

City of Cranston
Zoning Board of Review
Application

Application for exception or variation under the zoning ordinance “City of Cranston Zoning Code, December 1994 Edition as amended.”

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920
Date: January 9, 2023

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Force Realty LLC

ADDRESS: 419 Albion Road, Lincoln, RI ZIP CODE: 02865

APPLICANT: Antler Ale Works LLC dba Iron Stag Brewing

ADDRESS: 15 East Court, North Kingstown, RI ZIP CODE: 02852

LESSEE:

ADDRESS: ZIP CODE:

1. ADDRESS OF PROPERTY: 72 Rolfe Square

2. ASSESSOR’S PLAT #: 5 BLOCK #: ASSESSOR’S LOT #: 604 & 1835 WARD: 2

3. LOT FRONTAGE: 100' +/- LOT DEPTH: 115' LOT AREA: 10,360 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-3 6,000 sq ft 35 ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 2 story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 94% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1/23/2017

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes

9. GIVE SIZE OF EXISTING BUILDING(S): 9,769 sq ft

10. GIVE SIZE OF PROPOSED BUILDING(S): 9,769 sq ft with outside patio (seasonal)

11. WHAT IS THE PRESENT USE? mixed use – vacant retail space and apartment(2nd floor)

12. WHAT IS THE PROPOSED USE? mixed use – brewery and apratment (2nd floor)

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: one

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Interior renovations to
first floor commercial space to convert to brewery in portion of building

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.030 (Schedule of Uses); 17.92.010 (Variances) and all other applicable sections
of zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks variance for
permission to operate a brewery in vacant retail space at 72 Rolfe Square. Proposed
use would be compatible with commercial district and revitalize a long standing
vacant building. While brew pubs are allowed in zone breweries are not. Applicant
would exceed the amount of beer to be distilled to meet the definition of brew pub.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

FORCE REALTY LLC

By: [Signature]

(OWNER SIGNATURE)

RESPECTFULLY SUBMITTED,

334-3200

(PHONE NUMBER)

(OWNER SIGNATURE)

[Signature]

(APPLICANT SIGNATURE)

ANTLER ALE WORKS LLC dba IRON STAG BREWING

871-2387

(PHONE NUMBER)

(LESSEE SIGNATURE)

[Signature]

(ATTORNEY SIGNATURE)

Robert D. Murray, Esq.

946-3800

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: (PLANNING DEPT. SIGNATURE) (DATE)

FORCE REALTY LLC (“OWNER”)
ANTLER ALE WORKS, LLC dba IRON STAG BREWING (“APPLICANT”)

**72 Rolfe Square
Cranston, RI 02910**

PROJECT NARRATIVE

This project narrative is offered in connection with application of Antler Ale Works, LLC dba Iron Stag Brewing and Force Realty, LLC as owner for the vacant commercial space at 72 Rolfe Square.

The subject property is designated as Lot Nos. 605 and 1835 on Assessor’s Plat No. 5 and is in a C-3 commercial zone. The structure dominates the two lots that contain a combined 10,360 square feet.

The applicant desires to utilize a portion of the first floor in the subject building to operate a brewery. The second floor contains a long-standing apartment. Under the city zoning code brewery and brew pubs are defined:

"Brew pub" means an eating place that includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. The area used for brewing, including bottling and kegging, shall not exceed twenty-five (25) percent of the total floor area of the commercial space. The brewery shall not produce more than one thousand five hundred (1,500) barrels of beer or ale per year. A barrel is equivalent to thirty-one (31) gallons.

"Brewery" means an establishment that brews ales, beers, meads, and/or similar beverages on site, excluding brew pub. Breweries are classified as a use that manufactures more than fifteen thousand (15,000) barrels of beverage (all beverages combined) annually.

Iron Stag Brewing will initially not brew more than 1500 barrels annually but there brewing space and equipment will exceed the brew pub limit of 25% of the floor area. The applicant will not be selling food, but customers would be allowed to bring their own food to the location. Weather permitting, an outdoor patio space will be created for customers to enjoy.

The patio size is approximately 70’ x 25’. The exact number of seats will be determined by the size of the tables and chairs to be ordered. Access to the patio will be through a side door to be installed on the side of building. The patio will be at the building first floor level but will be about 2.5 feet lower at the northeast corner of the patio.

As planned, the patio will take up about 15 parking spaces. Some type of fencing, blocks or barrier will be installed for patron safety on the patio.

As the present time, the brewery will be opened to the public on Thursday and Friday 5:00pm - 8:00pm, Saturday 10:00am -6:00pm and Sunday 12:00-4:00pm. (subject to be finalized at a later date).

The following relief is sought from the Zoning Board of Review:

17.20.030 (Schedule of uses)

The code allows a brew pub in the C-3 zone but not a brewery. The State of Rhode Island issues different licenses for each type of brewery related activity.

17.92.010 Variance

Applicant desires to operate a brewery that is not permitted in the C-3 zone.

SUMMARY

The approval of the requested relief will help revitalize long dormant space on the Rolfe Square corridor. The concept of a brewery will bring customers and visitors to the area that will benefit other retailers and service businesses.



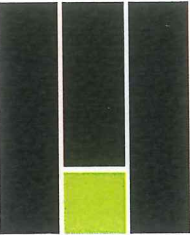












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NOT FOR
CONSTRUCTION

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 ROLFE SQUARE. A NEW PATIO WILL BE PROVIDED AS A DESIGN BUILD EFFORT BY A LANDSCAPE CONTRACTOR, AND DRAWINGS SHALL FOLLOW.

DRAWING LIST:

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

A1.1 FIRST FLOOR,DEMOLITION PLAN AND NOTES
A1.2 FIRST FLOOR REFLECTED CEILING PLAN
A5.1 BUILDING SECTIONS AND ELEVATION

MECHANICAL:

ELECTRICAL:

PLUMBING:

PROJECT:

IRON STAG
72 ROLFE SQUARE
CRANSTON, RI 02910

CLIENT:

IRON STAG
72 ROLFE SQUARE
CRANSTON, RI 02910

REVISIONS:

NO.	DATE	DESCRIPTION
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SCALE:

AS NOTED

DRAWN BY:

SL/MM

DATE:

12.23.22

JOB NO.:

2022-97

TITLE:

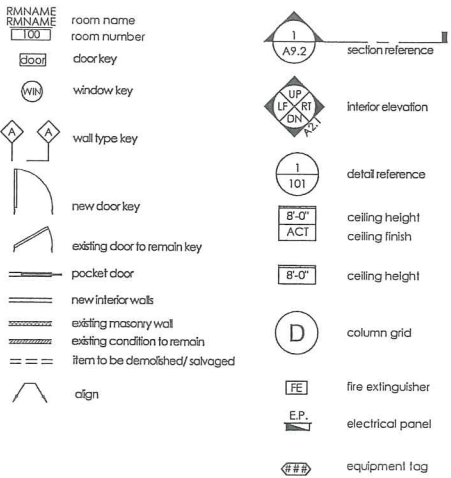
COVER SHEET
AND NOTES

DWG NO.:

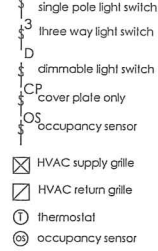
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ISSUED FOR REVIEW

GRAPHIC SYMBOLS:



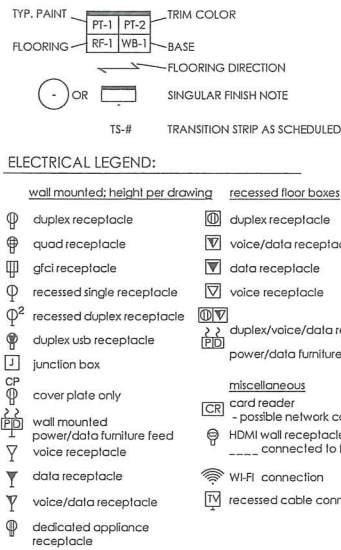
RCP LEGEND:



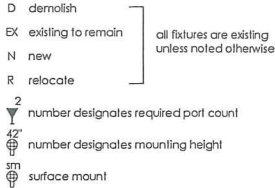
LIFE SAFETY LEGEND:



FINISH LEGEND:



KEYED DESIGNATIONS:



ABBREVIATIONS:

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 CLARIFICATION.

ABV	ABOVE	EA	EACH	OC	ON CENTER	STL	STEEL
ACT	ACOUSTICAL TILE	EL	ELEVATION	OD	OUTSIDE DIMENSION	STRCT	STRUCTURAL
ADJ	ADJUSTABLE	ELEC	ELECTRIC (AL)	OPNG	OPENING	SQ	SQUARE
AFF	ABOVE FINISH FLOOR	ELEV	ELEVATOR	OPP	OPPOSITE	SUSP	SUSPENDED
AL	ALUMINUM	EM	EMERGENCY				
ANOD	ANODIZED	EQ	EQUAL				
		EQUIP	EQUIPMENT	PLBG	PLUMBING	T	TREAD
B/	BOTTOM OF	EWC	ELECTRIC WATER COOLER	PLYWD	PLYWOOD	T/	TOP OF
BD	BOARD	EJ	EXPANSION JOINT	PR	PAIR	TEL	TELEPHONE
BLK	BLOCKING	EXP	EXPOSED	PSI	POUNDS PER SQUARE INCH	TEMP	TEMPORARY
		EXT	EXISTING TO REMAIN	PSF	POUNDS PER SQUARE FOOT	THK	THICK (NESS)
		EXIST	EXISTING	ID	INSIDE DIMENSION	TYP	TYPICAL
CJ	CONTROL JOINT	INT	INTERIOR	TS&G	TONGUE & GROVE		
CL	CENTER LINE	INV	INVERT		TRANSITION STRIP		
CLG	CEILING			QTY	QUANTITY		
CLR	CLEAR			R	RISER		
CMU	CONCRETE MASONRY UNIT	F/	FACE OF	RAD	RADIUS	U.N.O.	UNLESS NOTED OTHERWISE
CO	CLEAN OUT	FACP	FIRE ALARM CONTROL PANEL	RD	ROOF DRAIN		
COL	COLUMN	FCO	FLOOR CLEANOUT	RECP	RECEPTACLE	VB	VAPOR BARRIER
CONC	CONCRETE	FD	FLOOR DRAIN	REF	REFERENCE	VCT	VINYL COMPOSITION TILE
CONT	CONTINUOUS	FDN	FOUNDATION	RF	REFRIGERATOR	VERT	VERTICAL
CPT	CARPET	FE	FIRE EXTINGUISHER	REIN	REINFORCED	VIF	VERIFY IN FIELD
CT	TILE	FEC	FIRE EXTINGUISHER CABINET	REQD	REQUIRED	VT	VINYL TILE
CF	CUBIC FOOT	FF	FINISH FLOOR	RH	RIGHT HAND		
CW	COLD WATER	FIN	FINISH	RM	ROOM	W/	WITH
		FLT	FIXTURE	MDF	MEDIUM DENSITY FIBERBOARD	W/O	WITHOUT
		FL	FLOOR	MDO	MEDIUM DENSITY OVERLAY	WC	WALLCOVERING
DIA	DIAMETER	FLUOR	FLUORESCENT	PLYWOOD		WD	WOOD
DIM	DIMENSION	FRT	FIRE RETARDANT TREATED	MFR	MANUFACTURER	WDW	WINDOW
DISP	DISPENSER	FT	FOOT	MO	MASONRY OPENING	WNSCT	WAINSCOT
DN	DOWN	FTG	FOOTING	MTL	METAL	WP	WATERPROOF
DR	DOOR			N	NORTH	WR	WATER RESISTANT
DS	DOWNSPOUT	GA	GAUGE	NIC	NOT IN CONTRACT	WS	WEATHER STRIP
DW	DISWASHER	GB	GRAB BAR	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
DTL	DETAIL	GL BLK	GLASS BLOCK				
DTG	DRAWING	GYP	GYPSUM WALL BOARD				
DWR	DRAWER						

GENERAL NOTES:

- 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 IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.
- ALL CONTRACTORS/SUBCONTRACTORS BIDDING ON THE WORK SHALL VISIT THE SITE WITH THE GENERAL CONTRACTOR, 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 DIAGRAMMED ON THE PLANS. 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 IMMEDIATELY SO MODIFICATIONS, IF ANY, CAN BE PROVIDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BEFORE COMMENCEMENT OF WORK ALL CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS. ANY DEVIATION, DISCREPANCIES, AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- SUBSTITUTIONS OF MATERIALS OR EQUIPMENT WHERE SPECIFIED HEREIN OR ON DRAWINGS ARE NOT ACCEPTABLE UNLESS WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE ARCHITECT AND/OR OWNER.
- ALL MATERIALS, METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS, FORMS, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
- 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.
- THESE DOCUMENTS ARE PROVIDED AS A DESIGN GUIDE THAT REFLECTS THE DESIRED INTENT OF THE ARCHITECT AND OWNER. NOT EVERY ASPECT OF EVERY ASSEMBLY IS INCLUDED AND IT IS ASSUMED THAT THE GENERAL CONTRACTOR WILL PROVIDE ALL NECESSARY INCIDENTAL ITEMS REQUIRED FOR COMPLETE AND FUNCTIONING 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.
- CONTRACTORS SHALL TURN THE PROJECT OVER TO OWNER FREE FROM ALL CONSTRUCTION DEBRIS, MATERIAL AND EQUIPMENT. ALL INTERIOR GLASS SHALL BE FREE FROM LABELS, AND CLEANED ON BOTH SIDES. ALL MILLWORK OR BUILTINS SHALL BE FREE OF DIRT, GREASE, AND OTHER FOREIGN MATERIALS. ALL RESILIENT FLOORINGS SHALL BE MOP CLEANED. VINYL WALL COVERINGS SHALL BE FREE FROM DIRT AND OTHER FOREIGN MATERIALS.
- 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.
- ALL CONTRACTORS SHALL WORK WITH GENERAL CONTRACTOR/ OWNER TO COORDINATE HIS WORK WITH OTHER CONTRACTORS, WHETHER UNDER SEPARATE CONTRACT OR NOT.
- 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 APPROVED IN WRITING PRIOR TO SUCH WORK BEING PERFORMED.
- ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED 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.
- ALL CONTRACTORS ARE RESPONSIBLE FOR SUBMITTING "AS-BUILT" DRAWINGS, PRODUCT/EQUIPMENT SUBMITTALS AND WARRANTY INFORMATION TO THE OWNER/TENANT AS APPROPRIATE UPON COMPLETION OF THE PROJECT.

DEMOLITION NOTES:

- WHERE THE PLANS CALL FOR THE REMOVAL OF ANY ITEM, BOARD, PANEL, DEVICES, EQUIPMENT, ETC. IT IS UNDERSTOOD ALL ASSOCIATED ANCHORING SYSTEMS AND APPURTENANCES SUCH AS NAILS, BOLTS, STRAPPING, AND/OR HARDWARE ARE TO BE REMOVED ACCORDINGLY.
- 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 PHASES.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- 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 MAL. 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.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL ORDINANCES AND BUILDING CODES.
- SPECIFIC WALL CONSTRUCTION TYPES ARE INDICATED ON CONSTRUCTION PLANS ONLY. DO NOT USE OTHER THAN CONSTRUCTION PLANS TO VERIFY WALL TYPES FOR CONSTRUCTION.
- PARTITIONS ARE DIMENSIONED FROM FACE GYPSUM BOARD TO FACE GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- 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.
- WHERE NEW WORK CONNECTS WITH EXISTING, CONTRACTORS SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN AND/OR SPECIFIED.
- FRAMER SHALL BE RESPONSIBLE FOR ENSURING LIMITING HEIGHT AND GA. OF STUDS ARE ADEQUATE FOR DEFLECTING CRITERIA OF L/240.
- ALL PARTITION CONSTRUCTION ENGAGING EXISTING EXTERIOR WALLS OR COLUMNS SHALL BE JOINED WITH RESILIENT FASTENERS. A 3/4" THICK COMPRESSIBLE NEOPRENE GASKET SHALL BE INSTALLED BETWEEN METAL STUDS AND EXISTING CONSTRUCTION. PARTITION EDGE SHALL HAVE METAL CASING TRIM.
- INTERIOR COLUMNS SHALL BE JOINED IN THE SAME MANNER AS SPECIFIED EXTERIOR WALLS.
- ALL NEW WALLS ARE TO ALIGN AND TO BE LEVEL WITH EXISTING ADJACENT WALLS AND CONDITIONS UNLESS NOTED OTHERWISE.
- 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.
- THE HARDWARE SUPPLIER SHALL FURNISH THE DOOR AND FRAME MANUFACTURERS WITH THE NECESSARY TEMPLATES AND SPECIFICATIONS TO ENSURE THE PROPER INSTALLATION OF HARDWARE.
- WHERE DROPPED FASCIA IS INDICATED, GYPSUM BOARD SOFFIT IS TO BE RETURNED TO WALL BEHIND, UNLESS OTHERWISE NOTED.
- 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.
- ALL MECHANICAL WORK TO BE PERFORMED DESIGN BUILD, THE MECHANICAL CONTRACTOR SHALL PROVIDE MATERIALS, EQUIPMENT, AND LABOR AS REQUIRED TO INSTALL SATISFACTORILY OPERATING HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEM. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.
- DIFFUSERS, GRILLES, AND OTHER EQUIPMENT SHALL BE BUILDING STANDARD EXCEPT WHERE NOTED OTHERWISE.
- CUT OPENINGS IN WALL BOARD FOR ELECTRICAL OUTLETS, PIPING, DUCTWORK, AND OTHER PENETRATIONS. MAINTAIN CLOSE TOLERANCES (NOT TO EXCEED 1/8") SO THAT EDGES WILL BE COVERED BY PLATES AND ESCUTCHEONS. CUT BOTH FACE AND BACK PAPER. DO NOT INSTALL ELECTRICAL

CEILING NOTES:

- VERIFY LAYOUT OF ALL EQUIPMENT, DUCTWORK, PIPING, WIRING, ETC. PRIOR TO INSTALLATION, TO AVOID ANY DISCREPANCIES AND/OR CONFLICTS.
- 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 REPORT.
- SMOKE DETECTORS, HORN STROBES AND OTHER LIFE SAFETY DEVICES SHALL BE INSTALLED PER FEDERAL, STATE, AND LOCAL CONES. VERIFY EXACT LOCATIONS IN FIELD WITH ARCHITECT.

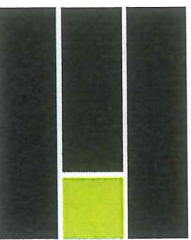
FINISH NOTES:

- ALL WALL AND CEILING FINISHES TO HAVE CLASS 1 FLAME SPREAD RATING.
- FLAME SPREAD RATINGS OF ALL INTERIOR FLOOR COVERINGS TO BE 75 OR LESS.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES.
- WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN OR SPECIFIED.
- 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.
- PAINTING CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REPORT ALL IRREGULARITIES IMMEDIATELY TO THE GENERAL CONTRACTOR. COMMENCEMENT OF WORK SHALL INDICATE ACCEPTANCE OF EXISTING SURFACE.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR TYPE OF SUBSTRATE, PAINT AND SURFACE CONDITION.
- SAMPLE OF ALL FINISH COLORS SPECIFIED SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- CLEAN ALL SURFACES TO BE FINISHED AS REQUIRED TO REMOVE OLD GREASE, DUST, AND DIRT, SAND WHERE NECESSARY AND AT EXISTING PAINTED SURFACES TO PROPERLY PREPARE SURFACES TO RECEIVE FINISH.
- ACCESS PANELS, ELECTRICAL PANELS, AIR DIFFUSING OUTLETS, SUPPLY AND EXHAUST GRILLS, LOCKERS, PRIMED OUTLET COVERS, PRIMED WALL AND CEILING PLATES AND OTHER ITEMS IN PAINTED AREAS SHALL BE PAINTED TO MATCH THE AREAS IN WHICH THEY OCCUR UNLESS OTHERWISE SPECIFIED.
- 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.
- REMOVE ALL PAINT SPLATTER FROM GLASS, FLOORS AND OTHER FINISHED SURFACES.
- ALL WALL COVERINGS SHALL BE INSTALLED PER WALL COVERING MANUFACTURER'S SPECIFICATION / WRITTEN RECOMMENDATIONS.
- PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
- CARPET INSTALLATION TO BE PERFORMED BY CARPET CONTRACTOR. WORK SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR, AND INCIDENTAL TO, PROPER INSTALLATION INDICATED ON ARCHITECTS DRAWINGS.
- THE CARPET CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND OTHER CONDITIONS AS REQUIRED TO ACCURATELY LAYOUT AND FIT ALL ITEMS SPECIFIED HEREIN.
- 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 TAKEOFF ERRORS BY THE CARPET CONTRACTOR.
- FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOORING INSTALLATION.
- FLOOR COVERINGS IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS, UNLESS OTHERWISE NOTED.
- 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.

- PROVIDE AND INSTALL ALL FLOORING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WRITTEN RECOMMENDATIONS.
- SUB FLOOR SHALL BE PREPARED AS PER CARPET/FLOORING MANUFACTURER'S RECOMMENDATION PRIOR TO INSTALLATION OF NEW FLOOR FINISH.
- THE CARPET CONTRACTOR MUST INSPECT THE SUB FLOOR BEFORE STARTING WORK. HE SHALL NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CONDITION WHICH WILL PREVENT HIM FROM SATISFACTORILY COMPLETING HIS WORK. HE SHALL NOT PROCEED WITH ANY WORK UNTIL SUCH DEFECTS ARE ENTIRELY CORRECTED.
- 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 CAUSED BY FLOOR CONDITION.
- FOLLOW SINGLE DIRECTION FOR TILE PATTERN AS INDICATED ON THE DRAWINGS.
- REDUCER AND TRANSITION STRIPS SHALL BE INSTALLED PER DRAWINGS.
- 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 FACE YARN MUST BE REMOVED.
- ALL CARPET DEBRIS MUST BE REMOVED FROM THE JOB SITE. ANY EXPENSE THE OWNER MAY INCUR IN REMOVING DEBRIS WILL BE DEDUCTED FROM THE MONEYS DUE THE CARPET CONTRACTOR.
- 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 ACCEPTED.
- THE CARPET INSTALLER SHALL BE FULLY RESPONSIBLE FOR THE INSTALLATION UPON COMPLETION. THE INSTALLATION SHALL BE INSPECTED BY REPRESENTATIVES OF THE OWNER AND INSTALLER PRIOR TO ACCEPTANCE BY THE OWNER.

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".
- CABINET CONTRACTOR AND MILLWORK CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO INSTALLATION.
- ALL CUSTOM MILLWORK TO BE FURNISHED, DELIVERED, AND INSTALLED BY THE MILLWORK CONTRACTOR.
- 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.
- ALL WOODWORK, BLOCKING, AND GROUNDS SHALL BE FIREPROOFED IN ACCORDANCE WITH LOCAL BUILDING CODES.
- ALL SURFACES THAT ARE TO RECEIVE PLASTIC LAMINATE FINISH SHALL ALSO HAVE PLASTIC LAMINATE ON THE BACK AND EDGES, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO SUBMIT WOOD SAMPLES AND FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 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.
- MATERIALS TO RECEIVE PAINTED OR NATURAL TRANSPARENT FINISH SHALL BE FREE FROM DEFECTS AND BE FILLED, SEALED, AND SANDED SMOOTH BEFORE FINISHING. FINISHES SHALL BE SHOP APPLIED WITH A PRESSURIZED SPRAY GUN IN A DUST-FREE SPRAY BOOTH. FINISHES SHALL BE TOUCHED-UP IN THE FIELD AFTER INSTALLATION.



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NOT FOR
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PROJECT:

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72 ROLFE SQUARE
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CLIENT:

IRON STAG
72 ROLFE SQUARE
CRANSTON, RI 02910

REVISIONS:

NO.	DATE	DESCRIPTION
SCALE:	AS NOTED	DRAWN BY: SL/MM
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TITLE:

GRAPHIC SYMBOLS,
ABBREVIATIONS,
AND NOTES

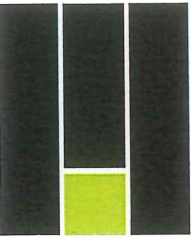
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GENERAL CODE INFORMATION		
THE BUILDING RENOVATION SHALL BE IN COMPLIANCE WITH THE FOLLOWING:		
<ul style="list-style-type: none">SBC-1 RHODE ISLAND STATE BUILDING CODE, INCORPORATING THE INTERNATIONAL BUILDING CODE, 2018 EDITIONSBC-3 RHODE ISLAND STATE PLUMBING CODESBC-4 RHODE ISLAND STATE MECHANICAL CODESBC-5 RHODE ISLAND STATE ELECTRICAL CODESBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODESBC-19 RHODE ISLAND STATE FUEL GAS CODE2018 NFPA 1 FIRE CODE2018 NFPA 101 LIFE SAFETY CODEANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIESTITLE III OF THE ADA, 28 CFR PART 36 REV. 7.1.94 ED		
PROJECT SCOPE: THE SCOPE IS GENERALLY DEFINED AS THE DEMISING AND BUILD OUT OF A NEW TENANT SPACE FOR A MICROBREWERY WITH TAP ROOM AND BUILDING COMMON TOILET ROOMS. AN OUTDOOR PATIO WITH BE PROVIDED BY A DESIGN BUILD LANDSCAPE CONTRACTOR.CONSTRUCTION OF A NEW TYPE 2B STRUCTURE FOR USE AS A GROCERY STORE.		
BUILDING SUMMARY		
ITEM	ALLOWABLE/REQUIRED	PROPOSED/PROVIDED
USE GROUP: SBC-1 §306.2	GROUP F-2: LOW HAZARD FACTORY INDUSTRIAL BY SPECIAL USE GROUP A-2: ASSEMBLY FOR ACCESSORY TAP ROOM.	GROUP F-1: MICRO BREWERY <16% ALCOHOL MANUFACTURING 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 3B: 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 & MEANS OF EGRESS SUMMARY		
DESIGN OCCUPANT LOAD: SBC-1 TABLE 1004.1.2 NFPA 101 TABLE 7.3.1.2	IRON STAG - GROUND FLOOR: F-2 LOW HAZARD: 998 S.F. ÷ 100 = 10 A-2 ASSEMBLY TAP ROOM: 811 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 COMPLIANCE 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 SUMMARY		
MEANS OF EGRESS SIZING: IBC-1 §1005.3.2 (OTHER) NFPA-101 §36.2.3 TABLE 7.3.3.1	OTHER: <ul style="list-style-type: none"> IRON STAG: 64 OCCUPANTS X 0.2" PER PERSON = 12.8" WIDE REQ'D 	OTHER: <ul style="list-style-type: none"> IRON 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: <ul style="list-style-type: none"> 2 REQUIRED AS OCCUPANT LOAD EXCEEDS 49 	IRON STAG: <ul style="list-style-type: none"> FIRST FLOOR: (2) EXITS PROVIDED, ALL AT LEVEL OF EXIT DISCHARGE
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'-5" ÷ 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'-1 1/2" (MEAT PREP 105 TO EXIT #2) SECOND FLOOR: 91'-7 1/2" (BREAK ROOM 202 TO EXIT #3) <ul style="list-style-type: none"> ONLY LONGEST TRAVEL DISTANCE INDICATED. TRAVEL DISTANCES FOR TENANT SPACE TO BE DETERMINED AT 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 COMPLY WITH 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 SIGNS, LIGHTING, EMERGENCY LIGHTING, ETC.	
PLUMBING FIXTURE CALCULATIONS		
PLUMBING FIXTURES CALCULATIONS: IBC-1 TABLE 2902.1	F-2 AND "A-2" OCCUPANCY: 131 (66 EACH MEN & WOMEN) A USE MOST RESTRICTIVE SHALL BE USED <ul style="list-style-type: none"> TOILETS: 1 PER 40 OCCUPANTS 131 OCCUPANTS ÷ 40 = 3.3 → 4 REQUIRED LAVATORIES: 1 PER 75 OCCUPANTS 131 OCCUPANTS ÷ 75 = .17 → 2 REQUIRED 	TOTAL PROVIDED FIXTURES: <ul style="list-style-type: none"> (2) TOILET ROOMS EACH WITH: <ul style="list-style-type: none"> (2) TOILET (1) LAV DRINKING FOUNTAINS: POTABLE WATER IS PROVIDED BY IRON STAG SECTION 410.4 PROVIDES EXCEPTION FROM D.F. <ul style="list-style-type: none"> MOP SINK: (1) EXISTING PROVIDED



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REVISIONS:

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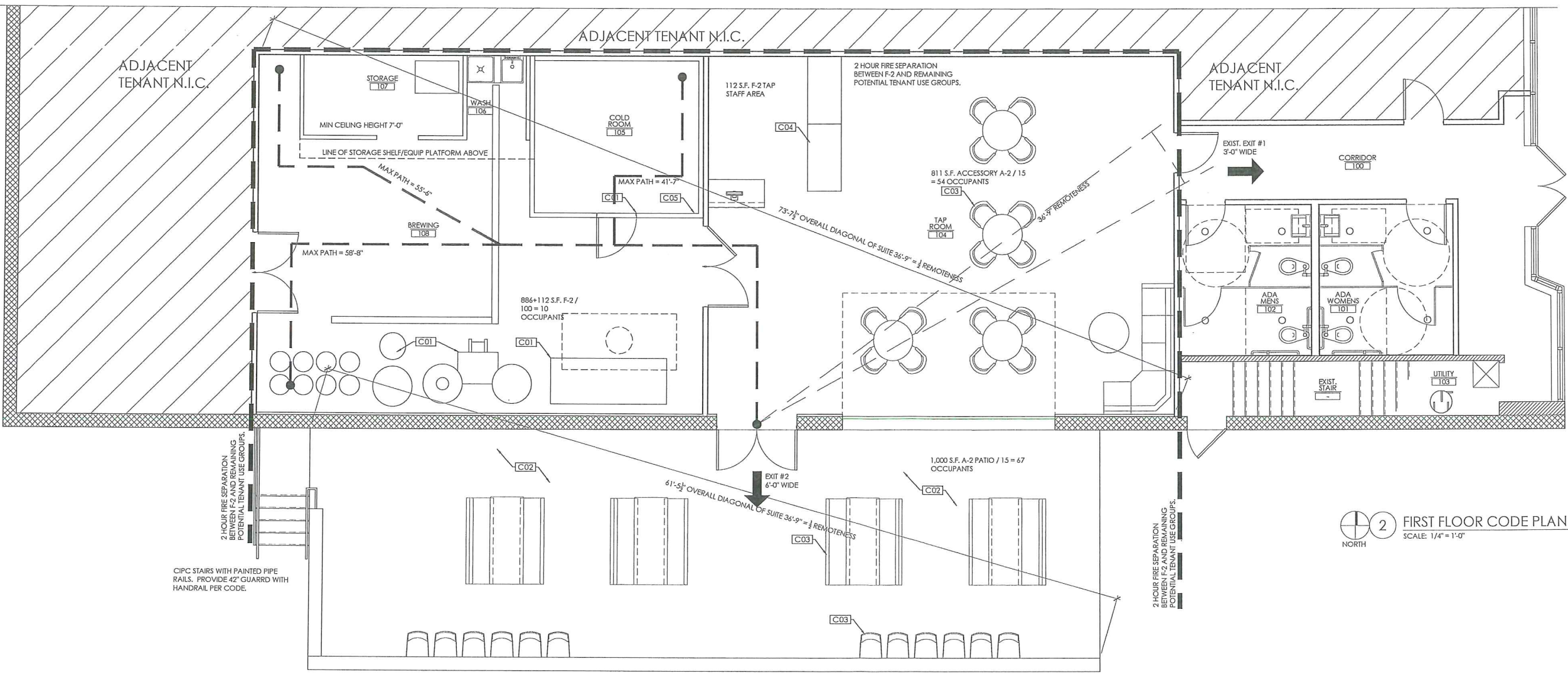
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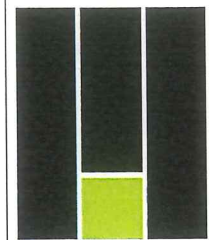
CODE PLAN AND
SUMMARY

DWG NO.:

A0.2

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

NORTH

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

NORTH

GENERAL PLAN NOTES

- ALL FINISHES SHALL BE SELECTED BY TENANT AND G.C. SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8.
- REFER TO ENGINEER'S DRAWINGS FOR ALL MEP SCOPE OF WORK.

KEYED FLOOR PLAN NOTES

- [C01] G.C. SHALL COORDINATE ALL UTILITY CONNECTIONS AND EQUIPMENT LOCATIONS WITH BREWERY OPERATOR.
- [C02] PATIO SHALL BE CONSTRUCTED ON A DESIGN BUILD BASIS BY YARDWORKS OR EQUAL. ACCESSIBILITY AND MEANS OF EGRESS SHALL MATCH THAT DEPICTED HERE-IN.
- [C03] ALL FURNITURE SHALL BE SELECTED BY THE TENANT.
- [C04] BEER TAP AND POS. COORDINATE POWER DATA AND FINAL MILLWORK DESIGN WITH TENANT.
- [C05] TENANT PROVIDED WALK IN COOLER. G.C. TO COORDINATE FINAL CONFIGURATION OF UNIT AND CONDENSER WITH ENGINEER AND TENANT.

WALL TYPES

- 2X4 WOOD INTERIOR WALL ASSEMBLY:
2X4 WOOD STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE. HEIGHTS VARY.
- INTERIOR WALL ASSEMBLY FIRE SEPARATION:
2X6 @ 16" O.C. WITH 2 LAYERS OF 5/8" TYPE X FIRE RATED GYPSUM BOARD EACH SIDE. PROVIDE SOUND ATTENUATION BATTS IN CAVITY. EXTEND ENTIRE ASSEMBLY TO DECK AND SEAL. PROVIDE DEFLECTION TRACK AT HEAD. PROVIDE FIRE RESISTANT CAULKING TO CREATE ADEQUATE FIRE SEPARATION BETWEEN USE GROUPS. AND SEAL ALL PENETRATIONS.
- 2X4 WOOD INTERIOR WALL ASSEMBLY:
2X4 WOOD STUD @ 16" O.C. WITH 5/8" GYPSUM BOARD ON EACH SIDE. CONSTRUCT AS UL 419 1 HOUR RATED PARTITION.
- EXTERIOR WALL ASSEMBLY INTERIOR FINISHES:
PROVIDE STRAPPING AND 2" OF RIGID INSULATION TO EXISTING MASONRY EXTERIOR WALL AND FINISH WITH 5/8" GYPSUM BOARD AND FRP IN BREWERY ROOM AND PAINT IN TASTING ROOM.

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	MANUF., MODEL NUMBER	REMARKS
01	BREWERY EQUIPMENT TBD	TBD	TBD
02	BREWERY EQUIPMENT TBD	TBD	TBD
03	500 GALLON WASTE WATER TREATMENT TANK	TBD	TBD
04	BREWERY EQUIPMENT TBD	TBD	TBD
05	BREWERY EQUIPMENT TBD	TBD	TBD
06	BREWERY EQUIPMENT TBD	TBD	TBD
07	UTILITY SINK	TBD	TBD
08	UTILITY SINK	TBD	TBD
08	AHU	TBD	TBD
09	BURNER	TBD	SEE MECHANICAL DRAWINGS FOR HOOD WITH ANSUL SYSTEM

GENERAL DEMOLITION PLAN NOTES

- G.C. SHALL PERFORM WEALK THROUGH TO IDENTIFY ALL OTHER INCIDENTAL SELECTIVE DEMOLITION THAT MIGHT NOT BE CAPTURED HERE-IN. GENERAL DEMOLITION NOTE HERE.

KEYED DEMOLITION PLAN NOTES

- [D01] TEMPORARILY SHORE AND OTHERWISE MAKE SAFE EXISTING BLOCK WALL AND DEMOLISH EXISTING AS SHOWN. PREP FOR NEW OVERHEAD DOOR, AND NEW PATIO DOOR.
- [D02] SAWCUT EXISTING SLAB TO EXTEND AND PROVIDE NEW TRENCH DRAIN AND SANITARY LINE TO NEW SINK.

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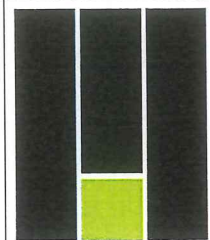
TITLE:

FIRST FLOOR PLAN
AND DEMOLITION
PLAN

DWG NO.:

A1.1

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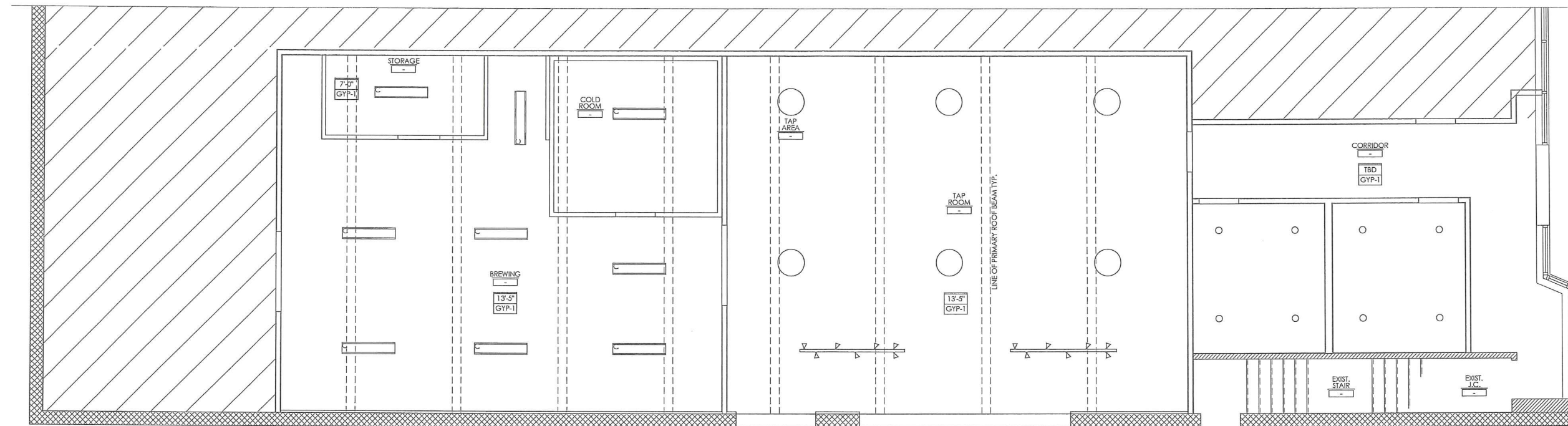
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TITLE:
**FIRST FLOOR
REFLECTED CEILING
PLAN**

DWG NO.:

A2.1

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2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

RCP LEGEND

A 1 X 4 SUSPENDED LIGHT FIXTURE SEMI-DIRECT LIGHTING

B 2X4 TROFFER LIGHT FIXTURE

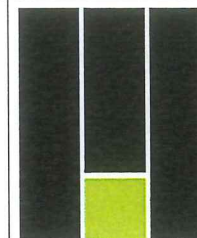
C 1 X 4 LIGHT FIXTURE

D SUSPENDED TRACK LIGHT FIXTURE

E 2X2 BASKET LIGHT FIXTURE

F EXTERIOR LED WALL SCONCE

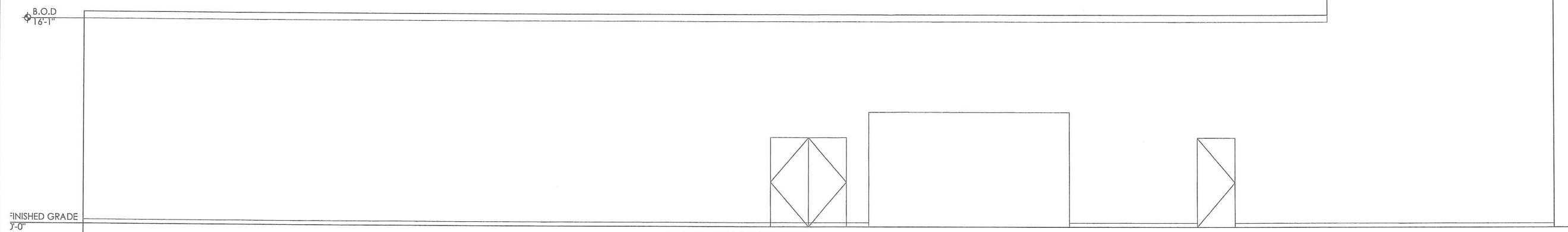
NOTE: HORN STROBES ARE NOT SHOWN. ELECTRICAL
CONTRACTOR SHALL LOCATE AS REQUIRED BY A.H.J.



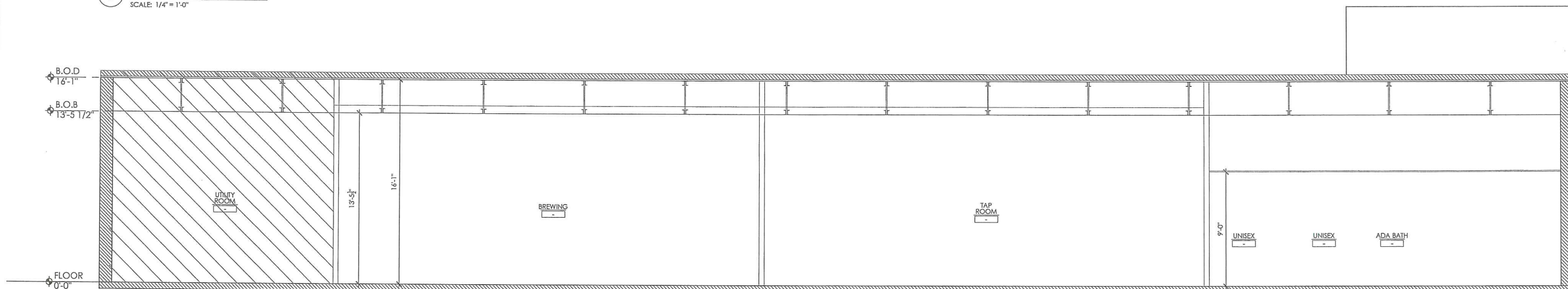
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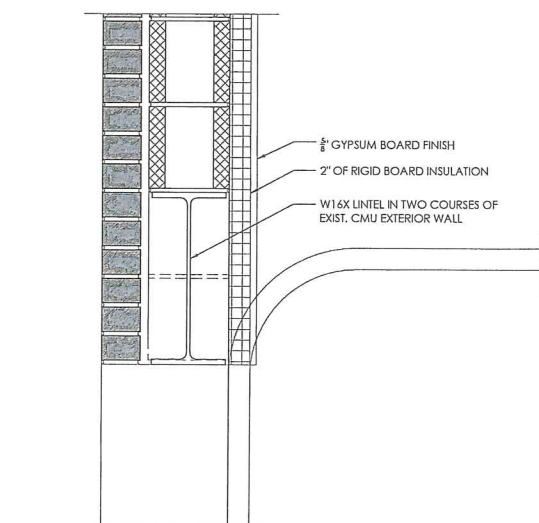
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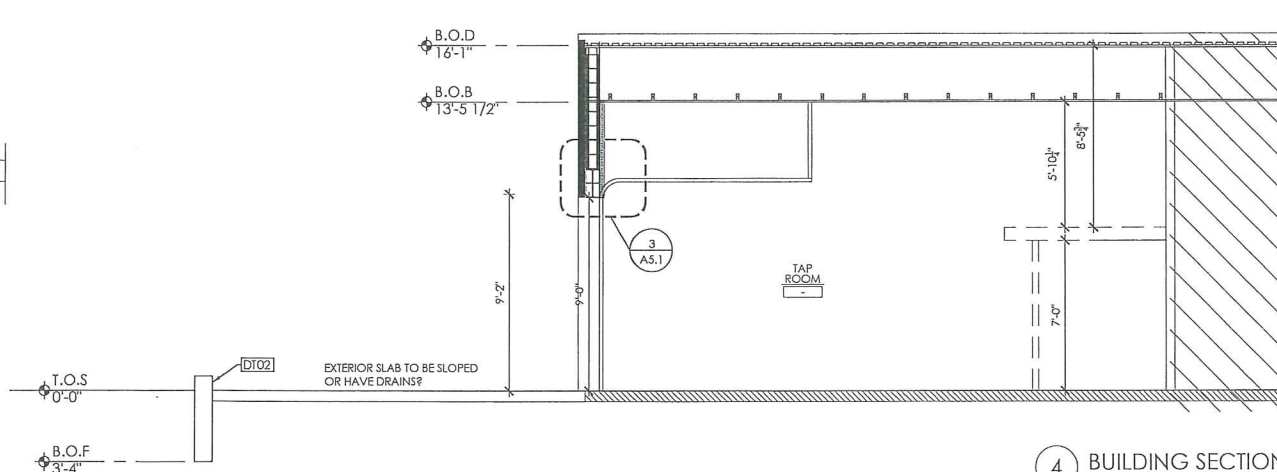
1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



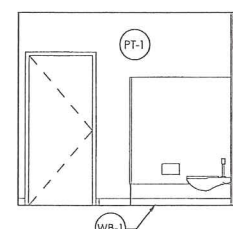
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



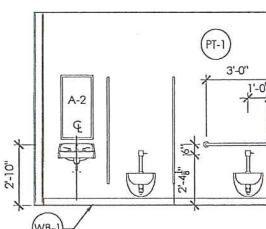
3 OVERHEAD DOOR LINTEL DETAIL
SCALE: 1-1/2" = 1'-0"



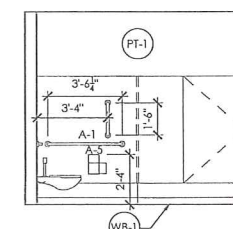
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



5 ADA RESTROOM
SCALE: 1/4" = 1'-0"



6 ADA RESTROOM
SCALE: 1/4" = 1'-0"



7 ADA RESTROOM
SCALE: 1/4" = 1'-0"

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TITLE:

BUILDING SECTIONS
AND ELEVATION

DWG NO.:

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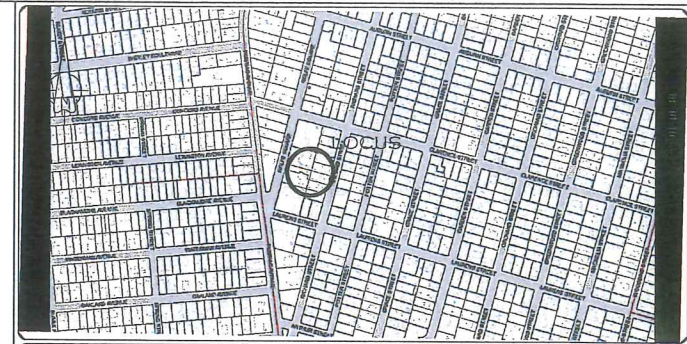
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ROLFE AVENUE

RICHARD AVENUE

CLARENCE STREET



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED AS LOTS 604 & 1835 ON ASSESSORS MAP 5.
2. OWNER OF RECORD: FORCE REALTY, LLC
419 ALBION ROAD
LINCOLN, RI 02865
3. PROPERTY DOES NOT LIE WITHIN A HISTORIC OVERLAY DISTRICT
4. FEMA REFERENCE: SITE IS NOT LOCATED IN A FLOOD ZONE AS DEPICTED UPON FIRM MAP 44007C0318H WITH AN EFFECTIVE DATE OF 10/02/2015.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

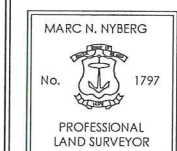
PLAN REFERENCE:

1. DEED BOOK LR5362 PAGE 82
2. SECTION H PLAN ENTITLED "REVERE PLAN BELONGING TO ASA LYMAN, SITUATED IN CRANSTON, RI SURVEYED BY JOHN BOWEMAY 1875 AND LOCATED IN LAND EVIDENCE PLAT BOOK 28 PAGE 76 ON PLAT CARD 85

ZONING DISTRICT:

GENERAL BUSINESS - C3
MINIMUM FRONTAGE = 60'
MINIMUM AREA = 6,000 S.F.
MINIMUM SETBACKS - FRONT = 0'
SIDE = 0'
REAR = 20'
COVERAGE = 100%

VARIANCE PLAN



PROFESSIONAL SEAL

"IRON STAG BREWERY"
AP 5 LOTS 604 & 1835
72 ROLFE SQUARE, CRANSTON, RI

APPLICANT: IRON STAG BREWERY
72 ROLFE SQAURE, CRANSTON, RI

JOB # SCALE: 1" = 20' DRAWN BY: GTE DATE: 1/9/2023

REVISED:



INSITE Professional Complex, Suite 1
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InsiteEngineers.com

SHEET
1
OF 1



1

SIGN 2 PERSPECTIVE VIEW

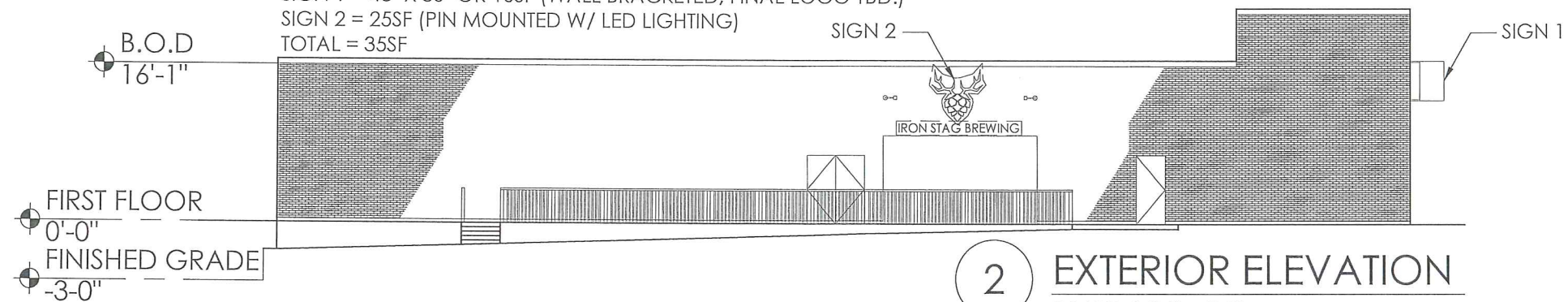
SCALE: N.T.S

SIGNAGE : 2 SIGNS

SIGN 1 = 48" X 30" OR 10SF (WALL BRACKETED, FINAL LOGO TBD.)

SIGN 2 = 25SF (PIN MOUNTED W/ LED LIGHTING)

TOTAL = 35SF



2

EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

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CLIENT:
IRON STAG
72 ROLFE SQUARE
CRANSTON, RI 02910

PROJECT:
IRON STAG
72 ROLFE SQUARE
CRANSTON, RI 02910

TITLE:
ELEVATION AND
SIGNAGE CONCEPT

DRAWN BY: DATE: JOB NO.: 2022-97 SCALE:

DWG NO.:

A1.0

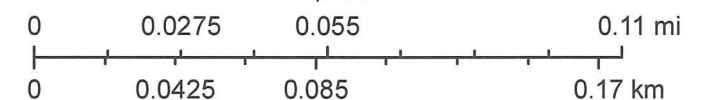
72 Rolfe Sq 400' Radius Plat 5 Lot 604, etc



1/11/2023, 9:01:07 AM

1:2,253

Parcel ID Labels		Historic Overlay District		A8	C3	MPD
Streets Names		Zoning		A6	C4	S1
Cranston Boundary		none		B1	C5	Other
Parcels		A80		B2	M1	
Buildings		A20		C1	M2	
Zoning Dimensions		A12		C2	EI	



City of Cranston