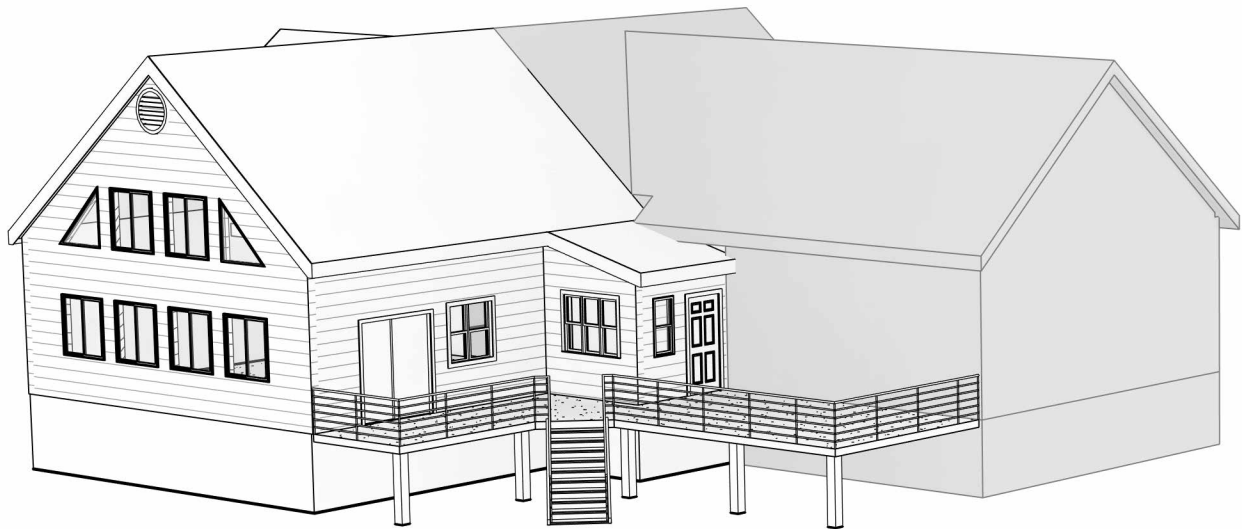


# 88 Erdoni Road

## House Renovation: Conceptual Design Analysis (Not For Construction)



Prepared By:  
O'Riordan Migani Architects LLC  
Architecture, Planning & Urban Design  
22 Bank Street, Seymour, CT 06483, P(203) 888-7667

11/01/24

Location Map

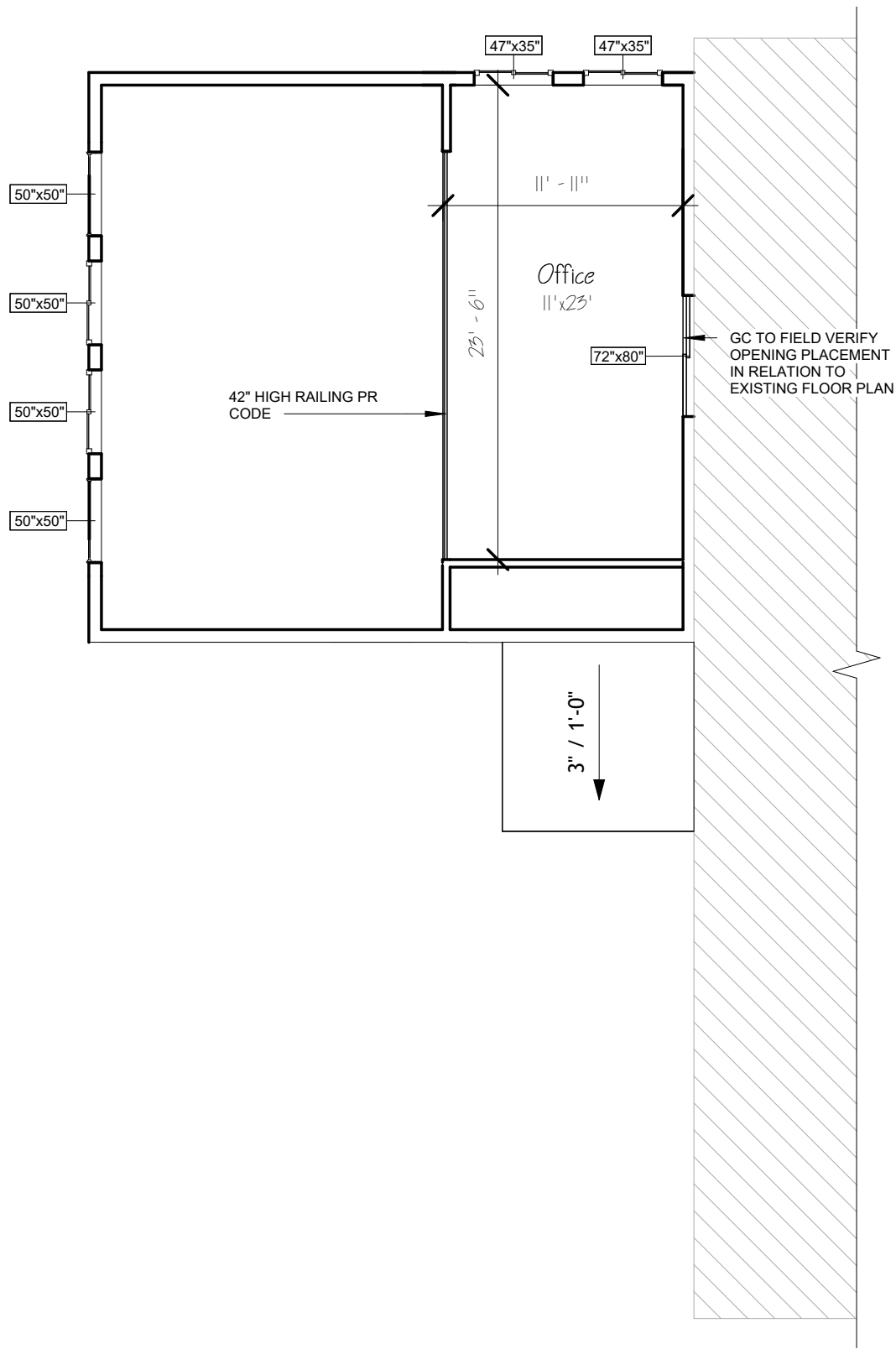
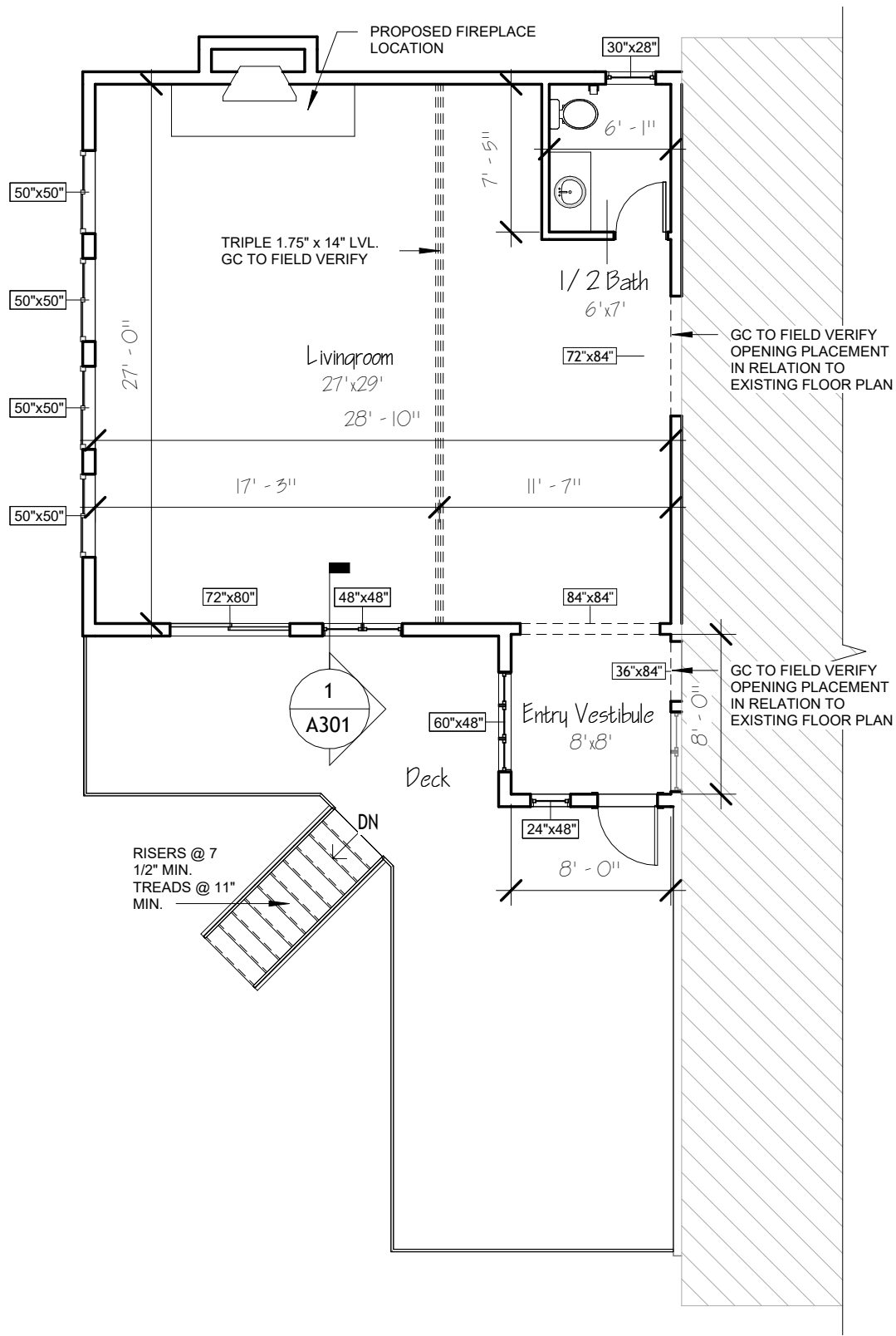


Drawing Index

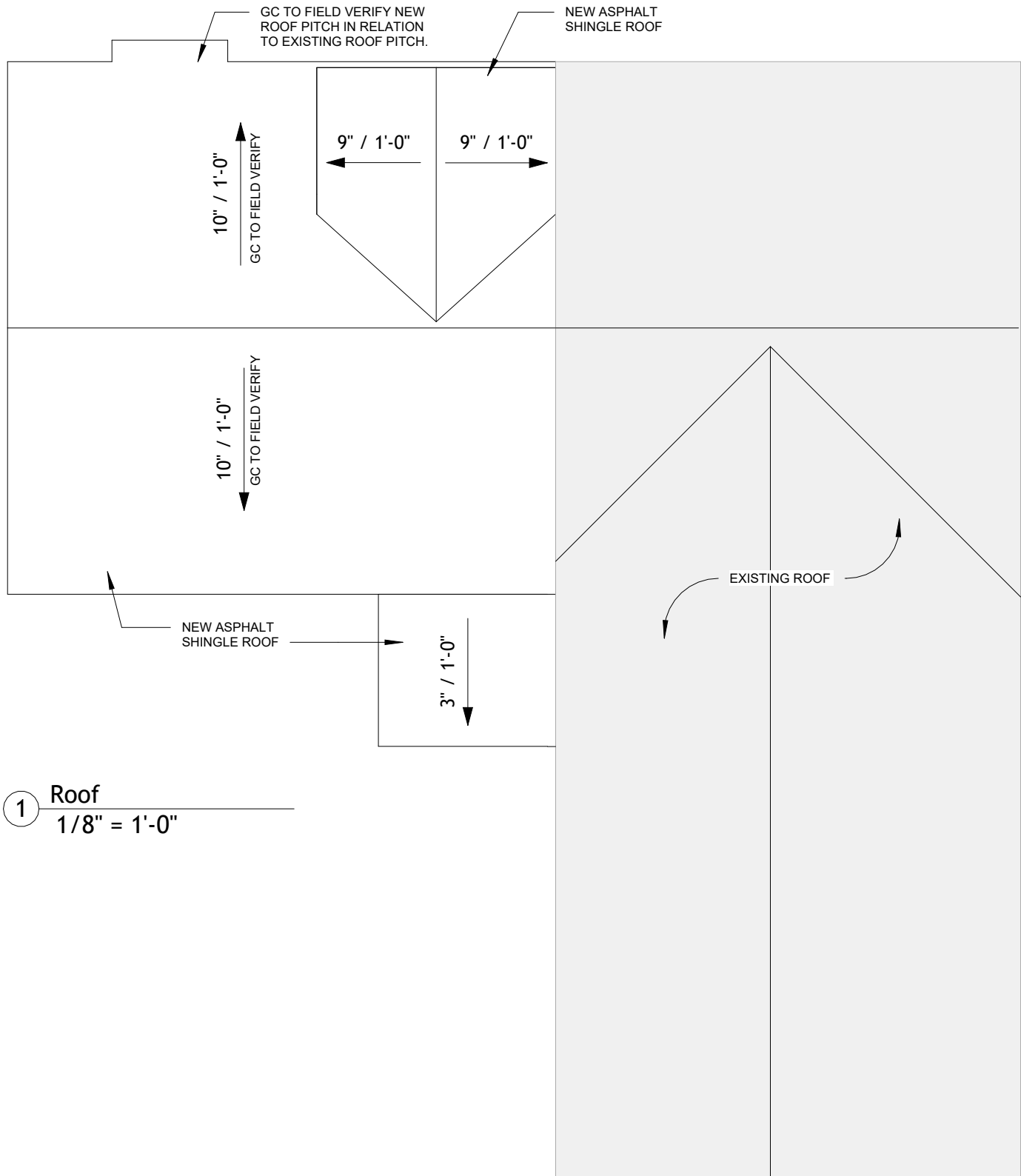
A101	LEVEL 1 & 2 FLOOR PLAN
A102	ROOF PLAN
A201	BUILDING ELEVATIONS
A301	BUILDING DETAILS

24275





- GENERAL NOTES
- THIS PROJECT ENTAILS THE RENOVATION OF AN EXISTING SINGLE FAMILY WOOD FRAME RESIDENTIAL STRUCTURE TO CREATE AN EXTENSION OF THE EXISTING BUILDING. LOCATED AT 88 ERDONI ROAD IN COLUMBIA, CONNECTICUT 06237.
  - THE MATERIALS PRESENTED HEREIN ARE SCHEMATIC IN NATURE FOR THE SOLE PURPOSE OF INDICATING DESIGN LAYOUT, FIT AND INTENT AND ARE NOT INTENDED FOR PERMITTING OR CONSTRUCTION. THE OWNER REPRESENTATIVE IS GREG GEASKI, C860.490.1035 [greg@servproofmilford.com](mailto:greg@servproofmilford.com).
  - THE ARCHITECT IS O'RIORDAN MIGANI ARCHITECTS LLC, 22 BANK STREET, SEYMOUR, CT 06483 CONTACT: AIDAN MIGANI, [ajm@omarchitects.com](mailto:ajm@omarchitects.com), C203.988.0688
  - WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
  - GC SHALL BE RESPONSIBLE FOR HAZMAT TESTING AND REMEDIATION AS REQUIRED TO IMPLEMENT THE WORK.
  - GC SHALL OBTAIN ALL MUNICIPAL PERMITS AND DEPARTMENT SIGN OFFS AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL PROVIDE ALL NORMAL AND CUSTOMARY LICENSES, INSURANCES AND WORK SAFETY CERTIFICATIONS (OSHA) AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL BE RESPONSIBLE FOR SELECTION OF ALL BUILDING MATERIALS, PRODUCTS AND FINISHES ENTIRE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND COUNTS REGARDING ALL MATERIAL ASSEMBLIES AND PRODUCTS INCLUDED IN AND/OR REQUIRED FOR IMPLEMENTATION OF THE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR DETERMINATION OF ALL FIELD CONDITIONS INCLUDING WHAT REMAINS AND WHAT IS REQUIRED TO BE REPLACED.
  - THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:
    - STAGING AND SELECTIVE DEMOLITION AS REQUIRED TO IMPLEMENT THE WORK. NOTE THAT GC IS RESPONSIBLE FOR CONFIRMING AND IDENTIFYING STRUCTURAL LOAD BEARING COLUMNS AND PARTITIONS PRIOR TO DEMOLITION AND NOT CAUSING STRUCTURAL COLLAPSE OF THE BUILDING OR SECTIONS THEREOF.
    - DISPOSAL OF CONSTRUCTION DEBRIS CONSISTENT WITH TOWN REQUIREMENTS AND INDUSTRY PRACTICE.
    - RECONSTRUCTION OF BUILDING AS REQUIRED TO ACHIEVE DESIGN CONFIGURATION AND FINISH CALLED FOR IN THESE DOCUMENTS.



1 Roof  
1/8" = 1'-0"

- GENERAL NOTES
- THIS PROJECT ENTAILS THE RENOVATION OF AN EXISTING SINGLE FAMILY WOOD FRAME RESIDENTIAL STRUCTURE TO CREATE AN EXTENSION OF THE EXISTING BUILDING. LOCATED AT 88 ERDONI ROAD IN COLUMBIA, CONNECTICUT 06237.
  - THE MATERIALS PRESENTED HEREIN ARE SCHEMATIC IN NATURE FOR THE SOLE PURPOSE OF INDICATING DESIGN LAYOUT, FIT AND INTENT AND ARE NOT INTENDED FOR PERMITTING OR CONSTRUCTION. THE OWNER REPRESENTATIVE IS GREG GEASKI, C860.490.1035 [greg@servproofmilford.com](mailto:greg@servproofmilford.com).
  - THE ARCHITECT IS O'RIORDAN MIGANI ARCHITECTS LLC, 22 BANK STREET, SEYMOUR, CT 06483 CONTACT: AIDAN MIGANI, [ajm@omarchitects.com](mailto:ajm@omarchitects.com), C203.988.0688
  - WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
  - GC SHALL BE RESPONSIBLE FOR HAZMAT TESTING AND REMEDIATION AS REQUIRED TO IMPLEMENT THE WORK.
  - GC SHALL OBTAIN ALL MUNICIPAL PERMITS AND DEPARTMENT SIGN OFFS AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL PROVIDE ALL NORMAL AND CUSTOMARY LICENSES, INSURANCES AND WORK SAFETY CERTIFICATIONS (OSHA) AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL BE RESPONSIBLE FOR SELECTION OF ALL BUILDING MATERIALS, PRODUCTS AND FINISHES ENTIRE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND COUNTS REGARDING ALL MATERIAL ASSEMBLIES AND PRODUCTS INCLUDED IN AND/OR REQUIRED FOR IMPLEMENTATION OF THE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR DETERMINATION OF ALL FIELD CONDITIONS INCLUDING WHAT REMAINS AND WHAT IS REQUIRED TO BE REPLACED.
  - THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:
    - STAGING AND SELECTIVE DEMOLITION AS REQUIRED TO IMPLEMENT THE WORK. NOTE THAT GC IS RESPONSIBLE FOR CONFIRMING AND IDENTIFYING STRUCTURAL LOAD BEARING COLUMNS AND PARTITIONS PRIOR TO DEMOLITION AND NOT CAUSING STRUCTURAL COLLAPSE OF THE BUILDING OR SECTIONS THEREOF.
    - DISPOSAL OF CONSTRUCTION DEBRIS CONSISTENT WITH TOWN REQUIREMENTS AND INDUSTRY PRACTICE.
    - RECONSTRUCTION OF BUILDING AS REQUIRED TO ACHIEVE DESIGN CONFIGURATION AND FINISH CALLED FOR IN THESE DOCUMENTS.



2 South Architectural Building Elevation  
1/8" = 1'-0"

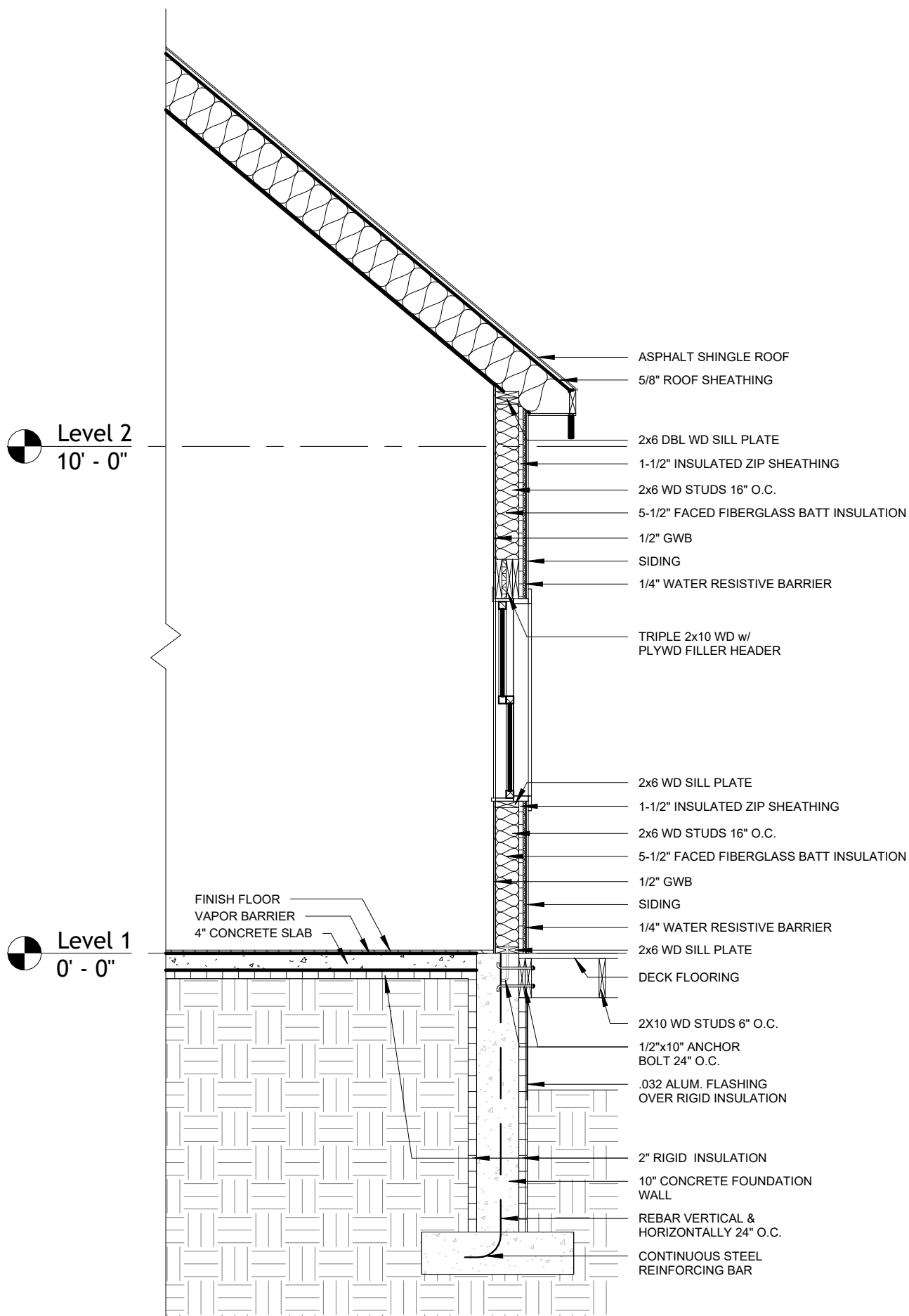


1 North Architectural Building Elevation  
1/8" = 1'-0"

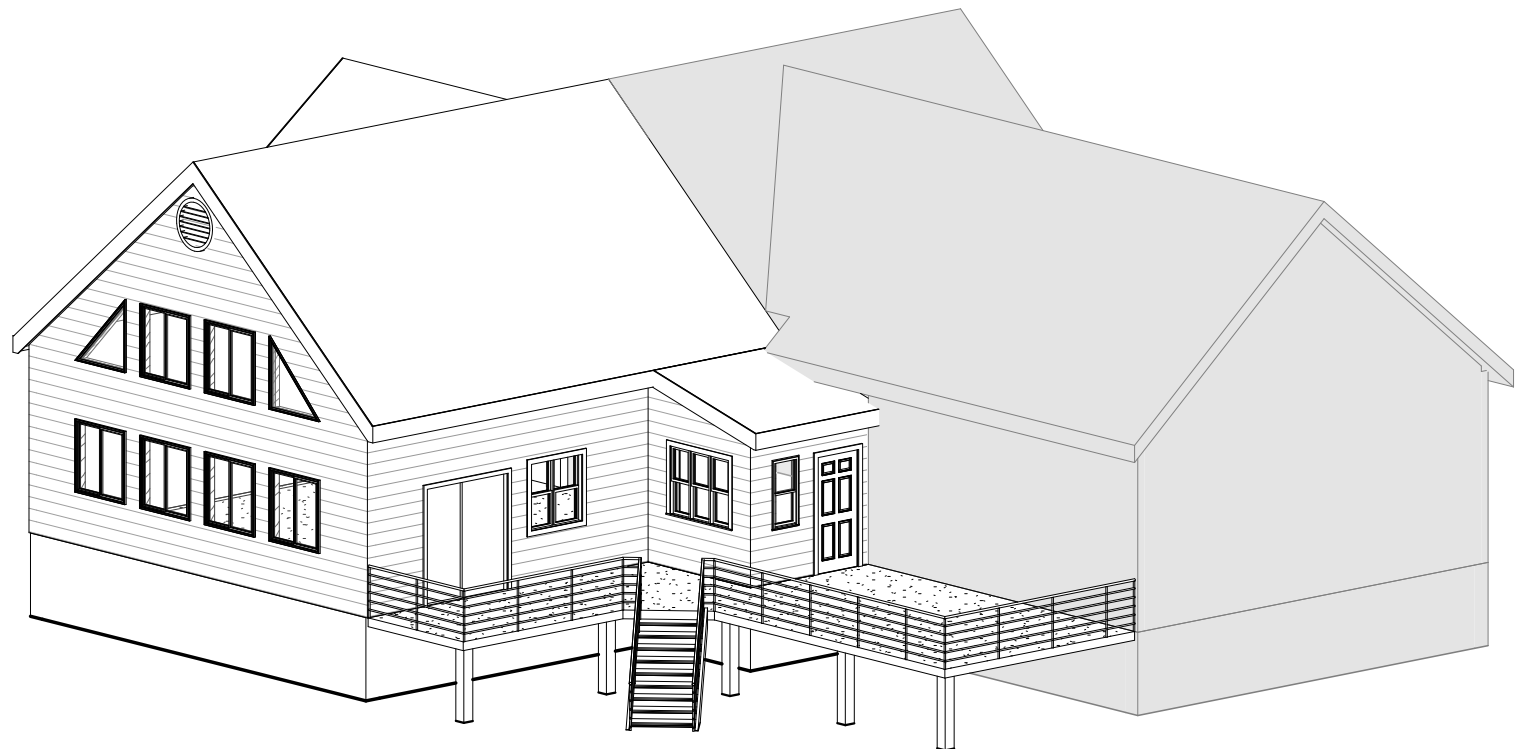


3 West Architectural Building Elevation  
1/8" = 1'-0"

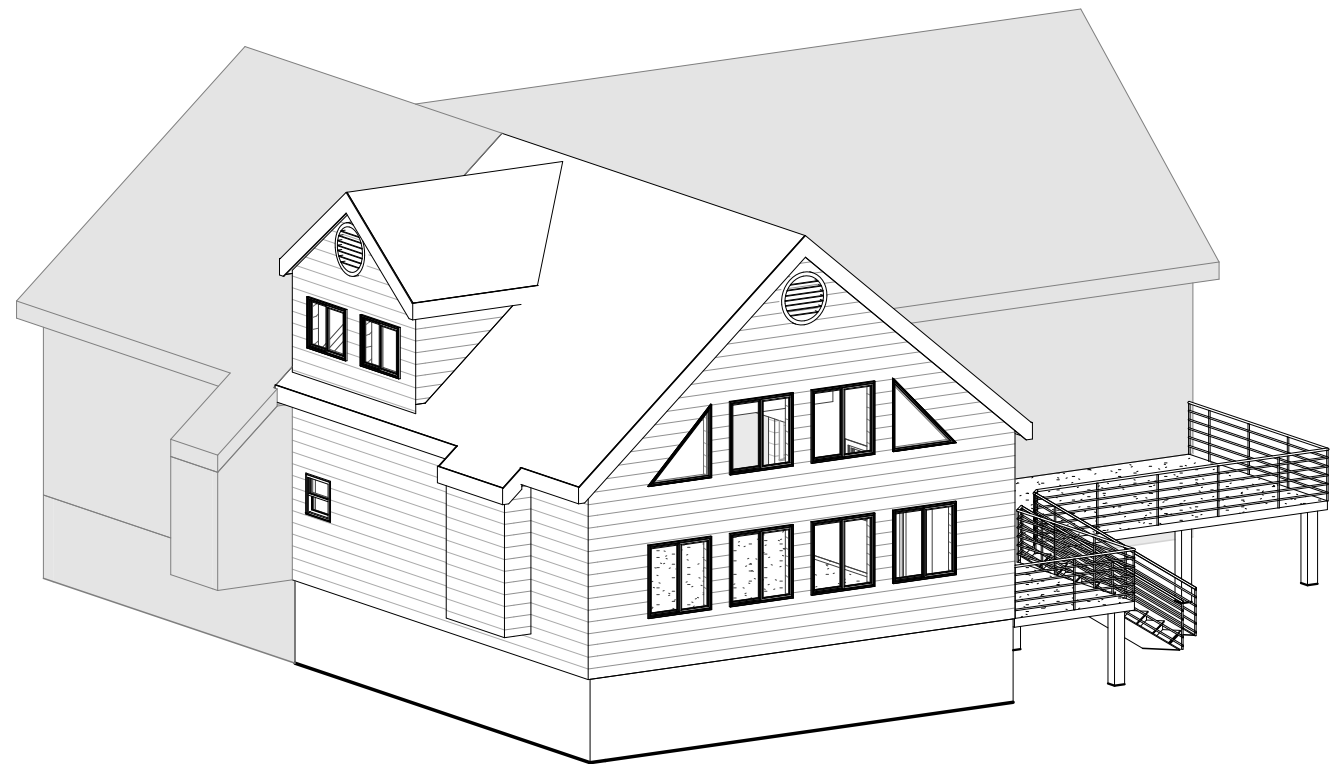
- GENERAL NOTES
- THIS PROJECT ENTAILS THE RENOVATION OF AN EXISTING SINGLE FAMILY WOOD FRAME RESIDENTIAL STRUCTURE TO CREATE AN EXTENSION OF THE EXISTING BUILDING. LOCATED AT 88 ERDONI ROAD IN COLUMBIA, CONNECTICUT 06237.
  - THE MATERIALS PRESENTED HEREIN ARE SCHEMATIC IN NATURE FOR THE SOLE PURPOSE OF INDICATING DESIGN LAYOUT, FIT AND INTENT AND ARE NOT INTENDED FOR PERMITTING OR CONSTRUCTION. THE OWNER REPRESENTATIVE IS GREG GEASKI, C860.490.1035 [greg@servproofmilford.com](mailto:greg@servproofmilford.com).
  - THE ARCHITECT IS O'RIORDAN MIGANI ARCHITECTS LLC, 22 BANK STREET, SEYMOUR, CT 06483 CONTACT: AIDAN MIGANI, [ajm@omarchitects.com](mailto:ajm@omarchitects.com), C203.988.0688
  - WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
  - GC SHALL BE RESPONSIBLE FOR HAZMAT TESTING AND REMEDIATION AS REQUIRED TO IMPLEMENT THE WORK.
  - GC SHALL OBTAIN ALL MUNICIPAL PERMITS AND DEPARTMENT SIGN OFFS AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL PROVIDE ALL NORMAL AND CUSTOMARY LICENSES, INSURANCES AND WORK SAFETY CERTIFICATIONS (OSHA) AS REQUIRED TO PERFORM THE WORK.
  - GC SHALL BE RESPONSIBLE FOR SELECTION OF ALL BUILDING MATERIALS, PRODUCTS AND FINISHES ENTIRE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND COUNTS REGARDING ALL MATERIAL ASSEMBLIES AND PRODUCTS INCLUDED IN AND/OR REQUIRED FOR IMPLEMENTATION OF THE PROJECT.
  - GC SHALL BE RESPONSIBLE FOR DETERMINATION OF ALL FIELD CONDITIONS INCLUDING WHAT REMAINS AND WHAT IS REQUIRED TO BE REPLACED.
  - THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:
    - STAGING AND SELECTIVE DEMOLITION AS REQUIRED TO IMPLEMENT THE WORK. NOTE THAT GC IS RESPONSIBLE FOR CONFIRMING AND IDENTIFYING STRUCTURAL LOAD BEARING COLUMNS AND PARTITIONS PRIOR TO DEMOLITION AND NOT CAUSING STRUCTURAL COLLAPSE OF THE BUILDING OR SECTIONS THEREOF.
    - DISPOSAL OF CONSTRUCTION DEBRIS CONSISTENT WITH TOWN REQUIREMENTS AND INDUSTRY PRACTICE.
    - RECONSTRUCTION OF BUILDING AS REQUIRED TO ACHIEVE DESIGN CONFIGURATION AND FINISH CALLED FOR IN THESE DOCUMENTS.



1 Typical Wall Section  
3/8" = 1'-0"



2 3D View A



3 3D View B