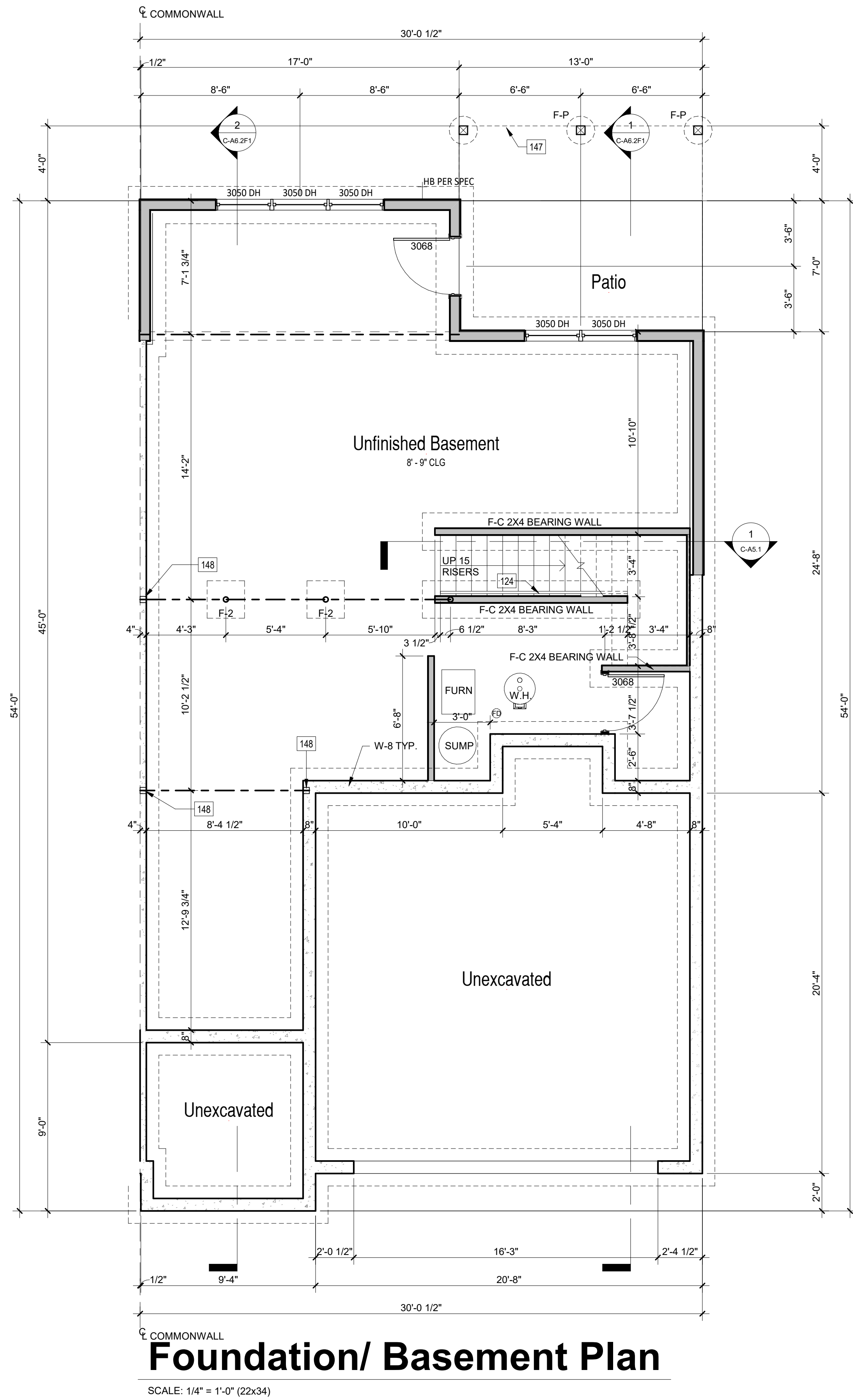


FOOTING SCHEDULE					
SYMBOL	TYPE	SIZE	REINFORCING	COLUMN	COMMENTS
F-P	PIER (EXTERIOR)	12" SONOTUBE W/ BELL BOTTOM	NA	6x6 TREATED POST	48" MIN. BELOW FINISH GRADE
F-C	CONTINUOUS FOOTING	2'-0" WIDE x 0'-8" DEEP	3-#4's CONTINUOUS	NA	
F-2	PAD FOOTING (INTERIOR)	2'-0" x 2'-0" x 1'-0" DEEP	NA	3 1/2" LALLY COLUMN UNLESS NOTED OTHERWISE*	

*NOTE: LALLY COLUMNS SHALL HAVE THE ALLOWABLE MINIMUM LOAD CAPACITY OUTLINED IN THE GENERAL NOTES. SEE GENERAL NOTES FOR BOTTOM AND TOP BEARING PLATES.

FOUNDATION WALL SCHEDULE				
SYMBOL	WALL THICKNESS	WALL HEIGHT	REINFORCING	*CONTINUOUS FOOTING
W-8	8"	9'-0"	2 #4 BARS TOP & BOTTOM	1'-4" x 0'-8" W/ 2-#4's CONTINUOUS

*IF FOOTING IS BEARING ON EARTH BUILDER TO VERIFY SOIL PRESSURE AND USE 2'-0" x 0'-8" CONTINUOUS FOOTING



Foundation/ Basement Plan

SCALE: 1/4" = 1'-0" (22x34)

FLOOR PLAN KEYNOTES

- 101 SINK W/ GARBAGE DISPOSAL.
- 102 DISHWASHER.
- 103 REFRIGERATOR.
- 104 RANGE W/ HOOD/MICRO.
- 107 PANTRY SHELVES PER BUILDER SPEC.
- 108 BASE CABINETS.
- 109 UPPER CABINETS.
- 110 WATER CLOSET.
- 111 LAV. SINK.
- 112 PED. SINK.
- 113 SHOWER (SIZE PER PLAN).
- 116 TUB/SHOWER (SIZE PER PLAN).
- 117 LINEN SHELVES PER BUILDER SPEC.
- 118 WASHER.
- 119 DRYER.
- 121 LINE OF SHELF ABOVE.
- 122 ROD & SHELF.
- 123 ATTIC ACCESS (22"x30" U.N.O.).
- 124 HANDRAIL.
- 125 SOLID CORE DOOR W/ SELF CLOSER.
- 126 LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
- 127 PROVIDE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
- 128 SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD GARAGE DOOR OPENING.
- 130 LINE OF SOFFIT ABOVE (REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS AND DETAILS).
- 131 GYPSUM BOARD SOFFIT (HEIGHT AS NOTED).
- 132 LINE OF FRAMING ABOVE.
- 133 LINE OF FRAMING BELOW.
- 135 PREFABRICATED FIREPLACE, GAS (NON-WOOD BURNING) AS SPECIFIED BY BUILDER.
- 137 42" HIGH EXTERIOR GUARDRAIL W/ BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS.
- 141 2x4 HALF WALL @ 42" A.F.F. W/ WOOD CAP.
- 147 LINE OF DECK ABOVE.
- 148 BEAM POCKET.
- 150 TOILET PAPER HOLDER 19" MIN A.F.F.
- 151 TOWEL BAR 48" A.F.F.
- 152 TOWEL RING 48" A.F.F.

CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
 - B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - B2. **TYPICAL STONE VENEER WALL CONSTRUCTION:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
 - D. **CONCRETE SLAB CONSTRUCTION:** 4" CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL BASEMENT PLAN NOTES:

- * ALL UNDIMENSIONED PARTITIONS (□) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- * IF MAIN FLOOR FRAMING IS TO BE INSTALLED BEFORE CONCRETE FLOOR, PROVIDE THE FOLLOWING:
 - ** AT PAD FOOTINGS, PROVIDE 8"x8" CONCRETE PEDESTAL FLUSH WITH CONCRETE FLOOR FOR ATTACHMENT OF POST BASE
 - ** AT CONTINUOUS FOOTINGS UNDER FRAMING BEARING WALLS, PROVIDE 6" WIDE CONTINUOUS CONCRETE STEM, TOP OF STEM FLUSH WITH CONCRETE FLOOR & CENTERED ON FOOTING.
- * ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- * ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- * WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
- * ALL ELECTRICAL AND MECHANICAL EQUIPMENT, METER LOCATIONS, ETC SHALL BE CONFIRMED BY MECHANICAL AND ELECTRICAL CONTRACTORS. CONTRACTORS SHALL COORDINATE WITH BUILDER PRIOR TO RELOCATION OF EQUIPMENT AND METERS.
- * ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSS UNLESS NOTED OTHERWISE.
- * TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.
- * FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.
- * TYPICAL WINDOW HEAD HEIGHTS SHALL BE 7'-0" A.F.F. (U.N.O.)
- * PROVIDE BLOCKING FOR ALL GRAB BARS IN BATHS. SEE DETAILS

Square Footages-F1	
ELEVATION F1	
MAIN FLOOR LIVING	960 SF
UPPER FLOOR LIVING	979 SF
TOTAL LIVING	1940 SF
PLAN OPTIONS	
OPT FINISHED BASEMENT	620 SF

Elevation - F1

ISSUE DATE: 11/25/25

NO.	REVISIONS

O'Brien Home Farm Duplex Downhill Lot

South Burlington, Vermont

O'Brien Brothers Agency



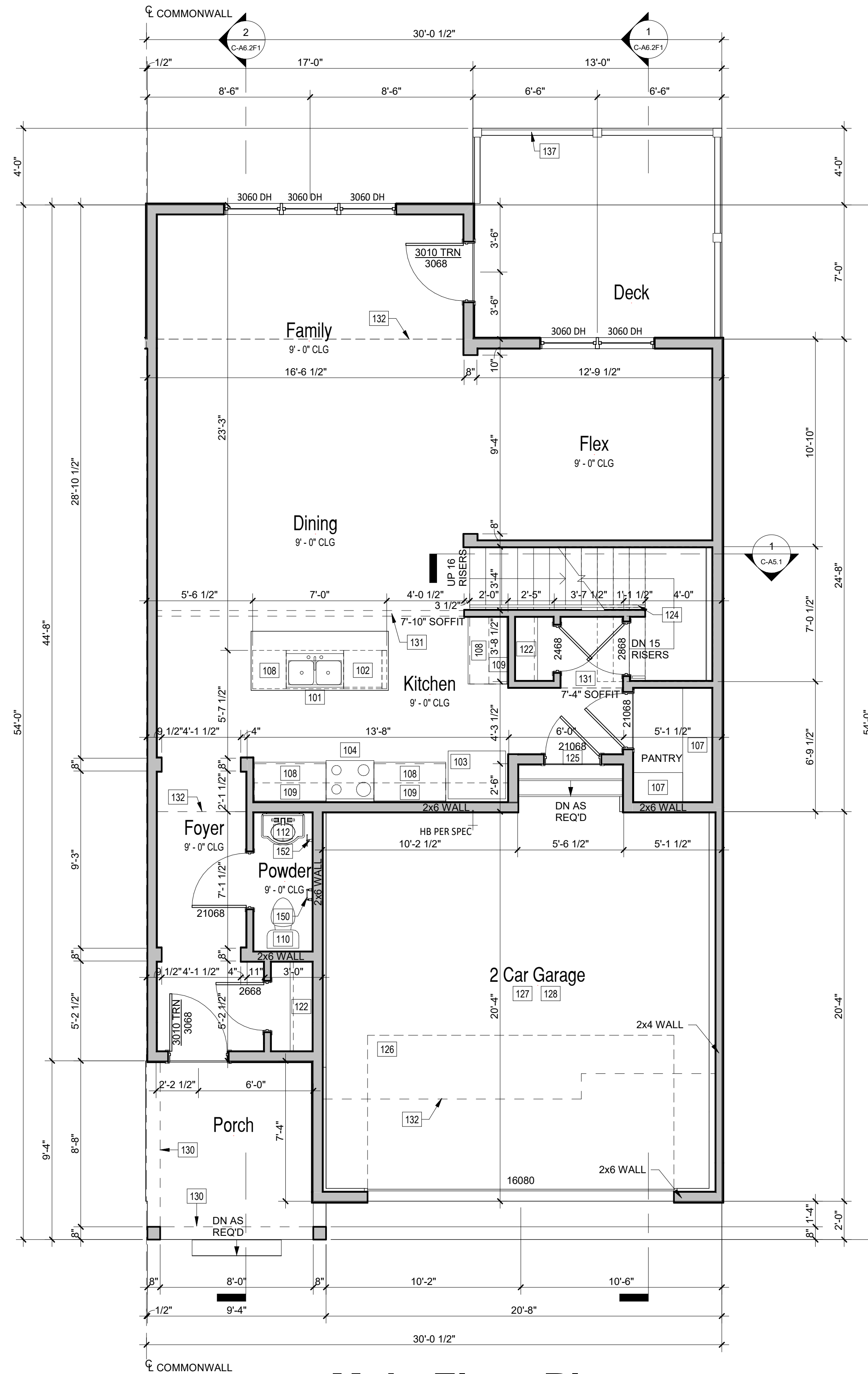
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FOUNDATION/ BASEMENT
PLAN-F1

BALSAM

C-A0.2F1



Main Floor Plan

SCALE: 1/4" = 1'-0" (22x34)

FLOOR PLAN KEYNOTES

- 101 SINK W/ GARBAGE DISPOSAL.
- 102 DISHWASHER.
- 103 REFRIGERATOR.
- 104 RANGE W/ HOOD/MICRO.
- 107 PANTRY SHELVES PER BUILDER SPEC.
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- 141 2x4 HALF WALL @ 42" A.F.F. W/ WOOD CAP.
- 147 LINE OF DECK ABOVE.
- 148 BEAM POCKET.
- 150 TOILET PAPER HOLDER 19" MIN A.F.F.
- 151 TOWEL BAR 48" A.F.F.
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CONSTRUCTION ASSEMBLIES:

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- B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
- B2. **TYPICAL STONE VENEER WALL CONSTRUCTION:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
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- D. **CONCRETE SLAB CONSTRUCTION:** 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR PLAN NOTES:

- ALL UNDIMENSIONED PARTITIONS (T1) ARE 3 1/2" ROUGH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS MEETS ALL EMERGENCY EGRESS REQUIREMENTS.
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- FOR ADDITIONAL INFORMATION SEE GENERAL NOTES AND DETAILS.
- TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0" CLG. AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0" 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.
- PROVIDE BLOCKING FOR ALL GRAB BARS IN BATHS. SEE DETAILS

Square Footages-F1	
	ELEVATION F1
MAIN FLOOR LIVING	960 SF
UPPER FLOOR LIVING	979 SF
TOTAL LIVING	1940 SF
PLAN OPTIONS	
OPT FINISHED BASEMENT	620 SF

ISSUE DATE:	REVISIONS
02/07/20	

O'Brien Home Farm Duplex Downhill Lot
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 O'Brien Brothers Agency



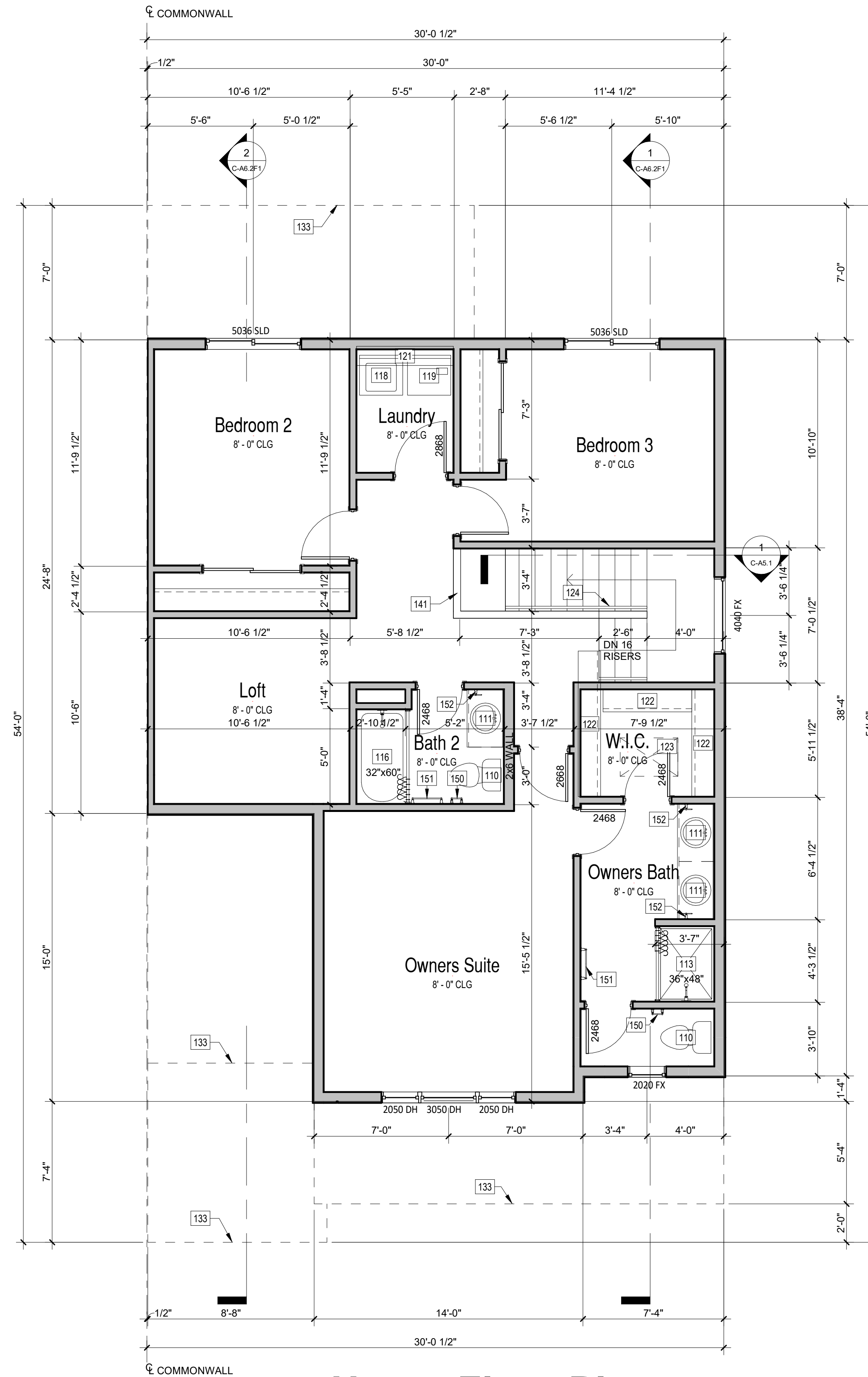
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MAIN FLOOR PLAN-F1

BALSAM
C-A1.2F1

Elevation - F1



Upper Floor Plan

SCALE: 1/4" = 1'-0" (22x34)

FLOOR PLAN KEYNOTES

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- 102 DISHWASHER.
- 103 REFRIGERATOR.
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- C. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
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- D. CONCRETE SLAB CONSTRUCTION: 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FLOOR PLAN NOTES:

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- * PROVIDE BLOCKING FOR ALL GRAB BARS IN BATHS, SEE DETAILS

Square Footages-F1	
ELEVATION F1	
MAIN FLOOR LIVING	960 SF
UPPER FLOOR LIVING	979 SF
TOTAL LIVING	1940 SF
PLAN OPTIONS	
OPT FINISHED BASEMENT	620 SF

ISSUE DATE:	02/07/20
REVISIONS	

O'Brien Home Farm Duplex Downhill Lot
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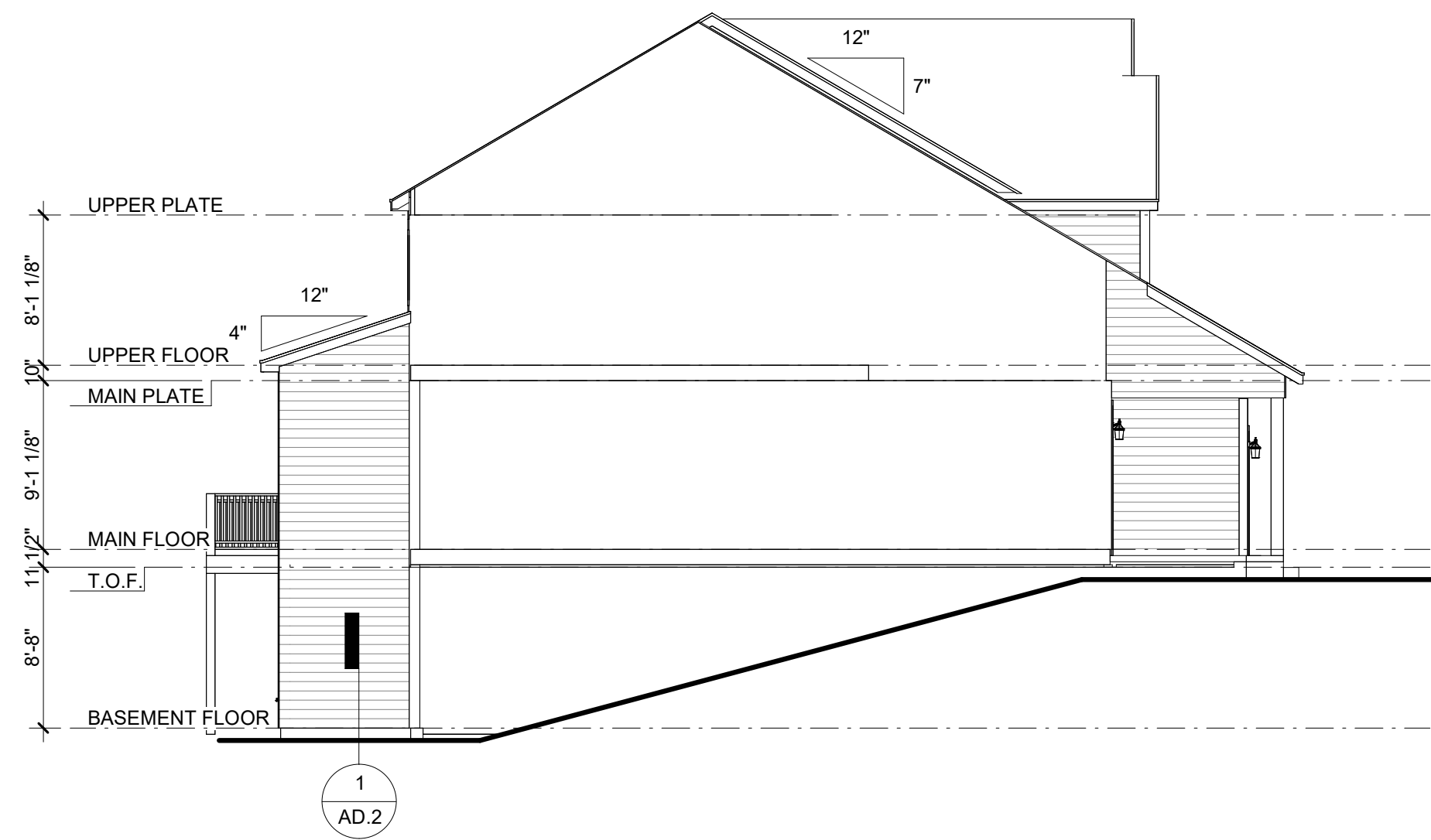


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 UPPER FLOOR PLAN-F1

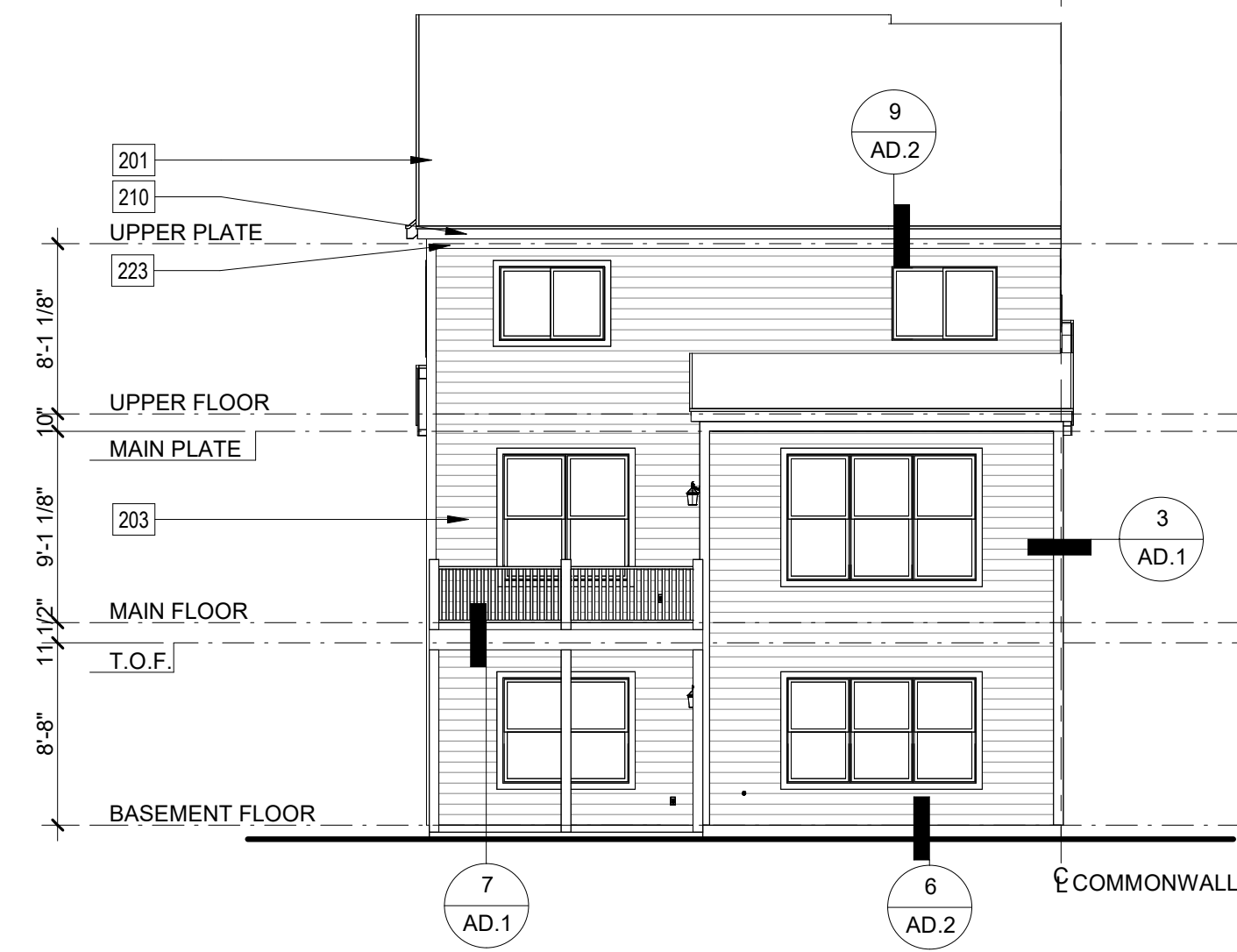
BALSAM
C-A2.2F1

Elevation - F1



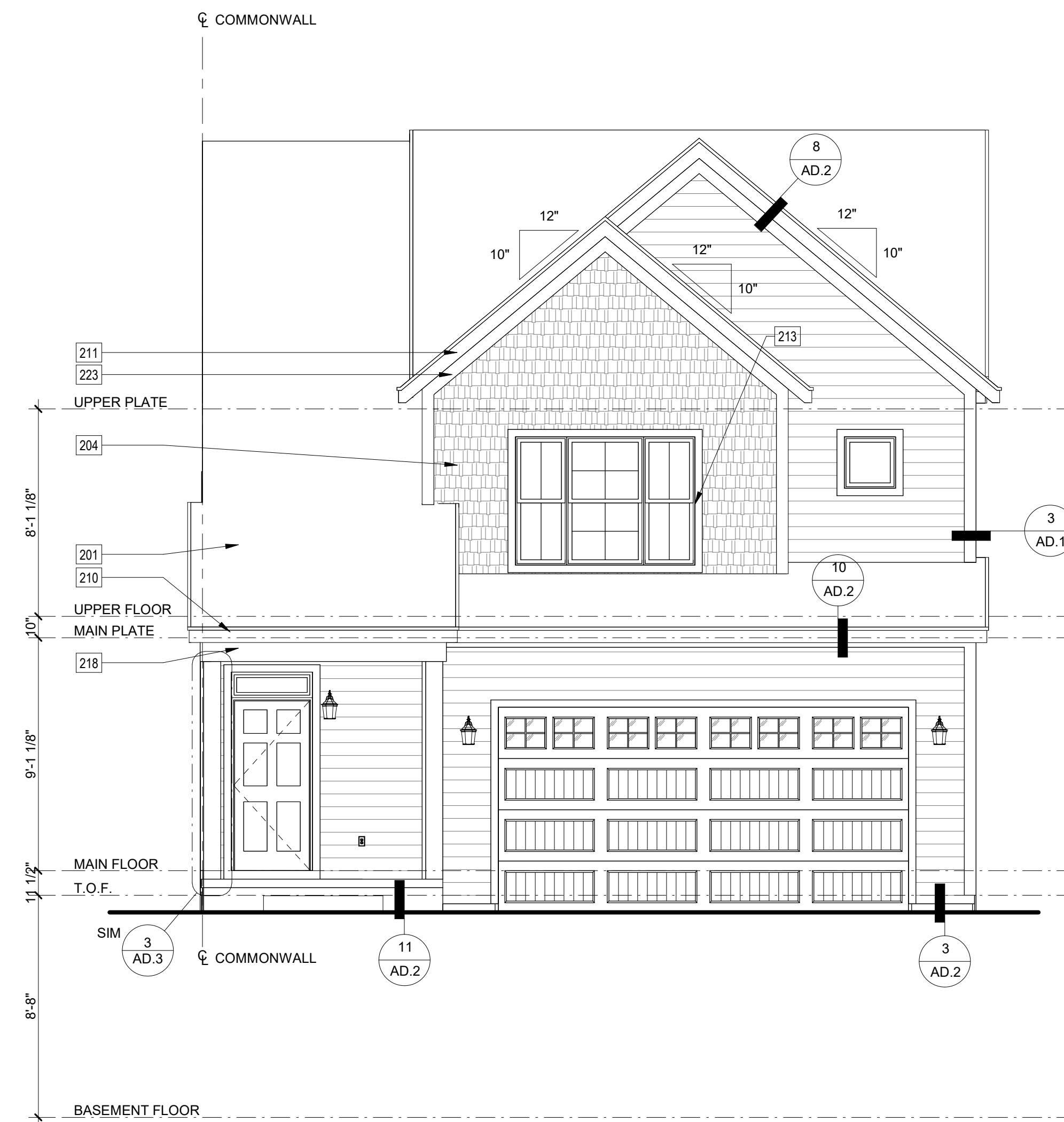
Left Elevation

SCALE: 1/8" = 1'-0" (22x34)



Rear Elevation

SCALE: 1/8" = 1'-0" (22x34)



Front Elevation

SCALE: 1/4" = 1'-0" (22x34)

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- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
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 - C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
 - D. **CONCRETE SLAB CONSTRUCTION:** 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL EXTERIOR ELEVATION NOTES:

- *GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- *PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- *PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

ELEVATION KEYNOTES

- 201 ROOFING PER BUILDER SPEC.
- 203 6" LAP SIDING.
- 204 SHAKE SIDING.
- 210 ALUMINUM WRAPPED 2x8 FASCIA.
- 211 ALUMINUM WRAPPED 2x8 RAKE.
- 213 5/4x4 TRIM.
- 215 5/4x8 TRIM.
- 218 5/4x TRIM.
- 223 5/4x6 FRIEZE TRIM.

ISSUE DATE: 11/20/25

NO.	REVISIONS

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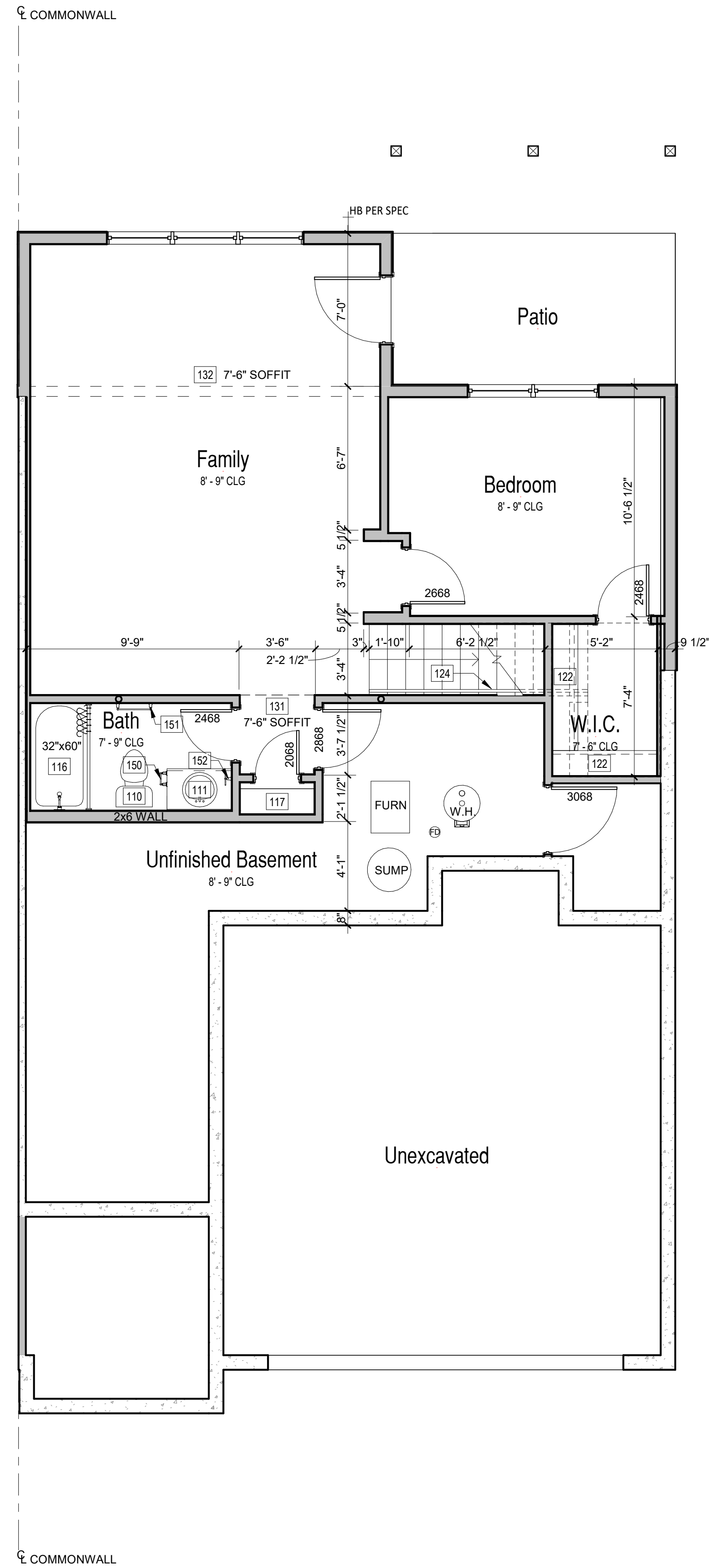
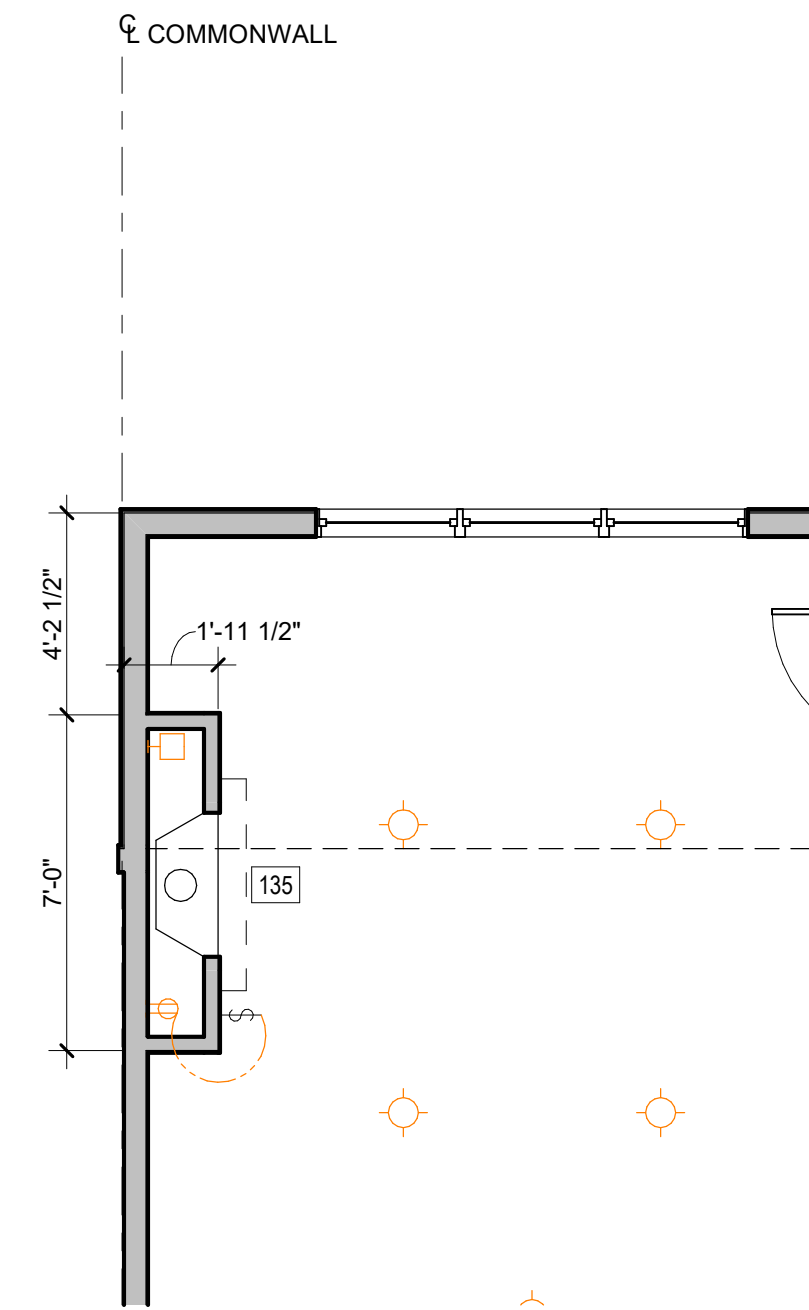
EXTERIOR ELEVATIONS-F1

BALSAM
C-A3.2F1

Elevation - F1

Opt Fireplace Partial Main Floor Plan

SCALE: 1/4" = 1'-0" (22x34)



Finished Basement Plan

SCALE: 1/4" = 1'-0" (22x34)

CONSTRUCTION ASSEMBLIES:

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 - D. **CONCRETE SLAB CONSTRUCTION:**
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BASEMENT PLAN NOTES:

*SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

FLOOR PLAN NOTES:

*SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

ELEVATION NOTES:

*SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

ELECTRICAL NOTES:

*SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

ISSUE DATE: 02/07/20

NO.	DATE	REVISIONS

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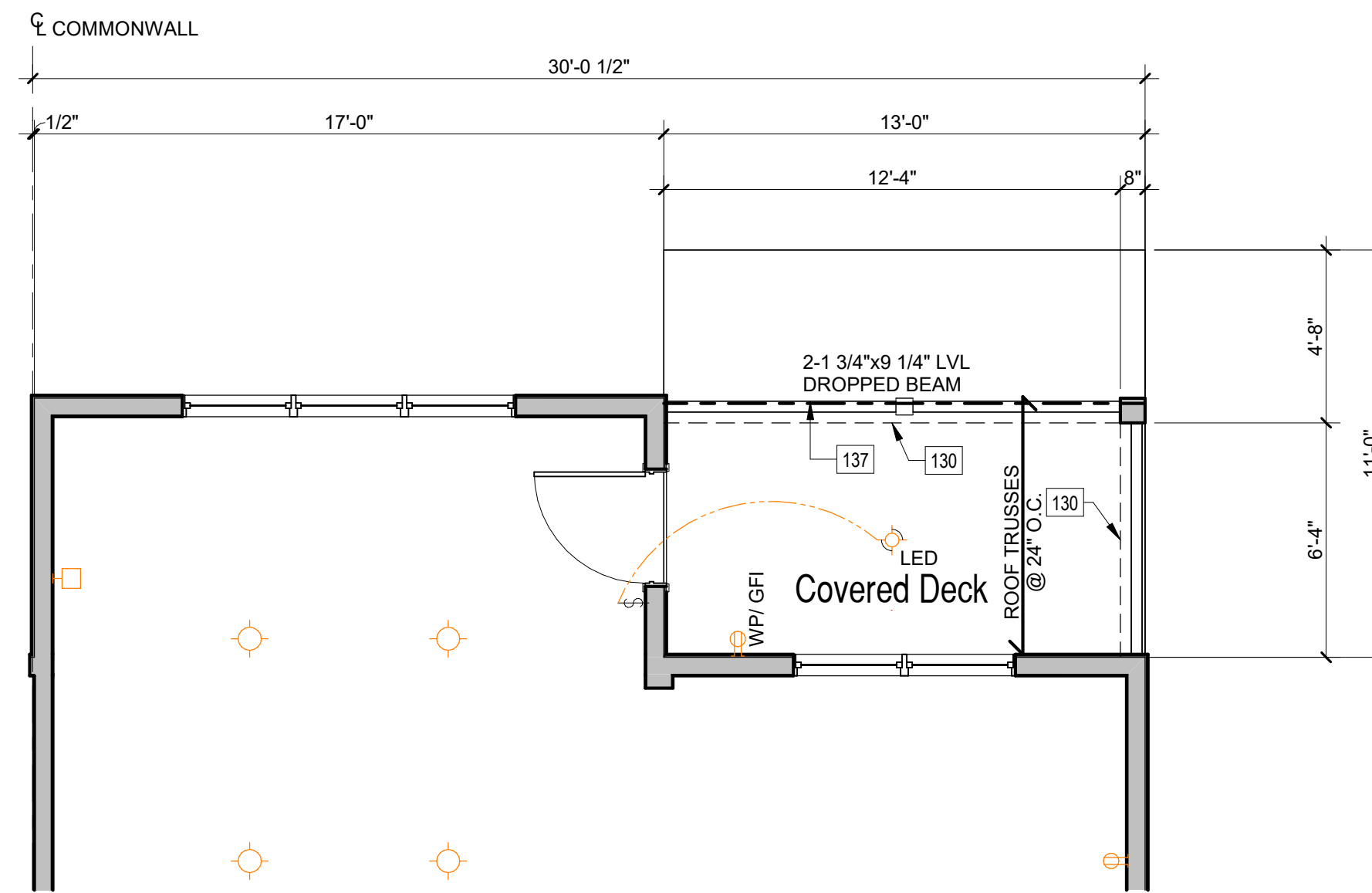
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FLOOR PLAN OPTIONS

BALSAM

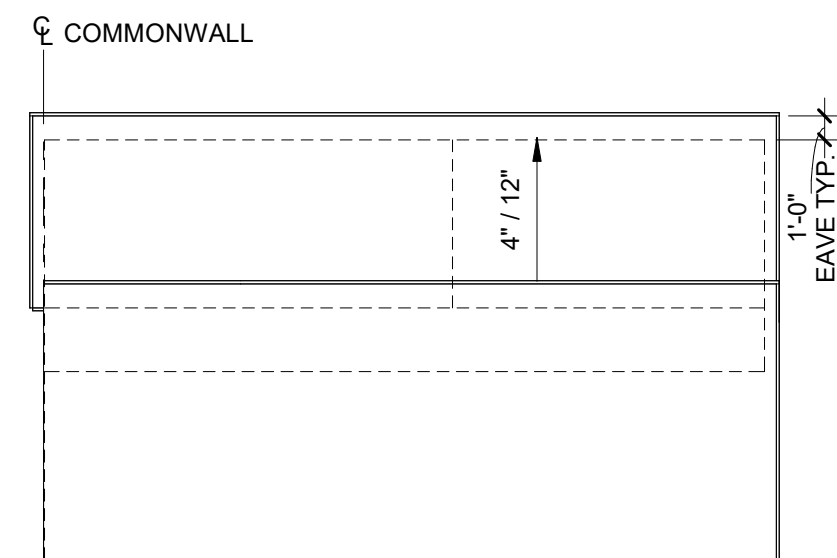
C-A4.1.1

Floor Plan Options



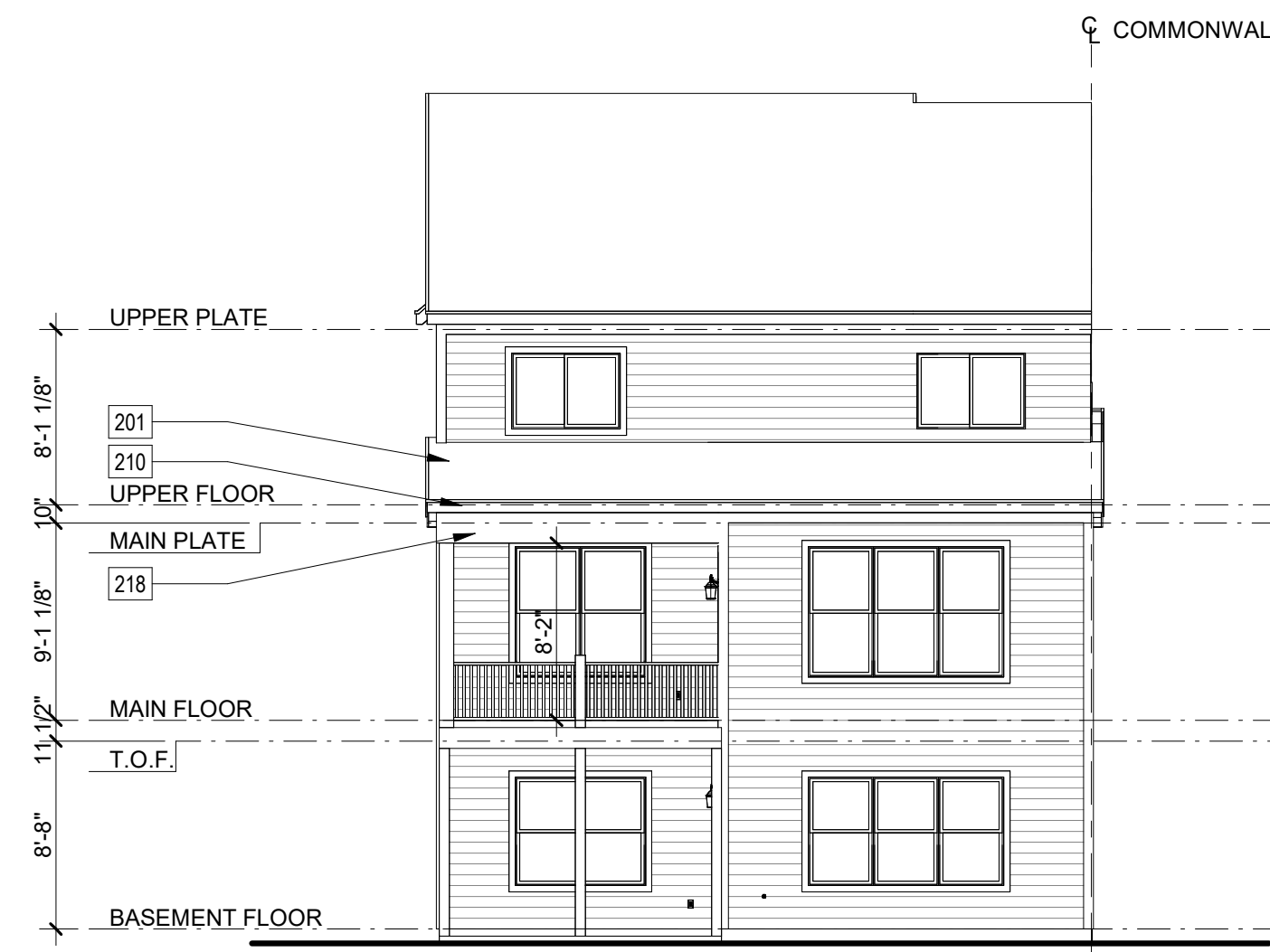
Partial Main Floor Plan

SCALE: 1/4" = 1'-0" (22x34)



Partial Roof Plan

SCALE: 1/8" = 1'-0" (22x34)



Rear Elevation

SCALE: 1/8" = 1'-0" (22x34)

CONSTRUCTION ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
 - B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - B2. **TYPICAL STONE VENEER WALL CONSTRUCTION:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
 - D. **CONCRETE SLAB CONSTRUCTION:** 4" CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

BASEMENT PLAN NOTES:

*SEE BASEMENT PLAN SHEETS FOR ADDITIONAL INFORMATION

FLOOR PLAN NOTES:

*SEE FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION

ELEVATION NOTES:

*SEE ELEVATION SHEETS FOR ADDITIONAL INFORMATION

ELECTRICAL NOTES:

*SEE ELECTRICAL PLAN SHEETS FOR ADDITIONAL INFORMATION

ISSUE DATE:	02/07/20
REVISIONS	

O'Brien Home Farm Duplex Downhill Lot
 South Burlington, Vermont
 O'Brien Brothers Agency



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 4601 Westown Parkway, Suite 208
 West Des Moines, Iowa 50266
 515 273 3020

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 DRAWN: JM, EL CHECKED: JM

OPT COVERED DECK

BALSAM
C-A4.2.1

All Elevations Optional Covered Deck

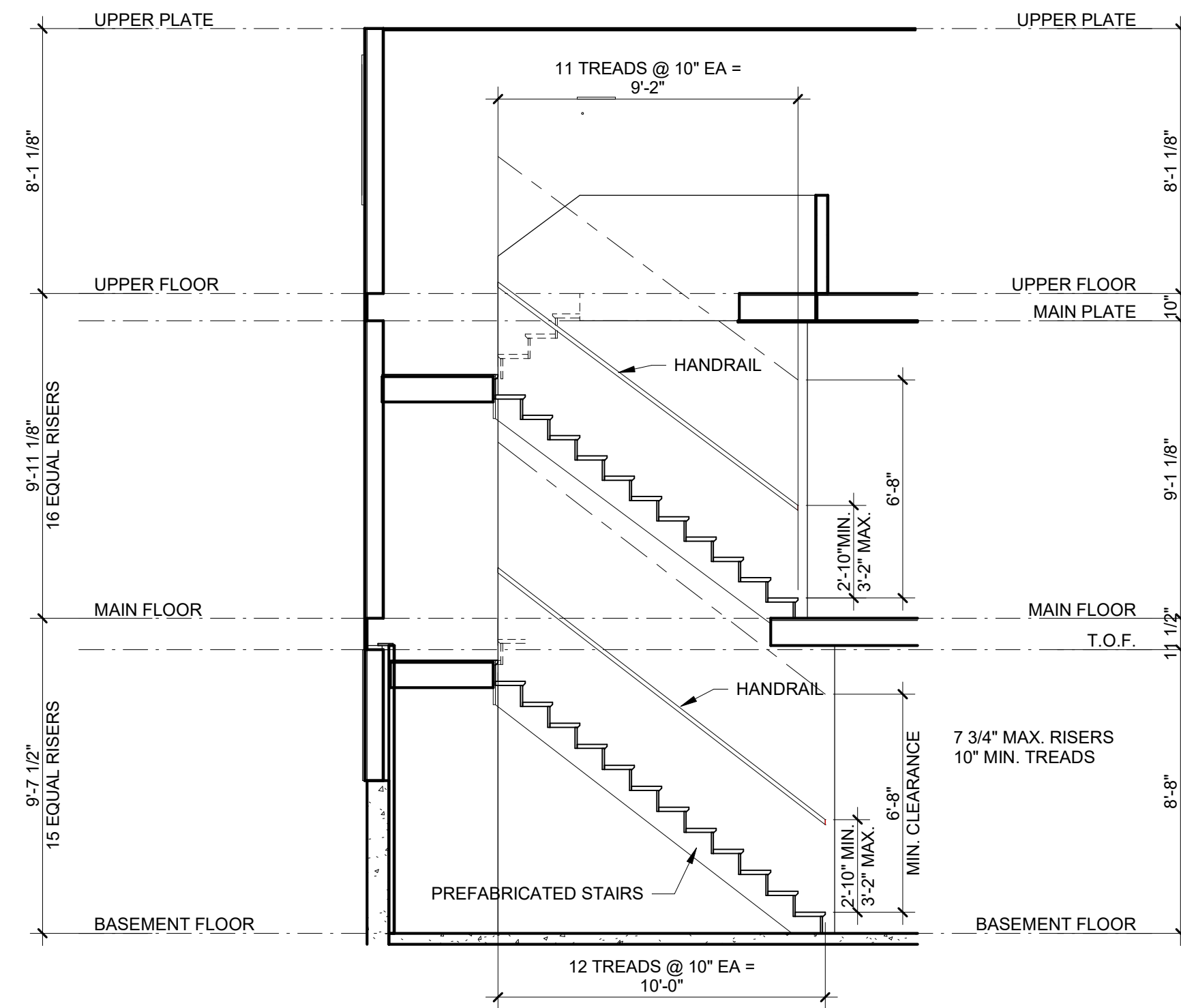
CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
 - B1. **TYPICAL SIDING WALL CONSTRUCTION:**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - B2. **TYPICAL STONE VENEER WALL CONSTRUCTION:**
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - C. **TYPICAL FLOOR CONSTRUCTION:**
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
 - D. **CONCRETE SLAB CONSTRUCTION:**
4" CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

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NO.	REVISIONS

PLEASE PRINT NAME OF ARCHITECT OR DESIGNER IN THESE SPACES. THIS DRAWING IS THE PROPERTY OF BSB DESIGN AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF BSB DESIGN.



1 Stair Section
SCALE: 1/4" = 1'-0"

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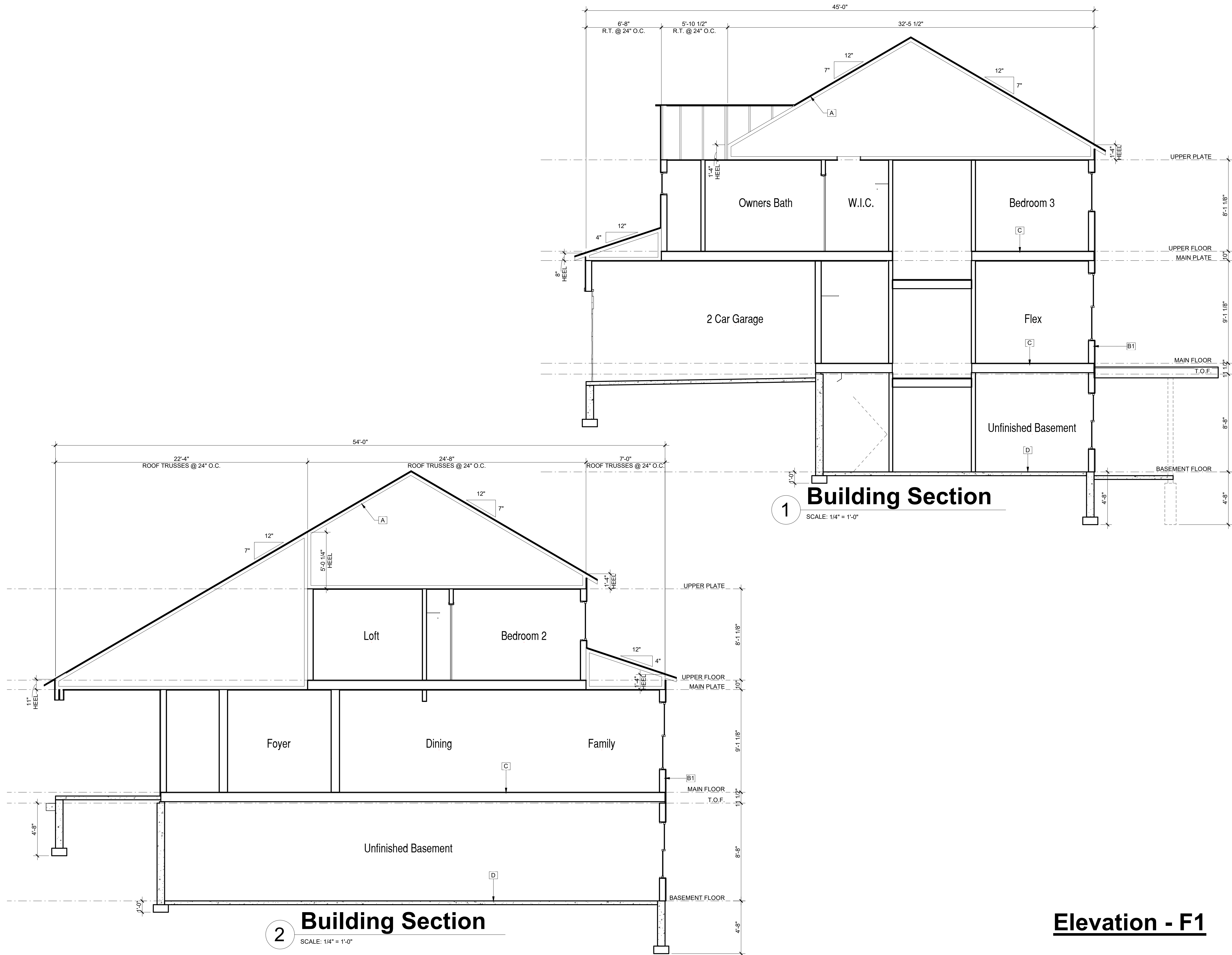


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JOB NO: MS160442.00 PROJ MGR: JM
DRAWN: JM, EL CHECKED: JM

STAIR SECTION

BALSAM
C-A5.1



CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
- B2. TYPICAL STONE VENEER WALL CONSTRUCTION:**
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
- C. TYPICAL FLOOR CONSTRUCTION:**
FINISHING FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:**
4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

ISSUE DATE: 02/07/20

NO.	REVISIONS

THESE PLANS ARE OPERATIONS AS SHOWN AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER.

1 Building Section
SCALE: 1/4" = 1'-0"

2 Building Section
SCALE: 1/4" = 1'-0"

Elevation - F1

O'Brien Home Farm Duplex Downhill Lot
South Burlington, Vermont
O'Brien Brothers Agency

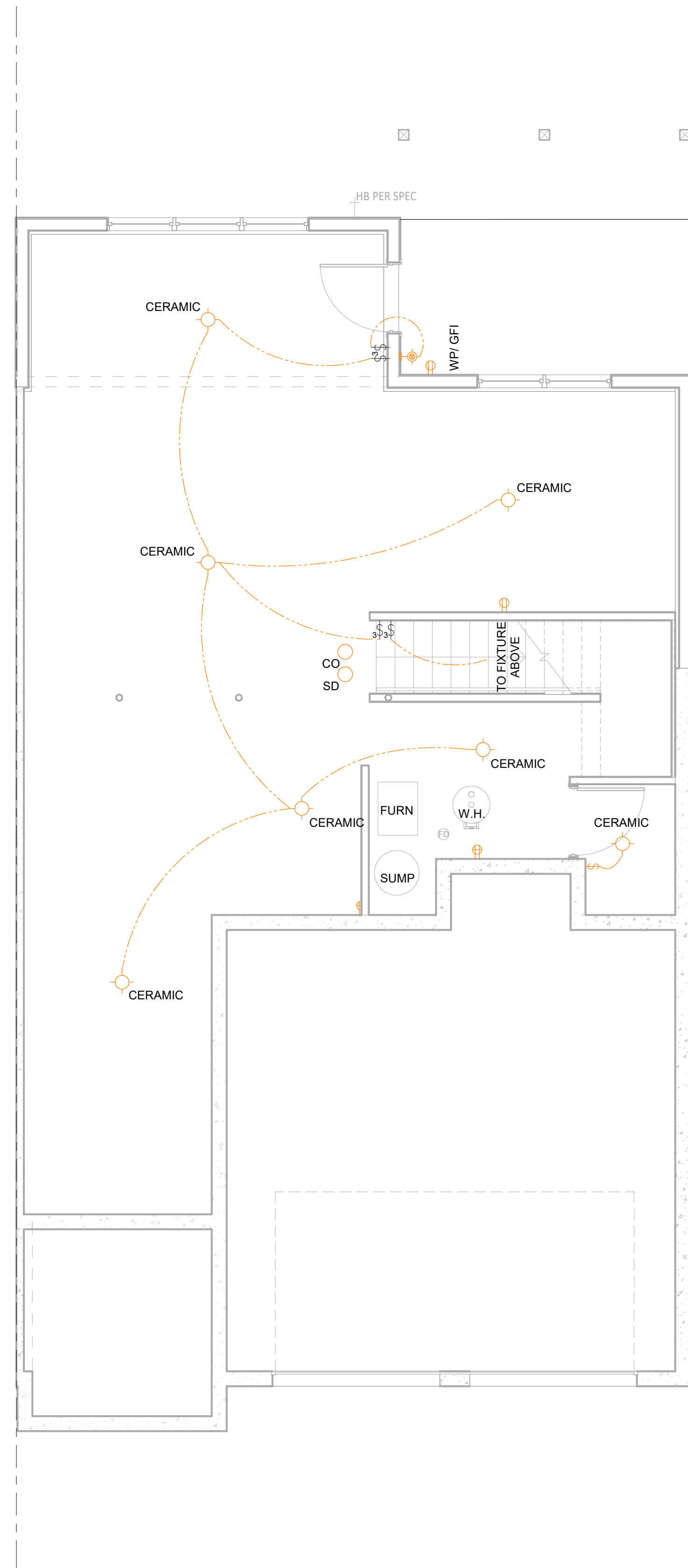


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BUILDING SECTIONS-F1

BALSAM
C-A6.2F1



Basement Electrical Plan

SCALE: 1/4" = 1'-0" (22x34)

ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITAT SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

ELECTRICAL DEVICES:

DEVICES	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUT (1" ABOVE TOP OF MIRROR)	1, 2 80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	12" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	84" TO CL
DINING AND BREAKFAST FIXTURE	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE UNDER SINK	76" TO CL
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

CL = CENTERLINE
 1 = FIELD VERIFY
 2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GFI
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V
- OVERHEAD DUPLEX
- WALL SWITCH
- 3
- 4
- DIMMER SWITCH
- REINFORCED JUNCTION BOX
- CEILING MOUNTED LIGHT FIXTURE
- SF
- SEMI FLUSH CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WP
- RECESSED LIGHT FIXTURE (WEATHERPROOF)
- FLUR
- RECESSED FLOURESCENT LIGHT FIXTURE (WEATHERPROOF)
- VP
- RECESSED LIGHT FIXTURE (VAPOR-PROOF)
- VP/FLUR
- RECESSED FLOURESCENT LIGHT FIXTURE (VAPOR-PROOF)
- PNDR
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- MINI
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- LED
- CEILING MOUNTED LED LIGHT FIXTURE
- LED
- WALL MOUNTED LED LIGHT FIXTURE
- LED
- RECESSED LED LIGHT FIXTURE
- EB
- RECESSED ADJUSTABLE EYEBALL LED LIGHT FIXTURE
- PC
- LED LIGHT FIXTURE WITH PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- PC
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXHAUST FAN (VENT TO EXIT)
- EXHAUST FAN w/ TIMER/LIGHT COMBINATION (VENT TO EXIT)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXIT)
- CHIMES
- PUSH BUTTON SWITCH
- SD
- SMOKE DETECTOR
- HD
- HEAT DETECTOR
- CO
- CO DETECTOR
- T
- THERMOSTAT
- S
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TV
- TELEVISION
- M
- ELECTRIC METER
- ELECTRIC PANEL
- TELEPHONE
- COMPUTER
- CEILING FAN WITH LED LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

ISSUE DATE: 02/07/20

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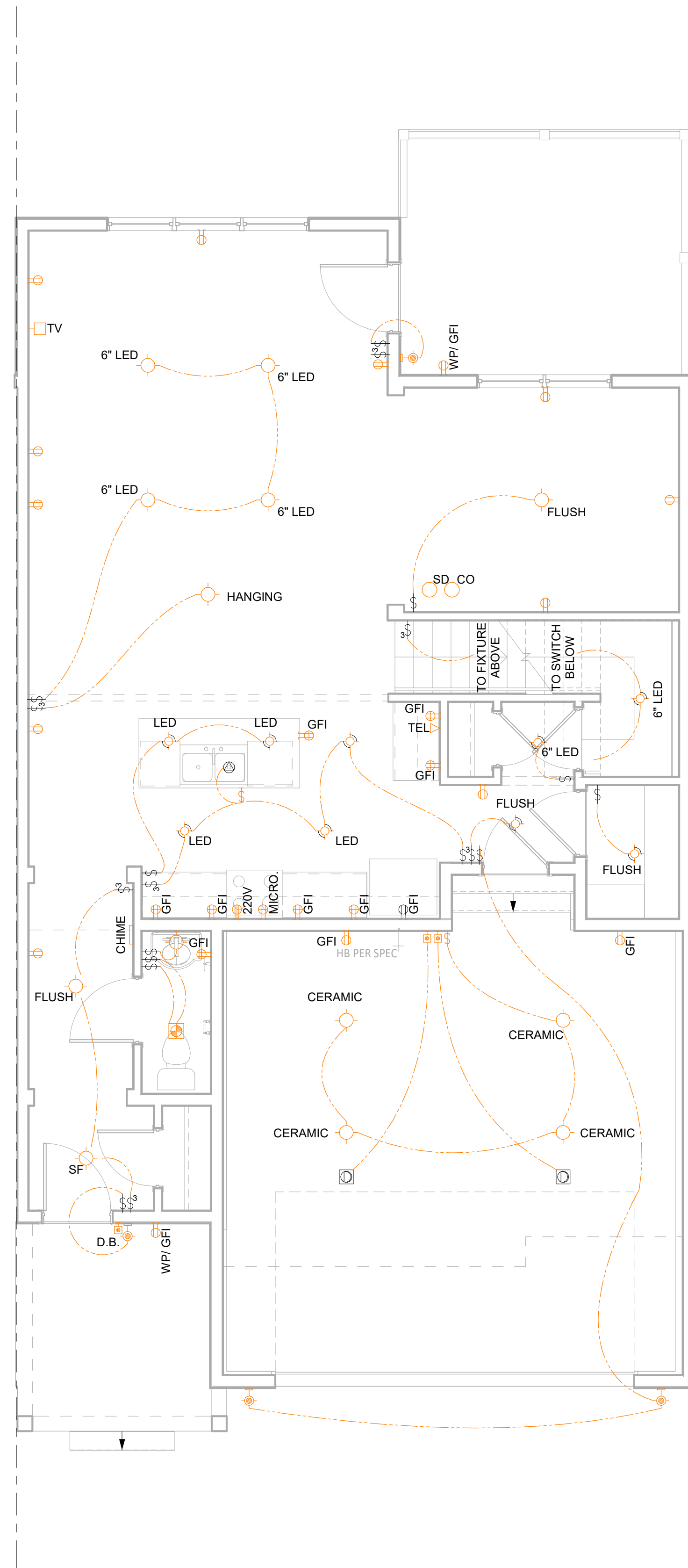
JOB NO: MS160442.00 PROJ MGR: JM
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BASEMENT ELECTRICAL PLAN-F1

BALSAM

C-E0.2F1

Elevation - F1



Main Floor Electrical Plan

SCALE: 1/4" = 1'-0" (22x34)

ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITABLE SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

ELECTRICAL DEVICES:

- | | |
|---|--------------------------|
| SWITCHES OVER COUNTER..... | 48" TO CL |
| WALL OUTLETS OVER COUNTER..... | 48" TO CL |
| REMAINING SWITCHES..... | 48" TO CL |
| WALL OUTLETS..... | 12" TO CL |
| BATH VANITY BRACKET OUT (1" ABOVE TOP OF MIRROR)..... | 1.2 80" TO CL |
| WATER SOFTENER AND SUMP OUTLETS..... | 48" TO CL |
| TELEPHONE OUTLETS..... | 12" TO CL |
| EXTERIOR GFI OUTLETS..... | 12" TO CL |
| GARAGE GFI (ABOVE GARAGE FLOOR)..... | 12" TO CL |
| BASEMENT WALL OUTLETS..... | 48" TO CL |
| FRONT DOOR COACH LIGHT (ABOVE GARAGE FLOOR)..... | 72" TO CL |
| DINING AND BREAKFAST FIXTURE..... | 84" TO CL |
| FOYER AND STAIRWAY FIXTURE..... | 96" TO BOTTOM OF FIXTURE |
| THERMOSTAT..... | 54" TO CL |
| DOORBELL CHIMES..... | 84" TO CL |
| DOORBELL BUTTON..... | LEVEL W/ DOOR HANDLE |
| KITCHEN HOOD FAN "WHIP"..... | 66" TO CL |
| KITCHEN WALL HUNG MICROWAVE OUTLET..... | 76" TO CL |
| KITCHEN DISHWASHER RECEPTACLE UNDER SINK..... | 24" TO CL |
| KITCHEN REFRIGERATOR..... | 48" TO CL |
| WASHER/DRYER OUTLET..... | 48" TO CL |
- CL = CENTERLINE
 1 = FIELD VERIFY
 2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GFI
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V
- 220 VOLT OUTLET
- OVERHEAD DUPLEX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- REINFORCED JUNCTION BOX
- CEILING MOUNTED LIGHT FIXTURE
- SEMI FLUSH CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL LED LIGHT FIXTURE
- LED LIGHT FIXTURE WITH PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXHAUST FAN (VENT TO EXIT)
- EXHAUST FAN w/ TIMER/LIGHT COMBINATION (VENT TO EXIT)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXIT)
- CHIMES
- PUSH BUTTON SWITCH
- SMOKE DETECTOR
- HEAT DETECTOR
- CO DETECTOR
- THERMOSTAT
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TELEVISION
- ELECTRIC METER
- ELECTRIC PANEL
- TELEPHONE
- COMPUTER
- CEILING FAN WITH LED LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

ISSUE DATE: 02/07/20

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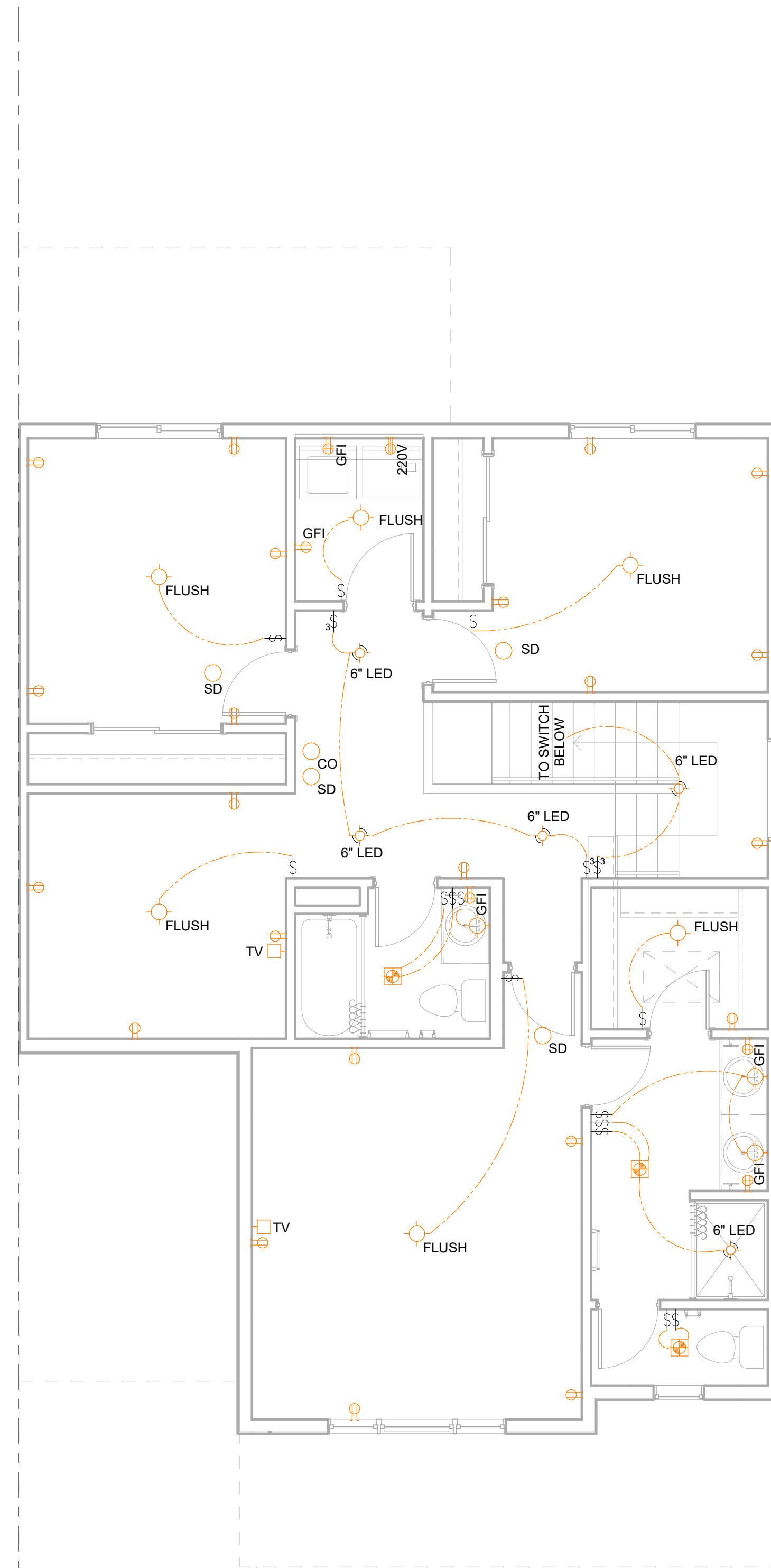
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 DRAWN: JM, EL CHECKED: JM

MAIN FLOOR ELECTRICAL PLAN-F1

BALSAM

C-E1.2F1

Elevation - F1



Upper Floor Electrical Plan

SCALE: 1/4" = 1'-0" (22x34)

ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITAT SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

ELECTRICAL DEVICES ABOVE FINISHED FLOOR:

- SWITCHES OVER COUNTER..... 48" TO CL
 - WALL OUTLETS OVER COUNTER..... 48" TO CL
 - REMAINING SWITCHES..... 48" TO CL
 - WALL OUTLETS..... 12" TO CL
 - BATH VANITY BRACKET OUT (1" ABOVE TOP OF MIRROR)..... 80" TO CL
 - WATER SOFTENER AND SUMP OUTLETS..... 48" TO CL
 - TELEPHONE OUTLETS..... 12" TO CL
 - TELEVISION OUTLETS..... 12" TO CL
 - EXTERIOR GFI OUTLETS..... 12" TO CL
 - GARAGE GFI (ABOVE GARAGE FLOOR)..... 12" TO CL
 - BASEMENT WALL OUTLETS..... 48" TO CL
 - FRONT DOOR COACH LIGHT..... 72" TO CL
 - GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)..... 84" TO CL
 - DINING AND BREAKFAST FIXTURE..... 64" TO BOTTOM OF FIXTURE
 - FOYER AND STAIRWAY FIXTURE..... 96" TO BOTTOM OF FIXTURE
 - THERMOSTAT..... 54" TO CL
 - DOORBELL CHIMES..... 84" TO CL
 - DOORBELL BUTTON..... LEVEL W/ DOOR HANDLE
 - KITCHEN HOOD FAN "WHIP"..... 66" TO CL
 - KITCHEN WALL HUNG MICROWAVE OUTLET..... 76" TO CL
 - KITCHEN DISHWASHER RECEPTACLE UNDER SINK..... 24" TO CL
 - KITCHEN REFRIGERATOR..... 48" TO CL
 - WASHER/DRYER OUTLET..... 48" TO CL
- CL = CENTERLINE
 1 = FIELD VERIFY
 2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- OVERHEAD DUPLEX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- REINFORCED JUNCTION BOX
- CEILING MOUNTED LIGHT FIXTURE
- SEMI FLUSH CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL LED LIGHT FIXTURE
- LED LIGHT FIXTURE WITH PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXHAUST FAN (VENT TO EXIT)
- EXHAUST FAN w/ TIMER/LIGHT COMBINATION (VENT TO EXIT)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXIT)
- CHIMES
- PUSH BUTTON SWITCH
- SMOKE DETECTOR
- HEAT DETECTOR
- CO DETECTOR
- THERMOSTAT
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TELEVISION
- ELECTRIC METER
- ELECTRIC PANEL
- TELEPHONE
- COMPUTER
- CEILING FAN WITH LED LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

O'Brien Home Farm Duplex Downhill Lot

South Burlington, Vermont

O'Brien Brothers Agency

ISSUE DATE: 02/07/20

NO.	REVISIONS



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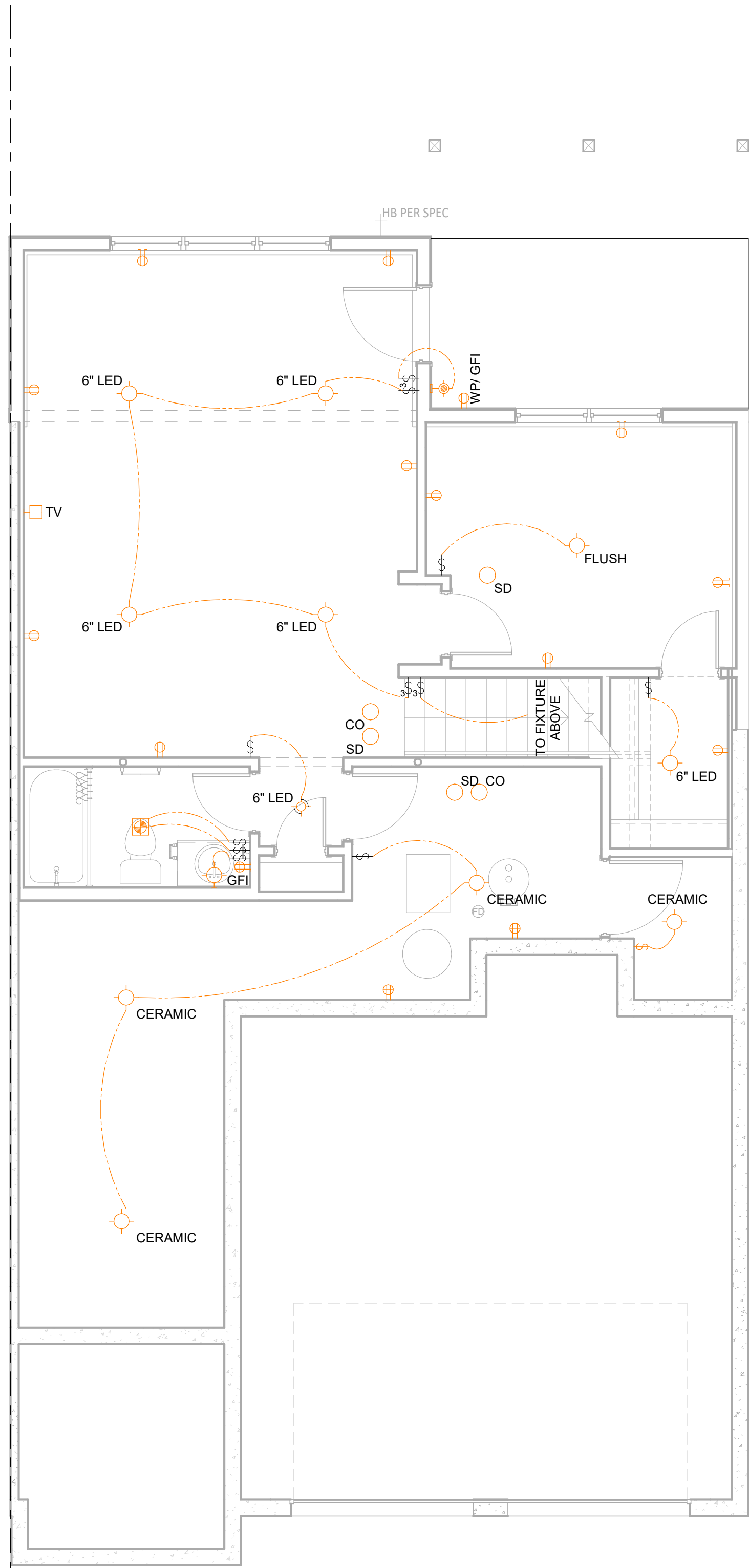
JOB NO:MS160442.00 PROJ MGR: JM
 DRAWN: JM, EL CHECKED: JM

UPPER FLOOR ELECTRICAL PLAN-F1

BALSAM

C-E2.2F1

Elevation - F1



Finished Basement Electrical Plan

SCALE: 1/4" = 1'-0" (22x34)

ELECTRICAL NOTES:

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITATL SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).

ELECTRICAL DEVICES:

DEVICES	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUT (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOT FENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	12" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT (ABOVE GARAGE FLOOR)	72" TO CL
DINING AND BREAKFAST FIXTURE	64" TO BOTTOM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BOTTOM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DOOR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE UNDER SINK	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

CL = CENTERLINE
 1 = FIELD VERIFY
 2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"

ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V 220 VOLT OUTLET
- OVERHEAD DUPLEX
- WALL SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH
- REINFORCED JUNCTION BOX
- CEILING MOUNTED LIGHT FIXTURE
- SEMI FLUSH CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (WEATHERPROOF)
- RECESSED FLOURESCENT LIGHT FIXTURE (VAPOR-PROOF)
- RECESSED LIGHT FIXTURE (VAPOR-PROOF)
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL LED LIGHT FIXTURE
- LED LIGHT FIXTURE WITH PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXHAUST FAN (VENT TO EXIT)
- EXHAUST FAN w/ TIMER/LIGHT COMBINATION (VENT TO EXIT)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXIT)
- CHIMES
- PUSH BUTTON SWITCH
- SMOKE DETECTOR
- HEAT DETECTOR
- CO DETECTOR
- THERMOSTAT
- SPEAKER (PROVIDE ADEQUATE SUPPORT)
- TELEVISION
- ELECTRIC METER
- ELECTRIC PANEL
- TELEPHONE
- COMPUTER
- CEILING FAN WITH LED LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

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REVISIONS

O'Brien Home Farm Duplex Downhill Lot
 South Burlington, Vermont
 O'Brien Brothers Agency



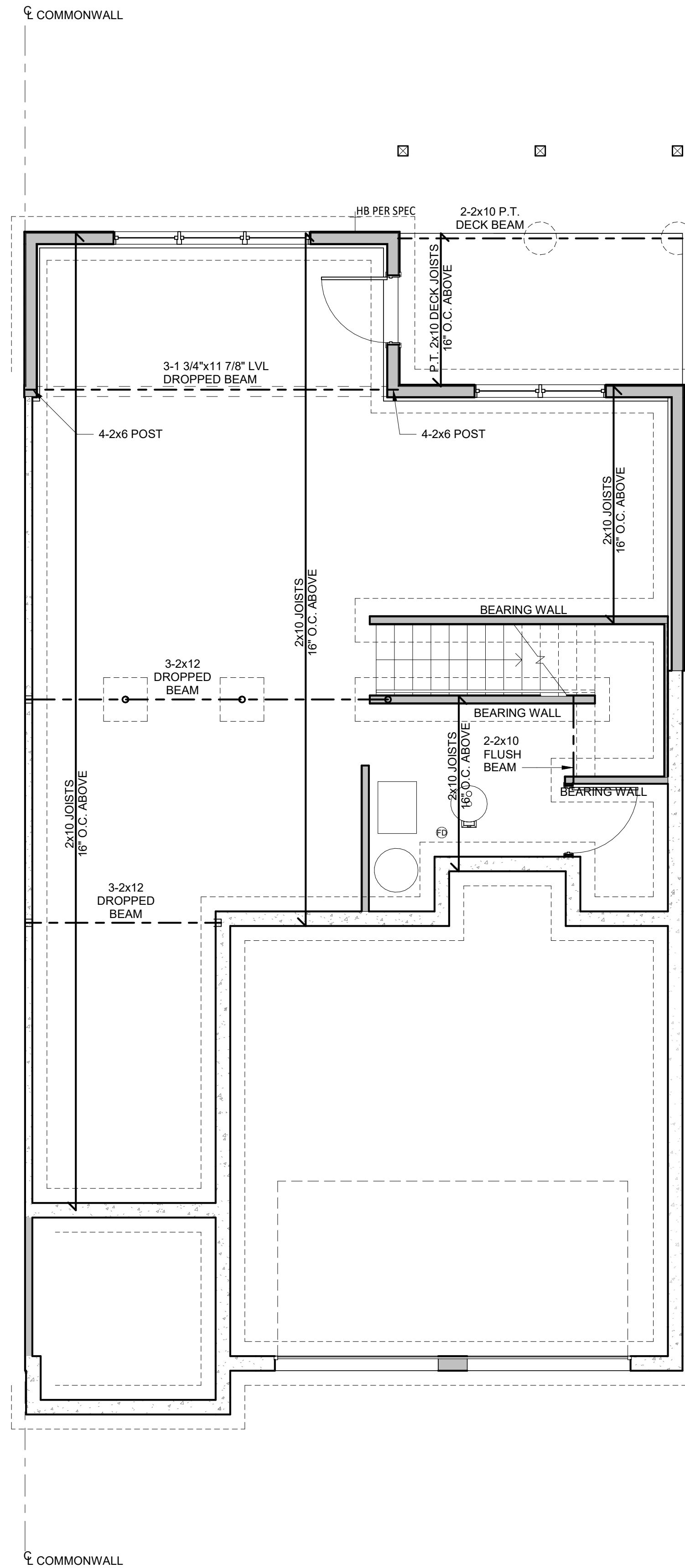
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FLOOR ELECTRICAL PLAN OPTIONS

BALSAM
C-E4.1.1

Floor Electrical Plan Options



Main Floor Framing Plan

SCALE: 1/4" = 1'-0" (22x34)

CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS
- A. ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
- B1. TYPICAL SIDING WALL CONSTRUCTION:**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
- B2. TYPICAL STONE VENEER WALL CONSTRUCTION:**
ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES.
INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
- C. TYPICAL FLOOR CONSTRUCTION:**
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS.
MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
- D. CONCRETE SLAB CONSTRUCTION:**
4" CONCRETE SLAB OVER 6 MIL. POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FRAMING PLAN NOTES:

- PROVIDE PROVIDE MINIMUM 2-2x10 HEADER OVER DOORS & WINDOWS UNLESS NOTED OTHERWISE.
- PROVIDE THE FOLLOWING POSTS AT ENDS OF HEADERS (UNLESS NOTED OTHERWISE):
 - ** OPENINGS 4'-0" OR LESS: 1 JACK STUD & 1 KING STUD
 - ** OPENINGS GREATER THAN 4'-0": 2 JACK STUDS & 1 KING STUD
- PROVIDE MINIMUM 3-2x4 POST AT 2x4 WALLS OR 2-2x6 POST AT 2x6 WALLS AT ENDS OF GIRDER TRUSSES AND BEAMS UNLESS NOTED OTHERWISE.
- SOLID BLOCK IN FLOOR FRAMING BENEATH ALL POSTS TO FOUNDATION BELOW OR TO POST IN WALL BELOW.
- ANCHOR ROOF TRUSSES AND RAFTERS WITH SIMPSON H2.5 ANCHORS, TYPICAL.
- SUPPORT OVERFRAMING ON FRAMING MEMBERS OR PROVIDE SOLID BLOCKING.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- TRUSS MANUFACTURER SHALL SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.

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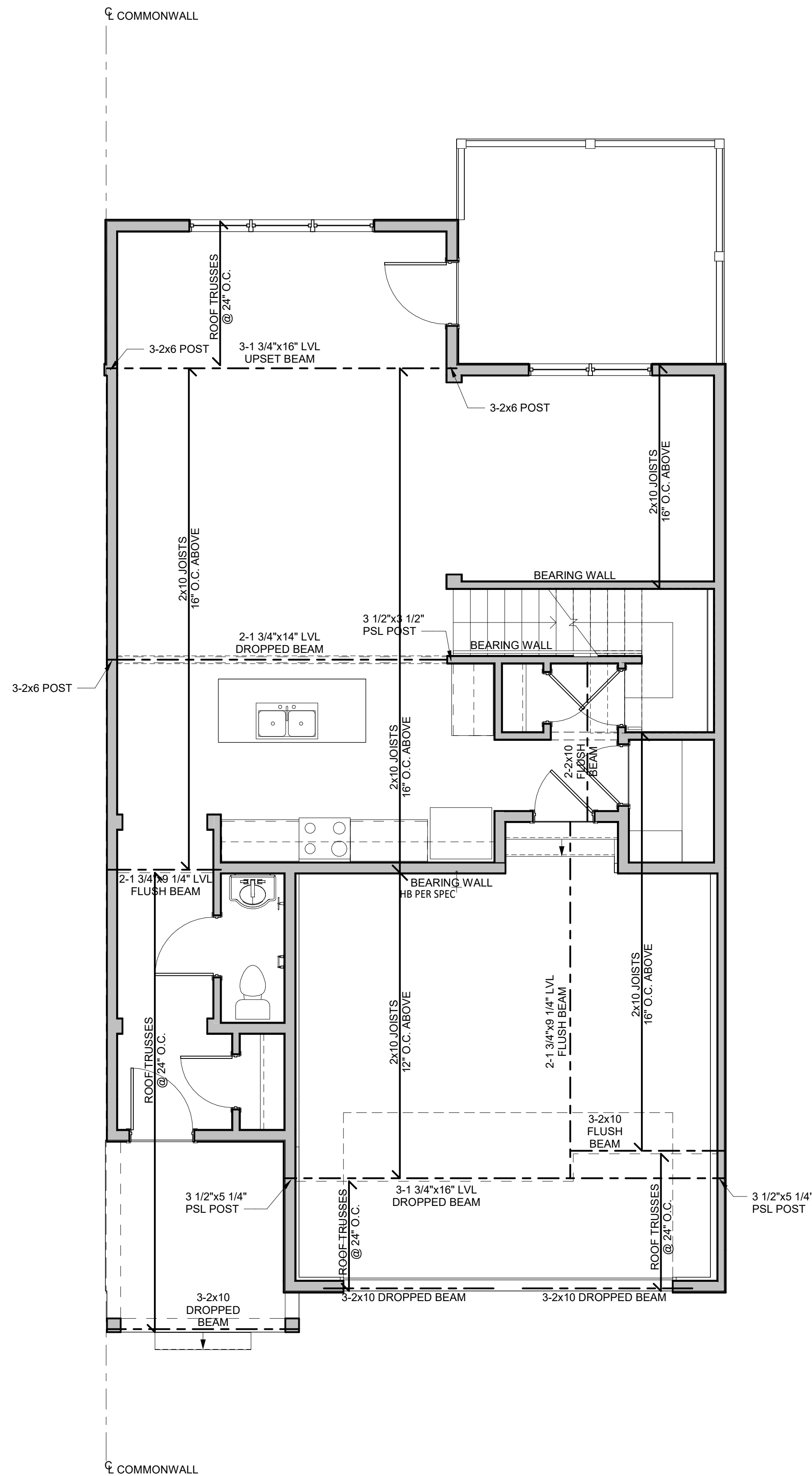
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MAIN FLOOR FRAMING
 PLAN-F1

BALSAM
C-S0.2F1

Elevation - F1



Upper Floor Framing Plan

SCALE: 1/4" = 1'-0" (22x34)

CONSTRUCTION ASSEMBLIES:

- T** THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:** COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS). CEILING: 5/8" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER WITH INSULATION ABOVE.
 - B1. **TYPICAL SIDING WALL CONSTRUCTION:** SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - B2. **TYPICAL STONE VENEER WALL CONSTRUCTION:** ADHERED SYNTHETIC STONE VENEER (INSTALLED PER MFR'S SPECS.) OVER WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2x4 STUDS, 16" O.C. OR 2x6 STUDS, 24" O.C. W/ INSULATION IN CAVITIES. INTERIOR: 1/2" GYPSUM BOARD OVER MOISTURE VAPOR RETARDER.
 - C. **TYPICAL FLOOR CONSTRUCTION:** FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON FLOOR FRAMING AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 1/2" GYPSUM BOARD.
 - D. **CONCRETE SLAB CONSTRUCTION:** 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 4" MINIMUM GRANULAR FILL.

GENERAL FRAMING PLAN NOTES:

- * PROVIDE MINIMUM 2-2x10 HEADER OVER DOORS & WINDOWS UNLESS NOTED OTHERWISE.
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 - ** OPENINGS GREATER THAN 4'-0": 2 JACK STUDS & 1 KING STUD
- * PROVIDE MINIMUM 3-2x4 POST AT 2x4 WALLS OR 2-2x6 POST AT 2x6 WALLS AT ENDS OF GIRDER TRUSSES AND BEAMS UNLESS NOTED OTHERWISE.
- * SOLID BLOCK IN FLOOR FRAMING BENEATH ALL POSTS TO FOUNDATION BELOW OR TO POST IN WALL BELOW.
- * ANCHOR ROOF TRUSSES AND RAFTERS WITH SIMPSON H2.5 ANCHORS. TYPICAL.
- * SUPPORT OVERFRAMING ON FRAMING MEMBERS OR PROVIDE SOLID BLOCKING.
- * PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
- * TRUSS MANUFACTURER SHALL SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES.

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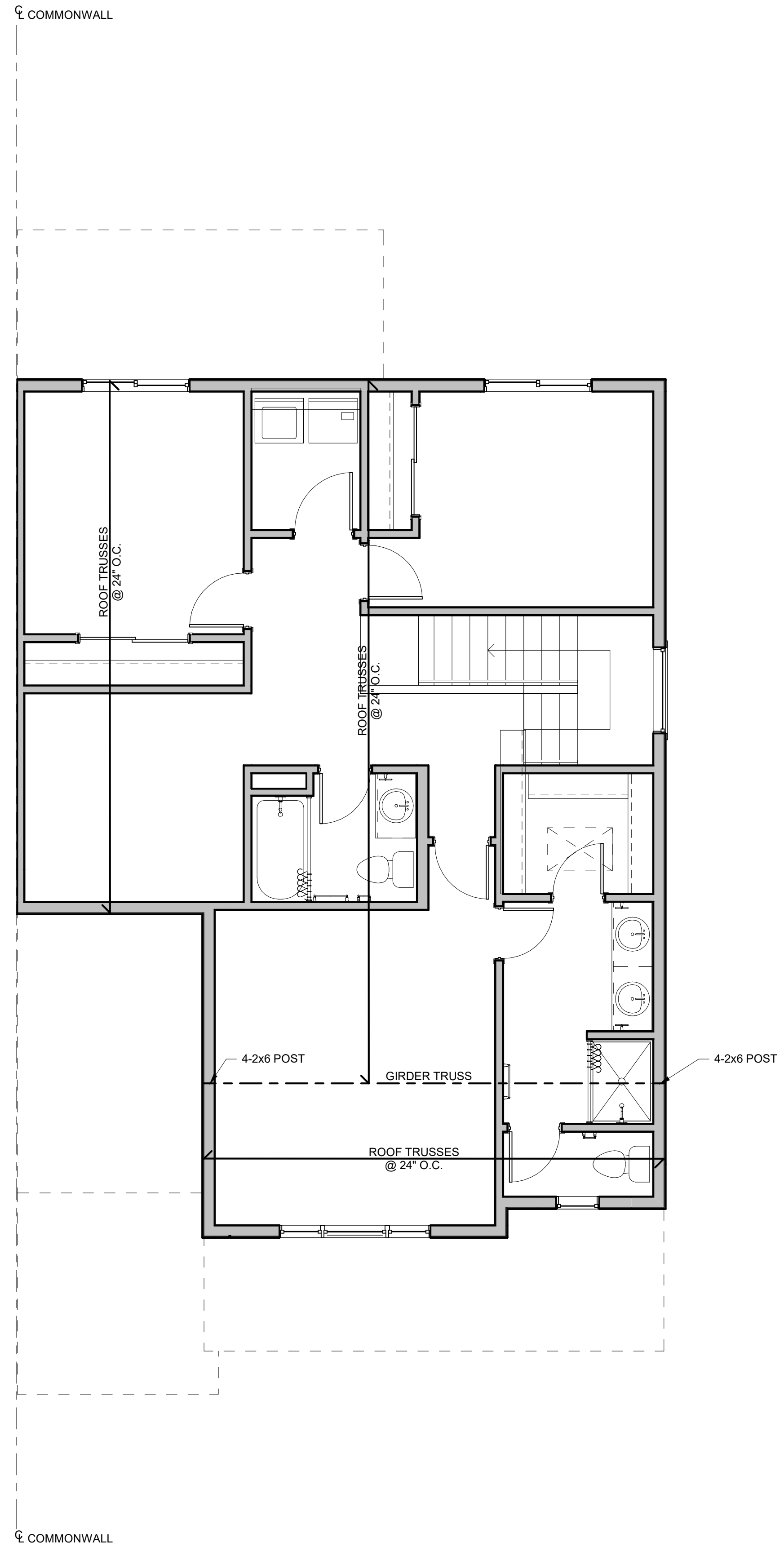
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UPPER FLOOR FRAMING
 PLAN-F1

BALSAM

C-S1.2F1

Elevation - F1



Roof Framing Plan

SCALE: 1/4" = 1'-0" (22x34)

CONSTRUCTION ASSEMBLIES:

- T THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON PLANS
- A. **ROOF CONSTRUCTION:**
COMPOSITION ROOF SHINGLES ON UNDERLAYMENT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS (AS NOTED ON FRAMING PLANS).
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 - B1. **TYPICAL SIDING WALL CONSTRUCTION:**
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ROOF FRAMING PLAN-F1

BALSAM
C-S2.2F1

Elevation - F1