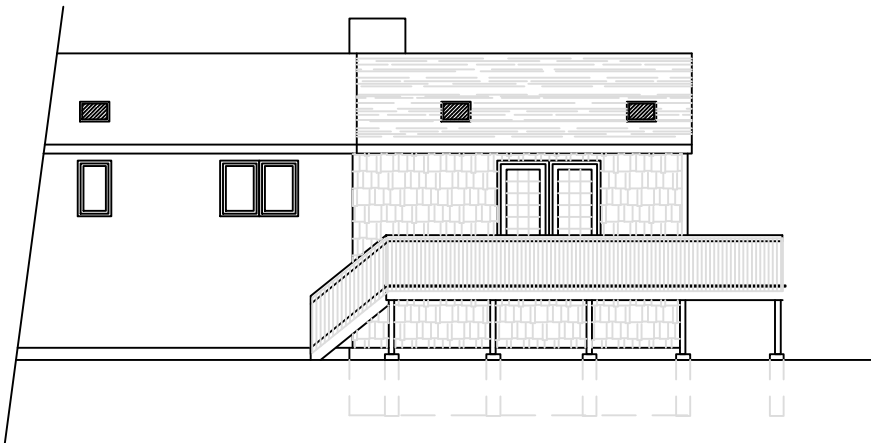


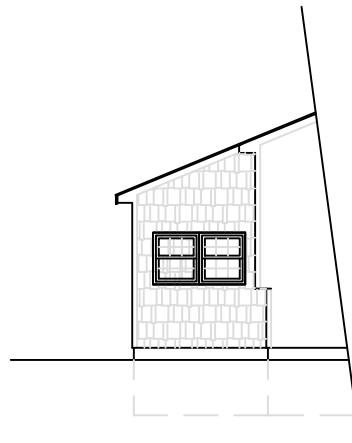
1 LEFT SIDE ELEVATION (SOUTH)  
SCALE: 1/8"=1'-0"



2 FRONT ELEVATION (NORTH)  
SCALE: 1/8"=1'-0"



3 REAR ELEVATION  
SCALE: 1/8"=1'-0"



4 RIGHT SIDE ELEVATION  
SCALE: 1/8"=1'-0"

SHEET TITLES

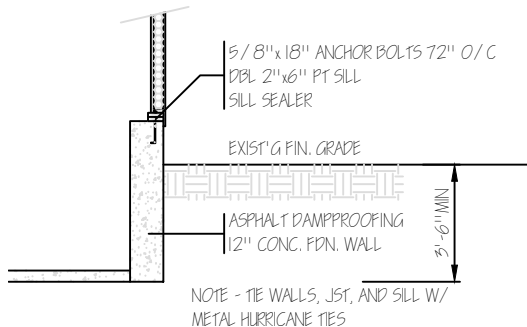
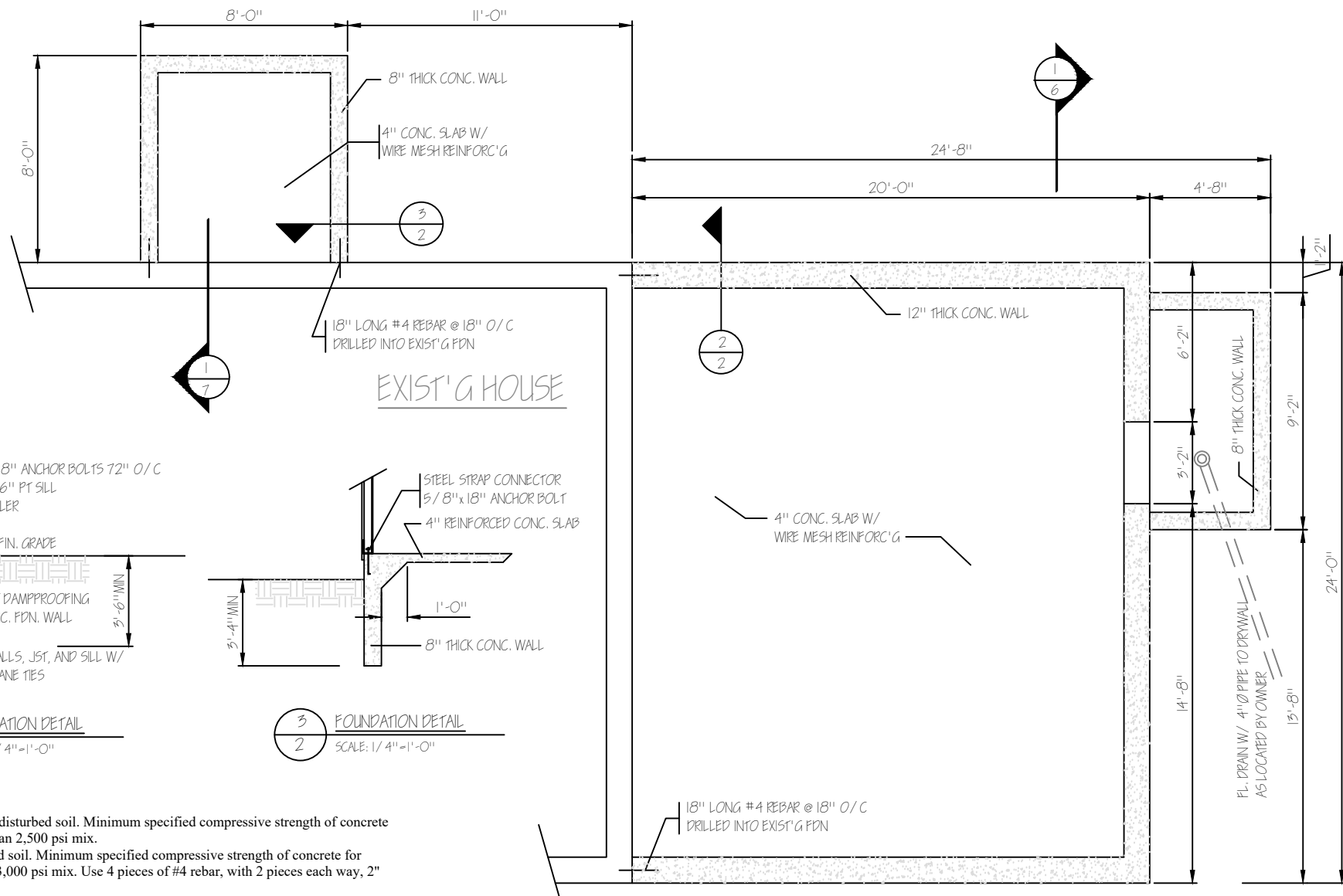
1	ELEVATIONS
2	FOUNDATION PLAN
3	LOWER LEVEL FLOOR PLAN
4	UPPER LEVEL FLOOR PLAN
5	EXTERIOR ELEVATIONS - SHEAR WALLS
6	CROSS SECTION
7	CROSS SECTION
8	EXISTING / DEMOLITION FLOOR PLAN

ABBREVIATIONS:

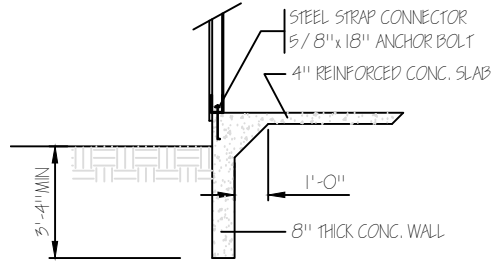
ALUM	ALUMINUM
CEIL'G	CEILING
CHK	CHECK
CONC	CONCRETE
Ø	DIAMETER
ELEV	ELEVATION HEIGHT
FIN	FINISH
FL	FLOORS
FDN	FOUNDATION
HDR	HEADER
INSUL	INSULATION
JST	JOIST
O/C	ON-CENTER
PLYWD	PLYWOOD
RFTER	RAFTER
TOP	TOP OF FOUNDATION
W/	WITH
WD	WOOD

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DATE	SHEET
DRAWN BY:	
SCALE:	



NOTE - TIE WALLS, JST, AND SILL W/ METAL HURRICANE TIES



2 FOUNDATION DETAIL  
SCALE: 1/4" = 1'-0"

3 FOUNDATION DETAIL  
SCALE: 1/4" = 1'-0"

**CONSTRUCTION NOTES:**

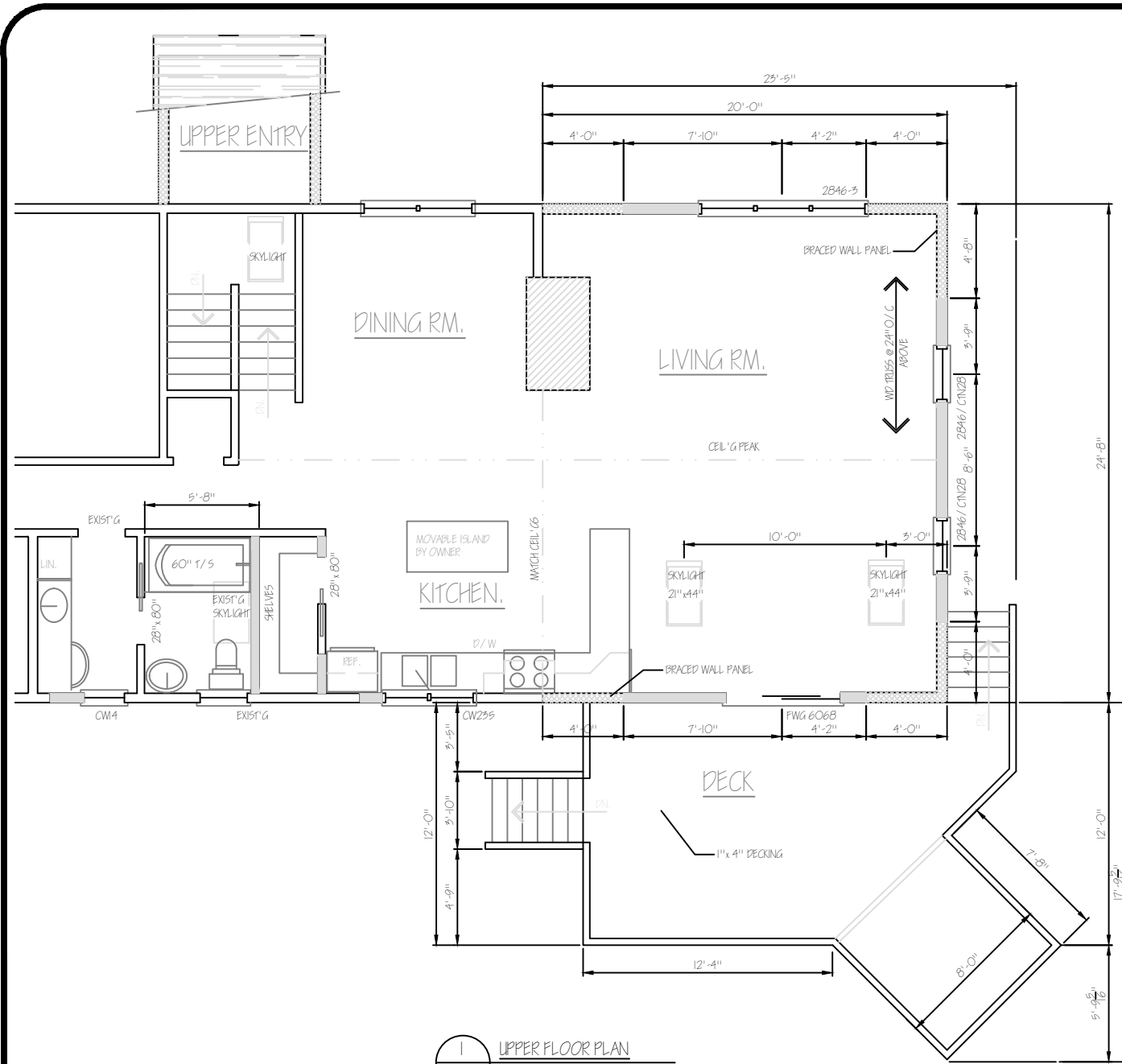
1. All foundation walls shall rest on undisturbed soil. Minimum specified compressive strength of concrete for foundation walls shall be no less than 2,500 psi mix.
2. All footings shall rest on undisturbed soil. Minimum specified compressive strength of concrete for foundation walls shall be no less than 3,000 psi mix. Use 4 pieces of #4 rebar, with 2 pieces each way, 2" above the bottom of the footing.
3. Concrete for interior slabs shall be 3,000 psi mix. Concrete for steps and walkways shall be 2,500 psi mix and as indicated on plans or details.
4. The concrete shall have minimum of 48 hours to cure before removal of the forms. With the removal of the forms, remove any ties, rough edges etc. for a quality job.
5. Contractor shall verify existing field conditions to comply with the International Residential Code, all state and local building codes, ordinances, and practices.

1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

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SCALE:	





1 UPPER FLOOR PLAN  
4 SCALE: 3/16" = 1'-0"

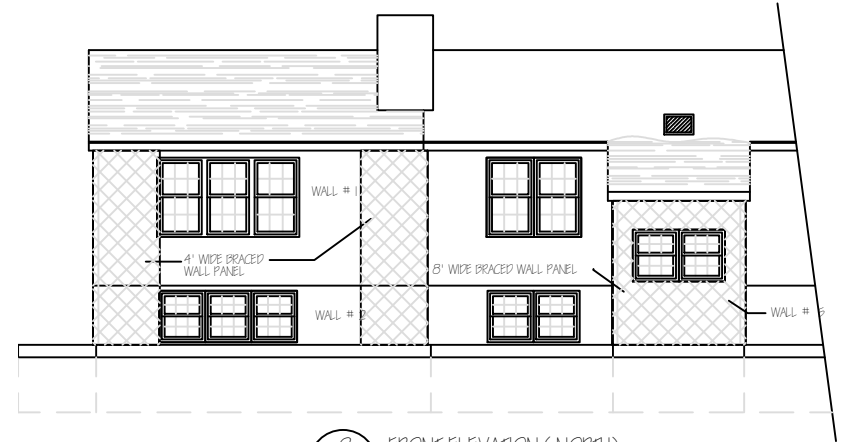
CONSTRUCTION NOTES:

1. Unless otherwise noted on plans, framing lumber spans are based on the use of Hem-Fir or equal having a modulus of elasticity of 1,400,000 and a duration design value fb = 1100.
2. Second floor joist shall be Georgia-Pacific GPI Series or equal, constructed as recommended by manufacture. Size is indicated on drawings.
3. Engineered beams shall be Georgia-Pacific G-P Lam LVL or equal, install as recommended by manufacture. Size is indicated on drawings.
4. All exterior walls shall be 2"x 6" studding at 16" o/c. Corners shall be in compliance with the International Residential Code Type I Braced Wall Panel construction.
5. All interior partitions shall be 2"x 4" studding at 16" o/c unless otherwise specified on plans.
6. Dimensions are from exterior face of wall sheathing to center of partitions unless otherwise noted.
7. All lumber in contact with concrete, used in deck, exposed to moisture or by codes shall be pressure preservative treated or equal.
8. 2 pieces 2"x 10" with 2-1/2" rigid insulation sandwiched between for headers over windows and doors unless noted on plans.
9. All doors and windows shall be hung square and level properly installed to manufacture's instructions. Care shall be taken in handling, storage, installation, and properly cleaned during final cleaning with any sticker removed.
10. Windows are manufactured by Andersen Corporation or equal with insect screens and grills.
11. Install metal ties at all connections of floor joist to girders and sills; studs to top and bottoms plates; plates to sill and rafters; and any other necessary point for meet flooding and wind load criteria.

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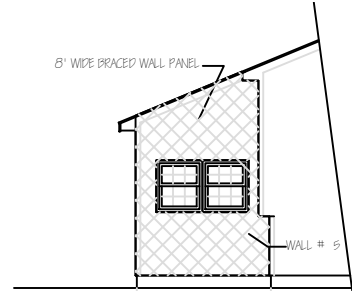
1 LEFT SIDE ELEVATION (SOUTH)  
5 SCALE: 1/8"=1'-0"



2 FRONT ELEVATION (NORTH)  
5 SCALE: 1/8"=1'-0"



3 REAR ELEVATION  
5 SCALE: 1/8"=1'-0"



4 RIGHT SIDE ELEVATION  
5 SCALE: 1/8"=1'-0"

EXTERIOR WALL AREAS:

WALL ID	LOCATION	WALL SURFACE AREA (SQFD)			COMMENTS
		WALL	OPEN GS	% OPEN G	
1	UPPER FRONT	160	40	25%	
2	LOWER FRONT	70	9.6	14%	
3	LEFT SIDE	360	42	12%	
4	REAR	232	40	17%	
5	ENTRY FRONT	68	6.4	9%	
6	RIGHT SIDE OF ENTRY	80	6.4	8%	
7	LEFT SIDE OF ENTRY	80	20	25%	

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DRAWN BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SHEET  
5

ASPHALT ROOF SHINGLE TO MATCH EXIST'G  
 15# FELT PAPER  
 5/8" CDX PLYWD W/ H-CLIPS  
 WD ROOF TRUSS @ 24" O/C ENGINEERED BY MANUF.  
 METAL CONNECTORS - TRUSS AND WALL TOP PLATE

RIDGE VENT  
 12"  
 5"

CEDAR WD SHINGLE SIDING TO MATCH EXIST'G  
 BUILDING PAPER  
 1/2" CDX PLYWD  
 2"x6" STUDS @ 16" O/C  
 R 19 F.G. BATT INSUL  
 6 MIL POLY VAPOR BARRIER  
 1/2" GYP BD

R 30 F.G. BATT  
 6 MIL POLY V.B.  
 1/2" GYP BD

FAMILY RM.

5/8" UNDERLAYMENT  
 1/2" CDX PLYWD  
 2"x10" JST @ 16" O/C

2'-8"  
 MAINTAIN 2" AIR SPACE  
 SNOW & ICE SHIELD  
 1"x8" FASICA BD W/ ALUM GUTTER  
 3/8" PLYWD SOFFIT W/  
 2" CONT. SOFFIT VENT

7'-9 1/2" FINISH

1"x4" DECKING  
 2"x10" PT JST @ 16" O/C

WD HAND RAIL  
 WD BALUSTER

5'-0"

2 PCS 2"x10" PT  
 4"x4" PT POST ANCHORD TO  
 JST & FTG W/ METAL TIES  
 12" Ø CONC. FTG

EXIST'G FIN GRADE

12" Ø CONC. FTG

WORK SHOP

3-2"x10" GIRDER

3-1/2" CONC. FILLED STEEL  
 LULLY COLUMN W/ WELDED  
 STEEL PLATES TOP & BOTTOM  
 W/ 4 BOLT HOLES EACH

4" CONC. SLAB W/  
 WIRE MESH REINFORC'G

12" CONC. FDN. WALL  
 ASPHALT DAMPPROOFING  
 R RIGID INSUL. BD.

30"x30"x12" DEEP CONC.  
 FTG W/ 2 PCS #4 REBAR  
 EACH WAY

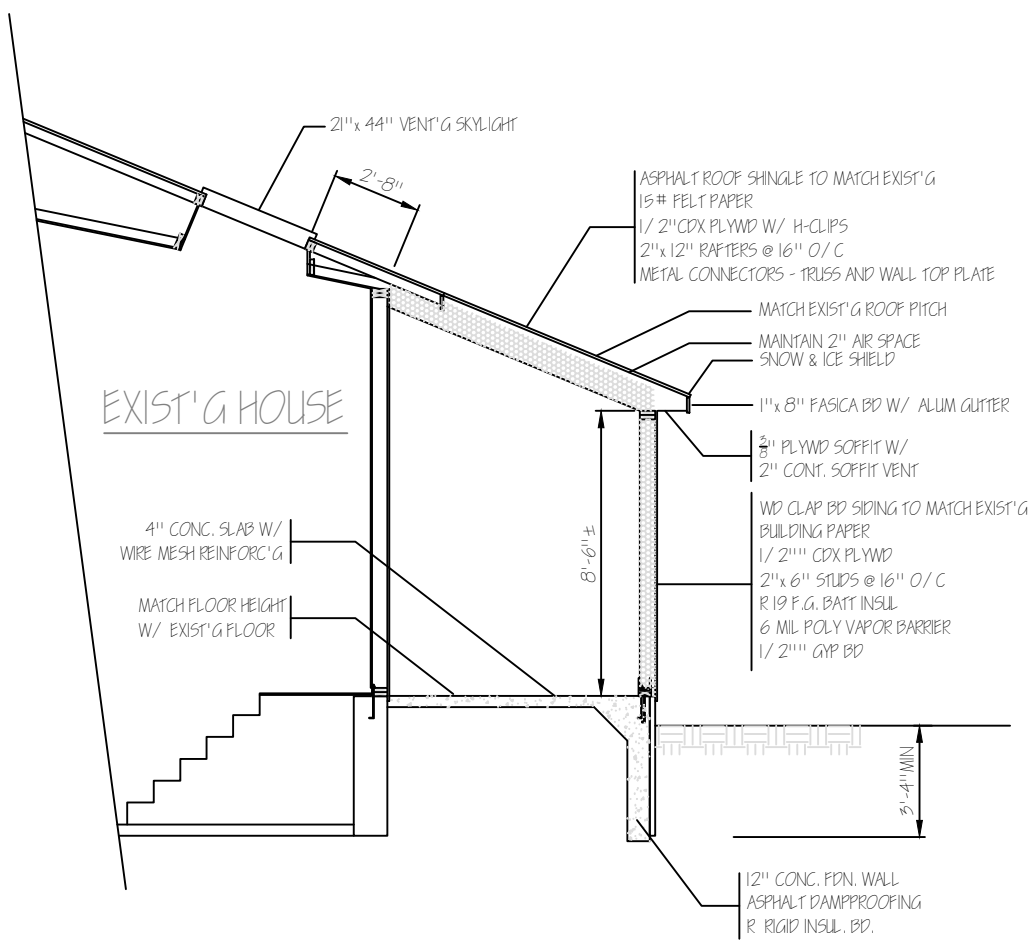
1 CROSS SECTION  
 6 SCALE: 1/4" = 1'-0"

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SCALE:	

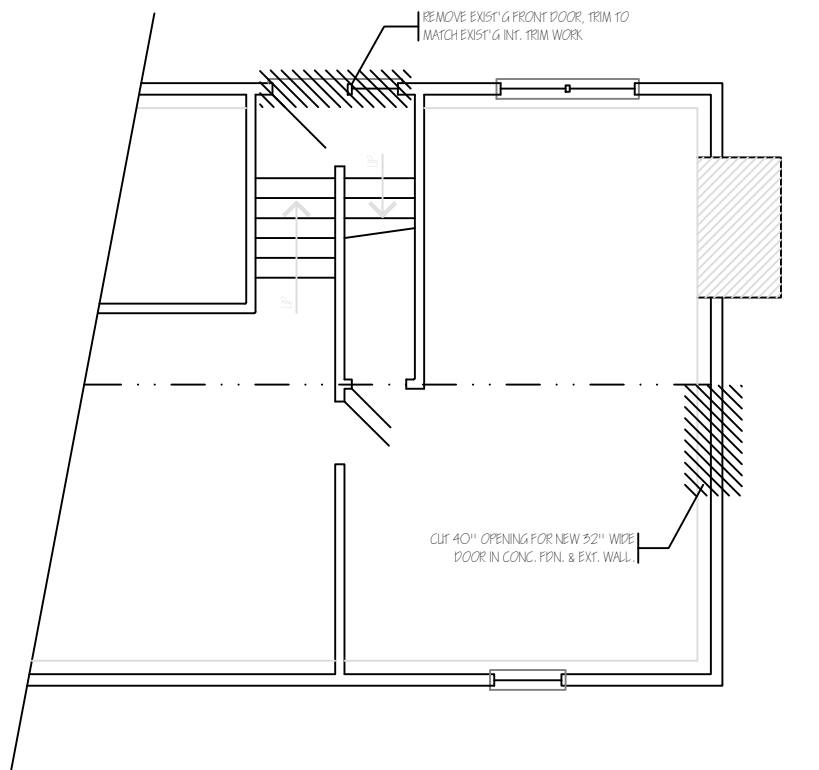


1  
7 CROSS SECTION  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. The contractor shall comply with the International Residential Code, Rhode Island State agencies, and local ordinances that are applicable for this project.
2. These drawings shall be reviewed and approved by a Rhode Island Registered Engineer.
3. Design Live Loads:
  - a. Roof 30 psf
  - b. Ceiling 20 psf
  - c. Living Area Floor 40 psf
  - d. Sleeping Area Floor 30 psf
  - e. Deck 60 psf
4. Wind loads shall be determined by Engineer and assembled accordingly. Building construction and windows shall meet the International Residential Code and local requirements.
5. While every attempt has been made in the preparation of these plans to avoid error, there is no guarantee against human errors or omissions. That contractor of the job shall check all dimensions and details and be responsible for the same.

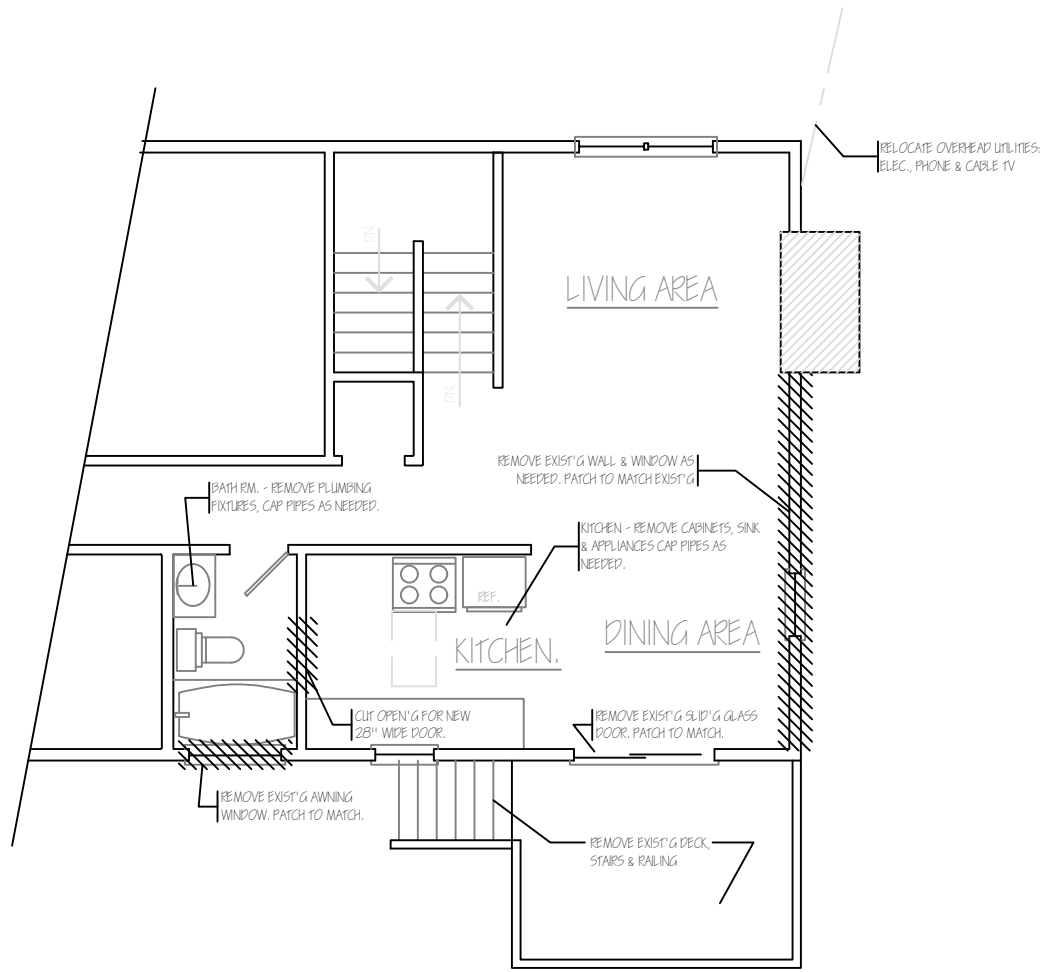
ADDITION DRAWING SAMPLE:		DATE	SHEET
<b>Ninigret Aerial, LLC</b>		DRAWN BY:	7
<a href="http://www.NinigretAerial.com">www.NinigretAerial.com</a>		SCALE:	



1  
8 EXISTING LOWER LEVEL - DEMO FLOOR PLAN  
SCALE: 3/64"=1'-0"

GENERAL NOTES:

1. Salvage: Remove any copper pipes, wires, moldings, trim, doors, windows, plumbing fixtures, cabinets, and hardware to be salvage with care to prevent unnecessary damage and store for possible reuse or recycling.
2. Carefully demolition areas indicated on Demolition Plan, removing and properly disposing of discarded construction materials. Support existing structure as necessary.



2  
8 EXISTING UPPER LEVEL - DEMO FLOOR PLAN  
SCALE: 3/64"=1'-0"

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		DRAWN BY:	8
		SCALE:	