



CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



BLOCK ISLAND RENOVATION

212 WATER STREET
NEW SHOREHAM, RI

REVISED CONSTRUCTION SET:
February 8th, 2023

DRAWING LIST

ARCHITECTURAL DRAWINGS

A0.1	SITE AERIAL & SITE SECTION
A0.2	GENERAL NOTES
A0.3	CODE REVIEW + LIFE SAFETY
D1.0	FIRST FLOOR DEMOLITION PLAN
D1.1	SECOND FLOOR DEMOLITION PLAN
D1.2	THIRD FLOOR DEMOLITION PLAN
D1.3	ROOF DEMOLITION PLAN
A1.0	PROPOSED FIRST FLOOR PLAN
A1.1	PROPOSED SECOND FLOOR PLAN
A1.2	PROPOSED THIRD FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A1.4	PROPOSED THIRD FLOOR RCP
A2.0	EXISTING & PROPOSED NORTH ELEVATION
A2.1	EXISTING & PROPOSED EAST ELEVATION + STAIR & BAR ELEVATIONS
A2.2	EXISTING & PROPOSED SOUTH ELEVATION
A2.3	EXISTING & PROPOSED WEST ELEVATION
A3.0	BUILDING & STAIR SECTIONS + WALL TYPE
A6.0	SCHEDULES



① SITE AERIAL IMAGERY
Scale: $\pm 1" = 20'$



② SITE SECTION
Scale: $1/16" = 1'-0"$



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REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION:	SCALE: AS NOTED	DATE: February 8th, 2023
SITE AERIAL IMAGERY		
SITE SECTION		

**MARTUCCI
BLOCK ISLAND**
212 WATER ST., NEW SHOREHAM, RI 02807

A0.1

GENERAL NOTES:

- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKES PRECEDENCE OVER SCALED MEASUREMENTS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOBSITE ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH OTHER TRADES AND REPORT DISCREPANCIES, PRIOR TO THEIR CONSTRUCTION, TO THE ARCHITECT FOR REVIEW AND CLARIFICATION OR ACTION.
- VERIFY SIZE, LOCATIONS, AND CHARACTERISTICS OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS BEFORE BEGINNING CONSTRUCTION.
- VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AND RELATED WORK WITH CONTRACTORS INVOLVED AND EQUIPMENT TO BE FURNISHED. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS.
- VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER (WRB) TO PROTECT THE INTERIOR WALL COVERING. EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
- ALL DIMENSIONS ARE TO FACE OF STUD/FRAMING UNLESS OTHERWISE NOTED.
- ALTERATIONS, RENOVATIONS OR REPAIRS TO EXISTING ROOF/ CEILING, WALLS, & FLOOR CAVITIES SHALL BE INSULATED TO FULL DEPTH W/ INSULATION HAVING MIN. NOMINAL R-VALUE OF R3 PER INCH, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY FINAL FINISH SELECTIONS W/ OWNER.
- NO WORK TO START UNTIL APPROVED PLANS ARE OBTAINED FROM THE APPLICABLE BUILDING DEPARTMENT.
- ALL WORK SHALL CONFORM TO NATIONAL, STATE, AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
- ALL UNNOTED OR NON-VISIBLE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER/ BUILDER.
- ANY OMISSIONS OR DISCREPANCIES OF PLANS AND/OR JOB CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT/ ENGINEER BEFORE PROCEEDING WITH THE WORK.
- NO DEVIATIONS OR CHANGES TO THE STRUCTURAL SYSTEM SHALL BE MADE UNLESS APPROVED BY THE ARCHITECT/ ENGINEER.
- CONTRACTOR TO VERIFY DIMENSIONS OF FOUNDATION WITH FLOOR PLANS BEFORE THE START OF FRAMING.
- CONTRACTOR TO PROVIDE DRY WELLS AS REQUIRED BY STATE AND LOCAL CODES.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.
- OWNER/BUILDER ARE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, CERTIFICATES, CERT. OF OCCUPANCY OR COMPLETION AND U.L. APPROVAL.
- THESE SET OF DRAWINGS ARE THE PROPERTY OF CORDTSEN DESIGN ARCHITECTURE AND SHALL NOT BE ALTERED OR BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- THE ARCHITECT IS NOT RETAINED FOR SUPERVISION OF THE WORK AND IS RESPONSIBLE FOR DESIGN INTENT ONLY.
- THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL KEEP PREMISES REASONABLY CLEAN AT ALL TIMES, AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL RUBBISH, WASTE MATERIALS, TOOLS, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN.
- THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF THE SUB-CONTRACTORS FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT/ENGINEER, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.
- ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SHOP DRAWINGS NEEDED, UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS AND CONDITIONS PERTAINING ARE TO BE FIELD VERIFIED.
- CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION IN A WORKMAN LIKE MANNER.
- ALL MATERIALS ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- PLEASE NOTE THAT THESE PLANS ARE PROTECTED AGAINST ANY UNAUTHORIZED USE UNDER FEDERAL LAW BY THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990 (AWCPA), WHICH HAS SEVERE PENALTIES.

METHOD OF ENERGY COMPLIANCE: CLIMATE ZONE 5
FOR NEW CONSTRUCTION & ADDITIONS AS PER 2021 COMMERCIAL PROVISIONS OF SBC-8- CHAPTER 4 INCLUDING ALL MANDATORY PROVISIONS

- ☒ INSULATION COMPONENT R-VALUE BASED METHOD AS PER C402.1.3
• REFER TO PRESCRIPTIVE VALUES AS PER TABLE C402.1.3
- ☐ ASSEMBLY U-FACTOR, C-FACTOR OR F-FACTOR BASED METHOD AS PER C402.1.4
• REFER TO PRESCRIPTIVE VALUES AS PER TABLE C402.1.4
- ☐ COMPONENT PERFORMANCE ALTERNATIVE AS PER C402.1.5
• REFER TO COMCHECK CERTIFICATE (UA TRADE-OFF)
- ENERGY COST BUDGET METHOD IN ASHRAE/IESNA 90.1.

ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS CONFORMING TO THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

ACCESS TO APPLIANCES IN ATTICS: AS PER SBC-4 306.3

ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED W/ AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' LONG. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING LESS THAN 24" WIDE, A LEVEL SERVICE SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20" BY 30" AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS. EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

MECHANICAL, HVAC, DUCTWORK AND WATER HEATING SYSTEMS

- ALL SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-12 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND A MINIMUM OF R-12 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. WHEN LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY A MINIMUM OF R-8 INSULATION.
- ALL DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION 603.9 OF THE INTERNATIONAL MECHANICAL CODE.
- ALL OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS AND INSECT SCREENS.
- CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS. EACH ZONE SHALL BE PROVIDED WITH THERMOSTATIC SETBACK CONTROLS THAT ARE CONTROLLED BY EITHER AN AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROL SYSTEM.
- HOT WATER BOILER SUPPLYING HEAT THROUGH ONE OR TWO PIPE HEATING SYSTEMS SHALL HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE.
- ALL MECHANICAL VENTILATION SYSTEMS SHALL NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS AS PER CODE.
- PIPING SERVING AIR DUCTS AT OR NEAR A HEATING OR COOLING SYSTEM SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE C403.11.3.
- PIPING INSULATION SHOULD BE PROTECTED FROM DAMAGE BY WEATHER INCLUDING SUN EXPOSURE, MOISTURE, WIND, AND EQUIPMENT MAINTENANCE. PROTECTION SHOULD INCLUDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE INSULATION MATERIAL. ADHESIVE TAPES ARE NOT PERMITTED.
- ALL HOT WATER PIPES SHALL BE INSULATED AS PER C404.4.
- HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE RETURN PIPE SHALL BE A DEDICATED RETURN PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMO-SYPHON CIRCULATION SYSTEMS SHALL BE PROHIBITED. CONTROLS FOR CIRCULATING HOT WATER SYSTEMS START THE PUMP BASED ON THE IDENTIFICATION OF DEMAND FOR HOT WATER WITHIN THE OCCUPANCY. THE CONTROLS SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE CIRCULATION LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER.
- AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.
- HEAT PUMPS SHOULD HAVE A THERMOSTAT THAT WILL PREVENT BACKUP HEATING FROM OPERATING WHEN THE HEATING LOAD CAN BE SATISFIED BY THE HEAT PUMP.
- HEATING HEAT TRACER SYSTEMS SHALL COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS FOR SUCH SYSTEMS SHALL AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING IN ACCORDANCE WITH THE TIMES WHEN HEATED WATER IS USED IN THE OCCUPANCY.
- ALL MANUFACTURER MANUALS FOR MECHANICAL & WATER HEATING SYSTEMS SHALL BE PROVIDED TO THE OWNER.

ENERGY/AIR SEALING NOTES:

GENERAL

- ALL "MANDATORY" PROVISIONS OF CHAPTER 4 OF SBC-8 SHALL BE MET
- ALL MECHANICAL HEATING AND COOLING CALCULATIONS SHALL BE BASED ON ACCA MANUAL "J"
- ALL EQUIPMENT SHALL BE SIZED AS PER ACCA MANUAL "S"
- ALL DUCTWORK AND RELATED COMPONENTS SHALL BE DESIGN AS PER ACCA MANUAL "D"
- INSTALL ALL EQUIPMENT AND COMPONENTS AS PER MAN. SPECIFICATIONS
- BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS
- VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL HAVE FOAM AIR BAFFLE ADJACENT TO SOFFIT AND EAVE EVENTS THAT EXTEND OVER INSULATION

AIR AND THERMAL BARRIERS

- ALL AIR BARRIERS AND THERMAL BARRIER COMPONENTS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH BUILDING ENVELOPE AIR BARRIER.
- BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE FILLED OR REPAIRED.
- ALL WALL, FLOOR, AND CEILING INSULATION SHALL BE INSTALLED AS PER MANU'S INSTRUCTIONS.

TESTING

- DUCT TESTING- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF .1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF .1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE DEALING DURING THE TEST. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDE TO THE CODE OFFICIAL.
- DUCT TIGHTNESS TEST RESULT OF <=4CFM/100SF ACROSS THE SYSTEM OR <=3CFM/100SF WITHOUT AIR HANDLER @ .1 PA. FOR ROUGH-IN TESTS, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION.

WALLS

- PROVIDE AIR SEALING GASKET OR CAULK AT JUNCTIONS BETWEEN CEILING AND WALLS WHEN GYPSUM BOARD IS INSTALLED.

LIGHTING

- RECESSED LIGHT FIXTURES SHALL BE AIR TIGHT, IC RATED AND SEALED TO DRYWALL WITH GASKET OR CAULK. RECESSED LIGHTING SHALL BE LABELED AS HAVING AIR LEAKAGE RATE NOT MORE THAN 2.0 CMU WHEN TESTED AS PER ASTM E283 @ 1.57 PSF PRESSURE.

FENESTRATION

- U-FACTORS OF FENESTRATION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100. SHGC AND VT SHALL BE DETERMINED IN ACCORDANCE W/ NFRC 200.
- ALL FENESTRATION PRODUCTS SHALL BE LABELED WITH U-FACTOR, SHGC, AND VT.

FOUNDATION WALLS

- AS APPLICABLE, EXPOSED RIGID FOAM INSULATION ON FOUNDATION WALLS SHALL HAVE A PROTECTIVE COVERING.

ATTIC ACCESS

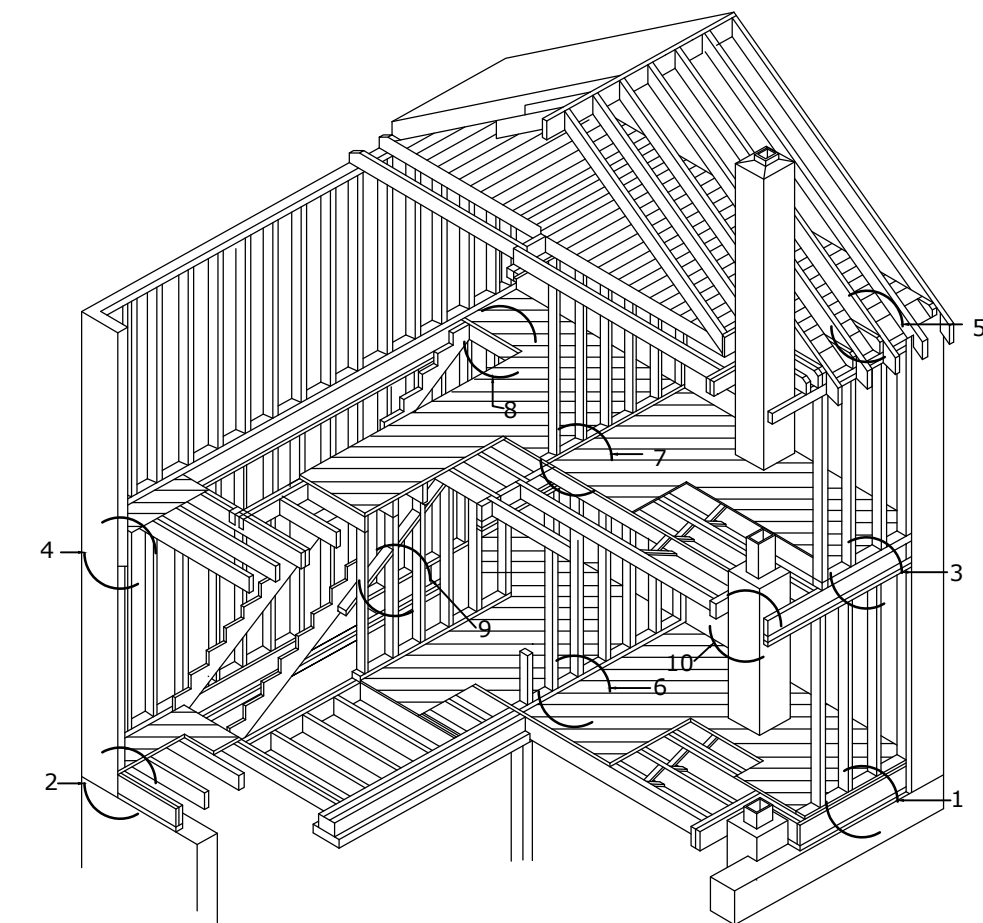
- ATTIC ACCESS HATCH AND DOOR INSULATION R VALUE SHALL, AT A MIN., MATCH R VALUE OF THE ADJACENT ASSEMBLY.

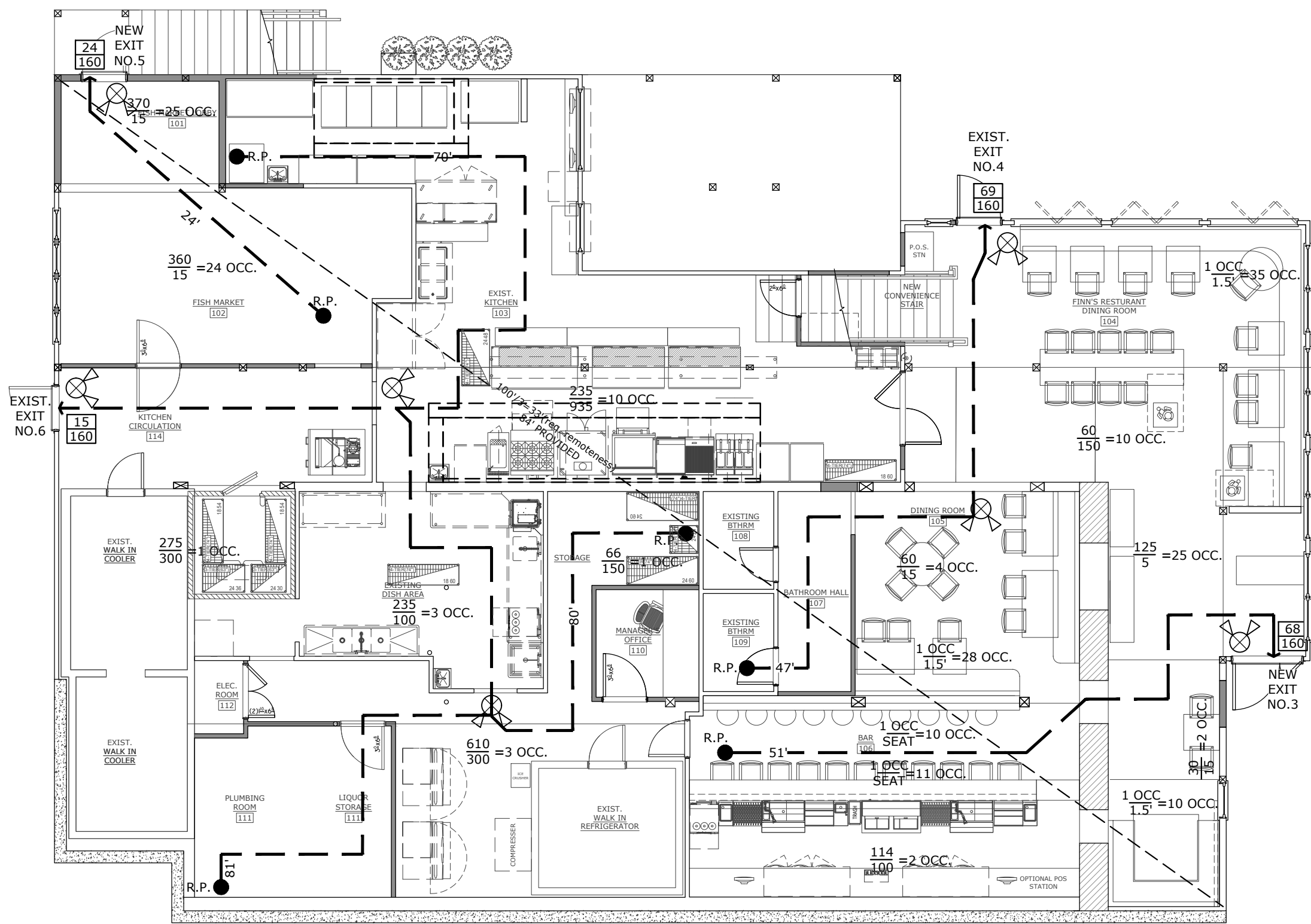
COMPLIANCE CERTIFICATE

- CODE COMPLIANT ENERGY COMPLIANCE CERTIFICATE SHALL BE POSTED BY THE BUILDER ON THE OUTSIDE OF THE ELECTRICAL PANEL OR APPROVED LOCATION AS PER CODE.

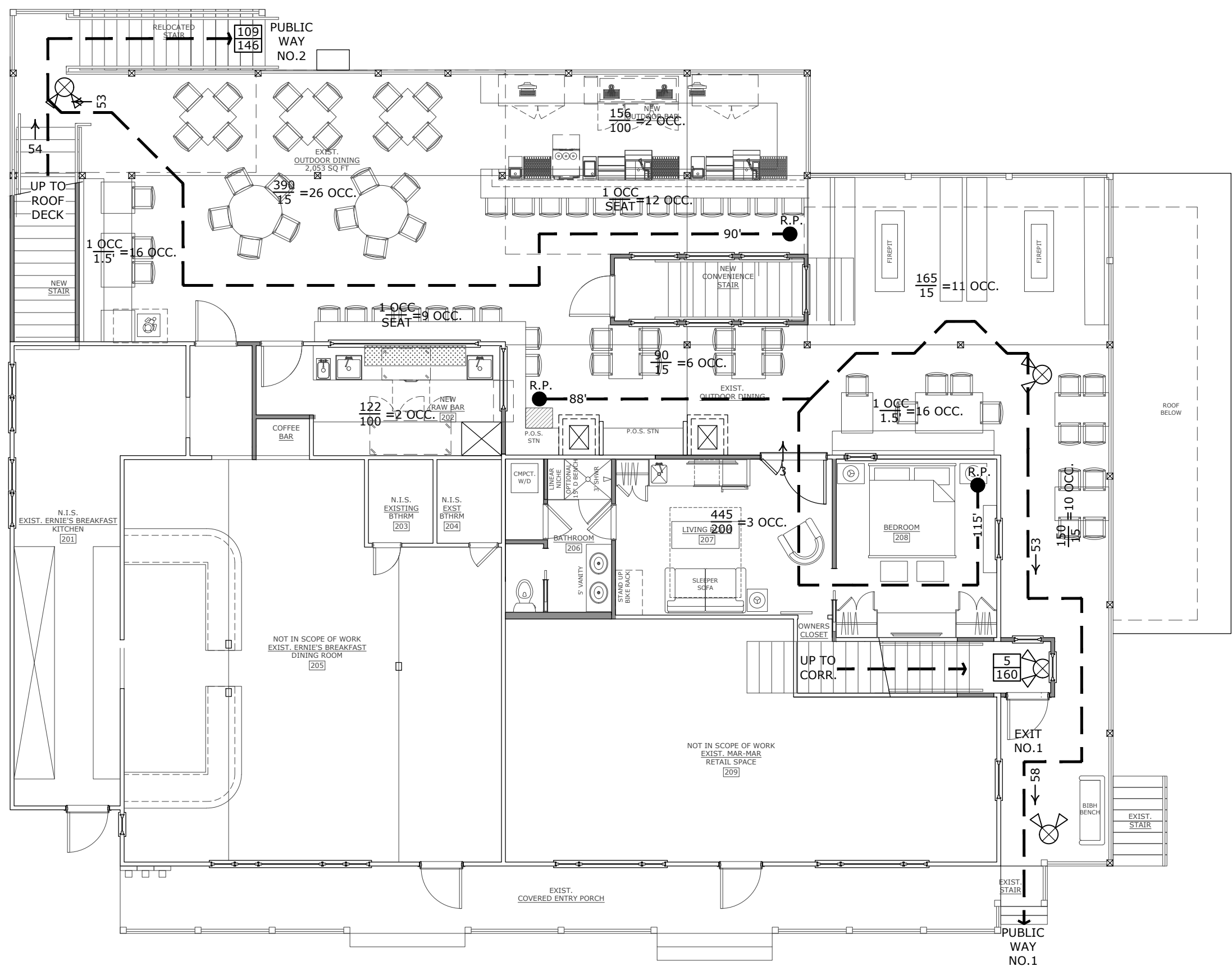
FIREBLOCKING FOR PLATFORM WOOD FRAMING

(FOR ENGINEERED LUMBER [ie. WOOD I-JOISTS]
SEE MANU. SPEC.'s FOR ADDITIONAL INFO.)

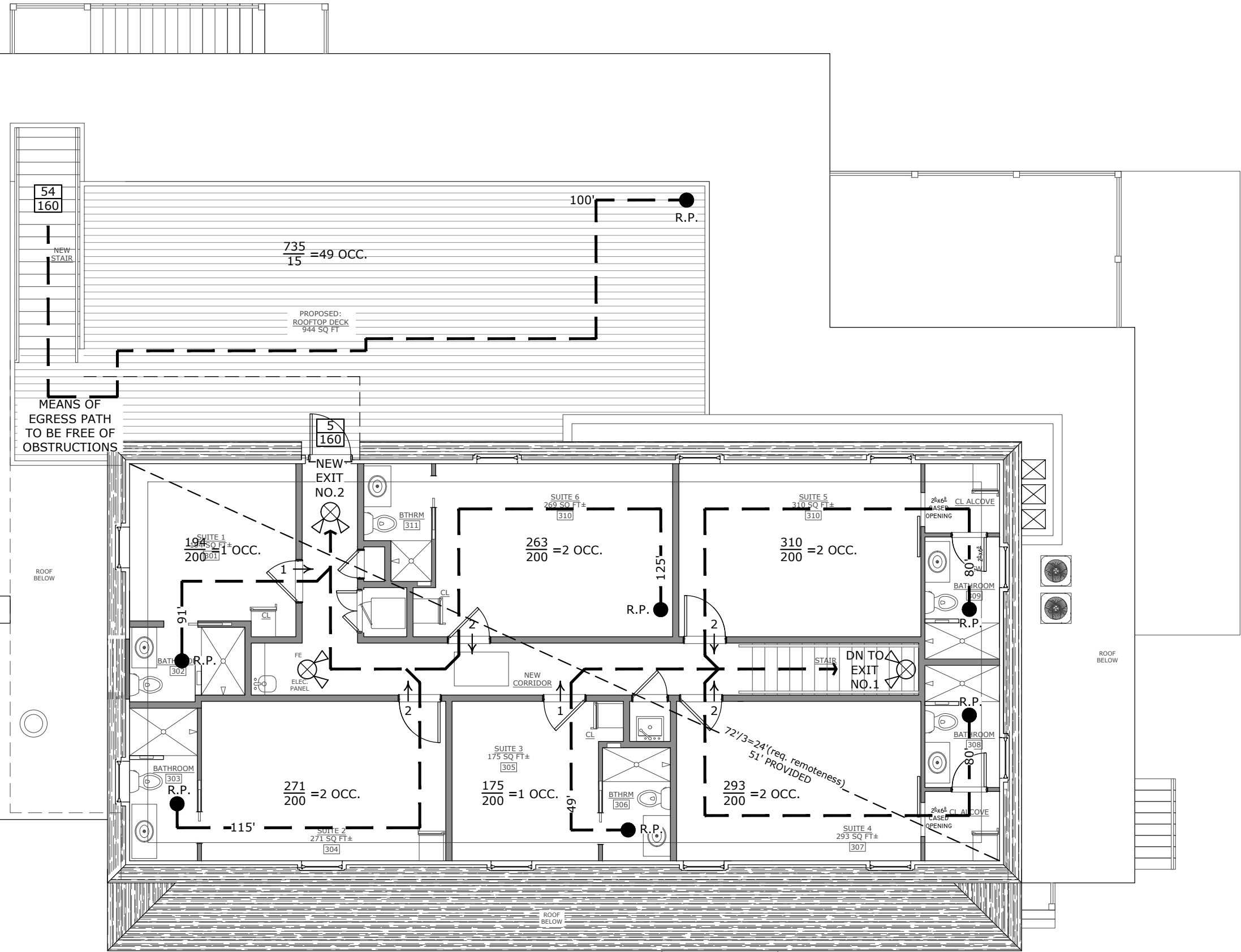




1 FIRST FLOOR PLAN EGRESS PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR EGRESS PLAN
Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN EGRESS PLAN
Scale: 1/4" = 1'-0"

CODE INFORMATION

CODE REFERENCES	
510 - BUILDING CODE COMMISSION	
RISBC-1	RHODE ISLAND BUILDING CODE 2021
RISBC-3	RHODE ISLAND PLUMBING CODE 2021
RISBC-4	RHODE ISLAND MECHANICAL CODE 2021
RISBC-5	RHODE ISLAND ELECTRICAL CODE 2021
RISBC-8	STATE OF RHODE ISLAND ENERGY CONSERVATION CODE 2021
RISRC-1	STATE REHABILITATION BUILDING & FIRE CODE FOR EXISTING STRUCTURES 2021
450 - FIRE SAFETY CODE BOARD OF APPEAL AND REVIEW	
RHODE ISLAND FIRE SAFETY CODE SECTIONS 1 THRU 6	2021
RIFC	RHODE ISLAND FIRE CODE 2021
NFPA 1, 2018 WITH RHODE ISLAND AMENDMENTS	
RILSC	RHODE ISLAND LIFE SAFETY CODE 2021
NFPA 101, 2018 WITH RHODE ISLAND AMENDMENTS	
RHODE ISLAND FIRE ALARM CODE	2021
NFPA 72, 2019 WITH RHODE ISLAND AMENDMENTS	
PROJECT INFORMATION	
NEW ROOFDECK OVER EXISTING FLAT ROOF AT 3RD FLOOR W/ EXTERIOR STAIR, RECONSTRUCTION OF EXISTING 3RD FLOOR SLEEPING/DWELLING UNITS & MEANS OF EGRESS.	
CHANGE OF OCCUPANCY OF EXISTING 3RD FLOOR R-2 UNITS (LODGING OR ROOMING) TO R-1 (HOTEL).	
ALTERATION OF EXISTING 2ND FLOOR SLEEPING/DWELLING.	
ALTERATION OF 2ND FLOOR DECK TO INCLUDE RAW BAR AND OUTDOOR BAR.	
ALTERATION OF 1ST FLOOR RESTAURANT INCLUDING A NEW CONVENIENCE STAIR CONNECTING INTERIOR OF GROUND FLOOR RESTAURANT TO 2ND FLOOR DECK.	
140 SF ADDITION OFF FIRST FLOOR FOR FISH MARKET.	
MEANS OF EGRESS	
1. USE AND OCCUPANCY- EXISTING TO REMAIN (NON-SEPARATED)	
RISBC-1: 303 ASSEMBLY, RESTAURANT = A-2	
RISBC-1: 309 MERCANTILE = M	
RISBC-1: 310 RESIDENTIAL = R	
2. BUILDING TYPE- EXISTING TO REMAIN	
RISBC-1: 602.5 TYPE V = TYPE V-b	
3. ALLOWABLE STORIES ABOVE GRADE PLANE & AREAS	
ASSEMBLY A-2	
RISBC-1: TABLE 504.4 = 2 STORIES	
RISBC-1: TABLE 506.2 (4,615 SF EXIST+PROP) = 18,000 SF	
MERCANTILE M	
RISBC-1: TABLE 504.4 = 2 STORIES	
RISBC-1: TABLE 506.2 (4,615 SF EXIST+PROP) = 27,000 SF	
RESIDENTIAL	
RISBC-1: TABLE 504.4 = 3 STORIES	
RISBC-1: TABLE 506.2 (4,615 SF EXIST+PROP) = 21,000 SF	
4. BUILDING HEIGHT ABOVE GRADE PLANE- EXISTING TO REMAIN	
RISBC-1: TABLE 504.3 = 60 FEET MAX.	
5. SINGLE MEANS OF EGRESS	
RISBC-1: TABLE 1006.2.1 (SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY)	
"A," "E," "M" OCCUPANCY - 49 MAX OCC. & 75' MAX. COMMON PATH OF EGRESS	
"R1" OCCUPANCY - 10 MAX OCC. & 100' MAX. COMMON PATH OF EGRESS	
6. MINIMUM NUMBER OF EXITS = 2 PER STORY	
RISBC-1: TABLE 1006.3.2	
7. EXIT REMOTENESS	
RISBC-1: 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS	
WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO, NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM	
8. TRAVEL DISTANCE RISBC-1: TABLE 1017.2 250' MAX WITH SPRINKLER SYSTEM	

FIRE RATINGS	
9. FIRE PROTECTION- BUILDING TO BE PROVIDED THROUGH-OUT WITH A SPRINKLER SYSTEM COMPLYING WITH NFPA13; DESIGN BY OTHERS	
10. FIRE SEPARATION BETWEEN USES	
RISBC-1: 506.3 NONSEPARATED OCCUPANCIES TO REMAIN	
11. FIRE SEPARATION, HORIZONTAL BETWEEN DWELLING/SLEEPING UNITS	
RISBC-1: 420.3 "REFERS TO 711.2.4.3 NOT LESS THEN 1 HOUR HORIZONTAL SEPARATION REQUIRED	
12. FIRE SEPARATION, WALLS BETWEEN DWELLING/SLEEPING UNITS	
RISBC-1: 420.2 "REFERS TO 708.3 NOT LESS THEN 1 HOUR VERTICAL SEPARATION REQUIRED EXCEPTION: IN BUILDING EQUIPPED W/ A SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13, UNIT SEPARATION SHALL BE NOT LESS THAN 1/2 HOUR	
13. FIRE RESISTANCE RATING REQ. FOR BUILDING ELEMENTS (HRS)	
RISBC-1: TABLE 601 (TYPE V-b)	
PRIMARY STRUCT. FRAME	= 0HRS
BEARING WALLS	= 0HRS
EXTERIOR	= 0HRS
INTERIOR	= 0HRS
FLOOR CONSTRUCTION	= 0HRS
ROOF CONSTRUCTION	= 0HRS
14. FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARD	
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS PER RIUPC 13.6 IN GROUP A, B, E, F, H, I, M, R-1, R-2, R-4 AND S OCCUPANCIES W/ TRAVEL DISTANCE OF 75' WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT, AND IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED.	
15. FLAME SPREAD RATINGS FOR INTERIOR FINISHES	
AS PER RISBC-1, CHAPTER 8:	
RISBC-1 803.13 INTERIOR WALL AND CEILING-FINISH REQUIREMENTS BY OCCUPANCY	
GROUP	SPRINKLERED
A-1 & A-2	B
B,E,M, R-1	B
RILSC- 10.2, 13.3.4 28.3.3 (UTILIZE MOST RESTRICTIVE REQUIREMENTS)	
GROUP	SPRINKLERED (REDUCED AS PER 10.2.8.1)
EXIT ENCLOSURES	B
CORRIDORS AND LOBBIES	C
OTHER SPACES	C
NEW HOTEL	B
EXIST ASSEMBLY	B

WINDOWS	
16. PROTECTION OF OPENINGS SHALL BE REQUIRED	
RISBC-1: 1609.2 - GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E1996 AND ASTM E1886.	
17. EMERGENCY ESCAPE AND RESCUE	
RISBC-1:1030	
- ONE EERO REQUIRED IN EACH SLEEPING ROOM BELOW THE 4TH STORY	
- MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET	
- EXCEPTION: MINIMUM CLEAR OPENING OF 5.0 SQUARE FEET IN SLEEPING ROOMS AT GRADE LEVEL	
- MINIMUM CLEAR DIMENSIONS: 24" MIN. IN HEIGHT, 20 MIN. IN WIDTH	
SOUND TRANSMISSION	
18. AIRBORNE SOUND	
RISBC-1: 1206.2 (STC 50 MIN.)	
- WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS... OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50.	
19. STRUCTURE-BORNE SOUND	
RISBC-1: 1206.3 (IIC 50 MIN.)	
- FLOOR-CEILING ASSEMBLIES BETWEEN DWELLING UNITS...OR SERVICE AREAS WITHIN A STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50	
ACCESSIBILITY	
20. TYPE A UNITS - NO TYPE A UNITS ARE REQUIRED	
RISBC-1: 1107.6.2.2.1 TYPE A UNITS	
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS...AT LEAST 2% BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT.	
21. TYPE B UNITS - ALL FIRST FLOOR UNITS TO BE TYPE B UNITS	
RISBC-1: 1107.6.2.2.2 TYPE B UNITS	
WHERE THERE ARE FOUR OR MORE DWELLING UNITS...IN A SINGLE STRUCTURE, EVERY DWELLING UNIT... SHALL BE A TYPE B UNIT. EXCEPTION: THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1107.7	
RISBC-1: 1107.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE	
WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, AT LEAST ONE STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE B UNITS.	
22. DOOR MANEUVERING CLEARANCES A117.1,2009: 404.2.3	
23. CLEAR WIDTH OF ACCESSIBLE ROUTE A117.1,2009: 403.5	
24. DINING SURFACES RISBC-1:1108.2.9	
FINIS RESTAURANT	
100 SEATS PROVIDED X 5% = 5 ACCESSIBLE SEATS REQ.	
OUTDOOR DINING	
93 SEATS PROVIDED X 5% = 5 ACCESSIBLE SEATS REQ.	
25. HEIGHT OF TABLES OR COUNTERS	
A117.1,2009: 902.4 - THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28" TO 34" ABOVE THE FINISH FLOOR OR GROUND.	
26. ACCESSIBLE MEANS OF EGRESS:	
A117.1,2009: 902.4 - EXCEPTIONS: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS.	
SECTION 803 WALL AND CEILING FINISHES	
INTERIOR WALL & CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286.	
SECTION 804 INTERIOR FLOOR FINISH.	
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253.	
SECTION 806 OCCUPANCY-BASED REQUIREMENTS FOR COMBUSTIBLE DECORATIVE MATERIALS, OTHER THAN DECORATIVE VEGETATION, NOT COMPLYING WITH SECTION 806.4 SHALL COMPLY WITH SECTIONS 807.5.1 THROUGH 807.5.6 OF THE INTERNATIONAL FIRE CODE.	

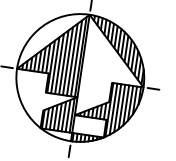
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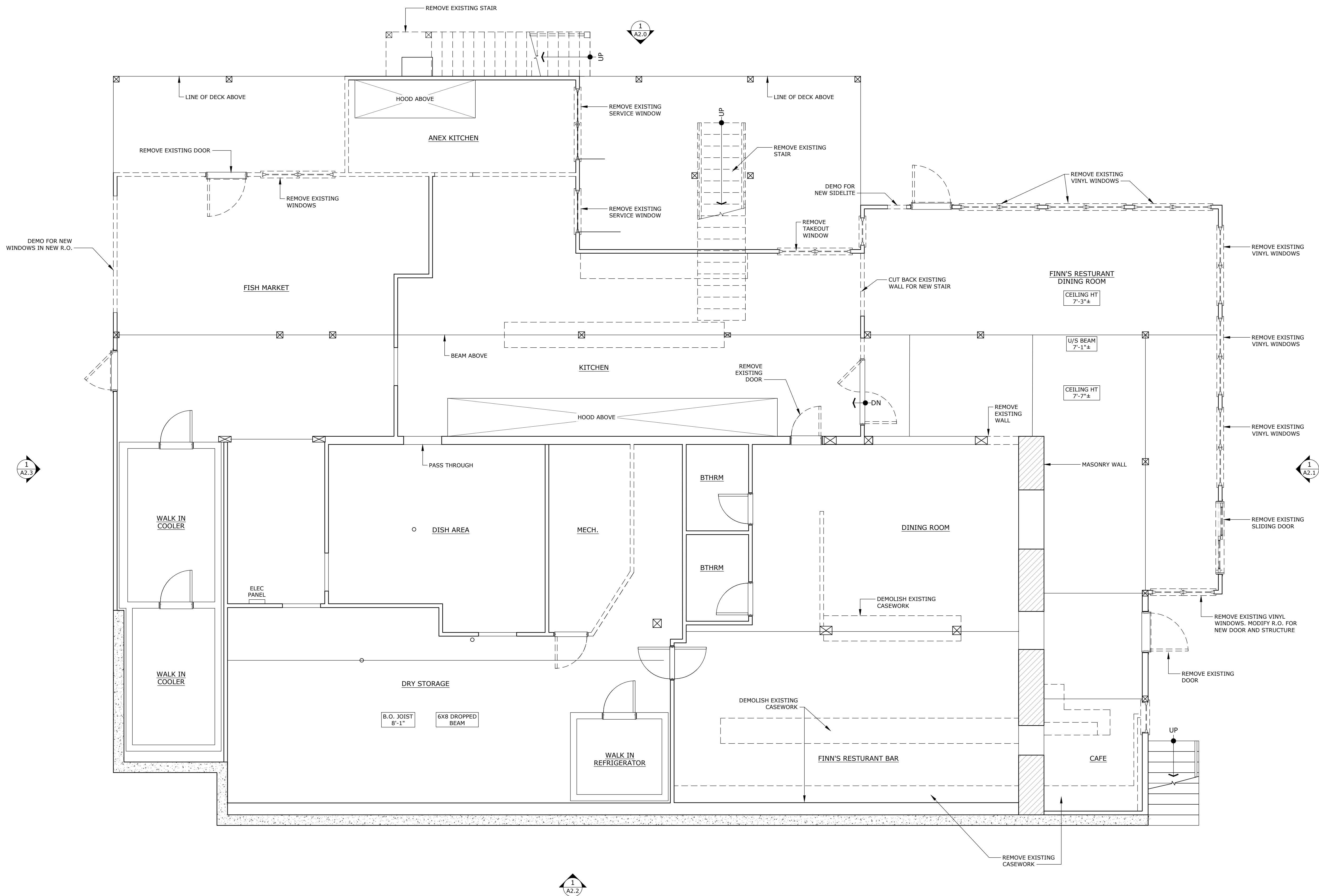
REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION: LIFE SAFETY PLANS	
SCALE: 1/8" = 1'-0"	DATE: February 8th, 2023

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A0.4



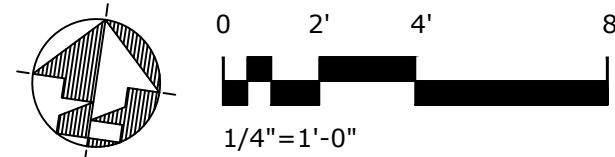


1 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND:	
	EXISTING WALL
	DEMO WALL

DEMOLITION NOTES:

- **P.E. TO REVIEW EXISTING STRUCTURAL CONDITIONS DURING DEMOLITION AND MODIFY STRUCTURAL DESIGN AS REQUIRED**
- DEMOLISH EXISTING WALLS, DOORS AND WINDOWS AS INDICATED BY DASHED LINE
- PROVIDE TEMPORARY SUPPORT DURING REMOVAL OF ANY AND ALL STRUCTURAL ELEMENTS
- PROVIDE WEATHER TIGHT TEMPORARY PROTECTION FOR ALL OPENINGS IN EXTERIOR WALLS, ROOF, AND AT WINDOW AND DOOR HEADS.
- DISCONNECT UTILITY SERVICES AND MARK STUB LOCATIONS WITH WOODEN STAKES PRIOR TO DEMOLITION.
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH NEW UNITS IN EXISTING R.O. UNLESS OTHERWISE NOTED



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REVISION SCHEDULE	
REV. #	REV. DATE

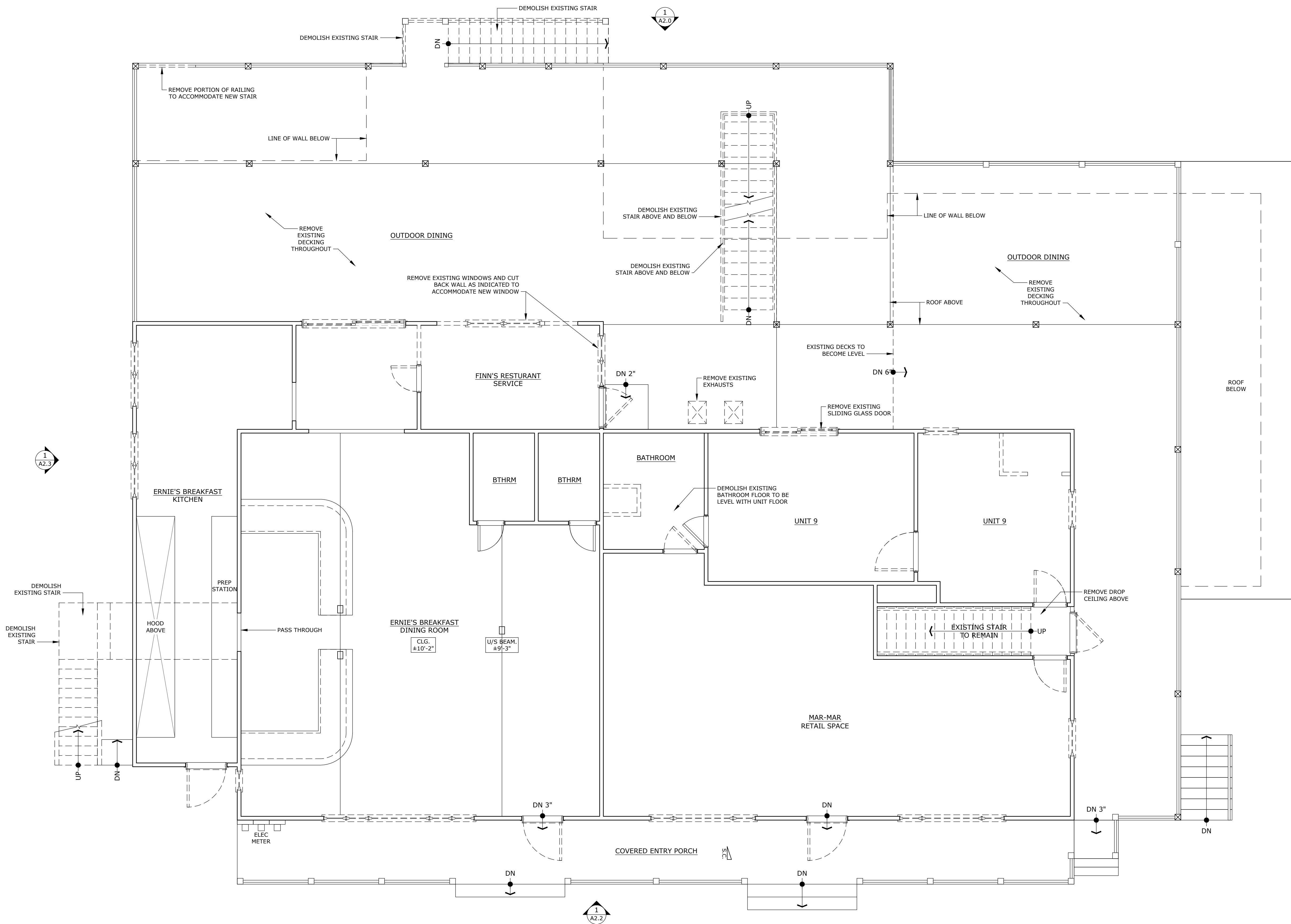
DESCRIPTION:	
FIRST FLOOR	DEMOLITION PLAN
SCALE: 1/4" = 1'-0"	DATE: February 8th, 2023

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D1.0

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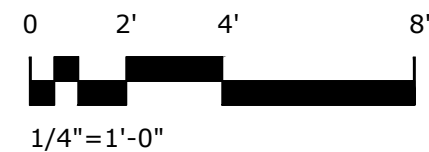
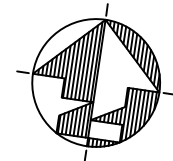


1 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND:	
	EXISTING WALL
	DEMO WALL

DEMOLITION NOTES:

- **P.E. TO REVIEW EXISTING STRUCTURAL CONDITIONS DURING DEMOLITION AND MODIFY STRUCTURAL DESIGN AS REQUIRED**
- DEMOLISH EXISTING WALLS, DOORS AND WINDOWS AS INDICATED BY DASHED LINE
- PROVIDE TEMPORARY SUPPORT DURING REMOVAL OF ANY AND ALL STRUCTURAL ELEMENTS
- PROVIDE WEATHER TIGHT TEMPORARY PROTECTION FOR ALL OPENINGS IN EXTERIOR WALLS, ROOF, AND AT WINDOW AND DOOR HEADS.
- DISCONNECT UTILITY SERVICES AND MARK STUB LOCATIONS WITH WOODEN STAKES PRIOR TO DEMOLITION.
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH NEW UNITS IN EXISTING R.O. UNLESS OTHERWISE NOTED



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DESCRIPTION:
SECOND FLOOR
DEMOLITION PLAN

REVISION SCHEDULE	
REV. #	REV. DATE

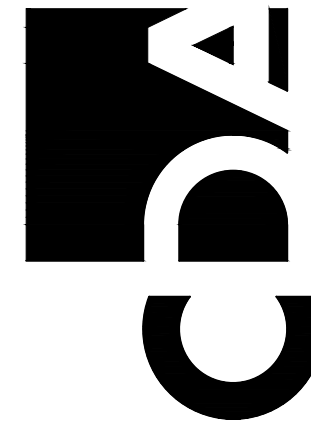
SCALE: 1/4" = 1'-0"

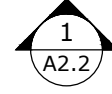
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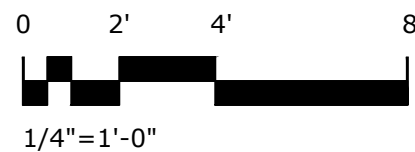




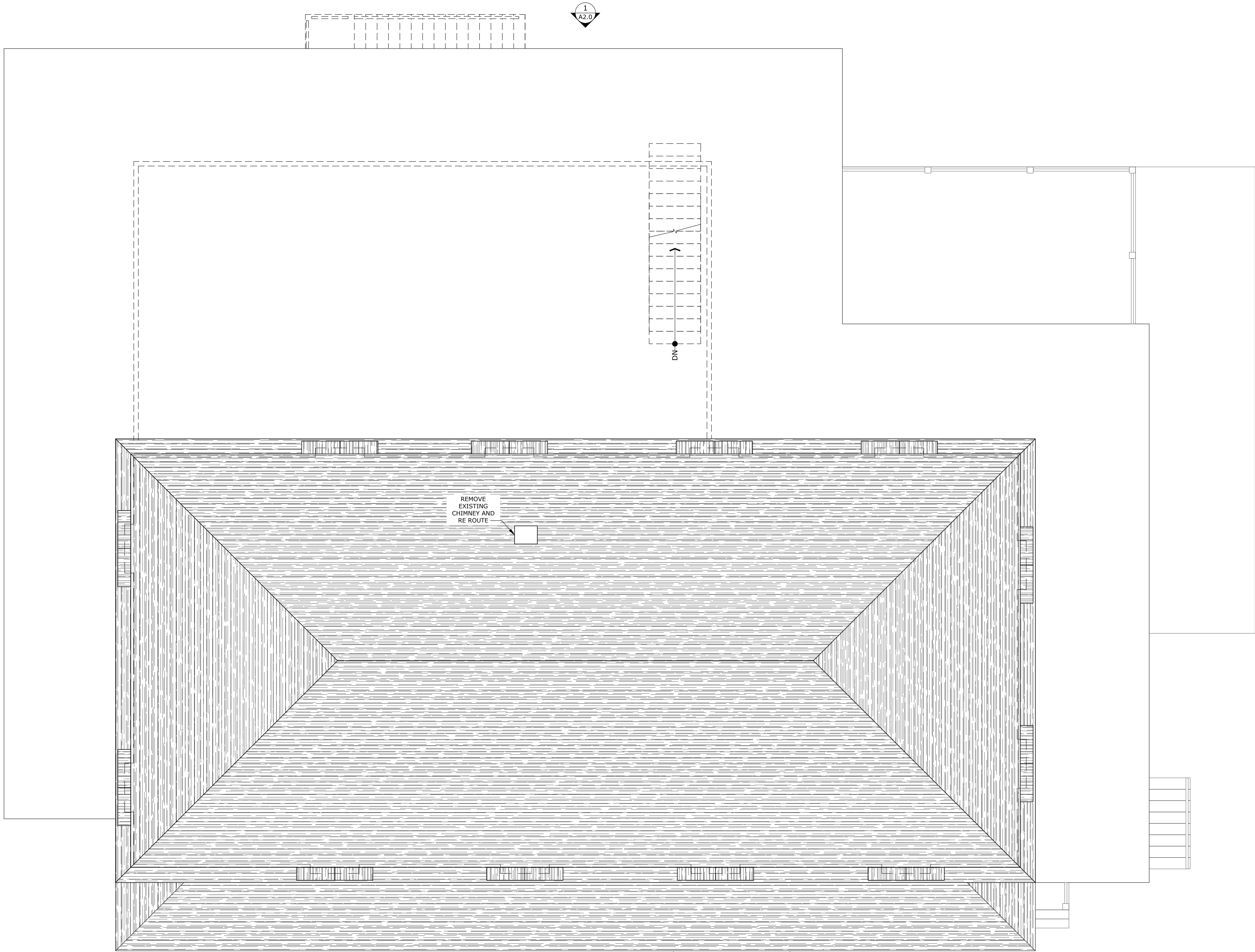
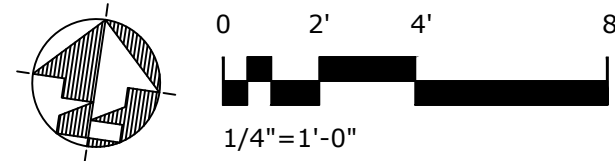
Scale: 1/4" = 1'-0"

DEMOLITION NOTES:

- DEMOLISH EXISTING WALLS, DOORS AND WINDOWS AS INDICATED BY DASHED LINE
- PROVIDE TEMPORARY SUPPORT DURING REMOVAL OF ANY AND ALL STRUCTURAL ELEMENTS
- PROVIDE WEATHER TIGHT TEMPORARY PROTECTION FOR ALL OPENINGS IN EXTERIOR WALLS, ROOF, AND AT WINDOW AND DOOR HEADS.
- DISCONNECT UTILITY SERVICES AND MARK STUB LOCATIONS WITH WOODEN STAKES PRIOR TO DEMOLITION.
- ALL EXISTING WINDOWS AND DOORS TO BE REMOVED AND REPLACED WITH NEW UNITS IN EXISTING R.O. UNLESS OTHERWISE NOTED



1 ROOF DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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D1.3

DESCRIPTION:

ROOF DEMOLITION PLAN

REVISION SCHEDULE

REV. #

REV. DATE

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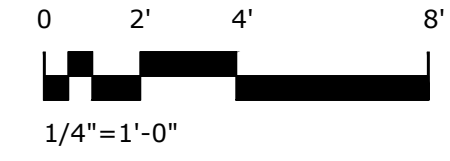
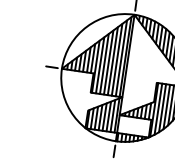
REVISION SCHEDULE	
REV. #	REV. DATE

PROPOSED FIRST FLOOR PLAN	
SCALE: 1/4" = 1'-0"	DATE: February 8th, 2023

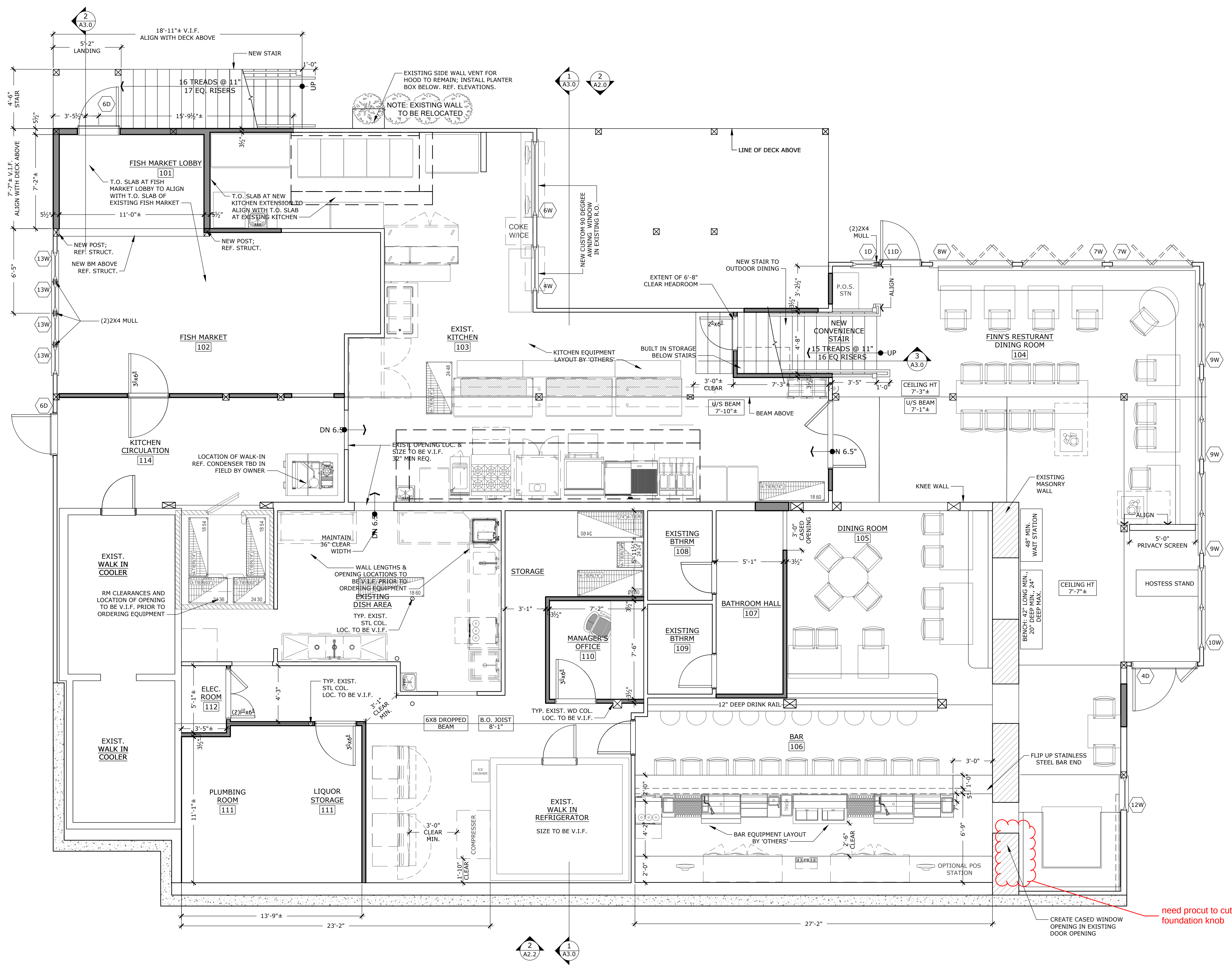
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FLOOR PLAN KEY NOTES	
P1	GUARDRAIL NOTE: MIN. 42" HIGH GUARDRAIL; SEE ELEVATIONS FOR SPEC. SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE STAIR & RAILING NOTE: (SEE DETAIL ON GENERAL NOTES A0.2) 1. ALL NEW STAIRS SHALL HAVE MAX. 7" RISE & MIN. 11" TR OPEN RISERS SHALL NOT ALLOW THE PASSAGE OF A MIN. 4" SPHERE 2. ALL STAIRS SHALL HAVE A MIN. OF 6'-8" CLEAR HDBM 3. 36" HIGH HANDRAIL / 42" GUARDRAIL COMBINATION WHERE REQUIRED. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. 4. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4-3/8" Ø SPHERE 5. BOTTOM RAIL OF STAIR RAIL AND STAIR WALKING SURFACE NOT TO ALLOW PASSAGE OF 6" SPHERE 6. GRIP SIZE OF HANDRAIL AS PER DTL AND AS PER CODE 7. NEW HANDRAILS SHALL EXTEND 12" BEYOND TOP RISER AND ONE TREAD DEPTH BEYOND BOTTOM RISER. THEY SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. 8. STAIR FABRICATOR SHALL TAKE MEASUREMENTS IN THE FIELD AND VERIFY STAIR FITS, AS DESIGNED, DURING GENERAL FRAMING
P2	NEW LAUNDRY: 1. ELECTRICAL AND PLUMBING HOOK UPS AS PER MANU. FOR CLOTHES WASHER & ELECT. DRYER 2. PROVIDE DRAIN PAN UNDER WASHER DRYER EXHAUST: 1. DUCT SHALL TERMINATE TO EXTERIOR. CONTRACTOR TO SUBMIT TERMINATION LOCATION TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION 2. DUCT SHALL TERMINATE MIN. 3'-0" FROM ANY OPENINGS 3. DUCT SIZE AS PER MANU. (4" MIN.) 4. DUCT SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER 5. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION, FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FEET MAX. AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2158A 6. EXHAUST DUCTS SHALL BE MIN. 0.016" THK RIGID METAL W/ SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS THAT PROTRUDE MORE THAN 1/8" INTO THE SIDE OF THE DUCT 7. MAX. LENGTH SHALL NOT EXCEED 35 FT FROM DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF 4" RADIUS DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45° BEND AND 5 FEET FOR EACH 90° BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.
P3	ACCESS TO APPLIANCES IN ATTICS: as Per RI-SBC-4 306.3 ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED W/ AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' LONG. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING LESS THAN 24" WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20" BY 30", AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS. EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
P4	

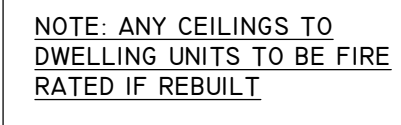


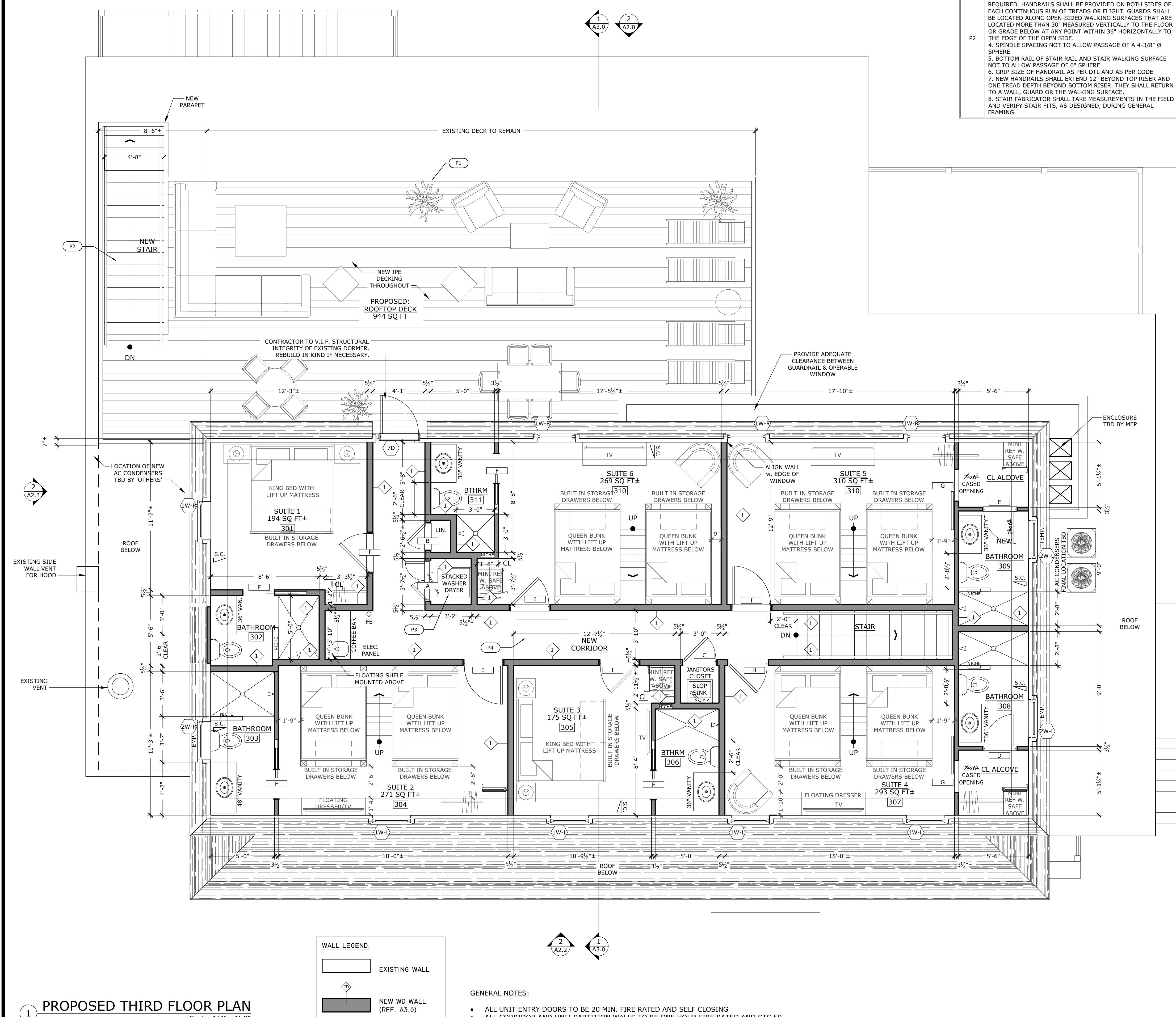
NOTE: ANY CEILINGS TO
DWELLING UNITS TO BE FIRE
RATED IF REBUILT

WALL LEGEND:	
	EXISTING WALL
	NEW WD WALL (REF. A3.0)

- EXTERIOR WINDOW & DOOR INSTALLATION NOTES:**
ALL WINDOWS & DOORS SHALL BE INSTALLED EXPLICITLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR
DRAINAGE METHOD WATER MANAGEMENT.
- ALL WINDOWS AND DOORS TO HAVE A CONTINUOUS ACRYLIC FORMABLE SILL FLASHING/PAN. WINDOW SILL
FLASHING SHALL BE INSTALLED OVER A SLOPING SILL (USE CEDAR CLAPBOARD SET ON THE ROUGH SILL) TO
PROVIDE POSITIVE DRAINAGE TO THE EXTERIOR. PRE-FORMED WINDOW OR DOOR SILL PANS (I.E. MARVIN
SILGUARD OR EQUAL) MAY ALSO BE USED IN PLACE OF MEMBRANE FLASHING
 - WRAP BOTH SIDES & TOP OF ALL WINDOW & DOOR ROUGH OPENINGS WITH AN ACRYLIC PEEL & STICK MEMBRANE
FLASHING TAPE (SUCH AS MADE BY GRACE, CARLISLE, VYCOR PLUS OR TYVER FLEX WRAP).
 - NAILING FLANGES TO BE EMBEDDED IN CAULK EXCEPT FOR THE BOTTOM FLANGE.
 - ALL NAILING FLANGES TO BE COVERED W/ 6" WIDE FLASHING TAPE
 - ALL VOIDS (SHIM SPACE) AROUND WINDOW FRAMES WITHIN THE ROUGH OPENINGS TO BE SEALED W/
LOW-EXPANDING, SPRAY FOAM INSULATION. DO NOT FILL VOID.
 - ALL GLAZED OPENINGS SHALL BE IMPACT RESISTANT**

1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"





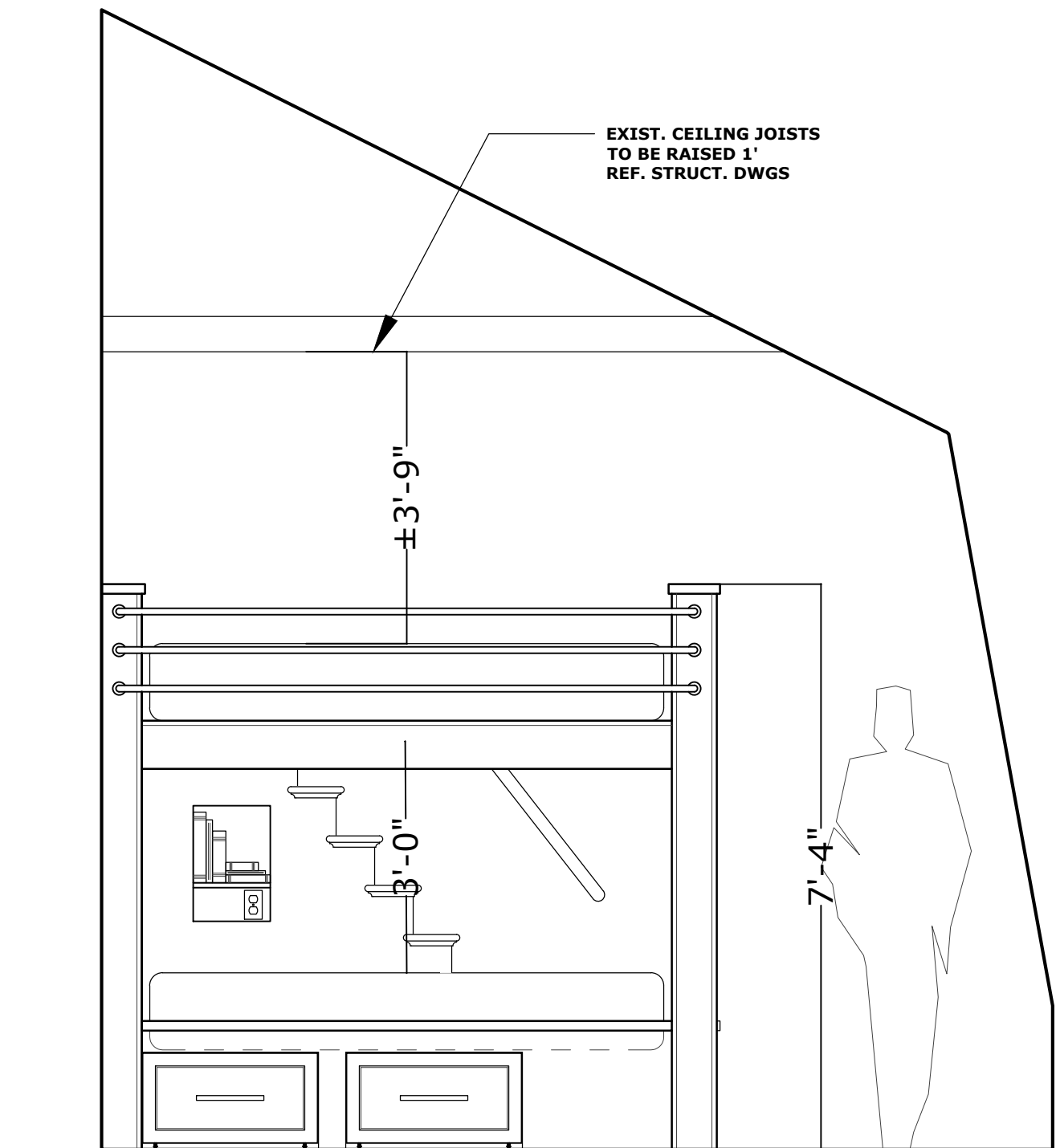
1 PROPOSED THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES	
P1	GUARDRAIL NOTE: MIN. 42" HIGH GUARDRAIL; SEE ELEVATIONS FOR SPEC. SPACING NOT TO ALLOW PASSAGE OF A 4" Ø SPHERE
P2	STAIR & RAILING NOTE: (SEE DETAIL ON GENERAL NOTES A0.2) 1. ALL NEW STAIRS SHALL HAVE MAX. 7" RISE & MIN. 11" TREAD OPEN RISERS SHALL NOT ALLOW THE PASSAGE OF A MIN. 4" SPHERE 2. ALL STAIRS SHALL HAVE A MIN. OF 6'-8" CLEAR HDM 3. 36" HIGH HANDRAIL / 42" GUARDRAIL COMBINATION WHERE REQUIRED. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. 4. SPINDLE SPACING NOT TO ALLOW PASSAGE OF A 4-3/8" Ø SPHERE 5. BOTTOM RAIL OF STAIR RAIL AND STAIR WALKING SURFACE NOT TO ALLOW PASSAGE OF 6" SPHERE 6. GRIP SIZE OF HANDRAIL AS PER DTL AND AS PER CODE 7. NEW HANDRAILS SHALL EXTEND 12" BEYOND TOP RISER AND ONE TREAD DEPTH BEYOND BOTTOM RISER. THEY SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. 8. STAIR FABRICATOR SHALL TAKE MEASUREMENTS IN THE FIELD AND VERIFY STAIR FITS, AS DESIGNED, DURING GENERAL FRAMING
P3	NEW LAUNDRY: 1. ELECTRICAL AND PLUMBING HOOK UPS AS PER MANU. FOR CLOTHES WASHER & ELECT. DRYER 2. PROVIDE DRAIN PAN UNDER WASHER DRYER EXHAUST 3. DUCT SHALL TERMINATE TO EXTERIOR. CONTRACTOR TO SUBMIT TERMINATION LOCATION TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION 4. DUCT SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER 5. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION. FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FEET MAX. AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2158A 6. EXHAUST DUCTS SHALL BE MIN. 0.016" THK RIGID METAL W/ SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS THAT PROTRUDE MORE THAN 1/8" INTO THE SIDE OF THE DUCT 7. MAX. LENGTH SHALL NOT EXCEED 35 FT FROM DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAX. LENGTH OF 4" RADIUS DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45° BEND AND 5 FEET FOR EACH 90° BEND. THE MAX. LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

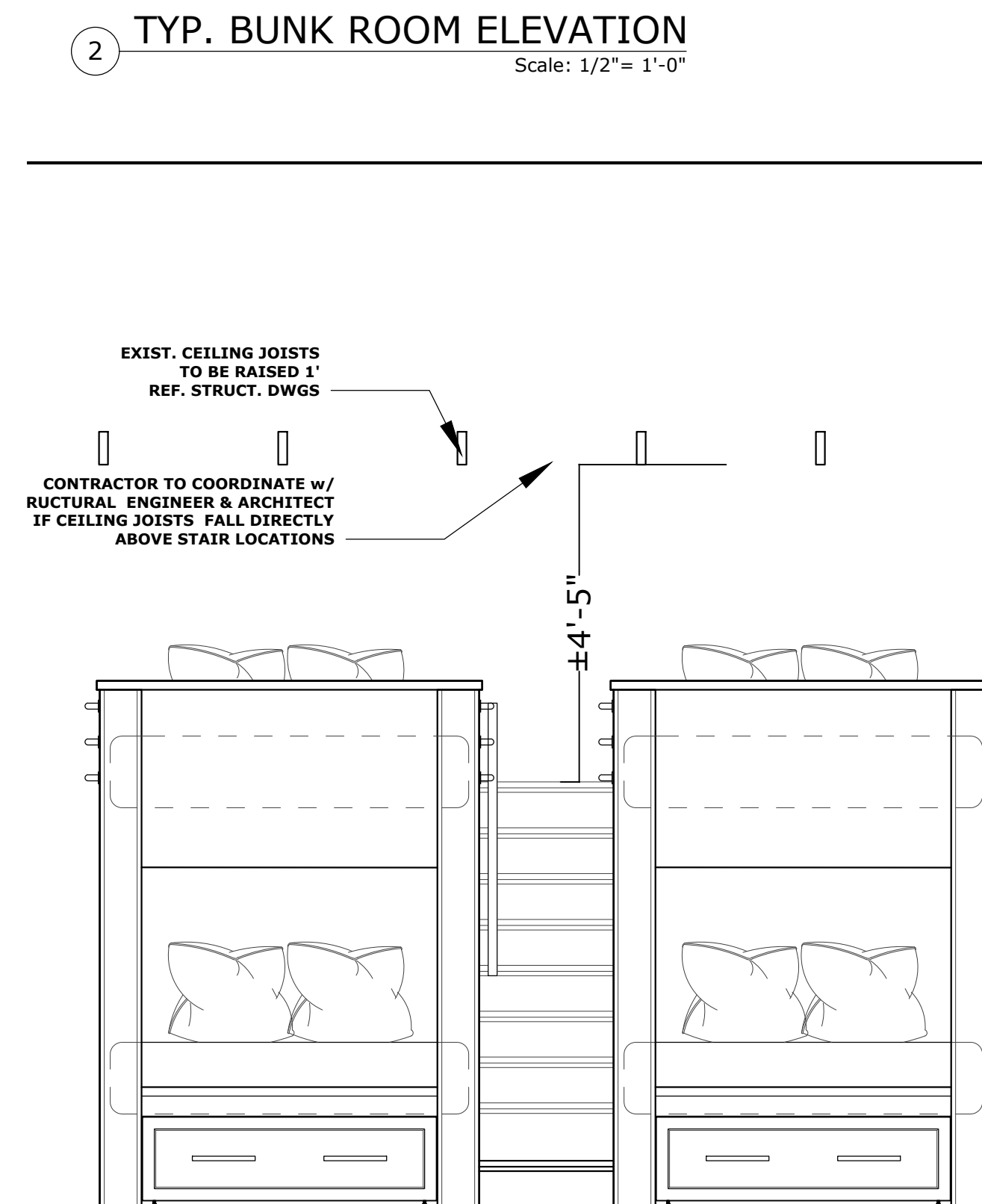
ACCESS TO APPLIANCES IN ATTICS; as Per RI-SBC-4 306.3
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED W/ AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' LONG. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING LESS THAN 24" WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20" BY 30", AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

2 TYP. BUNK ROOM ELEVATION
Scale: 1/2" = 1'-0"



2 TYP. BUNK ROOM ELEVATION
Scale: 1/2" = 1'-0"



3 TYP. BUNK ROOM ELEVATION
Scale: 1/2" = 1'-0"

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REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION: PROPOSED THIRD FLOOR PLAN	SCALE: AS NOTED	DATE: February 8th, 2023
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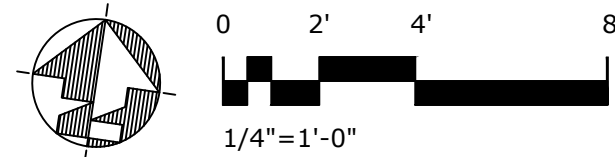
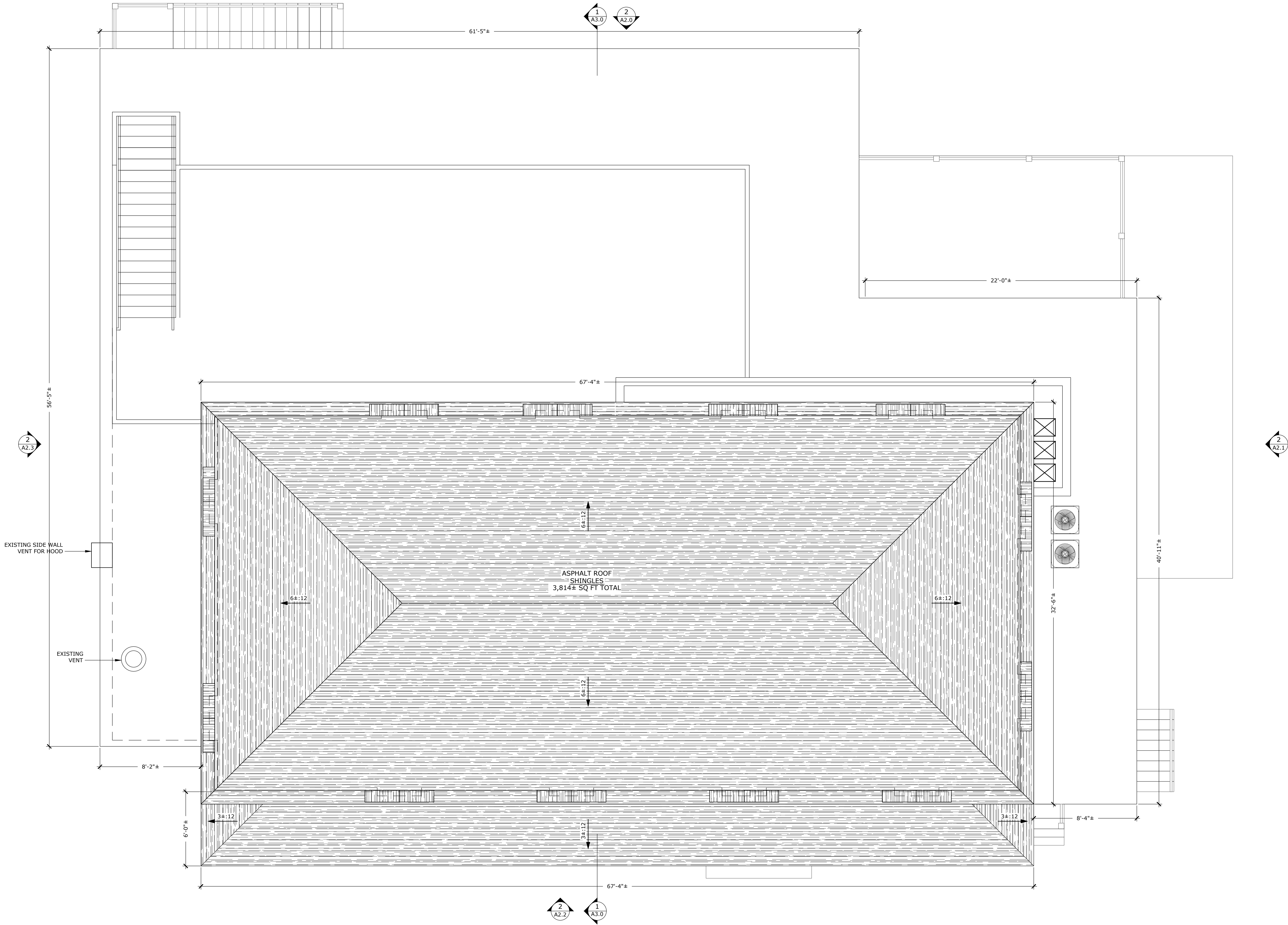
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A1.2

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REVISION SCHEDULE	
REV. #	REV. DATE

DESCRIPTION:
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"
DATE: February 8th, 2023

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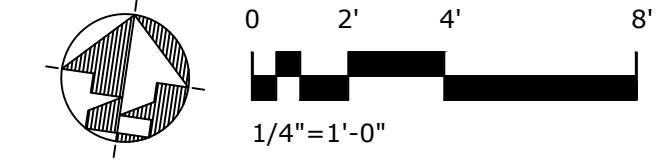
A1.3

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1 PROPOSED THIRD FLOOR RCP
Scale: 1/4" = 1'-0"

NOTE: CEILING FINISH TO BE SELECT
BY INTERIOR DESIGNER THROUGHOUT



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REVISION SCHEDULE	
REV. #	REV. DATE

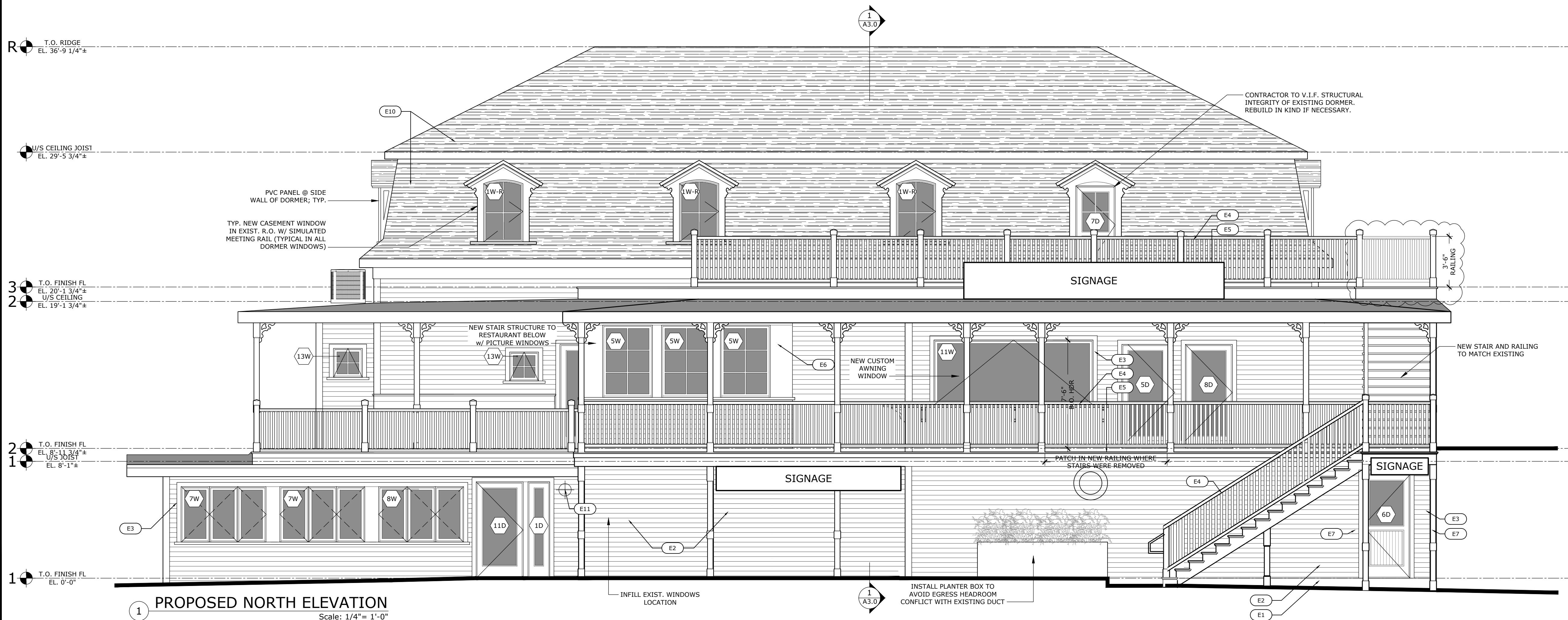
DESCRIPTION:	SCALE: 1/4" = 1'-0"	DATE: February 8th, 2023
THIRD FLOOR REFLECTED CEILING PLAN		

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A1.4



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES	
CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL	
E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	LAP SIDING: HARDIE PLANK LAP SIDING w/ 4" EXPOSURE FINISH: SELECT BY OWNER COLOR: SELECT BY OWNER
E3	TYP. WINDOW & DOOR TRIM: PVC BY 'AZEK' OR EQUAL 2" SUB SILL NOSE; 5/4x4 SIDE AND HEAD CASING
E4	GUARD & HANDRAIL: TO MATCH EXISTING
E5	DECKING: 3/4" IPE DECKING
E6	PVC TRIM BOARDS: PVC BY 'AZEK' OR EQUAL
E7	WOOD POST: PT WOOD POST; PROFILE AND DIMENSIONS TO MATCH EXISTING; PAINTED
E8	STRUCTURAL BRACKET: TO BE SELECT BY INTERIOR DESIGNER
E9	OUTDOOR BUILT-INS: DESIGN BY INTERIOR DESIGNER
E10	ASPHALT ROOF SHINGLES: CHARCOAL COLOR
E11	OUTDOOR DECORATIVE LIGHT FIXTURE: COORDINATE J-BOX LOCATION w. LIGHT SPEC; SELECT BY OWNER.
MEP PENETRATIONS: NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.	
PACK OUT ALL TRIM AS REQUIRED TO ACCEPT SIDING TRIM ALTERNATE: CONTRACTOR MAY SUBSTITUTE PVC TRIM w. POLY-ASH COMPOSITE BY TRU EXTERIOR & DURATION	

CDA

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION:
EXISTING AND PROPOSED
NORTH EXTERIOR
ELEVATIONS

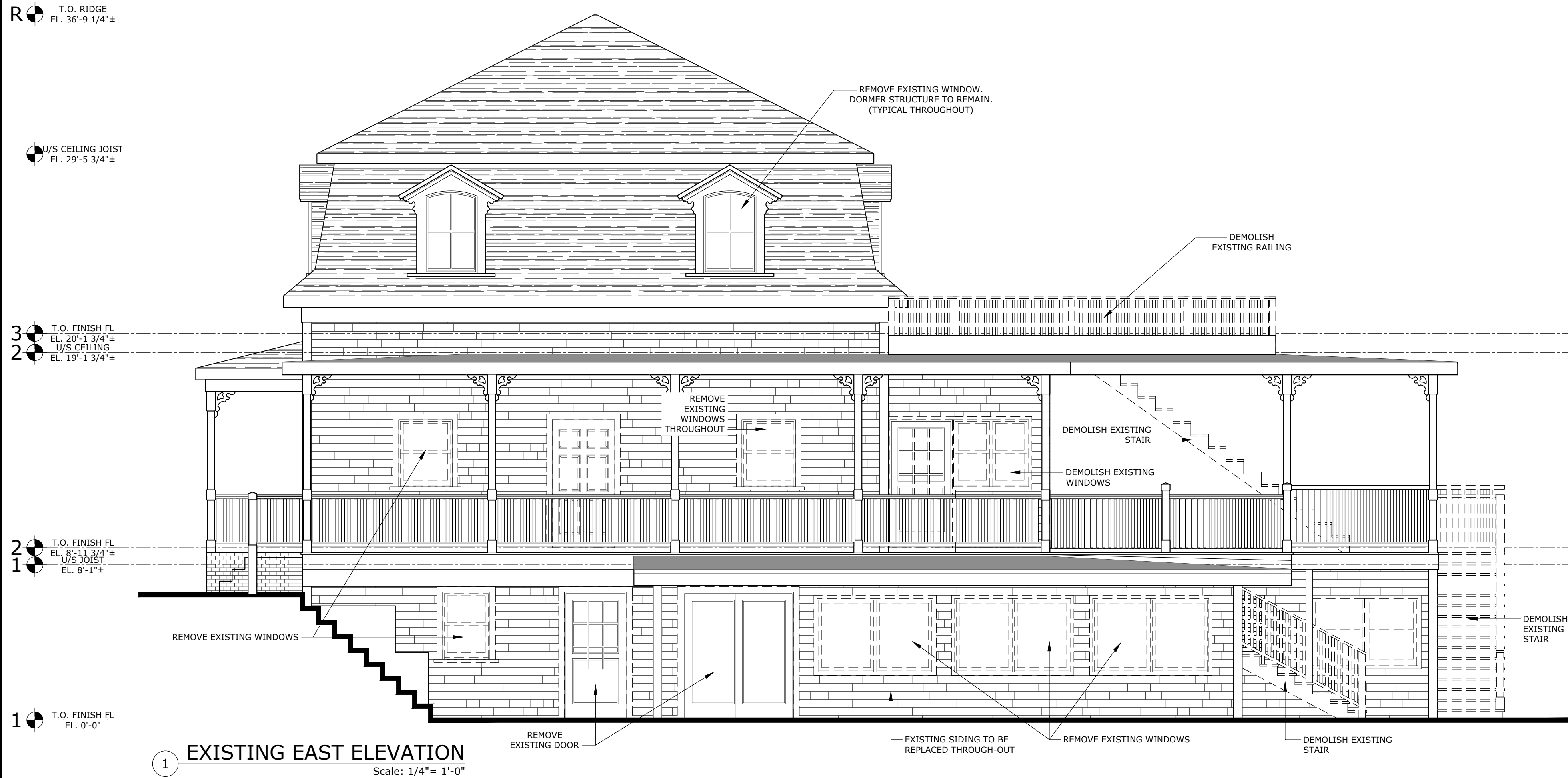
SCALE: AS NOTED

DATE: February 8th, 2023

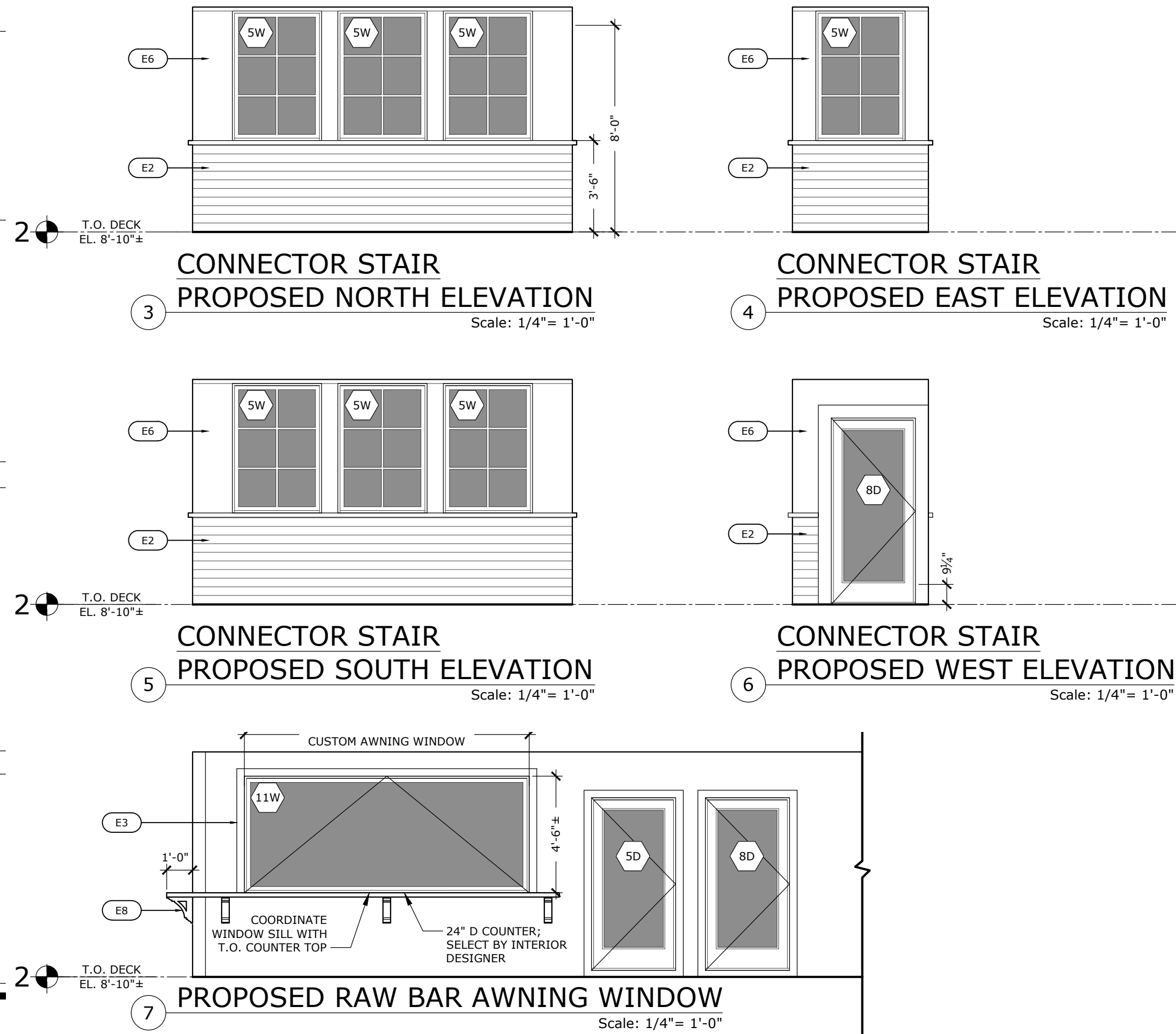
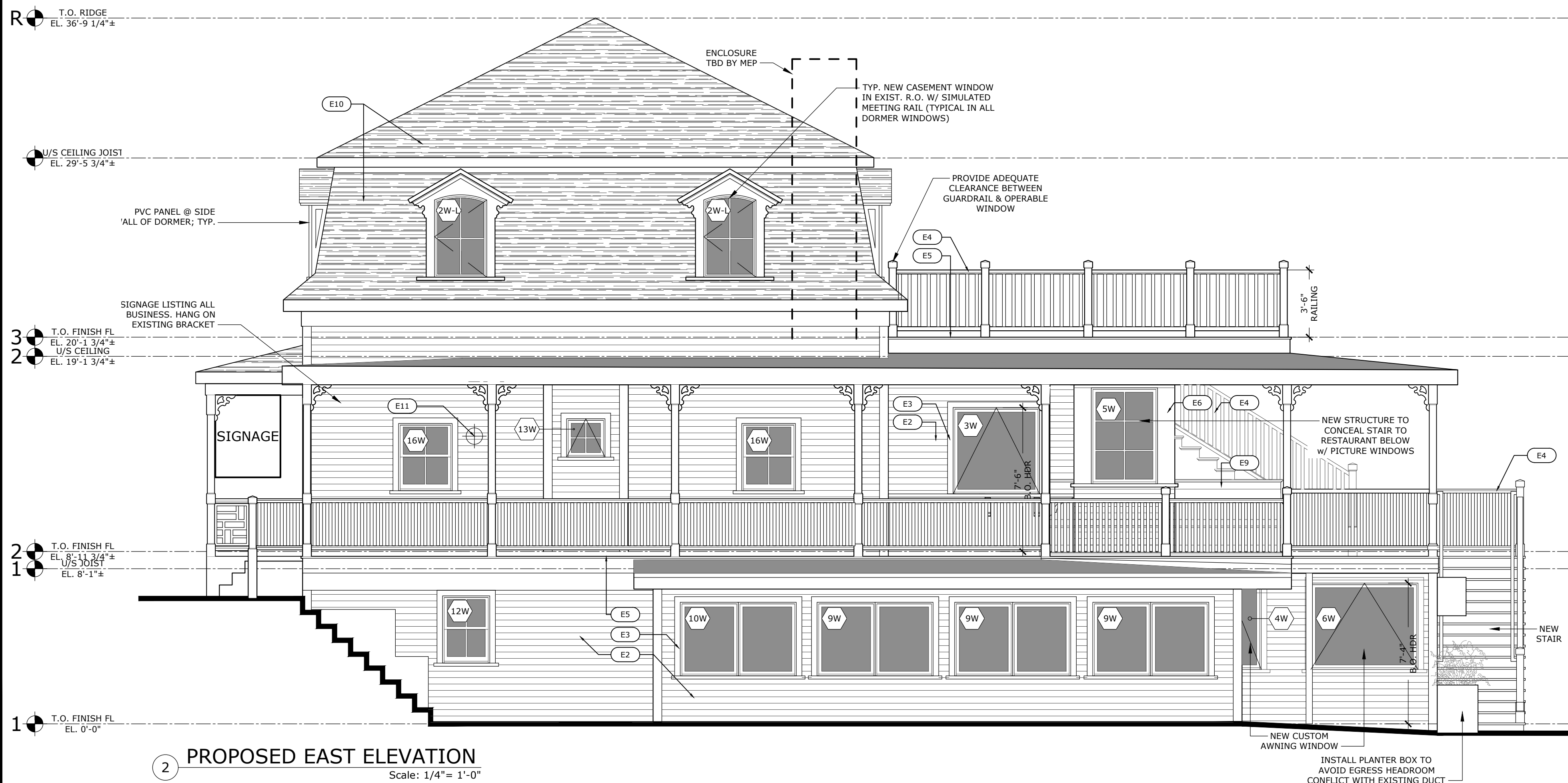
MARTUCCI
BLOCK ISLAND

212 WATER ST., NEW SHOREHAM, RI 02807

A2.0



ELEVATION KEY NOTES	
CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL	
E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	LAP SIDING: HARDIE PLANK LAP SIDING w/ 4" EXPOSURE FINISH: SELECT BY OWNER COLOR: SELECT BY OWNER
E3	TYP. WINDOW & DOOR TRIM: PVC BY 'AZEK' OR EQUAL 2" SUB SILL NOSE; 5/4x4 SIDE AND HEAD CASING
E4	GUARD & HANDRAIL: TO MATCH EXISTING
E5	DECKING: 3/4" IPE DECKING
E6	PVC TRIM BOARDS: PVC BY 'AZEK' OR EQUAL
E7	WOOD POST: PT WOOD POST; PROFILE AND DIMENSIONS TO MATCH EXISTING; PAINTED
E8	STRUCTURAL BRACKET: TO BE SELECT BY INTERIOR DESIGNER
E9	OUTDOOR BUILT-INS: DESIGN BY INTERIOR DESIGNER
E10	ASPHALT ROOF SHINGLES: CHARCOAL COLOR
E11	OUTDOOR DECORATIVE LIGHT FIXTURE: COORDINATE J-BOX LOCATION w. LIGHT SPEC; SELECT BY OWNER.
MEP PENETRATIONS: NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.	
PACK OUT ALL TRIM AS REQUIRED TO ACCEPT SIDING TRIM ALTERNATE: CONTRACTOR MAY SUBSTITUTE PVC TRIM w. POLY-ASH COMPOSITE BY TRU EXTERIOR & DURATION	



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REVISION SCHEDULE

DESCRIPTION:
EXISTING & PROPOSED
EAST EXTERIOR ELEV +
STAIR AND BAR ELEV

SCALE: AS NOTED

DATE: February 8th, 2023

MARTUCCI

BLOCK ISLAND

212 WATER ST., NEW SHOREHAM, RI 02807

A2.1

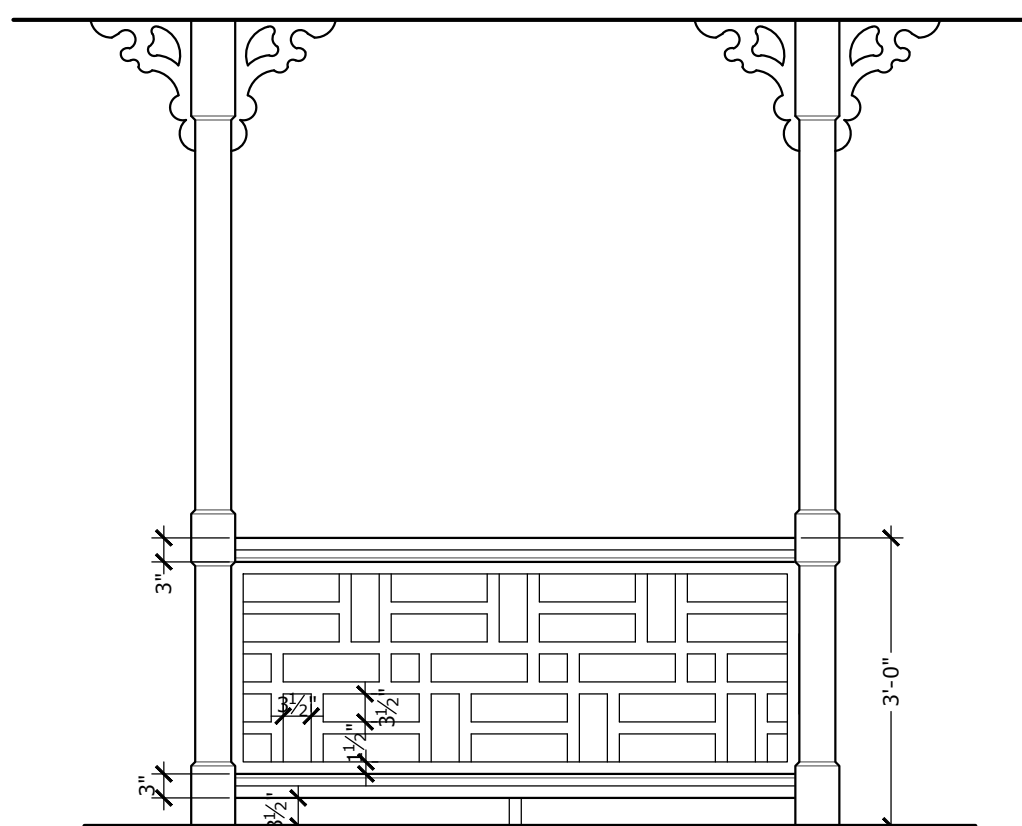


1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES	
CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL	
E1	CEMENTITIOUS PARGE COAT; 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	LAP SIDING; HARDIE PLANK LAP SIDING w/ 4" EXPOSURE FINISH: SELECT BY OWNER COLOR: SELECT BY OWNER
E3	TYP. WINDOW & DOOR TRIM: PVC BY 'AZEK' OR EQUAL 2" SUB SILL NOSE; 5/4x4 SIDE AND HEAD CASING
E4	GUARD & HANDRAIL: TO MATCH EXISTING
E5	DECKING; 3/4" T&E DECKING
E6	PVC TRIM BOARDS; PVC BY 'AZEK' OR EQUAL
E7	WOOD POST; PT WOOD POST; PROFILE AND DIMENSIONS TO MATCH EXISTING; PAINTED
E8	STRUCTURAL BRACKET; TO BE SELECT BY INTERIOR DESIGNER
E9	OUTDOOR BUILT-INS; DESIGN BY INTERIOR DESIGNER
E10	ASPHALT ROOF SHINGLES; CHARCOAL COLOR
E11	OUTDOOR DECORATIVE LIGHT FIXTURE; COORDINATE J-BOX LOCATION w. LIGHT SPEC; SELECT BY OWNER.
MEP PENETRATIONS; NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.	
PACK OUT ALL TRIM AS REQUIRED TO ACCEPT SIDING TRIM ALTERNATE: CONTRACTOR MAY SUBSTITUTE PVC TRIM w. POLY-ASH COMPOSITE BY TRU EXTERIOR & DURATION	



3 DECORATIVE RAILING DETAIL
Scale: 1/2" = 1'-0"



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REVISION SCHEDULE

REV. #	REV. DATE

DESCRIPTION:
EXISTING AND PROPOSED
SOUTH EXTERIOR
ELEVATIONS

SCALE: AS NOTED
DATE: February 8th, 2023

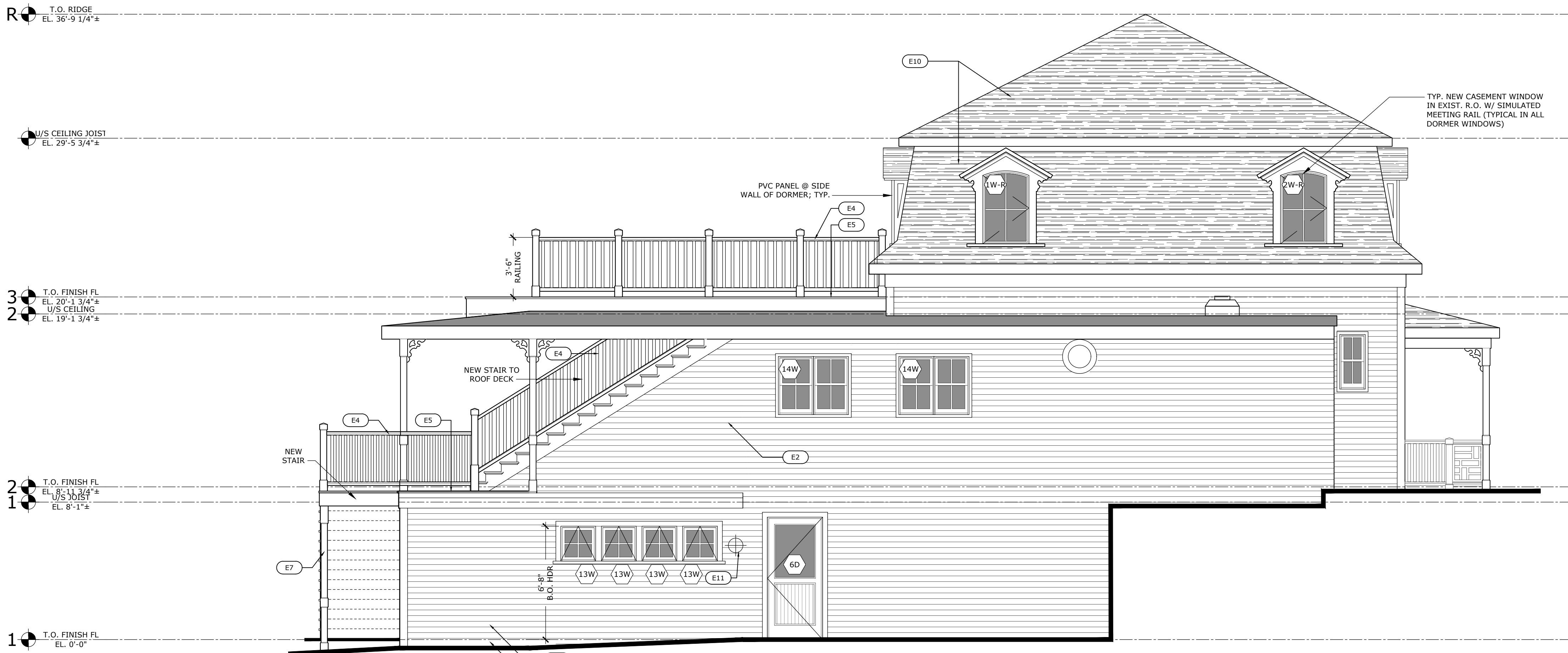
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BLOCK ISLAND**

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A2.2



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION KEY NOTES	
CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL	
E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	LAP SIDING: HARDIE PLANK LAP SIDING w/ 4" EXPOSURE FINISH: SELECT BY OWNER COLOR: SELECT BY OWNER
E3	TYP. WINDOW & DOOR TRIM: PVC BY 'AZEK' OR EQUAL 2" SUB SILL NOSE; 5/4x4 SIDE AND HEAD CASING
E4	GUARD & HANDRAIL: TO MATCH EXISTING
E5	DECKING: 3/4" IPE DECKING
E6	PVC TRIM BOARDS: PVC BY 'AZEK' OR EQUAL
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PACK OUT ALL TRIM AS REQUIRED TO ACCEPT SIDING	
TRIM ALTERNATE: CONTRACTOR MAY SUBSTITUTE PVC TRIM w. POLY-ASH COMPOSITE BY TRU EXTERIOR & DURATION	

1 BUILDING SECTION
Scale: 1/4" = 1'-0"

2 FISH MARKET ADDITION

3 CONNECTOR STAIR SECTION Scale: 1/4" = 1'-0"

TYPE 1: UNIT PARTITION

ONE HOUR RATED INTERIOR WALL FIRE-RESISTIVE ASSEMBLY

UL# U327
WALL RATING: 1HR
FINISH RATING: 23 MIN.
STC RATING: 50

Scale: 3/4" = 1'-0"

FIRE STOP PENETRATION DETAIL

1. WALL ASSEMBLY - THE FIRE-RATED GYPSUM WALLBOARD / STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN A MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS, WOOD STUDS TO CONSIST OF 2" X 4" IN LUMBER OR 1 1/2" X 4" STEEL STUDS TO BE MIN. 3 1/2 IN. THICK GYPSUM BOARD, 24 IN. GC.

B. GYPSUM BOARD - TWO LAYERS ON MIN. 5/8 IN. THICK GYPSUM WALL BOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN, MAX. DIAM. OF OPENING IS 1 1/8 IN.

2. THROUGH-PENETRANTS - ONE TYPE PIPE OR CONDUIT TO BE CENTERED WITHIN THE FIRESTOP SYSTEM, PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF PIPES OR CONDUIT MAY BE USED:

A. STEEL PIPE - MAX 6 IN. DIAM. (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.

B. CONDUIT - NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT.

3. FIRESTOP SYSTEM - THE F AND T RATINGS OF THE SYSTEM ARE DEPENDENT UPON THE TYPE OF PENETRATING ITEM, ANNULAR SPACE, AND FILL MATERIAL. THICKNESS AS SHOWN IN THE TABLE BELOW:

PIPE OR CONDUIT	ANNULAR SPACE (INCHES)	MIN. FILL MAT. THICK (INCHES)	F RATING HR	T RATING HR
PIPE	3/4	1-1/4	2	1/2
CONDUIT	3/4	3/4	1	0

A. FILL VOID OR CAVITY MATERIAL - CAULK - MIN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.

INTUMEX BRANDSCHUTZPRODUKTE AG - INTUMEX MW

*BEARING THE COMPANY NAME

SYSTEM No. W-L-1018
F RATINGS - 1 AND 2 HR
T RATINGS - 0 AND 1/2 HR

NOT TO SCALE

SECTION KEY NOTES

	FOUNDATION WALL & FOOTING: SEE EXT. ELEVATIONS FOR WALL FINISH REINFORCED CONCRETE WALL (REF. STRUCTURAL DWGS) w/ DAMP PROOFING
C1	EXTERIOR SLAB: FINISHED BELOW IPE EXTERIOR TREADS & AZEK® OR SIMILAR PVC RISER FACE over 1/2" T&G CXL PLYWOOD SUBFLOOR GLEUED & NAILLED over 2X12 STRINGER @ 16" o.c. (REF. STRUCTURAL DWGS) over INTERIOR CEILING FINISH SELECT BY OWNER*
	CONCRETE SLAB ON GRADE: FINISH FLOOR AT CONDITIONED SPACES (SELECT BY OWNER) over 1" REIN. CONC. SLAB w/ 1/2" PERIMETER EXPANSION JOINT AND CONTROL JOINTS (REF. STRUCTURALS) over 15 MIL. STEGO WRAP POLY VAPOR BARRIER (OR SIMILAR) 2x12 STRINGER @ 16" o.c. (REF. STRUCT. DWGS) AND ALL SEAMS TAPED w/ 6" min. LAP 6" COMPACTED & GRADED GRAVEL BASEL ON UNDISTURBED SOIL. Protect 2" XPS FOAM INSULATION BOARD @ PERIMETER (MIN. 24")
	INTERIOR SLAB: INTERIOR TREADS & RISER FACE (SELECT BY OWNER) over 3/4" T&G CXL PLYWOOD SUBFLOOR GLEUED & NAILLED over 2x12 STRINGER @ 16" o.c. (REF. STRUCTURAL DWGS) over 1X3 FINISH @ 16" o.c. over INTERIOR CEILING FINISH SELECT BY INTERIOR DESIGNER
	EXTERIOR SLAB: DRAIN BELOW IPE TREADS & AZEK® OR SIMILAR PVC RISER FACE over 2X12 STRINGER @ 16" o.c. (REF. STRUCTURAL DWGS)
	FLAT CEILING: w/ ATTIC ABOVE (TYP.)
	EXISTING W/D RAFTERS/OISINGS TO REMAIN/REF. STRUCTURAL DWGS: over 1x3 W/D FURRINGS @ 16" o.c. over (2 LAYERS TYPE "X" GYB GRD)
	VAULTED CEILING: EXISTING ROOF FRAMING TO REMAIN/REF. STRUCTURAL DWGS, R-40 H.D. CLOSED CELL SPF BETWEEN EXISTING ROOF RAFTERS over 2x4 W/D FURRINGS @ 16" o.c. over 1" GYB GRD or FIBERGLASS INSULATION PAINT FOR THERMAL BARRIER
	NEW EXTERIOR WALL: INTERIOR SHINGLE SIDING OR SIMILAR (REF. EXTERIORS) over WATER-RESISTANT BARRIER/HOUSEWRAP over 1/2" min. CXL PLYWOOD SHEATHING w/ BLOCKING AT SEAMS over WD FRAME WALL (REF. PLANS & STRUCTURALS) w/ HIGH-DENSITY CLOSED CELL SPF (R-20 MIN.) over INTERIOR FINISH SELECT BY OWNER*
	NEW ROOF DECK: IPE DECKING over P/T SLEEPERS over EXISTING ROOF (REF. STRUCTURAL DWGS.)
C9	

DESCRIPTION: BUILDING AND STAIR SECTIONS + WALL TYPE	REVISION SCHEDULE	
	REV. #	REV. DATE
SCALE: AS NOTED		
DATE: February 8th, 2023		

EXTERIOR WINDOW SCHEDULE																
- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ 1,5,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -																
NOTATION	CALL NO. & OPERATION	QUA.	TYPE	MAKE / MODEL	UNIT SIZE ^(G) WxH (R.O. AS PER MANU.)	COMBINATION / JOINING	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING ^(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE PATTERN ^(D)	HARDWARE / FINISH ^(E,F)
	TBD (LEFT HANDING)	4	CASEMENT w/ ARCH TOP	STERGIS / REHAU EURO SERIES	2'-6 1⁄4" x 3'-11 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	YES	IMPACT RESISTANT	NO	WHITE/ BLACK	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD (RIGHT HANDING)	4	CASEMENT w/ ARCH TOP	STERGIS / REHAU EURO SERIES	2'-6 1⁄4" x 3'-11 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	YES	IMPACT RESISTANT	NO	WHITE/ BLACK	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD (LEFT HANDING)	2	CASEMENT w/ ARCH TOP	STERGIS / REHAU EURO SERIES	2'-6 1⁄4" x 3'-11 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	YES	IMPACT RESISTANT	YES	WHITE/ BLACK	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD (RIGHT HANDING)	1	CASEMENT w/ ARCH TOP	STERGIS / REHAU EURO SERIES	2'-6 1⁄4" x 3'-11 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	YES	IMPACT RESISTANT	YES	WHITE/ BLACK	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD	1	AWNING 90°	TBD	4'-6" x 4'-6"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	NO	N/A	OWNER TO SELECT
	TBD	1	AWNING 90°	TBD	3'-4" x 4'-6"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	NO	N/A	OWNER TO SELECT
	TBD	7	FIXED WINDOW	STERGIS / STORMGATE	3'-8 1⁄2" x 4'-11"	N.A.	35/35 >	0.38 <	0.40 >	NO	IMPACT RESISTANT	YES	WHITE/ BLACK	NO	SPEC. EQ. LT	N/A
	TBD	1	AWNING 90°	TBD	5'-7" x 4'-6"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	NO	N/A	OWNER TO SELECT
	TBD	2	3 PANEL FOLDING	KOLBE/ ULTRA SERIES	5'-11 1⁄2" x 3'-11 1⁄2" VIF	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES / TBD	N/A	OWNER TO SELECT
	TBD	1	3 PANEL FOLDING	KOLBE/ ULTRA SERIES	5'-11 1⁄2" x 3'-11 1⁄2" VIF	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	YES	WHITE/ BLACK	YES / TBD	N/A	OWNER TO SELECT
	TBD (PASSIVE/ACTIVE)	3	SLIDING	STERGIS/ STORMGATE	6'-0 1⁄2" x 3'-8"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES / TBD	N/A	OWNER TO SELECT
	TBD (ACTIVE/PASSIVE)	1	SLIDING	STERGIS/ STORMGATE	5'-11" x 3'-8"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	YES	WHITE/ BLACK	YES / TBD	N/A	OWNER TO SELECT
	TBD	1	AWNING 90°	TBD	11'-0" x 4'-6"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	NO	N/A	OWNER TO SELECT
	TBD	1	DOUBLE HUNG	STERGIS / STORMGATE	2'-5 1⁄2" x 3'-5 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES/ TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD	7	AWNING	STERGIS / STORMGATE	1'-11 3⁄8" x 1'-11 3⁄8"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES/ TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD	2	DOUBLE HUNG DOUBLE HUNG	STERGIS / STORMGATE	4'-10 1⁄2" x 3'-3 1⁄2"	1-WAY RIBBON	35/35 >	0.45 < 0.45 <	0.40 > 0.40 >	NO NO	IMPACT RESISTANT IMPACT RESISTANT	NO NO	WHITE/ BLACK WHITE/ BLACK	YES/ TBD YES/ TBD	SPEC. EQ. LT SPEC. EQ. LT	OWNER TO SELECT
	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT
	TBD	2	DOUBLE HUNG	STERGIS / STORMGATE	2'-9 1⁄2" x 3'-6 1⁄2"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES/ TBD	SPEC. EQ. LT	OWNER TO SELECT
	TBD TBD TBD	2	COTTAGE DOUBLE HUNG PICTURE COTTAGE DOUBLE HUNG	STERGIS / STORMGATE	1'-9" x 6'-0" 4'-7 1⁄4" x 6'-0" 1'-9" x 6'-0"	1-WAY RIBBON	35/35 >	0.45 < 0.38 < 0.45 <	0.40 > 0.40 > 0.40 >	NO NO NO	IMPACT RESISTANT IMPACT RESISTANT IMPACT RESISTANT	NO NO NO	WHITE/ BLACK WHITE/ BLACK WHITE/ BLACK	YES/ TBD N.A. YES/ TBD	SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O.	OWNER TO SELECT
	TBD TBD TBD TBD	1	COTTAGE DOUBLE HUNG COTTAGE DOUBLE HUNG PICTURE COTTAGE DOUBLE HUNG COTTAGE DOUBLE HUNG	STERGIS / STORMGATE	1'-9" x 6'-0" 1'-9" x 6'-0" 4'-6 1⁄4" x 6'-0" 1'-9" x 6'-0" 1'-9" x 6'-0"	1-WAY RIBBON	35/35 >	0.45 < 0.45 < 0.38 < 0.45 < 0.45 <	0.40 > 0.40 > 0.40 > 0.40 > 0.40 >	NO NO NO NO NO	IMPACT RESISTANT IMPACT RESISTANT IMPACT RESISTANT IMPACT RESISTANT IMPACT RESISTANT	NO NO NO NO NO	WHITE/ BLACK WHITE/ BLACK WHITE/ BLACK WHITE/ BLACK WHITE/ BLACK	YES/ TBD YES/ TBD N.A. YES/ TBD YES/ TBD	SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O. SPEC. EQ. LT, U.S.O.	OWNER TO SELECT
	TBD	1	DOUBLE HUNG	STERGIS / STORMGATE	2'-0" x 3'-5"	N.A.	35/35 >	0.45 <	0.40 >	NO	IMPACT RESISTANT	NO	WHITE/ BLACK	YES/ TBD	SPEC. EQ. LT	OWNER TO SELECT
(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 OR BETTER. (B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 OF SBC-2; - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44" (C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 OF SBC-1 SHALL BE SAFETY GLAZING. (D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE. (E) PROVIDE WINDOW OPENING CONTROL DEVICES (W.O.C.D.) THAT COMPLY WITH ASTM F2090 FOR OPERABLE UNITS W/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" A.F.F. (F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT (G) VERIFY ALL WINDOW DIMENSIONS IN EXISTING R.O. PRIOR TO ORDERING (H) ALL AWNING WINDOW PROTRUSION SHALL NOT OBSTRUCT AN 80" MIN. HEADROOM CIRCULATION CLEARANCE. PROVIDE SHOP DRAWINGS FOR ARCHITECT TO REVIEW PRIOR TO ORDERING. ANY MODIFICATIONS TO BE APPROVED BY HISTORIC DISTRICT COMMISSION PRIOR TO ORDERING																

EXTERIOR DOOR SCHEDULE																
- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ 1,5,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -																
NOTATION	CALL NO.	DOOR SWING	QUA.	TYPE / PANEL STYLE	MAKE / MODEL ^(E)	FRAME SIZE ^(G) WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING ^(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE / PANEL TYPE ^(D)	HARDWARE / FINISH ^(E,F)
1D	TBD	N/A	1	SIDELITE (FULL LITE)	STERGIS/TUBELITE STOREFRONT	1'-7 1/2" x 6'-9 3/8"	35/35>	0.38>	0.40>	NO	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	N.A.
2D	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT	OMIT
3D	TBD	AR	1	HINGED OUTSWING ENTRY DOOR/HALF LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 7'-2"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE/ TBD
4D	TBD	APLR	1	HINGED DOUBLE OUTSWING ENTRY DOOR/FULL LITE	STERGIS/TUBELITE STOREFRONT	4'-11 3/8" x 6'-9 3/8"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE; ADA THRESHOLD
5D	TBD	AR	1	HINGED INSWING ENTRY DOOR/ FULL LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 7'-2"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK AND SELF CLOSING + SELF LATCHING HARDWARE/ TBD
6D	TBD	AL	2	HINGED OUTSWING ENTRY DOOR/ HALF LITE	STERGIS/TUBELITE STOREFRONT	3'-1 3/4" x 6'-9 3/8"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE/ ADA THRESHOLD AT REQ. SITE CONDITIONS
6D	TBD	AL	2	HINGED OUTSWING ENTRY DOOR/ HALF LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 7'-2"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE/ ADA THRESHOLD AT REQ. SITE CONDITIONS
7D	TBD	AR	1	HINGED OUTSWING ENTRY DOOR/ HALF LITE	STERGIS/TUBELITE STOREFRONT	3'-1 3/4" x 6'-9 3/8"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE; ADA THRESHOLD
8D	TBD	AR	2	HINGED OUTSWING ENTRY DOOR/FULL LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 7'-2"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE; ADA THRESHOLD
9D	TBD	APLR	1	HINGED DOUBLE INSWING ENTRY DOOR/FULL LITE (TINTED GLASS)	STERGIS/TUBELITE STOREFRONT	4'-11 3/8" x 6'-9 3/8"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE SMART ENTRY LOCK AND SELF CLOSING + SELF LATCHING HARDWARE/ TBD
10D	TBD	AL	1	HINGED OUTSWING ENTRY DOOR/ FULL LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 7'-2"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE/ TBD
11D	TBD	AR	1	HINGED OUTSWING ENTRY DOOR/FULL LITE	STERGIS/TUBELITE STOREFRONT	3'-4" x 6'-9 3/8"	35/35>	0.45>	0.40>	YES	IMPACT RESISTANT	YES	WHITE/BLACK	N.A.	NONE	PROVIDE KEYED ENTRY LOCK, PANIC BAR, AND SELF CLOSING + SELF LATCHING HARDWARE; ADA THRESHOLD
(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 OR BETTER. (B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 IN SBC-2; - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44" (C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 OF SBC-1 SHALL BE SAFETY GLAZING. (D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE. (E) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT (F) VERIFY ALL DOOR DIMENSIONS PRIOR TO ORDERING ANY MODIFICATIONS TO BE APPROVED BY HISTORIC DISTRICT COMMISSION PRIOR TO ORDERING																

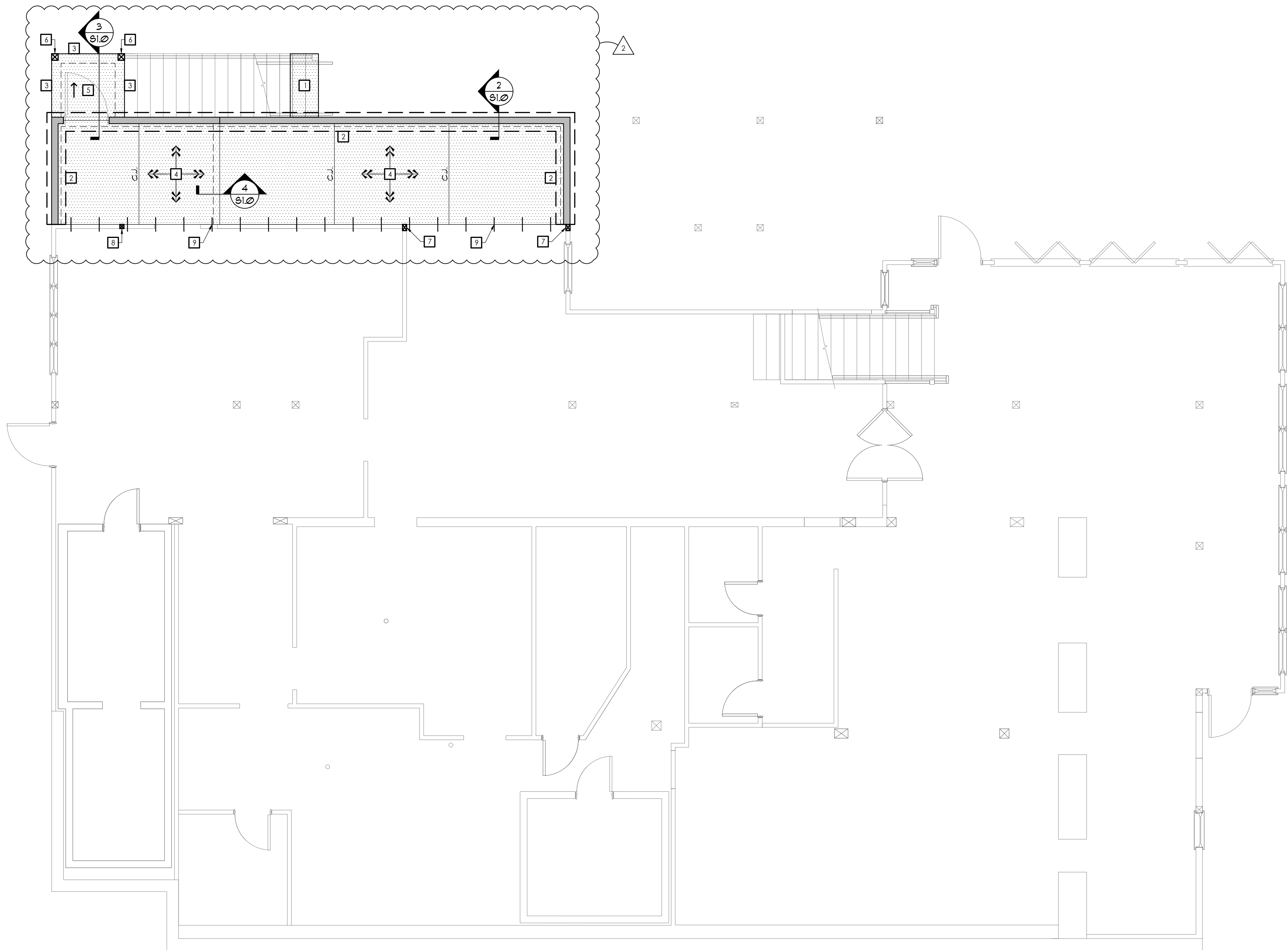
1. ALL DOORS ON AN ACCESSIBLE ROUTE SHALL HAVE HAD REQUIRED MANEUVERING CLEARANCES AS PER A117.9 FIG. 404.2.3.2.
2. ALL DOORS IN GYP. BOARD WALLS SHALL HAVE A MINIMUM OF 6" TO THE NEAREST INTERSECTION OF WALL FRAMING, FROM THE JAMB SIDE OF THE DOOR, UNLESS NOTED OTHERWISE.
3. ALL DOORS, OF ANY FRAME TYPE, SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT VOID ANY MANUFACTURERS WARRANTY, AND GUARANTEES.
4. FOR ALL HEAD, JAMB AND SILL DETAILS THAT ARE NOT SHOWN, THE CONTRACTOR SHALL DERIVE A DETAIL THAT IS CONSISTENT WITH OTHER ARCHITECTURAL DETAILS & INDUSTRY STANDARDS.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SIZES OF ALL ROUGH OPENINGS AND COORDINATING ALL FIELD MEASUREMENTS AND CONDITIONS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
6. THE DETAILS ON THIS SHEET DEPICT THE ARCHITECTS VISUAL INTENT AND ARE INTENDED AS A GUIDE TO OBTAINING THE FINISHED PRODUCT.
7. AT ALL RATED CONDITIONS, SEAL ALL PENETRATIONS AND GAPS WITH FIRE SAFING AND/ OR FIRE RATED CAULK/ SEALANT.
8. ALL WOOD & METAL DOORS & DOOR FRAMES TO BE PAINTED, UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR DOORS, WITH GLASS, SHALL BE DBL PANE, INSULATED, TEMPERED SAFETY GLASS. PROVIDE WIND-BORNE DEBRIS IMPACT RESISTANT GLASS AS REQUIRED BY CODE.

- EXTERIOR WINDOW & DOOR INSTALLATION NOTES:
ALL WINDOWS & DOORS SHALL BE INSTALLED EXPLICITLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR DRAINAGE METHOD WATER MANAGEMENT.
1. ALL WINDOWS AND DOORS TO HAVE A CONTINUES ACRYLIC FORMABLE SILL FLASHING/PAN. WINDOW SILL FLASHING SHALL BE INSTALLED OVER A SLOPING SILL (USE CEDAR CLAPBOARD SET ON THE ROUGH SILL) TO PROVIDE POSITIVE DRAINAGE TO THE EXTERIOR. PRE-FORMED WINDOW OR DOOR SILL PANS (I.E. MARVIN SILLGUARD OR EQUAL) MAY ALSO BE USED IN PLACE OF MEMBRANE FLASHING
 2. WRAP BOTH SIDES & TOP OF ALL WINDOW & DOOR ROUGH OPENINGS WITH AN ACRYLIC PEEL & STICK MEMBRANE FLASHING TAPE (SUCH AS MADE BY GRACE, CARLISLE, VYCOR PLUS OR TYVEK FLEX WRAP). APPLY DIRECTLY TO SHEATHING PRIOR TO INSTALLING WINDOW.
 3. NAILING FLANGES TO BE EMBEDDED IN CAULK EXCEPT FOR THE BOTTOM FLANGE.
 5. ALL VOIDS (SHIM SPACE) AROUND WINDOW FRAMES WITHIN THE ROUGH OPENINGS TO BE SEALED W/ LOW-EXPANDING, SPRAY FOAM INSULATION. DO NOT FILL VOID.
 6. ALL AWNING WINDOW PROTRUSIONS SHALL NOT OBSTRUCT AN 80" MIN. HEADROOM CIRCULATION CLEARANCE. PROVIDE SHOP DRAWINGS FOR ARCHITECT TO REVIEW PRIOR TO ORDERING.

INTERIOR DOOR SCHEDULE						
REFERENCE PLANS FOR SWING DIRECTION & JAMB DEPTH						
NOTATION	SIZE / CALL NO.	TYPE	DOOR SWING	MAKE / MODEL	FIRE RATING	HARDWARE / FINISH
A	(2) 1'-6" x 6'-8"	DBL. SWING (METAL)	APLR	TBD	20 MIN.	EXTERIOR DOOR LOCK/OWNER TO SELECT
B	2'-0" x 6'-8"	SINGLE SWING	AL	TBD	N.A.	EXTERIOR DOOR LOCK/OWNER TO SELECT
C	2'-6" x 6'-8"	SINGLE SWING	AR	TBD	N.A.	EXTERIOR DOOR LOCK/OWNER TO SELECT
D	2'-6" x 6'-8"	SINGLE SWING	AR	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
E	2'-6" x 6'-8"	SINGLE SWING	AL	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
F	2'-6" x 6'-8"	POCKET DOOR	N/A	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
G	3'-0" x 6'-8"	SOLID CORE, BARN, WD PANEL DOOR	N/A	TBD	N.A.	PROVIDE TRACK /OWNER TO SELECT
H	3'-0" x 6'-8"	SINGLE SWING (METAL)	AR	TBD	20 MIN.	PROVIDE SELF CLOSER + SELF LATCHING + PRIVACY LOCK /OWNER TO SELECT
I	3'-0" x 6'-8"	SINGLE SWING (METAL)	AL	TBD	20 MIN.	PROVIDE SELF CLOSER + SELF LATCHING + PRIVACY LOCK /OWNER TO SELECT
J	3'-0" x 6'-8"	SINGLE SWING	AR	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
K	3'-0" x 6'-8"	SINGLE SWING	AL	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
L	(2) 1'-3" x 6'-8"	DBL. SWING	APLR	TBD	N.A.	YES/OWNER TO SELECT
M	(2) 2'-0" x 6'-8"	DBL. SWING	APLR	TBD	N.A.	YES/OWNER TO SELECT
N	2'-4" x 6'-8"	POCKET DOOR	N/A	TBD	N.A.	PROVIDE PRIVACY LOCK/OWNER TO SELECT
O	2'-6" x 6'-8"	SINGLE SWING	AL	TBD	N.A.	PROVIDE PASSAGE HRDW/OWNER TO SELECT
(A) CONTRACTOR TO COORDINATE INTERIOR DOOR SIZE, LOCATIONS, & QUANTITIES w. OWNERS SELECTION FOR TRIM WORK, AND CABINERY (B) PROVIDE (3) HINGES PER DOOR, DOOR STOP, LATCH SET w. KNOB (C) PROVIDE PRIVACY LOCK SETS ON ALL BATHROOM AND BEDROOM DOORS. DOUBLE INTERIOR DOORS TO HAVE ROLLER BALL CATCH LATCH AND DUMMY KNOBS. POCKET DOORS TO HAVE RECESSED PULLS. (D) CONTRACTOR TO COORDINATE w. OWNER PRIOR TO ORDERING ALL HARDWARE AND DOORS						

REV. #	REV. DATE





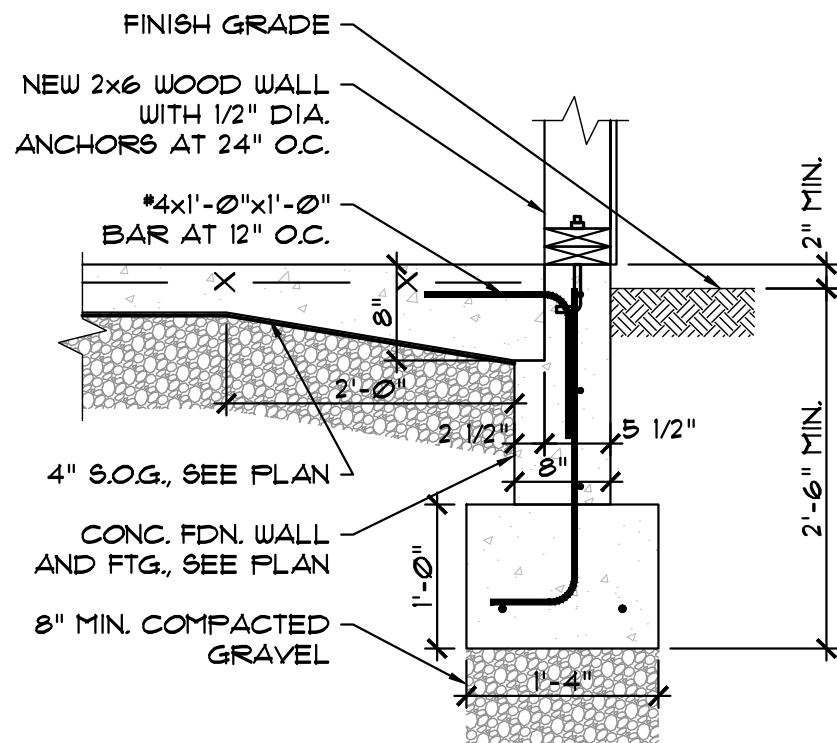
GENERAL PLAN NOTES

- SEE SHEET S3.0 FOR GENERAL STRUCTURAL NOTES.
- SEE ARCH. AND CIVIL DWGS. FOR SLAB SLOPE.
- CJ DENOTES CONTROL JOINT OR CONSTRUCTION JOINT. SEE SHEET S3.0 FOR TYPICAL DETAIL.

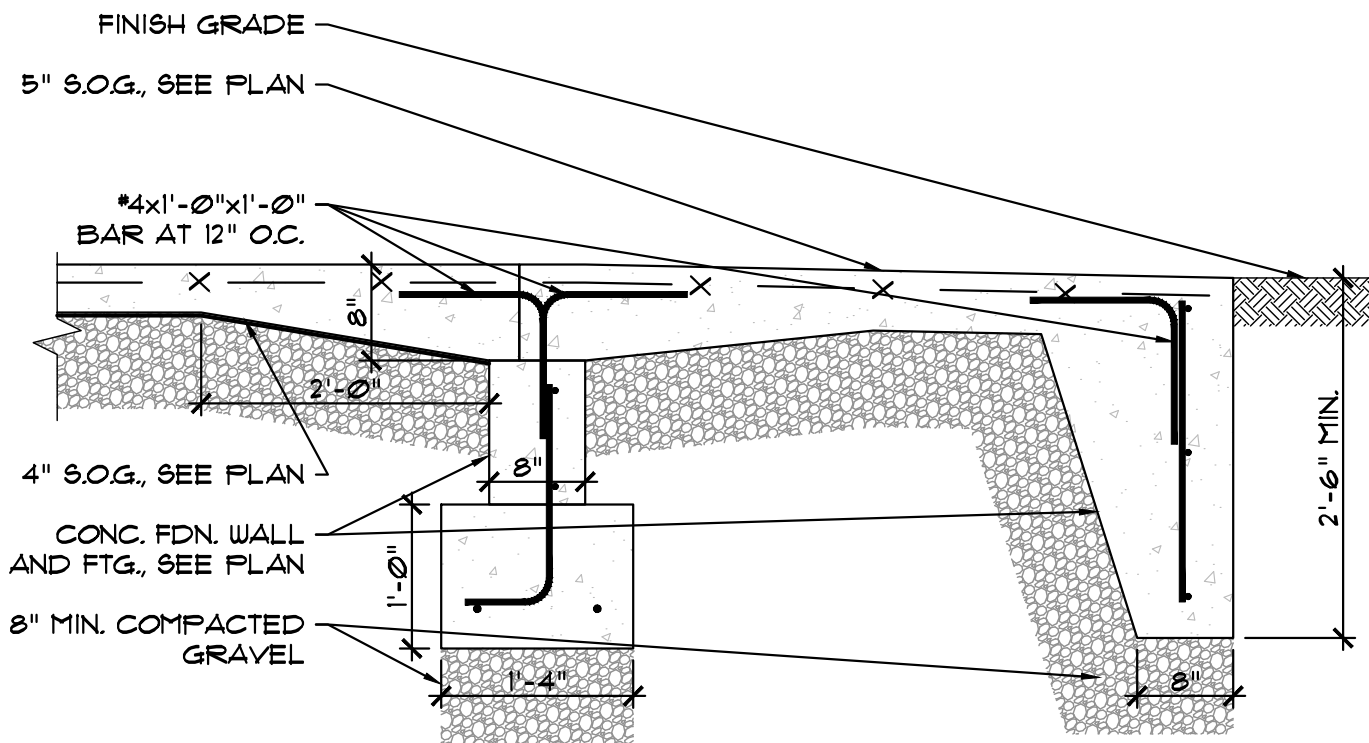
PLAN KEY NOTES

- NEW 4'-6" LONG x 2'-0" WIDE x 1'-0" THICK CONCRETE PAD REINFORCED WITH (3) #4 x 4'-2" LONG BARS AND (6) #4 x 1'-0" LONG BARS.
- NEW 0'-8" THICK CONCRETE FOUNDATION WALL REINFORCED WITH #4 AT 12" O.C. EACH WAY CENTERED ON A 1'-4"x1'-0" CONTINUOUS CONCRETE FOOTING REINFORCED WITH (2) #5 CONTINUOUS BARS. BOTTOM OF FOOTING ELEVATION TO BE 2'-6" BELOW FINISH GRADE.
- NEW 8" CONCRETE WALLS REINFORCED WITH #4 BARS AT 12" O.C. EACH WAY CENTERED. BOTTOM OF WALL ELEVATION TO BE 2'-6" BELOW FINISH GRADE.
- NEW 4" CONCRETE SLAB ON GRADE REINFORCED WITH WWF. 6x6 W/4xW/4 OVER 8" MIN. COMPACTED GRAVEL AND 10 MIL. POLYETHYLENE VAPOR BARRIER. TOP OF CONCRETE ELEVATION TO MATCH EXISTING FINISH FLOOR.
- NEW 5" CONCRETE SLAB ON GRADE REINFORCED WITH WWF. 6x6 W/2.1xW/2.1 OVER 8" MIN. COMPACTED GRAVEL.
- NEW P.T. 6x6 WOOD POST WITH SIMPSON ABA66Z POST BASE.
- NEW 3-1/2"x5-1/4" F&L POST.
- NEW 4x4 WOOD POST.
- PIN NEW SLAB TO EXISTING WITH #4x12" DOWELS AT 24" O.C.

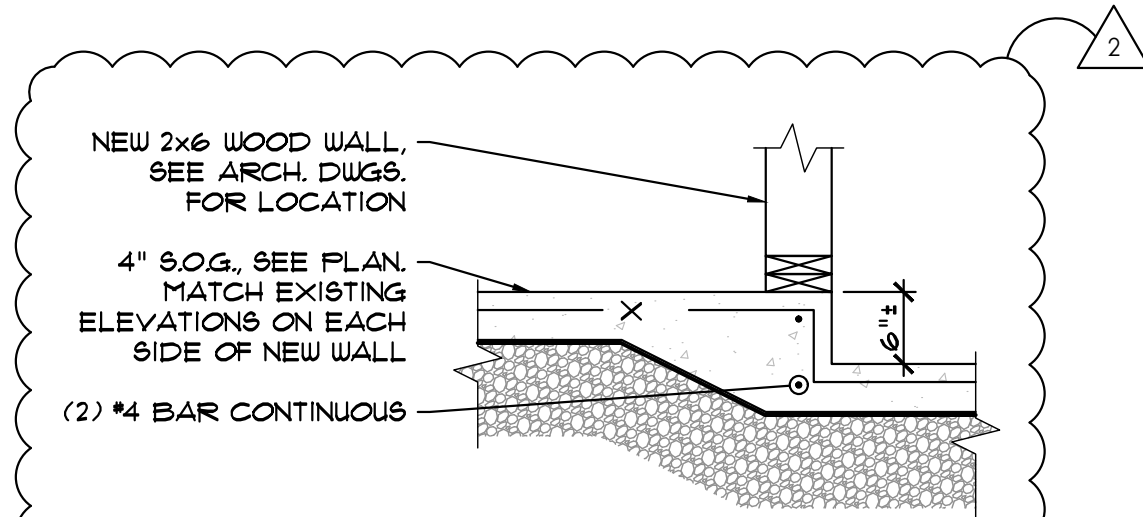
1 FOUNDATION PLAN
S1.0 SCALE: 1/4" = 1'-0"



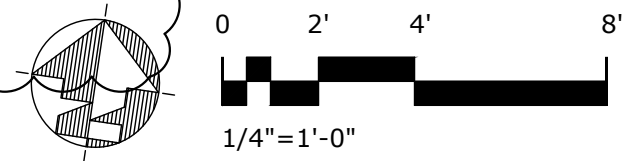
2 SECTION
S1.0 SCALE: 3/4" = 1'-0"



3 SECTION
S1.0 SCALE: 3/4" = 1'-0"

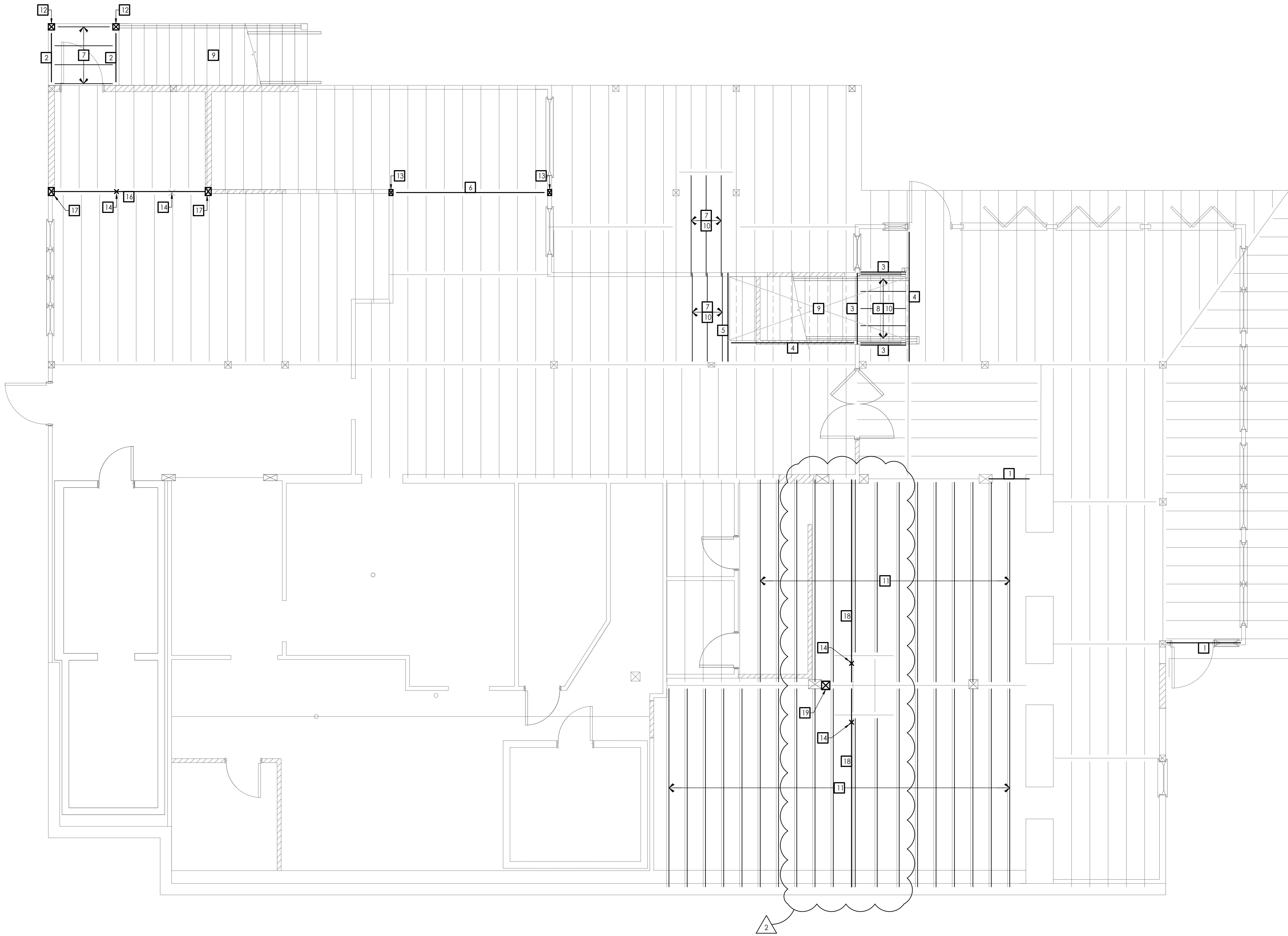


4 SECTION
S1.0 SCALE: 3/4" = 1'-0"



REVISION SCHEDULE	
REV. #	REV. DATE
1	12/12/2022
2	12/19/2022

DESCRIPTION:	
FOUNDATION PLAN	
SCALE: As Noted	
DATE: Nov. 30th, 2022	



GENERAL PLAN NOTES

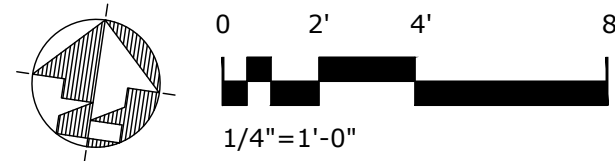
- SEE SHEET S3.0 FOR GENERAL STRUCTURAL NOTES.
- SEE ARCH. DWGS. FOR FRAMING SLOPE.
- JOISTS/RAFTERS SHALL BE EQUALLY SPACED UNLESS OTHERWISE NOTED.

PLAN KEY NOTES

- NEW (2) 2x6 WOOD HEADER.
- NEW (3) 2x8 WOOD BEAM.
- NEW (2) 2x10 WOOD BEAM.
- NEW (3) 2x10 WOOD BEAM.
- NEW (4) 2x10 WOOD BEAM.
- NEW (3) 1-3/4"x11-7/8" LVL BEAM.
- NEW 2x8 WOOD JOISTS AT 16" O.C.
- NEW 2x8 WOOD RAFTERS AT 16" O.C. SEE ARCH. DWGS. FOR SLOPE.
- NEW STAIR CONSTRUCTION. SEE ARCH. DWGS.
- NEW 3/4" PLYWOOD FLOOR SHEATHING.
- SISTER NEW 2x6'S ON TO EXISTING FLOOR JOISTS TO REPAIR NOTCHES AND TO LEVEL THE CEILING.
- NEW P.T. 6x6 WOOD POST.
- NEW 3-1/2"x5-1/4" F&L POST.
- POST ABOVE.
- RTU, SEE MECH. DWGS.
- NEW (4) 1-3/4"x16" LVL BEAM.
- NEW 5-1/4"x7" F&L POST.
- NEW (2) 1-3/4"x3-1/2" LVL BEAM.
- NEW 8x8 WOOD POST.

2

1 SECOND FLOOR FRAMING PLAN
S1.1 SCALE: 1/4" = 1'-0"

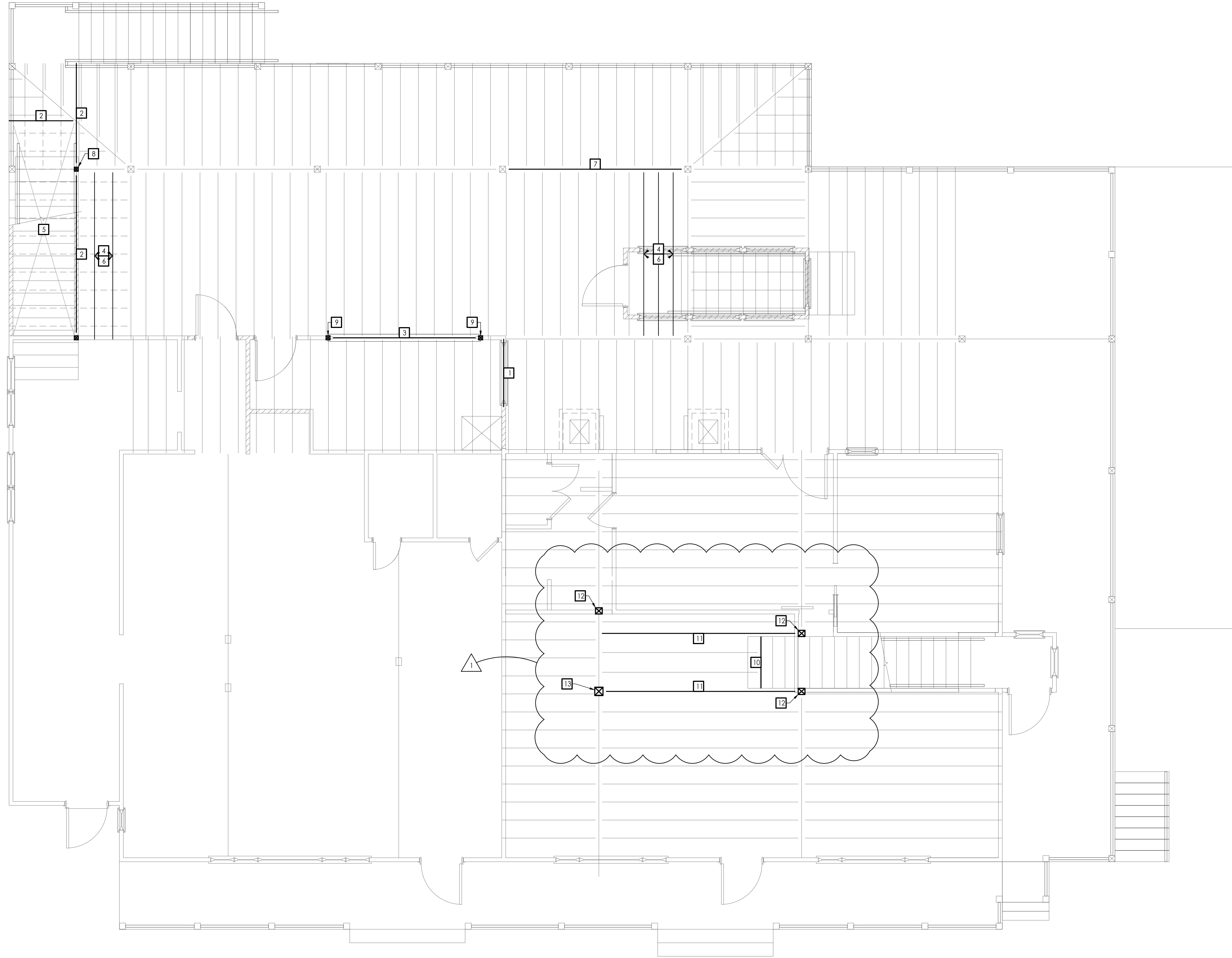


CONSTRUCTION
DOCUMENTS



REVISION SCHEDULE		DESCRIPTION:	
REV. #	REV. DATE	SECOND FLOOR FRAMING PLAN	
1	01/17/2023	SCALE: As Noted	
2	01/31/2023	DATE: Nov. 30th, 2022	

1 THIRD FLOOR FRAMING PLAN
S1.2 SCALE: 1/4" = 1'-0"



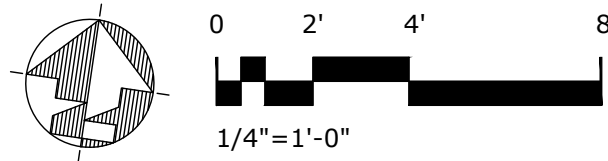
GENERAL PLAN NOTES

- SEE SHEET S3.0 FOR GENERAL STRUCTURAL NOTES.
- SEE ARCH. DWGS. FOR FRAMING SLOPE.
- JOISTS/RAFTERS SHALL BE EQUALLY SPACED UNLESS OTHERWISE NOTED.

PLAN KEY NOTES

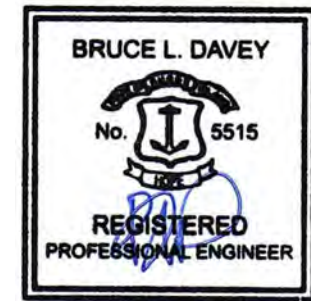
- NEW (2) 2x6 WOOD HEADER.
- NEW (2) 2x8 WOOD BEAM.
- NEW (2) 1-3/4"x11-7/8" LVL BEAM.
- NEW 2x10 WOOD JOISTS AT 16" O.C.
- NEW STAIR CONSTRUCTION. SEE ARCH. DWGS.
- NEW 3/4" PLYWOOD FLOOR SHEATHING.
- REPLACE EXISTING NOTCHED BEAM WITH NEW (4) 2x10 WOOD BEAM.
- NEW P.T. 4x4 WOOD POST.
- NEW 3-1/2"x3-1/2" P&L POST.
- NEW (2) 1-3/4"x7-1/4" LVL BEAM.
- NEW (3) 1-3/4"x7-1/4" LVL BEAM.
- NEW (4) 2x6 WOOD POST.
- REUSE EXISTING 8x8 WOOD POST.

1



DAVEY ASSOCIATES INC
STRUCTURAL ENGINEERS
1050 MAIN STREET, P.O. BOX 1424
EAST GREENWICH, R.I. 02818
TEL 401-884-9790

CONSTRUCTION
DOCUMENTS

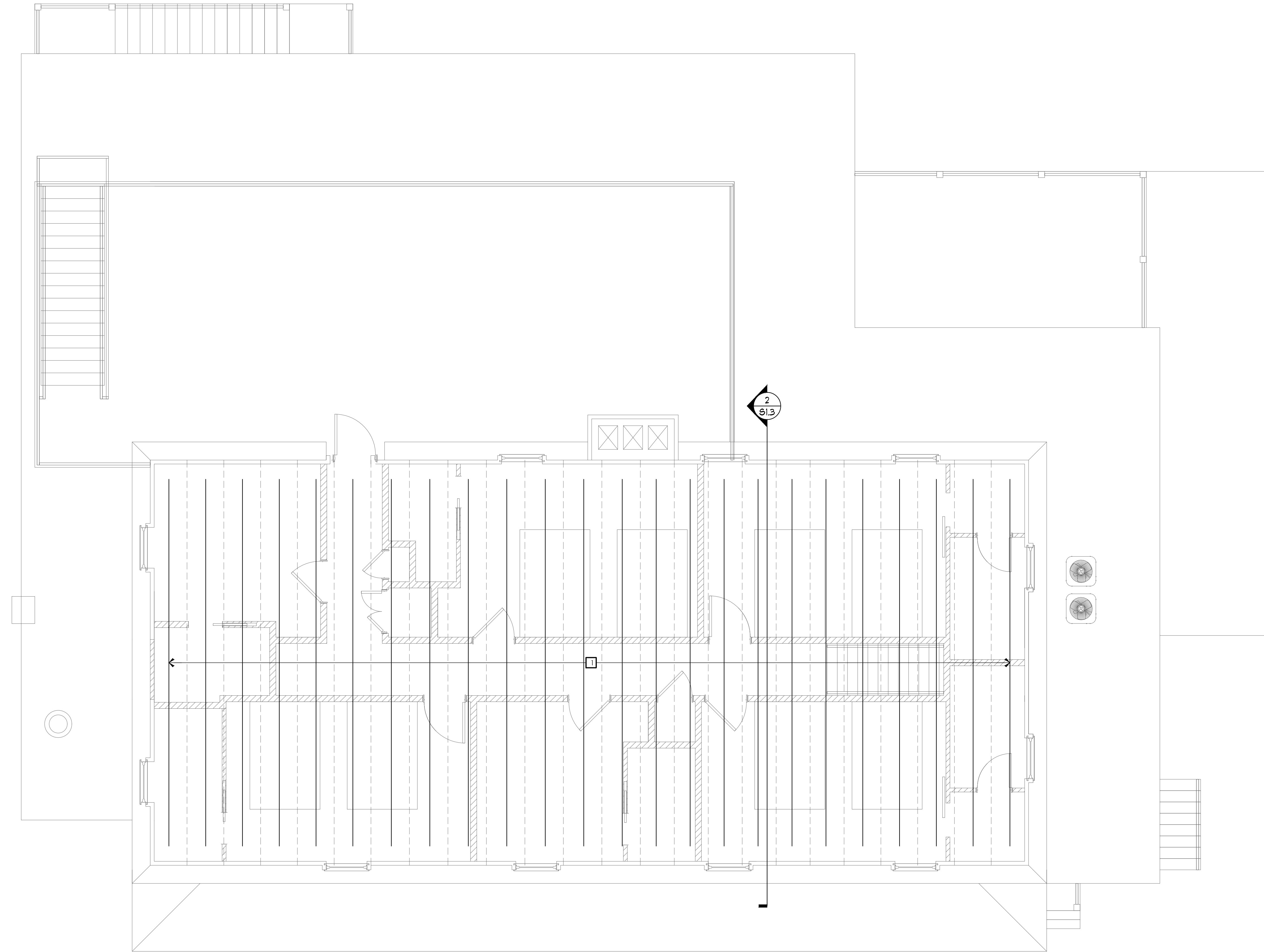


REVISION SCHEDULE		DESCRIPTION:	
REV. #	REV. DATE	THIRD FLOOR FRAMING	PLAN
1	01/31/2023	SCALE: As Noted	DATE: Nov. 30th, 2022

MARTUCCI
BLOCK ISLAND

212 WATER ST., NEW SHOREHAM, RI 02807

S1.2



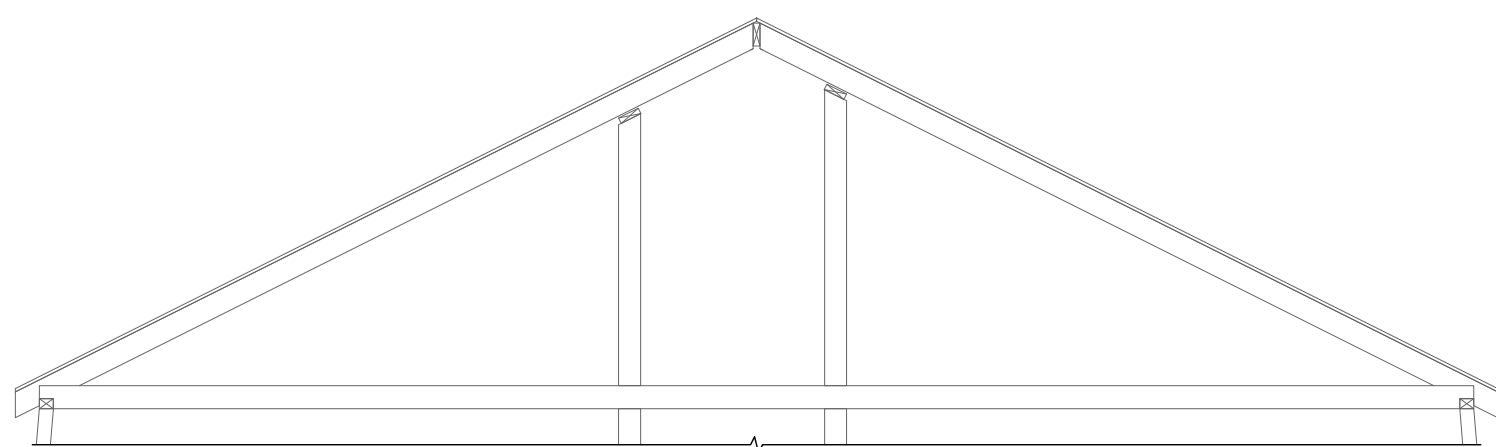
GENERAL PLAN NOTES

1. SEE SHEET S1.2 FOR GENERAL STRUCTURAL NOTES.

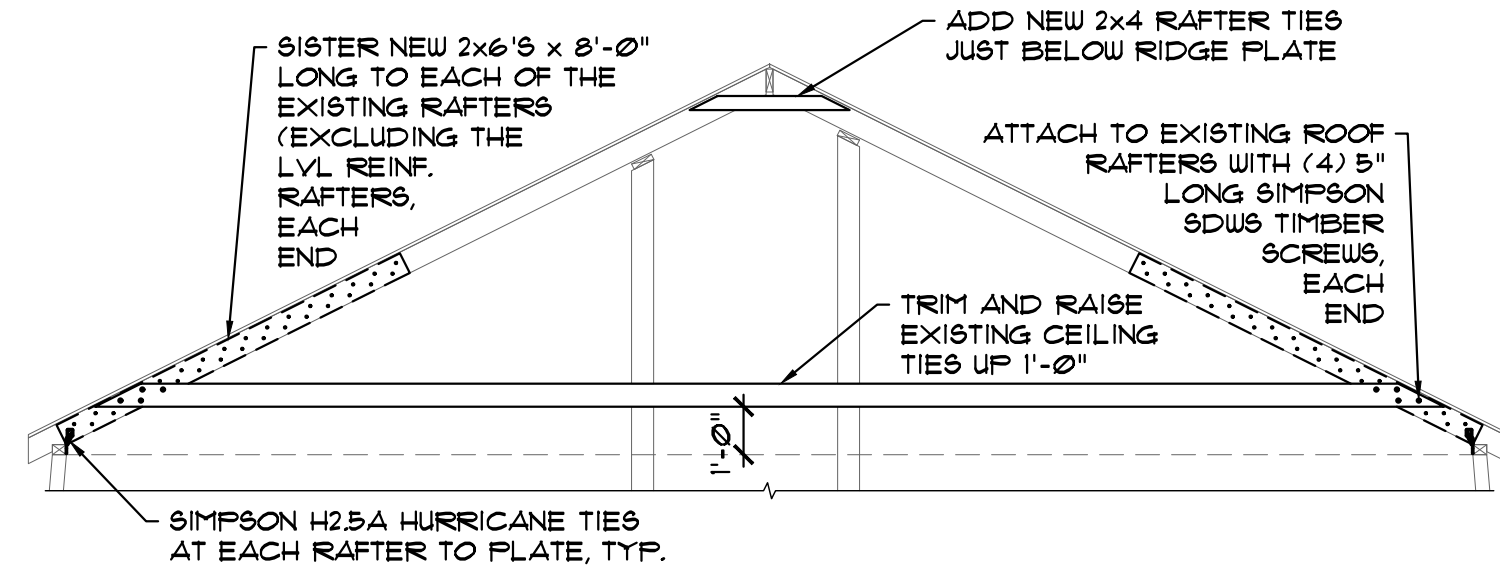
PLAN KEY NOTES

- TRIM AND RAISE EXISTING CEILING TIES UP 1'-0" AND REATTACH TO EXISTING ROOF RAFTERS. SEE SECTION FOR DETAILS.

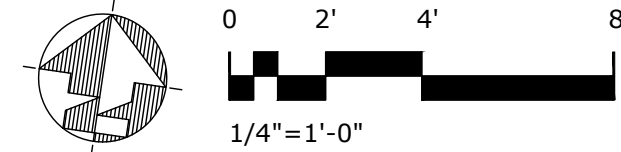
1 ROOF CEILING FRAMING PLAN
S1.3 SCALE: 1/4" = 1'-0"



2 SECTION - EXISTING
S1.3 SCALE: 1/4" = 1'-0"

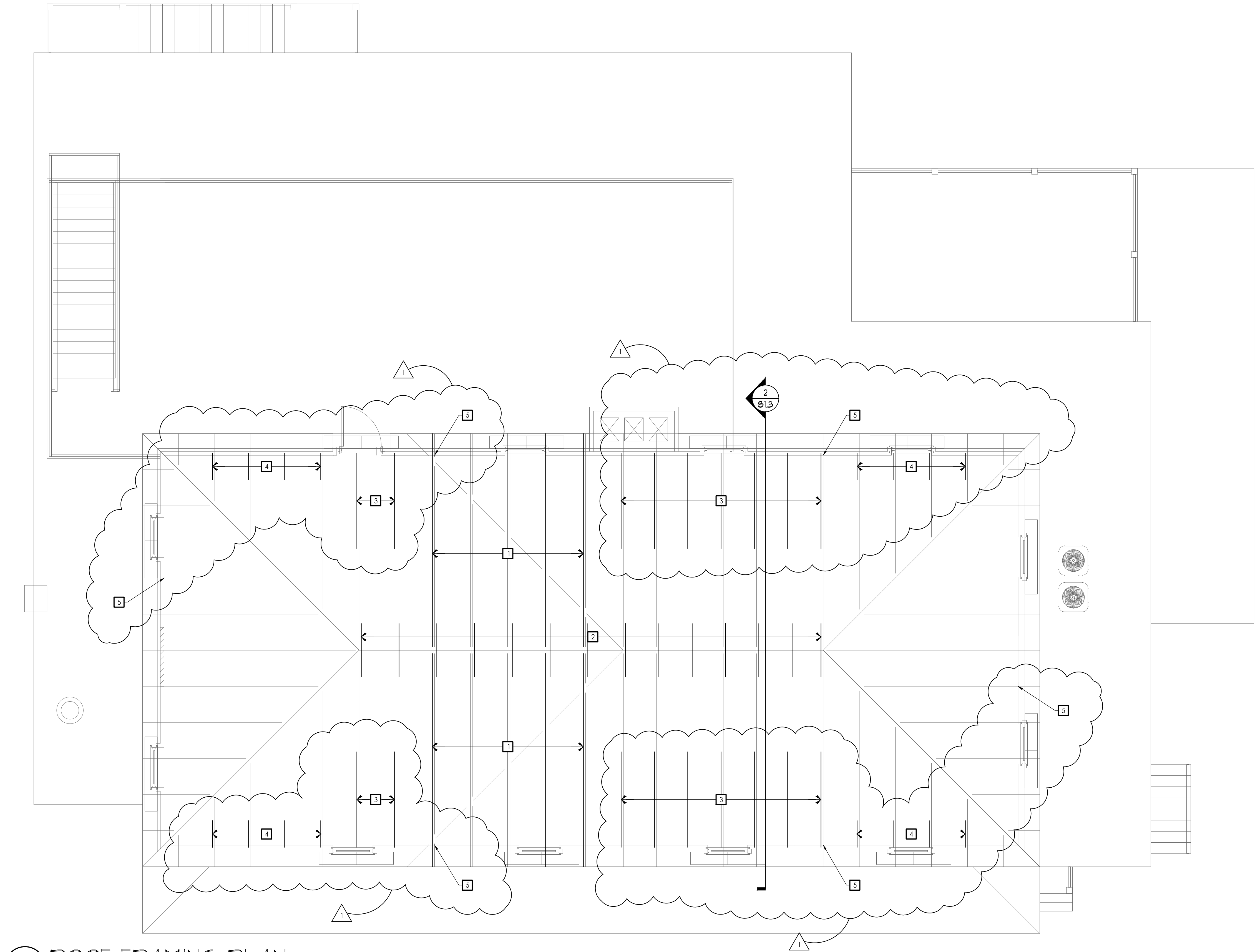


2 SECTION - NEW
S1.3 SCALE: 1/4" = 1'-0"



REVISION SCHEDULE	
REV. #	REV. DATE
1	01/31/2023
2	02/03/2023

DESCRIPTION:	
ROOF CEILING FRAMING	
PLAN	
SCALE: As Noted	
DATE: Jan. 25th, 2023	



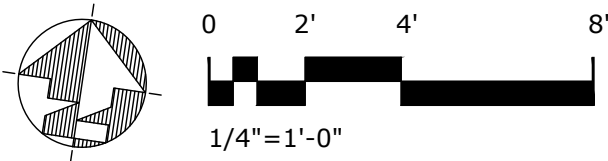
GENERAL PLAN NOTES

- SEE SHEET S3.0 FOR GENERAL STRUCTURAL NOTES.
- SEE ARCH. DWGS. FOR FRAMING SLOPE.
- JOISTS/RAFTERS SHALL BE EQUALLY SPACED UNLESS OTHERWISE NOTED.

PLAN KEY NOTES

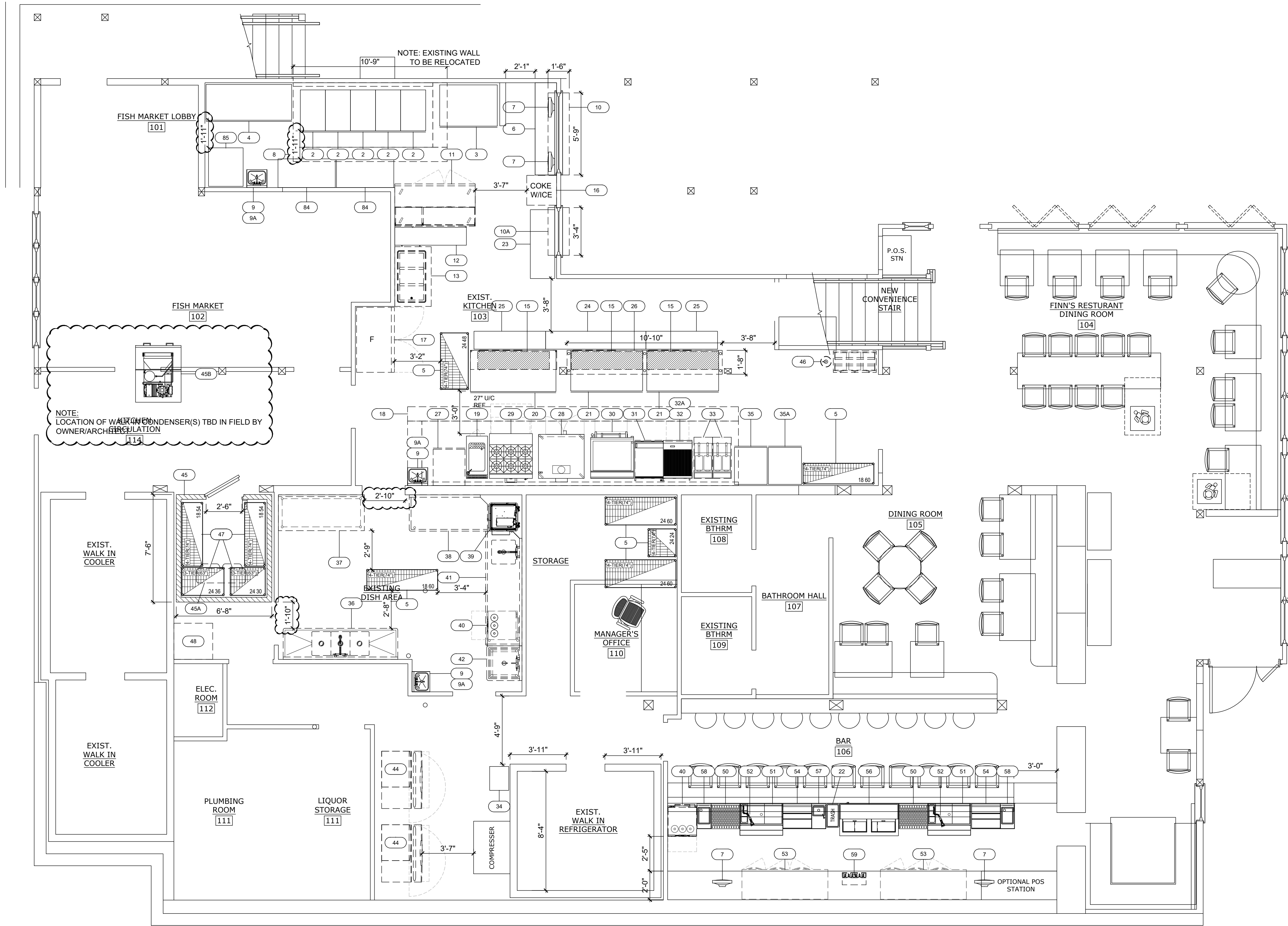
- SHORE RIDGE AND EXISTING RAFTERS, CUT OLD HIP BEAMS, SISTER NEW 1-3/4"x5-1/2" LVLs TO EACH OF THE EXISTING INTERRUPTED RAFTERS (10 TOTAL).
- ADD NEW 2x4 RAFTER TIES JUST BELOW RIDGE PLATE, TYP.
- SISTER NEW 2x6's x 8'-0" LONG TO EACH OF THE EXISTING FULL LENGTH RAFTERS (EXCLUDING THE LVL REINFORCED RAFTERS).
- SISTER NEW 2x6's x 2'-0" LONG TO EACH OF THE EXISTING SHORT HIP RAFTERS.
- ADD SIMPSON H2.5A HURRICANE TIES AT EACH RAFTER TO TOP PLATE CONNECTION, TYP.

1 ROOF FRAMING PLAN
S1.4 SCALE: 1/4" = 1'-0"



PRELIMINARY DRAWINGS ONLY
02-20-2023
NOT FOR CONSTRUCTION

LP GAS
PROJECT



FOODSERVICE EQUIPMENT LAYOUT-FIRST FLOOR
SCALE: 1/4" - 1' - 0"

9 Hampshire St
Mansfield, MA 02048
P 508-399-6000
F 508-761-3620
trimarkusa.com

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Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS				
DATE	BY	NO.	DESCRIPTION	
11/08/22	SC	--	TAG & LISTED	
11/29/22	SC	A	NEW BASE PLAN	
12/28/22	SC	B	GENERAL REV	
01/30/23	SC	C	GENERAL REV	
02/17/23	SC	D	GENERAL REV	
02/20/23	SC	E	GENERAL REV	

212 Water Street

212 Water Street
New Shoreham, RI 02807
Foodservice Equipment Drawings

PROJECT NUMBER: 22-234	
DATE: 08/15/2022	
SCALE: 1/4" = 1'-0"	
DRAWN BY: SM	APPROVED BY: JC/MT

SHEET TITLE:

FOODSERVICE
EQUIPMENT PLAN

SHEET NUMBER:
QF100A

PRELIMINARY DRAWINGS ONLY
02-17-2023
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PROJECT**



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REVISIONS			
DATE	BY	NO.	DESCRIPTION
11/08/22	SC	--	TAG & LISTED
11/29/22	SC	A	NEW BASE PLAN
12/28/22	SC	B	GENERAL REV
01/30/23	SC	C	GENERAL REV
02/02/23	SC	D	GENERAL REV
02/20/23	SC	E	GENERAL REV

212 Water Street
212 Water Street
New Shoreham, RI 02807
Foodservice Equipment Drawings

212 Water Street
New Shoreham, RI 02807
Foodservice Equipment Drawings

PROJECT NUMBER:
22-234

DATE: 08/15/2022

SCALE:
1/4" = 1'-0"

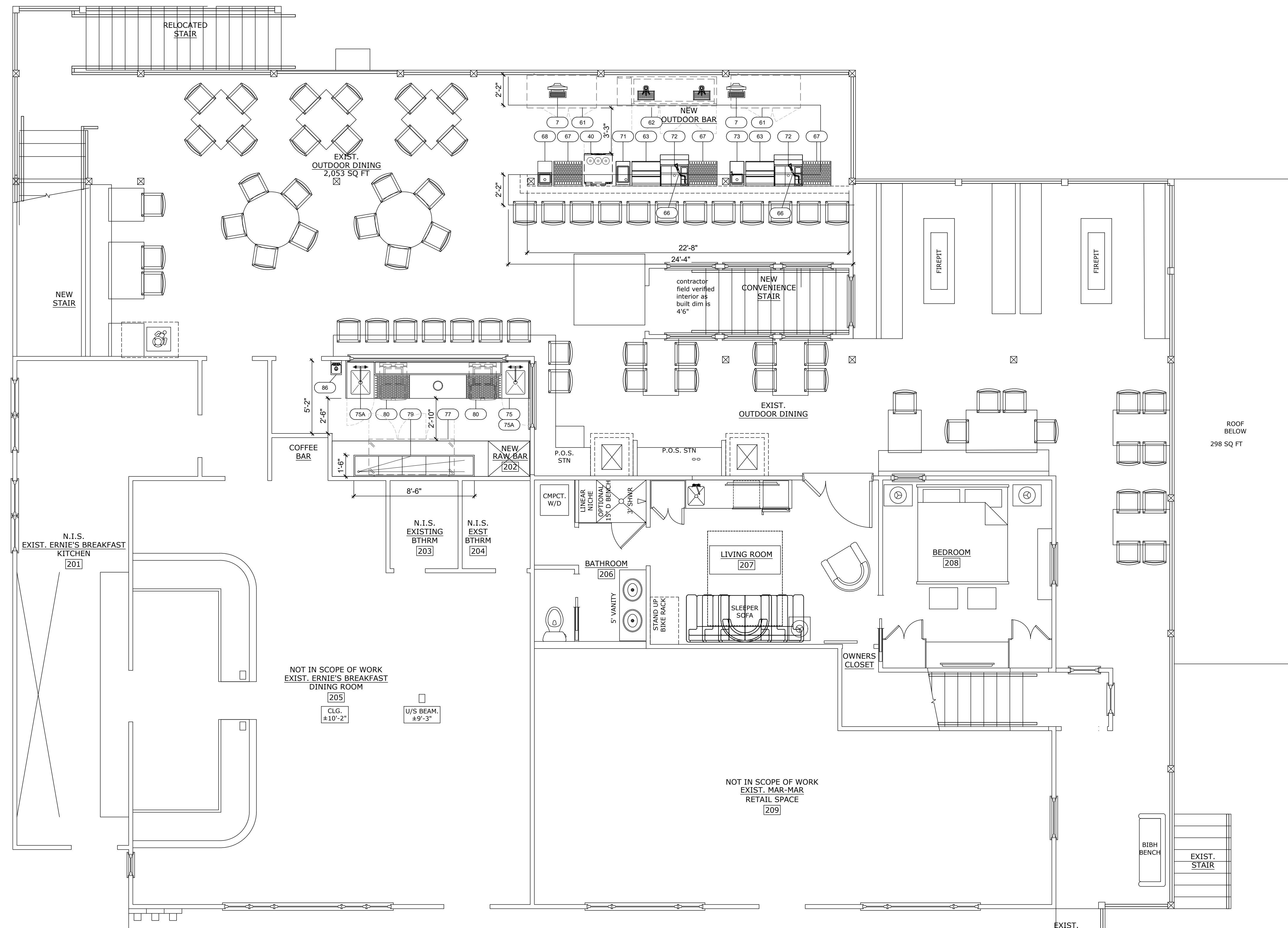
<u>DRAWN BY:</u>	<u>APPROVED BY:</u>
SM	JC/MT

SHEET TITLE:

FOODSERVICE EQUIPMENT PLAN

SHEET NUMBER:
OF 100B

SHEET NUMBER:
QF100B



FOODSERVICE EQUIPMENT LAYOUT-SECOND FLOOR
SCALE: 1/4" = 1' - 0"



TriMark
Foodservice Equipment, Supplies and Design

UNITED EAST

9 Hampshire St
Mansfield, MA 02048
P 508-399-6000
F 508-761-3620
trimarkusa.com

Owner and all Contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify TriMark of any material or detail changes.

REVISIONS			
DATE	BY	NO.	DESCRIPTION
11/08/22	SC	--	TAG & LISTED
11/29/22	SC	A	NEW BASE PLAN
12/28/22	SC	B	GENERAL REV
01/30/23	SC	C	GENERAL REV
02/02/23	SC	D	GENERAL REV
02/20/23	SC	E	GENERAL REV

212 Water Street
New Shoreham, RI 02807
Foodservice Equipment Drawings

PROJECT NUMBER:	
22-234	
DATE:	
08/15/2022	
SCALE:	
NTS	
DRAWN BY:	APPROVED BY:
SM	JC/MT

SHEET TITLE:

FOODSERVICE
EQUIPMENT
SCHEDULE

SHEET NUMBER:
QF101