

# McCRORY TOWNHOUSES SOUTH KINGSTOWN, RI March 22nd, 2024



## DRAWING LIST

### ARCHITECTURAL DRAWINGS

- A0.1 SPECIFICATIONS
- A0.2 CODE REVIEW
- A1.0 FLOOR PLANS & WALL DETAILS
- A1.1 FLOOR PLANS
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS & WINDOW DETAILS
- R1.0 RENDERINGS
- 
- R1.7 RENDERINGS

### CIVIL DRAWINGS

- 1.0 PROPOSED SITE PLAN
- 2.0 PROPOSED SITE PLAN
- 3.0 PROPOSED SITE PLAN
- 4.0 FLOOD ELEVATION PLAN
- 5.0 WATERSHED MAPS

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## PLANNING SUBMISSION SET

## AGREEMENT FORM

THE FORM OF AGREEMENT TO BE EXECUTED WITH THE OWNER AND THE CONTRACTOR SHALL BE AIA DOCUMENT A101 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR WHERE THE BASIS OF PAYMENT IS A STIPULATED SUM, LATEST EDITION.

## GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT SHALL BE IN THE FORM OF AIA DOCUMENT A201, LATEST EDITION.

## SUMMARY OF WORK

NEW CONSTRUCTION OF TOWNHOUSE RESIDENCES WITH 4,880 TOTAL SQ. FT. OF CONDITIONED SPACE. CONTRACTOR SHALL APPLY FOR, OBTAIN, AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK & SUBMIT COPIES TO OWNER AND ARCHITECT. CONTRACTOR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION & SUBMIT COPIES OF INSPECTION REPORTS, NOTICES, ETC. TO OWNER AND ARCHITECT. THE CONTRACT DOCUMENTS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT, SHALL BE INCLUDED.

## DESIGN DATA

ALL WORK SHALL CONFORM TO THE STATE OF RHODE ISLAND BUILDING CODE 2019, INCLUDING AMENDMENTS & ALL OTHER APPLICABLE REGULATORY AGENCIES.

<b>GROUND/SNOW LOAD:</b> 30 PSF	<b>TERMITE:</b> MODERATE TO HEAVY
<b>WIND VELOCITY:</b> 2-10 MPH	<b>DECAI:</b> SLIGHT TO MODERATE
<b>SEISMIC CRITERIA:</b> NONE	<b>WATER DESIGN TEMP:</b> 57° F. 0° F- PROV. COUNTY
<b>WEATHERING:</b> SEVERE	<b>ICE SHEILD REQ.:</b> YES
<b>FROST DEPTH:</b> 40"	<b>FLOOD HAZARDS:</b> NO, ZONE X
<b>AIR FREEZING INDEX:</b> 1200°	<b>MEAN ANNUAL TEMP:</b> 50° F

## QUALITY ASSURANCE

COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS, WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS WITH MINIMUM THREE YEARS INSTALLING SAID PRODUCT. DELIVER, HANDLE, STORE, AND INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

## CONSTRUCTION SUPERVISION

THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING PERFORMANCE OF THE WORK. THE CONTRACTOR'S CONSTRUCTION SUPERINTENDENT IS REQUIRED TO BE ON SITE DURING ANY CONSTRUCTION ACTIVITY, INCLUDING WORK BEING DONE BY SUBCONTRACTORS. IN ADDITION TO CONTRACT REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPERVISE ALL CONSTRUCTION ACTIVITY AND INSPECT ALL WORK CONSTRUCTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.

## TEMPORARY FACILITIES

CONTRACTOR SHALL PROVIDE, PAY FOR AND MAINTAIN, BUT NOT BE LIMITED TO, THE FOLLOWING SERVICES DURING CONSTRUCTION: POWER, METERS, TELEPHONE, FAX, CONSTRUCTION EQUIPMENT, DEWATERING AND PUMPING, HEATING, LIGHTING AND ACCESS. CONTRACTOR SHALL PROVIDE, BUT NOT BE LIMITED TO, THE FOLLOWING SECURITY AND PROTECTION: FIRE EXTINGUISHERS, BUILDING ENCLOSURE AND LOCK-UP, ENVIRONMENTAL PROTECTION, PEST CONTROL, SNOW AND ICE REMOVAL. CONTRACTOR SHALL PROVIDE SANITARY FACILITIES, DRINKING WATER, CLEANING AND RUBBISH DISPOSAL.

## ITEMS PROVIDED BY THE OWNER

THE OWNER SHALL SUPPLY THE FOLLOWING ITEMS AND HAVE THEM DELIVERED TO THE JOB SITE WHEN NEEDED BY THE CONTRACTOR. ARCHITECT CAN ASSIST IN SELECTION IF DESIRED. THE CONTRACTOR SHALL INSTALL ALL ITEMS PROVIDED BY THE OWNER AND INCLUDE IN THE BASE BID ALL COSTS FOR THE INSTALLATION OF THE FOLLOWING ITEMS:

KITCHEN APPLIANCES  
LAUNDRY APPLIANCES  
MISCELLANEOUS APPLIANCES  
DECORATIVE LIGHT FIXTURES SPECIFICALLY INDICATED TO BE SUPPLIED BY THE OWNER  
TOILET ACCESSORIES  
CABINET PULLS  
WALL AND FLOOR TILE

THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL OWNER HIRED TRADES AND SUBCONTRACTORS. THE OWNER SHALL CONTRACT DIRECTLY TO SUPPLY AND INSTALL THE FOLLOWING SYSTEMS: (SUPPLYING AND INSTALLING IS NOT IN THE CONTRACT):

BATHROOM AND KITCHEN COUNTERTOPS  
KITCHEN CABINETS  
ARCHITECT RECOMMENDS THE SERVICES OF THE KITCHEN DESIGNERS AT RIVERHEAD BUILDING SUPPLY.

## FIELD ENGINEERING

CONTRACTOR SHALL PROVIDE ALL FIELD ENGINEERING SERVICES THAT ARE REQUIRED FOR PROPER COMPLETION OF THE WORK INCLUDING, BUT NOT LIMITED TO:

- ESTABLISHING AND MAINTAINING LINES AND LEVELS, AND ESTABLISHING ELEVATIONS.
- LAYOUT OF THE BUILDING(S) ON THE SITE.
- LOCATING AND PROTECTING CONTROL POINTS BEFORE STARTING WORK ON THE SITE.
- PRESERVING PERMANENT REFERENCE POINTS DURING PROGRESS OF THE WORK.
- LAYOUT OF SITE PAVING AND IMPROVEMENTS.
- STRUCTURAL DESIGN OF SHORES, FORMS, AND SIMILAR ITEMS PROVIDED BY THE CONTRACTOR AS PART OF THEIR MEANS AND METHODS OF CONSTRUCTION.

## CONTRACT CLOSEOUT

CONTRACTOR SHALL PROVIDE THE FOLLOWING, PRIOR TO SUBSTANTIAL COMPLETION: PUNCH LIST, SUPPORTING DOCUMENTATION, WARRANTIES, CERTIFICATIONS, OCCUPANCY PERMIT, START-UP AND TESTING OF BUILDING SYSTEMS, CHANGE OVER OF LOCKS AND RELEASE OF LIENS. CONTRACTOR SHALL PROVIDE THE FOLLOWING, PRIOR TO FINAL ACCEPTANCE: FINAL PAYMENT REQUEST WITH SUPPORTING AFFIDAVITS AND COMPLETED PUNCH LIST.

## CONCRETE

FURNISH AND INSTALL, THE FOLLOWING, AS NEEDED & PERFORM WORK IN ACCORDANCE WITH ACI 318-99, AND CRSI MANUAL. (SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION & THAT INFORMATION SHALL OVERRIDE ANY DUPLICATE INFORMATION THAT IS FOUND HERE).

**FORMS:** FORM MATERIALS TO CONFORM TO ACI 304, 315, 1-74.

**REINFORCING BARS:** DEFORMED STEEL, ASTM A-615, GRADE 60.

**MESH:** WELDED STEEL WIRE FABRIC, ASTM A-185.

**CEMENT:** PORTLAND CEMENT, ASTM C-150, TYPE I OR II.

**WATER:** CLEAN, POTABLE AND NON-DETRIMENTAL TO CONCRETE.

**AGGREGATE:** FINE AND COARSE, NORMAL WEIGHT AGGREGATES, ASTM C-33.

**ADMITURES:** AIR-ENTRAINED TYPE, ASTM C-260 AND WATER REDUCING TYPE A, ASTM C-494.

CONCRETE STRUCTURE & SLABS EXPOSED TO FREEZING & THAWING:6%-9%, OTHER CONCRETE:2%-4%.

**CONCRETE MIX:** CONCRETE READY MIX, ASTM C-94, 3000 & 4000 PSI AT 28 DAYS.

**VAPOR BARRIER:** LOCATE PER DRAWINGS, 10 MIL POLYETHYLENE, ASTM D-2103.

**PREFORMED JOINT FILLER:** ½" ASPHALT IMPREGNATED FLEXICELL.

**DOVETAIL ANCHOR SLOTS:** 22 GA. GALVANIZED STEEL.

**FLASHING REGLETS:** GALVANIZED STEEL.

**INSTALLATION:** IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE" AND ASTM C-94. ALL FOOTINGS SHALL BEAR ON UNDISTURBED DRY SOIL. BEARING CAPACITY OF 4000 PSI FOR FOOTINGS & FOUNDATION WALLS, 3000 PSI FOR SLABS. NOTIFY ARCHITECT/ ENGINEER A MINIMUM OF 24 HOURS PRIOR TO COMMENCEMENT OF CONCRETING OPERATIONS. COORDINATE UNDER-SLAB AND THROUGH-WALL PLUMBING, DRAINAGE AND OTHER RELATED WORK. CURE CONCRETE BY KEEPING MOIST A MINIMUM OF 72 HOURS.

**FOUNDATION WALL FINISH:** AS CAST WITH THE FINIS REMOVED, HOLES AND HONEYCOMBING FILLED & FLUSH CUT TIES. RUB WITH CONCRETE BRICK TO SMOOTH PROJECTIONS AND ROUGH SPOTS.

**FLOOR SLABS INTERIOR FINISH:** SMOOTH, STEEL TROWEL FINISH. JOINTS CONCRETE SEALER AFTER FULLY CURED. (SEE POINT SECTION).

## STONE VENEER

**WALL VENEER:** FURNISH AND INSTALL CUT STONE VENEER, ON WOOD STUD OR CONCRETE BACK-UP, W/ ½" BLESTONE CAP AS INDICATED ON DRAWINGS. SEE DETAILS FOR MORE INFO.

**NOTE:** A CONC. SHELF IS PROVIDED FOR STONE VENEER. PROVIDE APPROX. 2"-3" THICK, UNCOURED CUT FIELDSTONE AT ALL STONE VENEER LOCATIONS. PROVIDE CONSISTENT ½" MAXIMUM JOINT SIZE BETWEEN ALL STONES WITH A SEMI-DRY APPEARANCE. ALL STONES SHALL LAY IN A LINEAR, FLAT, UNCOURED, RANDOM FASHION & ANY INSTALLED FACE STONES WILL NOT BE ACCEPTED. NO STONE SMALLER THAN 5" X 5" SHALL BE USED. MOCK-UP MUST BE APPROVED BY ARCHITECT.

## STRUCTURAL STEEL

FURNISH AND INSTALL THE FOLLOWING, AS NEEDED (SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION & THAT INFORMATION SHALL OVERRIDE ANY DUPLICATE INFORMATION THAT IS FOUND HERE):

**STEEL SHAPES, PLATES AND BARS:** ASTM A-992, ASTM A-36.

**RECTANGULAR STEEL TUBE COLUMNS:** STRUCTURAL COLD-FORMED STEEL, ASTM A-500, GRADE B. **COLD-FORMED METAL FRAMING:** C-SHAPED STEEL STUDS, 18 GA.; USUALLY LOCATED AGAINST CHIMNEYS TO PROVIDE 2" CLEARANCE TO COMBUSTIBLES. HAT-SHAPED STEEL FURRING, 18 GA.; USUALLY LOCATED ON CONCRETE WHERE INTERIOR WALL FINISH COVERS THE EXPOSED CONCRETE. SEE DRAWINGS FOR SIZES AND LOCATIONS. ASTM A-446.

**STEEL PIPE:** ASTM A-S3 TYPE E OR S, GRADE B.

**ANCHOR BOLTS:** ASTM A-307.

**BOLTS:** ASTM A-325.

**INSTALLATION:** COMPLY WITH AISC CODES AND SPECIFICATIONS AND WITH AWS "STRUCTURAL WELDING CODE" AND CODE OF STANDARD PRACTICE.

**WELDING ELECTRODES:** COMPLY WITH AWS D11 CLASS E-70 ELECTRODES.

**PRIMER PAINT:** THEMEC 99 OR FABRICATOR'S STANDARD.

**GALVANIZING:** ASTM A-123.

**GROUT:** NON-SHRINK, NON-METALLIC PREMIXED GROUTING COMPOUND.

**EXECUTION:** PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED. NO BURNING OF HOLES. DO NOT USE CUTTING TORCHES IN THE FIELD FOR CORRECTING FABRICATION ERRORS IN THE STRUCTURAL FRAMING.

**TOUCH-UP PAINT:** IMMEDIATELY AFTER ERECTION, CLEAN FIELD WELDS, BOLTED CONNECTIONS AND ABRADED AREAS OF THE SHOP PAINT. APPLY PRACTICE TO EXPOSED AREAS WITH THE SAME MATERIAL AS USED FOR SHOP PAINTING. USE GALVANIZING REPAIR PAINT TO CORRECT DAMAGED AREAS OF GALVANIZED MEMBERS AND TO COVER AND PROTECT FIELD WELDS IN GALVANIZED MEMBERS.

**QUALITY CONTROL:** INSPECTION OF FIELD WELDS SHALL BE IN ACCORDANCE WITH AWS "STRUCTURAL WELDING CODE." INSPECTION OF FIELD ASSEMBLED BOLTED CONNECTIONS SHALL BE IN ACCORDANCE WITH SECTION 6, AISC.

## ROUGH CARPENTRY

FURNISH AND INSTALL THE FOLLOWING (SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION & THAT INFORMATION SHALL OVERRIDE ANY DUPLICATE INFORMATION THAT IS FOUND HERE).

**LIGHT FRAMING LUMBER:** SPRUCE KD #2 OR BETTER, FINISHED 4 SIDES, 19% MAXIMUM MOISTURE CONTENT, 2" NOMINAL IN THICKNESS AND 4" NOMINAL (OR GREATER) IN WIDTH. COMPLY WITH INDUSTRY STANDARDS, AITC 105, AND STATE BUILDING CODE.

**TRIMED LUMBER:** SOUTHERN YELLOW PINE, #1 GRADE WITH PRESSURE PRESERVATIVE. TO BE USED FOR ALL EXPOSED FRAMING AND ITEMS IN CONTACT WITH MASONRY, CONCRETE OR GROUND. TO BE USED FOR EXT. W/ DECK SLEEPERS, SLAB FLOOR SLEEPERS AND EXT. WALL MUDSILLS.

**BLOCKING AND NAILERS:** SPRUCE KD #2 OR BETTER. PROVIDE BLOCKING FOR ALL FUTURE MOUNTED ITEMS, SUCH AS, CASEWORK, SHELVING, HANDRAILS, RAILINGS, BATHROOM ACCESSORIES. PROVIDE FIRE-BLOCKING AS NECESSARY, PER CODE.

**PLYWOOD SUBFLOOR:** ¾" ADVANTEK, TONGUE AND GROOVE. SCREW AND GLUE TO FLOOR JOISTS.

**ROOF SHEATHING:** ¾" EXTERIOR PLYWOOD SHEATHING.

**W/ ½" EXTERIOR PLYWOOD SHEATHING.**

**BUILDING PAPER:** 15 POUND ASPHALT IMPREGNATED FELT.

**BITUMINOUS MEMBRANE:** GRACE, ICE & WATER SHEILD, SELF-ADHERED, RUBBERIZED ASPHALT SHEET UNDERLAYMENT. SEE ROOFING SPEC. FOR MORE INFORMATION.

**SILL PANS:** SILL PANS UNDER ALL DOORS & WINDOWS SHALL BE GRACE VYCOR & CONSTRUCTED PER MANUFACTURERS INSTRUCTIONS.

**LAMINATED VENEER LUMBER (LVL):** COMPLY WITH THE INSTRUCTION AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS. THE DESIGN AND FABRICATION OF THE LAMINATED VENEER LUMBER SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND IN ACCORDANCE WITH THE NATIONAL RESEARCH BOARD (NRB.) ALL BUILT-UP LVL BEAMS TO BE FRAMED USING HEAVY DUTY (3 GA.) SIMPSON CONNECTORS. DOUGLAS FIR VENEER LAYERS OF ½" TO ½" THICK, ADHERED CONTINUOUSLY. WATERPROOF ADHESIVE, ASTM D-2559-76. FB# 2800 PSI, E= 2,000,000 PSI, STAMPED WITH GRADE, MANUFACTURER, AND NRB ACCEPTANCE. CONNECTORS TO BE ASTM A-36, PRIMED, GALVANIZED ASTM A-123, OR COATED WITH ZINC RICH PAINT AS NOTED IN CONTRACT DRAWINGS. KEEP DRY AND HANDLE WITH CARE TO PREVENT DAMAGE TO BEAMS. COORDINATE WITH STRUCT. DWG'S.

**PARALLEL PARALLEL STRAND LUMBER (PSL):** COMPLY WITH THE INSTRUCTION AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS. THE DESIGN AND FABRICATION OF THE PSL SHALL BE AS MANUFACTURED BY WEYERHAEUSER ILEVEL. CONNECTORS TO BE ASTM A-36, PRIMED, GALVANIZED ASTM A-123, OR COATED WITH ZINC RICH PAINT AS NOTED IN CONTRACT DRAWINGS. KEEP DRY AND HANDLE WITH CARE TO PREVENT DAMAGE TO BEAMS. COORDINATE WITH STRUCT. DWG'S.

**PARALLEL PLUS PARALLEL STRAND LUMBER (PSL PLUS):** COMPLY WITH THE INSTRUCTION AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH INFORMATION CONTAINED IN THE CONSTRUCTION DOCUMENTS. THE DESIGN AND FABRICATION OF THE PSL PLUS SHALL BE AS MANUFACTURED BY WEYERHAEUSER ILEVEL. CONNECTORS TO BE ASTM A-36, PRIMED, GALVANIZED ASTM A-123, OR COATED WITH ZINC RICH PAINT AS NOTED IN CONTRACT DRAWINGS. KEEP DRY AND HANDLE WITH CARE TO PREVENT DAMAGE TO BEAMS. COORDINATE WITH STRUCT. DWG'S.

**CEILING FURRING:** WOOD 1X3 @ 16" O.C. ATTACHED WITH APPROPRIATE FASTENER.

**TYPICAL EXTERIOR WALL:** 2x6 WOOD STUDS @ 16" O.C., UNLESS OTHERWISE NOTED.

**TYPICAL INTERIOR WALL:** 2x4 WOOD STUDS @ 16" O.C., UNLESS OTHERWISE NOTED.

**INSTALLATION:** COMPLY WITH MANUAL FOR WOOD FRAME CONSTRUCTION, 1988 EDITION, PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION AND THE RECOMMENDED NAILING SCHEDULE, TABLE NO. II ON PAGE IS. COMPLY WITH ANSI/ NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION DATED OCTOBER 1992 AS PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION. COMPLY WITH PLYWOOD APA DESIGN AND CONSTRUCTION GUIDE.

**NOTE:** COORDINATE INTERIOR AND EXTERIOR WALL FRAMING WITH STRUCTURAL DWG'S.

**FINISH CARPENTRY AND MILLWORK**

FURNISH AND INSTALL THE FOLLOWING:

**NOTE:** NO INTERIOR FINISH WORK IS TO BE STARTED UNTIL A WATER-TIGHT SHELL IS ACHIEVED. ALL WOOD TRIM TO BE CLEAR WITH NO KNOTS OR DEFECTS. ALL TRIM SHALL BE CONTINUOUS LUMBER WITH NO FINGER JOINTS AND PRIMED W/ PAINT FINISH. PAINT CUT FACE PRIOR TO INSTALLATION.

**INTERIOR WINDOW AND INTERIOR DOOR CASING:** 1X POPLAR WOOD TRIM. 1X6 JAMBS, 5/4 X6 HEADS W/ ¾" SCOTIA & 5/4 CAP, 5/4 POPLAR WOOD STOOLS WITH PENCIL EDGE & 1/4 APRON. FIELD CUT TO FIT THE REQUIRED SIZE. WINDOWS LOCATED IN SHOWER STALLS SHALL HAVE CELLULAR PVC CASING TO MATCH.

**INTERIOR BASE TRIM:** 1X8 POPLAR WOOD TRIM WITH B660 BASE MOLDING CAP.

**MISC. INTERIOR TRIM:** 1X THICK POPLAR WOOD TRIM FOR PAINTED APPLICATIONS. ¾" MDO PLYWOOD WHEN REQUIRED TRIM IS WIDER THAN 9C". ½" THICK CLEAR WOOD TRIM FOR POLYURETHANE APPLICATIONS. SEE DWG'S FOR WOOD SPECIES & LOCATIONS. FIELD CUT TO FIT REQUIRED SIZE.

**INTERIOR CROWN TRIM:** POPLAR, HORNER W/40 R099.

**LINEN CLOSET SHELVING:** ½" MDF WITH 1X4 POPLAR FRONT EDGE BAND. PROVIDE AND INSTALL ONE SHELF IN EACH CLOSET, 12" WIDE UNLESS OTHERWISE NOTED. IF CLOSET IS LABELED LINEN CLOSET, INSTALL 4 SHELVES @ 18" APART, VERTICALLY. VERIFY WITH OWNER PRIOR TO INSTALL.

**CLOSET BARS:** CHROME PLATED STEEL. PROVIDE AND INSTALL ONE CLOSET POLE IN EACH CLOSET, UNLESS OTHERWISE NOTED. INCLUDE SUPPORT BRACKETS SPACED EVENLY, FOUR FEET APART MAX. DO NOT INSTALL IN LINEN CLOSETS.

**CUSTOM MILLWORK CABINETS:** SOLID POPLAR AND BIRCH VENEER PLYWOOD SUITABLE FOR PRIMER & PAINT FINISH. PAINT INTERIORS & BACKS OF DOORS. ALL PANELS IN PAINTED CABINETS TO BE FLAT PANELS, UNLESS OTHERWISE NOTED. INSTALL ALL REQUIRED BLUM HARDWARE FOR CUSTOM MILLWORK, SUCH AS FULL EXTENSION DRAWER SLIDES, CONCEALED HINGES, PULLS AND CATCHES. OWNER TO PROVIDE CABINET PULLS. GLASS DOORS & SHELVES SHALL BE TEMPERED SAFETY GLASS. PROVIDE SHOP DRAWINGS TO ARCHITECT, FOR REVIEW. SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.

**INTERIOR STAIRS:** COOPER STAIRWORKS, PROVIDE ALL REQUIRED STRUCTURAL ANALYSIS AND DESIGN FOR SELF-SUPPORTING WOOD STAIRS. STAIRS SHALL BE SELF-SUPPORTED FROM ONE FLOOR TO THE NEXT. SEE FLOORING SPEC. FOR TREAD WOOD SPECIES. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION. STAIR HAND RAIL SHALL BE MAHOGANY. DECORATIVE BALUSTERS & NEWEL POSTS SHALL BE WOOD, PAINT FINISH. RISERS SHALL BE POPLAR, PAINT FINISH. SEE DETAILS FOR MORE INFORMATION.

**EXTERIOR DOOR AND WINDOW CASING:** ALL FLAT STOCK SHALL BE BORAL TRUXTERIOR OR EQUAL, 5/4 X6 JAMBS, 5/4 X6 HEADS, 2" HISTORIC SILL. FIELD CUT TO FIT THE REQUIRED SIZE. REFER TO EXTERIOR ELEVATIONS AND DETAILS FOR SPECIFIC LOCATIONS OF EXTERIOR TRIM. ANY PROFILE TRIM NOT AVAILABLE IN BORAL, SHALL BE PVC, AZEK OR EQUAL.

**MISC. EXTERIOR TRIM:** 1X THICK BORAL TRUXTERIOR OR EQUAL. 1X BORAL SHEET WHEN REQUIRED TRIM IS WIDER THAN 11/2". 5/4 THICK BORAL SHALL BE USED AT LOCATIONS THAT ARE ADJACENT TO ANY CEDAR WALL SHINGLES. FIELD CUT TO FIT REQUIRED SIZE.

**EXTERIOR DECKING:** 1X4 ICE DECKING INSTALLED WITH STAINLESS STEEL BLIND FASTENERS. 1X4 PERIMETER BOARD W/ MITERED EDGES. DIP ALL BOARD ENDS TO PREVENT CUPPING.

**EXTERIOR RAILINGS AND BALUSTERS:** HB&G PERMAPORCH RAILING W/ VIEW RAIL & 1/2" 50. BALUSTER, CELLULAR PVC W/ ALUMINUM INSERTS. SEE EXT. ELEVATIONS FOR DETAILS & ANY CUSTOM RAIL PANELS.

**EXTERIOR PORCH CEILINGS/EAVE SOFFITS:** HB&G PERMAPORCH BEADBOARD CEILING W/ BLIND FASTENING OR 1X6 BEADBOARD CELLULAR PVC, AZEK OR EQUAL.

**EXTERIOR COLUMN COVERS:** HB&G PERMACAST FIBERGLASS FOR LOAD BEARING, HB&G PERMAWRAP CELLULAR PVC FOR NON-LOAD BEARING. SEE EXT. ELEVATIONS FOR SIZE & STYLE.**DECORATIVE BRACKETS:** SPECIS OR EQUAL, CELLULAR PVC OR POLYURETHANE. LARGE STRUCTURAL BRACKETS SHALL BE CUSTOM, ENGINEERED CEDAR W/ PRIMED & PAINT FINISH. SEE EXT. ELEVATIONS FOR SIZE AND STYLE.

## MEMBRANE WATERPROOFING & BARRIER BOARD

FURNISH AND INSTALL TREMCO TUFF-N-DRI 8H WATERPROOFING SYSTEM TO ALL BELOW-GRADE. EXTERIOR SURFACES OF CONCRETE FOUNDATION WALLS THAT SURROUND BASEMENT FLOOR AND ARE ABOVE THE BASEMENT SLAB. ASTM D-5385, 40 MIL CURED MEMBRANE W/ 2% R-8 TUFF-N-DRI BARRIER BOARD. INSTALL ONLY AFTER ALL SUBSTRATE AND PENETRATION WORK IS COMPLETE, FOR CONTINUOUS SEAL. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

## INSULATION

FURNISH AND INSTALL FLEXIBLE, 100% WATER-BLOWN, OPEN-CELLED POLYISOCYANURATE SPRAY FOAM JUST ABOVE BARRIER BOARD AND AFTER ROUGH ELECTRICAL AND PLUMBING. SPRAY THE FOLLOWING:

**EXTERIOR WALLS AND INTERIOR WALLS ADJACENT TO UNCONDITIONED SPACE:** R-20 SPRAY FOAM (2x6 WALL)

**CATHEDRAL CEILING:** R-40 SPRAY FOAM (2x10W/1X3 ROOF.) & R-32 SPRAY FOAM (2x8W/1X3 ROOF.)

**FLAT CEILING:** R-47 SPRAY FOAM (2" MIN.)

**ACOUSTIC:** ROCKWOOL. INSTALL AROUND ALL BATHROOMS, INCLUDING FLOORS AND CEILINGS, SEPARATING BATHROOMS AND LAUNDRY ROOMS FROM ADJACENT SPACES, IN ALL DIRECTIONS.

**FLOORS OVER UNFINISHED BASEMENT:** R-38 FIBERGLASS BATT.

**FINISHED BASEMENT WALL:** R-15 SPRAY FOAM (2x4 WALL W/ 1/2" SPACE.)

**SLAB ON GRADE:** R-10 2" RIGID EXTRUDED POLYSTYRENE.

**FOUNDATION WALL:** SEE SECTION 071000.

**MUDSILL:** FOAM SILL SEALER BETWEEN ALL EXTERIOR WALL MUDSILLS AND CONCRETE FOUNDATION WALLS.

**DOORS AND WINDOWS:** CONTINUOUS, LOW EXPANSION FOAM SEALANT AT ALL PERIMETERS, ADJACENT TO FRAMING. **NOTE:** DO NOT FILL ENTIRE VOID, TO PREVENT FRAME DISTORTION. APPLY MINIMUM AMOUNT OF FOAM REQUIRED TO AIR SEAL GAP.

## ASPHALT SHINGLE ROOFING

**ASPHALT SHINGLES:** FURNISH AND INSTALL CERTAIN-TEED INDEPENDENCE, ARCHITECTURAL FIBERGLASS STRIP SHINGLES, COLOR WEATHERED WOOD. INSTALL BY A CERTIFIED CERTAIN-TEED ROOFING INSTALLER ONLY. INSTALL PER MANUFACTURERS RECOMMENDATIONS FOR "HIGH WIND AREAS" INCLUDING 6 NAILS PER 3-TAB SHINGLE. SEAL STARTER COURSE TO DRIP EDGE WITH 6 QUARTER-SIZED SPOTS OF ASPHALT ROOFING CEMENT. PRIOR TO INSTALLING SHINGLES, INSTALL GRACE "ICE & WATER SHIELD" OR APPROVED EQUAL, SELF-ADHERED, RUBBERIZED ASPHALT SHEET UNDERLAYMENT AT ALL RIDGES, EAVES, RAKES, VALLEYS, HIPS, ROOF-TO-WALL INTERSECTIONS, AROUND ALL ROOF PROJECTIONS, AND ENTIRE ROOFS THAT ARE FLATTER THAN A 3:12 SLOPE, DIRECTLY TO "INSIDE" SHEATHING. INSTALL "ICE & WATER SHIELD" FROM THE EDGE OF THE ROOF TO MINIMUM 24" INSIDE THE EXTERIOR WALL LINE. ALL INSTALLATION OF "ICE & WATER SHIELD" TO BE LAYED SUCH THAT ALL LAPS SHED WATER, WITH PROPER OVERLAPS. ALWAYS WORK FROM LOW POINT TO HIGH POINT. IF INSTALLED IN TEMPERATURES THAT ARE TOO COLD FOR TAP SEALANT TO ADHERE, FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FOR ADHERING TABS WITH SEALANT. PROTECT ROF SHINGLES FROM PAIN. VERIFY COLOR SELECTION WITH ARCHITECT/ OWNER PRIOR TO ORDERING.

## WOOD SHINGLE SIDING

FURNISH AND INSTALL WHITE CEDAR SHINGLES, BLUE LABEL, NO. 1 GRADE PERFECTION'S, 18" LENGTH, 100% EDGE GRAIN, 100% ALL HEARTWOOD, 100% ALL CLEAR, WITH 5" EXPOSURE AND WOVEN INSIDE & OUTSIDE CORNERS. INSTALL WITH STAINLESS STEEL NAILS.

## SINGLE-PY MEMBRANE ROOFING

FURNISH AND INSTALL EPOXY, 60 MILS THICK, FULLY ADHERED, SURE-SEAL DESIGN A, BY CARLISLE OR APPROVED EQUAL. INSTALL ROOFING IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

## FLASHING AND SHEET METAL

FURNISH AND INSTALL ALL FLASHING AND SHEET METAL. INSTALL 16 OZ. COLD ROLLED RED COPPER AT SCUPPERS, RECESSED ROOF PANS AND THRU-WALL FLASHING ON CHIMNEYS AT JUNCTION WITH ROOF. EXTEND PAN FLASHING MIN. 8" UP FLUE LINER AND EXTEND THROUGH FIRST JOINT OF FLUE LINER AND TURN UP 1" INSIDE LINER & SOLDER ALL FLASHING JOINTS. INSTALL RED COPPER WHERE SOLDERED JOINTS & SEAMS ARE REQUIRED. INSTALL ALUMINUM FLASHING AT ALL DRIP CAPS, DRIP EDGES AT RAKES AND EAVES, STEPPED AT ROOF INTERSECTIONS WITH WALLS, ABOVE EXTERIOR RUNNING TRIM, HEADS OF WINDOWS AND DOOR CASINGS. SILL PANS UNDER ALL DOORS & WINDOWS SHALL BE GRACE VYCOR & CONSTRUCTED PER MANUFACTURERS INSTRUCTIONS. INSTALL LEAD COATED COPPER AT CHIMNEY TO ROOF COUNTER FLASHING.

**NOTE:** ALL FLASHINGS SHALL LAY SUCH THAT ALL LAPS SHED WATER, WITH PROPER OVERLAPS. ALWAYS WORK FROM LOW POINT TO HIGH POINT. WATER-TIGHT, WEATHERPROOF PERFORMANCE OF FLASHING AND SHEET METAL WORK IS REQUIRED, WITHOUT RELYING ON SEALANTS.

## JOINT SEALANTS

FURNISH AND INSTALL THE APPROPRIATE, COMPATIBLE SEALANT WITH BACKER ROD AT INTERSECTION OF BUILDING COMPONENTS, AT DIFFERENT MATERIALS, AND AT CONTROL AND EXPANSION JOINTS. SEALANT SHALL PROVIDE PERMANENT, AIRTIGHT, WATERPROOF SEALS WITHOUT FAILURE.

**EXTERIOR:** NON-SAG POLYURETHANE, TREMCO DIMERC & CLEAR SILICONE.

**INTERIOR:** CLEAR & WHITE, PAINTABLE LATEX/ SILICONE.

## EXTERIOR DOORS

FURNISH AND INSTALL ALL EXTERIOR DOORS. THEY SHALL HAVE INTERIOR FACTORY-PRIMED WOOD WITH DOUGLAS FIR LAMINATE ON INTERIOR AND BE ALUMINUM CLAD WITH FACTORY BAKED EXTERIOR PAINT FINISH. PROVIDE & INSTALL CORROSION RESISTANT HARDWARE SUITABLE FOR COASTAL ENVIRONMENT, SALT WATER SPRAY. VERIFY WITH OWNER/ ARCHITECT FOR SELECTION & FINISH OF HARDWARE & DOOR ALUMINUM COLOR PRIOR TO ORDERING. VERIFY ACTIVE PANELS ON DOUBLE SWING DOORS, PRIOR TO ORDERING. PROVIDE SHOP DRAWINGS TO ARCHITECT, FOR REVIEW. DRAWINGS ARE BASED ON ANDERSEN 400 SERIES DOOR DIMENSIONS.

**IN-SWING/OUT-SWING GLIDING GLASS DOORS:** 1 7/8" PANELS WITH CLEAR ¾" INSULATED, ARGON FILLED, LOW-E, TEMPERED GLASS. INCLUDE MANUFACTURERS STANDARD SCREEN DOOR WITH IN-SWING & GLIDING DOORS, IF UNITS SHOW MUNTINS ON EXTERIOR ELEVATIONS, PROVIDE MUNTIN BARS THAT ARE ADHERED TO INTERIOR & EXTERIOR SIDE OF GLASS, ALIGNING DIRECTLY OVER AN INTERNAL SPACER BETWEEN THE TWO PANES OF GLASS. ¾" MUNTIN WIDTH TYPICAL, UNLESS OTHERWISE NOTED. PAINT WOOD MUNTINS USED ON INTERIOR, EXTRUDED ALUMINUM USED ON EXTERIOR; USE PATTERN AS INDICATED ON THE EXTERIOR ELEVATIONS.

## INTERIOR DOORS

FURNISH AND INSTALL ALL PREHUNG INTERIOR DOORS; THEY SHALL BE 1/2" THICK MDF, TRUSTLE TS2020, ONE STEP STICKING, FLAT PANEL, PAINT FINISH ALL SIDES. ALL 7'-0" HIGH X WIDTH AS INDICATED ON THE PLANS, UNLESS CUSTOM.

**FIRE RATED:** FURNISH AND INSTALL AT ALL MECHANICAL ROOMS AND GARAGE-TO-HOUSE DOORS TO ACHIEVE 20 MIN. FIRE RATING; INCLUDE GASKETS, THRESHOLDS, ETC. FOR UL TESTED ASSEMBLY. DOORS SHALL SELF-CLOSE.

## SECTIONAL OVERHEAD DOORS

FURNISH AND INSTALL FIMBEL A86S ROARING TWENTIES SERIES, "DETROIT" MODEL. FURNISH AND INSTALL "LIFT-MASTER, ELITE SERIES 3585 BELT DRIVE" WITH REMOTE CONTROL AUTOMATIC OPENER, EXTERIOR TOUCH KEY PADS, TRACKS AND WEATHER-STRIPPING FOR A COMPLETE OPERATIONAL SYSTEM. PRIME & PAINT ALL SIDES. PROVIDE SHOP DRAWINGS TO ARCHITECT, FOR REVIEW.

## EXTERIOR WOOD WINDOWS

FURNISH AND INSTALL ALL EXTERIOR WINDOWS; THEY SHALL HAVE INTERIOR FACTORY-PRIMED WOOD WITH FIELD-APPLIED PAINT FINISH. EXTERIOR TO BE ALUMINUM CLAD WITH FACTORY-BAKED EXTERIOR PAINT FINISH. PROVIDE & INSTALL CORROSION RESISTANT HARDWARE SUITABLE FOR COASTAL ENVIRONMENT, SALT WATER SPRAY, COLOR WHITE. VERIFY WITH OWNER/ ARCHITECT FOR SELECTION & FINISH OF HARDWARE & WINDOW ALUMINUM PAINT COLOR PRIOR TO ORDERING. UNITS TO HAVE CLEAR INSULATED, ARGON FILLED, LOW-E GLASS. WINDOW MANUFACTURER TO REVIEW DRAWINGS TO DETERMINE AND PROVIDE SAFETY GLASS WHERE REQUIRED BY STATE CODE. ALL OPERABLE UNITS SHALL HAVE INTEGRAL SCREENS. IF UNITS SHOW MUNTINS ON EXTERIOR ELEVATIONS, PROVIDE MUNTIN BARS THAT ARE ADHERED TO INTERIOR & EXTERIOR SIDE OF GLASS, ALIGNING DIRECTLY OVER AN INTERNAL SPACER BETWEEN THE TWO PANES OF GLASS. ¾" MUNTIN WIDTH TYPICAL, UNLESS OTHERWISE NOTED. PAINT WOOD MUNTINS USED ON INTERIOR, EXTRUDED ALUMINUM USED ON EX

# CODE INFORMATION

CODE REFERENCES	
SBC-2 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE	2021
PROJECT INFORMATION	
NEW CONSTRUCTION OF A THREE STORY 2,240 SF FOOTPRINT BUILDING CONTAINING 5 TWO BEDROOM TOWNHOUSES WITH SLAB ON GRADE BELOW.	
<b>01</b>	TOWNHOUSES GOVERNED BY RISBC-2 2019  RISBC-2 2021: R101.2 THE PROVISIONS OF THIS CODE SHALL APPLY TO THE CONSTRUCTION...USE AND OCCUPANCY AND LOCATION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH A SEPARATE MEANS OF EGRESS, AND THEIR ACCESSORY STRUCTURES.  RISBC-2-2021: R202 DEFINITIONS TOWNHOUSE: A SINGLE-FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON NOT LESS THAN TWO SIDES.
FIRE RATINGS	
<b>02</b>	SPRINKLERS NOT REQUIRED
<b>03</b>	2 HOUR FIRE-RESISTANCE-RATED WALL REQUIRED BETWEEN TOWNHOUSES  RISBC-2 2021: R302.2 TOWNHOUSES WALLS SEPARATING TOWNHOUSE UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R302.2.1 OR R302.2.2.  EXCEPTION: A COMMON TWO (2) HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 IS PERMITTED FOR TOWNHOUSES IF SUCH WALLS DO NOT CONTAIN PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING. ELECTRICAL INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH RHODE ISLAND ELECTRICAL CODE SBC-5-2021 (PART 5 OF THIS SUBCHAPTER).  RISBC-2 2021: R302.2.3 CONTINUITY THE FIRE-RESISTANCE-RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB.  RISBC-2 2021: R302.2.4 PARAPETS FOR TOWNHOUSES EXCEPTION: A PARAPET IS NOT REQUIRED IN THE PRECEDING TWO CASES WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF NONCOMBUSTIBLE MATERIALS OR FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS, OR ONE LAYER OF 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET (1219 MM) OF THE COMMON WALLS.  RISBC-2 2021: R302.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLY PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
<b>04</b>	GARAGES  RISBC-2 2021: R302.6 DWELLING-GARAGE FIRE SEPARATION THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.  RISBC-2 2021: TABLE R302.6 DWELLING - GARAGE SEPARATION FROM THE RESIDENCE AND ATTICS: NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE  FROM HABITABLE ROOMS ABOVE THE GARAGE: NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT

SOUND TRANSMISSION	
<b>05</b>	REQUIRED STC RATING OF 45  RISBC-2 2021: APPENDIX K - AK102.1 GENERAL AIRBORNE SOUND INSULATION FOR WALL AND FLOOR-CEILING ASSEMBLIES SHALL MEET A SOUND TRANSMISSION CLASS (STC) RATING OF 45 WHEN TESTED IN ACCORDANCE WITH ASTM E90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; SOFFITS; OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
WINDOWS	
<b>06</b>	EMERGENCY ESCAPE AND RESCUE OPENINGS SIZES  RISBC-2 2021: R310.2 R310.2.1 MINIMUM OPENING AREA EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) & THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).  <b>07</b> IMPACT GLAZING NOT REQUIRED  RISBC-2 2021: R609.6 WINDBORNE DEBRIS PROTECTION PROTECTION OF EXTERIOR WINDOWS, GLASS DOORS AND DOORS WITH GLASS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE IN ACCORDANCE WITH SECTION R301.2.1.2.  NOT REQUIRED, SITE SITS 1.4 MILES FROM OCEAN AND OUTSIDE WINDZONE #3
STAIRS	
<b>08</b>	WIDTH: RISBC-2 2021: R311.7.1  STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE  <b>09</b> HEADROOM: RISBC-2 2021: R311.7.2  THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.  <b>10</b> VERTICAL RISE: RISBC-2 2021: R311.7.3  A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES BETWEEN FLOOR LEVELS OR LANDINGS.  <b>11</b> RISER HEIGHT: RISBC-2 2021: R311.7.5.1  THE MAXIMUM RISER HEIGHT SHALL BE EIGHT AND ONE QUARTER INCHES (8 1/4"). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHTS OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN THREE EIGHTHS OF ONE INCH (3/8")  <b>12</b> TREAD DEPTH: RISBC-2 2021: R311.7.5.2  THE MINIMUM TREAD DEPTH SHALL BE NINE INCHES (9"). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHTS OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN THREE EIGHTHS OF ONE INCH (3/8")  <b>13</b> HANDRAILS: RISBC-2 2021: R311.7.8  HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.  <b>14</b> HANDRAIL HEIGHT: RISBC-2 2021: R311.7.8.1  HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

STAIRS CONTINUED	
<b>15</b>	HANDRAIL GRIP SIZE: RISBC-2 2021: R311.7.1  REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.  TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.  TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 3/4 INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH.  <b>16</b> GUARDS: RISBC-2 2021: R312.1  RISBC-2 2021: R312.1.1 WHERE REQUIRED GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.  RISBC-2 2021: R312.1.2 HEIGHT REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
ATTIC (ROOF) ACCESS	
<b>17</b>	RISBC-2 2021: R807.1 ATTIC ACCESS (MINIMUM OF A 22" x 30" OPENING)  BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.  THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR CLOSET OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH. WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



REVISIONS:  
**PLANNING SUBMISSION SET**

DESCRIPTION: SPECIFICATIONS  
SCALE: As Noted  
DATE: March 22nd, 2024

**MCCRORY TOWNHOUSES**  
507-509 High Street  
South Kingstown, Rhode Island

**A0.2**



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**FIRE PROTECTION LEGEND**

(H) HEAT DETECTOR  
 (S) SMOKE DETECTOR  
 (S/CO) SMOKE/CARBON MONOXIDE DETECTOR

**FLOOD VENT NOTES:**

- 8"x16" FLOOD VENT BY SMART VENT, INSULATED MODEL #1540-570 FOR WD FRAMING
- COLOR FOR EXTERIOR VENTS TO BE WHITE POWDER COAT
- INSTALL AS PER MANUFACTURERS INSTRUCTIONS
- EACH SMART VENT IS RATED FOR 200 SF OF FLOOR SPACE 400 SF/200 SF PER VENT=2 VENTS REQUIRED
- BOTTOM OF VENT SHALL BE LOCATED A MAXIMUM OF 12" FROM THE HIGHER OF THE FINAL INTERIOR FLOOR AND EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING
- EACH ENCLOSED AREA SHALL HAVE A MINIMUM OF TWO OPENINGS. OPENINGS SHALL BE IN AT LEAST TWO WALLS OF EACH ENCLOSED AREA

**SOUTH KINGSTOWN ZONING**

ZONING DISTRICT: CD (COMMERCIAL DOWNTOWN)  
 ZONING USE: MULTI-HOUSEHOLD DEVELOPMENT PROJECT

**YARD SETBACKS, MINIMUM REQUIRED:**

0'-0" FRONT  
 0'-0" SIDE  
 0'-0" REAR

**YARD SETBACKS, PROPOSED:**

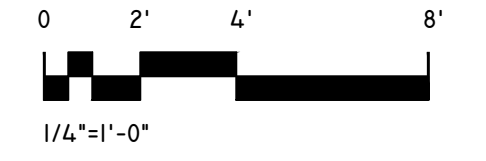
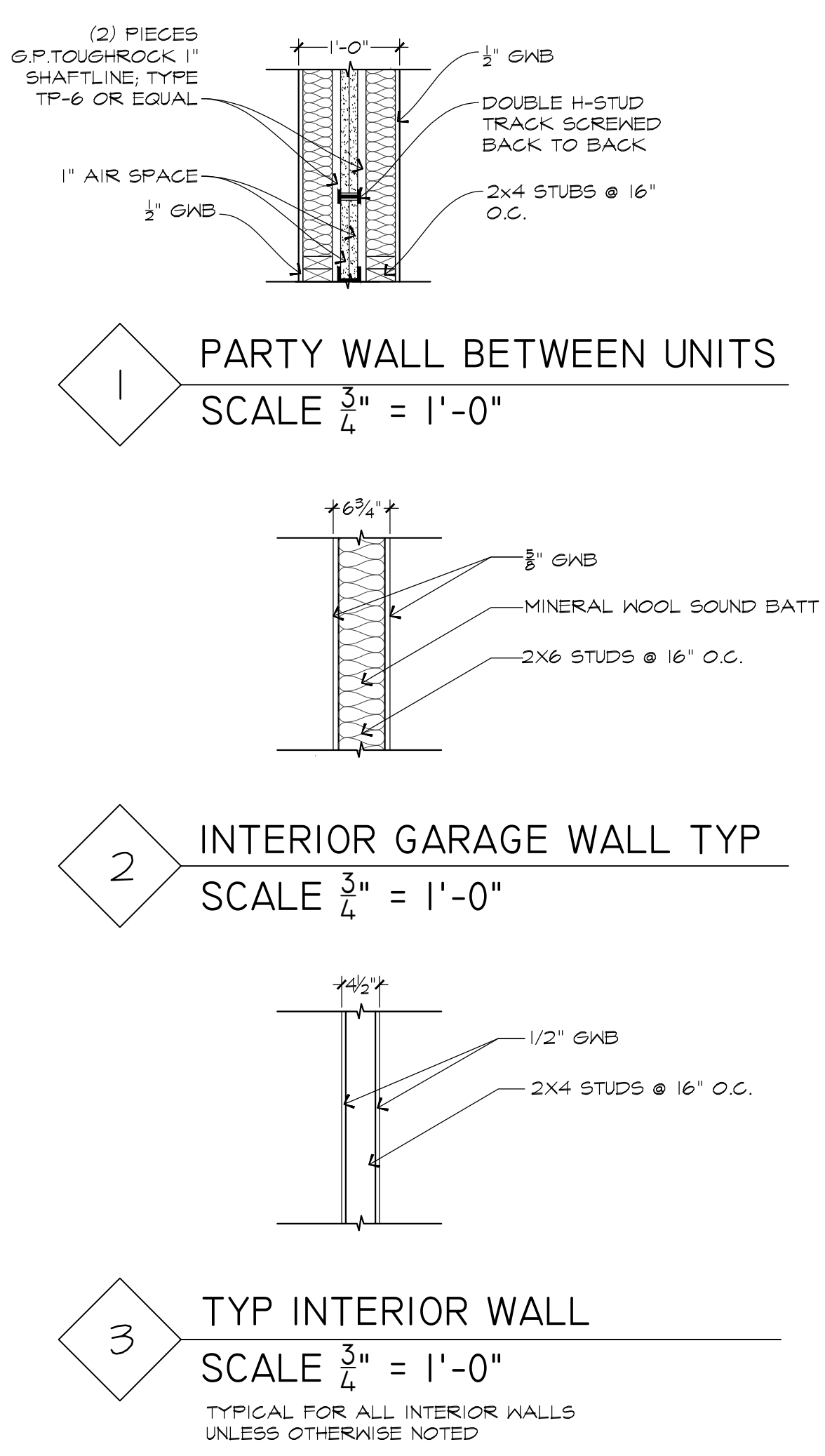
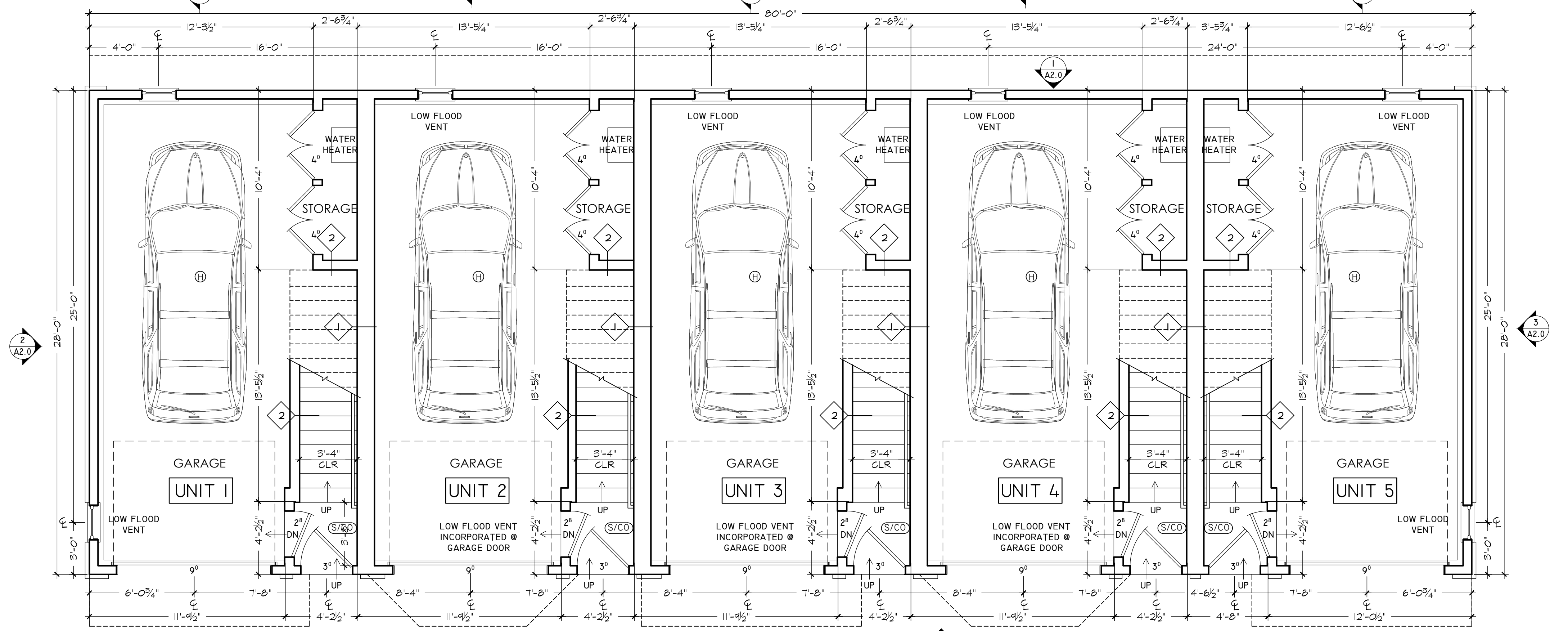
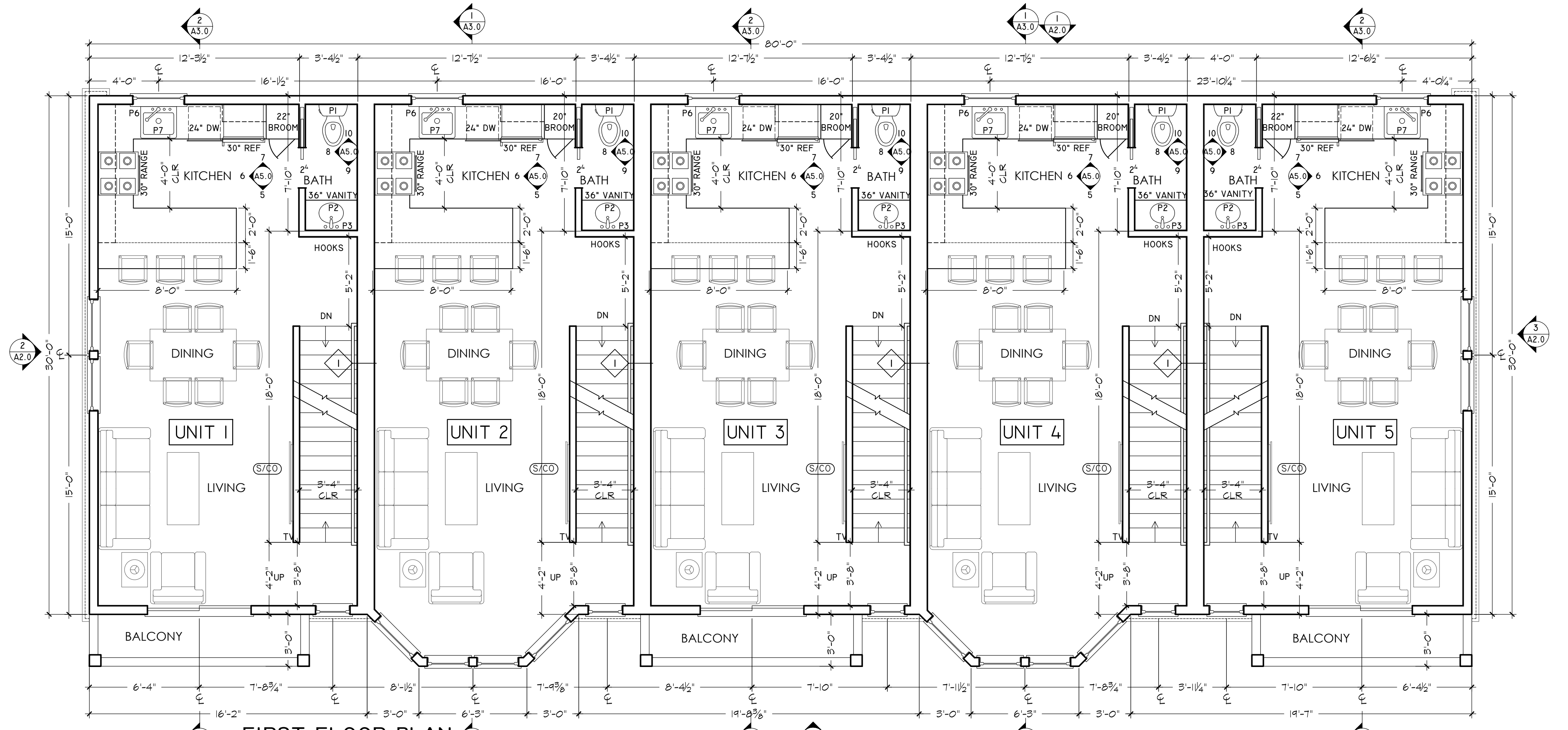
27'-0" FRONT (FROM EXISTING BUILDING AT STREET)  
 5'-0" SIDE  
 11'-6" REAR

**BUILDING HEIGHT, MAXIMUM ALLOWED:** 40'-0" FT FROM AVERAGE NATURAL GRADE (15' FOR ACCESSORY)  
**BUILDING HEIGHT, PROPOSED:** 37'-3"

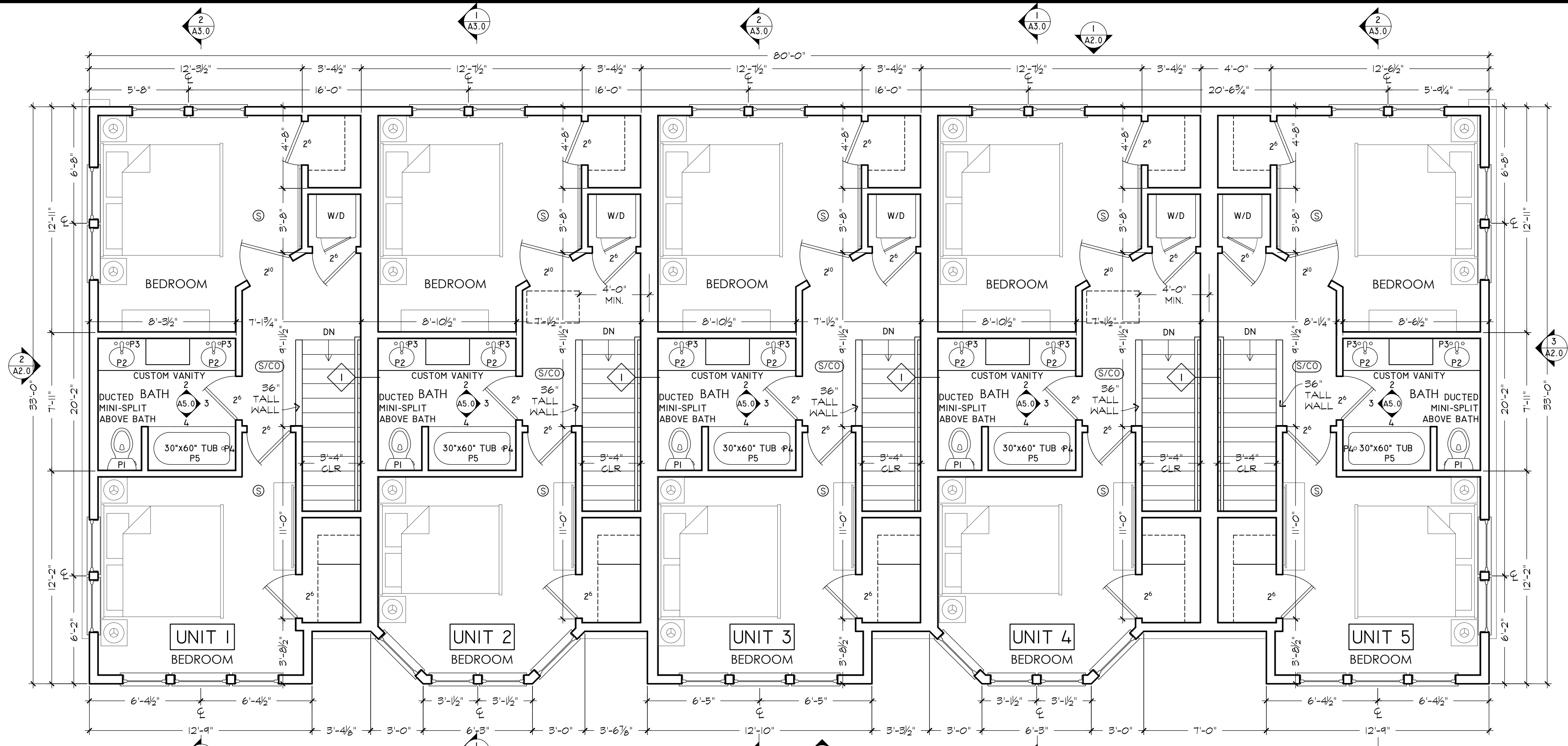
**BUILDING AREA, MAXIMUM ALLOWED:** 5,000 SF PER IST. 1,200 SF PER EACH ADDITIONAL UNIT  
 (5) UNIT BUILDING= 9,800 TOTAL SF ALLOWED  
**BUILDING AREA, PROPOSED:** 7,380 SF

**LOT COVERAGE, ALLOWED:** 50% OF 15,658 SF= 7,829 SF  
**LOT COVERAGE, PROPOSED:** 2,240 SF= 14%

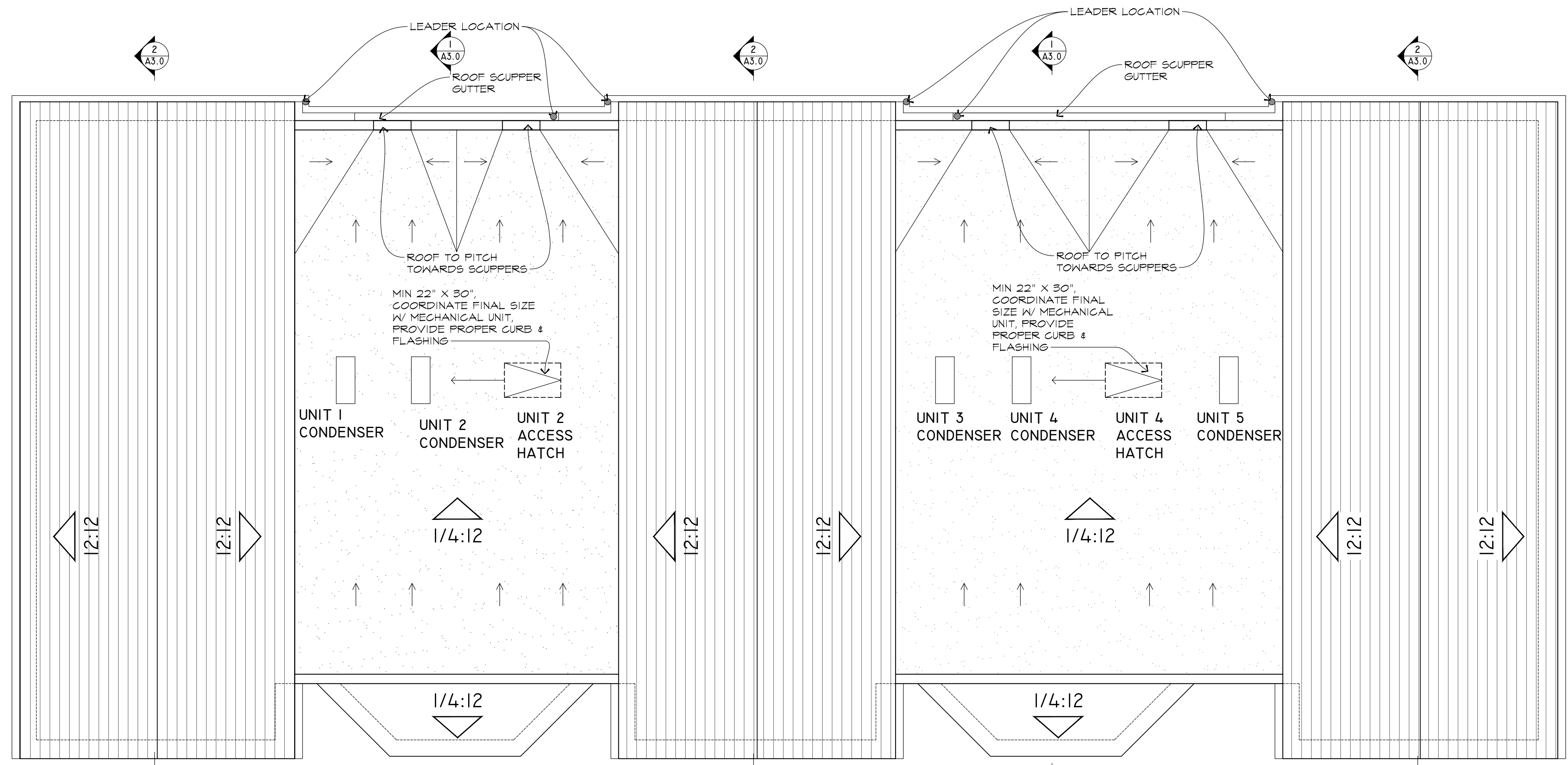
REFERENCE DRAWING: MAP 48-3, LOT 150



- FIRE PROTECTION LEGEND**
- (H) HEAT DETECTOR
  - (S) SMOKE DETECTOR
  - (S/C) SMOKE/CARBON MONOXIDE DETECTOR



**1 SECOND FLOOR PLAN**  
2,570 SF  
SCALE: 1/4" = 1'-0"



**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



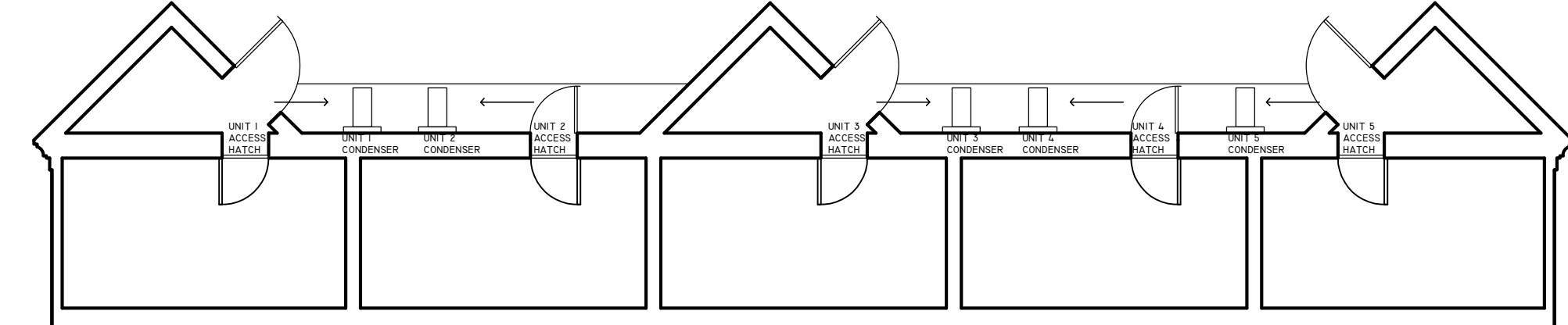
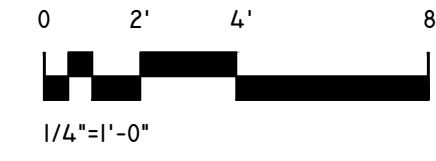
REVISIONS:  
**PLANNING  
SUBMISSION  
SET**

DESCRIPTION: FLOOR PLANS &  
EXTERIOR ELEVATIONS  
SCALE: As Noted  
DATE: March 22nd, 2024

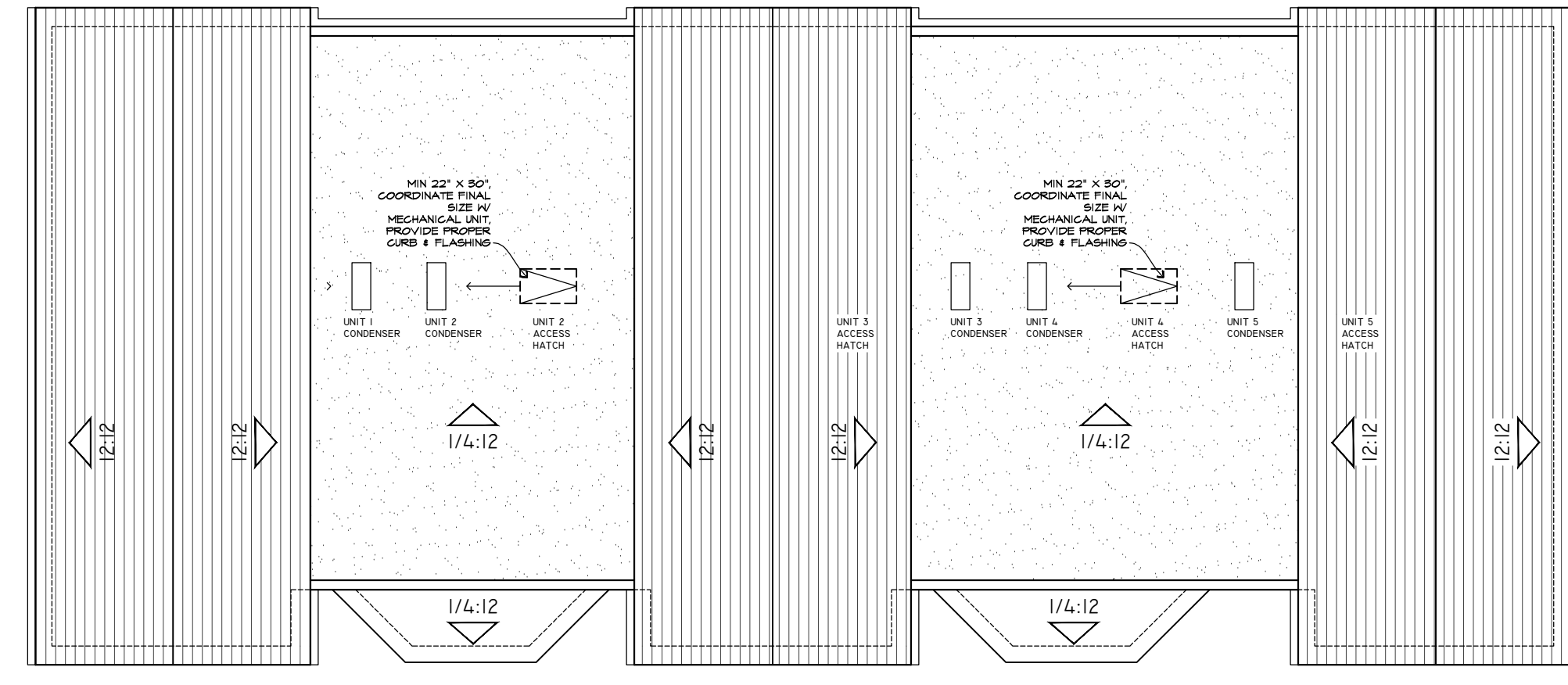
**MCCRORY TOWNHOUSES**  
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South Kingstown, Rhode Island

**A1.1**

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**2A** ROOF SECTION  
SCALE: 1/8"= 1'-0"



**2** ROOF PLAN  
SCALE: 1/8"= 1'-0"

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# A1.2

**MCCRORY TOWNHOUSES**  
507-509 High Street  
South Kingstown, Rhode Island

DESCRIPTION:	ROOF PLANS
SCALE:	As Noted
DATE:	March 22nd, 2024

REVISIONS:  
**PLANNING  
SUBMISSION  
SET**

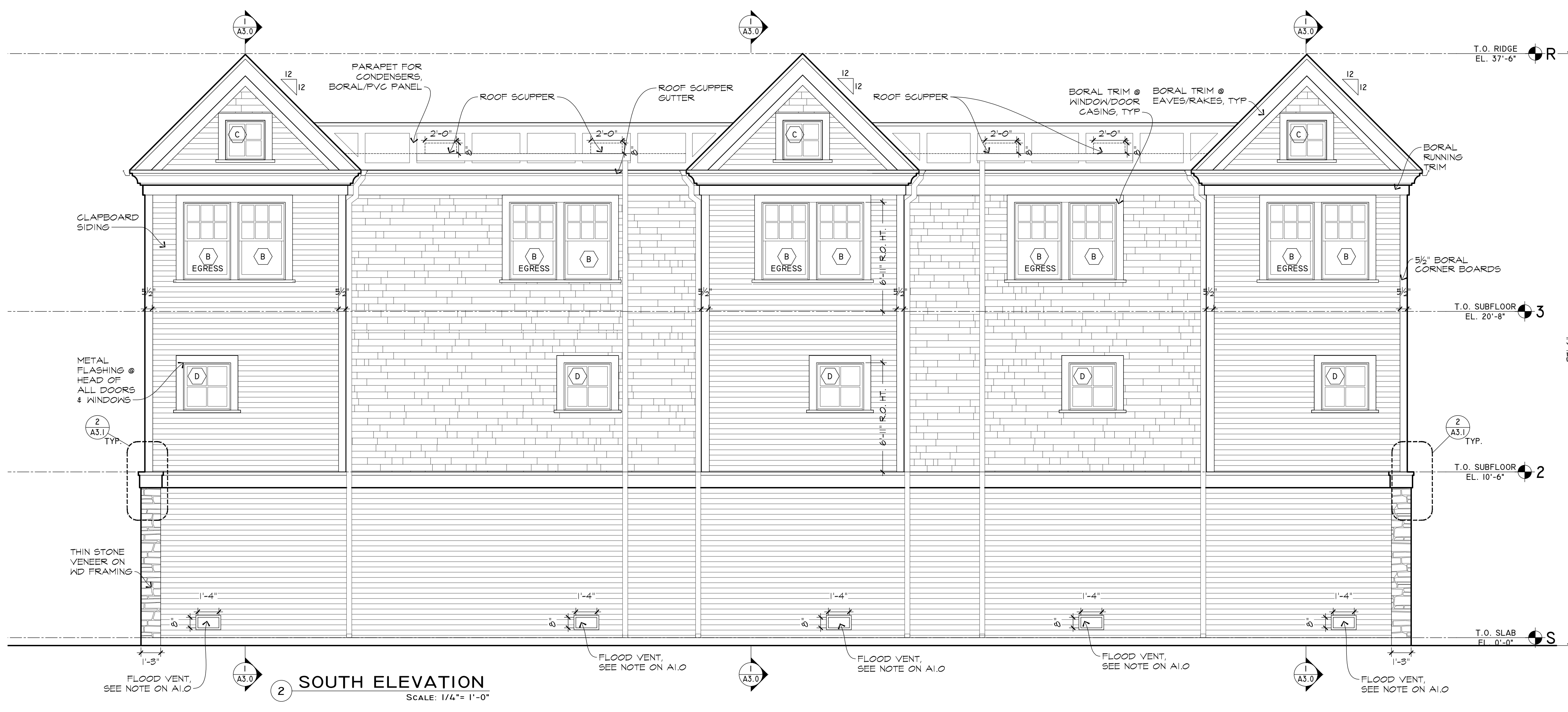




**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATION COLOR NOTES:**  
 1. WHITE: BORAL TRIM, FIBERGLASS COLUMNS, & PVC ELEMENTS  
 2. CEDAR SHINGLES: CAPE COD GRAY  
 3. CLAPBOARDS: NAVY BLUE  
 4. STONE VENEER: PRIMARILY GRAY

**NOTES:**  
 1. ALL WINDOWS/ DOORS TO HAVE MUNTIN PATTERNS, AS SHOWN ON ELEVATIONS  
 2. REFER TO FLOOR PLANS TO CONFIRM WALL THICKNESS  
 3. PROVIDE CUSTOM SIZE WINDOWS AS REQUIRED  
 4. BEFORE INSTALLING EXT. DOORS & WINDOWS, INSTALL 6" STRIP OF ICE & WATER SHIELD, ON EXT. PLYWD. SURROUNDING THE R.O., AS WELL AS, ENTIRE SILL OF R.O. TO FORM A PAN  
 5. ALL WINDOWS/ DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I.S.2/ A440  
 6. ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS.



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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

REVISIONS:

PLANNING SUBMISSION SET

DESCRIPTION:

EXTERIOR ELEVATIONS & WINDOW DETAILS

SCALE:

As Noted

DATE:

March 22nd, 2024

PROJECT:

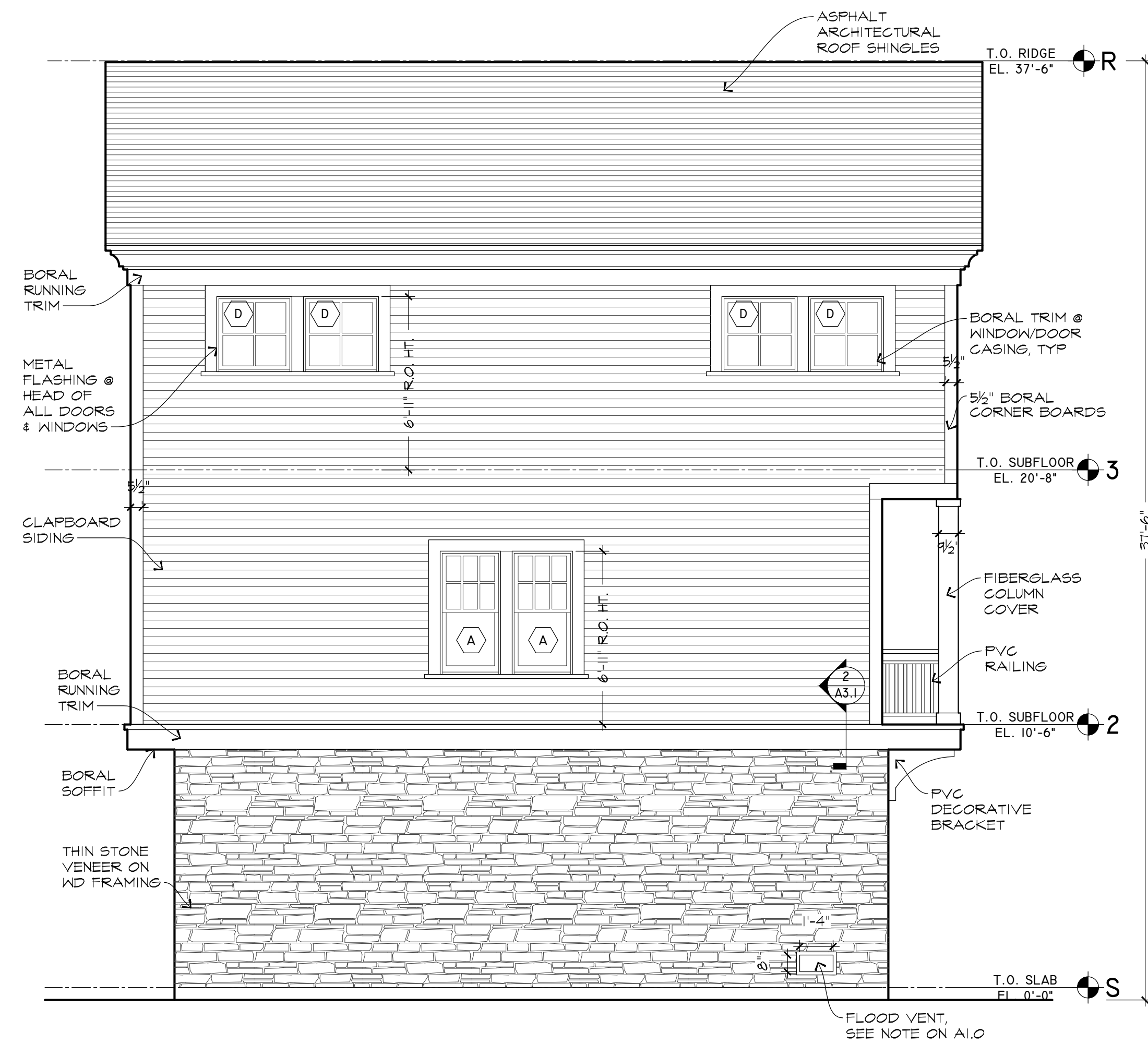
MCCRORY TOWNHOUSES

ADDRESS:

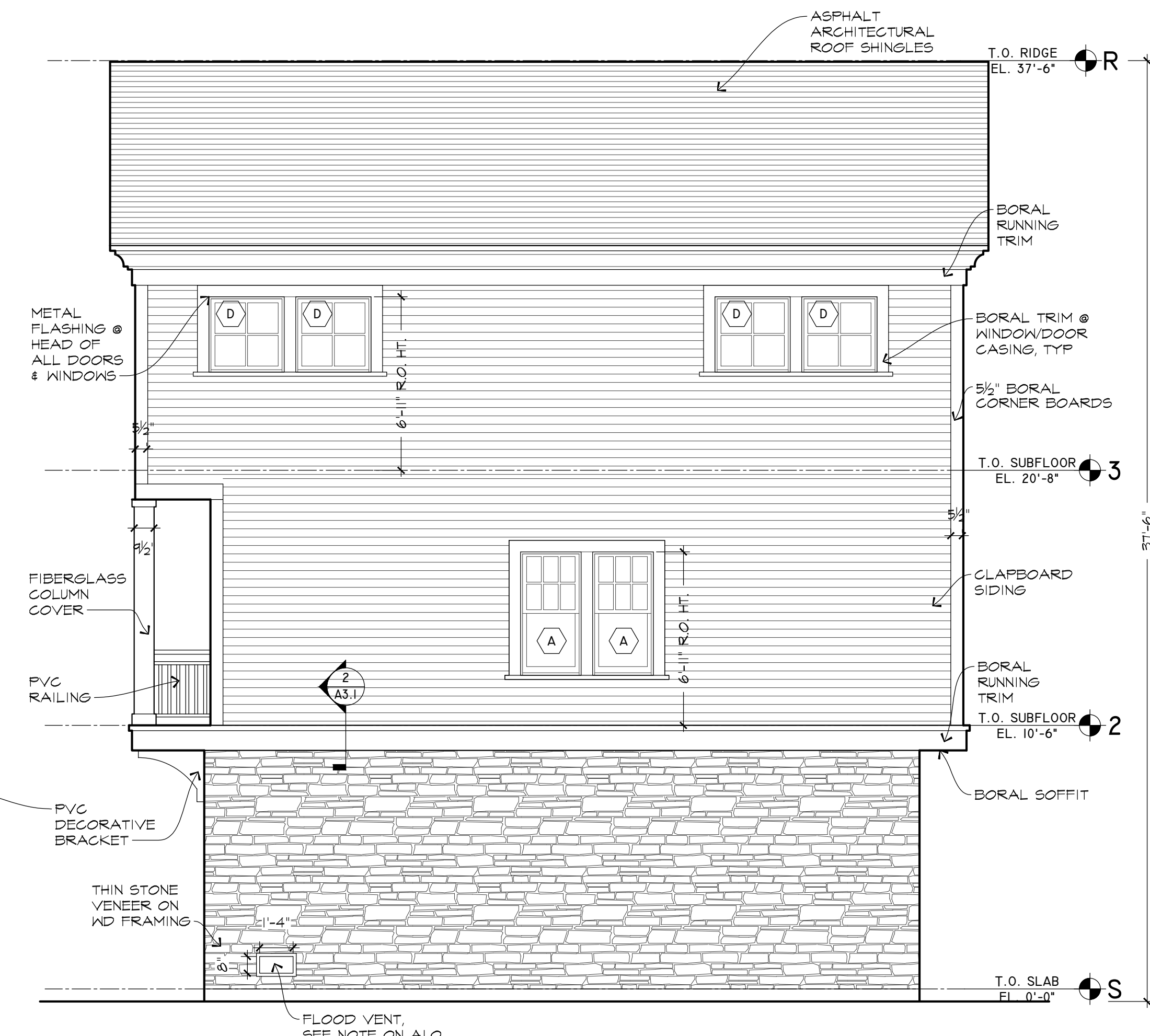
507-509 High Street  
 South Kingstown, Rhode Island

SHEET:

A2.0



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



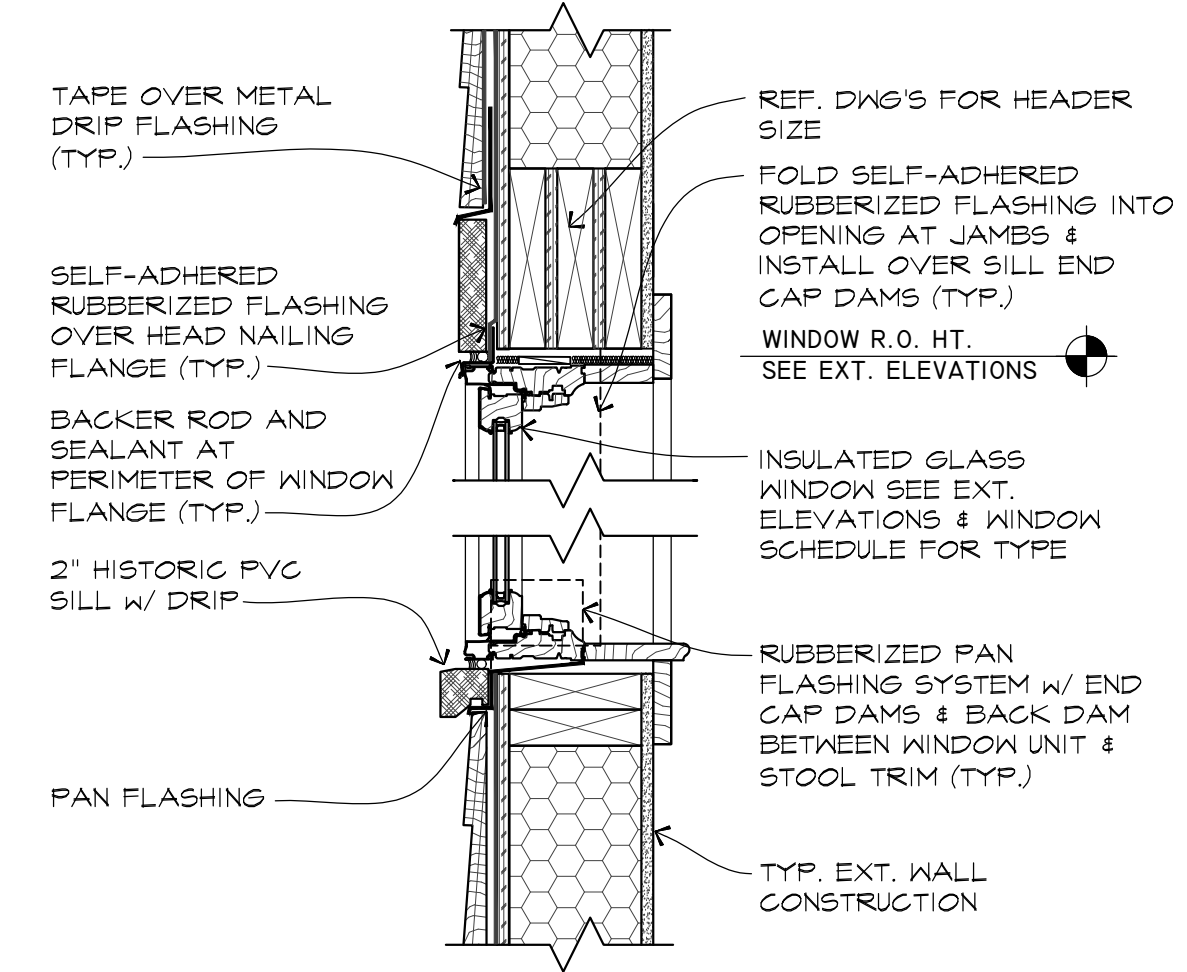
**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EXTERIOR ELEVATION COLOR NOTES:**

1. WHITE: BORAL TRIM, FIBERGLASS COLUMNS, & PVC ELEMENTS
2. CEDAR SHINGLES: CAPE COD GRAY
3. CLAPBOARDS: NAVY BLUE
4. STONE VENEER: PRIMARILY GRAY

**NOTES:**

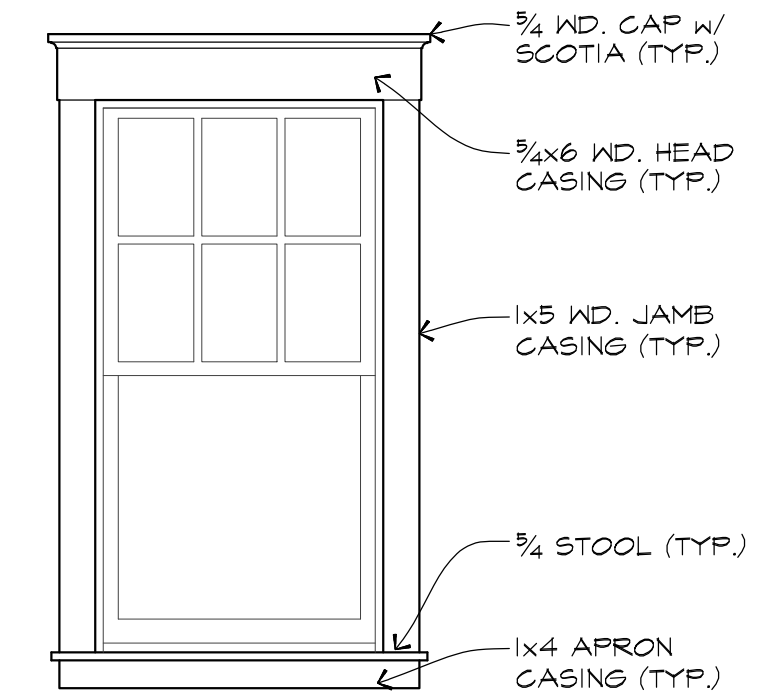
1. ALL WINDOWS/ DOORS TO HAVE MUNTIN PATTERNS, AS SHOWN ON ELEVATIONS
2. REFER TO FLOOR PLANS TO CONFIRM WALL THICKNESS
3. PROVIDE CUSTOM SIZE WINDOWS AS REQUIRED BEFORE INSTALLING EXT. DOORS & WINDOWS. INSTALL 6" STRIP OF ICE & WATER SHIELD, ON EXT. PLYWD. SURROUNDING THE R.O., AS WELL AS, ENTIRE SILL OF R.O. TO FORM A PAN
5. ALL WINDOWS/ DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I.S.2/ A440
6. ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS.



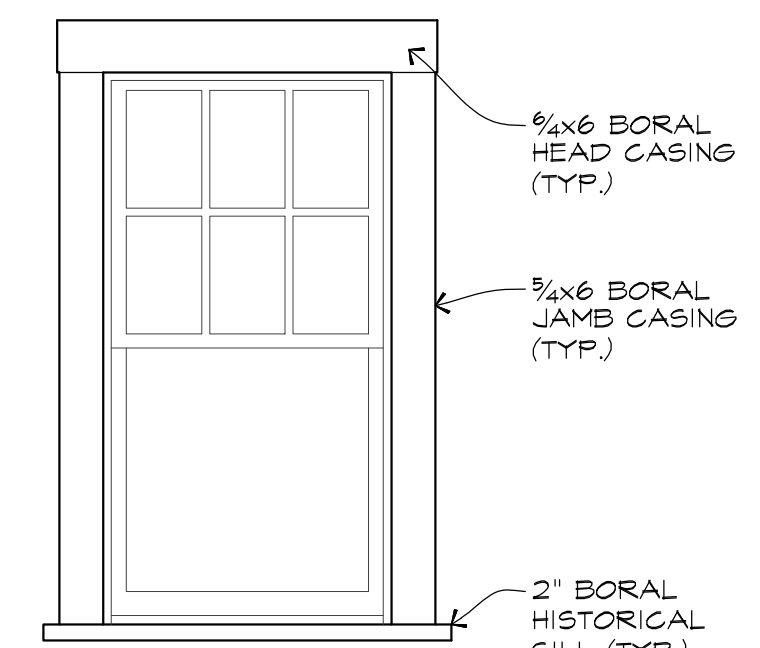
**INSTALLATION NOTES:**

1. ALL WINDOWS AND DOORS TO HAVE VYCOR BITUMINOUS MEMBRANE SILL FLASHING AND ALL WINDOWS & DOORS SHALL BE INSTALLED EXPLICITLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. 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.
3. PRE-FORMED WINDOW OR DOOR SILL PANS (I.E. MARVIN SILLGUARD OR EQUAL) MAY ALSO BE USED IN PLACE OF BITUMINOUS MEMBRANE FLASHING
4. WRAP BOTH SIDES & TOP OF ALL WINDOW & DOOR ROUGH OPENINGS WITH A 40 MIL. BITUMINOUS PEEL & STICK MEMBRANE OR A BUTYL BASED FLASHING TAPE (SUCH AS MADE BY GRACE, CARLSLE, VYCOR PLUS OR TYVEK FLEX WRAP)
5. NAILING FLANGES TO BE EMBEDDED IN CAULK EXCEPT FOR THE BOTTOM FLANGE.
6. ALL NAILING FLANGES TO BE COVERED W/ 6" WIDE FLASHING TAPE.
7. ALL VOIDS (SHIM SPACE) AROUND WINDOW FRAMES WITHIN THE ROUGH OPENINGS TO BE FILLED W/ LOW-EXPANDING, SPRAY FOAM INSULATION

**3 WINDOW INSTALLATION DETAIL**  
SCALE: 1-1/2" = 1'-0"



**5 TYP. INTERIOR WINDOW/ DOOR CASING**  
SCALE: 1/2" = 1'-0"



**4 TYP. EXTERIOR WINDOW/ DOOR CASING**  
SCALE: 1/2" = 1'-0"







2 EXISTING PHOTO



2A DAYTIME RENDERING

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SET

DESCRIPTION:

RENDERINGS

SCALE:

N/A

DATE:

March 22nd, 2024

R1.2

**MCCRORY TOWNHOUSES**  
507-509 High Street  
South Kingstown, Rhode Island



2 EXISTING PHOTO



2B TWILIGHT RENDERING

**MCCRORY TOWNHOUSES**  
 507-509 High Street  
 South Kingstown, Rhode Island

**R1.3**

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MCCRORY TOWNHOUSES

507-509 High Street  
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R1.4



4 EXISTING PHOTO



4A DAYTIME RENDERING

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**MCCRORY TOWNHOUSES**  
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**R1.5**

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5B TWILIGHT RENDERING

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R1.7

**MCCRORY TOWNHOUSES**

507-509 High Street

South Kingstown, Rhode Island

DESCRIPTION:

RENDERINGS

SCALE:

N/A

DATE:

March 22nd, 2024

REVISIONS:

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