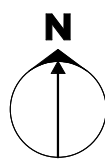
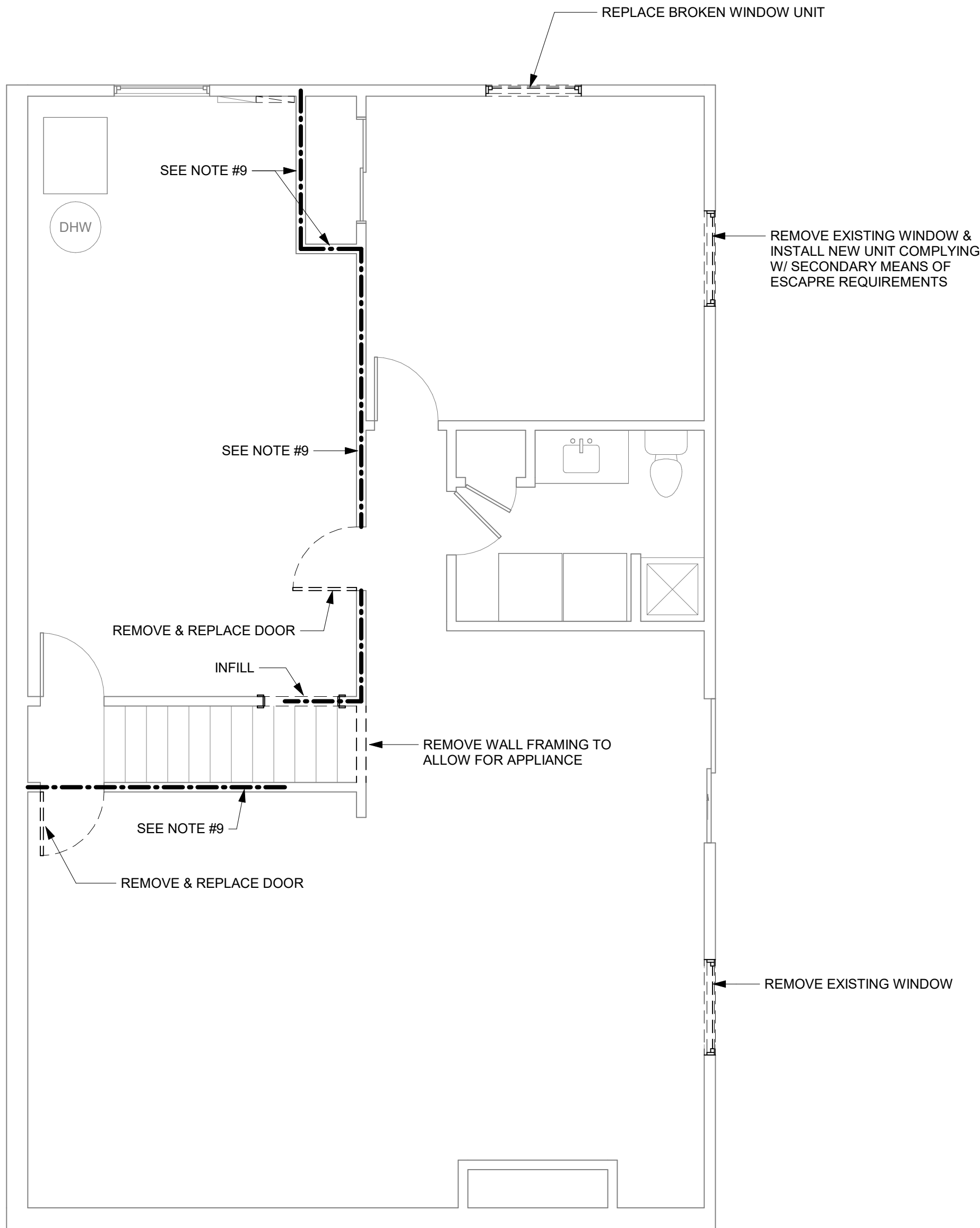


2 BASEMENT RCP
Scale: 1/4" = 1'-0"



1 DEMOLITION PLAN
Scale: 1/4" = 1'-0"

LEGEND	
	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER
	EXTERIOR EXIT
	INTERIOR EXIT

- GENERAL NOTES - DEMOLITION**
- REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. NECESSARY DISCONNECTS AND ALTERATIONS TO MECHANICAL AND ELECTRICAL SYSTEMS INCLUDED.
 - REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. REPAIR, PATCH, AND PAINT AS NEEDED, SURFACES WHICH ARE TO REMAIN BUT HAVE BECOME SOILED OR DAMAGED BY THE WORK, TO LIKE NEW CONDITION.
 - WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER DISPOSITION AND REMOVAL OF ANY COMPONENT OF SALVAGEABLE VALUE.
 - ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DERORMATION CAUSED BY SUCH LOADS.
 - PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES, AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS.
 - CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING OR SITE THAT ARE NOT AFFECTED BY THE DEMOLITION.
 - DEMOLITION CONTRACTOR WILL ARRANGE FOR SHUT OFF OF EXISTING UTILITIES AS REQUIRED.
 - CONTRACTOR TO DETERMINE THE THICKNESS OF THE GYPSUM WALL BOARD CEILINGS. 1 HR RATING IS REQUIRED IN CEILING/FLOOR ASSEMBLY BETWEEN UNITS.
 - REMOVE WALL FINISH MATERIAL AS REQUIRED TO ENSURE 1 HR RATE ASSEMBLY CAN BE OBTAINED AND CONTINUOUS.

KEYNOTES

DEMOLITION KEY

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING FLOOR/CEILING TO BE DEMOLISHED



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TERRACE ADU

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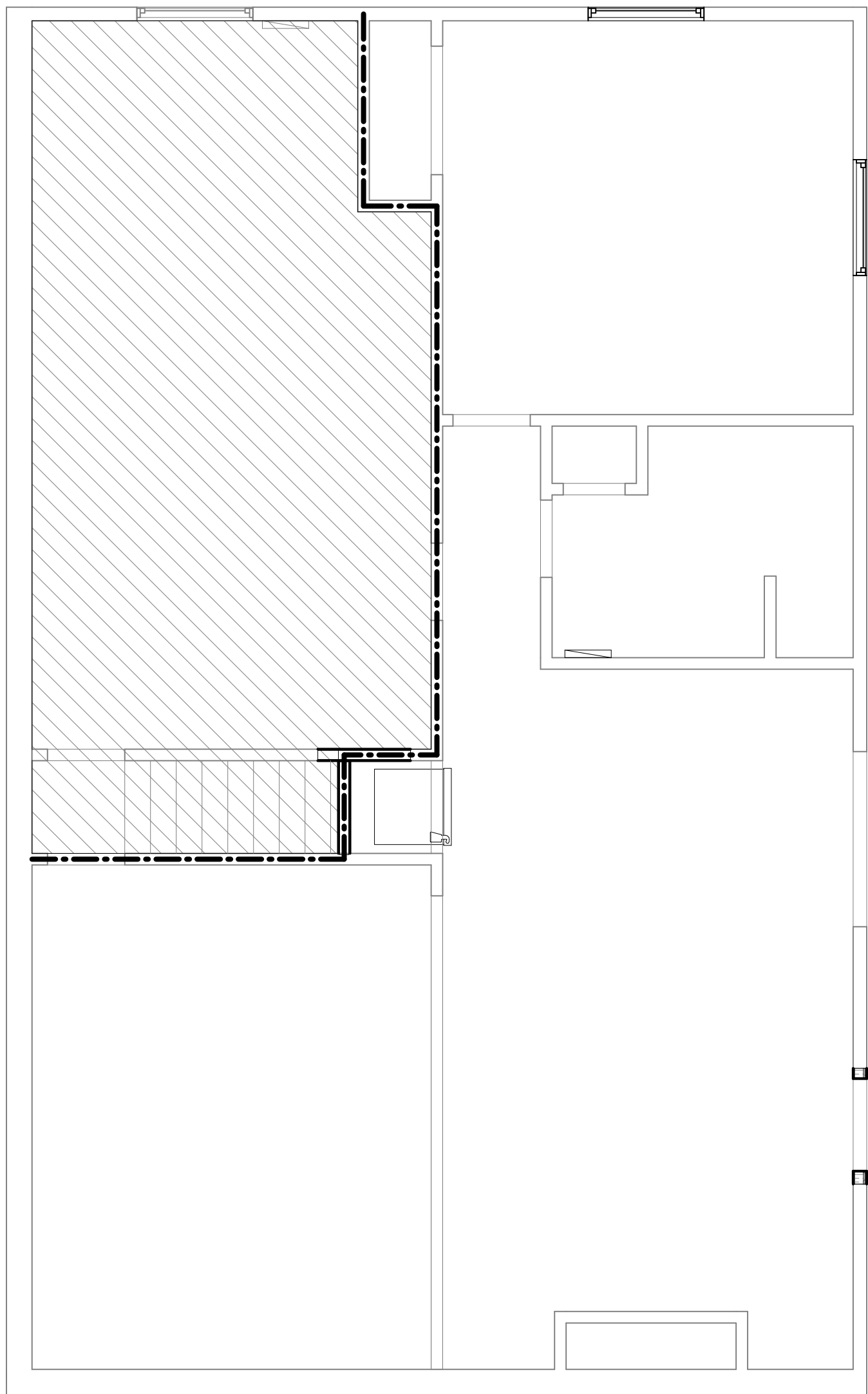
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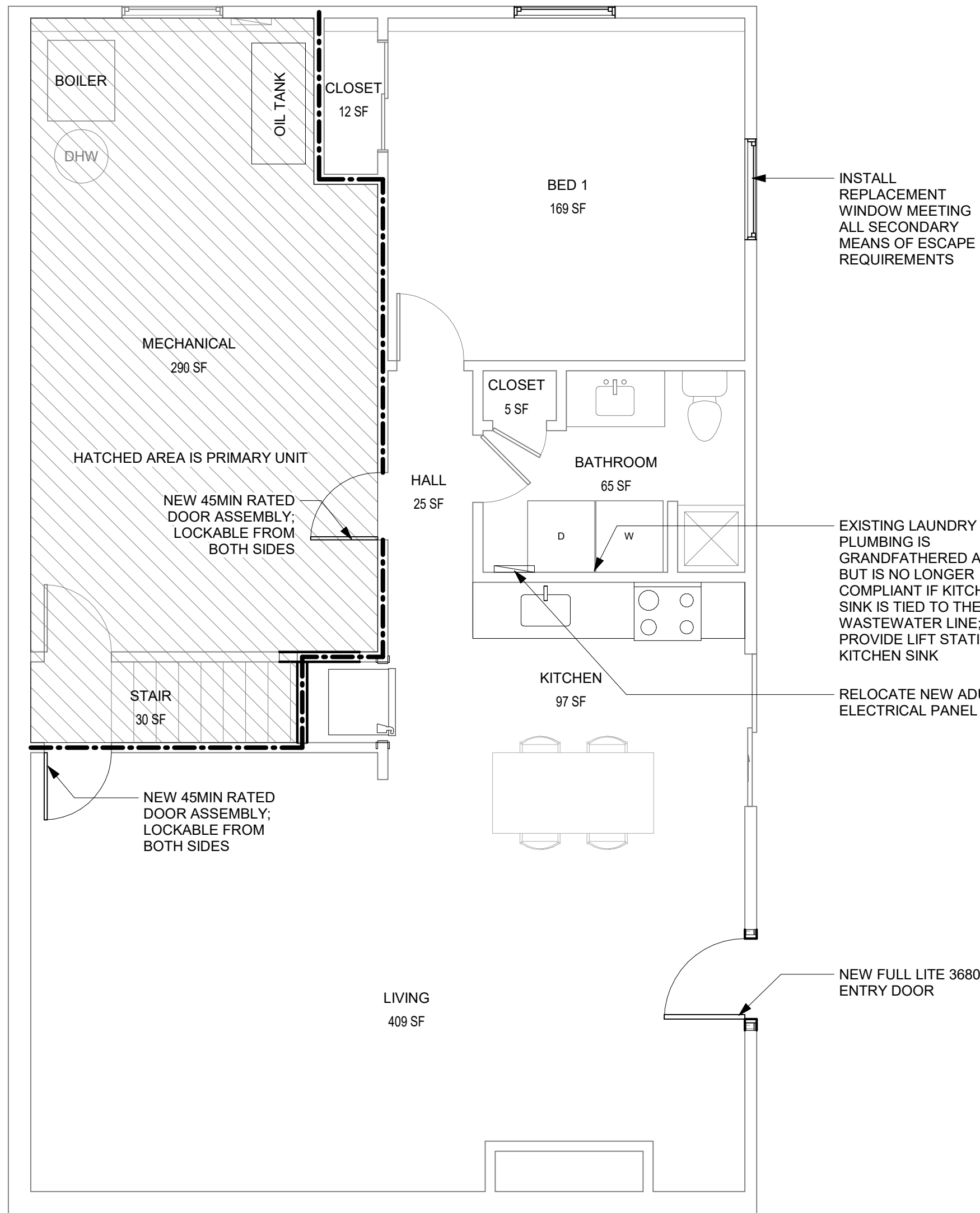
SCHEMATIC
DESIGN

DEMOLITION
PLANS

D1



2 BASEMENT RCP
Scale: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND	
	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER
	EXTERIOR EXIT
	INTERIOR EXIT

CEILING FIXTURE KEY	
	LF1 RECESSED/SPOT LIGHT FIXTURE
	LF1 STRIP/LINEAR LIGHT FIXTURE
	LF1 LINEAR FIXTURE CONCEALED FROM VIEW
	LF1 WALL MOUNT LIGHT FIXTURE
	EXHAUST FAN
	ACCESS PANEL
	SMOKE ALARM
	OCCUPANCY SENSOR

CEILING MATERIAL KEY	
	GYPSUM WALL BOARD
	WOOD BOARD CEILING

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK PERFORMED CONFORMS WITH ALL FEDERAL, STATE, AND LOCAL CODES.
- ALL DIMENSIONS SHOWN ARE TO STRUCTURAL GRID OR FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL WINDOW AND DOOR LOCATION DIMENSIONS ARE REFERENCED TO THE CENTER OF THE WINDOW/DOOR. REFERENCE SHEET A6.0 FOR MORE DIMENSIONAL INFORMATION.
- PROVIDE NEW ENERGY STAR, TOP FREEZER REFRIGERATOR AND ELECTRIC RANGE.
- INSTALL NEW LVP FINISH FLOORING THROUGHOUT THE ADU.
- REPAINT EXISTING SHEETROCK TO REMAIN WITH (1) COAT OF PAINT. NEW SHEETROCK TO RECEIVE (1) COAT PRIMER AND (2) COATS OF PAINT.
- EXISTING WINDOWS TO REMAIN UNLESS DAMANGED.
- EXISTING DOORS TO REMAIN UNLESS DAMAGED
- MAINTAIN 1HR FIRE RATED PARTITION BETWEEN UNITS FOR WALLS AND CEILING; FIRE CAULK PENETRATIONS, CRACKS ETC AS REQUIRED TO MAINTAIN CONTINUITY.
- ENSURE EXISTING BEDROOM WINDOW MEETS SECONDARY MEANS OF ESCAPE REQUIREMENTS; MAX SILL HEIGHT OF 44" ABOVE FFE, ETC.
- SCOPE OF WORK INCLUDES ADDING AN NEW LAUNDRY AREA ON THE UPPER FLOOR IN EXISTING BEDROOM DIRECTLY ABOVE EXISTING BASEMENT LAUNDRY AREA. SCOPE INCLUDES CONSTRUCTING AND SHEETROCKING AN ENCLOSURE AS WELL AS ASSOCIATE PLUMBING/VENTING, ETC.
- SCOPE OF WORK INCLUDES A STONE DUST PATH WITH METAL EDGING FROM THE ADU PARKING SPOT IN THE EXISTING DRIVEWAY, AROUND THE SOUTH OF THE GARAGE, TO THE NEW ENTRY DOOR ON THE LOWER LEVEL. CAST IN PLACE CONCRETE STEPS WILL BE NEEDED TO NAVIGATE THE GRADE CHANGE ALONG THE GARAGE. PATH SHOULD BE TIGHT AGAINST THE GARAGE SO STAIR HANDRAIL CAN BE MOUNTED DIRECTLY TO THE SIDE OF THE GARAGE.

KEYNOTES

SCOPE OF WORK: ELECTRICAL

- MOVE AND REPLACE BREAKER PANEL FOR SECOND FLOOR MAIN UNIT TO ACCOMMODATE BREAKER ACCESS FOR RESIDENTS. NEW PANEL TO BE LOCATED IN THE EXISTING LAUNDRY ROOM AND EXISTING CIRCUITS RE-ROUTED.
- REPLACE UNIT 2 BREAKER PANEL AT EXISTING LOCATION.
- REWIRE UNIT 2 AS NEEDED FOR NEW KITCHEN. CHANGES TO LAYOUT, SMOKE DETECTION, RECEPTACLES AND LIGHTING TO CODE.
- MOVE EXISTING LAUNDRY OUTLETS OUT OF CABINETS TO MEET CODE.
- ALTERNATE: UPGRADE METER SOCKET TO 2X100 METER PACK FOR SEPARATE METERING.

SCOPE OF WORK: PLUMBING / MECHANICAL

- ADD LAUNDRY TO THE HOUSE ABOVE PER GENERAL NOTE #11.
- PLUMB NEW KITCHEN SINK W/ NEW LIFT STATION
- CREATE A NEW SEPARATE HEAT ZONE AND ADJUST BOILER CONTROLS TO ALLOW FOR INDIVIDUAL THERMOSTAT AND CONTROL.



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SCHEMATIC
DESIGN

PLANS

A1