

VILLAGE OF MANCHESTER ZONING PERMIT APP NO. 23-16

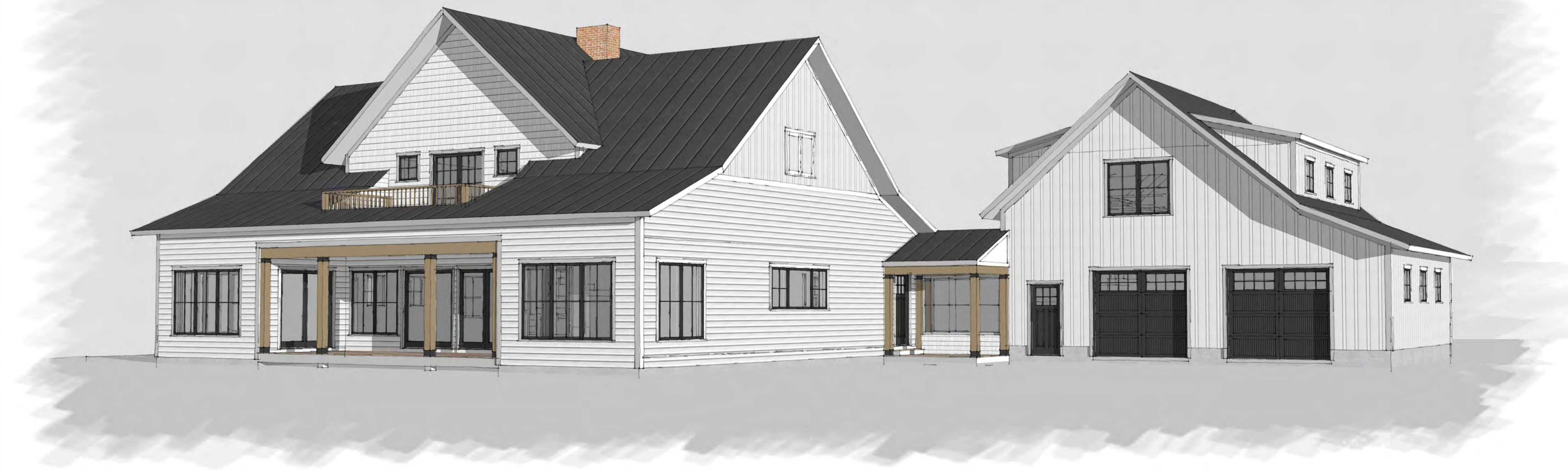
36-50-65 - 359 LONGVIEW DRIVE

GENERAL CONCEPTUAL DRAWING

COLOR SCHEME OF SIDING, ROOFING, WINDOWS AND OUTDOOR FIXTURES

NOT INTENDED TO INDICATE FINAL SITE
DESIGN OR CONSTRUCTION

DANIEL AND CAROLYN ROHDE



2 NORTHWEST PERSPECTIVE
NOT TO SCALE



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

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PROGRESS PRINT
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The use of the Schematic drawings for construction purposes shall be solely at the Contractors and/or Owners risk. The Architect can accept no responsibility for the use of these drawings for construction purposes. Continued involvement of the Architect for the construction phase of the project shall require drawings marked "For Construction" and shall require suitable development of the drawings and documents at the discretion of the Architect, with the approval of the Owner. These drawings and documents require, but may not be limited to: Dimensioned Plans and Sections, and the structural review and approval by a certified Engineer.



Hillview Design Collaborative
(802)434-2225
65 Huntington Rd, Ste 101
Richmond, VT 05477

Ben Bush
802.310.4570
ben@hillviewdesign.com

John Linn AIA
Architect
802.734.0934
john@hillviewdesign.com

Matt Dyer
802.316.0204
matt@hillviewdesign.com

Jamie Hart
802.363.0402
jamie@hillviewdesign.com

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CONTACTS

PROJECT

ROHDE RESIDENCE

**MANCHESTER,
VERMONT**

ISSUE/REVISION LOG

03.04.2022
06.16.2022

-
-
-
-
-
-
-
-
-
-

SHEET TITLE

NORTH
ELEVATION

SCALE: AS NOTED

SHEET NUMBER

A2.00

DANIEL AND CAROLYN ROHDE

NOT INTENDED TO INDICATE FINAL SITE
DESIGN OR CONSTRUCTION



2 SOUTHEAST PERSPECTIVE
NOT TO SCALE



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

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CONTACTS

PROJECT

**MANCHESTER,
VERMONT**

ISSUE/REVISION LOG	
1	Initial Issue
2	Revision 1: Added detailed description of the problem and proposed solution.
3	Revision 2: Updated with feedback from the review committee.
4	Revision 3: Final revision, incorporating all comments.

16.2022

HEET TITLE

SCALE: AS NOTED

SHEET NUMBER

A2.02

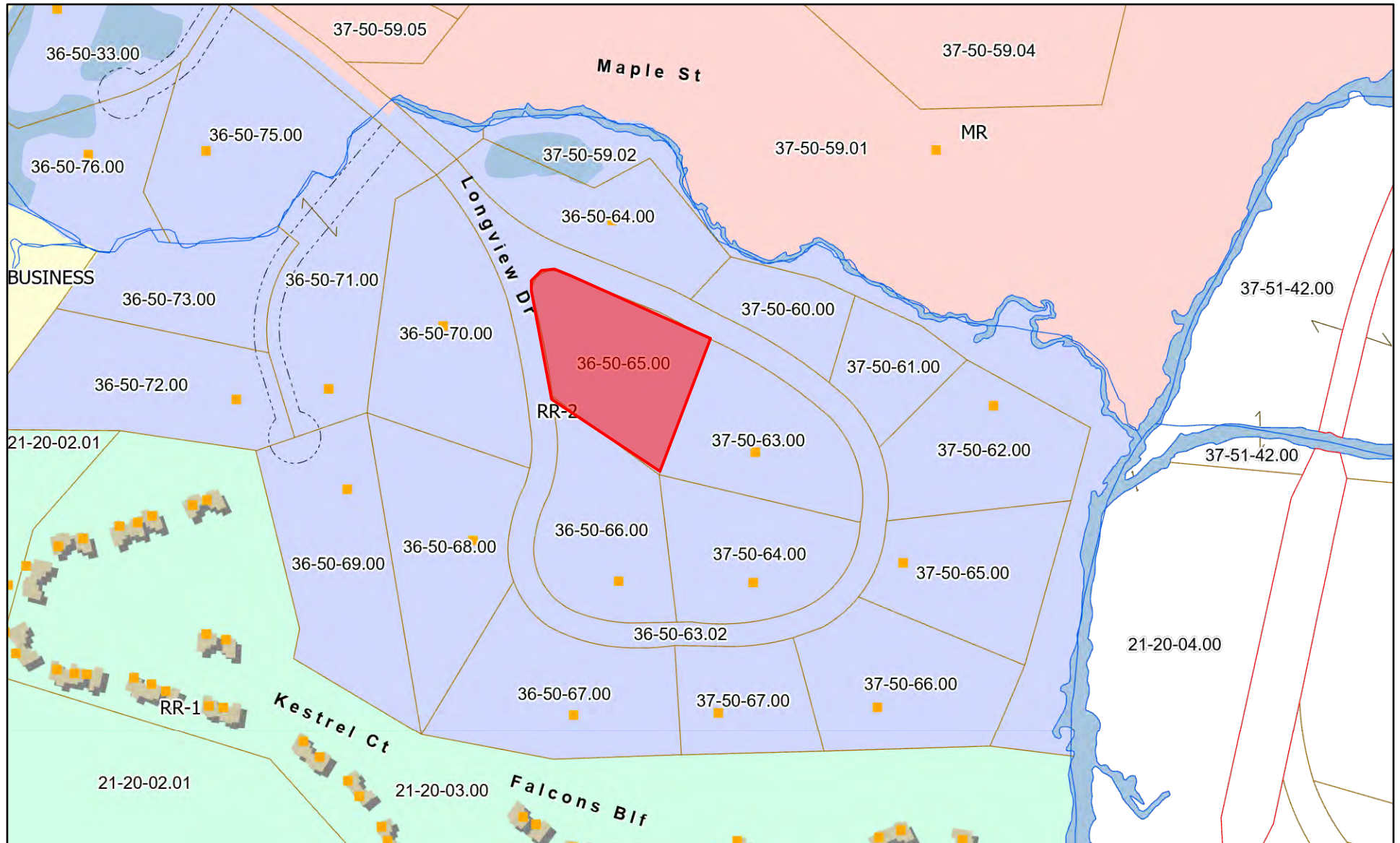


June 5, 2023

Manchester, VT

1 inch = 274 Feet

www.cai-tech.com

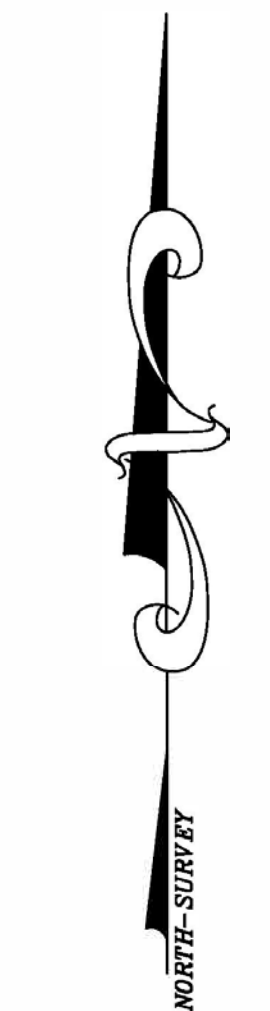
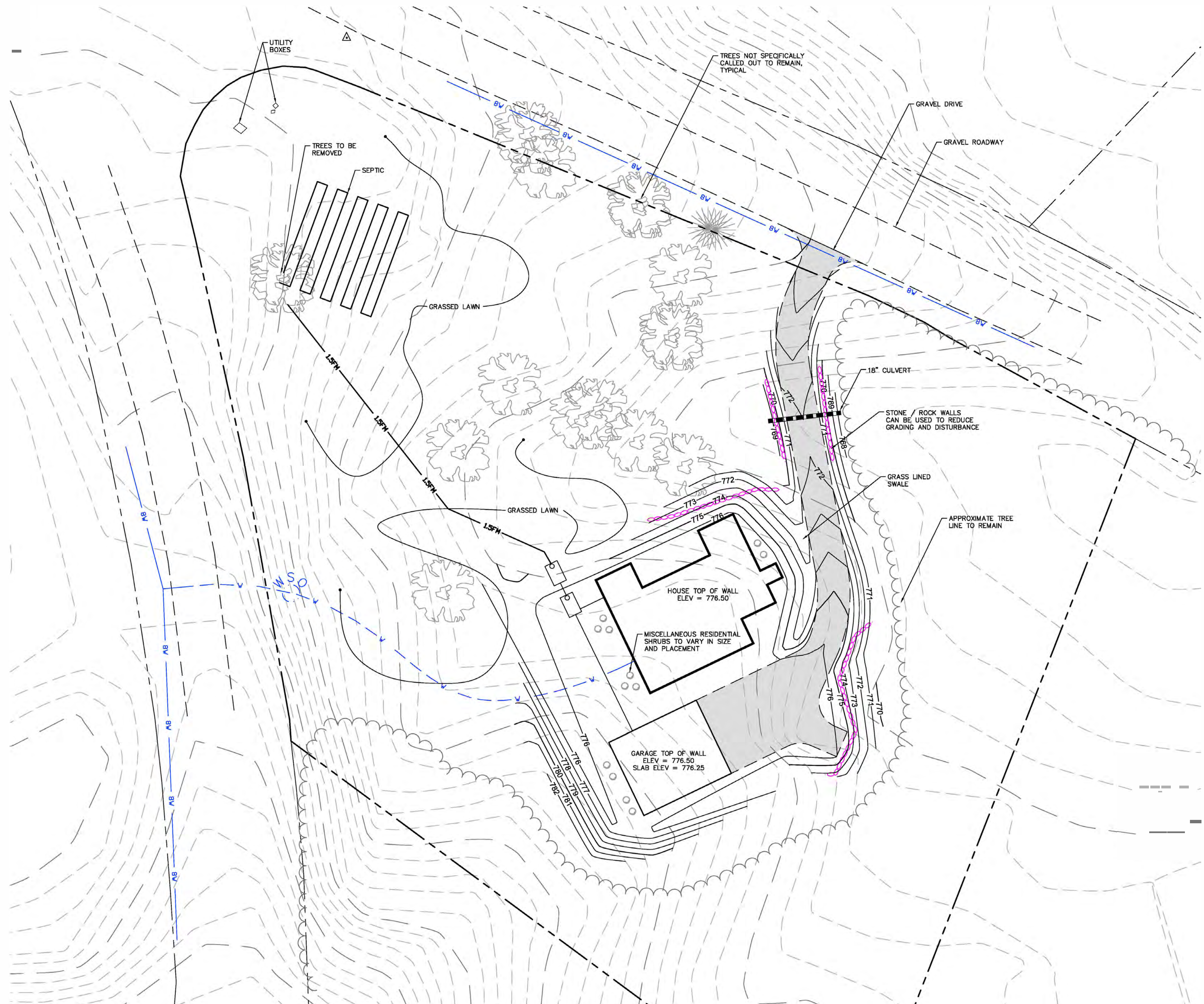
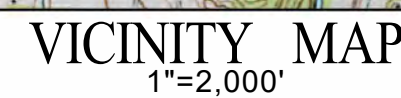


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

1. THIS MAP HAS BEEN PREPARED BY MANICE ENGINEERING PARTNERS,
P.C. FROM THE FOLLOWING REFERENCES:
 - A. USGS QUAD MAPS FOR BENNINGTON COUNTY, VERMONT
 - B. VILLAGE OF MANCHESTER TAX MAPPING, MAP ID#36-50-65
 - C. DEED RECORDED IN THE TOWN OF MANCHESTER LAND RECORDS
OFFICE IN BOOK 367, PAGE 546, SPAN#375-116-12100
2. CURRENT LANDOWNER NAME & ADDRESS:

DANIEL & CAROLYN ROHDE
505 POWDERHORN ROAD
MANCHESTER CENTER, VT 05255
3. SUBJECT PROPERTY IS MULTIPLE PARCEL AS DESCRIBED AS A TOTAL OF
2.006 ACRES AS PROVIDED ON THE GRAND UST.
4. NORTH ORIENTATION IS BASED ON STATE OF VERMONT, STATE PLANE GCS
COORDINATES AND ELEVATION IS BASED ON LOCAL BENCHMARK
STATION #1 = 781.37
5. THIS IS NOT A BOUNDARY SURVEY, AND SHOULD NOT BE CONSTRUED AS
SUCH. THIS MAP HAS BEEN BUILT FOR ZONING AND CONSTRUCTION
ONLY FROM MULTIPLE MAPPING RESOURCES.
6. CLASS II WEILAND DISTURBANCE IS 2,540 S.F., BELOW THE THRESHOLD FOR
PERMITTING, AND IS SELF REPORTING TO THE ARMY CORPS OF ENGINEERING
WITH REGISTRATION FORM AFTER CONSTRUCTION.

	PROPERTY LINE
	PROPERTY LINE ADJACENT
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	GRAVEL
	RIGHT-OF-WAY LINE
	BUILDINGS
	WELL ISOLATION SHIELD
	TREE LINE
	FENCELINE
	WELL / UTILITY POLE
	WATER FLOW LINE
	SEPTIC SHIELD
	WATER LINE
	OVERHEAD WIRES
	UNDER GROUND POWER



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BEAR THE APPROPRIATE SEAL, SIGNATURE AND DATE OF ALTERATION.



MANCE
ENGINEERING
PARTNERS, P.C.

CIVIL ENGINEERING & LAND SURVEYING

NORTHSHIRE OFFICE:
114 CEMETERY AVENUE, SUITE A-2
P.O. BOX 1446
MANCHESTER CENTER, VT 05255
802.375.3567

SOUTHSHIRE OFFICE:
125 ELM STREET
BENNINGTON, VT 05201
518.321.5675

WWW.MEPPC.COM

[illegible]

LANDS OF ROHDE

ZONING AND LANDSCAPING

TOWN OF MANCHESTER, BENNINGTON COUNTY, VERMONT

awn CMP	checked CMP
ote 1/5/23	scale 1"=20'
project no. 23-071VT	
sheet no. ZL-1	

APPENDIX A



Black Garage Door with Windows. Similar to the below referenced doors.



Barn light for garage doors. Low lumen outdoor bulb - dark sky compliant lighting.



- LP Smart Siding
- Lap Siding
- Board and Batten
- Textured Fascia
- Snowscape White¹
- Stained wood on any exposed beams

Black Standing Seam Roof



Miscellaneous Notes

1. Color rendering drawings are for color and siding rendering only
 - a. Building prints indicate
 - i. window models

- 1. Andersen 400 Seeries 2/2 SDL Grills (Black)
 - ii. door models
 - 1. ThermaTru Fiberglass (Black)
 - iii. light location
 - iv. site plan
 - v. elevations
- 2. Landscaping
 - a. Trees not impeding construction will remain
 - b. Site will be graded in accordance with site plan and seeded

TAKE ADVANTAGE OF STRONGER PREFINISHED OPTIONS

LP® SmartSide® ExpertFinish® Trim & Siding offers more design options than ever. This factory-finished siding with uniform color provides durability without sacrificing beauty.

- Installs easier with the ExpertFinish proprietary lap joint, which helps limit the need for most seam caulking, joint moulds, or pan flashing
- Backed by an industry-leading 5/15/50-year limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- May allow for time and labor savings for the installer and builder
- Uniform color application in a controlled environment helps ensure a more attractive look



Visualize your next project and discover color at LPCorp.com/ExpertFinish

Which color is best for your build? Explore our collection of 16 versatile prefinished colors.

1.



Snowscape White



Sand Dunes



Desert Stone



Quarry Gray



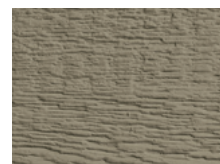
Prairie Clay



Terra Brown



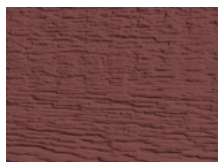
Harvest Honey



Timberland Suede



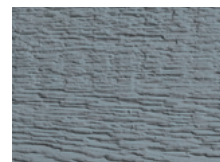
Garden Sage



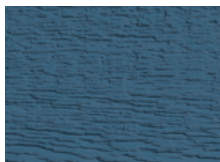
Redwood Red



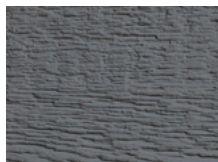
Tundra Gray



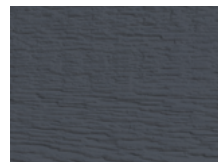
Summit Blue



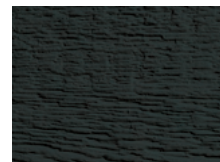
Rapids Blue



Cavern Steel



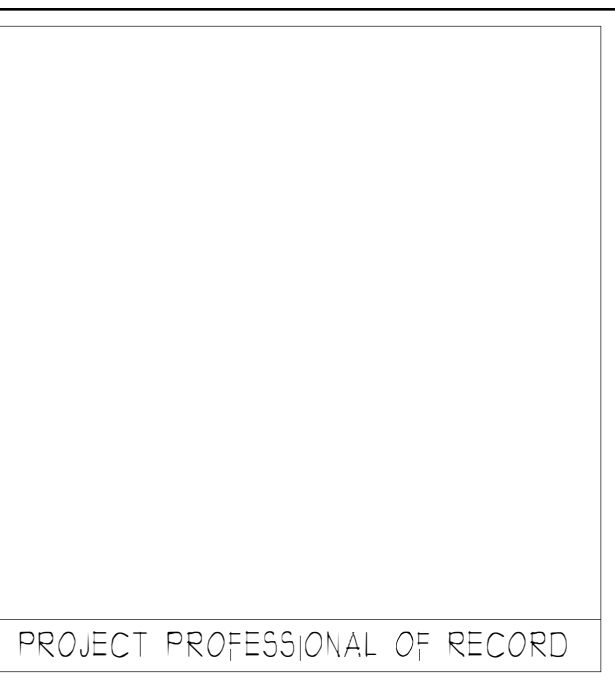
Midnight Shadow



Abyss Black

All colors shown are representative and may not be an exact match.

See the complete list of colors and product availability on pages 35-46.



DRAWN BY CHECKED BY	DRAWING DATE REVISIONS
RG	01/8/23
RG-Contract	02/07/23
RG-REV	02/14/23
RGB-REV	05/23/23

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

FRONT ELEVATION

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE

HUNTINGTON HOMES, INC.

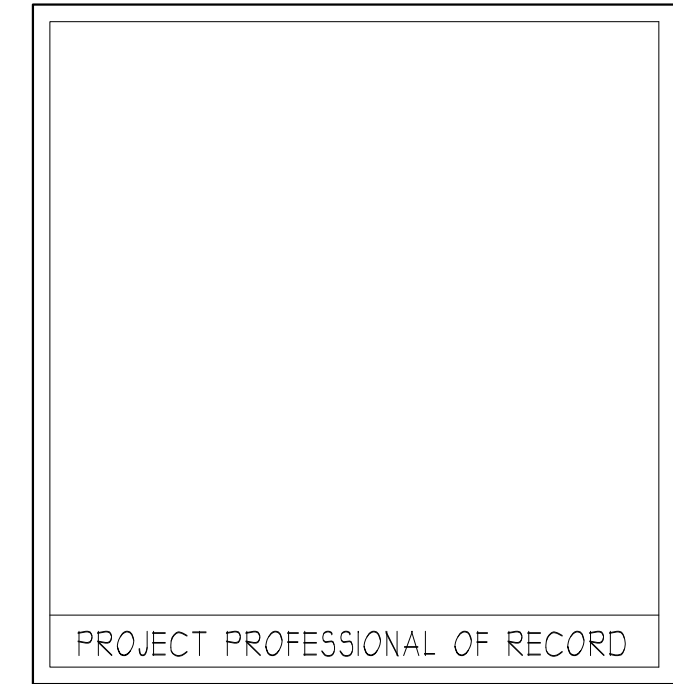
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 1054

SHEET SIZE: 11x17

DRAWING NO:

EL-1



DRAWN BY CHECKED BY	DRAWING DATE REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

RIGHT SIDE ELEVATION

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

HUNTINGTON
HOMES, INC.

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OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: #	10514
SHEET SIZE:	11x17
DRAWING NO:	EL-2



CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

LEFT SIDE ELEVATION

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

HUNTINGTON
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PROJECT: # 10514

SHEET SIZE: 11x17

DRAWING NO: EL-3



PROJECT PROFESSIONAL OF RECORD

DRAWN BY	CHECKED BY	DRAWING DATE	REVISIONS
RG		01/18/23	
RG-Contract		02/01/23	
RG-REV		02/14/23	
RGB-REV		05/23/23	

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

REAR ELEVATION

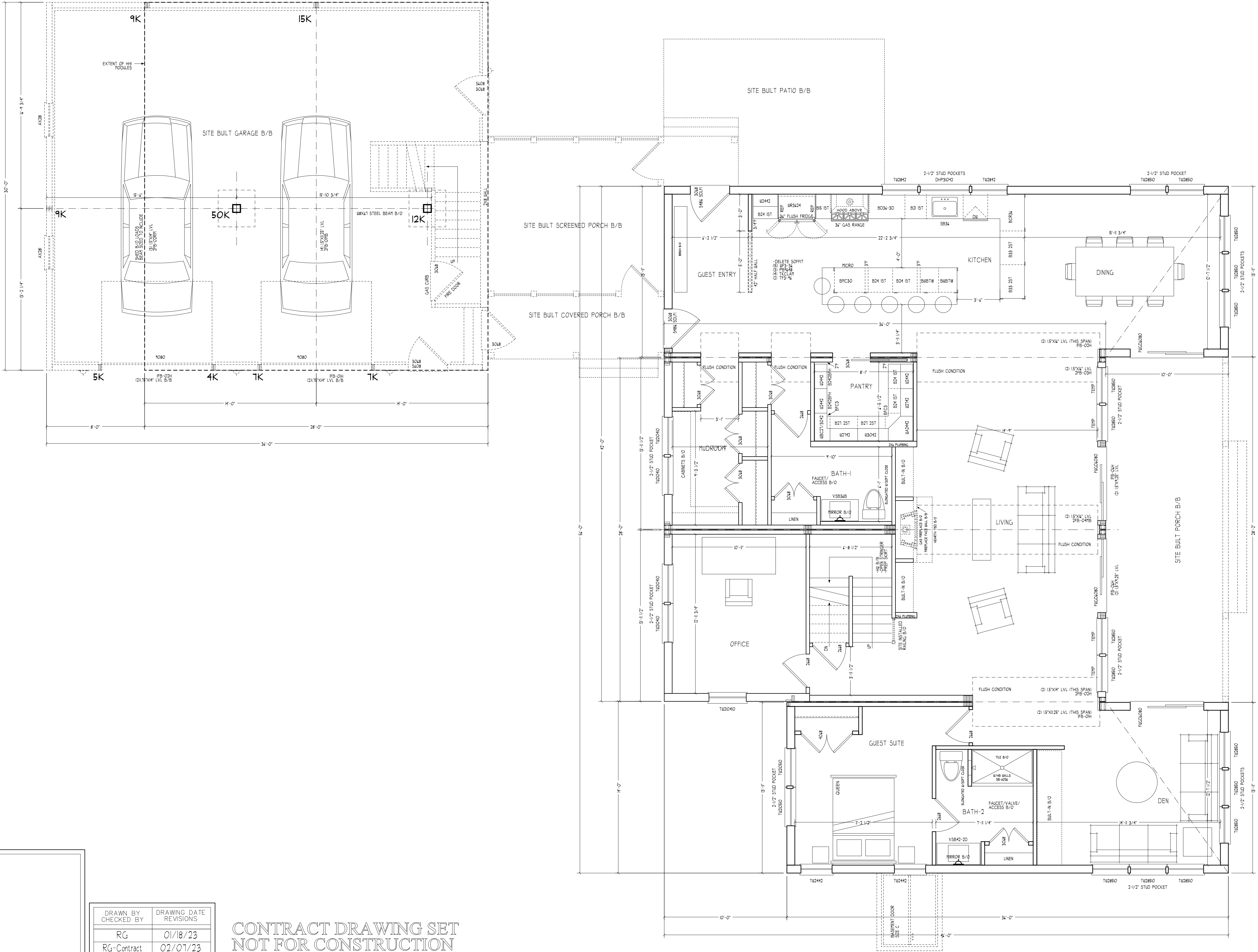
SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

HUNTINGTON
HOMES, INC.

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PROJECT: # 10514
SHEET SIZE: 11x17
DRAWING NO: EL-4



2X8 EPS WALLS

ASHP TBD

MAIN HOUSE

FL-1: 9'-0" CEILING HT.
8'-0" WINDOW HT.

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PROJECT: # 10514

SHEET SIZE: 11x17

DRAWING NO:

A - 1

SCALE

1/8" = 1'-0"

FIRST FLOOR PLAN

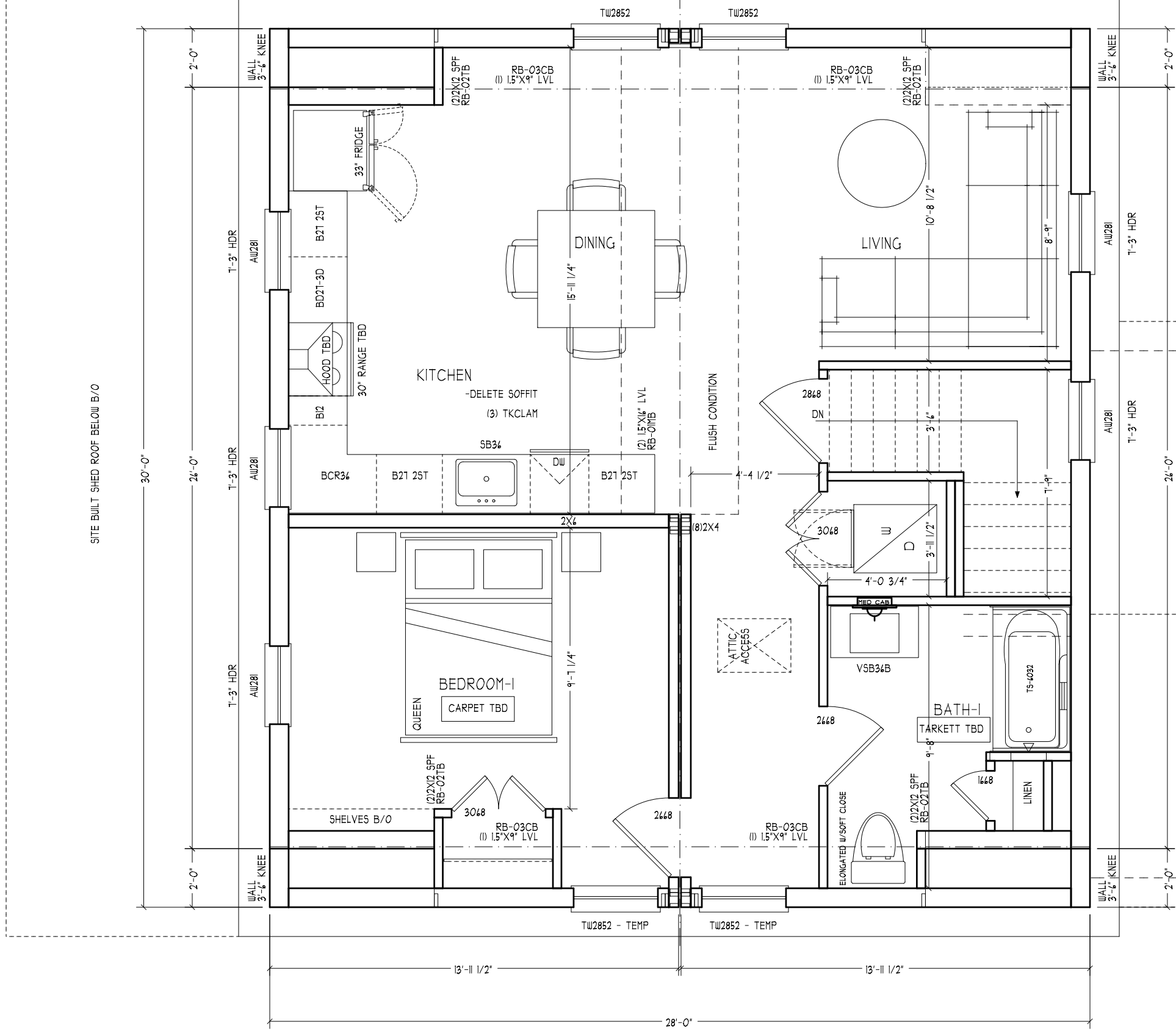
SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

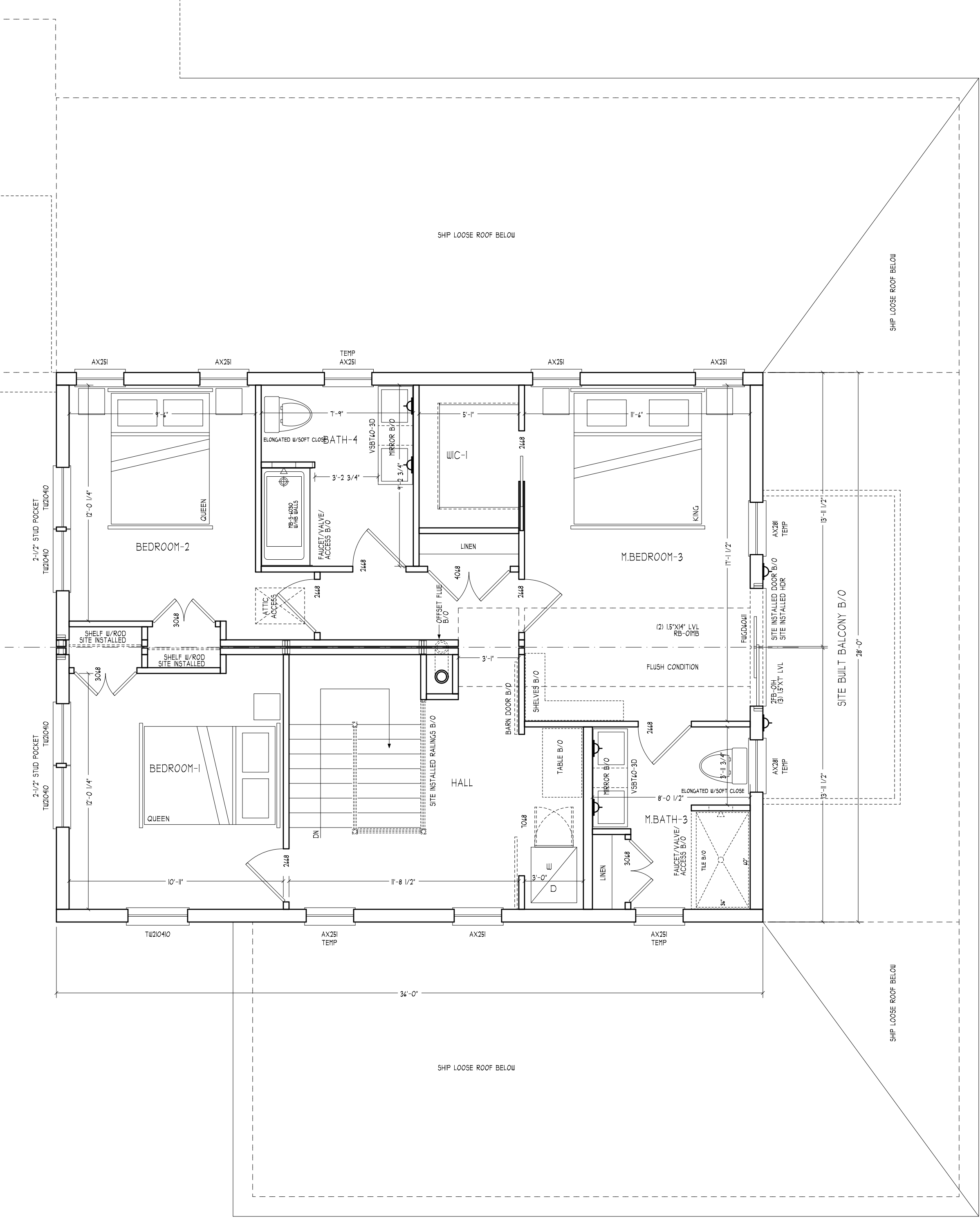
ROHDE

DRAWN BY	DRAWING DATE
CHECKED BY	REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23

PROJECT PROFESSIONAL OF RECORD



2X8 EPS WALLS
ASHP TBD
GARAGE APARTMENT
FL-2: 7'-1 1/2" CEILING HT.
6'-9 1/4" WINDOW HT.



MAIN HOUSE

2X8 EPS WALLS
ASHP TBD
FL-2: 7'-1 1/2" CEILING HT.
6'-9 1/4" WINDOW HT.

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

HUNTINGTON
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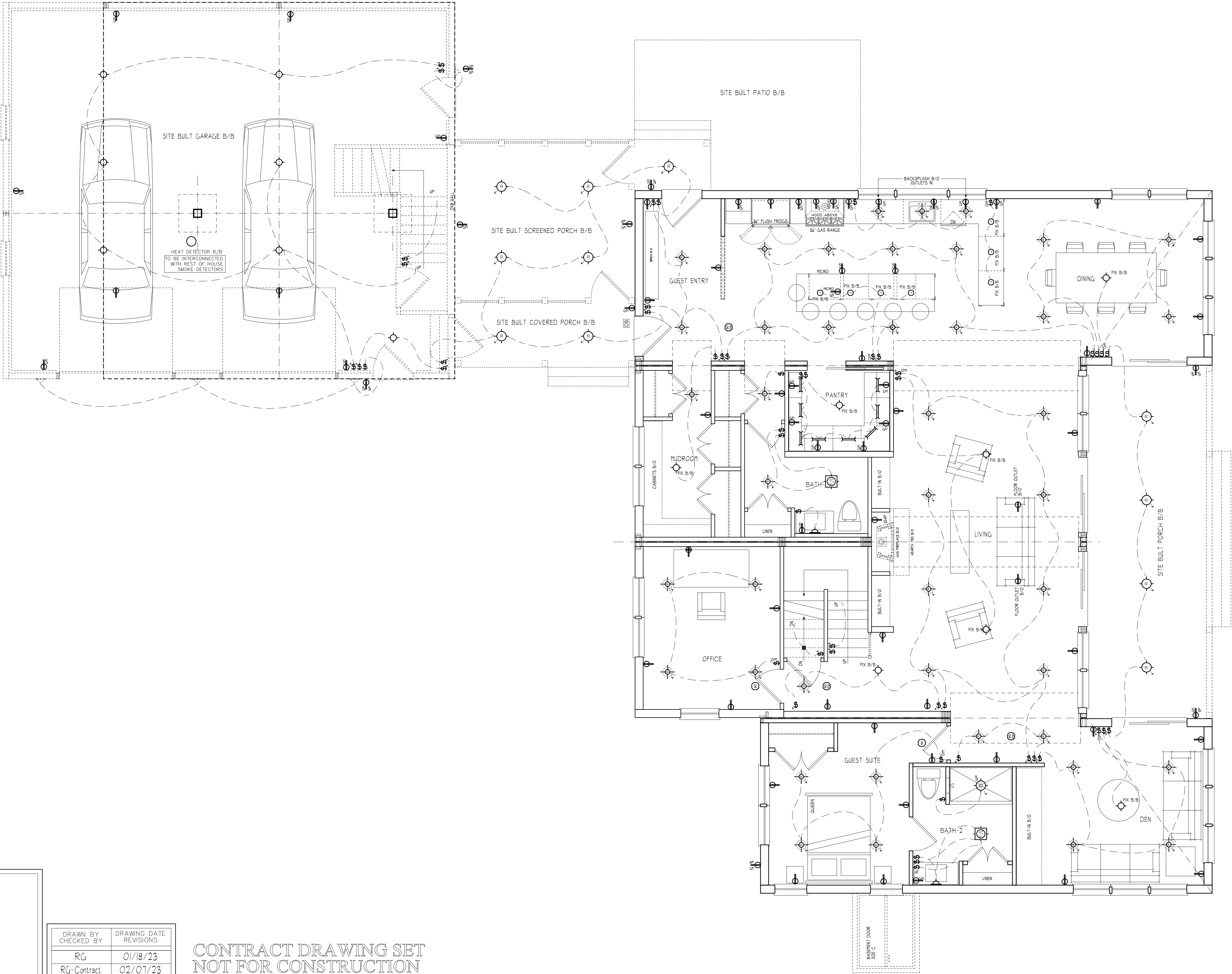
PROJECT: #	10514
SHEET SIZE:	11x17
DRAWING NO:	A-2

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

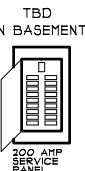
ROHDE

SECOND FLOOR PLAN

DRAWN BY	DRAWING DATE
CHECKED BY	REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23



ALL FIXTURES B/B



ELECTRICAL SYMBOLS			
	SINGLE RECEPT		SINGLE POLE SWITCH
	DUPLEX RECEPT		3-WAY SWITCH
	1/2 SWITCHED RECEPT		4-WAY SWITCH
	QUAD RECEPT		EMERGENCY SWITCH
	RANGE RECEPT		BELL INT. PHONE
	GROUND FAULT INTERRUPTER		BASE INT. PHONE
	DEAD FACE - ON DEVICE		BATH FAN/LIGHT/HEAT NO CFM
	CEILING INT. LIGHT		RECESSED INT. CAN
	WALL MOUNT LIGHT		SURFACE MOUNT LED
	JUNCTION BOX		EXTERIOR FLOOD LIGHT
	4" RECESSED CAN		CEILING FAN (NO LBI)
	6" RECESSED CAN		RECESSED INT. CAN
	8" RECESSED CAN		CENTRAL VAC OUTLET
	TELEVISION (RGA)		
	DOOR CHIME		
	THERMOSTAT (ELEC FREE)		
	COPPER BOND / GAS METER		
	CITY OF MANCHESTER WATER METER		
	SMOKE DETECTOR		
	BATH FAN/LIGHT/HEAT NO CFM		

2X8 EPS WALLS

ASHP TBD

MAIN HOUSE

FL-1: 9'-0" CEILING HT.
8'-0" WINDOW HT.

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PROJECT: # 10514

SHEET SIZE: 11x17

DRAWING NO:

E - 1

SCALE

1/8" = 1'-0"

FIRST FLOOR ELECTRICAL PLAN

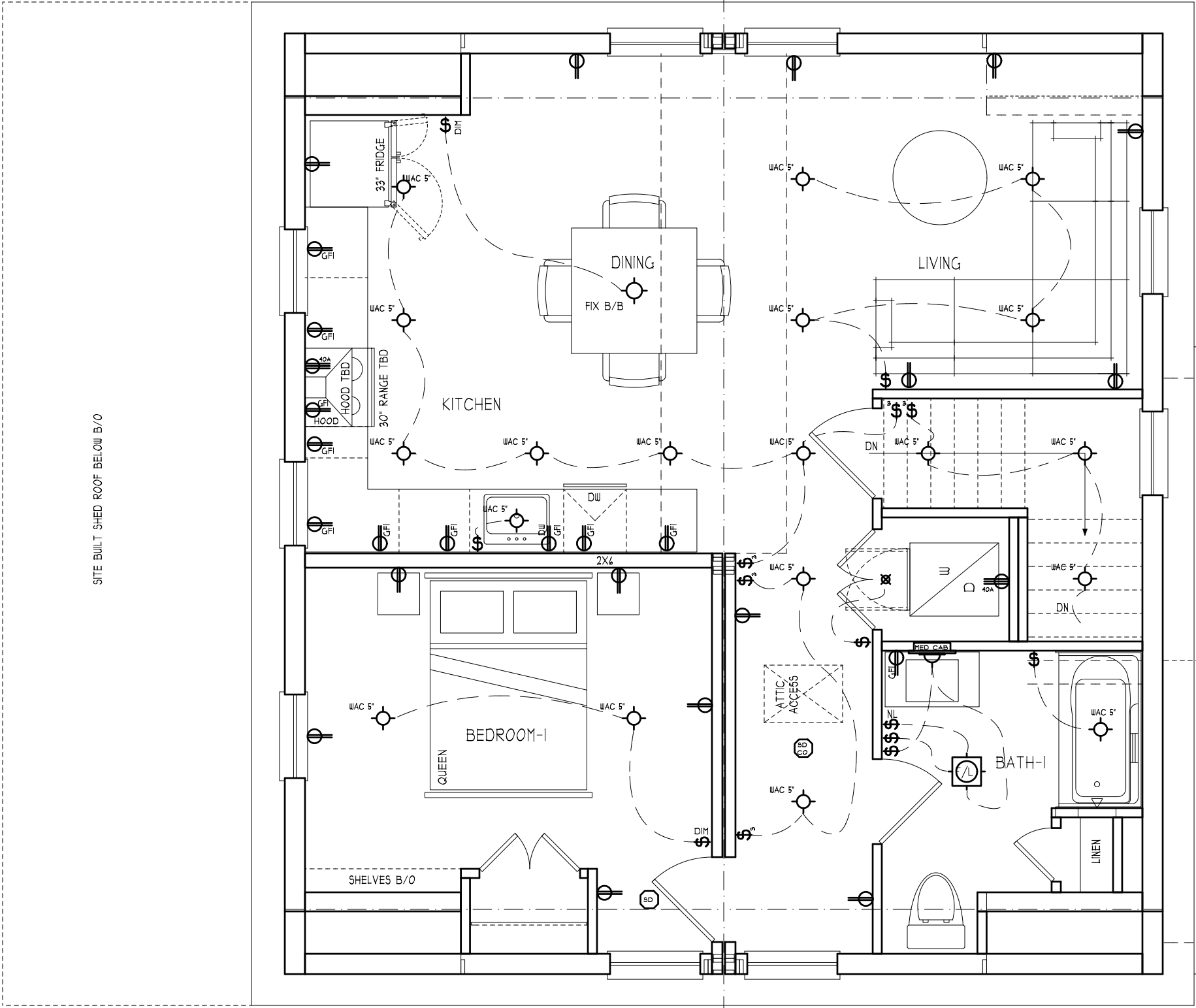
SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

DRAWN BY	DRAWING DATE
CHECKED BY	REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23

PROJECT PROFESSIONAL OF RECORD



TV/TEL JACKS TBD

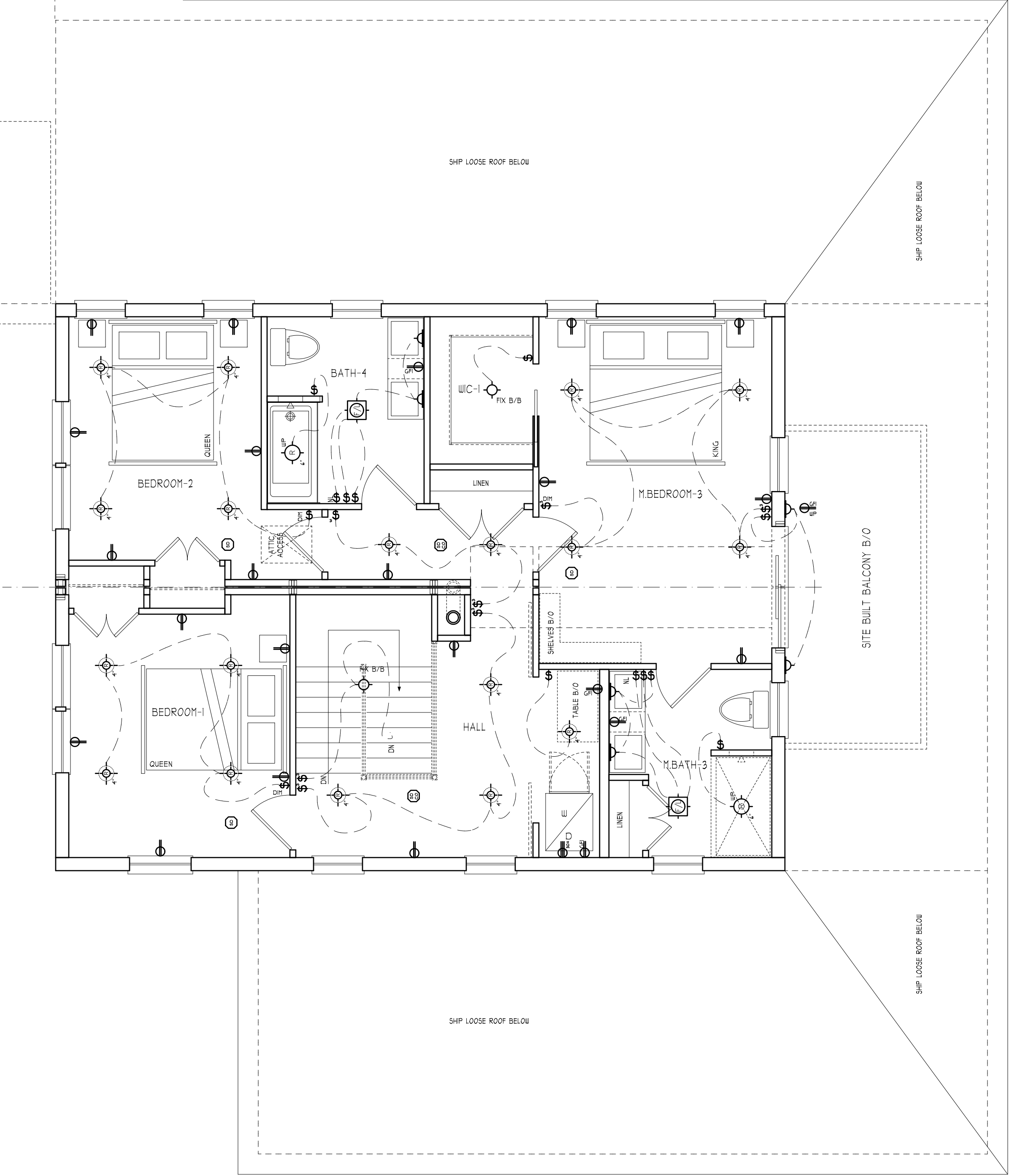
LOCATION TBD

2X8 EPS WALLS

ASHP TBD

GARAGE APARTMENT

FL-2: 7'-1 1/2" CEILING HT.
6'-9 1/4" WINDOW HT.



ELECTRICAL SYMBOLS			
	SINGLE RECEPT		SINGLE POLE SWITCH
	DUPLEX RECEPT		3 WAY SWITCH
	1/2 SWITCHED RECEPT		4 WAY SWITCH
	QUAD RECEPT		EMERGENCY SWITCH
	RANGE RECEPT		HALL RMT PHONE
	GROUND FAULT INTERRUPTER		BASE RMT PHONE
	DEAD FACE - GFI DEVICE		BATH FAN/LIGHT ISO GFI
	CEILING MNT LIGHT		RECESSED TRO CAN
	WALL MOUNT LIGHT		RECESSED TRO CAN
	JUNCTION BOX		SURFACE MOUNT LED
	4" RECEPTACED CAN		EXTERIOR FLOOD LIGHT
	4" RECEPTACED CAN		CEILING FAN ISO LBI
	4" RECEPTACED CAN		RECESSED TRO CAN
	4" RECEPTACED CAN		CENTRAL VAC OUTLET
	4" RECEPTACED CAN		RECESSED TRO CAN

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PROJECT: #	10514
SHEET SIZE:	11x17
DRAWING NO:	E-2

DRAWN BY	DRAWING DATE
CHECKED BY	REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

SECOND FLOOR ELECTRICAL PLAN

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

MAIN HOUSE

FL-2: 7'-1 1/2" CEILING HT.
6'-9 1/4" WINDOW HT.

2X8 EPS WALLS

ASHP TBD

FOUNDATION TO MODULE
CONNECTIONS B/B

BUILDER RESPONSIBLE FOR ALL APPLICABLE
PERMITTING & ENGINEERING FOR ALL FDN TO
MODULE CONNECTIONS

CONNECTIONS INDICATED ON HHI DOCUMENTS
ARE TO BE UTILIZED IN ADDITION TO OR
IN CONJUNCTION WITH THE FINAL BUILDER
ENGINEERED & PERMITTED FDN & FDN TO
HHI MODULE DESIGN.

BSM'T/FDN CONSTRUCTION
BY BUILDER

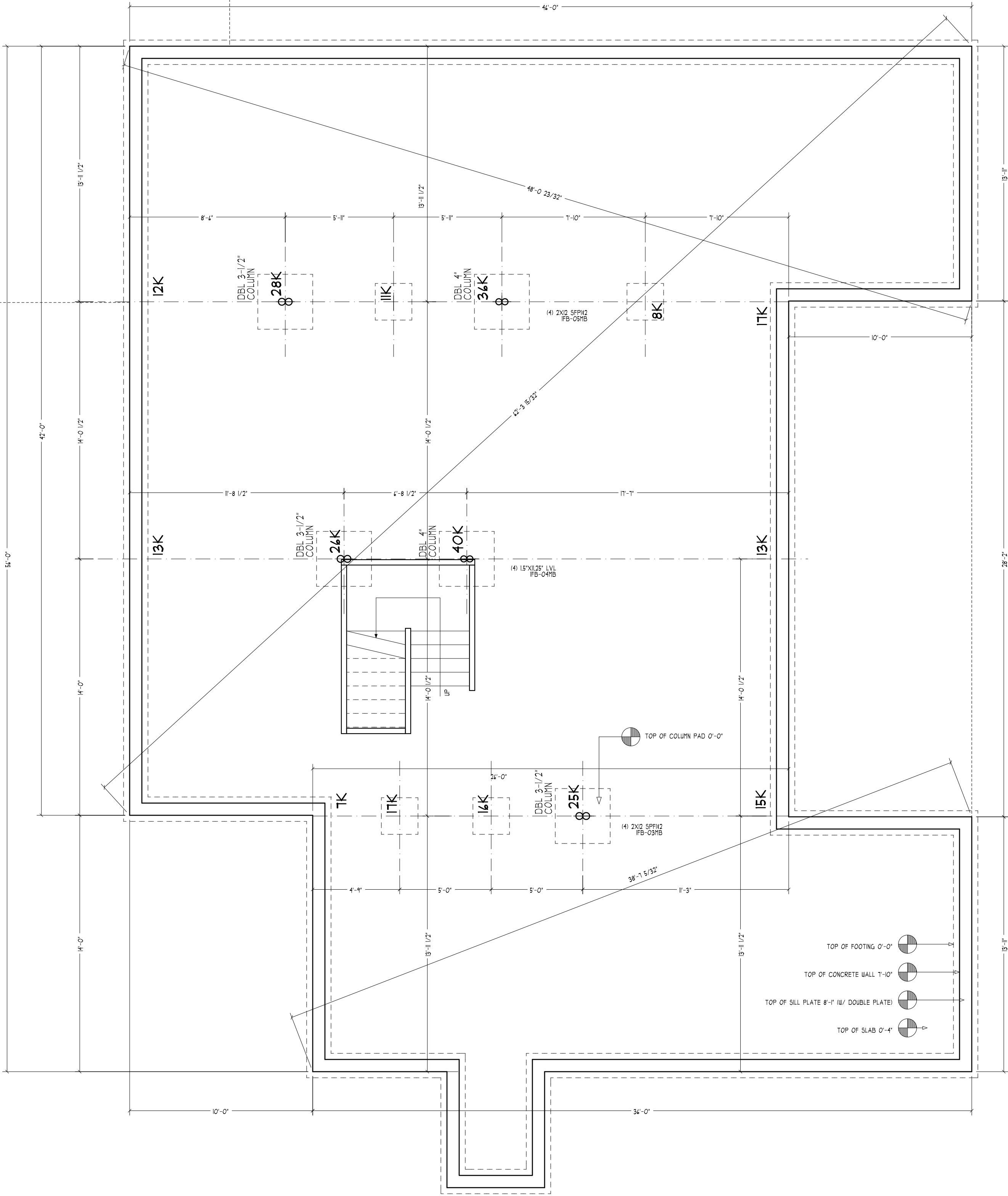
CONC. FDN, FOOTINGS, WALLS, SUP'T
COLUMNS BY BUILDER
WINDOWS, DOORS, STAIRS, RAILINGS, INSULATION
FINISHES, AND BUILDOUT B/B
PERMITTING, ENGINEERING, DESIGN, SUPPLY &
INSTALLATION OF THESE ITEMS B/B
ALL WORK SHALL BE DESIGNED BY DESIGN
PROFESSIONAL(S) LICENSED IN THE STATE.
COMPLIANCE WITH ALL APPLICABLE REGULATORY
REQUIREMENTS B/B
WORK SHALL BE INSPECTED & APPROVED BY
APPLICABLE BUILDING OFFICIALS.

FOUNDATION CONSTRUCTION SPECIFICATIONS :

- BASEMENT WINDOW LOCATIONS DETERMINED BY GENERAL BUILDER.
- BASEMENT WINDOW AREA MUST EQUAL OR EXCEED 2% OF BASEMENT AREA.
- ALL FOOTINGS TO BE DESIGNED FOR LOCAL SOIL BEARING CONDITIONS.
- ALL FOUNDATION WALLS REINFORCED FOR LOCAL SOIL CONDITIONS.
- ANCHOR BOLTS - USE 1/2" DIAMETER x 10", LOCATE 12" FROM ENDS AND OPENINGS
12" FROM ENDS OF PLATE SECTIONS, MAX. OF 4'-0" O.C., OR AS NOTED
BOLTS TO BE EMBEDDED NOT LESS THAN 8" INTO CONCRETE. DO NOT COUNTER
SINK WASHER AND NUT INTO SILL PLATE, USE A SECOND SILL PLATE.
- ANCHOR STRAPS MAY BE USED IN LIEU OF BOLTS IF A SINGLE SILL IS DESIRED.
- NOTIFY HUNTINGTON HOMES AS TO WHICH SILL DETAIL IS BEING USED, ALL
SIDING IS INSTALLED BASED ON A DOUBLE PLATE UNLESS OTHERWISE STATED.
- ALL FOUNDATION WORK IS TO BE FIELD ERECTED BY BUILDER IN ACCORDANCE
WITH STATE AND / OR LOCAL CODES.
- FOUNDATION DIMENSIONS SUBJECT TO CHANGE, PLEASE VERIFY FOUNDATION
PLAN WITH FLOOR PLAN.
- FLOOR PLANS ASSUME 8" CONCRETE WALLS, NOTIFY HUNTINGTON HOMES IF
THICKER WALLS ARE BEING USED, THIS COULD EFFECT CELLAR STAIR MINIMUM
WIDTH.
- LALLY COLUMNS TO BE PROVIDED BY BUILDER. PLATES TO BE PROVIDED BY
HUNTINGTON HOMES. WELDING OF COLUMNS TO PLATES (IF NEEDED) BY UILDER

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE



HUNTINGTON
HOMES, INC.

344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
OFFICE (802) 479-3625 FAX (802) 479-0575

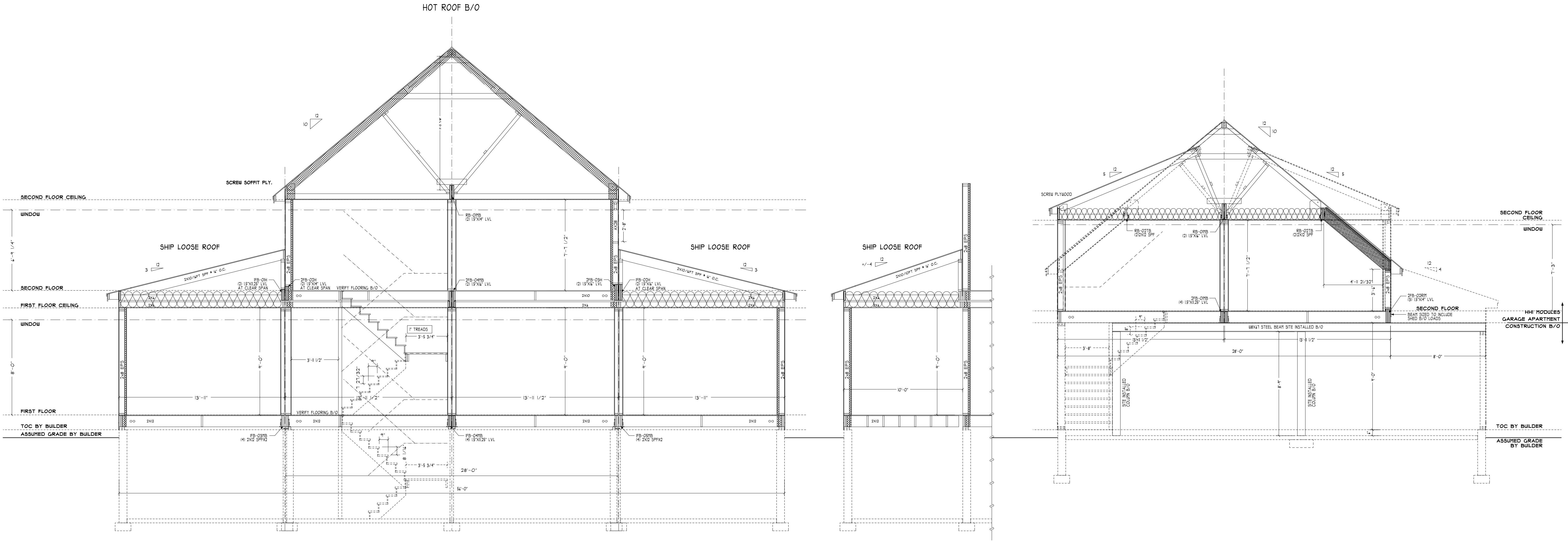
PROJECT: #	10514
SHEET SIZE:	11x17
DRAWING NO:	F0-1

SCALE

1/8" = 1'-0"

FOUNDATION PLAN

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF



PROJECT PROFESSIONAL OF RECORD

DRAWN BY CHECKED BY	DRAWING DATE REVISIONS
RG	01/18/23
RG-Contract	02/01/23
RG-REV	02/14/23
RGB-REV	05/23/23

CONTRACT DRAWING SET
NOT FOR CONSTRUCTION

ROHDE

BUILDING SECTIONS

SITE LOCATION: MANCHESTER, VT
WIND SPEED (ULT/ASD): N/A
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 50PSF/33PSF

SCALE
1/8" = 1'-0"

HUNTINGTON
HOMES, INC.

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PROJECT: # 10514
SHEET SIZE: 11x17
DRAWING NO: SEC-1