

RENOVATION AND ADDITION OF:

499 EAST MAIN ROAD - ACCESSORY

MIDDLETOWN, RHODE ISLAND, 02842

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
11 SEPTEMBER 2024

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EX1.03	EXISTING ROOF PLAN
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 Residential Design & Consulting

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 PROJECT NUMBER: 1148

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REVISIONS	

COVER
 DRAWN BY: VF / KJ
 CHECKED BY: CF
 SHEET SIZE: ARCH D 24" X 36"

**MECHANICAL,
 ELECTRICAL,
 AND PLUMBING**
**TO BE
 PERMITTED
 DESIGN BUILD**

G0.00

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G0.01

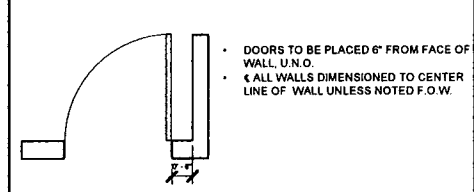
COMMON ABBREVIATIONS

ABV	ABOVE	L.E.D.	LIGHT EMITTING DIODE
ACC	AIR CONDITION	L.H.	LEFT HAND
ACT	ACCESS(IBLE)	LIB	LIBRARY
ADDL	ADDITIONAL	LKR	LOCKER
ADJ	ADJUSTABLE (OR) ADJACENT	LVL	LAMINATED VENEER LUMBER
AE	ARCHITECT/ENGINEER	LOC.	LOCATION
A.F.F.	ABOVE FINISH FLOOR	L.O.W.	LIMIT OF WORK
AHJ	AUTHORITY HAVING JURISDICTION	LVR	LOUVER
ALUM	ALUMINUM	MAS	MASONRY
ALT.	ALTERNATE	MAT.	MATERIAL
ANOD	ANODIZED	MAX.	MAXIMUM
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED.	MEDIUM
APT	APARTMENT	MEMB	MEMBRANE
APPROX	APPROXIMATE	MDF	MEDIUM DENSITY FIBERBOARD
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION	MIN.	MINIMUM
AUTO	AUTOMATIC	MISC	MISCELLANEOUS
AUX.	AUXILIARY	M.O.	MASONRY OPENING
		M.R.	MOISTURE RESISTANT
		MTD	MOUNTED
		MTL	METAL
BAS	BUILDING AUTOMATION SYSTEM	N.A.	NOT APPLICABLE
BD	BOARD	NAT.	NATURAL
BDRM	BEDROOM	N.C.	NOISE CRITERIA
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BLKG	BLOCKING	NKL	NICKEL
BLW	BELOW	NOI.H.	NOMINAL
BSMT	BASEMENT	N.R.C.	NOISE REDUCTION COEFFICIENT
BOT	BOTTOM	N.T.S.	NOT TO SCALE
BRK	BRICK		
BRZ	BRONZE		
BTWN	BETWEEN		
		O.C.	ON CENTER
CAB.	CABINET	OFCl	OWNER FURNISHED CONTRACTOR INSTALLED
C.F.M.F.	COLD-FORMED METAL FRAMING	OFOI	OWNER FURNISHED OWNER INSTALLED
C.L.	CENTER LINE	O.H.	OPPOSITE HAND
CLG	CEILING	OPNG	OPENING
CLR	CLEAR(ANCE)	OPP	OPPOSITE
C.J.	CONTROL JOINT	ORIG.	ORIGINAL
CMU	CONCRETE MASONRY UNIT	OVHD	OVERHEAD
COL	COLUMN	OZ	OUNCE
COMP.	COMPRESSED(ED), (ION), (IBLE)		
CONC.	CONCRETE	PERP	PERPENDICULAR
CONST.	CONSTRUCTION	PLAM	PLASTIC LAMINATE
CONT.	CONTINUE(S), (OUS)	PNT	PAINT
COORD.	COORDINATE	PTD	PAINTED
CPT	CARPET	PR	PAIR
CPR	COPPER	P.T.	PRESSURE TREATED
C.T.	CERAMIC TILE	PTN	PARTITION
C.T.E.	CONNECT TO EXISTING	PLYWD	PLYWOOD
C.U.H.	CABINET UNIT HEATER		
		Q.T.	QUARRY TILE
DBL	DOUBLE		
DEMO	DEMO(LISH), (LITION)	R.B.	RESILENT BASE
DET.	DETAIL	R.D.	ROOF DRAIN
D.F.	DRINKING FOUNTAIN	REF.	REFER
DH	DOUBLE HUNG	REFR	REFRIGERATOR
DIA	DIAMETER	REQ.	REQUIRE(D)
DIAG	DIAGONAL	RES.	RESILENT
DIM.	DIMENSION	REV.	REVISION
DN	DOWN	R.H.	RIGHT HAND
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	R.O.	ROUGH OPENING
DTL	DETAIL		
DWG	DRAWING	SCHED	SCHEDULE
DX	DUPLEX	SECT	SECTION
		SF	SQUARE FEET
EA	EACH	SHT	SHEET
EL	ELEVATION	SHTH	SHEATHING
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPEC (IFIED) (IFICATION)
EMER.	EMERGENCY	SRL	SUBMITTAL REVIEW LETTER
EMS	EMERGENCY MANAGEMENT SYSTEM	SQ.	SQUARE
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
EQ	EQUAL	S.S.M.	SOLID SURFACE MATERIAL
EQUIP	EQUIPMENT	STC	SOUND TRANSMISSION COEFFICIENT
ETR	EXISTING TO REMAIN	STD	STANDARD
EXG	EXISTING	STOR.	STORAGE
EXT.	EXTERIOR	STL	STEEL
		STRUCT.	STRUCTURAL
F.A.	FIRE ALARM	SUSP.	SUSPENDED
F.A.R.	FLOOR AREA RATIO	SYS.	SYSTEM
F.C.U.	FAN COIL UNIT		
F.D.	FLOOR DRAIN	T&G	TONGUE AND GROOVE
FDN	FOUNDATION	TBD	TO BE DETERMINED
F.E.	FIRE EXTINGUISHER	TEL	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
F.FAE	FURNITURE, FIXTURE, AND EQUIPMENT	THK	THICKNESS
FGL	FIBERGLASS	THR.	THRESHOLD
FIN.	FINISH	THRU	THROUGH
FIXT.	FIXTURE	T.O.	TOP OF
FL	FLOOR	TSTAT	THERMOSTAT
FLUOR	FLUORESCENT	TYP.	TYPICAL
F.O.	FACE OF	TZ	TERRAZZO
F.P.	FIRE PROTECTION		
FT	FEET	U.H.	UNIT HEATER
FTG	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
FURN	FURNITURE	U.O.N.	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
GA	GAGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	V.R.	VAPOR RETARDER
GB	GRAB BAR		
GL	GLASS	w/	WITH
GLAM	GLUE LAMINATED BEAM	W.C.	WATER CLOSET
GLZ	GLAZING	WD	WOOD
GWB	GYPSON BOARD	WIN	WINDOW
		Z.C.C.	ZINC COATED COPPER
HC	HANDICAP	&	AND
HDF	HIGH DENSITY FIBERBOARD		
HM	HOLLOW METAL		
HDWR	HARDWARE		
HOR	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
IN.	INCHES		
INCL	INCLUDE(D), (ING)		
INFO	INFORMATION		
INSUL	INSULATION		
INT.	INTERIOR		
J.C.	JANITOR'S CLOSET		
J-BOX	JUNCTION BOX		
JT	JOINT		
KIT.	KITCHEN		
LAB.	LABORATORY		
LAV.	LAVATORY		
LB	POUND(S)		

SYMBOLS

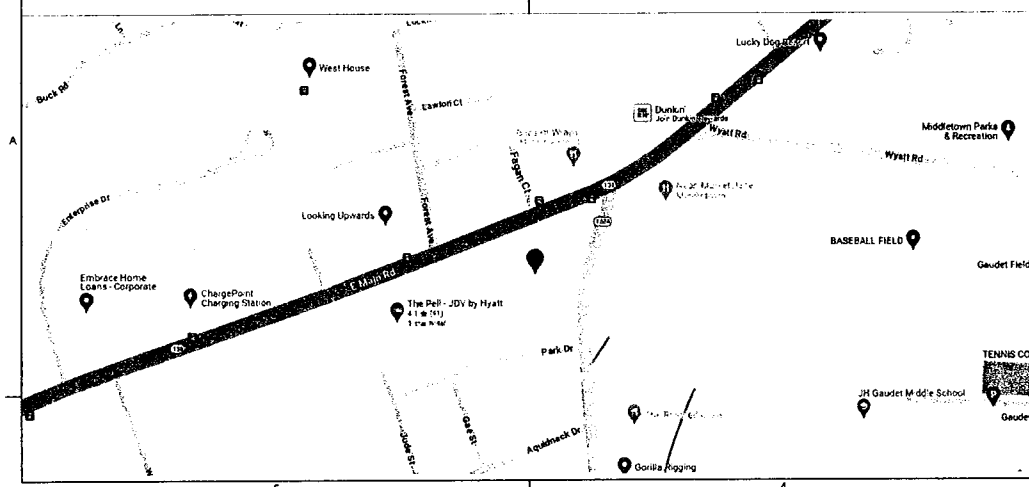
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
SECTION	
ELEVATION	
SPOT ELEVATION	
COLUMN GRID MARK	
ROOM NAME AND MARK	
DOOR MARK	
WALL TYPE	
WINDOW TYPE	
FURNITURE / SPECIALTY EQUIPMENT MARK	
BREAK LINE	
LEADER	
DIMENSION	
REVISION CLOUD	
ALIGN	
FLOOR FINISH	
MOCKUP LOCATION	

TYPICAL DOOR NOTES



MATERIAL DRAFTING PATTERNS

	ALUMINUM
	BRICK
	CONCRETE
	CONCRETE BLOCK
	CERAMIC TILE, HORIZONTAL SURFACE
	CERAMIC TILE, VERTICAL SURFACE
	EARTH
	ENGINEERED WOOD (MDF, HDF, ETC.)
	EXISTING, UNEXCAVATED
	GLASS, SPECIALTY
	GLASS, HORIZONTAL SURFACE
	GLASS, VERTICAL SURFACE
	GYPSON/PLASTER
	METAL (STEEL, ETC.)
	PLASTIC
	PLYWOOD
	POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
	RIGID INSULATION
	RUBBLE
	SHINGLE
	WOOD (EDGE GRAIN)
	WOOD (END GRAIN)
	WOOD (FACE GRAIN)
	GENERIC 1
	GENERIC 2
	GENERIC 3
	GENERIC 4
	GENERIC 5
	GENERIC 6



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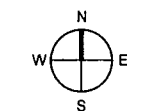
EXISTING FIRST FLOOR PLAN

DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

EX1.01

GENERAL NOTES

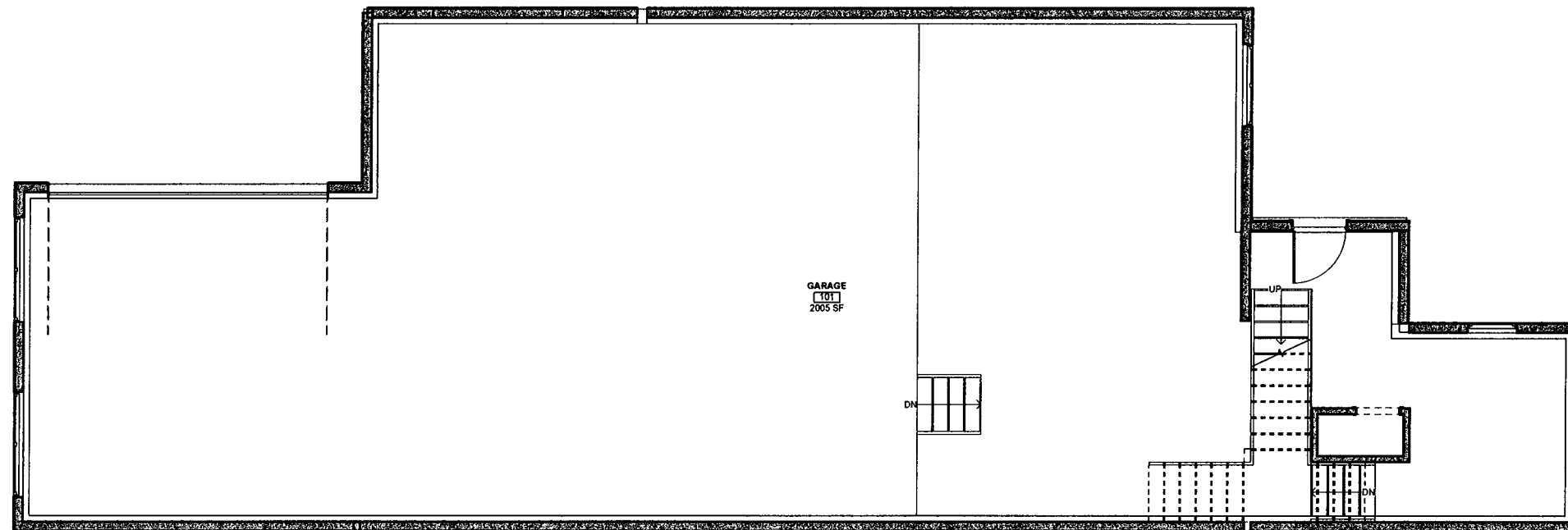
NORTH ARROW



WALL TYPE LEGEND

- EXISTING
- DEMOLISHED
- NEW CONSTRUCTION

A5 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



C
B
A

5 4 3 2 1

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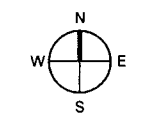
EXISTING SECOND FLOOR PLAN

DRAWN BY: VF
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"


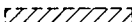

EX1.02

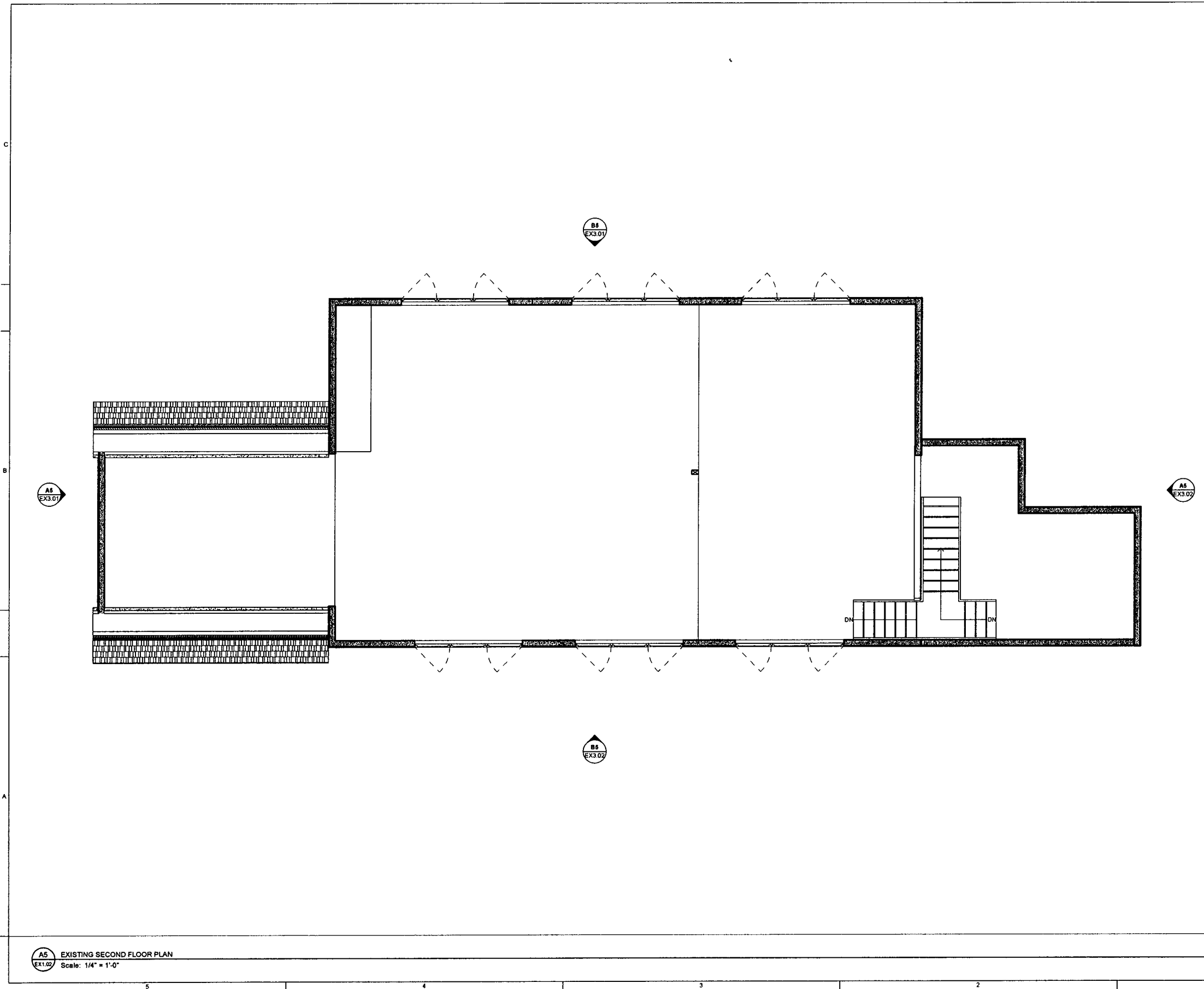
GENERAL NOTES

NORTH ARROW



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A5 EXISTING SECOND FLOOR PLAN
EX1.02 Scale: 1/4" = 1'-0"

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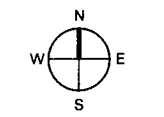
NO.	DESCRIPTION	DATE

EXISTING ROOF PLAN
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EX1.03

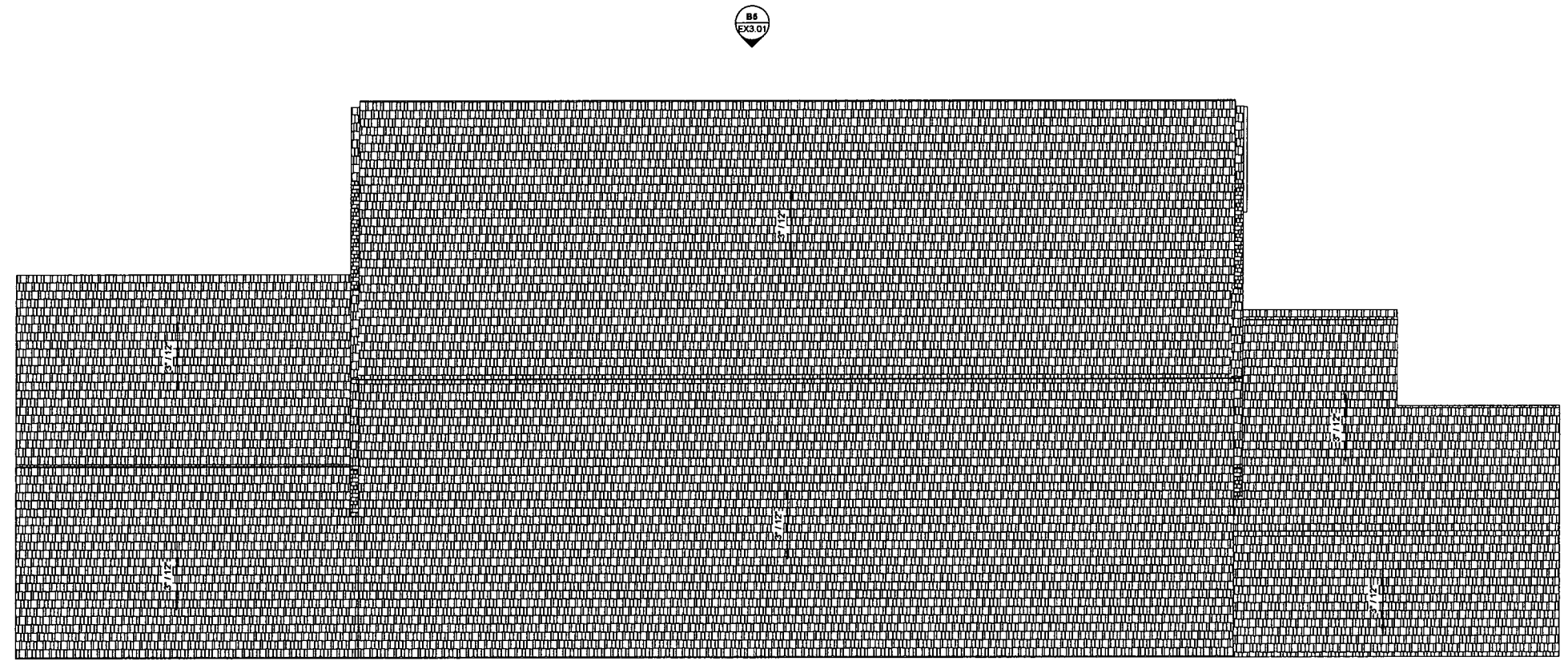
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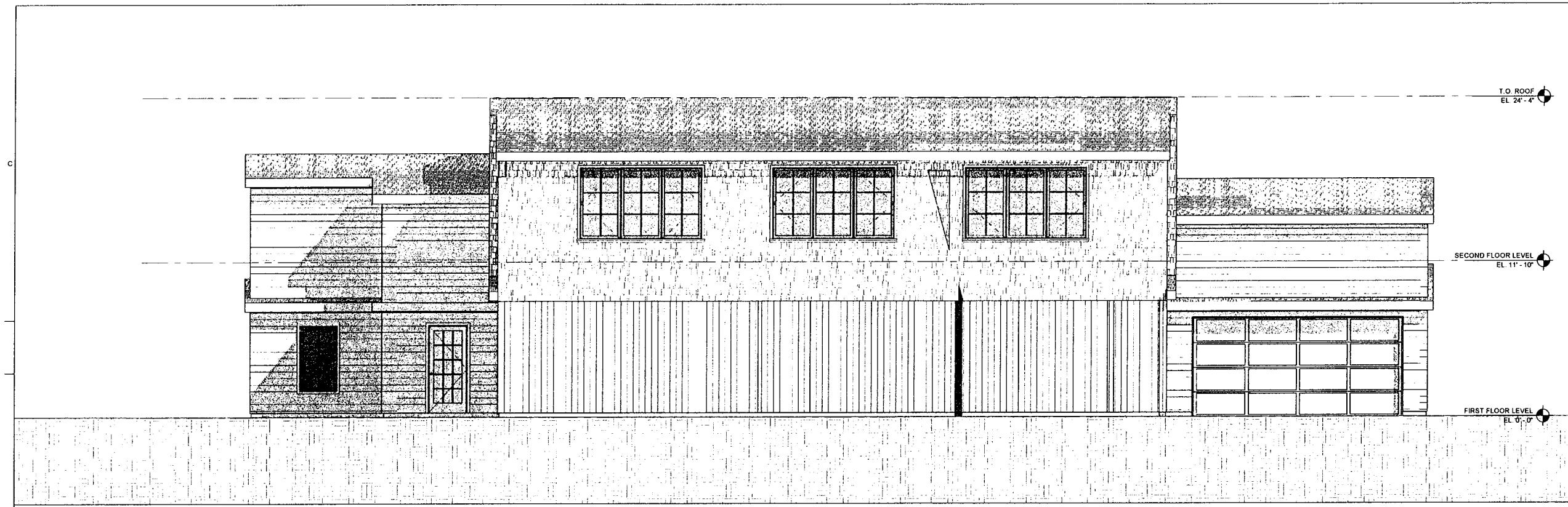
REVISIONS

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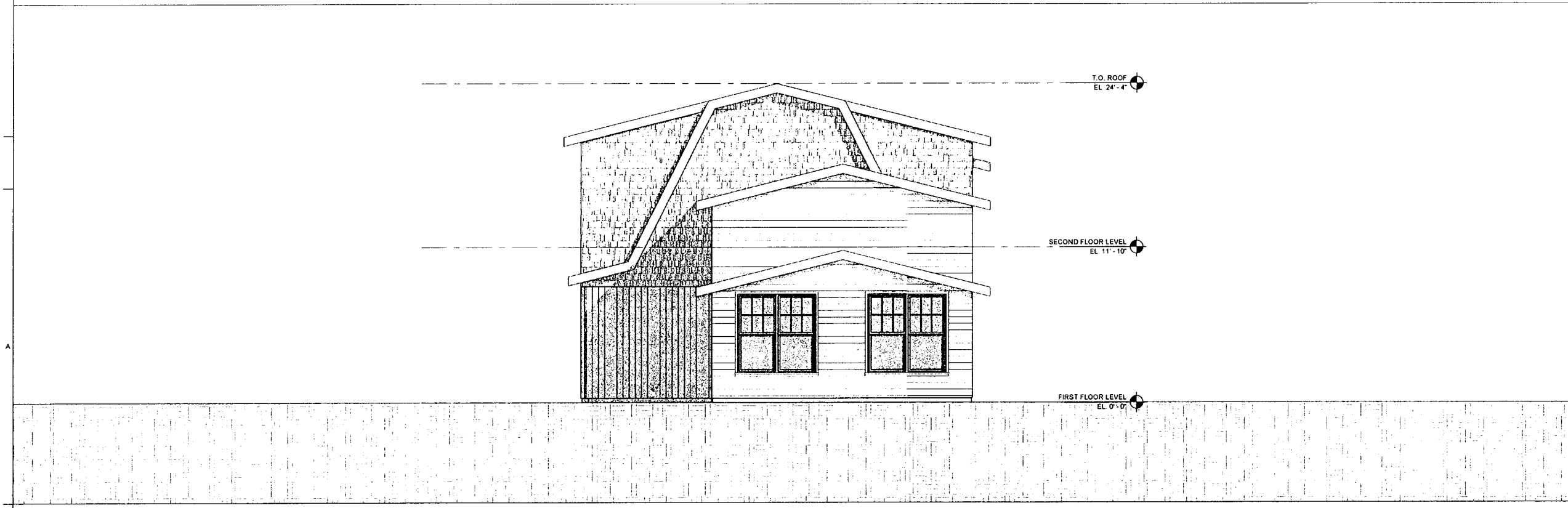
EXISTING EXTERIOR ELEVATIONS

DRAWN BY: VF
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EX3.01



B5 EXISTING NORTH EXTERIOR ELEVATION
EX3.01 Scale: 1/4" = 1'-0"



A5 EXISTING WEST EXTERIOR ELEVATION
EX3.01 Scale: 1/4" = 1'-0"

5 4 3 2 1

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FIRST FLOOR PLAN

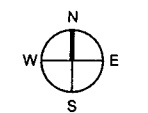
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GENERAL SYMBOLS

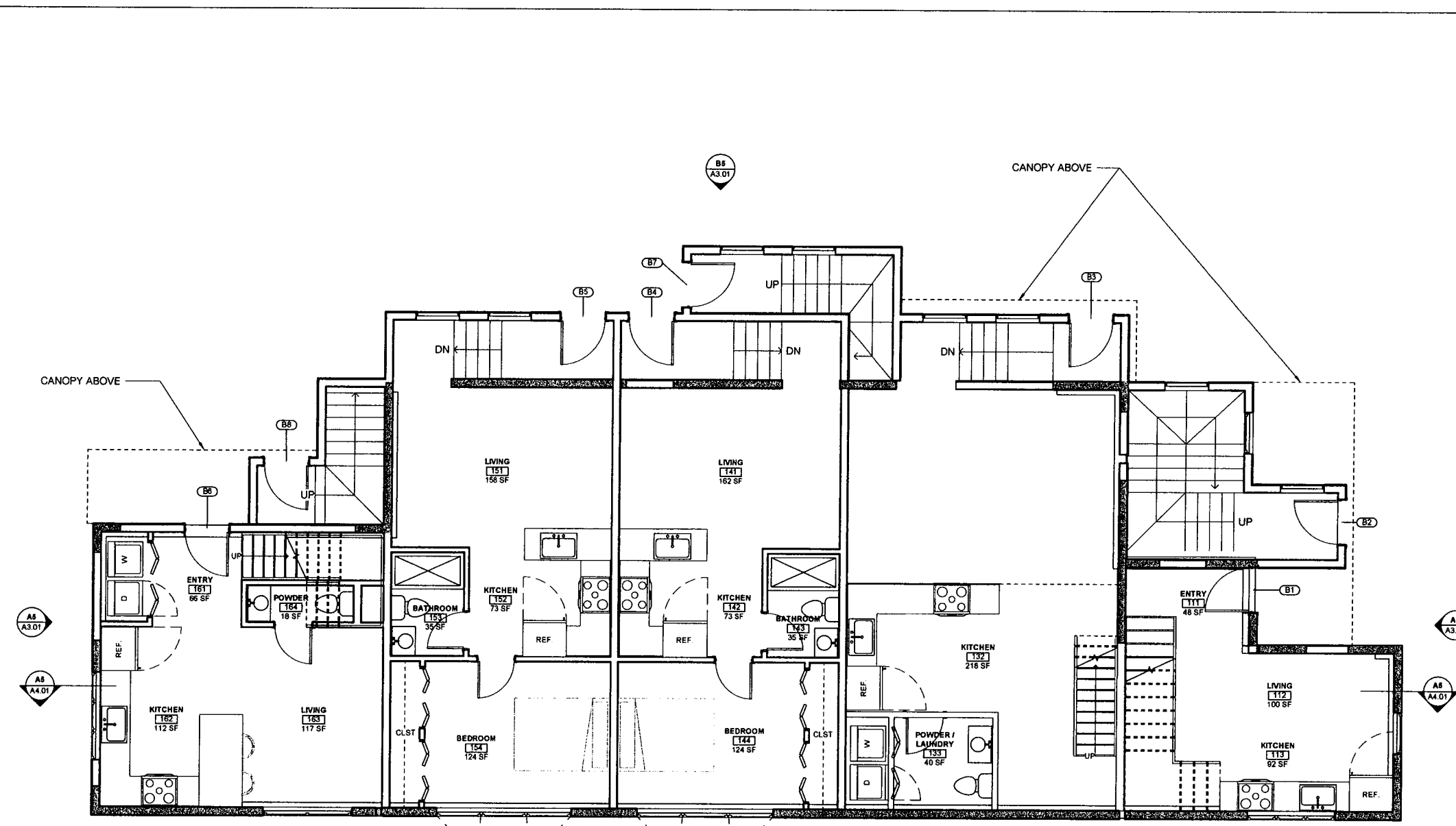
- | | | | |
|----------------|--|---|--------------------------------------|
| ⊙ ¹ | PENDANT LIGHT FIXTURE | ⊞ | RECESS ELECTRIC PANEL |
| ⊙ | RECESSED CAN LIGHT | ⊞ | DUPLEX RECEPTACLE |
| ⊞ | EXHAUST FAN/LIGHT COMBO VENT TO EXTERIOR | ⊞ | WATERPROOF DUPLEX RECEPTACLE |
| ⊙ ¹ | BATHROOM SCONCE LIGHT FIXTURE | ⊞ | GFI DUPLEX RECEPTACLE |
| ⊙ ¹ | EXTERIOR SCONCE LIGHT FIXTURE | ⊞ | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| ⊞ | LIGHT SWITCH | ⊞ | ELECTRIC METER |
| ⊞ ⁰ | DIMMER LIGHT SWITCH | ⊞ | GAS METER |
| ⊞ ³ | THREE WAY LIGHT SWITCH | ⊞ | CABLE JACK |

NORTH ARROW



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A5 PROPOSED FIRST FLOOR PLAN
A1.01 Scale: 1/4" = 1'-0"

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FIRST FLOOR PLAN - LOFT

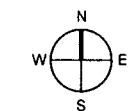
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GENERAL SYMBOLS

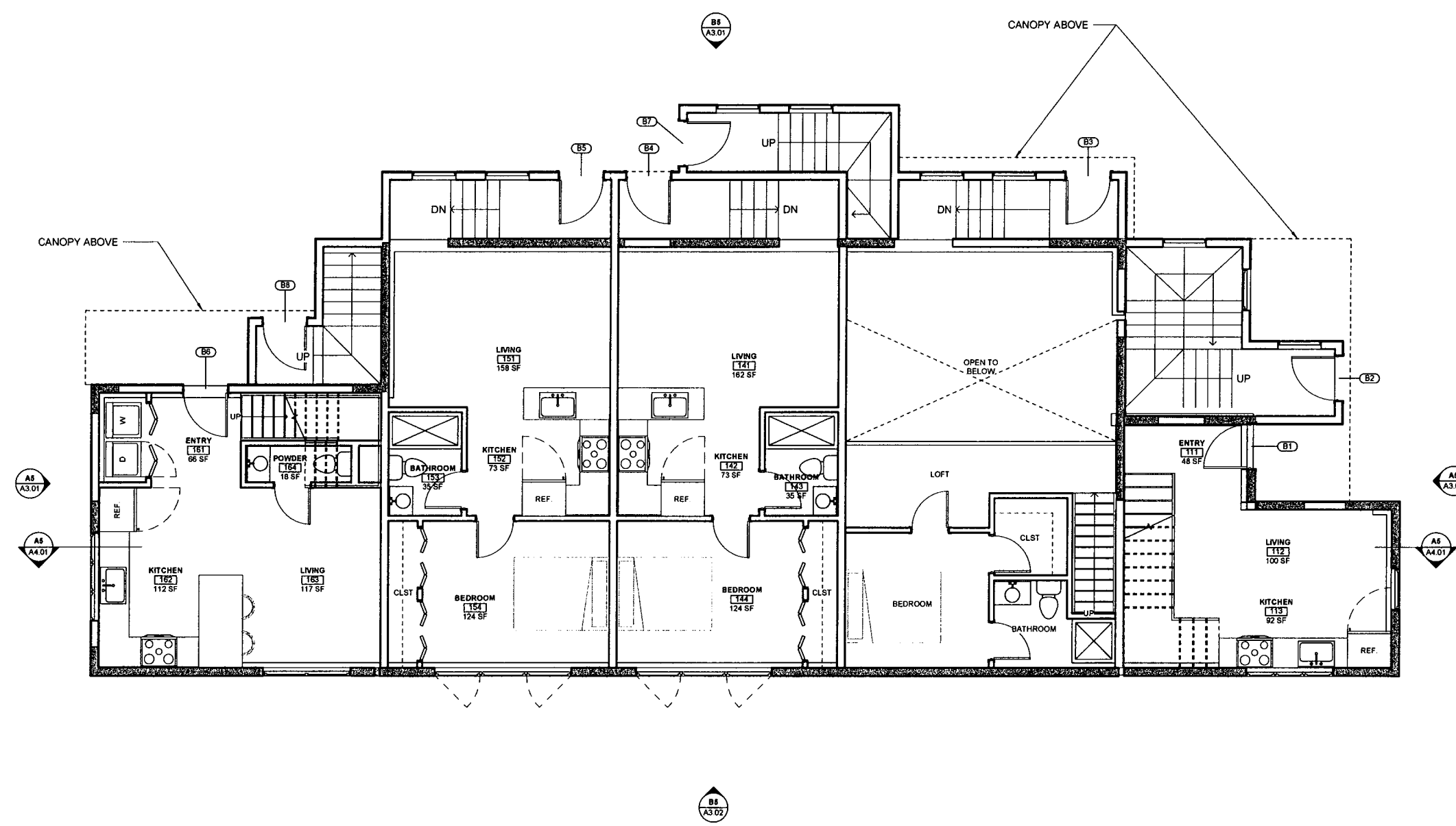
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|--|--|--|--------------------------------------|
| | PENDANT LIGHT FIXTURE | | RECESS ELECTRIC PANEL |
| | RECESSED CAN LIGHT | | DUPLEX RECEPTACLE |
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| | EXTERIOR SCONCE LIGHT FIXTURE | | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| | LIGHT SWITCH | | ELECTRIC METER |
| | DIMMER LIGHT SWITCH | | GAS METER |
| | THREE WAY LIGHT SWITCH | | CABLE JACK |

NORTH ARROW



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A5 PROPOSED FIRST FLOOR PLAN - LOFT
A1.02 Scale: 1/4" = 1'-0"

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SECOND FLOOR PLAN
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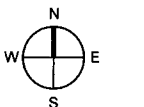
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GENERAL NOTES

GENERAL SYMBOLS

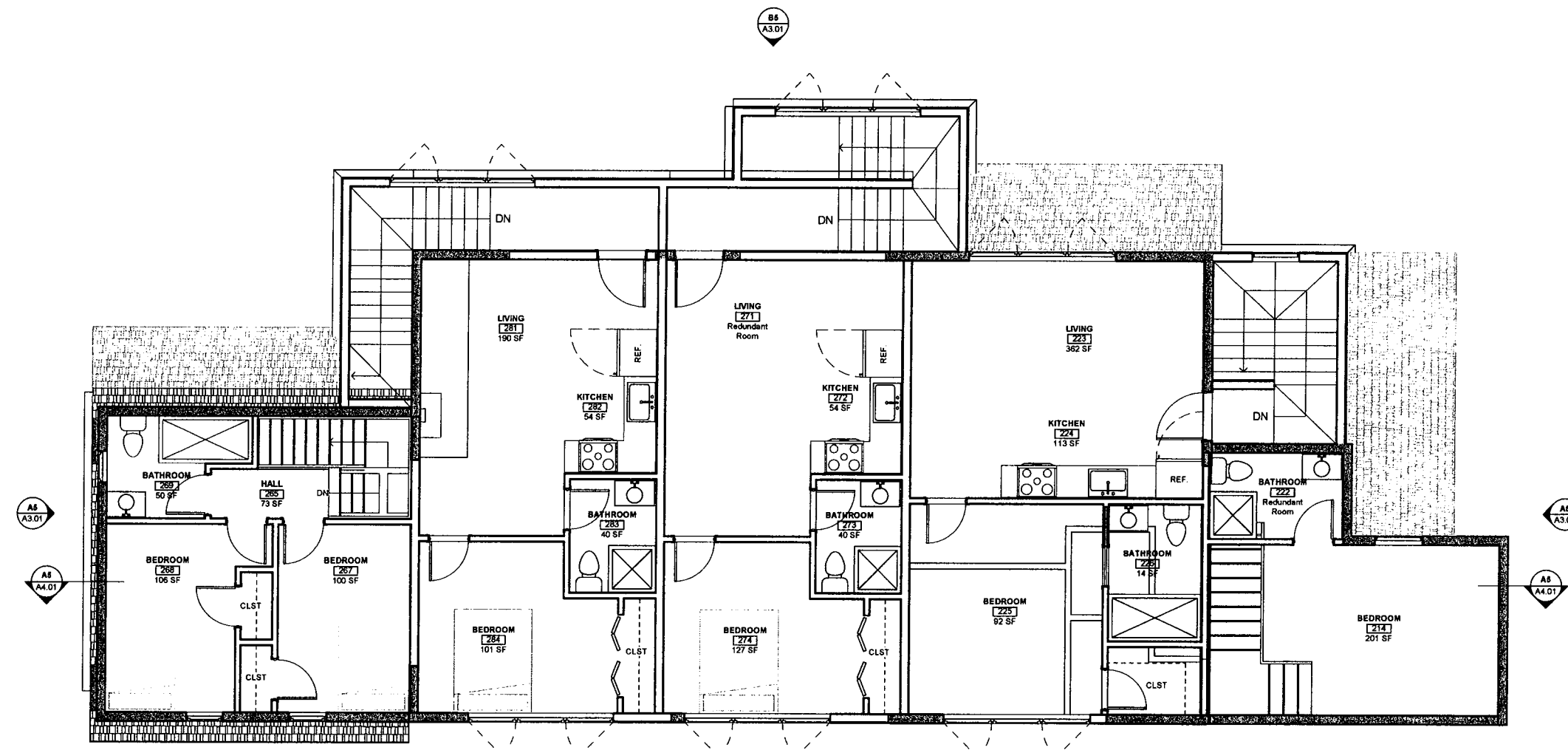
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|---|--------------------------------------|
| PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| LIGHT SWITCH | ELECTRIC METER |
| DIMMER LIGHT SWITCH | GAS METER |
| THREE WAY LIGHT SWITCH | CABLE JACK |

NORTH ARROW

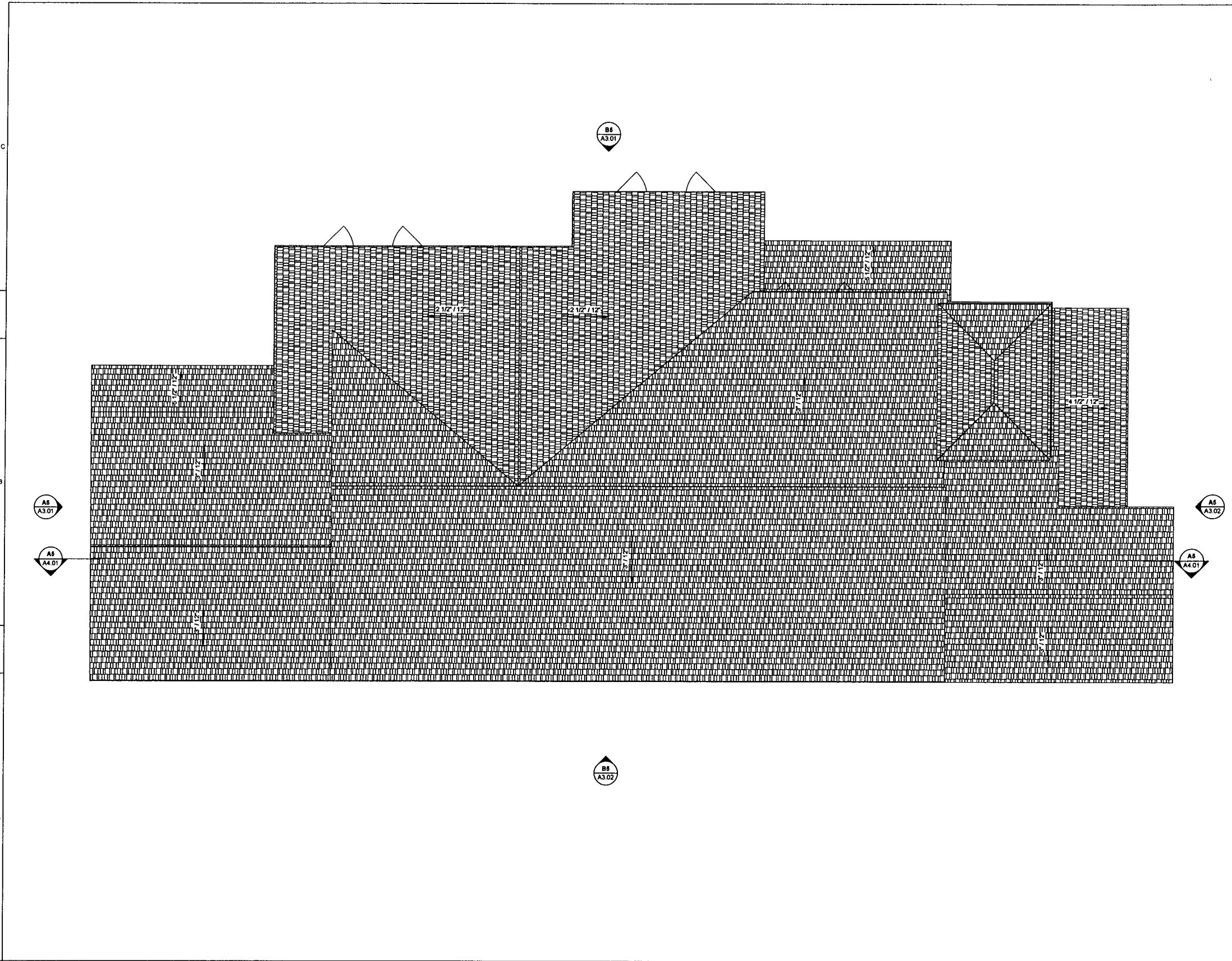


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A5 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



GENERAL NOTES

GENERAL SYMBOLS

- | | |
|---|--------------------------------------|
| P1 PENDANT LIGHT FIXTURE | RECESS ELECTRIC PANEL |
| RECESSED CAN LIGHT | DUPLEX RECEPTACLE |
| EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR | WATERPROOF DUPLEX RECEPTACLE |
| B1 BATHROOM SCONCE LIGHT FIXTURE | GFI DUPLEX RECEPTACLE |
| B2 EXTERIOR SCONCE LIGHT FIXTURE | COUNTER HEIGHT GFI DUPLEX RECEPTACLE |
| \$ LIGHT SWITCH | E ELECTRIC METER |
| \$D DIMMER LIGHT SWITCH | G GAS METER |
| \$3 THREE WAY LIGHT SWITCH | CABLE JACK |

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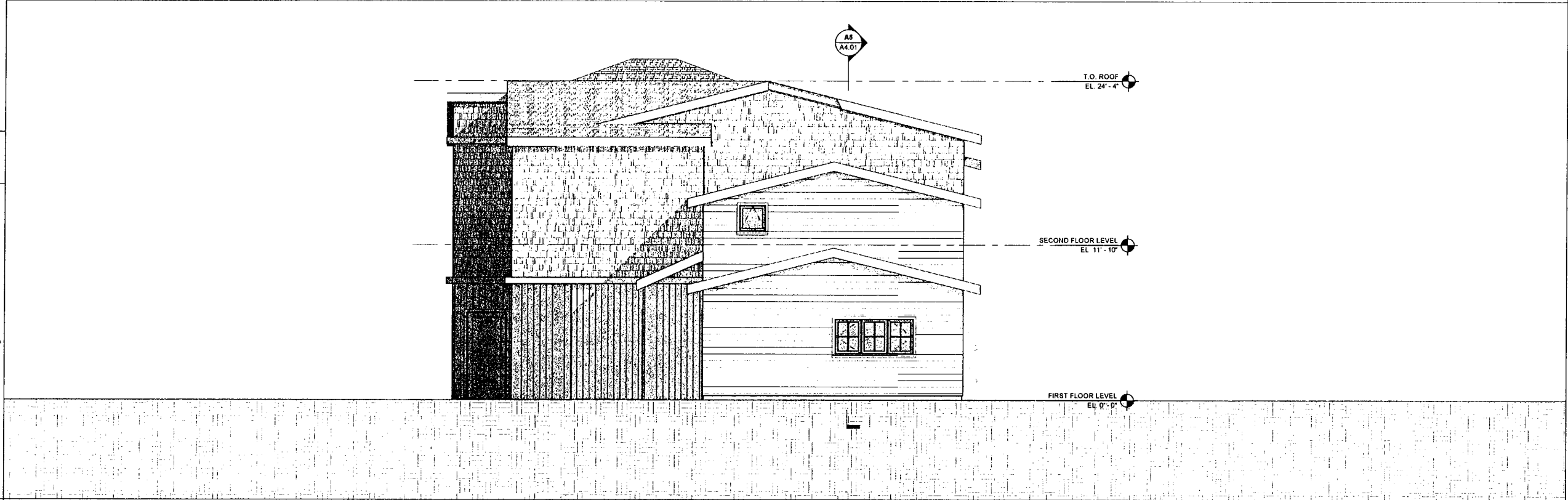
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A1.04



B5 PROPOSED NORTH EXTERIOR ELEVATION
A3.01 Scale: 1/4" = 1'-0"



A5 PROPOSED WEST EXTERIOR ELEVATION
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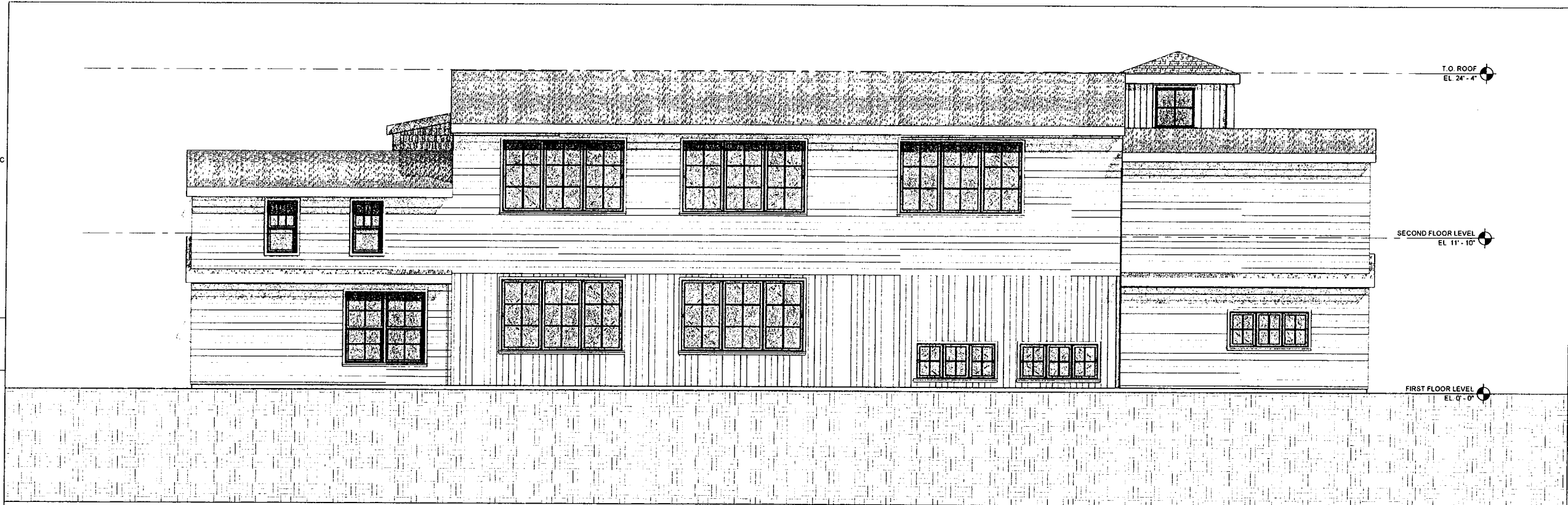
SCHEMATIC SET
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

NO.	DESCRIPTION

EXTERIOR ELEVATIONS
DRAWN BY: VF / KJ
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

A3.01



B5 PROPOSED SOUTH EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"



A5 PROPOSED EAST EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"

RENOVATION AND ADDITION OF:
499 EAST MAIN ROAD - ACCESSORY
499 EAST MAIN ROAD - ACCESSORY
MIDDLETOWN, RHODE ISLAND, 02842

SCHEMATIC DESIGN
ISSUED FOR : CLIENT REVIEW
NOT FOR CONSTRUCTION
11 SEPTEMBER 2024

SCHEMATIC SET
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REVISIONS

NO.	DESCRIPTION

EXTERIOR ELEVATIONS

DRAWN BY: VF / KJ
CHECKED BY: CF
SHEET SIZE: ARCH D 24" X 36"

A3.02