

GUNTHER OFFICE

151 GUNTHER LANE, GREENSBORO VT 05843

GENERAL PROJECT NOTES

- ALL WORK SHALL COMPLY WITH THE 2015 VERMONT FIRE & BUILDING SAFETY CODE WITH CURRENT AMENDMENTS.
- INFORMATION RELATING TO THE SITE AND EXISTING STRUCTURES IS BASED ON OWNER RECORDS AND FIELD MEASUREMENTS. ACTUAL CONDITIONS MAY VARY AND SHOULD BE FIELD VERIFIED BY THE CONTRACTORS PERFORMING THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION NECESSARY TO IMPLEMENT THE PROJECT SCOPE OF WORK. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE DESIGN INTENT OF THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOOR OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
- DRAWINGS ARE NOT TO BE SCALED. IF ANY DIMENSIONAL DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT IMMEDIATELY FOR DIRECTION.
- ALL DIMENSIONS ARE TO FACE OF STUDS, CONCRETE, INSULATED WALL PANEL OR TO STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL EXISTING DIMENSIONS.
- HANDRAILS ARE INTENDED TO BE CONTINUOUS ON BOTH SIDES OF STAIRS AND RAMPS GREATER THAN 1:20 PITCH. EXTEND HANDRAILS 12" BEYOND BOTTOM OR TOP OF RAMP / STAIRS. (BOTTOM OF STAIRS IS ONE TREAD BEYOND BOTTOM MOST RISER)

PARCAL DATA

LOT#: SPAN# 264-083-10340
 LOT AREA: 1.8 ACRES
 911 ADDRESS: 151 GUNTHER LANE,
 GREENSBORO VERMONT 05841
 IMPERVIOUS: 9%
 OPEN: 30%
 COVERED: 61%

ZONING DATA

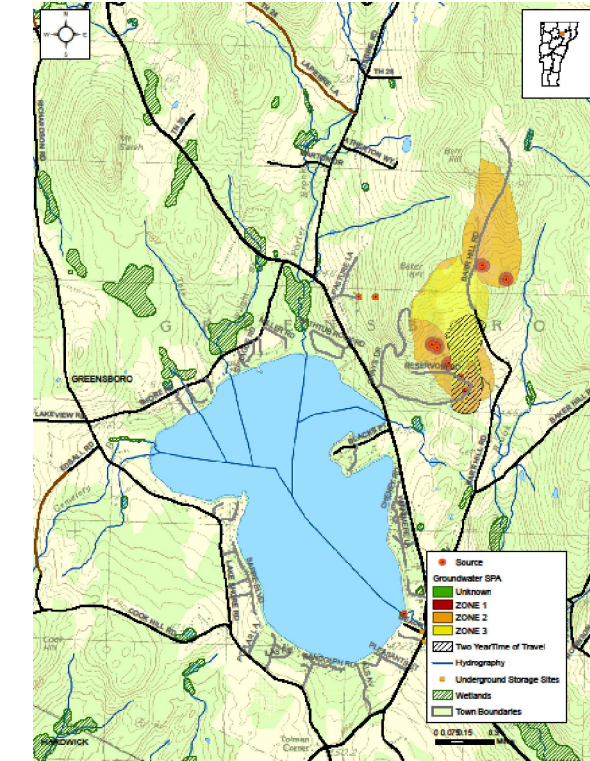
SHORLAND DISTRICT
 USE: HOME OFFICE
 STORIES: 2 STORY
 BUILDING AREA: 360 S.F.
 FT OF ROAD FRONTAGE: 0
 SETBACKS
 FRONT +/- 176'
 LEFT SIDE +/- 236'
 RIGHT SIDE +/- 90'-6"
 LAKESHORE +/- 55'

CODE:

2015 VT FIRE AND BUILDING SAFETY CODE (2015 IBC)

LOADS:

ROOF DEAD LOAD 15 PSF
 SNOW: 75 PSF
 FLOOR LIVE: 100 PSF
 ALLOWABLE SOIL BEARING: 1,500 PSF



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PROJECT:
 GUNTHER OFFICE
 OWNER:
 NICHOLAS AND SUSANNA
 GUNTHER
 151 GUNTHER LANE
 GREENSBORO
 VERMONT 05841

PROJECT STATUS

REV.	STATUS	DATE
	PERMIT	12/21/23

DRAWN BY:
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COVER SHEET

A0.1

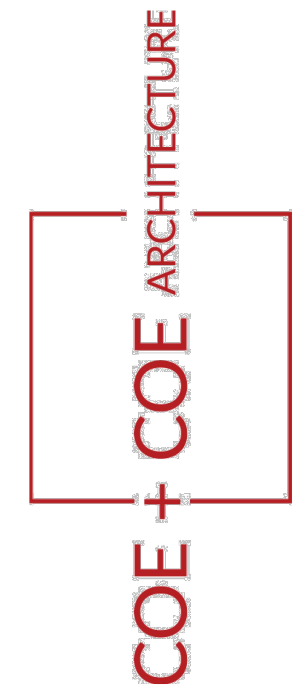
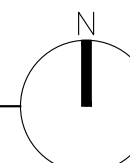
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1

PROPOSED SITE PLAN

1/32" = 1'-0"



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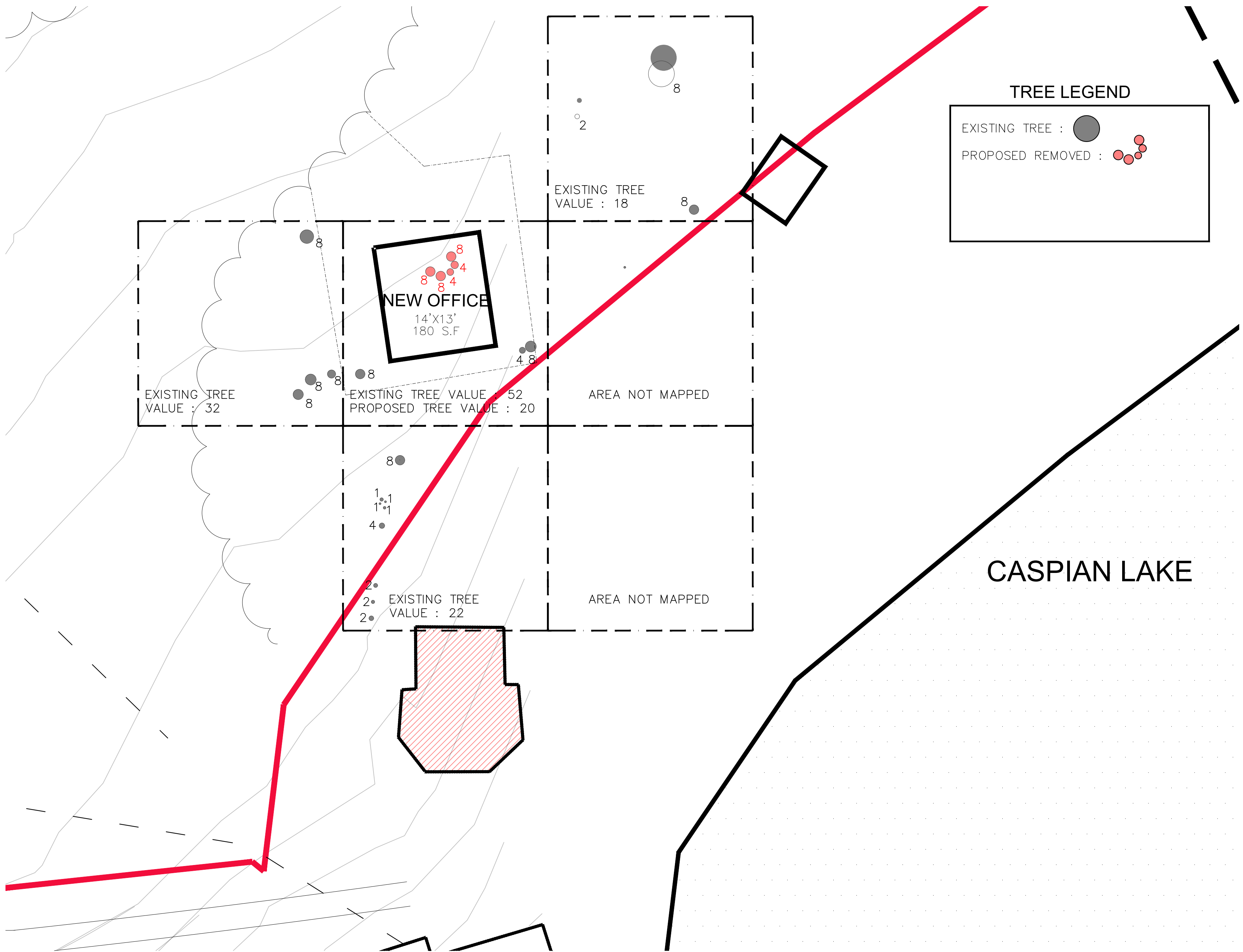
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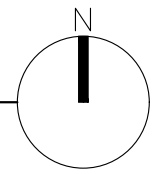
SITE PLAN

A0.2

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1 **TREE SURVEY**
1/8"=1'-0"



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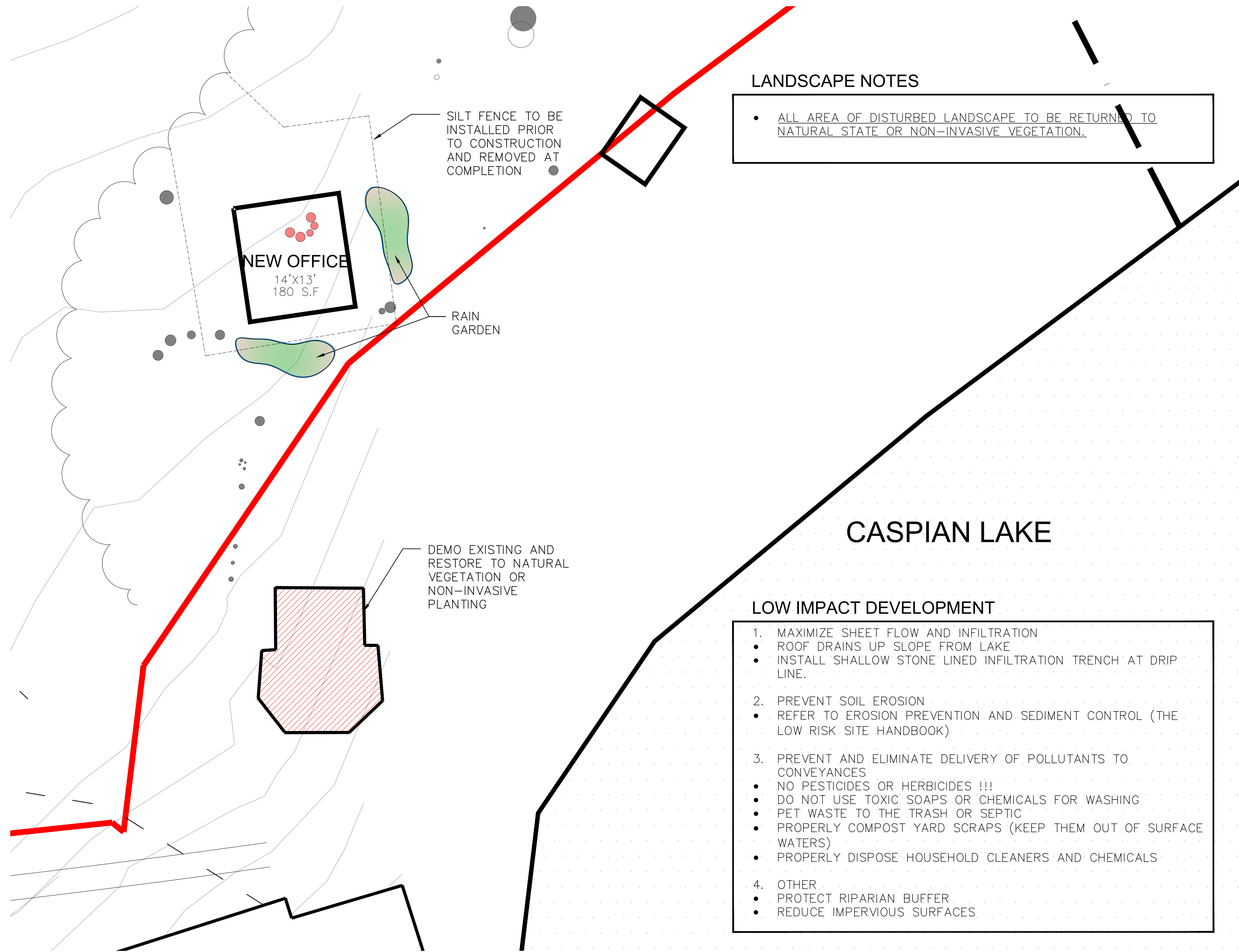
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TREE MAP
A0.3

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LANDSCAPE NOTES

- ALL AREA OF DISTURBED LANDSCAPE TO BE RETURNED TO NATURAL STATE OR NON-INVASIVE VEGETATION.

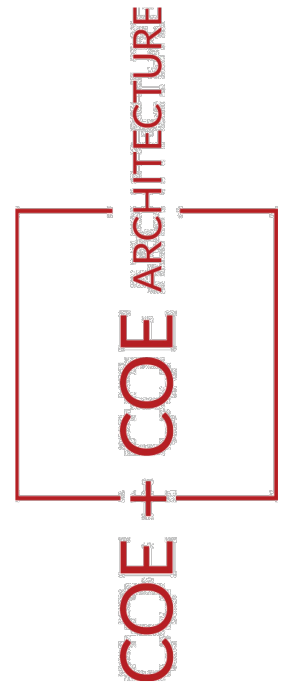
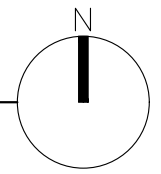
LOW IMPACT DEVELOPMENT

1. MAXIMIZE SHEET FLOW AND INFILTRATION
 - ROOF DRAINS UP SLOPE FROM LAKE
 - INSTALL SHALLOW STONE LINED INFILTRATION TRENCH AT DRIP LINE.
2. PREVENT SOIL EROSION
 - REFER TO EROSION PREVENTION AND SEDIMENT CONTROL (THE LOW RISK SITE HANDBOOK)
3. PREVENT AND ELIMINATE DELIVERY OF POLLUTANTS TO CONVEYANCES
 - NO PESTICIDES OR HERBICIDES !!!
 - DO NOT USE TOXIC SOAPS OR CHEMICALS FOR WASHING
 - PET WASTE TO THE TRASH OR SEPTIC
 - PROPERLY COMPOST YARD SCRAPS (KEEP THEM OUT OF SURFACE WATERS)
 - PROPERLY DISPOSE HOUSEHOLD CLEANERS AND CHEMICALS
4. OTHER
 - PROTECT RIPARIAN BUFFER
 - REDUCE IMPERVIOUS SURFACES

1

WATER MITIGATION PLAN

1/8"=1'-0"



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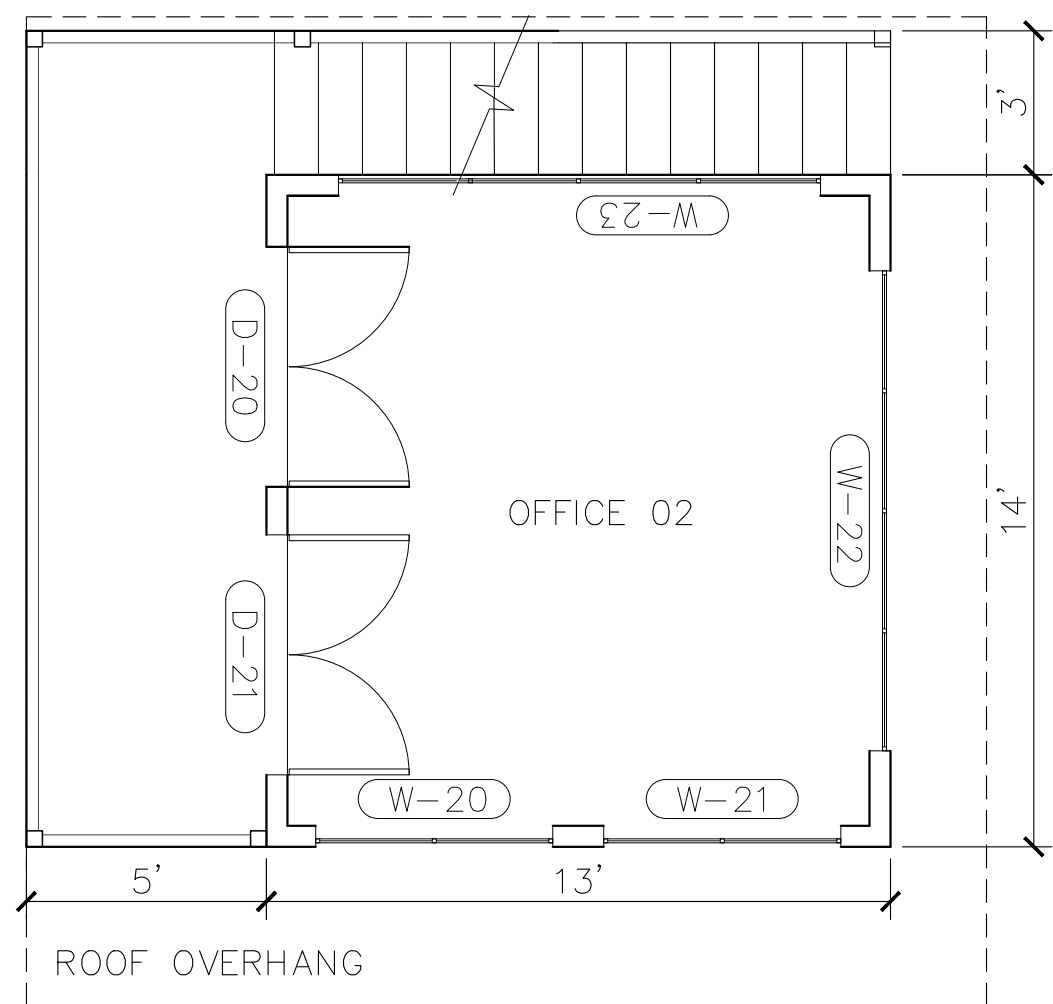
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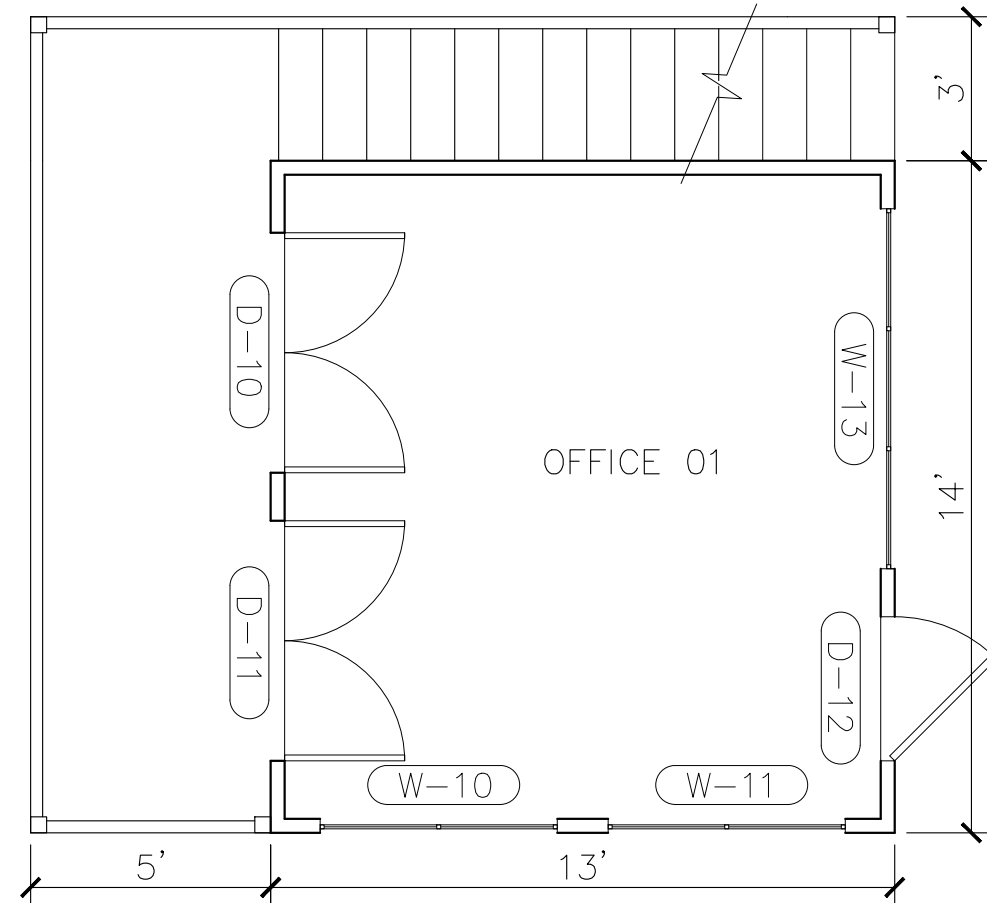
WATER MITIGATION

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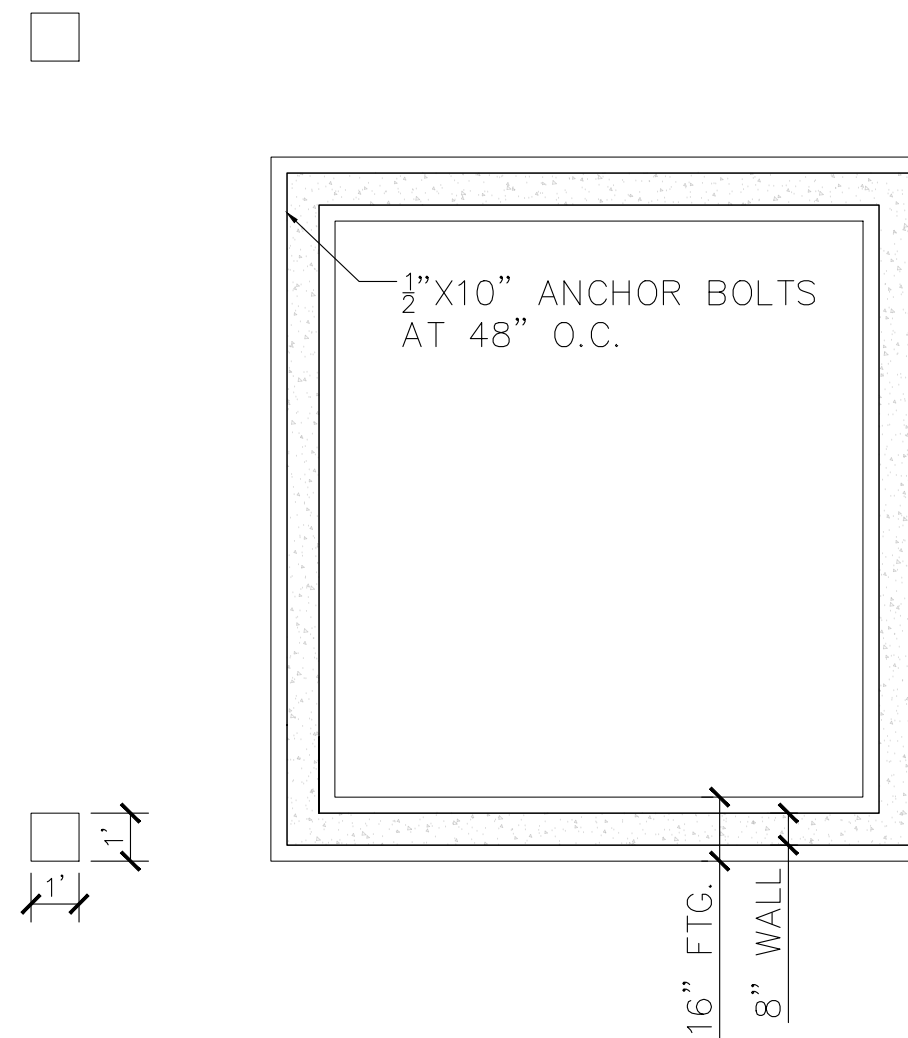
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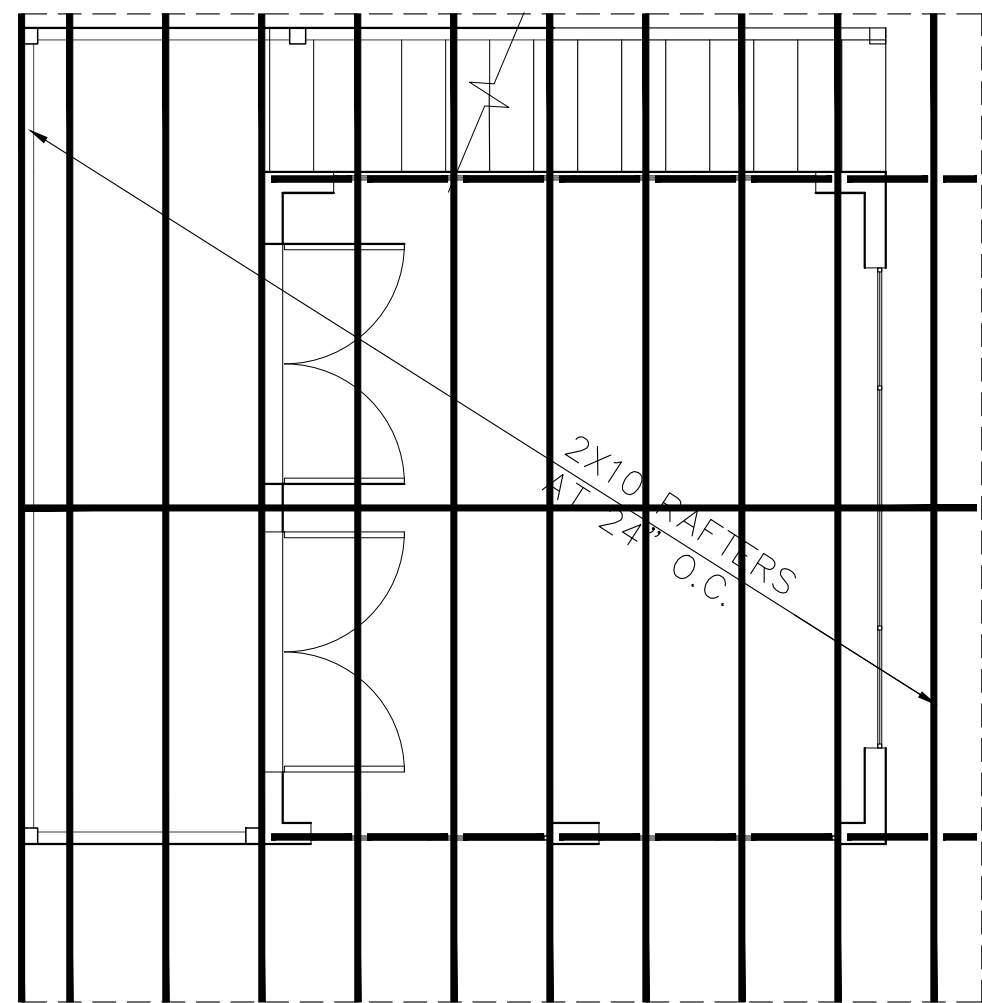
3 2ND FLOOR PLAN
1/4"=1'-0"



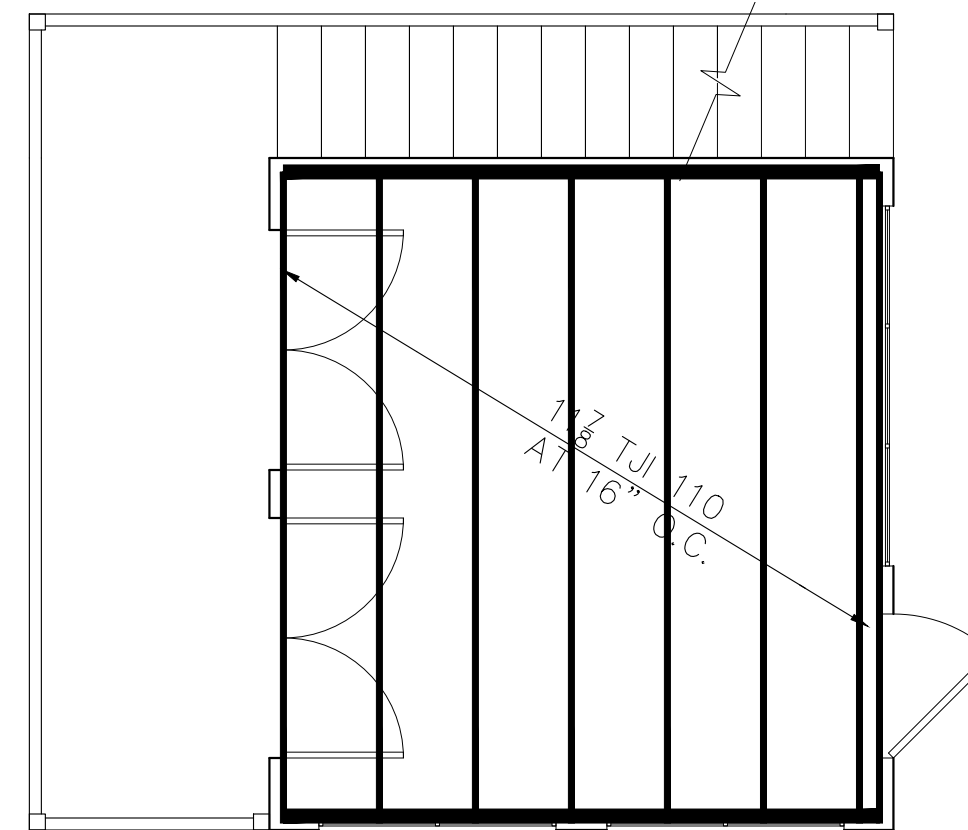
2 1ST FLOOR PLAN
1/4"=1'-0"



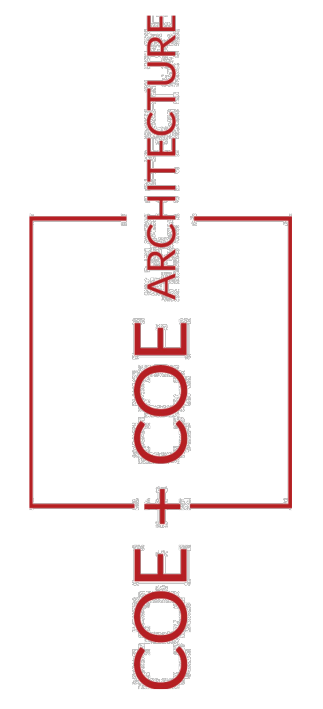
1 FOUNDATION PLAN
1/4"=1'-0"



5 ROOF FRAMING
1/4"=1'-0"



4 2 FLOOR FRAMING
1/4"=1'-0"



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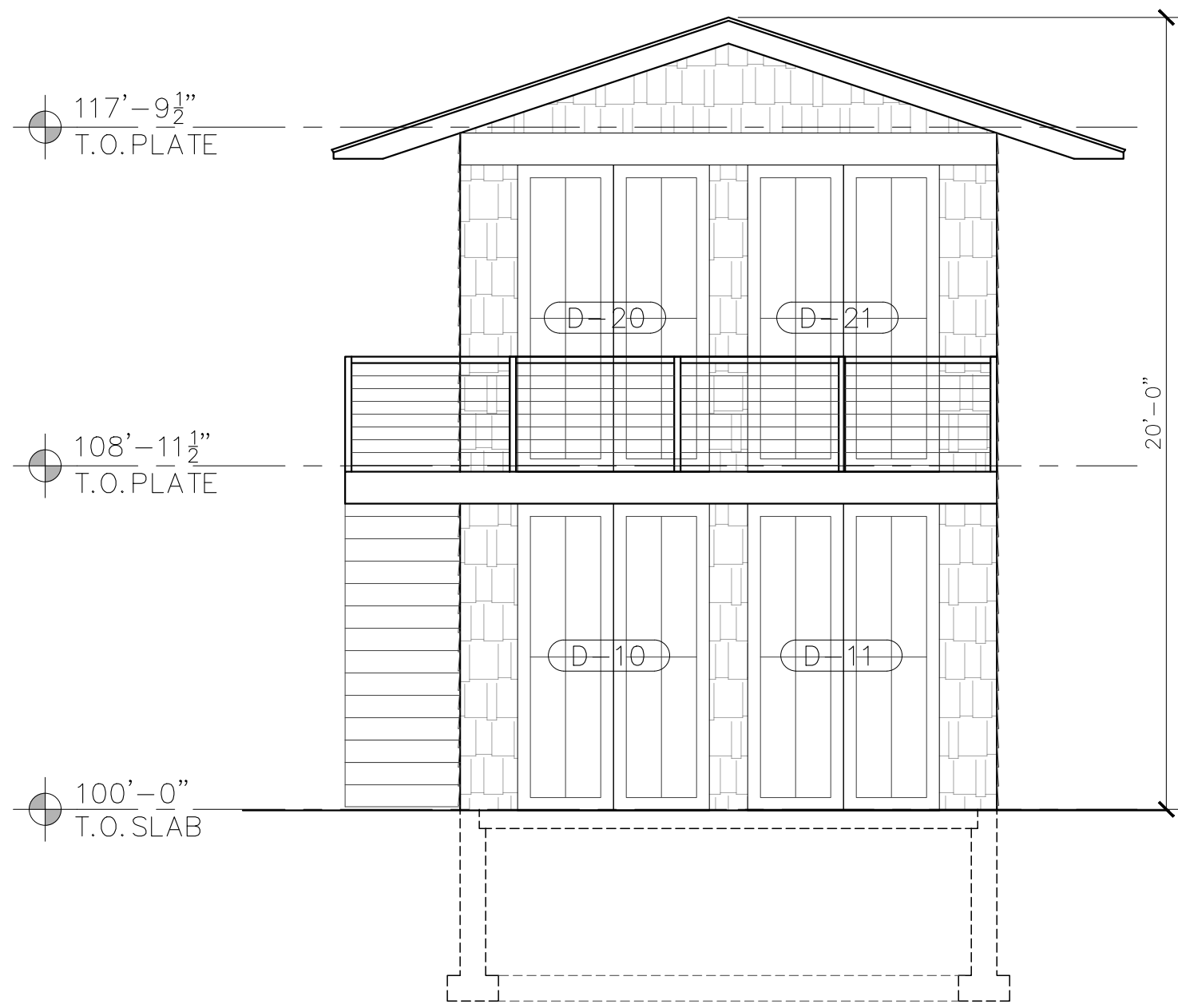
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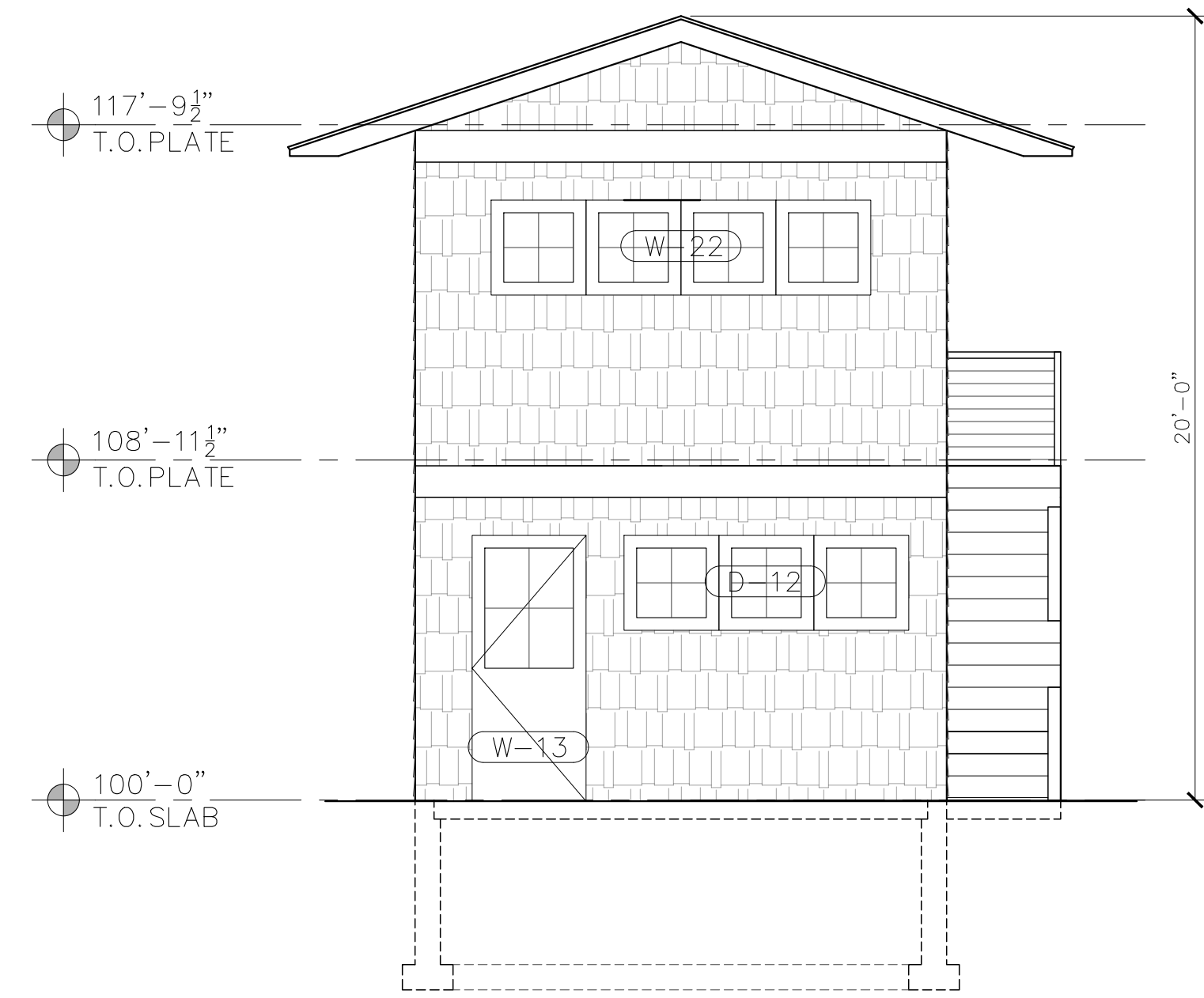
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PLANS
A1.1

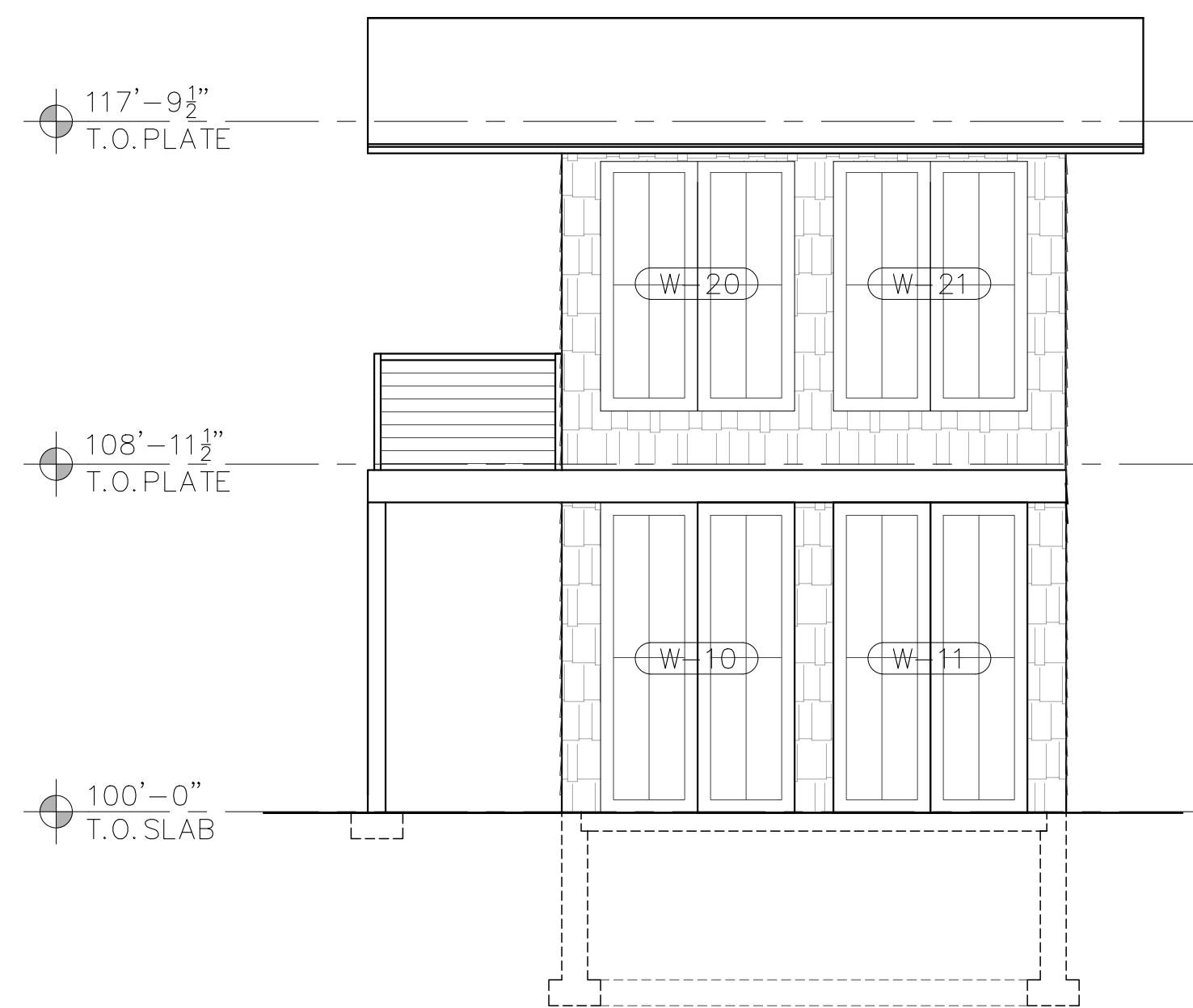
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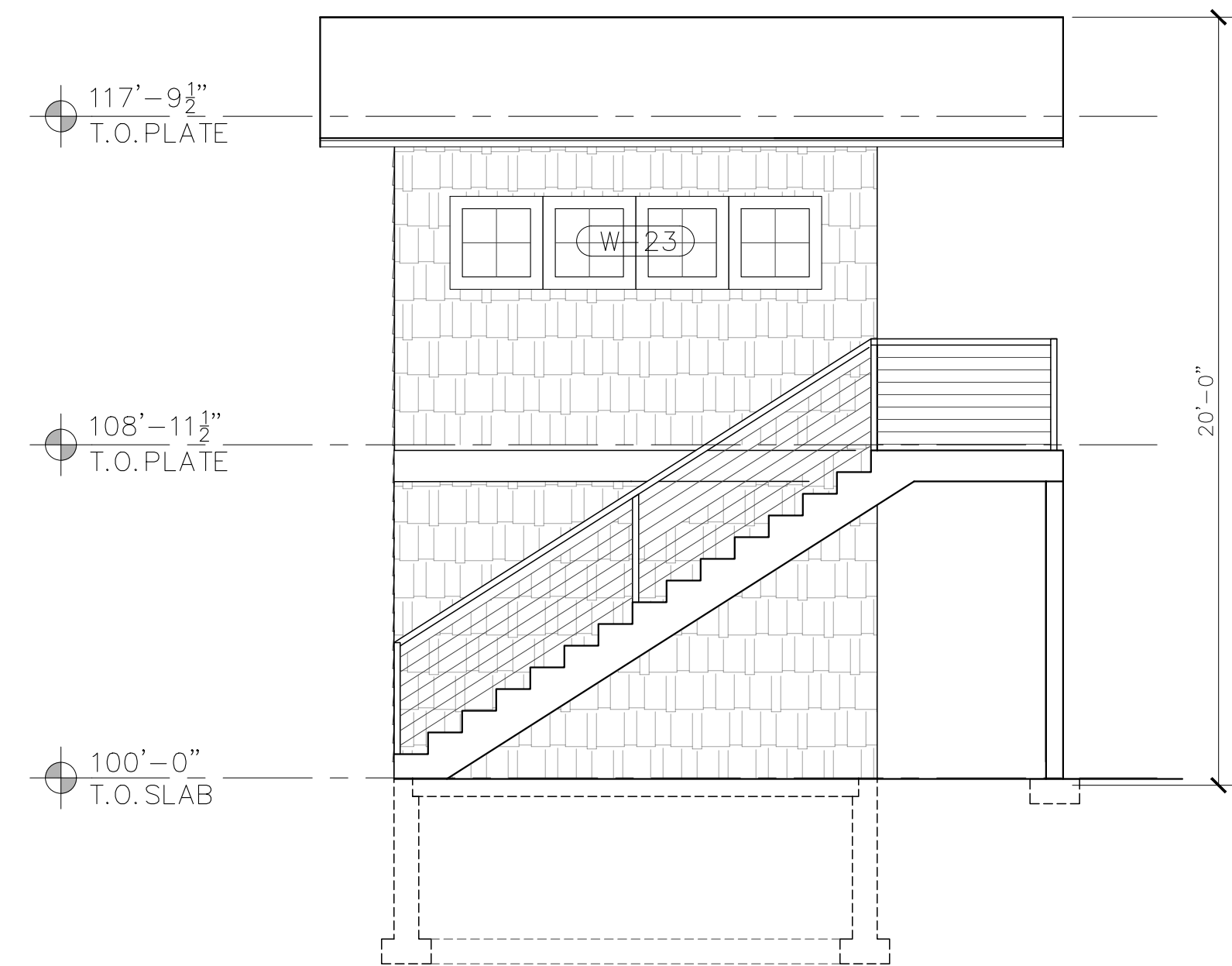
4 WEST ELEVATION
1/4"=1'-0"



3 EAST ELEVATION
1/4"=1'-0"



2 SOUTH ELEVATION
1/4"=1'-0"



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

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ELEVATIONS
A2.1

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