

NEW HOME FOR
SUGAR PINE HILLS
32 BATTEN RD.
STANNARD, VERMONT

[illegible]

EXTERIOR ELEVATION KEY

INTERIOR ELEVATION KEY

MAJOR WALL SECTION KEY

BUILDING SECTION

DETAIL KEY

ELEVATION MARK

ROOM NAME

NEW DOOR & REFERENCE TAG

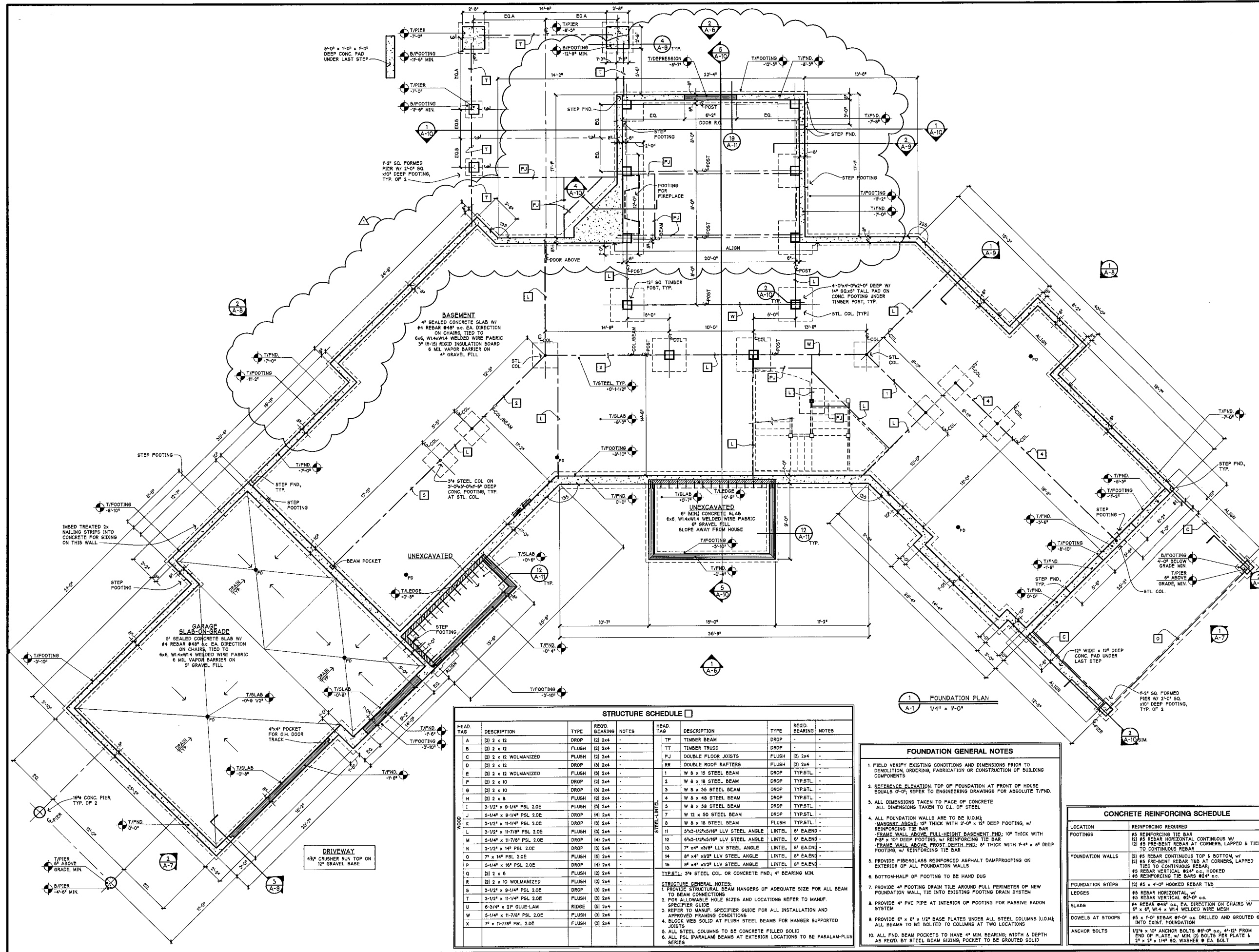
NEW WINDOW REFERENCE TAG

A-0	TITLE SHEET
A-1	FOUNDATION PLAN
A-2	BASEMENT PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN / ROOF PLAN
A-5	FRAMING PLANS
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	WALL SECTIONS
A-10	SECTIONS
A-11	SECTIONS / DETAILS / INTERIOR ELEVATIONS
M-1	BASEMENT MECHANICAL PLANS
M-2	FIRST FLOOR MECHANICAL PLAN
M-3	SECOND FLOOR MECHANICAL PLAN
S-1	SPECIFICATIONS

FLOOR AREAS:

LOWER LEVEL:	3,651 s.f.
FIRST FLOOR:	3,651 s.f.
ATTACHED GARAGE:	930 s.f.
SECOND FLOOR:	914 s.f.

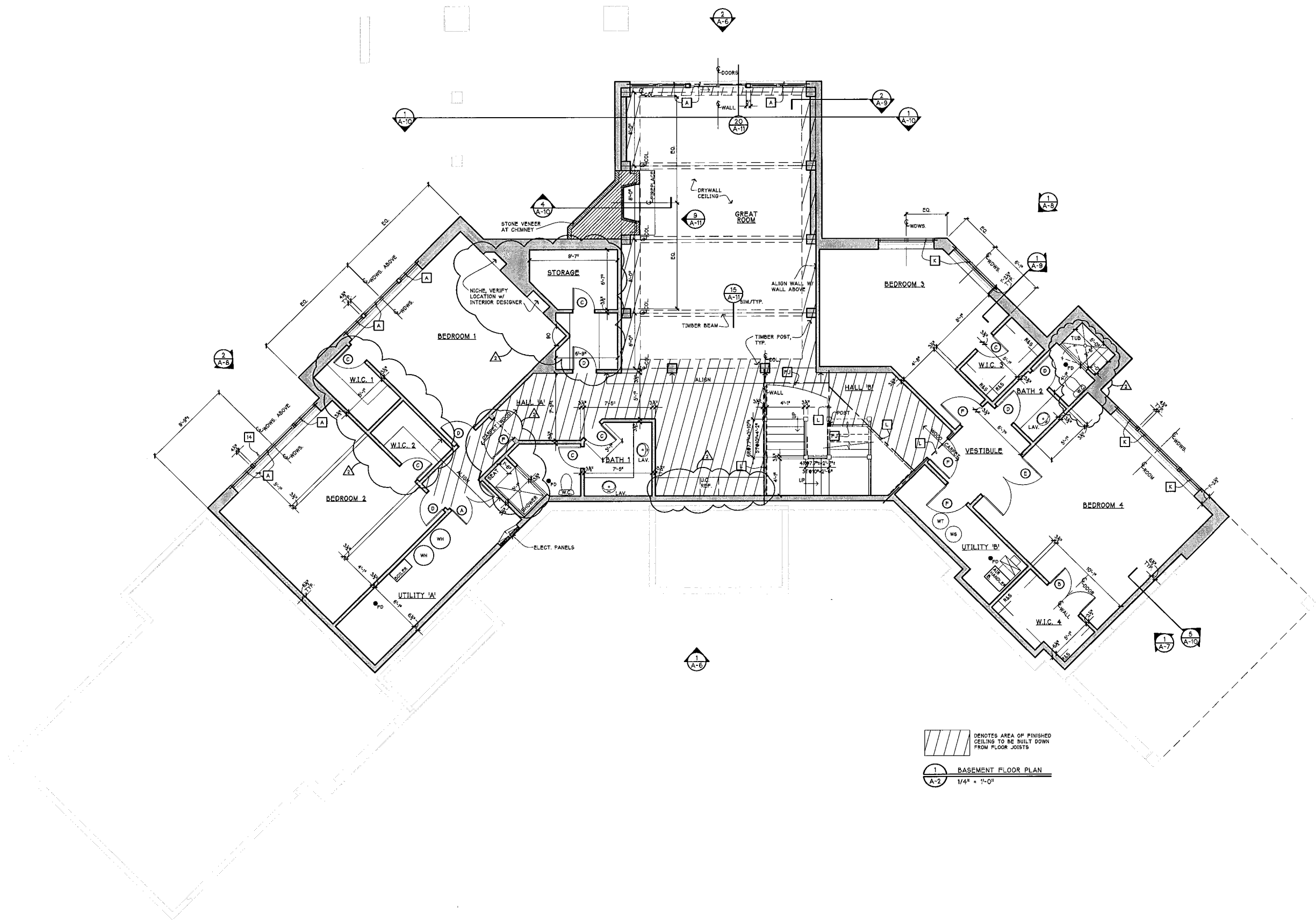
Date	Description
9.10.14	CONST.
10.02.14	(1)
03.24.15	(2)
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Project Number 14004	

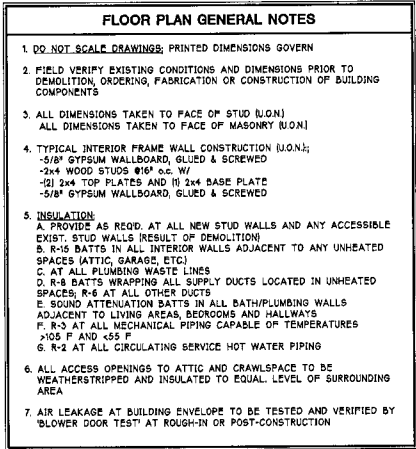


STRUCTURE SCHEDULE					
HEAD TAG	DESCRIPTION	TYPE	REQD. BEARING	NOTES	HEAD TAG
A	(2) 2 x 12	DROP	(2) 2x4	-	TF
B	(2) 2 x 12	FLUSH	(2) 2x4	-	TF
C	(2) 2 x 12 WOLMANIZED	DROP	(2) 2x4	-	FJ
D	(2) 2 x 12	FLUSH	(2) 2x4	-	RR
E	(2) 2 x 12 WOLMANIZED	DROP	(2) 2x4	-	1
F	(2) 2 x 10	FLUSH	(2) 2x4	-	2
G	(2) 2 x 10	DROP	(2) 2x4	-	3
H	(2) 2 x 8	FLUSH	(2) 2x4	-	4
I	3-1/2\" x 8-1/4\" PSL 2.0E	DROP	(2) 2x4	-	5
J	5-1/4\" x 8-1/4\" PSL 2.0E	DROP	(2) 2x4	-	6
K	3-1/2\" x 11-7/8\" PSL 2.0E	DROP	(2) 2x4	-	7
L	3-1/2\" x 11-7/8\" PSL 2.0E	DROP	(2) 2x4	-	8
M	5-1/4\" x 11-7/8\" PSL 2.0E	DROP	(2) 2x4	-	9
N	3-1/2\" x 14\" PSL 2.0E	DROP	(2) 2x4	-	10
O	7\" x 14\" PSL 2.0E	FLUSH	(2) 2x4	-	11
P	5-1/4\" x 16\" PSL 2.0E	DROP	(2) 2x4	-	12
Q	(2) 2 x 6	FLUSH	(2) 2x4	-	13
R	(2) 2 x 10 WOLMANIZED	DROP	(2) 2x4	-	14
S	3-1/2\" x 8-1/4\" PSL 2.0E	FLUSH	(2) 2x4	-	15
T	3-1/2\" x 11-7/8\" PSL 2.0E	FLUSH	(2) 2x4	-	
U	6-3/4\" x 2\" GLUE-LAM	RIDGE	(2) 2x4	-	
V	5-1/4\" x 11-7/8\" PSL 2.0E	FLUSH	(2) 2x4	-	
W	5-1/4\" x 11-7/8\" PSL 2.0E	FLUSH	(2) 2x4	-	
X	7\" x 11-7/8\" PSL 2.0E	FLUSH	(2) 2x4	-	

- FOUNDATION GENERAL NOTES**
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS
 - REFERENCE ELEVATION: TOP OF FOUNDATION AT FRONT OF HOUSE EQUALS 0'-0\"; REFER TO ENGINEERING DRAWINGS FOR ABSOLUTE T/FND.
 - ALL DIMENSIONS TAKEN TO FACE OF CONCRETE ALL DIMENSIONS TAKEN TO CL. OF STEEL
 - ALL FOUNDATION WALLS ARE TO BE (UCL) MASONRY ABOVE 12\" THICK WITH 2'-0\" x 12\" DEEP FOOTING, w/ REINFORCING TIE BAR
 - FRAME WALL ABOVE FULL-HEIGHT BASEMENT FND: 10\" THICK WITH 1'-8\" x 10\" DEEP FOOTING, w/ REINFORCING TIE BAR
 - FRAME WALL ABOVE FRONT DEPTH FND: 8\" THICK WITH 1'-4\" x 8\" DEEP FOOTING, w/ REINFORCING TIE BAR
 - PROVIDE FIBERGLASS REINFORCED ASPHALT DAMPPROOFING ON EXTERIOR OF ALL FOUNDATION WALLS
 - BOTTOM-HALF OF FOOTING TO BE HAND DUG
 - PROVIDE 4\" FOOTING DRAIN TILE AROUND FULL PERIMETER OF NEW FOUNDATION WALL, TIE INTO EXISTING FOOTING DRAIN SYSTEM
 - PROVIDE 4\" PVC PIPE AT INTERIOR OF FOOTING FOR PASSIVE RADON SYSTEM
 - PROVIDE 6\" x 6\" x 1/2\" BASE PLATES UNDER ALL STEEL COLUMNS (UCL); ALL BEAMS TO BE BOLTED TO COLUMNS AT TWO LOCATIONS
 - ALL FND. BEAM POCKETS TO HAVE 4\" MIN. BEARING; WIDTH & DEPTH AS REQD. BY STEEL BEAM SIZING; POCKET TO BE GROUTED SOLID

CONCRETE REINFORCING SCHEDULE	
LOCATION	REINFORCING REQUIRED
FOOTINGS	(1) #5 REINFORCING TIE BAR (2) #5 REBAR HORIZONTAL CONTINUOUS W/ (3) #5 PRE-BENT REBAR AT CORNERS, LAPPED & TIED TO CONTINUOUS REBAR
FOUNDATION WALLS	(1) #5 REBAR CONTINUOUS TOP & BOTTOM, w/ (2) #5 PRE-BENT REBAR TIE AT CORNERS, LAPPED & TIED TO CONTINUOUS REBAR
FOUNDATION STEPS	(1) #5 x 4'-0\" HOOKED REBAR TAB
LEDGES	#5 REBAR HORIZONTAL, w/ #5 REBAR VERTICAL @2'-0\" o.c.
SLABS	#4 REBAR #4@8\" o.c. EA. DIRECTION ON CHAIRS W/ 6\" x 6\" W14 x W14 WELDED WIRE MESH
DOWELS AT STOODS	#5 x 1'-0\" REBAR @7'-0\" o.c. DRILLED AND GROUTED 6\" INTO EXIST. FOUNDATION
ANCHOR BOLTS	1/2\" x 10\" ANCHOR BOLTS @6'-0\" o.c. 4'-12\" FROM END OF PLATE, w/ MIN. (2) BOLTS PER PLATE & 2\" x 2\" x 1/4\" SQ. WASHER @ EA. BOLT





1835-B Rohlfing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

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A-3

DOOR SCHEDULE				
DOOR TAG	WIDTH x HEIGHT	OPERATION	STYLE	NOTES
BASEMENT	A (2) 2'-0" x 7'-0"	SWING	STYLE 1	-
	B (2) 2'-4" x 7'-0"	SWING	STYLE 1	-
	C 2'-4" x 7'-0"	SWING	STYLE 1	-
	D 2'-4" x 7'-0"	SWING	STYLE 1	-
	E (2) 2'-0" x 7'-0"	SWING	STYLE 1	-
FIRST FLOOR	F 3'-0" x 7'-0"	SWING	STYLE 1	-
	1A (2) 1'-0" x 8'-0"	SWING	STYLE 1	-
	1B (2) 2'-0" x 8'-0"	SWING	STYLE 1	-
	1C 2'-4" x 8'-0"	SWING	STYLE 1	-
	1D 2'-4" x 8'-0"	POCKET	STYLE 1	-
	1E (2) 2'-4" x 8'-0"	SWING	STYLE 1	-
	1F 2'-8" x 8'-0"	SWING	STYLE 3	NOTE 1
	1G 3'-0" x 8'-0"	SWING	STYLE 1	-
	1H 3'-0" x 8'-0"	SWING	STYLE 4	NOTE 1, 2
	1J 4'-0" x 8'-0"	SWING	STYLE 2	NOTE 1
	1K 3'-8" x 8'-0"	CASED OPENING	-	-
	1L 8'-0" x 8'-0"	CASED OPENING	-	-
	1M 8'-0" x 9'-0"	OVERHEAD	STYLE 5	NOTE 1
	1N 2'-4" x 8'-0"	SWING	STYLE 1	-
	1P 2'-8" x 8'-0"	CASED OPENING	-	-
SECOND FLOOR	2A 2'-4" x 8'-0"	SWING	STYLE 1	-
	2B 3'-0" x 8'-0"	SWING	STYLE 1	-
	2C 6'-0" x 6'-8"	SLIDING BARN DOOR	-	-

STYLE 1 (TYP. INTERIOR DOOR) FIR
-1 3/4" THICK AT FIRST FLOOR, 1 1/2" THICK AT SECOND FLOOR AND BASEMENT
STYLE 2 (FRONT DOOR) 1 3/4" THICK
STYLE 3 (EXTERIOR SIDE DOOR) 1 3/4" THICK
STYLE 4 (FIRE RATED, STEEL INSULATED DOOR, STYLE TO MATCH TYP.
INTERIOR DOOR, 1 3/4" THICK
STYLE 5 (WAYNE DALTON OVERHEAD DOOR
HARDWARE: BALDWIN, ROCKY MOUNTAIN, OIL RUBBED BRONZE FINISH
NOTE 1: PROVIDE WEATHERSTRIPPING
NOTE 2: SELF-LATCHING/CLOSING

FLOOR PLAN GENERAL NOTES

- DO NOT SCALE DRAWINGS, PRINTED DIMENSIONS GOVERN
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, ORDERING, FABRICATION OR CONSTRUCTION OF BUILDING COMPONENTS
- ALL DIMENSIONS TAKEN TO FACE OF STUD (U.O.N.)
ALL DIMENSIONS TAKEN TO FACE OF MASONRY (U.O.N.)
- TYPICAL INTERIOR FRAME WALL CONSTRUCTION (U.O.N.):
-5/8" GYPSUM WALLBOARD, GLOUED & SCREWED
-2x4 WOOD STUDS @16" o.c. W/
-1/2" 2x4 TOP PLATES AND 1/2" 2x4 BASE PLATE
-5/8" GYPSUM WALLBOARD, GLOUED & SCREWED
- INSULATION
A. PROVIDE AS REQ'D. AT ALL NEW STUD WALLS AND ANY ACCESSIBLE EXIST. STUD WALLS (RESULT OF DEMOLITION)
B. R-15 BATTS IN ALL INTERIOR WALLS ADJACENT TO ANY UNHEATED SPACES (ATTIC, GARAGE, ETC.)
C. AT ALL PLUMBING WASTE LINES
D. R-8 BATTS WRAPPING ALL SUPPLY DUCTS LOCATED IN UNHEATED SPACES, R-6 AT ALL OTHER DUCTS
E. SOUND ATTENUATION BATTS IN ALL BATH/PLUMBING WALLS ADJACENT TO LIVING AREAS, BEDROOMS AND HALLWAYS
F. R-5 AT ALL MECHANICAL PIPING CAPABLE OF TEMPERATURES +105 F AND +55 F
G. R-2 AT ALL CIRCULATING SERVICE HOT WATER PIPING
- ALL ACCESS OPENINGS TO ATTIC AND CRAWLSPACE TO BE WEATHERSTRIPPED AND INSULATED TO EQUAL LEVEL OF SURROUNDING AREA
- AIR LEAKAGE AT BUILDING ENVELOPE TO BE TESTED AND VERIFIED BY "BLOWER DOOR TEST" AT ROUGH-IN OR POST-CONSTRUCTION

STAIR PARTS SCHEDULE

PART	MATERIAL	FINISH	PART	MATERIAL/PART#	FINISH
TREAD	--	--	NEWEL POST	--	--
RISER	--	--	BALUSTERS	--	--
STRINGER	--	--	RAILING	--	--

MANUFACTURER:

STAIR DIMENSIONS:
1. SPECIFIC TREAD AND RISER AS DIMENSIONED, HOWEVER IN NO CASE SHALL THE TREAD BE LESS THAN 10" AND THE RISER BE MORE THAN 7 3/4". VARIATIONS IN RISER AND TREAD DIMENSIONS WITHIN A FLIGHT OF STAIRS SHALL NOT EXCEED 3/4".
2. PROVIDE A MINIMUM HEAD ROOM OF 6'-8" ABOVE ALL STAIRS.
3. HANDRAIL TO BE PROVIDED ON AT LEAST ONE SIDE OF ALL CONTINUOUS STAIRWAYS OF FOUR OR MORE RISERS.
4. PROVIDE STAIR HANDRAILS, BALCONY GUARDRAILS, AND BALUSTRADES 36" ABOVE THE FLOOR WITH INTERMEDIATE MEMBERS SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN MEMBERS, EXCEPT THAT A 6" SPHERE CANNOT PASS THROUGH THE TRIANGLE FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF THE BALUSTRADE OR RAILING.
5. HANDRAILS ON WALLS TO HAVE A MINIMUM 1/2" DIAMETER AND A MAXIMUM DIAMETER OF 2 3/4" AND PROJECT NO MORE THAN 4 1/2" FROM THE WALL. HANDRAILS TO BE CONTINUOUS, TO TERMINATE AT NEWEL POST AND RETURN TO WALL.

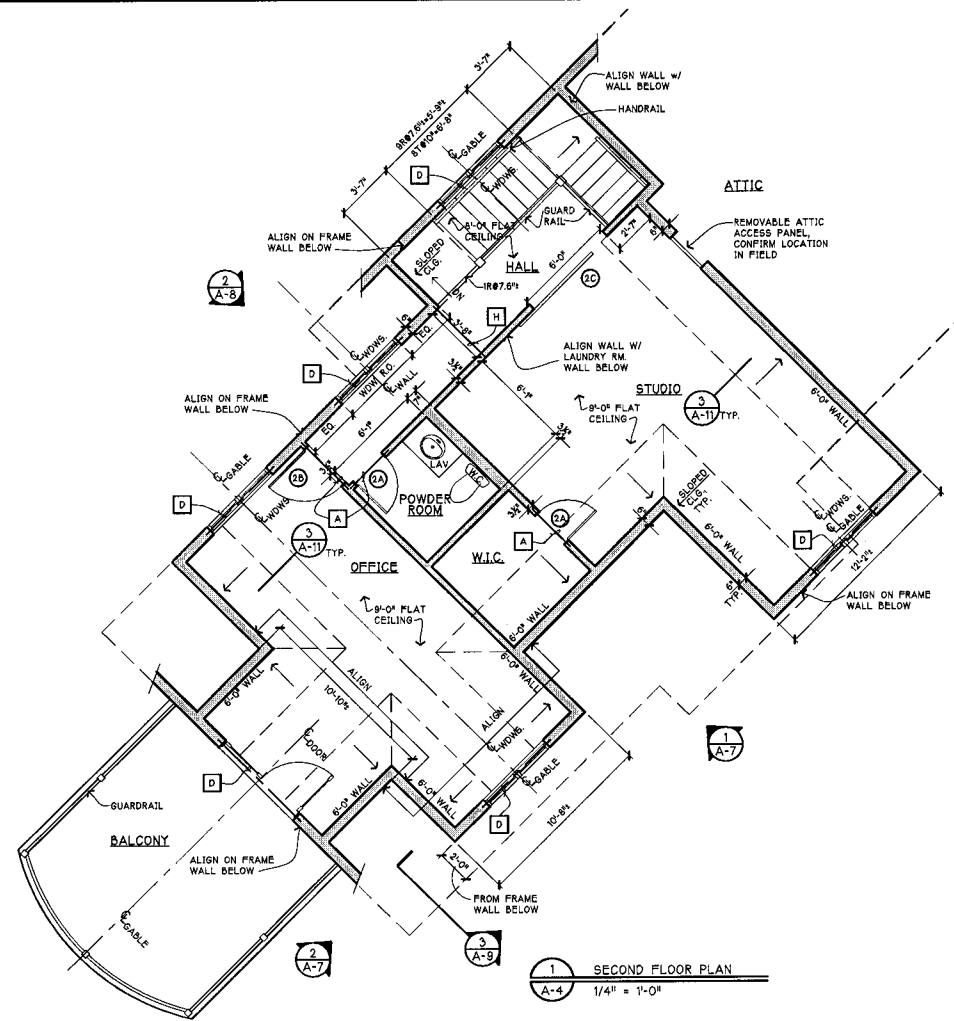
ROOM FINISH & TRIM SCHEDULE									
LOCATION	FLOOR	WALL	CEILING	DESIGN	FINISH	DESIGN	FINISH	DESIGN	FINISH
BEDROOM 1	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BEDROOM 2	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
UTILITY 'A'	FF-6	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
LINEN	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
HALL 'A'	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
STORAGE 'A'	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BATH 1	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BAR	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
GREAT ROOM	FF-2	PAINT	PAINT/WD	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
HALL 'B'	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BEDROOM 3	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BATH 2	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
VESTIBULE	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
UTILITY 'B'	FF-6	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BEDROOM 4	FF-1	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
MASTER BEDROOM	FF-2	PAINT	WOOD	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
MORNING KITCHEN	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
MASTER BATH	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
TOILET COMP.	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
MASTER CLOSET	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
W.I.C. A	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
HALL A	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
GREAT ROOM	FF-2	PAINT	WOOD	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
FOYER	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
DINING ROOM	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BAR	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
KITCHEN	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
PANTRY	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
BATH	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
LAUNDRY	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
HALL B	FF-2	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
MUD ROOM	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
W.I.C. B	FF-5	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
GARAGE	FF-6	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
OFFICE	FF-3	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
HALL	FF-3	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
POWDER ROOM	FF-4	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN
STUDIO W/ W.I.C.	FF-3	PAINT	PAINT	BT-1	STAIN	CA-1	STAIN	CA-1	STAIN

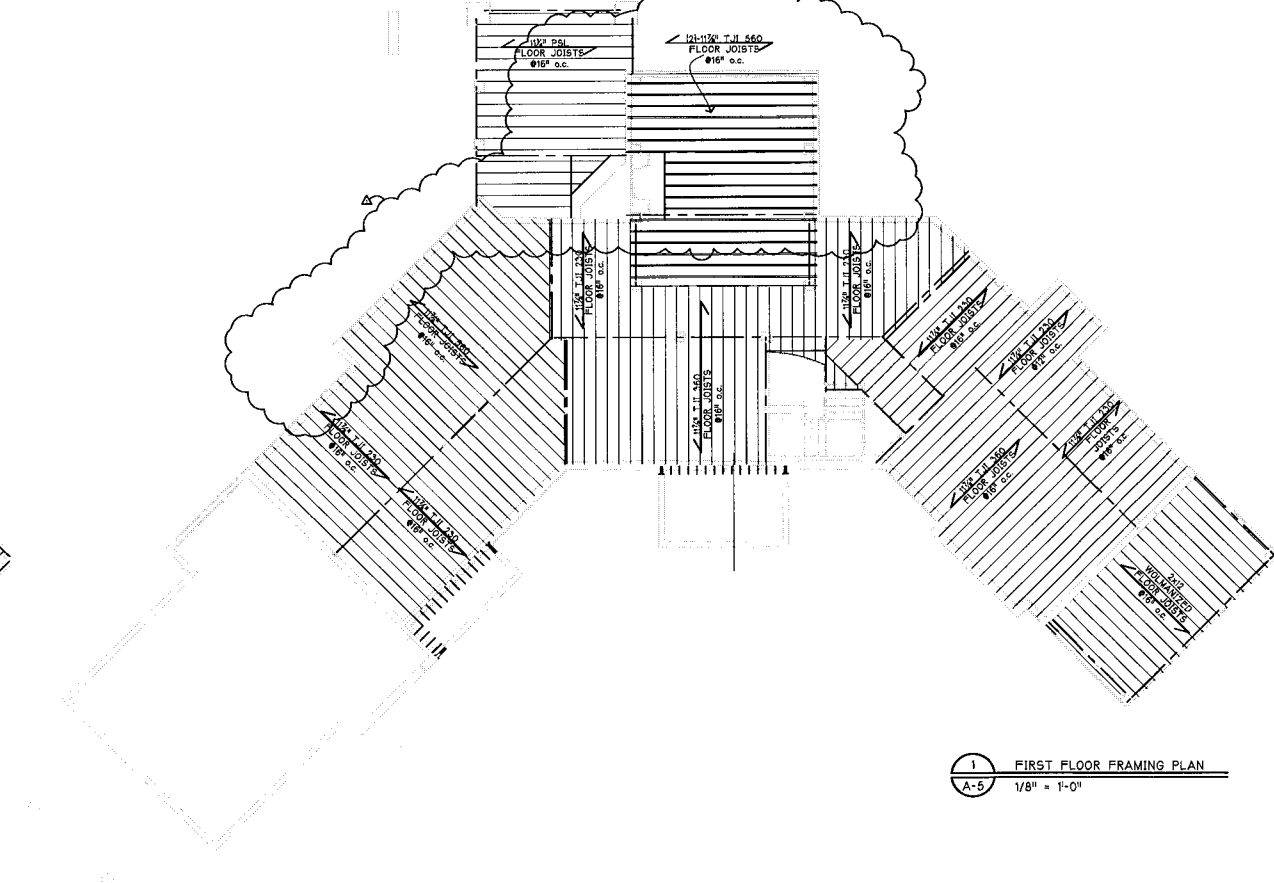
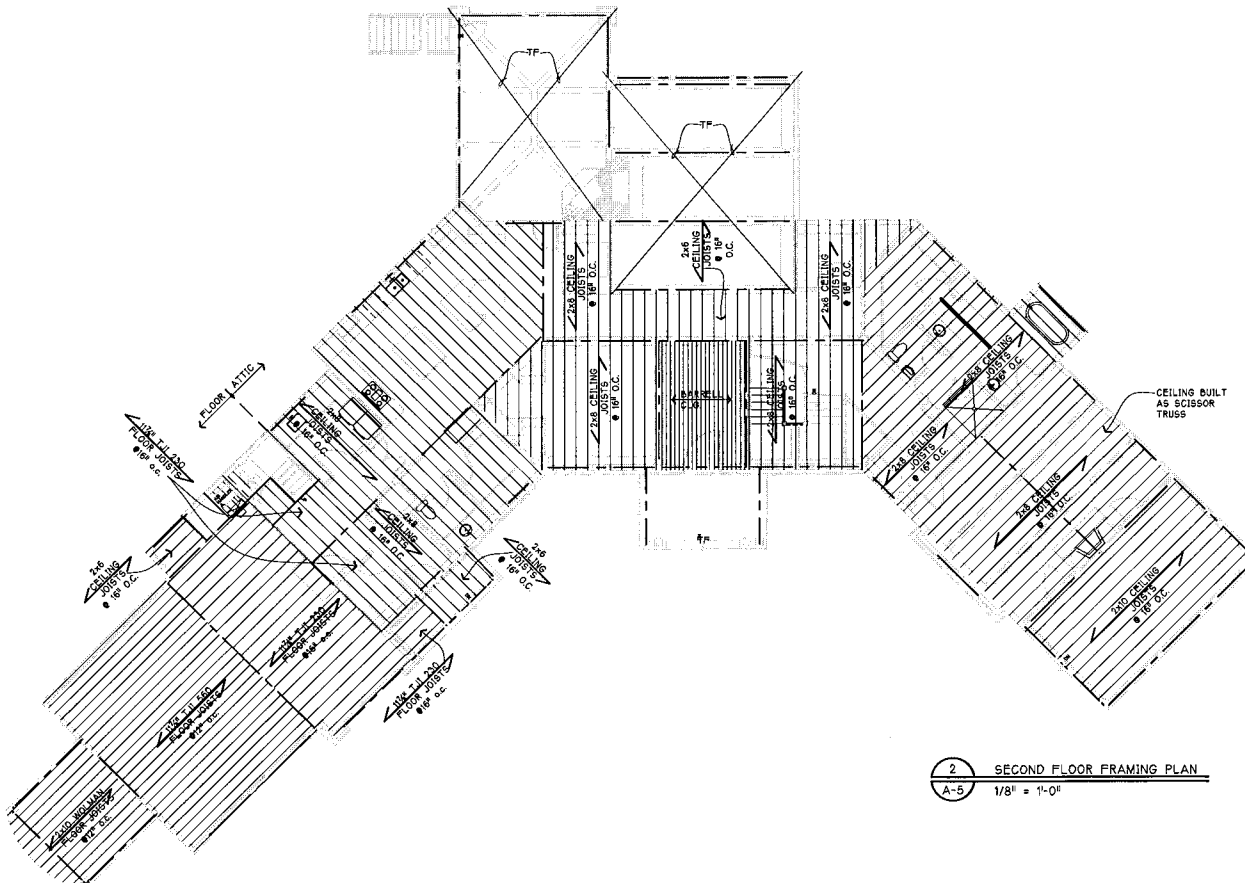
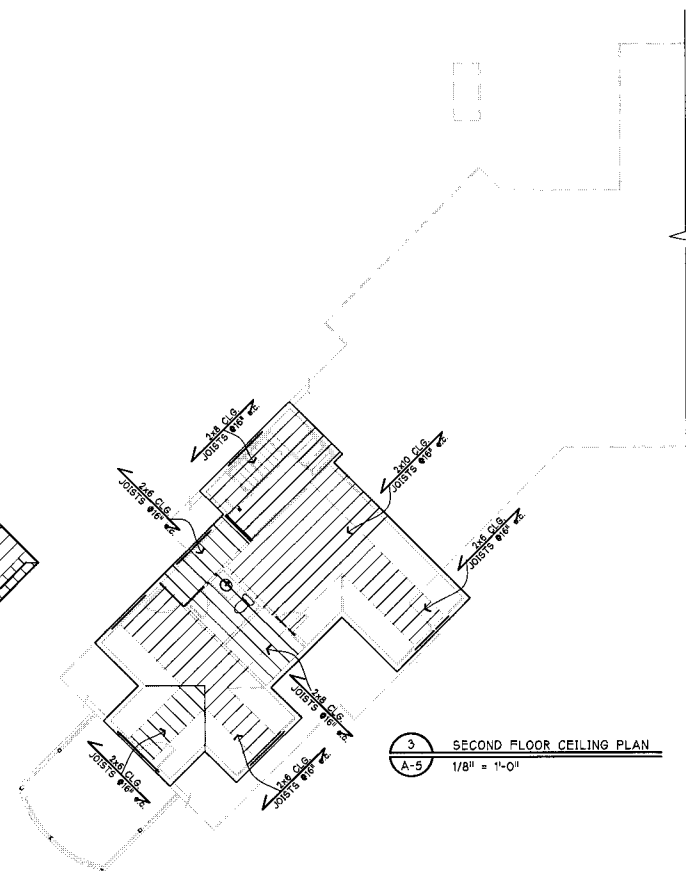
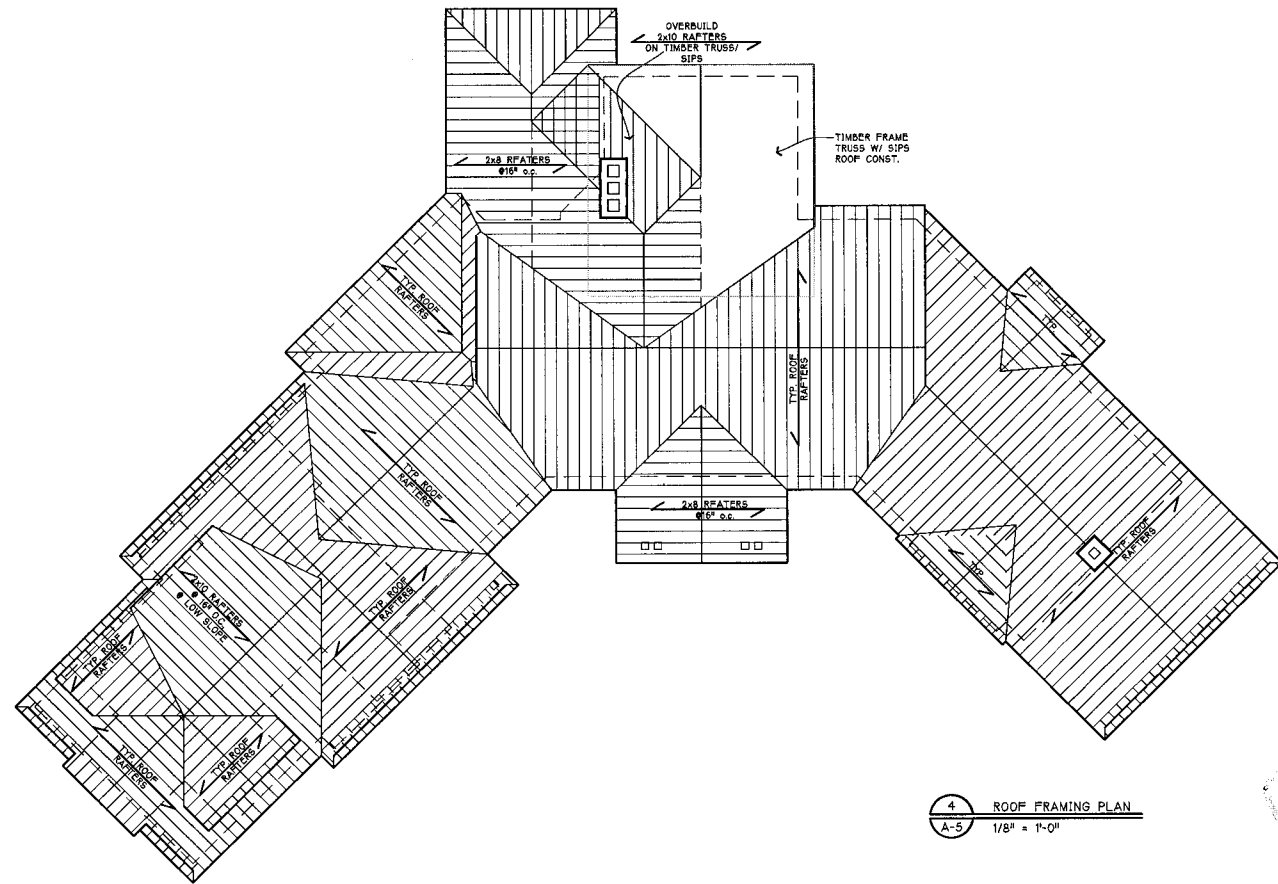
FLOOR FINISHES:
FF-1: CARPET, BY OWNER
FF-2: WIDE PLANK WOOD STRIP
FF-3: PRE-FINISHED WOOD FLOOR
FF-4: PORCELAIN TILE (ALLOW \$3.00/SQ. FT.)
FF-5: STONE TILE (ALLOW \$25.00/SQ. FT.)
FF-6: SEALED CONC.
TRIM DESIGNS:
BT-1: 1x6 FLAT STOCK BASE W/ CAP, FIR (SHOE AT HARD SURFACES)
CA-1: 1x4 FLAT STOCK CASING W/BACKBAND, FIR (STOOL & APRON AT WINDOWS)

GENERAL NOTES:
1. NEW FINISH FLOOR TO ALIGN WITH EXISTING FINISH FLOOR PROVIDE UNDERLAYMENT AS REQ'D.
2. ALL CLOSET FINISHES TO MATCH THE ROOM THEY ADJOIN.
3. PROVIDE CEMENTITIOUS BACKER BOARD BELOW/BEHIND ALL CERAMIC TILE, STONE TILE, CULTURED MARBLE OR SIMILAR RESINOUS MATERIALS.
4. PROVIDE FIELD APPLIED WATERPROOF MEMBRANE UNDER ALL TILE FINISHES AND SHOWERS/TUBS.
5. FLOOR FINISH CHANGES AT CENTERLINE OF DOORS (U.O.N.)
6. PROVIDE THRESHOLD OR TRANSITION STRIPS AT CHANGE OF FLOOR FINISHES AS REQ'D.
7. WOOD STRIP FLOORING SHALL RUN PERPENDICULAR TO THE DIRECTION OF THE FLOOR JOISTS (U.O.N.)
8. FLOOR VENTS:
- OUTSIDE OF WINDOW TREATMENT
- WOOD VENTS IN WOOD FLOOR
- LOCATED IN FIELD

MISCELLANEOUS FINISHES SCHEDULE

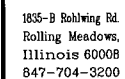
DESCRIPTION	MATERIAL/FINISH
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	STONE SLAB
BACKSPLASH	4" BACKSPLASH TO MATCH COUNTERTOP
MIRROR	SUPPLIED BY OWNER, INSTALLED BY G.C.
SHOWER UNIT (BATH 1)	BASE WALLS, CEILING, STONE TILE DOOR, FRAMELESS, 3/8" TEMPERED GLASS, SWING DOOR THRESHOLD/SEAT, STONE SLAB
TUB (BATH 2)	SURROUND, STONE TILE, FULL-HEIGHT
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
BACKSPLASH	-
APPLIANCES	SUPPLIED BY OWNER, INSTALLED BY G.C.
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
BACKSPLASH	-
APPLIANCES	SUPPLIED BY OWNER, INSTALLED BY G.C.
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
BACKSPLASH	-
MIRROR	SUPPLIED BY OWNER, INSTALLED BY G.C.
SHOWER UNIT	BASE WALLS, CEILING, STONE TILE DOORS, FRAMELESS, 3/8" TEMPERED GLASS, SWING THRESHOLD/SEAT, STONE SLAB
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
BACKSPLASH	-
APPLIANCES	SUPPLIED BY OWNER, INSTALLED BY G.C.
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
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SHOWER UNIT	BASE WALLS, CEILING, STONE TILE DOORS, FRAMELESS, 3/8" TEMPERED GLASS, SWING THRESHOLD/SEAT, STONE SLAB
CABINET	SUPPLIED BY OWNER, INSTALLED BY G.C.
COUNTERTOP	-
BACKSPLASH	-
MIRROR	SUPPLIED BY OWNER, INSTALLED BY G.C.





- FRAMING PLAN GENERAL NOTES**
1. THIS DRAWING IS A DIAGRAMMATIC REPRESENTATION OF THE STRUCTURAL FRAMING DESIGN CONCEPT. THE DRAWING IS NOT INTENDED TO INDICATE EVERY CONDITION OR DETAIL REQUIRED TO COMPLETE THE PROJECT.
 2. TYPICAL FLOOR JOISTS: 11-3/4" TJI @16" o.c., U.O.N.
 3. TYP. CEILING JOISTS: AS NOTED PER PLANS
 4. TYP. ROOF RAFTERS: 2 x 12 @16" o.c., U.O.N.
 5. TYP. ROOF PITCH: 12 / 12, U.O.N.
 6. ALL ROOF VALLEYS TO BE CUT-IN, U.O.N.
 7. TF - DENOTES TIMBER FRAMED

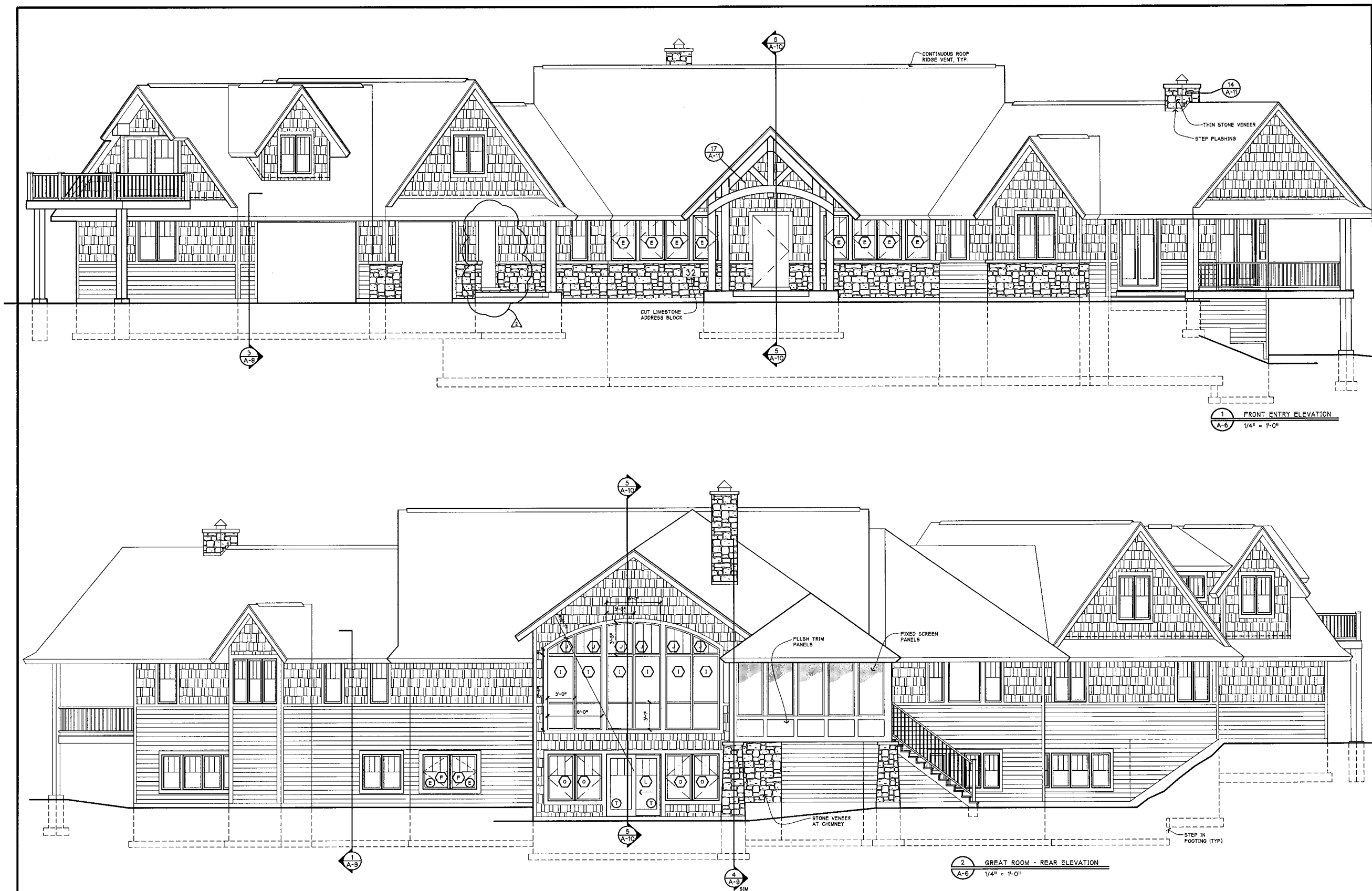
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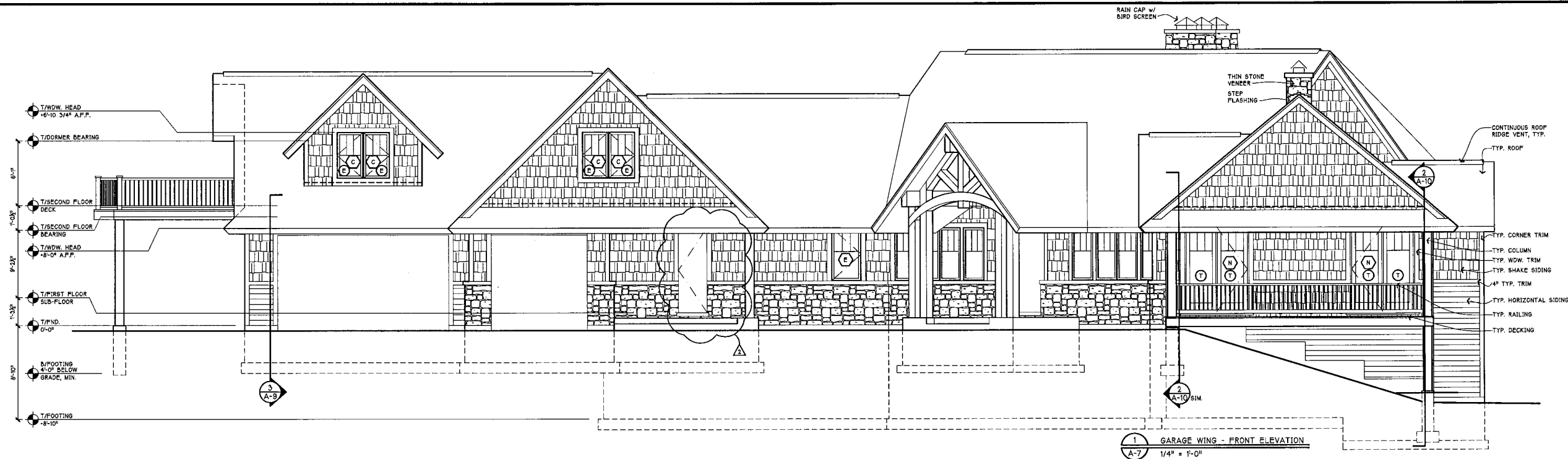
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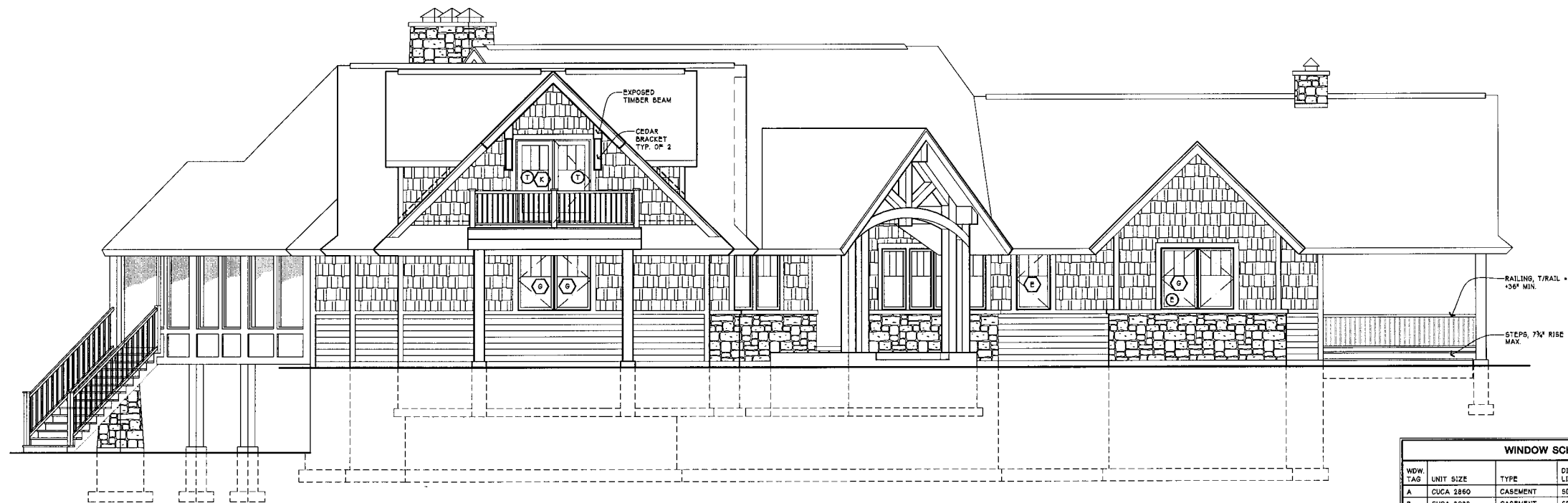


EXTERIOR GENERAL NOTES

1. FINISH GRADE TO BE 6" BELOW TOP OF FOUNDATION
2. REFER TO 'ROOF PLAN' (2/A-4) FOR THE FOLLOWING INFORMATION;
-ROOF PITCHES
-TYP. OVERHANG AND RAKE DIMENSIONS



1 GARAGE WING - FRONT ELEVATION
1/4" = 1'-0"

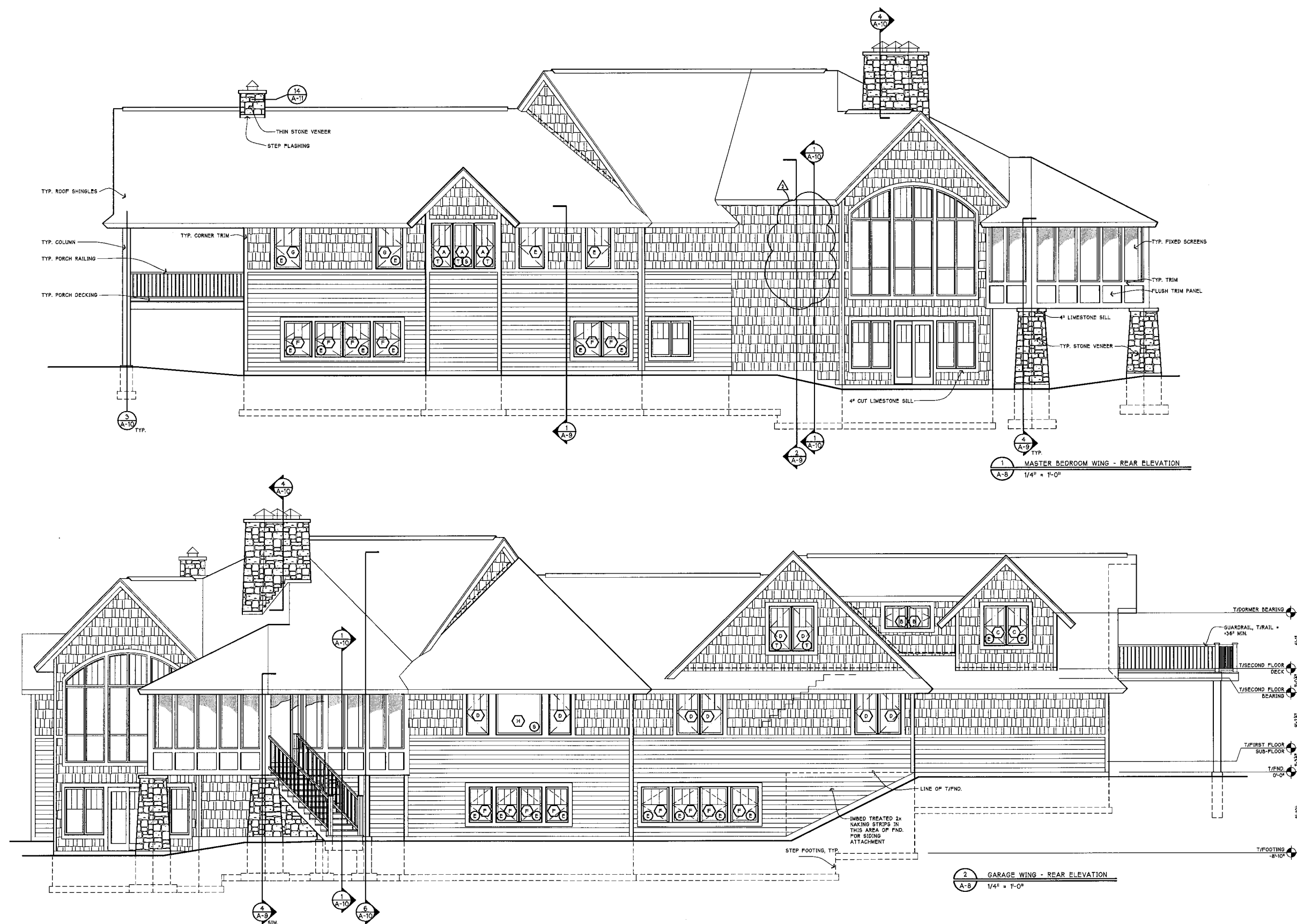


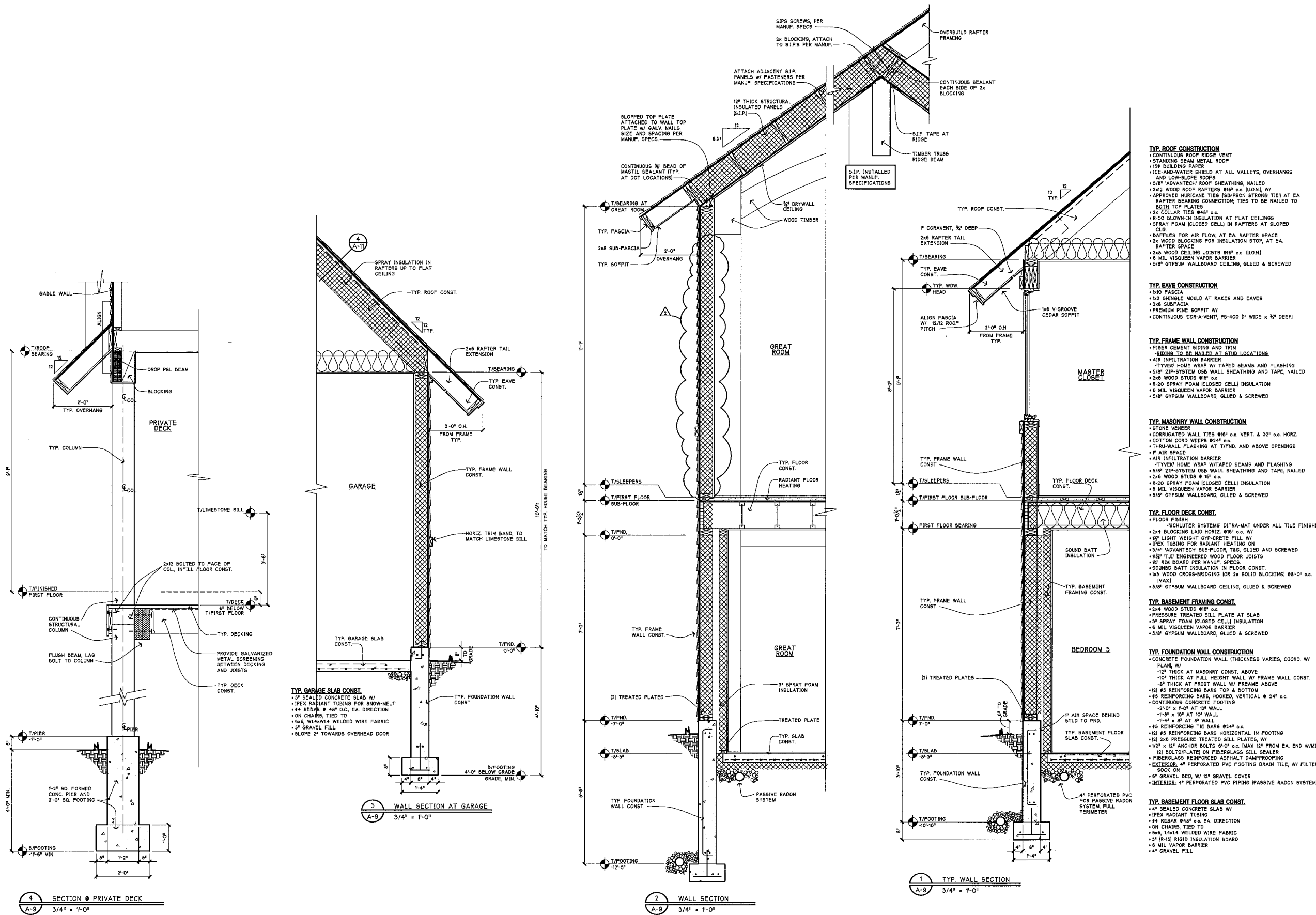
2 MASTER BEDROOM WING - FRONT ELEVATION
1/4" = 1'-0"

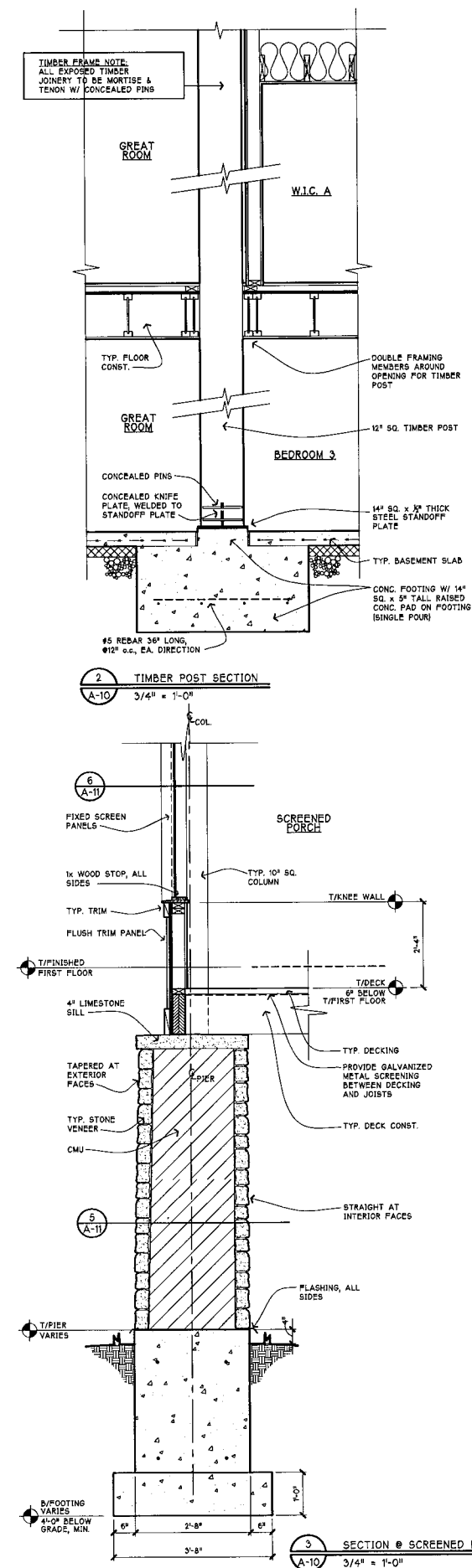
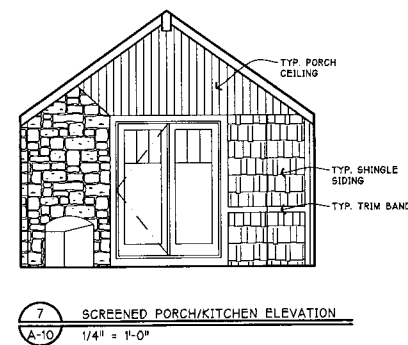
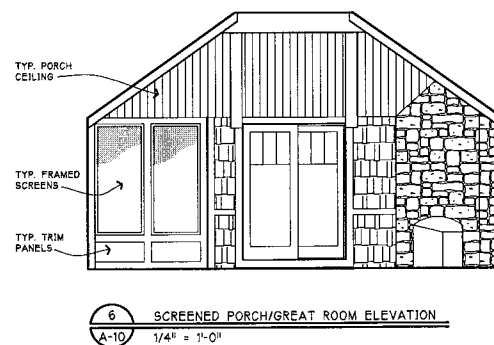
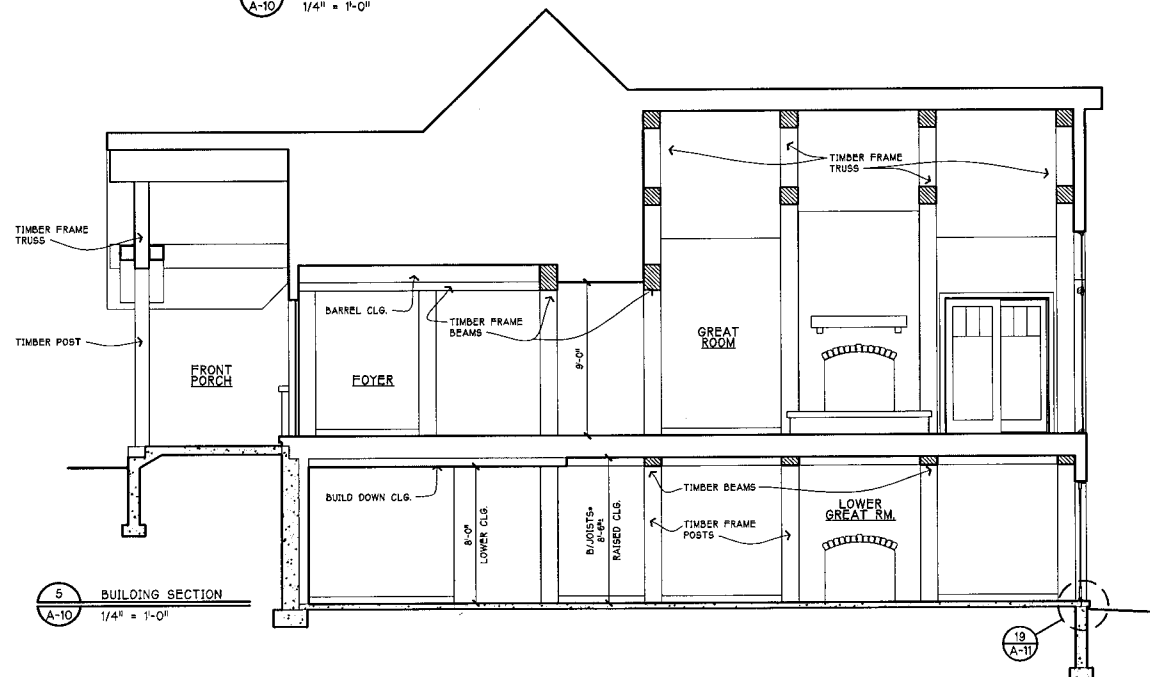
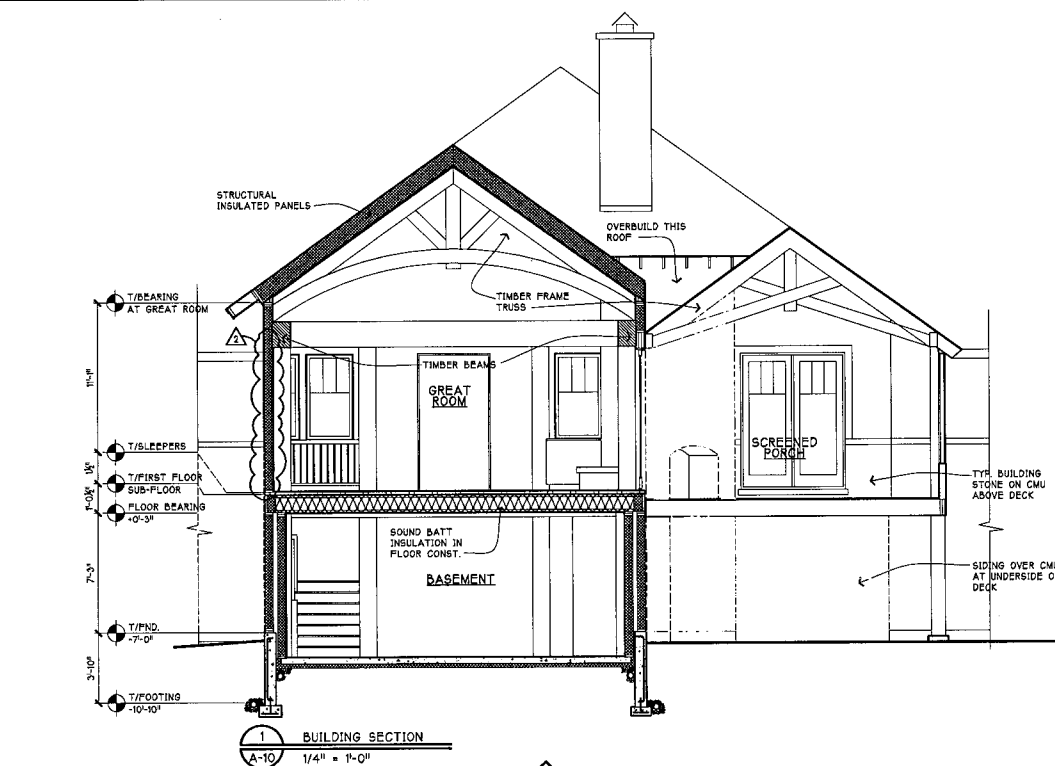
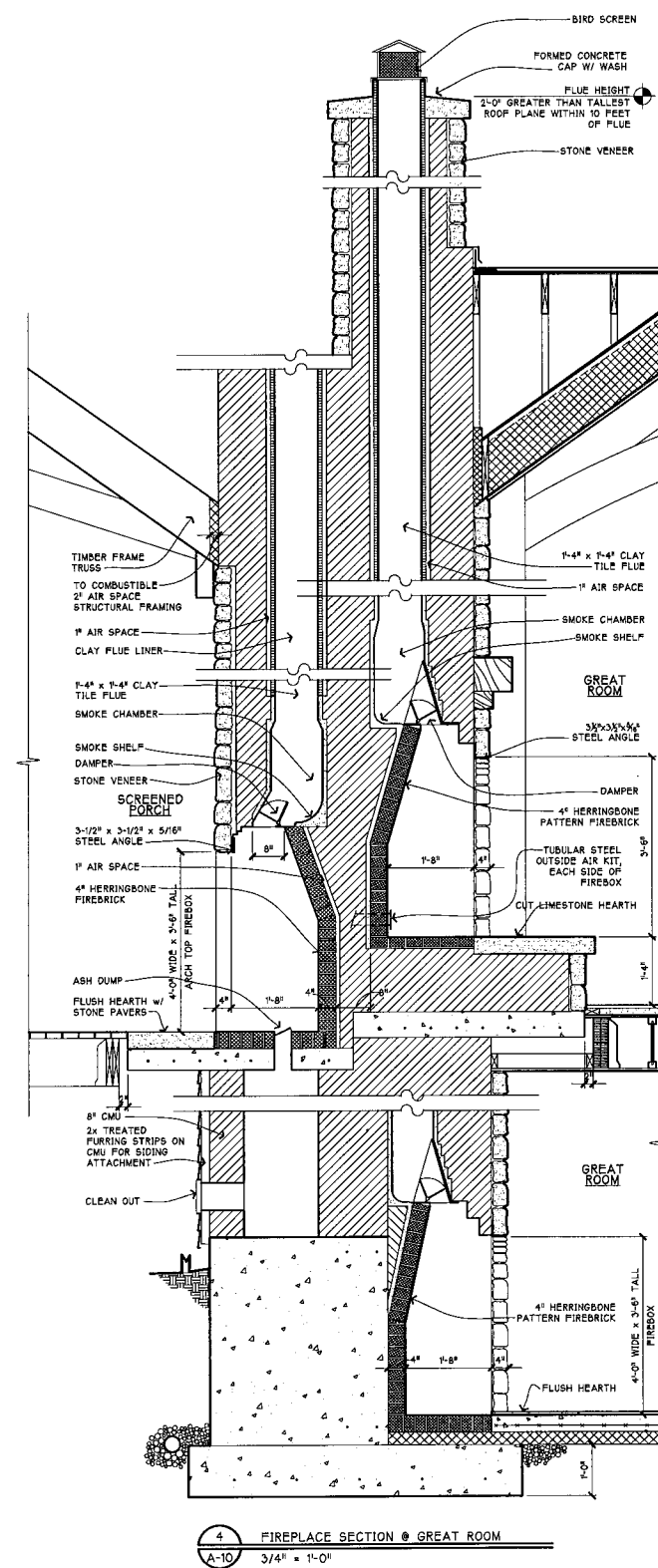
ELEVATIONS MATERIAL LEGEND					
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR	MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF	DREXEL METALS' PRE-FINISHED STEEL, 24 GA. STANDING SEAM 21" o.c., KYNAR BASED FINISH	-	SOPRIT	1/2" V-GROOVE PREMIUM PINE STAINED & SEALED	-
STONE VENEER	CHAMPLAIN STONE' CORINTHIAN GRANITE, CUT ROUGHLY SQUARE-ROUSLEY RECTANGLE. NOTE: MASON TO PROVIDE STONE MOCK-UP WALL PRIOR TO ORDERING/ INSTALLATION, TO BE APPROVED BY THE OWNER/ ARCHITECT	-	PORCH CEILING	1/2" V-GROOVE PREMIUM PINE STAINED & SEALED	-
LIMESTONE SILL	INDIANA LIMESTONE, BUFF, 4" CUT SILL	-	COLUMNS	10x10 SQ. FIR, U.O.N., STAINED & SEALED	-
HORIZONTAL SIDING	JAMES HARDIE' ARTISAN PLANK SIDING, 6" EXPOSURE, SMOOTH	COLOR PLUS	EXTERIOR BEAMS	FIR, STAINED & SEALED	-
SHINGLE SIDING	JAMES HARDIE' HARDIE-SHINGLE 7" EXPOSURE, SMOOTH, STRAIGHT EDGE PANEL	COLOR PLUS	PORCH DECKING	1"X6" PLANK DECKING	-
FASCIA	1x10 FIBER CEMENT FASCIA	-	PORCH RAILING	IRON, SUPPLIED BY OWNER, INSTALLED BY G.C. - RAIL HEIGHT 34-38" FROM DECK - MAX. 4" CLEAR SPACING BETWEEN BALUSTERS AND BOTTOM RAIL TO DECK - ABLE TO SUPPORT 250 LBS. HORIZ. LOAD	-
CORNER TRIM	JAMES HARDIE' FIBER CEMENT TRIM	-	FLASHING	PRE-FINISHED METAL FLASHING, 0.024"	-

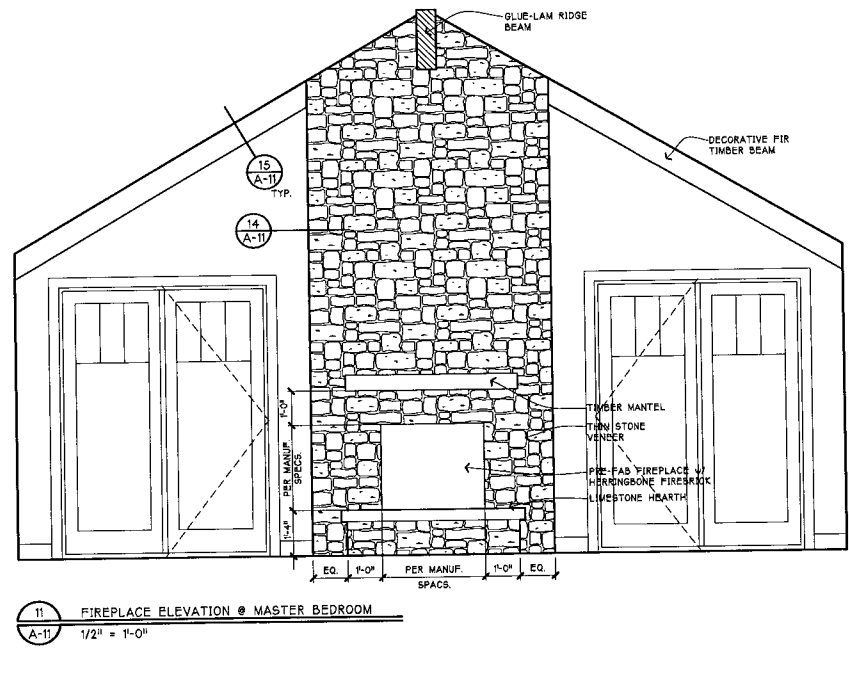
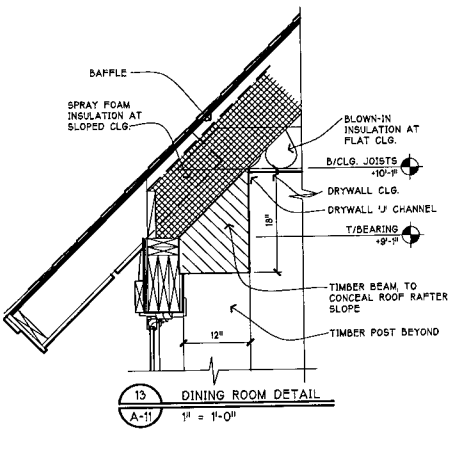
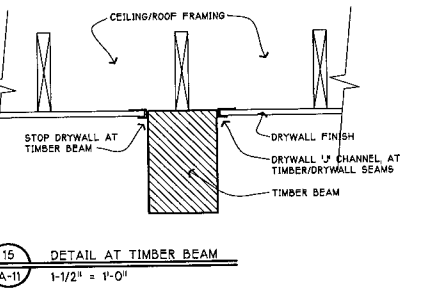
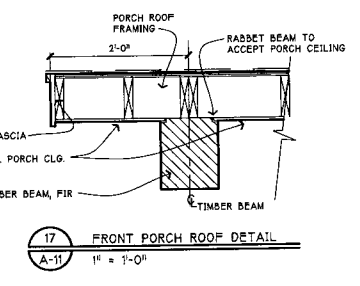
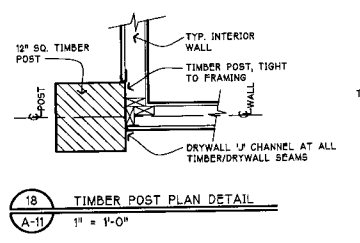
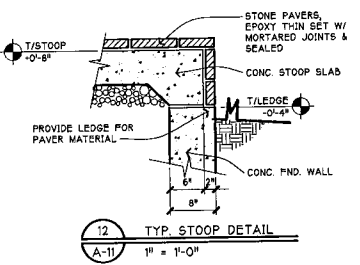
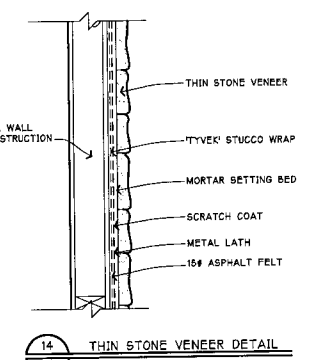
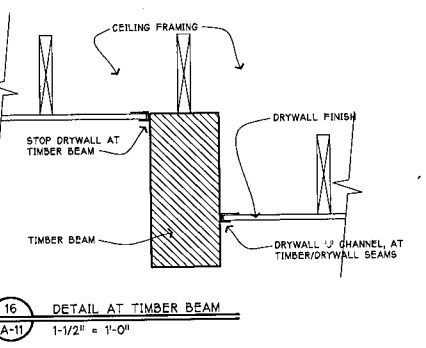
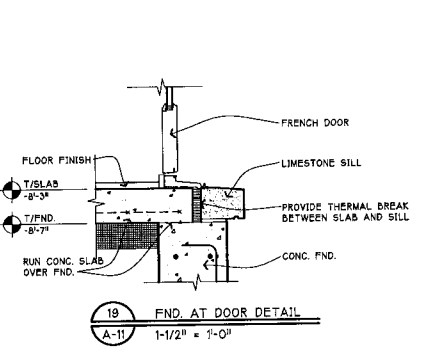
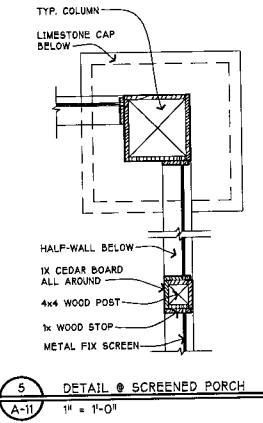
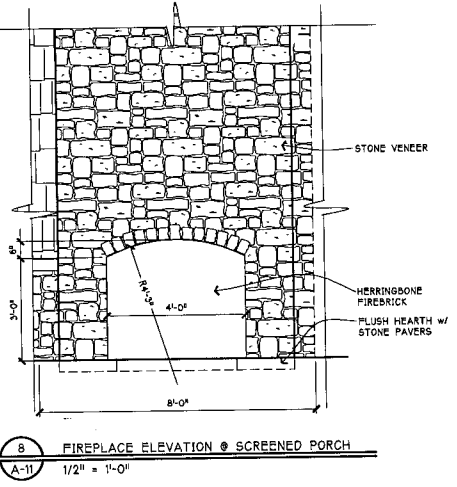
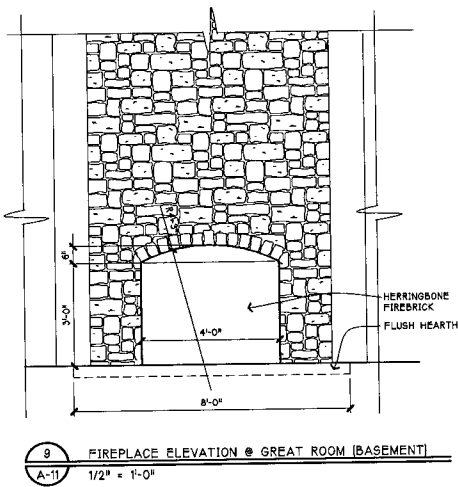
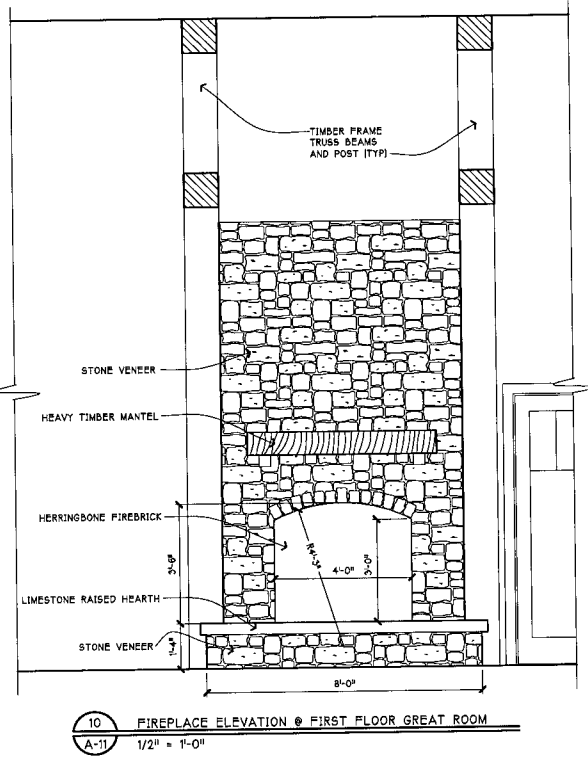
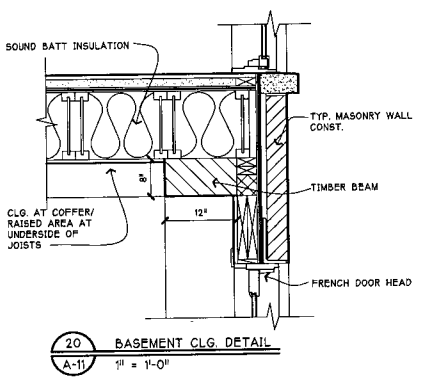
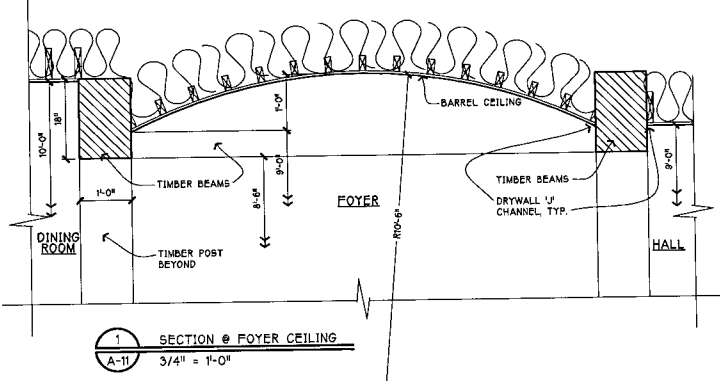
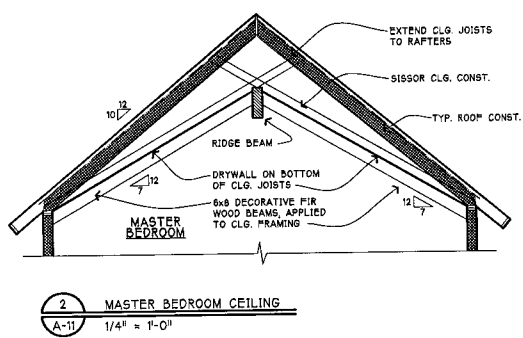
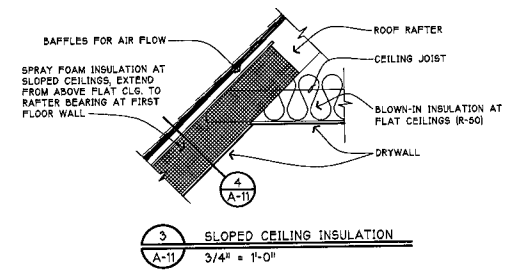
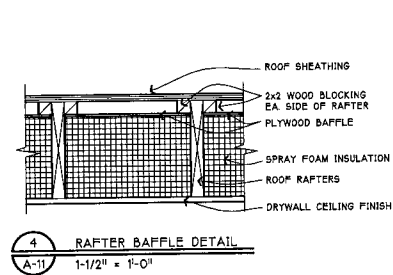
WINDOW SCHEDULE						
WDW. TAG	UNIT SIZE	TYPE	DIVIDED LITE	FINISH		NOTES
				INTERIOR	EXTERIOR	
A	CUCA 2860	CASEMENT	SDL	BARE	CLAD	-
B	CUCA 3032	CASEMENT	SDL	BARE	CLAD	-
C	CUCA 3054	CASEMENT	SDL	BARE	CLAD	-
D	CUCA 3060	CASEMENT	SDL	BARE	CLAD	-
E	CUCA 3260	CASEMENT	SDL	BARE	CLAD	-
F	CUCA 3648	CASEMENT	SDL	BARE	CLAD	-
G	CUCA 3660	CASEMENT	SDL	BARE	CLAD	-
H	CUCA 6060	PICTURE	NONE	BARE	CLAD	-
I	CUSTOM 3'-0"x8'-4"	FIXED	NOTE 1	BARE	CLAD	SEE ELEV.
J	CUSTOM RADIUS	TRANSOM	SDL	BARE	CLAD	SEE ELEV.
K	CUIPD 6068	SWING F.D.	SDL	BARE	CLAD	-
L	CUIPD 6070	SLIDING F.D.	SDL	BARE	CLAD	-
M	CUIPD 6080	SLIDING F.D.	SDL	BARE	CLAD	SEE FL. PLAN
N	CUIPD 6080	SWING F.D.	SDL	BARE	CLAD	SEE FL. PLAN
O	CUCA 3664	CASEMENT	SDL	BARE	CLAD	-

(E) EGRESS WINDOW (24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57 SQ.FT. MIN. AREA, 5.0 SQ.FT. MIN. AT GRADE LEVEL, 44" MAX. SILL HEIGHT)
 (S) STATIONARY UNIT (T) TEMPERED GLASS
 MANUFACTURER: MARVIN WINDOWS' (U.O.N.)
 INTERIOR: FIR, REGULAR GRAIN
 EXTERIOR: CLAD
 GLAZING: 10-13-366 INSULATING GLASS W/ ARGON GAS FILL
 U-FACTOR: 0.28 PER MANUF. SPEC
 SCREENS: CHARCOAL FIBERGLASS MESH
 VDW. HARDWARE: OIL-RUBBED BRONZE
 DOOR HARDWARE: OIL-RUBBED BRONZE
 DIVIDED LITE: SIMULATED DIVIDED LITE (SDL) W/ SPACER BARS, PATTERN AS SHOWN
 GENERAL NOTE: G.C. TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ANY CUSTOM WINDOW UNITS PRIOR TO ORDERING AND FABRICATION
 NOTE: CHECK RAIL, SDL

[illegible]



[illegible]



ROBERT FLUBACKER ARCHITECTS LIMITED

1835-B Rohlfing Rd.
Rolling Meadows, Illinois 60008
847-704-3200

NEW HOME FOR

SUGAR PINE HILLS

32 BATTEN RD.
STANNARD, VERMONT

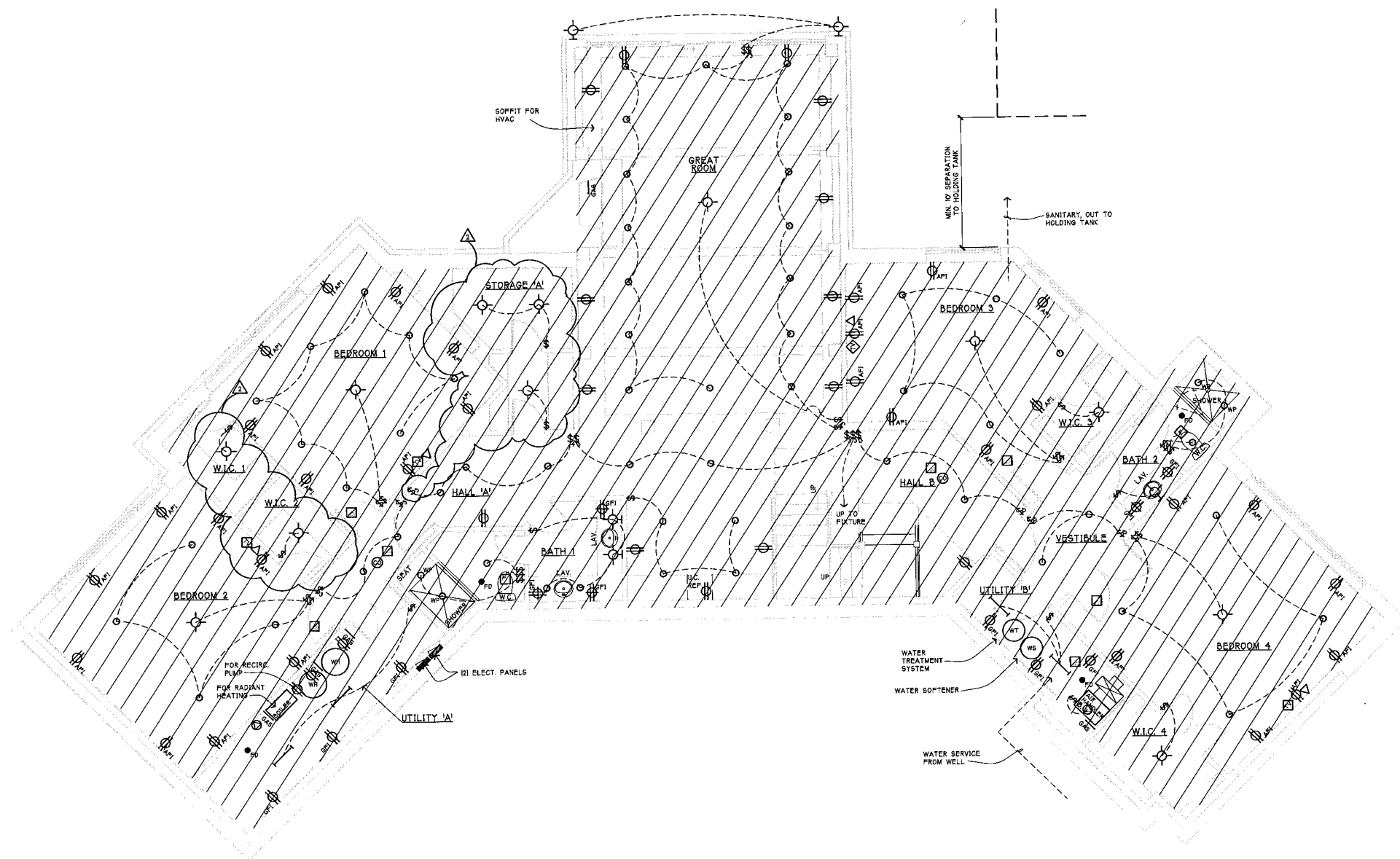
Date	Description
9.10.14	CONST.
10.02.14	
03.24.15	

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Project Number 14004

A-11

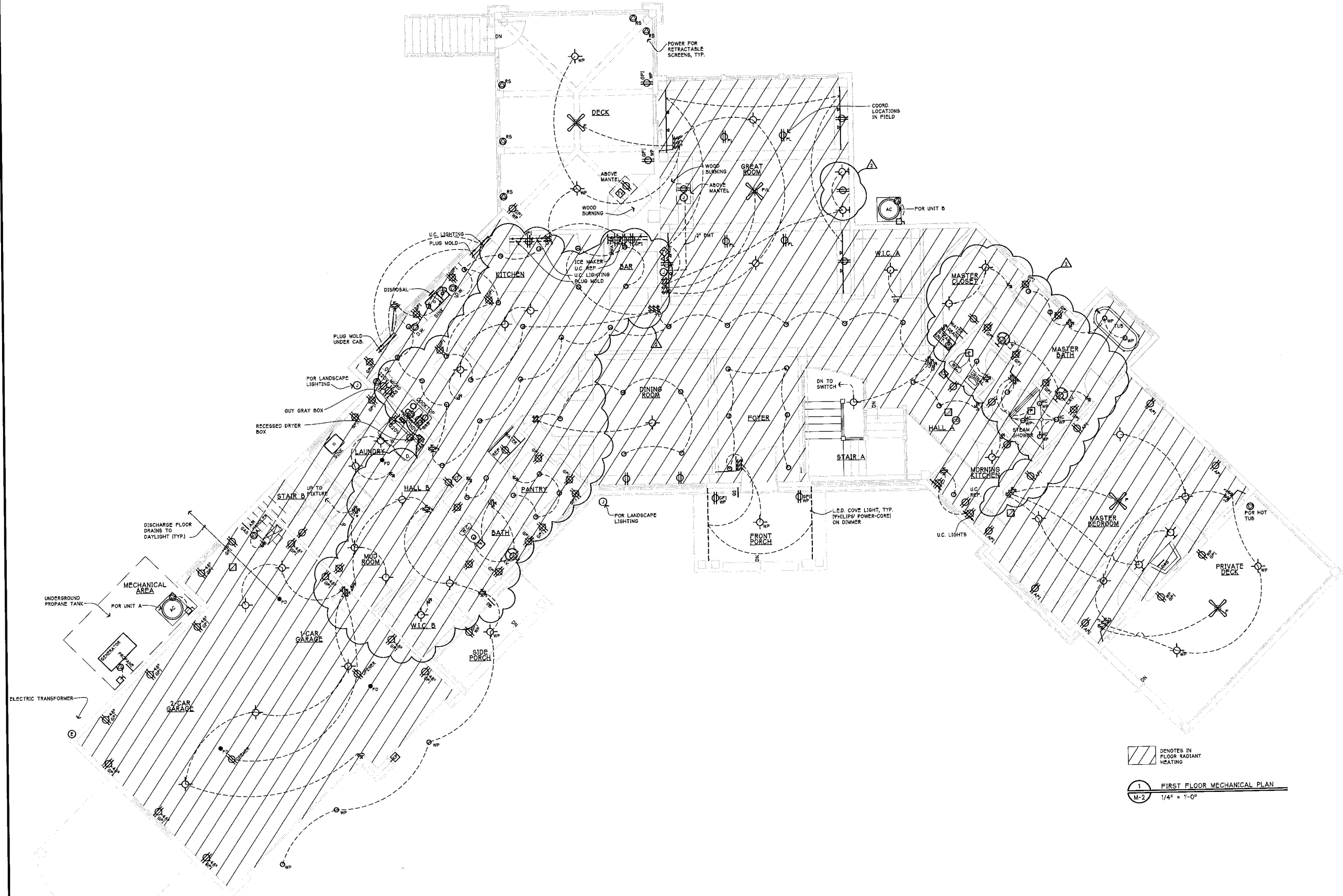
NEW HOME FOR
SUGAR PINE HILLS
32 BATTEN RD.
STANNARD, VERMONT

[illegible]

 IN FLOOR RADIANT
HEATING ENTIRE
BASEMENT SLAB

1 BASEMENT MECHANICAL PLAN
M-1 1/4" = 1'-0"

NEW HOME FOR
SUGAR PINE HILLS
32 BATTEN RD.
STANFORD, VERMONT



1
M-2

FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"

Date	Description
9.10.14	CONST.
03.24.15	

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Project Number
14004

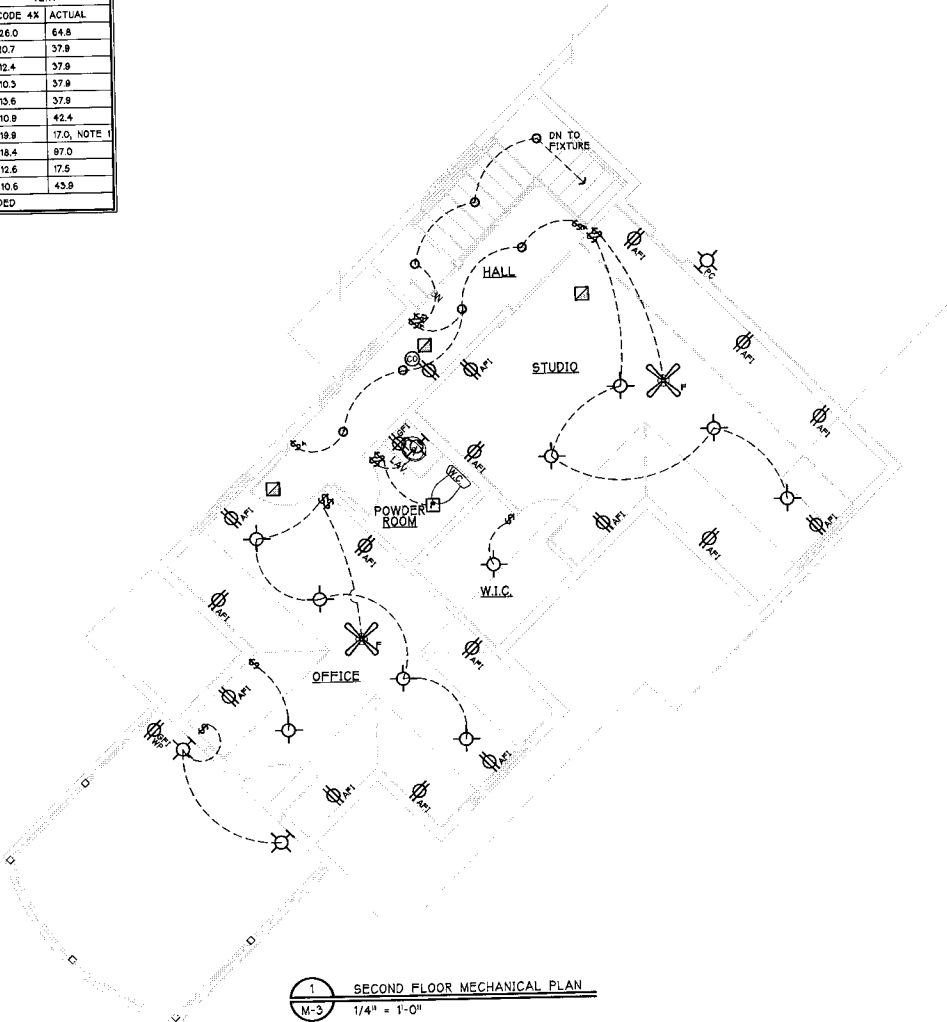
M-2

MECHANICAL SYMBOLS		
	SINGLE-POLE SWITCH	
	3-WAY SWITCH	
	DIMMER SWITCH	
	TIMER SWITCH	
	MOTION SENSOR	
	DOOR JAMB SWITCH	
	DUPLEX RECEPTACLE	
	EXIST. RECEPTACLE	
	GROUND-FAULT INTERRUPT	
	ARC-FAULT INTERRUPT	
	WATERPROOF	
	FLOOR MOUNTED	
	DUPLEX RECEPTACLE, MOUNTED 18" ABOVE COUNTERTOP	
	JUNCTION BOX	
	DIRECT CONNECTION	
	DISCONNECT SWITCH	
	ELECTRIC METER	
	5' RECESSED CEILING FIXTURE	
	5' RECESSED CEILING FIXTURE, W/ GIMBAL-RING TRIM	
	4' RECESSED CEILING FIXTURE	
	LOW-VOLTAGE RECESSED CLO. FIXT.	
	SURFACE MOUNTED CEILING FIXTURE	
	WALL MOUNTED FIXTURE	
	CEILING MOUNTED FAN W/ FAN RATED CLO. BOX	
	LOW VOLTAGE TRACK LIGHTING	
	UNDER CABINET LIGHTING, HALOGEN PUCKS, LOW-VOLTAGE W/TRANSFORMER	
	PLUG MOLD	
	FAN, BATH/KITCHEN	
	FAN	
	PL - PAN/LIGHT	
	HPL - HEAT/PAN/LIGHT	
	FLUORESCENT CLOSET FIXTURE	
	YARD/EXTERIOR FLOODLIGHT	
	PHONE JACK	
	W - WALL MOUNTED PHONE	
	D - DATA JACK	
	CABLE T.V. JACK, COAXIAL	
	HDMI - HIGH-DEF. MEDIA INTERFACE (HDMI)	
	DRYWALL BOX W/ 2' EMPTY PVC CONDUIT	
	IN-STUD SPEAKER LOCATION	
	VC - VOLUME CONTROL	
	THERMOSTAT CONTROL	
	SMOKE DETECTOR, WIRED & INTERCONNECTED	
	CARBON MONOXIDE DETECTOR	
	DOORBELL	
	DOORBELL CHIME	
	KEYPAD FOR GARAGE DOOR OPENER	
	WATER CONNECTION	
	NON-FREEZE HOSE BIB	
	WATER METER	
	GAS CONNECTION, WISH-OUT-OFF	
	GAS METER	

PLUMBING FIXTURE SCHEDULE			
ITEM	MANUF.	MODEL/ DESCRIPTION	FINISH/ COLOR
BATH 1			
SINK (2)	--	UNDERMOUNT	-
SINK FAUCET (2)	--	-	-
TOILET	--	-	-
SHOWER CONTROLS	--	-	-
SHOWER HAND-HELD	--	ON METAL BAR	-
SHOWER FLOOR DRAIN	--	SQUARE TILE	-
BATH 2			
SINK	--	UNDERMOUNT	-
SINK FAUCET	--	-	-
TOILET	--	-	-
TUB UNIT	--	-	-
SHOWER CONTROLS	--	-	-
SHOWER HAND-HELD	--	ON METAL BAR	-
BATH 3			
SINK	--	-	-
SINK FAUCET	--	-	-
TOILET	--	-	-
SHOWER CONTROLS	--	-	-
SHOWER HAND-HELD	--	ON METAL BAR	-
SHOWER HEAD	--	-	-
SHOWER FLOOR DRAIN	--	SQUARE TILE FLOOR DRAIN	-
STAIR UNIT	MR. STEAM	W/AUTO-FLUSH AND TEMPO/PLUS CONTROLS	-
SHOWER FLOOR DRAIN	--	SQUARE TILE FLOOR DRAIN	-
LAUNDRY			
SINK	--	-	-
SINK FAUCET	--	-	-
TOILET	--	-	-
TUB	--	-	-
TUB FAUCET	--	CLOWFOOT	-
SHOWER CONTROLS	--	-	-
SHOWER HAND-HELD	--	QTY. 2, ON METAL BAR	-
STAIR UNIT	MR. STEAM	W/AUTO-FLUSH AND TEMPO/PLUS CONTROLS	-
SHOWER FLOOR DRAIN	--	SQUARE TILE FLOOR DRAIN	-
SECOND FLOOR			
POOR RM			
SINK	--	-	-
SINK FAUCET	--	-	-
TOILET	--	-	-
ALL BATH ACCESSORIES SUPPLIED BY OWNER, INSTALLED BY G.C. U.O.N.			

DAYLIGHT & VENT SCHEDULE					
LOCATION	AREA (SQ. FT.)	DAYLIGHT		VENT	
		CODE 8X	ACTUAL	CODE 4X	ACTUAL
GREAT ROOM	651	82.1	86.1	26.0	64.8
BEDROOM 1	267	21.4	24.6	10.7	37.9
BEDROOM 2	311	24.9	24.6	12.4	37.9
BEDROOM 3	257	20.6	24.6	10.3	37.9
BEDROOM 4	338	27.1	24.6	13.6	37.9
DINING ROOM	272	21.8	24.6	10.9	42.4
GREAT ROOM	499	39.9	187.8	19.9	17.0, NOTE 1
MASTER BEDROOM	461	36.9	117.7	18.4	87.0
STUDIO	316	25.2	15.9	12.6	17.5
OFFICE	265	21.2	28.8	10.6	43.9
NOTE 1. ADDITIONAL MECHANICAL VENTILATION PROVIDED					

MECHANICAL GENERAL NOTES		
1. HVAC SCOPE: A. PROVIDE (2) FORCED AIR SYSTEMS; - (2) AIR HANDLERS - (2) 7' S.E.R. A.C. UNITS B. AIR HANDLERS & (GARAGE UNDER STAIR CONST.) - TO SERVE SECOND FLOOR - W/ HEATING COIL AND A.C. COIL C. AIR HANDLER & UTILITY 01; - TO SERVE FIRST FLOOR - W/ A.C. COIL ONLY 2. VERIFY THE LOCATIONS OF ALL HVAC EQUIPMENT AND OPENINGS WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO INSTALLATION 3. CONTRACTOR TO PROVIDE THE OWNER WITH MANUFACTURER SPECIFICATIONS OF ALL HVAC EQUIPMENT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION 1A. PROVIDE 400A ELECTRIC SERVICE, W/ (2) 200A PANELS 1B. PROVIDE MAIN PANEL BOARD AND ADD. SUB-PANELS AS REQD. TO PROVIDE 20X SPARE CIRCUITS 1C. PROVIDE WHOLE HOUSE SURGE PROTECTION AT PANEL 2. PROVIDE PROPANE GAS POWERED ELECTRIC GENERATOR W/ AUTOMATIC TRANSFER SWITCH - ALL UNDERGROUND CONDUIT FROM GENERATOR TO HOUSE TO BE HEAVY WALL PIPE - GENERATOR TO SERVE: - ALL REFRIGERATORS - SUMP PUMPS (FOOTING AND EJECTOR) - BLOWERS AT FURNACE - ONE GARAGE DOOR - HOT WATER HEATER - BASIC LIGHTING 3. CONTRACTOR TO VERIFY LOCATIONS OF ALL ELECTRICAL DEVICES WITH THE OWNER AND ARCHITECT IN THE FIELD PRIOR TO THEIR INSTALLATION 4. RECEPTACLES: A. ALL BEDROOM POWER DEVICES (RECEPTACLES, FIXTURES, ETC.) TO BE COMBINATION ARC FAULT INTERRUPT (AFCI) PROTECTED B. ALL RECEPTACLES ABOVE KITCHEN COUNTERTOPS TO BE GROUND FAULT INTERRUPT (GFI) PROTECTED AND ON A SEPARATE 20A CIRCUIT C. ALL BATH ROOM RECEPTACLES TO BE GFI PROTECTED AND ON A SEPARATE 20A CIRCUIT; BATH ROOM RECEPTACLES MAY BE GROUDED ON THE SAME CIRCUIT 5. LIGHTING: A. RECESSED CAN LIGHTING TO BE/INCLUDE: - JUNG DELUXE UNIVERSALS, 8" U.O.N. - IC RATED AND LABELED - GIMBAL RING AT ALL WALL-WASHER AND SLOPED CEILINGS - WHITE TAPERED CONICAL Baffles - PRISMATIC PROTECTED LENS SHOWER TRIM AT ALL WET LOCATIONS, INCLUDING SHOWERS, ABOVE TUBS AND ALL EXTERIOR LOCATIONS - BULBS: PAR 30-75 WATT (6); PAR 20-50 WATT (4) - ON DIMMER SWITCHES B. UNDER CABINET LIGHTING TO BE LOW VOLTAGE HALOGEN PUCKS W/ TRANSFORMER (1 PUCK EVERY 12" LINEAR). ALL COMPONENTS TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR C. COVE LIGHTING FIXTURE TO BE JUNG-TRAC-12" H HEAD EVERY 4" LINEAR. ALL COMPONENTS TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR 6. DIMMER SWITCHES TO BE LUTRON C-L DIMMERS 7. PROVIDE TENDER COMPACT, WHOLE HOUSE ENERGY RECOVERY VENTILATOR (ERV) SYSTEM 8. BATH VENTILATION FANS TO BE IN-LINE W/ LEVITON FOUR-PRESET (5-10-15-30 MIN) DECORA STYLE TIMER 9. ALL SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED 10. PROVIDE DISHWASHER SHUTOFF IN CABINET UNDER SINK 11. TELEPHONE / CABLE TV / DATA: A. ALL TELEPHONE/DATA WIRING TO BE CAT-5 B. ELECTRICIAN TO MARK ALL PHONE/DATA AND CABLE TV FINAL CONNECTIONS TO UTILITY COMPANY'S DISTRIBUTION POINT AND PROVIDE DEVICES THAT ARE FULLY OPERATIONAL 1. WATER SERVICE ON WELL - INCLUDE CONTINUOUS PRESSURE, VARIABLE SPEED WELL PUMP 2. ALL WATER SUPPLY PIPING TO BE PEX 3. PROVIDE HOT WATER RECIRCULATING SYSTEM THROUGHOUT HOUSE, PUMP ASSISTED 4. PROVIDE WHOLE HOUSE WATER FILTRATION TREATMENT SYSTEM (REVERSE OSMOSIS) 5. PROVIDE (2) 80 GAL. HIGH EFFICIENCY WATER HEATER W/ INDIRECT STORAGE TANK - 10 FOR FIRST FLOOR - 10 FOR BASEMENT 6. PROVIDE NPT CONDENSING BOILER, WALL MOUNT FOR IN-FLOOR RADIANT HEATING W/ ANTI-FREEZE, VENT THRU ROOF (ON BACK SIDE OF RIDGE) - ZONE A: BASEMENT SLAB - ZONE B: MASTER SUITE AT FIRST FLOOR - ZONE C: REMAINING FIRST FLOOR SPACES - ZONE D: GARAGE SLAB - INCLUDE MANIFOLDS AS REQD. FOR ZONING - COORD. FINAL ZONING REQUIREMENTS W/ OWNER 7. SEWER ON SEPTIC SYSTEM 8. ALL WASTE PIPING TO BE PVC 9. PROVIDE STUD FOR LANDSCAPE IRRIGATION SYSTEM 1. MECHANICAL/ELECTRICAL CONTRACTORS TO VERIFY ALL CONNECTION REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES, ETC. 2. PROVIDE PASSIVE RADON CONTROL SYSTEM - 4" PERFORATED PVC UNDER SLAB, AROUND FULL PERIMETER, VENT UP THROUGH ROOF 3. COORDINATE W/ OWNER ANY REQUIREMENTS FOR HOME SECURITY SYSTEMS 4. PROVIDE (2) 3/4" ELECTRICAL METALLIC TUBING RUNS FROM BASEMENT TO ATTIC, TERMINATE AT ACCESSIBLE LOCATIONS 5. COORDINATE W/ OWNER FOR ANY THIRD-PARTY PREWIRE PRIOR TO DRYWALL	ELECTRICAL	PLUMBING



1 SECOND FLOOR MECHANICAL PLAN
M-3 1/4" = 1'-0"

