

RENOVATION AND ADDITION FOR:

124 HOPE STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

22 JULY 2024

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MECHANICAL,
ELECTRICAL,
AND PLUMBING

TO BE
PERMITTED
DESIGN BUILD



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PROJECT NUMBER: 240312

RENOVATION AND ADDITION FOR:
124 HOPE STREET
124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
22 JULY 2024

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REVISIONS	

COVER

DRAWN BY: TM
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

G0.00

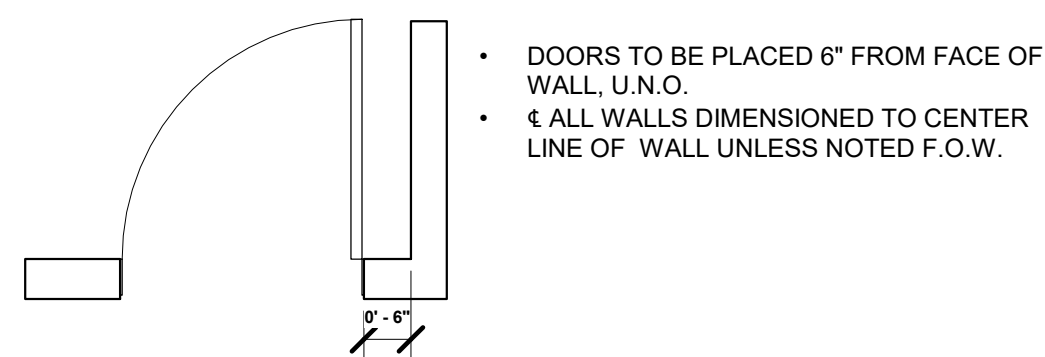
MATERIAL DRAFTING PATTERNS

	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
	GYPSTUM/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

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



COMMON ABBREVIATIONS

ABV	ABOVE		L.E.D.	LIGHT EMITTING DIODE
A/C	AIR CONDITION		L.H.	LEFT HAND
ACC.	ACCESS(IBLE)		LIB.	LIBRARY
ACT	ACOUSTICAL CEILING TILE		LKR	LOCKER
ADDL	ADDITIONAL		LVL	LAMINATED VENEER LUMBER
ADJ.	ADJUSTABLE (OR) ADJACENT		LOC.	LOCATION
A/E	ARCHITECT/ENGINEER		L.O.W.	LIMIT OF WORK
A.F.F.	ABOVE FINISH FLOOR		LVR	LOUVER
A/HJ	AUTHORITY HAVING JURISDICTION			
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	
BAS	BUILDING AUTOMATION SYSTEM	MTD	MOUNTED	
BD	BOARD	MTL	METAL	
BDRM	BEDROOM			
BITUM.	BITUMINOUS	N.A.	NOT APPLICABLE	
BLDG.	BUILDING	NAT.	NATURAL	
BLKG	BLOCKING	N.C.	NOISE CRITERIA	
BLW	BELOW	N.I.C.	NOT IN CONTRACT	
BSMT	BASEMENT	NKL	NICKEL	
BOT.	BOTTOM	NOM.	NOMINAL	
BRK	BRICK	N.R.C.	NOISE REDUCTION COEFFICIENT	
BRZ	BRONZE	N.T.S.	NOT TO SCALE	
BTWN	BETWEEN			
		O.C.	ON CENTER	
CAB.	CABINET	OCFI	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.	COMPRESS(ED), (ION), (IBLE)			
CONC.	CONCRETE	PERP	PERPENDICULAR	
CONST.	CONSTRUCTION	PLAM	PLASTIC LAMINATE	
CONT.	CONTINUE(E), (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.	RESILIENT 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.	RESILIENT	
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.	ELECTRIC(AL)	SIM.	SIMILAR	
ELEV.	ELEVATOR	SPEC.	SPEC (I-FIED) (IFICATION)	
EMER.	EMERGENCY	SRL	SUBMITTAL REVIEW LETTER	
EMS	EMERGENCY MANAGEMENT SYSTEM	SQ.	SQUARE	
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL	
EO	EQUAL	S.S.M.	SOLID SURFACE MATERIAL	
EQUIP	EQUIPMENT	STD	STANDARD	
ETR	EXISTING TO REMAIN	STOR.	STORAGE	
EXG	EXISTING	STL	STEEL	
EXT.	EXTERIOR	STRUCT.	STRUCTURAL	
		SUSP.	SUSPEND(ED)	
		SYS.	SYSTEM	
F.A.	FIRE ALARM	T&G	TONGUE AND GROOVE	
F.A.R.	FLOOR AREA RATIO	TBD	TO BE DETERMINED	
F.C.U.	FAN COIL UNIT	TEL	TELEPHONE	
F.D.	FLOOR DRAIN	TEMP	TEMPORARY	
FDN	FOUNDATION	THK	THICK(NESS)	
F.E.	FIRE EXTINGUISHER	THR	THRESHOLD	
FEC	FIRE EXTINGUISHER CABINET	THRU	THROUGH	
FFAE	FURNITURE, FIXTURE, AND EQUIPMENT	T.O.	TOP OF	
FGL	FIBERGLASS	TSTAT	THERMOSTAT	
FIN.	FINISH	TYP.	TYPICAL	
FIXT.	FIXTURE	TZ	TERRAZZO	
FL	FLOOR			
FLUOR.	FLUORESCENT	U.H.	UNIT HEATER	
F.O.	FACE OF	U.N.O.	UNLESS NOTED OTHERWISE	
F.P.	FIRE PROTECTION	U.O.N.	UNLESS NOTED OTHERWISE	
FT	FEET			
FTG	FOOTING			
FURN.	FURNITURE			
GA	GAGE	VERT.	VERTICAL	
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD	
GB	GRAB BAR	V.R.	VAPOR RETARDER	
GL	GLASS			
GLAM	GLUE LAMINATED BEAM	w/	WITH	
GLZ	GLAZING	W.C.	WATER CLOSET	
GWB	GYPSUM BOARD	WD	WOOD	
		WIN.	WINDOW	
HC	HANDICAP	Z.C.C.	ZINC COATED COPPER	
HDF	HIGH DENSITY FIBERBOARD			
HM	HOLLOW METAL			
HDWR	HARDWARE			
HOR.	HORIZONTAL	&	AND	
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)			



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124 HOPE STREET

ORIC DISTRICT COMMISSION SET
ED FOR : HDC

NOT FOR CONSTRUCTION
22 JULY 2024

HISTORIC DISTRICT COMMISSION SET

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REVISIONS

[illegible]

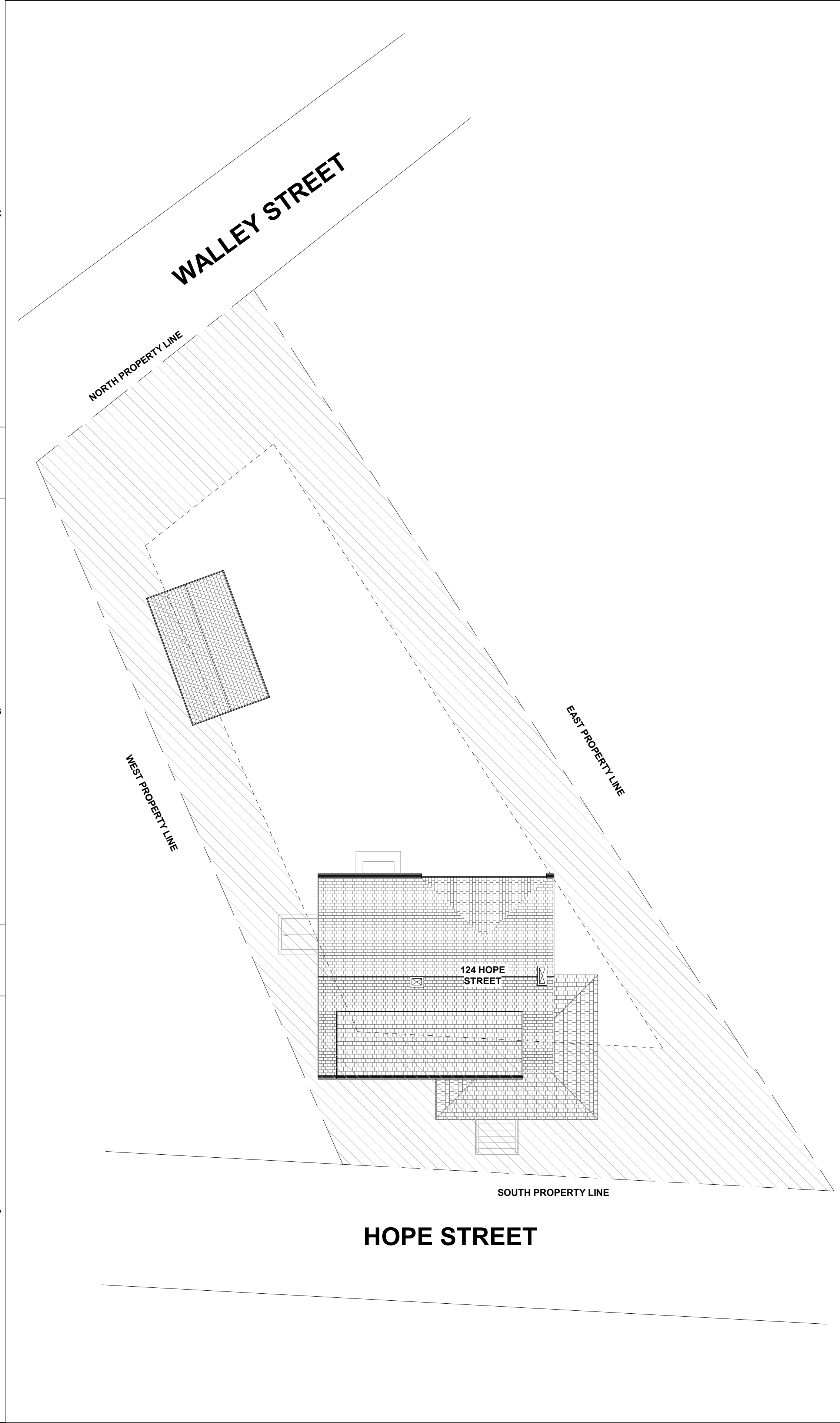
PROJECT INFORMATION

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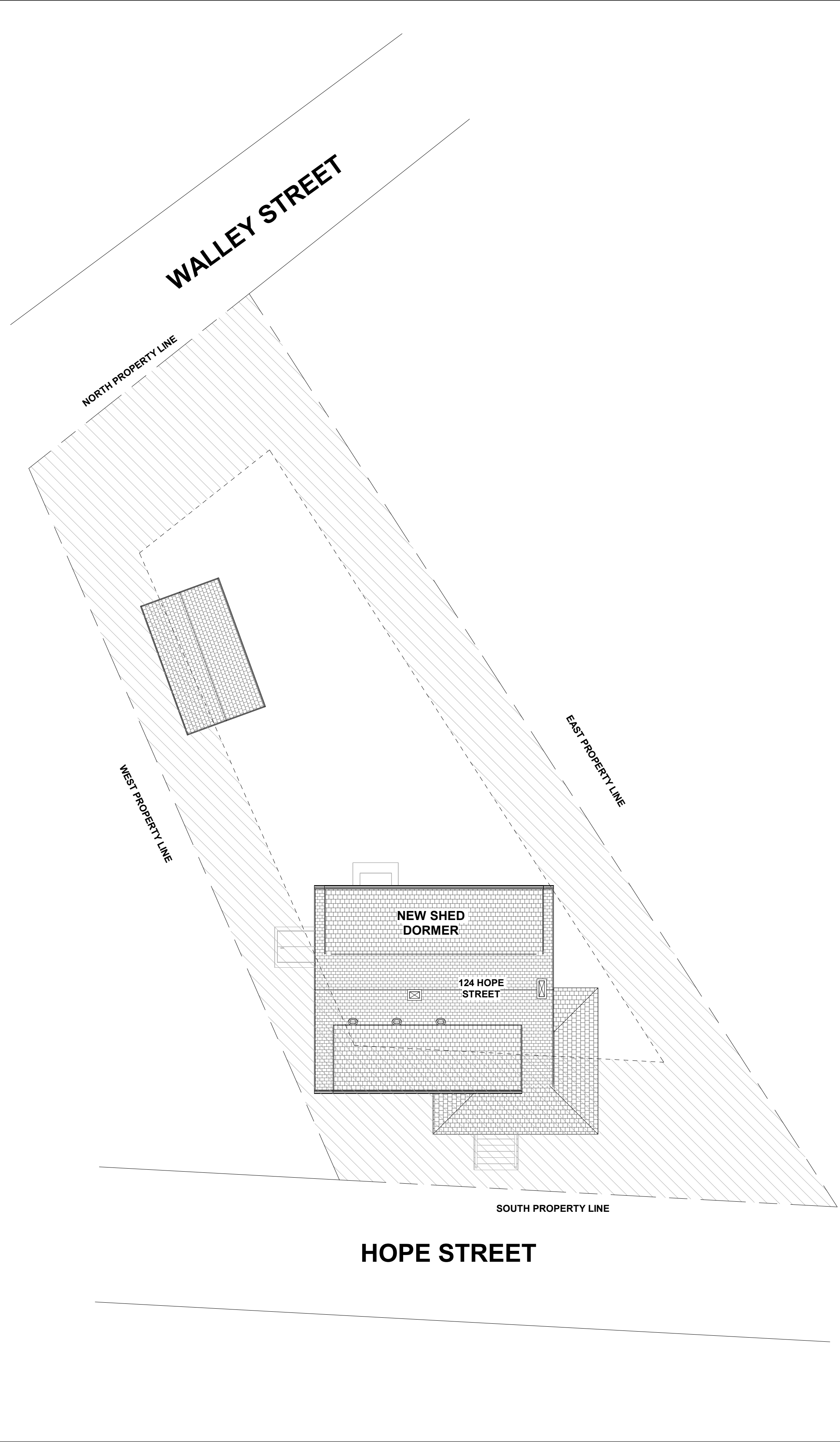
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SHEET SIZE: ARCH D 24" X 36"

G0.01



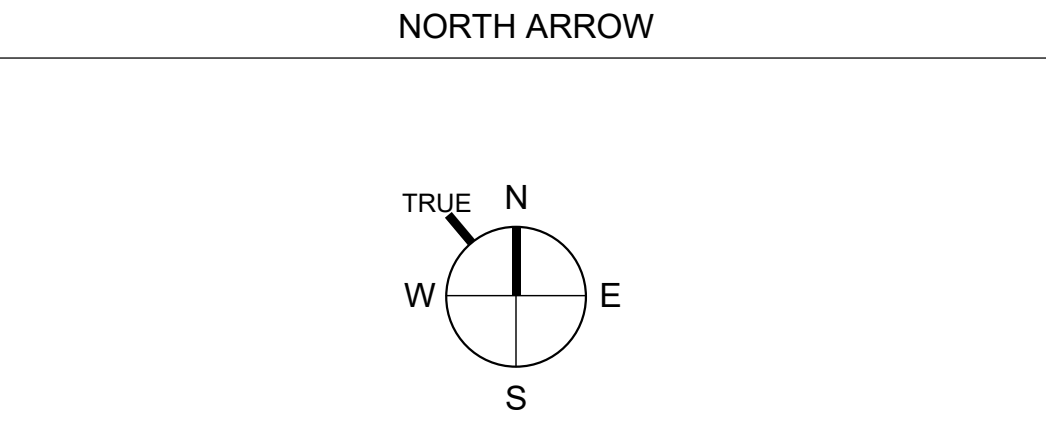
A5 EXISTING SITE PLAN
G1.00 Scale: 3/32" = 1'-0"



A3 PROPOSED SITE PLAN
G1.00 Scale: 3/32" = 1'-0"

ZONING SUMMARY			
MBLU	16 34		
USE CODE	01 - SINGLE FAM		
DESIGNATED ZONE	R-6		
DISTRICT	RESIDENTIAL		
NEIGHBORHOOD	I		
FLOATING OVERLAY	N/A		
USE	SINGLE FAMILY		
ACREAGE	0.165		
YEAR BUILT	1820		
BUILDING STYLE	CAPE		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (SQFT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	20	20
BUILDING HEIGHT (FT.)	35	29	29
BUILDING STORIES	N/A	2.5	2.5
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	50	80	80
PARKING	2	2	2
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	20*	10	20

NOTE- SITE PLAN AND ZONING SUMMARY BASED ON INFORMATION PROVIDED ON TOWN GIS, VISION APPRAISAL AND FIELD VERIFICATION.



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ZONING PLANS & SUMMARY

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SHEET SIZE: ARCH D 24" X 36"

G1.00

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



- GENERAL NOTES
- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
 - CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - CONTRACTOR TO VERIFY ALL DIMENSIONS



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PROJECT NUMBER: **240312**

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BRISTOL, RHODE ISLAND, 02809

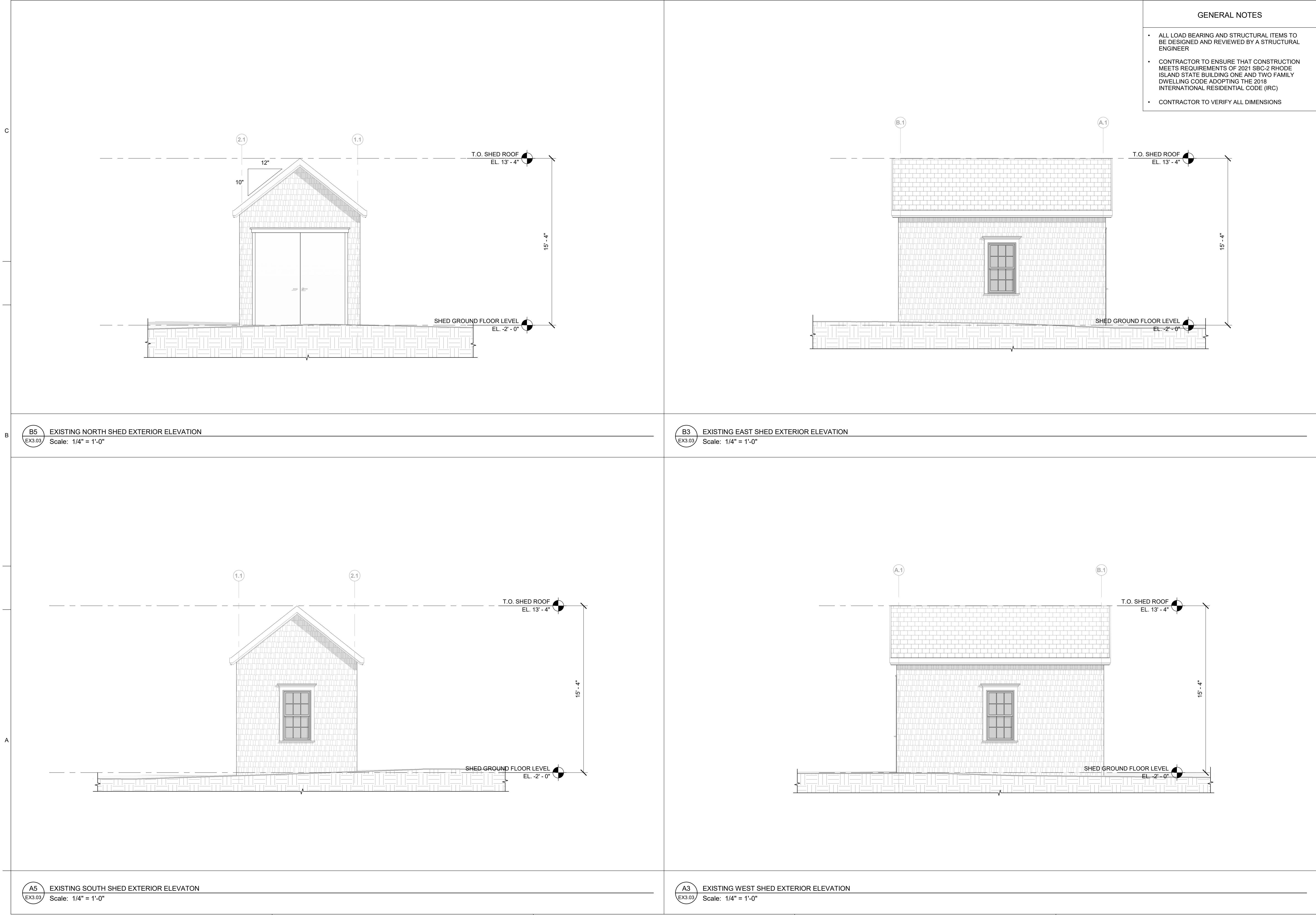
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REVISIONS	

EXISTING EXTERIOR ELEVATIONS
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CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"

EX3.02



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REVISIONS	

EXISTING SHED EXTERIOR ELEVATIONS

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EX3.03



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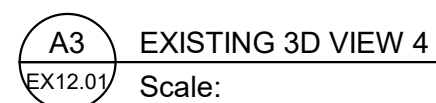
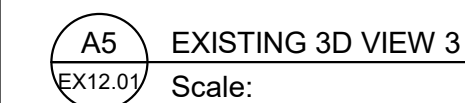
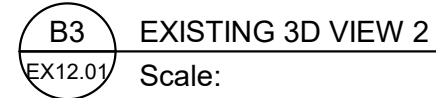
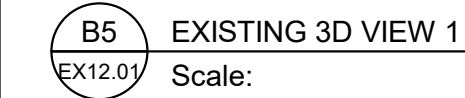
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EXISTING EXTERIOR 3D VIEWS

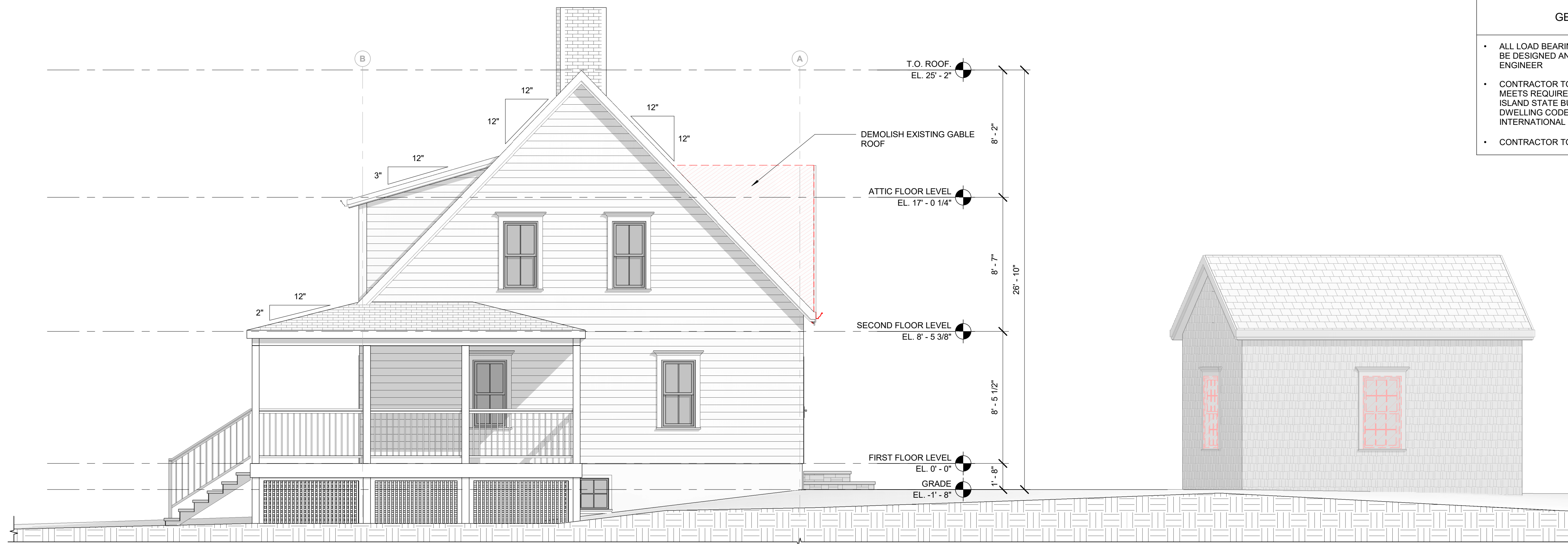
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EX12.01

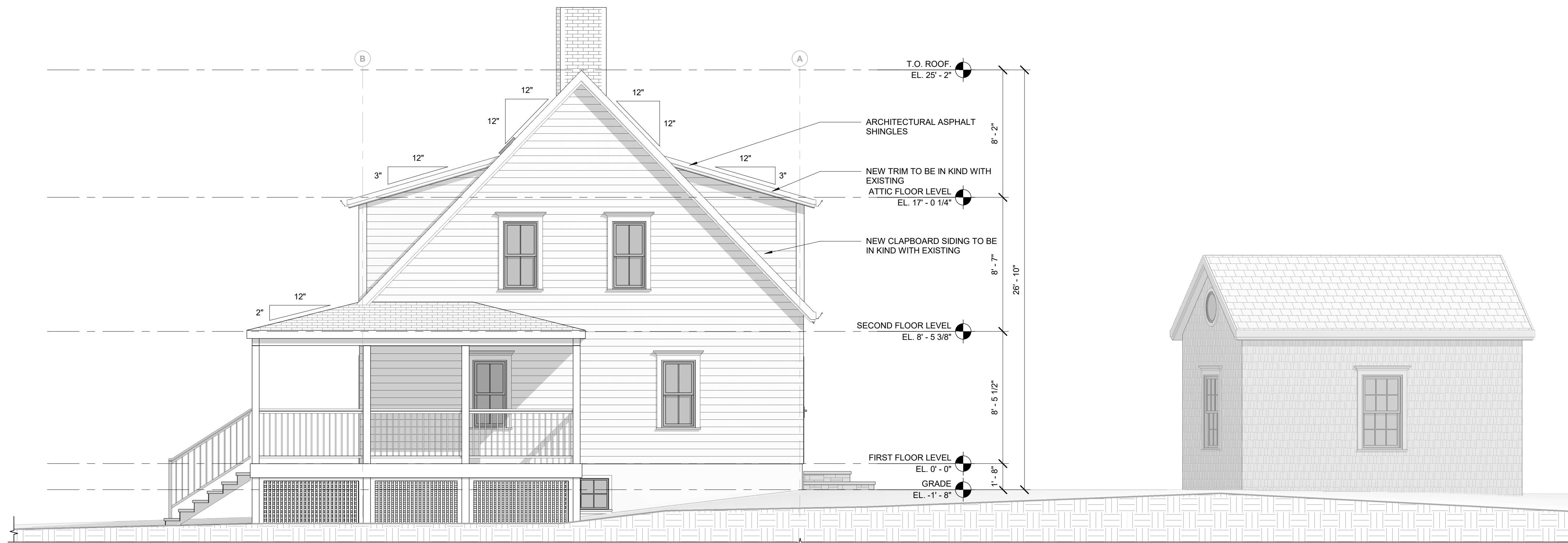


GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-2 RHODE ISLAND STATE BUILDING ONE AND TWO FAMILY DWELLING CODE ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS



B5 HDC - DEMOLITION EAST EXTERIOR ELEVATION
A3.02 Scale: 1/4" = 1'-0"



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

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[illegible]

EAST ELEVATION

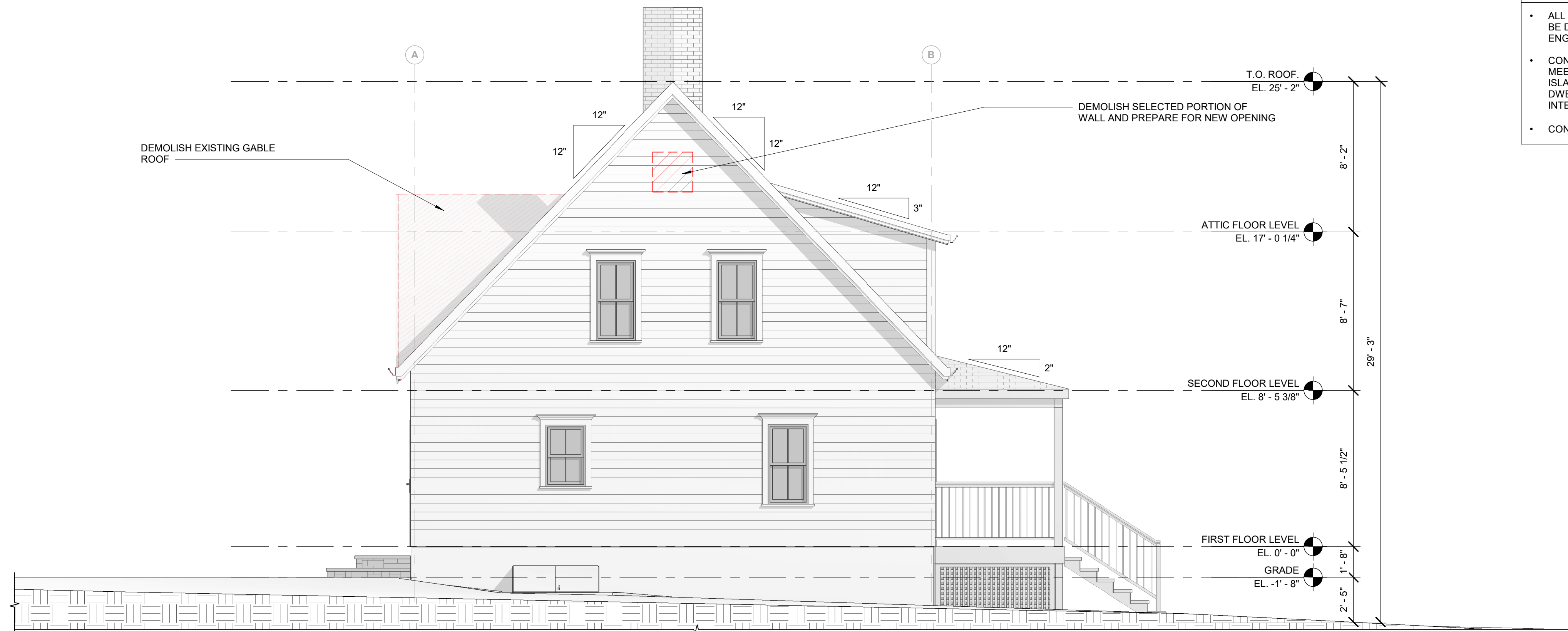
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CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

A3.02

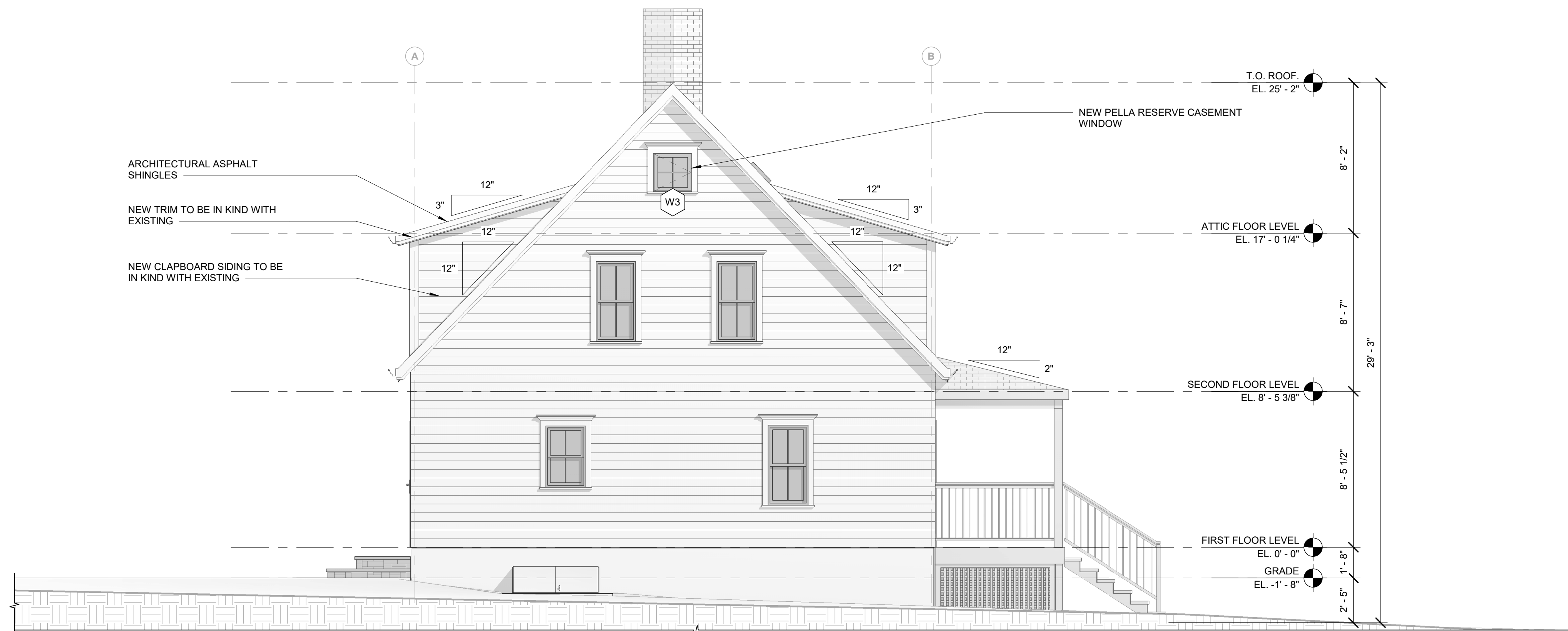
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B5 HDC - DEMOLITION WEST EXTERIOR ELEVATION
A3.04 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED WEST EXTERIOR ELEVATION
A3.04 Scale: 1/4" = 1'-0"

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WEST ELEVATION

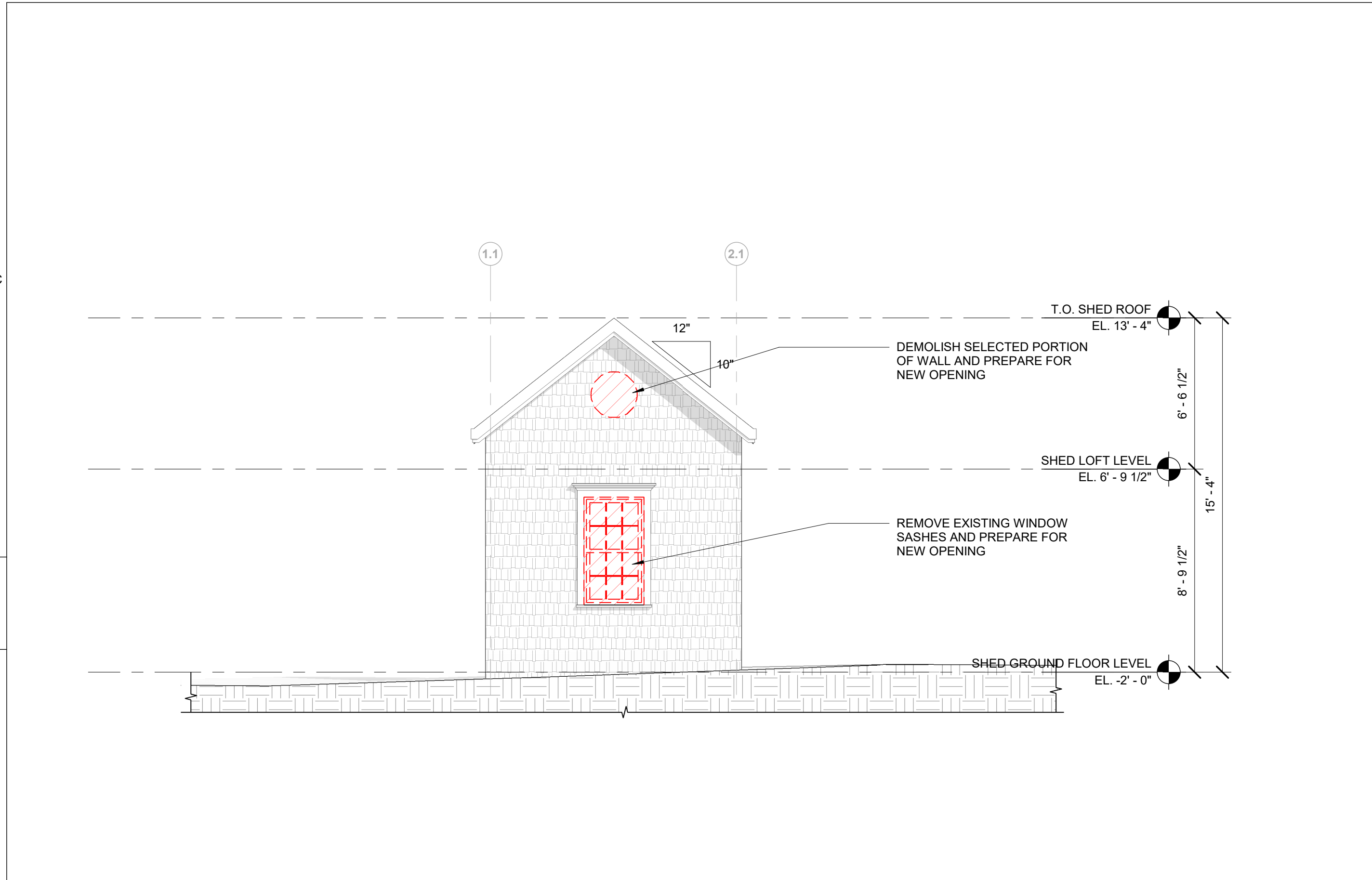
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CHECKED BY: VV

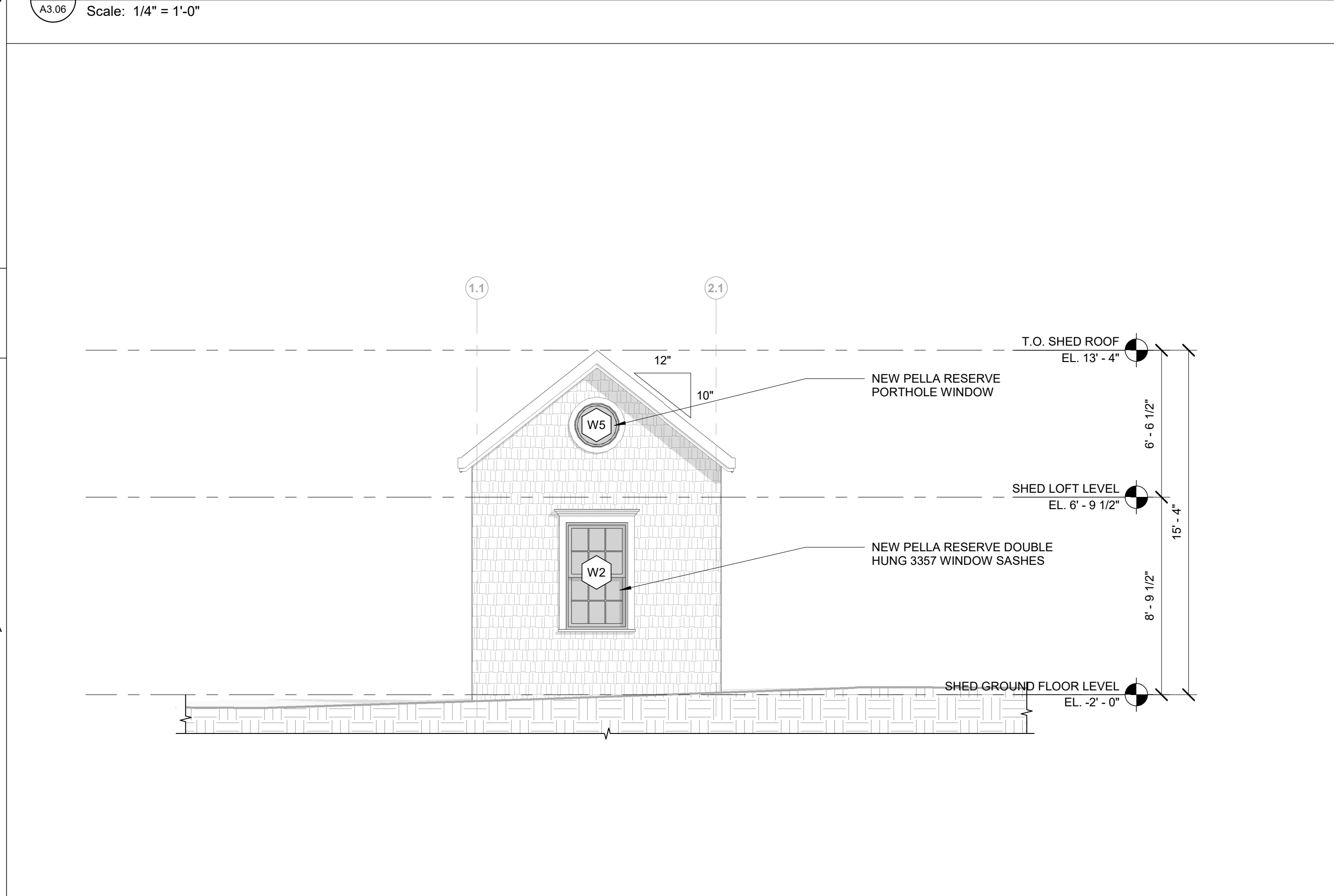
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A3.04

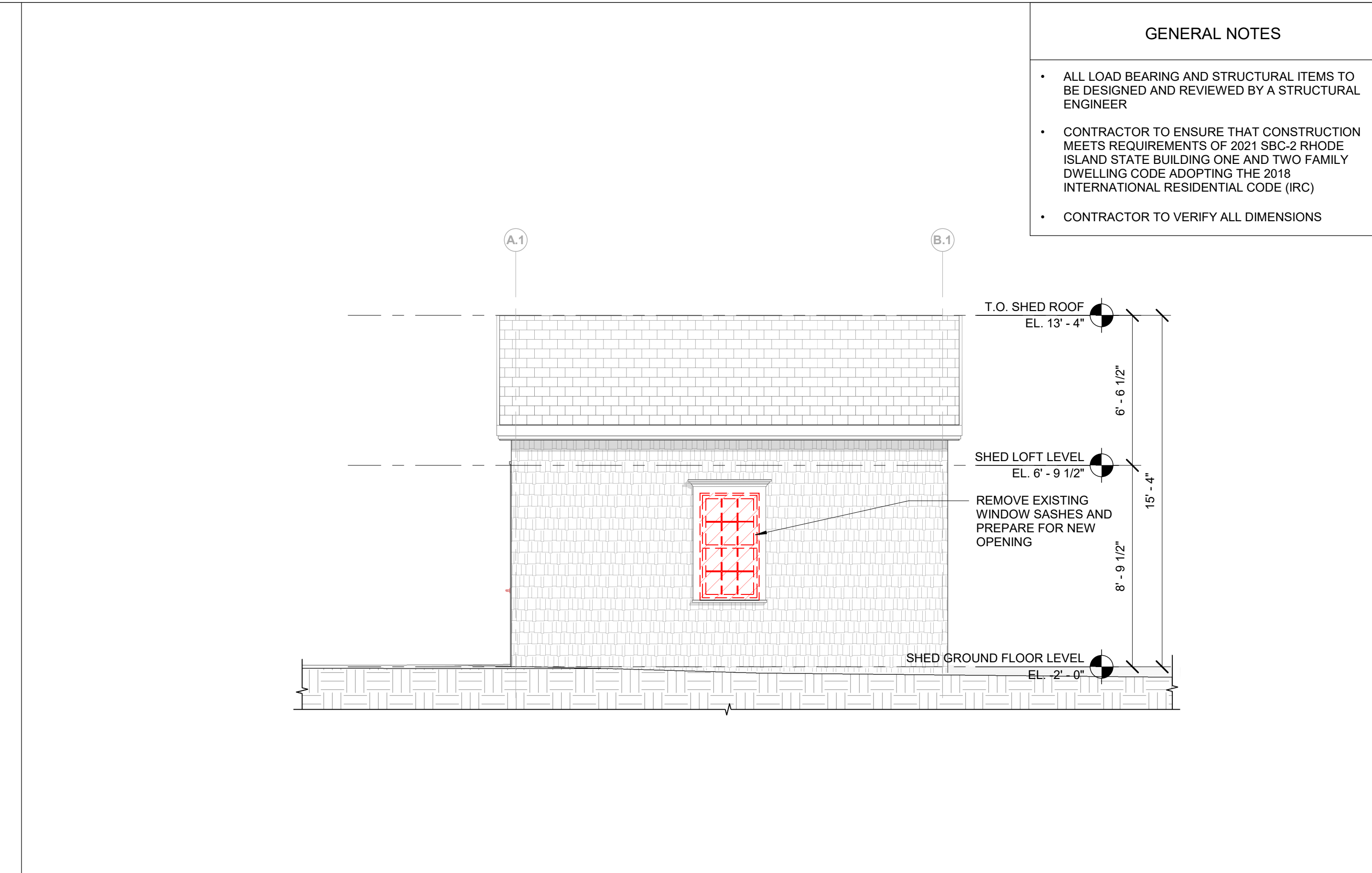
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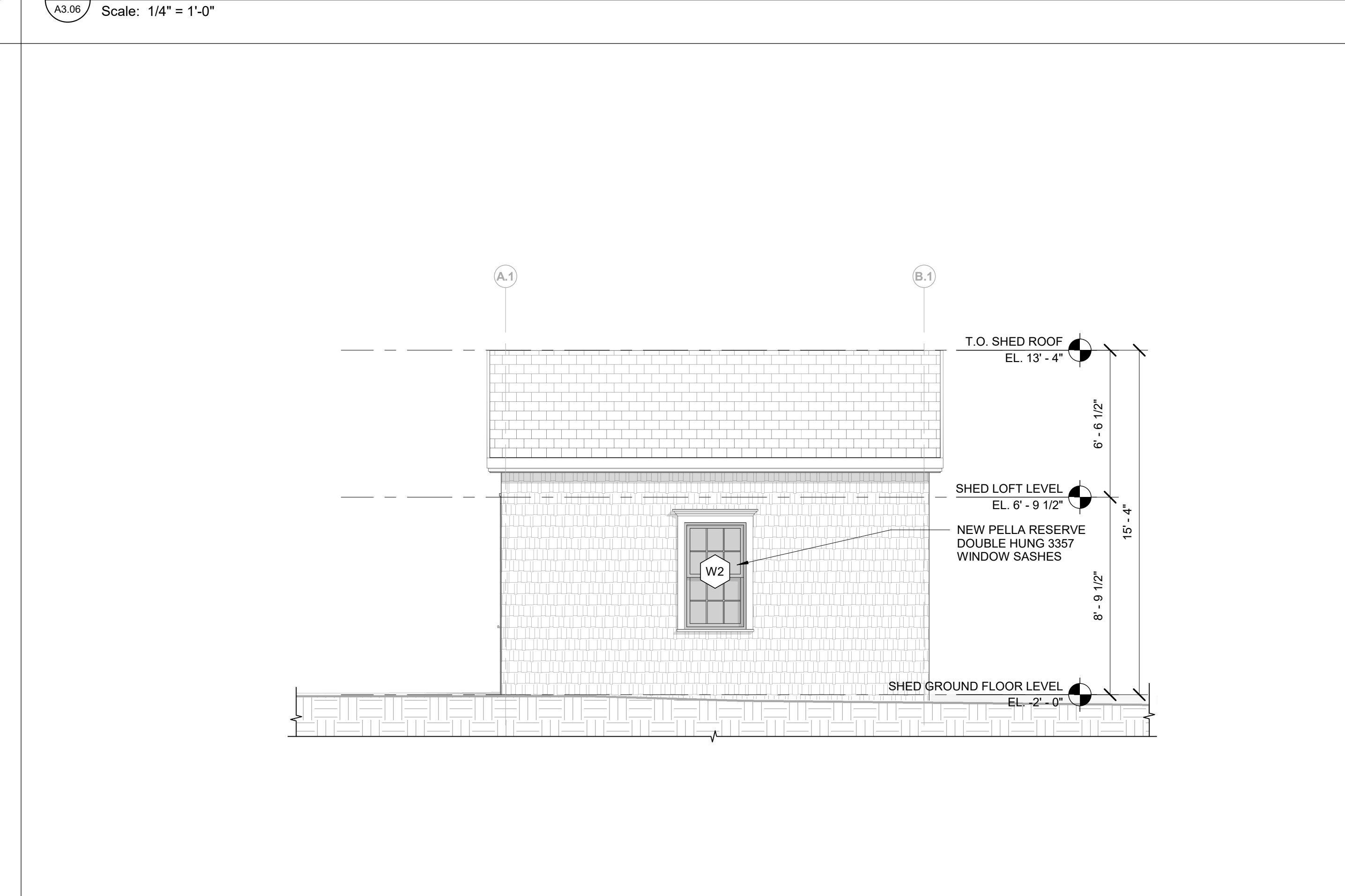
B5 HDC - DEMOLITION SOUTH SHED EXTERIOR ELEVATON
A3.06 Scale: 1/4" = 1'-0"



A5 HDC - PROPOSED SOUTH SHED EXTERIOR ELEVATON
A3.06 Scale: 1/4" = 1'-0"



B3 HDC - DEMOLITION WEST SHED EXTERIOR ELEVATION
A3.06 Scale: 1/4" = 1'-0"



A3 HDC - PROPOSED WEST SHED EXTERIOR ELEVATION
A3.06 Scale: 1/4" = 1'-0"

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SHED EXTERIOR ELEVATIONS

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CHECKED BY: VP
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A3.06

DOOR SIZING TO BE FINALIZED AFTER OWNER APPROVES SHOP DRAWING FROM CONTRACTOR.

DO NOT ORDER DOORS OF SCHEDULE. DOORS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.

Proposed Door Schedule						
Level	Type Mark	Width	Height	Count	Rough Width	Rough Height
SHED GROUND FLOOR LEVEL	D1	8' - 3"	8' - 6"	1	8' - 5"	8' - 7"
Grand total: 1						

8' - 3"

8' - 6"

D-1

EXTERIOR DOUBLE
RAISED PANEL 6-
LITE WOOD DOOR

PROPOSED DOOR TYPES

Scale: 1/2" = 1'-0"

PV

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NO.	DESCRIPTION

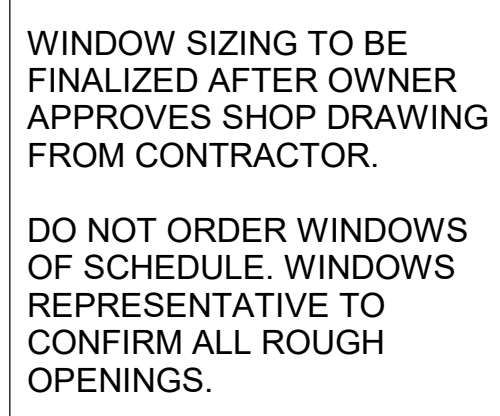
DOOR TYPES & SCHEDULE

DRAWN BY: VF

CHECKED BY: VP

SHEET SIZE: ARCH D 24" X 36"

A9.10



Proposed Window Schedule									
Level	Type Mark	Type	Width	Height	Rough Width	Rough Height	Count	Sill Height	Head Height
SECOND FLOOR LEVEL	W1	25" x 53"	2' - 1"	4' - 5"	2' - 1 1/2"	4' - 5 1/2"	4	2' - 1 1/2"	6' - 6 1/2"
SHED GROUND FLOOR LEVEL	W2	33" x 57"	2' - 9"	4' - 9"	2' - 9 1/2"	4' - 9 1/2"	1	2' - 11"	7' - 8"
ATTIC FLOOR LEVEL	W3	25" x 25"	2' - 1"	2' - 1"	2' - 1 1/2"	2' - 1 1/2"	1	2' - 3"	4' - 4"
SECOND FLOOR LEVEL	W4	12" Diameter					3		
SHED LOFT LEVEL	W5	24" Diameter	2' - 0"	2' - 0"	2' - 0 1/2"	2' - 0 1/2"	1	2' - 2 1/2"	4' - 2 1/2"
Grand total: 10									



PACIFIC-VISIONS STUDIO LLC
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Pacific-Visions.com

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RENOVATION AND ADDITION FOR:

124 HOPE STREET

124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

**HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
22 JULY 2024**

**HISTORIC DISTRICT
COMMISSION SET**

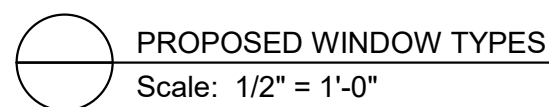
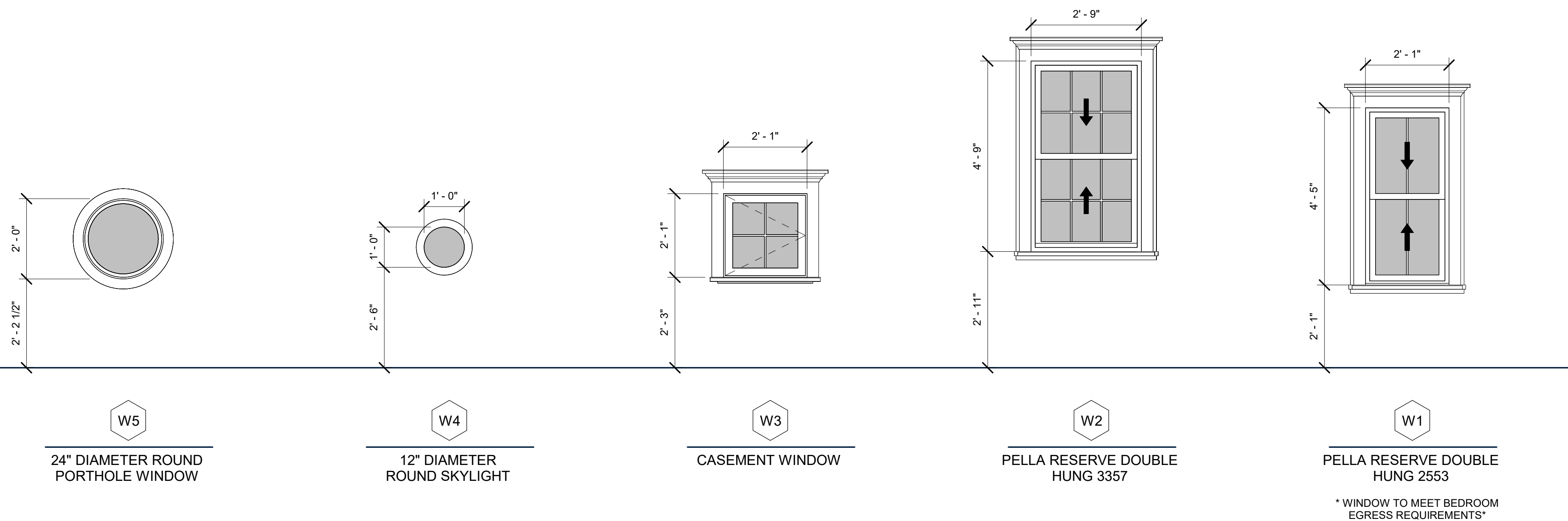
This drawing set is for review,
pricing, and coordination and
should not be used for
construction or permitting. All
structural members to be
reviewed and sized by a
structural engineer.

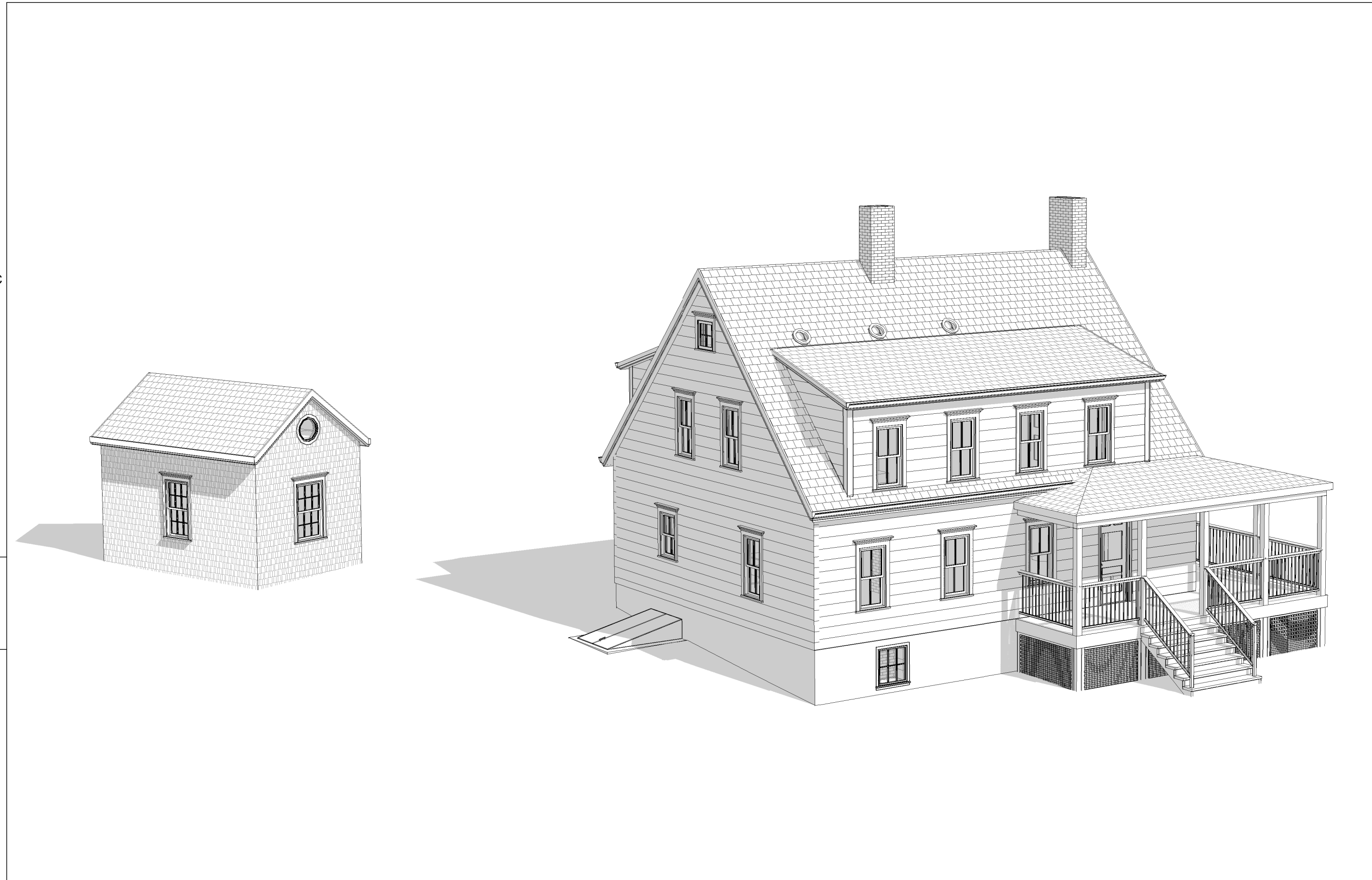
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WINDOW TYPES & SCHEDULE

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

A9.20

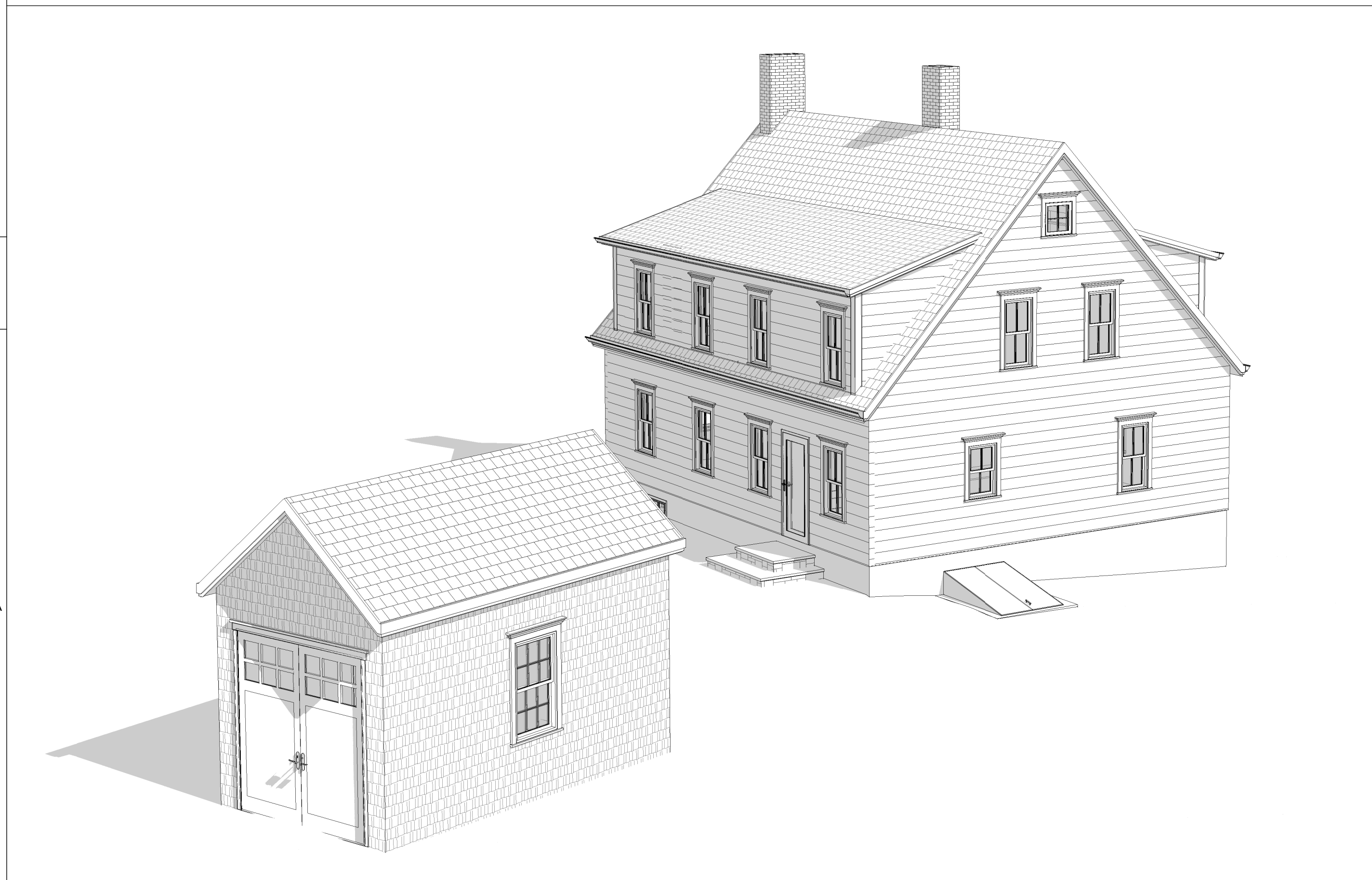




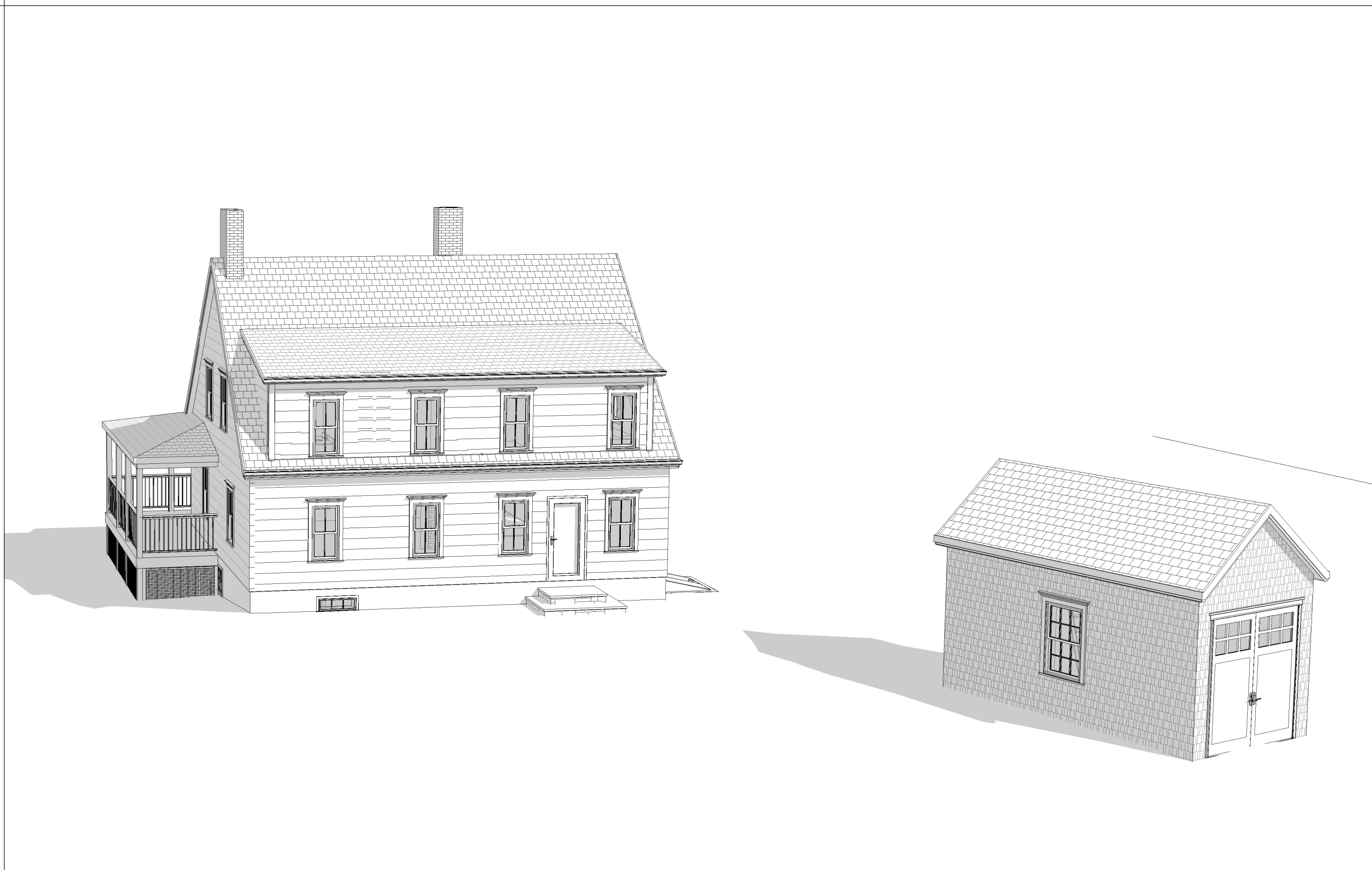
B5 PROPOSED 3D VIEW 1
A12.01 Scale:



B3 PROPOSED 3D VIEW 2
A12.01 Scale:



A5 PROPOSED 3D VIEW 3
A12.01 Scale:



A3 PROPOSED 3D VIEW 4
A12.01 Scale:



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PROJECT NUMBER: **240312**

RENOVATION AND ADDITION FOR:
124 HOPE STREET
124 HOPE STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
22 JULY 2024

HISTORIC DISTRICT COMMISSION 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	

EXTERIOR 3D VIEWS

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

A12.01