



**1 SOUTH ELEVATION**  
3/16" = 1'-0"

**EXTERIOR MATERIAL LEGEND**

- E-1 SIDING TYPE ONE - VERTICAL BOARD & BATTEN SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-2 SIDING TYPE TWO - 4 1/2" EXPOSURE HORIZONTAL LAP SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-3 SIDING TYPE THREE - 6 7/8" EXPOSURE HORIZONTAL LAP SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-4 SIDING TYPE FOUR - SMOOTH TEXTURE FIBER CEMENT PANEL SIDING BY JAMES HARDIE. COLOR AS SELECTED BY ARCHITECT.
- E-5 SIDING TYPE FIVE - METAL SIDING, FW-120 BY METAL SPAN OR APPROVED EQUAL VERTICAL ORIENTATION. COLOR AS SELECTED BY ARCHITECT.
- E-6 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FIBER REINFORCED ASPHALT UNDERLAYMENT. PROVIDE BITUTHANE ICE AND WATER SHELD AT ALL LEAVES, VALLEYS, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-10 FIBERGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A010. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE.)
- E-11 DECKS: STEEL DECK SYSTEM AND RAILINGS (SEE DETAILS)
- E-12 FASCIA TRIM - 4/4" (2) PIECE FASCIA. (1) 8" AND (1) 4". PAINT TO MATCH ROOF SHINGLE COLOR.
- E-13 TRIM BOARDS - 5/4" TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-14 WINDOW / DOOR TRIM - PROVIDE EVERLAST SURROUNDS AND ASSOCIATED BLOCKING, TRIM BOARDS, OR CAULKING AS REQUIRED BY ADJACENT SIDING TYPE. TRIM SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-15 PROVIDE GUTTER SYSTEM AT ALL SLOPED ROOFS.

PRELIMINARY  
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No.	REVISIONS	
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**EXTERIOR ELEVATIONS**

SCALE: 3/16" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



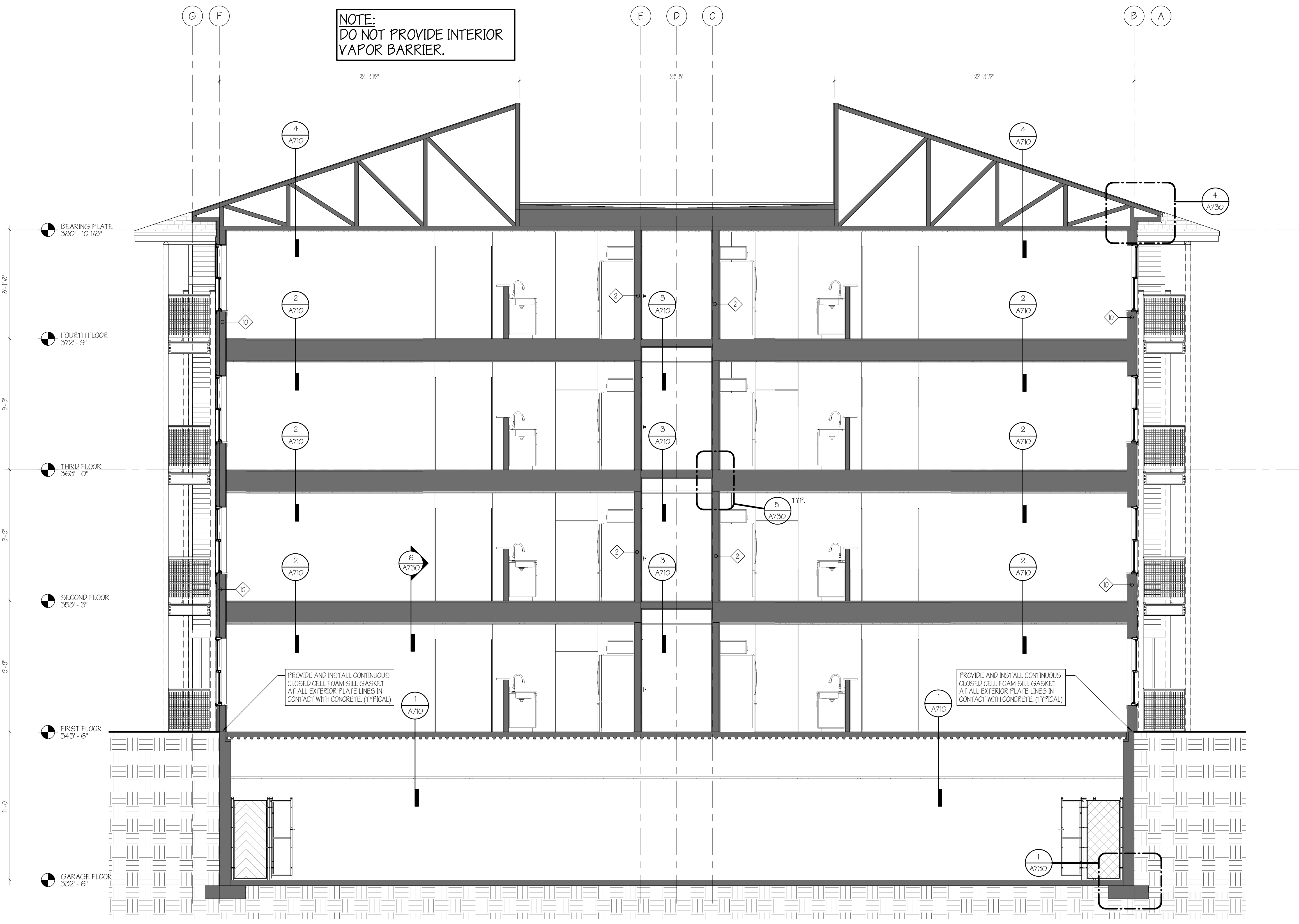
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PROJECT #: 2010

SHEET NUMBER

**A203**

10/30/2020



**NOTE:**  
DO NOT PROVIDE INTERIOR VAPOR BARRIER.

PROVIDE AND INSTALL CONTINUOUS CLOSED CELL FOAM SILL GASKET AT ALL EXTERIOR PLATE LINES IN CONTACT WITH CONCRETE. (TYPICAL)

PROVIDE AND INSTALL CONTINUOUS CLOSED CELL FOAM SILL GASKET AT ALL EXTERIOR PLATE LINES IN CONTACT WITH CONCRETE. (TYPICAL)

**1 BUILDING SECTION 'A'**  
1/4" = 1'-0"

**DRAFTSTOPPING NOTES**

ANY CONCEALED COMBUSTIBLE SPACE IN WHICH BUILDING MATERIALS THAT HAVE A FLAME SPREAD INDEX GREATER THAN CLASS 'A' ARE EXPOSED SHALL BE DRAFTSTOPPED AS FOLLOWS:

1. EVERY EXTERIOR AND INTERIOR WALL AND PARTITION SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL, AT THE TOP STORY CEILING LEVEL, AND AT THE LEVEL OF SUPPORT FOR ROOFS.
2. ANY CONCEALED SPACE BETWEEN THE CEILING AND THE FLOOR OR ROOF ABOVE SHALL BE DRAFTSTOPPED FOR THE FULL DEPTH OF THE SPACE ALONG THE LINE OF SUPPORT FOR THE FLOOR OR ROOF STRUCTURAL MEMBERS AND, IF NECESSARY, AT OTHER LOCATIONS TO FORM AREAS NOT TO EXCEED 1000 SQUARE FEET FOR ANY SPACE BETWEEN THE CEILING AND FLOOR, AND 3000 SQUARE FEET FOR ANY SPACE BETWEEN THE CEILING AND ROOF.

THESE DRAFTSTOPPING REQUIREMENTS ARE NOT REQUIRED WHERE ANY OF THE FOLLOWING CONDITIONS ARE MET:

1. WHERE THE SPACE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9.7
2. WHERE CONCEALED SPACES SERVE AS PLENUMS.
3. WHERE THE INSTALLATION IS AN EXISTING INSTALLATION

DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2 INCH THICK GYPSUM BOARD, 15/32 INCH THICK PLYWOOD, OR OTHER APPROVED MATERIALS THAT ARE ADEQUATELY SUPPORTED.

THE INTEGRITY OF ALL DRAFTSTOP'S SHALL BE MAINTAINED.

NFPA 101, 2015 EDITION, SECTION 8.6.11 - CONCEALED SPACE AND DRAFTSTOP'S

**FIRESTOPPING NOTES**

THE CONTRACTOR SHALL INSURE THAT ALL TRADES INVOLVED IN THE WORK PROVIDE FIRESTOPPING TO SEAL ANY AND ALL PENETRATIONS, OPENINGS AND VOIDS IN, AROUND OR BETWEEN FIRE RATED ASSEMBLIES.

NOTE: FIRE AND DRAFTSTOPPING SHALL NOT BE CONCEALED FROM VIEW PRIOR TO BEING INSPECTED AND APPROVED.

FIRESTOPPING SHALL COMPLY WITH GOVERNING CODES TO THAT THE REQUIRED RATING OF AN ASSEMBLY IS NOT REDUCED OR ELIMINATED BY PENETRATIONS. IN GENERAL, FIRESTOPPING IS REQUIRED WHEREVER: (BUT NOT LIMITED TO)

- PENETRATIONS OCCUR THROUGH FIRE RESISTANCE RATED ASSEMBLIES BY BUILDING SERVICE LINES SUCH AS PIPING, DUCTWORK, CONDUIT, ETC.
- JOINTS OCCUR IN OR VOIDS/GAPS OCCUR AROUND FIRE-RATED ASSEMBLIES.
- AIR PASSAGES ARE CONCEALED OR PASS VERTICALLY THROUGH FLOORS, SUCH AS SHAFTS, CEILING PLENUMS AND MECHANICAL ELECTRICAL, POWER AND COMMUNICATION CHASES.
- CONCEALED SPACES WITH DRAFTSTOPPING EVERY 3000 SQUARE FEET UNLESS THE BUILDING IS SPRINKLED.
- PLENUMS CONCEALED WITHIN A FLOOR ASSEMBLY MUST BE FIRESTOPPED OVER/UNDER PERMANENT WALLS AND OTHERWISE TO LIMIT CLEAR-OPEN SPACES TO 100 SQUARE FEET.

NOTE: ANY AND ALL PENETRATION THAT PASS THROUGH A RATED ASSEMBLY MUST BE FIRE STOPPED BY MEANS OF A LISTED ASSEMBLY TO STOP THE SPREAD OF HEAT AND SMOKE PER NFPA 1018.35 (2015 EDITION)

CONTRACTORS AND SUB-CONTRACTORS ARE REQUIRED TO HAVE CUT SHEETS OF FIRESTOPPING ASSEMBLIES AVAILABLE FOR REVIEW AND APPROVAL BY THE DIVISION OF FIRE SAFETY.

NOTE: PENETRATIONS INTO, AND OPENINGS THROUGH, AN EXIT ENCLOSURE ASSEMBLY SHALL BE LIMITED TO THE FOLLOWING:

- A. DOOR ASSEMBLIES PERMITTED BY 713.2.1(9)
- B. ELECTRICAL CONDUIT SERVING THE EXIT ENCLOSURE
- C. REQUIRED EXIT DOOR OPENINGS
- D. DUCTWORK AND EQUIPMENT NECESSARY FOR INDEPENDENT STAIR PRESSURIZATION
- E. WATER OR STEAM PIPING NECESSARY FOR THE HEATING AND COOLING OF THE EXIT ENCLOSURE
- F. SPRINKLER PIPING
- G. STANDPIPES
- H. EXISTING PENETRATIONS PROTECTED IN ACCORDANCE WITH 8.3.5
- I. PENETRATIONS FOR FIRE ALARM CIRCUITS, WHERE THE CIRCUITS ARE INSTALLED IN METAL CONDUIT AND THE PENETRATIONS ARE PROTECTED IN ACCORDANCE WITH 8.3.5

NFPA 101 - A.7.13.2.1

NOTE: FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE, INTERNATIONAL BUILDING CODE 2015 EDITION SECTION 719.2

NOTE: AIR CONDITIONING, HEATING, VENTILATION DUCTWORK, AND RELATED EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 90A, STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, OR NFPA 90B, STANDARD FOR THE INSTALLATION OF WARM AIR HEATING AND AIR-CONDITIONING SYSTEMS, AS APPLICABLE, UNLESS SUCH INSTALLATIONS ARE APPROVED EXISTING INSTALLATIONS, WHICH SHALL BE PERMITTED TO BE CONTINUED IN SERVICE. (NFPA 101, 2015 EDITION, SECTION 9.2)

CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, EXHAUST DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIRE BLOCKING, DRAFTSTOPPING, OR ANY OTHER FIRE RATED ASSEMBLY UNLESS SUCH DUCT IS CONSTRUCTED OF 26 GAUGE GALVANIZED ROUND STEEL, (INTERNATIONAL MECHANICAL CODE SECTION 504.1-504.6)

ALL BUILDINGS CONTAINING "TRUSS CONSTRUCTION" ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE PERMANENTLY AFFIXED AT THE HEIGHT OF 4 FT ABOVE THE GROUND LOCATED AT THE LEFT SIDE OF THE MAIN ENTRANCE, OR AT THE LOCATION OF THE REMOTE FIRE ALARM ANNUNCIATION PANEL. THE SIGN SHALL BE TRIANGULAR IN SHAPE AND MEASURING 12 INCHES HORIZONTALLY AND 6" VERTICALLY AND OF A CONTRASTING COLOR TO THE BACKGROUND CONTAINING THE LETTER 'R' FOR TRUSS ROOF.

THE BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. (NFPA 101, 2015 EDITION)

NOTE: ONLY PIPING (INCLUDING SPRINKLER PIPING, CONDUIT AND MECHANICAL EQUIPMENT ASSOCIATED WITH THE ELEVATOR MACHINE ROOM) MAY PENETRATE AND ENTER MACHINE ROOM, BUT NOT PASS THROUGH IT. (ANSI A17.101.2b)

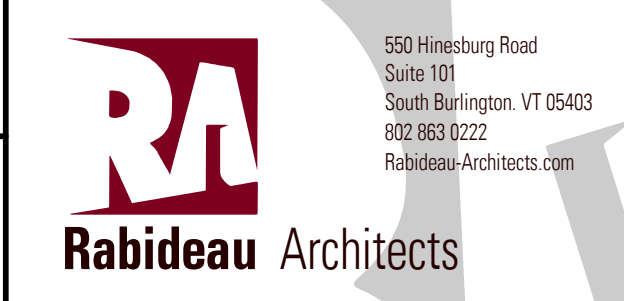
EVERY HOME AND DWELLING UNIT SHALL BE MECHANICALLY VENTILATED BY A WHOLE-HOUSE VENTILATION SYSTEM. (SEE 2020 VT ENERGY CODE FOR REQUIREMENTS)

PRELIMINARY  
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REVISIONS		
No.	Description	Date

**BUILDING SECTION AND NOTES**  
SCALE:As indicated

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**  
VILLAGE OF ESSEX JUNCTION, VERMONT



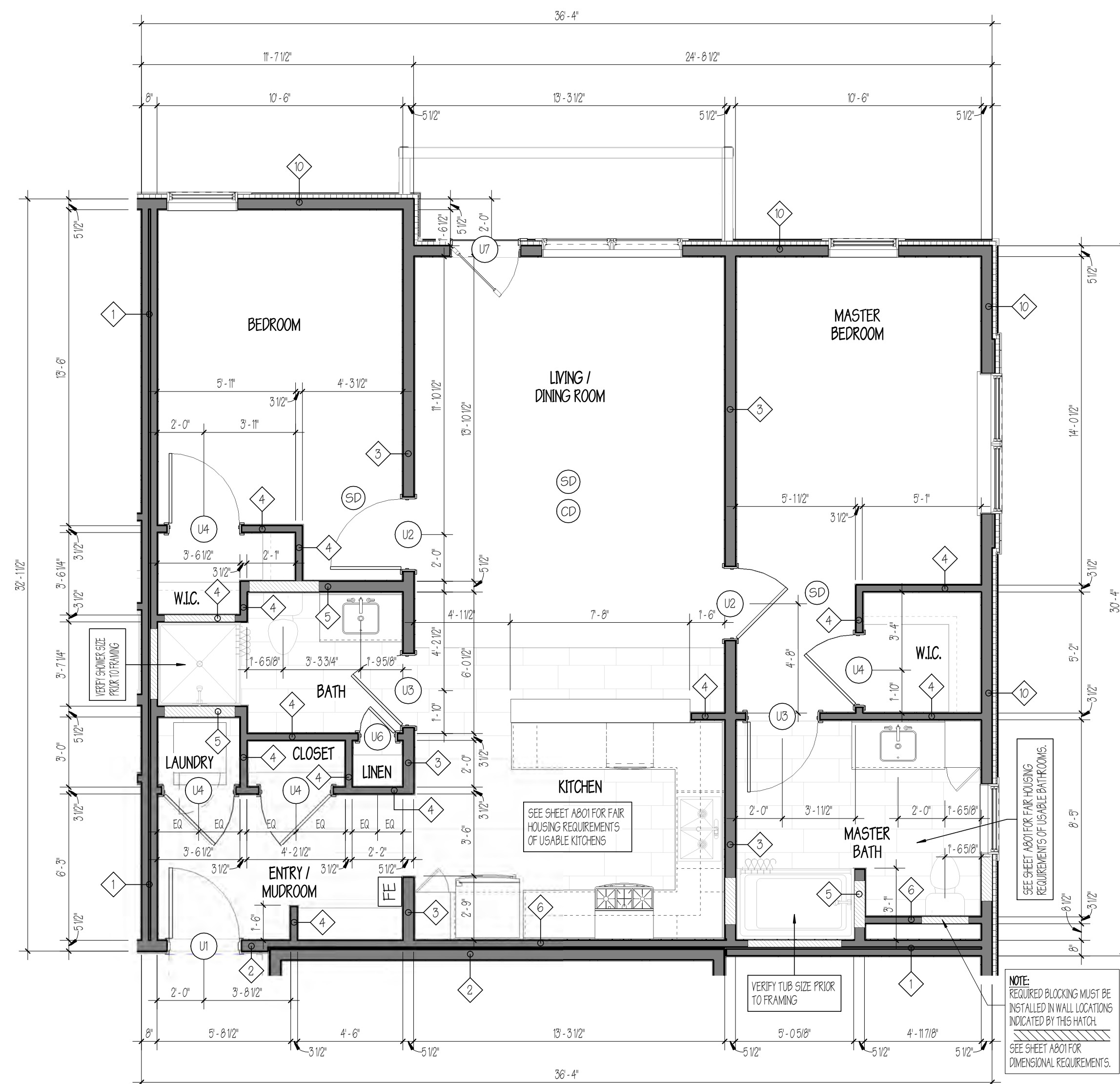
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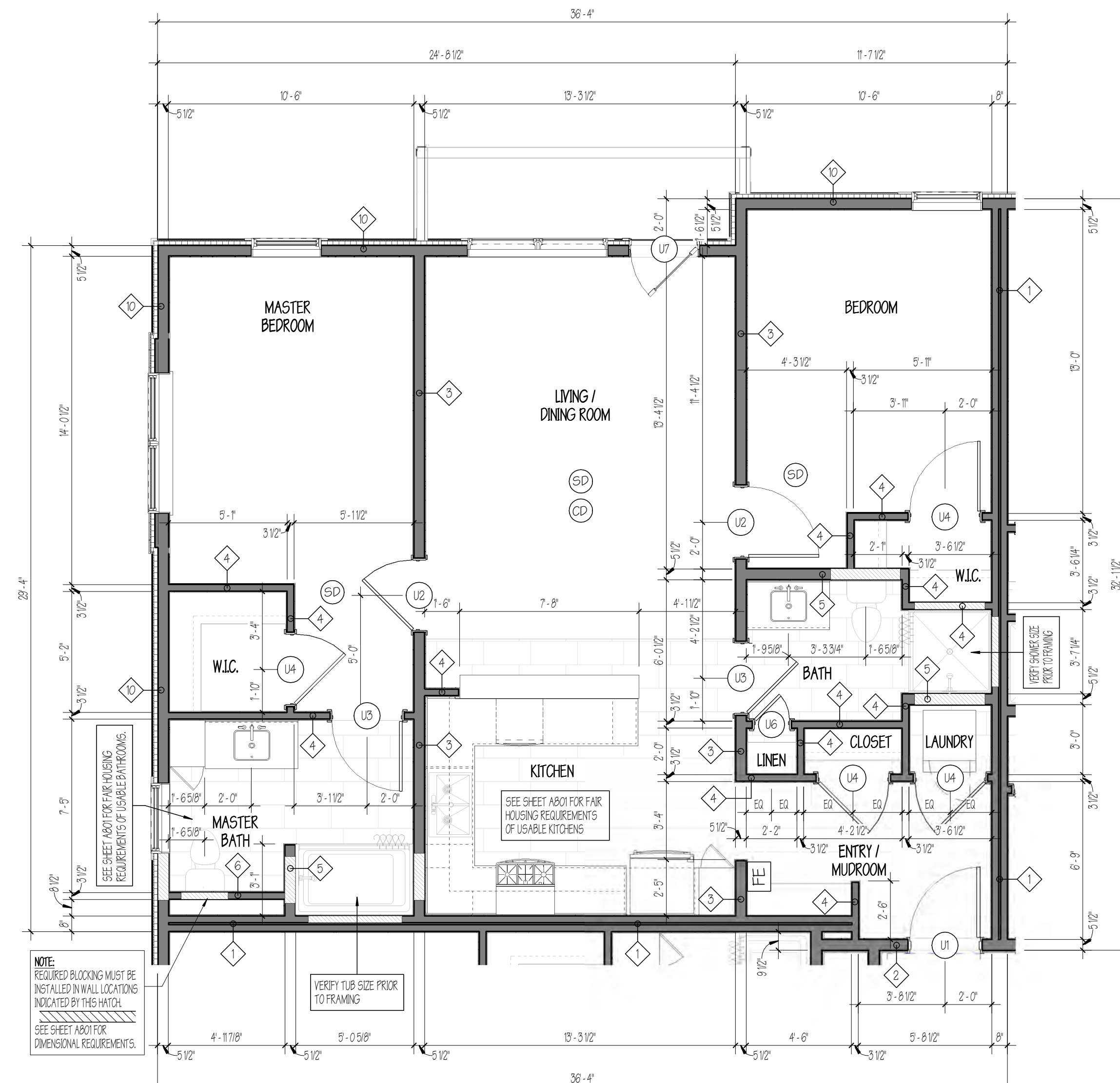
SHEET NUMBER

**A301**

10/30/2020



**1** UNIT TYPE 'A' - TWO BEDROOM  
1/4" = 1'-0"



**2** UNIT TYPE 'B' - TWO BEDROOM  
1/4" = 1'-0"

**FAIR HOUSING - ADAPTABLE NOTES:**

REFER TO A202 FOR FULL FAIR HOUSING GUIDELINES

ADAPTABLE - A COMBINATION OF ACCESSIBLE AND ADAPTABLE ELEMENTS FOR MULTI-FAMILY DWELLING UNITS INCLUDING:

- AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
- THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND ARE USEABLE BY PEOPLE WITH DISABILITIES.
- USABLE DOORS THAT ARE AT LEAST 34" WIDE PROVIDING A CLEAR OPENING OF AT LEAST 32", AND A THRESHOLD NOT GREATER THAN 1/2", TO ALLOW PASSAGE INTO AND WITHIN ALL DWELLING UNITS.
- A ROUTE INTO AND THROUGH SINGLE-STORY DWELLING UNITS, OR THROUGH THE PRIMARY LEVEL OF MULTI-STORY DWELLINGS UNITS, 36" WIDE, WITH 32" DOORWAYS AND LACKING ABRUPT CHANGES IN FLOOR SURFACE OR ELEVATION, SO THAT RESIDENTS AND GUESTS WITH DISABILITIES CAN SAFELY USE ALL ROOMS AND SPACES EXCEPT A BASEMENT AND GARAGE AND EITHER A RAISED OR SUNKEN AREA. THE ROUTE SHALL BE CONTINUOUS THROUGHOUT THE DWELLING UNIT AND NOT BE INTERRUPTED BY THE RAISED OR SUNKEN AREA. NO PART OF A KITCHEN OR BATHROOM MAY BE LOCATED IN A RAISED OR SUNKEN AREA UNLESS AN ACCESSIBLE ROUTE IS PROVIDED FOR THAT AREA. THE PRIMARY LEVEL OF MULTI-STORY DWELLINGS UNITS SHALL CONTAIN A USABLE BATHROOM OR POWDER ROOM.
- LIGHT SWITCHES, ELECTRICAL OUTLETS AND ENVIRONMENTAL CONTROLS INCLUDING THERMOSTATS FOR HEATING, AIR-CONDITIONING AND VENTILATION SYSTEMS SHALL BE LOCATED WITHIN 15" TO 48" OFF THE FLOOR FOR FRONT REACH LIMITS AND 9" TO 54" FOR SIDE REACH LIMITS.
- REINFORCEMENTS ARE REQUIRED IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED. INTEGRATED REINFORCING IN TUB AND SHOWER SURROUNDS IS PERMITTED.
- USABLE KITCHENS AND BATHROOMS, DESIGNED SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE, IN ACCORDANCE WITH THE MANDATORY PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL CHAPTER 7.

**SYMBOL LEGEND**

- (SD) PHOTOELECTRIC-ONLY SMOKE ALARMS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS AND ON EACH LEVEL OF A DWELLING, INCLUDING THE BASEMENT. ALARMS MUST BE HARD-WIRED INTO THE HOME ELECTRICAL SYSTEM, AND MUST ALSO HAVE A BATTERY BACKUP. ALL SMOKE ALARMS SHALL BE INTERCONNECTED; IF ONE SOUNDS AN ALARM, THEY ALL SOUND AN ALARM. MOUNT SMOKE ALARMS ON FLAT CEILING NO CLOSER THAN 4" FROM THE ADJOINING WALL SURFACE. MOUNT SMOKE ALARMS ON WALLS NO CLOSER THAN 4", AND NOT FURTHER THAN 12" FROM THE ADJOINING CEILING SURFACE. DO NOT INSTALL A SMOKE ALARM WITHIN 36" OF A CEILING SUSPENDED FAN, A SUPPLY REGISTER, THE DOOR TO THE BATHROOM OR KITCHEN.
- (C) COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE (CO) ALARMS ARE ACCEPTABLE FOR NEW INSTALLATIONS OR REPLACEMENTS. COMBINATION SMOKE ALARMS THAT INCLUDE IONIZATION AND PHOTOELECTRIC SENSORS IN THE SAME ALARM ARE NOT PERMITTED.
- (FE) PER 2015, VERMONT FIRE & BUILDING SAFETY CODE: NFPA 1, 13.6.3.11.4 PORTABLE FIRE EXTINGUISHERS INSIDE INDIVIDUAL APARTMENT OR CONDO UNIT SHALL BE PERMITTED TO BE 2 1/2 POUND DRY CHEMICAL CAPACITY.
- (CD) CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS FOR ALL MULTI-FAMILY DWELLINGS. AN ADDITIONAL CO DETECTOR SHALL BE INSTALLED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE. CO DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 720. CO DETECTORS SHALL BE DIRECTLY WIRED TO A NON-DEDICATED ELECTRICAL BRANCH CIRCUIT FOR THE BUILDING WITH BATTERY BACK-UP.

**GENERAL NOTES:**

- ORIENTATION OF DWELLING UNITS MAY VARY. SEE OVERALL FLOOR PLANS FOR ACTUAL LOCATIONS AND ORIENTATIONS.
- AT WALLS BETWEEN ADJACENT ROOMS, ELECTRICAL OUTLET LOCATIONS, INCLUDING TV AND TELEPHONE OUTLETS, SHALL BE OFFSET 6" MIN HORIZONTALLY FOR INSTALLATION. BACK TO BACK OUTLETS ARE NOT ALLOWED. (SEE DETAIL 2 ON SHEET A704).
- VERIFY ALL ROUGH OPENINGS OF TUB/SHOWER PRIOR TO FRAMING. NOTE THAT ALL RATED PARTITIONS SHALL HAVE CONTINUOUS GYPSUM WALL BOARD BEHIND TUB/SHOWER AS REQUIRED BY RATED PARTITION ASSEMBLY.
- SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, SPRINKLERS, AND OTHER EMERGENCY DEVICES ARE TO BE LOCATED BY OTHERS, INDICATED FOR DESIGN INTENT ONLY.
- REFER TO SHEET A202 FOR FAIR HOUSING REQUIREMENTS OF USABLE KITCHENS AND BATHROOMS.
- ALL PANTRY CABINETS TO BE FULL HEIGHT.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**UNIT PLANS**  
SCALE: 1/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



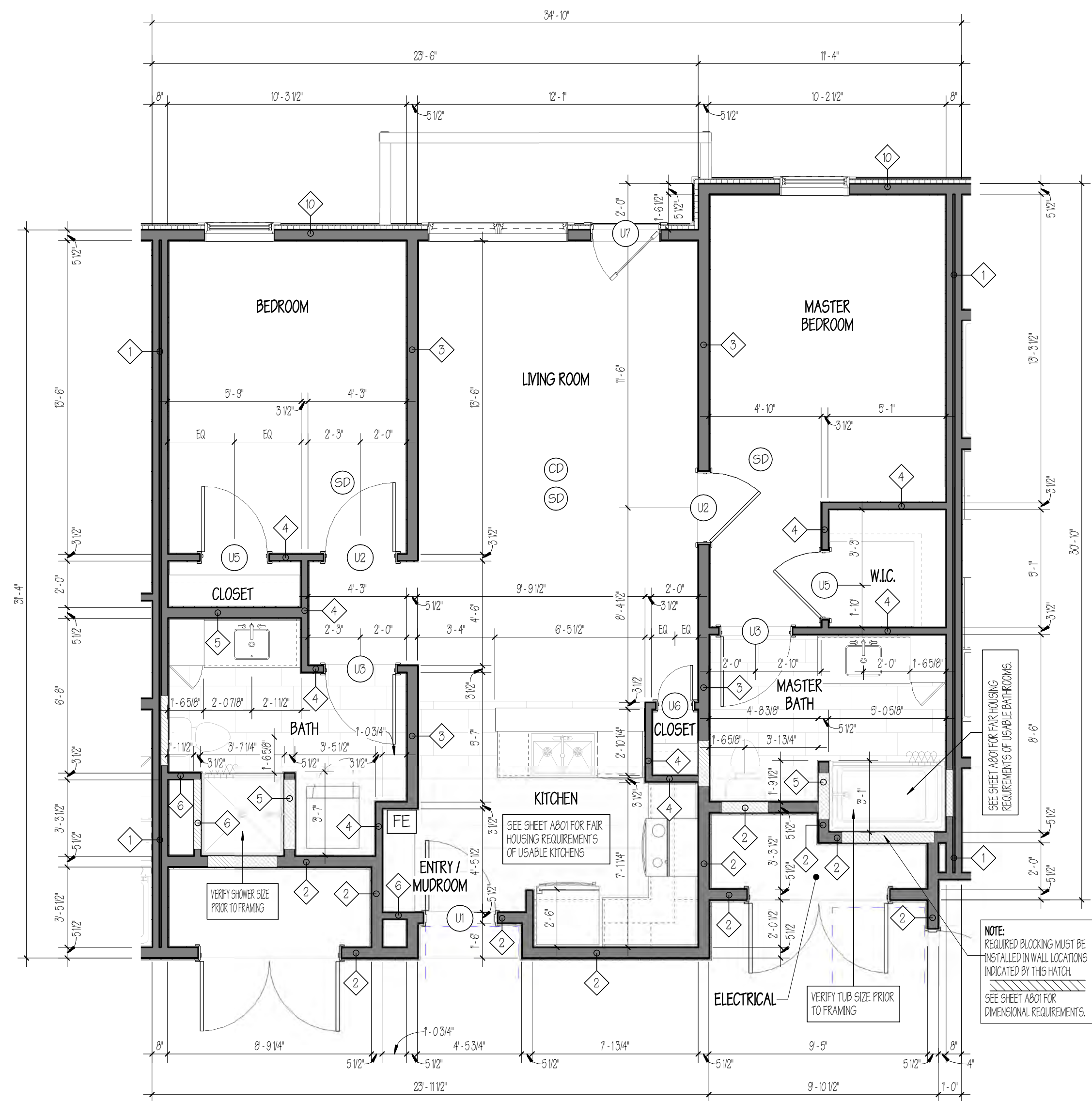
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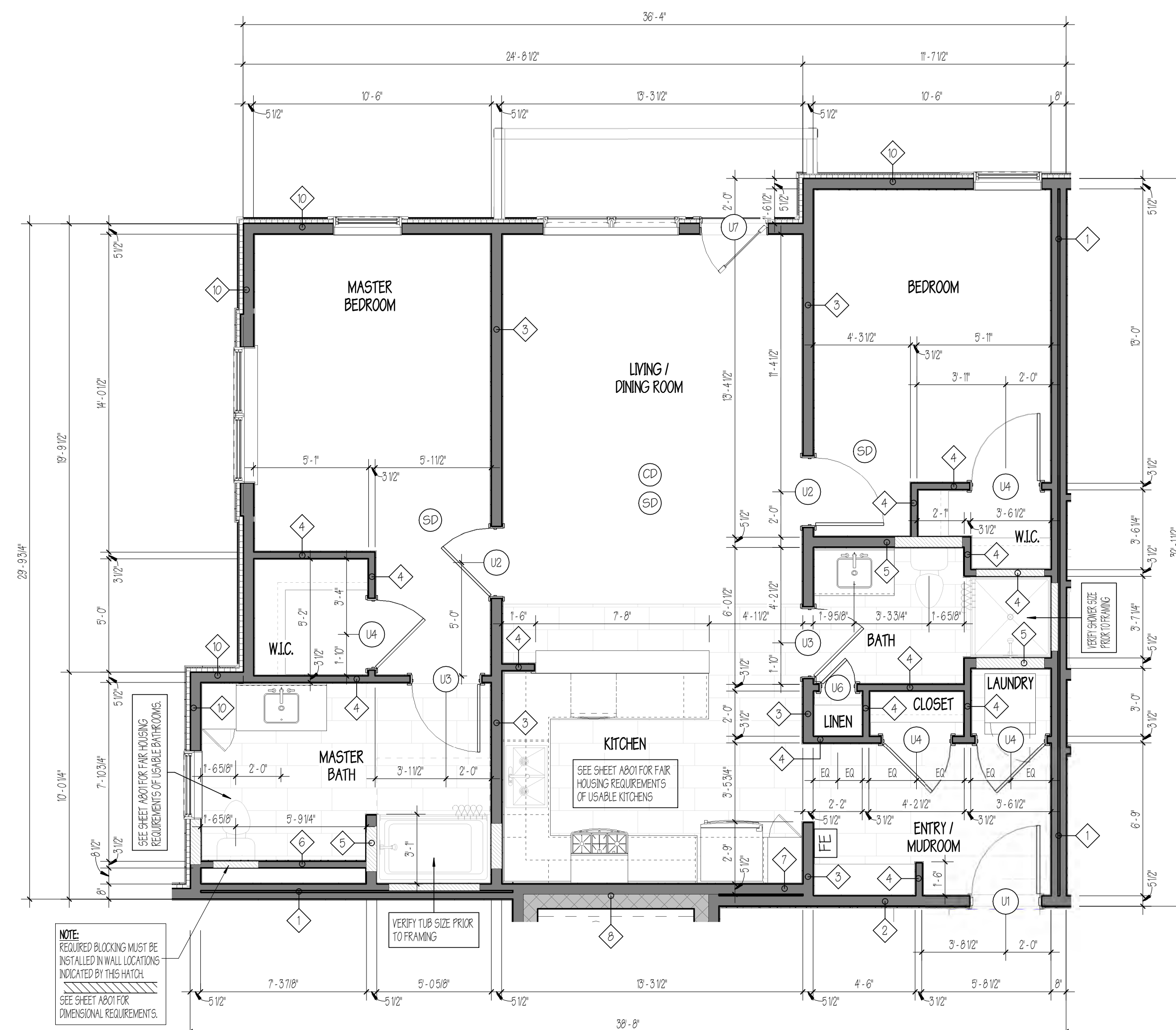
SHEET NUMBER

**A401**

10/30/2020



**1 UNIT TYPE 'C' - TWO BEDROOM**  
1/4" = 1'-0"



**2 UNIT TYPE 'D' - TWO BEDROOM**  
1/4" = 1'-0"

**FAIR HOUSING - ADAPTABLE NOTES:**

REFER TO A202 FOR FULL FAIR HOUSING GUIDELINES

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- USABLE KITCHENS AND BATHROOMS, DESIGNED SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE, IN ACCORDANCE WITH THE MANDATORY PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL CHAPTER 7.

**SYMBOL LEGEND**

- (SD)** PHOTOELECTRIC-ONLY SMOKE ALARMS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS AND ON EACH LEVEL OF A DWELLING, INCLUDING THE BASEMENT. ALARMS MUST BE HARD-WIRED INTO THE HOME ELECTRICAL SYSTEM, AND MUST ALSO HAVE A BATTERY BACKUP. ALL SMOKE ALARMS SHALL BE INTERCONNECTED; IF ONE SOUNDS AN ALARM, THEY ALL SOUND AN ALARM. MOUNT SMOKE ALARMS ON FLAT CEILING NO CLOSER THAN 4" FROM THE ADJOINING WALL SURFACE. MOUNT SMOKE ALARMS ON WALLS NO CLOSER THAN 4", AND NOT FURTHER THAN 12" FROM THE ADJOINING CEILING SURFACE. DO NOT INSTALL A SMOKE ALARM WITHIN 36" OF A CEILING SUSPENDED FAN, A SUPPLY REGISTER, THE DOOR TO THE BATHROOM OR KITCHEN.
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- (CD)** CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS FOR ALL MULTI-FAMILY DWELLINGS. AN ADDITIONAL CO DETECTOR SHALL BE INSTALLED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE. CO DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 720. CO DETECTORS SHALL BE DIRECTLY WIRED TO A NON-DEDICATED ELECTRICAL BRANCH CIRCUIT FOR THE BUILDING WITH BATTERY BACK-UP.

**GENERAL NOTES:**

- ORIENTATION OF DWELLING UNITS MAY VARY. SEE OVERALL FLOOR PLANS FOR ACTUAL LOCATIONS AND ORIENTATIONS.
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**UNIT PLANS**  
SCALE: 1/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT**  
**APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT

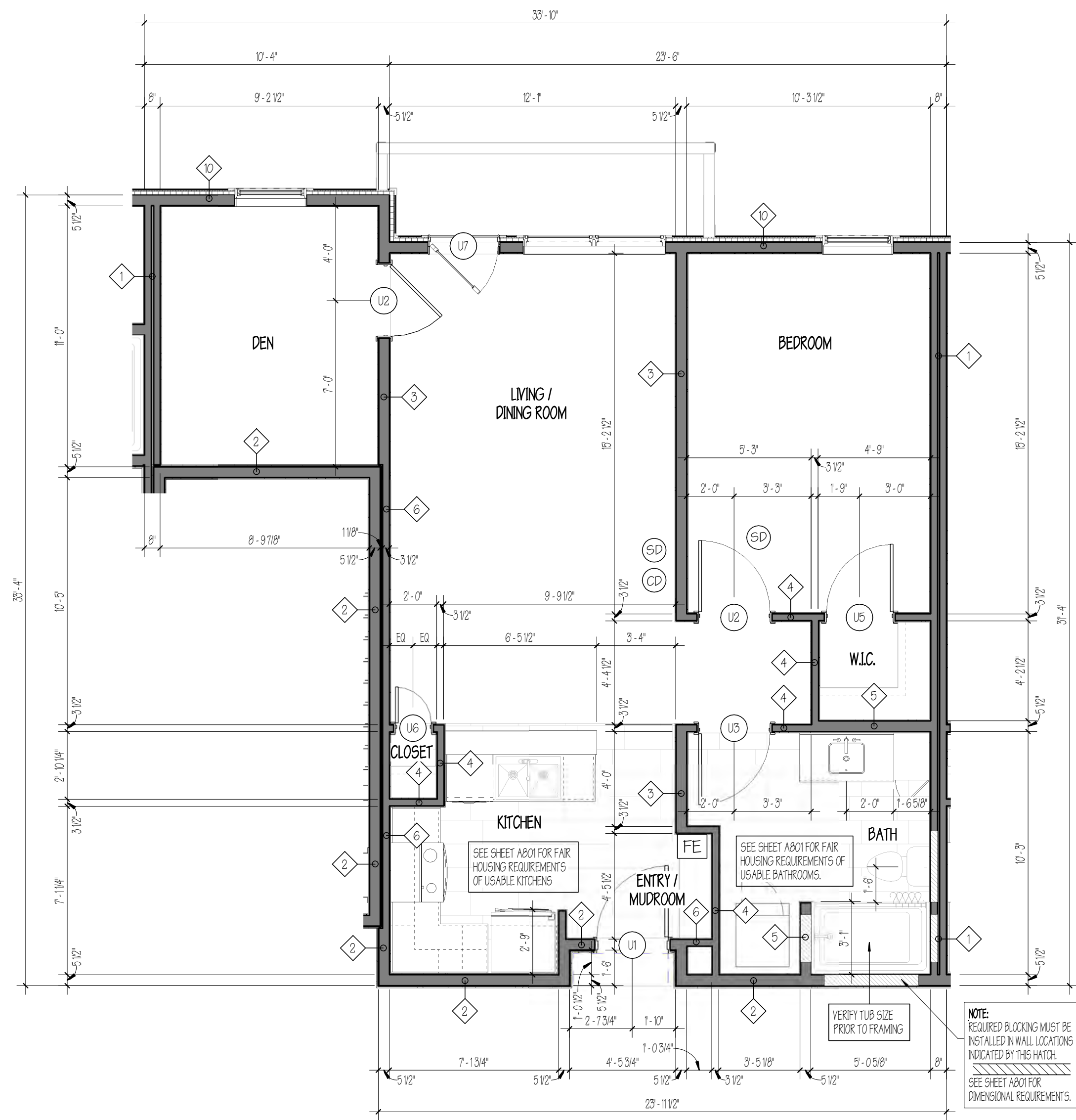
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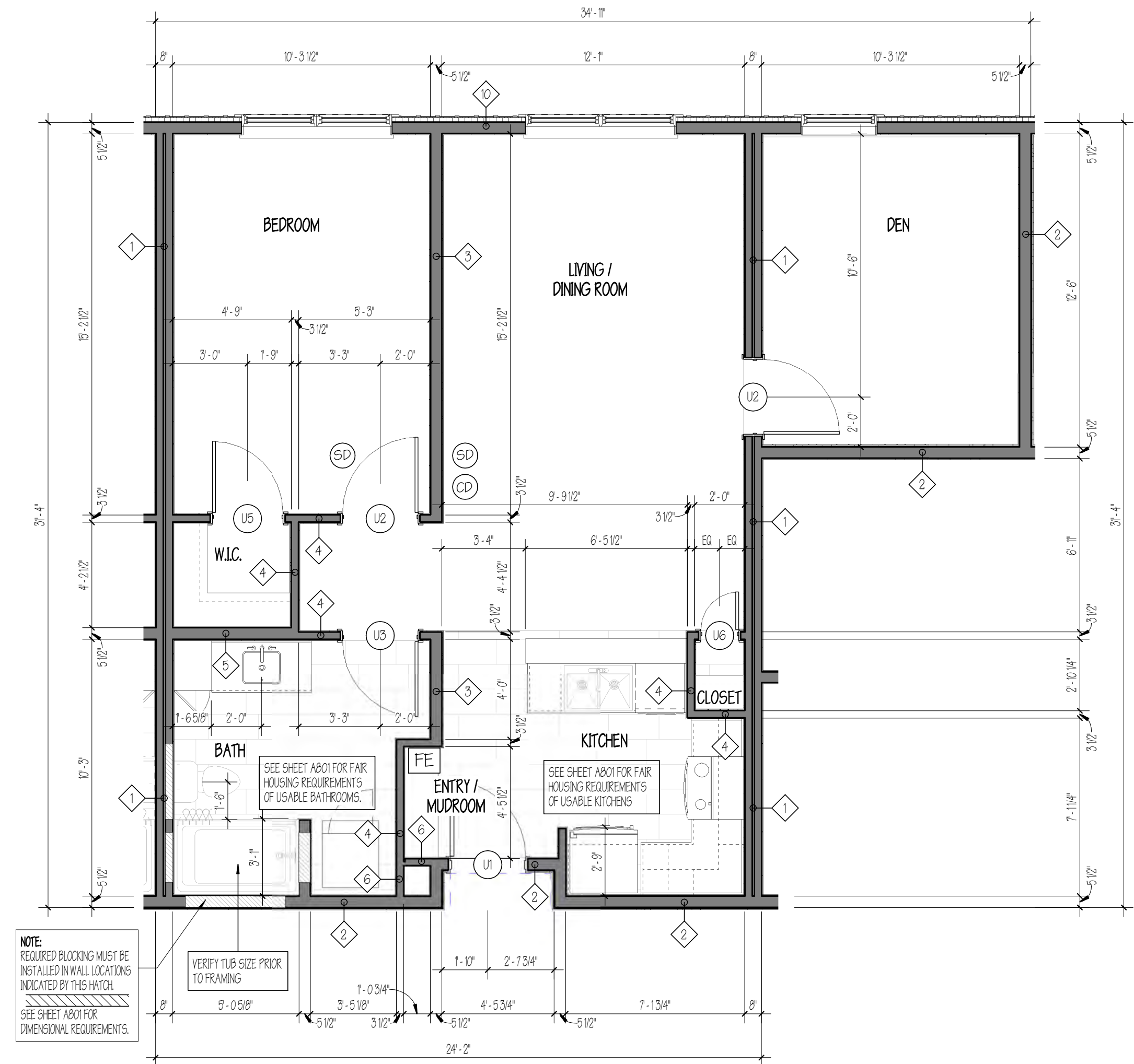
**SHEET NUMBER**

**A402**

10/30/2020



**1** UNIT TYPE 'E' - ONE BEDROOM WITH DEN  
1/4" = 1'-0"



**2** UNIT TYPE 'F' - ONE BEDROOM WITH DEN  
1/4" = 1'-0"

**FAIR HOUSING - ADAPTABLE NOTES:**

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  - USABLE KITCHENS AND BATHROOMS, DESIGNED SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE, IN ACCORDANCE WITH THE MANDATORY PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL CHAPTER 7.

**SYMBOL LEGEND**

- (SD)** PHOTOELECTRIC-ONLY SMOKE ALARMS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS AND ON EACH LEVEL OF A DWELLING, INCLUDING THE BASEMENT. ALARMS MUST BE HARD-WIRED INTO THE HOME ELECTRICAL SYSTEM, AND MUST ALSO HAVE A BATTERY BACKUP. ALL SMOKE ALARMS SHALL BE INTERCONNECTED; IF ONE SOUNDS AN ALARM, THEY ALL SOUND AN ALARM. MOUNT SMOKE ALARMS ON FLAT CEILING NO CLOSER THAN 4" FROM THE ADJOINING WALL SURFACE. MOUNT SMOKE ALARMS ON WALLS NO CLOSER THAN 4", AND NOT FURTHER THAN 12" FROM THE ADJOINING CEILING SURFACE. DO NOT INSTALL A SMOKE ALARM WITHIN 36" OF A CEILING SUSPENDED FAN, A SUPPLY REGISTER, THE DOOR TO THE BATHROOM OR KITCHEN.
- COMBINATION PHOTOELECTRIC SMOKE AND CARBON MONOXIDE (CO) ALARMS ARE ACCEPTABLE FOR NEW INSTALLATIONS OR REPLACEMENTS. COMBINATION SMOKE ALARMS THAT INCLUDE IONIZATION AND PHOTOELECTRIC SENSORS IN THE SAME ALARM ARE NOT PERMITTED.
- (FE)** PER 2015, VERMONT FIRE & BUILDING SAFETY CODE: NFPA 1, 13.6.3.11.4 PORTABLE FIRE EXTINGUISHERS INSIDE INDIVIDUAL APARTMENT OR CONDO UNIT SHALL BE PERMITTED TO BE 2 1/2 POUND DRY CHEMICAL CAPACITY.
- (CD)** CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS FOR ALL MULTI-FAMILY DWELLINGS. AN ADDITIONAL CO DETECTOR SHALL BE INSTALLED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE. CO DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 720. CO DETECTORS SHALL BE DIRECTLY WIRED TO A NON-DEDICATED ELECTRICAL BRANCH CIRCUIT FOR THE BUILDING WITH BATTERY BACK-UP.

**GENERAL NOTES:**

- ORIENTATION OF DWELLING UNITS MAY VARY. SEE OVERALL FLOOR PLANS FOR ACTUAL LOCATIONS AND ORIENTATIONS.
- AT WALLS BETWEEN ADJACENT ROOMS, ELECTRICAL OUTLET LOCATIONS, INCLUDING TV AND TELEPHONE OUTLETS, SHALL BE OFFSET 6" MIN HORIZONTALLY FOR INSTALLATION. BACK TO BACK OUTLETS ARE NOT ALLOWED. (SEE DETAIL 2 ON SHEET A704).
- VERIFY ALL ROUGH OPENINGS OF TUB/SHOWER PRIOR TO FRAMING. NOTE THAT ALL RATED PARTITIONS SHALL HAVE CONTINUOUS GYPSUM WALL BOARD BEHIND TUB/SHOWER AS REQUIRED BY RATED PARTITION ASSEMBLY.
- SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, SPRINKLERS, AND OTHER EMERGENCY DEVICES ARE TO BE LOCATED BY OTHERS, INDICATED FOR DESIGN INTENT ONLY.
- REFER TO SHEET A802 FOR FAIR HOUSING REQUIREMENTS OF USABLE KITCHENS AND BATHROOMS.
- ALL PANTRY CABINETS TO BE FULL HEIGHT.

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**UNIT PLANS**  
SCALE: 1/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

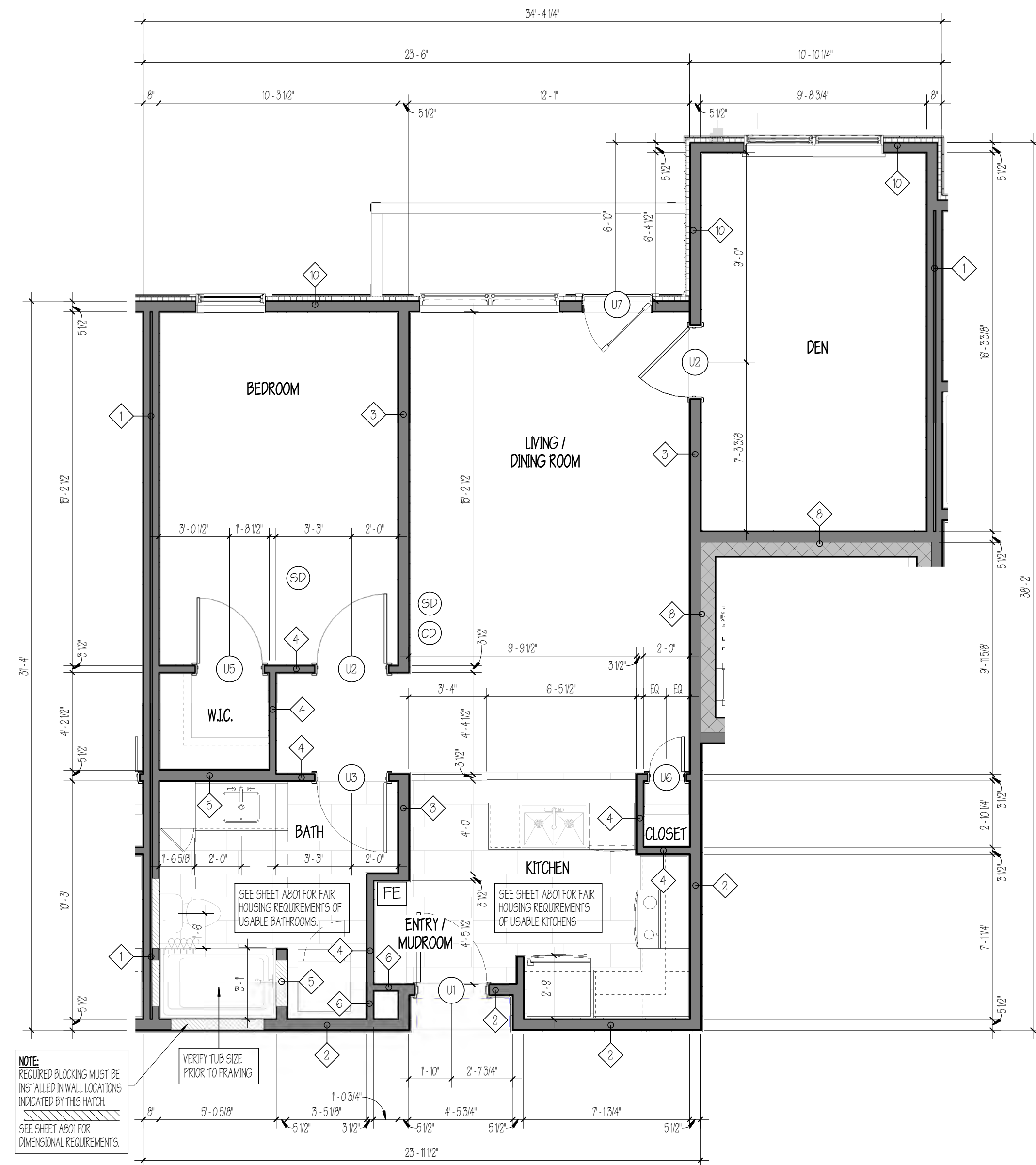
VILLAGE OF ESSEX JUNCTION, VERMONT

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South Burlington, VT 05403  
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Rabideau-Architects.com

PROJECT #: **2010**

SHEET NUMBER  
**A403**

10/30/2020



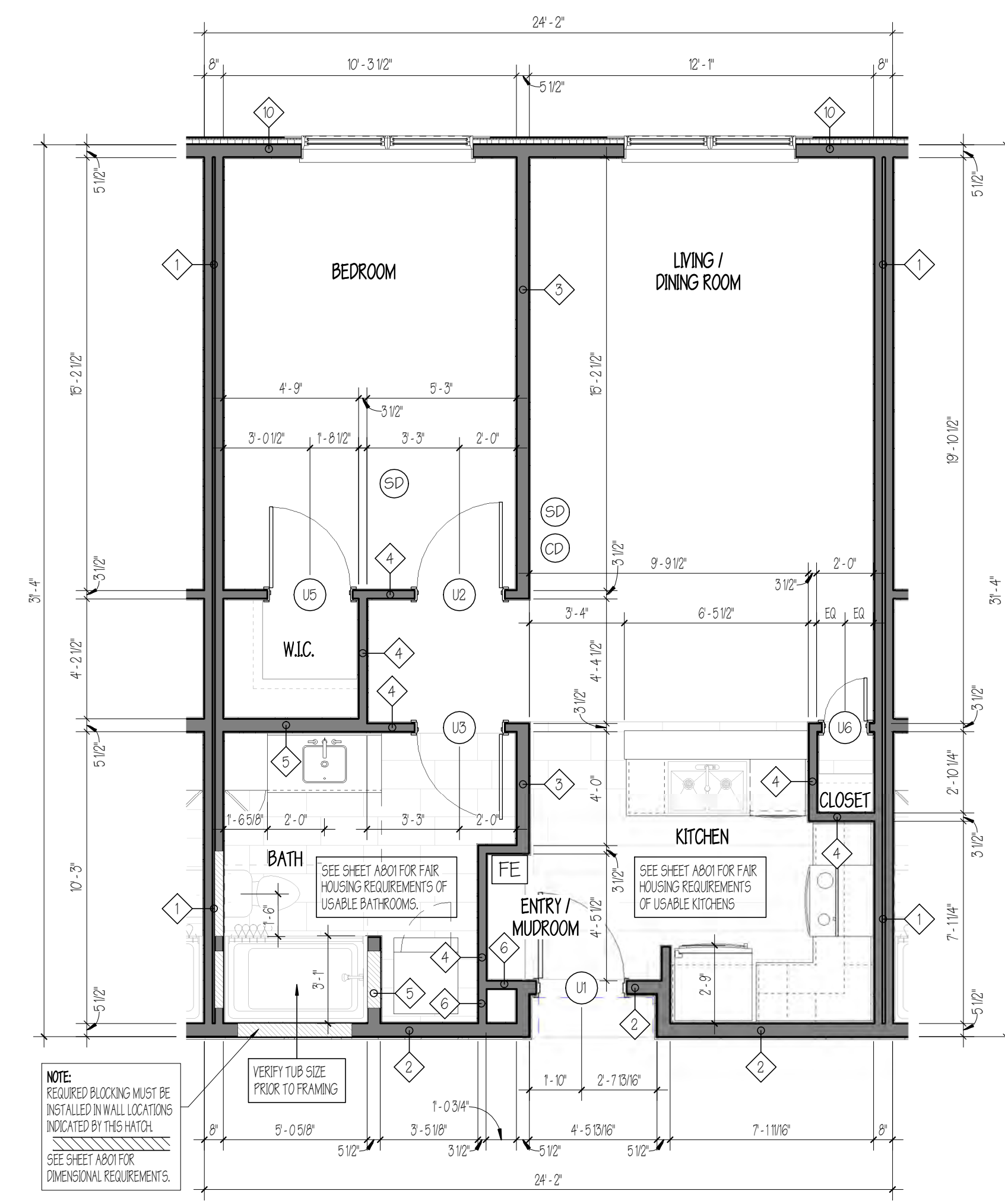
**1** UNIT TYPE 'G' - ONE BEDROOM WITH DEN  
1/4" = 1'-0"

**FAIR HOUSING - ADAPTABLE NOTES:**

REFER TO A202 FOR FULL FAIR HOUSING GUIDELINES

ADAPTABLE - A COMBINATION OF ACCESSIBLE AND ADAPTABLE ELEMENTS FOR MULTI-FAMILY DWELLING UNITS INCLUDING:

- AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
- THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO AND ARE USEABLE BY PEOPLE WITH DISABILITIES.
- USABLE DOORS THAT ARE AT LEAST 34" WIDE PROVIDING A CLEAR OPENING OF AT LEAST 32", AND A THRESHOLD NOT GREATER THAN 1/2", TO ALLOW PASSAGE INTO AND WITHIN ALL DWELLING UNITS.
- A ROUTE INTO AND THROUGH SINGLE STORY DWELLING UNITS, OR THROUGH THE PRIMARY LEVEL OF MULTI-STORY DWELLINGS UNITS, 36" WIDE, WITH 32" DOORWAYS AND LACKING ABRUPT CHANGES IN FLOOR SURFACE OR ELEVATION, SO THAT RESIDENTS AND GUESTS WITH DISABILITIES CAN SAFELY USE ALL ROOMS AND SPACES EXCEPT A BASEMENT AND GARAGE AND EITHER A RAISED OR SUNKEN AREA. THE ROUTE SHALL BE CONTINUOUS THROUGHOUT THE DWELLING UNIT AND NOT BE INTERRUPTED BY THE RAISED OR SUNKEN AREA. NO PART OF A KITCHEN OR BATHROOM MAY BE LOCATED IN A RAISED OR SUNKEN AREA UNLESS AN ACCESSIBLE ROUTE IS PROVIDED FOR THAT AREA. THE PRIMARY LEVEL OF MULTI-STORY DWELLINGS UNITS SHALL CONTAIN A USABLE BATHROOM OR POWDER ROOM.
- LIGHT SWITCHES, ELECTRICAL OUTLETS AND ENVIRONMENTAL CONTROLS INCLUDING THERMOSTATS FOR HEATING, AIR-CONDITIONING AND VENTILATION SYSTEMS SHALL BE LOCATED WITHIN 15" TO 48" OFF THE FLOOR FOR FRONT REACH LIMITS AND 9" TO 54" FOR SIDE REACH LIMITS.
- REINFORCEMENTS ARE REQUIRED IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED. INTEGRATED REINFORCING IN TUB AND SHOWER SURROUNDS IS PERMITTED.
- USABLE KITCHENS AND BATHROOMS, DESIGNED SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE, IN ACCORDANCE WITH THE MANDATORY PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL CHAPTER 7.



**2** UNIT TYPE 'H' - ONE BEDROOM  
1/4" = 1'-0"

**SYMBOL LEGEND**

- (SD) PHOTOELECTRIC-ONLY SMOKE ALARMS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS AND ON EACH LEVEL OF A DWELLING, INCLUDING THE BASEMENT. ALARMS MUST BE HARD-WIRED INTO THE HOME ELECTRICAL SYSTEM, AND MUST ALSO HAVE A BATTERY BACKUP. ALL SMOKE ALARMS SHALL BE INTERCONNECTED; IF ONE SOUNDS AN ALARM, THEY ALL SOUND AN ALARM. MOUNT SMOKE ALARMS ON FLAT CEILING NO CLOSER THAN 4" FROM THE ADJOINING WALL SURFACE. MOUNT SMOKE ALARMS ON WALLS NO CLOSER THAN 4" AND NOT FURTHER THAN 12" FROM THE ADJOINING CEILING SURFACE. DO NOT INSTALL A SMOKE ALARM WITHIN 36" OF A CEILING SUSPENDED FAN, A SUPPLY REGISTER, THE DOOR TO THE BATHROOM OR KITCHEN.
- (FE) PER 2015, VERMONT FIRE & BUILDING SAFETY CODE: NFPA 1, 13.6.3.11.4 PORTABLE FIRE EXTINGUISHERS INSIDE INDIVIDUAL APARTMENT OR CONDO UNIT SHALL BE PERMITTED TO BE 2-1/2 POUND DRY CHEMICAL CAPACITY.
- (CD) CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS FOR ALL MULTI-FAMILY DWELLINGS. AN ADDITIONAL CO DETECTOR SHALL BE INSTALLED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL-BURNING APPLIANCE. CO DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 720. CO DETECTORS SHALL BE DIRECTLY WIRED TO A NON-DEDICATED ELECTRICAL BRANCH CIRCUIT FOR THE BUILDING WITH BATTERY BACK-UP.

**GENERAL NOTES:**

- ORIENTATION OF DWELLING UNITS MAY VARY. SEE OVERALL FLOOR PLANS FOR ACTUAL LOCATIONS AND ORIENTATIONS.
- AT WALLS BETWEEN ADJACENT ROOMS, ELECTRICAL OUTLET LOCATIONS, INCLUDING TV AND TELEPHONE OUTLETS, SHALL BE OFFSET 6" MIN HORIZONTALLY FOR INSTALLATION. BACK TO BACK OUTLETS ARE NOT ALLOWED. (SEE DETAIL 2 ON SHEET A704).
- VERIFY ALL ROUGH OPENINGS OF TUB/SHOWER PRIOR TO FRAMING. NOTE THAT ALL RATED PARTITIONS SHALL HAVE CONTINUOUS GYPSUM WALL BOARD BEHIND TUB/SHOWER AS REQUIRED BY RATED PARTITION ASSEMBLY.
- SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, SPRINKLERS, AND OTHER EMERGENCY DEVICES ARE TO BE LOCATED BY OTHERS, INDICATED FOR DESIGN INTENT ONLY.
- REFER TO SHEET A202 FOR FAIR HOUSING REQUIREMENTS OF USABLE KITCHENS AND BATHROOMS.
- ALL PANTRY CABINETS TO BE FULL HEIGHT.

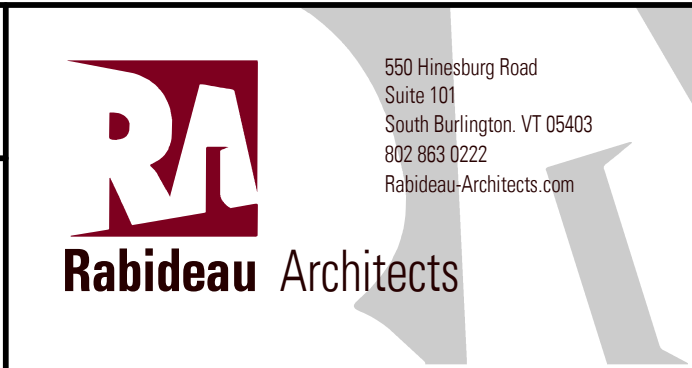
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CONSTRUCTION

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No.	Description	Date

**UNIT PLANS**  
SCALE: 1/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

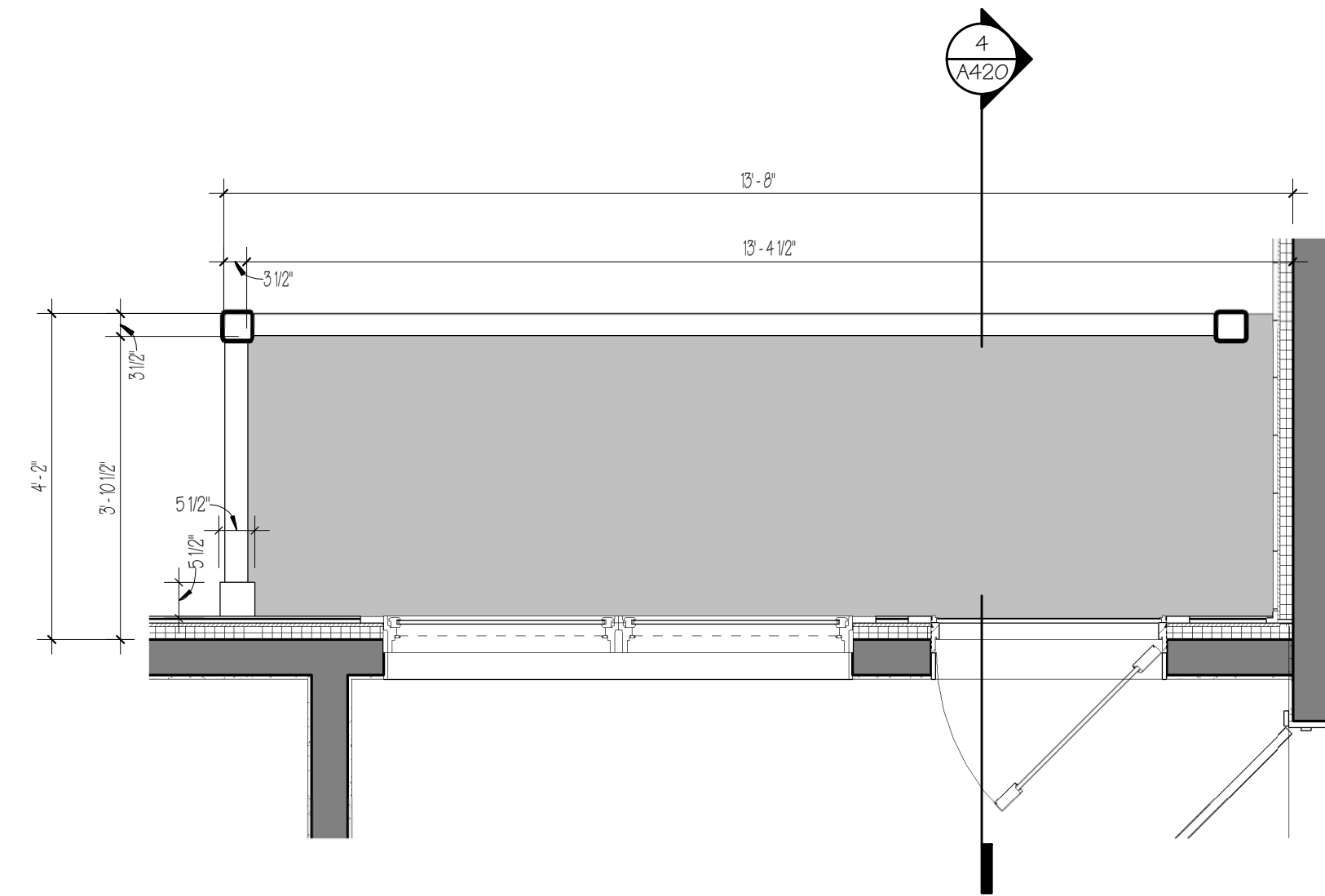
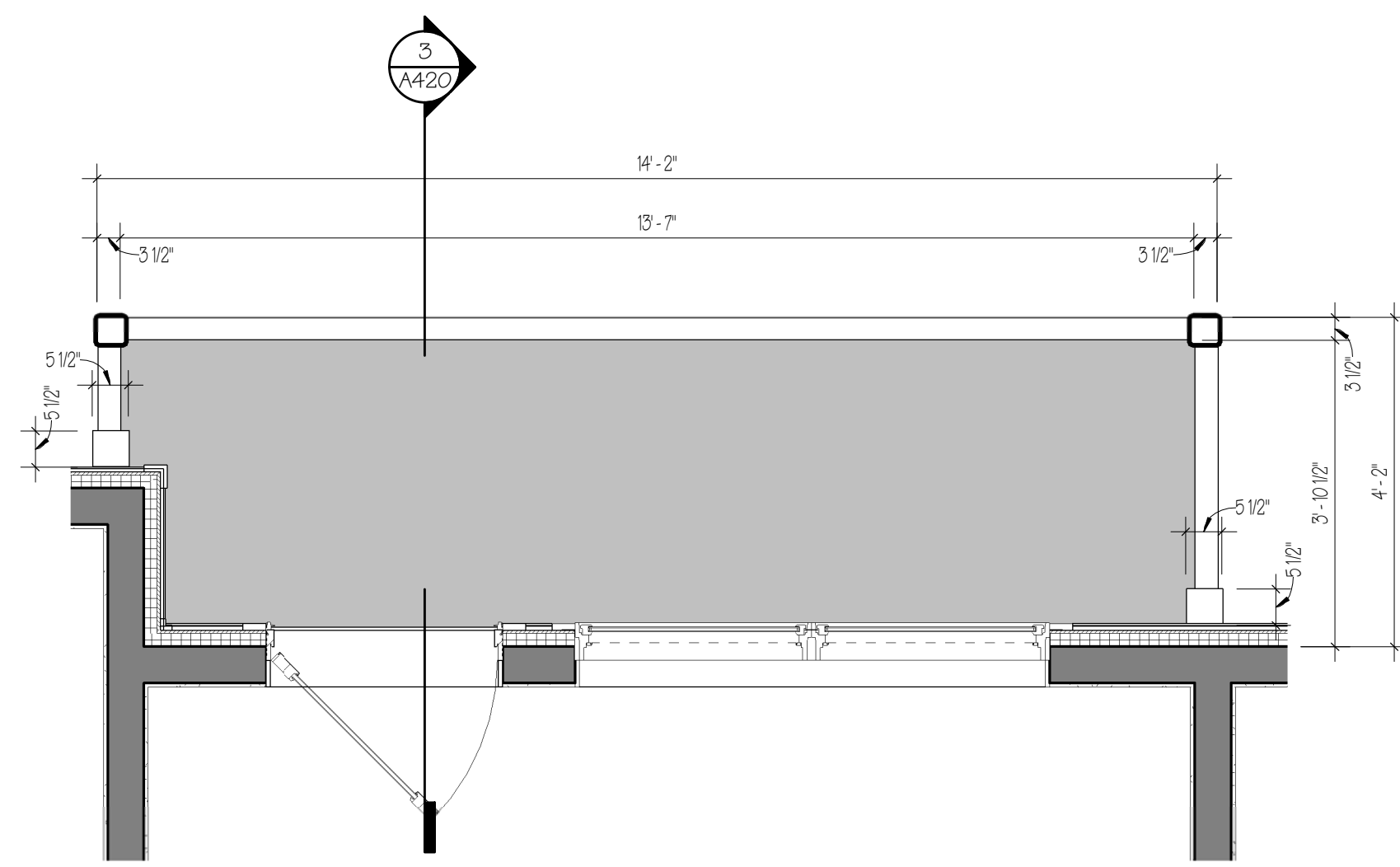
VILLAGE OF ESSEX JUNCTION, VERMONT



PROJECT #: **2010**

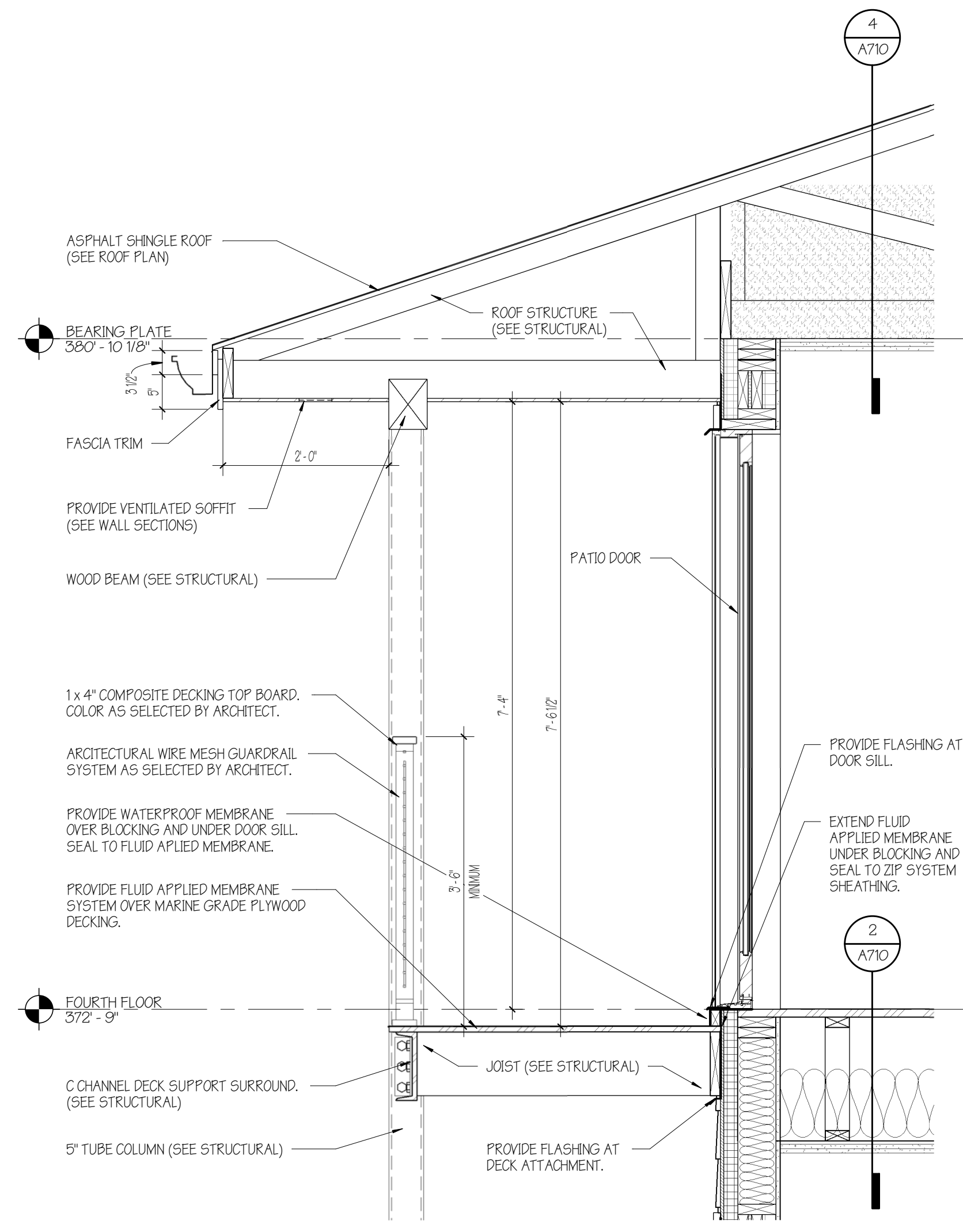
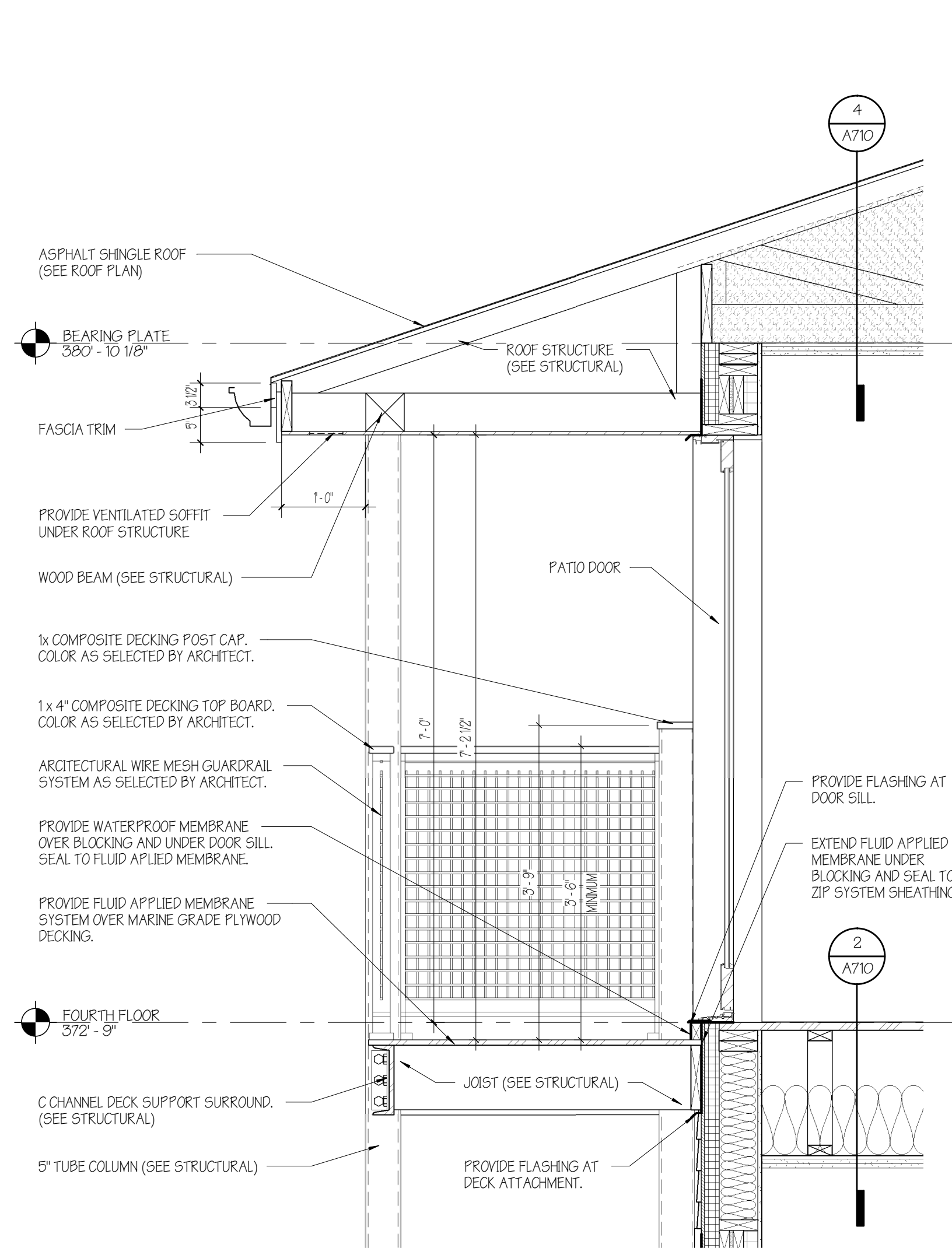
SHEET NUMBER  
**A404**

10/30/2020



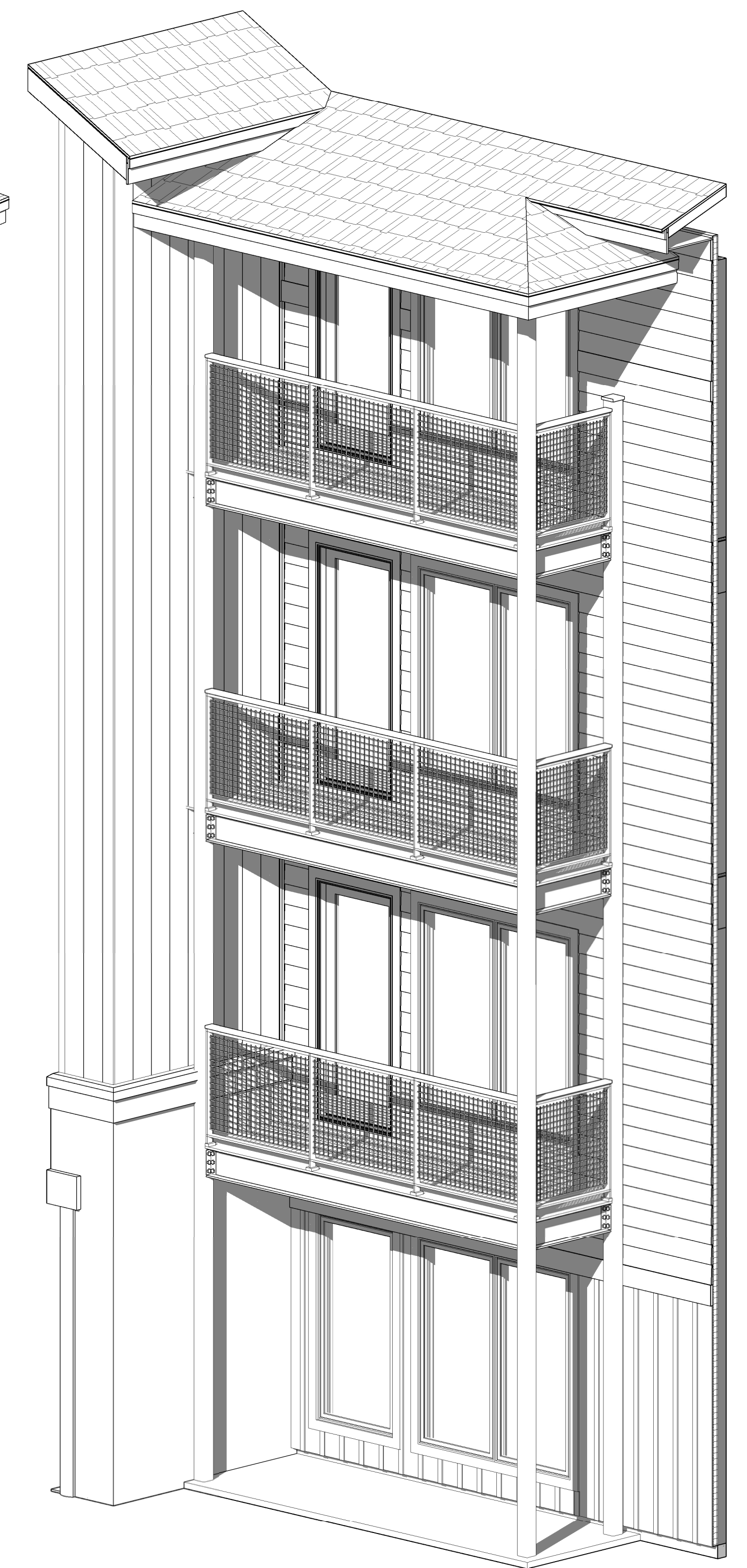
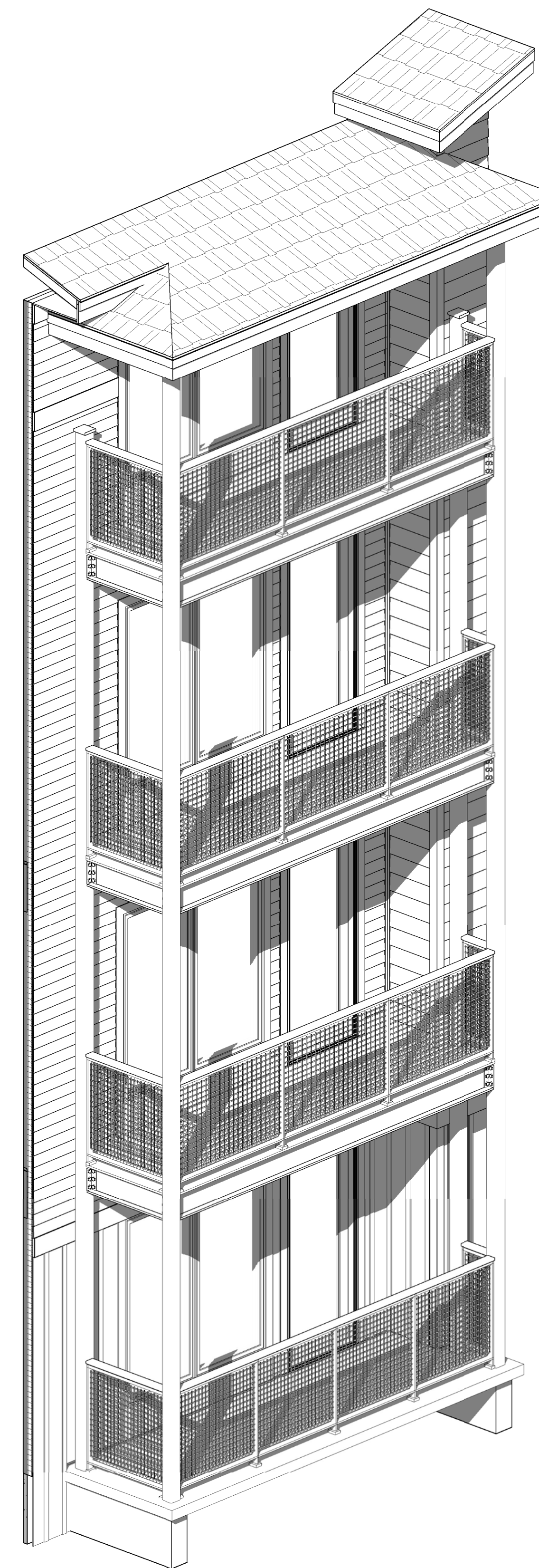
**1** TYPICAL DECK PLAN 'A'  
1/2" = 1'-0"

**2** TYPICAL DECK PLAN 'B'  
1/2" = 1'-0"



**3** SECTION @ DECKS - EAST AND WEST ELEVATIONS  
3/4" = 1'-0"

**4** SECTION @ DECKS - NORTH AND SOUTH ELEVATIONS  
3/4" = 1'-0"



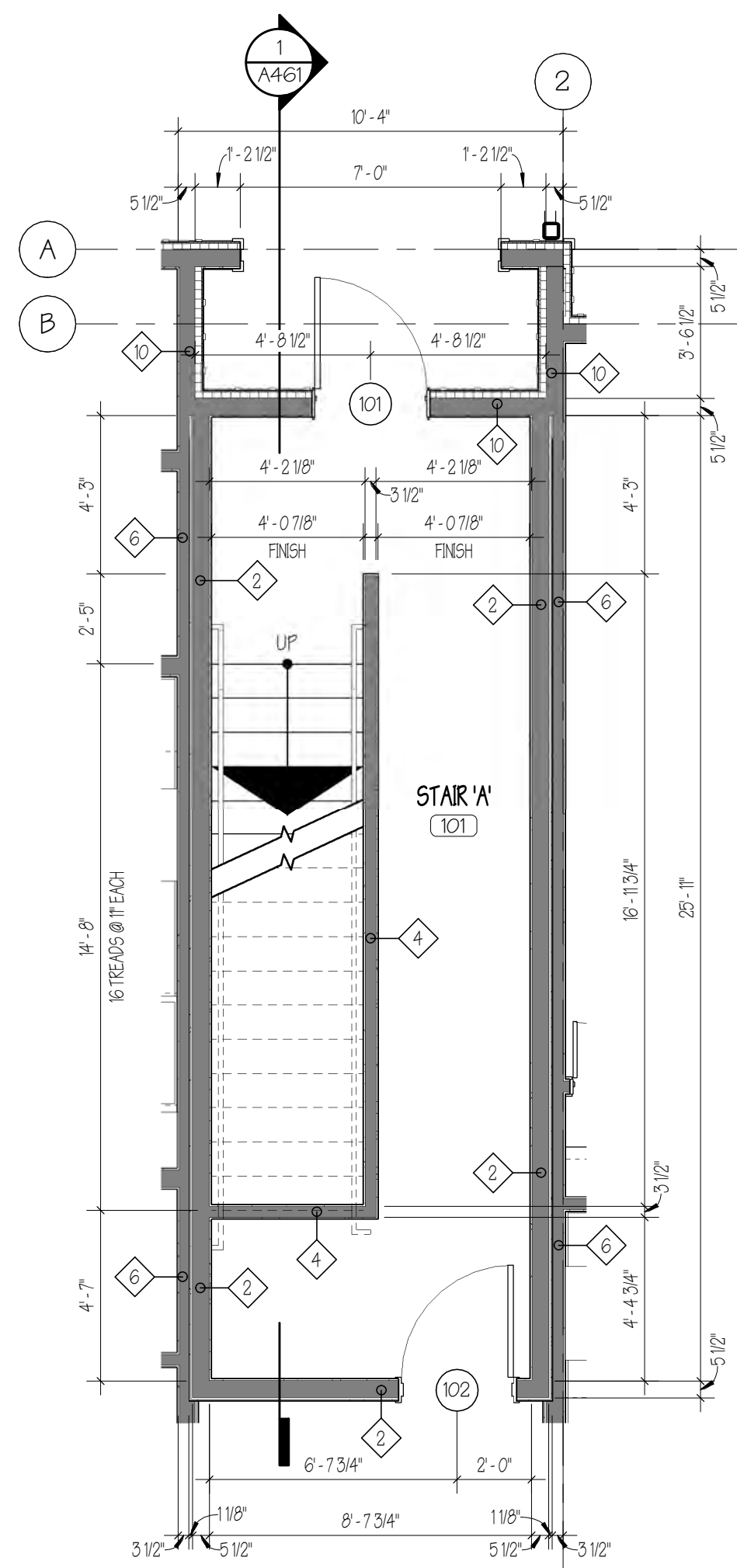
**5** 3D VIEW - DECK 'A'

**6** 3D VIEW - DECK 'B'

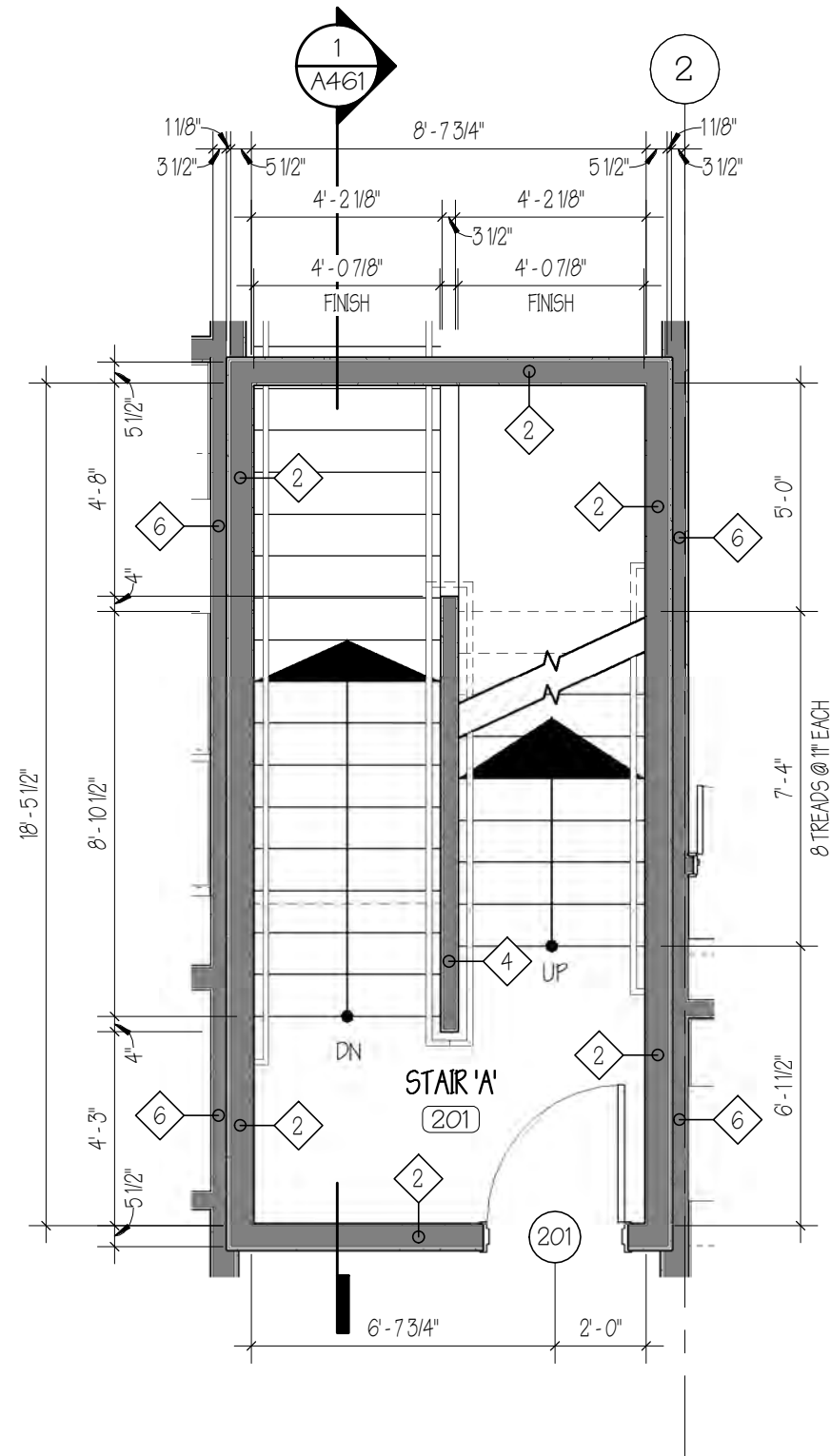
No.	REVISIONS	
	Description	Date

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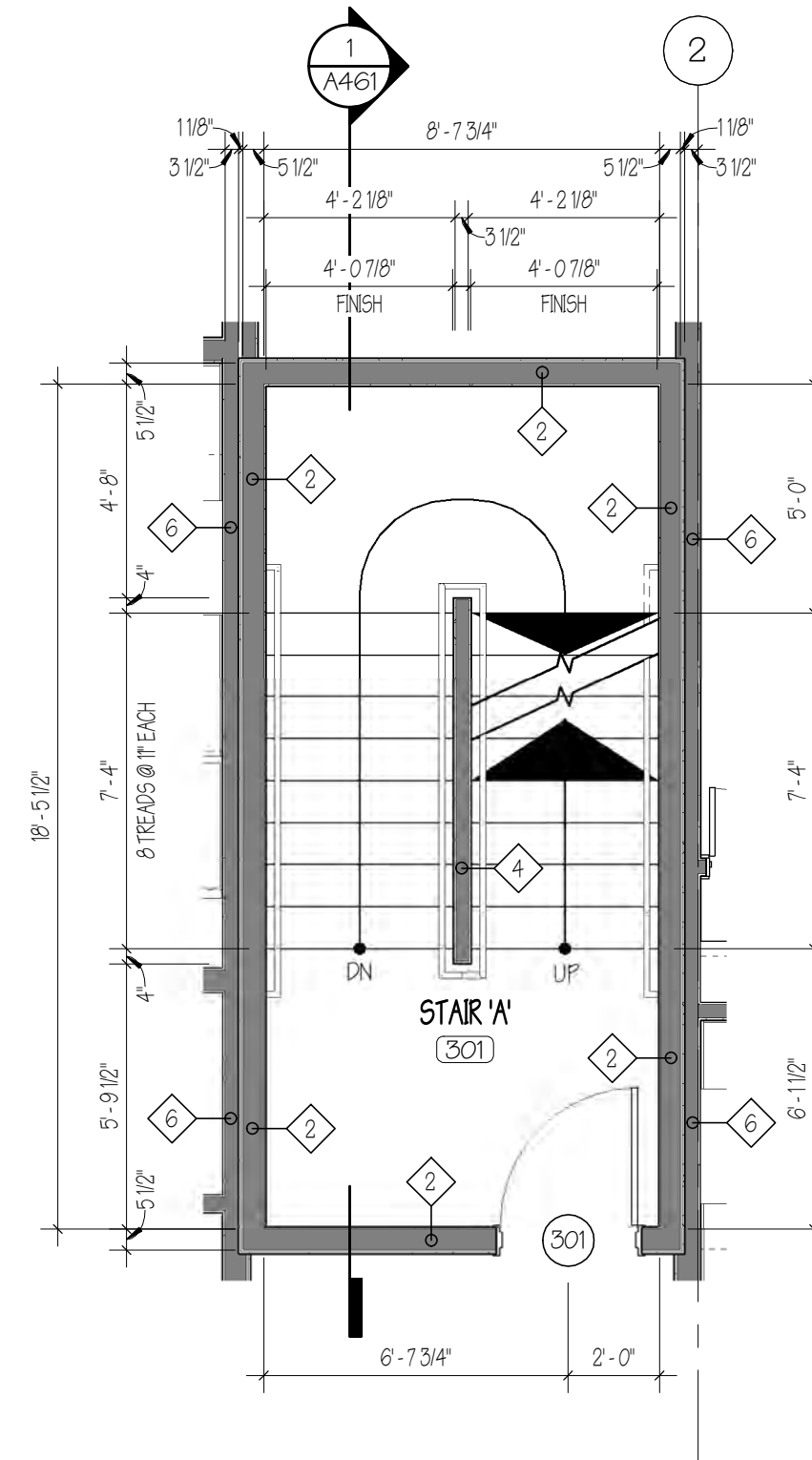
<b>DECK DETAILS</b> SCALE: As indicated		 Rabideau Architects <small>550 Hinesburg Road Suite 101 South Burlington, VT 05403 802.883.0222 Rabideau-Architects.com</small>	PROJECT #: <b>2010</b> SHEET NUMBER <h1 style="margin: 0;">A420</h1>
<b>AMBER LANTERN REDEVELOPMENT</b> <b>APPLETREE BAY PROPERTIES</b> <small>VILLAGE OF ESSEX JUNCTION, VERMONT</small>			



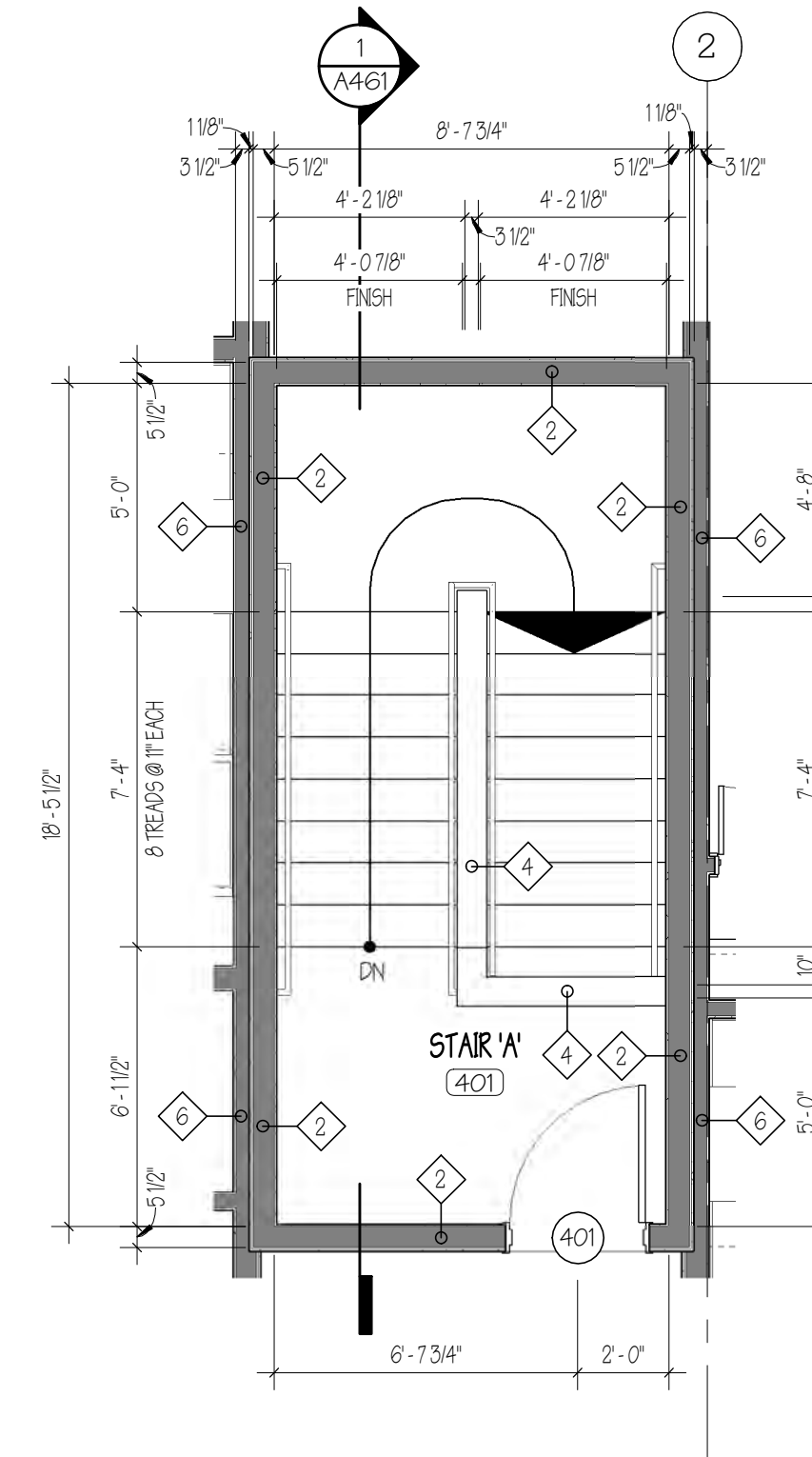
**1 STAIR 'A' - FIRST FLOOR PLAN**  
1/4" = 1'-0"



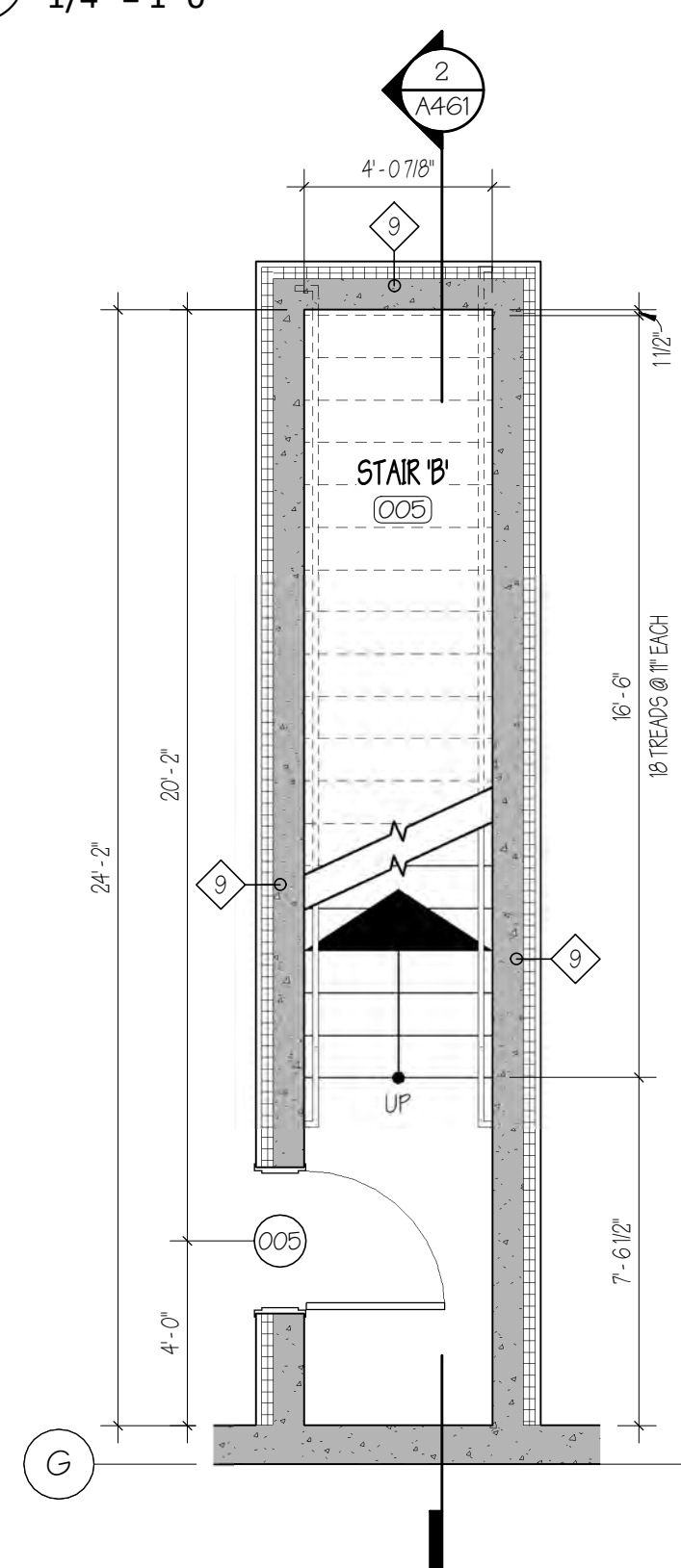
**2 STAIR 'A' - SECOND FLOOR PLAN**  
1/4" = 1'-0"



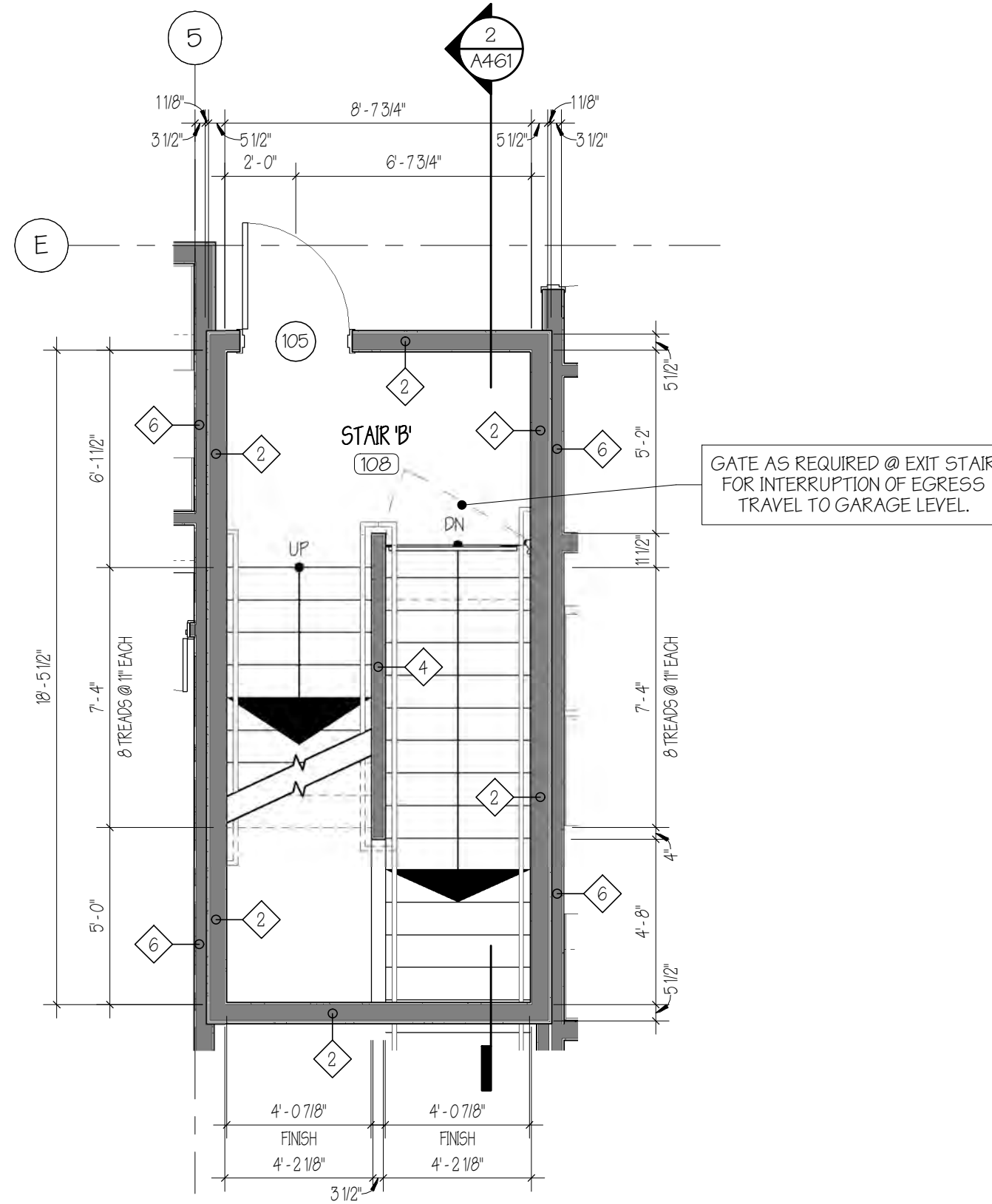
**3 STAIR 'A' - THIRD FLOOR PLAN**  
1/4" = 1'-0"



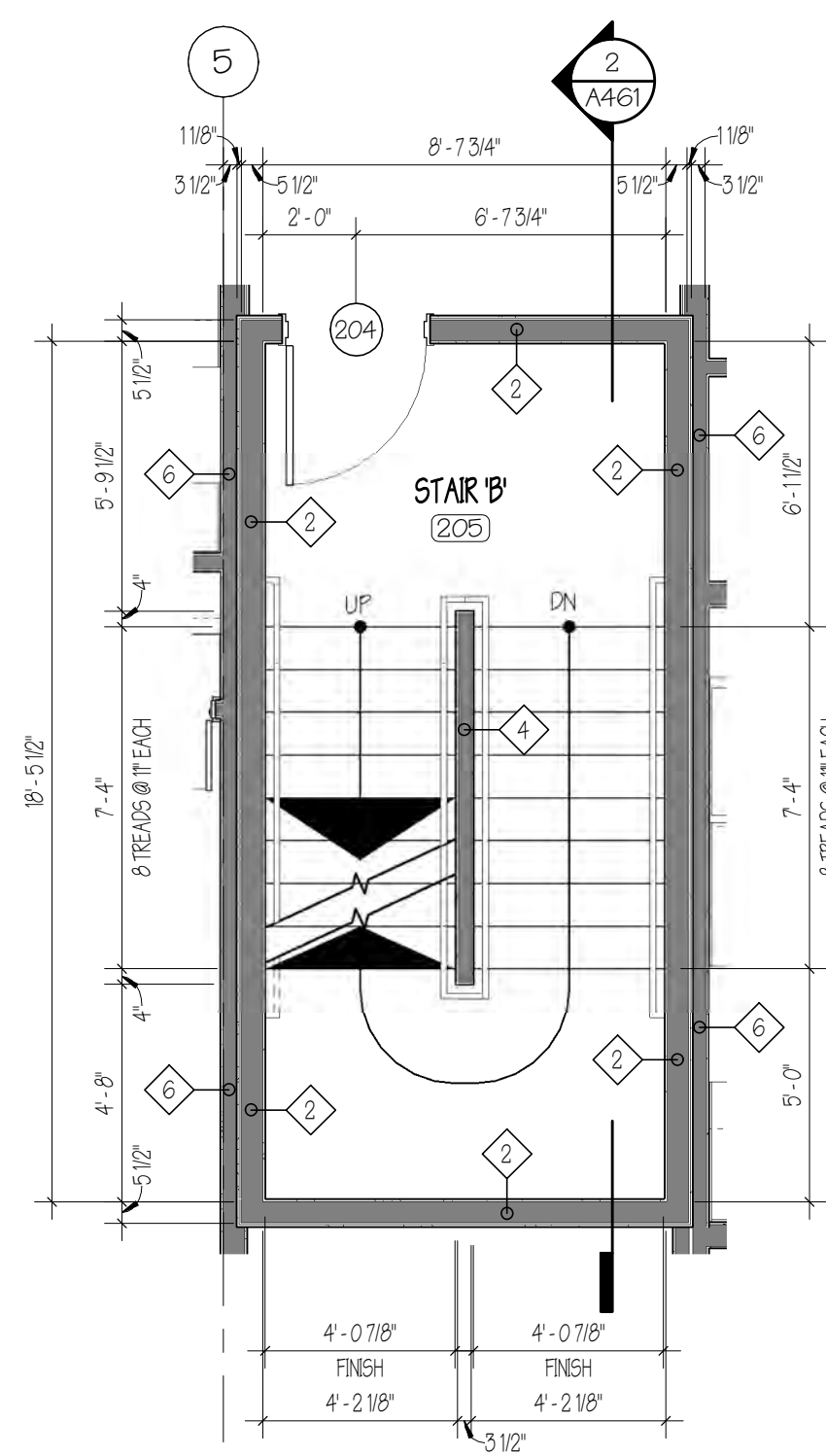
**4 STAIR 'A' - FOURTH FLOOR PLAN**  
1/4" = 1'-0"



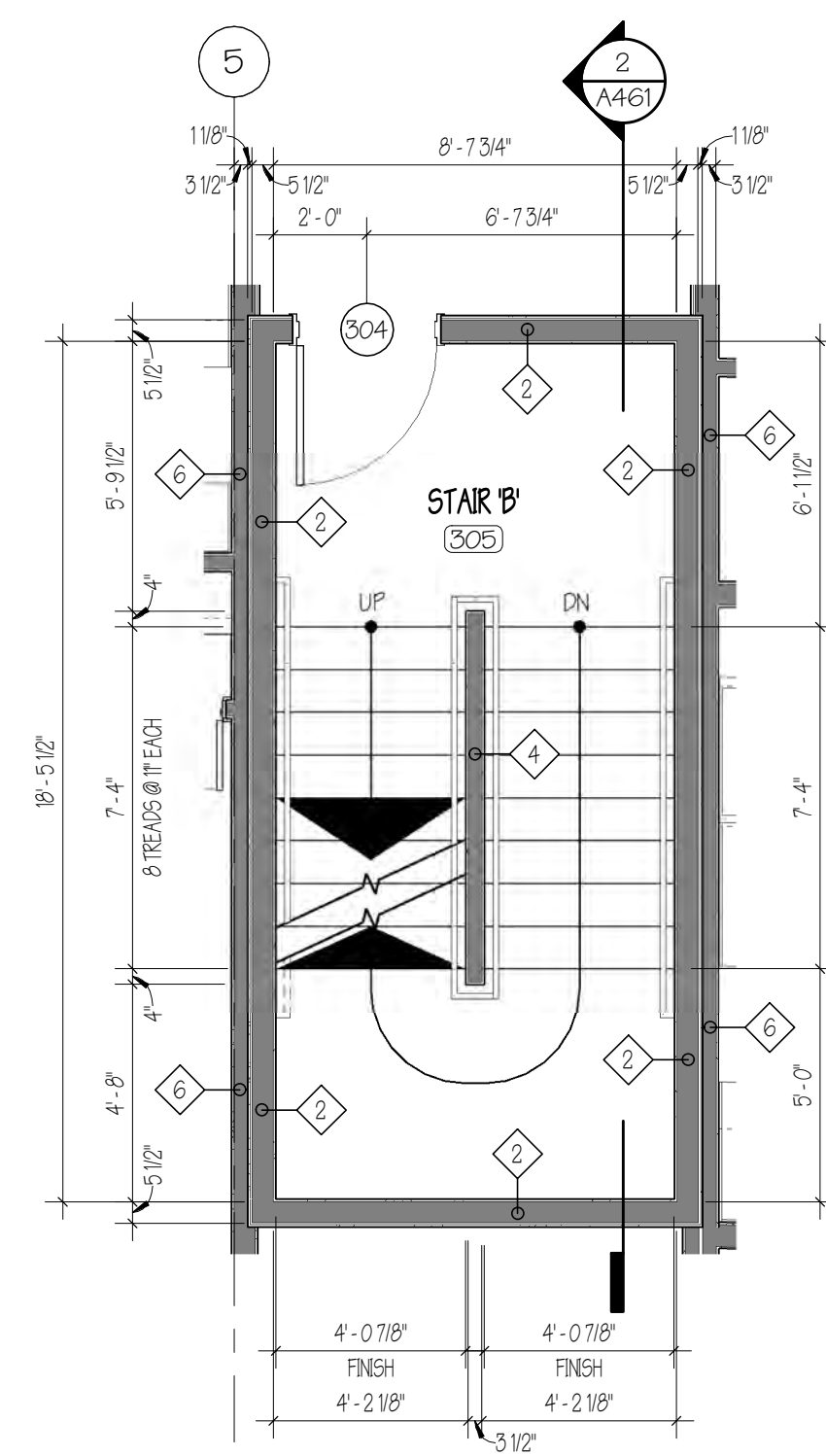
**5 STAIR 'B' - GARAGE FLOOR PLAN**  
1/4" = 1'-0"



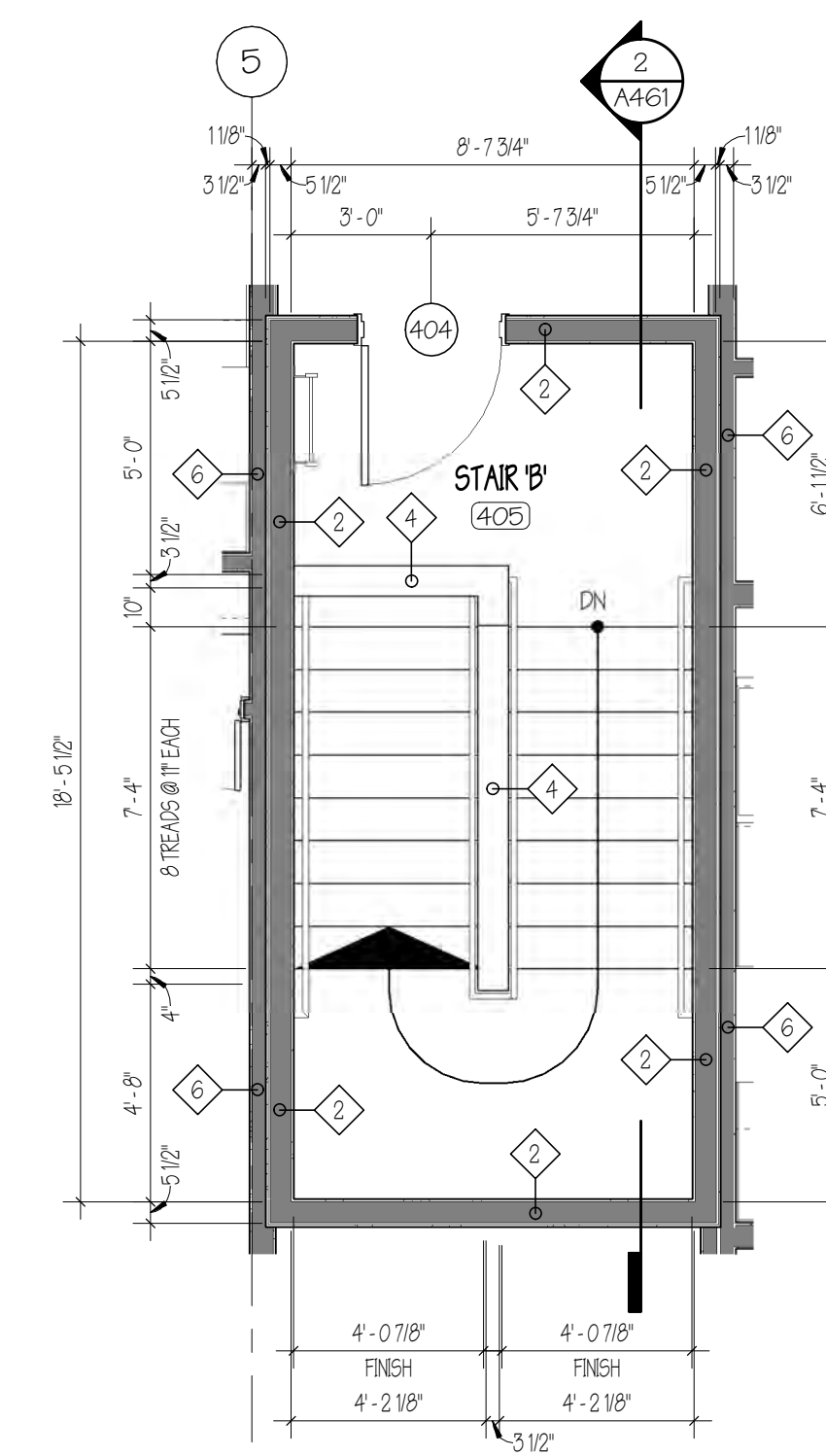
**6 STAIR 'B' - FIRST FLOOR PLAN**  
1/4" = 1'-0"



**7 STAIR 'B' - SECOND FLOOR PLAN**  
1/4" = 1'-0"



**8 STAIR 'B' - THIRD FLOOR PLAN**  
1/4" = 1'-0"



**9 STAIR 'B' - FOURTH FLOOR PLAN**  
1/4" = 1'-0"

NEW STAIR REQUIREMENTS:	
FEATURE	DIMENSIONAL CRITERIA FEET / INCHES
MAXIMUM HEIGHT OF RISERS	7 INCHES
MINIMUM HEIGHT OF RISERS	4 INCHES
MINIMUM TREAD DEPTH	11 INCHES
MINIMUM HEADROOM	6 FT 8 INCHES
MINIMUM HEIGHT BETWEEN LANDINGS	12 FEET

NFPA 101, 2015 EDITION, TABLE 7.2.2.2.11 (a)

MINIMUM NEW STAIR WIDTH:	
THE MINIMUM NEW STAIR WIDTH FOR COMBINED OCCUPANT LOADS LESS THAN 2000 PERSONS SHALL BE 44 INCHES.	
<b>EXCEPTION:</b> PROJECTORS NOT MORE THAN 4 1/2 INCHES AT OR BELOW HANDRAIL HEIGHT ON EACH SIDE ARE ALLOWED.	

NFPA 101, 2015 EDITION, SECTION 7.2.2.2.12

**STAIR AND HANDRAIL NOTES:**

STAIRS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES.

REQUIRED GUARDS AND HANDRAILS SHALL CONTINUE FOR THE FULL LENGTH OF EACH FLIGHT OF STAIRS. AT TURNS OF STAIRS, INSIDE HANDRAILS SHALL BE CONTINUOUS BETWEEN FLIGHTS AT LANDINGS.

HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 34 INCHES, AND NOT MORE THAN 38 INCHES, ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.

HANDRAILS SHALL INCLUDE ONE OF THE FOLLOWING FEATURES:

- CROSS SECTION WITH AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 INCHES.
- SHAPE THAT IS OTHER THAN CIRCULAR WITH A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES, BUT NOT MORE THAN 6 1/4 INCHES, AND WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT MORE THAN 2 1/4 INCHES, PROVIDED THAT GRASPABLE EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/8 INCH.

HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THEIR ENTIRE LENGTH.

HANDRAIL ENDS SHALL BE RETURNED TO THE WALL OR FLOOR OR SHALL TERMINATE AT NEWEL POSTS.

HANDRAILS THAT ARE NOT CONTINUOUS BETWEEN FLIGHTS SHALL EXTEND HORIZONTALLY, AT THE REQUIRED HEIGHT, NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

NFPA 101, 2015 EDITION, SECTION 7.2.2.4.1

HANDRAIL CLEARANCE: HANDRAILS SHALL BE INSTALLED TO PROVIDE A CLEARANCE OF NOT LESS THAN 1 1/2 INCHES NOR MORE THAN 2 1/4 INCHES BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED.


VERMONT 2015 FIRE & BUILDING SAFETY CODE

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**STAIR DETAILS**  
SCALE: 1/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT**  
**APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



**Rabideau Architects**

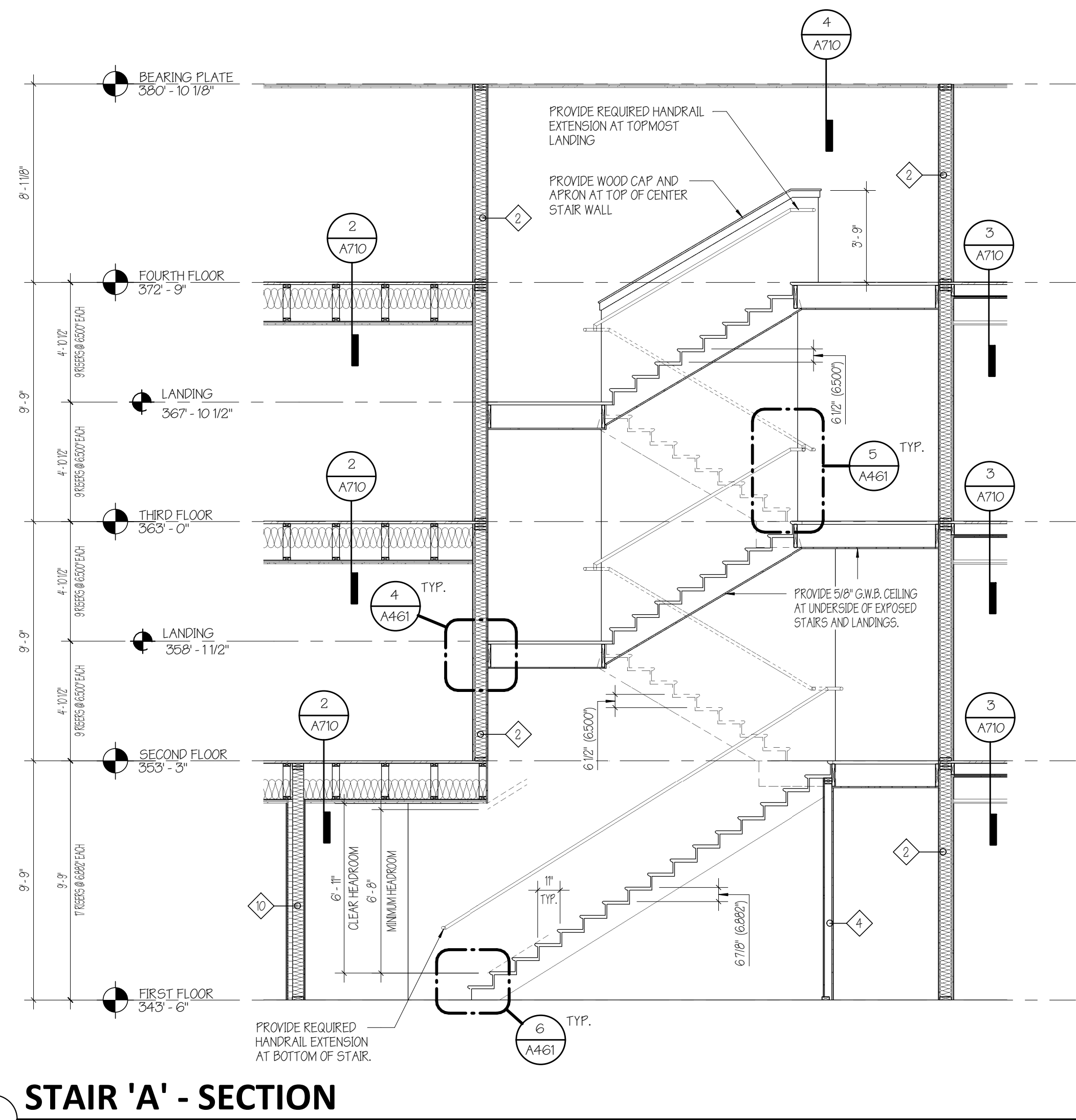
550 Hinesburg Road  
Suite 101  
South Burlington, VT 05403  
802.883.0222  
Rabideau-Architects.com

PROJECT #: **2010**

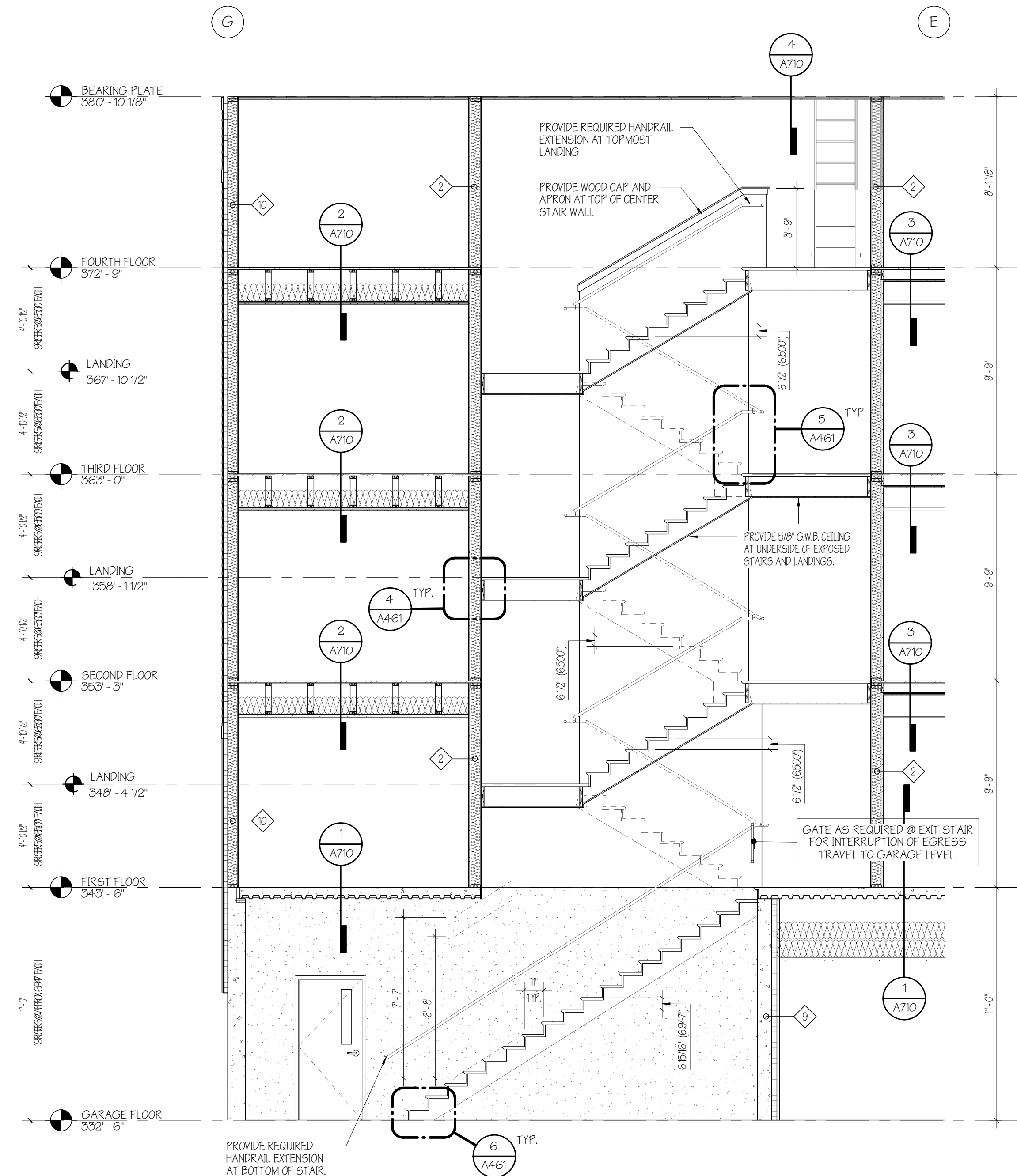
SHEET NUMBER  
**A460**

10/30/2020

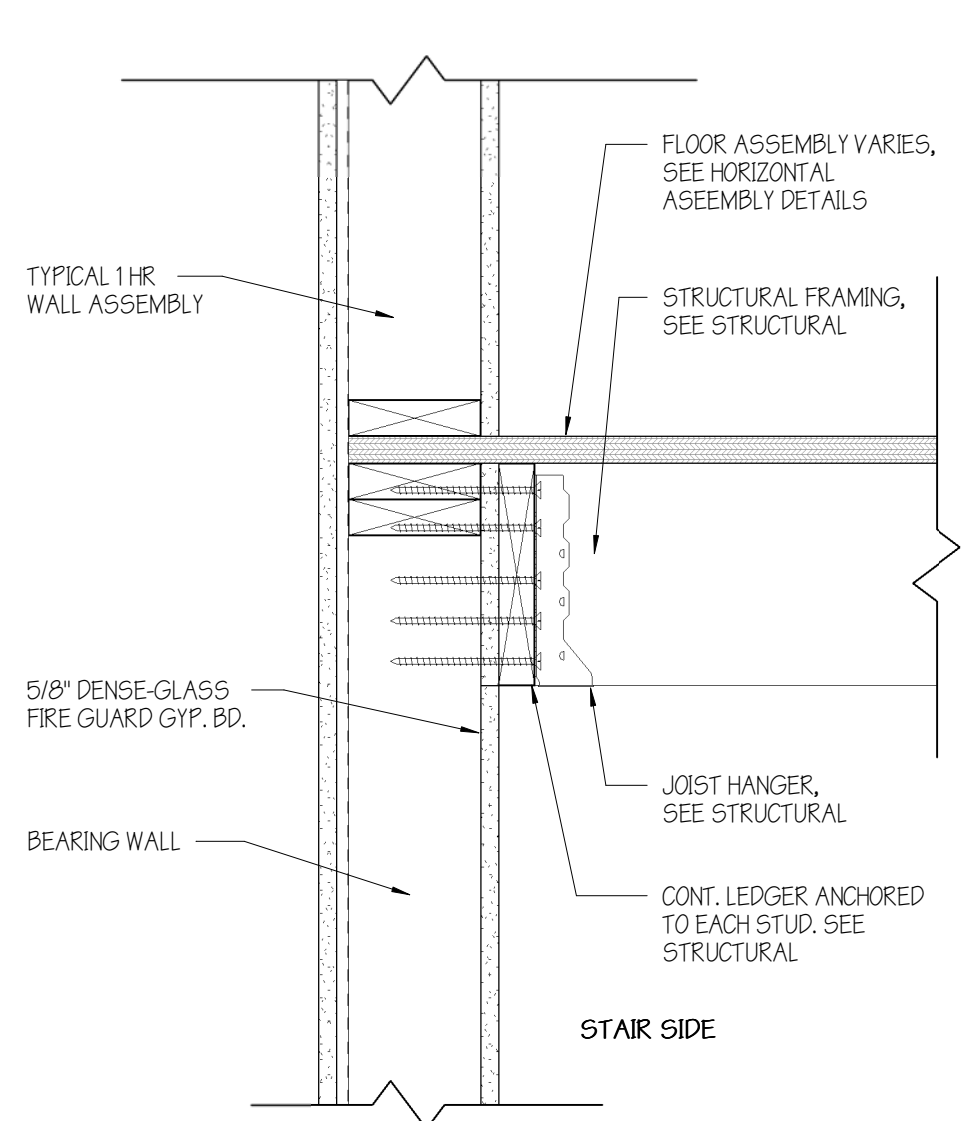




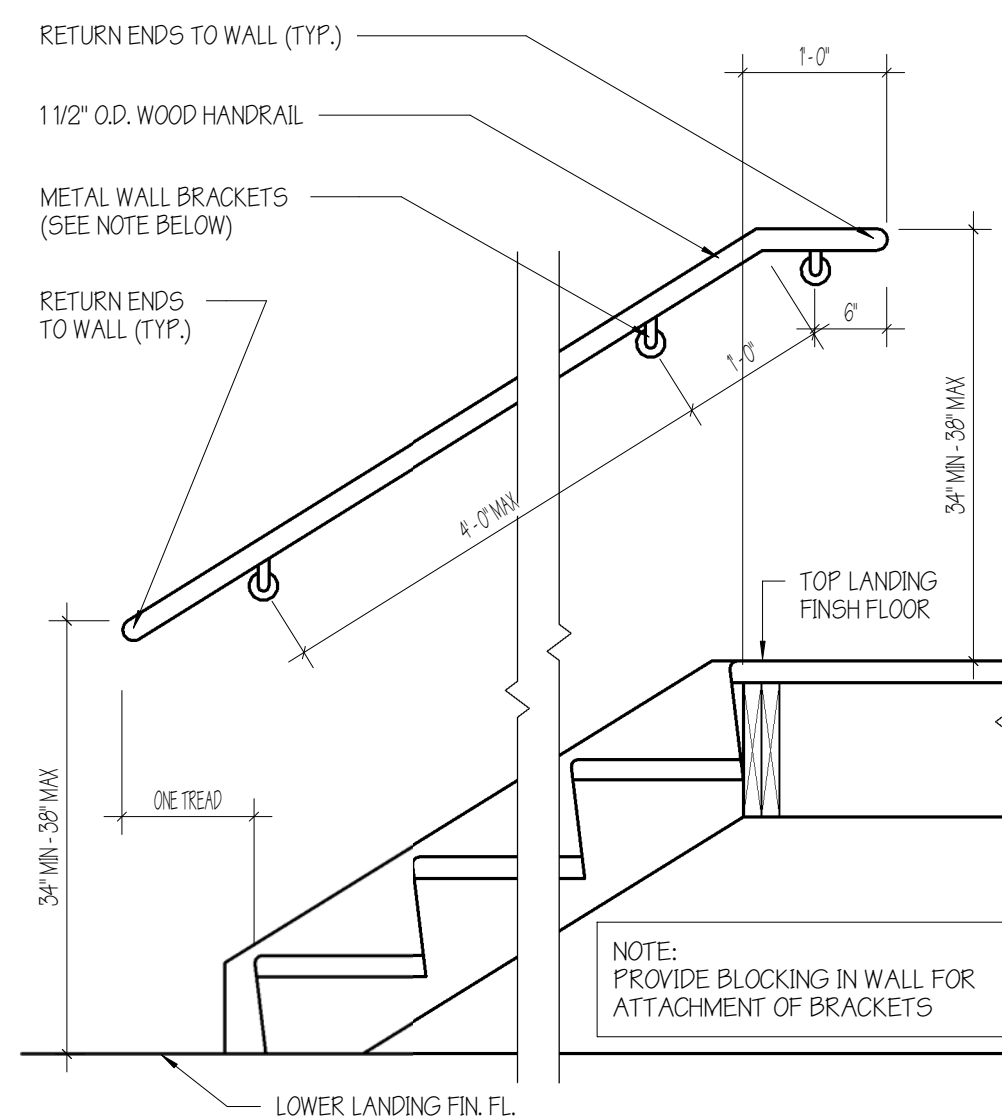
**1** STAIR 'A' - SECTION  
1/4" = 1'-0"



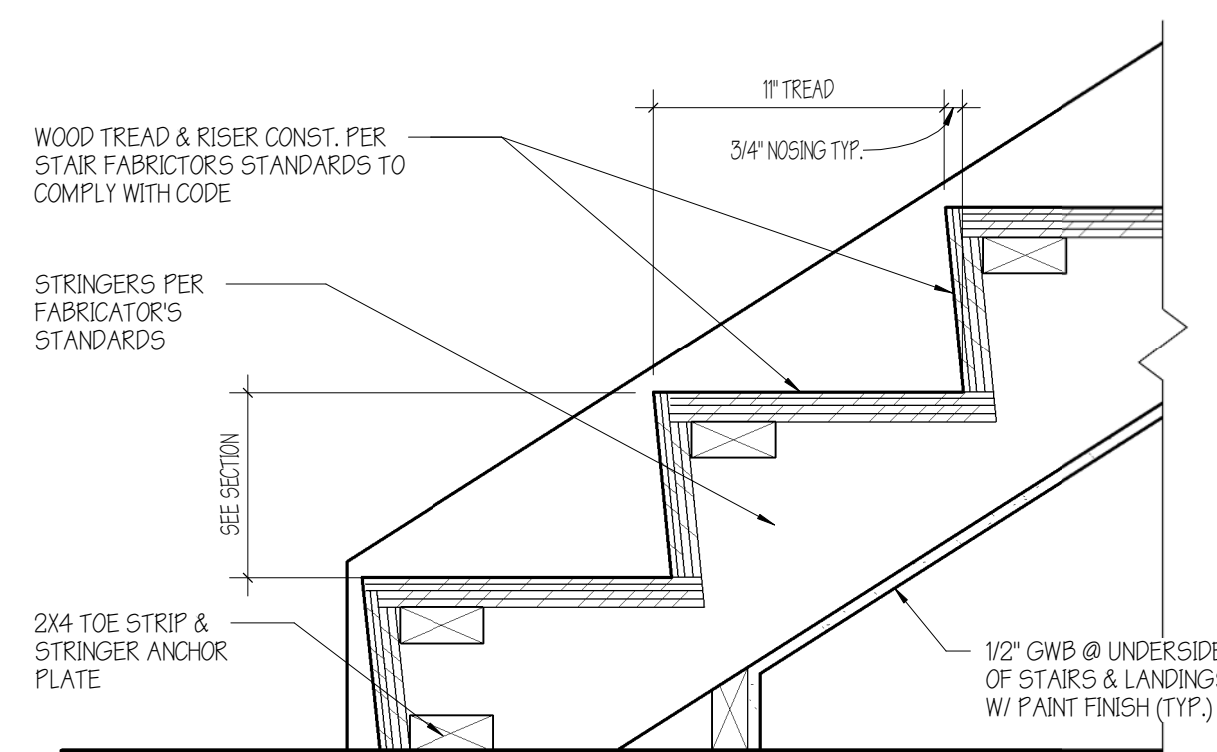
**2** STAIR 'B' - SECTION  
1/4" = 1'-0"



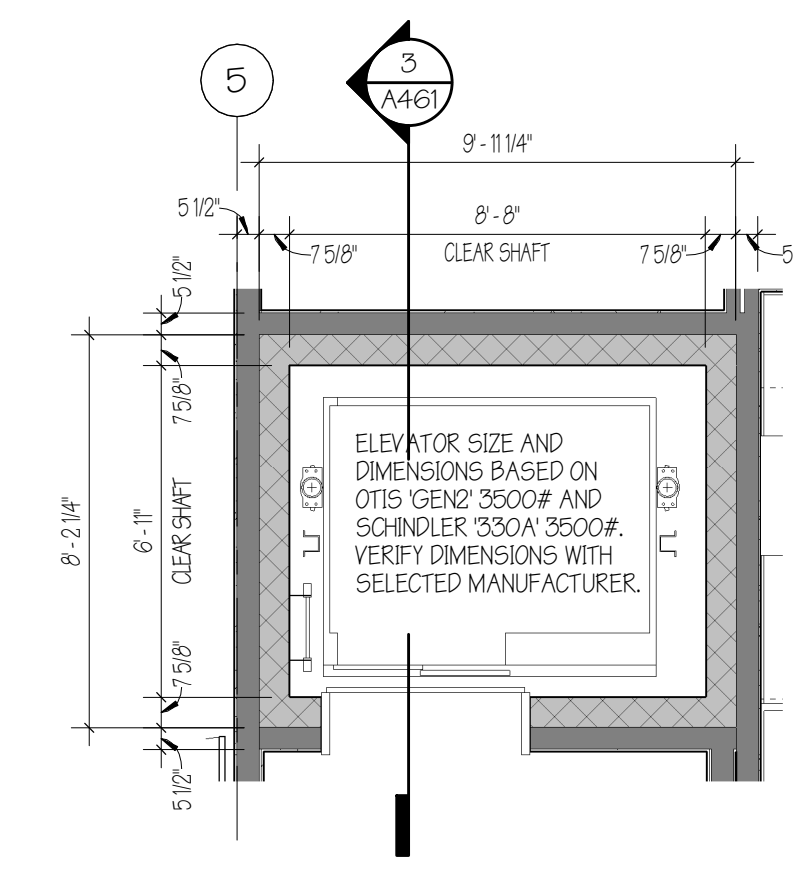
**4** LEDGER CONNECTION DETAIL AT STAIR  
1 1/2" = 1'-0"



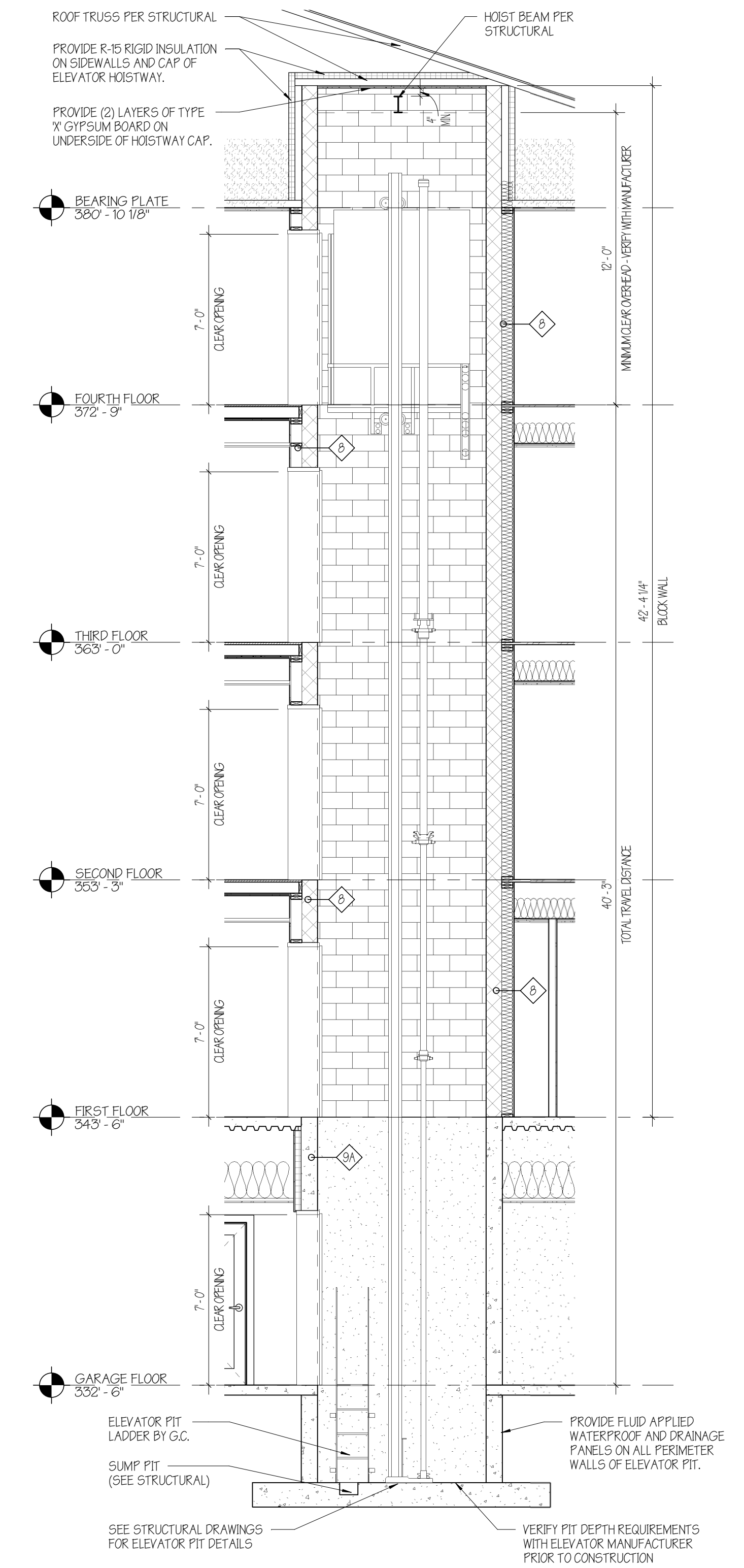
**5** TYPICAL HANDRAIL DETAIL  
3/4" = 1'-0"



**6** LOWER LANDING DETAIL  
1 1/2" = 1'-0"



**7** TYPICAL ELEVATOR PLAN  
1/4" = 1'-0"



**3** ELEVATOR SECTION  
1/4" = 1'-0"

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NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**STAIR AND ELEVATOR DETAILS**

SCALE: As indicated

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

**A461**

10/30/2020

**LEGEND:**

**ROOF:**

- R-1 ROOF STRUCTURE PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- R-2 ROOF SHEATHING PER STRUCTURAL DRAWINGS.
- R-3 (ATTIC SPACE) BLOWN CELLULOSE INSULATION, MIN = R-60.0
- R-4 APPLY TRUTHANE ICE AND WATER SHIELD UP SIDE WALLS OF ADJACENT WALLS A MIN OF 2'-0" VERTICALLY (WHERE ALLOWED) AND ALONG ROOF SURFACE A MIN OF 2'-0" HORIZONTALLY.
- R-5 ROOF SOFFIT. PROVIDE VENTILATED SOFFIT AT ALL LEAVES. SIZE AS REQUIRED. PAINT TO MATCH FASCIA. PROVIDE Drip Edges AS REQUIRED.
- R-6 PROVIDE EXTERIOR GRADE GYPSUM CEILING UNDER ALL ROOF CANTPES, RECESSED ENTRIES, AND OVERHANGS.
- R-13 PROVIDE AND INSTALL ROOF TO WALL FLASHING. (SEE DETAIL)

**TYPICAL FLOOR:**

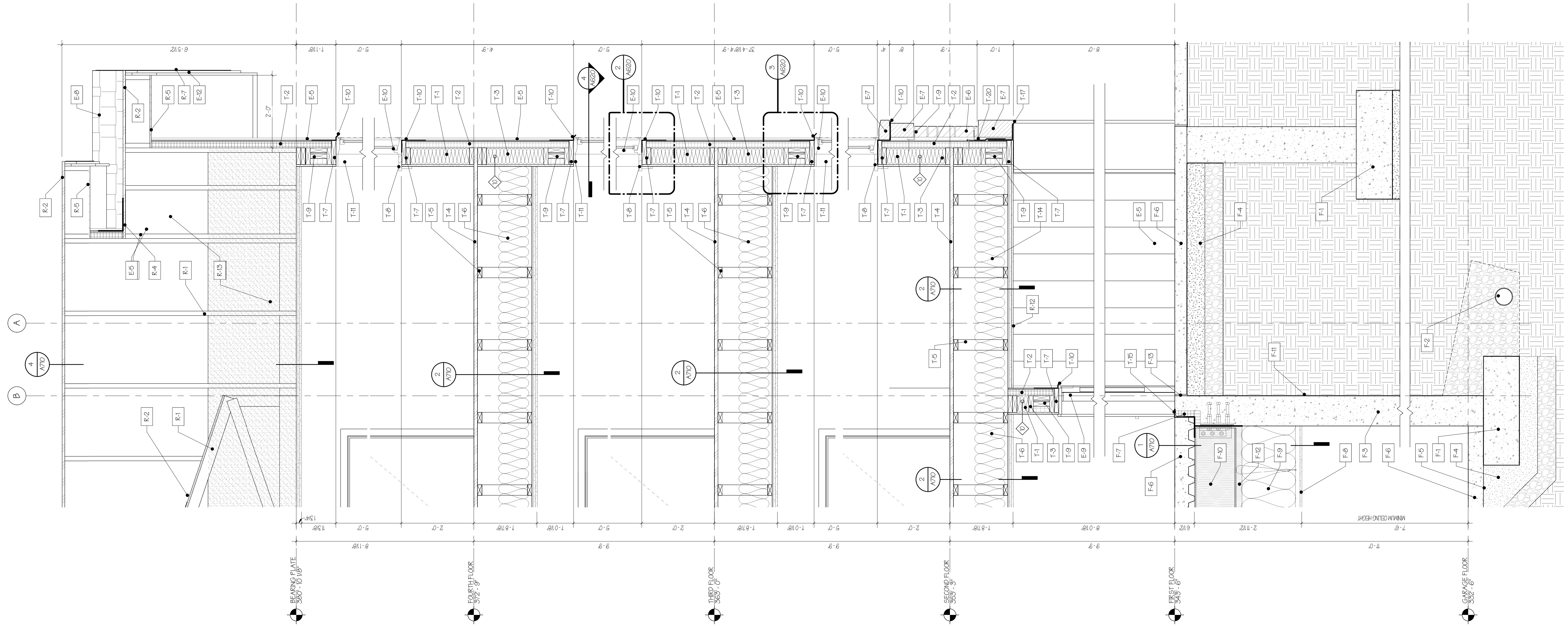
- T-1 EXTERIOR WOOD STUD WALL SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-2 PROVIDE 2-1/2" THICK INSULATED R-12 ZIP SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-3 CAVITY INSULATION - MINERAL WOOL. PROVIDE R-21 MINIMUM.
- T-4 FLOOR SHEATHING (SEE STRUCTURAL)
- T-5 FLOOR SYSTEM PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- T-6 FILL FLOOR CAVITY WITH SOUND ATTENUATION BATT. PROVIDE MIN R-30 WHEN UNABLE TO FILL ENTIRE CAVITY
- T-7 2X WOOD NAILES AND BLOCKING (CONT). NOTE: EXTEND 2X BLOCKING @ WINDOW AND DOOR OPENINGS AND TOP OF PARAPETS TO BE FLUSH WITH EXTERIOR OF ZIP SYSTEM SHEATHING. BLOCKING AT MECHANICAL VENTS MAY VARY. COORDINATE WITH VENT REQUIREMENTS.
- T-8 PROVIDE 3/4" WINDOW STOOL AND W/FRON AT ALL WINDOWS. MATERIAL AND FINISH AS SELECTED BY ARCHITECT.
- T-9 WINDOW/DOOR HEADER AS REQUIRED. FILL HEADER CAVITY WITH INSULATION. (SEE STRUCTURAL)
- T-10 PROVIDE FLASHING AT ALL DOORS, WINDOWS, LOWERS, AND MEC. AREAS AS INDICATED.
- T-11 PROVIDE GYPSUM BOARD RETURNIS AT ALL WINDOW/DOOR HEADS AND JAMBS.
- T-14 PROVIDE MINIMUM R-30 UNFACED BATT INSULATION OVER RECESSED AREA
- T-15 PROVIDE AND INSTALL STRUCTURAL FIBERGLASS ANGLE FOR ATTACHMENT OF SILLS OVER REGD INSULATION
- T-17 40 MIL COMPOSITE FLASHING. PROVIDE WEEP HOLES AT MASONRY WALLS.
- T-20 PROVIDE DRAINAGE PANELS IN CAVITY WALL AIR SPACE.

**FOUNDATION:**

- F-1 CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
- F-2 PROVIDE CONTINUOUS PERFORATED DRAIN F REQUIRED BY STRUCTURAL AND/OR CIVIL DRAWINGS.
- F-3 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- F-4 GRANULAR BASE COURSE PER STRUCTURAL DRAWINGS.
- F-5 PROVIDE VAPOR BARRIER PER STRUCTURAL DRAWINGS.
- F-6 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS.
- F-7 PROVIDE 2" THICK RIGID INSULATION THERMAL BREAK. (CONTINUOUS)
- F-8 PROVIDE CEILING SYSTEM PER REFLECTED CEILING PLANS. PROVIDE CONTROL JOINTS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD W/FRIMER AND 2 COATS OF MOISTURE RESISTANT PAINT.
- F-9 PROVIDE MINIMUM R-38 UNFACED BATT INSULATION OVER ENTIRE GARAGE AREA.
- F-10 FLOOR STRUCTURE PER STRUCTURAL DRAWINGS.
- F-11 PROVIDE SPRAY APPLIED DAMPPROOFING AT ALL BELOW GRADE FOUNDATION WALL LOCATIONS. CONTACT ARCHITECT FOR HIGH WATER TABLE CONDITIONS ARE ENCOUNTERED.
- F-12 PROVIDE SPRAY APPLIED FIREPROOFING AS REQUIRED (SEE HORIZONTAL ASSEMBLY DETAILS)
- F-13 PROVIDE EXPANSION JOINT PER STRUCTURAL DRAWINGS

**EXTERIOR MATERIALS:**

- E-5 SIDING TYPE FIVE - METAL SIDING, FN-220 BY METAL SPAN OR APPROVED EQUAL. VERTICAL ORIENTATION. COLOR AS SELECTED BY ARCHITECT.
- E-6 SIDING TYPE SIX - HEWEN STONE BY CULTURED STONE IN COURSED ASHLAR PATTERN. COLOR AS SELECTED BY ARCHITECT.
- E-7 STONE TRIM - SILL, STRETCHER, AND TRIM BY CULTURED STONE. COLOR AS SELECTED BY ARCHITECT.
- E-8 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FIBER REINFORCED ASPHALT UNDERLAMENT. PROVIDE BRUITHANE ICE AND WATER SHIELD AT ALL LEAVES, VALLEYS, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-9 ENTRY DOOR: SEE DOOR SCHEDULE FOR SIZE AND MATERIAL. DOORS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A502. COLOR AS SELECTED BY ARCHITECT.
- E-10 FIBERGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A502. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-12 FASCIA TRIM - 44 (2) PIECE FASCIA - (1) 9" AND (1) 4". PAINT TO MATCH ROOF SHINGLE COLOR.



**1** WALL SECTION 'A'  
3/4" = 1'-0"

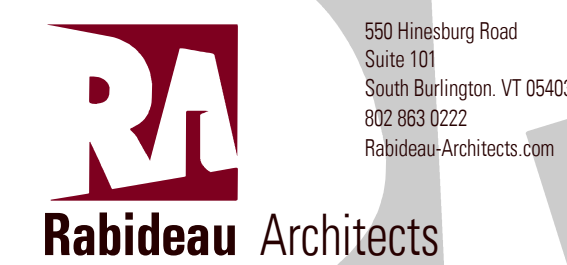
PRELIMINARY  
NOT FOR  
CONSTRUCTION

No.	REVISIONS	
	Description	Date

**WALL SECTION 'A'**  
SCALE: 3/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



550 Hinesburg Road  
Suite 101  
South Burlington, VT 05403  
802.883.0222  
Rabideau-Architects.com

PROJECT #: **2010**

SHEET NUMBER  
**A501**  
10/30/2020

**LEGEND:**

**ROOF:**

- R-1 ROOF STRUCTURE PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- R-2 ROOF SHEATHING PER STRUCTURAL DRAWINGS.
- R-3 (ATTIC SPACE) BLOWN CELLULOSE INSULATION MIN = R-60.0
- R-5 ROOF SOFFIT, PROVIDE VENTILATED SOFFIT AT ALL EAVES. SIZE AS REQUIRED. PAINT TO MATCH FASCIA.
- R-7 PROVIDE DRIP EDGES AS REQUIRED.
- R-10 PROVIDE CONTINUOUS 2x4 TRUSS EAVE.
- R-11 PROVIDE PROPER VENT TO INSURE AIR FLOW

**TYPICAL FLOOR:**

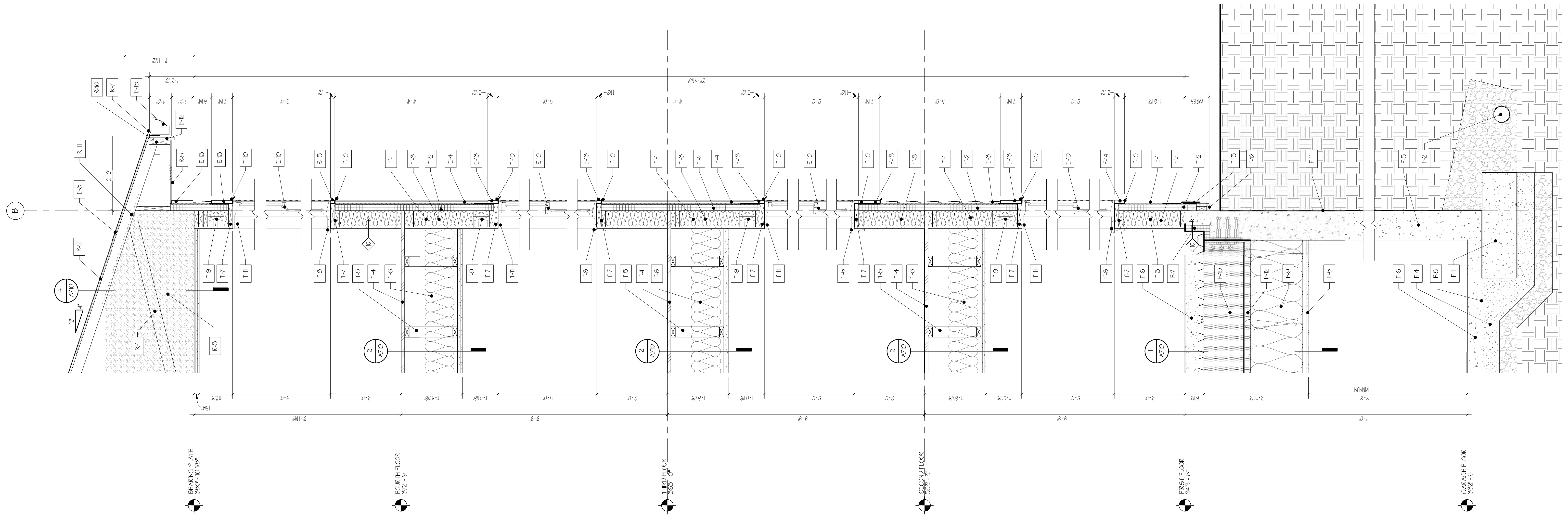
- T-1 EXTERIOR WOOD STUD WALL SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-2 PROVIDE 2-1/2" THICK INSULATED R-12 ZIP SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-3 CAVITY INSULATION - MINERAL WOOL. PROVIDE R-21 MINIMUM.
- T-4 FLOOR SHEATHING (SEE STRUCTURAL)
- T-5 FLOOR SYSTEM PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- T-6 FILL FLOOR CAVITY WITH SOUND ATTENUATION BATTS. PROVIDE MIN R-30 WHEN UNABLE TO FILL ENTIRE CAVITY.
- T-7 2x4 WOOD NAULING AND BLOCKING (CONT.). NOTE: EXTEND 2x4 BLOCKING @ WINDOW AND DOOR OPENINGS AND TOP OF PARAPETS TO BE FLUSH WITH EXTERIOR ZIP SYSTEM SHEATHING. BLOCKING AT MECHANICAL VENTS MAY VARY. COORDINATE WITH VENT REQUIREMENTS.
- T-9 PROVIDE 3/4" WINDOW STOOL AND APRON AT ALL WINDOWS. MATERIAL AND FINISH AS SELECTED BY ARCHITECT.
- T-9 WINDOW/DOOR HEADER AS REQUIRED. FILL HEADER CAVITY WITH INSULATION. (SEE STRUCTURAL)
- T-10 PROVIDE FLASHING AT ALL DOORS, WINDOWS, LOUVERS, AND MEC. AREAS AS INDICATED.
- T-11 PROVIDE GYPSUM BOARD RETURN AT ALL WINDOW/DOOR HEADS AND JAMBS.
- T-12 PROVIDE TRIM BOARD RETURN AND BLOCKING AT BOTTOM OF RIGID INSULATION.
- T-13 PROVIDE AND INSTALL BRITHTHANE ICE AND WATER SHIELD MIN. 24" VERTICAL AT BASE OF ALL WALLS WITH 18" OF GRADE.

**FOUNDATION:**

- F-1 CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
- F-2 PROVIDE CONTINUOUS PERFORATED FOOTING DRAIN IF REQUIRED BY STRUCTURAL AND/OR CIVIL DRAWINGS.
- F-3 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- F-4 GRANULAR BASE COURSE PER STRUCTURAL DRAWINGS.
- F-5 PROVIDE VAPOR BARRIER PER STRUCTURAL DRAWINGS.
- F-6 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS.
- F-7 PROVIDE 2" THICK RIGID INSULATION THERMAL BREAK. (CONTINUOUS)
- F-8 PROVIDE CEILING SYSTEM PER REFLECTED CEILING PLANS. PROVIDE CONTROL JOINTS PER ARCHITECT. PROVIDE MOISTURE RESISTANT GYPSUM BOARD W/ PRIMER AND 2 COATS OF MOI. RESISTANT PAINT.
- F-9 PROVIDE MINIMUM R-38 UNFACED BATT INSULATION OVER ENTIRE GARAGE AREA.
- F-10 FLOOR STRUCTURE PER STRUCTURAL DRAWINGS.
- F-11 PROVIDE SPRAY APPLIED DAM PROOFING AT ALL BELOW GRADE FOUNDATION WALL LOCATIONS. CONTACT ARCHITECT FOR WATER TABLE CONDITIONS ARE ENCOUNTERED.
- F-12 PROVIDE SPRAY APPLIED FIRE PROOFING AS REQUIRED (SEE HORIZONTAL ASSEMBLY DETAILS)

**EXTERIOR MATERIALS:**

- E-1 SIDING TYPE ONE - VERTICAL BOARD & BATTEN SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-3 SIDING TYPE THREE - 6" 7/8" EXPOSURE HORIZONTAL LAP SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-4 SIDING TYPE FOUR - SMOOTH TEXTURE FIBER CEMENT PANEL SIDING BY JAMES HARDIE. COLOR AS SELECTED BY ARCHITECT.
- E-8 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FIBER REINFORCED ASPHALT UNDERLAYMENT. PROVIDE BRITHTHANE ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-10 FIBERGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A500. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-12 FASCIA TRIM - 4x4 (2) PIECE FASCIA (1) 4" AND (1) 4" PAINT TO MATCH ROOF SHINGLE COLOR.
- E-15 TRIM BOARDS - 5/4 TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-14 WINDOW / DOOR TRIM - PROVIDE EVERLAST SURROUNDS AND ASSOCIATED BLOCKING, TRIM BOARDS, OR MULLINGS AS REQUIRED BY ADJACENT SIDING TYPE. TRIM SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-15 PROVIDE GUTTER SYSTEM AT ALL SLOPED ROOFS.



**1** WALL SECTION 'B'  
3/4" = 1'-0"

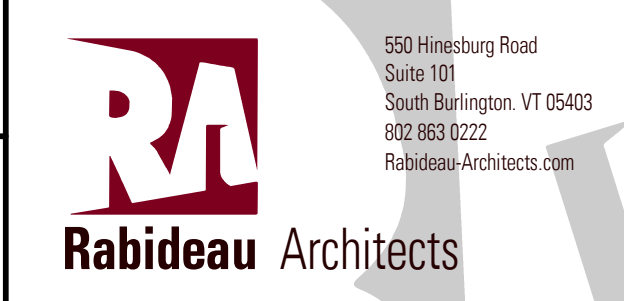
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NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**WALL SECTION 'B'**  
SCALE: 3/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



PROJECT #: **2010**

SHEET NUMBER

**A502**

10/30/2020

**LEGEND:**

**ROOF:**

- R-1 ROOF STRUCTURE PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- R-2 ROOF SHEATHING PER STRUCTURAL DRAWINGS.
- R-3 (ATTIC SPACE) BLOWN CELLULOSE INSULATION, MIN = R-60.0
- R-5 ROOF SOFFIT, PROVIDE VENTILATED SOFFIT AT ALL LEAVES. SIZE AS REQUIRED. PAINT TO MATCH FASCIA.
- R-7 PROVIDE DRIP EDGES AS REQUIRED.

**TYPICAL FLOOR:**

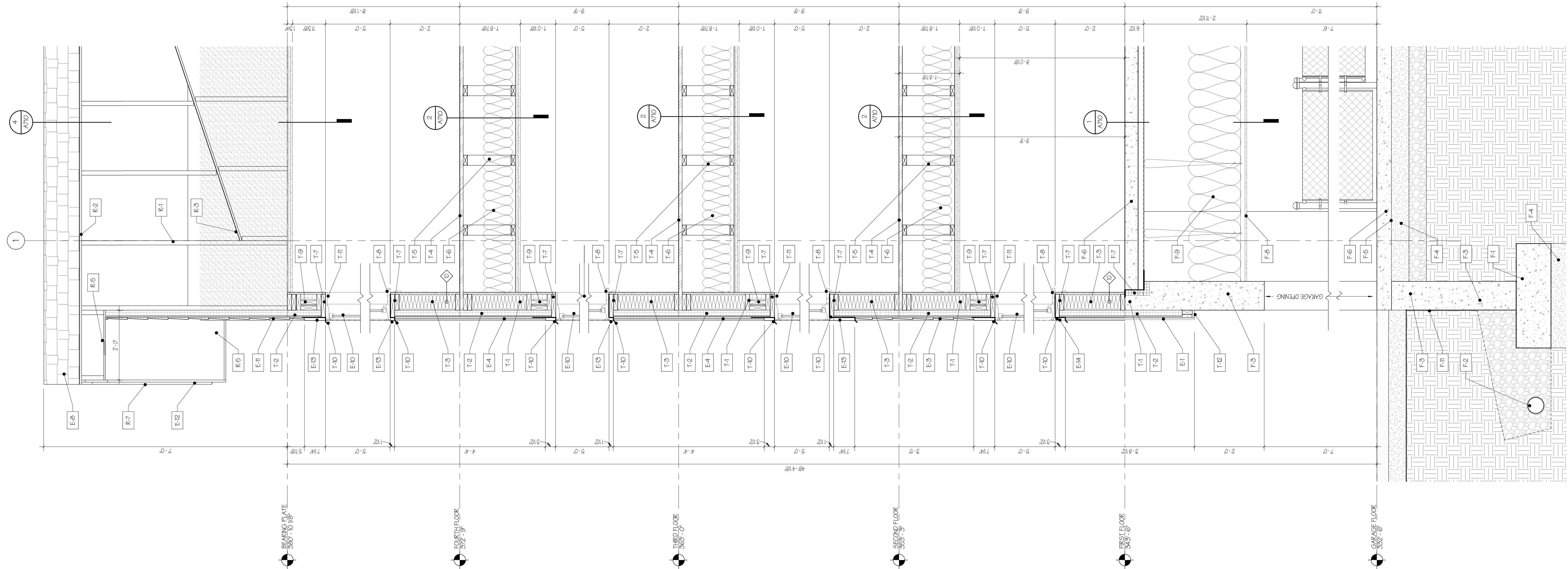
- T-1 EXTERIOR WOOD STUD WALL SYSTEM (SEE PARTITION ASSEMBLY DETAILS)
- T-2 PROVIDE 2" THICK INSULATED R-12 ZIP SYSTEM (SEE PARTITION ASSEMBLY DETAILS)
- T-3 CAVITY INSULATION - MINERAL WOOL, PROVIDE R-21 MINIMUM
- T-4 FLOOR SHEATHING (SEE STRUCTURAL)
- T-5 FLOOR SYSTEM PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- T-6 FILL FLOOR CAVITY WITH SOUND ATTENUATION BATTS. PROVIDE MIN R-30 WHEN UNABLE TO FILL ENTIRE CAVITY.
- T-7 2X WOOD NAILED AND BLOCKING (CONT.). NOTE: EXTEND 2X BLOCKING @ WINDOW AND DOOR OPENINGS AND TOP OF PARAPETS TO BE FLUSH WITH EXTERIOR ZIP SYSTEM SHEATHING. BLOCKING AT MECHANICAL VENTS MAY VARY. COORDINATE WITH VENT REQUIREMENTS.
- T-8 PROVIDE 3/4" WINDOW STOOL AND APRON AT ALL WINDOWS. MATERIAL AND FINISH AS SELECTED BY ARCHITECT.
- T-9 WINDOW/DOOR HEADER AS REQUIRED. FILL HEADER CAVITY WITH INSULATION. (SEE STRUCTURAL)
- T-10 PROVIDE FLASHING AT ALL DOORS, WINDOWS, LOUVERS, AND MEC. AREAS AS INDICATED.
- T-11 PROVIDE GYPSUM BOARD RETURNS AT ALL WINDOW/DOOR HEADS AND JAMBS.
- T-12 PROVIDE TRIM BOARD RETURN AND BLOCKING AT BOTTOM OF RIGID INSULATION.

**FOUNDATION:**

- F-1 CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
- F-2 PROVIDE CONTINUOUS PERFORATED FOOTING DRAIN IF REQUIRED BY STRUCTURAL AND/OR CIVIL DRAWINGS.
- F-3 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- F-4 GRANULAR BASE COURSE PER STRUCTURAL DRAWINGS.
- F-5 PROVIDE VAPOUR BARRIER PER STRUCTURAL DRAWINGS.
- F-6 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS.
- F-7 PROVIDE 2" THICK RIGID INSULATION THERMAL BREAK. (CONTINUOUS)
- F-8 PROVIDE CEILING SYSTEM PER SELECTED CEILING PLANS. PROVIDE CONTROL JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND AS INDICATED. PROVIDE MOISTURE RESISTANT GYPSUM BOARD W/ PRIMER AND 2 COATS OF MOLD RESISTANT PAINT.
- F-9 PROVIDE MINIMUM R-30 UNFACED BATT INSULATION OVER ENTIRE GARAGE AREA.
- F-11 PROVIDE SPRAY APPLIED DAM PROOFING AT ALL BELOW GRADE FOUNDATION WALL LOCATIONS. CONTACT ARCHITECT IF HIGH WATER TABLE CONDITIONS ARE ENCOUNTERED.

**EXTERIOR MATERIALS:**

- E-1 SIDING TYPE ONE - VERTICAL BOARD & BATTEN SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-3 SIDING TYPE THREE - 6" SIP EXPOSURE HORIZONTAL LAP SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-4 SIDING TYPE FOUR - SMOOTH TEXTURE FIBRE CEMENT PANEL SIDING BY JAMES HARDIE. COLOR AS SELECTED BY ARCHITECT.
- E-8 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FIBRE REINFORCED ASPHALT UNDERLAYMENT. PROVIDE BUTYRHANE ICE AND WATER SHIELD AT ALL EAVES, VALLEYS, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-10 FIBREGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A000. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-11 DECKS: STEEL DECK SYSTEM AND RAILINGS (SEE DETAILS)
- E-12 FASCIA TRIM - 1/4" (2) PIECE FASCIA. (1) @ AND (1) @. PAINT TO MATCH ROOF SHINGLE COLOR.
- E-13 TRIM BOARDS - 5/4" TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-14 WINDOW/DOOR TRIM - PROVIDE EVERLAST SURROUNDS AND ASSOCIATED BLOCKING, TRIM BOARDS, OR CORNER BLOCKING. PROVIDE EVERLAST SIDING TYPE. TRIM SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.



**1** WALL SECTION 'C'  
3/4" = 1'-0"

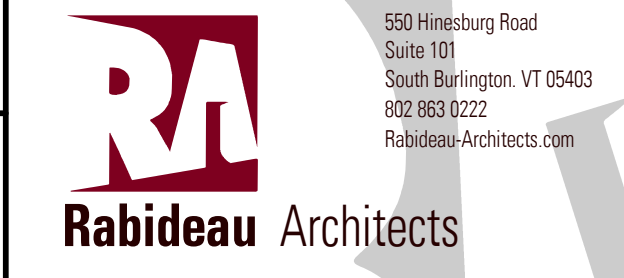
PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**WALL SECTION 'C'**  
SCALE: 3/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



550 Hinesburg Road  
Suite 101  
South Burlington, VT 05403  
802.883.0222  
Rabideau-Architects.com

PROJECT #: **2010**

SHEET NUMBER

**A503**

10/30/2020

**LEGEND:**

**ROOF:**

- R-1 ROOF STRUCTURE PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- R-2 ROOF SHEATHING PER STRUCTURAL DRAWINGS.
- R-3 (ATTIC SPACE) BLOWN CELLULOSE INSULATION MIN = R-60.0
- R-5 ROOF SOFFIT. PROVIDE VENTILATED SOFFIT AT ALL EAVES. SIZE AS REQUIRED. PAINT TO MATCH FASCIA.
- R-7 PROVIDE DRIP EDGES AS REQUIRED.
- R-10 PROVIDE CONTINUOUS 2x AT TRUSS EAVE.
- R-11 PROVIDE PROPER VENT TO INSURE AIR FLOW
- R-12 PROVIDE EXTERIOR GRADE GYPSUM CEILING UNDER ALL ROOF CANOPS, RECESSED ENTRIES, AND OVERHANGS.

**TYPICAL FLOOR:**

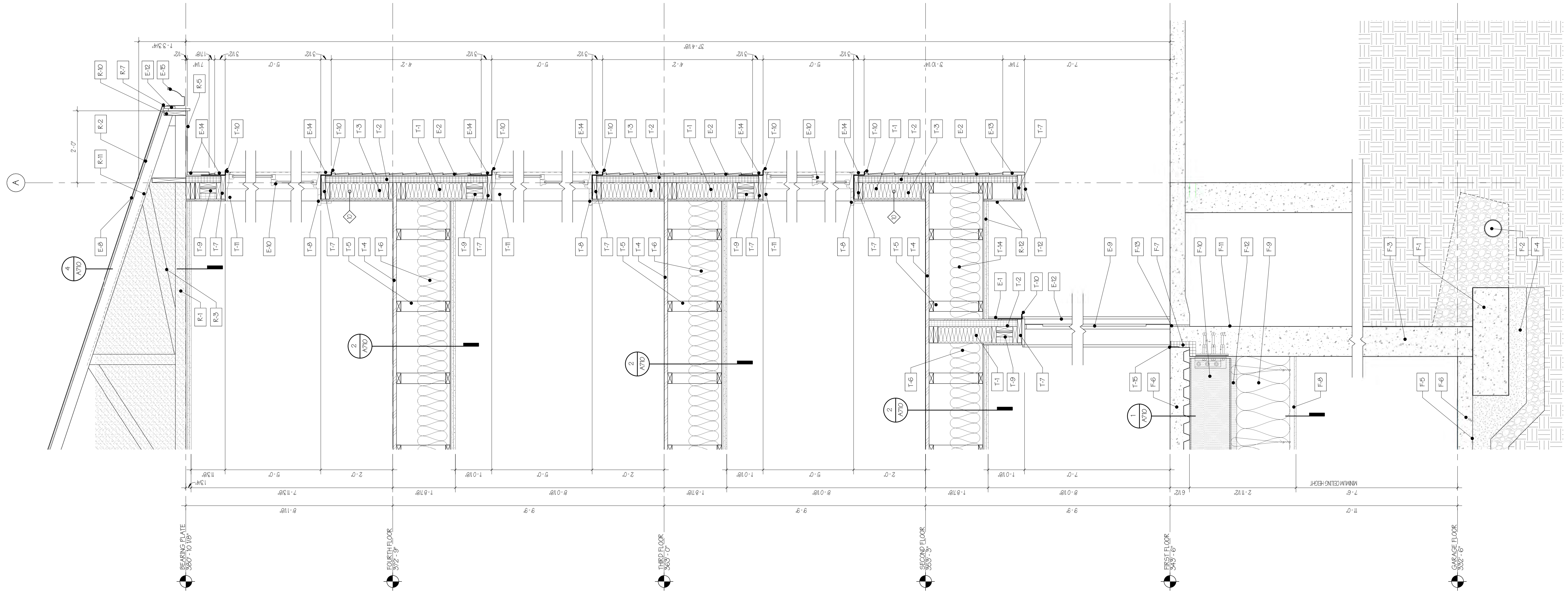
- T-1 EXTERIOR WOOD STUD WALL SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-2 PROVIDE 2-1/2" THICK INSULATED R-12 ZIP SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-3 CAVITY INSULATION - MINERAL WOOL. PROVIDE R-21 MINIMUM.
- T-4 FLOOR SHEATHING (SEE STRUCTURAL)
- T-5 FLOOR SYSTEM PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- T-6 FILL FLOOR CAVITY WITH SOUND ATTENUATION BATT. PROVIDE MIN R-30 WHEN UNABLE TO FILL ENTIRE CAVITY.
- T-7 2x WOOD NAILED AND BLOCKING (CONT). NOTE: EXTEND 2x BLOCKING @ WINDOW AND DOOR OPENINGS AND TOP OF TRusses TO BE FLUSH WITH EXTERIOR ZIP SYSTEM SHEATHING. BLOCKING AT MECHANICAL VENTS MAY VARY. COORDINATE WITH VENT REQUIREMENTS.
- T-8 PROVIDE 3/4" WINDOW STOOL AND APRON AT ALL WINDOWS. MATERIAL AND FINISH AS SELECTED BY ARCHITECT.
- T-9 WINDOW DOOR HEADER AS REQUIRED. FILL HEADER CAVITY WITH INSULATION. (SEE STRUCTURAL)
- T-10 PROVIDE FLASHING AT ALL DOORS, WINDOWS, LOUVERS, AND MEC. AREAS AS INDICATED.
- T-11 PROVIDE GYPSUM BOARD RETURN AT ALL WINDOW/DOOR HEADS AND JAMBS.
- T-12 PROVIDE TRIM BOARD RETURN AND BLOCKING AT BOTTOM OF RIGID INSULATION
- T-14 PROVIDE MINIMUM R-38 UNFACED BATT INSULATION OVER RECESSED AREA
- T-15 PROVIDE AND INSTALL STRUCTURAL FIBERGLASS ANGLE FOR ATTACHMENT OF SILLS OVER RIGID INSULATION.

**FOUNDATION:**

- F-1 CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
- F-2 PROVIDE CONTINUOUS PERFORATED DRAIN IF REQUIRED BY STRUCTURAL AND/OR CIVIL DRAWINGS.
- F-3 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- F-4 GRANULAR BASE COURSE PER STRUCTURAL DRAWINGS.
- F-5 PROVIDE VAPOR BARRIER PER STRUCTURAL DRAWINGS.
- F-6 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS.
- F-7 PROVIDE 2" THICK RIGID INSULATION THERMAL BREAK (CONTINUOUS)
- F-8 PROVIDE CEILING SYSTEM PER REFLECTED CEILING PLANS. PROVIDE CONTROL JOINTS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD W/ PRIMER AND 2 COATS OF WALL RESISTANT PAINT.
- F-9 PROVIDE MINIMUM R-38 UNFACED BATT INSULATION OVER ENTIRE GARAGE AREA.
- F-10 FLOOR STRUCTURE PER STRUCTURAL DRAWINGS.
- F-11 PROVIDE SPRAY APPLIED DAMPPROOFING AT ALL BELOW GRADE FOUNDATION WALL LOCATIONS. CONTACT ARCHITECT FOR WATER TABLE CONDITIONS ARE ENCOUNTERED.
- F-12 PROVIDE SPRAY APPLIED FIREPROOFING AS REQUIRED (SEE HORIZONTAL ASSEMBLY DETAILS)
- F-15 PROVIDE EXPANSION JOINT PER STRUCTURAL DRAWINGS

**EXTERIOR MATERIALS:**

- E-1 SIDING TYPE ONE - VERTICAL BOARD & BATTEN SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-2 SIDING TYPE TWO - 4 1/2" EXPOSURE HORIZONTAL LAP SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-8 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FELT UNDERLAYMENT. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL EAVES, VALLES, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-9 ENTRY DOORS SEE DOOR SCHEDULE FOR SIZE AND MATERIAL. DOORS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A000. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-10 FIBERGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U-VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A000. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-12 FASCIA TRIM - 4x4 (2) PIECE FASCIA (1) # AND (1) 4". PAINT TO MATCH ROOF SHINGLE COLOR.
- E-15 TRIM BOARDS - 5/4 TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-14 WINDOW DOOR TRIM - PROVIDE EVERLAST SURROUNDS AND ASSOCIATED BLOCKING, TRIM BOARDS, OR BUILDINGS AS REQUIRED BY ADJACENT SIDING TYPE. TRIM SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-15 PROVIDE GUTTER SYSTEM AT ALL SLOPED ROOFS.



**1** WALL SECTION 'D'  
3/4" = 1'-0"

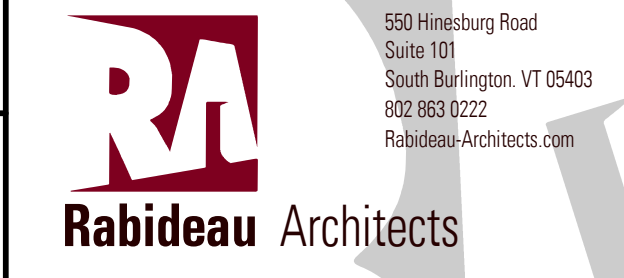
PRELIMINARY  
NOT FOR  
CONSTRUCTION

No.	REVISIONS	
	Description	Date

**WALL SECTION 'D'**  
SCALE: 3/4" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



PROJECT #: **2010**

SHEET NUMBER

**A504**

10/30/2020

**LEGEND:**

**ROOF:**

- R-1 ROOF STRUCTURE PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- R-2 ROOF SHEATHING PER STRUCTURAL DRAWINGS.
- R-3 (ATTIC SPACE) BLOWN CELLULOSE INSULATION MIN = R-60.0
- R-5 ROOF SOFFIT. PROVIDE VENTILATED SOFFIT AT ALL EAVES. SIZE AS REQUIRED. PAINT TO MATCH FASCIA.
- R-7 PROVIDE DRIP EDGES AS REQUIRED.
- R-10 PROVIDE CONTINUOUS 2x AT TRUSS EAVE.
- R-11 PROVIDE PROPER VENT TO INSURE AIR FLOW

**TYPICAL FLOOR:**

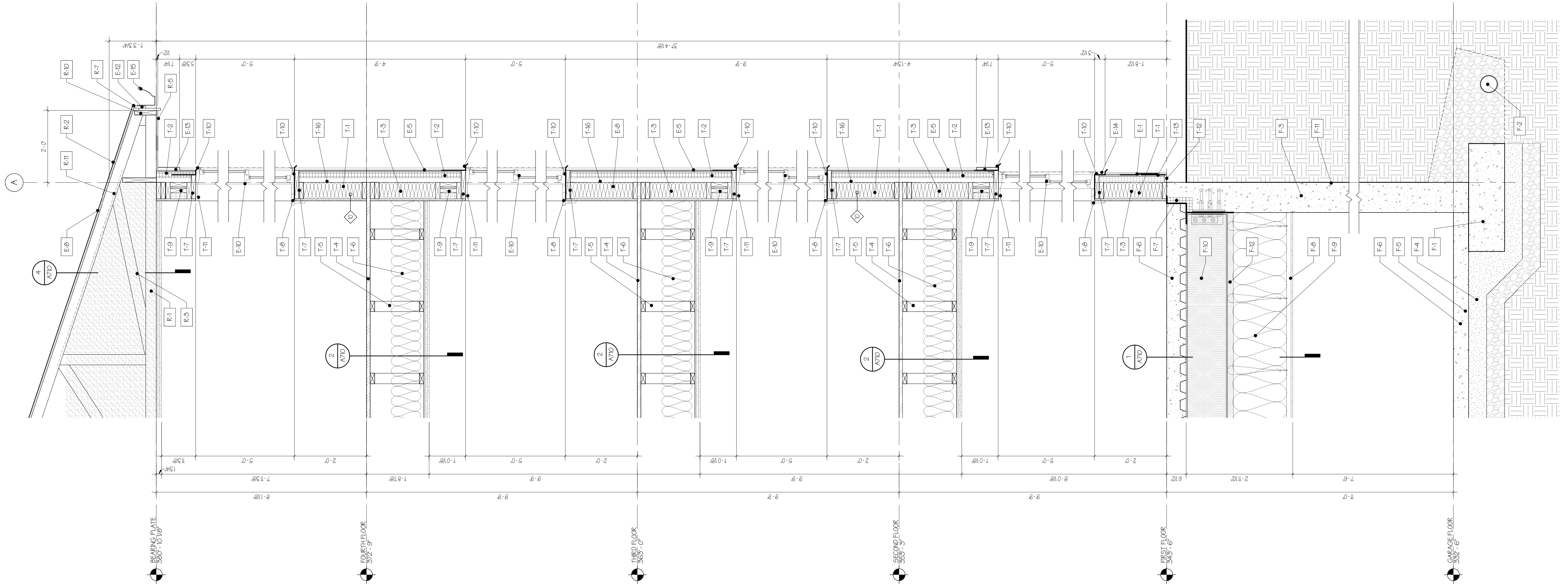
- T-1 EXTERIOR WOOD STUD WALL SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-2 PROVIDE 2"X12" THICK INSULATED R-12 ZIP SYSTEM (SEE PARTITION ASSEMBLIES FOR DETAILS)
- T-3 CAVITY INSULATION - MINERAL WOOL. PROVIDE R-21 MINIMUM.
- T-4 FLOOR SHEATHING (SEE STRUCTURAL)
- T-5 FLOOR SYSTEM PER STRUCTURAL DRAWINGS. (SEE HORIZONTAL ASSEMBLY DETAILS)
- T-6 FILL FLOOR CAVITY WITH SOUND ATTENUATION BATT. PROVIDE MIN R-30 WHEN UNABLE TO FILL ENTIRE CAVITY
- T-7 2x WOOD WALLS AND BLOCKING (CONT). NOTE: EXTEND 2x BLOCKING @ WINDOW AND DOOR OPENINGS AND TOP OF PARAPETS TO BE FLUSH WITH EXTERIOR OF ZIP SYSTEM SHEATHING. BLOCKING AT MECHANICAL VENTS MAY VARY. COORDINATE WITH VENT REQUIREMENTS.
- T-8 PROVIDE 3/4" WINDOW STOOL AND APRON AT ALL WINDOWS. MATERIAL AND FINISH AS SELECTED BY ARCHITECT.
- T-9 WINDOW/DOOR HEADER AS REQUIRED. FILL HEADER CAVITY WITH INSULATION. (SEE STRUCTURAL)
- T-10 PROVIDE FLASHING AT ALL DOORS, WINDOWS, LOWERS, AND MISC. AREAS AS INDICATED.
- T-11 PROVIDE GYPSUM BOARD RETURN AT ALL WINDOW/DOOR HEADS AND JAMBS.
- T-12 PROVIDE TRIM BOARD RETURN AND BLOCKING AT BOTTOM OF RIGID INSULATION.
- T-13 PROVIDE AND INSTALL BUTYRHANE ICE AND WATER SHIELD MIN 24" VERTICAL AT BASE OF ALL WALLS WITH 8" OF GRADE.
- T-16 FLIR WALL WITH VERTICAL 2x STRAPPING. ATTACH ZIP SYSTEM TO STRAPPING

**FOUNDATION:**

- F-1 CONCRETE FOOTING PER STRUCTURAL DRAWINGS.
- F-2 PROVIDE CONTINUOUS PERFORATED DRAIN IF REQUIRED BY STRUCTURAL AND/OR CIVIL DRAWINGS.
- F-3 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
- F-4 GRANULAR BASE COURSE PER STRUCTURAL DRAWINGS.
- F-5 PROVIDE VAPOR BARRIER PER STRUCTURAL DRAWINGS.
- F-6 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS.
- F-7 PROVIDE 2" THICK RIGID INSULATION THERMAL BREAK (CONTINUOUS)
- F-8 PROVIDE CEILING SYSTEM PER REFLECTED CEILING PLANS. PROVIDE CONTROL JOINTS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE MOISTURE RESISTANT GYPSUM BOARD W/ PRIMER AND 2 COATS OF MOISTURE RESISTANT PAINT.
- F-9 PROVIDE MINIMUM R-38 UNFACED BATT INSULATION OVER ENTIRE GARAGE AREA.
- F-10 FLOOR STRUCTURE PER STRUCTURAL DRAWINGS.
- F-11 PROVIDE SPRAY APPLIED DAMPPROOFING AT ALL BELOW GRADE FOUNDATION WALL LOCATIONS. CONTACT ARCHITECT FOR WATER TABLE CONDITIONS ARE ENCOUNTERED.
- F-12 PROVIDE SPRAY APPLIED FIREPROOFING AS REQUIRED (SEE HORIZONTAL ASSEMBLY DETAILS)

**EXTERIOR MATERIALS:**

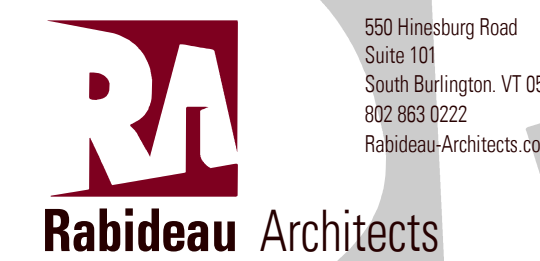
- E-1 SIDING TYPE ONE - VERTICAL BOARD & BATTEN SIDING BY EVERLAST. COLOR AS SELECTED BY ARCHITECT.
- E-5 SIDING TYPE FIVE - METAL SIDING FM-100 BY METAL SPAN OR APPROVED EQUAL. VERTICAL ORIENTATION. COLOR AS SELECTED BY ARCHITECT.
- E-6 ARCHITECTURAL GRADE ASPHALT SHINGLES WITH MINIMUM 30 YEAR WARRANTY OVER ONE LAYER OF 30 LB. FELT. PROVIDE 1/2" GYP BOARD OVER SHINGLES. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL EAVES, VALLES, AND ROOF PENETRATIONS. COLOR AS SELECTED BY ARCHITECT.
- E-10 FIBREGLASS OR COMPOSITE WINDOWS. WINDOWS MUST MEET U VALUE SPECIFIED IN BUILDING ENVELOPE REQUIREMENTS ON SHEET A-00. COLOR AS SELECTED BY ARCHITECT. (SEE WINDOW SCHEDULE)
- E-12 FASCIA TRIM - 4x (2) PIECE FASCIA (1) 2" AND (1) 4". PAINT TO MATCH ROOF SHINGLE COLOR.
- E-13 TRIM BOARDS - 5/4x TRIM. SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-14 WINDOW/DOOR TRIM - PROVIDE EVERLAST SURROUNDS AND ASSOCIATED BLOCKING. TRIM BOARDS OR CAULKING AS REQUIRED BY ADJACENT SIDING TYPE. TRIM SIZES AS INDICATED. SMOOTH TEXTURE. COLOR AS SELECTED BY ARCHITECT.
- E-15 PROVIDE GUTTER SYSTEM AT ALL SLOPED ROOFS.



PRELIMINARY  
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CONSTRUCTION

REVISIONS		
No.	Description	Date

**WALL SECTION 'E'**  
SCALE: 3/4" = 1'-0"  
**AMBER LANTERN REDEVELOPMENT**  
**APPLETREE BAY PROPERTIES**  
VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

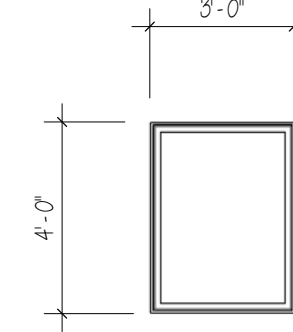
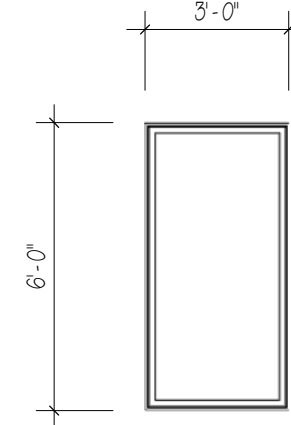
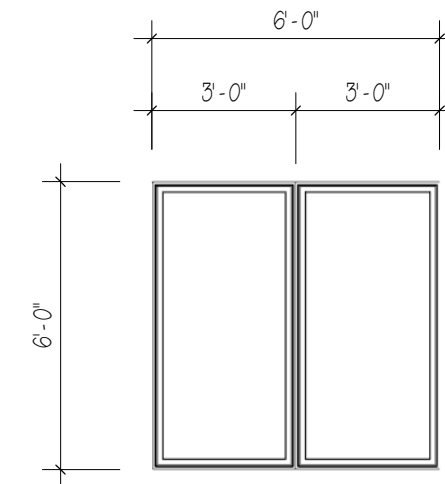
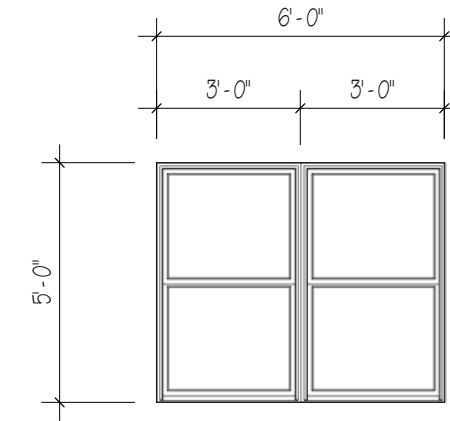
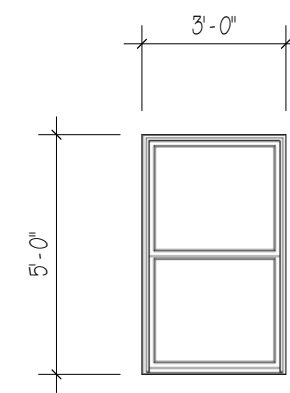
**A505**

10/30/2020

**1** 3/4" = 1'-0"

**WALL SECTION 'E'**





WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	WINDOW TYPE	SILL HEIGHT	COUNT
A	3'-0"	5'-0"	DOUBLE HUNG	2'-0"	74
B	6'-0"	5'-0"	MULLED DOUBLE HUNG	2'-0"	35
C	6'-0"	6'-0"	MULLED FIXED	1'-0"	32
D	3'-0"	6'-0"	FIXED	1'-0"	1
E	3'-0"	4'-0"	FIXED	3'-0"	3
TOTAL					145

**A WINDOW TYPE 'A'**  
1/4" = 1'-0"

**B WINDOW TYPE 'B'**  
1/4" = 1'-0"

**C WINDOW TYPE 'C'**  
1/4" = 1'-0"

**D WINDOW TYPE 'D'**  
1/4" = 1'-0"

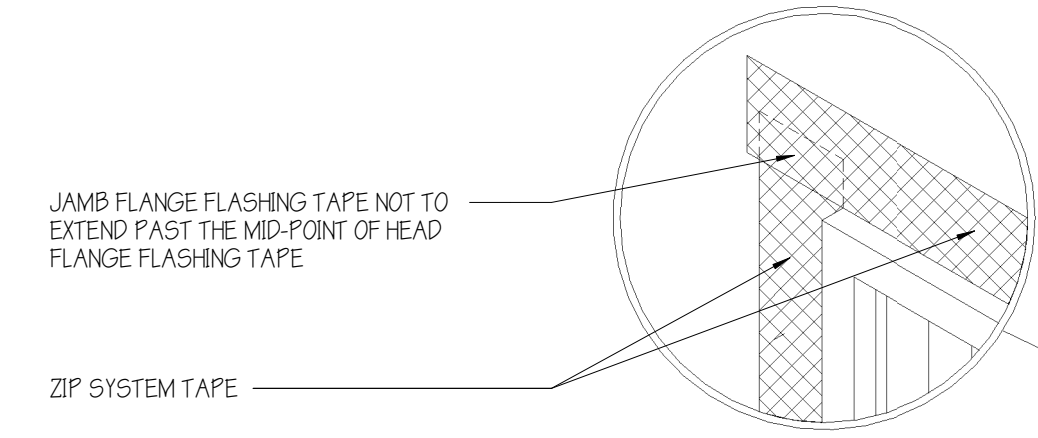
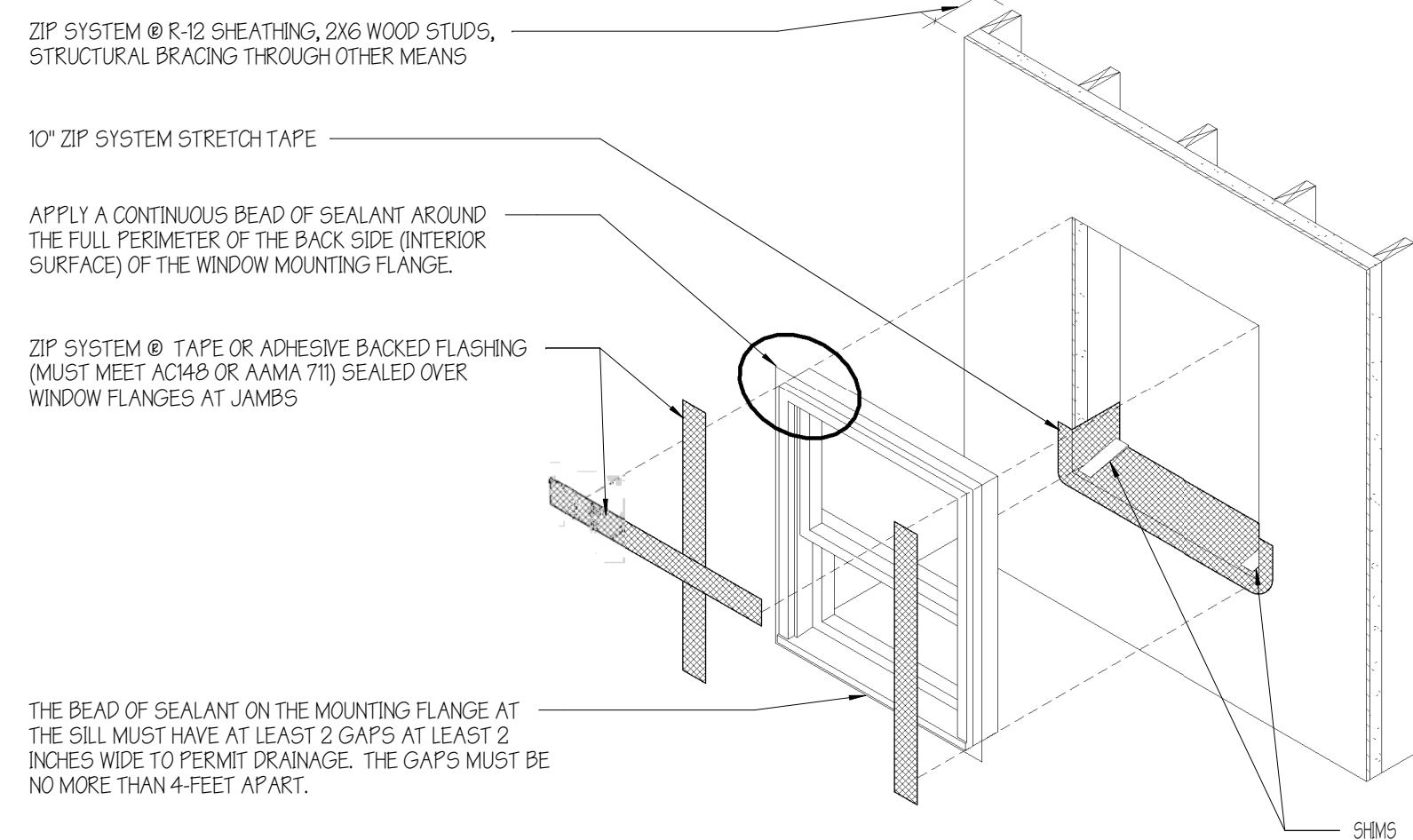
**E WINDOW TYPE 'E'**  
1/4" = 1'-0"

**NOTES:**

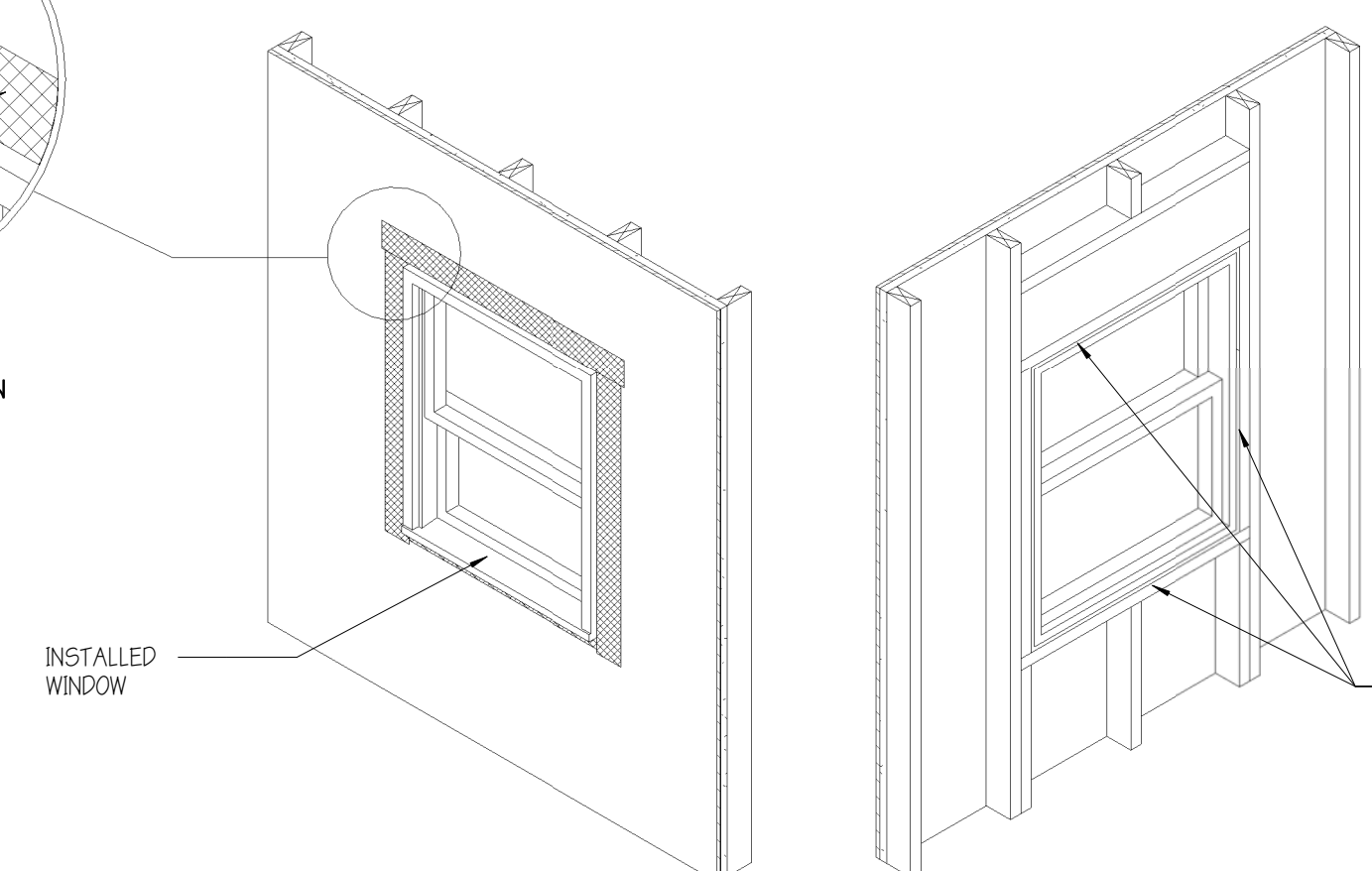
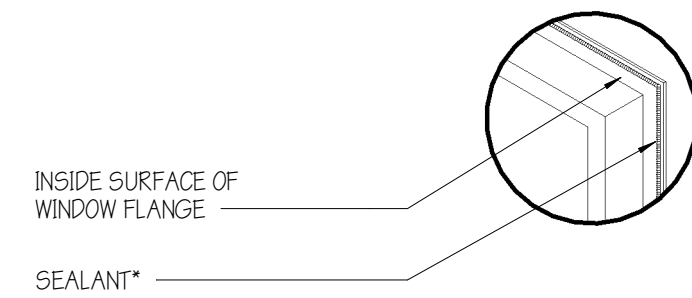
- REFER TO WINDOW MANUFACTURER FOR WINDOW ATTACHMENT THROUGH CONTINUOUS INSULATION SYSTEMS. THIS MAY INVOLVE SOLID BLOCKING THROUGH FOAM THICKNESS.
- INSTALL SIDING AND FLASHING BELOW WINDOW PER MANUFACTURER'S RECOMMENDATION.
- THESE SAME STEPS CAN BE USED FOR OTHER ACCESSORY OPENINGS (I.E. DOORS, LOUVERS, ELECTRICAL, AND MECHANICAL PENETRATIONS, ETC.)
- SEE BUILDING ENVELOPE REQUIREMENTS ON SHEET A610 FOR MAX U-FACTOR FOR GLAZING.

\*WHEN USING ZIP SYSTEM TAPE, BUTYL, 100% SILICONE OR POLYURETHANE SEALANTS ARE ACCEPTABLE. DO NOT USE LATEX SEALANTS WITH ZIP SYSTEM TAPE. IF USING ANOTHER FLASHING TAPE, FOLLOW THE FLASHING MANUFACTURER'S RECOMMENDATION IN SELECTING A SEALANT COMPATIBLE WITH THE FLASHING.

**WALL ASSEMBLY**

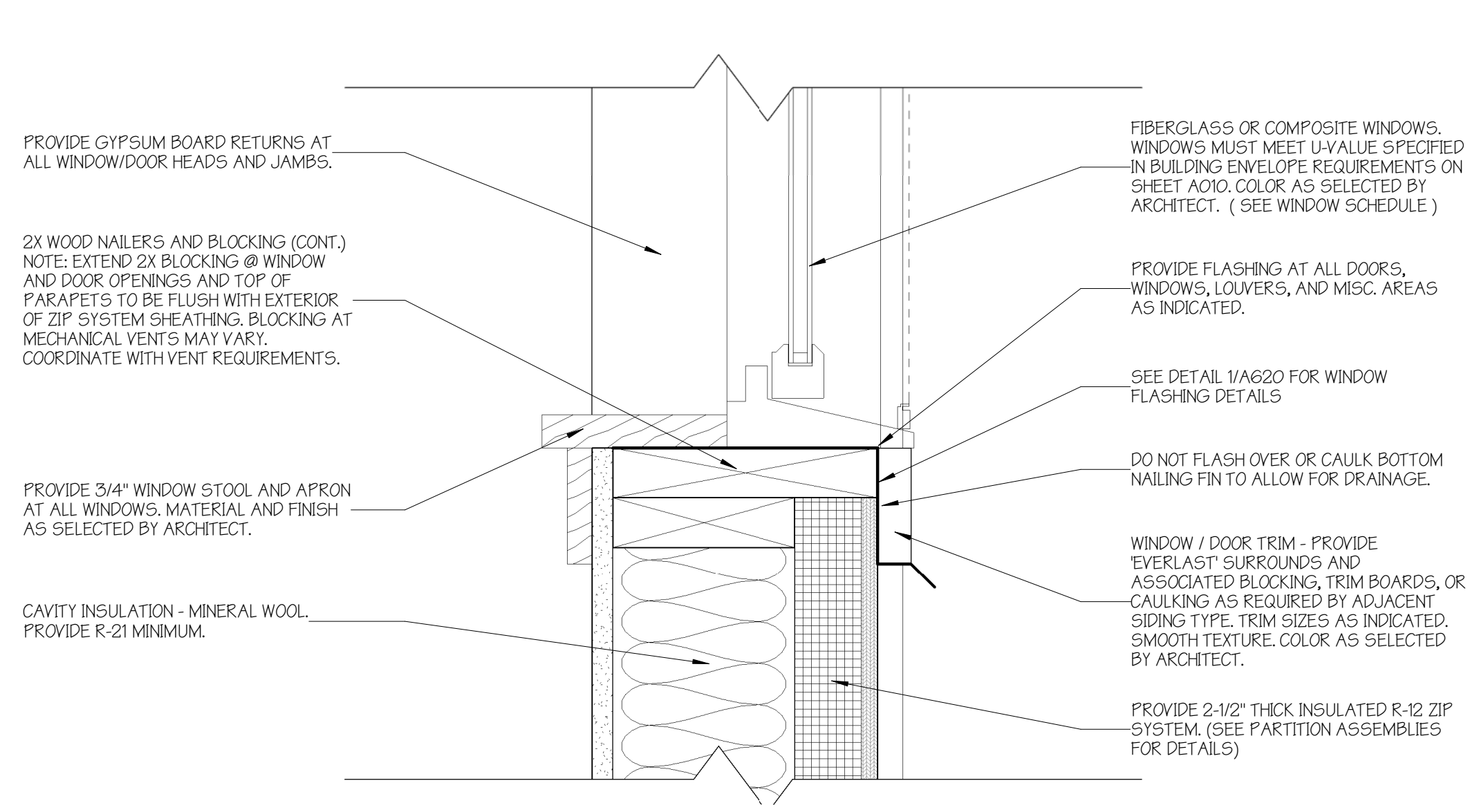


THESE CONSTRUCTION DETAILS ARE PROVIDED TO ASSIST IN THE INSTALLATION OF ZIP SYSTEM® PRODUCT(S) AND MAY NOT APPLY TO EVERY SITUATION. MANUFACTURER ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE OR OTHER CONSTRUCTION DETAILS.

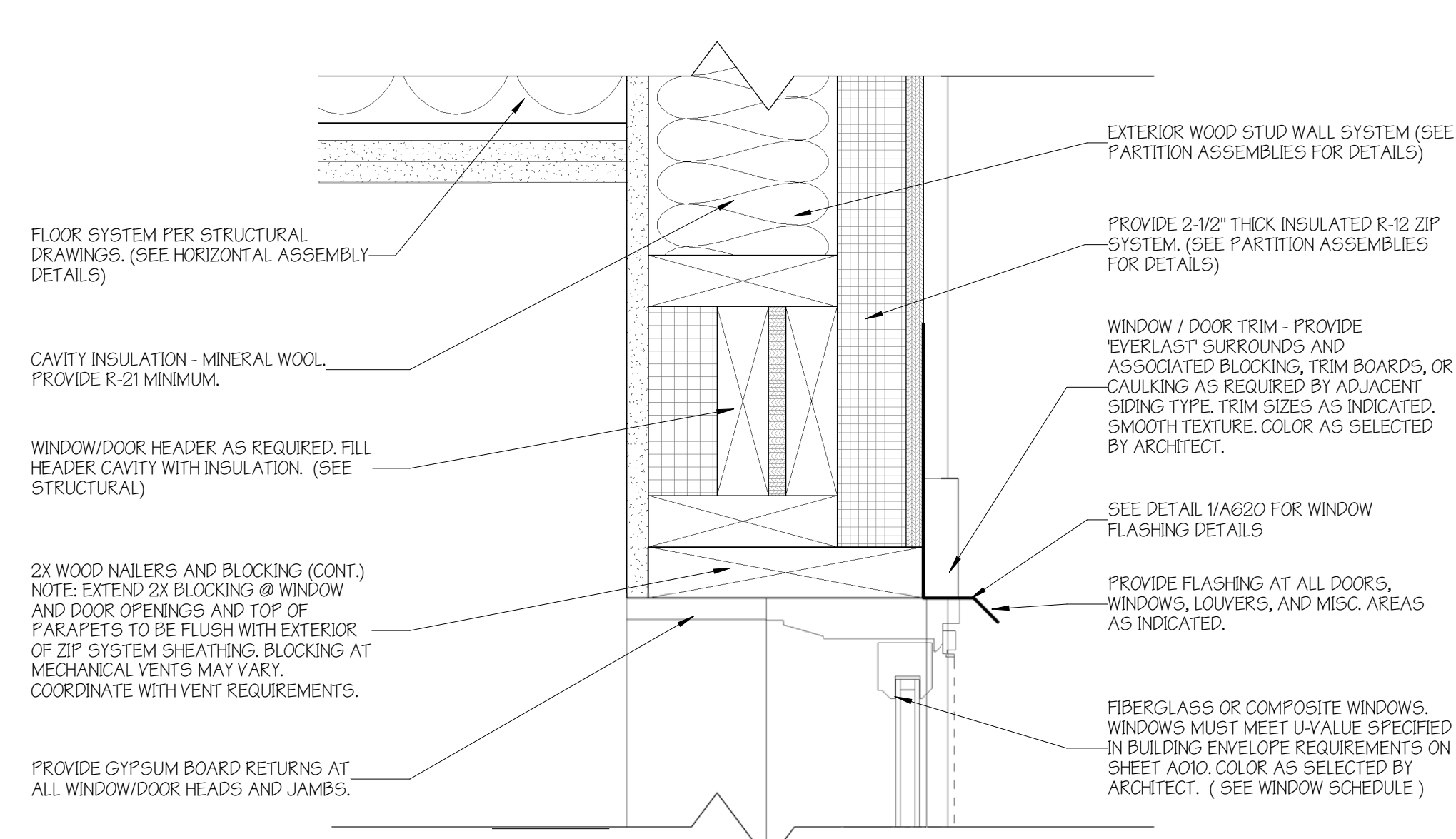


FROM THE INTERIOR, APPLY LOW-PRESSURE POLYURETHANE FOAM (FOR WINDOWS) BETWEEN THE ROUGH OPENING AND THE WINDOW FRAME. (CAULK SEALANT COMPATIBLE WITH THE FLASHING AND BACKER ROD MAY BE USED IN LIEU OF POLYURETHANE FOAM) WHEN USING ZIP SYSTEM TAPE, 100% SILICONE, BUTYL AND POLYURETHANE SEALANTS ARE ACCEPTABLE.

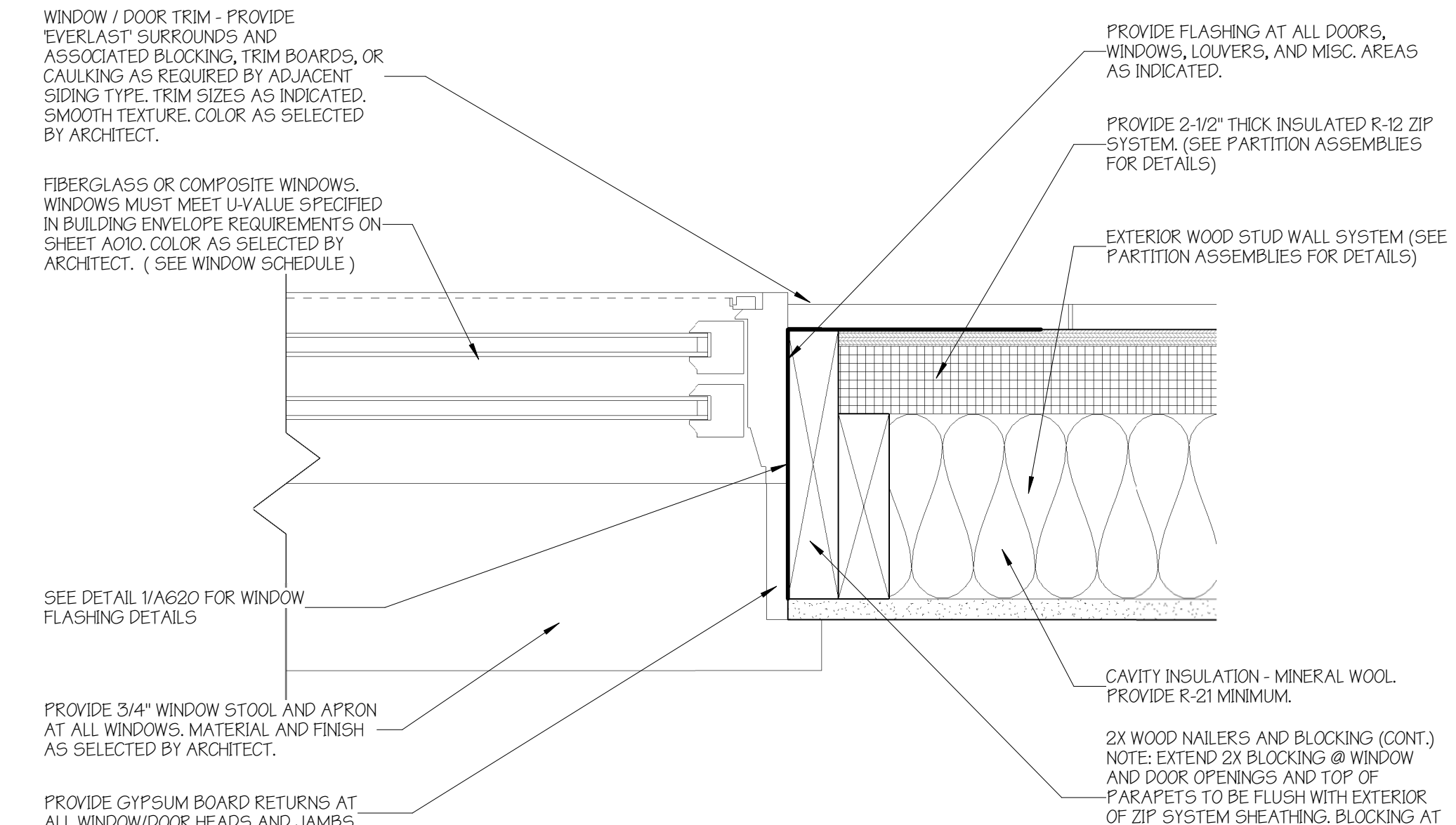
**1 WINDOW FLASHING DETAIL**  
1/2" = 1'-0"



**2 TYPICAL WINDOW SILL DETAIL**  
3" = 1'-0"



**3 TYPICAL WINDOW HEAD DETAIL**  
3" = 1'-0"



**4 TYPICAL WINDOW JAMB DETAIL**  
3" = 1'-0"

No.	REVISIONS	
	Description	Date

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CONSTRUCTION

**WINDOW SCHEDULE AND DETAILS**  
SCALE:As indicated

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



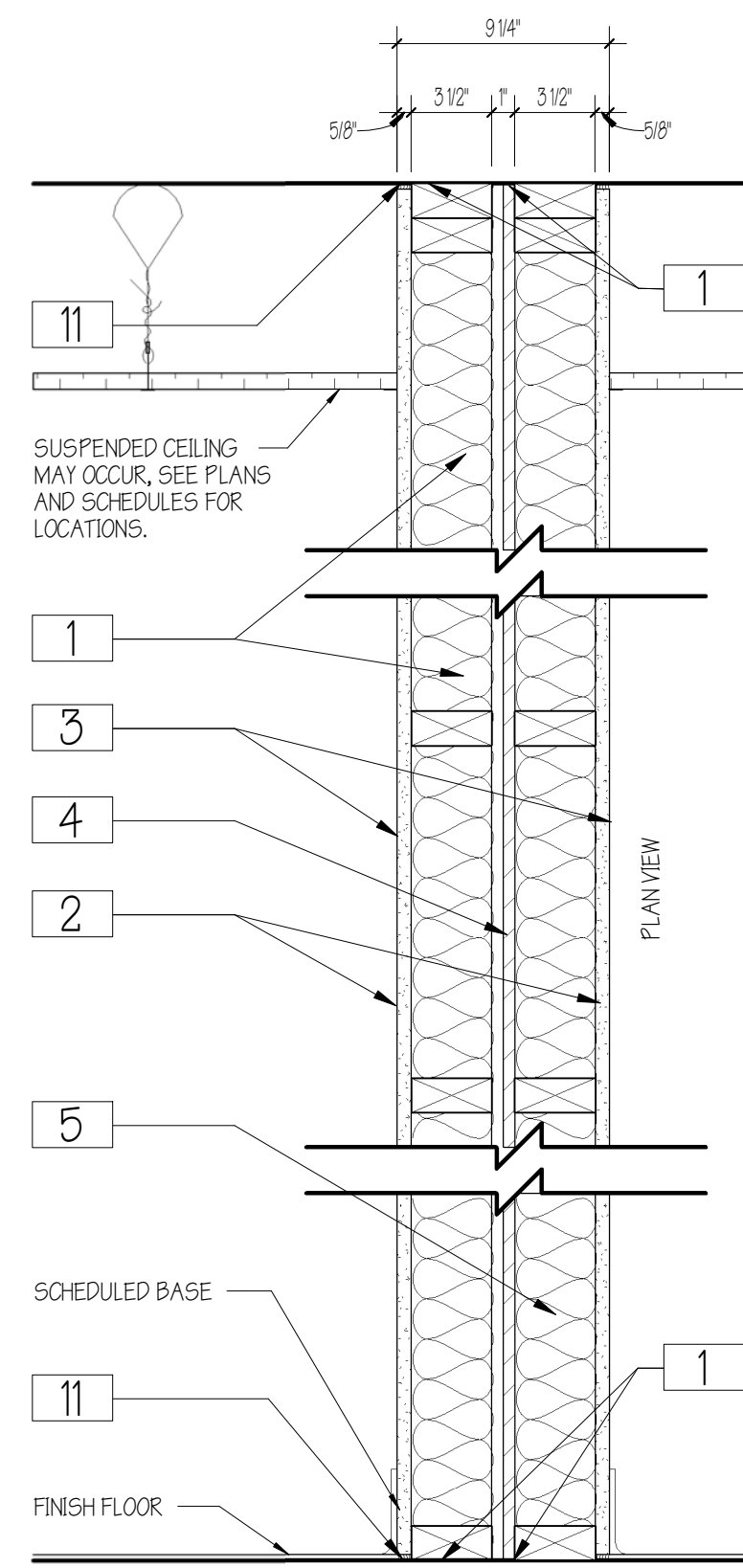
PROJECT #: 2010

SHEET NUMBER

**A620**

10/30/2020





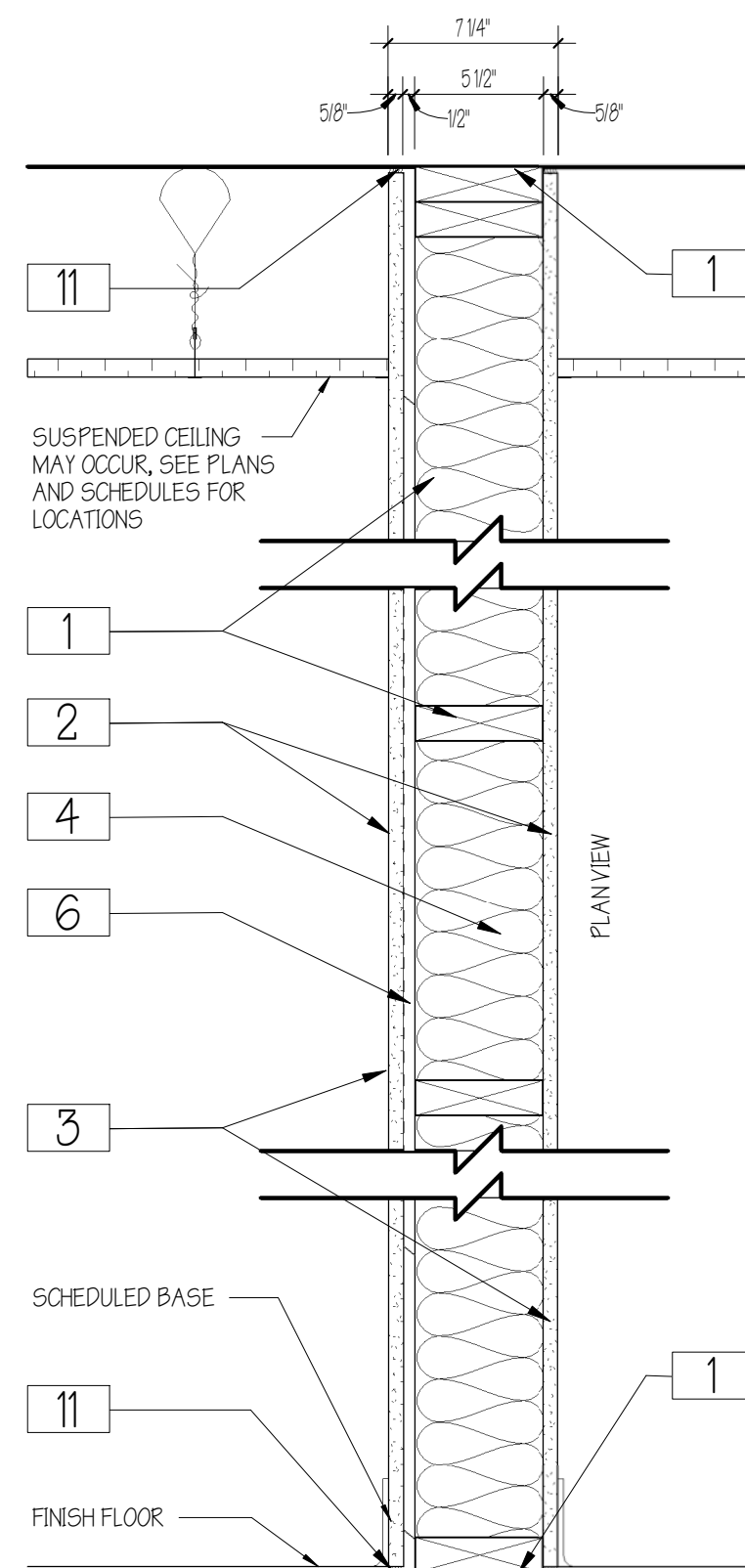
**ASSEMBLY: U.L. DESIGN NO. U341**  
BEARING WALL RATING - 1 HR.

**NOTES:**

- CARRY GYP. BOARD AND SOUND INSULATION TO UNDERSIDE OF FLOOR SHEATHING ABOVE. (TYP.)
- "BACK-TO-BACK" WIRING DEVICES NOT ALLOWED - STAGGER LOCATIONS OF ALL OUTLETS, SWITCHES, ETC.
- REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

- WOOD STUDS - NOM 2 BY 6 IN., SPACED 24 IN. OC. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL.
  - GYP. BOARD - TWO LAYERS 5/8 IN. THICK TYPE X ON EACH SIDE OF WALL.
  - JOINTS AND WALL HEADS - VINYL OR CASEIN DRY OR PREMIUM JOINT COMPOUND. JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.**
- SHEATHING - SEPTUM MAY BE SHEATHED WITH MIN. 1/2 IN. THICK WOOD STRUCTURAL PANELS. (SEE STRUCTURAL DRAWINGS)
  - BATTS AND BLANKETS - 3-1/2 IN. MAX. THICKNESS GLASS OR MINERAL FIBER BATT INSULATION.
  - STEEL FRAMING MEMBERS - NOT USED IN THIS ASSEMBLY.
  - WALL AND PARTITION FACINGS AND ACCESSORIES - NOT USED IN THIS ASSEMBLY.
  - MINERAL AND FIBER BOARD - NOT USED IN THIS ASSEMBLY.
  - NON-BEARING WALL PARTITION INTERSECTION - NOT USED IN THIS ASSEMBLY.
  - MINERAL AND FIBER BOARD - NOT USED IN THIS ASSEMBLY.
  - CAULKING AND SEALANTS - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL. (BOTH SIDES OF WALL)

**1 PARTITION TYPE '1'**  
SCALE: 1 1/2" = 1'-0"



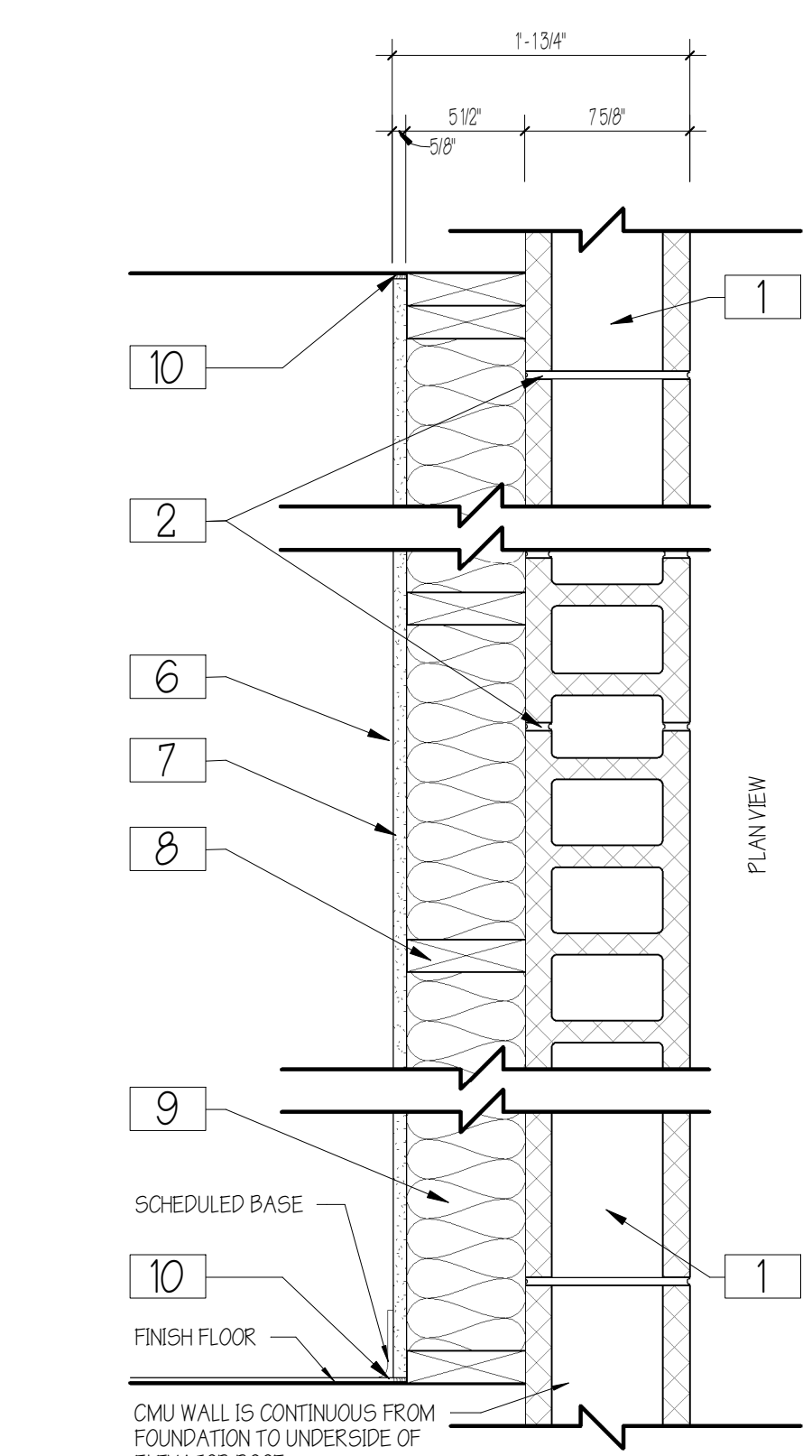
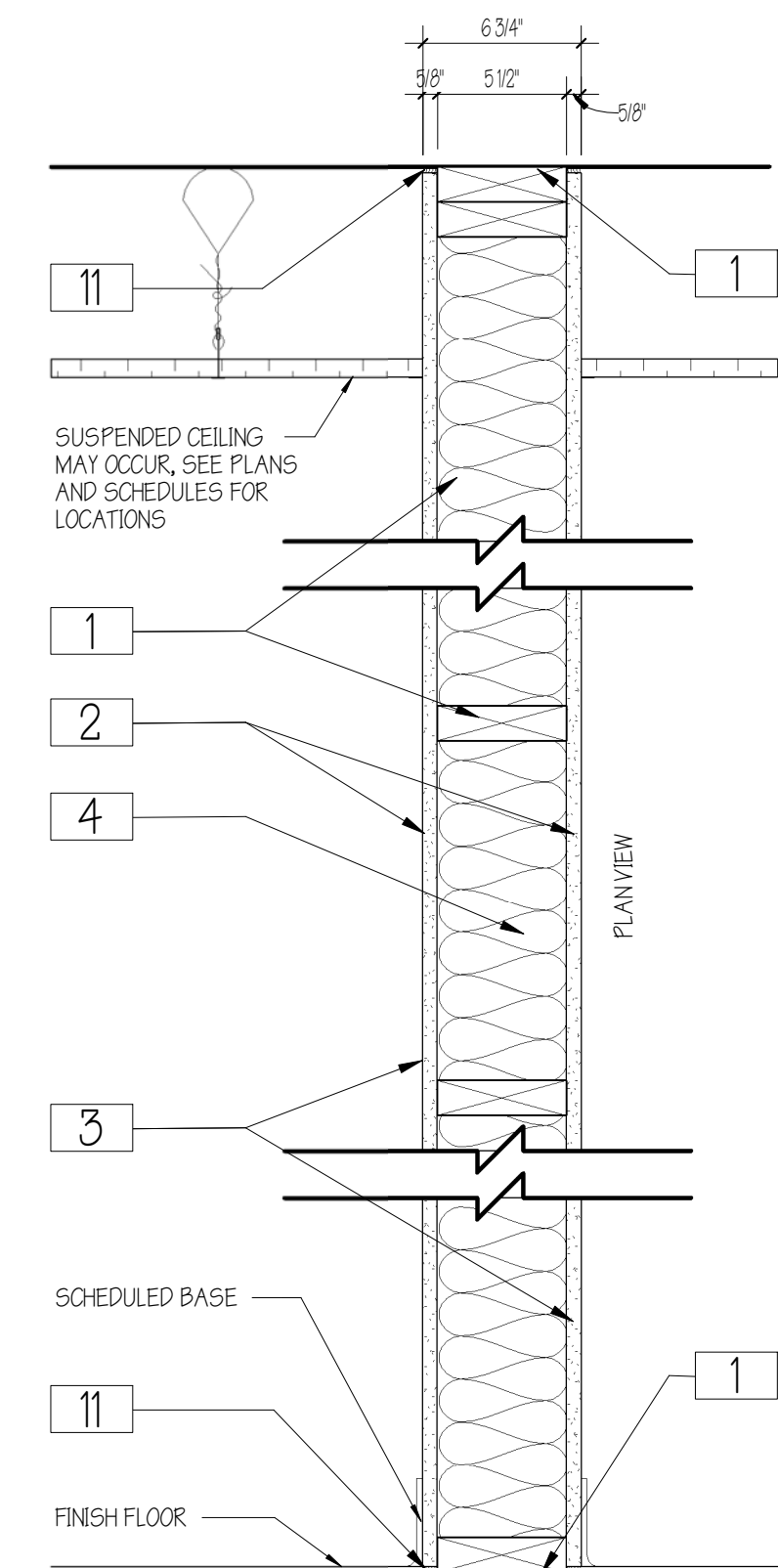
**ASSEMBLY: U.L. DESIGN NO. U309**  
BEARING WALL RATING - 1 HR.

**NOTES:**

- CARRY GYP. BOARD AND SOUND INSULATION TO UNDERSIDE OF FLOOR SHEATHING ABOVE. (TYP.)
- "BACK-TO-BACK" WIRING DEVICES NOT ALLOWED - STAGGER LOCATIONS OF ALL OUTLETS, SWITCHES, ETC.
- REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

- WOOD STUDS - NOM 2 BY 6 IN., SPACED 24 IN. OC. EFFECTIVELY FIRESTOPPED.
  - GYP. BOARD - 5/8" TYPE X ON EACH SIDE OF WALL.
  - JOINTS AND FASTENER HEADS - VINYL OR CASEIN DRY OR PREMIUM JOINT COMPOUND. JOINTS COVERED WITH TAPE AND JOINT COMPOUND. FASTENER HEADS COVERED WITH JOINT COMPOUND.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.**
- BATTS AND BLANKETS - 5 1/2" THICK BATTS IN WALL CAVITY.
  - STEEL FRAMING MEMBERS - NOT USED IN THIS ASSEMBLY.
  - FURRING CHANNEL - (SEE PARTITION TYPE FOR LOCATIONS) FOR USE ON ONE SIDE OF THE WALL - RESILIENT CHANNELS, 25 MSG GALV. STEEL, SPACED VERTICALLY 24 IN. OC.
  - WALL AND PARTITION FACINGS AND ACCESSORIES - NOT USED IN THIS ASSEMBLY.
  - NON-BEARING WALL PARTITION INTERSECTION - NOT USED IN THIS ASSEMBLY.
  - MINERAL AND FIBER BOARD - NOT USED IN THIS ASSEMBLY.
  - WALL AND PARTITION FACINGS AND ACCESSORIES - NOT USED IN THIS ASSEMBLY.
  - CAULKING AND SEALANTS - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL. (BOTH SIDES OF WALL)

**2 PARTITION TYPE '2'**  
SCALE: 1 1/2" = 1'-0"



**3 PARTITION TYPE '3'**  
SCALE: 1 1/2" = 1'-0"

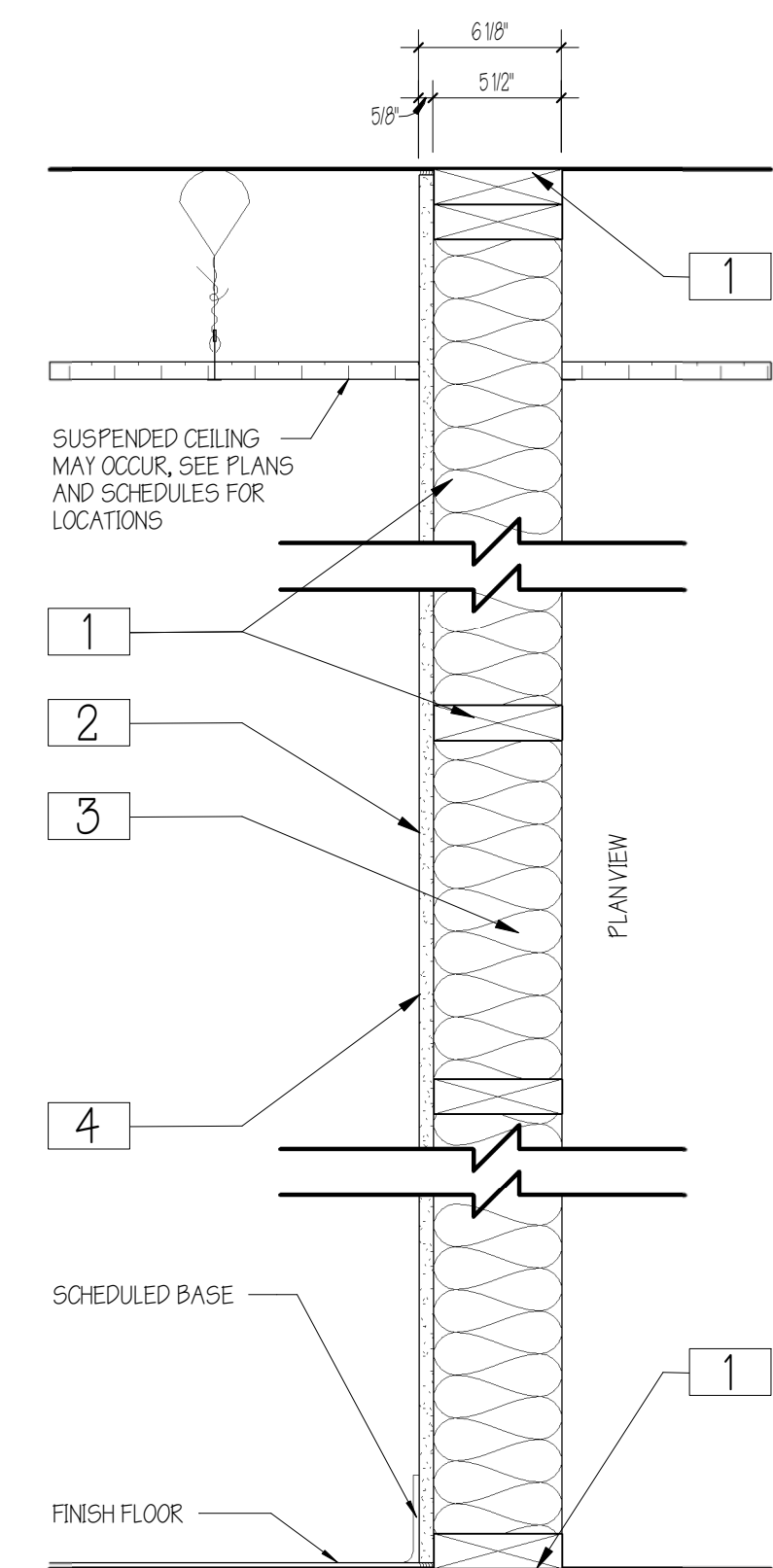
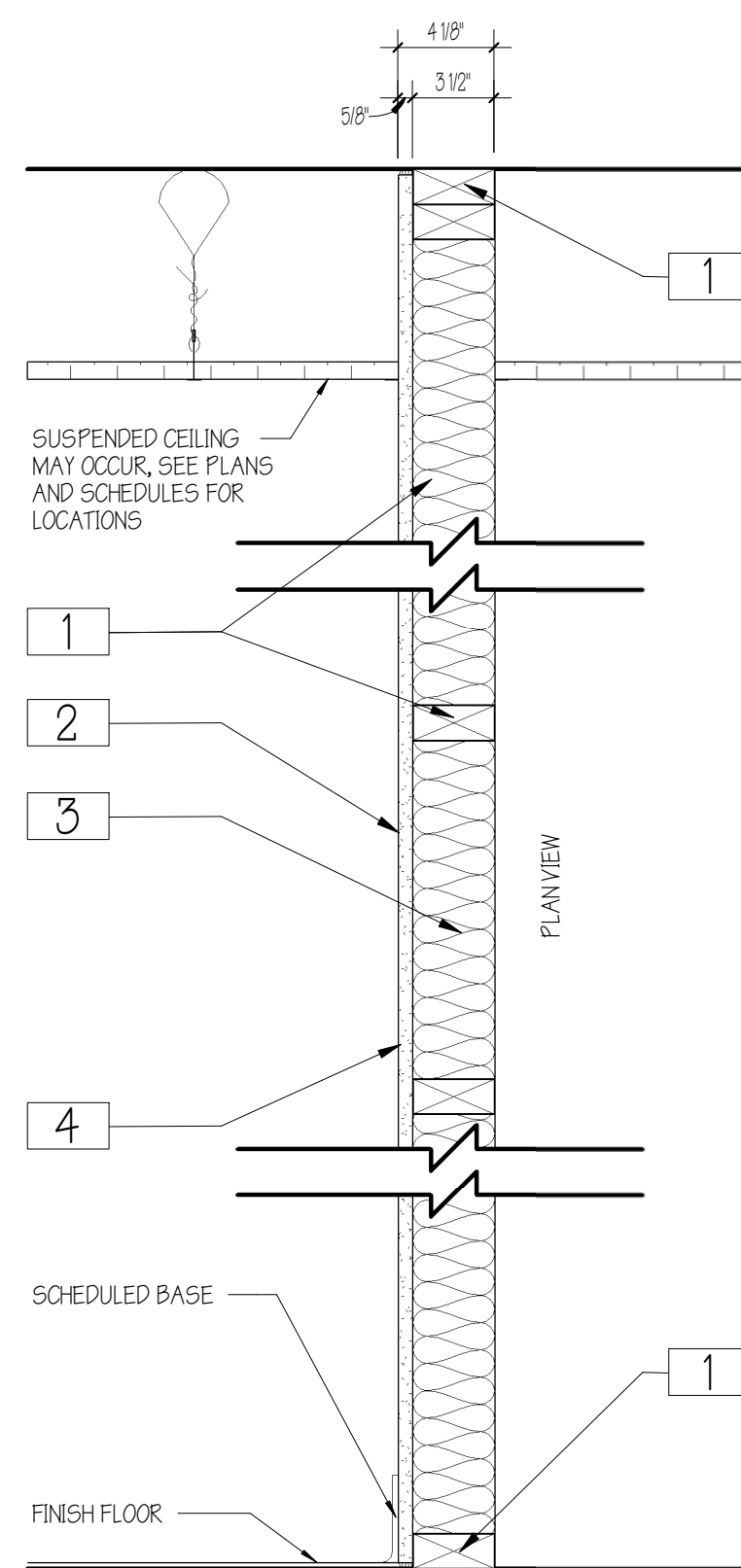
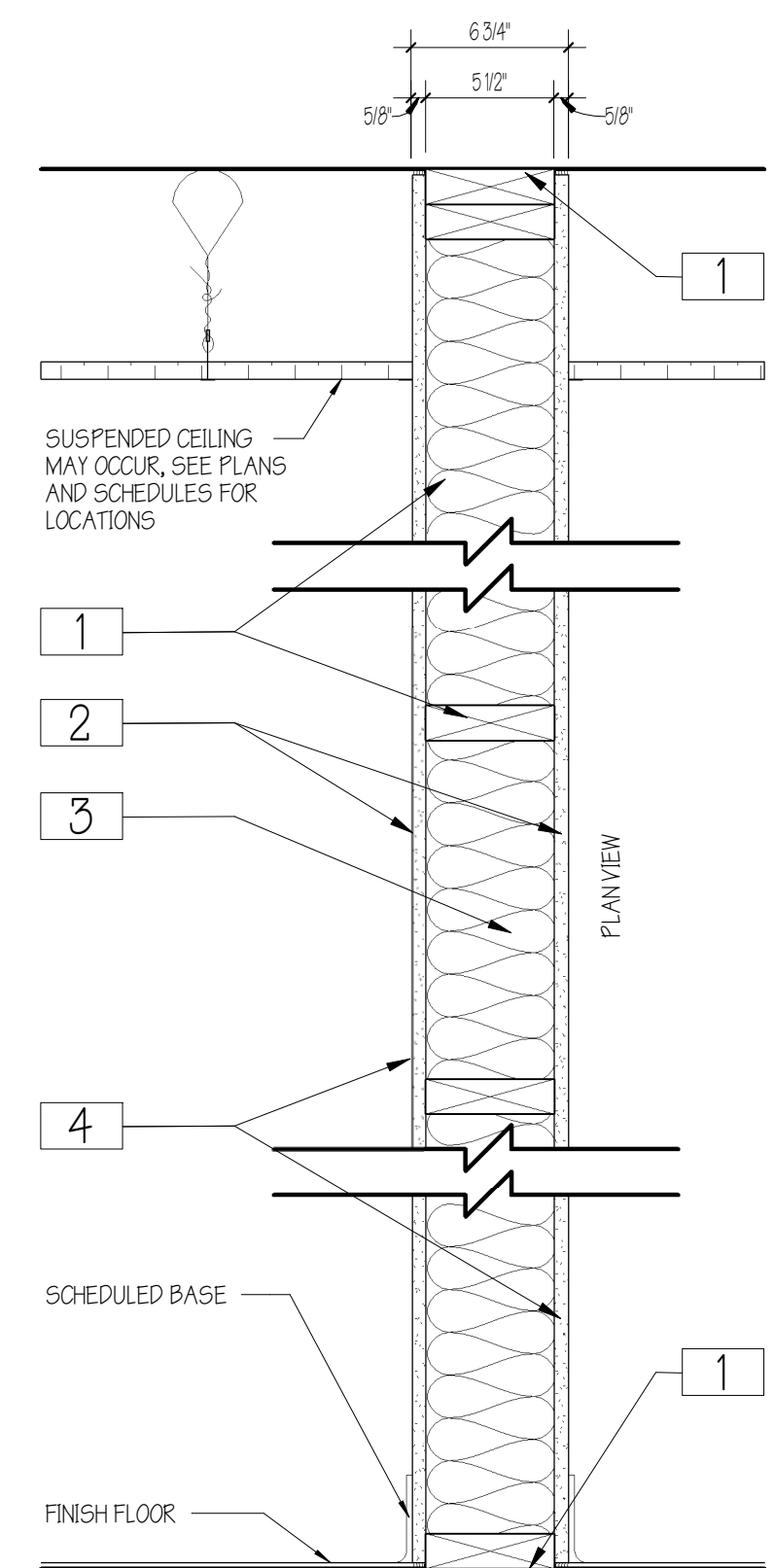
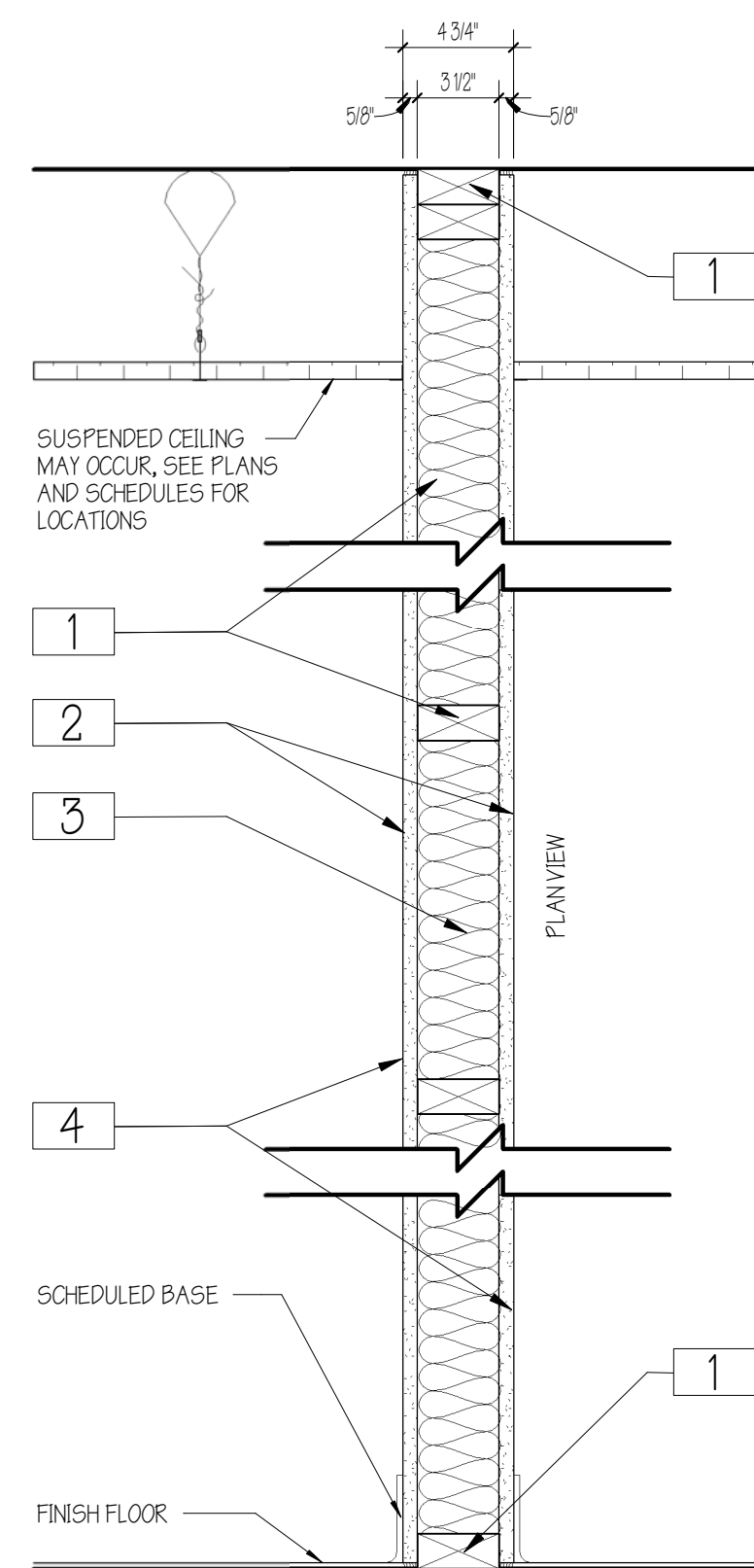
**8 PARTITION TYPE '8'**  
SCALE: 1 1/2" = 1'-0"

**ASSEMBLY: U.L. DESIGN NO. U305**  
BEARING WALL RATING - 2 HR.

**NOTES:**

- REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

- CONCRETE BLOCKS - CLASSIFICATION D-2 (2 HR.)
  - MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 IN. THICK. VERTICAL JOINTS STAGGERED.
  - NOT USED IN THIS ASSEMBLY
  - NOT USED IN THIS ASSEMBLY
  - NOT USED IN THIS ASSEMBLY
  - GYP. BOARD - 5/8 IN. THICK, 4 FT. WIDE, APPLIED EITHER VERTICALLY OR HORIZONTALLY. SCREW ATTACHED TO STUDS.
  - JOINTS AND WALL HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.**
- WOOD FURRING: 2 X 6 NOM. WOOD STUDS, SPACED AT 24" OC. MAX.
  - BATTS AND BLANKETS - 5 1/2" THICK BATTS PLACED TO FILL CAVITY OF WALL FOR SOUND CONTROL.
  - CAULKING AND SEALANTS - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL. (ONE SIDE OF WALL)



**NON-RATED INTERIOR WALL**

**NOTES:**

- "BACK-TO-BACK" WIRING DEVICES NOT ALLOWED - STAGGER LOCATIONS OF ALL OUTLETS, SWITCHES, ETC.

- WOOD STUDS - NOM 2 BY FRAMING. (SEE PARTITION DETAILS FOR SIZES) SPACED 16 OR 24. OC. EFFECTIVELY CROSS BRACED.
  - GYP. BOARD\* - (SEE PARTITION DETAILS FOR REQUIRED LOCATIONS) 5/8 IN. THICK, 4 FT. WIDE GYP. BOARD PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. HORIZONTAL JOINTS NEED NOT BE BACKED BY FRAMING. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. SCREW ATTACHED DIRECTLY TO STUDS WITH 1-1/4 IN. LONG TYPE W COARSE THREAD GYP. BOARD PANEL STEEL SCREWS SPACED 12 IN. OC.
  - BATTS AND BLANKETS - (OPTIONAL FOR SOUND CONTROL) PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE U.L. CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.
  - JOINTS AND SCREW HEADS - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.**

**4 PARTITION TYPE '4'**  
SCALE: 1 1/2" = 1'-0"

**5 PARTITION TYPE '5'**  
SCALE: 1 1/2" = 1'-0"

**6 PARTITION TYPE '6'**  
SCALE: 1 1/2" = 1'-0"

**7 PARTITION TYPE '7'**  
SCALE: 1 1/2" = 1'-0"

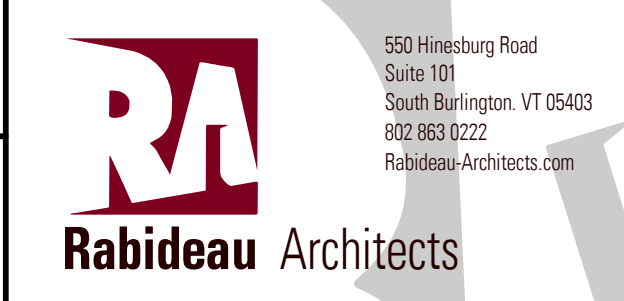
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	Description	Date

**PARTITION ASSEMBLIES**  
SCALE: 1 1/2" = 1'-0"

**AMBER LANTERN REDEVELOPMENT**  
**APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



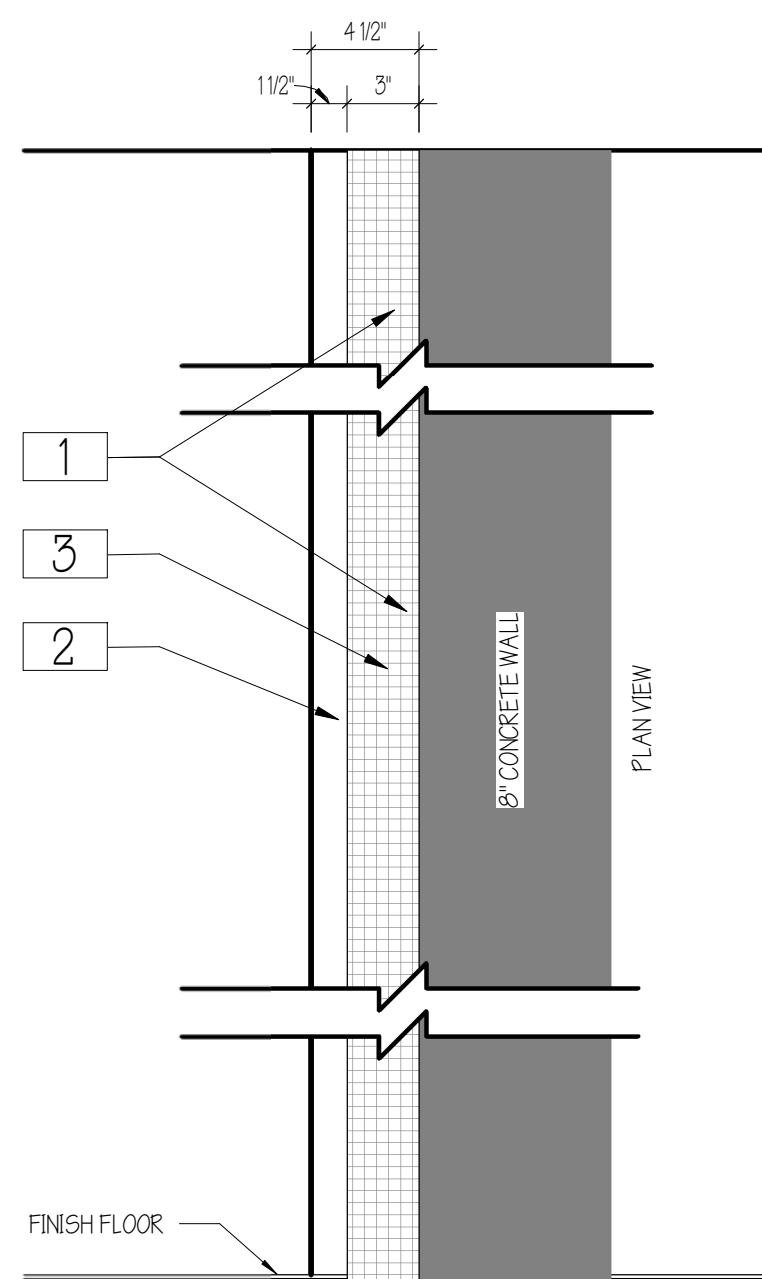
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PROJECT #: 2010

SHEET NUMBER

**A701**

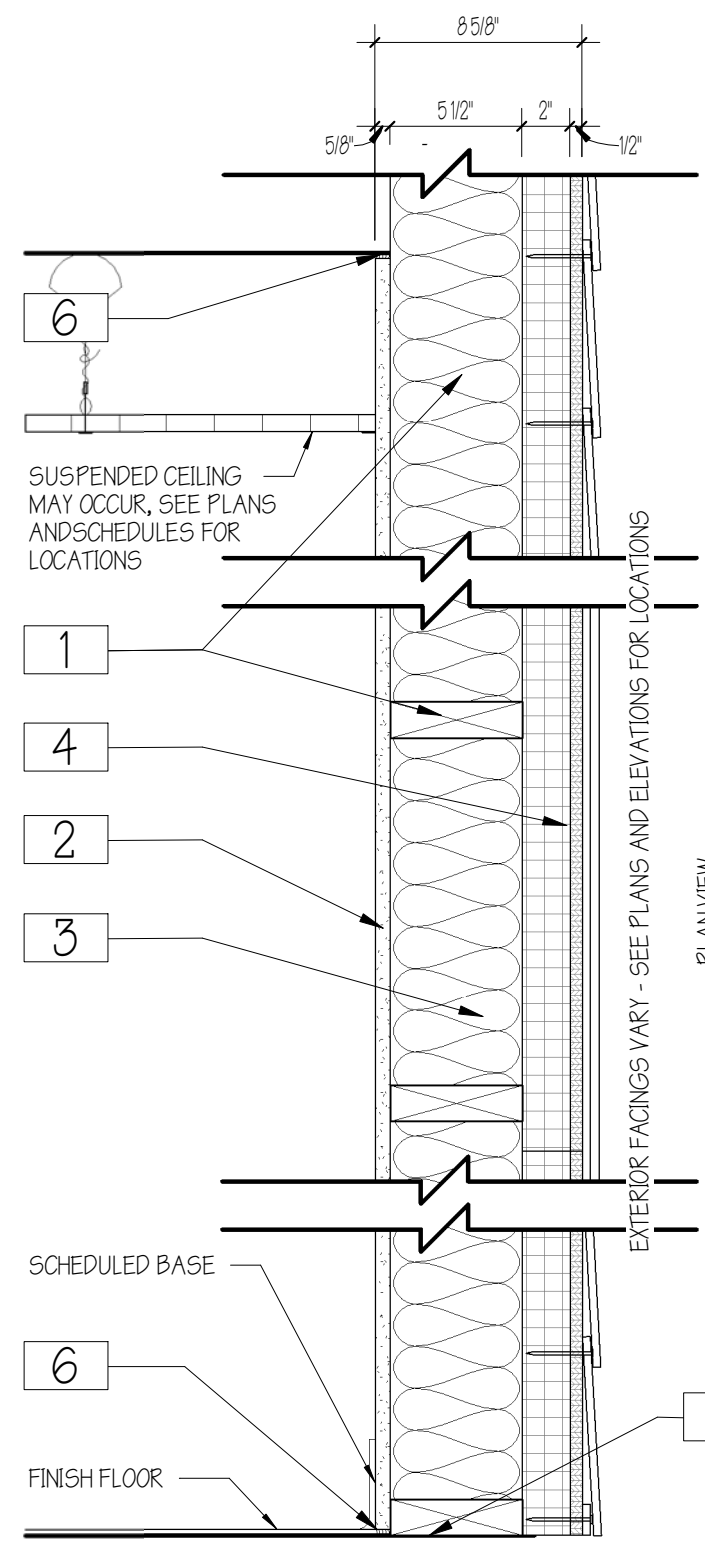
10/30/2020



**9** PARTITION TYPE '9'  
SCALE: 1 1/2" = 1'-0"

NON-RATED INTERIOR FURRING

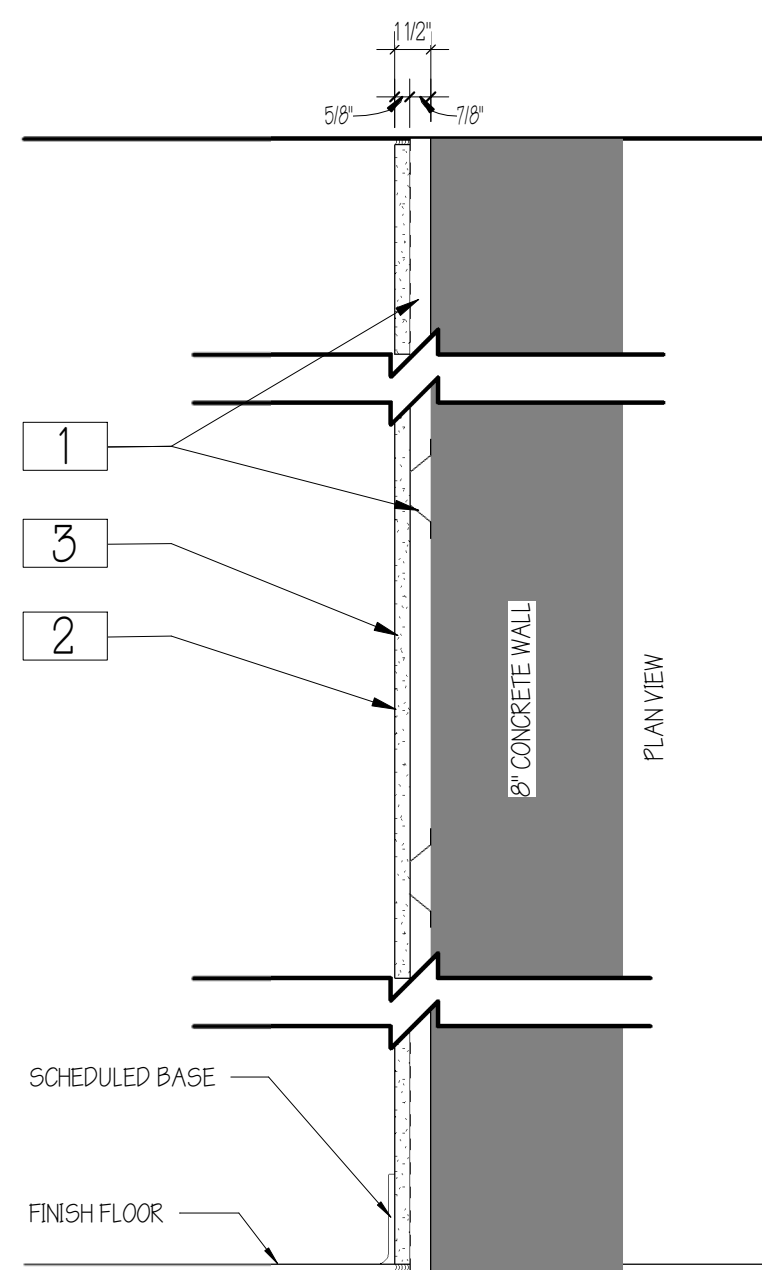
1. INSULATION: 3" EXTRUDED POLYSTYRENE INSULATION.
2. METAL SIDING: FW-120 BY METAL SPAN OR APPROVED EQUAL VERTICAL ORIENTATION.
3. METAL FURRING: 3" Z-FURRING CHANNEL, SPACED AT 24 IN. O.C.



**10** PARTITION TYPE '10'  
SCALE: 1 1/2" = 1'-0"

BEARING WALL RATING - 1HR.  
EXPOSED TO FIRE ON INTERIOR FACE ONLY

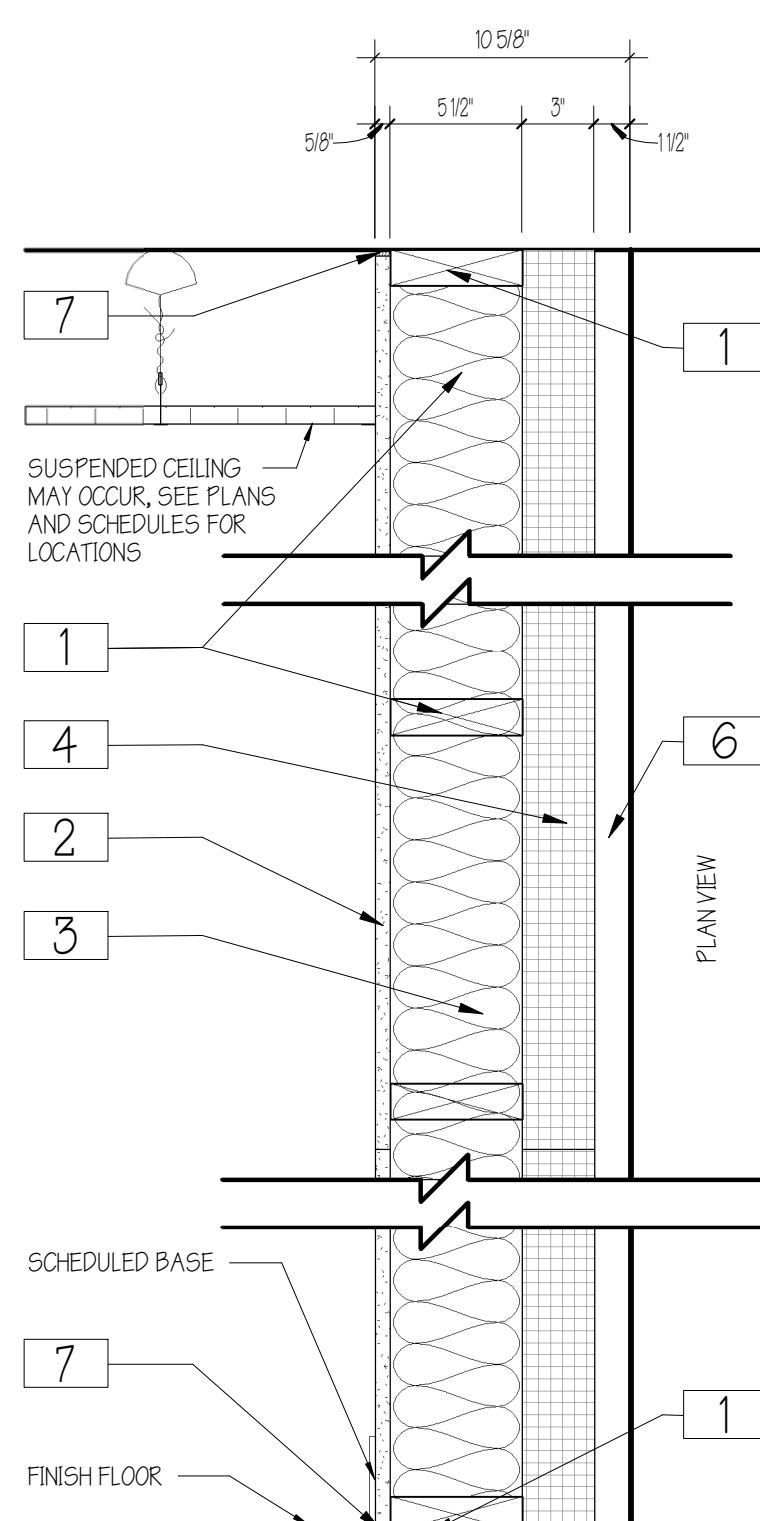
1. WOOD STUDS - NOM 2 BY 6 IN, SPACED 16 IN. O.C.
  2. GYPSUM BOARD - 5/8 IN. TYPE 'X' GYPSUM BOARD
  3. BATTS AND BLANKETS - MIN 5-1/2 IN. (R-21) MINERAL WOOL BATTS PLACED TO FILL CAVITY OF WALL.
  4. BUILDING UNITS - 7/16 IN THICK OSB AS COVER OVER 2" POLYISOCYANURATE INSULATION.
  5. FOAMED PLASTIC - NOT USED IN THIS ASSEMBLY.
  6. CAULKING AND SEALANTS - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS PROVIDE A MIN LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.



**9A** PARTITION TYPE '9A'  
SCALE: 1 1/2" = 1'-0"

NON-RATED INTERIOR FURRING

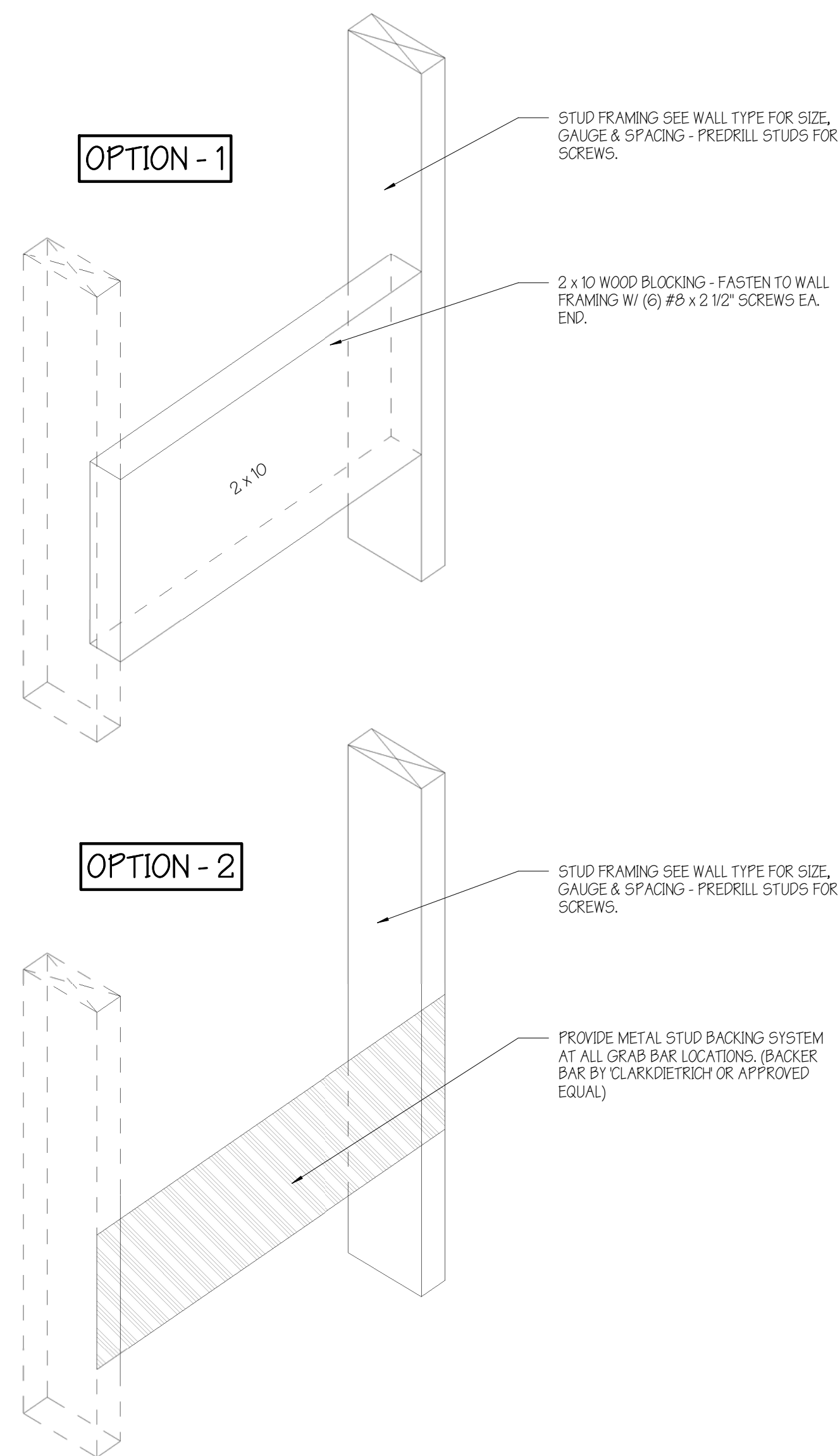
1. METAL FURRING: 7/8" HAT CHANNEL, SPACED AT 24 IN. O.C.
  2. GYPSUM BOARD: 5/8 IN. THICK, 4 FT WIDE, APPLIED EITHER VERTICALLY OR HORIZONTALLY, SCREW ATTACHED TO STUDS
  3. JOINTS AND NAILHEADS: WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.
- NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS PROVIDE A MIN LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.



**11** PARTITION TYPE '11'  
SCALE: 1 1/2" = 1'-0"

NON-RATED

1. WOOD STUDS - NOM 2 BY 6 IN, SPACED 24 IN. O.C.
2. GYPSUM BOARD: 5/8 IN. THICK, 4 FT WIDE, APPLIED EITHER VERTICALLY OR HORIZONTALLY, SCREW ATTACHED TO STUDS
3. BATTS AND BLANKETS - MIN 5-1/2 IN. (R-21) MINERAL WOOL BATTS PLACED TO FILL CAVITY OF WALL.
4. INSULATION: 3" EXTRUDED POLYSTYRENE INSULATION.
5. METAL SIDING: FW-120 BY METAL SPAN OR APPROVED EQUAL VERTICAL ORIENTATION.
6. METAL FURRING: 3" Z-FURRING CHANNEL, SPACED AT 24 IN. O.C.
7. CAULKING AND SEALANTS - A BEAD OF ACOUSTICAL SEALANT APPLIED AROUND THE PARTITION PERIMETER FOR SOUND CONTROL.



**1** GRAB BAR BLOCKING DETAIL  
NOT TO SCALE

**BLOCKING NOTE:**

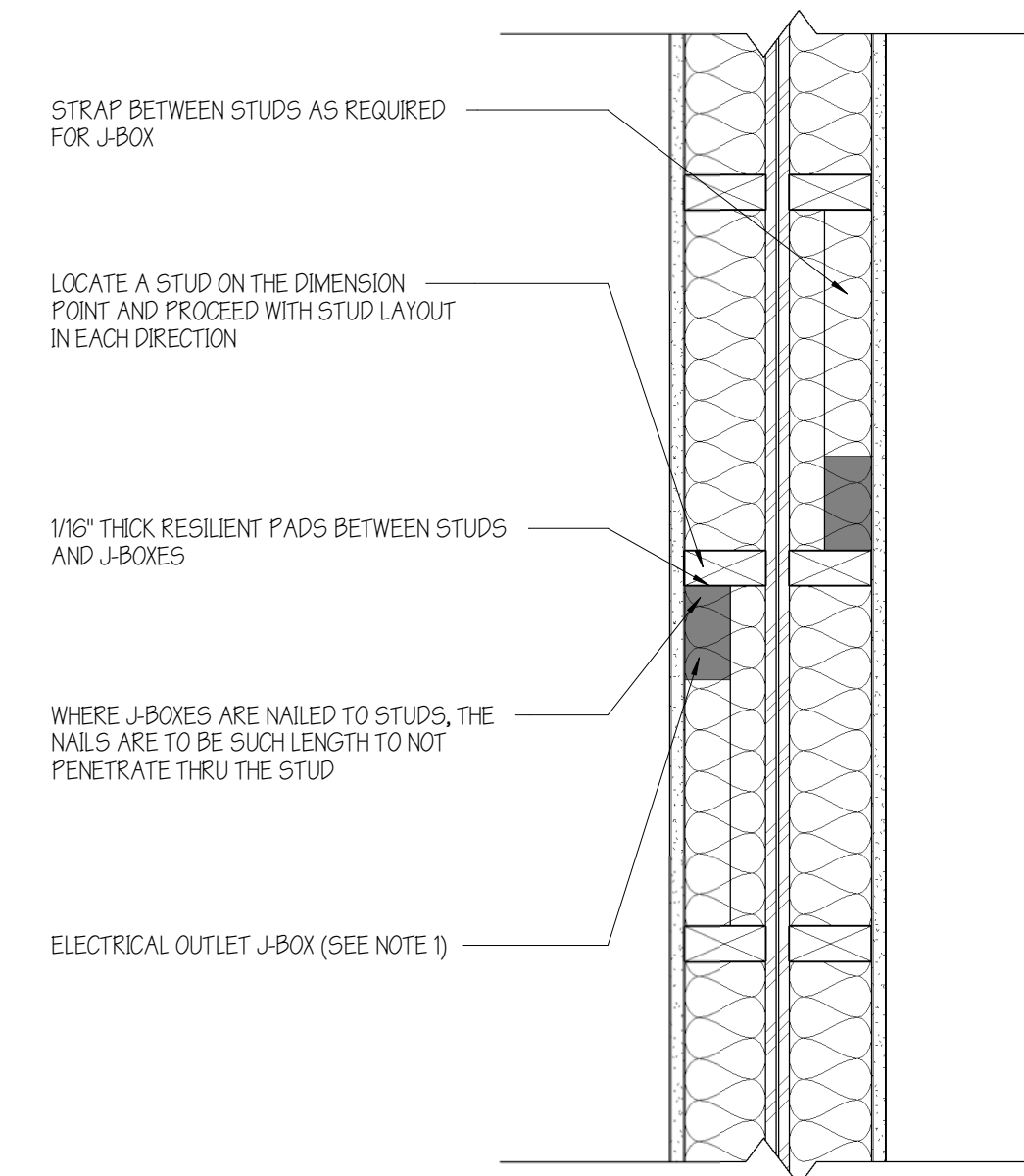
PROVIDE BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYP. BD. PARTITIONS - MAINTAIN INTEGRITY OF FIRE RATING WHERE ACCESSORIES ARE IN RATED WALLS

**GRAB BAR NOTES:**

TYPICAL CLEAR AREA AROUND GRAB BARS TO BE:  
ABOVE: - 1'-0", BELOW: - 15"  
BETWEEN SHOWER CONTROLS, SHOWER FITTING, AND OTHER GRAB BARS A CLEAR DISTANCE OF 15" IS PERMITTED.  
ALL GRAB BARS MUST BE BLOCKED OR REINFORCED TO WITHSTAND ACCESSIBILITY REQUIREMENTS

**GENERAL PARTITION NOTE:**

SCREWS MEETING ASTM C1002, "STANDARD SPECIFICATION FOR STEEL SELF-PIERCING TAPPING SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS," OR ASTM C954, "STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.035 IN. (0.94 MM) TO 0.112 IN. (2.84 MM) IN THICKNESS," MAY BE SUBSTITUTED FOR NAILS, ONE FOR ONE, WHEN THE HEAD DIAMETER, LENGTH, AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE SPECIFIED NAILS.



**NOTES:**

- IBC 2015, SECTION 743.3.2 - MEMBRANE PENETRATIONS. EXCEPTIONS: MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA, PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON OPPOSITE SIDES OF THE WALL OR PARTITION SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
  - 11 BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES WHERE THE WALL OR PARTITION IS CONSTRUCTED WITH INDIVIDUAL NONCOMMUNICATING STUD CAVITIES;
  - 12 BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL, ROCK-WOOL OR SLAG-MINERAL WOOL INSULATION.
  - 13 BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION 7102.1;
  - 14 BY PROTECTING BOTH OUTLET BOXES WITH LISTED PUTTY PADS; OR BY OTHER LISTED MATERIALS AND METHODS.
- STACK MULTIPLE BOXES VERTICALLY WHEN ON THE SAME SIDE OF WALL.
- DETAIL SHOWN IS FOR PARTITION TYPE '1', INSTALLATION IN OTHER PARTITION TYPES SIMILAR.
- INSTALLATION OF J-BOXES SHOWN MUST BE USED IN ALL WALLS WITH A REQUIRED FIRE RATING.

**2** J BOX INSTALLATION  
1 1/2" = 1'-0"

**PARTITION ASSEMBLY NOTES**

1. PROVIDE LEVEL 4 FINISH ON ALL EXPOSED GYP. BD.
2. GYPSUM BOARD TO BE MOISTURE & MOLD RESISTANT TYPE IN ALL RESTROOMS, BATHROOMS, HIGH MOISTURE AREAS AND IN ALL AREAS OF THE PARKING GARAGE.
3. FIT INSULATION TIGHTLY BETWEEN STUDS AND JOISTS, SECURELY FASTEN TO STUDS.
4. USE PRESSURE TREATED STUDS AT ALL LOCATIONS WHERE PLACED ON CONCRETE THAT IS IN CONTACT WITH SOIL AND MAY ABSORB MOISTURE.
5. VERIFY ALL PRODUCTS REQUIRED FOR COMPLIANCE.
6. STUD SIZES & SHEATHING NOTED FOR GENERAL REQUIREMENTS ONLY. ALL SUPPORT STRUCTURE INCLUDING BUT NOT LIMITED TO STUD SIZES & SHEATHING TO BE DESIGNED BY REGISTERED ENGINEER.
7. STC RATINGS INDICATED ARE MINIMUMS TO BE PROVIDED.
8. SEE FINISH PLAN FOR TYPE AND LOCATION OF BASE AND FINISH FLOOR.

**PARTITION SCHEDULE**

TYPE	FIRE RATING	FIRE TEST #	FIRE TEST URL	STC W/ INSULATION
1	1	U341	<a href="https://iq.ulprospector.com/en/profile?e=14916">https://iq.ulprospector.com/en/profile?e=14916</a>	59
2	1	U309	<a href="https://iq.ulprospector.com/en/profile?e=14891">https://iq.ulprospector.com/en/profile?e=14891</a>	51
3	1	U309	<a href="https://iq.ulprospector.com/en/profile?e=14891">https://iq.ulprospector.com/en/profile?e=14891</a>	38
4	NON-RATED			32
5	NON-RATED			32
6	NON-RATED			28
7	NON-RATED			28
8	2	U805	<a href="https://iq.ulprospector.com/en/profile?e=15133">https://iq.ulprospector.com/en/profile?e=15133</a>	
9	NON-RATED			
9A	NON-RATED			
10	1	V302	<a href="https://iq.ulprospector.com/en/profile?e=15155">https://iq.ulprospector.com/en/profile?e=15155</a>	
11	NON-RATED			

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**PARTITION ASSEMBLIES**  
SCALE: As indicated

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



550 Hinesburg Road  
Suite 101  
South Burlington, VT 05403  
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Rabideau-Architects.com

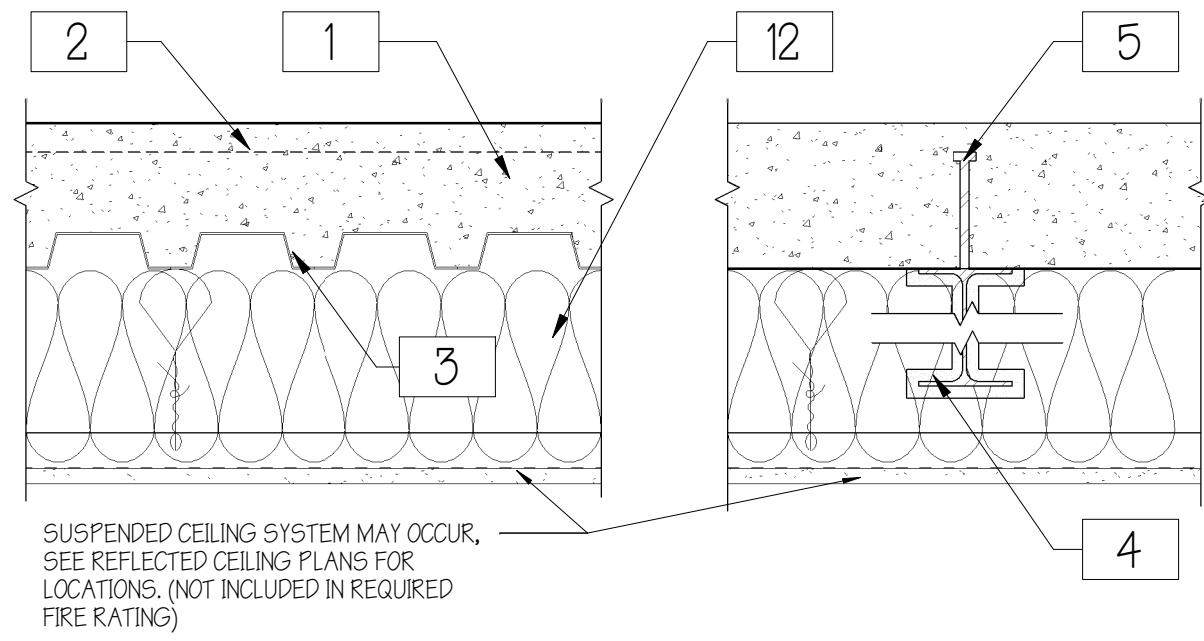
PROJECT #: 2010

SHEET NUMBER

**A702**

10/30/2020

ASSEMBLY: UL DESIGN NO. D925  
ASSEMBLY RATING - 2 HR.



SUSPENDED CEILING SYSTEM MAY OCCUR. SEE REFLECTED CEILING PLANS FOR LOCATIONS. (NOT INCLUDED IN REQUIRED FIRE RATING)

NOTES:  
1. REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

SUPPORTS - MINIMUM W8X20 OR W12X16 (SEE STRUCTURAL FOR SIZES)

1. **NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE** - MINIMUM 3500 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT CONCRETE OR MINIMUM 3000 PSI COMPRESSIVE STRENGTH LIGHTWEIGHT CONCRETE. (SEE STRUCTURAL)

2. **WELDED WIRE FABRIC OR FIBER REINFORCEMENT.** (SEE STRUCTURAL)

3. **STEEL FLOOR AND FORM UNITS** - COMPOSITE OR NON-COMPOSITE. (SEE STRUCTURAL)

4. **SPRAY-APPLIED FIRE RESISTIVE MATERIALS** - APPLIED BY MIXING WITH WATER AND SPRAYING IN ONE OR MORE COATS TO A FINAL THICKNESS TO STEEL BEAM SURFACES WHICH MUST BE CLEAN AND FREE OF DIRT, LOOSE SCALE AND OIL.

NOTE: SPRAY-APPLIED RESISTIVE MATERIALS MUST BE APPLIED IN ACCORDANCE WITH UL DESIGN NO. D925. NOTIFY ARCHITECT OF MATERIAL AND METHOD PRIOR TO APPLICATION. CONTACT ARCHITECT WITH ANY QUESTIONS.

5. **SHEAR-CONNECTOR-STUDS** - OPTIONAL - (SEE STRUCTURAL)

6. **ELECTRICAL INSERTS** - NOT USED IN THIS ASSEMBLY

7. **ROOF COVERING MATERIALS** - NOT USED IN THIS ASSEMBLY.

8. **INSULATING CONCRETE** - NOT USED IN THIS ASSEMBLY.

9. **FOAMED PLASTIC** - NOT USED IN THIS ASSEMBLY.

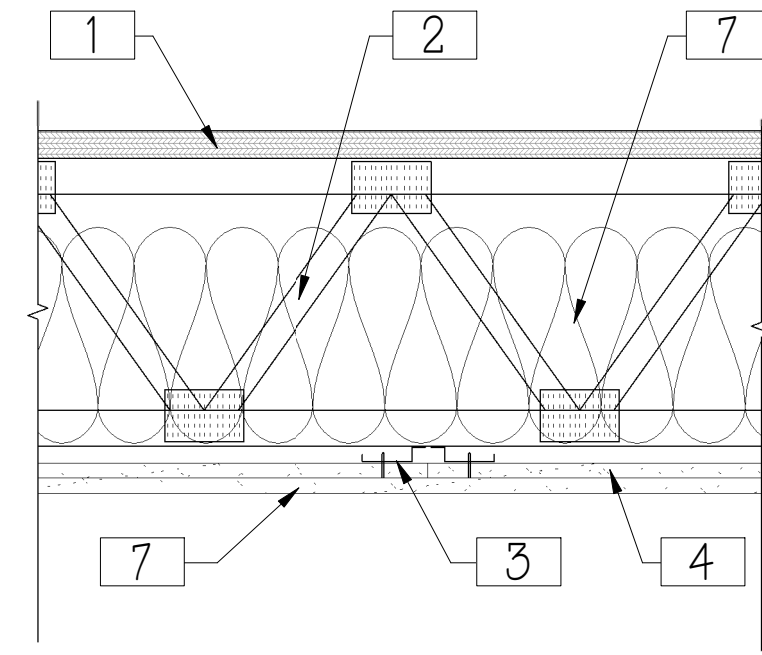
10. **ROOF INSULATION-MINERAL AND FIBER BOARDS OR FOAMED PLASTIC** - NOT USED IN THIS ASSEMBLY.

11. **ROOF INSULATION-MINERAL AND FIBER BOARDS OR FOAMED PLASTIC** - NOT USED IN THIS ASSEMBLY

12. **INSULATION** - MINIMUM R-30 CAVITY INSULATION REQUIRED IN THIS ASSEMBLY.

**1 2 HOUR FLOOR/CEILING ASSEMBLY - STEEL**  
NOT TO SCALE

ASSEMBLY: UL DESIGN NO. L563  
ASSEMBLY RATING - 1 HR.



NOTES:  
1. REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

1. **FLOORING SYSTEM** - 1-1/8" IN THICK 'ADVANTEC' SHEATHING INSTALLED PER STRUCTURAL DRAWINGS.

2. **TRUSSES** - MINIMUM 12 IN DEEP, PARALLEL CHORD TRUSSES, SPACED A MAX OF 24 IN OC, FABRICATED FROM NOM 2 BY 4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY.

3. **AIR DUCT** (NOT SHOWN) - ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

4. **CEILING DAMPER** (NOT SHOWN). SEE UL DESIGN #L563 FOR CEILING DAMPER ASSEMBLIES NOT LISTED HERE.

5. **BATTS AND BLANKETS** - GLASS FIBER OR MINERAL WOOL INSULATION BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. **RESILIENT CHANNELS** - FORMED FROM MIN 25 MSG GALV STEEL INSTALLED PERPENDICULAR TO THE TRUSSES, SPACED 12" OC., INSTALLED PERPENDICULAR TO TRUSSES.

7. **GYPSUM BOARD** - NOM 5/8 IN THICK, TYPE C, 48 IN WIDE GYPSUM PANELS. WHEN RESILIENT CHANNELS (ITEM 6) ARE USED, GYPSUM PANELS INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS.

NOTE: PROVIDE AN ADDITIONAL LAYER OF GYPSUM TO THIS ASSEMBLY FOR INCREASED SOUND CONTROL. (TWO LAYERS TOTAL)

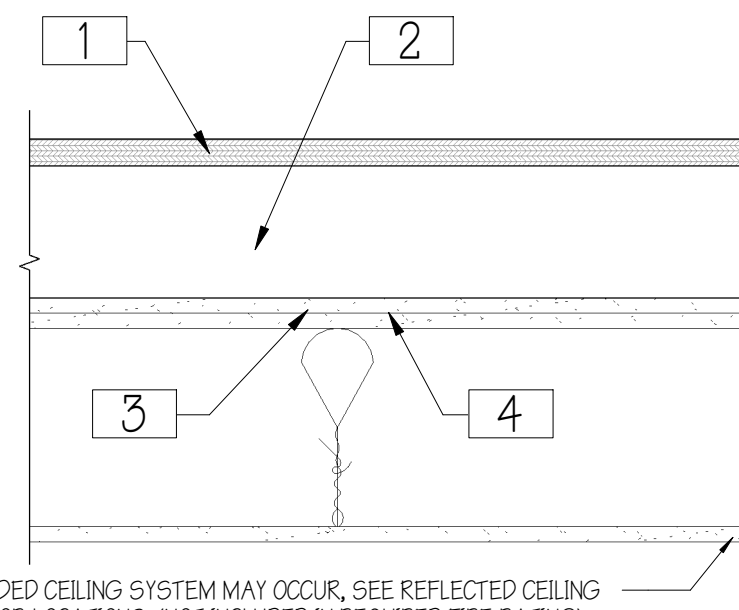
8. **FINISHING SYSTEM** - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2 IN. WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.

9. **GRILLE** - ALUMINUM OR STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.

**2 1 HOUR FLOOR/CEILING ASSEMBLY - TRUSS**  
NOT TO SCALE

ASSEMBLY: BC 2015 TABLE 721(3)  
MINIMUM PROTECTION FOR FLOOR AND ROOF ASSEMBLIES  
ITEM # 211-1 HOUR RATED



SUSPENDED CEILING SYSTEM MAY OCCUR. SEE REFLECTED CEILING PLANS FOR LOCATIONS. (NOT INCLUDED IN REQUIRED FIRE RATING)

NOTES:  
1. REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

1. THE FLOORING MUST CONSIST OF A WOOD STRUCTURAL PANEL NOT LESS THAN 1/2" THICK NOMINAL NAILED (24 NAIL) AND GLED TO THE TOP OF THE WOOD JOISTS. CONSTRUCTION ADHESIVE CONFORMING TO ASTM D 9499 MUST BE APPLIED TO THE TOP OF THE JOISTS PRIOR TO PLACING SHEATHING. ALL BUTT JOINTS OF THE SHEATHING MUST BE LOCATED OVER FRAMING MEMBERS.

1-1/8" THICK ADVANTEC FLOOR SHEATHING IS USED IN THIS DESIGN.

2. WOOD JOISTS, WITH A MAXIMUM SPACING OF 24 INCHES ON CENTER. (SEE STRUCTURAL DRAWINGS FOR SIZES)

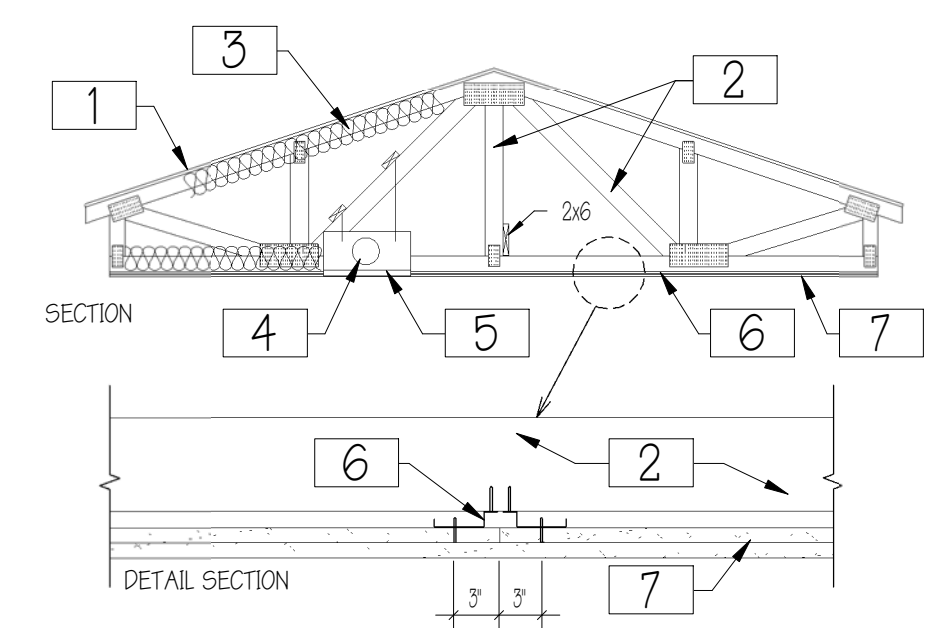
3. THE CEILING MEMBRANE MUST CONSIST OF TWO LAYERS OF 5/8-INCH-THICK, TYPE X GYPSUM BOARD COMPLYING WITH ASTM C 36.

4. THE BASE LAYER OF GYPSUM BOARD MUST BE INSTALLED AT RIGHT ANGLES TO THE WOOD JOISTS AND ATTACHED USING 1 1/4-INCH-LONG, TYPE S OR TYPE W DRYWALL SCREWS SPACED 24 INCHES ON CENTER. THE FACE LAYER MUST BE INSTALLED AT RIGHT ANGLES TO THE WOOD JOISTS AND WITH THE JOINTS STAGGERED FROM THE FIRST LAYER. THE SECOND LAYER MUST BE FASTENED TO THE WOOD JOISTS WITH 1 7/8-INCH-LONG, TYPE S OR TYPE W DRYWALL SCREWS SPACED 12 INCHES ON CENTER AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2 INCHES BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" ON CENTER. THE SECOND LAYER MUST BE FINISHED WITH JOINT TAPE AND COMPOUND.

NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.

**3 1 HOUR FLOOR/CEILING ASSEMBLY - LUMBER**  
NOT TO SCALE

ASSEMBLY: UL DESIGN NO. P544  
UNRESTRAINED ASSEMBLY RATING - 1 HR.



NOTES:  
1. REFER TO LISTED RATED ASSEMBLY FOR FULL REQUIREMENTS. DETAILED LISTED ASSEMBLIES PROVIDE ADDITIONAL INFORMATION OUTLINING ALLOWABLE PRODUCTS AND SPECIFIC INSTALLATION REQUIREMENTS.

1. **ROOFING SYSTEM** - MEMBRANE ROOFING SYSTEM OR ASPHALT SHINGLES OVER 5/8 IN THICK 'ADVANTEC' SHEATHING.

2. **TRUSSES** - PITCH OR PARALLEL CHORD TRUSSES, SPACED A MAX OF 24 IN OC, FABRICATED FROM NOM 2 BY 4 LUMBER, WITH LUMBER ORIENTED VERTICALLY OR HORIZONTALLY.

3A. **CAVITY INSULATION** - LOOSE FILL INSULATION, FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL/GYPSUM WALLBOARD CEILING MEMBRANE. (SEE BUILDING ENVELOPE REQUIREMENTS FOR REQUIRED R-VALUE OF INSULATION)

4. **AIR DUCT** - ANY UL CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY THE DAMPER MANUFACTURER.

5. **CEILING DAMPER** - SEE UL DESIGN #P544 FOR CEILING DAMPER ASSEMBLIES NOT LISTED HERE.

6. **RESILIENT CHANNELS** - RESILIENT CHANNELS FORMED OF 25 MSG THICK GALV STEEL, SPACED 12 IN OC, INSTALLED PERPENDICULAR TO TRUSSES.

7. **GYPSUM BOARD** - NOM 5/8 IN THICK, TYPE C, 48 IN WIDE, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS.

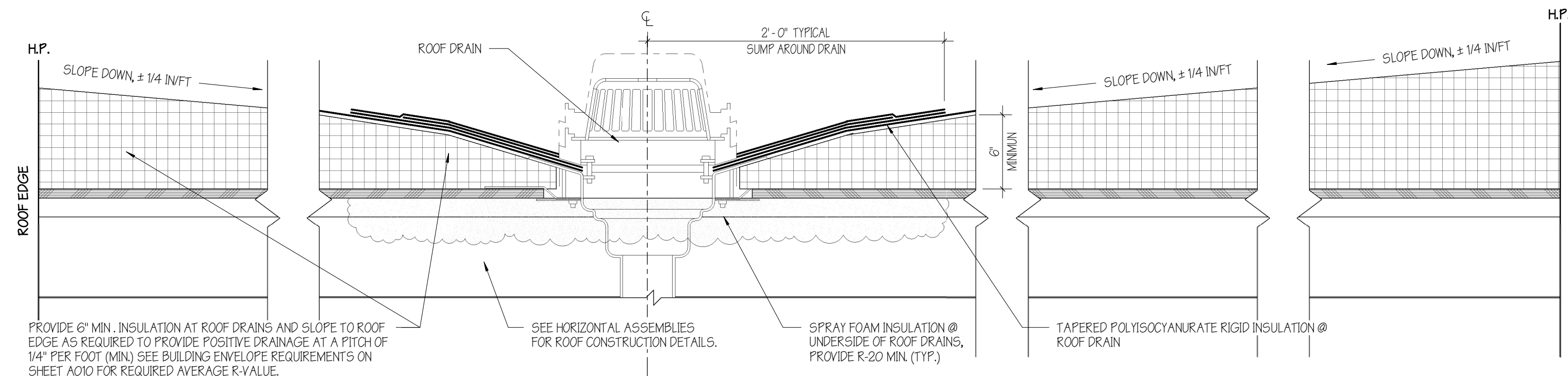
NOTE: PROVIDE AN ADDITIONAL LAYER OF GYPSUM TO THIS ASSEMBLY FOR INCREASED FIRE RATING. (TWO LAYERS TOTAL)

8. **FINISHING SYSTEM** - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

NOTE: PROVIDE LEVEL 4 FINISH IN ALL EXPOSED AREAS. PROVIDE A MIN. LEVEL 2 FINISH IN CONCEALED (NOT VISIBLE) AREAS.

9. **GRILLE** - ALUMINUM OR STEEL GRILLE, INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE CEILING DAMPER.

**4 1 HOUR ROOF CEILING ASSEMBLY - TRUSS**  
NOT TO SCALE



PROVIDE 6" MIN. INSULATION AT ROOF DRAINS AND SLOPE TO ROOF EDGE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AT A PITCH OF 1/4" PER FOOT (MIN) SEE BUILDING ENVELOPE REQUIREMENTS ON SHEET A010 FOR REQUIRED AVERAGE R-VALUE.

**5 ROOF DRAIN DETAIL**  
1 1/2" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS		
No.	Description	Date

**HORIZONTAL ASSEMBLIES**  
SCALE: 1 1/2" = 1'-0"

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

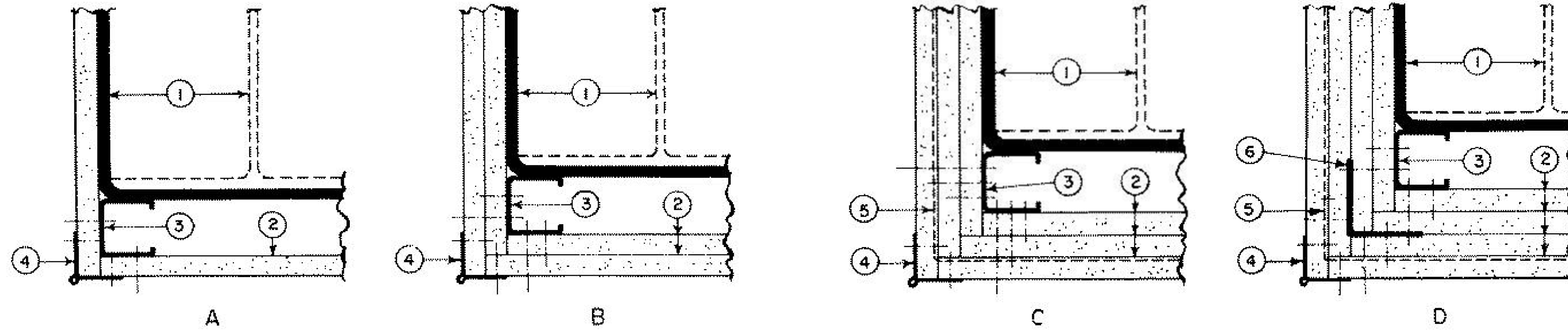
**A710**

10/30/2020

# 1 RATED COLUMN - STEEL CLIP SYSTEM

NOT TO SCALE

REFERENCED FROM U.L. DESIGN NO. X528  
OCTOBER 24, 2017  
ASSEMBLY RATING - 1 AND 2 HR. (SEE ITEM 2)



CORNER DETAILS OF WALLBOARD SUPPORT SYSTEMS WITHOUT STEEL COVERS

- STEEL COLUMN** - MIN SIZES OF W-SHAPED AND TUBULAR STEEL COLUMNS WHICH APPEAR IN THE AISC STEEL CONSTRUCTION MANUAL AS SHOWN UNDER ITEM 2.
- GYPSON BOARD\*** - ANY 1/2 IN THICK UL CLASSIFIED GYPSON BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NO. X515. ANY 5/8 IN THICK UL CLASSIFIED GYPSON BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G612 OR U305. NOM 1/2 IN. OR 5/8 IN THICK GYPSON BOARD, APPLIED IN LAYERS AS NOTED IN THE ABOVE ILLUSTRATIONS. BOARDS ARE TO BE APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS. MIN TOTAL THICKNESS OF LAYERS IN INCHES FOR THE VARIOUS RATINGS AND MIN COLUMN SIZES ARE AS FOLLOWS:

W SHAPED COLUMN MIN COLUMN SIZE	RATING (HR)			CORNER DETAILS FOR VARIOUS RATING		
	1	2	3	1HR	2HR	3HR
TOTAL THICKNESS (IN)						
W4X13	1	1/2	2/4	B	C	D
W6X15.5	1	1/2	2/4	B	C	D
W10X19	1/2	1/8	1/8	A	B	C
TUBE SHAPED COLUMNS						
TS 4 BT 4						
BT 10 18 8	1	1 3/4	2 5/8	B	C	D
TS 8 BY 8						
BT 0.250	5/8	1/2	2/4	A	C	D

- STEEL STUD** - 1 5/8 IN. WIDE WITH 1 5/16 AND 1 7/16 IN LEGS HAVING A 1/4-IN. FOLDED FLANGE, FABRICATED FROM NO. 25 MSG GALV STEEL. LENGTH TO BE 1/2 IN. LESS THAN THE ASSEMBLY HEIGHT.
- AS AN ALTERNATE TO ITEM 3 STEEL FRAMING MEMBERS\*** - GALV. STEEL CLIPS SPACED 4 FT OC AND 1/4 IN. FROM TOP AND BOTTOM OF COLUMN. A NO. 28 MSG GALV STEEL SUPPORT ANGLE WITH 1/4 IN. LENGTH SHALL BE PLACED OVER CLIPS AND SECURED WITH SCREWS ATTACHING THE WALLBOARD. THE ANGLE CUT 1 IN. LESS THAN ASSEMBLY HEIGHT. SPLICES IN ANGLE TO OCCUR OVER CLIPS. THE CLIPS FOR USE WITH WIDE FLANGE COLUMNS ONLY.

JOHN WAGNER ASSOCIATES INC., DBA GRABBER - TYPES CB, CBCLIPS.

- CORNER BEADS** - NO. 28 MSG GALV STEEL, 1/4 IN. LEGS TO BE ATTACHED TO THE WALLBOARD WITH NO. 6 BY 1 IN. SCREWS SPACED 12 IN. OC MAX.
- TIE WIRE** - NO. 18 SWG STEEL WIRE SPACED 24 IN. OC USED WITH SECOND LAYER OF WALLBOARD.

- SCREWS** - FOR ATTACHING FIRST LAYER OF WALLBOARD TO STEEL STUDS, AND THIRD LAYER OF WALLBOARD TO 2 IN. BY 2 IN. STEEL ANGLE (25 GA) TO BE NO. 6 BY 1 IN. (OR 1/4 IN. FOR 3/4 IN THICK WALLBOARD) PHILLIPS HEAD SELF-DRILLING, SELF-TAPPING DOUBLE LEAD SCREWS SPACED 24 IN. OC FOR ATTACHING SECOND LAYER OF WALLBOARD TO STEEL STUDS AND FOURTH LAYER OF WALLBOARD TO 2 IN. BY 2 IN. STEEL ANGLE (25 GA) TO BE NO. 6 BY 1 3/4 IN. (OR 2 1/4 IN. FOR 3/4 IN THICK WALLBOARD) STEEL SCREWS OF THE SAME TYPE SPACED 12 IN. OC FOR ATTACHING THIRD LAYER OF WALLBOARD TO STEEL STUDS TO BE NO. 8 BY 2 1/4 IN. SCREWS OF THE SAME TYPE SPACED 12 IN. OC.

- FINISHING SYSTEM** - (NOT SHOWN) - JOINT COMPOUND APPLIED OVER CORNER BEADS TO A THICKNESS OF 1/16 IN.

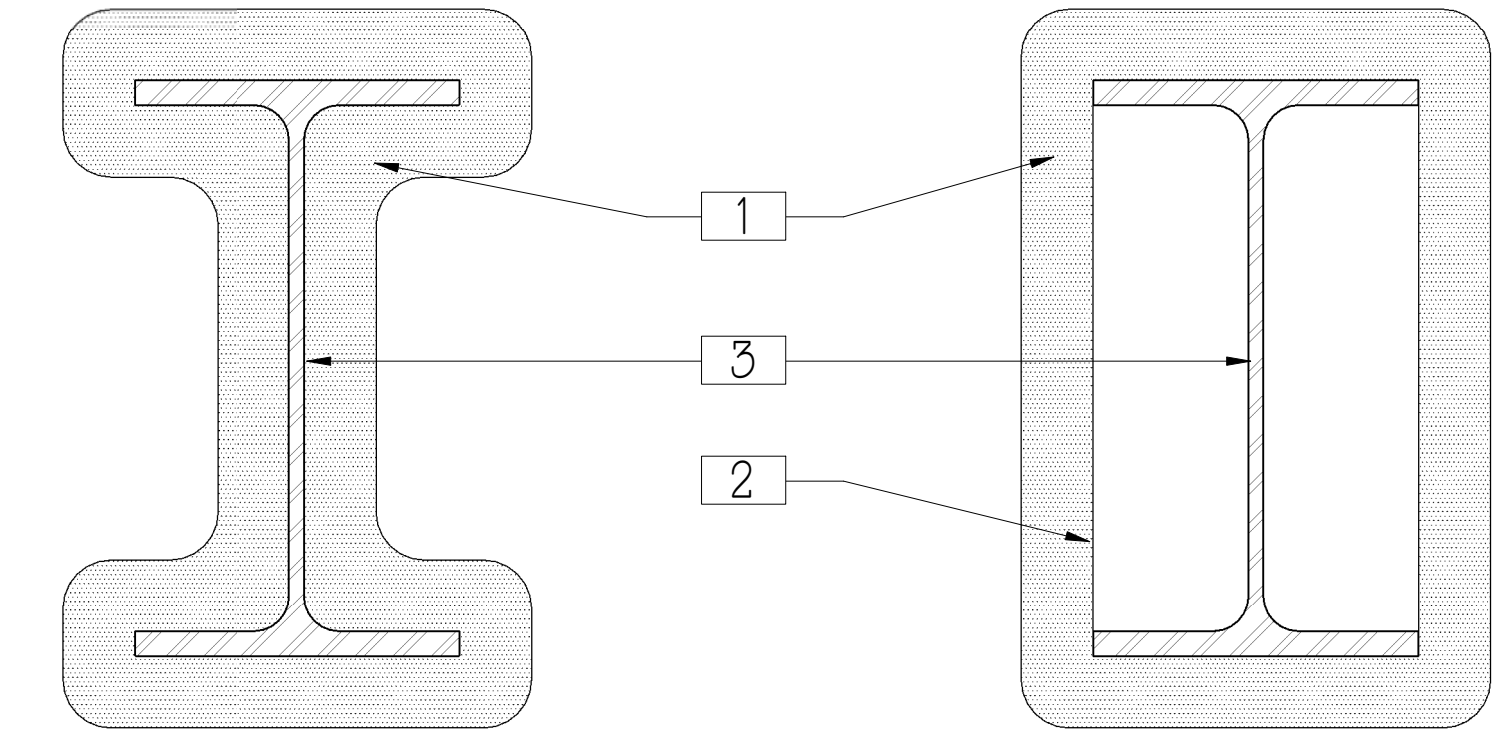
\* INDICATES SUCH PRODUCTS SHALL BEAR THE UL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL CERTIFICATION.

- AMERICAN GYPSON CO - CKNKR14196
- CABOT MANUFACTURING ULC - CKNKR25370
- CERTAINTEED GYPSON INC - CKNKR3660
- CGC INC - CKNKR18751
- GEORGIA-PACIFIC GYPSON L L C - CKNKR2777
- LOADMASTER SYSTEMS INC - CKNKR11809
- NATIONAL GYPSON CO - EXP-C, CKNKR3501
- UNITED STATES GYPSON CO - CKNKR1319

# 2 RATED COLUMN - SPRAY SYSTEM

NOT TO SCALE

REFERENCED FROM U.L. DESIGN NO. X854  
JULY 12, 2019  
ASSEMBLY RATING - 1 AND 2 HR. (SEE ITEM 1)



**1. SPRAY-APPLIED FIRE RESISTIVE MATERIALS\*** - APPLIED BY MIXING WITH WATER AND SPRAYING IN MORE THAN ONE COAT TO THE THICKNESSES SHOWN BELOW, TO STEEL SURFACES WHICH ARE CLEAN AND FREE OF DIRT, LOOSE SCALE, AND OIL. MIN AVG AND MIN IND DENSITY OF 15/14 PCF RESPECTIVELY. MIN AVG AND MIN IND DENSITY OF 22/19 PCF RESPECTIVELY FOR TYPES Z-106, Z-106/G, Z-106/H, MIN AVG AND MIN IND DENSITY OF 40/36 PCF RESPECTIVELY FOR TYPES Z-146, Z-146/G, Z-146/H, Z-146T CEMENTITIOUS MORTAR, MIN AVG AND MIN IND DENSITY OF 50/45 PCF RESPECTIVELY FOR TYPES Z-156, Z-156T AND Z-156/G. FOR METHOD OF DENSITY DETERMINATION, SEE UL DESIGN INFORMATION SECTION, SPRAYED MATERIAL.

THE THICKNESS OF SPRAY-APPLIED FIRE RESISTIVE MATERIALS TO BE APPLIED TO ALL SURFACES OF THE COLUMN (ITEM 1) REQUIRED FOR RATING PERIODS OF 1 H, 1 1/2 H, 2 H, 3 H, 4 H MAY BE DETERMINED BY THE EQUATION:

$$H = \frac{R}{1.05 (W/D) + 0.61}$$

WHERE:

H = SPRAY-APPLIED FIRE RESISTIVE MATERIALS THICKNESS IN THE RANGE 0.25-3.875 IN.

R = FIRE RESISTANCE RATING IN HOURS (1 - 4 H)

D = HEATED PERIMETER OF STEEL COLUMN IN INCHES

W = WEIGHT OF STEEL COLUMN IN LBS PER FOOT

W/D = 0.338 TO 6.76

AS AN ALTERNATE TO THE EQUATION, THE MINIMUM THICKNESS OF SPRAY-APPLIED FIRE RESISTIVE MATERIALS REQUIRED FOR VARIOUS FIRE RESISTANCE RATINGS OF CONTOUR SPRAYED OR BOXED COLUMNS MAY BE DETERMINED FROM THE TABLES PROVIDED:

(SEE UL LISTING FOR TABLE NOT REPRODUCED HERE)

ARABIAN VERMICULITE INDUSTRIES - TYPES MK-6HY, MK-6HY EXTENDED SET, MK-6/GF, MK-10 HB, MK-10 HB EXTENDED SET, MK-6/HB, MK-6S, Z-106, Z-106/G, Z-106/HY.

GCP KOREA INC - TYPES MK-6HY, MK-6HY EXTENDED SET, MK-6/GF, MK-10 HB, MK-10 HB EXTENDED SET, MK-6/HB, MK-6S, Z-106, Z-106/G, Z-106/HY.

GCP APPLIED TECHNOLOGIES INC - TYPES MK-6HY, MK-6HY EXTENDED SET, MK-6/GF, MK-10 HB, MK-10 HB EXTENDED SET, MK-6/HB, MK-6S, Z-106, Z-106/G, Z-106/HY, MK-1000/HB, MK-1000/HB EXTENDED SET, Z-146, Z-146/G, Z-146/T, Z-156, Z-156T AND Z-156/G (TYPES Z-146, Z-146/G, Z-146/T, Z-156, Z-156/G, Z-156T ALSO INVESTIGATED FOR EXTERIOR USE).

**2. METAL LATH** - (OPTIONAL FOR CONTOUR APPLICATION) - 3/4 LB/SQ YD GALVANIZED OR PAINTED EXPANDED STEEL LATH. LATH SHALL BE LAPPED 1 IN. AND TIED TOGETHER WITH NO. 18 SWG GALVANIZED STEEL WIRE SPACED VERTICALLY 6 IN. OC.

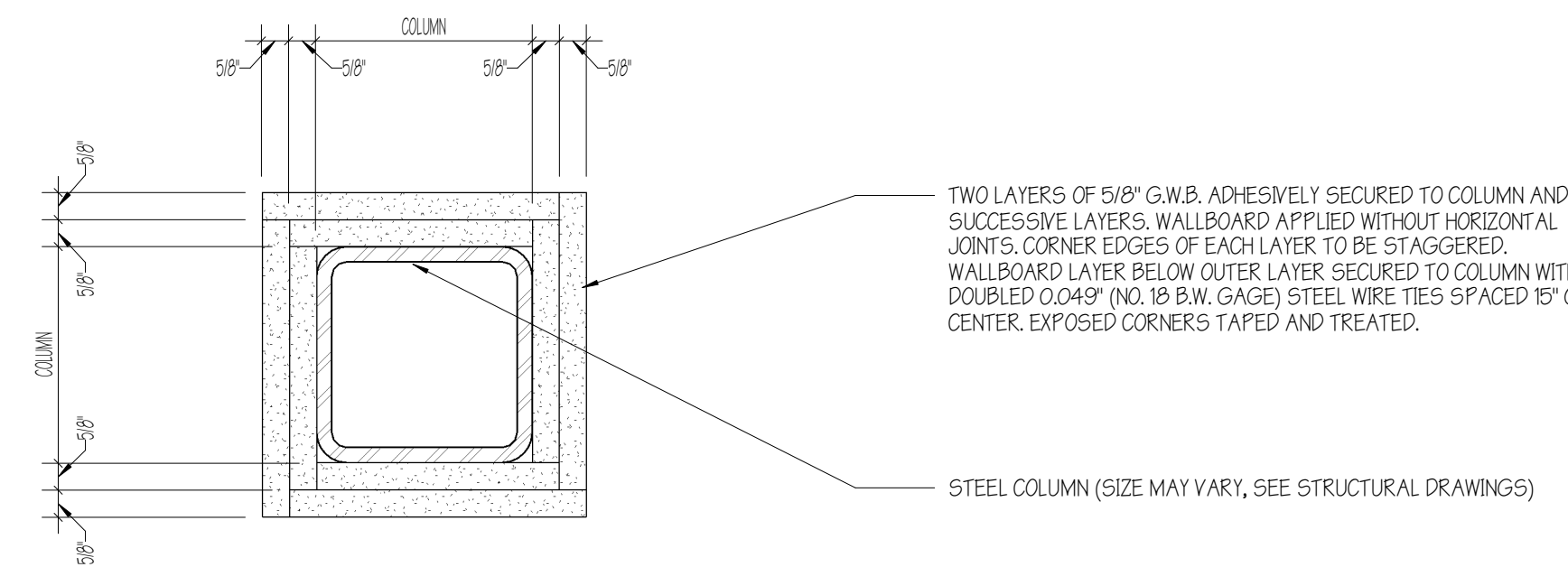
**3. STEEL COLUMN** - WIDE FLANGE STEEL COLUMNS (36 KSI YIELD), MINMAX SIZES AS SPECIFIED ABOVE.

\* INDICATES SUCH PRODUCTS SHALL BEAR THE UL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL CERTIFICATION.

# 3 RATED COLUMN - DIRECT WRAP

NOT TO SCALE

IBC 2015 TABLE 721.1(1)  
MINIMUM PROTECTION FOR STRUCTURAL PARTS  
ITEM # 171-1 HOUR RATED



# 4 RATED BEAM

NOT TO SCALE

BEAMS, GIRDERS, AND TRUSSES, NONCOMBUSTIBLE

GA FILE NO. BM 1137

PROPRIETARY †

1 HOUR FIRE

STEEL FRAME, GYPSON WALLBOARD

Base layer 1/2" proprietary type X gypson wallboard applied to beam cage with 1" Type S drywall screws 12" o.c. Face layer 1/2" proprietary type X gypson wallboard applied to beam cage with 1 5/8" Type S drywall screws 12" o.c. Joints offset from base layer joints.

Beam cage fabricated from No. 24 gage 7/8" x 1 3/8" steel angles screw attached to steel joints at beam top flange and No. 25 gage 2 1/2" steel runners hooked over beam lower flange and supporting 5/8" steel studs 24" o.c. Minimum beam size W8X15. (One hour unrestrained beam)

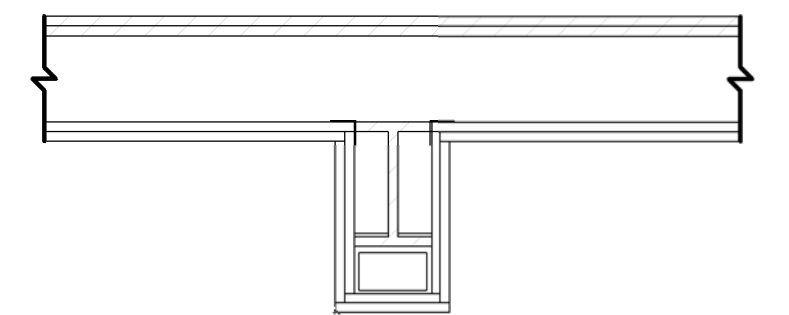
PROPRIETARY GYPSON BOARD

American Gypson Company LLC  
CertainTeed Gypson, Inc.  
Georgia-Pacific Gypson LLC  
Lafarge North America Inc.  
National Gypson Company

1/2" FIRELOC TYPE C  
1/2" ProRociv Type C Gypson panels  
1/2" ToughRock® Fireguard® C  
1/2" Firecheck® Type C  
1/2" Gold Bond® Brand FIRE-SHIELD Cuv Gypson Board

FABCO Gypson  
Temple-Inland  
United States Gypson Company

1/2" FLAME CURB® Super C  
1/2" TG-C  
1/2" SHEETROCK® Brand Gypson Panels, FIRECODE © C Core



Fire Test: UL 1319-133, 7-16-75;  
Based on UL R 3660-7, -8,  
11-2-87;  
UL Design L524

†Contact the manufacturer for more detailed information on proprietary products.

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REVISIONS		
No.	Description	Date

## RATED COLUMN DETAILS

AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES

VILLAGE OF ESSEX JUNCTION, VERMONT



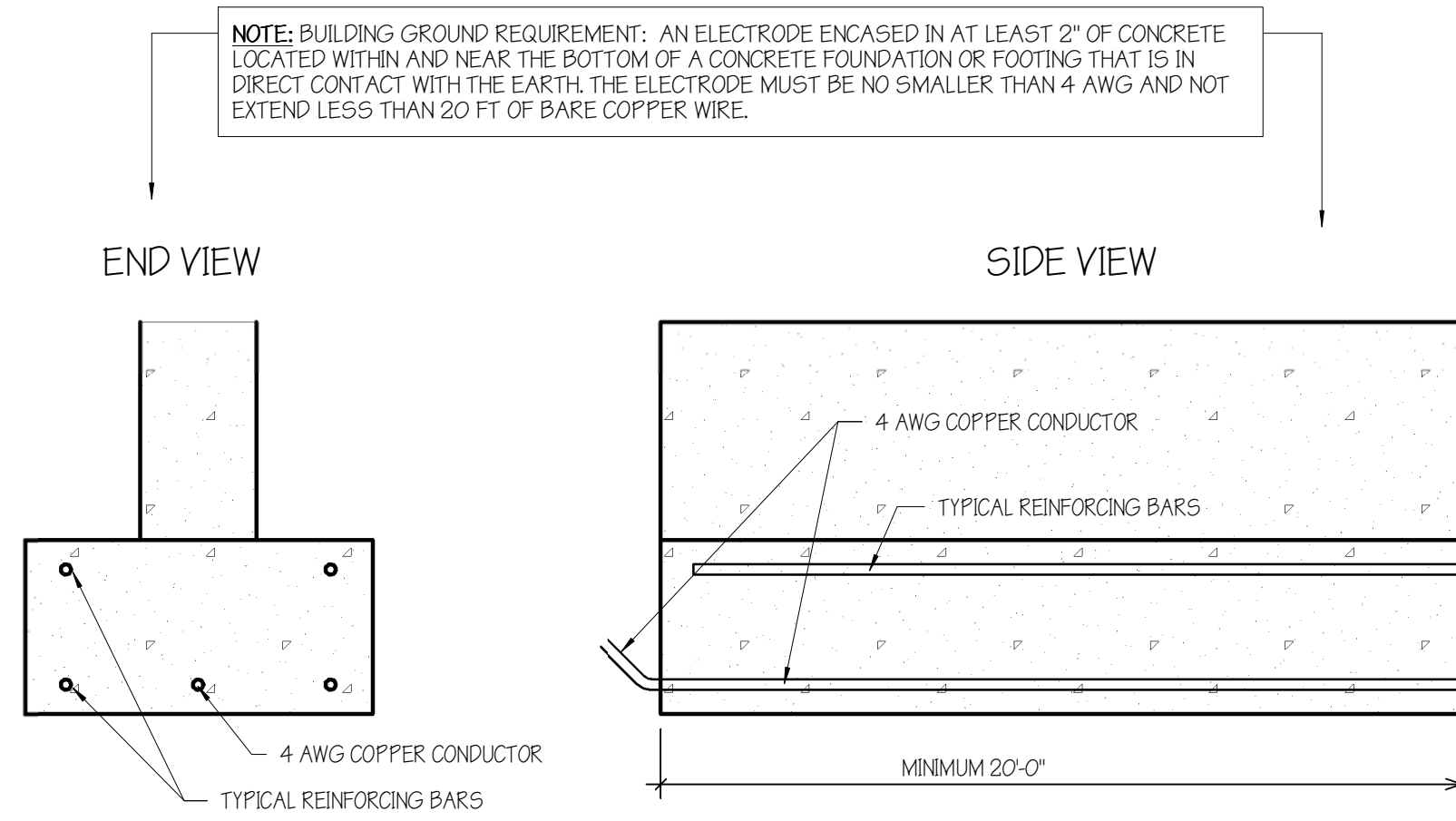
550 Hinesburg Road  
Suite 101  
South Burlington, VT 05403  
802.883.0222  
Rabideau-Architects.com

PROJECT #: 2010

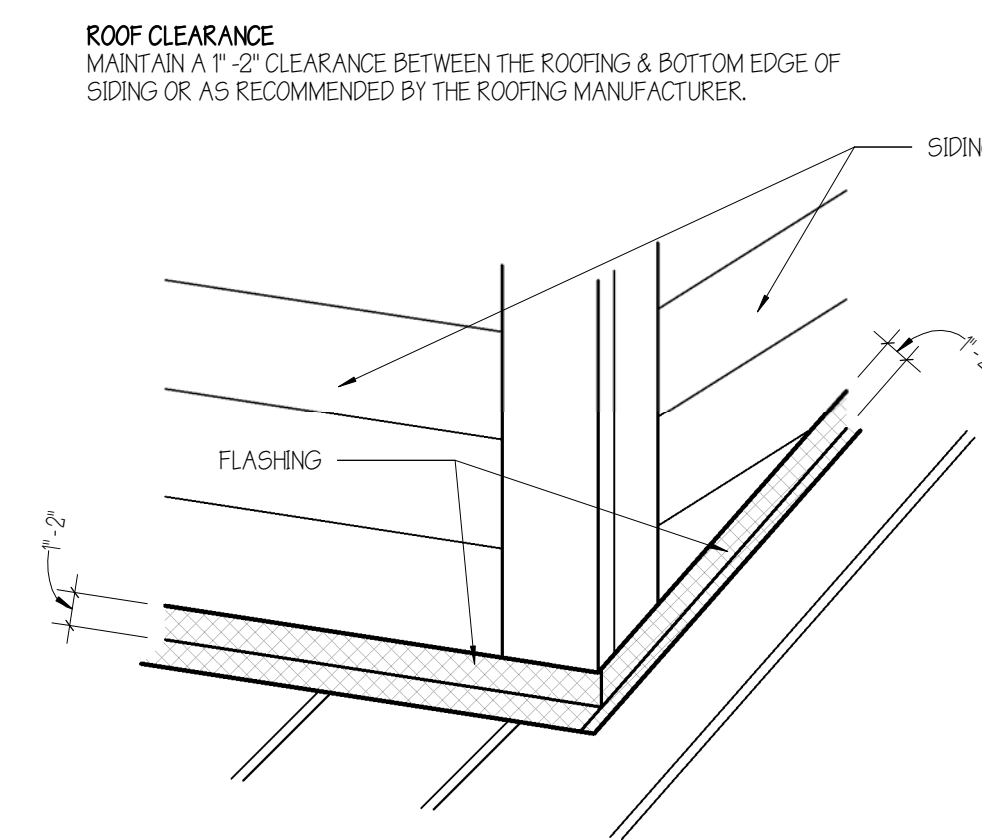
SHEET NUMBER

A720

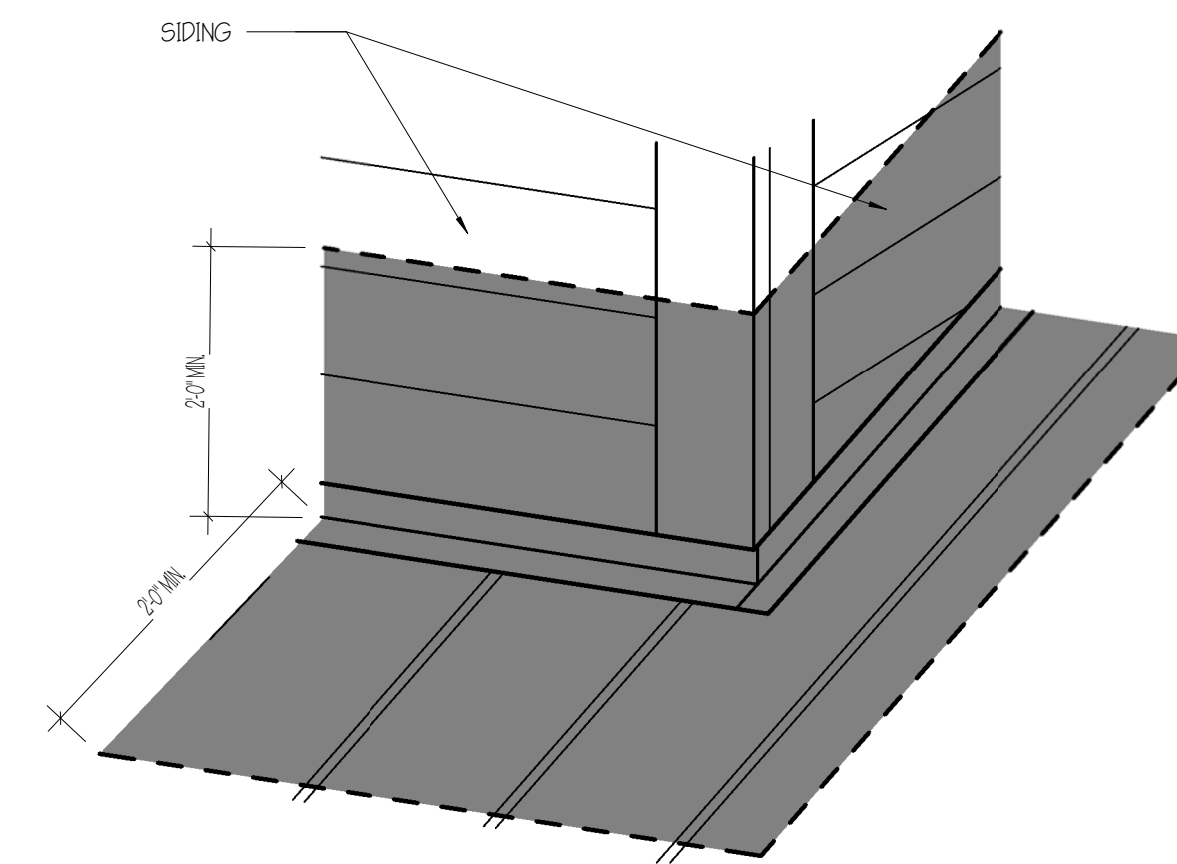
10/30/2020



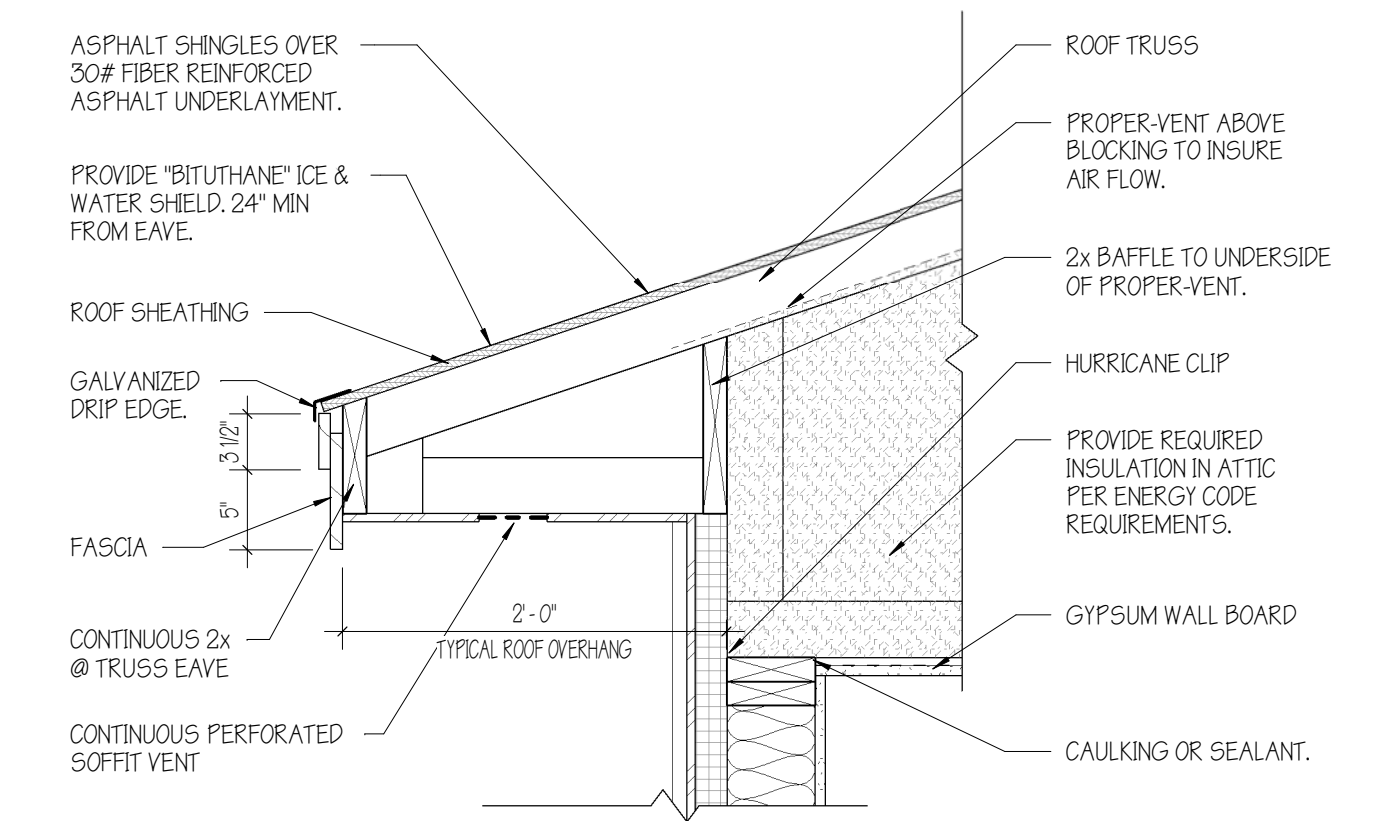
**1 BUILDING GROUND DETAIL**  
1/4" = 1'-0"



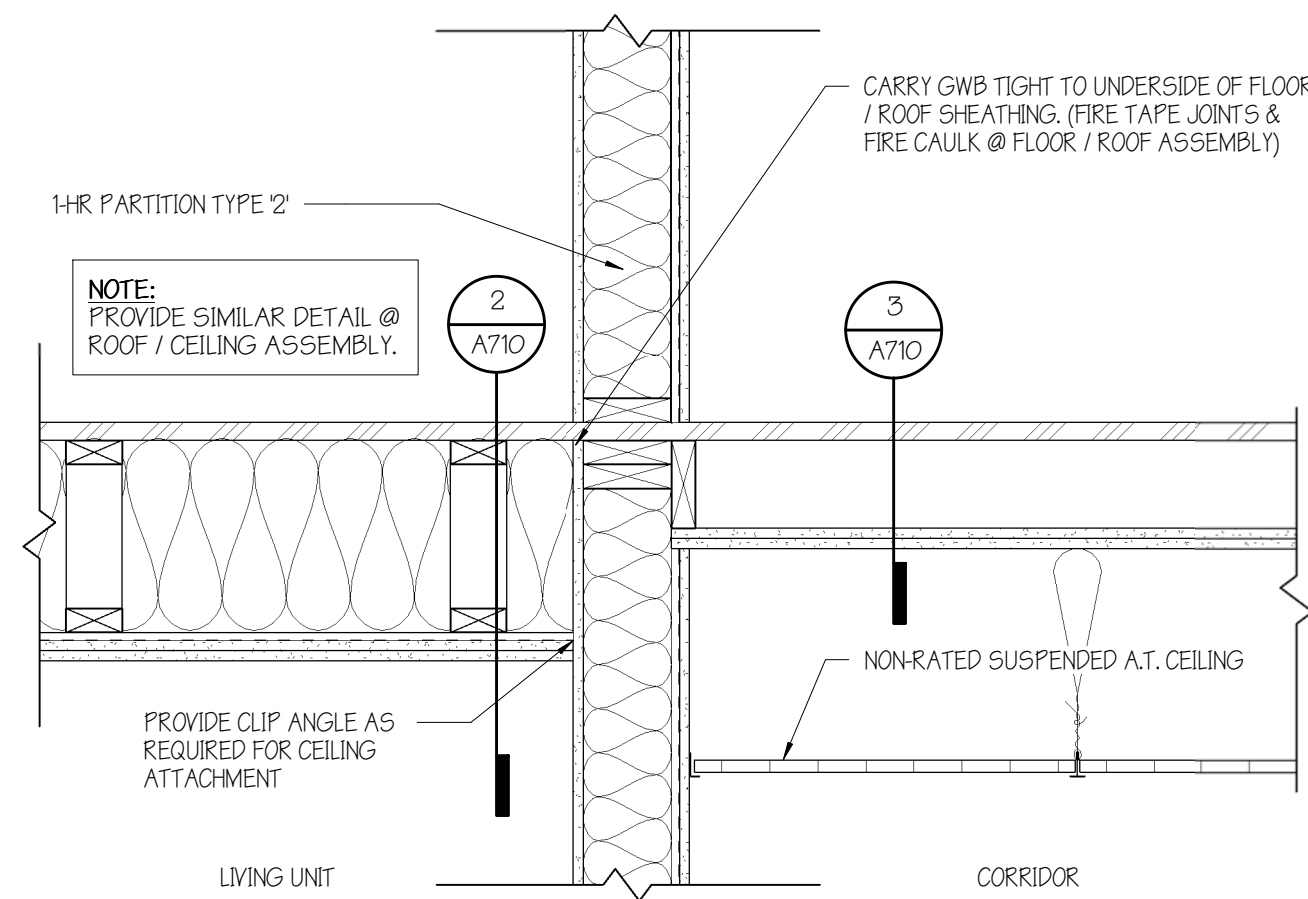
**2 TYPICAL ROOF TO WALL FLASHING**  
NOT TO SCALE



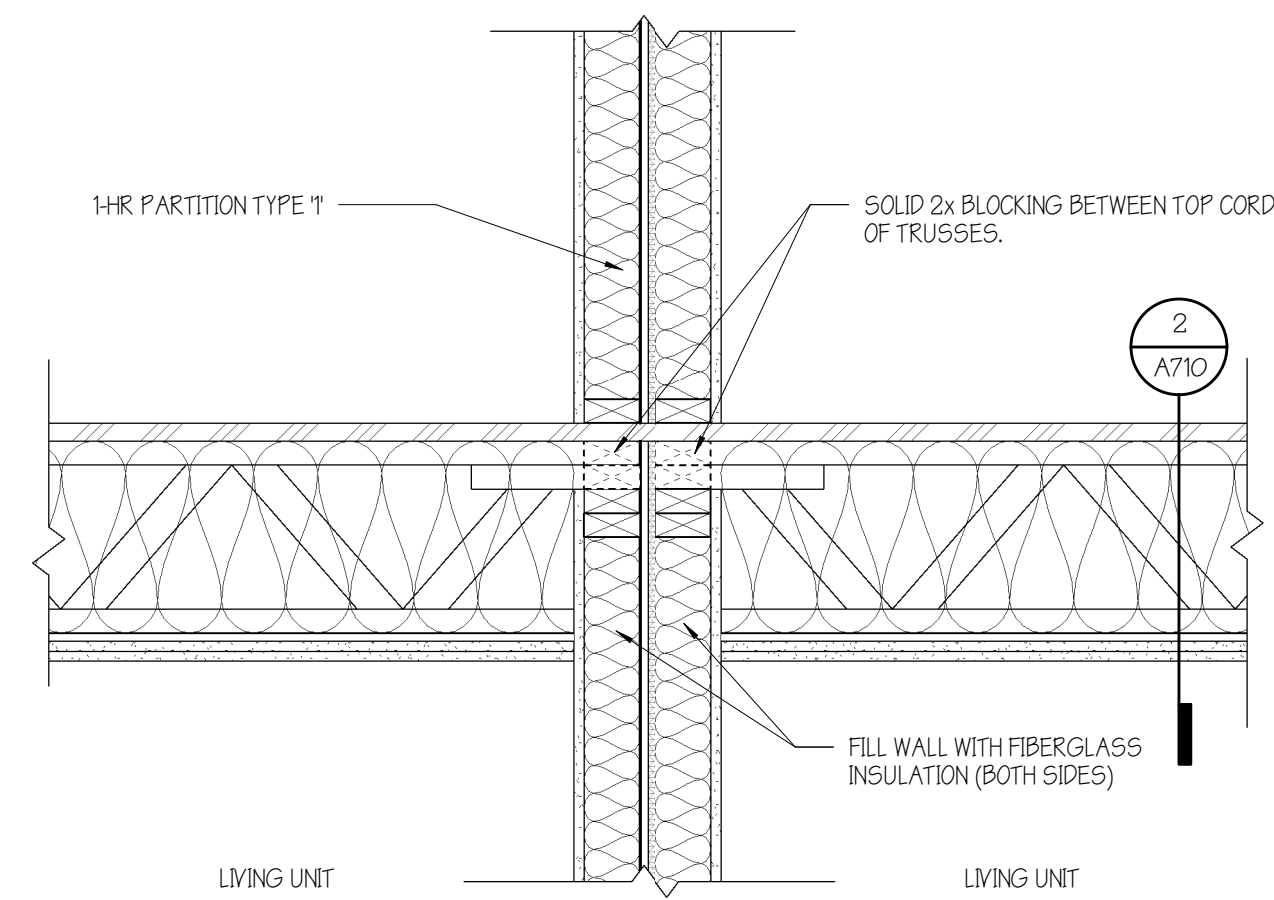
**3 TYPICAL ROOF TO WALL ICE & WATER SHIELD**  
NOT TO SCALE



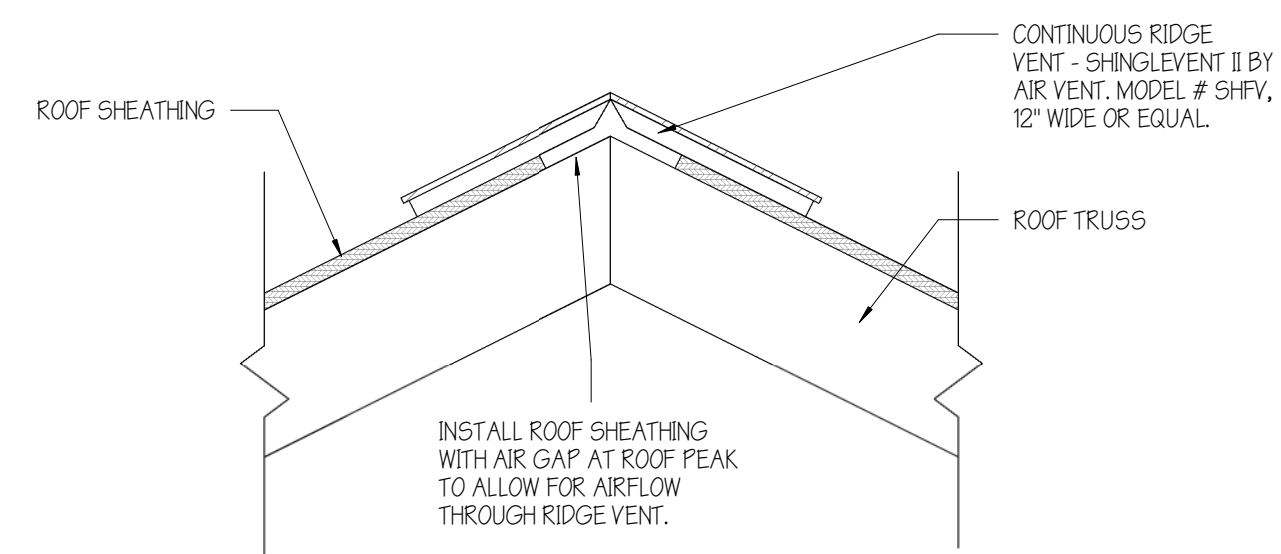
**4 TYPICAL OVERHANG @ EAVE**  
1" = 1'-0"



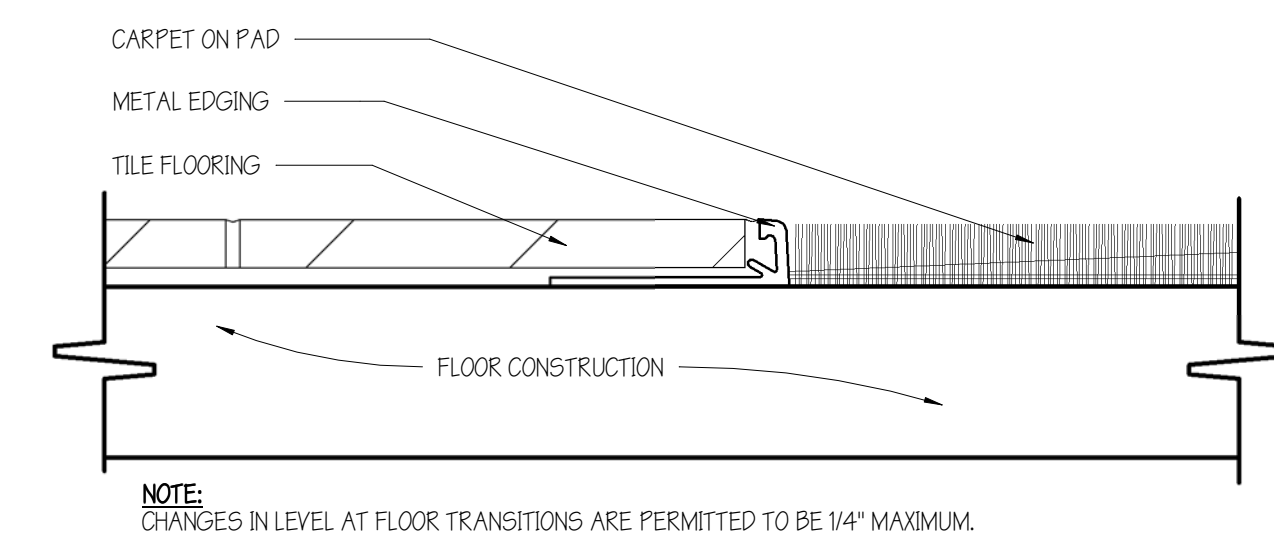
**5 TYPICAL CORRIDOR FIREBLOCKING DETAIL**  
1" = 1'-0"



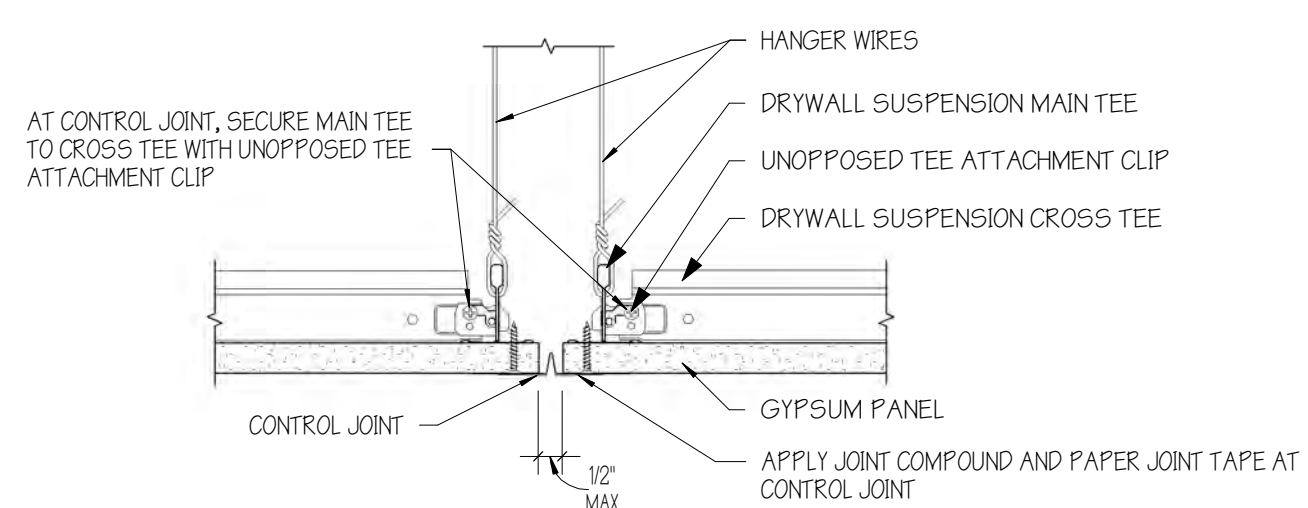
**6 TYPICAL UNIT SEPARATION WALL FIREBLOCKING DETAIL**  
1" = 1'-0"



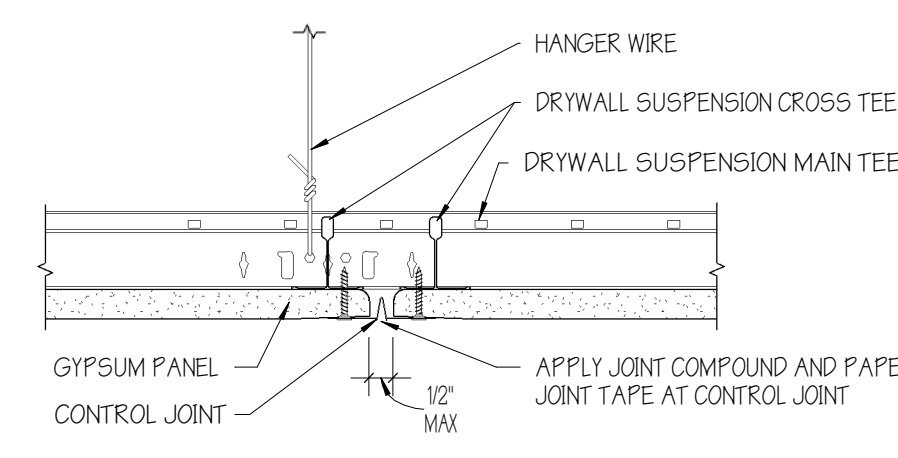
**7 TYPICAL RIDGE VENT DETAIL**  
1 1/2" = 1'-0"



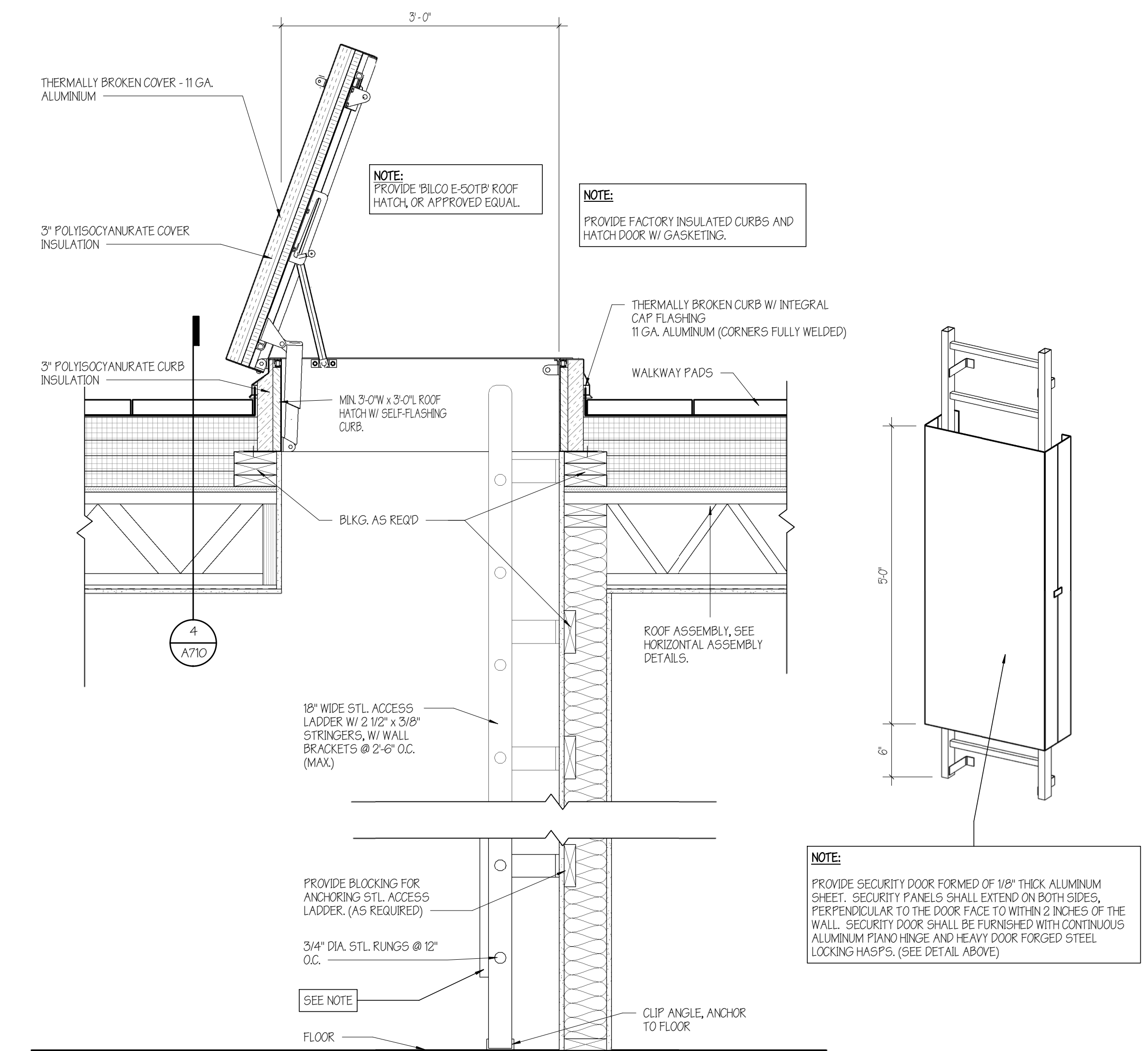
**8 FLOOR TRANSITION DETAIL**  
NOT TO SCALE



**9 CONTROL JOINT - PARALLEL TO MAIN TEE**  
3" = 1'-0"



**10 CONTROL JOINT - PERPENDICULAR TO MAIN TEE**  
3" = 1'-0"



**11 ROOF ACCESS HATCH DETAIL**  
1" = 1'-0"

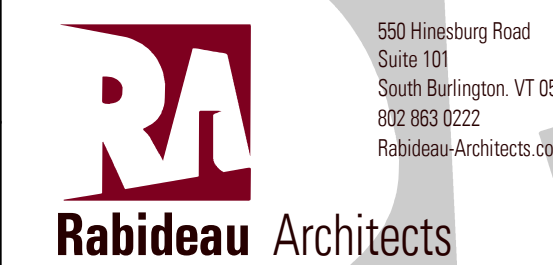
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CONSTRUCTION

REVISIONS		
No.	Description	Date

**ASSEMBLY DETAILS**  
SCALE: As indicated

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

**A730**

10/30/2020

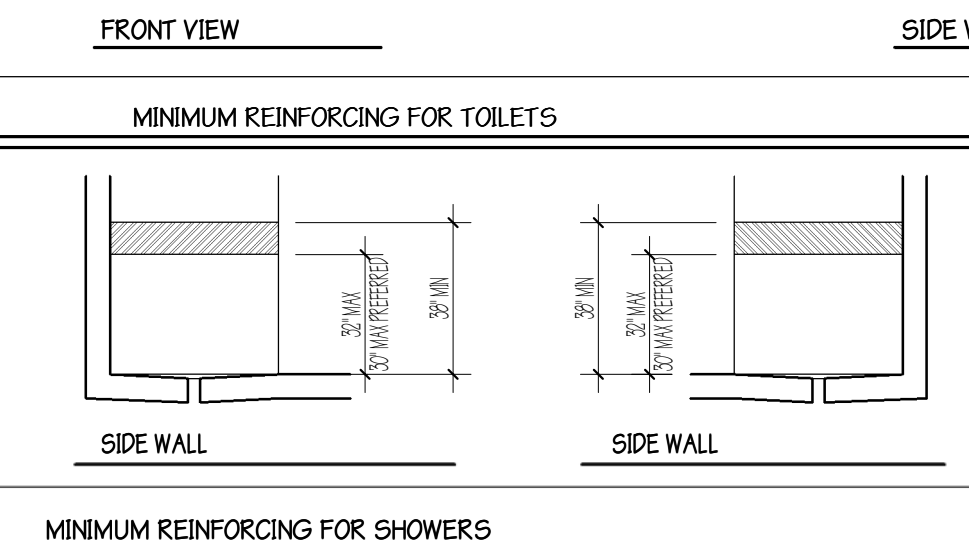
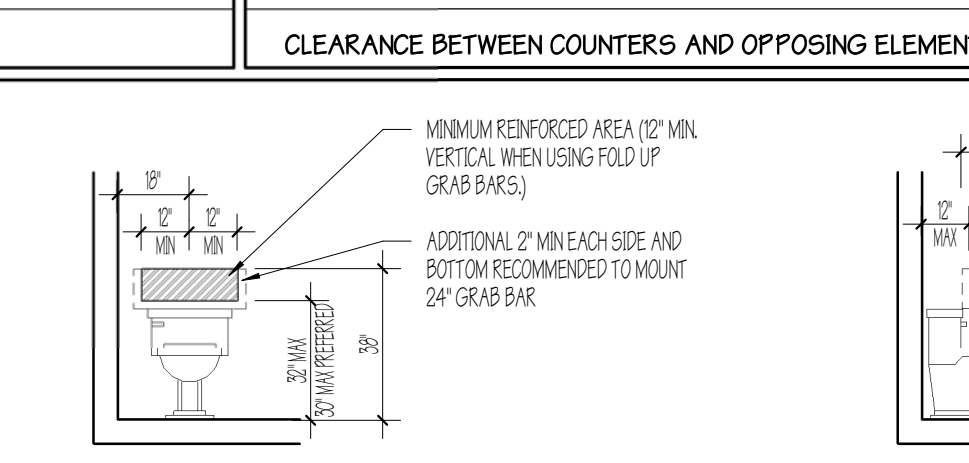
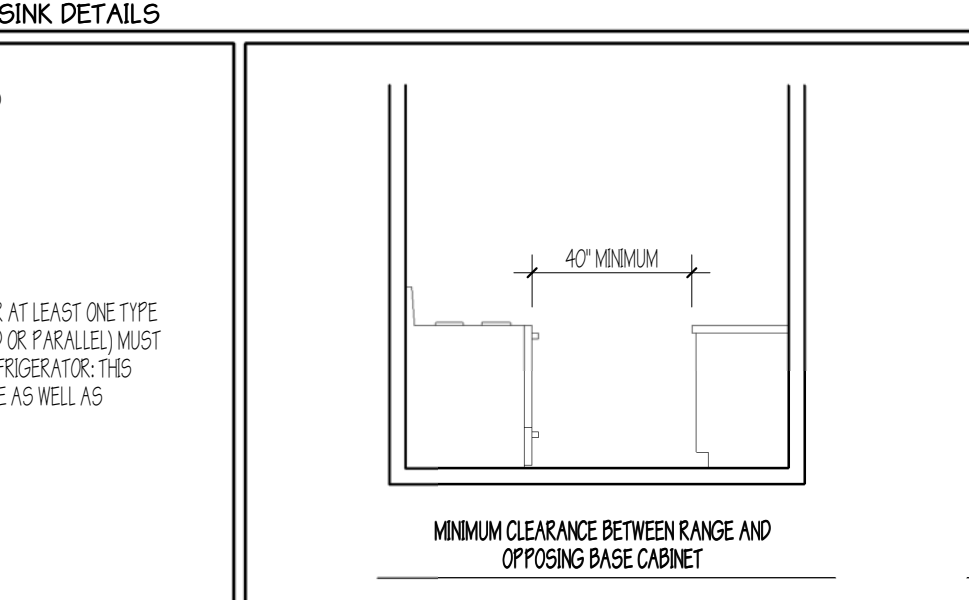
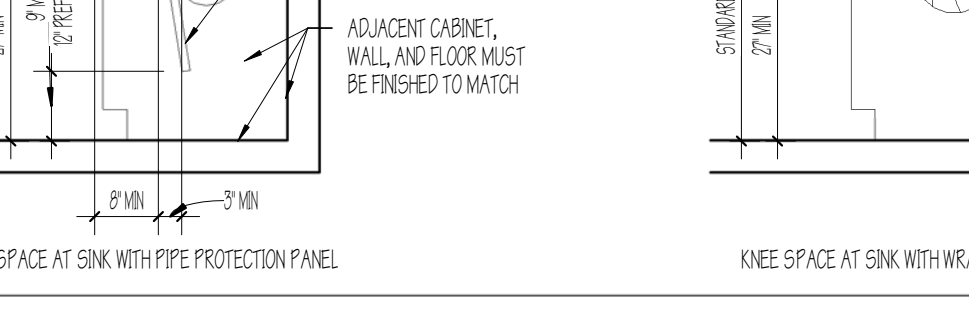
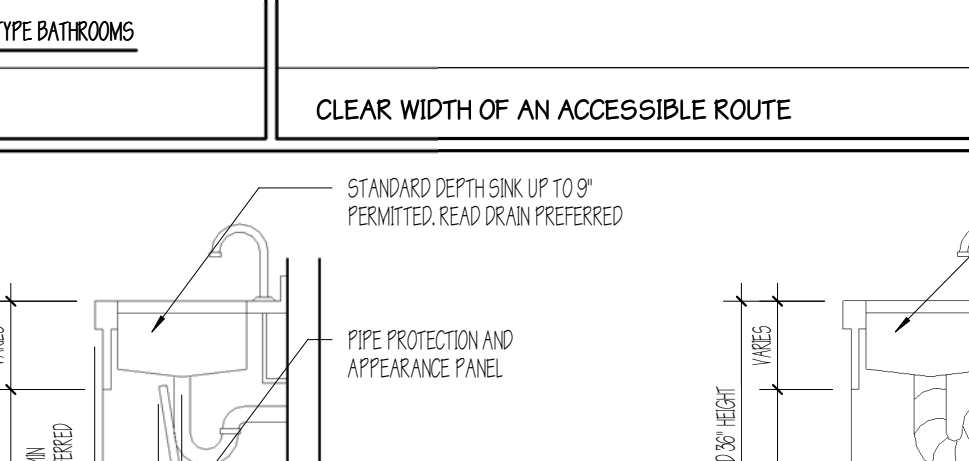
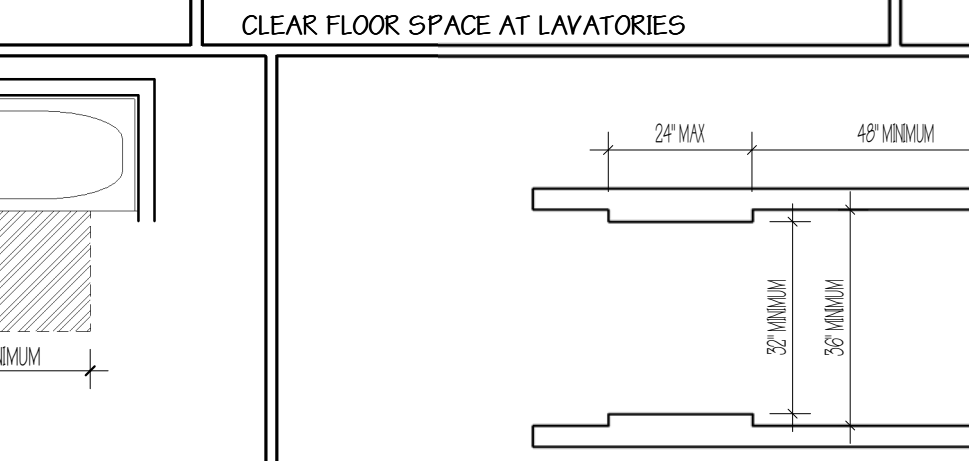
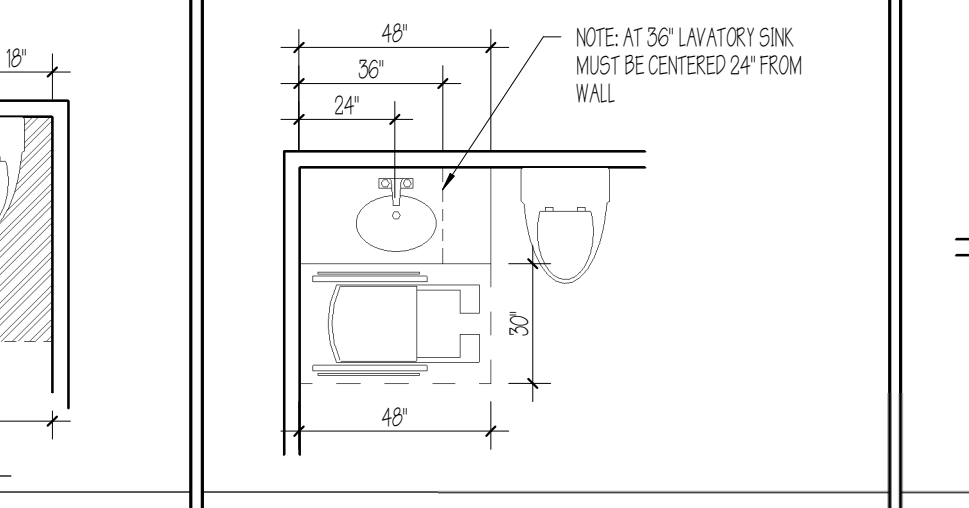
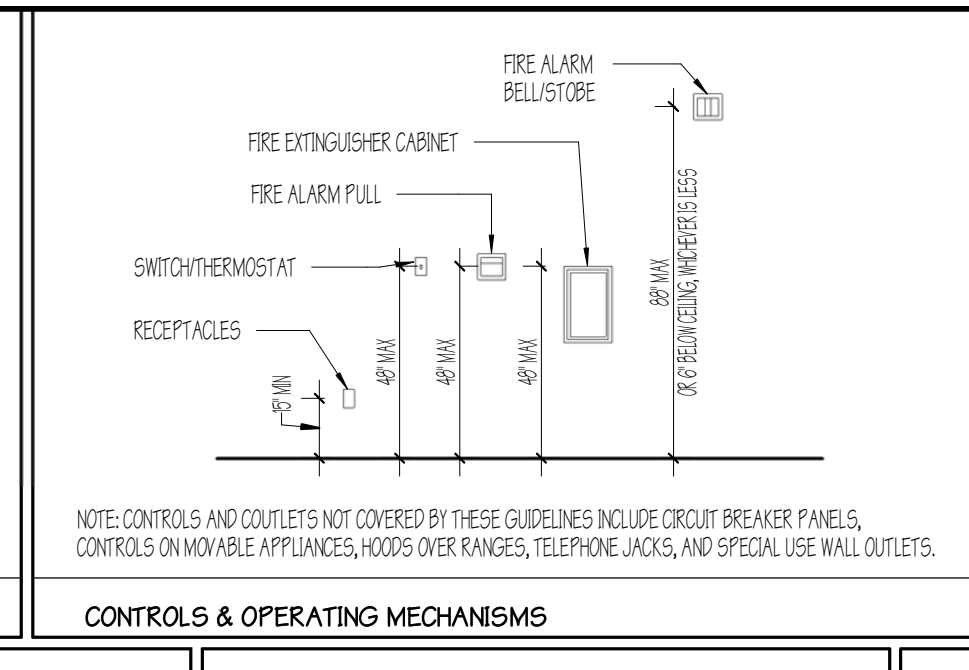
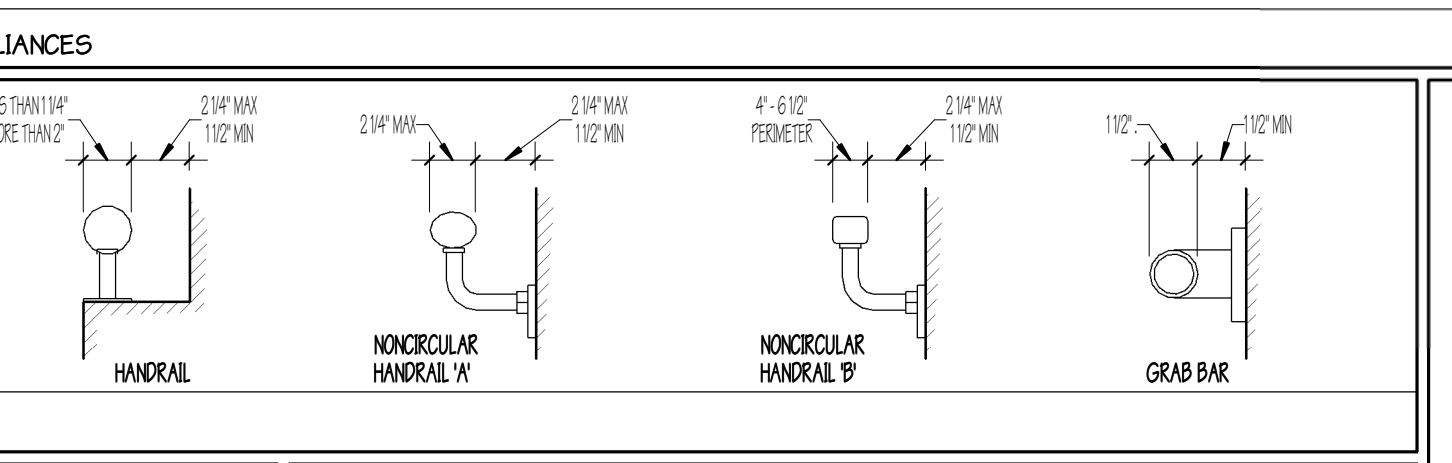
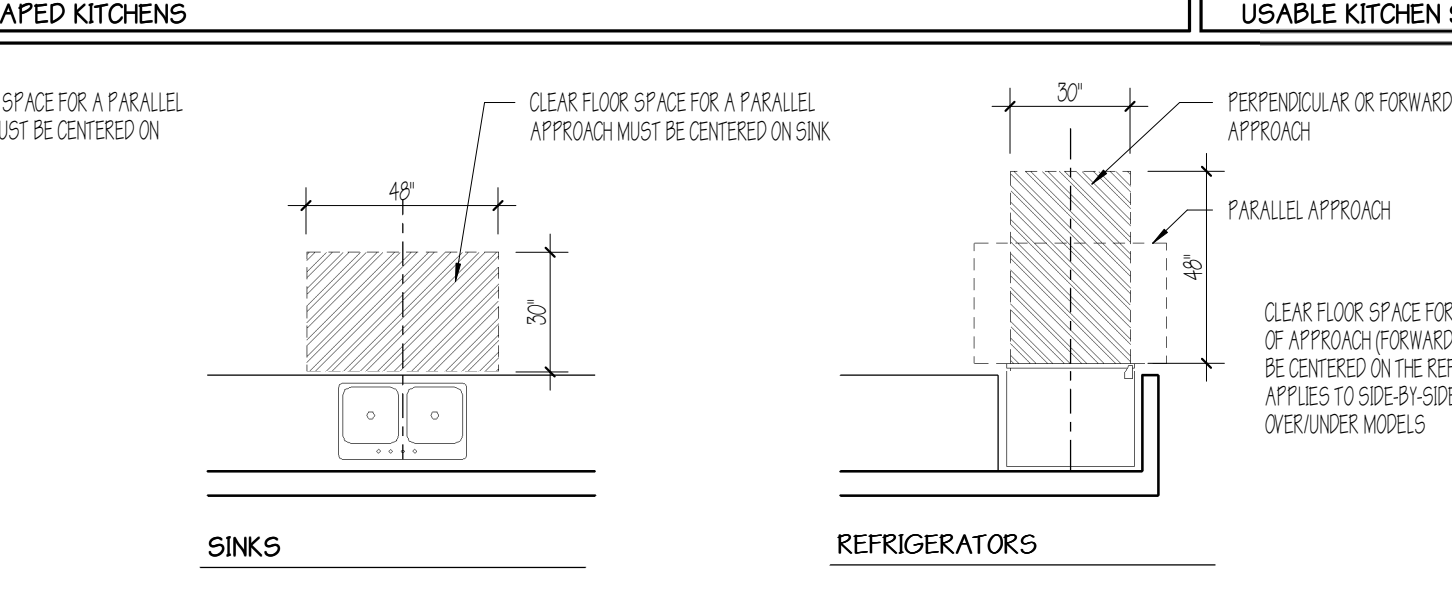
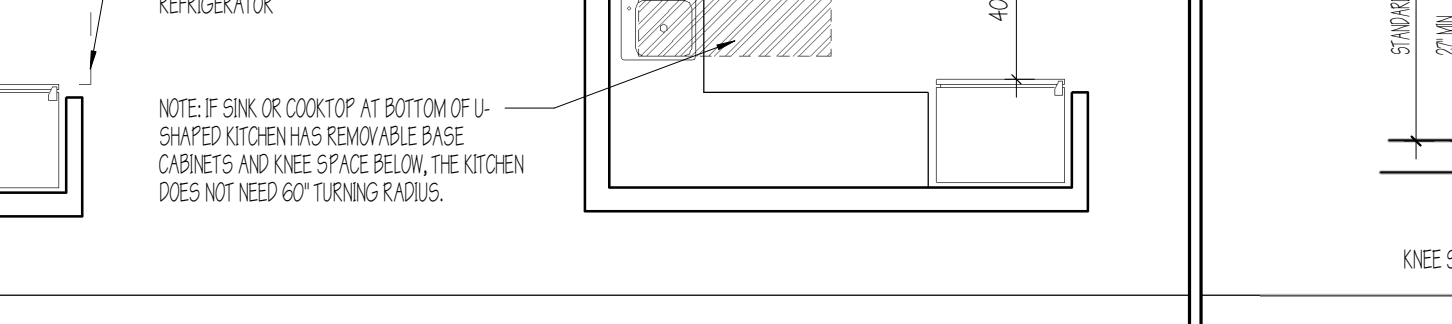
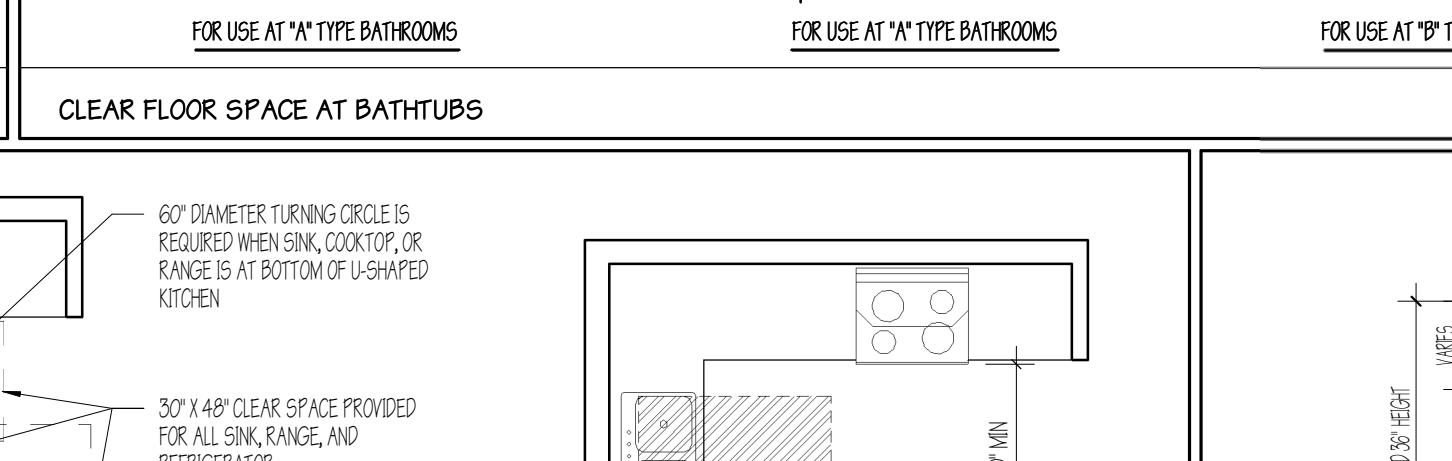
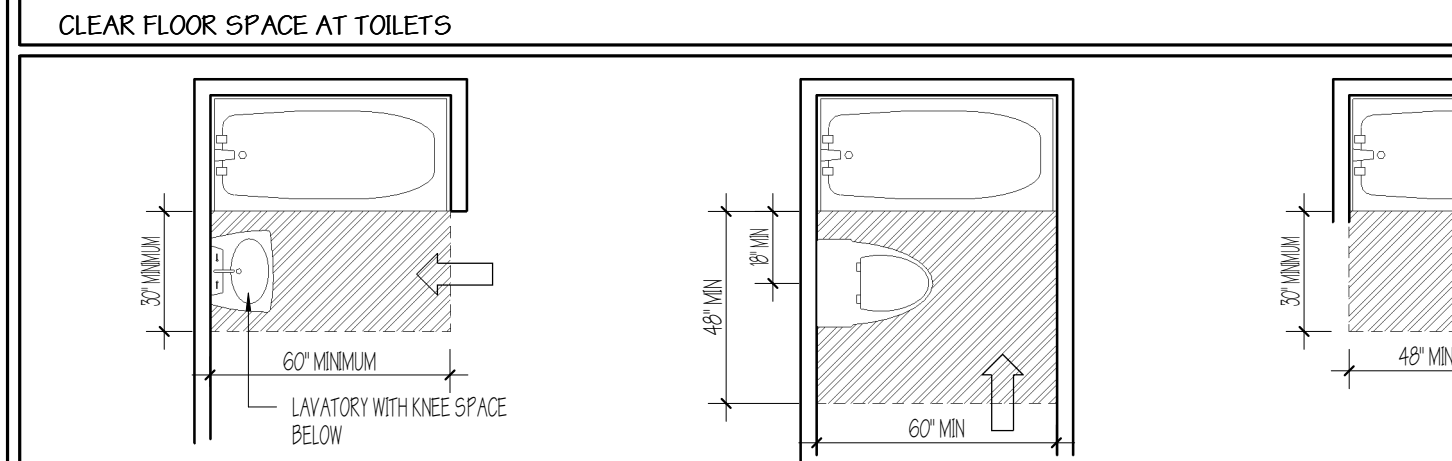
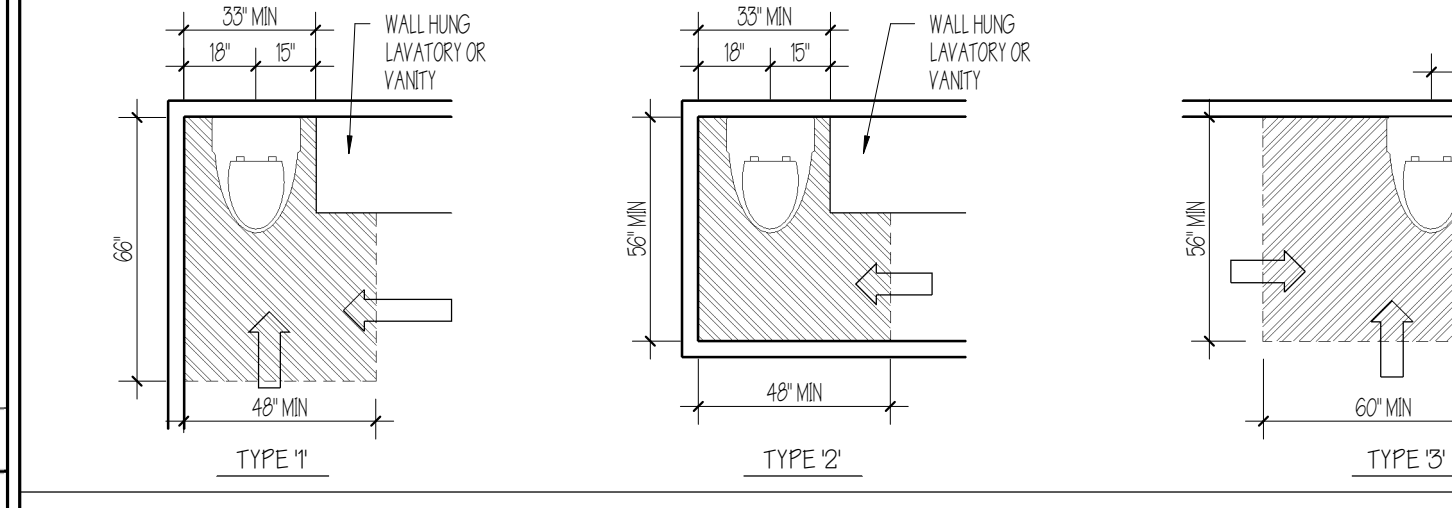
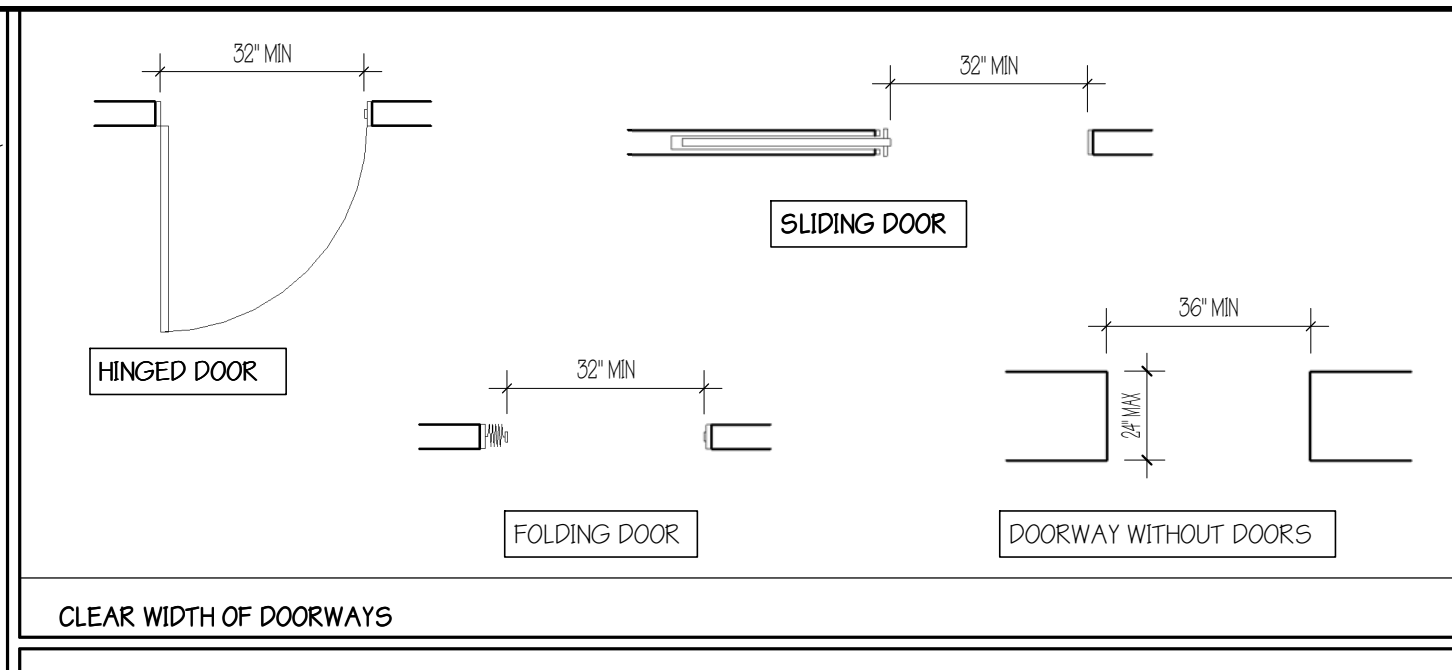
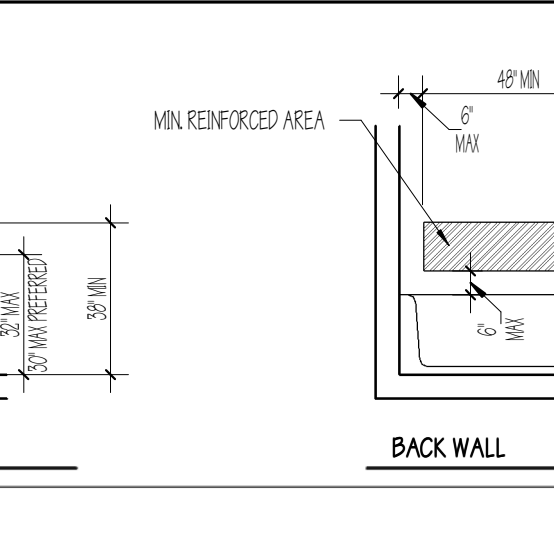
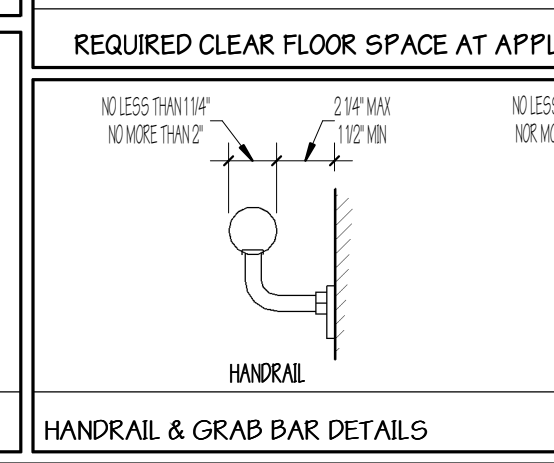
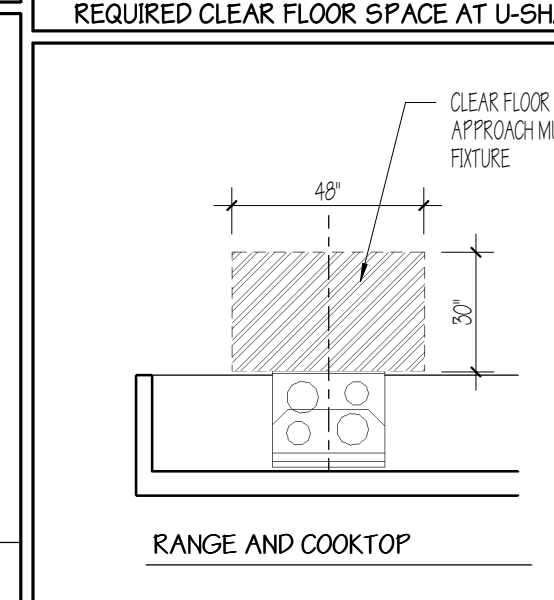
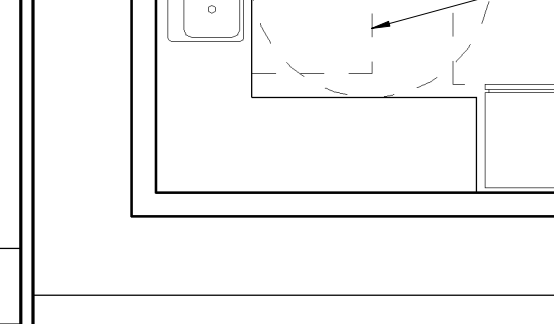
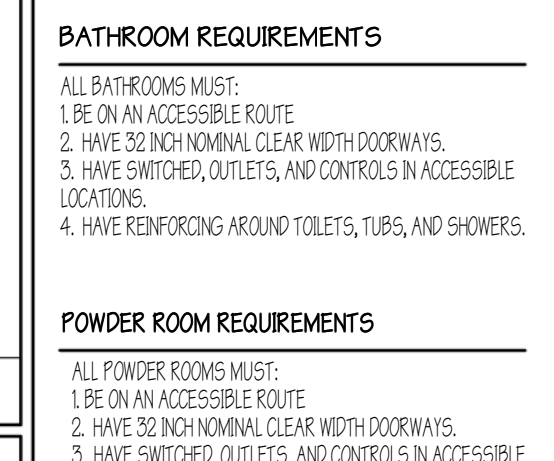
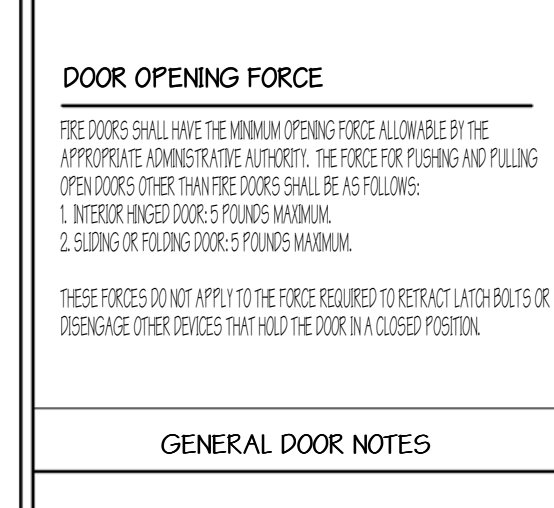
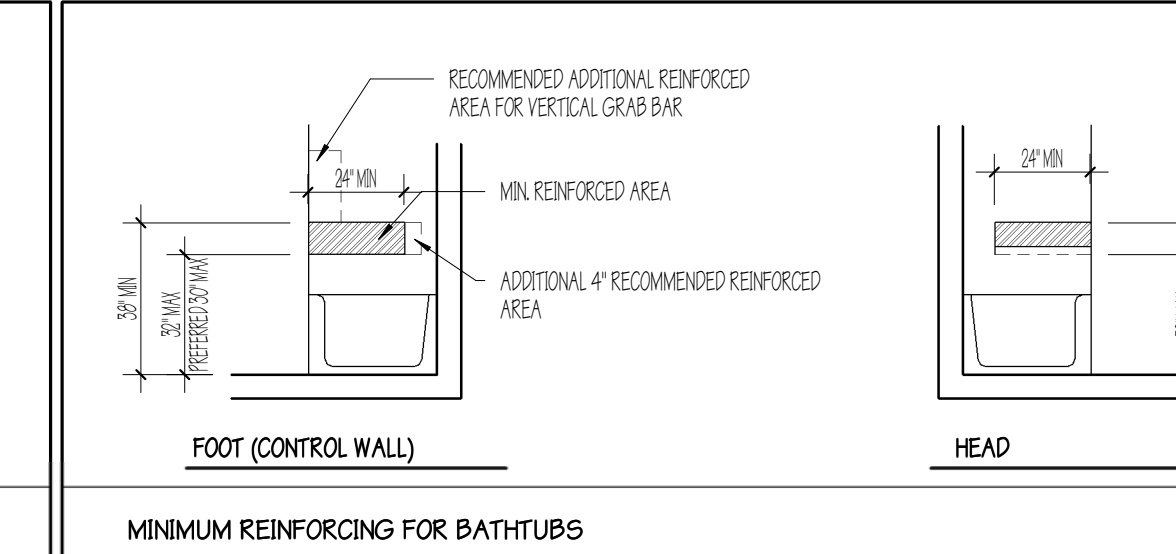
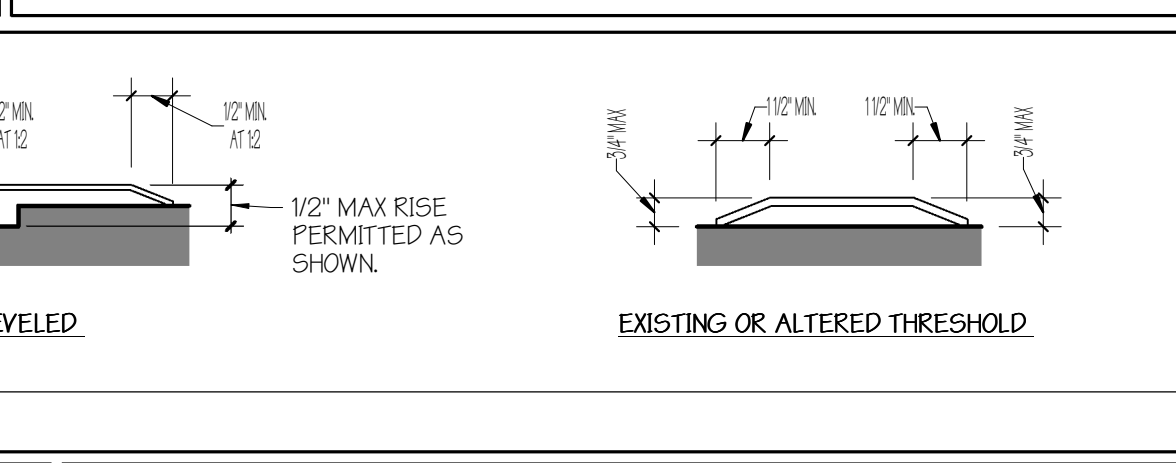
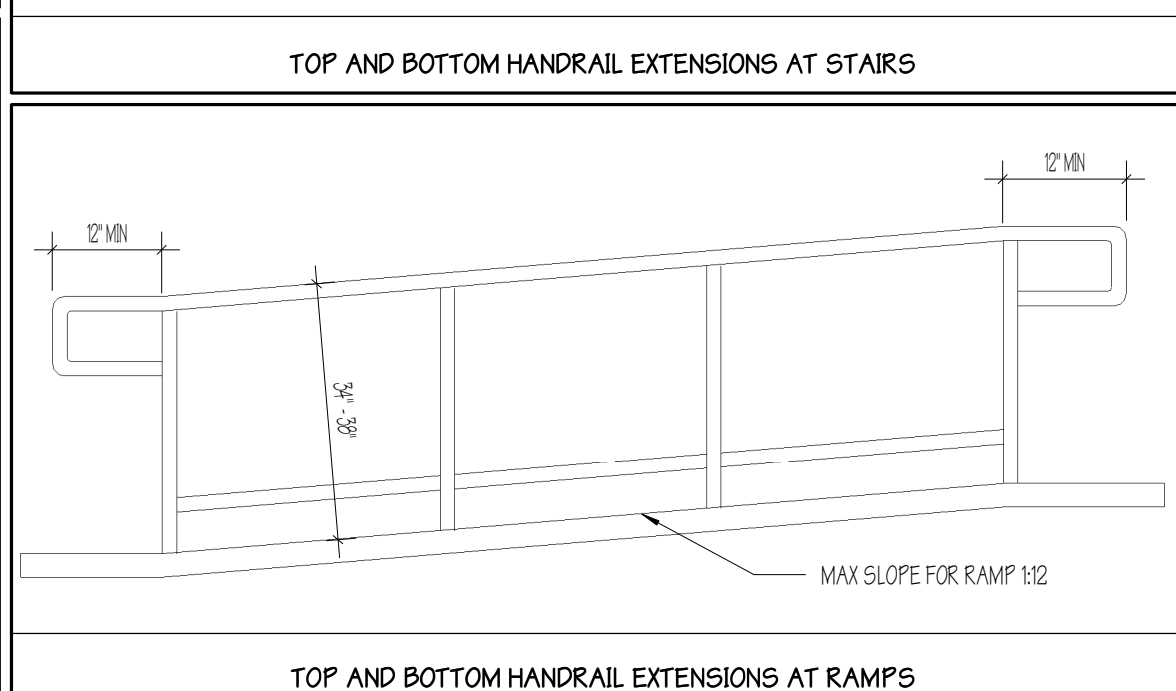
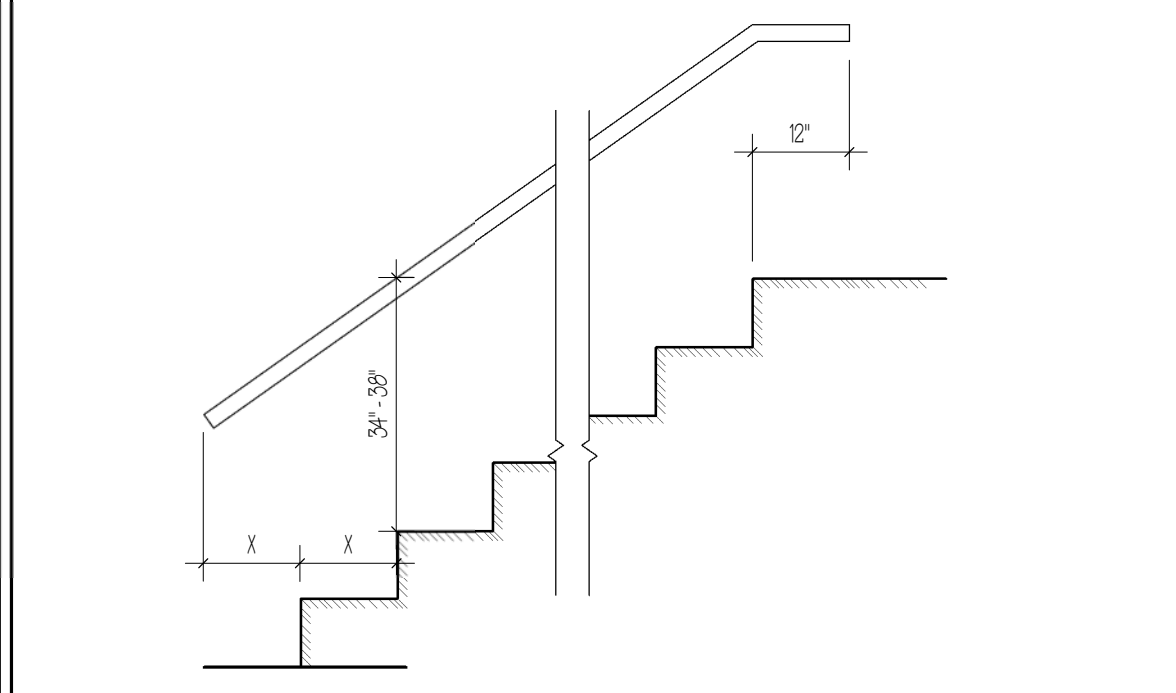
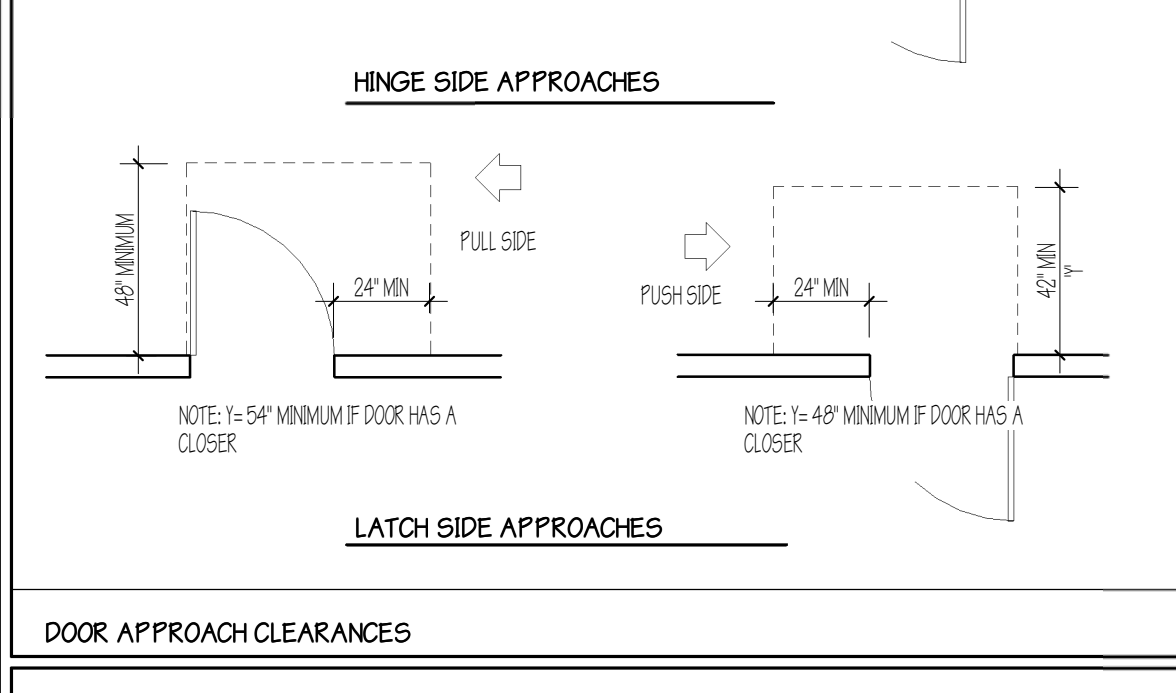
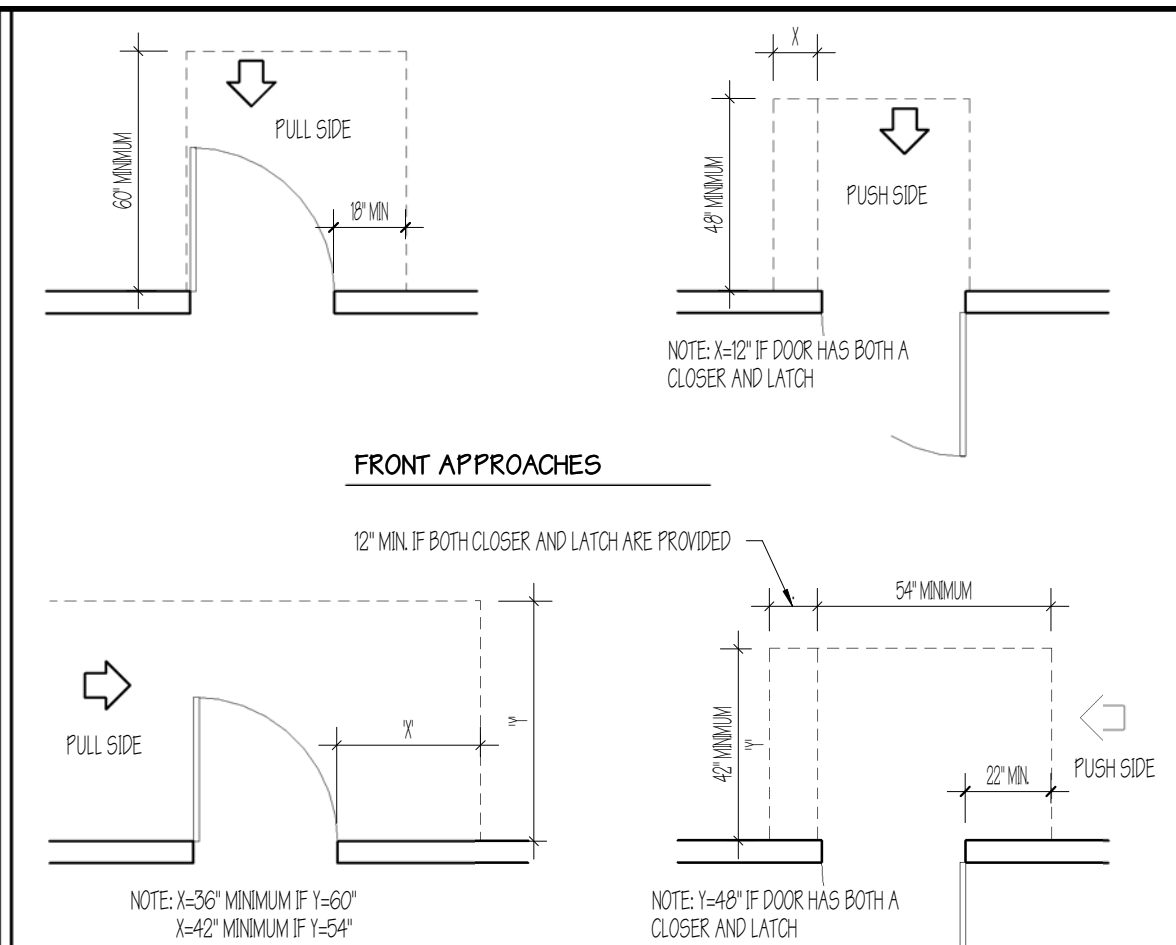
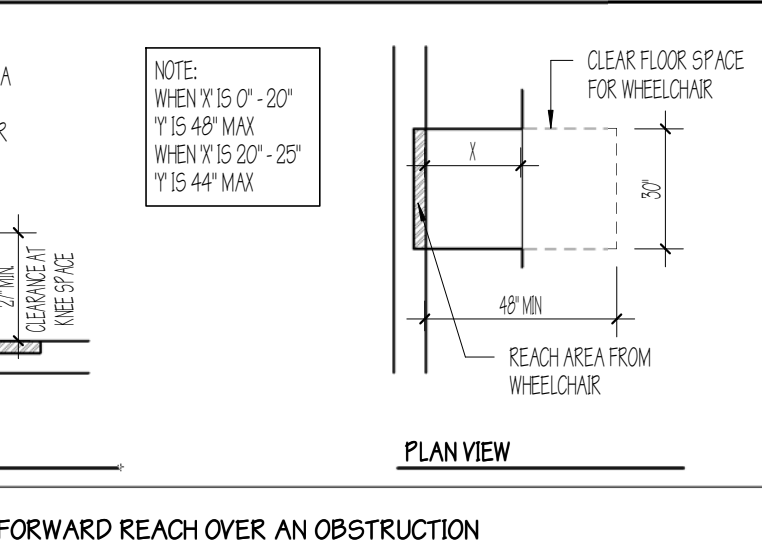
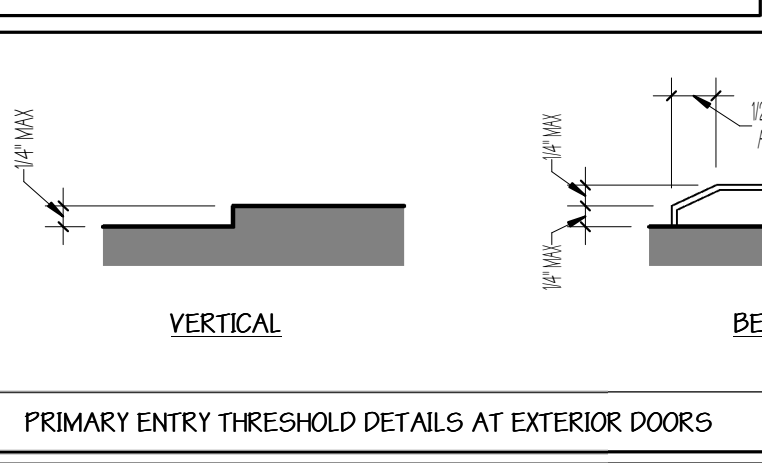
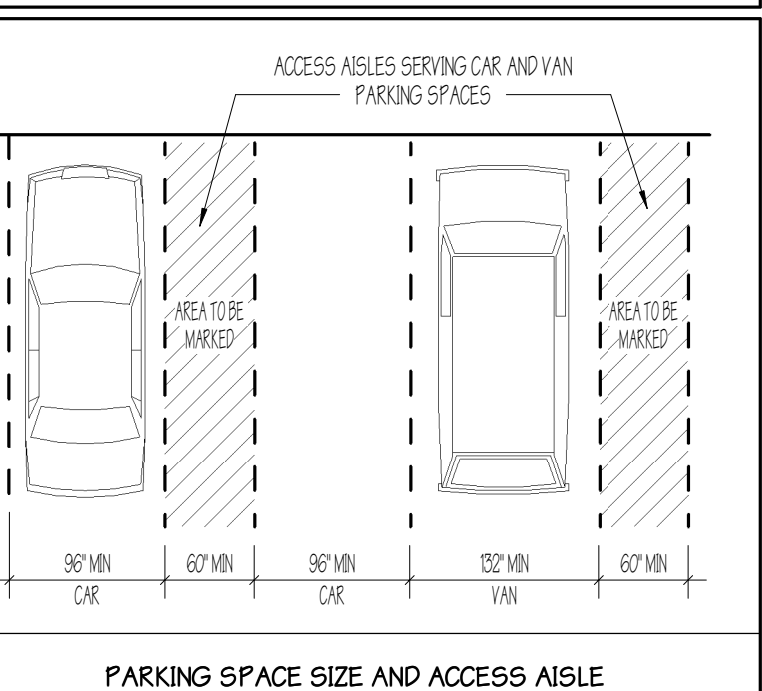
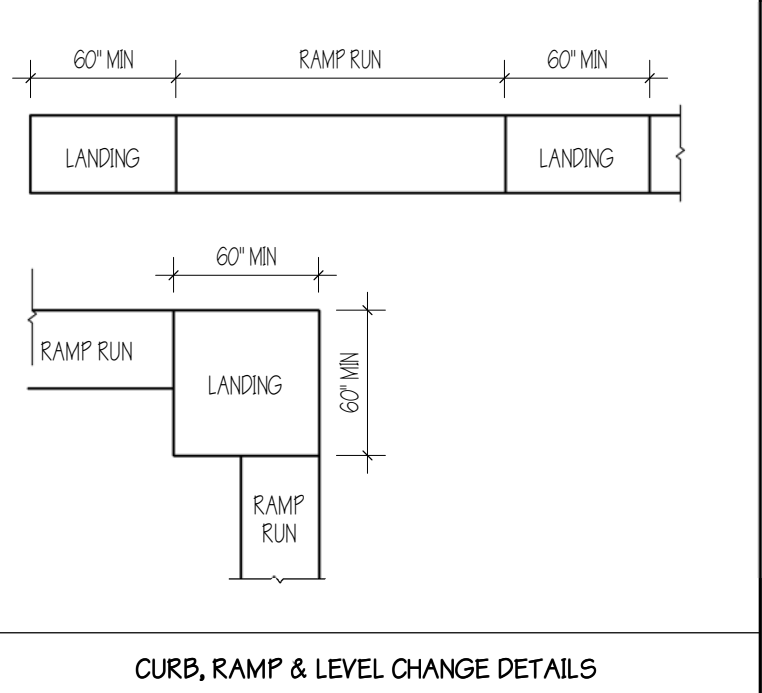
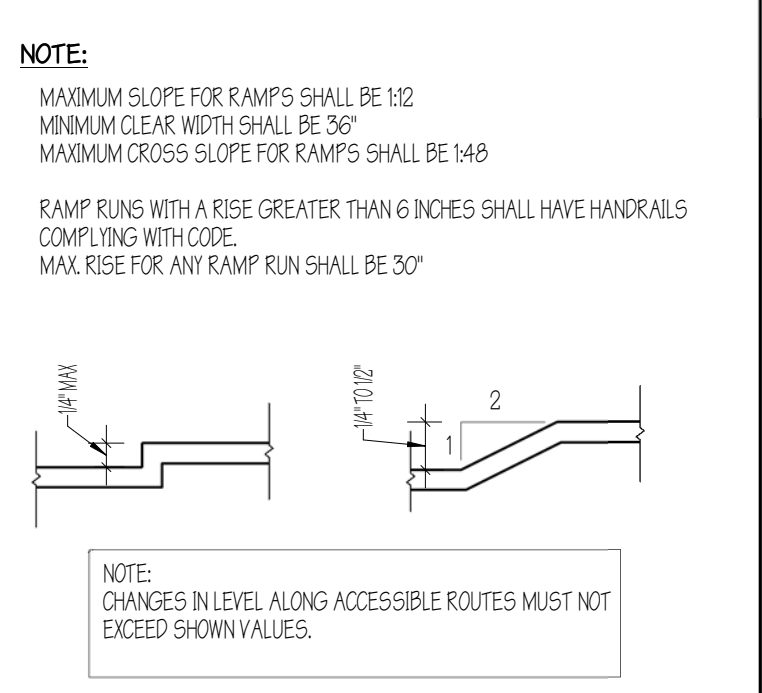
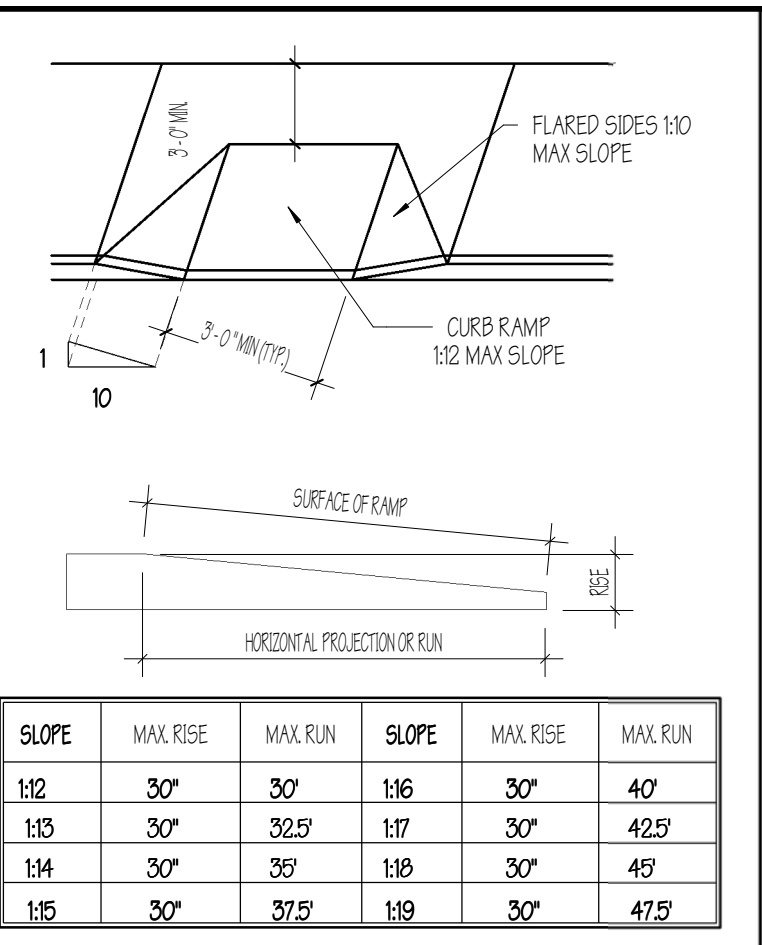
# GENERAL NOTES:

1. IT IS THE INTENT OF THE PROJECT THAT THE REQUIREMENT FOR DWELLING UNITS IDENTIFIED AS "ADAPTABLE" ARE CONSISTENT WITH AND MEET OR EXCEED THE REQUIREMENTS OF THE FEDERAL FAIR HOUSING ACT, AS FOLLOWS:

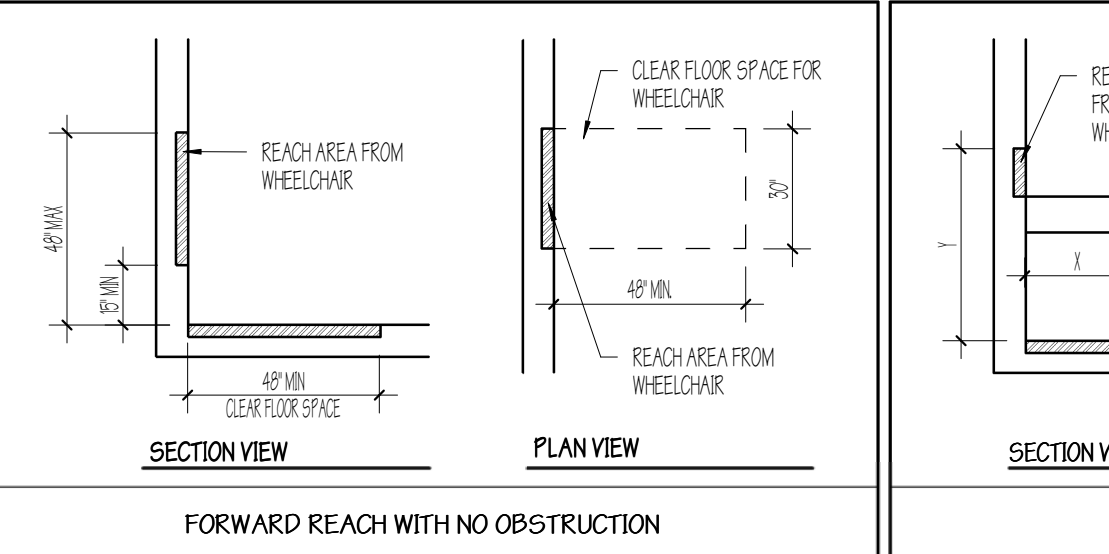
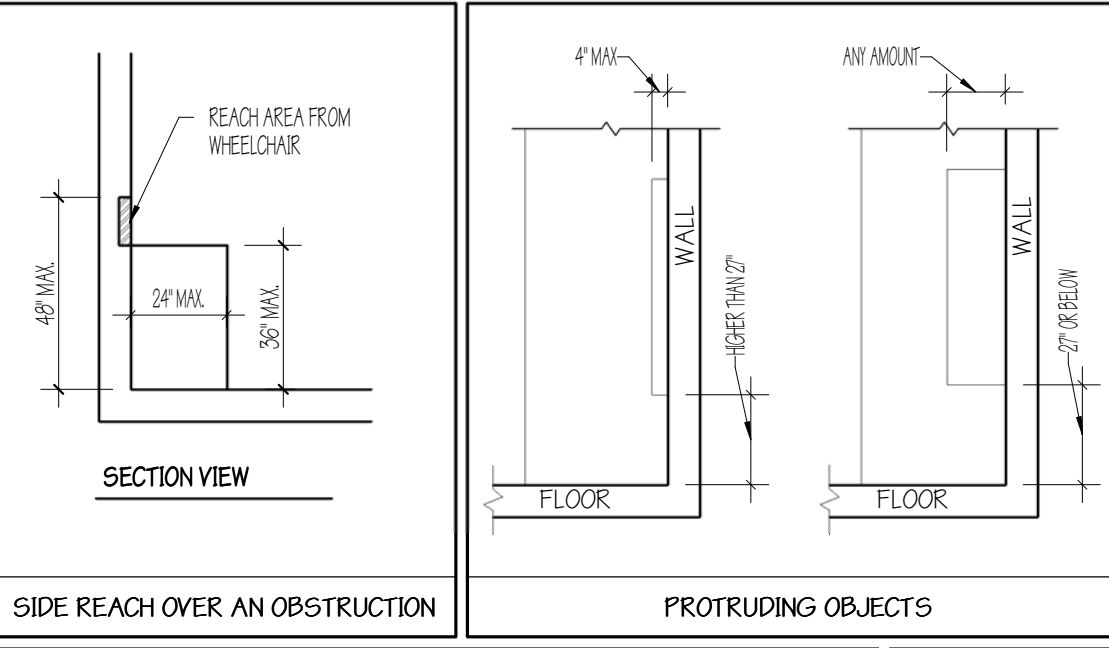
ADAPTABLE - A COMBINATION OF ACCESSIBLE AND ADAPTABLE ELEMENTS FOR MULTI-FAMILY DWELLING UNITS INCLUDING:

1. AT LEAST ONE BUILDING OR AN ACCESSIBLE ROUTE.
2. THE PUBLIC AND COMMON USE AREAS ARE READILY ACCESSIBLE TO, AND ARE USABLE BY PEOPLE WITH DISABILITIES.
3. USABLE DOORS THAT ARE AT LEAST 34" WIDE PROVIDING A CLEAR OPENING OF AT LEAST 32", AND A THRESHOLD NOT GREATER THAN 1/2", TO ALLOW PASSAGE INTO AND WITHIN ALL DWELLING UNITS.
4. A ROUTE INTO AND THROUGH SINGLE STORY DWELLING UNITS, OR THROUGH THE PRIMARY LEVEL OF MULTI-STORY DWELLING UNITS, 36" WIDE WITH 32" DOORWAYS AND LADING, AND FLAT OR SHALLOW SLOPE, SO THAT RESIDENTS WITH DISABILITIES CAN SAFELY USE ALL ROOMS AND SPACES EXCEPT A BASEMENT OR GARAGE AND EITHER A RAISED OR SUNKEN AREA, AND PART OF A KITCHEN OR BATHROOM MAY BE LOCATED IN A RAISED OR SUNKEN AREA UNLESS AN ACCESSIBLE ROUTE IS PROVIDED FOR THAT AREA. THE PRIMARY LEVEL OF MULTI-STORY DWELLING UNITS SHALL CONTAIN A USABLE BATHROOM OR POWDER ROOM.
5. LIGHT SWITCHES, ELECTRICAL OUTLETS AND ENVIRONMENTAL CONTROLS INCLUDED THERMOSTATS FOR HEATING, AIR-CONDITIONING AND VENTILATION SYSTEMS SHALL BE LOCATED WITHIN 8' - 48" OFF THE FLOOR FOR REACH LIMITS AND 5' - 64" FOR SIDE REACH LIMITS.
6. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED.
7. USABLE KITCHENS AND BATHROOMS, DESIGNED SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE, IN ACCORDANCE WITH THE MANDATORY PROVISIONS OF THE FAIR HOUSING ACT DESIGN MANUAL, CHAPTER 7.
8. IT IS THE INTENT OF THIS PROJECT THAT THE REQUIREMENTS FOR DWELLING UNITS IDENTIFIED AS "VISIBLE" (ACT 88), THAT ARE NOT COVERED BY THE FEDERAL FAIR HOUSING ACT, ARE CONSISTENT WITH THE REQUIREMENTS AS ESTABLISHED UNDER 15 A.C.R.S. 2303 803 AND 2307 AS FOLLOWS:

- VISIBLE (ACT 88) A COMBINATION OF ACCESSIBLE AND ADAPTABLE ELEMENTS FOR ALL DWELLING UNITS ESTABLISHED UNDER ACT 88, SIGNED INTO LAW APRIL 27, 2000 INCLUDING:
1. AT LEAST ONE FIRST FLOOR EXTERIOR DOOR THAT IS AT LEAST 36 INCHES WIDE.
  2. FIRST FLOOR INTERIOR DOORS BETWEEN ROOMS THAT ARE AT LEAST 34 INCHES WIDE OR OPEN DOORWAYS THAT ARE AT LEAST 32 INCHES WIDE WITH THRESHOLDS THAT ARE LEVEL, RAMPED OR BEVELED.
  3. INTERIOR HALLWAYS THAT ARE LEVEL AND AT LEAST 36 INCHES WIDE.
  4. ENVIRONMENTAL AND UTILITY CONTROLS AND OUTLETS THAT ARE LOCATED AT HEIGHTS THAT ARE WITHIN 6' - 48" OFF THE FLOOR FOR FRONT REACH LIMITS AND 5' - 54" FOR SIDE REACH LIMITS.
  5. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED.



USE	ADAPTABLE	VISIBLE [ACT 88]	ACCESSIBLE ENTRANCE	NOTES
FOUR OR MORE DWELLING UNITS SERVED BY AN ELEVATOR	ALL UNITS		ALL UNITS	ANY ALTERED ELEMENTS, SPACE OR FEATURES REQUIRING CONSTRUCTION MUST BE ADAPTABLE
FOUR OR MORE DWELLING UNITS NOT SERVED BY AN ELEVATOR	ALL GROUND FLOOR UNITS	ALL OTHER UNITS	ALL GROUND FLOOR UNITS	ANY ALTERED ELEMENTS, SPACE OR FEATURES REQUIRING CONSTRUCTION MUST BE ADAPTABLE
FOUR OR MORE DWELLING UNITS NOT SERVED BY AN ELEVATOR WITH UNITS THAT CONTAIN MORE THAN ONE STORY		ALL UNITS	ONE OR AT LEAST ONE UNIT	
THREE OR LESS DWELLING UNITS		ALL UNITS	NOT REQUIRED	



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	No.	Description	Date

REVISIONS		
No.	Description	Date

**FAIR HOUSING STANDARDS**

**AMBER LANTERN REDEVELOPMENT**  
**APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT

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SHEET NUMBER: **A801**  
DATE: 10/30/2020



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	Description	Date

**3D VIEWS**

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

**A901**

10/30/2020



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	Description	Date

**3D VIEWS**

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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SHEET NUMBER

**A902**

10/30/2020





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CONSTRUCTION

REVISIONS		
No.	Description	Date

**3D VIEWS**

**AMBER LANTERN REDEVELOPMENT  
APPLETREE BAY PROPERTIES**

VILLAGE OF ESSEX JUNCTION, VERMONT



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PROJECT #: **2010**

SHEET NUMBER

**A903**

10/30/2020