

## NOT FOR CONSTRUCTION

# IRON STAG

72 ROLFE SQUARE CRANSTON, RI, 02910

#### PROJECT TEAM:

CLIENT:

IRON STAG 74 ROLFE SQAURE CRANSTON, RI 02910

ARCHITECT:

MCGEORGE ARCHITECTURE INTERIORS, LLC 333 MAIN STREET SUITE 6 EAST GREENWICH, RI 02818 T: 401.398.7606

ENGINEER:

EDS 141 INDUSTRIAL DRIVE SLATERSVILLE RHODE ISLAND 02876 T: 401.765,7659

GENERAL CONTRACTOR:
PRAXIS BUILDING COMPANY
18 ROBIN HILL ROAD
WARWICK, RHODE ISLAND
T: 401.263.8896

#### PROJECT SCOPE:

THE SCOPE OF WORK IS GENERALLY DEFINED AS THE REDESIGN ON THE TENANT SPACE TO MEET APPLICABLE BUILDING AND LIFE SAFETY CODES IN ORDER TO RESTART HE BREWERY PROJECT LOCATED AT 72 ROTHE SQUARE. A NEW PATIO WILL BE PROVIDED AS A DESIGN BUILD EFFORT BY A LANDSCAPE CONTRACTOR, AND DRAWINGS SHALL FOLLOW.

#### DRAWING LIST:

RCHITECTURAL:

A0.0 COVER SHEET AND NOTES
A0.1 GRAPHIC SYMBOLS, ABBREVIATIONS, AND NOTES
A0.2 CODE PLAN AND NOTES

A 1.1 FIRST FLOOR, DEMOLITION PLAN AND NOTES
A 1.2 FIRST FLOOR REFLECTED CEILING PLAN
A 5.1 BUILDING SECTIONS AND ELEVATION

MECHANICAL:

ELECTRICAL:

PLUMBING:

IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

HENT:

IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

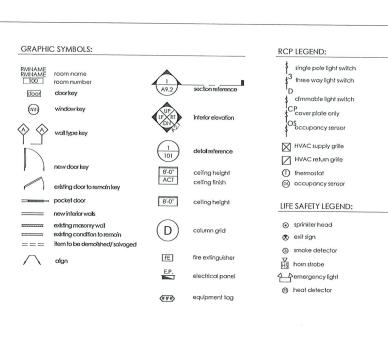
NO, DATE DESCRIPTION

SCALE: DFAWN BY:
AS NOTED SL/MM
DATE: JOB NO.:
12.23.22 2022-97

COVER SHEET AND NOTES

- Function

A0.0



**GENERAL NOTES:** 

1. PRIOR TO SUBMITTING BIDS, ALL SUBCONTRACTORS SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS, ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS, NO PLEA OF GRODRANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS, COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

3. ALL CONTRACTORS/SUBCONTRACTORS BIDDING ON THE

WORK SHALL VISIT THE SITE WITH THE GENERAL CONTRACTOR, OWNER AND ARCHITECT TO REVIEW THE

CONINACION, OWNER AND ARCHITECT TO REVIEW THE EXISTING CONDITIONS AND PROPOSED SCOPE OF WORK, REVIEW SHOULD BE MADE OF ALL UTILITIES AND THE EXTENT OF WORK DAGRAMMED ON THE FLANS. EXTRA COMPENSATION FOR FAILURE TO COMPLY WITH THE ABOVE WILL NOT BE CONSIDERED. ANY DISCREPANCIES AND/OR INCONSISTENCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT MANEDATELY SO MODIFICATIONS, IF ANY, CAN BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. BEFORE COMMENCEMENT OF WORK ALL CONTRACTORS

SHALL VERIFY DIMENSIONS AND CONDITIONS SHOW THE CONTRACT DOCUMENTS, ANY DEVIA

DISCREPANCIES, AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SUBSTITUTIONS OF MATERIALS OF COORMAN MISSES SPECIFIED HEREIN OR ON DRAWINGS ARE NOT ACCEPTABLE UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT AND/OR OWNER.

6 ALL MATERIALS METHODS OF INSTALLATION, AND SINISHING

INSTRUCTIONS FOR THE EXPECTED USE.

OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS
FORMS, FLOORS, ETC.) SHALL CONFORM TO TH
MANUFACTURER'S SPECIFICATIONS AND INSTALLATION

7. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO

ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE. 8. THESE DOCUMENTS ARE PROVIDED AS A DESIGN GUIDE

HIGH COCUMENTS ARE PROVIDED AS A DESIGN GUIDE THAIR REFLECTS THE DESIRED BURN OF THE ARCHITECT AND OWNER. NOT EVERY ASPECT OF EVERY ASSEMBLY IS INCLUDED AND IT IS ASSUMED THAIR THE GENERAL CONTRACTOR WILL PROVIDE ALL NICESSARY INCIDENTIAL ITEMS REQUIREDED FOR COMPLETE AND PUNCTIONING ASSEMBLIES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AS WELL AS

CONFORMING TO TRADE ASSOCIATION STANDARDS AND ALL APPLICABLE CODES FOR ALL WORK PERFORMED

CONTRACTIONS SHALL TORM THE PROJECT OVER TO OWNER PREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND EQUIPMENT, ALL INTERIOR GLASS SHALL BE FREE FROM LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK OR BUILTING SHALL BE FREE OF DIRT, GREASE, AND OTHER FOREIGN MARENIALS. ALL RESIDENT I COORNICS SHALL BE MOP CLEANED, WITH WALL COVERINGS SHALL BE FREE FROM DIRT AND OTHER FOREIGN MATERIALS.

9. CONTRACTORS SHALL TURN THE PROJECT OVER TO OWNER

10. ALL CONTRACTORS ARE RESPONSIBLE FOR THE DAILY REMOVAL OF THEIR CONSTRUCTION DEBRIS AND SHALL THOROUGHLY CLEAN AND REMOVE ALL DEBRIS UPON COMPLETION OF THEIR FINAL WORK.

11. ALL CONTRACTORS SHALL WORK WITH GENERAL

12. ALL CONTRACTORS SHALL NOTIFY OWNER AND/OR ARCHITECT OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COST MUST BE AFPROVED IN WRITING PRIOR TO SUCH

13. ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED

14. ALL CONTRACTORS ARE RESPONSIBLE FOR SUBMITTING ALL CONIRACTORS ARE RESPONSIBLE FOR SUBMITTIN
"AS-BUILT" DRAWINGS, PRODUCT/EQUIPMENT SUBMITTAL
AND WARRANTY INFORMATION TO THE OWNER/TENANT A
APPROPRIATE UPON COMPLETION OF THE PROJECT.

AGAINST ANY DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE OWNER.

CONTRACTOR/ OWNER TO COORDINATE HIS WORK WITH OTHER CONTRACTORS, WHETHER UNDER SEPARATE CONTRACT OR NOT.

#### **DEMOLITION NOTES:**

- WHERE THE PLANS CALL FOR THE REMOVAL OF ANY ITEM, BOARD, PANEL, DEVICES, EQUIPMENT, ETC. IT IS UNDERSTOOD ALL ASSOCIATED ANALORING SYSTEMS AND APPURTENANCES SUCH AS NAILS, BOLTS, STRAPPING, AND/OR HARDWARE ARE TO BE REMOVED ACCORDING.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING WALLS, WINDOWS, DOORS, FLOORS, CEILINGS, LIGHT FIXTURES, EQUIPMENT, ETC. WHICH ARE TO REMAIN AND SHALL PREVENT DAMAGE DURING ALL CONSTRUCTION
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- 4. DEMOLITION DRAWINGS DO NOT SHOW ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, ETC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH EXISTING CONDITIONS INCLUDING ALL SUCH ITEMS IN CEILINGS AND WALLS.
- **CONSTRUCTION NOTES:** ALL MECHANICAL ELECTRICAL AND PLUMBING WORK HAS BEEN DESIGNED BY EDS AND HAS NOT BEEN ENGINEERED BY MAI. ALL WORK SHALL CONFORM TO LOCAL STATE AND FEDERAL CODES AND STANDARDS.
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK

FINISH LEGEND:

TYP. PAINT

FLOORING RF-1 WB-1 BASE

recessed single receptacle

duplex usb receptacle

wall mounted power/data furniture feed voice receptacle

voice/data receptacle

dedicated appliance

 $\Phi^2$  recessed duplex receptacle  $\mathbf{\nabla}$ 

ELECTRICAL LEGEND:

duplex receptacle

augdireceptacle

☐ gfci receptacle

J junction box

▼ data receptacle

1 PT-2 TRIM COLOR

- OR SINGULAR FINISH NOTE

FLOORING DIRECTION

wall mounted; height per drawing recessed floor boxes

PD

TS-# TRANSITION STRIP AS SCHEDULED

duplex receptacle

▼ data receptacle

voice receptacle

miscellaneous

WI-FI connection

V voice/data recentacle

power/data furniture feed

CR card reader - possible network connection

HDMI wall receptacle connected to floor box

TM recessed coble connection

- 3. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
- 5. SPECIFIC WALL CONSTRUCTION TYPES ARE INDICATED ON CONSTRUCTION PLANS ONLY. DO NOT USE OTHER THAN CONSTRUCTION. PLANS TO VERIFY WALL TYPES FOR CONSTRUCTION.
- 6. PARTITIONS ARE DIMENSIONED FROM FACE GYPSUM BOARD
- 7. ALL PARTITIONS OF PUBLIC CORRIDORS AND HALL PASSAGES AND DOORS THEREIN SHALL HAVE A FIRE RESISTIVE RATING CONFORMING WITH LOCAL BUILDING CODES AND THE STANDARDS OF THE BUILDING.
- 8. WHERE NEW WORK CONNECTS WITH EXISTING, CONTRACTIORS SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN
- 9. FRAMER SHALL BE RESPONSIBLE FOR ENSURING LIMITING HEIGHT AND GA. OF STUDS ARE ADEQUATE FOR DEFLECTING
- 10. ALL PARITION CONSTRUCTION ENGAGING EXISTING EXTERIOR WALLS OR COLUMNS SHALL BE JOINED WITH RESULENT FASTINERS. A !! THICK COMPRESSIBLE NEOPRENE GASKET SHALL BE INSTALLED BETWEEN METAL STUDS AND EXISTING CONSTRUCTION. PARTITION EDGE SHALL HAVE METAL CASING TRM.
- INTERIOR COLUMNS SHALL BE JOINED IN THE SAME MANNER AS SPECIFIED EXTERIOR WALLS.
- 12. ALL NEW WALLS ARE TO ALIGN AND TO BE LEVEL WIT NOTED OTHERWISE.
- 13. THE HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING THE PROPER LOCK CYLINDERS AS REQUIRED TO CONFORM TO THE BUILDING MASTER KEY SYSTEM, KEYING OF THE LOCKS WITHIN THE SPACE SHALL BE COORDINATED WITH OWNER PRIOR TO KEYING CYLINDERS.
- 14. THE HARDWARE SUPPLIER SHALL FURNISH THE DOOR AND FRAME MANUFACTURERS WITH THE NECESSARY TEMPLATES AND SPECIFICATIONS TO ENSURE THE PROPER INSTALLATION
- 15. WHERE DROPPED FASCIA IS INDICATED, GYPSIIM BOARD SOFFIT IS TO BE RETURNED TO WALL BEHIND, UNLESS
- 16. ALL PLUMBING WORK TO BE PERFORMED DESIGN BUILD. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIAL, AND LABOR AS REQUIRED TO INSTALL A COMPLETE AND OPERATING WATER, WASTE AND VENT SYSTEM AS SPECIFIED ON THE KITCHEN EQUIPMENT DOCUMENTS AND IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND ORDINANCES.
- 17. ALL MECHANICAL WORK TO BE PERFORMED DESIGN BUILD THE MECHANICAL CONTRACTOR SHALL PROVIDE
  MATERIALS, EQUIPMENT, AND LABOR AS REQUIRED TO
  INSTALL SATISFACTORILY OPERATING HEATING, NASTALL SATISFACTORILY OPERATING HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEM. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.
- 19. CUT OPENINGS IN WALL BOARD FOR ELECTRICAL OUTLETS, PIPING, DUCTWORK, AND OTHER PENETRATIONS. MAINTAIN CLOSE TOLERANCES (NOT TO EXCEED \$\frac{1}{2}\$) SO THAT EDGES WILL BE COVERED BY FLATES AND ESCUINCENCIS, CUI BOTH FACE AND BACK PAPER. DO NOT INSTALL ELECTRICAL

#### **CEILING NOTES:**

1. VERIFY LAYOUT OF ALL FOUIPMENT, DUCTWORK PIPING RING, ETC. PRIOR TO INSTALLATION, TO AVOID ANY DISCREPANCIES AND/OR CONFLICTS.

KEYED DESIGNATIONS:

number designates required port count

number designates mounting heigh

EX existing to remain

D demolish

R relocate

surface mount

- SWITCH SPACING ON PLAN IS DIAGRAMMATIC ONLY, ALL SWITCHES TO BE LOCATED PER DIMENSIONS INDICATED ON ELEVATION. VERTICALLY ALIGN SWITCHES AND DEVICES WHERE THEY OCCUR ON THE SAME WALL.
- REFLECTED CEILING PLAN IS INTENDED FOR IDENTIFICATION OF FIXTURES, FIXTURE LOCATIONS, AND COORDINATION, EXISTING MECHANICAL TO BE REWORKED AS DESIGN BUILD BY CONTRACTOR TO ACCOMMODATE NEW LAYOUT AND ALL APPLICABLE STATE AND LOCAL CODES. REBALANCE MECHANICAL SYSTEM AND PROVIDE A BALANCING
- SMOKE DETECTORS, HORN STROBES AND OTHER LIFE SAFETY DEVICES SHALL BE INSTALLED PER FEDERAL, STATE, AND LOCAL CONES. VERIFY EXACT LOCATIONS IN FIELD WITH APPLIET.

#### FINISH NOTES:

DWR

ALL WALL AND CEILING FINISHES TO HAVE CLASS 1 FLAME
 SPREAD RATING.

22. PROVIDE AND INSTALL ALL FLOORING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WRITTEN RECOMMENDATIONS.

23. FLAME SPREAD RATINGS OF ALL INTERIOR FLOOR.

ABBREVIATIONS:

ACOUSTICAL TILE

ADJUSTABLE

BOTTOM OF

BOARD

BLOCKING

CEILING

CLEAN OUT

CONCRETE

CONTINUOUS

CARPET TILE CUBIC FOOT COLD WATER

DIAMETER

DIMENSION

DISPENSER

DRAWING

COLUMN

CONTROL JOINT

CONCRETE MASONRY UNIT

ABV ABOVE

ADJ

CJ

CLG CLR CMU CO COL

CONC

CONT CPT CT CF CW

DIA

THIS LIST MAY NOT BE EXHAUSTIVE, AND ANY ABBREVIATIONS NOT KEYED AND OR NOT RECOGNIZABLE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARRICATION.

EMERGENCY

EQUIPMENT

TAIOL NOISHARX3

EXISTING TO REMAIN

FLOOR CLEANOUT

FLOOR DRAIN

FOUNDATION

FINISH FLOOR

FLUORESCENT

FIRE RETARDANT TREATED

FINISH

FLOOR

GA GAUGE GALV GALVANIZED

GLBLK GLASS BLOCK

GRAB BAR

GYPSUM WALL BOARD

ELECTRIC WATER COOLER

FIRE ALARM CONTROL PANEL JT

EQUAL

FACE OF

FCO

FILIOR

- FLAME SPREAD RATINGS OF ALL INTERIOR FLOOR COVERINGS TO BE 75 OR LESS. 23. SUB FLOOR SHALL BE PREPARED AS PER CARPET/FLOORING
- 3. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.
- WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTION SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING, HE SHALL FURNISH ALL NECESSARY LAGOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN OR SPECIFIED.
- 5. WORKMANSHIP SHALL BE FIRST CLASS IN EVERY RESPECT WITH ALL MATERIALS EVENLY SPREAD AND SMOOTHLY FLOWED ON WITHOUT RUNS AND SAGS.
- . PROTECT ALL WORK FINISHED UNDER THIS SECTION AND ALL ADJACENT WORK AND MATERIALS WITH SUITABLE COVERINGS OR OTHER METHOD DURING PROGRESS OF THE PAINTING WORK.
- 7. PAINTING CONTRACTOR SHALL VERIFY ALL CONDITIONS PAINING CONTRACTOR STRALL VERIET ALL CONTRACTOR STRALL REPORT ALL IRREGULARITIES IMMEDIATELY TO THE GENERAL CONTRACTOR. COMMENCEMENT OF WORK SHALL INDICATE ACCEPTANCE OF EXISTING SURFACE.
- 8. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE ANUFACTURER'S RECOMM SUBSTRATE, PAINT AND SURFACE CONDITION
- 9. SAMPLE OF ALL FINISH COLORS SPECIFIED SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- 10. CLEAN ALL SURFACES TO BE FINISHED AS REQUIRED TO REMOVE OIL, GREASE, DUST, AND DIRT, SAND WHERE NECESSARY AND AT EXISTING PAINTED SURFACES TO PROPERLY PREPARE SURFACES TO RECEIVE FINISH.
- 11. ACCESS PANELS, ELECTRICAL PANELS, AIR DIFFUSING OUTLET COVERS, PRIMED WALL AND CEILING PLATES AND OTHER ITEMS IN PAINTED AREAS SHALL BE PAIN MATCH THE AREAS IN WHICH THEY OCCUR UNIESS OTHERWISE SPECIFIED.
- 12. FINAL COATS SHALL NOT BE APPLIED UNTIL AFTER WORK FROM OTHER TRADE WHOSE OPERATIONS WOULD BE DETRIMENTAL TO FINISH PAINTING ARE COMPLETE IN THE AREAS TO BE PAINTED.
- 13. REMOVE ALL PAINT SPLATTER FROM GLASS, FLOORS AND
- ALL WALL COVERINGS SHALL BE INSTALLED PER WALL COVERING MANUFACTURER'S SPECIFICATION / WRITTEN RECOMMENDATIONS.
- 15. PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE
- 16. CARPET INSTALLATION TO BE PERFORMED BY CARPET CONTRACTOR. WORK SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND CERVICES NECESSARY FOR, AND INCIDENTAL TO, PROPER INSTALLATION INDICATED
- 17. THE CARPET CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND OTHER CONDITIONS AS REQUIRED TO ACCURATELY LAYOUT AND FIT ALL ITEMS
- 18. CARPET CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS TO BE FURNISHED. NO REQUESTS FOR MATERIALS OR INSTALLATION EXTRAS WILL BE CONSIDERED DUE TO MEASUREMENT OR TAKEOFE REFORS BY THE CARPET
- 19. FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOORING INSTALLATION
- 20. FLOOR COVERINGS IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS
- 21. PROVIDE AND INSTALL VINYL BASE AT ALL GYPSUM BOARD WALLS AT CARPETED AREA. DO NOT INSTALL VINYL BASE AT EXISTING BRICK WALLS. UNLESS NOTED OTHERWISE.

#### PAIR POUNDS PER SQUARE INCH

HANDICAPPED HARDWARE HARDWOOD HOLLOW METAL PLBG PLUMBING HEIGHT PLYWD PLYWOOD HORIZONTAL HOT WATER INSIDE DIMENSION JANITOR CLOSET

HOSE BIB

LEFT HAND

MACHINE MATERIAL MAXIMUM MECHANICAL

PLYWOOD

MANUFACTURER

MASONRY OPENING

NOT IN CONTRACT

NOT TO SCALE

MACH MACHINE

MFR

MANUFACTURER'S RECOMMENDATION
INSTALLATION OF NEW FLOOR FINISH.

SUCH DEFECTS ARE ENTIRELY CORRECTED.

24. THE CARPET CONTRACTOR MUST INSPECT THE SUB-FLOOR

25. THE START OF INSTALLATION BY THE CARPET CONTRACTOR SHALL BE AN INDICATION OF HIS ACCEPTANCE OF THE SUB-FLOOR SURFACES, AND HE WILL AUTOMATICALLY ASSUME THE RESPONSIBILITY FOR UNACCEPTABLE FINISH WORK

26. FOLLOW SINGLE DIRECTION FOR THE PATTERN AS INDICATED

27. REDUCER AND TRANSITION STRIPS SHALL BE INSTALLED PER

28. INSTALLED CARPET SHALL BE FREE OF SPOTS, DIRT, OR SOIL AND SHALL BE WITHOUT TEARS, FRAYS, OR PULLS. ANY SOILED SPOTS OR EXCESSIVE ADHESIVE ON THE SURFACE SHALL BE REMOVED WITH THE MANUFACTURER'S RECOMMENDED SPOT REMOVER. ALL LOOSE PIECES OF FLOCKS ADJUSTED EMANUFACTURE.

29. ALL CARPET DEBRIS MUST BE REMOVED FROM THE JOB SITE.

30. AT COMPLETION OF INSTALLATION THE CARPET CONTRACTOR SHALL FURNISH OWNER WITH VERIFICATION OF EXACT AMOUNT OF OVER-RUN. CONTRACTOR TO VERIFY AT TIME OF CARPET BID THE QUALITY OF OVER-RUN TO BE

31 THE CARPET INSTALLER SHALL BE FILLY DESPONSIBLE FOR THE

INSTALLER PRIOR TO ACCEPTANCE BY THE OWNER

INSTALLATION UPON COMPLETION, THE INSTALLATION SHALL
BE INSPECTED BY REPRESENTATIVES OF THE OWNER AND

ANY EXPENSE THE OWNER MAY INCUR IN REMOVING DEBRIS WILL BE DEDUCTED FROM THE MONEYS DUE THE CARPET

FACE YARN MUST BE REMOVED.

THE SUBJECT HE SUBJECT

HORZ

RADIUS ROOF DRAIN RECEPTACLE REFERENCE REQUIRED RIGHT HAND ROOM MEDIUM DENSITY FIBERBOARD RO ROUGH OPENING MDO MEDIUM DENSITY OVERLAY SCHO SCHEDILLE

SOAP DISPENSER SEALANT SECTION

SQUARE FEET

SPECIFICATION

STAINLESS STEEL

SELECT

SIMILAR

ON CENTER

OPPOSITE

W/ W/O MUHOUT WALLCOV WOOD WINDOW WAINSCOT WWF WELDED WIRE FABRIC

SUSP SUSPENDED TREAD TOP OF TELEPHONE TEMPORAR THICK (NESS) TONGUE & GROVE U.N.O. UNLESS NOTED OTHERWIS VAPOR BARRIER VERIFY IN FIELD VINYL TILE

WALLCOVERING WATERPROOF WATER RESISTANT WEATHER STRIP

NOT FOR CONSTRUCTION

McGeorge

Architecture Interiors

18 Fifth Avenue

mcgeorgeai.com

### MILLWORK NOTES:

- G.C. SHALL COORDINATE IN WALL BLOCKING FOR MILLWORK, MOUNTED TELEVISIONS, MONITORS AND EQUIPMENT, G.C. SHALL COORDINATE WALK THROUGH WITH TENANT PRIOR TO INSTALLATION OF GYPSUM.
- ALL MILLWORK AND CABINETS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL WOODWORKING INSTITUTES QUALITY STANDARD FOR "CUSTOM GRADE".
- 3. CABINET CONTRACTOR AND MILLWORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO INSTALLATION.
- 5. MILLWORK CONTRACTOR SHALL SHOP-INSTALL, WHERE POSSIBLE ALL ELECTRICAL FIXTURES, SWITCHES, OUTLETS, ETC. OR PROVIDE NECESSARY CUTOUT. THIS WORK SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.
- CODES.
- FINISH SHALL ALSO HAVE PLASTIC LAMINATE ON THE BACK AND EDGES, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- 9 WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED, AND SHOP PRIMED TO RECEIVE FINISH COAT BY CABINET/MILLWORK CONTRACTOR.
- 10. MATERIALS TO RECEIVE PAINTED OR NATURAL TRANSPARENT MAINTENAS IO RECEVE PAINLEUR IN NATURAL IRANSFARENT FINASI SHALL BE FREE FROM DEFCOTS AND BE FILLED. SEALED, AND SANDED SMOOTH BEFORE FINASINING. FINISHES SHALL BE SHOP, APPLIED WITH A PRESSURIZED SFRAY GUI IN A DUST-FREE SFRAY BOOTH, FINISHES SHALL BE TOUCHED-UP IN THE FIELD AFTER INSTALLATION.

- 4. ALL CUSTOM MILLWORK TO BE FURNISHED, DELIVERED, AND
- ALL WOODWORK, BLOCKING, AND GROUNDS SHALL BE FIREPROOFED IN ACCORDANCE WITH LOCAL BUILDING
- 7. ALL SURFACES THAT ARE TO RECEIVE PLASTIC LAMINATE
- CONTRACTOR TO SUBMIT WOOD SAMPLES AND FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

**IRON STAG** 72 ROLFE SQUARE CRANSTON, RI 02910

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CRANSTON, RI 02910

DESCRIPTION

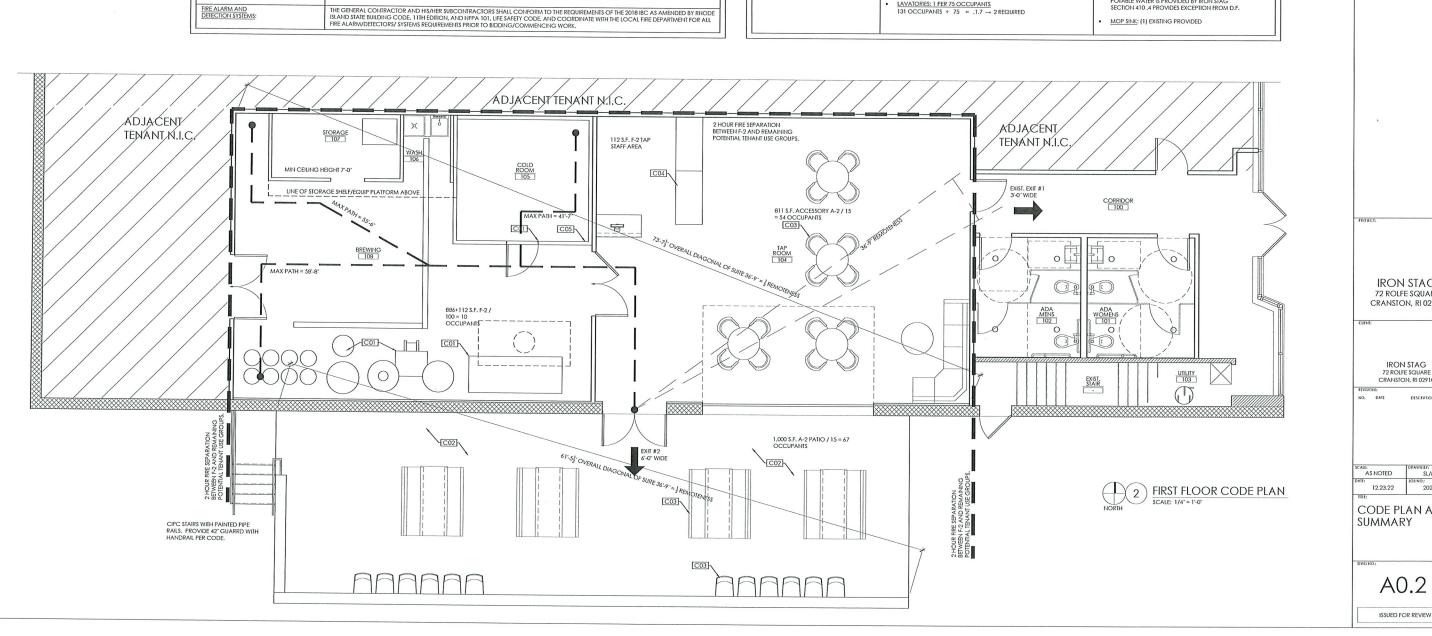
: AS NOTED SL/MM 12.23.22 2022-97

GRAPHIC SYMBOLS ABBREVIATIONS, AND NOTES

A0.1

GENERAL CODE	NFORMATION	
THE BUILDING RENOVATION SHALL	BE IN COMPLIANCE WITH THE FOLLOWING:	
	DE. INICORPORATING THE INTERNATIONAL BUILDING CODE, 2018 EDITION DE CODE ODE SERVATION CODE DE EBUILDINGS AND FACILITIES	NOTE: THIS CODE REVIEW IS LIMITED TO THE IRON STAG BREWERY THE ADJACENT SPACES HAVE NOT BEEN VETTED FOR FULL COMPLIANCE AND SHALL BE THE RESPONSIBILITY OF HE LANDLORD.
THIS THIT BET KOYIDED BY A BESIGN BOILD E	NISING AND BUILD OUT AF A NEW TENANT SPACE FOR A MICROBREWERY WITH TA ANDSCAPE CONTRACTOR. CONSTRUCTION OF A NEW TYPE 28 STRUCTURE FOR U	P ROOM AND BUILDING COMMON TOILET ROOMS. AN OUTDOOR SE AS A GROCERY STORE.
BUILDING SUMMA	RY	
ПЕМ	ALLOWABLE/REQUIRED	PROPOSED/PROVIDED
USE GROUP: IBC-1 §306.2	GROUP F-2: LOW HAZARD FACTORY INDUSTRIAL BY SPECIAL USE	GROUP F-1: MICRO BREWERY < 16% ALCOHOL MANUFACTURING
	GROUP A-2: ASSEMBLY FOR ACCESSORY TAP ROOM.	GROUP A-2: ASSEMBLY FOR ACCESSORY TAP ROOM.
BUILDING HEIGHT: IBC-1 §504.3 & §504.4	55'-0"; 2 STORIES ABOVE GRADE PLANE MAXIMUM (NON-SPRINKLERED)	EXISTING BUILDING COMPLIES WITH MOST RESTRICTIVE
BUILDING AREA: SBC-1 TABLE 506.2 SBC-1 §506.3	TABULAR ALLOWANCE = 9,500 SF (FOR UNSPRINKLERED BLDGS.) MOST RESTRICTIVE A-2 USE (TENANT SPACE = 1,824 S.F.)	7,253± GSF (BUILDING FOOTPRINT AT GRADE)
SEPARATION OF OCCUPANCIES: SBC-1 §508.4	2 HOUR FIRE SEPARATION REQUIREMENT BETWEEN MOST RESTRICTIVE A-2 AND CURRENT ADJACENT S-1 USE, POSSIBLE M OR B IN FUTURE.	
CONSTRUCTION TYPE: SBC-1 §602.2	TYPE 38: CMU LOAD BEARING EXTERIOR WALL AND COMBUSTIBLE ROOF AND INTERIOR PARTITIONS.	
FIRE PROTECTION SYSTEMS: SBC-1 §903.2.7	THE EXISTING BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE SCOPE OF WORK DOES NOT TRIGGER THE REQUIREMENTS FOR A FIRE PROTECTION SYSTEM.	
OCCUPANT LOAD	D & MEANS OF EGRESS SUMMA	ARY
DESIGN OCCUPANT LOAD: SBC-1 TABLE 1004.1.2 NFPA 101 TABLE 7.3.1.2	RCN STAG - GROUND FLOOR: F-2 LOW HAZARD: 998 S.F. ÷ 100 = 10 A-2 ASSEMBLY PATIO: 1,000 S.F. ÷ 15 = 54 A-2 ASSEMBLY PATIO: 1,000 S.F. ÷ 15 = 67	
	TOTAL TENANT OCCUPANCY = 131	
	FUTURE ADJACENT SPACE OCCUPANT LOADARE BY OTHERS AND ALL COMPLIA	ANCE SHALL BE BY OTHERS/LANDLORD.
FIRE ALARM AND DETECTION SYSTEMS:	THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 IBC AS AMENDED BY RHODE ISLAND STATE BUILDING CODE, 11TH EDITION, AND NFPA 101, LIFE SAFETY CODE, AND COORDINATE WITH THE LOCAL FIRE DEPARTMENT FOR ALL FIRE ALARM/DETECTORS/SYSTEMS REQUIREMENTS PRIOR TO BIDDING/COMMENCING WORK.	

MEANS OF EGRESS SIZING: IBC-1 § 1005.3.2 (OTHER) NFPA-101 § 36.2.3 TABLE 7.3.3.1	OTHER:  • IRON STAG: 64 OCCUPANTS X 0.2" PER PERSON = 12.8" WIDE REQ'D	OTHER:  RON STAG: (3) DOORS PROVIDED, 108" PROVIDED
NUMBER OF EXITS: IBC-1 TABLE §1006.3.1 NFPA-101 §36.2.4.1 & §8.6.10.3.2	[2] EXITS REQUIRED BASED ON OCCUPANT LOAD;     2 REQUIRED AS OCCUPANT LOAD EXCEEDS 49	IRON STAG: • FIRST FLOOR: (2) EXITS PROVIDED, ALL AT LEVEL OF EXITS PROVIDED.
COMMON PATH OF TRAVEL DISTANCE: IBC-1 TABLE 1006.2.1 NFPA-101 TABLE A7.6	ANY SPACE WITH OCCUPANT LOADS > 49 ARE PROVIDED WITH TWO MEANS OF EGRESS.	
EXIT REMOTENESS: IBC-1 §1007.1.1 NFPA-101 §7.5.1.3.2	OVERALL DIAGONAL: IRON STAG 73-8" + 2 = 36'-9" PATIO 61'-6" + 2 = 30'-9"	PROVIDED EXIT SEPARATION DISTANCES: INTERIOR: 37-6" PROVIDED PATIO: 59"-0" PROVIDED
EXIT ACCESS TRAVEL DISTANCE: IBC-1 TABLE 1017.2 NFPA-101 TABLE A7.6	M = 150'-0' (NFPA-101); 200'-0' (IBC-1)  DISTANCES BASED UPON UNSPRINKLERED BUILDING REQUIREMENTS.	FIRST FLOOR: 95'-11½'± (MEAT PREP 105 TO EXIT #2) SECOND FLOOR: 91'-7½'± (BREAK ROOM 202 TO EXIT #3)  ONLY LONGEST TRAVEL DISTANCE INDICATED. TRAVEL DISTANCES FOR TENANT SPACE TO BE DETERNAT TIME OF TENANT FIT-OUTS.
DEAD ENDS: IBC-1 §1020.4; NFPA-101 TABLE A7.6	MAXIMUM ALLOWABLE DEAD END = 20'-0'	MAX, DEAD END: NO DEAD END CORRIDORS
EXIT SIGNS, LIGHTS, AND EMERGENCY LIGHTING:	EXIT SIGNS AND LIGHTS SHALL COMPLY WITH SECTION 1011, MEC, AND NEC. MEANS OF EGRESS AND EMERGENCY LIGHTING SHALL COMWITH SECTION 1006, MEC, AND NEC.  THE GENERAL CONTRACTOR AND THE ELECTRICAL SUBCONTRACTOR SHALL CONFORM TO THE RHODE ISLAND STATE BUILDING CODE AND COORDINATE WITH THE LOCAL INSPECTIONAL SERVICES DEPARTMENT AND FIRE DEPARTMENT FOR FINAL LOCATIONS OF CONTROLS, EXIT SUGHTING, EMERGENCY LIGHTING, ETC.	
PLUMBING FIXTUR	RE CALCULATIONS	
PLUMBING FIXTURES CALCULATIONS: IBC-1 TABLE 2902.1	F-2 AND "A-2 OCCUPANCY. 131   66 EACH MEN & WOMEN  A USE MOSI RESIRICITIVE SHALL BE USED    TOLETS: I PER 40 OCCUPANTS   131 OCCUPANTS + 40 = 3.3 → 4 REQUIRED    LAVATORIES: I PER 75 OCCUPANTS   131 OCCUPANTS + 75 = .1.7 → 2 REQUIRED	IOTAL PROVIDED FIXTURES:  • [2] TOILET ROOMS EACH WITH: [2] TOILET [1] LAV  DRINKING FOUNTAINS:  POTABLE WATER IS PROVIDED BY IRON STAG SECTION 410. A PROVIDES EXCEPTION FROM D.F.  • MOP SINK: (1) EXISTING PROVIDED





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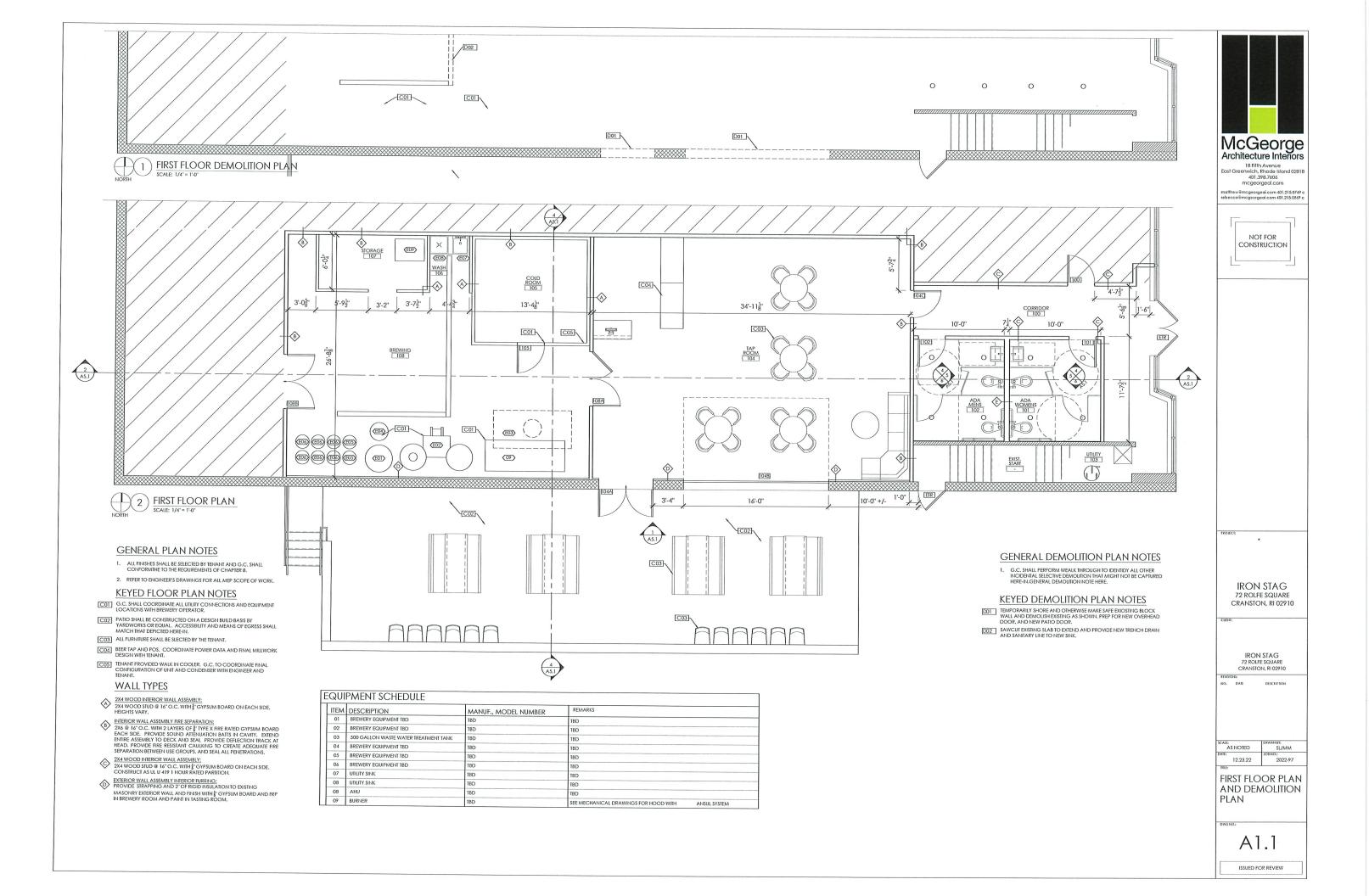
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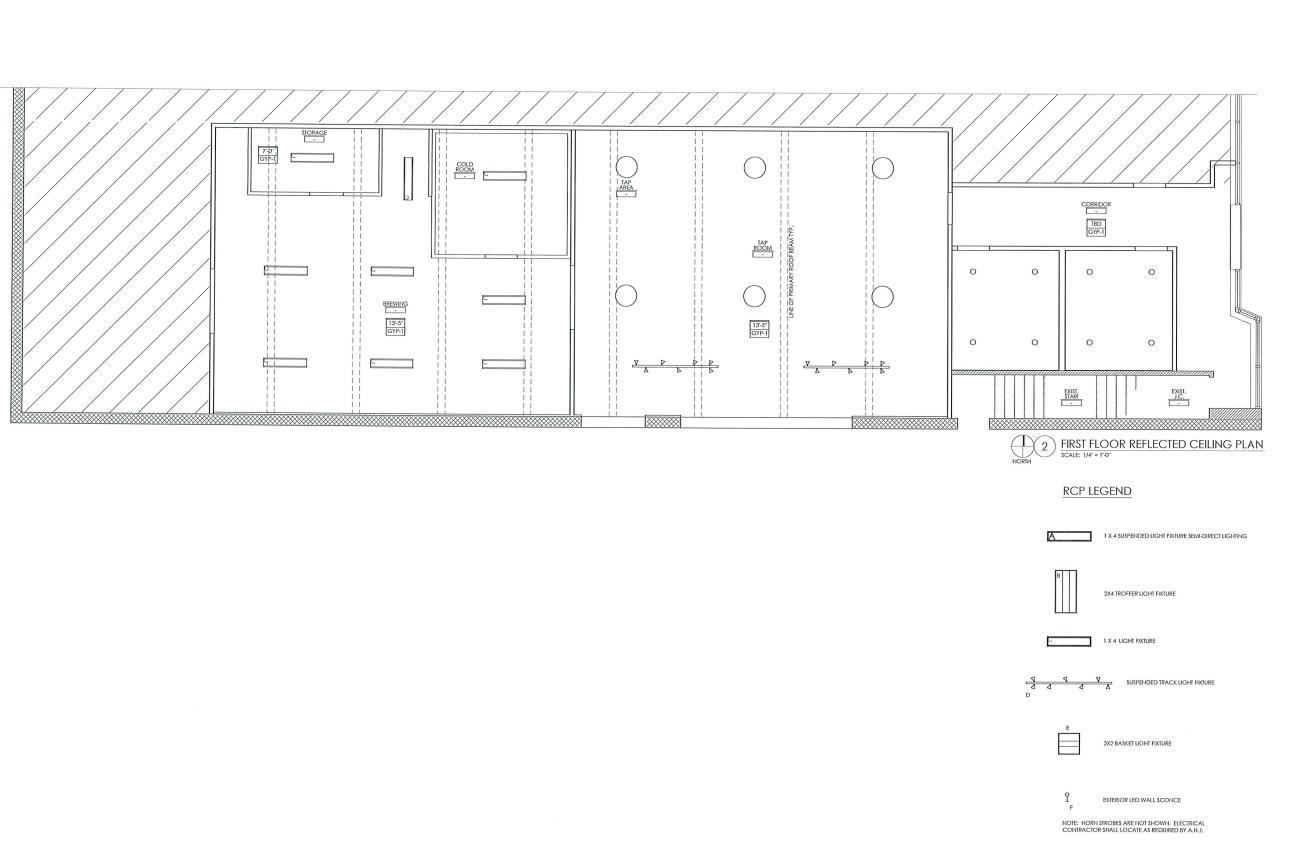
IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

SL/MM 908 NO: 2022-97 AS NOTED 12.23.22

CODE PLAN AND SUMMARY







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FROJECT:

IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

CUENT:

IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910

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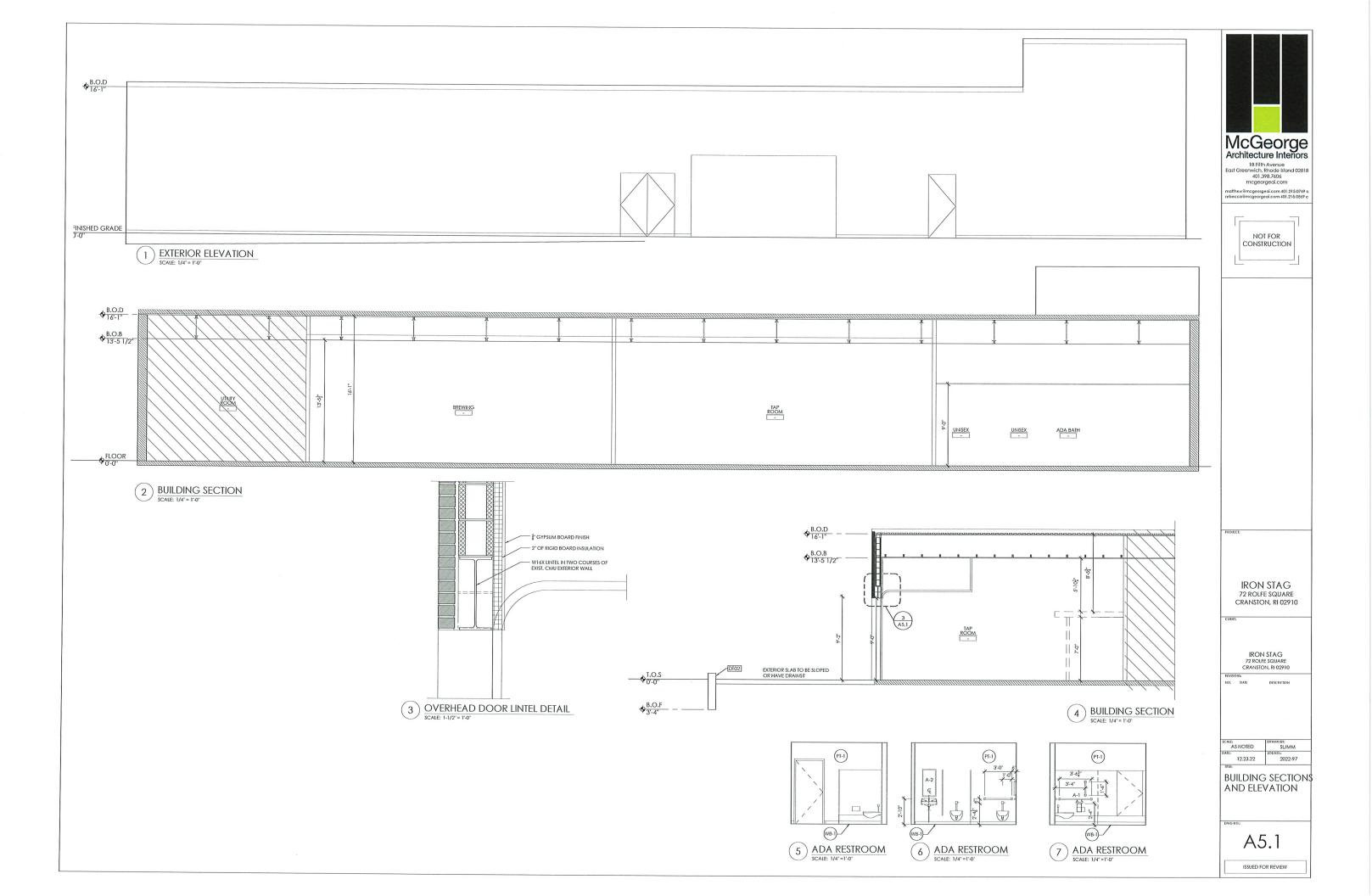
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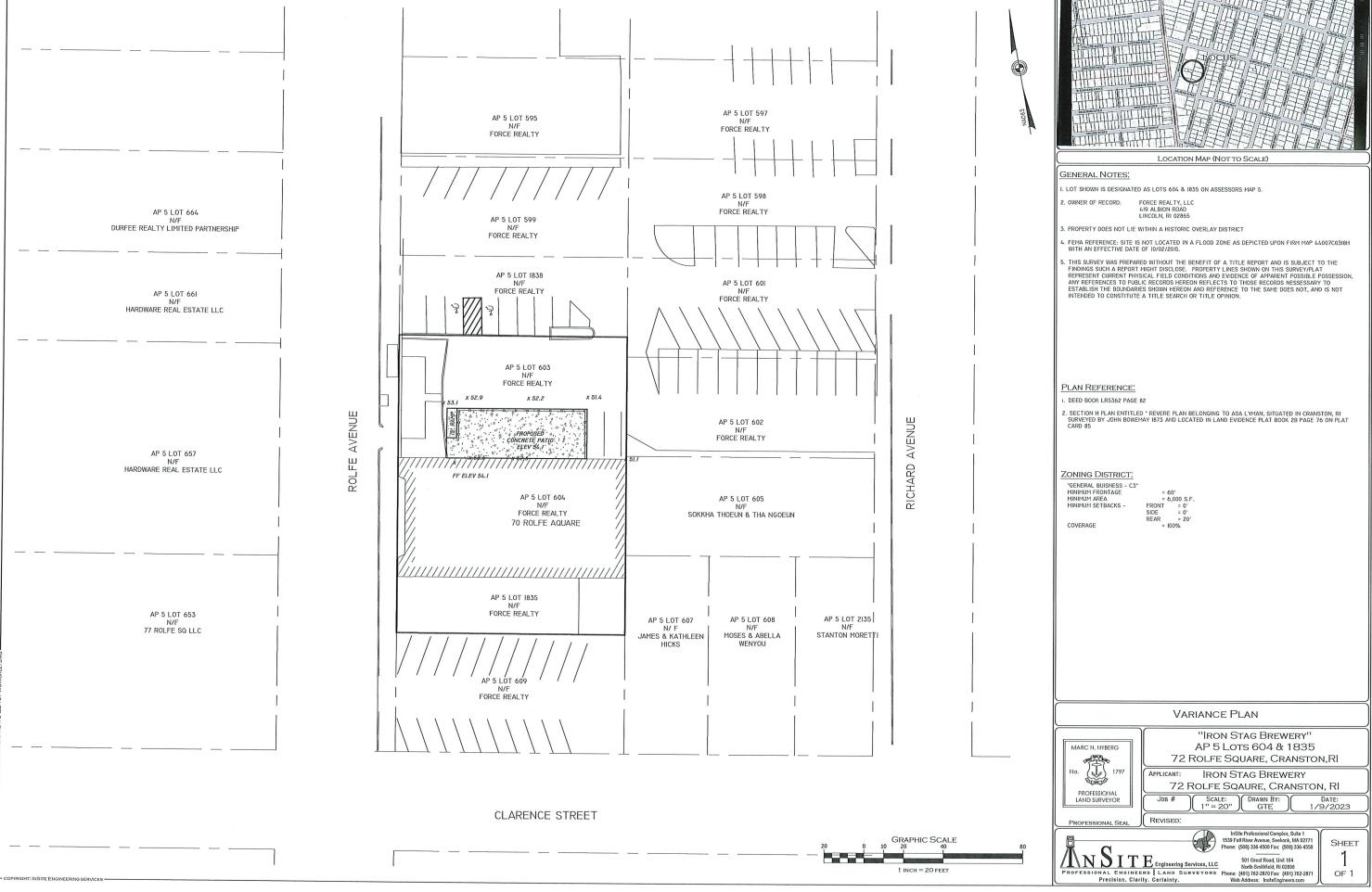
DATE: JOS NO.:
12.23.22 2022-97

FIRST FLOOR REFLECTED CEILING PLAN

DWC NO.

A2.1





OF 1

