Appendix Q

Preliminary Architectural Plans

ALLEN & MAJOR ASSOCIATES, INC.

APPENDIX Q

FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS

FIRE RESISTANCE RATING ELEMENT:	MIN. HOURS REQUIRED IIIA	VB
PRIMARY STRUCTURAL FRAME	1 HOURS	0 HOURS
LOADBEARING INTERIOR WALL	1 HOURS	0 HOURS
LOADBEARING EXTERIOR WALL	2 HOUR	0 HOURS
	(SEE A-021 FOR WALLS REQUIRING 2-HR INT/EXT RATING)	
NON-LOADBEARING WALL	0 HOURS	0 HOURS
FLOOR CONSTRUCTION, EXCEPTION:	1 HOURS	0 HOURS
FLOOR CONSTRUCTION BETWEEN UNITS	1 HOUR (1/2 HOUR REQ'D)	DOES NOT APPLY
ROOF CONSTRUCTION	1 HOURS	0 HOURS
CORRIDOR WALLS	1 HOUR (1/2 HOUR REQ'D)	DOES NOT APPLY
DWELLING UNIT SEPARATION WALLS	1 HOUR (1/2 HOUR REQ'D)	DOES NOT APPLY

NOTE: SEE FIRE FIRE RATING DIAGRAMS AND FIRE SEPARATION DISTANCE DIAGRAMS ON A-010, A-011 AND A-012, FOR REQUIRED RESISTANCE RATINGS BASED ON BOTH CONSTRUCTION TYPE AND FIRE SEPARATION DISTANCES

FIRE PROTECTION / LIFE SAFETY

AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
STANDPIPES IN ALL EGRESS STAIRS, EXTEND TO HIGHEST FLOOR LEVEL AT STAIR W/ ROOF HATCH
WATER PRESSURE TESTED MAY/2015 INSUFFICIENT FOR SPRINKLER SYSTEM, FIRE PUMP SHALL BE REQUIRED
SEPARATE DRY SPRINKLER SYSTEMS SERVING THE GARAGE LEVEL
FIRE ALARM SYSTEM PROVIDED
SINGLE OR MULTIPLE STATION SMOKE DETECTORS WITHIN DWELLING UNITS
CO DETECTION SYSTEM INCLUDED IN MECHANICALLY VENTILATED GARAGE
CO DETECTION REQUIRED AT ALL UNITS (MSBC SECTION 916.0 & 527 CMR)
FIRE EXTINGUISHERS PROVIDED WITHIN MAX. TRAVEL DISTANCE AS INDICATED ON FIRE RATING DIAGRAMS, SEE A-010 SERIES SHEETS

MEANS OF EGRESS

BUILDING 1

FLOOR		GSF	SF/OCC.		OCCUPANT LOAD	PROVIDED EGRESS CAPACITY (# OCC.)
FIRST FLOOR		**17,637**			**281**	720 (2 - 36" DOORS - 1 - 72" DOOR)
	Residential	*10,360*	*GSF /*	*200* =	*52*	
	Amenity	*3,238*	*NET /*	*15* =	*216*	
	Storage	*4,039*	*GSF /*	*300* =	*13*	
SECOND FLOOR		**17,648**			**124**	653 (2 - 44" STAIRS - 1 72" DOOR)
	Residential	*16,984*	*GSF /*	*200* =	*85*	
	Amenity	*587*	*NET /*	*15* =	*39*	
	Storage	*77*	*GSF /*	*300* =	*0*	
THIRD FLOOR		**17,608**			**122**	293 (2 - 44" STAIRS)
	Residential	*16,985*	*GSF /*	*200* =	*85*	
	Amenity	*546*	*NET /*	*15* =	*36*	
	Storage	*77*	*GSF /*	*300* =	*0*	
FOURTH FLOOR		**17,608**			**88**	293 (2 - 44" STAIRS)
	Residential	*17,353*	*GSF /*	*200* =	*87*	
	Amenity	*0*	*NET /*	*15* =	*0*	
	Storage	*255*	*GSF /*	*300* =	*1*	
FIFTH FLOOR		**17,608**			**101**	293 (2 - 44" STAIRS)
	Residential	*17,318*	*GSF /*	*200* =	*87*	
	Amenity	*213*	*NET /*	*15* =	*14*	
	Storage	*77*	*GSF /*	*300* =	*0*	

BUILDING 2

FLOOR		GSF	SF/OCC.		OCCUPANT LOAD	PROVIDED EGRESS CAPACITY (# OCC.)
FIRST FLOOR		**20,229**			**400**	720 (2 - 36" DOORS - 1 - 72" DOOR)
	Residential	*11,040*	*GSF /*	*200* =	*55*	
	Amenity	*3,443*	*NET /*	*15* =	*230*	
	Storage	*5,746*	*GSF /*	*50* =	*115*	
SECOND FLOOR		**20,242**			**154**	653 (2 - 44" STAIRS - 1 72" DOOR)
	Residential	*19,325*	*GSF /*	*200* =	*97*	
	Amenity	*845*	*NET /*	*15* =	*56*	
	Storage	*72*	*GSF /*	*50* =	*1*	
THIRD FLOOR		**19,934**			**127**	293 (2 - 44" STAIRS)
	Residential	*19,434*	*GSF /*	*200* =	*97*	
	Amenity	*428*	*NET /*	*15* =	*29*	
	Storage	*72*	*GSF /*	*50* =	*1*	
FOURTH FLOOR		**19,934**			**104**	293 (2 - 44" STAIRS)
	Residential	*19,649*	*GSF /*	*200* =	*98*	
	Amenity	*0*	*NET /*	*15* =	*0*	
	Storage	*285*	*GSF /*	*50* =	*6*	
FIFTH FLOOR		**19,934**			**153**	293 (2 - 44" STAIRS)
	Residential	*19,017*	*GSF /*	*200* =	*95*	
	Amenity	*845*	*NET /*	*15* =	*56*	
	Storage	*72*	*GSF /*	*50* =	*1*	

BUILDING 3

FLOOR		GSF	SF/OCC.		OCCUPANT LOAD	PROVIDED EGRESS CAPACITY (# OCC.)
FIRST FLOOR		**12,098**			**601**	1080 (2 - 36" DOORS - 2 - 72" DOOR)
	Pool	*1,468*	*GSF /*	*50* =	*29*	
	Business	*757*	*GSF /*	*100* =	*8*	
	Assembly	*8,024*	*NET /*	*15* =	*535*	
	Fitness	*1,359*	*GSF /*	*50* =	*27*	
	Storage/MEP	*490*	*GSF /*	*300* =	*2*	

EGRESS WIDTH
STAIRWAYS: 0.3" / PERSON
DOORS, RAMPS & CORRIDORS: 0.2"/PERSON
ALL STAIRS ARE 44" MIN AND CORRIDORS 60" MIN.

AREA OF REFUGE
HORIZONTAL EGRESS REQUIRES: 3 SF /PERSON

NUMBER OF EXITS
GARAGE LEVELS ARE REQUIRED TO HAVE 2 EXITS - 2 ARE PROVIDED
EACH RESIDENTIAL LEVEL MUST BE PROVIDED A MINIMUM OF 2 EXITS - 3 ARE PROVIDED

BUILDING CODE SUMMARY

USE / OCCUPANCY

OCCUPANCY:
- A-3 — ASSEMBLY (LOBBY, RESIDENTIAL AMENITY, POOL, FITNESS CENETER)
- B — BUSINESS (LEASING OFFICE)
- R-2 — RESIDENTIAL (RESIDENTIAL DWELLING UNITS)
- S-2 — STORAGE (MEP SPACES & TENANT STORAGE)
- U — MISCELLANEOUS (PRIVATE GARAGES)

BUILDING CODE: 780 CMR MASSACHUSETTS STATE BUILDING CODE (MSBC) - 9TH EDITION (OCTOBER 2017)
MSBC IS AN AMENDED VERSION OF 2015 IBC.

OTHER APPLICABLE CODES:
STRUCTURAL REQUIREMENTS: CH. 16 OF IBC (MSBC AMENDS CH. 16)
780 CMR: MASS. STATE BUILDING CODE, 9TH EDITION
527 CMR: MASS. FIRE PREVENTION REGULATIONS (NFPA-1-2015, ADOPTED (JANUARY 2018)
248 CMR: MASS. FUEL GAS AND PLUMBING CODE (MARCH 2017)
524 CMR: MASS. ELEVATOR REGULATIONS (MAY 2016)
521 CMR: MASS. ARCHITECTURAL ACCESS BOARD (JANUARY 2006)
AMERICANS WITH DISABILITIES ACT GUIDELINES (ADA)- (SEPTEMBER 2010) WHERE MORE RESTRICTIVE THAN MAAB
INTERNATIONAL MECHANICAL CODE (IMC, 2015) AS AMENDED BY MSBC
NATIONAL ELEC. CODE AS ADOPTED AND AMENDED BY 527 CMR CH. 12 (NFPA 70, 2017 EDITION)
FEDERAL FAIR HOUSING ACT COMPLIANCE - DESIGN MANUAL IS SELECTED "SAFE HARBOR"
THE MASS. STRETCH ENERGY CODE (20% MORE EFFICIENT THAN IECC REQ.) HAS BEEN ADOPTED BY ASHLAND (AMENDED VERSION OF 2018, IECC)

CONSTRUCTION TYPE / GENERAL BUILDING LIMITATIONS

CONSTRUCTION TYPE - BUILDING 1 (510.2): IIIA - COMBUSTIBLE, PROTECTED (RESIDENTIAL)
ALLOWABLE BUILDING HEIGHT (TABLE 510.2, 504.3, 504.4): 5 STORIES / 85'-0" (AS MODIFIED)
PROPOSED BUILDING HEIGHT: 5 STORIES/ 55'-3"
NOTE 1: HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE (369.5') TO THE HIGHEST ROOF FRAMING (424.75')

CONSTRUCTION TYPE - BUILDING 2 (510.2): IIIA - COMBUSTIBLE, PROTECTED
ALLOWABLE BUILDING HEIGHT (TABLE 510.2, 504.3, 504.4): 5 STORIES / 85'-0" (AS MODIFIED)
PROPOSED BUILDING HEIGHT: 5 STORIES/ 55'-3"
NOTE 1: HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE (370.5') TO THE HIGHEST ROOF FRAMING (437')

CONSTRUCTION TYPE - BUILDING 3 (510.2): VB - COMBUSTIBLE, UNPROTECTED (ASSEMBLY)
ALLOWABLE BUILDING HEIGHT (TABLE 510.2, 504.3, 504.4): 2 STORIES / 60'-0" (AS MODIFIED)
PROPOSED BUILDING HEIGHT: 1 STORIES/ 29'-9"
NOTE 1: HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE (0') TO THE HIGHEST ROOF FRAMING (29'-9")

CONSTRUCTION TYPE - GARAGE 8, 9, 10, 11 (510.2): VB - COMBUSTIBLE, UNPROTECTED (MISCELLANEOUS)
ALLOWABLE BUILDING HEIGHT (TABLE 510.2, 504.3, 504.4): 1 STORIES / 40'-0" (AS MODIFIED)
PROPOSED BUILDING HEIGHT: 1 STORIES/ 16'-10"
NOTE 1: HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE PLANE (0') TO THE HIGHEST ROOF FRAMING (16'-10")

PROPOSED AREA LIMITATIONS: SEE AREA MODIFICATIONS BELOW

HEIGHT, AREA AND CONSTRUCTION TYPE MODIFICATION

HEIGHT MODIFICATIONS: 780 CMR 504.0
INCREASE FOR AUTOMATIC SPRINKLER SYSTEM: 1 STORY 20 FEET

BUILDING 1 & 2

AREA MODIFICATIONS - BUILDING (CMR 506):		ALLOWED IIIA GROUP S-2	GROUP A-3	GROUP R-2	PROPOSED
A.	ALLOWABLE FLOOR AREA BEFORE MODIFICATIONS	39,000 SF	14,000 SF	24,000 SF	
B.	ALLOWABLE TOTAL FLOOR AREA =	117,000 SF	42,000 SF	72,000 SF	
C.	ALLOWABLE TOTAL FLOOR AREA (506.4): 72,000 X 3 =			216,000 SF	
D.	ALLOWABLE TOTAL FLOOR AREA / FLOOR: 216,000 / 5 =			43,200 SF	
	PROPOSED FLOOR AREA (BUILDING 1) =				17,648 SF TYP.
	PROPOSED FLOOR AREA (BUILDING 2) =				20,242 SF TYP.

BUIDLING 3

AREA MODIFICATIONS - BUILDING (CMR 506):		ALLOWED VB Group A-3	PROPOSED
A.	ALLOWABLE FLOOR AREA BEFORE MODIFICATIONS	6000 SF	
B.	ALLOWABLE TOTAL FLOOR AREA =	24,000 SF	
	PROPOSED FLOOR AREA (BUILDING 3) =		12,098 SF

BUIDING 8, 9, 10, 11

AREA MODIFICATIONS - BUILDING (CMR 506):		ALLOWED VB Group U	PROPOSED
A.	ALLOWABLE FLOOR AREA BEFORE MODIFICATIONS	5,500 SF	
B.	ALLOWABLE TOTAL FLOOR AREA =	16,500 SF	
	PROPOSED FLOOR AREA (BUILDING 8) =		3,873 SF TYP.
	PROPOSED FLOOR AREA (BUILDING 9, 10) =		3,322 SF TYP.
	PROPOSED FLOOR AREA (BUILDING 11) =		1,848 SF TYP.

BUILDING 1

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	S-2 RATIO	A-3 RATIO	R-2 RATIO	SUM
1ST	4,039 / 117,000 = 0.035	3,238 / 42,000 = 0.077	10,360 / 72,000 = 0.144	0.256
2ND	77 / 117,000 = 0.0006	587 / 42,000 = 0.014	16,984 / 72,000 = 0.236	0.251
3RD	77 / 117,000 = 0.0006	546 / 42,000 = 0.013	16,985 / 72,000 = 0.236	0.250
4TH	255 / 117,000 = 0.002	0 / 42,000 = 0.000	17,353 / 72,000 = 0.241	0.243
5TH	77 / 117,000 = 0.0006	179 / 42,000 = 0.004	17,352 / 72,000 = 0.241	0.246
			TOTAL:	1.25 > 3

BUILDING 2

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	S-2 RATIO	A-3 RATIO	R-2 RATIO	SUM
1ST	5746 / 117,000 = 0.049	3,443 / 42,000 = 0.082	11,040 / 72,000 = 0.153	0.284
2ND	72 / 117,000 = 0.0006	845 / 42,000 = 0.020	19,325 / 72,000 = 0.268	0.289
3RD	72 / 117,000 = 0.0006	428 / 42,000 = 0.010	19,434 / 72,000 = 0.270	0.280
4TH	285 / 117,000 = 0.002	0 / 42,000 = 0.000	19,649 / 72,000 = 0.272	0.274
5TH	72 / 117,000 = 0.0006	213 / 42,000 = 0.005	19,017 / 72,000 = 0.264	0.270
			TOTAL:	1.40 > 3

BUILDING 3

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	S-2 RATIO	A-3 RATIO	B RATIO	SUM
1ST	490 / 40,500 = .012	10,851 / 18,000 = .602	757 / 27,000 = .028	0.642
			TOTAL:	0.642 > 3

BUILDING 8

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	U RATIO			SUM
1ST	3,873 / 16,500 = .235			0.235
			TOTAL:	0.235 > 1

BUILDING 9 AND 10

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	U RATIO			SUM
1ST	3,322 / 16,500 = .201			0.201
			TOTAL:	0.201 > 1

BUILDING 11

ALLOWABLE AREA OF SEPARATED OCCUPANCIES (508.4.2 & 506.2)

FLOOR	U RATIO			SUM
1ST	1848 / 16,500 = .112			0.112
			TOTAL:	0.112 > 1

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UNIT MIX AND BUILDING SUMMARY

8/7/2020

UNITED GROUP - ARBELLA AT ASHLAND

Senior Housing - Apartments, Townhouses, Garages & Clubhouse

BUILDING 1

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR # OF UNITS	2ND FLOOR # OF UNITS	3RD FLOOR # OF UNITS	4TH FLOOR # OF UNITS	5TH FLOOR # OF UNITS	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	MIX (UNITS)	MIX (BEDS)
A1	1 BED / 1 BATH	1	714	4	11	10	10	10	45	45	32,130	59.21%	45.45%
A1-G2	1 BED / 1 BATH	1	714	1	0	1	0	0	2	2	1,428	2.63%	2.02%
A1A	1 BED / 1 BATH	1	815	0	0	0	1	1	2	2	1,630	2.63%	2.02%
A3	1 BED / 2 BATH	1	931	0	1	1	1	0	3	3	2,793	3.95%	3.03%
A3-G2	1 BED / 2 BATH	1	931	0	0	0	0	1	1	1	931	1.32%	1.01%
A4	1 BED / 1 BATH	1	1,107	0	0	0	0	0	0	0	0	0.00%	0.00%
									53	**53**		**69.74%**	**53.54%**
B1	2 BED / 2 BATH	2	1,121	1	1	1	1	1	5	10	5,605	6.58%	10.10%
B1-G2	2 BED / 2 BATH	2	1,121	0	1	0	0	0	1	2	1,121	1.32%	2.02%
B1A	2 BED / 2 BATH	2	1,245	0	0	1	0	0	1	2	1,245	1.32%	2.02%
B1B	2 BED / 2 BATH	2	1,250	0	0	0	1	1	2	4	2,500	2.63%	4.04%
B2	2 BED / 2 BATH	2	1,125	2	2	2	2	2	10	20	11,250	13.16%	20.20%
B2-G2	2 BED / 2 BATH	2	1,125	0	0	0	0	0	0	0	0	0.00%	0.00%
B3	2 BED / 2 BATH	2	1,264	0	1	1	1	1	4	8	5,056	5.26%	8.08%
									23	**46**		**30.26%**	**46.46%**
TOTALS			864	8	17	17	17	17	76	99	65,689	100.00%	100.00%

BUILDING 2

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR # OF UNITS	2ND FLOOR # OF UNITS	3RD FLOOR # OF UNITS	4TH FLOOR # OF UNITS	5TH FLOOR # OF UNITS	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	MIX (UNITS)	MIX (BEDS)
A1	1 BED / 1 BATH	1	714	4	9	9	8	9	39	39	27,846	48.75%	33.91%
A1-G2	1 BED / 1 BATH	1	714	0	1	0	1	0	2	2	1,428	2.50%	1.74%
A1A	1 BED / 1 BATH	1	815	0	0	0	0	0	0	0	0	0.00%	0.00%
A3	1 BED / 2 BATH	1	931	0	0	0	0	0	0	0	0	0.00%	0.00%
A3-G2	1 BED / 2 BATH	1	931	0	0	0	0	0	0	0	0	0.00%	0.00%
A4	1 BED / 1 BATH	1	1,107	0	1	1	1	1	4	4	4,428	5.00%	3.48%
									45	**45**		**56.25%**	**39.13%**
B1	2 BED / 2 BATH	2	1,121	1	4	3	3	2	13	26	14,573	16.25%	22.61%
B1-G2	2 BED / 2 BATH	2	1,121	1	0	0	0	1	2	4	2,242	2.50%	3.48%
B1A	2 BED / 2 BATH	2	1,245	0	0	1	1	1	3	6	3,735	3.75%	5.22%
B1B	2 BED / 2 BATH	2	1,250	0	0	0	0	0	0	0	0	0.00%	0.00%
B2	2 BED / 2 BATH	2	1,125	2	2	2	3	3	12	24	13,500	15.00%	20.87%
B2-G2	2 BED / 2 BATH	2	1,125	0	0	1	0	0	1	2	1,125	1.25%	1.74%
B3	2 BED / 2 BATH	2	1,264	0	1	1	1	1	4	8	5,056	5.00%	6.96%
									35	**70**		**43.75%**	**60.87%**
TOTALS			924	8	18	18	18	18	80	115	73,933	100.00%	100.00%

TOWNHOUSE BUILDING 4, 5, 6, 7

UNIT TYPE	DESCRIPTION	BEDS/UNIT	UNIT NRSF	1ST FLOOR # OF UNITS	2ND FLOOR # OF UNITS	3RD FLOOR # OF UNITS	4TH FLOOR # OF UNITS	5TH FLOOR # OF UNITS	TOTAL UNITS	TOTAL BEDS	TOTAL NRSF	MIX (UNITS)	MIX (BEDS)
TH A	2 BED / 2 BATH	2	2,189	3	0	0	0	0	3	6	6,567	50.00%	50.00%
TH B	2 BED / 2 BATH	2	2,010	2	0	0	0	0	2	4	4,020	33.33%	33.33%
TH C	2 BED / 2 BATH	2	2,163	1	0	0	0	0	1	2	2,163	16.67%	16.67%
TOTALS (SINGLE BUILDING)			2,125	6	0	0	0	0	6	12	12,750	100.00%	100.00%
TOWNHOUSE UNITS TOTALS (BUILDING 4, 5, 6, 7)									**24**	**48**	**51,000**		

PROJECT GRAND TOTALS			1,132						180	262	203,740		
PROJECT UNITS GRAND TOTALS - 1 BEDS									**98**	**98**		**54.44%**	
PROJECT UNITS GRAND TOTALS - 2 BEDS									**82**	**164**		**45.56%**	
PROJECT STORAGE RENTAL NSRF											**13,118**		

PARKING

GARAGE SPACES (STANDARD)	**41**	TOWNHOUSE SURFACE SPACES	**24**	CLUBHOUSE SPACES	**18**
GARAGE SPACES (ACCESSIBLE)	**2**	TOWNHOUSE GARAGE SPACES	**24**	CLUBHOUSE SPACES (ACCESSIBLE)	**4**
TOTAL GARAGE SPACES	**43**	TOTAL TOWNHOUSE SPACES	**48**	TOTAL CLUBHOUSE SPACES	**22**
GARAGE PARKING RATIO (SPACES/UNIT)	**0.24**	GARAGE PARKING RATIO (SPACES/UNIT)	**2.00**		
				TOTAL PROJECT PARKING SPACES	**226**
SURFACE SPACES (STANDARD)	**105**				
SURFACE SPACES (ACCESSIBLE)	**8**				
TOTAL SURFACE SPACES	**113**				
SURFACE PARKING RATIO (SPACES/UNIT)	**0.63**				
TOTAL RESIDENTIAL PARKING SPACES	**156**				
TOTAL RESIDENTIAL PARKING RATIO (SPACES/UNIT)	**0.87**				

BUILDING 1 GSF	GSF
1ST FLOOR	**17,637**
2ND FLOOR	**17,648**
3RD FLOOR	**17,608**
4TH FLOOR	**17,608**
5TH FLOOR	**17,608**
TOTAL BUILDING GSF	**88,109**

BUILDING 2 GSF	GSF
1ST FLOOR	**20,229**
2ND FLOOR	**20,242**
3RD FLOOR	**19,934**
4TH FLOOR	**19,934**
5TH FLOOR	**19,934**
TOTAL BUILDING GSF	**100,273**

CLUBHOUSE BUILDING 3 AMENITY	GSF
CLUBHOUSE AMENITY	**11,307**

TOWNHOUSE BLDG 4, 5, 6 & 7 GSF (SNGL BLDG)	GSF
1ST FLOOR	**8,903**
2ND FLOOR	**3,853**
TOTAL BUILDING GSF	**12,756**

GARAGE BLDG 8, 9, 10 & 11	GSF
GARAGE BUILDING 8	**3,873**
GARAGE BUILDING 9	**3,322**
GARAGE BUILDING 10	**3,322**
GARAGE BUILDING 11	**1,848**
TOTAL GARAGE GSF	**12,365**

BUILDING RESIDENTIAL	GSF
BUILDING 1	**88,109**
BUILDING 2	**100,273**
TOWNHOUSE BUILDING 4, 5, 6 & 7	**51,024**
TOTAL RESIDENTIAL GSF	**239,406**
RESIDENTIAL EFFIECIENCY	85%
RESIDENTIAL GSF / UNIT	**1,330**
CLUBHOUSE AMENITY	**11,307**
GARAGE BUILDING 8, 9, 10 & 11	**12,365**
TOTAL PROJECT GSF	**263,078**

HEARING IMPAIRED UNITS

RATIO	REQUIRED	PROVIDED
2%	4	4

GROUP 2 UNITS

UNIT TYPE	BUILDING NUMBER	UNIT NUMBERS
A1-G2	BUILDING 1 & 2	
A2-G2	BUILDING 2	
A3-G2	BUILDING 1	
B1-G2	BUILDING 1 & 2	
B2-G2	BUILDING 2	

RATIO	REQUIRED	PROVIDED
5%	9	9

AFFORDABLE UNITS

RATIO	REQUIRED	PROVIDED
25%	45	45

RENTABLE STORAGE	NSRF
BUILDING 1	**6,186**
BUILDING 2	**6,932**

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NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: AMD
drawing checked by: AD
drawing scale:
drawing date: 04 SEPTEMBER 2020
project number: 19021.00
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registration: DRAFT

drawing name: Unit Mix & Program

drawing number: A-009

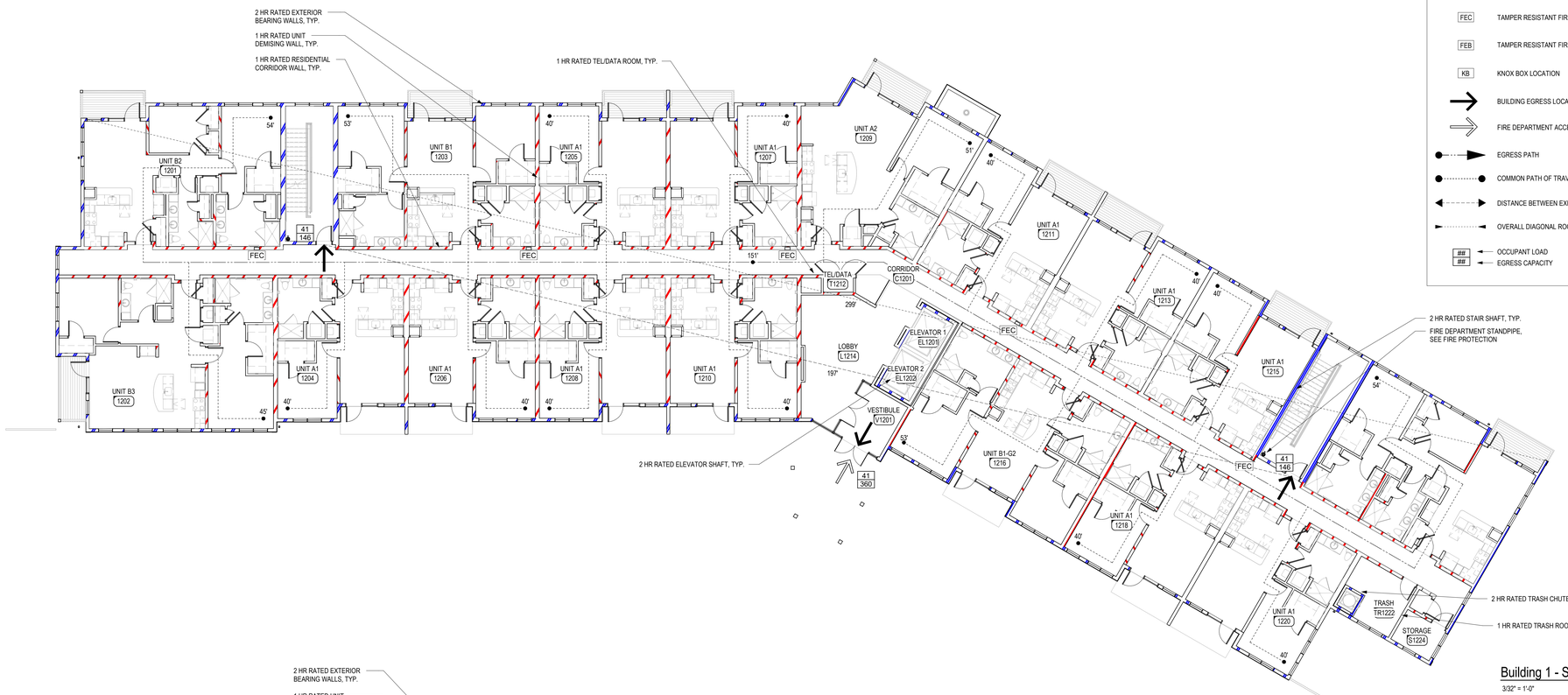
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LIFE SAFETY PLAN KEY

- 1-HR WALL CONSTRUCTION (SEE WALL TYPES)
- 2-HR WALL CONSTRUCTION (SEE WALL TYPES)
- FIRE DEPARTMENT STANDPIPE LOCATION
- SPC — FIRE DEPARTMENT VALVE CABINET
- FEC — TAMPER RESISTANT FIRE EXTINGUISHER CABINET
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- DISTANCE BETWEEN EXITS
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- ## — OCCUPANT LOAD
- ## — EGRESS CAPACITY

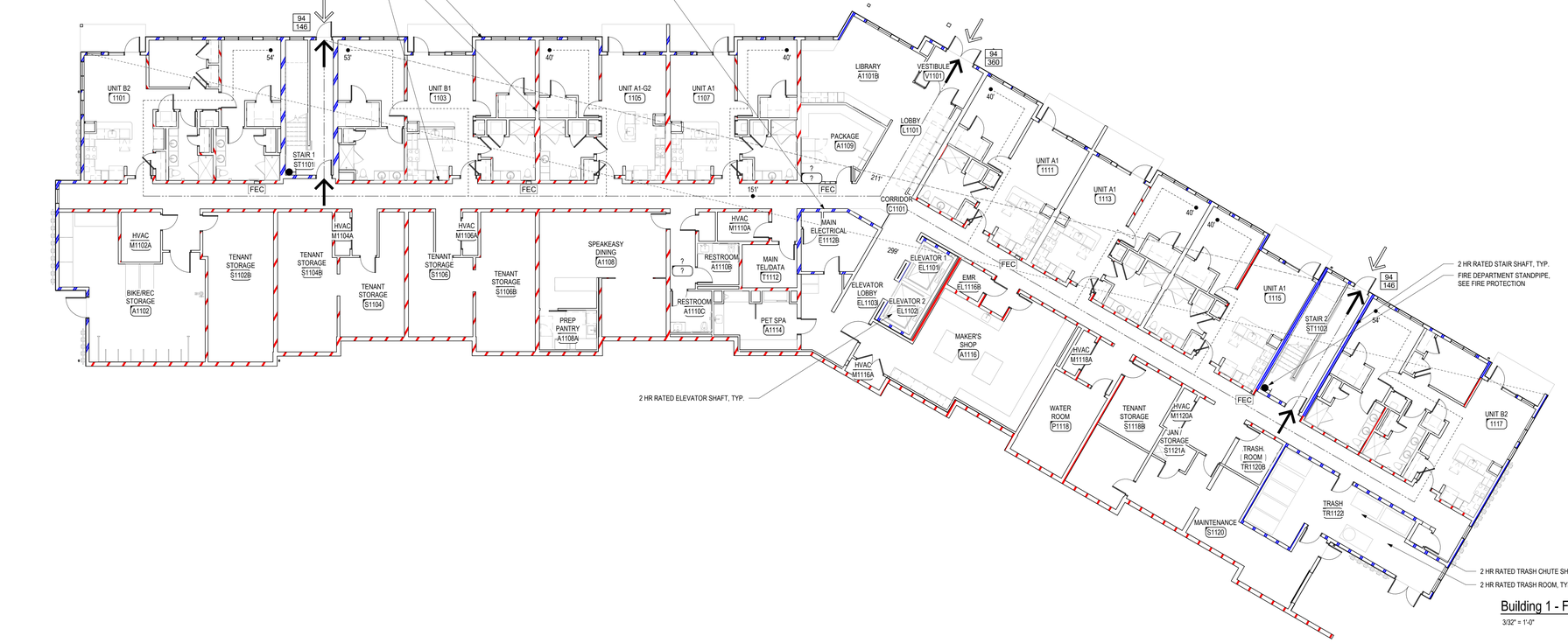
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Building 1 - Second Floor Life Safety Plan — 2 / A-011

3/32" = 1'-0"



Building 1 - First Floor Life Safety Plan — 1 / A-011

3/32" = 1'-0"

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Technology Park
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consultant information:

issuance: PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	IJ
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

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No.	Description	Date

registration: DRAFT

drawing name: Building 1 - First & Second Floor Life Safety Plan

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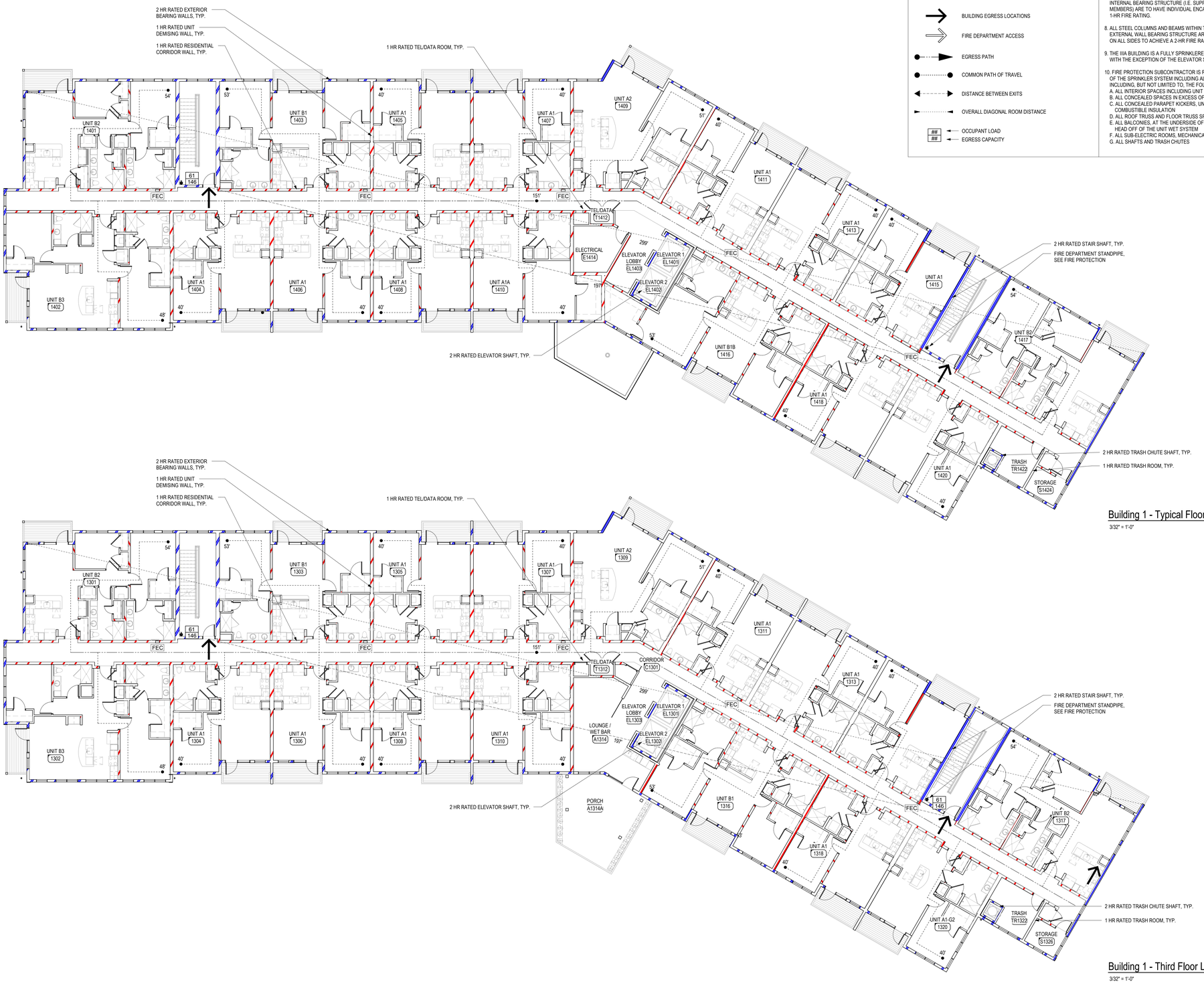
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Building 1 - Typical Floor Life Safety Plan — 2 / A-012
3/32" = 1'-0"

Building 1 - Third Floor Life Safety Plan — 1 / A-012
3/32" = 1'-0"

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project number:	19021.00

drawing revisions:

No.	Description	Date

registration:
DRAFT

drawing name:
Building 1 - Third & Typical Floor Life Safety Plan

drawing number:
A-012

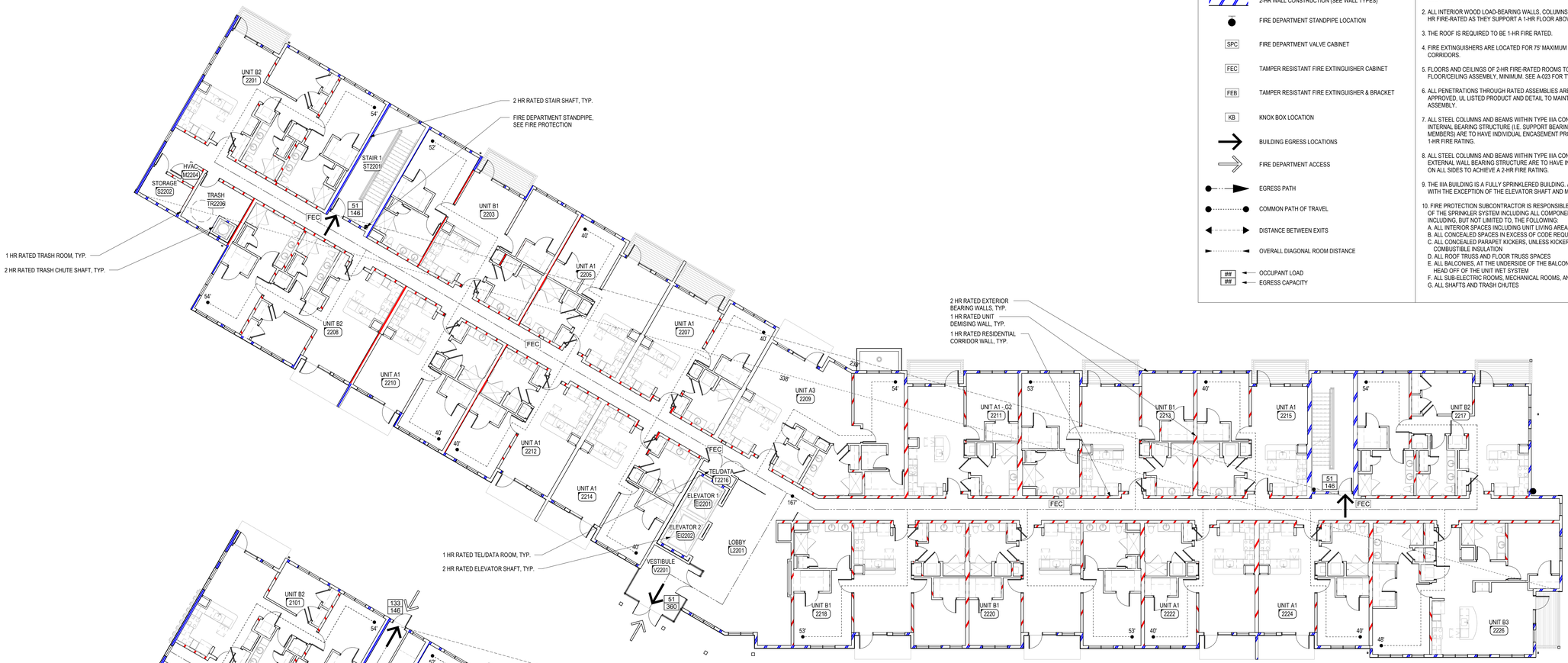
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Building 2 - Second Floor Life Safety Plan — 2 / A-013
3/32" = 1'-0"

Building 2 - First Floor Life Safety Plan — 1 / A-013
3/32" = 1'-0"

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issuance

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key plan

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drawing by:	IJ
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration

DRAFT

drawing name

Building 2 - First & Second Floor Life Safety Plan

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A-013

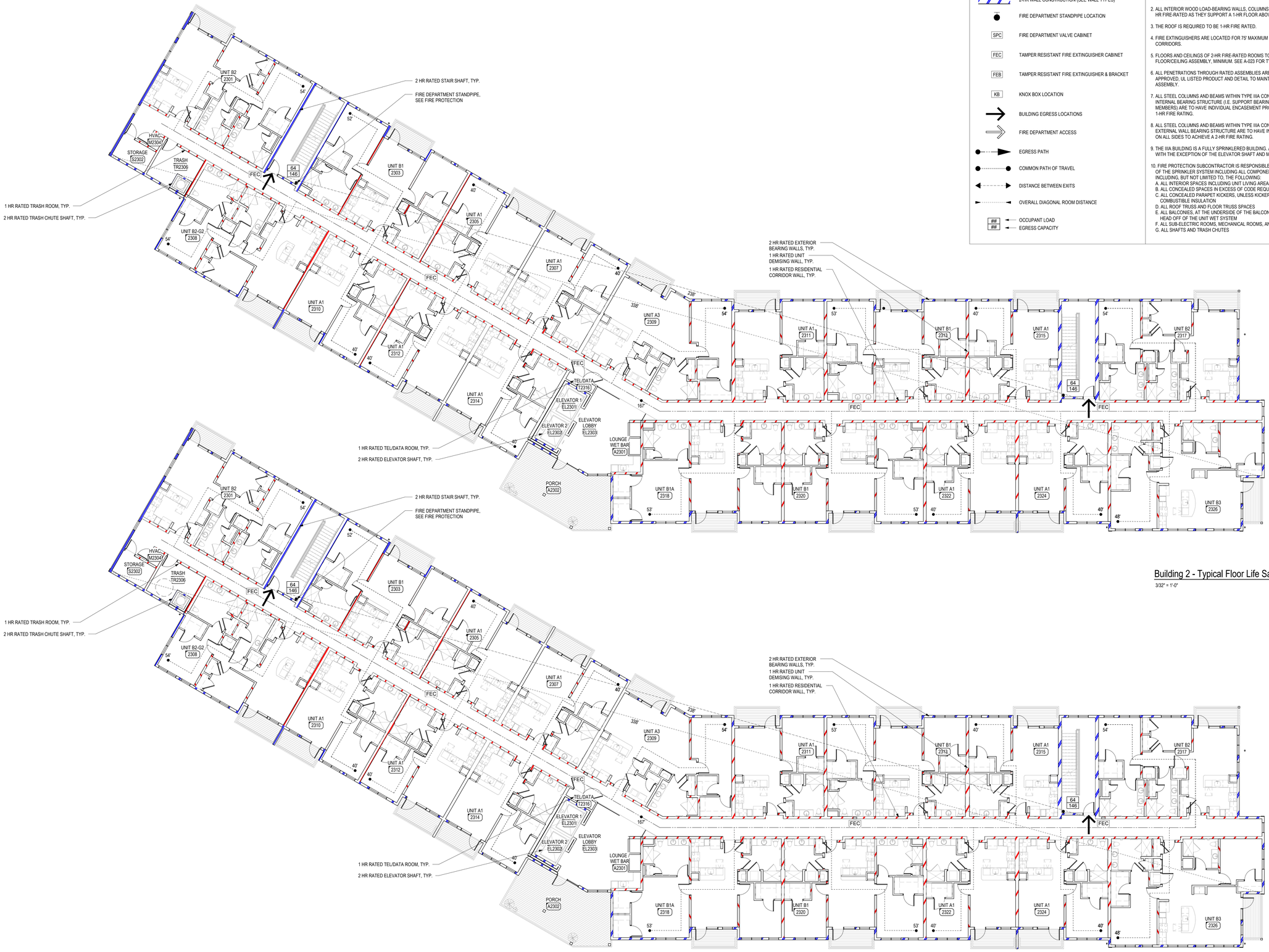
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Building 2 - Typical Floor Life Safety Plan — 2 / A-014
3/32" = 1'-0"

Building 2 - Third Floor Life Safety Plan — 1 / A-014
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project number:	19021.00

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No.	Description	Date

registration:
DRAFT

drawing name:
Building 2 - Third & Typical Floor Life Safety Plan

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A-014

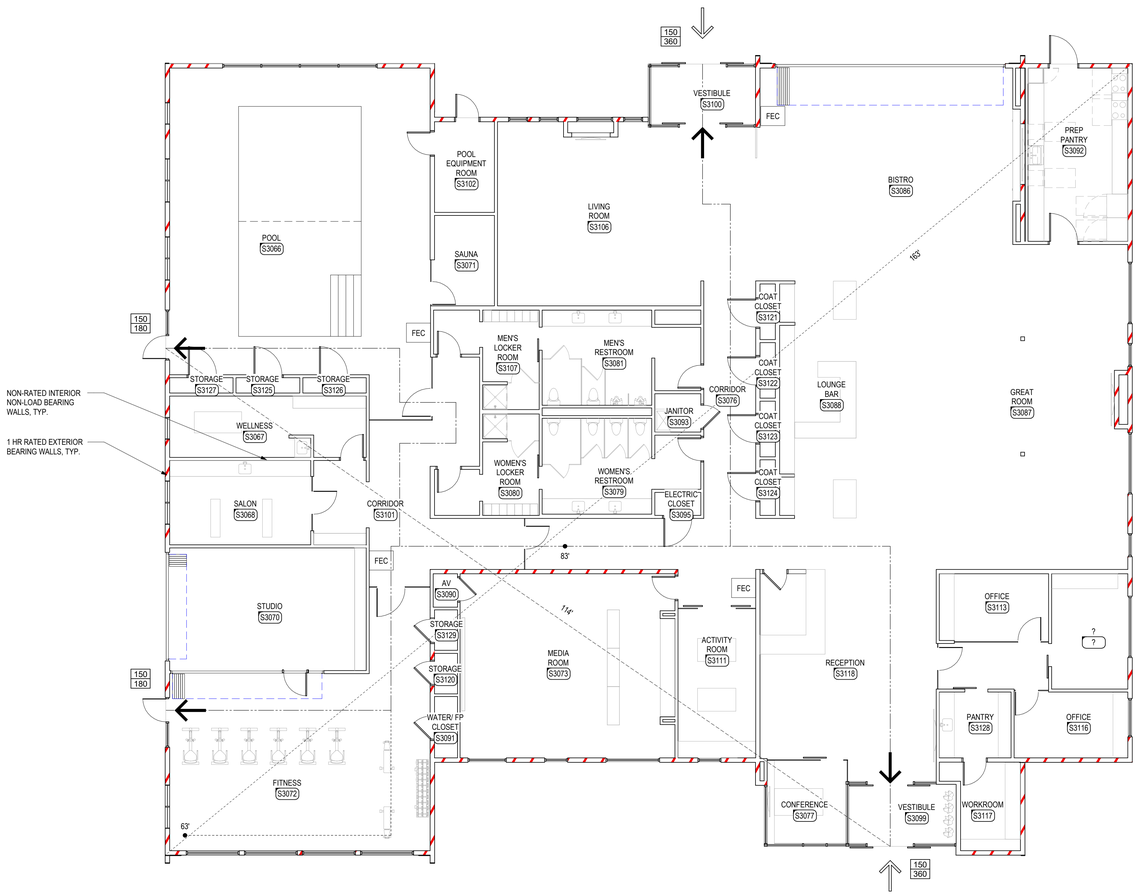
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Clubhouse - First Floor Life Safety Plan
1/8" = 1'-0"

1
A-015

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Clubhouse - First Floor Life Safety Plan

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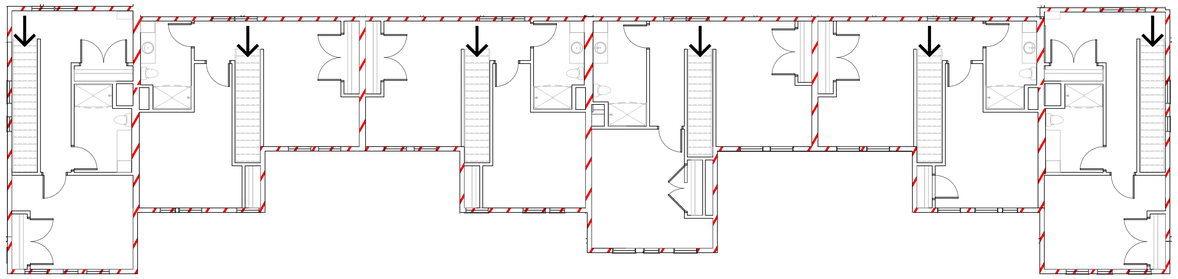
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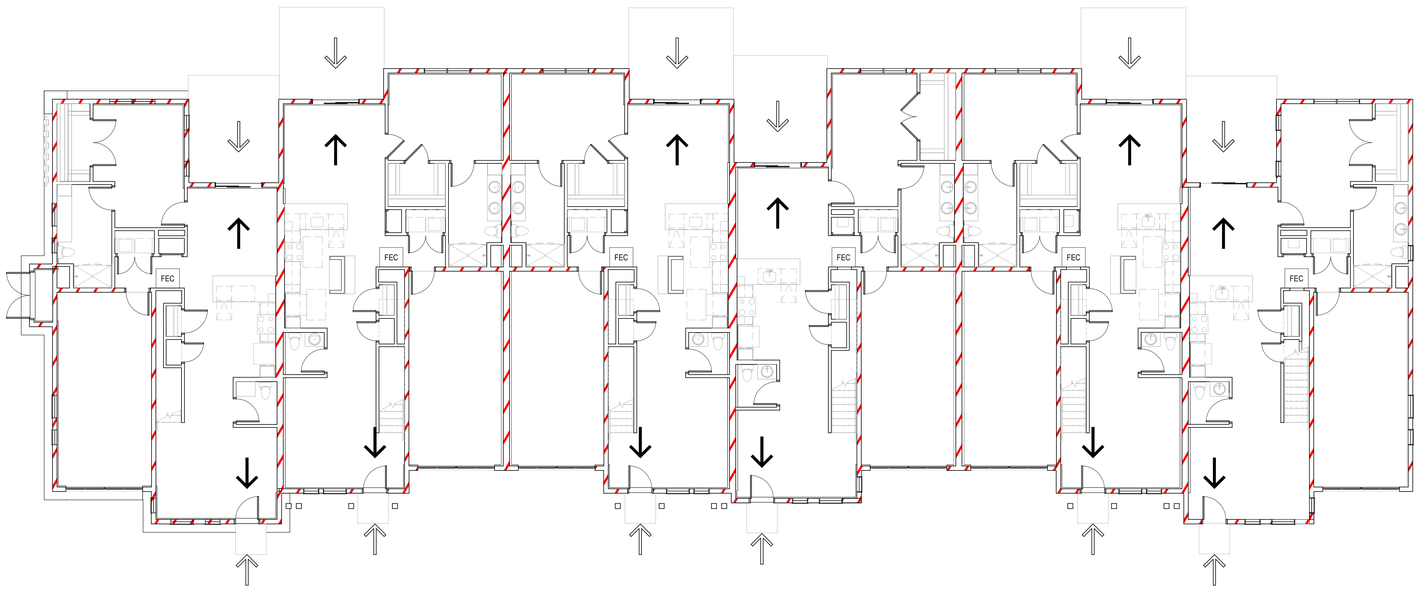
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- ## — EGRESS CAPACITY

LIFE SAFETY PLAN NOTES

1. ALL EXTERIOR WOOD LOAD-BEARING WALLS, COLUMNS, AND BEAMS ARE REQUIRED TO BE 2-HR FIRE-RATED IN TYPE IIIA CONSTRUCTION. SEE FULL CODE REPORT IN SPECIFICATIONS. SEE CODE SUMMARY ON A-003.
2. ALL INTERIOR WOOD LOAD-BEARING WALLS, COLUMNS, AND BEAMS ARE REQUIRED TO BE 1-HR FIRE-RATED AS THEY SUPPORT A 1-HR FLOOR ABOVE. SEE CODE SUMMARY ON A-003.
3. THE ROOF IS REQUIRED TO BE 1-HR FIRE RATED.
4. FIRE EXTINGUISHERS ARE LOCATED FOR 75' MAXIMUM TRAVEL DISTANCE AT RESIDENTIAL CORRIDORS.
5. FLOORS AND CEILINGS OF 2-HR FIRE-RATED ROOMS TO HAVE 2-HR FIRE-RATED FLOOR/CEILING ASSEMBLY, MINIMUM. SEE A-023 FOR TYPICAL WOOD FRAME ASSEMBLIES.
6. ALL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE FIRE STOPPED WITH AN APPROVED, UL LISTED PRODUCT AND DETAIL TO MAINTAIN THE RATING OF THE PENETRATED ASSEMBLY.
7. ALL STEEL COLUMNS AND BEAMS WITHIN TYPE IIIA CONSTRUCTION THAT ARE PART OF THE INTERNAL BEARING STRUCTURE (I.E. SUPPORT BEARING WALL AND/OR SECONDARY FRAMING MEMBERS) ARE TO HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES TO ACHIEVE A 1-HR FIRE RATING.
8. ALL STEEL COLUMNS AND BEAMS WITHIN TYPE IIIA CONSTRUCTION THAT ARE PART OF THE EXTERNAL WALL BEARING STRUCTURE ARE TO HAVE INDIVIDUAL ENCASEMENT PROTECTION ON ALL SIDES TO ACHIEVE A 2-HR FIRE RATING.
9. THE IIIA BUILDING IS A FULLY SPRINKLERED BUILDING. ALL SPACES ARE TO BE SPRINKLERED WITH THE EXCEPTION OF THE ELEVATOR SHAFT AND MACHINE ROOM.
10. FIRE PROTECTION SUBCONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND ENGINEERING OF THE SPRINKLER SYSTEM INCLUDING ALL COMPONENTS, LOCATIONS, AND SYSTEM TYPES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
    A. ALL INTERIOR SPACES INCLUDING UNIT LIVING AREAS
    B. ALL CONCEALED SPACES IN EXCESS OF CODE REQUIRED MAXIMUM DIMENSIONS
    C. ALL CONCEALED PARAPET KICKERS, UNLESS KICKER SPACE IS FILLED WITH NON-COMBUSTIBLE INSULATION
    D. ALL ROOF TRUSS AND FLOOR TRUSS SPACES
    E. ALL BALCONIES, AT THE UNDERSIDE OF THE BALCONY BY MEANS OF A SIDEWALL DRY HEAD OFF OF THE UNIT WET SYSTEM
    F. ALL SUB-ELECTRIC ROOMS, MECHANICAL ROOMS, AND OTHER SERVICE OR UTILITY ROOMS
    G. ALL SHAFTS AND TRASH CHUTES



Townhouse - Second Floor Life Safety Plan — 2 / A-016
1/8" = 1'-0"



Townhouse - First Floor Life Safety Plan — 1 / A-016
1/8" = 1'-0"

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project information:
Arbella at Ashland

MBTA Access Road
Ashland, MA 01721

client information:
U A Senior Manager LLC

Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:
DRAFT

drawing name:
Townhouse - First Floor Life Safety Plan

drawing number:
A-016

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key plan:

drawing information:

drawing by:	SL
drawing checked by:	AD
drawing scale:	3/32" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

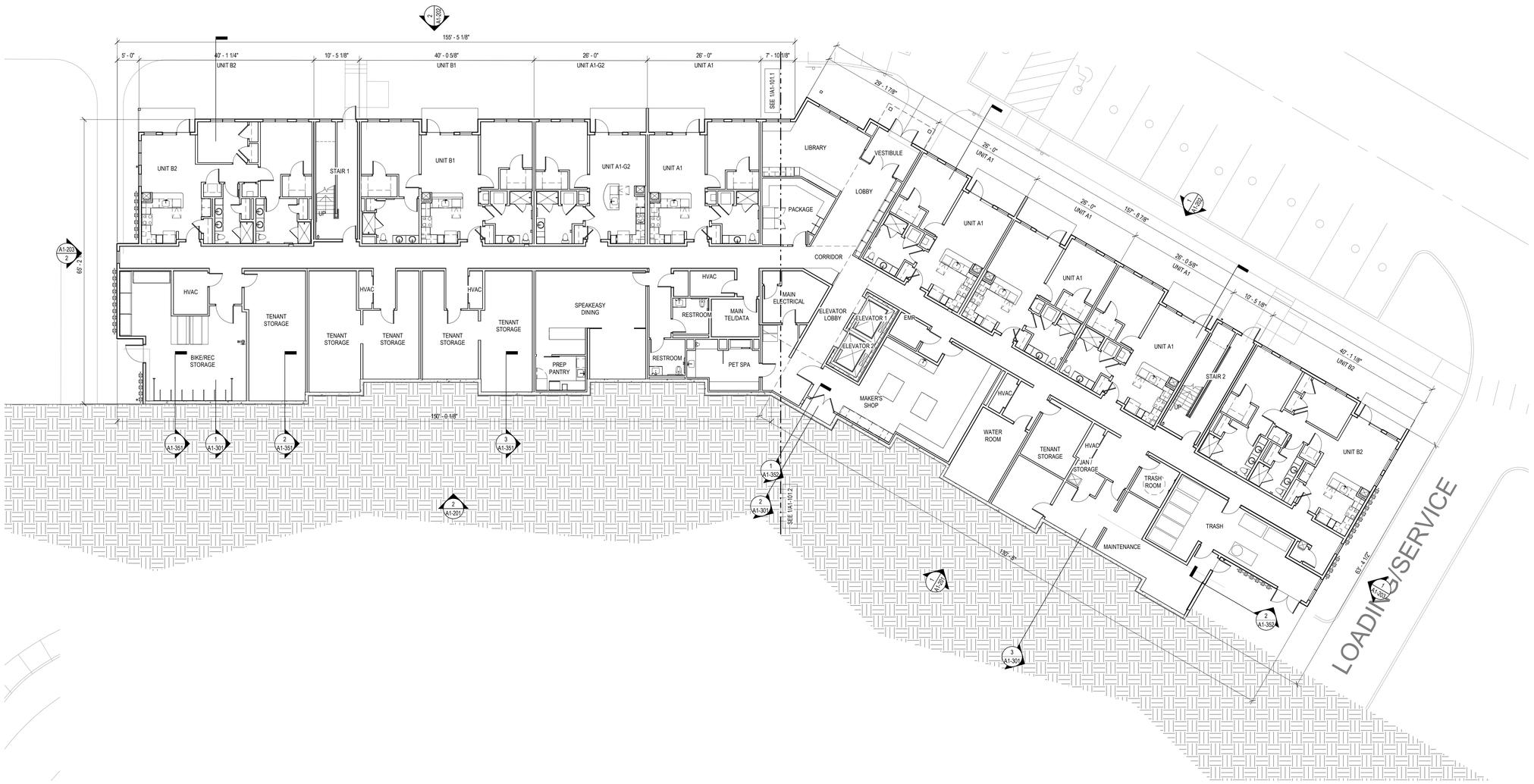
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drawing name:

Building 1 - First Floor Plan - Overall

drawing number:

A1-101



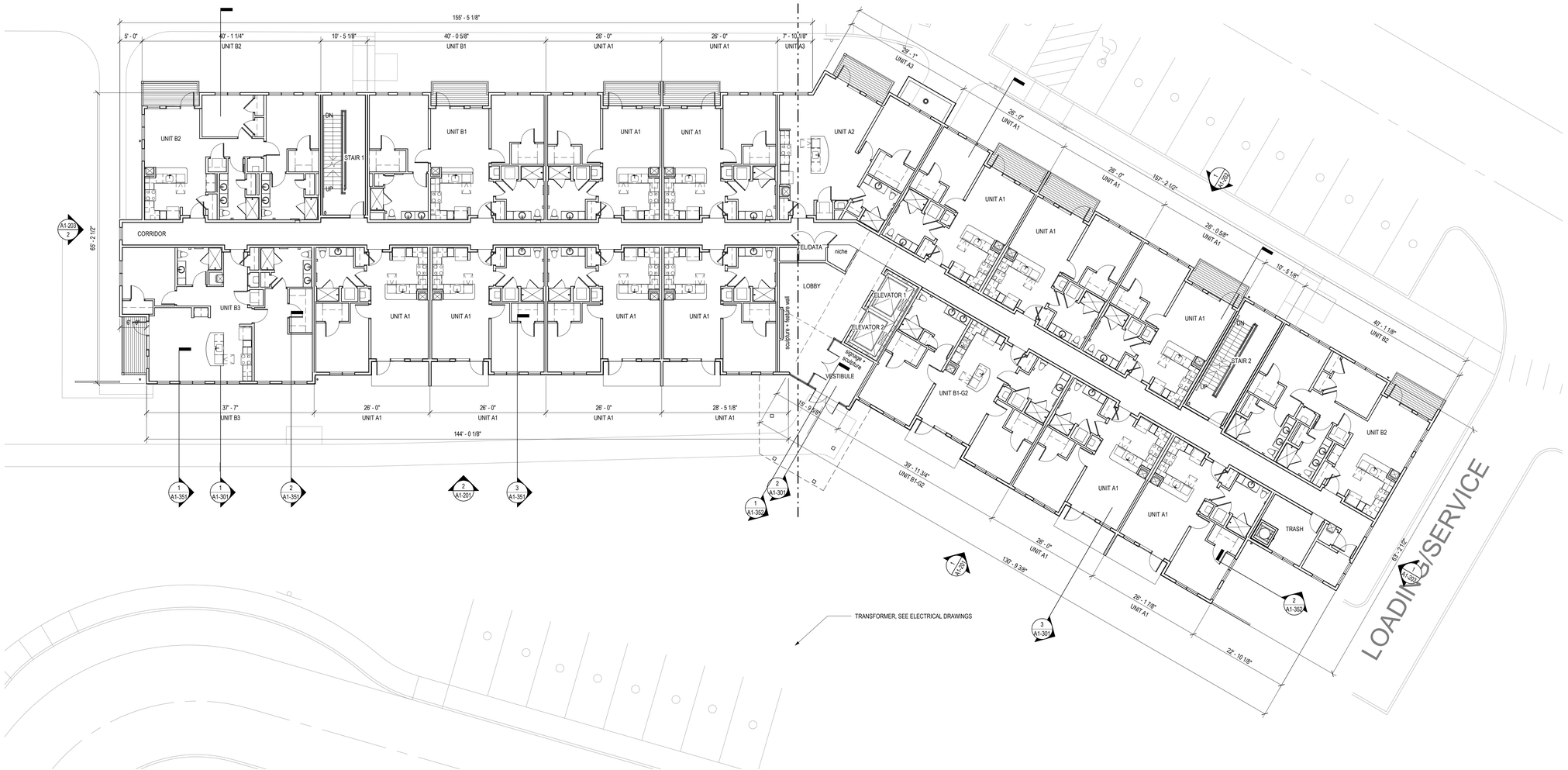
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Building 1 - First Floor Plan - Overall
3/32" = 1'-0"

1
A1-101

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Building 1 - Second Floor Plan - Overall
3/32" = 1'-0"

1
A1-102

project information:

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Technology Park
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consultant information:

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No.	Description	Date

registration:

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drawing name:

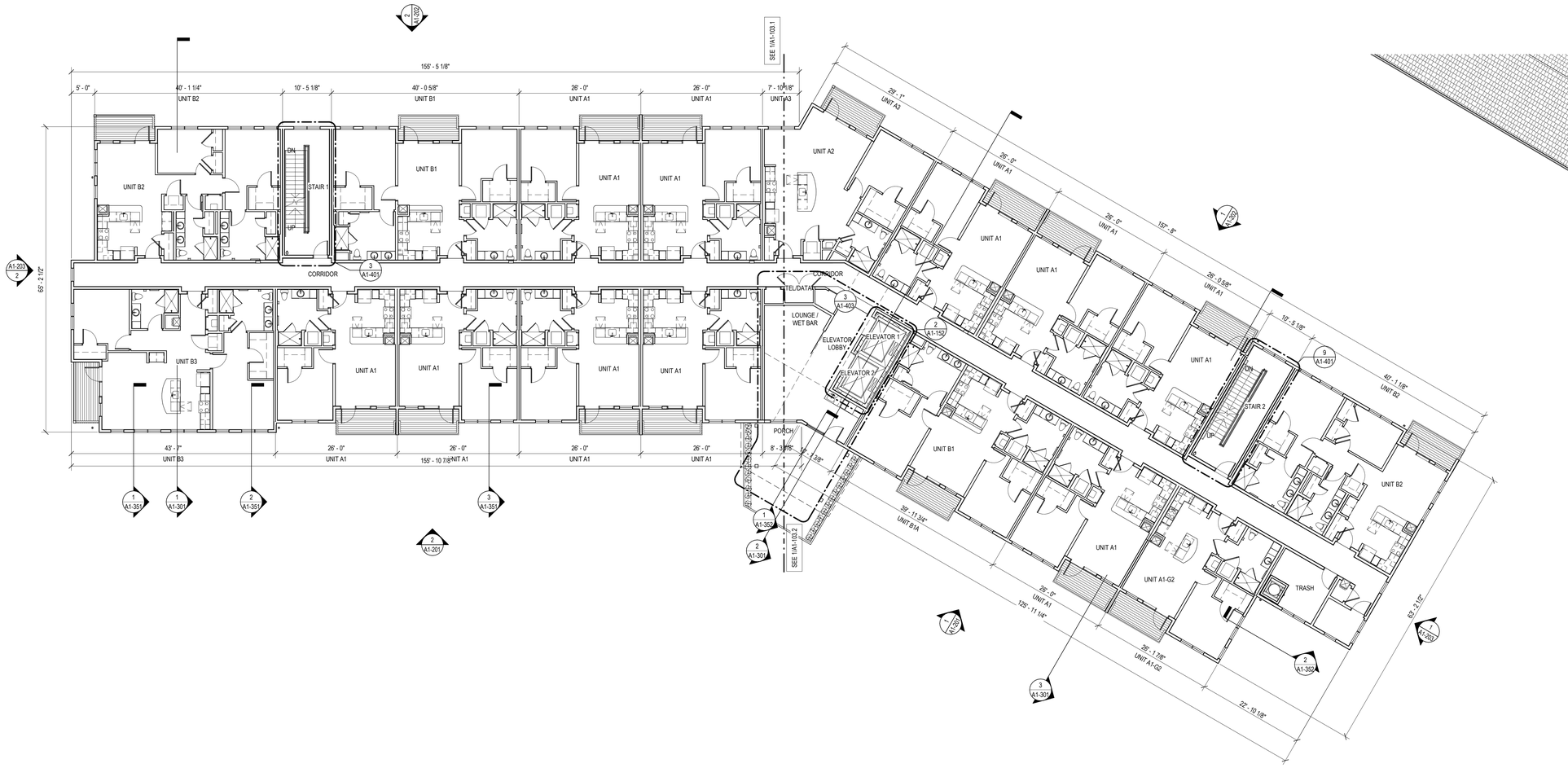
Building 1 - Second Floor Plan - Overall

drawing number:

A1-102

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Building 1 - Third Floor Plan - Overall
3/32" = 1'-0"

1
A1-103

project information:

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registration:

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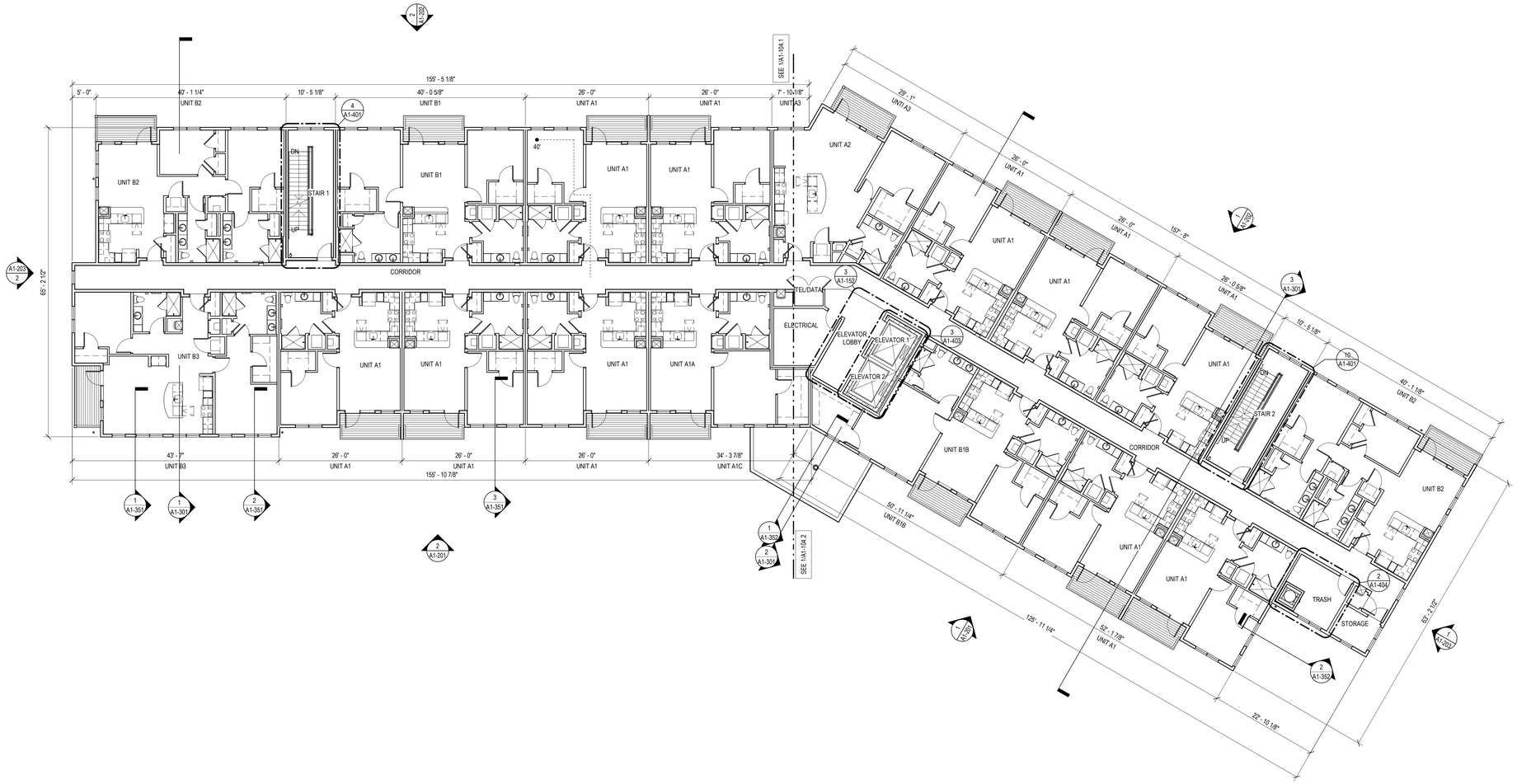
drawing name:

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drawing number:

A1-103

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Building 1 - Fourth Floor Plan - Overall

3/32" = 1'-0"

1 / A1-104

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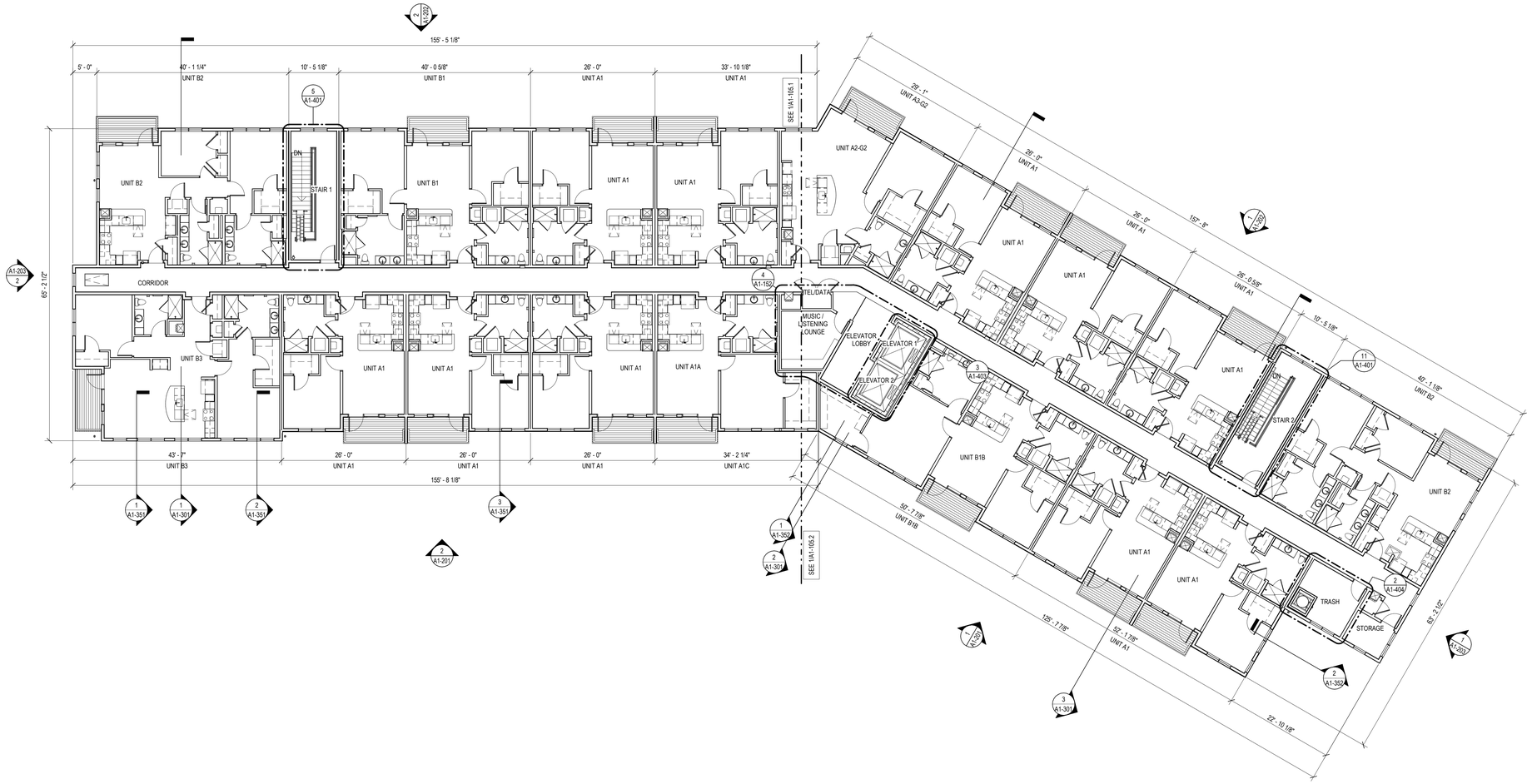
Building 1 - Fourth Floor Plan - Overall

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Building 1 - Fifth Floor Plan - Overall

3/32" = 1'-0"

1
A1-105

project information:

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client information:

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Rensselaer
Technology Park
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Troy,NY 12180

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	SL
drawing checked by:	AD
drawing scale:	3/32" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

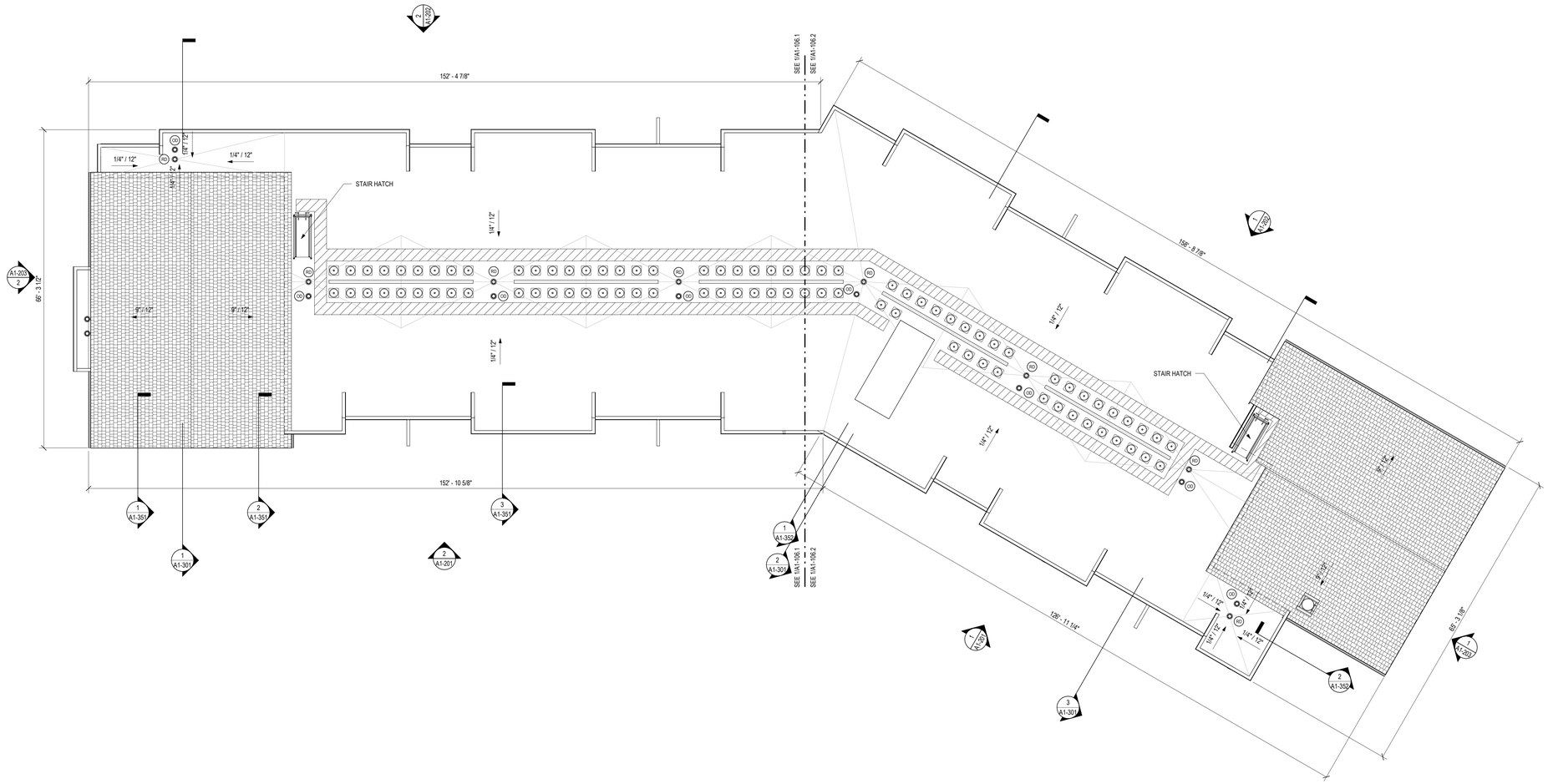
drawing name:

Building 1 - Fifth Floor Plan - Overall

drawing number:

A1-105

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Building 1 - Roof Plan - Overall

3/32" = 1'-0"

1 / A1-107

BUILDING 1 ATTIC VENT CALCULATIONS

ATTIC AREA	4,776 SF
ATTIC VENTING REQUIRED (AREA / 300)	15.92 SF (2292.48 SQ. IN.)
RIDGE VENTS PROVIDED (9 SQ. IN. / LF)	100' - 5" LF PROVIDED (903.75 SQ. IN.)
SOFFIT VENTS PROVIDED (9 SQ. IN. / LF)	210' - 6" LF PROVIDED (1,894.5 SQ. IN.)

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consultant information:

issuance:

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key plan:

drawing information:

drawing by:	SL
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

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Building 1 - Roof Plan - Overall

drawing number:

A1-107

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EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

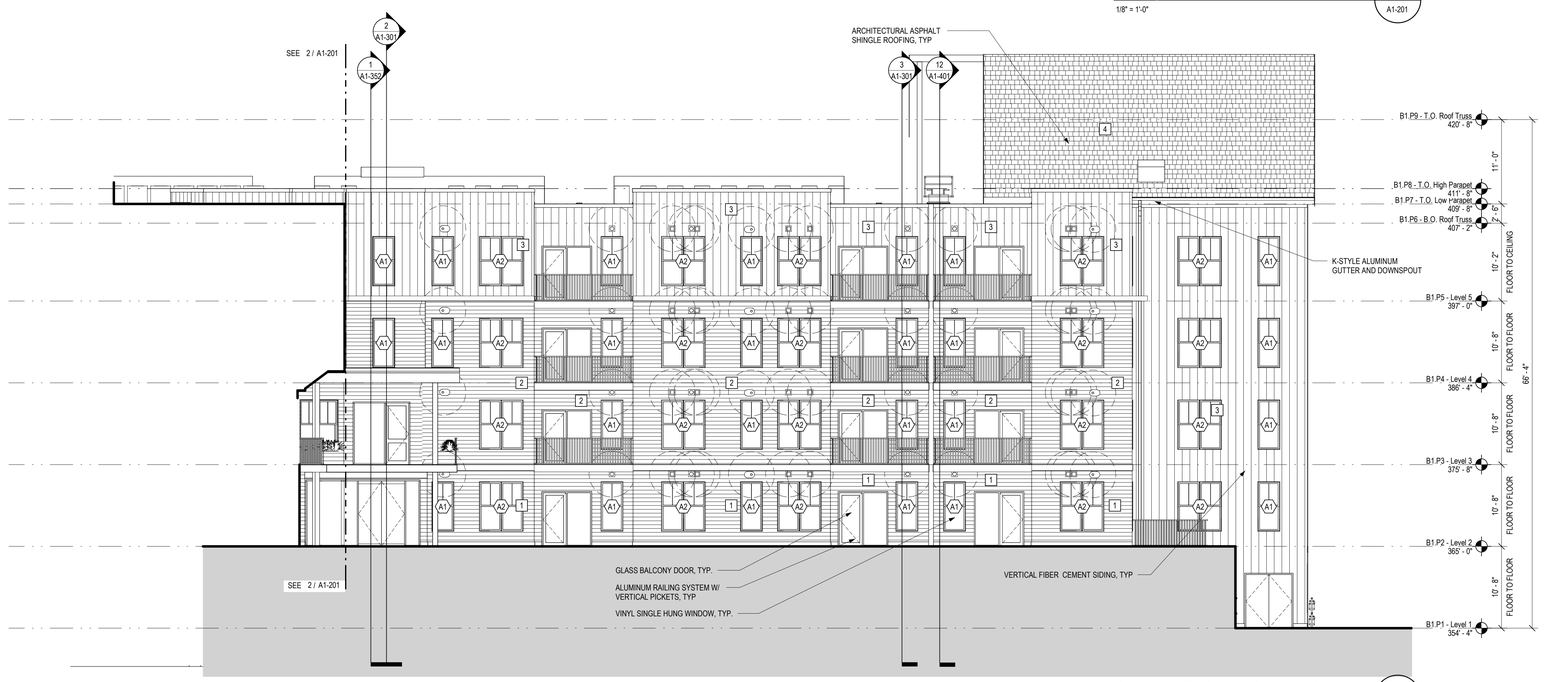
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



Building 1 - South Elevation - Left

1/8" = 1'-0"

2 A1-201



Building 1 - South Elevation - Right

1/8" = 1'-0"

1 A1-201

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consultant information:

issuance:

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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

drawing name:

Building 1 - Exterior Elevations

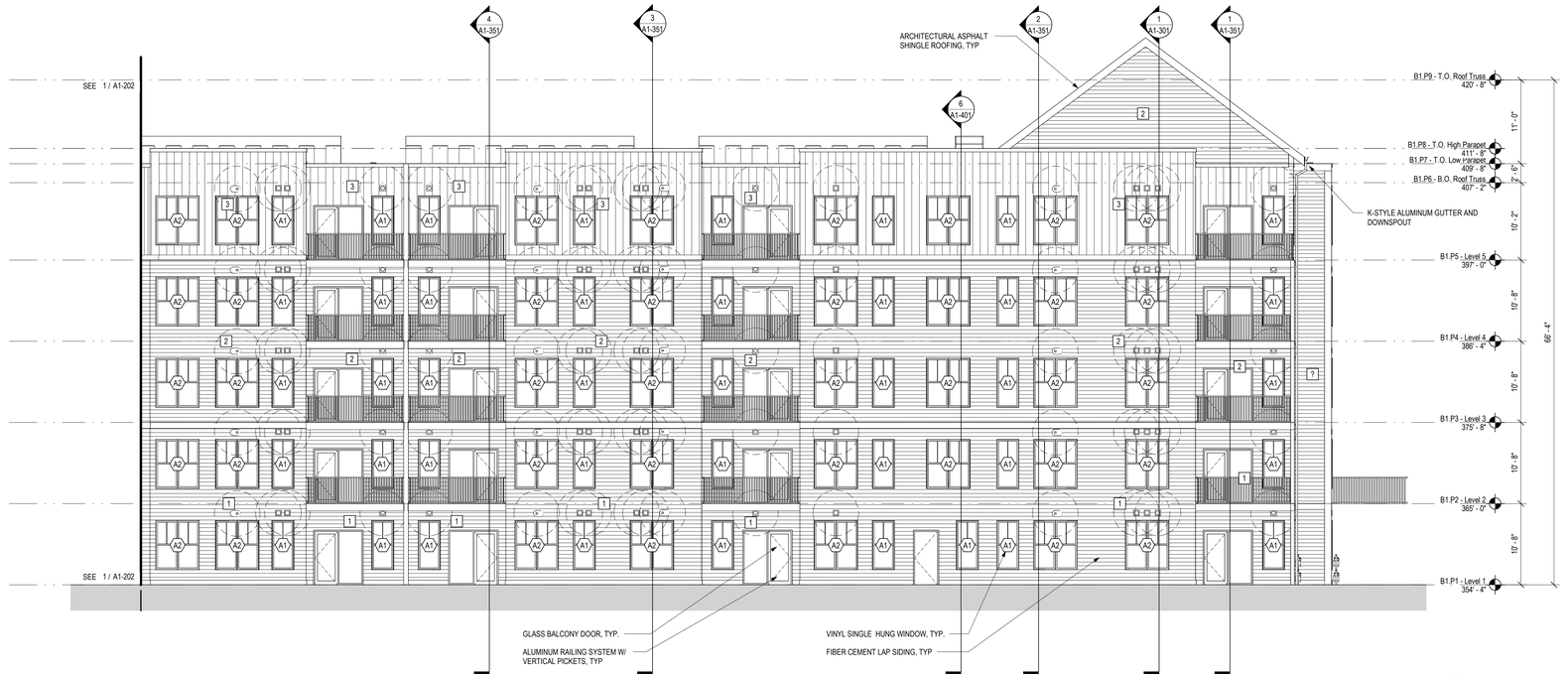
drawing number:

A1-201

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EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



Building 1 - North Elevation - Right

1/8" = 1'-0"

2 A1-202



Building 1 - North Elevation - Left

1/8" = 1'-0"

1 A1-202

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client information:

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300 Jordan Road
Troy,NY 12180

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

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drawing name:

Building 1 - Exterior Elevations

drawing number:

A1-202

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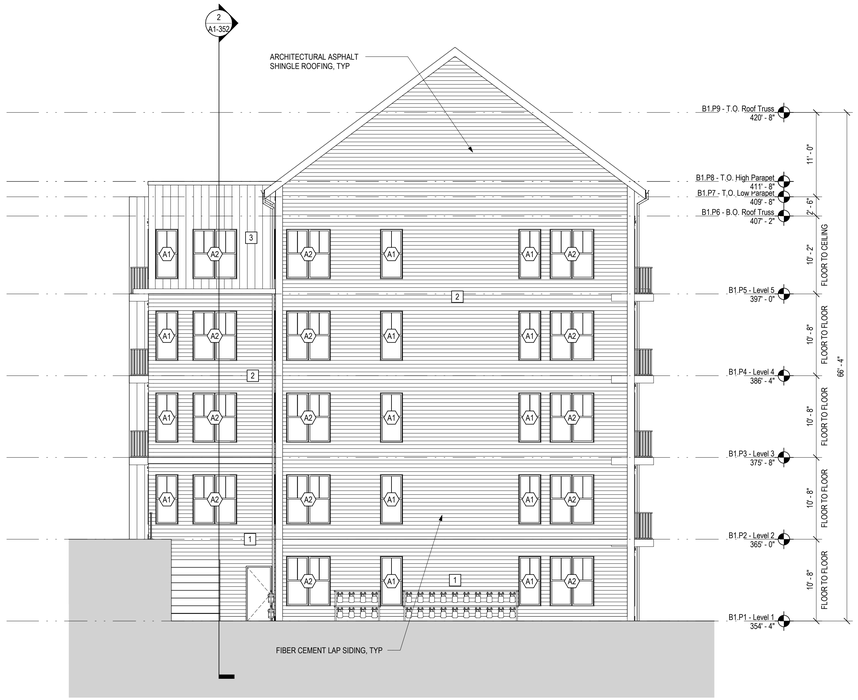
EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
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2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



Building 1 Left Elevation — 2 / A1-203

1/8" = 1'-0"



Building 1 Right Elevation — 1 / A1-203

1/8" = 1'-0"

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issuance:

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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

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drawing name:

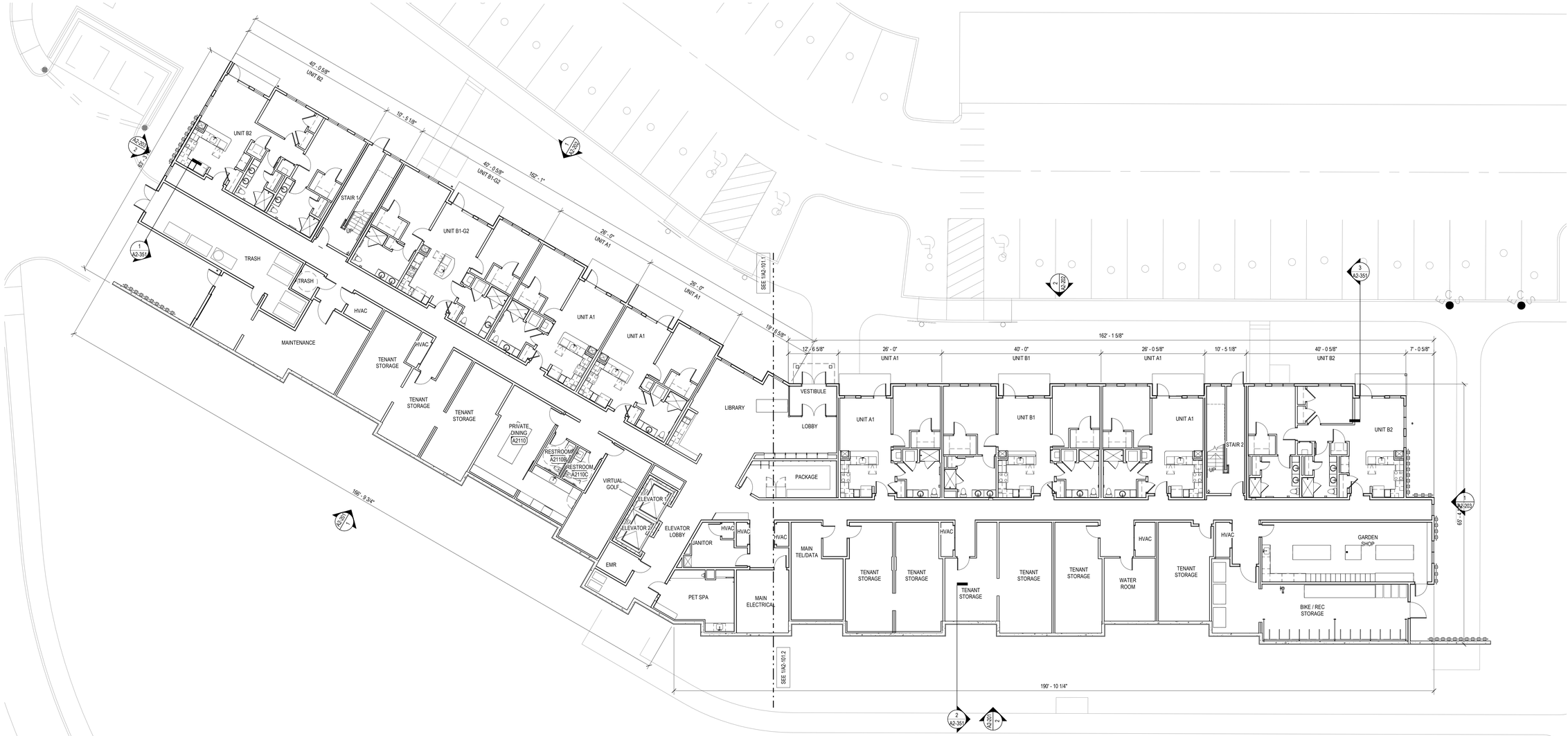
Building 1 - Exterior Elevations

drawing number:

A1-203

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Building 2 - First Floor Plan - Overall 1
3/32" = 1'-0" A2-101

project information

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consultant information

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key plans



drawing information

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drawing checked by:	AD
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drawing date:	04 SEPTEMBER 2020
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No.	Description	Date

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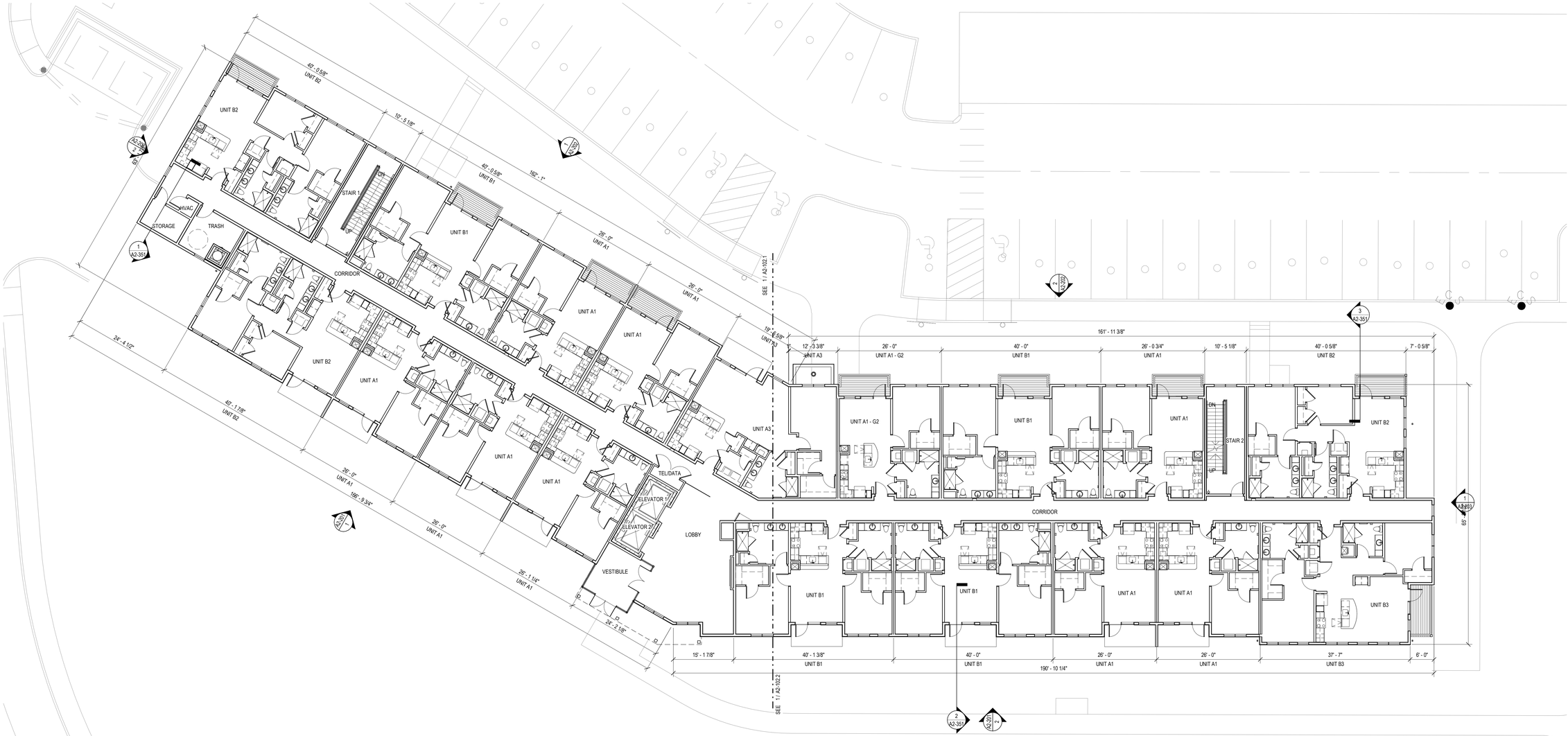
Building 2 - First Floor Plan - Overall

drawing number

A2-101

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Building 2 - Second Floor Plan - Overall

3/32" = 1'-0"

1 / A2-102

project information:

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client information:

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consultant information:

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key plan:

drawing information:

drawing by:	SL
drawing checked by:	AD
drawing scale:	3/32" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

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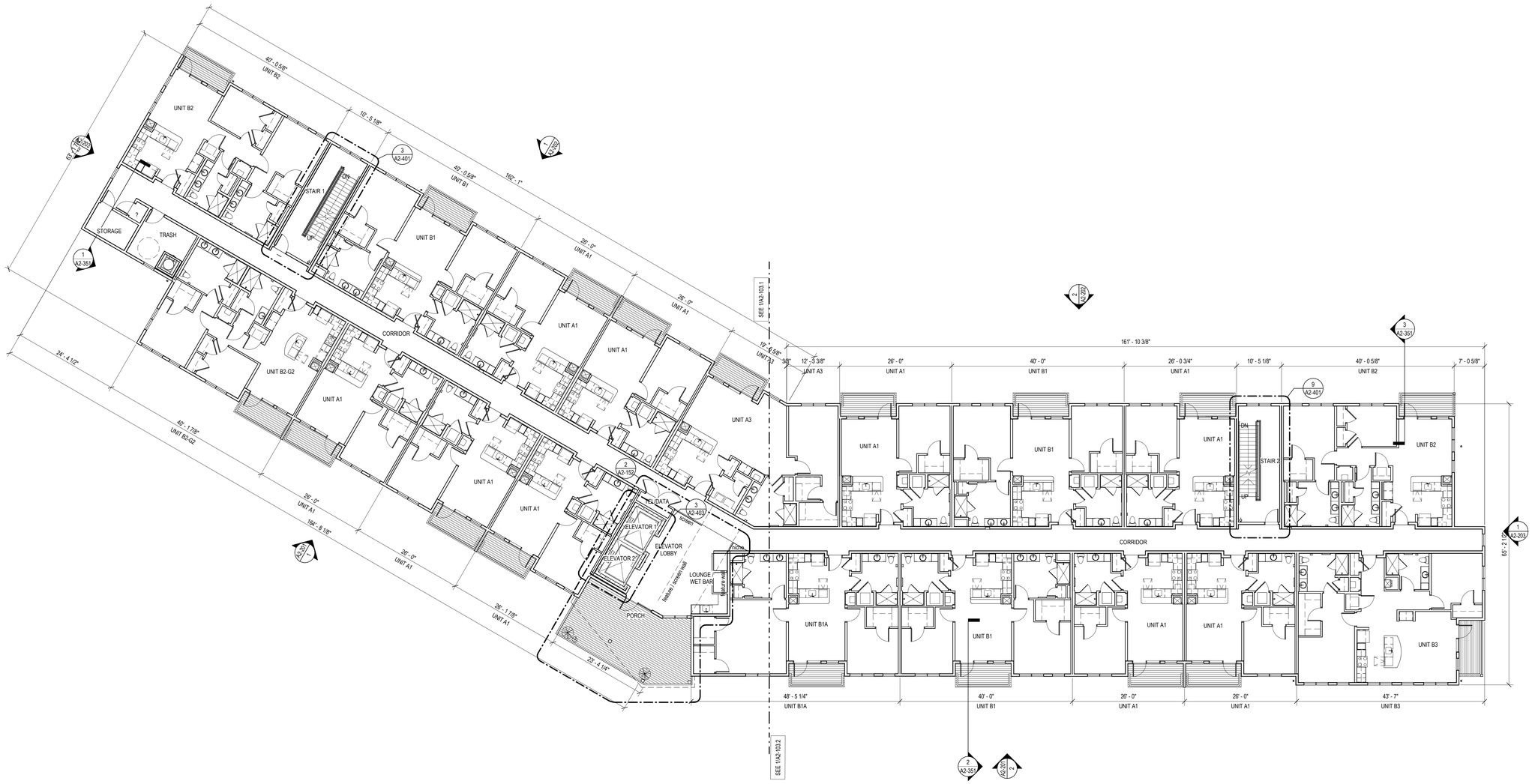
Building 2 - Second Floor Plan - Overall

drawing number:

A2-102

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Building 2 - Third Floor Plan - Overall 1
3/32" = 1'-0" A2-103

project information:
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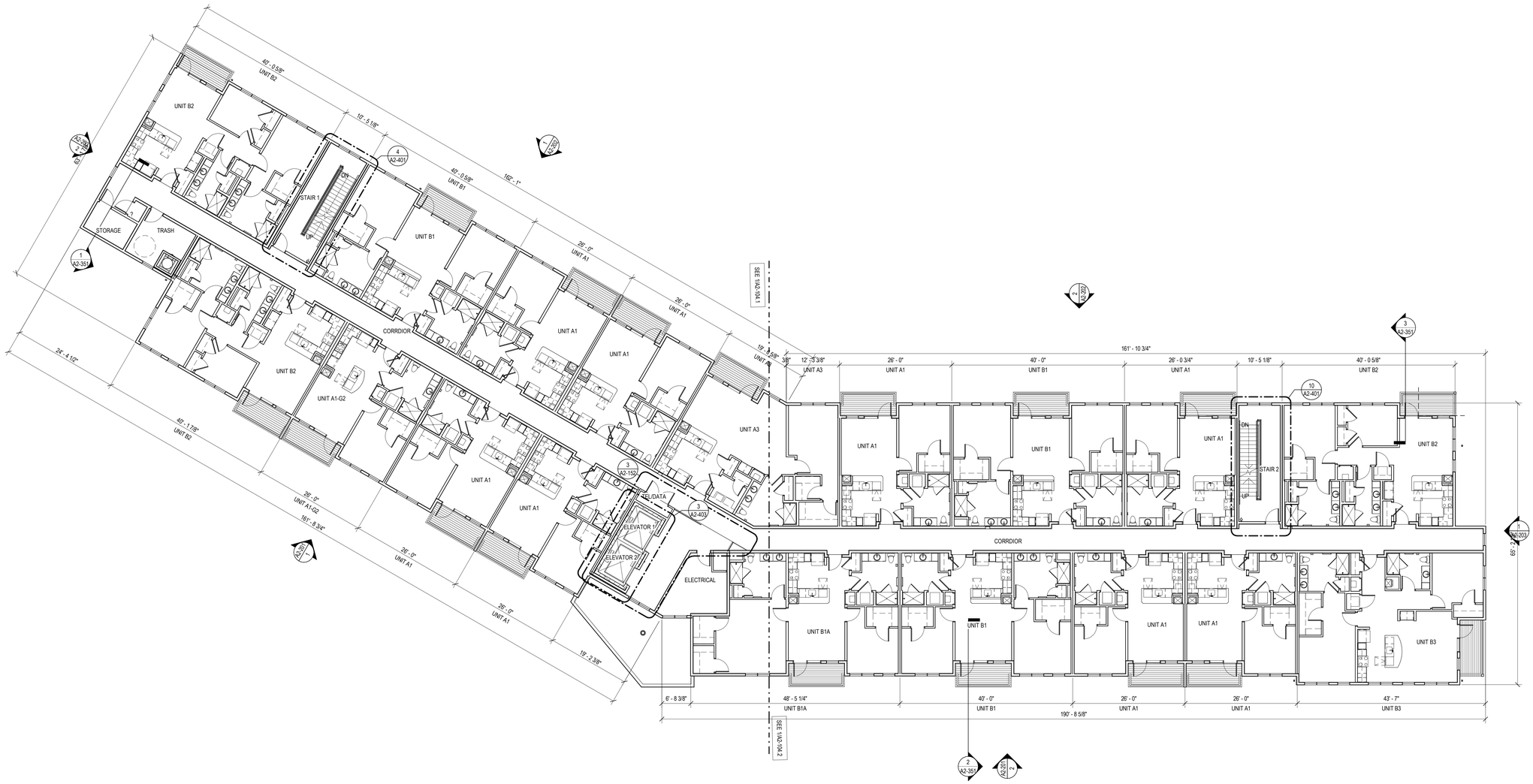
registration:
DRAFT

drawing name:
Building 2 - Third Floor Plan - Overall

drawing number:
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Building 2 - Fourth Floor Plan - Overall

3/32" = 1'-0"

1
A2-104

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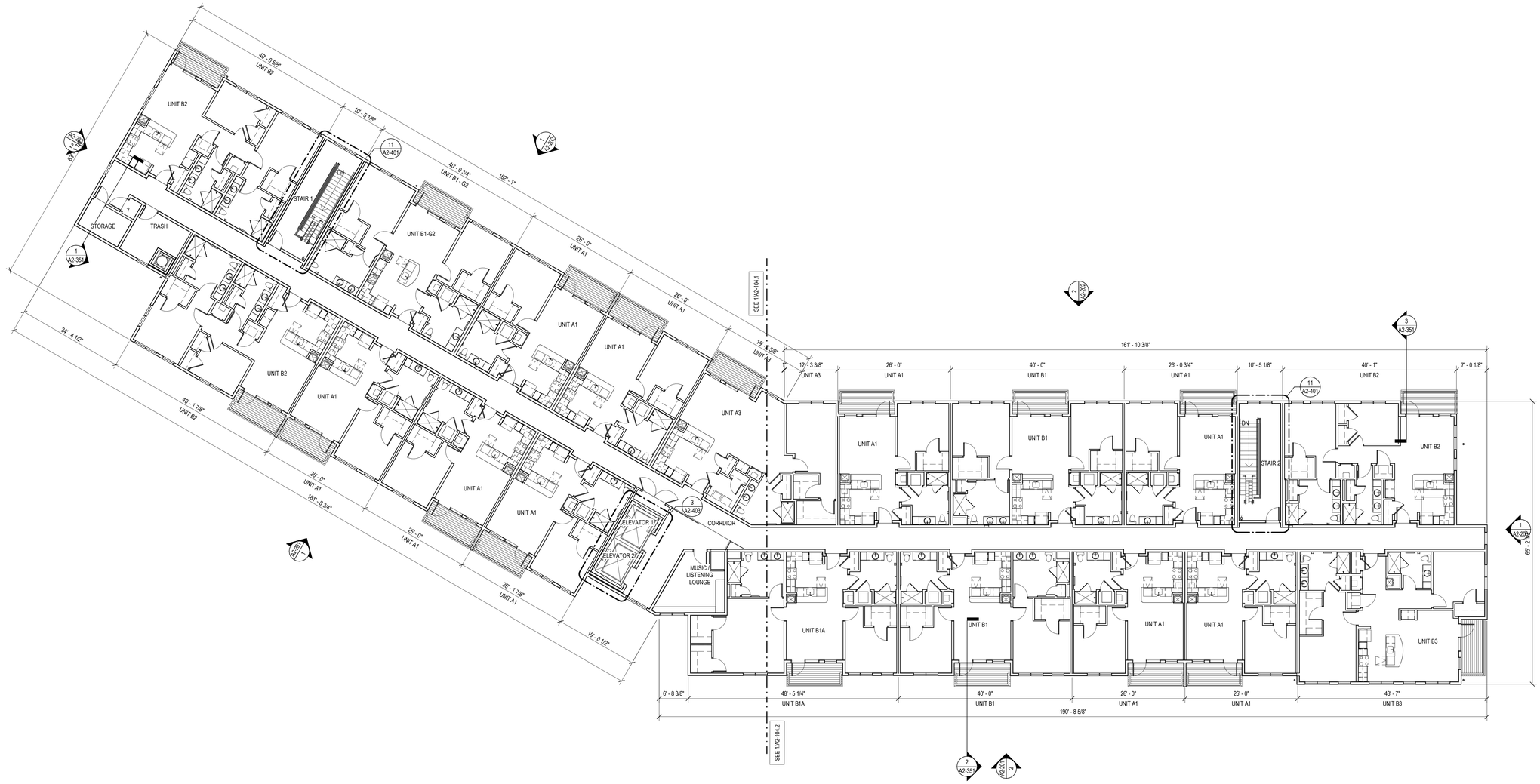
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Building 2 - Fourth Floor Plan - Overall

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A2-104

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Building 2 - Fifth Floor Plan - Overall

3/32" = 1'-0"

1 A2-105

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drawing by:	SL
drawing checked by:	AD
drawing scale:	3/32" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration

DRAFT

drawing name

Building 2 - Fifth Floor Plan - Overall

drawing number

A2-105

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EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



Building 2 - South Elevation - Left

1/8" = 1'-0"

2 A2-201



Building 2 - South Elevation - Right

1/8" = 1'-0"

1 A2-201

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project information:

Arbella at Ashland

MBTA Access Road
Ashland, MA 01721

client information:

U A Senior Manager LLC

Rensselaer
Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:

PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

drawing name:

Building 2 - Exterior Elevations

drawing number:

A2-201

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EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



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Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:
DRAFT

drawing name:
Building 2 - Exterior Elevations

drawing number:
A2-202

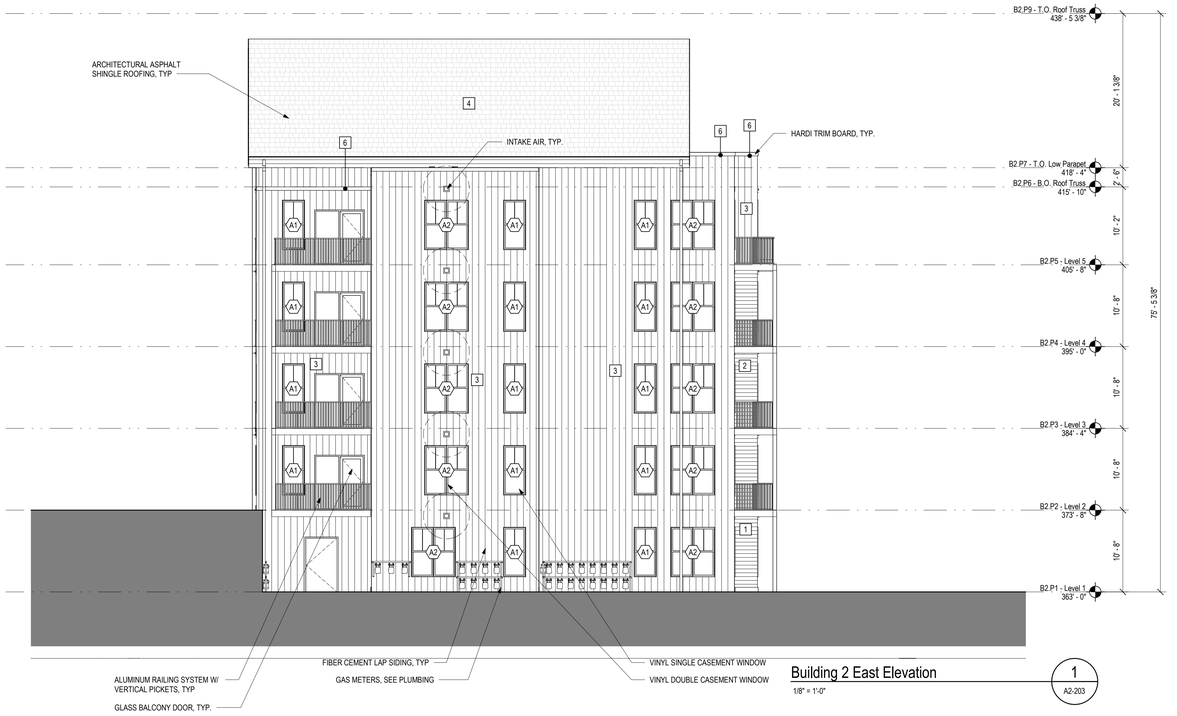
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EXTERIOR MATERIALS LEGEND (BUILDING 1 & 2)

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	FIBER CEMENT LAP SIDING (FCL-2)	JAMES HARDIE	HARDIEPLANK LAP SIDING	LIGHT GRAY	
3	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



Building 2 West Elevation
1/8" = 1'-0"
2
A2-203



Building 2 East Elevation
1/8" = 1'-0"
1
A2-203

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MBTA Access Road
Ashland, MA 01721

client information:

U A Senior Manager LLC

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Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:

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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

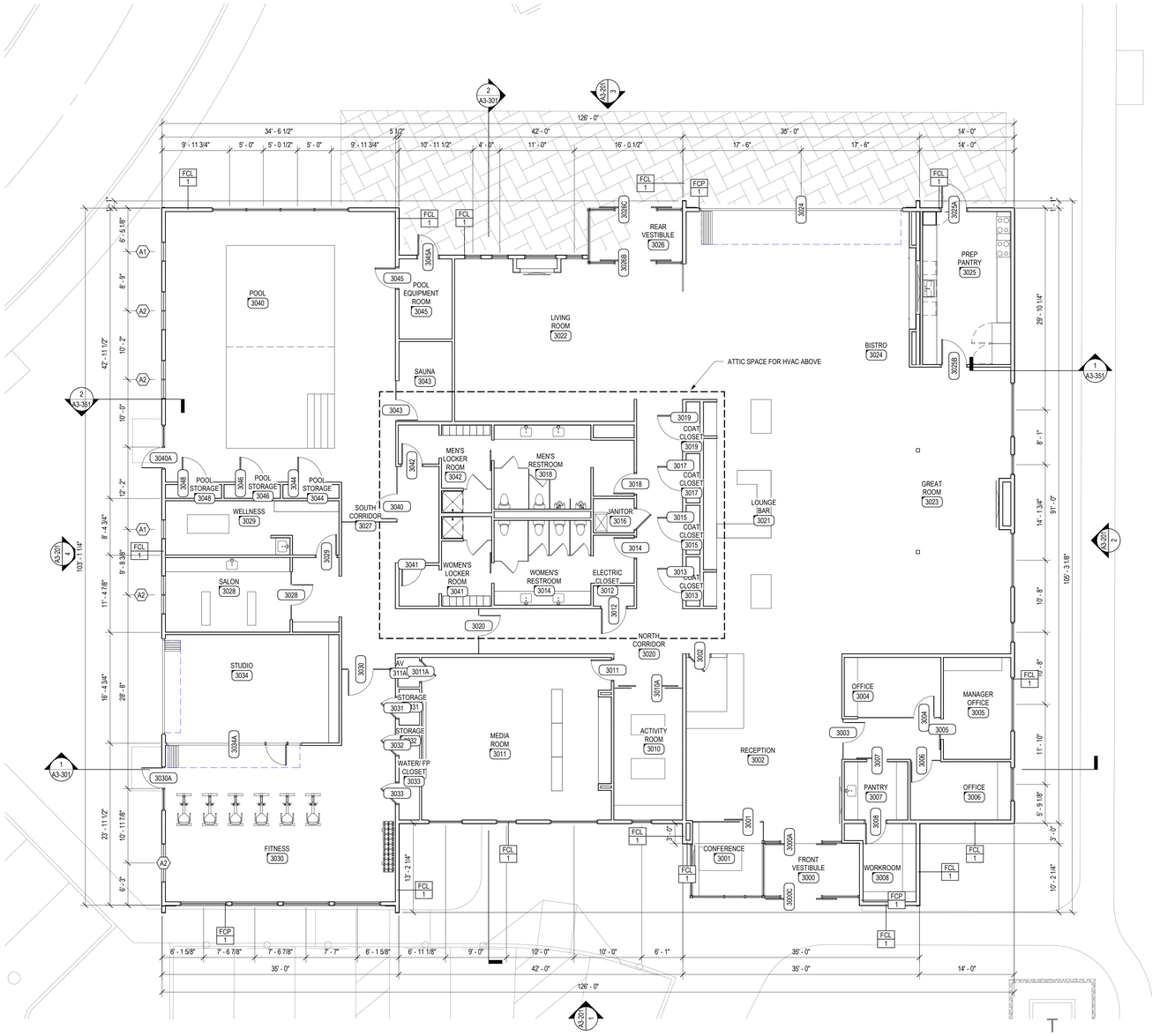
drawing name:

Building 2 - Exterior Elevations

drawing number:

A2-203

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Clubhouse - First Floor Plan

1/8" = 1'-0"

1 A3-101

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Rensselaer
Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:

PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	1/8" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

drawing name:

Clubhouse - First Floor Plan

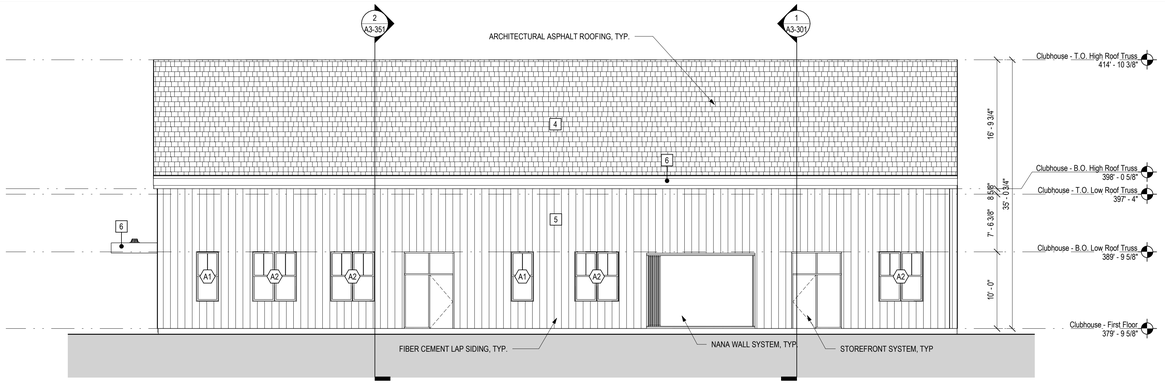
drawing number:

A3-101

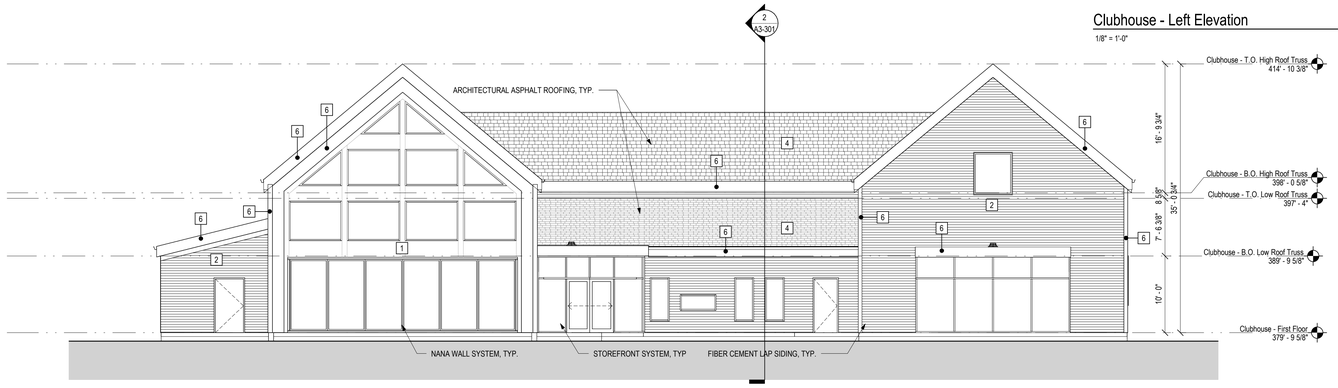
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EXTERIOR MATERIALS LEGEND (CLUBHOUSE)

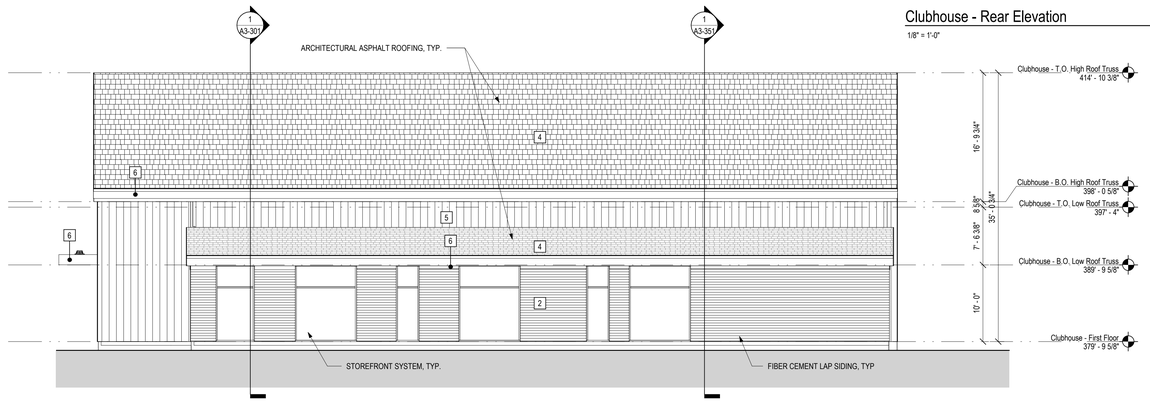
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	HARDIEPANEL SIDING	WHITE	
2	STONE VENEER (SVS)	ELDORADO STONE	TBD	TBD	
3	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	WHITE	
4	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
5	FIBER CEMENT VERTICAL SIDING (FCV-2)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING	DARK GRAY	
6	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	DARK GRAY	



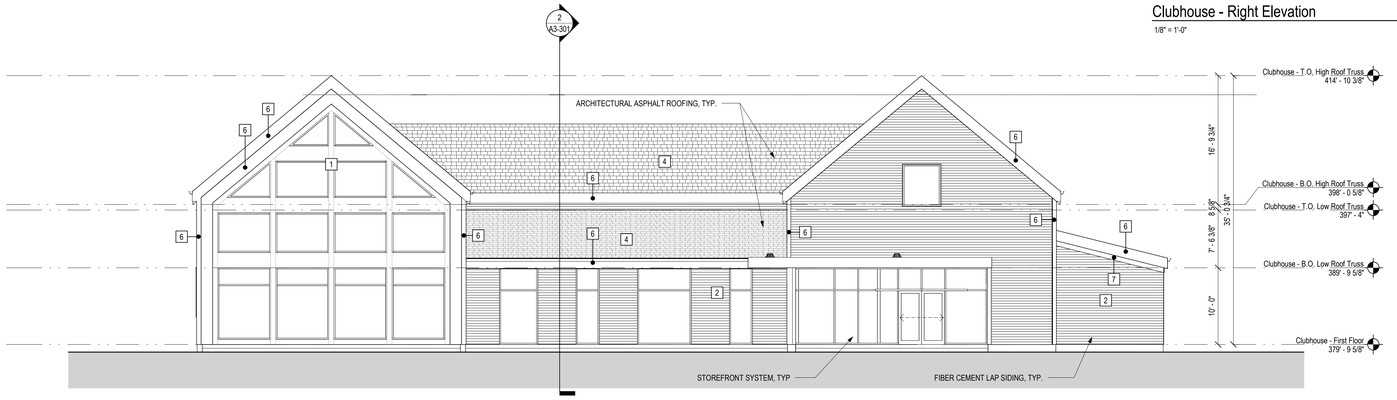
Clubhouse - Left Elevation 4
1/8" = 1'-0" A3-201



Clubhouse - Rear Elevation 3
1/8" = 1'-0" A3-201



Clubhouse - Right Elevation 2
1/8" = 1'-0" A3-201



Clubhouse - Front Elevation 1
1/8" = 1'-0" A3-201

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Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

issuance:
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key plans:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

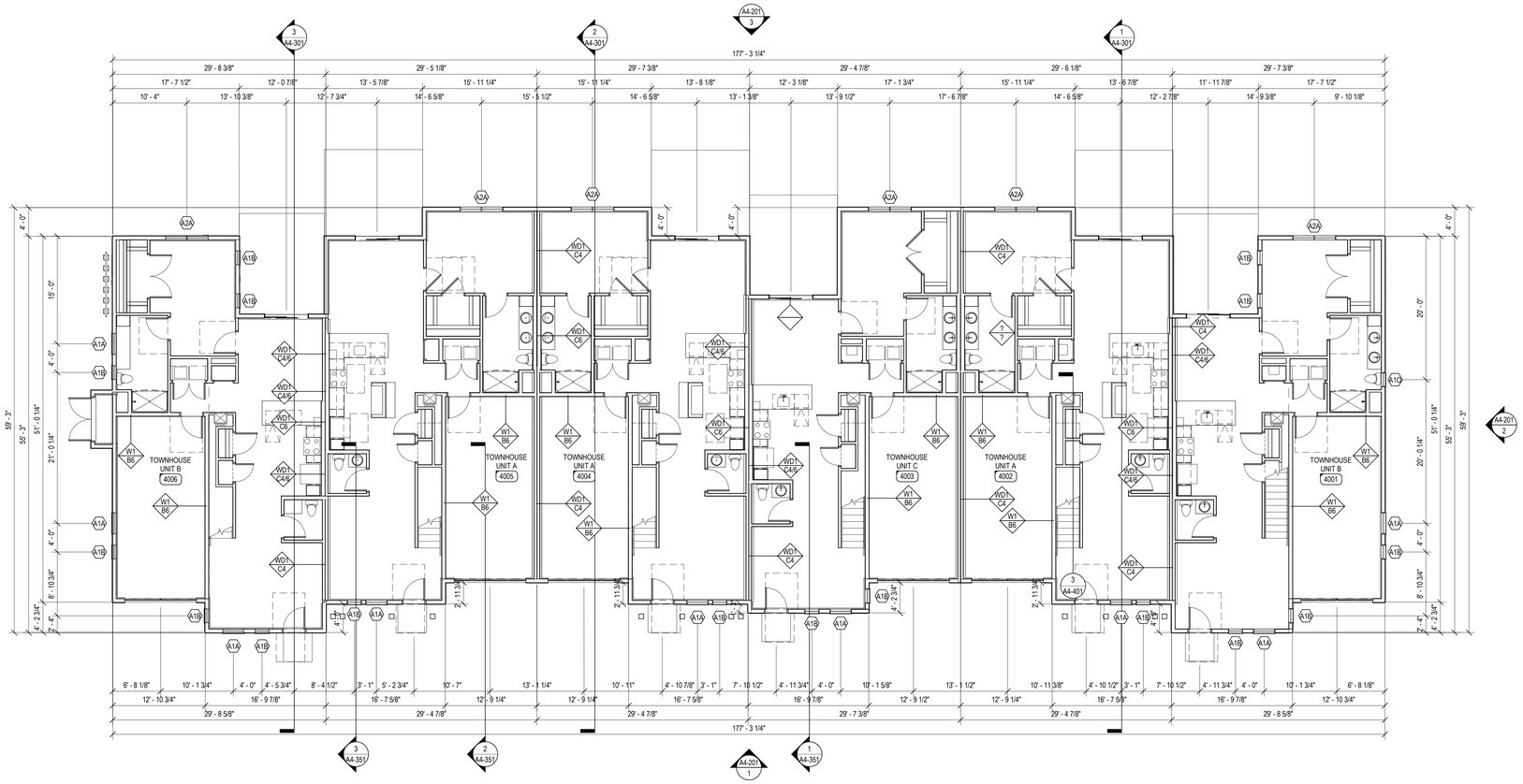
registration:
DRAFT

drawing name:
Clubhouse - Exterior Elevations

drawing number:
A3-201

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Townhouse - First Floor Plan
1/8" = 1'-0"
1
A4-101

project information:
Arbella at Ashland

MBTA Access Road
Ashland, MA 01721

client information:
U A Senior Manager LLC

Rensselaer
Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	1/8" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

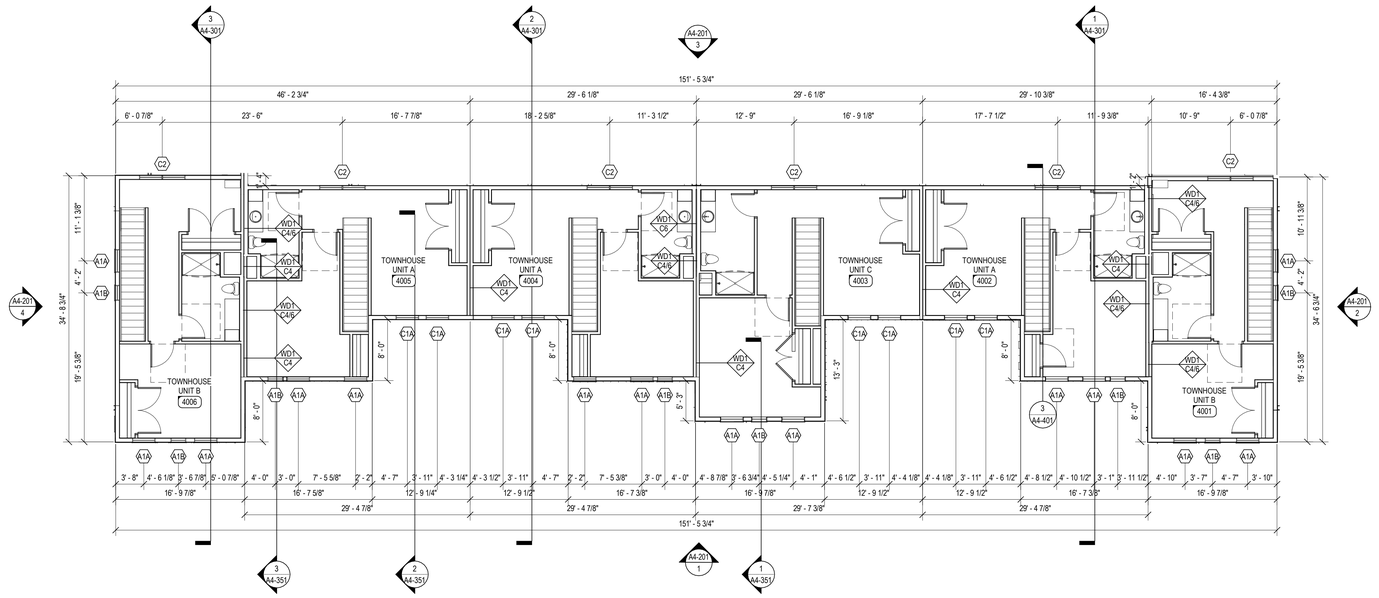
registration:
DRAFT

drawing name:
Townhouse - First Floor Plan

drawing number:
A4-101

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Townhouse - Second Floor Plan
1/8" = 1'-0"

1
A4-102

project information:

Arbella at Ashland

MBTA Access Road
Ashland, MA 01721

client information:

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Rensselaer
Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:

PERMIT / GMP Coordination Set

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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	1/8" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

registration:

DRAFT

drawing name:

Townhouse - Second Floor Plan

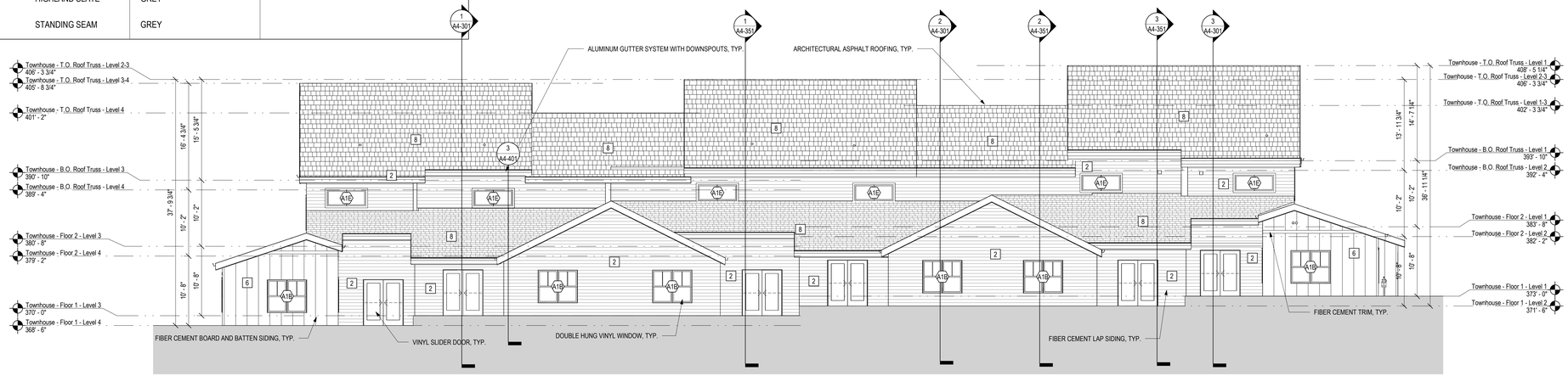
drawing number:

A4-102

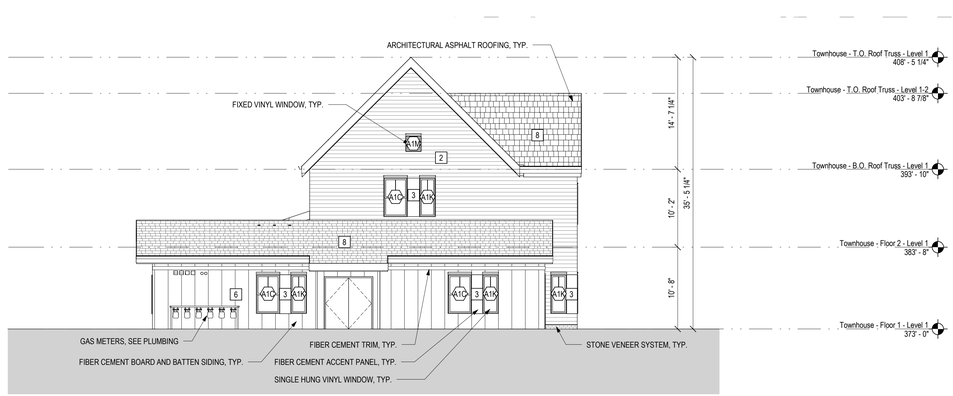
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EXTERIOR MATERIALS LEGEND (TOWNHOUSE)

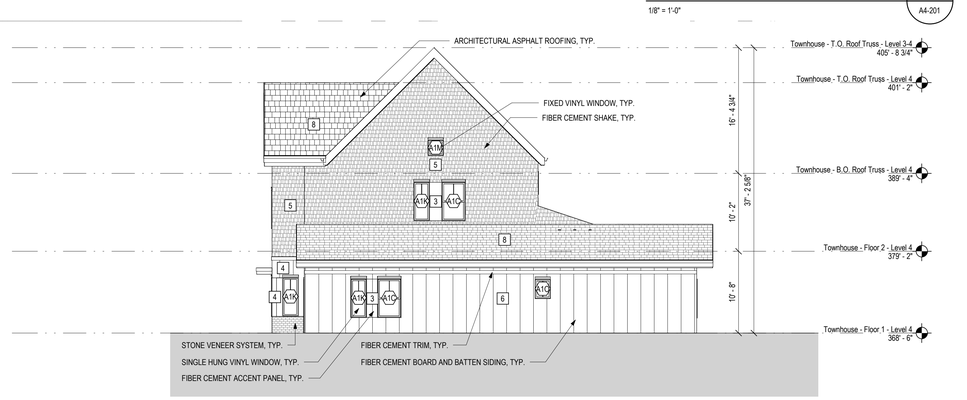
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL)	JAMES HARDIE	HARDIEPLANK LAP SIDING	BLUE	
2	FIBER CEMENT LAP SIDING (FCL)	JAMES HARDIE	HARDIEPLANK LAP SIDING	WHITE	
3	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	HARDIEPANEL SIDING	DARK GRAY	
4	FIBER CEMENT PANEL (FCP)	JAMES HARDIE	HARDIEPANEL SIDING	WHITE	
5	FIBER CEMENT SHAKE (FCS)	JAMES HARDIE	HARDIE SHINGLE SIDING	TAN	
6	FIBER CEMENT BOARD & BATTEN (FCB)	JAMES HARDIE	HARDIEPANEL SIDING BATTEN BOARDS	WHITE	
7	STONE VENEER (SVS)	ELDORADO STONE	TBD	TBD	
8	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GREY	
9	STANDING SEAM METAL ROOF	MORIN	STANDING SEAM	GREY	



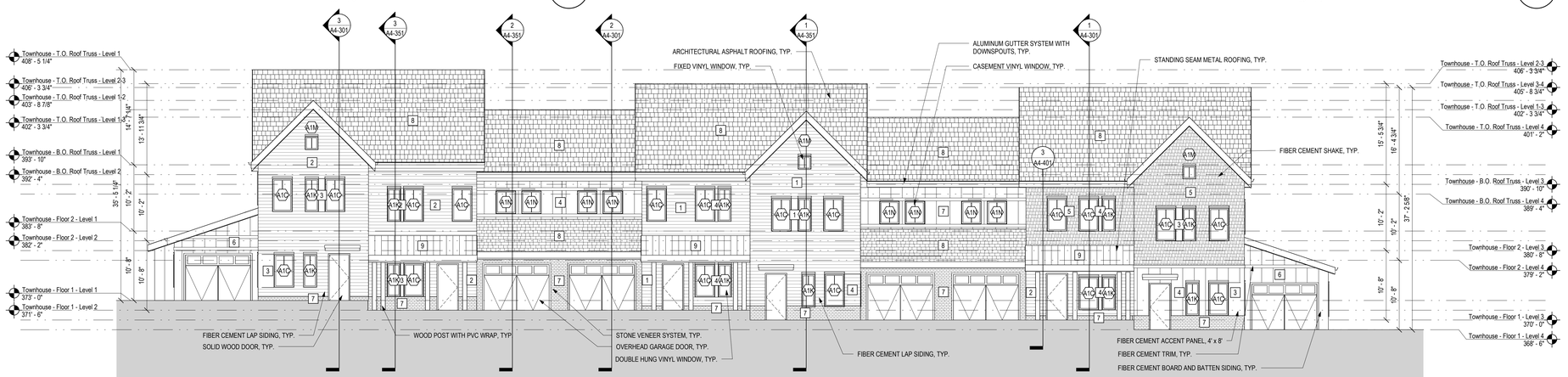
Townhouse - Rear Elevation
1/8" = 1'-0"
3
A4-201



Townhome - Left Elevation
1/8" = 1'-0"
4
A4-201



Townhome - Right Elevation
1/8" = 1'-0"
2
A4-201



Townhouse - Front Elevation
1/8" = 1'-0"
1
A4-201

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client information:
U A Senior Manager LLC

Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
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key plan:

drawing information:

drawing by:	AB
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

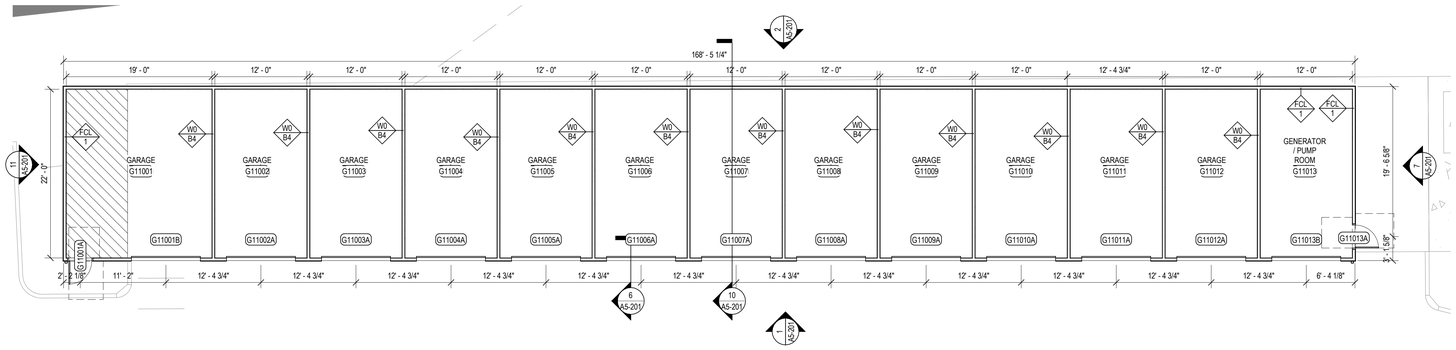
registration:
DRAFT

drawing name:
Townhouse - Exterior Elevations

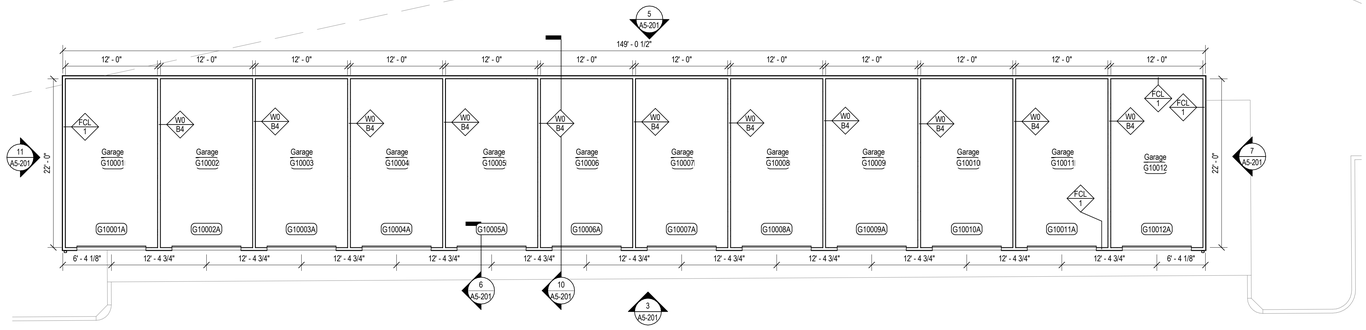
drawing number:
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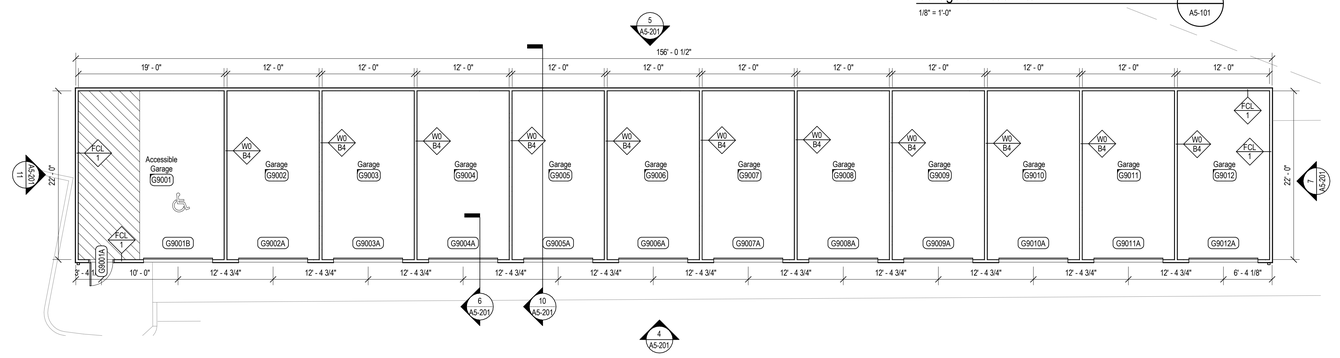
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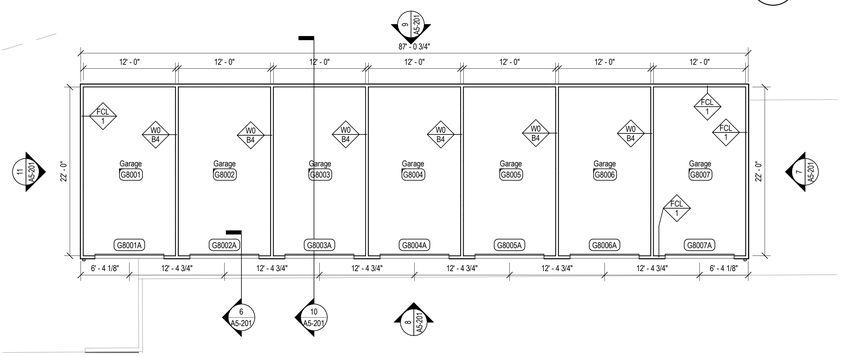
Garage 4 - Floor Plan
1/8" = 1'-0"
4
A5-101



Garage 3 - Floor Plan
1/8" = 1'-0"
3
A5-101



Garage 2 - Floor Plan
1/8" = 1'-0"
2
A5-101



Garage 1 - Floor Plan
1/8" = 1'-0"
1
A5-101

project information:
Arbella at Ashland

MBTA Access Road
Ashland, MA 01721

client information:
U A Senior Manager LLC

Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
PERMIT / GMP Coordination Set

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key plan:

registration:

drawing information:

drawing by:	JJ
drawing checked by:	AD
drawing scale:	1/8" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

DRAFT

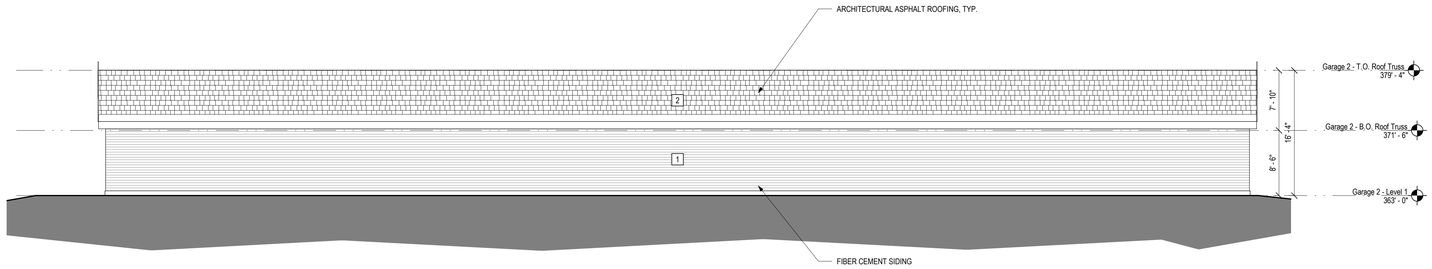
drawing name:
Garage - Floor Plans

drawing number:
A5-101

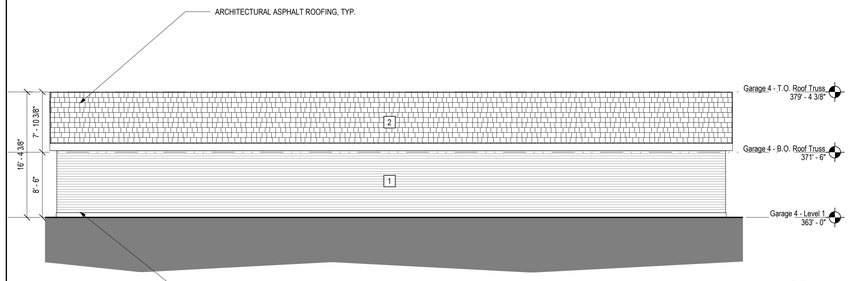
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EXTERIOR MATERIALS LEGEND (GARAGES)

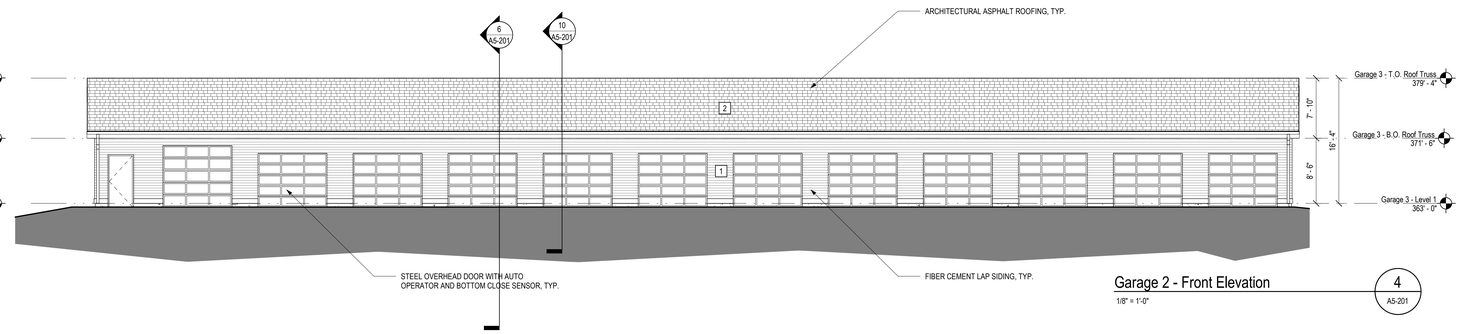
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	REMARKS
1	FIBER CEMENT LAP SIDING (FCL)	JAMES HARDIE	HARDIEPLANK LAP SIDING	GRAY	
2	ASPHALT ROOF SHINGLES	CERTAINTEED	HIGHLAND SLATE	GRAY	
3	FIBER CEMENT TRIM	JAMES HARDIE	HARDIETRIM BOARDS	GRAY	



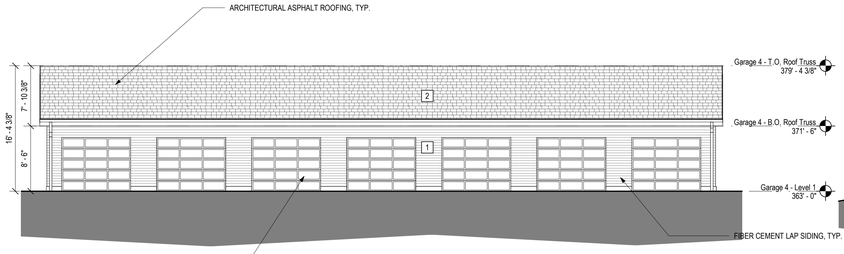
Garages 2 and 3 - Rear Elevation — 5 / A5-201
1/8" = 1'-0"



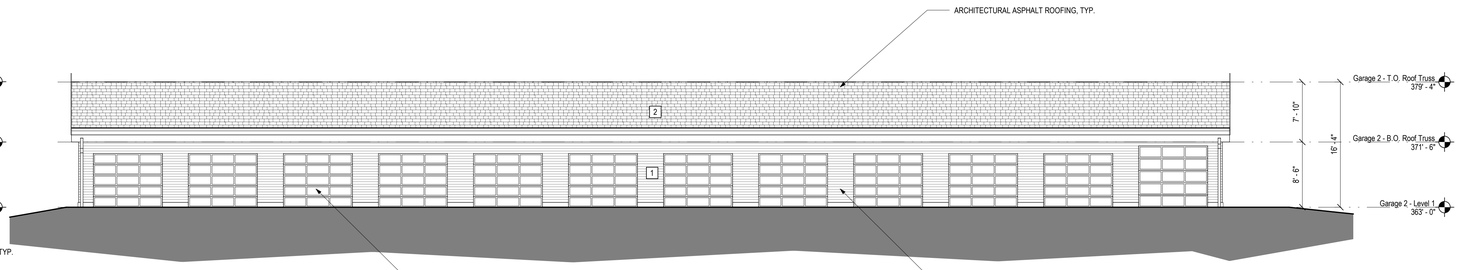
Garage 1 - Rear Elevation — 9 / A5-201
1/8" = 1'-0"



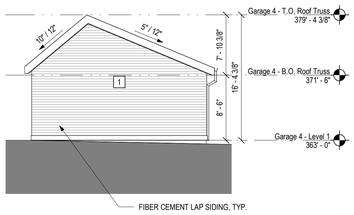
Garage 2 - Front Elevation — 4 / A5-201
1/8" = 1'-0"



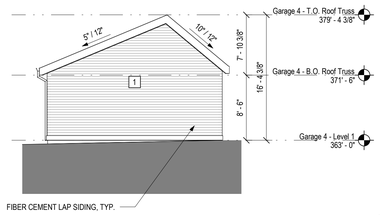
Garage 1 - Front Elevation — 8 / A5-201
1/8" = 1'-0"



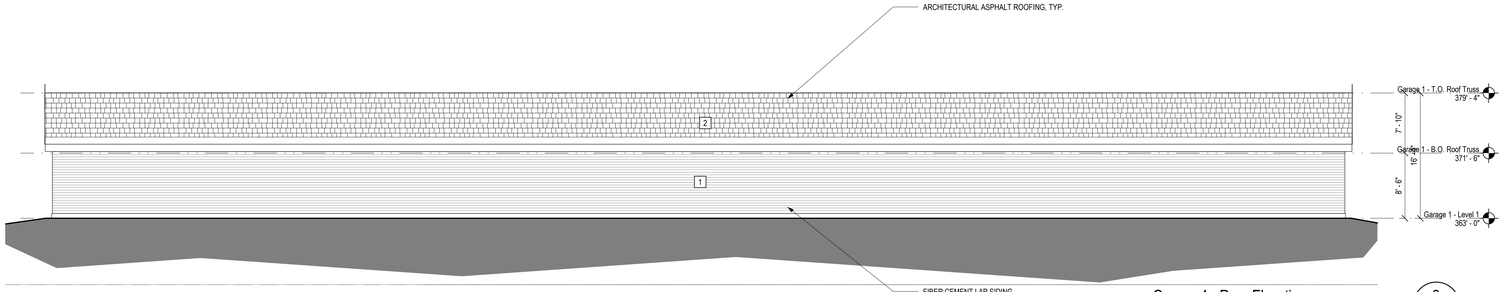
Garage 3 - Front Elevation — 3 / A5-201
1/8" = 1'-0"



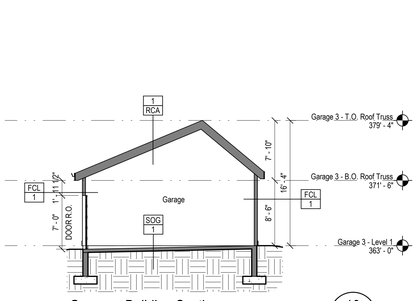
Garage - Left Elevation — 11 / A5-201
1/8" = 1'-0"



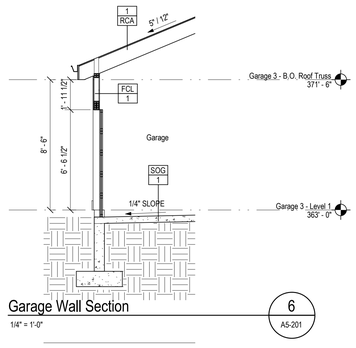
Garage - Right Elevation — 7 / A5-201
1/8" = 1'-0"



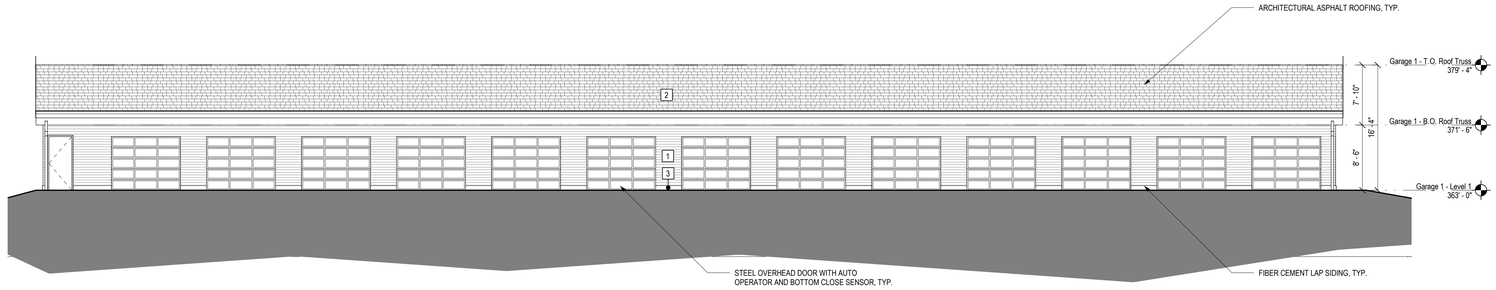
Garage 4 - Rear Elevation — 2 / A5-201
1/8" = 1'-0"



Garage - Building Section — 10 / A5-201
1/8" = 1'-0"



Garage Wall Section — 6 / A5-201
1/4" = 1'-0"



Garage 4 - Front Elevation — 1 / A5-201
1/8" = 1'-0"

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project information:
Arbella at Ashland

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Ashland, MA 01721

client information:
U A Senior Manager LLC

Rensselaer Technology Park
300 Jordan Road
Troy,NY 12180

consultant information:

issuance:
PERMIT / GMP Coordination Set

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	JJ
drawing checked by:	AD
drawing scale:	As indicated
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

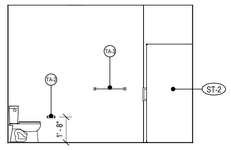
registration:
DRAFT

drawing name:
Garage - Elevations & Sections

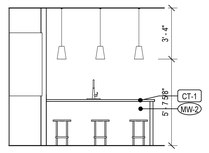
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A5-201

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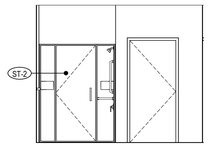
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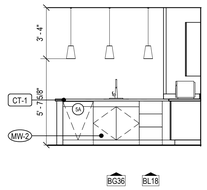
Unit A1 - Bathroom Elevation D 12
1/4" = 1'-0" A-601



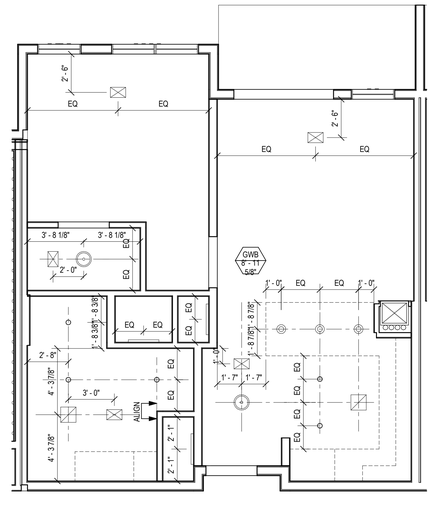
Unit A1 - Kitchen Elevation D 8
1/4" = 1'-0" A-601



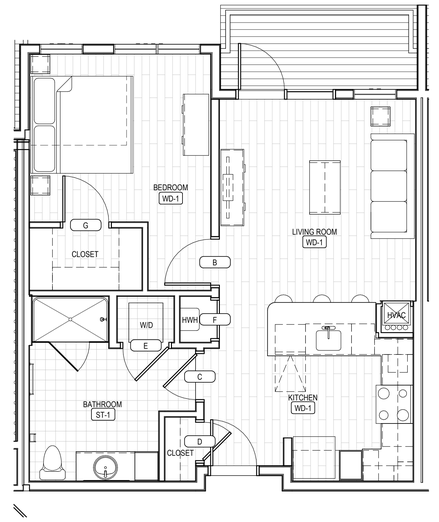
Unit A1 - Bathroom Elevation C 11
1/4" = 1'-0" A-601



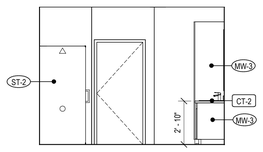
Unit A1 - Kitchen Elevation C 7
1/4" = 1'-0" A-601



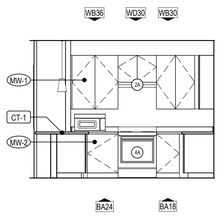
Unit A1 - Reflected Ceiling Plan 4
1/4" = 1'-0" A-601



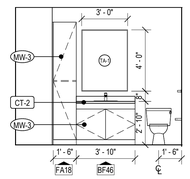
Unit A1 - Unit Finish Plan 2
1/4" = 1'-0" A-601



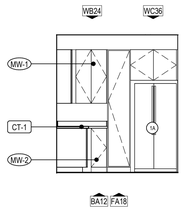
Unit A1 - Bathroom Elevation B 10
1/4" = 1'-0" A-601



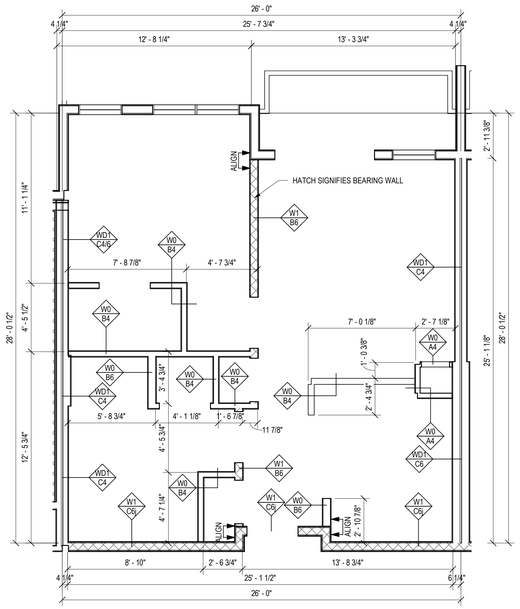
Unit A1 - Kitchen Elevation B 6
1/4" = 1'-0" A-601



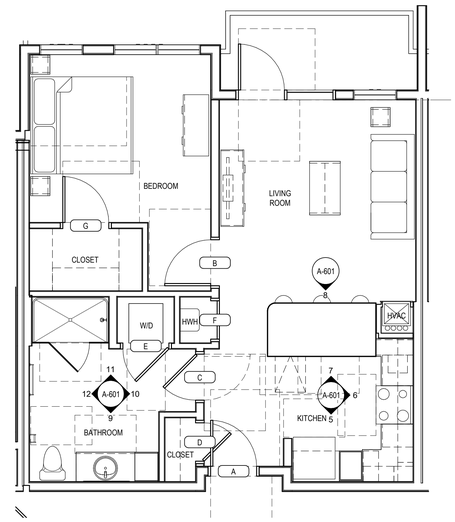
Unit A1 - Bathroom Elevation A 9
1/4" = 1'-0" A-601



Unit A1 - Kitchen Elevation A 5
1/4" = 1'-0" A-601



Unit A1 - Unit Layout Plan 3
1/4" = 1'-0" A-601



Unit A1 - Unit Plan 1
1/4" = 1'-0" A-601

project information:
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consultant information:

issuance:
PERMIT / GMP Coordination Set

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key plan:

drawing information:

drawing by:	AMD
drawing checked by:	AD
drawing scale:	1/4" = 1'-0"
drawing date:	04 SEPTEMBER 2020
project number:	19021.00

drawing revisions:

No.	Description	Date

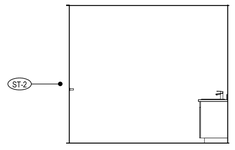
registration:
DRAFT

drawing name:
Unit A1

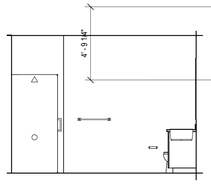
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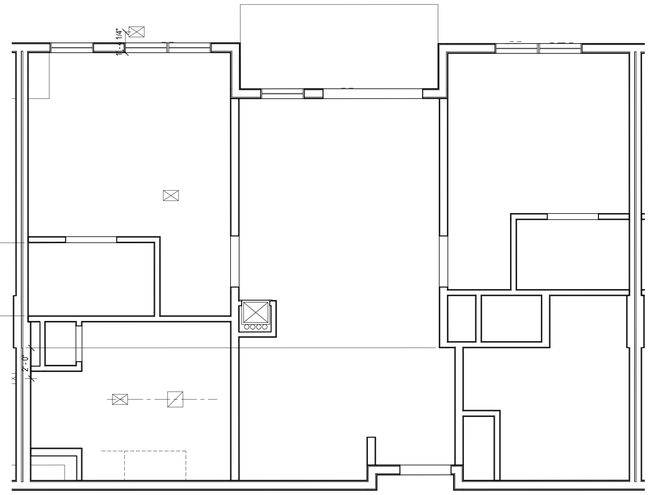
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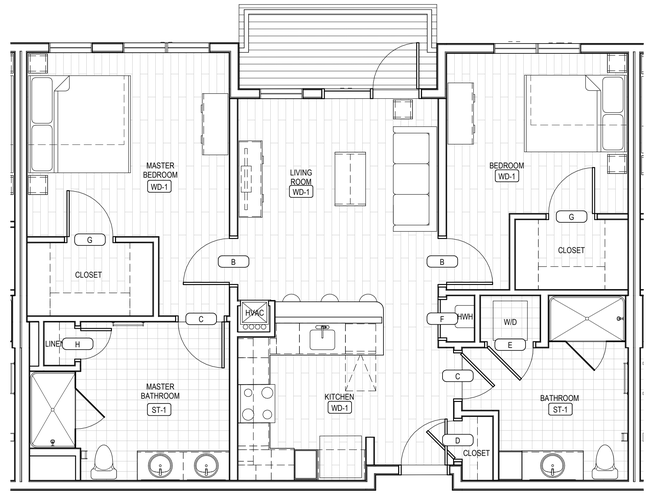
Unit B1 - Master Bathroom Elevation D — 13 / A-608
1/4" = 1'-0"



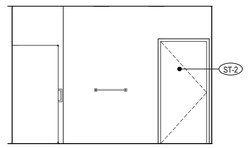
Unit B1 - Bathroom Elevation D — 8 / A-608
1/4" = 1'-0"



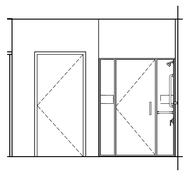
Unit B1 - Reflected Ceiling Plan — 4 / A-608
1/4" = 1'-0"



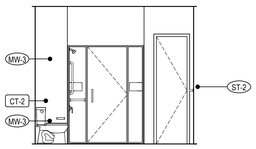
Unit B1 - Unit Finish Plan — 2 / A-608
1/4" = 1'-0"



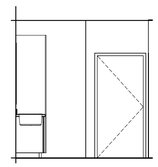
Unit B1 - Master Bathroom Elevation C — 12 / A-608
1/4" = 1'-0"



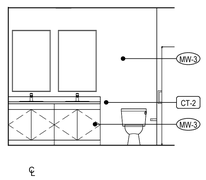
Unit B1 - Bathroom Elevation C — 7 / A-608
1/4" = 1'-0"



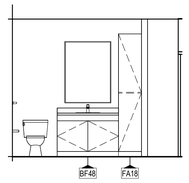
Unit B1 - Master Bathroom Elevation B — 11 / A-608
1/4" = 1'-0"



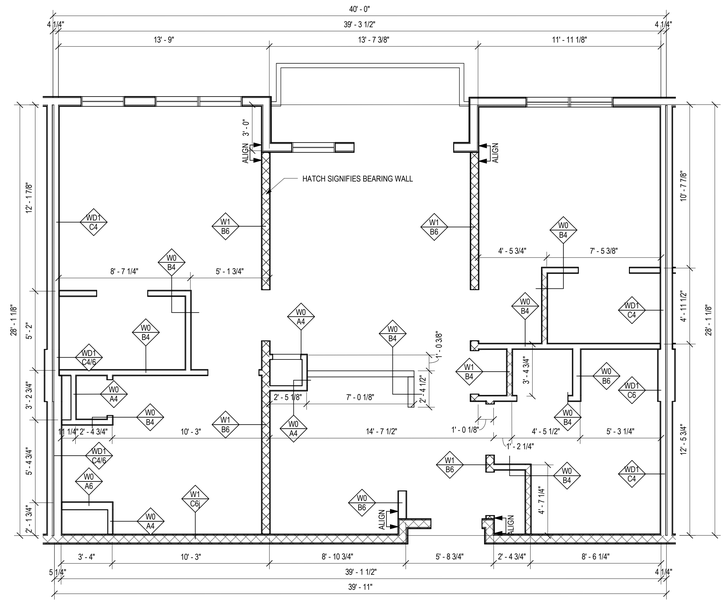
Unit B1 - Bathroom Elevation B — 6 / A-608
1/4" = 1'-0"



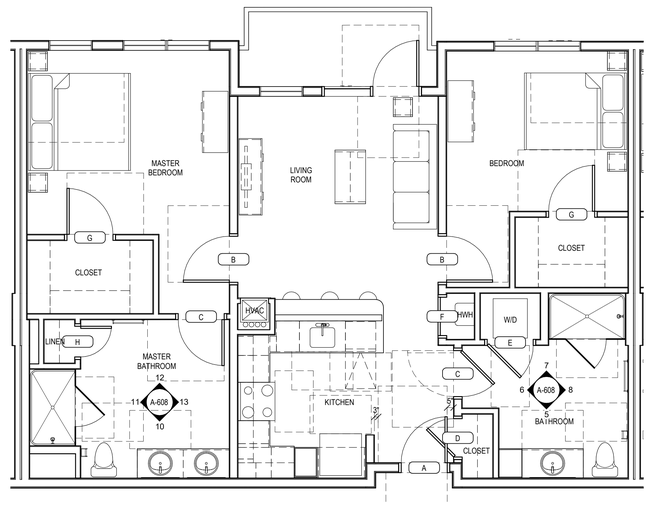
Unit B1 - Master Bathroom Elevation A — 10 / A-608
1/4" = 1'-0"



Unit B1 - Bathroom Elevation A — 5 / A-608
1/4" = 1'-0"



Unit B1 - Unit Layout Plan — 3 / A-608
1/4" = 1'-0"



Unit B1 - Unit Plan — 1 / A-608
1/4" = 1'-0"

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drawing by: AMD
drawing checked by: AD
drawing scale: 1/4" = 1'-0"
drawing date: 04 SEPTEMBER 2020
project number: 19021.00

drawing revisions:

No.	Description	Date

DRAFT

Unit B1

A-608

project information | client information | consultant information | issuance | key plan | drawing information | registration | drawing name | drawing number

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