

GENERAL NOTES

- A. ALL MATERIALS, WORKMANSHIP, DESIGN & CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, & THE FOLLOWING APPLICABLE CODES
2022 RHODE ISLAND STATE BUILDING CODE SEC-2 ONE AND TWO FAMILY DWELLING CODE
- B. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES & CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY & MUST BE VERIFIED
- C. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS & THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK
- E. DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO THE DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL BY THE ARCHITECT/DESIGNER
- F. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC & CONCRETE OR MASONRY
- G. ALL FASTENERS & CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM COATING OF G90 PER ASTM 123 & OR ASTM A153, 304 OR 316 STAINLESS STEEL MAY BE SUBSTITUTED IN LIEU OF GALVANIZED PRODUCTS. NO STAINLESS STEEL SHALL COME IN CONTACT WITH GALVANIZED PRODUCTS
- H. CONTRACTOR TO SECURE BUILDING PREMISES DURING NON WORKING HOURS

LIST OF DRAWINGS

NO.	DESCRIPTION	NO.	DESCRIPTION
A00	GENERAL NOTES & SITE PLAN	S10	FOUNDATION PLAN & FIRST FLOOR FRAMING
A10	FIRST FLOOR PLAN	S20	SECOND FLOOR FRAMING
A11	SECOND FLOOR PLAN	S30	ROOF FRAMING
A20	BUILDING ELEVATIONS	S40	SHEARWALL PLANS & DETAILS
A21	BUILDING ELEVATIONS		
A22	BUILDING ELEVATIONS		
A23	BUILDING ELEVATIONS		
A30	BUILDING SECTION		
A31	BUILDING SECTION		
A32	WALL SECTION		
A33	BUILDING SECTION		
A40	FIRST FLOOR RCP & ELECTRICAL		
A41	SECOND FLOOR RCP & ELECTRICAL		
A50	ROOM FINISH, WINDOW TYPES & DOOR SCHEDULE		

2024 IECC REQUIREMENTS

CLIMATE ZONE 5 & 4 MARINE	REQUIRED	SPECIFIED
CEILING R-VALUE	49	49
WOOD FRAME WALL R-VALUE	30	30
MASS WALL R-VALUE	13.3ci	N/A
FLOOR R-VALUE	30	30
BASEMENT WALL R-VALUE	10ci	N/A
SLAB R-VALUE	20, 2FT	N/A
CRAWL SPACE R-VALUE	N/A	N/A
FENESTRATION U-FACTOR	0.28	0.28
SKYLIGHT U-FACTOR	0.50	0.50
GLAZED FENESTRATION SHGC	NR	NR

SYMBOLS

WALL TAG (DYNAMIC) A-WALL-IDEN		NORTH ARROW TAG (DYNAMIC) A-ANNO-SYMB	
DOOR TAG (LINK TO SCHEDULE) A-DOOR-IDEN		NOTE TAG (DYNAMIC) A-ANNO-DEMO	
DETAIL TAG (DYNAMIC) A-ANNO-SYMB		ROOM TAG (LINK TO SCHEDULE) A-FLOOR-IDEN	
FLOOR ELEV TAG (DYNAMIC) A-ANNO-SYMB		DETAIL SECTION TAG (DYNAMIC) A-ANNO-SYMB	
TITLE TAG (DYNAMIC) A-ANNO-SYMB		SITE ELEVATION TAG (DYNAMIC) A-ANNO-SYMB	
ELEVATION TAG (DYNAMIC) A-ANNO-SYMB		MATERIAL TAG A-ANNO-SYMB	
GRID TAG S-GRID-IDEN		REVISION TAG A-ANNO-REVN	
INT ELEV TAG A-ANNO-SYMB		WINDOW TAG A-GLAZ-IDEN	

GENERAL CONTRACTOR:

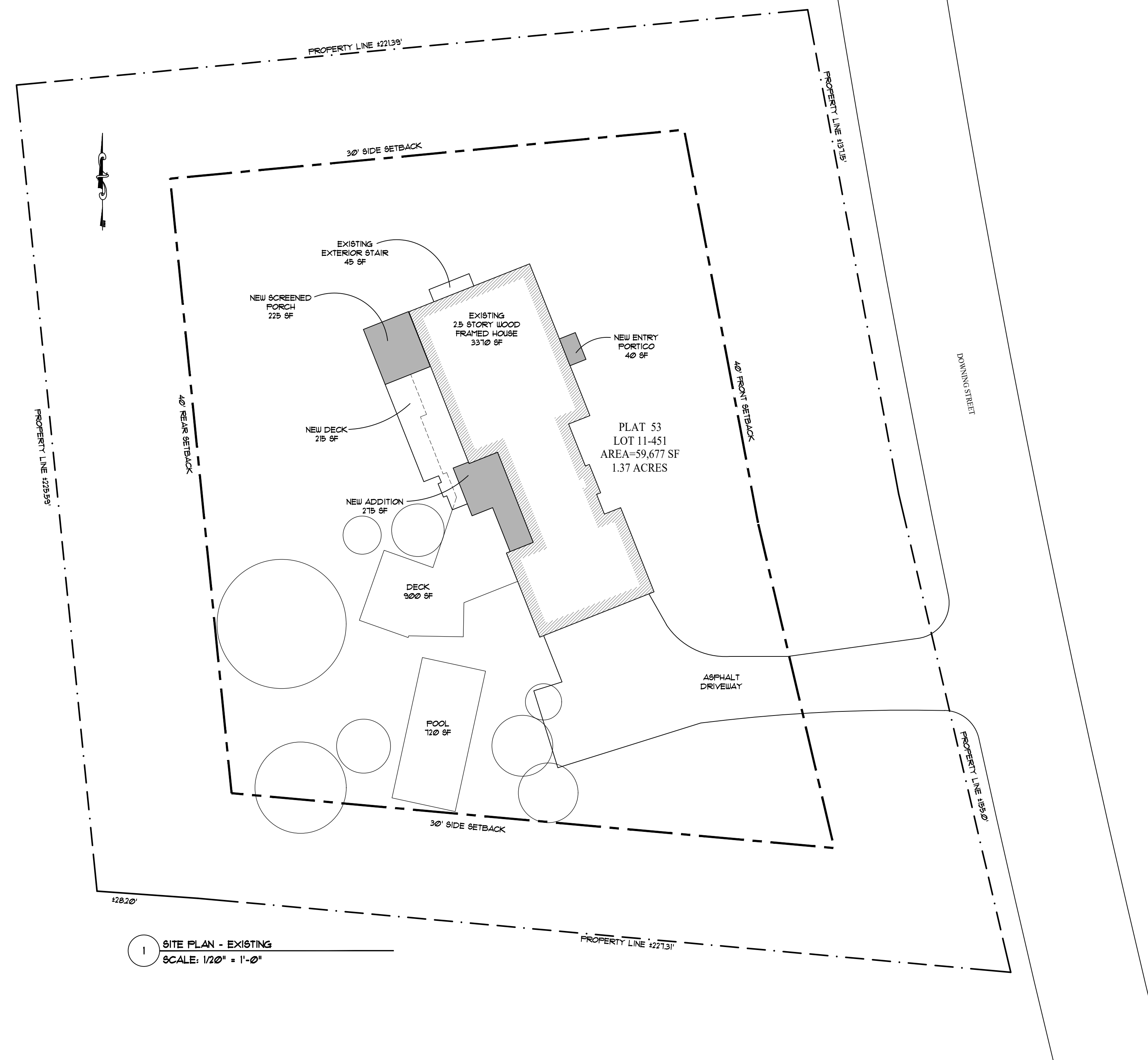
REFINED CUSTOM, LLC
92 MOSWANSICUT LAKE DR.
SCITUATE, RI 02857
T: 1.401.829.9805

STRUCTURAL ENGINEER:

CAMERA ONEILL CONSULTING
201 CLOCK TOWER SQUARE
PORTSMOUTH, RI 02871
T: 1.888.308.7541
(BEAM CALCULATIONS & SHEARWALL DESIGN ONLY)

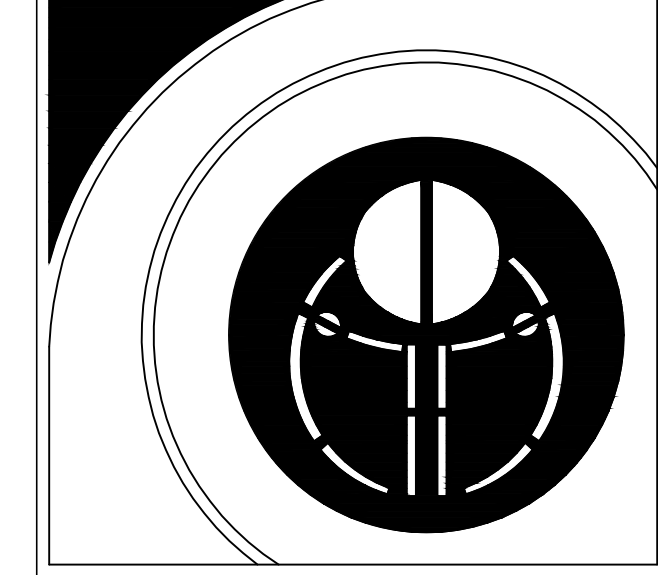
35 DOWNING STREET ZONING ANALYSIS	
ZONING DISTRICT	R-30
EXISTING FOOTPRINT	5,465 SF
PROPOSED FOOTPRINT	5,190 SF
LOT SIZE	59,677 SF
EXISTING	20,000 SF
REQUIRED	NO CHANGE
PROPOSED	
LOT COVERAGE %	
EXISTING	9.1% (5,465 SF)
ALLOWED	25% (14,920 SF)
PROPOSED	9.1% (5,190 SF)
FRONT SETBACK	
EXISTING	EXISTING
REQUIRED	40'-0"
PROPOSED	NO CHANGE
SIDE SETBACK	
EXISTING	EXISTING
REQUIRED	30'-0"
PROPOSED	NO CHANGE
REAR SETBACK	
EXISTING	EXISTING
REQUIRED	40'-0"
PROPOSED	189'-4"
HEIGHT	
EXISTING	EXISTING
ALLOWED	35'-0"
PROPOSED	NO CHANGE

- LEGEND**
- PROPOSED ADDITION
 - EXISTING STRUCTURE
 - PROPERTY LINE
 - PROPERTY SETBACK
- SITE PLAN NOTES:**
- CONTRACTOR TO COMPLY W/ ALL STATE & FEDERAL ENVIRONMENTAL RULES & REGULATIONS INCLUDING BUT NOT LIMITED TO INSTALLATION OF SILT FENCING & STORM WATER RUN OFF MITIGATION
 - CONTACT DIG SAFE (811) TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION
 - THIS SITE PLAN IS BASED ON TOWN OF EAST GREENWICH, RI G.I.S. MAP INFORMATION



1 SITE PLAN - EXISTING
SCALE: 1/2" = 1'-0"

RENOVATIONS TO 35 DOWNING STREET EAST GREENWICH, RI 02818



ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

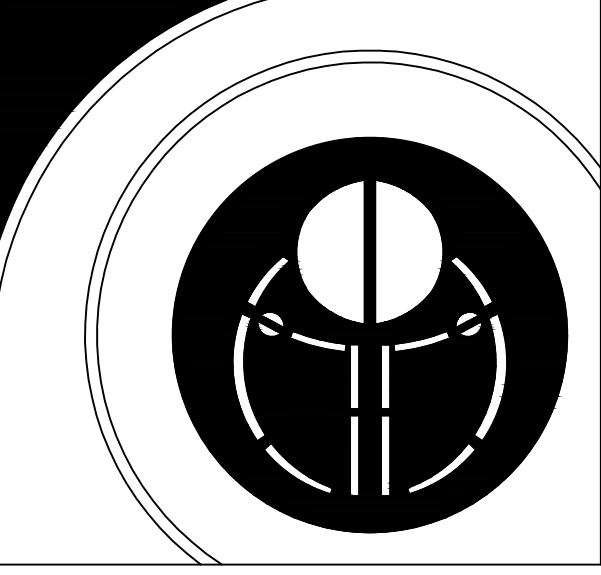
GENERAL NOTES:

- VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
- DO NOT SCALE DRAWINGS.

**RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818**

GENERAL NOTES & SITE PLAN
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET

ISSUED FOR PERMIT



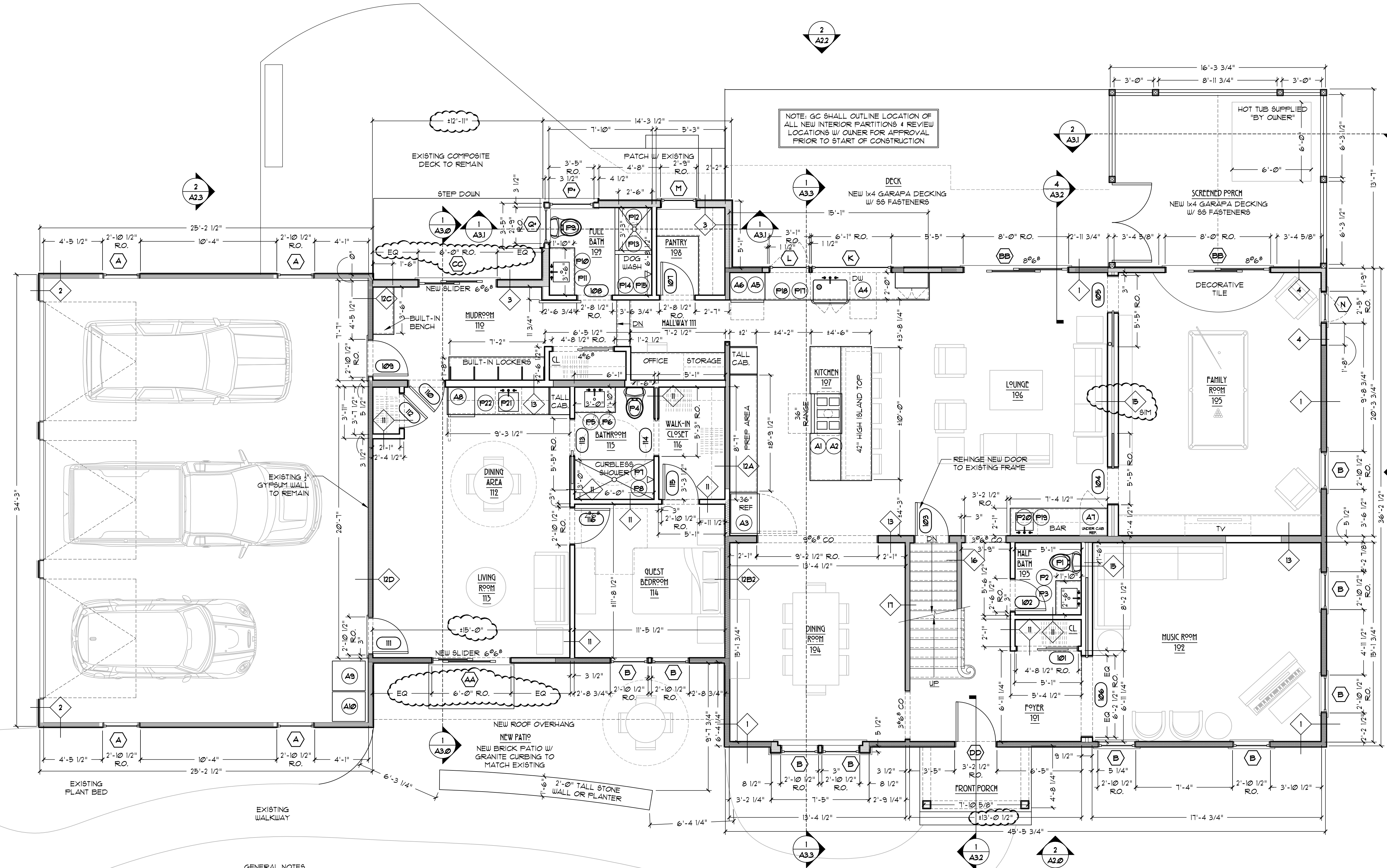
ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

FIRST FLOOR PLAN
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
A1.0



- GENERAL NOTES**
- ALL DIMENSIONS SHALL BE FROM FACE OF STUD OR CONCRETE WALL UNLESS NOTED OTHERWISE
 - PROVIDE 3" FOR DOOR AND CASING OPENING JAMBS UNLESS NOTED OTHERWISE
 - DIMENSIONS LABELED AS "CLEAR" ARE CRITICAL DIMENSIONS AND MUST BE MAINTAINED. THIS MAY BE DUE TO CODE REQUIREMENTS OR MANUFACTURER SPECIFIC DIMENSIONS. IF ANY OF THESE DIMENSIONS CANNOT BE MAINTAINED, CONTACT THE ARCHITECT IMMEDIATELY.
 - NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS THAT ALTER ARCHITECTURAL INTENT
 - ALL GYPSUM BOARD WALLS GREATER THAN 30'-0" IN LENGTH SHALL HAVE VERTICAL CONTROL JOINTS. COORDINATE LOCATION W/ ARCHITECT
 - PROVIDE BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL ELEMENTS REPRESENTED IN CONSTRUCTION DOCUMENT SET
 - PROTECT ALL NON PRESSURE TREATED LUMBER AND ENGINEERED WOOD IN CONTACT WITH STONE, CONCRETE AND OR MASONRY
 - ALL FURNITURE SHOWN SHALL BE SUPPLIED & INSTALLED BY 'OWNER'
 - HVAC SYSTEMS SHALL BE DESIGN BUILD. SEE NOTES BELOW
 - PROVIDE HEATING AND AIR CONDITIONING FOR (4) SEPARATE ZONES (MASTER SUITE, ADU, FIRST AND SECOND FLOOR)

35 DOWNING RESIDENCE - APPLIANCE SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	COLOR/SIZE	WIDTH	DEPTH	HEIGHT	REMARKS
A1	COOKTOP	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A2	RECESSED HOOD	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A3	REFRIDGERATOR	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A4	DISHWASHER	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A5	WALL OVEN	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A6	MICROWAVE OVEN	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A7	BEVERAGE FRIDGE	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A8	UNDERCAB FRIDGE	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A9	WASHER	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A10	DRYER	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER

35 DOWNING RESIDENCE - PLUMBING SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	PRODUCT #	COLOR/SIZE	REMARKS
F1	TOILET	TBD	TBD	TBD	ALLOWANCE \$300
F2	LAV SET	TBD	TBD	TBD	ALLOWANCE \$150
F3	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE \$200
F4	TOILET	TBD	TBD	TBD	ALLOWANCE \$300
F5	LAV SET	TBD	TBD	TBD	ALLOWANCE \$150
F6	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE \$200
F7	SHOWER HEAD	TBD	TBD	TBD	ALLOWANCE \$300
F8	SHOWER VALVE	TBD	TBD	TBD	ALLOWANCE \$200
F8B	SHOWER DRAIN	TBD	TBD	TBD	ALLOWANCE \$100
F9	TOILET	TBD	TBD	TBD	ALLOWANCE \$300
F10	LAV SET	TBD	TBD	TBD	ALLOWANCE \$150
F11	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE \$200
F12	SHOWER HEAD	TBD	TBD	TBD	ALLOWANCE \$300
F13	SHOWER VALVE	TBD	TBD	TBD	ALLOWANCE \$200
F13B	SHOWER DRAIN	TBD	TBD	TBD	ALLOWANCE \$100
F14	DOG WASH BASIN	TBD	TBD	TBD	ALLOWANCE \$400
F15	DOG WASH SPRAYER	TBD	TBD	TBD	ALLOWANCE \$100
F16	DOG WASH VALVE	TBD	TBD	TBD	ALLOWANCE \$100
F16B	DOG WASH DRAIN	TBD	TBD	TBD	ALLOWANCE \$50
F17	KITCHEN SINK	TBD	TBD	TBD	ALLOWANCE \$200
F18	KITCHEN FAUCET	TBD	TBD	TBD	ALLOWANCE \$500
F19	BAR SINK	TBD	TBD	TBD	ALLOWANCE \$500
F20	BAR FAUCET	TBD	TBD	TBD	ALLOWANCE \$300
F21	KITCHENETTE SINK	TBD	TBD	TBD	ALLOWANCE \$350
F22	KITCHENETTE FAUCET	TBD	TBD	TBD	ALLOWANCE \$200

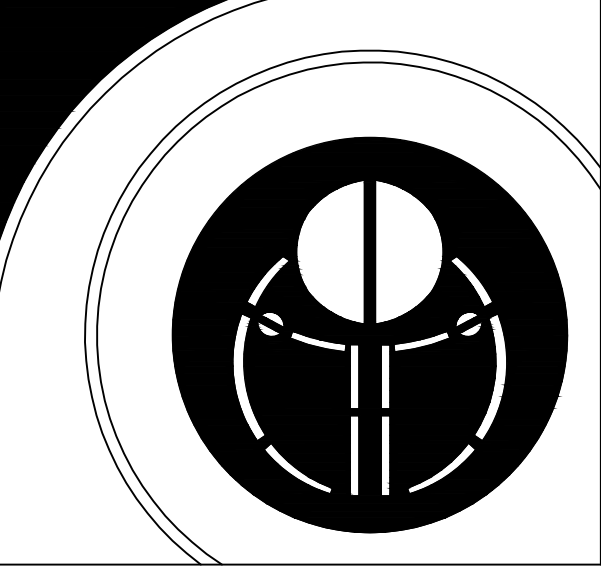
B INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
NEW 2x3 UD STUD WALL @ 16" O.C.
2" AIRSPACE
NEW 2x3 WOOD STUDS @ 16" O.C.
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD

16 INTERIOR WALL
EXISTING WALL FINISH TO REMAIN
EXISTING 2x4 UD STUD WALLS
EXISTING WALL FINISH TO REMAIN

17 INTERIOR WALL
EXISTING WALL FINISH TO REMAIN
EXISTING 2x4 UD STUD WALLS
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD

WALL TYPE NOTE:
PROVIDE & INSTALL 1/2" TILE BACKER
AT TILE FINISH LOCATIONS.
REFER TO ROOM FINISH SCHEDULE

ISSUED FOR PERMIT



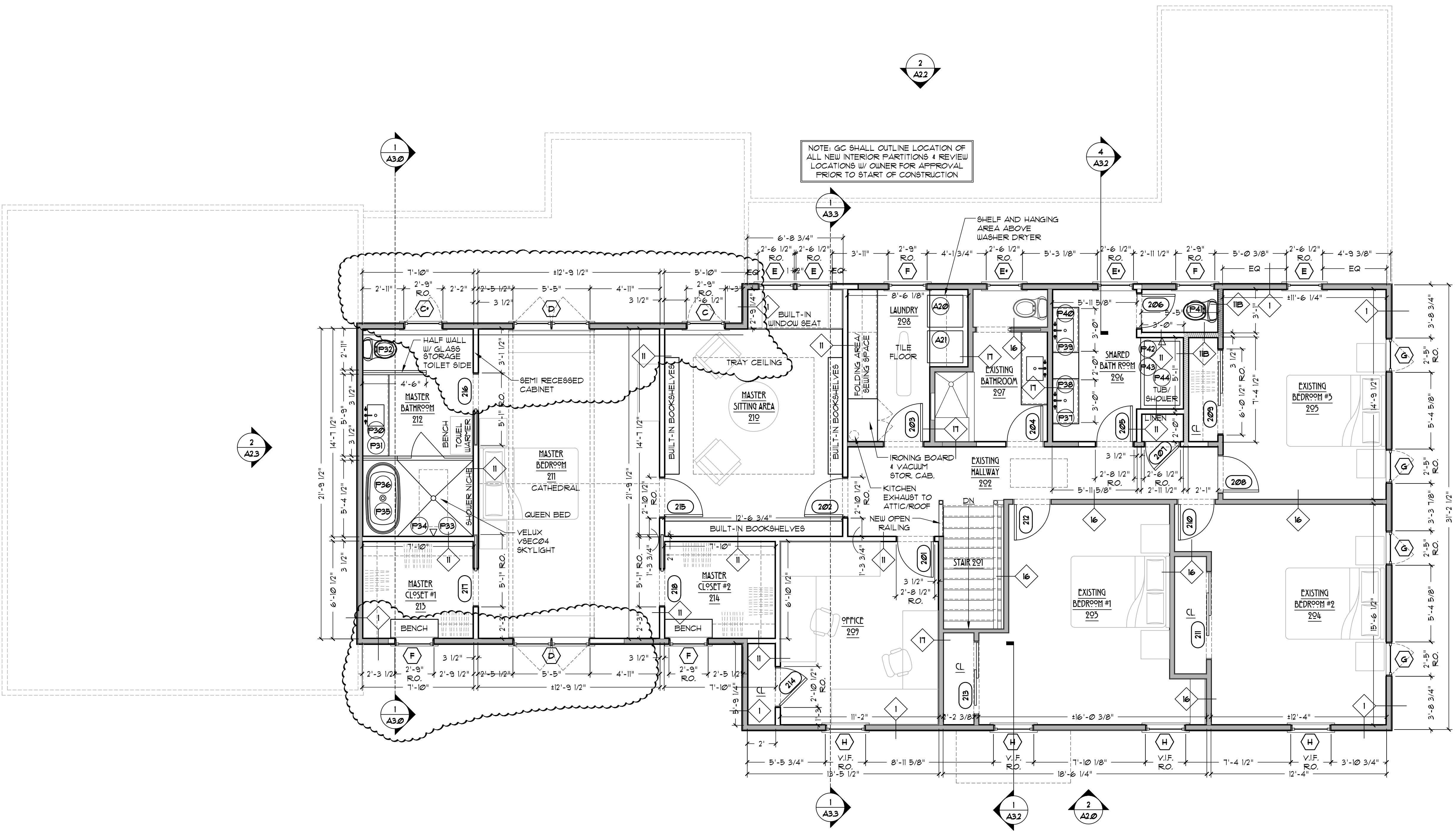
ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS T.O.
35 DOWNING STREET
 EAST GREENWICH, RI 02818

SECOND FLOOR PLAN
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
A1.1



- 1 EXTERIOR WALL
EXTERIOR SIDING (SEE ELEV)
NEW AIR MOISTURE BARRIER
ASSUMED EXISTING EXTERIOR SHEATHING
R-30 SPRAY FOAM INSULATION (FILL CAVITY)
NEW 1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
VAPOR BARRIER AS REQUIRED
- 2 EXTERIOR WALL
EXTERIOR SIDING (SEE ELEV)
NEW AIR MOISTURE BARRIER
ASSUMED EXISTING EXTERIOR SHEATHING
ASSUMED EXISTING 2x4 UD STUD WALL
- 3 EXTERIOR WALL
EXTERIOR SIDING (SEE ELEV)
AIR MOISTURE BARRIER
1/2" EXTERIOR SHEATHING
2x6 UD STUD WALL @ 16" O.C
R-30 SPRAY FOAM INSULATION
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
VAPOR BARRIER AS REQUIRED
- 4 EXTERIOR WALL
EXTERIOR SIDING (SEE ELEV)
NEW AIR MOISTURE BARRIER
NEW EXTERIOR SHEATHING
NEW 2x4 UD STUD WALL
R-30 SPRAY FOAM INSULATION (FILL CAVITY)
NEW 1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
VAPOR BARRIER AS REQUIRED
- 11 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
NEW 2x4 UD STUD WALL @ 16" O.C
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 11B INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
NEW 2x4 UD STUD WALL @ 16" O.C
SOUND ATTENUATION BLANKET
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12A INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
1/2" FLYWOOD SHEATHING
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12B INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
SOUND ATTENUATION BLANKET
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12B2 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
SOUND ATTENUATION BLANKET
1/2" FLYWOOD SHEATHING
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12C INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
R-30 SPRAY FOAM INSULATION (FILL CAVITY)
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 12D INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x4 UD STUD WALL @ 16" O.C
R-30 SPRAY FOAM INSULATION (FILL CAVITY)
1/2" FLYWOOD SHEATHING
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 13 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
EXISTING/INFILL 2x6 UD STUD WALL @ 16" O.C
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 14 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
NEW 2x6 UD STUD WALL @ 16" O.C
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 15 INTERIOR WALL
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
NEW 2x4 UD STUD WALL @ 16" O.C
2" AIRSPACE
NEW 2x4 WOOD STUDS @ 16" O.C
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD
- 16 INTERIOR WALL
EXISTING WALL FINISH TO REMAIN
EXISTING 2x4 UD STUD WALLS
EXISTING WALL FINISH TO REMAIN
- 17 INTERIOR WALL
EXISTING WALL FINISH TO REMAIN
EXISTING 2x4 UD STUD WALLS
1/2" IMPERIAL BD W/ PLASTER FINISH, PTD

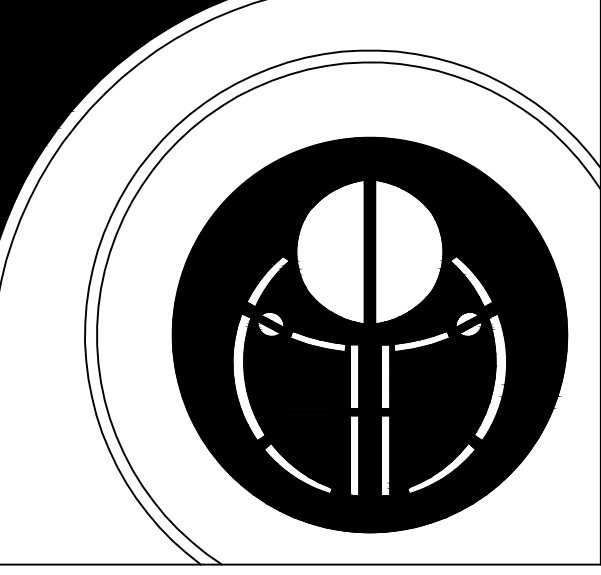
- GENERAL NOTES
- ALL DIMENSIONS SHALL BE FROM FACE OF STUD OR CONCRETE WALL UNLESS NOTED OTHERWISE
 - PROVIDE 3" FOR DOOR AND CASED OPENING JAMBES UNLESS NOTED OTHERWISE
 - DIMENSIONS LABELED AS "CLEAR" ARE CRITICAL DIMENSIONS AND MUST BE MAINTAINED. THIS MAY BE DUE TO CODE REQUIREMENTS OR MANUFACTURER SPECIFIC DIMENSIONS. IF ANY OF THESE DIMENSIONS CANNOT BE MAINTAINED, CONTACT THE ARCHITECT IMMEDIATELY.
 - NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS THAT ALTER ARCHITECTURAL INTENT
 - ALL GYPSUM BOARD WALLS GREATER THAN 30'-0" IN LENGTH SHALL HAVE VERTICAL CONTROL JOINTS, COORDINATE LOCATION W/ ARCHITECT
 - PROVIDE BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL ELEMENTS REPRESENTED IN CONSTRUCTION DOCUMENT SET
 - PROTECT ALL NON PRESSURE TREATED LUMBER AND ENGINEERED WOOD IN CONTACT WITH STONE, CONCRETE AND OR MASONRY
 - ALL FURNITURE SHOWN SHALL BE SUPPLIED & INSTALLED BY "OWNER"
 - HVAC SYSTEMS SHALL BE DESIGN BUILT. SEE NOTES BELOW
PROVIDE HEATING AND AIR CONDITIONING FOR (4) SEPARATE ZONES (MASTER SUITE, ADU, FIRST AND SECOND FLOOR)

CODE	DESCRIPTION	MANUFACTURER	COLOR/SIZE	WIDTH	DEPTH	HEIGHT	REMARKS
A20	WASHER	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER
A21	DRYER	TBD	TBD	TBD	TBD	TBD	SUPPLIED BY OWNER

CODE	DESCRIPTION	MANUFACTURER	PRODUCT #	COLOR/SIZE	REMARKS
P30	LAV SET	TBD	TBD	TBD	ALLOWANCE 1500
P31	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE 1200
P32	TOILET	TBD	TBD	TBD	ALLOWANCE 1300
P33	SHOWER HEAD	TBD	TBD	TBD	ALLOWANCE 1600
P34	SHOWER VALVE	TBD	TBD	TBD	ALLOWANCE 1200
P34B	SHOWER DRAIN	TBD	TBD	TBD	ALLOWANCE 1100
P35	FREE STANDING TUB	TBD	TBD	TBD	ALLOWANCE 1800
P36	TUB FILLER	TBD	TBD	TBD	ALLOWANCE 1400
P37	LAV SET	TBD	TBD	TBD	ALLOWANCE 1500
P38	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE 1200
P39	LAV SET	TBD	TBD	TBD	ALLOWANCE 1500
P40	UNDERMOUNT SINK	TBD	TBD	TBD	ALLOWANCE 1200
P41	TOILET	TBD	TBD	TBD	ALLOWANCE 1300
P42	SHOWER HEAD/FILLER	TBD	TBD	TBD	ALLOWANCE 1300
P43	SHOWER VALVE	TBD	TBD	TBD	ALLOWANCE 1200
P44	DROP-IN TUB/SHOWER	TBD	TBD	TBD	ALLOWANCE 1500
P44B	SHOWER DRAIN	TBD	TBD	TBD	ALLOWANCE 1100

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

ISSUED FOR PERMIT



ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING ELEVATION - FRONT
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A2.0

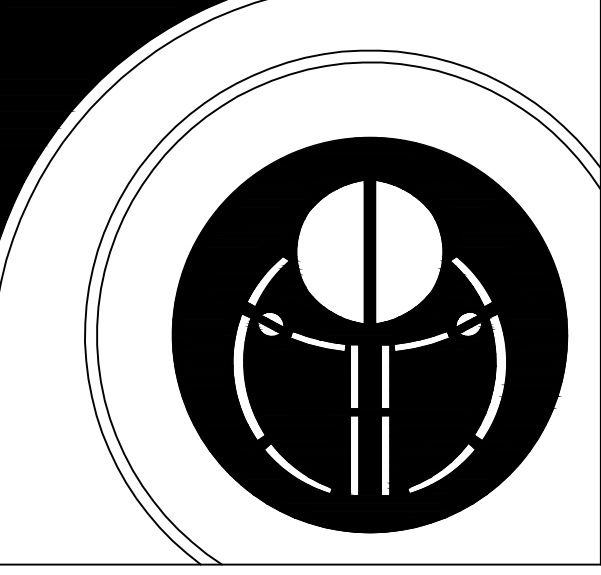
ISSUED FOR PERMIT



1 BUILDING ELEVATION - FRONT - EXISTING
 SCALE: 1/4" = 1'-0"



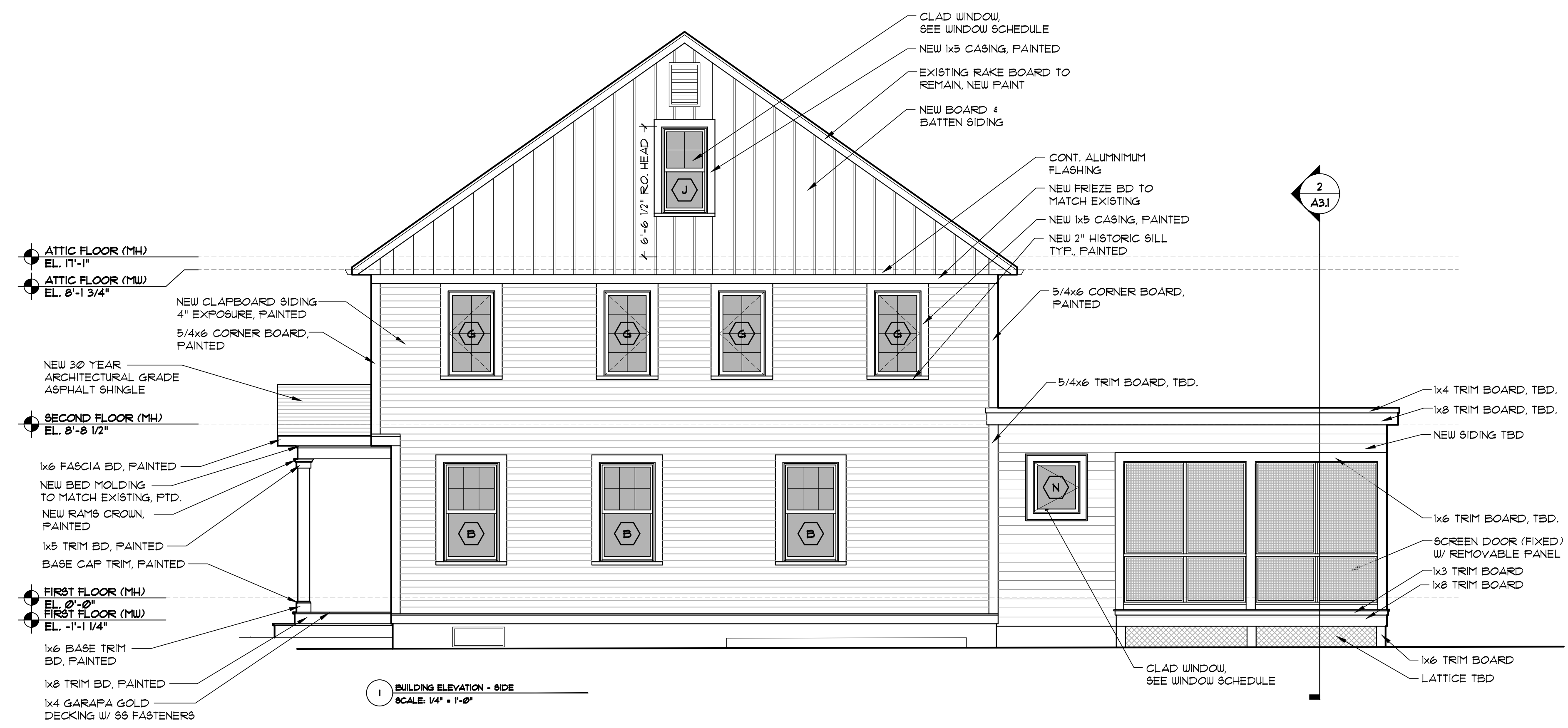
2 BUILDING ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"



ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.

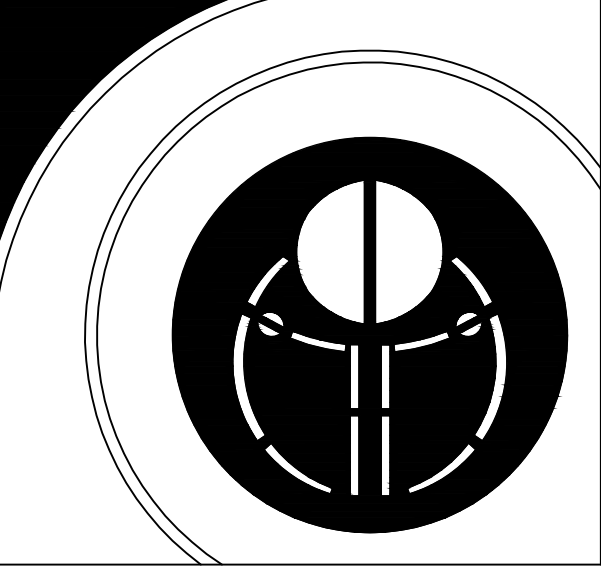


RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING ELEVATION - SIDE
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A2.1

ISSUED FOR PERMIT



ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

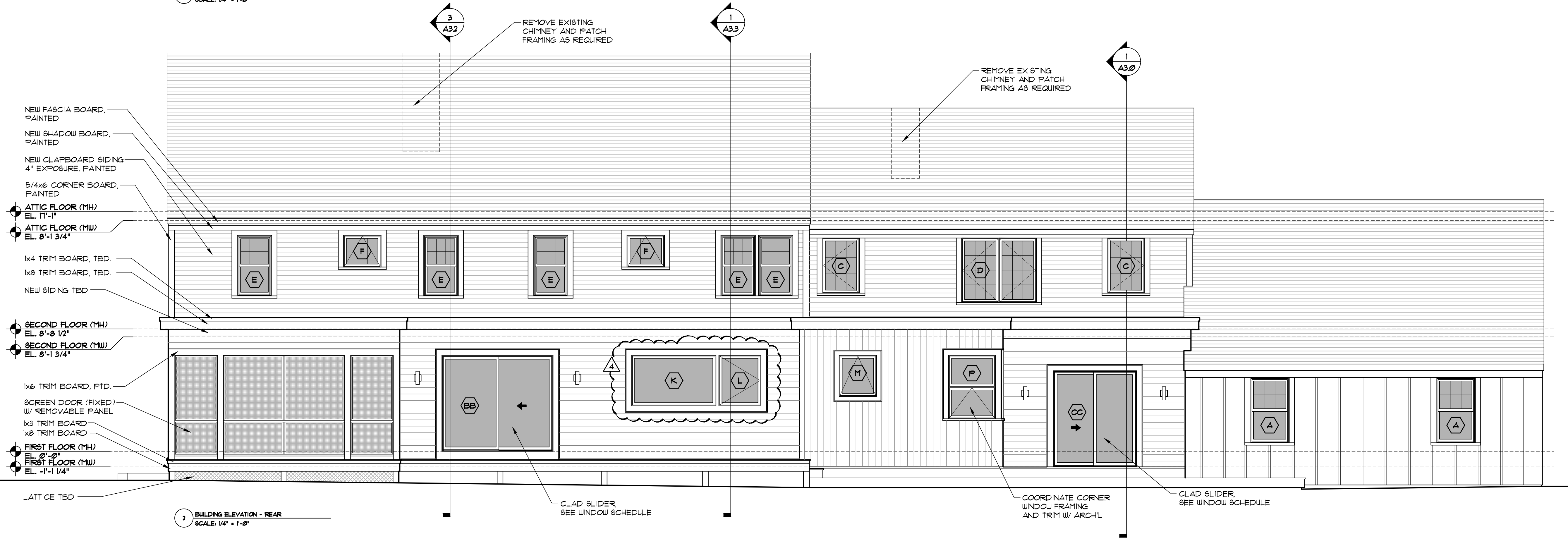
NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818



1 BUILDING ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"

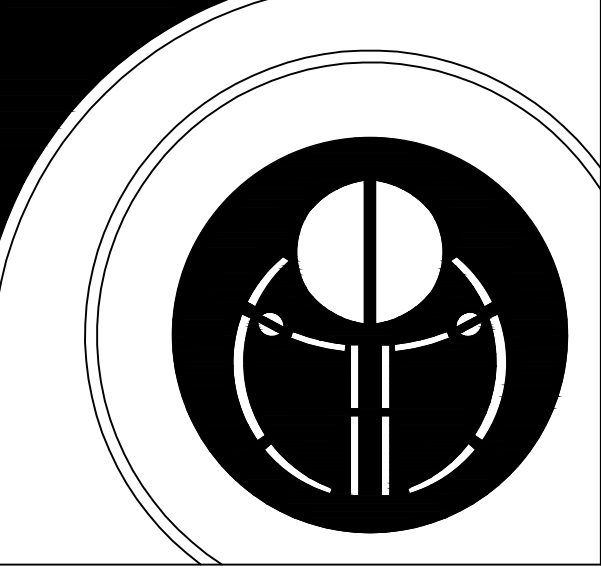


2 BUILDING ELEVATION - REAR
 SCALE: 1/4" = 1'-0"

BUILDING ELEVATION - REAR
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A2.2

ISSUED FOR PERMIT

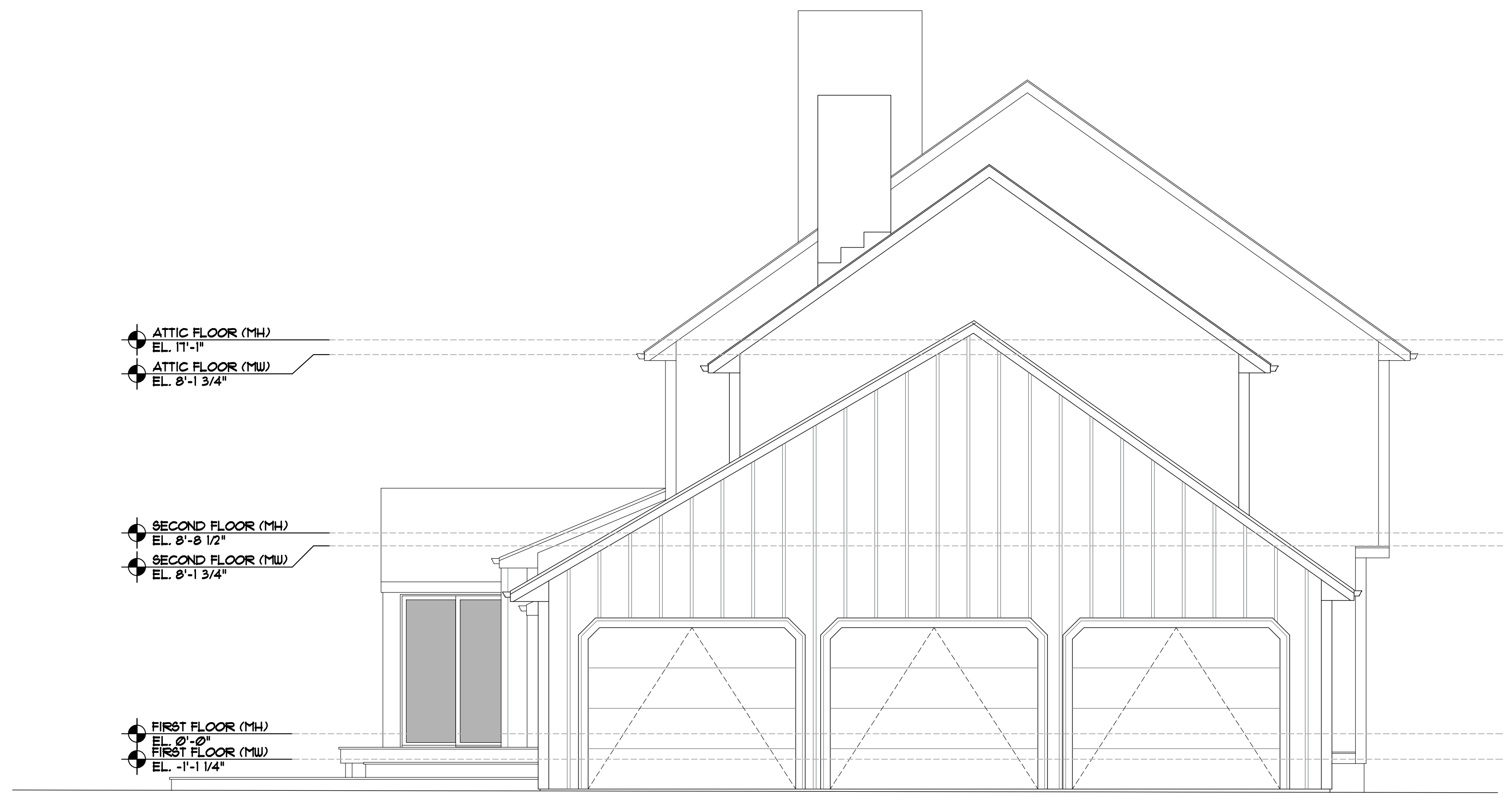


ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

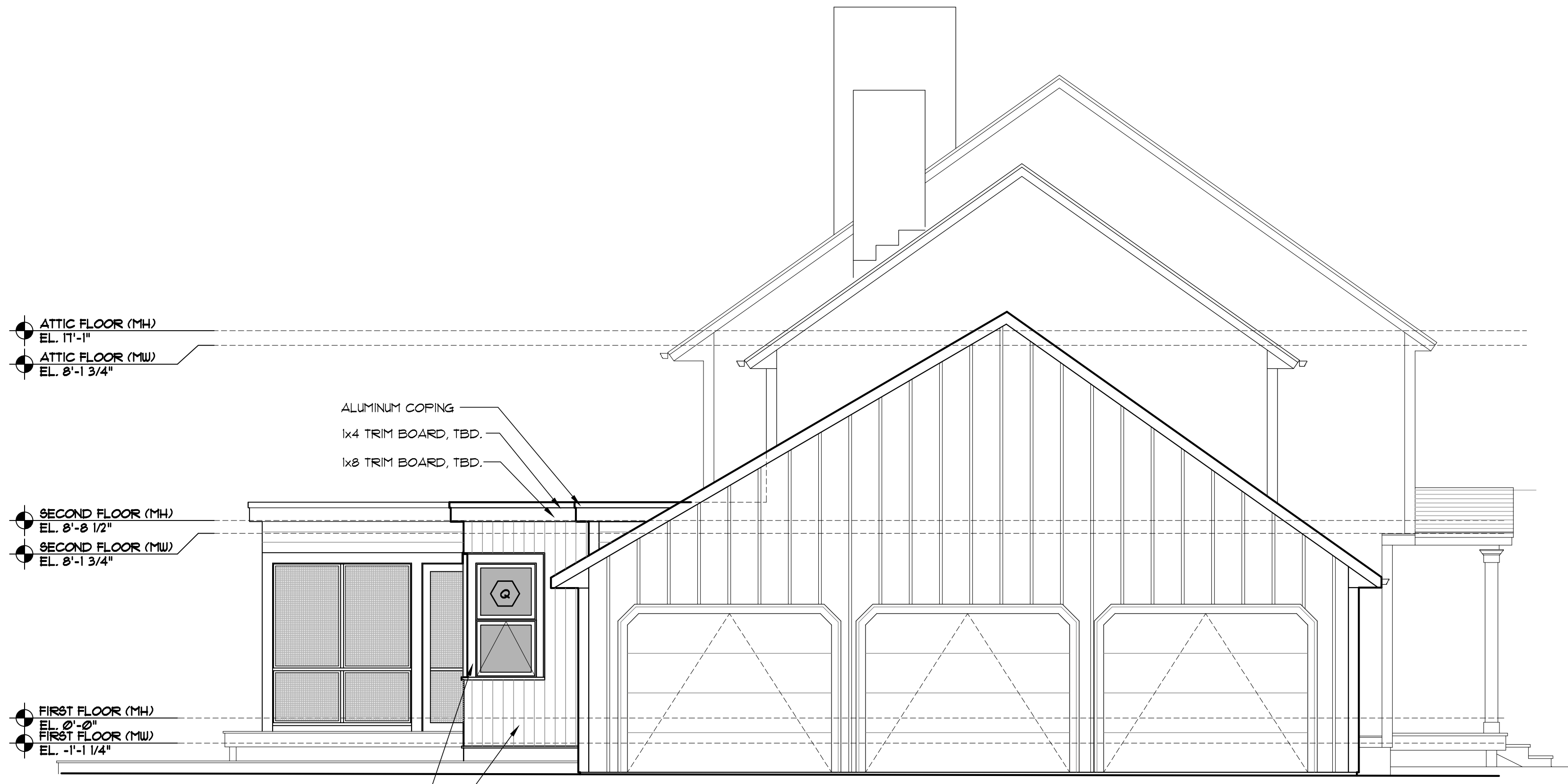
NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.



2 BUILDING ELEVATION - SIDE - EXISTING
 SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION - SIDE - EXISTING
 SCALE: 1/4" = 1'-0"

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING ELEVATION - SIDE

SCALE: AS NOTED

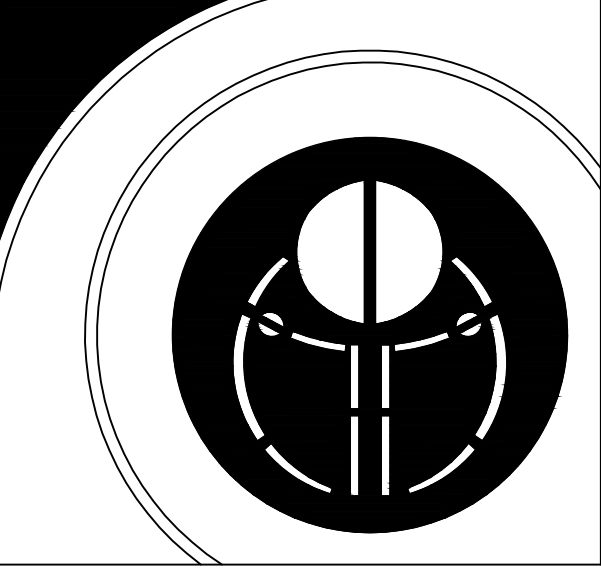
DATE: 06/30/2025

DWG BY: AJH

PERMIT SET

A2.3

ISSUED FOR PERMIT



ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:

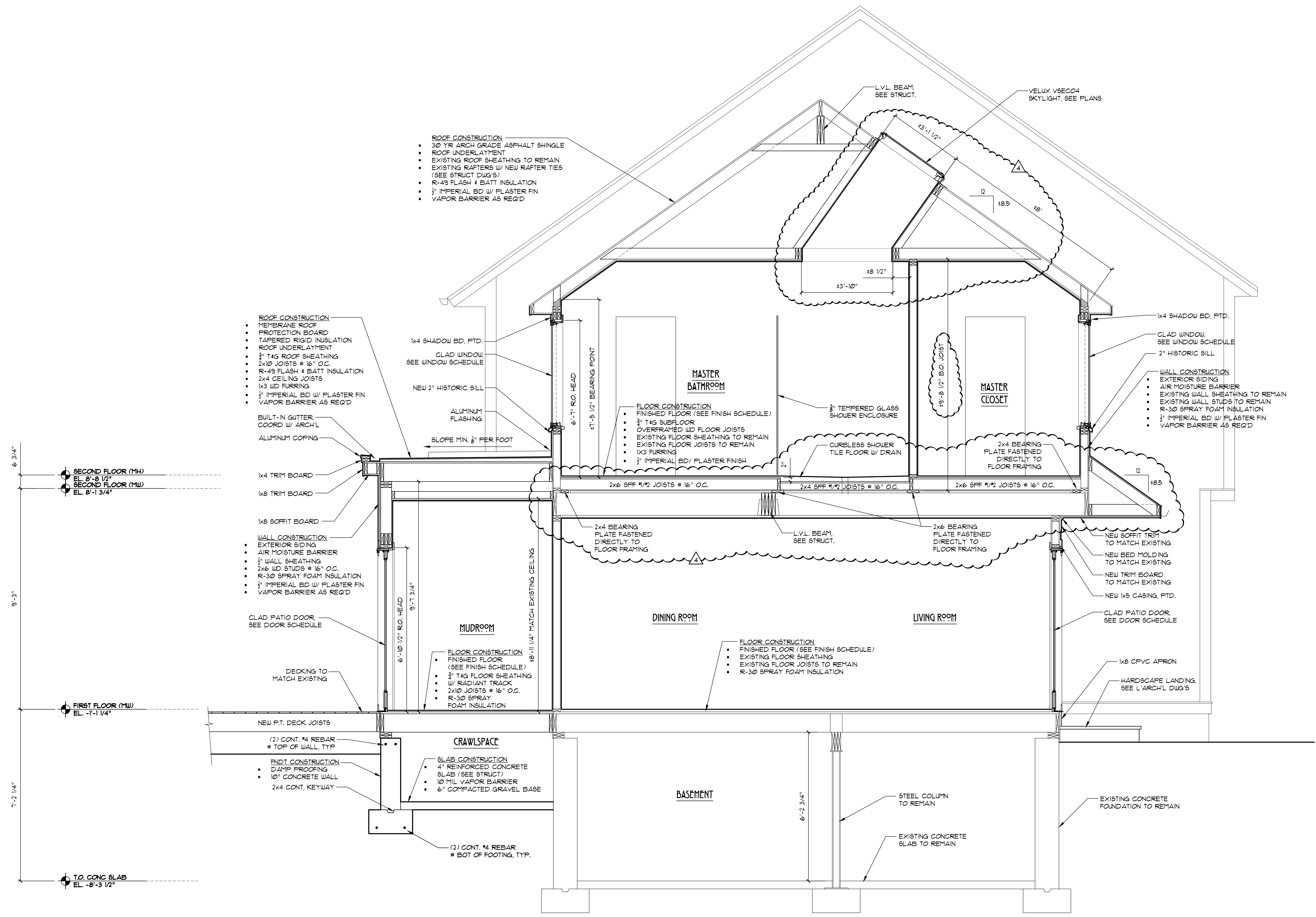
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING SECTION
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A3.0

ISSUED FOR PERMIT



- ROOF CONSTRUCTION**
- 30 YR ARCH GRADE ASPHALT SHINGLE
 - ROOF UNDERLAYMENT
 - EXISTING ROOF SHEATHING TO REMAIN
 - EXISTING RAFTERS W/ NEW RAFTER TIES (SEE STRUCT DWG'S)
 - R-49 FLASH & BATT INSULATION
 - 1/2" IMPERIAL BD W/ PLASTER FIN
 - VAPOR BARRIER AS REQ'D

- ROOF CONSTRUCTION**
- MEMBRANE ROOF
 - PROTECTION BOARD
 - TAPERED RIGID INSULATION
 - ROOF UNDERLAYMENT
 - 3/4" T&G ROOF SHEATHING
 - 2x10 JOISTS @ 16" O.C.
 - R-49 FLASH & BATT INSULATION
 - 2x4 CEILING JOISTS
 - 1x3 WD FURRING
 - 1/2" IMPERIAL BD W/ PLASTER FIN
 - VAPOR BARRIER AS REQ'D

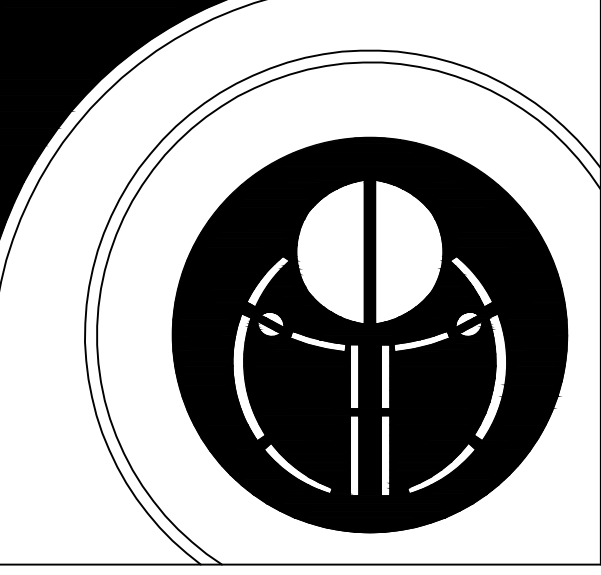
- WALL CONSTRUCTION**
- EXTERIOR SIDING
 - AIR MOISTURE BARRIER
 - 1/2" WALL SHEATHING
 - 2x6 WD STUDS @ 16" O.C.
 - R-30 SPRAY FOAM INSULATION
 - 1/2" IMPERIAL BD W/ PLASTER FIN
 - VAPOR BARRIER AS REQ'D

- FLOOR CONSTRUCTION**
- FINISHED FLOOR (SEE FINISH SCHEDULE)
 - 3/4" T&G FLOOR SHEATHING
 - W/ RADIANT TRACK
 - 2x10 JOISTS @ 16" O.C.
 - R-30 SPRAY FOAM INSULATION

- FLOOR CONSTRUCTION**
- FINISHED FLOOR (SEE FINISH SCHEDULE)
 - EXISTING FLOOR SHEATHING
 - EXISTING FLOOR JOISTS TO REMAIN
 - R-30 SPRAY FOAM INSULATION

- SLAB CONSTRUCTION**
- 4" REINFORCED CONCRETE SLAB (SEE STRUCT)
 - 10 MIL VAPOR BARRIER
 - 6" COMPACTED GRAVEL BASE

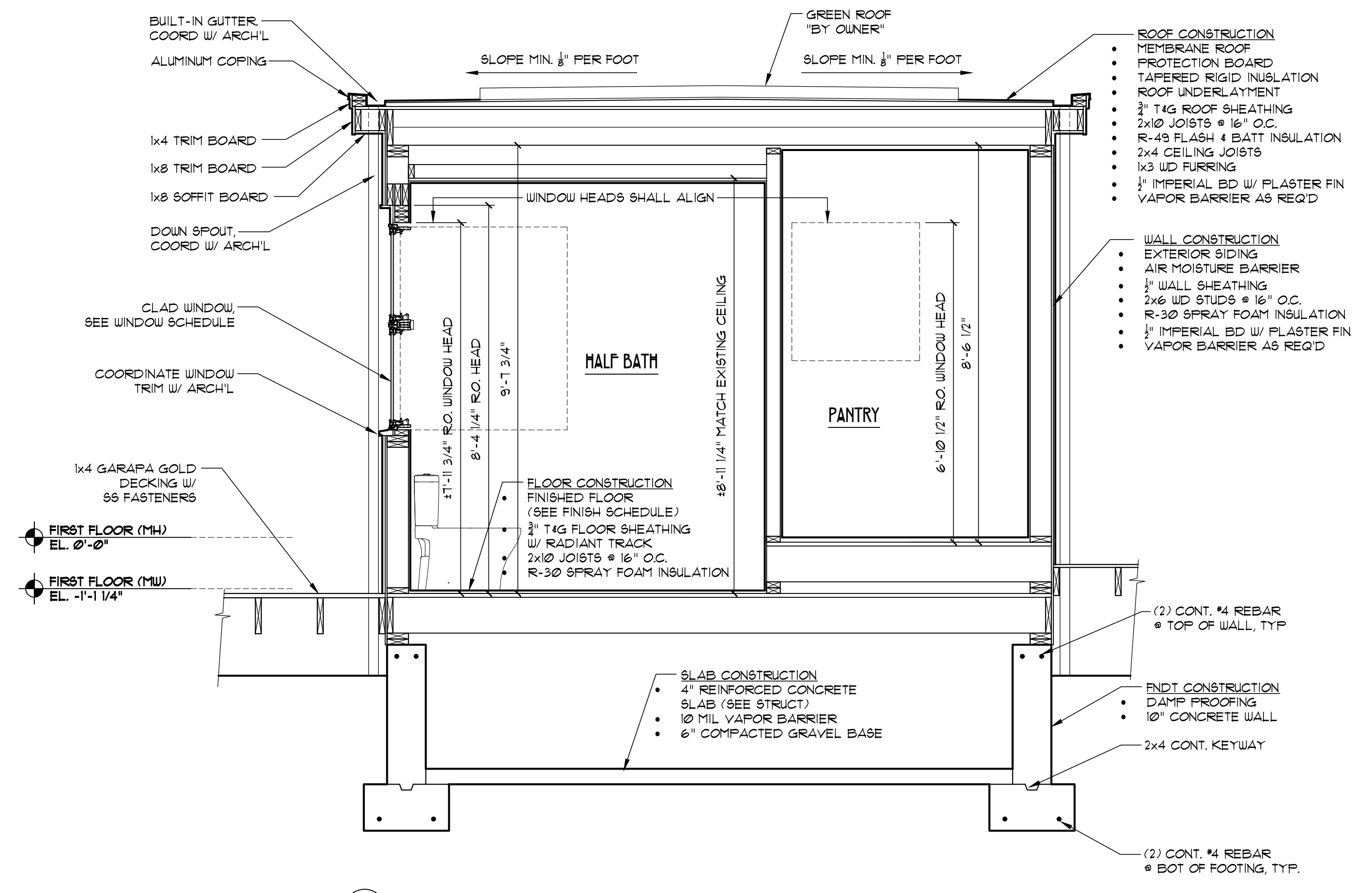
1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



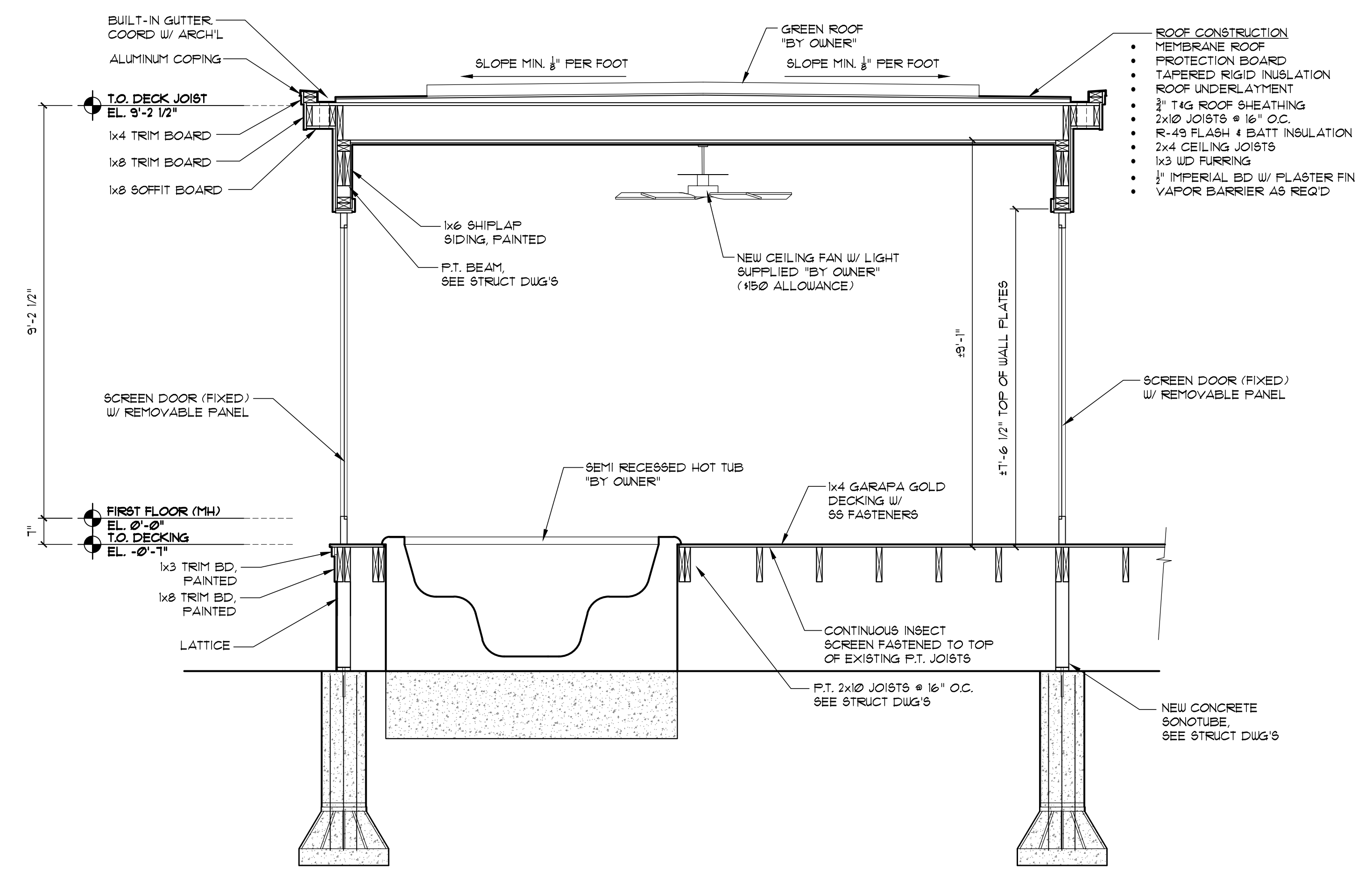
ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.



1 BUILDING SECTION
 SCALE: 1/2" = 1'-0"



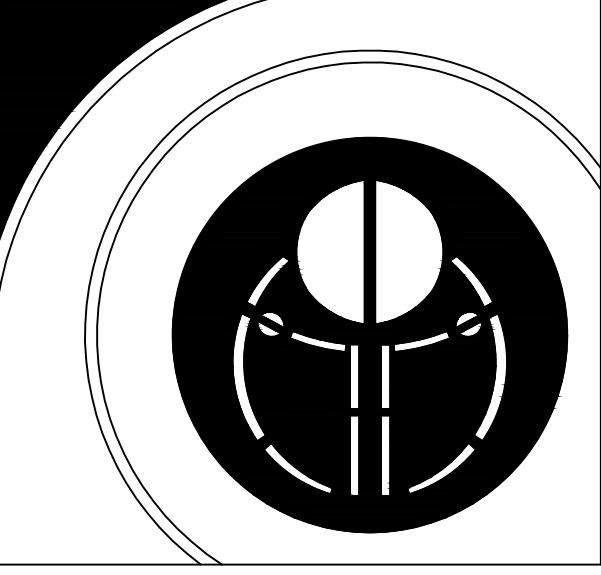
2 BUILDING SECTION
 SCALE: 1/2" = 1'-0"

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING SECTION
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A3.1

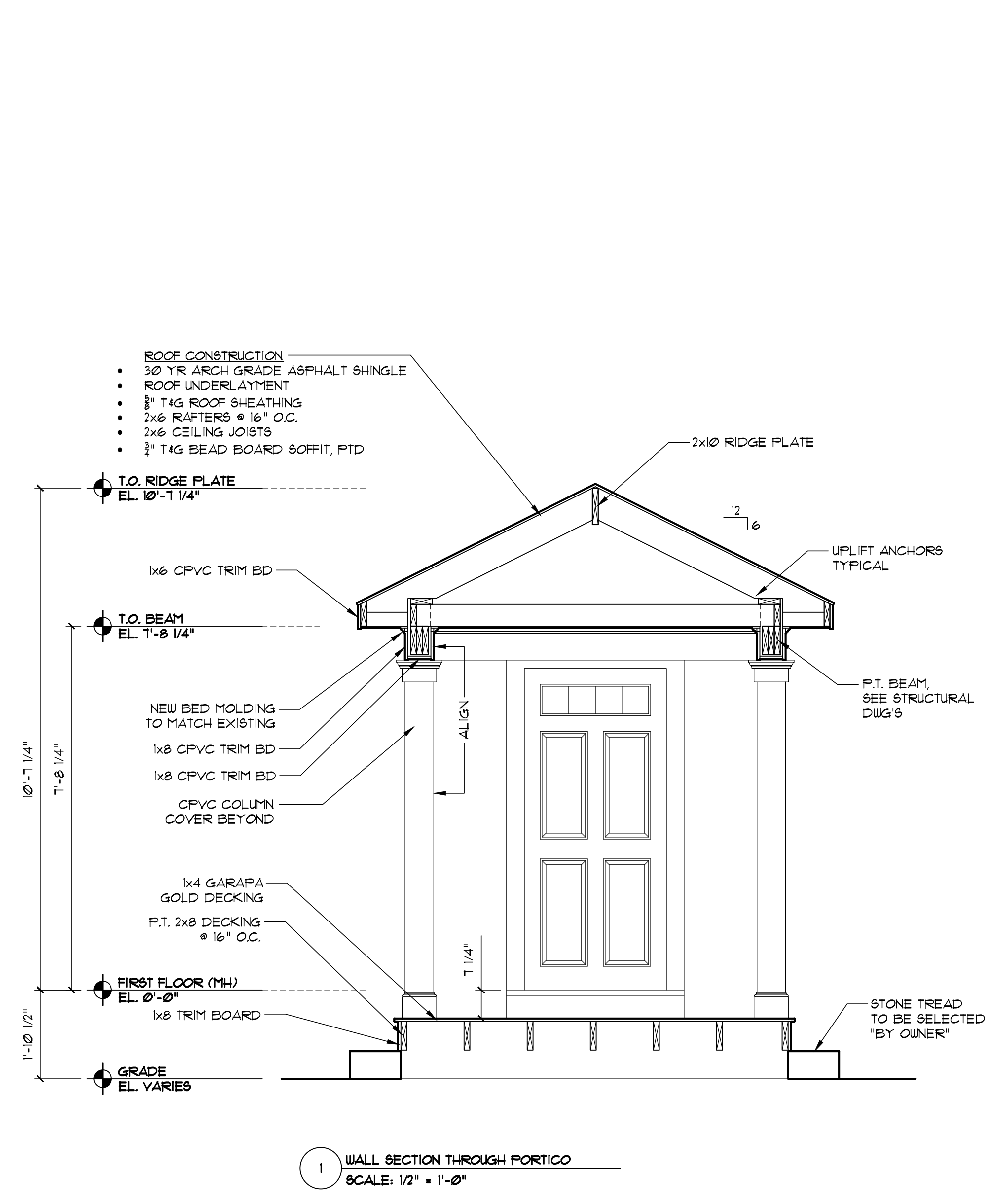
ISSUED FOR PERMIT



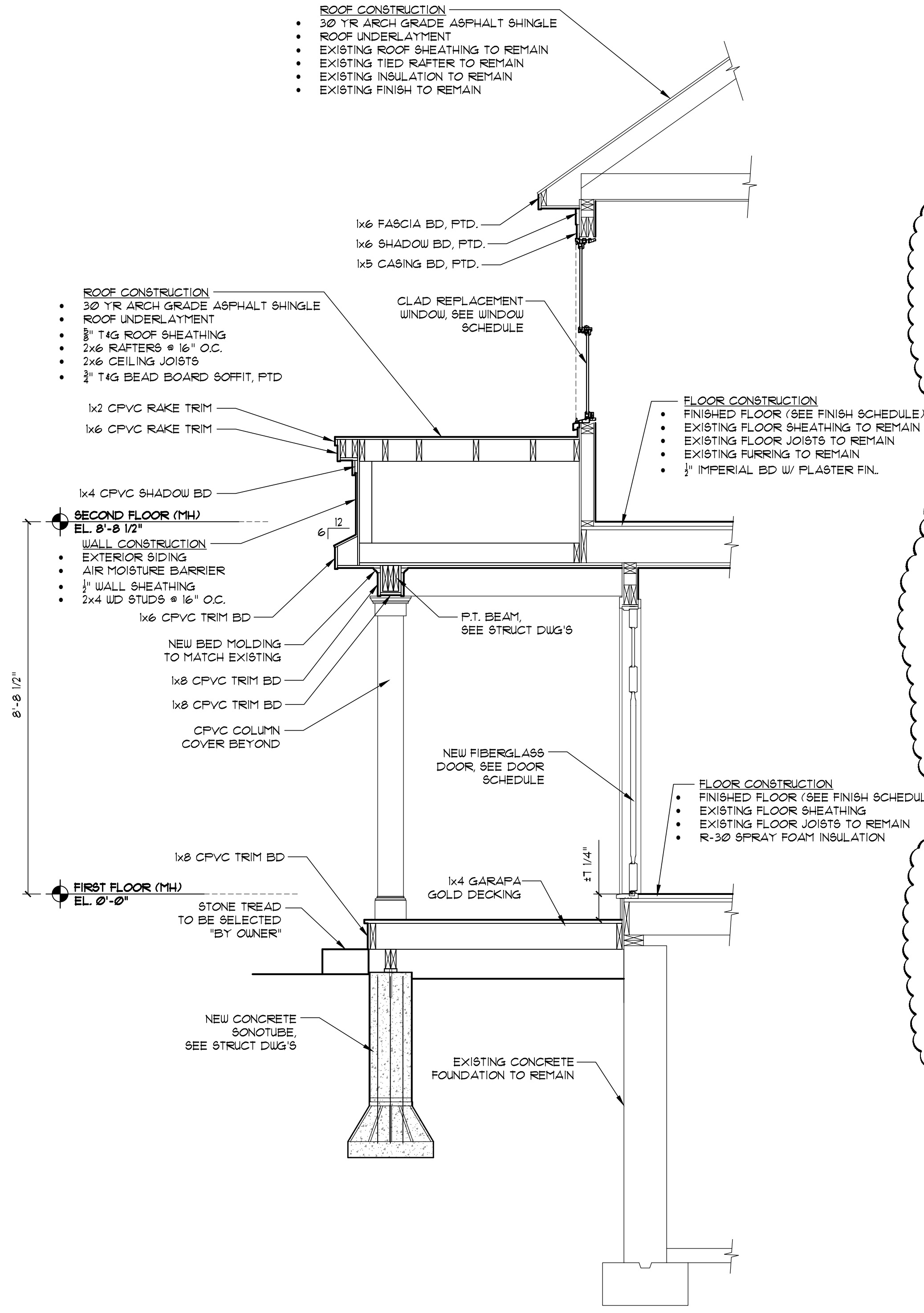
ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

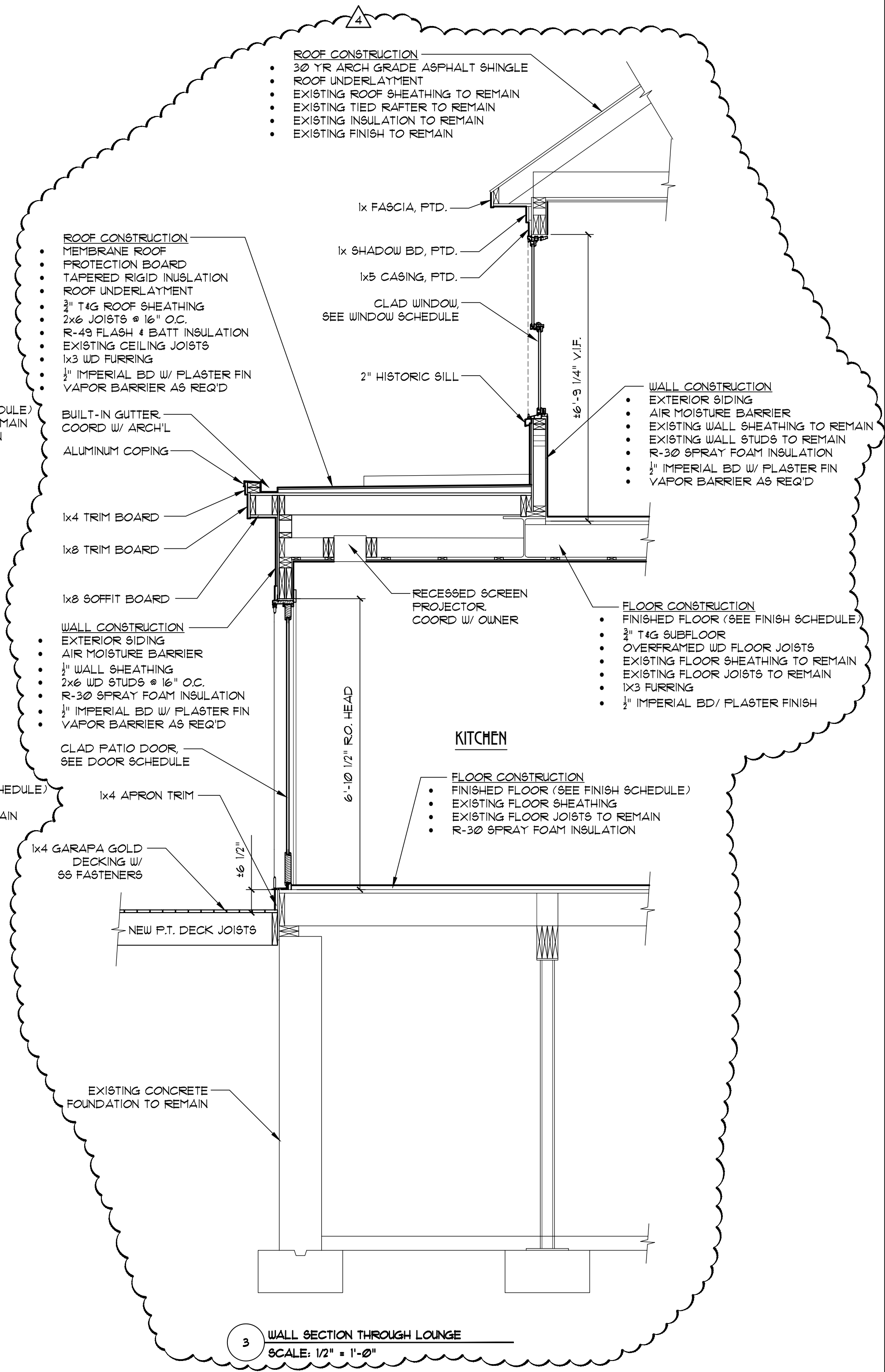
GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.



1 WALL SECTION THROUGH PORTICO
 SCALE: 1/2" = 1'-0"



2 WALL SECTION THROUGH PORTICO
 SCALE: 1/2" = 1'-0"



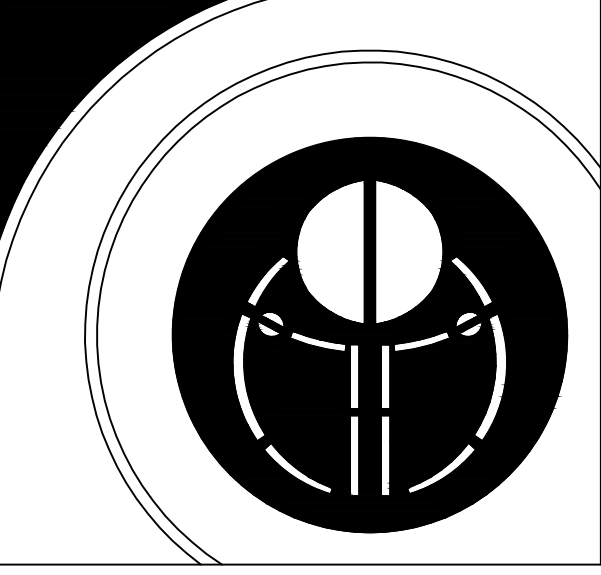
3 WALL SECTION THROUGH LOUNGE
 SCALE: 1/2" = 1'-0"

RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

WALL SECTION
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A3.2

ISSUED FOR PERMIT



ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

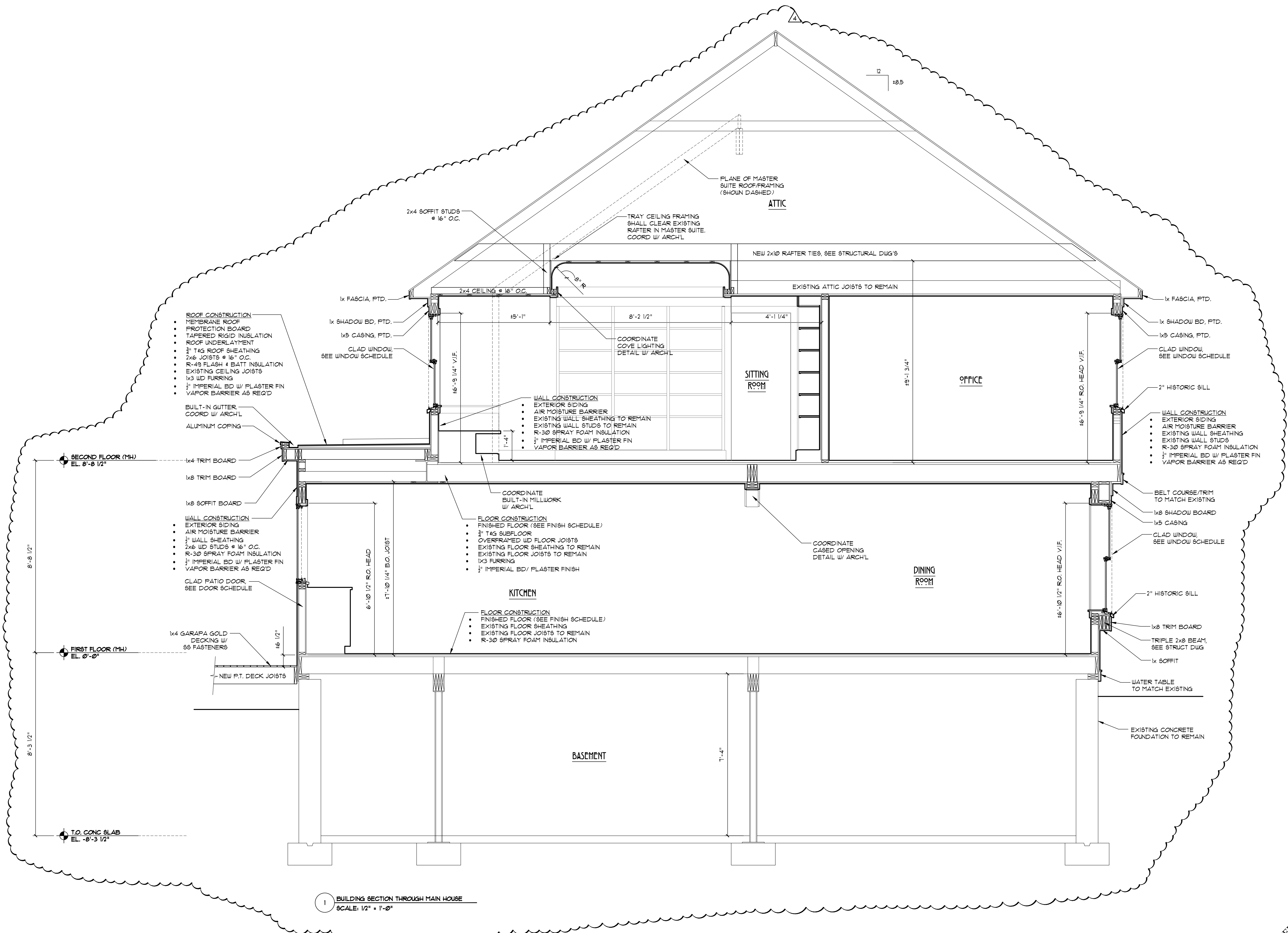
GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
 2. DO NOT SCALE DRAWINGS.

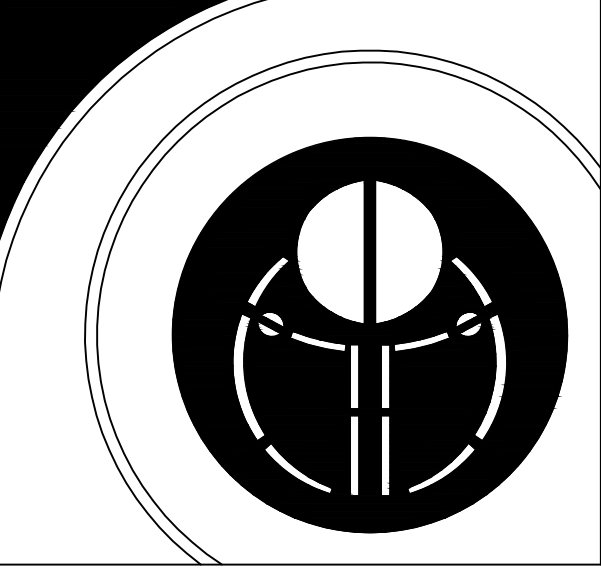
RENOVATIONS TO
35 DOWNING STREET
 EAST GREENWICH, RI 02818

BUILDING SECTION
 SCALE: AS NOTED
 DATE: 06/30/2025
 DWG BY: AJH
 PERMIT SET

A3.3

ISSUED FOR PERMIT





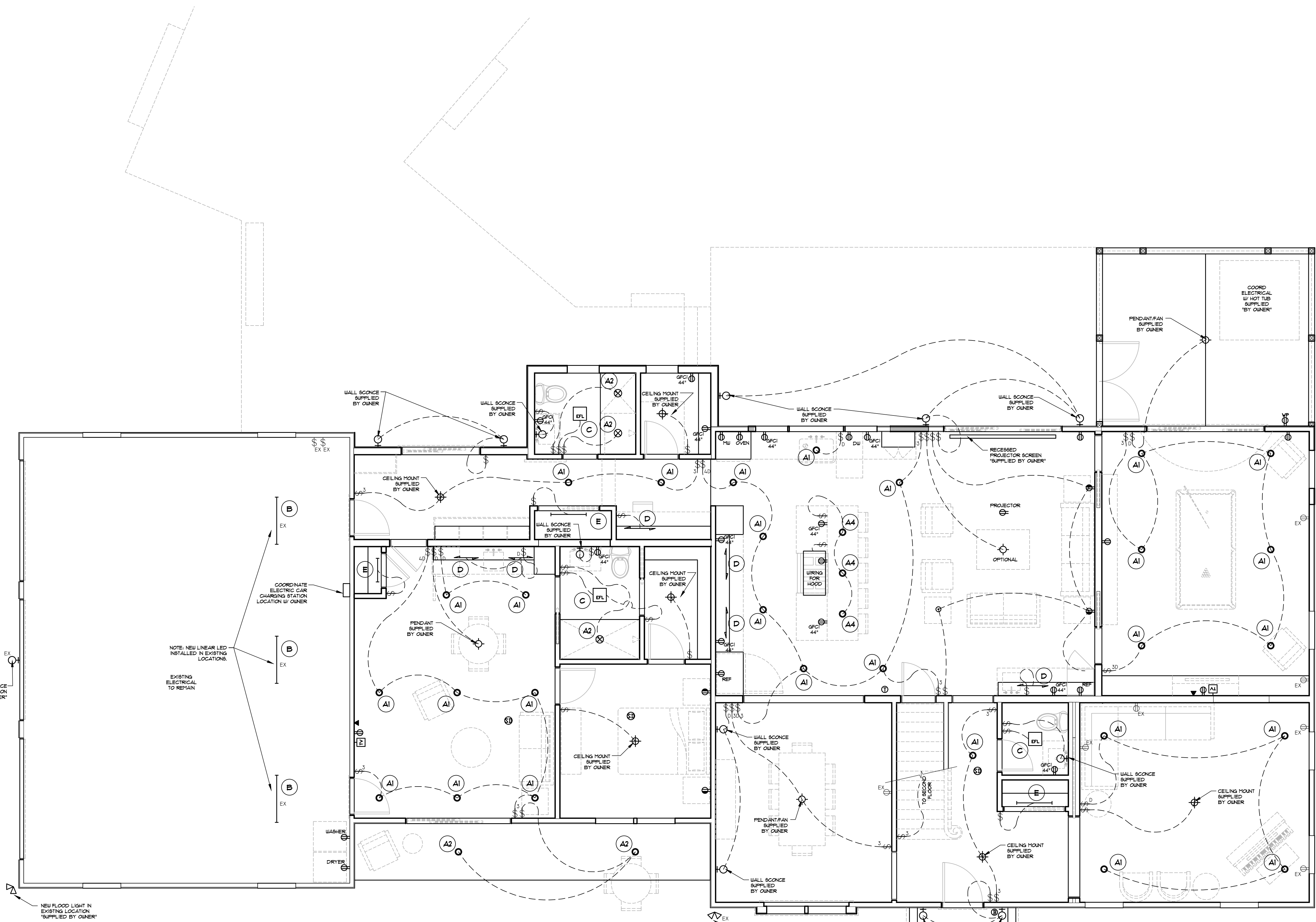
ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

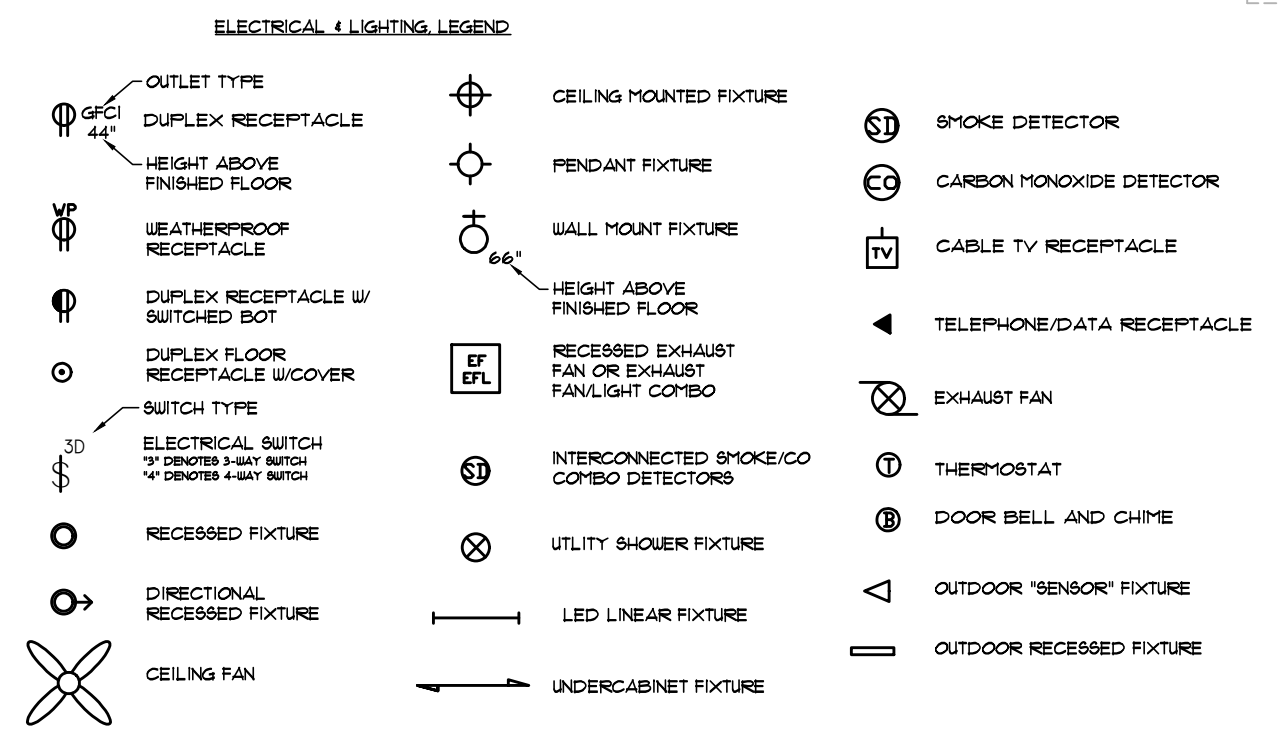
GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818

FIRST FLOOR - RCP & ELECTRICAL
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
A4.0



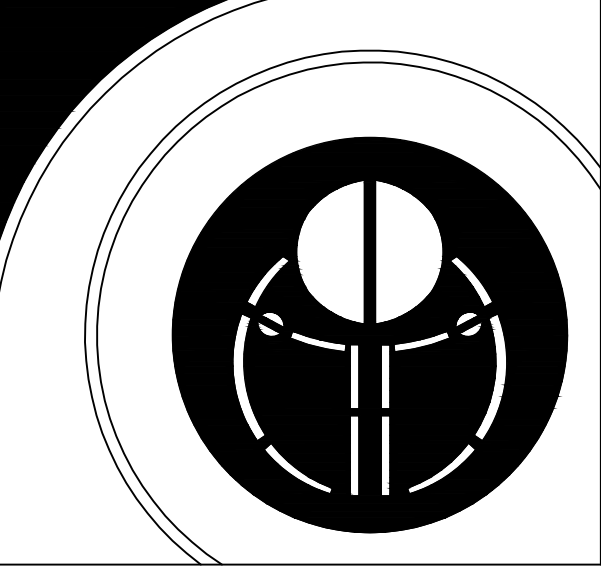
- ELECTRICAL LIGHTING & REFLECTED CEILING - GENERAL NOTES:**
- ALL ELECTRICAL WIRING TO MEET ALL APPLICABLE BUILDING CODES
 - ALL 125 VOLT, 5 AMP, 4 30 AMP RECEPTACLES LOCATED IN GARAGES, UNFINISHED BASEMENTS, BATHROOMS, KITCHEN COUNTERTOPS, & WITHIN 6' OF ALL UTILITY SPACE SHALL BE GFCI PROTECTED
 - RECEPTACLE OUTLETS LOCATED IN HABITABLE SPACES SHALL BE INSTALLED SO THAT NO POINT IN ANY WALL SPACE IS GREATER THAN 6'-0" FROM AN OUTLET, AND INSTALLED IN ALL WALLS MINIMUM 2'-0" IN WIDTH
 - RECEPTACLE OUTLETS LOCATED AT KITCHEN COUNTERTOPS SHALL BE INSTALLED IN ALL COUNTERTOPS 2' OR WIDER & AT EACH ISLAND AND PENINSULA COUNTERTOP 2' BY 2' OR GREATER
 - RECEPTACLE OUTLETS AT KITCHEN COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE COUNTERTOP IS GREATER THAN 2'-0" FROM AN OUTLET
 - ALL OUTDOOR RECEPTACLE OUTLETS SHALL BE PROVIDED WITH A WEATHERPROOF COVER AND BE GFCI PROTECTED
 - ALL HYDRO MASSAGE BATHUBS SHALL BE GFCI PROTECTED & EQUIPMENT SHALL BE ACCESSIBLE WITHOUT DAMAGING BUILDING COMPONENTS
 - ALL 125 VOLT, 5 AMP, 4 30 AMP BRANCH CIRCUITS LOCATED IN BEDROOMS SHALL BE AFCI PROTECTED
 - INSTALL INTERIOR RECEPTACLES TO MATCH EXISTING UNLESS NOTED OTHERWISE
 - CONVENIENCE OUTLETS SHALL BE PROVIDED AS INDICATED, AND AS FURTHER REQUIRED WITH NO ADDITIONAL CHARGE, TO SATISFY CODE REQUIREMENTS
 - ELECTRICAL SUBCONTRACTOR TO COORDINATE W/ CEILING CONSTRUCTION & FINISH, NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO INSTALLATION
- ELECTRICAL LIGHTING & REFLECTED CEILING - PLAN NOTES:**
- GC SHALL COORDINATE ALL FIXTURE & LIGHTING LOCATIONS W/ OWNER AFTER COMPLETION OF ROUGH FRAMING
 - ALL CEILING SHALL BE 5' SPERIAL BOARD W/ PLASTER FINISH UNLESS NOTED OTHERWISE
 - GC SHALL COORDINATE ANY HAND WIRING FOR ETHERNET AND/OR SMART HOME DEVICES W/ OWNER PRIOR TO START OF CONSTRUCTION
 - GC SHALL COORDINATE ANY AUDIO-VISUAL & SPEAKER REQUIREMENTS W/ OWNER PRIOR TO START OF CONSTRUCTION
 - OUTLETS LABELED REF DRYER & WASHER SHALL BE COORDINATED W/ APPLIANCE SPECIFICATIONS FOR VOLTAGE & HEIGHT
 - ALL SWITCHES, DIMMER & TOSGLE SHALL BE CASSETA BY LEVITON OR APPROVED EQUAL
 - NEW SMOKE DETECTOR/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AS REQUIRED BY CODE



- ELECTRICAL FIXTURE TYPES**
- (A1) 4" RECESSED LED FIXTURE W/ WHITE STEP BAFFLE TRIM "BY ELECTRICIAN"
 - (A2) 4" RECESSED LIGHT W/ FROSTED LENS "BY ELECTRICIAN"
 - (A3) 4" RECESSED LED FIXTURE W/ WHITE STEP BAFFLE TRIM FOR SLOPED CEILING "BY ELECTRICIAN"
 - (A4) 2" RECESSED LIGHT W/ PIN-HOLE TRIM DAMP LISTED "BY ELECTRICIAN"
 - (B) LINEAR LED UTILITY FIXTURE "BY ELECTRICIAN"
 - (C) EXHAUST FAN/LIGHT (10 SONES OR LESS) "BY ELECTRICIAN"
 - (D) UNDERCABINET LED FIXTURE "BY ELECTRICIAN"
 - (E) LINEAR LED CLOSET FIXTURE "BY ELECTRICIAN"
 - (F) FB210L1-2 EXHAUST FAN W/ 3X LED FIXTURES BY "FAITECH"
 - (G) LED COVE LIGHTING "BY ELECTRICIAN"
- NOTE: ALL FIXTURES SUPPLIED BY ELECTRICIAN SHALL HAVE 2700K KELVIN COLOR TEMPERATURE BULBS

1 FIRST FLOOR PLAN - RCP & ELECTRICAL
SCALE: 1/4"=1'-0"

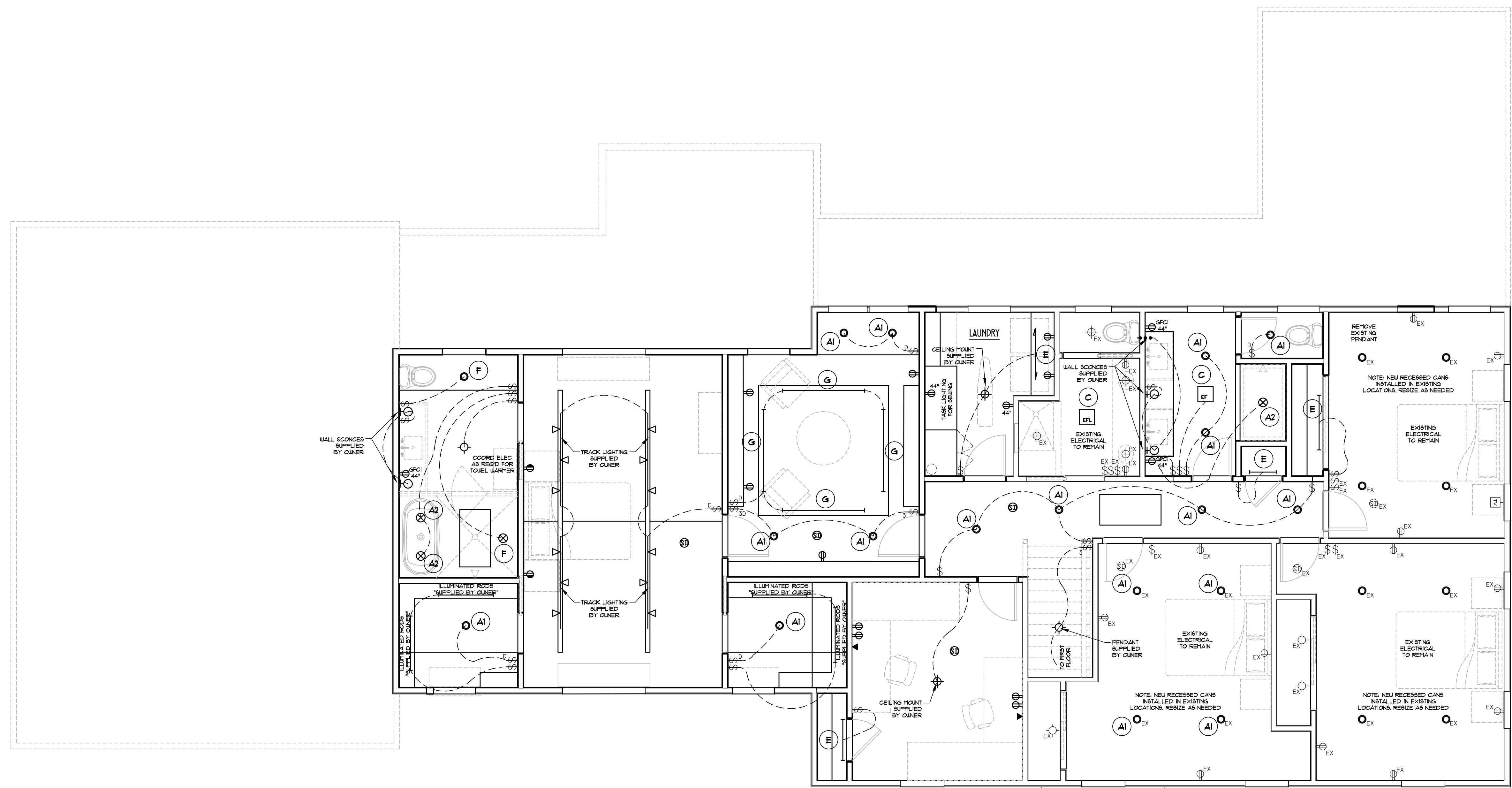
ISSUED FOR PERMIT



ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

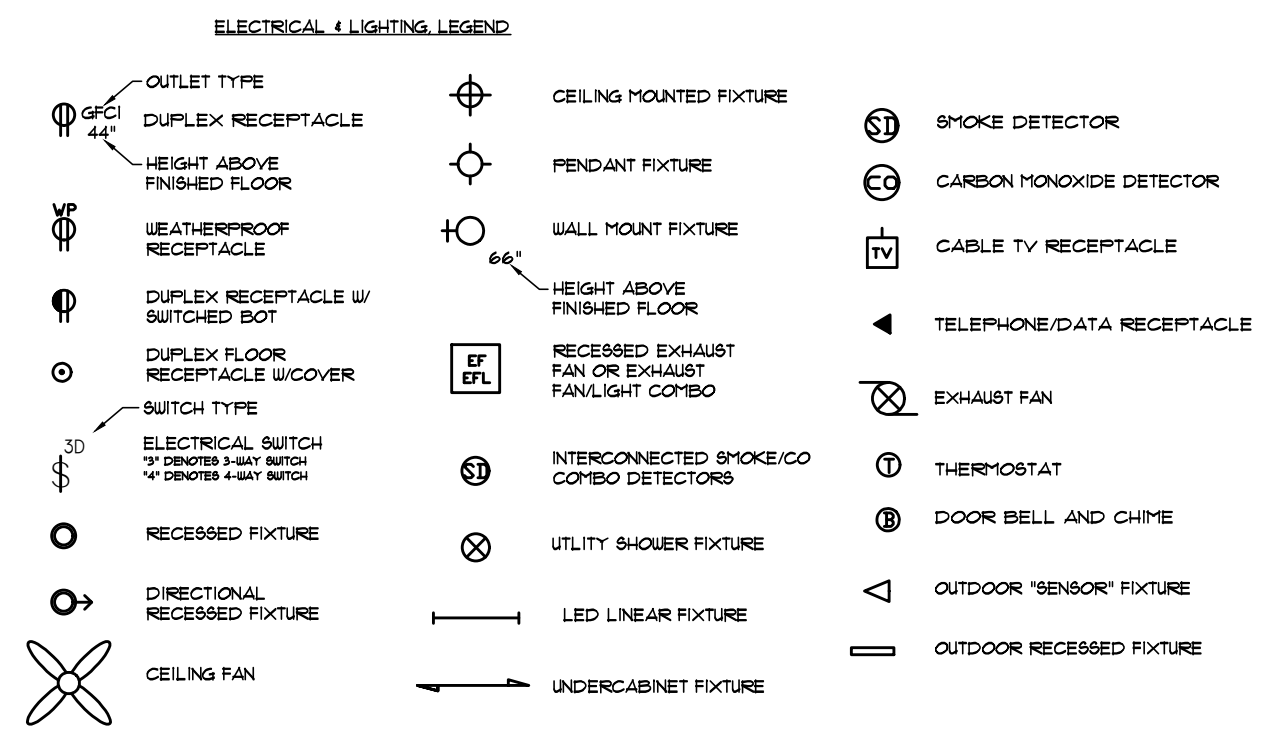
GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.



1 SECOND FLOOR RCP & ELECTRICAL
SCALE: 1/4"=1'-0"

- ELECTRICAL LIGHTING & REFLECTED CEILING - GENERAL NOTES:
- ALL ELECTRICAL WIRING TO MEET ALL APPLICABLE BUILDING CODES
 - ALL 125 VOLT, 5 AMP & 20 AMP RECEPTACLES LOCATED IN GARAGES, UNFINISHED BASEMENTS, BATHROOMS, KITCHEN COUNTERTOPS, & WITHIN 6' OF ALL UTILITY SPACE SHALL BE GFCI PROTECTED
 - RECEPTACLE OUTLETS LOCATED IN HABITABLE SPACES SHALL BE INSTALLED SO THAT NO POINT IN ANY WALL SPACE IS GREATER THAN 6'-0" FROM AN OUTLET, AND INSTALLED IN ALL WALLS MINIMUM 2'-0" IN WIDTH
 - RECEPTACLE OUTLETS LOCATED AT KITCHEN COUNTERTOPS SHALL BE INSTALLED IN ALL COUNTERTOPS 2' OR WIDER & AT EACH ISLAND AND PENINSULA COUNTERTOP 24" BY 2' OR GREATER
 - RECEPTACLE OUTLETS AT KITCHEN COUNTERTOPS SHALL BE INSTALLED SO THAT NO POINT ALONG THE COUNTERTOP IS GREATER THAN 2'-0" FROM AN OUTLET
 - ALL OUTDOOR RECEPTACLE OUTLETS SHALL BE PROVIDED WITH A WEATHERPROOF COVER AND BE GFCI PROTECTED
 - ALL HYDRO MASSAGE BATHUBS SHALL BE GFCI PROTECTED & EQUIPMENT SHALL BE ACCESSIBLE WITHOUT DAMAGING BUILDING COMPONENTS
 - ALL 125 VOLT, 5 AMP & 20 AMP BRANCH CIRCUITS LOCATED IN BEDROOMS SHALL BE AFCI PROTECTED
 - INSTALL INTERIOR RECEPTACLES TO MATCH EXISTING UNLESS NOTED OTHERWISE
 - CONVENIENCE OUTLETS SHALL BE PROVIDED AS INDICATED AND AS FURTHER REQUIRED WITH NO ADDITIONAL CHARGE TO SATISFY CODE REQUIREMENTS
 - ELECTRICAL SUBCONTRACTOR TO COORDINATE W/ CEILING CONSTRUCTION & FINISH NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO INSTALLATION

- ELECTRICAL LIGHTING & REFLECTED CEILING - PLAN NOTES:
- GC SHALL COORDINATE ALL FIXTURE & LIGHTING LOCATIONS W/ OWNER AFTER COMPLETION OF ROUGH FRAMING
 - ALL CEILING SHALL BE 5' SPERIAL BOARD W/ PLASTER FINISH UNLESS NOTED OTHERWISE
 - GC SHALL COORDINATE ANY HAND WIRING FOR ETHERNET AND/OR SMART HOME DEVICES W/ OWNER PRIOR TO START OF CONSTRUCTION
 - GC SHALL COORDINATE ANY AUDIO-VISUAL & SPEAKER REQUIREMENTS W/ OWNER PRIOR TO START OF CONSTRUCTION
 - OUTLETS LABELED REF DRYER & WASHER SHALL BE COORDINATED W/ APPLIANCE SPECIFICATIONS FOR VOLTAGE & HEIGHT
 - ALL SWITCHES, DIMMER & TOSGLE SHALL BE CASSETTE BY LEVITON OR APPROVED EQUAL
 - NEW SMOKE DETECTOR/CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AS REQUIRED BY CODE



- ELECTRICAL FIXTURE TYPES
- (A1) 4" RECESSED LED FIXTURE W/ WHITE STEP BAFFLE TRIM "BY ELECTRICIAN"
 - (A2) 4" RECESSED LIGHT W/ FROSTED LENS "BY ELECTRICIAN"
 - (A3) 4" RECESSED LED FIXTURE W/ WHITE STEP BAFFLE TRIM FOR SLOPED CEILING "BY ELECTRICIAN"
 - (A4) 2" RECESSED LIGHT W/ PIN-HOLE TRIM DAMP LISTED "BY ELECTRICIAN"
 - (B) LINEAR LED UTILITY FIXTURE "BY ELECTRICIAN"
 - (C) EXHAUST FAN/LIGHT (10 SONES OR LESS) "BY ELECTRICIAN"
 - (D) UNDERCABINET LED FIXTURE "BY ELECTRICIAN"
 - (E) LINEAR LED CLOSET FIXTURE "BY ELECTRICIAN"
 - (F) FB210L1-2 EXHAUST FAN W/ 3X LED FIXTURES BY "FANTECH"
 - (G) LED COVE LIGHTING "BY ELECTRICIAN"
- NOTE: ALL FIXTURES SUPPLIED BY ELECTRICIAN SHALL HAVE 2700K KELVIN COLOR TEMPERATURE BULBS DAMP LISTED "BY ELECTRICIAN"

RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818

SECOND FLR - RCP & ELECTRICAL

SCALE: AS NOTED

DATE: 06/30/2025

DWG BY: AJH

PERMIT SET

A4.1

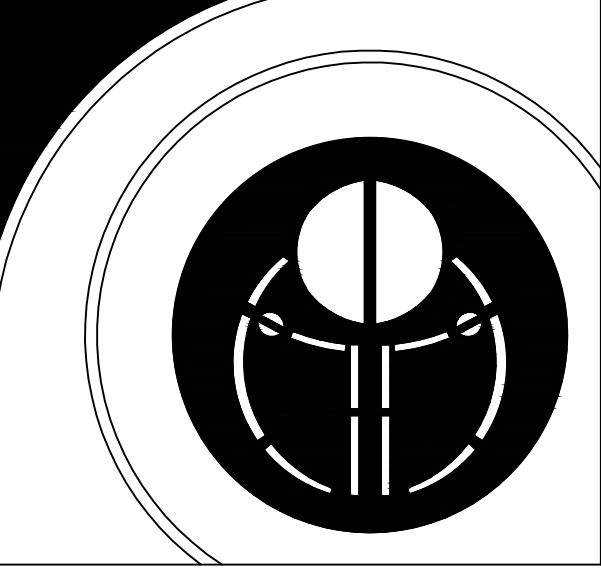
ISSUED FOR PERMIT

35 DOWNING RESIDENCE - FINISH SCHEDULE

NO.	NAME	WALLS (PLAN ORIENTATION)				FINISHES FLOORS	BASE	CEILING	REMARKS
		NORTH	EAST	SOUTH	WEST				
101	FOYER	PLASTER PTD	PLASTER PTD	PLASTER PTD	EXIST PTD	TILE CARPET	1/2" G SPEED	PLASTER PTD	
102	MUSIC ROOM	WD WAINSCOT, PTD	WD WAINSCOT, PTD	WD WAINSCOT, PTD	WD WAINSCOT, PTD	TILE	1/2" G SPEED	EXIST PTD	REINSTALL EXIST CROWN, PTD
103	HALF BATH	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	MOSAIC TILE	TILE	PLASTER PTD	VANITY (1000 ALLOWANCE)
104	DINING ROOM	FLASTER PTD	EXIST PTD	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	EXIST PTD	
105	FAMILY ROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	N/A	ACCENT	HARDWOOD	1/2" G SPEED	ACCENT WALL (1000 ALLOWANCE)
106	LOUNGE	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	BAR (1000 ALLOWANCE)
107	KITCHEN	FLASTER PTD	N/A	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	TILE BACKSLASH
108	PANTRY	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	TILE BACKSLASH
109	MUDROOM FULL BATH	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	TILE WAINSCOT, PTD	TILE	1/2" G SPEED	FLASTER PTD	VANITY (1000 ALLOWANCE)
110	MUDROOM	WD WAINSCOT, PTD	WD WAINSCOT, PTD	WD WAINSCOT, PTD	WD WAINSCOT, PTD	TILE	1/2" G SPEED	FLASTER PTD	MILLWORK (13500 ALLOWANCE)
111	HALLWAY	FLASTER PTD	N/A	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	
112	DINING ROOM	FLASTER PTD	FLASTER PTD	N/A	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	
113	LIVING ROOM	N/A	FLASTER PTD	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	
114	BEDROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	1/2" G SPEED	FLASTER PTD	
115	BATHROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	TILE	1/2" G SPEED	FLASTER PTD	VANITY (1000 ALLOWANCE)
116	WALK-IN CLOSET	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	1/2" G SPEED	FLASTER PTD	CLOSET SYSTEM "BY OWNER"
201	STAIR	N/A	EXIST PTD	N/A	EXIST PTD	HARDWOOD	EXIST PTD	FLASTER PTD	
202	HALLWAY	FLASTER PTD	FLASTER PTD	EXIST PTD	EXIST PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	
203	EXISTING BEDROOM #1	FLASTER PTD	EXIST PTD	EXIST PTD	EXIST PTD	CARPET	EXIST PTD	FLASTER PTD	
204	EXISTING BEDROOM #2	EXIST PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	EXIST PTD	FLASTER PTD	
205	EXISTING BEDROOM #3	FLASTER PTD	FLASTER PTD	EXIST PTD	EXIST PTD	CARPET	EXIST PTD	FLASTER PTD	
206	SHARED BATHROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	TILE	1/2" G SPEED	FLASTER PTD	VANITY (12500 ALLOWANCE)
207	EXISTING BATHROOM	EXIST TO REMAIN	EXIST TO REMAIN	EXIST TO REMAIN	EXIST TO REMAIN	EXISTING	EXISTING	EXISTING	CABINETS (15000 ALLOWANCE)
208	LAUNDRY	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	TILE	1/2" G SPEED	FLASTER PTD	
209	OFFICE	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	HARDWOOD	1/2" G SPEED	FLASTER PTD	
210	MASTER SITTING ROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	1/2" G SPEED	FLASTER PTD	MILLWORK (11500 ALLOWANCE)
211	MASTER BEDROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	TILE	1/2" G SPEED	FLASTER PTD	VANITY (12500 ALLOWANCE)
212	MASTER BATHROOM	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	TILE	1/2" G SPEED	FLASTER PTD	
213	MASTER CLOSET #1	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	1/2" G SPEED	FLASTER PTD	CLOSET SYSTEM "BY OWNER"
214	MASTER CLOSET #2	FLASTER PTD	FLASTER PTD	FLASTER PTD	FLASTER PTD	CARPET	1/2" G SPEED	FLASTER PTD	CLOSET SYSTEM "BY OWNER"

35 DOWNING RESIDENCE - INTERIOR DOOR SCHEDULE

NO.	TYPE	DOOR WIDTH	DOOR HEIGHT	THICKNESS	MATERIAL	GLAZING	FRAME	HARDWARE	REMARKS
101	D	2'-4"	6'-8"	1 3/8"	MDF	-	PREPRIMED	BYPASS	DOUBLE DOOR
102	A	2'-4"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PRIVACY	
103	A	2'-8" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	PASSAGE	DOOR SLAB IN EXISTING FRAME
104	B	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET	
105	B	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET	
106	TED	6'-0"	6'-8"	1 3/4"	WOOD	-	PREPRIMED	SPECIAL POCKET	COORDINATE W/ ARCH'L
107	A	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PASSAGE	
108	C	3'-2"	7'-0"	1 3/8"	MDF	-	N/A	BARN	
109	E	2'-8"	6'-8"	1 3/8"	MDF	-	N/A	GARAGE	20 MINUTE RATED
110	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	ENTRY	
111	E	2'-8"	6'-8"	1 3/8"	MDF	-	N/A	GARAGE	20 MINUTE RATED
112	A	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	CLOSET	
113	B	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET/PRIVACY	
114	B	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET/PRIVACY	
115	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PASSAGE	
116	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PRIVACY	
201	A	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PRIVACY	
202	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PASSAGE	
203	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PASSAGE	
204	A	2'-6" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	PASSAGE	DOOR SLAB IN EXISTING POCKET
205	A	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PRIVACY	
206	A	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PASSAGE	
207	A	2'-4"	6'-8"	1 3/8"	MDF	-	PREPRIMED	CLOSET	
208	A	2'-6" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	PRIVACY	DOOR SLAB IN EXISTING FRAME
209	D	3'-0"	6'-8"	1 3/8"	MDF	-	PREPRIMED	BYPASS	PAIR OF DOORS
210	A	2'-6" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	PRIVACY	DOOR SLAB IN EXISTING FRAME
211	D	3'-0" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	BYPASS	PAIR OF DOORS IN EXISTING FRAME
212	A	2'-6" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	PRIVACY	DOOR SLAB IN EXISTING FRAME
213	D	2'-6" V.I.F.	6'-8" V.I.F.	1 3/8"	MDF	-	PREPRIMED	BYPASS	PAIR OF DOORS IN EXISTING FRAME
214	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	CLOSET	
215	A	2'-8"	6'-8"	1 3/8"	MDF	-	PREPRIMED	PRIVACY	
216	B	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET	
217	B	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET	
218	B	2'-6"	6'-8"	1 3/8"	MDF	-	PREPRIMED	POCKET	

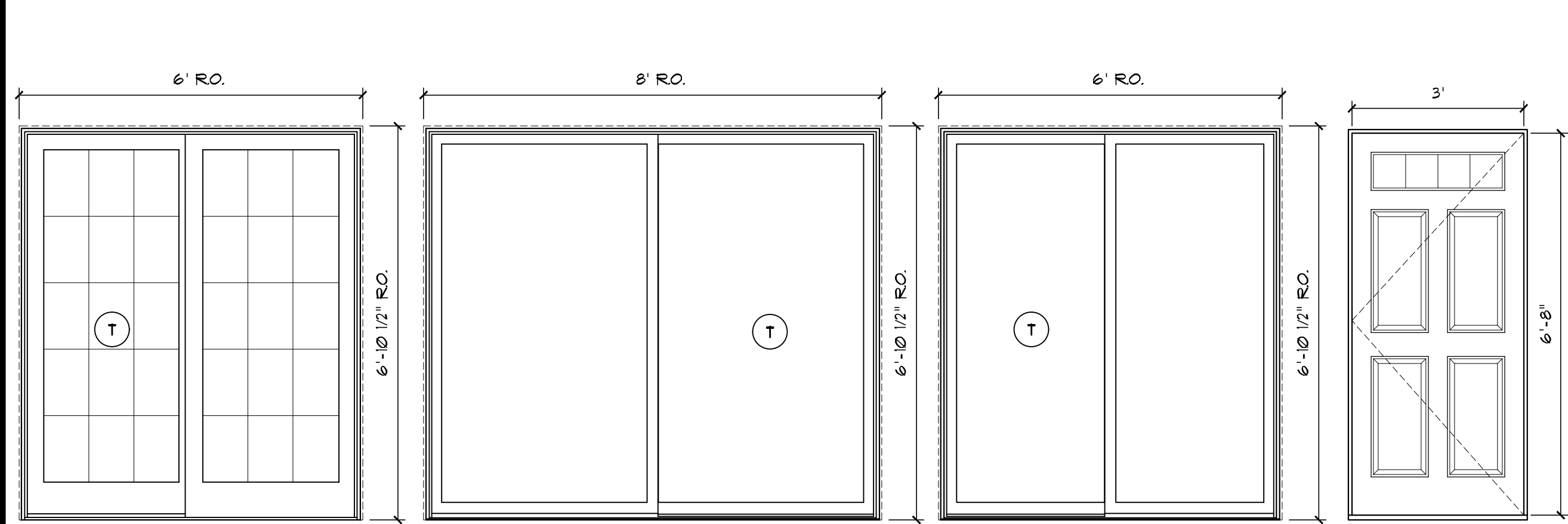


ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

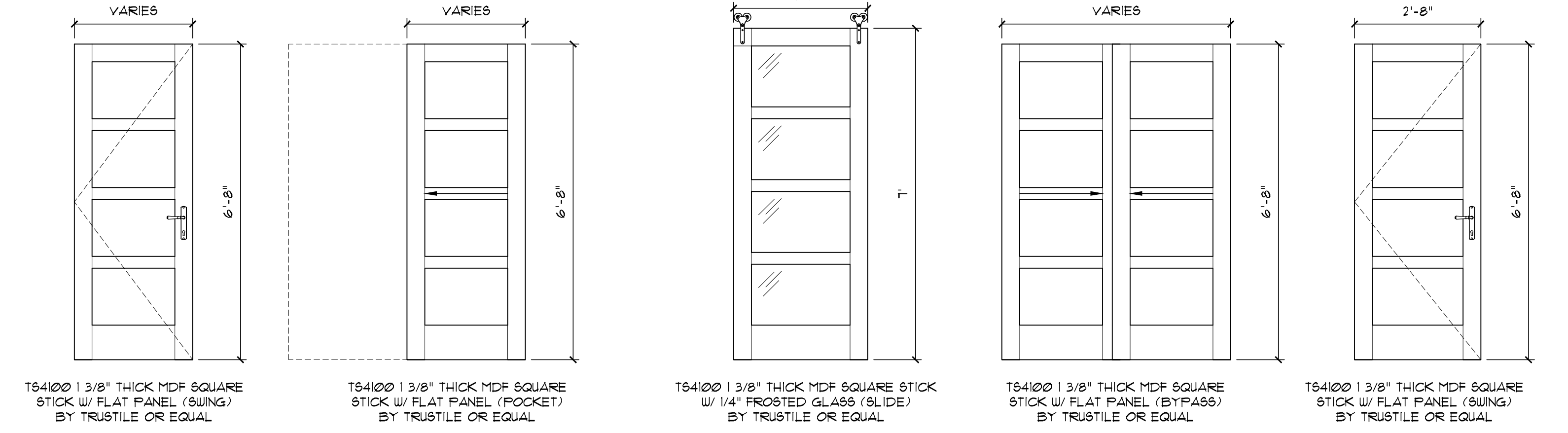
GENERAL NOTES:

- VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
- DO NOT SCALE DRAWINGS.



2 EXTERIOR DOOR TYPES
SCALE: 1/2" = 1'-0"

AA ELSPD6068 TEMPERED
BB ELSPD20068 TEMPERED EXT. FINISH BLACK FRAME
CC ELSPD6068 TEMPERED EXT. FINISH BLACK FRAME
DD FIBERGLASS DOOR 1250 DOOR HARDWARE ALLOWANCE



2 INTERIOR DOOR TYPES
SCALE: 1/2" = 1'-0"

A INTERIOR SWING DOOR NOT RATED SCALE: 1/2" = 1'-0"
B INTERIOR POCKET DOOR NOT RATED SCALE: 1/2" = 1'-0"
C INTERIOR BARN DOOR NOT RATED SCALE: 1/2" = 1'-0"
D INTERIOR SWING DOOR NOT RATED SCALE: 1/2" = 1'-0"
E GARAGE SWING DOOR 20 MINUTE RATED SCALE: 1/2" = 1'-0"

HARDWARE NOTE:
INSTALL EXISTING BRASS LEVER (PASSAGE OR PRIVACY)
HARDWARE (1000 ALLOWANCE)

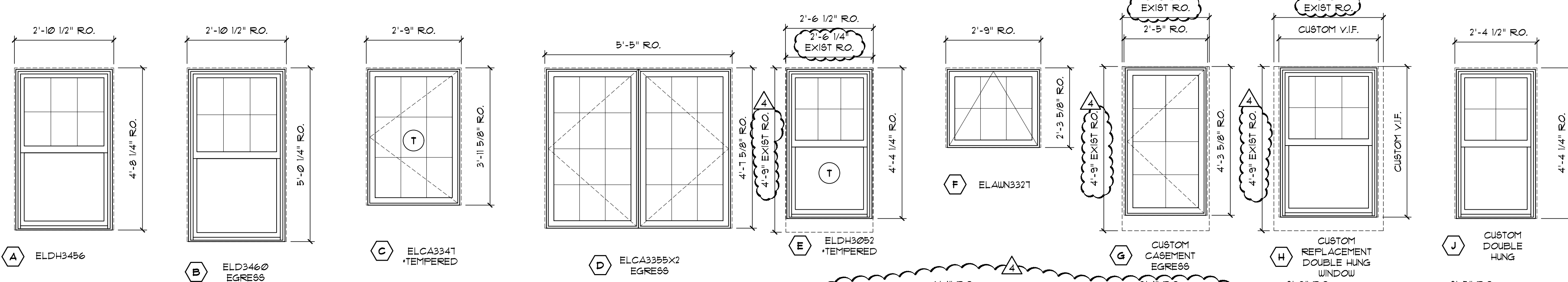
HARDWARE NOTE:
PROVIDE 4 INSTALL HAFELE HAWAII OR JOHNSON POCKET DOOR KIT W/ FLUSH BRASS POCKET DOOR LATCH HARDWARE HARDWARE (1000 ALLOWANCE)

HARDWARE NOTE:
PROVIDE 4 INSTALL BARN DOOR HARDWARE (1000 MATERIAL ALLOWANCE)

HARDWARE NOTE:
PROVIDE 4 INSTALL HAFELE OR JOHNSON SLIDING BYPASS HARDWARE W/ BRASS LEVER DOOR HARDWARE (DUMMY) W/ BRASS BALL CATCHES HARDWARE (1000 ALLOWANCE)

HARDWARE NOTE:
PROVIDE 4 INSTALL CODE COMPLIANT 5/16" WEATHER STRIPPING 4 CLOSER FOR 20 MINUTE RATED GARAGE DOOR HARDWARE (1000 ALLOWANCE)

NOTE: SIZE IN PLAN IS CASSED OPENING ADD 4" ALL SIDES FOR DOOR DIMENSIONS



3 WINDOW TYPES
SCALE: 1/2" = 1'-0"

A ELDH3456
B ELD3460 EGRESS
C ELCA3341 TEMPERED
D ELCA3355X2 EGRESS
E ELDH3052 TEMPERED
F ELAUN3327
G CUSTOM CASEMENT EGRESS
H CUSTOM REPLACEMENT DOUBLE HUNG WINDOW
J CUSTOM DOUBLE HUNG
K ELCA31345 EXTERIOR FINISH BLACK FRAME
L ELCA31345 EXTERIOR FINISH BLACK FRAME
M ELAUN3335 EXTERIOR FINISH BLACK FRAME
N ELCA2931 EXTERIOR FINISH BLACK FRAME
P ELAUN4127x2 EXTERIOR FINISH BLACK FRAME
Q ELAUN3327x2 EXTERIOR FINISH BLACK FRAME

GENERAL NOTES:

- CONTRACTOR TO COORDINATE W/ WINDOW MANUFACTURER AND/OR SUPPLIER ALL LOCAL CODES RELATING TO DESIGN LOADS FOR WINDLOADING.
- CONTRACTOR TO COORDINATE W/ WINDOW MANUFACTURER AND/OR SUPPLIER ALL WINDOWS REQUIRED TO HAVE TEMPERED GLASS.
- GC SHALL SUBMIT SHOP DRAWINGS OR DETAILED ORDER SHEET FROM WINDOW SUPPLIER FOR OWNERS APPROVAL, PRIOR TO PURCHASING.

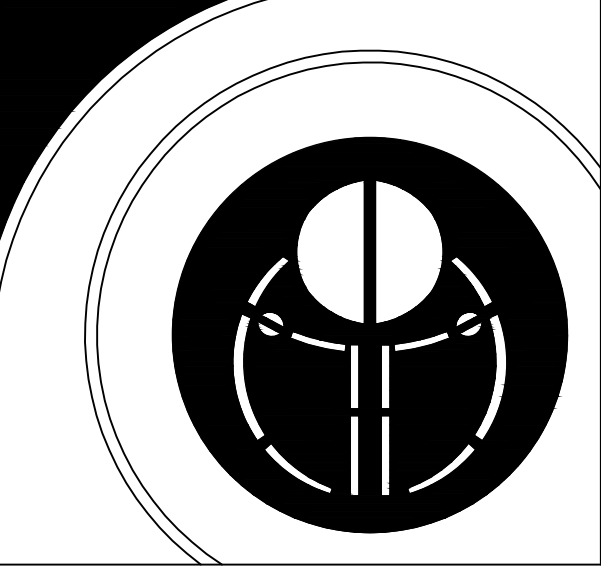
NEW WINDOW NOTES:

- ALL WINDOWS 4 SWINGING DOORS SHALL BE INTEGRITY (ELEVATE SERIES) BY MARVIN WINDOWS 4 DOORS
- WINDOWS SHALL BE WOOD INTERIOR 4 FIBERGLASS OR ALUMINUM CLAD EXTERIOR, INTERIOR FINISH SHALL BE SELECTED BY OWNER 4 EXTERIOR FINISH SHALL BE BLACK
- INSULATING GLAZING LOW E2 W/ ARGON 4 SIMULATED DIVIDED LITE PATTERN W/ STAINLESS SPACER
- PROVIDE SASH LOCK HARDWARE, FINISH TO BE SELECTED BY OWNER
- WHITE JAMB LINERS
- SUPPLY 4 INSTALL 6 3/16" JAMB EXTENSIONS FOR UNITS TO BE INSTALLED IN NEW 2x6 WOOD STUD CONSTRUCTION, REFER TO WALL TYPES FOR WINDOWS TO BE INSTALLED IN EXISTING 2x4 STUD CONSTRUCTION.
- NO BRICK MOLD CASINGS ARE REQUIRED.
- ALL EXTERIOR SILLS 4 CASINGS SHALL BE CELLULAR PVC AS SPECIFIED IN ELEVATIONS 4 SECTIONS
- PROVIDE 4 INSTALL VTCOR MEMBRANE FLASHING AT ALL ROUGH OPENINGS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- PROVIDE 4 INSTALL FULL SIZE STANDARD INSECT SCREEN WHERE APPLICABLE

RENOVATIONS T.O.
35 DOWNING STREET
EAST GREENWICH, RI 02818

ROOM FINISH, DOORS & WINDOWS
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
A5.0

ISSUED FOR PERMIT

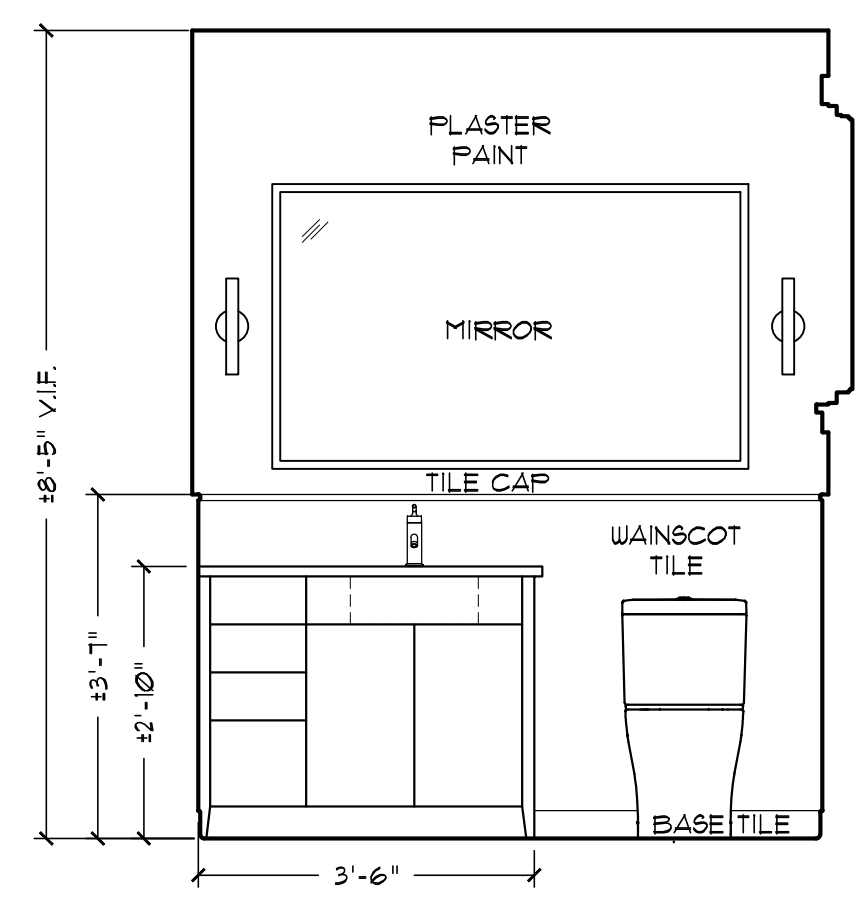


ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

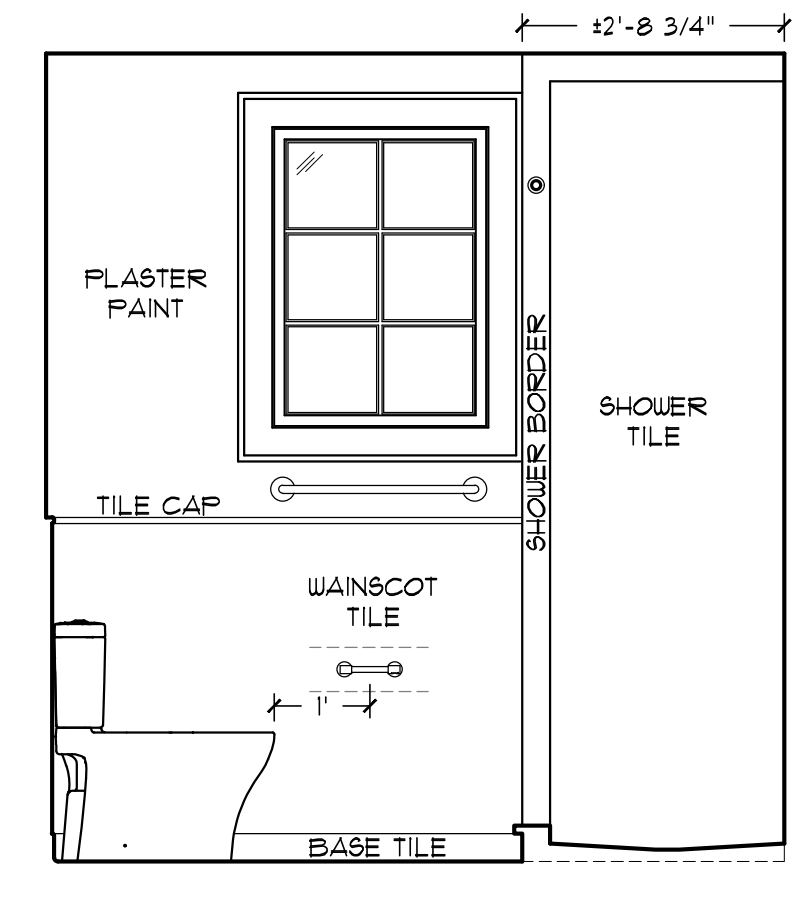
NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:

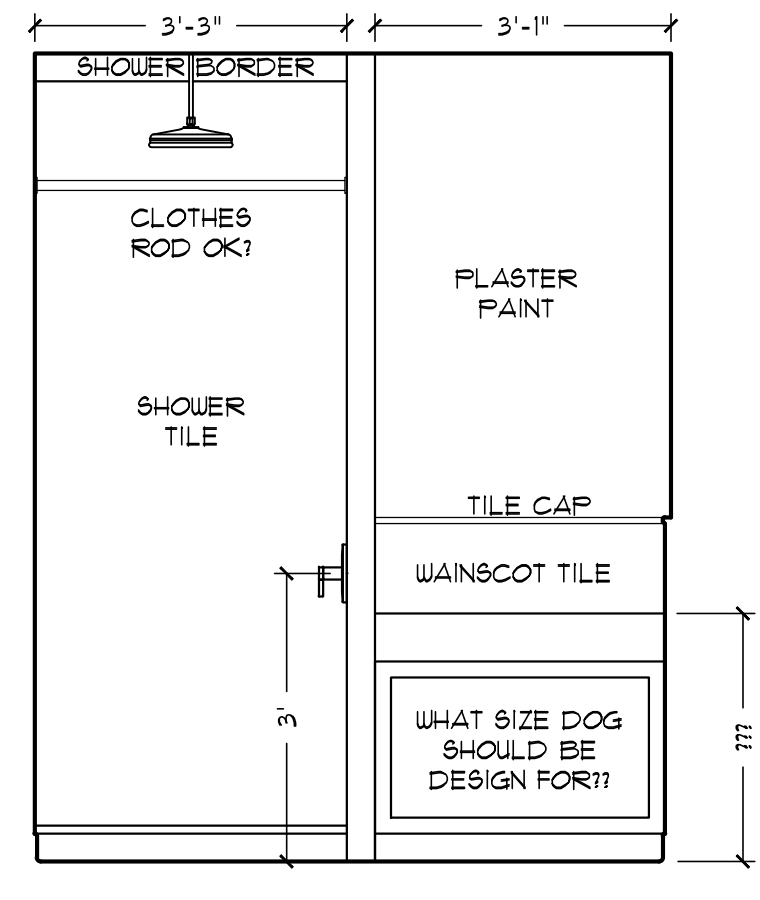
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.



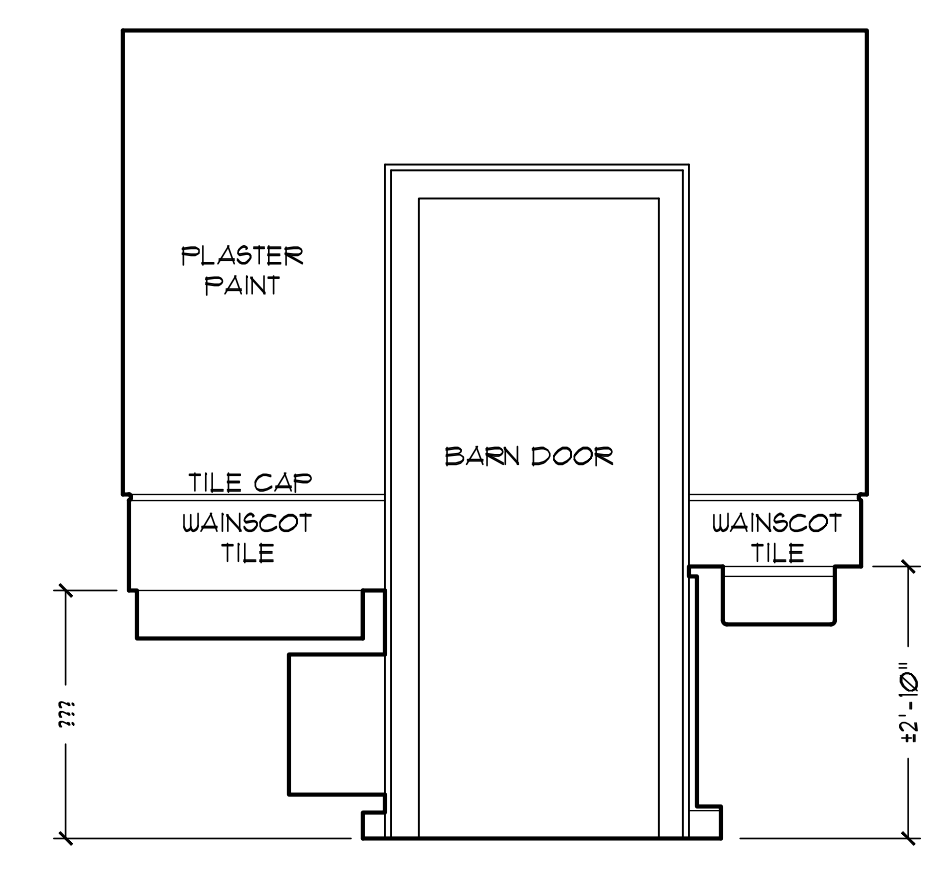
1 INTERIOR ELEVATION - FULL BATH
 SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - FULL BATH
 SCALE: 1/2"=1'-0"

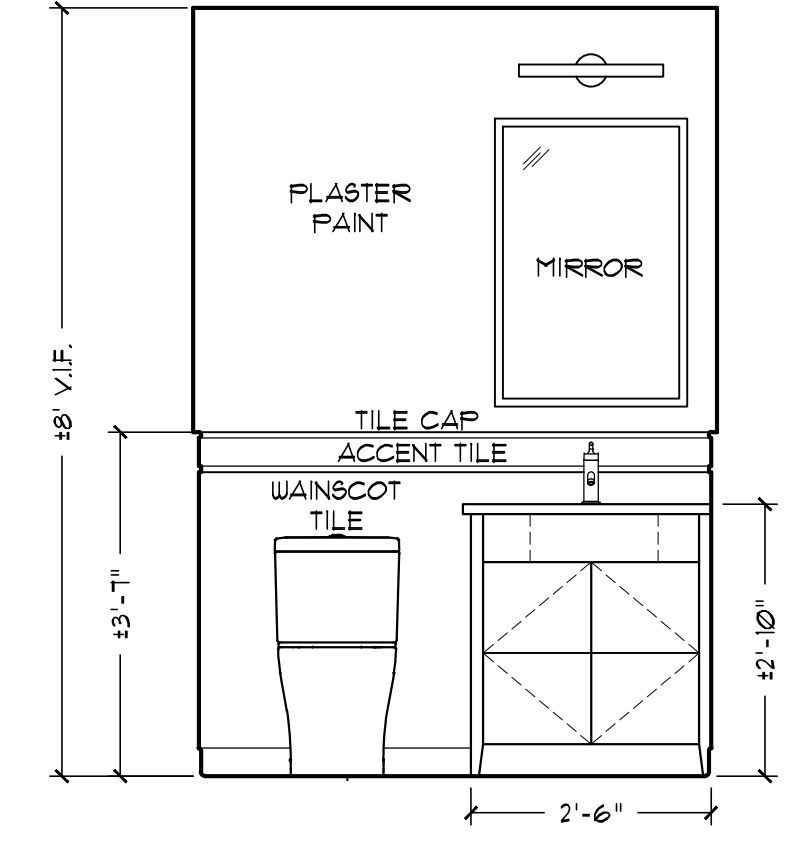


3 INTERIOR ELEVATION - FULL BATH
 SCALE: 1/2"=1'-0"

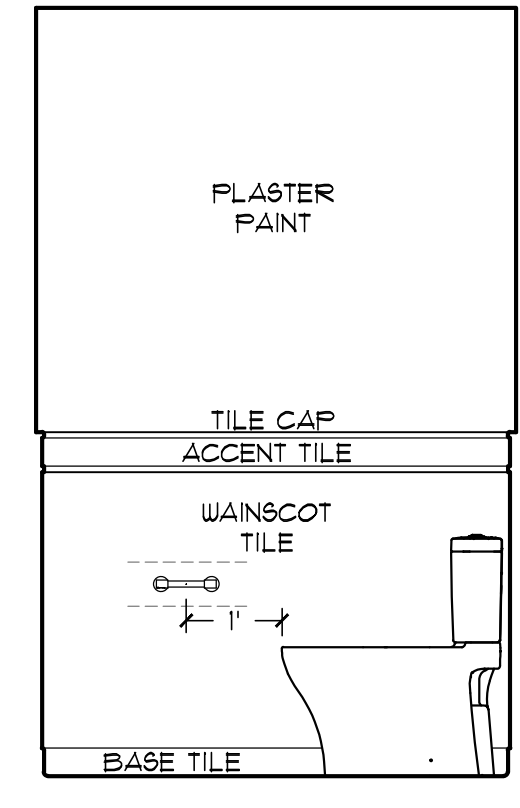


4 INTERIOR ELEVATION - FULL BATH
 SCALE: 1/2"=1'-0"

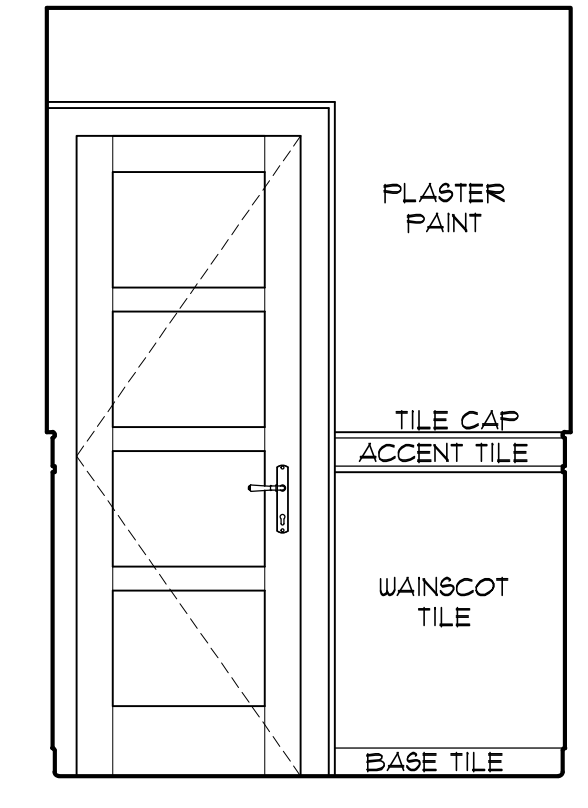
- MIDROOM FULL BATHROOM FINISHES
- FLOOR - THIN BRICK (15 SF MATERIAL ALLOWANCE)
 - WALLS - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - WAINSCOT - 42" HIGH TILE (16 SF MATERIAL ALLOWANCE)
 - BASE BOARD - 1x6 SPEED BASE, PAINTED
 - CEILING - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - CASING - 1x4 FLAT TRIM W/ EDGE BAND, PAINTED
 - INTERIOR DOOR - 1 1/2" MDF PANEL DOOR BY TRUSTILE, PAINTED
 - INTERIOR DOOR HARDWARE - 100 ALLOWANCE EACH SET
 - PLUMBING FIXTURES SUPPLIED "BY OWNER"
 - VANITY (1,000 ALLOWANCE)



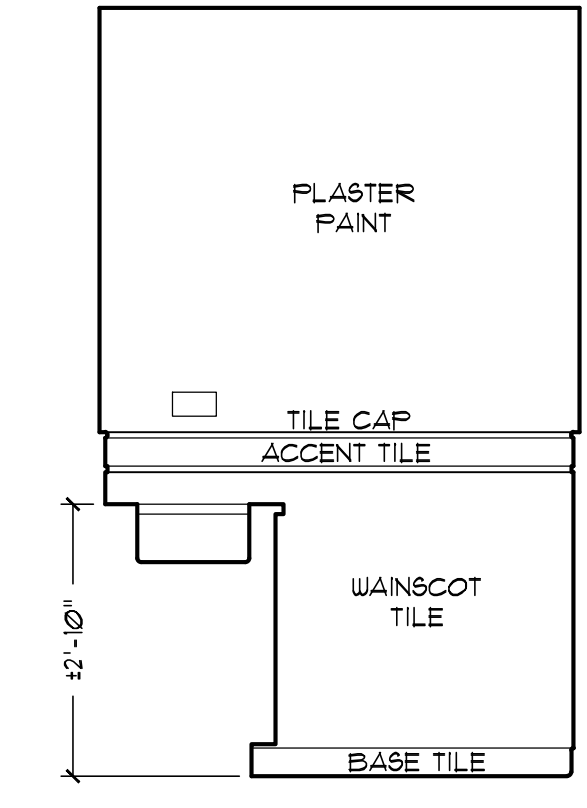
5 INTERIOR ELEVATION - HALF BATH
 SCALE: 1/2"=1'-0"



6 INTERIOR ELEVATION - HALF BATH
 SCALE: 1/2"=1'-0"

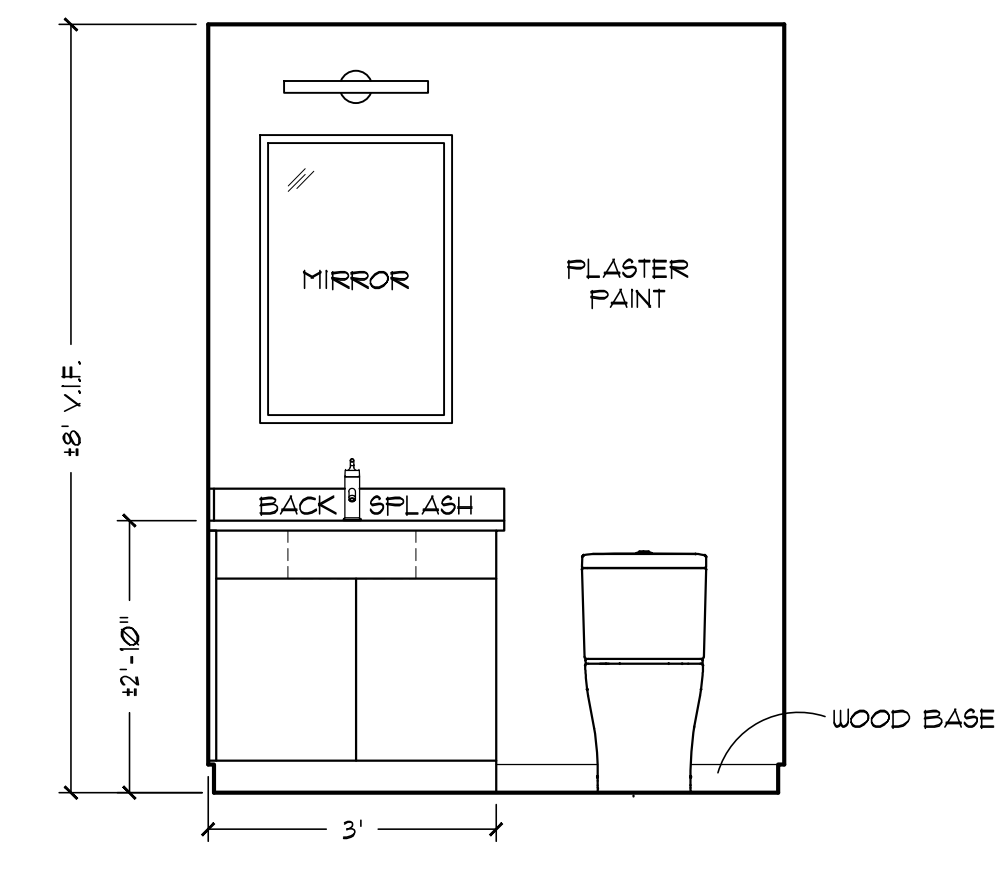


7 INTERIOR ELEVATION - HALF BATH
 SCALE: 1/2"=1'-0"



8 INTERIOR ELEVATION - HALF BATH
 SCALE: 1/2"=1'-0"

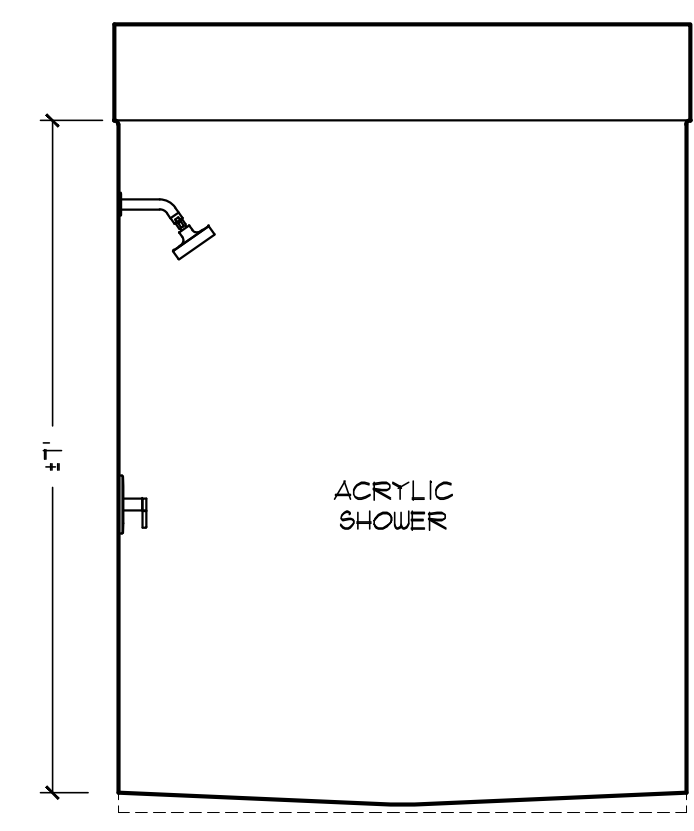
- HALF BATHROOM FINISHES
- FLOOR - MOSAIC (1/2 SF MATERIAL ALLOWANCE)
 - WALLS - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - WAINSCOT - 42" HIGH TILE (1/2 SF MATERIAL ALLOWANCE)
 - BASE BOARD - TILE (1/2 SF MATERIAL ALLOWANCE)
 - CEILING - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - CASING - 1x4 FLAT TRIM W/ EDGE BAND, PAINTED
 - INTERIOR DOOR - 1 1/2" MDF PANEL DOOR BY TRUSTILE, PAINTED
 - INTERIOR DOOR HARDWARE - 100 ALLOWANCE EACH SET
 - PLUMBING FIXTURES SUPPLIED "BY OWNER"
 - VANITY (1,000 ALLOWANCE)



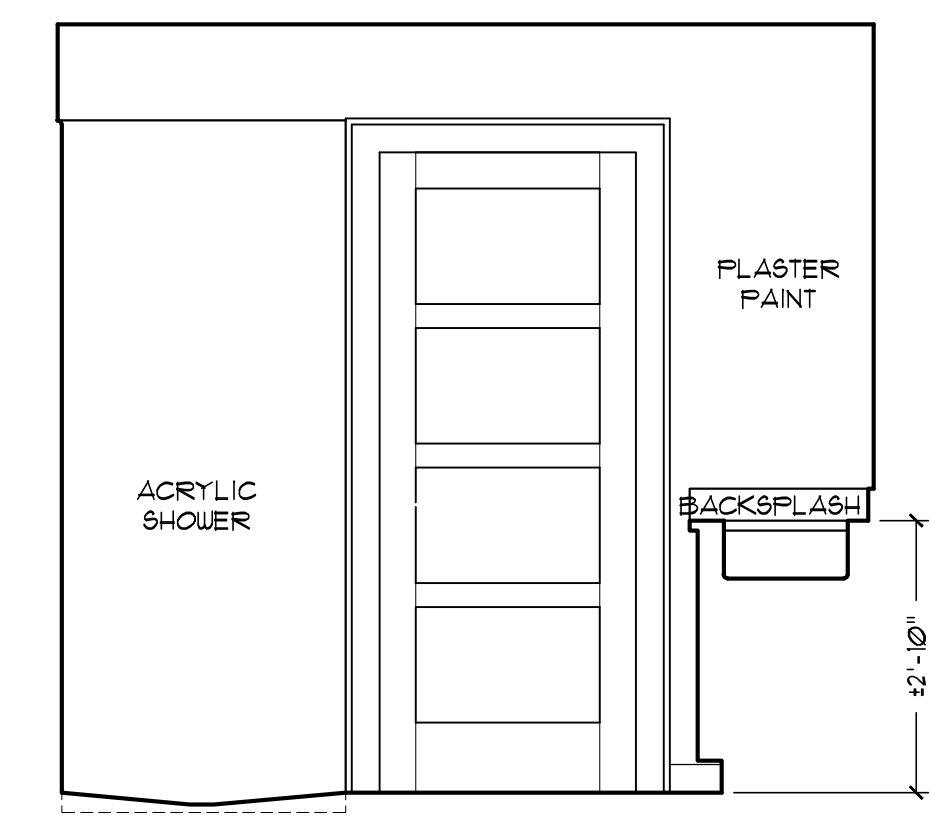
9 INTERIOR ELEVATION - IN LAW BATH
 SCALE: 1/2"=1'-0"



10 INTERIOR ELEVATION - IN LAW BATH
 SCALE: 1/2"=1'-0"



11 INTERIOR ELEVATION - IN LAW BATH
 SCALE: 1/2"=1'-0"



12 INTERIOR ELEVATION - IN LAW BATH
 SCALE: 1/2"=1'-0"

- ADU BATHROOM FINISHES
- FLOOR - PORCELAIN TILE (15 SF MATERIAL ALLOWANCE)
 - WALLS - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - BASE BOARD - 1x6 SPEED BASE, PAINTED
 - CEILING - IMPERIAL BD W/ PLASTER FINISH, PAINTED
 - CASING - 1x4 FLAT TRIM W/ EDGE BAND, PAINTED
 - INTERIOR DOOR - 1 1/2" MDF PANEL DOOR BY TRUSTILE, PAINTED
 - INTERIOR DOOR HARDWARE - 100 ALLOWANCE EACH SET
 - VANITY (1,000 ALLOWANCE)
 - CURBLESS SHOWER ENCLOSURE SUPPLIED "BY OWNER"

RENOVATIONS TO
 35 DOWNING STREET
 EAST GREENWICH, RI 02818

INTERIOR ELEVATIONS

SCALE: AS NOTED

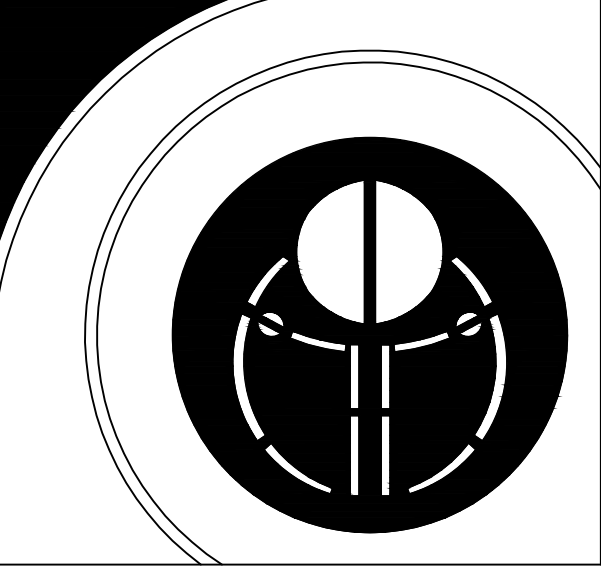
DATE: 06/30/2025

DWG BY: AJH

PERMIT SET

A6.0

ISSUED FOR PERMIT

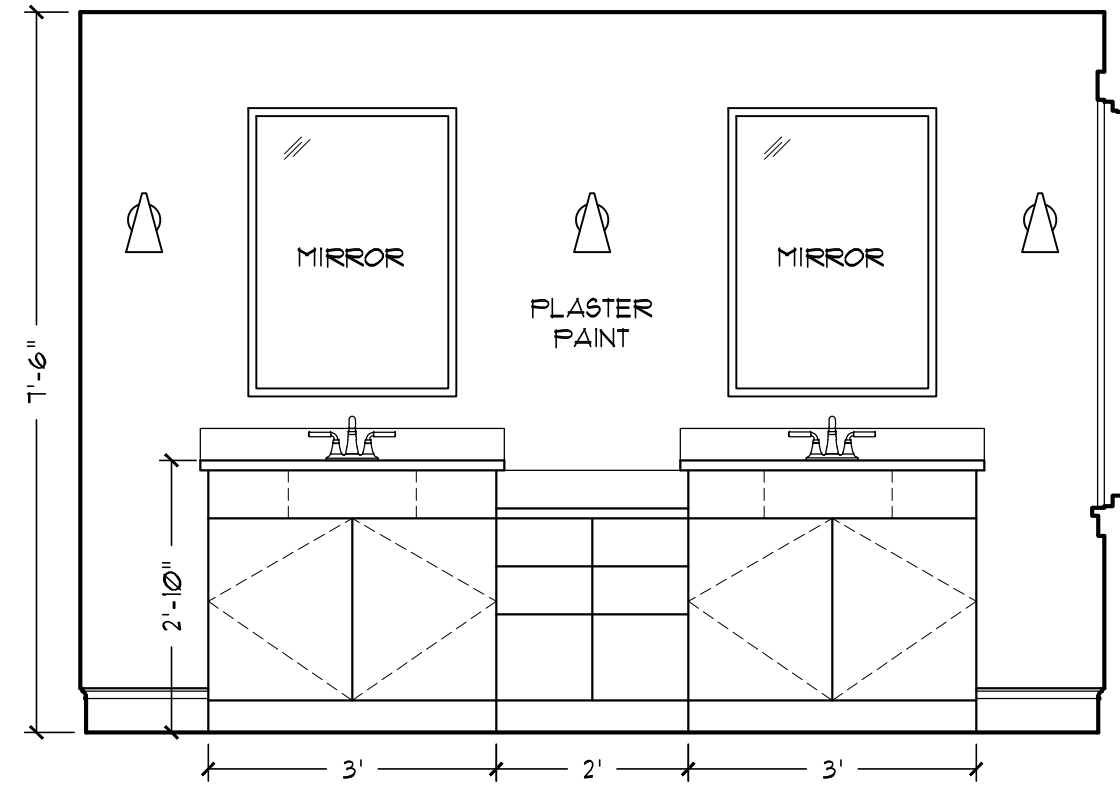


ALEXANDER HURDITCH
 576 ANNAQUATUCKET RD
 NORTH KINGSTOWN RI 02852
 PHONE # 401-659-7013
 ajhurditch@gmail.com

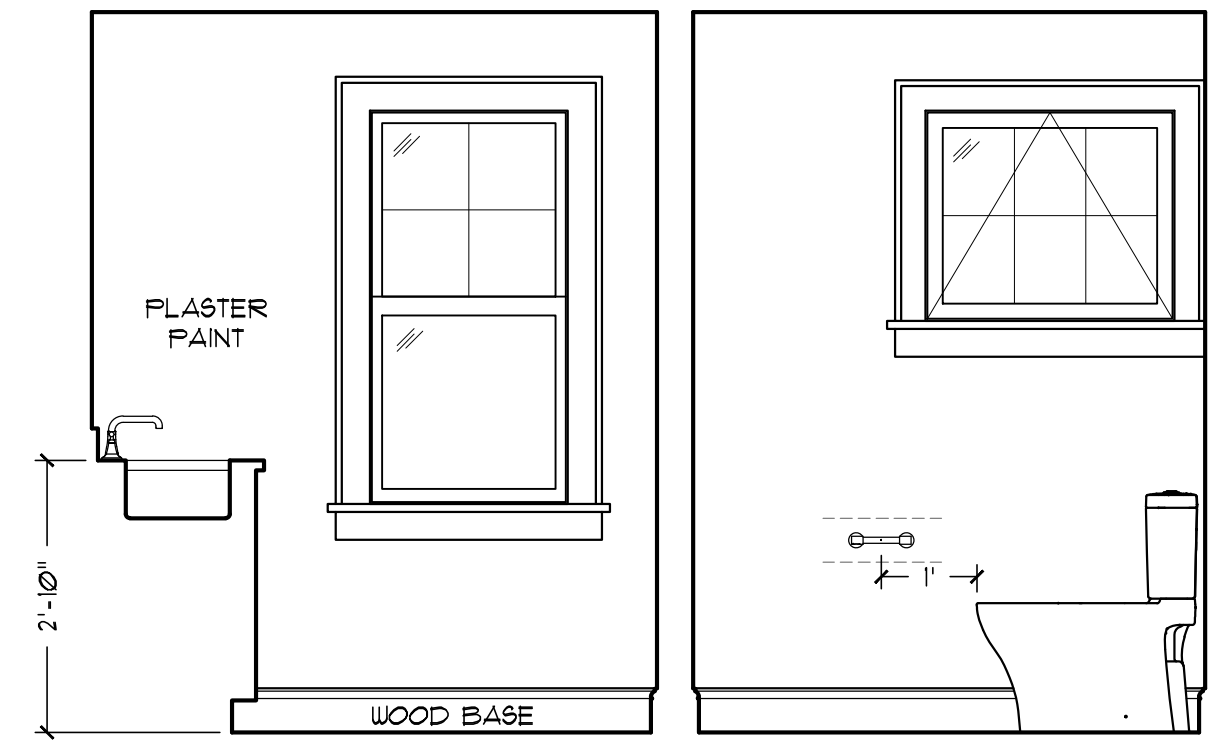
NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:

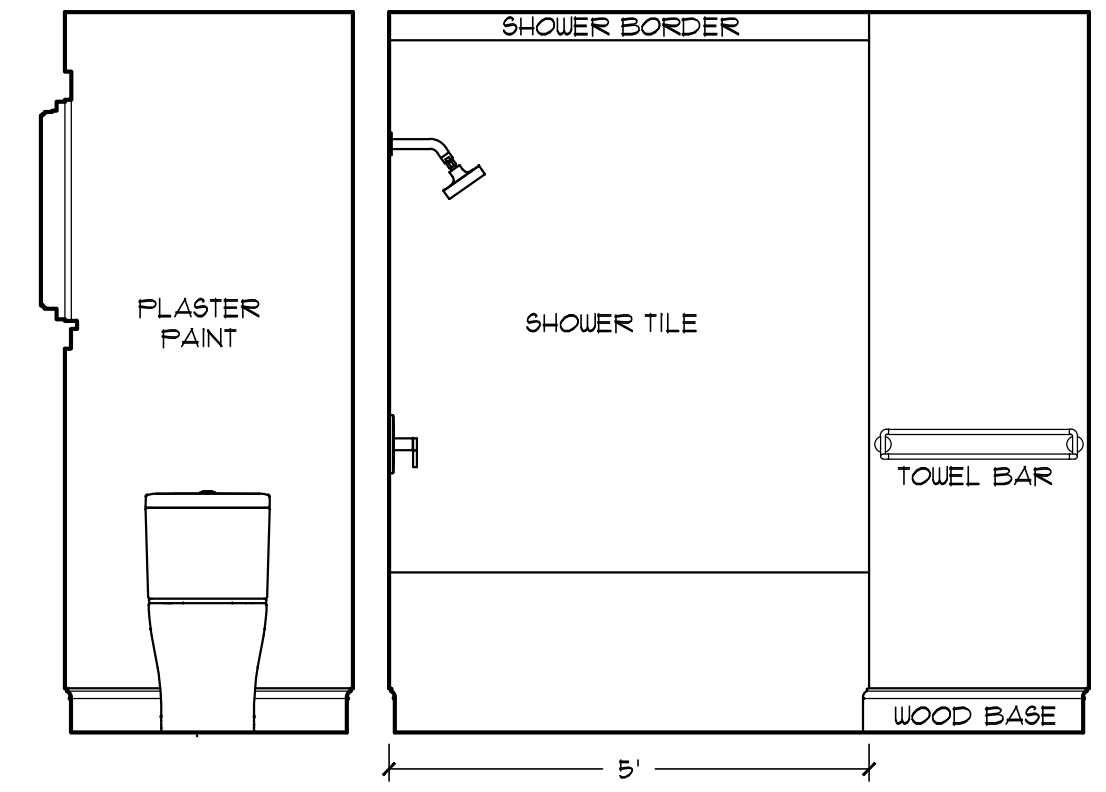
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.



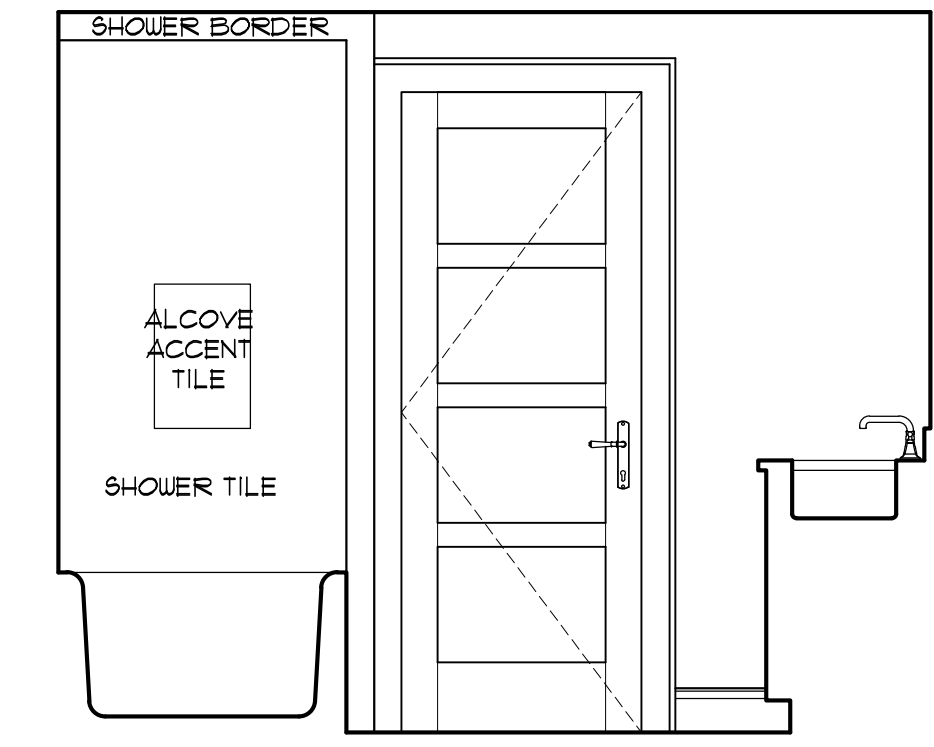
1 INTERIOR ELEVATION - SHARED BATH
 SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION - SHARED BATH
 SCALE: 1/2"=1'-0"

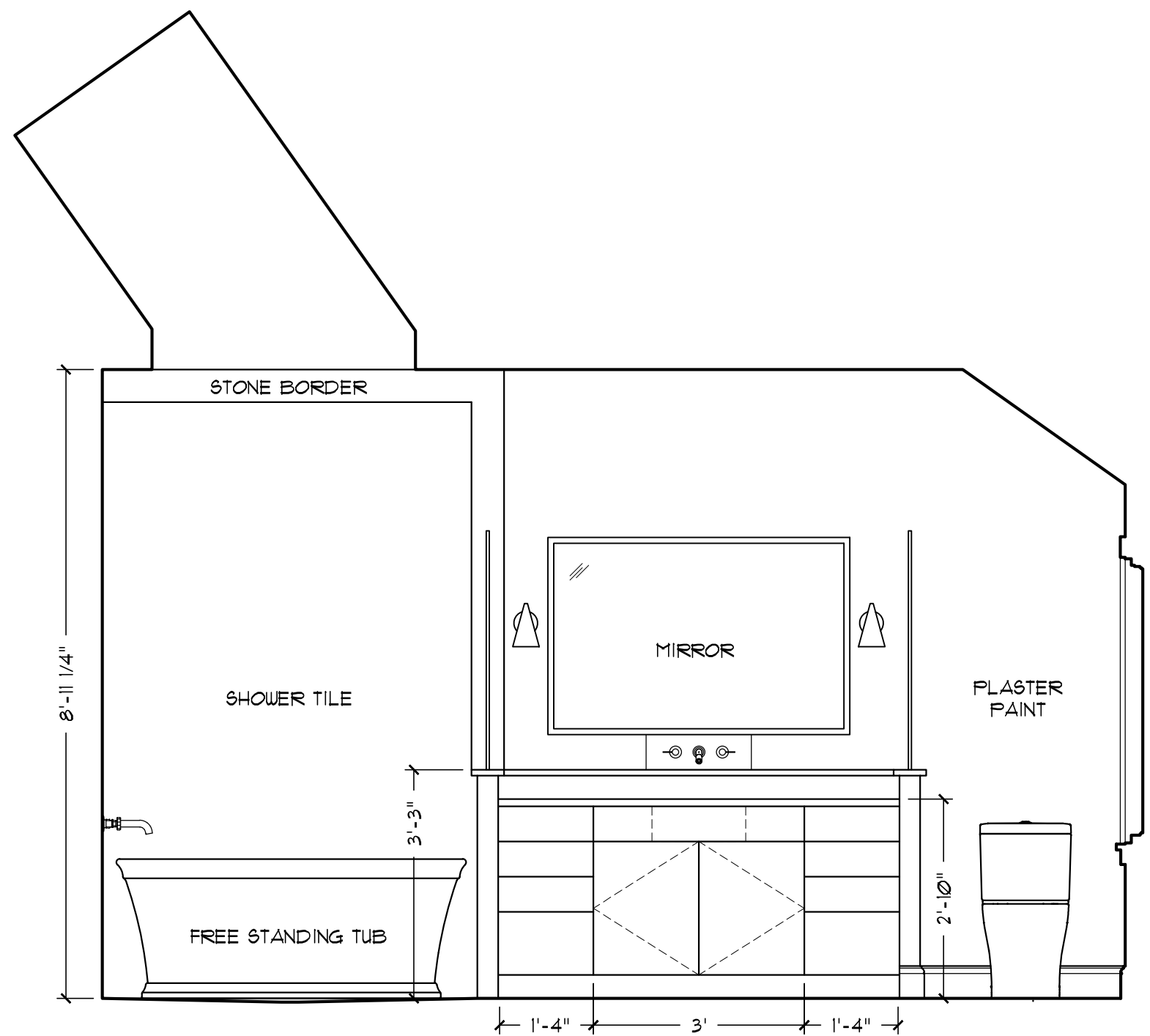


3 INTERIOR ELEVATION - SHARED BATH
 SCALE: 1/2"=1'-0"

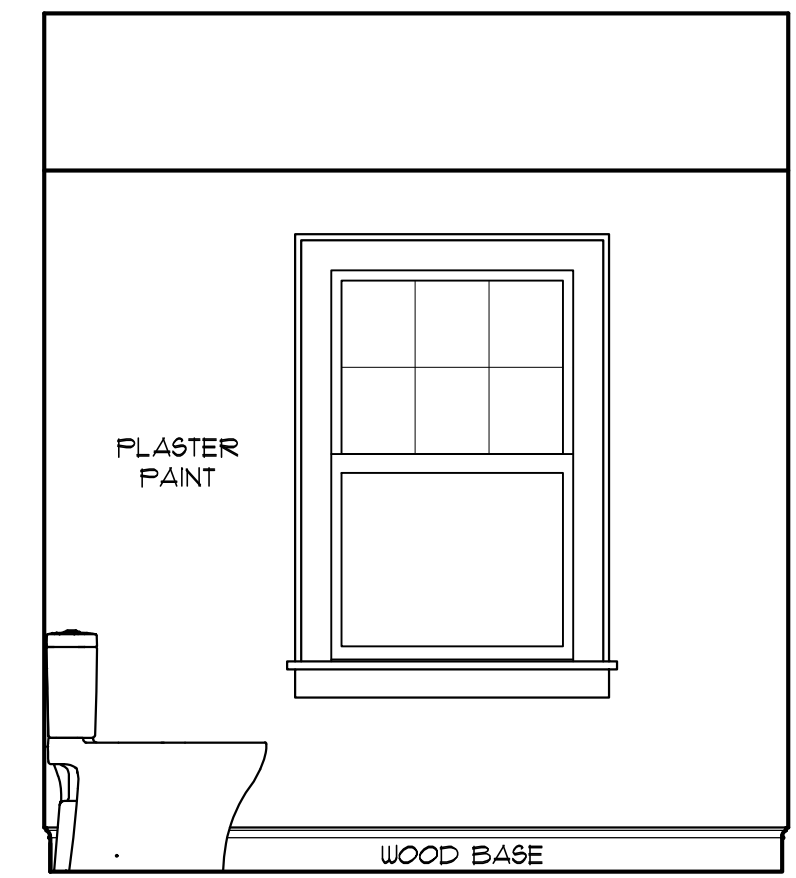


4 INTERIOR ELEVATION - SHARED BATH
 SCALE: 1/2"=1'-0"

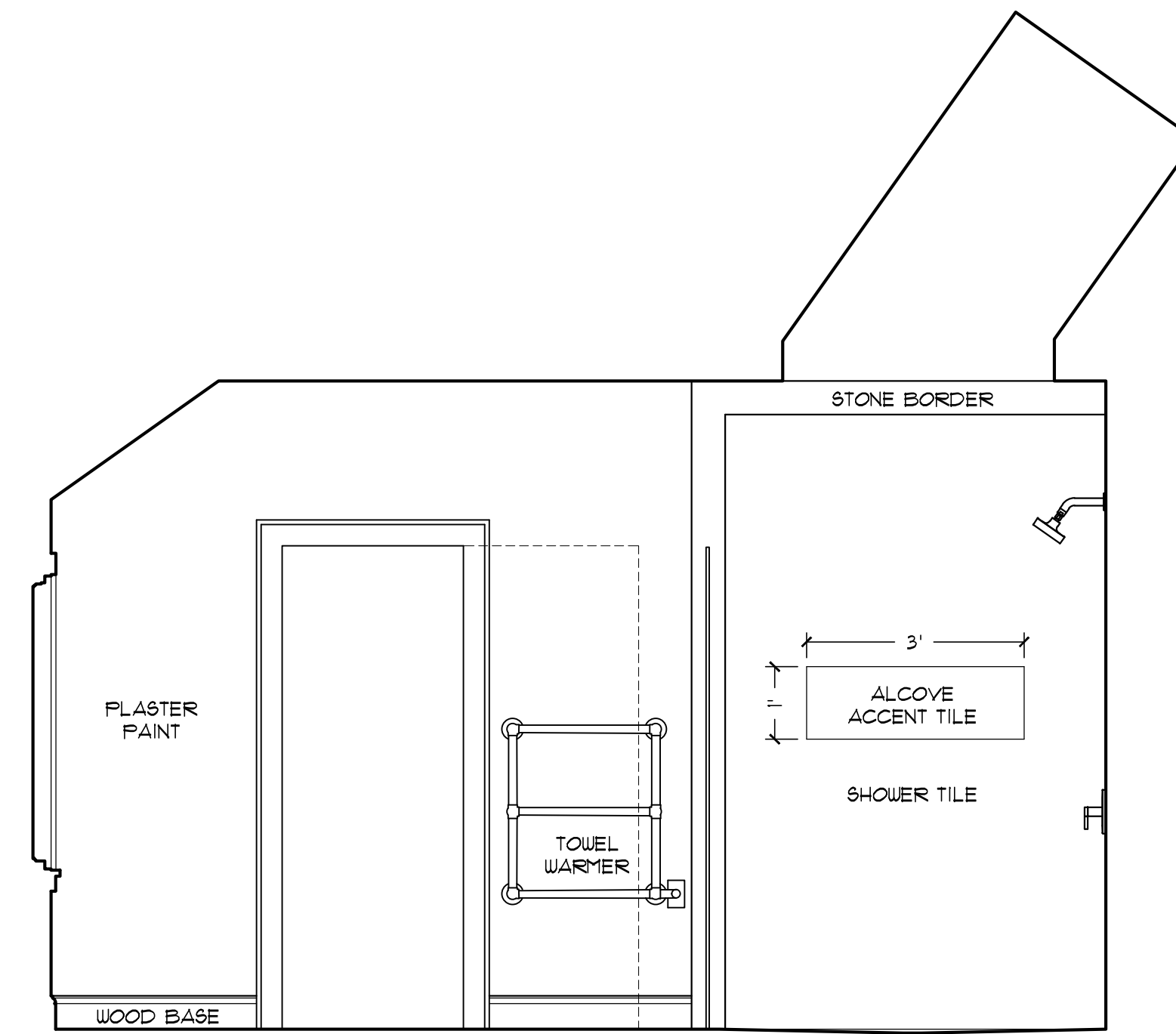
- SHARED BATHROOM FINISHES
- FLOOR - PORCELAIN TILE (1/6 SF ALLOWANCE)
 - BASE BOARD - 1x6 SPEED BASE, PAINTED
 - CASING - 1x4 FLAT TRIM W/ EDGE BAND, PAINTED
 - WALLS - IMPERIAL BD W/ FLASTER FINISH, PAINTED
 - CEILING - IMPERIAL BD W/ FLASTER FINISH, PAINTED
 - INTERIOR DOOR - 3/4" MDF PANEL DOOR BY TRUSTILE, PAINTED
 - INTERIOR DOOR HARDWARE - 1100 ALLOWANCE EACH SET
 - VANITY - 12500 ALLOWANCE
 - PLUMBING FIXTURES SUPPLIED "BY OWNER"
 - SHOWER WALLS - PORCELAIN TILE (1/6 SF ALLOWANCE)
 - SHOWER CEILING - PORCELAIN TILE (1/6 SF ALLOWANCE)



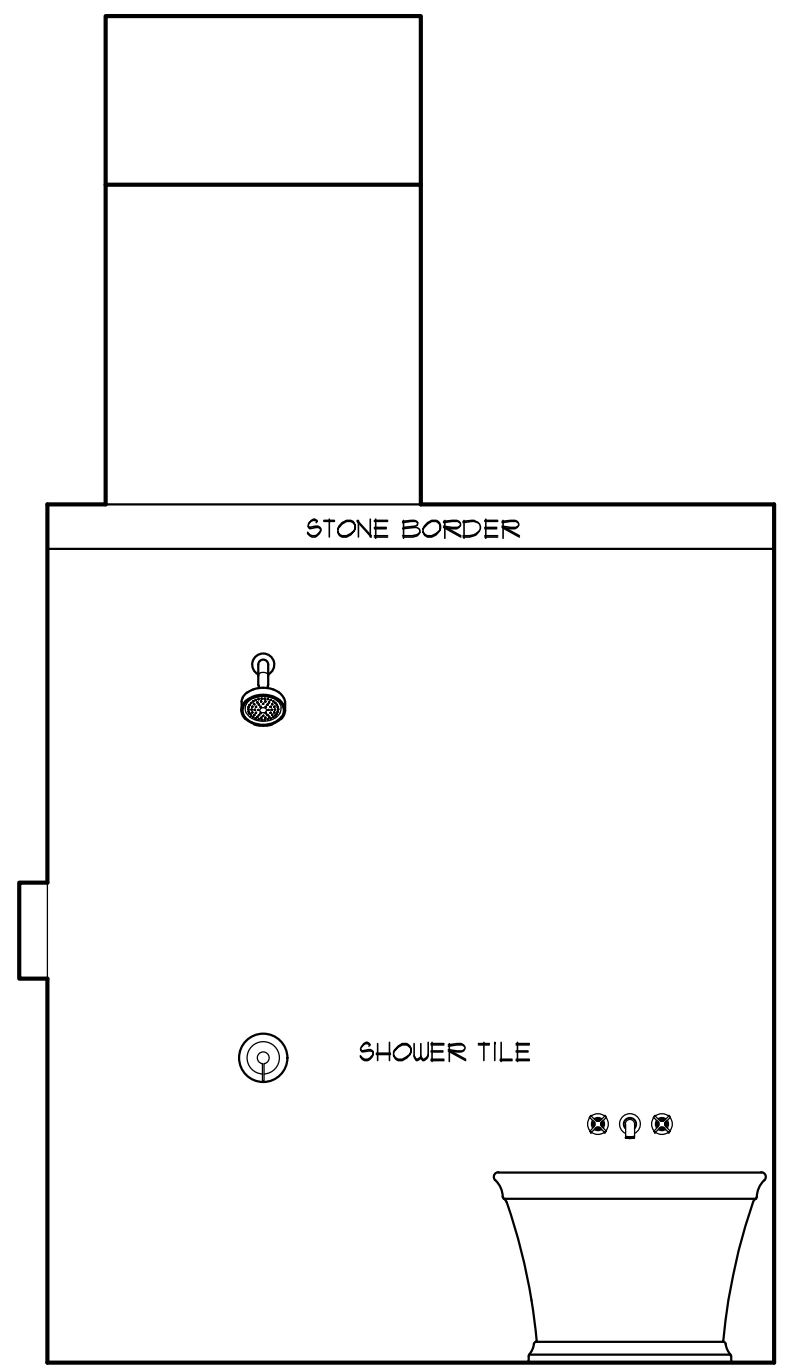
5 INTERIOR ELEVATION - MASTER BATHROOM
 SCALE: 1/2"=1'-0"



6 INTERIOR ELEVATION - MASTER BATHROOM
 SCALE: 1/2"=1'-0"



7 INTERIOR ELEVATION - MASTER BATHROOM
 SCALE: 1/2"=1'-0"



8 INTERIOR ELEVATION - MASTER BATHROOM
 SCALE: 1/2"=1'-0"

- MASTER BATHROOM FINISHES
- FLOOR - PORCELAIN TILE (1/6 SF ALLOWANCE) W/ ELECTRIC RADIANT & DIGITAL THERMOSTAT
 - BASE BOARD - 1x6 SPEED BASE, PAINTED
 - CASING - 1x4 FLAT TRIM W/ EDGE BAND, PAINTED
 - WALLS - IMPERIAL BD W/ FLASTER FINISH, PAINTED
 - CEILING - IMPERIAL BD W/ FLASTER FINISH, PAINTED
 - INTERIOR DOOR - 3/4" MDF PANEL DOOR BY TRUSTILE, PAINTED
 - INTERIOR DOOR HARDWARE - 1100 ALLOWANCE EACH SET
 - VANITY - 12500 ALLOWANCE
 - PLUMBING FIXTURES SUPPLIED "BY OWNER"
 - TOWEL WARMER "BY OWNER"
 - SHOWER DOOR - 3/8" TEMPERED GLASS SYSTEM
 - SHOWER WALLS - PORCELAIN TILE
 - SHOWER CEILING - PORCELAIN TILE
 - SHOWER JAMB - QUARTZ STONE
 - JOHNSON POCKET DOOR HARDWARE, TYPICAL

RENOVATIONS TO
 35 DOWNING STREET
 EAST GREENWICH, RI 02818

INTERIOR ELEVATIONS

SCALE: AS NOTED

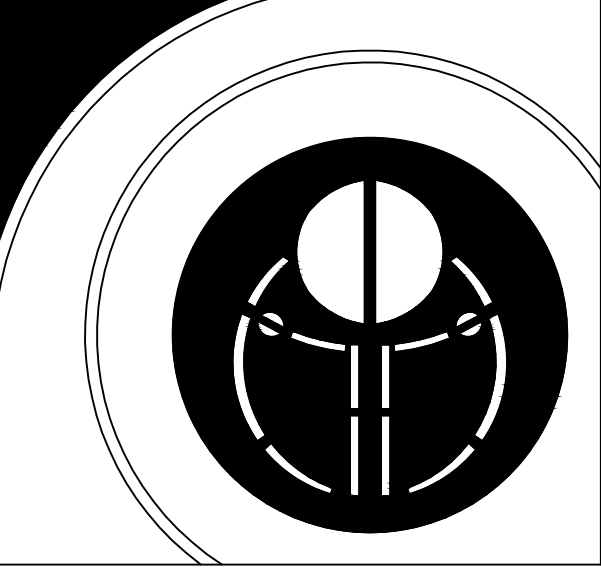
DATE: 06/30/2025

DWG BY: AJH

PERMIT SET

A6.1

ISSUED FOR PERMIT

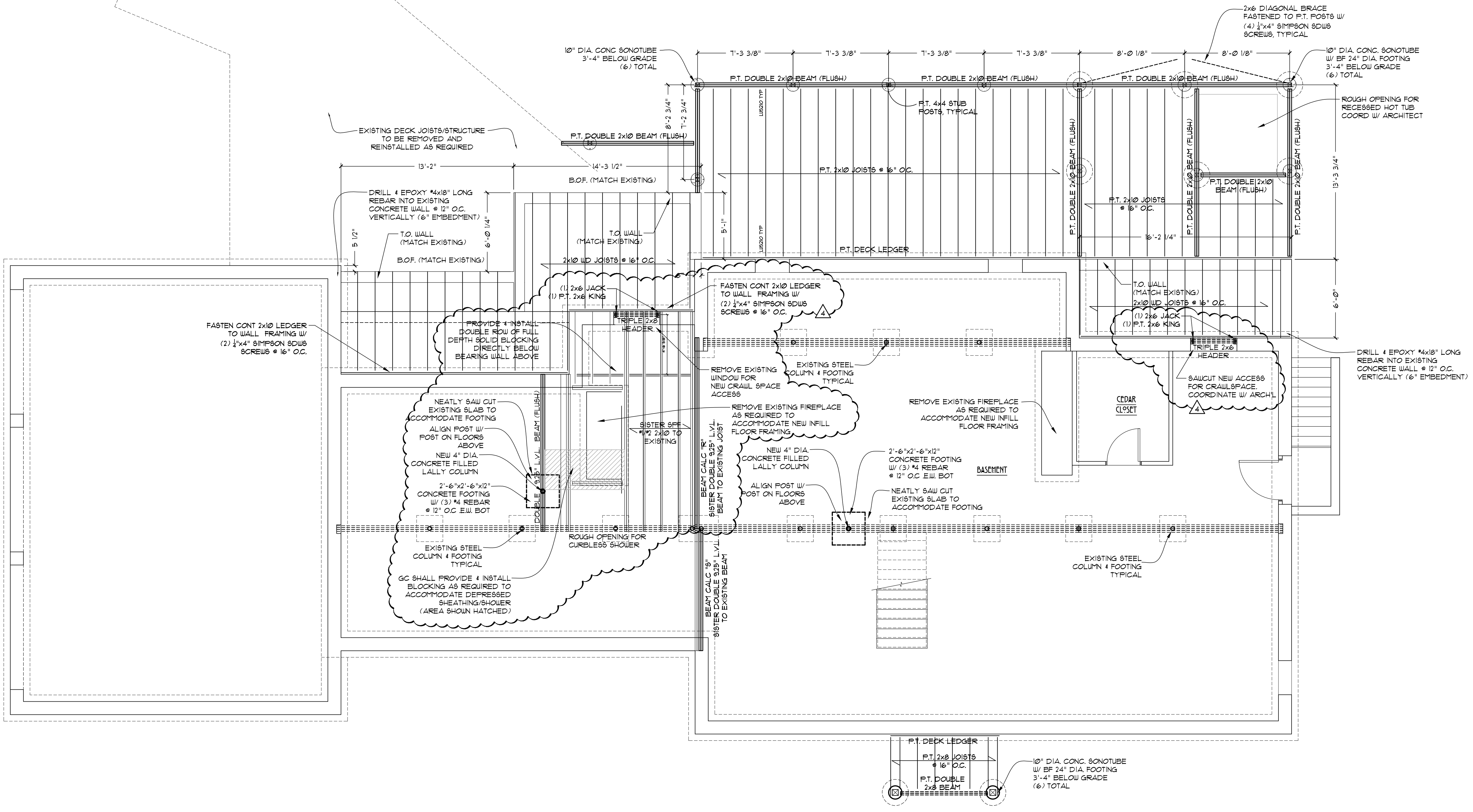


ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818



- CONCRETE NOTES:**
- CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, STRENGTH, SAFETY AND ADEQUACY OF ALL FORM WORK, SHORING, BRACING AND ALL OTHER METHODS OF CONSTRUCTION.
 - A TESTING AGENCY SHALL BE RETAINED BY THE OWNER TO VERIFY THE ACCEPTABILITY OF MATERIALS, DESIGN OF THE CONCRETE MIXES, AND TO PERFORM SLUMP AND COMPRESSION TESTS.
 - OBSERVATION, MONITORING AND TESTING SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS AND WORKMANSHIP, INSURING THAT HIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
 - THE CONTRACTOR MAY PROCEED WITH FORM CONSTRUCTION, INSTALLATION OF THE EMBEDDED ITEMS AND REINFORCEMENT, BUT SHALL NOT PLACE CONCRETE INTO OR AROUND SUCH ITEMS UNTIL THE ARCHITECT HAS INSPECTED AND APPROVED THE WORK.
 - THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE TESTING AGENCY NOT LESS THAN 48 HOURS IN ADVANCE OF THE START OF PLACING ANY CONCRETE.
 - GC TO COORDINATE ALL UNDERSLAB UTILITIES PRIOR TO START OF FOUNDATION WORK.

Cast in Place Component	aggregate size	2" to 4" slump	min. compressive strength @ 28 days (astm c39)
WALLS - NORMAL WEIGHT	3/4" TO 1"	3 TO 4"	3,000 psi
FOOTINGS - NORMAL WEIGHT	3/4" TO 1"	1" TO 4"	3,000 psi
SLAB ON GRADE - NORMAL WEIGHT	3/4" TO 1"	3" TO 6"	3,000 psi

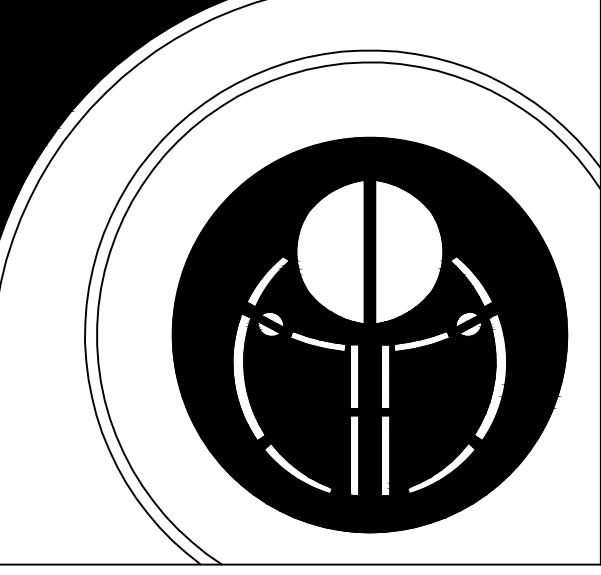
CAST IN PLACE CONCRETE SPECIFICATIONS:

FORM FACING MATERIALS: EXTERIOR GRADE PLYWOOD PANELS, DIMENSIONAL LUMBER OR METAL TO MEET CSCI QUALITY LEVEL PER ACI 347R-14
 CONCRETE MIX: PREPARED PER ACI 301 - READY MIXED ASTM C-94
 CEMENT: ASTM C150 TYPE I OR II
 AIR CONTENT: 6 TO 8%
 AIR ENTRAINING ADMIXTURE: ASTM C260
 CONCRETE SLAB FINISH: STEEL TROUPEL
 WATER REDUCING ADMIXTURE: ASTM C494, TYPE A
 WATER: CLEAN, POTABLE, FREE FROM DELETERIOUS MATERIAL ASTM C1602
 AGGREGATE: COARSE AGGREGATE ASTM C33
 REINFORCING BARS: ASTM A615 GRADE 60
 WELDED WIRE FABRIC: ASTM A1064 INSTALLED ON BAR SUPPORTS, LAP EDGES AND ENDS ONE MESH SPACING 4 LACE W/ WIRE
 FIBER REINFORCEMENT: ASTM C116 SYNTHETIC MICROFIBER
 CONTROL JOINTS: 3/16" THICK, 1" DEPTH PROVIDED WITHIN 12 HOURS OF SLAB PLACEMENT LOCATED AT MAX SPACING OF 20' O.C. NO GREATER THAN 400 SF NOR EXCEED 15'/LENGTH TO WIDTH RATION
 JOINT FILLERS: 1/2" FILLER TO SEPARATE SLABS ON GRADE FROM VERTICAL SURFACE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
 VAPOR RETARDER: ASTM D 4391 6 MIL THICK POLYETHYLENE SHEETS W/ MINIMUM 6" LAPS & TAPED JOINTS
 COLD WEATHER PLACEMENT: COMPLY WITH ACI 306R-16 (LESS THAN 40° F (3) CONSECUTIVE DAYS)
 WATERSTOP: PVC 6"x3/16" THICK
 WALL TO FOOTING KEYWAY JOINT: CENTER OF WALL, MIN. 1" DEEP 4 1/2" WIDE

1 FOUNDATION & FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

ISSUED FOR PERMIT

FOUNDATION & FIRST FLR FRAMING
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
S1.0

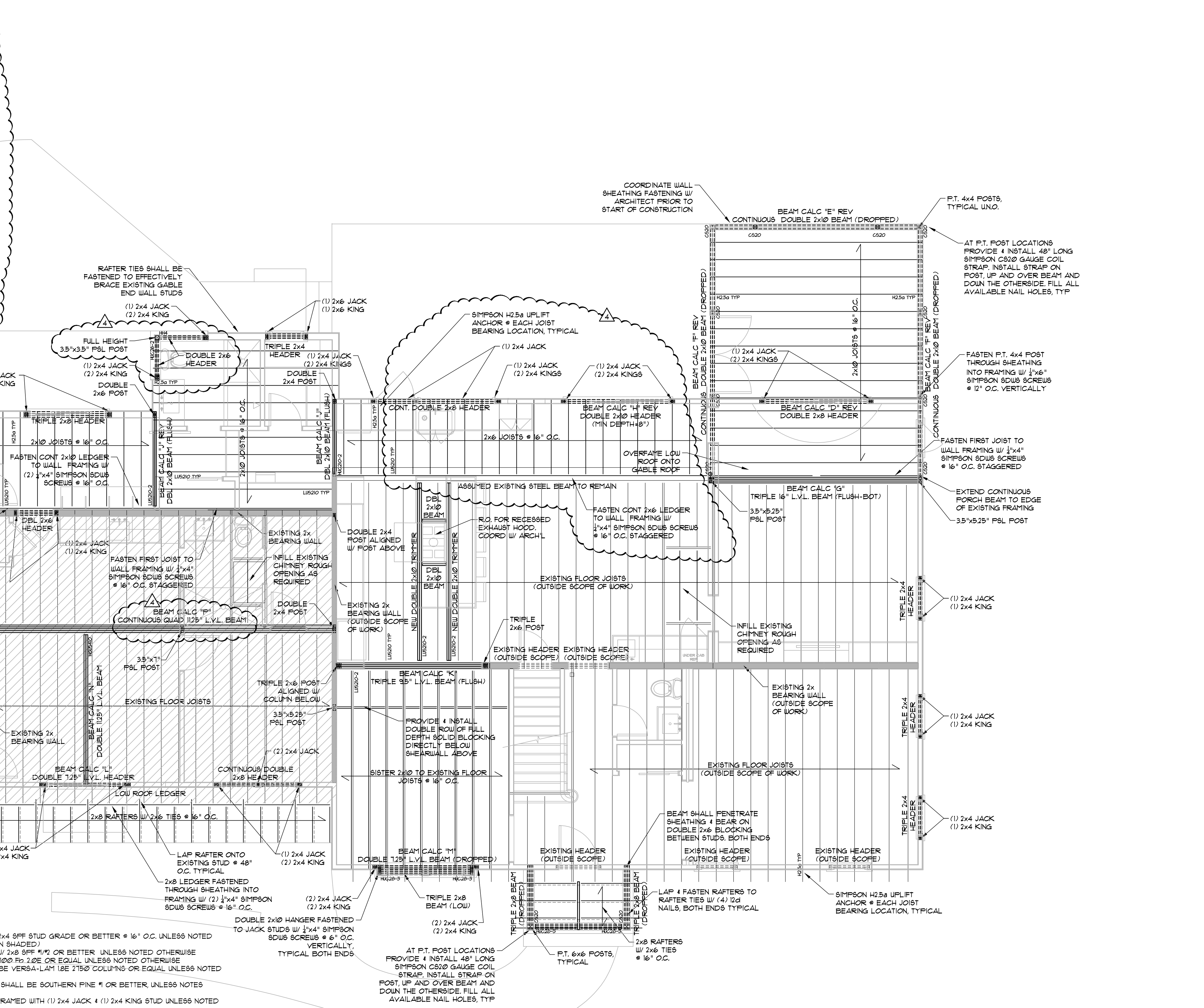
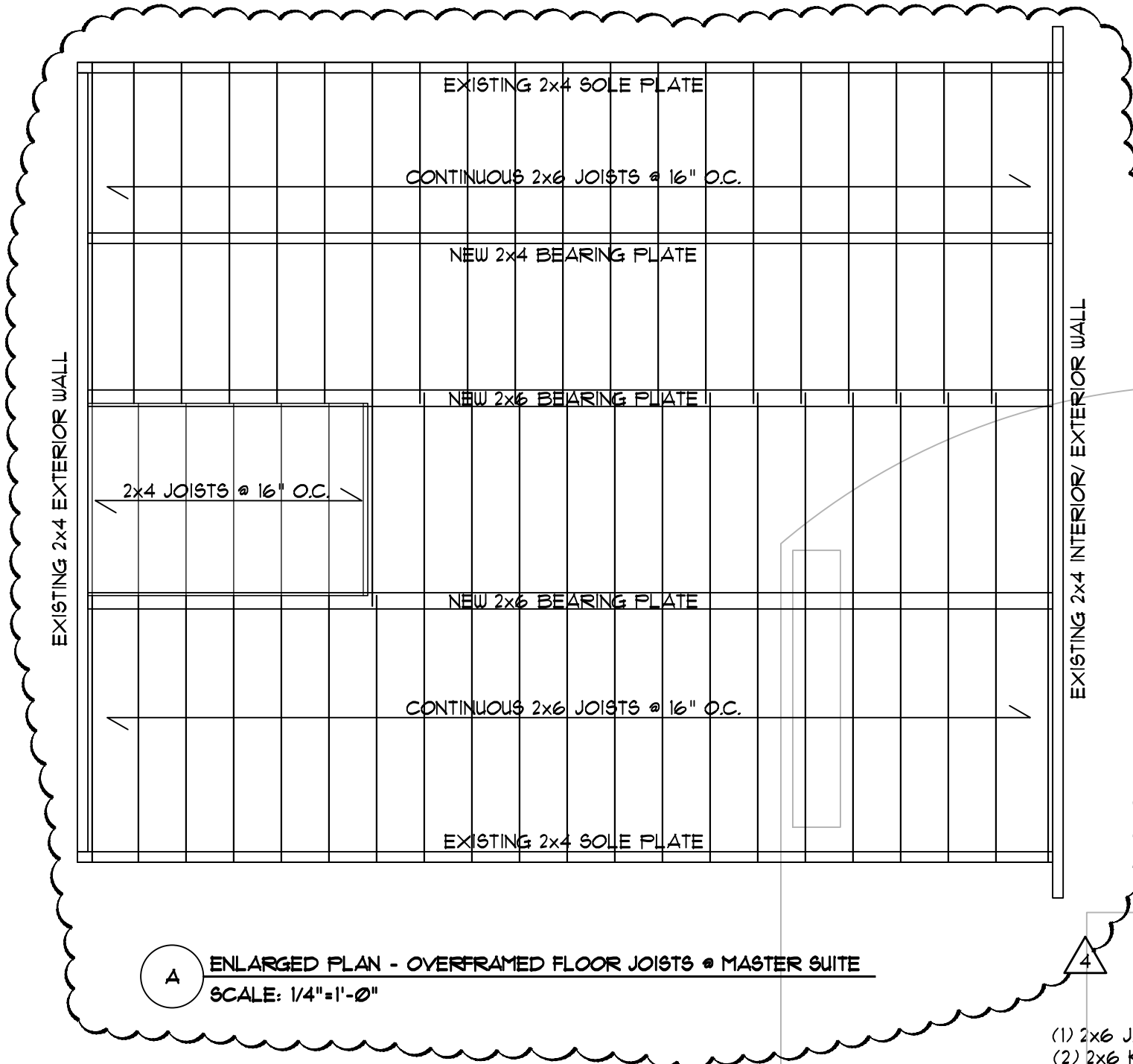


ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818



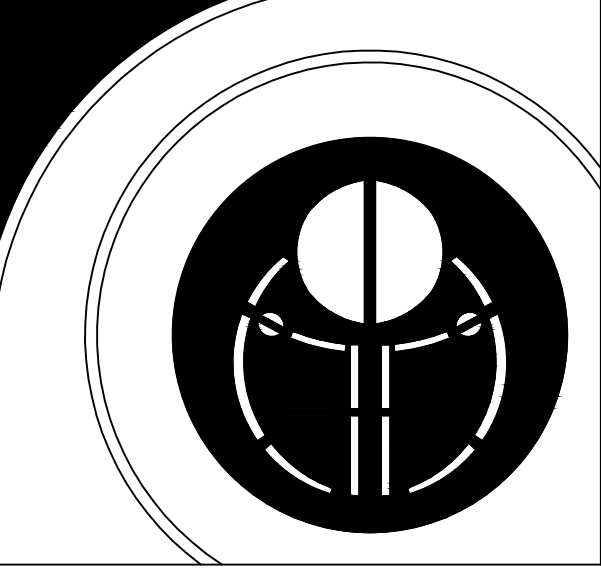
- FRAMING NOTES:
- ALL WALLS SHALL BE FRAMED W/ 2x4 SFF STUD GRADE OR BETTER @ 16" O.C. UNLESS NOTED OTHERWISE (BEARING WALLS SHOWN SHADED)
 - ALL RAFTERS SHALL BE FRAMED W/ 2x8 SFF #1 OR BETTER UNLESS NOTED OTHERWISE
 - ALL LVL SHALL BE VERSA-LAM S1200 Fp. 2 OR EQUAL UNLESS NOTED OTHERWISE
 - ALL VERSA-LAM COLUMNS SHALL BE VERSA-LAM I2E S1750 COLUMNS OR EQUAL UNLESS NOTED OTHERWISE
 - ALL PRESSURE TREATED FRAMING SHALL BE SOUTHERN PINE #1 OR BETTER, UNLESS NOTED OTHERWISE
 - ALL WINDOW HEADERS SHALL BE FRAMED WITH (1) 2x4 JACK & (1) 2x4 KING STUD UNLESS NOTED OTHERWISE
 - PROVIDE 4 INSTALL SIMPSON H2.5a UPLIFT CONNECTORS @ ALL NEW RAFTER BEARING LOCATIONS, TYPICAL UNLESS NOTED OTHERWISE
 - PROVIDE 4 INSTALL SIMPSON L90 REINFORCING ANGLES AT NEW RAFTER TO RIDGE BEARING CONDITIONS, TYPICAL
 - PROVIDE 4 INSTALL DOUBLE 2x4 STUB POSTS FROM ALL RIDGE TO HEADER CONDITIONS, TYPICAL
 - PROVIDE 4 INSTALL SIMPSON 20 GAUGE COIL STRAP AT LVL. BEAM TO COLUMN CONNECTION AT INTERIOR & EXTERIOR RIDGE BEAM BEARING CONDITIONS

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

SECOND FLOOR FRAMING
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET

S2.0

ISSUED FOR PERMIT



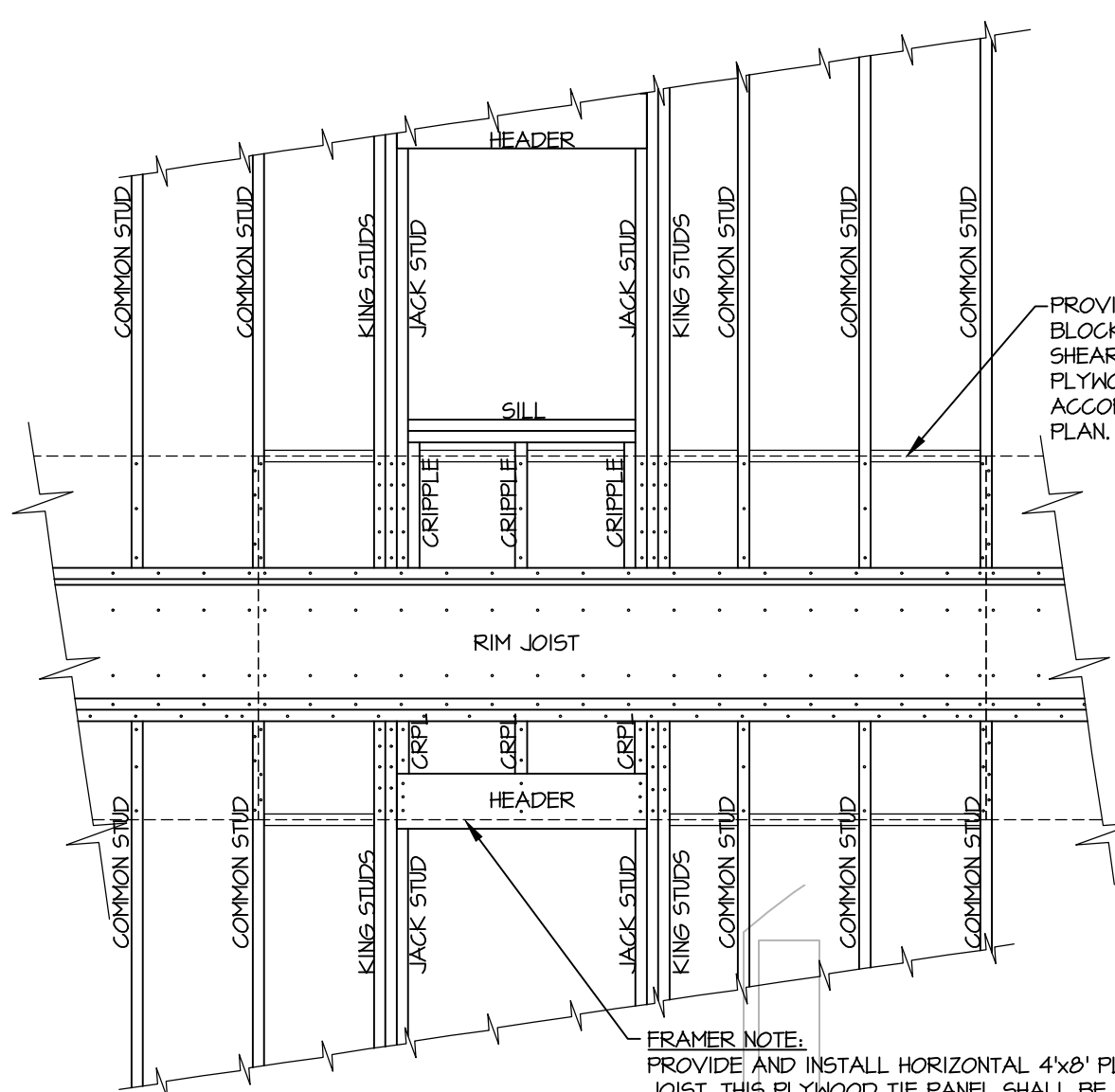
ALEXANDER HURDITCH
576 ANNAQUATUCKET RD
NORTH KINGSTOWN RI 02852
PHONE # 401-659-7013
ajhurditch@gmail.com

NO	DATE	REVISION
#1	2025.07.03	IECC 2024
#2	2025.07.10	ROOM LABELS
#3	2025.09.02	LOW ROOF
#4	2025.09.14	MISC

GENERAL NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD. ANY DISCREPANCIES FOUND MUST BE REPORTED TO ARCHITECT
2. DO NOT SCALE DRAWINGS.

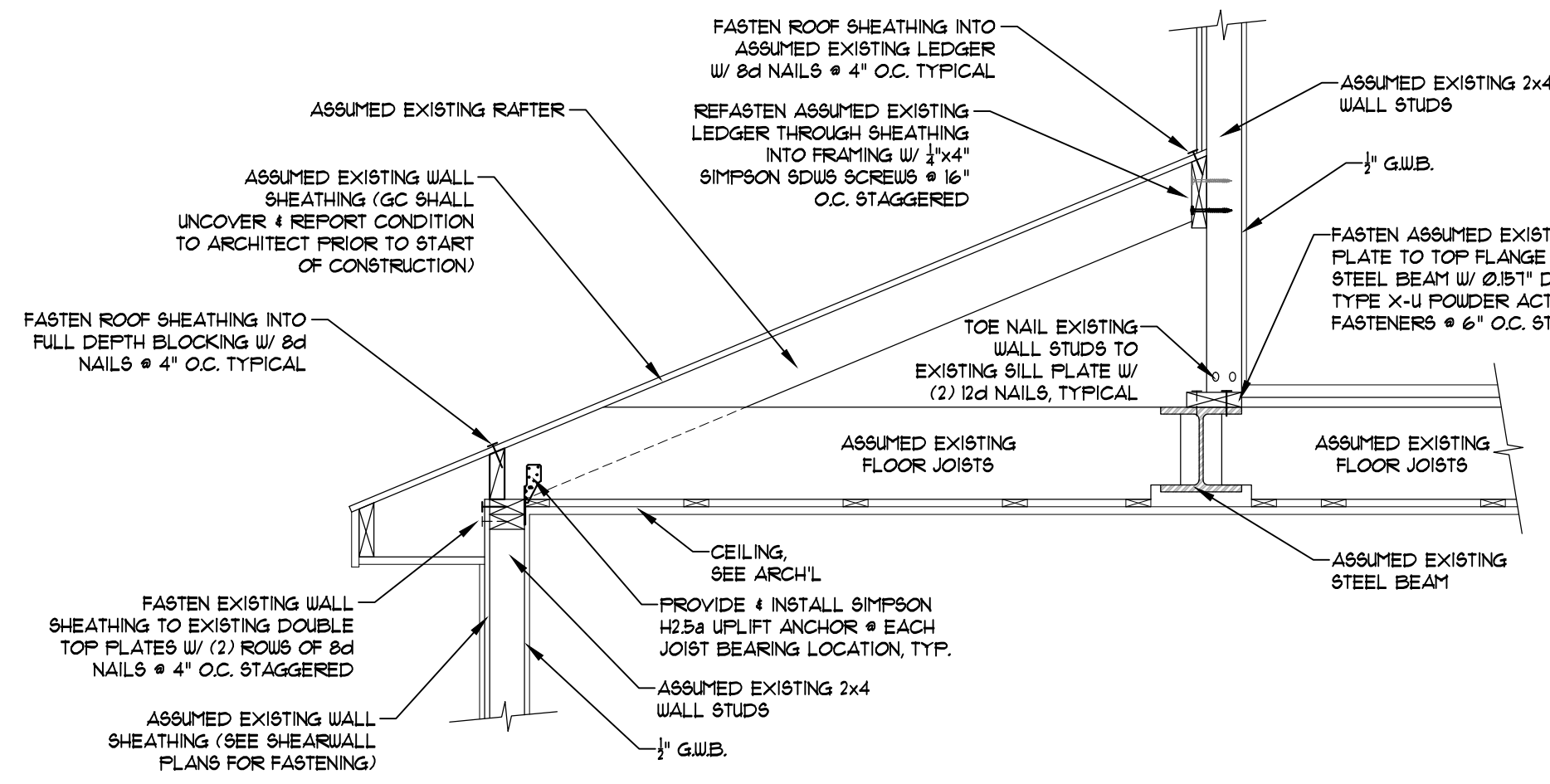
RENOVATIONS TO
35 DOWNING STREET
EAST GREENWICH, RI 02818

SHEARWALL PLANS
SCALE: AS NOTED
DATE: 06/30/2025
DWG BY: AJH
PERMIT SET
S4.0

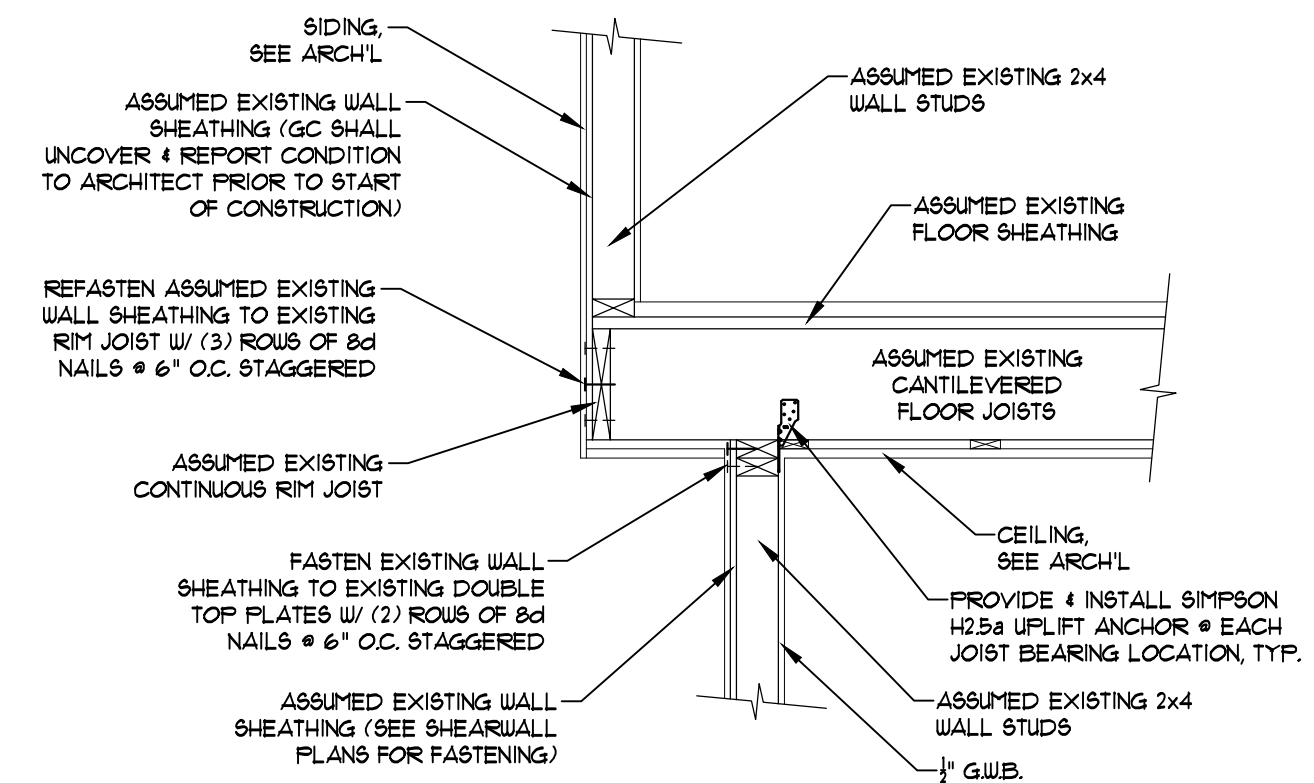


1 PLYWOOD TIE PANEL DETAIL ACROSS UPPER FLOOR LEVELS
SCALE: 1/2"=1'-0"

FRAMER NOTE:
PROVIDE AND INSTALL HORIZONTAL 4x8 PLYWOOD PANEL CENTERED ON THE RIM JOIST. THIS PLYWOOD TIE PANEL SHALL BE FASTENED TO THE BOTTOM OF ALL UPPER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). PLYWOOD PANEL SHALL BE FASTENED TO THE CONTINUOUS RIM JOIST WITH (2) ROWS OF 8d NAILS @ 6" O.C. THIS PLYWOOD TIE PANEL SHALL BE FASTENED TO TOP OF ALL LOWER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). ALL SOLE PLATES AND TOP PLATES SHALL BE NAILED WITH 8d NAILS @ 6" O.C.
EXCEPTION:
1) PLYWOOD PANEL SHALL BE FASTENED TO EVERY FULL HEIGHT KING STUD AND JACK STUD AT ALL WINDOW AND DOOR LOCATIONS WITH (5) 8d NAILS (5 EACH KING AND JACK)

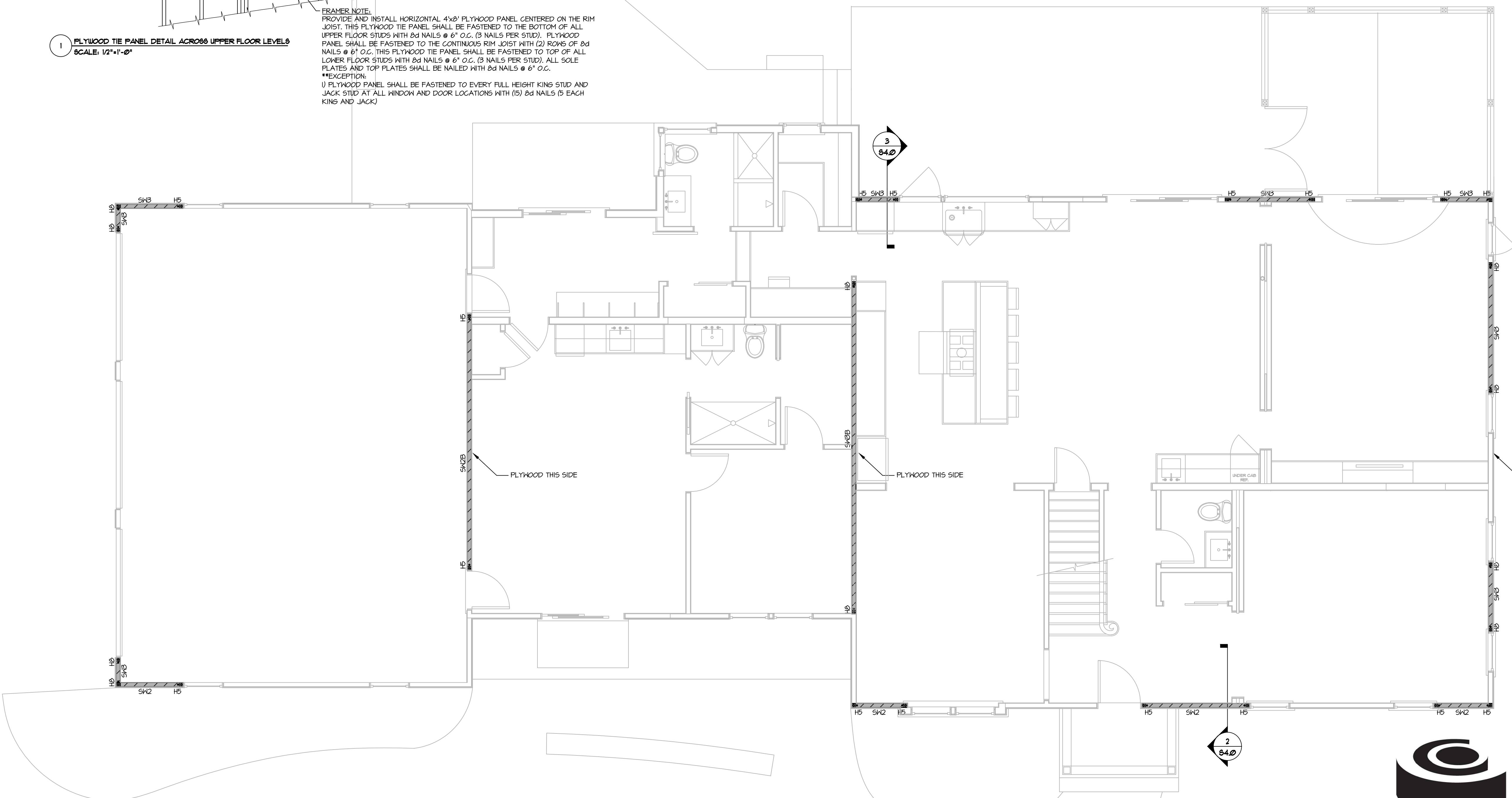


2 SECTION THROUGH LOW ROOF
SCALE: 3/4"=1'-0"



3 SECTION THROUGH CANTILEVERED FLOOR
SCALE: 3/4"=1'-0"

+1435 LBS



A FIRST FLOOR SHEAR WALLS
SCALE: 1/4"=1'-0"

HOLDOWN NOTES:
1. ALL THREADED ROD HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH HILTI HIT HY 200 EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. ALL MULTI-PLY WALL STUDS FASTENED TO HOLDOWNS SHALL BE GANGED TOGETHER IN ACCORDANCE WITH BUILDING CODE AND GENERAL NOTES.
3. WHERE UPPER WALL IS NOT IN LINE WITH LOWER WALL, 'STI' STRAP HOLDOWNS SHALL BE EXTENDED THROUGH FLOOR SHEATHING AND FASTENED TO BEAMS / BLOCKING BELOW. STRAP MAY BE EXTENDED DOWN AND BENT AROUND UNDERSIDE OF FRAMING AS REQUIRED. SEE TYPICAL SHEARWALL DETAILS FOR FURTHER INFORMATION.
4. ALL DIMENSIONS, ELEVATIONS, SHELVES, BEAM POCKETS, CUT-OUTS, UNDERGROUND UTILITIES, PIERS, FOOTINGS, SLABS, AND ALL OTHER ITEMS SHALL BE FULLY COORDINATED WITH CIVIL, GEOTECHNICAL, MECHANICAL, ARCHITECTURAL AND ALL OTHER TRADES' DRAWINGS PRIOR TO CONSTRUCTION.

HOLDOWN SCHEDULE

HOLDOWN ID TAG ON PLAN	SIMPSON MODEL #	HOLDOWN FASTENED TO:	FASTENERS TO FRAMING	THREADED ROD DIAMETER	THREADED ROD EMBEDMENT WHEN INSTALLED IN CONCRETE
H5	HOU5-SDS25	DOUBLE SPF WALL STUDS	SDS SCREWS	5/8" DIA.	8"
H8	HOU8-SDS25	TRIPLE SPF WALL STUD	SDS SCREWS	1/8" DIA.	12"

FIRST FLOOR SHEARWALLS

SHEARWALL ID TAG	PLYWOOD FACE	SHEETROCK FACE	WALL STUDS @ PANEL EDGES	BLOCKING @ EDGES?	NAILING @ PANEL EDGES
SH2	OUTER	INNER	SINGLE 2x6	BLOCKED	8d @ 6" O.C.
SH2B	SEE PLAN	BOTH	SINGLE 2x6	BLOCKED	8d @ 6" O.C.
SH3	OUTER	INNER	SINGLE 2x6	BLOCKED	8d @ 4" O.C.
SH3B	SEE PLAN	BOTH	SINGLE 2x6	BLOCKED	8d @ 4" O.C.



CAMERA - O'NEILL
CONSULTING ENGINEERS
Structural Engineering - Design

201 Clock Tower Square
Portsmouth, RI 02871
888.308.7541



ISSUED FOR PERMIT