

THE UPPER RIDGE AT VILLAGE HILL



The Big Picture

The Upper Ridge at Village Hill Northampton is a trend-setting project by Wright Builders of Northampton, combining the absolute latest in tested and proven building science and technology with inspired classic design.

Building on the proven record of 27 prior LEED certified homes and townhomes to date, The Upper Ridge will be comprised of town homes, fully accessible flats and single family homes in four phases over 4 years. Approximately 27 units are planned.

The building styles will include, for the first time, a reinterpretation of the Greek Revival Style for eight townhomes, as well as two 3-story 6-unit elevator-equipped flats buildings in a distinctive Arts and Crafts style. In addition, a Craftsman style duplex, a Greek Revival duplex and three single family homes are planned.

All homes have enclosed parking, some underneath the building, and private patios or balconies, along with inspired landscape architecture and planting design that help provide both privacy and a sense of connection.

The project is designed to provide easy walking and cycling access to and around Beech Tree Park, as well as to the extensive network of trails within Village Hill, and those connecting to bike and walking trails serving downtown Northampton and beyond.

Attractive fixed and variable market rate 80% financing for up to 30 years can be provided by **Florence Savings Bank** to qualified buyers.

Enjoy the majestic trees, the distant rush of the Paradise Pond dam, the undulating Holyoke and Mt. Tom peaks, abundant birds and wildlife, and a new neighborhood to call your own.



View from Beech Tree Park

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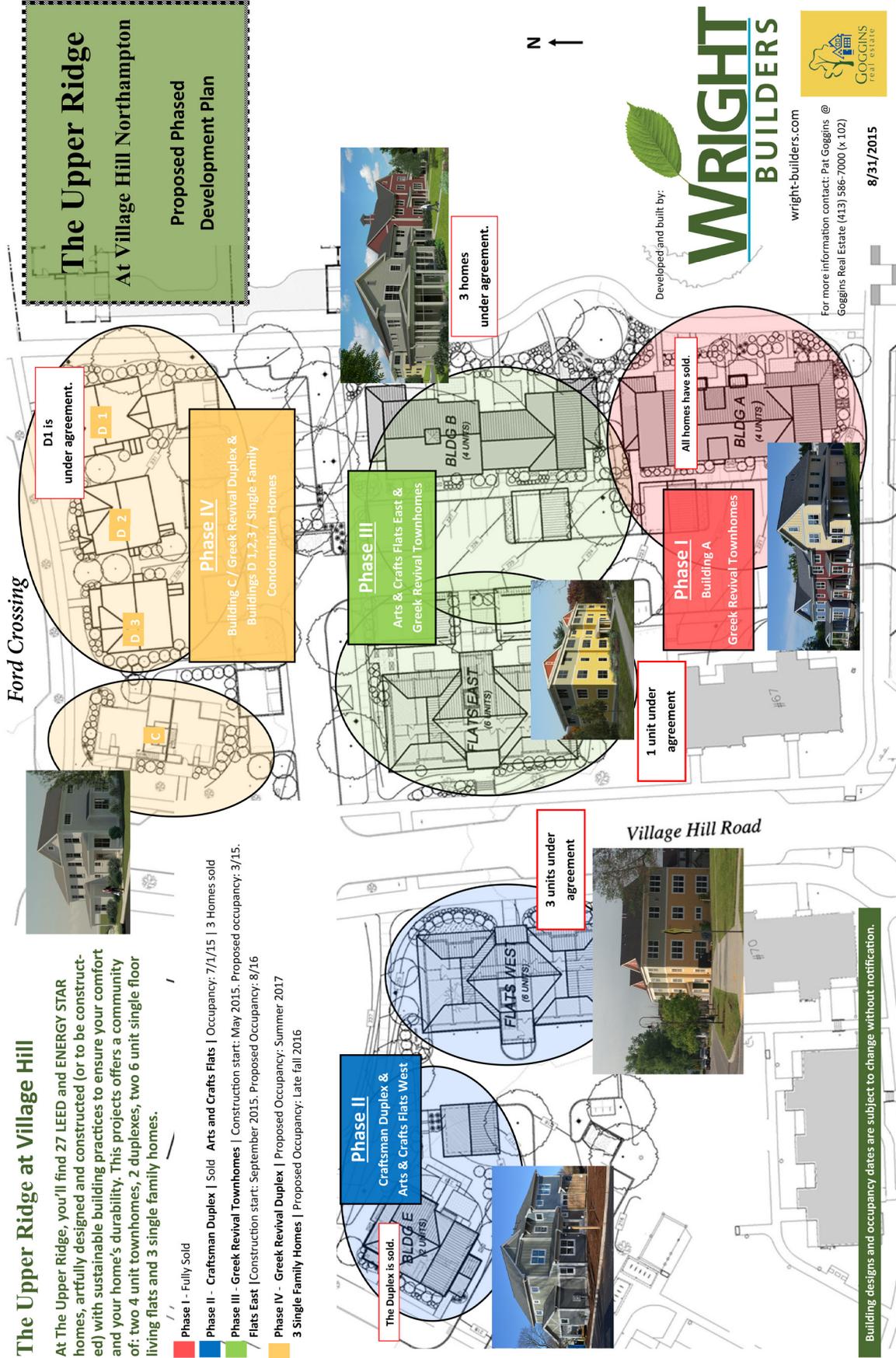
Phase Plan for THE UPPER RIDGE at Village Hill

THE UPPER RIDGE AT VILLAGE HILL

The Upper Ridge at Village Hill

At The Upper Ridge, you'll find 27 LEED and ENERGY STAR homes, artfully designed and constructed (or to be constructed) with sustainable building practices to ensure your comfort and your home's durability. This projects offers a community of: two 4 unit townhomes, 2 duplexes, two 6 unit single floor living flats and 3 single family homes.

- Phase I - Fully Sold
- Phase II - Craftsman Duplex | Sold | Arts and Crafts Flats | Occupancy: 7/1/15 | 3 Homes sold
- Phase III - Greek Revival Townhomes | Construction start: May 2015. Proposed occupancy: 3/15. Flats East | Construction start: September 2015. Proposed Occupancy: 8/16
- Phase IV - Greek Revival Duplex | Proposed Occupancy: Summer 2017
- 3 Single Family Homes | Proposed Occupancy: Late fall 2016



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THE UPPER RIDGE AT VILLAGE HILL



Benefits for you with a new Wright Builders' home:

- Very low operating costs - achieved through ENERGY STAR compliance, low HERS ratings and LEED testing and certification.
- Convenient and direct access to Beech Tree Park.
- Minimally vulnerable during power outages—our homes hold their heat and cooling.
- Classic styling that has timeless value and appeal.
- Partially finished basement walls and insulation (in townhomes and single family homes) means completion for occupancy is easy and inexpensive.
- Cleaned, refreshed and healthy indoor air with utilization of efficient air exchange systems (Energy Recovery Ventilation).
- Relative humidity levels can be maintained at 40% or higher, for optimal health results for people, pets and plants.
- Drought-tolerant landscape plantings mean less maintenance and sustainable beauty.
- Superb insulation levels provide lower indoor temperature fluctuation for greater comfort.
- Wright Builders' signature detailing for less sound transference between ALL attached units.
- Sustainable practices create long term value for homes which perform well and will be economical far into the future, when energy costs will inevitably rise significantly.
- The satisfaction of knowing that a long-term investment, enjoyed every day by family members, is also trading as lightly as possible on the planet.
- Gas cooking with exhaust to the outdoors for all kitchens.
- Gas parlor stoves available for those who want a touch of the traditional hearth.

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Benefits for you with a new Wright Builders' Home

Phase I | Building A
Greek Revival Townhomes

Phase III | Building B
Greek Revival Townhomes



Phase II | Building E
Craftsman Townhomes

Phase II & III
Arts & Crafts
Flats

KUHN • RIDDLE
ARCHITECTS



Phase IV | Building C | Greek Revival Duplex

Phase IV | Buildings D1, D2 & D3 Single Family Homes
Craftsman Victorian

Craftsman



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Energy-Saving Features

- R-16.2 Insulated basement floor system with drainage and Radon treatment piping in place. (townhomes and single family homes)
- Basement walls have R-12 factory insulation, augmented with R-19 by Wright Builders, for an R-31 wall.
- High-strength precast foundation system, insulated, and with interior drywall in place.
- Triple glazed premium vinyl windows—R-4.5.
- Low E argon-filled double glass for glazed doors, with options (townhomes) for storm and screen doors for maximum insulation.
- Energy Recovery Ventilation technology exhausts air from baths and laundry, and salvages energy, distributing fresh air to the dwelling.
- ENERGY STAR 3.0 compliant.
- Registered for LEED certification, with certification delivered approximately 90 days after completion of construction.
- Estimated HERS ratings of 40 or lower.
- 2x6 wall construction with full thermal break utilizing proprietary structural sheathing.
- R-26.6 wall insulation, R-63 ceiling insulation.
- Roof top solar PV (photovoltaic) deeded location in most buildings, subject to final site analysis.
- Very high efficiency HVAC systems. SEER of 17 or greater. See individual building info sheets for more details.
- High efficiency gas on-demand water heating.
- ENERGY STAR LED and compact fluorescent lighting.
- ENERGY STAR appliances.
- Independent third party rating, monitoring and certification by the **Center for EcoTechnology** ensure outstanding performance and value.



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Architectural and Environmental Design Features

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- Architecture by Wright Builders, Inc. and **Kuhn Riddle Architects** of Amherst, a distinguished and accomplished local firm.
- Professionally designed landscaping by **Berkshire Design Group** features meticulously selected plant materials for variety, seasonal color and year-round enjoyment.
- Professionally selected exterior color schemes.
- Granite and solid surface counters throughout.
- Local ash and red oak flooring installed with low VOC acrylic floor finish in living and dining rooms.
- Composite decking.
- No tropical hardwoods.
- Standard frameless cabinet construction is 3/4" domestic plywood (with no added formaldehyde). Solid wood fronts, soft-close and dovetail joinery.
- Many standard door styles in a variety of finishes on maple and clear alder with Waterborne VOC free finishes.
- Tile flooring in kitchen and bathrooms.
- Carpeted bedrooms, stairs and halls with hardwood available.
- Finish options and upgrades, along with minor interior layout changes available at extra cost.
- Hardi-plank siding utilizes recycled fiber.
- Waste stream over 85% recycled by weight.
- Low flow toilets and fixtures in all locations.
- Extensive use of part-soy Demilac foam and recycled cellulose insulation throughout.
- All non-VOC paints utilized in the interior.
- High efficiency hot water heating.
- ERV (Energy Recovery Ventilation), with filtration and distribution.
- Miratec, Boral and other exterior trim products with high recycled content.
- Extensive use of engineered lumber products for framing and sheathing to optimize best forestry practices, minimize shrinkage, and control waste.



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Building Science Teach-In



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Green building is not so much a standard based on a check list as an orientation towards the totality of the building process. Designating a building as “energy efficient” roughly equates to describing an automobile as “good”. All building construction is more brown than green, really, because of the energy it takes to produce a structure. So our goal is to make the lifetime operation of the home or building perform at or above its specifications, and to tread lightly on the planet’s future. We hope a few definitions and details will help you, too, to become more comfortable, discerning, and knowledgeable.

■ **SEER = Seasonal Energy Efficiency Rating**, a federally calibrated number that indicates the relative efficiency for the equipment. SEER 12-14 is good, 18 and above is excellent.

■ **HERS Rating = Home Energy Rating System**, one of two well recognized measurements of the efficiency of the home. The lower the number, the better. A “100” is new code compliant. A “0” indicates Net Zero energy usage, which can only be done with Photo Voltaic panels to offset the usage of electricity. The panels can be added to all units. Wright Builders’ buildings always exceed code standards by a significant margin, and our homes outperform their HERS ratings, an uncommon accomplishment

■ **ERV = Energy Recovery Ventilation**. This air exchange appliance exhausts stale air from bathrooms and laundries and replaces it with filtered outside air, recapturing the heat of cooling in the exhaust air through tiny air chambers. Generally they run constantly, are quiet, and have a very low current draw. ERV’s are the key to healthy air in a high performing building.

■ **Blower Door Test** is a pressure test on your home during construction and upon completion to determine if it is performing to its designed specifications.

■ **ACH = Air Changes per Hour**. This indicates the number of times per hour the house leaks its contents of air. An older home might be 5 ACH, or leaking its contents every 12 minutes. The Gold standard for high performance buildings is 1.0 to 1.3 ACH. Wright Builders has achieved rates as low as 0.64 ACH in new and renovated buildings. Clearly, reducing the air changes is the key to reducing costs and increasing comfort, because these air changes are what we used to call “drafts.”

■ **Air Sealing** is the process and methods for helping to minimize leakage, and includes acoustical caulking at various important framing joints, spray foam around the floor system perimeter, foam around windows and doors, no duct work in attic spaces, and full foam sealant on top of the upper floor ceiling for insulation is installed.

■ **P.V. (Photovoltaic)** The electricity generating panels can be mounted on the structure’s roof (or sometimes elsewhere) and, with no moving parts, generate electric current from the sun. They perform at a range of efficiencies depending on the cloud cover, but the climate in Northampton is excellent for solar generation year round. The panels have no moving parts, and perform even if periodically covered in snow. The direct current is changed into alternating current at your electric service panel and used in your home. Excess is sent back into the grid and used at the nearest location calling for power. Each month, your electric bill is reduced by the amount you generate, and any excess is purchased by the power company at the RETAIL rate.

■ **Net Metering** is a Massachusetts provision that allows for electricity to flow in and out of your home’s system freely, such that you only pay for the amount of electricity you use that is in excess of what you generate. If, on an annual basis, you generate more than you use, then the utility will purchase the remainder. You can also give it to any charity or person served by the same utility company.

■ **R-Value** is the measurement of the resistance to heat loss. A higher number is better. The code required R-19 wall in 2 x 6 construction usually consists of fiberglass batt insulation, which does not provide an effective air seal, and is an inferior installation. Using Class I cellulose fiber (recycled and fire rated news print fiber), is vastly superior because it provides a more effective air seal. But, still, that R-19 wall is really only an R-11 assembly because of all the wood involved that provides too much thermal bridging.

■ **Thermal Bridging** materials contact between the inner surface and outer surface, which causes a transfer of heat and cold, diminishing the effectiveness of insulation. The answer is a full separation called a thermal break.

■ **Thermal Break** describes the process or materials that disconnect or de-couple the interior and exterior surfaces. All Wright Builders dwellings incorporate a full thermal break, utilizing several different strategies and materials.

■ **VOC = Volatile Organic Compound**. These ingredients occur in many products, paints, finishes, cleaning products and solvents, are made from petroleum distillates, and because they are volatile, the curing process for these paints involves the petro-chemical evaporating, with health consequences. So Non-VOC paints means that the polymer chemistry occurs without these harmful ingredients. Still not suitable for use without adequate ventilation, certainly! Actually, some of the worst offenders for these chemicals can be new furniture and rugs.

■ **No Added Formaldehyde** products contain only the naturally occurring formaldehyde that is in the natural product. Wood, in its natural state, actually contains this material, so it is not quite accurate to state that something is formaldehyde-free. Almost, but not quite.

■ **Basement Floor Insulation** provides for a full thermal break between the ground and the concrete, in order to reduce heat loss and condensation. Even those 10-15 degree differences between air temperature and ground temperature, like a dripping faucet, lead to substantial heat loss over time, as well as supporting mold and mildew.

■ **ENERGY STAR** is the federal EPA standards and programs designed to encourage energy conservation. Wright Builders has been an ENERGY STAR partner for many years, following a pledge to build to, or exceed, all ENERGY STAR requirements in all homes we build. Under the ENERGY STAR program, much improved and expanded since 2008, certain equipment qualifies for rebates to the builder, which is used to partially offset the higher costs of the better equipment. 3rd party testing is integral to the program, to ensure the rebates and subsidies are earned in the performance of the building.

■ **USGBC or United States Green Building Council** is a private organization that trains and certifies professionals in the fields of green energy, and has developed the LEED certification program which Wright Builders uses.

■ **LEED Certification (Leadership in Energy and Environmental Design)** remains a key designation for healthy and high performance buildings. The LEED standards, with their Silver, Gold and Platinum upgrades, are a complex matrix of performance and materials standards, administered by a third party, wherein the functions, systems, location, characteristic and projected operating costs are reviewed, tested and certified by an independent third party. It is not a materials checklist, as some suggest, where items are checked off, although some specific items, such as tropical hardwoods are categorically disallowed because of the unsustainable forestry practices.

■ **A LEED Neighborhood** is a concept that Wright Builders promotes as a way of understanding that aggregating many LEED certified dwellings, in a neighborhood of ONLY LEED certified homes, leads to a multiplier effect on the comfort, sense of sustainability and well being of the residents. Wright Builders has produced the only all-LEED Certified neighborhood in western New England, and built over 30 LEED certified residences, with 28 more in the planning stage.



One floor living, abundant light, and easy access.

THREE HOMES UNDER AGREEMENT



“The Flats”

View from Village Hill Road

Phase II is comprised of two buildings on the west side of Village Hill Road: A duplex townhome in the Craftsman style and an entirely new concept for one floor living: The Flats.

- Our 6-unit Flats West building is in the classic Arts and Crafts style with only two homes per floor.
- Each Flat has three sides of light and ventilation, with natural day light in all rooms except the guest bath.
- Designated garage spaces under the building, along with deeded storage units.
- The Flats are elevator equipped, including a stop at the basement garage level.
- Generous lobby spaces, with mail delivered to the building’s front door.
- Each unit has a private balcony from which to enjoy neighborhood views, and the long view toward the western sunset.
- High efficiency heat pump for heat and air-conditioning and Rinnai space heater, gas water heater and Energy Recovery Ventilation technology.
- Deeded solar rooftop area for Solar Photo Voltaic.
- Gas cooking with direct ventilation.
- ENERGY STAR 3.0 compliant and LEED Certified eligible.

See specifications and brochure information for other important details.

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Arts & Crafts Flats | 6 Homes on 3 Floors | 2 or 3 Bedrooms

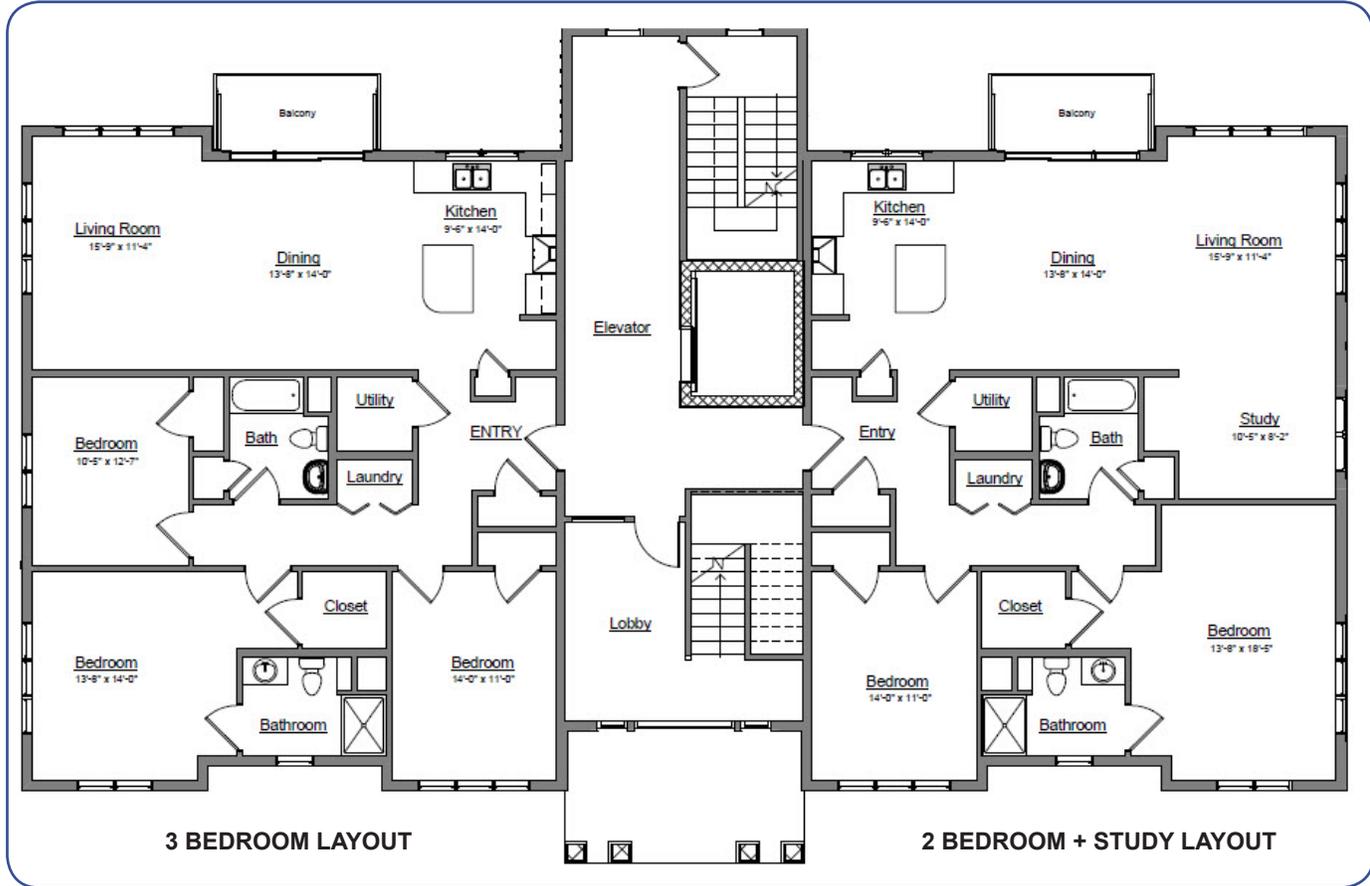
THE UPPER RIDGE AT VILLAGE HILL



Arts & Crafts Flats | 6 Homes on 3 Floors | 2 or 3 Bedrooms

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Arts & Crafts Flats | 6 Homes on 3 Floors | 2 or 3 Bedrooms



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THE UPPER RIDGE
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Charming park front living, peaceful views, trend setting design and performance.

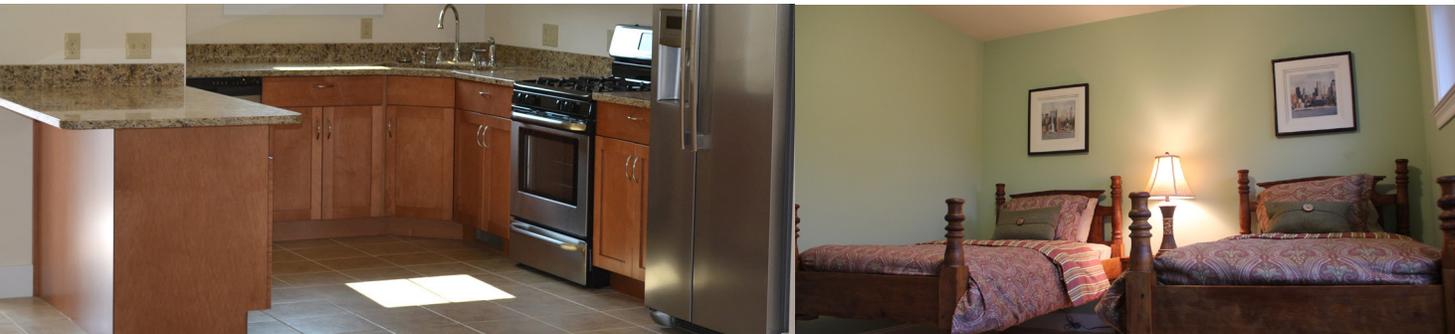


View from Beech Tree Park

The Phase III townhomes continue the building themes from Phases I and II: A four unit town home building, similar to Phase I, with two 2-bedroom and two 3-bedroom homes. Building on the early 19th century archetypal Greek Revival farm house, and adding in the traditional connector or cookhouse section, followed by a “Barn,” each unit in this building has unique features and an authentic historic look all its own.

- Two bedroom homes are 1,350 & 1,320 sq feet, 2’ wider than the Eastview Townhome construction, even higher efficiency, with two upstairs bedrooms and bath.
- The “Greek Revival” end unit has a master bedroom on the first floor and two bedrooms with bath upstairs, 1,614 sq. ft.
- The end unit in the “barn” has 1,788 sq. ft., and can be configured with three or four bedrooms, with master either upstairs or down.
- All townhomes have frontage on or views of Beech Tree Park, private patios, deeded solar rooftop area for Solar Photo Voltaic, garage, outdoor parking, and an option for a finished basement.
- On-demand high efficiency gas waterheating.
- High efficiency heat and air-conditioning, SEER 17, with Energy Recovery Ventilation technology, gas cooking and sheet rocked basement walls.
- ENERGY STAR 3.0 compliant and LEED Certified.

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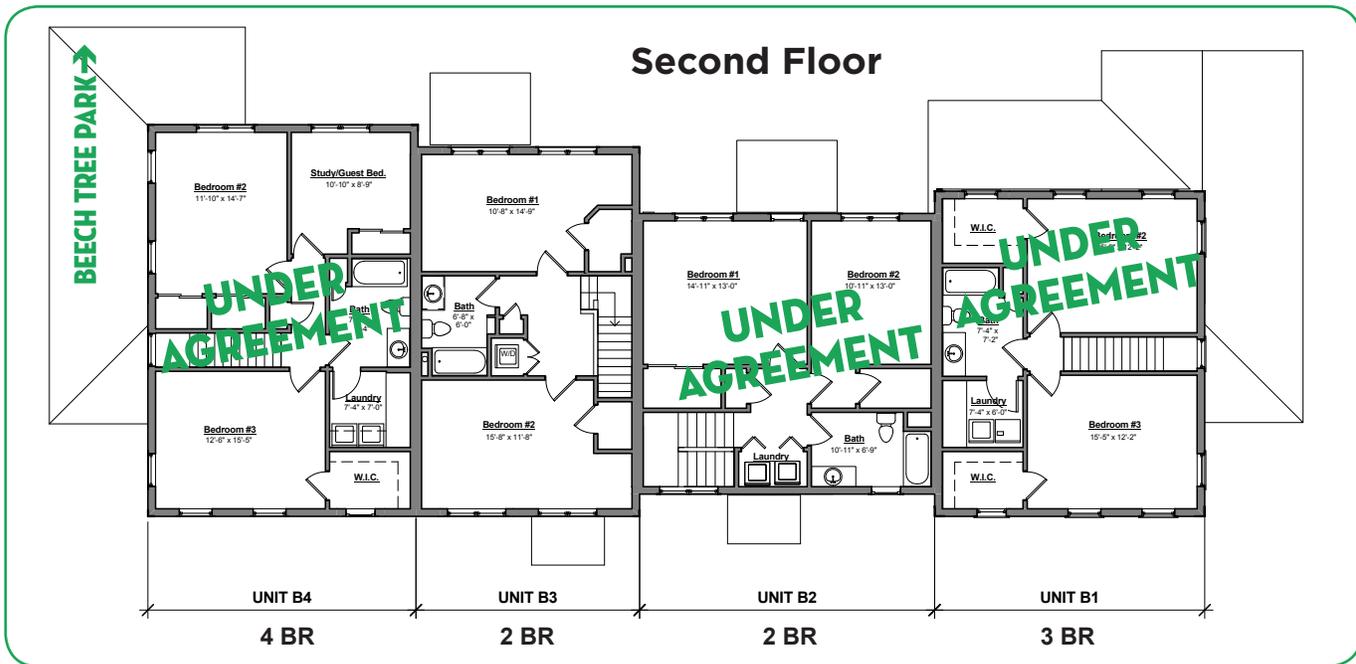
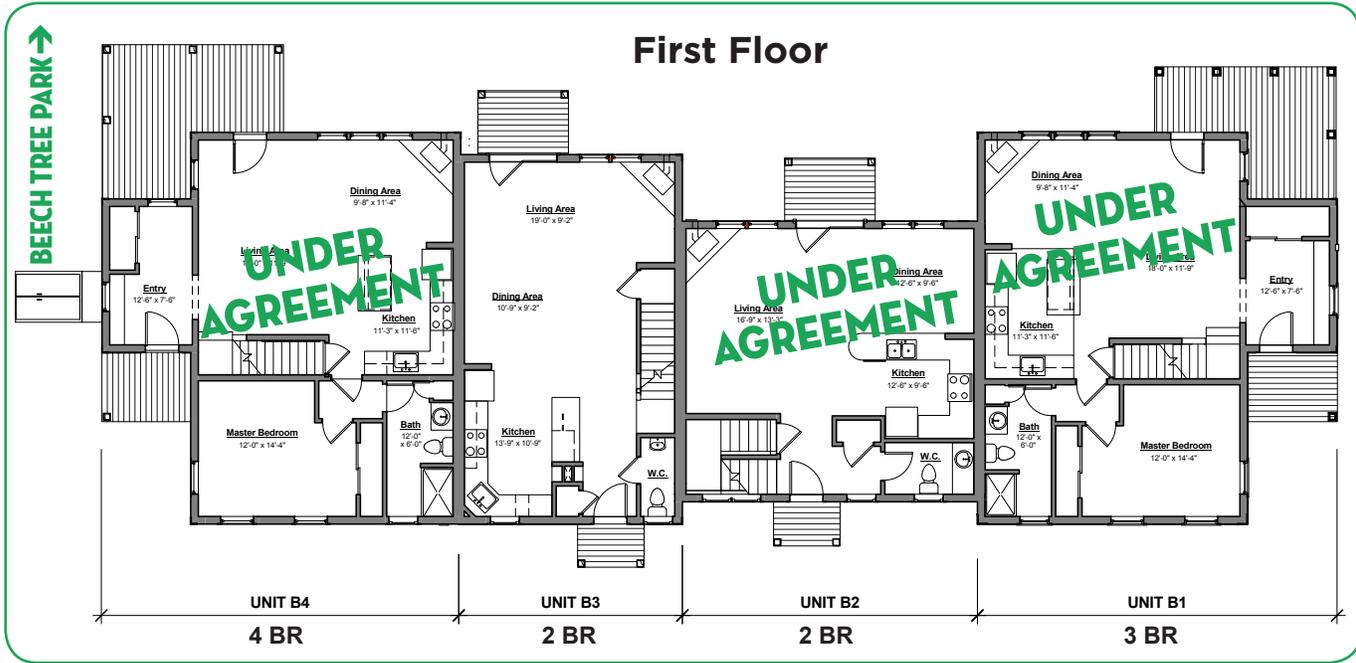


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Greek Revival Townhomes | Building B | 2, 3 & 4 Bedrooms



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One floor living, abundant light, and easy access.



“The Flats”

Phase III continues the building themes from Phases I and II: A second Arts and Crafts flats building, with six homes, detached garaging, first floor patios, and basement storage.

- Each Flat has three sides of light and ventilation, with natural day light in all rooms except the guest bath.
- Generous lobby spaces, with mail delivered to the building’s front door.
- Each unit has a private balcony or patio from which to enjoy neighborhood views, and a long view toward the eastern sunrises and the Holyoke range, as well as Beech Tree Park.
- High-efficiency heat and air-conditioning, SEER 17, heat pump water heaters, and Energy Recovery Ventilation technology.
- Deeded solar rooftop area for Solar Photo Voltaic.
- Gas cooking with direct ventilation.
- Hardwood cabinetry and floors.
- Raised ceilings.
- ENERGY STAR 3.0 compliant and LEED Certified.

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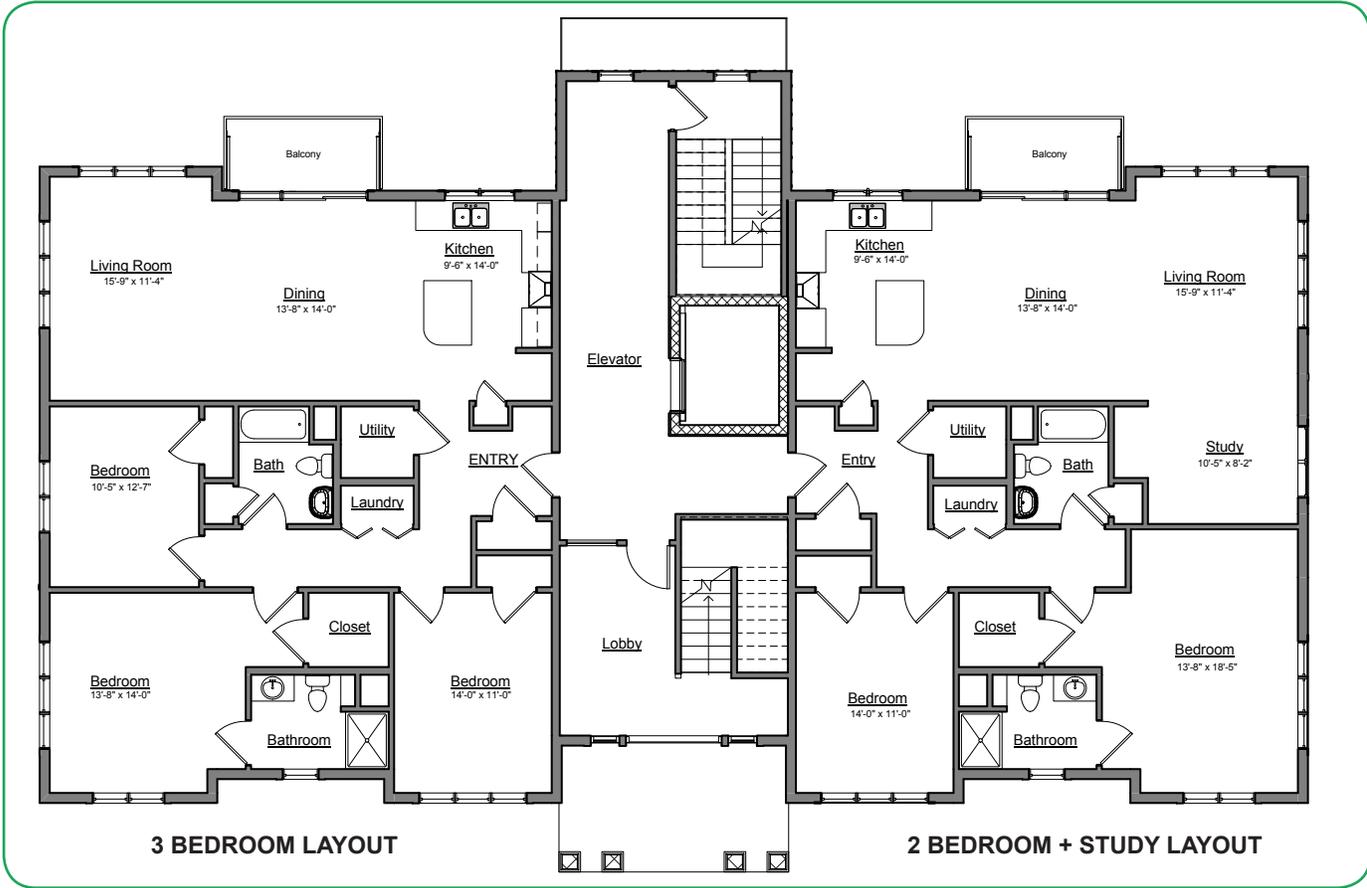
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Arts & Crafts Flats | 6 Homes on 3 Floors | 2 or 3 Bedrooms

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Arts & Crafts Flats | 6 Homes on 3 Floors | 3 Bedrooms



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THE UPPER RIDGE AT VILLAGE HILL



Sunny, private patios, proximal garages and spacious floor plans.



View from Village Hill Road



View from Ford Crossing

Greek Revival Duplex

The final phase of The Upper Ridge: while the details of this phase are still being developed, the concept is for a stately Greek Revival style duplex townhome with one 2-bedroom and one 3-bedroom unit, both with frontage on Village Hill Road. Accompanying this duplex, with frontage on Ford Crossing, are three uniquely different single family homes: a one story Bungalow style, a Craftsman style and a Victorian style, each with 3 or 4 bedrooms.

- A duplex townhome in classic Greek Revival style facing Village Hill Road and Ford Crossing, each unit with its own private yard space and garage structure.
- Deeded rooftop area for solar panels.
- Each home has a private yard and patio from which to enjoy neighborhood views
- On-demand high-efficiency gas water heating.
- High efficiency gas heat and air-conditioning, SEER 17, with Energy Recovery Ventilation technology and gas cooking.
- Sheet-rocked and insulated basement wall.
- ENERGY STAR 3.0 compliant and LEED Certified.

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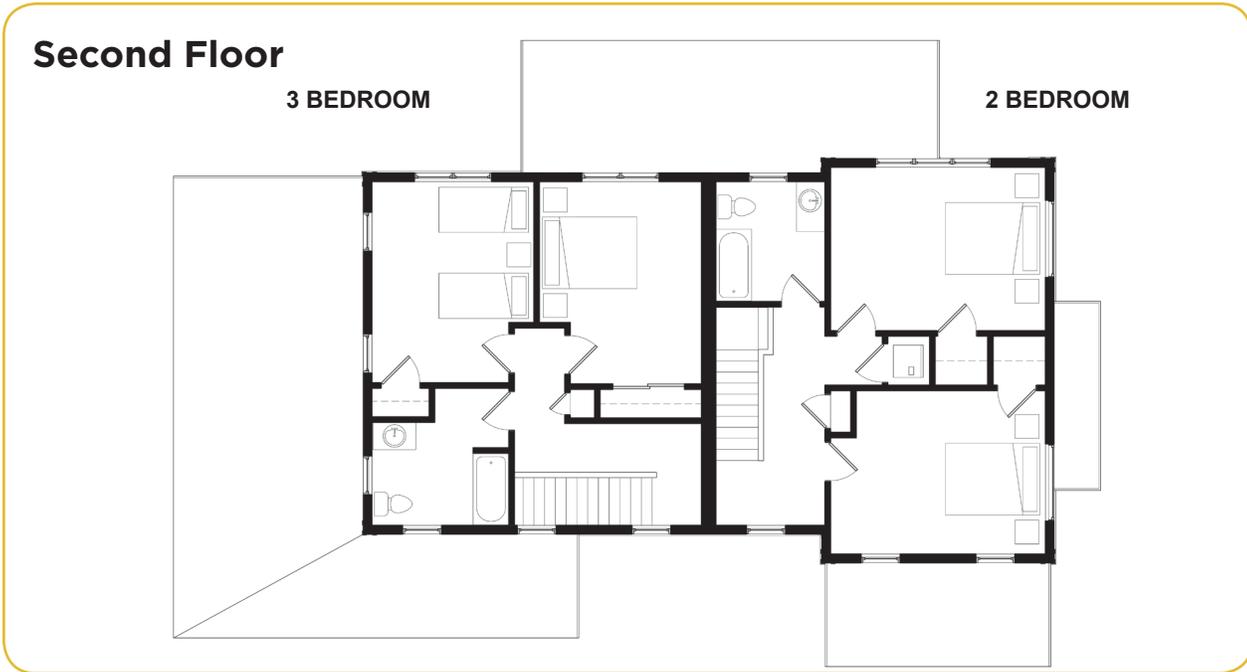
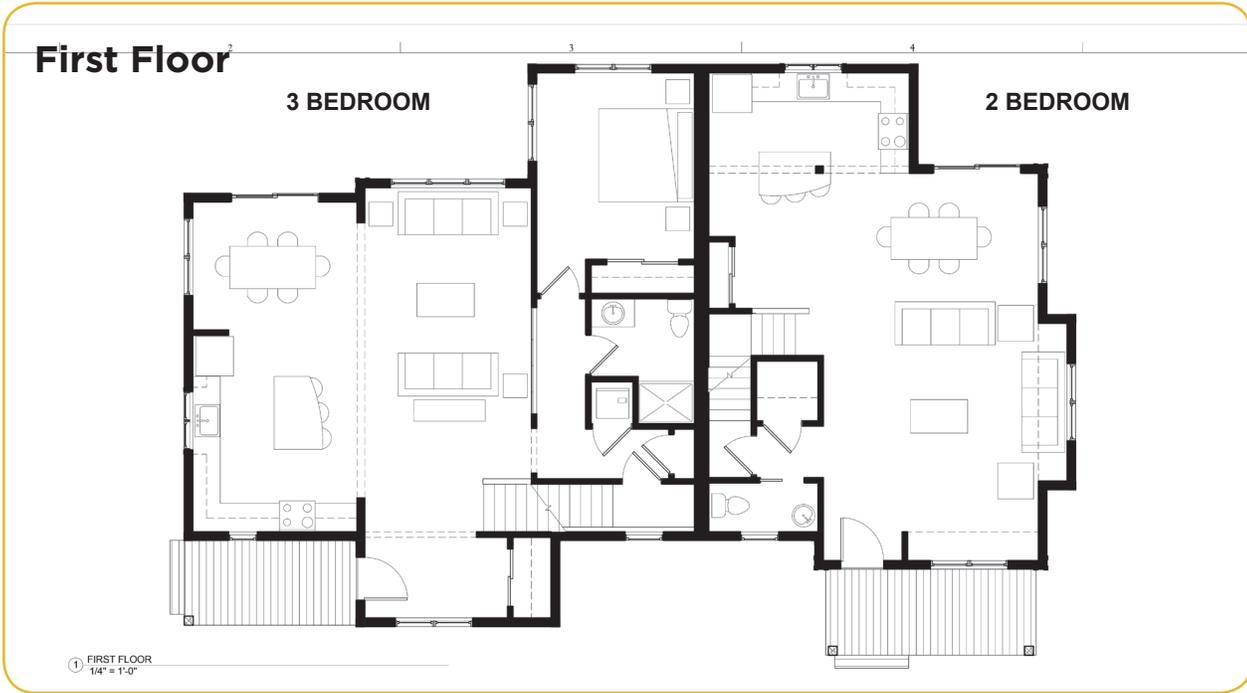
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Greek Revival Duplex | Building C | 2 & 3 Bedrooms

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Greek Revival Duplex | Building C | 2 & 3 Bedrooms



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Sunny, private patios, proximal garages and spacious floor plans.



4-Bedroom Craftsman Foursquare



4-Bedroom Victorian



4-Bedroom Craftsman Foursquare

The final phase of The Upper Ridge includes a stately classic style duplex with one 2-bedroom and one 3-bedroom townhome with frontage on Village Hill Road and Ford Crossing. Accompanying this duplex, with frontage on Ford crossing, are three single family homes: 2 Craftsman Four Square and 1 Victorian, all of which are 3 or 4 bedrooms.

The Victorian: This design features an open dining/living and kitchen area and a first floor master bedroom. With 2,062 GSF, 1.5 baths on the first floor and 2 full baths and 3 bedrooms upstairs, you have lots of room for family and friends.

The Craftsman Foursquare: This home's front porch is welcoming and perfect for your evening coffee. With 2,034 GSF, enjoy your open living/dining and kitchen space, 3 bedrooms and 1.5 baths upstairs and a room perfect for a den or guest bedroom downstairs. Your outdoor terrace is easily accessed from your dining and living space.

- Single family homes with all the conveniences of condominium living.
- Homes have private patios, deeded rooftop area for solar panels, garage and outdoor parking.
- On-demand high-efficiency gas water heating.
- High efficiency gas heat and air-conditioning, SEER 17, with Energy Recovery Ventilation technology and gas cooking.
- ENERGY STAR 3.0 compliant and LEED Certified.

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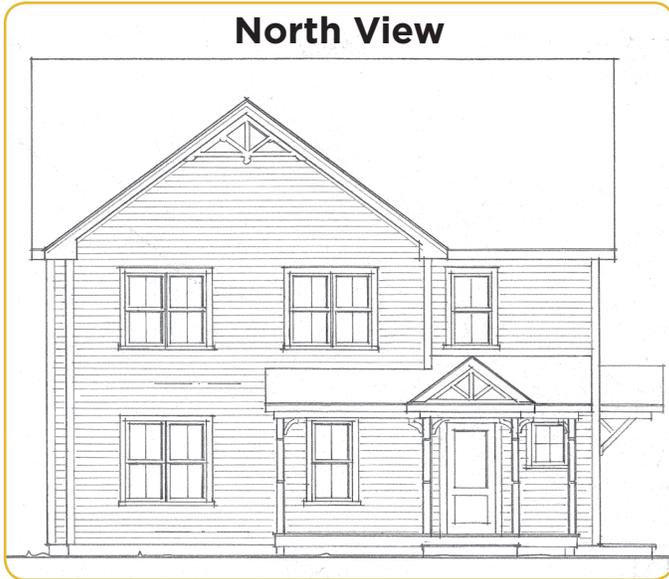


Victorian Home | Building D2 | 3 or 4 Bedrooms

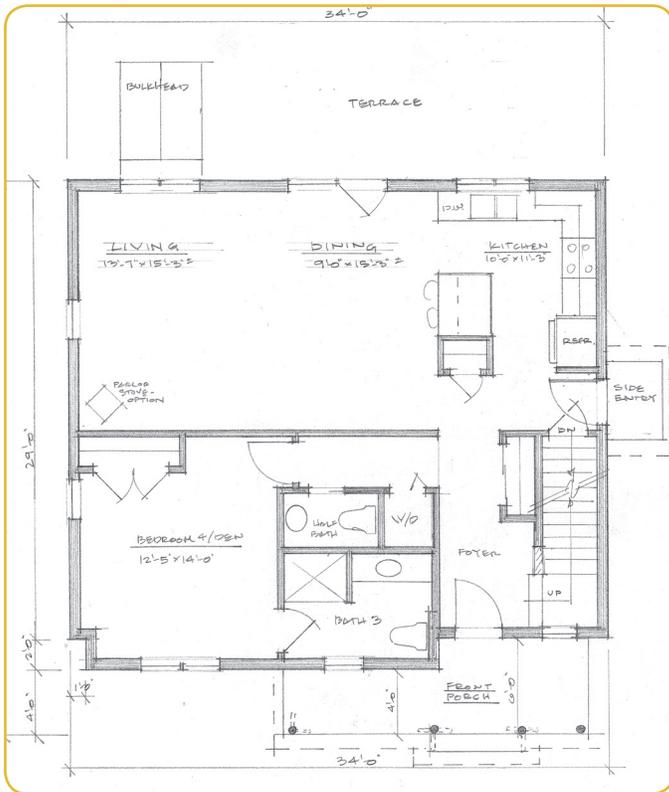
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Victorian Home | Building D2 | 3 or 4 Bedrooms

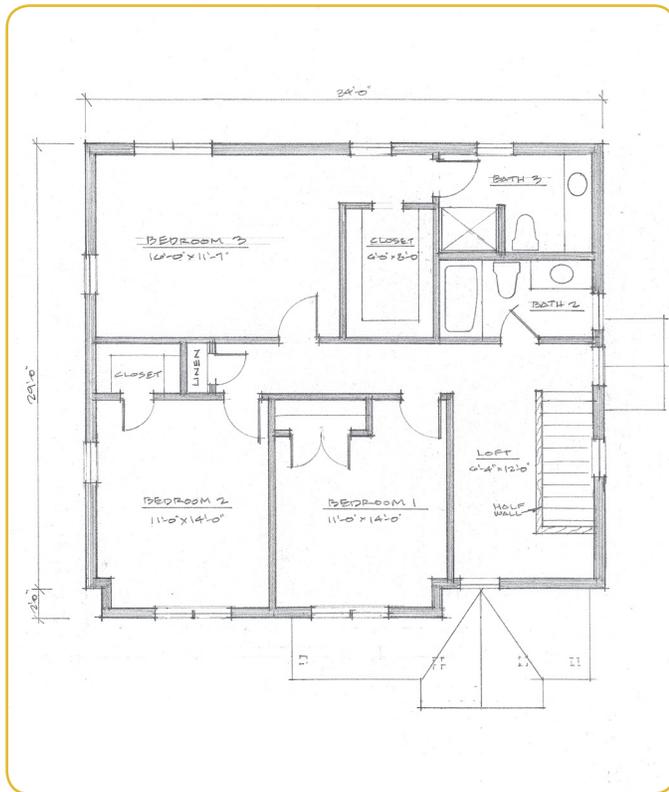
North View



South View



First Floor



Second Floor

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Craftsman Foursquare Home | Building D3 | 3 or 4 Bedrooms

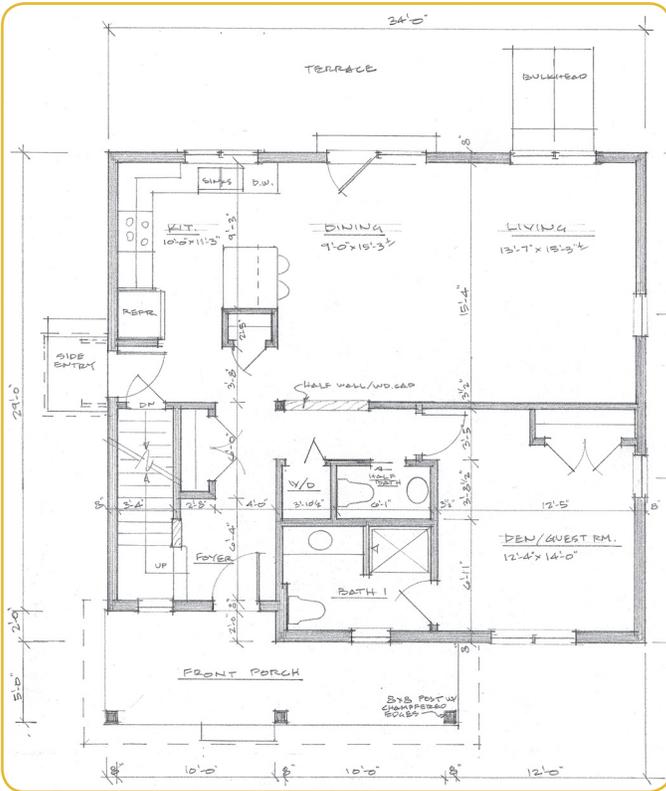
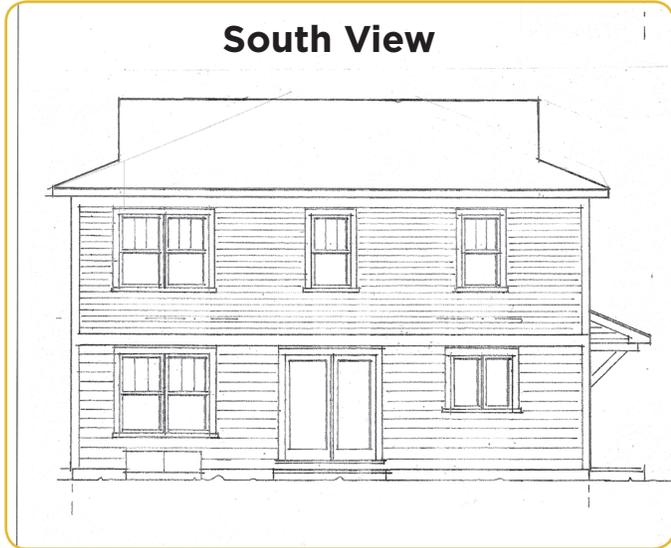
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Craftsman Foursquare Home | Building D3 | 3 or 4 Bedrooms

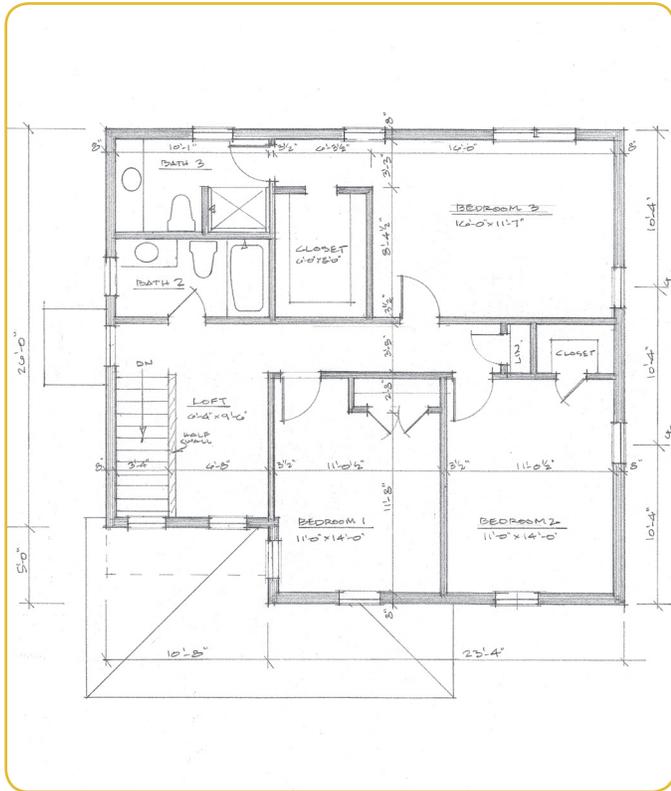
North View



South View



First Floor



Second Floor

LIVING CHOICES THAT VALUE YOUR FAMILY, YOUR INVESTMENT, YOUR FUTURE AND YOUR PLANET.

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For more information contact Patrick Goggins: 413-586-7000 ext 102 or Alyx Akers: ext 115 © Wright Builders, Inc. 2015

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THE UPPER RIDGE AT VILLAGE HILL