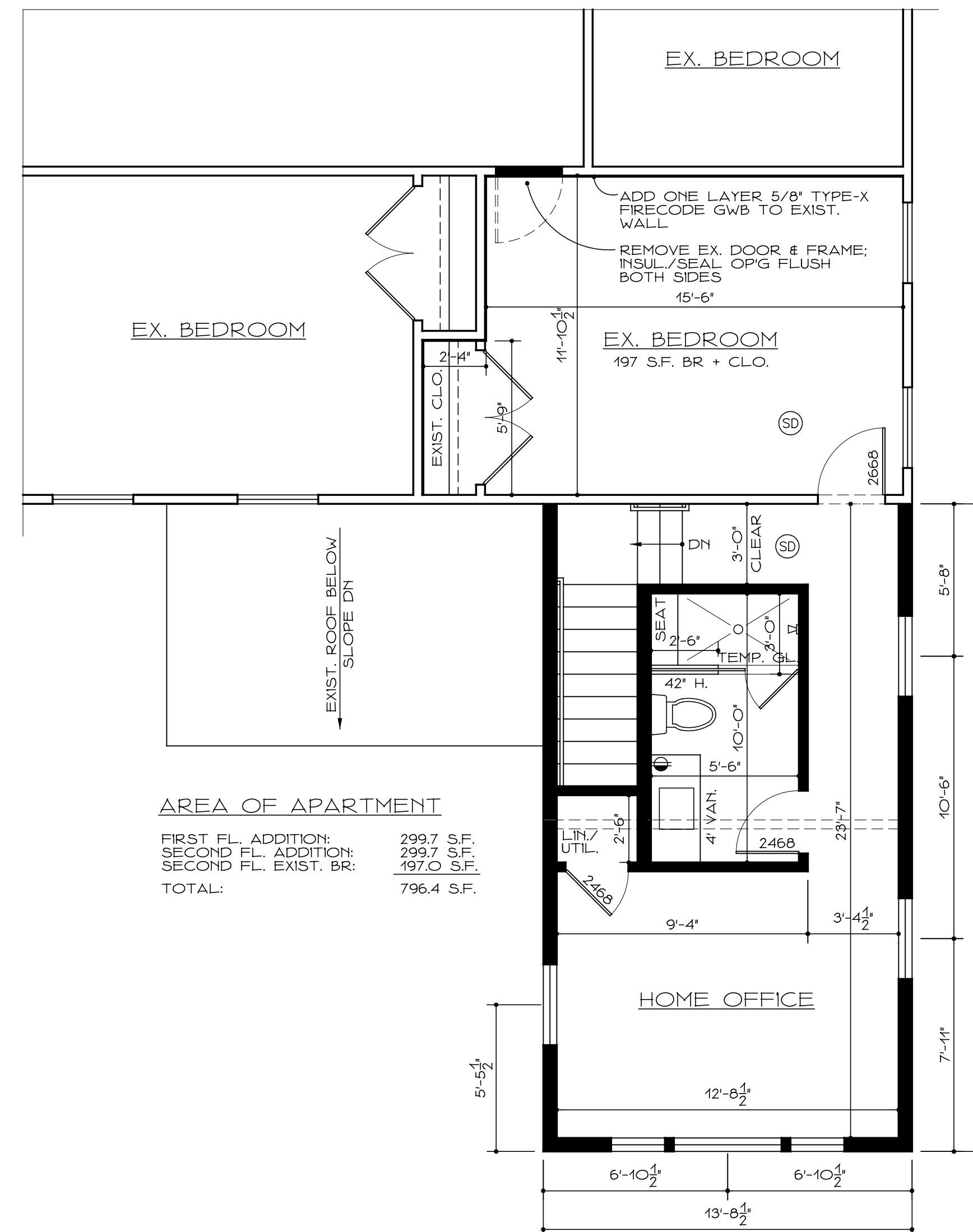


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



AREA OF APARTMENT
FIRST FL. ADDITION: 299.7 S.F.
SECOND FL. ADDITION: 299.7 S.F.
SECOND FL. EXIST. BR: 197.0 S.F.
TOTAL: 796.4 S.F.

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

GENERAL NOTES:

- CONSTRUCTION SHALL COMPLY W/ LOCAL, STATE & OTHER APPLICABLE BUILDING CODES.
- CONTRACTOR TO VERIFY FIELD CONDITIONS & ELEVATIONS PRIOR TO STARTING WORK; ADJUST DIMENSIONS AS REQUIRED.
- DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER; PROTECT ADJACENT AREAS FROM CONSTRUCTION DEBRIS AND NOISE.
- ALL SPECIFIED PRODUCTS TO BE INSTALLED PER MANUFACTURER'S DETAILS & DIRECTIONS.
- PATCH ALL SURFACES SEAMLESSLY W/ EXISTING.
- INTERIOR TRIM & FINISHES TO MATCH EXIST. U.O.N.; CONFIRM W/ OWNER.

FRAMING NOTES:

- VERIFY ALL EXISTING FRAMING CONDITIONS IN THE FIELD; NOTIFY ARCHITECT OF DISCREPANCIES.
- ALL NEW FRAMING LUMBER TO BE KILN-DRY DOUG. FIR CLEAR GRADE FB-1000 PSI FOR REP. USE OR EQUAL.
- BRIDGING SHALL BE 8'-0" O/C, MAX.
- DOUBLE ALL JOISTS & RAFTERS @ PARALLEL PARTITIONS, ALL EDGES, & AROUND OPENINGS EXCEEDING 24".
- EXCEPT AS NOTED, ALL WINDOW & DOOR HEADERS SHALL BE (2) 2x10 FOR 2x4 WALL CONSTRUCTION AND (3) 2x10 FOR 2x6 WALL CONSTRUCTION.
- SUBFLOORS SHALL BE 3/4" CDX PLYWOOD OR OSB, TONGUE & GROOVE, GLUED & SCREWED (OR RING NAILED) IN PLACE.
- ALL FLUSH FRAMING TO BE SECURED WITH STEEL JOIST HANGERS OF APPROPRIATE SIZE.
- USE PRESSURE TREATED WOOD FOR ALL EXT. WORK.
- INSTALL MANUFACTURED JOISTS & BEAMS OF SIZES IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS. FASTEN TOGETHER MULTIPLE LVL FOR BEAMS AS RECOMMENDED BY MANUFACTURER.
- ALL STEEL TO CONFORM TO ASTM STANDARDS FOR MATERIALS & INSTALLATION INCLUDING METHODS OF CONNECTION & BEARING.

WIND BRACING NOTES:

DESIGN: ASCE/SEI 7-10, METHOD 1:
WIND LOADING CONNECTION
REQUIREMENTS (NOMINAL WIND
SPEED 105 MPH, 3 SEC. GUSTS)

STANDARD REQUIREMENTS:

- ROOF SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O/C AT PANEL EDGES.
- RAFTER STRAPS AT RIDGE: 2x4 COLLAR TIES @ 16" O/C, TIGHT TO BOTTOM OF RIDGE.
- RAFTER STRAPS TO SECOND FLOOR WALL STUDS: SIMPSON H2A AT EACH RAFTER.
- SECOND FL. WALL PLATE TO SECOND FL. STUDS: 4" WIDE 1/2" PLYWOOD W/ 8d NAILS @ 2" O/C.
- STRAP BETWEEN HEADERS 8'-0" OR MORE TO JACK STUDS: SIMPSON H6.
- SECOND FL. STUDS TO FIRST FL. STUDS: 4" WIDE 1/2" PLYWOOD W/ 8d NAILS @ 2" O/C.
- EXT. PLYWOOD SHEATHING: 1/2" PLYWOOD W/ 8d NAILS @ 6" O/C @ PANEL EDGES, UNLESS OTHERWISE NOTED. PROVIDE 2x4 SOLID BLOCKING ON THE FLAT BETWEEN ALL STUDS & HORIZ. PLYWOOD JOISTS FOR THE CONTINUATION OF NAILING PATTERN.

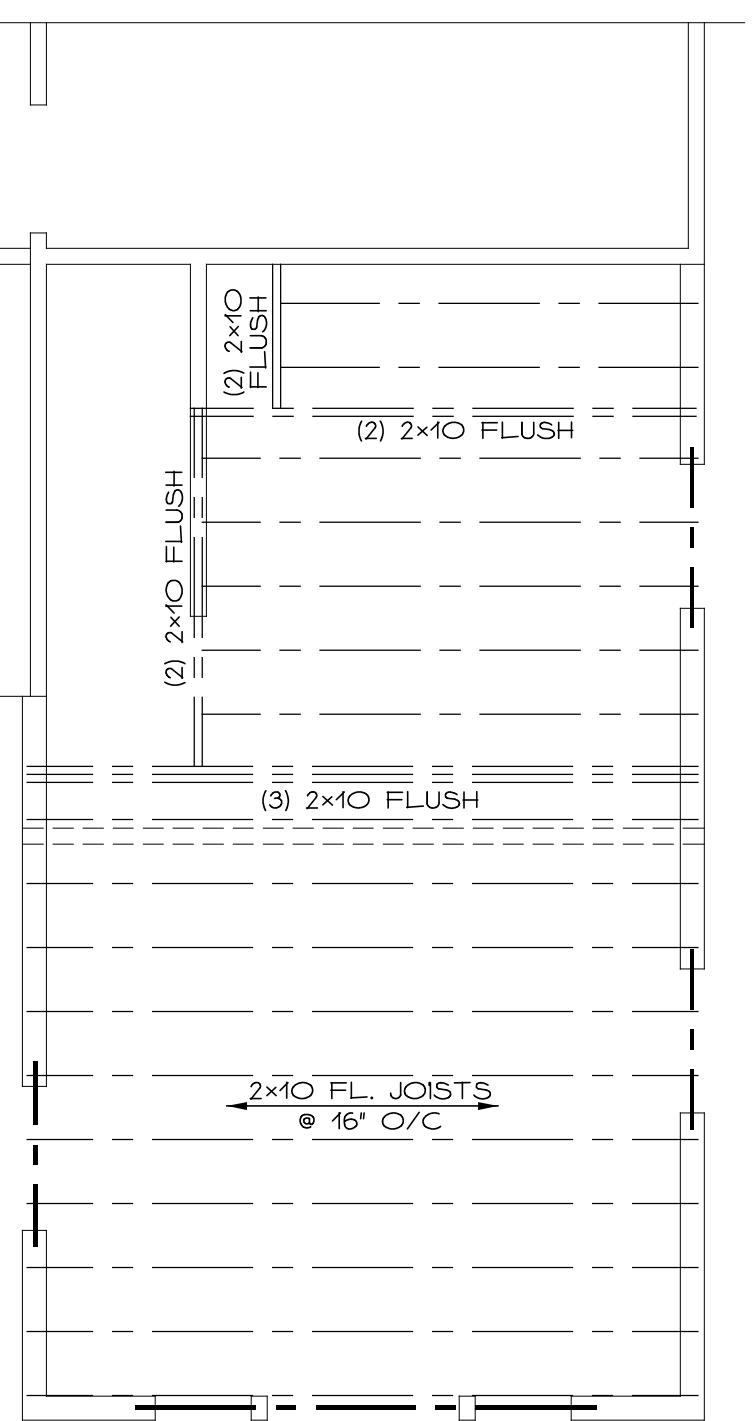
SYMBOL/LINETYPE LEGEND:

- NEW WALL OR PARTITION
- EXIST. PARTITION TO REMAIN
- EXIST. PARTITION, ETC. TO BE REMOVED
- CABINET, SHELF, ETC. ABOVE

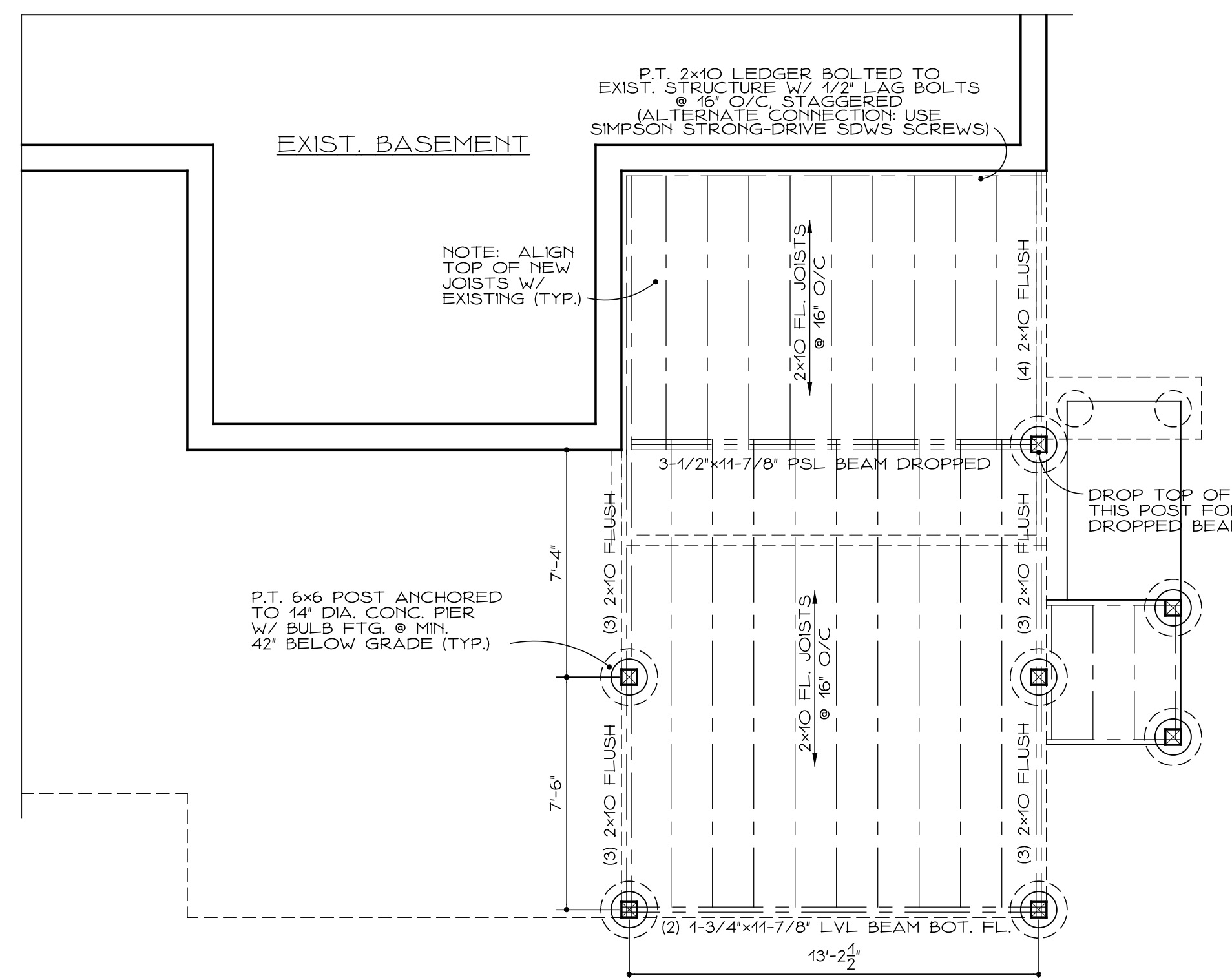
ACCESSORY APARTMENT ADDITION FOR THE
DAVIES RESIDENCE
28 BLACK ROCK TURNPIKE REDDING, CT

DATE: FEB. 12, 2021	GILL & GILL ARCHITECTS, L.L.C. ARCHITECTS - DESIGNERS - PLANNERS 17 High St., Ste. 301 Norwalk, CT 06851 203.831.8808 203.831.8780 www.GillandGill.com	FILE NAME: 2103-A1.DWG
REVISID: MAR. 12, 2021		DWG. NO.:
SCALE: AS NOTED		A-1

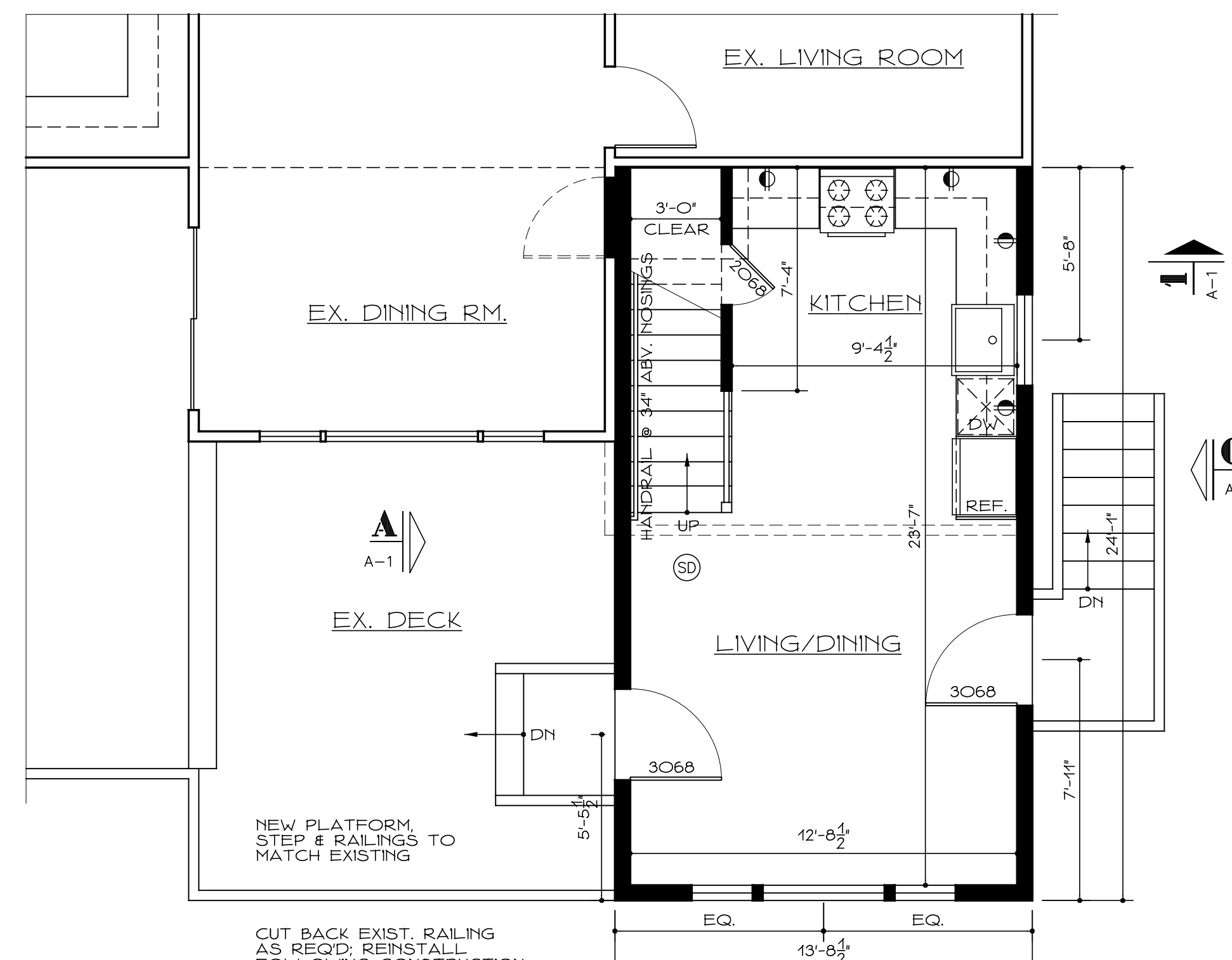
DWG. NAME:
**FOUNDATION & FLOOR PLANS
FRAMING PLANS & NOTES**



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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