PRELIMINARY ARCHITECTURAL PLANS

132 Northampton Rd, Amherst, MA.

Schematic Design

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WESTERN VIEW

NORTHEAST PERSPECTIVE

SOUTHERN VIEW

EASTERN VIEW

NORTHERN VIEW

NORTHWEST PERSPECTIVE

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A0.1

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GENERAL REQUIREMENTS

NOTE! The General Requirements are an integral part of this document set. Any part of the project not installed according to these requirements may be subject to removal and reinstallation at the GC's expense.

1. Do not scale drawings, use written dimensions & notations only. Order of hierarchy: Equal Equal (EQ) and Alignment lines take precedence over hard dimensions. Detailed drawings take precedence over general plans. All dimensions are from face of framing unless otherwise indicated.

2. General Contractor and Subcontractors (GC) or Owner shall notify Austin Design Inc (ADI) of any discrepancies or inconsistencies in dimensions, notes, or other information in architectural drawings. Failure of Owner and/or GC to notify ADI of any error found in these drawings and/or to give ADI the opportunity to correct those errors shall indemnify ADI from all and any claims and damages relating to this project. Any changes made to these drawings by any person or entity other than ADI shall indemnify ADI from all and any claims and damages related to this project. Any variation in construction of the project from these drawings by Owner and/or the GC without written notice to ADI shall indemnify ADI from all and any claims and damages related to this project. Use of some or all of these drawings in any other project is not permitted without written permission of ADI.

3. All framing tolerances will be within 1/4". All finish tolerances will be within 1/64". If foundation does not permit this, contact ADI.

4. GC shall be responsible for securing all applicable permits as required for their respective trades. This includes providing respective engineering, if required to obtain permit.

5. All structural information provided in these plans for pre-engineered & manufactured structural elements is for illustrative purposes only. The GC shall be responsible for submitting all structural specifications as indicated in plans by structural engineer, including stamped engineering drawings for manufactured structural components if required, and submitting them to ADI for review prior to ordering and/or purchasing.

6. Information on any page of this set of drawings relates to information on other pages of this set of drawings. GC/Owner shall not submit partial sets of construction documents to subcontractors. All work shall be priced from a full and complete set of documents. The GC shall be responsible for errors or omissions of work or pricing caused by working from incomplete sets of documents.

7. All products shall be installed per manufacturer's specifications. GC shall verify all rough openings, and installation requirements for all fixtures, doors, windows, and mechanicals etc., prior to installation. GC must notify ADI if plans/SPECs conflict with MANF requirements.

8. Complete all work in a workmanlike manner consistent with all applicable building, zoning and fire codes and with all rules, laws and regulations having jurisdiction over this project.

9. At completion of job, GC shall provide Owner with a project manual containing copies of all material and equipment specs, warranty information, users manuals, installation specs, maintenance info. and all similar information.

10. The final means and methods of construction as well as the sequence of construction for this project are to be determined by the GC and the Owner.

11. Energy Analysis: Architect recommends that homeowners apply to the Energy Star Program. A blower door is recommended prior to insulation installation (air seal as needed after test). Recommened target maximum HERS rating <50.

Symbols

- Drawing Title Reference Mark (1 / Drawing Title / Scale)
- Building Section Reference Mark (1 / S.1)
- Detail Drawing Reference Mark (1 / 9.1)
- Reference Grid Marker (1)
- Level Marker (1st Floor / 0")
- Fire separation assembly
- Poured in place Concrete with footing
- ICF wall
- Masonry
- Exist Wall
- New Wall
- Wall Assembly Type Marker (A)
- Window Mark
- Door Mark
- Floor Drain (FD)
- 4" dia. Recessed Can
- Fluorescent Strip Light
- Surface Mount Light
- Mono Point Light
- Wall Washer Light
- Pendant Light
- Sconce Light
- Switch, 3-way/Dimmer/Timer
- Duplex outlet
- Switched duplex outlet
- Floor Outlet
- Exhaust fan
- Ceiling Fan
- Smoke Detector
- Combination Carbon monoxide/ Smoke Detector
- Heat Detector
- Fire Extinguisher
- Exit Sign
- Emergency Light
- Phone/TV/Data Cable Jack

Abbreviations

AC: Air Conditioning
ADDL: Additional
AFF: Above Finished Floor
ALUM: Aluminum
APPROX: Approximate

BD: Board
BLDG: Building
BLKG: Blocking
BOTT: Bottom
BR: Bedroom
BTU: British Thermal Units
BTWN: Between

CAB: Cabinet
CF: Cubic Feet
CIP: Cast-in-Place
CL: Centerline
CLO: Closet
CMU: Concrete Masonry Unit
COL: Column
CONC: Concrete
CONT: Continuous
CTR: Center

DBL: Double
DEMO: Demolition
DET: Detail
DH: Double Hung
DIAG: Diagonal
DIA: Diameter
DIM: Dimension
DL: Dead Load
DN: Down
DTL: Detail
DWG: Drawing

ELEC: Electrical
ELEV: Elevator, Elevation
EMER: Emergency
EQ: Equal
EQUIP: Equipment
EXIST: Existing
EXT: Exterior

FAST: Fastener, Fasten
FF: Finished Floor
FIN: Finish, finished
FL: Floor
FT: Foot, Feet
FTG: Footing

GA: Gauge
GAL: Gallon
GALV: Galvanized
GC: General Contractor
GEN: General
GWB: Gypsum Wall Board

HDG: Hot-Dip Galvanized
HDW: Hardware
HDWD: Hardwood
HEX: Hexagonal
HORIZ: Horizontal
HR: Hour
HT: Height
HVAC: Heating, Ventilating & Air Conditioning

ID: Inside Diameter
IN: Inch
INFO: Information
INSUL: Insulation
INT: Interior

J-box: Junction box

KIT: Kitchen

LB: Pound (weight)
LH: Left Hand
LIN: Linear
LL: Live Load
LR: Living Room
LVL: Laminated Veneer Lumber

MAT: Material
MAX: Maximum
MECH: Mechanical
MFR: Manufacture, Manufacturer
MIN: Minimum
MISC: Miscellaneous
MR: Moisture-Resistant

NEC: Necessary
NIC: Not In Contract
NO: Number
NTS: Not To Scale

OA: Overall
OC: On Center
OD: Outside Diameter
OZ: Ounce

PE: Professional Engineer
PERF: Perforated
POLY: Polyethelene
POLYISO: Polyisocyanurate insulation board
PSF: Pounds per square foot
PSI: Pounds per square inch
PTD: Painted
PVC: Polyvinyl Chloride

QTY: Quantity

R: Riser
RCP: Reflected Ceiling Plan
REBAR: Reinforcing Bar
REF: Refer, Reference, Refrigerator
REQ: Require, Required
RH: Right Hand
RM: Room
RO: Rough Opening

SCHED: Schedule
SECT: Section
SF: Square Foot
SIM: Similar
SPEC: Specification, Specifications
SQ: Square
SS: Stainless Steel
STD: Standard
STL: Steel
STO: Storage
SYM: Symmetrical

T: Tread
T&G: Tongue & Groove
TBD: To Be Determined
TEMP: Temporary, Tempered
THRU: Through
TOF: Top Of Footing
TOW: Top Of Wall
TRG: Trap Rock Gravel
TYP: Typical

UNFIN: Unfinished

VAR: Varies
VB: Vapor Barrier
VCT: Vinyl Composition Tile
VERT: Vertical
VIF: Verify In the Field

W/: With
W/O: Without
WD: Wood
WIN: Window
WP: Waterproof, Weatherproof
WR: Water Resistant, Water Repellant
WT: Weight
WWF: Welded Wire Fabric

XPS: Extruded polystyrene insulation board

YD: Yard

3 / A1.10 Second Floor Gross Floor Area = 3,647 GSF
Scale: 1/16" = 1'-0"

0 10 20 30 40 50 FT

Total Building Gross Square Feet = 10,941 GSF

2 / A1.10 First Floor Gross Floor Area = 3,757 GSF
Scale: 1/16" = 1'-0"

0 10 20 30 40 50 FT

1 / A1.10 Basement Gross Floor Area = 3,537 GSF
Scale: 1/16" = 1'-0"

0 10 20 30 40 50 FT

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Note, Code Summery

A1.1

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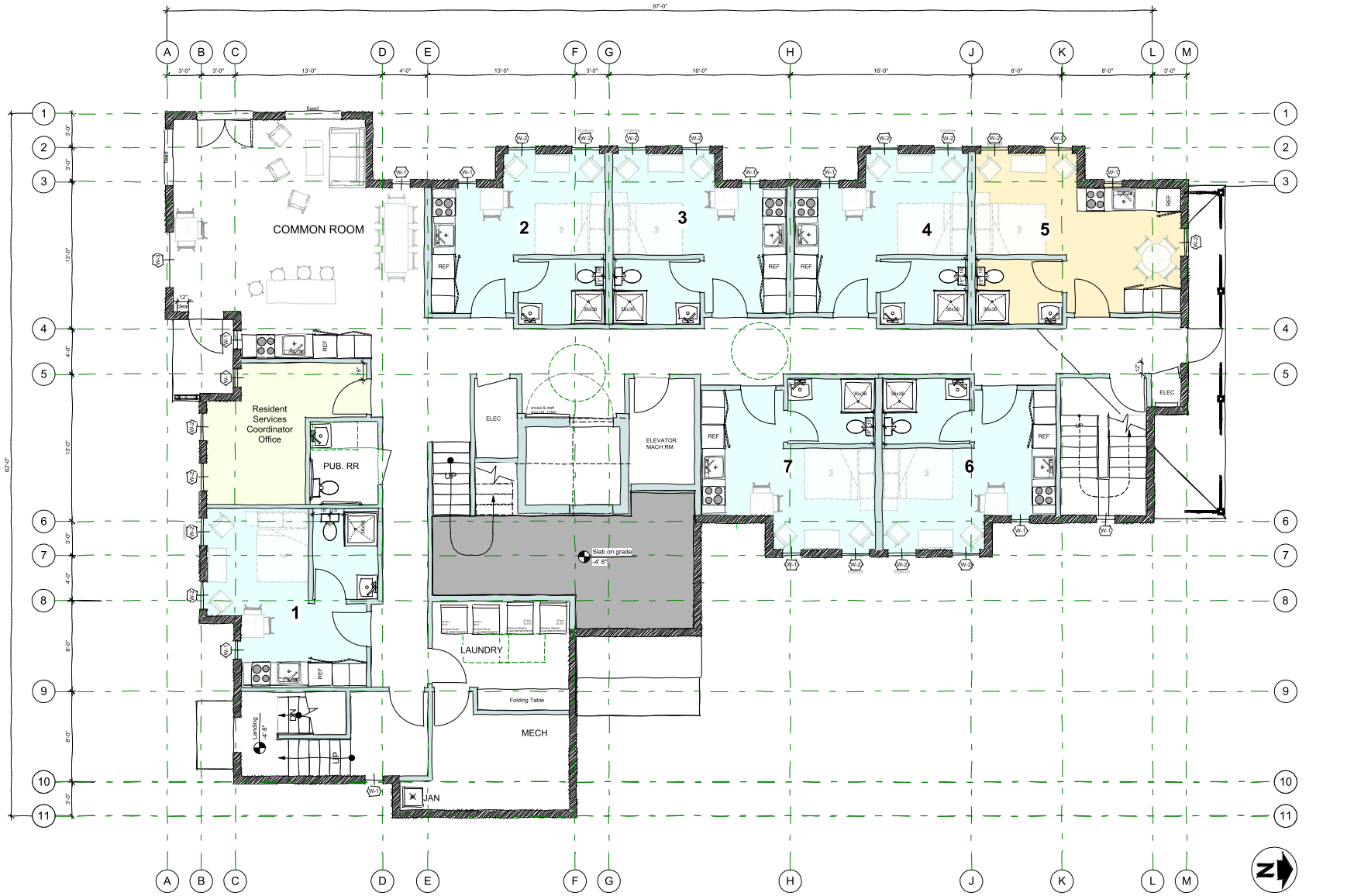

1 Basement Floor Plan
A3.00 Scale: 1/4" = 1'-0"

0 10 20 30 40 50 FT

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Basement Floor Plan

A3.0

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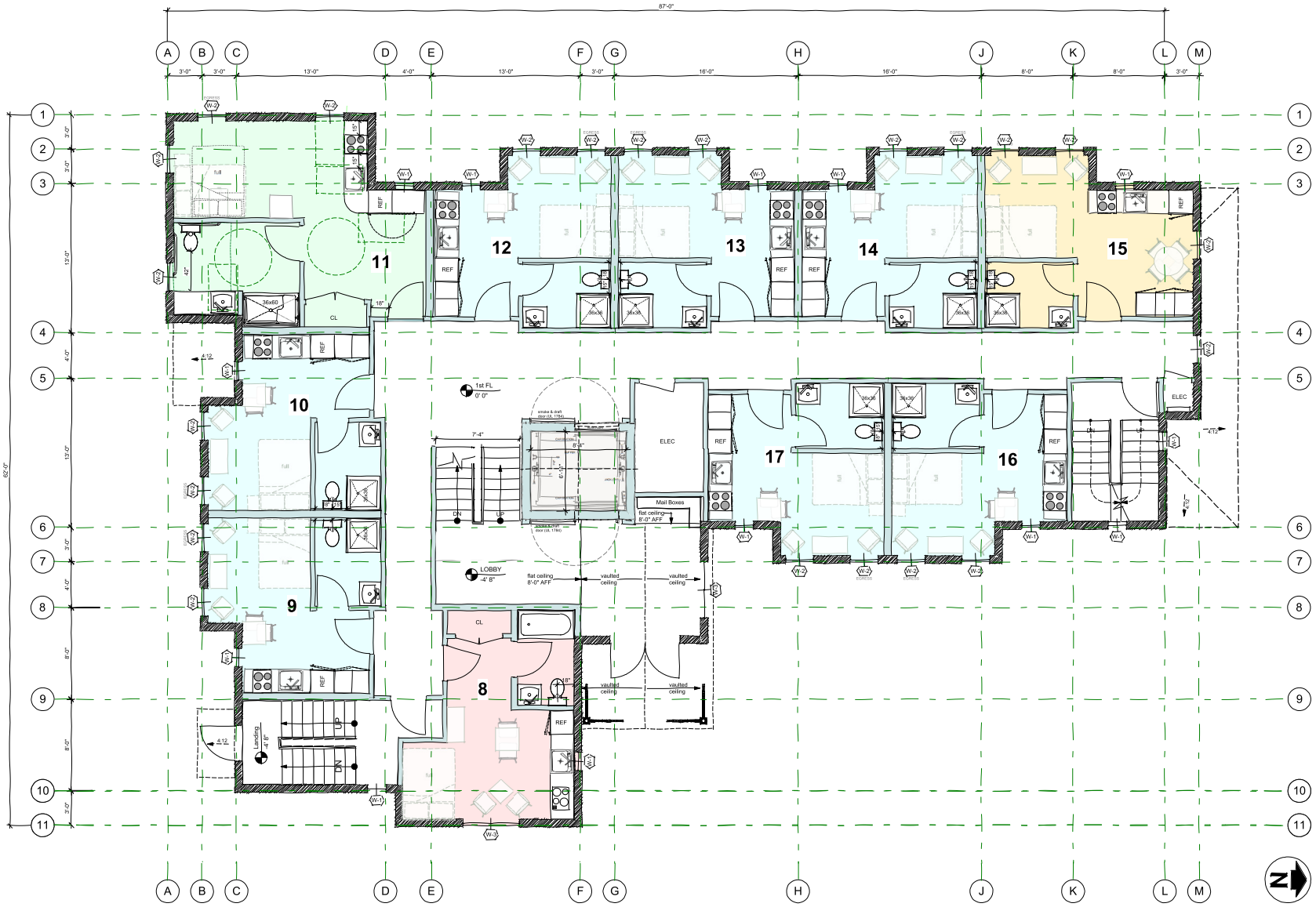

1 A3.1 1st Floor Plan
Scale: 1/4" = 1'-0"

0 10 20 30 40 50 FT

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1st Floor Plan

A3.1

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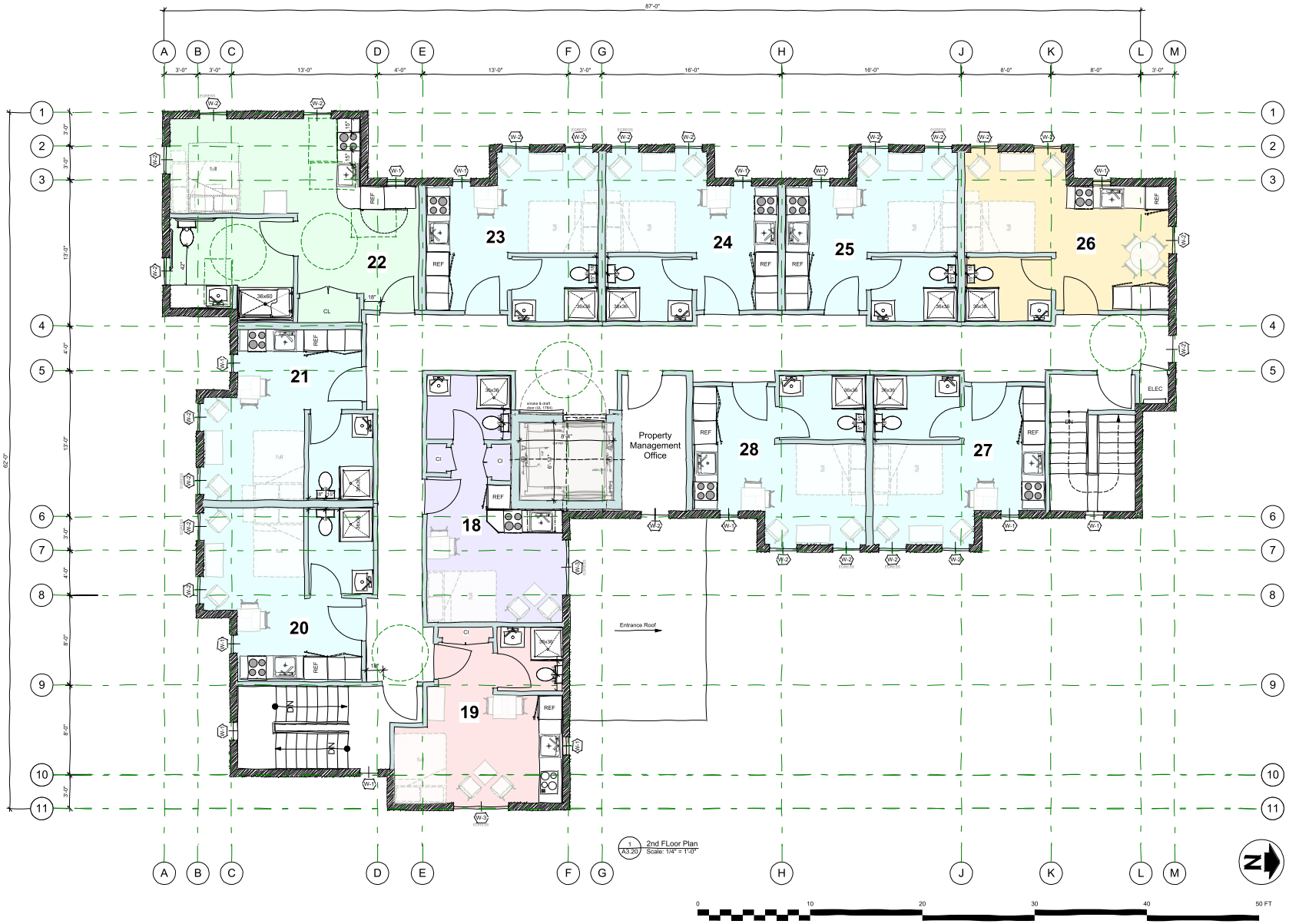

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2nd Floor Plan

A3.2

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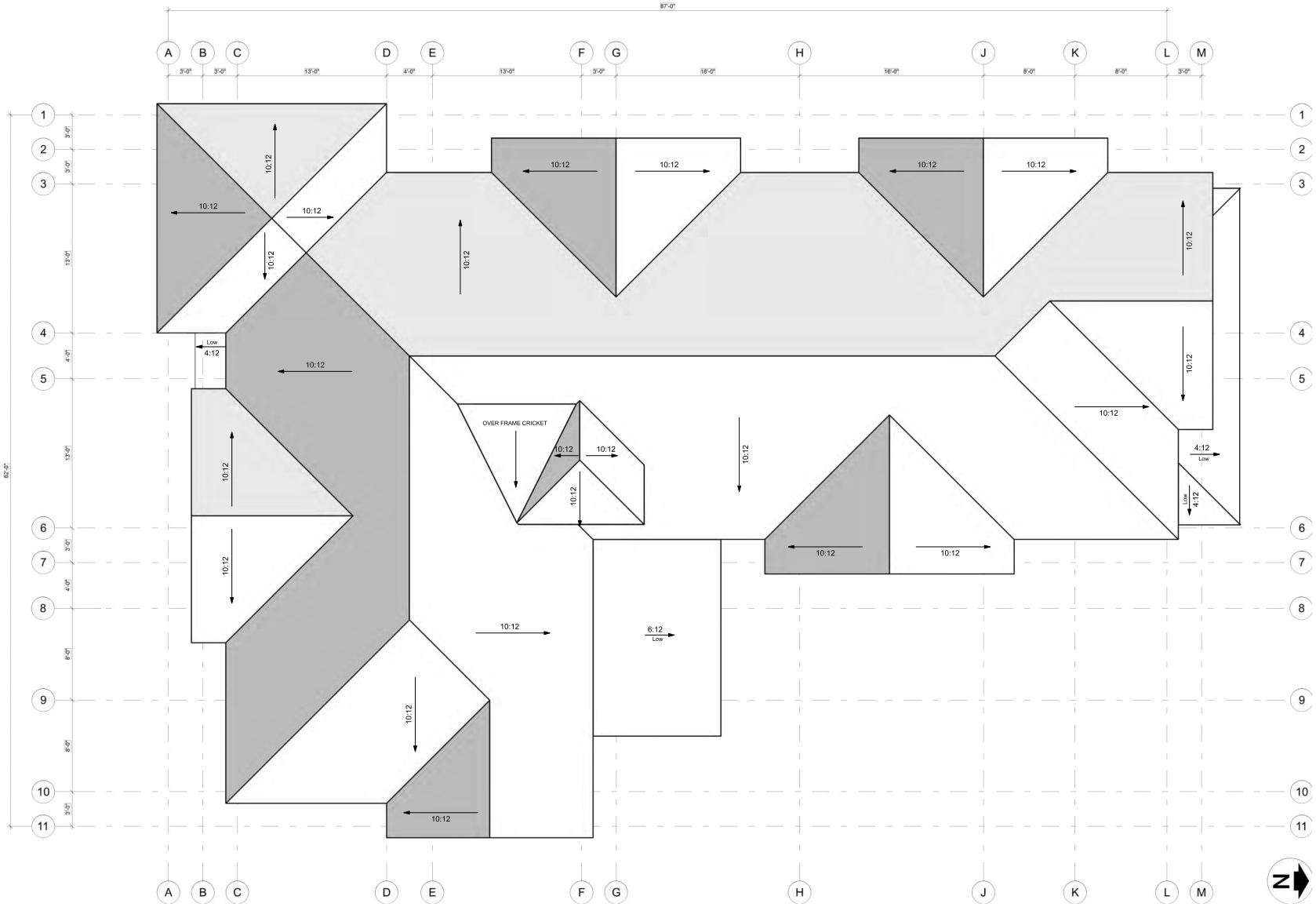

1 A3.30 Roof Plan
Scale: 1/4" = 1'-0"

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Roof Plan

A3.3

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1 A5.10 West Elevation
Scale: 1/4" = 1'-0"

0 10 20 30 40 50 FT

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A5.1

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1 A5.10 East Elevation
Scale: 1/4" = 1'-0"

0 10 20 30 40 50 FT

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A5.2

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1 A5.10 North Elevation
Scale: 1/4" = 1'-0"

0 10 20 30 40 50 FT

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A5.3

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1 A5.10 South Elevation
Scale: 1/4" = 1'-0"

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A5.4

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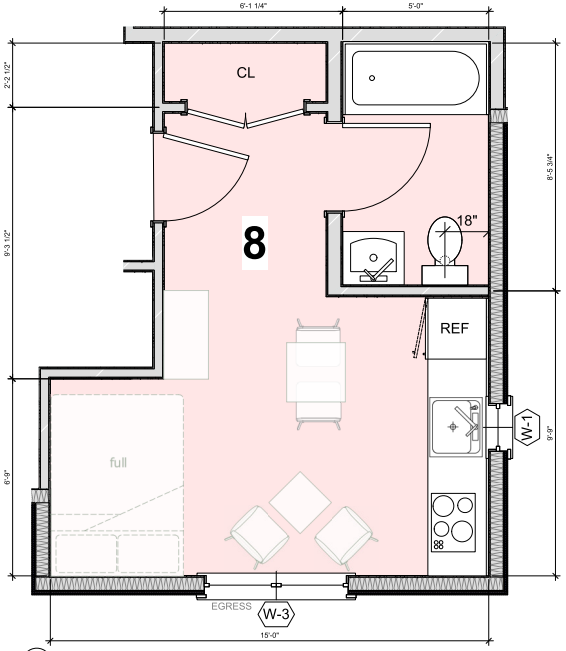
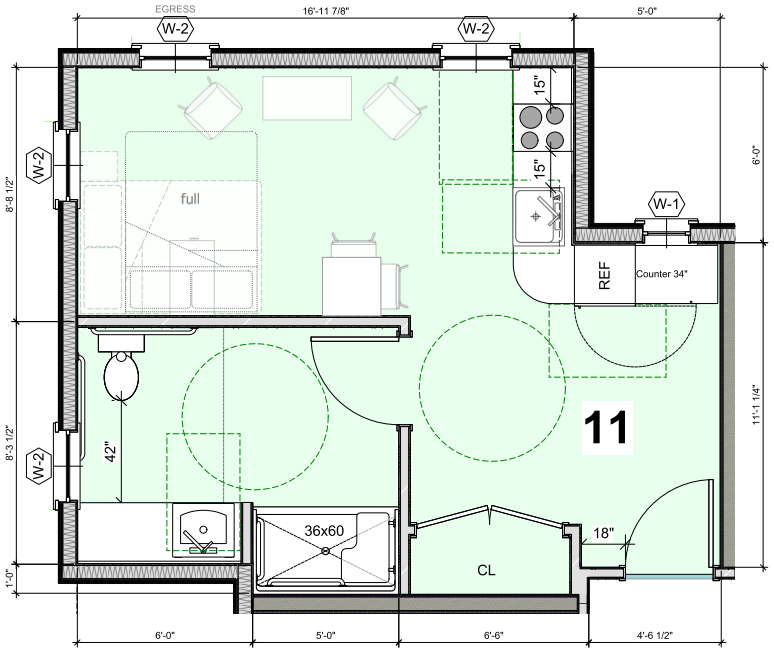
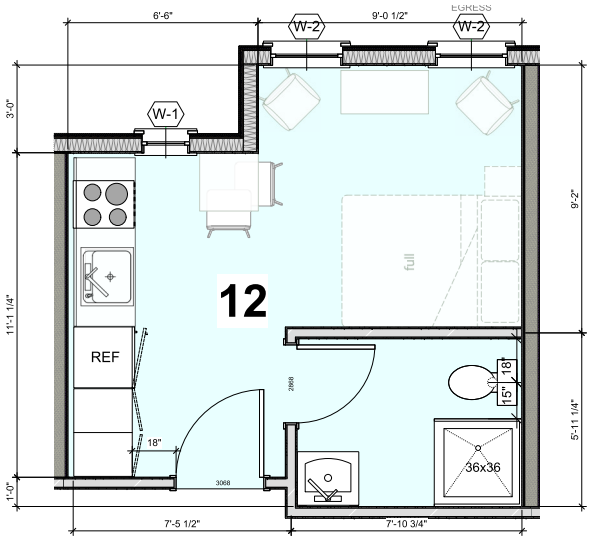


3 A8.10 Unit 8 Scale: 1/2" = 1'-0" 259 gsf



2 A8.10 Accessible Unit, Typ Scale: 1/2" = 1'-0" 393 gsf



1 A8.10 Standard Unit, Typ Scale: 1/2" = 1'-0" 230 gsf

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LARGE SCALE VIEWS

A8.1

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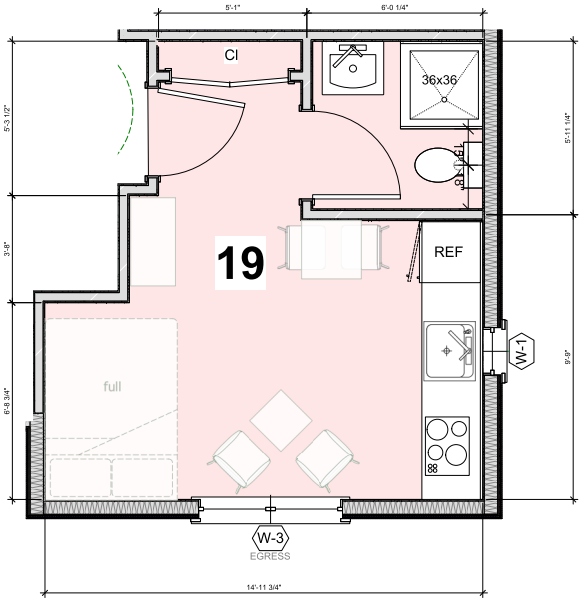
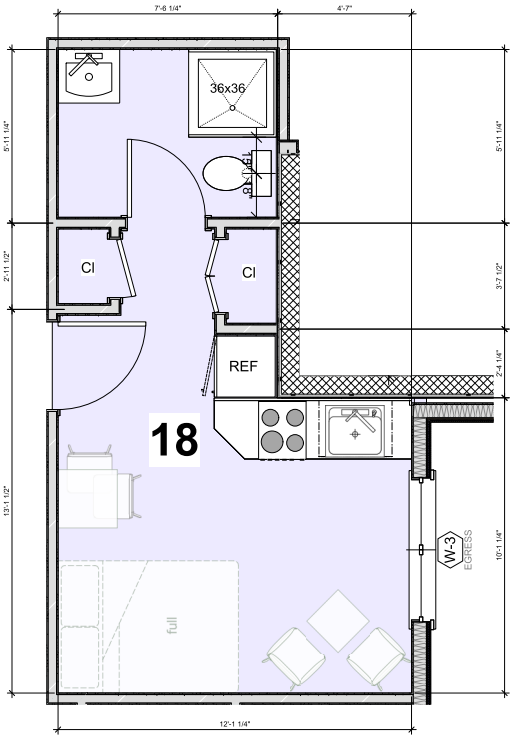
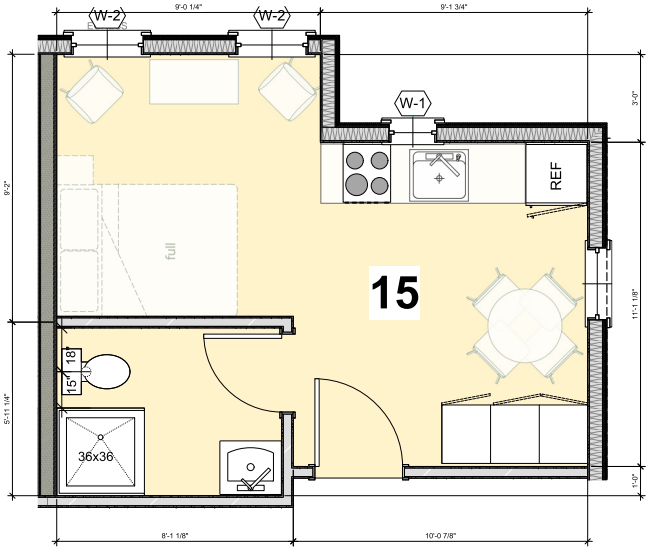


2 A8.20 Unit 19 Scale: 1/2" = 1'-0" 230 GSF



3 A8.20 Unit 18 Scale: 1/2" = 1'-0" 225 GSF



1 A8.20 NE Corner Unit Scale: 1/2" = 1'-0" 266 GSF

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LARGE SCALE VIEWS

A8.2

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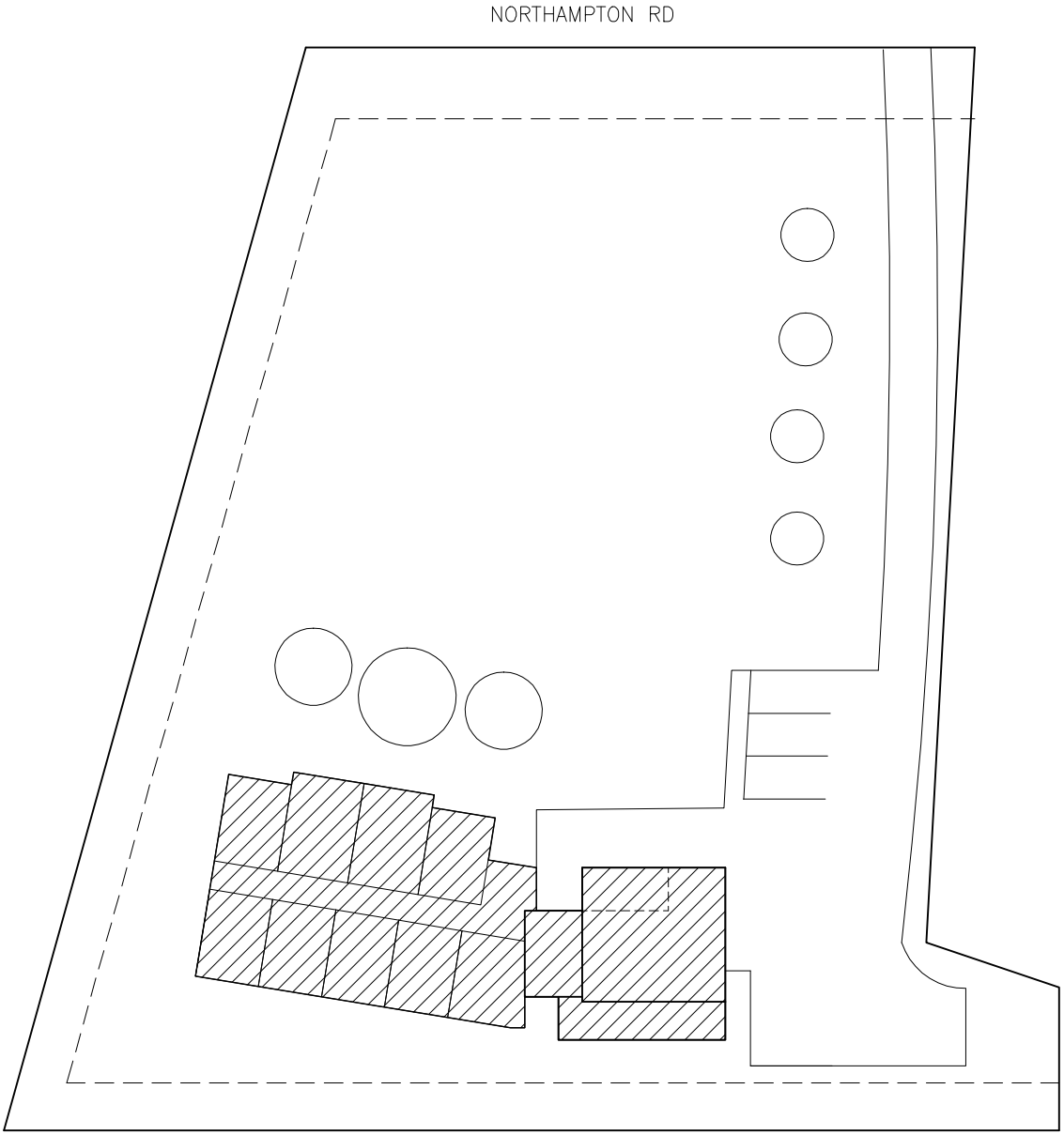
INITIAL SITE FIT TESTS



OPTION A

2 STORIES – 19 UNITS (2) HC ACCESSIBLE
3 STORIES – 28 UNITS (2) HC ACCESSIBLE
3–5 PARKING

TOTAL BLDG. FOOTPRINT = 4,220 SF
TOTAL IMPERVIOUS SURFACE = 5,200
9,420

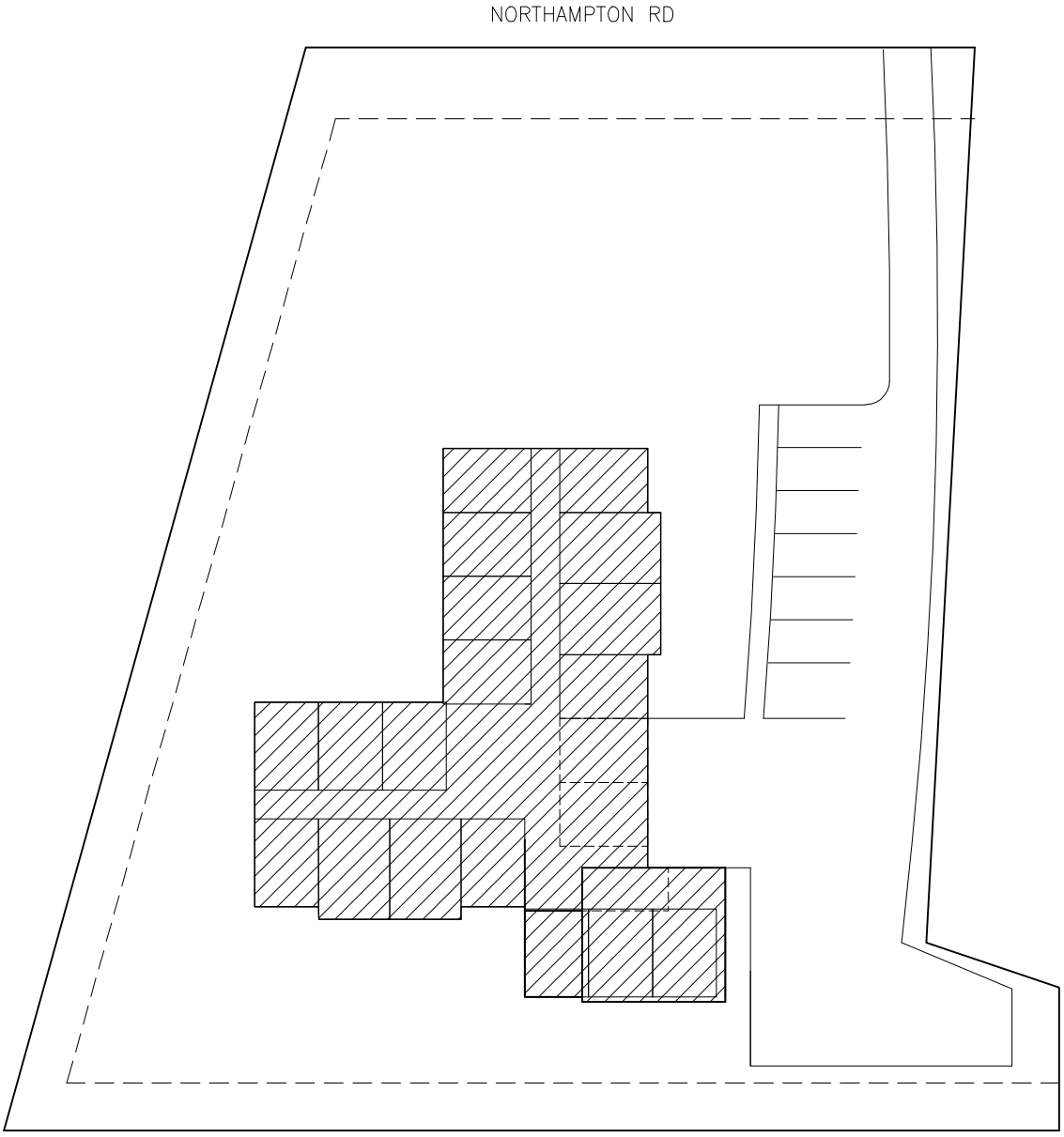
11% BLDG. COVERAGE (25% ALLOWABLE)
24.8% LOT COVERAGE (40% ALLOWABLE)

132 NORTHAMPTON RD AMHERST, MA

SITE PLAN

SCALE 1" = 40'

VALLEY COMMUNITY DEVELOPMENT
KATHLEEN FORD, ARCHITECT 8–16–18



OPTION B

2 STORIES – 36 UNITS (4) HC ACCESSIBLE
3 STORIES – 53 UNITS (4) HC ACCESSIBLE
7 PARKING

TOTAL BLDG. FOOTPRINT = 6,900 SF
TOTAL IMPERVIOUS SURFACE = 6,700
13,600

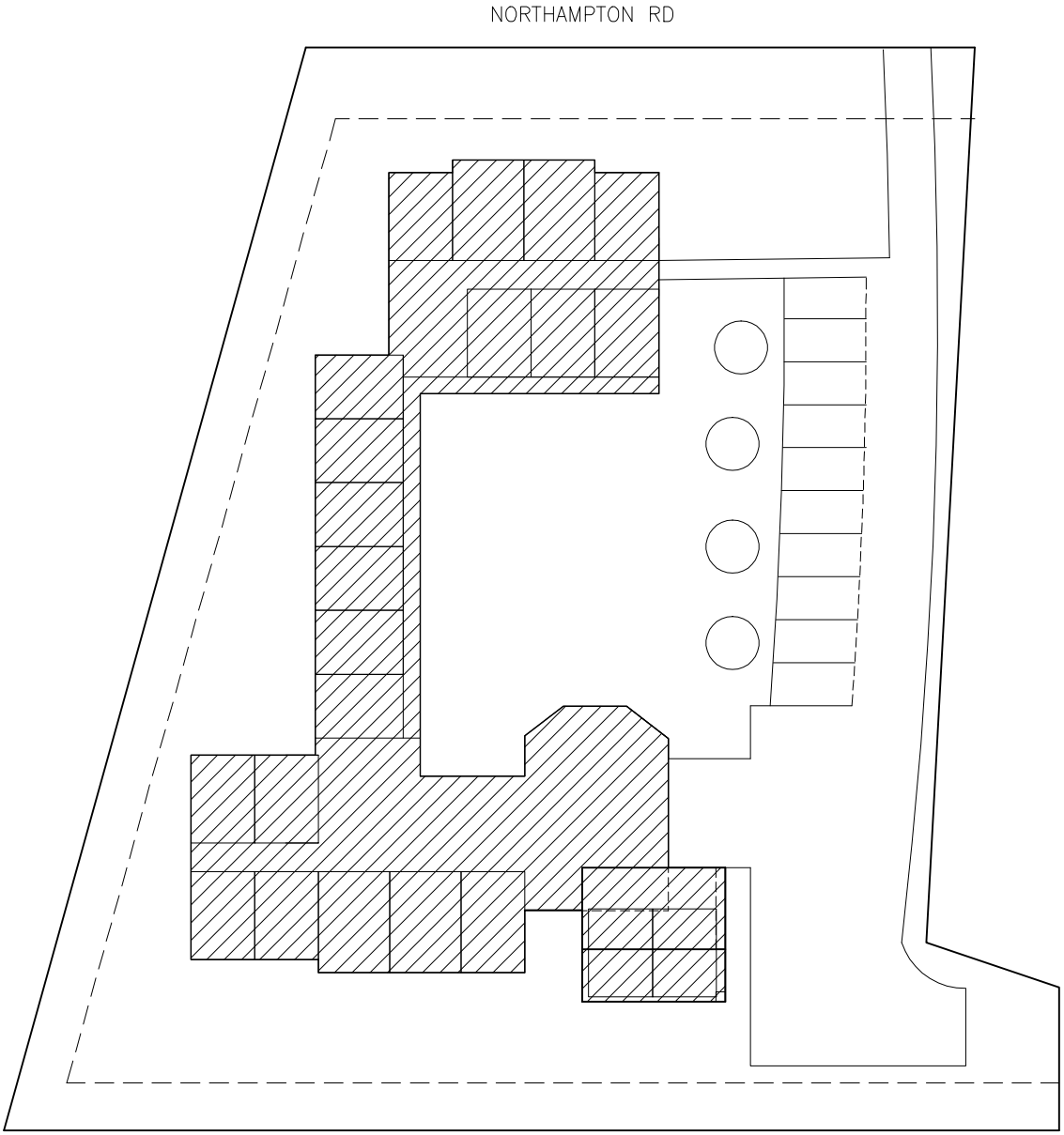
18% BLDG. COVERAGE (25% ALLOWABLE)
35.8% LOT COVERAGE (40% ALLOWABLE)

132 NORTHAMPTON RD AMHERST, MA

SITE PLAN

SCALE 1" = 40'

VALLEY COMMUNITY DEVELOPMENT
KATHLEEN FORD, ARCHITECT 8–16–18



OPTION C

2 STORIES
44–45 UNITS (4) HC ACCESSIBLE
10 PARKING (ON PERVIOUS PAVING)

TOTAL BLDG. FOOTPRINT = 9,400 SF
TOTAL IMPERVIOUS SURFACE = 6,600
14,550

24.7% BLDG. COVERAGE (25% ALLOWABLE)
38% LOT COVERAGE (40% ALLOWABLE)

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SITE PLAN

SCALE 1" = 40'

VALLEY COMMUNITY DEVELOPMENT
KATHLEEN FORD, ARCHITECT 8–16–18