

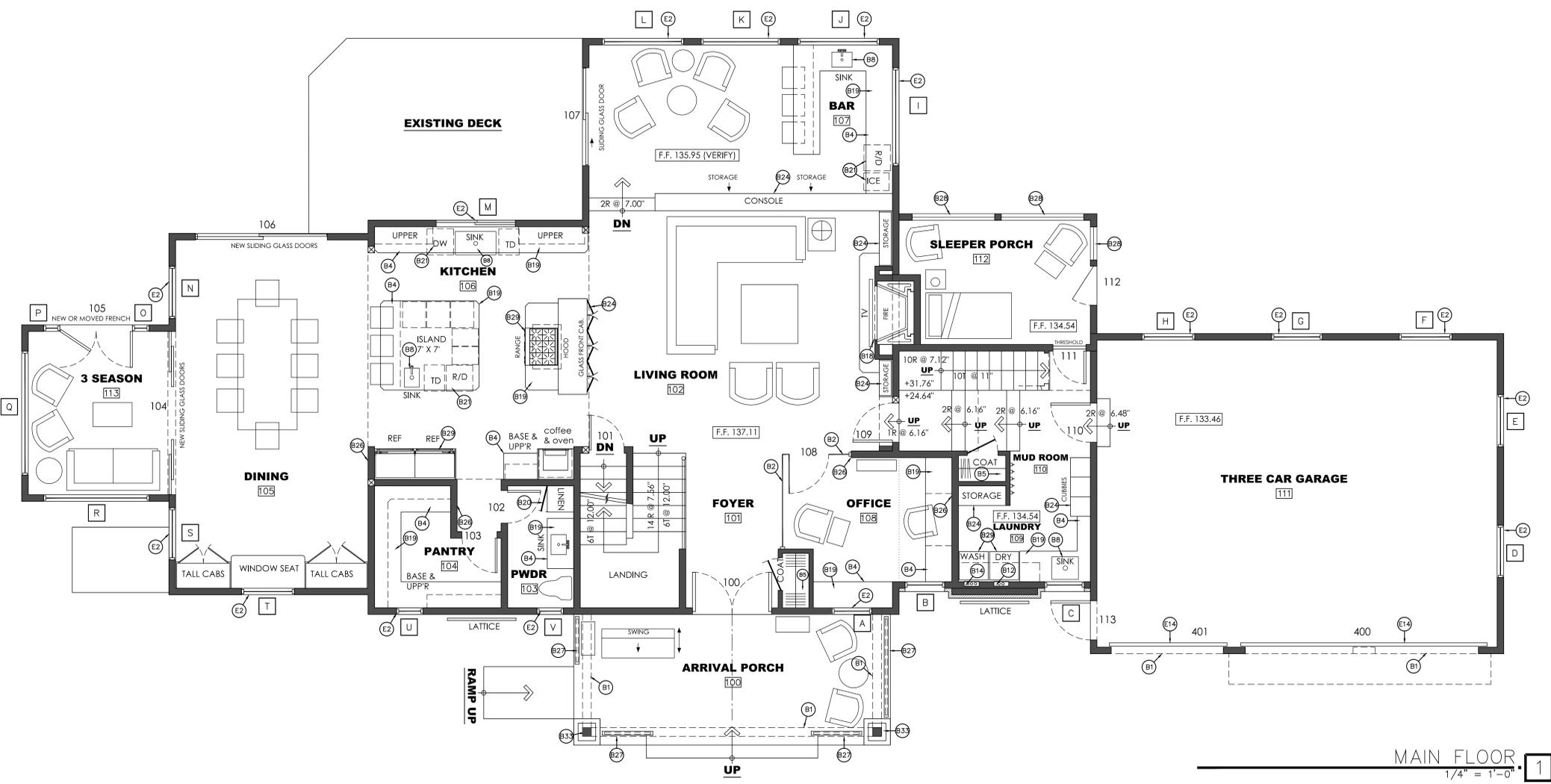
REVISIONS:	CHARLOTTE	OWNER
1	ZZZ	ZZZ
2	ZZZ	ZZZ

Tiller residence Charlotte, VT

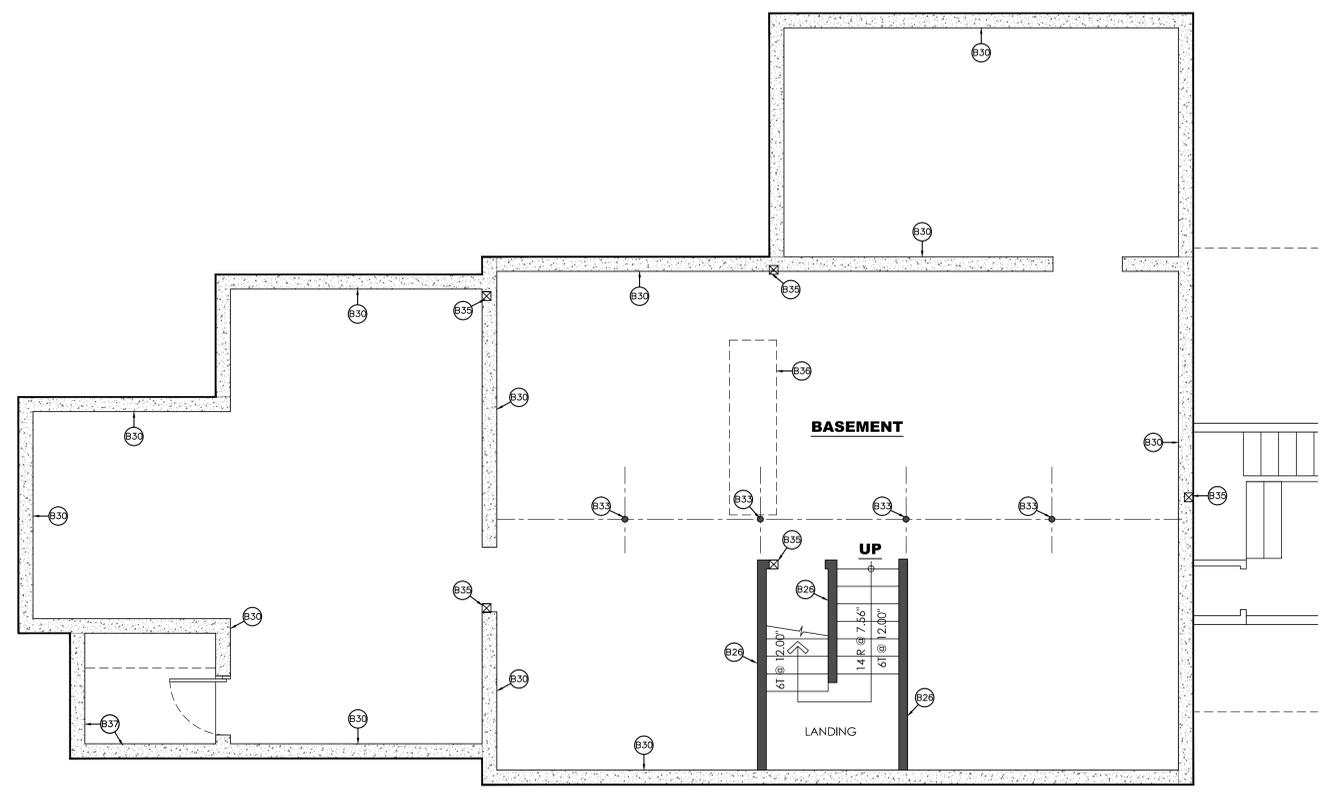
PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISED 7-12-16  
JOB NO. 1413 SHEET NO. A2.0  
DATE: Dec 2014  
SCALE: AS SHOWN  
DRAWN: CW  
CHECKED: WCW  
PLAN CHECK NO.

- B PLAN**
- LINE OF ROOF
  - TEMPERED GLASS
  - CONCRETE CURB/TURNDOWN SLAB
  - CUSTOM CASE WORK/CABINETS & COUNTERTOP. REFER TO SUPPLIER SHOP DRAWINGS. ARCHITECT TO APPROVE PRIOR TO FABRICATION.
  - SHELF/ROD SYSTEM TO BE APPROVED BY OWNER.
  - CLOSET SYSTEMS TO BE APPROVED BY OWNER. REFER TO CLOSET CONSULTANT SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
  - TILE SHOWER FLOOR SLOPED TO DRAIN
  - SINK
  - FLOOR DRAIN - VERIFY IF TRAP PRIMER REQUIRED
  - STORAGE UNIT WALL HUNG SHELVS/SELECTION BY OWNER
  - WINE COOLER UNIT - DESIGN PER ARCHITECT - SEE ID DRAWINGS
  - DRIVER VENT
  - +1" FRAMED PLATFORM FOR RETURN AIR DUCT W/ FIRE RESISTANT GWB FINISH
  - WASHING MACHINE OUTLET BOX
  - +1" TILED SHOWER BENCH
  - MICROWAVE AT UPPER CABINETS
  - 20 MIN FIRE RATED W/ SELF-CLOSING & LATCHING HINGES, SWEEP & THRESHOLD
  - 36" OR 48" GAS FIRE PLACE MODEL TBD w/ FLUE SYSTEM - ICC ESR 2316 - SEE D1, L1, X1
  - CUSTOM TOP/SEE INTERIORS & DETAIL
  - CUSTOM BUILT LINEN CABINET
  - UNDERCOUNTER APPLIANCE - VERIFY W/ OWNER
  - CUSTOM BUILT ENTERTAINMENT CENTER CASEWORK
  - WOOD DECK FLOOR AT PORCH - SEE FRAMING PLAN
  - CUSTOM STORAGE SHELVS / CABINETS - PROVIDE SHOP DWGS
  - FRAMES LESS TEMPERED GLASS SHOWER DOOR
  - 2x4 BEARING OR NON-BEARING WOOD STUD FRAMING AT 16" O.C. - SEE STRUCT
  - PATIO RAILING
  - SCREENED OPENINGS - VERIFY W/ OWNER ON OPERATION, STYLE, ETC
  - APPLIANCE - VERIFY W/ OWNER TYPE, STYLE, ETC.
  - 8" CAST-IN-PLACE BASEMENT WALL (RETAINING) - SEE STRUCTURAL
  - OUTDOOR SHOWER, PROVIDE PLUMBING FREEZE PROTECTION - SEE SPECS
  - LADDER ACCESS TO STORAGE AREA
  - EXISTING STRUCTURAL COLUMN
  - PREFAB STEEL STAIR SET, VERIFY W/ OWNER TYPE AND DETAILS
  - NEW STRUCTURAL COLUMN - SEE STRUCTURAL FOR SIZE AND TYPE
  - EXISTING FIRE PLACE - TO BE REMOVED
  - 8" CAST-IN-PLACE BASEMENT WALL - NO FURRING
  - RELOCATE DOOR
  - DEMO STAIRS
  - DEMO WALL
  - LOW WALL
- C CEILING**
- 22' x 30' ATTIC ACCESS PANEL WITH 30' MIN. OF HEADROOM ABOVE. PROVIDE 3/4" PLYWOOD LID W/ 1 LAYER OF 5/8" TYPE-X GYP. BOARD
  - RECESSED CEILING W/ DROPTREATMENT
  - WOOD BEAMS - STRUCTURAL OR NON-STRUCT. SEE ENGINEERING PLANS
  - KINGPOST & ARCHED BEAM - SEE ELEVATIONS
  - SCOFFIT MOLDING PER DETAIL
  - VERTICAL CHASE
  - WOOD OUTRIGGERS - SEE ELEVATIONS
- D ROOF**
- STANDING SEAM METAL ROOF - VERIFY W/ OWNER TYPE AND STYLE. MAKE AND INSTALLATION COLOR PER ARCHITECT
  - PLYWOOD CRICKET ON SHEATHING 1/4" 12 MIN SLOPE TO DRAIN
  - LINE OF ROOF OVERHANG OR BUILDING BELOW (DASHED LINE)
  - CHIMNEY CAP - CUSTOM METAL FABRICATION DESIGN PER ARCHITECT
  - SEE FLASHING DETAILS FOR WALL TO ROOF INTERFACE
  - ROOF DORMER - SEE ELEVATIONS AND FRAMING
  - WOOD BEAM OUTRIGGERS - SEE ELEVATIONS
  - VENTED WOOD-FRAME ROOF CUPOLA W/ METAL ROOF - SEE ELEVATIONS
- E FINISHES & MATERIALS**
- EXTERIOR WOOD SIDING SYSTEM - VERIFY W/ LOCAL CONTRACTORS FOR SYSTEM DETAILS, INSTALLATION, AND PROVIDE SAMPLES FOR APPROVAL BY OWNER
  - INSULATED DUAL GLAZING LOW E TINT WINDOW SYSTEM, TYPICAL METAL GLAZ WOOD, EXTERIOR SELECTION BY ARCHITECT
  - EXTERIOR GARAGE DOOR W/ TEMP GLAZING WHERE OCCURS - SEE DOOR SCHED.
  - STONE SILL - SELECTION/PROFILE BY ARCHITECT
  - METAL OR PAINTED WOOD EAVE / FASCIA / RAKE FASCIA W/ FLASHING - SEE DETAIL
  - APPLIED DECO / BAWN DOOR GABLE VENT - SEE DETAIL S PER ARCHITECT
  - CUT STONE SURROUND - PROFILE/SELECTION BY ARCHITECT. PROV SHOP DWGS
  - ELECTRICAL IN-RECH ROOM DOORS - PAINT TO MATCH EXT FIN. - SEE DOOR SCHED
  - WEEP SCREEN - SEE DETAIL V01
  - METAL ROLL-UP DOOR - VERIFY W/ ARCHITECT TYPE AND STYLE
  - EXTERIOR GRADE HOLD DOWN FINISH PER ARCHITECT
  - 1/2" DRYWALL OVER FRAMING - NAIL PER STRUCTURAL
  - EXTERIOR METAL DOOR - PAINT TO MATCH WOOD DOORS. SEE DOOR SCHEDULE
  - GARAGE DOOR - WOOD GLAZ PANELED FOUR OR FIVE SECTION DOOR w/OPTIONAL APPLIQUE, COLOR: DARK WOOD STAINED TO MATCH EXTERIOR WOOD. APPROVAL BY ARCHITECT - SEE DOOR SCHEDULE
  - CLERESTORY WINDOW - SEE WINDOW SCHEDULE
  - NATURAL STONE VENEER WAINSCOTE - SELECTION BY ARCHITECT. SEE DET.
  - THE SURROUND - SELECTION BY ARCHITECT
  - GRANITE TOP AT BBO - SELECTION BY ARCHITECT
  - METAL TRIM/DRIP EDGE
  - WOOD FRAME CUPOLA VENT W/ METAL ROOF - SEE DETAILS PER ARCHITECT
- F STRUCTURE**
- SOLID 2x BLOCKING BETWEEN TRUSSES OR Tjrs
  - SIMPSON HANGER - SEE STRUCTURAL
  - 2x6 PONY WALL
  - 1" OR 3/4" PLY WOOD ROOF SHEATHING OVER ROOF FRAMING PER STRUCTURAL
  - 4" EXTERIOR CONG SLAB ON COMPACTED GRADE X 12 SLOPE AWAY FROM BLDG
  - CONCRETE STAIR
  - 2x WOOD CONVENTIONAL ROOF FRAMING - SEE STRUCTURAL
  - CONCRETE STAIR
  - STRUCTURAL WOOD BEAM, GLULUAM, OR S4S DOUG FIR - SEE STRUCTURAL
  - 4" (2.50) CONG SLAB ON 4" BC OVER COMPACTED SOIL. COORDINATE LOCATION, FLOOR FINISH TYPES & RECESS SLABS PRIOR TO POURING SLABS.
  - CONCRETE SHRINKAGE/ CONTROL JOINT
  - EXPOSED WOOD JOIST / BEAM FRAMING MEMBER - SEE STRUCTURAL
  - REINFORCED CONCRETE FOOTING PER STRUCTURAL
  - SCOFFIT FRAMING / FURRED DOWN CLS. SEE RCP FOR ADDITIONAL INFORMATION
  - 32" MAX HEIGHT ABOVE EXISTING NATURAL GRADE - REFER TO CIVIL
  - 2x OVERFRAMING @ OVERLAPPING ROOFS
  - 2x6 W/ STUD WALL STUDS @ 16" O.C. AND 2x BEARING OR NON BEARINGS
  - CAST IN PLACE REINFORCED CONCRETE RETAINING WALL. SEE WATERPROOFING SPECS & STRUCTURAL
  - BATT OR SPRAY INSULATION. SEE NOTE "F" BELOW FOR SIZE / LOCATION
  - INSULATION AT FOUNDATION PERIMETER
  - PREFAB WOOD TRUSSES / Tjrs - PER STRUCTURAL
  - WOOD POST / COLUMN - SEE STRUCTURAL
  - STRUCTURAL COLUMN - SEE ENGINEERING / STRUCTURAL
  - SOLID BLOCKING UNDER BEARING WALL - SEE STRUCTURAL
- G MECHANICAL**
- EXTERIOR MECHANICAL A/C UNIT
  - HIGH EFFICIENCY DIRECT VENT NATURAL GAS AIR HANDLER UNIT PER HVAC
  - HIGH EFFICIENCY GAS WATER HEATER w/ RECIRC PUMP. PROVIDE T&P VALVE w/ OVER GRADE AS REQD. PROVIDE COMBUSTION AIR AS REQD. SEE MECHANICAL
  - PROVIDE DRAIN PAN PER (P2801.5.2) AS REQD & W/ PAN DRAINLINE SHALL TERMINATE PER (P2801.5.2)
  - EXHAUST FAN WITHIN RANGE. HOOD VENTED DIRECTLY TO EXTERIOR THRU ROOF PER M1508.6
  - SOFT WATER EQUIPMENT BY OTHERS
  - NOT USED
  - THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF HOT-WATER CIRCULATING PUMP WHEN THE SET TEMPERATURE IS REACHED N1103.4.1 AMENDED
  - PROVIDE MIN. R-3 INSULATION ON HOT WATER PIPES N1103.4
  - FLOOR DRAIN - TO DAYLIGHT PER LOCAL STANDARDS
- H ELECTRICAL**
- ELECTRICAL SERVICE ENTRANCE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFO.
  - ELECTRICAL SUB PANEL. SEE ELECTRICAL PANEL SCHEDULE



MAIN FLOOR  
1/4" = 1'-0" 1



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

**SQUARE FOOTAGE**

EXISTING AIR-CONDITIONED	
LEVEL ONE	2,318 SF
LEVEL TWO	2,416 SF
ATTIC	1,253 SF
TOTAL	5,997 SF
EXISTING UNCONDITIONED ENCLOSED	
BASEMENT	2,175 SF
GARAGE	804 SF
MECHANICAL	277 SF
TOTAL	3,256 SF
EXISTING COVERED NOT ENCLOSED	
LEVEL ONE - PATIO	152 SF
TOTAL	152 SF
TOTAL UNDER ROOF EXISTING	9,405 SF
PROPOSED NEW AIR-CONDITIONED	
LEVEL ONE	73 SF
LEVEL TWO	73 SF
TOTAL	146 SF



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

MAIN FLOOR PLAN & BASEMENT