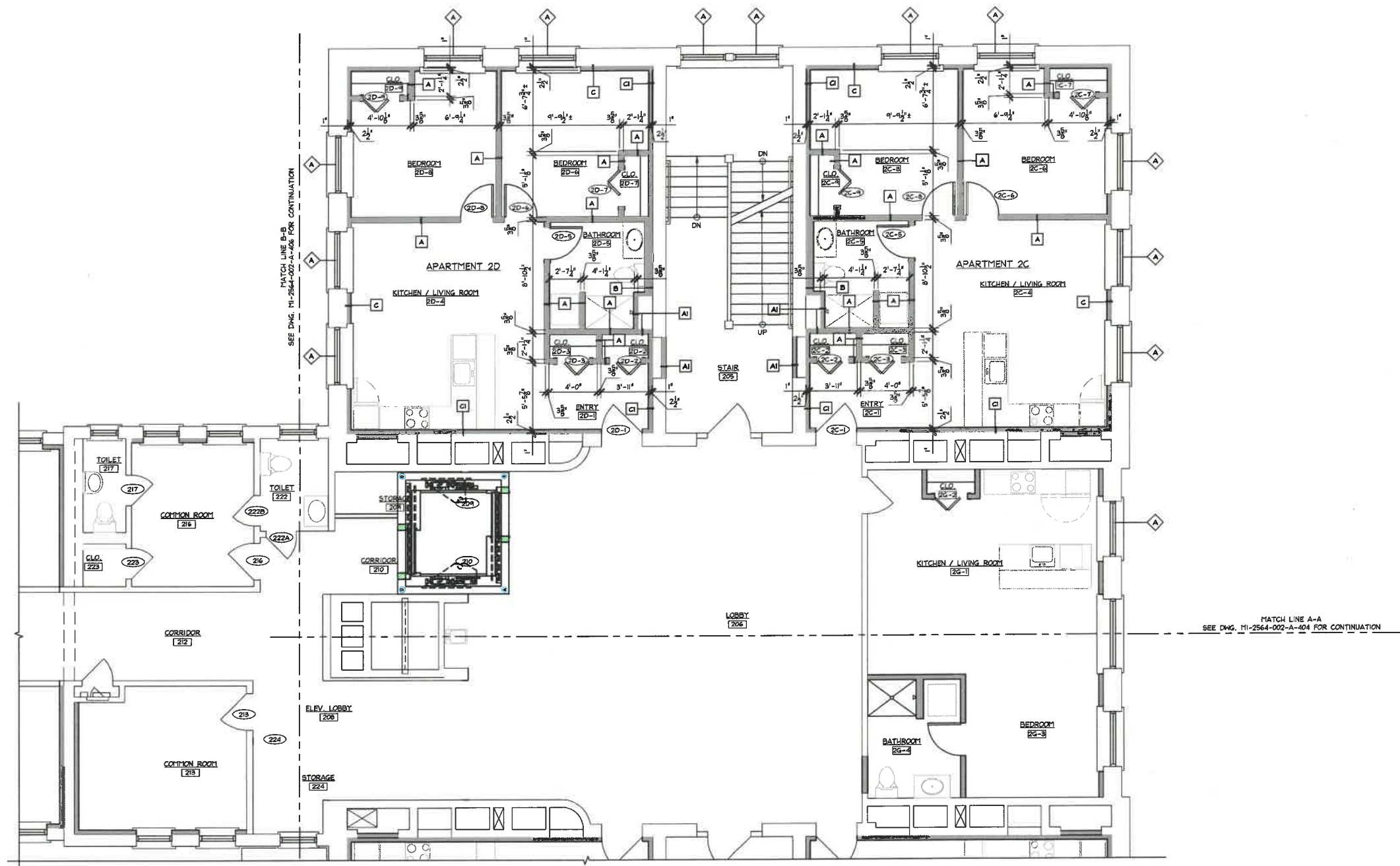
MORSE & ASSOCIATES DEVELOPMENT	
60 ROBERT'S DRIVE GALLERY	
NORTH ADAMS, MA 01947	
PROJECT DESCRIPTION	DRAWING TITLE
RESIDENCES AT AMITY SQUARE 21 WILLIAMS ST., NORTH ADAMS, MA 01947	ENLARGED FLOOR PLAN SECOND FLOOR, SOUTH WING

DRAWN BY PG
DATE DRAWN 11/2/2020
SCALE AS NOTED
APV'D BY _____

CAD CODE:
MI-2564-002-A-404.dwg
GRAPHIC SCALE:

PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	
A-404	



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60 ROBERTS DRIVE GALLERY

DRAWING TITLE

RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
NORTH ADAMS MA 01247

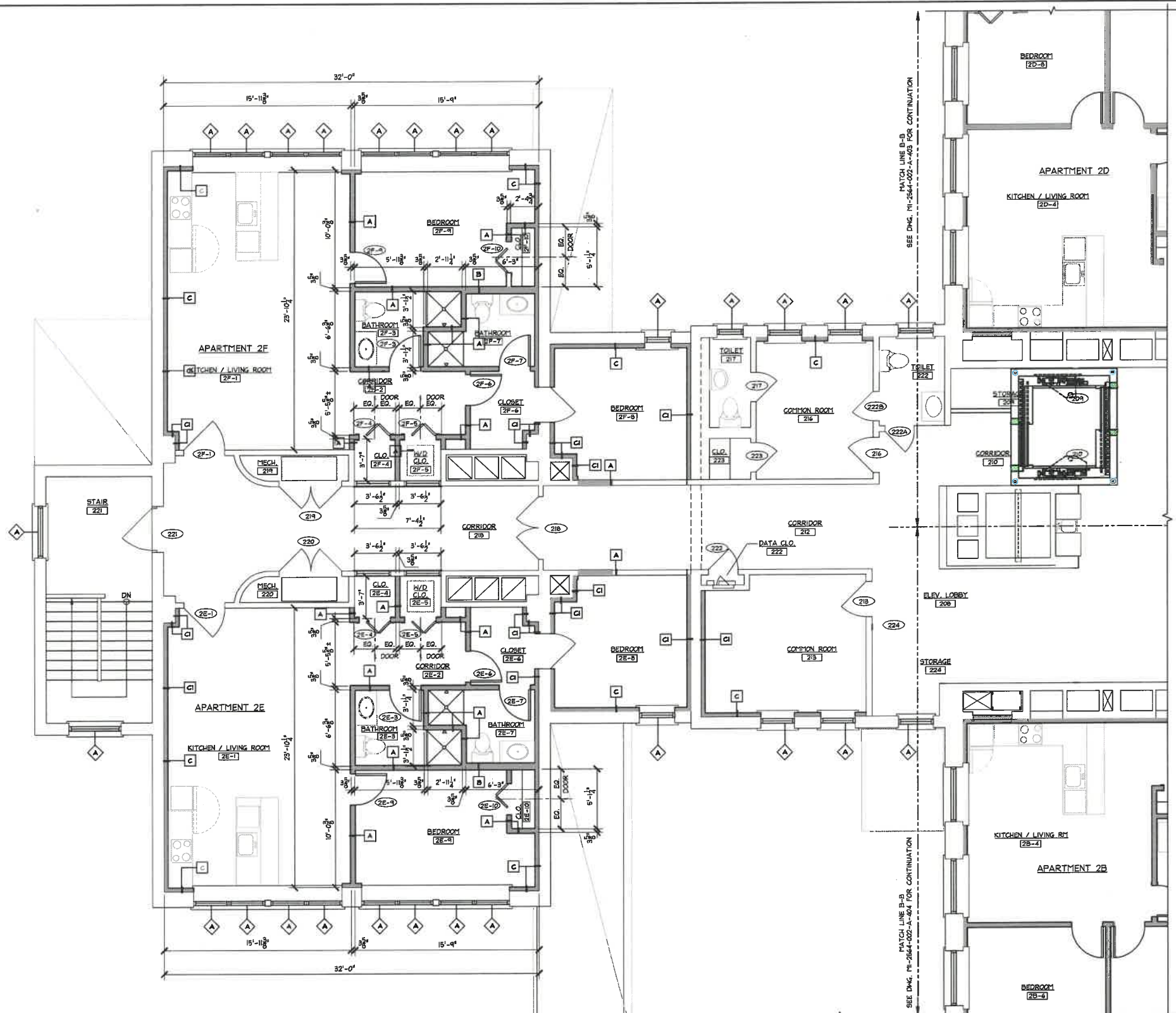
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DATE DRAWN 11/2/2020
SCALE AS NOTED
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CAD CODE:
MI-2564-002-A-405.dwg
GRAPHIC SCALE:

PROJECT NUMBER:
MI-2564-002

DRAWING NUMBER	REV.
A-405	

1	ENLARGED FLOOR PLAN - SECOND FLOOR, SOUTHEAST
A-405	1/4" = 1' - 0"



1 ENLARGED FLOOR PLAN - SECOND FLOOR, NORTH
A-406 1/4"=1'-0"

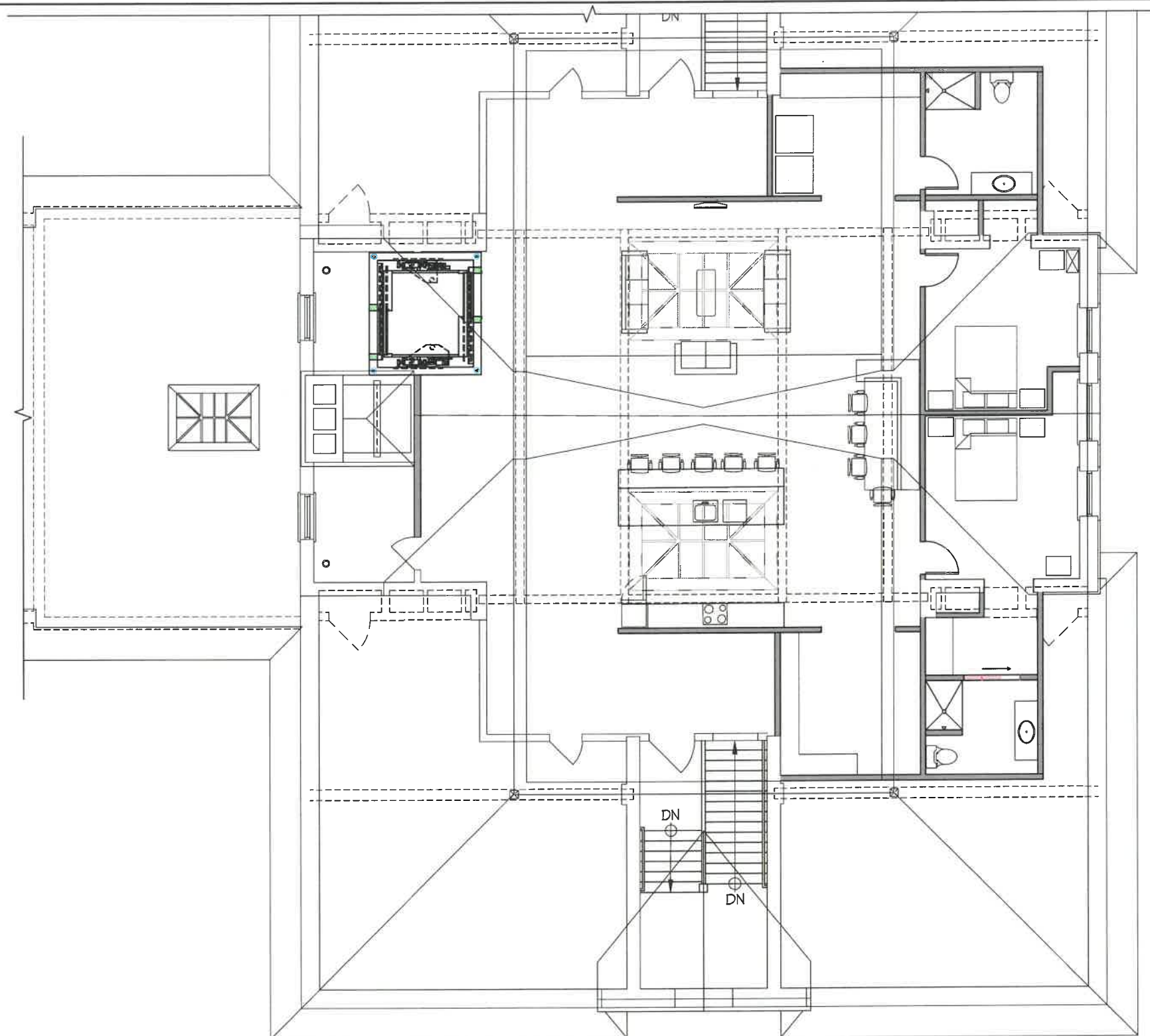
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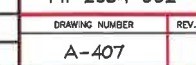
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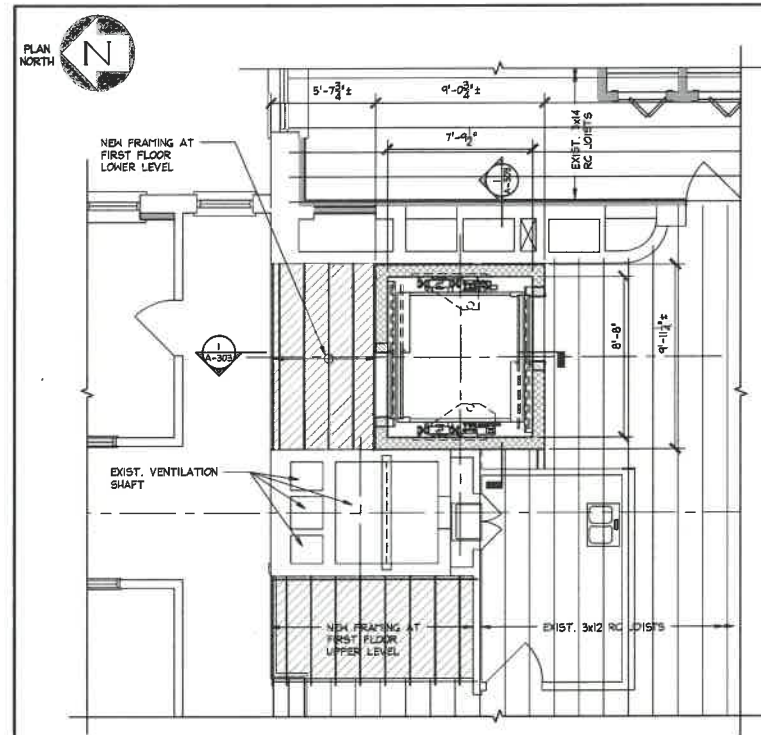
MORESI & ASSOCIATES DEVELOPMENT
60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247
DRAWING TITLE
ENLARGED FLOOR PLAN -
SECOND FLOOR, NORTH
RESIDENCES AT AMITY SQUARE
21 WILLIAMS ST.,
NORTH ADAMS, MA 01247

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DATE DRAWN: 11/2/2020
SCALE: AS NOTED
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CAD CODE:
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GRAPHIC SCALE:
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REV.

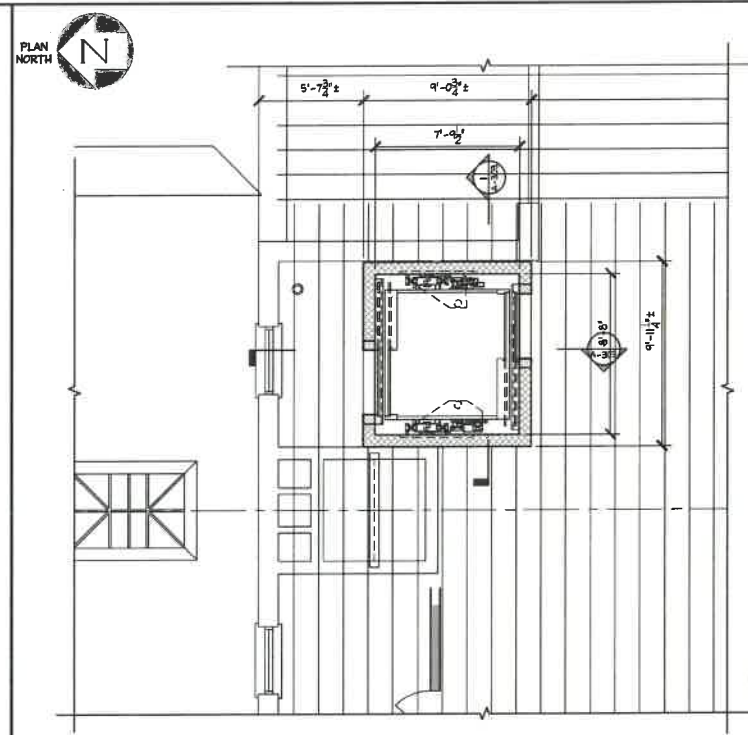


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A-407

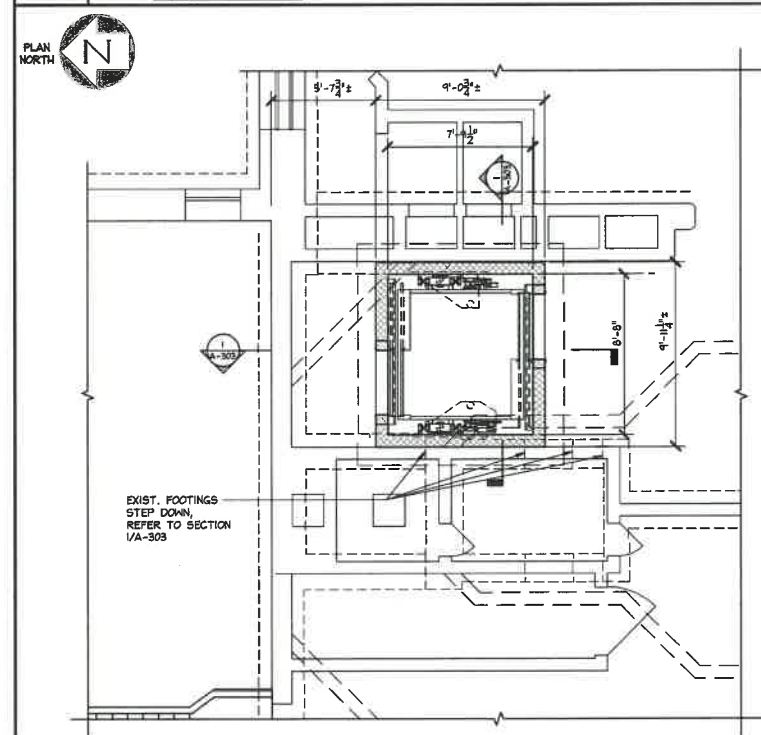




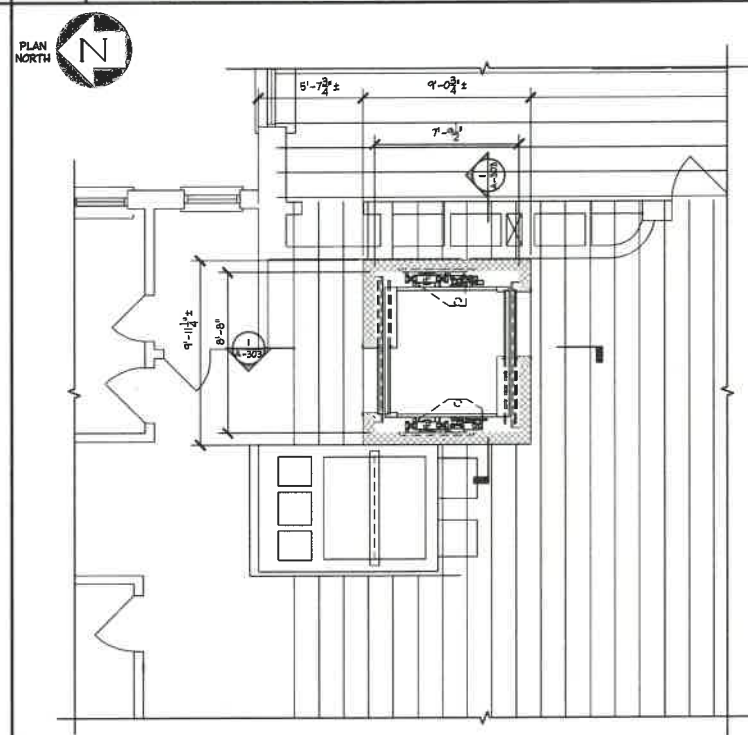
2 HOISTWAY PLAN AT FIRST FLOOR
A-408 1/4"=1'-0" 0 2' 4' 8'



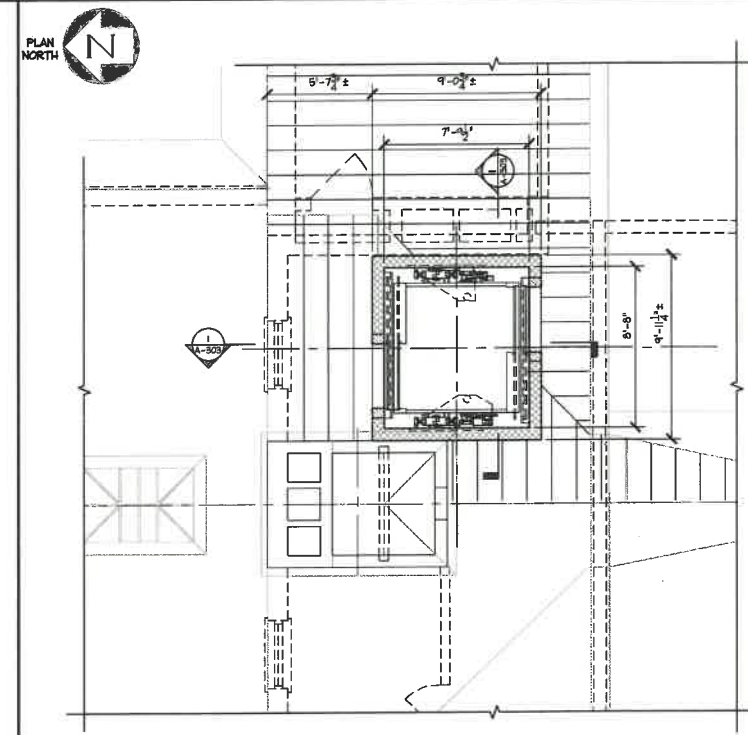
4 HOISTWAY PLAN AT THIRD FLOOR
A-408 1/4"=1'-0" 0 2' 4' 8'



1 HOISTWAY PLAN AT BASEMENT
A-408 1/4"=1'-0" 0 2' 4' 8'



3 HOISTWAY PLAN AT SECOND FLOOR
A-408 1/4"=1'-0" 0 2' 4' 8'



5 HOISTWAY PLAN AT ROOF
A-408 1/4"=1'-0" 0 2' 4' 8'

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60 ROBERTS DRIVE GALLERY
NORTH ADAMS, MA 01247

HOISTWAY PLANS

RESIDENCES AT AMITY SQUARE
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NORTH ADAMS, MA 01247

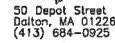
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SCALE: **AS NOTED**
AP'D BY: **AS NOTED**

CAD CODE:
MI-2564-002-A-408.dwg

GRAPHIC SCALE:

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MI-2564-002

DRAWING NUMBER: **A-408** REV.:



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MORESI & ASSOCIATES DEVELOPMENT

60 ROBERT'S DRIVE GALLERY

RAWING TITLE

RESIDENCES AT AMITY SQUARE
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NORTH ADAMS MA 01247

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DATE DRAWN	11/2/20
SCALE	AS NOTED
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CAD CODE:
MI-2364-002-A-407.d
GRAPHIC SCALE:

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	DRAWING NUMBER
	A-407