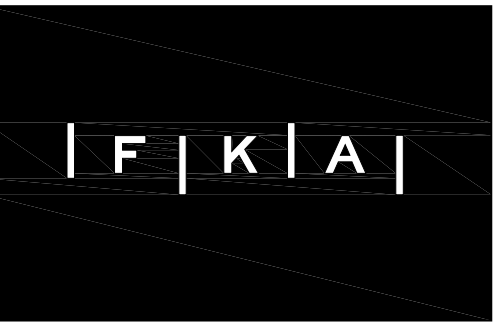


GATEWAY BUILDING

85 OCEAN RD.,
NEW SHOREHAM, RI



HANK KARPOWICZ ARCHITECTS INC.
6 South County Commons Way, Unit A5
Wakefield, RI 02879
01 782.4604
01 783.1245 fax

General Notes:

1. By executing the Contract, the Contractor represents that he visited the site, familiarized himself with the local conditions, codes and owner requirements under which the work will be performed, and correlated his observations with the requirements of the Contract Documents. This shall be done prior to bid.

2. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations that have well known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.

3. The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done.

4. Should either the drawings and the specifications, or any particular specification, and the General Conditions contradict each other in any point, or require clarification, the Contractor must call the same to the attention of the architect, and his decision shall be obtained prior to the submission of bids, otherwise the Architect's interpretation will govern the performance of the work and no allowance shall be made in behalf of the Contractor for error or negligence on his part in this connection. The Contractor shall bear all costs due to his errors and/or omissions prior to bid.

5. Prospective Contractors and subcontractors shall secure all data at the site of the proposed construction, such as grades, access, storage, location of public services and other information which will have a bearing on making their proposals or on the execution of the work if awarded the Contract, and no allowance will be made for the failure of the Contractor to obtain such on-site information prior to bidding.

6. Should any error or inconsistency appear in the drawings or specifications, the Contractor, before proceeding with the work, must clearly bring the same to the attention of the Architect for proper adjustment and in no case proceed with the work neither in uncertainty nor with insufficient drawings.






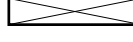

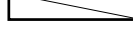

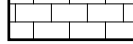












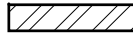



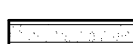

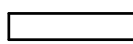
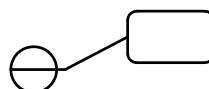

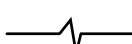
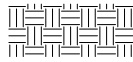



7. The contractor and each subcontractor shall be responsible for the verification of all measurements at and in the proposed construction building or site or surroundings. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions that may be found shall be submitted to the Architect for his consideration before the Contractor proceeds with the work in the affected area.

8. Contractors shall follow sizes in the specifications of figures on drawings in preference to scale measurements and follow detail drawings in preference to general drawings, and follow actual field conditions.

9. Where it is obvious that a drawing illustrates only part of a given work or a number of items, the remainder shall be deemed repetitious and so constructed.

10. Neither the Owner nor the Architect warrants or guarantees that the area of work is free of hazardous material. Should hazardous material be encountered, the contractor shall take appropriate action as determined by the state of Rhode Island.

SYMBOLS & MATERIAL LEGEND

	DOOR No.	 BATT INSULATION
	WINDOW TYPE	 RIGID INSULATION
	WALL TYPE	 2 X _____ CONTINUOUS
	COLUMN GRID	 2 X _____ BLOCKING
	ELEVATION	 BRICK
	CONCEALED LINE ABOVE	 POURED CONCRETE
	CONCEALED LINE BELOW	 PLASTER OR MORTAR
	CENTER LINE	 CONCRETE MASONRY UNIT
	DEMO OR REMOVED LINE	
	ROOM NUMBER	
	REVISION NUMBER	 FINISHED WOOD
	WALL ELEVATION	 STEEL
	WALL SECTION	 PLYWOOD
	BUILDING SECTION	 GYPSUM BOARD
	DETAIL LETTER DETAIL SHEET LOCATION	 EXISTING
	AREA DETAIL	 GRAVEL
	CUT LINE	 SOIL
	PROPERTY LINE	
	EXISTING CONTOUR	
	NEW CONTOURS	

DRAWING LIST

A0.0	TITLE SHEET
A0.1	LIFE SAFETY CODE SUMMARY
A1.0	FLOOR PLANS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	BUILDING SECTION
A3.2	BUILDING SECTION

AD1.0 DEMOLITION PLANS

S0.0 STRUCTURAL NOTES AND DETAILS
S1.0 ROOF PLAN AND FRAMING PLAN

PROJECT NOTES:

Type of Construction: Type 5B, Wood Frame, unprotected, fully sprinklered
Occupancy: R-2, Hotel

2. Scope of Work: Selectively demolish existing restaurant interior and add dormers to existing roof. Remodel interior to allow for 10 new residential rooms.

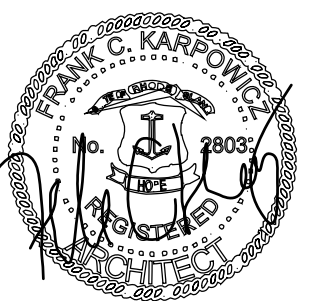
DESIGN WIND SPEED: 120MPH

3	PERMIT	3-11-2025
2	FIRE MARSHAL REVIEW	2-20-2025
1	HDC REVIEW	2-20-2025
No.	Issue	Date

GATEWAY
BUILDING

85 Ocean Ave
New Shoreham, RI

TITLE SHEET



Project No. 25103	A0.0
Drawn By: JG	
Date: 02 - 18 - 2025	

CODE REFERENCE:

BUILDING CODE:	SBC-1-2022, 2018 IBC WITH RI AMENDMENTS
ENERGY CODE:	SBC-6-2024, 2024 INTERNATIONAL ENERGY CODE WITH RI AMENDMENTS
FIRE CODE:	NFPA 1, 2018 WITH RI AMENDMENTS
LIFE SAFETY CODE:	NFPA 101, 2018 WITH RI AMENDMENTS

ALLOWABLE BUILDING HEIGHT & AREA PER SBC-1-2010 TABLE 503 (WITH AUTOMATIC SPRINKLER SYSTEM INCREASE PER 504.2):

USE GROUP: RESIDENTIAL R1, , HOTEL

TYPE OF CONSTRUCTION : 5B, FULLY SPRINKLERED:

NUMBER STORIES ALLOWED: 4

MAX. AREA PER STORY ALLOWED: 16,000 SF

CONSTRUCTION TYPE 5B - TABLE 601 FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS

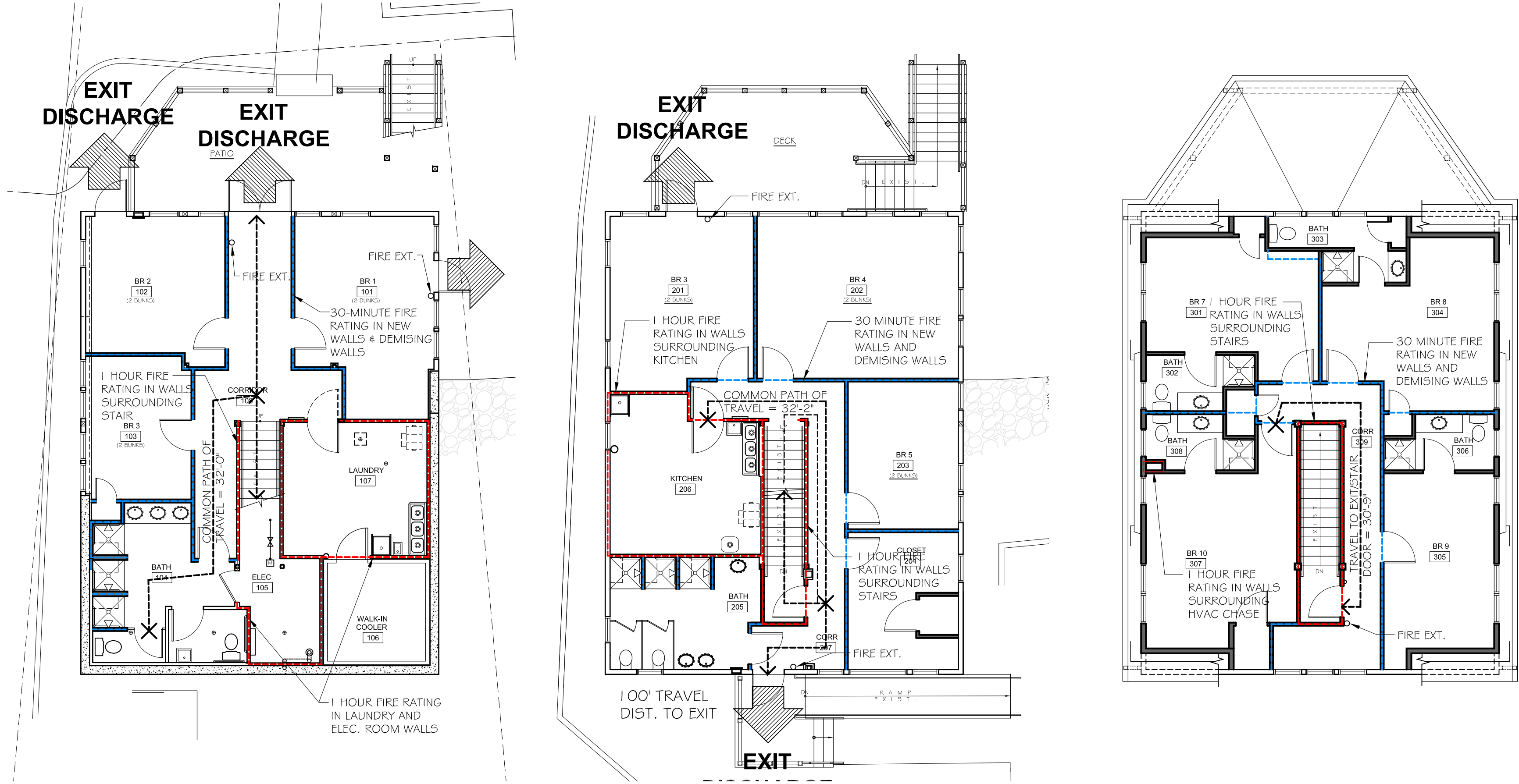
PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS (EXTERIOR)	0 HOURS
BEARING WALLS (INTERIOR)	0
NONBEARING INTERIOR WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0
ROOF CONSTRUCTION AND AND SECONDARY MEMBERS	0

EGRESS REQUIREMENTS:

IBC MINIMUM REQUIRED NUMBER OF EXITS (TABLE 1021.1) = 2	PROVIDED = 2
NFPA101, SECTION 28.2.4.1: MIN 2 EXITS REQUIRED	

MINIMUM REQUIRED EGRESS UNITS (0.2 INCHES PER 1 OCCUPANT): 0.2 X 152 = 30 INCHES

INTERNATIONAL BUILDING CODE (2018 edition):	NFPA (2018 edition): Construction Type : III (200)
	TRAVEL DISTANCE TO EXITS (NFPA 101): PER 28.2.4.3 A SINGLE EXIT IS PERMITTED IF ALL (8) CONDITIONS ARE MET *#5 IS MET IF THE 1 HR RATED CORRIDORS ARE CONSIDERED AN EXTENSION OF THE STAIR PER. 28.2.5.6 DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET PER. 28.2.6.3.3.1 MAX. 200' FROM CORRIDOR GUEST ROOM DOOR TO NEAREST EXIT PER 28.2.5.4 MAX. 50' SINGLE PATH OF TRAVEL (FROM GUESTROOM CORRIDOR DOOR)
PROTECTION OF EXITS, VERTICAL OPENINGS AND HAZARDOUS AREAS (IBC): EXIT ENCLOSURES : PER 1022.1 = 1 HOUR FIRE SEPARATION FOR STAIRCASES CONNECTING THREE STORIES OR MORE	PROTECTION OF EXITS, VERTICAL OPENINGS AND HAZARDOUS AREAS (NFPA 101): PER. , 28.2.2.2.3, 28.2.2.1.2, AND 7.1.3.2.1 (2)c ENCLOSURES CONNECTING THREE STORIES OR MORE=1 HOUR FIRE RATING PER 28.3.1.1.3 AND 8.6.5 (5) PROTECTION OF VERTICAL OPENINGS = 1 HOUR FIRE RATING PER 28.3.2.2.2. HAZARDOUS AREA PROTECTION: BOILER ROOMS = 1 HOUR AND SPRINKLERS RETAIL SHOP = 1 HOUR AND SPRINKLERS LAUNDRY ROOM = 1 HOUR AND SPRINKLERS STORAGE ROOMS = 1 HOUR OR SPRINKELRS
CORRIDORS (IBC, TABLE 1018.1): PER 709.3 (1) CORRIDOR RATING = 1/2 HOUR AND SPRINKLERS	CORRIDORS (NFPA 101): PER. , 28.3. 6.1.3 CORRIDOR RATING = 1/2 HOUR CORRIDOR DOORS = 20 MINUTE RATED
SEPARATION OF GUEST ROOMS (IBC 420.2): WALLS: PER. , 420.2 AND 709.3 (2) = 1/2 HOUR FIRE RRATING AND SPRINKLERS BETWEEN GUEST ROOMS FLOORS/ CEILINGS: 420.3 AND 712.3 , EXCEPTION = TYPE IIIB AND VB = 1/2 HOUR FIRE RATING	SEPARATION OF GUEST ROOMS (NFPA 101): PER. , 28.3. 7.2 CORRIDOR RATING = 1/2 HOUR



A FIRST FLOOR LIFE SAFETY PLAN 1/8" = 1'-0"

B SECOND FLOOR LIFE SAFETY PLAN 1/8" = 1'-0"

C THIRD FLOOR LIFE SAFETY PLAN 1/8" = 1'-0"

LEGEND:

- 1-HOUR FIRE SEPARATION REQUIRED
- 1 / 2 - HOUR FIRE SEPARATION REQUIRED

NOTES:

1. ALL FLOOR / CEILING ASSEMBLIES SHALL PROVIDE MINIMUM 1/2 HOUR FIRE SEPARATION UNLESS NOTED OTHERWISE.

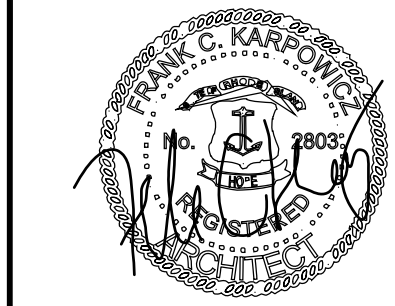
2. DOOR OPENINGS IN FIRE RATED SEPARATION PARTITION SHALL CARRY APPROPRIATE LABEL PER TABLE 6.3.3.2.2

3. SEPARATION SHOWN IN COLOR. IF NO COLOR THIS SHEET, REFER TO CONSTRUCTION PLAN.

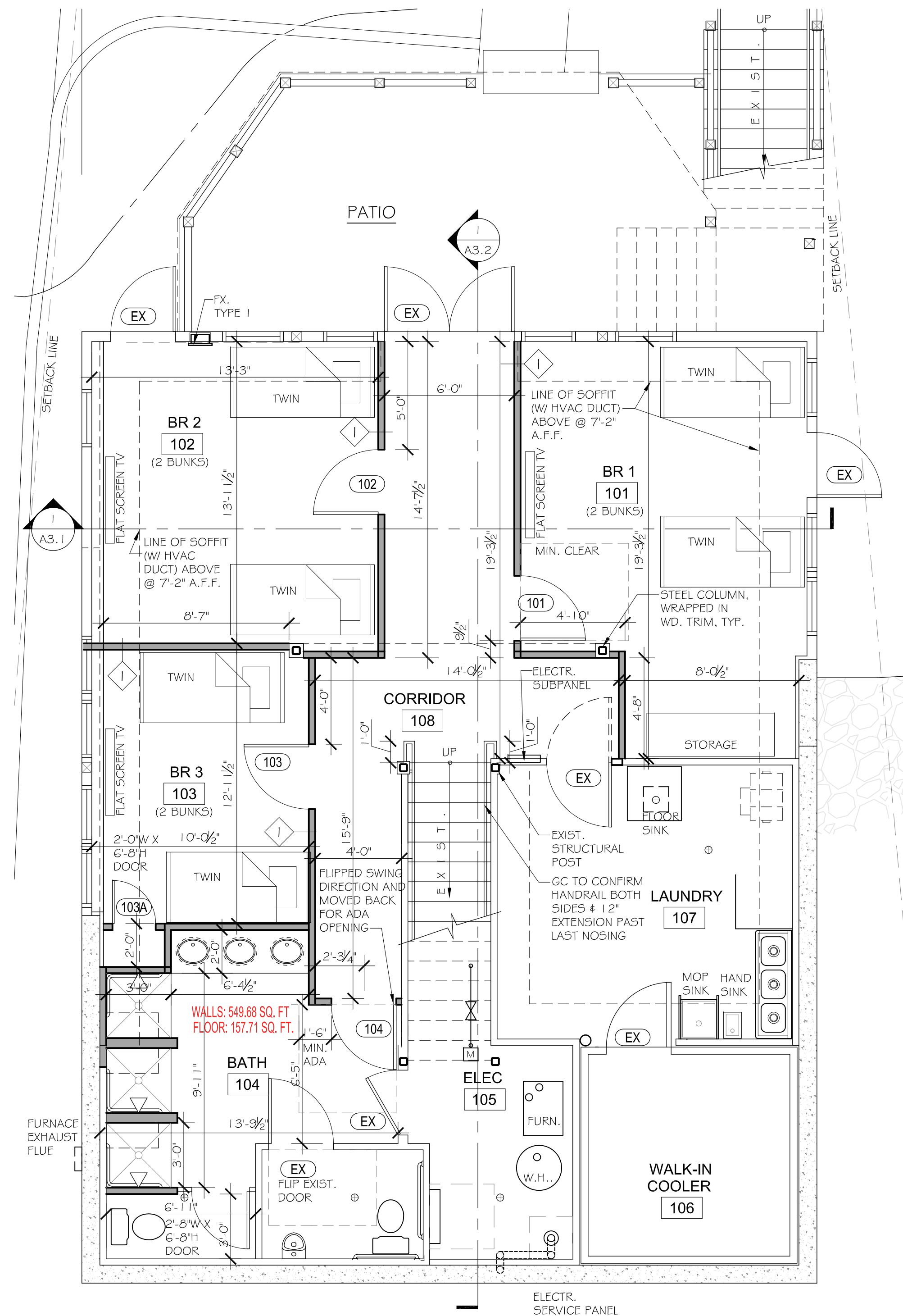
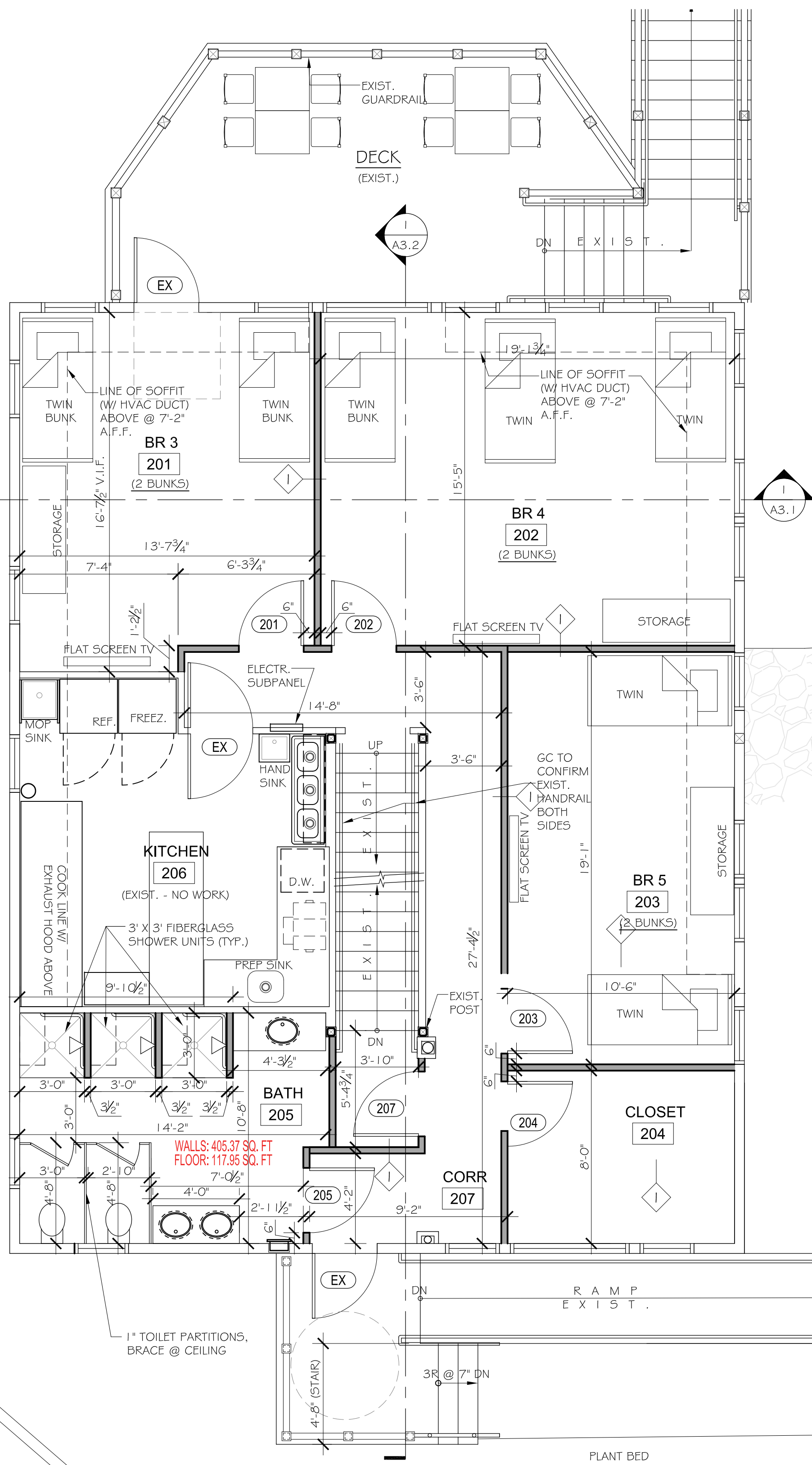
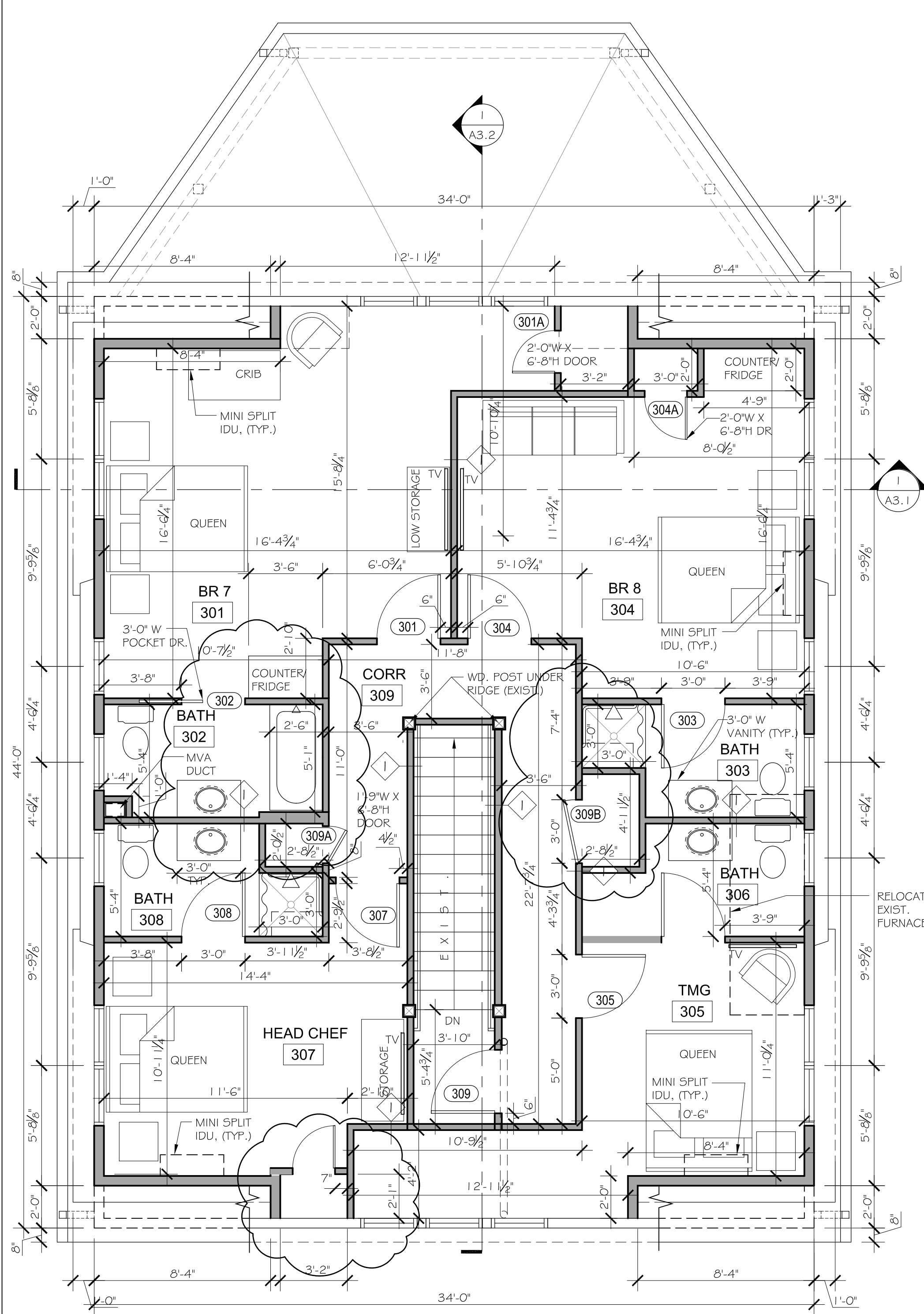
GATEWAY BUILDING

85 Ocean Ave
New Shoreham, RI

LIFE SAFETY CODE SUMMARY



Project No. 25103	A0.1
Drawn By: JG	
Date: 02 - 18 - 2025	



C THIRD FLOOR PLAN

1/4" = 1'-0"

DOOR NOTES

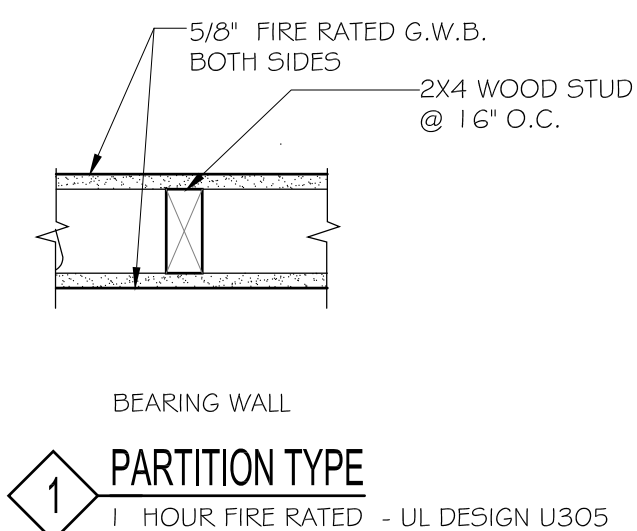
- ALL DOORS TO BE 3'-0" X 6'-8" H., MOLDED SOLID CORE WD. UNLESS NOTED OTHERWISE
- ALL INTERIOR DOORS SHALL BE PRE-HUNG AND PRE-MACHINED. DOOR STYLE AND FINISH SHALL BE AS SELECTED BY OWNER.
- INTERIOR DOOR HARDWARE SHALL BE STYLE AND FINISH AS SELECTED BY OWNER.
- PROVIDE EACH DOOR WITH 3 1/2" STANDARD HINGE SETS, THREE SETS PER DOOR. HINGE FINISH SHALL MATCH THE HARDWARE. PROVIDE STANDARD HINGE MOUNT DOOR STOPS ON ALL DOORS ADJACENT TO WALL SURFACES.

INTERIOR FINISH SCHEDULE NOTES:

- ALL WALLS TO BE FINISHED WITH G.W.B./SKIM COAT PLASTER & ALL CEILINGS TO BE G.W.B. WITH SMOOTH FINISH UNLESS NOTED OTHERWISE
- ALL WINDOW AND DOOR CASINGS SHALL BE 3/4" X 3 1/2" FLAT WOOD MOLDING, FINISHED, SANDED, CAULKED AND PAINTED.
- WALL BASE SHALL BE WOOD 1 x 6 FLAT STOCK W/ 3/8" CHAMFER, PAINTED.
- FLOORING SHALL BE AS SELECTED BY OWNER.

B SECOND FLOOR PLAN

1/4" = 1'-0"



PARTITION NOTES:

- PROVIDE DOUBLE WOOD STUDS AT BOTH SIDES OF ALL DOOR OPENINGS EXTENDING TO AND ANCHORED TO 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.

A FIRST FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TAKEN TO THE FACE OF STUDS, UNLESS NOTED OTHERWISE.

LEGEND

- NEW WALL
- EXISTING WALL

GATEWAY BUILDING		
85 Ocean Ave New Shoreham, RI		
FLOOR PLANS		
Project No. 25103		
Drawn By: JG		
Date: 02-18-2025		
A1.0		

1. SIDING
CEDAR SHINGLE SIDING SHALL BE WHITE CEDAR TO MATCH EXISTING SHINGLE SIDING MATERIAL AND COURSING.

2. TRIM
PVC TRIM SHALL BE 5/4 AND 3/4 THICK COMPOSITE TRIM BOARDS PVC OR SIMILAR AND PTD. 2 COATS LOW-LOUSTER EXTERIOR PAINT. ALL TRIM ADJACENT TO SHINGLES SHALL BE 5/4" THICK, PTD WHITE, SEMI GLOSS.

3. ASPHALT SHINGLES
ROOF SHINGLES SHALL BE ASPHALT ARCHITECTURAL ROOF SHINGLES RATED FOR 120MPH WIND, W/ 40-YEAR WARRANTY. STYLE AND COLOR TO BE GAF TIMBERLINE HDZ. COLOR: MATCH EXISTING SPECIFICATION AND COLOR. INSTALLED BY A MASTER ELITE CERTIFIED CONTRACTOR.

4. GUTTERS & DOWNSPOUTS
PREFINISHED ALUM. PTD. WHITE: ALCOA ENVOY 5" OG GUTTER WITH 3" X 4" RECTANGULAR CORRUGATED DOWNSPOUT, OR EQ.

9. WINDOWS
ANDERSEN 400 SERIES, STORMWATCH SERIES, FULL DIVIDED LIGHT, 3/4" MUNTINGS & WHITE FINISH. MATCH EXISTING PVC TRIM DIMENSIONS AND PROFILES.

WINDOW SCHEDULE / PATIO DOOR SCHEDULE				
SYMBOL	R.O. SIZE	MFG.NO.	TYPE	NOTES
A	2'-8 1/2" X 4'-8 7/8"	ANDERSEN 400 SERIES TW2646	TILT WASH DOUBLE HUNG	STORMWATCH
B	2'-8 1/2" X 4'-4 7/8"	ANDERSEN 400 SERIES TW2642	TILT WASH DOUBLE HUNG	STORMWATCH

1. EGRESS WINDOW: SHALL MEETS CODE EGRESS REQUIREMENTS BY ONE OF THE FOLLOWING MEANS:

- A. BY OPENING WINDOW SASH: MIN. CLEAR OPENING AREA SHALL BE 4.4 SF., MIN. 20" WIDE AND MIN. 24" HIGH
- B. BY REMOVING SASHES (EASILY REMOVABLE SASHES WITHOUT USING TOOLS), CLEAR OPENING AREA SHALL BE MIN. = 5.7 SF., AND MIN. 20" WIDE AND MIN. 24" HIGH

2. PROVIDE ALL OPERABLE WINDOWS WITH 2" GROUND LATCHES

3. ALL WINDOW FLANGES AND MTL. FLASHING SHALL BE TAPED WITH VYCOR MEMBRANE PRIOR TO SIDING INSTALLATION

4. PROVIDE WINDOWS WITH 3/4" SIMULATED DIVIDED LIGHS. REFER TO BUILDING ELEVATIONS FOR MULLION AND MUNTIN CONFIGURATIONS.

5. VERIFY R.O. WIDTH OF ALL FACTORY MULLIONED UNITS W/ WINDOW MANUFACTURER.

6. VERIFY WINDOW STYLE, SIZE AND FINISH W/ OWNER BEFORE ORDERING.

7. PROVIDE ALL EXISTING FRAMED WINDOW OPENINGS

8. ALL WINDOWS SHALL MEET THE STRUCTURAL REQUIREMENTS FOR 120 MPH WIND ZONE AND ARE REQUIRED TO BE IMPACT RESISTANT .

9. PROVIDE TEMPERED GLAZING AT ALL WINDOWS ACCORDING TO IBC CODE SECTION R308.4. NOTED WITH A (T)



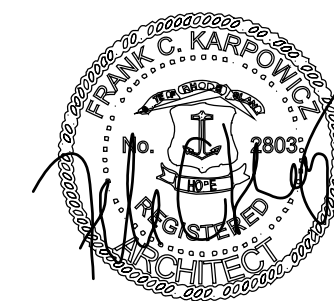


3	PERMIT	3-11-2025
2	FIRE MARSHAL REVIEW	2-20-2025
1	HDC REVIEW	2-20-2025
No.	Issue	Date

GATEWAY
BUILDING

85 Ocean Ave
New Shoreham, RI

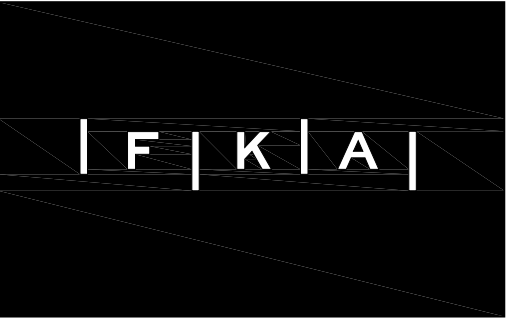
ELEVATIONS

Project No.
05400

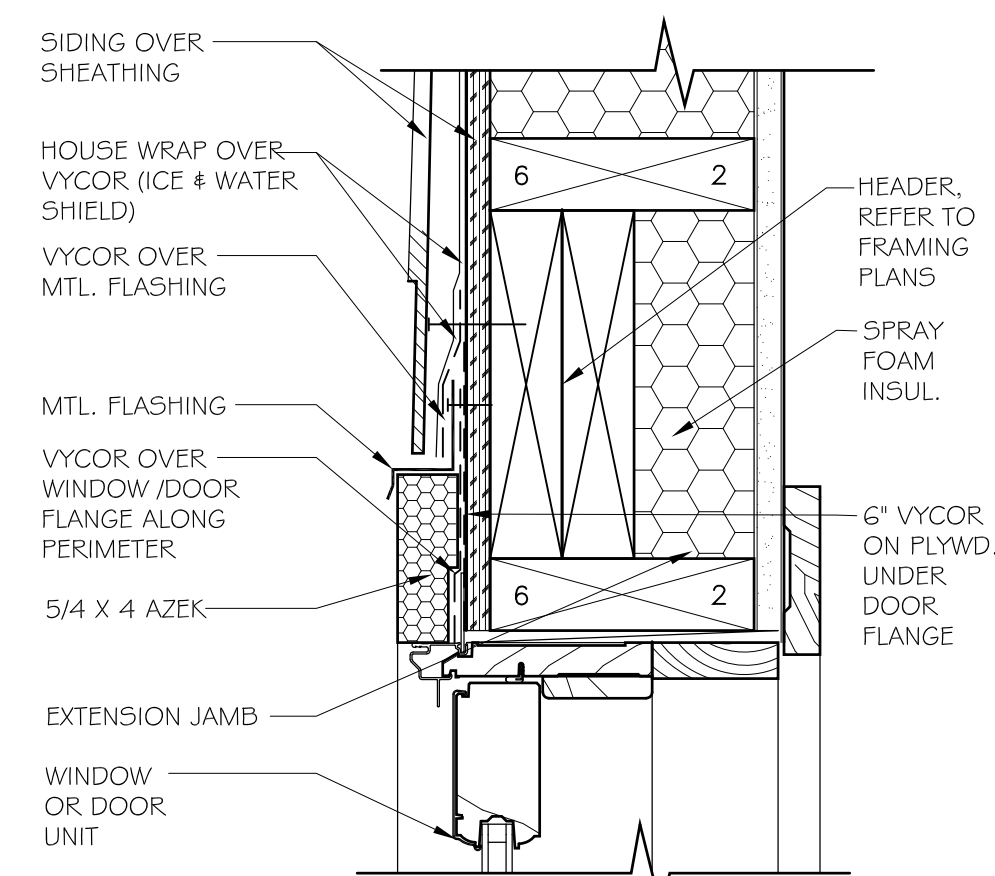
Drawn By:

Date:
02 - 18 - 2025

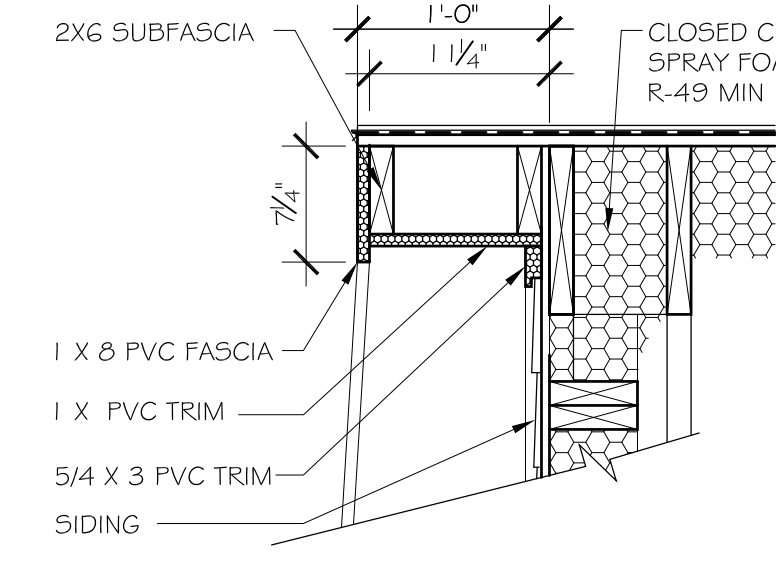
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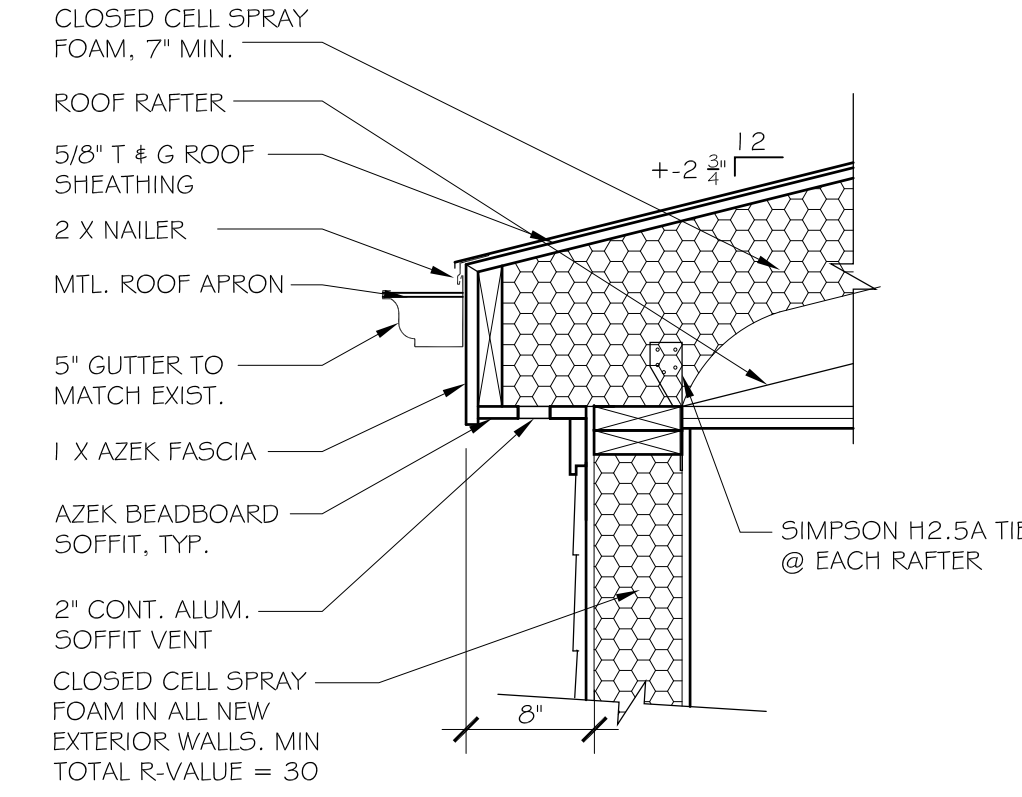
FRANK KARPOWICZ ARCHITECTS INC.
26 South County Commons Way, Unit A5
Wakefield, RI 02879
401 782.4604
401 783.1245 fax



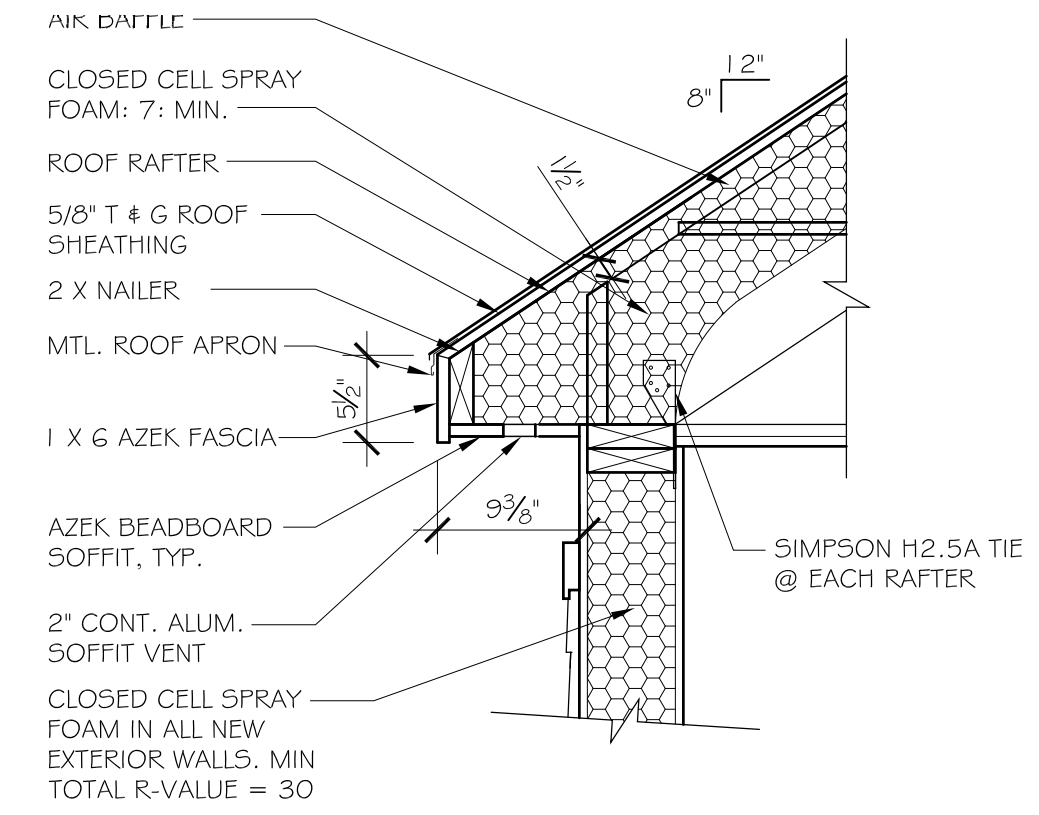
4 TYP. WINDOW HEAD DETAIL



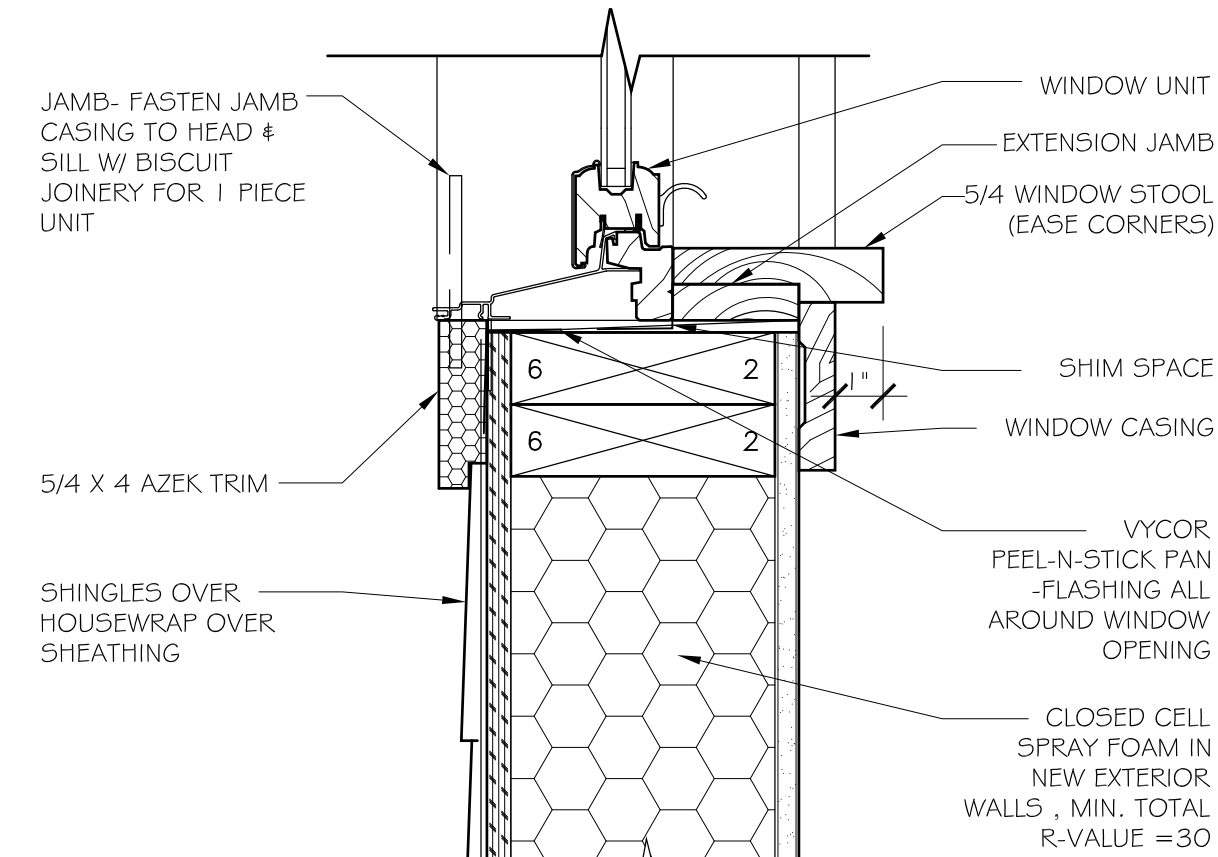
3 TYPICAL RAKE DETAIL



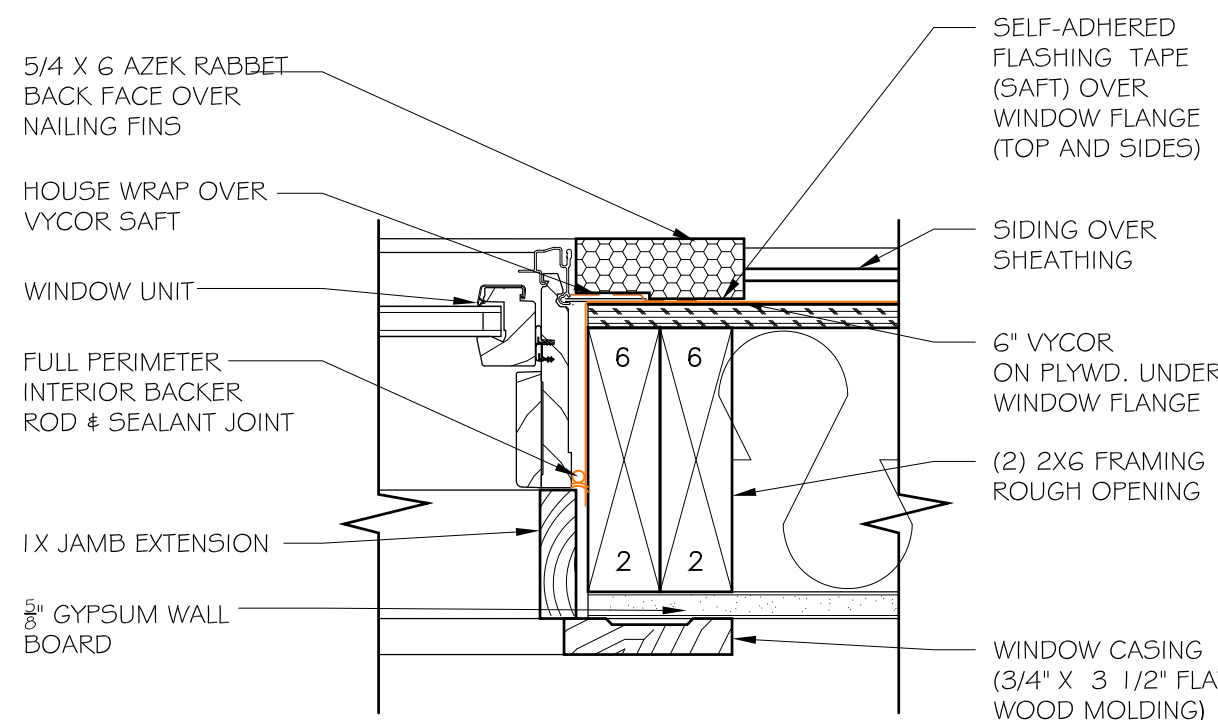
2 TYP. SHED DORMER EAVE DETAIL



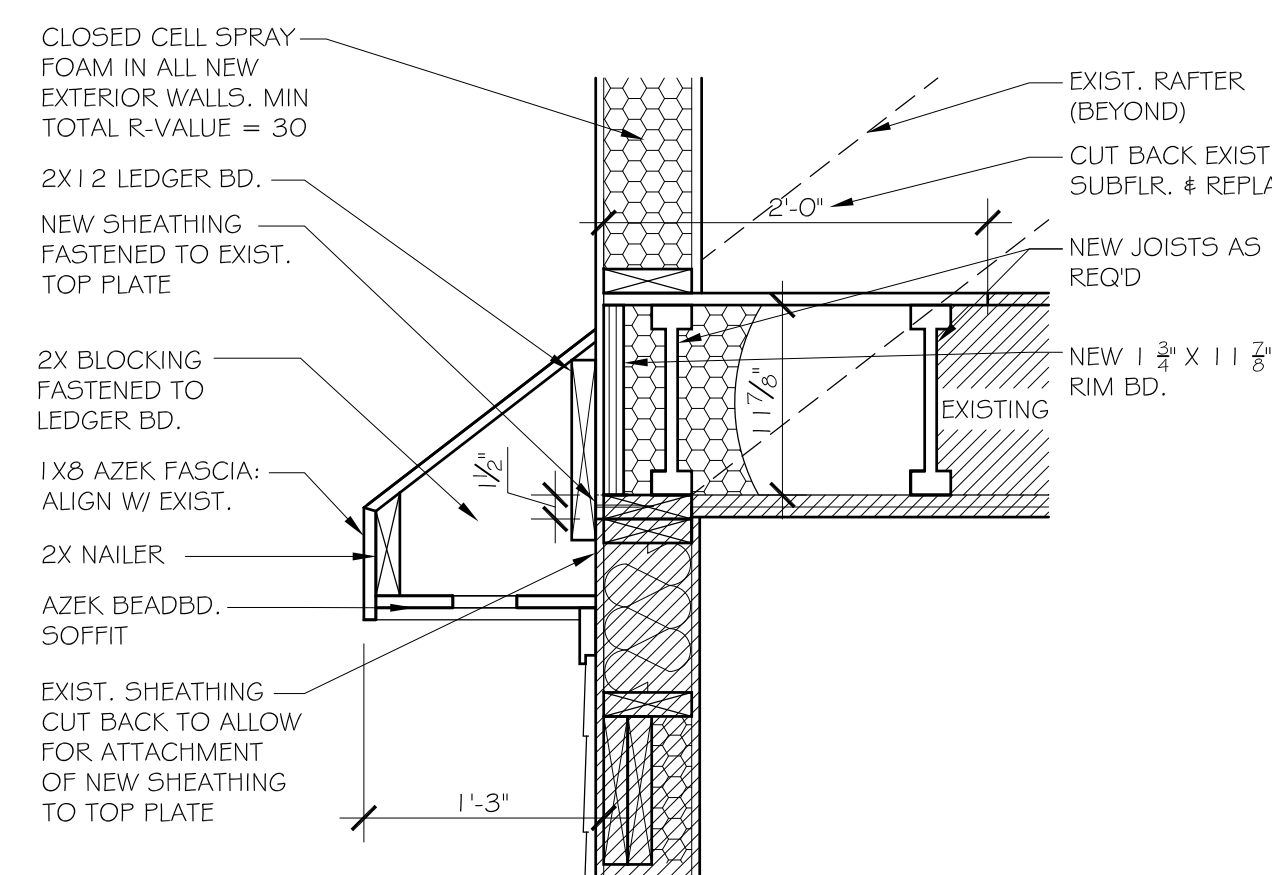
1 TYP. GABLE DORMER EAVE DETAIL



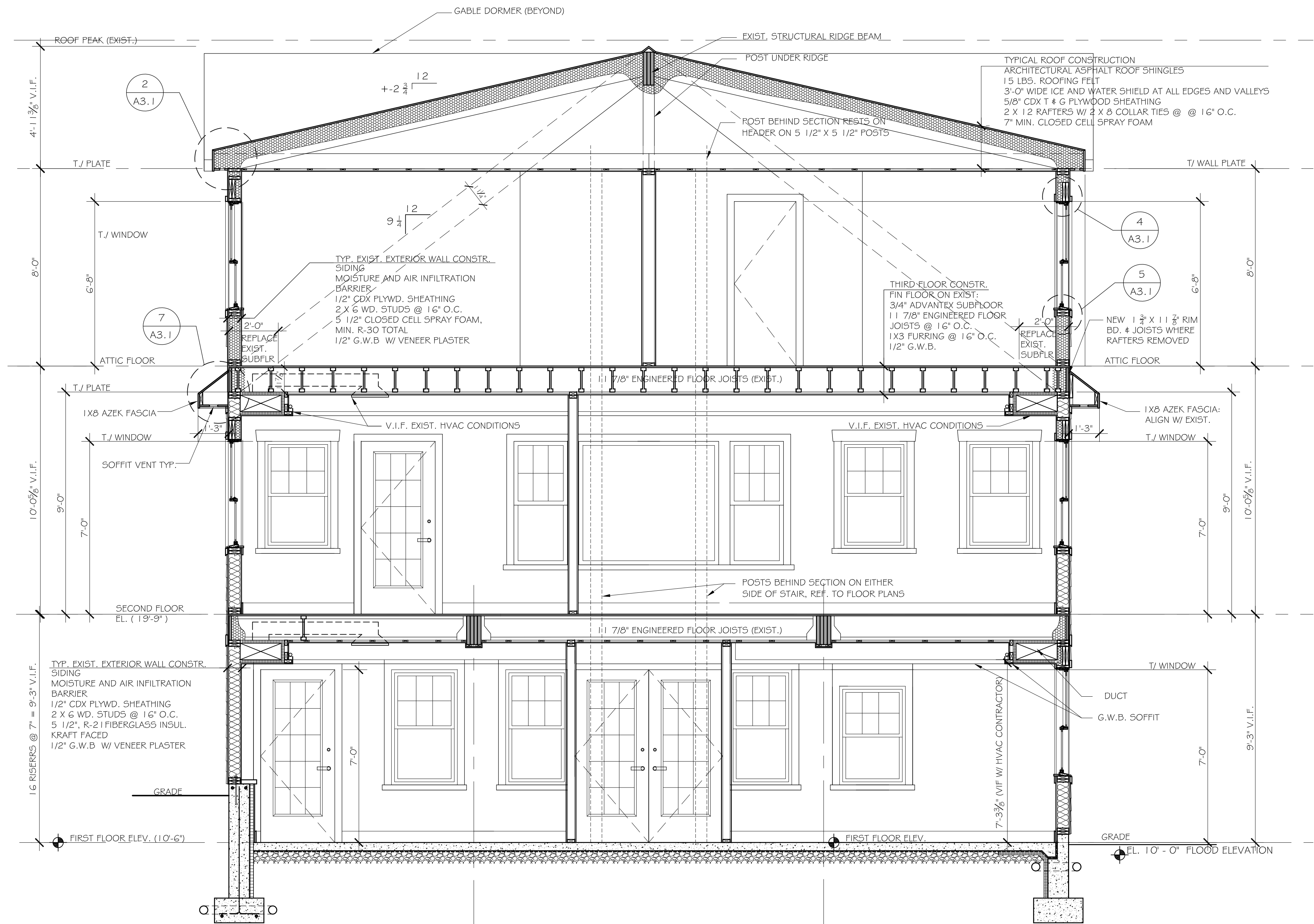
5 TYP. WINDOW SILL DETAIL



6 TYP. WINDOW JAMB DETAIL



7 DETAIL AT B/ WALL



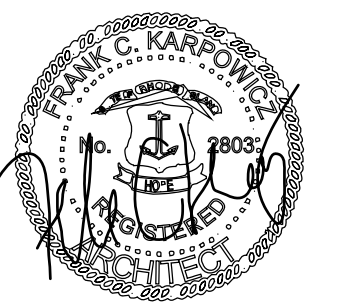
1 BUILDING SECTION

3	PERMIT	3-11-2025
2	FIRE MARSHAL REVIEW	2-20-2025
1	HDC REVIEW	2-20-2025
No.	Issue	Date

GATEWAY
BUILDING

85 Ocean Ave
New Shoreham, RI

BUILDING SECTION

Project No.
25103

Drawn By:
IG

Date:
02 - 18 - 2025

A3.1

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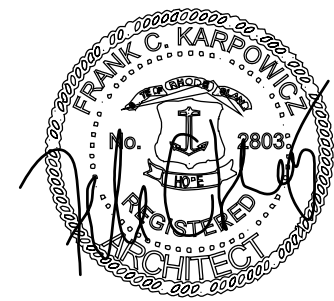


3	PERMIT	3-11-2025
2	FIRE MARSHAL REVIEW	2-20-2025
1	HDC REVIEW	2-20-2025
No.	Issue	Date

GATEWAY BUILDING

85 Ocean Ave
New Shoreham, RI

BUILDING SECTION



Project No. 05100

Drawn By:

Date:
02 - 18 - 2021

A3.2

1. DEFINITIONS
REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.

EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

3. THE DEMOLITION WORK INDICATED ON THE DRAWINGS IS INTENDED TO ASSIST THE CONTRACTOR AND GIVE GENERAL INFORMATION, NOT ALL DEMOLITION OR TEMPORARY CONNECTIONS ARE SHOWN. PRIOR TO SUBMITTING BID, THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND REVIEW EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DETERMINE THE FULL EXTENT OF SELECTIVE DEMOLITION, AND INCLUDE ALL REQUIRED SELECTIVE DEMOLITION WORK WORK IN HIS BID, WHETHER OF NOT SPECIFICALLY SHOWN ON THE DRAWINGS. NO ADDITIONAL COST WILL BE GRANTED FOR SELECTIVE DEMOLITION. LEGALLY DISPOSE OF ALL ITEMS AND MATERIALS, EXCEPT ANY ITEMS SPECIFICALLY DESIGNATED BY THE OWNER TO BE SALVAGED. REMOVE AND PLACE THE DESIGNATED SALVAGED EQUIPMENT/MATERIAL IN A LOCATION DIRECTED BY OWNER.

6. ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWING ARE TO BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH ANY WORK

8. WHERE PARTITIONS OR OTHER WORK IS NOTED TO BE REMOVED, ADJACENT WALLS, CEILINGS, FLOORS AND FINISHES SHALL BE PATCHED AND LEVELED, AS REQUIRED, TO BLEND TOGETHER AND MATCH EXISTING. ALL SELECTIVE DEMOLITION WORK ADJACENT TO THE REMAINING CONSTRUCTION MUST BE DONE IN A WORKMANLIKE MANNER IN PREPARATION FOR NEW CONSTRUCTION WORK.

10. THE GENERAL CONTRACTOR SHALL IDENTIFY EQUIPMENT AND MATERIALS TO BE RELOCATED AND COORDINATE THEIR METHODS OF REMOVAL, SAFE STORAGE, INVENTORY, ETC., WITH BUILDING OWNER'S REPRESENTATIVE PRIOR TO START OF DEMOLITION WORK.

13. DO NOT CUT OR REMOVE CONSTRUCTION WHICH MIGHT WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OR STRENGTH OF THE STRUCTURAL FRAMING OR SUPPORT SYSTEMS WHICH ARE TO REMAIN.

14. DESIGN, PROVIDE, ERECT AND MAINTAIN NECESSARY TEMPORARY SHORING , BRACING, FRAMING, OR SUPPORT WHERE LOAD BEARING STRUCTURAL OR SUPPORTING MEMBERS ARE WEAKENED BY CUTS OR OPENINGS OR SUBJECT TO DAMAGE FORM DEMOLITION OPERATIONS AND OTHERWISE AS REQUIRED FOR SAFETY OR TO PROTECT FINISH SURFACES FROM DAMAGE.

15. ALL BUILDING SYSTEMS MUST BE PROPERLY TERMINATED, REMOVED AND/OR CAPPED BY DEAD ENDING PIPING AND WIRING IN A SAFE, CODE-CONFORMING AND PERMANENT MANNER.

16. ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMOLITION . THE SPACE SHALL BE MAINTAINED AND LEFT IN A SAFE CONDITION, ALL FLOOR OPENINGS, HAZARDS, AND UNSAFE CONDITIONS SHALL BE IDENTIFIED AND THE GENERAL CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION AND OBSTACLES TO SECURE PUBLIC SAFETY.

17. REMOVE AND RETURN TO BUILDING OWNER ALL SIGNAGE IN PROJECT AREAS ONLY. PROTECT ALL OTHER SIGNAGE ON FLOOR AS REQUIRED

18. REMOVE AND SALVAGE ALL 36"W WOOD DOORS IF GOOD QUALITY FOR LATER REUSE UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR TO COORDINATE EFFORTS WITH OWNER'S REPRESENTATIVE.

19. REMOVE ALL TURN KNOB LATCH AND LOCK SETS ON EXISTING DOORS THROUGHOUT THE PROJECT AREA. ALL EXISTING ADA COMPLIANT LEVER STYLE SET ARE TO REMAIN, UNLESS NOTED OTHERWISE.

21. ALL FLOORING, BROADLOOM CARPET, MODULAR CARPET, CARPET PADDING, RUBBER/VINYL BASE, VCT FLOORING IS TO BE REMOVED IF INSTRUCTED BY OWNER FROM THE PROJECT AREA, UNLESS NOTED OTHERWISE.

22. WHENEVER POSSIBLE , GENERAL CONTRACTOR TO DIVERT CONSTRUCTION, DEMOLITION AND LAND-CLEARING DEBRIS FROM DISPOSAL IN LANDFILLS AND INCINERATORS, REDIRECT RECYCLABLE RECOVERED RESOURCES BACK TO THE MANUFACTURING PROCESS . REDIRECT REUSABLE MATERIALS TO APPROPRIATE SITES.

23. ALL WALL COVERING IS TO BE REMOVED FROM THE PROJECT AREA IF INSTRUCTED BY OWNER.

24. ALL LIGHT FIXTURES ARE TO BE REMOVED FROM THE PROJECT AREA IF INSTRUCTED BY OWNER.

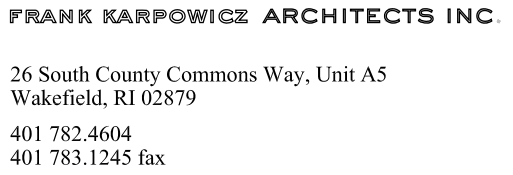
26. PROVIDE ADEQUATE TEMPORARY FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS FOR THE DURATION OF THE PROJECT

27.THE BUILDING AND SITE SHALL BE LEFT BROOM CLEAN & DRY AT THE END OF EACH DAY AND AT THE COMPLETION OF ALL DEMOLITION WORK.

28. RESTORE ANY SURFACES OF FINISHES WHICH ARE SCRATCHED, MARRED OR OTHER WISE DAMAGED BY THE INSTALLATION, MOVEMENT OR REMOVAL OF ALL EQUIPMENT ASSOCIATED WITH DEMOLITION PROCEDURES(E.G. SCAFFOLDING, CONTAINERS, ETC)

29. DURING ANY REQUIRED DEMOLITION F DESIGNATED AREAS, CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY PROTECTION AND SHALL SECURE ADJACENT AREAS FORM DUST AND DEBRIS.

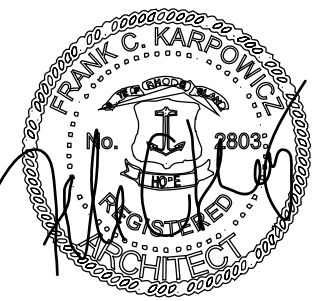
REFER TO GENERAL DEMOLITION NOTES ON THIS DWG



3	PERMIT	3-11-2025
2	FIRE MARSHAL REVIEW	2-20-2025
1	HDC REVIEW	2-20-2025
No.	Issue	Date

85 Ocean Ave
New Shoreham, RI

DEMOLITION PLANS



Project No. _____

25103

Drawn By:

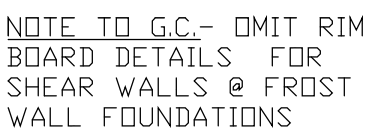
JG

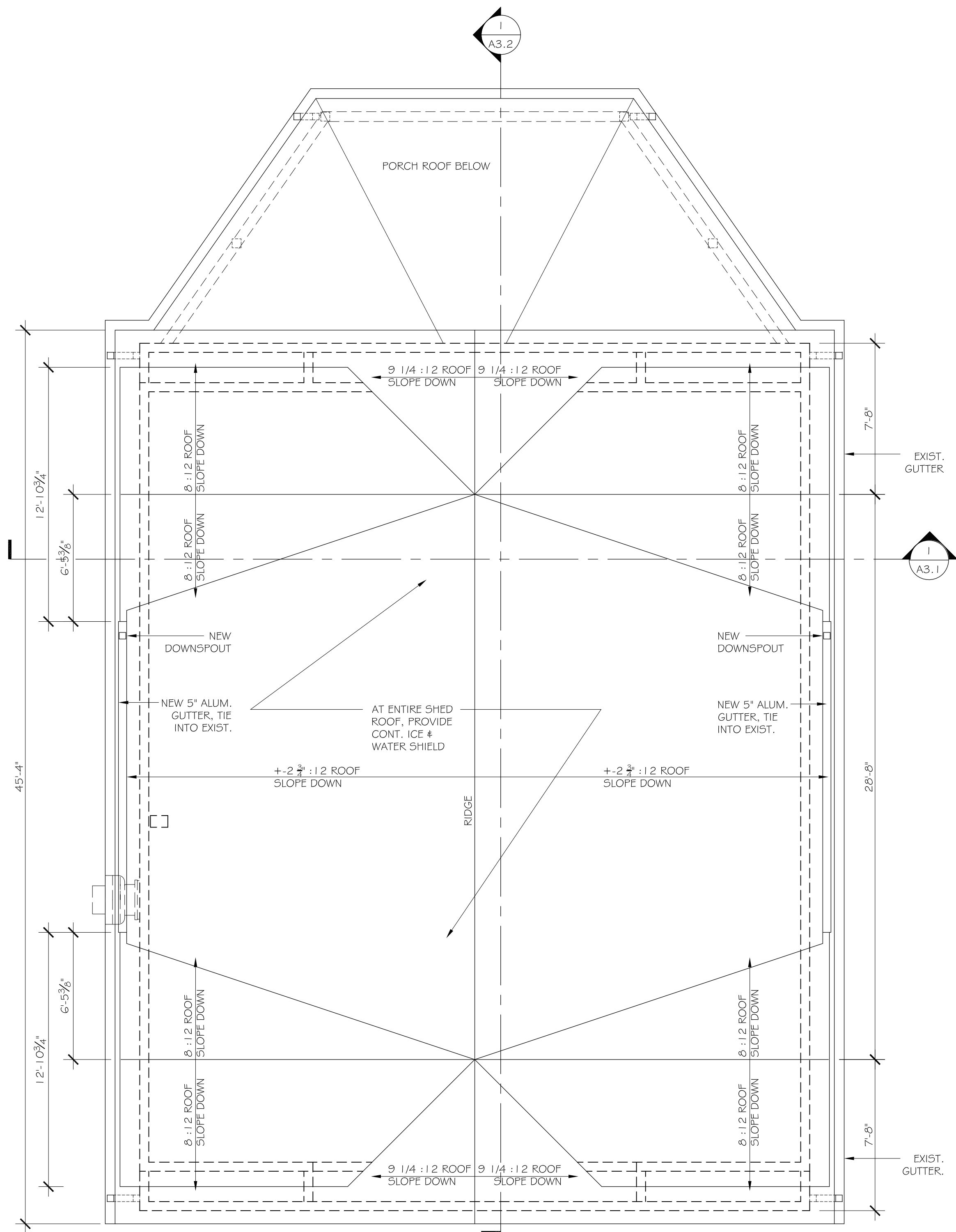
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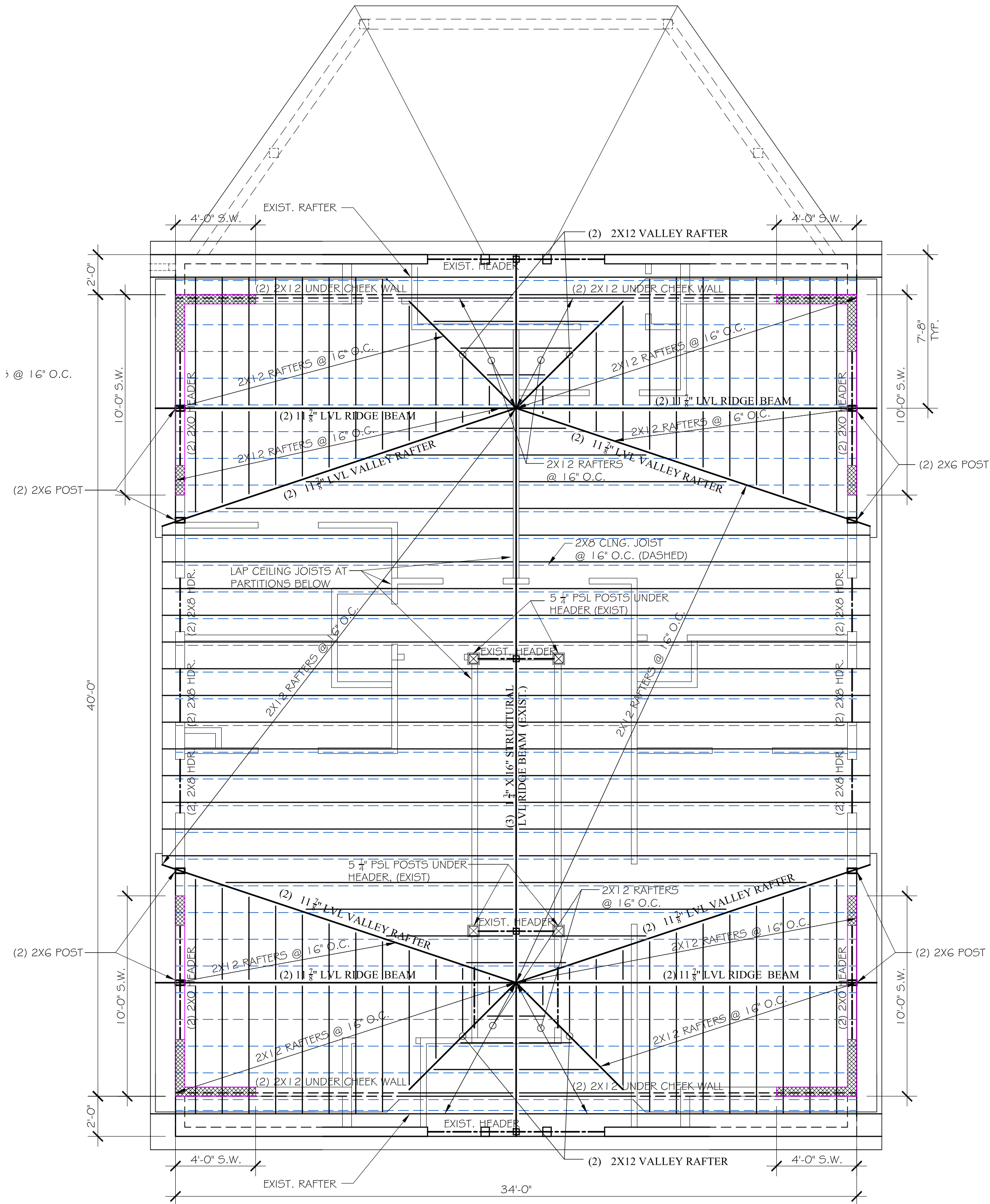


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B ROOF PLAN
1/4" = 1'-0"



A ROOF FRAMING PLAN
1/4" = 1'-0"

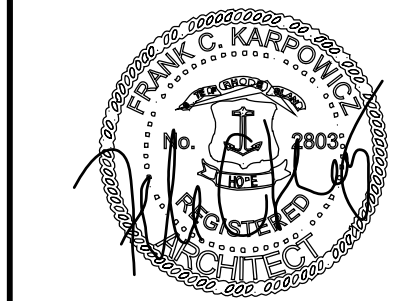
ROOF PLAN NOTES:

-  DENOTES SHEARING WALL CONSTRUCTION (SEE TYPICAL DETAILS ON SHEET S0.0).
- PROVIDE HURRICANE TIES @ RAFTER BEARING LOCATIONS PER DRAWINGS.

GATEWAY BUILDING

85 Ocean Ave
New Shoreham, RI

ROOF PLAN AND FRAMING PLAN



Project No.
25103

Drawn By:
JG

Date:
02 - 18 - 2025

S1.0