

Site Plan for

111 HAWLEY STREET NORTHAMPTON, MA

PERMIT SET
(NOT FOR CONSTRUCTION)

Prepared For:



Norwich Properties, LLC
123 Union Street, Suite 200
Easthampton, MA 01027

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

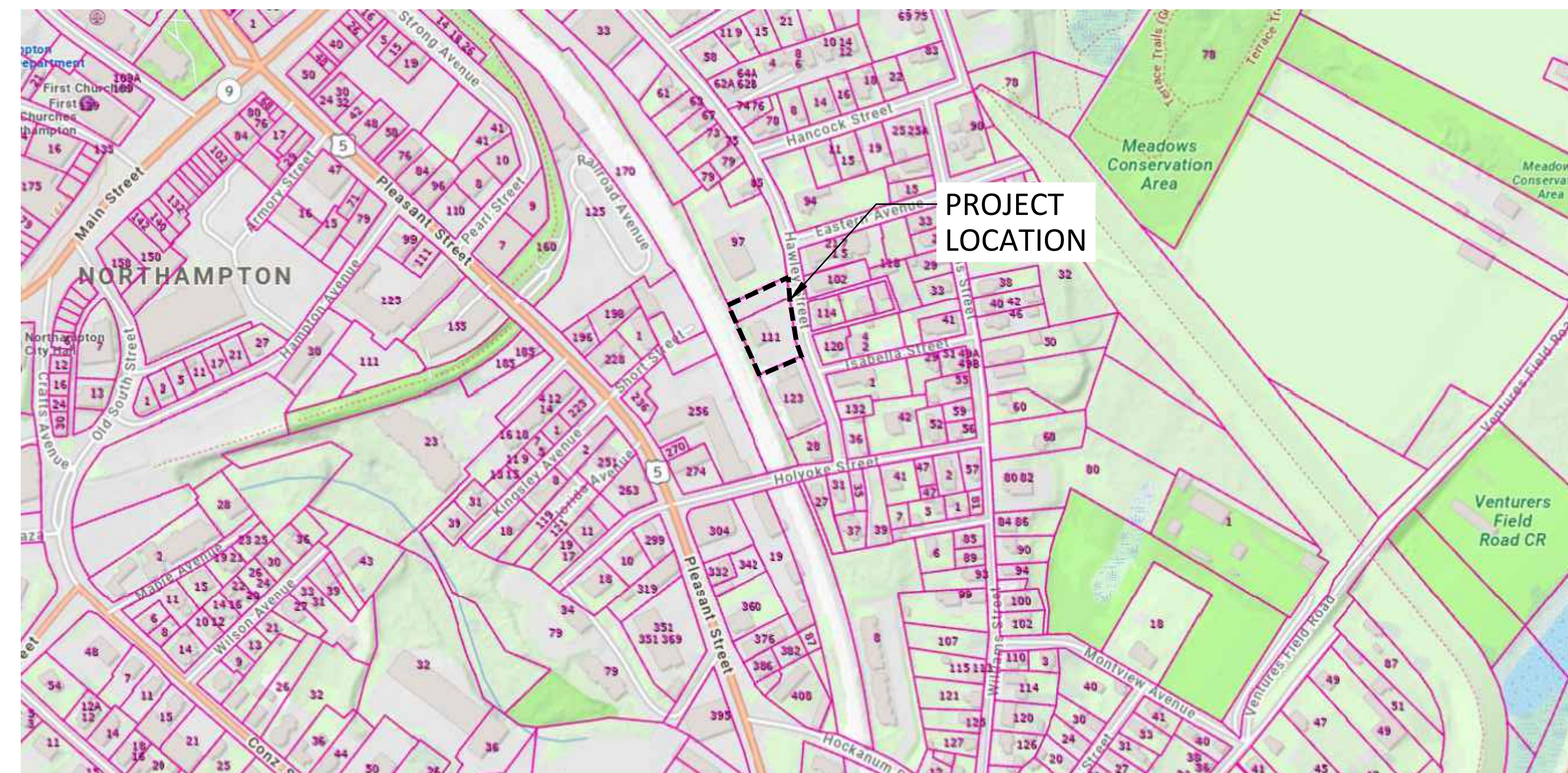
4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com

Date:

APRIL 24, 2025 PERMIT SET

Sheet Index

LC-000	COVER
LC-100	EXISTING CONDITIONS PLAN
LC-111	DEMOLITION & EROSION CONTROL PLAN
LC-121	SITE LAYOUT & MATERIALS PLAN
LC-131	GRADING & DRAINAGE PLAN
LC-141	UTILITIES PLAN
LC-501	SITE DETAILS
LC-502	UTILITY DETAILS
LC-503	PLANTING DETAILS
LC-700	EXISTING ADJACENT USES / ZONING DISTRICTS / TRAFFIC PATTERNS
A-100	BLDG 1 - FOUNDATION / FIRST FLOOR / SECOND FLOOR PLANS
A-101	THIRD FLOOR / ROOF PLANS
A-110	BLDGs 2 & 3 - FOUNDATION / FIRST FLOOR / SECOND FLOOR / THIRD FLOOR / ROOF PLANS
A-200	EXTERIOR ELEVATIONS



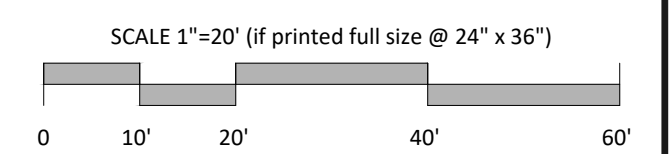
Locus Map

This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.
Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.
© Copyright The Berkshire Design Group, Inc.
This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

Norwich Properties, LLC
123 Union St, Suite 200
Easthampton, MA 01027

111 Hawley Street
Northampton, MA

EXISTING CONDITIONS
PLAN



Revisions	

Date:	APRIL 24, 2025	Sheet Number	
Scale:	1"=20'	LC100	
Drawn By:	JDS/KB		
Checked By:	JDS		

LOCUS REFERENCE

CARL E. GLOWATSKY
KAREN M. GLOWATSKY
BOOK 14865 PAGE 155
PLAN BOOK 54 PAGE 107
PLAN BOOK 67 PAGE 36

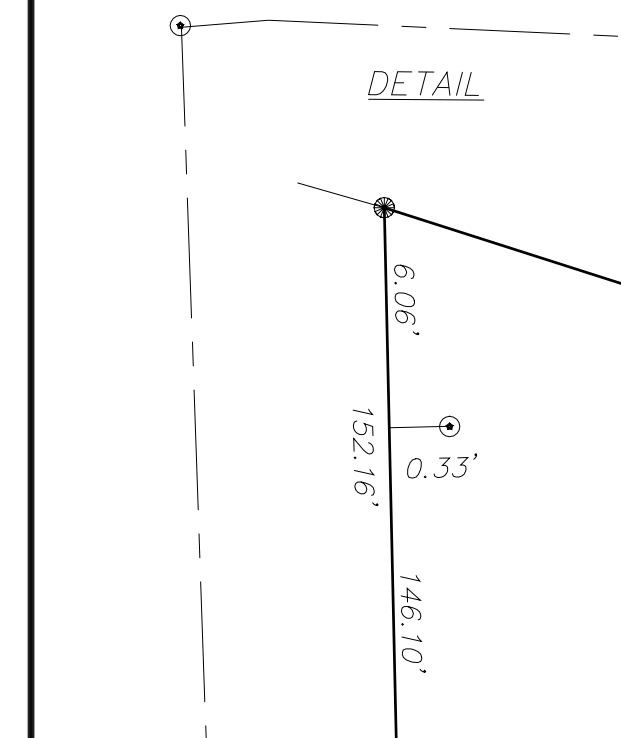
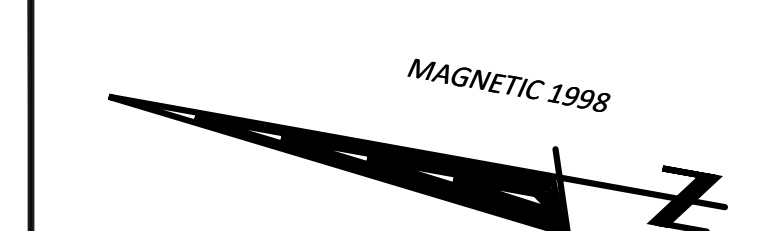
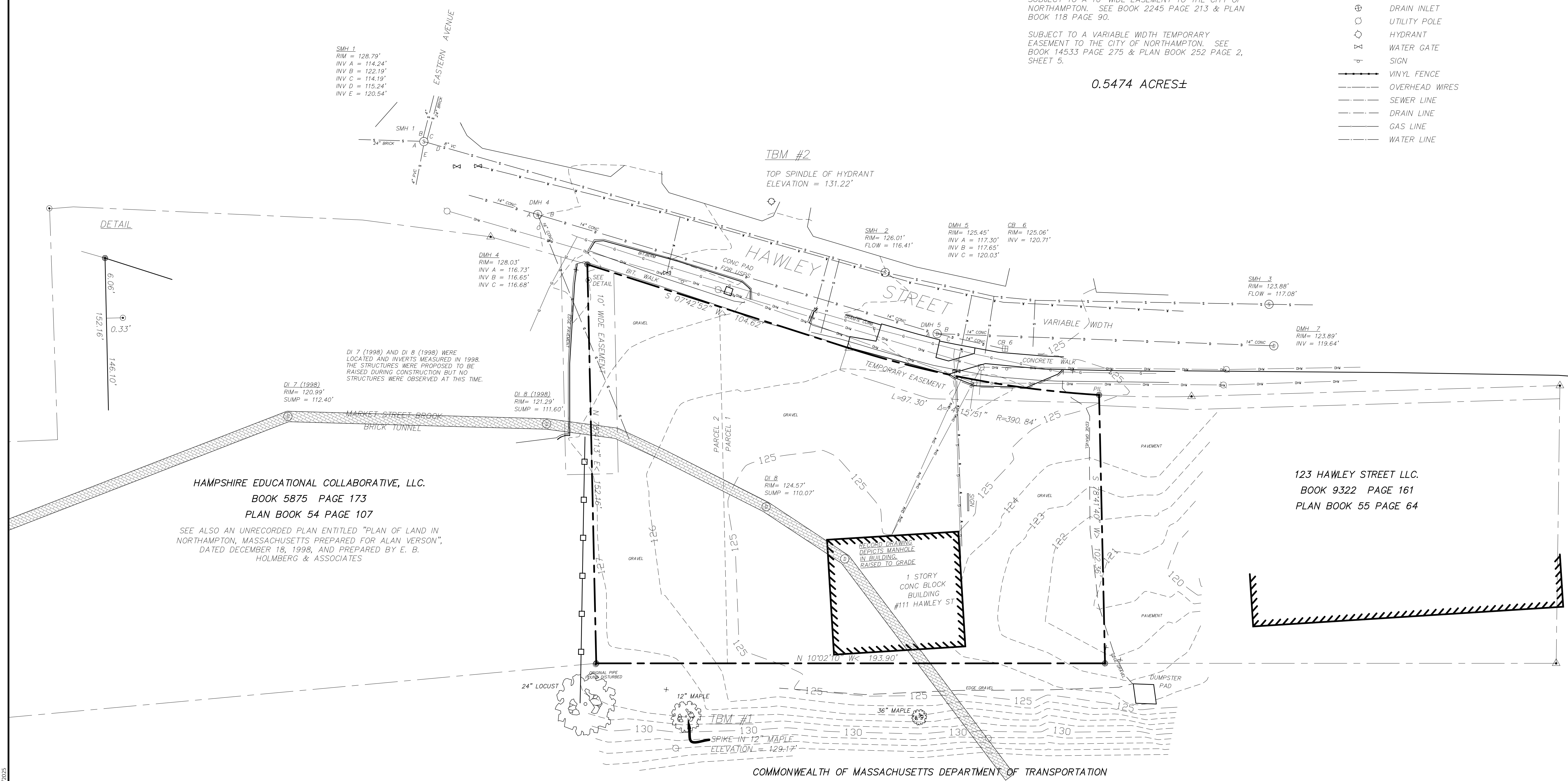
SUBJECT TO A 10' WIDE EASEMENT TO THE CITY OF NORTHAMPTON. SEE BOOK 2245 PAGE 213 & PLAN BOOK 118 PAGE 90.

SUBJECT TO A VARIABLE WIDTH TEMPORARY EASEMENT TO THE CITY OF NORTHAMPTON. SEE BOOK 14533 PAGE 275 & PLAN BOOK 252 PAGE 2, SHEET 5.

0.5474 ACRES±

LEGEND

- ▲ UNMONUMENTED POINT
- IRON PIPE/PIN FOUND
- CAPPED IRON ROD SET
- PIN IN LEAD TO BE SET
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRAIN INLET
- UTILITY POLE
- ⊕ HYDRANT
- ⊕ WATER GATE
- ⊕ SIGN
- VINYL FENCE
- OVERHEAD WIRES
- SEWER LINE
- DRAIN LINE
- GAS LINE
- WATER LINE



DI 7 (1998) AND DI 8 (1998) WERE LOCATED AND INVERTS MEASURED IN 1998. THE STRUCTURES WERE PROPOSED TO BE RAISED DURING CONSTRUCTION BUT NO STRUCTURES WERE OBSERVED AT THIS TIME.

DI 7 (1998)
RIM = 120.99'
SUMP = 112.40'

DI 8 (1998)
RIM = 121.29'
SUMP = 111.60'

HAMPSHIRE EDUCATIONAL COLLABORATIVE, LLC.
BOOK 5875 PAGE 173
PLAN BOOK 54 PAGE 107

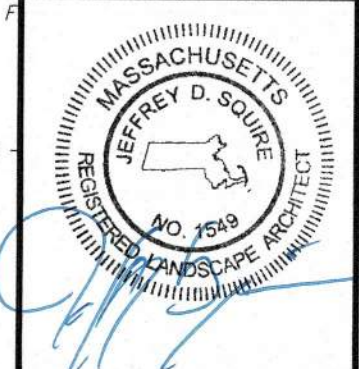
SEE ALSO AN UNRECORDED PLAN ENTITLED "PLAN OF LAND IN NORTHAMPTON, MASSACHUSETTS PREPARED FOR ALAN VERNON", DATED DECEMBER 18, 1998, AND PREPARED BY E. B. HOLMBERG & ASSOCIATES

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
BOOK 11945 PAGE 59

NOTES

1. THE LOCATION OF MARKET STREET BROOK SHOWN HEREON IS BASED UPON FIELD LOCATION IN 1998 AND 2024 OF DRAIN INLETS SHOWN AND PLANS ON RECORD AT THE CITY ENGINEER'S OFFICE ENTITLED "MARKET ST. BROOK SURFACE WATER SEWER HAWLEY STREET" DATED DEC. 1918 AND PREPARED BY E. E. DAVIS, CITY ENGINEER.
2. MONUMENTATION AND OTHER PHYSICAL EVIDENCE FOUND WAS USED TO DETERMINE THE STREET LINE OF THIS SECTION OF HAWLEY STREET. PUBLIC RECORDS INDICATE THE SOUTHERLY PORTION TO BE AN 1882 CITY ALTERATION. WHEN RECREATED BASED UPON THE MONUMENTATION FOUND, THE LAYOUT DID NOT CORRESPOND WITH THE PHYSICAL EVIDENCE.
3. LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT DEPICT THE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
4. ZONING DISTRICT: CENTRAL BUSINESS-SIDE STREET DISTRICT (CBs)

E:\NORTHAMPTON-111 HAWLEY ST DESIGN PROCESS\DRAWINGS\COND. LC100.DWG - PLOT DATE: 4/24/2025



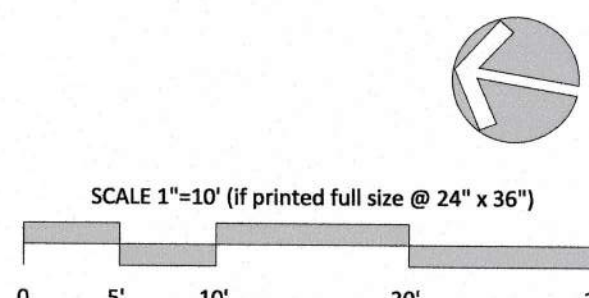
This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.
Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group, Inc. for clarification.
© Copyright The Berkshire Design Group, Inc. This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.



Norwich Properties, LLC
123 Union St, Suite 200
Easthampton, MA 01027

111 Hawley Street
Northampton, MA

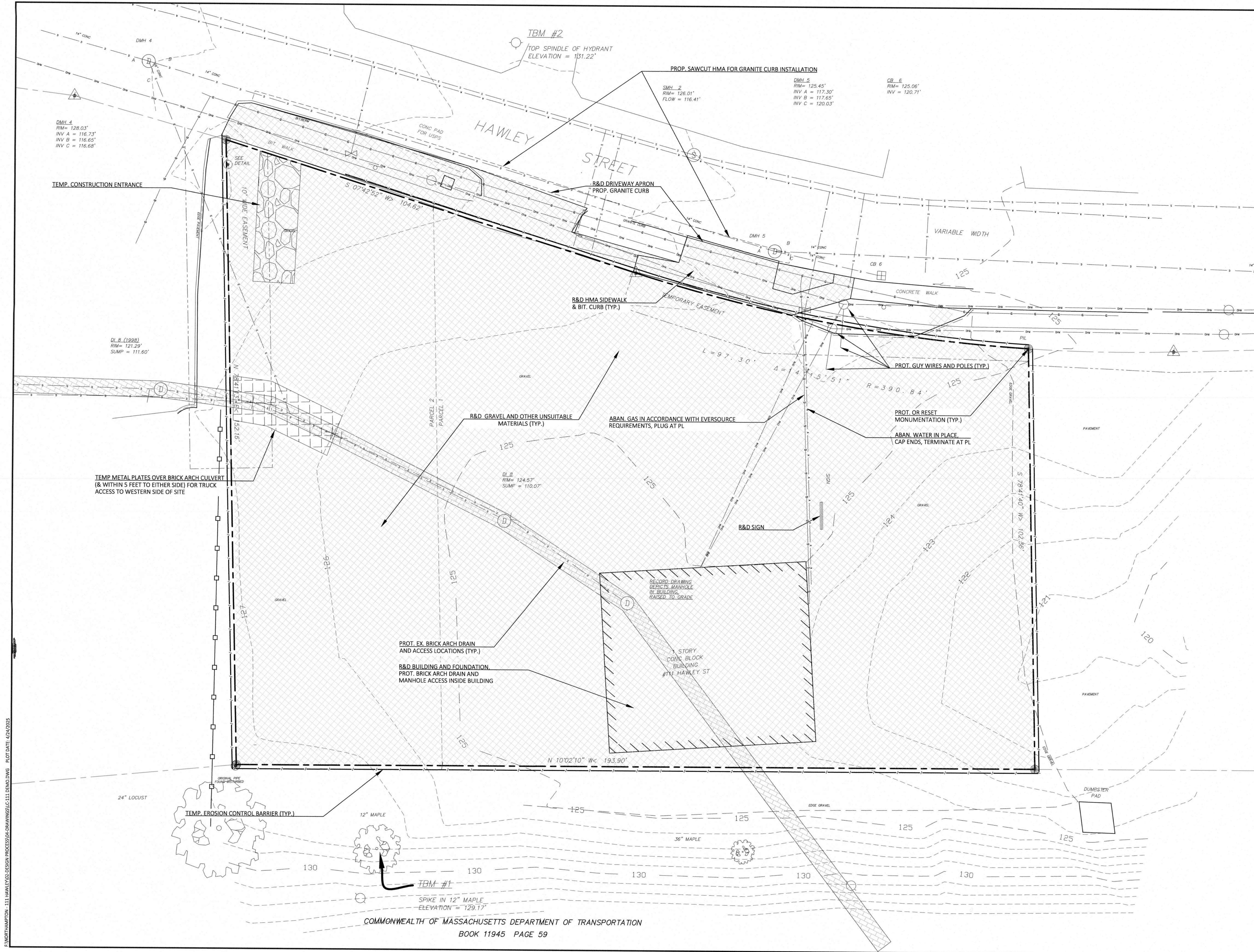
DEMOLITION & EROSION CONTROL PLAN



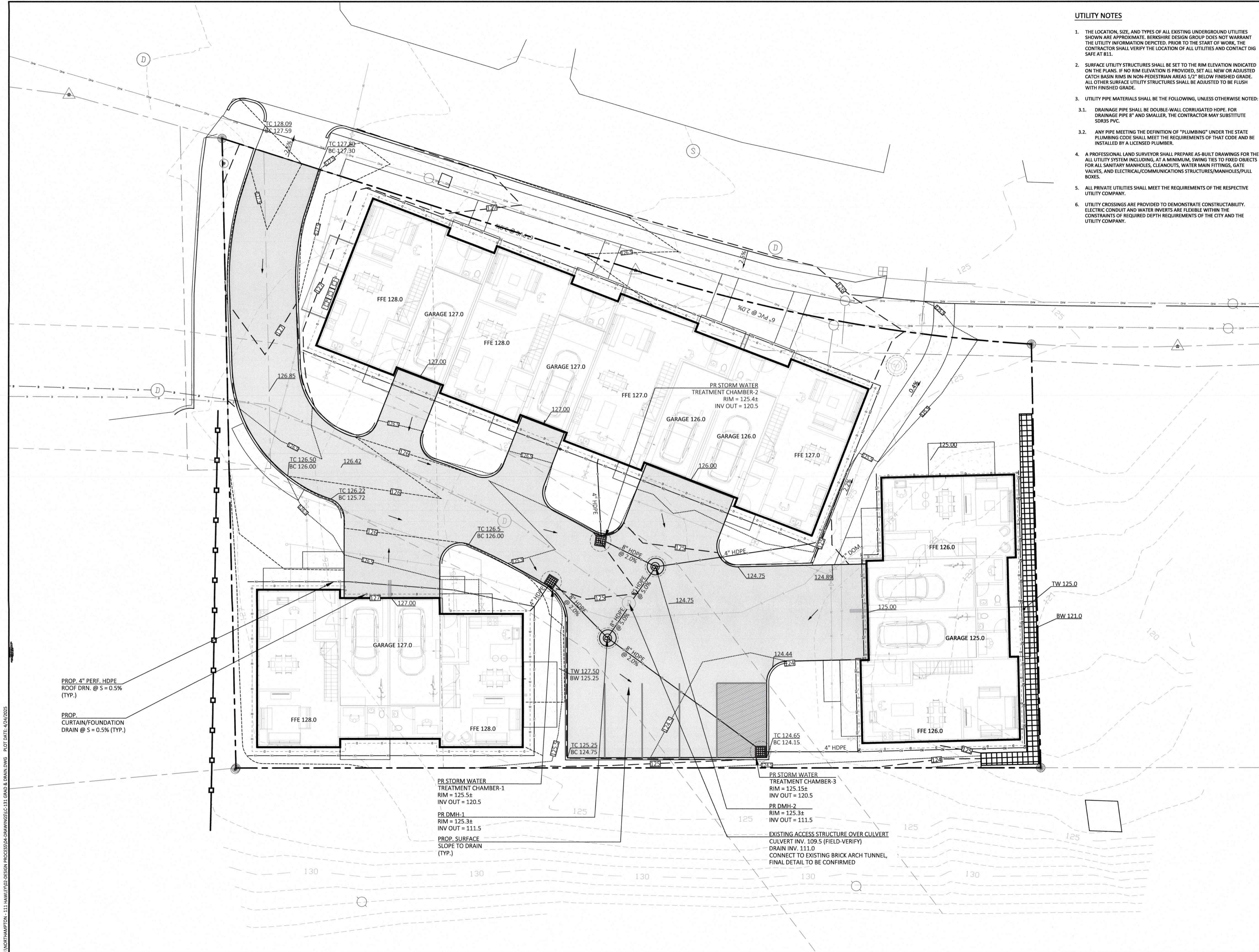
Revisions

No.	Description

Date:	APRIL 24, 2025	Sheet Number:	LC-111
Scale:	1"=10'	Drawn By:	JDS/KB
Checked By:	JDS		



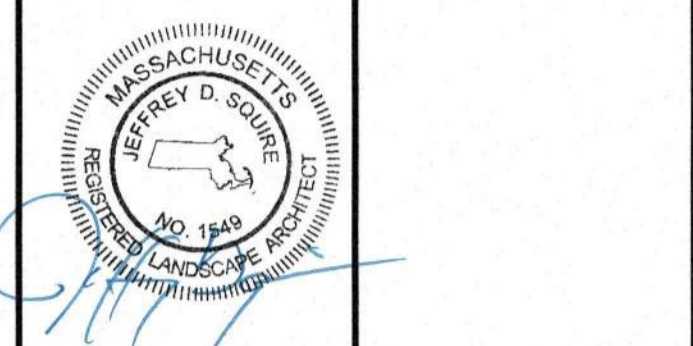
NORTHAMPTON - 111 HAWLEY ST - DESIGN PROCESSOR - DRAWING - LC-111 - DEMO DWG - PLOT DATE: 4/24/2025



UTILITY NOTES

1. THE LOCATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE UTILITY INFORMATION DEPICTED. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
2. SURFACE UTILITY STRUCTURES SHALL BE SET TO THE RIM ELEVATION INDICATED ON THE PLANS. IF NO RIM ELEVATION IS PROVIDED, SET ALL NEW OR ADJUSTED CATCH BASIN RIMS IN NON-PEDESTRIAN AREAS 1/2" BELOW FINISHED GRADE. ALL OTHER SURFACE UTILITY STRUCTURES SHALL BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
3. UTILITY PIPE MATERIALS SHALL BE THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - 3.1. DRAINAGE PIPE SHALL BE DOUBLE-WALL CORRUGATED HDPE. FOR DRAINAGE PIPE 8" AND SMALLER, THE CONTRACTOR MAY SUBSTITUTE SDR35 PVC.
 - 3.2. ANY PIPE MEETING THE DEFINITION OF "PLUMBING" UNDER THE STATE PLUMBING CODE SHALL MEET THE REQUIREMENTS OF THAT CODE AND BE INSTALLED BY A LICENSED PLUMBER.
4. A PROFESSIONAL LAND SURVEYOR SHALL PREPARE AS-BUILT DRAWINGS FOR THE ALL UTILITY SYSTEM INCLUDING, AT A MINIMUM, SWING TIES TO FIXED OBJECTS FOR ALL SANITARY MANHOLES, CLEANOUTS, WATER MAIN FITTINGS, GATE VALVES, AND ELECTRICAL/COMMUNICATIONS STRUCTURES/MANHOLES/PULL BOXES.
5. ALL PRIVATE UTILITIES SHALL MEET THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.
6. UTILITY CROSSINGS ARE PROVIDED TO DEMONSTRATE CONSTRUCTABILITY. ELECTRIC CONDUIT AND WATER INVERTS ARE FLEXIBLE WITHIN THE CONSTRAINTS OF REQUIRED DEPTH REQUIREMENTS OF THE CITY AND THE UTILITY COMPANY.

Email: bdg@berkshiredesign.com
 Web: http://www.berkshiredesign.com
 Phone: (413) 582-7000



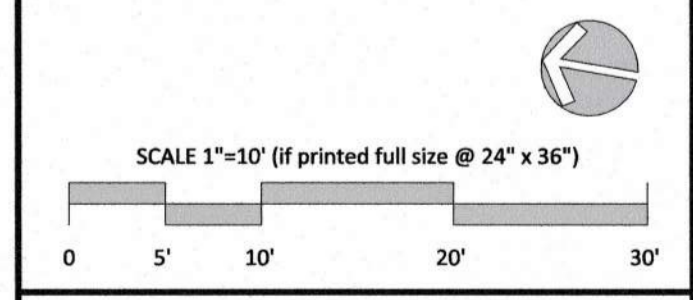
This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.
 Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.
 © Copyright The Berkshire Design Group, Inc.
 This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.



Norwich Properties, LLC
 123 Union St, Suite 200
 Easthampton, MA 01027

111 Hawley Street
 Northampton, MA

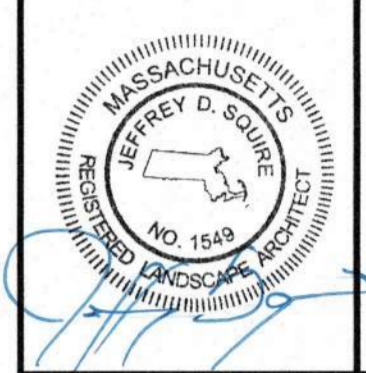
GRADING & DRAINAGE PLAN



Revisions	

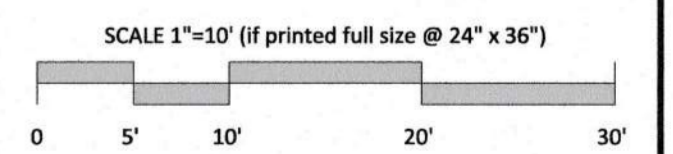
Date:	APRIL 24, 2025	Sheet Number	
Scale:	1"=10'	LC-131	
Drawn By:	JDS/KB		
Checked By:	JDS		

E:\NORTHAMPTON - 111 HAWLEY ST - DESIGN PROCESS\04-DRAWINGS\LC-131 GRAD & DRAIN.DWG PLOT DATE: 4/24/2025



This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.
Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group, Inc. for clarification.
© Copyright The Berkshire Design Group, Inc.
This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

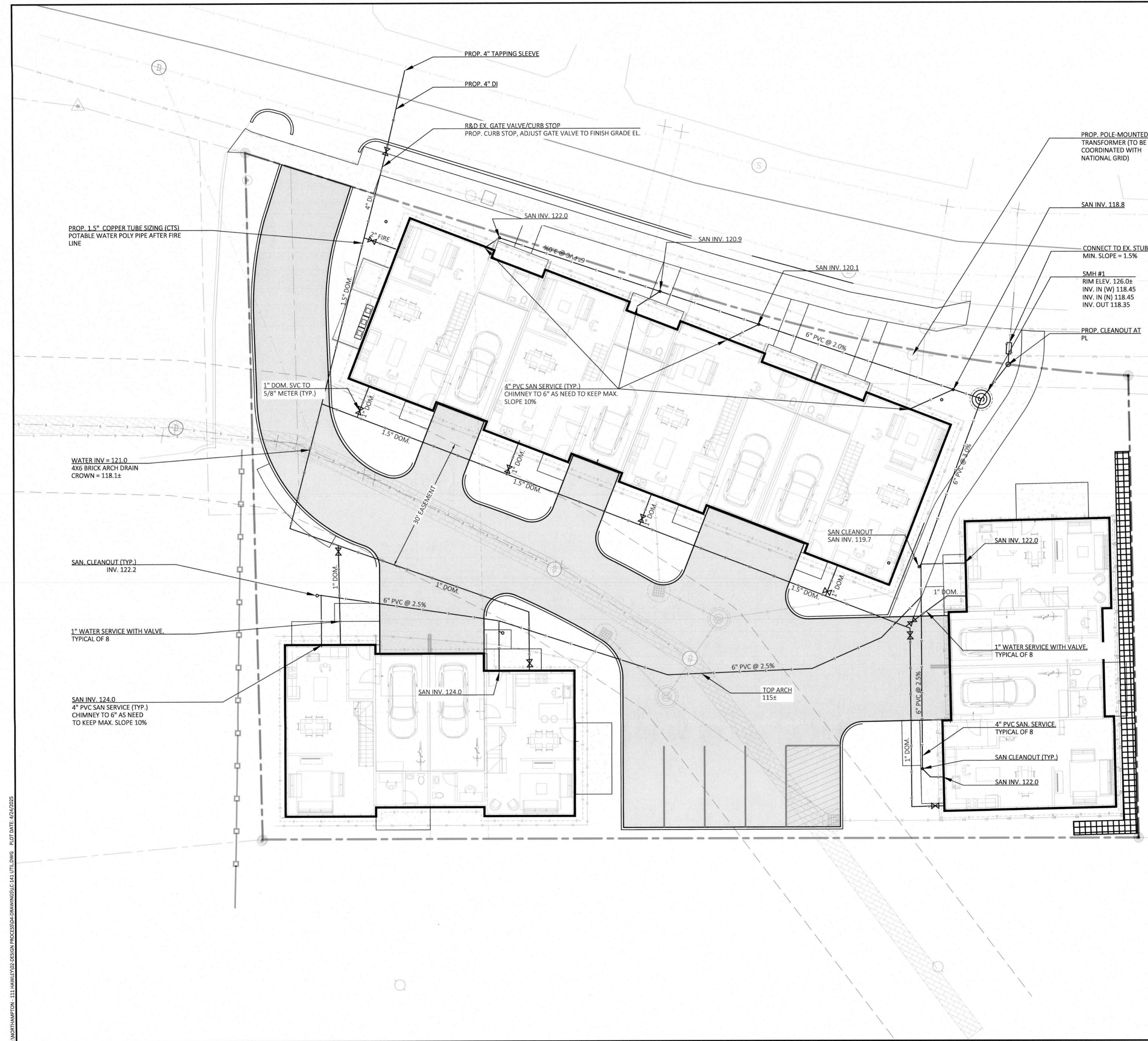
UTILITIES PLAN



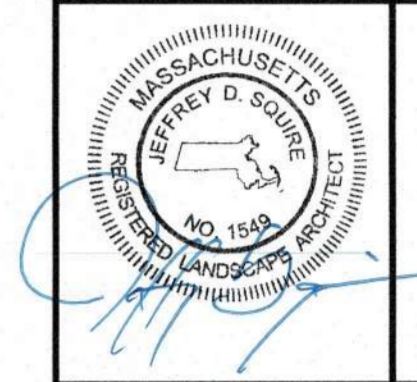
Revisions	
Date: APRIL 24, 2025	Sheet Number
Scale: 1"=10'	LC-141
Drawn By: JDS/KB	
Checked By: JDS	

UTILITY NOTES

- THE LOCATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE UTILITY INFORMATION DEPICTED. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- SURFACE UTILITY STRUCTURES SHALL BE SET TO THE RIM ELEVATION INDICATED ON THE PLANS. IF NO RIM ELEVATION IS PROVIDED, SET ALL NEW OR ADJUSTED CATCH BASIN RIMS IN NON-PEDESTRIAN AREAS 1/2" BELOW FINISHED GRADE. ALL OTHER SURFACE UTILITY STRUCTURES SHALL BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- UTILITY PIPE MATERIALS SHALL BE THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - WATER MAINS AND SERVICES 4" AND LARGER SHALL BE PRESSURE CLASS 350, CEMENT-LINED DUCTILE IRON.
 - WATER SERVICES SMALLER THAN 4" SHALL BE COPPER TUBE SIZING (CTS) POTABLE WATER POLY PIPE.
 - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC.
 - ANY PIPE MEETING THE DEFINITION OF "PLUMBING" UNDER THE STATE PLUMBING CODE SHALL MEET THE REQUIREMENTS OF THAT CODE AND BE INSTALLED BY A LICENSED PLUMBER.
- WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5' OF COVER. DEPTH OF COVER MAY BE VARIED TO ACCOMMODATE CROSSING OF OTHER UTILITY LINES WITH A MINIMUM OF 12" CLEAR SEPARATION. IN ALL CASES, THE MAXIMUM COVER SHALL BE 7.5'.
- WATER/SEWER UTILITY CROSSINGS: THE PLAN CALLS FOR WATER MAINS OR SERVICES TO CROSS BELOW SEWER MAINS OR SERVICES WITH A SEPARATION OF 18" CLEAR. AT SUCH CROSSINGS, THE SEWER SHALL BE CONSTRUCTED SUCH THAT A FULL 20' LENGTH OF PIPE IS CENTERED ON THE CROSSING.
- WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 2' HORIZONTAL SEPARATION FROM THE OUTSIDE OF WALL OF ANY DRAINAGE STRUCTURE.
- WATER MAINS SHALL HAVE THRUST BLOCKS CONSTRUCTED AT ALL ANGLES, BENDS, BRANCHES, PLUGS AND WHEREVER ELSE IS NECESSARY TO PREVENT DISRUPTION OF PROPER FUNCTIONING OF THE LINE.
- ALL SANITARY SEWER SERVICES SHALL BE SIX (6) INCH PVC SDR35 AND INSTALLED AT 2.0% SLOPE UNLESS OTHERWISE NOTED. CLEANOUTS AT EACH SERVICE CONNECTION SHALL BE INSTALLED PER NORTHAMPTON DPW STANDARDS.
- A PROFESSIONAL LAND SURVEYOR SHALL PREPARE AS-BUILT DRAWINGS FOR THE ALL UTILITY SYSTEM INCLUDING, AT A MINIMUM, SWING TIES TO FIXED OBJECTS FOR ALL SANITARY MANHOLES, CLEANOUTS, WATER MAIN FITTINGS, GATE VALVES, AND ELECTRICAL/COMMUNICATIONS STRUCTURES/MANHOLES/PULL BOXES.
- WATER SERVICE TIE CARDS SHALL BE PREPARED AND SUBMITTED TO THE NORTHAMPTON DPW SHOWING THE AS-BUILT SERVICE CONNECTIONS. CARDS SHALL BE 8.5X11 SHEETS WITH ONE SHEET FOR EACH DETACHED STRUCTURE.
- ALL PRIVATE UTILITIES SHALL MEET THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.
- UTILITY CROSSINGS ARE PROVIDED TO DEMONSTRATE CONSTRUCTABILITY. ELECTRIC CONDUIT AND WATER INVERTS ARE FLEXIBLE WITHIN THE CONSTRAINTS OF REQUIRED DEPTH REQUIREMENTS OF THE CITY AND THE UTILITY COMPANY.



NORTHAMPTON - 111 HAWLEY STREET DESIGN PROCESS/DRAWINGS/LC-141 UTIL DWG - PLOT DATE: 4/24/2025



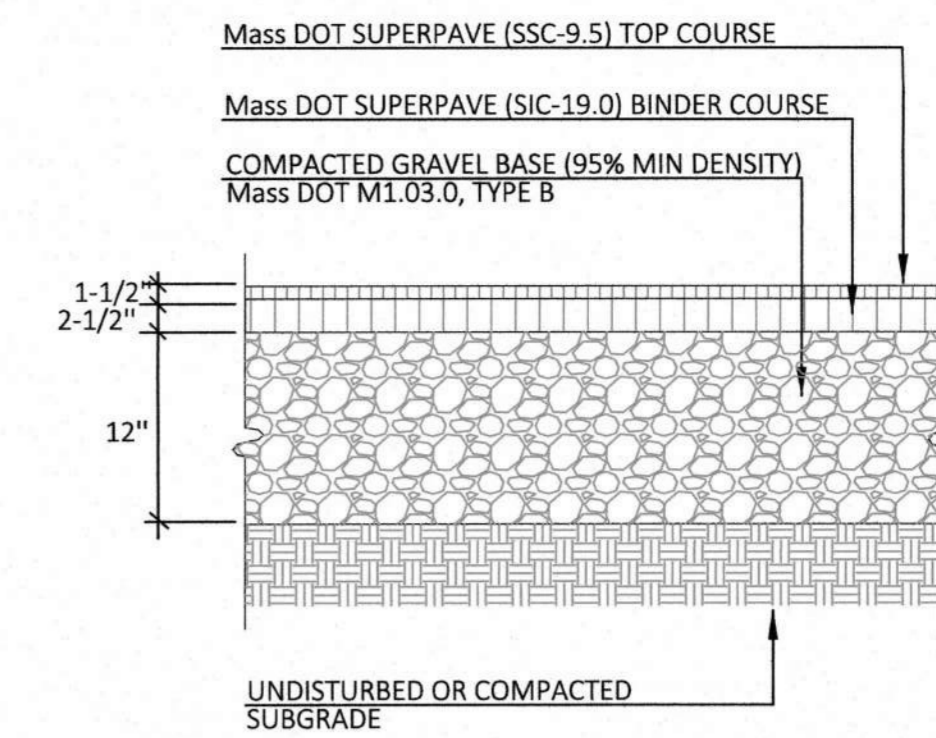
This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.

Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group, Inc. for clarification.

© Copyright The Berkshire Design Group, Inc.
This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

Revisions

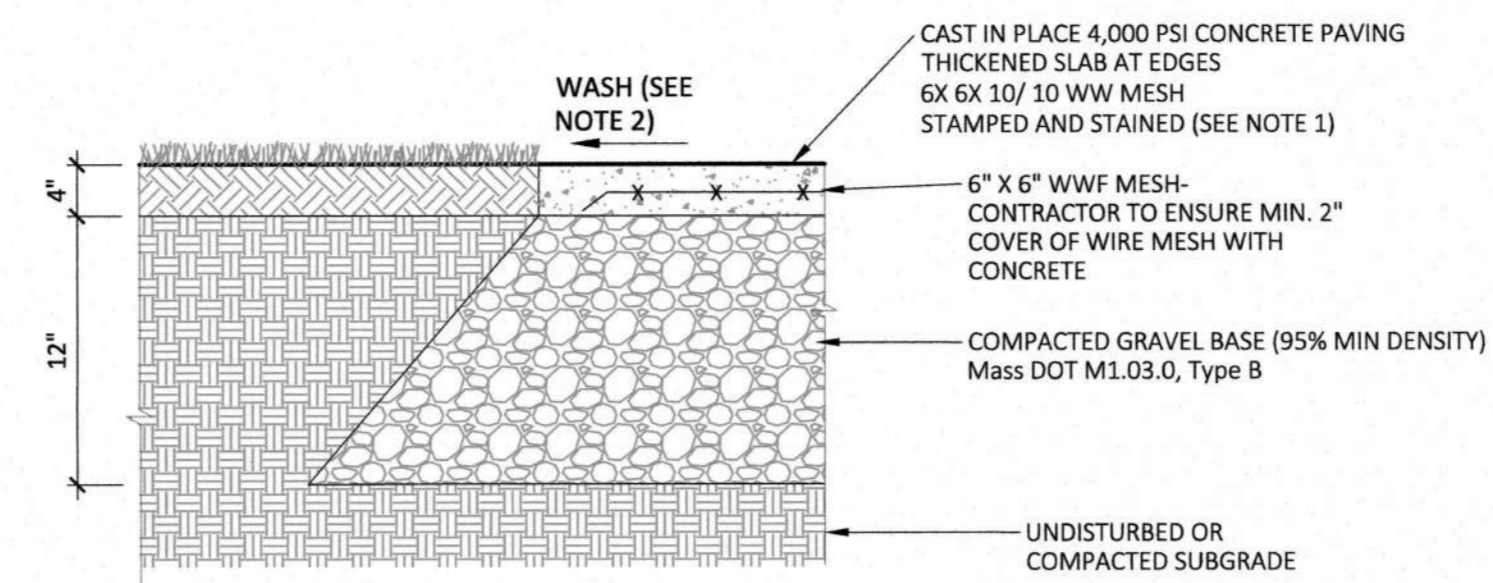
Date:	APRIL 24, 2025	Sheet Number	
Scale:	NTS		
Drawn By:	JDS/KB		
Checked By:	JDS		



IF UNSUITABLE CONDITIONS ARE ENCOUNTERED, DEPTH OF BASE MATERIAL MAY BE INCREASED IN THE FIELD.

1. ALL MATERIALS & CONSTRUCTION SHALL IN ADDITION TO COMPLYING WITH ALL PERTINENT CODES AND REGULATIONS, COMPLY WITH REFERENCED PORTIONS OF STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MDOT).

04 TYPICAL BITUMINOUS PAVING
SCALE: NTS

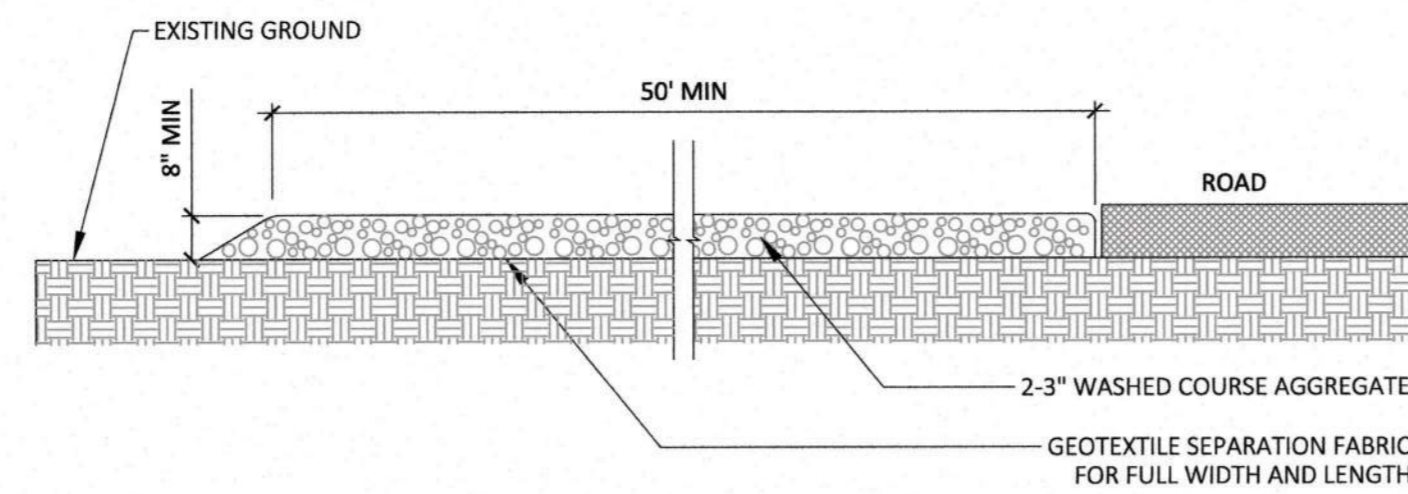


NOTES:

1. STAMPED AND STAINED CONCRETE: ARCHITECT TO SELECT FROM FULL RANGE OF COLORS AND TEXTURES.

2. SEE GRADING PLAN FOR WASH SLOPE (SPOT ELEVATIONS ON PATIOS).

03 TYPICAL CONCRETE PATIO
SCALE: NTS



STABILIZED CONSTRUCTION ACCESS NOTES:

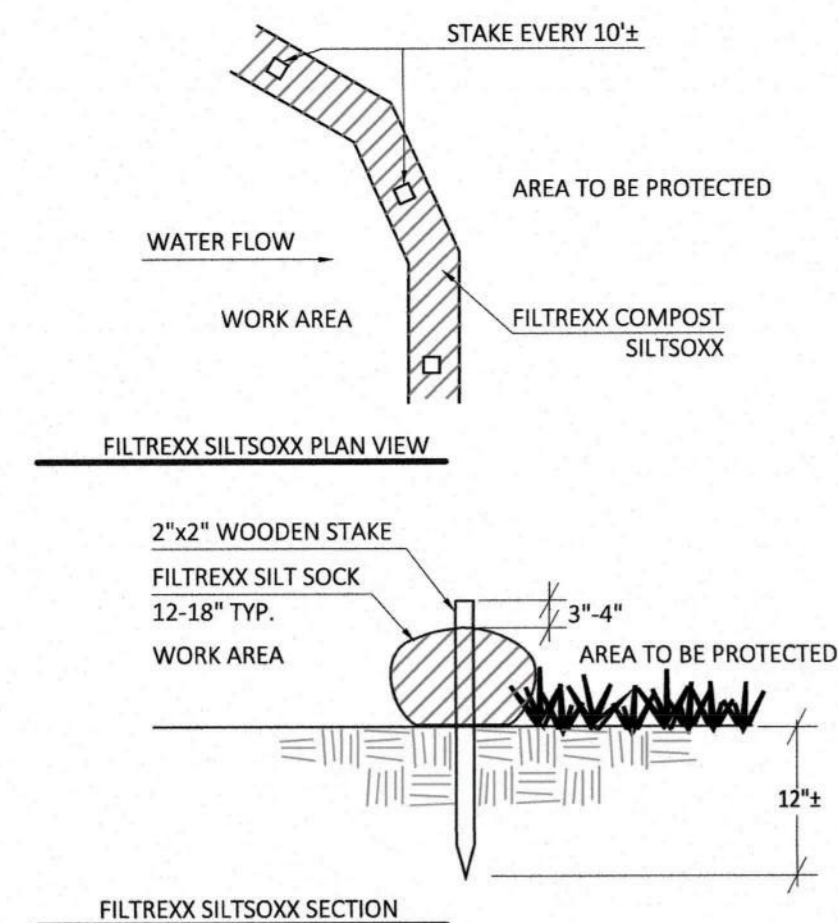
1. DIMENSIONS: WIDTH: 15' FLARED TO 25' AT ROADWAY LENGTH: 50' MIN.
GRADE AND CROSS SLOPE: 2%

2. CLEAR ACCESS OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

3. GRADE THE ROAD SUBGRADE SO THAT THE ACCESS WILL NOT DRAIN OFF SITE.

4. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD, SEDIMENT, ETC. FROM LEAVING THE SITE. SHOULD MUD/SEDIMENT BE TRACKED OR WASHED INTO THE PUBLIC ROAD IT SHALL BE REMOVED IMMEDIATELY.

02 TEMPORARY TRACKING PAD
SCALE: NTS



NOTES:

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS

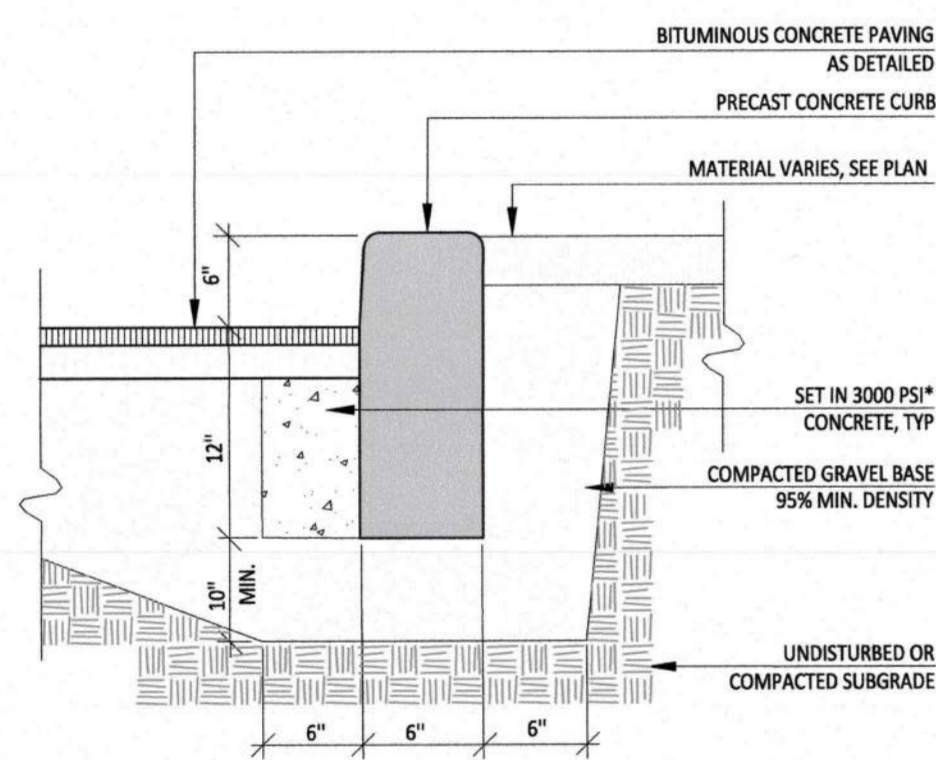
2. SILT/OSS COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS

3. SILT/OSS DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE LANDSCAPE ARCHITECT.

4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

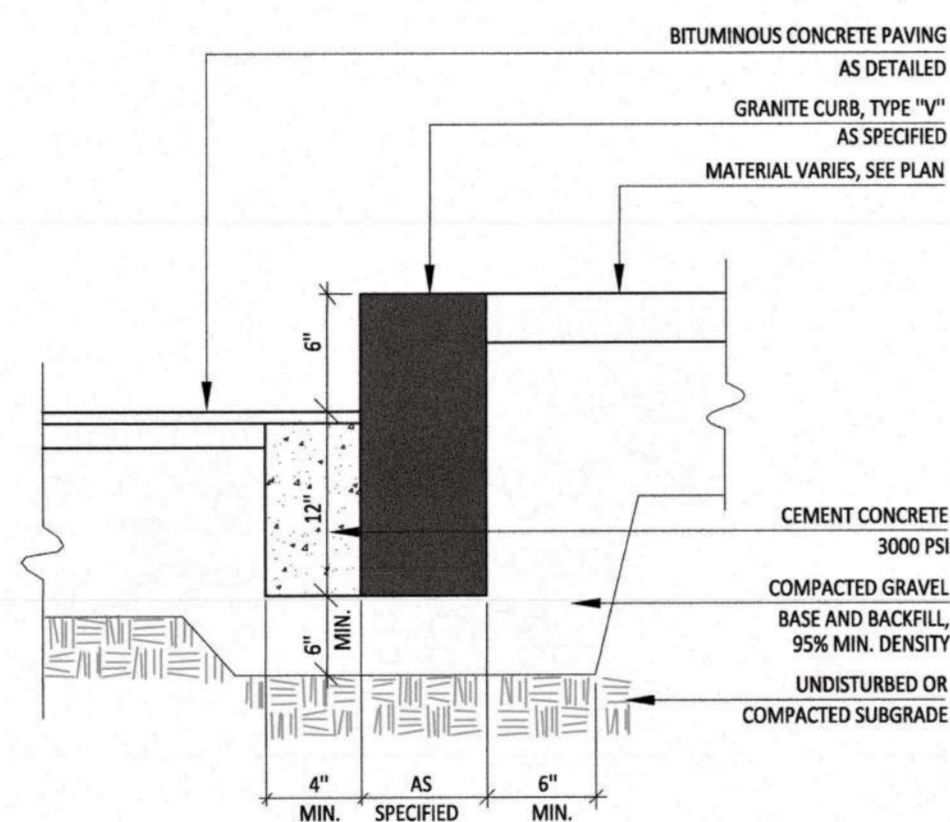
5. LOCAL INSTALLER: NORTHEAST ENVIRONMENTAL SOLUTIONS, AMHERST, MA 866-870-4NES.

01 EROSION CONTROL BARRIER
SCALE: NTS

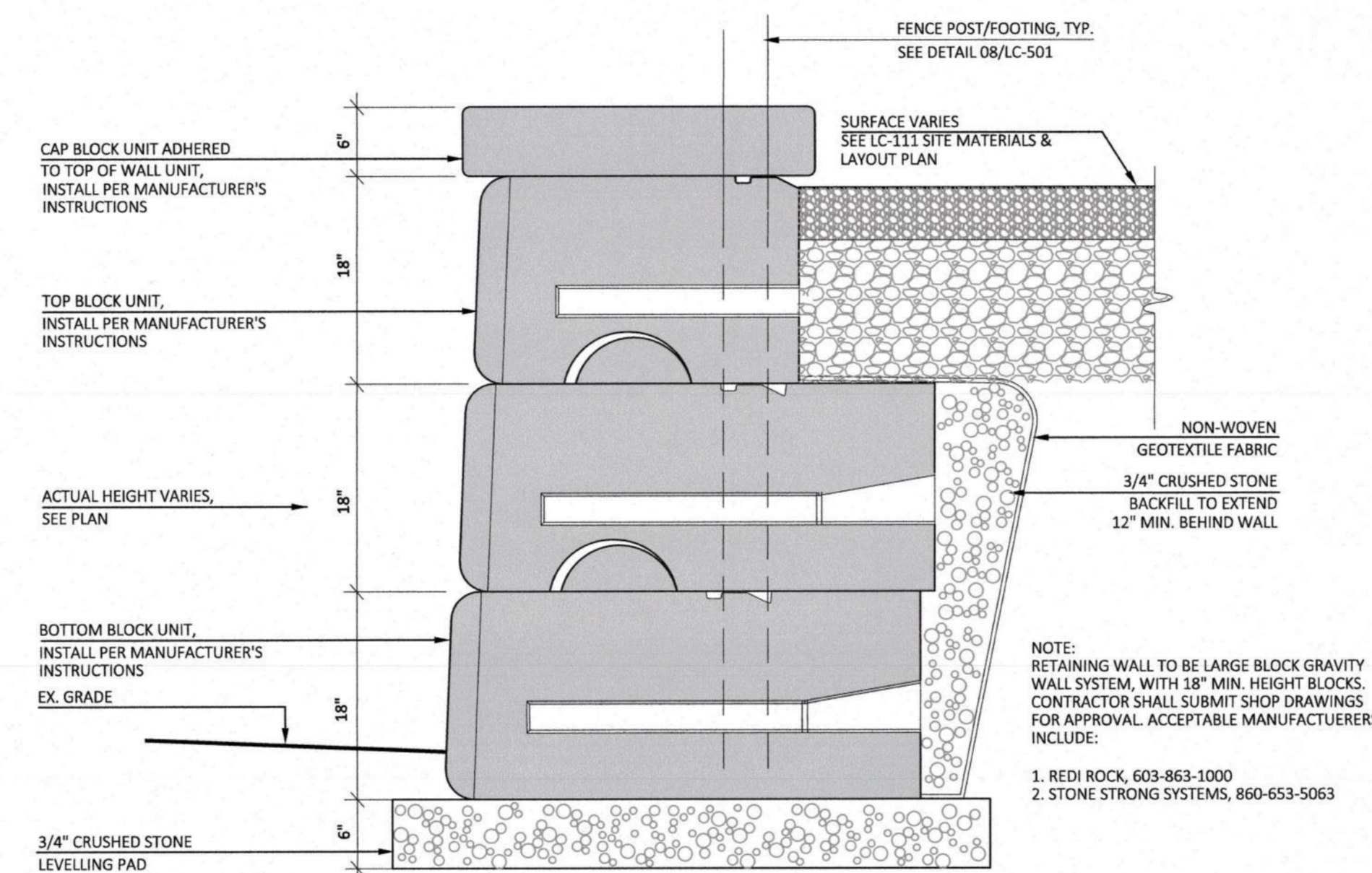


* PROCEDURE DESCRIBED HEREIN IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE AND/ OR BINDER COURSES ARE IN PLACE OTHERWISE CONCRETE WILL BE ELIMINATED AND GRAVEL BROUGHT UP TO BOTTOM OF BASE COURSE.

05 CONCRETE CURB DETAIL
SCALE: NTS



06 GRANITE CURB DETAIL
SCALE: NTS

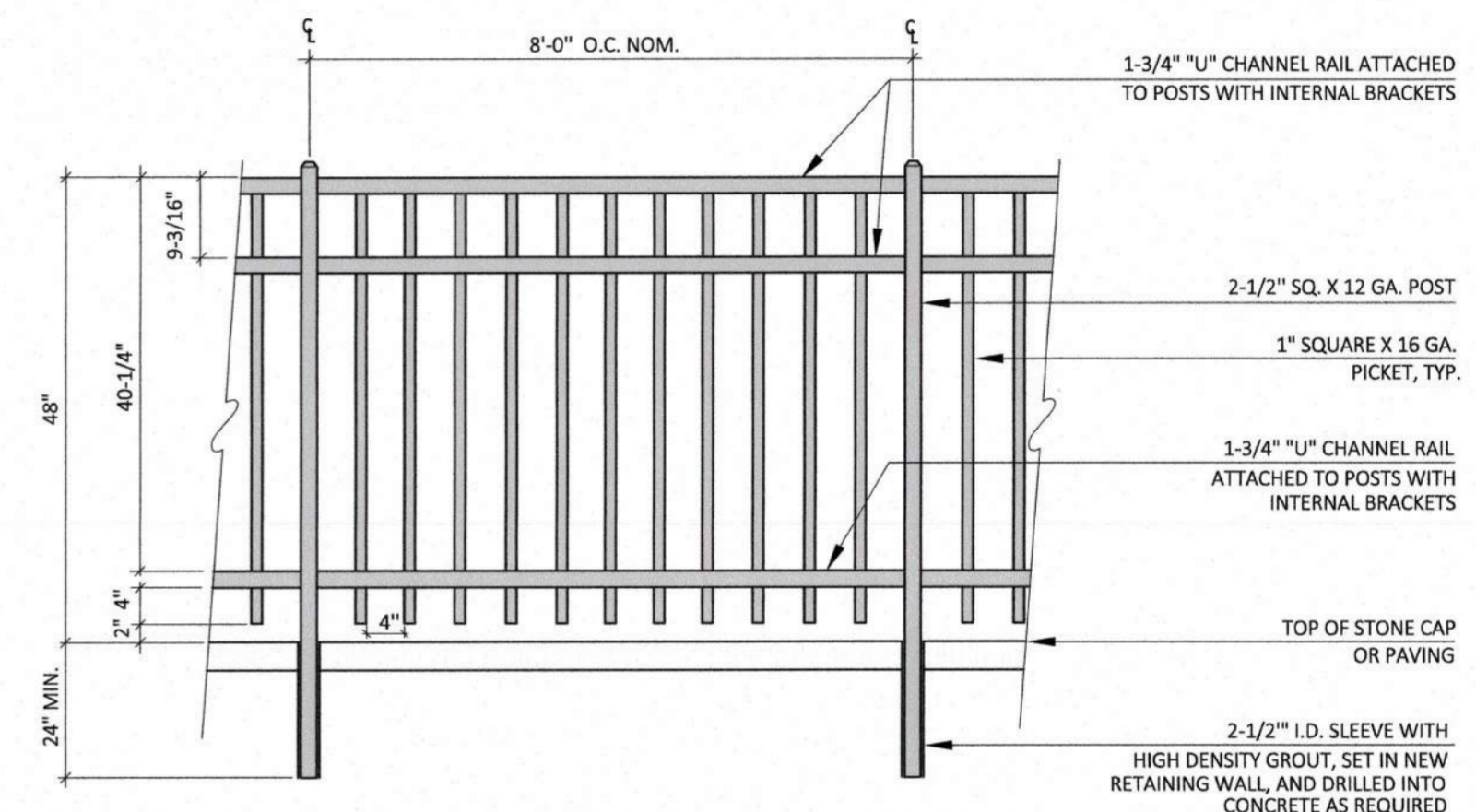


NOTE:

RETAINING WALL TO BE LARGE BLOCK GRAVITY WALL SYSTEM, WITH 18\"/>

1. REDI ROCK, 603-863-1000
2. STONE STRONG SYSTEMS, 860-653-5063

07 TYPICAL SECTION-REINFORCED RETAINING WALL
SCALE: NTS



NOTES:

1. PRE-FABRICATED FENCE TO BE AMERISTAR, AEGIS II STYLE, OR APPROVED EQUAL AS MANUFACTURED BY AMERISTAR, 1555 N. MINGO, TULSA, OK 74116, 1-800-321-8724

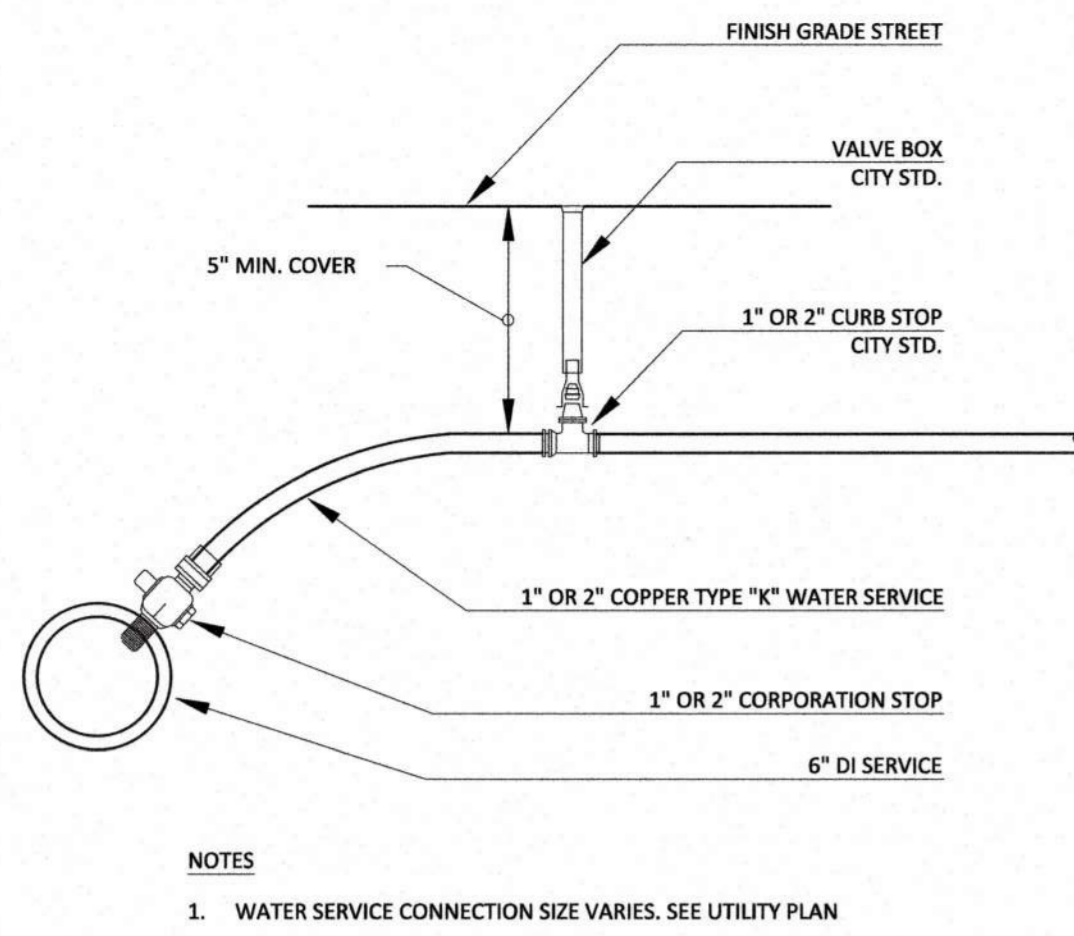
2. EACH SECTION OF FENCE BETWEEN POSTS TO BE PRE-FABRICATED PANELS, CONNECT TO POSTS WITH BOLTS THROUGH INTERNAL BRACKET ATTACHED TO POSTS.

3. PANELS MAY BE CUT IN FIELD FOR SECTIONS SHORTER THAN 8 FEET. CUT END OF RAILS TO BE PRIMED AND PAINTED AS PER MANUFACTURER'S RECOMMENDATIONS.

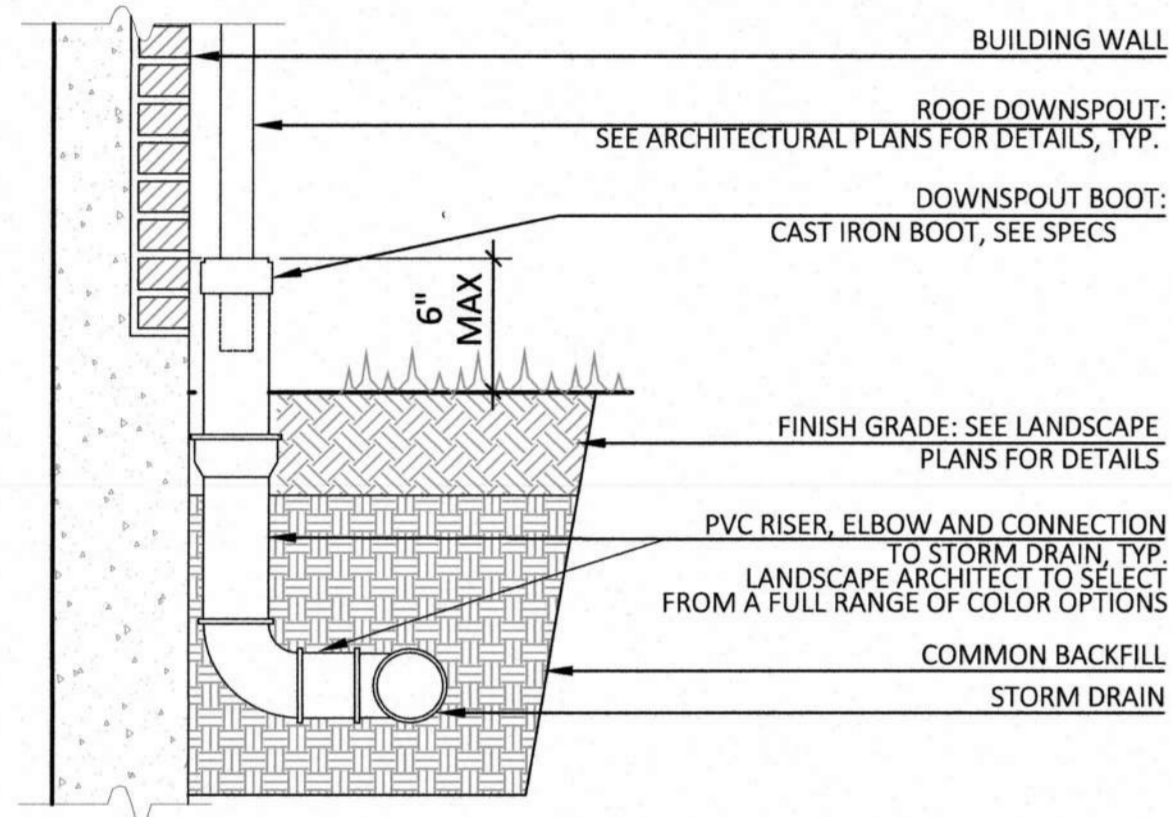
4. FOR ANGLED CONNECTIONS, BRACKETS MAY BE REMOVED AND RE-INSTALLED OR FABRICATED TO ACHIEVE DESIRED ANGLE AS PER MANUFACTURER'S RECOMMENDATIONS.

5. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

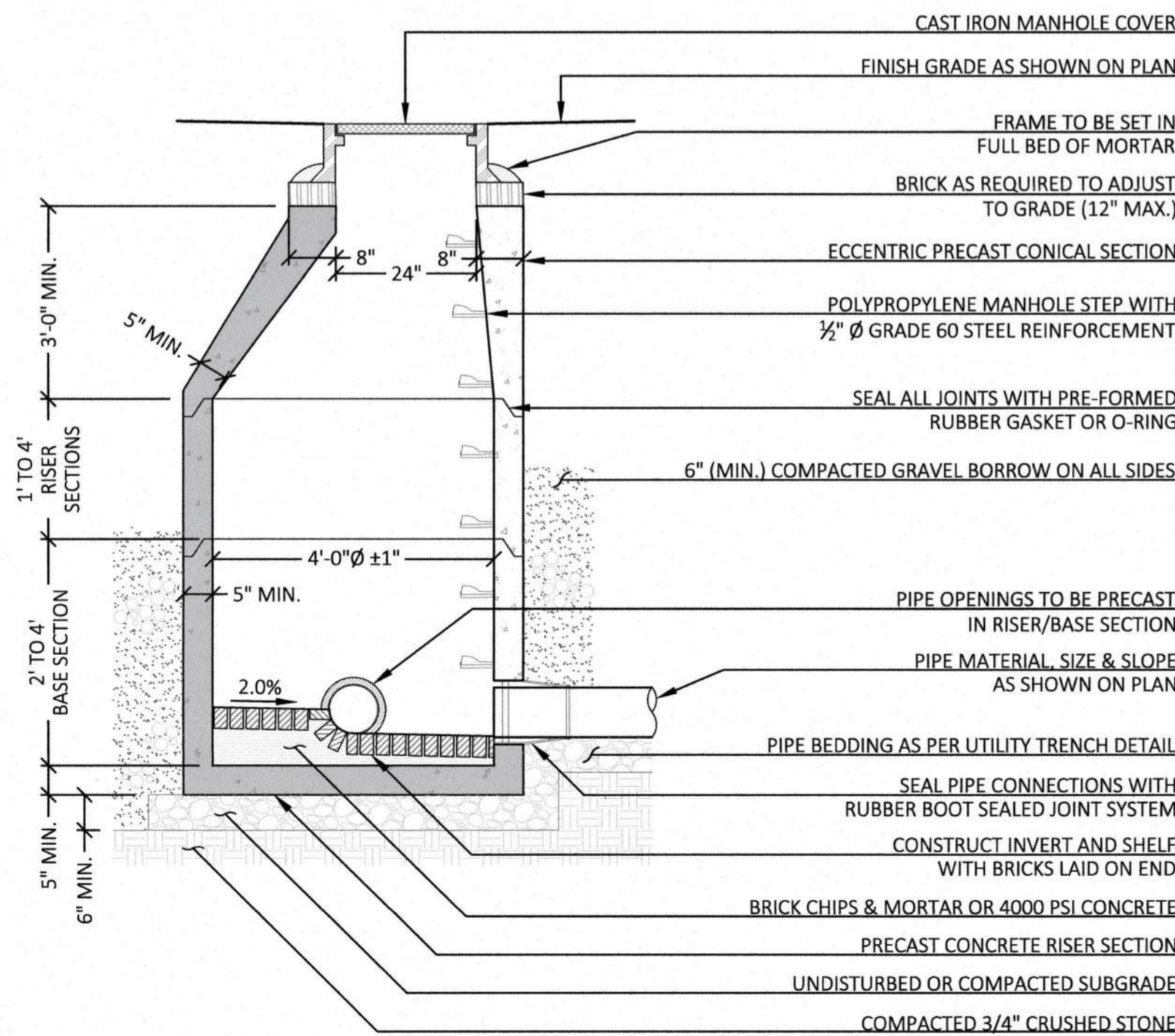
08 PEDESTRIAN GUARDRAIL
SCALE: NTS



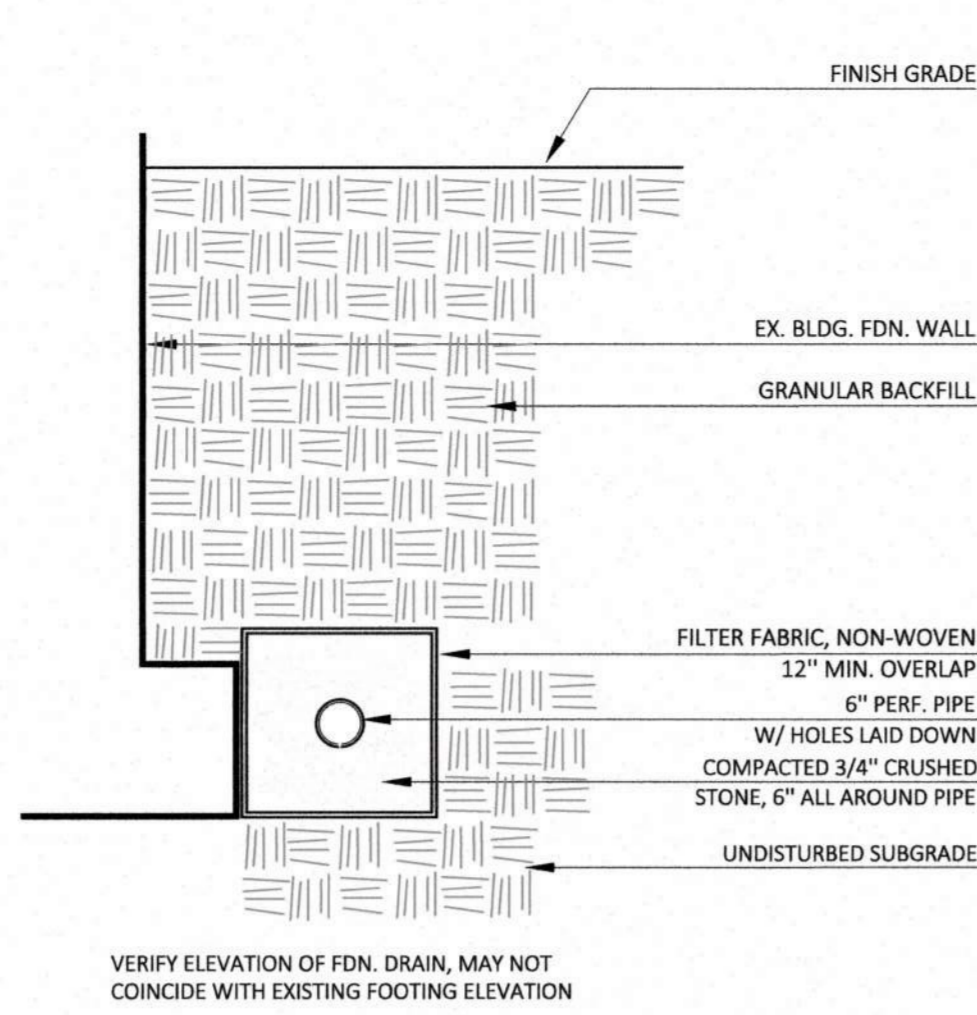
1 WATER SERVICE CONNECTION & TAP
SCALE: NTS



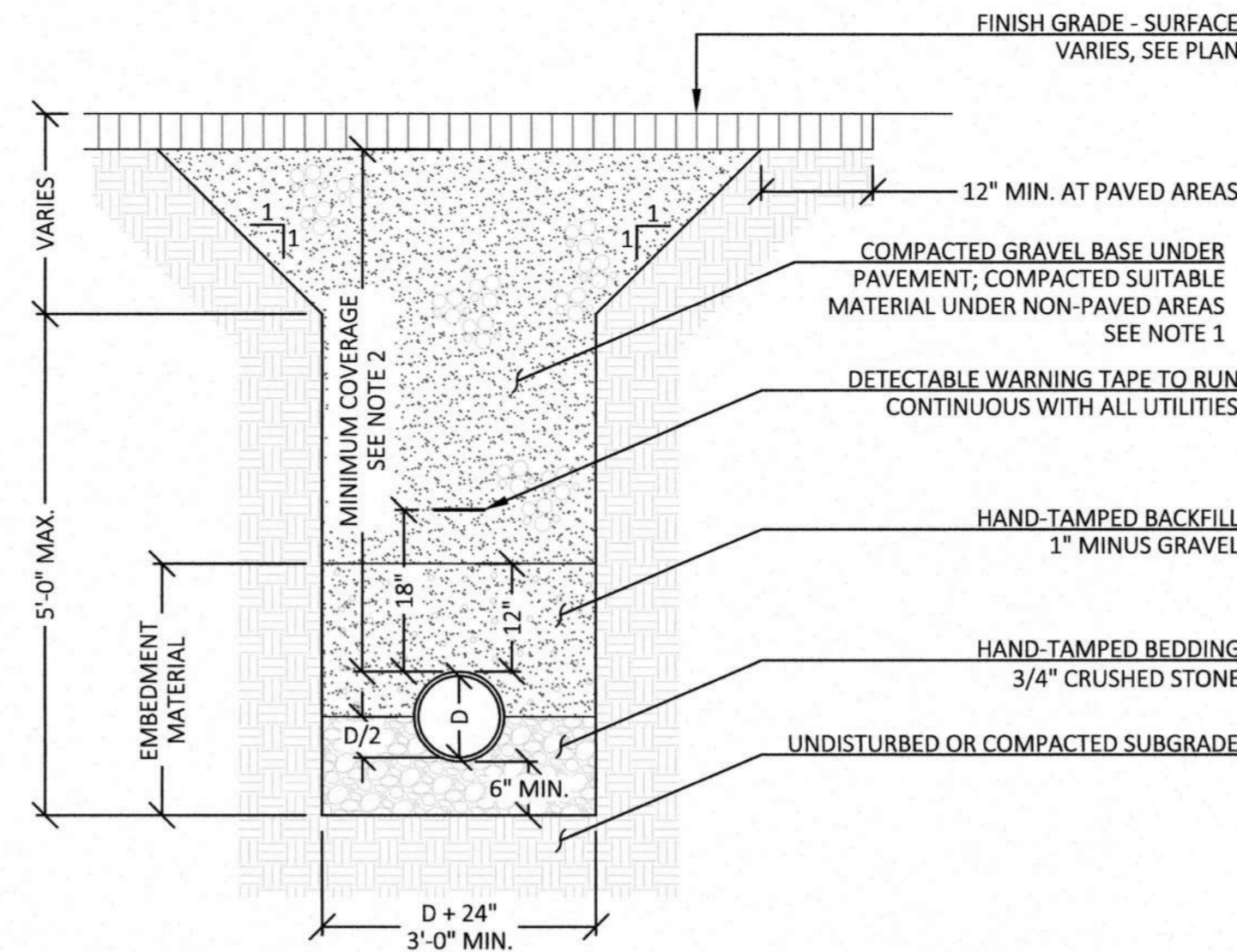
2 DOWNSPOUT BOOT CONNECTION
SCALE: NOT TO SCALE



3 SANITARY MANHOLE
SCALE: NOT TO SCALE

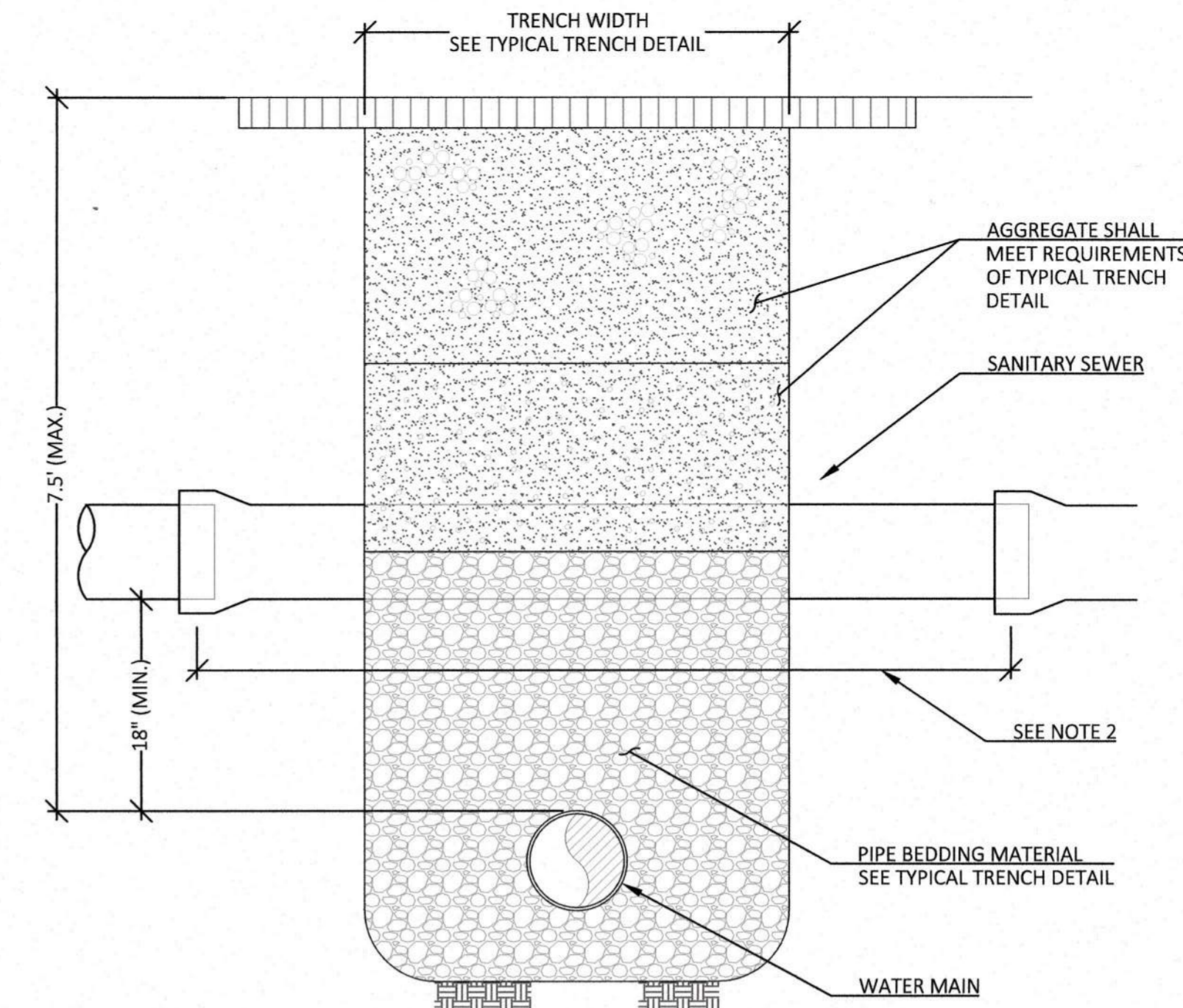


4 FOUNDATION DRAIN
SCALE: NOT TO SCALE



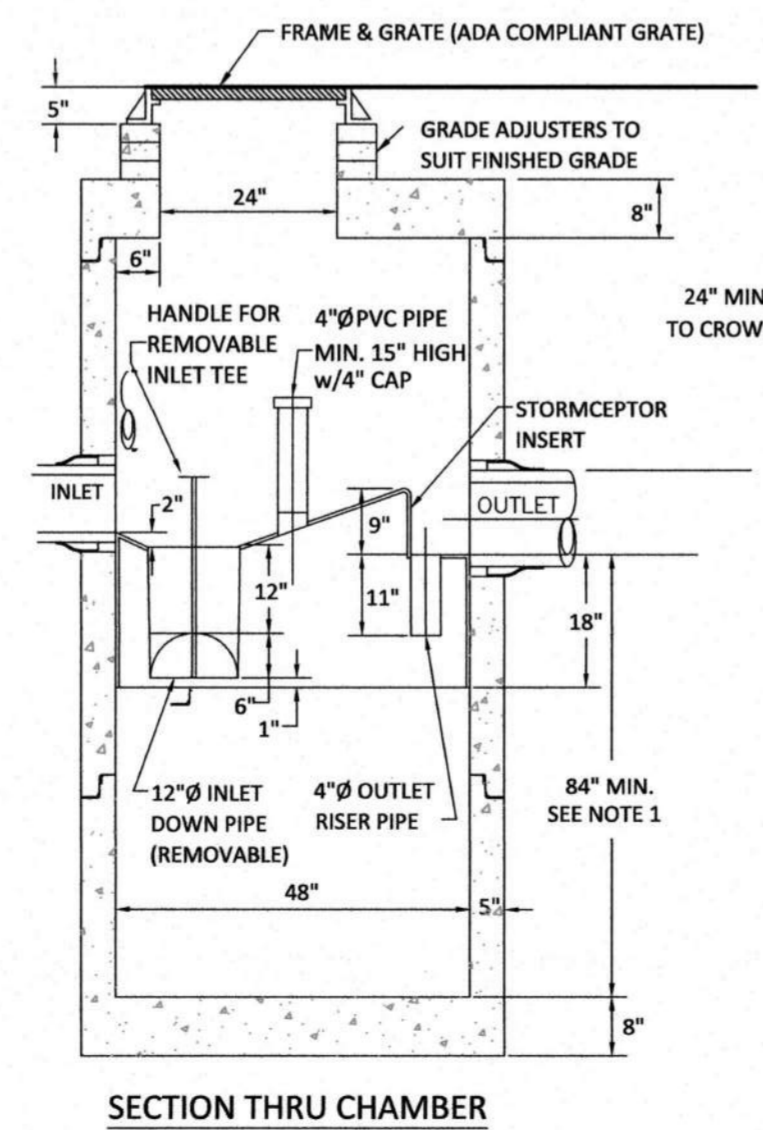
- NOTES**
1. NATIVE EXCAVATED MATERIAL THAT MEETS THE SPECIFICATIONS FOR SUITABLE FILL MAY BE USED AS BACKFILL IN NON-PAVED AREAS. SUITABILITY SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 2. MINIMUM COVERAGE REQUIREMENTS:
WATER: 5'-0"
GAS: 2'-6"
ELECTRICAL/COMMUNICATION: 2'-0"
 3. ENTIRE PIPE LENGTH SHALL BE FIRMLY SUPPORTED ON BEDDING.

5 UTILITY TRENCH
SCALE: NTS



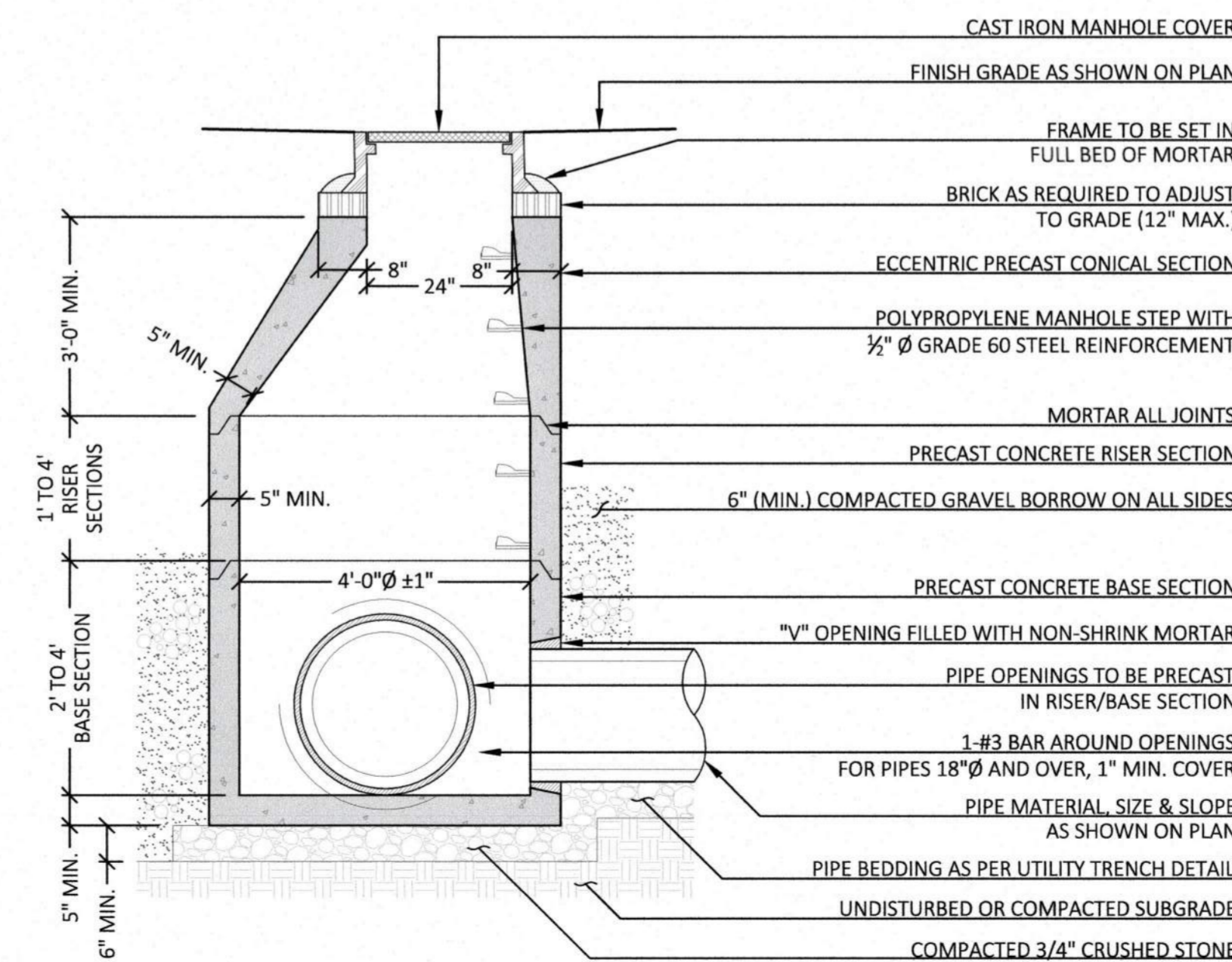
- NOTES**
1. COVER OVER WATER MAIN SHALL BE 5' MINIMUM.
 2. THE SEWER SHALL BE LAID SUCH THAT A FULL LENGTH OF PIPE IS CENTERED ON THE CROSSING, AND JOINTS SHALL BE EQUIDISTANT FROM THE CROSSING.

6 WATER/SEWER UTILITY CROSSING - TYP
SCALE: NTS



- NOTES**
1. THE TREATMENT CHAMBER SHALL BE STORMCEPTOR STC 4501 OR EQUAL THE UNITS SHALL BE MANUFACTURED WITH SUMP 24" DEEPER THAN THE STANDARD SUMP DEPTH.
 2. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 3. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/ VENT PIPE.

7 STORM WATER TREATMENT CHAMBER
SCALE: NTS



- NOTES**
1. CONTRACTOR MAY UTILIZE PRECAST FLAT TOP SECTION WHERE DEPTH OF STRUCTURE PROHIBITS THE USE OF CONICAL SECTION.
 2. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI (MIN.).
 3. STRUCTURE SHALL BE REINFORCED TO MEET OR EXCEED H20 LOADING.

8 DRAIN MANHOLE
SCALE: NTS



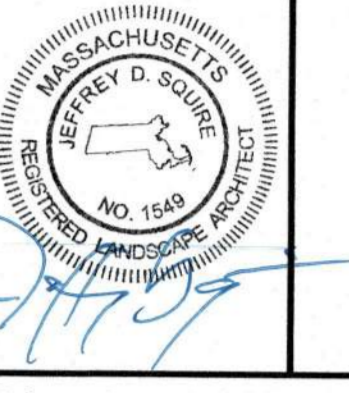
This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.
Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.
© Copyright The Berkshire Design Group, Inc.
This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

Revisions

Date: APRIL 24, 2025
Scale: NTS
Drawn By: JDS/KB
Checked By: JDS

Sheet Number

LC-502



This drawing is not intended nor shall it be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor employed by The Berkshire Design Group, Inc. is affixed above.

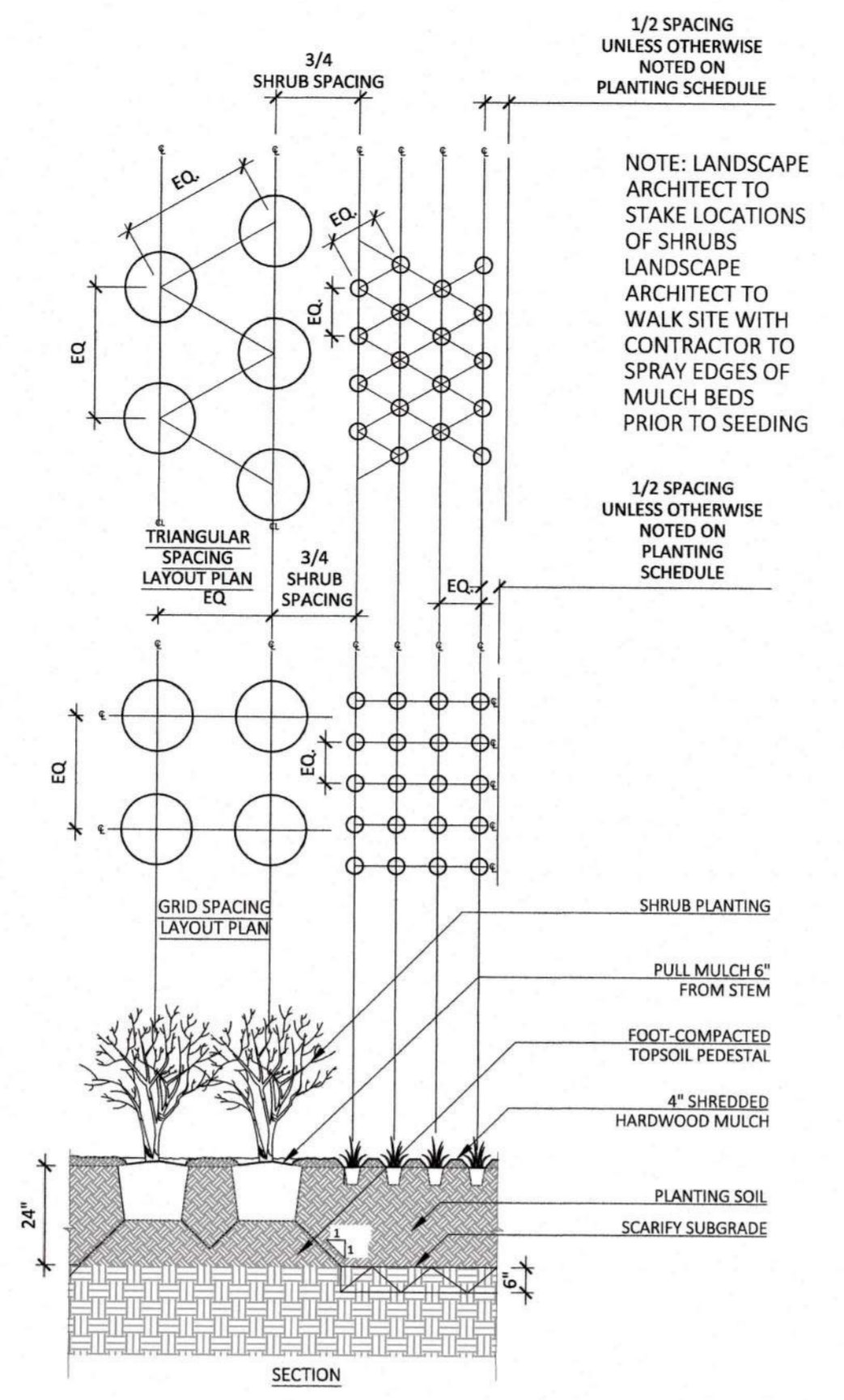
Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.

© Copyright The Berkshire Design Group, Inc.
This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

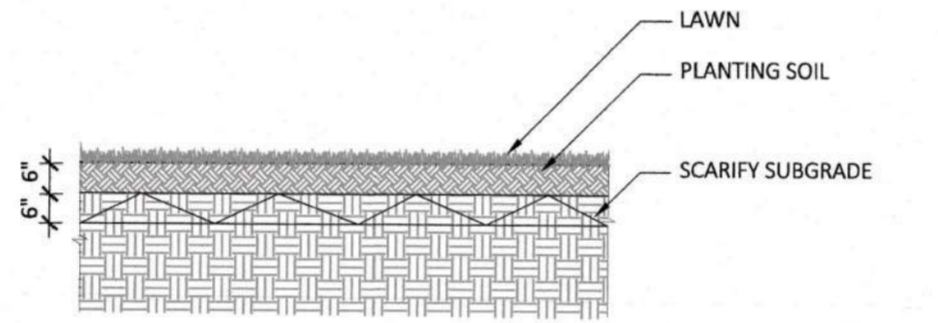
PLANTING DETAILS

Revisions	

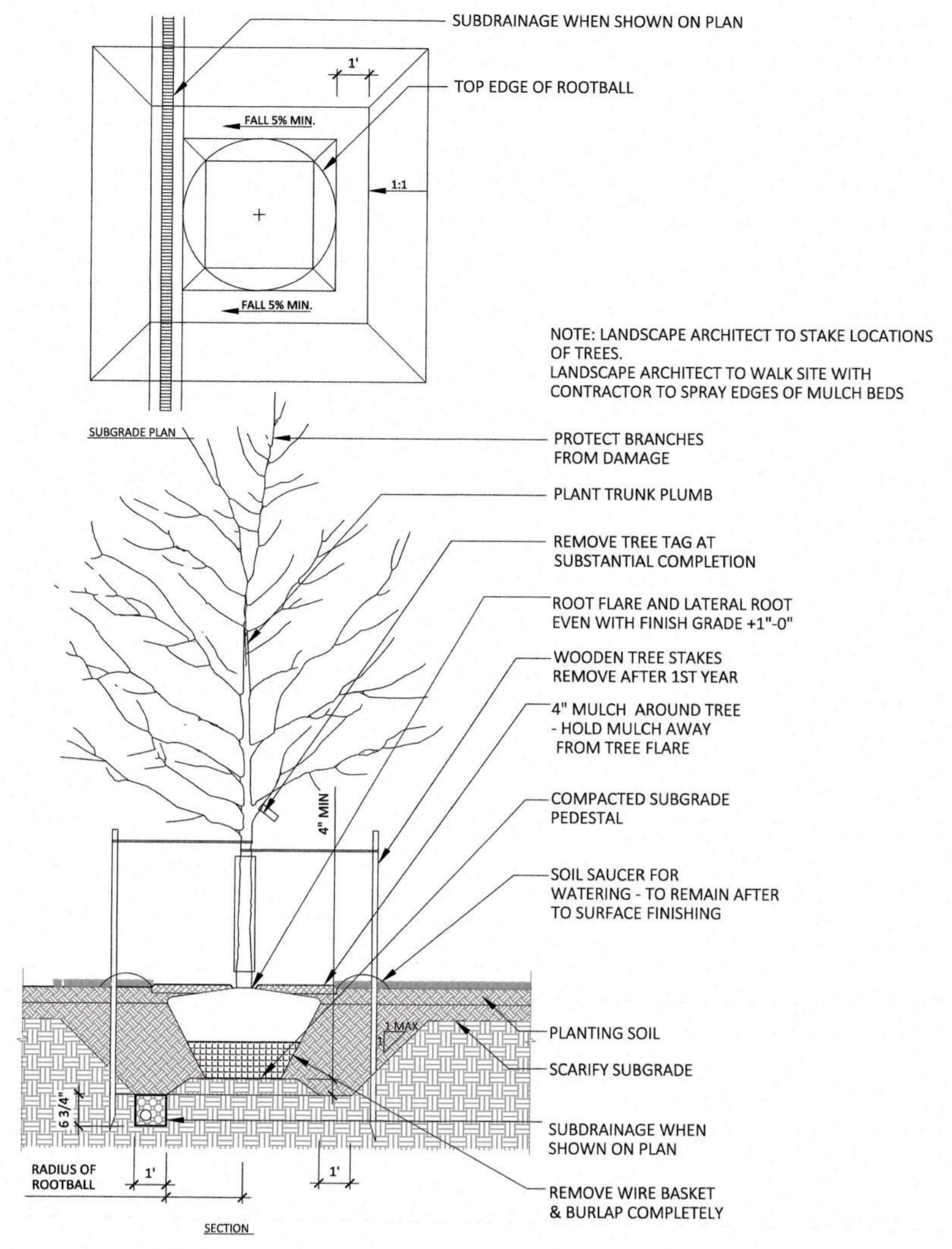
Date:	APRIL 24, 2025	Sheet Number	LC-503
Scale:	NTS		
Drawn By:	JDS/KB		
Checked By:	JDS		



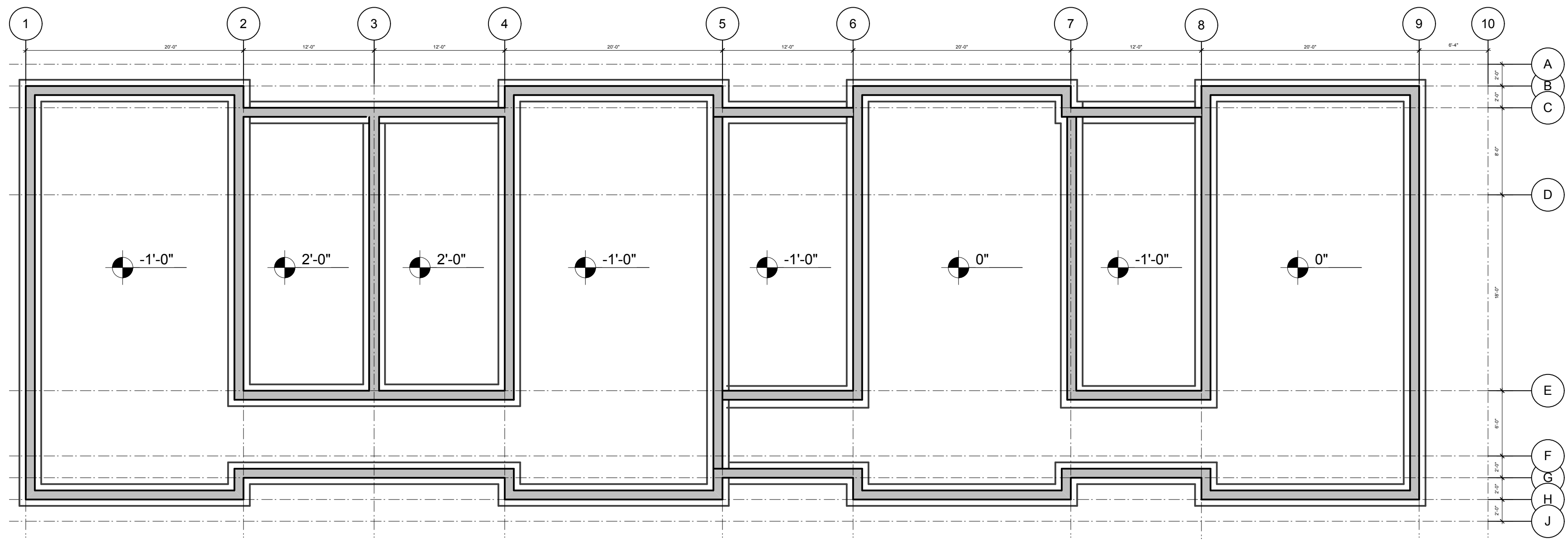
02 SHRUB & GROUND COVER PLANTING
SCALE: NTS



03 LAWN PLANTING
SCALE: NTS



01 TREE IN LAWN
SCALE: NTS



FLOOR PLAN NOTES

01. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.

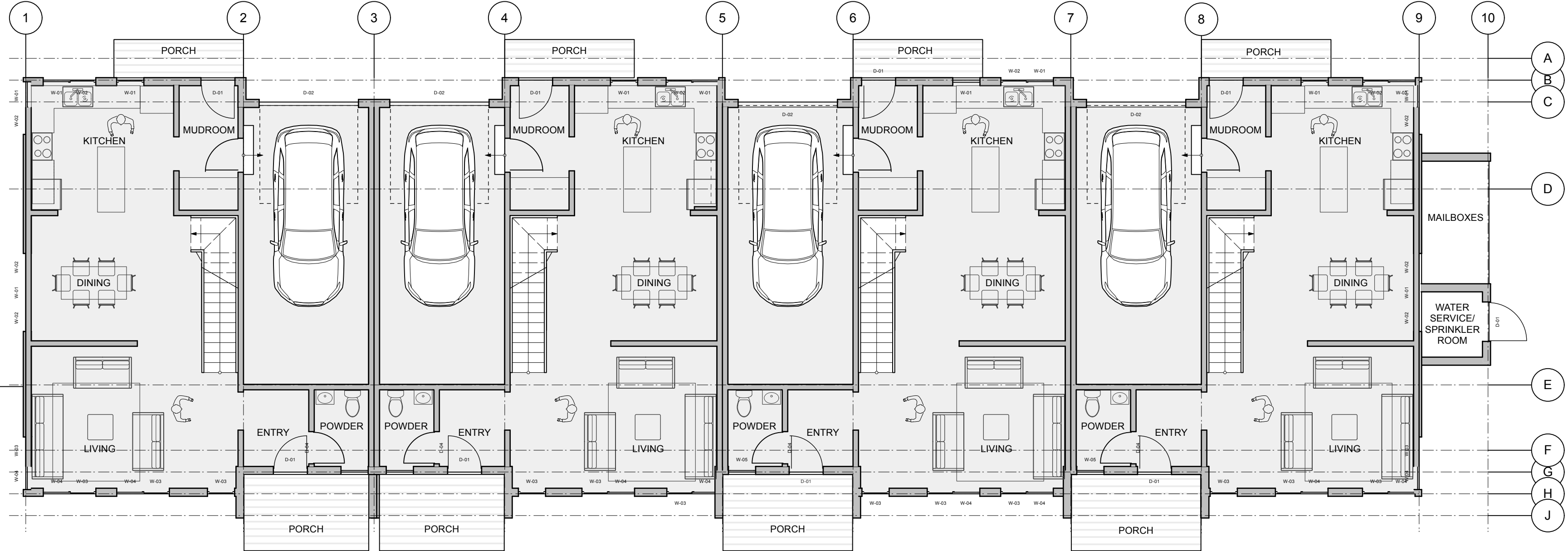
02. ALL GYPSUM WALLBOARD AT BATHROOM LOCATIONS TO BE MOISTURE RESISTANT.

FLOOR PLAN LEGEND

DXXX DOOR TAG

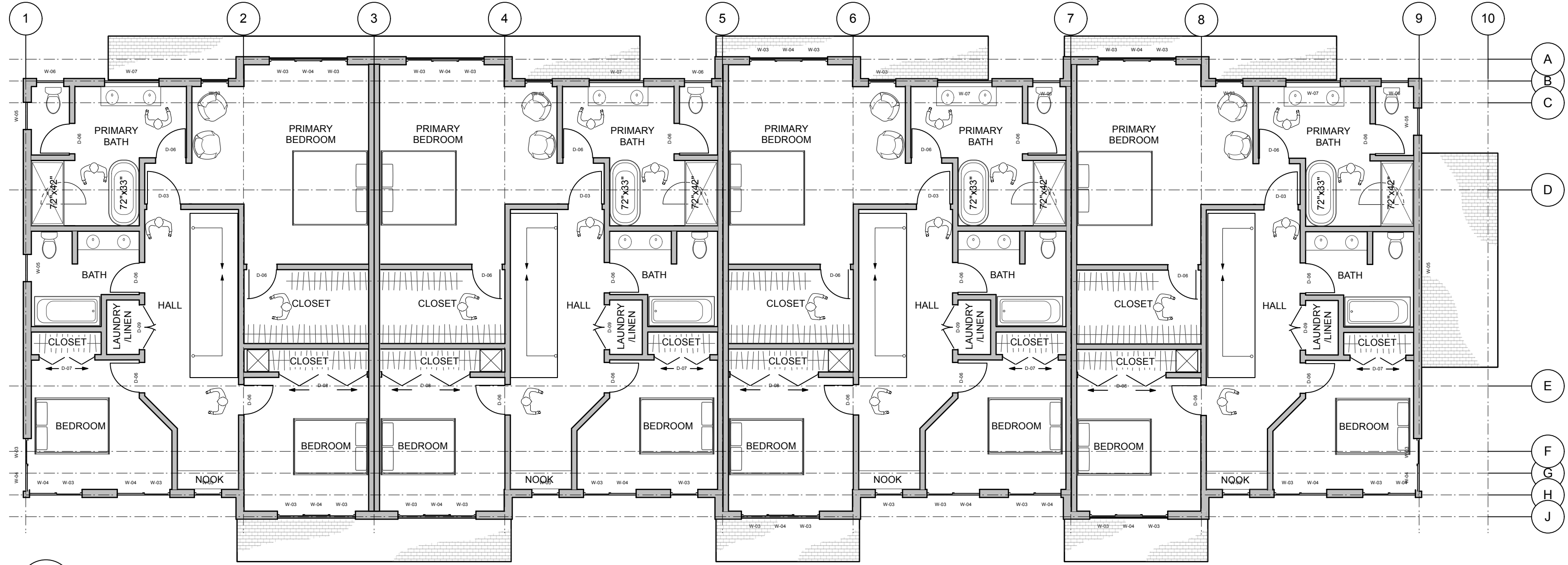
XX WINDOW TAG

1 FOUNDATION PLAN
Scale: 1/8" = 1'-0"



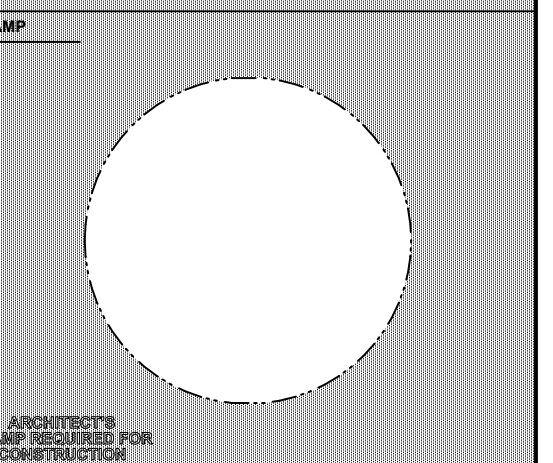
FIRST FLOOR
NET AREA = 4360 sf

2 LEVEL 1 PLAN
Scale: 1/8" = 1'-0"



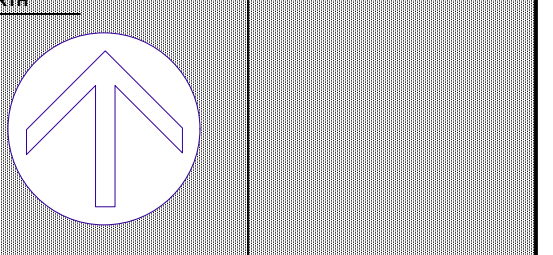
SECOND FLOOR
NET AREA = 4680 sf

3 LEVEL 2 PLAN
Scale: 1/8" = 1'-0"



ARCHITECT
BONHAM & DOUGLAS ARCHITECTS, INC.
196 Pleasant Street, Northampton, MA
413-594-0641
BD-ARC.COM

OWNER
CITY VIEW TOWNHOUSES, LLC
111 HAWLEY STREET
NORTHAMPTON, MA



REV.	DATE	DESCRIPTION
01	3/24/2025	SD SET

ISSUED FOR:

Project Manager: DAN BONHAM NAME

Date: 2025-03-24 Reviewed By: NAME

Project ID: 24-043

Sheet Title:
BLDG 1 - FOUNDATION / FIRST FLOOR / SECOND FLOOR PLANS

Sheet No.:

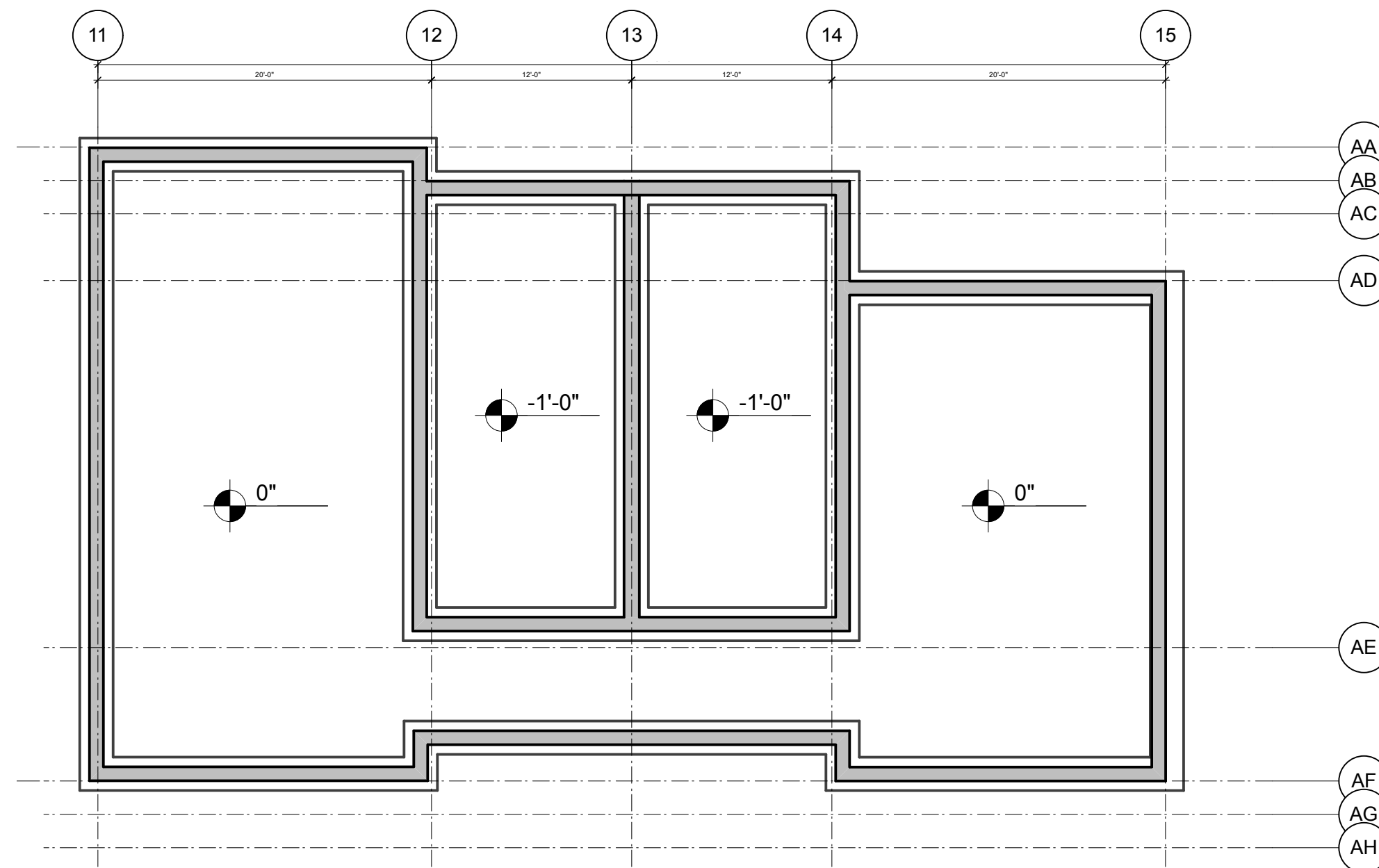
NOT FOR CONSTRUCTION

04/24/2025

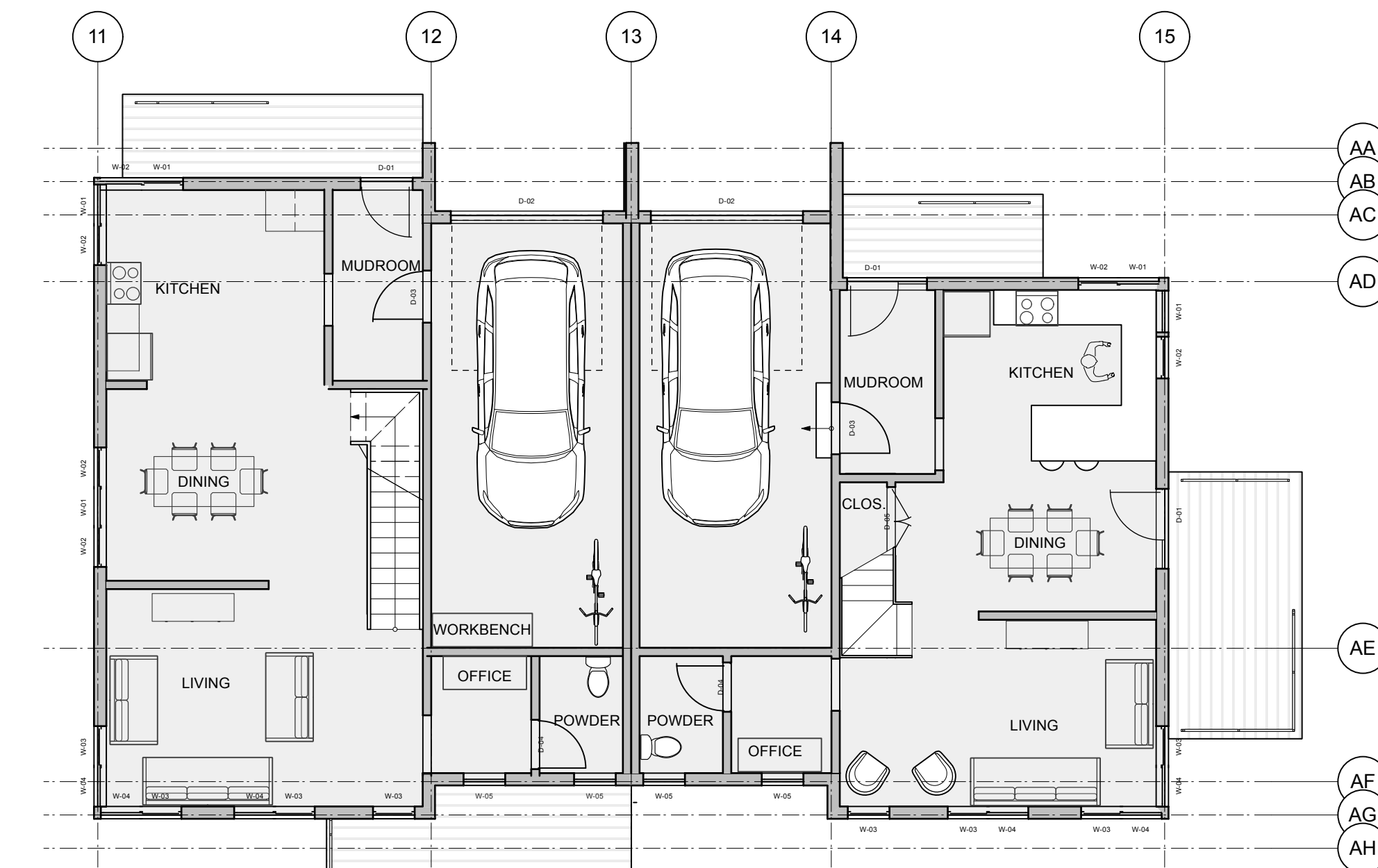
A-100

FLOOR PLAN NOTES
01. DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
02. ALL GYPSUM WALLBOARD AT BATHROOM LOCATIONS TO BE MOISTURE RESISTANT.

FLOOR PLAN LEGEND
DXX DOOR TAG
XX WINDOW TAG

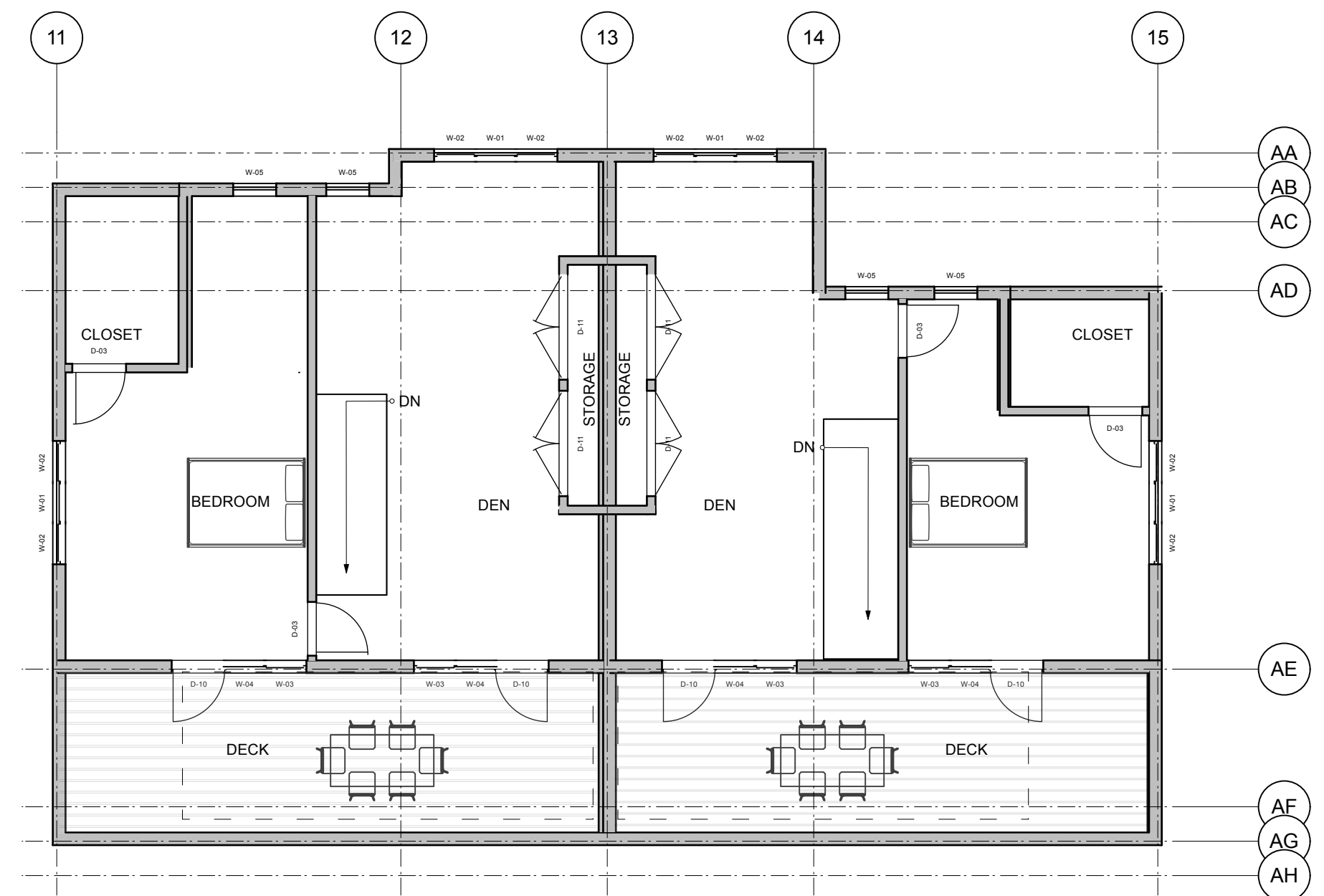


1 FOUNDATION PLAN
Scale: 1/8" = 1'-0"



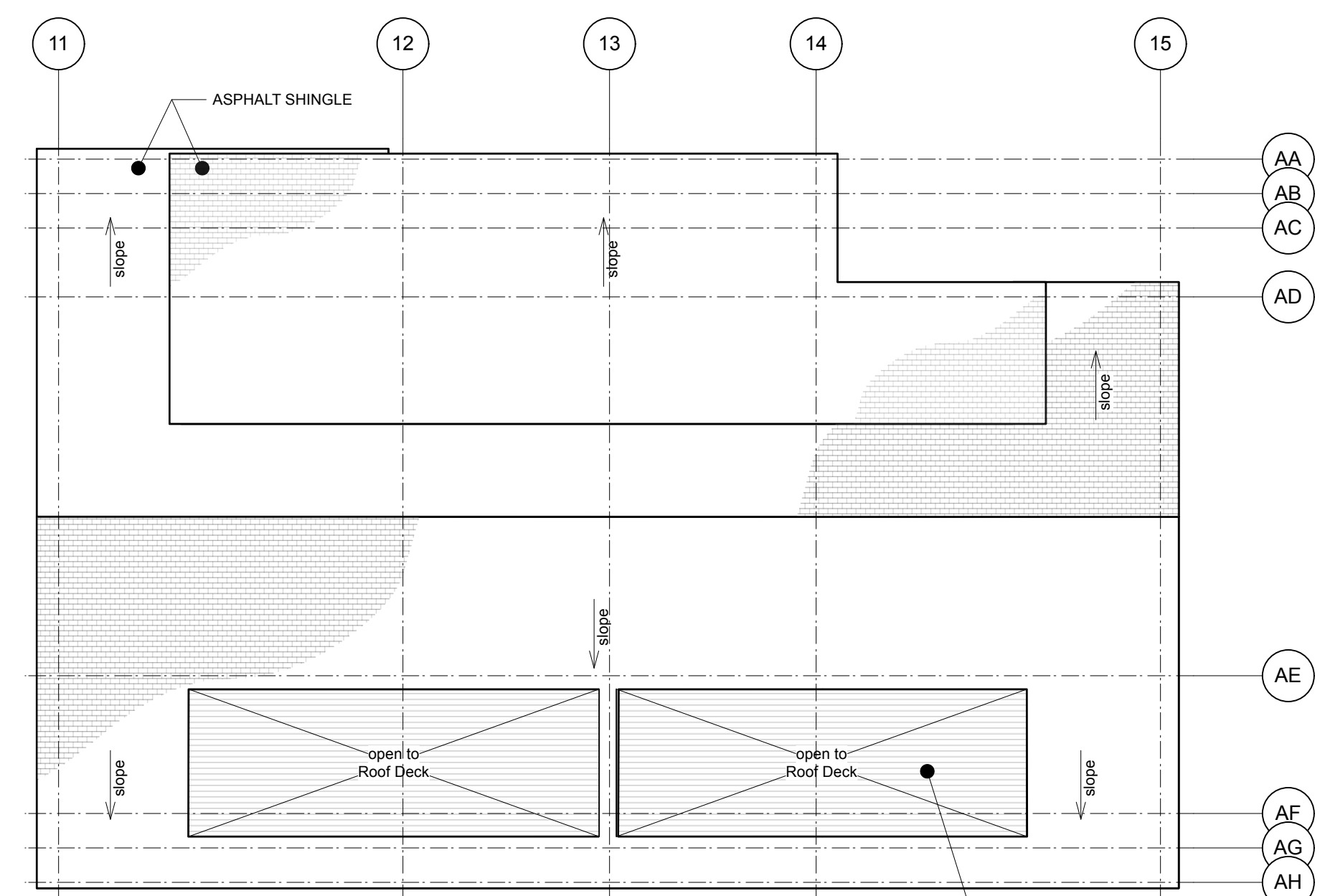
2 LEVEL 1 PLAN
Scale: 1/8" = 1'-0"

FIRST FLOOR
NET AREA = 2020 sf

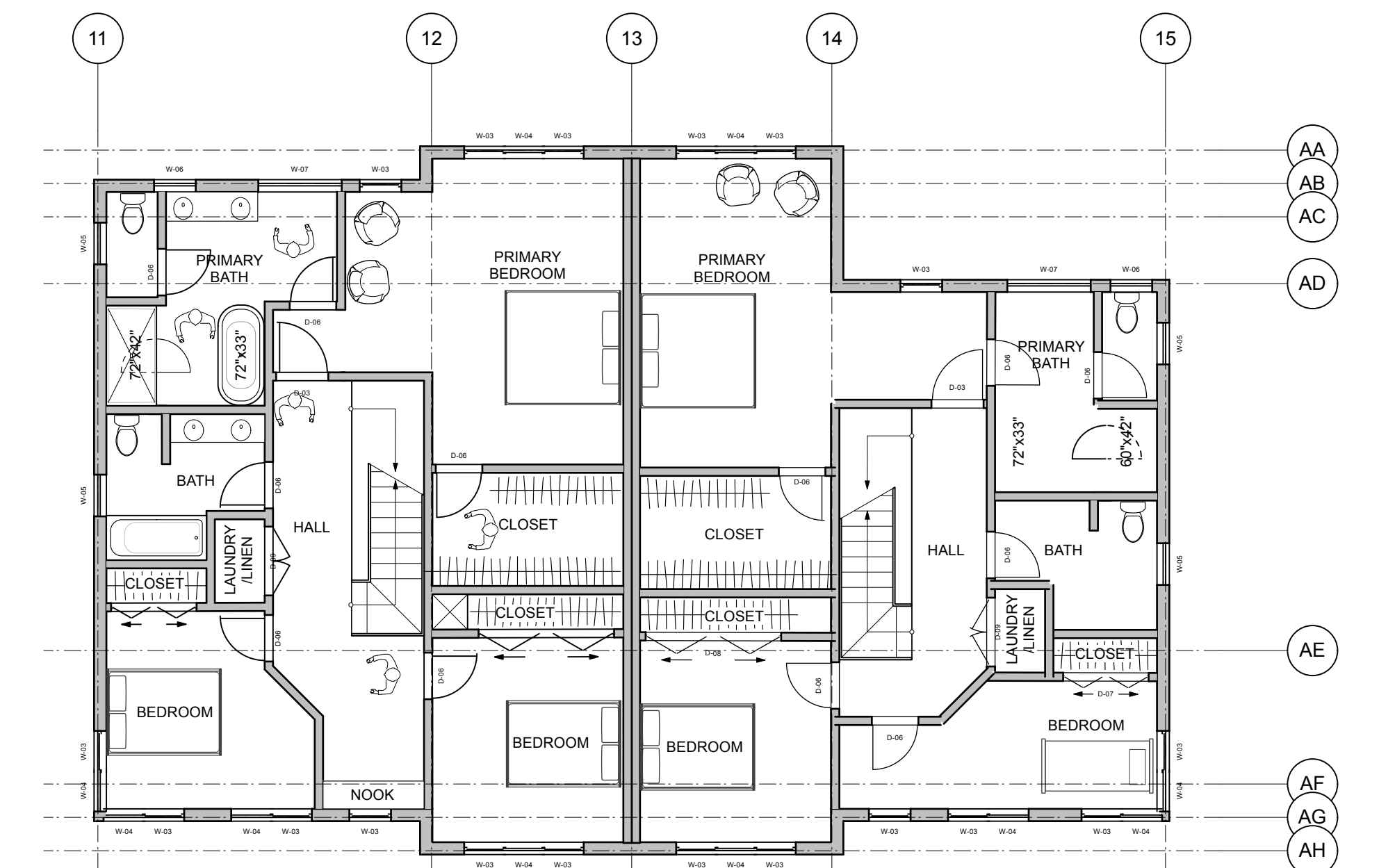


4 LEVEL 3 PLAN
Scale: 1/8" = 1'-0"

SECOND FLOOR
NET AREA = 1575 sf



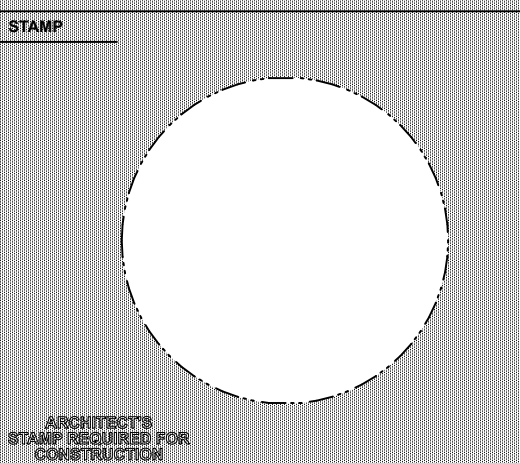
5 ROOF PLAN
Scale: 1/8" = 1'-0"



3 LEVEL 2 PLAN
Scale: 1/8" = 1'-0"

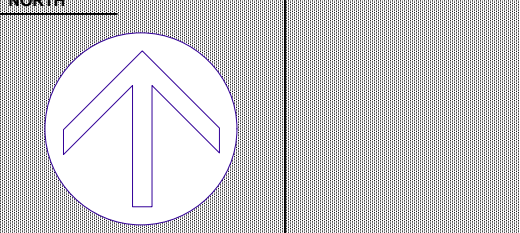
SECOND FLOOR
NET AREA = 2340 sf

NOT FOR CONSTRUCTION 04/24/2025



ARCHITECT
BONHAM & DOUGLAS ARCHITECTS, INC.
196 Pleasant Street, Northampton, MA
413-594-0641
BD-ARC.COM

OWNER
CITY VIEW TOWNHOUSES, LLC
111 HAWLEY STREET
NORTHAMPTON, MA



REV. DATE DESCRIPTION
01 3/24/2025 SD SET

ISSUED FOR:
Project Manager DAN BONHAM NAME
Date 2025-03-24 Reviewed By NAME
Project ID 24-043

Sheet Title:
**BLDGs 2 & 3-
FOUNDATION / FIRST
FLOOR / SECOND FLOOR /
THIRD F**

Sheet No:
A-110

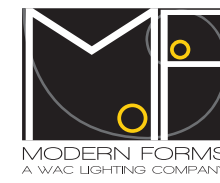
EXTERIOR LIGHT FIXTURES

W1 -- SCONCE LIGHT FIXTURE (DARK SKY FIXTURE)
 LOCATIONS: BENEATH OVERHANGS BOTH FRONT AND REAR DOORS OF EACH UNIT;
 BENEATH OVERHANG AT ROOF DECK AT EACH UNIT

LEDGE -- model: WS-W14
 LED Outdoor Sconce Luminaire



Fixture Type: _____
 Catalog Number: _____
 Project: _____
 Location: _____



PRODUCT DESCRIPTION
 A luminous architectural profile and superior construction make this sconce appropriate for transitional and contemporary interiors or exteriors. Mitered silk-screened glass encases a maximum number of LEDs engineered for optimal illumination. Three sizes allow for cohesive specifications across residential and commercial interior and exterior applications.

FEATURES

- ETL & cETL listed for wet locations, IP65
- CEC Title 24 Compliant
- Low profile design
- Replaceable LED module
- 200' beam angle
- 277V option available for 1408, 1414 and 1420 (special order)
- 80,000 hour potential life
- Color Temp: 3000K
- CR#: 90

CONSTRUCTIONS: Aluminum with white mitered glass.
Power: Transformer located in outlet box
Light Source: High output LED
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer
Mounting: Mounts directly to junction box
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH)
Standards: ETL & cETL listed, ADA compliant.
Installation: Requires Transformer to be recessed within the junction box.

Model	Height	Watt	LED Lumens	Delivered Lumens	Finish
WS-W1408	8"	11.5W	525	340	AL Brushed Aluminum
WS-W1414	14"	19.5W	120V 910	670	BK Black
WS-W1420	20"	29W	1375	1050	BZ Bronze
					GH Graphite

Example: WS-W1420-AL
 For 277V special order, add an "F" before the finish: WS-W1420F-AL

Model	Length	Watt	LED Lumens	Delivered Lumens	Finish
WS-W1412	12"	29W	120V 1200	690	AL Brushed Aluminum
					BK Black
					BZ Bronze
					GH Graphite

Example: WS-W1412-AL

modernforms.com Headquarters/Eastern Distribution Center Central Distribution Center Western Distribution Center
 Phone: (800) 526-2588 44 Harbor Park Drive 1600 Distribution Ct. 1750 Archibald Avenue
 Fax: (800) 526-2585 Port Washington, NY 11050 Lithia Springs, CA 94522 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2015

R1 -- RECESSED LIGHT FIXTURE
 LOCATIONS: BENEATH OVERHANGS ABOVE EACH GARAGE DOOR;
 BENEATH ROOF AT MAILBOX AREA

Project	Catalog #	Type

Prepared by	Notes	Date



HALO
HLB4
 4" LED Lens Downlight with Remote Driver / Junction Box

Typical Applications
 Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 3
- Photometric Data page 4
- Product Warranty
- Dimming Guide

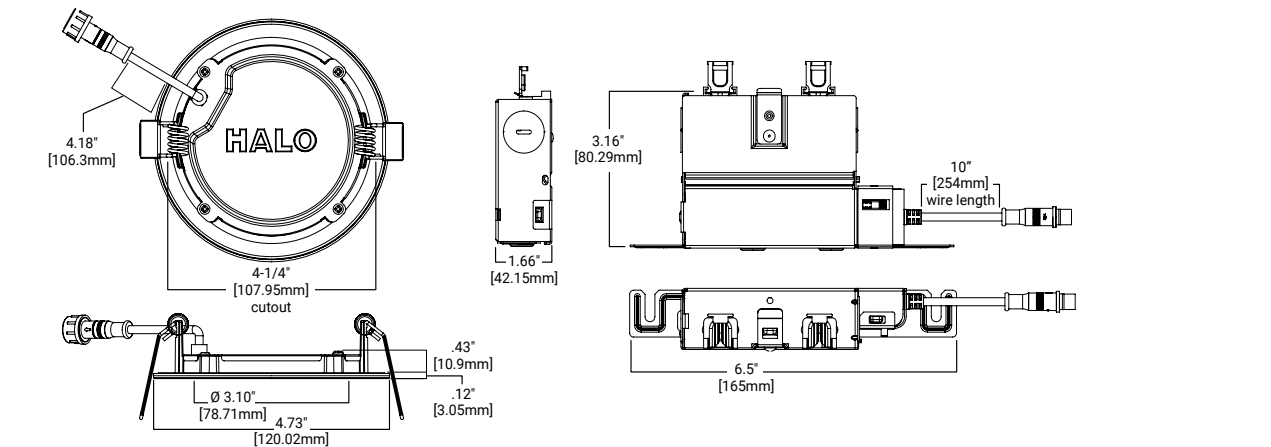
Product Certification

UL LISTED ETL LISTED T24 GREENGUARD GREENGUARD GOLD

Product Features

- Direct mount (does not require recessed housing or junction box)
- Delivers up to 750 lumens; Achieves L70 at 50,000 hours in IC and non-IC applications
- 2700K, 3000K, 3500K, 4000K and 5000K field selectable CCT; 3000K and 4000K fixed CCT
- 90 CRI (min), R9 50 and color accuracy within 4 SDCM
- Wet location listed for showers and protected ceilings; Available in 120V or 120-277V

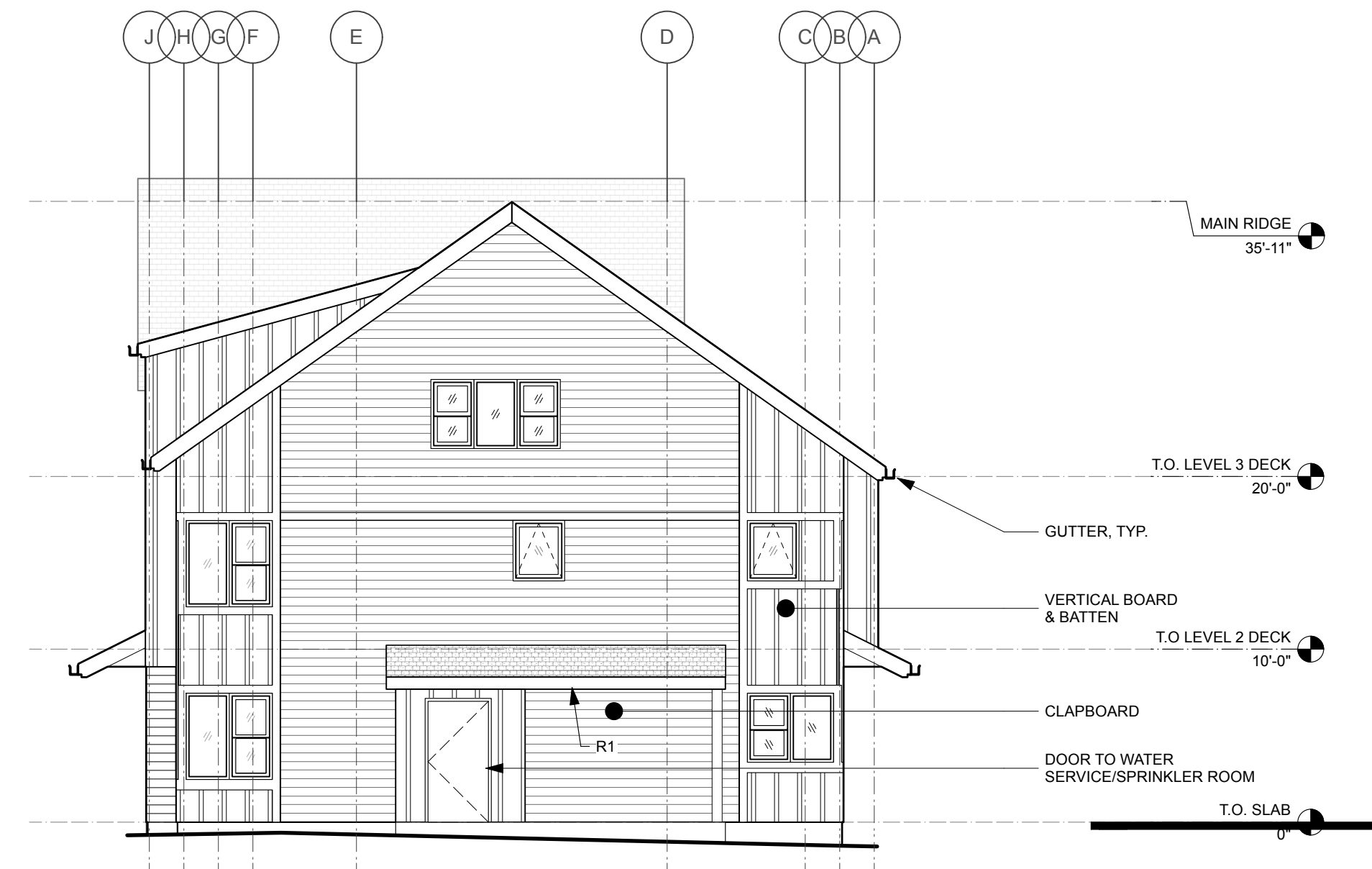
Dimensional and Mounting Details



PSS18047EN page 1
 February 27, 2025 11:14 AM



4 ELEVATION: SOUTH
 Scale: 1/8" = 1'-0"



3 ELEVATION: NORTH
 Scale: 1/8" = 1'-0"



2 ELEVATION: WEST
 Scale: 1/8" = 1'-0"



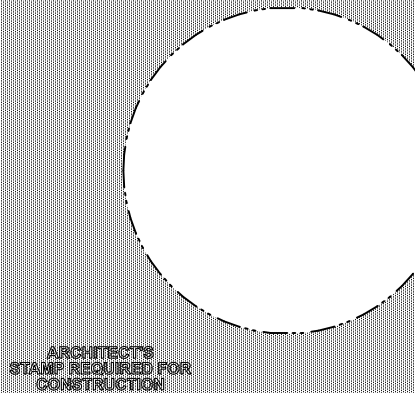
1 ELEVATION: EAST
 Scale: 1/8" = 1'-0"

bonham & douglas ARCHITECTURE INTERIORS

111 HAWLEY STREET
 NORTHAMPTON, MA

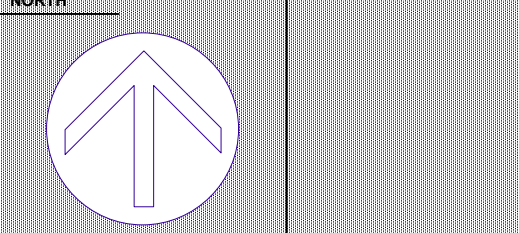
CITY VIEW TOWNHOUSES

STAMP



BONHAM & DOUGLAS ARCHITECTS, INC.
 196 Pleasant Street, Northampton, MA
 413-584-0641
 BD-ARC.COM

OWNER
 CITY VIEW TOWNHOUSES, LLC
 111 HAWLEY STREET
 NORTHAMPTON, MA



REV.	DATE	DESCRIPTION
01	3/24/2025	SD SET

ISSUED FOR:

Project Manager: **DAN BONHAM** Drawn By: **NAME**
 Date: 2025-03-24 Reviewed By: **NAME**

Project ID: 24-043

Sheet Title: **EXTERIOR ELEVATIONS**

Sheet No.:

NOT FOR CONSTRUCTION 04/24/2025

A-200