GATEWAY BUILDING

85 OCEAN RD., NEW SHOREHAM, RI

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

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 complimentary, 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 mead in behalf of the Contactor 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

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 warranties or guarantees that the area of work is free of hazardous material. Should hazardous material be ancountered, the contractor shall take appropriate action as determined by the state of Rhode Island.

SYMBOLS & MATERIAL LEGEND			
	DOOR No.	2222223	BATT INSULATION
	WINDOW TYPE		RIGID INSULATION
\Diamond	WALL TYPE		2 X CONTINUOUS
	COLUMN GRID		2 X BLOCKING
• -	ELEVATION		BRICK
	CONCEALED LINE ABOVE	The state of the s	POURED CONCRETE
_ · _ · _	CENTER LINE DEMO OR REMOVED LINE		PLASTER OR MORTAR
	ROOM NUMBER		CONCRETE MASONRY UNIT
\Diamond	REVISION NUMBER		FINISHED WOOD
\rightarrow	WALL ELEVATION		STEEL
\rightarrow	■ WALL SECTION		PLYWOOD
	- BUILDING SECTION	Maring paydes	GYPSUM BOARD
A-1	DETAIL LETTER DETAIL SHEET LOCATION		EXISTING
	AREA DETAIL	9998666	GRAVEL
	CUT LINE		SOIL
	PROPERTY LINE		
	EXISTING CONTOUR		
	NEW CONTOURS		



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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.

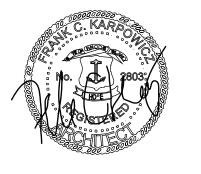
DESIGN WIND SPEED: 120MPH

PERMIT	3-11-2025	
FIRE MARSHAL REVIEW	2-20-2025	
HDC REVIEW	2-20-2025	
Issue	Date	
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GATEWAY		
	GATEWA'	

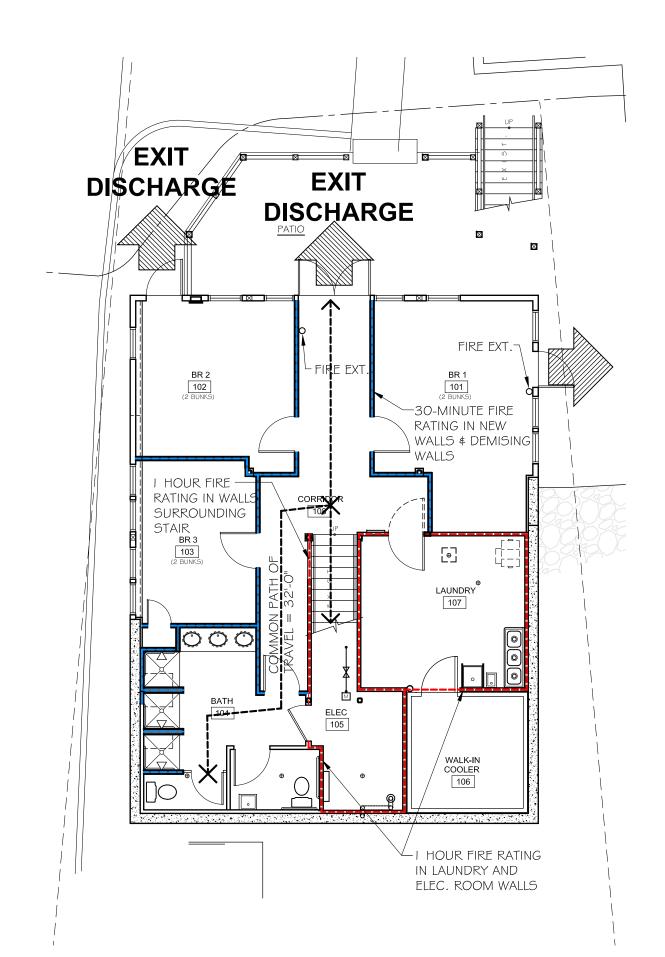
85 Ocean Ave New Shoreham, RI

BUILDING

TITLE SHEET

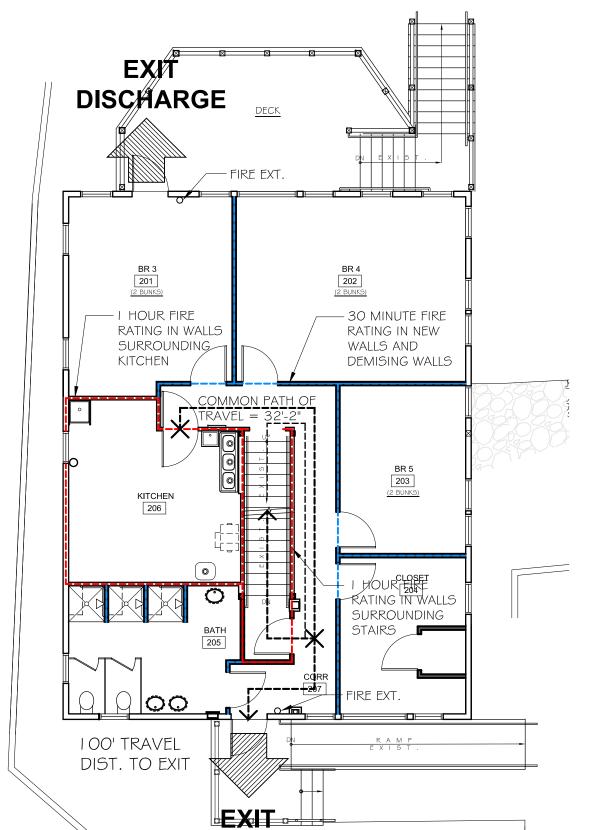


Project No. 25103	
Drawn By: JG] A
Date:] "

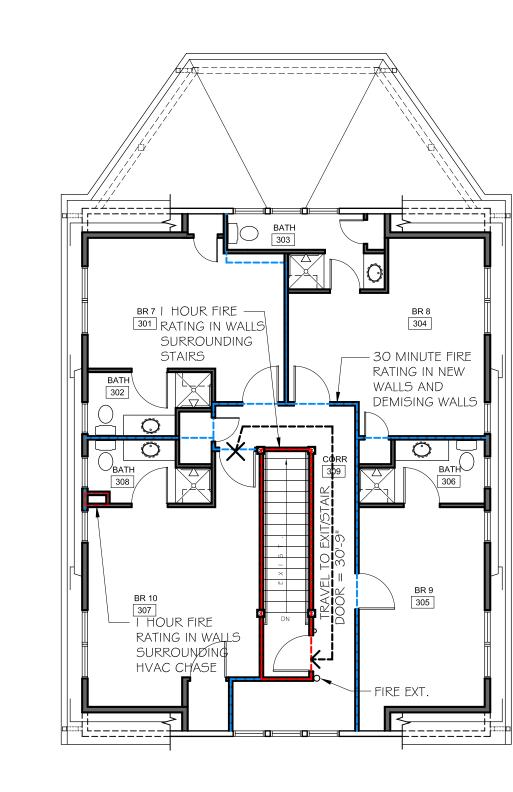


FIRST FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"



B SECOND FLOOR LIFE SAFETY PLAN



THIRD FLOOR LIFE SAFETY PLAN

1/8" = 1'-0"

I. ALL FLOOR / CEILING ASSEMBLIES SHALL PROVIDE MINIMUM 1/2 HOUR FIRE

2. DOOR OPENINGS IN FIRE RATED SEPARATION PARTITION SHALL CARRY

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

■■■■ I-HOUR FIRE SEPARATION REQUIRED

SEPARATION UNLESS NOTED OTHERWISE.

APPROPRIATE LABEL PER TABLE 8.3.3.2.2

CONSTRUCTION PLAN.

1 / 2 - HOUR FIRE SEPARATION REQUIRED



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3-11-2025 FIRE MARSHAL REVIEW 2-20-2025

> **GATEWAY** BUILDING

85 Ocean Ave New Shoreham, RI

LIFE SAFETY CODE SUMMARY



25103 Drawn By: 02 - 18 - 2025

CODE REFERENCE:

BUILDING CODE: SBC-1-2022, 2018 IBC WITH RI AMENDMENTS SBC-8-2024, 2024 INTERNATIONAL ENERGY CODE WITH RI AMENDMENTS ENERGY CODE:

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

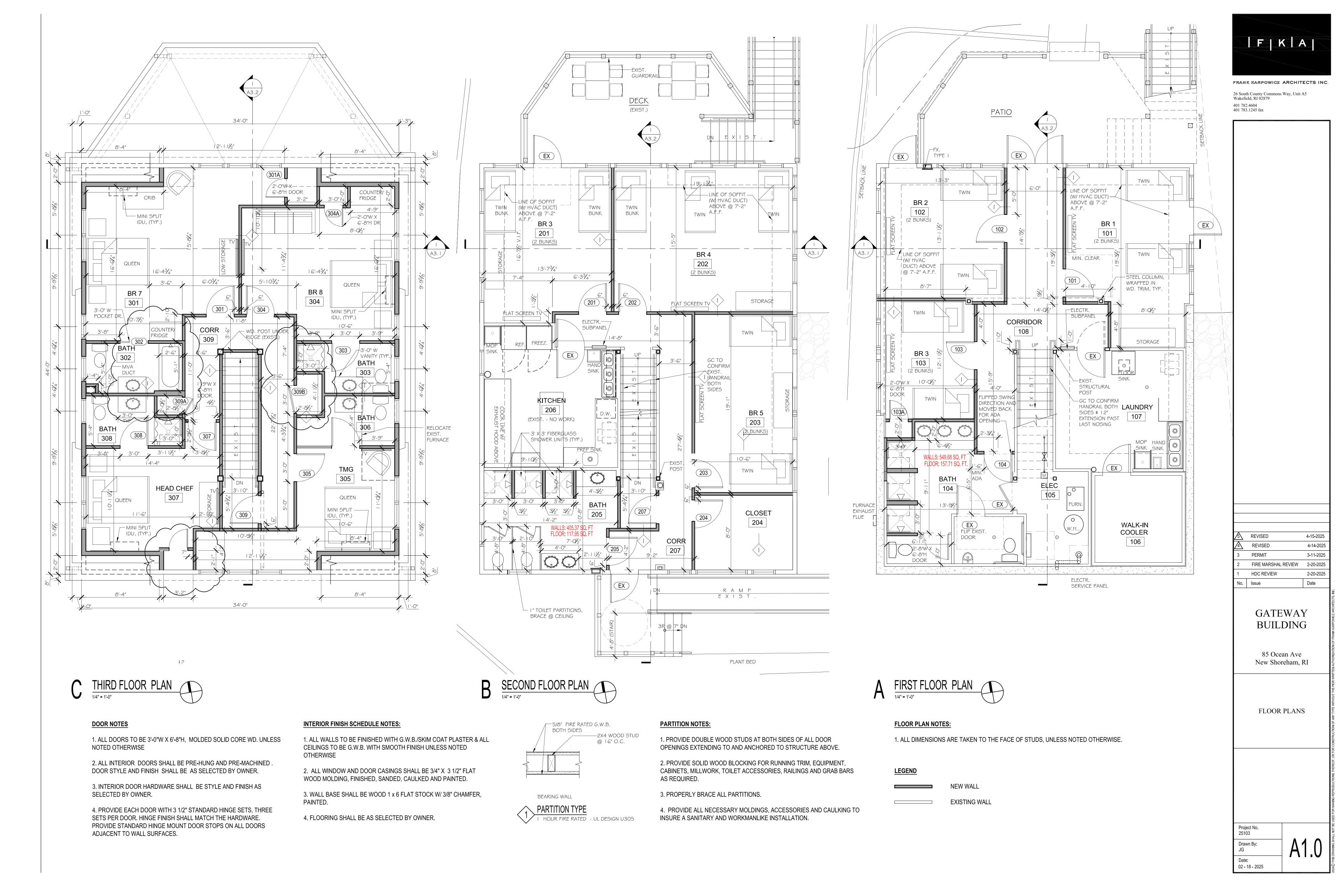
EGRESS REQUIREMENTS:

NFPA (2018 edition): Construction Type: III (200) INTERNATIONAL BUILDING CODE (2018 edition): 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): PROTECTION OF EXITS, VERTICAL OPENINGS AND HAZARDOUS AREAS (NFPA 101): EXIT ENCLOSURES: PER 1022.1 = 1 HOUR FIRE SEPARATION FOR STAIRCASES CONNECTING THREE STORIES OR MORE 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 \underline{AND} SPRINKLERS STORAGE ROOMS = 1 HOUR OR SPRINKELRS CORRIDORS (IBC, TABLE 1018.1): CORRIDORS (NFPA 101): PER 709.3 (1) CORRIDOR RATING = 1/2 HOUR AND SPRINKLERS PER. , 28.3. 6.1.3 CORRIDOR RATING = 1/2 HOUR CORRIDOR DOORS = 20 MINUTE RATED SEPARATION OF GUEST ROOMS (IBC 420.2): SEPARTION OF GUEST ROOMS (NFPA 101): PER., 28.3. 7.2 CORRIDOR RATING = 1/2 HOUR WALLS: PER., 420.2 AND 709.3 (2) = 1/2 HOUR FIRE RRATING AND SPRINKLERS BETWEEN GUEST ROOMS FLOORS/ CEILIGNS: 420.3 AND 712.3 , EXCEPTION = TYPE IIIB AND VB = 1/2 HOUR FIRE RATING

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

MINIMUM REQUIRED EGRESS UNITS (0.2 INCHES PER 1 OCCUPANT): $0.2 \times 152 =$ 30 INCHES



EXTERIOR FINISH MATERIAL NOTES:

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

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

3.ASPHALT SHINGLES

THICK, PTD WHITE, SEMI GLOSS.

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.

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

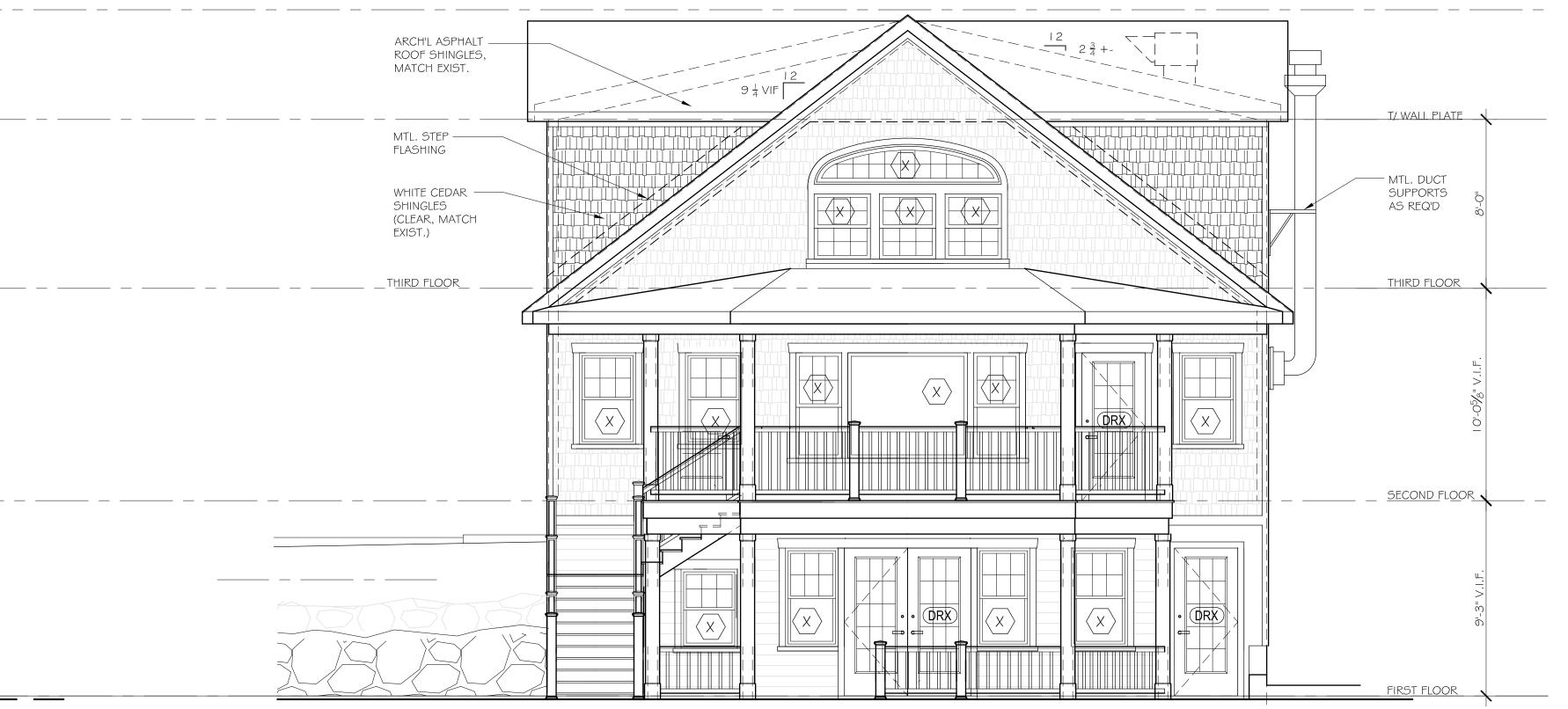
"X" DENOTES EXISTING WINDOW OR DOOR

	WINDOW SCHEDULE / PATIO DOOR SCHEDULE				
5	SYMBOL	R.O. SIZE	MFG.NO.	TYPE	NOTES
	A	2'-81/8" X 4'-81/8"	ANDERSEN 400 SERIES TW2646	TILT WASH DOUBLE HUNG	STORMWATCH
	В	2'-8 ½"- 4'-4 1/8"	ANDERSEN 400 SERIES TW2642	TILT WASH DOUBLE HUNG	STORMWATCH

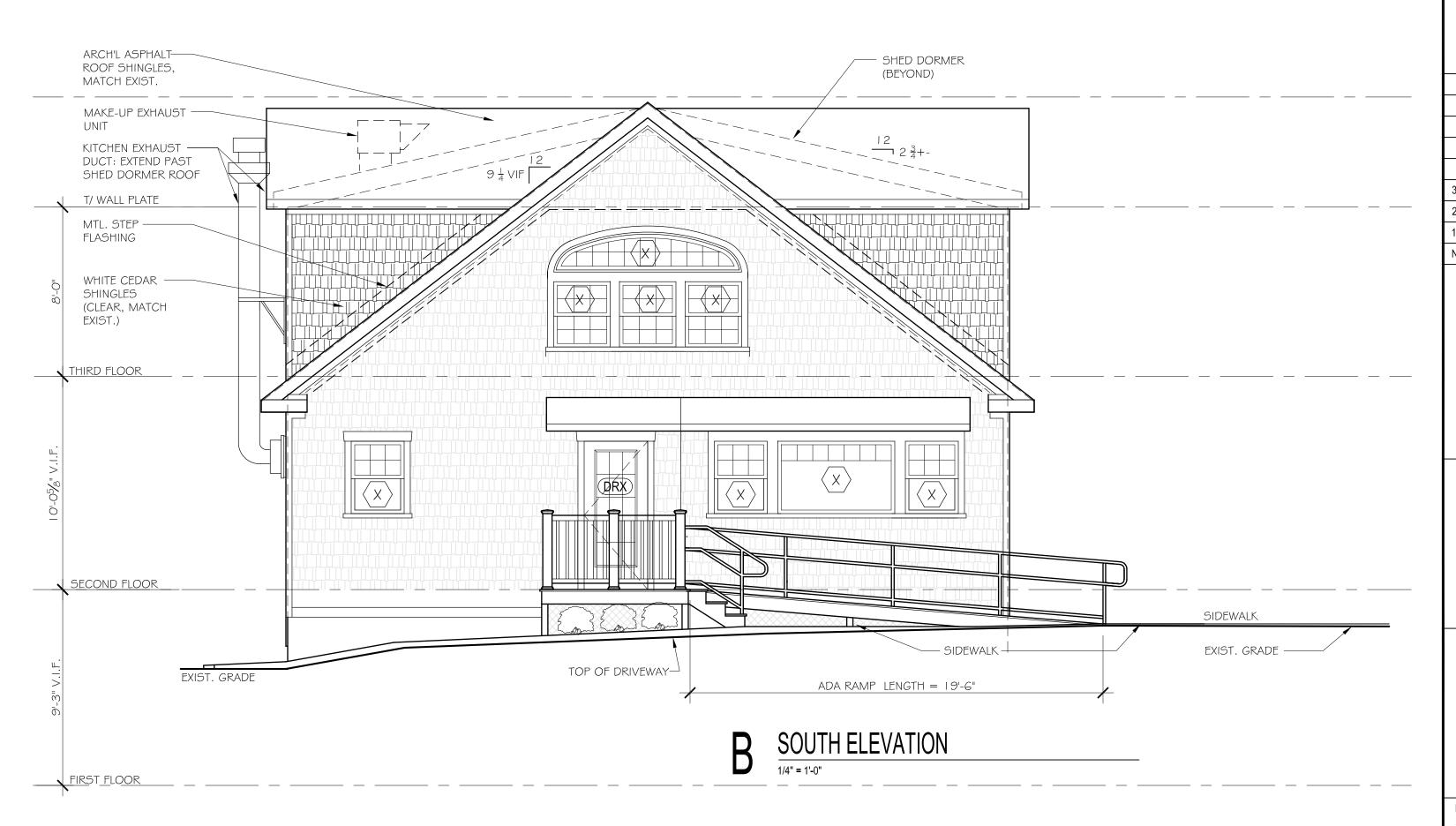
WINDOW SCHEDULE NOTES:

- 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"
- 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 SCREENS.
- 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 LIGHTS . REFER TO BUILDING ELEVATIONS FOR MULLION
- AND MUNTIN CONFIGURATIONS. 5. VERIFY R.O. WIDTH OF ALL FACTORY MULLED UNITS W/ WINDOW MANUFACTURER.
- 6. VERIFY WINDOW STYLE, SIZE AND FINISH W/ OWNER BEFORE ORDERING. 7. VERIFY 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 RI CODE SECTION R308.4, NOTED WITH A (T)





NOTE: EXISTING GUTTERS AND DOWNSPOUTS NOT SHOWN



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FIRE MARSHAL REVIEW	2-20-202
HDC REVIEW	2-20-202
Issue	Date
GATEWA	Y

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3-11-2025

85 Ocean Ave New Shoreham, RI

BUILDING

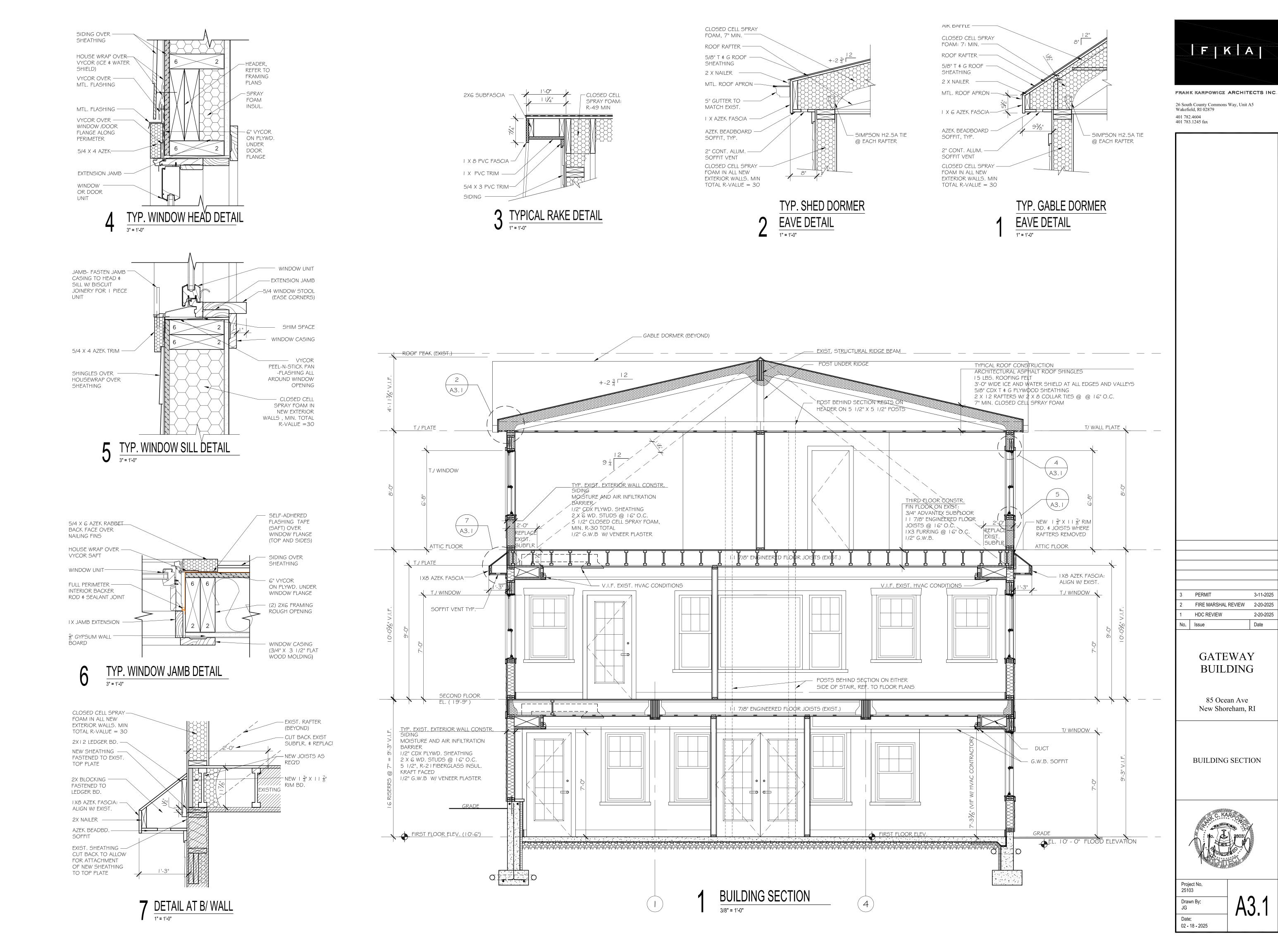
ELEVATIONS



Project No. 25103	
Drawn By: JG	A2.1
Date: 02 - 18 - 2025	, <u>,</u>







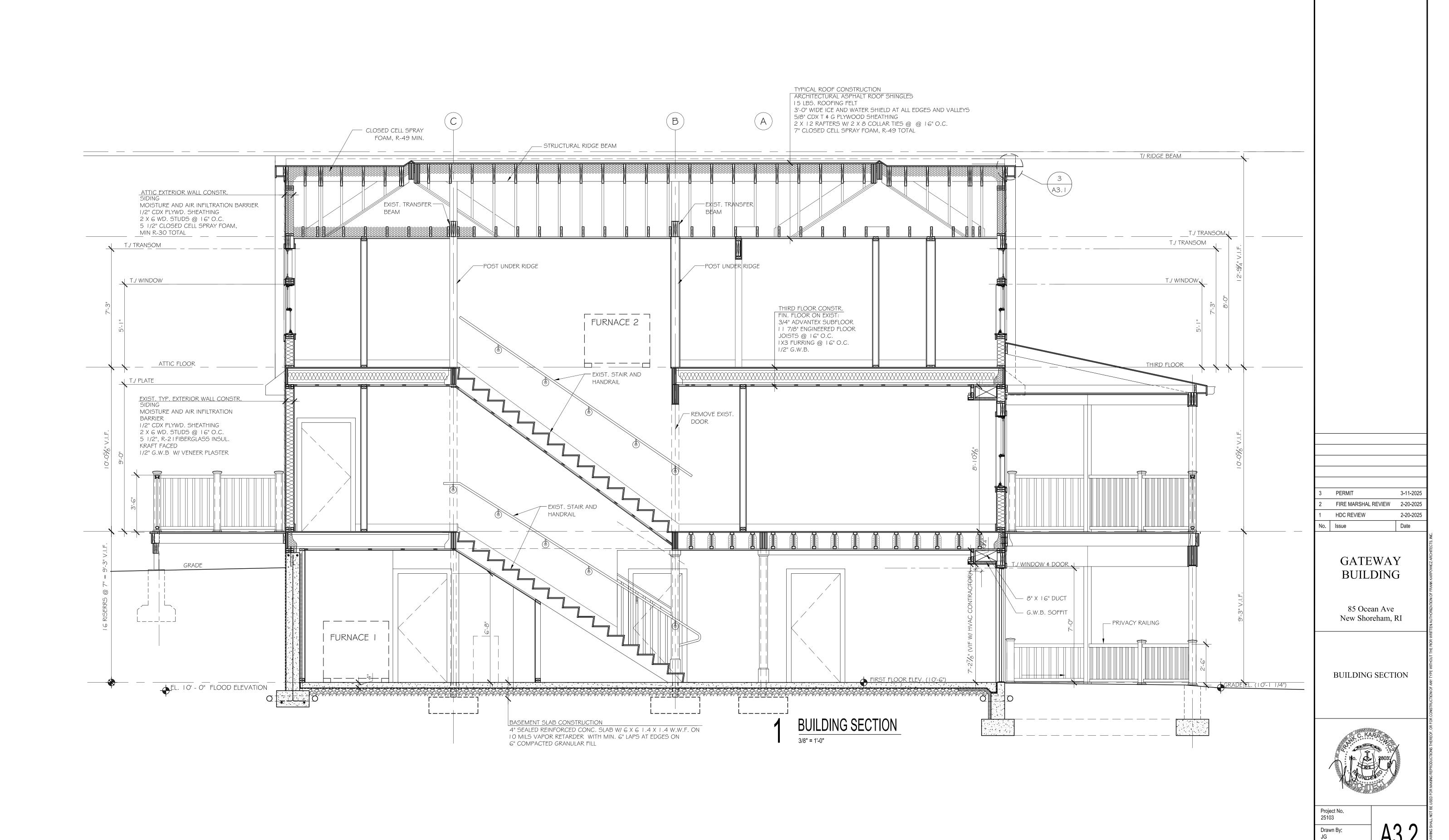
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02 - 18 - 2025



GENERAL DEMOLITION NOTES

NEW OR RENOVATION WORK TO PROCEED.

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

REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION. PREPARE THEM FOR REUSE, AND

REINSTALL THEM WHERE INDICATED. 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.

2. SELECTIVE DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND LEGAL DISPOSAL OF EQUIPMENT AND SYSTEMS MADE OBSOLETE AND/OR REPLACED BY NEW WORK. SELECTIVE DEMOLITION INCLUDES REMOVAL AND RELOCATION OR RE-INSTALLATION, DISCONNECTIONS AND RE-CONNECTIONS OF SERVICES, SUPPORT AND SUBSEQUENT FINAL SUPPORTS, TEMPORARY CAPPING, AND RE-ROUTING OF TEMPORARY SERVICES TO PERMIT

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.

4. IN ALL AREAS WHERE SELECTIVE DEMOTION IS REQUIRED, PROTECT EXISTING CONDITIONS, FINISHES THAT

5. ALL MECHANICAL. ELECTRICAL AND PLUMBING DEMOLITION SHALL BE THE RESPONSIBILITY OF OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE CODES, ORDNANCES, RULES, REGULATIONS OF LOCAL CITY, TOWNSHIP, COUNTRY AND STATE REQUIREMENTS

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

7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR PARTICULAR SCOPE OF WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FOR GENERAL COORDINATION ONLY. ALL SUBCONTRACTORS ARE TO SCHEDULE AND COORDINATE THEIR OWN WORK WITH THE GENERAL CONTRACTOR

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.

9.LEVEL AND PREPARE CONCRETE FLOOR SLABS AS INSTRUCTED BY OWNER TO RECEIVE SPECIFIED NEW FINISH. FILL AND FIRESTOP ALL OPENINGS IN FLOORS, CEILINGS AND OTHER RATED ASSEMBLIES TO MAINTAIN

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.

11. PROVIDE A DUST PROOF BARRIER AROUND AREAS OF CONSTRUCTION FOR DURATION OF WORK. FOREIGN OBJECTS AND ODORS ARE TO BE PREVENTED FOR ENTERING THE BUILDING VENTILATION SYSTEM.

12. PROVIDE AND MAINTAIN WEATHER PROTECTION AT EXTERIOR OPENINGS REQUIRED TO FULLY PROTECT THE INTERIOR PREMISES AGAINST DAMAGE FROM THE ELEMENTS UNTIL SUCH OPENINGS ARE CLOSED BY NEW CONSTRUCTION.

13. DO NOT CUT OR REMOVE CONSTRUCTION WHICH MIGHT WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OF

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.

STRENGTH OF THE STRUCTURAL FRAMING OR SUPPORT SYSTEMS WHICH ARE TO REMAIN.

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 AL 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 OTHER WISE. GENERAL CONTRACTOR TO COORDINATE EFFORTS WITH OWNERS'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.

20. REMOVE AND SALVAGE ALL INTERIOR GLASS AND FRAMING/HARDWARE OF GOOD QUALITY FOR LATER REUSE, UNLESS NOTED OTHERWISE. GC. TO COORDINATE WITH OWNERS REP.

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

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

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.

DEMOLITION KEY NOTES

REFER TO GENERAL DEMOLTION NOTES ON THIS DWG.

(1) DISCONNECT AND REMOVE ALL EXISTING PLUMBING FIXTURES. CABINETS, COUNTERTOPS, ACCESSORIES, DOORS/HARDWARE, TRIM, LIGHT FIXTURES, WINDOWS AND WALLS SHOWN DASHED.

LEGEND

— — — PARTITIONS / ITEMS TO BE REMOVED

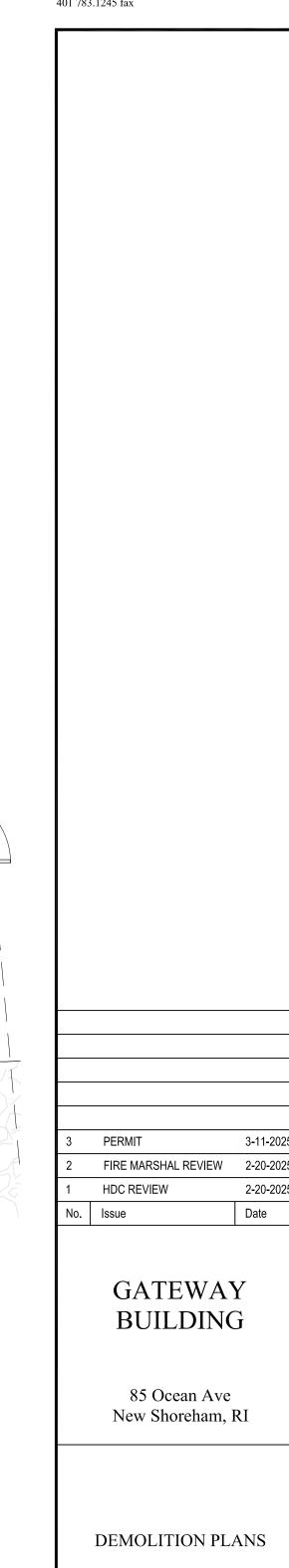
EXISTING PARTITIONS TO REMAIN

(2) REMOVE FLOORING THIS AREA.

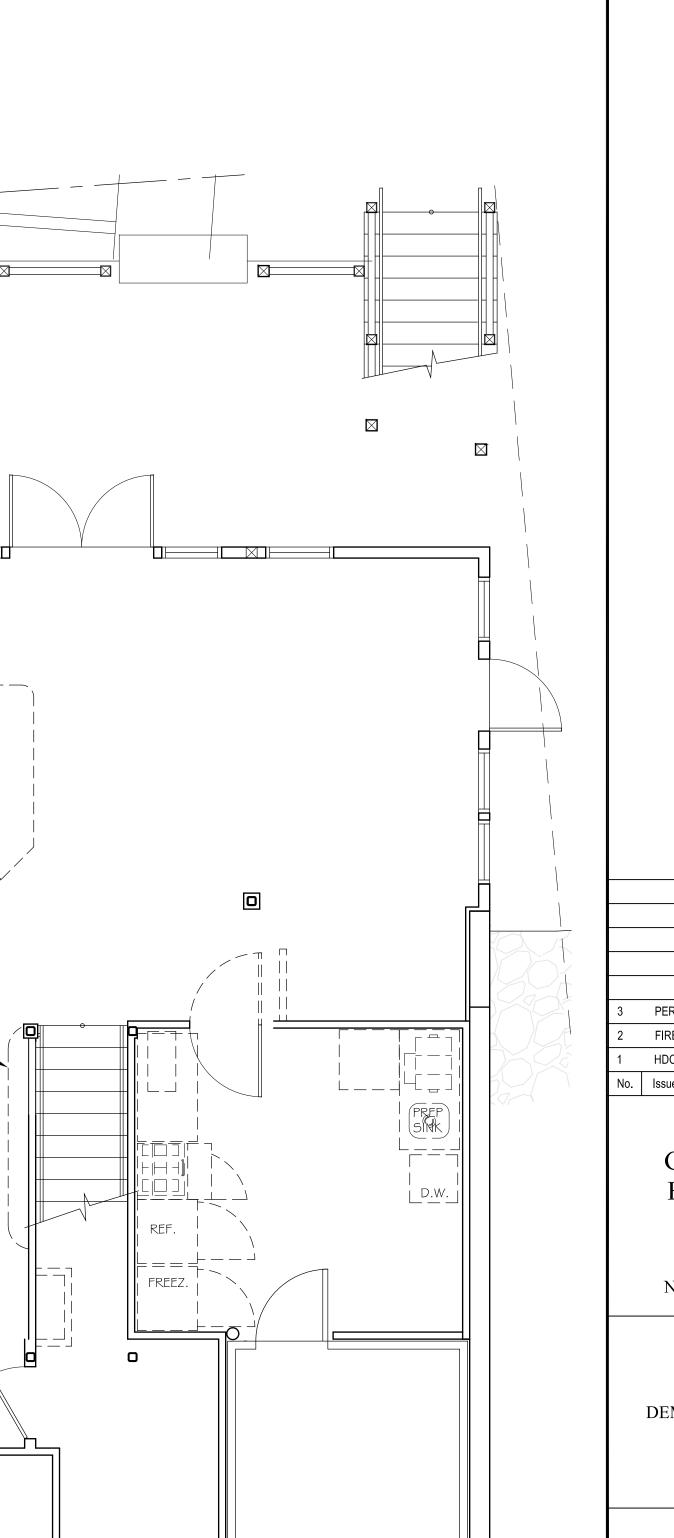
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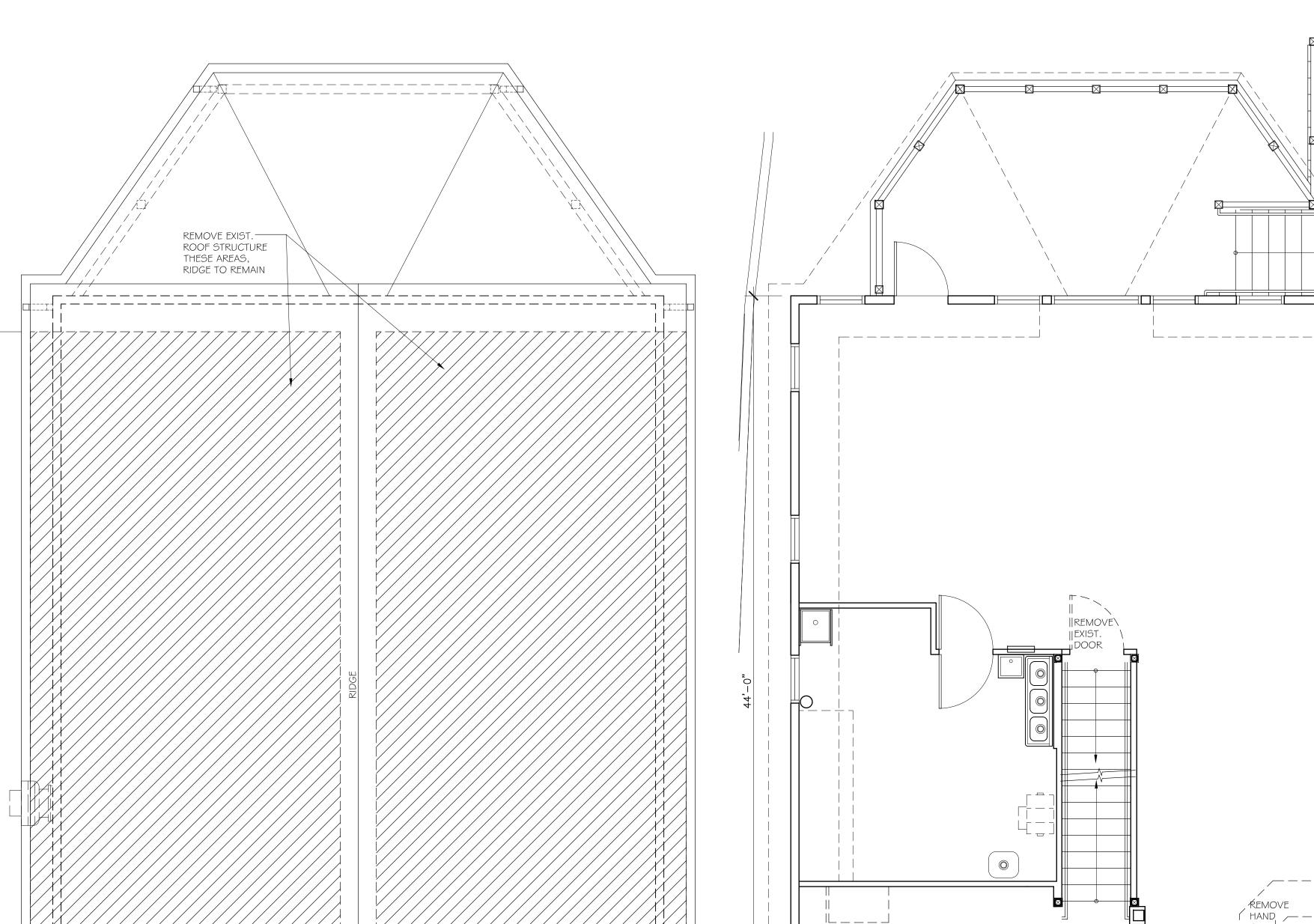
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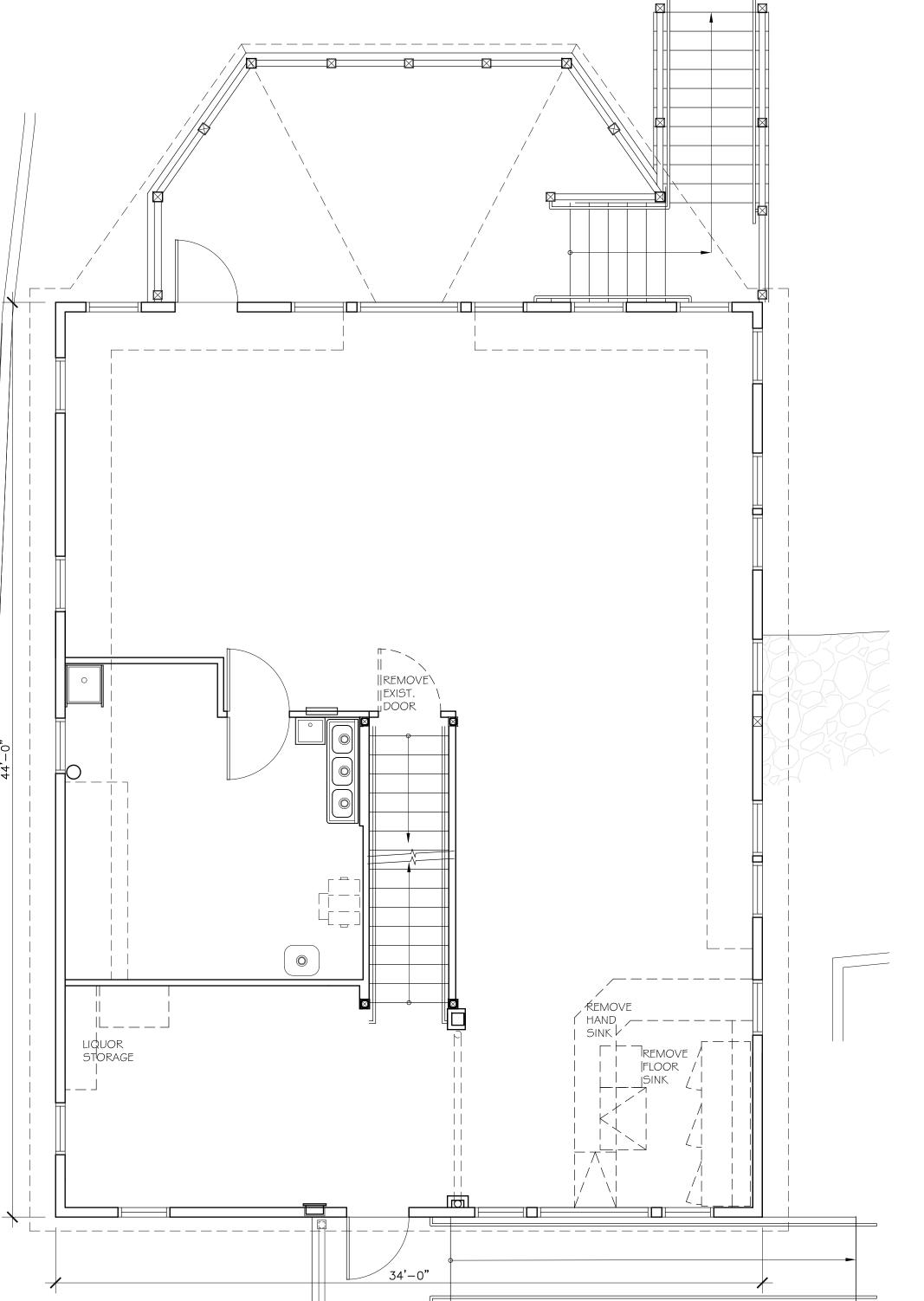
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Drawn By: JG

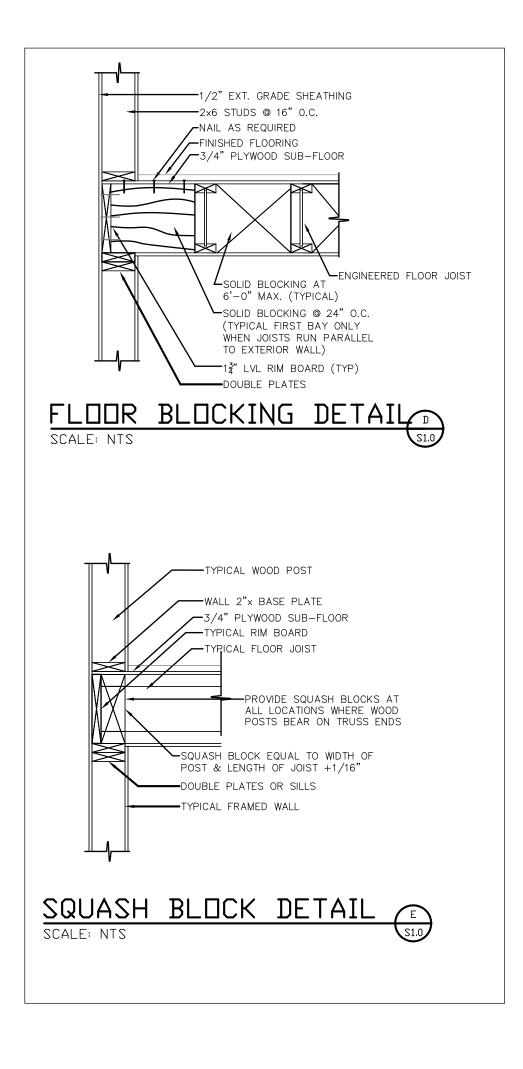


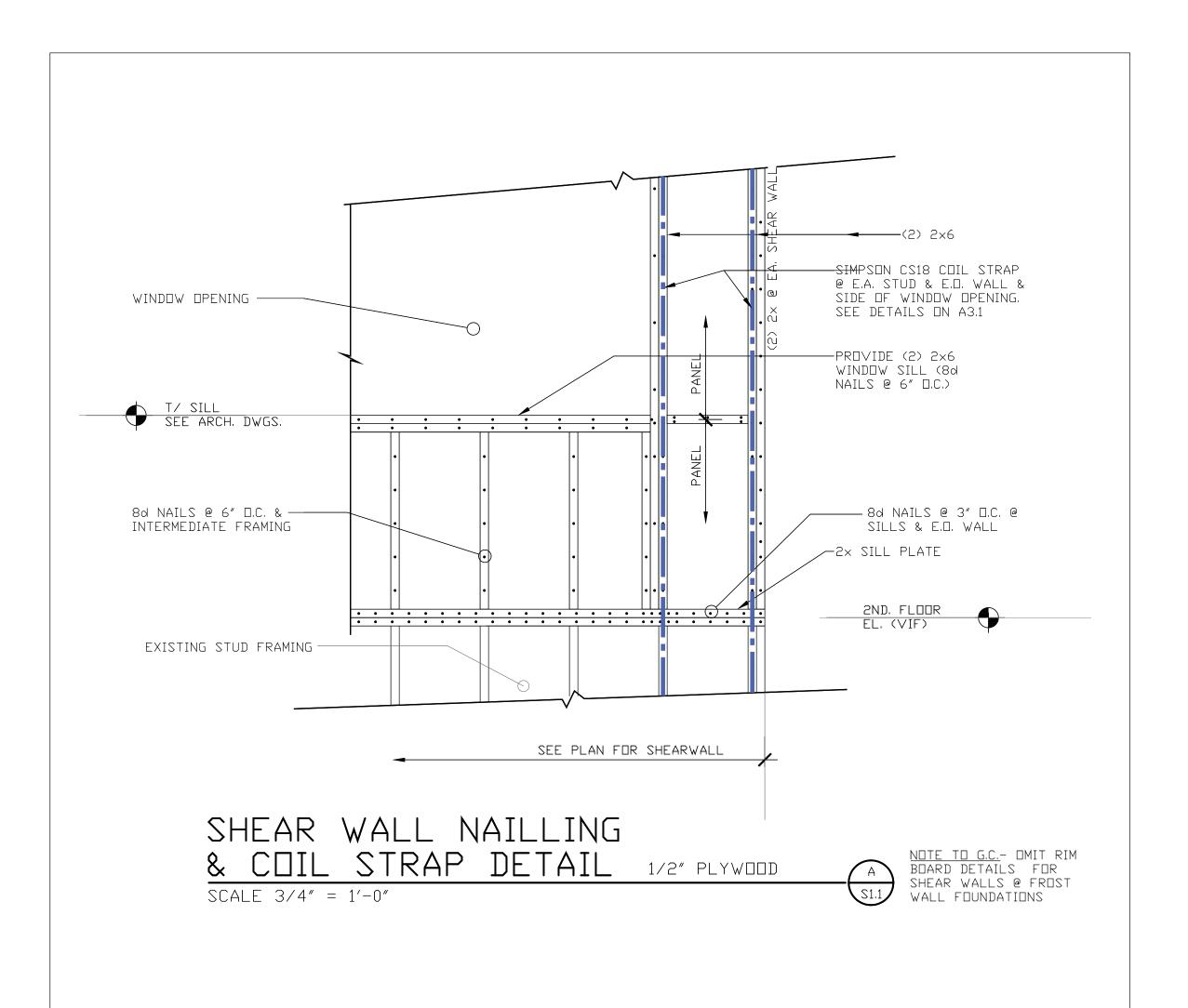






BUILT-IN DRINK RAIL





GENERAL NOTES - DESIGN LOADS RHODE ISLAND STATE BUILDING CODE - SBC-2 RHODE ISLAND ONE AND TWO FAMILY DWELLING

CODE (SBC-2018), NEW SHOREHAM, RI 1. FLÒOR LIVE LOADS: 2ND FLOORS: 40 PSF., SLEEPING AREAS 30 PSF.

2. GROUND SNOW LOAD (PG): 30 PSF 3. WIND LOAD BASIC WIND SPEED (EXPOSURE D) - 134 MPH*

STRUCTURAL FRAMING, AND FASTENING REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF APPENDIX AA HIGH WIND PRESCRIPTIVE DESIGN OF THE RHODE ISLAND STATE BUILDING CODE (SBC-2). APPENDIX AA REQUIREMENTS ARE NOTED ON THIS DRAWING. WHERE CONFLICTS EXIST BETWEEN PERMIT DRAWINGS AND APPENDIX A-A REQUIREMENTS THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

2. GENERAL CONTRACTOR SHALL FULLY COORDINATE AND VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, IMPLIED LOCATIONS, AND SIZES SHOWN ON STRUCTURAL DRAWINGS WITH THE ARCHITECT AND FIELD CONDITIONS.

3. ANY CONFLICTS BETWEEN THE STRUCTURAL AND ARCHITECTURAL DRAWINGS REGARDING FRAMING SIZES AND FASTENING REQUIREMENTS SHALL BE GOVERNED BY THE STRUCTURAL DRAWINGS. DIMENSIONAL AND ELEVATION CONFLICTS ARE GOVERNED BY THE ARCHITECTURAL

GENERAL NOTES - FOUNDATIONS

1. ALL TOPSOIL, SUBSOIL, AND SOIL CONTAINING ORGANIC MATERIAL SHALL BE CLEARED FROM

2. ALL SOIL SUPPORTED FOOTINGS AND SLABS SHALL BE FOUNDED UPON COMPACTED NATURAL SUBGRADE OR COMPACTED BANK RUN GRAVEL FILL WITH A SAFE BEARING CAPACITY OF NOT LESS

3. SOIL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 IN LIFTS NOT TO EXCEED 6" LOOSE DEPTH.

4. ALL SLABS-ON-GRADE SHALL BE PLACED ON A VAPOR BARRIER ON A 6" COMPACTED GRAVEL

GENERAL NOTES - CONCRETE 1. ALL CONCRETE EXPOSED TO THE WEATHER SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI AT 28 DAYS AND CONTAIN AN APPROVED AIR ENTRAINING ADMIXTURE. AIR CONTENT SHALL BE 6% TO 8%. INTERIOR CONCRETE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI AT 28 DAYS AND CONTAIN NO AIR-ENTRAINMENT.

2. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER-REDUCING ADMIXTURE.

3. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

4. ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.

5. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SECURED IN PLACE IN ACCORDANCE WITH PROCEDURES AND REQUIREMENTS OUTLINED IN LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318 AND "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", ACI 315.

6. ALL REINFORCING BAR SPLICES SHALL CONFORM TO REQUIREMENTS OF CHAPTERS 7 AND 12, ACI 318-05, BUT IN NO CASE SHALL THEY BE LESS THAN 2'-0".

7. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

8. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AT SIDES AND ENDS AND BE SECURELY WIRED TOGETHER.

9. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CUT OUTS.

GENERAL NOTES - STRUCTURAL LUMBER, ENGINEERED LUMBER

1. ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "TIMBER CONSTRUCTION STANDARDS" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" OF THE NATIONAL FOREST PRODUCTS ASSOCIATION. FASTENER SIZE AND TYPE SHALL COMPLY WITH APPROVED FASTENERS PER FASTENING SCHEDULE OF THE RI STATE BUILDING CODE.

2. THE MINIMUM GRADES AND DESIGN VALUES REQUIRED FOR STRUCTURAL LUMBER SHALL BE: STUDS: CONSTRUCTION GRADE SPRUCE-PINE-FIR, Fc=1000 PSI, E=1,300,000 PSI, JOISTS/RAFTERS/BEAMS/HEADERS: SPRUCE-PINE-FIR NO. 1/2, Fb=875 PSI, E=1,400,000 PSI UNLESS OTHERWISE SPECIFIED ON PLANS AND DETAILS.

3. ALL EXTERIOR WALL STUDS SHALL BE AS NOTED ON ARCHITECTURAL PLANS. MATCH EXIST STUD FRAMING WHERE ADDITION MEETS EXISTING CONSTRUCTION.

4. ALL MULTIPLE MEMBER BEAMS AND HEADERS SHALL BE SUPPORTED ON NOT LESS THAN AN EQUAL NUMBER OF STUDS AT EACH END, UNLESS NOTED OTHERWISE.

5. WOOD COLUMNS MADE WITH THREE OR MORE WOOD STUDS SHALL BE NAILED TOGETHER WITH 16D NAILS. NAIL SPACING SHALL BE IN 2 ROWS, SPACED 8" O.C. FROM BOTH SIDES STAGGERED 4"

6. UNLESS OTHERWISE NOTED, ALL EXTERIOR OPENINGS SHALL HAVE NOT LESS THAN TWO JACK STUD AND TWO FULL HEIGHT STUDS AT EACH SIDE OF THE OPENING. ALL INTERIOR BEARING WALL OPENINGS SHALL HAVE NOT LESS THAN ONE JACK STUDS AND TWO FULL HEIGHT STUD AT EACH SIDE OF THE OPENING UNLESS NOTED OTHERWISE.

7. ALL ROOF RAFTERS SHALL HAVE A SIMPSON H-2.5A OR APPROVED EQUAL HURRICANE CLIP AT EACH BEARING LOCATION, USE SIMPSON LSSU SKEWED AND/OR SLOPED HANGERS AT EACH RAFTER TO RIDGE BEAM CONNECTION. PROVIDE AND INSTALL 1.25"X20 GA. RIDGE STRAPS (10 8D NAILS) AT ALL RAFTER PAIRS.

8. FLUSH FRAMING SHALL BE SUPPORTED BY JOIST HANGERS DESIGNED FOR THE FULL CAPACITY OF THE SUPPORTED MEMBER, REFER TO DRAWING FOR TYPE AND LOCATION.

9. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE.

10. EXTERIOR WALL SHEATHING SHALL BE MINIMUM 1/2" APA STRUCTURAL 1 RATED SHEATHING OR EXTERIOR GRADE. SHEATHING SHALL BE FASTENED NOT LESS THAN 6" O.C. ON ALL PANEL EDGES. ALL WALL HORIZONTAL PANEL EDGES WITHIN 48" OF BUILDING CORNERS MUST BE BLOCKED AND NAILED. SHEATHING PANELS SHALL BE INSTALLED TO SPAN ACROSS FLOOR LEVELS (CENTERED ON BAND JOIST) TO ACHIEVE CONTINUOUS UPLIFT LOAD PATH FROM ROOF TO FOUNDATION. SEE FRAMING DETAILS FOR ADDITIONAL REQUIREMENTS.

11. SUB-FLOORING SHALL BE 3/4" ADVANTEK TONGUE & GROOVE STRUCTURAL SHEATHING UNLESS NOTED OTHERWISE.

12. ROOF SHEATHING SHALL BE MINIMUM 5/8" APA RATED EXPOSURE 1 OR EXTERIOR GRADE. SHEATHING SHALL BE FASTENED NOT MORE THAN 6" O.C. ON ALL SUPPORTED PANEL EDGES. NAILS SHALL BE SPACED 4" O.C. IN AREAS WITHIN 48" OF RIDGES, HIPS, RAKES, AND EAVES.

13. I-JOISTS SHALL BE TJI210 SERIES ILEVEL TRUSJOIST BY WEYERHAUSER OR APPROVED EQUAL

14. LVL BEAMS SHALL BE MICROLLAM 2.0E BY TRUSSJOIST-MACMILLAN WITH THE FOLLOWING MINIMUM PROPERTIES: Fb = 2925 PSI, Fc = 750 PSI Fc(PARALLEL) = 1600 PSI, Fv = 285 PSI, E = 2,000,000 PSI

15. PARALLAM PSL POSTS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2900 PSI, Ft = 2025 PSI, Fc = 750 PSI FC = 2900 PSI, Fv = 290 PSI, E = 2,000,000 PSI

16. LVL'S AND PSL'S SHALL BE FREE OF FINGER JOINTS, SCARF JOINTS OR MECHANICAL CONNECTIONS FOR THE FULL LENGTH OF THE MEMBER AND ALL ADHESIVES USED SHALL BE WATERPROOF, MEETING THE REQUIREMENTS OF ASTM D-2559-76.

17. ALL SIMPSON CONNECTORS (HANGERS, STRAPS, UPLIFT CONNECTORS, POST CAPS, ECT.) SHALL BE COATED WITH Z-MAX CORROSION RESISTANCE.

18. ALL FASTENERS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE CERTIFIED FOR USE WITH THE PRESERVATIVE TREATMENT USED.

19. ALL FASTENERS EXPOSED TO MOISTURE, EXPECTED CONDENSATION, PRESSURE TREATED LUMBER, AND/OR THE WEATHER SHALL BE MADE FROM NON-CORROSIVE MATERIALS OR COATED WITH AN APPROVED ANTI-CORROSIVE COATING CERTIFIED AND APPROVED FOR USE WITH THE MATERIALS TO BE FASTENED.

CONTRACTOR NOTE: The entire Appendix A—A specification is listed below. Review for applicable project specific requirements. Where conflicts exist between Permit drawings and Appendix A—A requirements the more stringent requirements shall govern.

AA 100 HIGH WIND PRESCRIPTIVE DESIGN AA 101.1

General. This appendix contains prescriptive solutions for compliance on wind path load transfer requirements, and shall be used only within the limitations of section AA101.2.

AA 101.2 Conditions of use. The prescriptive solutions specified in the following sections shall not be permitted to be used in

the following conditions: 1. Buildings and structures of any size in 110 MPH or 120 MPH wind zones located in a V zone

as determined by community FIRMS. Two or more story buildings and structures of any size located in 120 MPH wind zone with more than 20% exterior fenestration.

3. Two or more story structures with a building height greater than 33' as measured from Grade Plane to the average height of the highest roof surface. 4. Any two or more story structure or building with opening fenestration greater than 40% on any one wall.

AA 202 Roofs

AA 202.1 Scope.

The following applies to structures conventionally framed or to truss—type roofs.

Roof sheathing shall be not less than 7/16" finished thickness.

AA 202.2 Roof Sheathing.

AA 202.3 Roof nailing.

Roof attachment shall be accomplished with minimum 8d nails as follows: 1. In the 4 foot perimeter edge zone along the edges: 6" o/c

2. To the intermediate supports within the 4 foot perimeter edge zone: 6" o/c

3. Along the gable end wall or rake: 4" o/c

4. All other areas: 6" o/c edge; 12" o/c intermediate. All sheathing edges within the 4-foot perimeter edge zone shall be blocked with 2x3 minimum including the ridge line and soffit/fascia area. Provisions for ventilation air shall be maintained.

 2×3 intermediate blocking can be eliminated provided all sheathing is 5/8" nominal tongue and groove structural panels.

AA 202.4 Ridge Straps.

Ridge straps 1-1/4" x 20 gage shall be attached to each pair of opposing rafters with 5-8dnails at each end into the framing member.

1. Ridge straps are not required when collar ties of nominal 1 x 6 or 2 x 4 lumber are located within the upper third of the attic space and attached to each rafter with 3-10 d nails

Trusses without a framed ridge connection. Plywood gussets of equivalent cross section.

Other engineered connections. 5. At hips, straps shall be installed so each hip jack is connected across the hip line with at least 1—8d into an opposite framing member.

AA 202.5 Rake and eave overhangs.

Overhangs shall be limited to 24". Ladder style rake overhangs attached to the gable end walls shall be limited to 12". Cantilevered rake overhangs at gable end walls shall be limited to 24".

AA 202.6 Roof assembly to wall assembly.

See Section R802.11.

Roof truss to wall connection shall be designed to withstand either the load requirements of Table R802.11 or the connection loads indicated on the truss design shop drawings, whichever is

AA 203 Walls

AA 203.1 Wall sheathing.

Wall sheathing shall be a minimum 1/2" osb or plywood structural panel. Nailing shall be in accordance with Table R602.3 (1) and the following:

I. At the top plate or plates, the sheathing shall extend from the top of the top plate to a minimum of 16" beyond the stud—to—bottom of the top plate connection. A minimum of 4 nails shall be used at each stud fastening, and edge—nailed to each plate at 6" o/c.

Alternate: prefabricated and pre-engineered connection straps approved by the Building

2. If the studs are not continuous to the foundation plate such as at an intermediate floor, the wall sheathing shall be continuous and uninterrupted for a distance of 16" beyond from top of bottom wall plate to 16" beyond bottom of bottom wall top plate below, with a minimum of 4 nails at each stud, and field—nailed at 6" o/c to floor joist HDR—1 framing.

Alternate: Prefabricated and pre-engineered connection anchors or fasteners approved by the Building Official.

3. At the bottom of the wall assembly to the foundation sill plate, the wall sheathing shall be continuous from a point 16" above the top of the bottom wall plate to the bottom of the foundation sill, with a minimum of 4 nails at each stud, 6" field nailed and edge nailed to the foundation sill plate at 6" o/c.

Alternate: Prefabricated pre-engineered connection anchors or fasteners approved by the

Building Official.

AA 203.2 Shear Walls. A 4' segment of wall sheathing shall be designated as a shear wall at each corner of the structure at each floor, and no more than 24' apart along a wall length. The following additional requirements apply:

1. No openings are permitted within this 4' section. Exception: Window openings are allowed no closer than 2' to corner providing the length of that shear panel is increased to 8'. 2. All edges shall be blocked and nailed at 6" o/c, and field—nailed at 6" o/c.

3. Studs shall be doubled at each end of the shear wall panel.

AA 203.2.1 Shear wall hold-downs.

1st story shear walls shall be connected to the foundation below with connection anchoring capable of 3500 lb. hold-down capacity, in addition to conventional foundation anchor bolt requirements in the remainder of the panel. The hold downs shall be fastened to each end of the shear wall at the double stud.

1 Shear wall hold—downs shall not be required in wind zones I or II (100 mph or 110 mph).

2: Shear wall anchors shall not be required provided ½" anchor bolts at 48" o/c max are installed with the top of the bolts anchored through the floor system to the bottom plate of the exterior wall frame for the entire foundation perimeter.

AA 203.3 Foundation anchor bolts. Anchor bolts shall be installed in accordance with section R403.1.6 and the following: 1 + 2 story buildings $\frac{1}{2}$ " @ 48" o/c or 5/8" @ 72" o/c 3 story building $\frac{1}{2}$ " @ 24" o/c or 5/8" @ 36" o/c

AA 203.4 Wall Framing.

AA203.4.1. Wind Zone

For wind zone 2 (110 mph) and zone 3 (120 mph) the following conditions apply: Exterior bearing and non-bearing walls greater than 10' in height shall be 2 x 6 @ 16" o/c min. Walls with a total height greater than 10' shall be permitted to use 2 x 4 @ 16" o/c providing the wall is limited to 10' in length and the individual studs are not greater than 9' in length.

AA203.4.2 Garage doors.

In wind zone 3 (120) mph garage doors shall be limited to 9' x 8' nominal.

Deviations from the above prescriptive requirements shall only be permitted if stamped calculations and drawings are provided by a Rhode Island registered professional engineer for alternative connections.



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3-11-2025 FIRE MARSHAL REVIEW 2-20-2025 HDC REVIEW 2-20-2025 Issue Date

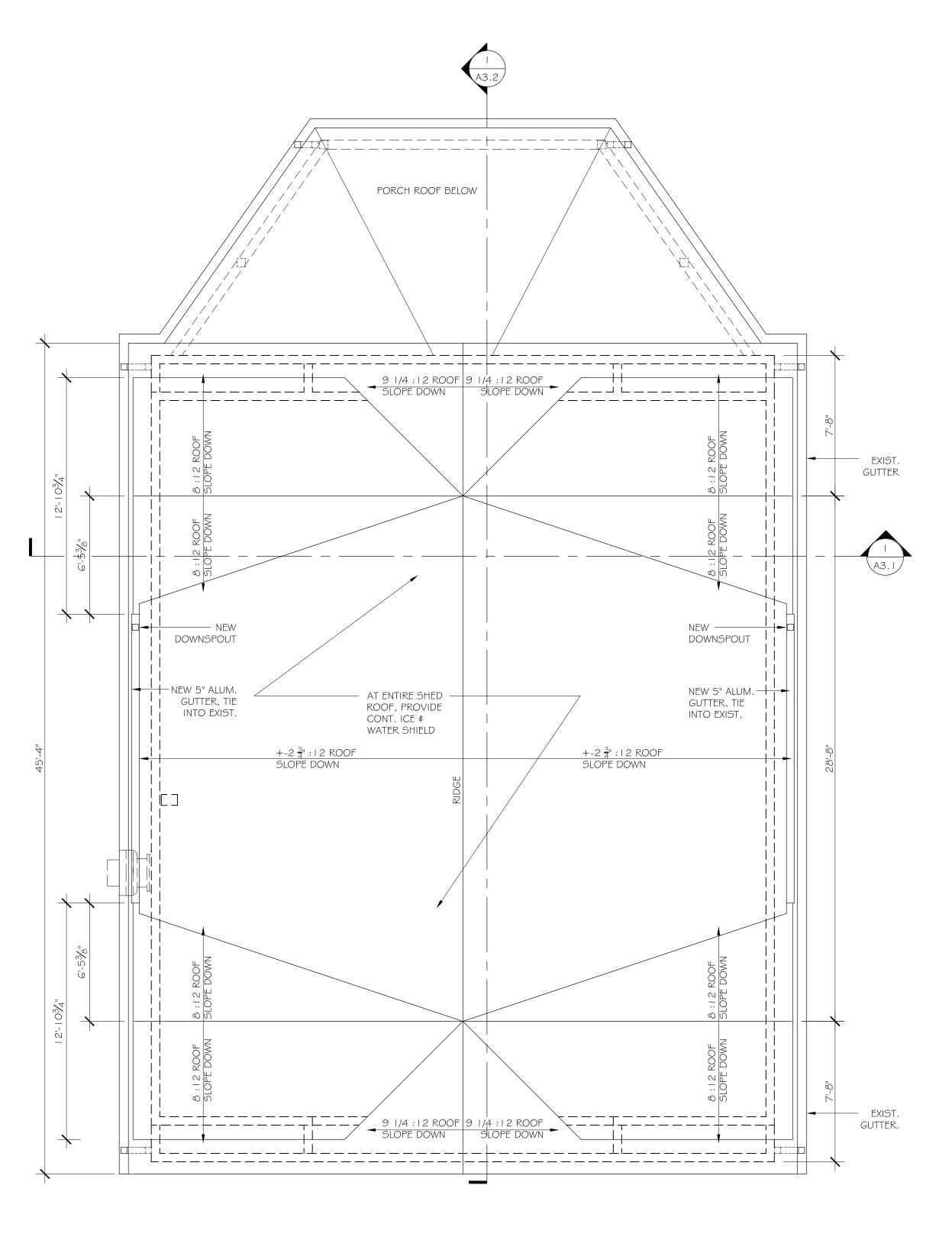
> **GATEWAY** BUILDING

85 Ocean Ave New Shoreham, RI

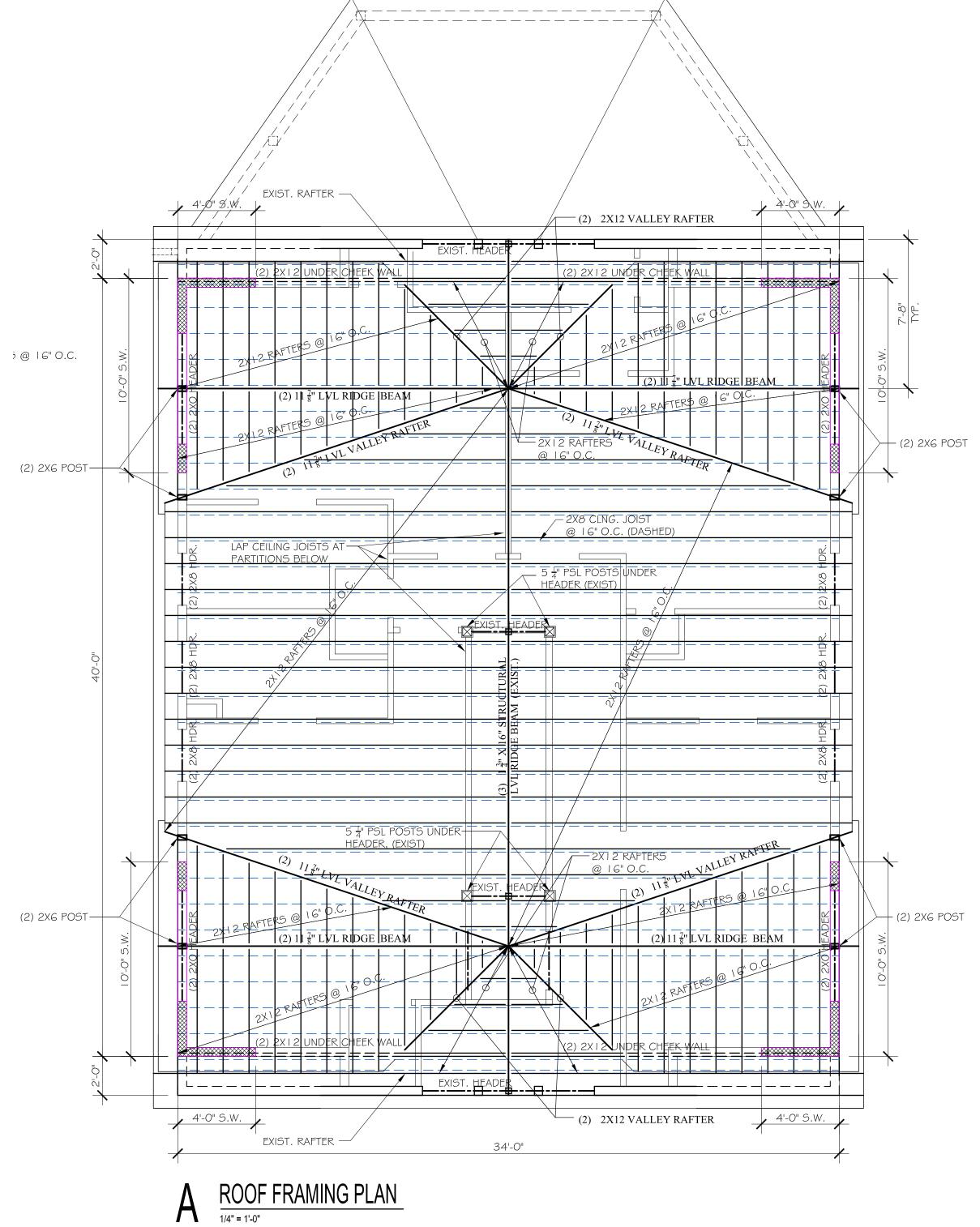
STRUCTURAL NOTES AND DETAILS



25103 Drawn By: 02 - 18 - 2025



 $\mathsf{B} \quad \frac{\mathsf{ROOF}\,\mathsf{PLAN}}{\mathsf{1/4"}\,\mathsf{=}\,\mathsf{1'}\!\!\mathsf{-}\!\mathsf{0"}}$



ROOF PLAN NOTES:

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



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3 PERMIT 2 FIRE MARSHAL REVIEW	3-11-2025 2-20-2025
1 HDC REVIEW	2-20-2025
No. Issue	Date
GATEWAY BUILDING	
85 Ocean Ave New Shoreham, F	RI
ROOF PLAN AN FRAMING PLAI	
C. KARDO	

Project No. 25103

Drawn By: JG

Date: 02 - 18 - 2025