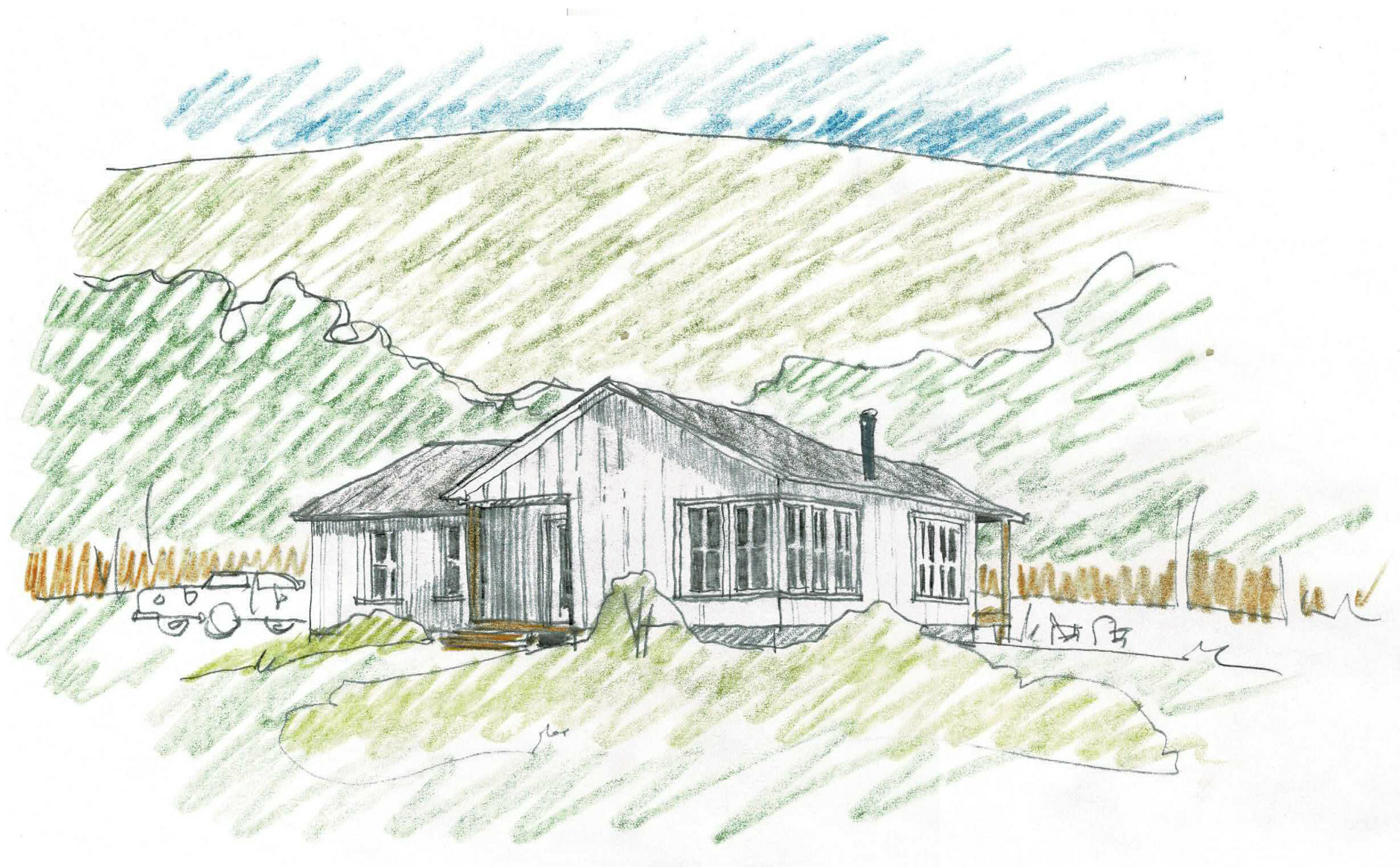


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PROJECT DESCRIPTION:

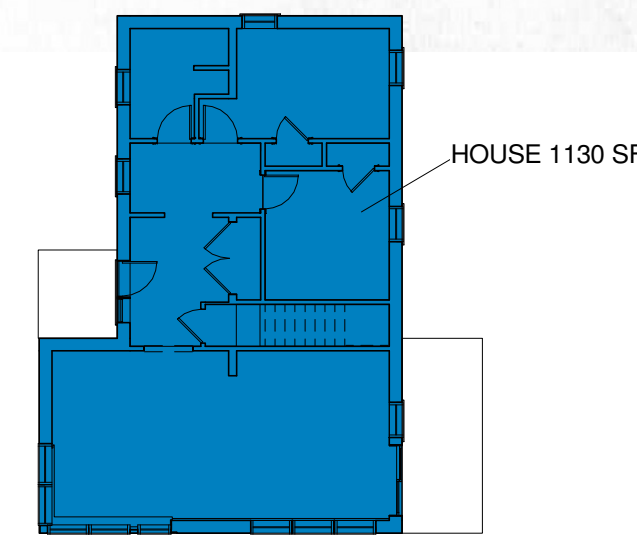
THIS PROJECT AIMS TO ADD A SMALL SINGLE FAMILY DWELLING TO HOUSE THE HIGHLAND LODGE MANAGERS. LOCATED ON THE HIGHLAND LODGE PROPERTY, THE HOME IS INTENDED TO BE BUILT AS A SUPER INSULATED STRUCTURE SIMILAR TO STANDARDS SET BY EFFICIENCY VERMONT.

THE HOME IS SITED ALONG PASTURE LANE TO PROVIDE A CLOSE CONNECTION TO THE GUEST BUILDINGS AND A SENSE OF PRIVACY.

ZONING:

APPLICATION FOR CONDITIONAL USE BASED ON DENSITY STANDARDS (MIN 10 ACRE LOT)
 RURAL LANDS DISTRICT
 SINGLE FAMILY DWELLING
 SINGLE LEVEL HOME (1130SF FOOTPRINT OF ENCLOSED SPACE)
 FULL BASEMENT

WASTE WATER PERMITTING INITIATED



1 MAIN LEVEL AREA PLAN
 A0.1 1/16" = 1'-0"

DRAWING LIST

Sheet	Sheet Name	Issue Date	Revision Date
A1.0	SITE LOCATION	04/06/22	
A0.1	COVER SHEET	03/30/2022	
A0.2	PERSPECTIVES	03/30/2022	
A1.1	ARCHITECTURAL SITE PLAN	03/30/2022	
A2.0	FLOOR PLANS	03/30/2022	
A2.1	FLOOR PLANS	03/30/2022	
A2.2	FURNITURE PLANS	03/30/2022	
A2.3	FURNITURE PLANS	03/30/2022	
A3.0	EXTERIOR ELEVATIONS	03/30/2022	
A4.0	BUILDING SECTIONS	03/30/2022	
A8.0	INTERIOR ELEVATIONS	03/30/2022	

PERMIT DRAWINGS
A0.1

Date 04.11.2022

PROGRESS SET
 NOT FOR CONSTRUCTION
 FOR PERMITTING PURPOSES ONLY

REVISIONS

COVER SHEET

Job 2200
 NEW CONSTRUCTION
 HIGHLAND LODGE
 PASTURE LANE
 GREENSBORO, VT

GENERAL NOTES:

1. PROJECT INTENDED TO MEET EFFICIENCY STANDARD OF EFFICIENCY VERMONT PROJECT "6 VISTA COURT" UTILIZING DOUBLE STUD CONSTRUCTION AND SELF ADHERED MEMBRANE TO MEET THE THERMAL AND AIR TIGHTNESS GOALS.

PROJECT TEAM

OWNER

HIGHLAND LODGE
 1608 Craftsbury Rd
 Greensboro, VT 05841

DESIGNER

DAVID KOSCHAK DESIGN
 PO Box 89
 Craftsbury, VT 05826
 570-574-2468

ATTN:
 David Koschak
 david.koschak@gmail.com

CIVIL ENGINEER

GRENIER ENGINEERING PC
 PO BOX 445
 WATERBURY VT 05676
 ATTN:
 Don Marsh
 don@grenierengineering.com

CONTRACTOR

KINGDOM CONSTRUCTION, INC.
 P.O. Box 219
 Newport, Vermont 05855
 802 673 9052

ATTN:
 Karl Chaffee
 karlchaffee@comcast.net

HOME MANUFACTURER

KBS
 300 Park St
 South Paris, ME 04281

ATTN:
 WILLIAM ALEX
 wja51@metrocast.net
 1-603-617-8350

PERMIT
DRAWINGS
A0.2

Date 04.11.2022

PROGRESS SET

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ONLY

REVISIONS

PERSPECTIVES

Job 2200

NEW CONSTRUCTION

HIGHLAND LODGE

PASTURE LANE

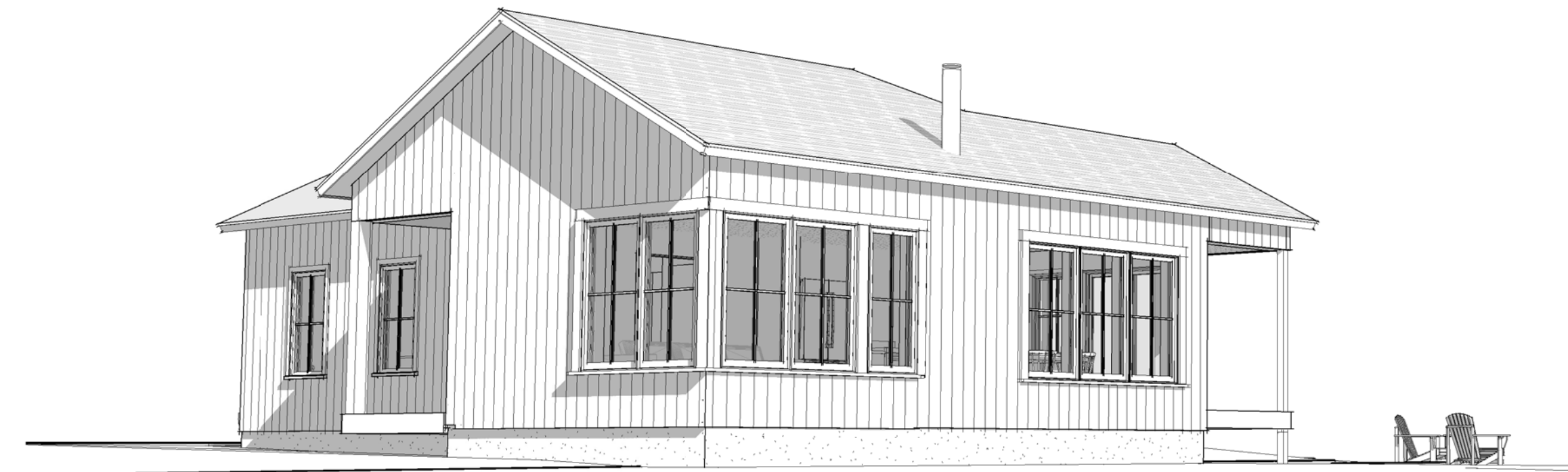
GREENSBORO, VT

David
Koschak design

221 SOUTH CRAFTSBURY ROAD
CRAFTSBURY, VERMONT 05826
570.574.2468



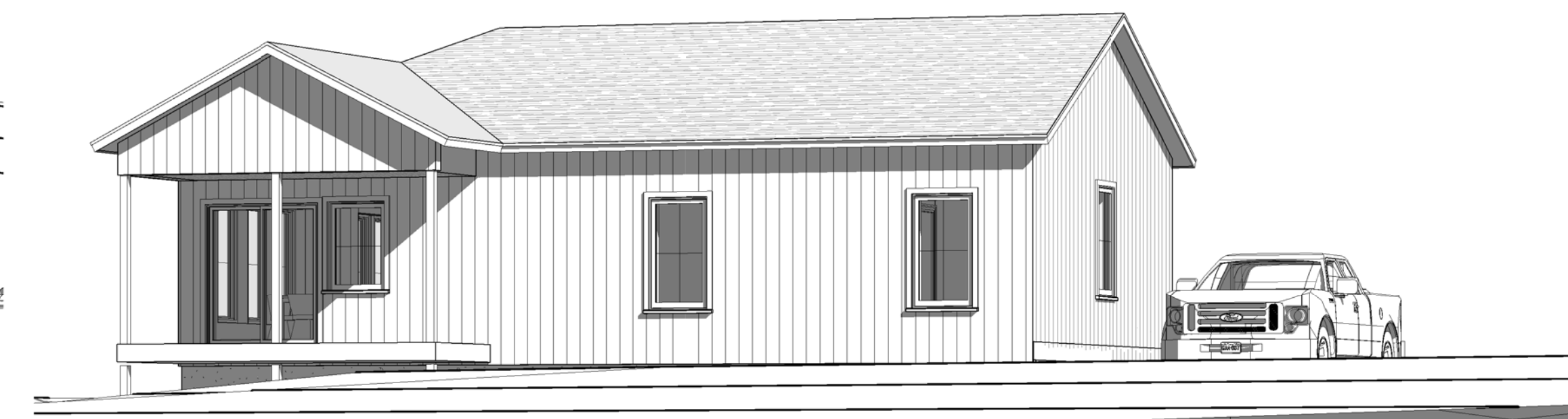
3 WEST ELEVATION
A0.2



1 SOUTH ELEVATION
A0.2



4 FROM ABOVE SW
A0.2



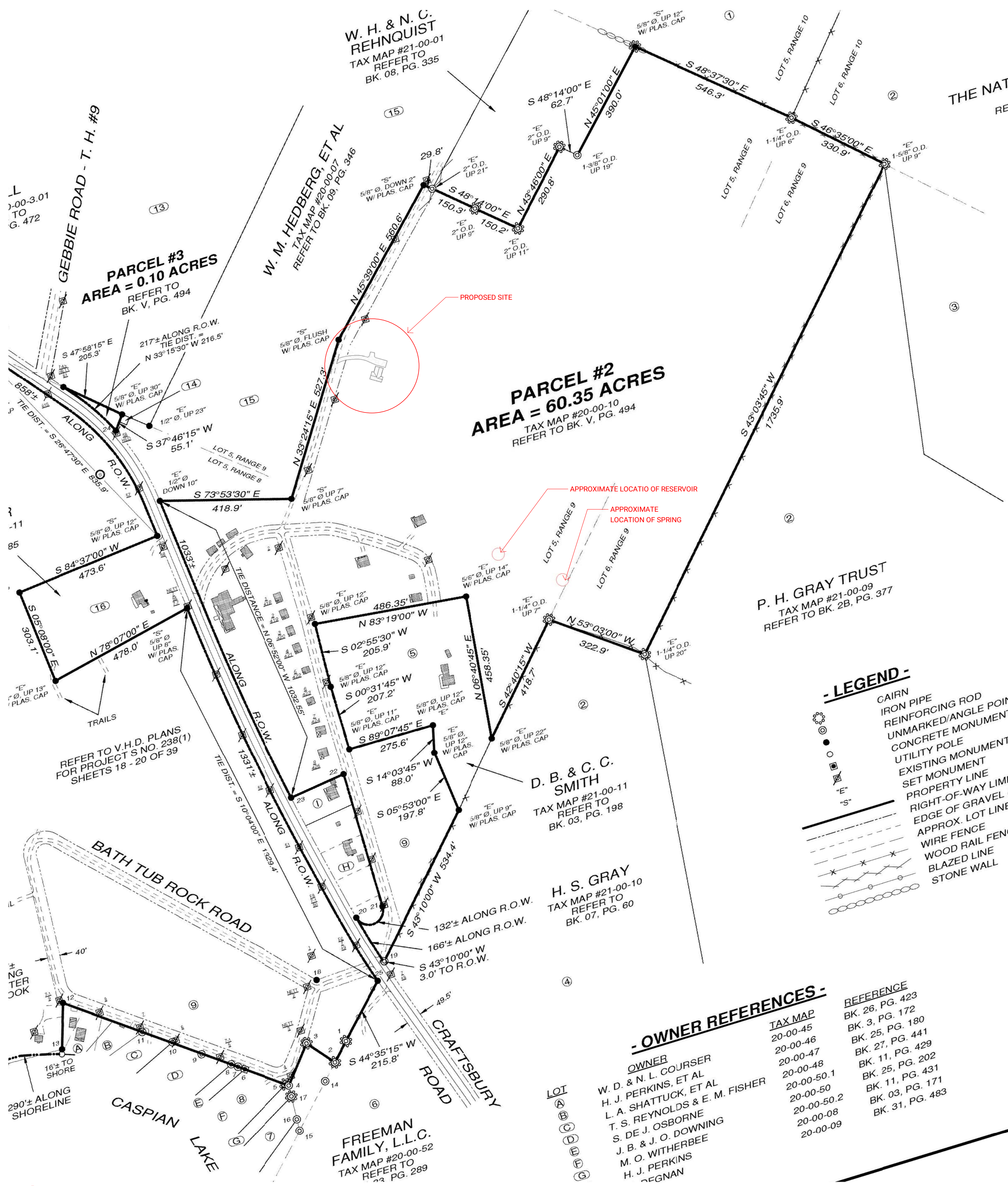
2 BACK ELEVATION
A0.2

PERMIT
DRAWINGS
A1.0

Date 04.11.2022

PROGRESS SET
NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES
ONLY

REVISIONS



THE NATURE CONSERVANCY
TAX MAP #08-00-37
REFER TO BK. 2A, PG. 472

- NOTES -

THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF HIGHLAND LODGE, INC. AND NO REPRESENTATIONS ARE MADE TO, OR ANY RELIANCE JUSTIFIED BY, ANY OTHER INDIVIDUAL OR ENTITY.
THE BEARINGS SHOWN ARE BASED ON MAGNETIC OBSERVATIONS ON THE ORIGINAL TRAVERSE (REFER TO TRULINE PLAN C-5-222) AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP OF ADJOINING COURSES.
THE METES AND BOUNDS SHOWN ARE BASED ON A CLOSED TRAVERSE OF AN ELECTRONIC MEASUREMENT SYSTEM SURVEY WITH A DEGREE OF PRECISION OF 1 IN 16,000 OR BETTER.
THE AREA SHOWN HAS BEEN CALCULATED TO THE RIGHT-OF-WAY LIMITS OF TOWN HIGHWAY #2 AND TOWN HIGHWAY #5 WHICH ARE ASSUMED TO BE 24.75 FEET (1 1/2 RODS) FROM THE EXISTING CENTERLINE.
NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY RIGHTS AND/OR EASEMENTS, OTHER THAN SHOWN, DURING THE COURSE OF THIS SURVEY.
THIS IS A CERTIFIED PLAT WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE, DATE AND REGISTERED SURVEYOR'S STAMP OF A TRULINE REPRESENTATIVE.

- CERTIFICATION -

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND ARE CONSISTENT WITH THE DEED REFERENCES LISTED AND/OR OTHER DOCUMENTS REFERRED TO HEREON AS WELL AS EXISTING MONUMENTATION AND OTHER EVIDENCE OBSERVED ON THE PROPERTY, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS OF V.S.A. TITLE 27 §1403. (SEE NOTES.)

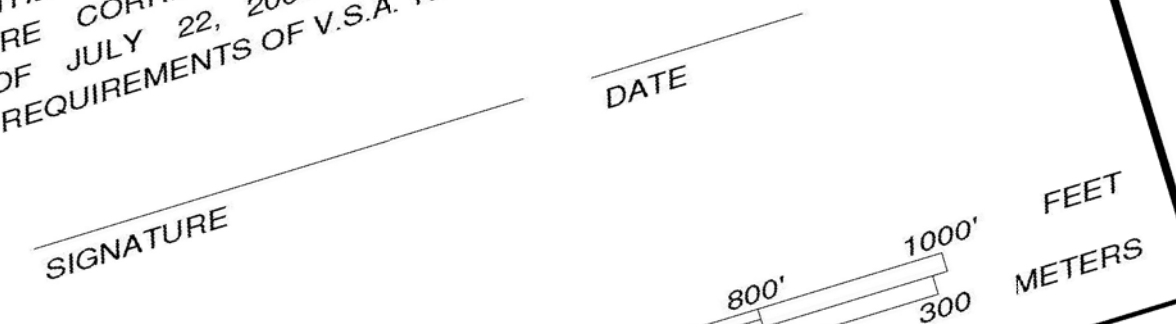
- LEGEND -

- CAIRN
- IRON PIPE
- REINFORCING ROD
- UNMARKED/ANGLE POINT
- CONCRETE MONUMENT
- UTILITY POLE
- EXISTING MONUMENT
- SET MONUMENT
- PROPERTY LINE
- RIGHT-OF-WAY LIMITS
- EDGE OF GRAVEL (APPROX.)
- APPROX. LOT LINE
- WIRE FENCE
- WOOD RAIL FENCE
- BLAZED LINE
- STONE WALL

- OWNER REFERENCES -

- OWNER**
W. D. & N. L. COURSER
H. J. PERKINS, ET AL
L. A. SHATTUCK, ET AL
T. S. REYNOLDS & E. M. FISHER
S. DE J. OSBORNE
J. B. & J. O. DOWNING
M. O. WITHERBEE
H. J. PERKINS
REGAN
- TAX MAP**
20-00-45
20-00-46
20-00-47
20-00-48
20-00-50.1
20-00-50
20-00-50.2
20-00-08
20-00-09

- REFERENCE**
BK. 26, PG. 423
BK. 3, PG. 172
BK. 25, PG. 180
BK. 27, PG. 441
BK. 11, PG. 429
BK. 25, PG. 202
BK. 11, PG. 431
BK. 03, PG. 171
BK. 31, PG. 483



PLAN PREPARED FOR
HIGHLAND LODGE, INC.
1608 CRAFTSBURY ROAD (T. H. #2)
GREENSBORO, VT

LAND SURVEYORS LAND PLANNERS
Truline Land Surveyors, Inc.
448 SUMMER ST., STE. 102
ST. JOHNSBURY, VT 05819
Phone / Fax: (802) 748-3948
truline44@gmail.com

SCALE: 1" = 200'
SURVEY DATE: 11/2003 & 05/2004
SURVEYED BY: W.C.E. / P.E.M.
DRAFTED BY: S.B.C. / P.E.M.
CHECKED BY: S.B.C.
PLOT DATE: 07/28/04
FILE NO.: 04D-1-986

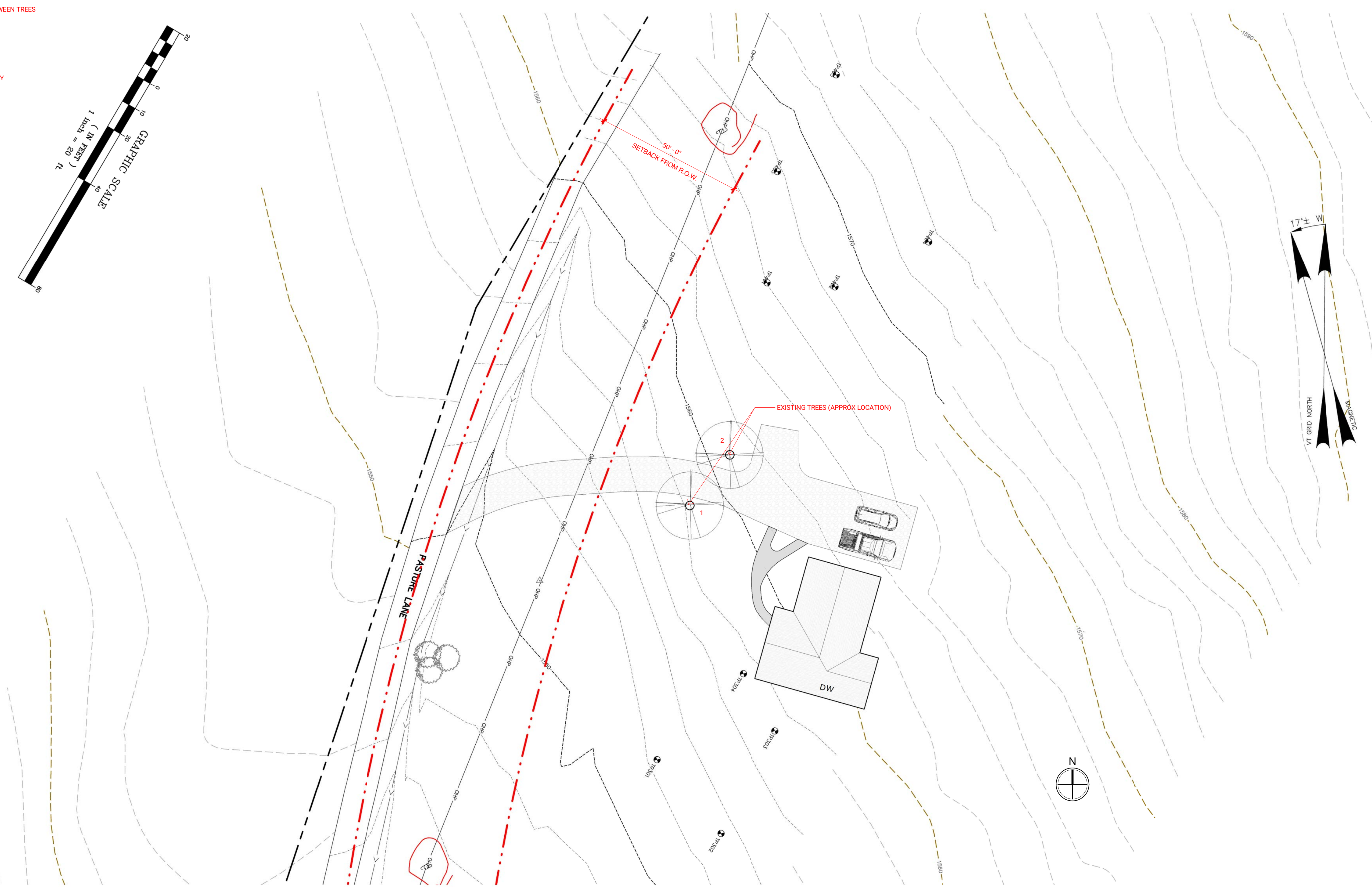
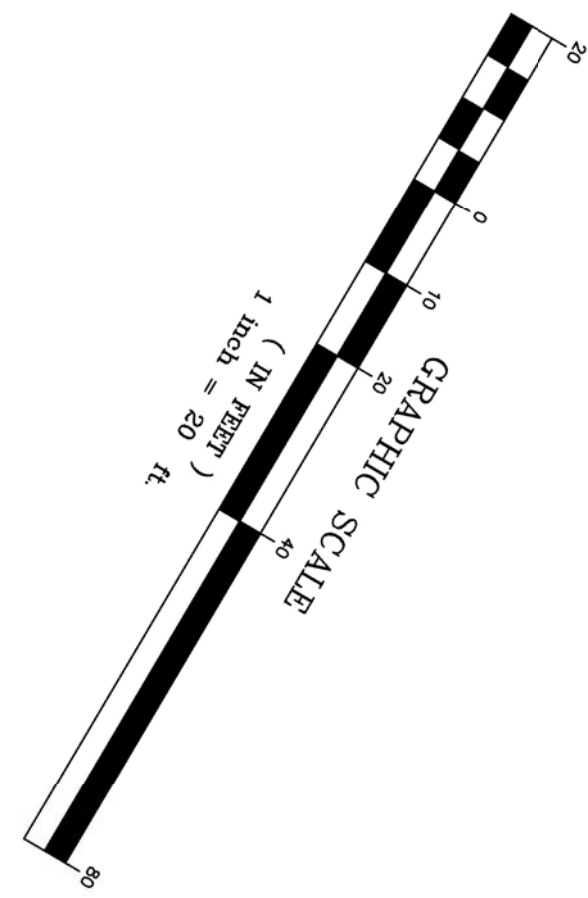
SITE LOCATION

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David Koschak design

221 SOUTH CRAFTSBURY ROAD
CRAFTSBURY, VERMONT 05826
570.574.2468

1 SITE LOCATION
A1.0 1" = 200'-0"



1 SITE PLAN
A1.1 1" = 20'-0"

PERMIT
DRAWINGS
A1.1

Date 04.11.2022
PROGRESS SET
NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES
ONLY

REVISIONS

ARCHITECTURAL
SITE PLAN

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David
Koschak design
221 SOUTH CRAFTSBURY ROAD
CRAFTSBURY, VERMONT 05826
570.574.2468

PERMIT
DRAWINGS
A2.0

Date 04.11.2022

PROGRESS SET

NOT FOR CONSTRUCTION

FOR PERMITTING PURPOSES
ONLY

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL, FACE OF CONCRETE, OR CENTERLINE OF UNIT UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND ZONING REGULATIONS.
3. DO NOT SCALE THE DRAWINGS.
4. CONTRACTOR IS TO REVIEW THE DRAWINGS AND REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

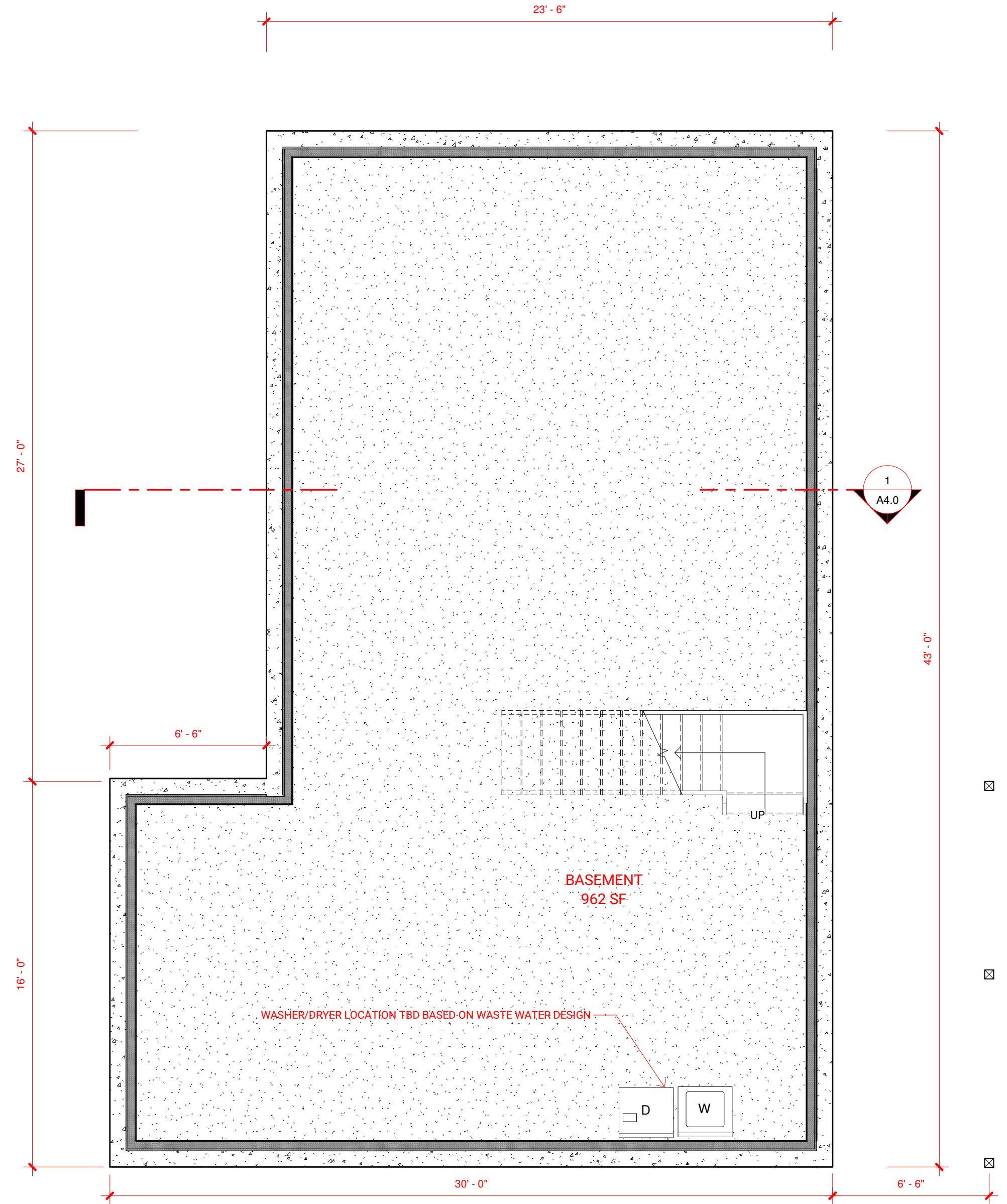
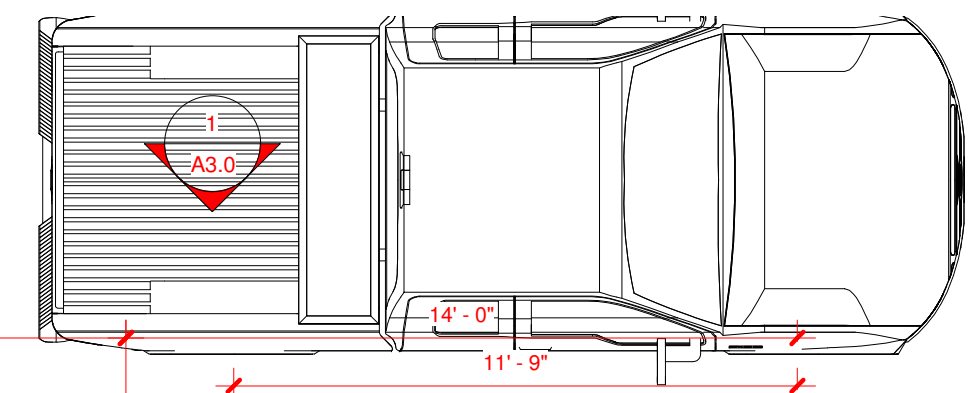
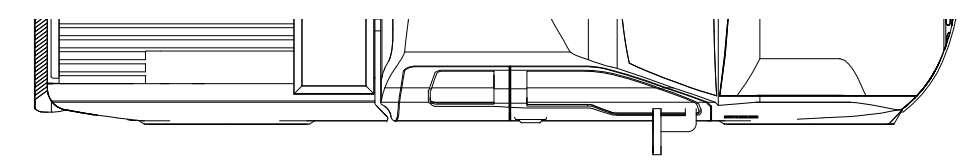
REVISIONS

FLOOR PLANS

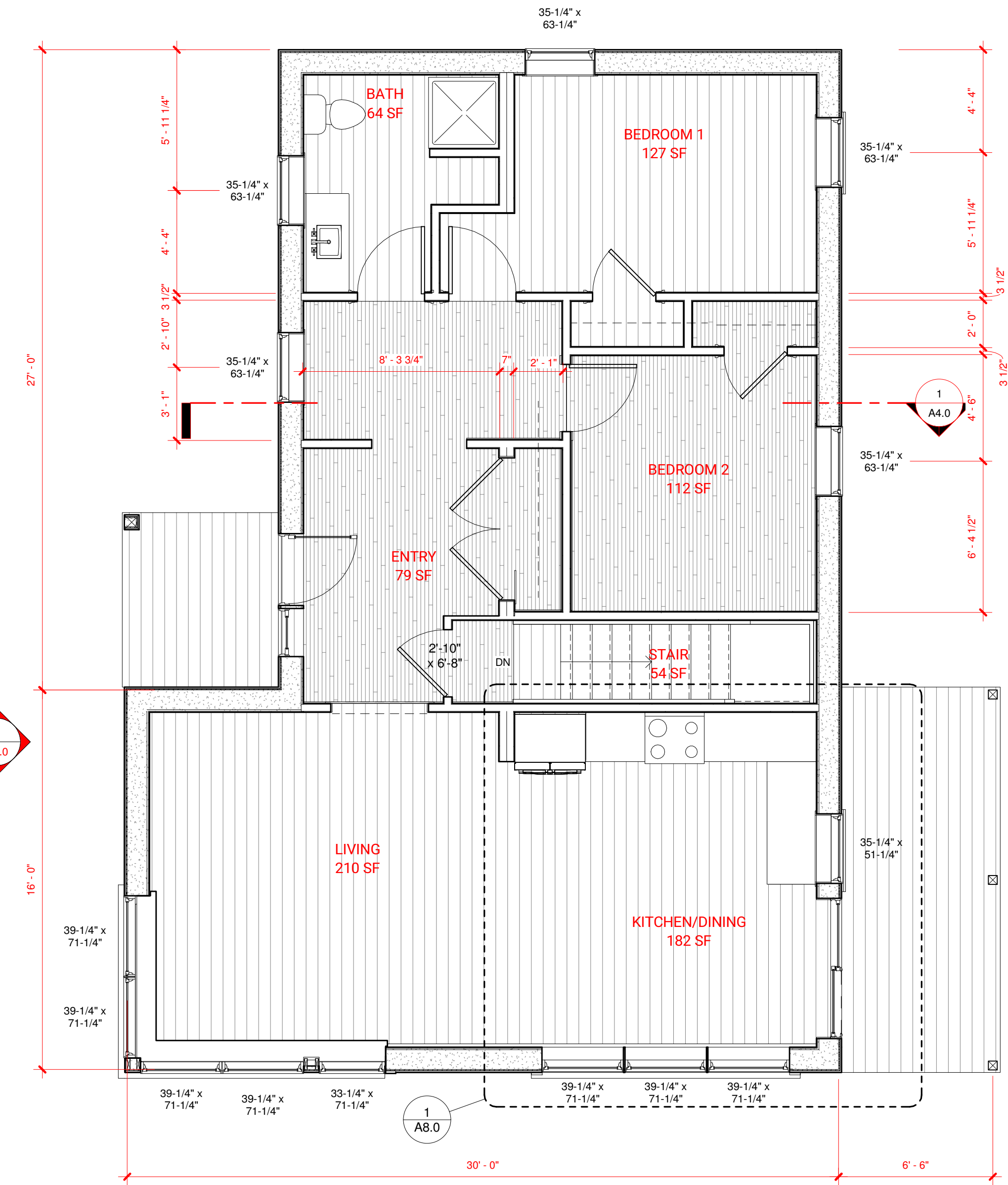
Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David
Koschak design

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CRAFTSBURY, VERMONT 05826
570.574.2468



2 LOWER LEVEL PLAN
A2.0 1/4" = 1'-0"



1 MAIN LEVEL PLAN
A2.0 1/4" = 1'-0"

PERMIT
DRAWINGS
A2.1

Date 04.11.2022

PROGRESS SET
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ONLY

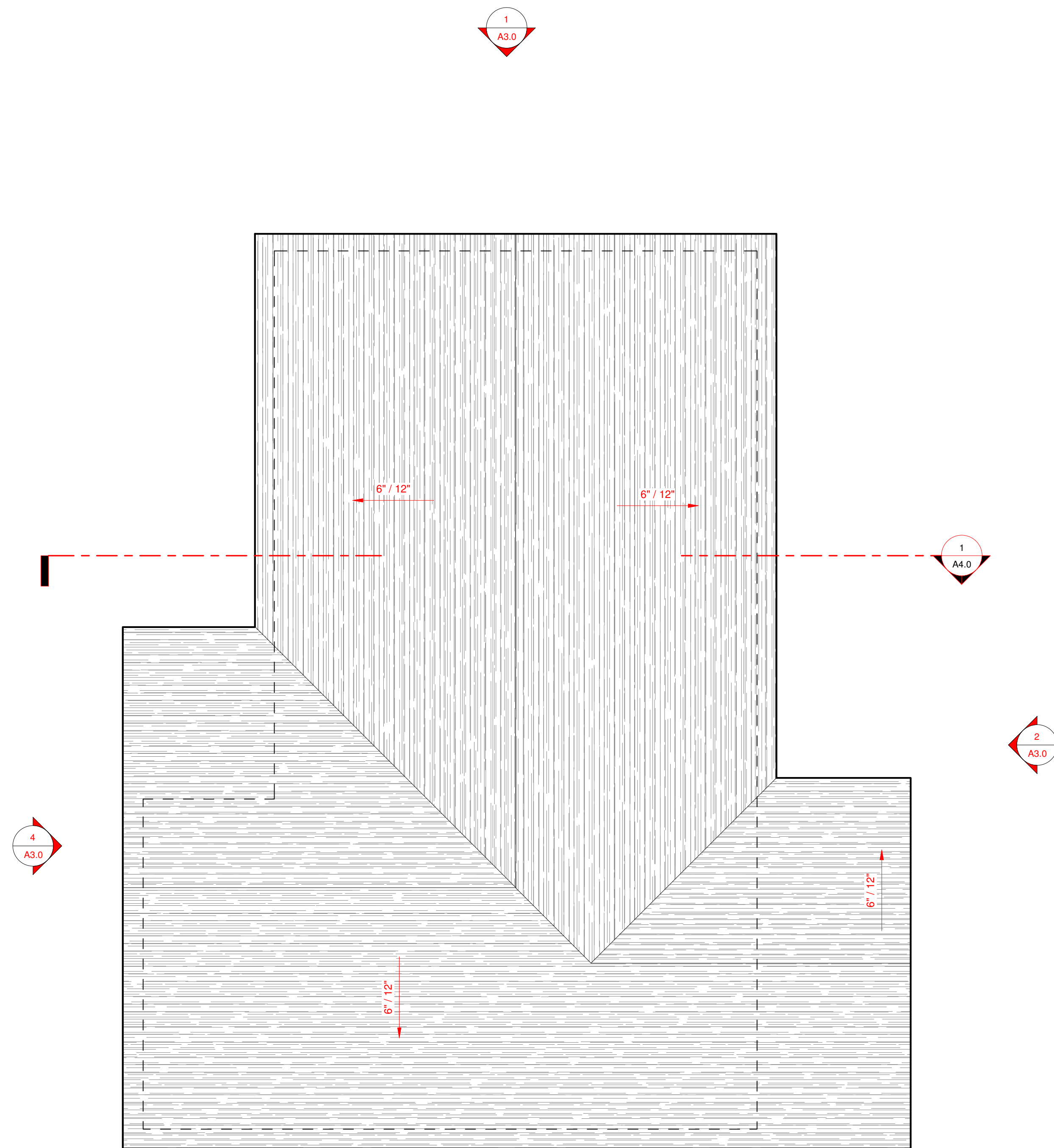
REVISIONS

FLOOR PLANS

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David Koschak design

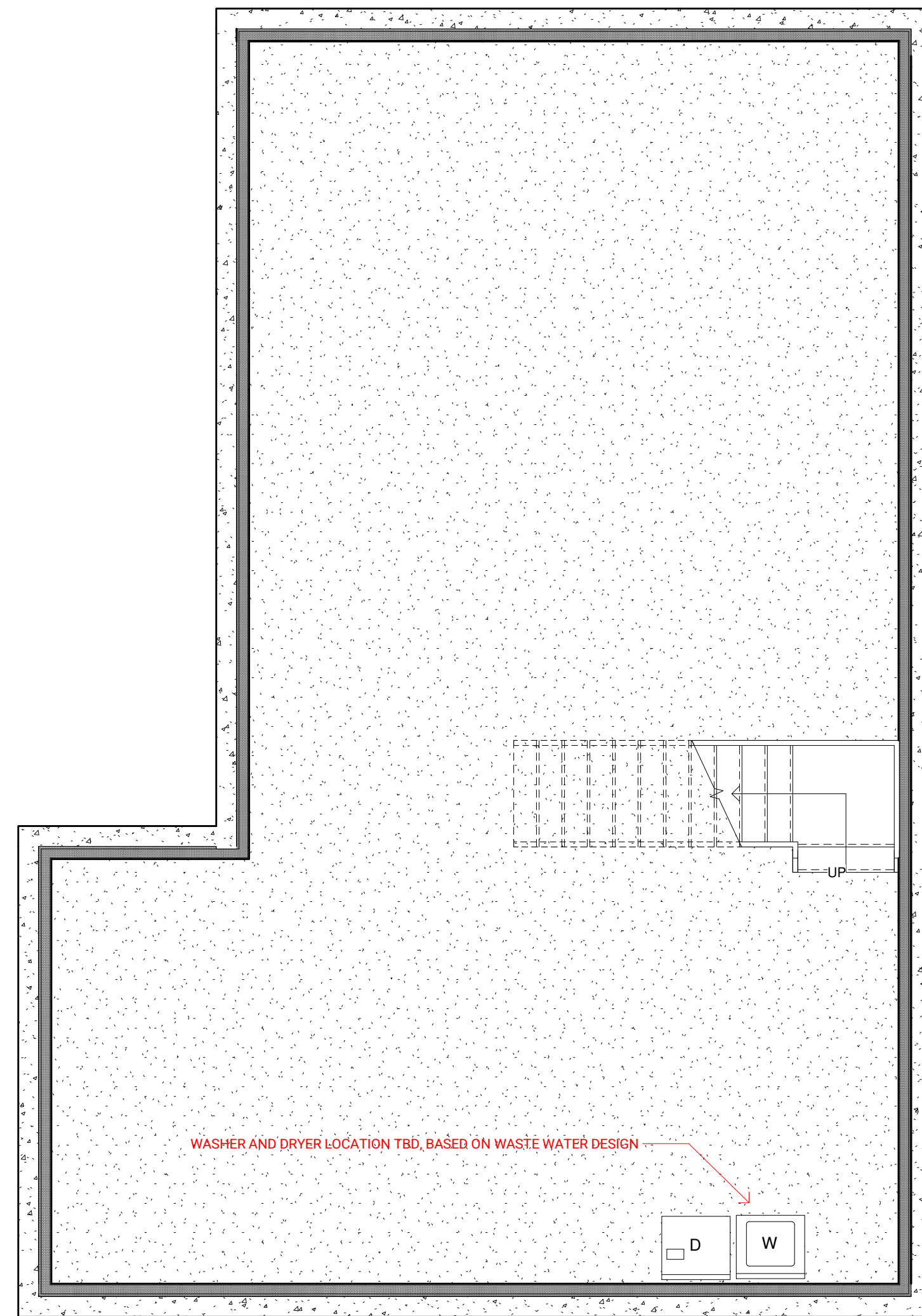
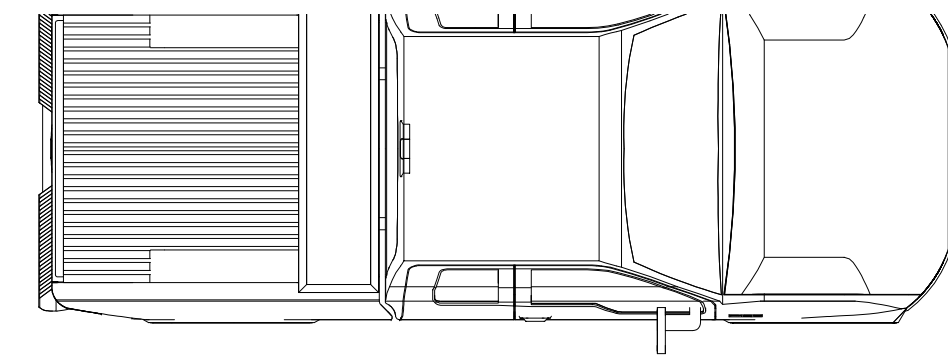
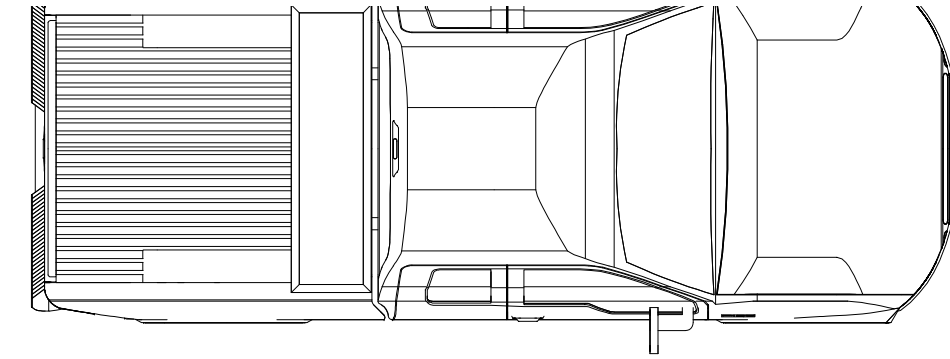
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CRAFTSBURY, VERMONT 05826
570.574.2468



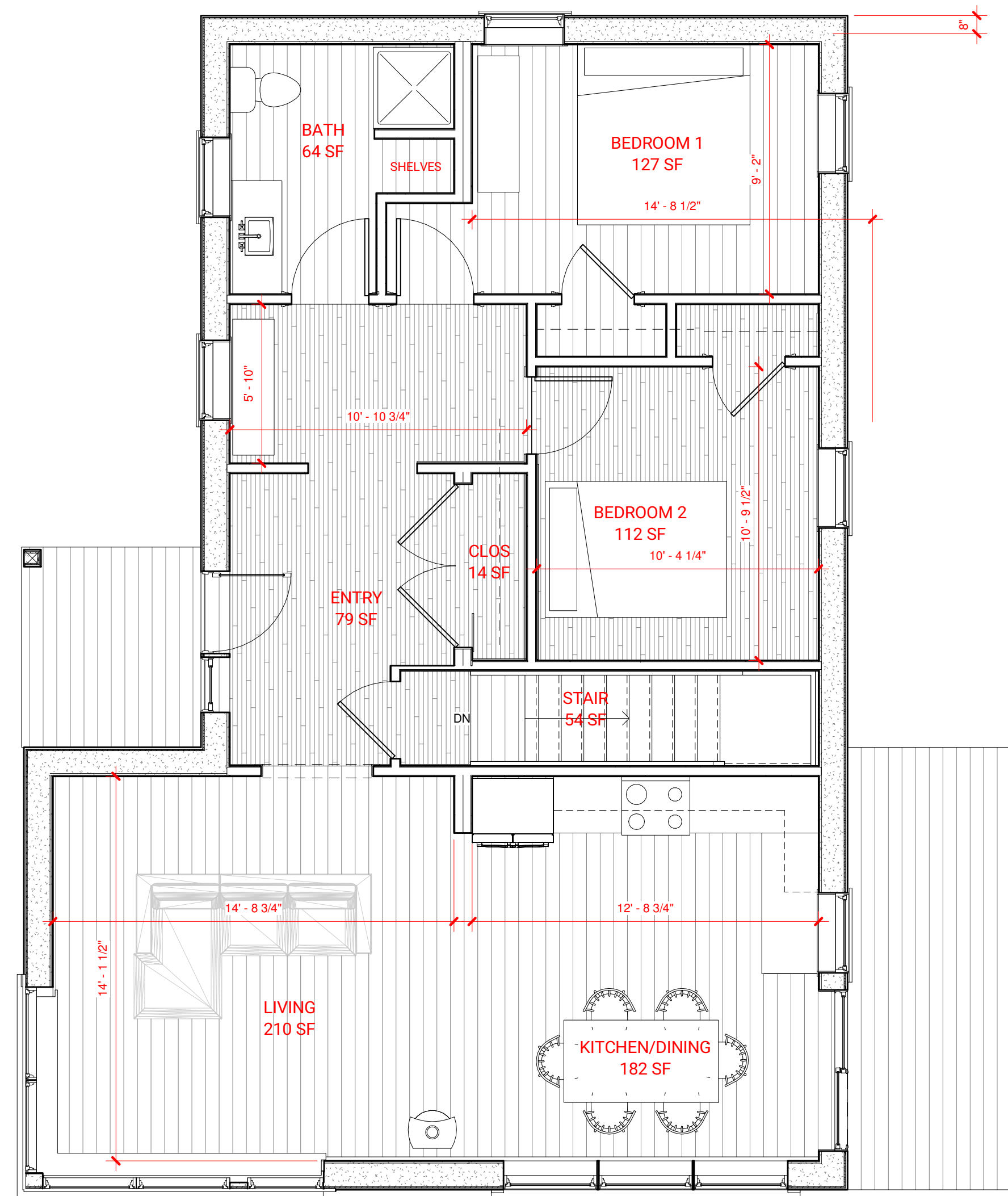
1
A2.1 **ROOF PLAN**
1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL, FACE OF CONCRETE, OR CENTERLINE OF UNIT UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND ZONING REGULATIONS.
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3. CONTRACTOR IS TO REVIEW THE DRAWINGS AND REPORT ANY DISCREPANCIES IN THE DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.



1 LOWER LEVEL FURNITURE PLAN
A2.2 1/4" = 1'-0"



2 MAIN LEVEL FURNITURE PLAN
A2.2 1/4" = 1'-0"

PERMIT
DRAWINGS
A2.2

Date 04.11.2022

PROGRESS SET

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ONLY

REVISIONS

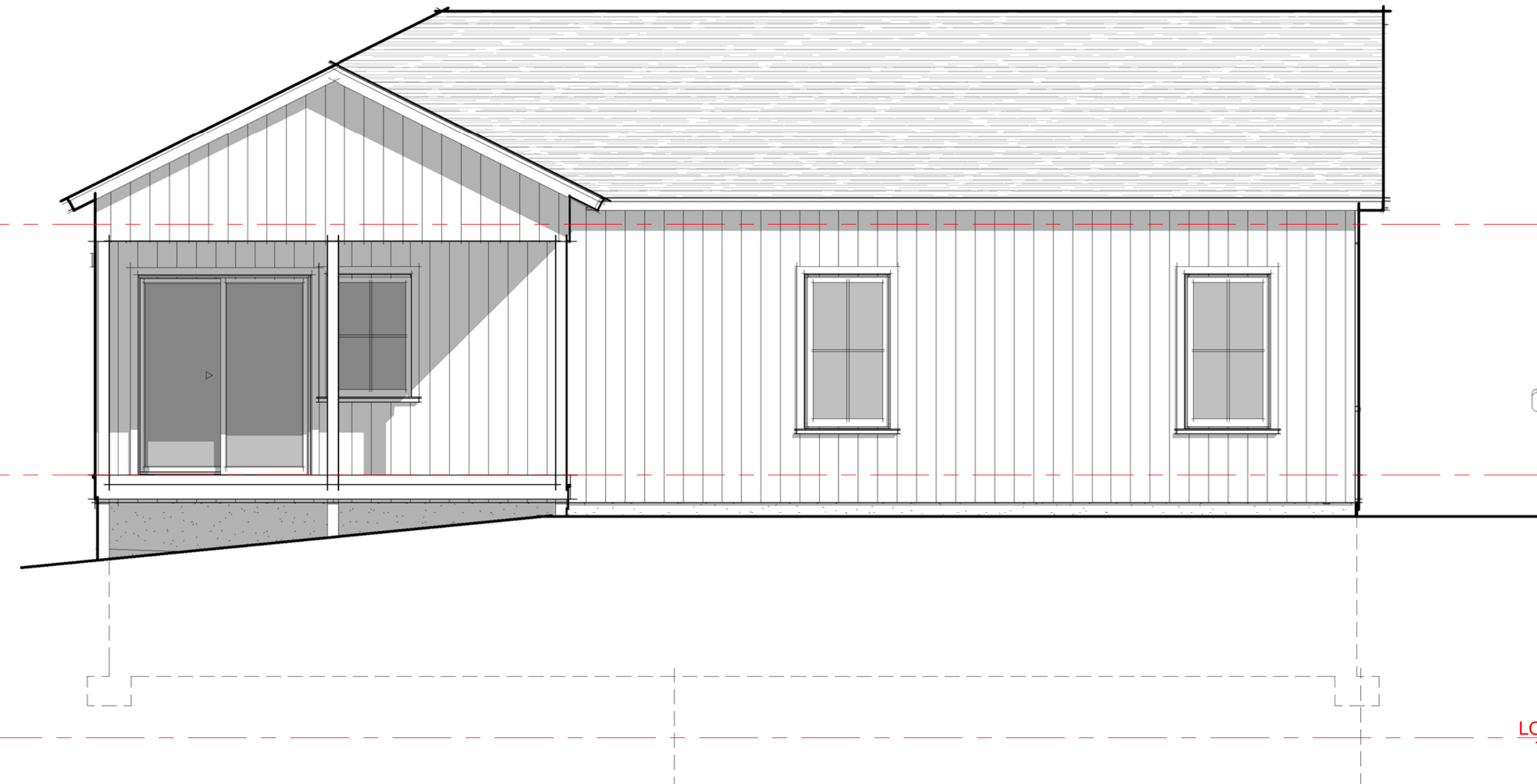
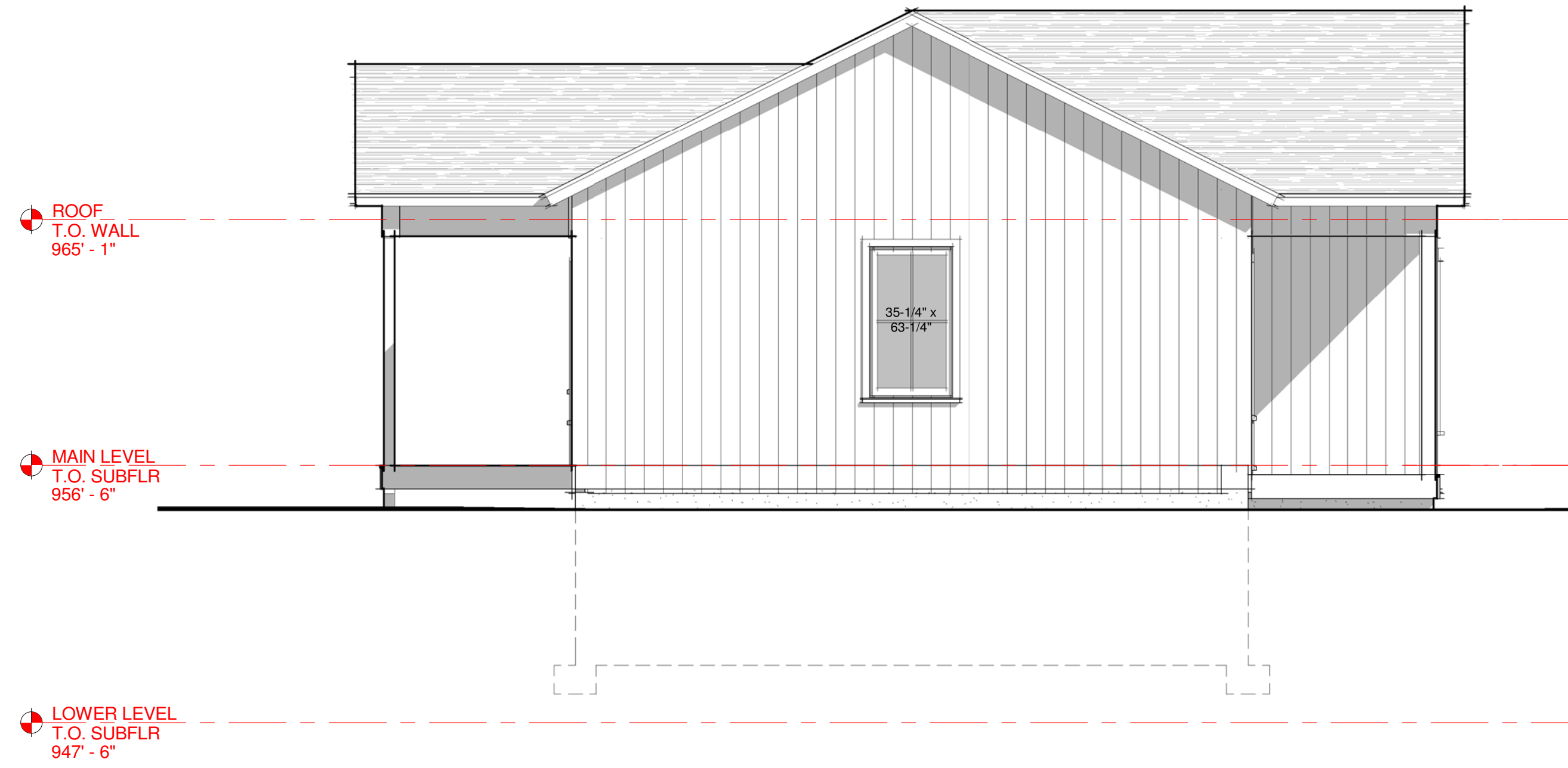
FURNITURE PLANS

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David
Koschak design

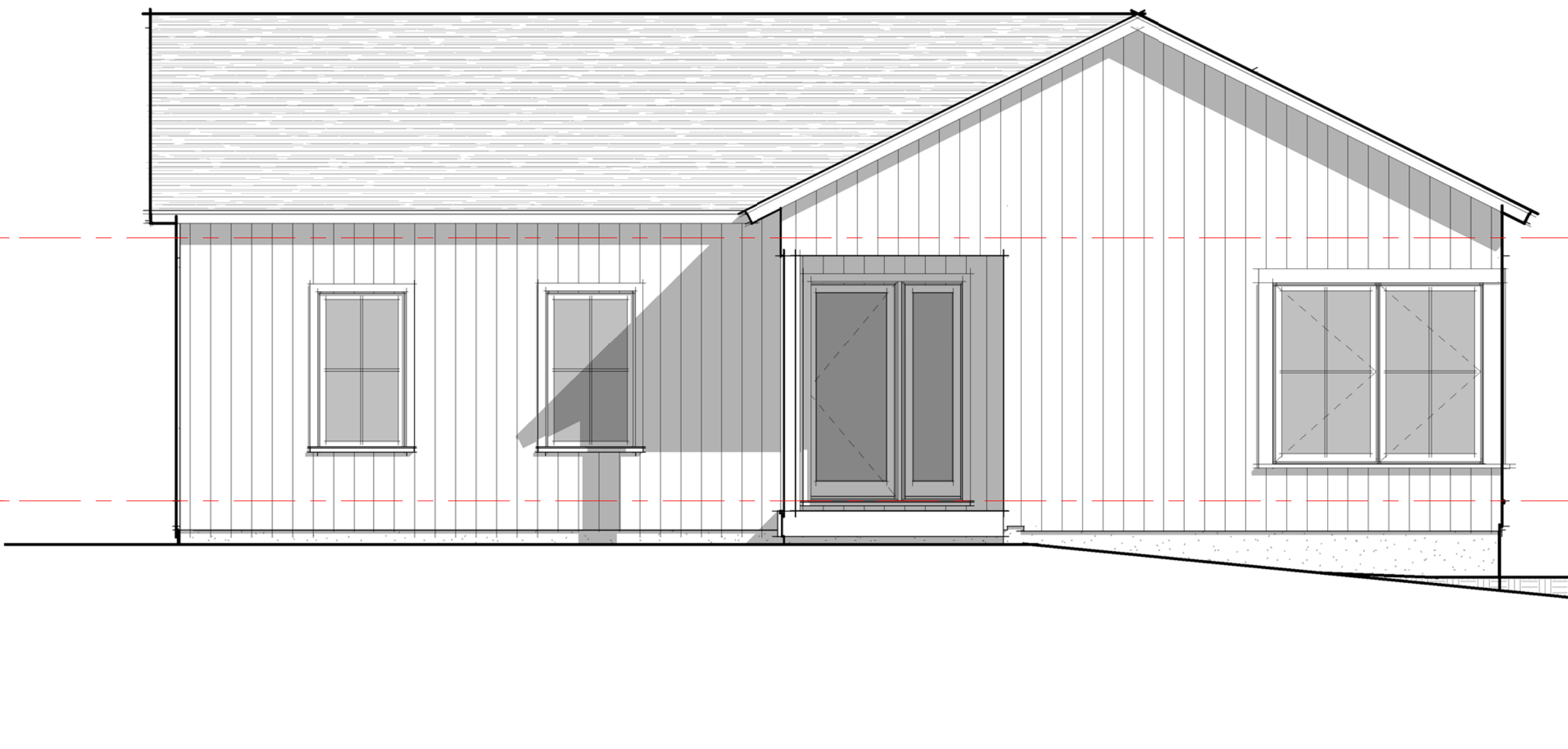
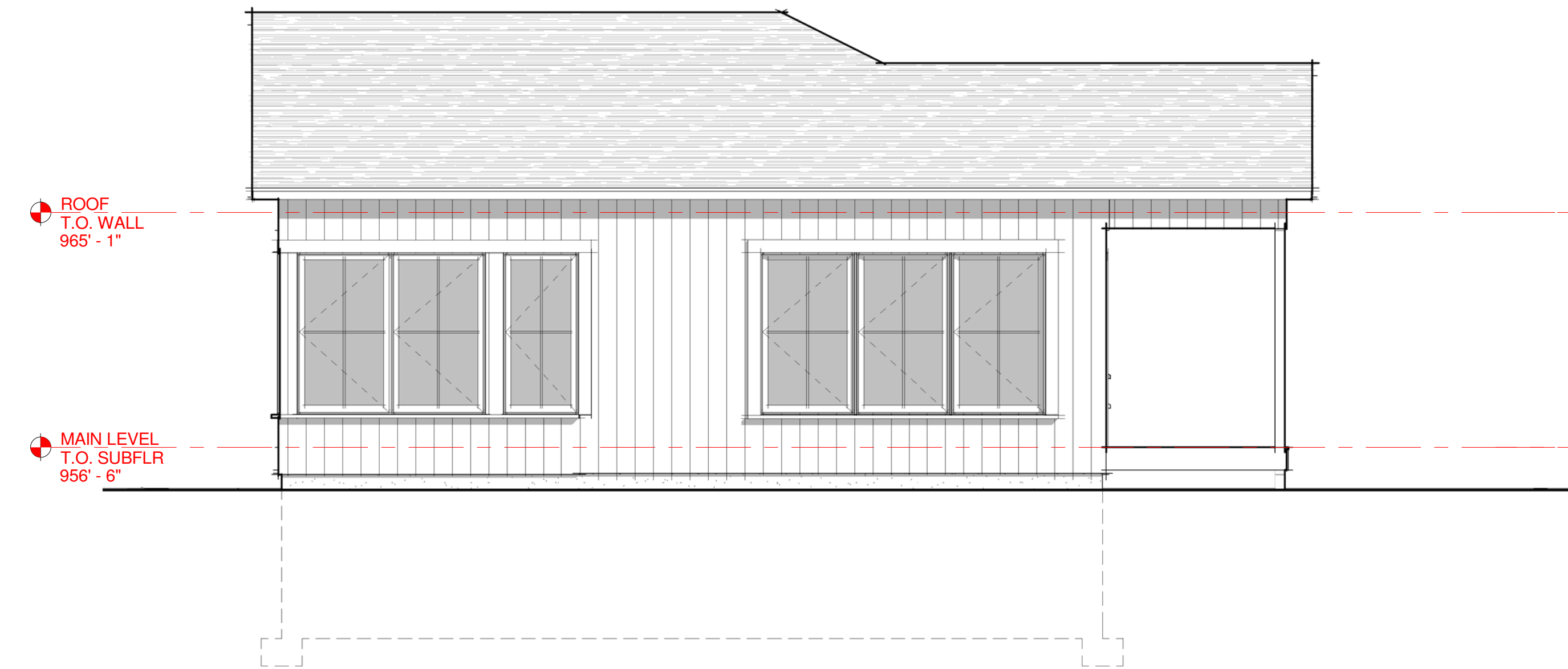
221 SOUTH CRAFTSBURY ROAD
CRAFTSBURY, VERMONT 05826
570.574.2468

NOTE: WINDOWS TO BE ANDERSEN WINDOWS A-SERIES TRIPLE GLAZED CASEMENT WINDOWS



1 NORTH ELEVATION
A3.0 1/4" = 1'-0"

2 EAST ELEVATION
A3.0 1/4" = 1'-0"



3 SOUTH ELEVATION
A3.0 1/4" = 1'-0"

4 WEST ELEVATION
A3.0 1/4" = 1'-0"

PERMIT
DRAWINGS
A3.0

Date 04.11.2022

PROGRESS SET

NOT FOR CONSTRUCTION
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ONLY

REVISIONS

EXTERIOR
ELEVATIONS

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David
Koschak design

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CRAFTSBURY, VERMONT 05826
570.574.2468

PERMIT
DRAWINGS
A4.0

Date 04.11.2022

PROGRESS SET

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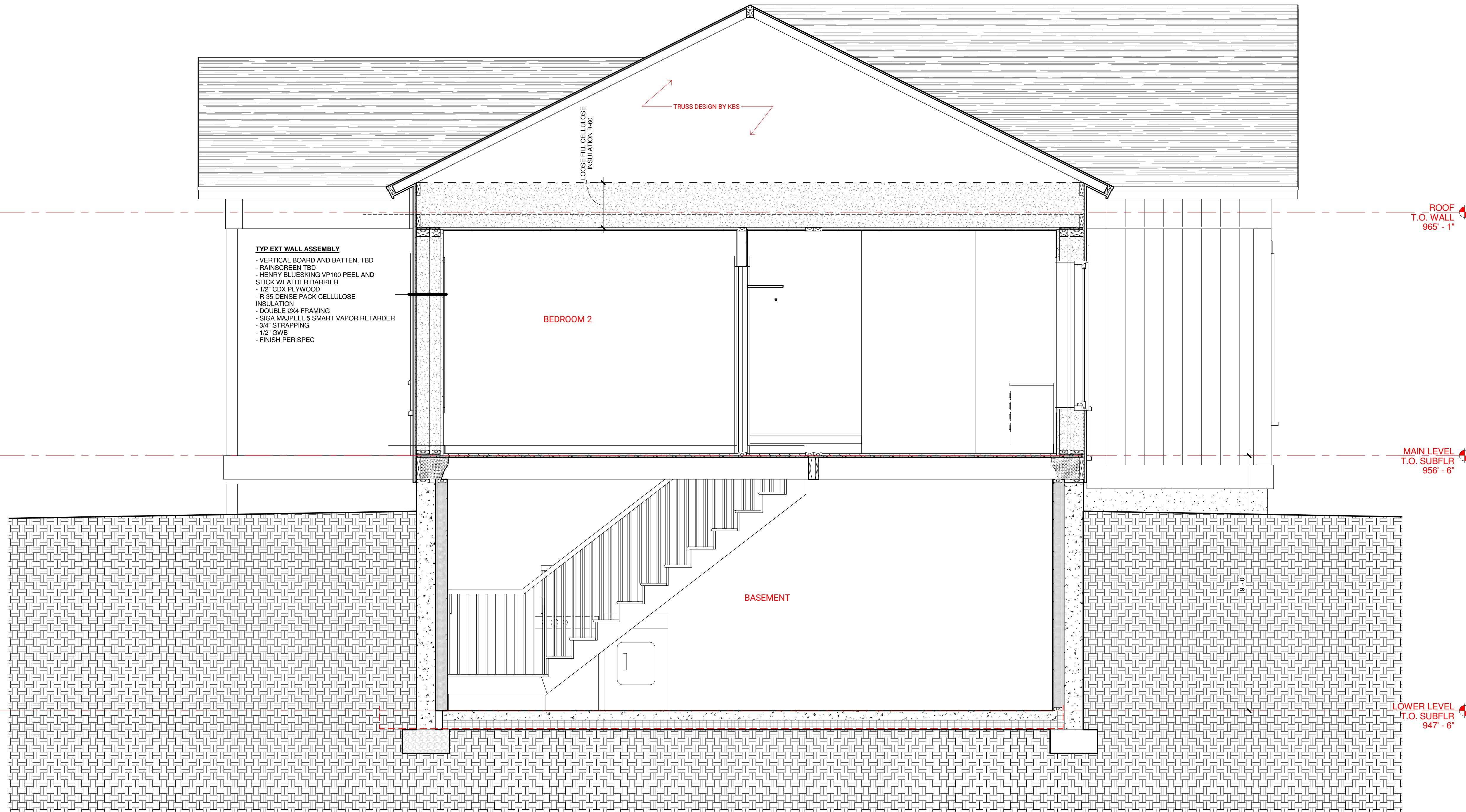
REVISIONS

BUILDING
SECTIONS

Job 2200
NEW CONSTRUCTION
HIGHLAND LODGE
PASTURE LANE
GREENSBORO, VT

David
Koschak design

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570.574.2468



1 Section 1
A4.0 1/2" = 1'-0"

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