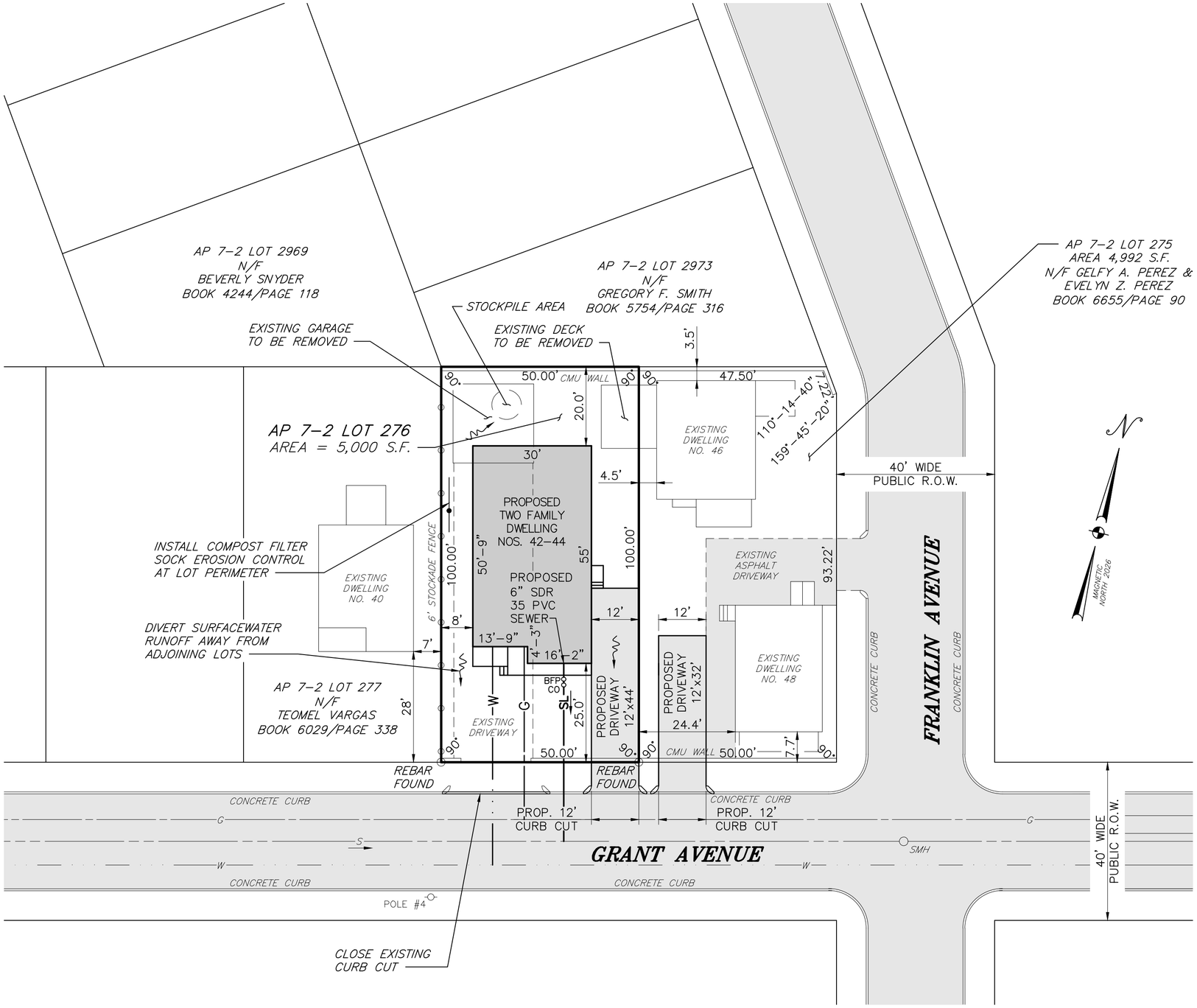




NOTES:

1. REFERENCE:
   HENRY A. POTTER PLAT BOOK 2B, PAGE 55
   COPY ON P.C. 72
   HILLSIDE PLAT P.C. 134
   SEWER LINE PLAN POC 5 SHEET 44

2. ZONING: B1
   MINIMUM LOT AREA = 8,000 S.F.
   MINIMUM FRONTAGE WIDTH 60'
   MINIMUM FRONT YARD = 25'
   MINIMUM REAR YARD = 20'
   MINIMUM SIDE YARD = 8'
   MAXIMUM LOT COVERAGE = 35%
   MAXIMUM BUILDING HEIGHT 35'

3. ALL ROOF DRAINAGE AND STORMWATER RUNOFF WILL BE CONTAINED ONSITE TO THE GREATEST EXTENT POSSIBLE WITHOUT ADVERSELY AFFECTING ADJACENT PROPERTY. ANY STORMWATER CONNECTION TO THE SANITARY SEWER IS PROHIBITED.

4. ALL ONSITE SEPTIC TANKS, GREASE TANKS, PUMP TANKS, HOLDING TANKS, CONCRETE CHAMBERS AND CESSPOOLS THAT ARE NO LONGER IN USE SHALL BE PROPERLY ABANDONED. THE STRUCTURE SHALL BE EMPTIED OF ALL WASTE AND EITHER REMOVED, FILLED WITH CLEAN SAND OR CRUSHED AND BACKFILLED WITH CLEAN SOIL.

5. ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE WITH THE CITY OF CRANSTON STANDARDS.

6. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED, MUST CONTACT DIG–SAFE AT 1–888–DIG–SAFE BEFORE THE START OF CONSTRUCTION.

7. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
   COMPREHENSIVE BOUNDARY SURVEY– CLASS 1

   THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
   BOUNDARY SURVEY & SITE PLAN

BY _____ DATE 10–1–26
MOHAMED J. FREIJ PLS NO. 1898 C.O.A. NO. A263
REGISTERED PROFESSIONAL LAND SURVEYOR

R.I.G.L. 34–13–1:
THIS PLAN SHALL BE INDEXED AS
GRANT AVENUE & FRANKLIN AVENUE

ZONE B1 STANARDS

BULK STANDARDS	8,000 S.F.	LOT 276	LOT 275
MIN. LOT AREA		5,000 S.F.	4,992 S.F.
MIN. LOT WIDTH	60'	50.00'	50.00'
MAX. BUILDING COVERAGE	35%	32%	33%
MIN. INTERIOR SIDE SETBACK	8'	8'	4.5'
MIN. REAR SETBACK	20'	20'	3.5'

MOHAMED J. FREIJ
STATE OF RHODE ISLAND
No. 5784
10–1–26
PROFESSIONAL ENGINEER

MOHAMED J. FREIJ
STATE OF RHODE ISLAND
No. 1898
10–1–26
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY & SITE PLAN
AP 7–2 LOT 276
42–44 GRANT AVENUE CRANSTON, RI 02920

PROJECT NO.
SCALE 1" = 20'
DATE OCTOBER 1, 2026
DRAWN BY RMM
CHECKED BY MJF
FILENAME GRANT AVE BS R1.DWG

OWNER:
EZOE CONSTRUCTION LLC
MAMBY1973@GMAIL.COM
TELEPHONE NUMBER 401–369–0419

PREPARED BY
MJF ENGINEERING ASSOCIATES
326 SOWAMS ROAD BARRINGTON, R.I. 02806
TEL. 401–241–5153
E–MAIL LANDSURVEYRI@AOL.COM

1 of 1 SHTS

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BUILDING CODE DESIGN CRITERIA

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

PER TABLE R301.2(1) OF IRC RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

GROUND SNOW LOAD	WIND ZONE & SPEED	TOPOGRAPHIC EFFECTS	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST DEPTH	TERMITE	DECAY			
30 PSF	1 - 110 MPH	NO	SEVERE	40"	MODERATE TO HEAVY	SLIGHT TO MODERATE	0 ° F IN PROV. COUNTY	YES	NO

WIND & SEISMIC CODE COMPLIANCE

PER TABLE R301.2 OF IRC RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

WIND SPEED FIG. 301.2(4)(A)	SEISMIC DESIGN CATEGORY FIGURE R301.2.2.1(5)	SEISMIC DESIGN CRITERIA PER TABLE R301.2(1)	BRACING METHOD	FOUNDATION ANCHOR PER AA 203.3	MINIMUM BRACING WALL PANELS REQUIRED	SHEAR WALL HOLD DOWNS AA 203.2.1
110 MPH	TYPE B	NONE	CS-WSP, CF-PF	1/2"Ø AT 24" O.C. 5/8"Ø AT 36" O.C.	SEE APA WALL BRACING CALCULATOR PROJECT REPORT	EXCEPTIONS: NOT REQ'D IN 100 MPH WIND ZONE & 1/2 ØANCHORS @ 48" O.C. MIN.

ENERGY CODE COMPLIANCE

INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2024)

CLIMATE ZONE	FENESTRATION U-FACTOR [B]	SKYLIGHT U-FACTOR [B]	GLAZED FENESTRATION SHGC [B]	CEILING R-VALUE [I]	WOOD FRAME WALL R-VALUE [E]	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE [C]	SLAB R-VALUE [C]
5	0.28	0.55	NR	49	20 or 13+5[F]	13/17	30[G]	15/19	R-10 FOR 2FT

FOR SI: 1 FOOT = 304.8 MM.

a. R-VALUES ARE MINIMUMS U-FACTORS AND SHGC ARE MAXIMUMS. R-19 BATTS COMPRESSED INTO A NOMINAL 2 × 6 FRAMING CAVITY SUCH THAT THE R- VALUE IS REDUCED BY R-1 OR MORE SHALL BE MARKED WITH THE COMPRESSED BATT R-VALUE IN ADDITION TO THE FULL THICKNESS R-VALUE.

b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

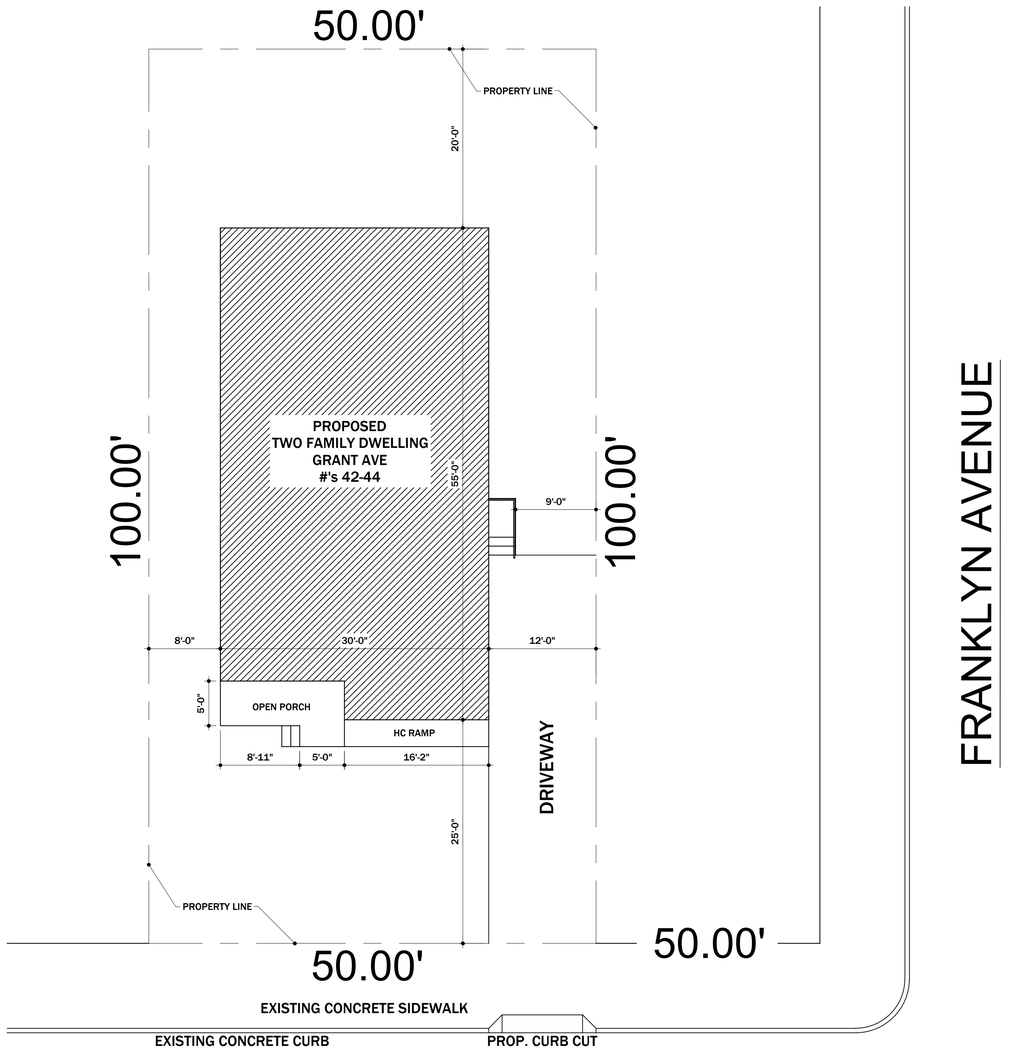
C. "10/13" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

d. R-5 SHALL BE ADDED TO THE ENTIRE SLAB AND THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS

e. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.

f. "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.

g. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.



1/2 SITE PLAN
Scale: 1/8"=1'-0"

CODES

CITY OF CRANSTON ZONING ORDINANCE

IRC 2021 (INTERNATIONAL RESIDENTIAL CODE W/RI. AMENDMENTS)

2024 INTERNATIONAL ENERGY CONSERVATION CODE

46 GRANT AVE.

CRANSTON, RHODE ISLAND

Project No. 26-23

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AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

Consultant.

Revisions

8-24-2026

Project North

Scale 1/4"=1'-0"

SITE PLAN
TAX MAP
ZONING MAP

2 of 8

Sheet No.

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CONCRETE NOTES:

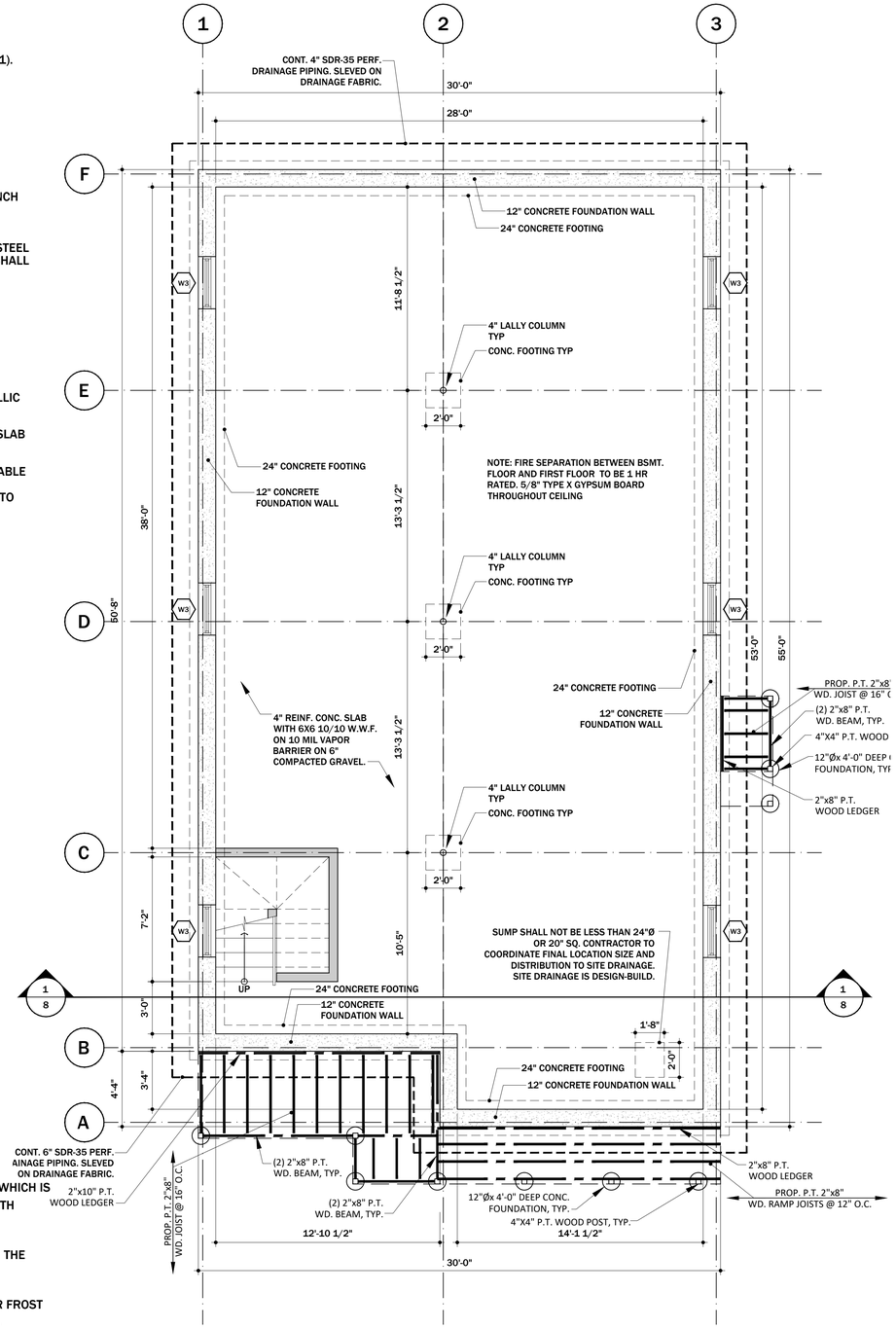
1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
2. FOOTING AND FOUNDATION - CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, WITH MAXIMUM 3/4 INCH AGGREGATE AND MAXIMUM 6% AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.
3. SLAB - CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI, WITH MAXIMUM 3/4 INCH AGGREGATE.
4. IF REQUIRED, EXTERIOR CONCRETE WALKS - CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, WITH MAXIMUM 3/4 INCH AGGREGATE AND MAXIMUM 6% AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.
5. ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
6. CONCRETE COVER OF REINFORCING BARS SHALL BE AS FOLLOWS:
   A. 3" AT CONCRETE PLACED DIRECTLY AGAINST EARTH.
   B. 2" AT WALLS RETAINING SOIL OR WATER.
   C. 1-1/2" AT ALL OTHER LOCATIONS.
7. NO HORIZONTAL CONSTRUCTION JOINTS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS.
8. ALL GROUT FOR BASE PLATES SHALL BE NON-SHRINK AND NON-METALLIC W/ A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.
9. PROVIDE 1/2" ISOLATION JOINTS AROUND SLAB PERIMETER AND ALL SLAB PENETRATIONS.
10. SAWCUTS TO BE 1/4 DEPTH OF OVERALL SLAB THICKNESS. IF APPLICABLE PROVIDE 2'-0 X 2'-0" DIAMOND SHAPED SAW CUT AT COLUMN AND SAWCUT AT COLUMN LINE AND MID-SPAN. SAW CUT AT GARAGE SLAB TO BE 12'-0" x 12'-0" MAX SPACING.

DRAWING LEGEND

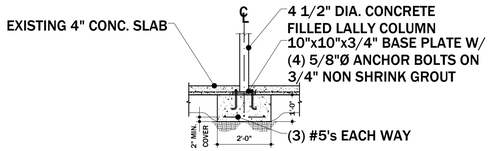
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- PROPOSED WALL, SEE WALL TYPES
- EXHAUST TO OUTSIDE w/ GRAVITY SHUTOFF DAMPER
  1: 70 cfm (MIN 1.4 cfm/W);
  2: 250 cfm (MIN 2.8 cfm/W)
- FLOOR / AREA DRAIN
- SMOKE / CARBON MONOXIDE DETECTOR HARD WIRE w/BATTERY BACKUP
- SMOKE DETECTOR HARD WIRE w/BATTERY BACKUP
- HEAT DETECTOR HARD WIRE w/BATTERY BACKUP
- PROPOSED THERMOSTA CONTROL
- INDICATES NEW DOOR
- INDICATES NEW WINDOW
- CABINETS OR SHELVES ABOVE

FOUNDATION NOTES:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 1,500 PSF, WHICH IS TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION. FOOTING WIDTH BASED ON IRC 2018 R403.1(3)W/ 30PSF GROUND SNOW LOAD.
2. FOOTING SHALL BE CARRIED TO LOWER ELEVATION THAN SHOWN ON THE DRAWINGS IF REQUIRED TO REACH PROPER BEARING CAPACITY.
3. ALL FOOTINGS TO EXTEND BELOW FROST LINE. MINIMUM DEPTH FOR FROST PROTECTION SHALL BE 3'-4" MEASURED FROM THE FINISHED GRADE, FOOTING WITH SHALLOW DEPTH FROST PROTECTION SHALL NOT BE USED UNLESS OTHERWISE NOTED.
4. FOOTINGS SHALL BE STEPPED AS REQUIRED TO ALIGN WITH ADJACENT FOOTINGS.
5. COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO 95% MAX DRY DENSITY AND VERIFY. NO FOOTINGS SHALL BE INSTALLED ON RECENTLY ADDED FILL UNLESS SOIL COMPACTION TESTING HAS BEEN PERFORMED BY GEOTECHNICAL CONSULTANT.
6. ALL SILL ANCHOR BOLTS TO BE 5/8" DIAMETER WITH 8" EMBEDMENT. INSTALL WITH 3" X 3" X 1/4" PLATE WASHERS. INSTALL AT MAXIMUM 3'-0" O.C. SPACING AND WITHIN 1'-0" OF CORNERS UNLESS MAXIMUM 3'-0" O.C. SPACING AND WITHIN 1'-0" OF CORNERS UNLESS OTHERWISE NOTED.
7. THE FINISHED GRADE SHALL START A MINIMUM OF 12" BELOW THE TOP OF THE FOUNDATION AND SHALL SLOPE A MINIMUM OF 6" WITHIN THE FIRST 10' OF THE FOUNDATION PER R401.3.



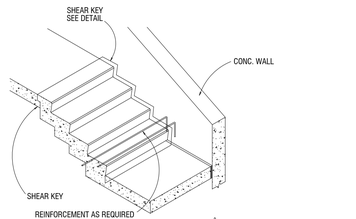
1/3 FOUNDATION PLAN
Scale: 1/4"=1'-0"



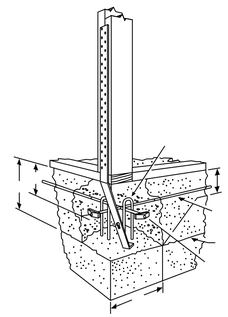
2/3 TYP. LALLY COL. & FOOTING DET.
Scale: N.T.S

NOTE:
R317.1 DECAY RESISTANCE
ALL WOOD IN CONTACT WITH CONCRETE BY THE USE OF WOOD THAT IS DIRECTLY IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

NOTE:
R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE.



3/3 CONC. STAIR DET.
Scale: N.T.S

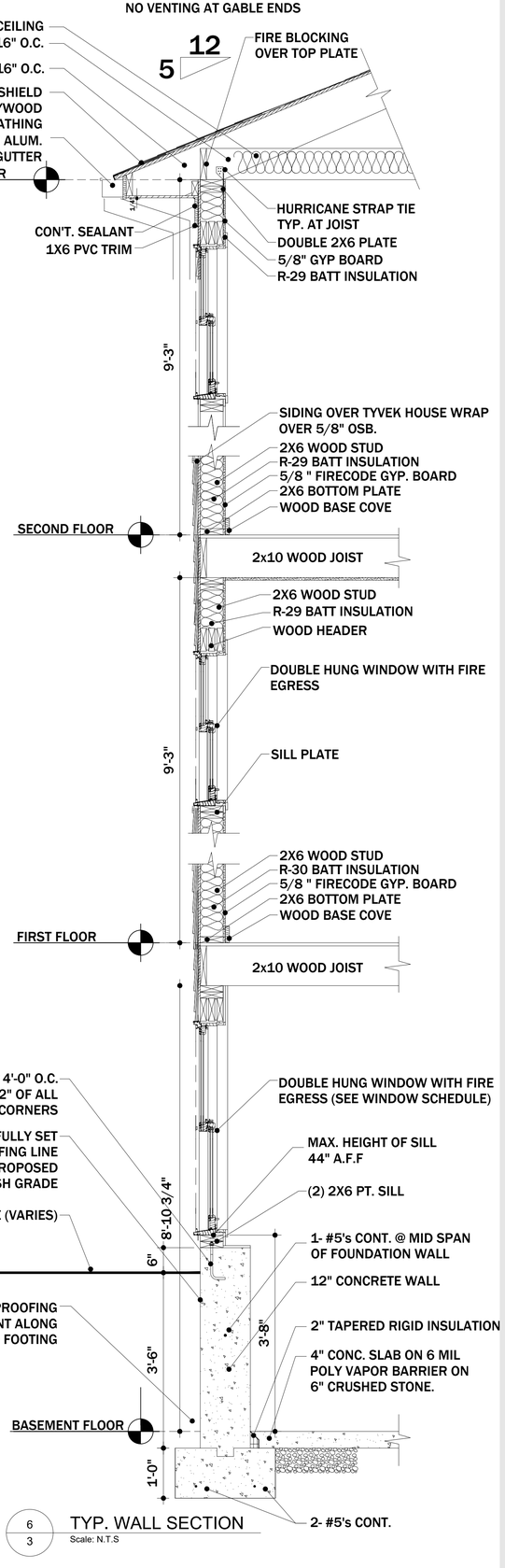


Simpson Strong-Tie LCC5.25-3.5

4/3 TYP. STHD INSTALLATION DET.
Scale: N.T.S

5/3 TYP. LALLY COL./ WD. BEAM CONNECTION DET.
Scale: N.T.S

NOTE:
NO VENTING AT GABLE ENDS



6/3 TYP. WALL SECTION
Scale: N.T.S

46 GRANT AVE.
CRANSTON, RHODE ISLAND

Project No. 24-30

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AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

Consultant.

Revisions
1

8-24-2026

Project North

Scale 1/4"=1'-0"

3 of 8

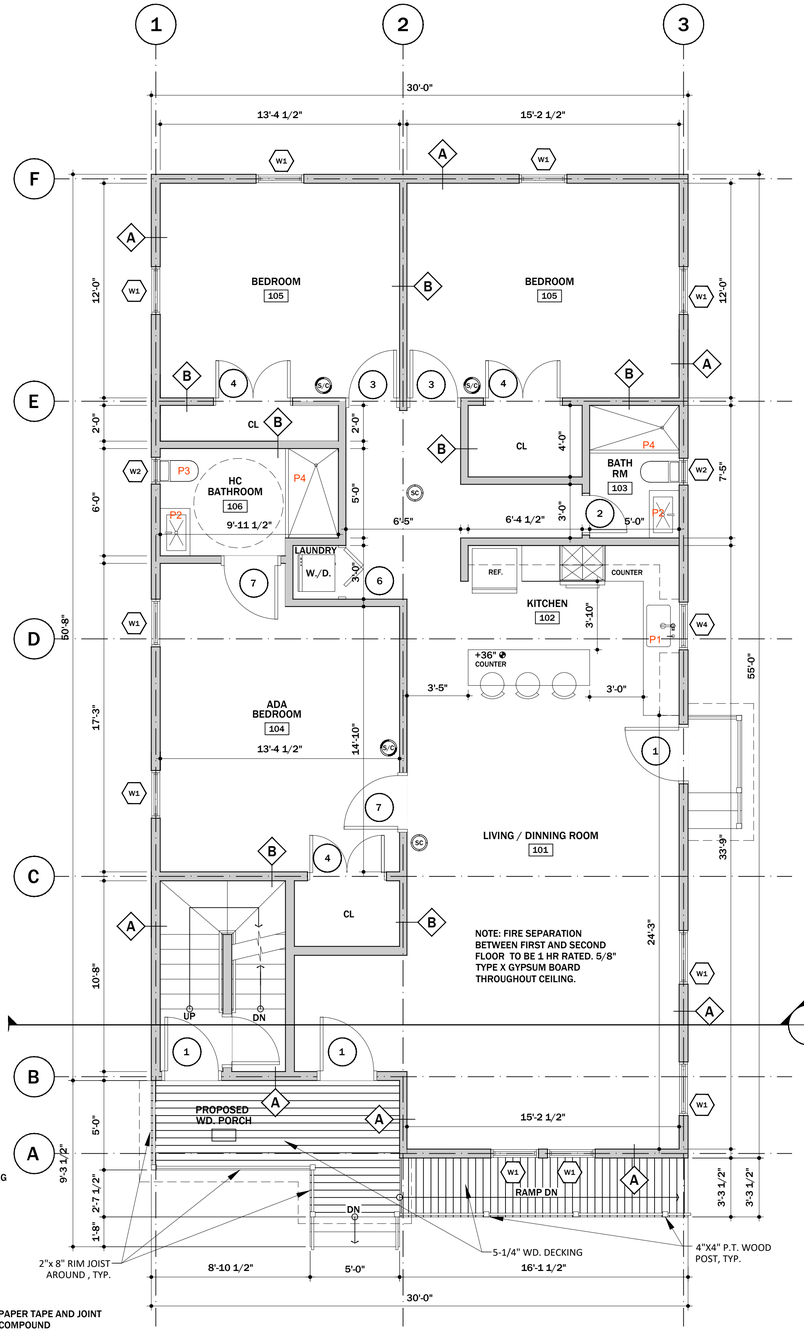
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GENERAL FLOOR PLAN NOTES:

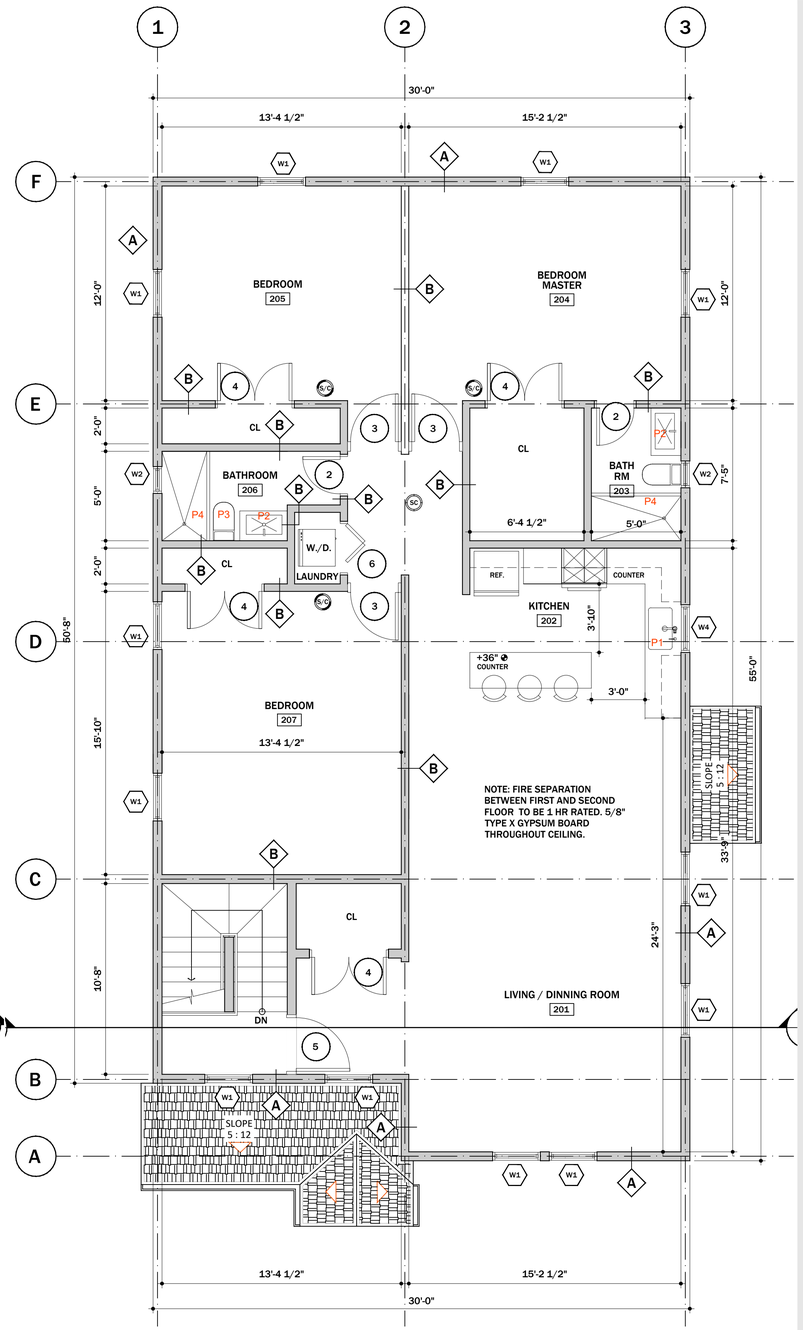
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7. WINDOW UNIT SIZES ARE APPROXIMATE UNIT SIZES, VERIFY ACTUAL SIZES AND ROUGH OPENINGS REQUIREMENTS WITH MANUFACTURER.
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9. PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, KITCHEN CABINETS, ETC.

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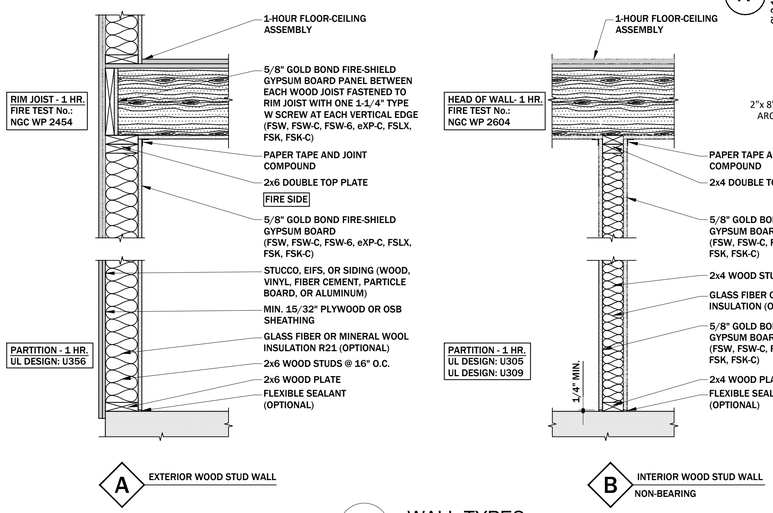
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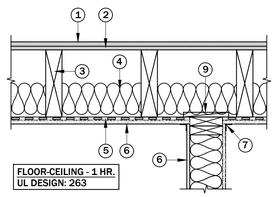
1/4 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"



2/4 SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



3/4 WALL TYPES
Scale: 1"=1'-0"



HORIZONTAL SEPARATION

1. FLOOR TOPPING MIXTURE (THICKNESS VARIES BY PRODUCT, 1x4 T&G LUMBER PERPENDICULAR TO JOISTS OR 15/32" WOOD STRUCTURAL PANEL FINISH FLOOR.
2. MIN. 19/32" WOOD STRUCTURAL PANEL SUBFLOOR.
3. 2X10" WOOD JOIST @ 16" O.C.
4. MIN. 3-1/2" GLASS FIBER OR MINERAL WOOL INSULATION. NO MAXIMUM THICKNES.
5. RESILIENT CHANNELS 16" O.C.
6. 1/2" OR 5/8" FIRE-SHIELD 'C' GYPSUM BOARD (FSW-C, FSK-C, eXP-C).
7. PARTITION INTERSECTION WITH 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-6, EXP-C, FSLX, SBWB, FSK, FSK-C) EACH SIDE (2018 IBC 714.4.2 EXCEPTION 7).
8. TAPE AND JOINT COMPOUND.
9. BLOCKING AS REQUIRED FOR ATTACHMENT OF RESILIENT CHANNELS.

DOOR SCHEDULE

No.	SIZE	THK.	TYPE	REMARKS
1	3'-0" x 6'-8"	1 3/4"	WOOD	EXTERIOR DOOR
2	2'-0" x 6'-8"	1 3/4"	WOOD	BATHROOM DOOR
3	2'-8" x 6'-8"	1 3/4"	WOOD	BEDROOM DOORS
4	4'-0" x 6'-8"	1 3/4"	WOOD - PAIR	CLOSET DOORS
5	3'-0" x 6'-8"	1 3/4"	WOOD	APARTMENT ACCESS
6	3'-0" x 6'-8"	1 3/4"	WOOD - FOLDING DR.	LAUNDRY
7	3'-0" x 6'-8"	1 3/4"	WOOD	ADA ACCESS

46 GRANT AVE.
CRANSTON, RHODE ISLAND

Project No. 26-34

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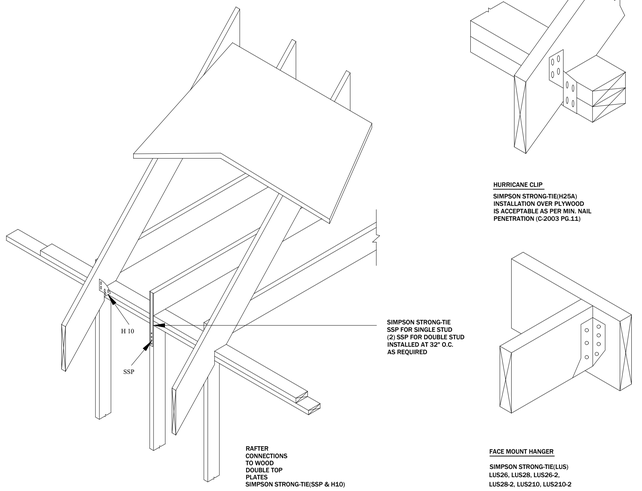
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GENERAL FLOOR PLAN NOTES:

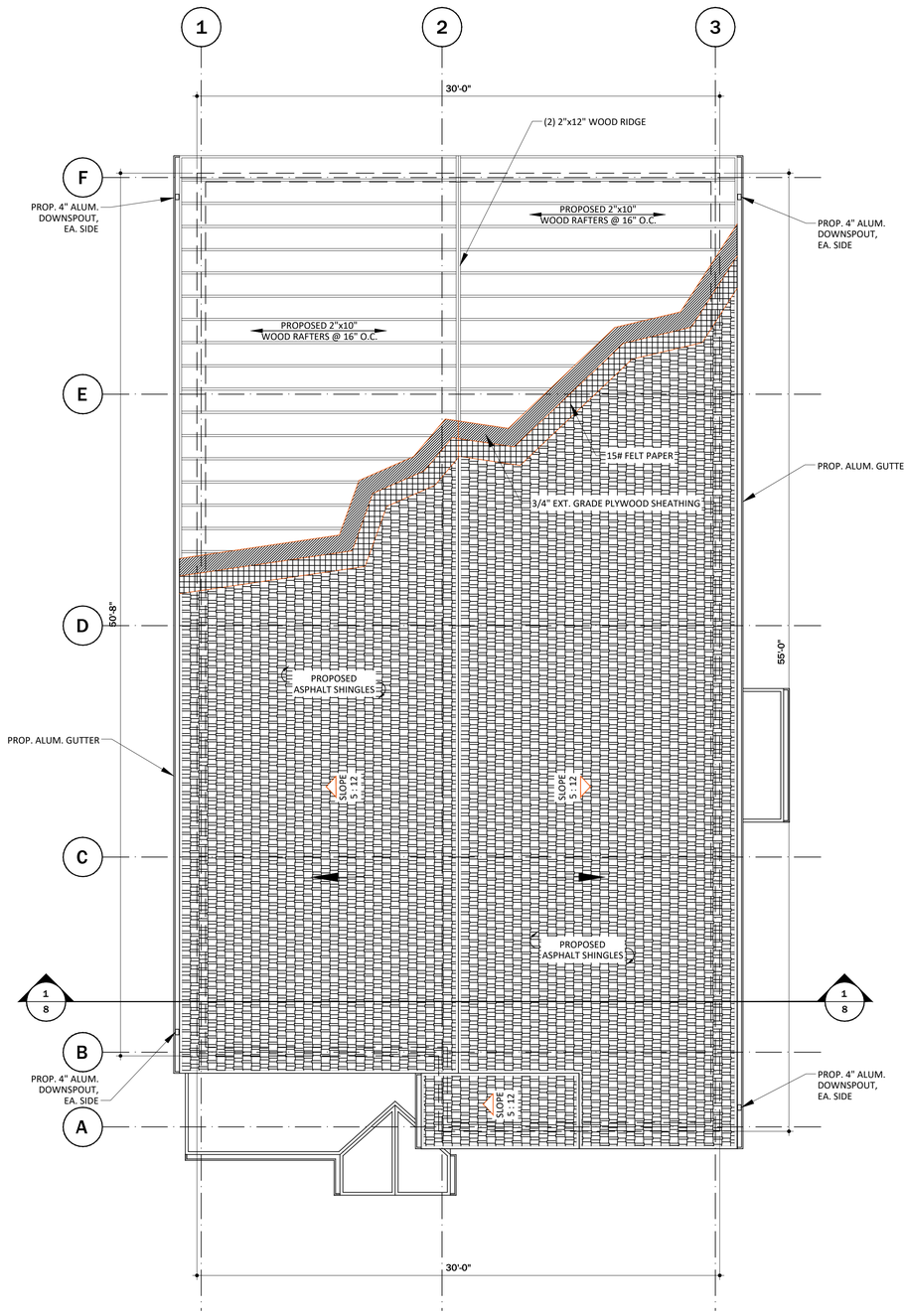
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DRAWING LEGEND

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- PROPOSED 12" CAST-IN-PLACE CONCRETE FOUNDATION WALL w/ 24"x12' CONCRETE FOOTING
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- EXHAUST TO OUTSIDE w/ GRAVITY SHUTOFF DAMPER
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- FLOOR / AREA DRAIN
- SMOKE / CARBON MONOXIDE DETECTOR HARD WIRE w/BATTERY BACKUP
- SMOKE DETECTOR HARD WIRE w/BATTERY BACKUP
- HEAT DETECTOR HARD WIRE w/BATTERY BACKUP
- PROPOSED THERMOSTA CONTROL
- INDICATES NEW DOOR
- INDICATES NEW WINDOW
- CABINETS OR SHELVES ABOVE



2/5 TYP. FRAMING & CONNECTOR DETAILS
Scale: 1/4"=1'-0"



1/5 ROOF PLAN
Scale: 1/4"=1'-0"

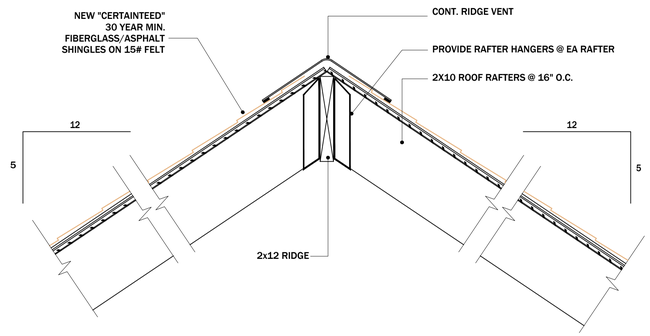
ROOF NOTES:

1. GUTTERS TO BE K-STYLE PRE-FINISHED ALUMINUM. FINAL SIZE BY DESIGN-BUILD CONTRACTOR.
2. DOWNSPOUTS TO BE RECTANGULAR PRE-FINISHED ALUMINUM. FINAL SIZE BY DESIGN-BUILD CONTRACTOR.
3. INSTALL DIVERTERS AT BOTTOM OF ALL VALLEYS. DIVERTER COLOR TO MATCH ROOF SHINGLE COLOR.
4. DESIGN-BUILD CONTRACTOR TO DETERMINE FINAL GUTTER AND DOWNSPOUT SIZING AS REQUIRED TO MEET PROJECT SPECIFIC REQUIREMENTS.
5. ANY ROOF PENETRATIONS TO OCCUR ON BACK SIDE OF RIDGE SO AS NOT TO BE VISIBLE FROM THE FRONT OF THE HOUSE.
6. PROVIDE VENTED VINYL SOFFIT AT EAVES AND NON-VENTED ALONG RAKES. UNLESS NOTED OTHERWISE ON EXTERIOR ELEVATIONS, RCP, AND EXTERIOR DETAILS.

DS = DOWNSPOUT

MILLWORK AND CASEWORK NOTE:

1. INTERIOR ELEVATIONS ARE DIAGRAMMATIC. GC TO FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASE. FINAL SIZE AND COORDINATION IS BY THE GC.
2. FINAL CABINET AND CASEWORK STYLE TO BE SELECTED BY THE OWNER.
3. FINAL CABINETRY, SHELVING, TRIM, CASEWORK, ETC. FINISH SELECTION IS BY THE OWNER.
4. NOT ALL ELECTRICAL, PLUMBING, APPLIANCE ITEMS ARE SHOWN. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL AND PLUMING REQUIREMENTS WITH DESIGN-BUILD CONTRACTOR.
5. GC TO COORDINATE ALL FIXTURE MOUNTING HEIGHTS AS TO CONFORM WITH MANUFACTURE'S INSTALLATION REQUIREMENTS AND LOCAL CODES.
6. GC TO PROVIDE 2X BLOCKING IN WALL AS REQUIRED FOR ALL CABINETRY AND CASEWORK.
7. GC TO APPLY SEALANT TO ALL JOINTS BETWEEN CASEWORK AND DISSIMILAR MATERIALS TO BE PAINTED. GC TO COORDINATE.



3/5 TYP. ROOF SECTION DET.
Scale: 1/4"=1'-0"

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Revisions
1

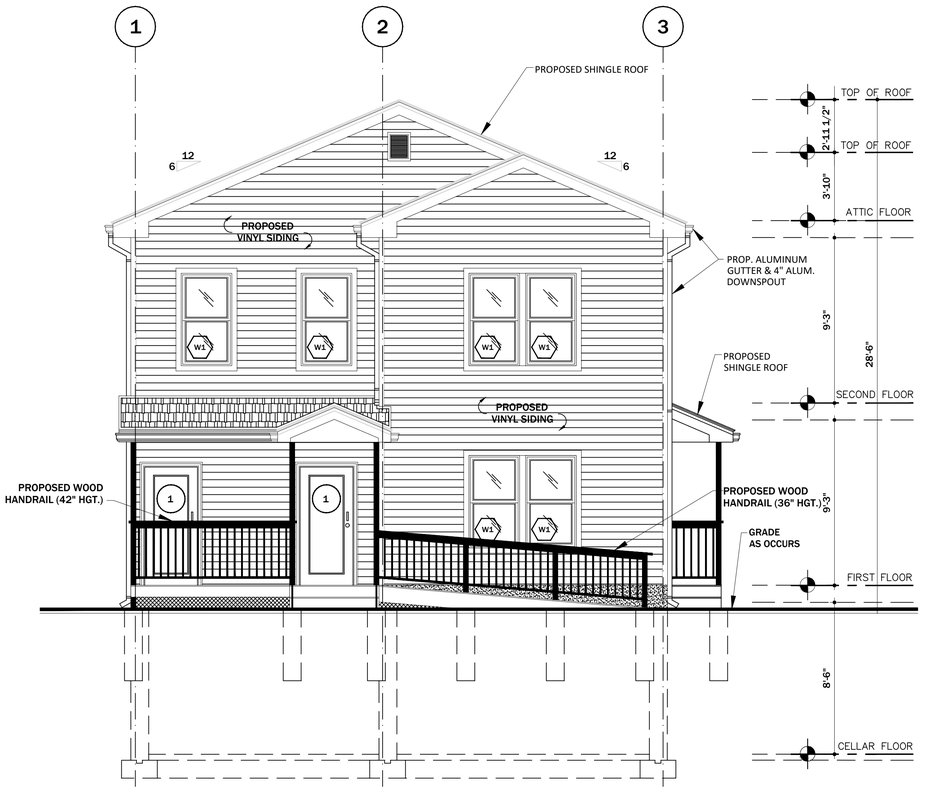
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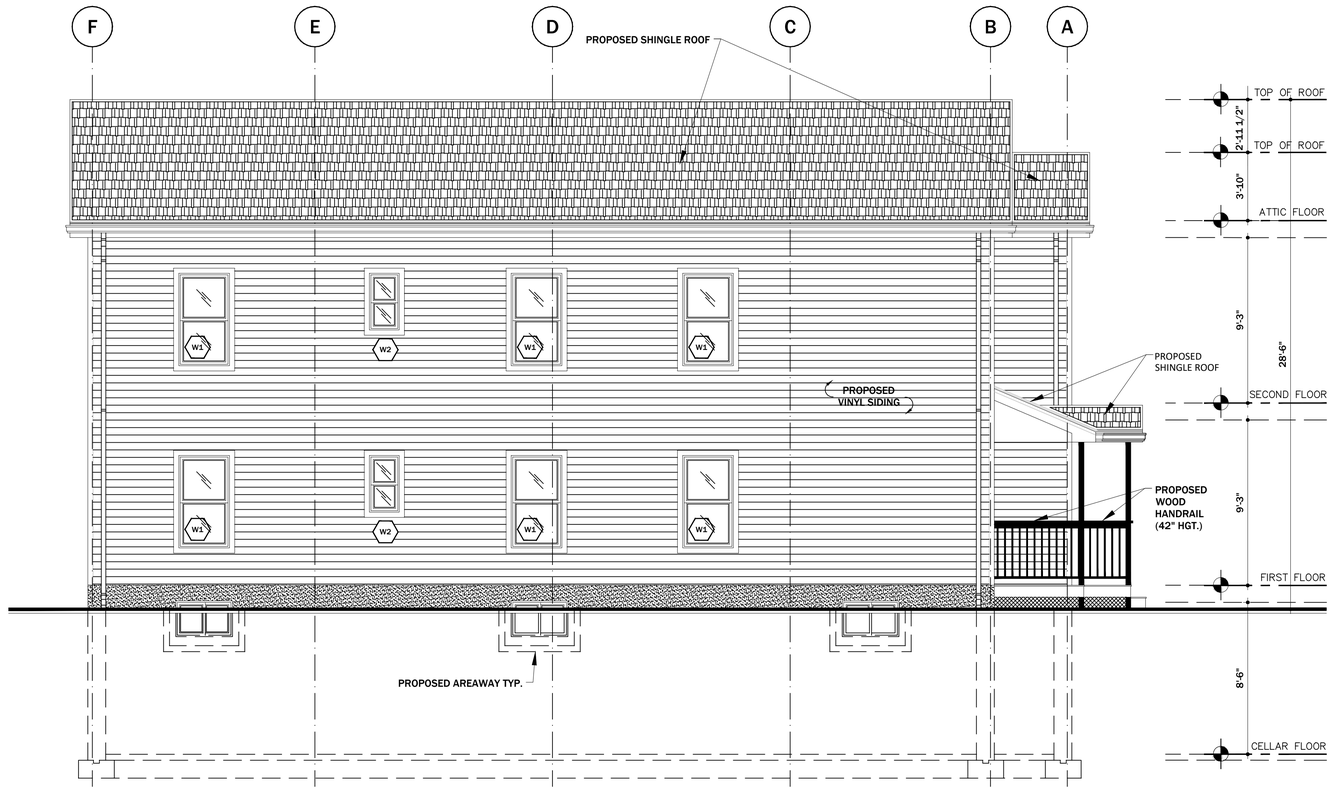
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5 of 8

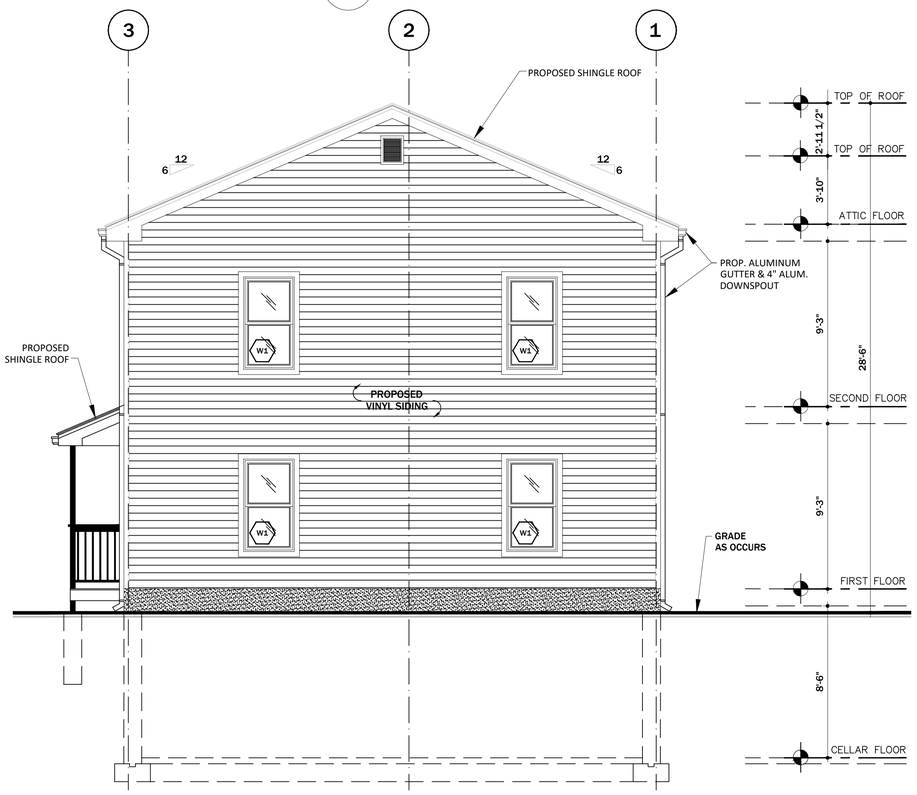
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1/6 FRONT ELEVATION
Scale: 1/4"=1'-0"



2/6 LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



3/6 REAR ELEVATION
Scale: 1/4"=1'-0"

WINDOW SCHEDULE										
MARK	LOCATION	QTY	MANUFACTURER	MODEL	SIZE	AREA (SF)	TYPE	MATERIAL	ENERGY PERFORMANCE	REMARKS
W1	BEDROOM, LIVING/DINING, BASEMENT	22	ANDERSEN	E SERIES	32"x60"	13.3	DOUBLE HUNG	VINYL	U-0.28, 0.40 (SHGC), MAX. 0.30 CFM/SF (Air Infiltration Rate)	Coordinate Manufacturer and Finish with Owner
W2	BATHROOM	4	ANDERSEN	E SERIES	18"x36"	4.50	DOUBLE HUNG	VINYL	U-0.28, 0.40 (SHGC), MAX. 0.30 CFM/SF (Air Infiltration Rate)	Coordinate Manufacturer and Finish with Owner
W3	BASEMENT	6	ANDERSEN	E SERIES	36"x22"	5.5	SLIDER	VINYL	U-0.28, 0.40 (SHGC), MAX. 0.30 CFM/SF (Air Infiltration Rate)	Coordinate Manufacturer and Finish with Owner. Window to comply with R310.1.1
W4	KITCHEN	2	ANDERSEN	E SERIES	32"x48"	10.66	DOUBLE HUNG	VINYL	U-0.28, 0.40 (SHGC), MAX. 0.30 CFM/SF (Air Infiltration Rate)	Coordinate Manufacturer and Finish with Owner

EGRESS REQUIREMENTS: AS PER RI STATE. SECTION R 310.1.1 MINIMUN OPENING AREA SHALL BE 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24" AND MINIMUM WIDTH OF 20".

WINDOW GENERAL NOTES:

- ALL NEW WINDOWS SHALL BE "ANDERSEN" TILT - WASH E SERIES. UNLESS SPECIFIED OTHERWISE
- ALL NEW WINDOWS SHALL HAVE ALL REQUIRED HARDWARE INCLUDING INSECT SCREENS FOR A COMPLETE INSTALLATION.
- CONTRACTOR SHALL COORDINATE ALL ROUGH OPENING REQUIREMENTS FOR ALL WINDOWS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.
- CONTRACTOR SHALL COORDINATE ALL WINDOWS, WHERE GLASS IS LESS THAN 18" ABOVE FINISH FLOOR SAFETY GLASS SHALL BE PROVIDED.
- CONTRACTOR SHALL COORDINATE ALL JAMB DEPTHS AND SHALL PROVIDE JAMB EXTENSIONS AS REQUIRED.
- CONTRACTOR SHALL COORDINATE WITH OWNER ALL OPTIONS (STYLE, FINISHES, ETC.) FOR ALL WINDOW HARDWARE, COMPONENTS AND SCREENING PRIOR TO ORDERING WINDOWS.

ELEVATION NOTES:

1. INSTALL ALUMINUM GUTTERS AND DOWNSPOUTS AS INDICATED ON ROOF PLAN. PROVIDE SPLASH BLOCKS AT BASE OF DOWNSPOUT IF RUNNING ONTO LANDSCAPED AREA. DIRECT ALL WATER AWAY FROM BUILDING FOUNDATION AND HARD (IMPERVIOUS SURFACES).
2. INSTALL CONT. ALUM. DRIP EDGE AT ALL FASCIA AND GABLE ENDS.
3. INSTALL "GRACE" VYCOR PLUS MEMBRANE FLASHING AROUND ALL WINDOW AND DOOR OPENINGS. INSTALL PER MANUFACTURERS INSTALLATION GUIDELINES. CONFORM WITH DETAIL VCRDET-111, LOW EXPOSURE. REFER TO A500.
4. INSTALL 36" WIDE SECTION OF "GRACE" ICE AND WATER SHIELD UNDERLAYMENT AT ALL ROOF VALLEYS, EAVES.
5. INSTALL ASPHALT ARCHITECTURAL ROOF SHINGLES PER MANUFACTURER INSTALLATION REQUIREMENTS. MANUFACTURER AND COLOR TO BE SELECTED BY OWNER. NAILING PATTERN TO BE COMPLIANT WITH PROJECT WIND LOAD.
6. VINYL SIDING MANUFACTURER, TYPE AND COLORS ARE TO BE SELECTED BY OWNER.
7. PVC TRIM, AZEK OR APPROVED EQUAL, TO HAVE WHITE FACTORY FINISH. INSTALL SMOOTH SIDE OUT. FASTEN ALL PVC TRIM WITH FASTENMASTER "CORTEX" CONCEALED FASTENER SYSTEM OR PNEUMATIC CORROSION RESISTANT FASTENERS AND PVC FILLER SANDED TO MATCH ADJACENT SURFACE.
8. REFER TO WINDOW SCHEDULE FOR EXTERIOR WINDOW INFORMATION.
9. ALL EXTERIOR WALL MOUNTED ITEMS, INCLUDING LIGHT FIXTURES, VENTS, HOSE BIBS, ETC.; ARE TO BE MOUNTED TO A VINYL TRIM BLOCK. TRIM BLOCKS TO HAVE AN INTEGRAL REVEAL ON ALL EDGES TO ACCEPT SIDING. COLOR TBD BY OWNER.
10. ALL EXTERIOR WALL MOUNTED VENT COVERS/HOODS FROM EXHAUSTS TO BE LOCATED IN ACCORDANCE TO LOCAL BUILDING CODES. COLOR TO MATCH TRIM OR SIDING. OWNER TO SELECT FINAL COLOR BEFORE INSTALLATION.

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Revisions

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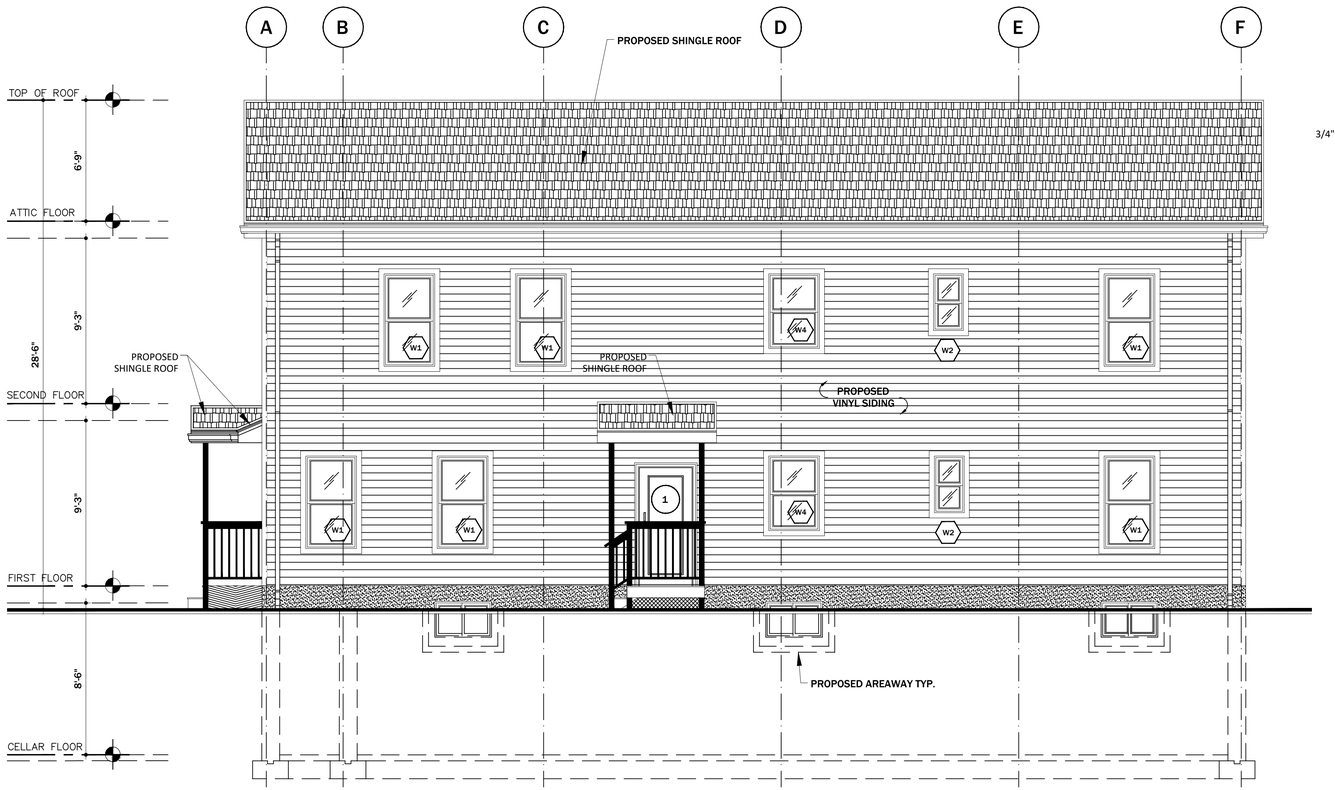
Project North

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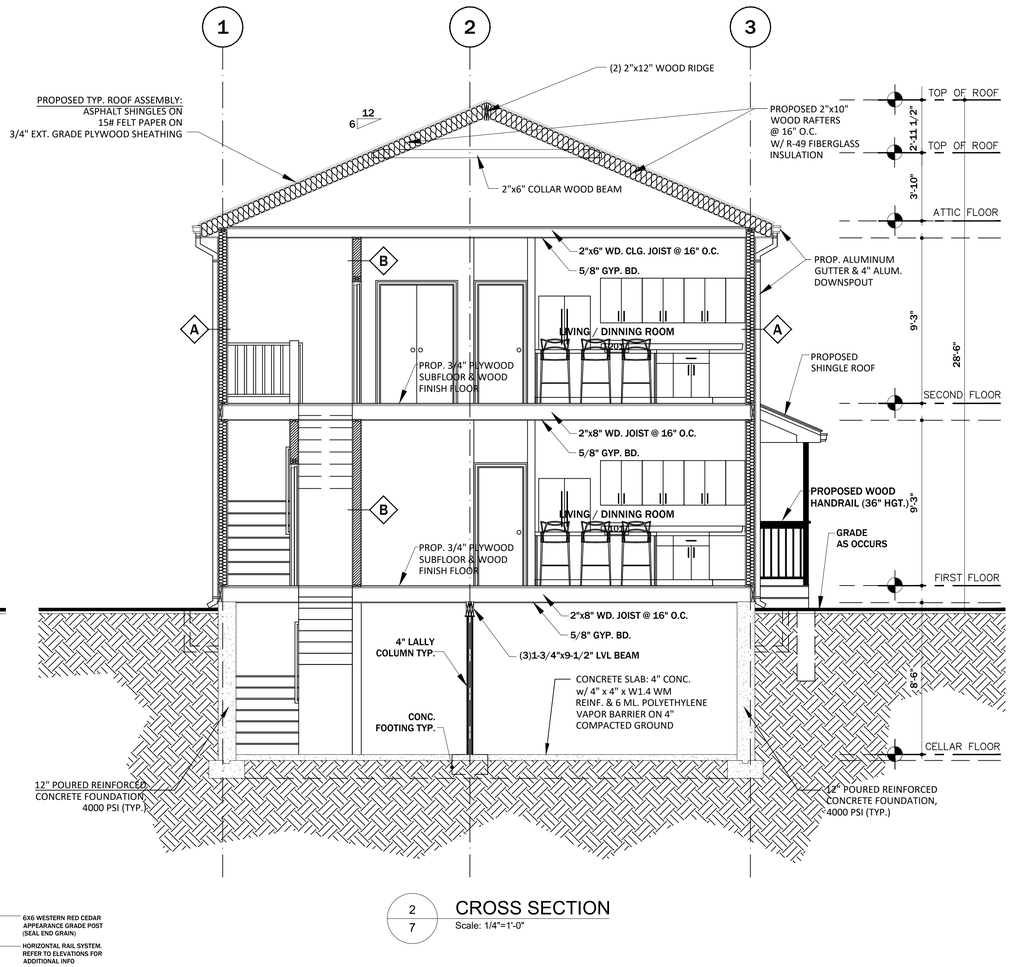
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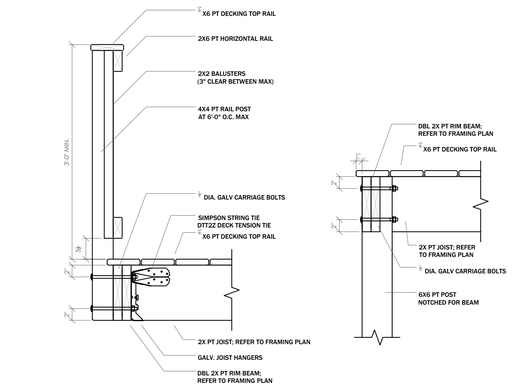
1/7 RIGHT SIDE ELEVATION

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



2/7 CROSS SECTION

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

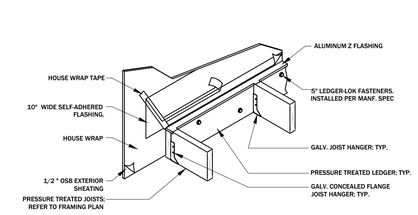


3/7 TYP. RAIL AND DECK POST

Scale: 1"=1'-0"

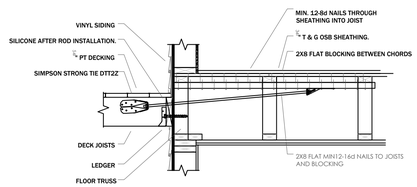
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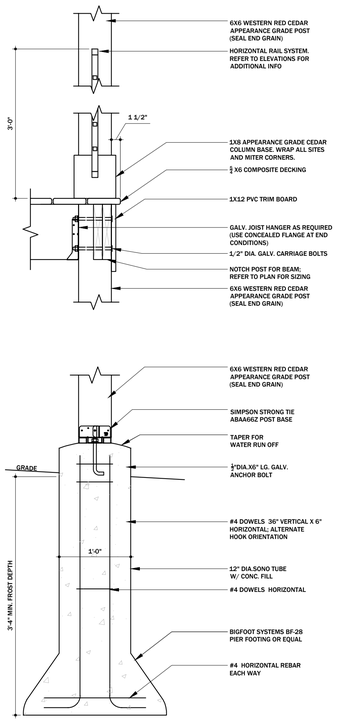
4/7 DECK LEDGER DETAIL

Scale: 1"=1'-0"



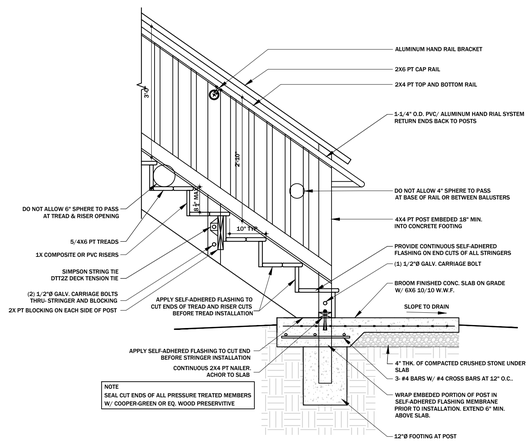
5/7 DECK TENSION TIE

Scale: 1"=1'-0"



6/7 TYP. DETAILS @ FRONT PORCH

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



7/7 TYP. EXTERIOR STAIR

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

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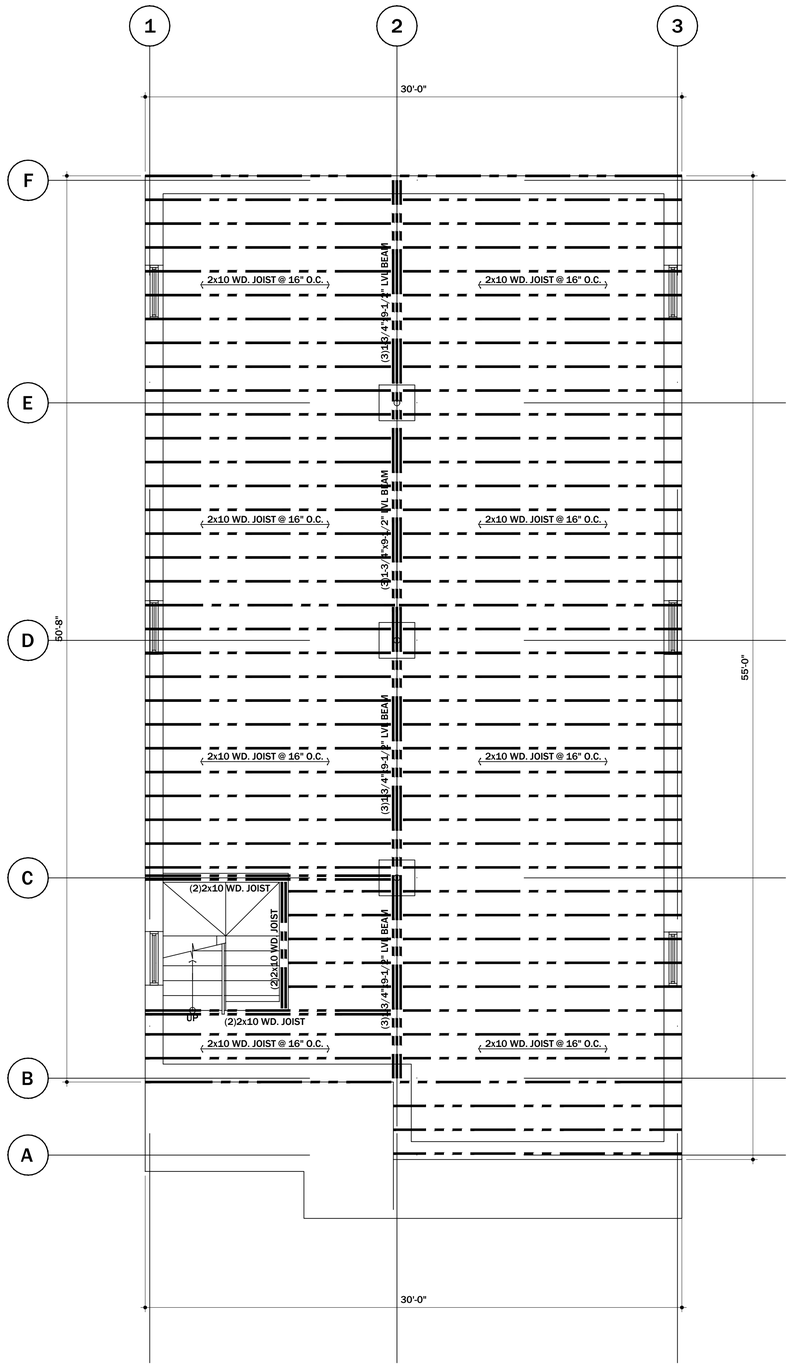
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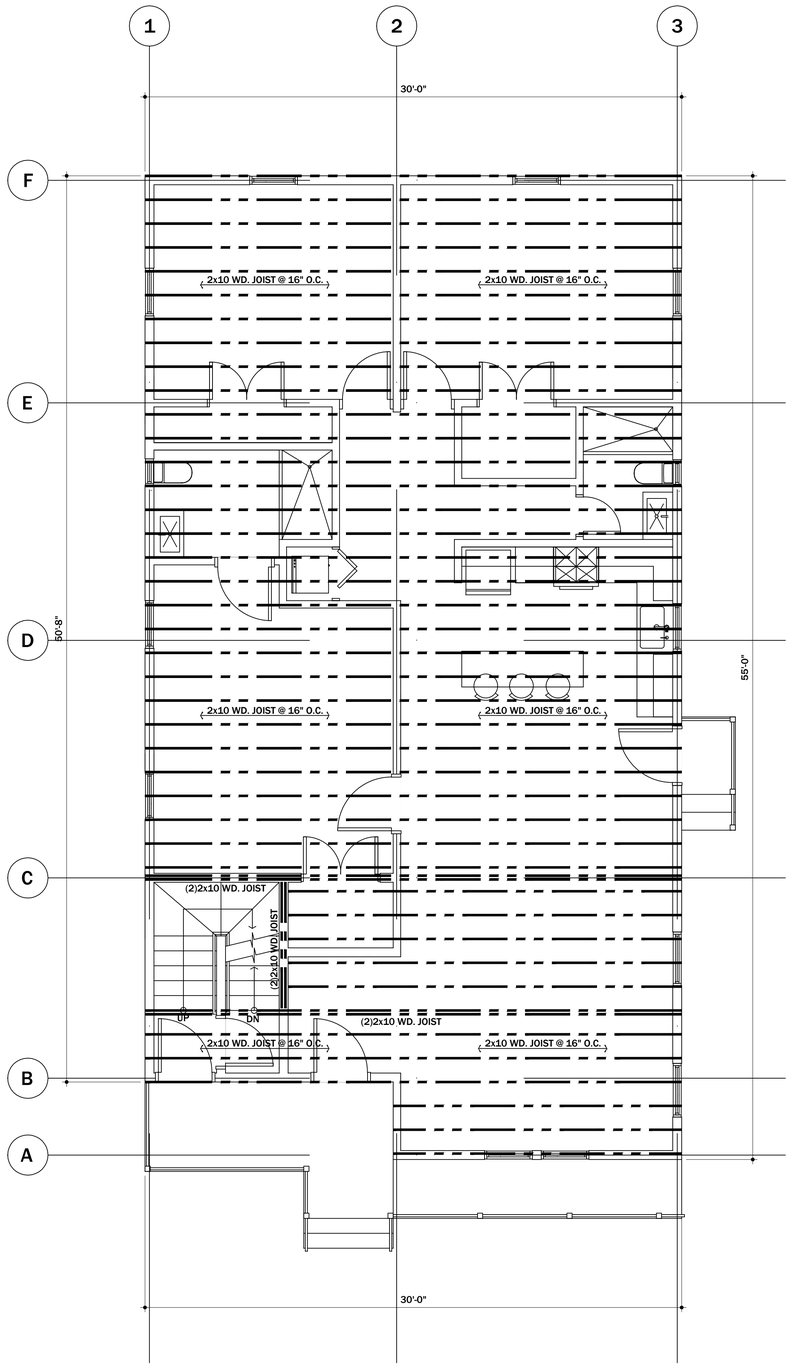
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1/8 FIRST FLOOR FRAMING PLAN

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



2/8 SECOND FLOOR FRAMING PLAN

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

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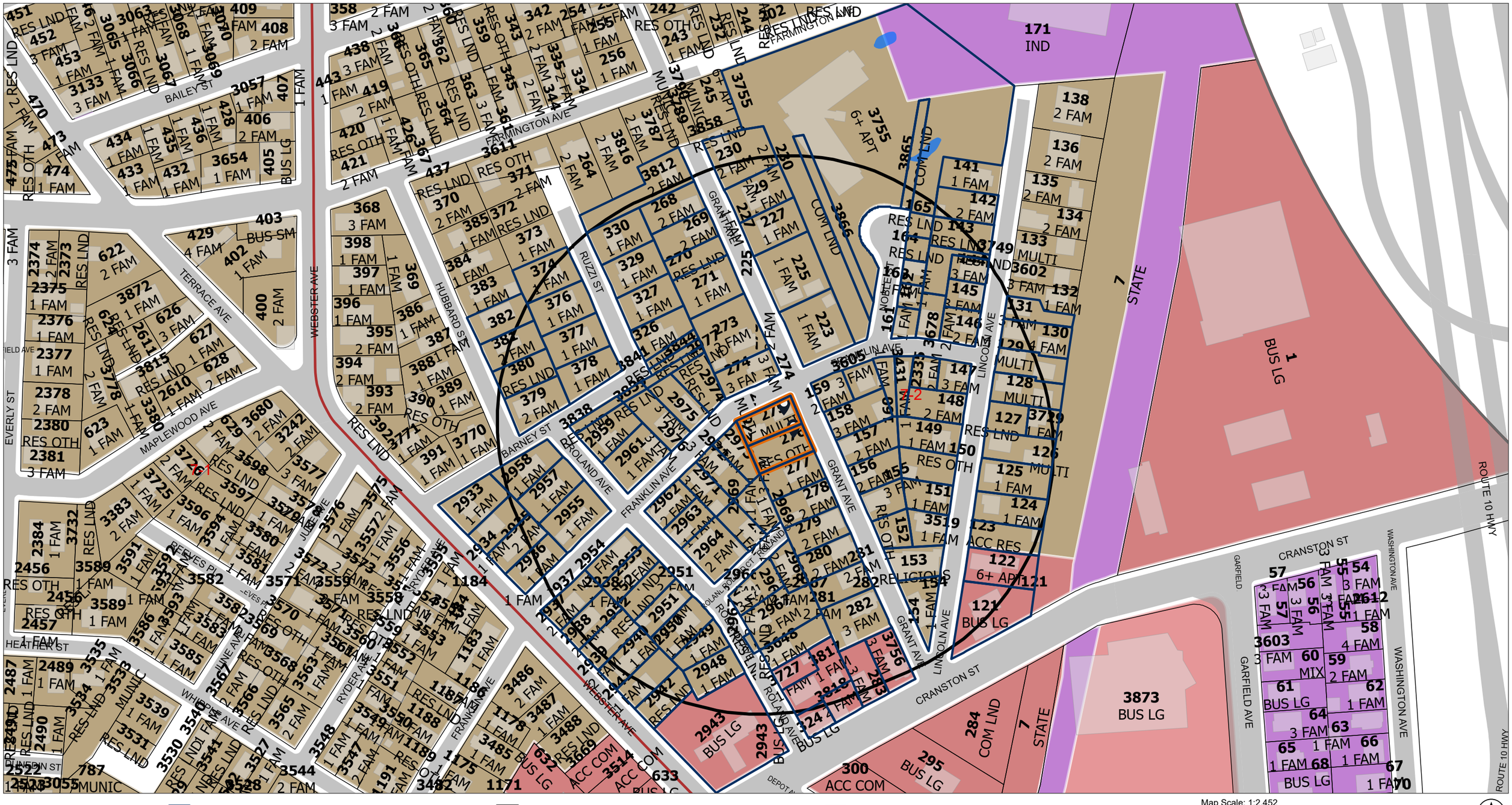

46







48 & 0 Grant Ave 400' Radius Plat 7 Lots 276, 275



Map Scale: 1:2,452

Map created by Web Application on 9/11/2026 12:07 PM

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