



OSSO STUDIO

NOT FOR CONSTRUCTION

SAGE
MOUNTAIN ADU

133 PROVENCHER LN
EAST BARRRE, VT

DATE : 11/13/2024
Δ REVISIONS

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OSSO STUDIO

SCHEMATIC
DESIGN -
PROGRESS

DEMOLITION
PLANS

D1

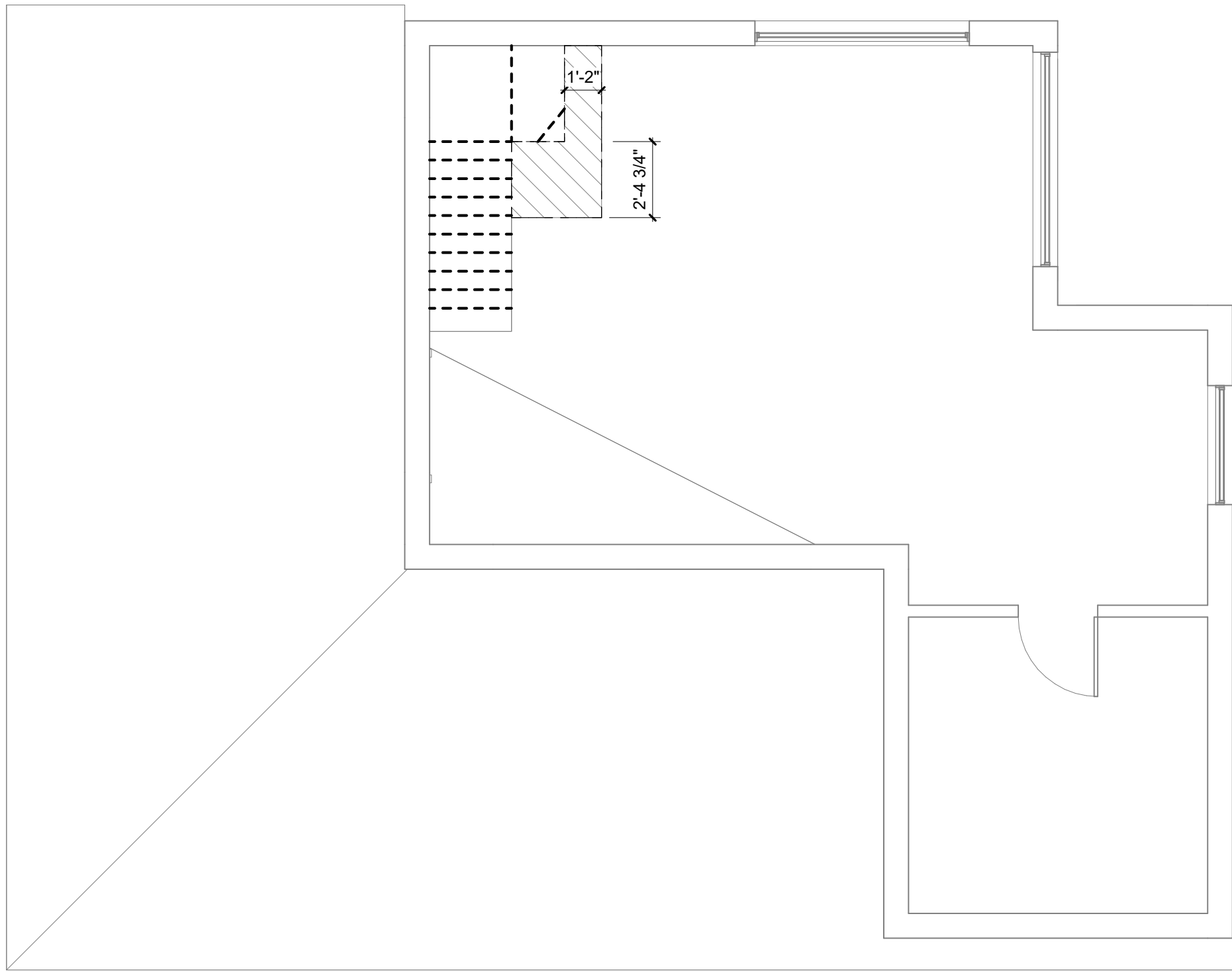
GENERAL NOTES - DEMOLITION

1. 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.
2. 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.
3. 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.
4. 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.
5. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES, AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS.
6. 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.
7. DEMOLITION CONTRACTOR WILL ARRANGE FOR SHUT OFF OF EXISTING UTILITIES AS REQUIRED.
8. REMOVE SHEETROCK AS REQUIRED TO RUN NEW WIRING. CONTRACTOR SHOULD ASSUME TAKING OUT 2' RIPS AROUND THE BOTTOM OF MOST/ALL WALLS AT A MINIMUM, AS WELL AS CEILINGS AS REQUIRED. IF SHEETROCK IS REMOVED IN AN AREA, CONTRACTOR WILL INSPECT INSULATION AND REPLACE BATTS AS REQUIRED.
9. REMOVE ANY EXPOSED BATT INSULATION IN THE EXTERIOR WALLS THAT APPEARS DAMAGED OR NO LONGER USEABLE.
10. CONTRACTOR TO REMOVE ALL EXISTING GAS PIPING THROUGHOUT THE BUILDING.
11. EXISTING SPRING FED WATER SERVICE TO BE ABANDONED. REMOVE PIPING AS REQUIRED TO ALLOW FOR NEW WELL SUPPLY CONNECTION.
12. ASSUMPTION IS THAT EXISTING WASTEWATER SYSTEM IS STILL SERVICEABLE. NO DEMO OR CONSTRUCTION WORK IS PROPOSED HERE. CONTRACTOR SHOULD HIRE SOMEONE TO INSPECT AND SCOPE THE LINE TO ENSURE THERE ARE NO BLOCKAGES AND SYSTEM IS STILL OPERATIONAL.
13. ASSUMPTION IS THAT ALL EXISTING ELECTRICAL WIRING AND PANELING WILL BE ABANDONED. REMOVE ALL ELECTRICAL EQUIPMENT AND WIRING TO ALLOW FOR NEW INSTALLATION.

DEMOLITION KEY

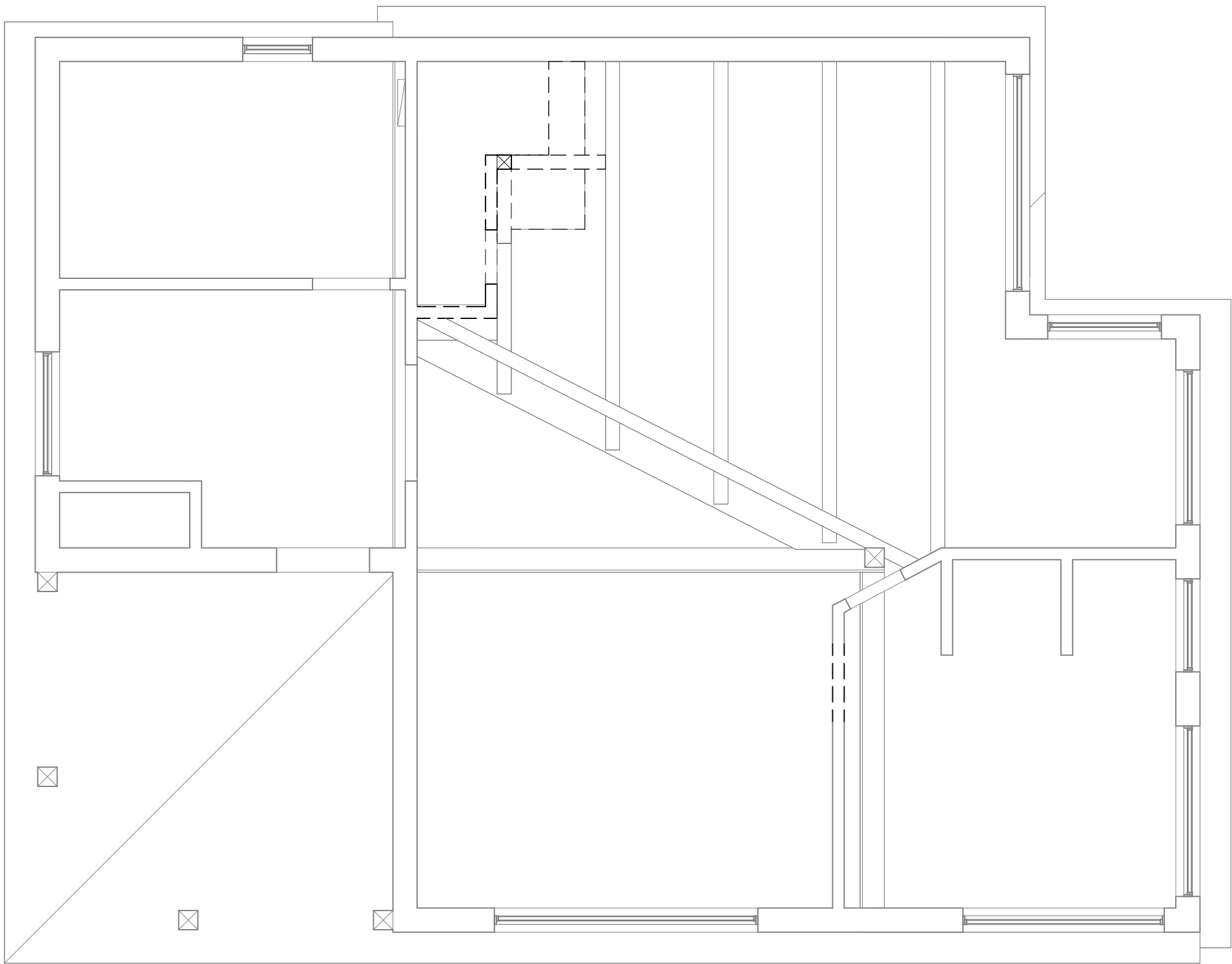
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- EXISTING FLOOR/CEILING TO BE DEMOLISHED

KEYNOTES



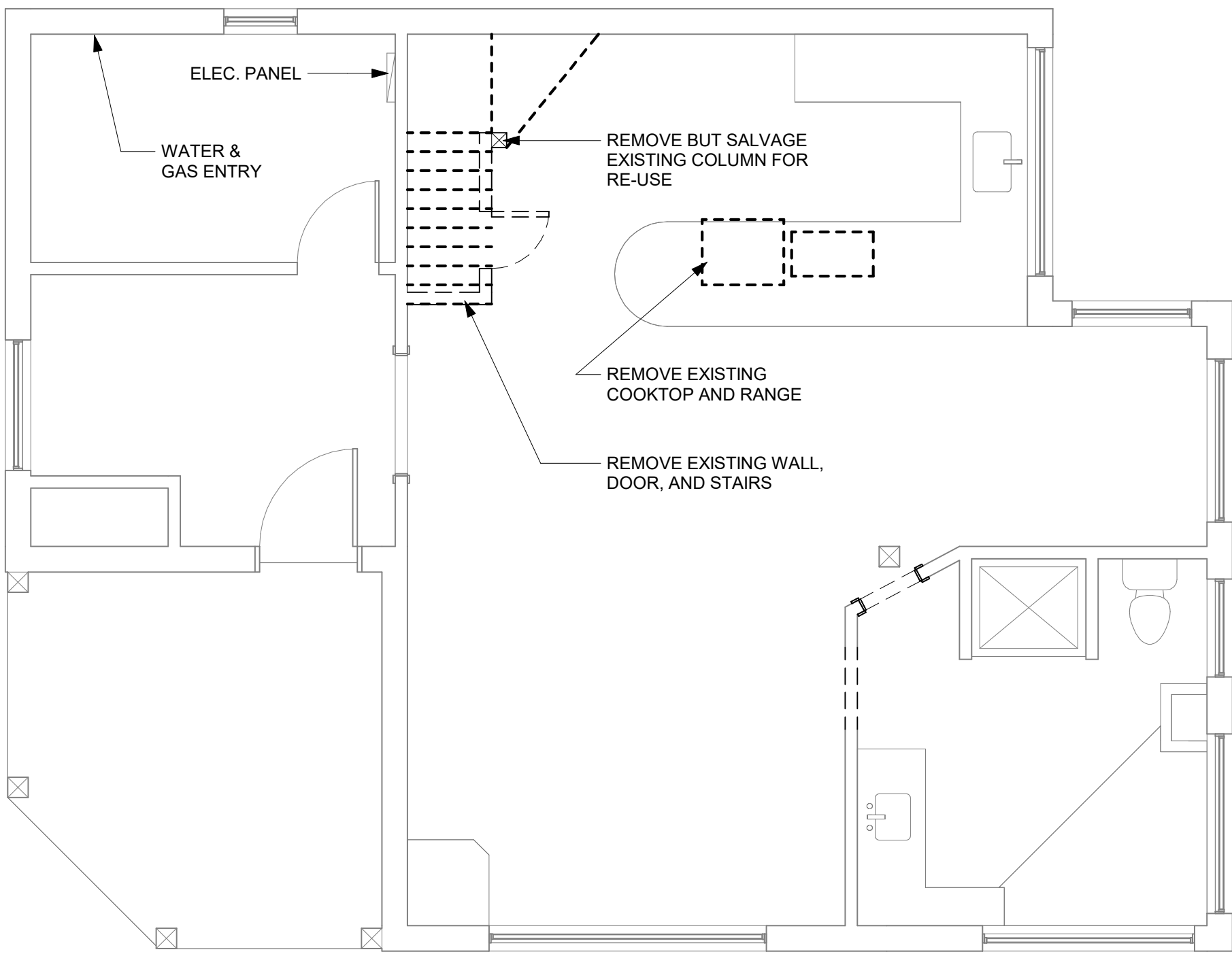
2 DEMOLITION - SECOND FLOOR PLAN

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



3 DEMOLITION - RCP - GROUND FLOOR

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



1 DEMOLITION - GROUND FLOOR PLAN

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



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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

PLAN MATERIAL KEY	
▨	GYPSUM WALL BOARD
▩	WOOD BOARD CEILING
▤	WALL INFILL AREA

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, ELECTRIC COOKTOP AND OVEN.
- INSTALL NEW FINISH FLOORING THROUGHOUT THE GROUND LEVEL AS REQUIRED.
- 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 DAMAGED.
- EXISTING DOORS TO REMAIN UNLESS DAMAGED
- EXISTING CABINETS AND COUNTERTOPS TO REMAIN.

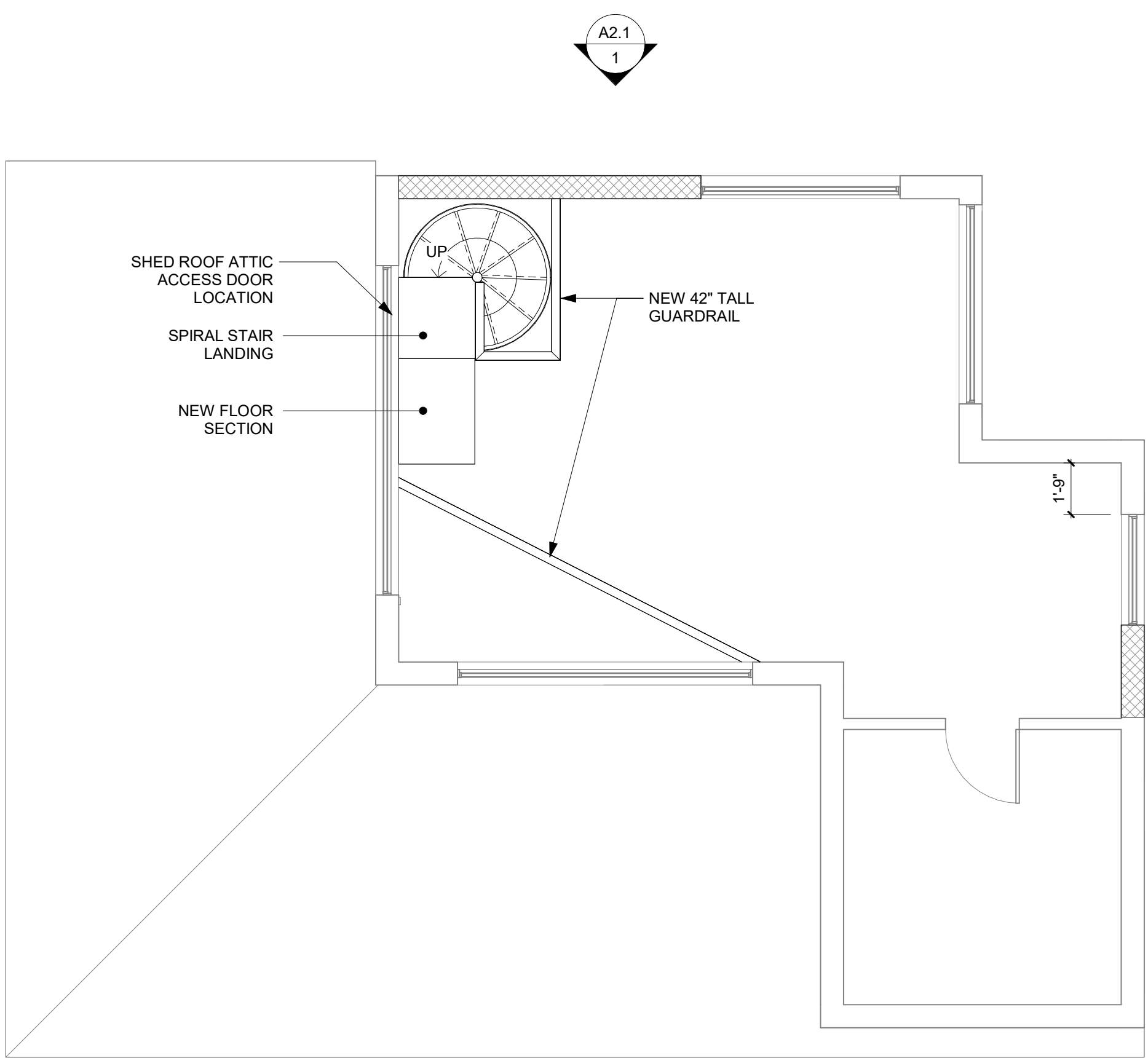
KEYNOTES

SCOPE OF WORK: ELECTRICAL

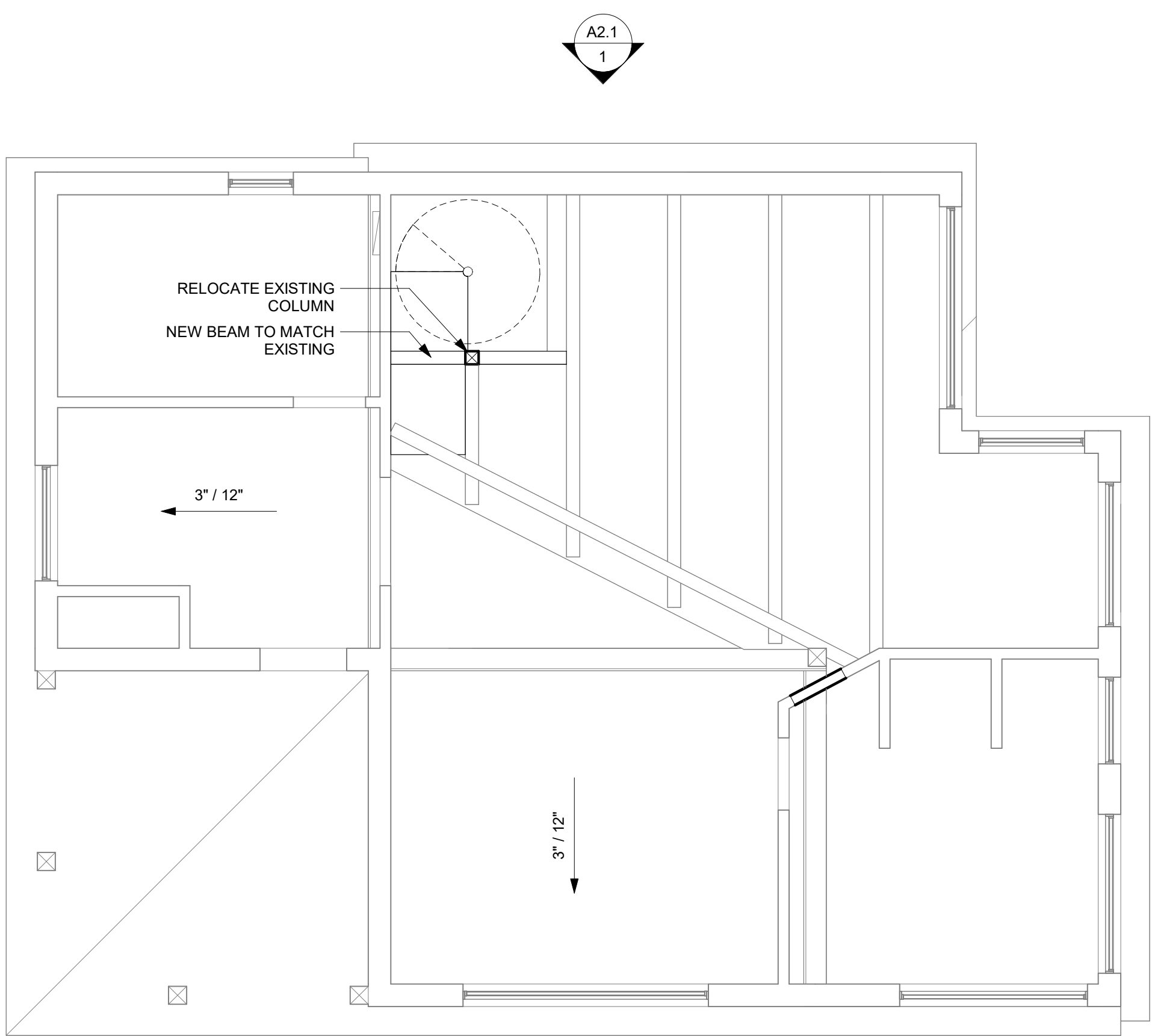
- NEW 200 AMP ELECTRICAL SERVICE. APPROXIMATELY 280 FEET UNDERGROUND PVC TO NEW METER PEDESTAL. WEC TO INSTALL PRIMARY POWER OVERHEAD OR UNDERGROUND FROM EXISTING POLE.
- INSTALL NEW BREAKER PANEL AND BREAKERS IN UTILITY ROOM.
- REWIRE HOUSE AS NEEDED. VISIBLE WIRING HAS EXTENSIVE RODENT DAMAGE. SOME WIRING MAY BE USABLE BUT ASSUME COMPLETE REPLACEMENT OF BRANCH CIRCUITS. THIS WILL REQUIRE OPENING OF SHEETROCK IN MANY AREAS.
- NEW WIRING TO INCLUDE SMOKE DETECTION TO CODE. CIRCUITS FOR NEW WELL PUMP SYSTEM AND OTHER UTILITIES, GENERAL LIGHTING AND RECEPTACLES.
- INVESTIGATE "MYSTERY SWITCH" IN LIVING ROOM CURRENTLY CONNECTED TO WIRE UNDERGROUND. REWIRE AS NEEDED DEPENDING ON WHAT IT IS CONNECTED TO.
- PROVIDE NEW LED LIGHTING THROUGHOUT

SCOPE OF WORK: PLUMBING / MECHANICAL

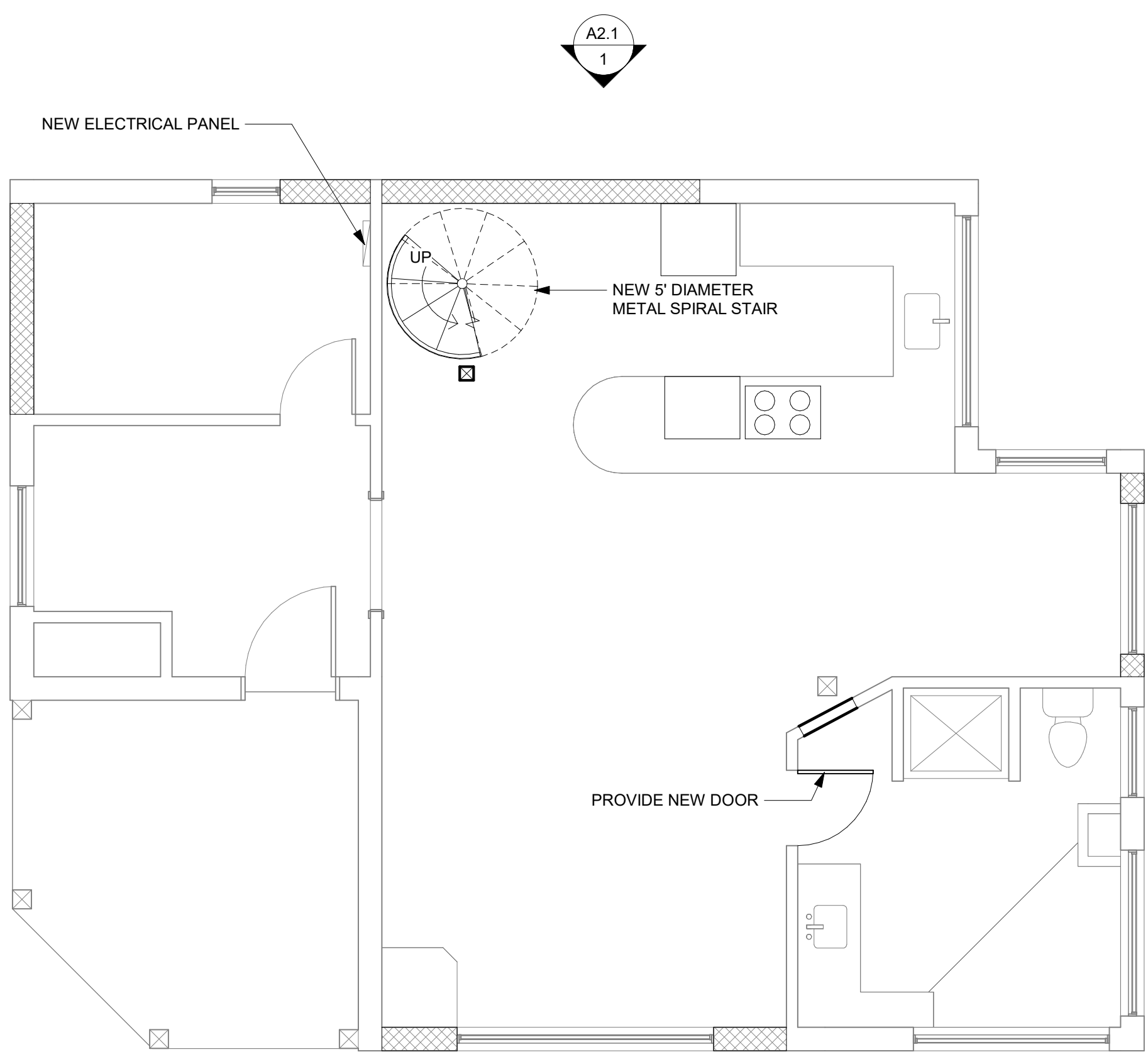
- TEST AND REPLACE AS NECESSARY DOMESTIC HOT AND COLD WATER INFRASTRUCTURE. ALL FIXTURES TO REMAIN ASSUMING THEY ARE IN GOOD WORKING CONDITION.
- CONNECT DOMESTIC WATER SUPPLY TO NEW PRESSURE TANK
- INSTALL PROPANE FIRED ON DEMAND WATER HEATER WITH MIXING VALVE
- TEST AND REPLACE AS NECESSARY DWV SYSTEM - REPIPE KITCHEN SINK DRAINAGE, CHECK TUB AND SHOWER TRAPS, REPIPE LAUNDRY
- INSTALL PROPANE RINNAI 38K BTU WALL FURNACE AND DUCTING AS REQUIRED.
- REMOVE MOST OF EXISTING GAS INFRASTRUCTURE, TEST AND REPLACE AS NECESSARY LINES TO NEW PROPANE UNITS - WATER HEATER, RINNAI, RANGE (?)
- FINAL INSPECTION WITH FIRE MARSHAL



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



3 RCP - GROUND FLOOR
Scale: 1/4" = 1'-0"



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