

# 108 GROVE STREET

108 Grove Street is a proposed 4 unit condominium development offering a modern alternative to the Northampton housing market.

The one half acre development at the base of Village Hill is within walking distance of downtown Northampton, and adjoins the Northampton/Easthampton bike trail. The site slopes south and enjoy views of the Holyoke Range.

Each two story building is made up of two- single story dwellings, an upper and a lower dwelling. Each dwelling is efficiently organized to provide homeowners a spacious, two bedroom apartment with the advantages of a single family home, including an outdoor deck and covered parking.

Custom low-maintenance landscape plantings, boulder walls, shade trees and covered parking are included. Rain gardens manage storm water run-off responsibly.

To be built by Kent Hicks, one of the Pioneer Valley's most highly regarded residential builders, 108 Grove Street offers a low maintenance, efficiently-designed home with year round comfort. Exceptional construction standards will achieve Tier III energy rating, and include double stud, 10" inch insulated (R-40) wall cavity, double glazed windows, air-source mini-split heating/cooling, solar hot water, energy star appliances and LED lighting.

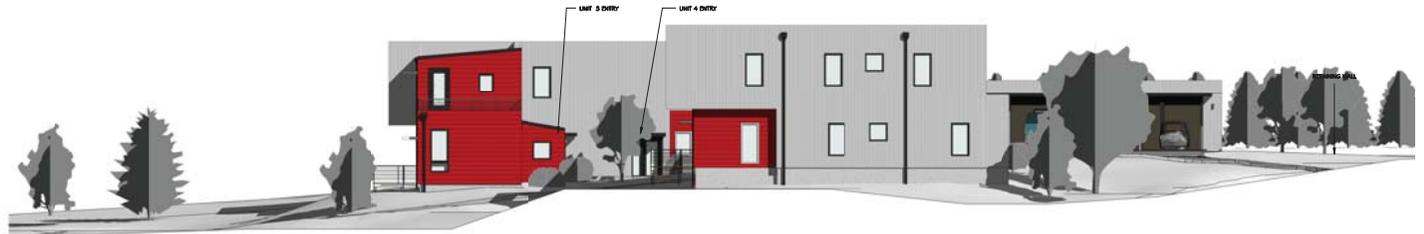
*Installation of a solar array is an option to the buyer, and is recommended to achieve net-zero performance.*

SHOP Development LLC is an acronym for *Small House Opportunity Project*. SHOP Development seeks to foster new models of efficient, modern residential designs that relate structure to site, and offer a sustainable alternative to stand-alone single family homes. SHOP Development works with select local firms for design, fabrication, and landscaping.

108 Grove Street was purchased by SHOP Development in March, 2014. After careful consideration, the team of Jones Whitsett Architects, Kent Hicks Construction, Guntlow & Associates Engineering, and LandScapes were chosen to carry out the project. After months of planning, permitting and preparation, construction is scheduled to begin in the Spring of 2015.

**JWA** JONES WHITSETT  
ARCHITECTS

SHOP DEVELOPMENT, LLC



[www.shopdevelopmentnoho.com](http://www.shopdevelopmentnoho.com)



view from grove street



KOLLMORGEN

LAUREL STREET

GROVE STREET

EARLE STREET

ROUTE 10

**108 GROVE STREET**



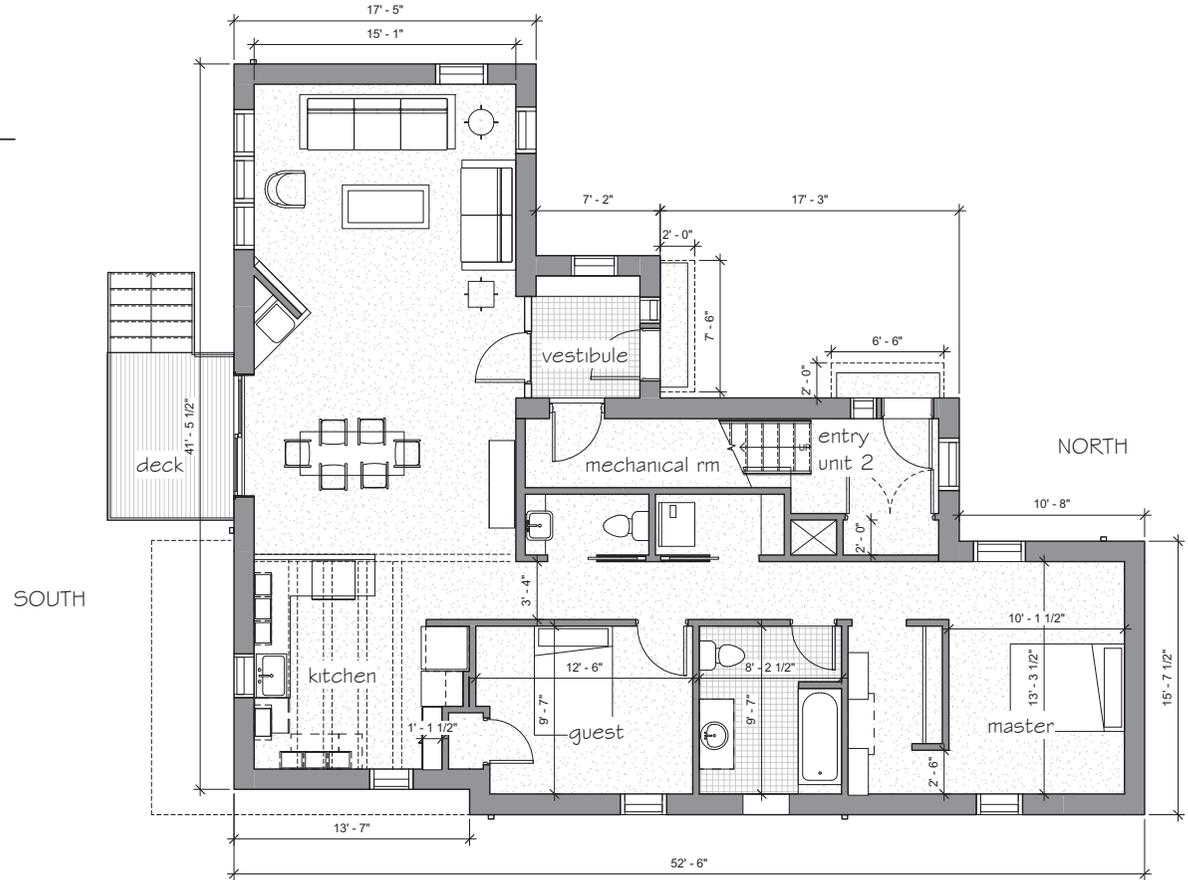


# first floor

First Floor Unit            1528 gsf  
Second Floor Unit        1194 gsf

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Total Building Square Footage 2722 gsf

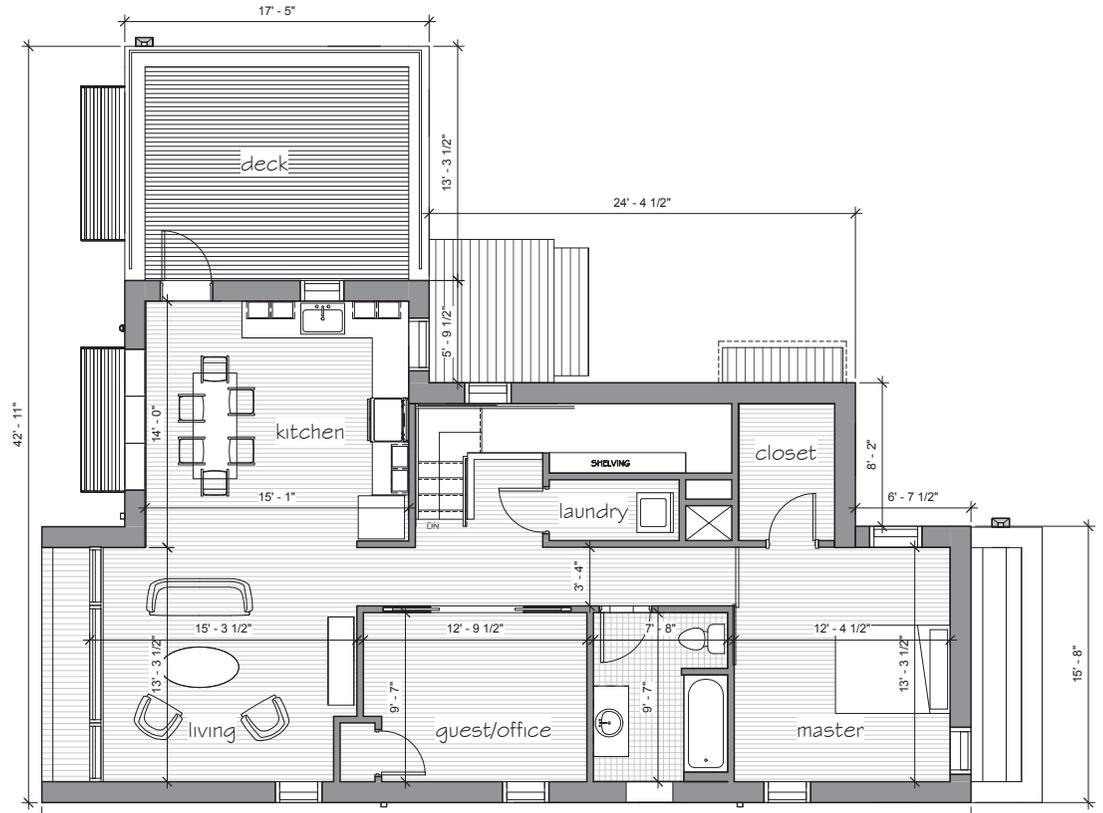


# second floor

First Floor Unit            1528 gsf  
Second Floor Unit        1194 gsf

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Total Building Square Footage 2722 gsf



kitchen



living room



# elevations



1 PERSPECTIVE APPROACH SIDE



# elevations



2 South  
1/4" = 1'-0"



3 PERSPECTIVE FROM SOUTHEAST



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



## specifications

### Exterior Construction

|                  |  |
|------------------|--|
| Slab on grade:   | 4" thick concrete on 4" rigid insulation and vapor barrier                                       |
| Frost walls:     | 10" thick. Exterior of frost walls with 4" rigid insulation                                      |
| Roofing:         | R-60 roof construction with PVC membrane   |
| Exterior walls:  | R-40 double stud wall construction with low maintenance galvalum and fiber cement board cladding |
| Windows & Doors: | Double-glazed Pella fiberglass windows   |

### Interior

|                   |   |
|-------------------|---|
| Walls & Ceilings: | GWB with navajo white finish,                         |
| Floors:           | Dyed concrete, ceramic tile, hardwood floors          |
| Kitchen:          | Corian countertops (Corian or equal).                 |
| Casework:         | Custom hardwood with grade 1 stainless hardware       |
| Bathrooms:        | Low flush toilet, ceramic tile floors, tub and shower |

### Systems and Utilities

|               |   |
|---------------|---|
| HVAC:         | Mitsubishi mini-split air source heat pump        |
| Ventilation:  | Lumos mechanized ventilation                      |
| Hot Water:    | Rooftop solar hot water & 50 gallon tank per unit |
| Appliances:   | Energy-star appliances (allowance)                |
| Electrical:   | 200 amp service, LED lighting                     |
| Photovoltaic; | Installation readied (optional)                   |

### Site

|  |
|--|
| Covered parking                            |
| Cobblestone pavers                         |
| Native species plantings and prepared beds |
| Bike storage                               |

*for more information contact*

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[bvolz@shopdevelopment.com](mailto:bvolz@shopdevelopment.com)



