

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS IN EFFECT AT THE PROJECT SITE.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
4. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE AND MASONRY; CENTER OF FRAME PARTITIONS AND CENTER OF FRAME OPENINGS UNLESS NOTED OTHERWISE.
5. DIMENSIONS NOTED TO EXISTING PLANES SHALL REFER TO THE FINISHED SURFACE OF THE WALL, FLOOR OR CEILING PLANE.
6. ALL ITEMS OF WORK ARE TO BE NEW, UNLESS NOTED AS EXISTING.
7. CONTRACTOR SHALL VERIFY ALL DOOR & WINDOW DIMENSIONS IN FIELD BEFORE PURCHASE.

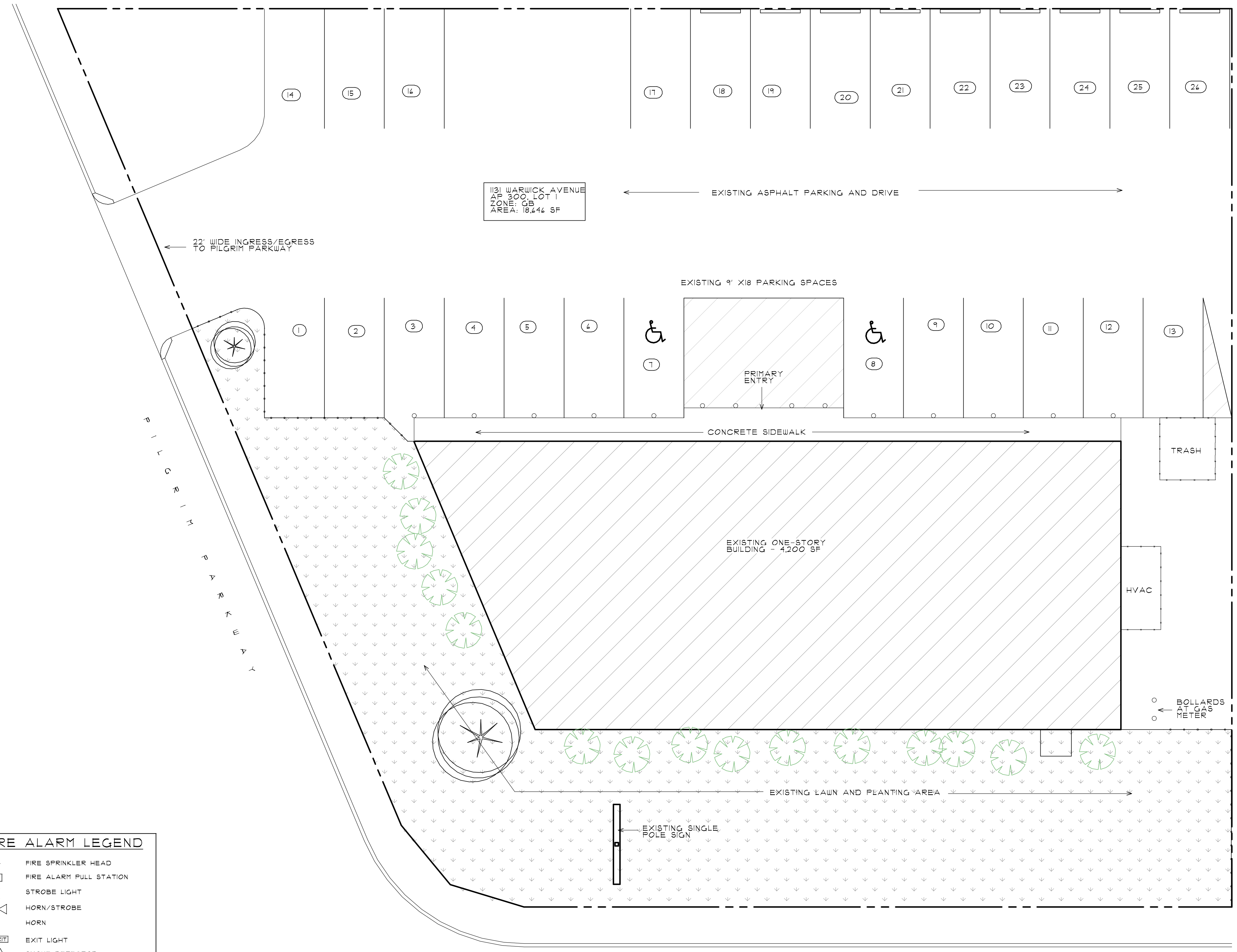
LEGEND

	CONCRETE	ADJ.	ADJACENT
	CONCRETE MASONRY UNIT	A.F.F.	ABOVE FINISHED FLOOR
	FACE BRICK	ALUM.	ALUMINUM
	STONE VENEER	ARCH.	ARCHITECT
	EXISTING PARTITION	I	AND
	PARTITION REMOVED	B.O.F.	BOTTOM OF FOOTING
	NEW FRAME PARTITION	BLKG.	BLOCKING
	PROPERTY LINE	CL.	CENTERLINE
	SETBACK LINE	CLG.	CEILING
	CENTERLINE	C.L.L.	CONTRACT LIMIT LINE
	ABOVE	COL.	COLUMN
	HIDDEN	CONC.	CONCRETE
	CONTOUR - EXISTING	CONT.	CONTINUOUS
	CONTOUR - NEW	COORD.	COORDINATE
	WATER LINE	DIA.	DIAMETER
	ELECTRIC LINE	DN	DOWN
	GAS LINE	DB	DOWNSPOUT
	SEWER LINE	DTL.	DETAIL
	WINDOW SYMBOL	ELEV.	ELEVATION
	DOOR SYMBOL	EXIST.	EXISTING
	WALL TYPE	EXT.	EXTERIOR
	REVISION #1	EQ.	EQUAL
	ELEVATION DATUM	FIN. FLR.	FINISH FLOOR
	ELEVATION KEY	FLR.	FLOOR
	SECTION KEY	FND.	FOUNDATION
	DETAIL KEY	GWB.	Gypsum WALLBOARD
	ROOM NAME	HT.	HOLLOW METAL
	SMOKE DETECTOR	INT.	INTERIOR
	CO DETECTOR	INSUL.	INSULATION
		L.C.C.	LEAD COATED COPPER
		ML.	MILLIMETER
		MTL.	METAL
		R.O.	MASONRY OPENING
		N.I.C.	NOT IN CONTRACT
		N.T.S.	NOT TO SCALE
		O.C.	ON CENTER
		OPP.	OPPOSITE HAND
		PL.	PLATE
		P.T.	PRESSURE TREATED
		PRD.	PLYWOOD
		REQ'D	REQUIRED
		R.	RISER
		R.O.	ROUGH OPENING
		SH.	SHIP-LAR
		STL.	STEEL
		T.	TREAD
		T.O.F.	TOP OF FOOTING
		T.O.S.	TOP OF SHELF
		T.O.W.	TOP OF WALL
		T.S.	TUBE STEEL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
		VCT.	VINYL COMPOSITION TILE
		V.I.F.	VERIFY IN FIELD
		W.	WOOD
		WD.	WATERPROOF SHINGLE UNDERLAYMENT
		WSU.	

CODE SUMMARY	Business Building	
SCOPE OF WORK	Renovation to existing ground level business space (4,200 GSF). No change of use, Business (B) to remain. Selective interior demolition and addition of wall to create two (2) tenant spaces. Exterior walls to remain intact with exception of two (2) new exterior doors added within existing window openings	
CODES	Building Code	Fire Code
	RI State Building Code SBC-1-2021 Effective 02/01/2022	RI Fire Code 01/04/2022, NFPA1 - 2018 Edition; NFPA 101 2018 Ed.
Use Group	B - Business	Chapter 39 - Existing Business
Construction Type	3B	Type III-200
Occupant Load	Table 1004.5	Table 7.3.1.2 Occupant Load Factor
	Business (B) Tenant #1 - 2,068/150 - 13 Occ	Tenant #1 - 2,068/150 - 13 Occ
	1/150 GSF Tenant #2 - 1,840/150 - 12 Occ	Tenant #2 - 1,840/150 - 12 Occ
	Total Occupants 25	Total Occupants 25
Egress	Table 1006.2.1	
	Business (B) One required, two provided	39.2.4.3 Number of Exits - one exits allowed, two provided
Travel Distance	200' allowed, 42' provided	39.2.6.2 - 200' Allowed, 42' provided
Doors	Doors - 0.2"occ * 13 Occ. = 2.6" (36" provided)	7.2.1.2.3.2 - 32" Required, 36" provided
Accessibility	Route Accessible route from parking area	
	Parking 1 Req. 2 provided	
	Toilets 1 accessible for Staff	
Fire Protection		
Fire Suppression	N/A	N/A
Fire Alarm	Local alarm and notification with CO, heat and smoke detectors	Local alarm and notification with CO, heat and smoke detectors
ZONING SUMMARY		
	1131 Warwick Avenue	
	AP 300, Lot 1	
	18,846 SF	
	Zone GB - General Business	
	Current	Proposed
Allowable Use	Medical Office	Professional & General Office Business & Commercial
Parking	4,200/200 GSF = 21 spaces 26 provided (2 accessible)	4,200/250 GSF = 17 spaces 26 provided (2 accessible)

FIRE ALARM LEGEND

	FIRE SPRINKLER HEAD
	FIRE ALARM PULL STATION
	STROBE LIGHT
	HORN/STROBE
	HORN
	EXIT LIGHT
	SMOKE DETECTOR
	HEAT DETECTOR - 135'
	HEAT DETECTOR - 194'
	CARBON MONOXIDE DETECTOR
	COMBO SMOKE/CO DETECTOR
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	EMERGENCY LIGHT W/ BATTERY PACK
	FIRE ALARM ANUNCIATOR PANEL
	FIRE ALARM CONTROL PANEL
	KEY BOX
	DOOR HOLD W/ RELEASE



1 SITE PLAN
C.I.1 1/8" = 1'-0"

FOR PERMIT

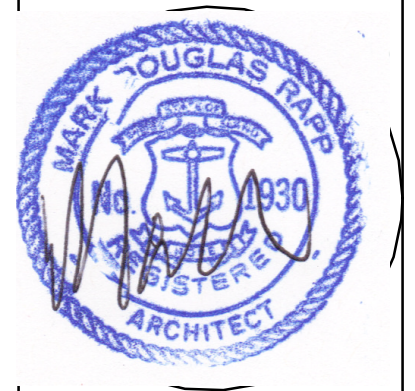
SITE PLAN, LEGENDS

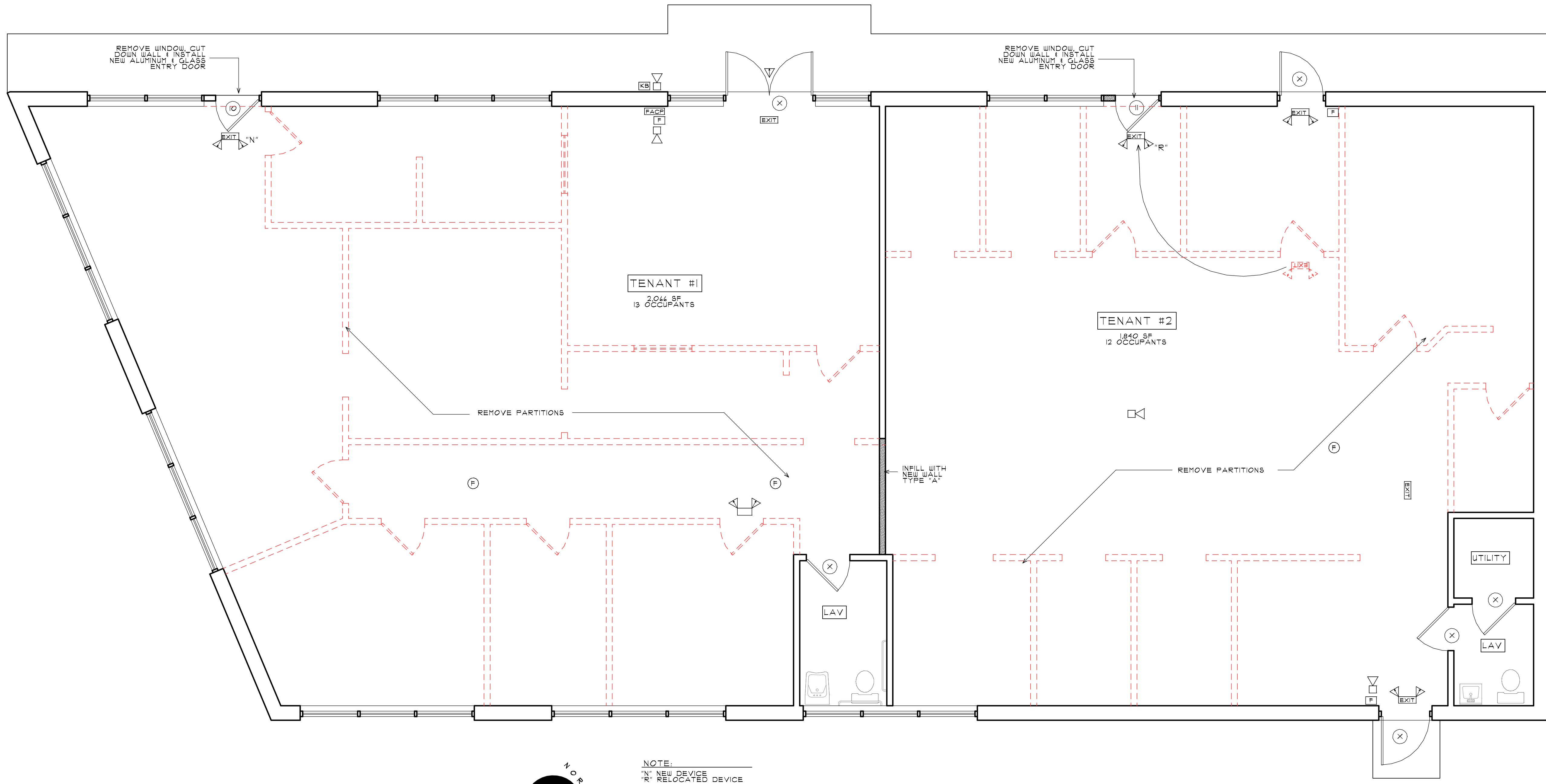
REVISIONS:
DATE: 3/20/24
SCALE: AS NOTED

SHEET
C1.1

RENOVATIONS TO
OFFICE BUILDING
 1131 WARWICK AVENUE
 WARWICK, RHODE ISLAND 02888

ACME ARCHITECT L.L.C.
 9 SIMMONS ROAD
 LITTLE COMPTON
 RHODE ISLAND 02837
 T. 401 465 5247
 F. 401 635 8662
 MarkRappArchitect.com

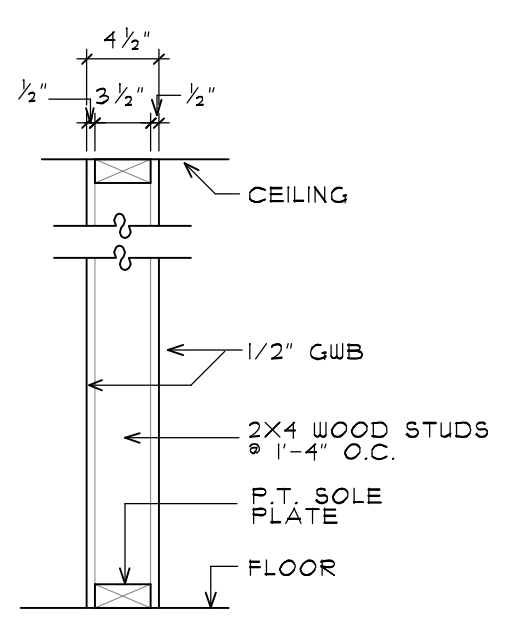




1 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"



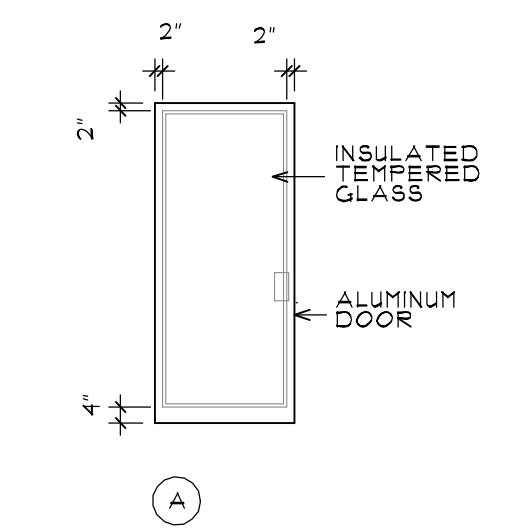
NOTE:
 'N' NEW DEVICE
 'R' RELOCATED DEVICE
 ALL FIXTURES & DEVICES
 ARE EXISTING UNLESS
 NOTED OTHERWISE



2 WALL TYPES
A1.1 1" = 1'-0"

DOOR SCHEDULE

NO.	DOOR SIZE	THK	TYPE	MAT	FRAME TYPE	MAT	THR	HDWR	REMARKS
X	Existing				Existing				
10	30" X 70"	1-3/4"	A	ALUM/GL	ALUM	ALUM	ALUM	1	
11	30" X 70"	1-3/4"	A	ALUM/GL	ALUM	ALUM	ALUM	1	
N/A - Not Applicable		EX - Existing			WD - Wood		SC - Solid Core		
HC - Hollow Core		ALUM - Aluminum			MTL - Metal		MBL - Marble		
HARDWARE					REMARKS				
#1 - 1-1/2 pr. hinges, lockset, deadbolt, closer, weather-stripping					#1- 60 MINUTE FIRE RATED				



3 DOOR TYPES
A1.1 1/4" = 1'-0"

FOR PERMIT

FIRST FLOOR PLAN,
DETAILS

DATE: 3/20/24
SCALE: AS NOTED

SHEET

A1.1

24-05

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