



EXISTING HOUSE



PROPOSED 2ND FLOOR ADDITION

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6%(+/-) FOR ALL CONCRETE EXPOSED WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
FOOTINGS – 3 INCHES
FOUNDATION WALLS – 2 INCHES
3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8” LOOSE LAYERS. UNDER INTERIOR FLOOR SLAB TO 95% OF MAXIMUM DENSITY IN 8” LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12” LOOSE LAYERS, EXCEPT FOR TWO 6” LAYERS DIRECTLY OVER PIPES.
7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
8. ALL MORTAR SHALL BE TYPE M OR S.
9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.
14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.
18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.
19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.
20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.
21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.
25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00488
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions No	Date	Description

Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 7

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Proposed
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Addition
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Map 11 Lot 20

PROJECT NUMBER:	00458
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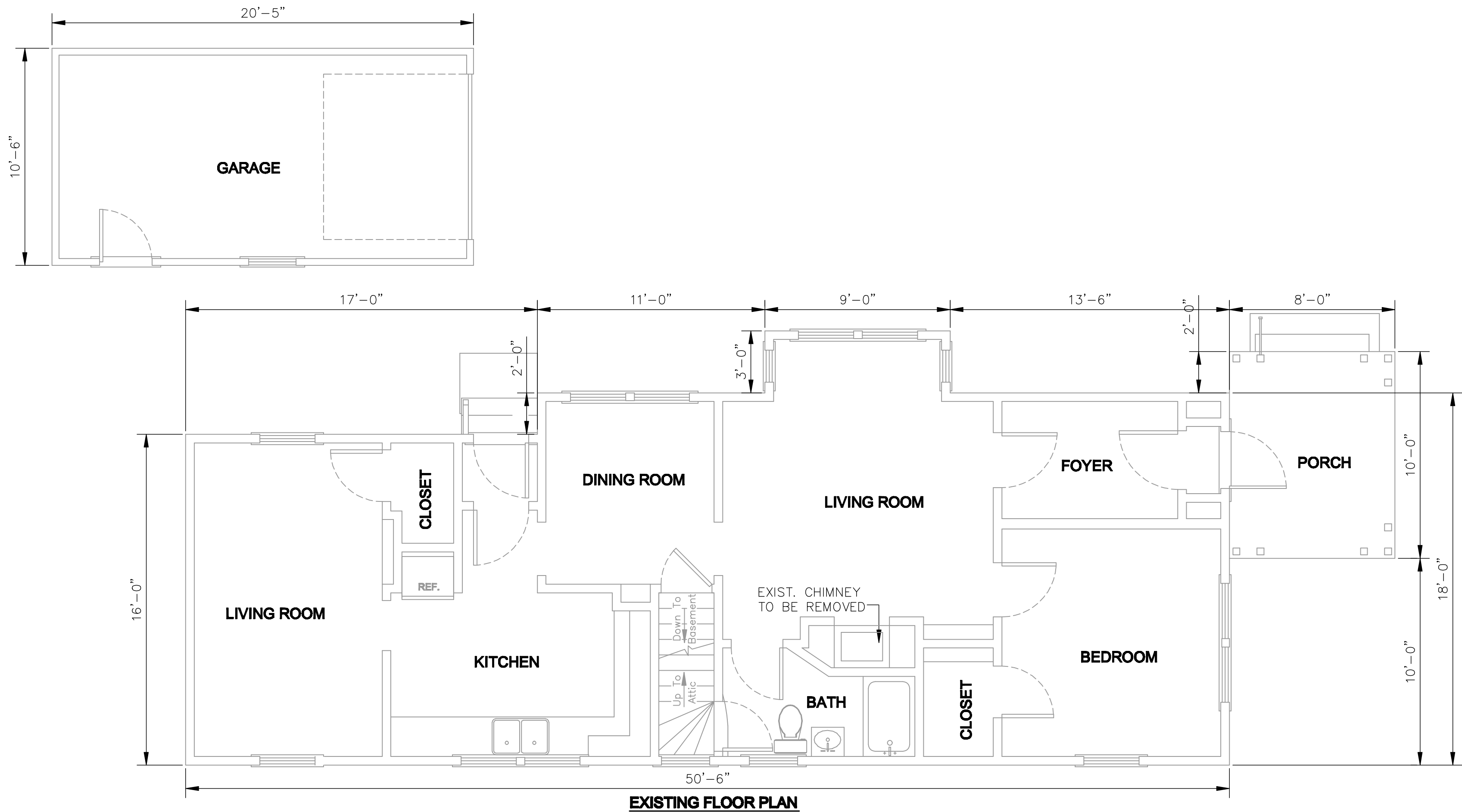
Revisions No	Date	Description

Drawing Title:

Existing Floor Plan

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

Drawing Number

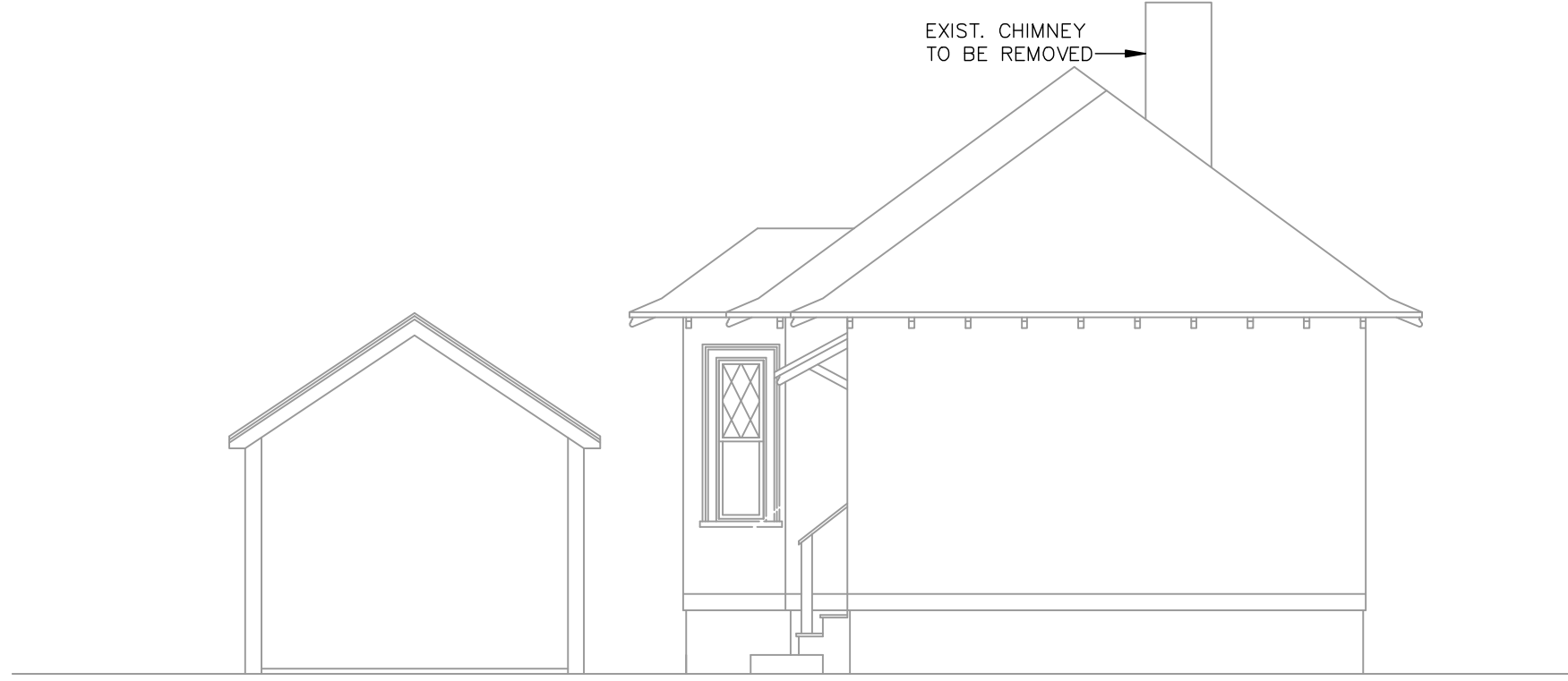


EXIST. CHIMNEY
TO BE REMOVED



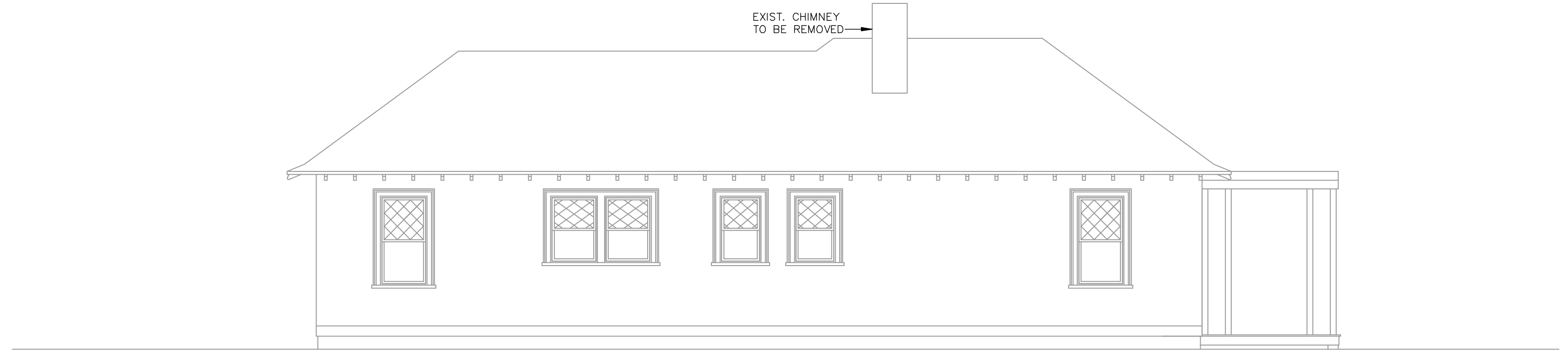
EXISTING FRONT ELEVATION

EXIST. CHIMNEY
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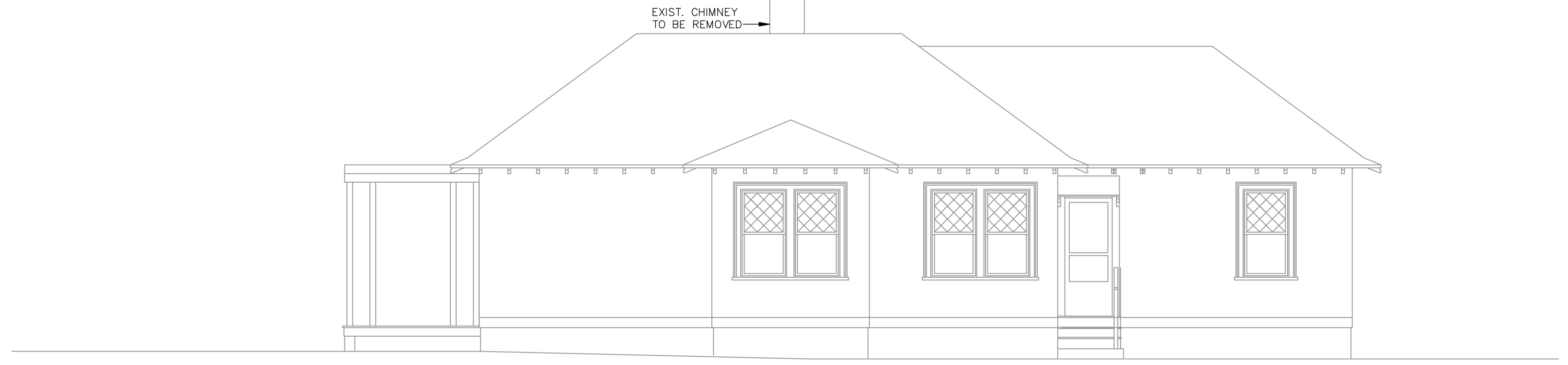
EXISTING REAR ELEVATION

EXIST. CHIMNEY
TO BE REMOVED



EXISTING LEFT ELEVATION

EXIST. CHIMNEY
TO BE REMOVED



EXISTING RIGHT ELEVATION

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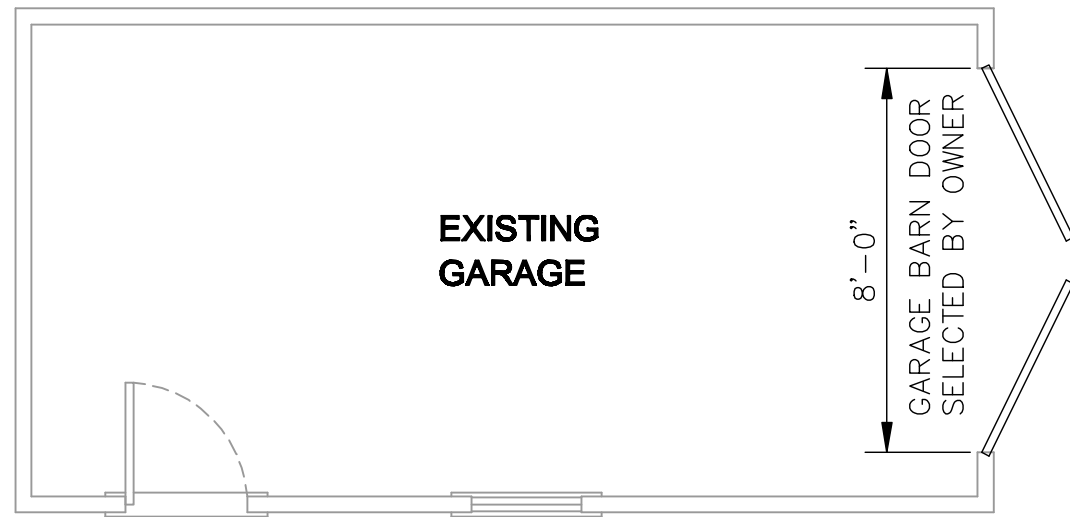
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Drawing Title:

Existing Elevations

Scale: 3/16" = 1'-0"

Drawing Number



ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8 1/2" x 5'-0 1/2"	TCLDH2850	E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2"	TCLDH2834	E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2"	TCLDH2634	E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2"	TCLDH3050	E Series Double-Hung
W5	2	1'-10 1/8" x 5'-0 5/8"	TCLDH2834	E Series Double-Hung
W6	1	4'-0 1/2" x 2'-0 5/8"	A41	Awning
W7	2	2'-8 1/2" x 4'-6 1/2"	TCLDH2846	E Series Double-Hung
W8	2	32" x 60"	EXIST.	Use the 2 best exist, windows

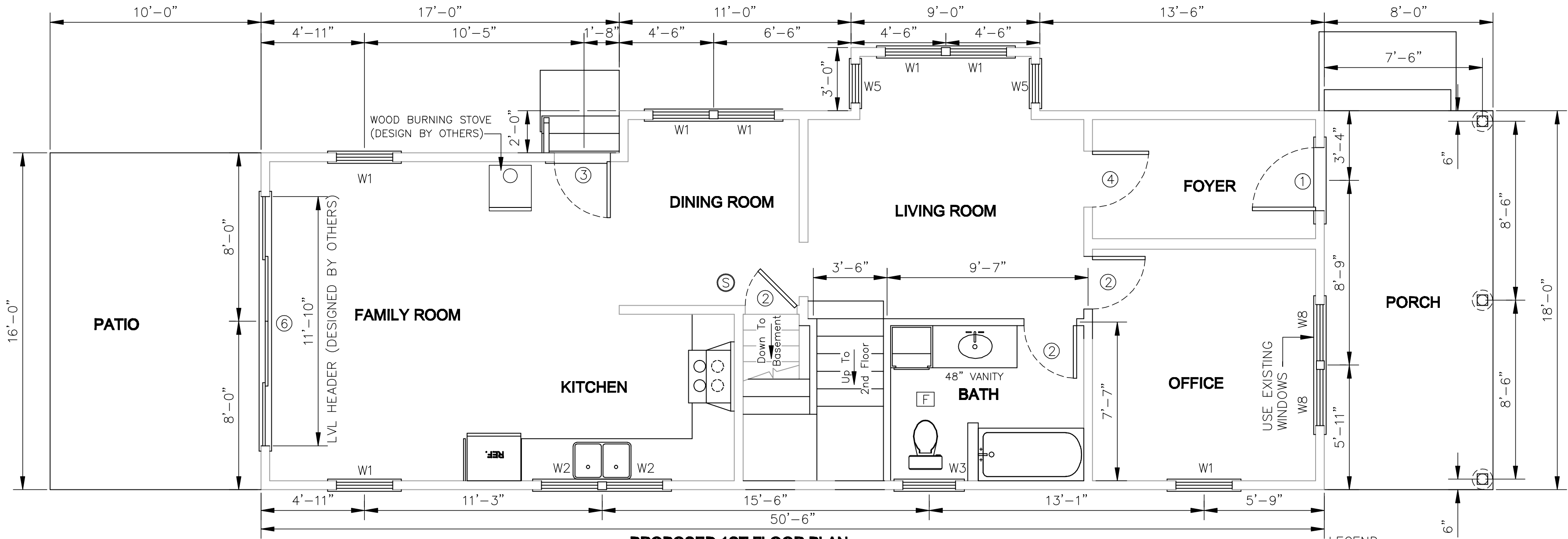
DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2 1/2" x 6'-10 1/2"	3'-0" x 6'-8" EXTERIOR DOOR
②	1	2'-8 1/2" x 6'-10 1/2"	2'-6" x 6'-8" INTERIOR
③	1	2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8" EXTERIOR DOOR
④	2	2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8" INTERIOR
⑤	1	36" x 96"	36" x 96" INTERIOR BARN DOOR
⑥	2	11'-10" x 6'-10 1/2"	11'-9" x 6'-8" SLIDING DOOR
⑦	1	5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8" INTERIOR

WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR NOTES:

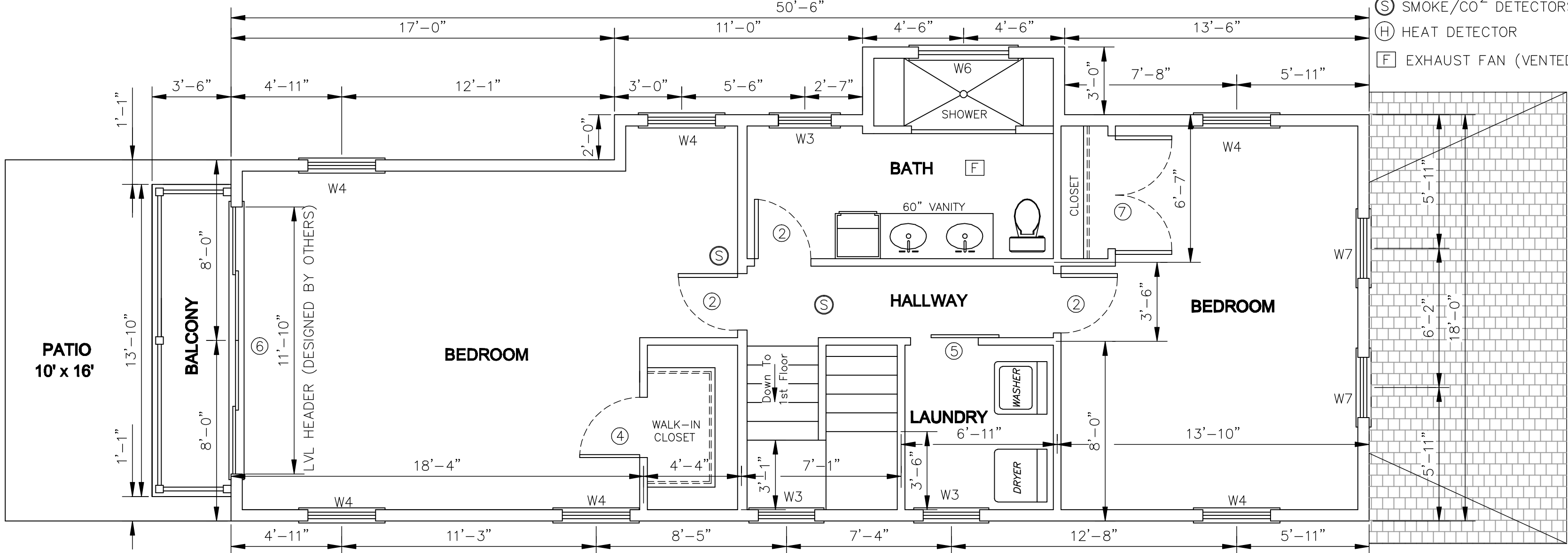
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



PROPOSED 1ST FLOOR PLAN

LEGEND:

- ⑤ SMOKE/CO² DETECTORS HARD WIRED
- ⑥ HEAT DETECTOR
- ⑦ EXHAUST FAN (VENTED OUTSIDE)



PROPOSED 2ND FLOOR PLAN

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

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Existing Elevations
Scale: 3/16" = 1'-0"

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6 of 7



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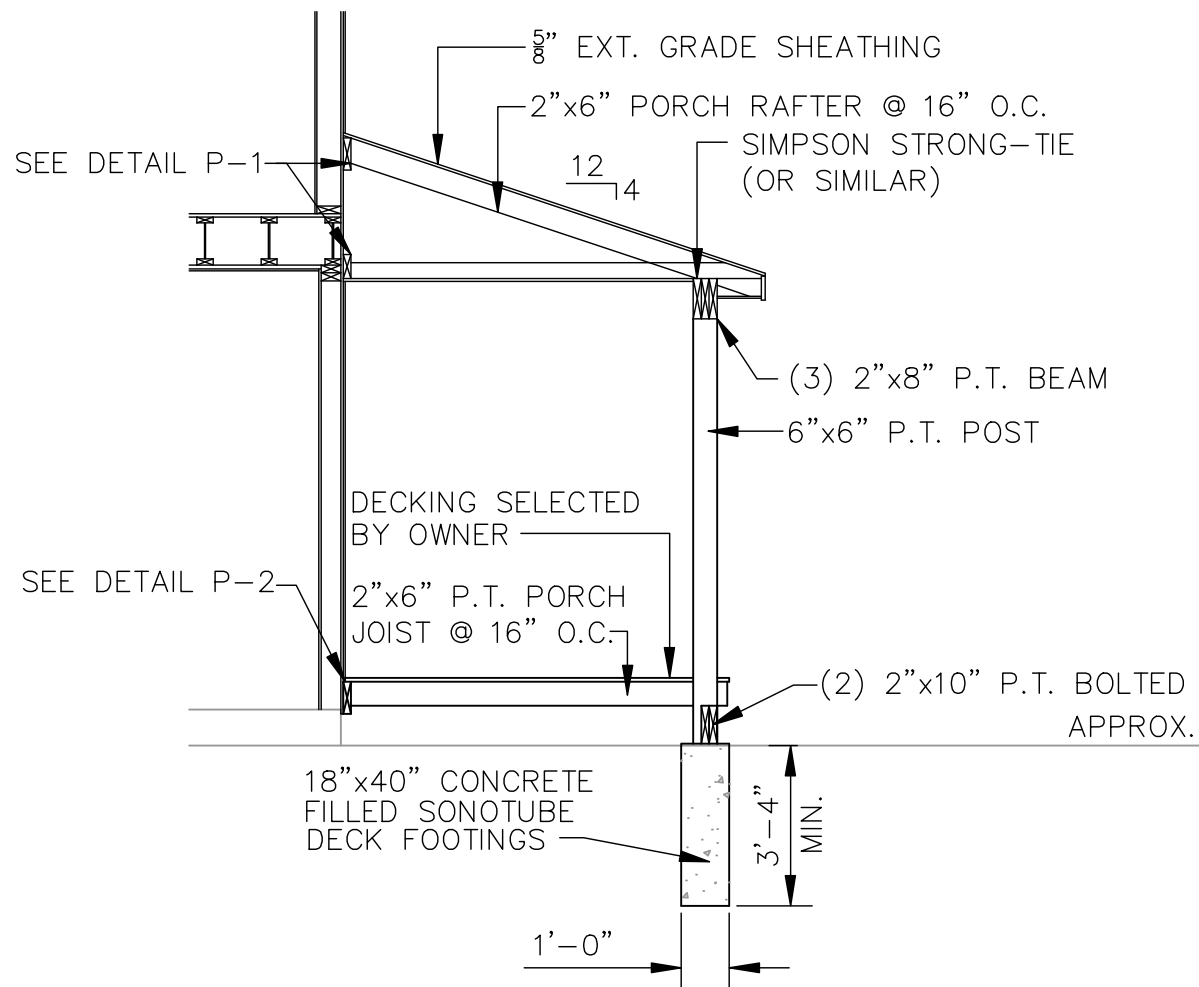
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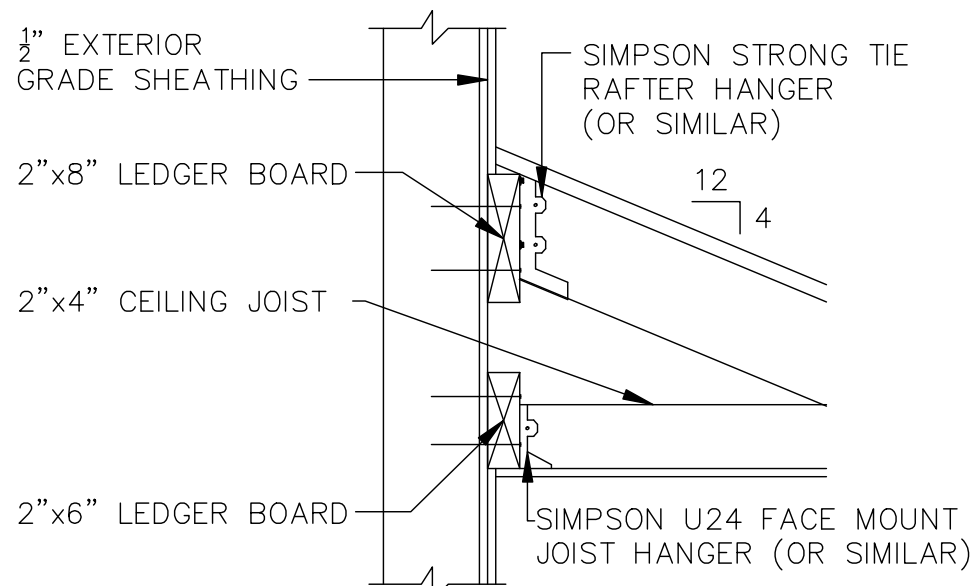
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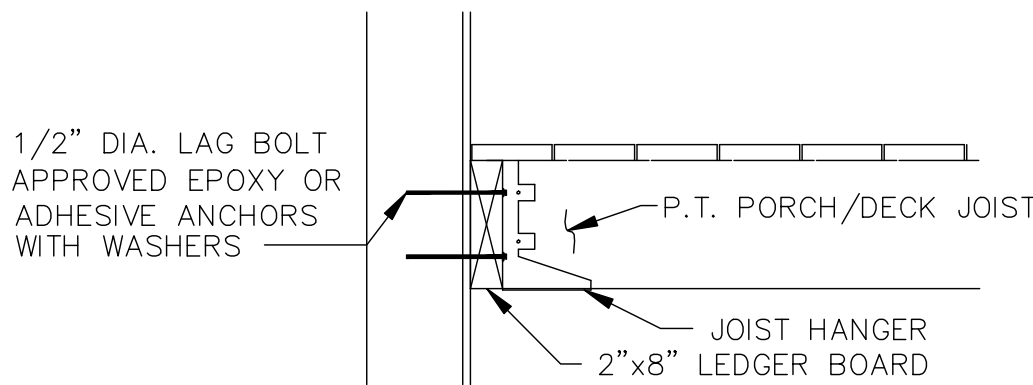


PORCH SECTION



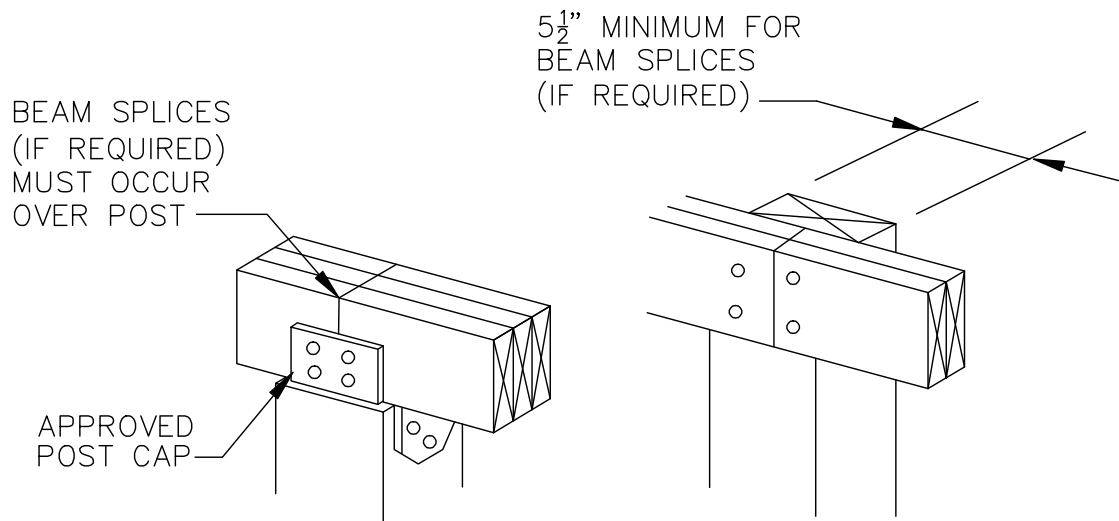
DETAIL P-1

NOT TO SCALE



DETAIL P-2

NOT TO SCALE

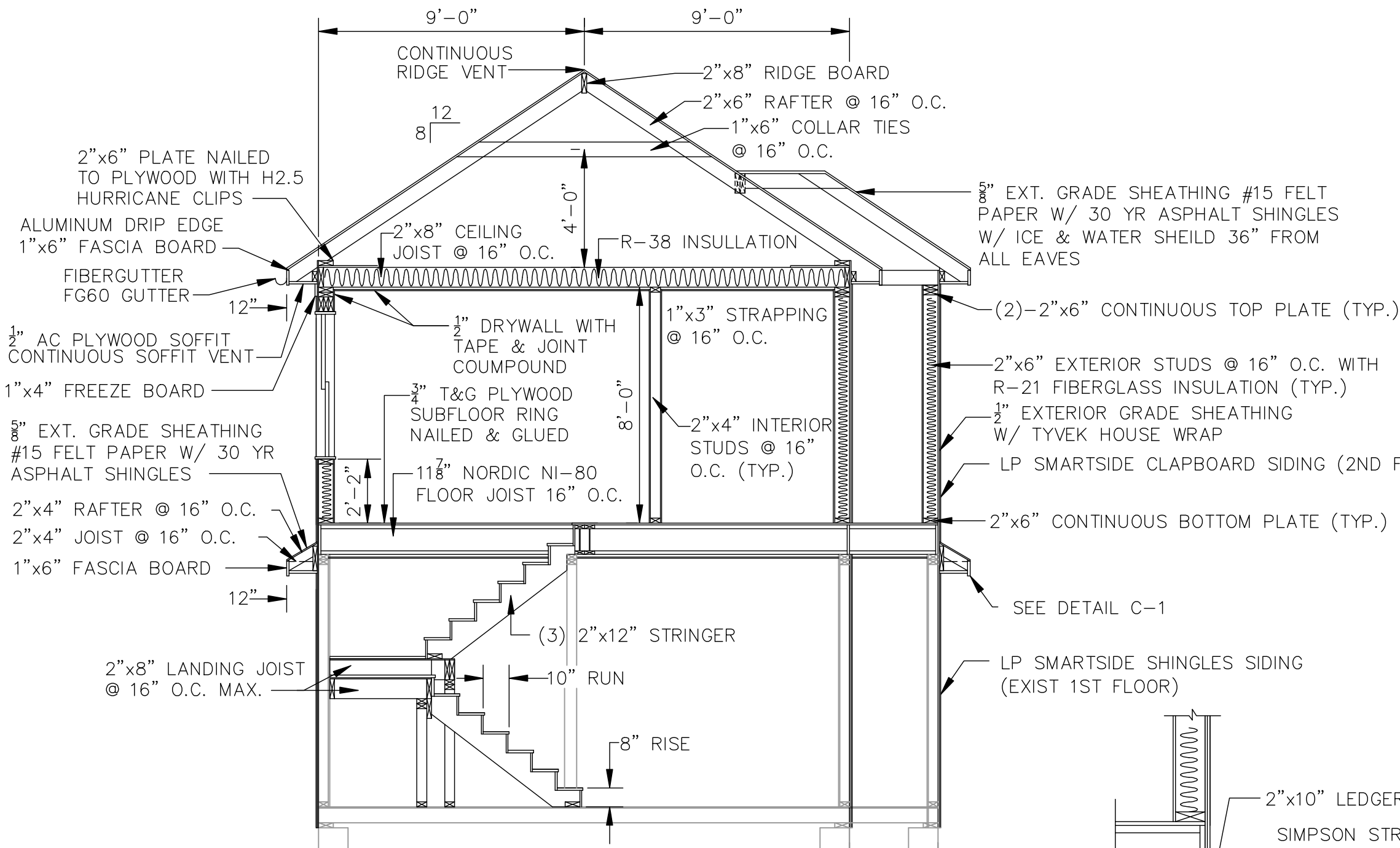


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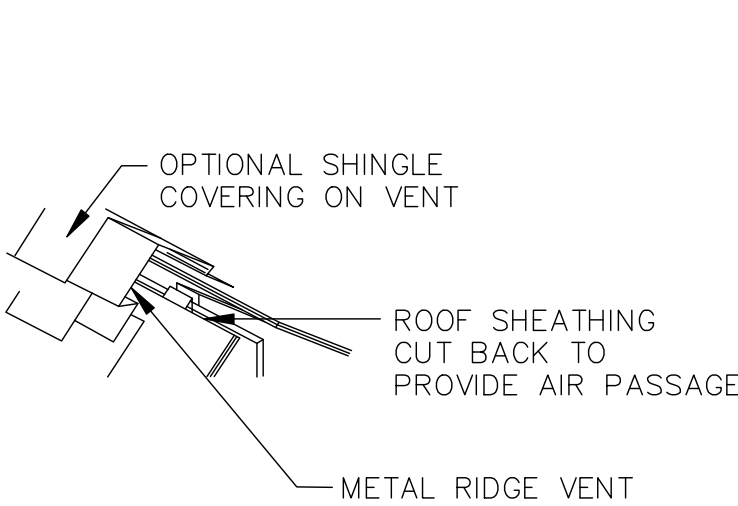
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BEAM OVER POST

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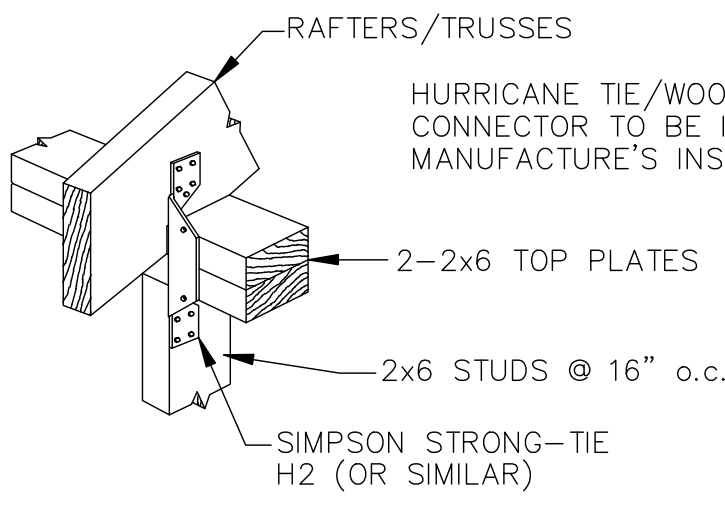


CROSS SECTION



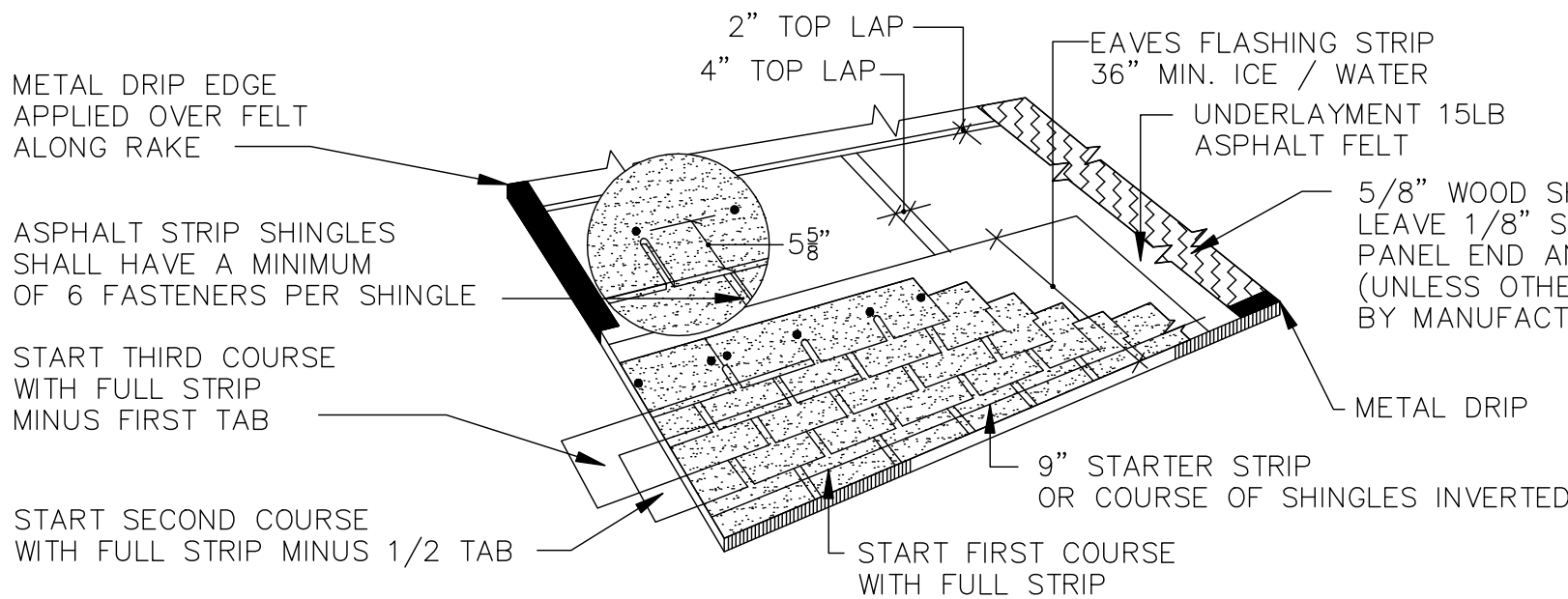
GABLE RIDGE VENT DETAIL

NOT TO SCALE



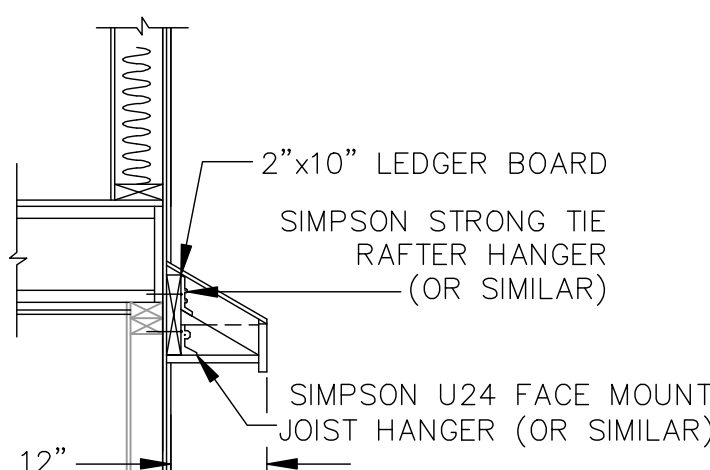
HURRICANE TIE DETAIL

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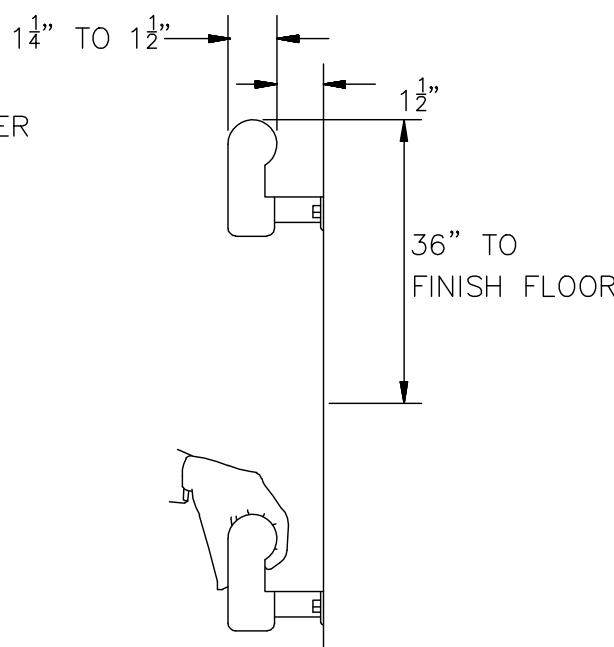


ROOF SHINGLE APPLICATION DETAIL

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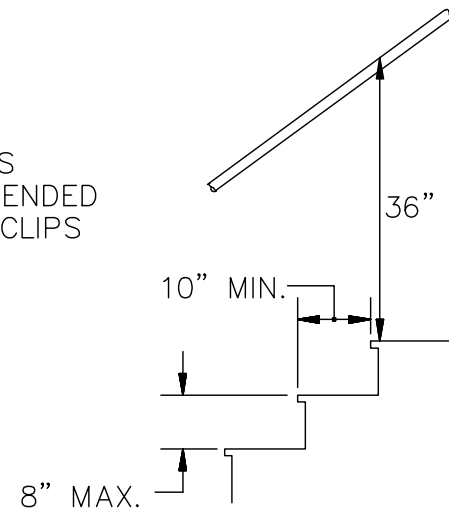


DETAIL C-1



HANDRAIL DETAIL

NOT TO SCALE



STAIR DETAIL TYP.

NOT TO SCALE