SHELBURNE HOUSING AUTHORITY

SHELBURNE CDBG KITCHEN & BATH DESIGN - PHASE II HIGHLAND VILLAGE APARTMENTS 667-1A (46 UNITS)

DHCD PROJECT NO. 268039

HIGHLAND VILLAGE APARTMENTS

1 HIGHLAND AVENUE SHELBURNE FALLS, MA 01370

COMMONWEALTH OF MASSACHUSETTS
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT
JENNIFER MADDOX, UNDERSECRETARY

MASSACHUSETTS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
TOWN OF SHELBURNE FY20--

OWNER
SHELBURNE HOUSING AUTHORITY
241 MILLERS FALLS ROAD
TURNERS FALLS, MA 01376
GINA GOVONI, EXECUTIVE DIRECTOR
(413) 863-9781

ARCHITECT:
BRADLEY ARCHITECTS, INC.
8 BANK ROW
PITTSFIELD, MA 01201
(413) 448-8253
www.bradleyarchitectsinc.com

01201 nitectsinc.com T-000 TIT

A-101

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL PERMITS, BUT PERMIT FEES SHALL BE PAYED BY THE OWNER. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF WORK, AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE "OCCUPANCY CERTIFICATE" PRIOR TO OCCUPANCY, IF APPLICABLE.

YEAR AFTER THE FINAL ACCEPTANCE BY OWNER.

3. THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS, AND SHALL PRESENT THE PROJECT TO THE OWNER FOR FINAL ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. FLOORS SWEPT BROOM

CLEAN AND THE PROJECT AREA LEFT FREE OF TRASH AND DEBRIS.

2. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1)

4. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS, AND SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

5. IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS VISIT THE SITE AND BECOME FAMILIAR WITH ALL THE CONDITIONS PRIOR TO SUBMITTING A BID.

6. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE CONTRACT DOCUMENTS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

7. THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL IMMEDIATELY CONTACT THE ARCHITECT FOR CLARIFICATION, SHOULD HE FIND ANY CONFLICT OR INCONSISTENCY BETWEEN THE WORK SHOWN ON THE CONTRACT DOCUMENTS AND THE NORMAL ACCEPTED CONSTRUCTION PRACTICES, OR ASSUME RESPONSIBILITY FOR ALL CORRECTIONS.

8. CORRECTIONS REQUIRED FOR ANY REVISIONS TO THE CONTRACT DOCUMENTS INITIATED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT SHALL BE ACCOMPLISHED AT THE CONTRACTOR'S RISK.

9. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DO NOT SCALE OFF OF DRAWINGS FOR ANY PURPOSE.

10. DO NOT BLOCK ENTRANCES OR DOORS. PROVIDE TEMPORARY OVERHEAD PROTECTION AT ALL ENTRANCES AND EXITS.

11. ENSURE THAT SAFETY AND TRAFFIC IS MAINTAINED ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE WORK.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS AND MATERIALS FROM DAMAGE. REPLACE DAMAGED MATERIALS IN A MANNER APPROVED BY THE OWNER AND ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. THIS APPLIES TO ALL BUILDINGS AND SITE FEATURES, INCLUDING PAVEMENTS, LAWNS, AND LANDSCAPING.

INDEX OF DRAWINGS

T-000 TITLE SHEET & GENERAL INFORMATION
T-001 SITE PLAN AND KEY PLANS

D-100 DEMOLITION PLANS AND INTERIOR ELEVATIONS

A-100 FLOOR PLANS AND INTERIOR ELEVATIONS

SECTION DETAILS

acous.	acoustical	hgt.	height	vert.	vertical
adh.	adhesive	horz.	horizontal	v.c.t.	vinyl composition
adi.	adiustable	i.d.	inside diameter	W.C.	water closet
alum.	aluminum	int.	interior	WD	water proofing
asb.	asbestos	inv.	invert	w.r.	water repellent
bit.	bituminous	lam.	laminate	w.w.f.	welded wire fabric
blkg.	blocking	lav.	lavatory	wd	wood
blda.	building	m.h.	manhole	w/	with
bd.	board	mfr.	manufacture (er)	•	
clg.	ceiling	m.o.	masonry opening		
cem.	cement	mtl.	material (s)		
cer.	ceramic	max.	maximum [*]		
col.	column	mech.	mechanical		
conc.	concrete	m.d.o.	medium density ove	erlay	
c.m.u.	concrete masonry unit	misc.	miscellaneous [*]	-	
const.	construction	min.	minimum		
cont.	continuous	n.i.c.	not in contract		
contr.	contractor	o/c	on center (s)		
dlt.	detail	орр.	opposite		
dim.	dimension	o.d.	outside diameter		
dwg.	drawing	pt n .	partition		
elec.	electric (al)	plas.	plaster		
elev.	elevation	plmb.	plumbing		
eq.	equal	plywd.	plywood		
equip.	equipment	pvc	polyvinyl chloride		
exh.	exhaust	Г.	riser		
exist.	existing	rad.	radius		
e.t.r.	existing to remain	ref.	reference		
e.w.c.	electric water cooler	refr.	refrigerator		
exp.	exposed	r.d.	roof drain		
ext.	exterior "	rm.	room (s)		
fin.	finish (ed)	r.o.	rough opening		
fec	fire extinguisher cabinet	sht.	sheet		
f.d.	floor drain	sim.	similar		
ftg.	footing	spec.	specification (s)		
ga.	gage, gauge	str.	structural		
galv.	galvanized	susp.	suspended		
g.c.	general contractor	svf	sheet vinyl flooring		
gl.	glass	t.	tread		
g.w.b.	gypsum wallboard	tel.	telephone		
hdw.	hardware hardwaad	thk.	thick (ness)		
hwd. h∕v	hardwood heating/ventilating	t & g typ.	tongue & groove typical		

ARCHITECTS INC.

SUBSTANCE

SUBST

REV. NO.

DATE DESCRIPTION

DESCRIPTION

DESCRIPTION

PROJECT:

Shelburne Housing Authority

Shelburne CDBG Kitchen and Bath

Shelburne CDBG Kitchen and Bath

Design-Phase II

DHCD #268039

ASBESTOS ABATEMENT &

KITCHEN REMODEL

Highland Village Apartments 667-1A (46 Units)
1 Highland Avenue
Shelburne Falls, MA 01370

TITLE:

TITLE SHEET

GENERAL INFORMATION

DATE: October 22, 2020

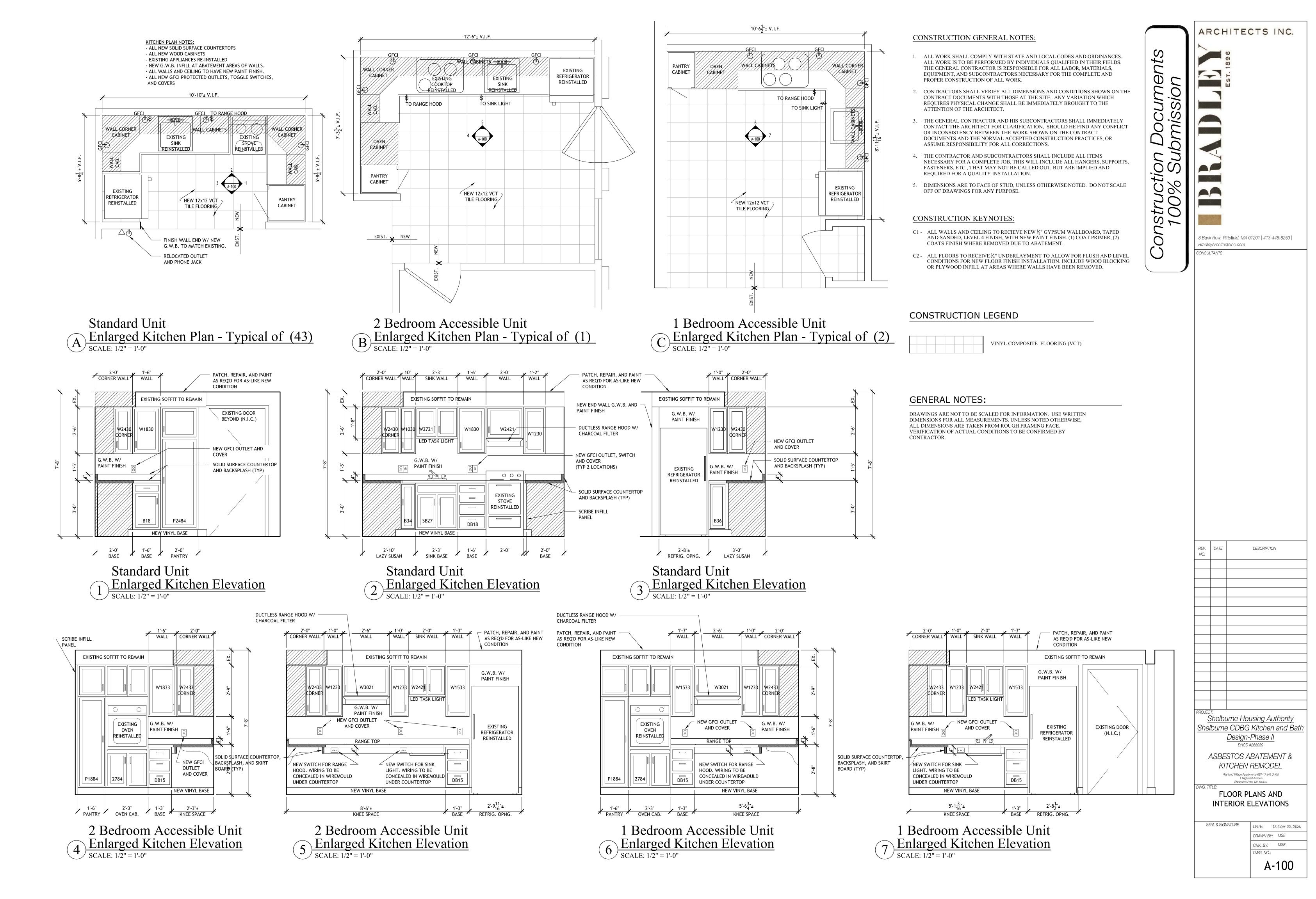
DRAWN BY: MSE

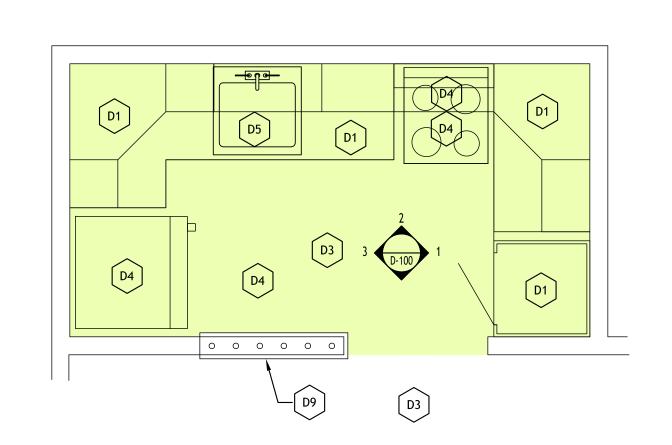
CHK. BY: MSE

DWG. NO.:

T-000



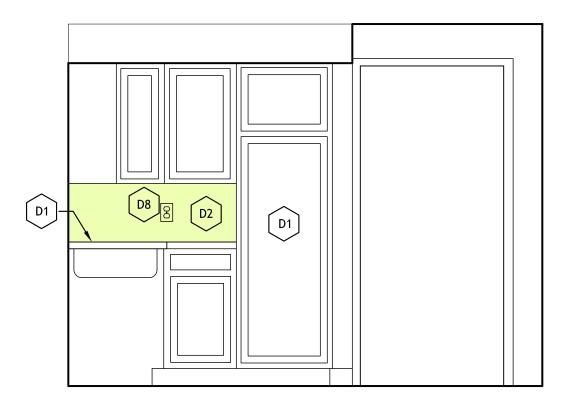




Standard Unit

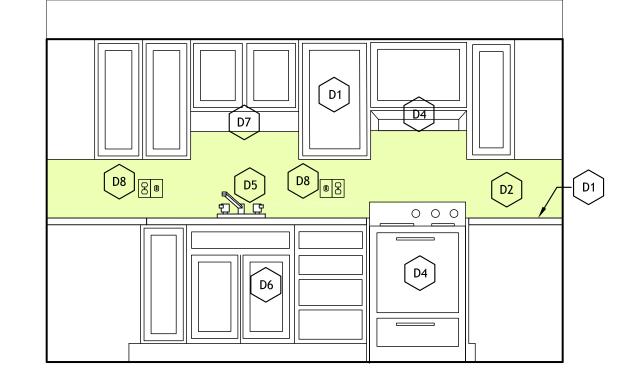
Enlarged Kitchen Plan - Typical of (43)

SCALE: 1/2" = 1'-0"



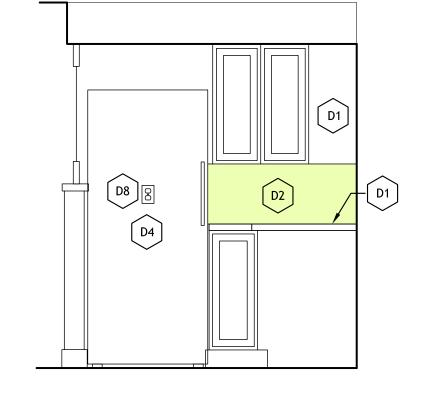
Standard Unit Enlarged Kitchen Elevation

SCALE: 1/2" = 1'-0"



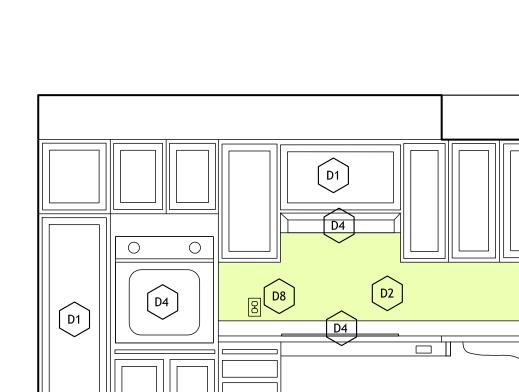
Standard Unit Enlarged Kitchen Elevation

SCALE: 1/2" = 1'-0"



Standard Unit Enlarged Kitchen Elevation

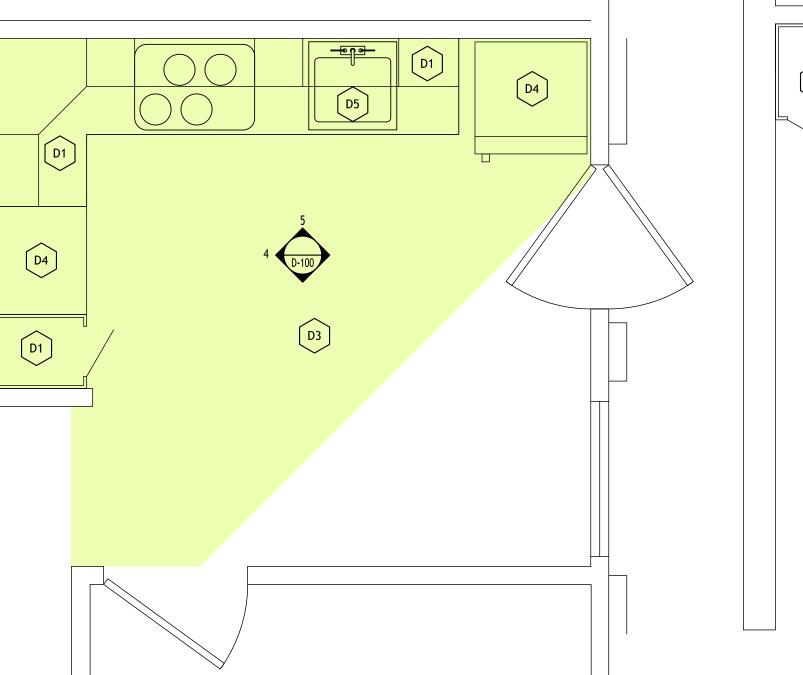
SCALE: 1/2" = 1'-0"





1 Bedroom Accessible Unit Enlarged Kitchen Elevation

SCALE: 1/2" = 1'-0"



2 Bedroom Accessible Unit

B Enlarged Kitchen Plan - Typical of (1)

SCALE: 1/2" = 1'-0"



D3

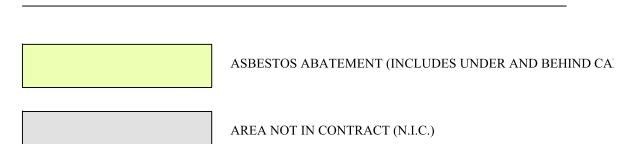


- REFERENCE SPECIFICATION SECTIONS 02 08 00 ASBESTOS ABATEMENT AND SECTION 02 08 10 - DISTURBANCE OF LEAD, CADMIUM, AND CHROMIUM MATERIALS BEFORE PROCEEDING WITH ABATEMENT AND DEMOLITION.
- 2. CONTRACTOR SHALL ERECT ALL SAFETY BARRICADES AND POST PROPER
- ALL EQUIPMENT, DOORS, LIGHTING, PLUMBING FIXTURES, ETC. SCHEDULED FOR REMOVAL SHALL BE INSPECTED BY THE OWNER AND SALVAGED IF SO DESIRED COORDINATE WITH OWNER FOR THOSE ITEMS WHICH ARE TO BE TURNED OVER TO OWNER, OR THOSE ITEMS WHICH ARE TO BE REMOVED BY THE OWNER. DELIVER SALVAGED ITEMS TO AN ON-SITE LOCATION DESIGNATED BY THE
- 4. SELECTIVE DEMOLITION, RELOCATION, AND NEW WORK SHALL BE PLANNED TO MINIMIZE DISRUPTION OF BUILDING FUNCTIONS. COORDINATE ALL SHUT-DOWNS OF EXISTING SYSTEMS WITH THE OWNER.
- DEBRIS REMOVAL FROM THE SITE SHALL BE COMPLETED BY A PREDETERMINED ROUTE DETEMINED BY THE OWNER. CONTRACTOR SHALL PROPERLY TRANSPORT DEMOLITION MATERIALS TO APPROVED DISPOSAL SITE(S) THAT PROVIDE PROPER CONTAINERS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES.
- 6. DEMOLISH ALL WORK IN A SAFE MANNER, AND PROTECT ALL WORK WHICH IS TO REMAIN. RESTORE ALL CONDITIONS NOT SCHEDULED TO BE DEMOLISHED WHICH BECOME DAMAGED.
- 7. CONTRACTOR SHALL ERECT DUST BARRIERS TO PROTECT ADJACENT AREAS TO REMAIN, AND CONTRACTOR SHALL CLEAN THOSE AREAS WHICH HAVE BECOME
- 8. ALL DEMOLITION / ABATEMENT WORK THIS SHEET TO BE PERFORMED BY THE ABATEMENT CONTRACTOR.
- 9. ALL AREAS OF WORK TO BE EMPTIED OF THEIR CONTENTS BY OWNER PRIOR TO

ABATEMENT / DEMOLITION KEYNOTES:

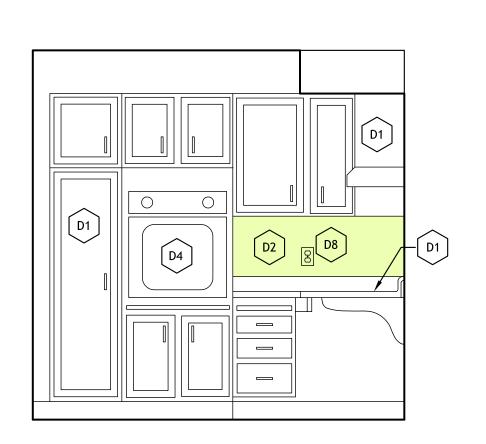
- D1 REMOVE AND DISPOSE OF ALL CABINETRY AND COUNTERTOPS.
- D2 REMOVE AND DISPOSE OF ALL BACKSPLASH MATERIAL AND GYPSUM WALLBOARD AS REO'D FOR ABATEMENT OF ASBESTOS CONTAINING ADHESIVE.
- D3 REMOVE AND DISPOSE OF ALL 12 INCH FLOOR TILE MATERIAL AND ASSOCIATED ASBESTOS CONTAINING MASTIC.
- D4 REMOVE, RETAIN, AND STORE EXISTING APPLIANCES FOR REINSTALLATION.
- REMOVE, RETAIN, AND STORE EXISTING SINK, FAUCET AND ALL ASSOCIATED HOT, COLD, AND WASTE PIPING FOR REINSTALLATION.
- D6 REMOVE AND DISPOSE OF EXISTING ELECTRICAL OUTLET AND/OR JUNCTION BOX IN SINK BASE CABINET.
- D7 REMOVE AND DISPOSE OF LIGHT ABOVE SINK.
- D8 REMOVE AND DISPOSE OF ALL LIGHT SWITCHES AND OUTLETS.
- D9 REMOVE AND DISPOSE OF ENTIRE HALF WALL, BALUSTERS, AND ALL ASSOCIATED WIRING.

ASBESTOS ABATEMENT LEGEND



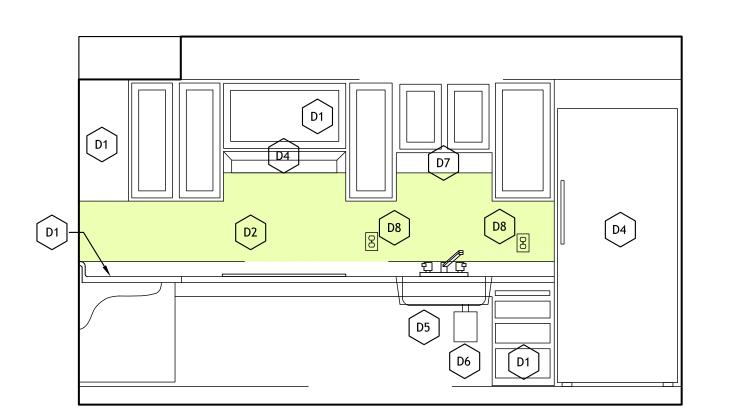
GENERAL NOTES:

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. USE WRITTEN ALL DIMENSIONS ARE TAKEN FROM ROUGH FRAMING FACE.



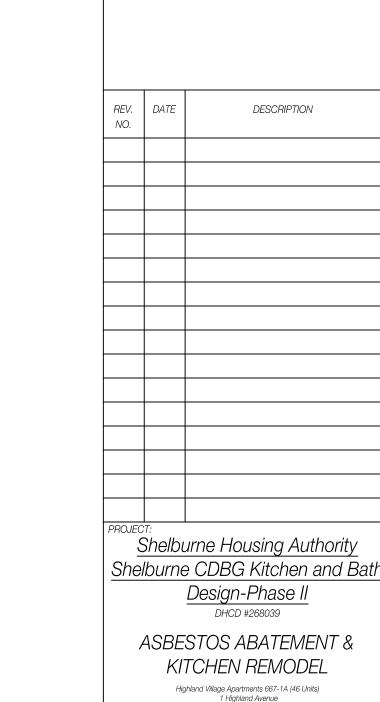
2 Bedroom Accessible Unit Enlarged Kitchen Elevation

SCALE: 1/2" = 1'-0"



2 Bedroom Accessible Unit 5 Enlarged Kitchen Elevation
SCALE: 1/2" = 1'-0"





ARCHITECTS INC.

8 Bank Row, Pittsfield, MA 01201 | 413-448-8253 |

BradleyArchitectsInc.com

CONSULTANTS

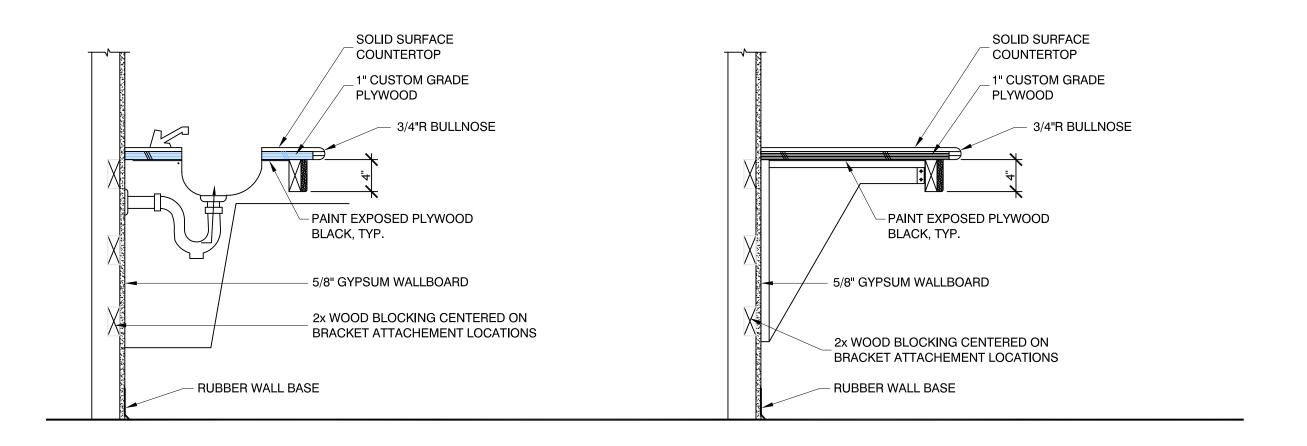
nts

D-100

DATE: October 22, 2020

DEMOLITION PLANS AND INTERIOR ELEVATIONS

SEAL & SIGNATURE



Typical ADA Countertop @ Sink

SCALE: 1" = 1'-0"

Typical ADA Countertop

SCALE: 1" = 1'-0"

Documents bmission

ARCHITECTS INC. 8 Bank Row, Pittsfield, MA 01201 | 413-448-8253 | BradleyArchitectsInc.com CONSULTANTS

REV.	DATE	DESCRIPTION
NO.	DATE	DESCRIPTION
PROJEC		urne Housing Authority
		e CDBG Kitchen and Bath

Design-Phase II
DHCD #268039

ASBESTOS ABATEMENT & KITCHEN REMODEL

Highland Village Apartments 667-1A (46 Units) 1 Highland Avenue Shelburne Falls, MA 01370

SECTION DETAILS

SEAL & SIGNATURE DATE: October 22, 2020

DRAWN BY: MSE

CHK. BY: MSE
DWG. NO.:

A-101