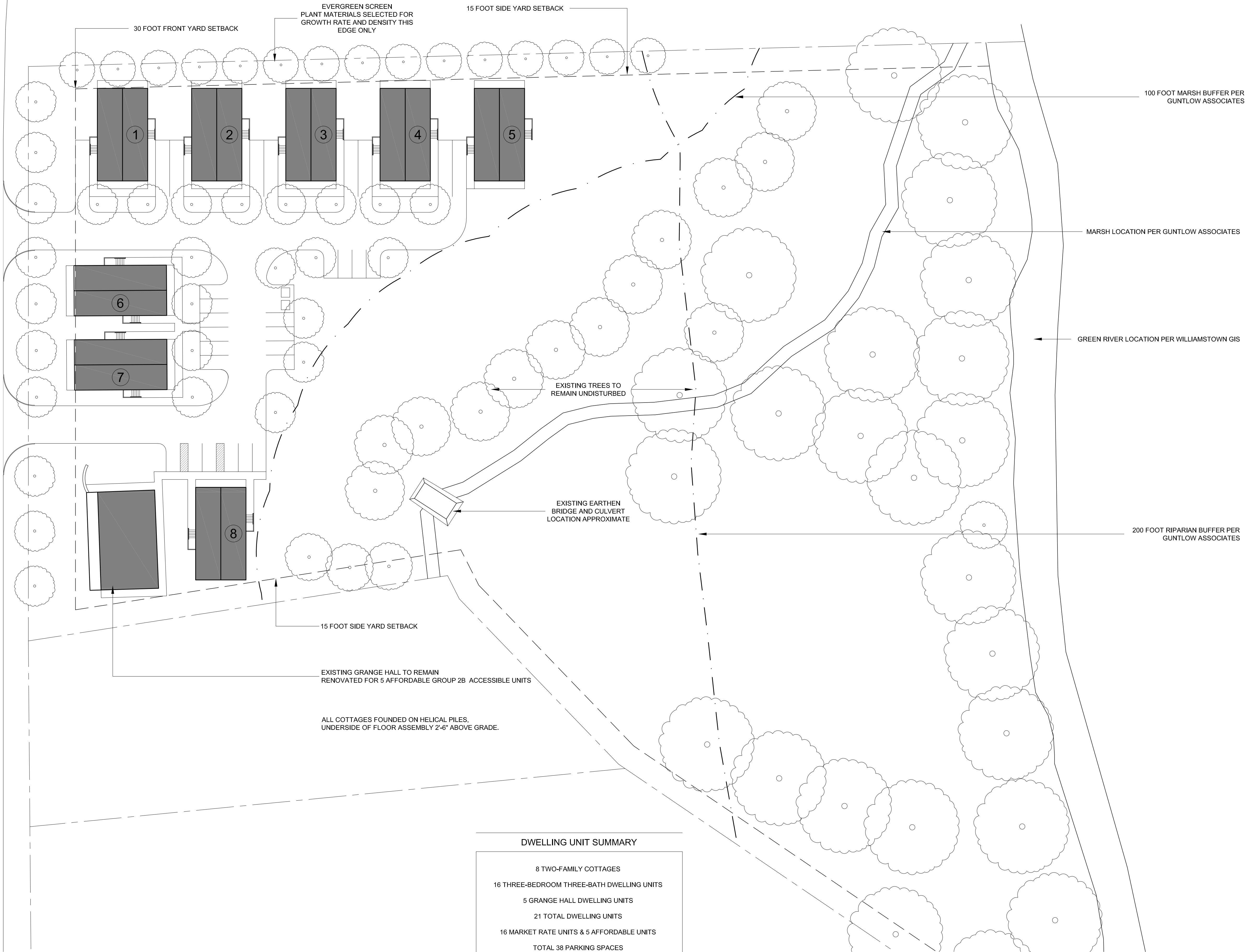




WATER STREET - MASSACHUSETTS ROUTE 43



EVERGREEN SCREEN
PLANT MATERIALS SELECTED FOR
GROWTH RATE AND DENSITY THIS
EDGE ONLY

15 FOOT SIDE YARD SETBACK

30 FOOT FRONT YARD SETBACK

100 FOOT MARSH BUFFER PER
GUNTLOW ASSOCIATES

MARSH LOCATION PER GUNTLOW ASSOCIATES

GREEN RIVER LOCATION PER WILLIAMSTOWN GIS

EXISTING TREES TO
REMAIN UNDISTURBED

EXISTING EARTHEN
BRIDGE AND CULVERT
LOCATION APPROXIMATE

200 FOOT RIPARIAN BUFFER PER
GUNTLOW ASSOCIATES

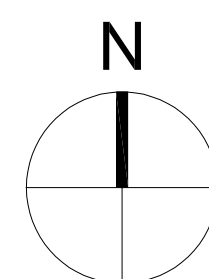
15 FOOT SIDE YARD SETBACK

EXISTING GRANGE HALL TO REMAIN
RENOVATED FOR 5 AFFORDABLE GROUP 2B ACCESSIBLE UNITS

ALL COTTAGES FOUNDED ON HELICAL PILES.
UNDERSIDE OF FLOOR ASSEMBLY 2'-6" ABOVE GRADE.

DWELLING UNIT SUMMARY

8 TWO-FAMILY COTTAGES
16 THREE-BEDROOM THREE-BATH DWELLING UNITS
5 GRANGE HALL DWELLING UNITS
21 TOTAL DWELLING UNITS
16 MARKET RATE UNITS & 5 AFFORDABLE UNITS
TOTAL 38 PARKING SPACES
1.8 PARKING SPACES PER DWELLING UNIT



GREEN RIVER
COTTAGES

584 WATER STREET
WILLIAMSTOWN, MA

ISSUED FOR REVIEW ONLY

Architect
Stone Architecture, LLC
160 Water Street
Williamstown, MA 01267
212.645.0635 Tel
212.645.1282 Fax

21 UNIT SITE PLAN

Drawing Title

Drawn By

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REVIEW

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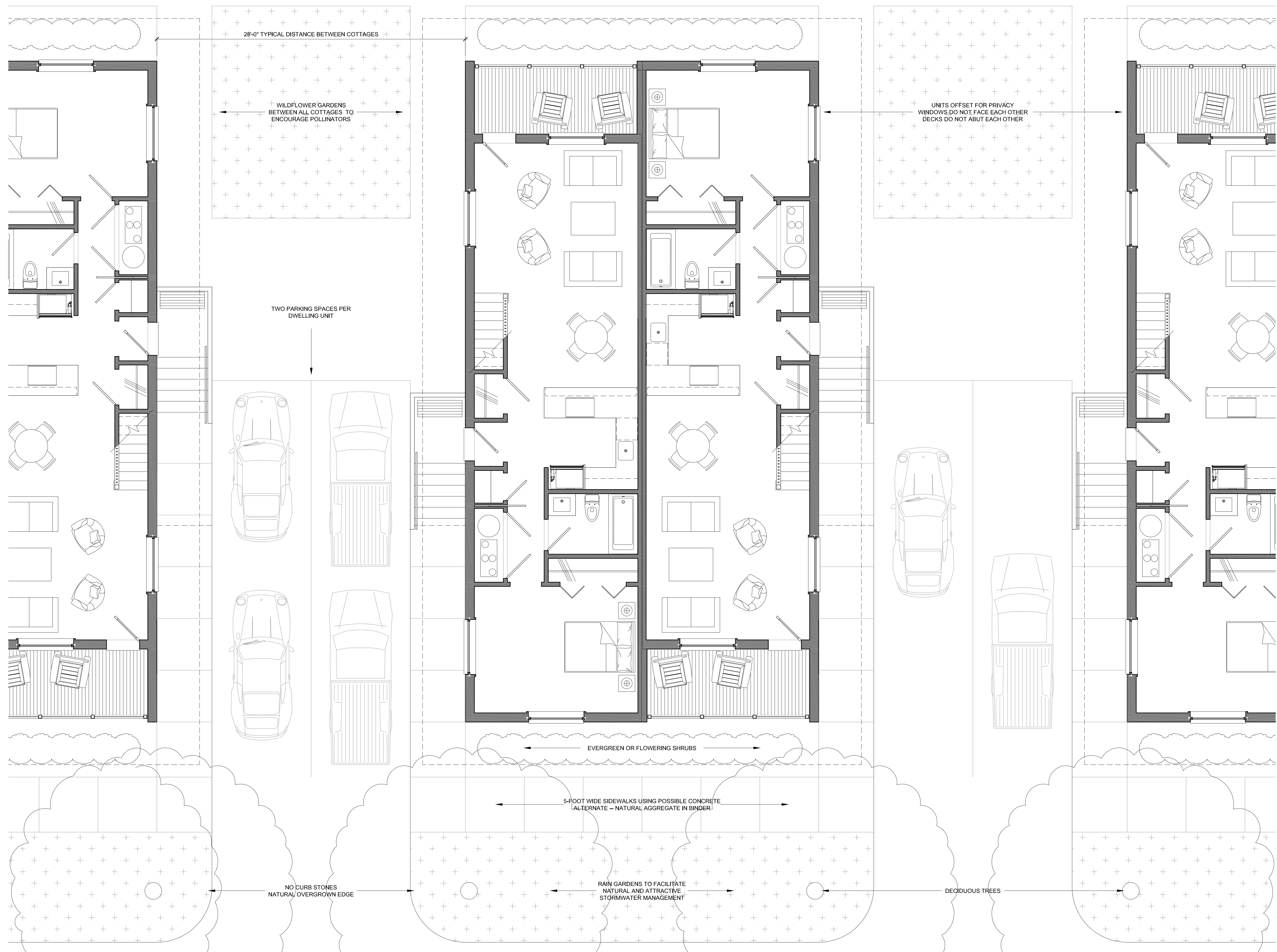
AUGUST 3, 2022

Scale

S-100

1/32" = 1'-0"

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SITE PLAN DETAIL

Drawing Title

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Drawing No.

Scale

S-101

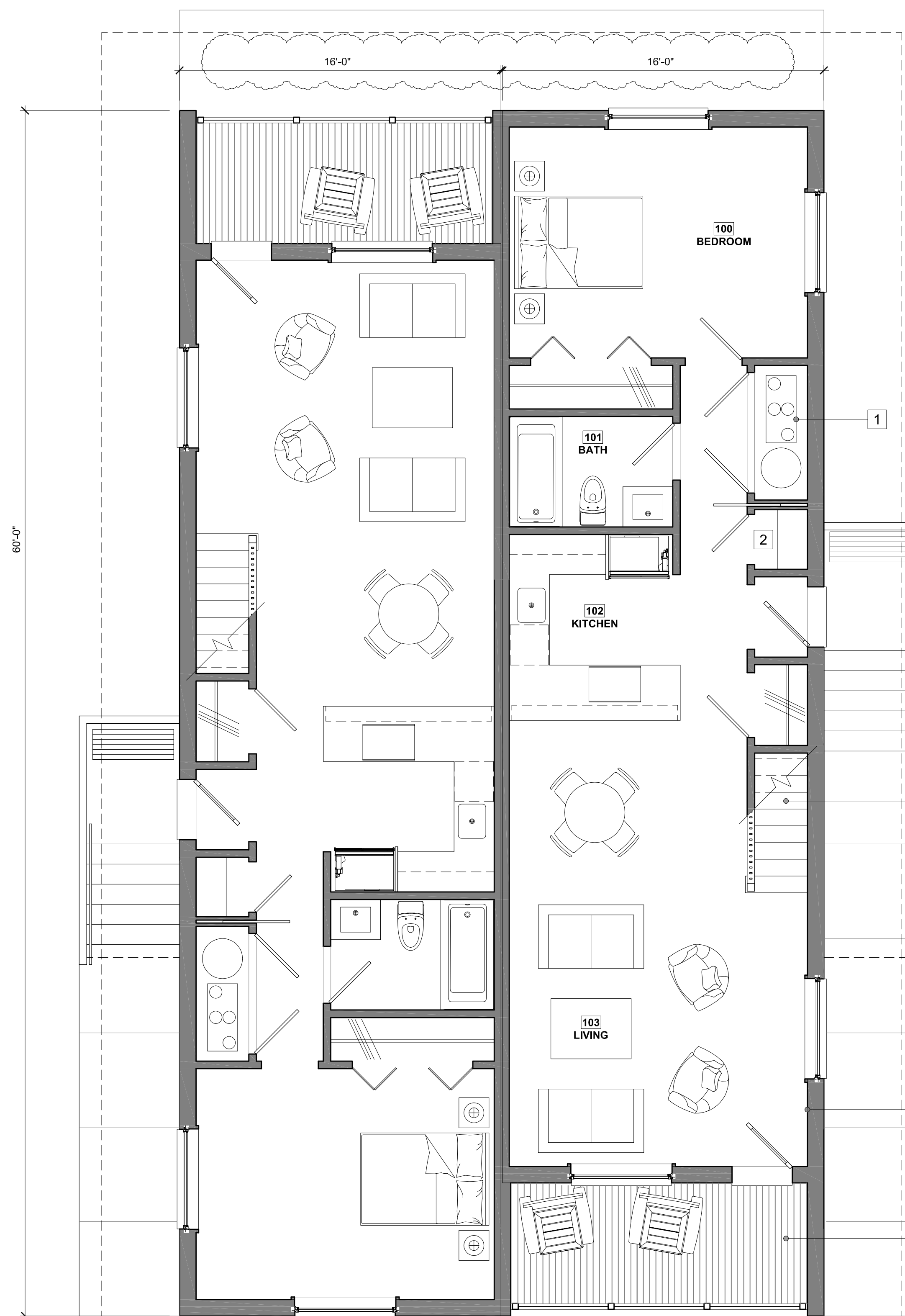
1/4" = 1'-0"

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TYPICAL UNITS -- FIRST FLOOR PLANS

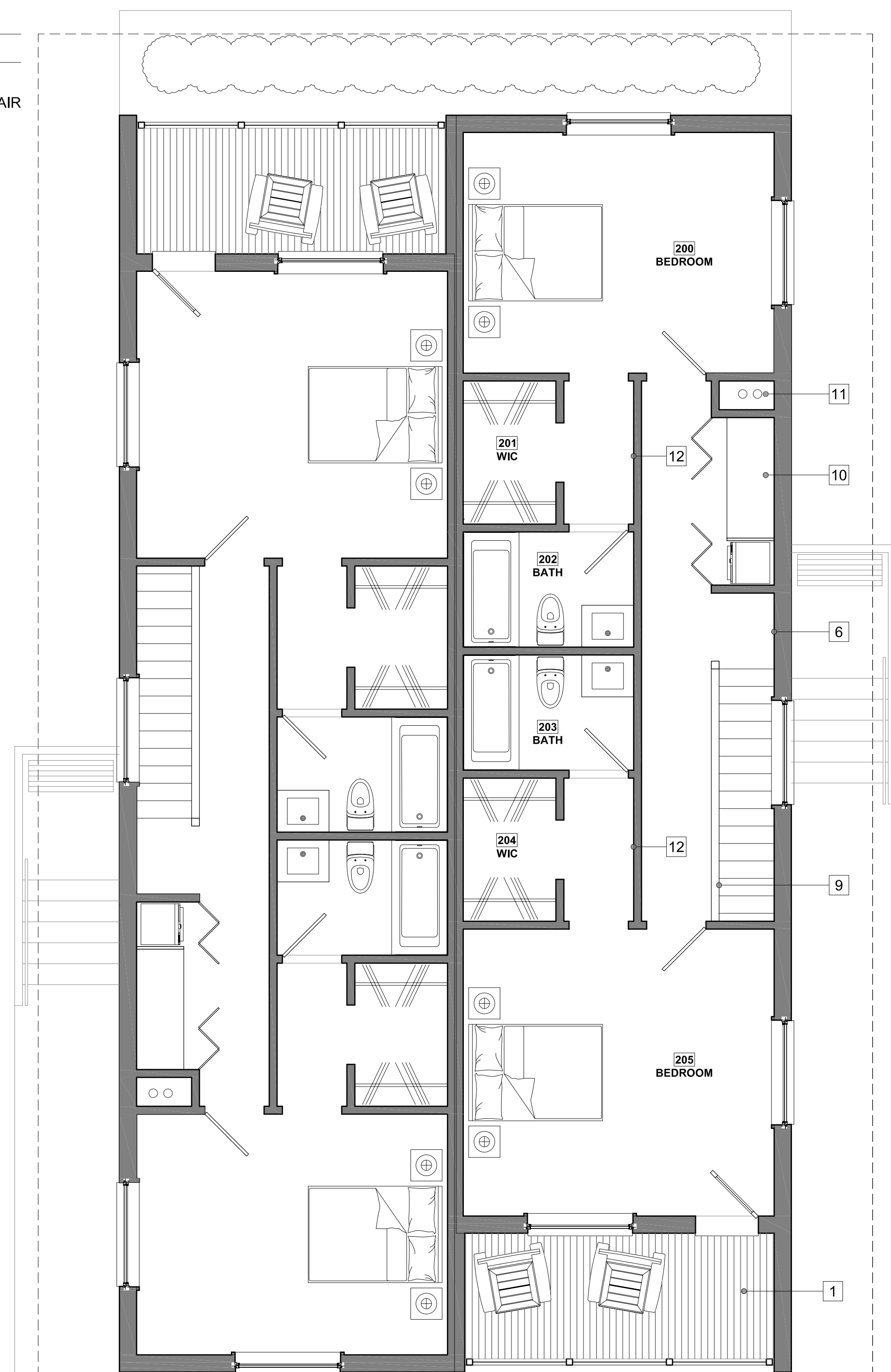
SCALE - 1/4" = 1'-0"

1



FIRST FLOOR PLAN

- LEGEND**
1. MECHANICAL CLOSET - WATER HEATER AND MINOTAIR
 2. KITCHEN PANTRY
 3. COVERED ENTRY PORCH AND BENCH
 4. ORNAMENTAL STAIR AND RUSTIC FEATURE WALL
 5. PORCH WITH OPEN DECK AND CABLE RAILING
 6. RUSTIC FEATURE WALL - BOTH FLOORS
 7. LINE OF ROOF ABOVE
 8. RAIN GARDEN AND TREE PIT
 9. CABLE RAILING GUARD
 10. STACKED WASHER DRYER AND FOLDING TABLE
 11. DUCT AND PIPING CHASE
 12. MIRRORED DRESSING AREA WALL



SECOND FLOOR PLAN

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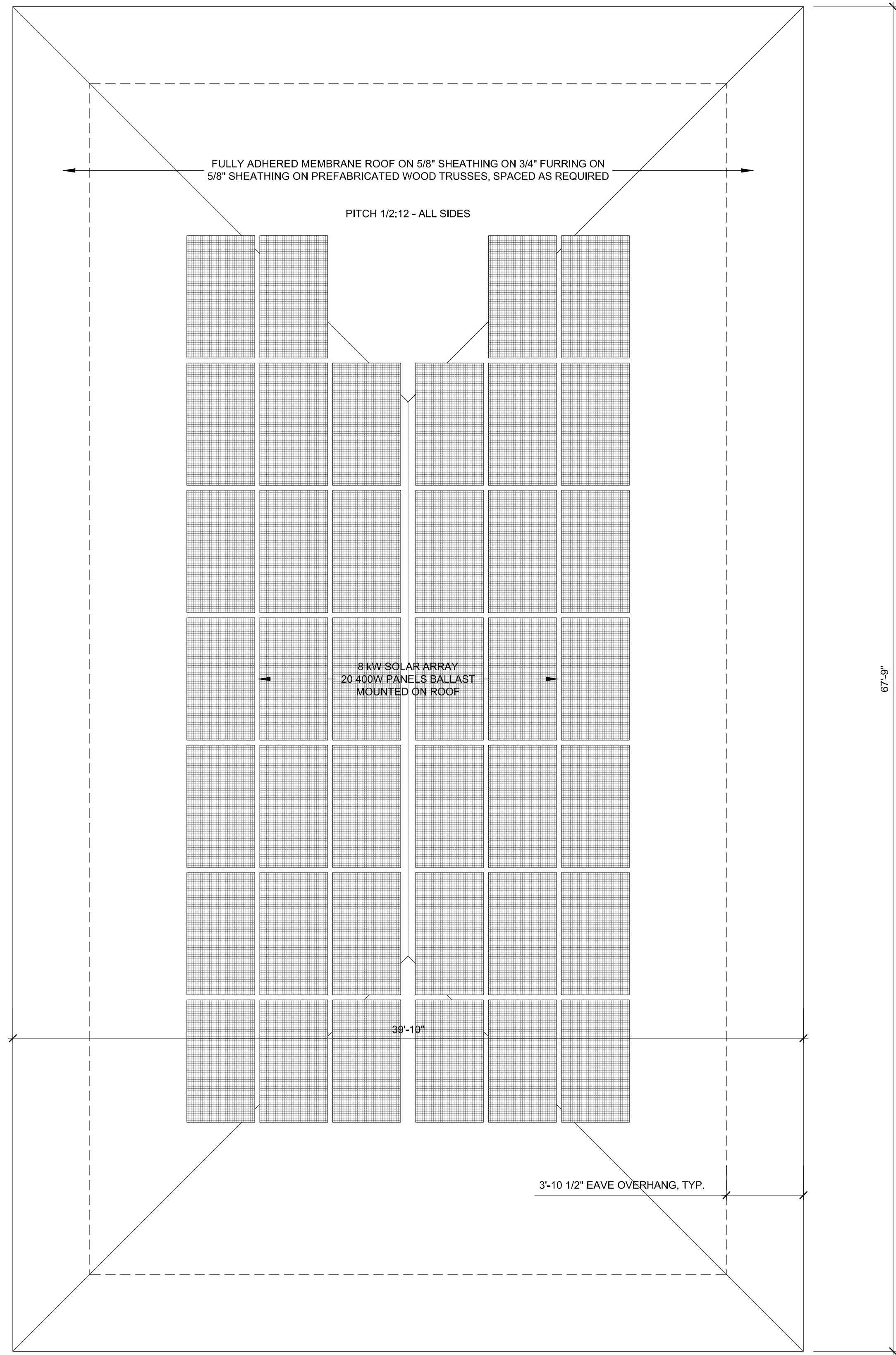
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160 Water Street
Williamstown, MA 01267
212.645.0635 Tel
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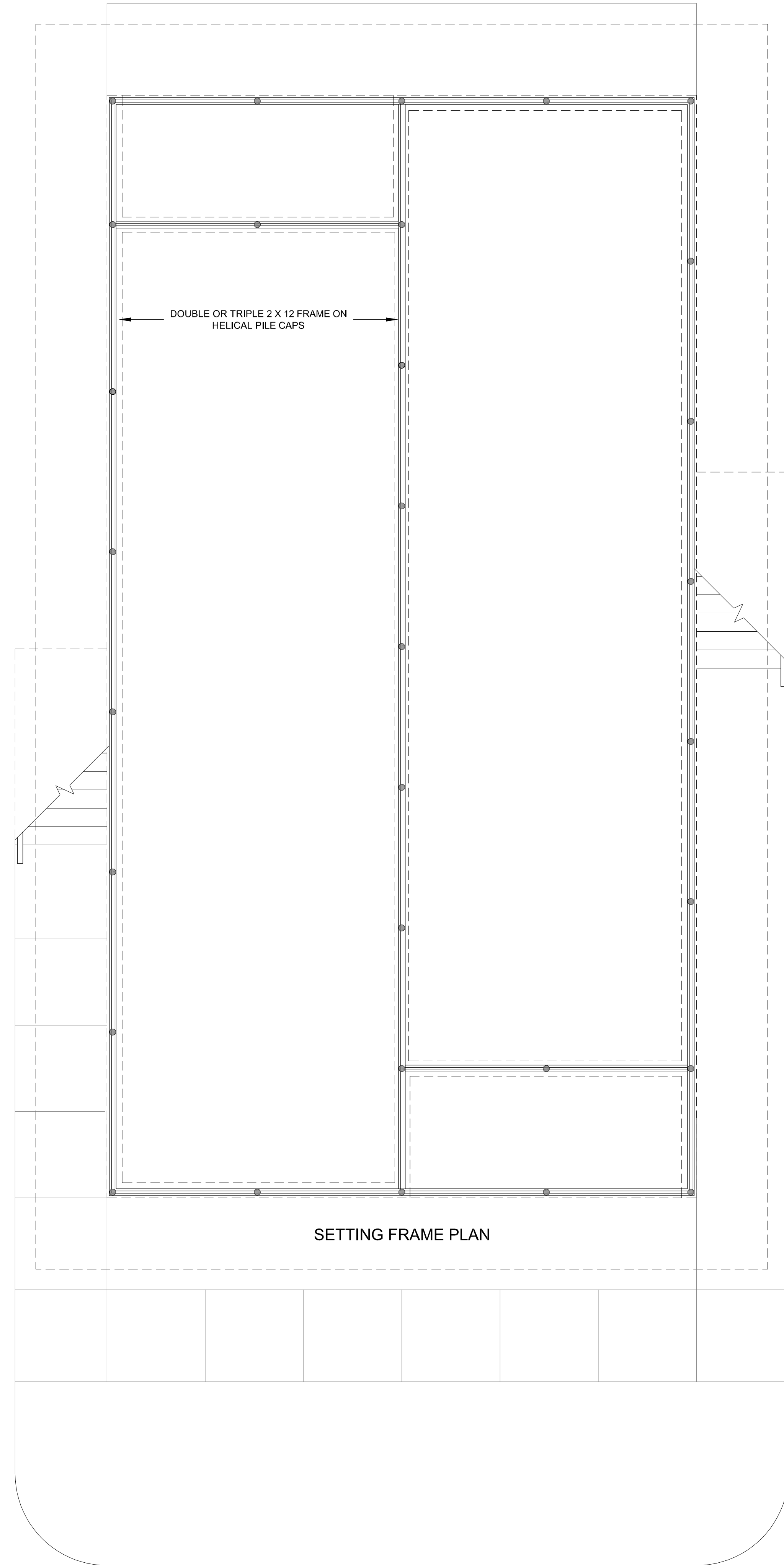
TYPICAL DUPLEX UNIT FLOOR PLANS

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Approved By		
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Date	AUGUST 3, 2022	Scale 1/4" = 1'-0"

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ROOF PLAN



SETTING FRAME PLAN

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SETTING FRAME AND ROOF PLANS

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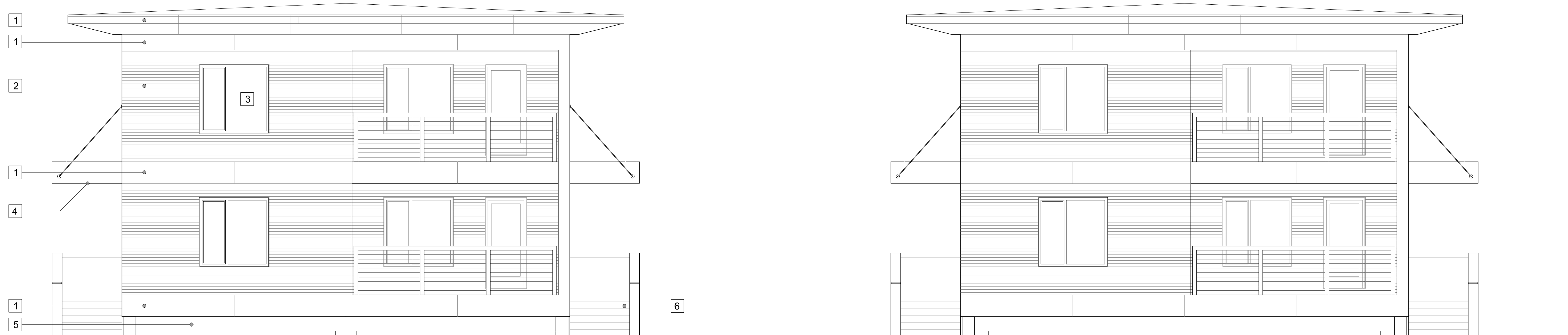
Date

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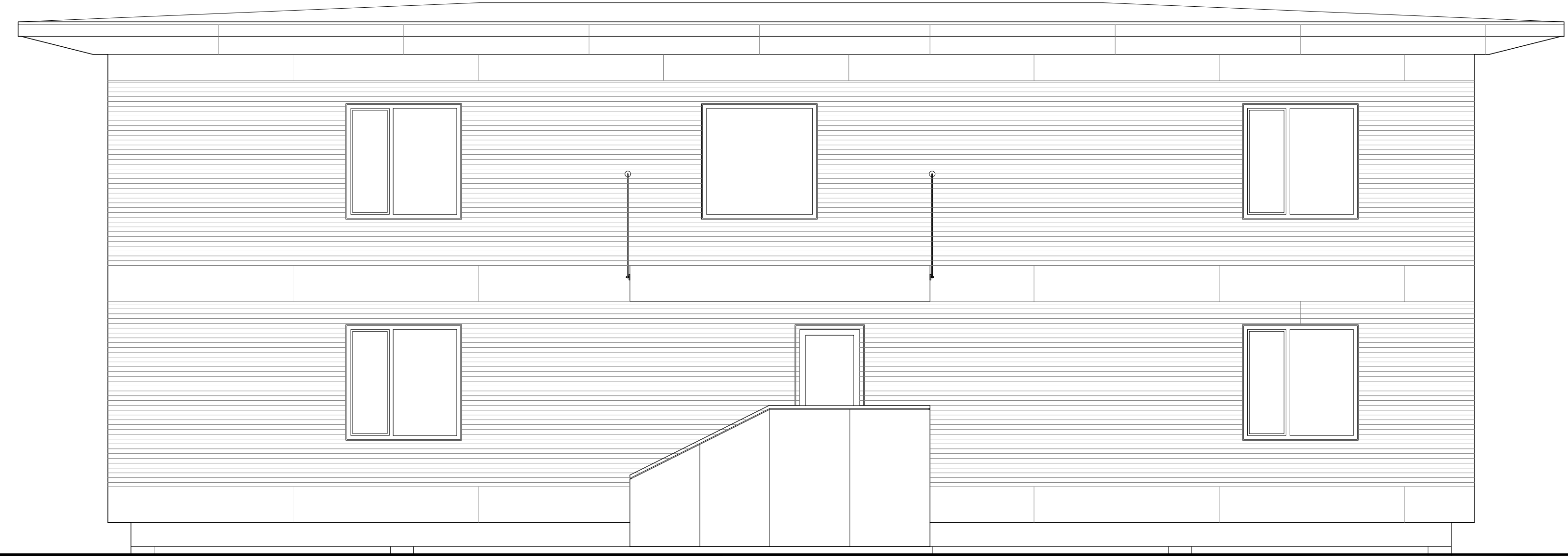
AUGUST 3, 2022 Scale

A-101

1/4" = 1'-0"



TYPICAL COTTAGE PAIR - STREET FRONT ELEVATIONS



TYPICAL ENTRY ELEVATION

LEGEND

- 1. BRAKE METAL, FLUOROPOLYMER FINISH
- 2. CORRUGATED STEEL, FLUOROPOLYMER FINISH
- 3. TRIPLE-GLAZED PASSIVE HOUSE WINDOWS AND DOORS
- 4. 2X12 FRAMED CANOPY, MEMBRANE ROOF, SUPPORTED BY CHAIN AND HOOK DETAIL
- 5. INFILL CEMENT BOARD ON 2X FRAMING -- CONCEALING HELICAL PILES AND CRAWL SPACE
- 6. OPEN RISER STAIR

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GREEN RIVER
COTTAGES

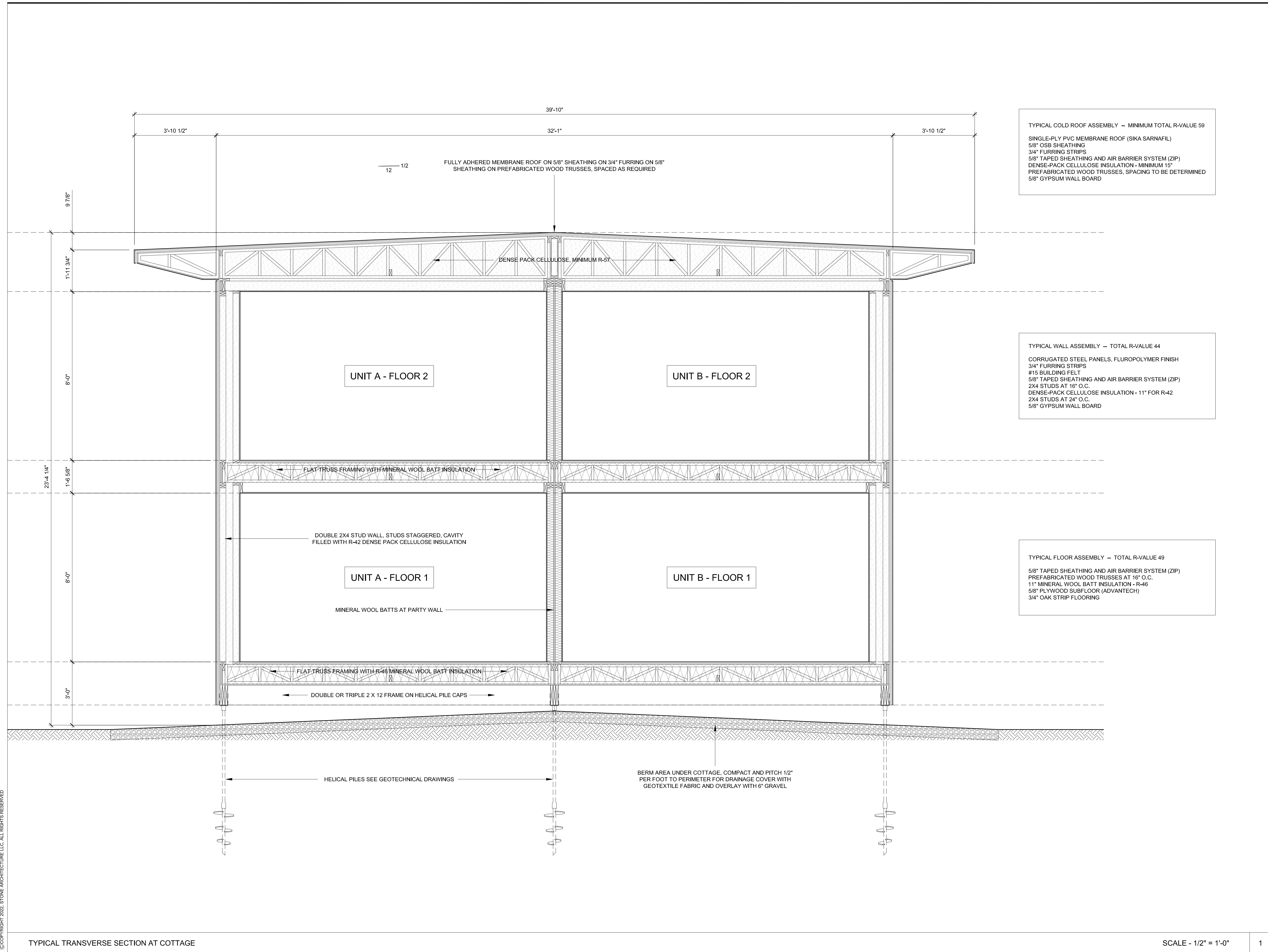
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TYPICAL ELEVATIONS

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TYPICAL TRANSVERSE SECTION

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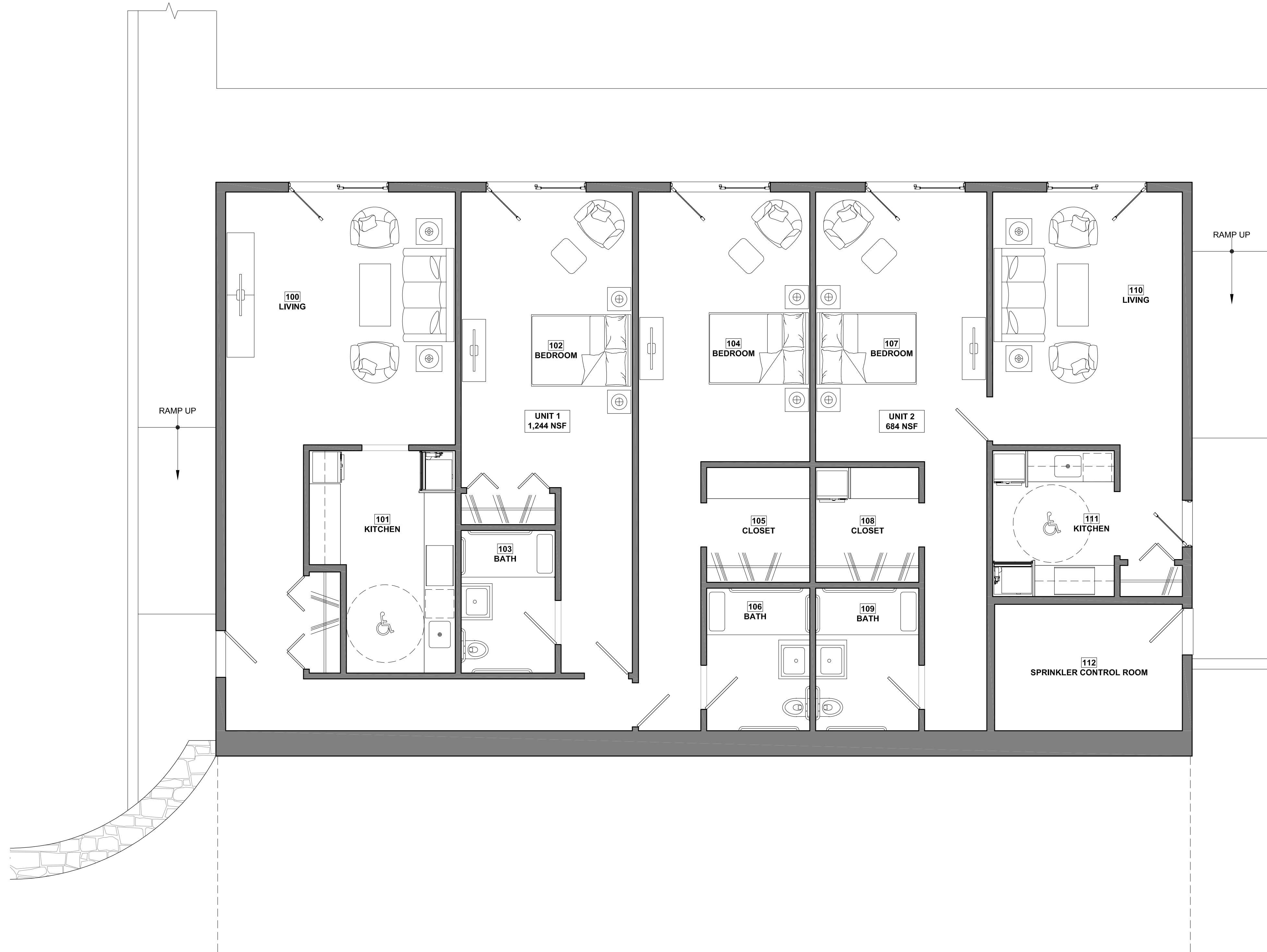
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TYPICAL TRANSVERSE SECTION AT COTTAGE

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



HISTORIC WILLIAMSTOWN GRANGE HALL – RENOVATED AS 5 GROUP 2B FULLY ACCESSIBLE DWELLING UNITS OF WHICH 3 ARE AFFORDABLE.



DWELLING UNIT SUMMARY	
UNIT 1	TWO BEDROOM -- 1,244 NET SQUARE FEET
UNIT 2	ONE BEDROOM -- 684 NET SQUARE FEET

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GRANGE HALL FIRST FLOOR PLAN

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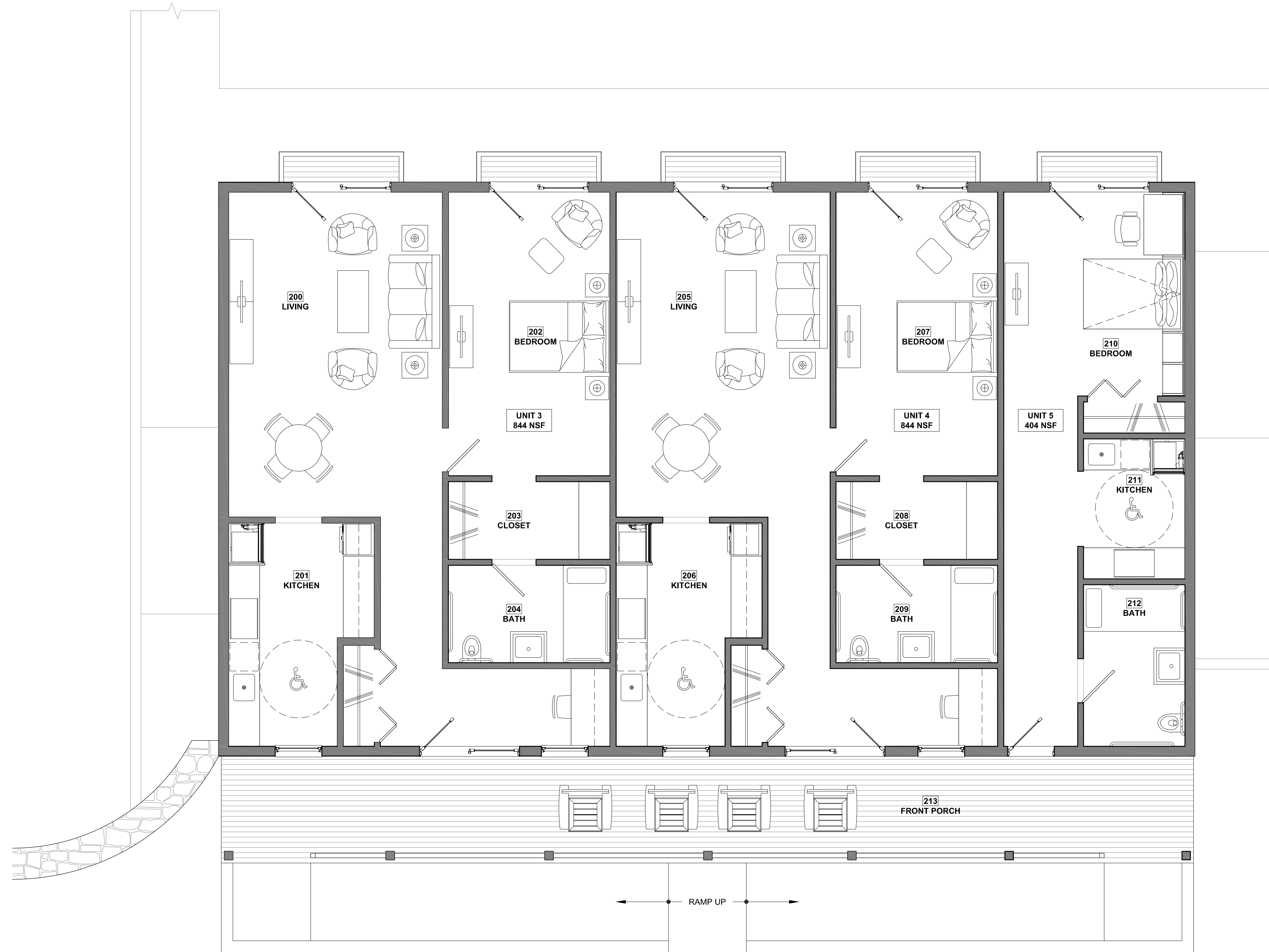
REVIEW

Drawing No.

Scale

A-104

1/4" = 1'-0"



DWELLING UNIT SUMMARY	
UNIT 3	ONE BEDROOM – 844 NET SQUARE FEET
UNIT 4	TWO BEDROOM – 844 NET SQUARE FEET
UNIT 5	STUDIO – 404 NSF

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GRANGE HALL SECOND FLOOR PLAN

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