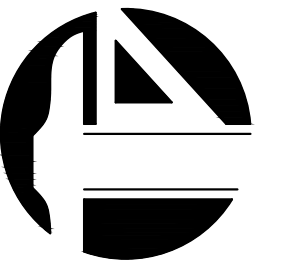


INTERIOR RENOVATION

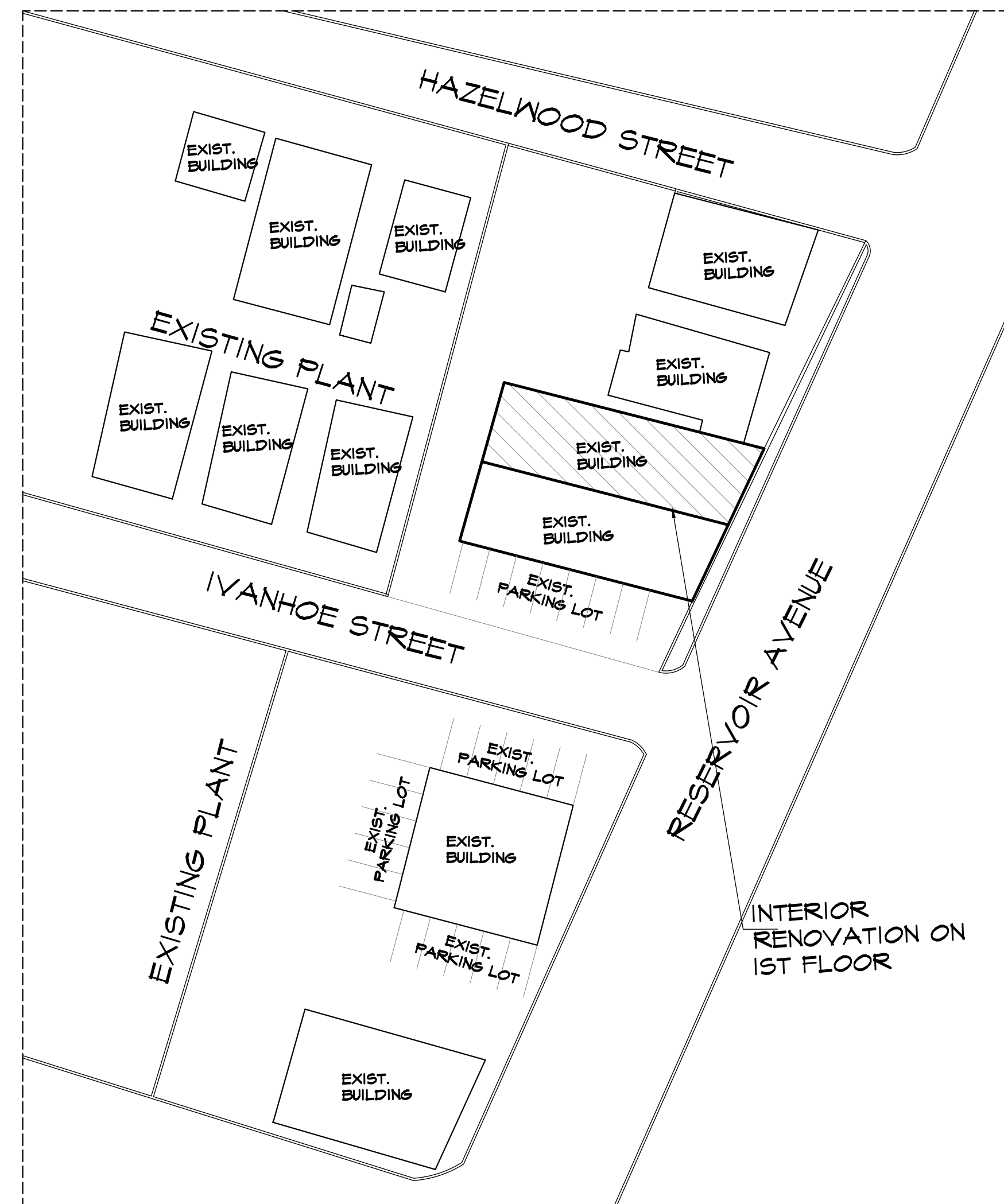
800 RESERVOIR AVE, CRANSTON, RI 02910



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GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS, CODES AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, NO WORK SHOWN, SPECIFIED OR IMPLIED SHALL BE CONSTRUCTED TO CONFLICT WITH ANY GOVERNMENT AGENCY OR BUILDING AUTHORITY MANDATE.
- NO WORK SHALL BEGIN UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- GENERAL CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, WORKMEN COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING ANY WORK IN THIS BUILDING.
- THE CONTRACTOR SHALL INSPECT THE SITE AND CHECK AND VERIFY EXISTING AND PROPOSED CONDITIONS BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ARCHITECT'S OR ENGINEER'S ATTENTION BY WRITING PRIOR TO SUBMIT ANY QUOTES OR ESTIMATES PRIOR TO COMMENCING WORK.
- ALL NEW WORK CONFORMS TO THE RHODE ISLAND STATE ENERGY CODE.
- ALL FEES, PERMITS APPLICATIONS, INSPECTIONS, CERTIFICATES AND SIGN-OFF SHALL BE SECURED BY THE CONTRACTOR AND PAID FOR BY THE OWNER UNLESS OTHERWISE NOTED.
- ALL NOTES HEREIN MENTIONED ALONG WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
- THE CONTRACTOR SHALL PROVIDE ALL THE LABOR AND MATERIAL NECESSARY FOR THE COMPLETION OF THE WORK AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL CARRY OUT ALL THE WORK IN A FIRST CLASS WORKMAN-LIKE MANNER. HE SHALL MAINTAIN A SAFE, CLEAN JOB SITE AT ALL TIMES, FREE FROM DEBRIS ACCUMULATION, AND SHALL LEAVE THE JOB SITE BROOM CLEAN AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO NEW OR EXISTING CONDITIONS CAUSED BY HIMSELF, HIS WORKMEN OR HIS SUBCONTRACTOR. HE SHALL REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED IN WRITING PRIOR TO STARTING WORK.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I, A.I.S.C, ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, FREE FROM DEFECTS UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, STANDARDS AND GOOD PRACTICE. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS & THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY & HOLD THE ARCHITECT OR ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE ARCHITECT OR ENGINEER OF DESIGN HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS.
- MATERIALS NOT SPECIFIED SUCH AS MAKE, STYLE, COLOR ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO PURCHASING AND INSTALLATION BY CONTRACTORS.
- ALL PLUMBING WORK SHALL BE PERFORMED BY LICENSED PLUMBER.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIAN.



LOCATION PLAN
N.T.S.

PROJECT DATA

PROJECT:	INTERIOR RENOVATION 800 RESERVOIR AVE, CRANSTON, RI 02910		
BUILDING CODE:	INTERNATIONAL BUILDING CODE 2015 (IBC 2015)		
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE		
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE		
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE		
FIRE CODE:	2015 STATE FIRE SAFETY CODE		
ACCESSIBILITY CODE:	IBC 2010, CH. 11 & ICC/ANSI A117.1-2009		
ALL ABOVE CODES PLUS LOCAL AMENDMENTS, LATEST EDITION			
CONSTRUCTION TYPE:	TYPE IIB		
FIRE PROTECTION:	NO SPRINKLER		
USE GROUP:	B-BUSINESS		
AREA (TOTAL):	1985 SQ. FT.		
OCCUPANT LOAD :	LOAD FACTOR	AREA	OCCUPANCY LOAD
BUSINESS AREA	1:100	5551 SQ. FT.	55

- NUMBER OF EXITS (PER INTERNATIONAL BUILDING CODE 2015 TABLE 1006.3.2)
REQUIRED: 2
PROVIDED: 5

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD	
OCCUPANT LOAD (persons per story)	MINIMUM NUMBER OF EXITS (per story)
1-500	2
501-1,000	3
More than 1,000	4

FINISH SCHEDULE

AREA	TOE BASE COVING	FLOOR	CEILING	WALL
ROOM#1,#2,#3,#4	QUARRY TILE.	QUARRY TILE.	2X4 LAY-IN ACOUSTICAL CEILING TAPE, SPACKLE & SEMI-GLOSS PAINT 2 COATS	GYPSUM FIRE-CODE PAINTED W/2-COATS OF EPOXY PAINT, SMOOTH SURFACE, WASHABLE.
TOILET	QUARRY TILE.	QUARRY TILE.	2X2 LAY-IN ACOUSTICAL CEILING TAPE, SPACKLE & SEMI-GLOSS PAINT 2 COATS	CERAMIC TILE, SMOOTH SURFACE, WASHABLE.
WAITING AREA	QUARRY TILE.	QUARRY TILE.	2X4 LAY-IN ACOUSTICAL CEILING, NON-PERFORATED, NON-FISSURED, SMOOTH, WASHABLE, LIGHT-IN COLOR, VINYL FINISH.	GYPSUM FIRE-CODE PAINTED W/2-COATS OF EPOXY PAINT, SMOOTH SURFACE, WASHABLE.
CORRIDOR	QUARRY TILE.	QUARRY TILE.	2X4 LAY-IN ACOUSTICAL CEILING TAPE, SPACKLE & SEMI-CLASS PAINT 2 COATS	GYPSUM FIRE-CODE PAINTED W/2-COATS OF EPOXY PAINT, SMOOTH SURFACE, WASHABLE.
OFFICE	CERAMIC TILE.	CERAMIC TILE.	2X4 LAY-IN ACOUSTICAL CEILING TAPE, SPACKLE & SEMI-CLASS PAINT 2 COATS	GYPSUM FIRE-CODE PAINTED W/2-COATS OF EPOXY PAINT, SMOOTH SURFACE, WASHABLE.
HVAC	EXISTING SYSTEM TO REMAIN			

NOTE: ALL FINISHED SURFACES SHALL BE SMOOTH, EASILY CLEANABLE AND NON ABSORBENT. ALL DAMAGE CREATED OR DISCOVERED IN THE PROCESS OF THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE PROPERLY REFINISHED IN AN APPROVABLE MANNER. ALL SURFACE PENETRATIONS, CRACKS AND CREVICES ARE TO BE SEALED TO ELIMINATE VERMIN HARBORAGE AREAS.
ALL PLUMBING PIPES, ELECTRICAL CONDUITS, GAS LINES, ETC. SHALL BE KEPT WITHIN THE WALL CAVITIES, ABOVE THE CEILING OR UNDER THE FLOOR. IF THE GAS LINE MUST BE RUN OUTSIDE OF THE WALLS, THEN A CLEANABLE BRACKET MUST BE USED THAT WILL BRACE THE PIPE AT LEAST 1' OF THE WALL AND AT LEAST AT 12" OFF THE FLOOR.
UTILITY LINES SHOULD BE STUBBED OUT OF THE WALLS, FLOORS OR CEILINGS AT EACH PIECE OF EQUIPMENT SERVED.

FINISH NOTES:

- INTERIOR FINISH SHALL COMPLY WITH IBC 801.1.1. & 801.1.2. AND 803.
- INTERIOR WALL AND CEILING FINISH:
 - VERTICAL EXIT AND EXIT PASSAGEWAYS: CLASS B
 - EXIT ACCESS CORRIDORS AND OTHER EXITWAYS: CLASS B
 - ROOMS AND ENCLOSED SPACES: CLASS C
- INTERIOR FLOOR FINISH IN VERTICAL EXITS, EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS SHALL NOT LESS THAN CALL II.
- ALL DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL MEET IBC 801.1.2 AND 803

JD DESIGN ASSOCIATES INC.

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These drawings shall be used for the specific project location indicated within the Title Block, and shall not BE USED AT ANY OTHER LOCATION.

PROJECT :

INTERIOR RENOVATION

800 RESERVOIR AVE,
CRANSTON, RI 02910

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :

10221

DATE 8/03/2021

SCALE AS NOTED

DRWN BY NN

CHKD BY

TITLE PAGE

NO.	REVISIONS	DATE

SEAL & SIGNATURE :

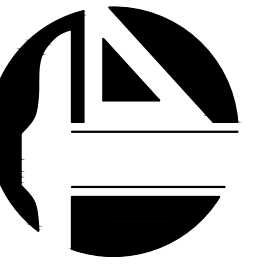


REF. NO. :

JD-07321

DWG NO. :

T-1-0



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PROJECT :

INTERIOR RENOVATION

800 RESERVOIR AVE,
CRANSTON, RI 02910

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :
10221

DATE 8/03/2021

SCALE AS NOTED

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FLOOR PLAN

NO.	REVISIONS	DATE
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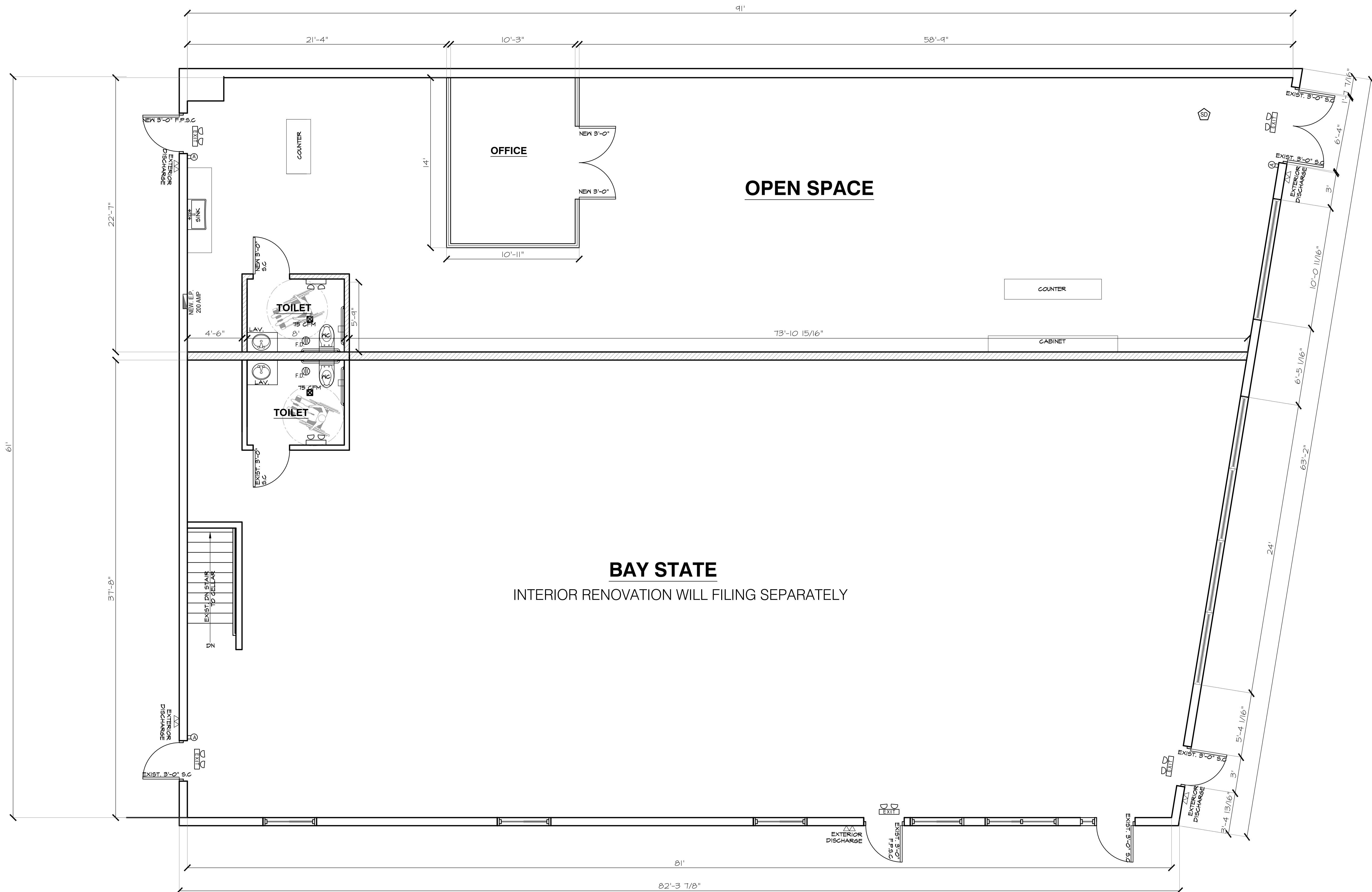
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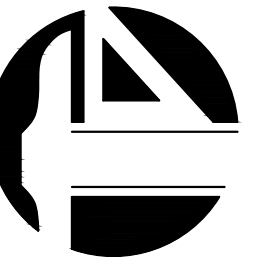
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BAY STATE
INTERIOR RENOVATION WILL FILING SEPARATELY

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

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	NEW 1 HR. PARTITION UL 1404, 3 5/8" 25 GA. METAL STUDS @16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE TO 10'-6" AFF. TAPE, 3 COATS MUD, SAND SMOOTH, PAINT.
	STOREFRONT
	NEW PARTITION WITH 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 3 5/8" 25 GA. METAL STUDS @ 24" O.C.
	EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHT, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)
	EMERGENCY LIGHT WITH BATTERY BACKUP, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)
	ABC PORTABLE EXTINGUISHER, 10LB. @ 48" AFF. MAX.
	SOAP DISPENSER
	EXTERIOR DISCHARGE LIGHTING WITH BATTERY BACK-UP
	SMOKE DETECTOR
	FLOOR DRAIN
	ELECTRICAL PANEL



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PROJECT :

INTERIOR RENOVATION

800 RESERVOIR AVE,
CRANSTON, RI 02910

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :

10221

DATE 8/03/2021

SCALE AS NOTED

DRWN BY SNN

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DETAIL

NO.	REVISIONS	DATE
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SEAL & SIGNATURE :

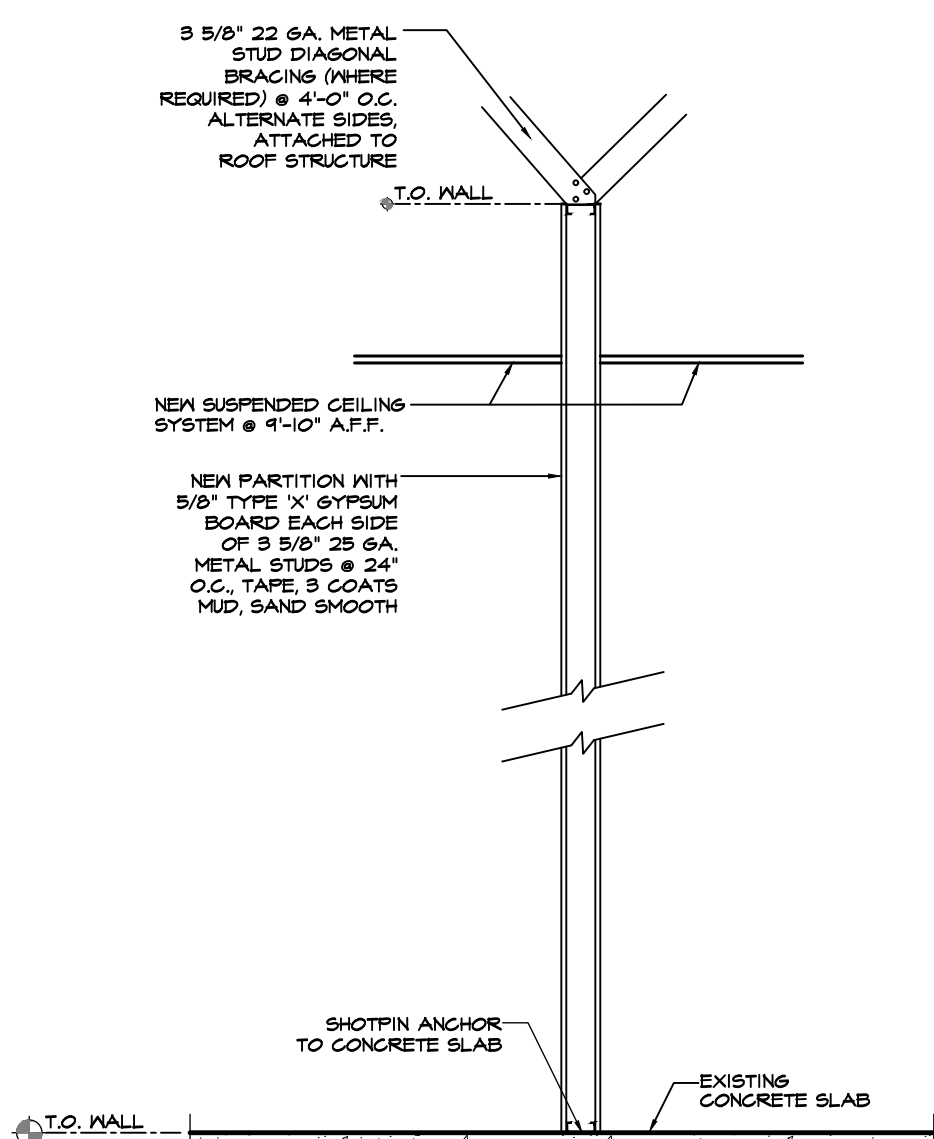


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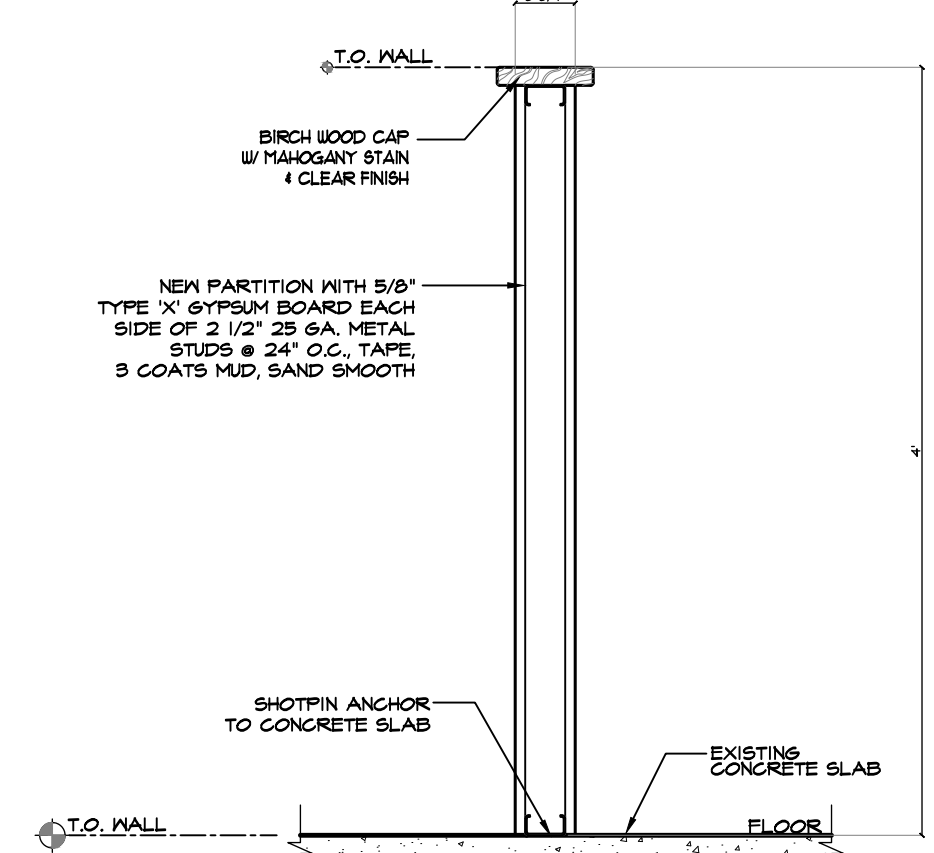
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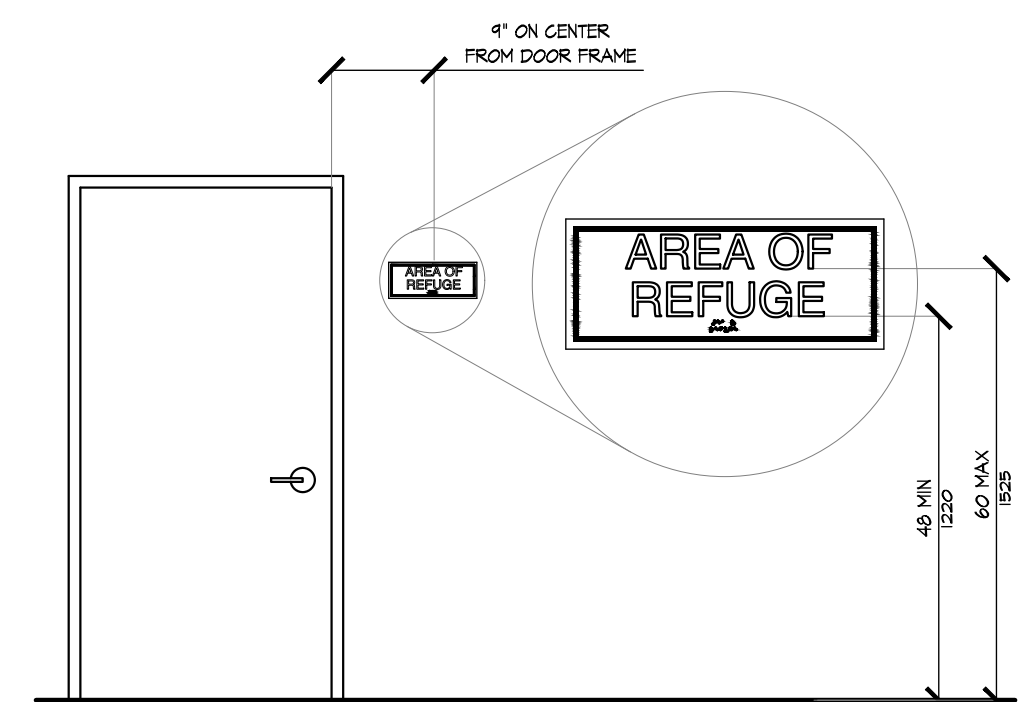
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WALL SECTION
SCALE: 1/2" = 1' - 0"

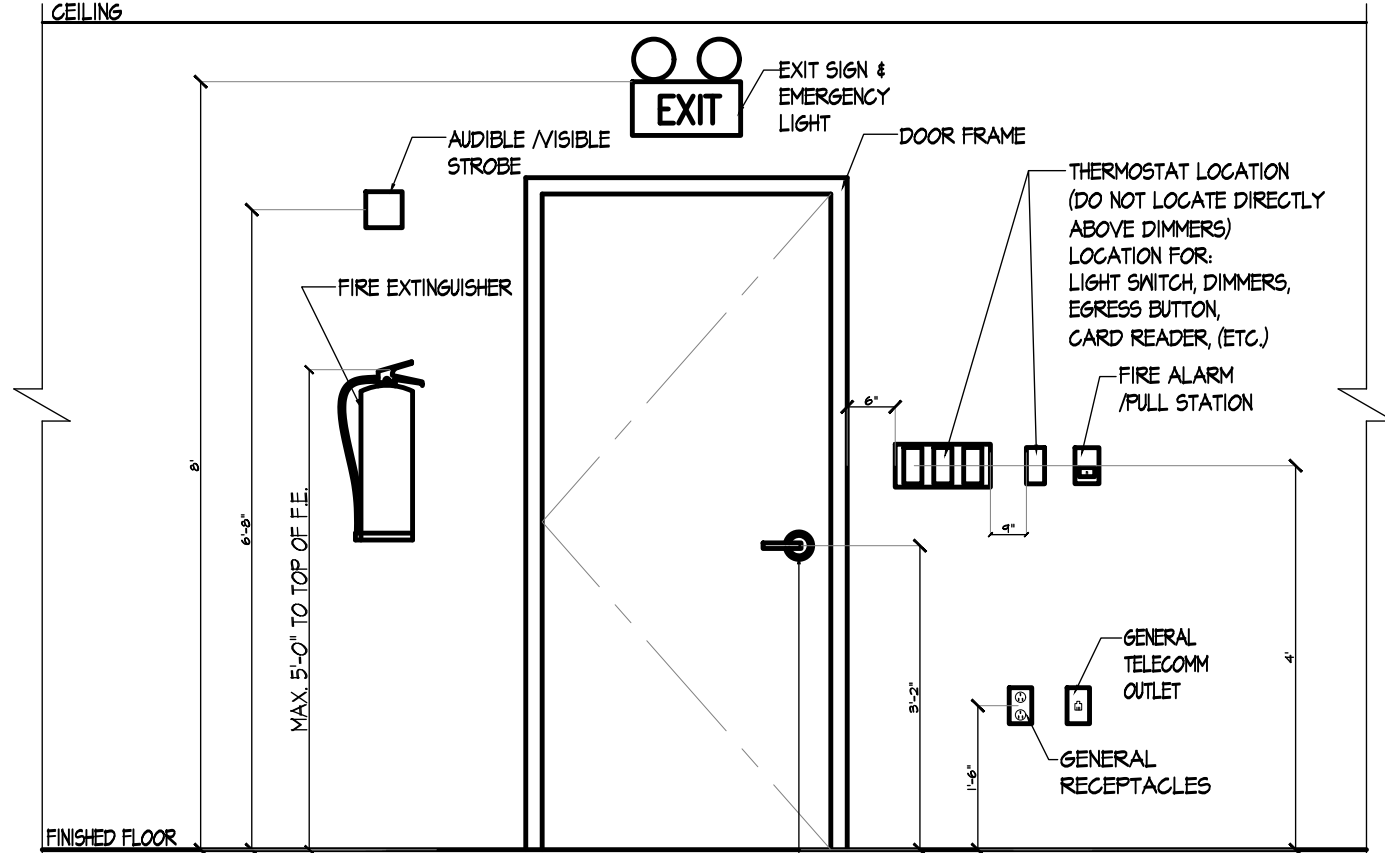


LOW WALL SECTION
SCALE: 1" = 1'-0"

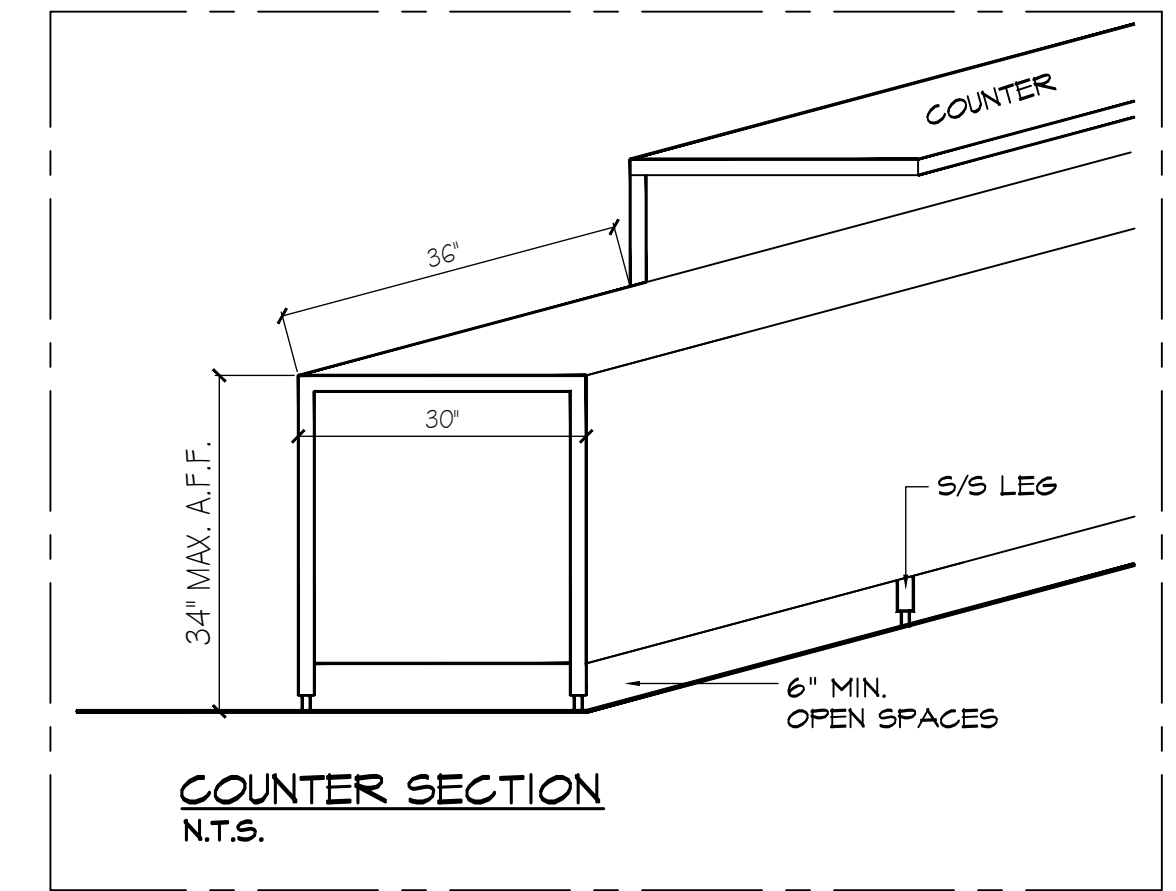


ANSI FIG. 703.3.10
HEIGHT OF TACTILE CHARACTERS ABOVE FLOOR OR GROUND
SCALE: 1/2" = 1'-0"

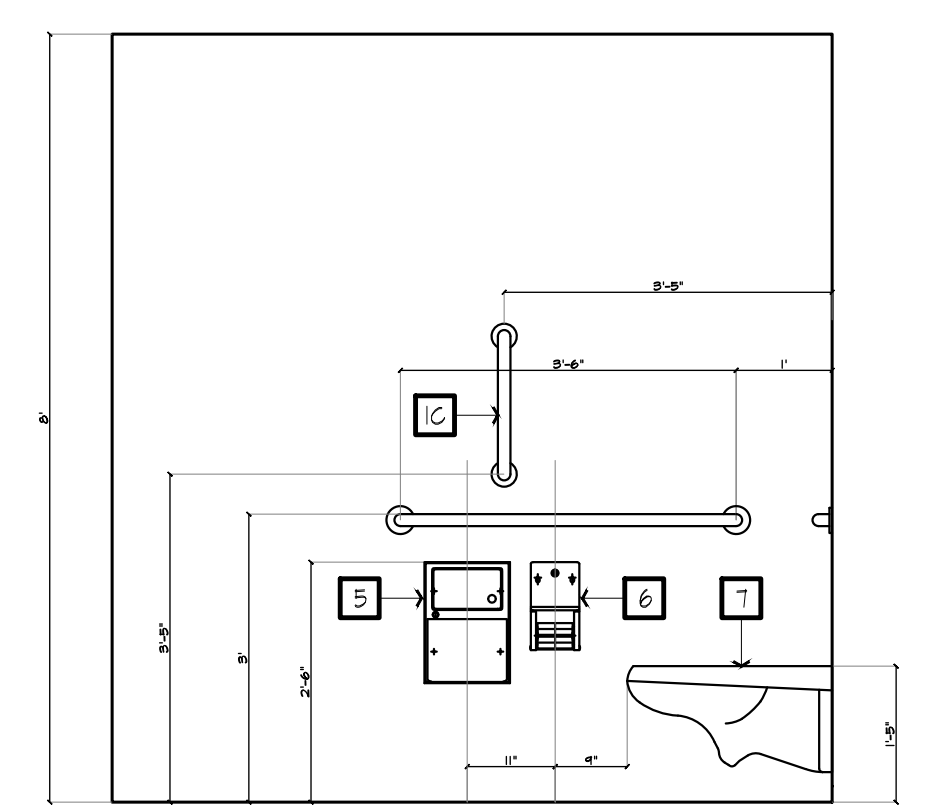
TACTILE CHARACTERS SHALL BE 48 INCHES (1220 MM) MINIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.



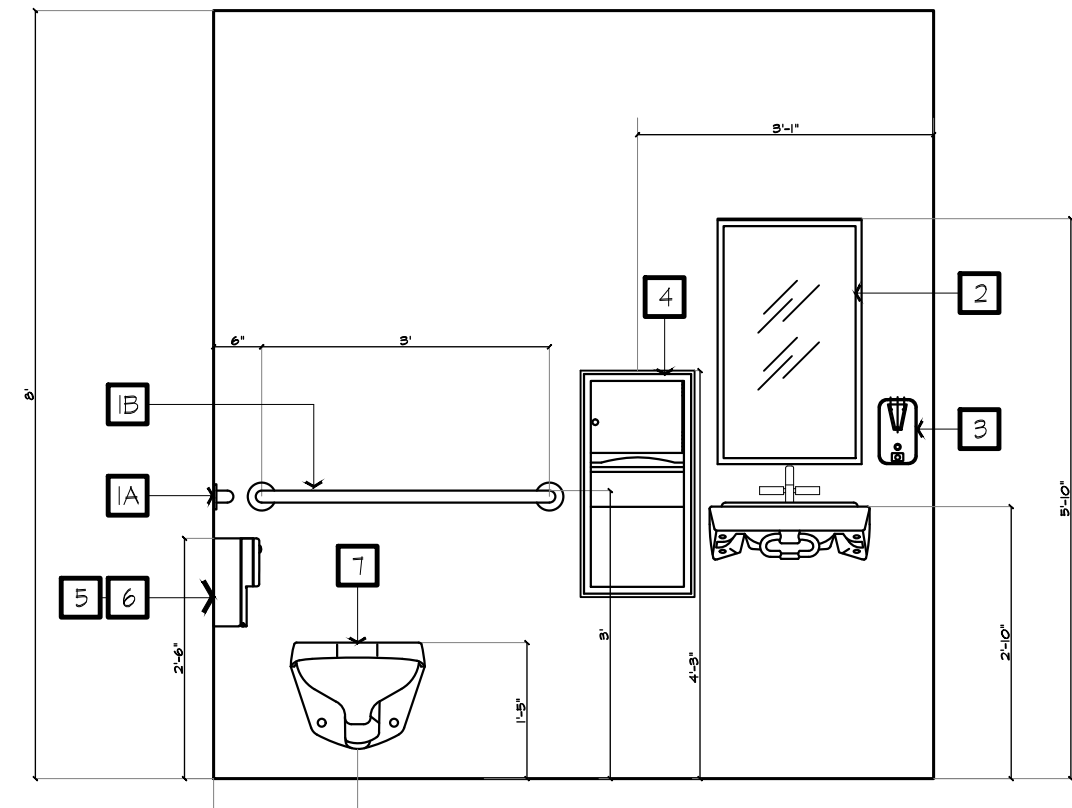
INTERIOR DEVICE MOUNTING HEIGHTS DETAIL
SCALE: 1/2" = 1'-0" (NOTE: ALL DIMENSIONS TO CENTER LINE OF DEVICES.)



COUNTER SECTION
N.T.S.



TYPICAL BATHROOM MOUNTING HEIGHT'S
SCALE: 1/2" = 1'-0"



BATHROOM AND TOILET ACCESSORIES SCHEDULE

TAG	DESCRIPTION
A	3'-0" GRAB BAR
B	3'-6" GRAB BAR
C	1'-6" (VERTICLE) GRAB BAR
1	TILT MIRROR WITH STAINLESS STEEL FRAME
2	SURFACE-MOUNTED SOAP DISPENSER
3	SURFACE-MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE OR ELECT. HAND DRYER
4	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL (WOMEN'S TOILET ONLY)
5	SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER
6	SURFACE OR FLOOR MOUNTED TOILET.

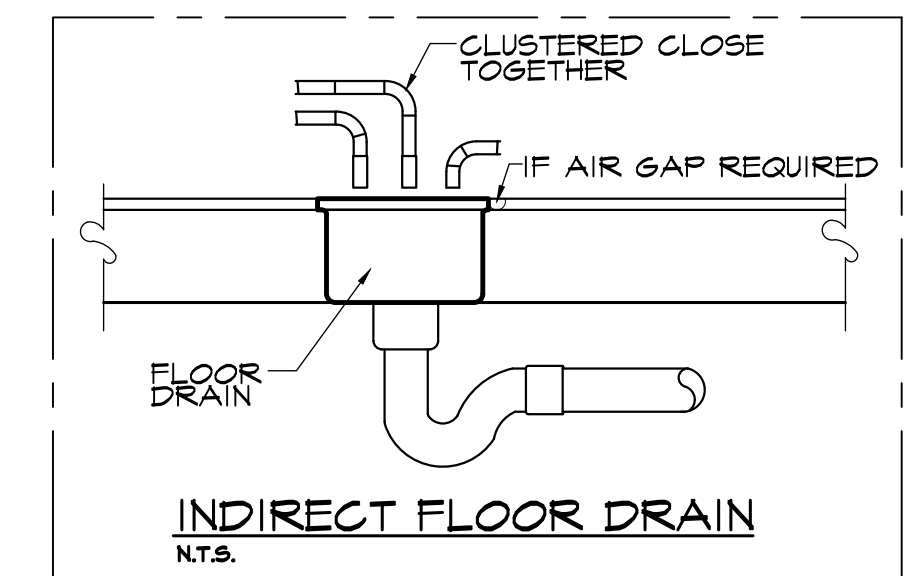
NOTE:
1. ALL TOILET ACCESSORIES TO BE ADA COMPLIANT.

SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUNDS, WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND.



MOUNTING HEIGHT: CHARACTERS SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE ADJACENT FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE CHARACTERS.

MOUNTING LOCATION: WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR ON THE LATCH SIDE.



INDIRECT FLOOR DRAIN
N.T.S.

ICC/ANSI A117.1-2009 REQUIREMENT NOTES:
(REST ROOM CONDITION)

- TOILET PAPER DISPENSERS MUST PERMIT CONTINUOUS PAPER FLOW AND MOUNTED 1'-4" INCH. FROM THE FRONT OF WATER CLOSET.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- IF SELF CLOSING VALVES ARE USED ON FAUCETS, FAUCETS SHALL REMAIN OPEN FOR A MINIMUM OF TEN SECONDS.
- ALL STRESSES ON GRAB BARS AND COMPONENTS SHALL BE BASED ON 250LB.
- PAPER TOWEL DISPENSER TO BE LOCATED AT A HEIGHT OF 44" ABOVE FINISHED FLOOR MAXIMUM.
- PROVIDE LEVER TYPE ACCESSIBLE DOOR HARDWARE ON TOILET STALLS.
- PROVIDE SIGN ON REST ROOM DOORS ADJACENT TO LATCH SIDE OF DOOR AT 60" ABOVE FIN. FLOOR. USE NON-GLARE FINISH GRADE 2 BRAILLE AND RAISED LETTERS. (1/32")
- ALL DOORS MIN. WIDTH 3'-0" CLEAR AT 90 DEGREE OPEN.
- DOORS HARDWARE SHALL HAVE LEVER-STYLE HANDLES 404.2.1.
- ANY THERMOSTATS, SOAP OR PAPER TOWEL DISPENSERS, LIGHT SWITCHES FIRE ALARM PULL STATION, TIME CLOCK OR ANY FIXTURE SHALL BE 48" A.F.F.

PLUMBING REQUIREMENTS

- ALL PLUMBING SHALL COMPLY WITH THE LOCAL PLUMBING & HEALTH DEPARTMENT REQUIREMENTS.
- INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 3/4" FIBERGLASS PIPE INSULATION, WITH VAPOR BARRIER.
- VERIFY ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. VERIFY ROUGH-IN REQUIREMENTS WITH SAME.
- MATERIALS SHALL BE AS FOLLOWS:
A. WATER PIPING TO BE TYPE 'K' COPPER BELOW GRADE, TYPE 'L' COPPER ABOVE GRADE.
B. WASTE PIPING TO BE CAST IRON OR PVC PLASTIC.
C. VENTS TO BE CAST IRON, GALVANIZED STEEL, OR PVC PLASTIC PIPE.
D. GAS PIPING TO BE SCHEDULE 40, BLACK STEEL PIPE, PROVIDE AUTOMATIC GAS SHUT-OFF VALVE IN COOKING EQUIPMENT SUPPLY MAIN AS REQUIRED FOR COOKING EQUIPMENT FIRE PROTECTION SYSTEM; VERIFY & COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER.
- ALL INDIRECT WASTES EXCEEDING 24" LENGTH SHALL BE TRAPPED.
- PROVIDE CLEANOUTS REQUIRED & AT THE BASE OF ALL STACKS.
- ALL MATERIALS USED WITHIN RETURN AIR PLENUMS SHALL BE APPROVED FOR SUCH USE.
- PROVIDE FIXTURE STOPS AT ALL PLUMBING FIXTURES.
- PROVIDE ALL FITTING & ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
- HOT WATER SUPPLIED TO LAVATORY FIXTURES SHALL NOT EXCEED 120 F.
- HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ADA REQUIREMENTS & LOCAL STATE BARRIER FREE REQUIREMENTS.
- COORDINATE ALL WORK IN FIELD WITH ARCHITECTURAL, MECHANICAL & ELECTRICAL TRADES.
- VERIFY ALL EXISTING JOB CONDITIONS & REQUIRED FOR A COMPLETE INSTALLATION.

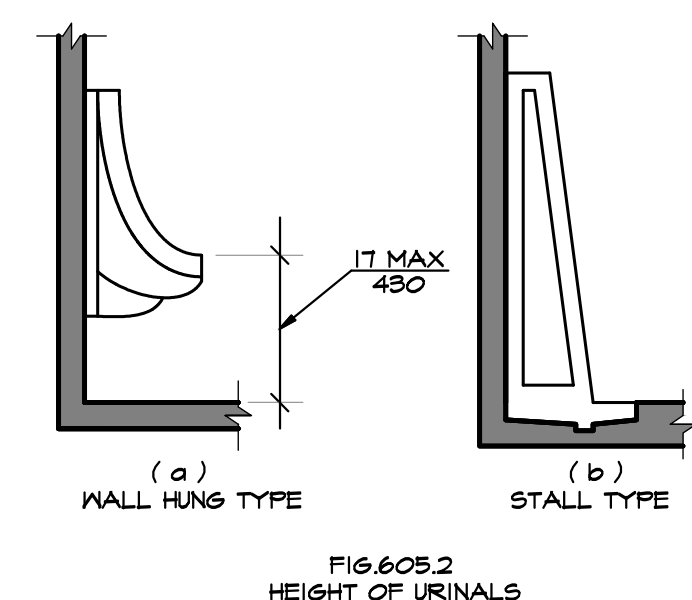


FIG. 605.2
HEIGHT OF URINALS

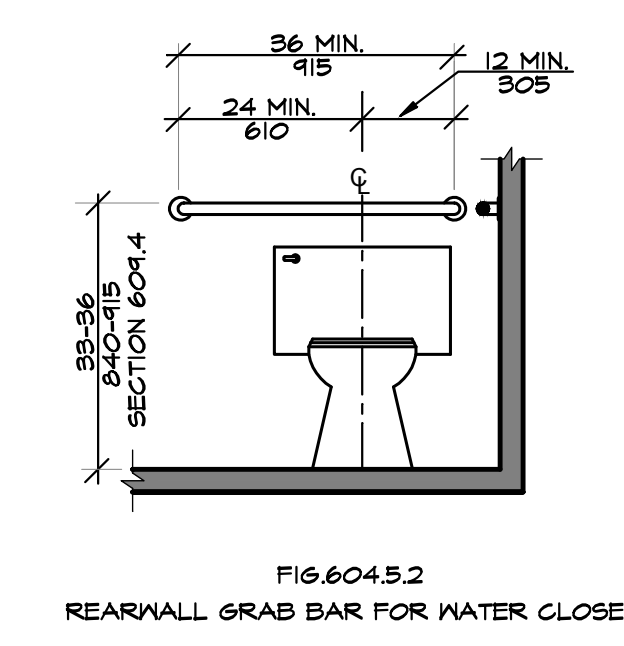
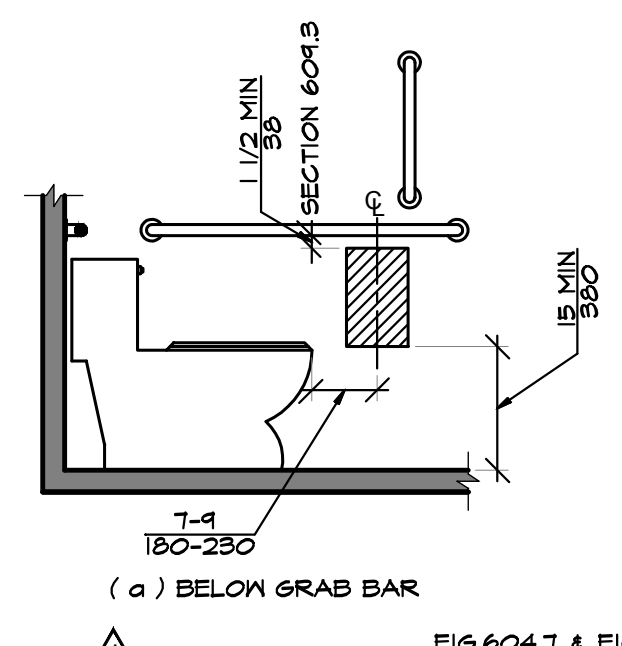
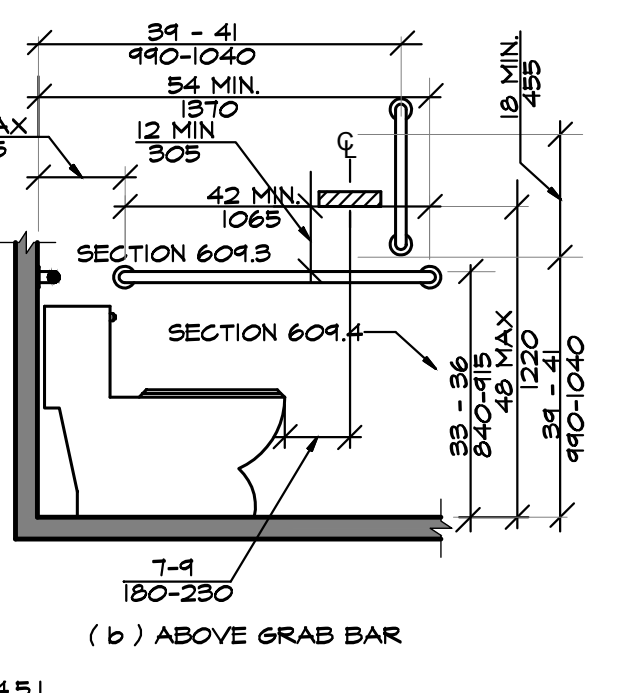


FIG. 604.5.2
REARWALL GRAB BAR FOR WATER CLOSET



(a) BELOW GRAB BAR
FIG. 604.7 & FIG. 604.5.1
DISPENSER LOCATION & SIDE WALL GRAB BAR FOR WATER CLOSET



(b) ABOVE GRAB BAR
FIG. 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

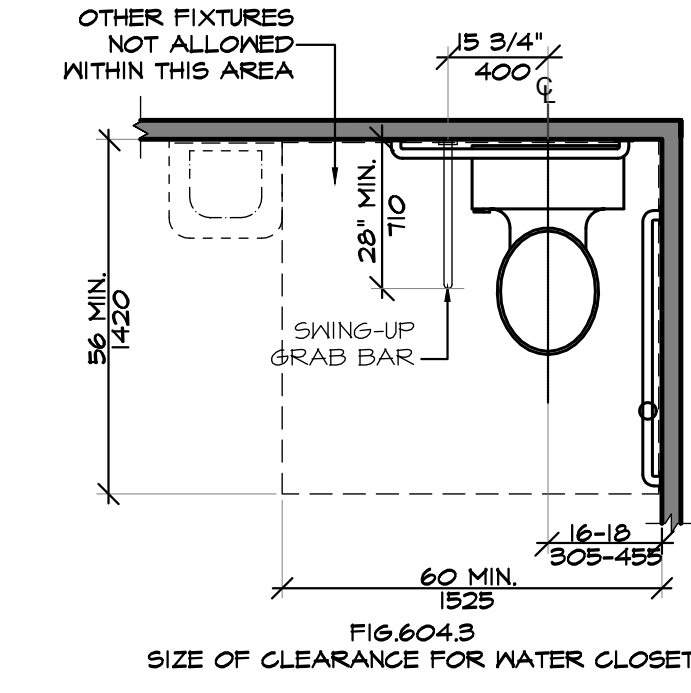
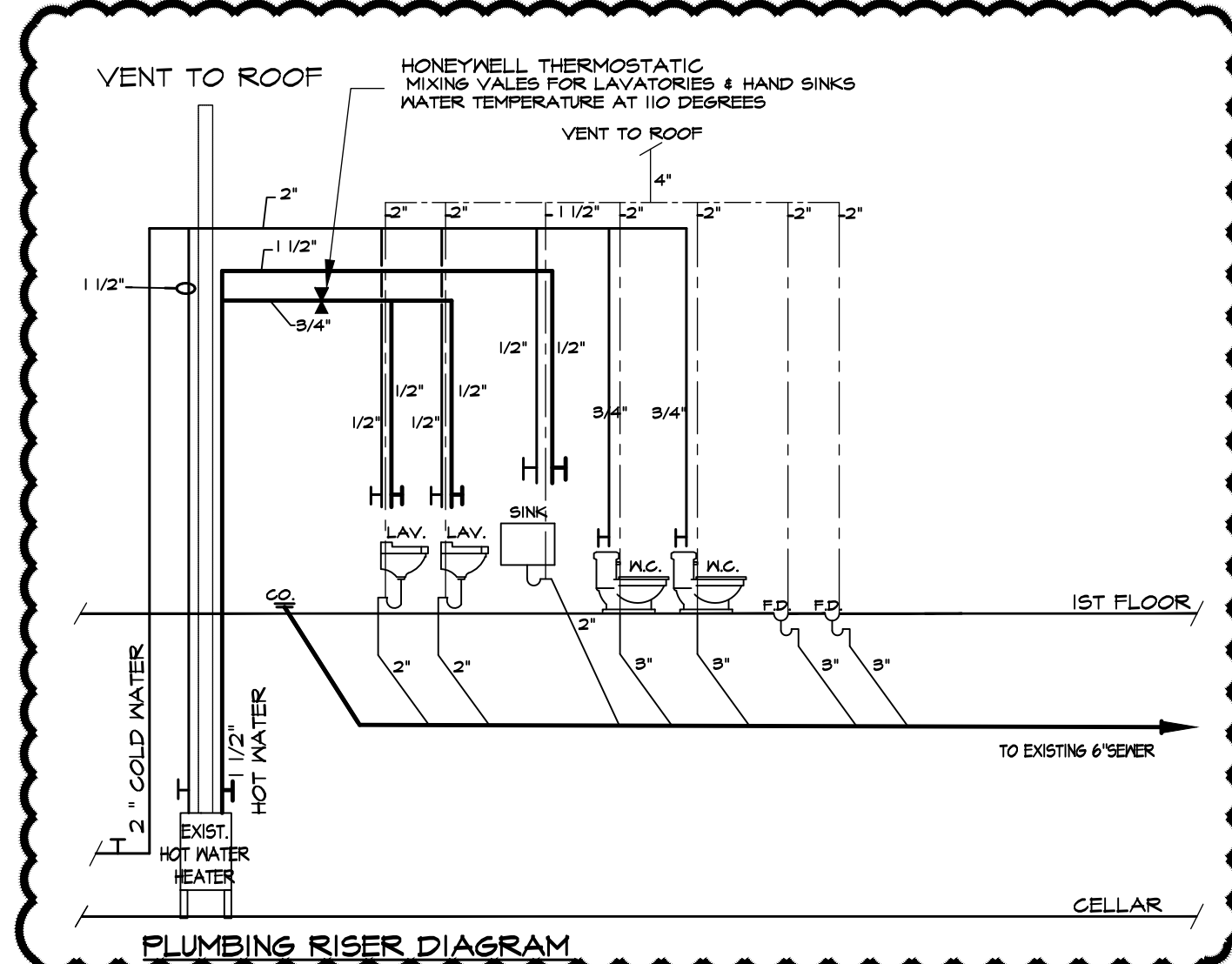


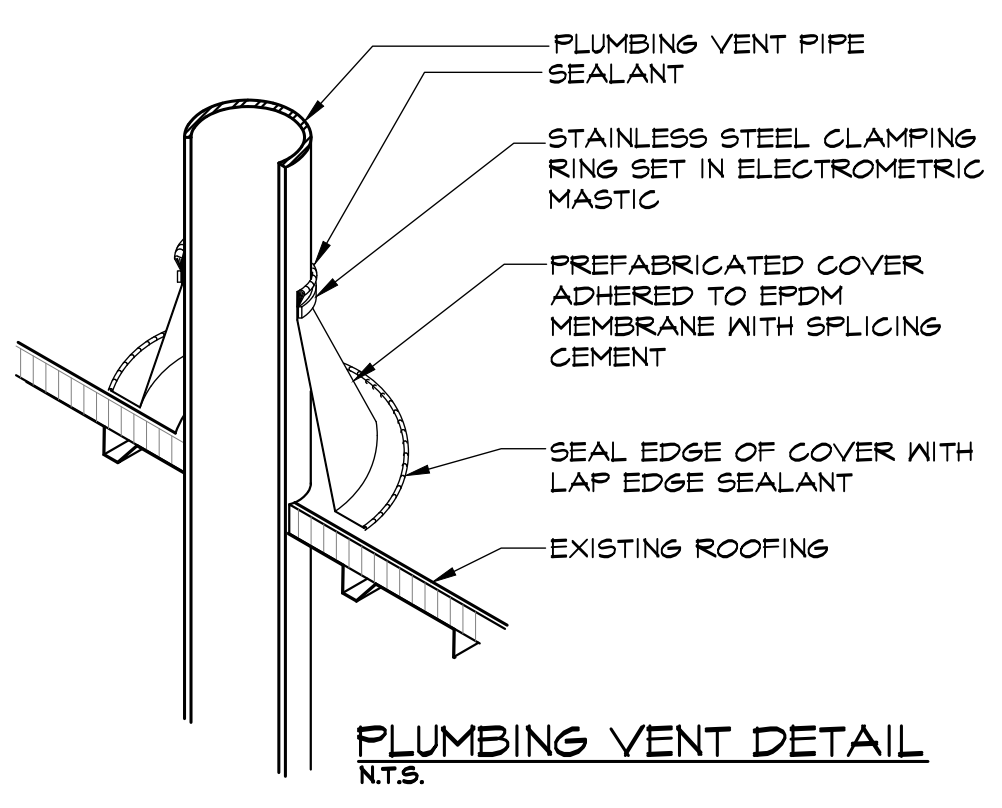
FIG. 606.3
HEIGHT OF LAVATORIES AND SINKS



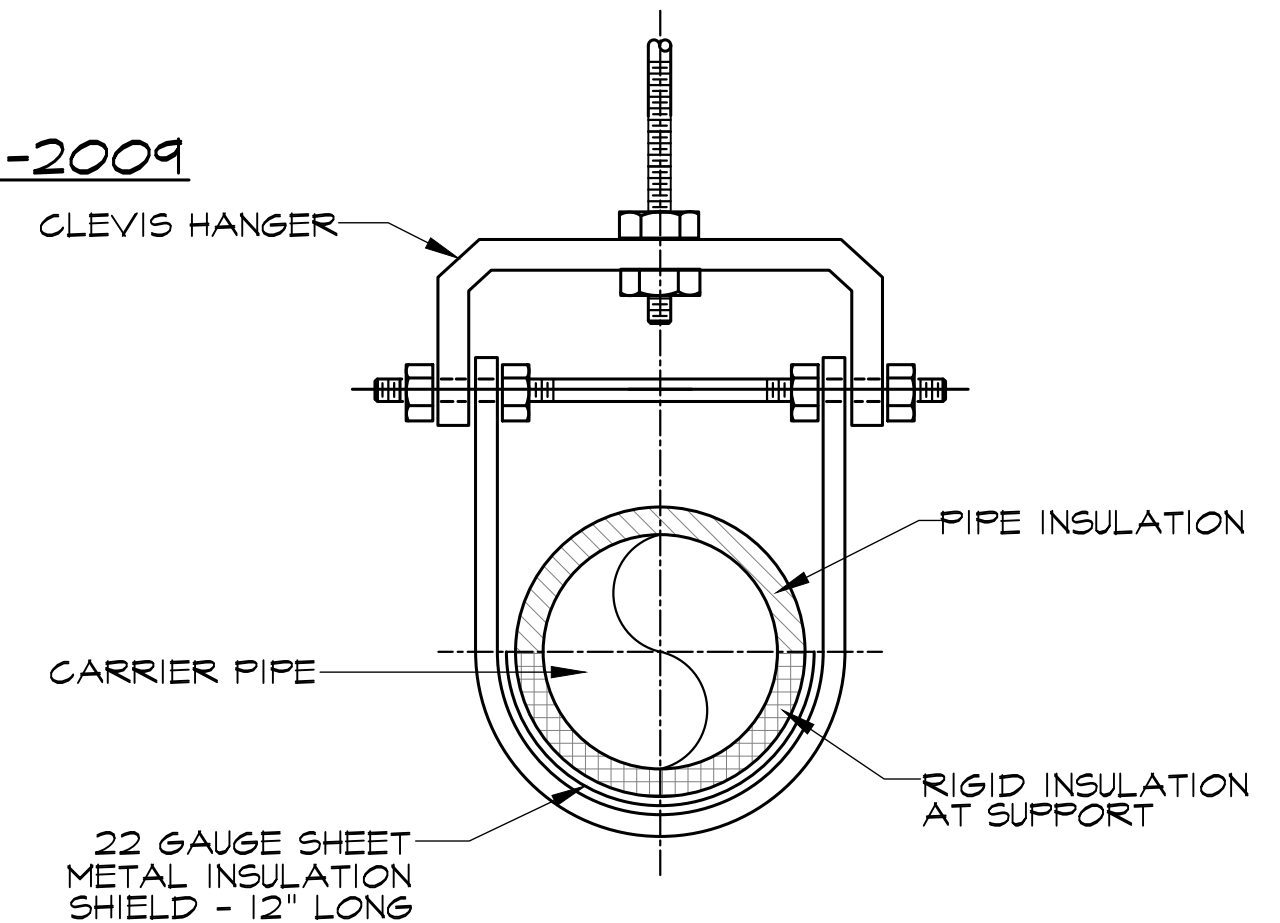
PLUMBING RISER DIAGRAM



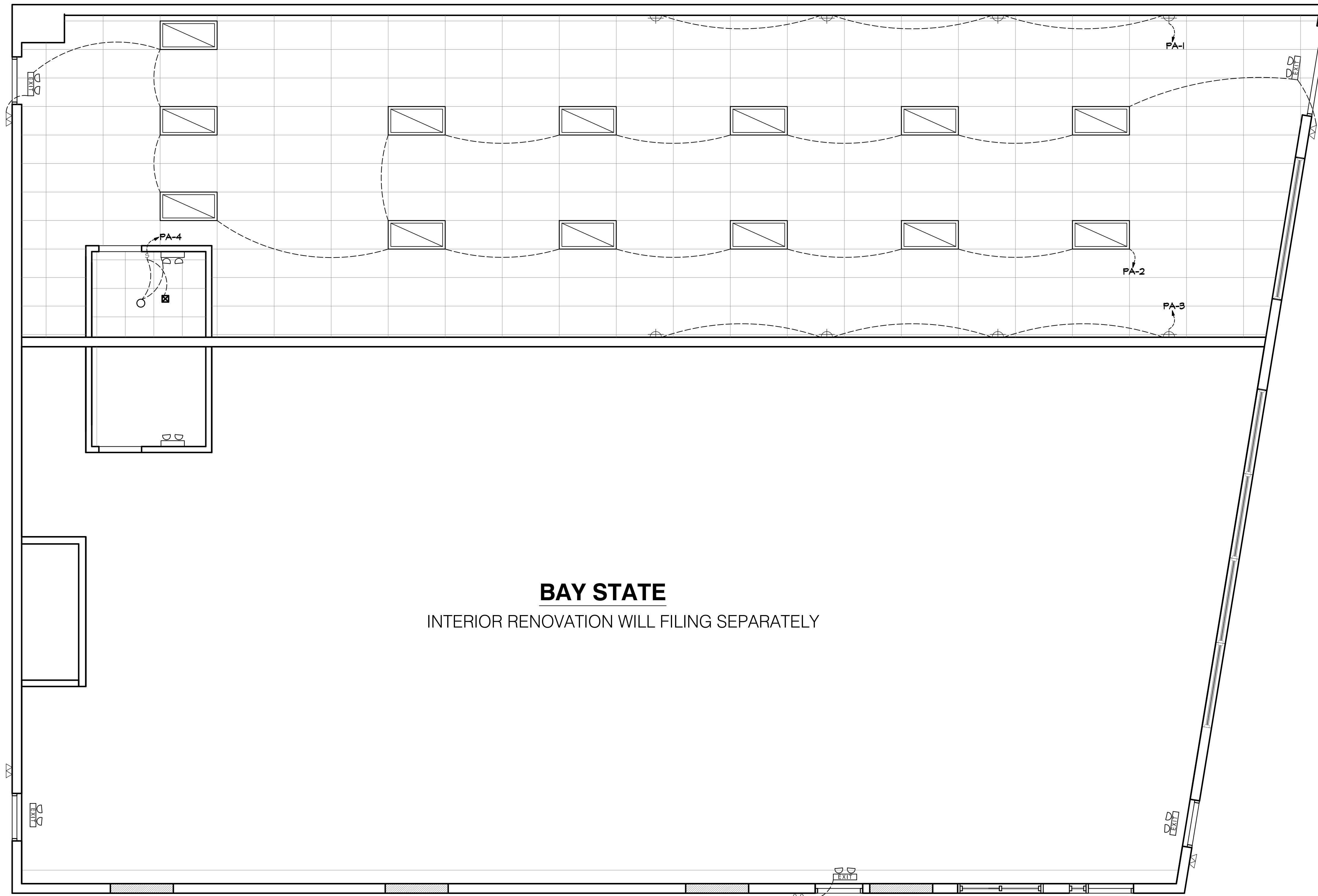
WATER CLOSETS AS PER ICC/ANSI A117.1-2009
N.T.S.



PLUMBING VENT DETAIL
N.T.S.



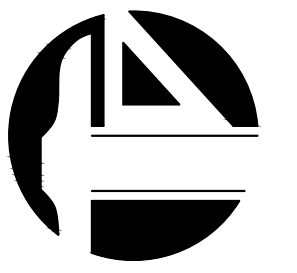
PIPE HANGER DETAIL
FOR ALL INSULATED PIPING
NO SCALE



BAY STATE
 INTERIOR RENOVATION WILL FILING SEPARATELY

REFLECTED CEILING & LIGHTING PLAN
 SCALE: 1/4"=1'-0"

LEGEND			
SYMBOL	DESCRIPTION		
	EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHT, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)		WALL LAMP
	EMERGENCY LIGHT WITH BATTERY BACKUP, WIRE TO LOCAL LIGHTING CIRCUIT (EXISTING OR NEW)		20A, 120V CONVENIENCE RECEPTACLE MOUNT AT 18" AFF UNLESS CIRCUIT
	EXIT DISCHARGE		SWITCH
	2'x4' LAY-IN FLUORESCENT LIGHT FIXTURE SUPPORTED BY STRUCTURE		



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PROJECT :

INTERIOR RENOVATION

800 RESERVOIR AVE,
 CRANSTON, RI 02910

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :
10221

DATE 8/03/2020

SCALE AS NOTED

DRWN BY SNN

CHKD BY

**REFLECTED CEILING
 &
 LIGHTING PLAN**

NO.	REVISIONS	DATE
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1		06/22/22
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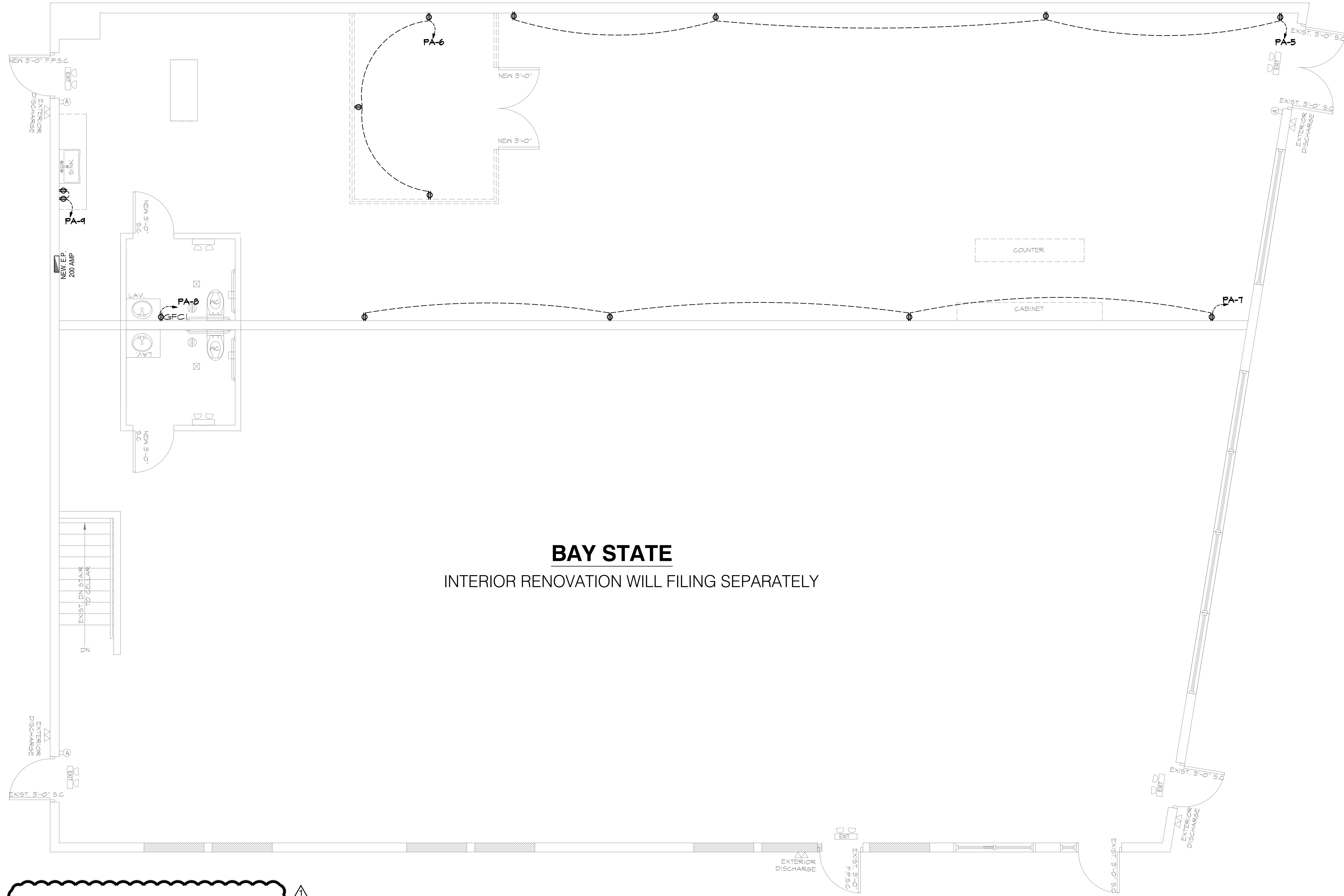
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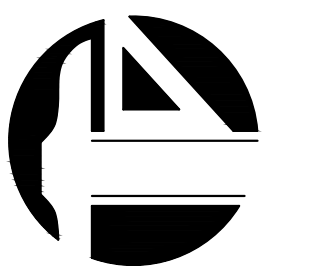
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A-3-0



BAY STATE
 INTERIOR RENOVATION WILL FILING SEPARATELY

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



Frank D. Mileto AIA
 Architect-Professional Planner

14 BEAVER BROOK DRIVE
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JD DESIGN & RENDERING INC.

2 ALLEN STREET, SUITE 4H, N.Y. 10002
 TEL: (212) 966-1828 FAX: (646) 863-5112

These drawings shall be used for the specific project location indicated within the Title Block, and shall not BE USED AT ANY OTHER LOCATION.

PROJECT :

 INTERIOR RENOVATION

 800 RESERVOIR AVE,
 CRANSTON, RI 02910

DISTRICT	SECTION	BLOCK	LOT
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PRO. NO. :
10221

DATE	8/03/2020
SCALE	AS NOTED
DRWN BY	SNN
CHKD BY	

POWER PLAN

NO.	REVISIONS	DATE
△		06/22/22

SEAL & SIGNATURE :



REF. NO. :
JD-07321

DWG NO. :
A-4-0

