

CEILING FIXTURE KEY	
◆ LFI	RECESSED/SPOT LIGHT FIXTURE
▮ LFI	STRIP/LINEAR LIGHT FIXTURE
▮ LFI	LINEAR FIXTURE CONCEALED FROM VIEW
○ LFI	WALL MOUNT LIGHT FIXTURE
⊠	EXHAUST FAN
□	ACCESS PANEL
○	SMOKE ALARM
⊙	OCCUPANCY SENSOR

CEILING MATERIAL KEY	
	GYPSUM WALL BOARD
	WOOD BOARD CEILING

WINDOW SCHEDULE (CW)			
MARK	WIDTH	HEIGHT	NOTES
A1	2'-6"	2'-6"	
A2	2'-6"	4'-0"	
A3	2'-6"	3'-6"	
A4	2'-6"	5'-6"	
A5	3'-0"	5'-6"	
A6	8'-0"	4'-0"	

SCOPE OF WORK: PLUMBING / MECHANICAL

- INSTALL COMPLETE DUCTED MINI-SPLIT SYSTEM HUNG IN MECH ROOM WITH INSULATED LINE SETS. 1 TO 1 SINGLE ZONE SYSTEM. DUCT SUPPLY TO BEDROOM, BATHROOM, AND LIVING. RETURN FROM MECH ROOM. BASIS OF DESIGN: MITSUBISHI SEZ MODELS.
- ADD 2" LONG BACK UP ELECTRIC BASEBOARD STRIPS IN BATHROOM, BEDROOM, AND LIVING AREA. INSTALL WITH OUTDOOR TEMPERATURE SENSOR CONTROL SETTINGS SO THEY DON'T TURN ON UNLESS THE OUTDOOR TEMPERATURE IS BELOW 10 DEGREES F.
- INSTALL COMPLETE, DUCTED, BALANCED ENERGY RECOVERY VENTILATION SYSTEM WITH EXTERIOR PENETRATIONS FOR SUPPLY AND EXHAUST. HANG UNIT IN MECH ROOM. SUPPLY TO BEDROOM AND LIVING ROOM. EXHAUST FROM BATHROOM WITH BOOST CONTROL FEATURE.
- PROVIDE NEW MUNICIPAL WATER AND WASTEWATER CONNECTION OUT TO ROAD. WORK WILL REQUIRE CUTTING UP THE DRIVEWAY; REPAIR ASPHALT AS REQ'D.
- ROUGH-IN AND TRIM KITCHEN, BATHROOM, AND LAUNDRY.
- PROVIDE 50GA HEAT PUMP WATER HEATER.
- INSTALL (2) FLOOR DRAINS IN GARAGE SLAB AND DAYLIGHT.

SCOPE OF WORK: ELECTRICAL

- INSTALL NEW OVERHEAD 200AMP SERVICE ON STREET SIDE.
- INSTALL NEW BREAKER PANEL INSIDE NEAR METER SOCKET.
- INSTALL NEW WIRING FOR STUDIO UNIT AND GARAGE. INCLUDES LIGHTING AND RECEPTACLES TO CODE. SMOKE DETECTION, RANGE, LAUNDRY, WATER HEATER, HEAT PUMP, VENTILATION, AND ELECTRIC BASEBOARD. PROVIDE DEDICATED BREAKER SPACE FOR FUTURE ELECTRIC VEHICLE CHARGING.
- ALL LIGHTING SHALL BE LED AND COMPLY WITH ZONING REQUIREMENTS AS APPLICABLE. PROVIDE WALL MOUNTED VANITY LIGHT ABOVE BATHROOM SINK AND EXTERIOR WALL SCONCES AS SHOWN ON ELEVATIONS/PLANS. ALL OTHER LIGHTING TO BE RECESSED TYPE.

LEGEND	
	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER
	EXTERIOR EXIT
	INTERIOR EXIT

GENERAL NOTES

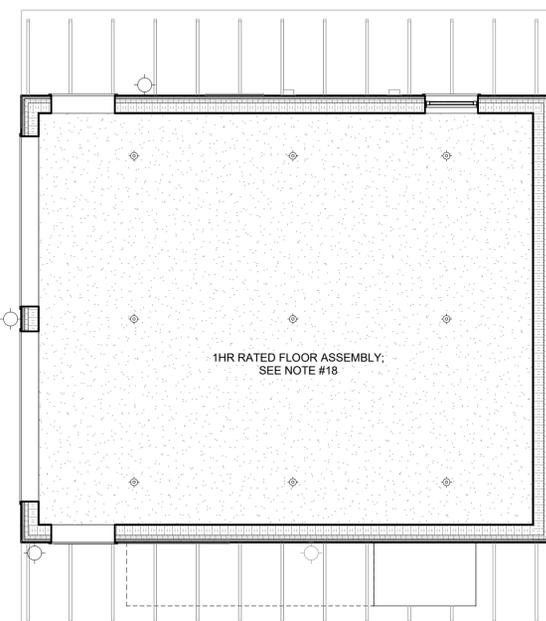
- DEMOLITION WORK ENTAILS REMOVING EXISTING GARAGE BUILDING IN ITS ENTIRETY. DEMO CONTRACTOR RESPONSIBLE FOR REMOVING ALL MATERIAL, CHECKING UTILITY LOCATIONS AND TURNING THEM OFF PRIOR TO BEGINNING WORK, AND REPAIRING ANY DAMAGE TO THE SITE OR BUILDINGS CAUSED BY DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK PERFORMED CONFORMS WITH ALL FEDERAL, STATE, AND LOCAL CODES.
- ALL DIMENSIONS SHOWN ARE TO STRUCTURAL GRID OR FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL WINDOW AND DOOR LOCATION DIMENSIONS ARE REFERENCED TO THE CENTER OF THE WINDOW/DOOR. REFERENCE SHEET A6.0 FOR MORE DIMENSIONAL INFORMATION.
- 8" CONCRETE STEM WALLS W/ 2" RIGID INSULATION ON INTERIOR SIDE OF WALL, TO EXTEND 5' BELOW GRADE ONTO CONCRETE FOOTINGS. INSTALL AND DAYLIGHT FOOTING DRAIN AROUND PERIMETER. POUR NEW 4" CONCRETE SLAB ON TOP OF 8" CRUSHED STONE MIN. COORDINATE WORK WITH FLOOR DRAINS IN CONCRETE SLAB.
- ALL EXTERIOR WALLS TO BE 2X6 FRAMING W/ 1/2" SHEATHING & 2" POLYISO RIGID INSULATION. ADD 1x3 STRAPPING AND WOOD SIDING PER ELEVATIONS. FILL CAVITY WITH BATT INSULATION.
- PROVIDE 12" DEEP CLEAR SPAN FLOOR TRUSSES @16"OC W/ 3/4" SUBFLOORING.
- PROVIDE SINGLE PITCH, RAISED HEEL ROOF TRUSSES WITH 4" TOP CHORD OVERHANGS ON BOTH ENDS W/ 5/8" ROOF SHEATHING, UNDERLAYMENT, AND COMPOSITE ASPHALT SHINGLE ROOFING. BLOW LOOSE CELLULOSE INSULATION EQUIVALENT TO R50 ONTO CEILING.
- PROVIDE NEW ENERGY STAR, TOP FREEZER REFRIGERATOR AND ELECTRIC RANGE.
- INSTALL NEW LVP FLOORING THROUGHOUT THE ADU, EXCEPT THE BATHROOM, WHICH SHOULD GET SHEET LINOLEUM. GARAGE SLAB TO REMAIN CONCRETE.
- GARAGE AND UPSTAIRS INTERIOR FINISH WILL BE 1/2" GWB THROUGHOUT W/ (1) COAT PRIMER AND (2) COATS OF PAINT.
- NEW WINDOWS WILL BE FIBERGLASS, ENERGY STAR RATED FOR OUR CLIMATE, DOUBLE GLAZED LOW E W/ ARGON GLASS, CASEMENT/AWNING TYPE WINDOWS.
- NEW DOORS WILL BE THERMATRU FIBERGLASS SHAKER STYLE HALF OR FULL LITE DOORS (PER ELEVATIONS) W/ GLAZING TO MATCH WINDOWS.
- GARAGE DOORS TO BE INSULATED STEEL, FLUSH PANEL TYPE, 4 SECTION, 8' X 7' W/ AUTOMATIC OPENERS.
- PROVIDE ATTIC ACCESS HATCH, INSULATED TO R50.
- PLYWOOD BOX CABINETS; SHAKER STYLE DOORS; MAPLE
- PLAM COUNTERTOPS W/ INTEGRAL BACKSPLASH.
- MAINTAIN 1HR FIRE RATED FLOOR ASSEMBLY BETWEEN GARAGE AND UPSTAIRS UNIT BY USING (2) LAYERS OF 5/8" TYPE X GWB.
- EXTERIOR STAIRS TO BE PT DIMENSIONAL LUMBER AND S4 DECKING BOARDS FOR TREADS, RISERS, AND LANDING. CABLE HAND/GUARDRAIL W/ PT 2x4 TOP RAIL. LANDING STRUCTURE TO BE CANTILEVERED FLOOR STRUCTURE TO AVOID POSTS AND PIERS.
- COORDINATE SITE WORK WITH NEW MUNICIPAL WATER AND WASTEWATER SERVICES. REPAIR DRIVEWAY AND SURROUNDING LANDSCAPE AS REQUIRED.

KEYNOTES

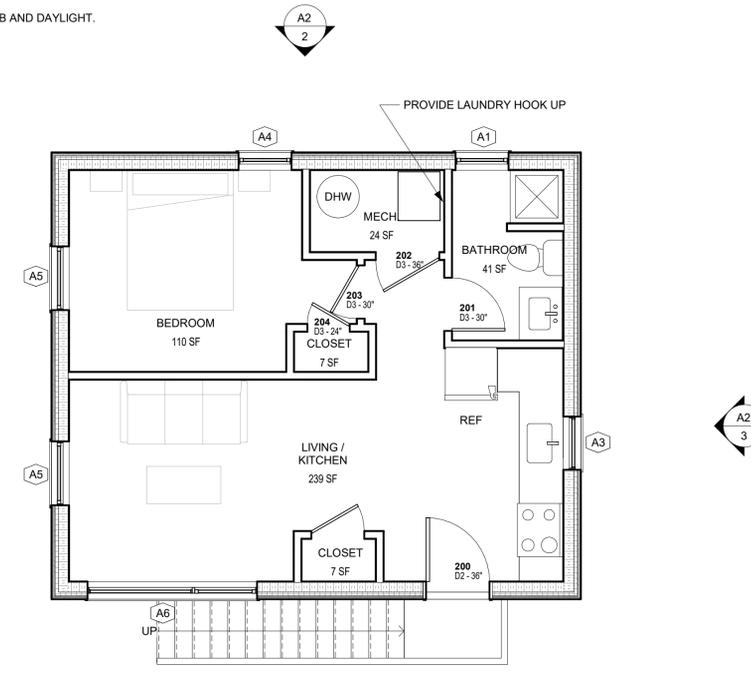
- CONCRETE LANDING PAD
- ATTIC ACCESS; INSULATED TO R50.



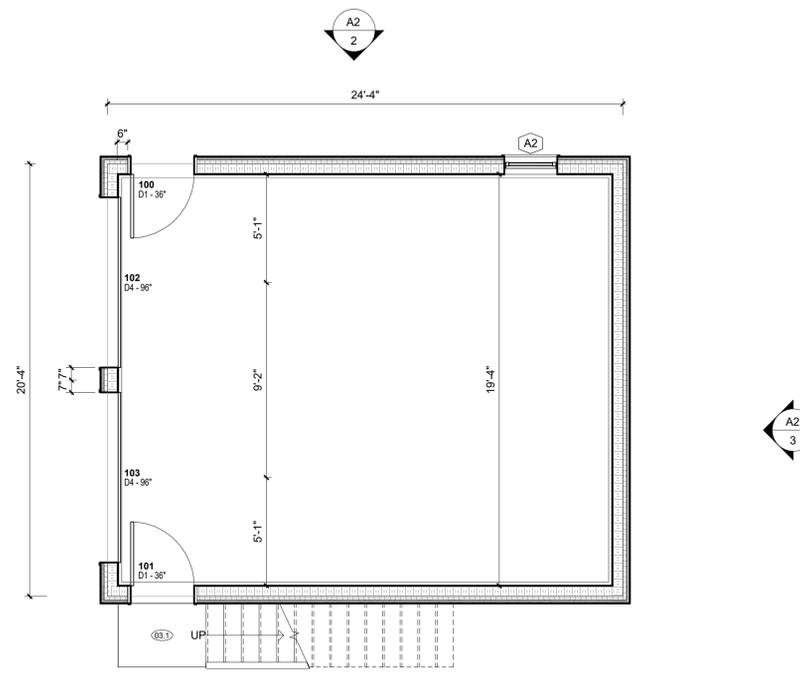
4 RCP - SECOND FLOOR
Scale: 1/4" = 1'-0"



2 RCP - GROUND FLOOR
Scale: 1/4" = 1'-0"



3 02 SECOND FLOOR
Scale: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

WINTER MEADOW ADU

17 WINTER MEADOW BARRE, VT

DATE : 12/30/2024
REVISIONS

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SCHEMATIC DESIGN

PLANS

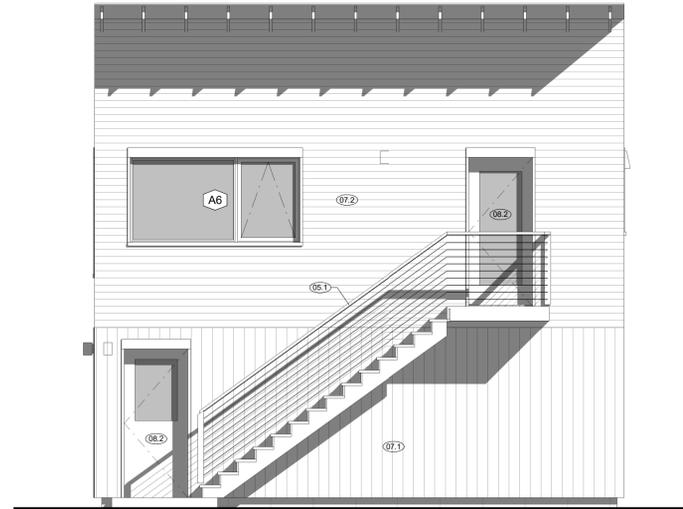
A1



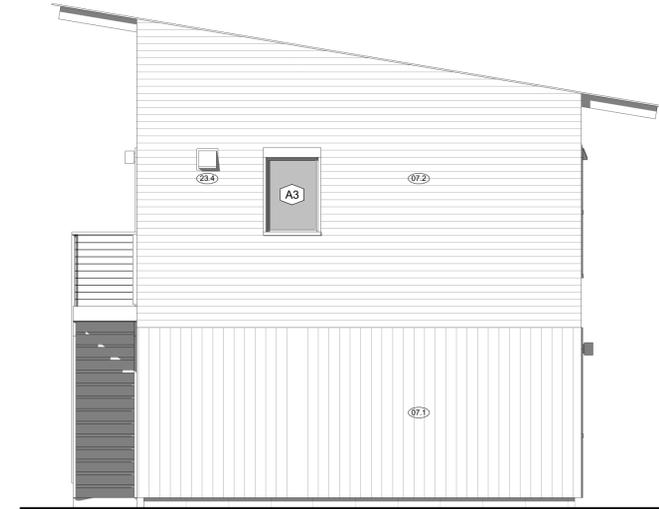
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KEYNOTES

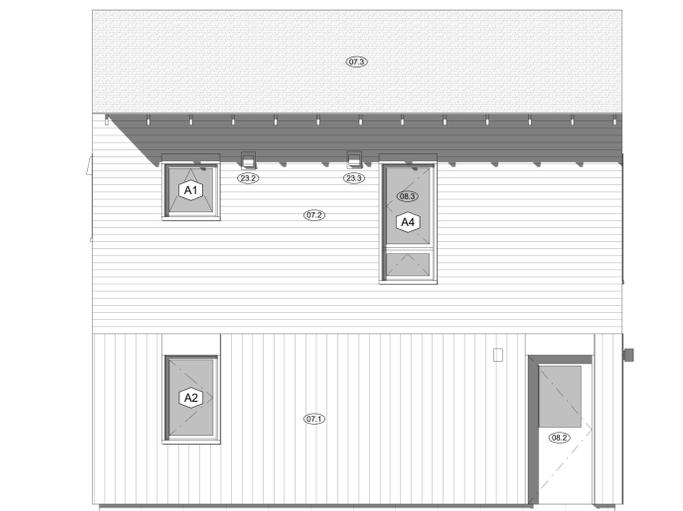
- 05.1 CABLE HAND/GUARD RAIL
- 07.1 VERTICAL 1x6 WOOD SIDING
- 07.2 HORIZONTAL CLAPBOARD WOOD SIDING; 4" EXPOSURE
- 07.3 ASPHALT SHINGLE ROOFING
- 08.1 ATTIC ACCESS; INSULATED TO R50.
- 08.2 FIBERGLASS DOOR; SEE GENERAL NOTES
- 08.3 FIBERGLASS WINDOW; SEE GENERAL NOTES
- 08.4 GARAGE DOOR; SEE GENERAL NOTES
- 23.2 VENTILATION SUPPLY GRILL
- 23.3 VENTILATION EXHAUST GRILL
- 23.4 RANGE HOOD EXHAUST GRILL



4 EXT ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



3 EXT ELEVATION - EAST
Scale: 1/4" = 1'-0"



2 EXT ELEVATION - NORTH
Scale: 1/4" = 1'-0"



1 EXT ELEVATION - WEST
Scale: 1/4" = 1'-0"

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

A2