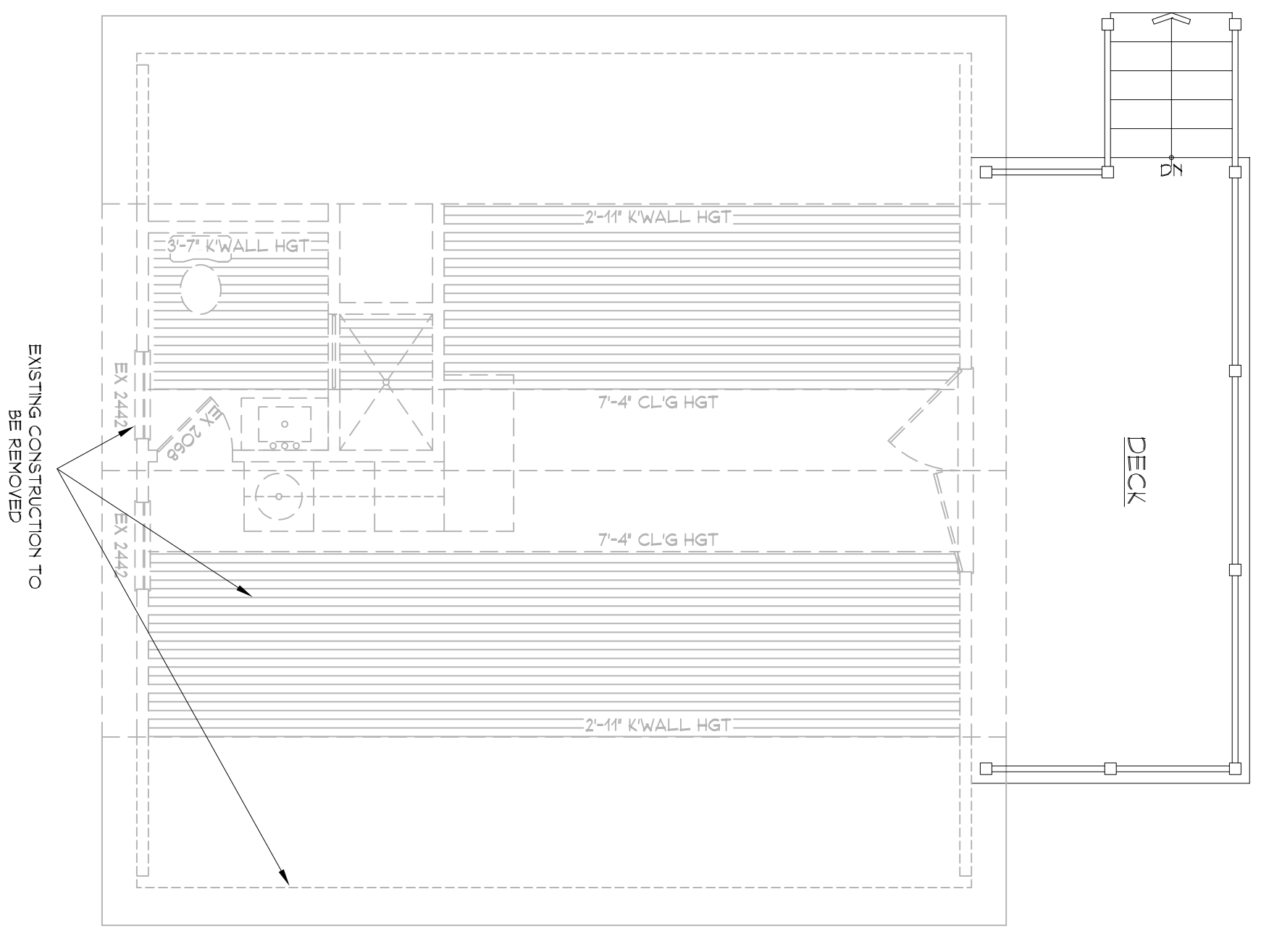


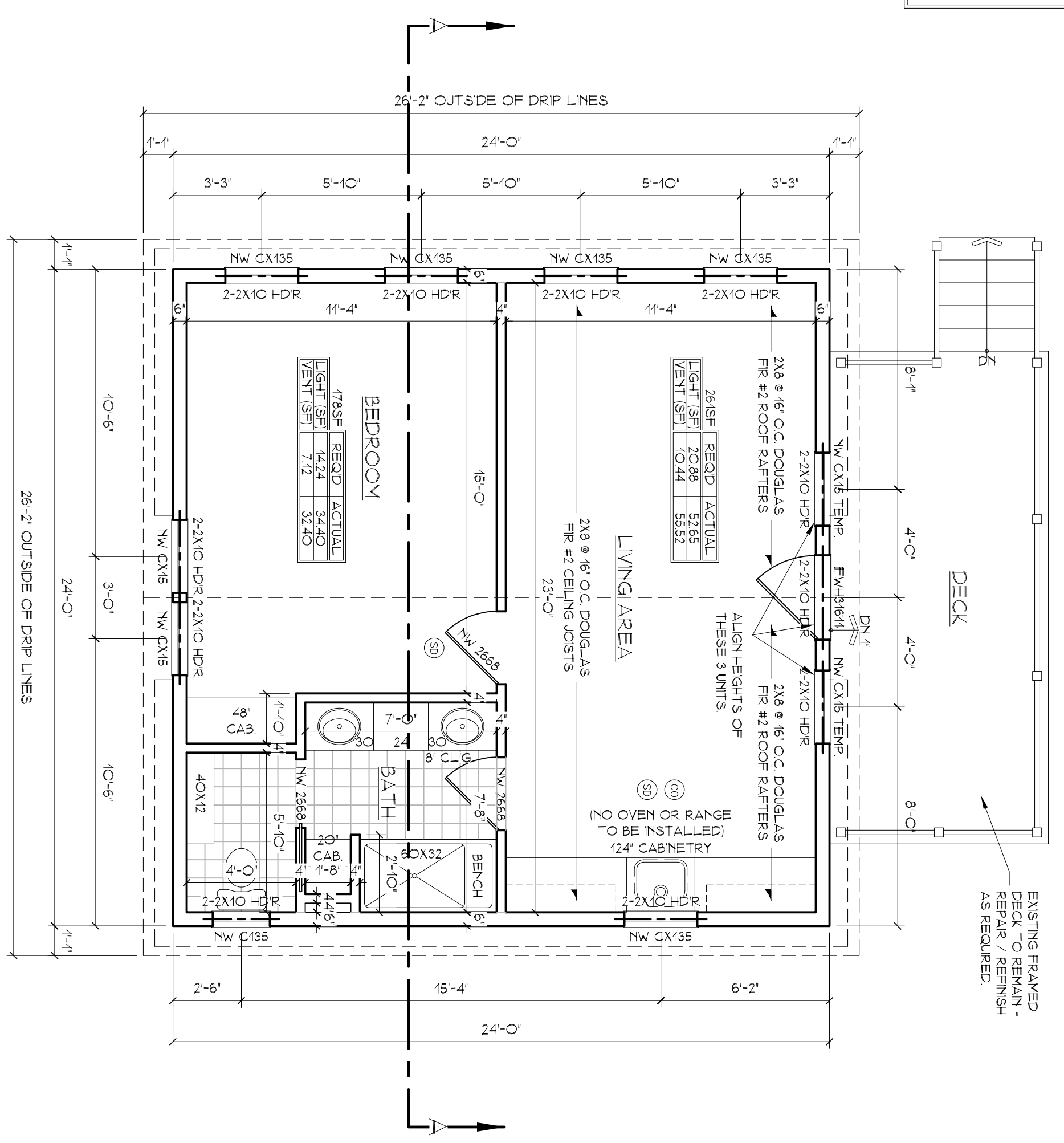
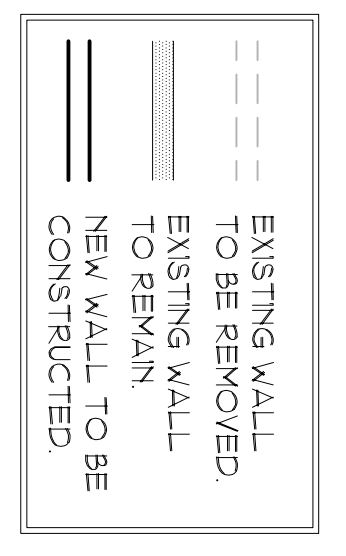
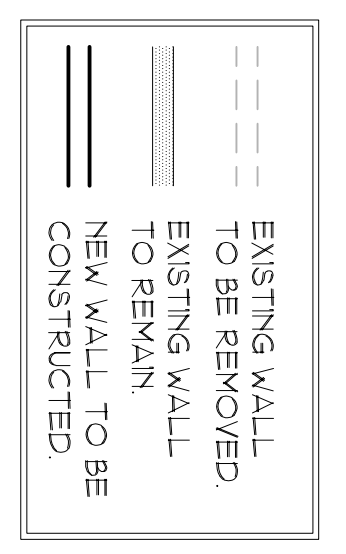




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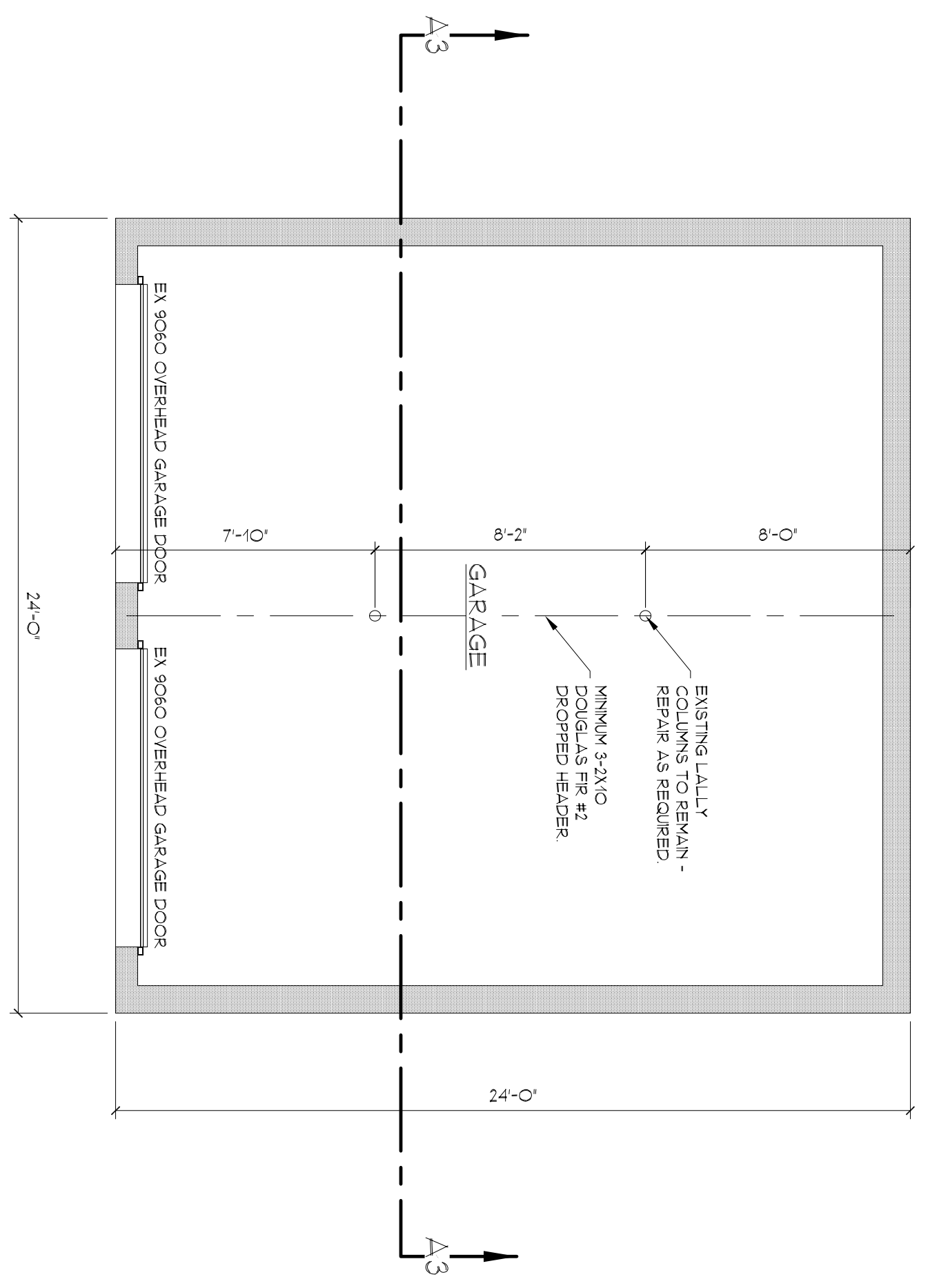


**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

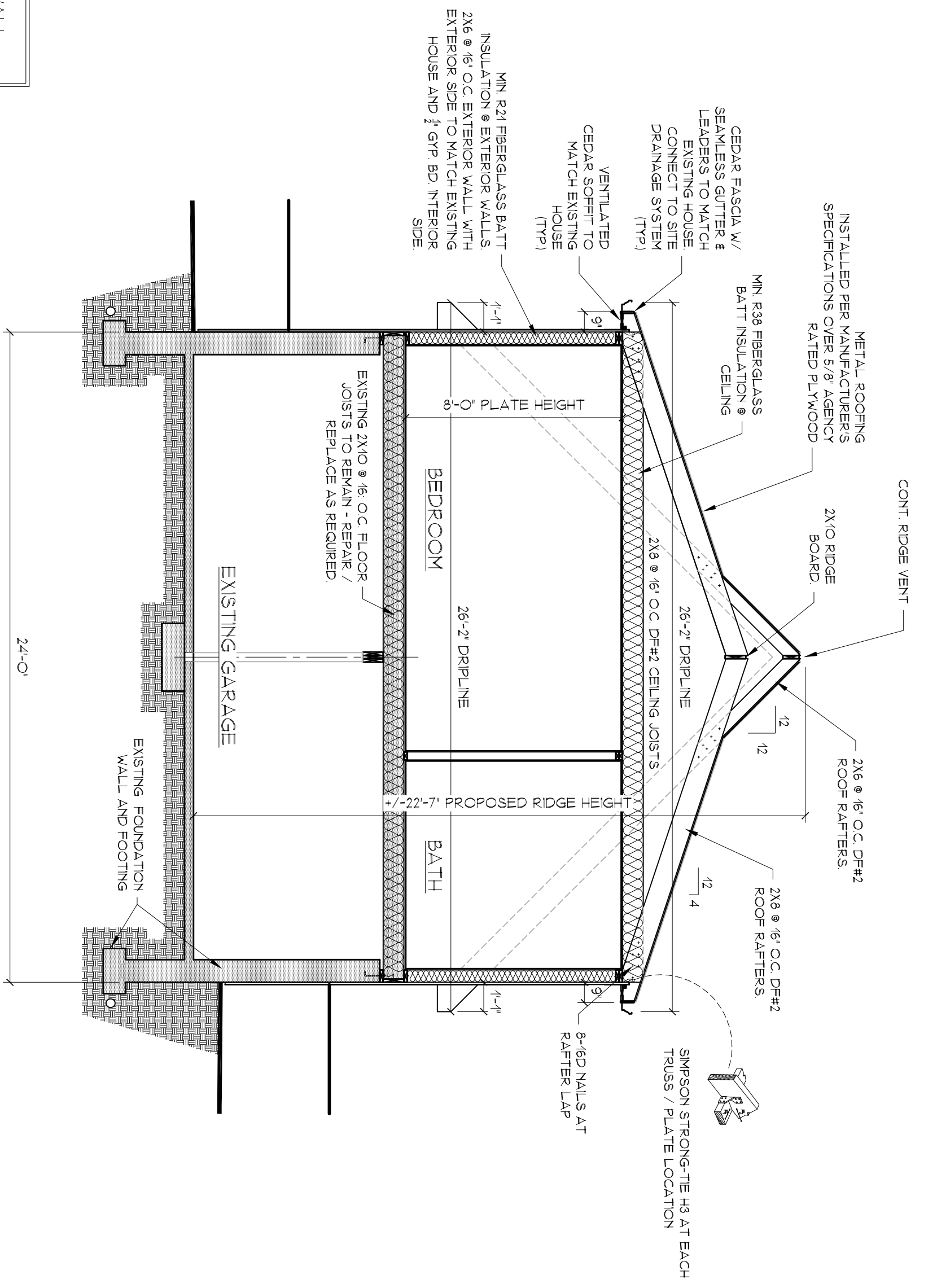
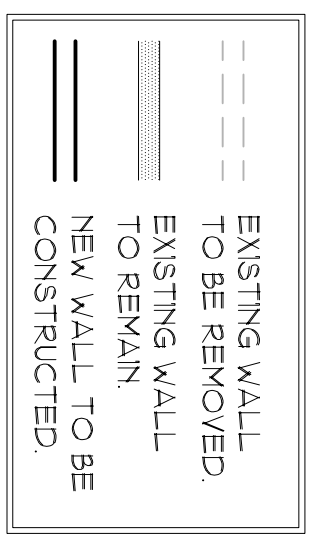
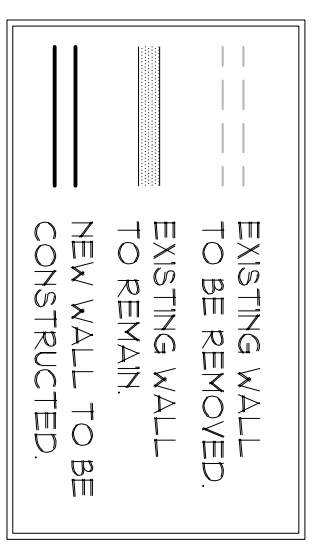


**FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 1/4" = 1'-0"

STORMWATER NOTE:  
THESE RENOVATION DRAININGS HAVE BEEN DESIGNED TO NOT INCREASE THE AMOUNT OF EXISTING IMPERVIOUS AREA ON SITE SURFACE OR DEPRIVE THE EXISTING AND PROPOSED AREAS ON THE SURVEY.



**GARAGE EXISTING PLAN**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"

**NOREN RESIDENCE**  
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85 LAKE DRIVE SOUTH  
NEW FAIRFIELD, CT  
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CHERIDAN DESIGNS

DETACHED GARAGE

FLOOR PLANS

**A2**

DATE: 3/4/2023 JOB NO. [ ]  
SCALE: 1/4" = 1'-0" DRAWN BY: D. SCHARPF  
CHECKED BY: [ ]

GENERAL CONDITIONS

ALL WORK SHALL CONFORM TO 1018 ESSENTIAL CODE OF CONNECTICUT AND ENERGY CONSERVATION CODE AS WELL AS TO ALL VILLAGE OR CITY ORDINANCES AND BUILDING CODE REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE WORK IS COMMENCED. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP OR CODE COMPLIANCE DURING CONSTRUCTION UNLESS CONSTRUCTION SUPERVISION IS INCLUDED IN A CONTRACT SIGNED BY BOTH THE OWNER AND THE DESIGNER.

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INCLUDING CERTIFICATE OF OCCUPANCY, AND HE OR SHE SHALL PAY FOR ALL INSPECTIONS AND FEES FOR SAME AS REQUIRED. THE CONTRACTOR SHALL MAINTAIN CLEAN AND SAFE WORKING CONDITIONS AT ALL TIMES AT THE JOB SITE. HE SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ON A DAILY BASIS. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CHECK ALL MEASUREMENTS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

THE CONTRACTOR SHALL NOT CUT OUT ANY STRUCTURAL FRAMING MEMBERS WITHOUT THE APPROVAL OF THE DESIGNER. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND BRACING AND MAKE SAFE ALL FLOOR ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE AND UNTIL PERMANENT SUPPORTS ARE IN PLACE. THE CONTRACTOR SHALL OBTAIN THE PERMITS AND CHECK ALL MEASUREMENTS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WORK.

CONCRETE FOOTINGS, WALLS AND FLOOR SLABS, ETC. SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI IN 28 DAYS. ALL CONCRETE SHALL BE PLACED ON FRESH GROUND AND NO ADJUSTMENTS BE PERMITTED IN CONCRETE. ALL CONCRETE SHALL BE CONTROLLED CURING WITH A.C.I. BUILDING CODE REQUIREMENTS FOR A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH A.C.I. CODE 309-4S REQUIREMENTS.

ROOFING CONCRETE FOUNDATION SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE SPECIFICATION AND SHALL BE PLUMB, LEVEL, AND TRUE FORMS TO BE PROPERLY CONSTRUCTION TO HOLD CONCRETE. PROVIDE GRADE 60 REINFORCING BARS AS SHOWN ON PLANS. CONCRETE WORK SHALL CONFORM TO A.S.T.M. A865.

DO NOT BACKFILL AGAINST FOUNDATION WALLS UNTIL MASONRY CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO SUPPORT THE EXTERIOR FINISHES. EXTERIOR FINISHES SHALL BE INSTALLED AFTER THE MASONRY CONCRETE IS COMPLETELY CURED. REMOVE AND REPLACE ALL DAMAGED CONCRETE AS DIRECTED BY ARCHITECT. CROSSING OVER SAME, REMOVE AND REPLACE ALL DAMAGED CONCRETE AS DIRECTED.

ALL CONCRETE SLABS EXPOSED TO THE WEATHER CONDITIONS SHALL A NON-SAND SURFACE FINISH. ALL CONCRETE BLOCK IS TO BE REINFORCED WITH #4@16" WALL. TRUSS TYPE STONOLITE MASONRY REINFORCING AS FOLLOWS: BELOW GRADE: EVERY THIRD COURSE ABOVE GRADE: EVERY THIRD COURSE PROVIDE REINFORCED CORNERS AND TEES. LAP A MINIMUM 4'.

ALL FACTORY MANUFACTURED GLUE-LAMINATED WOOD FRAMING MEMBERS SHALL BE TO BE JOINTED TOGETHER AS MANUFACTURED BY TRUSS-O-JOIST BY MEMBER/SECTOR OR APPROVED EQUAL. ALL FLASH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS. MINIMUM 9 GA. INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

WHERE FRAMING LUMBER IS FLASH FRAMED TO A WOOD-LAM GRADER, SET THESE GRADERS 1/2" CLEAR BELOW TOP OF FRAMING LUMBER TO ALLOW FOR BRINKAGE. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS, PROVIDE A BUILT UP SOLID POST WEDGE WITH 1/2" AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOLE DEPTH IS 4" AT INTERIOR WALLS AND 6" AT EXTERIOR WALLS.

UNLESS OTHERWISE NOTED, PROVIDE

- A. DOUBLE HEADER JOISTS AND TRIMMER AT ALL FLOOR OPENINGS
B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS EXCEPT PARALLEL FRAMING WALLS
C. DOUBLE JOISTS UNDER HANG DOOR LITE
D. DOUBLE JOISTS MEMBERS OVER ALL FLOOR AND WINDOW OPENINGS
E. SINGLE ROW OF 1 X 3 CROSS BRACING PER JOIST SPAN
F. SOLID WOOD BLOCKING BELOW ALL HEADERS, BEAMS AND LINTELS
PROVIDE FIRE BLOCKING BETWEEN ALL JOISTS AND IN ALL AREAS IN COMPLIANCE WITH THE STATE CONSTRUCTION CODE.

WOOD FRAMING SHALL BE 2" MINIMUM ABOVE GRADE. SHEATHING SHALL BE 1/2" WOOD 3/4" THICK TONGUE & GROOVE. SHEATHING SHALL BE GATED AND WALLED WITH EXTERIOR GLUE AND RING WALLS AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD. EXTERIOR WALL SHEATHING SHALL BE 1/2" THICK CDX PLYWOOD. MISCELLANEOUS LUMBER INCLUDING BLOCKING, GIRDERS, PILING AND OTHER LIGHT FRAMING SHALL BE OF THE SAME SIZE AND SPECIFICATION AS REQUIRED. PROVIDE ALL MISCELLANEOUS CARPENTRY AND LUMBER AS REQUIRED, WHETHER SPECIFICALLY SHOWN OR NOT.

ALL STUD FRAMING HAVING AN UNEXPECTED HEIGHT OF MORE THAN 10 FEET SHALL HAVE STUD BRACING OR OTHER BRACING AS APPROVED NUMBER AT THE EXTERIOR TO EXCEED 10 FEET. ROOF SHEATHING SHALL BE 5/8" X 2" YACHTS/ARCHITECTURAL SINGLES OR EQUAL. OF COLOR AND TYPE AS SELECTED BY OWNER. INSTALL SINGLES OVER 6" ASPHALT OR OTHER FELT UNDERLAY. INSTALLATION OF SINGLES AND TYPE OF UNDERLAYMENT SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.

GLASS IN EXTERIOR DOORS, SHOWER DOORS AND ENCLOSURES, BATHING DOORS AND ENCLOSURES, AND WINDOWS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. GLASS SHALL BE FULL PRISMATIC OR 5/8" EBY. ALL WINDOWS, DOORS AND OTHER OPENINGS IN EXTERIOR WALL SHALL BE CALLED OUT. PRE-FAB CONCRETE REINFORCED INSTALLATION OF REBAR & TIES & REBAR LACES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE. REBAR LACES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE. REBAR LACES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE.

CONTRACTOR SHALL PROVIDE ALL LABOR MATERIALS AND EQUIPMENT NECESSARY TO INSTALL. CONTRACTOR SHALL COMPLY WITH INSPECT NATIONAL PLUMBING CODE WITH ALL OTHER TODES AND ORDINANCES. SUB-CONTRACTORS SHALL COMPLY WITH ALL OTHER TODES AND ORDINANCES. PLUMBING FITURES TO BE AS APPROVED BY OWNER. ALL EXPOSED FITTINGS AND PIPE SHALL BE CHROME PLATED ELECTRIC.

ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES. ALL ELECTRICAL WORK SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. ALL ELECTRICAL WORK SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. ALL ELECTRICAL WORK SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

WOOD FLOOR SHALL BE 1/2" X 3" STRIP OAK OVER ROBIN PAPER AND SECURELY Nailed TO JOISTS. INTERIOR TRIM SHALL BE STOCK CASINGS, ARCHES AND TOOLS BASE AT THE FLOOR. GLOSS TO MATCH ONE 3/4" SATIN ENAMEL FINISH FLOOR. DOORS TO RECEIVE ONE (1) COAT OF SEALER AND ONE (1) COAT OF POLYURETHANE FINISH. LAMINATE FLOORING TO RECEIVE ONE (1) COAT OF SEALER AND ONE (1) COAT OF POLYURETHANE FINISH. GLOSS FINISH.

EXTERIOR SIDING SHALL BE 1/2" X 6" STRIP OAK OVER ROBIN PAPER AND SECURELY Nailed TO JOISTS. INTERIOR SIDING SHALL BE 1/2" X 6" STRIP OAK OVER ROBIN PAPER AND SECURELY Nailed TO JOISTS. INTERIOR TRIM SHALL BE STOCK CASINGS, ARCHES AND TOOLS BASE AT THE FLOOR. GLOSS TO MATCH ONE 3/4" SATIN ENAMEL FINISH FLOOR. DOORS TO RECEIVE ONE (1) COAT OF SEALER AND ONE (1) COAT OF POLYURETHANE FINISH. LAMINATE FLOORING TO RECEIVE ONE (1) COAT OF SEALER AND ONE (1) COAT OF POLYURETHANE FINISH. GLOSS FINISH.

SPECIAL NOTES: THE CONSTRUCTION DOCUMENTS DO NOT INDICATE MECHANICAL SYSTEMS (HVAC SYSTEMS), PLUMBING SYSTEMS, BACKFLOW PREVENTION SYSTEM, ELECTRICAL AND PLUMBING SYSTEMS. THE CONTRACTOR IS TO CONSULT WITH THE OWNER AND THE DESIGNER FOR HIS WORK. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION PHASE ADMINISTRATION OF THE CONSTRUCTION CONTRACT. IS THE RESPONSIBILITY OF THE OWNER.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Table with 7 columns: GROUND SNOW LOAD, WIND SPEED (MPH), SEISMIC DESIGN CATEGORY, WEATHERING, FROST LINE DEPTH, TERMITES, DECAY, WINTER DESIGN TEMP, ICE SHIELD REQUIRED, FLOOD HAZARDS.

MINIMUM NAILING SCHEDULE

Table with 4 columns: MEMBER OR COMMON WALLS, NUMBER OF MEMBER WALLS, MEMBER OR COMMON WALLS, NAILING SCHEDULE.

DESIGN LOADS - LIVE AND TOTAL
ROOM: 35#LL 45#TL
ATTIC W/ LIMITED STORAGE: 20#LL 30#TL
SLEEPING ROOMS: 30#LL 40#TL
DECORATIVE SLEEPING ROOMS: 40#LL 50#TL
DECKS: 40#LL 50#TL
STAIRS: 40#LL 50#TL
GUARDRAILS AND HANDRAILS: 200#LL
GUARDRAILS IN-FILL COMPONENTS: 50#LL

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85 LAKE DRIVE SOUTH
NEW FAIRFIELD, CT
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DETACHED GARAGE
SPECIFICATIONS & NAILING SCHEDULE
SHEET NUMBER
DATE: 3/24/23
SCALE: (AS NOTED)
DRAWN BY: D. SCHARFF

A3