

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

ROOM FINISH SCHEDULE								
NO.	ROOM	BASE	FLOOR	WALL		CEILING		REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	
101	DINING	WOOD	CTI/ CARPET	GWB	PAINT	G.W.B.	PT1	8'-0" / 7'-4" SOFFIT
102	BAR	VINYL	VCT OR SHEET VINYL	GWB	PAINT / FRP	G.W.B.	PT1	8'-0" / 7'-4" SOFFIT
103	FOOD SERVICE	VINYL	VCT OR SHEET VINYL	GWB	FRP	G.W.B.	PAINT (SCRUBBABLE)	8'-0" / 7'-4" SOFFIT
104	WALK-IN COOLER	FINISHES BY WALK-IN COOLER MANUFACTURER						VIF
105	MEN'S ROOM	CERAMIC TILE	CERAMIC TILE	CEMENT BOARD GWB	PAINT/CERAMIC WALL TILE	G.W.B.	PT1	7'-6"
106	WOMEN'S RESTROOM	CERAMIC TILE	CERAMIC TILE	CEMENT BOARD GWB	PAINT/CERAMIC WALL TILE	G.W.B.	PT1	7'-6"
107	UTILITY ROOM	CERAMIC TILE	CERAMIC TILE	GWB	PAINT	G.W.B.	PT1	8'-0"
201	ENTRY	WOOD	LVT / CARPET	GWB	PAINT	G.W.B.	PT1	9'-0"
202	OFFICE/ STORAGE	WOOD	VCT OR SHEET VINYL	GWB	PAINT	G.W.B.	PT1	9'-0"
203	UNISEX TOILET	CERAMIC TILE	CERAMIC TILE	CEMENT BOARD GWB	PAINT/CERAMIC WALL TILE	G.W.B.	PT1	8'-0"
204	BAR	VINYL	VCT OR SHEET VINYL	GWB	PAINT	G.W.B.	PT1	9'-0"
205	KITCHEN	VINYL	VCT OR SHEET VINYL	GWB	FRP	G.W.B.	PAINT (SCRUBBABLE)	9'-0"
206	DINING	WOOD	T.B.D.	GWB	PAINT	G.W.B.	PT1	9'-0"

ABBREVIATIONS AND INTERIOR FINISH SPECS:  
 GWB: GYPSUM WALL BOARD.  
 E.C.: EXPOSED CONSTRUCTION  
 FRP: FIBERGLASS REINFORCED PANELS

DOOR SCHEDULE NOTES

1. ALL DOOR LOCKSETS SHALL HAVE ADA COMPLIANT LEVER HANDLES.

DOOR SCHEDULE											FRAME SCHEDULE		
NO.	DOOR SIZE	TYPE/MATERIAL	MODEL No.	GLASS	SWING	MAT'L	FINISH	THRESH.	LABEL	HRDWR.	REMARKS		
101A	A PAIR OF 3'-0" X 7'-0"	ANDERSEN, COMMERCIAL, OUTSWING, FULL LIGHT, DIVIDED LIGHTS		YES INSULATED	RH/LH	WD./AL.	WHITE ALUM. CLAD	ADA		EXIT PANIC ADA CLOSER ADA THRESHOLD			
101B	3'-0" X 7'-0"	ANDERSEN, COMMERCIAL, OUTSWING, FULL LIGHT, DIVIDED LIGHTS		YES INSULATED	RH	WD./AL.	WHITE ALUM. CLAD	ADA		EXIT PANIC ADA CLOSER ADA THRESHOLD			
101C	3'-0" X 6'-8"	ANDERSEN, COMMERCIAL, OUTSWING, FULL LIGHT, DIVIDED LIGHTS		YES INSULATED	RH	WD./AL.	WHITE ALUM. CLAD	ADA		EXIT PANIC ADA CLOSER ADA THRESHOLD			
103A	3'-0" X 6'-8"	DBL. ACTION	T.B.D.	VISION PANEL	RH/LH	WD.	PAINT			PASSAGE			
104A	3'-0" X 6'-8"	BY WALK-IN COOLER MANUFACTURER	T.B.D.		RH		PAINT			PASSAGE			
105A	3'-0" X 6'-8"	T.B.D.	T.B.D.		RH	WD.	PAINT			PRIVACY, ADA CLOSER			
105A	3'-0" X 6'-8"	T.B.D.	T.B.D.		RH	WD.	PAINT			PRIVACY, ADA CLOSER			
107A	3'-0" X 6'-8"	T.B.D.	T.B.D.				PAINT			STOREROOM			
201A	3'-0" X 6'-8"	ANDERSEN, COMMERCIAL, OUTSWING, FULL LIGHT, DIVIDED LIGHTS		YES INSULATED	RH	WD./AL.	WHITE ALUM. CLAD	ADA		EXIT PANIC ADA CLOSER ADA THRESHOLD			
202A	3'-0" X 6'-8"	T.B.D.	T.B.D.		RH	WD.	PAINT			OFFICE			
203A	3'-0" X 6'-8"	T.B.D.	T.B.D.		LH	WD.	PAINT			PRIVACY, ADA CLOSER			
205A	3'-0" X 6'-8"	DBL. ACTION	T.B.D.	VISION PANEL	RH/LH	WD.	PAINT			PASSAGE			
206A	3'-0" X 6'-8"	ANDERSEN, COMMERCIAL, OUTSWING, FULL LIGHT, DIVIDED LIGHTS		YES INSULATED	LH	WD./AL.	WHITE ALUM. CLAD	ADA		EXIT PANIC ADA CLOSER ADA THRESHOLD			

MAP # 896

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 NEW SHOREHAM, RI  
 DATE: 10-24-17 TIME: 9:02  
 BY: FIONA FITZPATRICK TOWN CLERK

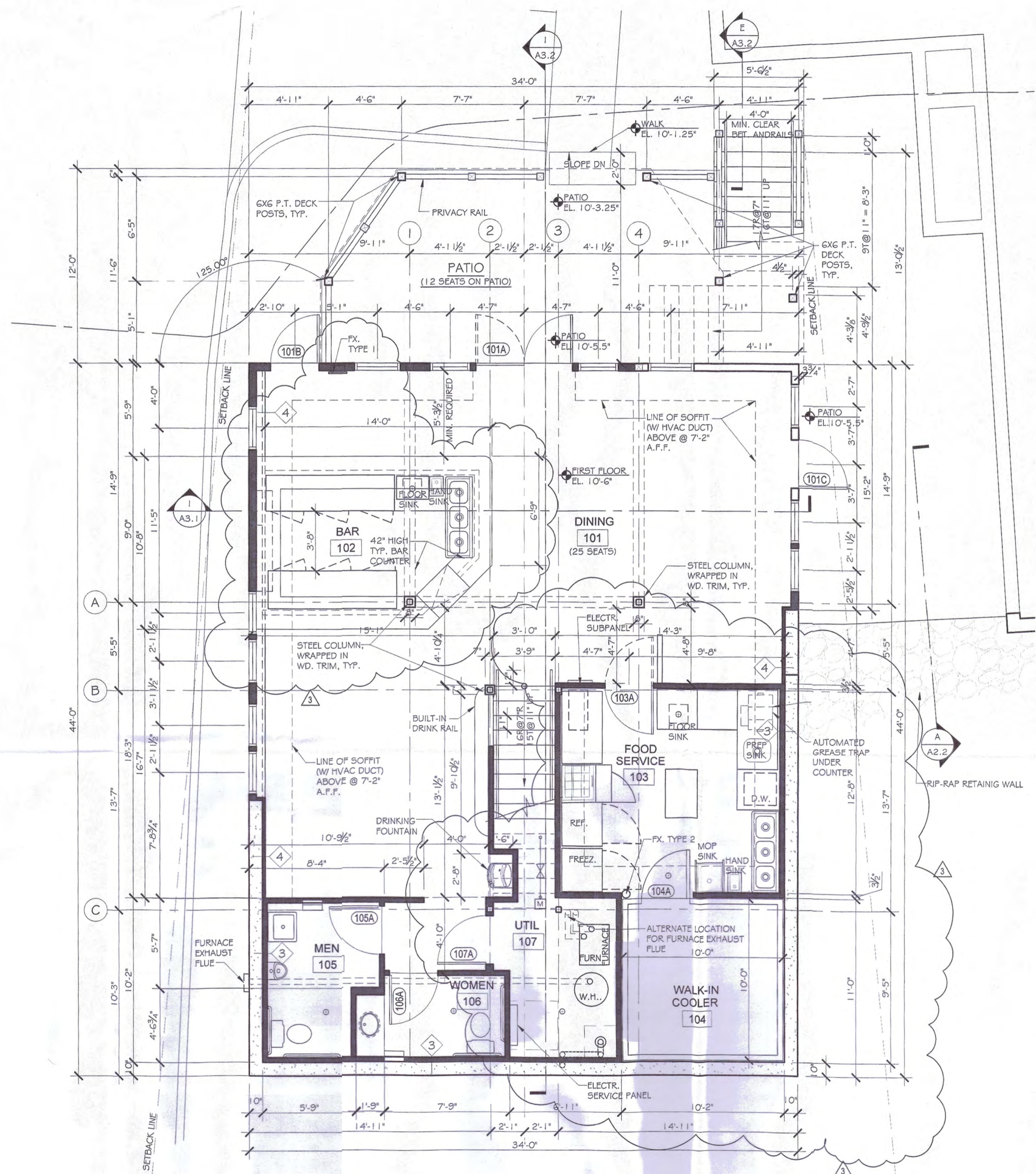
PARTITION NOTES:

- PROVIDE DOUBLE WD. STUDS AT BOTH SIDES OF ALL DOOR OPENINGS EXTENDING TO AND ANCHORED TO ROOF STRUCTURE ABOVE.
- PROVIDE SOLID WOOD BLOCKING FOR RUNNING TRIM, EQUIPMENT, CABINETS, MILLWORK, TOILET ACCESSORIES, RAILINGS AND GRAB BARS AS REQUIRED.
- PROPERLY BRACE ALL PARTITIONS.
- PROVIDE ALL NECESSARY MOLDINGS, ACCESSORIES AND CAULKING TO INSURE A SANITARY AND WORKMANLIKE INSTALLATION.
- ALL FIRE RATED, SOUND RATED AND SMOKE RATED PARTITIONS SHALL EXTEND FULL HEIGHT TO SUBFLOOR OR ROOF SHEATHING ABOVE (UNLESS OTHERWISE NOTED) AND SHALL HAVE SEALANT AT PERIMETER WITH ALL PENETRATIONS SEALED OR AS OTHERWISE REQUIRED BY THE TESTED ASSEMBLY. REFER TO UL ASSEMBLY SPEC SHEETS FOR ADDITIONAL REQUIREMENTS, FASTENING AND PARTITION DETAILS.
- ALL SMOKE, SOUND AND U.L. RATED PARTITIONS SHALL BE TAPED AND FINISHED FOR THEIR FULL HEIGHT.

PARTITION TYPES

NOTE:  
 ALL INTERIOR PARTITIONS SHALL BE TYPE "1" UNLESS NOTED OTHERWISE.

- INTERIOR PARTITION  
 2 X 4 WD. STUDS @ 16" O.C., WITH 1/2" G.W.B. ON BOTH SIDES. PROVIDE SOUND ATTENUATION BLANKET BETWEEN STUDS AT OFFICE, KITCHEN AND BATHROOM PARTITIONS.
- INTERIOR PARTITION  
 2 X 6 WD. STUDS @ 16" O.C., WITH 1/2" G.W.B. ON BOTH SIDES. PROVIDE SOUND ATTENUATION BLANKET BETWEEN STUDS AT OFFICE, KITCHEN AND BATHROOM PARTITIONS.
- FURRED WALL  
 2X4 P.T. STUDS @ 24" O.C. OVER CONCRETE FOUND. WALL, W/ 2" RIGID INSULATION BET. STUDS AND 1/2" G.W.B. ONE SIDE.
- FURRED WALL  
 2" Z CHANNELS @ 24" O.C. OVER CONCRETE FOUND. WALL, W/ 2" RIGID INSULATION BET. CHANNELS AND 1/2" G.W.B. ONE SIDE.



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

PLANNING BOARD APPROVAL GRANTED.  
 Date: Oct 18, 2017  
 Margaret B. Comings  
 Chairman

- FLOOR PLAN NOTES:
- ALL DIMENSIONS ARE TAKEN TO THE FACE OF STUDS, AND TO THE FACE OF EXISTING FINISHED WALL UNLESS NOTED OTHERWISE.
  - REFER TO RESTAURANT EQUIPMENT VENDOR DRAWINGS FOR EQUIPMENT SCHEDULE. CONFIRM UTILITIES AND ROUGH-IN REQUIRED WITH ACTUAL EQUIPMENT.
  - PROVIDE FIRE EXTINGUISHERS (FX), MULTIPURPOSE, DRY CHEMICAL EXTINGUISHERS MP5, WHERE SHOWN ON PLANS AND AS FOLLOWS:  
 a. TYPE 1 SHALL BE FULLY RECESSED - MODEL # 2409-R1, FULLY RECESSED, FULL CLEAR ACRYLIC DOOR (CLEAR ANODIZED ALUM.) OR EQUAL  
 b. TYPE 2 SHALL BE INSTALLED ON STANDARD WALL BRACKET.

RESTAURANT SEATING SUMMARY	
LOCATION	NUMBER OF SEATS:
FIRST FLOOR INDOOR	25
FIRST FLOOR PATIO	12
FRONT LAWN	8 (UMBRELLA TABLES)
SECOND FLOOR INDOOR	37
SECOND FLOOR DECK	8
TOTAL NUMBER OF SEATS	90

**IF|K|A|I**  
 FRANK KARPOWICZ ARCHITECTS INC.  
 26 South County Common Way, Unit A5  
 Wakefield, RI 02879  
 401.783.4604  
 401.783.1245 fax

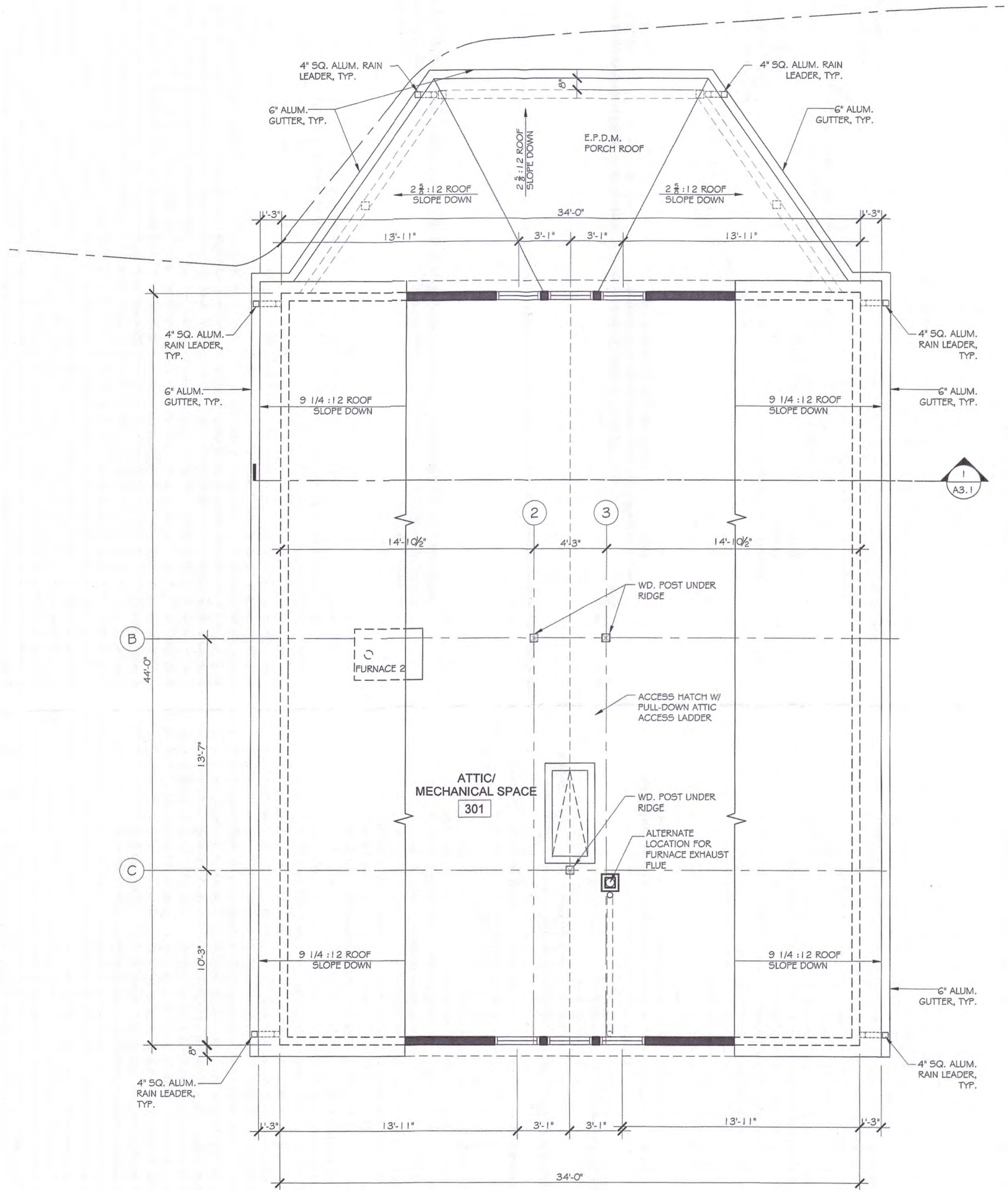
6 BULLETIN #2	2-1-2018
5 PERMIT	12-18-2017
4 PLANNING REVIEW	9-28-2017
3 PLANNING REVIEW	8-23-2017
2 HISTORIC & PLANNING REVIEW	8-7-2017
1 DEVELOP. PLANNING REVIEW	4-28-2017
No. Issue	Date

**GATEWAY BUILDING**  
 OCEAN AVE.  
 New Shoreham, RI

FLOOR PLANS

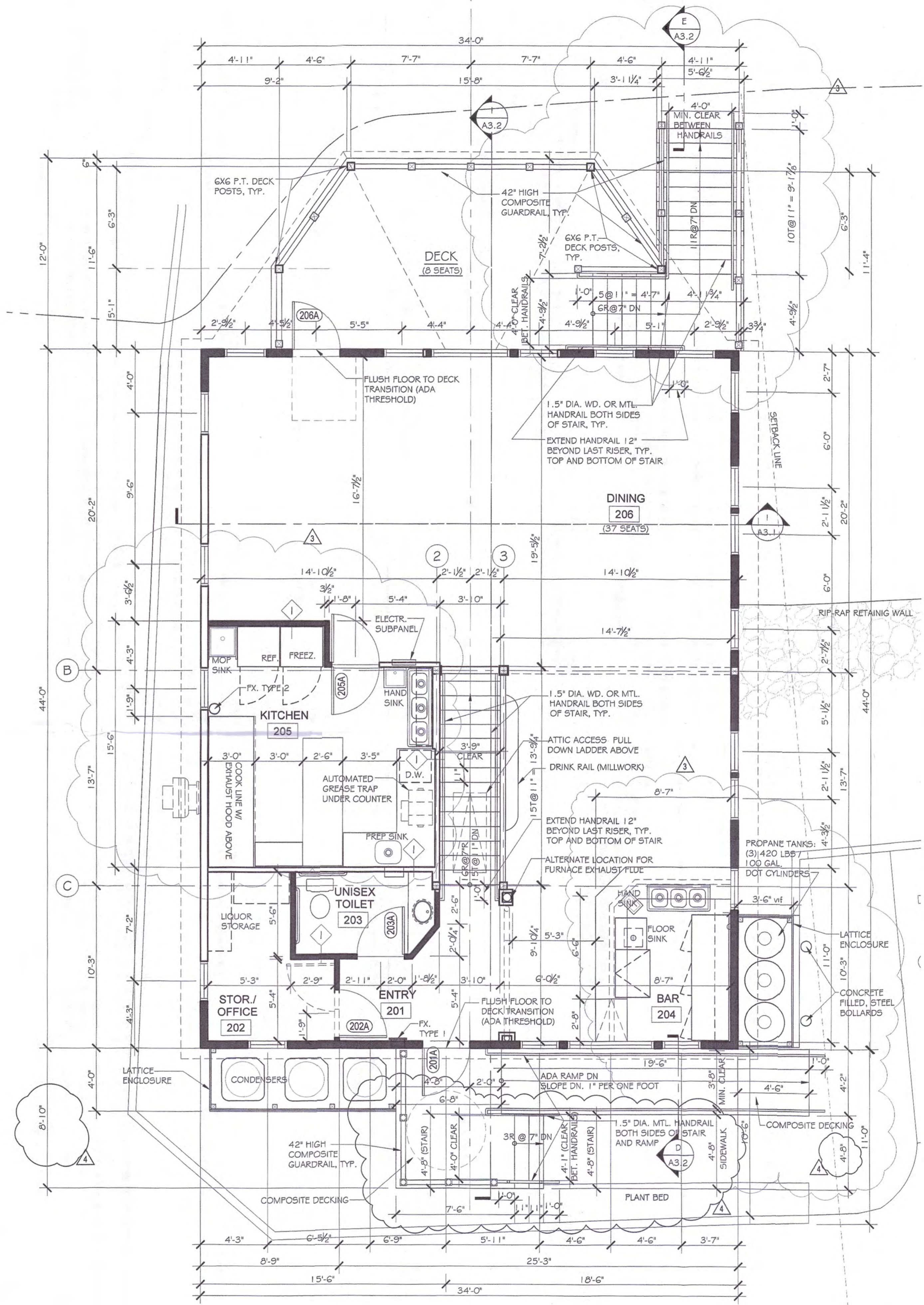
Project No. 16136  
 Drawn By: EWW  
 Date: 12-18-2017

**A1.1**



MAP # 897

**1 ATTIC FLOOR AND ROOF PLAN**  
 1/4" = 1'-0"



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

PLANNING BOARD APPROVAL GRANTED  
 Date: Oct 18, 2018  
 [Signature]  
 Chairman

NOTES:  
 REFER TO SHEET A1.1 FOR GENERAL NOTES, SCHEDULES, AND PARTITION TYPES.

RECEIVED FOR RECORD IN  
 NEW SHOREHAM, RI.  
 DATE: 10-24-18 TIME: 9:03  
 BY: RIONA FITZPATRICK TOWN CLERK

▲ BULLETIN #3	2-6-2018
▲ BULLETIN #2	2-1-2018
2. PERMIT	12-18-2017
1. HISTORIC & PLANNING REVIEW	9-12-2017
No. Issue	Date

**GATEWAY BUILDING**  
 OCEAN AVE.  
 New Shoreham, RI  
 SECOND FLOOR AND ATTIC PLAN

Project No.  
 16158  
 Drawn By:  
 EWW  
 Date:  
**A1.2**

WINDOW SCHEDULE: ANDERSEN 400 SERIES OR EQUAL (HARVEY, MAJESTY)				
SYMBOL	SIZE - ROUGH OPENING	MFG.NO.	TYPE	NOTES
A	2'-8 1/8" X 4'-8 7/8"	ANDERSEN 400 SERIES TW2646	TILT WASH DOUBLE HUNG	
B	2'-8 1/8" X 4'-4 7/8"	ANDERSEN 400 SERIES TW2642	TILT WASH DOUBLE HUNG	
C	2'-8 1/8" X 4'-8 7/8"	ANDERSEN 400 SERIES TW2446	TILT WASH DOUBLE HUNG	
D	2'-8 1/8" X 3'-8 7/8"	ANDERSEN 400 SERIES TW2636	TILT WASH DOUBLE HUNG	
E	2'-8 1/8" X 3'-4 7/8"	ANDERSEN 400 SERIES TW2432	TILT WASH DOUBLE HUNG	
F	2'-8 1/8" X 4'-0 7/8"	ANDERSEN 400 SERIES TW26310	TILT WASH DOUBLE HUNG	
G	2'-2 1/8" X 5'-0 7/8"	ANDERSEN 400 SERIES TW20410	TILT WASH DOUBLE HUNG	
P1	5'-7 7/8" X 5'-0 7/8"	ANDERSEN A SERIES DPH56410	PICTURE	
H	2'-8 1/8" X 3'-0 7/8"	ANDERSEN 400 SERIES TW26210	TILT WASH DOUBLE HUNG	
K	8'-11" X 1'-11 1/4"	ANDERSEN A SERIES ATETD	ELIPTICAL	
L	2'-8 1/8" X 3'-0 7/8"	ANDERSEN 400 SERIES TW26120	TILT WASH DOUBLE HUNG	
P2	3'-5 3/8" X 5'-5 3/8"	ANDERSEN 400 SERIES P5555	PICTURE	

**WINDOW REQUIREMENTS:**

ALL WINDOWS UTILIZED IN CONSTRUCTION SHALL MEET THE STRUCTURAL REQUIREMENTS FOR THE APPLICABLE WIND ZONE.

**WINDOW SCHEDULE NOTES:**

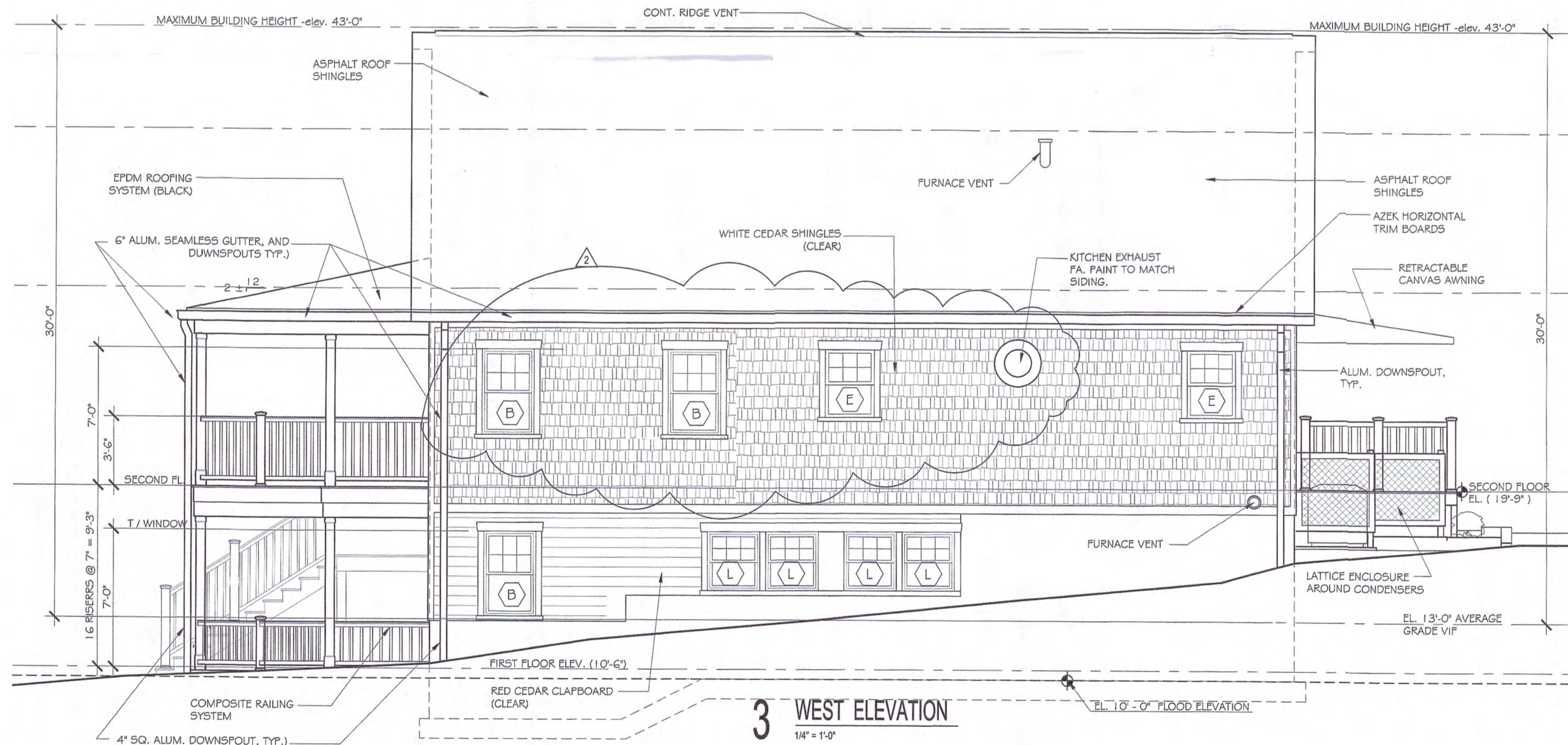
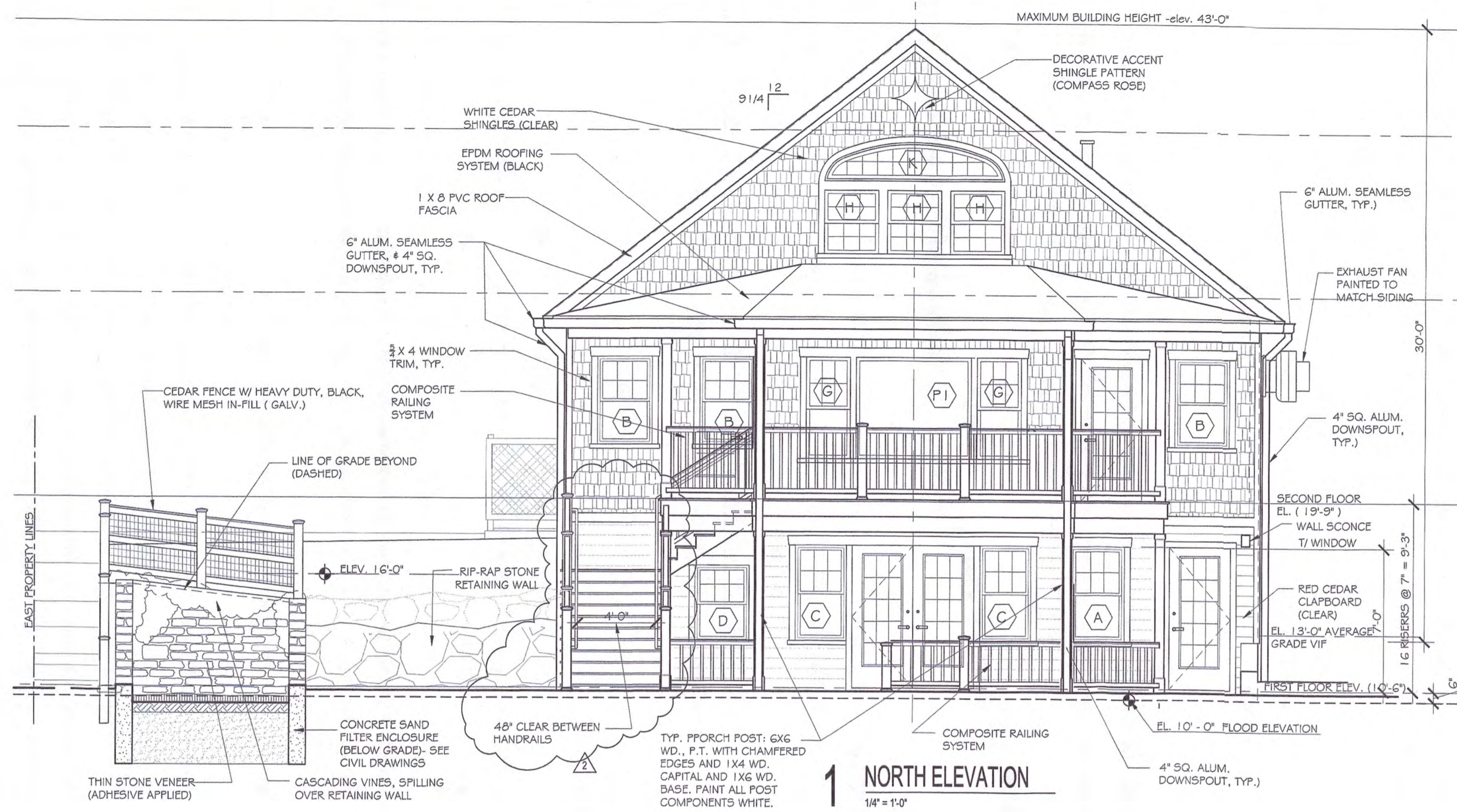
- GLAZING IN SPECIFIED WINDOWS IS NOT IMPACT RESISTANT. PROVIDE PRE-CUT AND PRE-DRILLED PLYWOOD PANELS AS REQUIRED BY CODE FOR ALL WINDOWS FOR HURRICANE PROTECTION.
- WINDOWS SHALL BE ANDERSEN 400 SERIES, WHITE VINYL EXTERIOR CLADDING AND SIMULATED DIVIDED LIGHTS (SIX OVER ONE) WITH 3/4" GRILLES FIXED INSIDE AND OUTSIDE OF THE WINDOW, AND WITH A SPACER BETWEEN THE GLASS.
- ALL WINDOW FLANGES AND MTL. FLASHING SHALL BE TAPED WITH VYCOR MEMBRANE PRIOR TO SIDING INSTALLATION.
- PROVIDE WINDOWS WITH 3/4" SIMULATED DIVIDED LIGHTS. REFER TO BUILDING ELEVATIONS FOR MULLION AND MUNTIN CONFIGURATIONS.
- VERIFY R.O. WIDTH OF ALL FACTORY MULLED UNITS W/ WINDOW MANUFACTURER.

**ELEVATION NOTES:**

- EXTERIOR SIDING SHALL BE AS FOLLOWS: HORIZONTAL CLAPBOARD, CLEAR RED CEDAR. SHINGLES SHALL BE WHITE CLEAR CEDAR.
- EXTERIOR TRIM SHALL BE 5/4 AND 3/4 THICK AZEK TRIM BOARDS (WHITE). ALL TRIM ADJACENT TO SHINGLES SHALL BE 5/4" THICK.
- ARCHITECTURAL ASPHALT ROOF SHINGLES, RATED FOR 120MPH WIND, W/ 40-YEAR WARRANTY. CERTAINTED, LANDMARK, COLOR TO BE DETERMINED (DARK GREEN).
- DECK RAILINGS SHALL BE TREX, SELECT RAILING SYSTEM, COLOR WHITE. DECKING SHALL BE TREX SELECT, WINCHESTER GREY.
- LATTICE ENCLOSURES SHALL BE VINYL LATTICE (WHITE) FRAMED IN 1 X 4 WD. PAINTED FRAME, MOUNTED ON 4X4 P.W. WOOD POST AND RAILS. LATTICE STRIPS SHALL BE MINIMUM 1 1/2" WIDE, AND THE "OPEN" SPACE SHOULD NOT EXCEED 1 1/2" X 1 1/2".

MAP # 898

RECEIVED FOR RECORD IN  
NEW SHOREHAM, RI  
DATE 10-24-18 TIME 9:04  
BY: FIONA FITZPATRICK TOWN CLERK



PLANNING BOARD APPROVAL GRANTED.

Date: 10/18/2018  
Morgan A. Griggs  
Chairman



FRANK KARPOWICZ ARCHITECTS INC.  
26 South County Commons Way, Unit A5  
Wakefield, RI 02879  
401 782 4604  
401 783 1245 fax

No.	Issue	Date
9	BULLETIN #2	2-1-2018
8	PERMIT	12-18-2017
7	PLANNING REVIEW	9-28-2017
6	HISTORIC REVIEW	9-8-2017
5	PLANNING REVIEW	8-23-2017
4	HISTORIC REVIEW	8-15-2017
3	HISTORIC & PLANNING REVIEW	8-7-2017
2	DEVELOP. PLANNING REVIEW	7-20-2017
1	DEVELOP. PLANNING REVIEW	4-28-2017

No.	Issue	Date
9	BULLETIN #2	2-1-2018
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1	DEVELOP. PLANNING REVIEW	4-28-2017

**GATEWAY BUILDING**  
  
OCEAN AVE.  
New Shoreham, RI

**ELEVATIONS**



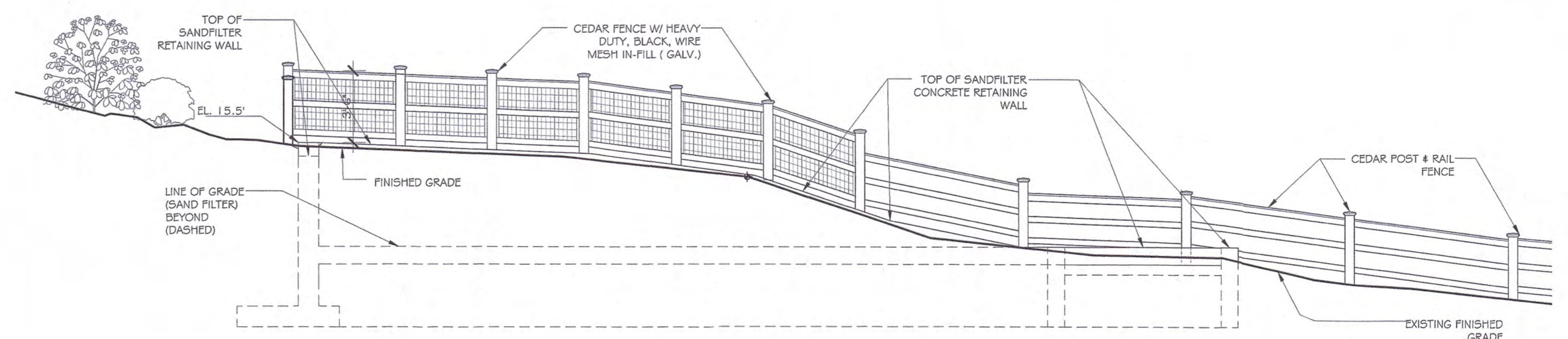
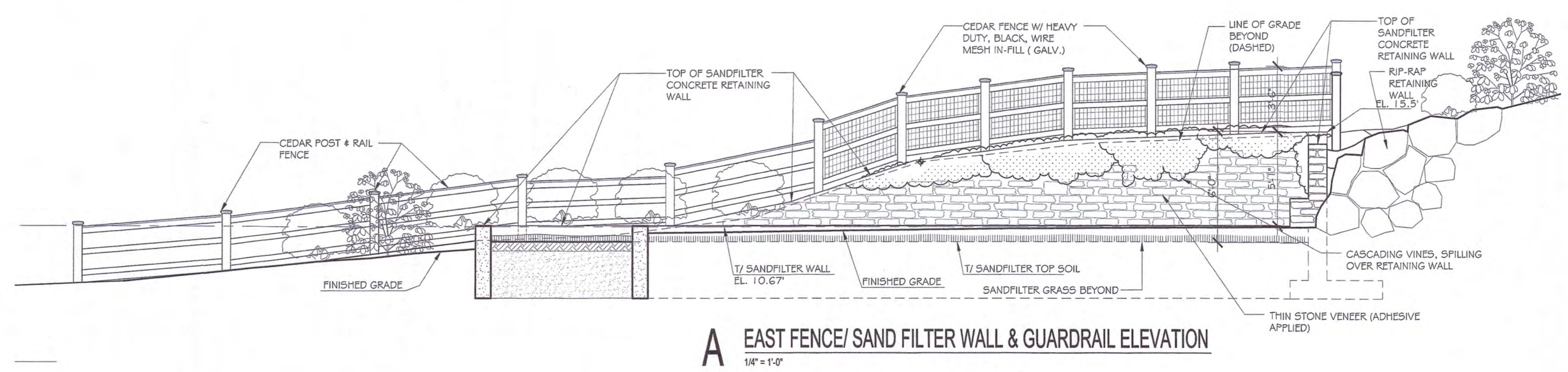
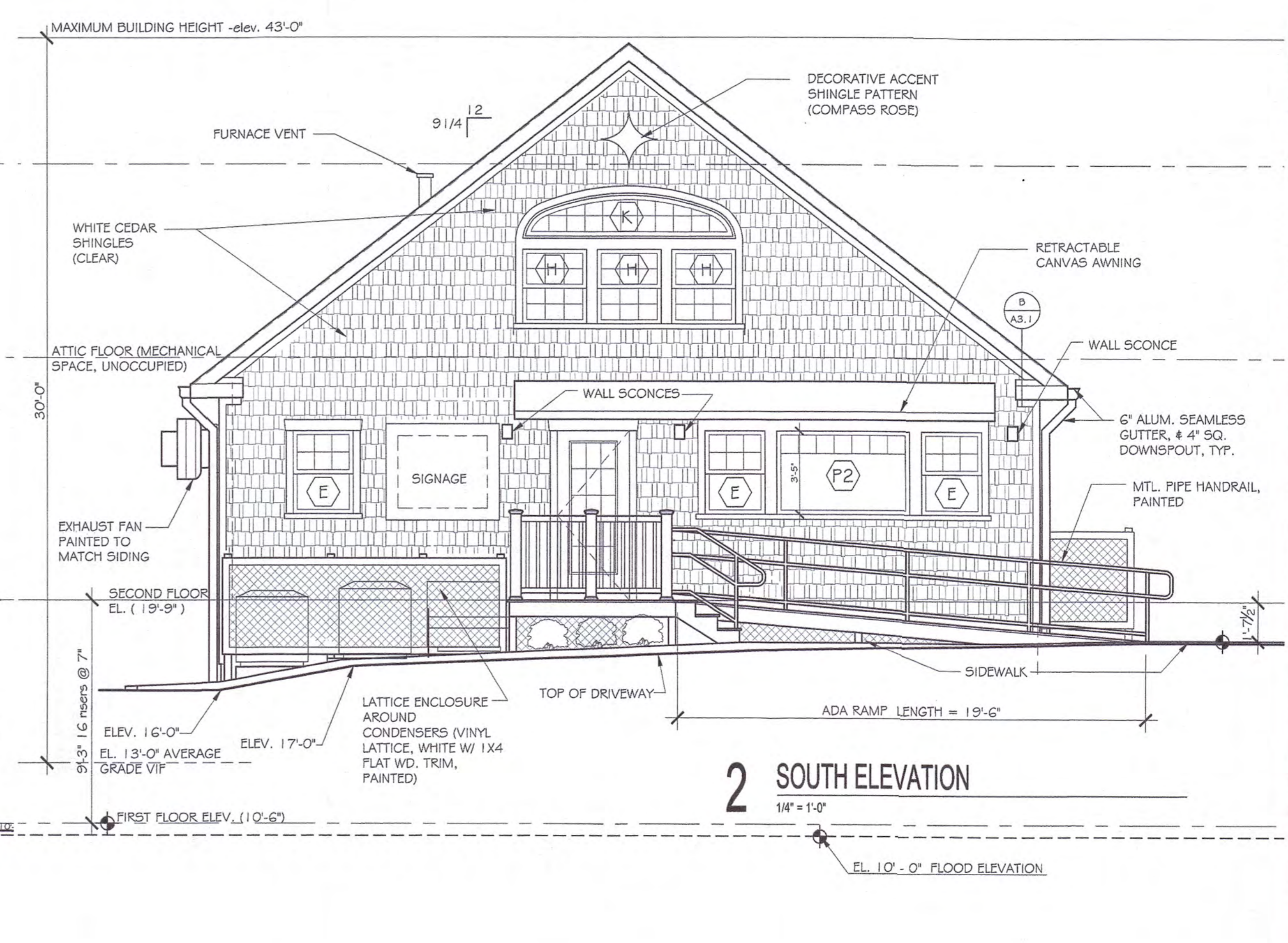
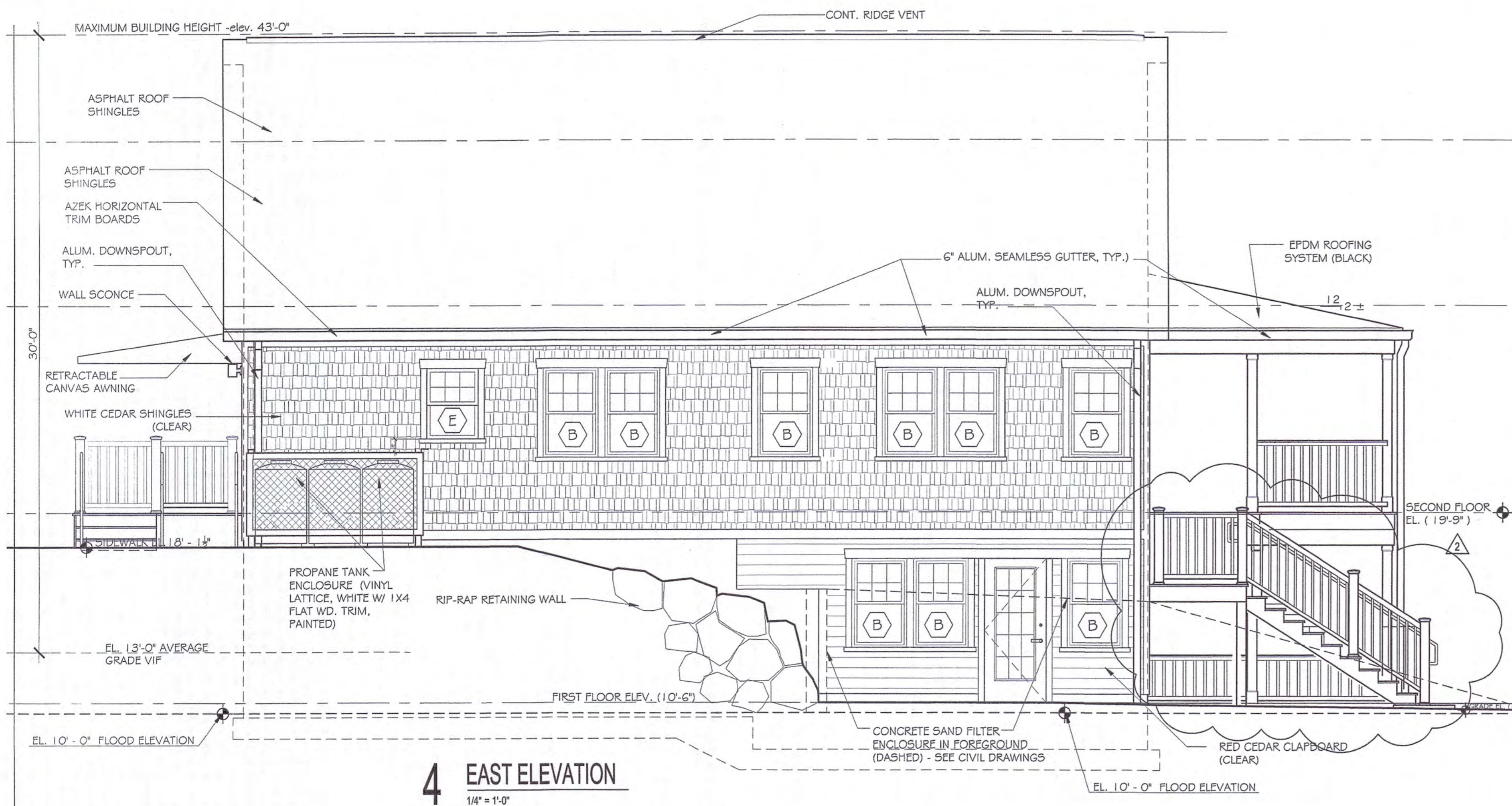
Project No.  
16136  
Drawn By:  
EWW  
Date:  
12-18-2017

**A2.1**



FRANK KARPOWICZ ARCHITECTS INC.

26 South County Commons Way, Unit A5  
Wakefield, RI 02879  
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Map # 899

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DATE: 10-24-2018 TIME: 9:05  
BY: FIONA FITZPATRICK, TOWN CLERK

B WEST FENCE/ SAND FILTER WALL & GUARDRAIL ELEVATION  
1/4" = 1'-0"

PLANNING BOARD APPROVAL GRANTED.

Date: Oct 18, 2018  
*Margaret Conroy*  
Chairman

BULLETIN #	DATE
9	2-1-2018
8	12-18-2017
7	9-28-2017
6	9-6-2017
5	8-23-2017
4	8-15-2017
3	8-7-2017
2	7-20-2017
1	4-28-2017

GATEWAY BUILDING  
OCEAN AVE.  
New Shoreham, RI

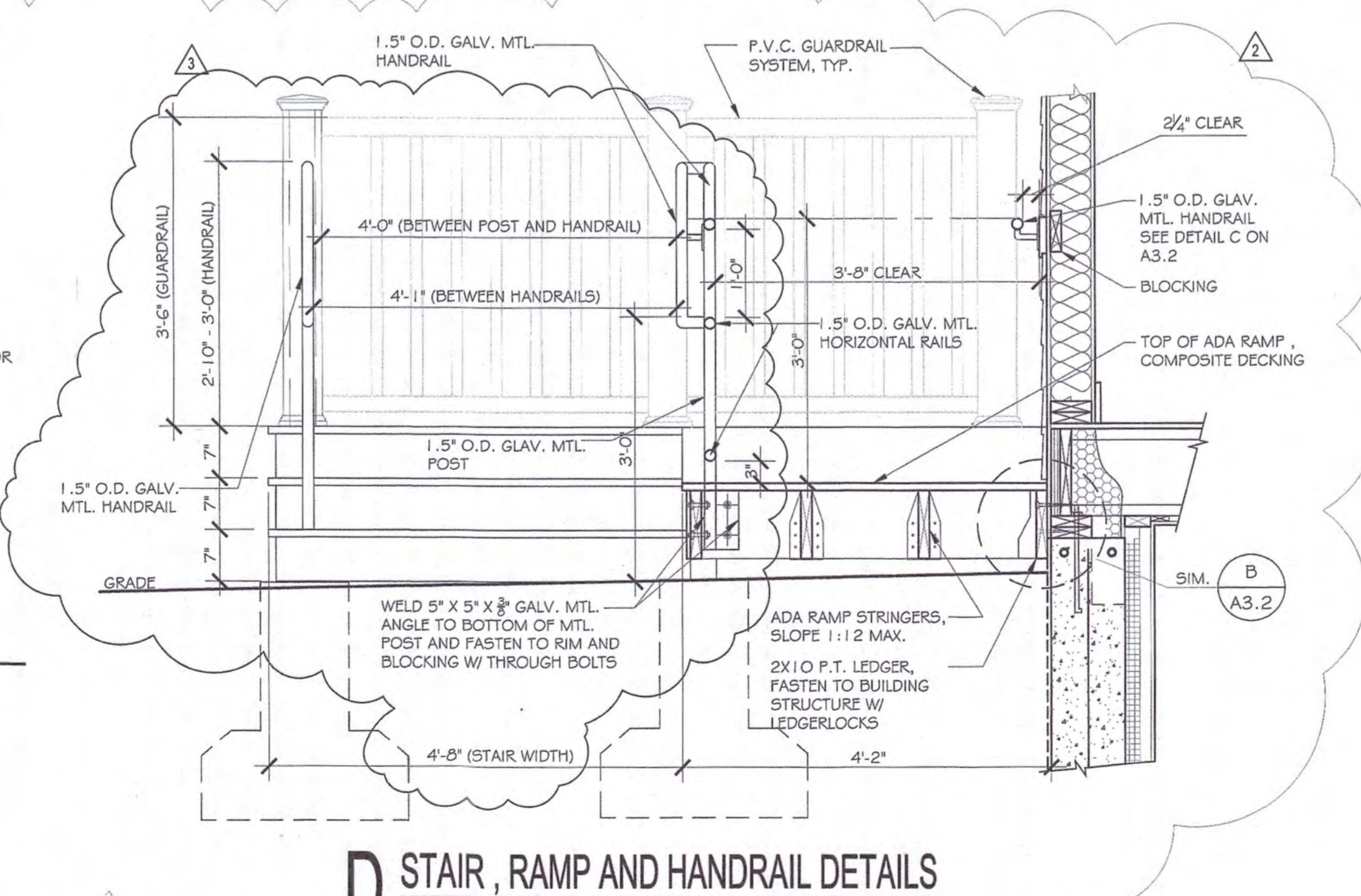
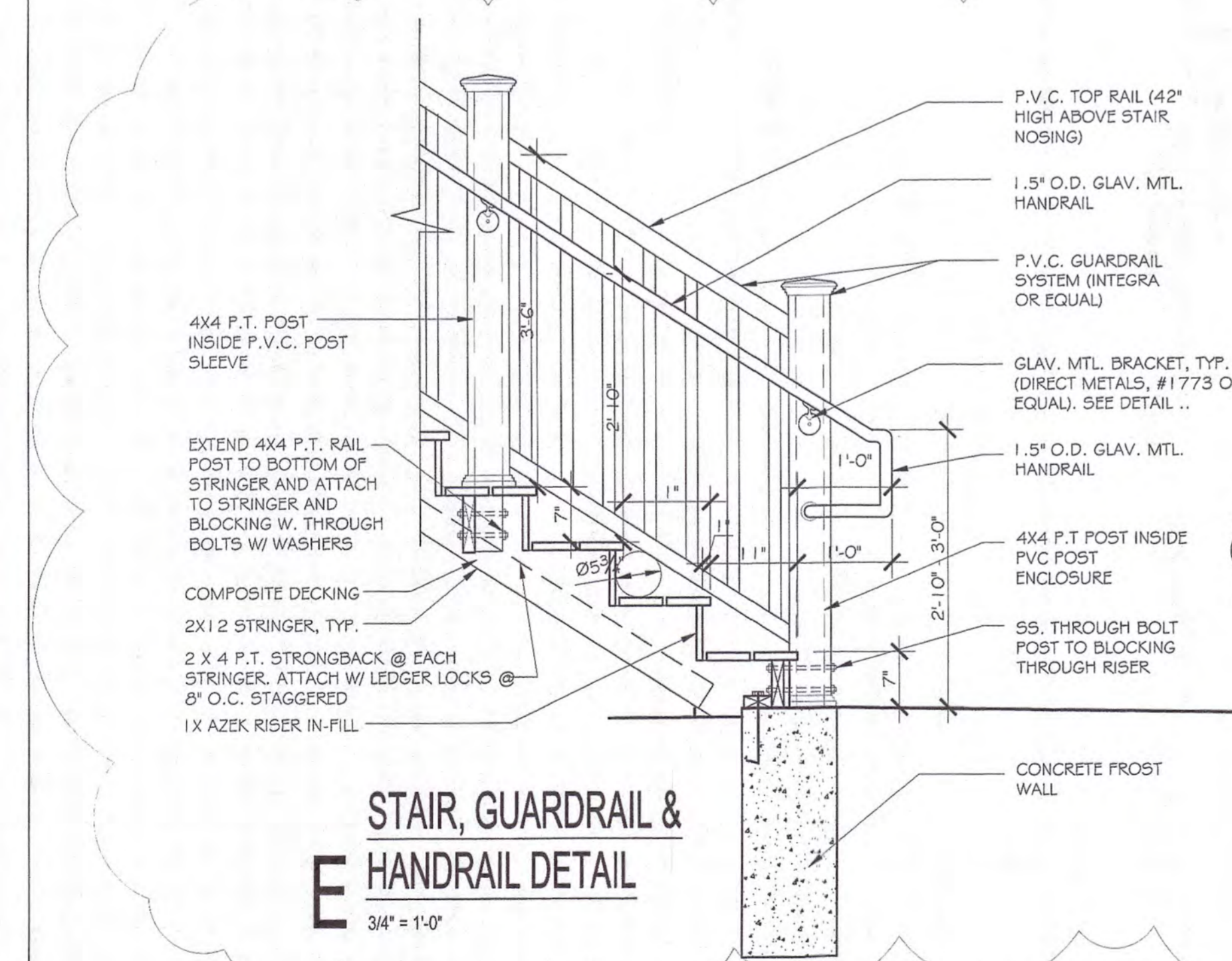
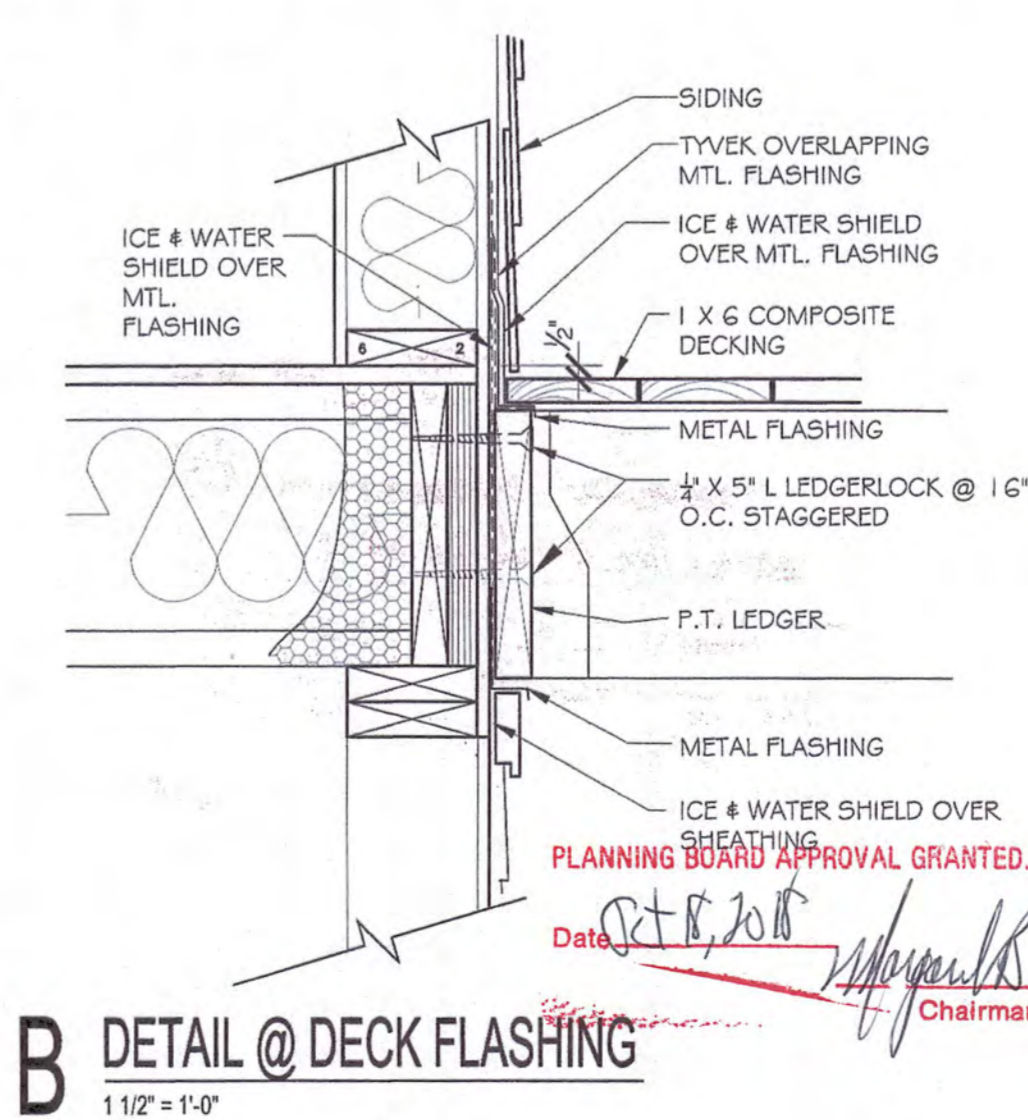
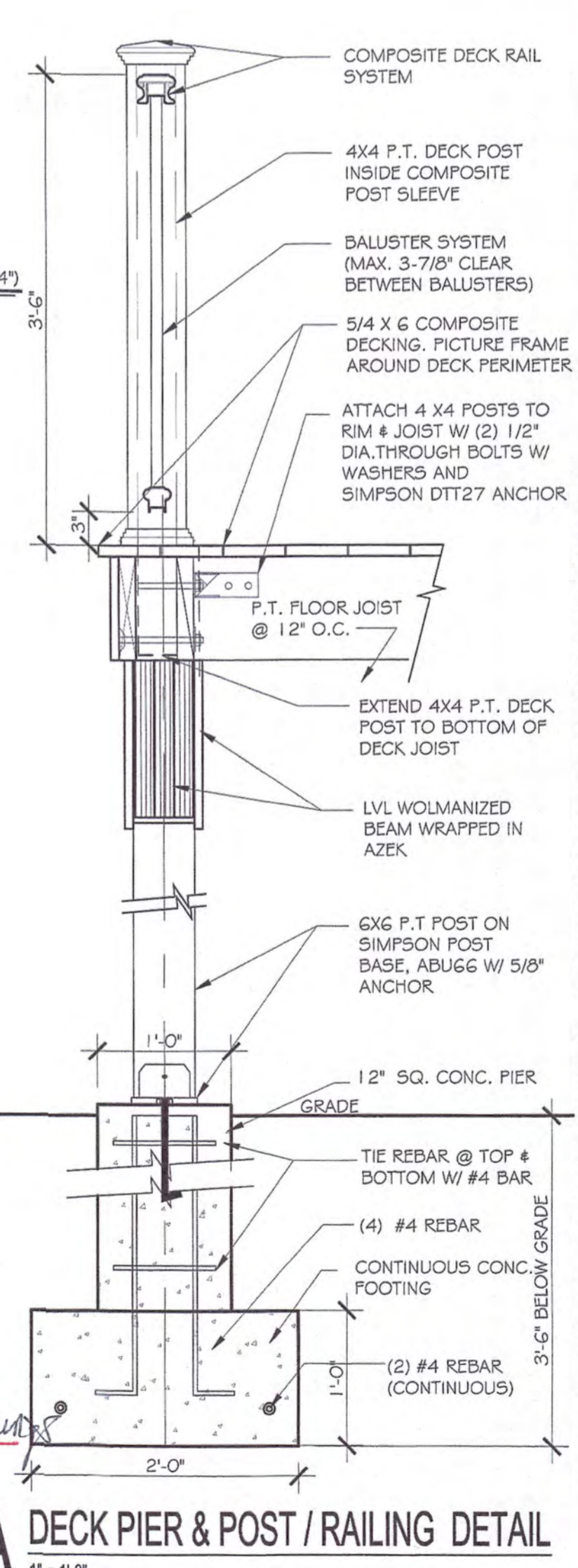
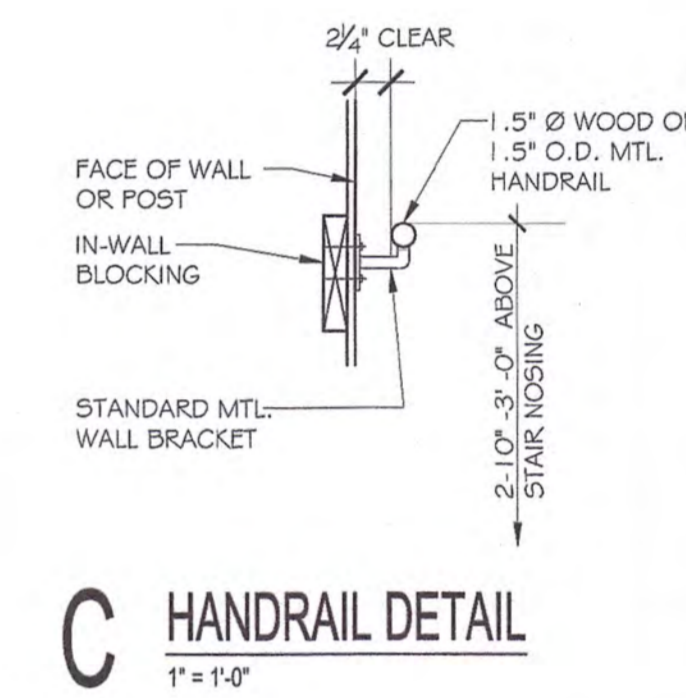
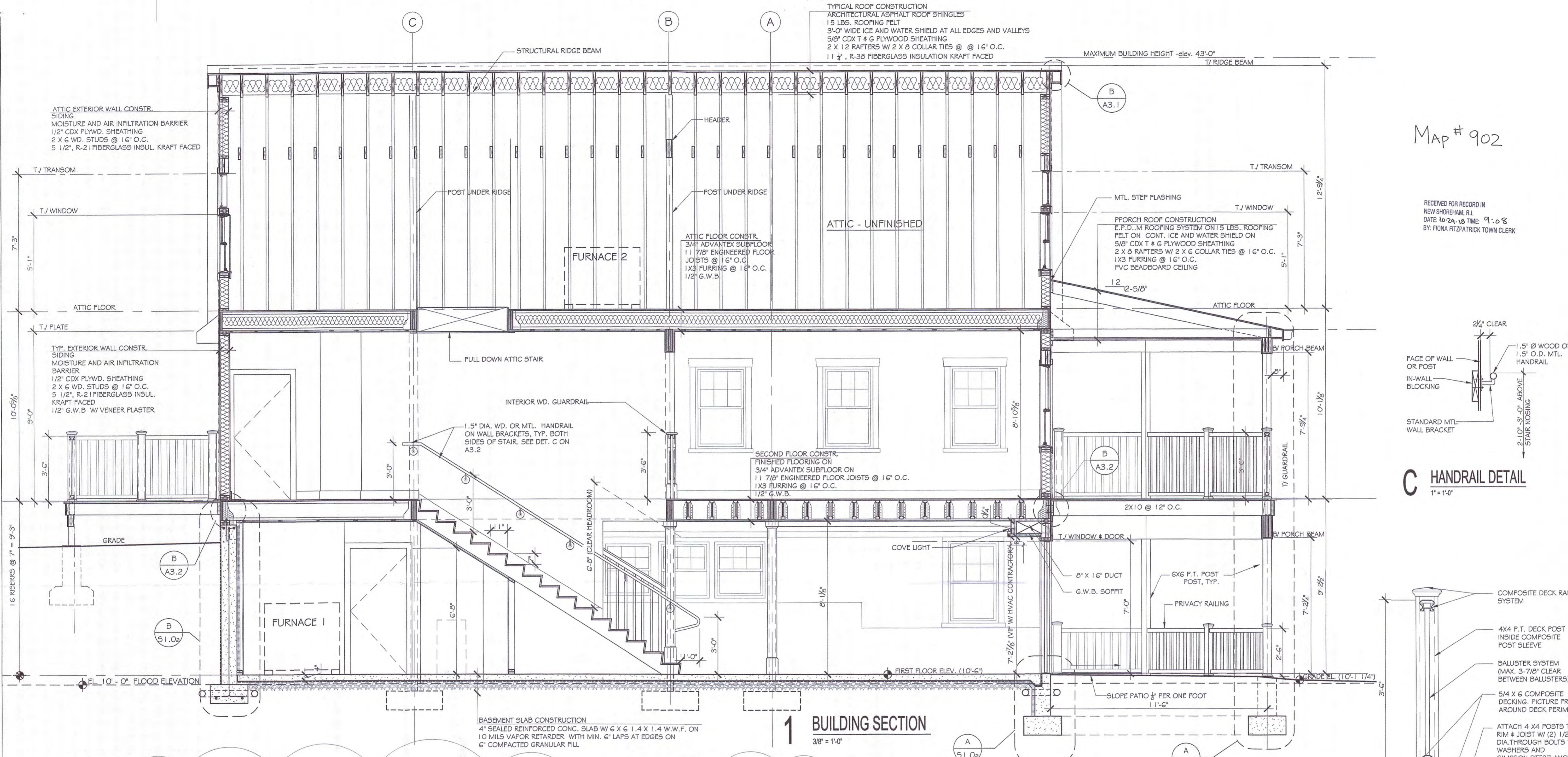
ELEVATIONS



Project No. 18138  
Drawn By: EWW  
Date: 12-18-2017  
A2.2

MAP # 902

RECEIVED FOR RECORD IN  
NEW SHORHAM, RI  
DATE: 10-24-18 TIME: 9:08  
BY: FIONA FITZPATRICK TOWN CLERK



BULLETIN #3	2-6-2018
BULLETIN #2	2-1-2018
1. PERMIT	12-18-2017
No. Issue	Date

**GATEWAY BUILDING**  
OCEAN AVE.  
New Shoreham, RI

SECTION AND DETAILS

FRANK KARPOWICZ ARCHITECTS INC.

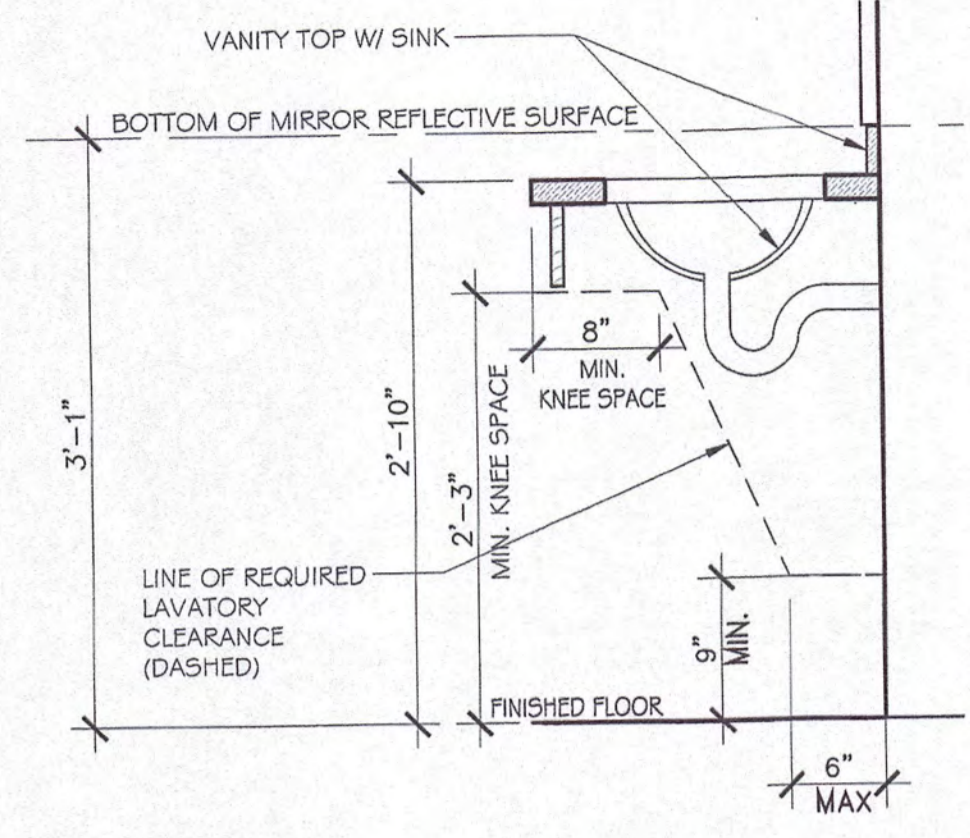
Project No. 18136  
Drawn By: EWW  
Date:

**A3.2**

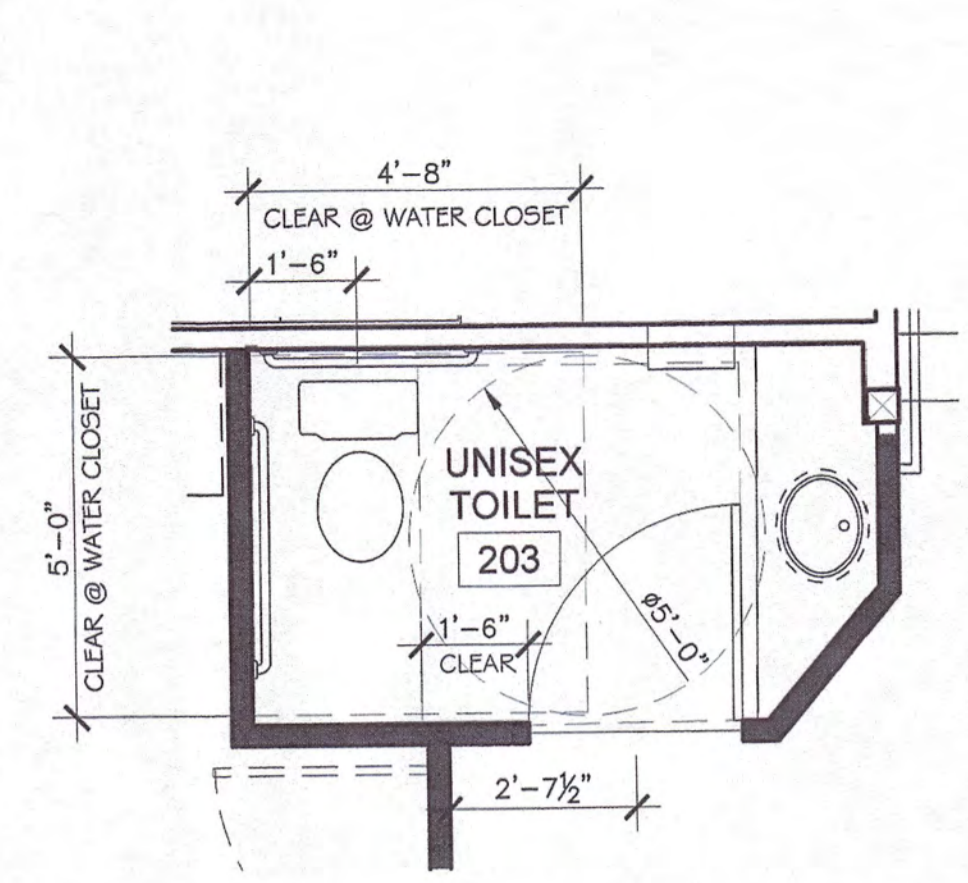
ADA REQUIREMENTS:

- IF SELF CLOSING VALVES ARE USED ON FAUCETS, FAUCETS SHALL REMAIN OPEN FOR A MINIMUM OF TEN SECONDS.
- ALL STRESSES ON GRAB BARS AND COMPONENTS SHALL BE BASED ON 250LB.

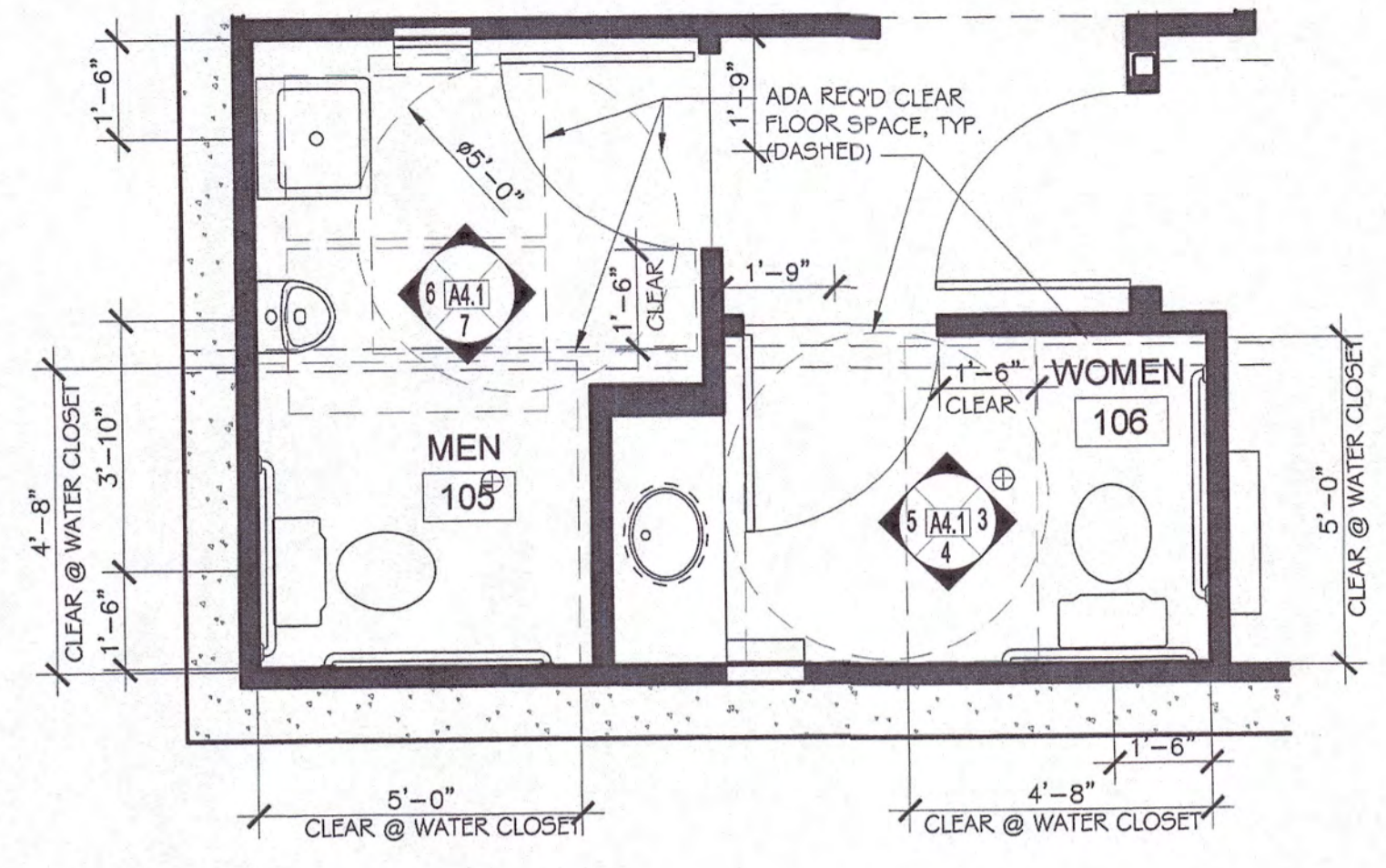
TOILET ACCESSORIES			
SYMBOL	DESCRIPTION	MANUFACTURER MODEL NO.	REMARKS
T1	GRAB BAR	36" GRAB BAR	
T2	GRAB BAR	42" GRAB BAR	
T3	GRAB BAR - 18" LONG (VERTICAL)	18" LONG	
T4	ELECTRIC HAND DRYER	ADA, AS SELECTED BY OWNER	
T5	TOILET PAPER DISPENSER	ADA, AS SELECTED BY OWNER	
T6	MIRROR	AS SELECTED BY OWNER	
T7	ROBE HOOK	AS SELECTED BY OWNER	



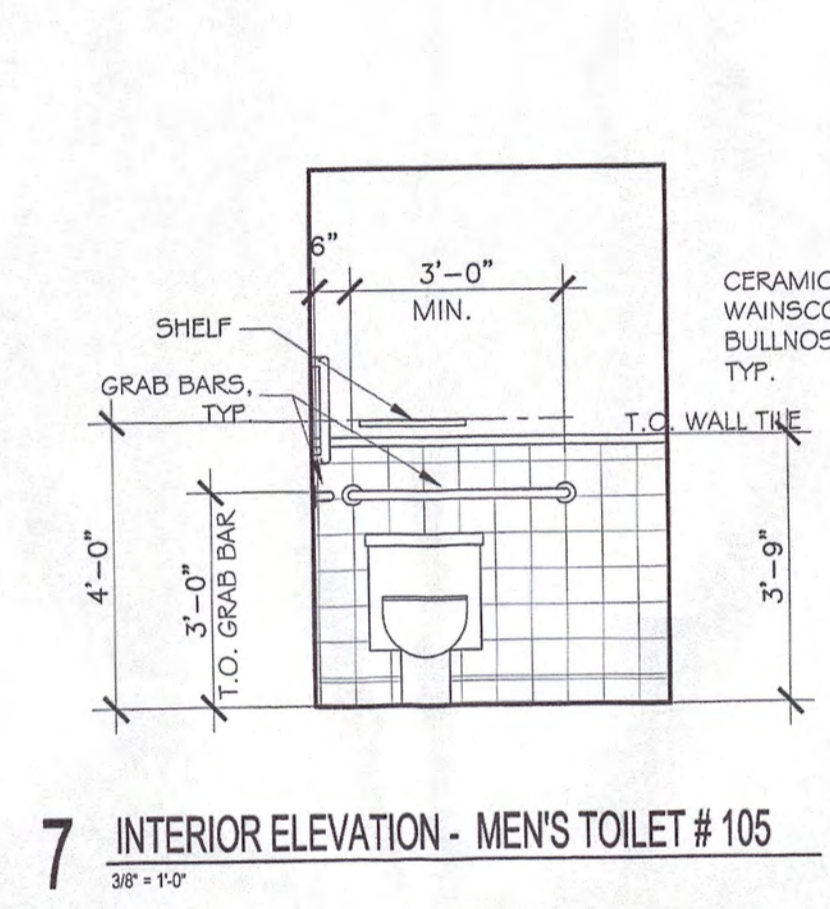
**A** ADA KNEE CLEARANCE AT VANITY DETAIL  
 1" = 1'-0"



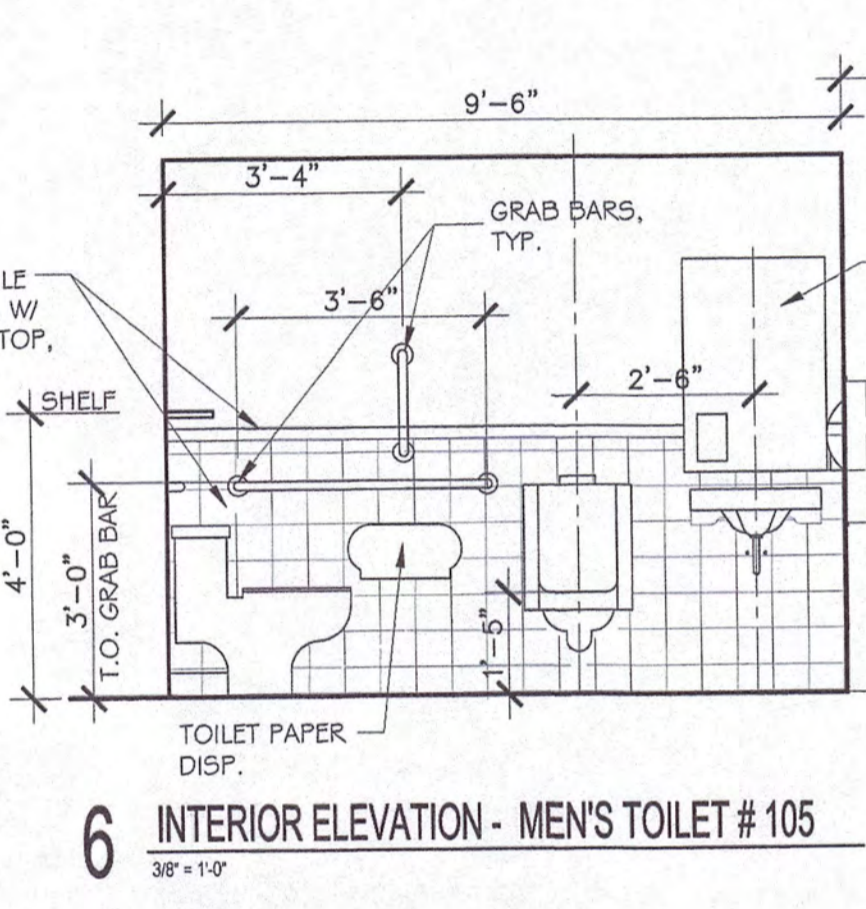
**2** ENLARGED SECOND FLOOR RESTROOM PLAN  
 3/8" = 1'-0"



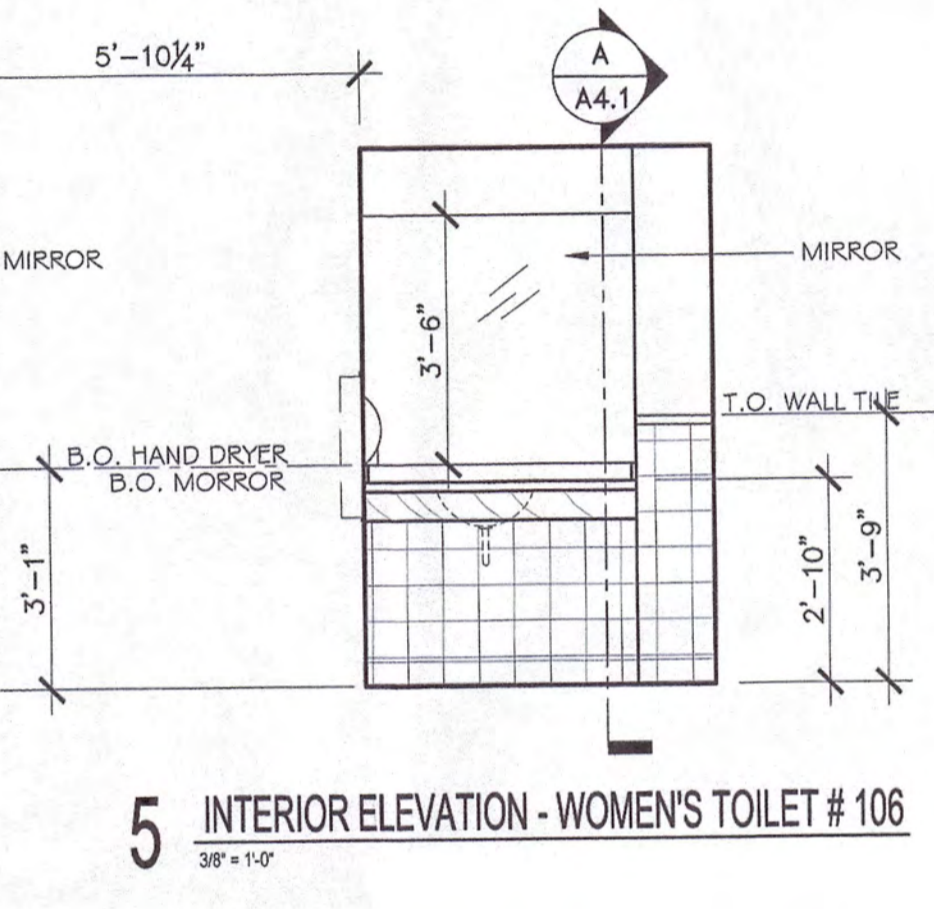
**1** ENLARGED FIRST FLOOR RESTROOM PLAN  
 3/8" = 1'-0"



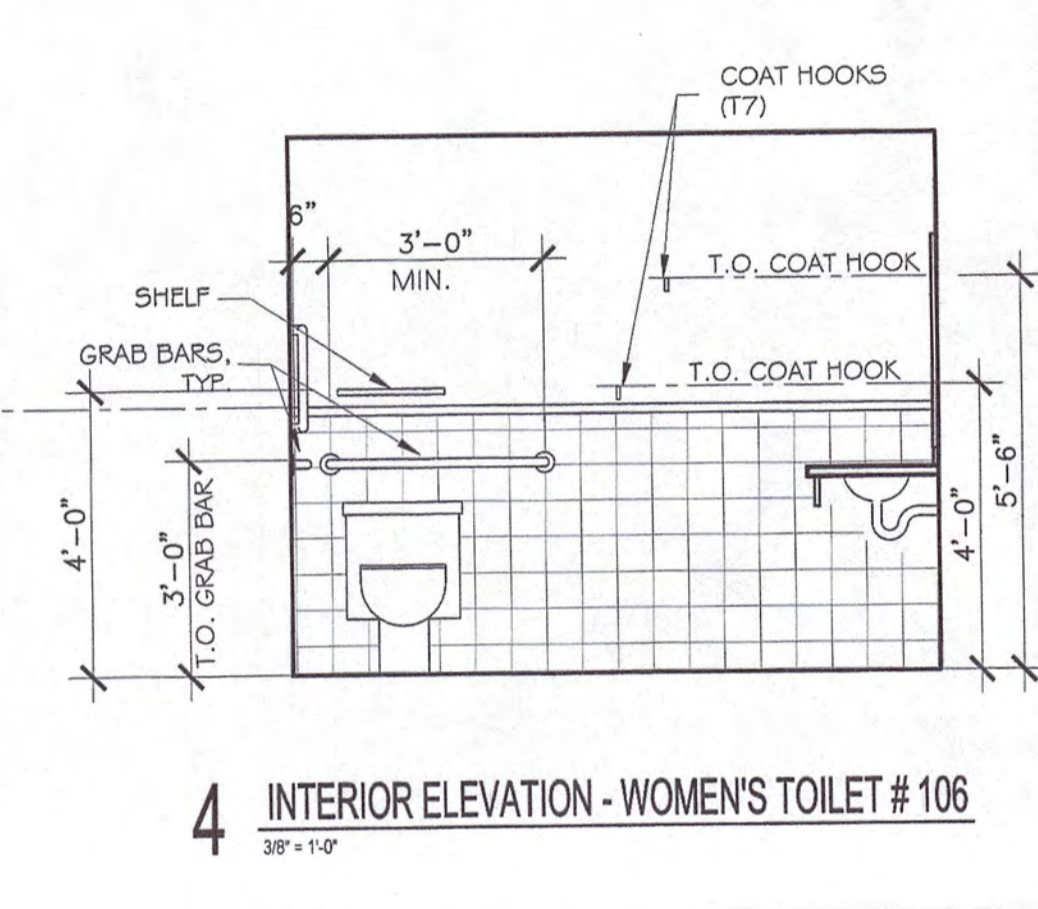
**7** INTERIOR ELEVATION - MEN'S TOILET # 105  
 3/8" = 1'-0"



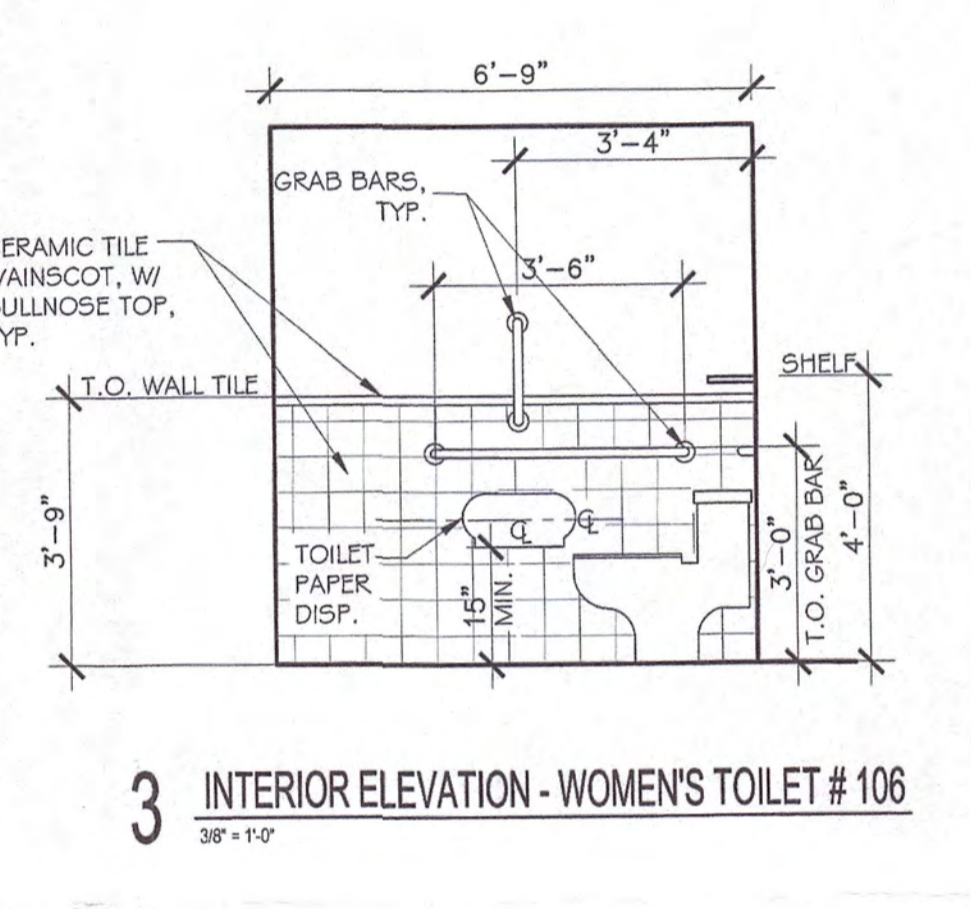
**6** INTERIOR ELEVATION - MEN'S TOILET # 105  
 3/8" = 1'-0"



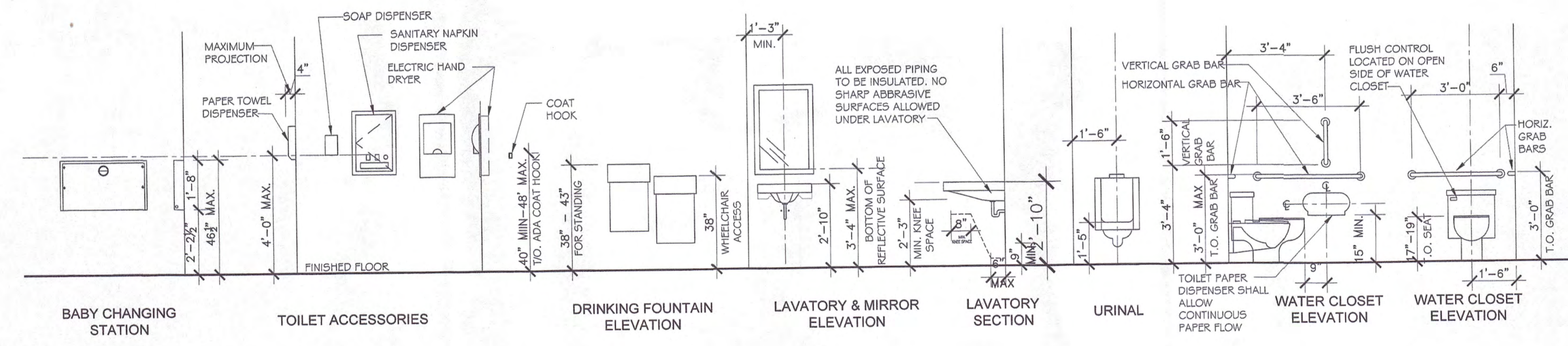
**5** INTERIOR ELEVATION - WOMEN'S TOILET # 106  
 3/8" = 1'-0"



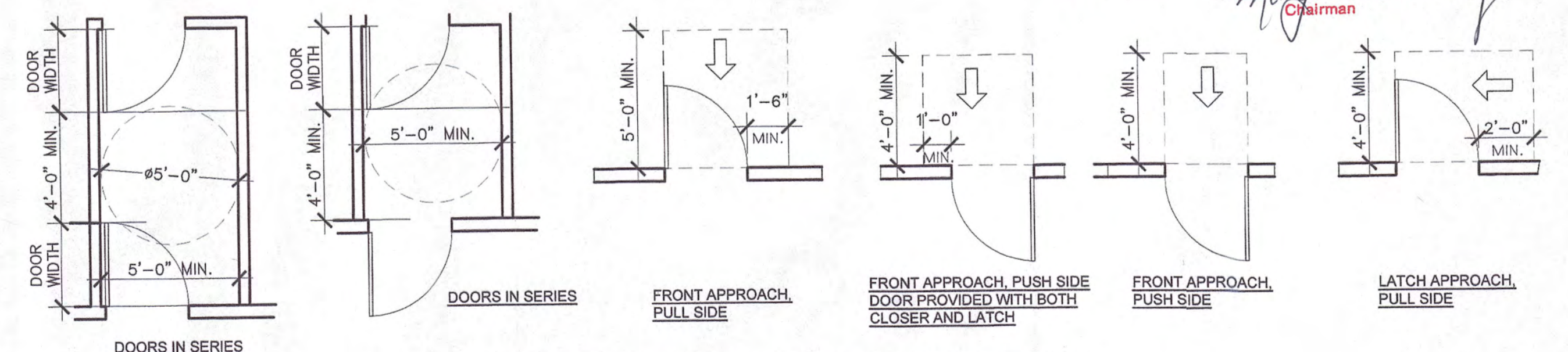
**4** INTERIOR ELEVATION - WOMEN'S TOILET # 106  
 3/8" = 1'-0"



**3** INTERIOR ELEVATION - WOMEN'S TOILET # 106  
 3/8" = 1'-0"



ACCESSIBILITY REQUIREMENTS AND MOUNTING HEIGHTS  
 SCALE: 3/8" = 1'-0"



A.D.A. ACCESSIBLE MANEUVERING CLEARANCES REQUIRED AT DOORS

MAP # 903

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 NEW SHOREHAM, RI  
 DATE: 10-24-17 TIME: 9:09  
 BY: FIONA FITZPATRICK TOWN CLERK



Project No. 16136  
 Drawn By: EWW  
 Date:

**A4.1**