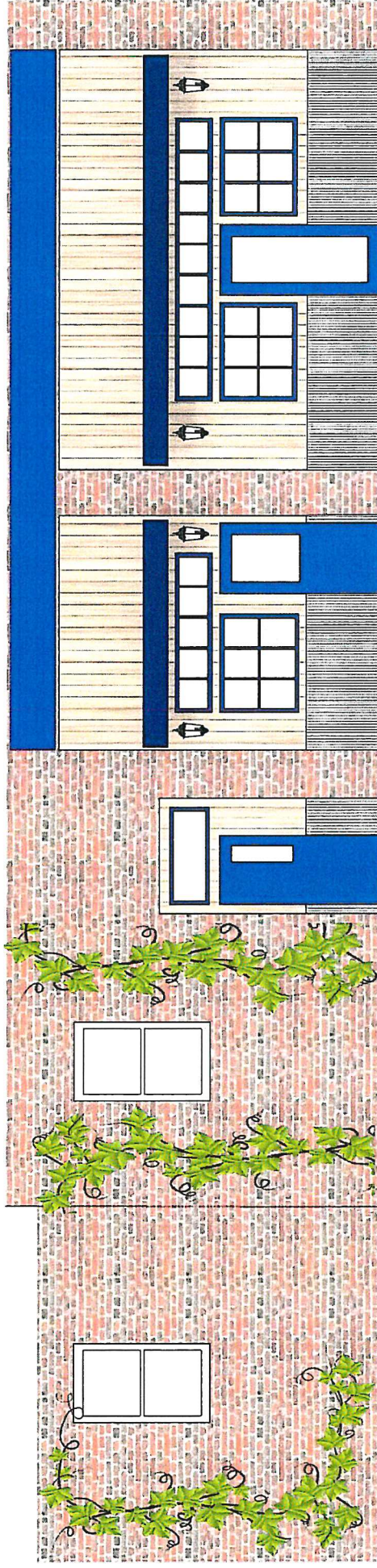
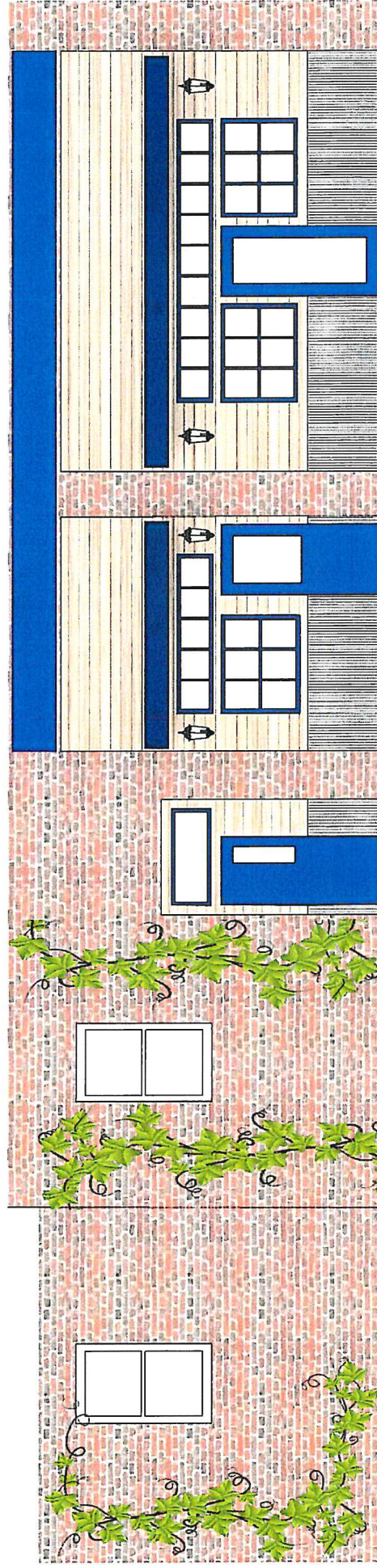


REVISED FAÇADE DESIGN



Vertical wood



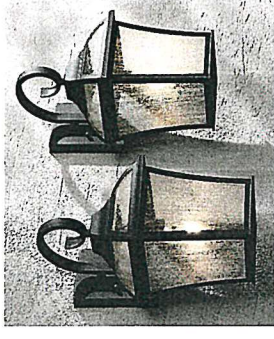
Horizontal wood

REVISED FAÇADE DESIGN

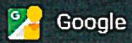
Material Specs:

- Maple hardwood; this design uses ~5" width for the boards
 - Possible durable sustainable alternative: Accoya siding (<https://www.accoya.com/>)
- Corrugated metal siding
- Blue paint for doors, window borders, and main sign (Hex code #2B2E88)
- Blue metal for the awnings (Hex code #2B2E88), supported by cables
- Lights: exterior sconces
 - Lantern style (similar to that shown in design): https://www.lampsplus.com/products/mosconi-15-inch-high-black-outdoor-wall-lights-set-of-2_1n896.html
 - Possible modern alternative:

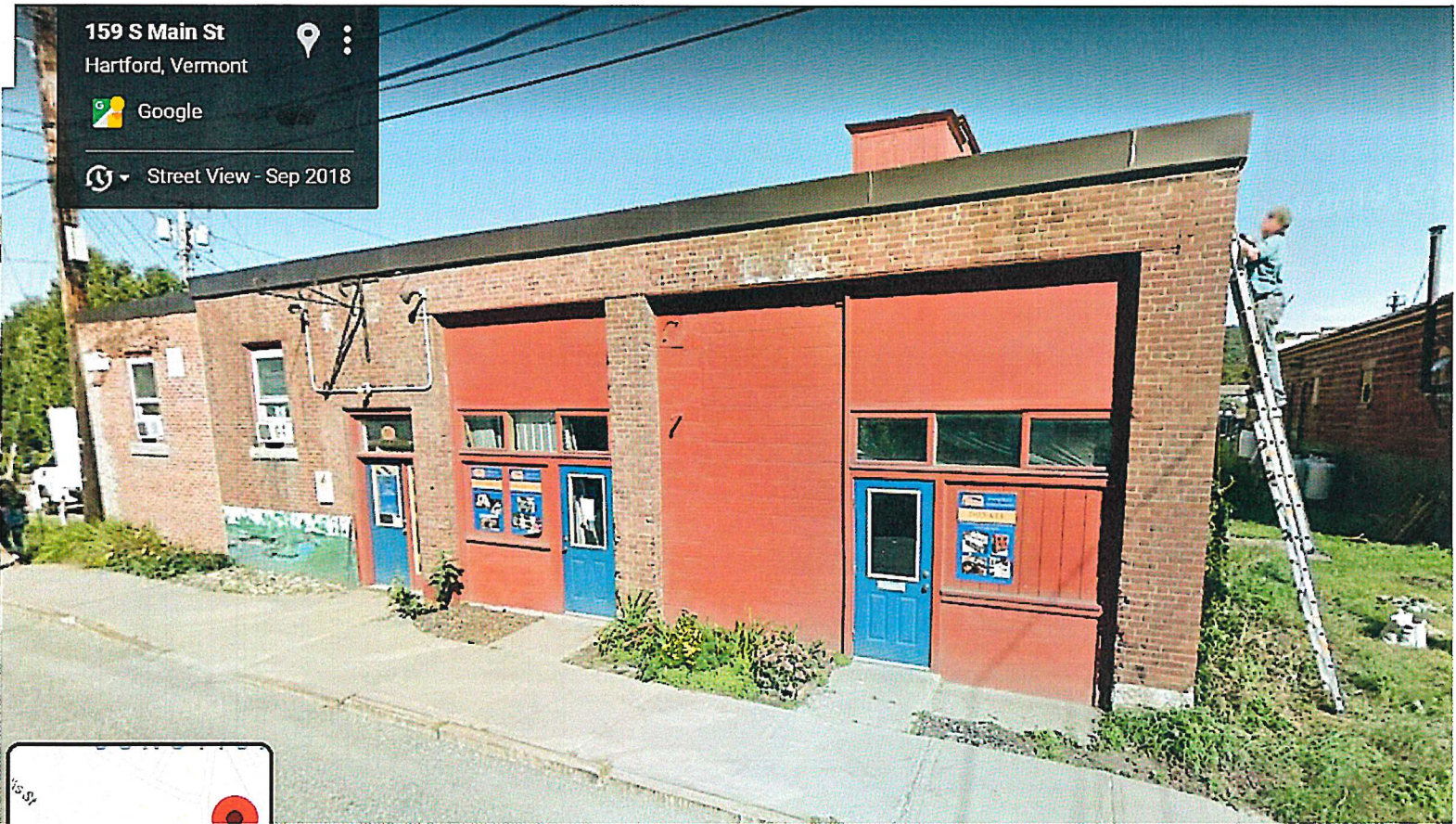
https://www.lampsplus.com/sfp/98Y72/?cm_mmc=GOO-SH--NA--NA--98Y72&sourceid=DFGPD98Y72&gclid=Ci0KQCQiAtICdBhCLARIsALUBFcELVldti50TNUiZJ6-OSOSbsAhSohA12a2DIRIbaRIOfo16CaNhqHoaAupGEALw_wcB



159 S Main St
Hartford, Vermont



Street View - Sep 2018













1997.38.537



2000.50.793



Swift & Co. 2000.50.794
Arthur Sawyer, Mgr; Tom Dignan [tallest]
Seth Blanchard [folded hands]

COVER HOME REPAIR

Interior Renovation

PROJECT TEAM

OWNERS REP: COVER HOME REPAIR
CONTACT: HELEN HONG
EXECUTIVE DIRECTOR

PHYSICAL ADDRESS: 158 S MAIN ST
WHITE RIVER JUNCTION, VT 05001
EMAIL: DIRECTOR@COVERHOMEREPAIR.ORG
PHONE: 802-296-7241 EXT. 5

ARCHITECT:

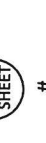
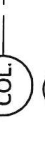
STUDIO NEXUS
ARCHITECTS + PLANNERS, LLC
46 SOUTH MAIN STREET, SUITE 206
PO BOX 275
WHITE RIVER JUNCTION, VT 05001

CONTACT: **DOUG SONSALLA**
EMAIL: dought@studiohexusarch.com
PHONE: 802.275.5110 EXT. 502

DRAWING INDEX

A0-1	COVER
A0-2	GENERAL NOTES
A2-1	LOWER LEVEL FLOOR PLAN
A2-2	LOFT LEVEL FLOOR PLAN
A5-1	ELEVATION AND SECTIONS
A7-1	WALL TYPES
A7-2	STAIR DETAILS
A7-3	DOOR SCHEDULE

DRAWING SYMBOL LEGEND

	ROOM NAME ROOM #	ROOM LABEL
	VIEW NAME SCALE	DRAWING LABEL
	ELEVATION NAME ELEVATION	ELEVATION LEVEL INDICATOR
	# SHEET	BUILDING/WALL SECTION DETAIL
	# SHEET	ELEVATION INDICATOR
	# SHEET	DETAIL REFERENCE TO PLAN OR SECTION DETAIL ENLARGEMENT
	COL.	COLUMN CENTER LINE
	#	DOOR TYPE INDICATOR
	A	WINDOW TYPE INDICATOR
	A	WALL TYPE INDICATOR
WALLS		
		EXISTING WALL OR COMPONENT TO REMAIN, UNLESS NOTED OTHERWISE
		WALL OR COMPONENT TO BE REMOVED
		NEW WALL OR COMPONENT



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HOME REPAIR, INC.
158 S. MAIN ST.
WHITE RIVER JCT.,
VT 05001

ISSUED FOR: Permit
Date: October 6, 2022
Scale: 1/4" = 1'-0"

COVER

Project No.: A0-1

A0-1

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GENERAL NOTES

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING & ZONING CODES AND IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS IN THE JURISDICTION OF THE BUILDING.
- B. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN FOR, OR TO EXISTING CONSTRUCTION PRIOR TO FABRICATION OR NEW CONSTRUCTION. DO NOT SCALE DRAWINGS. PLEASE NOTIFY STUDIO NEXUS, ARCHITECTS + PLANNERS OF ANY DIMENSIONAL DISCREPANCIES IMMEDIATELY. ALL EXISTING INTERIOR & EXTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES. ALL NEW INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- C. ALL MATERIALS, EQUIPMENT AND COMPONENTS SHALL BE NEW AND OF GOOD QUALITY.
- D. WHERE EXISTING CONSTRUCTION, WALLS, OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
- E. WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICE. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.
- F. PROVIDE BLOCKING AND FIRE-STOPPING TO MEET ALL APPLICABLE CODES. PROVIDE SOLID BACKING AND WALLS AND CEILINGS TO RECEIVE MILLWORK, TRIM, LIGHT FIXTURES, PROJECTORS, ACCESSORIES, OR OTHER SURFACE MOUNTED ITEMS.
- G. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
- H. EQUIPMENT AND APPLIANCES ARE SHOWN FOR REFERENCE ONLY (DASHED OR GRAY). THE GENERAL CONTRACTOR AND DESIGN/BUILD CONTRACTORS SHALL COORDINATE ALL OWNER EQUIPMENT AND APPLIANCE SIZES AND SPECIFICATIONS, PRIOR TO PERFORMING WORK AT THESE AREAS, FOR PROPER INTEGRATION INTO THE ARCHITECTURAL PLANS. PROVIDE SOLID WOOD BLOCKING IN THE WALLS TO ACCOMMODATE ANTICIPATED LOADS. NOTIFY ARCHITECT OF ANY DISCREPANCY WITH THE PLANS BEFORE PROCEEDING WITH THE WORK.
- I. WORK NOT SHOWN ON THE PLANS IS NOT PART OF THE ARCHITECTURAL SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE SCHEDULING WITH THE OWNER TO ENSURE TIMELY INSTALLATION BY THE OWNER OR OWNER'S VENDOR. INTEGRATE SYSTEMS TO BE CONCEALED AND COORDINATE ROUTING AND CHASES WITH THE ARCHITECT.
- J. REPAIR FINISHES AFFECTED BY INSTALLATION OF THE STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING. MATCH THE EXISTING ADJACENT SURFACES AND APPEARANCE, REPAIR/REPLACE ANY AND ALL DAMAGED ITEMS.
- K. CHECK ALL DIMENSIONS AND DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS. THE FINAL SELECTION OR SUBSTITUTION OF MATERIALS CAN CREATE VARIATIONS IN DIMENSIONS AND DETAILS OF THE FINISHED PRODUCT AND MUST BE CAREFULLY COORDINATED. FOR EXAMPLE, IF STANDARD LUMBER JOISTS ARE USED IN PLACE OF ENGINEERED FLOOR JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD REQUIRE REVISED STAIR DIMENSION AND FRAMING. CHANGES DUE TO SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- L. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS. ALL MANUFACTURERS' INSTRUCTIONS SHALL BE FOLLOWED TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
- M. NAMES OF MATERIALS AND MANUFACTURERS SHOWN ON THE CONSTRUCTION DOCUMENTS DO NOT REPRESENT AN ENDORSEMENT OR RECOMMENDATION BY STUDIO NEXUS, ARCHITECTS + PLANNERS. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE CONSTRUCTION DOCUMENTS, AND OVER WHICH STUDIO NEXUS, ARCHITECTS + PLANNERS HAS NO CONTROL OR RESPONSIBILITY.
- N. THE NEW OFFICE AND LIBRARY AREAS ARE BEING PROVIDED WITH AN ACCESSIBLE PATH BY LEVELING THE PRIMARY PATH OF EGRESS INTO THE SPACES. PER ADA 2010 THE ENTIRE SLOPED FLOOR IS NOT REQUIRED TO BE REMOVED AS THE COST TO REMOVE AND REPLACE IT WILL EXCEED 20% OF THE TOTAL COST AND WOULD BE DISPROPORTIONATE. REASONABLE ACCOMMODATIONS CAN BE MADE FOR INDIVIDUALS TO ACCESS ITEMS LOCATED ON THE EXISTING SLOPED PORTIONS OF THE FLOOR IF NECESSARY. PER NEPA 1.4.3* EQUIVALENT COMPLIANCE. ALTERNATIVE SYSTEMS, METHODS, OR DEVICES APPROVED AS EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION SHALL BE RECOGNIZED AS BEING IN COMPLIANCE WITH THIS CODE.



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HOME REPAIR, INC.

158 S. MAIN ST.
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VT 05001

ISSUED FOR:

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Date: October 6, 2022

Scale:

GENERAL NOTES

Project No.:

Project Number

A0-2

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LOWER LEVEL FLOOR PLAN

Project No.:

Project Number

A2-1

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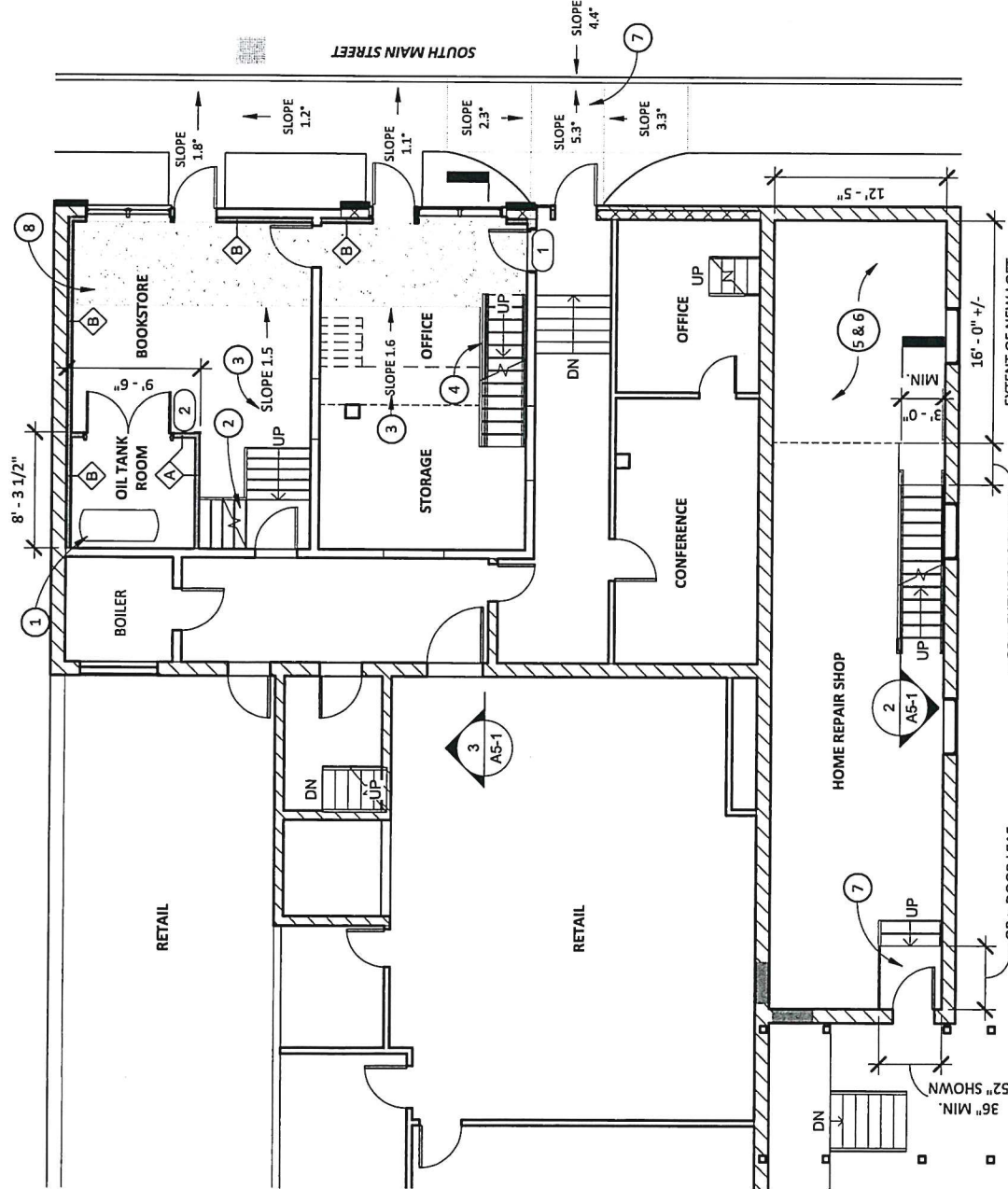
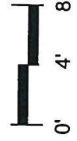
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PLAN KEYNOTES:

1. RECOMMENDED FIRE RATING ENCLOSURE BUT NOT REQUIRED OF OIL TANK; PROVIDE 2 LAYERS OF 5/8" TYPE "X" GYPSUM ON THE CEILING OF THE LOFT. ACCESS DOOR AND FRAME NOT FIRE RATED. CONSIDER REPLACING THE EXISTING STEEL OIL TANK WITH A DOUBLE WALL OIL TANK TO AVOID LEAKS WITHIN A SPACE OCCUPIED BY THE PUBLIC
2. EXISTING RISE AND RUN MEETS REQUIREMENTS OF TABLE 7.2.2.1.1(B). PROVIDE HANDRAILS ON BOTH SIDES OF STAIR AND REPLACE GUARDS AT LOFT AND STAIR
3. FLOOR SLOPE EXCEEDS 1 DEGREE. SEE SECTION FOR BUILT UP FLOOR SLOPE OR REQUEST A REASONABLE ACCOMMODATION FOR THE CONTINUED USE OF THE FLOOR WITH THE EXISTING SLOPE.
4. THE HEADROOM DOES NOT MEET THE 7'-0" REQUIREMENTS OF 7.1.5.1. REQUEST A WAIVER FOR THE HEIGHT FROM THE BUILDING INSPECTOR TO ALLOW THE CONTINUED USE OF THE MEZZANINE. IF GRANTED, REBUILD THE STAIRS TO COMPLY WITH TABLE 7.2.2.1.1(A). PROVIDE HANDRAILS ON BOTH SIDES OF STAIR AND NEW GUARDS AT LOFT AND STAIR
5. SUPPORT LOFT WITH NEW, SALVAGED, OR BUILT UP 6 X 6 POSTS 4'-0" O.C. ANCHOR TO FLOOR WITH SIMPSON ABA66Z AND TO BEAM WITH SIMPSON AC6RZ
6. EMPLOYEE WORK AREAS LESS THAN 1,000 SF ARE EXEMPT FROM THE REQUIREMENT OF AN ACCESSIBLE ROUTES (402). THE NEW STAIR AT EXIT DOOR MUST BE BUILT WITH A LANDING, AND THE RAMP IS NOT REQUIRED TO MEET THE ACCESSIBILITY CODE, SO IT MAY EXCEED 1:12 SLOPE.
7. EXISTING SLOPED SIDEWALK DOES NOT MEET ACCESSIBLE REQUIREMENTS DUE TO EXCESSIVE SLOPE. CONSIDER USING EITHER THE OFFICE OR BOOKSTORE DOOR AS THE ASSESSABLE ROUTE FOR THE GARAGE AREAS OR REPOUR THE SIDEWALK AND RESET THE GRANITE CURBS TO ELIMINATE THE SLOPED CURB CUT
8. REMOVE STEEL GRATES AND FILL TRENCH WITH CONCRETE. LEVEL FLOOR IN HATCHED AREA, APPROXIMATELY 6'-0" FROM INTERIOR WALL. HEIGHT OF CONCRETE MAY VARY IN ORDER TO ALIGN WITH EXISTING THRESHOLDS/EXISTING FLOOR, SLOPES SHALL NOT EXCEED 1:48. SEE GENERAL NOTE N FOR ADDITIONAL INFORMATION



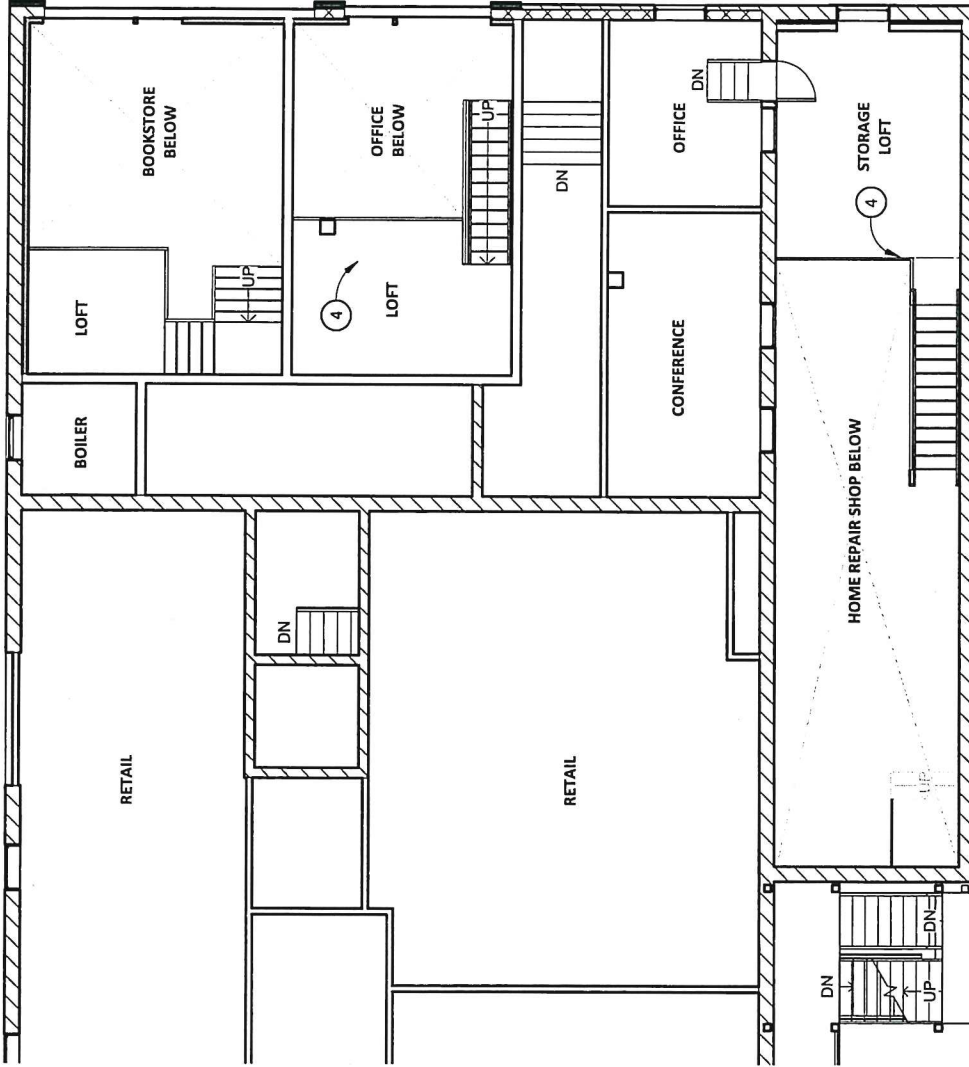
PROJECT
NORTH



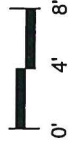
1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

PLAN NOTES:

SEE FIRST FLOOR PLAN FOR TYPICAL NOTES



① LOFTLEVEL FLOOR PLAN
1/8" = 1'-0"



 STUDIO NEXUS ARCHITECTS + PLANNERS PO Box 275, White River Junction, VT 05001 802 275 5110 studio@studionexus.com		 HOME REPAIR, INC. 158 S. MAIN ST. WHITE RIVER JCT., VT 05001	ISSUED FOR: Permit
			Date: October 6, 2022 Scale: 1/8" = 1'-0"
LOFT LEVEL FLOOR PLAN			Project No.: Project Number:
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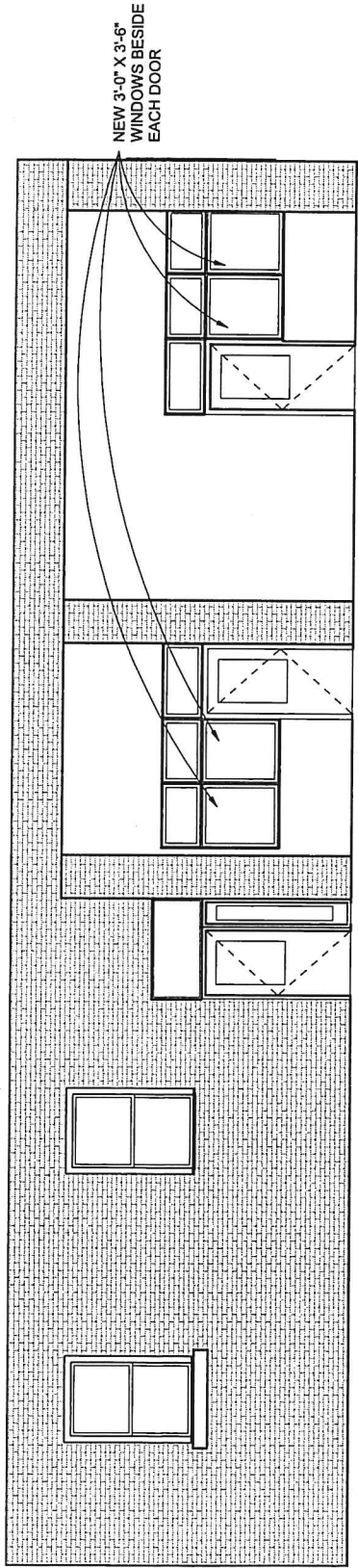
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**ELEVATION AND
SECTIONS**

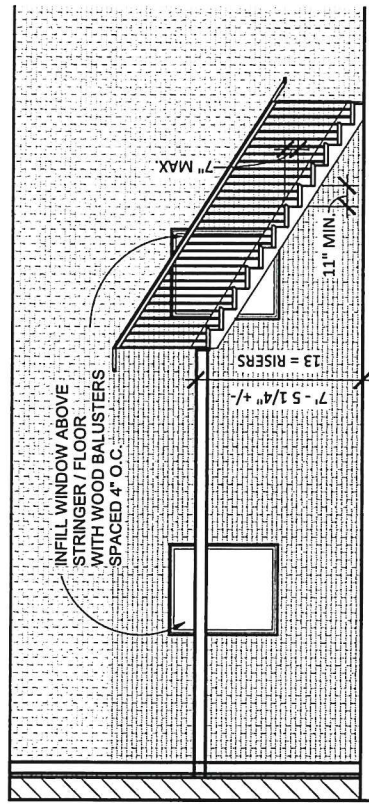
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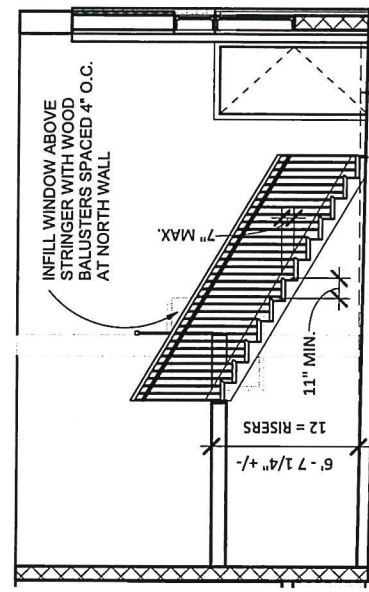
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1 EAST ELEVATION
3/16" = 1'-0"



2 STAIR AT WORK SHOP
3/16" = 1'-0"



OVERBUILD SLOPED CONCRETE FLOOR WITH FIRE TREATED WOOD SLEEPERS AND FIRE RATED PLYWOOD TO ALIGN WITH THE EXTERIOR DOOR THRESHOLDS (+/-4"). SHOWN WITH A DASHED LINE. ADJUST EXISTING DOORS TO COMATE NEW FLOOR.

3 STAIR TO OFFICE LOFT
3/16" = 1'-0"

WALL TYPE AND FLOOR/CEILING ASSEMBLY NOTES:

1. SEE FLOOR PLAN FOR ALL PARTITION TYPES AND LOCATIONS.
2. EXTEND RATED WALLS AND SHEATHING FROM THE FLOOR TO THE BOTTOM OF THE STRUCTURAL SHEATHING OF THE FRAMING SYSTEM, TYPICAL, UNLESS NOTED OTHERWISE, SEE WALL TYPES FOR DETAILS.
3. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT THE INTERIOR WALLS OF ALL BATHROOMS AND THE BOTTOM 4' OF WALLS ON CONCRETE SLABS AND AT ALL WALLS BELOW GRADE.
4. WHERE NON-RATED ASSEMBLIES INTERSECT RATED ASSEMBLIES THE ENTIRE RATED ASSEMBLY SHALL BE CONTINUOUS. WHERE TWO RATED ASSEMBLIES INTERSECT, THE HIGHER RATED ASSEMBLY SHALL BE CONTINUOUS.
5. SEAL ALL PENETRATIONS IN RATED FLOORS, WALLS, AND CEILINGS ASSEMBLIES USING CORRESPONDING FIRE SEALANT. THE CONTRACTOR SHALL PROVIDE ENGINEERED JUDGEMENTS FOR ALL PENETRATIONS AND JOINTS THROUGH RATED ASSEMBLIES.
6. MATCH THICKNESS AT EXISTING WALL ASSEMBLIES, TYPICAL.
7. FOR RATED PARTITIONS, REFER TO THE UL ASSEMBLY FOR SYSTEM DESIGN NOTATION CONCERNING FASTENING, TAPING, AND MATERIAL MANUFACTURERS INFORMATION.



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HOME REPAIR, INC.

**158 S. MAIN ST.
WHITE RIVER JCT.,
VT 05001**

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Scale: 3" = 1'-0"

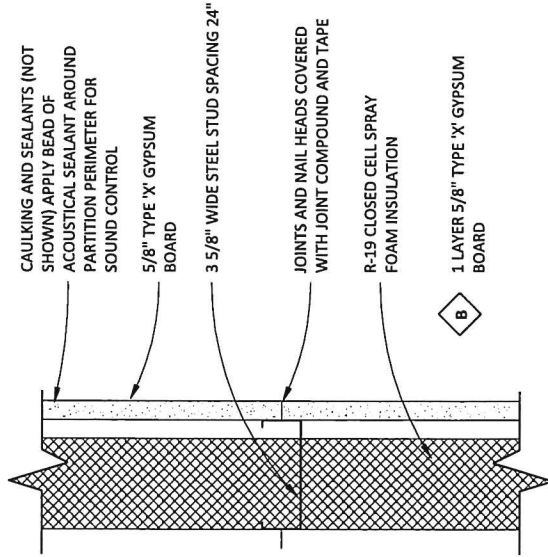
WALL TYPES

Project No.: Project Number

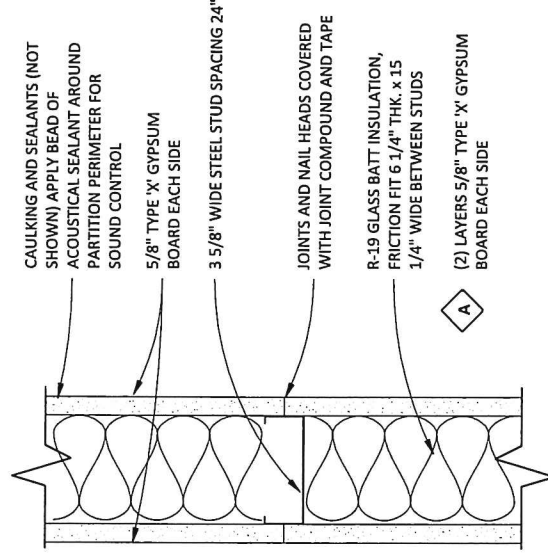
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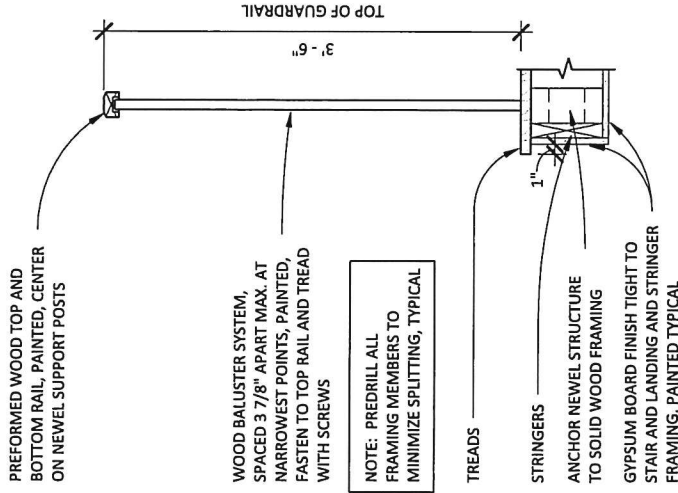
2 WALL TYPE "B" EXTERIOR INSULATED WALL
3" = 1'-0"



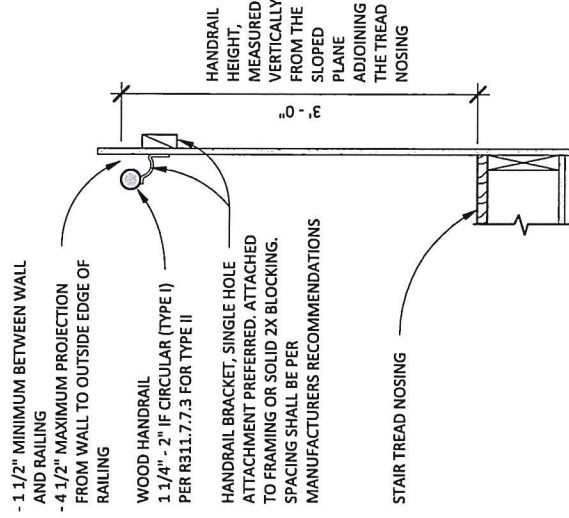
1 WALL TYPE "A" 1 HR OR 2 HR WALL
DESIGN No. U419
3" = 1'-0"

STAIR CODE REQUIREMENTS

1. ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED TO DETERMINE COMPLIANCE WITH THE CODE AND THE FOLLOWING NOTES
2. HEADROOM SHALL BE 6'-8" MINIMUM MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING TO THE CEILING ALONG THE ENTIRE FLIGHT OF STAIRS.
3. MAXIMUM RISER HEIGHT SHALL BE 7 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 11 INCHES
4. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH
5. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT OF STAIRS.
6. THE RISERS SHALL BE SOLID AND SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. THE LEADING EDGE (NOSING) OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4 INCHES BEYOND THE TREAD BELOW.
7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. PROVIDE RAILINGS AT 36 INCHES, UNLESS NOTED OTHERWISE.
8. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.
9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHTS AT STAIRWAYS.
10. GUARDRAILS SHALL BE DESIGNED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.



2 INTERIOR HANDRAIL DETAIL 'B'
1" = 1'-0"



1 INTERIOR HANDRAIL DETAIL 'A'
1" = 1'-0"



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STAIR DETAILS

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A7-2
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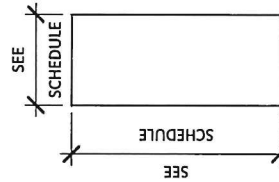
DOOR SCHEDULE						
Door Number	Width	Height	Thickness	Door Type	Door Material	Frame Type
1	3' - 0"	6' - 8"		FLUSH	METAL	HOLLOW METAL
2	6' - 0"	6' - 8"	0' - 1 3/4"	FLUSH	WOOD	HOLLOW METAL
						PAINTED
						CUT DOOR AND FRAME TO FIT AVAILABLE HEADROOM

DOOR HARDWARE NOTES:

1. PROVIDE WALL, FLOOR OR HINGE STOPS TO PREVENT HARDWARE OR DOORS FROM DAMAGING ADJACENT SURFACES. STOP TYPE IS LISTED IN ORDER OF PREFERENCE.
2. COORDINATE KEYING HIERARCHY WITH TENANT PRIOR TO SHOP DRAWING SUBMITTAL
1. HINGE: 5881 4-1/2" X 4-1/2" 652 (HI-2) IVES
2. LEVER: ADA LEVER 630 SCHLAGE
3. WALL STOP: 405 US26D (ST-1) ROCKWOOD
4. GASKETING S7738L 17' (GA-4) PEMKO

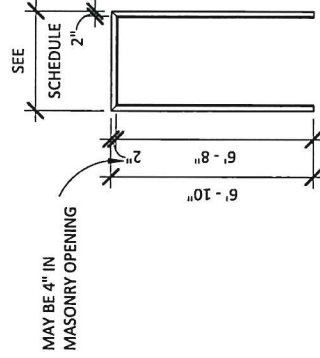
HOLLOW METAL FRAME NOTES:

1. CONSTRUCTION MANAGER SHALL VERIFY ALL QUANTITIES, AVAILABILITY, AND ROUGH OPENING SIZES WITH THE HOLLOW METAL FRAME MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTALS. NOTIFY ARCHITECT/OWNER OF ANY LEAD TIME ISSUES OR DIMENSIONAL DISCREPANCIES.
2. HOLLOW METAL FRAME ASSEMBLIES ARE 2" TYPICAL. SIDELITE SILLS EXTENDED TO THE FLOOR SHALL BE 4" TALL
3. TEMPER ALL GLAZING, TYPICAL
4. ARCHITECTURAL GLAZING FILM BASED ON: SOLYX, SXI-0548-60, DUEL FEATHER GRADIENT, OR EQUIVALENT



DOOR TYPE HOLLOW METAL OR FLUSH WOOD, SEE SCHEDULE. PAINT DOOR TYPICAL

① DOOR TYPES
1/4" = 1'-0"



HOLLOW METAL

② DOOR FRAME TYPES - HOLLOW METAL
1/4" = 1'-0"



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DOOR SCHEDULE

Project No.: Project Number

A7-3

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