TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, August 07, 2025 at 5:30 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Written comments may be submitted to the Historic District Commission via regular mail addressed to: Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Application packets can be found online at: https://bristol-ri.municodemeetings.com/

NOTE: Special start time to accommodate application 25-96 joint review with Bristol Planning Board. Other applicants will still appear starting at 7:00PM.

1. **Pledge of Allegiance**

2. **Review of Previous Month's Meeting Minutes**

    1. **Review of July Meeting Minutes**

    2. **Review of 14 Union & 41 Church Special Meeting Minutes**

3. **Application Reviews**

    1. **25-96, 500 Wood Street, Tupelo Realty LLC**

        Discuss and act on construction of new buildings. NOTE: Joint meeting with the Bristol Planning Board, begins at 5:30 PM.

4. **Application Reviews**

    1. **25-12: 125 Hope St, 125 Hope Street, LLC**

        Discuss and act on demolition and replacement of building or options to rehabilitate building.

    2. **25-49: 62 Franklin St, 62 FRANKLIN LLC**

        Discuss and act on replacement of vinyl casement window.

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

3. **25-54: 5 Milk Street, Mary Ann Pellegrino**

Discuss and Act on replacement of windows.

4. **25-58: 146 High St, Mike Fanning**

Discuss and act on installation of shed on property.

5. **25-82: 224 Hope St, Gregory Leonetti**

Discuss and Act on replacement of all windows on property.

6. **25-80: 30 Union St, Brad Leclair**

Discuss and Act on construction of proposed dormer on garage.

7. **25-85: 35 Burton St, Kathleen Keating/John Oliver**

Discuss and act on demolition of shed and replacement with ADU.

8. **25-89: 112 Bradford St, Michael Rodrigues**

Discuss and act on replacement of rotten wood on porch with Trex material, Replacement of steps in kind, repair of railings in kind.

9. **25-92: 1237 Hope St, David Manocchio**

Discuss and act on construction of ADU and kitchen extension.

10. **25-97: 132 High St, Dean and Susan Morris**

Discuss and act on changes to approved design for doors, gutters, and replacement of wood shutters.

11. **25-98: 18 Burnside St, John Marshall**

Discuss and act on adaptive reuse of manufacturing building to condominiums.

12. **25-99: 850 Hope St, Bristol VFW Post 237**

Discuss and act on installation of wooden shelter on rear of building.

5. Concept Review

6. **Monitor Reports & Project Updates**

7. **HDC Coordinator Reports & Project Updates**

8. **HDC Coordinator Approvals**

9. **Other Business**

10. **Adjourn**

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, July 17, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

1. Pledge of Allegiance

The meeting was called to order at 7:02PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Allen, Church, Millard, Page, Teitz, and Toth

Absent: Lima, Bergenholtz, Ponder, and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the June 5, 2025 meeting.

Allen: Reviewing the minutes of the June 5, 2025 minutes. Does anyone have any questions or corrections?

Church: I do. On page 27, under application 25-55, this was Pleasant Street. John, I think you voted Ney on that application.

Allen: I did.

Church: It's listed as Yeah.

Allen: Okay.

Church: John voted Ney. And, on page 39, on the 3rd line down, the name is listed as "Royer" and it should be "James Roiter".

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

Allen: Any others? I have on page 17, 3rd line from the bottom, it's "frontage" not "rontage". And, on page 41, 3rd line down, it's "lead" not "led". Is there anything else? Does someone want to make a motion?

Motion made by Church to accept the minutes as corrected; Seconded by Page.

Voting Yea: Allen, Church, Millard, and Page

2B. Review of Special Meeting Minutes for 14 Union and 41 Church

Teitz: Mr. Chairman, would you please hold that until next month. There was supposed to be an exhibit with it. There is a picture, a set of plans marked up with which windows could be replaced, and which ones couldn't. Without that exhibit, it doesn't make any difference.

Toth: I don't believe I received the pictures. I don't recall getting the pictures, but, John, you do have the copies as there's 8 in that green folder.

Allen: Okay.

Teitz: Since the others haven't seen it.

Allen: Just hold it for another month?

Teitz: Yes, if you would postpone it until next month.

Allen: Should we make a motion?

Teitz: No, not for the minutes.

Allen: Okay. Thank you.

3. Application Reviews

3A. 25-12: 125 Hope Street, 125 Hope Street, LLC: Discuss and act on potential demolition and redevelopment of property or rehabilitation of existing property.

Toth: The applicant has requested a continuance to next month.

Allen: Okay. So, we need to make a motion.

Motion made by Church to the application 25-12 to the August 7, 2025 meeting; Seconded by Page.

Voting Yea: Millard, Page, Allen, and Church

3B. 25-25: 14 Union St, Lou Cabral: Discuss and act on changes to house, garage features, and other features.

Lou Cabral present.

Cabral: I am here once again trying to move things one step forward. I have provided an updated plan that shows the addition of a cupola on the garage to add a little more character to the building. That is something that you have not seen. The other items are issues that you wanted me to clear up including windows for the addition as well as the garage, doors for garage, as well as the side door for the new addition, and the bulkhead door going to the basement.

Toth: John, if you would, there's a folder there in front of you marked 14 Union that has all of the specification sheets.

Allen: So, does everybody have these?

Toth: I was not able to get the copies run off, but it's just the specific spec sheets for the windows and whatnot.

Church: Are these product sheets for the windows that you've been discussing all along?

Cabral: Yes.

Church: I don't think we know anything about the doors and the bulkhead. John, maybe you could just read it?

Allen: The bulkhead is Bilko and is typical metal. Can you describe the garage doors, and I can pass this around?

Cabral: Sure. The 3 garage doors will be Wayne Dalton model 8680 with 6 windows on each door. The material is fiberglass which can be painted. They are really nice

easy doors. I have some additional pictures. (Cabral gives pictures to the Board.)

Church: Was there something about a dormer?

Cabral: No.

Church: No new dormer.

Cabral: The clarity there is we went back to the original dormer that had been initially proposed, but that was a previous meeting discussion.

Church: Is it the dormer on the east elevation?

Cabral: Yes.

Church: So, it's probably on that porch roof overhang.

Cabral: Are you talking about the garage?

Church: No, I was talking about the house. Is there a change to the dormer on the house?

Cabral: No.

Allen: So, the front door on the house you are keeping.

Cabral: Yes.

Allen: So, the other doors, there is a packet here and the materials of those doors?

Cabral: Fiberglass.

Allen: Are any of those visible from the street?

Cabral: The garage door will be, but the door to the addition, there is a very slight corridor that you can see the door, but you would actually be on the sidewalk in front of my neighbor's property to be able to see through to the angle, and Mr. Chairman if you like I could show you how I came to that conclusion based Geometry on this rendering I have.

Allen: If you don't mind. (Approached the Board to show the rendering.)

Toth: Mr. Cabral, are you going to need those plans back or can we enter those as exhibits in the file?

Cabral: I will need them back.

Toth: Just so we can have it.

Church: May I go back to the dormer. Are you talking about the dormer on the east elevation of the garage? In other words, the back?

Cabral: Are you raising a question about the dormer?

Church: All that was said.

Cabral: That was said at the last meeting.

Church: I just had a concern.

Cabral: You may recall. That dormer had been what was initially shown. Then in an effort to try to to reduce the volume of that second floor we came forward with a couple of different concepts, one of them being an A-frame, but when you looked at that A-frame with that setting it just didn't look right. So, I took that off plan and resubmitted the original dormer with that plan you had initially seen when I first submitted the plan.

Church: I have one concern, but if it has been approved then there's nothing that can be done about it. (Cabral approaches Church to look at the rendering to discuss her concerns.) See how this lines up here, is there a setback here? The wall of the dormer is a concern.

Cabral: There's a setback.

Church: I mean this wall here. Is that going to line up with the bottom?

Cabral: No.

Church: Okay.

Allen: So, Nick, the application that we have in our folder it's saying reintroducing construction of porch on the front of the house. Is this from a previous meeting?

Toth: Yes, we've been continuing parts of this application for quite some time.

Allen: I think all of these have been approved.

Cabral: Correct.

Allen: Okay. That's where some of my confusion came from.

Toth: Yes. I apologize for that. We've continued so many times, and I didn't want Mr. Cabral to have to keep reapplying, so we've been going with the same application for some time.

Allen: One last question. The doors that you are asking to be approved, I know we have a packet here of several different doors. It would be nice to make sure we understand which doors you want.

Cabral: Absolutely. On the plan, it is identified the model number. I will tell you the entrance to the addition, the model number, it's in your plans that were submitted. I will give it to you. (Gives the Board the door information.)

Allen: What's the model number?

Cabral: I have it here. Give me one second. It's too small, I can't read it either.

Allen: We'll refer to the plan for the model number if that's okay. And the other doors you're proposing?

Cabral: It is part of the collection. It is the blue door right there. That would be for the garage.

Allen: Any other doors? We know the garage door. We have that one.

Cabral: The other door is for the master bedroom that will be coming off the second floor. That's going to be part of Andersen A series collection.

Allen: Do we have that cut sheet?

Cabral: You do not have that cut sheet. I did include all of that information in the packets. If you look at

this particular submission, a specific model of that has not been yet identified. The architect is still figuring that out and it is also assuming that the window we are proposing is approved, then we will specifically identify the model that will work with those windows.

Allen: Is that something we can have the Project Monitor approve?

Toth: We have the spec sheet for the general doors, so it just would really be for the set of lights and whatnot. It's on the back of the house, correct? Andy?

Cabral: Correct.

Teitz: It's up to you if you want to make it a Project Monitor thing. That's fine.

Allen: Okay, and that's the last thing you have that we haven't approved of yet.

Cabral: That and the discussion on the windows.

Allen: Okay.

Church: We saw the sample window, so we're all set.

Toth: We're waiting on the specific spec sheets on the windows because there were some questions on setup when we looked at the sample piece that had been shown originally.

Church: These are windows on the addition.

Cabral: Correct.

Allen: So, they're solid wood interior and then Fibrex composite material on the frames and the exterior.

Cabral: Correct.

Allen: What's the manufacturer?

Cabral: Andersen.

Allen: A series. And those windows are on the addition.

Cabral: Correct.

Church: 6 over 1.

Cabral: Correct.

Church: And they're being used in the garage also.

Cabral: Correct.

Church: Is this product in the application?

Cabral: Yes.

Church: And is there a product sheet for them?

Cabral: Yes.

Allen: Yes. Pass this down to Sue.

Church: Double pane with interior muntin?

Cabral: Correct.

Allen: Any other questions on the windows. And, lastly, on the cupola, is this a prefabricated cupola that you're just going to put on the top?

Cabral: If you allow me to do so, yes.

Allen: Okay, and will it be illuminated?

Cabral: It could be. I would like it to be, but it doesn't have to be.

Allen: Does anybody have a comment on illumination?

Millard: You're going to have a light inside?

Cabral: Yes, if possible.

Millard: I think that's fine. I like it.

Allen: I think so too. Anybody else? Any other questions? Is there anyone in the audience who would like to speak for or against this application? Can somebody please make a motion.

Motion made by Church to approve the following for application 25-25 for 14 Union Street: approval of cupola

as shown in diagram A-1 which may have an interior light, approval of the garage doors as presented, approval of the door for the east elevation in the new addition, approval of the single garage door on the north elevation as presented, approval of the bulkhead door as presented and show in exhibits in the application, the door on the west elevation on the second floor balcony with the decision on the style and model will be at the discretion of the Project Monitor and if the Project Monitor has questions, the applicant is directed to come back before the Commission, and approval of the windows on the new addition and on the garage as presented to be the Andersen fiberglass double pane with interior muntins; Seconded by Page.

Voting Yea: Millard, Church, Page, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

3C. 25-48: 276 High St, Timothy Finucane: Discuss and act on replacement of windows, doors, and other features.

Toth: The applicant requested a continuance on this. They are going to be coming in with two applications next month.

Allen: Okay. Could somebody make a motion to continue.

Church: I have a couple of comments. They need to tell us what the material of existing window is.

Toth: The doors and whatnot.

Church: And the exterior doors.

Toth: This is all information I have put in the portal for them. It just has not been provided to me.

Church: Before the application is complete, these people really need to provide that and we should have it.

Toth: That is something that I have been stressing on their proposed next application for next month. I told them I need more information before I can consider this complete.

Teitz: Can you also make sure they indicate what windows they are talking about replacing.

Church: And how many windows.

Toth: Yes. Again, all information I have requested. I haven't gotten any of it.

Church: And the material list for the front porch.

Toth: Yes.

Allen: Can someone make a motion to continue the application.

Motion made by Millard to continue application 25-48 to the August 7, meeting; Seconded by Church.

Voting Yea: Allen, Page, Church, and Millard

3D. 25-49: 62 Franklin St, 62 FRANKLIN LLC: Discuss and act on replacement of vinyl double hung window with vinyl casement window.

Toth: I did send them a message through the portal saying that they did have to send someone to appear. They do know, but it appears that no one is here. So, if we want to push this to the end of the meeting to see if someone shows up.

Allen: Let's wait and move on to the next one.

Toth: Is there any way we can encourage people to show up and to not just "no show"?

Teitz: You could deny it.

Toth: Okay.

Teitz: What we generally do is give people one shot at it. You can tell them that if they're not here without asking for a continuance, it will be denied.

Church: Or you could tell them that you're holding their application until you hear from them.

Teitz: Then it gets cluttered up. We don't want it sitting around waiting and waiting for a year or more. I don't want people vested by having a submitted application if they're not going to do anything with it.

Millard: Tell them they have to withdraw.

Toth: And re-apply.

Teitz: You can deny it without prejudice and they can come back in without having to wait a year, but they will have to re-apply.

Allen: I think it's reasonable to extend it one month, but anything beyond that.

Toth: I think it's reasonable to say because these two items, 62 Franklin and 146, they were here and they just then left, but in both cases, this is the second month in a row they have just "no showed". I agree that one month is fine. Sometimes I've gotten new homeowners who just say they don't look at the letter that gets issued, but two months in a row is not right.

Teitz: So, these were both here last month?

Toth: Correct.

Teitz: And they did not show?

Toth: Did not show. No contact, no nothing.

Teitz: And one of them was here tonight?

Toth: The shed, and just left. And you heard them?

Maynard: Yes, they were here. I did talk to them. They said that they were not staying and left. Another applicant heard them as well.

Toth: I will reach out to them.

Teitz: So, continue both of them to August and maybe, Nick, you can send them an email directly, not just through the portal, saying that we continued it one more month and if they haven't either requested a continuance or appear, it will likely be denied.

Toth: I'm going to make a phone call because I do recall sending emails through the portal and direct emails.

Teitz: I don't get it since they're both very simple.

Toth: Maybe in the course of when we start thinking about changes in the style guide which is still getting worked on, having specific penalties for no showing.

Teitz: Just make a motion.

Motion made by Millard to continue application 25-49 to the August 7, 2025 meeting; Seconded by Church

Voting Yea: Allen, Church, Page, and Millard

3E. 25-54: 5 Milk Street, Mary Ann Pellegrino: Discuss and Act on replacement of windows.

Mary Ann Pellegrino present.

Pellegrino: The windows I had put in 20 years ago, when I had the fire, and I wanted to match the windows upstairs. I have been working with Nick and getting everything in that I needed to get in. I just got this today. (Handed papers to Nick.)

Toth: This is the specification sheet for the windows.

Pellegrino: I already have the windows in two rooms downstairs and I want to continue them upstairs because they are very old and drafty.

Toth: I have conducted a site visit with the owner. I can confirm that the windows do appear to be in pretty rough shape.

Church: You were going to check on the materials of the downstairs windows.

Pellegrino: Yes, he did.

Church: What are the downstairs windows.

Toth: So, a few of them appear to be metal. There are some in back are vinyl outside and wood inside.

Pellegrino: Those are the ones I want to replace upstairs.

Church: Are the front windows all wood windows?

Pellegrino: No, those are all metal.

Toth: The front windows on the front elevation are a metal product. Rear windows that were replaced during the fire do appear to be a vinyl clad wood material. I did go out there and take a look at it myself.

Allen: Okay.

Pellegrino: And those are the ones I want to replace upstairs and eventually get rid of the metal ones downstairs in the front too.

Allen: So, I'm a little confused. The spec sheet says they're Harvey classic windows.

Pellegrino: Correct.

Allen: And they're available in both wood and vinyl. So, the question is which ones are you looking to use.

Pellegrino: The vinyl is on the outside and the wood is on the inside.

Church: They're available in both wood and vinyl. They're energy efficient.

Allen: My question was, is it either wood or vinyl.

Church: Nick, you saw it. The vinyl is on the outside and the wood is on the inside. But the manufacturer of those, they don't make those anymore.

Pellegrino: That was 20 years ago.

Allen: But this is the window that you are asking us to approve.

Pellegrino: Yes. The vinyl one is the one with the wood on the inside is what I want upstairs.

Toth: I think what the issue is, it is not clear from the specification sheet that this is available in a wood cladded with vinyl or all wood or all vinyl.

Pellegrino: Okay. I will get a hold of them tomorrow to clarify.

Allen: I don't think this gives us the information that we need. Andy, can you help on this. Do you have a copy of it?

Teitz: I do. Nick provided it to me. I think you can either continue it to get the specifics, or you could require it in your decision. If you want them to wood on the outside, you can require that as part of your specifications. You can either approve it and if there is a problem, she'll have to come back, or you can continue it. I have a specific question about the window on page 143 with the unusual shape.

Church: At the last meeting, she said that the manufacturer has a window of that shape.

Pellegrino: He said that he would take care of it.

Church: Well, what does that mean that they have a window of that shape?

Teitz: Are they just going to build a frame around it and put a square window?

Pellegrino: I don't know. He said that it was going to look the same. He said that he was not going to change the shape.

Teitz: I find that highly suspicious. I don't believe that Harvey windows creates custom windows like that. That certainly is a character-defining feature of the house having a window with that shape.

Church: I asked you at the last meeting about it. You have to be very specific about that. You're replacing wood with vinyl.

Allen: Mary Ann, I'm sorry, but we still don't have the information we need to make a decision.

Pellegrino: Okay, so you want to know the shape of the window.

Church: Very specifically if this window is available.

Teitz: We would want a specific plan which would show the dimensions of this window and what are the dimensions of the window he's replacing it with.

Pellegrino: Okay.

Allen: And the windows that you're proposing are they wood windows that are clad in vinyl or clad in aluminum.

Pellegrino: Nick, you saw the windows.

Toth: I did see the windows, they are a clad product. I think the problem is the specification sheet doesn't really make it clear is it an all vinyl window or is it an all wood window. John, I see what you mean. It's not very clear what it is.

Pellegrino: Okay. I will give them a call. I understand.

Toth: Is there any way you could get the contractor that you're working with to come to the next meeting? I think that would be helpful. I feel bad bringing you back.

Pellegrino: It's going to take two to three months to order them. I want to do it before winter comes.

Church: You could get the window representative to come with you. That would be helpful.

Pellegrino: It takes two to three months from the time you approve it to the time I get the windows. This is the second time I've been here.

Church: We can't approve it now. If you bring the manufacturing representative, they want to make the sale, so they should be willing to come with you to give us the information. These are double pane windows? Do they have interior muntins or snap-on?

Pellegrino: Triple pane.

Teitz: She answered triple pane.

Pellegrino: I will have him come in.

Allen: That would be good.

Church: It says triple pane in here?

Teitz: There are, but not usually for residential. Tell them you need a cut sheet because that's the term for the sheet that gives the specific information for the windows that you're going to have. Not this which is essentially a marketing brochure.

Church: Or a manufacturer's product sheet.

Motion made by Church that application 25-54 be continued to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Church, Millard, Allen, and Page

3F. 25-58: 146 High St, Mike Fanning: Discuss and act on installation of shed on property.

No one present.

Motion made by Page to continue application 25-58 to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Page, Allen, Millard, and Church

3G. 25-77: 220 Hope St, Charles Tansey: Discuss and act on replacement of windows in bulkhead added in 2005.

Charles Tansey present.

Tansey: We are doing work on the house involving painting and glazing of windows, but the part of the application that is pertinent has to do with replacement of windows on the bulkhead. We built a bulkhead in 2004/2005 as an entry into the basement which we had converted into a mother-in-law apartment. During the course of the past 20 years, the south wall of bulkhead which faces the patio has rotted out. That was occasioned by the fact that the people who built the bulkhead neglected to put a drip edge under the gutters and water was going inside the wall and that caused the windows which were new when

they were installed, and they were wooden windows to rot the casements as you can see in the photographs. We commissioned Ferreira & Grimo to replace those windows and they ordered the new windows through the Arnold Lumber Company. The Brosco windows are pine interior and exterior. There is a composite sill which is similar to the one that is being replaced, and they are slightly ¾ inch to ½ inch narrower than the ones we had, but otherwise same and operate the same way. The original ones had metal screens, and the new ones have clip-on storm window screens.

Allen: So, the original windows just for clarification are wood.

Tansey: I'm not sure if they are or were at this point.

Allen: And the windows that you want to use to replace them are all wood.

Tansey: All wood.

Allen: There's no cladding other than on the sill itself. Do you have a cut sheet for those windows because we don't have that in the application.

Church: There's an invoice.

Tansey: It's listed in the invoice.

Church: These windows are on the south elevation, and they're entirely concealed from any view from the street and, I imagine, from your neighbors.

Tansey: Yes, around the patio there's a 6ft fence.

Toth: And these are replacements anyway. Correct.

Tansey: Correct.

Allen: About 20 years old.

Tansey: That's correct. We would have liked them to last longer.

Teitz: This is why the Commission hates to see old wood which are made with old wood replaced because the old

windows if they're repaired will last far longer than any new windows will even without the defect here.

Tansey: I'm not entirely sure the original windows were on the first floor of the house, and they were put in there in 1850, and I don't think they've been replaced since then. Of course, their time has come.

Allen: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? Can somebody make a motion please.

Motion made by Millard to approve application 25-77 for the replacement of the leaking clapboards and rotting window casements in the new bulkhead on the patio as presented; Seconded by Page.

Voting Yea: Millard, Page, Church, and Allen

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Allen: There will be a green sheet that will be provided by Nick.

Toth: Correct, it will be issued the same way as the administrative one was. When you get it, please print it out and put it in one of your front windows so everyone is aware that it has been approved.

Tansey: Thank you.

3H. 25-78: 39 State St, Vincent Pacifico: Discuss and Act on addition of sign to building.

Vincent Pacifico present.

Pacifico: We are proposing to put a metal company sign on the face of the CMU block building. The dimensions are 60"wx18"h. It's going to be about a 1/4 inch thick mental. It will be a black sign that will be screwed to the face of building and the lettering will be in white. There are a couple of pictures that were attached in the exhibit. Two images that show what the sign will look like and where it's mounted on the building. One of the pictures shows the view from State Street. It's not

actually on the State Street façade, it's on the east façade which faces the adjacent building the Bristol House of Pizza, so the office space is in the driveway that goes between the old Customs House and Bristol House of Pizza.

Allen: Okay. Does anyone have any questions?

Millard: What is the business?

Pacifico: It is an architectural design and consulting office.

Church: It says that on the sign?

Pacifico: Yes, on the bottom line in small letters.

Allen: Is there anybody in the audience who would like to speak for or against this application?

Motion made by Church to approve application 25-78 as presented for the addition of a metal sign to the east side of the building as shown in the photographic exhibits; Seconded by Page.

Voting Yea: Church, Millard, Page, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

3I. 25-80: 30 Union St, Karen and Brad Clair: Discuss and Act on addition of dormer to match existing dormer on garage.

Toth: This applicant has reached out to me and has requested a continuance to the August 7, 2025 meeting.

Allen: Okay. Would somebody like to make a motion?

Motion made by Page to continue application 25-80 to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Page, Allen, Millard, and Church

3J. 25-82: 224 Hope St, Gregory Leonetti: Discuss and Act on replacement of windows with Marvin replacement windows.

Gregory Leonetti present.

Leonetti: My wife and I fell in love with Bristol after we viewed it. We think the home and Town is a perfect place to raise our family. We love the charm of the Town and the homes. Each one has its own story and character. Our home was built in 1803. It is the Timothy French house. Timothy was a local carpenter for many of the Bristol homes, and this was his own residence. Much of what we're focused on doing is we're committed to preserving as much of that charm as much as possible. That includes all of the original hardwood floors, the six fireplaces that we have on the interior, antique doors, run moldings, and we're really trying to retain and celebrate as much as possible. With that said, the windows are one area that we're looking to make a difficult decision. Many of them are significantly rotted. I tried to do my best to take as many pictures as possible to show and reflect that rot. I did have Nick on site to conduct a site visit as well.

Toth: I did walk through there and they are in pretty rough shape. As you can see, he bought one today and I would say that this is probably one of the ones that is in better condition. I would also like to note, and I do apologize for this, there should have been a specification sheet attached to this application. It appears that the computer might have cut it off when I tried to print it. I don't know if you have it with you or.

Leonetti: I do have my own.

Toth: If I can steal it from you, I can run off some copies. Again, I apologize, it should be in there.

Leonetti: Sure. Due to the age and the exposure, and we also have a direct line of site to the water, we believe we are one of the few homes on Hope Street in the Historic District that have that view of the water, and as you know, with that beautiful view comes a lot of the salt and moisture that probably causes this deterioration over time. That's a big reason we're concerned about the current condition that you see, but also trying to make

the best decision for 10 to 15 years down the road. In addition to deterioration that you see, we do live a few feet away from Hope Street, so the sound insulation is a concern along with the overall energy efficiency for heating and cooling. I've done a lot of research on potential windows. The cut sheet that Nick is copying, we feel that the Marvin Elevate is the best series for these. It gives that modern functionality and protection we're looking for but it also still looks and honors the feel of the home, most particularly with the 6 over 6 design as well as 4 over 4 in some areas. We're really committed to preserve that architectural integrity of the house and we hope that it really strikes a balance between the respect for the past as much as the practicality of the future. With that said, I'll pause there and be happy to answer any questions you may have.

Allen: I just have some comments. I think these are original windows to the house.

Leonetti: So, I've talked to a couple of people and differing opinions on them. Some think yes, some think no.

Allen: They're definitely very old.

Leonetti: Yes, they're very old. There's no doubt about that.

Allen: In walking by this house, I'm struck by the visual impact with the muntins as they are so narrow in this house, more so than a lot of others.

Toth: I will say having done an inspection myself, part of the reason they are so narrow is they are just rotten.

Allen: Okay. I think you've done an excellent job of detailing the rot that you have in these windows. It's a good you had this and not just bringing that window in because that one looks pretty darn good compared to the pictures.

Leonetti: This one right here? This one is a middle version as this is not the most extreme. As Nick said, there are ones that are way worse. This is from the side of the house that is facing Hope Street. If you're back is to the home, this is facing the road and all the way to the right. This one is not really necessary getting

the direct line that the corner on Hope and Union is getting from that water, but it's kind of that middle version where there's significant rot on the exterior, but I have some that are significantly rotted.

Church: I'm looking at these photographs and a lot of the damage is just missing glazing.

Leonetti: There's some windows that are for sure missing glazing.

Church: And there are some that probably haven't been painted in a long time. I think they can be restored. There must be wavy glass in those.

Leonetti: Nick can speak to that.

Toth: Especially with something that old, it's kind of odd that I didn't see particularly wavy glass.

Church: Could you bring that up.

Leonetti: Sure.

Toth: It's difficult to tell.

Leonetti: Some do, some don't.

Church: I don't see rot. This is solid.

Leonetti: I tried my best to document with pictures the rotting windows.

Church: Try to stick your finger in it. That's hard as a rock. All of this glazing just needs to be repaired or replaced.

Leonetti: I probably should have brought one of the worst ones.

Millard: Do you have storm windows for them?

Leonetti: There are some storms for them. Some work and some don't. This was a probate sale. The family had owned the home since 1968 and there was a significant renovation that was done in the early 70s, but outside of that there hasn't been any work done since. I spoke to

the child of the former owner, and he gave me a history of what he knew.

Millard: I was just curious about going forward what would you be seeking brand new windows or the old windows like these with aluminum storm windows. How are you going to treat that?

Leonetti: I would like to get these new windows here and then eliminate these storm windows. I feel like this fiberglass exterior cladding over wood would do what it needs to do against the salt water and moisture that's come off of the water. It would provide me with the energy efficiency that we're looking for and removing those storm windows which I think will do a lot for the home as well.

Millard: That is a house that is in direct abuse from the weather.

Leonetti: It's a blessing and a curse. You have that beautiful view, but with that view the salt becomes the issue. That's very evident to the windows on the whole Hope Street side and the Union Street side as well.

Church: Have you spoken to anyone about repairing and restoring the windows.

Leonetti: I did. I spoke to New Outlook Restoration. They came by quickly and ballparked a price. They didn't take many measurements, but they did give me a ballpark price of what I would be looking at.

Allen: So, you're looking at the Elevate series which is wood with Altrex fiberglass exterior cladding.

Leonetti: Yes.

Allen: And double pane I assume.

Leonetti: I believe so, yes.

Allen: And then what kind of muntins are you proposing. It doesn't say that here. Is it true divided light or simulated divided light.

Leonetti: That is a good question. I don't know if I see it on the specs.

Allen: I didn’t either.

Leonetti: What were the two?

Allen: So, it’s either true divided light or simulated divided light. Usually, the simulated divided light will have metal spacers and then a grid on each side of the glass.

Leonetti: I think it was going to be true divided light. I don’t want to speak 100% but based on that description.

Church: They have better product sheets than this.

Leonetti: This is what they sent me. One thing the lumber yard did reference is they recently did a project on Thames Street. It was the second or third oldest home in Bristol. This is the same series that they did for that home.

Church: 7/8 of an inch muntins, that’s fat.

Allen: That is fat, especially compared to what’s there now.

Page: I walked it as well. Based on what’s in the back yard, you have a great deal of things coming out and things going in. Is there anything else before us in the changes you are making?

Leonetti: Not at this time. In speaking with Nick, a lot of this potentially could be administrative, but we’re really trying to do as much as possible now, but I do anticipate possibly in the future. You mentioned in two weeks the next meeting is, but I don’t think we’ll be ready for that meeting, but possibly for the following meeting stuff like a Bilko overhead door in the back corner just from a functional perspective. What else did we speak of?

Toth: I believe we were looking at railings, redoing the front steps. I have been working very closely with Mr. Leonetti.

Allen: It is a big renovation.

Toth: It is. I have been inside. They are doing a lot of work. At this time everything being done is entirely interior. He has been reaching out to us. He has been in close contact with both myself and the Building Department on all of these items. Anything that does have an exterior will either come back here or small thing we can do administratively, but anything major will be coming back before the Commission.

Page: My impression from walking this is certainly some of these windows were absolutely destroyed, but it was a mix.

Teitz: Are essentially the windows the same size other than the third-floor windows that are smaller?

Leonetti: So, the back side of the windows are definitely smaller. These two spec sheets that I provided here are the two main sizes. There is a slight variance to which we would like to match them accordingly.

Teitz: My question is if there are 9 good windows in the house that can be kept on the Hope Street frontage. Ideally if there were another 4. If there were 13 good ones to cover the Union Street side, but to pull better windows that are on the back and would require less work for restoration. This is a very authentic house on a prominent spot and the windows are also prominently visible to people walking by right at eye level and it's going to be absolutely clear that these are replacement windows.

Church: I agree. This is a significant contributing house in the District, and I would not like to see replacement windows especially on the front and the south side.

Leonetti: They're not all of the same size. The quote sheet that I received is 20 pages long because of the different sizes. I chose the two most common sizes here, but each window is custom. I know the builders would appreciate them all being the same size, but they are not. There are not 6 of them that you could take from one side. The back side is all of the 4 windows that you see here.

Teitz: This shows the east elevation that they're narrower on the back.

Leonetti: Correct. 9 of them are a much different shape than what you see on the front. The second floor in particular has some taller ones on the Union Street side in a similar style of 6 over 6, but there are differences. I can pull up the exact quote, but the quote that the lumber yard provided was about 20 pages long.

Teitz: When you had a quote for repairs, they did say they could be repaired? Correct?

Leonetti: Everything to a certain extent is repairable, but there's a thin line between what's practical and what is functional. If we're going to spend $3,000 a window, my most concern is that front facing side. With the saltwater exposure, the lack of insulation with the road. We're 7ft to 10ft from the road and the noise is a big thing.

Teitz: That's what the storm windows are there for.

Church: You knew it was on the road.

Teitz: The picture from online on Google from two years ago shows storm windows.

Leonetti: So, I believe two years ago was when the family member passed away and over time nothing has been done to the home.

Teitz: There were storm windows.

Leonetti: Not on all of the windows.

Teitz: On the Hope and Union sides.

Leonetti: No.

Church: These two photos are basement windows? These look like basement windows.

Leonetti: (Approached the Commission.) No. That one there is on the Union Street side on the first floor.

Church: It still looks like a good sanding, scraping, and reglazing job.

Leonetti: The shape doesn't fit what's currently existing. There's a lot of moisture that has been getting in for some significant time. A lot of that deterioration and breakdown is showing.

Millard: One of the big issues that has to be dealt with regarding old sashes is shrinkage of old sash. If you go about restoring window and you might find that once you scrape the paint off and you put the window back it doesn't fit anymore so you have deal with extending the window or doing something to make it fit in.

Church: Or get a new piece of glass so it would fit.

Millard: It's not the glass; it's the old sash. It's the outer part of the sash because that's where you get the rattling and they don't fit. So, you would have to either rebuild the sash or figure something inside.

Church: I don't think all would need that, maybe a couple might.

Leonetti: I would like Nick's opinion. My personal opinion from a conservative level I would say 75% of the windows have significant shrinkage and movement that is evident. Every single window you tap it rattles. Some windows, you will see, have actually shattered. I believe that's actually because of the shrinkage and the wind that has been able to get in that space and rattle them.

Toth: I think we discussed this. From what I've seen, and I'm no window expert, when I walked through, and I walked through the whole house, there's a lot of windows and they fit pretty poorly. They're very loose. They're pretty beat up. We've asked the question of can they be restored. I think the real question would be how much of the original window are we actually saving when we're rebuilding the sash because they're pretty beat up. It's very clear that nobody has been taking care of these for a while. They are definitely old windows. Maybe somebody has replaced some of the panes over the years, but they're looking pretty tough.

Allen: So, then what's everyone thinking. Let's take a pole.

Church: No.

Millard: Perhaps you could have someone scrap down one of these windows completely and then go put it back in. Do this as an experiment and see how the sash that has been restored fits because I know from experience that there is a great deal of shrinkage even when you have storm windows.

Church: Mary, if that is an old window, it stopped shrinking a long time ago. That wood is hard as a rock.

Millard: I can't speak for that window, but I just know what I had to deal with in my own house.

Allen: Any other comments?

Page: I would like the house to be able to move forward. In my opinion in this case to be able to replace the windows. I like what they are doing. Just walking it, there was a great deal of distress.

Allen: I too having walked by this house every day think there is a lot of damage. I think most cannot be repaired, but I also have a problem with the size of the muntins in the windows that you are proposing being way too wide.

Leonetti: Remind me what that is.

Allen: That's the grid.

Leonetti: Okay. I would be very open and willing to get a thinner muntin if Marvin provides that.

Allen: The other point is we don't know if it is true divided light or simulated divided light.

Leonetti: I will find that out.

Church: It's simulated.

Allen: I didn't see that. Okay.

Leonetti: Is there a preference?

Allen: True divided is preferred.

Leonetti: I'm open to true divided. I want to educate myself on all of this.

Church: You can't have true divided light with double pane.

Allen: Oh. Well. There's your answer.

Leonetti: I did explain to the vendor as well being a historic home trying to match the existing charm as much as possible. We're definitely open with the muntins.

Allen: If we could have you back with that information that would be helpful.

Church: Especially with size of muntin. We can't say if you can get it, because they're going to sell you what they can.

Allen: They may have another alternative.

Leonetti: Hopefully it's cheaper.

Allen: We're split on the decision of whether they should be repaired or replaced.

Church: Perhaps have a survey done by someone who restores windows that you can present to the Commission as evidence.

Teitz: Nick will send you a list. The Providence Historic District Commission has assembled a list of about a dozen window restoration people. Often times their experience is that it is actually cheaper to have restoration. You're shaking your head, and it depends on who you use. When there were only one or two people, then it was more expensive, but there are a lot more out there now.

Leonetti: I definitely appreciate that. A big piece with this whole window situation is as the existing are in very rough shape and while potentially restoring them I feel there is really a strong line of how much restoration needs to be done in order to get that original window back. At some point, you're almost replacing the entire window. That's my biggest concern. Outside some of the energy efficiency stuff, the noise, safety for that matter. There are a lot of concerns

there. Economics as well are a concern. Saltwater exposure is a concern as well. There are very few homes on Hope Street that have the direct saltwater exposure.

Teitz: The saltwater is better as far as the rot. It's the freshwater which causes the rot. That's why when boats are put in the water, the parts that are there in the saltwater they swell up and that's what you want. You want the saltwater. These haven't been maintained for a long time. The other thing to, and I understand you're young so you're going to be there for a long time, this Commission is seeing over and over windows that were put in 20 years ago that are back here for replacement because they're made of new growth wood that just doesn't last. Whereas the old growth will, as one of the Commissioners had mentioned, have a much tighter grain and if it's just a matter of reglazing and redoing that. You may have some that are totally rotted out and that was what led me to my question, if you have approximately 7 windows there on the north, south, and west elevations that appear to be the same sizes and something can be done to save the ones on the primary elevations, that, I think, it what's more important. At the very least, there should be 4 good windows for the first floor on Hope Street and 2 good windows for the first floor on Union Street where people are right at eye level and seeing them.

Allen: So, do you want us to continue this to until the next meeting or the meeting after the next one. You could have someone give you an estimate of what it's going to cost to restore at least the windows on the front.

Leonetti: Out of curiosity, is there typically a fifth member of the Commission?

Toth: Typically, there are 7 members on the Commission. We're missing a few people tonight. Typically, you would have more time after a meeting to turn around an application, the issue is since we're later in the month, the deadline is tomorrow. If you think you can get the information by the end of tomorrow, we can get you on the August meeting. We should have a fuller Board then. Other than that, we can get you on in September.

Allen: Would September be better for you?

Leonetti: Probably. I don't think any surveyor is going to be able to be on site by tomorrow and put together a report.

Allen: Okay. So, should we continue this until September 4th?

Leonetti: I do feel that Mary is on the fence.

Millard: I would like to see what you were thinking of putting in. I would like to see the cut sheet. The muntins can't be too thick.

Leonetti: Again, the home on Thames Street used this same line, but I definitely get your point on the muntins. If there is an opportunity from the manufacturer to make the muntins smaller, then I definitely will. These windows are very important to us.

Church: Stainless steel spacer bar?

Leonetti: The Elevated series is a fiberglass exterior cladding over wood.

Toth: It's probably just between the two panes of glass.

Church: And that's a metal thing. This house deserves to keep its historic features.

Leonetti: We're certainly trying to do our best. That's ultimately why we fell in love with the house, and I think that's why we're going to have involvement with the Historic Commission. We truly want to keep as much as possible.

Church: It's wonderful. It only has one addition in the back which I assume was for access to the basement. The windows are the sole of the building.

Leonetti: The sole is dying. There's so much damage, and we've talked about the shrinkage from the windows, and that has actually affected the interior parts of the home as well. The side of Union Street in particular we're hopefully going to try to repurpose the floors as we're making a bathroom and going to tile, we're going to use some of that wood to replace the rotting elsewhere on the floor. There's an interior brick and an exterior brick, but there's significant rotting beyond the window going

into the interior. I've done a lot of the demolition myself to cut down on the cost. I've removed 26 tons demoed materials out of the house, mostly horsehair and plaster. We're trying to get there. The windows are the next big thing to keep the project rolling.

Allen: So, we'll continue this to the September meeting? You're okay with that?

Church: Please get in touch with Providence to get a couple of people to look at them.

Cindy Cole: I live in the District. I don't understand. He's trying to make something for his family. He's young and working hard. My main thing is you folks have been on the District for how long? But do you know for the fee to have someone scrape a window, just one pane, not the whole window, recalk, glaze, and put primer on? I know what it cost because I just asked Paul Champion. It cost $1,500 for one pane and that did not include glass. That did not say that it was going to fit in and whatever else that needed to be fixed. That was not the full windows, that was half of a window. That was not all of the work and not all of the paint. That was just the primer, glazing and that's it. I just want you to understand what the fee is and it's only going to go up from there, and from there you have to have a woodworker come in and resize that sash and then if he's got more rot around the window, he's rebuilding that whole thing. I just think we need to be realistic with some of this.

Allen: Thank you.

Kyle Ritchie: I've been renovating 1200 Hope Street for the last four years and it's come out exquisitely. I went through and restored all of our windows. It was a painful process for sure. I had a lot of old wood in that house that I was able to work with. For the simple purpose of my background registered in Newport as a window expert and did three other jobs in Newport, I would be happy to come by your house if you would like. No obligation. I can take a look if you want. If it's possible I totally agree that there is a lot of benefit to you in long term. You can come by my property and take a look at what I did. I know new windows are new, but I've had a lot of problems with new windows as well in the short period of time. I'm renovating a house up in Maine and they have the Marvin top of the line, and it

was a $4million house on the water, not salt but fresh, and three out of every ten windows are already rotted and they're 18 years old. So, with that said, I am happy to offer my expertise and assistance. I don't want to burden anybody. It is a rough go. Historic houses are awesome, but it almost broke me. I just want to say that there are both sides to every argument.

Allen: Thank you. So, we're going to continue this.

Motion made by Church to continue application 25-82 to the September 4, 2025 meeting; Seconded by Millard.

Voting Yea: Church, Allen, Millard, and Page

Leonetti: I will be away on vacation.

Toth: If you provide me with all of the information and send a representative along with a note that they can appear on your behalf. It can be anyone, a contractor, a friend, a neighbor, a relative, just make sure they have the information and details. You've heard what the Commission really wants to see and if you're able to provide that in detail, you shouldn't have an issue. Just have someone present on your behalf.

Leonetti: Thank you.

3K. 25-83: 116 State Street, Michael and Ann Infnate: Discuss and act on installation of fence.

Ann Infnate present.

Infnate: My husband met with Ed Tanner who had already approved the fence.

Toth: Ed Tanner is our Zoning Officer so he approved it in concept as it pertains to location. The Commission just needs to sign off on the design.

Infnate: We just got a new puppy and she's going to get big, and she'll fly right over it so we have temporary hideous wire fencing up to corral her and as soon as we get approval, since it's such a small job, we want to do it. My husband liked this one better than the one that's straight across the top. Can I give it to you?

Toth: If you would. I will mark it as an Exhibit and then I will show this to the Commission.

Teitz: Is there any drawing of where on the lot you're wanting to put it?

Infnate: I think it's in the application on the bottom.

Toth: If you do look at the photograph, where the wire fence is now, that would be replacing it in the exact location.

Church: So, is it a rectangular box shape?

Infnate: I would have to look at what the estimate says. The estimate says exactly what it is.

Allen: Is it where the wire fence is currently?

Infnate: I think the estimate expert stated that it goes straight across to our neighbor's fence. It goes across the driveway. There is going to be a gate.

Teitz: It's going to be 6ft back from the sidewalk.

Infnate: It's 4ft tall.

Church: 8ft wide.

Infnate: The gates are. I think it's 24ft across from our house to the neighbor's fence.

Church: The enclosure itself goes from your house to your neighbor's fence. And what does it look like?

Infnate: It's the same as in this picture. It's the scalloped fence.

Teitz: I just want to clarify. The picture that you showed of the proposed fence.

Infnate: That's not the one.

Teitz: That's the one that goes along side of the house. The one you're proposing is a front yard fence across the property line set 6ft back.

Infnate: Correct.

Teitz: That's only for the style of the fence, not describing the location.

Church: The corner posts are going to be?

Infnate: Right up against house.

Church: What about the turn?

Infnate: There isn't going to be a turn. It just goes straight across.

Church: And it's going to hooks up to the neighbor's fence which is 4ft high too?

Infante: His is scalloped too and I think it's 4ft.

Church: Is it going to end in the shrubbery?

Infnate: It's going to end between purple and blue. We want to try to put one car in if we need to take it off of the street without having to open the gate.

Teitz: You won't be able to do that if you're only 6ft off the sidewalk.

Allen: 16ft.

Teitz: 16ft?

Allen: That's what it says here.

Infnate: Let me text my husband and ask.

Teitz: On the bottom of the Fence Depot thing, it says 6ft to sidewalk. It's 16ft across, but it's only 6ft from the sidewalk.

Infnate: So, you want to know how many feet back from the sidewalk that boarders our yard, that part of the sidewalk or the sidewalk that starts closer to the street?

Teitz: Your part. You can't block the sidewalk. You can't park the car over the sidewalk. You would have to have it approximately where that old wire fence is now which is about 20ft into your yard to park a car there.

Infnate: He said 12ft.

Teitz: Just so you know unless you're driving a Mini or a Honda Fit or something, you're not going to be able to fit it in 12ft. Because anything that's blocking or hangs over a sidewalk is going to get a ticket.

Infnate: It's just going to go further back.

Allen: So, you're saying you're going to move it further back?

Infnate: 12ft is what he said.

Allen: Okay. Anybody have any questions? Is there anyone in the audience who would like to speak for or against this application? Can someone make a motion?

Motion made by Church to approve application 25-83 as presented for the installation of a wooden fence from Fence Depot as shown in Exhibit 1. The fence is to be all wood with a double gate at the driveway and the fence is to be positioned at least 12ft from the property line edge of the sidewalk; Seconded by Page.

Voting Yea: Page, Church, Millard, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

Allen: You will get the green sheet from Nick, and you will also have to get a fence permit.

Toth: They have already applied for a fence permit.

Allen: If you could take and put the green sheet in your front window of the house so everyone knows that you do have permission.

Infnate: Fence Depot said that I just need to let them know if and when I get it.

Toth: You'll get a notification online that the permit has been issued and then you can just print it out and get going.

Infnate: Okay. Thank you.

3L. 25-84: 321 High St, William H.& Cynthia J. Cole: Discuss and act on replacement of railings and stairs on front porch.

William H. Cole present.

Cole: I am here for a porch railing and the stairs.

Allen: You had rebuilt this porch quite some time ago.

Cole: Yes.

Allen: And I think you had applied for railing and stairs.

Cole: Yes, we did. And we had designs in which were all approved by HDC.

Allen: That's what I thought.

Cole: And it just has taken a while to get there.

Allen: Okay.

Cole: All of the balusters on there are original and all have been rebuilt. A lot of work went into it. They're all in place and meets code and that's why I'm here.

Church: It's all wood material.

Cole: Yes, all wood material.

Allen: So, you've already done the work.

Cole: All the work is done. It's all been completed. Mr. Greenleaf did come by to make sure that the stairs were up to building code and we do have new handrail that has to turn into the posts that's at the proper height, and everything is proper.

Allen: So, is there a reason he had to come back?

Toth: Yes, it was an expired permit. It was approved previously. It just wasn't reapproved. I've been by it.

It’s beautifully done. It just needed a technicality of being approved.

Allen: Okay. Does anybody have any questions? Is there anybody in the audience who would like to speak for or against this application? Can someone make a motion?

Page approval of aplcaiton as/ second chruch

Motion made by Page to approve the application 25-84 as presented; Seconded by Church.

Voting Yea: Page, Church, Allen, and Millard

Secretary of Interior Standards: 5

Project Monitor: (Wasn’t specified)

Mrs. Cole: We do have one more question. On the back of the sheet, it says that you have a year to begin the process and can continue from there. So, what is actual expiration date? Also, we had subsequent things where we’ve come before you in 2017, 2018, 2020, and it said to finish old work. So, I want to know why it was considered expired.

Toth: It was from 2008.

Mrs. Cole: I understand that, but it’s also been continued in other applications, and I mentioned that when we came in and it’s also written on our other applications that we have to continue any old work because we’re doing all the work on this house ourselves.

Toth: So, something saying continual work from 2015 and 2017 would still be expired.

Cole: Is there a time limit?

Teitz: Yes, currently there is.

Mrs. Cole: And where is that written?

Teitz: There are two things. First of all, your building permit. Your building permit is only good for a year and you can get it extended for another six months so you’re essentially at 18 months.

Cole: But that's all structural stuff.

Mrs. Cole: Right.

Teitz: The HDC, way back when, did not have a time limit by which the work needed to be done, but that was changed a few years back before 2021, I don't remember exactly, but to require that the work be started within a year.

Mrs. Cole: We have something here that says here if a project has started within 12 months of its approval date you have as long as necessary to finish the job.

Teitz: What is that? What date is that?

Mrs. Cole: 7/9/2025.

Toth: That's the language that's just been on the green sheet. I haven't been instructed to change it.

Mrs. Cole: So, as homeowners, that's what we're thinking and then to get all that was rather upsetting, especially since I had a passing in my family this week and then having to be here tonight, it's really frustrating. I just didn't think this was necessary, especially for the quality of the work that Bill has been doing on this house and continues to do, and I'm sorry it's not fast enough, but we're working as hard as we can, and we can't afford to pay someone else. He's going to do the work and I'm going to do the painting. We're going to do the best we can.

Toth: If you're being required by the Building Official to put the building permits.

Mrs. Cole: We had no problem with the Building Inspector on what we're doing. I just wanted to let you know from the other side of the story how frustrating some of this can be.

Teitz: I appreciate you're letting us know that language is still on the thing because it shouldn't be.

Cole: There should be a timeline listed.

Teitz: Yes.

Mrs. Cole: Because then we would ask for an extension when we do it because we're doing the work ourselves. We do not have the money to afford to have someone do the work.

Allen: Thank you.

3M. 25-76: 1200 Hope St, Infinity 1217 LLC: Discuss and act on new signage, entry gates, and changes to approved carriage house designs.

Kyle Ritchie present.

Ritchie: We're getting the project to the next stage. We're making some major strides. Tomorrow we're pouring our first footing for our carriage house. The main building is 98% done and ultimately the architect that we went with to help us with the carriage house has given us a decent amount more detail and identify a couple of nuances with the structure with slight changes that enhances the appeal between the carriage house and the main structure. It also provides a better floor plan on the inside with elevators going in all of the buildings so I'm looking to gain the height for a third floor so we can have the elevators in the structures. On top of that, I have a picture of the sign. I wanted to come back and share with you what the signage is going to look like on the entry and exit. Where would you like me to stop or would you like me to keep going through all of this?

Allen: Keep rolling through.

Ritchie: Okay. I also included a picture well house for the irrigation on the site.

Toth: I don't think I ever received the well house.

Ritchie: Okay. I'm going to get that you to tomorrow. I have it and then we'll be back next month.

Toth: Sounds good.

Ritchie: We're going to do a paver driveway, not asphalt driveways. We're going to do pavers throughout. Cobble stone at the entry and exit and pavers in between. Like the main house when we did garages, we had a 6ft cobble

stone strip between the garage and driveway, all of the houses will have the same thing. The stone wall that you see has been built up. The entrance way is rounding the finish line and we're looking at putting a gate. I sent in pictures of the gate. It's a gate with powder coated steel in iron black which will open upon entry to prevent anyone from just driving into the one-way development.

Allen: So, it's electronic.

Ritchie: Yes. The exit will not have a gate. There's really no need there because it's one-way. It's really about when people are coming up to the beautiful looking gate and columns in the front. There is a little parking court in the front with the ability to turn around. It gives that mystique with the beautiful building in the background right behind the gates as everybody's seen the privet behind the wall is growing really well. It's doing its job and you can barely hear the cars from the house. It gives the privacy we were looking for.

Page: So, as I understand from the drawings here there are four carriage houses. Three of them are basically repetitive in design and a fourth that is different.

Ritchie: That's correct. The one on the north has the four car under it similar to the main Longfield house. One of the three cars is for the Condo Association and that's the shared space or the space to put the common items that are on the property. We're going to be putting a Bocce court on the property. So, that's some storage space to put chairs and things of that nature.

Church: How much higher are the new designs.

Ritchie: So, I believe I showed it there. I think they're 5ft.

Church: The number is here, it's just illegible.

Toth: You should have a larger version of it.

Church: 5ft.

Ritchie: I believe because of the pitch of the roof changes they are 5ft. They are still beneath the Longfield structure. I think it says the amount. I

think it's 35ft and the Longfield structure is 47ft, so they're still subservient to the main building

Church: I find the new designs are a little bit too fussy. What's the necessity of having elevators.

Ritchie: Well, when you have people that want to access living space and they need to get upstairs and they can't walk up the stairs, then having an elevator makes it possible. So, they're really meant to be an age-in-place style of living without having a 5,000sqft place in Bristol, but they want to live in Bristol. They want a brand-new condo that has an elevator.

Church: I thought the original design had been approved and the style and feeling was more in keeping with the idea of spotlighting Longfield and not the addition. They were kind of to be not part of the overall streetscape.

Ritchie: If you look at the elevation of what was approved, it's comparable.

Church: You said it's 5ft taller.

Ritchie: These are and that's just strictly roof line because the pitch of the main house, the architect, from his experience, said that if you don't carry the roof pitch of similar structures in the community and you flatten a roof, it doesn't give the same appeal, that's why.

Church: But the scale is out of sync with Longfield. You're making them massive compared to a sublime shape to Longfield. I think they're overpowering and fussy. That's my opinion.

Ritchie: Fair enough.

Millard: I think when the designs are shrunk like this and the detail is all pressed together it appear busier than it is. These are functional drawings. I get it. I was a little surprised, but I certainly understand the elevators in homes for the elderly these days. I think it's a good idea if you are going to attract an older group. They'll be the only ones that can afford them.

Ritchie: We've had people already come and that's the buyer pool. That's ultimately who's been interested. The

homes across the street are single-family homes and ours is a community and it's totally two different buyer pools. Longfield has the elevators as well. After I had done the one with those, you make the whole project the same and it makes a better feeling for everybody as well. People may want to use it. People don't need to use it. It's a unique characteristic. It's not a shared elevator like what's downtown.

Millard: Good idea.

Allen: I'm a little confused here. This one page that I'm looking at that I can't read the numbers. For example, it says the previous front elevation of the carriage house cluster Type A and then you have two more here in the lower. Are you saying that these are two options that you have?

Ritchie: So I believe one is approved and the other one is what I am looking to have approved. Can I come up?

Allen: Sure. For example, this one.

Ritchie: So, this one is approved.

Allen: Okay.

Ritchie: And this is the one that I am looking to have approved. (Looks at drawing with Allen at bench.)

Allen: This one.

Ritchie: Yes, and that's the map here.

Allen: Okay.

Ritchie: That's what it is.

Allen: So, this was approved, and this is what you want to go to.

Ritchie: Yes.

Allen: Got it. Thank you.

Ritchie: When our architect profiled it with Longfield, it's more of a like kind roof pitch as Longfield. He was the one that brought it to us and said that it would

actually feel more uniform and it would enhance the look. He also did some of the details on the structure. We felt the front was flat and we wanted to make it so that it didn't look like this big, long flat building so that's some of the enhancements.

Allen: I personally like the newest proposal better than the one prior to that.

Page: So, you're here tonight for the new elevations with higher pitch.

Ritchie: Yes.

Page: A gate and two signs.

Ritchie: Yes. The well house, I will be in tomorrow to see Nick.

Toth: Just submit that tomorrow because tomorrow is the deadline for the next meeting.

Allen: Mary, your thoughts.

Millard: I understand what you were saying about the roof, but I think it's okay.

Allen: Susan.

Church: I like original design. I think new design is too fussy. Longfield is a stately sedate building. This looks like Swiss chalets with barn doors.

Allen: This is what was approved.

Church: No, these on the top.

Allen: That was approved initially and then he came back.

Church: That's previous and then this is the new.

Allen: That's the newest one and this is what he is asking for now. This one down here is what we approved also. Is that correct.

Ritchie: Let me take a peek one more time. (Approaches the bench.) This, the top one, is the previous approved elevation, and is what is going to be. Ultimately the

architect said this is what he would like to see happen with the elevation for height because this will give us the ability to put in the elevators, also the roof structures would be similar. This has more detail. He made the windows and doors look a little different, but this is the height because I told him height was always something that we were talking about.

Teitz: But the only one that has been approved is the top one.

Ritchie: Correct.

Teitz: Of the two below, which is the one you want, the bottom or the middle one?

Ritchie: The middle one is what I want. I had him also put the bottom one because it doesn't allow for the elevator to go to the three stories, but it gives us the height.

Teitz: But the Commission is looking at the difference between the very top one and the middle one that you are asking for.

Ritchie: That's correct.

Church: The building is longer, isn't it?

Ritchie: No, it's the same footprint.

Teitz: That's just a roof overhang.

Toth: It's just a function of the two different architects drawing two different drawings.

Allen: You're okay with it?

Page: My only comment so far, and this helps, now I know what I'm looking at. I actually think that the roof line matching the existing older structure is a better idea. It would make the original building look awkward if it didn't match that steep roof.

Allen: I feel the same way and I think the addition of the elevators would greatly enhance the property. Mary?

Millard: I agree.

Allen: Susan?

Church: No.

Teitz: Can I just ask. The chimneys are gone. Why are the chimneys gone. Neither of the new designs have chimneys.

Ritchie: The chimneys can go on. They were just architectural pieces. I can add them. The main house has chimneys.

Teitz: It's not to me either. I just wanted to clarify that.

Ritchie: That wasn't something I asked for, but I can have him put it there if you like that.

Church: Nonfunctioning.

Ritchie: Nonfunctioning, just architectural.

Allen: I think it breaks up the roof line.

Ritchie: Sure. I can add them. What they look like doesn't match what is on Longfield and I'm guessing we wouldn't want to match what's on Longfield because that would be too much.

Allen: Right.

Ritchie: That was quite the acrobatics lifting the chimneys onto the roof.

Millard: You did a nice job.

Ritchie: Thank you.

Allen: Those will be a little bit smaller.

Ritchie: A little bit smaller, yes.

Church: I prefer the original design.

Allen: Is there anyone in the audience who would like to speak for or against this project? Would somebody like to make a motion?

Motion made by Page to approve application 25-76 for a higher roof line for the four additional new structures, the gate as presented, and drawing for two metal signs as presented, also the addition of faux chimneys which are not shown on the drawings, and also mark the middle drawing that was discussed tonight to be the new elevation on pages 12 and 13; Seconded by Millard.

Voting Yea: Allen, Millard, and Page

Opposed: Church

Motion carries 3 to 1.

Secretary of Interior Standards: 9, 10

Project Monitor: Ory Lima

4. Concept Review

4A. CRHD 25-4: 1237 Hope St, David Manocchino: Concept Review for addition to home, including attached ADU and kitchen expansion.

Jonathan O'Donnell present.

Allen: Reads history of home into the record. So, tell us what you would like to do.

O'Donnell: My client is looking to create an ADU for an elderly father. His original thought was to have the property split, but there is not enough frontage to create a flagstick property. He wanted to get a variance. He may be better off coming to you to do an attached ADU. Just from talking to some of the guys from the Town they told me to just to make it look totally different. So, what we did was an attached mud room and basically tried to make him look like a completely separate structure. He also wanted to, in the existing space, extend his kitchen, just a single floor, with a completely different look so it would be fairly obvious, as to what was old and what was new. It's a pretty large property and it's set pretty well back off from the street. I wanted to get some feedback.

Teitz: Do you have a site plan that shows this because it's pretty impossible looking at the plans here to tell which way is north and what's going on there.

O'Donnell: I have something from the Town website. I believe I included it.

Allen: We have that, I think.

Teitz: Where is your addition on this? (O'Donnell approached Teitz.)

O'Donnell: There are two additions.

Teitz: Where are the two additions?

O'Donnell: North is up. The original house is here. This would be an addition, and this is the kitchen addition.

Allen: I'm really confused, and I looked at this several times. (O'Donnell approaches the Commission.)

O'Donnell: Original is here.

Church: Okay.

O'Donnell: And this is the mud room.

Church: So, not there.

O'Donnell: No, not there.

Page: So, that's the separation.

O'Donnell: Yes. This is the divider.

Church: So, is this the big kitchen he wanted to add?

O'Donnell: So, the existing would be here and the kitchen is here, and this is his father's ADU.

Millard: Okay. Confusing.

Teitz: How large is the lot size?

O'Donnell: It's large.

Teitz: Is it 20,000sq.ft. or more?

Toth: It looks like 47,500sq.ft.

Church: You can't see anything except for the extension in front of the house.

Teitz: Isn't the ADU going to be more than 60% of the main house?

O'Donnell: Probably so.

Millard: With the new rules that you can have a separate dwelling on a property, why would you go through the trouble of connecting.

O'Donnell: For more square footage. I was told you can do a 24x36 max footprint, and this way we could use 60% of the existing and it worked out more favorable for him.

Millard: I was thinking about the massing of this. You have a historical property that's beautiful in itself and then you're going to add all of this stuff, and it really detracts from that. Whereas you could separate it.

O'Donnell: His original thought was that the property was so large that he wanted to get a variance, but he didn't have enough frontage. It's sort of time sensitive because of his elderly father. So, he thought that this would be the faster option.

Millard: I don't understand about the frontage.

O'Donnell: I think you need 120 linear feet minimum, and he doesn't have 240 for the two properties.

Allen: That's to divide the property.

O'Donnell: That's what he wanted to do.

Allen: I understand that, but why can't you build a separate ADU.

O'Donnell: The max footprint is 24x36 and he would have to do a second floor to get that space and his father is elderly and it wouldn't work.

Millard: You could make that structure larger, you don't have to do a second floor.

Teitz: There is a maximum size for an accessory structure. You could get a variance. I don't even think it's that big. It might be 24x22.

O'Donnell: It's basically the size of a garage. He would have to do a second floor, and it didn't make sense for his elderly father.

Teitz: He could seek a variance for the frontage and with the new changes in the law most of the lots around it are smaller.

O'Donnell: Yes, it would create a flag stick.

Teitz: I understand. You would have to get a variance for that.

O'Donnell: He explored that option and he decided that wasn't the direction he wanted to go in.

Allen: I personally couldn't vote for this primarily due to the fact that it distracts from the historic nature of the original house. You could apply for a variance. Andy?

Teitz: You could apply for a variance for the size of the accessory dwelling.

Allen: I don't know how everybody else feels, but that's how I feel.

O'Donnell: If it had a different architectural design?

Church: No, it's about preserving what's there. It historic.

Teitz: You said north is up.

O'Donnell: Yes.

Teitz: So, if that's the case, the ADU is going to be tacked on towards the street.

O'Donnell: Correct.

Teitz: And then the kitchen is going to come out at a right angle.

O'Donnell: Toward the north.

Teitz: so, from the street the people will only be seeing the ADU. They won't be able to see the original house. They will only see the ADU and new addition sticking out. Whereas if you had it separately. There's not really any visibility from the street there at all to begin with. Whatever there is, it will be the new addition with the little old house stuck in the middle.

O'Donnell: It depends on from your point of view and it's set so far back and behind trees.

Church: But when a hurricane comes.

Page: Your land is really to the front of the property.

O'Donnell: Yes.

Page: Whatever you do is going to be towards the street.

O'Donnell: Yes.

Teitz: If you add a totally different structure it would read as a new structure, and this would still be back here in the center.

Page: How much of a breezeway connection do you have to have between the original house and the new addition for it to be called an addition rather than a new building?

O'Donnell: I was told any heated wall. It has to be a heated area.

Teitz: It can be a breezeway as long as it's an enclosed space that's heated.

Page: Okay. I'm trying to figure out a way to make this, assuming that a variance is the problem time wise, and it's not our job, but if timing is of the essence, is there a way to make it so the original house remains the original house and the structure between the two things is truly just a connector. So, it's obvious that's all that is happening.

O'Donnell: That's sort of what's happening there.

Page: There's just a lot more structure there than that.

O'Donnell: It's a 6ft mud room which is the only common space between the two.

Church: Would it take out a window in the original house?

O'Donnell: Yes, it takes out a window on the north.

Church: That's not acceptable.

Teitz: Is the driveway to the south or north of the house?

O'Donnell: The driveway is to the south.

Teitz: So, when you say the existing south elevation, it's essentially the front of the house.

O'Donnell: Yes.

Teitz: It certainly wouldn't be appropriate to have addition in the same materials, same shingling as the main house.

O'Donnell: Okay. He's open to anything to get the project started.

Church: I wouldn't be able to approve the addition as it as it is now.

O'Donnell: That mud room could be adjusted to be between the two windows.

Church: There's only one window on the east elevation.

Page: After the drawing, it could be where the door is.

O'Donnell: Currently, there's two I believe. We replaced one of the windows with a door, but that could land in between the two windows instead.

Church: Come show me where. I only see one window.
(O'Donnell approaches the Commission.)

O'Donnell: I'm sorry, you're correct.

Church: Thank you.

O'Donnell: So, then it wouldn't lose any windows.

Page: On page 273 the bottom photo, is that where you're making the connection?

Church: That's going to attach to here.

Allen: The window must be back here.

Church: That's going to pretty much obscure.

Allen: So, that one single window is north. It's not being shown. It's north of the mud room.

O'Donnell: It's south.

Page: Could you help us here. (O'Donnell approaches the Commission.) We have two views, and it just didn't match.

Church: What if you attach this to the kitchen addition and move it back there.

O'Donnell: He may be open to that. I think he wanted to create a bit of a wind blocked courtyard in that area.

Church: Wind blocked?

Teitz: It would be if he put the ADU to north.

O'Donnell: If you have an issue with your property line. He's almost at 5ft with that kitchen from his max offset.

Church: That addition is practically two houses.

O'Donnell: It would pretty much eliminate the courtyard he was hoping for.

Millard: You could redesign that addition and squeeze it in there. It would go and it would make an inner courtyard.

O'Donnell: All the property is towards the front. This would be crowding all into one side and you would still have a huge open front yard.

Millard: This is too much.

Church: It overwhelms it.

Teitz: That's why concept review is here. In the end the easiest thing for them would be a subdivision and then you'd have plenty of room there in the front to put this other building. You would need the variance for the lot. I think it would be very likely that you would get it.

Toth: If hypothetically they were to subdivide the lot, they would basically build another house. Would that be subject to the HDC?

Church: Yes.

Teitz: It's the boundaries of the lot. If it were subdivided you could apply to rezone it and remove it from the Historic District, but that would take you a long time. But I don't think the Commission would have anywhere near as many problems if it were a totally separate house. It's a new house and you want it to look different to being with. It should look like a new house that was built there and not something that is read as a house that was grown organically over time, so they wouldn't want it to look that way.

O'Donnell: If I were to move the ADU to the north side as you had mentioned, and the existing house was still visible from Hope Street, would you be more open to that? We've looked into that before, but it's a process.

Teitz: I think you've heard. It's not even so much Hope Street; it's really the fact that you come in that driveway and you're on that south side of the house and that's when you see what's there. So, if things are on the north of it to the back of the house, you diminish the view. That's why they were suggesting tacking the ADU onto the kitchen or redesigning it creating kind of a U-shape there, so all of the addition is then behind the house. So, if someone drives up the driveway or walks up the driveway, they see the original house first.

Church: I wouldn't find the addition off of the kitchen objectionable even though it's a huge addition to the house.

O'Donnell: You don't find that objectionable?

Church: No.

O'Donnell: Okay.

Millard: The kitchen is in the middle.

Teitz: A kitchen addition is a common thing. Lots of houses in the Town had additions going out the back like that so that's not so crazy.

O'Donnell: Okay.

Millard: Maybe you could sketch out some alternative ideas.

O'Donnell: Okay. So, maybe we can do this in two phases if he wanted to get started on the kitchen.

Millard: You have an idea of what you're going to do.

Teitz: You have to figure out how you're going to connect it.

Millard: Because you may not want to make it so big.

O'Donnell: It sounds like we may be leaning towards a subdivision.

Toth: I think the perk with that, assuming obviously your client wants some sort of small area for his father to live, I think subdividing does free up a little bit of zoning too because it would be another house.

O'Donnell: That's what he wanted to do originally, but he thought it would take too long.

Toth: Did he talk to Diane Williamson about the process?

O'Donnell: Yes.

Toth: Ed Tanner?

O'Donnell: Yes.

Toth: Okay.

Church: You could start the process for that and also go back to the drawing board.

O'Donnell: Yes, it's just time sensitive.

Church: That's what I'm saying to do two things, but at least you started the process for both of them.

O'Donnell: Okay. I guess I have some input then. Thank you.

Allen: Thank you.

4B. CRHD-25-5: 18 Burnside St, John Marshall Concept review for redevelopment of buildings at 18 Burnside and 1 Resolute.

John Marshall, and Attorney Alfred R. Rego Jr. present.

Toth: Additional application materials were submitted yesterday. John, I believe you have a stack of materials along with a letter from the Law Office of Rego & Rego. Just pass those down.

Attorney Rego: I have some photos also. (Hands photos to the Commission.)

Allen: Okay. Reads history of the house into the record.

Attorney Rego: We were reviewing the 2023/2024 survey of the Bristol Waterfront Historic District and 18 Burnside is referenced. The One Resolute Lane building is now at the location of this. One was in 1938 that it was built which is Burnside and 1978 was One Resolute. With regard to the photos that we submitted, it was existing that is there now. This has been a work in progress as all of these projects are. We initially had come in this adaptive reuse and because of One Resolute was not necessarily a historic building conceptually, it was whether or not we were dealing with the footprint or whether we were dealing with the envelop under adaptive reuse. After talking with Diane, and a TRC meeting, we determined, at least this Board would be of the opinion of maintaining as much of the existing envelope on both buildings rather than going up three stories. So, the elevation of three stories on Resolute will not be coming before this Board or TRC. What you're seeing is existing

One Resolute with parking on the ground level and two units. In Burnside, there is adaptive reuse of the commercial space with five condominiums and in One Resolute, two condominiums, and one would have a really nice view and one would not, but that's just the nature of the building. Under the adaptive reuse, there would be one parking space per unit under the building. We have seven spaces but we can fit 14.

Allen: Parking spots?

Attorney Rego: Parking spots will be under the building. You can see them in the photos. You will turn on Resolute in the back end and you would be able to double park. There are other aspects. There will be an elevator but it is inside of the building. This concept here we would be using in kind materials for this project.

Allen: There was one other thing that I sent over regarding the two properties. One was a contributing property and has been since the 1978 survey and the 1923 survey also said it was contributing. However, the Resolute property was not contributing in the original, but it was recommended to be contributing in the 1923 survey.

Toth: 2023.

Allen: 2023 sorry.

Allen: I was part of the TRC meeting. I'm glad you came to us. I'm also glad you're using the Resolute building as well.

Marshall: We tried to take all of your comments and tried to do a project that you would be happy with. We wanted to accommodate parking, and we reduced the number of units from 11 to seven. We're okay with that. We figured it's better to do that than to try to get the extra floors.

Church: I'm really relieved to see it down to two stories. I just hope you plan on restoring the windows.

Attorney Rego: Part of the problem with the Burnside building is when you're getting into residential housing is you have to be able to open the windows, and what is

there you cannot open them as far as code is concerned. So, what is going to be proposed would be the aluminum wood clad in appearance but 10 over 10.

Marshall: Susan, when you go from manufacturing to residential the fire code says they have to be able to open these windows so people can get out or ladders can get up there to get people out. It's from a health and safety point of view.

Allen: Any other questions?

Millard: How soon do you plan on having more interior drawings?

Marshal: I didn't think you had any interior?

Church: We don't have any interior say.

Marshall: I didn't think so. We are going to submit tomorrow all of our materials and stuff like that and be back in August.

Toth: You don't need to have the interior.

Millard: I was just curious.

Marshall: The top floor on the inside will just be one unit. The second and first floors will be split right down the middle.

Millard: The cars for the units are they going to be underneath inside?

Marshall: They will be on the first floor of the Resolute building. They will be able to go from the Resolute building into the other building. What it is, we have enough room to park two cars back-to-back and some people might opt to have a garage or work bench or storage, but you can do that if you wanted to or in the wintertime put kayaks or anything they use in the summer away.

Church: Quite a storage space in the back building.

Marshal: In the picture there is a large garage door.

Church: This will be part of the parking scheme?

Marshall: It will, but there will be a second floor there. There's going to be two units, and one will face the ocean and one facing the rest of the complex.

Church: No balconies?

Marshall: No, we didn't do that.

Allen: Stairs?

Marshall: In the adaptive reuse.

Rego: If you go in there, it's really a garage.

Marshall: It's like a mezzanine.

Church: I see.

Marshall: There are stairs on the inside that connect. You can walk from Resolute to Burnside.

Allen: Let's go down and give them feedback on our thoughts.

Church: I am much more satisfied with this plan than the original design. Those windows, that's a killer.

Allen: Understandable though.

Church: Yes. The building needs care.

Rego: It had 60 gallon cans that were filling up quick. The roof is gone.

Millard: I like your plan very much and I think it's great. And I like the idea that there's not too many units.

Page: Looks good.

Allen: I'm all for it. It's a great project.

Attorney Rego: We've had a lot of input.

Church: Is your purchase contingent on getting approval?

Marshall: Yes. Hopefully we'll see you in August.

Church: Who else do you have to see?

Teitz: Planning Board.

Allen: thank you.

5. Monitor Reports & Project Updates

Allen: 95 High Street has the wood gutters are up.

Toth: Yes. They emailed me.

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

Toth: I am still working on standards guide. The Roberto's sign has been taken care of as well. The lit sign has been removed.

Allen: It was rather large.

Toth: There has been some back and forth about these smaller signs, but that was completely unacceptable, and he's been made aware of it.

Allen: Roberto's had a lit sign that was 24 x 24.

Toth: It was at least 2ft x 4ft. It was enormous.

Teitz: We are planning to try to amend the ordinance to allow something small like a 1ft x 2ft open sign that can be internally illuminated that would only be allowed during operating hours.

Church: Neon?

Teitz: It could be neon.

Church: We're slipping.

Toth: We're getting to that point that neon is considered historic.

Teitz: If it's easily removable.

Church: So are those open flags. That's much more colorful and pleasant than a neon sign and much more visible.

Teitz: Not at night and not at 5pm on a winter night. It will end up as a public hearing. It's pick your battles.

9. Adjourned at 10:12PM

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes for Special Meeting
Friday, April 25, 2025
14 Union Street and 41 Church Street

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Meeting Brought to Order at 8:46 AM at 14 Union Street

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Lou Cabral, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

Members reviewed proposed changes to 14 Union Street windows as previously presented at the regular April Meeting and viewed proposed location of the applicant's desired garage – however this was not considered for a vote.

Members reviewed the current condition of windows in the existing home, which the applicant wished to replace. Upon review, most members of the commission found as fact ~~determined~~ that the windows in the orginal (northerly) part of the house were either original to the house or were 19th Century replacements, and are character defining features of the original section of the house. The windows were also found to be in very good condition, including appearing to be in operating condition with recently replaced sash cords. Consequently, they ~~and~~ did not warrant replacement. ~~in the original section of the house, as the windows are character defining features of the original section~~. However,

commissioners were open to window replacement in the existing (southerly) addition to the house, which is located on the rear elevation and is much newer. Member Page dissented on this, stating he would be in favor of full replacement, due to trends in energy efficiency requirements potentially requiring replacement in the future in his experience.

Motion:

Made By Member Church, Seconded by Allen

As ~~T~~to ~~approve~~ application 25-25, to APPROVE replacement windows in the rear (southerly) section of the main house, and to DENY replacement~~Repair~~ windows in original (northerly) section of the house on first and second floor, ~~windows on east and west elevation~~ (including the bay windows), also as shown by a red "X" on the two-page excerpt of the plans attached hereto as Exhibit A. ~~of original house, with the windows on south side of the house leading to the additionnot included.~~

Standards #4

Yea: Church, Allen, Lima, O'Laughlin, Millard

Nay: Page

Meeting moves to 41 Church Street at 9:38 AM

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Tom Bergenholtz, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

The Applicant requested replacement of windows in the building. However, the commission was not able to gain entry to the building to conduct an inspection, even though the tenant appeared to be on the porch, due to the property owner not allowing entry. In addition, no supporting documents were provided, either at the previous meeting or the site visit meeting, to show condition – including clear photographs of current conditions or historic photographs - were provided, only general photographs taken from some distance away. As such, the commission was unanimously opposed to approving replacement.

Motion by Church, Seconded by Allen

Deny application 25-21 without prejudice based on lack of supporting evidence for condition of current windows or evidence of prior windows.

Vote is Unanimous in Favor

Member Page moves to Adjourn meeting at 9:48 AM.

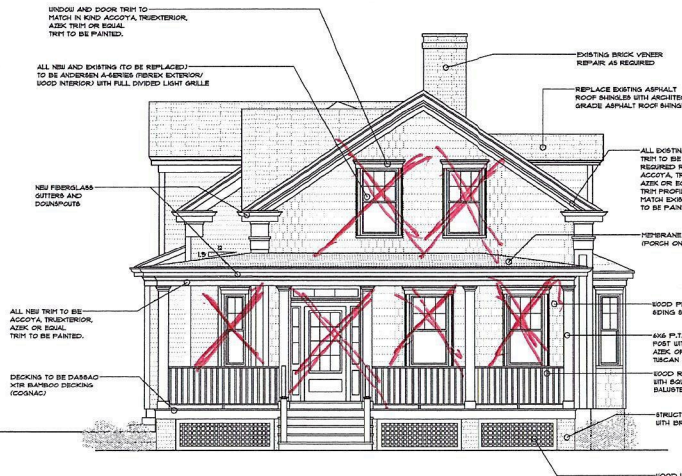
NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER

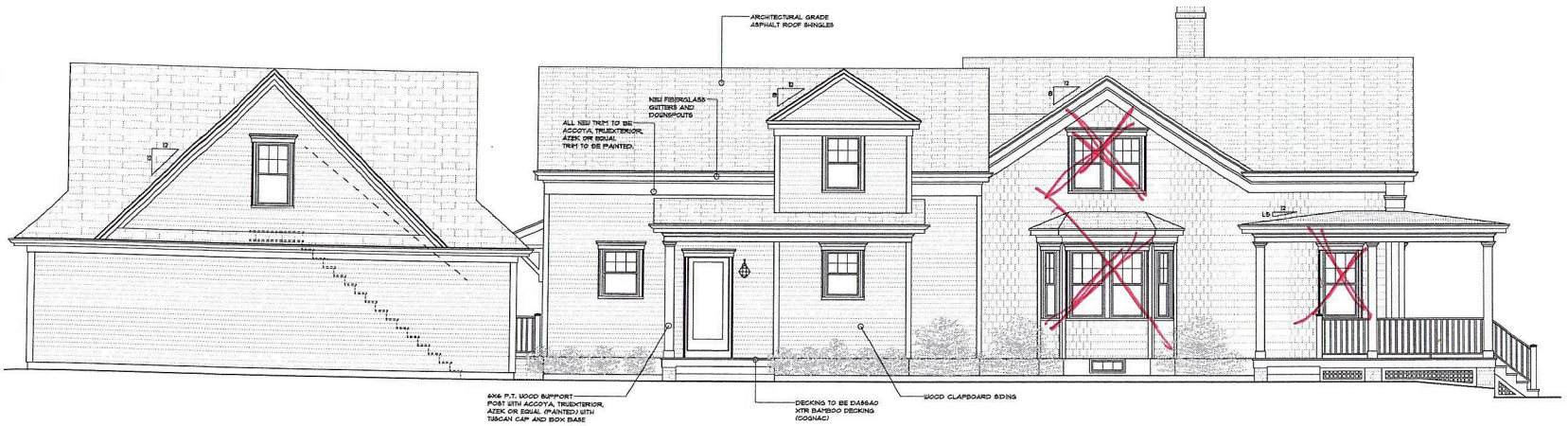
ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND ◇TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION





NORTH ELEVATION
UNION STREET
1/4" = 1'-0"

X = NOT to be replaced.



EAST ELEVATION
1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. DESPITE THE DEGREE OF CARE HAS BEEN USED IN THE PREPARATION OF THESE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

PROJECT: AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET
BRISTOL, RHODE ISLAND

535 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)-675-2600
FAX - (508)-675-2620

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI
REVIEWED BY:

CSTONE PROJECT #: 2503
DATE: 11 MAR 25
SCALE: AS NOTED

DRAWING NO. A-1

SHEET 1 OF -

NOTES:

VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.

ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.

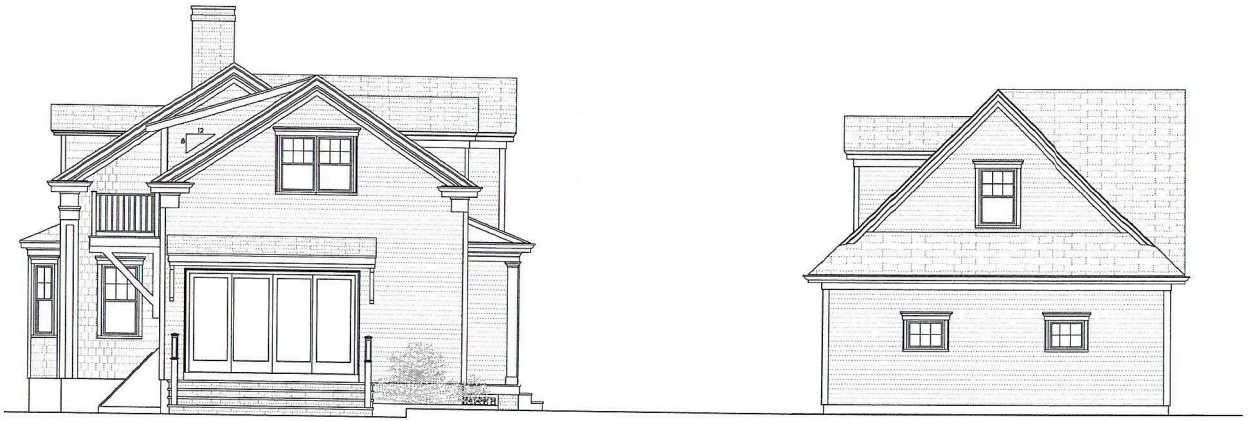
ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER

ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (400 SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND ⓉTEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

X = NOT to be replaced



WEST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES,IN. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ACCURATE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE ORIGINAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY, AT THE SITE, ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK, NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DATE	BY	CHANGE

PROJECT: AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

CABRAL RESIDENCE

PROJECT LOCATION:

14 UNION STREET

BRISTOL RHODE ISLAND

535 WILBUR AVENUE
SWANSEA, MASSACHUSETTS 02777
TEL - (508)675-2500
FAX - (508)675-2600

CORNERSTONE
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWN BY: M.POTOCKI

REVIEWED BY:

CSTONE PROJECT #: 2503

DATE: 11 MAR 25

SCALE: AS NOTED

DRAWING NO. A-2

SHEET 2 OF -

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-96	Contributing	July 18, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
500 Wood Street	29	1

Applicant	Applicant Phone	Applicant Email
Joseph M Brito Jr	4012539277	

Property Owner (If Different from Applicant)	Owner Mailing Address
	99 Tupelo Street, Bristol, RI 02809

Architect/Engineer	A/E Phone Number	A/E Email
John H Lusk	6077695807	jlusk@jhltecture.com

Contractor	Contractor Phone Number	Contractor Email
Eugene T. Sullivan, Inc.	5083283984	

Work Category:	Addition to Structure(s)

Description of proposed work:

The project will include additions and alteration to Building Group 3, Unity Park as well as a new addition to Unit 320, former Zeller condominium for a new high tech company. Refer to attached overview for additional details.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01205
HISTORIC NAME:	Nat'l Rubber Co./Kaiser Aluminum & Chem. Corp.
ARCH. STYLE:	Early Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1864 et sq.

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Rehabbed in several phases: elderly housing/assisted living (1993-97); Bristol Industrial Park (2010); Unity Park (2020-2023). Various alterations including replacement windows respectful of historic character.

Joseph M Brito Jr
Applicant's Name – Printed
Date: July 18, 2025

Joseph M Brito
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 500 WOOD ST
ACRES: 0
PARCEL ID: 029-0001-010
LAND USE CODE: 25
CONDO COMPLEX:
OWNER: UNITY PARK LLC
CO - OWNER:
MAILING ADDRESS: 99 TUPELO ST

ZONING: M
PATRIOT ACCOUNT #: 2289

SALE INFORMATION

SALE DATE: 7/16/2020
BOOK & PAGE: 2044-103
SALE PRICE: 0
SALE DESCRIPTION: Distress
SELLER: 1287 HOPE LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 24929
FINISHED BUILDING AREA: 19195
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $0
YARD: $5,000
BUILDING: $515,800
TOTAL: $520,800

BUILDING EXTERIOR

BUILDING STYLE: Mfg
UNITS: 1
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE:
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: Space Heater
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 6
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

UnSketched Subareas:
FFL (24929)

PHOTO



This information is believed to be correct but is subject to change and is not warranteed.

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Subject Properties:

Parcel Number:	29-1	Mailing Address:	UNITY PARK LLC
CAMA Number:	29-1-010		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809
Parcel Number:	29-1	Mailing Address:	BRISTOL PROPERTIES ASSOC LLC
CAMA Number:	29-1-020		1 GRACIE TERRACE APT. 11D
Property Address:	500 WOOD ST		NEW YORK, NY 10028
Parcel Number:	29-1	Mailing Address:	UNITY PARK LLC
CAMA Number:	29-1-021		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809
Parcel Number:	29-1	Mailing Address:	UNITY PARK LLC
CAMA Number:	29-1-030		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809
Parcel Number:	29-1	Mailing Address:	23-33 BROADCOMMON LLC
CAMA Number:	29-1-045		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	17-100	Mailing Address:	PANSA, ANDREW S
CAMA Number:	17-100		149 HIGH ST
Property Address:	477 WOOD ST		BRISTOL, RI 02809
Parcel Number:	17-101	Mailing Address:	PANSA, ANDREW S
CAMA Number:	17-101		149 HIGH ST
Property Address:	471 WOOD ST		BRISTOL, RI 02809
Parcel Number:	17-102	Mailing Address:	GOMES, VICTOR M. & JUDITH A. TE
CAMA Number:	17-102		10 EVERETT ST
Property Address:	465 WOOD ST		WARREN, RI 02885
Parcel Number:	17-103	Mailing Address:	AFONSO, THERESA & NELSON JT
CAMA Number:	17-103		14 PROSPECT ST
Property Address:	171 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	17-104	Mailing Address:	BARROW, LINDSAY
CAMA Number:	17-104		167 BRADFORD ST
Property Address:	167 BRADFORD ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	17-136	Mailing Address:	PACHECO, NORBERTO E. FILOMENA TE
CAMA Number:	17-136		163 BRADFORD ST
Property Address:	163 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	17-156	Mailing Address:	469 WOOD STREET, LLC
CAMA Number:	17-156		469 WOOD ST
Property Address:	469 WOOD ST		BRISTOL, RI 02809
Parcel Number:	17-97	Mailing Address:	CORRIVEAU, JOSHUA M
CAMA Number:	17-97		495 WOOD ST
Property Address:	495 WOOD ST		BRISTOL, RI 02809
Parcel Number:	17-99	Mailing Address:	PANSA, ANDREW S
CAMA Number:	17-99		149 HIGH ST
Property Address:	485 WOOD ST		BRISTOL, RI 02809
Parcel Number:	18-1	Mailing Address:	429 WOOD STREET, LLC
CAMA Number:	18-1		101 TUPELO ST
Property Address:	429 WOOD ST		BRISTOL, RI 02809
Parcel Number:	18-13	Mailing Address:	BRISTOL SPORTS CLUB
CAMA Number:	18-13		417 WOOD ST
Property Address:	417 WOOD ST		BRISTOL, RI 02809
Parcel Number:	18-14	Mailing Address:	NUNES PROPERTY MANAGEMENT, LLC
CAMA Number:	18-14		
Property Address:	403 WOOD ST		21 CLIFTON RD BRISTOL, RI 02809
Parcel Number:	18-15	Mailing Address:	STARLIGHT, LLC
CAMA Number:	18-15		1 TINA CT
Property Address:	43 CONGREGATIONAL ST		BRISTOL, RI 02809
Parcel Number:	18-2	Mailing Address:	COMMON PUB C/O ANTHONY POISSANT
CAMA Number:	18-2		427 WOOD STREET
Property Address:	421 WOOD ST		BRISTOL, RI 02809
Parcel Number:	18-24	Mailing Address:	GILBERT AND SARAH ALMEIDA FAMILY LTD FAMILY LIMITED PARTNERSHIP
CAMA Number:	18-24		P O BOX 507
Property Address:	391 WOOD ST		BRISTOL, RI 02809
Parcel Number:	18-25	Mailing Address:	JONES, ALAN R & STEELE, CAROLE J TRUSTEES- JONES/STEELE TRUST
CAMA Number:	18-25		10025 COLONIAL COUNTRY CLUB BLVD
Property Address:	381 WOOD ST		FORT MEYERS, FL 33913
Parcel Number:	18-26	Mailing Address:	GILBERT & SARAH ALMEIDA FAMILY
CAMA Number:	18-26		P O BOX 507
Property Address:	46 CONGREGATIONAL ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	18-5	Mailing Address:	TIMWELL HOLDINGS, LLC
CAMA Number:	18-5		PO BOX 585
Property Address:	170 BRADFORD ST		TIVERTON, RI 02878
Parcel Number:	18-53	Mailing Address:	LOPEZ, VINICIO O & MIRNA C. TE
CAMA Number:	18-53		4 ROBBINS DR
Property Address:	379 WOOD ST		BARRINGTON, RI 02806
Parcel Number:	18-55	Mailing Address:	CAVALIERI, STEPHEN J
CAMA Number:	18-55		45 CONGREGATIONAL ST
Property Address:	45 CONGREGATIONAL ST		BRISTOL, RI 02809-2305
Parcel Number:	23-1	Mailing Address:	FRANCO, VIRGINIO C ILD
CAMA Number:	23-1		239 FRANKLIN STREET
Property Address:	239 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-10	Mailing Address:	REGO, ANTONIO & MARIA LE TE
CAMA Number:	23-10		RESENDES, S & ANDRADE, C TC
Property Address:	215 FRANKLIN ST		41 ACADEMY AVENUE
			BRISTOL, RI 02809
Parcel Number:	23-11	Mailing Address:	GARDINER, TIMOTHY A. LORI A.
CAMA Number:	23-11		27 LISA LANE
Property Address:	213 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-12	Mailing Address:	VIEIRA, JOSE M. & MARIA TE
CAMA Number:	23-12		211 FRANKLIN ST
Property Address:	211 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-14	Mailing Address:	AMBROSE, LINDSAY & KIMMEL, OWEN
CAMA Number:	23-14		TE
Property Address:	9 GRAY ST		9 GRAY ST
			BRISTOL, RI 02809
Parcel Number:	23-160	Mailing Address:	HIDEAWAY REALTY LLC
CAMA Number:	23-160		23 OLD MAIN RD
Property Address:	245 FRANKLIN ST		LITTLE COMPTON, RI 02837
Parcel Number:	23-161	Mailing Address:	FRANCO, VIRGINIO C ILD
CAMA Number:	23-161		239 FRANKLIN STREET
Property Address:	FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-162	Mailing Address:	FRANCO, VIRGINIO C ILD
CAMA Number:	23-162		239 FRANKLIN STREET
Property Address:	FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-165	Mailing Address:	CORDEIRO, MARIA E LE CORDEIRO,
CAMA Number:	23-165		RAUL & MARIA L TE
Property Address:	51 MAGNOLIA ST		51 MAGNOLIA ST.
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	23-168	Mailing Address:	AGOSTINI, JOSHUA D
CAMA Number:	23-168		53 MAGNOLIA ST
Property Address:	53 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	23-19	Mailing Address:	RIBEIRO, MARIA J.
CAMA Number:	23-19		209 FRANKLIN ST
Property Address:	209 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-20	Mailing Address:	PEZZULLO, ZACHARY A
CAMA Number:	23-20		471 METACOM AVE
Property Address:	175 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-21	Mailing Address:	NAPPI, JACOB N
CAMA Number:	23-21		5 REID ST
Property Address:	5 REID ST		BRISTOL, RI 02809
Parcel Number:	23-212	Mailing Address:	MEDEIROS, JOAO D. MEDEIROS, LUCIA S.
CAMA Number:	23-212		8 GRAY ST.
Property Address:	8 GRAY ST		BRISTOL, RI 02809
Parcel Number:	23-22	Mailing Address:	DUARTE, JESSICA L & RAYMOND L
CAMA Number:	23-22		10 CHILTON ST
Property Address:	REID ST		BRISTOL, RI 02809
Parcel Number:	23-25	Mailing Address:	OLIVEIRA, MARY E, TRUSTEE, MARY E OLIVEIRA LIVING
CAMA Number:	23-25		9 FRANCESCA LN
Property Address:	205 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-26	Mailing Address:	MONROE, DAVID R & MARCIA M TRUSTEES
CAMA Number:	23-26		297 CHASES LANE
Property Address:	2 CHILTON ST		MIDDLETOWN, RI 02842
Parcel Number:	23-27	Mailing Address:	SIMAS, PAULO & FILOMENA C LE SIMAS, SAMANTHA & ALYSSA
CAMA Number:	23-27		8 CHILTON ST
Property Address:	8 CHILTON ST		BRISTOL, RI 02809
Parcel Number:	23-28	Mailing Address:	DUARTE, JESSICA L. RAYMOND L. TC
CAMA Number:	23-28		10 CHILTON ST
Property Address:	10 CHILTON ST		BRISTOL, RI 02809
Parcel Number:	23-31	Mailing Address:	195 FRANKLIN ST, LLC
CAMA Number:	23-31		268 NANAQUAKET RD
Property Address:	195 FRANKLIN ST		TIVERTON, RI 02878
Parcel Number:	23-33	Mailing Address:	ZEITLER, JOHN M. TRUSTEE
CAMA Number:	23-33		38 KING PHILLIP AVE
Property Address:	5 CHILTON ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	23-34	Mailing Address:	ALMEIDA, RYAN C
CAMA Number:	23-34		9 VILLAGE LN
Property Address:	9 CHILTON ST		NARRAGANSETT, RI 02882
Parcel Number:	23-37	Mailing Address:	BENEVIDES, CARMINA C. TRUSTEE
CAMA Number:	23-37		2 WILSON ST
Property Address:	170 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-38	Mailing Address:	VLACO, DUANE
CAMA Number:	23-38		11 TROUT WAY
Property Address:	169 FRANKLIN ST		WEST WAREHAM, MA 02576
Parcel Number:	23-39	Mailing Address:	BENEVIDES, CARMINA C. TRUSTEE
CAMA Number:	23-39		2 WILSON ST
Property Address:	2 WILSON ST		BRISTOL, RI 02809
Parcel Number:	23-40	Mailing Address:	BORTONE, FABIO
CAMA Number:	23-40		4 Wilson Street
Property Address:	4 WILSON ST		Bristol, RI 02809
Parcel Number:	23-41	Mailing Address:	SAO REALTY COMPANY
CAMA Number:	23-41		63 POND STREET
Property Address:	6 WILSON ST		SOUTH ATTLEBORO, MA 02703
Parcel Number:	23-69	Mailing Address:	FERRO, KEVIN J.
CAMA Number:	23-69		165 FRANKLIN ST
Property Address:	165 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-71	Mailing Address:	MACHADO REALTY, LLC
CAMA Number:	23-71		22 CENTER STREET
Property Address:	1 WILSON ST		BRISTOL, RI 02809
Parcel Number:	23-73	Mailing Address:	GIROLAMO, STEPHEN F.
CAMA Number:	23-73		C/O DYNAMIC PROPERTY
Property Address:	5 WILSON ST		MANAGEMENT 203 WASHINGTON ST, SUITE 316
			SALEM, MA 01970
Parcel Number:	23-75	Mailing Address:	MEDEIROS, ANDREW J.
CAMA Number:	23-75		163 FRANKLIN STREET
Property Address:	163 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-77	Mailing Address:	MONIZ, NELSON J.
CAMA Number:	23-77		2 BORGES ST
Property Address:	161 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	23-78	Mailing Address:	RODRIGUES, JOYCE C.
CAMA Number:	23-78-007		209 HOPE ST
Property Address:	159 FRANKLIN ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	23-78	Mailing Address:	FILIPE, JOAO A. MARIA F. 159 FRANKLIN ST UNIT 8C BRISTOL, RI 02809
CAMA Number:	23-78-008		
Property Address:	159 FRANKLIN ST		
Parcel Number:	23-79	Mailing Address:	CABRAL, LAUDALINA A & FERNANDO M-TRUSTEES (1/3); GERMANO, MARIA FILOMENA A (1/3); 32 ST. ELIZABETH STREET BRISTOL, RI 02809
CAMA Number:	23-79		
Property Address:	32 ST ELIZABETH ST		
Parcel Number:	23-80	Mailing Address:	HOLTER, DUNCAN 155 FRANKLIN ST, UNIT 1F BRISTOL, RI 02809
CAMA Number:	23-80-001		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-80	Mailing Address:	SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
CAMA Number:	23-80-002		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-80	Mailing Address:	RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
CAMA Number:	23-80-003		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-80	Mailing Address:	GARCIA, GILBERT 155 FRANKLIN ST, UNIT 4R BRISTOL, RI 02809
CAMA Number:	23-80-004		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-80	Mailing Address:	SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
CAMA Number:	23-80-005		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-80	Mailing Address:	SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 155 FRANKLIN ST, UNIT 6R BRISTOL, RI 02809
CAMA Number:	23-80-006		
Property Address:	155 FRANKLIN ST		
Parcel Number:	23-81	Mailing Address:	SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
CAMA Number:	23-81		
Property Address:	26 ST ELIZABETH ST		
Parcel Number:	23-9	Mailing Address:	CABRAL, KEVIN J 7 GRAY ST BRISTOL, RI 02809
CAMA Number:	23-9		
Property Address:	7 GRAY ST		
Parcel Number:	24-1	Mailing Address:	PACHECO, PAUL C ET UX ALCIDA PACHECO TE 17 ORCHARD ST BRISTOL, RI 02809
CAMA Number:	24-1		
Property Address:	RYAN AVE		
Parcel Number:	24-14	Mailing Address:	O`CONNOR CASTRO, DOROTHY LE ANANIA, PATRICIA A 1 ALMA AVENUE BRISTOL, RI 02809
CAMA Number:	24-14		
Property Address:	18 ROCK ST		

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	24-15	Mailing Address:	TEIXEIRA, ANTONIO A.
CAMA Number:	24-15		30 ROCK ST
Property Address:	30 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-17	Mailing Address:	DEMAREST, PATRICIA M
CAMA Number:	24-17		31 ROCK ST
Property Address:	31 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-18	Mailing Address:	ANDRADE, ALFREDO ET UX MARIA L. ANDRADE TE
CAMA Number:	24-18		28 SHAWS LN
Property Address:	28 SHAWS LN		BRISTOL, RI 02809
Parcel Number:	24-19	Mailing Address:	SANTOS, HAROLD HATHAWAY, LINDA TE
CAMA Number:	24-19		23 ROCK ST
Property Address:	23 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-2	Mailing Address:	PACHECO, PAUL C ET UX ALCIDA PACHECO TE
CAMA Number:	24-2		17 ORCHARD ST
Property Address:	21 RYAN AVE		BRISTOL, RI 02809
Parcel Number:	24-20	Mailing Address:	BAIROS, DELIA (S)
CAMA Number:	24-20		19 ROCK ST
Property Address:	19 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-21	Mailing Address:	BAIROS, DELIA (S)
CAMA Number:	24-21		19 ROCK ST
Property Address:	ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-22	Mailing Address:	SPANGLER, JASON D
CAMA Number:	24-22		17 ROCK ST
Property Address:	17 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-23	Mailing Address:	SJR REALTY LLC
CAMA Number:	24-23		10 ARROWHEAD LN
Property Address:	15 ROCK ST		MILTON, MA 02186
Parcel Number:	24-3	Mailing Address:	HARPER, ROBERT A. & CIDALIA TE
CAMA Number:	24-3		300 STATE ST
Property Address:	19 RYAN AVE		BRISTOL, RI 02809
Parcel Number:	24-30	Mailing Address:	BRISTOL HOME CONNECTION LLC
CAMA Number:	24-30		5 KEVIN CT
Property Address:	26 SHAWS LN		BRISTOL, RI 02809
Parcel Number:	24-31	Mailing Address:	LEMOS, VIOLANTE I. LIFE EST DELEMOS, OSCAR I AND JOSEPH M
CAMA Number:	24-31		26 SHAWS LANE
Property Address:	24 SHAWS LN		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	24-32	Mailing Address:	DAIGLE, ERIC & SARAH TE
CAMA Number:	24-32		8 RIVER RD
Property Address:	22 SHAWS LN		WETHERSFIELD, CT 06109
Parcel Number:	24-33	Mailing Address:	EGAN, JONATHAN M & VANESSA A TE
CAMA Number:	24-33		1206 MIDDLE RD
Property Address:	16 SHAWS LN		PORTSMOUTH, RI 02871
Parcel Number:	24-34	Mailing Address:	BOLOTA, JOAO M. ESMERIA F. ETAL JT
CAMA Number:	24-34		12 SHAW'S LN
Property Address:	12 SHAWS LN		BRISTOL, RI 02809
Parcel Number:	24-35	Mailing Address:	GEORGE REALTY, LLC
CAMA Number:	24-35		10 ARROWHEAD LN
Property Address:	410 WOOD ST		MILTON, MA 02186
Parcel Number:	24-36	Mailing Address:	GOGLIA, VICTOR P. & ANN MARIE TE
CAMA Number:	24-36		380 WOOD ST
Property Address:	380 WOOD ST		BRISTOL, RI 02809
Parcel Number:	24-37	Mailing Address:	GOGLIA, VICTOR P. & ANN MARIE TE
CAMA Number:	24-37		380 WOOD ST
Property Address:	374 WOOD ST		BRISTOL, RI 02809
Parcel Number:	24-5	Mailing Address:	TWO PRINCE LLC
CAMA Number:	24-5		490 RIVERSIDE DR
Property Address:	11 RYAN AVE		TIVERTON, RI 02878-4211
Parcel Number:	24-79	Mailing Address:	32 ROCK ST. LLC
CAMA Number:	24-79		32 ROCK ST
Property Address:	32 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-80	Mailing Address:	PETTA KIMBERLY A
CAMA Number:	24-80		29 ROCK ST
Property Address:	29 ROCK ST		BRISTOL, RI 02809
Parcel Number:	24-83	Mailing Address:	MCCOMBE, SPENCER & MICHELLE TE
CAMA Number:	24-83		7 THURSTON AVE
Property Address:	404 WOOD ST		NEWPORT, RI 02840
Parcel Number:	29-10	Mailing Address:	MEDEIROS, MARIA A TRUSTEE MARIA A MEDEIROS LIV TRUST
CAMA Number:	29-10		27 MAGNOLIA ST
Property Address:	27 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	29-11	Mailing Address:	FRANCO, DOMENIC ANTHONY, JR. & FRANCO, LINDA JEAN TRUSTEES
CAMA Number:	29-11		P.O. BOX 446
Property Address:	30 MAGNOLIA ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	29-14	Mailing Address:	ARRUDA, ARISTIDES NORBINA LIFE C/O 28 MAGNOLIA STREET BRISTOL, RI 02809
CAMA Number:	29-14		
Property Address:	28 MAGNOLIA ST		
Parcel Number:	29-17	Mailing Address:	SALINARO, CYNTHIA TRUSTEE C/O CHARTIER, MONICA 36 PLATT ST BRISTOL, RI 02809
CAMA Number:	29-17		
Property Address:	26 MAGNOLIA ST		
Parcel Number:	29-19	Mailing Address:	BROWN, RICHARD & ALYSSA TE 21 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-19		
Property Address:	21 MAGNOLIA ST		
Parcel Number:	29-2	Mailing Address:	MARTINS, ANTONIO A. TRUSTEE ANTONIO A. MARTINS REV LIV TR 208 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	29-2		
Property Address:	208 FRANKLIN ST		
Parcel Number:	29-23	Mailing Address:	LIMA, JAMES LE REM- TAVARES,FRANCIS&RICHARD TC 22 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-23		
Property Address:	22 MAGNOLIA ST		
Parcel Number:	29-25	Mailing Address:	COUTO, JOSE T & MARIA P TE LE REM: COUTO, PETER A 19 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-25		
Property Address:	19 MAGNOLIA ST		
Parcel Number:	29-29	Mailing Address:	LAGARTO, STEVEN A. LISA A. ETUX 18 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-29		
Property Address:	18 MAGNOLIA ST		
Parcel Number:	29-31	Mailing Address:	TAVARES, ANGELO & JENNIFER TE 216 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	29-31		
Property Address:	216 FRANKLIN ST		
Parcel Number:	29-32	Mailing Address:	ROSA, MARIA C TC (25%); MARY LOUISE JT (25%) ROSA, MANUEL & DOREEN ANNE TE (25%); JOSEPH & PAUL 218 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	29-32		
Property Address:	218 FRANKLIN ST		
Parcel Number:	29-33	Mailing Address:	DUARTE, FRANCIS J. ET UX BETTY J. DUARTE TE 222 FRANKLIN ST. BRISTOL, RI 02809
CAMA Number:	29-33		
Property Address:	FRANKLIN ST		
Parcel Number:	29-34	Mailing Address:	DUARTE, FRANCIS JOSEPH & BETTY JANE TRUSTEES 222 FRANKLIN ST. BRISTOL, RI 02809
CAMA Number:	29-34		
Property Address:	222 FRANKLIN ST		
Parcel Number:	29-35	Mailing Address:	BRUM, MARIA LEOPOLDINA 25 MANCHESTER ST BRISTOL, RI 02809
CAMA Number:	29-35		
Property Address:	240 FRANKLIN ST		

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	29-39	Mailing Address:	DUARTE, FRANCIS J. ET UX BETTY J. DUARTE TE 222 FRANKLIN ST. BRISTOL, RI 02809
CAMA Number:	29-39		
Property Address:	FRANKLIN ST		
Parcel Number:	29-4	Mailing Address:	BOTELHO, JOSE L. ET UX MARIE F. BOTELHO TE 29 MAGNOLIA STREET BRISTOL, RI 02809
CAMA Number:	29-4		
Property Address:	29 MAGNOLIA ST		
Parcel Number:	29-40	Mailing Address:	GAME MANAGEMENT, LCC 9 JANE LANE BRISTOL, RI 02809
CAMA Number:	29-40		
Property Address:	40 MAGNOLIA ST		
Parcel Number:	29-41	Mailing Address:	MICCIS, LLC 39 BUTTONWOOD ST UNIT 1 BRISTOL, RI 02809
CAMA Number:	29-41-001		
Property Address:	39 BUTTONWOOD ST		
Parcel Number:	29-41	Mailing Address:	PENSCO TRUST COMPANY CUSTODIAN FBO 44 FOSDYKE ST PROVIDENCE, RI 02906
CAMA Number:	29-41-002		
Property Address:	39 BUTTONWOOD ST		
Parcel Number:	29-42	Mailing Address:	BURKE, JERRY A. JR. ET UX SUSAN A 39 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-42		
Property Address:	39 MAGNOLIA ST		
Parcel Number:	29-45	Mailing Address:	FERREIRA, AGOSTINHO P. ET UX VANDA C. 37 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-45		
Property Address:	37 MAGNOLIA ST		
Parcel Number:	29-46	Mailing Address:	WEIDMANN, DANIEL L & KEDDIE, KRISTINA M TE 36 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-46		
Property Address:	36 MAGNOLIA ST		
Parcel Number:	29-49	Mailing Address:	STEGALL, ROSEMARY S SHARON JT 34 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-49		
Property Address:	34 MAGNOLIA ST		
Parcel Number:	29-5	Mailing Address:	BRANQUINHO, JOAO & ALDA LE BOTELHO, KRYSTAL MARIE 32 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-5		
Property Address:	32 MAGNOLIA ST		
Parcel Number:	29-51	Mailing Address:	MEDEIROS, DANIEL R. MARIA R. ETUX 33 MAGNOLIA ST BRISTOL, RI 02809
CAMA Number:	29-51		
Property Address:	33 MAGNOLIA ST		
Parcel Number:	29-53	Mailing Address:	ELDER CARE ONE, INC. 150 FRANKLIN STREET BRISTOL, RI 02809
CAMA Number:	29-53		
Property Address:	150 FRANKLIN ST		

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	29-54	Mailing Address:	214 FRANKLIN LLC
CAMA Number:	29-54		99 TUPELO ST
Property Address:	214 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	29-55	Mailing Address:	ELDER CARE TWO, INC.
CAMA Number:	29-55		160 FRANKLIN ST
Property Address:	160 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	29-58	Mailing Address:	FRANCO, DOMENIC A JR
CAMA Number:	29-58		PO BOX 446
Property Address:	MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	29-59	Mailing Address:	WSA PROPERTY, INC.
CAMA Number:	29-59		150 FRANKLIN ST
Property Address:	530 WOOD ST		BRISTOL, RI 02809
Parcel Number:	29-60	Mailing Address:	BRISTOL ASSISTED LIVING, LP C/O
CAMA Number:	29-60		FRANKLIN COURT ASSIST LIV
Property Address:	160 FRANKLIN ST		180 FRANKLIN ST
			BRISTOL, RI 02809
Parcel Number:	30-139	Mailing Address:	WOOLHOUSE, PHILLIP DAVID
CAMA Number:	30-139		9 EASTERBROOKS AVE
Property Address:	9 EASTERBROOKS AVE		BRISTOL, RI 02809
Parcel Number:	30-21	Mailing Address:	GOULART, JAMES
CAMA Number:	30-21		14 MAGNOLIA ST
Property Address:	14 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	30-22	Mailing Address:	GOULART, JAMES
CAMA Number:	30-22		14 MAGNOLIA ST
Property Address:	WALL ST		BRISTOL, RI 02809
Parcel Number:	30-23	Mailing Address:	CABRAL, PAUL M. LOURDES C.
CAMA Number:	30-23		12 MAGNOLIA ST
Property Address:	12 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	30-30	Mailing Address:	BERRETTO, PAULINE MARIA
CAMA Number:	30-30		15 MAGNOLIA ST
Property Address:	15 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	30-33	Mailing Address:	WARD, TERESA J. DACOSTA, TRACY M
CAMA Number:	30-33		11 MAGNOLIA STREET
Property Address:	11 MAGNOLIA ST		BRISTOL, RI 02809
Parcel Number:	30-39	Mailing Address:	CHILTON WILLIAM CHILTON MEREDITH
CAMA Number:	30-39		17 EASTERBROOKS AVE
Property Address:	17 EASTERBROOKS AVE		Bristol, RI 02809

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number:	30-40	Mailing Address:	CIRILLO, LOUIS P. SUSAN E. CO-TRS & CIRILLO FAM 28 CENTRAL ST. BRISTOL, RI 02809
CAMA Number:	30-40		
Property Address:	15 EASTERBROOKS AVE		
Parcel Number:	30-41	Mailing Address:	TAVARES, VIRGINIA L & MANUEL A. TE 13 EASTERBROOKS AVE BRISTOL, RI 02809
CAMA Number:	30-41		
Property Address:	13 EASTERBROOKS AVE		
Parcel Number:	30-42	Mailing Address:	BORGES, SILVERIO A. ETUX CONNIE BORGES TE 147 BAY VIEW AVENUE BRISTOL, RI 02809
CAMA Number:	30-42		
Property Address:	11 EASTERBROOKS AVE		
Parcel Number:	30-43	Mailing Address:	WILLIAM CHILTON CHILTON MEREDITH .5 9 EASTERBROOKS AVE Bristol, RI 02809
CAMA Number:	30-43		
Property Address:	9.5 EASTERBROOKS AVE		
Parcel Number:	30-46	Mailing Address:	GEYER, JOHN NANCY C 18 EASTERBROOKS AVE BRISTOL, RI 02809
CAMA Number:	30-46		
Property Address:	18 EASTERBROOKS AVE		
Parcel Number:	30-47	Mailing Address:	COBB, JOHN G. & ROSE A TE 14 EASTERBROOKS AVE BRISTOL, RI 02809
CAMA Number:	30-47		
Property Address:	14 EASTERBROOKS AVE		
Parcel Number:	30-48	Mailing Address:	GAME MANAGEMENT, LLC 9 JANE LANE BRISTOL, RI 02809
CAMA Number:	30-48		
Property Address:	12 EASTERBROOKS AVE		
Parcel Number:	30-49	Mailing Address:	MADEIRA, JOAO F. MARIA F. TE 10 EASTERBROOKS AVE BRISTOL, RI 02809
CAMA Number:	30-49		
Property Address:	10 EASTERBROOKS AVE		
Parcel Number:	30-52	Mailing Address:	TAVARES, MARY ROSE TRUSTEE 2 FRANCA DRIVE BRISTOL, RI 02809
CAMA Number:	30-52		
Property Address:	RYAN AVE		
Parcel Number:	30-53	Mailing Address:	TAVARES, MARY ROSE TRUSTEE 2 FRANCA DRIVE BRISTOL, RI 02809
CAMA Number:	30-53		
Property Address:	22 RYAN AVE		
Parcel Number:	30-54	Mailing Address:	KREFT, ROBERT M, TRUSTEE-ROBERT M KREFT TRUST 17 SANDY LN BRISTOL, RI 02809
CAMA Number:	30-54		
Property Address:	18 RYAN AVE		
Parcel Number:	30-55	Mailing Address:	BERTENSHAW, DENISE & RIBEIRO, DIANNE 16 RYAN AVENUE BRISTOL, RI 02809
CAMA Number:	30-55		
Property Address:	16 RYAN AVE		

200 feet Abutters List Report

Bristol, RI
July 22, 2025

Parcel Number: 30-56
CAMA Number: 30-56
Property Address: 10 RYAN AVE

Mailing Address: KREFT, ROBERT M, TRUSTEE-ROBERT M KREFT TRUST
17 SANDY LN
BRISTOL, RI 02809

Bristol HDC Overview

July 18, 2025

Building Group 3 - Unity Park 500 Wood Street, Bristol RI

The continued success of Unity Park as a magnet for new high tech businesses, and the need to meet the space requirements of the new Tenants at Building Group 3 has been a challenge. New construction both within and external to the existing buildings at Building Group 3 is necessary to meet these needs. In addition to the new structures, parking expansion to cover the needs of hundreds of new employees is required. Below is a summary/overview of the proposed new work:

1. SAAB, Inc.

Saab has signed a long-term lease agreement to occupy significant square footage in Building Group 3. The facility is to house their Northeast US Headquarter Offices, as well as state-of-the-art production space. The production/assembly space requires a 28-foot clear height for Saab within Group 3. To provide the space required for the production/assembly, new construction is essential. The new construction has been designed to integrate with and preserve the existing historic buildings and their character defining features, all of which are currently being carefully repaired and rehabilitated in conformance with the Secretary of the Interior's *Standards for Rehabilitation* for historic preservation. The original courtyard around which the early historic building faced had been in-filled with later construction (circ late 1940' early 1950's) fully covering the early courtyard. The infill building has been demolished to allow for the restoration of the space. A new compatible insulated metal panel building has been carefully integrated within the courtyard to accommodate the production needs of the Tenant, preserving the façades of the surrounding early buildings (1882-1915). A second new structure has been designed within the footprint of Unit 318, a single story structure that was significantly modified during later renovations at the Industrial Park (circa 1970's). The original south facing exterior wall of the building had been demolished, with a restructured roof structure to accommodate a raised ceiling. The existing north wall is being repaired and restored, with the new insulated metal panel structure carefully integrated into the building to accommodate the 28-foot clearance required by the Tenant. The new construction, with the added open courtyard space, covers less square footage than the previous construction. The new height of the structure is less than some of the surrounding existing structures and dimensions are in conformance with the current zoning standards.

2. KVH Industries Inc.

KVH Industries is committed to leasing the first floor space in Unit 320 (former Zeller Condominium) including a new 12,330 square foot addition. The addition is to include executive offices, high tech equipment, shipping and warehouse space. The location on site meets the setback and height requirements of the current Bristol Commercial Zoning dimensions.

3. Parking Garage (future)

As noted, in addition to Building Group 3, the current businesses (retail, restaurants, and offices) located in the fully occupied Building Groups 1 & 2, place a significant burden in providing the required parking at Unity Park to accommodate new employees. Due to leasehold obligations to provide adequate employee parking, it is important that the refuse mound be removed and graded to provide approximately 55 additional parking spaces. This non-contributing "landscape feature," which has grown in size as building refuse added over the decades as the uses of the mill complex changed, will be removed pursuant to DEM requirements and paved and appropriately landscaped to achieve the critical surface parking. As Unity Park continues to grow as a regional blue economy employment hub, future parking needs may be addressed with the construction of a new 3-story structured parking garage to be located in the subject area to the south of Building Group 3.

Summary:

Unity Park, with the build-out of Group 3, establishes both a community and regional destination, positively impacting the local economy and quality of life for the Town of Bristol and the State of Rhode Island. With the inclusion of the new high tech businesses/industries in Group 3 to the vibrant restaurants and venues presently operating within Building Groups 1 & 2, Bristol has evolved into a premiere New England destination with a promising future, particularly as a regional hub for innovative blue economy enterprises.

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plotted By: cdou
Plot Style Table: Unity Park-ShtA3Site-RECOVERED.ctb
Plotted: Jul 17, 2025 - 7:53pm

Item 1.

Site Views Key

1 — View Number

Directional Path of View

FRANKLIN STREET

NEW SIGNAGE ON FRANKLIN STREET

TRUE NORTH

EASEMENT, ACCESS ROAD

I. SHALOM CO. INC (N.I.C.)

LIMITED COMMON ELEMENT FOR I. SHALOM

ELDER CARE (N.I.C.)

. DCYF N.I.C.)

EASEMENT, ACCESS ROAD

I. SHALOM AND GROUP 3 EGRESS

COMMON AREA FOR SHARED EGRESS

COMMON GROUP 3

RESERVED PARKING FOR I. SHALOM

DUMPSTER

PROPOSED 139 ADDITIONAL PARKING SPACES

12'-9" VERIZON EASEMENT

ACCESS EASEMENT FOR ALL GROUP 3 UNITS

25'-0"

20'-0"

ELECTRICAL SERVICE BOXES

POTENTIAL GENERATOR LOCATION

MAGNOLIA STREET

COMMON AREA FOR SHARED EGRESS

BUILDING GROUP 3

BUILDING GROUP 2

KAREW / ZELLER BUILDING (UNIT 320)

POTENTIAL SATELLITE ROOF STRUCTURE

11'-7 13/16"

PROPERTY LINE SET BACKS

20'-0"

NEW ADA RAMP

MAIL SERVICE & LOADING DOCK

20 ADDITIONAL PARKING SPACES

POTENTIAL NEW PARKING GARAGE

65 ADDITIONAL SPACES

NEW BUILDING: 12,330 SF

BUILDING GROUP 1

SHAW'S LANE

ROCK SRTREET

RYAN AVENUE

EASTERBROOKS AVENUE

25'-0"

POTENTIAL AREA FOR DUMPSTERS

PROJECT NORTH

50 0 50 100 200

88

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Architect if additional dimensions required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
HDC REVIEW (07-18-2025)

GENERAL PLANNING DOCUMENT

UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

NEW BUILDING POTENTIAL LOCATION

SITE VIEWS KEY MAP

DATE: 07-22-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7453

DRAWING NUMBER: S1

Unity Park
Building Group 3 Site Views
JHL Tecture



View 1: From parking lot mound, looking Northeast across the rear parking lot at Unit 320



View 2: From parking lot mound, looking East across the rear parking lot

Unity Park
Building Group 3 Site Views
JHL Tecture



View 3: From rear parking lot, looking Northeast across the rear parking lot at Unit 320



View 4: From parking lot mound, looking East at Unit 318

Unity Park
Building Group 3 Site Views
JHL Tecture



View 5: From parking lot, looking Northeast at Endurance Energy



View 6: From Unit 314 south entrance, looking North

Unity Park
Building Group 3 Site Views
JHL Tecture



View 7: From interior courtyard, looking Northeast
at Units 314 & 318, Post-Demolition



View 8: From Unit 314 interior ramp, looking West along interior wall,
Pre-Demolition

Unity Park
Building Group 3 Site Views
JHL Tecture



View 9: From interior courtyrad, looking North. Pre-demolition



View 10: From interior courtyrad, looking North. Post-demolition

Unity Park
Building Group 3 Site Views
JHL Tecture



View 11: From rear of Unit 318, looking West at existing cornice to be restored



View 12: From 214 Franklin Street, looking South at rear of Unit 318

Unity Park
Building Group 3 Site Views
JHL Tecture



View 13: From rear of Unit 319, looking Southwest at Unit 319



View 14: From rear of Unit 319, looking South at rear of Unit 320

Unity Park
Building Group 3 Site Views
JHL Tecture



View 15: From Unit 316 entrance, looking East across rear parking lot



View 16: From rear parking lot, looking North at Unit 320

Unity Park
Building Group 3 Site Views
JHL Tecture



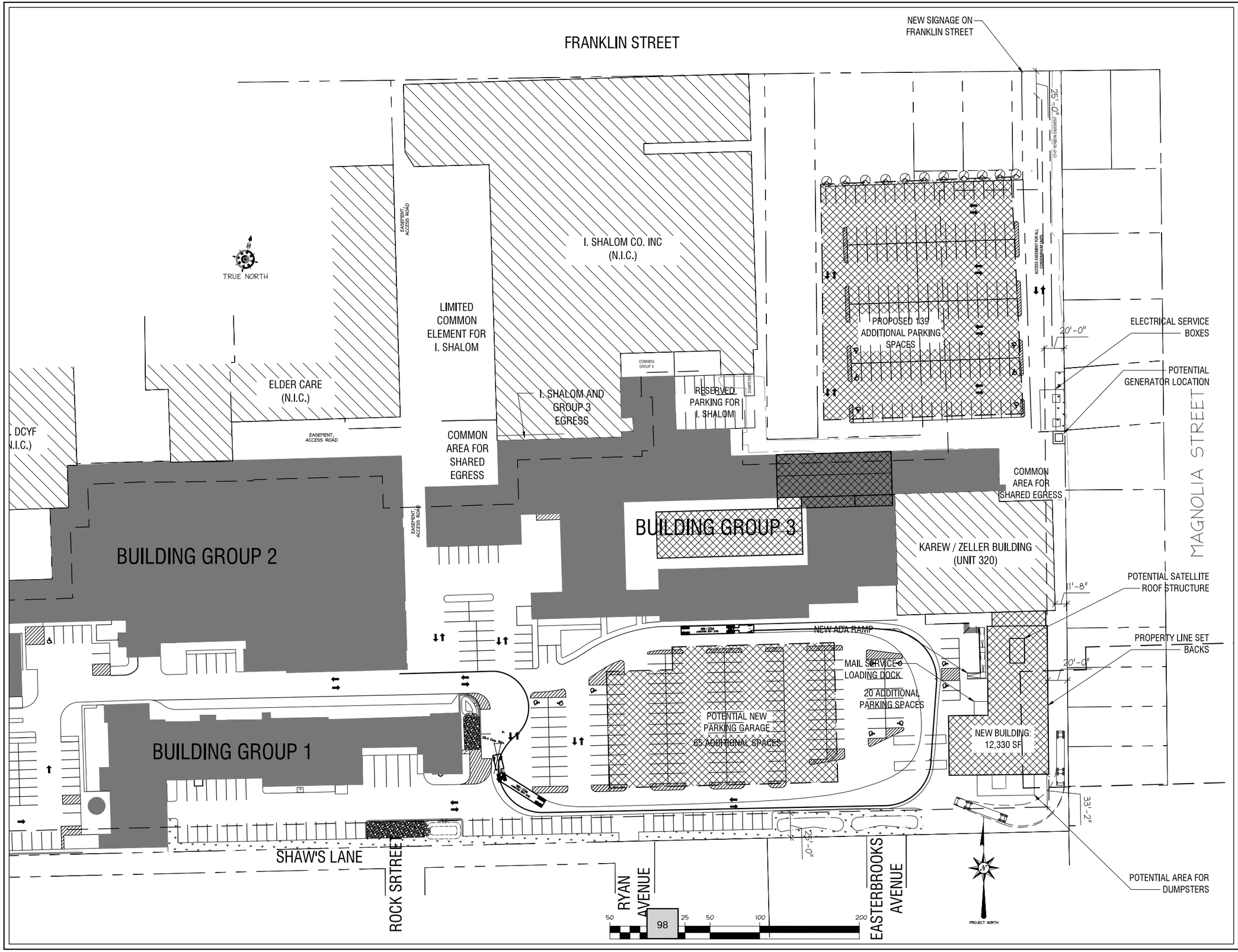
View 17: From Unity Park entrance, looking East at Pivotal Brewing



View 18: From Shaws Lane/Ryans Avenue connection, looking North at parking lot and mound

Plotting Parameters
Model Space
Dwg File: U:\Unity Park\Site\ASite-RECOVERED.dwg
Plotted: Jul 16, 2025 - 9:40am

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PLANNING (07-22-2024)

GENERAL PLANNING DOCUMENT

UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

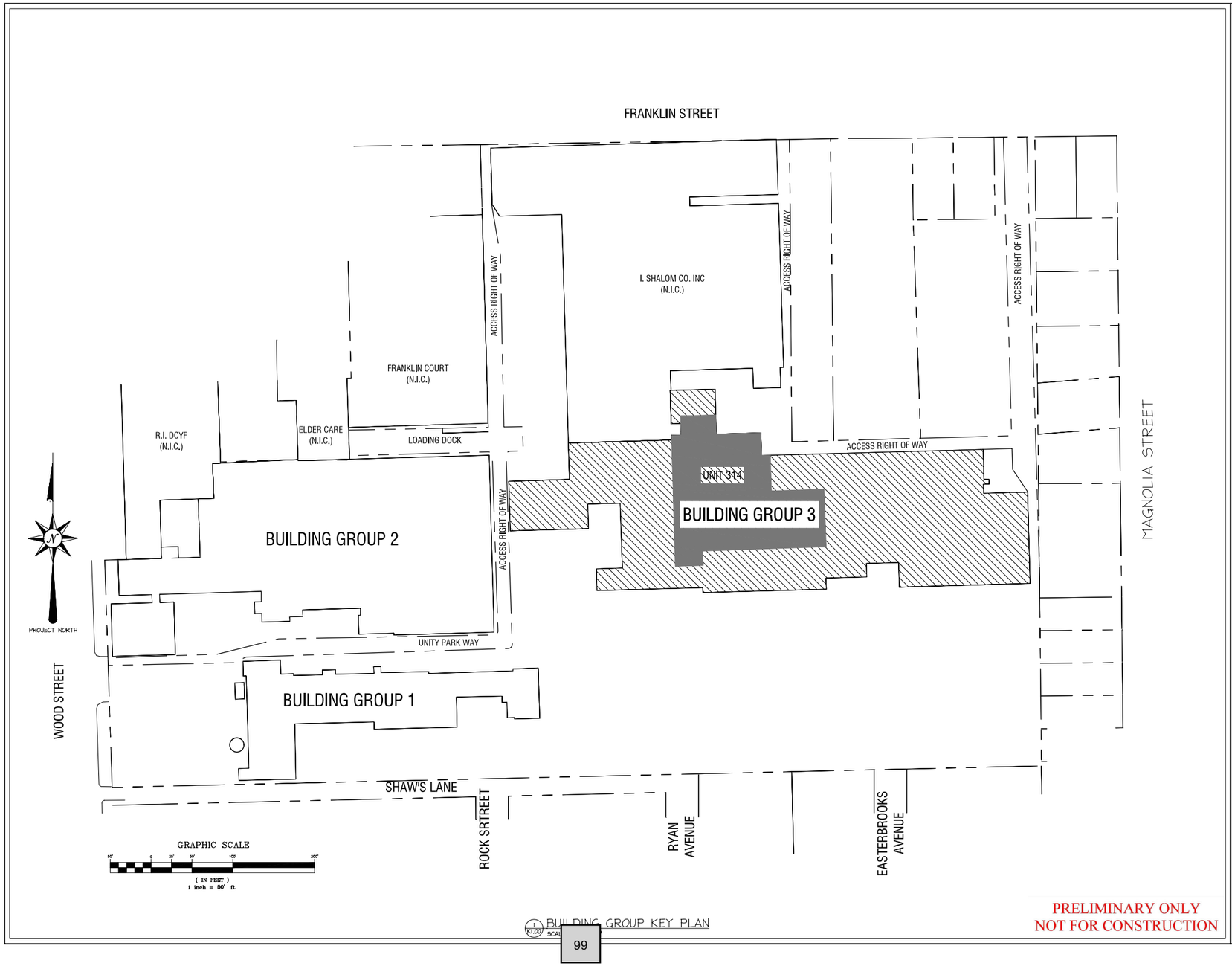
NEW BUILDING POTENTIAL LOCATION

DATE: 07-22-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7453
DRAWING NUMBER: S1

Unit 314

Plotting Parameters
Plotted By: Gary Rock
Date Plotted: Apr 10, 2024 - 4:03pm

Profile:
AutoCAD Architecture (US Imperial)
Name: JHLT-DEFAULT-02



GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATIONS:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (03-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-I-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 314/324
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

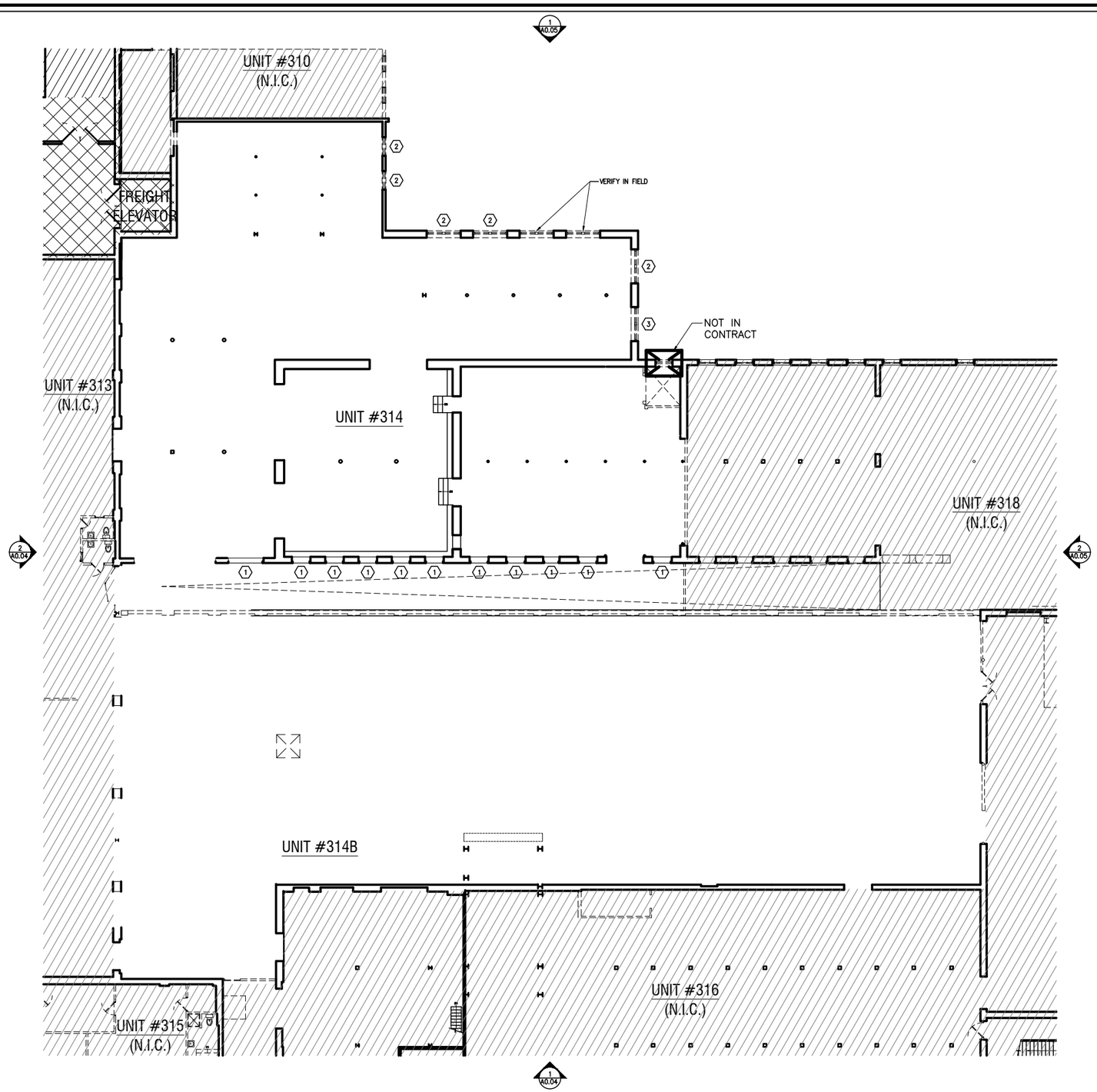
BUILDING GROUP KEY PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: GJC
PROJECT NUMBER: 7467
DRAWING NUMBER: K1.00

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04

Plotting Parameters
Page Setup: Model
Dwg File: I:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Photoshop\A0-01.dwg
Plotted: Jul 17, 2025 - 12:29pm



EXISTING FIRST FLOOR PLAN
A0.01 SCALE: 3/32" = 1'-0"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

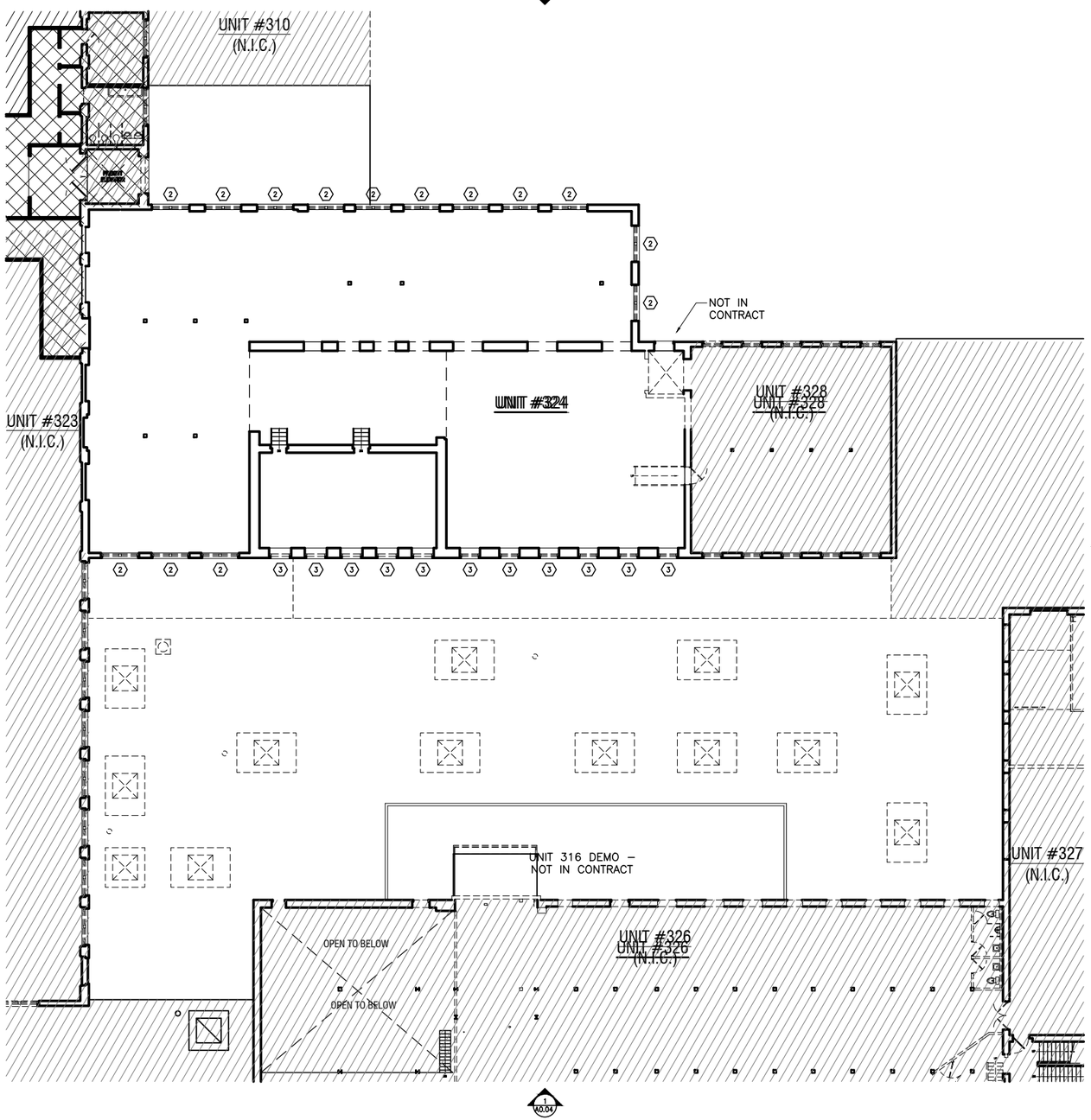
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING FIRST FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.01

Plotted: Jul 17, 2025 - 11:59am
Plotting Parameters
Plotted By: bjones
Date Saved: Jul 17, 2025 - 11:59am
Plotted: Jul 17, 2025 - 11:59am
Profile: <Unnamed Profile>
Host: JHL-DESKTOP-04



EXISTING
SECOND FLOOR PLAN
1 A0.02 SCALE: 3/32" = 1'-0"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	NEW DOOR TYPE	05-30-25	DC
2	WINDOW REVISIONS	05-30-25	DC

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

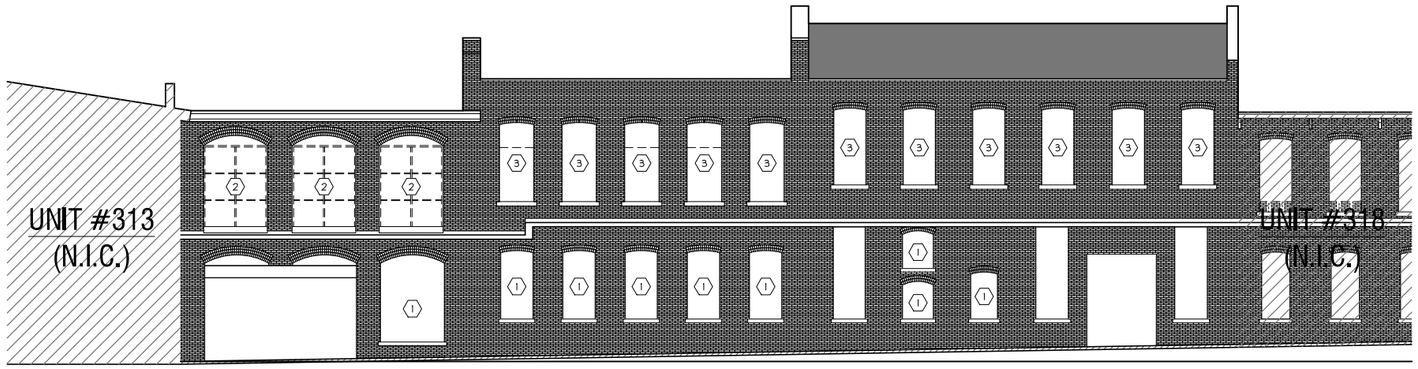
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SECOND FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
DRAWING NUMBER: A0.02
PROJECT NUMBER: 7467

Plotting Parameters
Plotted By: JHL
Date/Time: Unity Park\7467-LIP, Bldg Grp 3, Unit 314\Plotsht\A0-04.dwg
Plotted: Mar 13, 2024 - 4:19pm

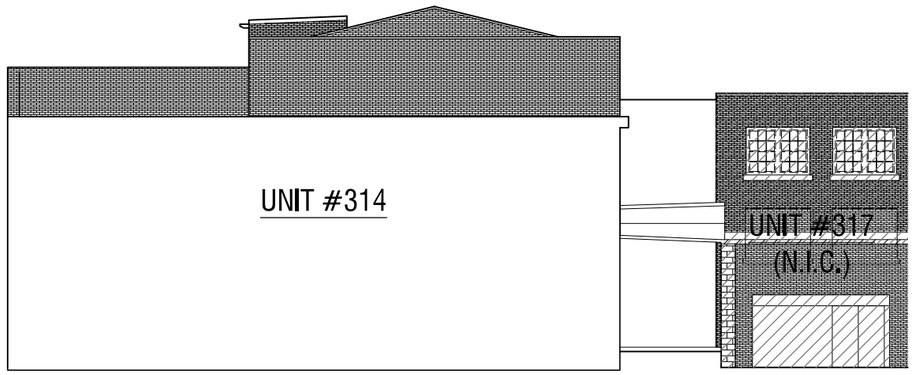
Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



#313 #314

1 A0.04 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

#314 #318



2 A0.04 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

#314 #317

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (03-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

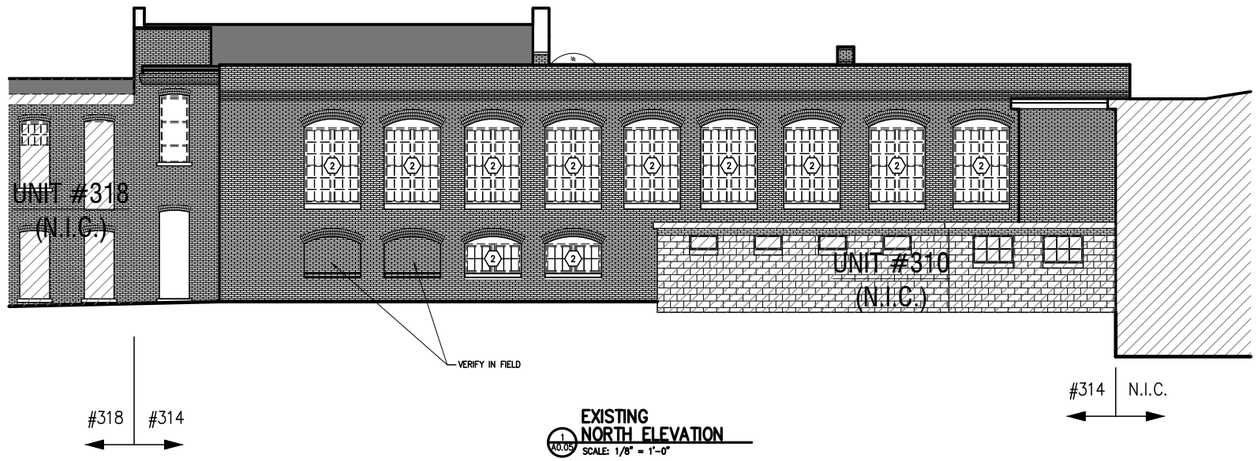
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING WEST AND SOUTH ELEVATIONS

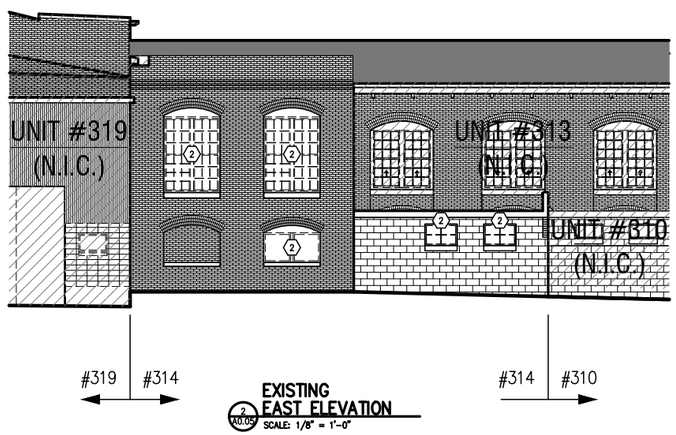
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.04

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04

Plotting Parameters
Plotted By: Christopher Rondeau
Dwg File: G:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Profile\A0-05.dwg
Plotted: Jul 17, 2025 - 3:30pm



1 A0.05 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A0.05 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

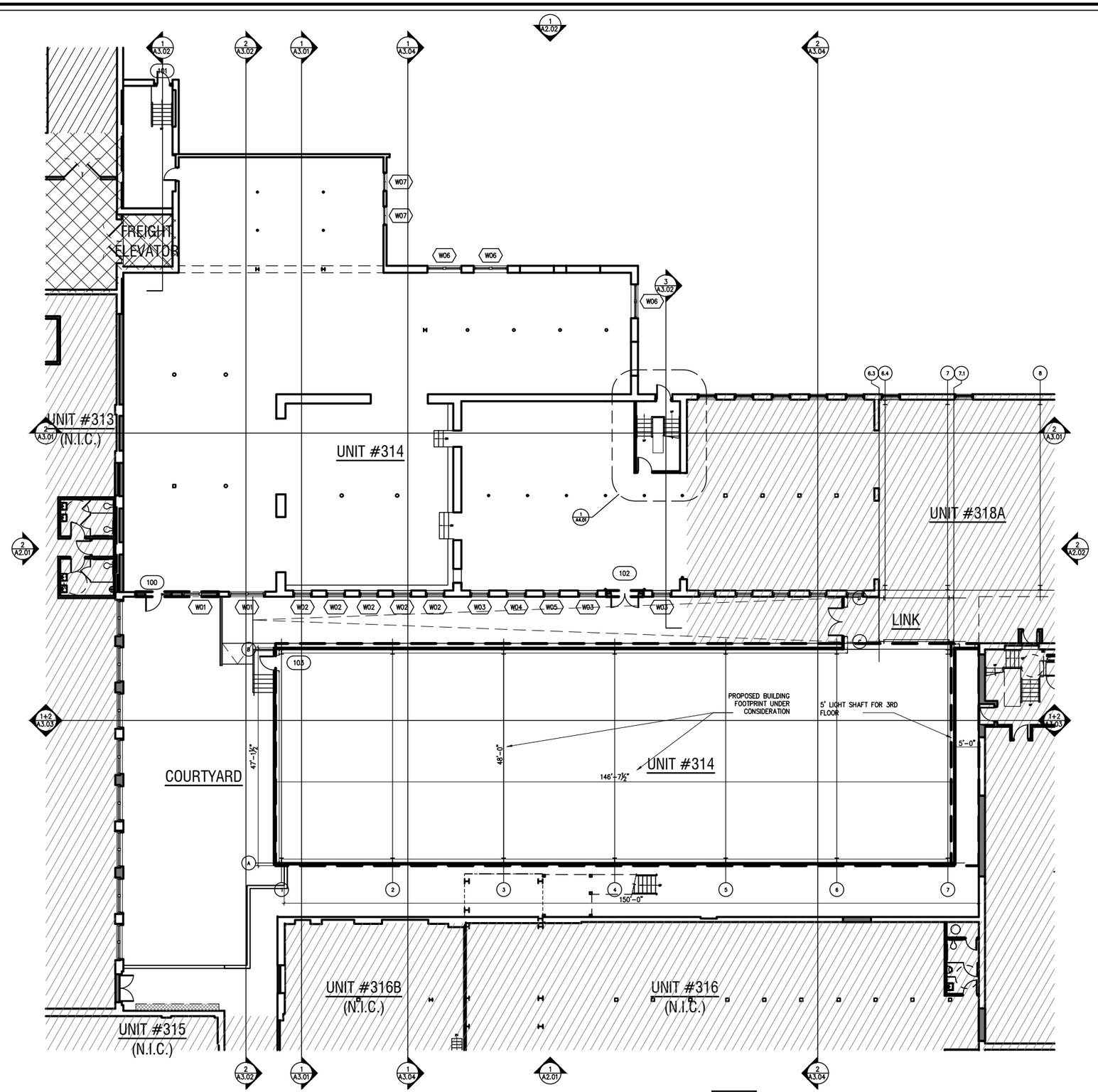
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING EAST AND NORTH ELEVATIONS

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.05

Profile: <Unnamed Profile>
Model: M_-DESKTOP-04

Plotting Parameters
Plotted By: Timothy Ryan
Dwg File: G:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotdata\A1-01.dwg
Plotted: Jul 17, 2025 - 2:31pm



1 FIRST FLOOR PLAN
A1.01 SCALE: 3/32" = 1'-0

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work is to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	NEW DOOR TYPE	05-30-25	DC
2	WINDOW REVISIONS	05-20-25	DC

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

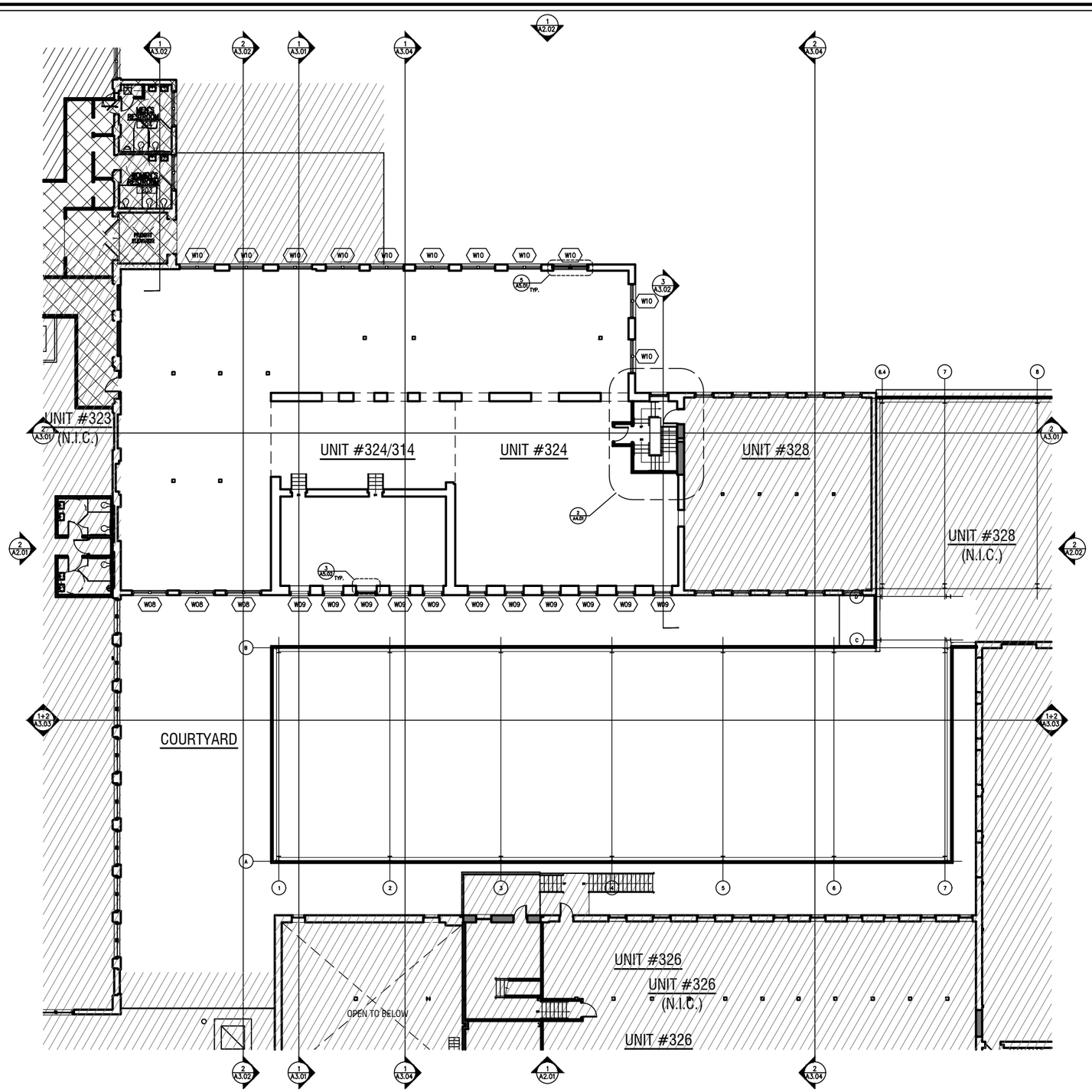
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

FIRST FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.01

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04

Plotting Parameters
Model Space
Dwg File: I:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Photoshop\A1-02.dwg
Plotted: Jul 17, 2025 - 5:32pm



1 SECOND FLOOR PLAN
A1.02 SCALE: 3/32" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	NEW DOOR TYPE	05-30-25	DC
2	WINDOW REVISIONS	05-20-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

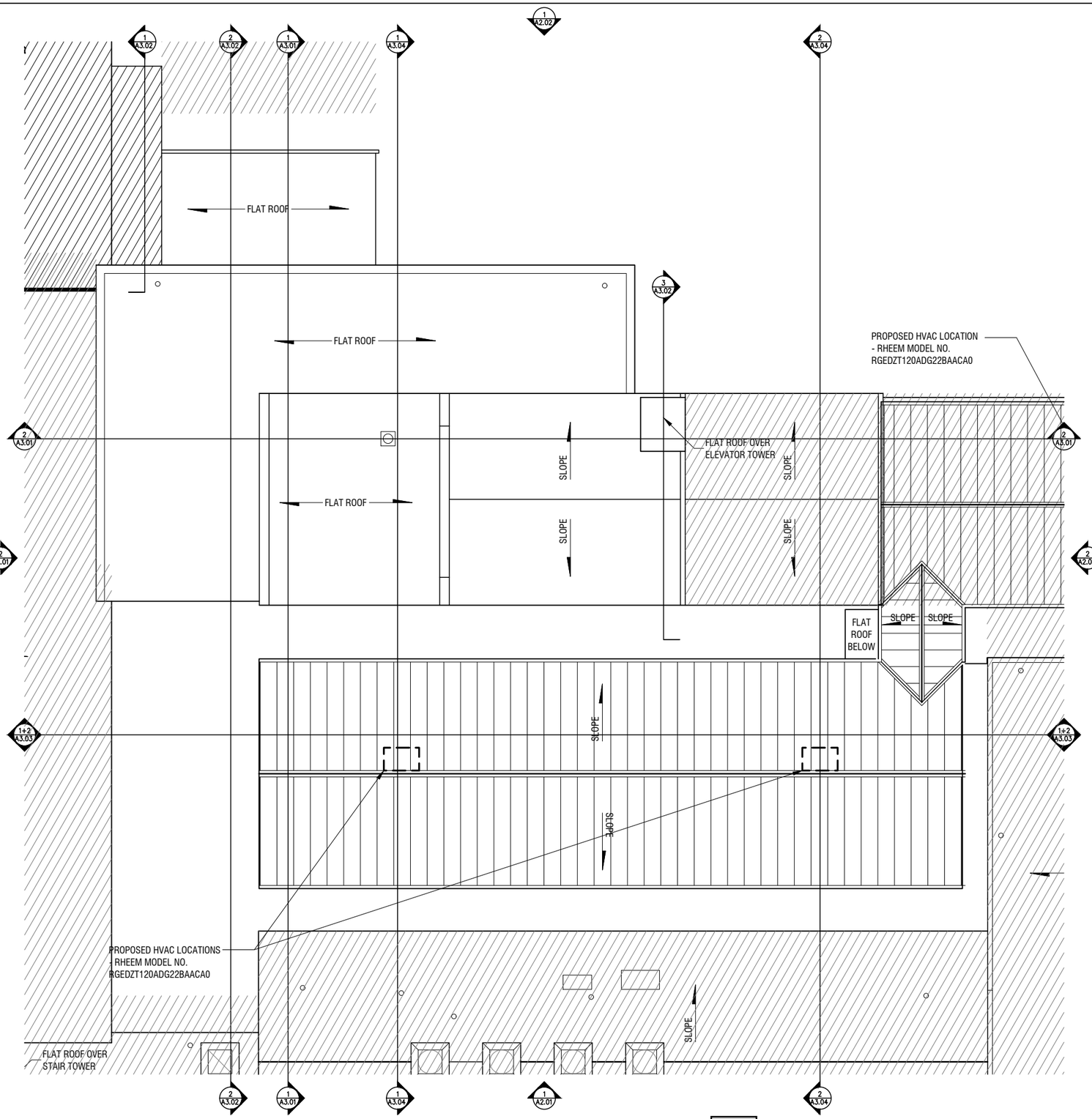
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SECOND FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.02

Plotting Parameters
Plotted By: Christopher Rose
Dwg File: G:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotdata\A1-03.dwg
Plotted: Jul 17, 2025 - 1:20pm

Profile:
<Unnamed Profile>
Node:MK-DESKTOP-04



ROOF PLAN
SCALE: 3/32" = 1'-0

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

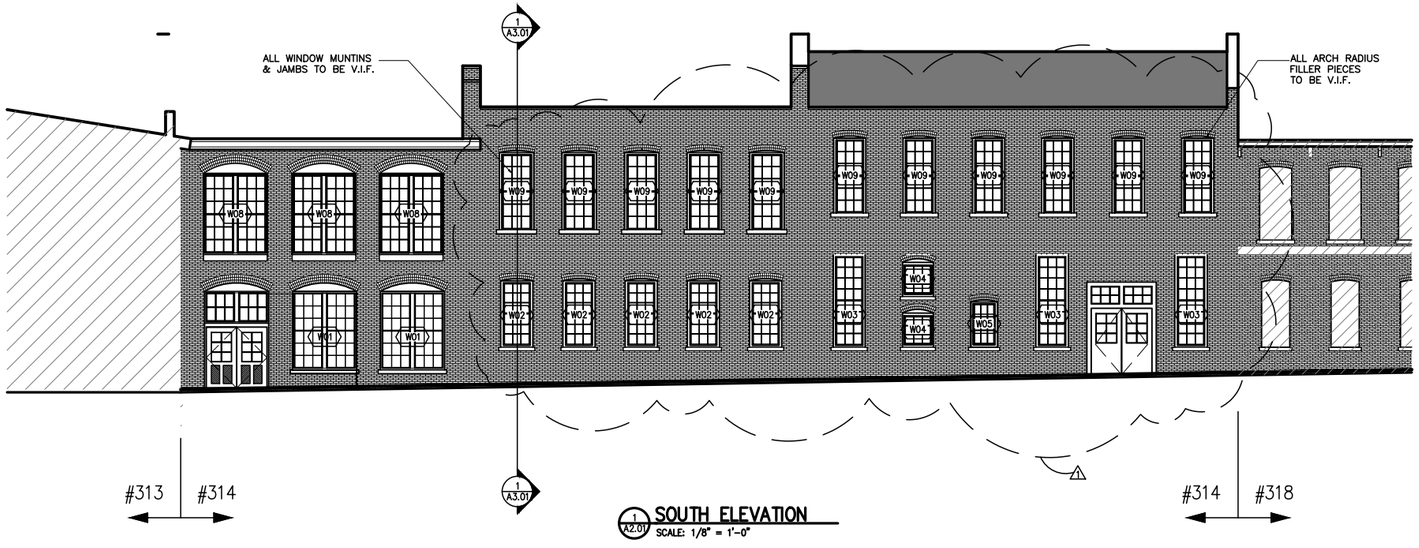
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

ROOF PLAN

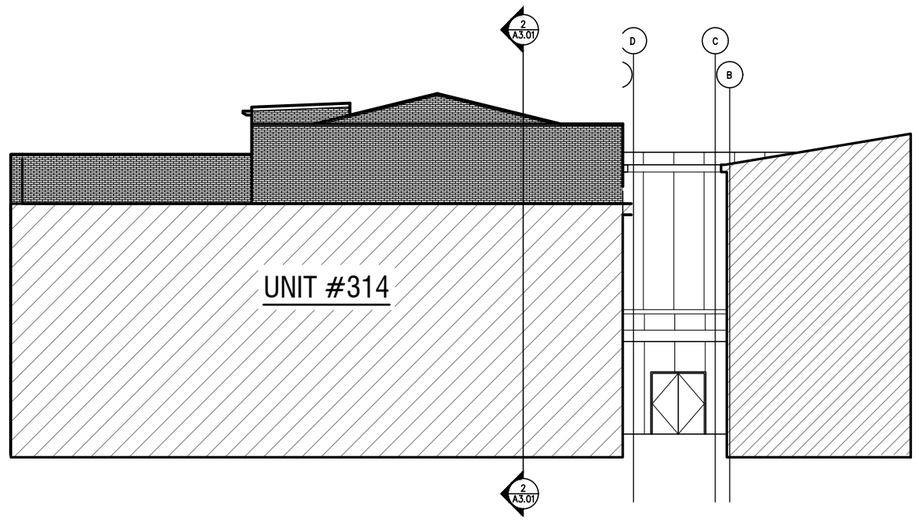
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.03

Plotting Parameters
Plotted By: Chris Crowley
Date/Time: Thursday, July 17, 2025 - 3:41pm
Plotted: Jul 17, 2025 - 3:41pm

Profile: <Unnamed Profile>
Node:#4--DESKTOP-04



1 A2.01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Archi additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

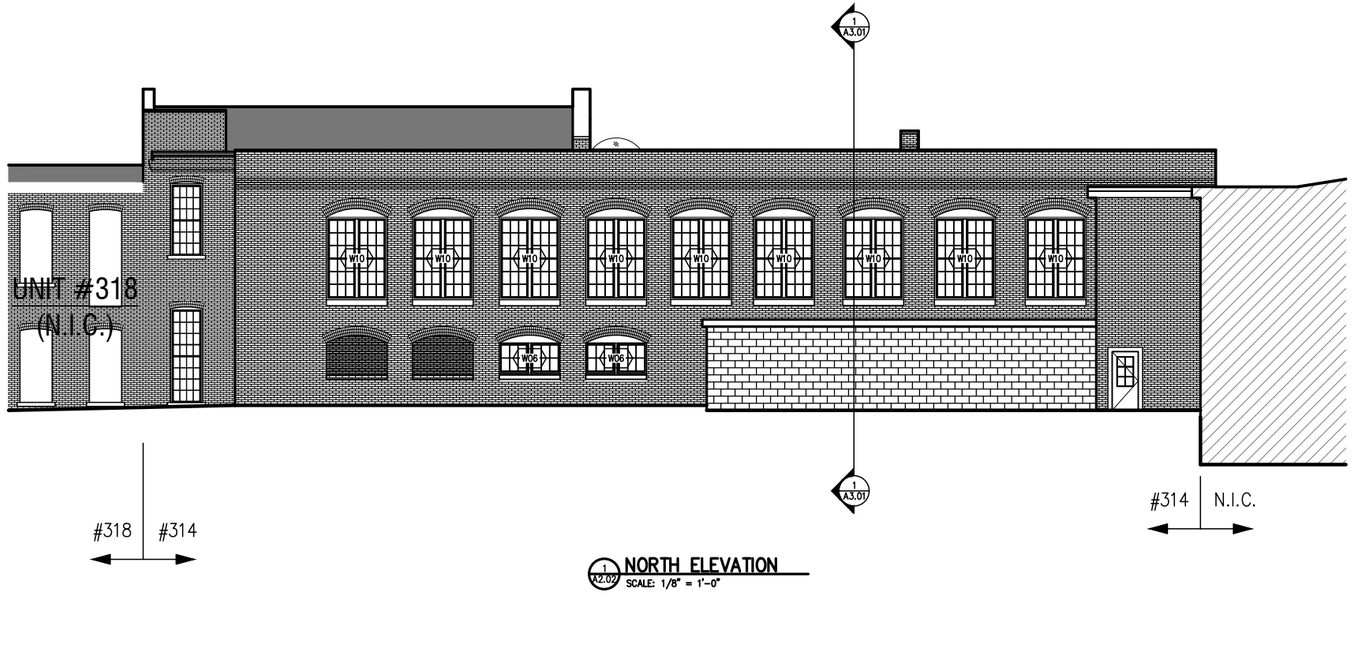
WEST AND SOUTH ELEVATIONS

DATE: 05-20-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A2.01

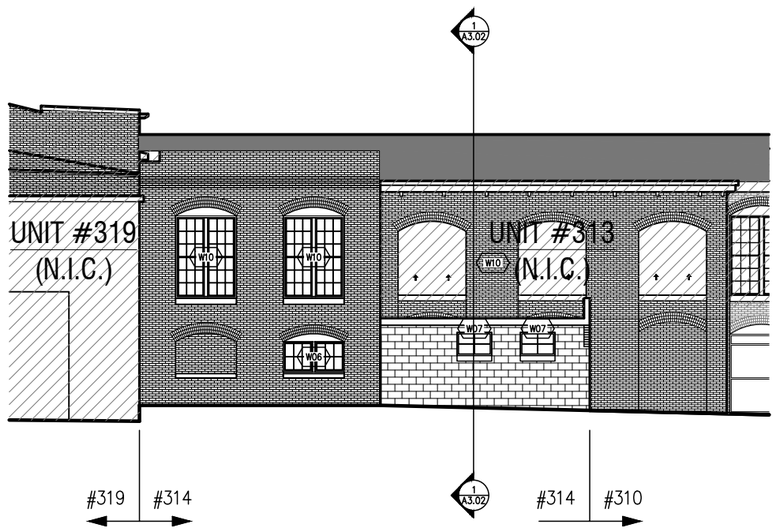
Plotting Parameters
Plotted By: Christopher Rose
Date/Time: Fri, Jul 11, 2025 - 8:43pm
Plotted: Jul 11, 2025 - 8:43pm

Profile: <Unnamed Profile>
Node:#6-DESKTOP-04

Path:\\Y:\467-JP, Bldg Grp 3, Unit 314\Plotting\A2-02.dwg



1 A2.02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

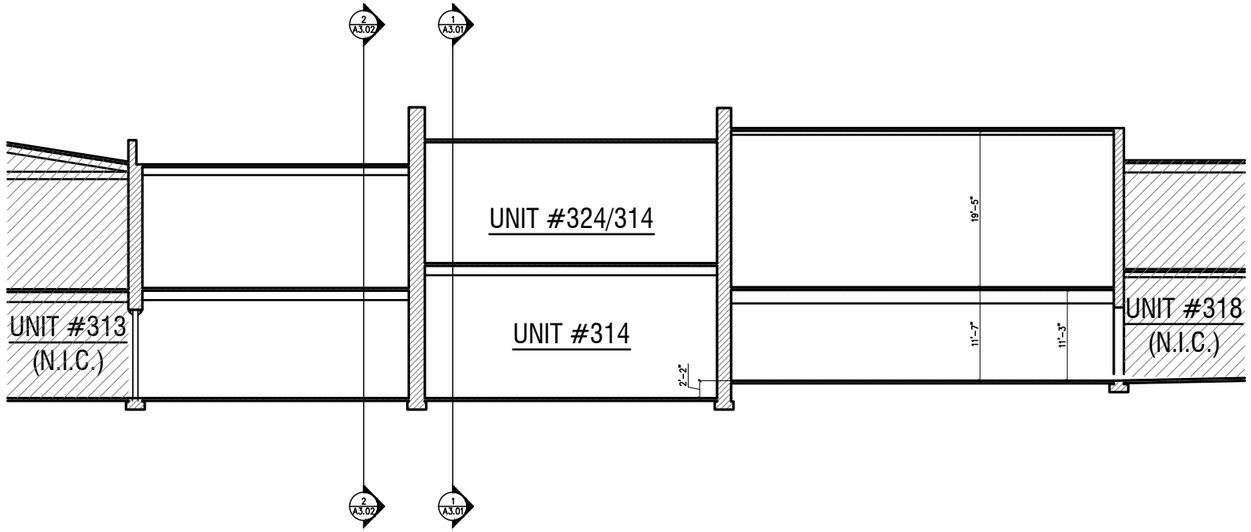
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EAST AND NORTH ELEVATIONS

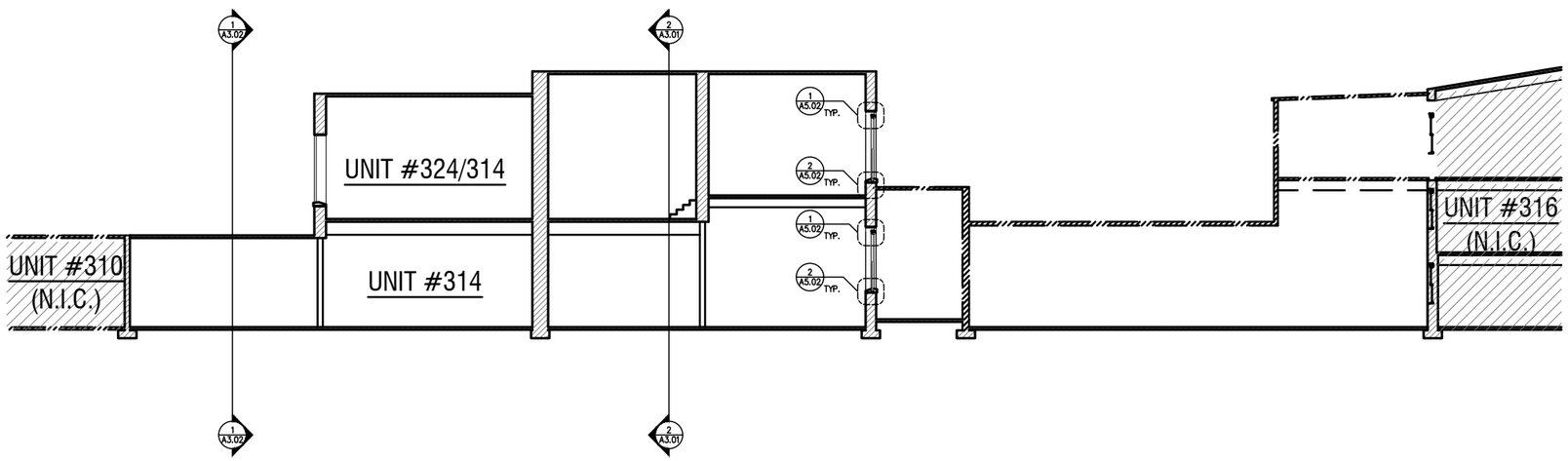
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A2.02

Plotting Parameters
Model Name: A3.01
Dwg File: I:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotting\A3-01.dwg
Plotted: Jul 17, 2025 - 3:49pm

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04



2 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

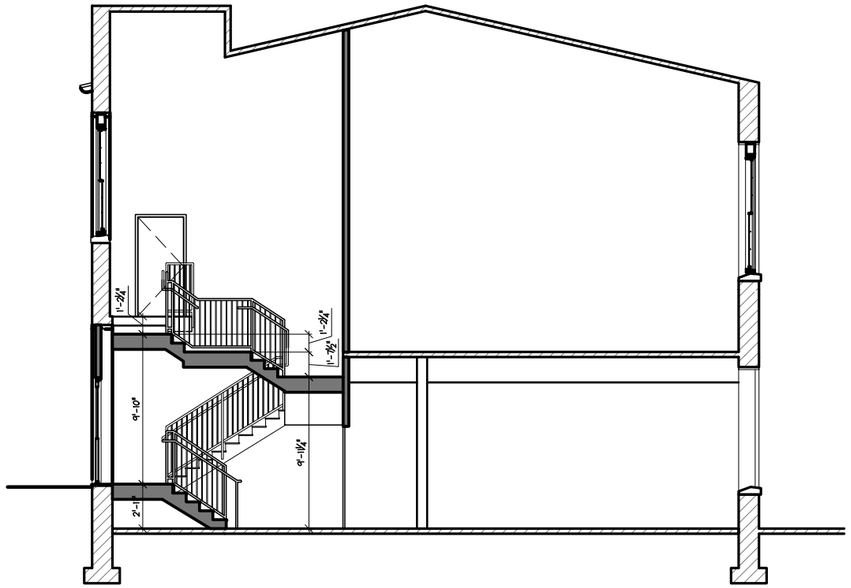
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING SECTIONS

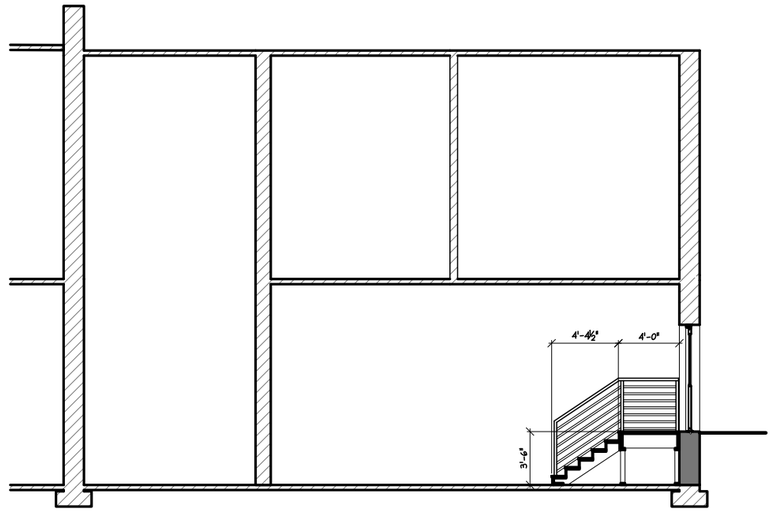
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A3.01

Profile:
AutoCAD Architecture (US Imperial)
Node-JHLT-DESKTOP-02

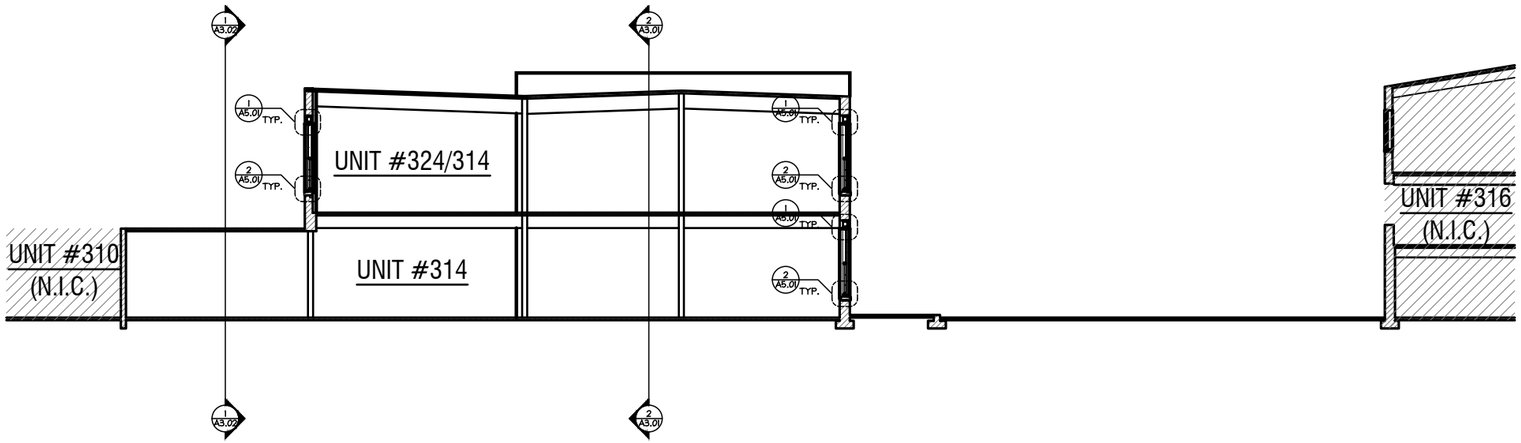
Plotting Parameters:
Plotted By:colin
Plotted Drawing: ..\Work\7467-UP, Bldg Grp 3, Unit 314\Plot\Unit3-02.dwg
Plotted: Jul 17, 2025 - 8:05pm



3 A5.02 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



1 A5.02 **STAIR SECTION**
SCALE: 1/8" = 1'-0"



2 A3.02 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	MINOR REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

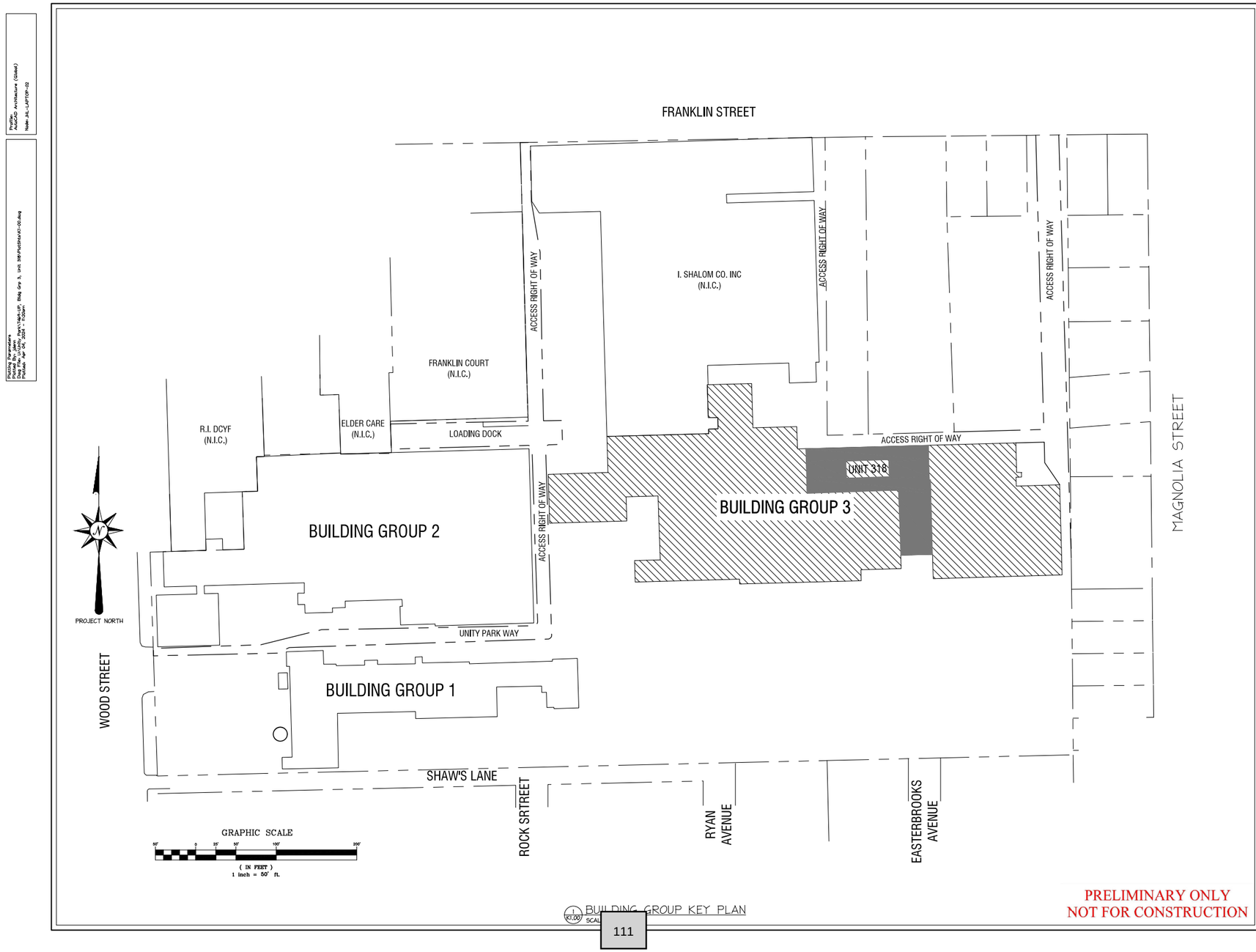
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING SECTIONS

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A3.02

Unit 318



Plotted By: jgomes
Plotted On: Apr 04, 2024 - 11:20am
Profile: Architecture (Color)
Name: JHL_LAYTOP-02

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATIONS:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2015.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 318/328
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

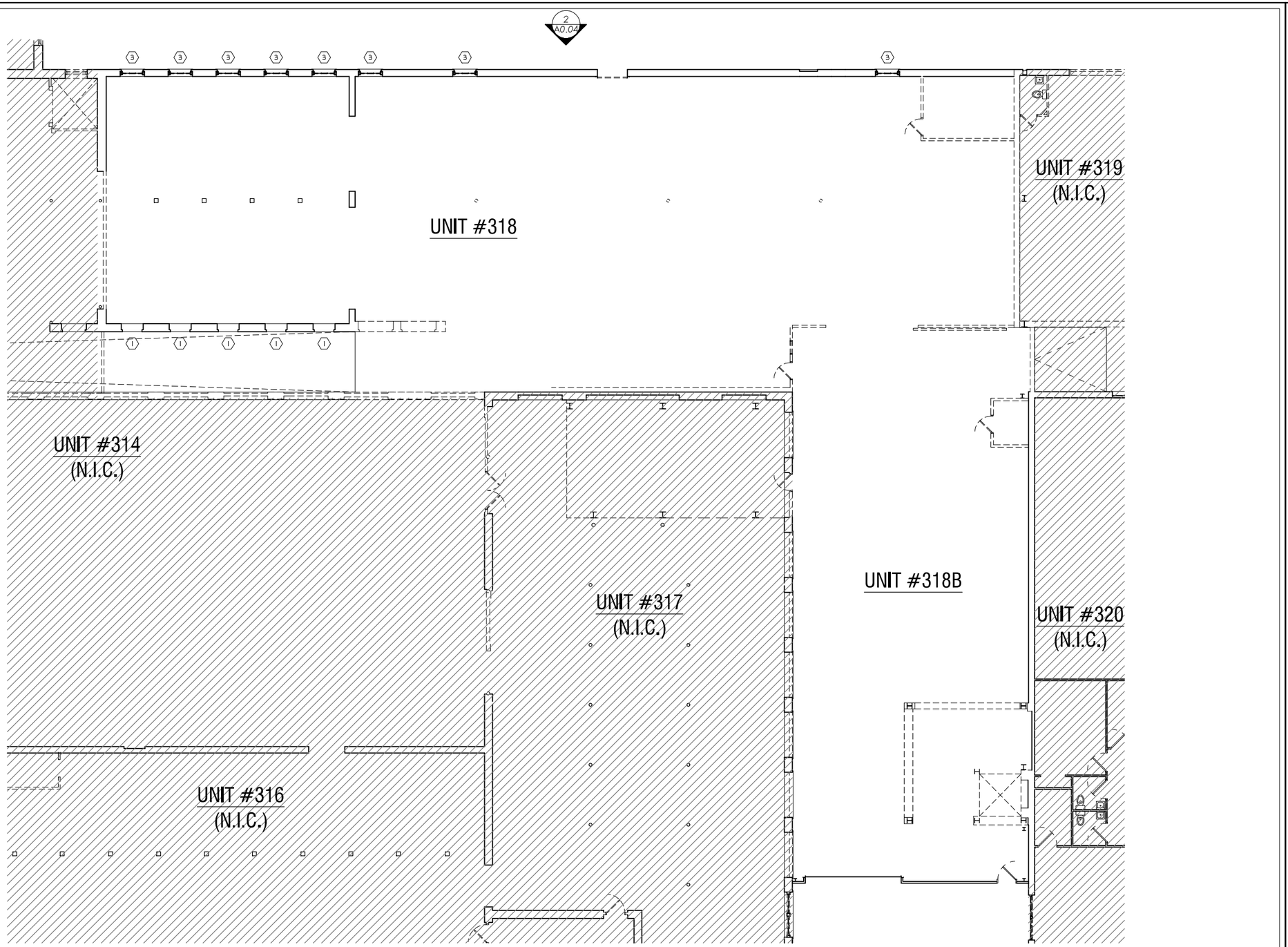
BUILDING GROUP KEY PLAN

DATE: 04-08-24
SCALE: AS NOTED
DRAWN BY: GJC
DRAWING NUMBER: K1.00
PROJECT NUMBER: 7469

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.

Plotting Parameters
Plot By: Chris Rocha
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsht\A0-01.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

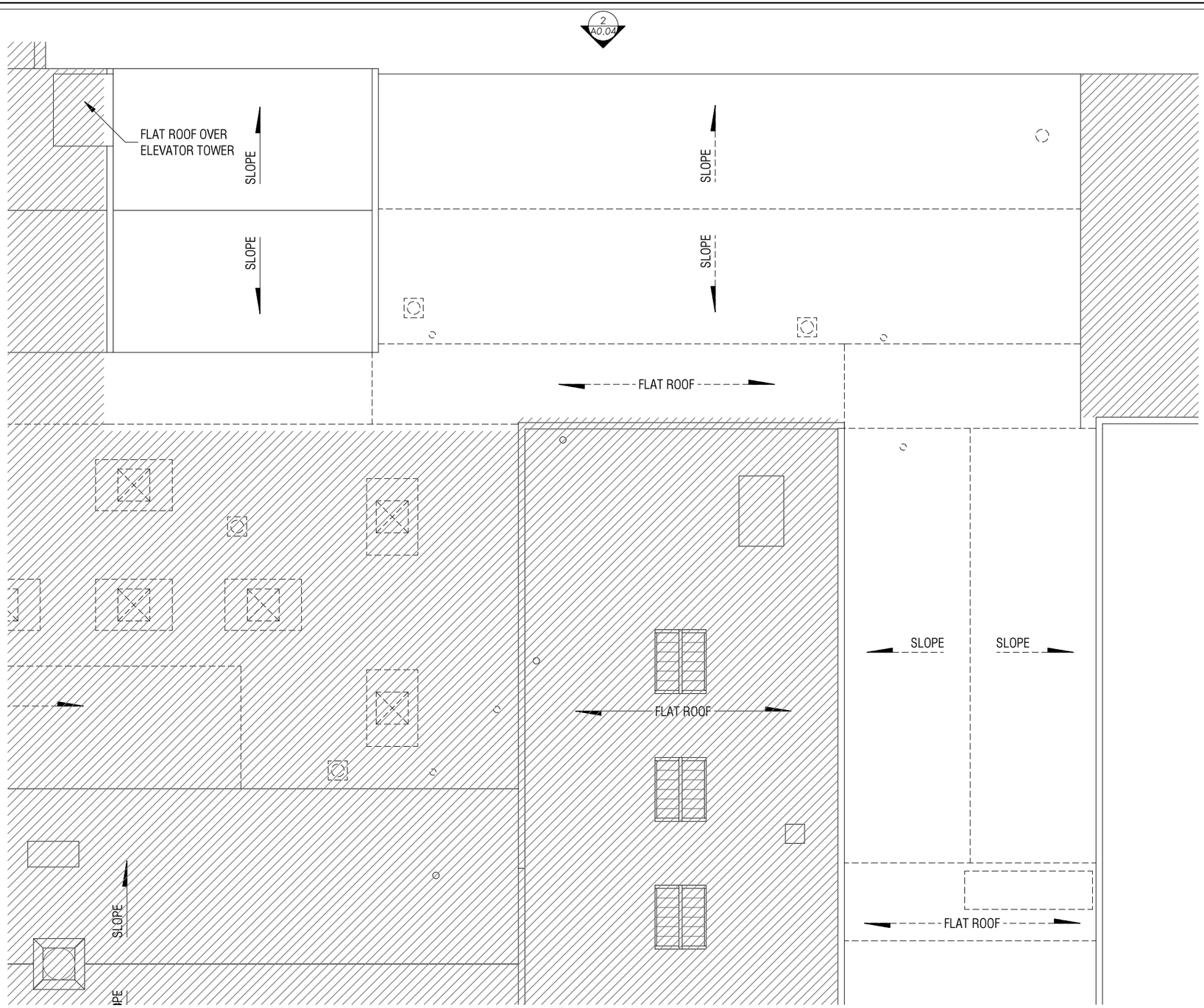
EXISTING FIRST FLOOR PLAN

DATE: 04-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A0.01

Plotting Parameters
Plot By: Chris Rocha
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsite\A0-03.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE METAL OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

113

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

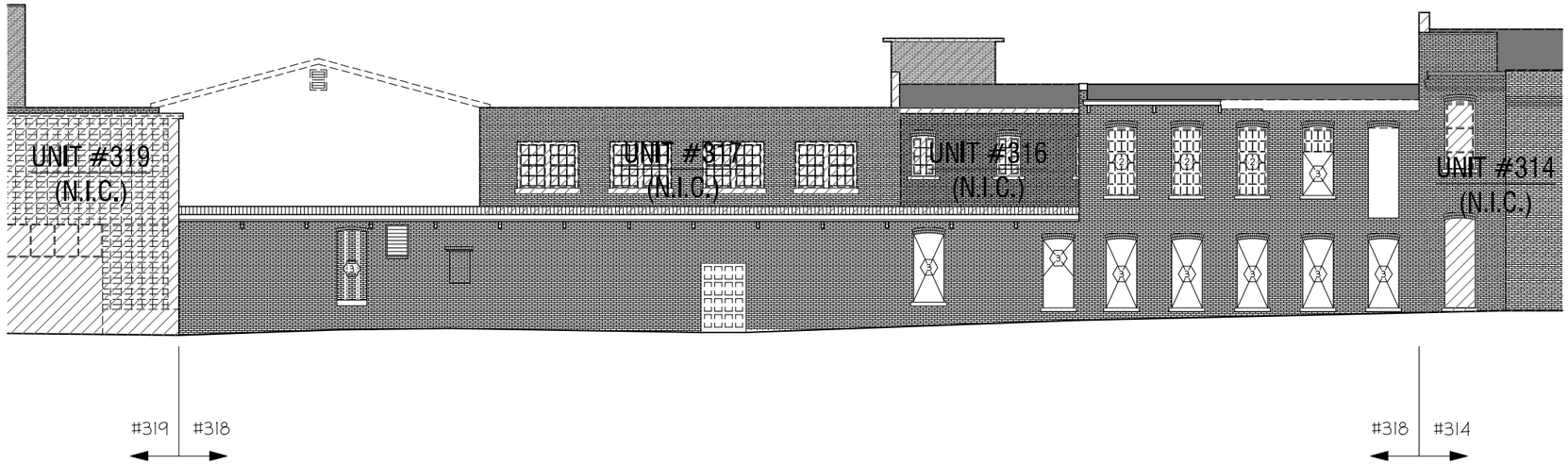
EXISTING ROOF PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A0.03

Plotting Parameters
Plotted By: CRC
Dwg File(s):Unity Park\7469-LIP, Bldg Grp 3, Unit 318\Plot Sets\A0-04.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

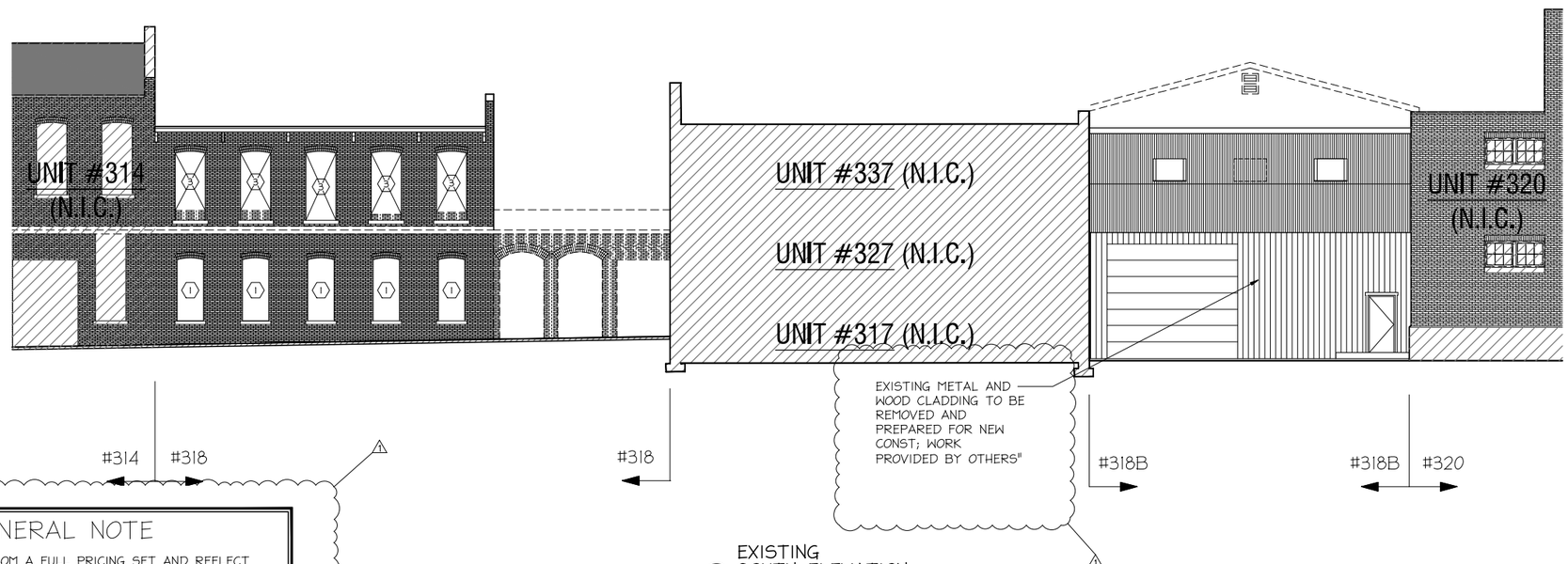


EXISTING NORTH ELEVATION
2 A0.04 SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING SOUTH ELEVATION
1 A0.04 SCALE: 1/8" = 1'-0"

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

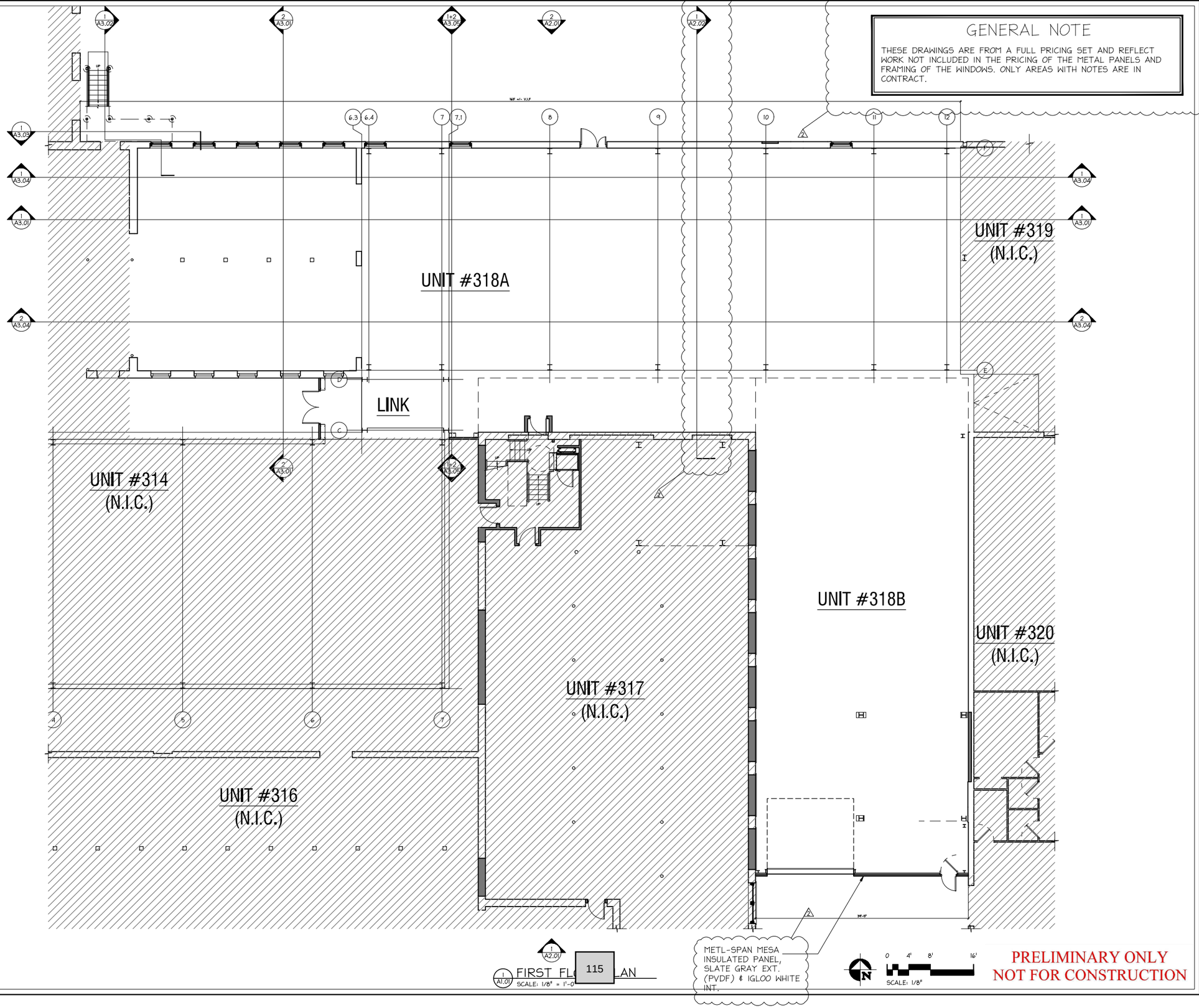
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SOUTH AND NORTH ELEVATIONS

DATE: 05-22-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A0.04

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Page Setup: None
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsheets\A1-01.dwg
Plotted: May 29, 2025 - 6:45pm



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ONLY AREAS WITH NOTES ARE IN CONTRACT.

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
2	GENERAL REVISIONS	5-29-25	CRC
1	STAIR REVISION	10-10-24	NB

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

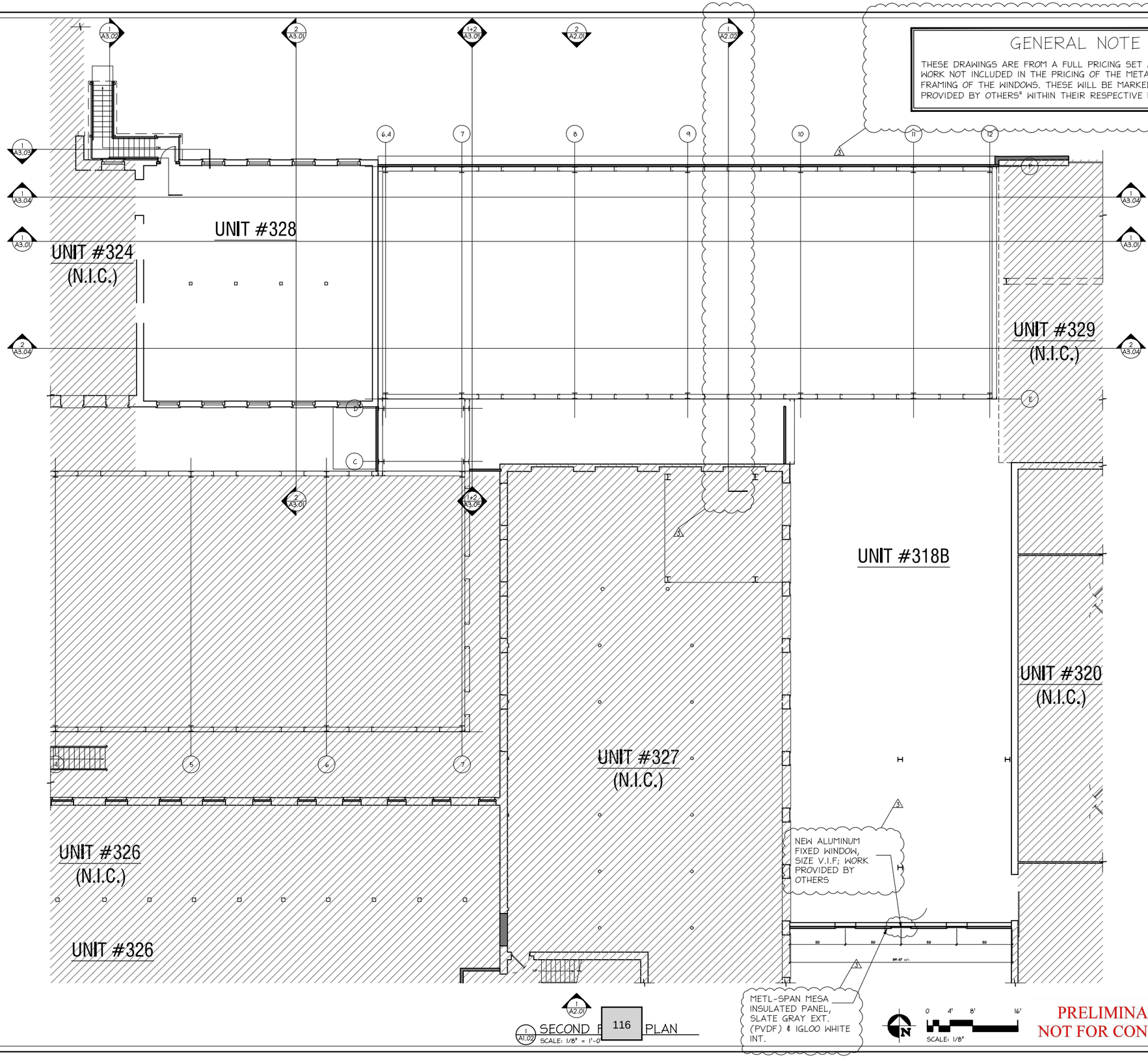
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

FIRST FLOOR PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A1.01

Profile:
AutoCAD Architecture (US Imperial)
Node:JHLT-DESKTOP-02

Plotting Parameters
Xref Attach Path:
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotshts\A1-02.dwg
Plotted: May 29, 2025 - 6:45pm



GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
3	GENERAL REVISIONS	05-29-25	CRC
2	WINDOW ADDITION	05-27-25	DC
1	STAIR REVISION	10-10-24	NB

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

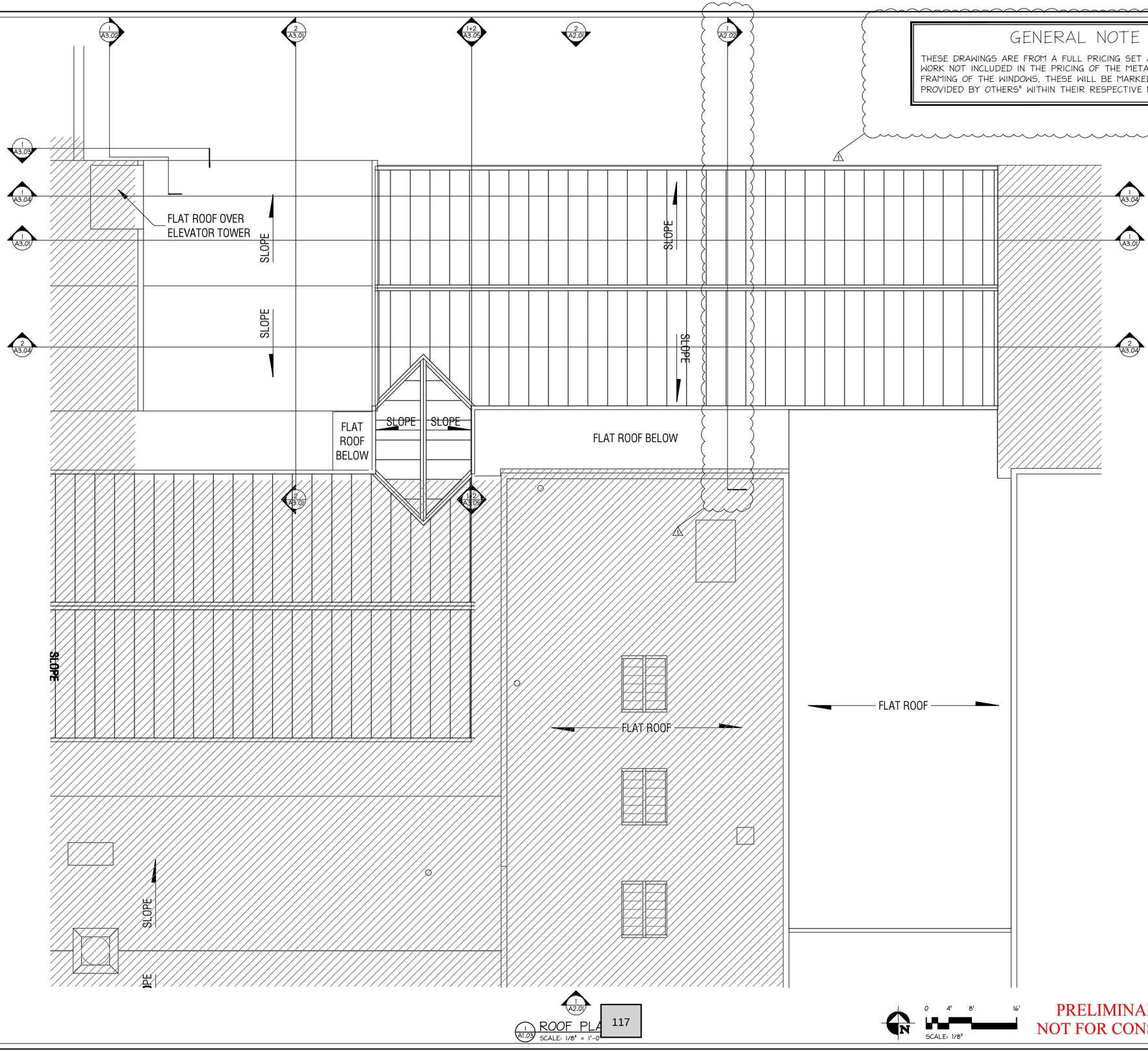
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SECOND FLOOR PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A1.02

Profile:
AutoCAD Architecture (US Imperial)
Node:JHLT-DESKTOP-02

Plotting Parameters
Page Setup:
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsheets\A1-03.dwg
Plotted:May 29, 2025 - 6:49pm



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK PROVIDED BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

GENERAL NOTES:

1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISION	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

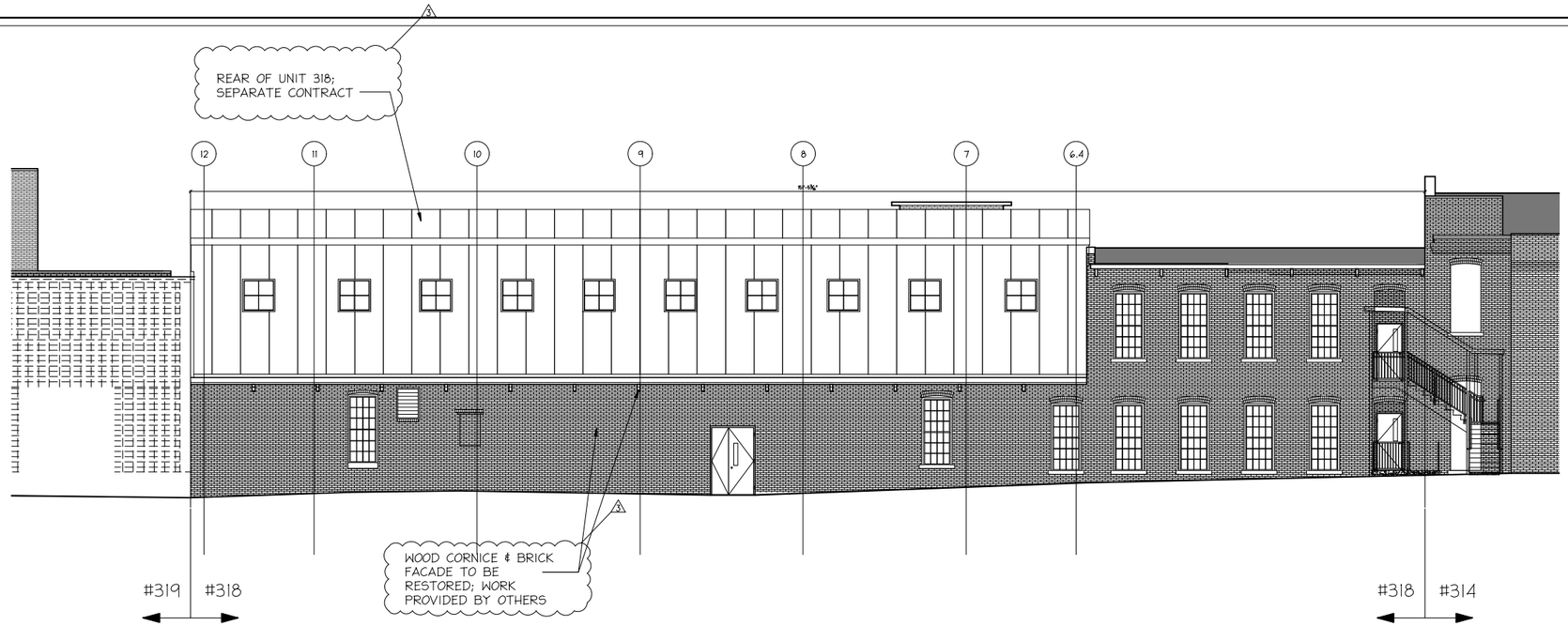
ROOF PLAN

DATE: 05-28-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A1.03

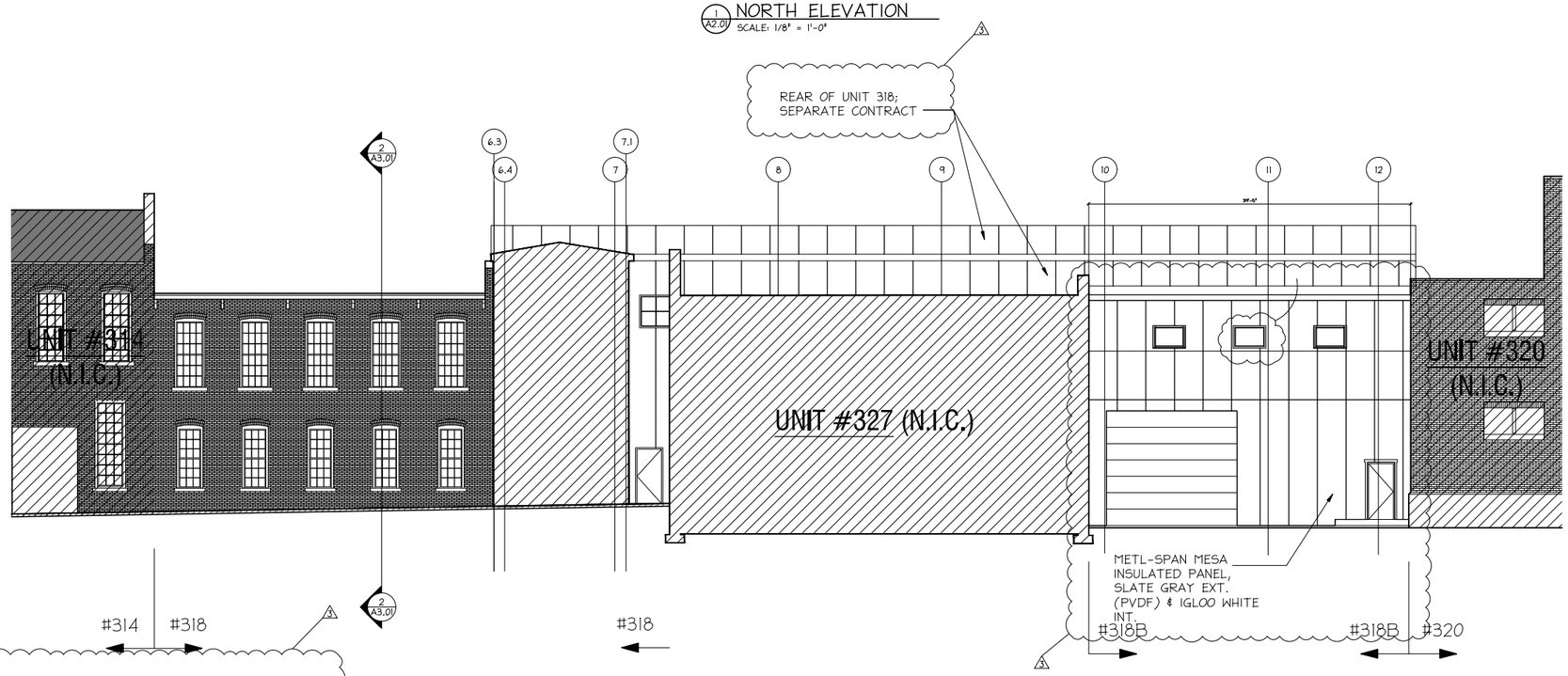
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Plotting Parameters
Plot By: Christopher Roy
Drawing Name: Plotting, Park\7469-UP, Bldg Grp 3, Unit 318\Plotsheet\A2-01.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



1 A2.01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
4	GENERAL REVISIONS	5-29-25	CRC
3	WINDOW ADDITION	05-27-25	DC
2	STAIR REVISION	10-10-24	NB
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

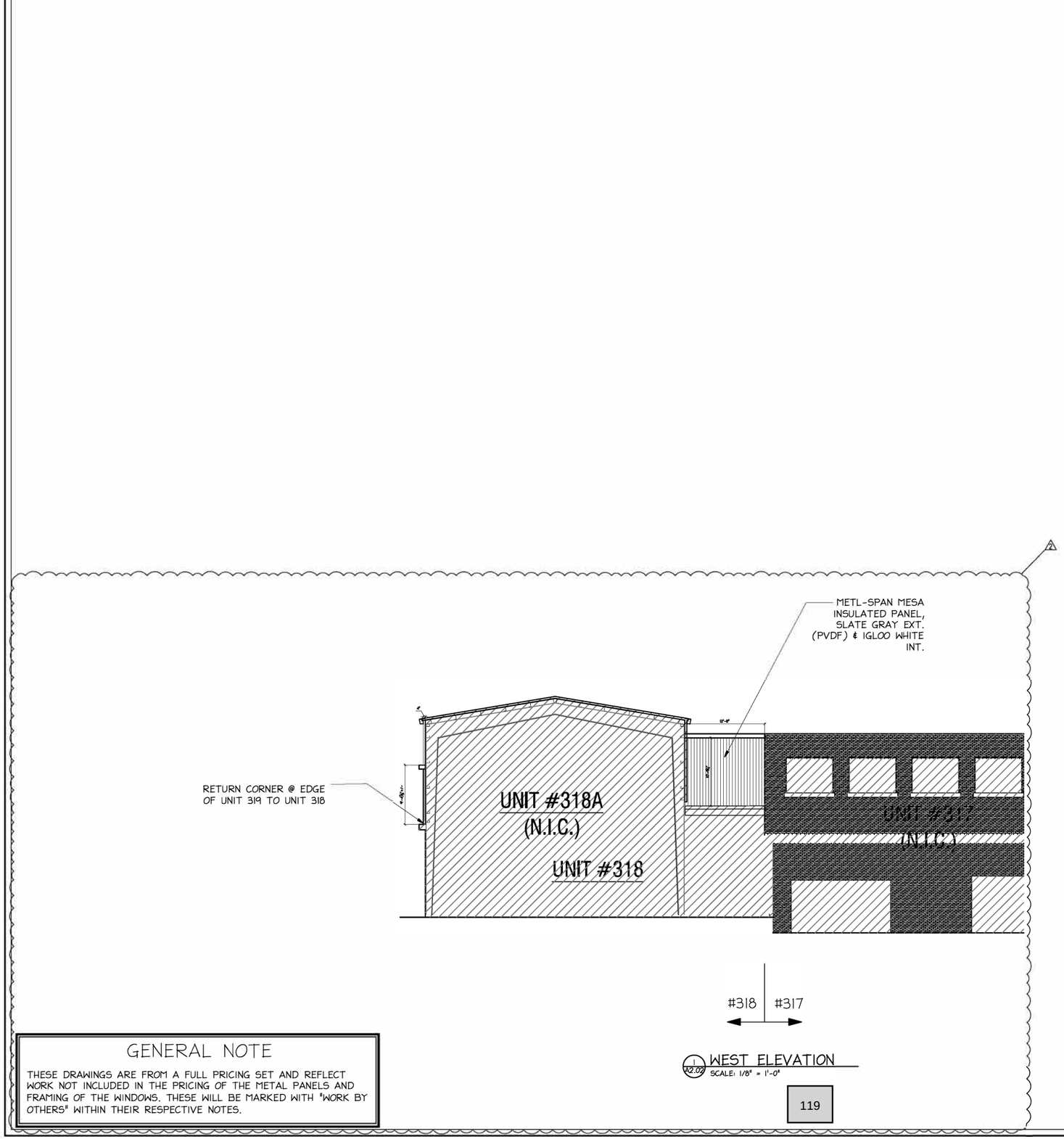
SOUTH AND NORTH ELEVATIONS

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A2.01

Plotting Parameters
Model Space
Dwg Ref's: Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plot\Bldg Grp 3, Unit 318\Plot\Bldg Grp 3, Unit 318-Plot\Bldg Grp 3, Unit 318-Plot\A2.02.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2	GENERAL REVISIONS	5-29-25	CRC
1	STAIR REVISION	10-10-24	NB

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN ~~HAS NOT BEEN~~ APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

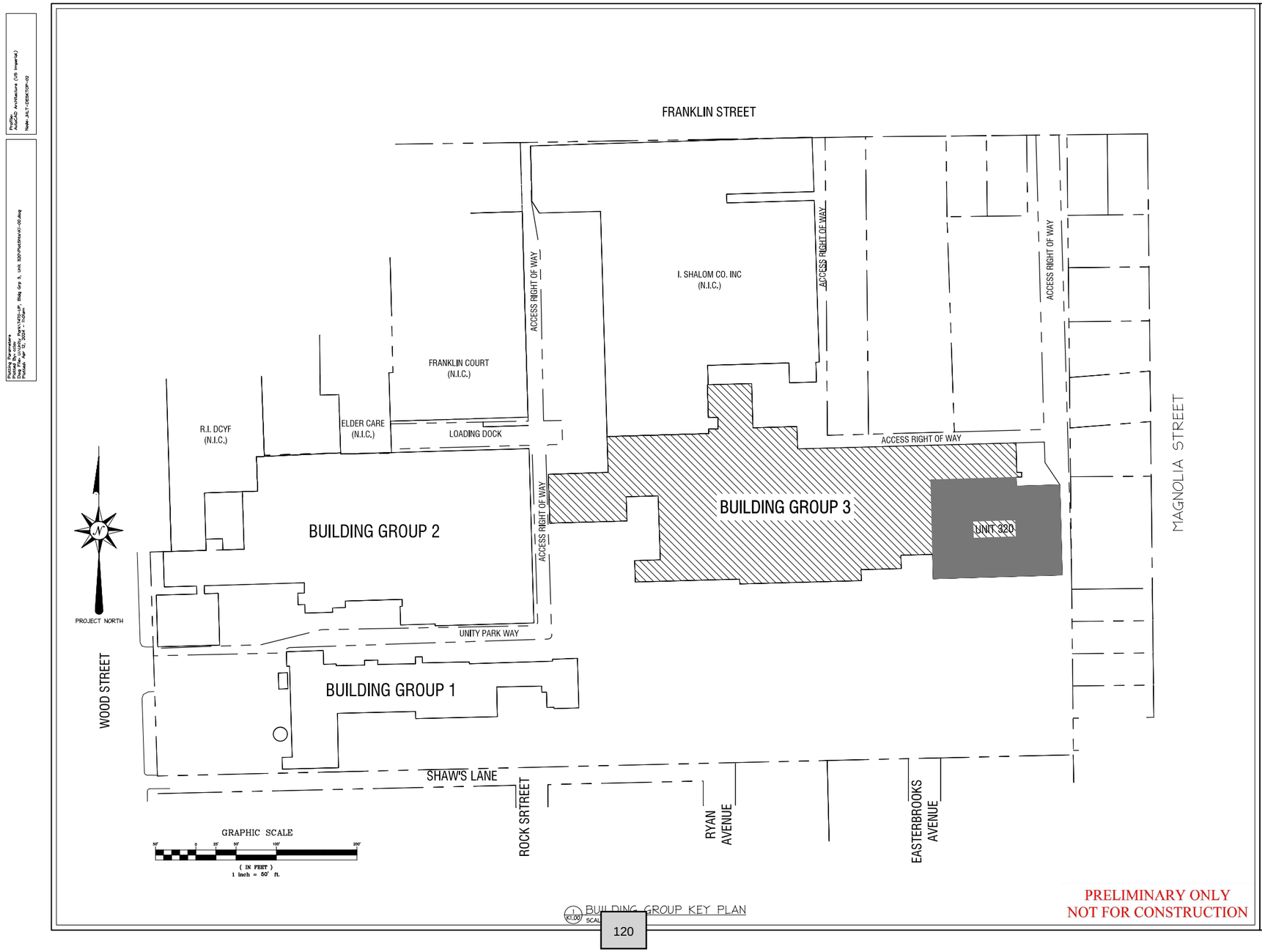
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

WEST ELEVATION

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER:
7469

DRAWING NUMBER:
A2.02

Unit 320



GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING(S) ALTERED BY:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 320
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

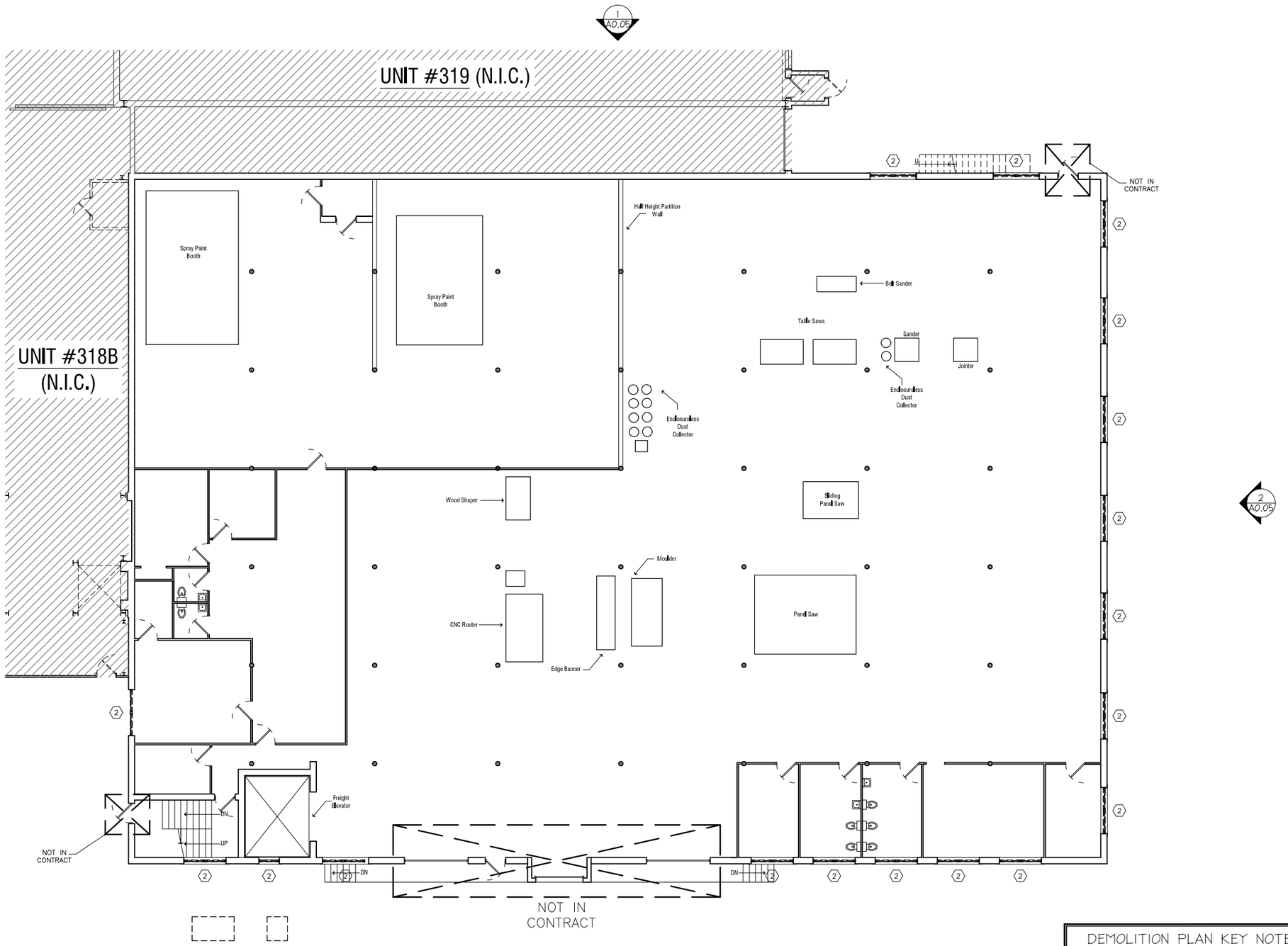
BUILDING GROUP KEY PLAN

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: QJC
PROJECT NUMBER: 7470
DRAWING NUMBER: K1.00

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.

Profile: AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plot By: Timothy Park\7470-UP, Bldg Grp 3, Unit 320\Plot Sheets\A0-01.dwg
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot Sheets\A0-01.dwg
Plotted: Apr 12, 2024 - 3:58pm



EXISTING FIRST FLOOR PLAN
1 A0.01 SCALE: 1/8" = 1'-0"

121

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

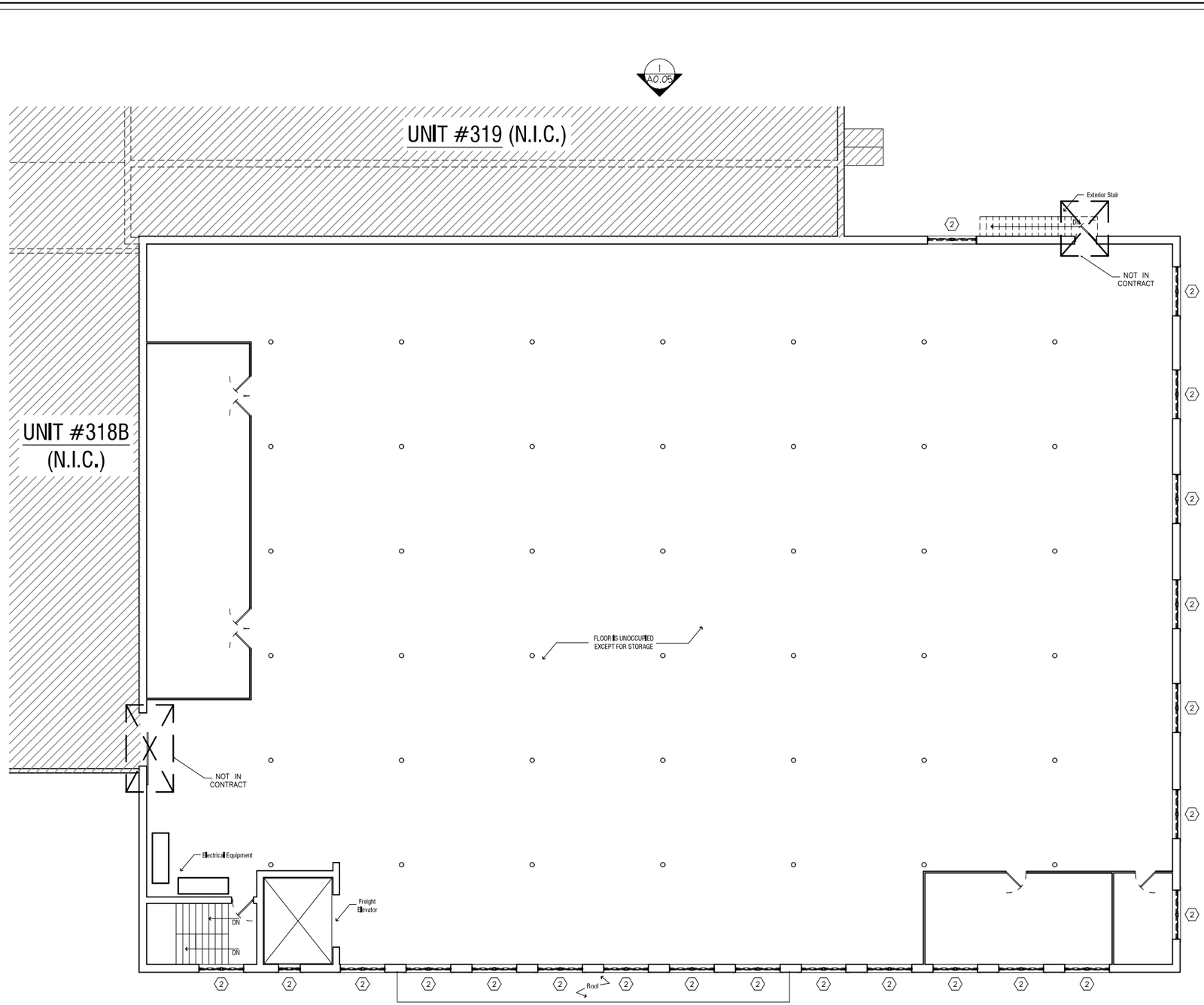
EXISTING FIRST FLOOR PLAN

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

DRAWING NUMBER: A0.01

Profile: AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Model Space
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot-A0-02.dwg
Plotted: Apr 12, 2024 - 3:59pm



EXISTING SECOND FLOOR PLAN
1 A0.02 SCALE: 1/8" = 1'-0"

122

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	DATE	BY	REVISION DESCRIPTION
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

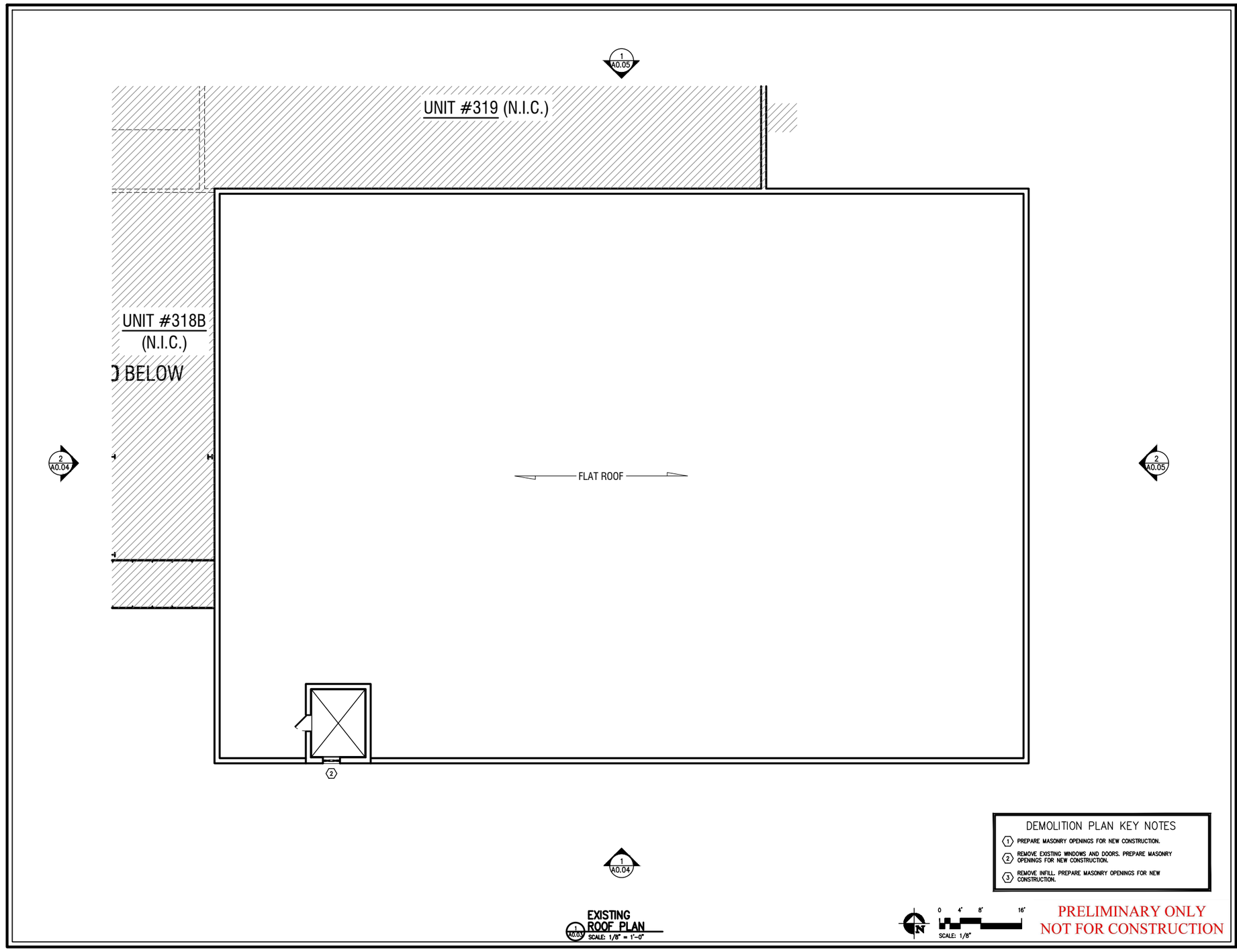
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SECOND FLOOR PLAN

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

DRAWING NUMBER: A0.02

Plotted By: Ulises Perez-Vargas
Plotted: Jul 17, 2025 - 11:49pm
Plotting Parameters
Profile: <Unnamed Profile>
Node: JHL-DESKTOP-04



GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING ROOF PLAN

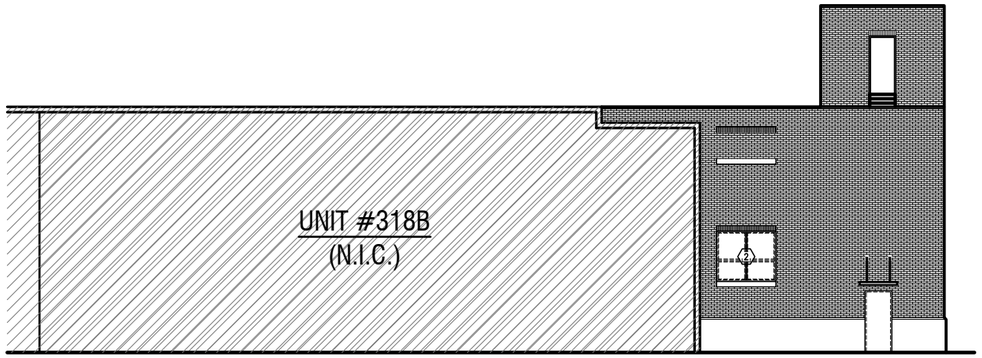
DEMOLITION PLAN KEY NOTES
1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
DRAWING NUMBER: A0.03
PROJECT NUMBER: 7470

Profile:
<Unnamed Profile>
Node: JHL-DESKTOP-04

Plotting Parameters
Plotted By: Jonathan Lu
Dwg File: U:\Unity Park\Y320-UP, Bldg Grp 3, Unit 320\Portfolio\A0-04.dwg
Plotted: Jul 17, 2025 - 3:50pm

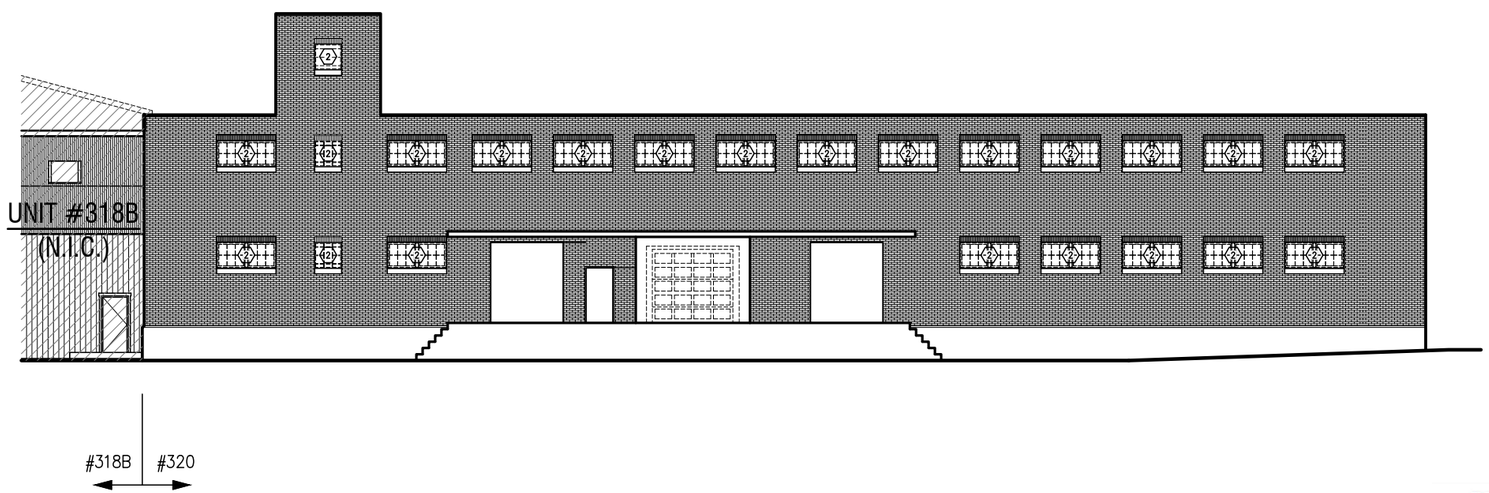


EXISTING
WEST ELEVATION
2 / A0.04 SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING
SOUTH ELEVATION
1 / A0.04 SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

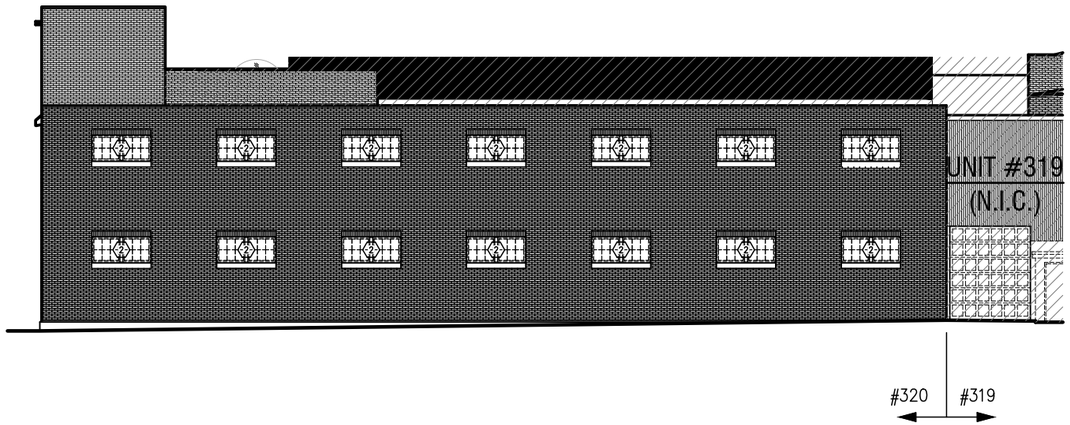
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SOUTH AND WEST ELEVATIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A0.04

Profile:
<Unnamed Profile>
Node: JHL-DESKTOP-04

Plotting Parameters
Plotted By: Jeff Lee
Dwg File: L:\Unity Park\Y320-UP, Bldg Grp 3, Unit 320\Portfolio\A0-05.dwg
Plotted: Jul 17, 2025 - 3:51pm

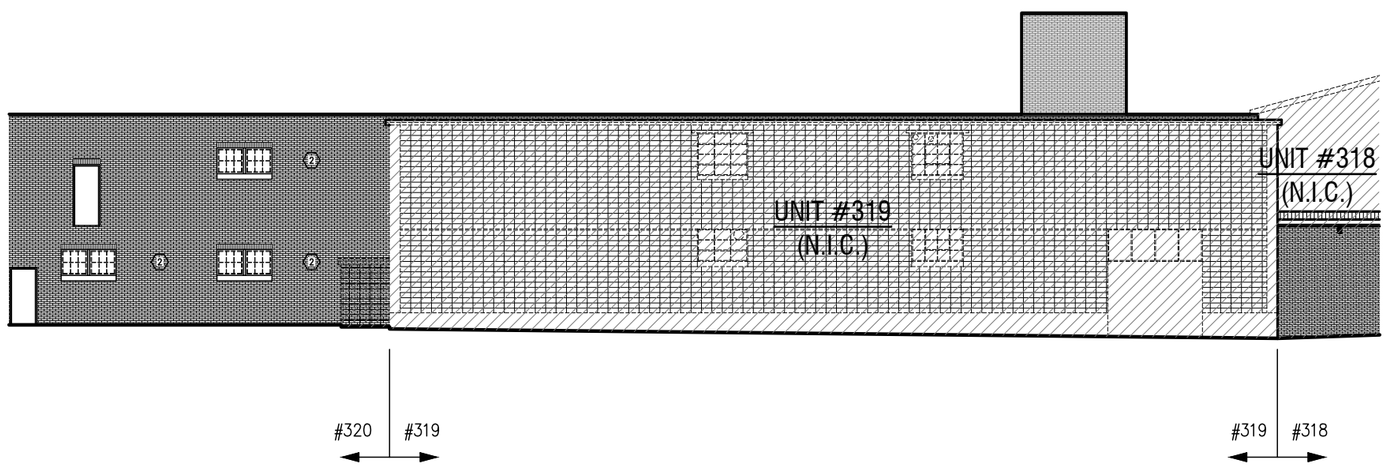


EXISTING
EAST ELEVATION
2 / A0.05
SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING
NORTH ELEVATION
1 / A0.05
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

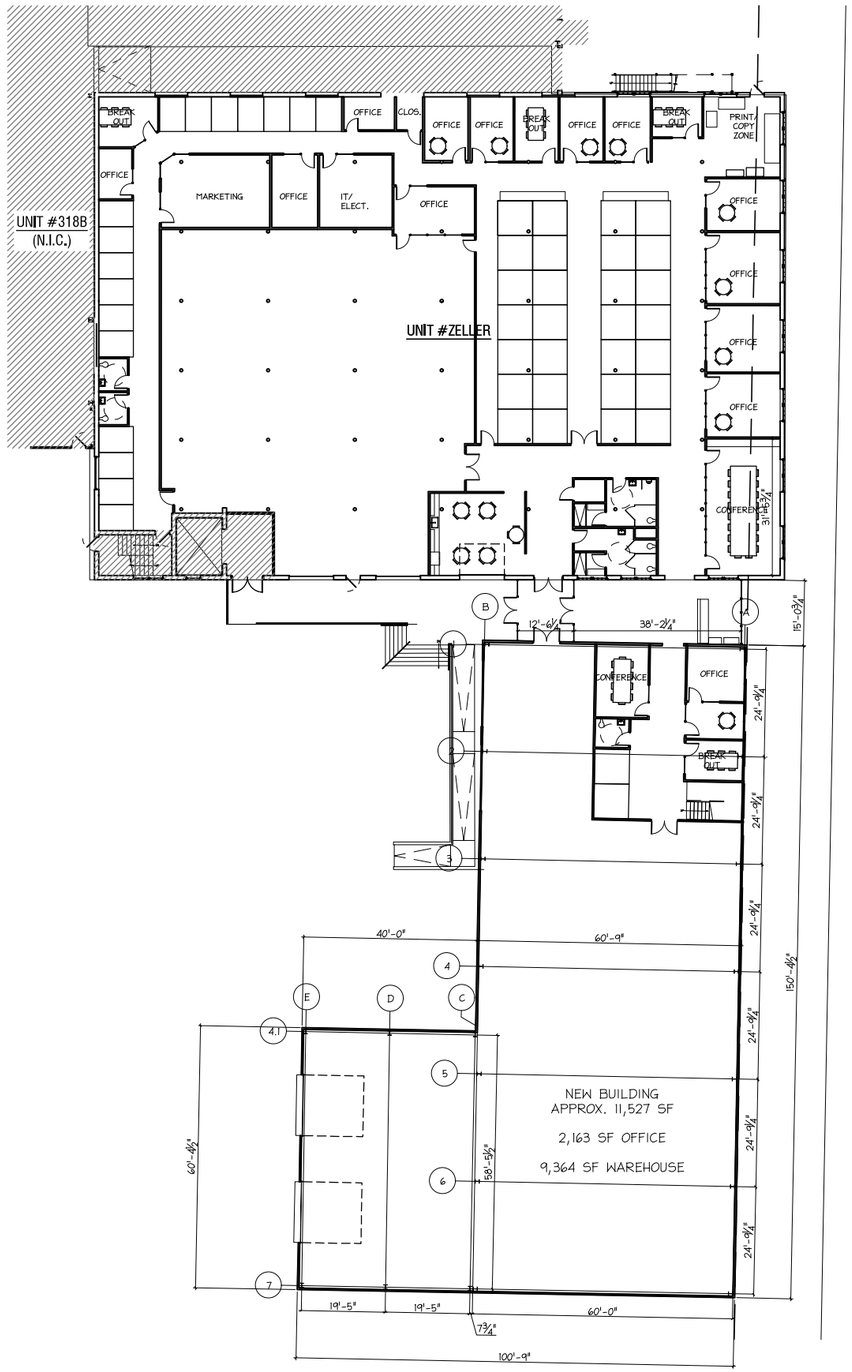
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING NORTH AND EAST ELEVATIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A0.05

Plotting Parameters
Plotted By: Chris Roy
Dwg File: U:\Unity Park\7502-KVH at Unity Park\Plot&Xref\A1-01.dwg
Plotted: Jul 15, 2025 - 11:20am

Profile:
AutoCAD Architecture (US Imperial)
Node:XPS17-3



126

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (07-08-25)

GENERAL PLANNING DOCUMENT

KVH AT UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

KVH INDUSTRIES, INC
75 Enterprise Center
MIDDLETOWN, RHODE ISLAND 02809

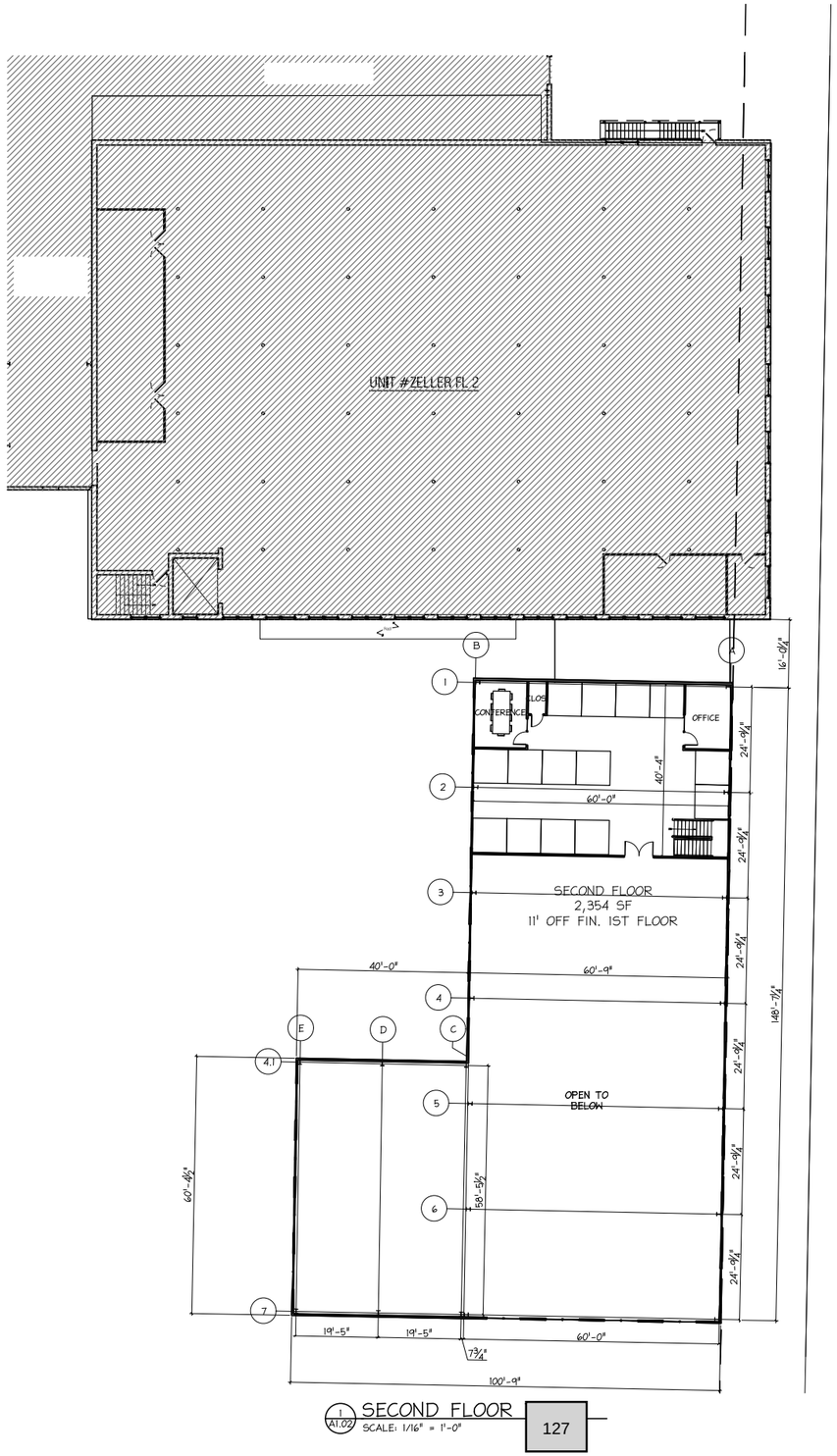
FIRST FLOOR PLAN

DATE: 10-31-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7502
DRAWING NUMBER: A1.01

Xref .\JHL 24X36 STAMP.dwg

Plotting Parameters
Plotted By: Chris Riley
Dwg File: U:\Unity Park\7502-KVH at Unity Park\Plot Sheets\A1-02.dwg
Plotted: Jul 15, 2025 - 11:08am

Profile:
AutoCAD Architecture (US Imperial)
Node: XPS17-3



1 A1.02 SECOND FLOOR
SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE:

EXISTING: 17,170 SF

NEW BUILDING: 11,931 SF

TOTAL: 29,101 SF

OPT. NEW BLDG 2ND FLR: 2,405 SF

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (07-08-25)

GENERAL PLANNING DOCUMENT

KVH AT UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

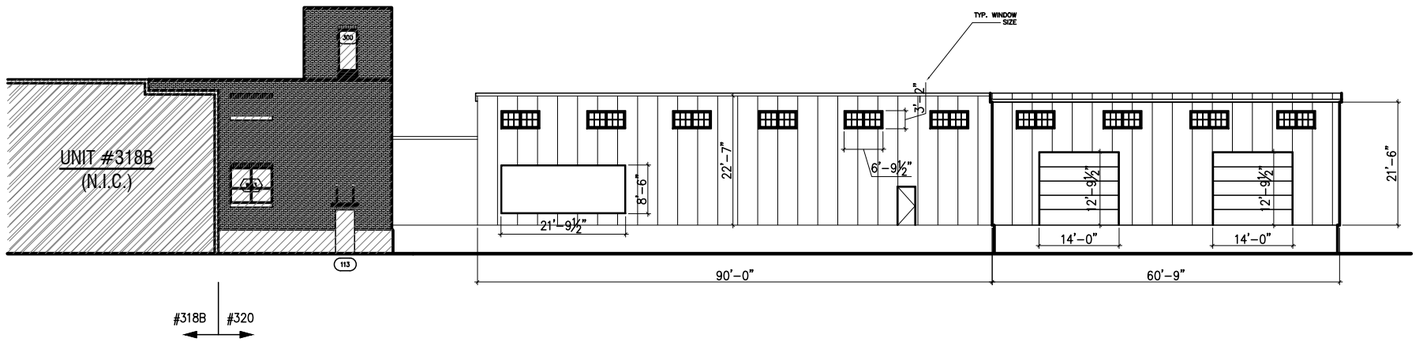
KVH INDUSTRIES, INC
75 Enterprise Center
MIDDLETOWN, RHODE ISLAND 02809

SECOND FLOOR PLAN

DATE: 10-31-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7502
DRAWING NUMBER: A1.02

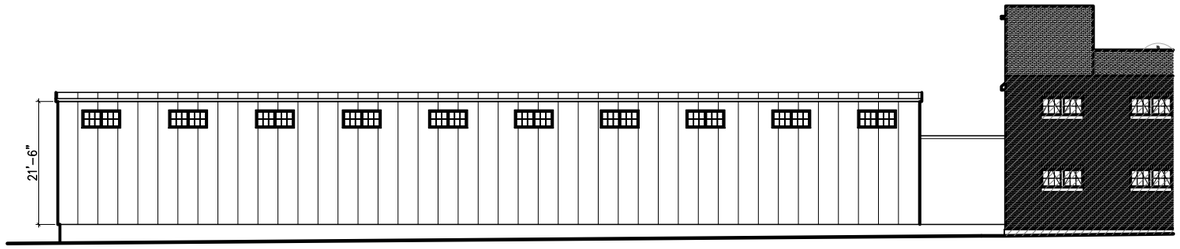
Xref .\JHL 24X36 STAMP.dwg

Plotted: 7/17/2025 - 8:53pm
Plotted By: Lauren
Drawing File: U:\Unity_Park\VA20-UP_Bldg 6\p 1, Unit 320\Plotting\VA20-01.dwg
Profile: <Untitled Profile>
Mode: JHL-<DESTOP-04

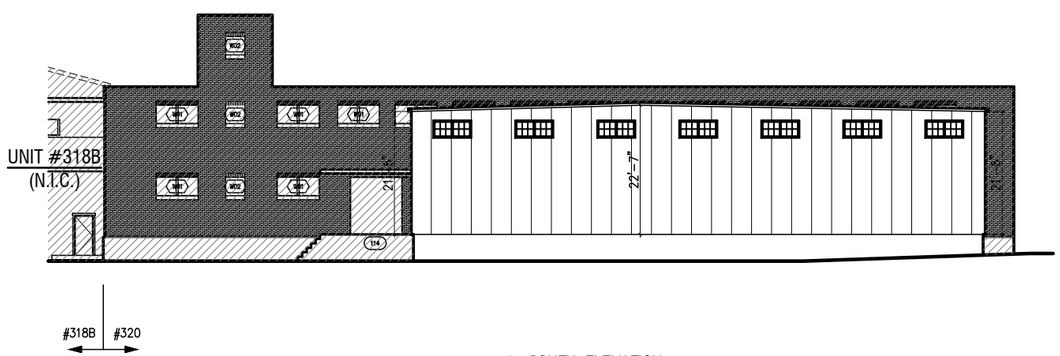


1 A2.01 WEST ELEVATION
SCALE: 3/32" = 1'-0"

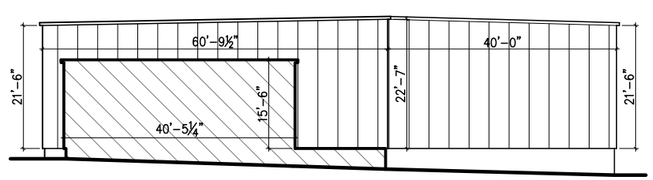
NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY



2 A2.01 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 A2.01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A2.01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

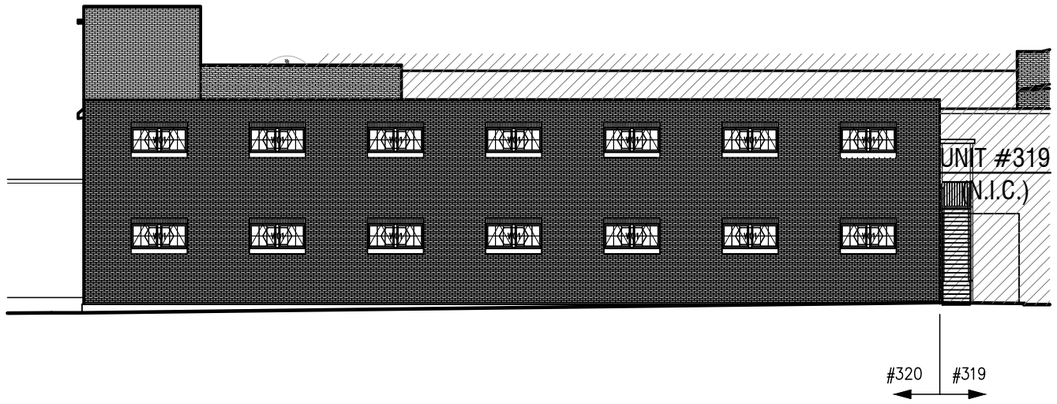
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SOUTH AND WEST ELEVATIONS

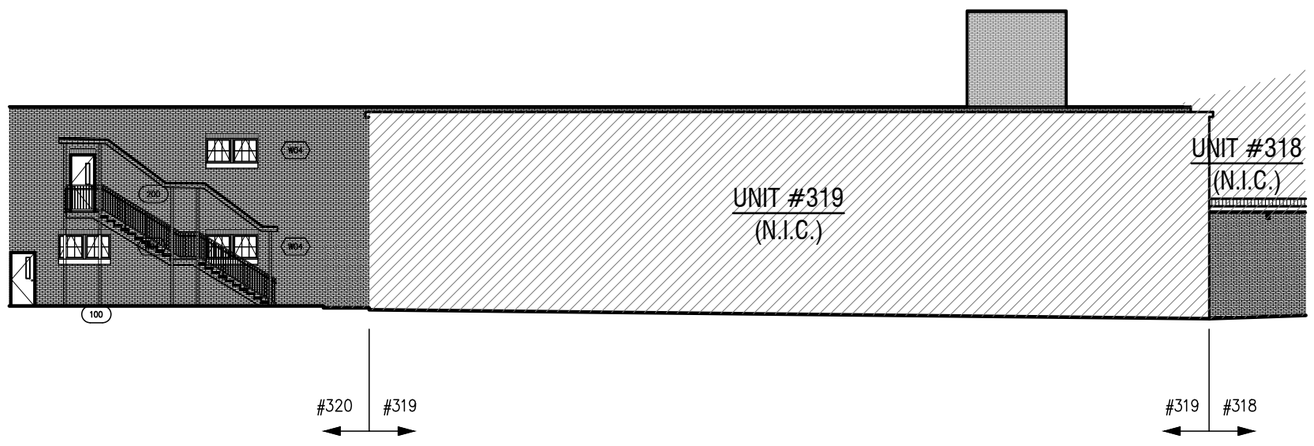
DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A2.01

Plotted By: Lauren
Date/Time: Jul 17, 2025 - 11:59am
Plotted: Jul 17, 2025 - 11:59am



2 A2.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY



1 A2.02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

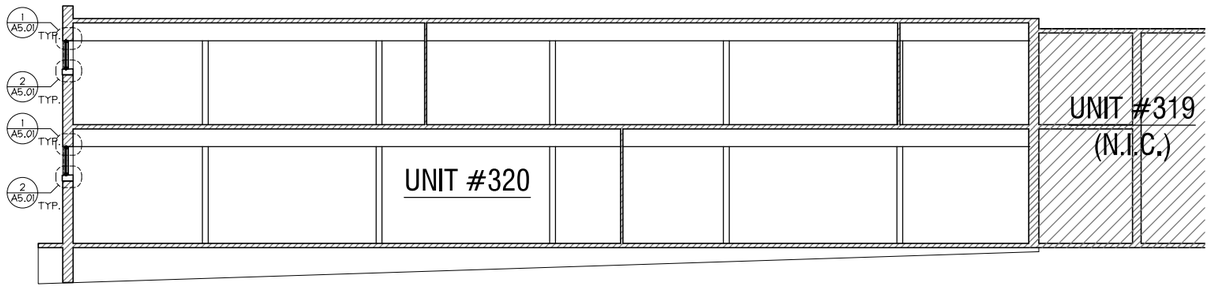
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

NORTH AND EAST ELEVATIONS

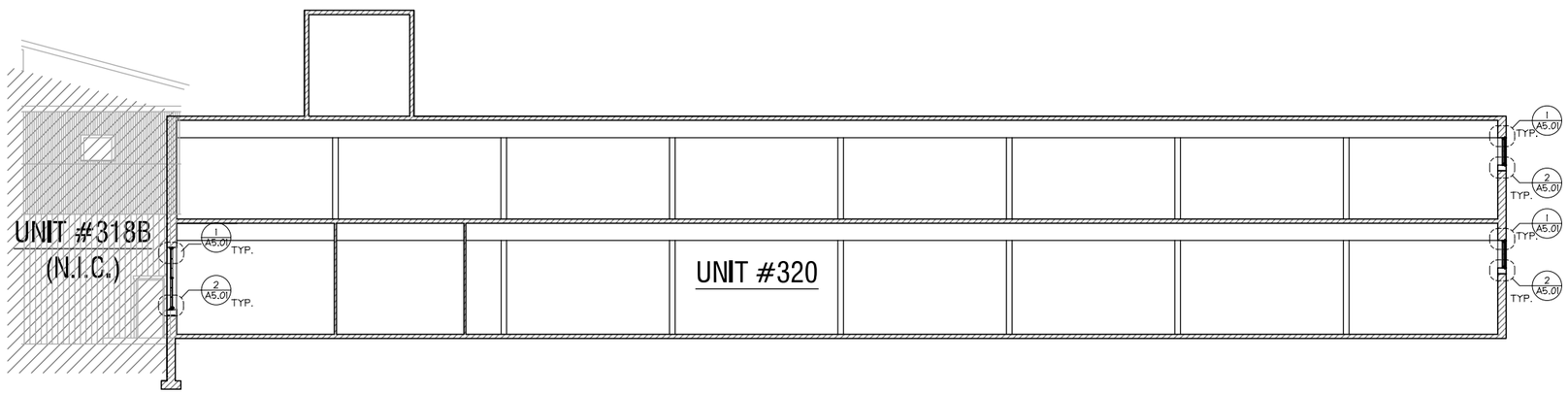
DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A2.02

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plot By: Christopher Crowley
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot Sheets\A3-01.dwg
Plotted: Apr 12, 2024 - 11:00am



2 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

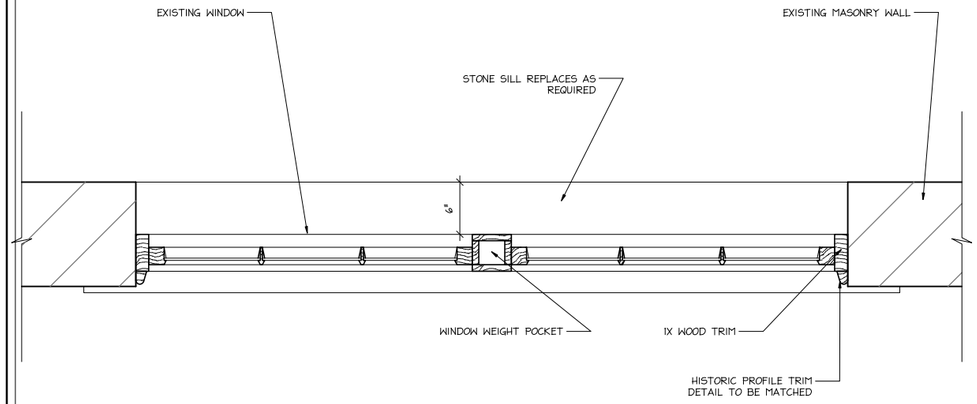
BUILDING SECTIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER:
7470

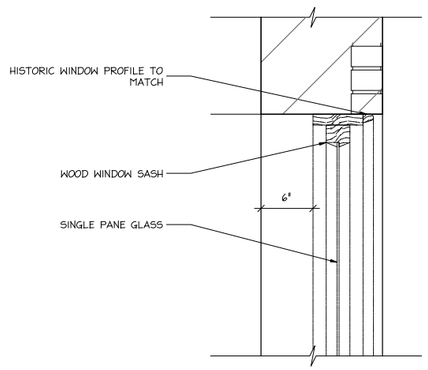
DRAWING NUMBER:
A3.01

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

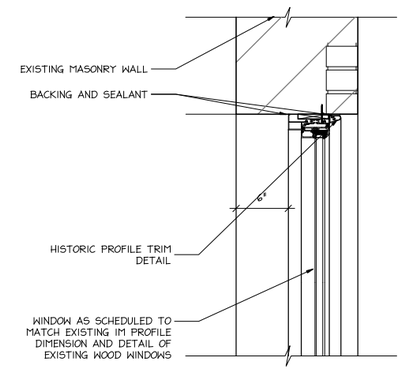
Plotting Parameters
Plotted By: Cindy Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot\A5-01.dwg
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot\A5-01.dwg
Plotted: Apr 12, 2024 - 4:02pm



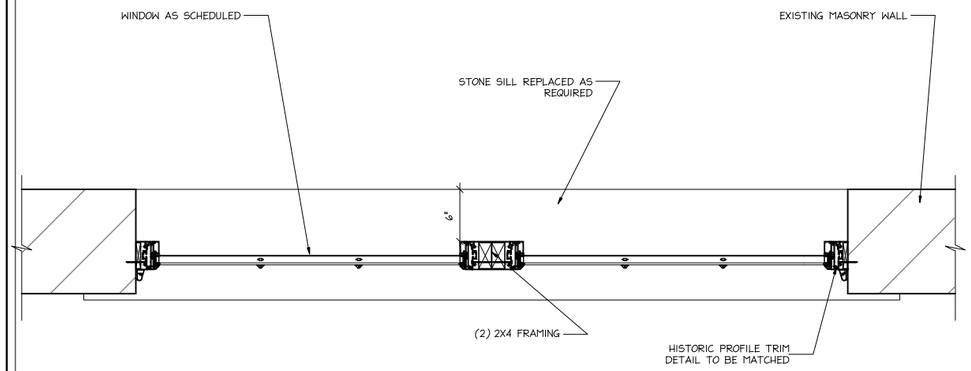
WINDOW TYPE #1 JAMB DETAIL
5 / A5.01
SCALE: 1 1/2" = 1'-0"



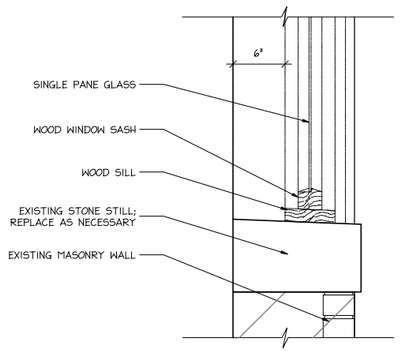
EXISTING WINDOW HEADER DETAIL
3 / A5.01
SCALE: 1 1/2" = 1'-0"



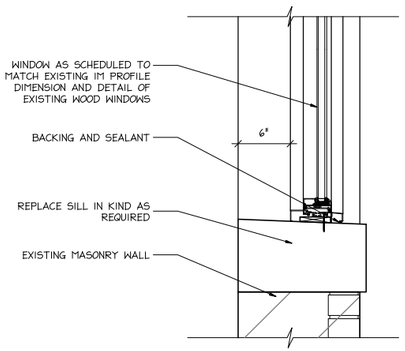
WINDOW TYPE #1 HEADER DETAIL
1 / A5.01
SCALE: 1 1/2" = 1'-0"



WINDOW TYPE #1 JAMB DETAIL
6 / A5.01
SCALE: 1 1/2" = 1'-0"



EXISTING WINDOW SILL DETAIL
4 / A5.01
SCALE: 1 1/2" = 1'-0"



WINDOW TYPE #1 SILL DETAIL
2 / A5.01
SCALE: 1 1/2" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

DETAILS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

DRAWING NUMBER: A5.01

Plotted By: Profitec
<Unnamed Profitec>
Node: JHL-DESKTOP-04

Plotting Parameters
Plotted By: Jeff Hornell
Dwg File: G:\Unity Park\Presentation\HDC & PLANNING - 080725\SAAB\314\PlotStvls\TS0-00.dwg
Plotted: Jul 17, 2025 - 8:08pm

GENERAL PLANNING DRAWINGS FOR:

BUILDING GROUP #3 - UNITS 314, 318 & 320

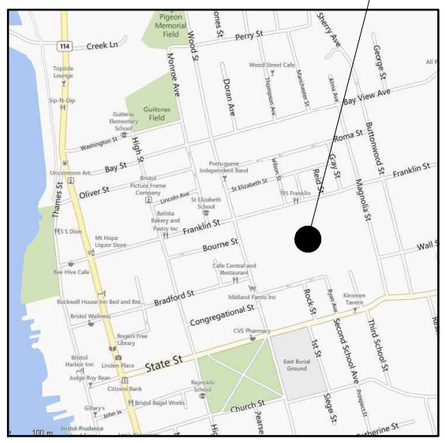
PROJECT # 7467, 7469 & 7470

UNITY PARK
500 WOOD STREET, BRISTOL RI 02809
ISSUED FOR: HDC REVIEW (07-18-25)



LOCUS MAP

PROJECT LOCATION
TAX ID: 29-1 BOOK/PAGE: 1563-227



PROJECT DIRECTORY

OWNER
UNITY PARK, LLC
99 TUPELO STREET
BRISTOL, RHODE ISLAND 02809

ARCHITECT
JHL TECTURE A.E. P.C.
HORNELL STUDIO
97 MAIN STREET
HORNELL NY 14843
607-324-4329

BRISTOL STUDIO
190 HIGH STREET
BRISTOL, RI 02809
401-396-9630

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.

PROJECT DRAWING LIST

GENERAL		
	TITLE SHEETS	
TS0.00	TITLE SHEET	
TS0.01	NOTES, SYMBOLS AND ABBREVIATIONS	
SITE		
	KEY PLAN	
S1	KEY PLAN - SITE VIEWS	
	BUILDING GROUP 3 - SITE VIEWS	
ARCHITECTURAL		
	UNIT 314	
A0.01	EXISTING FIRST FLOOR PLAN	
A0.02	EXISTING SECOND FLOOR PLAN	
A0.04	EXISTING WEST AND SOUTH ELEVATIONS	
A0.05	EXISTING EAST ELEVATION AND NORTH	
A1.01	FIRST FLOOR PLAN	
A1.02	SECOND FLOOR PLAN	
A1.03	ROOF PLAN	
A2.01	WEST AND SOUTH ELEVATIONS	
A2.02	EAST AND NORTH ELEVATIONS	
A3.01	BUILDING SECTIONS	
A3.02	BUILDING SECTIONS	
	UNIT 318	
A0.01	EXISTING FIRST FLOOR PLAN	
A0.03	EXISTING ROOF PLAN	
A0.04	EXISTING SOUTH AND NORTH ELEVATIONS	
A1.01	FIRST FLOOR PLAN	
A1.02	SECOND FLOOR PLAN	
A1.03	ROOF PLAN	
A2.01	SOUTH & NORTH ELEVATIONS	
A2.02	WEST ELEVATION	
	UNIT 320	
A0.01	EXISTING FIRST FLOOR PLAN	
A0.02	EXISTING SECOND FLOOR PLAN	
A0.03	EXISTING ROOF PLAN	
A0.04	EXISTING SOUTH AND WEST ELEVATIONS	
A0.05	EXISTING NORTH AND EAST ELEVATIONS	
A1.01	FIRST FLOOR PLAN	
A1.02	SECOND FLOOR PLAN	
A1.03	ROOF PLAN	
A2.01	SOUTH AND WEST ELEVATIONS	
A2.02	NORTH AND EAST ELEVATIONS	
A3.01	BUILDING SECTIONS	
A5.01	DETAILS	

Profile: AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Page Setup: Arch D
Dwg File: U:\Unity_Park\7467-UP_ Bldg Grp 3, Unit 314\Plotsheet\TS0-01.dwg
Plotted: Mar 15, 2024 - 4:19pm

ARCHITECTURAL ABBREVIATIONS

A

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ACC	ACCESS
ACOUS	ACOUSTIC (AL)
ADD	ADDENDUM
ADJ	ADJACENT
ADJUST	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR, ANCHORAGE
AP	ACCESS PANEL
APPROX	APPROXIMATE (LY)
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ATC	ACOUSTICAL TILE CEILING
AVG	AVERAGE

B

BD	BOARD
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLBD	BLACKBOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCHMARK
BN	BULLNOSE
BO	BOTTOM OF
BOC	BOTTOM OF CURB
BOT	BOTTOM
BRD	BOARD
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP-ROOF

C

CAB	CABINET
CB	CATCH BASIN
CCT	CUBICLE CURTAIN TRACK
CKBD	CORKBOARD
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT (FEET)
CFMF	COLD FORMED METAL FRAMING
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CLEAR
CLG	CEILING
CLKG	CAULKING
CLL	CONTRACT LIMIT LINE
CLR	CLEAR (ANCE)
CM	CEILING MOUNTED
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE(OUS)
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CR	CHAIR RAIL
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER
CY	CUBIC YARD (S)

D

DB	DOCK BUMPER
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
D.O.	DOOR OPENING
DOM	DOMESTIC
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING

E

E	EAST
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EACH FACE
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EJCP	EXPANSION JOINT COVER PLATE
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EST	ESTIMATE (D)
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
ES	EXPOSED SLAB
ES GWB	EXTERIOR SHEATHING GYPSUM WALL BOARD
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPAND
EXPO	EXPOSED
EXT	EXTERIOR
EXTR	EXTRUDED

F

FA	FIRE ALARM
FAB	FABRICATE
FAP	FIRE ALARM CONTROL PANEL
FC	FIXTURE CONTRACTOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FH	FLOOR HATCH
FHC	FIRE HOSE CABINET
FIG	FIGURE
FIN	FINISH (ED)
FIXT	FIXTURE
FL	FLANGE
FLASH	FLASHING
FLEX	FLEXIBLE
FLR	FLOOR (ING)
FLUOR	FLUORESCENT
FM	FLOOR MOUNTED
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOP	FACE OF PARTITION
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROTECTION
FR	FRAME (ING)
FRP	FIBERGLASS REINFORCED PANEL
FRPT	FIRE RATED PRESSURE TREATED
FT	FOOT OR FEET
FTB	FIN TUBE
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FVC	FIRE VALVE CABINET

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GF	GROUND FACE
GL	GLASS/GLAZING
GR	GUARDRAIL
GRG	GLASS REINFORCED GYPSUM
GT	GLAZED TILE
GTC	GLAZED TILE COVERING
GWB	GYPSUM WALL BOARD
GYP	GYPSUM

H

HB	HOSE BIB
HC	HOLLOW CORE
HCW	HOLLOW CORE WOOD
H/C	HANDICAPPED
HD	HAND
HDCP	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HMI	HOLLOW METAL INSULATED
HOR	HORIZONTAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL, HOUR
HTG	HEATING
HTR	HEATER
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER

I

ID	INSIDE DIAMETER
IN	INCH OR INCHES
INCL	INCLUDE (ING)
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INV	INVERT

J

J	JOIST
JAN	JANITOR
JCT	JUNCTION
JT	JOINT

K

KD	KNOCKED DOWN
KIT	KITCHEN

L

L	LENGTH, LONG
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LIN	LINEAR
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LOUV	LOUVER
LP	LOW POINT
LSD	LIQUID SOAP DISPENSER
LT	LIGHT
LW	LONG WAY

M

MAG	MAGNETIC
MAR	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY
ME	MATCH EXISTING
MECH	MECHANICAL
MED	MEDIUM
MEM	MEMBER
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MER	MECHANICAL EQUIPMENT ROOM
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING
MO	MASONRY OPENING
MR GWB	MOISTURE RESISTANT GYPSUM WALL BOARD
MSK	MOP SINK
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION

N

N	NORTH
NAT	NATURAL
NF	NEAR FACE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NORM	NORMAL
NTS	NOT TO SCALE

O

OA	OVERALL
OBS	OBSCURE
OC	ON CENTER (S)
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE

P

P LAM	PLASTIC LAMINATE
PART	PARTITION
PRTN	PARTITION
PAVMT	PAVEMENT
PC	PLUMBING CONTRACTOR
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERM	PERMANENT
PIR	PICTURE RAIL
PL	PLATE
PLAS	PLASTER
PLAST	PLASTIC
PLBG	PLUMBING
PLYWD	PLYWOOD
PM	PICTURE MOLD
PMF	PREMOLDED FILLER
PNL	PANEL
PNT	PAINT
POLYISO	POLYISOCYANURATE INSULATION
P&P	PATCH & REPAIR
PR	PAIR
PREP	PREPARE (ATION)
PRL	PIPE RAIL
PROJ	PROJECT (ION)
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE

Q

QT	QUARRY TILE

R

R	RISER, RADIUS
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
RECP	RECEPTACLE
REF	REFERENCE
REFL	REFLECT (ED), (IVE), (OR)
REFR	REFRIGERATOR, REFRIGERATION
REINF	REINFORCE (D), (ING)
REQ'D	REQUIRED
RES	RESILIENT
RET	RETURN, RETAINING
REV	REVISION (S), REVISED
RH	RIGHT HAND
RI	RIGID INSULATION
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RUBR	RUBBER

S

S	SOUTH
S/S	STAINLESS STEEL
SA	SUPPLY AIR
SAD	SADDLE
SAN	SANITARY
SC	SOLID CORE
SCW	SOLID CORE WOOD
SCH	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT (FEET)
SG	SPANDREL GLASS
SGT	STRUCTURAL GLAZED TILE
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLW	SLAT WALL
SND	SANITARY NAPKIN DISPOSAL
SNV	SANITARY NAPKIN VENDOR
SP	SPECIAL
SPEC	SPECIFICATION (S)
SPKR	SPEAKER
SPL	SPANDREL PANEL
SQ	SQUARE
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURE (AL)
SURF	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SY	SQUARE YARD
SYM	SYMMETRY (ICAL)
SYS	SYSTEM

T

T	TREAD
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TD	TOWEL DISPENSER
TDW	TOWEL DISPENSER AND WASTE
TEL	TELEPHONE
TEMP	TEMPORARY / TEMPERED
TERR	TERRAZZO
THK	THICK (NESS)
TKB	TACKBOARD
TO	TOP OF
TOC	TOP OF CURB
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
T&P	TAPE & PRIME
TP	TOILET PARTITION
TPH	TOILET PAPER HOLDER
TRANS	TRANSVERSE
TS	TERMINATION STRIP
TV	TELEVISION
TYP	TYPICAL
TYPOS	TYPICAL OTHER SIDE

U

UC	UNDERCUT
UH	UNIT HEATER
UL	UNDERWRITERS' LABORATORIES
UNEX	UNEXCAVATED
UNF	UNFINISHED
UON	UNLESS OTHERWISE
UR	URINAL
UV	UNIT VENTILATOR

V

VAR	VARIES (ABLE)
VB	VINYL BASE
VC	VINYL COVE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VG	VISION GLASS
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING

W

W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WNCT	WAINSCOTING
WP	WATERPROOFED (ING)
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Symbols

&	AND
@	AT
∅	DIAMETER OR ROUND
%	PERCENT
∠	ANGLE
℄	CENTERLINE
#	NUMBER (BEFORE), POUND (AFTER)
ℙ	PROPERTY LINE

DRAWING SYMBOLS

COLUMN NOTATION

ROOM NAME
RM#
SF
OR
ROOM NAME/NUMBER

RM#
ROOM NAME
F|B|C|WN
SF

DOOR#
DOOR NUMBER

WIN#
WINDOW TYPE

TAG
H|F
PARTITION TYPE

ACCESSORY TYPE

KEYED NOTE

X'-X"
CEILING HEIGHT

EQ#
EQUIPMENT TAG

ELEVATION
FLOOR
ELEVATION NOTATION

START POINT

DATUM POINT

BLDG SECTION NUMBER DRAWING WHERE IT IS SHOWN

WALL SECTION NUMBER DRAWING WHERE IT IS SHOWN

CLL — CONTRACT LIMIT LINE

℄ — PROPERTY LIMIT LINE

℄ — CENTERLINE

BREAKLINE / PIPE BREAK

ALIGN
ALIGN SURFACES

INTERIOR ELEVATION NUMBER DRAWING WHERE IT IS SHOWN

EXTERIOR ELEVATION NUMBER DRAWING WHERE IT IS SHOWN

NOTE
DETAIL NUMBER OR ENLARGED AREA DRAWING WHERE IT IS SHOWN

REVISION AREA

NORTH ARROW

ITEM ABOVE OR BELOW

GWB & STUD PARTITION

CMU PARTITION

NEW DOOR (MATERIAL INDICATION VARIES)

MATCH LINE

0 4 8 16
SCALE:
BAR SCALE

GRAPHIC SYMBOLS

EARTH
GRAVEL
CONCRETE
BATT INSULATION
CONCRETE MASONRY UNIT
BRICK
BLOCKING
PLYWOOD
FINISH WOOD
PRECAST CONCRETE
STEEL
CEILING TILE
OTHER METAL
PLASTER, MORTAR, SAND, GYPSUM
RIGID INSULATION
GLASS (LARGE SCALE)

GENERAL NOTES

(APPLICABLE TO ALL CONTRACTORS)

1. DESIGN, CONSTRUCTION AND SAFETY SHALL CONFORM TO ALL LOCAL, STATE AND OWNER SPECIFIC CODES, INCLUDING (BUT NOT LIMITED TO) THE INTERNATIONAL BUILDING CODE, 2009 780CMR-8TH EDITION, MASSACHUSETTS STATE BUILDING CODE, WITH AMENDMENTS, OSHA, AND ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
2. THIS CONTRACT REQUIRES COMPLETE, FINISHED WORKABLE PROJECT OF THE AREAS INDICATED BY THE CONTRACT DOCUMENTS, AND SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE, REGARDLESS OF WHETHER OR NOT ALL WORK OR EACH ITEM IS SPECIFICALLY INDICATED ON ANY OTHER PORTION OF THE DRAWINGS AND/OR NOTES.
3. WHERE MATERIALS REFERENCED ON DRAWINGS, OR NECESSARY TO COMPLETE THE WORK OF THIS CONTRACT ARE NOT SPECIFIED HEREIN, PROVIDE BEST QUALITY MATERIALS. ALL WORK WHICH HAS BEEN DAMAGED SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER. WHERE ITEMS CAN NOT BE REPAIRED TO A 'NEW CONDITION', OR WHERE THE STRUCTURAL INTEGRITY HAS BEEN AFFECTED, ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE, FIELD AND BUILDING CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT / ENGINEER AND REQUEST CLARIFICATION.
5. CONTRACTOR SHALL OBTAIN FROM OWNER ALL REQUIREMENTS FOR INSTALLATION OF OWNER PROVIDED EQUIPMENT INCLUDING ROUGHING DIAGRAMS, INSTALLATION INSTRUCTIONS, ELECTRICAL SCHEMATICS, TEMPLATES, LAYOUTS AND DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER, WELL COORDINATED INSTALLATION. PRIOR TO ROUGH-IN OF SERVICES, CONFER WITH OWNER EXACT LOCATION OF ALL ITEMS.
6. ALL CONTRACTORS ARE TO COORDINATE THE WORK OF EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. SCHEDULE WORK PROGRESS THROUGHOUT THE ENTIRE PROJECT TO PREVENT CONFLICTS AND INTERFERENCES. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND WELL COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL ITEMS.
7. WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0" OF GRADE AND OTHER LOCATIONS OUTSIDE THE BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER, SHALL BE PRESSURE TREATED TYPE.
8. REMOVE DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION FROM SITE AS DEMOLITION WORK PROGRESSES. REMOVE RUBBISH FROM JOB SITE REGULARLY AND LEAVE PREMISES AND WORK IN CLEAN CONDITION. RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE APPROPRIATELY DISPOSED OF.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (03-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 314/324
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

NOTES, SYMBOLS AND ABBREVIATIONS

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: QJC
PROJECT NUMBER: 7467
DRAWING NUMBER: TS0.01

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plotted By: cdou
Plot Style Table: Unity Park-ShtA3Site-RECOVERED.ctb
Plotted: Jul 17, 2025 - 7:53pm

Item 1.

Site Views Key

1 — View Number

Directional Path of View

FRANKLIN STREET

NEW SIGNAGE ON FRANKLIN STREET

TRUE NORTH

EASEMENT, ACCESS ROAD

I. SHALOM CO. INC (N.I.C.)

LIMITED COMMON ELEMENT FOR I. SHALOM

ELDER CARE (N.I.C.)

. DCYF N.I.C.)

EASEMENT, ACCESS ROAD

I. SHALOM AND GROUP 3 EGRESS

COMMON AREA FOR SHARED EGRESS

COMMON GROUP 3

RESERVED PARKING FOR I. SHALOM

DUMPSTER

PROPOSED 139 ADDITIONAL PARKING SPACES

12'-9" VERIZON EASEMENT

ACCESS EASEMENT FOR ALL GROUP 3 UNITS

25'-0"

20'-0"

ELECTRICAL SERVICE BOXES

POTENTIAL GENERATOR LOCATION

MAGNOLIA STREET

COMMON AREA FOR SHARED EGRESS

BUILDING GROUP 3

BUILDING GROUP 2

KAREW / ZELLER BUILDING (UNIT 320)

POTENTIAL SATELLITE ROOF STRUCTURE

11'-7 13/16"

PROPERTY LINE SET BACKS

20'-0"

NEW ADA RAMP

MAIL SERVICE & LOADING DOCK

20 ADDITIONAL PARKING SPACES

POTENTIAL NEW PARKING GARAGE

65 ADDITIONAL SPACES

NEW BUILDING: 12,330 SF

BUILDING GROUP 1

SHAW'S LANE

ROCK SRTREET

RYAN AVENUE

EASTERBROOKS AVENUE

25'-0"

POTENTIAL AREA FOR DUMPSTERS

PROJECT NORTH

50 0 50 100 200

134

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. Architect if additional dimensions required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
HDC REVIEW (07-18-2025)

GENERAL PLANNING DOCUMENT

UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

NEW BUILDING POTENTIAL LOCATION

SITE VIEWS KEY MAP

DATE: 07-22-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7453

DRAWING NUMBER: S1

Unity Park
Building Group 3 Site Views
JHL Tecture



View 1: From parking lot mound, looking Northeast across the rear parking lot at Unit 320



View 2: From parking lot mound, looking East across the rear parking lot

Unity Park
Building Group 3 Site Views
JHL Tecture



View 3: From rear parking lot, looking Northeast across the rear parking lot at Unit 320



View 4: From parking lot mound, looking East at Unit 318

Unity Park
Building Group 3 Site Views
JHL Tecture



View 5: From parking lot, looking Northeast at Endurance Energy



View 6: From Unit 314 south entrance, looking North

Unity Park
Building Group 3 Site Views
JHL Tecture



View 7: From interior courtyard, looking Northeast
at Units 314 & 318, Post-Demolition



View 8: From Unit 314 interior ramp, looking West along interior wall,
Pre-Demolition

Unity Park
Building Group 3 Site Views
JHL Tecture



View 9: From interior courtyrad, looking North. Pre-demolition



View 10: From interior courtyrad, looking North. Post-demolition

Unity Park
Building Group 3 Site Views
JHL Tecture



View 11: From rear of Unit 318, looking West at existing cornice to be restored



View 12: From 214 Franklin Street, looking South at rear of Unit 318

Unity Park
Building Group 3 Site Views
JHL Tecture



View 13: From rear of Unit 319, looking Southwest at Unit 319



View 14: From rear of Unit 319, looking South at rear of Unit 320

Unity Park
Building Group 3 Site Views
JHL Tecture



View 15: From Unit 316 entrance, looking East across rear parking lot



View 16: From rear parking lot, looking North at Unit 320

Unity Park
Building Group 3 Site Views
JHL Tecture

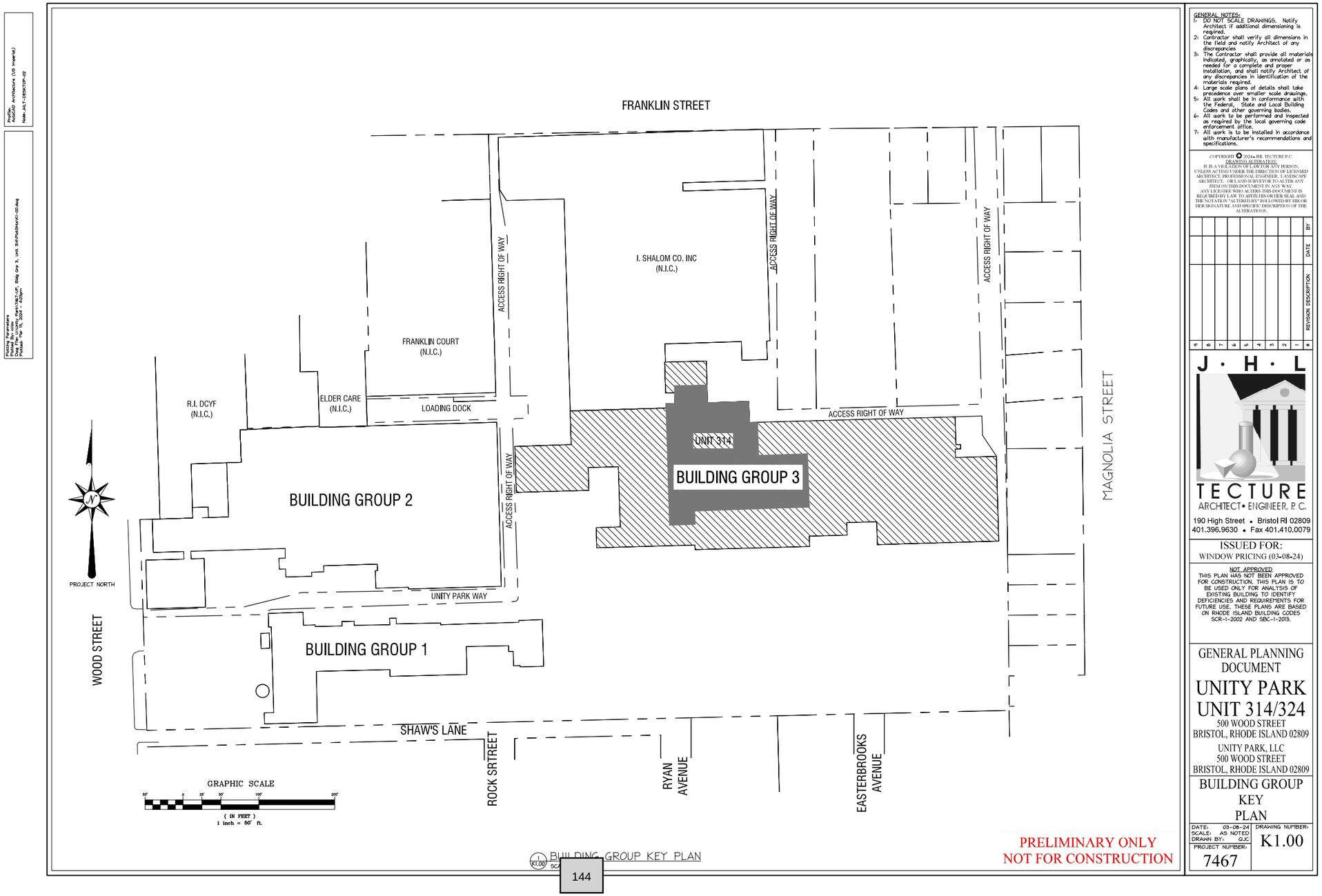


View 17: From Unity Park entrance, looking East at Pivotal Brewing



View 18: From Shaws Lane/Ryans Avenue connection, looking North at parking lot and mound

Unit 314



GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATIONS:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (03-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-I-2002 AND SBC-I-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 314/324
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

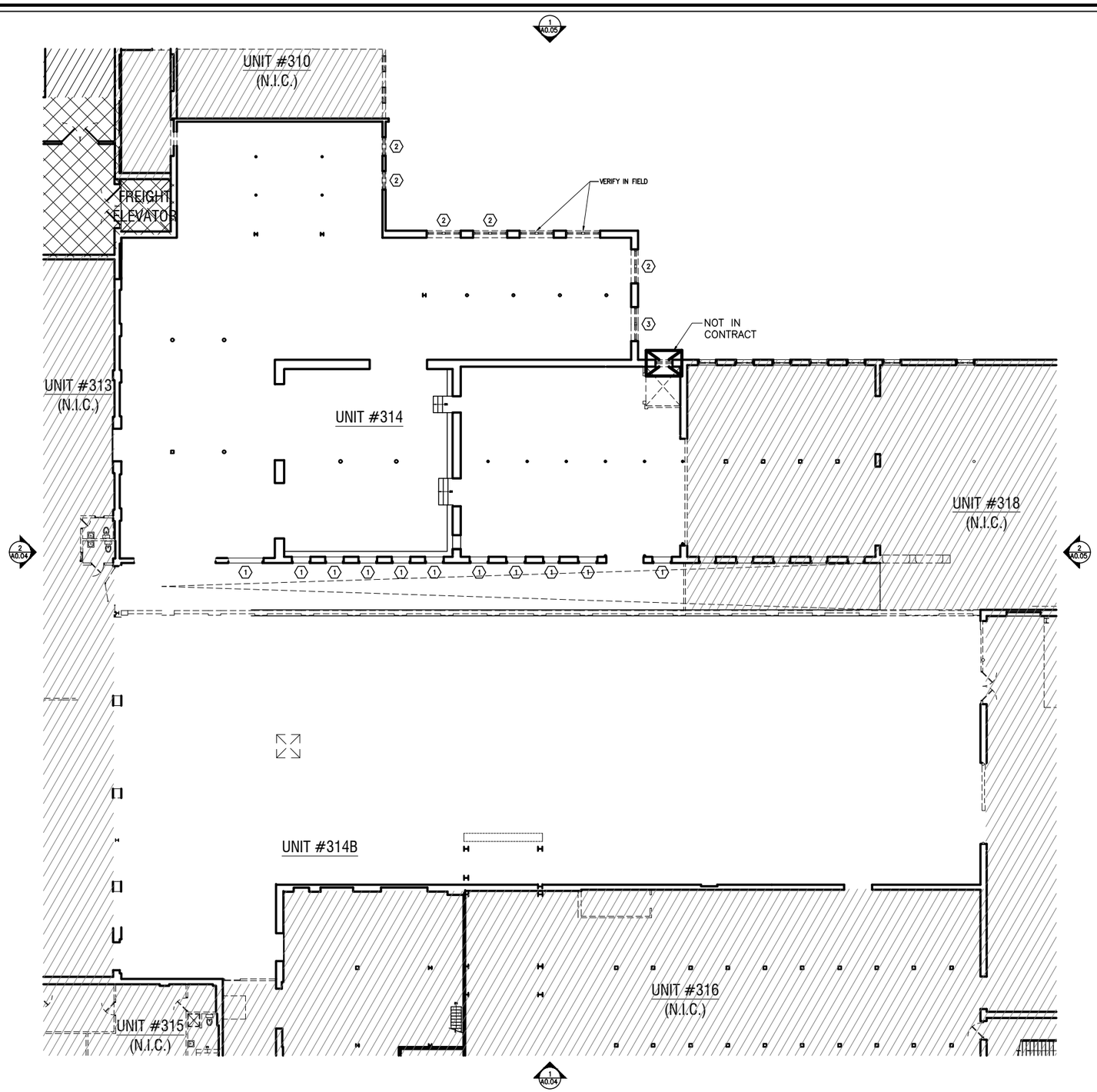
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING GROUP KEY PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: GJC
PROJECT NUMBER: 7467
DRAWING NUMBER: K1.00

Plotting Parameters
Plotted By: Jason Mercier
Dwg File: I:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotting\A0-01.dwg
Plotted: Jul 17, 2025 - 12:29pm

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04



EXISTING FIRST FLOOR PLAN
A0.01 SCALE: 3/32" = 1'-0"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

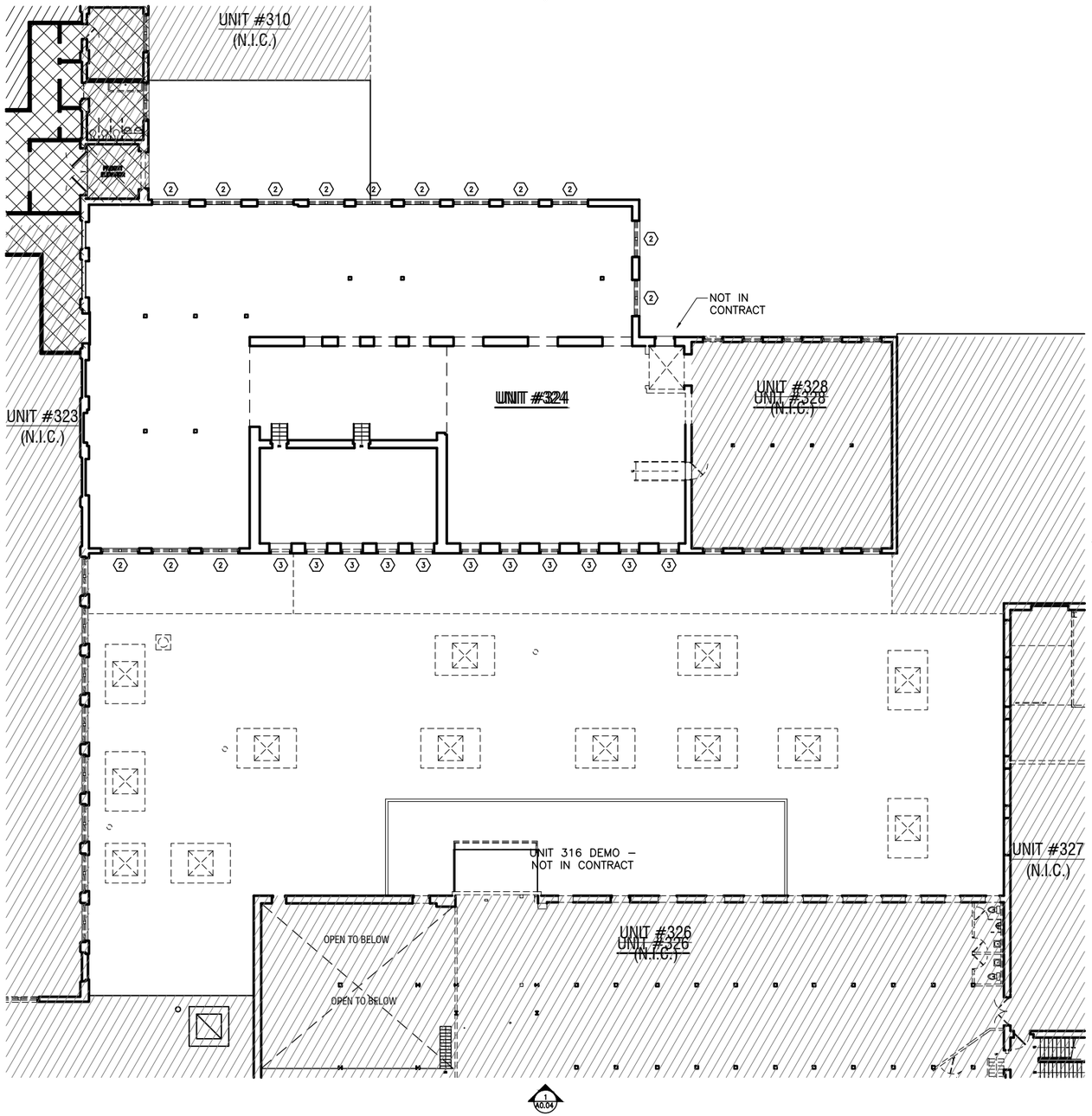
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING FIRST FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.01

Plotted By: Users
Plotted: Jul 17, 2025 - 11:59am



EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

	REVISION DESCRIPTION	DATE	BY
2	NEW DOOR TYPE	05-30-25	DC
1	WINDOW REVISIONS	05-30-25	DC

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

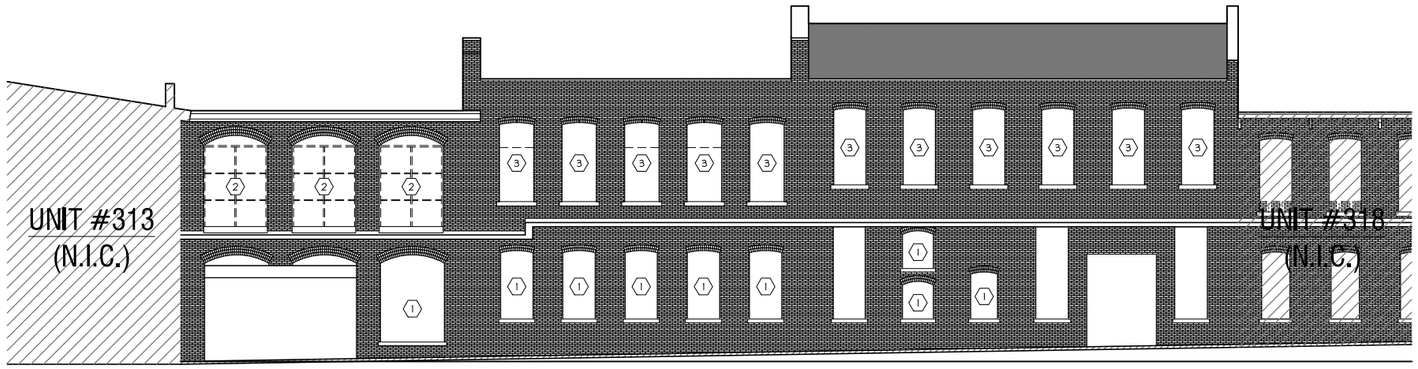
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SECOND FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
DRAWING NUMBER: A0.02
PROJECT NUMBER: 7467

Plotting Parameters
Plotted By: JHL
Date/Time: Unity Park\7467-LIP, Bldg Grp 3, Unit 314\Plotsht\A0-04.dwg
Plotted: Mar 13, 2024 - 4:19pm

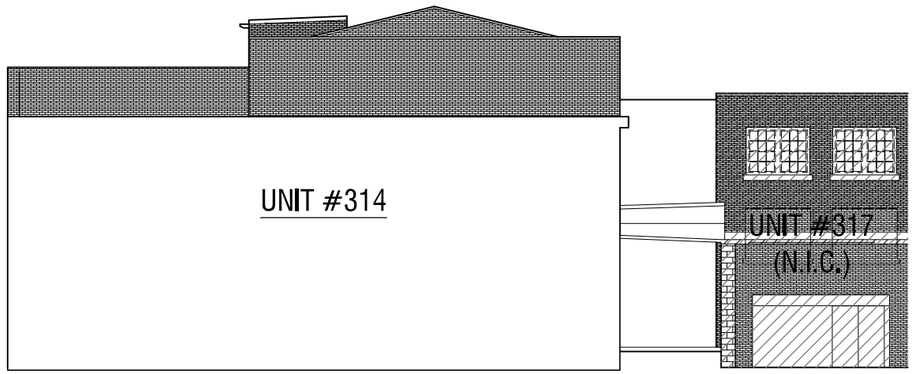
Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



#313 #314

1 A0.04 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

#314 #318



2 A0.04 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

#314 #317

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (03-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

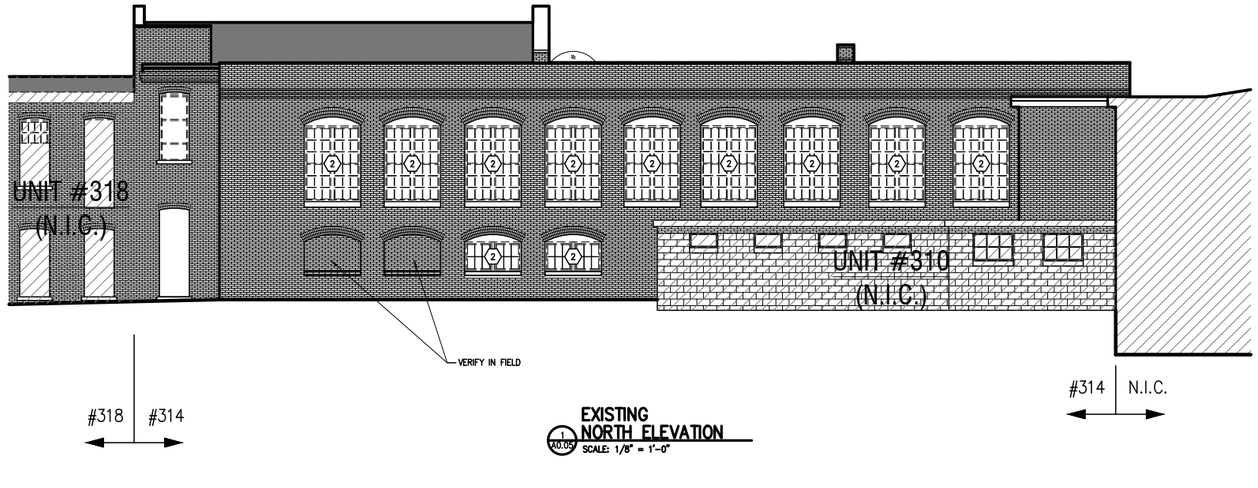
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING WEST AND SOUTH ELEVATIONS

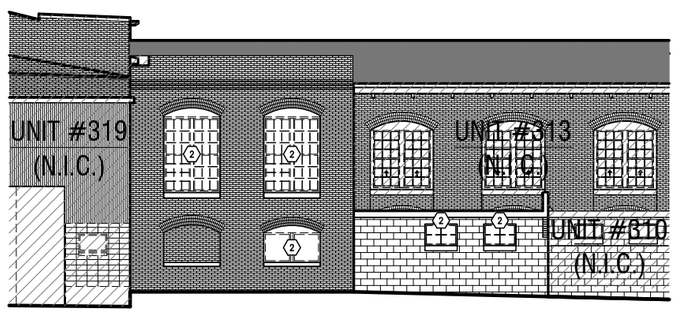
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.04

Plotting Parameters
Model Space: Plot to Device
Drag Plot To Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotting\A0-05.dwg
Plotted: Jul 17, 2025 - 3:30pm

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

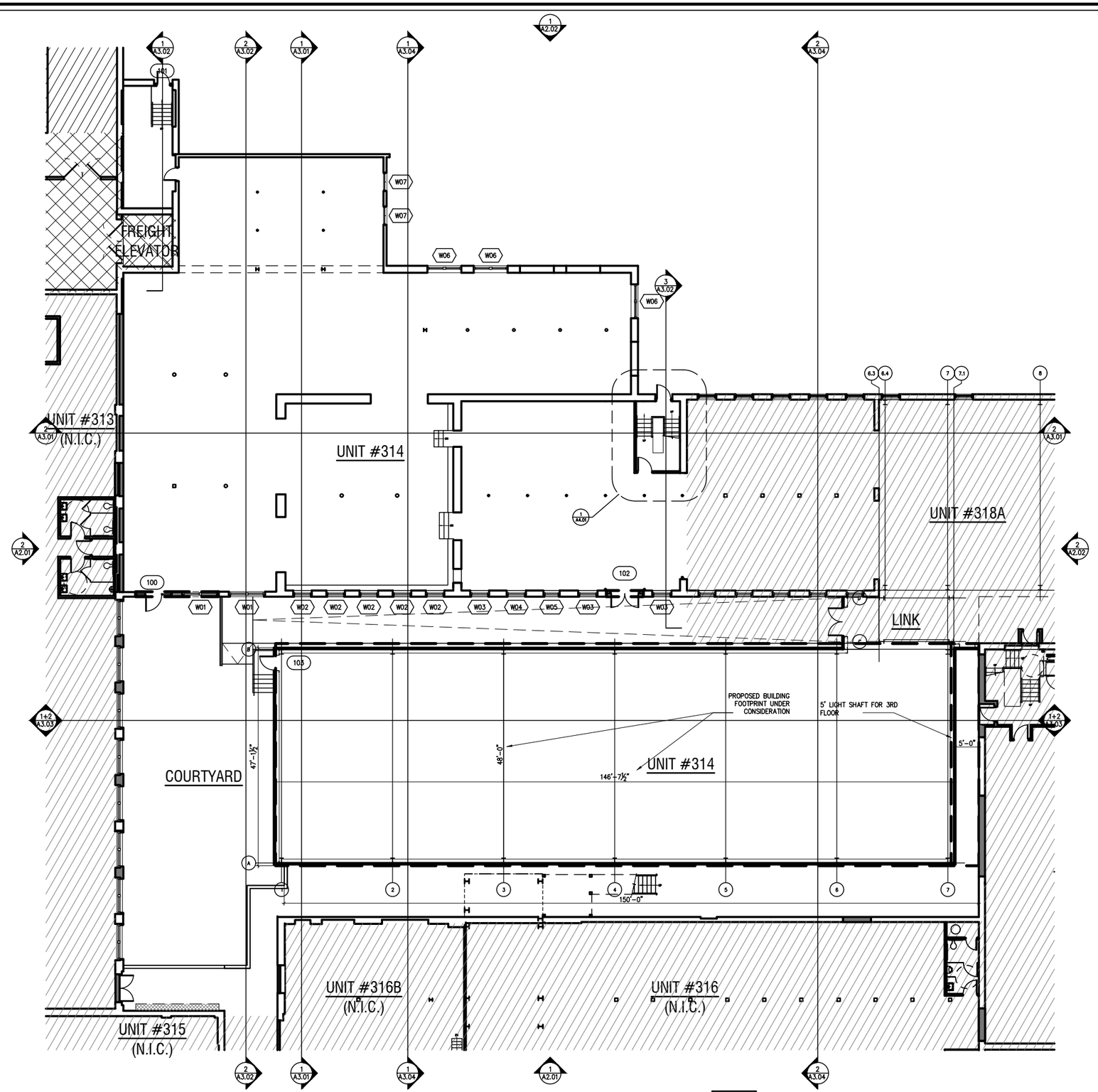
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING EAST AND NORTH ELEVATIONS

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A0.05

Plotting Parameters
Plotted By: Christopher Crowley
Dwg File: L:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotdata\A1-01.dwg
Plotted: Jul 17, 2025 - 2:31pm

Profile:
<Unnamed Profile>
Host:MK-DESKTOP-04



1 FIRST FLOOR PLAN
A1.01 SCALE: 3/32" = 1'-0

0 4' 8' 16'
SCALE: 3/32"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work is to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	NEW DOOR TYPE	05-30-25	DC
2	WINDOW REVISIONS	05-20-25	DC

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

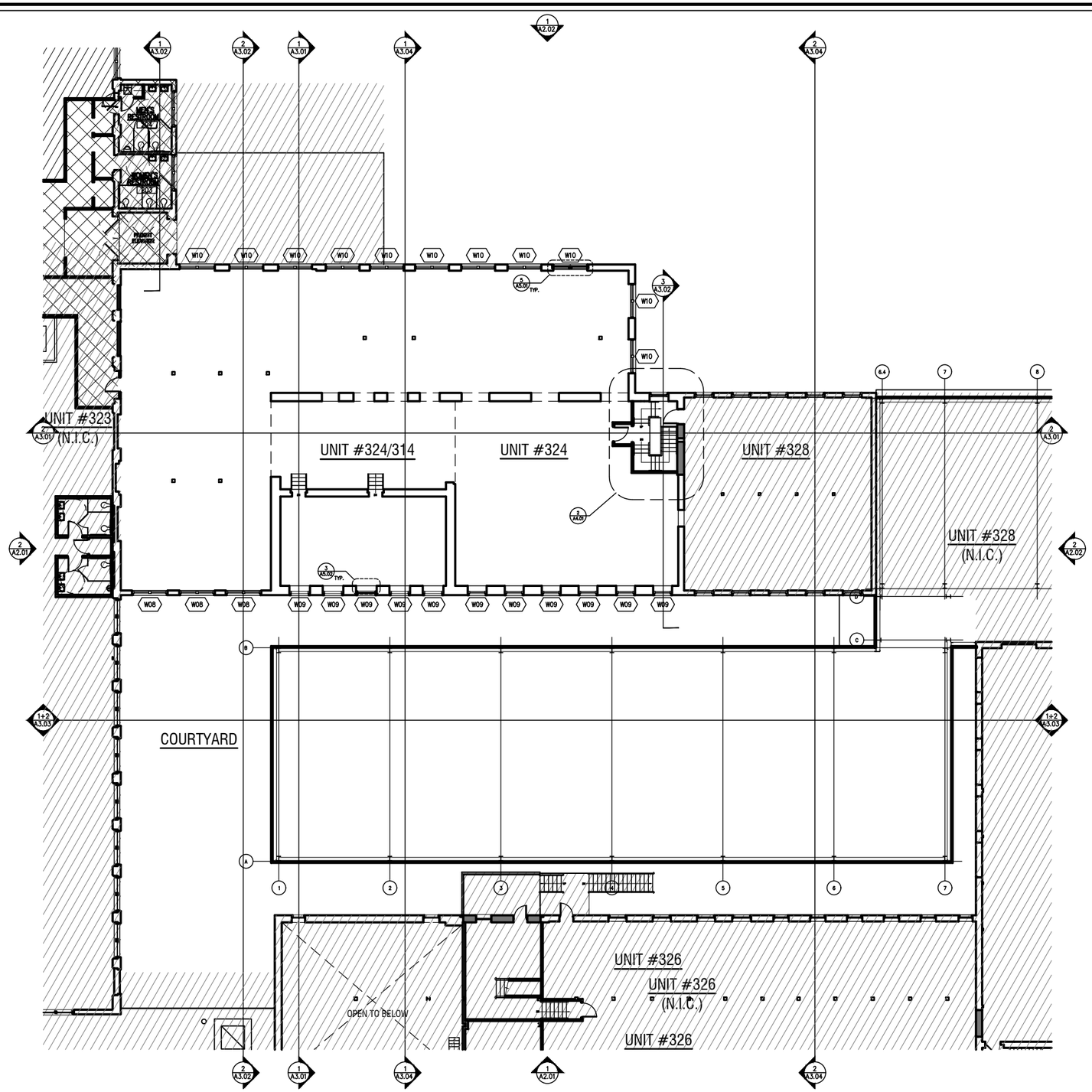
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

FIRST FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.01

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04

Plotting Parameters
Model Space
Dwg File: I:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Photoshop\A1-02.dwg
Plotted: Jul 17, 2025 - 5:32pm



1 SECOND FLOOR PLAN
A1.02 SCALE: 3/32" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	NEW DOOR TYPE	05-30-25	DC
2	WINDOW REVISIONS	05-20-25	DC

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

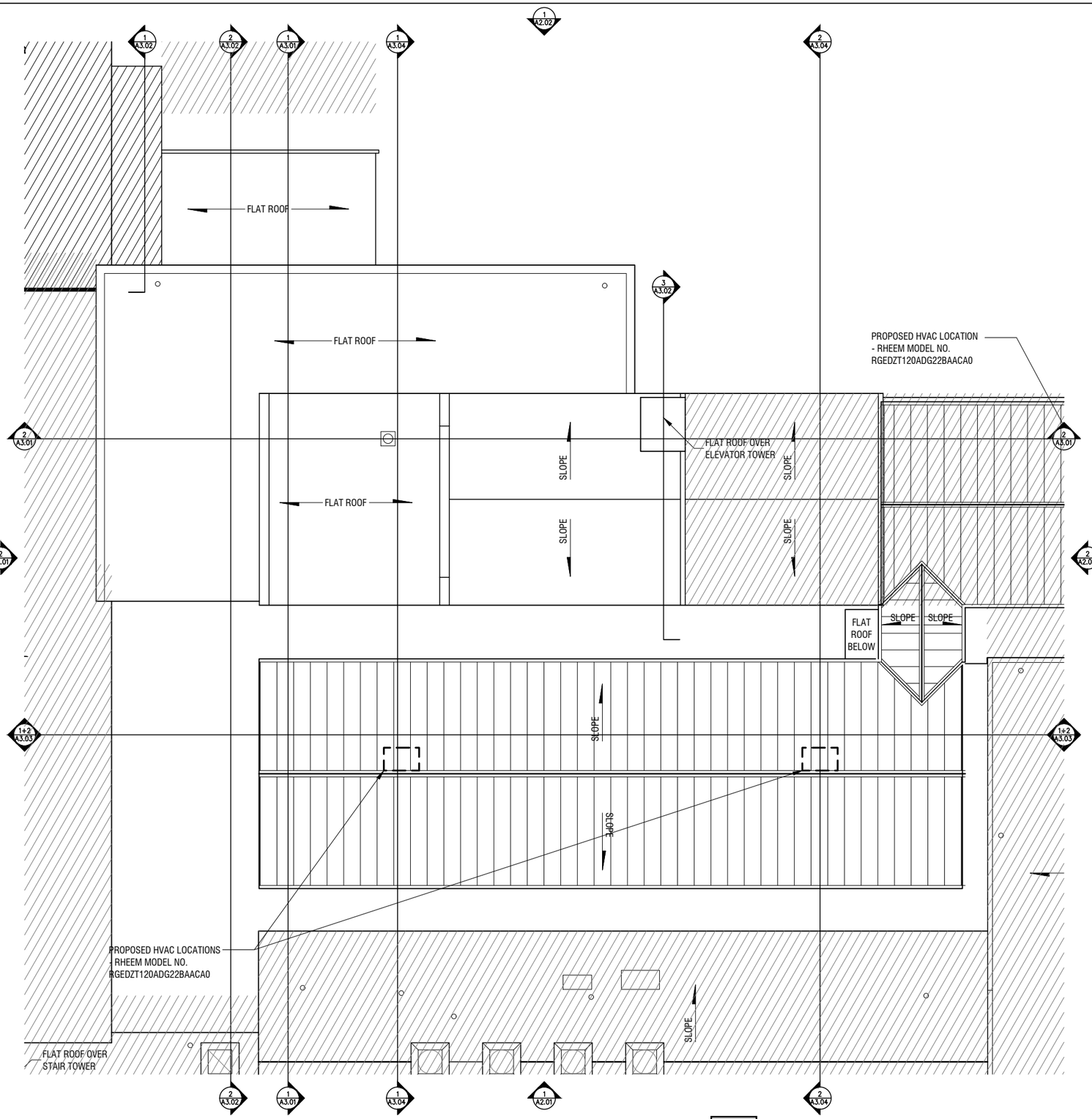
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SECOND FLOOR PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.02

Plotting Parameters
Plotted By: Christopher Rose
Dwg File: L:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotting\A1-03.dwg
Plotted: Jul 17, 2025 - 1:20pm

Profile:
<Unnamed Profile>
Host:MK-DESKTOP-04



ROOF PLAN
SCALE: 3/32" = 1'-0

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

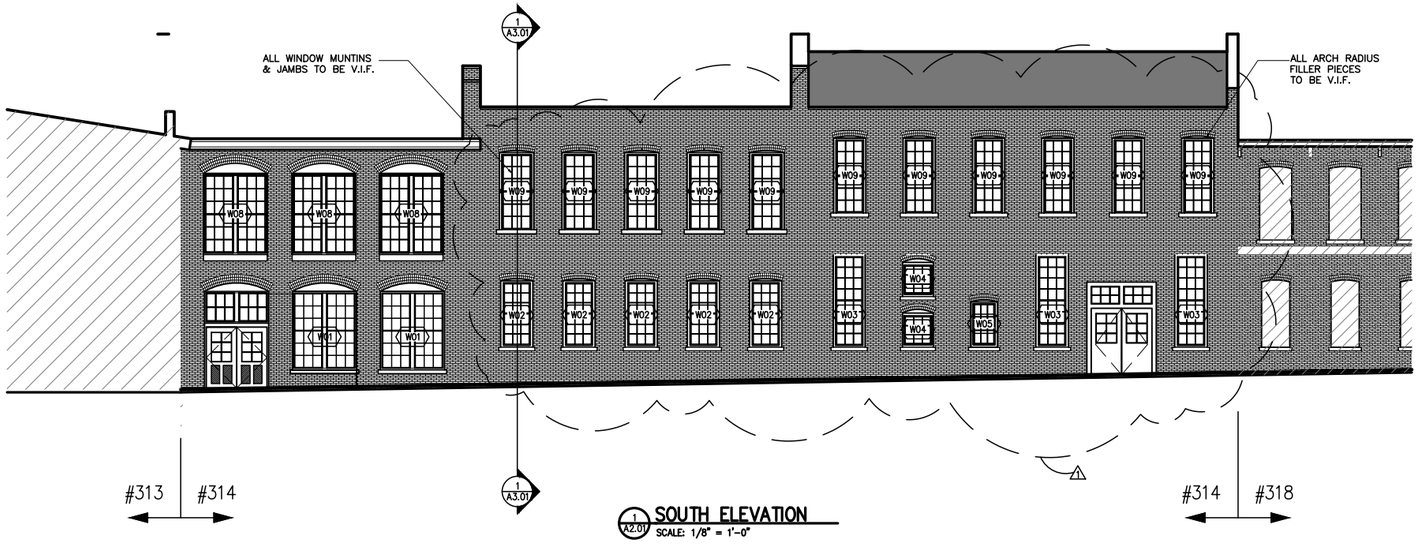
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

ROOF PLAN

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A1.03

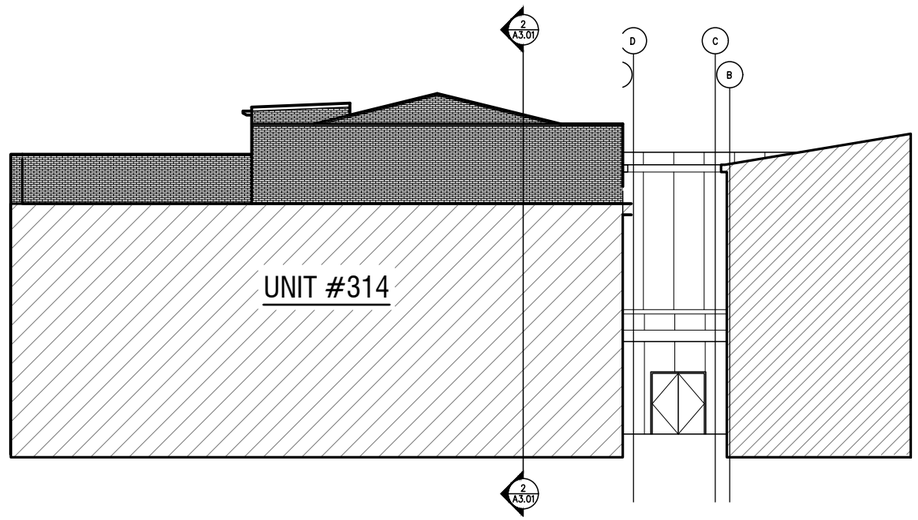
Plotting Parameters
Plotted By: Chris Crowley
Drawing File: G:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotdata\A2-01.dwg
Date File Saved: Jul 17, 2025 - 5:41pm
Plotted: Jul 17, 2025 - 5:41pm

Profile:
<Unnamed Profile>>
Node:#4-DESKTOP-04



1 A2.01 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



2 A2.01 SCALE: 1/8" = 1'-0"

WEST ELEVATION

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

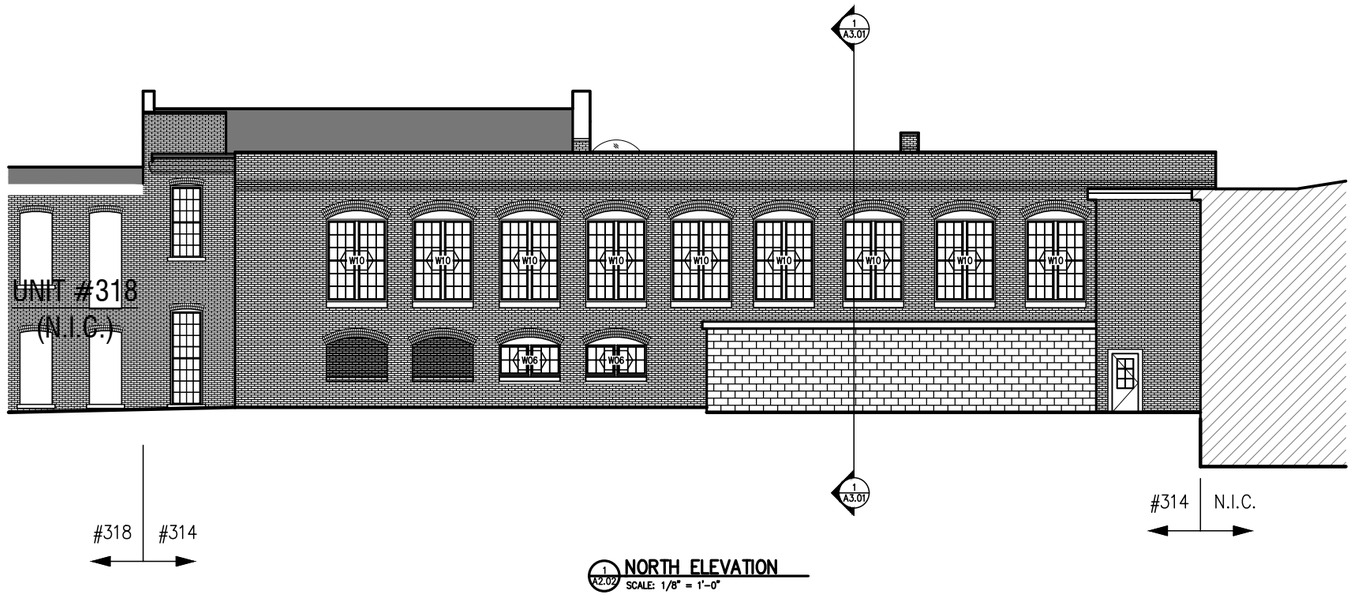
WEST AND SOUTH ELEVATIONS

DATE: 05-20-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467

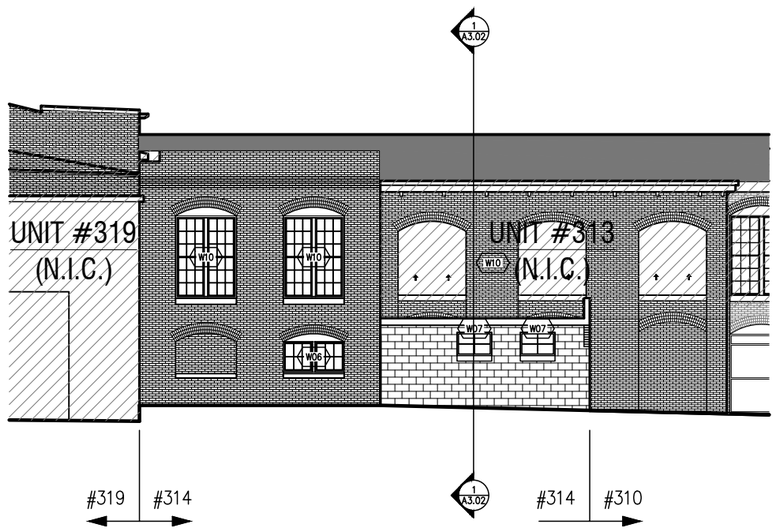
DRAWING NUMBER: A2.01

Plotting Parameters
Plotted By: Christopher Cruz
Date Plotted: Jul 17, 2025 - 8:43am
Plotted: Jul 17, 2025 - 8:43am

Profile:
<Unnamed Profile>
Node:#4-DESKTOP-04



1 A2.02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

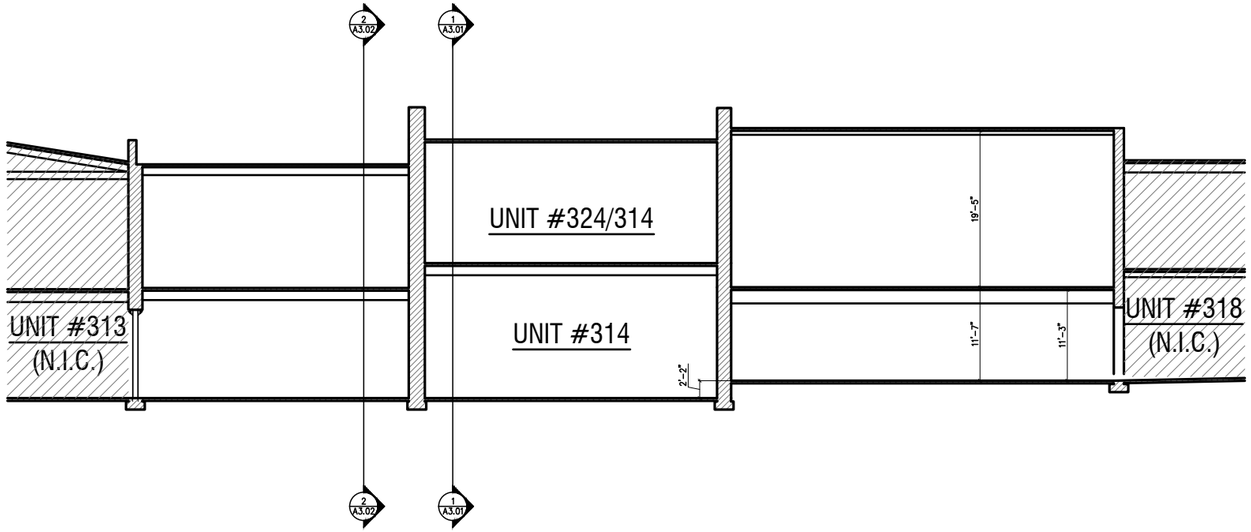
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EAST AND NORTH ELEVATIONS

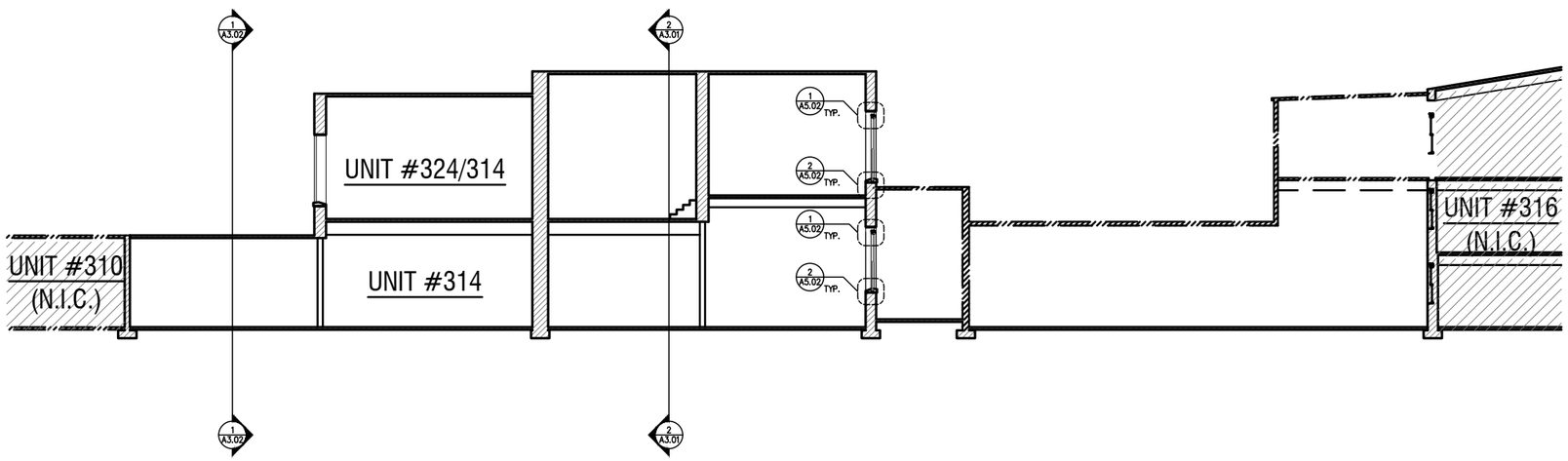
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A2.02

Plotting Parameters
Model Name: Layout
Dwg File: J:\Unity Park\7467-UP, Bldg Grp 3, Unit 314\Plotting\A3-01.dwg
Plotted: Jul 17, 2025 - 3:49pm

Profile:
<Unnamed Profile>
Node:JHL-DESKTOP-04



2 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	WINDOW REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

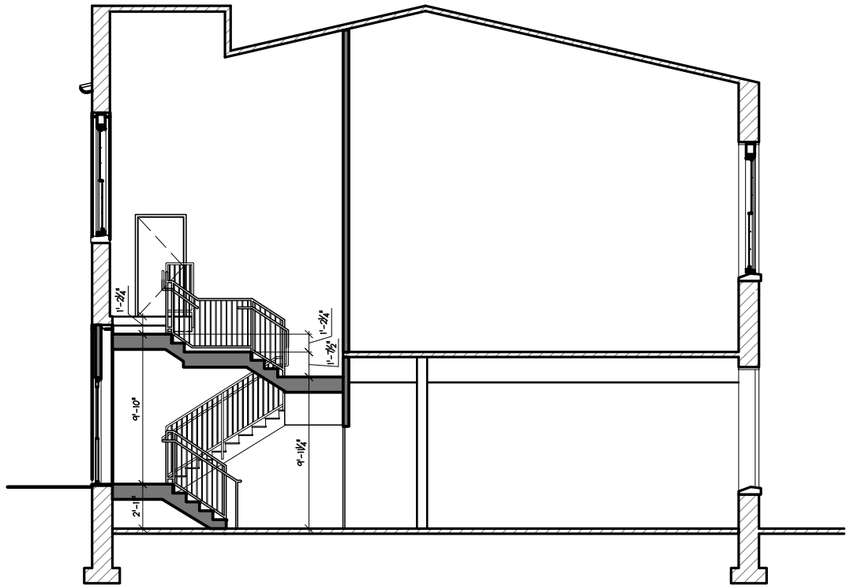
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING SECTIONS

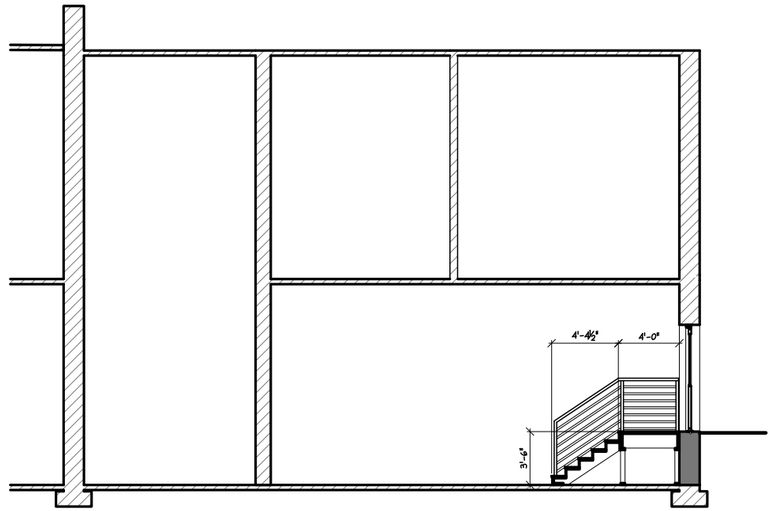
DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A3.01

Profile:
AutoCAD Architecture (US Imperial)
Node-JHLT-DESKTOP-02

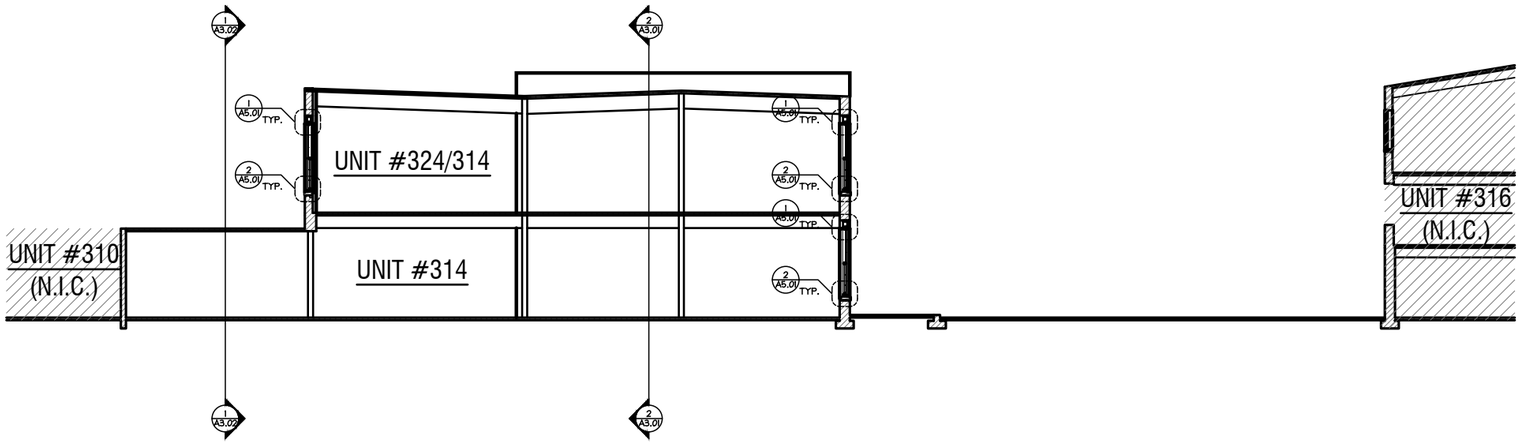
Plotting Parameters:
Plotted By:colin
Plotted Drawing: ..\Work\7467-UP, Bldg Grp 3, Unit 314\Plot\Arch\A3-02.dwg
Plotted: Jul 17, 2025 - 8:05pm



3 A5.02 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



1 A5.02 **STAIR SECTION**
SCALE: 1/8" = 1'-0"



2 A3.02 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	MINOR REVISIONS	05-20-25	DC
2	NEW DOOR TYPE	05-30-25	DC

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
CONCEPT (04-30-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 314/324

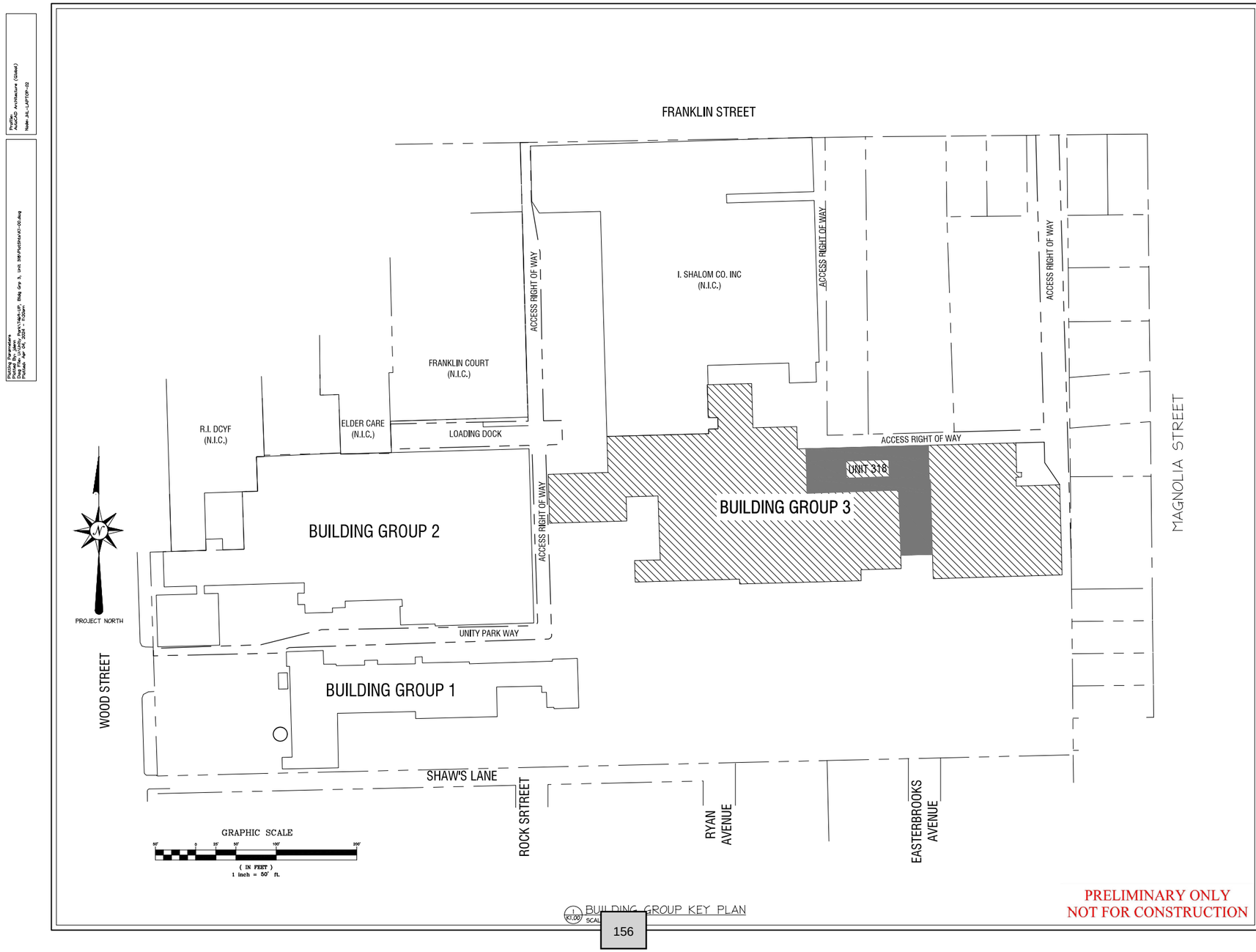
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING SECTIONS

DATE: 03-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7467
DRAWING NUMBER: A3.02

Unit 318



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATIONS:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-08-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2015.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 318/328
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

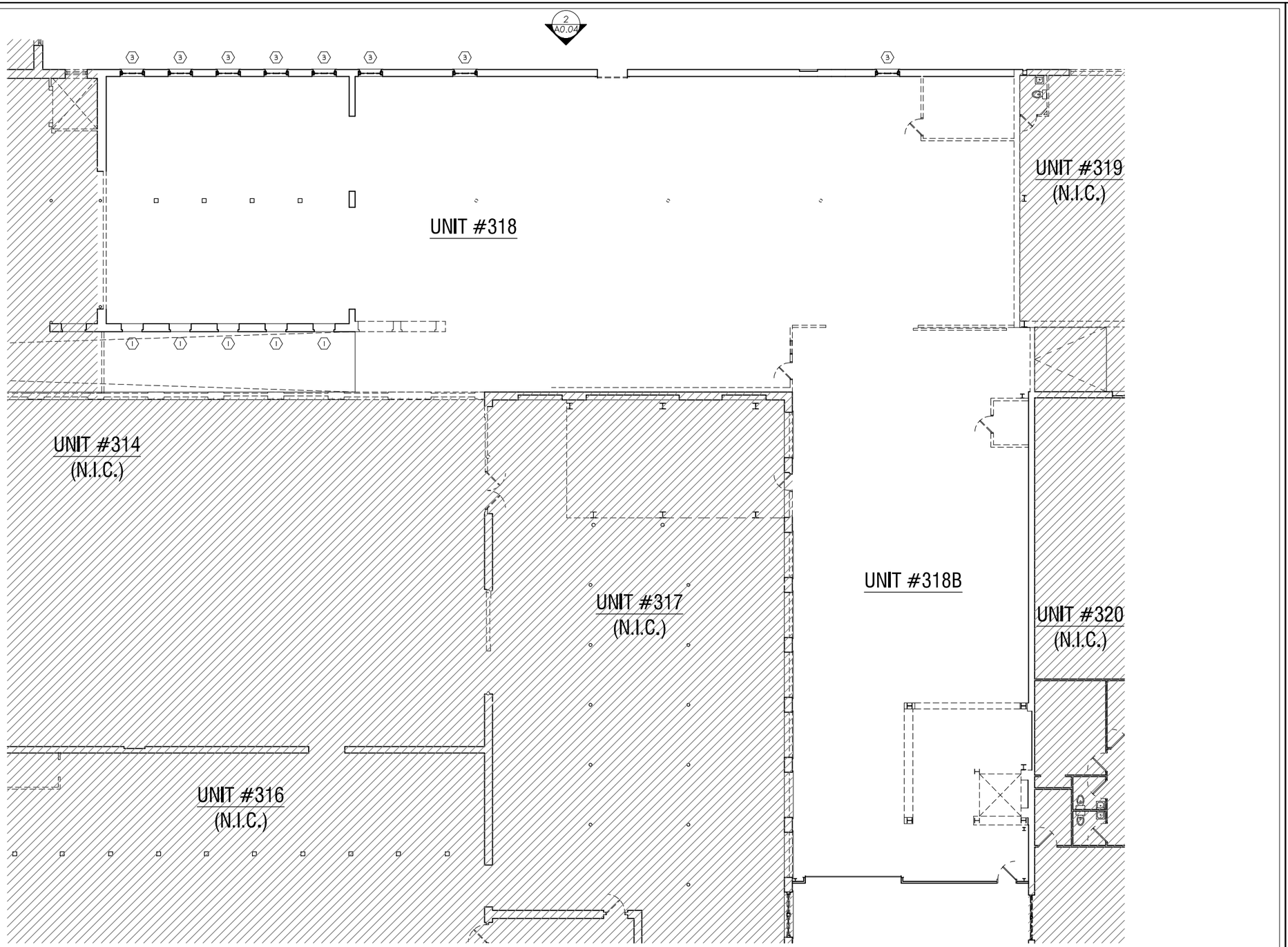
BUILDING GROUP KEY PLAN

DATE: 04-08-24
SCALE: AS NOTED
DRAWN BY: GJC
DRAWING NUMBER: K1.00
PROJECT NUMBER: 7469

Plotted By: jgreen
Plotted On: Apr 04, 2024 - 10:02am
Plotting Pen Table: "JHL-Style.ctb" Bldg Grp 3, Unit 318\Photos\K1.00.dwg
Profile: Architecture (Grades)
Name: JHL_LAYTOP-02

Plotting Parameters
Plot By: Chris Rucci
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsht\A0-01.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

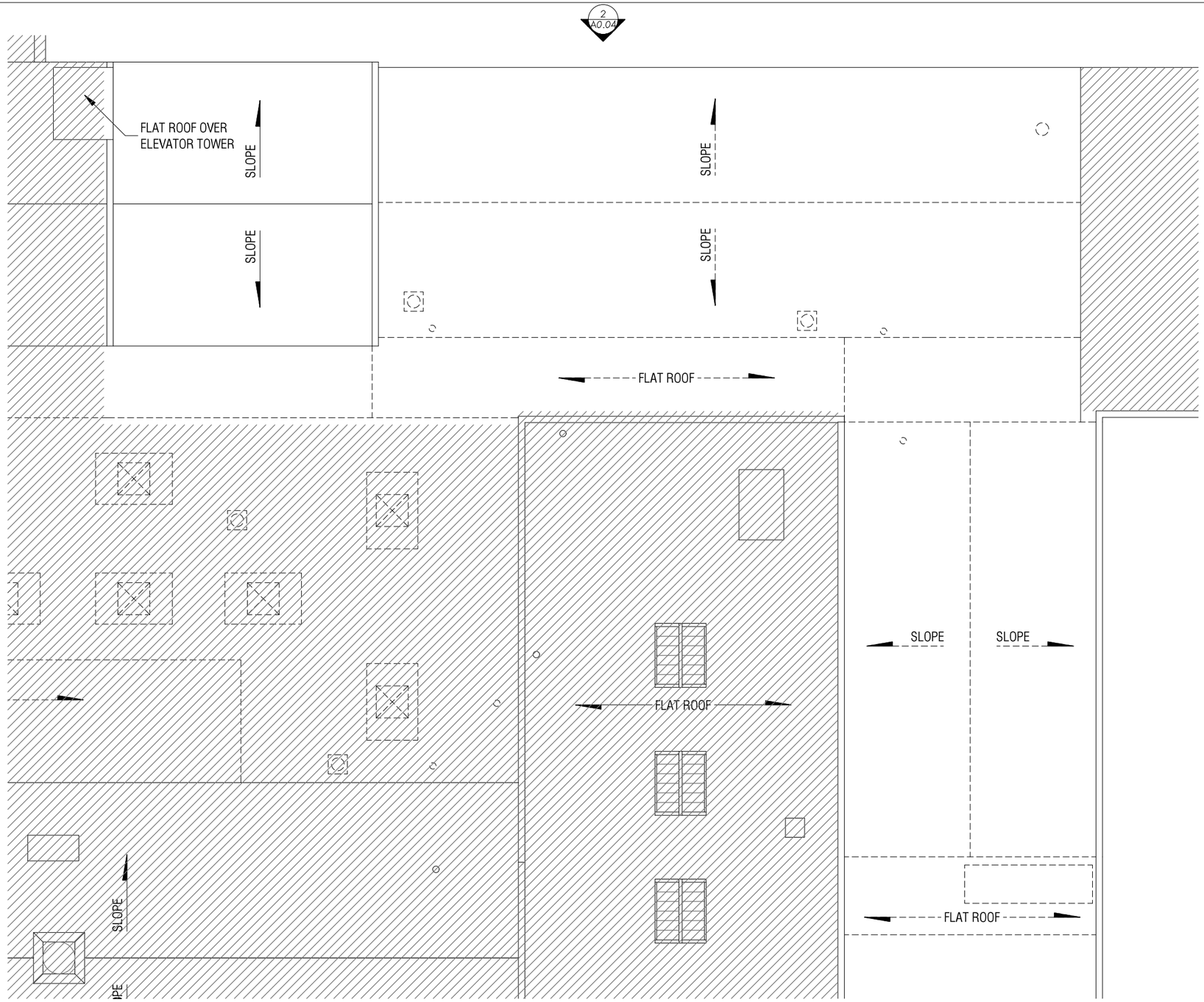
EXISTING FIRST FLOOR PLAN

DATE: 04-08-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A0.01

Plotting Parameters
Plot By: Chris Rocha
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsite\A0-03.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

DEMOLITION PLAN KEY NOTES

1. PREPARE METAL OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

158

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

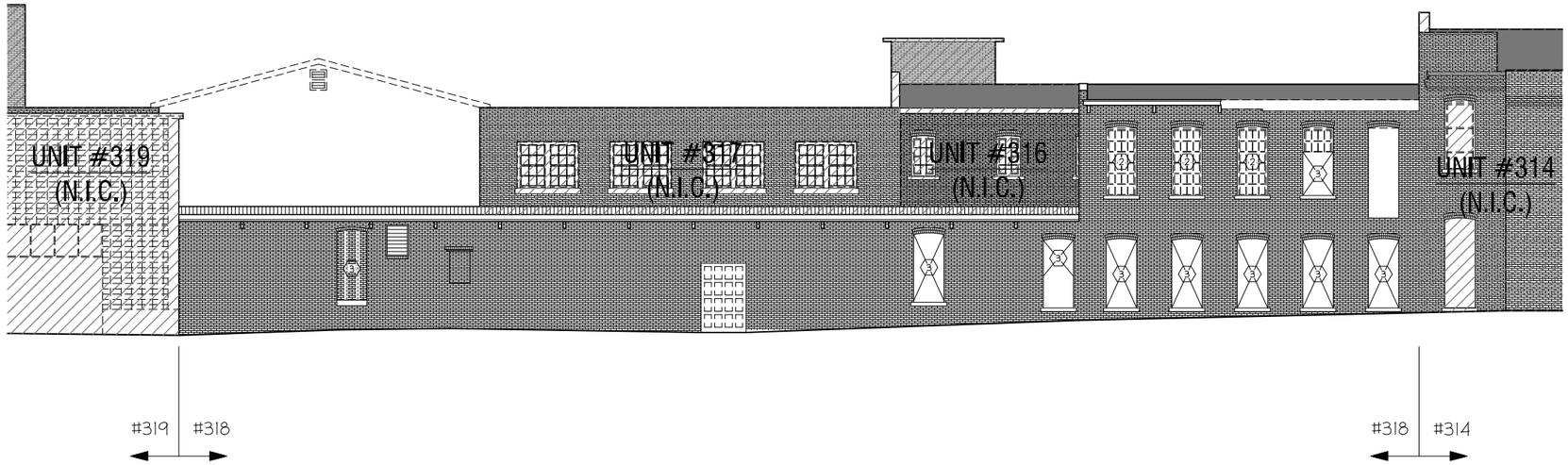
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING ROOF PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A0.03

Plotting Parameters
Plotted By: CRC
Dwg File(s):Unity Park\7469-LIP, Bldg Grp 3, Unit 318\Plot Sets\A0-04.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

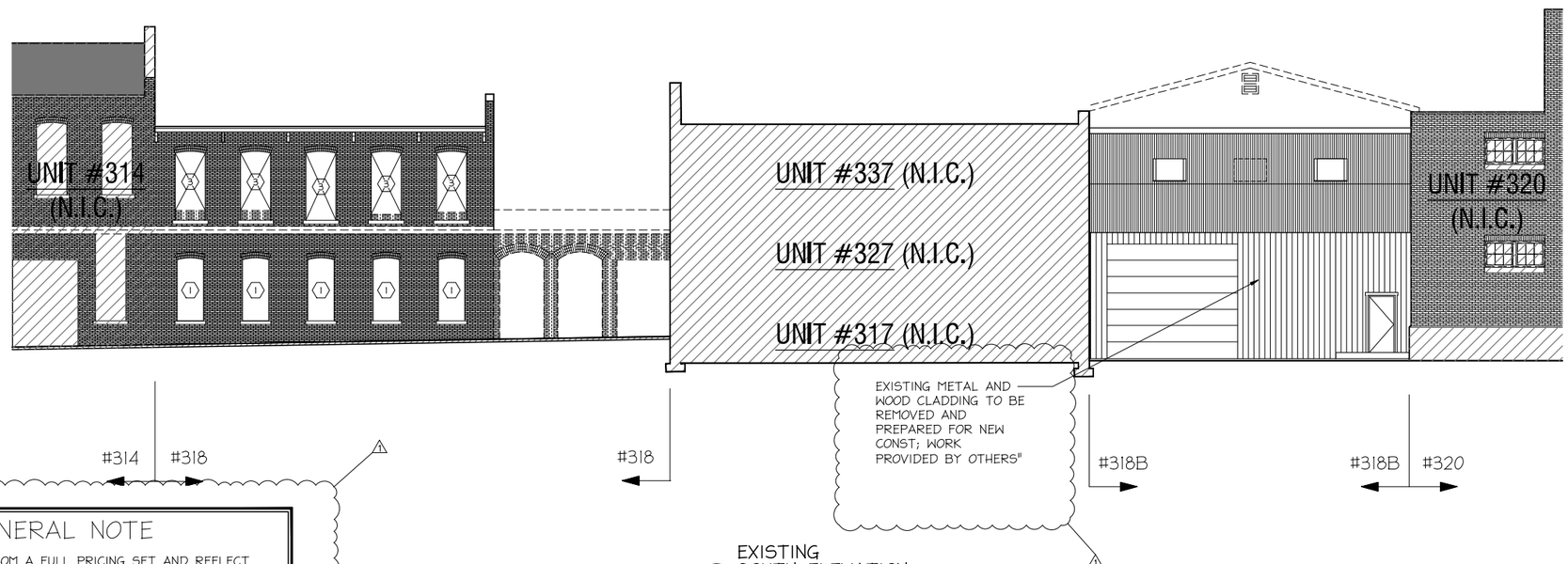


EXISTING NORTH ELEVATION
2 A0.04 SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING SOUTH ELEVATION
1 A0.04 SCALE: 1/8" = 1'-0"

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ALL DEMO WORK BY OTHERS; DRAWINGS FOR REFERENCE ONLY

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISIONS	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

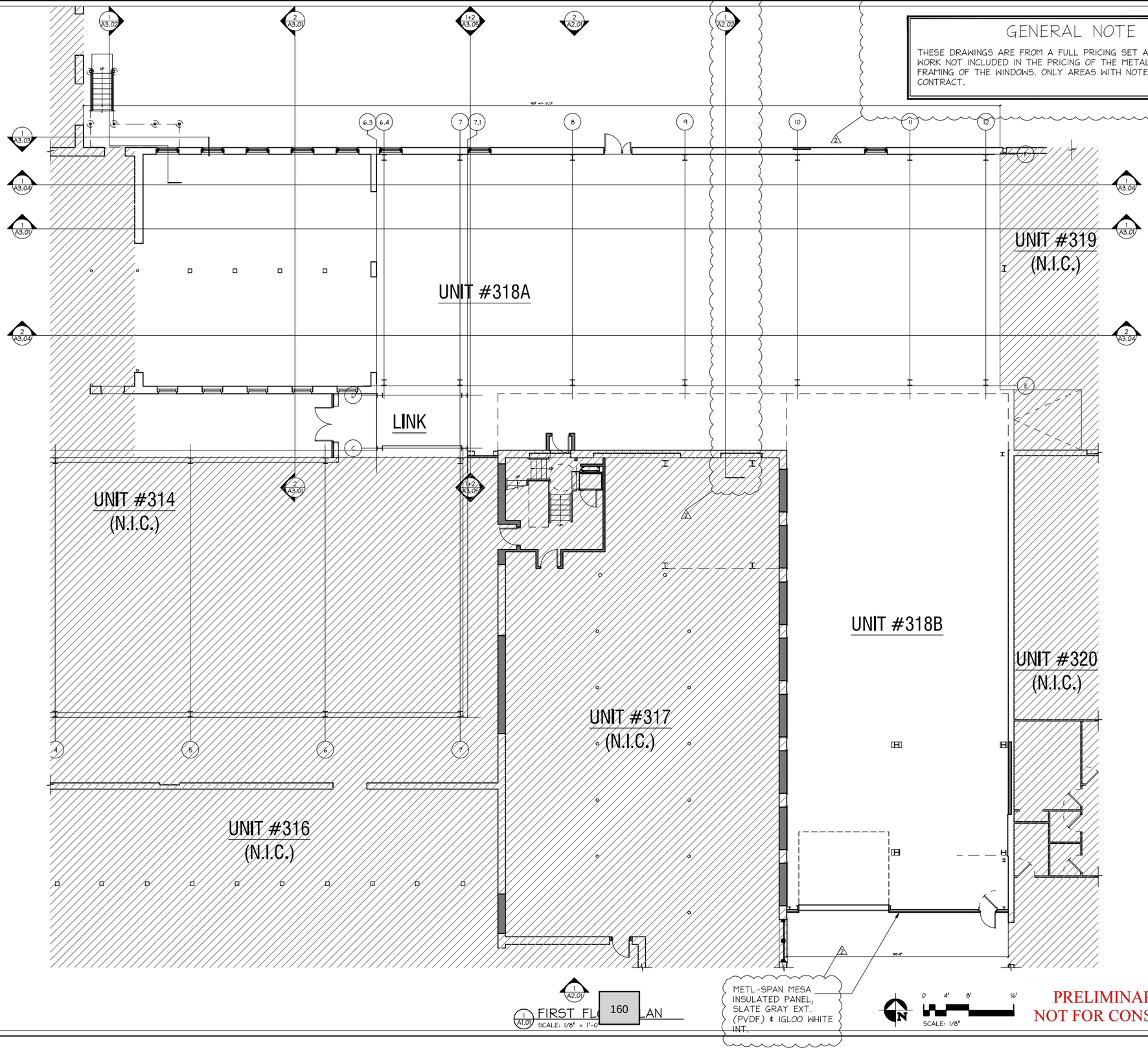
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SOUTH AND NORTH ELEVATIONS

DATE: 05-22-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A0.04

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Page Setup: None
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plots\7469-A1-01.dwg
Plotted: May 29, 2025 - 6:49pm



GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. ONLY AREAS WITH NOTES ARE IN CONTRACT.

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	STAIR REVISION	10-10-24	NB
2	GENERAL REVISIONS	5-29-25	CRC
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

FIRST FLOOR PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A1.01

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Profile:
AutoCAD Architecture (US Imperial)
Node:JHLT-DESKTOP-02

Plotting Parameters
Xref Attachments
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plots\A1-02.dwg
Plotted: May 29, 2025 - 6:45pm

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK PROVIDED BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

UNIT #324
(N.I.C.)

UNIT #328

UNIT #329
(N.I.C.)

UNIT #318B

UNIT #320
(N.I.C.)

UNIT #327
(N.I.C.)

UNIT #326
(N.I.C.)

UNIT #326

NEW ALUMINUM FIXED WINDOW, SIZE V.I.F; WORK PROVIDED BY OTHERS

METL-SPAN MESA INSULATED PANEL, SLATE GRAY EXT. (PVDF) & IGLOO WHITE INT.

1 A1.02 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
3	GENERAL REVISIONS	05-29-25	CRC
2	WINDOW ADDITION	05-27-25	DC
1	STAIR REVISION	10-10-24	NB

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SECOND FLOOR PLAN

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A1.02

Profile:
AutoCAD Architecture (US Imperial)
Node:JHLT-DESKTOP-02

Plotting Parameters
Page Setup:
Dwg Files\Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plotsheets\A1-03.dwg
Plotted:May 29, 2025 - 6:49pm

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK PROVIDED BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

FLAT ROOF OVER ELEVATOR TOWER

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

SLOPE

FLAT ROOF BELOW

FLAT ROOF BELOW

SLOPE

SLOPE

FLAT ROOF

FLAT ROOF

SLOPE

SLOPE

1 A1.03 ROOF PLAN
SCALE: 1/8" = 1'-0

SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1	GENERAL REVISION	5-29-25	CRC
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

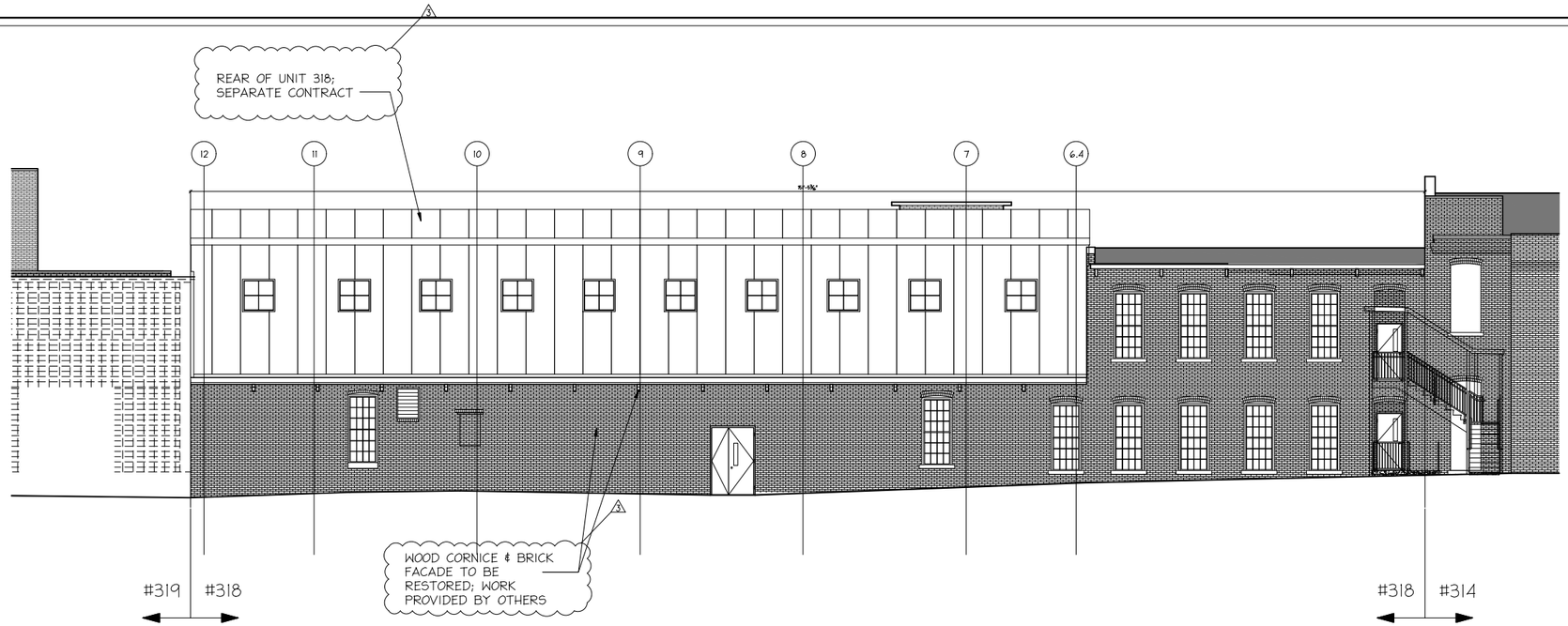
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

ROOF PLAN

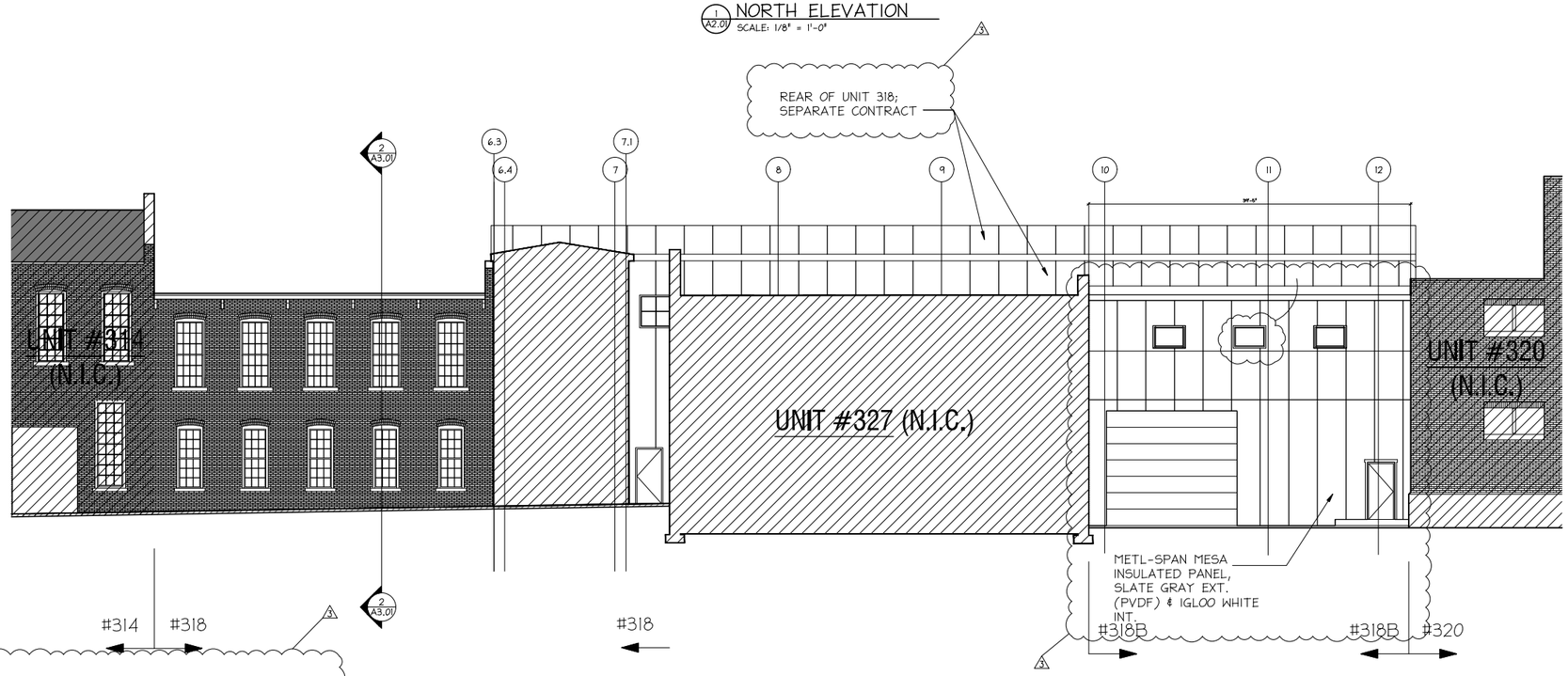
DATE: 05-28-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469
DRAWING NUMBER: A1.03

Plotting Parameters
Plot By: Christopher Roy
Drawing Name: Plotting, Park%7469-UP, Bldg Grp 3, Unit 318\Plotsheets\A2-01.dwg
Plotted: May 29, 2025 - 6:45pm

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



1 A2.01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

GENERAL NOTE

THESE DRAWINGS ARE FROM A FULL PRICING SET AND REFLECT WORK NOT INCLUDED IN THE PRICING OF THE METAL PANELS AND FRAMING OF THE WINDOWS. THESE WILL BE MARKED WITH "WORK BY OTHERS" WITHIN THEIR RESPECTIVE NOTES.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4	GENERAL REVISIONS	5-29-25	CRC
3	WINDOW ADDITION	05-27-25	DC
2	STAIR REVISION	10-10-24	NB
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
PRICING (05-28-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 318/328

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

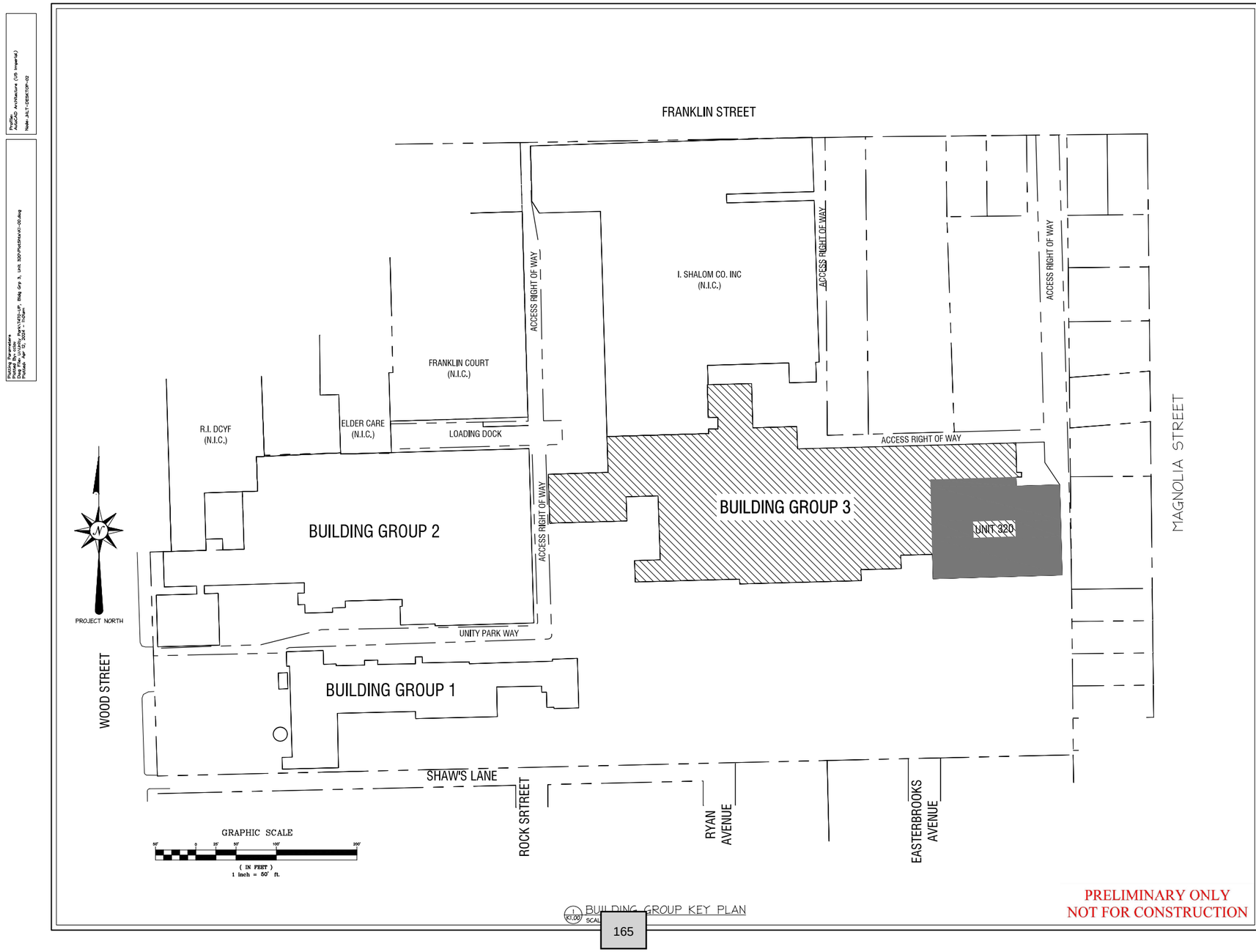
SOUTH AND NORTH ELEVATIONS

DATE: 05-27-25
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7469

DRAWING NUMBER: A2.01

Plotting Parameters
Model Space
Dwg Ref's: Unity Park\7469-UP, Bldg Grp 3, Unit 318\Plot\Bldg Grp 3, Unit 318\Plot\Bldg Grp 3, Unit 318 Plot\7469-UP_Bldg Grp 3, Unit 318\Plot\Bldg Grp 3, Unit 318\

Unit 320



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING(S) ALTERED BY:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK
UNIT 320
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

BUILDING GROUP KEY PLAN

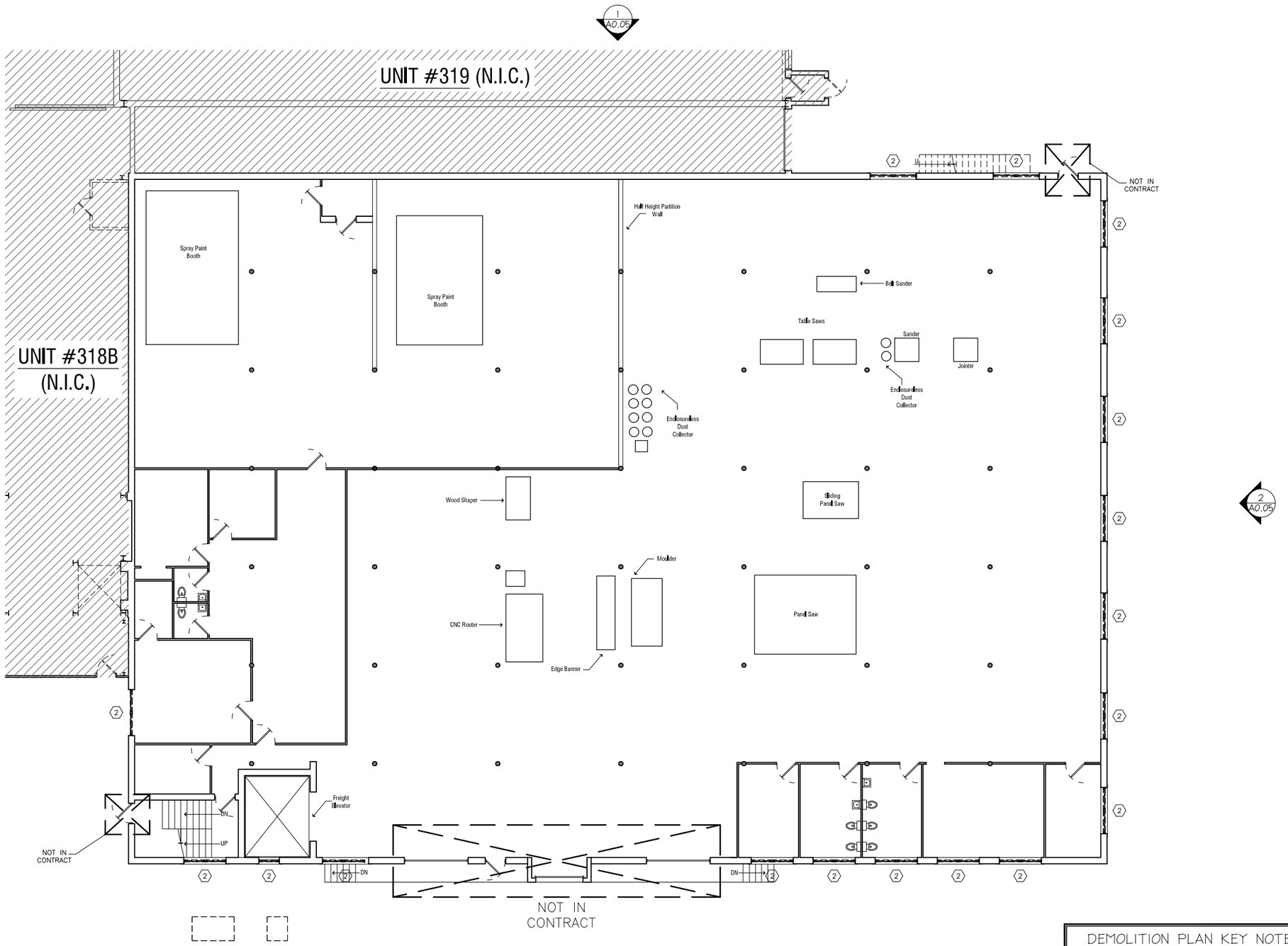
DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: QJC
PROJECT NUMBER: 7470
DRAWING NUMBER: K1.00

Plotted By: cmac
Plotted On: 4/10/2024 - 11:07am
Plotted: Apr 10, 2024 - 11:07am
File: S:\Projects\7470 Bldg Grp 3, Unit 320\Models\K01-00.dwg
ProjDsc: Architecture (US Imperial)
Name: JHLT-DESIGN-02

J · H · L
TECTURE
ARCHITECT • ENGINEER, P. C.

Profile: AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plot By: Timothy Park\7470-UP, Bldg Grp 3, Unit 320\Plot Sheets\A0-01.dwg
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot Sheets\A0-01.dwg
Plotted: Apr 12, 2024 - 3:58pm



EXISTING FIRST FLOOR PLAN
1 A0.01 SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

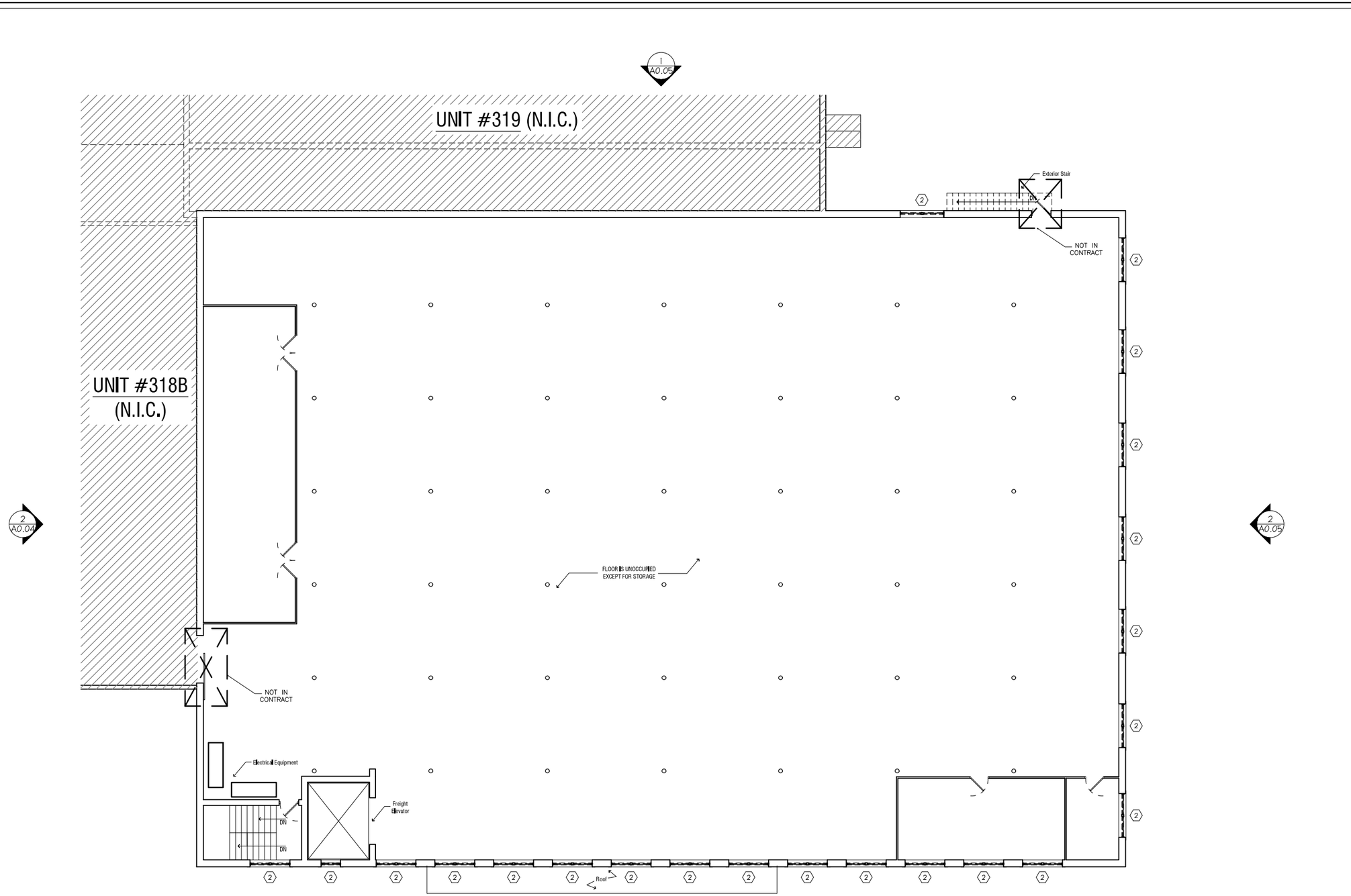
EXISTING FIRST FLOOR PLAN

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

DRAWING NUMBER: A0.01

Profile: AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Model Space
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot-A0-02.dwg
Plotted: Apr 12, 2024 - 3:59pm



EXISTING SECOND FLOOR PLAN
1 A0.02 SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

DEMOLITION PLAN KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

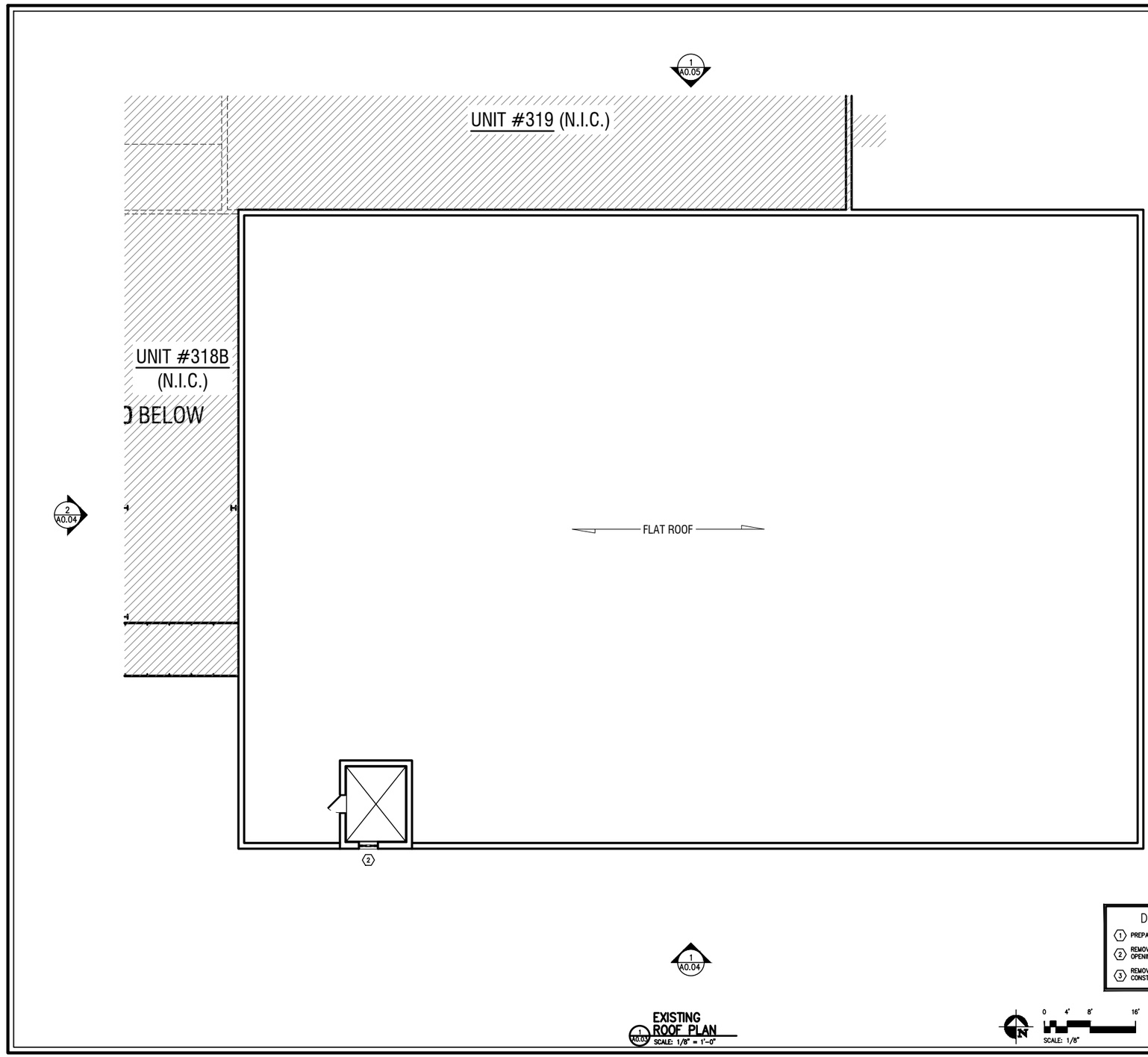
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SECOND FLOOR PLAN

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

DRAWING NUMBER: A0.02

Plotted By: Ulises
Plotted On: Jul 17, 2025 - 3:49pm
Plotting Parameters
Profile: <Unnamed Profile>
Name: JHL-DESKTOP-04



GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING ROOF PLAN

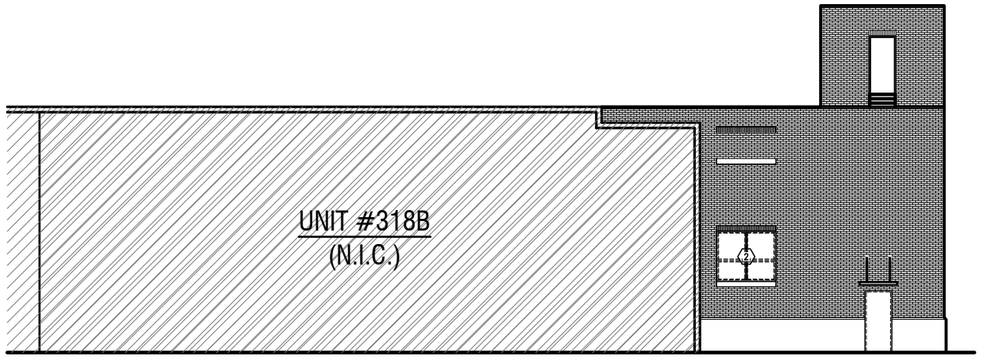
DEMOLITION PLAN KEY NOTES
1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A0.03

Profile:
<Unnamed Profile>
Node: JHL-DESKTOP-04

Plotting Parameters
Plotted By: Jonathan Lu
Dwg File: U:\Unity Park\Y320-UP, Bldg Grp 3, Unit 320\Portfolio\A0-04.dwg
Plotted: Jul 17, 2025 - 3:50pm

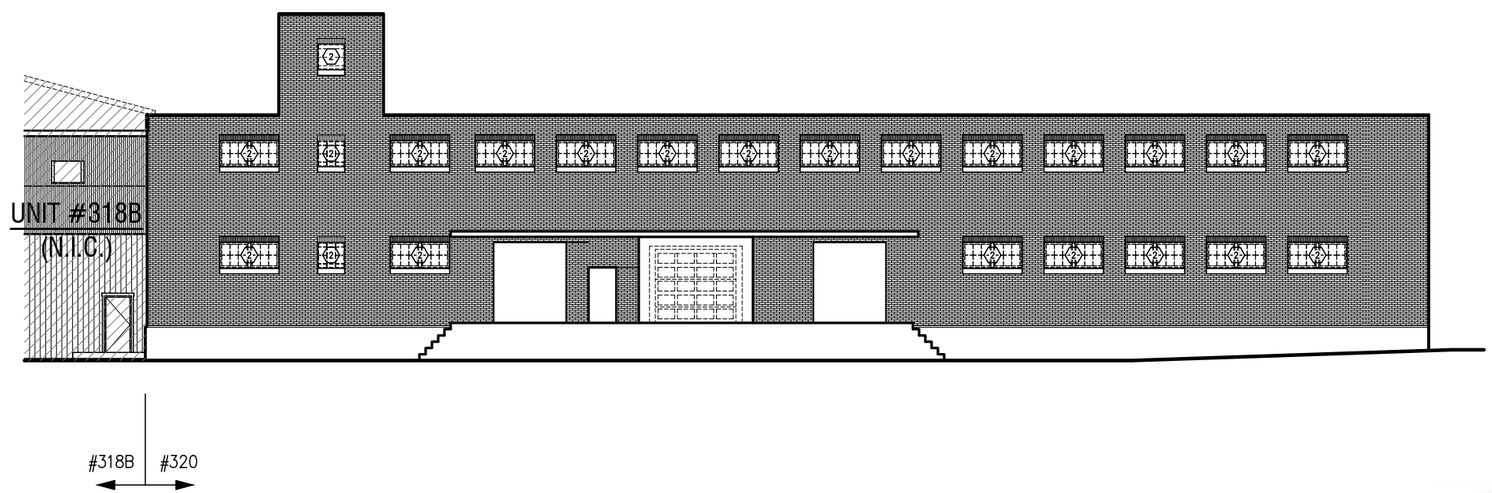


EXISTING
WEST ELEVATION
2 / A0.04 SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING
SOUTH ELEVATION
1 / A0.04 SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

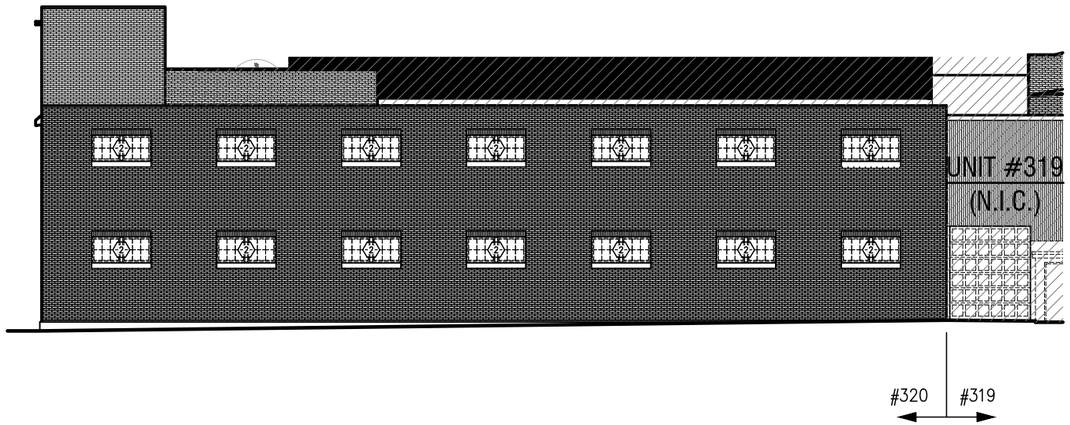
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING SOUTH AND WEST ELEVATIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A0.04

Profile:
<Unnamed Profile>
Node: JHL-DESKTOP-04

Plotting Parameters
Plotted By: Jeff Lee
Dwg File: L:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Portfolio\A0-05.dwg
Plotted: Jul 17, 2025 - 3:51pm

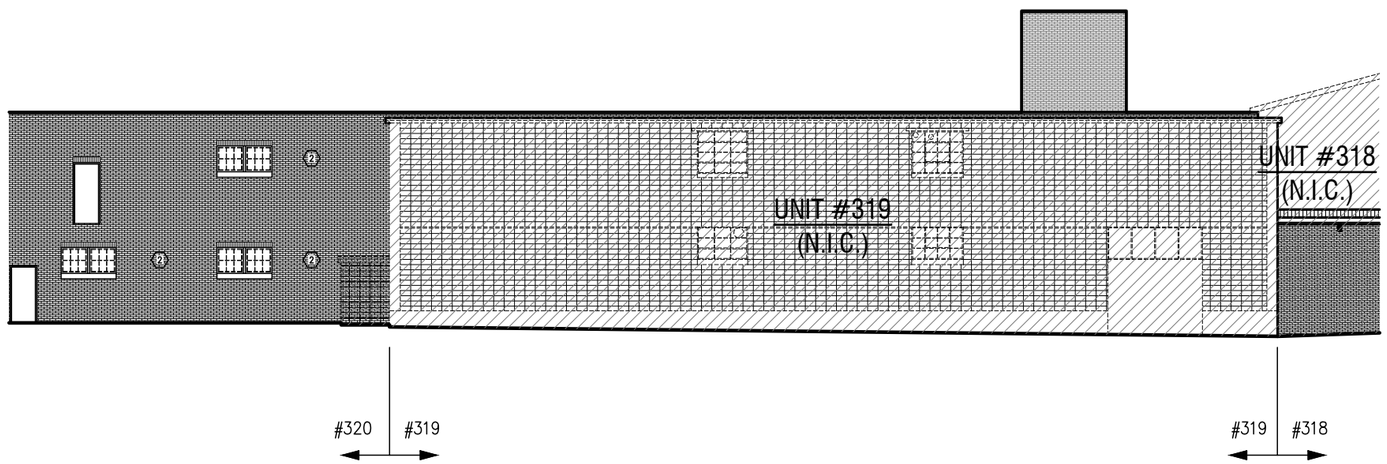


EXISTING
EAST ELEVATION
2 / A0.05 SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY

DEMOLITION ELEVATION KEY NOTES

1. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
2. REMOVE EXISTING WINDOWS AND DOORS. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.
3. REMOVE INFILL. PREPARE MASONRY OPENINGS FOR NEW CONSTRUCTION.



EXISTING
NORTH ELEVATION
1 / A0.05 SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2. Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3. The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4. Large scale plans of details shall take precedence over smaller scale drawings.
5. All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6. All work to be performed and inspected as required by the local governing code enforcement office.
7. All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

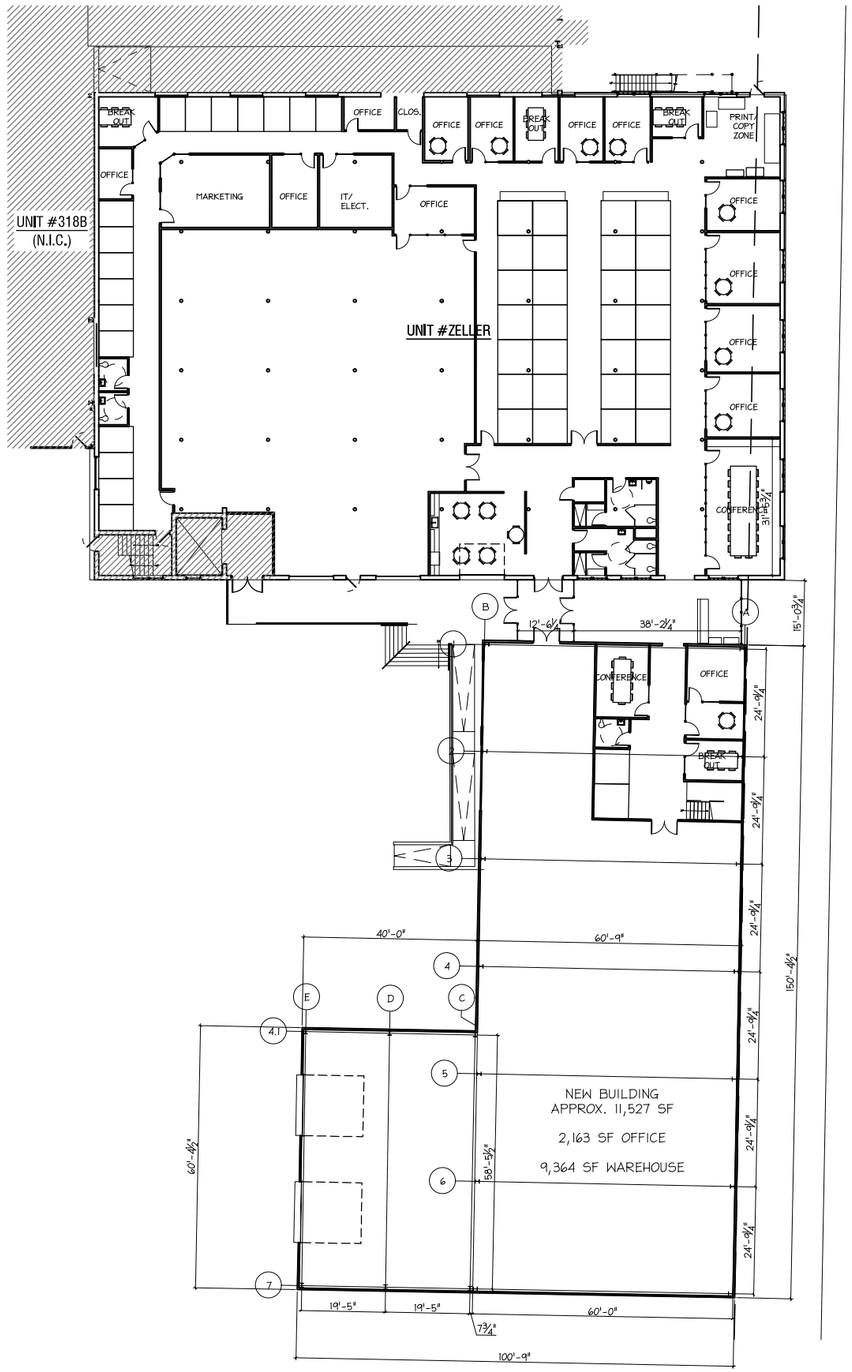
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

EXISTING NORTH AND EAST ELEVATIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A0.05

Plotting Parameters
Plotted By: Chris Rocha
Dwg File: U:\Unity Park\7502-KVH at Unity Park\Plot&Hatch\A1-01.dwg
Plotted: Jul 15, 2025 - 11:20am

Profile:
AutoCAD Architecture (US Imperial)
Node:XPS17-3



171

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (07-08-25)

GENERAL PLANNING DOCUMENT

KVH AT UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

KVH INDUSTRIES, INC
75 Enterprise Center
MIDDLETOWN, RHODE ISLAND 02809

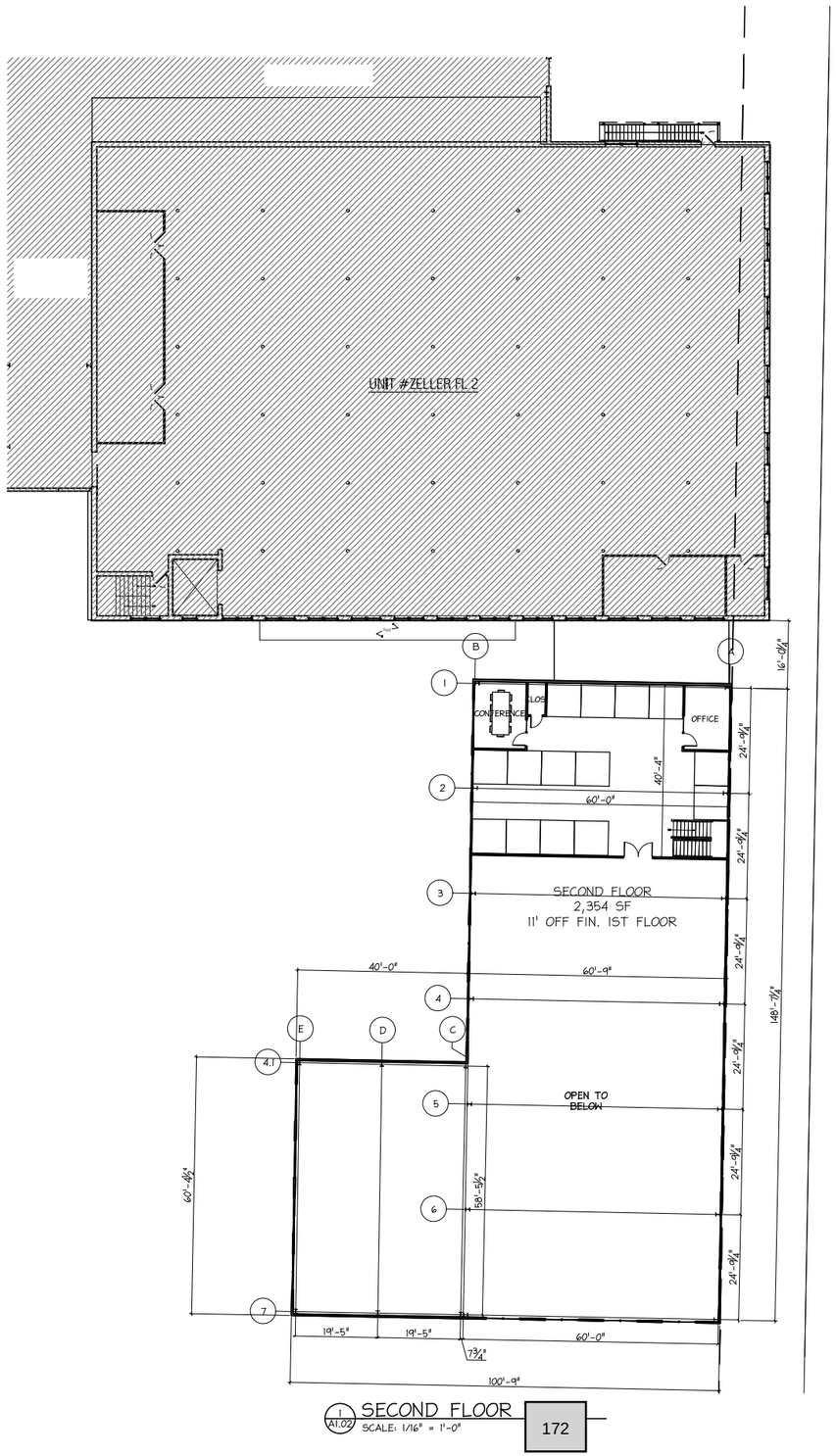
FIRST FLOOR PLAN

DATE: 10-31-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7502
DRAWING NUMBER: A1.01

Xref .\JHL 24X36 STAMP.dwg

Plotting Parameters
Plot By: Jeffrey Hall
Dwg File: U:\Unity Park\7502-KVH at Unity Park\Plot&Hist\A1-02.dwg
Plotted: Jul 15, 2025 - 11:08am

Profile:
AutoCAD Architecture (US Imperial)
Node:XPS17-3



1 A1.02 SECOND FLOOR
SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE:

EXISTING: 17,170 SF

NEW BUILDING: 11,931 SF

TOTAL: 29,101 SF

OPT. NEW BLDG 2ND FLR: 2,405 SF

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (07-08-25)

GENERAL PLANNING DOCUMENT

KVH AT UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

KVH INDUSTRIES, INC
75 Enterprise Center
MIDDLETOWN, RHODE ISLAND 02809

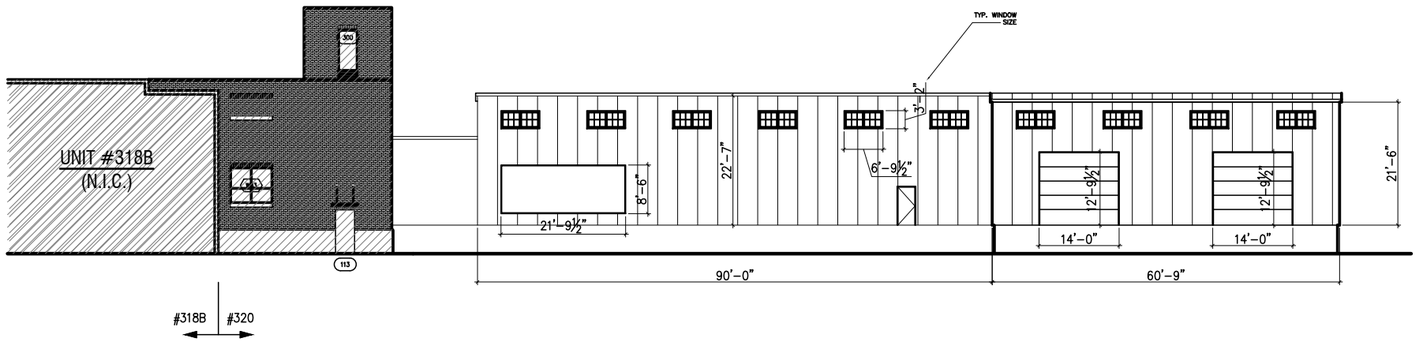
SECOND FLOOR PLAN

DATE: 10-31-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7502
DRAWING NUMBER: A1.02

Xref .\JHL 24X36 STAMP.dwg

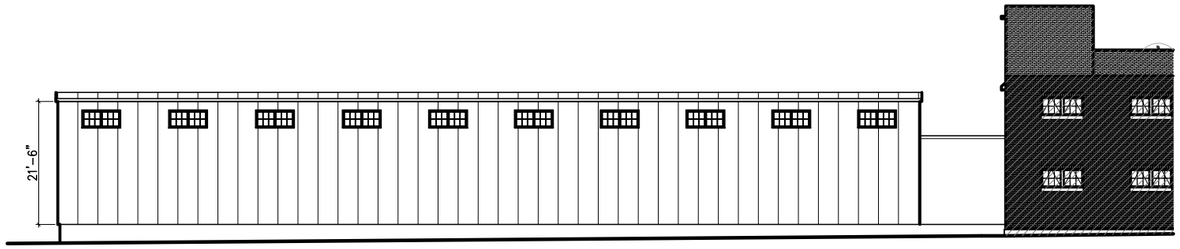
Plotted: <Date/Time>
Plotted By: <User Name>
Drawing File: <Path>\A120-UP_Bldg 6\p 1, Unit 320\Plot\Sht\A120-01.dwg
Plotted: Jul 17, 2025 - 11:53pm

Profile: <Untitled Profile>
Mode: JH--DESKTOP--01

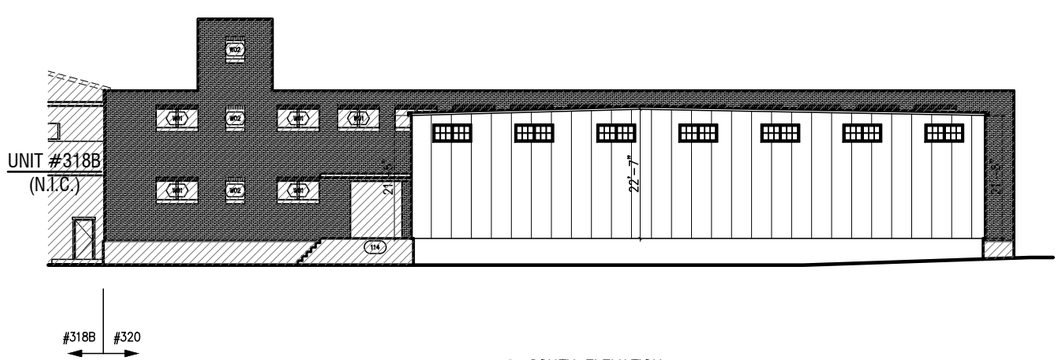


1 A2.01 WEST ELEVATION
SCALE: 3/32" = 1'-0"

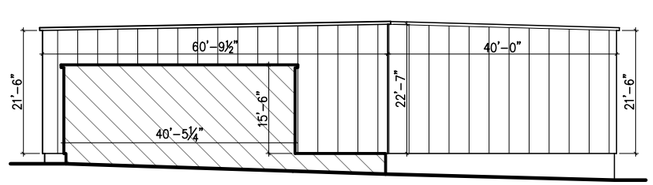
NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY



2 A2.01 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 A2.01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A2.01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

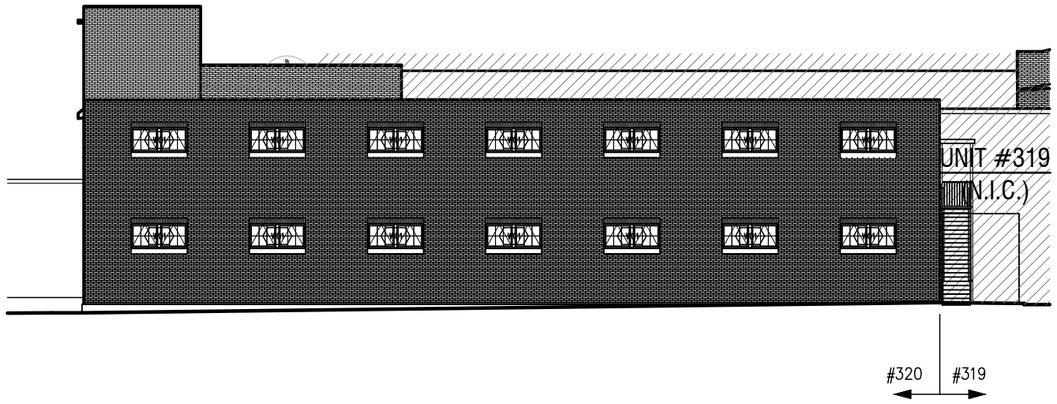
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

SOUTH AND WEST ELEVATIONS

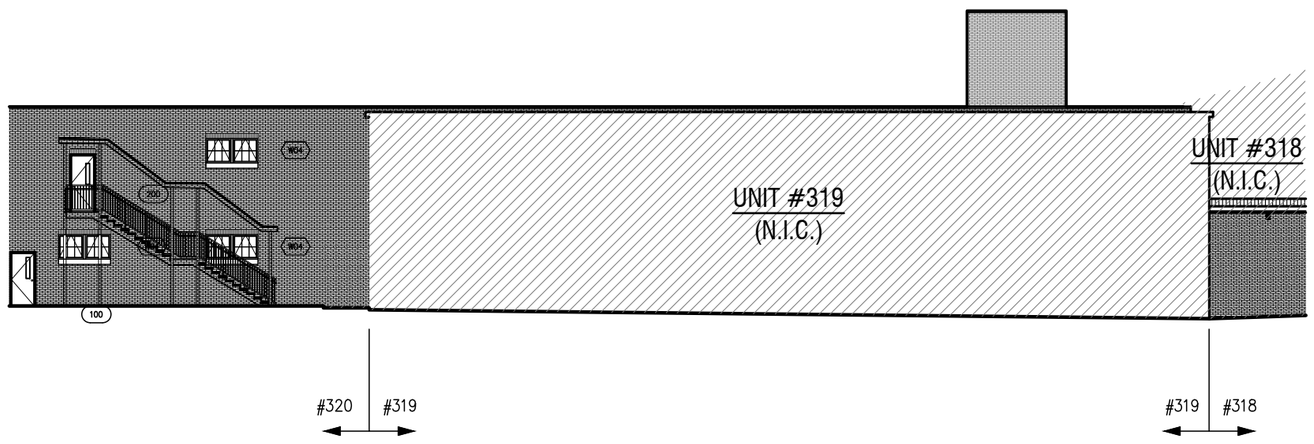
DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470
DRAWING NUMBER: A2.01

Plotted By: Lauren
Date/Time: Jul 11, 2025 - 11:59am
Plotted: Jul 11, 2025 - 11:59am



2 A2.02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES
WINDOWS WITHOUT TAGS ARE SHOWN FOR CONTEXT ONLY



1 A2.02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

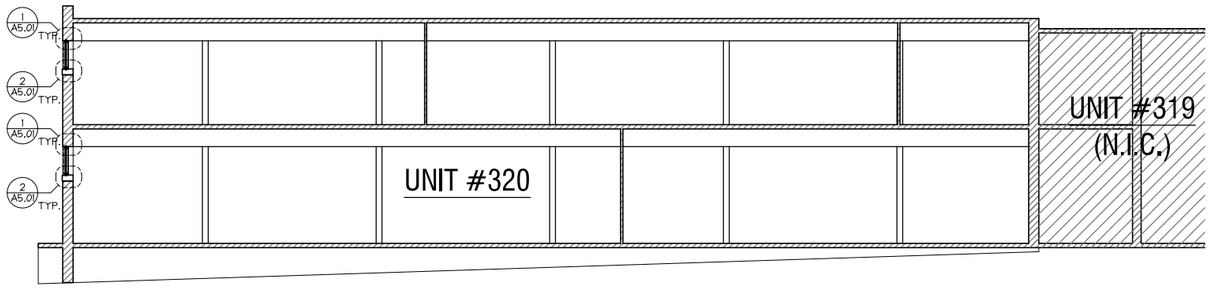
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

NORTH AND EAST ELEVATIONS

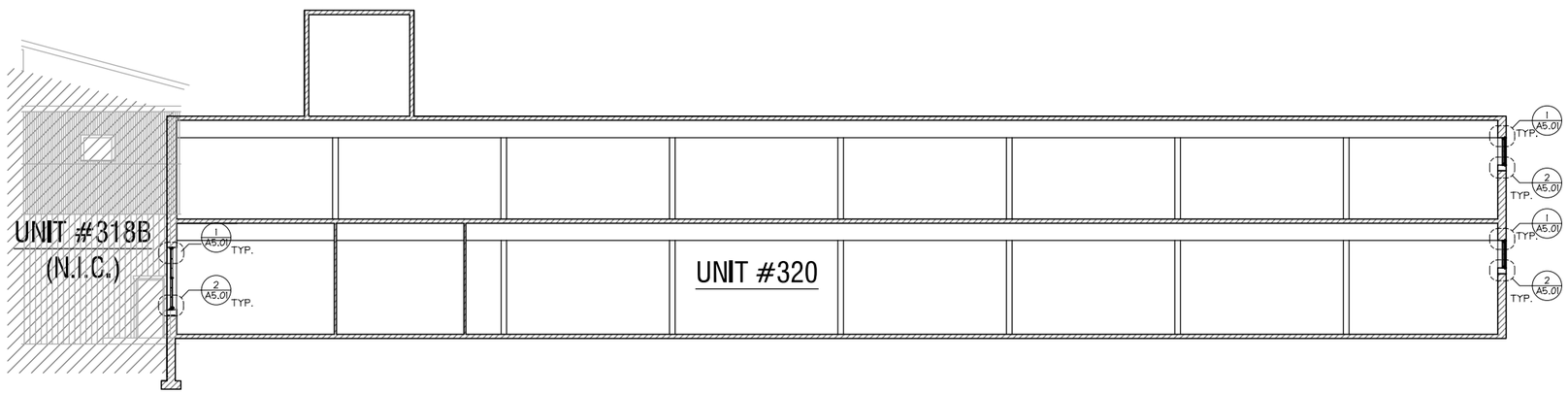
DATE:	04-11-24
SCALE:	AS NOTED
DRAWN BY:	CRC
PROJECT NUMBER:	7470
DRAWING NUMBER:	A2.02

Plotting Parameters
Plotted By: Jeffrey Lucy
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plots\Plot-A3-01.dwg
Plotted: Apr 12, 2024 - 11:00am

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02



2 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 A3.01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'
SCALE = 1/8"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J • H • L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

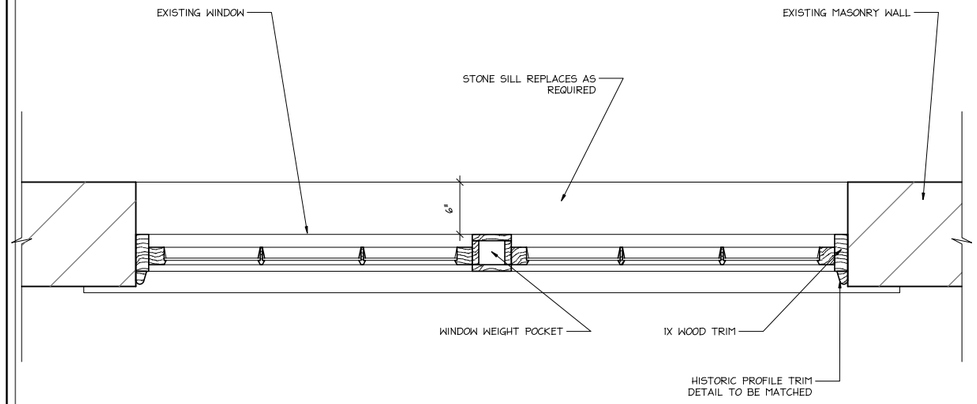
BUILDING SECTIONS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER:
7470

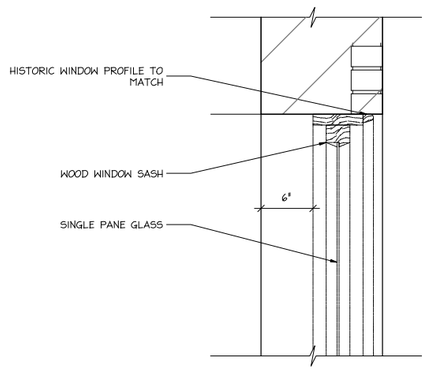
DRAWING NUMBER:
A3.01

Profile:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

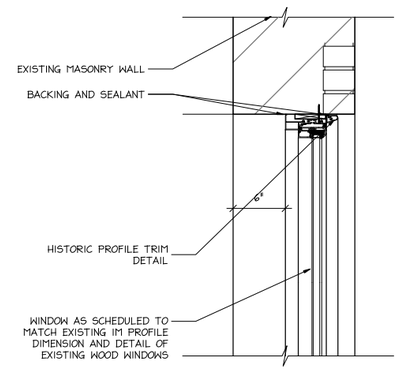
Plotting Parameters
Plotted By: Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot\A5-01.dwg
Dwg File: U:\Unity Park\7470-UP, Bldg Grp 3, Unit 320\Plot\Plot\A5-01.dwg
Plotted: Apr 12, 2024 - 4:02pm



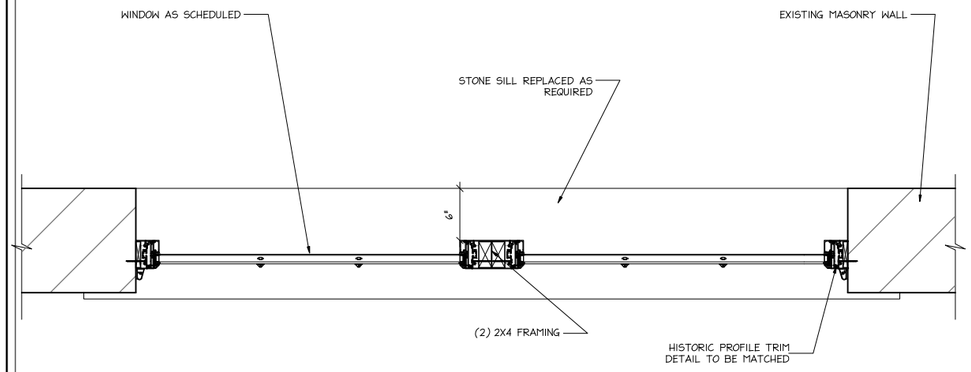
WINDOW TYPE #1 JAMB DETAIL
5 / A5.01
SCALE: 1 1/2" = 1'-0"



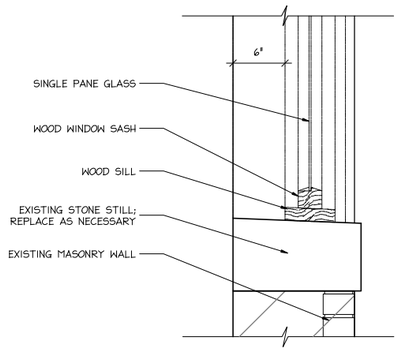
EXISTING WINDOW HEADER DETAIL
3 / A5.01
SCALE: 1 1/2" = 1'-0"



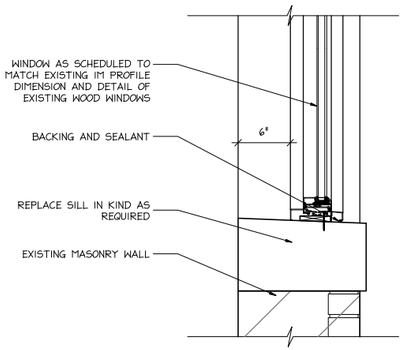
WINDOW TYPE #1 HEADER DETAIL
1 / A5.01
SCALE: 1 1/2" = 1'-0"



WINDOW TYPE #1 JAMB DETAIL
6 / A5.01
SCALE: 1 1/2" = 1'-0"



EXISTING WINDOW SILL DETAIL
4 / A5.01
SCALE: 1 1/2" = 1'-0"



WINDOW TYPE #1 SILL DETAIL
2 / A5.01
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2024 • JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
WINDOW PRICING (04-11-24)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

UNITY PARK UNIT 320

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

DETAILS

DATE: 04-11-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7470

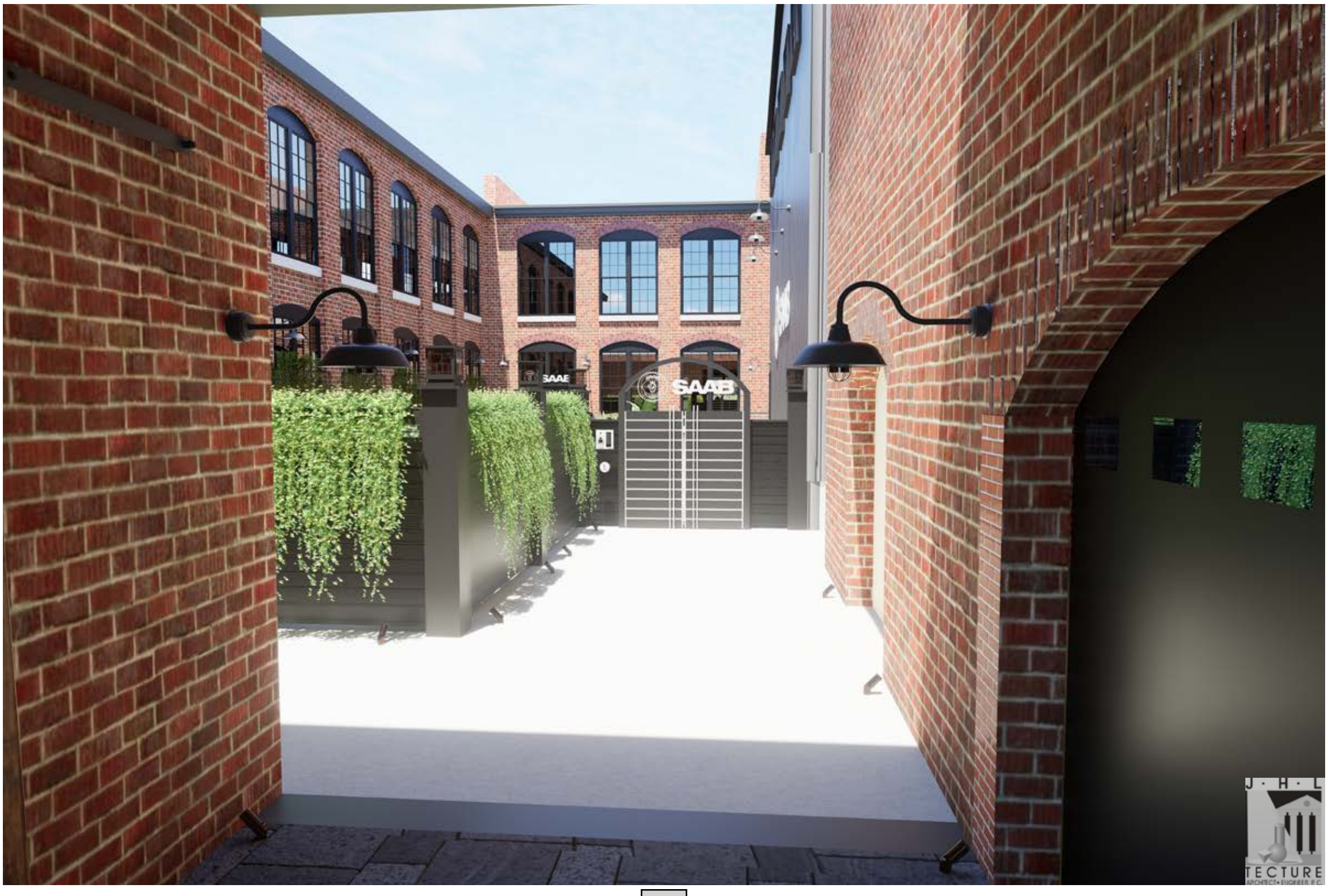
DRAWING NUMBER: A5.01

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture

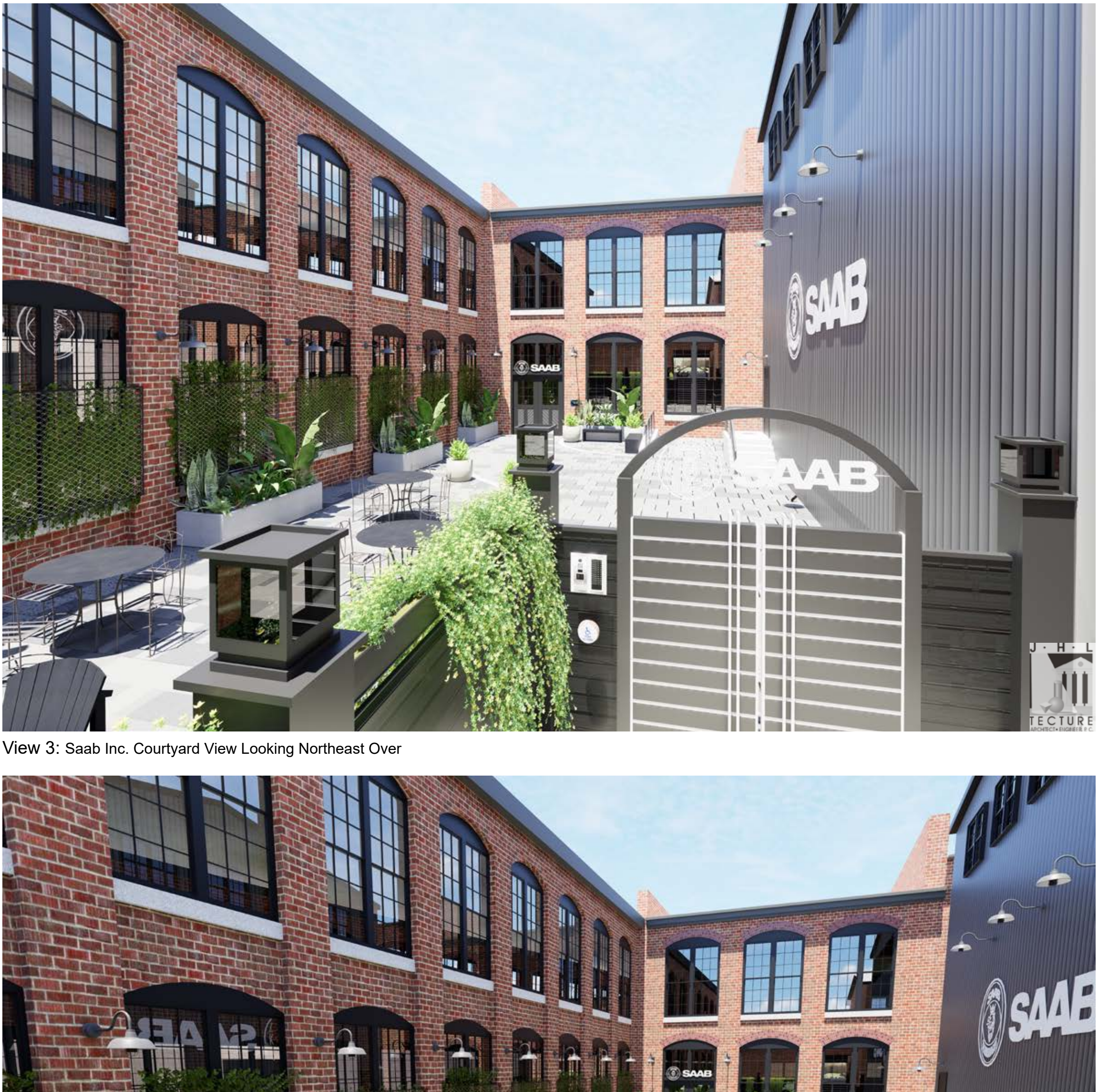


View 1: Saab Inc. Entrance View Looking North Through Entryway



View 2: Saab Inc. Entrance View Looking North At Gate

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture

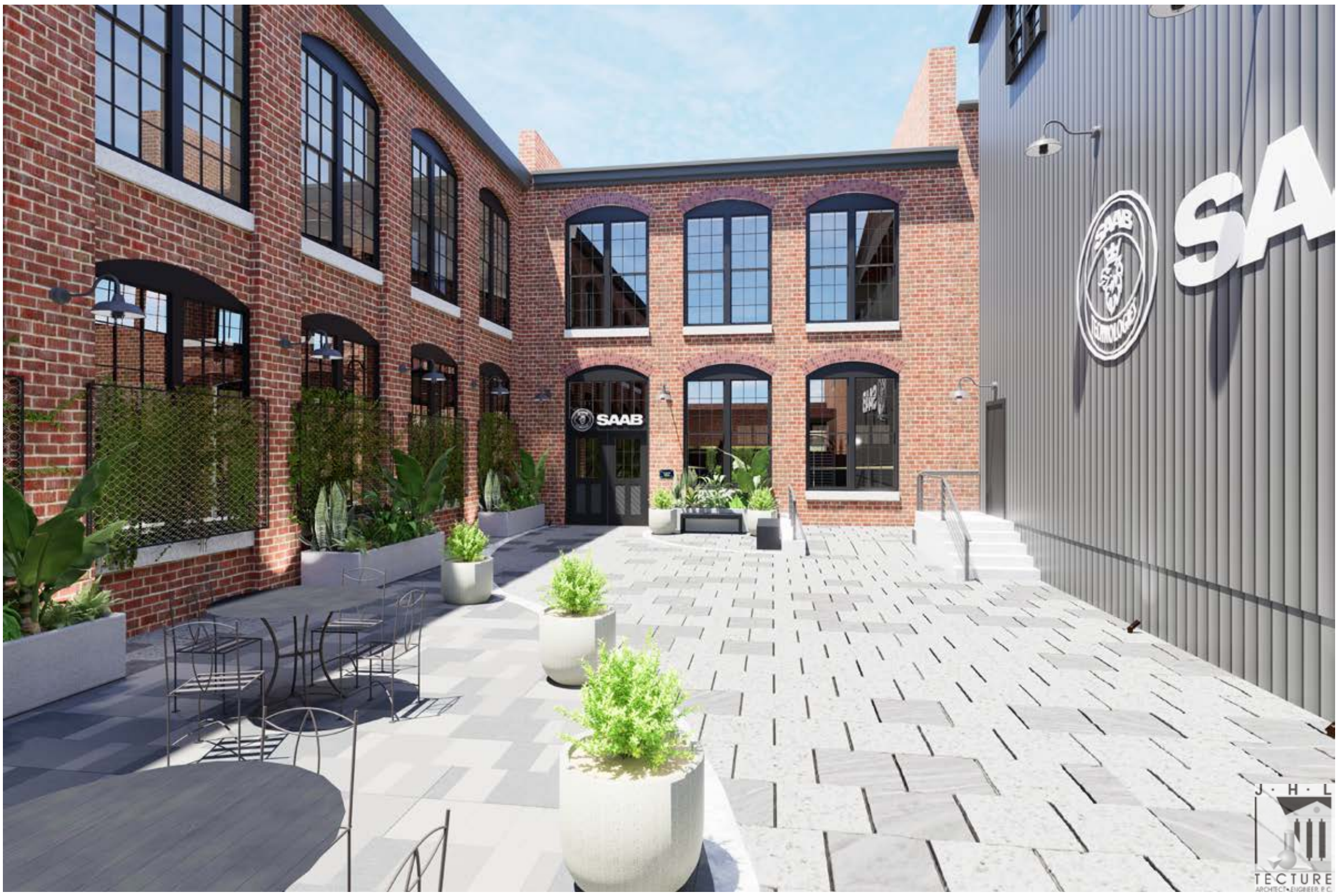


View 3: Saab Inc. Courtyard View Looking Northeast Over

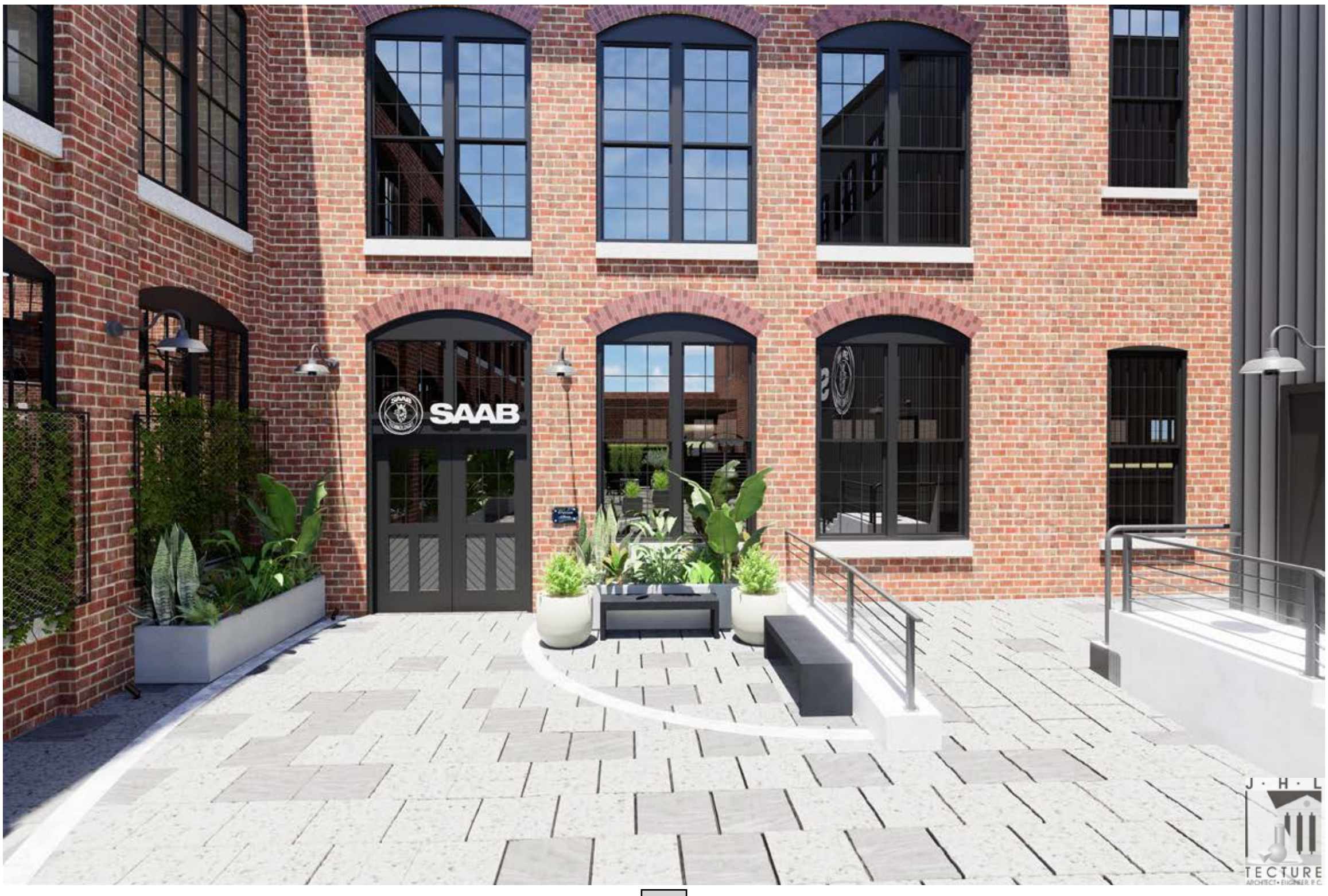


View 4: Saab Inc. Courtyard View Looking Northeast Over Firepit

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 5: Saab Inc. Courtyard View Looking North At Units 314 & 314A



View 6: Saab Inc. Courtyard View Looking North At Employee Entrance

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 7: Saab Inc. Courtyard View Looking East at 314 and Link



View 8: New 314 building looking east, viewed from above

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 9: Saab Inc. Entrance View Looking North Through Entryway, Nighttime



View 10: Saab Inc. Courtyard View Looking Northeast Over Gate, Nighttime

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 1: From Unit 318 entrance, looking East across rear parking lot

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 2: From rear parking lot, looking Northeast across parking lot at Unit 320

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



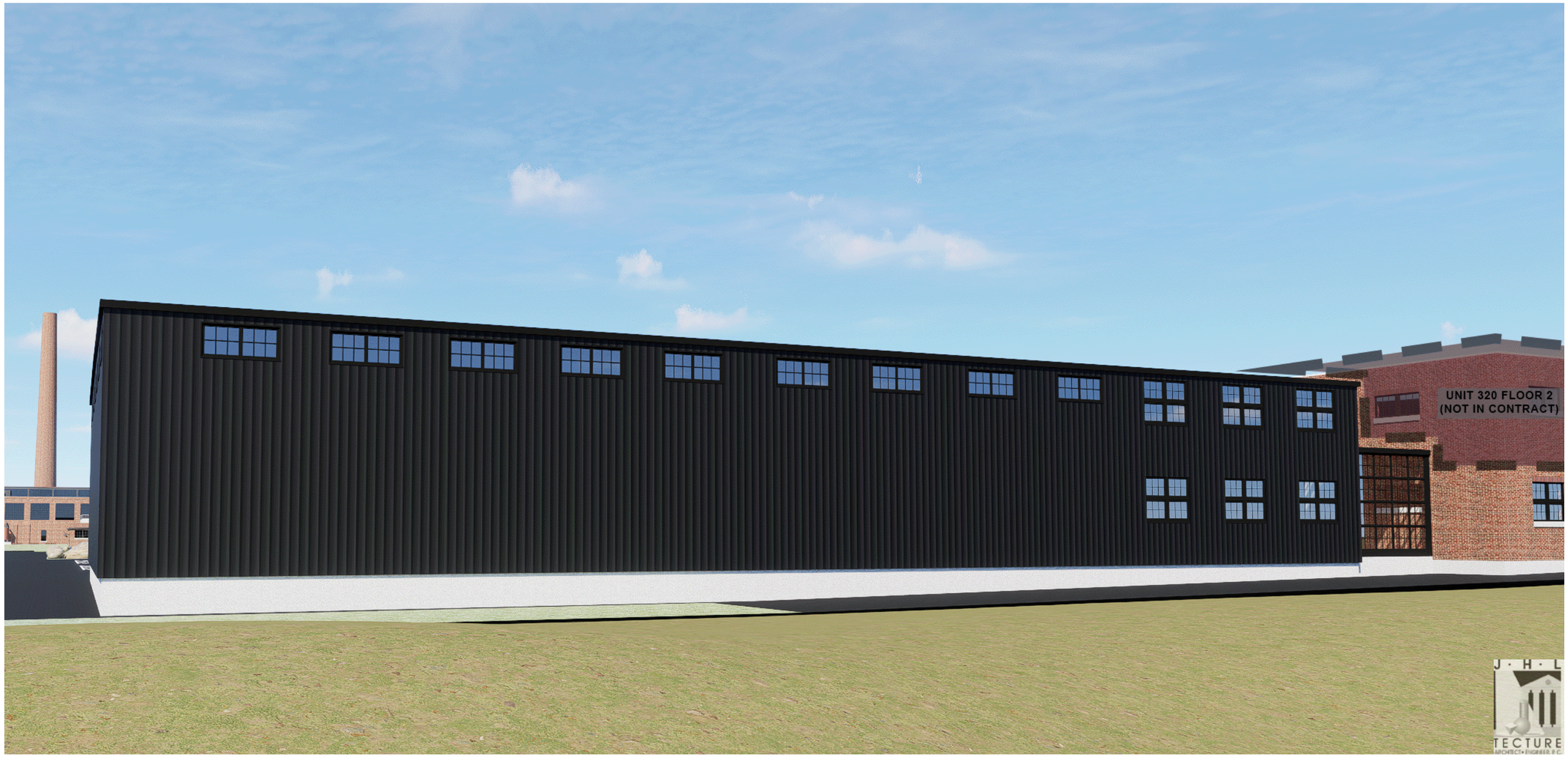
View 3: From rear parking lot, looking North at Unit 320

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 4: From rear of Unit 319, looking South at rear of Unit 320

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 5: Unit 320 from the east

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 6: From south property line looking north towards Unit 320

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 7: Building Group 3 looking north east, viewed from above

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 8: New Saab Inc. construction viewed from above Unit 313

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture

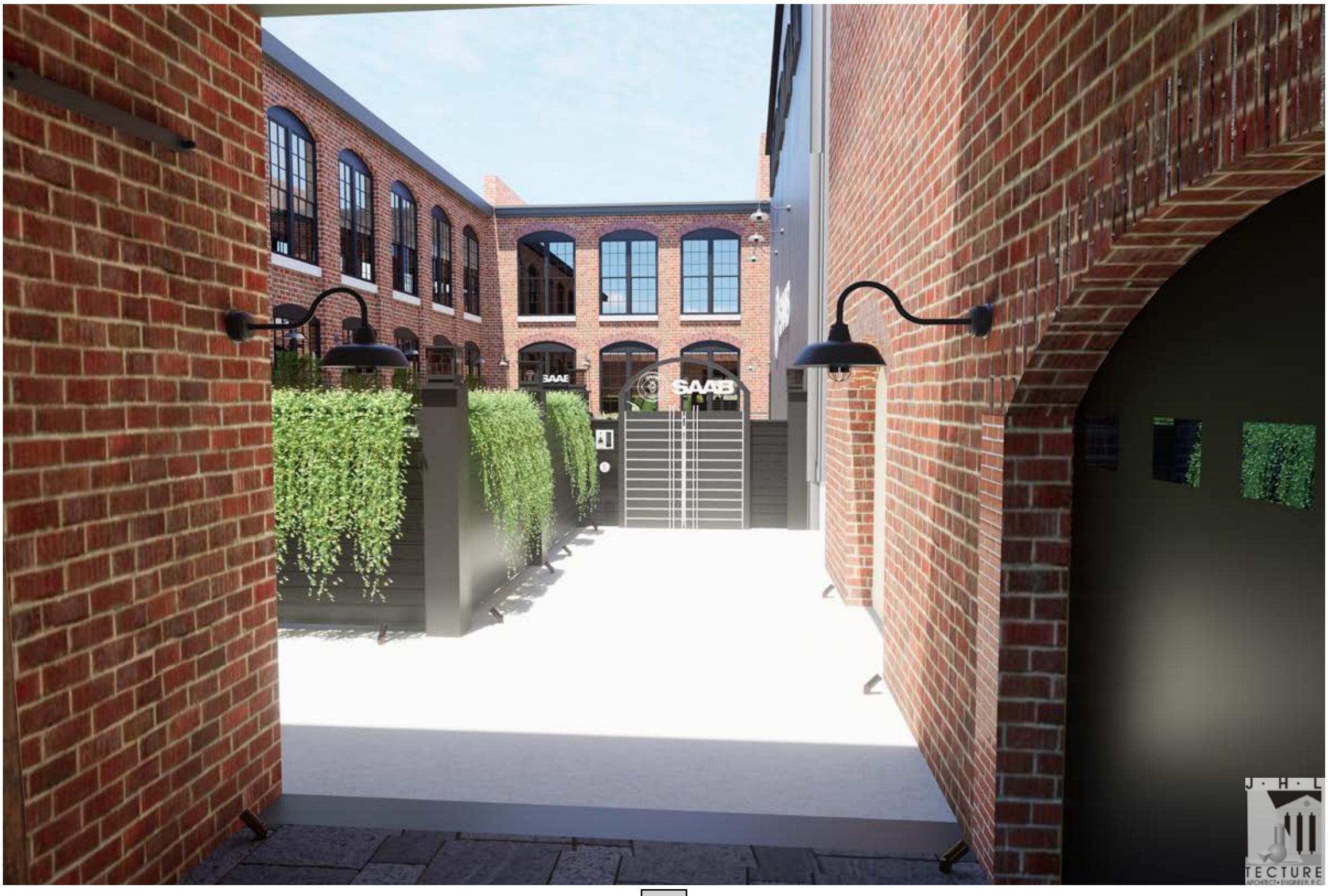


View 9: New Saab Inc. construction atop Unit 318, looking south west

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture

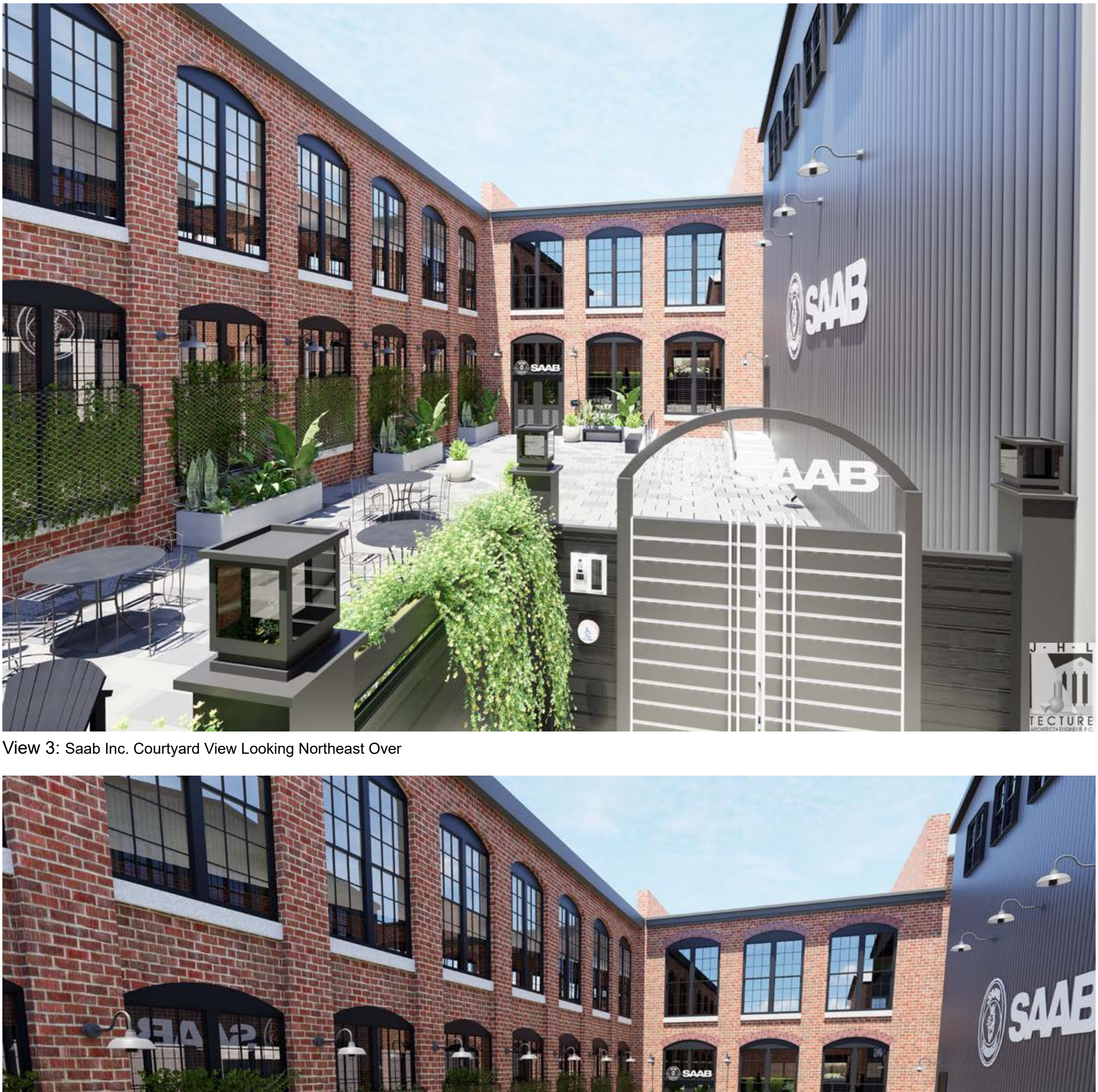


View 1: Saab Inc. Entrance View Looking North Through Entryway



View 2: Saab Inc. Entrance View Looking North At Gate

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture

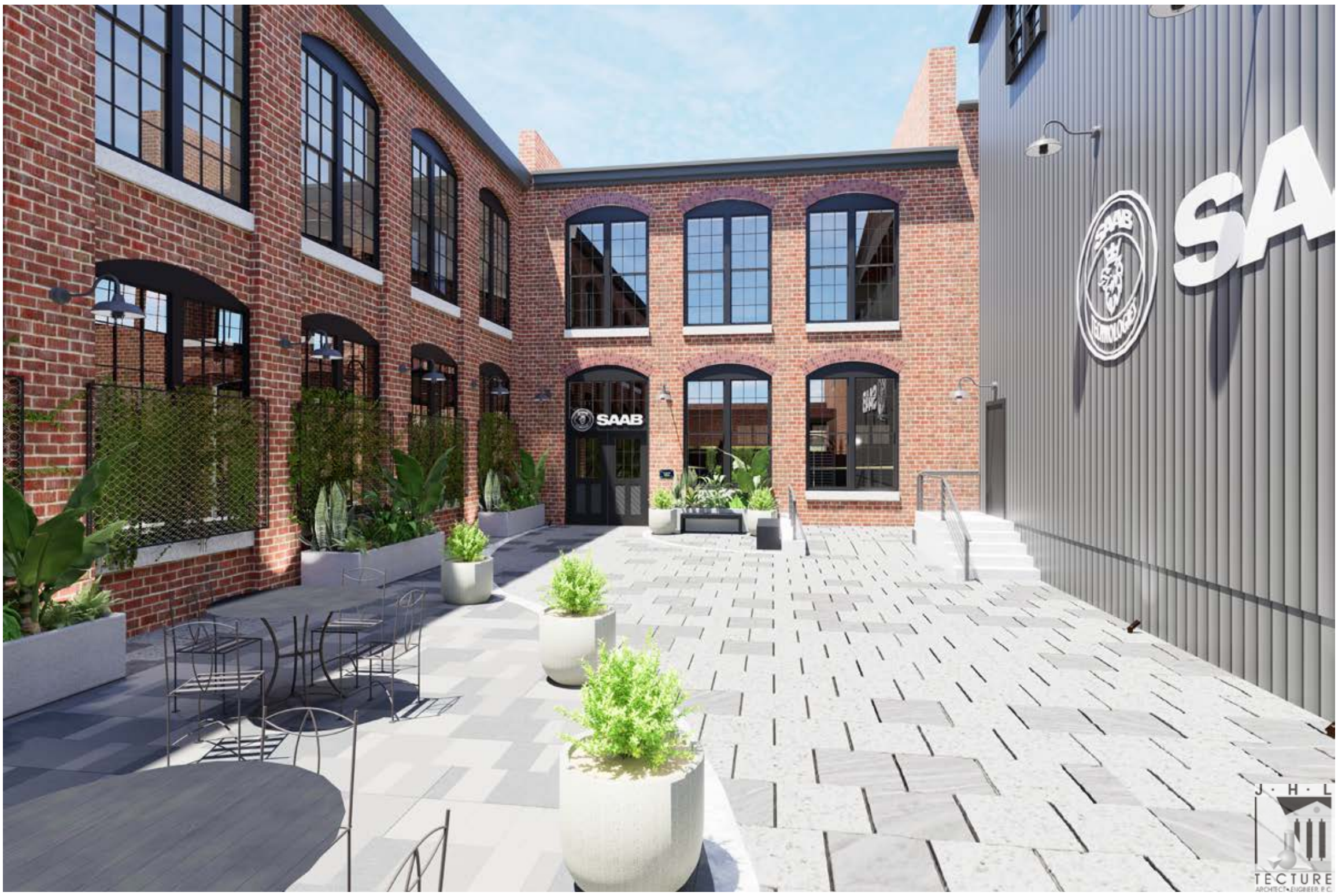


View 3: Saab Inc. Courtyard View Looking Northeast Over

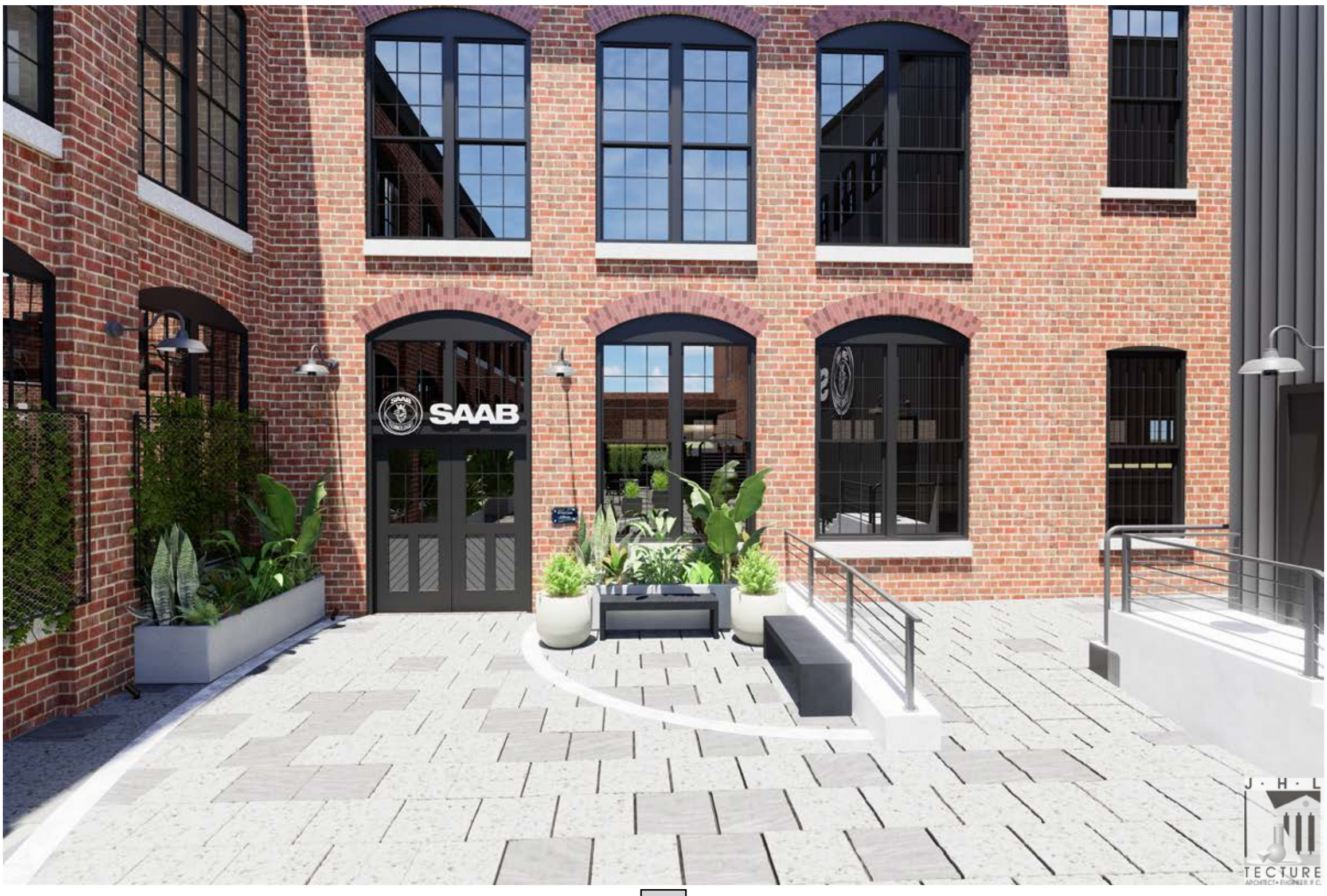


View 4: Saab Inc. Courtyard View Looking Northeast Over Firepit

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 5: Saab Inc. Courtyard View Looking North At Units 314 & 314A



View 6: Saab Inc. Courtyard View Looking North At Employee Entrance

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 7: Saab Inc. Courtyard View Looking East at 314 and Link



View 8: New 314 building looking east, viewed from above

Unity Park
Saab Inc. Entrance Rendering Views
JHL Tecture



View 9: Saab Inc. Entrance View Looking North Through Entryway, Nighttime



View 10: Saab Inc. Courtyard View Looking Northeast Over Gate, Nighttime

Project Manual



UNITY PARK LLC
UNITS 314 & 324

500 Wood Street
Bristol, Rhode Island 02809

Architect:
JOHN H. LUSK
J.H.L. TECTURE, AE, PC
190 HIGH STREET
BRISTOL RHODE, ISLAND 02809
(401) 396-9603



JHL Tecture Project # 7467
March 8, 2024

THE SIGNATURE ABOVE CERTIFIES THAT TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE OF STATE OF RHODE ISLAND, 2021 AND ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.

SECTION 00010 - INDEX TO SPECIFICATIONS

DIVISION 0 – BIDDING AND CONTRACT DOCUMENTS
00001 Cover
00010 Index to Specifications
00900 Index to Drawings

DIVISION 1 – GENERAL REQUIREMENTS
01045 Cutting & Patching
01070 Selective Demolition
01355 Restoration Project Procedures

DIVISION 2 – SITEWORK
02072 Hazardous Materials Procedures

DIVISION 3 – CONCRETE
Not Used

DIVISION 4 – MASONRY
04069 Restoration Mortar
04932 Water Cleaning of Masonry

DIVISION 5 - METALS
Not Used

DIVISION 6 – WOOD AND PLASTICS
06100 Rough Carpentry
06200 Finish Carpentry

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
07200 Insulation
07620 Sheet Metal Flashing and Trim
07920 Sealants and Caulking

DIVISION 8 – DOORS AND WINDOWS
08110 Steel Doors and Frames
08211 Wood Doors
08520 Aluminum Windows
08800 Glass and Glazing

DIVISION 9 – FINISHES
Not Used

DIVISION 10 – SPECIALTIES
Not Used

DIVISION 11 – EQUIPMENT
Not Used

DIVISION 12 – FURNISHINGS
Not Used

DIVISION 14 – CONVEYING SYSTEMS
Not Used

END OF SECTION 00010

UNITY PARK, LLC JHL Tecture Project #7467
UNIT 314 & 324
500 Wood Street
Bristol, Rhode Island 02809

SECTION 00900 - INDEX TO DRAWINGS

GENERAL

TS0.00 Title Sheet
TS0.01 Notes symbols and Abbreviations
K1.00 Key Plan – Building Groups

ARCHITECTURAL

A0.01 Existing First Floor Plan
A0.02 Existing Second Floor Plan
A0.03 Existing Roof Plan
A0.04 Existing West and South Elevations
A0.05 Existing East and North Elevations
A1.01 First Floor Plan
A1.02 Second Floor Plan
A1.03 Roof Plan
A2.01 West and South Elevations
A2.02 East and North Elevations
A3.01 Building Sections
A5.01 Details
A6.02 Window Schedule and Partition Types

END OF SECTION 00900

SECTION 01045 - CUTTING AND PATCHING

PART 1– GENERAL

1.01 SCTION INCLUDES:

- Summary
- Submittals
- Quality Assurance
- Materials
- Payment for Credit
- Surface Conditions
- Performance Prior to Cutting
- Performance

1.02 SUMMARY

A. This Section establishes general requirements pertaining to cutting, fitting, and patching of the work required to:

1. Make the several parts fit properly;

2. Uncover work to provide for installing or inspecting of ill-timed work;

3. Remove and replace work not conforming to requirements of the Contract Documents; and

4. Remove and replace defective work.

B. Related work:

1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

2. In addition to other requirements specified, upon the Architect's request uncover work to provide for inspection by the Architect of covered work, and remove samples of installed materials for testing.

3. Do not cut or alter work performed under separate contracts without the Architect's written permission.

1.03 SUBMITTALS

A. Request for Architect's consent:

1. Prior to cutting which effects structural safety, submit written request to the Architect for permission to proceed with cutting.

2. Should conditions of the work, or schedule, indicate a required change of materials or methods for cutting and patching, so notify the Architect and secure his written permission and the required Change Order prior to proceeding.

B. Notices to the Architect:

1. Prior to cutting and patching performed pursuant to the Architect's instructions, submit cost estimate to the Architect. Secure the Architect's approval of cost estimates and type of reimbursement before proceeding with cutting and patching.

2. Submit written notice to the Architect designating the time and date the work will be uncovered, to provide for the Architect's observation.

1.04 QUALITY ASSURANCE

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

PART 2 – PRODUCTS

2.01 MATERIALS

A. For replacement of items removed, use materials complying with pertinent Sections of these Specifications.

2.02 PAYMENT FOR COSTS

A. The Owner will reimburse the Contractor for cutting and patching performed pursuant to a written Change Order after the Contractor has submitted a claim for such reimbursement. The Contractor will perform other cutting and patching needed to comply with the Contract Documents at no additional cost to the Owner.

PART 3 – EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Inspect existing conditions, including elements subject to movement or damage during cutting and patching.

2. After uncovering the work, inspect conditions affecting installation of new work.

B. Discrepancies:

1. If conditions uncovered differ from what was anticipated, immediately notify the Architect and secure needed directions.

2. Do not proceed until unsatisfactory conditions are corrected.

3.02 PERFORMANCE PRIOR TO CUTTING

A. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the work.

3.03 PERFORMANCE

A. Perform cutting and demolition using methods that will prevent damage to other portions of the work and provide proper surfaces to receive installation of repair and new work.

B. Perform fitting and adjustment of products to provide finished installation complying with the specified tolerance and finishes.

END OF SECTION 01045

SECTION 01070 - SELECTIVE DEMOLITION

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Related Documents
- Description of Work
- Owners Salvage Rights
- Existing Conditions
- Protection and Shoring
- Demolition Procedures

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General Requirements, General Conditions, and Division 1 Specification Sections, apply to work

1.03 DESCRIPTION OF WORK

A. Refer to construction drawings for all items marked for selective removal and subsequent salvage for reuse and salvage for future customer use:

1.04 OWNER'S SALVAGE RIGHTS

A. The Owner reserves the right to salvage any materials or elements marked for demolition or removal. The Owner shall identify all items to be salvaged prior to demolition and shall arrange with the Contractor a schedule for removal. The Contractor shall remove any unwanted items, demolition, or construction debris related to the Work and dispose of off-site.

1.05 EXISTING CONDITIONS

A. The Contractor shall carefully review field conditions, drawings, and specifications to identify each item intended to:

1. Remain in place and be protected throughout construction and restoration;

2. Be removed, stored by the Contractor and reinstalled;

3. Be removed and given to the Customer for storage and possible future reuse; and

4. Be removed and legally disposed of by the Contractor.

The Contractor shall request clarification from the Owner prior to the start of any selective demolition where there are items, materials, or architectural elements in question.

1.06 PROTECTION AND SHORING

A. Provide, erect, and maintain temporary safety barriers and security devices.

B. Erect and maintain temporary partitions to minimize the spread of dust, fumes, noise, and smoke.

C. Protect all existing items not marked for removal.

D. The Contractor shall be solely responsible for the design and execution of all shoring and bracing required to protect and retain building elements, surfaces, or structural systems that are intended to remain. Sequence all selective demolition work to avoid any unstable structural conditions.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 DEMOLITION PROCEDURES

A. Comply with all applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.

B. Disposal of all demolition materials off site is Contractor's responsibility. No burying of demolition materials on site will be permitted.

B. Before any demolition or dismantling is to begin, Contractor shall disconnect all active utilities within affected work area. Disconnection of services shall be performed by qualified trades.

C. Demolition or dismantling shall not be undertaken without weather protective systems in place.

D. All assemblies in the Contract shall be photographed before, during, and after dismantling and throughout any reconstruction thereafter. All photographs should include a reference scale and date.

E. Prevent accumulation of debris on site. Provide for a timely removal of debris scheduled for removal and off site disposal.

F. Contractor shall repair any damage to existing surfaces to Owner's satisfaction as directed by the Architect.

G. Before leaving the site each day, Contractor shall ensure that the job site is neat, orderly, and free from hazards.

END OF SECTION 01070

SECTION 01355 - RESTORATION PROJECT PROCEDURES

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Definitions
- Historic Significance
- Restoration Procedures
- Historic Artifacts
- Salvaged Materials
- Alterations
- Hazardous Material Procedures

1.02 DEFINITIONS

A. The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, will be the guiding principle for the Work. The following are partial definitions of the four treatment options outlined in the Standards. A complete reprint of these Standard's is available on line at: **(http://www.nps.gov/history/local-law/arch_stnds_8_2.htm)**.

1. **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.*
2. **Rehabilitation:** *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*
3. **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*
4. **Reconstruction:** *The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

B. **Match Original:** Provide new materials to match the original materials in all aspects as closely as possible. Original materials are those which were originally installed in the building at the time of its completion, prior to previous alterations, and which may predate existing materials.

C. **Materials-in-Kind:** Where this is specified, any features replaced must be of the same materials as the original features. It is not enough to simply replace, for instance, a section of wood railings with a new wood railing of a different species. If the original railing was

-

milled from redwood, the replacement railing must also be of redwood, unless otherwise specified.

1.03 PRESERVATION BRIEFS

A. The National Parks Service, U.S. Department of Interior, provides technical preservation services in the form of "*Preservation Briefs"*. Preservation Briefs provide guidance on preserving, rehabilitating and restoring historic buildings. The briefs referenced below, but not limited to those listed below, shall be used as a guide for the preservation Work and can be accessed at the National Parks Service website at:
(https://www.nps.gov/orgs/1739/preservation-briefs.htm)

1. Preservation Brief # 02 - Repointing Mortar Joints in Historic Masonry Buildings
2. Preservation Brief # 03 - Improving Energy Efficiency in Historic Buildings.
3. Preservation Brief # 09 - The Repair of Historic Wooden Windows

1.04 QUALITY ASSURANCE

A. Historic Significance:

1. Due to the unique historical significance of National Rubber Company, now Unity Park, special procedures and precautions must be used in any selective demolition preservation and restoration.
2. The building will continue its current use as adaptive re-use property.
3. All previous alterations to the building will remain unless otherwise noted on the drawings.

B. Restoration Procedures

1. Preserve all existing and original materials, finishes, and profiles.
2. Blend new and existing or original work to provide smooth transitions and uniform appearance.
3. Cease work, notify Architect, and await instruction of materials or conditions encountered are not as indicated by the Contract Documents or if the structure is in danger of movement or collapse.

C. Historic Artifacts: If artifacts of a historic nature are encountered during the Work:

1. Cease work in the affected area immediately.
2. Protect artifacts from damage.
3. Notify Owner and Architect and await instructions.
4. Salvage or dispose of artifacts as directed by the Owner.

-

PART 2 – PRODUCTS

2.01 MATERIALS

A. New Materials

1. Provide new materials to match existing or original adjacent materials or original materials for closing of openings, repairs, and reconstruction where suitable salvaged materials do not exists, are insufficient in quantity, or where reuse is not permitted.
2. Retain samples of existing and original materials on site for comparison purposes.
3. Match existing or original materials in type, size, quality, color, finish, material, and other pertinent attributes.

B. Reused Materials

1. Clean and prepare salvaged materials for reuse.
2. Do not use materials with objectionable chips, cracks, splits, dents, scratches, or other defects.
3. Repair all operable items to ensure proper working function.

PART 3 – EXECUTION

3.01 PREPARTION

A. Test materials to be used in repairs for compatibility with existing or original materials; do not use incompatible materials.

B. Cut, move, or remove items to provide access for alterations and restoration work. Replace and restore upon completion.

C. Protect existing and original materials and surfaces from damage by any construction, demolition, or renovation work.

3.02 ALTERATIONS

A. Coordinate alterations and renovations to expedite completion.

B. Minimize damage to existing and original materials and surfaces; provide means for restoring products and finishes to their original or specified condition.

C. Remove unsuitable materials not marked for salvage

-

D. Remove debris and abandoned items from areas of work and from concealed spaces.

E. Refinish visible surfaces to specified condition, with neat transition to adjacent surfaces.

F. Install products and finish surfaces as specified in individual sections, or where no specification section exists, to match existing.

G. Finish patches to provide uniform color and texture over entire surface, with repairs not discernible from normal viewing distance. If finish cannot be matched, refinish entire surface to nearest intersections.

H. Rework finished surfaces to smooth plane, without breaks, steps, or bulkheads:

1. Where new work abuts of aligns with existing, provide smooth and even transitions.
2. Where a change in plane of ± 1/4" occurs, submit recommendation to Architect for transition, unless variations in the plane are part of the original design intent.

I. Where alterations expose mechanical and electrical components that were previously concealed, rework to be concealed in completed work.

3.02 HAZARDOUS MATERIAL PROCEDURES

A. If hazardous or suspected hazardous materials are encountered;

1. Stop work in affected area immediately.
2. Notify Owner and Architect and await instructions.
3. Prevent damage to surrounding materials or surfaces.
4. Prevent human contact.

B. Owner will arrange for abatement or removal of hazardous materials under a separate contract.

END OF SECTION 01355

-

SECTION 02072 – HAZARDOUS MATERIALS PROCEDURES

PART 1 – GENERAL – (Not Used)

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 PROCEDURES

A. All work regarding hazardous materials shall be provided in conformance with Federal, State and Local Laws, Rules and Regulations.

END OF SECTION 02072

SECTION 04069 - RESTORATION MORTAR

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Summary
- References
- Delivery, Storage, and Handling
- Materials
- Equipment
- Mixes
- Erection, Installation, and Application

1.02 SUMMARY

A. This standard includes guidance on preparing lime mortars for repointing masonry.

B. Lime mortars are preferable to Portland cement mortars for repointing historic masonry:

1. Lime mortars are more permeable by water. Water passing through lime mortar will dissolve a small portion of the lime and then will deposit it in hairline cracks as the water evaporates.

2. Lime mortars expand slightly during setting, and resist shrinkage, which causes cracking.

3. Lime mortars are more durable than generally recognized.

1.03 REFERENCES

A. American Society for Testing and Materials (ASTM),
1. C 144 - Aggregate for Masonry Mortar.
2. C 150 - Portland Cement.
3. C 207 - Hydrated Lime for Masonry Purposes.
4. C 1324 - Examination and Analysis of Hardened Masonry Mortar

1.04 DELIVERY, STORAGE AND HANDLING

A. Storage and Protection: Lime and cement must be protected from rainwater and ground moisture, as water vapor in the air can begin the setting process. Sand and any other materials used for mortars should also be protected from moisture and contamination.

1.05 SUBMITTALS

A. Comply with pertinent provisions of Section 01010 - Basic Requirements.
B. Samples: Submit cured mortar samples, <<6 x 1/2 x 1/2 inches>> in size. Samples will be compared to existing unweathered sample to determine acceptability of match.
C. Test Reports: Existing mortar analysis.

1.06 QUALITY ASSURANCE

A. Preconstruction Testing Laboratory Services:
1. Remove four unweathered samples of existing mortar from different locations.
2. Retain one sample for later comparison.
3. Test mortar to ASTM C 1324; report the following:
a. Volumetric proportions of aggregate, cement, lime, and other ingredients.
b. Type, colour, and gradation of aggregate.
c. Presence of pigments or additives

[OR]

B. Analysis of Existing Mortar:
1. Remove four unweathered samples of existing mortar from different locations.
2. Retain one sample for later comparison.
3. Break up remaining samples individually with mallet until constituent parts remain. Examine under microscope to determine:
a. Approximate proportions of aggregate, cement, and lime.
b. Type, size, and colour of aggregate.
c. Presence of fillers and additives.

PART 2 – PRODUCTS

2.01 MATERIALS

NOTE: The use of standard specifications for materials, such as those developed by the ASTM, provides an easily referenced level of quality.

A. Lime: Should conform to ASTM C207, Type S, high plasticity, Hydrated Lime for Masonry Purposes.

1. Lime which meets this standard will “work” well, resists drying during curing, and is sufficiently strong for the purpose of repointing.

2. Lime expands as it hydrates, making high lime mortars more resistant to crack formation.

B. Cement: Should conform to ASTM C150, Type II, White. It should have no more than 0.60% alkali nor more than .15% water soluble alkali.

1. Cement meeting this standard should increase the workability of the mortar, accelerate the setting time and slightly increase the strength of the mortar.

2. The low alkali content will help prevent efflorescence.

C. Sand: Free of impurities and conforming to ASTM C144.

1. Sand color, size, and texture should match the original as provided for in mortar analysis as closely as possible. Provide a sample of the sand for comparison to the original, and have it approved by the Architect before beginning repointing work.

2. When possible and when not conflicting with mortar analysis, use bar sand or beach sand rather than crushed sand for the repointing mortar.

Note: Bar sand or beach sand should be washed to remove salts before using.

a. Crushed sand has sharp edges; a characteristic that tends to makes it “sticky” and difficult to work into the joints.

b. Bar sand, has rounded edges, which helps it to flow more easily during the mortar application.

c. The working characteristics of mortar made with crushed sand may be improved by adding a slight amount of Portland cement. The amount of cement should be determined by experimentation, but should not exceed 20% of the total lime/cement binder. 20% or less of cement has minimal effect on the hardness of the mortar. Cement above that percent or ratio will make the mortar too hard.

D. Clean, potable water: If the water must be transported or stored in a container, the container must be free from contaminants and must not impart any chemicals to the water.

E. Stone dust finely ground from the same stone as that to be repointed if called for in mortar analysis.

F. Additives: NO antifreeze compounds or other admixture shall be used.

Note: Do not use anti-freeze compounds. These compounds are designed for use with cement mortars, and their effectiveness with high lime mortars is questionable. Furthermore, the compounds contain salts that can lead to serious problems in the masonry at a later time.

Note: Air entraining agents are not recommended. These are designed for use with cement rather than lime, and they result in decreased bonding of the mortar and the masonry. Air

entraining is not necessary with high lime mortars because of the natural ability of these to flex with temperature changes.

2.02 EQUIPMENT

A. Surface temperature thermometer – can be either mechanical (less expensive but must be calibrated often) or digital electronic

B. Wooden mortar boxes

C. Hoe

D. Mesh screen

E. Hawks: Plywood or steel hawk (mortar board)

2.03 MIXES

A. Among factors to consider when mixing lime mortar are durability, color, texture, and workability.

1. Durability: Repointing mortar should be softer than the masonry units and the original mortar to reduce stresses at the edge of the masonry and, in the case of lime mortar, to reduce shrinkage which can cause cracks in the mortar. The mortar should be the sacrificial element, not the masonry units.

a. If the new mortar is harder than the masonry or the original mortar, it can cause serious stresses within the wall during thermal expansion and contraction, which can lead to deterioration of the masonry units rather than the mortar.

b. If the mortar is softer, any deterioration that occurs will take place in the mortar, which is easier to replace than the units themselves.

2. Mortar should allow the passage of water, both liquid and vapor. If the mortar lacks permeability, water can become trapped inside the wall, possibly freezing and causing serious deterioration to the masonry.

3. Color and texture: The repointing mortar should match the original mortar in color, texture and physical characteristics.

a. Obtaining an accurate color match is best achieved by selecting an appropriate sand.
b. Color appears to be Dark Gray.

1. Use sand similar to the original in color and gradation. Sand from more than one source may be required.

2. For repointing of natural stones, use finely ground stone “dust” in the mortar to match the joints as closely as possible to the stone if called for in mortar analysis.

   b. If the original mortar was tinted, or if it is impossible to obtain a color match through the use of sand, it may be necessary to use a special mortar pigment.

      Caution: Pigment may react with other ingredients in the mortar to form efflorescence. They may also weather at a different rate than natural coloring and cause a color variation in the mortar.

      Note: If pigments must be used, pure mineral oxides should be used because they do not fade or leach out of the mortar. Amount of pigment should not exceed 2% of the mortar mix by weight.

4. Workability: The workability or plasticity of the mortar is a direct result of the selection of materials.

B. Mortar Mix:

1. Carefully follow mortar analysis to insure that the repointing mortar will not be less permeable/harder than the masonry units or the original mortar. A more permeable mortar is preferred to one that is less permeable.

2. Measure all ingredients by cubic volume using a pre-established and uniform unit of measure, such as a small bucket, rather than an arbitrary unit of measure such as a shovel. Use the same unit for measure and ratios throughout, and catalog any adjustments made in the field.

3. For historic masonry set in lime mortar, use the following ratio for mortar mix:

   1 part Portland cement
   3 parts lime
   8-12 parts sand (To match existing mortar as closely as possible.)

   Note: The exact mix required will relate to the grain size and sharpness of the sand and will vary depending on the supply.

   – OR –

   For historic masonry set in standard mortar, use the following mortar mix (ASTM C270 Type "0") as a starting point:

1 part Portland cement
2 parts lime or lime putty
6 to 9 parts sand and stone dust (To match existing mortar as closely as possible.)

4. Mix a final "job-size" batch once the correct sand color, cement content, etc. have been determined through small tests to ensure the on-site mix conditions will result in the same final product.

PART 3 – EXECUTION

3.01 ERECTION, INSTALLATION, APPLICATION

A. Mix Hydrated Lime:
   1. Add dry bagged hydrated lime to water. Stir and hoe the mass to form a thick cream.

   2. Allow to stand at least 24 hours before use.

B. Prepare Roughage Premix (for later use):

   1. Accurately proportion the sand and lime using measuring boxes constructed to contain the exact volume of each ingredient required to make on batch.

   2. Mix sand and lime thoroughly for about ten minutes. Store in plastic-lined drums and seal until required.

   Note: This compound may be stored indefinitely if kept sealed from air and kept from freezing.

   3. When required for use, add and mix the correct portion of gauging cement as specified and use immediately. Accurate portioning is very important.

C. Add cements to lime and aggregate mixes immediately before the use of the mortar.

   1. Perform all batching with wooden boxes or plastic pails of known volume to ensure standardization and conformity of measurement; Shovel measurement of materials is not permitted.

   2. Use box sizes that are sufficient for producing a batch size equal to one mixer load.

   Note: Mix dry ingredients thoroughly before adding any water (approximately five minutes).

D. Add a small amount of water so that the mortar is just wet enough to hang on a trowel.

Note: Excess water will cause shrinkage. Too little water will retard carbonation. Record the amount of water added to be used as a guide for future batches.

E. Mix mortars at least 10 minutes before using to improve workability and ensure thorough mixing.

Note: Automatic mixers shall have rubber blades. Clean mixing boards and mixing machines thoroughly after each use to prevent hardened lumps of mortar from contaminating next batch.

1. Repointing mortars may sit 1-2 hours after initial mixing and may be remixed to a workable consistency. This is done to reduce shrinkage.

2. Test the mix by holding a trowel with mortar on it upside down and shaking it once.
   a. If the mortar falls off without shaking, it too much sand is present.

   b. If more than one shake is required, the mortar is too sticky or “plastic” and the lime content must be decreased.

F. Coloring Mortars:

1. Take samples of freshly-broken mortar from the original masonry pointing. Note color of aggregate for color-matching.

   Note: Use unweathered, unsoiled samples only.

2. Prepare test patties of mortar approximating the inner color of the sample and set aside to dry for at least 72 hours. Drying time may be accelerated by placing the patty sample in an oven or over a hot-plate.

3. Break the sample test patties and compare the inner portions to the original.

4. See Section 2.03 above for additional information on coloring mortars.

G. Use repointing mortar within approximately 1-2 hours of final mixing. Retemper the mortar as necessary to maintain workability.

Note: Retempering is permitted to maintain workabliity. Remixing is not permitted. Add water at the mortar-board using a spray bottle to replace only the water lost through evaporation.

Note: use all mortar within two hours of gauging; throw out remaining mortar; to not re-temper or remix mortars after this time has elapsed.

Note: This time limit may vary depending on the outside temperature (longer on cooler days and shorter on warmer days)

END OF SECTION 04069

SECTION 04932 – WATER CLEANING OF MASONRY

PART 1 -GENERAL

1.1 SUMMARY

A. Section Includes:

1. Low pressure water soaking of existing exterior masonry.
2. High pressure water cleaning of existing exterior masonry.

1.2 DEFINITIONS

A. Low Pressure: Less than 60 psi.

B. High Pressure: 300 to 2250 psi.

1.3 SUBMITTALS

A. Qualification Statement: Applicator qualifications, including previous projects.

1.4 QUALITY ASSURANCE

A. Applicator Qualifications:

1. Minimum 3 years experience in work of this Section.
2. Successful completion of at least 3 projects of similar scope and complexity within past 5 years.

B. Mockups:

1. Clean 100 square feet of existing brick and 100 square feet of stone.
   a. Perform operations in presence of Architect.
   b. Determine effectiveness of methods.
   c. Ensure that procedures will not discolour or damage existing surfaces.
2. Locate where directed by Architect.

1.5 PROJECT CONDITIONS

A. Do not perform work when ambient or surface temperature is below 40 degrees F, during precipitation, or if these conditions are anticipated within 24 hours after completion of work.

B. Do not perform work when wind could carry materials to adjacent or underlying materials, or to adjacent property.

PART 2 PRODUCTS

2.1 MATERIALS

A. Water: Potable, clean, and free from acids, alkalies, and detrimental matter.

2.2 EQUIPMENT

A. Spray Equipment: Capable of producing and maintaining required velocity and water pressure at nozzle at consistent rates.

PART 3 EXECUTION

3.1 PREPARATION

A. Close off areas in which work is being performed to pedestrian and vehicular traffic.

B. Protect adjacent and underlying surfaces from damage.

C. Install temporary dams and containment devices to collect runoff water.

3.2 PROCEDURES

A. Clean existing brick and stone surfaces.

B. Remove dirt, hydrocarbons, grease, oil, environmental pollutants, and residues.

C. Sandblasting and the use of cleaning solutions is prohibited.

D. Follow procedures established during preparation of mockup.

E. Do not damage existing surfaces. Leave surfaces uniform in appearance.

3.3 LOW PRESSURE WATER SOAKING

A. Apply water intermittently using soaker hoses, spray racks, or other approved low pressure methods for a period of from 2 days.

B. After soaking, remove remaining dirt by lightly brushing and low pressure washing.

C. Repeat process if required until masonry is clean.

3.4 HIGH PRESSURE WATER CLEANING

A. Remove loose and peeling paint by scraping and wire brushing.

B. Clean surfaces with high pressure water. Hold nozzle perpendicular to surface; work at uniform rate and uniform distance from surface.

C. Work from bottom of wall up.

D. Repeat process if required until masonry is clean.

END OF SECTION 04932

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Rough carpentry required for this work includes, but is not necessarily limited to:

- Studs, joists, rafters, and roof trusser;
- Particleboard and/ or plywood, including sub-flooring;
- Sheathing;
- Exterior siding; and
- Wood deck and exterior wood railings.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. Framing lumber: Douglas Fir - Hemlock or Southern Pine, 1500 f or better.

B. Exterior exposed lumber: Preservative-treated lumber or redwood, select grade.

C. Lag bolts: Federal specification FF-B-561.

D. Nails and spikes: Common (except as noted), Federal Specification FF-N-105, galvanized at exterior locations.

E. Particleboard (flakeboard): Wood flakes and water resistant adhesive, sanded faces, of thickness shown.

F. Plywood: Department of Commerce Product Standard PS-1, factory grade.

G. Sheathing: Douglas Fir plywood, sheathing grade, of thickness shown.

H. Exterior siding: Match original or Select Grade, clear and free of knots.

I. Building paper: 15-pound asphalt saturated felt.

PRESERVATIVE TREATMENT:

A. Lumber indicated or required to be preservative treated, shall comply with applicable requirements of American Wood Preservers Bureau (AWBP) LP-22 for below-grade use and LP-2 elsewhere.
   1. Preservative: Chromated Copper Arsenate (CCA) complying with Federal Specification TT-W-571.
   2. Moisture content: Kiln-dried to 15 percent maximum.

B. Mark each piece of treated lumber to comply with AWPB Quality Mark for specified requirements.

PART 3 - EXECUTION

3.1 GENERAL:

A. Cut and fit rough carpentry as shown and as required by other trades.

B. Provide tight, well-nailed joints, with members assembled in accordance with applicable codes and regulations.

C. Coat cut surfaces of preservative treated wood with same preservative used in [plant.

3.2 JOIST AND RAFTER FRAMING:

A. Select pieces so that knots and obvious defects will not interfere with placing bolts or nails or making proper connections. Cut out and discard defects which render a piece unable to serve its intended function.

B. Cutting of floor joists to a depth of 1/6 joist depth will be permitted except in the middle third of the span.

C. Size joists to width and frame ends with material of same size as joists.

D. Provide double joists headers and trimmers around chimneys, stairways, fireplace openings, etc. Allow 1" clearance around chimney masonry.

E. Provide double joists or ladder joist construction under partitions parallel to joists.

F. Provide 1 x 3 white pine bridging or better, or manufactured metal bridging, as follows:

1. One row at joists 12 feet or less.
2. Two rows at joists over 12 feet.
3. Double nail at each end of bridging.

3.3 STUD FRAMING:

A. Frame exterior wall openings and interior load-bearing partition openings with headers to carry imposed loading condition.

B. Cutting of studs to ½ stud depth will be permitted to receive piping and duct work.

C. Use double studs at sides of load bearing wall openings, single studs at sides of non-load bearing partition openings.

D. Form outside and inside corners with three studs spiked together.

E. Let 1 x 4 diagonal corner braces into face of studs, extending from sill to plate where possible.

F. Provide plates consisting of 2 x 4 doubles at top of load-bearing partitions, tied into intersecting partitions. Where roof trusses are used, partitions may have single top plates.

3.4 ROOF TRUSSES:

A. Provide specific structural truss details for roof construction. Roof trusses shown are diagrammatic.

B. Trusses shall be of an approved design and fabrication for the specific geographical area.

3.5 GROUND AND NAILERS:

A. Provide grounds and nailers of sufficient size if not specifically shown.

3.6 SUBFLOORS AND UNDERLAYMENT:

A. Provide ¾" tongue and grove subfloors.

B. Break subfloor joints over joists.

1. Plywood subfloors shall be 3/4" thick, laid with outer ply surface grain at right angle to joists, 1/8" between panels, end joints staggered 4'-0"
2. Nail with 8d or 10d commons at 6-8" o.c., at least twice at each bearing for lumber.

C. Let-down subfloors where required for slate or tile floors.

D. Provide building paper over subfloors, laid loose with edges lapper 4".

E. Provide ¼" plywood underlayment.

1. Install just before finish floor and protect against damage.
2. Stagger end joints with respect to each other and offset all joints with respect to subfloor joints.
3. Butt panel ends and edges,, allowing 1/32".
4. Nail 6" o.c. along edges and 8" o.c. each way throughout remainder of panel.
5. Lightly sand surface roughness, particularly at joints and nails.

3.7 SHEATHING:

A. Cover exterior framing with sheathing.

B. Cover roof framing with tongue and grove plywood and nailed at 6" o.c. at each rafter. Panel end joints shall occur over framing.

C. Cover sheathing with one layer 15 pound saturated roofing felt, weather lapped 6" minimum, and stapled in place.

3.8 EXTERIOR SIDING:

A. Install siding plumb and level, in accordance with manufacturer's instruction.

B. Conceal fasteners; cut to ensure burred, chipped, or rough edges do not remain exposed.

3.9 DECK AND RAILINGS:

A. Install deck and exterior wood railings as detailed, securely fastened together so as to support required live loads (200 pounds horizontally at any point on railing).

END OF SECTION 06100

SECTION 06200 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Finish carpentry required for this work includes, but is not necessarily limited to:

Moldings and Trim

PART 2 – PRODUCTS

2.1 MATERIALS:

A. Finish lumber: Accoya
1. Moisture content: 6 percent maximum.

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Prime paint surfaces of items or assemblies in contact with cementitious materials, before installation.

3.2 INSTALLATION:

A. Install work in accordance with AWI Premium quality standard.

B. Set and secure materials and components in place, plumb and level.

C. Install trim and edge bands with nails.

3.3 PREPARATION FOR FINISH

A. Sand work smooth and set exposed fasteners. Apply wood filler in exposed fastener indentations.

B. Site Finishing: Refer to Section 09900.

END OF SECTION 06200

SECTION 07200 - INSULATION

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Insulation required for this work includes, but is not necessarily limited to:

- Wall insulation.
- Attic insulation.
- Roof insulation.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. Rigid insulation:
1. Roof: 4 " (R 25 Minimum) Polyisocyanurate.

B. Nail Base Insulating Sheathing:
1. Roof: 4 " (R 25 Minimum) Polyisocyanurate.
2. Plywood Nominal Thickness, Exposure 1: 1/2 inch.

C. Rigid Insulation (Extruded Polystyrene (XPS):
1. Manufacturer: None Selected
2. Location: Stud walls
3. Thickness: Varies, see drawings.
4. R-Value: R-5 per inch of thickness minimum.

D. Blanket Insulation (Mineral wool):
1. Manufacturer: Rockwool - Comfortbatt
2. Location: Ceiling, Walls
3. Thickness: Varies, see drawings.
4. R-Value: R-4 per inch of thickness minimum.

E. Blanket Insulation (Mineral wool):
1. Manufacturer: Rockwool - Safe'n'Sound
2. Location: Ceiling, Walls
3. Thickness: Varies, see drawings.
4. Acoustical Performance: ASTM C423.

F. Nails and staples: Electroplated or galvanized steel wire.

G. Tape: Self-adhering polyethylene-faced.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Ensure that surfaces to receive insulation are clean, free of deleterious matter, and sufficiently true and level to allow continuous and complete thermal protection.

3.2.1 INSTALLATION

A. Install insulation in accordance with manufacturer's written recommendations.

B. Install insulation to maintain continuity of thermal protection to building elements and spaces.

C. Do not compress insulation to fit into spaces.

D. Coordinate installation of firestopping.

E. Fit insulation closely around electrical boxes, pipes, ducts, frames and other objects in or passing through insulation.

F. Keep insulation minimum [3] inches from heat emitting devices such as recessed light fixtures, and minimum [2] inches from sidewalls of chimneys and vents.

G. Seal joints with acoustical joint sealant.

H. Do not enclose insulation until inspection and receipt of Architect's written approval.

END OF SECTION 07200

SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following sheet metal flashing and trim:

1. Formed wall flashing and trim.

2. Formed equipment support flashing.

1.3 PERFORMANCE REQUIREMENTS

A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing, rattling, leaking, and fastener disengagement.

B. Thermal Movements: Provide sheet metal flashing and trim that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of sheet metal and trim thermal movements. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

C. Water Infiltration: Provide sheet metal flashing and trim that do not allow water infiltration to building interior.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

1.5 QUALITY ASSURANCE

A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver sheet metal flashing materials and fabrications undamaged. Protect sheet metal flashing and trim materials and fabrications during transportation and handling.

B. Unload, store, and install sheet metal flashing materials and fabrications in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack materials on platforms or pallets, covered with suitable weathertight and ventilated covering. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage.

1.7 COORDINATION

A. Coordinate installation of sheet metal flashing and trim with interfacing and adjoining construction to provide a leakproof, secure, and noncorrosive installation.

PART 2 - PRODUCTS

2.1 SHEET METALS

A. Prepainted, Metallic-Coated Steel Sheet: Steel sheet metallic coated by the hot-dip process and prepainted by the coil-coating process to comply with ASTM A 755/A 755M.

1. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating designation; structural quality.

2. Exposed Finishes: Apply the following coil coating:

a. Factory Prime Coating: Where painting after installation is indicated, provide pretreatment and white or light-colored, factory-applied, baked-on epoxy primer coat; with a minimum dry film thickness of 0.2 mil (0.005 mm).

b. Siliconized-Polyester Coating: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil (0.005 mm) for primer and 0.8 mil (0.02 mm) for topcoat.

1) Color: As selected by Architect from manufacturer's full range.

2.2 UNDERLAYMENT MATERIALS

A. Polyethylene Sheet: 6-mil thick polyethylene sheet complying with ASTM D 4397.

2.3 MISCELLANEOUS MATERIALS

A. General: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation.

B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads.

1. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws, gasketed, with hex washer head.

C. Elastomeric Sealant: ASTM C 920, elastomeric silicone polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

2.4 FABRICATION, GENERAL

A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Shop fabricate items where practicable. Obtain field measurements for accurate fit before shop fabrication.

B. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.

C. Fabricate sheet metal flashing and trim without excessive oil canning, buckling, and tool marks and true to line and levels indicated, with exposed edges folded back to form hems.

1. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.

2. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.

D. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA recommendations.

E. Expansion Provisions: Where lapped or bayonet-type expansion provisions in the Work cannot be used, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with elastomeric sealant concealed within joints.

F. Conceal fasteners and expansion provisions where possible on exposed-to-view sheet metal flashing and trim, unless otherwise indicated.

2.5 MISCELLANEOUS SHEET METAL FABRICATIONS

A. Equipment Support Flashing: Fabricate from the following material:

1. Prepainted, Metallic-Coated Steel: 0.0276 inch thick.

2.6 FINISHES

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions and other conditions affecting performance of work.

1. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.

2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

A. General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.

1. Torch cutting of sheet metal flashing and trim is not permitted.

B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by fabricator or manufacturers of dissimilar metals.

1. Coat side of sheet metal flashing and trim with bituminous coating where flashing and trim will contact wood, ferrous metal, or cementitious construction.

2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of felt underlayment and cover with a slip sheet or install a course of polyethylene underlayment.

3. Bed flanges in thick coat of asphalt roofing cement where required for waterproof performance.

C. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.

D. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and elastomeric sealant.

E. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.

1. Space cleats not more than 12 inches (300 mm) apart. Anchor each cleat with two fasteners. Bend tabs over fasteners.

F. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently watertight, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with elastomeric sealant concealed within joints.

G. Fasteners: Use fasteners of sizes that will penetrate substrate not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.

1. Galvanized or Prepainted, Metallic-Coated Steel: Use stainless-steel fasteners.

2. Aluminum: Use aluminum or stainless-steel fasteners.

H. Seal joints with elastomeric sealant as required for watertight construction.

1. Where sealant-filled joints are used, embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is moderate, between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement either way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).

2. Prepare joints and apply sealants to comply with requirements in Division 7 Section "Joint Sealants."

3.3 ROOF FLASHING INSTALLATION

A. General: Install sheet metal roof flashing and trim to comply with performance requirements, sheet metal manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.

1. Interlock bottom edge of roof edge flashing with continuous cleats anchored to substrate at 12-inch centers.

C. Copings: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.

1. Interlock exterior bottom edge of coping with continuous cleats anchored to substrate at 12-inch centers.

D. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending a minimum of 4 inches (100 mm) over base flashing. Install stainless-steel draw band and tighten.

E. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Install flashing as follows:

1. Turn lead flashing down inside vent piping, being careful not to block vent piping with flashing.

2. Seal with elastomeric sealant and clamp flashing to pipes penetrating roof except for lead flashing on vent piping.

3.4 WALL FLASHING INSTALLATION

A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to SMACNA recommendations and as indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.

3.5 MISCELLANEOUS FLASHING INSTALLATION

A. Equipment Support Flashing: Coordinate installation of equipment support flashing with installation of roofing and equipment. Weld or seal flashing with elastomeric sealant to equipment support member.

3.6 CLEANING AND PROTECTION

A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.

B. Clean and neutralize flux materials. Clean off excess solder and sealants.

C. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed. On completion of installation, clean finished surfaces, including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain in a clean condition during construction.

D. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 07620

SECTION 07920 - SEALANTS AND CAULKING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The work of this section concludes the furnishing and installing of caulking and sealing materials and the sealing of joints as shown on the drawings and as specified herein.

B. Cooperation with other sections and separate contracts is required and the work hereunder shall be coordinated as required to fulfill the intent of the contract.

1.3 SUBMITTALS

A. Submit samples in accordance with the General Conditions; include two each of the following:

1. Caulk or sealant - pint or tube of each type to be used. Color chips will not be acceptable.
2. Back-up material - 12" strip.
3. Primers - pint bottle for each proposed caulk.
4. Bond breakers - 12" strip for each proposed caulk.

B. Submit copies of the manufacturer's installation instructions prior to the application of any materials.

1.4 WARRANTY

A. Provide warranty under the provisions of the General Conditions, except that guarantee period shall be five (5) years instead of one (1) year from date of substantial completion and shall guarantee that the work provided hereunder shall remain wind, weather, and dust tight, that materials or workmanship employed are without defects and the Contractor and the Applicator jointly shall remedy without expense to the Owner any caulking or sealing defects appearing within the period guaranteed.

B. The following types of failure shall be adjudged defective work:

1. Loss of adhesion or cohesion.
2. Loss of elasticity.
3. Staining or bleeding.
4. Melting, running or sagging.
5. Shrinkage or opening of joints.

1.5 DELIVERY AND STORAGE

A. Materials shall be delivered to the site in original factory packaging bearing manufacturer's name, brand name and/or identification code and description and shall be stored in a dry place until used.

1.6 QUALITY ASSURANCE

A. Manufacturer: Company specializing in manufacturing the products specified in this Section with minimum three years documented experience.

B. Applicator: Company specializing in applying the work of this Section with minimum three years documented experience and approved by sealant manufacturer.

C. Conform to Sealant and Waterproofers Institute requirements for materials and installation.

1.7 ENVIRONMENTAL REQUIREMENTS

A. Do not install solvent curing sealants in enclosed building spaces.

B. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.8 DESIGN AND USE

A. The depth of joints and spaces which are to receive sealant should not exceed 1/2 the width or be less than 1/4 inch; nor shall they be less than 1/4" wide nor more than 1" wide. Where these requirements are not met, no sealing or caulking shall be done without the written approval of the Architect.

B. Where joint is less than 1/2" wide, depth of sealant shall be not less than 1/4" nor greater than width of joint. Where joint is between 1/2" and 1" wide, depth of sealant shall be one-half the width.

C. Joints which are deeper than required shall be backfilled solidly to the required depth with specified filler.

D. Type I sealant shall be used for exterior sealing where shown.

E. Sealant colors to match adjacent materials. Provide samples for approval prior to installing.

1.9 TEST AND INSPECTION

A. A representative of the manufacturer of the approved sealant shall be present at the start of the work to instruct applicator in the proper methods and procedures. Said representative shall also be present during the progress of the work as necessary to assure a satisfactory and guaranteed installation.

B. Caulking and sealing materials shall be field tested in the presence of the Architect for compatibility with materials to which application is specified or noted. Installation shall not proceed until approval has been received from the Architect.

C. Specifically, the following conditions shall be treated:

1. Vertical concrete surfaces and cast-in-place, which could have residues left from form release agents.
2. Horizontal concrete surfaces to which curing and/or hardening compounds have been applied.
3. Mortar wherein admixtures have been incorporated.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Type I Sealant: silicone sealant, FS TT-S-01543, Class A, low modulus type.

B. Where necessary, or when directed, metal, concrete and masonry surfaces shall be masked or otherwise protected against smearing or other defacements. The tape shall be placed before preparation of joints and removed immediately after application. Where unavoidable, such surfaces shall be cleaned with proper solvents which will not deface the finish of the metal, concrete or masonry surfaces.

2.2 APPLICATION

A. After joints have been prepared and compatibility of compound has been ascertained, proceed with sealing in accordance with material manufacturer's approved printed specifications.

B. Measure joint dimensions and size material to achieve required width/depth ratios.

C. Primers: Follow the manufacturer's printed instructions on the use of primers on various substrates. Apply primer only to sides of working joints and not to back surfaces. Do not spill on adjacent surfaces before insertion of backup fillers.

D. When placing the inside face of sealant against a rigid material, lay strips of bond breaker over rigid material to prevent sealant from bonding. Run breaker full length and width of joint. Sealant shall be allowed to bond only to two opposing surfaces. Install bond breaker where joint backing is not used.

E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

2.3 CLEAN-UP

A. Adjacent materials which are soiled by the work under this Section shall be cleaned immediately and work left in a neat, clean condition.

B. Repair or replace defaced or disfigured finishes caused by work of this section.

C. Primer: Non-staining type, recommended by the manufacturer of the sealant and shall be compatible to the sealant and to the substrate.

D. Bond breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

E. Backing materials: Premolded or extruded fillers of closed cell polyethylene, neoprene (neoprene not compatible with silicone), urethane, or butyl rod stock, oversized 30 to 50 percent larger than joint width, capable of being compressed to 25% of their original size.

PART 3 - EXECUTION

3.1 PREPARATION

A. Do not apply caulk or sealants when the temperature is below 40 degrees F. Perform preparation in accordance with ASTM C804 for solvent release and ASTM C790 for latex base sealants.

B. Before the application of any materials, carefully inspect the surfaces to which materials are to be applied and report to the Architect any conditions that would preclude proper application and guaranteeing of sealants.

C. The application of materials will be held to evidence acceptance of the surfaces and Contractor and Applicator shall be held responsible for the results as executed and shall make good defects occurring in the work at no additional cost to the Contract.

D. Before application of the caulk or sealant, joints shall be made free of dust, oil, grease, water, frost or loose mortar or other foreign materials.

1. Verify that joint backing and release tapes are compatible with sealant.
2. Remove dust or other loose debris with a stiff brush or compressed air.
3. Wire brush to remove rust, mill scale or corrosion from metals. Eliminate traces of oil, grease or lacquers with a solvent wash, using toluene, xylene or methylethyl ketone (MEK) applied with a clean brush and wiped dry with frequently changed rags.
4. Soap, detergent or any water-based cleaner shall not be used.

END OF SECTION 07920

SECTION 08520 - ALUMINUM WINDOWS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes heavy commercial-grade aluminum window units of the performance class indicated. Window types required include:

1. Single-hung windows.
3. Fixed windows.

1.3 SYSTEM PERFORMANCE REQUIREMENTS

A. General: Provide aluminum window units that comply with performance requirements specified, as demonstrated by testing manufacturer's corresponding stock systems according to test methods indicated.

B. Design Requirements: Comply with structural performance, air infiltration, and water penetration requirements indicated in AAMA 101 for type, grade, and performance class of window units required.

1. Optional Performance Class Requirements: Where the required design pressure exceeds the minimum for the specified window grade, comply with requirements of AAMA 101, Section 3, "Optional Performance Classes" for higher than minimum performance class.
2. Heights of window units above grade at the window centerline are indicated or can be determined from the drawings. Consult with the Architect for clarification needed to confirm required loading and test pressures.
3. Design wind velocity at the project site is 70 mph.

C. Testing: Test each type and size of required window unit through a recognized independent testing laboratory or agency, in accordance with ASTM E 330 for structural performance, with ASTM E 283 for air infiltration, and with ASTM E 547 for water penetration. Provide certified test results.

D. Testing: Test each type and size of required window unit through a recognized independent testing laboratory or agency, in accordance with ASTM E 330 for structural performance, with ASTM E 283 for air infiltration, and with both ASTM E 331 and ASTM E 547 for water penetration. Provide certified test results.

1. Structural Performance: Provide window units with no failure or permanent deflection in excess of 0.4 percent of any member's span after removal of the imposed load, for a positive (inward) and negative (outward) test pressure of 30 lbf/sq. ft.
2. Air Infiltration: Provide units with air infiltration rate of not more than 0.37 cfm/ft. of operable sash joint for an inward test pressure of 1.57 lbf/sq. ft. and/or maximum 0.01 cfm/sq. ft when tested per ASTM E 283 at a static air pressure difference of 6.24 psf.
3. Air Infiltration: Provide units with air infiltration rate of not more than 0.37 cfm/ft. of operable sash joint for an inward test pressure of 6.24 lbf/sq. ft.
4. Water Penetration: Provide units with no water penetration as defined in the test method at an inward test pressure of 15 percent of the design pressure and/or no water leakage when tested per ASTM E 547 at a static air pressure difference of 13.50 psf.
5. Condensation Resistance: Where window units are indicated to be of "thermal-break construction," provide units that have been tested for thermal performance in accordance with AAMA 1503.1 showing a condensation resistance factor (CRF) of 45.
6. Thermal Transmittance: Provide window units that have a U-value maximum of 0.38 BTU/hour/sq. ft./deg F at 15-mph exterior wind velocity, when tested in accordance with AAMA 1503.1.
7. Forced-Entry Resistance: Provide window units that comply with requirements for Performance Level 10 when tested in accordance with ASTM F 588.

E. Sound Insulation Construction: Fabricate aluminum window units that have been certified to provide a sound transmission class (STC) rating of at least 40 when tested in accordance with ASTM E 90 and classified according to ASTM E 413.

1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of the Contract and Division 1 Specification Sections.

1. Product data for each type of window required, including:

a. Construction details and fabrication methods.
b. Profiles and dimensions of individual components.
c. Data on hardware, accessories, and finishes.
d. Recommendations for maintenance and cleaning of exterior surfaces.

2. Samples for Initial Color Selection: Submit samples of each specified finish on 12-inch-long sections of window members. Where finishes involve normal color variations, include sample sets showing the full range of variations expected.
3. Samples for Verification Purposes: The Architect reserves the right to require additional samples, that show fabrication techniques and workmanship, and design of hardware and accessories.
4. Certification: Provide certification by a recognized independent testing laboratory or agency showing that each type, grade, and size of window unit complies with performance requirements indicated.
5. Material Test Reports: Engage a recognized independent testing laboratory or agency to perform tests specified. Provide certified test results showing that each type, grade, and size of window unit complies with performance requirements indicated.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced Installer who has completed installation of aluminum windows similar in design and extent to those required for the project and whose work has resulted in construction with a record of successful in-service performance.

B. Standards: Requirements for aluminum windows, terminology and standards of performance, and fabrication workmanship are those specified and recommended in AAMA 101 and applicable general recommendations published by AAMA.

C. Single-Source Responsibility: Provide aluminum window units from one source and produced by a single manufacturer.

D. Design Concept: The drawings indicate the size, profiles, and dimensional requirements of the aluminum window types required and are based on the specific type and model indicated. Aluminum windows by other manufacturers may be considered provided deviations in dimensions and profiles are minor and do not change the design concept as judged by the Architect. The burden of proof of equality is on the proposer.

1.6 PROJECT CONDITIONS

A. Field Measurements: Check actual window openings by accurate field measurement before fabrication. Show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of work.

1. Where necessary, proceed with fabrication without field measurements, and coordinate fabrication tolerances to ensure proper fit of window units.

1.7 WARRANTY

A. Aluminum Window Warranty: Submit a written warranty, executed by the window manufacturer, agreeing to repair or replace window units that fail in materials or workmanship within the specified warranty period. Failures include but are not necessarily limited to:

1. Structural failures including excessive deflection, excessive leakage, or air infiltration.
2. Faulty operation of sash and hardware.
3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

B. Warranty Period: 3 years after the date of Substantial Completion.

C. The warranty shall not deprive the Owner of other rights or remedies that the Owner may have under other provisions of the Contract Documents and is in addition to and runs concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include, but are not limited to, the following:

B. Available Manufacturers: Subject to requirements, manufacturers offering products which may be incorporated in the work but not limited to include:

1. Anderson Windows & Doors – Anderson Corporation
2. Stergis Windows & Doors Inc.
3. Universal Window and Door LLC
4. Marvin Lumber and Cedar Co., LLC
5. Pella Corporation
6. Or approved equal.

2.2 MATERIALS

A. Aluminum Extrusions: Provide alloy and temper recommended by the window manufacturer for the strength, corrosion resistance, and application of required finish, but

not less than 22,000-psi ultimate tensile strength and not less than 0.062 inch thick at any location for main frame and sash members.

B. Fasteners: Provide aluminum, nonmagnetic stainless steel, epoxy adhesive, or other materials warranted by the manufacturer to be noncorrosive and compatible with aluminum window members, trim, hardware, anchors, and other components of window units.

1. Reinforcement: Where fasteners screw-anchor into aluminum less than 0.125 inch thick, reinforce the interior with aluminum or nonmagnetic stainless steel to receive screw threads or provide standard noncorrosive pressed-in splined grommet nuts.
2. Exposed Fasteners: Except where unavoidable for application of hardware, do not use exposed fasteners. For application of hardware, use fasteners that match the finish of the member or hardware being fastened, as appropriate.

C. Anchors, Clips, and Window Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel or iron complying with the requirements of ASTM B 633; provide sufficient strength to withstand design pressure indicated.

D. Compression-Type Glazing Strips and Weatherstripping: Unless otherwise indicated, and at the manufacturer's option, provide compressible stripping for glazing and weatherstripping such as molded EPDM or neoprene gaskets complying with AAMA SG-1 or with ASTM D 2000 Designation 2BC415 to 3BC620, or molded PVC gaskets complying with ASTM D 2287, or molded expanded EPDM or neoprene gaskets complying with ASTM C 509, Grade 4.

E. Sealant: For sealants required within fabricated window units, provide type recommended by the manufacturer for joint size and movement. Sealant shall remain permanently elastic, nonshrinking, and nonmigrating. Comply with Division 7 Section "Joint Sealants" of these specifications for selection and installation of sealants.

F. Wire Fabric Insect Screen: Provide 18 by 18, 18 by 16, or 18 by 14 mesh of 0.009-inch-diameter stainless steel wire, complying with FS RR-W-365, Type VI.

2.3 HARDWARE

A. General: Provide the manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum and of sufficient strength to perform the function for which it is intended.

B. Provide hardware as recommended by manufacturer, submit product literature as part of submittal.

2.4 ACCESSORIES

A. General: Provide the manufacturer's standard accessories that comply with indicated standards.

B. Window Cleaner's Bolts: Provide window cleaner's bolts of standard design, complying with governing regulations and ANSI A 39.1. Fabricate bolts of nonmagnetic stainless steel.

1. Reinforce window units or mullions to receive bolts, and provide additional anchorage of units at locations of bolts.

C. Insect Screens: Provide insect screens for each operable exterior sash or ventilator. Locate screens on the inside or outside of the window sash or ventilator, depending upon window type. Design windows and hardware to accommodate screens in a tight-fitting removable arrangement, with a minimum of exposed fasteners and latches.

1. Wickets: Provide sliding or hinged-type wickets, framed and trimmed for a tight fit and durability during handling.
2. Screen Frames: Fabricate frames of tubular-shaped extruded or formed aluminum members of 0.040-inch minimum wall thickness, with mitered or coped joints and concealed mechanical fasteners. Finish frames to match window units.
3. Screen Frames: Fabricate frames of nonmagnetic stainless steel members of 0.020-inch minimum wall thickness, with mitered or coped joints and concealed mechanical fasteners. Finish frames with No. 2B bright mill finish.

a. Provide removable PVC spline-anchor concealing the edge of the screen frame.

D. Weatherstripping: Provide sliding-type weatherstripping where sash rails slide horizontally or vertically along the unit frame. Provide compression-type weatherstripping at the perimeter of each operating sash where sliding type is not appropriate.

1. Provide weatherstripping locked in to extruded grooves in the sash.

2.5 GLAZING

A. Glazing: At frames and vents all glazing legs shall be 7/8” high with serrations on inside surface. Glazing bead shall be extruded snap-in type no less than 0.050” and shall accommodate up to and including 1” glass, panels, or louvers.

2.6 SINGLE-HUNG WINDOWS

A. Window Grade and Class: Provide window units that comply with requirements of AAMA Grade and Performance Class HC40, including operating force and deglazing test requirements specified in AAMA 101.

1. Provide window units that have tilt-in feature permitting both sides of the sash to be cleaned from the interior.

B. Hardware: Provide the following equipment and operating hardware:

1. Sash Balances: Manufacturer's standard type (2 per sash).
2. Lock: Cam action sweep lock and keeper on the meeting rail.
3. Lock: Spring-loaded snap-type lock on bottom rail of lower sash (2 per sash).
4. Lock: Spring-loaded plunger lock on meeting rail of lower sash (2 per sash).
5. Lock: Pole-operated cam action locking device on meeting rail of windows with meeting rail more than 6 feet above the floor.
6. Lift Handle: Applied sash lifts on bottom rail of lower sash (2 per sash).
7. Lift Handle: Continuous integral sash lift bar on bottom rail of lower sash.
8. Pull-Down Handles: Applied handles on bottom rail of upper sash (2 per sash).
9. Pull-Down Handles: Continuous integral handle on bottom rail of lower sash.
10. Pole Socket: Provide a pole socket or groove on the inside face of top rail of the upper sash on window units with meeting rails more than 6 feet above the floor.

2.7 FABRICATION

A. General: Fabricate aluminum window units to comply with indicated standards. Include a complete system for assembly of components and anchorage of window units.

11. Provide units that are reglazable without dismantling sash or ventilator framing.
12. Prepare window sash or ventilators for glazing except where preglazing at the factory is indicated.

B. Thermal-Break Construction: Fabricate window units with an integral concealed low-conductance thermal barrier, located between exterior materials and window members exposed on the interior, in a manner that eliminates direct metal-to-metal contact.

1. Provide thermal-break construction that has been in use for not less than 3 years, has been tested to demonstrate resistance to thermal conductance and condensation, and has been tested to show adequate strength and security of glass retention.
2. Provide hardware with low conductivity or nonmetallic material for hardware bridging thermal breaks at frame or vent sash.

3. Weepholes: Provide weepholes and internal passages to conduct infiltrating water to the exterior.
4. Provide water-shed members above side-hinged ventilators and similar lines of natural water penetration.
5. Subframes: Provide subframes with anchors for window units, where shown, of profile and dimensions indicated but not less than 0.062-inch-thick extruded aluminum. Miter or cope corners, and weld and dress smooth with concealed mechanical joint fasteners. Finish to match window units.
6. Mullions: Provide mullions and cover plates as shown, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, in the manner indicated.
7. Glazing Stops: Provide screw-applied or snap-on glazing stops, coordinated with glass selection and glazing system indicated. Finish glazing stops to match window units.

C. Frame: Corners of frame shall closely fitted, butt-jointed and tightly joined by mechanical means. Corners factory-sealed with sealant conforming to AAMA 803.3-85.

D. Ventilator: Corners of ventilators shall be mitered and reinforced with extruded keys that are crimped into place. All joints shall be factory-sealed weathertight with a sealant conforming to AAMA 803.3-85.

E. Preglazed Fabrication: Preglaze window units at the factory where possible and practical for applications indicated. Comply with glass and glazing requirements of the "Glass and Glazing" sections of these specifications and AAMA 101.

2.10 FINISHES

A. High Performance Organic Coating on Aluminum Extrusions

1. High Performance Liquid Fluoropolymer Aluminum Extrusion Coatings, AAMA 2604: Minimum 70 percent Kynar® PVDF resin, by weight, in color coat.

   a. Product: AAMA 2405 - Kynar
   b. Pencil Hardness, ASTM D3363: F minimum.
   c. Dry Film Thickness, ASTM D1400: 0.20 mil primer coat plus 1.0 mil color coat, 1.20 mil total, minimum thickness.
   d. Color: As selected by Atchitect from manufacturer’s standard colors and gloss.

PART 3 - EXECUTION

3.1 INSPECTION

A. Inspect openings before beginning installation. Verify that rough or masonry opening is correct, and the sill plate is level.

1. Masonry surfaces shall be visibly dry and free of excess mortar, sand, and other construction debris.
2. Wood frame walls shall be dry, clean, sound, and well-nailed, free of voids and without offsets at joints. Ensure that nail heads are driven flush with surfaces in the opening and within 3 inches of the opening.
3. Metal surfaces shall be dry; clean; free of grease, oil, dirt, rust and corrosion, and welding slag; without sharp edges or offsets at joints.

3.2 INSTALLATION

A. Refer to the "Glazed Aluminum Curtain Wall" section for requirements for installation of aluminum window units in glazed curtain walls.

B. Comply with manufacturer's specifications and recommendations for installation of window units, hardware, operators, and other components of the work.

C. Set window units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

1. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials by complying with the requirements specified under paragraph "Dissimilar Materials" in the Appendix to AAMA 101.

D. Set sill members and other members in a bed of compound or with joint fillers or gaskets, as shown, to provide weathertight construction. Refer to the "Joint Sealer" sections of Division 7 for compounds, fillers, and gaskets to be installed concurrently with window units. Coordinate installation with wall flashings and other components of the work.

1. Compounds, joint fillers, and gaskets to be installed after installation of window units are specified as work in another section in Division 7.

3.3 FIELD QUALITY CONTROL

A. Conduct on-site tests for air and water infiltration with the window manufacturer's representative present. The Architect will select units to be tested. Tests not meeting specified requirements and units having similar deficiencies shall be corrected at no cost to the Owner. Testing shall be performed by an accredited testing agency selected by the Architect.

1. Air Infiltration Tests: Conduct tests in accordance with the requirements of ASTM E 783. Allowable infiltration shall not exceed 1.5 times the amount indicated.
2. Water Resistance Tests: Conduct tests in accordance with the requirements of ASTM E 1105. No water leakage is permitted.

3.4 ADJUSTING

A. Adjust operating sash and hardware to provide a tight fit at contact points and at weatherstripping for smooth operation and a weathertight closure.

3.5 CLEANING

A. Clean aluminum surfaces promptly after installation of windows. Exercise care to avoid damage to protective coatings and finishes. Remove excess glazing and sealant compounds, dirt, and other substances. Lubricate hardware and other moving parts.

B. Clean glass of preglazed units promptly after installation of windows. Comply with requirements of the "Glass and Glazing" section for cleaning and maintenance.

3.6 PROTECTION

A. Initiate and maintain protection and other precautions required through the remainder of the construction period, to ensure that, except for normal weathering, window units will be free of damage or deterioration at the time of Substantial Completion.

END OF SECTION 08520

SECTION 08800 – GLASS AND GLAZING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 SUMMARY:

A. General:

1. Glass thickness and type shall be in accordance with manufacturer's recommendations for prescribed design pressure. Factory glazing shall be in accordance with manufacturer's standard requirements.

a. Material Compatibility: Glazing materials shall be of material compatible with aluminum and those sealants and sealing materials used in the composite structure. Interior glazing tape shall be a foam-type tape installed per the manufacturer's instructions.

b. Manufacturer's Standards: The structural seal and weather seal shall be silicone applied and cured per the silicone manufacturer's instructions.

c. For insulating glass, secondary seal shall be silicone sealant and be designed for 4-sided silicone applications.

B. Glazing required for the following:

1. Aluminum Windows.

1.3 SUBMITTALS:

A. Product Data: Submit manufacturer's technical data for each glazing material and fabricated glass product required, including installation and maintenance instructions.

B. Samples: Submit, for verification purposes, 12" square samples of each type of glass indicated except for clear single pane units, and 12" long samples of each color required (except black) for each type of sealant or gasket exposed to view. Install sealant or gasket sample between two strips of material representative of adjoining framing system in color.

1.4 QUALITY ASSURANCE:

A. Glass Materials Performance:

1. Annealed Glass: ASTM C1036.

2. Insulating Glass: ASTM E774, NAMI Dual-Seal or Single-Seal as selected.

3. Safety Glazing: ANSI Z97.1 or CPSC 16 CRF 1201.

4. Tempered Glass: ASTM C1043.

1.5 DELIVERY, STORAGE, AND HANDLING:

A. Protect glass and glazing materials during delivery, storage and handling to comply with manufacturer's directions and as required to prevent edge damage to glass, and damage to glass and glazing materials from effects of moisture including condensation, of temperature changes, of direct exposure to sun, and from other causes.

1. Where insulating glass units will be exposed to substantial altitude changes, avoid hermetic seal ruptures by complying with insulating glass fabricator's recommendations for venting and sealing.

1.6 PROJECT CONDITIONS:

A. Environmental Conditions: Do not proceed with glazing when ambient and substrate temperature conditions are outside the limits permitted by glazing material manufacturer or when joint substrates are wet due to rain, frost, condensation or other causes.

1. Install liquid sealants at ambient and substrate temperatures above 40 deg. F (4.4 deg. C).

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include; but are not limited to, the following:

a. AFG Industries, Inc.
b. Cardinal IG.
c. Environmental Glass Products.
d. Falconer Glass Industries.
e. Ford Glass Division.
f. Guardian Industries Corp.
g. Hordis Brothers, Inc.
h. LOF Glass, Inc.
i. PPG Industries, Inc.
j. Saint-Gobain/Euroglass.
k. Spectrum Glass Prod. Div., H. H. Robertson Co.
l. Viracon, Inc.
m. Or approved Equal.

2.2 GLASS PRODUCTS, GENERAL:

A. Primary Glass Standard: Provide primary glass which complies with ASTM C 1036 requirements, including those indicated by reference to type, class, quality, and, if applicable, form, finish, mesh and pattern.

B. Heat-Treated Glass Standard: Provide heat-treated glass which complies with ASTM C 1048 requirements, including those indicated by reference to kind, condition, type, quality, class, and, if applicable, form, finish, and pattern.

C. Sizes: Fabricate glass to sizes required for glazing openings indicated, with edge clearances and tolerances complying with recommendations of glass manufacturer. Provide thicknesses indicated or, if not otherwise indicated, as recommended by glass manufacturer for application indicated.

D. Glass Products:

1. Annealed Float Glass: Clear.

2. Heat-Treated Float Glass: Heat strengthened and fully tempered.

3. Laminated Glass: With polyvinyl-butyral sheet interlayer.

4. Insulating Glass: Manufacturer's standard dual-seal units.

E. Silicone Glazing Sealants: Neutral curing, Class 50

F. Glazing Tapes: Back-bedding-mastic type.

G. Glazing Gaskets: Dense compression.

2.3 GLASS UNITS

A. Glass - Exterior:
1. Three Quarts (3/4”) thick, laminated, tempered, insulated glass, designed to meet local wind loading requirements and with the following performance requirements:
a. Light transmittance: 70% minimum
b. U Value: 0.55 maximum
c. Solar Heat Gain Coefficient: (PF<0.25) 0.40 maximum

C. Permanently etch each tempered glass light with manufacturer's name and his compliance with ANSI Z-97.1.

PART 3 - EXECUTION

3.1 EXAMINATION:

A. Require Glazier to inspect work of glass framing erector for compliance with manufacturing and installation tolerances, including those for size, squareness, offsets at corners; for presence and

functioning of weep system; for existence of minimum required face or edge clearances; and for effective sealing of joinery. Obtain Glazier's written report listing conditions detrimental to performance of glazing work. Do not allow glazing work to proceed until unsatisfactory conditions have been corrected.

3.2 GLAZING, GENERAL:

A. Comply with combined printed recommendations of glass manufacturers, of manufacturers of sealants, gaskets and other glazing materials, except where more stringent requirements are indicated, including those of referenced glazing standards.

B. Glazing channel dimensions as indicated in details are intended to provide for necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. Adjust as required by job conditions at time of installation.

C. Protect glass from edge damage during handling and installation; use a rolling block in rotating glass units to prevent damage to glass corners. Do not impact glass with metal framing. Use suction cups to shift glass units within openings; do not raise or drift glass with a pry bar. Rotate glass with flares or bevels along one horizontal edge which would occur in vicinity of setting blocks so that these are located at top of opening. Remove from project and dispose of glass units with edge damage or other imperfections of kind that, when installed, weakens glass and impairs performance and appearance.

3.3 GLAZING:

A. Install setting blocks of proper size in sill rabbet, located one quarter of glass width from each corner, but with edge nearest corner not closer than 6" from corner, unless otherwise required. Set blocks in thin course of sealant which is acceptable for heel bead use.

B. Provide spacers inside and out, of correct size and spacing to preserve required face clearances, for glass sizes larger than 50 united inches (length plus height), except where gaskets or glazing tapes with continuous spacer rods are used for glazing. Provide 1/8" minimum bite of spacers on glass and use thickness equal to sealant width, except with sealant tape use thickness slightly less than final compressed thickness of tape.

C. Provide edge blocking to comply with requirements of referenced glazing standard, except where otherwise required by glass unit manufacturer.

D. Set units of glass in each series with uniformity of pattern, draw, bow and similar characteristics.

E. Provide compressible filler rods or equivalent back-up material, as recommended by sealant and glass manufacturers, to prevent sealant from extruding into glass channel weep systems and from adhering to joints back surface as well as to control depth of sealant for optimum performance, unless otherwise indicated.

F. Force sealants into glazing channels to eliminate voids and to ensure complete "wetting" or bond of sealant to glass and channel surfaces.

G. Tool exposed surfaces of sealants to provide a substantial "wash" away from glass. Install pressurized tapes and gaskets to protrude slightly out of channel, so as to eliminate dirt and moisture pockets.

H. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage to ensure that gasket will not "walk" out when installation is subjected to movement.

I. Miter cut wedge-shaped gaskets at corners and install gaskets in manner recommended by gasket manufacturer to prevent pull away at corners; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.4 PROTECTION AND CLEANING:

A. Protect exterior glass from breakage immediately upon installation by use of crossed streamers attached to framing and held away from glass. Do not apply markers to surfaces of glass. Remove nonpermanent labels and clean surfaces.

B. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove immediately by method recommended by glass manufacturer.

C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less often than once a month, for build-up of dirt, scum, alkali deposits or staining. When examination reveals presence of these forms of residue, remove by method recommended by glass manufacturer.

D. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

E. Wash glass on both faces not more than 4 days prior to date scheduled for inspections intended to establish date of substantial completion in each area of project. Wash glass by method recommended by glass manufacturer.

END OF SECTION 08800

Project Manual



UNITY PARK LLC
UNITS 318 & 328

500 Wood Street
Bristol, Rhode Island 02809

Architect:
JOHN H. LUSK
J.H.L. TECTURE, AE, PC
190 HIGH STREET
BRISTOL RHODE, ISLAND 02809
(401) 396-9603



JHL Tecture Project # 7469
April 8, 2024

THE SIGNATURE ABOVE CERTIFIES THAT TO THE BEST OF KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE OF STATE OF RHODE ISLAND, 2021 AND ALL STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.

SECTION 00010 - INDEX TO SPECIFICATIONS

DIVISION 0 – BIDDING AND CONTRACT DOCUMENTS
00001 Cover
00010 Index to Specifications
00900 Index to Drawings

DIVISION 1 – GENERAL REQUIREMENTS
01045 Cutting & Patching
01070 Selective Demolition
01355 Restoration Project Procedures

DIVISION 2 – SITEWORK
02072 Hazardous Materials Procedures

DIVISION 3 – CONCRETE
Not Used

DIVISION 4 – MASONRY
04069 Restoration Mortar
04932 Water Cleaning of Masonry

DIVISION 5 - METALS
Not Used

DIVISION 6 – WOOD AND PLASTICS
06100 Rough Carpentry
06200 Finish Carpentry

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
07200 Insulation
07620 Sheet Metal Flashing and Trim
07920 Sealants and Caulking

DIVISION 8 – DOORS AND WINDOWS
08110 Steel Doors and Frames
08211 Wood Doors
08520 Aluminum Windows
08800 Glass and Glazing

DIVISION 9 – FINISHES
Not Used

DIVISION 10 – SPECIALTIES
Not Used

DIVISION 11 – EQUIPMENT
Not Used

DIVISION 12 – FURNISHINGS
Not Used

DIVISION 14 – CONVEYING SYSTEMS
Not Used

END OF SECTION 00010

UNITY PARK, LLC JHL Tecture Project #7469
UNIT 318 & 328
500 Wood Street
Bristol, Rhode Island 02809

SECTION 00900 - INDEX TO DRAWINGS

GENERAL

TS0.00 Title Sheet
TS0.01 Notes symbols and Abbreviations
K1.00 Key Plan – Building Groups

ARCHITECTURAL

A0.01 Existing First Floor Plan
A0.02 Existing Second Floor Plan
A0.03 Existing Roof Plan
A0.04 Existing West and South Elevations
A0.05 Existing East and North Elevations
A1.01 First Floor Plan
A1.02 Second Floor Plan
A1.03 Roof Plan
A2.01 West and South Elevations
A2.02 East and North Elevations
A3.01 Building Sections
A5.01 Details
A6.02 Window Schedule and Partition Types

END OF SECTION 00900

SECTION 01045 - CUTTING AND PATCHING

PART 1– GENERAL

1.01 SECTION INCLUDES:

- Summary
- Submittals
- Quality Assurance
- Materials
- Payment for Credit
- Surface Conditions
- Performance Prior to Cutting
- Performance

1.02 SUMMARY

A. This Section establishes general requirements pertaining to cutting, fitting, and patching of the work required to:

1. Make the several parts fit properly;

2. Uncover work to provide for installing or inspecting of ill-timed work;

3. Remove and replace work not conforming to requirements of the Contract Documents; and

4. Remove and replace defective work.

B. Related work:

1. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.

2. In addition to other requirements specified, upon the Architect's request uncover work to provide for inspection by the Architect of covered work, and remove samples of installed materials for testing.

3. Do not cut or alter work performed under separate contracts without the Architect's written permission.

1.03 SUBMITTALS

A. Request for Architect's consent:

1. Prior to cutting which effects structural safety, submit written request to the Architect for permission to proceed with cutting.

2. Should conditions of the work, or schedule, indicate a required change of materials or methods for cutting and patching, so notify the Architect and secure his written permission and the required Change Order prior to proceeding.

B. Notices to the Architect:

1. Prior to cutting and patching performed pursuant to the Architect's instructions, submit cost estimate to the Architect. Secure the Architect's approval of cost estimates and type of reimbursement before proceeding with cutting and patching.

2. Submit written notice to the Architect designating the time and date the work will be uncovered, to provide for the Architect's observation.

1.04 QUALITY ASSURANCE

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

PART 2 – PRODUCTS

2.01 MATERIALS

A. For replacement of items removed, use materials complying with pertinent Sections of these Specifications.

2.02 PAYMENT FOR COSTS

A. The Owner will reimburse the Contractor for cutting and patching performed pursuant to a written Change Order after the Contractor has submitted a claim for such reimbursement. The Contractor will perform other cutting and patching needed to comply with the Contract Documents at no additional cost to the Owner.

PART 3 – EXECUTION

3.01 SURFACE CONDITIONS

A. Inspection:

1. Inspect existing conditions, including elements subject to movement or damage during cutting and patching.

2. After uncovering the work, inspect conditions affecting installation of new work.

B. Discrepancies:

1. If conditions uncovered differ from what was anticipated, immediately notify the Architect and secure needed directions.

2. Do not proceed until unsatisfactory conditions are corrected.

3.02 PERFORMANCE PRIOR TO CUTTING

A. Provide required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the work.

3.03 PERFORMANCE

A. Perform cutting and demolition using methods that will prevent damage to other portions of the work and provide proper surfaces to receive installation of repair and new work.

B. Perform fitting and adjustment of products to provide finished installation complying with the specified tolerance and finishes.

END OF SECTION 01045

SECTION 01070 - SELECTIVE DEMOLITION

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Related Documents
- Description of Work
- Owners Salvage Rights
- Existing Conditions
- Protection and Shoring
- Demolition Procedures

1.01 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General Requirements, General Conditions, and Division 1 Specification Sections, apply to work

1.03 DESCRIPTION OF WORK

A. Refer to construction drawings for all items marked for selective removal and subsequent salvage for reuse and salvage for future customer use:

1.04 OWNER'S SALVAGE RIGHTS

A. The Owner reserves the right to salvage any materials or elements marked for demolition or removal. The Owner shall identify all items to be salvaged prior to demolition and shall arrange with the Contractor a schedule for removal. The Contractor shall remove any unwanted items, demolition, or construction debris related to the Work and dispose of off-site.

1.05 EXISTING CONDITIONS

A. The Contractor shall carefully review field conditions, drawings, and specifications to identify each item intended to:

1. Remain in place and be protected throughout construction and restoration;

2. Be removed, stored by the Contractor and reinstalled;

3. Be removed and given to the Customer for storage and possible future reuse; and

4. Be removed and legally disposed of by the Contractor.

The Contractor shall request clarification from the Owner prior to the start of any selective demolition where there are items, materials, or architectural elements in question.

1.06 PROTECTION AND SHORING

A. Provide, erect, and maintain temporary safety barriers and security devices.

B. Erect and maintain temporary partitions to minimize the spread of dust, fumes, noise, and smoke.

C. Protect all existing items not marked for removal.

D. The Contractor shall be solely responsible for the design and execution of all shoring and bracing required to protect and retain building elements, surfaces, or structural systems that are intended to remain. Sequence all selective demolition work to avoid any unstable structural conditions.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 DEMOLITION PROCEDURES

A. Comply with all applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.

B. Disposal of all demolition materials off site is Contractor's responsibility. No burying of demolition materials on site will be permitted.

B. Before any demolition or dismantling is to begin, Contractor shall disconnect all active utilities within affected work area. Disconnection of services shall be performed by qualified trades.

C. Demolition or dismantling shall not be undertaken without weather protective systems in place.

D. All assemblies in the Contract shall be photographed before, during, and after dismantling and throughout any reconstruction thereafter. All photographs should include a reference scale and date.

E. Prevent accumulation of debris on site. Provide for a timely removal of debris scheduled for removal and off site disposal.

F. Contractor shall repair any damage to existing surfaces to Owner's satisfaction as directed by the Architect.

G. Before leaving the site each day, Contractor shall ensure that the job site is neat, orderly, and free from hazards.

END OF SECTION 01070

SECTION 01355 - RESTORATION PROJECT PROCEDURES

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Definitions
- Historic Significance
- Restoration Procedures
- Historic Artifacts
- Salvaged Materials
- Alterations
- Hazardous Material Procedures

1.02 DEFINITIONS

A. The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, will be the guiding principle for the Work. The following are partial definitions of the four treatment options outlined in the Standards. A complete reprint of these Standard's is available on line at: **(http://www.nps.gov/history/local-law/arch_stnds_8_2.htm)**.

1. **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.*
2. **Rehabilitation:** *The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*
3. **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*
4. **Reconstruction:** *The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.*

B. **Match Original:** Provide new materials to match the original materials in all aspects as closely as possible. Original materials are those which were originally installed in the building at the time of its completion, prior to previous alterations, and which may predate existing materials.

C. **Materials-in-Kind:** Where this is specified, any features replaced must be of the same materials as the original features. It is not enough to simply replace, for instance, a section of wood railings with a new wood railing of a different species. If the original railing was

-

milled from redwood, the replacement railing must also be of redwood, unless otherwise specified.

1.03 PRESERVATION BRIEFS

A. The National Parks Service, U.S. Department of Interior, provides technical preservation services in the form of "*Preservation Briefs"*. Preservation Briefs provide guidance on preserving, rehabilitating and restoring historic buildings. The briefs referenced below, but not limited to those listed below, shall be used as a guide for the preservation Work and can be accessed at the National Parks Service website at:
(https://www.nps.gov/orgs/1739/preservation-briefs.htm)

1. Preservation Brief # 02 - Repointing Mortar Joints in Historic Masonry Buildings
2. Preservation Brief # 03 - Improving Energy Efficiency in Historic Buildings.
3. Preservation Brief # 09 - The Repair of Historic Wooden Windows

1.04 QUALITY ASSURANCE

A. Historic Significance:

1. Due to the unique historical significance of National Rubber Company, now Unity Park, special procedures and precautions must be used in any selective demolition preservation and restoration.
2. The building will continue its current use as adaptive re-use property.
3. All previous alterations to the building will remain unless otherwise noted on the drawings.

B. Restoration Procedures

1. Preserve all existing and original materials, finishes, and profiles.
2. Blend new and existing or original work to provide smooth transitions and uniform appearance.
3. Cease work, notify Architect, and await instruction of materials or conditions encountered are not as indicated by the Contract Documents or if the structure is in danger of movement or collapse.

C. Historic Artifacts: If artifacts of a historic nature are encountered during the Work:

1. Cease work in the affected area immediately.
2. Protect artifacts from damage.
3. Notify Owner and Architect and await instructions.
4. Salvage or dispose of artifacts as directed by the Owner.

-

PART 2 – PRODUCTS

2.01 MATERIALS

A. New Materials

1. Provide new materials to match existing or original adjacent materials or original materials for closing of openings, repairs, and reconstruction where suitable salvaged materials do not exists, are insufficient in quantity, or where reuse is not permitted.
2. Retain samples of existing and original materials on site for comparison purposes.
3. Match existing or original materials in type, size, quality, color, finish, material, and other pertinent attributes.

B. Reused Materials

1. Clean and prepare salvaged materials for reuse.
2. Do not use materials with objectionable chips, cracks, splits, dents, scratches, or other defects.
3. Repair all operable items to ensure proper working function.

PART 3 – EXECUTION

3.01 PREPARTION

A. Test materials to be used in repairs for compatibility with existing or original materials; do not use incompatible materials.

B. Cut, move, or remove items to provide access for alterations and restoration work. Replace and restore upon completion.

C. Protect existing and original materials and surfaces from damage by any construction, demolition, or renovation work.

3.02 ALTERATIONS

A. Coordinate alterations and renovations to expedite completion.

B. Minimize damage to existing and original materials and surfaces; provide means for restoring products and finishes to their original or specified condition.

C. Remove unsuitable materials not marked for salvage

-

D. Remove debris and abandoned items from areas of work and from concealed spaces.

E. Refinish visible surfaces to specified condition, with neat transition to adjacent surfaces.

F. Install products and finish surfaces as specified in individual sections, or where no specification section exists, to match existing.

G. Finish patches to provide uniform color and texture over entire surface, with repairs not discernible from normal viewing distance. If finish cannot be matched, refinish entire surface to nearest intersections.

H. Rework finished surfaces to smooth plane, without breaks, steps, or bulkheads:

1. Where new work abuts of aligns with existing, provide smooth and even transitions.
2. Where a change in plane of ± 1/4" occurs, submit recommendation to Architect for transition, unless variations in the plane are part of the original design intent.

I. Where alterations expose mechanical and electrical components that were previously concealed, rework to be concealed in completed work.

3.02 HAZARDOUS MATERIAL PROCEDURES

A. If hazardous or suspected hazardous materials are encountered;

1. Stop work in affected area immediately.
2. Notify Owner and Architect and await instructions.
3. Prevent damage to surrounding materials or surfaces.
4. Prevent human contact.

B. Owner will arrange for abatement or removal of hazardous materials under a separate contract.

END OF SECTION 01355

-

SECTION 02072 – HAZARDOUS MATERIALS PROCEDURES

PART 1 – GENERAL – (Not Used)

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.01 PROCEDURES

A. All work regarding hazardous materials shall be provided in conformance with Federal, State and Local Laws, Rules and Regulations.

END OF SECTION 02072

SECTION 04069 - RESTORATION MORTAR

PART 1 – GENERAL

1.01 SECTION INCLUDES:

- Summary
- References
- Delivery, Storage, and Handling
- Materials
- Equipment
- Mixes
- Erection, Installation, and Application

1.02 SUMMARY

A. This standard includes guidance on preparing lime mortars for repointing masonry.

B. Lime mortars are preferable to Portland cement mortars for repointing historic masonry:

1. Lime mortars are more permeable by water. Water passing through lime mortar will dissolve a small portion of the lime and then will deposit it in hairline cracks as the water evaporates.

2. Lime mortars expand slightly during setting, and resist shrinkage, which causes cracking.

3. Lime mortars are more durable than generally recognized.

1.03 REFERENCES

A. American Society for Testing and Materials (ASTM),
1. C 144 - Aggregate for Masonry Mortar.
2. C 150 - Portland Cement.
3. C 207 - Hydrated Lime for Masonry Purposes.
4. C 1324 - Examination and Analysis of Hardened Masonry Mortar

1.04 DELIVERY, STORAGE AND HANDLING

A. Storage and Protection: Lime and cement must be protected from rainwater and ground moisture, as water vapor in the air can begin the setting process. Sand and any other materials used for mortars should also be protected from moisture and contamination.

1.05 SUBMITTALS

A. Comply with pertinent provisions of Section 01010 - Basic Requirements.
B. Samples: Submit cured mortar samples, <<6 x 1/2 x 1/2 inches>> in size. Samples will be compared to existing unweathered sample to determine acceptability of match.
C. Test Reports: Existing mortar analysis.

1.06 QUALITY ASSURANCE

A. Preconstruction Testing Laboratory Services:
1. Remove four unweathered samples of existing mortar from different locations.
2. Retain one sample for later comparison.
3. Test mortar to ASTM C 1324; report the following:
a. Volumetric proportions of aggregate, cement, lime, and other ingredients.
b. Type, colour, and gradation of aggregate.
c. Presence of pigments or additives

[OR]

B. Analysis of Existing Mortar:
1. Remove four unweathered samples of existing mortar from different locations.
2. Retain one sample for later comparison.
3. Break up remaining samples individually with mallet until constituent parts remain. Examine under microscope to determine:
a. Approximate proportions of aggregate, cement, and lime.
b. Type, size, and colour of aggregate.
c. Presence of fillers and additives.

PART 2 – PRODUCTS

2.01 MATERIALS

NOTE: The use of standard specifications for materials, such as those developed by the ASTM, provides an easily referenced level of quality.

A. Lime: Should conform to ASTM C207, Type S, high plasticity, Hydrated Lime for Masonry Purposes.

1. Lime which meets this standard will “work” well, resists drying during curing, and is sufficiently strong for the purpose of repointing.

2. Lime expands as it hydrates, making high lime mortars more resistant to crack formation.

B. Cement: Should conform to ASTM C150, Type II, White. It should have no more than 0.60% alkali nor more than .15% water soluble alkali.

1. Cement meeting this standard should increase the workability of the mortar, accelerate the setting time and slightly increase the strength of the mortar.

2. The low alkali content will help prevent efflorescence.

C. Sand: Free of impurities and conforming to ASTM C144.

1. Sand color, size, and texture should match the original as provided for in mortar analysis as closely as possible. Provide a sample of the sand for comparison to the original, and have it approved by the Architect before beginning repointing work.

2. When possible and when not conflicting with mortar analysis, use bar sand or beach sand rather than crushed sand for the repointing mortar.

Note: Bar sand or beach sand should be washed to remove salts before using.

a. Crushed sand has sharp edges; a characteristic that tends to makes it “sticky” and difficult to work into the joints.

b. Bar sand, has rounded edges, which helps it to flow more easily during the mortar application.

c. The working characteristics of mortar made with crushed sand may be improved by adding a slight amount of Portland cement. The amount of cement should be determined by experimentation, but should not exceed 20% of the total lime/cement binder. 20% or less of cement has minimal effect on the hardness of the mortar. Cement above that percent or ratio will make the mortar too hard.

D. Clean, potable water: If the water must be transported or stored in a container, the container must be free from contaminants and must not impart any chemicals to the water.

E. Stone dust finely ground from the same stone as that to be repointed if called for in mortar analysis.

F. Additives: NO antifreeze compounds or other admixture shall be used.

Note: Do not use anti-freeze compounds. These compounds are designed for use with cement mortars, and their effectiveness with high lime mortars is questionable. Furthermore, the compounds contain salts that can lead to serious problems in the masonry at a later time.

Note: Air entraining agents are not recommended. These are designed for use with cement rather than lime, and they result in decreased bonding of the mortar and the masonry. Air

entraining is not necessary with high lime mortars because of the natural ability of these to flex with temperature changes.

2.02 EQUIPMENT

A. Surface temperature thermometer – can be either mechanical (less expensive but must be calibrated often) or digital electronic

B. Wooden mortar boxes

C. Hoe

D. Mesh screen

E. Hawks: Plywood or steel hawk (mortar board)

2.03 MIXES

A. Among factors to consider when mixing lime mortar are durability, color, texture, and workability.

1. Durability: Repointing mortar should be softer than the masonry units and the original mortar to reduce stresses at the edge of the masonry and, in the case of lime mortar, to reduce shrinkage which can cause cracks in the mortar. The mortar should be the sacrificial element, not the masonry units.

a. If the new mortar is harder than the masonry or the original mortar, it can cause serious stresses within the wall during thermal expansion and contraction, which can lead to deterioration of the masonry units rather than the mortar.

b. If the mortar is softer, any deterioration that occurs will take place in the mortar, which is easier to replace than the units themselves.

2. Mortar should allow the passage of water, both liquid and vapor. If the mortar lacks permeability, water can become trapped inside the wall, possibly freezing and causing serious deterioration to the masonry.

3. Color and texture: The repointing mortar should match the original mortar in color, texture and physical characteristics.

a. Obtaining an accurate color match is best achieved by selecting an appropriate sand.
b. Color appears to be Dark Gray.

1. Use sand similar to the original in color and gradation. Sand from more than one source may be required.

2. For repointing of natural stones, use finely ground stone “dust” in the mortar to match the joints as closely as possible to the stone if called for in mortar analysis.

   b. If the original mortar was tinted, or if it is impossible to obtain a color match through the use of sand, it may be necessary to use a special mortar pigment.

      Caution: Pigment may react with other ingredients in the mortar to form efflorescence. They may also weather at a different rate than natural coloring and cause a color variation in the mortar.

      Note: If pigments must be used, pure mineral oxides should be used because they do not fade or leach out of the mortar. Amount of pigment should not exceed 2% of the mortar mix by weight.

4. Workability: The workability or plasticity of the mortar is a direct result of the selection of materials.

B. Mortar Mix:

1. Carefully follow mortar analysis to insure that the repointing mortar will not be less permeable/harder than the masonry units or the original mortar. A more permeable mortar is preferred to one that is less permeable.

2. Measure all ingredients by cubic volume using a pre-established and uniform unit of measure, such as a small bucket, rather than an arbitrary unit of measure such as a shovel. Use the same unit for measure and ratios throughout, and catalog any adjustments made in the field.

3. For historic masonry set in lime mortar, use the following ratio for mortar mix:

   1 part Portland cement
   3 parts lime
   8-12 parts sand (To match existing mortar as closely as possible.)

   Note: The exact mix required will relate to the grain size and sharpness of the sand and will vary depending on the supply.

   – OR –

   For historic masonry set in standard mortar, use the following mortar mix (ASTM C270 Type "0") as a starting point:

1 part Portland cement
2 parts lime or lime putty
6 to 9 parts sand and stone dust (To match existing mortar as closely as possible.)

4. Mix a final "job-size" batch once the correct sand color, cement content, etc. have been determined through small tests to ensure the on-site mix conditions will result in the same final product.

PART 3 – EXECUTION

3.01 ERECTION, INSTALLATION, APPLICATION

A. Mix Hydrated Lime:
1. Add dry bagged hydrated lime to water. Stir and hoe the mass to form a thick cream.

2. Allow to stand at least 24 hours before use.

B. Prepare Roughage Premix (for later use):

1. Accurately proportion the sand and lime using measuring boxes constructed to contain the exact volume of each ingredient required to make on batch.

2. Mix sand and lime thoroughly for about ten minutes. Store in plastic-lined drums and seal until required.

Note: This compound may be stored indefinitely if kept sealed from air and kept from freezing.

3. When required for use, add and mix the correct portion of gauging cement as specified and use immediately. Accurate portioning is very important.

C. Add cements to lime and aggregate mixes immediately before the use of the mortar.

1. Perform all batching with wooden boxes or plastic pails of known volume to ensure standardization and conformity of measurement; Shovel measurement of materials is not permitted.

2. Use box sizes that are sufficient for producing a batch size equal to one mixer load.

Note: Mix dry ingredients thoroughly before adding any water (approximately five minutes).

D. Add a small amount of water so that the mortar is just wet enough to hang on a trowel.

Note: Excess water will cause shrinkage. Too little water will retard carbonation. Record the amount of water added to be used as a guide for future batches.

E. Mix mortars at least 10 minutes before using to improve workability and ensure thorough mixing.

Note: Automatic mixers shall have rubber blades. Clean mixing boards and mixing machines thoroughly after each use to prevent hardened lumps of mortar from contaminating next batch.

1. Repointing mortars may sit 1-2 hours after initial mixing and may be remixed to a workable consistency. This is done to reduce shrinkage.

2. Test the mix by holding a trowel with mortar on it upside down and shaking it once.
   a. If the mortar falls off without shaking, it too much sand is present.

   b. If more than one shake is required, the mortar is too sticky or “plastic” and the lime content must be decreased.

F. Coloring Mortars:

1. Take samples of freshly-broken mortar from the original masonry pointing. Note color of aggregate for color-matching.

   Note: Use unweathered, unsoiled samples only.

2. Prepare test patties of mortar approximating the inner color of the sample and set aside to dry for at least 72 hours. Drying time may be accelerated by placing the patty sample in an oven or over a hot-plate.

3. Break the sample test patties and compare the inner portions to the original.

4. See Section 2.03 above for additional information on coloring mortars.

G. Use repointing mortar within approximately 1-2 hours of final mixing. Retemper the mortar as necessary to maintain workability.

Note: Retempering is permitted to maintain workabliity. Remixing is not permitted. Add water at the mortar-board using a spray bottle to replace only the water lost through evaporation.

Note: use all mortar within two hours of gauging; throw out remaining mortar; to not re-temper or remix mortars after this time has elapsed.

Note: This time limit may vary depending on the outside temperature (longer on cooler days and shorter on warmer days)

END OF SECTION 04069

SECTION 04932 – WATER CLEANING OF MASONRY

PART 1 -GENERAL

1.1 SUMMARY

A. Section Includes:

1. Low pressure water soaking of existing exterior masonry.
2. High pressure water cleaning of existing exterior masonry.

1.2 DEFINITIONS

A. Low Pressure: Less than 60 psi.

B. High Pressure: 300 to 2250 psi.

1.3 SUBMITTALS

A. Qualification Statement: Applicator qualifications, including previous projects.

1.4 QUALITY ASSURANCE

A. Applicator Qualifications:

1. Minimum 3 years experience in work of this Section.
2. Successful completion of at least 3 projects of similar scope and complexity within past 5 years.

B. Mockups:

1. Clean 100 square feet of existing brick and 100 square feet of stone.
   a. Perform operations in presence of Architect.
   b. Determine effectiveness of methods.
   c. Ensure that procedures will not discolour or damage existing surfaces.
2. Locate where directed by Architect.

1.5 PROJECT CONDITIONS

A. Do not perform work when ambient or surface temperature is below 40 degrees F, during precipitation, or if these conditions are anticipated within 24 hours after completion of work.

B. Do not perform work when wind could carry materials to adjacent or underlying materials, or to adjacent property.

PART 2 PRODUCTS

2.1 MATERIALS

A. Water: Potable, clean, and free from acids, alkalies, and detrimental matter.

2.2 EQUIPMENT

A. Spray Equipment: Capable of producing and maintaining required velocity and water pressure at nozzle at consistent rates.

PART 3 EXECUTION

3.1 PREPARATION

A. Close off areas in which work is being performed to pedestrian and vehicular traffic.

B. Protect adjacent and underlying surfaces from damage.

C. Install temporary dams and containment devices to collect runoff water.

3.2 PROCEDURES

A. Clean existing brick and stone surfaces.

B. Remove dirt, hydrocarbons, grease, oil, environmental pollutants, and residues.

C. Sandblasting and the use of cleaning solutions is prohibited.

D. Follow procedures established during preparation of mockup.

E. Do not damage existing surfaces. Leave surfaces uniform in appearance.

3.3 LOW PRESSURE WATER SOAKING

A. Apply water intermittently using soaker hoses, spray racks, or other approved low pressure methods for a period of from 2 days.

B. After soaking, remove remaining dirt by lightly brushing and low pressure washing.

C. Repeat process if required until masonry is clean.

3.4 HIGH PRESSURE WATER CLEANING

A. Remove loose and peeling paint by scraping and wire brushing.

B. Clean surfaces with high pressure water. Hold nozzle perpendicular to surface; work at uniform rate and uniform distance from surface.

C. Work from bottom of wall up.

D. Repeat process if required until masonry is clean.

END OF SECTION 04932

SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Rough carpentry required for this work includes, but is not necessarily limited to:

- Studs, joists, rafters, and roof trusser;
- Particleboard and/ or plywood, including sub-flooring;
- Sheathing;
- Exterior siding; and
- Wood deck and exterior wood railings.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. Framing lumber: Douglas Fir - Hemlock or Southern Pine, 1500 f or better.

B. Exterior exposed lumber: Preservative-treated lumber or redwood, select grade.

C. Lag bolts: Federal specification FF-B-561.

D. Nails and spikes: Common (except as noted), Federal Specification FF-N-105, galvanized at exterior locations.

E. Particleboard (flakeboard): Wood flakes and water resistant adhesive, sanded faces, of thickness shown.

F. Plywood: Department of Commerce Product Standard PS-1, factory grade.

G. Sheathing: Douglas Fir plywood, sheathing grade, of thickness shown.

H. Exterior siding: Match original or Select Grade, clear and free of knots.

I. Building paper: 15-pound asphalt saturated felt.

PRESERVATIVE TREATMENT:

A. Lumber indicated or required to be preservative treated, shall comply with applicable requirements of American Wood Preservers Bureau (AWBP) LP-22 for below-grade use and LP-2 elsewhere.
   1. Preservative: Chromated Copper Arsenate (CCA) complying with Federal Specification TT-W-571.
   2. Moisture content: Kiln-dried to 15 percent maximum.

B. Mark each piece of treated lumber to comply with AWPB Quality Mark for specified requirements.

PART 3 - EXECUTION

3.1 GENERAL:

A. Cut and fit rough carpentry as shown and as required by other trades.

B. Provide tight, well-nailed joints, with members assembled in accordance with applicable codes and regulations.

C. Coat cut surfaces of preservative treated wood with same preservative used in [plant.

3.2 JOIST AND RAFTER FRAMING:

A. Select pieces so that knots and obvious defects will not interfere with placing bolts or nails or making proper connections. Cut out and discard defects which render a piece unable to serve its intended function.

B. Cutting of floor joists to a depth of 1/6 joist depth will be permitted except in the middle third of the span.

C. Size joists to width and frame ends with material of same size as joists.

D. Provide double joists headers and trimmers around chimneys, stairways, fireplace openings, etc. Allow 1" clearance around chimney masonry.

E. Provide double joists or ladder joist construction under partitions parallel to joists.

F. Provide 1 x 3 white pine bridging or better, or manufactured metal bridging, as follows:

1. One row at joists 12 feet or less.
2. Two rows at joists over 12 feet.
3. Double nail at each end of bridging.

3.3 STUD FRAMING:

A. Frame exterior wall openings and interior load-bearing partition openings with headers to carry imposed loading condition.

B. Cutting of studs to ½ stud depth will be permitted to receive piping and duct work.

C. Use double studs at sides of load bearing wall openings, single studs at sides of non-load bearing partition openings.

D. Form outside and inside corners with three studs spiked together.

E. Let 1 x 4 diagonal corner braces into face of studs, extending from sill to plate where possible.

F. Provide plates consisting of 2 x 4 doubles at top of load-bearing partitions, tied into intersecting partitions. Where roof trusses are used, partitions may have single top plates.

3.4 ROOF TRUSSES:

A. Provide specific structural truss details for roof construction. Roof trusses shown are diagrammatic.

B. Trusses shall be of an approved design and fabrication for the specific geographical area.

3.5 GROUND AND NAILERS:

A. Provide grounds and nailers of sufficient size if not specifically shown.

3.6 SUBFLOORS AND UNDERLAYMENT:

A. Provide ¾" tongue and grove subfloors.

B. Break subfloor joints over joists.

1. Plywood subfloors shall be 3/4" thick, laid with outer ply surface grain at right angle to joists, 1/8" between panels, end joints staggered 4'-0"
2. Nail with 8d or 10d commons at 6-8" o.c., at least twice at each bearing for lumber.

C. Let-down subfloors where required for slate or tile floors.

D. Provide building paper over subfloors, laid loose with edges lapper 4".

E. Provide ¼" plywood underlayment.

1. Install just before finish floor and protect against damage.
2. Stagger end joints with respect to each other and offset all joints with respect to subfloor joints.
3. Butt panel ends and edges,, allowing 1/32".
4. Nail 6" o.c. along edges and 8" o.c. each way throughout remainder of panel.
5. Lightly sand surface roughness, particularly at joints and nails.

3.7 SHEATHING:

A. Cover exterior framing with sheathing.

B. Cover roof framing with tongue and grove plywood and nailed at 6" o.c. at each rafter. Panel end joints shall occur over framing.

C. Cover sheathing with one layer 15 pound saturated roofing felt, weather lapped 6" minimum, and stapled in place.

3.8 EXTERIOR SIDING:

A. Install siding plumb and level, in accordance with manufacturer's instruction.

B. Conceal fasteners; cut to ensure burred, chipped, or rough edges do not remain exposed.

3.9 DECK AND RAILINGS:

A. Install deck and exterior wood railings as detailed, securely fastened together so as to support required live loads (200 pounds horizontally at any point on railing).

END OF SECTION 06100

SECTION 06200 - FINISH CARPENTRY

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Finish carpentry required for this work includes, but is not necessarily limited to:

Moldings and Trim

PART 2 – PRODUCTS

2.1 MATERIALS:

A. Finish lumber: Accoya
1. Moisture content: 6 percent maximum.

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

A. Prime paint surfaces of items or assemblies in contact with cementitious materials, before installation.

3.2 INSTALLATION:

A. Install work in accordance with AWI Premium quality standard.

B. Set and secure materials and components in place, plumb and level.

C. Install trim and edge bands with nails.

3.3 PREPARATION FOR FINISH

A. Sand work smooth and set exposed fasteners. Apply wood filler in exposed fastener indentations.

B. Site Finishing: Refer to Section 09900.

END OF SECTION 06200

SECTION 07200 - INSULATION

PART 1 - GENERAL

1.1 DESCRIPTION:

A. Insulation required for this work includes, but is not necessarily limited to:

- Wall insulation.
- Attic insulation.
- Roof insulation.

PART 2 - PRODUCTS

2.1 MATERIALS:

A. Rigid insulation:
1. Roof: 4 " (R 25 Minimum) Polyisocyanurate.

B. Nail Base Insulating Sheathing:
1. Roof: 4 " (R 25 Minimum) Polyisocyanurate.
2. Plywood Nominal Thickness, Exposure 1: 1/2 inch.

C. Rigid Insulation (Extruded Polystyrene (XPS):
1. Manufacturer: None Selected
2. Location: Stud walls
3. Thickness: Varies, see drawings.
4. R-Value: R-5 per inch of thickness minimum.

D. Blanket Insulation (Mineral wool):
1. Manufacturer: Rockwool - Comfortbatt
2. Location: Ceiling, Walls
3. Thickness: Varies, see drawings.
4. R-Value: R-4 per inch of thickness minimum.

E. Blanket Insulation (Mineral wool):
1. Manufacturer: Rockwool - Safe'n'Sound
2. Location: Ceiling, Walls
3. Thickness: Varies, see drawings.
4. Acoustical Performance: ASTM C423.

F. Nails and staples: Electroplated or galvanized steel wire.

G. Tape: Self-adhering polyethylene-faced.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Ensure that surfaces to receive insulation are clean, free of deleterious matter, and sufficiently true and level to allow continuous and complete thermal protection.

3.2.1 INSTALLATION

A. Install insulation in accordance with manufacturer's written recommendations.

B. Install insulation to maintain continuity of thermal protection to building elements and spaces.

C. Do not compress insulation to fit into spaces.

D. Coordinate installation of firestopping.

E. Fit insulation closely around electrical boxes, pipes, ducts, frames and other objects in or passing through insulation.

F. Keep insulation minimum [3] inches from heat emitting devices such as recessed light fixtures, and minimum [2] inches from sidewalls of chimneys and vents.

G. Seal joints with acoustical joint sealant.

H. Do not enclose insulation until inspection and receipt of Architect's written approval.

END OF SECTION 07200

SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following sheet metal flashing and trim:

1. Formed wall flashing and trim.

2. Formed equipment support flashing.

1.3 PERFORMANCE REQUIREMENTS

A. General: Install sheet metal flashing and trim to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failing, rattling, leaking, and fastener disengagement.

B. Thermal Movements: Provide sheet metal flashing and trim that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that resist rotation and avoid shear stress as a result of sheet metal and trim thermal movements. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

C. Water Infiltration: Provide sheet metal flashing and trim that do not allow water infiltration to building interior.

1.4 SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

1.5 QUALITY ASSURANCE

A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver sheet metal flashing materials and fabrications undamaged. Protect sheet metal flashing and trim materials and fabrications during transportation and handling.

B. Unload, store, and install sheet metal flashing materials and fabrications in a manner to prevent bending, warping, twisting, and surface damage.

C. Stack materials on platforms or pallets, covered with suitable weathertight and ventilated covering. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage.

1.7 COORDINATION

A. Coordinate installation of sheet metal flashing and trim with interfacing and adjoining construction to provide a leakproof, secure, and noncorrosive installation.

PART 2 - PRODUCTS

2.1 SHEET METALS

A. Prepainted, Metallic-Coated Steel Sheet: Steel sheet metallic coated by the hot-dip process and prepainted by the coil-coating process to comply with ASTM A 755/A 755M.

1. Zinc-Coated (Galvanized) Steel Sheet: ASTM A 653/A 653M, G90 (Z275) coating designation; structural quality.

2. Exposed Finishes: Apply the following coil coating:

a. Factory Prime Coating: Where painting after installation is indicated, provide pretreatment and white or light-colored, factory-applied, baked-on epoxy primer coat; with a minimum dry film thickness of 0.2 mil (0.005 mm).

b. Siliconized-Polyester Coating: Epoxy primer and silicone-modified, polyester-enamel topcoat; with a dry film thickness of not less than 0.2 mil (0.005 mm) for primer and 0.8 mil (0.02 mm) for topcoat.

1) Color: As selected by Architect from manufacturer's full range.

2.2 UNDERLAYMENT MATERIALS

A. Polyethylene Sheet: 6-mil thick polyethylene sheet complying with ASTM D 4397.

2.3 MISCELLANEOUS MATERIALS

A. General: Provide materials and types of fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation.

B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads.

1. Fasteners for Flashing and Trim: Blind fasteners or self-drilling screws, gasketed, with hex washer head.

C. Elastomeric Sealant: ASTM C 920, elastomeric silicone polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.

2.4 FABRICATION, GENERAL

A. General: Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated. Shop fabricate items where practicable. Obtain field measurements for accurate fit before shop fabrication.

B. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.

C. Fabricate sheet metal flashing and trim without excessive oil canning, buckling, and tool marks and true to line and levels indicated, with exposed edges folded back to form hems.

1. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.

2. Seams for Other Than Aluminum: Fabricate nonmoving seams in accessories with flat-lock seams. Tin edges to be seamed, form seams, and solder.

D. Sealed Joints: Form nonexpansion but movable joints in metal to accommodate elastomeric sealant to comply with SMACNA recommendations.

E. Expansion Provisions: Where lapped or bayonet-type expansion provisions in the Work cannot be used, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with elastomeric sealant concealed within joints.

F. Conceal fasteners and expansion provisions where possible on exposed-to-view sheet metal flashing and trim, unless otherwise indicated.

2.5 MISCELLANEOUS SHEET METAL FABRICATIONS

A. Equipment Support Flashing: Fabricate from the following material:

1. Prepainted, Metallic-Coated Steel: 0.0276 inch thick.

2.6 FINISHES

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions and other conditions affecting performance of work.

1. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.

2. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

A. General: Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement. Use fasteners, solder, welding rods, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.

1. Torch cutting of sheet metal flashing and trim is not permitted.

B. Metal Protection: Where dissimilar metals will contact each other or corrosive substrates, protect against galvanic action by painting contact surfaces with bituminous coating or by other permanent separation as recommended by fabricator or manufacturers of dissimilar metals.

1. Coat side of sheet metal flashing and trim with bituminous coating where flashing and trim will contact wood, ferrous metal, or cementitious construction.

2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of felt underlayment and cover with a slip sheet or install a course of polyethylene underlayment.

3. Bed flanges in thick coat of asphalt roofing cement where required for waterproof performance.

C. Install exposed sheet metal flashing and trim without excessive oil canning, buckling, and tool marks.

D. Install sheet metal flashing and trim true to line and levels indicated. Provide uniform, neat seams with minimum exposure of solder, welds, and elastomeric sealant.

E. Install sheet metal flashing and trim to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before fabricating sheet metal.

1. Space cleats not more than 12 inches (300 mm) apart. Anchor each cleat with two fasteners. Bend tabs over fasteners.

F. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet (3 m) with no joints allowed within 24 inches (600 mm) of corner or intersection. Where lapped or bayonet-type expansion provisions cannot be used or would not be sufficiently watertight, form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, filled with elastomeric sealant concealed within joints.

G. Fasteners: Use fasteners of sizes that will penetrate substrate not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.

1. Galvanized or Prepainted, Metallic-Coated Steel: Use stainless-steel fasteners.

2. Aluminum: Use aluminum or stainless-steel fasteners.

H. Seal joints with elastomeric sealant as required for watertight construction.

1. Where sealant-filled joints are used, embed hooked flanges of joint members not less than 1 inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is moderate, between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement either way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).

2. Prepare joints and apply sealants to comply with requirements in Division 7 Section "Joint Sealants."

3.3 ROOF FLASHING INSTALLATION

A. General: Install sheet metal roof flashing and trim to comply with performance requirements, sheet metal manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

B. Roof Edge Flashing: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.

1. Interlock bottom edge of roof edge flashing with continuous cleats anchored to substrate at 12-inch centers.

C. Copings: Anchor to resist uplift and outward forces according to recommendations in FMG Loss Prevention Data Sheet 1-49 for specified wind zone and as indicated.

1. Interlock exterior bottom edge of coping with continuous cleats anchored to substrate at 12-inch centers.

D. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending a minimum of 4 inches (100 mm) over base flashing. Install stainless-steel draw band and tighten.

E. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Install flashing as follows:

1. Turn lead flashing down inside vent piping, being careful not to block vent piping with flashing.

2. Seal with elastomeric sealant and clamp flashing to pipes penetrating roof except for lead flashing on vent piping.

3.4 WALL FLASHING INSTALLATION

A. General: Install sheet metal wall flashing to intercept and exclude penetrating moisture according to SMACNA recommendations and as indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.

3.5 MISCELLANEOUS FLASHING INSTALLATION

A. Equipment Support Flashing: Coordinate installation of equipment support flashing with installation of roofing and equipment. Weld or seal flashing with elastomeric sealant to equipment support member.

3.6 CLEANING AND PROTECTION

A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.

B. Clean and neutralize flux materials. Clean off excess solder and sealants.

C. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed. On completion of installation, clean finished surfaces, including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain in a clean condition during construction.

D. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 07620

SECTION 07920 - SEALANTS AND CAULKING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. The work of this section concludes the furnishing and installing of caulking and sealing materials and the sealing of joints as shown on the drawings and as specified herein.

B. Cooperation with other sections and separate contracts is required and the work hereunder shall be coordinated as required to fulfill the intent of the contract.

1.3 SUBMITTALS

A. Submit samples in accordance with the General Conditions; include two each of the following:

1. Caulk or sealant - pint or tube of each type to be used. Color chips will not be acceptable.
2. Back-up material - 12" strip.
3. Primers - pint bottle for each proposed caulk.
4. Bond breakers - 12" strip for each proposed caulk.

B. Submit copies of the manufacturer's installation instructions prior to the application of any materials.

1.4 WARRANTY

A. Provide warranty under the provisions of the General Conditions, except that guarantee period shall be five (5) years instead of one (1) year from date of substantial completion and shall guarantee that the work provided hereunder shall remain wind, weather, and dust tight, that materials or workmanship employed are without defects and the Contractor and the Applicator jointly shall remedy without expense to the Owner any caulking or sealing defects appearing within the period guaranteed.

B. The following types of failure shall be adjudged defective work:

1. Loss of adhesion or cohesion.
2. Loss of elasticity.
3. Staining or bleeding.
4. Melting, running or sagging.
5. Shrinkage or opening of joints.

1.5 DELIVERY AND STORAGE

A. Materials shall be delivered to the site in original factory packaging bearing manufacturer's name, brand name and/or identification code and description and shall be stored in a dry place until used.

1.6 QUALITY ASSURANCE

A. Manufacturer: Company specializing in manufacturing the products specified in this Section with minimum three years documented experience.

B. Applicator: Company specializing in applying the work of this Section with minimum three years documented experience and approved by sealant manufacturer.

C. Conform to Sealant and Waterproofers Institute requirements for materials and installation.

1.7 ENVIRONMENTAL REQUIREMENTS

A. Do not install solvent curing sealants in enclosed building spaces.

B. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.8 DESIGN AND USE

A. The depth of joints and spaces which are to receive sealant should not exceed 1/2 the width or be less than 1/4 inch; nor shall they be less than 1/4" wide nor more than 1" wide. Where these requirements are not met, no sealing or caulking shall be done without the written approval of the Architect.

B. Where joint is less than 1/2" wide, depth of sealant shall be not less than 1/4" nor greater than width of joint. Where joint is between 1/2" and 1" wide, depth of sealant shall be one-half the width.

C. Joints which are deeper than required shall be backfilled solidly to the required depth with specified filler.

D. Type I sealant shall be used for exterior sealing where shown.

E. Sealant colors to match adjacent materials. Provide samples for approval prior to installing.

1.9 TEST AND INSPECTION

A. A representative of the manufacturer of the approved sealant shall be present at the start of the work to instruct applicator in the proper methods and procedures. Said representative shall also be present during the progress of the work as necessary to assure a satisfactory and guaranteed installation.

B. Caulking and sealing materials shall be field tested in the presence of the Architect for compatibility with materials to which application is specified or noted. Installation shall not proceed until approval has been received from the Architect.

C. Specifically, the following conditions shall be treated:

1. Vertical concrete surfaces and cast-in-place, which could have residues left from form release agents.
2. Horizontal concrete surfaces to which curing and/or hardening compounds have been applied.
3. Mortar wherein admixtures have been incorporated.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Type I Sealant: silicone sealant, FS TT-S-01543, Class A, low modulus type.

B. Where necessary, or when directed, metal, concrete and masonry surfaces shall be masked or otherwise protected against smearing or other defacements. The tape shall be placed before preparation of joints and removed immediately after application. Where unavoidable, such surfaces shall be cleaned with proper solvents which will not deface the finish of the metal, concrete or masonry surfaces.

2.2 APPLICATION

A. After joints have been prepared and compatibility of compound has been ascertained, proceed with sealing in accordance with material manufacturer's approved printed specifications.

B. Measure joint dimensions and size material to achieve required width/depth ratios.

C. Primers: Follow the manufacturer's printed instructions on the use of primers on various substrates. Apply primer only to sides of working joints and not to back surfaces. Do not spill on adjacent surfaces before insertion of backup fillers.

D. When placing the inside face of sealant against a rigid material, lay strips of bond breaker over rigid material to prevent sealant from bonding. Run breaker full length and width of joint. Sealant shall be allowed to bond only to two opposing surfaces. Install bond breaker where joint backing is not used.

E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

2.3 CLEAN-UP

A. Adjacent materials which are soiled by the work under this Section shall be cleaned immediately and work left in a neat, clean condition.

B. Repair or replace defaced or disfigured finishes caused by work of this section.

C. Primer: Non-staining type, recommended by the manufacturer of the sealant and shall be compatible to the sealant and to the substrate.

D. Bond breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

E. Backing materials: Premolded or extruded fillers of closed cell polyethylene, neoprene (neoprene not compatible with silicone), urethane, or butyl rod stock, oversized 30 to 50 percent larger than joint width, capable of being compressed to 25% of their original size.

PART 3 - EXECUTION

3.1 PREPARATION

A. Do not apply caulk or sealants when the temperature is below 40 degrees F. Perform preparation in accordance with ASTM C804 for solvent release and ASTM C790 for latex base sealants.

B. Before the application of any materials, carefully inspect the surfaces to which materials are to be applied and report to the Architect any conditions that would preclude proper application and guaranteeing of sealants.

C. The application of materials will be held to evidence acceptance of the surfaces and Contractor and Applicator shall be held responsible for the results as executed and shall make good defects occurring in the work at no additional cost to the Contract.

D. Before application of the caulk or sealant, joints shall be made free of dust, oil, grease, water, frost or loose mortar or other foreign materials.

1. Verify that joint backing and release tapes are compatible with sealant.
2. Remove dust or other loose debris with a stiff brush or compressed air.
3. Wire brush to remove rust, mill scale or corrosion from metals. Eliminate traces of oil, grease or lacquers with a solvent wash, using toluene, xylene or methylethyl ketone (MEK) applied with a clean brush and wiped dry with frequently changed rags.
4. Soap, detergent or any water-based cleaner shall not be used.

END OF SECTION 07920

SECTION 08520 - ALUMINUM WINDOWS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes heavy commercial-grade aluminum window units of the performance class indicated. Window types required include:

1. Single-hung windows.
3. Fixed windows.

1.3 SYSTEM PERFORMANCE REQUIREMENTS

A. General: Provide aluminum window units that comply with performance requirements specified, as demonstrated by testing manufacturer's corresponding stock systems according to test methods indicated.

B. Design Requirements: Comply with structural performance, air infiltration, and water penetration requirements indicated in AAMA 101 for type, grade, and performance class of window units required.

1. Optional Performance Class Requirements: Where the required design pressure exceeds the minimum for the specified window grade, comply with requirements of AAMA 101, Section 3, "Optional Performance Classes" for higher than minimum performance class.
2. Heights of window units above grade at the window centerline are indicated or can be determined from the drawings. Consult with the Architect for clarification needed to confirm required loading and test pressures.
3. Design wind velocity at the project site is 70 mph.

C. Testing: Test each type and size of required window unit through a recognized independent testing laboratory or agency, in accordance with ASTM E 330 for structural performance, with ASTM E 283 for air infiltration, and with ASTM E 547 for water penetration. Provide certified test results.

D. Testing: Test each type and size of required window unit through a recognized independent testing laboratory or agency, in accordance with ASTM E 330 for structural performance, with ASTM E 283 for air infiltration, and with both ASTM E 331 and ASTM E 547 for water penetration. Provide certified test results.

1. Structural Performance: Provide window units with no failure or permanent deflection in excess of 0.4 percent of any member's span after removal of the imposed load, for a positive (inward) and negative (outward) test pressure of 30 lbf/sq. ft.
2. Air Infiltration: Provide units with air infiltration rate of not more than 0.37 cfm/ft. of operable sash joint for an inward test pressure of 1.57 lbf/sq. ft. and/or maximum 0.01 cfm/sq. ft when tested per ASTM E 283 at a static air pressure difference of 6.24 psf.
3. Air Infiltration: Provide units with air infiltration rate of not more than 0.37 cfm/ft. of operable sash joint for an inward test pressure of 6.24 lbf/sq. ft.
4. Water Penetration: Provide units with no water penetration as defined in the test method at an inward test pressure of 15 percent of the design pressure and/or no water leakage when tested per ASTM E 547 at a static air pressure difference of 13.50 psf.
5. Condensation Resistance: Where window units are indicated to be of "thermal-break construction," provide units that have been tested for thermal performance in accordance with AAMA 1503.1 showing a condensation resistance factor (CRF) of 45.
6. Thermal Transmittance: Provide window units that have a U-value maximum of 0.38 BTU/hour/sq. ft./deg F at 15-mph exterior wind velocity, when tested in accordance with AAMA 1503.1.
7. Forced-Entry Resistance: Provide window units that comply with requirements for Performance Level 10 when tested in accordance with ASTM F 588.

E. Sound Insulation Construction: Fabricate aluminum window units that have been certified to provide a sound transmission class (STC) rating of at least 40 when tested in accordance with ASTM E 90 and classified according to ASTM E 413.

1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of the Contract and Division 1 Specification Sections.

1. Product data for each type of window required, including:

a. Construction details and fabrication methods.
b. Profiles and dimensions of individual components.
c. Data on hardware, accessories, and finishes.
d. Recommendations for maintenance and cleaning of exterior surfaces.

2. Samples for Initial Color Selection: Submit samples of each specified finish on 12-inch-long sections of window members. Where finishes involve normal color variations, include sample sets showing the full range of variations expected.
3. Samples for Verification Purposes: The Architect reserves the right to require additional samples, that show fabrication techniques and workmanship, and design of hardware and accessories.
4. Certification: Provide certification by a recognized independent testing laboratory or agency showing that each type, grade, and size of window unit complies with performance requirements indicated.
5. Material Test Reports: Engage a recognized independent testing laboratory or agency to perform tests specified. Provide certified test results showing that each type, grade, and size of window unit complies with performance requirements indicated.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced Installer who has completed installation of aluminum windows similar in design and extent to those required for the project and whose work has resulted in construction with a record of successful in-service performance.

B. Standards: Requirements for aluminum windows, terminology and standards of performance, and fabrication workmanship are those specified and recommended in AAMA 101 and applicable general recommendations published by AAMA.

C. Single-Source Responsibility: Provide aluminum window units from one source and produced by a single manufacturer.

D. Design Concept: The drawings indicate the size, profiles, and dimensional requirements of the aluminum window types required and are based on the specific type and model indicated. Aluminum windows by other manufacturers may be considered provided deviations in dimensions and profiles are minor and do not change the design concept as judged by the Architect. The burden of proof of equality is on the proposer.

1.6 PROJECT CONDITIONS

A. Field Measurements: Check actual window openings by accurate field measurement before fabrication. Show recorded measurements on final shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of work.

1. Where necessary, proceed with fabrication without field measurements, and coordinate fabrication tolerances to ensure proper fit of window units.

1.7 WARRANTY

A. Aluminum Window Warranty: Submit a written warranty, executed by the window manufacturer, agreeing to repair or replace window units that fail in materials or workmanship within the specified warranty period. Failures include but are not necessarily limited to:

1. Structural failures including excessive deflection, excessive leakage, or air infiltration.
2. Faulty operation of sash and hardware.
3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.

B. Warranty Period: 3 years after the date of Substantial Completion.

C. The warranty shall not deprive the Owner of other rights or remedies that the Owner may have under other provisions of the Contract Documents and is in addition to and runs concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include, but are not limited to, the following:

B. Available Manufacturers: Subject to requirements, manufacturers offering products which may be incorporated in the work but not limited to include:

1. Anderson Windows & Doors – Anderson Corporation
2. Stergis Windows & Doors Inc.
3. Universal Window and Door LLC
4. Marvin Lumber and Cedar Co., LLC
5. Pella Corporation
6. Or approved equal.

2.2 MATERIALS

A. Aluminum Extrusions: Provide alloy and temper recommended by the window manufacturer for the strength, corrosion resistance, and application of required finish, but

not less than 22,000-psi ultimate tensile strength and not less than 0.062 inch thick at any location for main frame and sash members.

B. Fasteners: Provide aluminum, nonmagnetic stainless steel, epoxy adhesive, or other materials warranted by the manufacturer to be noncorrosive and compatible with aluminum window members, trim, hardware, anchors, and other components of window units.

1. Reinforcement: Where fasteners screw-anchor into aluminum less than 0.125 inch thick, reinforce the interior with aluminum or nonmagnetic stainless steel to receive screw threads or provide standard noncorrosive pressed-in splined grommet nuts.
2. Exposed Fasteners: Except where unavoidable for application of hardware, do not use exposed fasteners. For application of hardware, use fasteners that match the finish of the member or hardware being fastened, as appropriate.

C. Anchors, Clips, and Window Accessories: Fabricate anchors, clips, and window accessories of aluminum, nonmagnetic stainless steel, or hot-dip zinc-coated steel or iron complying with the requirements of ASTM B 633; provide sufficient strength to withstand design pressure indicated.

D. Compression-Type Glazing Strips and Weatherstripping: Unless otherwise indicated, and at the manufacturer's option, provide compressible stripping for glazing and weatherstripping such as molded EPDM or neoprene gaskets complying with AAMA SG-1 or with ASTM D 2000 Designation 2BC415 to 3BC620, or molded PVC gaskets complying with ASTM D 2287, or molded expanded EPDM or neoprene gaskets complying with ASTM C 509, Grade 4.

E. Sealant: For sealants required within fabricated window units, provide type recommended by the manufacturer for joint size and movement. Sealant shall remain permanently elastic, nonshrinking, and nonmigrating. Comply with Division 7 Section "Joint Sealants" of these specifications for selection and installation of sealants.

F. Wire Fabric Insect Screen: Provide 18 by 18, 18 by 16, or 18 by 14 mesh of 0.009-inch-diameter stainless steel wire, complying with FS RR-W-365, Type VI.

2.3 HARDWARE

A. General: Provide the manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum and of sufficient strength to perform the function for which it is intended.

B. Provide hardware as recommended by manufacturer, submit product literature as part of submittal.

2.4 ACCESSORIES

A. General: Provide the manufacturer's standard accessories that comply with indicated standards.

B. Window Cleaner's Bolts: Provide window cleaner's bolts of standard design, complying with governing regulations and ANSI A 39.1. Fabricate bolts of nonmagnetic stainless steel.

1. Reinforce window units or mullions to receive bolts, and provide additional anchorage of units at locations of bolts.

C. Insect Screens: Provide insect screens for each operable exterior sash or ventilator. Locate screens on the inside or outside of the window sash or ventilator, depending upon window type. Design windows and hardware to accommodate screens in a tight-fitting removable arrangement, with a minimum of exposed fasteners and latches.

1. Wickets: Provide sliding or hinged-type wickets, framed and trimmed for a tight fit and durability during handling.
2. Screen Frames: Fabricate frames of tubular-shaped extruded or formed aluminum members of 0.040-inch minimum wall thickness, with mitered or coped joints and concealed mechanical fasteners. Finish frames to match window units.
3. Screen Frames: Fabricate frames of nonmagnetic stainless steel members of 0.020-inch minimum wall thickness, with mitered or coped joints and concealed mechanical fasteners. Finish frames with No. 2B bright mill finish.

    a. Provide removable PVC spline-anchor concealing the edge of the screen frame.

D. Weatherstripping: Provide sliding-type weatherstripping where sash rails slide horizontally or vertically along the unit frame. Provide compression-type weatherstripping at the perimeter of each operating sash where sliding type is not appropriate.

1. Provide weatherstripping locked in to extruded grooves in the sash.

2.5 GLAZING

A. Glazing: At frames and vents all glazing legs shall be 7/8” high with serrations on inside surface. Glazing bead shall be extruded snap-in type no less than 0.050” and shall accommodate up to and including 1” glass, panels, or louvers.

2.6 SINGLE-HUNG WINDOWS

A. Window Grade and Class: Provide window units that comply with requirements of AAMA Grade and Performance Class HC40, including operating force and deglazing test requirements specified in AAMA 101.

1. Provide window units that have tilt-in feature permitting both sides of the sash to be cleaned from the interior.

B. Hardware: Provide the following equipment and operating hardware:

1. Sash Balances: Manufacturer's standard type (2 per sash).
2. Lock: Cam action sweep lock and keeper on the meeting rail.
3. Lock: Spring-loaded snap-type lock on bottom rail of lower sash (2 per sash).
4. Lock: Spring-loaded plunger lock on meeting rail of lower sash (2 per sash).
5. Lock: Pole-operated cam action locking device on meeting rail of windows with meeting rail more than 6 feet above the floor.
6. Lift Handle: Applied sash lifts on bottom rail of lower sash (2 per sash).
7. Lift Handle: Continuous integral sash lift bar on bottom rail of lower sash.
8. Pull-Down Handles: Applied handles on bottom rail of upper sash (2 per sash).
9. Pull-Down Handles: Continuous integral handle on bottom rail of lower sash.
10. Pole Socket: Provide a pole socket or groove on the inside face of top rail of the upper sash on window units with meeting rails more than 6 feet above the floor.

2.7 FABRICATION

A. General: Fabricate aluminum window units to comply with indicated standards. Include a complete system for assembly of components and anchorage of window units.

11. Provide units that are reglazable without dismantling sash or ventilator framing.
12. Prepare window sash or ventilators for glazing except where preglazing at the factory is indicated.

B. Thermal-Break Construction: Fabricate window units with an integral concealed low-conductance thermal barrier, located between exterior materials and window members exposed on the interior, in a manner that eliminates direct metal-to-metal contact.

1. Provide thermal-break construction that has been in use for not less than 3 years, has been tested to demonstrate resistance to thermal conductance and condensation, and has been tested to show adequate strength and security of glass retention.
2. Provide hardware with low conductivity or nonmetallic material for hardware bridging thermal breaks at frame or vent sash.

3. Weepholes: Provide weepholes and internal passages to conduct infiltrating water to the exterior.
4. Provide water-shed members above side-hinged ventilators and similar lines of natural water penetration.
5. Subframes: Provide subframes with anchors for window units, where shown, of profile and dimensions indicated but not less than 0.062-inch-thick extruded aluminum. Miter or cope corners, and weld and dress smooth with concealed mechanical joint fasteners. Finish to match window units.
6. Mullions: Provide mullions and cover plates as shown, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, in the manner indicated.
7. Glazing Stops: Provide screw-applied or snap-on glazing stops, coordinated with glass selection and glazing system indicated. Finish glazing stops to match window units.

C. Frame: Corners of frame shall closely fitted, butt-jointed and tightly joined by mechanical means. Corners factory-sealed with sealant conforming to AAMA 803.3-85.

D. Ventilator: Corners of ventilators shall be mitered and reinforced with extruded keys that are crimped into place. All joints shall be factory-sealed weathertight with a sealant conforming to AAMA 803.3-85.

E. Preglazed Fabrication: Preglaze window units at the factory where possible and practical for applications indicated. Comply with glass and glazing requirements of the "Glass and Glazing" sections of these specifications and AAMA 101.

2.10 FINISHES

A. High Performance Organic Coating on Aluminum Extrusions

1. High Performance Liquid Fluoropolymer Aluminum Extrusion Coatings, AAMA 2604: Minimum 70 percent Kynar® PVDF resin, by weight, in color coat.

   a. Product: AAMA 2405 - Kynar
   b. Pencil Hardness, ASTM D3363: F minimum.
   c. Dry Film Thickness, ASTM D1400: 0.20 mil primer coat plus 1.0 mil color coat, 1.20 mil total, minimum thickness.
   d. Color: As selected by Atchitect from manufacturer’s standard colors and gloss.

PART 3 - EXECUTION

3.1 INSPECTION

A. Inspect openings before beginning installation. Verify that rough or masonry opening is correct, and the sill plate is level.

1. Masonry surfaces shall be visibly dry and free of excess mortar, sand, and other construction debris.
2. Wood frame walls shall be dry, clean, sound, and well-nailed, free of voids and without offsets at joints. Ensure that nail heads are driven flush with surfaces in the opening and within 3 inches of the opening.
3. Metal surfaces shall be dry; clean; free of grease, oil, dirt, rust and corrosion, and welding slag; without sharp edges or offsets at joints.

3.2 INSTALLATION

A. Refer to the "Glazed Aluminum Curtain Wall" section for requirements for installation of aluminum window units in glazed curtain walls.

B. Comply with manufacturer's specifications and recommendations for installation of window units, hardware, operators, and other components of the work.

C. Set window units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.

1. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials by complying with the requirements specified under paragraph "Dissimilar Materials" in the Appendix to AAMA 101.

D. Set sill members and other members in a bed of compound or with joint fillers or gaskets, as shown, to provide weathertight construction. Refer to the "Joint Sealer" sections of Division 7 for compounds, fillers, and gaskets to be installed concurrently with window units. Coordinate installation with wall flashings and other components of the work.

1. Compounds, joint fillers, and gaskets to be installed after installation of window units are specified as work in another section in Division 7.

3.3 FIELD QUALITY CONTROL

A. Conduct on-site tests for air and water infiltration with the window manufacturer's representative present. The Architect will select units to be tested. Tests not meeting specified requirements and units having similar deficiencies shall be corrected at no cost to the Owner. Testing shall be performed by an accredited testing agency selected by the Architect.

1. Air Infiltration Tests: Conduct tests in accordance with the requirements of ASTM E 783. Allowable infiltration shall not exceed 1.5 times the amount indicated.
2. Water Resistance Tests: Conduct tests in accordance with the requirements of ASTM E 1105. No water leakage is permitted.

3.4 ADJUSTING

A. Adjust operating sash and hardware to provide a tight fit at contact points and at weatherstripping for smooth operation and a weathertight closure.

3.5 CLEANING

A. Clean aluminum surfaces promptly after installation of windows. Exercise care to avoid damage to protective coatings and finishes. Remove excess glazing and sealant compounds, dirt, and other substances. Lubricate hardware and other moving parts.

B. Clean glass of preglazed units promptly after installation of windows. Comply with requirements of the "Glass and Glazing" section for cleaning and maintenance.

3.6 PROTECTION

A. Initiate and maintain protection and other precautions required through the remainder of the construction period, to ensure that, except for normal weathering, window units will be free of damage or deterioration at the time of Substantial Completion.

END OF SECTION 08520

SECTION 08800 – GLASS AND GLAZING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

1.2 SUMMARY:

A. General:

1. Glass thickness and type shall be in accordance with manufacturer's recommendations for prescribed design pressure. Factory glazing shall be in accordance with manufacturer's standard requirements.

a. Material Compatibility: Glazing materials shall be of material compatible with aluminum and those sealants and sealing materials used in the composite structure. Interior glazing tape shall be a foam-type tape installed per the manufacturer's instructions.

b. Manufacturer's Standards: The structural seal and weather seal shall be silicone applied and cured per the silicone manufacturer's instructions.

c. For insulating glass, secondary seal shall be silicone sealant and be designed for 4-sided silicone applications.

B. Glazing required for the following:

1. Aluminum Windows.

1.3 SUBMITTALS:

A. Product Data: Submit manufacturer's technical data for each glazing material and fabricated glass product required, including installation and maintenance instructions.

B. Samples: Submit, for verification purposes, 12" square samples of each type of glass indicated except for clear single pane units, and 12" long samples of each color required (except black) for each type of sealant or gasket exposed to view. Install sealant or gasket sample between two strips of material representative of adjoining framing system in color.

1.4 QUALITY ASSURANCE:

A. Glass Materials Performance:

1. Annealed Glass: ASTM C1036.

2. Insulating Glass: ASTM E774, NAMI Dual-Seal or Single-Seal as selected.

3. Safety Glazing: ANSI Z97.1 or CPSC 16 CRF 1201.

4. Tempered Glass: ASTM C1043.

1.5 DELIVERY, STORAGE, AND HANDLING:

A. Protect glass and glazing materials during delivery, storage and handling to comply with manufacturer's directions and as required to prevent edge damage to glass, and damage to glass and glazing materials from effects of moisture including condensation, of temperature changes, of direct exposure to sun, and from other causes.

1. Where insulating glass units will be exposed to substantial altitude changes, avoid hermetic seal ruptures by complying with insulating glass fabricator's recommendations for venting and sealing.

1.6 PROJECT CONDITIONS:

A. Environmental Conditions: Do not proceed with glazing when ambient and substrate temperature conditions are outside the limits permitted by glazing material manufacturer or when joint substrates are wet due to rain, frost, condensation or other causes.

1. Install liquid sealants at ambient and substrate temperatures above 40 deg. F (4.4 deg. C).

PART 2 - PRODUCTS

2.1 MANUFACTURERS:

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products which may be incorporated in the work include; but are not limited to, the following:

a. AFG Industries, Inc.
b. Cardinal IG.
c. Environmental Glass Products.
d. Falconer Glass Industries.
e. Ford Glass Division.
f. Guardian Industries Corp.
g. Hordis Brothers, Inc.
h. LOF Glass, Inc.
i. PPG Industries, Inc.
j. Saint-Gobain/Euroglass.
k. Spectrum Glass Prod. Div., H. H. Robertson Co.
l. Viracon, Inc.
m. Or approved Equal.

2.2 GLASS PRODUCTS, GENERAL:

A. Primary Glass Standard: Provide primary glass which complies with ASTM C 1036 requirements, including those indicated by reference to type, class, quality, and, if applicable, form, finish, mesh and pattern.

B. Heat-Treated Glass Standard: Provide heat-treated glass which complies with ASTM C 1048 requirements, including those indicated by reference to kind, condition, type, quality, class, and, if applicable, form, finish, and pattern.

C. Sizes: Fabricate glass to sizes required for glazing openings indicated, with edge clearances and tolerances complying with recommendations of glass manufacturer. Provide thicknesses indicated or, if not otherwise indicated, as recommended by glass manufacturer for application indicated.

D. Glass Products:

1. Annealed Float Glass: Clear.

2. Heat-Treated Float Glass: Heat strengthened and fully tempered.

3. Laminated Glass: With polyvinyl-butyral sheet interlayer.

4. Insulating Glass: Manufacturer's standard dual-seal units.

E. Silicone Glazing Sealants: Neutral curing, Class 50

F. Glazing Tapes: Back-bedding-mastic type.

G. Glazing Gaskets: Dense compression.

2.3 GLASS UNITS

A. Glass - Exterior:
1. Three Quarts (3/4”) thick, laminated, tempered, insulated glass, designed to meet local wind loading requirements and with the following performance requirements:
a. Light transmittance: 70% minimum
b. U Value: 0.55 maximum
c. Solar Heat Gain Coefficient: (PF<0.25) 0.40 maximum

C. Permanently etch each tempered glass light with manufacturer's name and his compliance with ANSI Z-97.1.

PART 3 - EXECUTION

3.1 EXAMINATION:

A. Require Glazier to inspect work of glass framing erector for compliance with manufacturing and installation tolerances, including those for size, squareness, offsets at corners; for presence and

functioning of weep system; for existence of minimum required face or edge clearances; and for effective sealing of joinery. Obtain Glazier's written report listing conditions detrimental to performance of glazing work. Do not allow glazing work to proceed until unsatisfactory conditions have been corrected.

3.2 GLAZING, GENERAL:

A. Comply with combined printed recommendations of glass manufacturers, of manufacturers of sealants, gaskets and other glazing materials, except where more stringent requirements are indicated, including those of referenced glazing standards.

B. Glazing channel dimensions as indicated in details are intended to provide for necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances. Adjust as required by job conditions at time of installation.

C. Protect glass from edge damage during handling and installation; use a rolling block in rotating glass units to prevent damage to glass corners. Do not impact glass with metal framing. Use suction cups to shift glass units within openings; do not raise or drift glass with a pry bar. Rotate glass with flares or bevels along one horizontal edge which would occur in vicinity of setting blocks so that these are located at top of opening. Remove from project and dispose of glass units with edge damage or other imperfections of kind that, when installed, weakens glass and impairs performance and appearance.

3.3 GLAZING:

A. Install setting blocks of proper size in sill rabbet, located one quarter of glass width from each corner, but with edge nearest corner not closer than 6" from corner, unless otherwise required. Set blocks in thin course of sealant which is acceptable for heel bead use.

B. Provide spacers inside and out, of correct size and spacing to preserve required face clearances, for glass sizes larger than 50 united inches (length plus height), except where gaskets or glazing tapes with continuous spacer rods are used for glazing. Provide 1/8" minimum bite of spacers on glass and use thickness equal to sealant width, except with sealant tape use thickness slightly less than final compressed thickness of tape.

C. Provide edge blocking to comply with requirements of referenced glazing standard, except where otherwise required by glass unit manufacturer.

D. Set units of glass in each series with uniformity of pattern, draw, bow and similar characteristics.

E. Provide compressible filler rods or equivalent back-up material, as recommended by sealant and glass manufacturers, to prevent sealant from extruding into glass channel weep systems and from adhering to joints back surface as well as to control depth of sealant for optimum performance, unless otherwise indicated.

F. Force sealants into glazing channels to eliminate voids and to ensure complete "wetting" or bond of sealant to glass and channel surfaces.

G. Tool exposed surfaces of sealants to provide a substantial "wash" away from glass. Install pressurized tapes and gaskets to protrude slightly out of channel, so as to eliminate dirt and moisture pockets.

H. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage to ensure that gasket will not "walk" out when installation is subjected to movement.

I. Miter cut wedge-shaped gaskets at corners and install gaskets in manner recommended by gasket manufacturer to prevent pull away at corners; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.4 PROTECTION AND CLEANING:

A. Protect exterior glass from breakage immediately upon installation by use of crossed streamers attached to framing and held away from glass. Do not apply markers to surfaces of glass. Remove nonpermanent labels and clean surfaces.

B. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove immediately by method recommended by glass manufacturer.

C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less often than once a month, for build-up of dirt, scum, alkali deposits or staining. When examination reveals presence of these forms of residue, remove by method recommended by glass manufacturer.

D. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.

E. Wash glass on both faces not more than 4 days prior to date scheduled for inspections intended to establish date of substantial completion in each area of project. Wash glass by method recommended by glass manufacturer.

END OF SECTION 08800

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
125 Hope Street	16	51

Applicant	Applicant Phone	Applicant Email
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	Two Stafford Court Cranston, RI 02920

Architect/Engineer	A/E Phone Number	A/E Email
Gregory J Snider, Architect	401 421-3130	gs@sniderarchitects.com

Contractor	Contractor Phone Number	Contractor Email
Butera Builder	401 245-9577	Buterabuilder.com

Work Category:	New Structure(s)

Description of proposed work:

We would like to demo the existing house and garage and build something new that meets Flood and Velocity codes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00604
HISTORIC NAME:	Herreshoff, A. Sidney, House
ARCH. STYLE:	Early 20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

[none observed]

Nancy DiPrete Laurienzo
Applicant's Name – Printed

Nancy DiPrete Laurienzo
Applicant's Digital Signature

Date: February 11, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 125 HOPE ST
ACRES: 0.3108
PARCEL ID: 016-0051-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: 125 HOPE ST, LLC
CO - OWNER:
MAILING ADDRESS: 2 STAFFORD CT

ZONING: R-6
PATRIOT ACCOUNT #: 1052

SALE INFORMATION

SALE DATE: 1/8/2025
BOOK & PAGE: 2270-86
SALE PRICE: 725,000
SALE DESCRIPTION:
SELLER: HERRESHOFF, HALSEY C, TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3784
FINISHED BUILDING AREA: 2402
BASEMENT AREA: 1362
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $687,600
YARD: $3,000
BUILDING: $226,600
TOTAL: $917,200

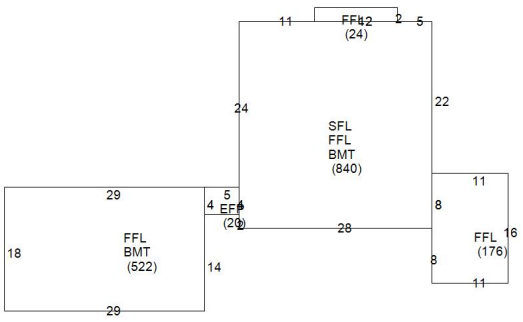
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1930
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

200 feet Abutters List Report

Bristol, RI
February 24, 2025

Subject Property:

Parcel Number:	16-51	Mailing Address:	125 HOPE ST, LLC
CAMA Number:	16-51		2 STAFFORD CT
Property Address:	125 HOPE ST		CRANSTON, RI 02920

Abutters:

Parcel Number:	16-25	Mailing Address:	DEININGER, THOMAS D.
CAMA Number:	16-25		136 HOPE ST
Property Address:	136 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-26	Mailing Address:	STOLYAR, MARK TRUSTEE &
CAMA Number:	16-26		LEVERTOV, YELENA TRUSTEE
Property Address:	120 HOPE ST		120 HOPE ST
			BRISTOL, RI 02809
Parcel Number:	16-27	Mailing Address:	BRISTOL HOPE, LLC
CAMA Number:	16-27		84 CENTER SQUARE
Property Address:	129 HOPE ST		EAST LONGMEADOW, MA 01028
Parcel Number:	16-28	Mailing Address:	LOBSTER POT REALTY INC.
CAMA Number:	16-28		PO BOX 905
Property Address:	119 HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-001		6 WALLEY ST
Property Address:	4 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	SMITH BENJAMIN M TRUSTEE
CAMA Number:	16-29-002		6 WALLEY ST
Property Address:	6 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-003		P O BOX 899
Property Address:	8 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-29	Mailing Address:	ABRAMS, RICHARD I JOAN
CAMA Number:	16-29-004		P O BOX 899
Property Address:	10 WALLEY ST		BRISTOL, RI 02809
Parcel Number:	16-30	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	16-30		10 COURT ST
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	16-34	Mailing Address:	BROWN, CHRISTIAN & KELCIE A TE
CAMA Number:	16-34		124 HOPE ST
Property Address:	124 HOPE ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
February 24, 2025

Parcel Number:	16-35	Mailing Address:	BARBOUR-WEBB, ALEXIS S & WEBB, PAUL M CO-TRUSTEES 30 WALLEY ST BRISTOL, RI 02809
CAMA Number:	16-35		
Property Address:	30 WALLEY ST		
Parcel Number:	16-40	Mailing Address:	EDDLESTON, STEVEN R & GLORIA B TRUSTEES 9 MONKEY WRENCH LN BRISTOL, RI 02809
CAMA Number:	16-40		
Property Address:	131 HOPE ST		
Parcel Number:	16-50	Mailing Address:	BURKHARDT, ANN - TRUSTEE THE ANN BURKHARDT TRUST 132 HOPE ST BRISTOL, RI 02809
CAMA Number:	16-50		
Property Address:	132 HOPE ST		

125 HOPE STREET, BRISTOL, RHODE ISLAND
STRUCTURAL INSPECTION, JANUARY 16, 2025



Prepared for:

Nancy Diprete Laurienzo
125 Hope Street, LLC
C/O DiPrete Law Offices
Two Stafford Court
Cranston, RI 02920

WSP USA Buildings Inc.

1223 Mineral Spring Ave
North Providence, RI 02904

100 Summer Street, 13th Floor
Boston, MA 02110

Tel.: +1 401.724.1771
wsp.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY 3
INTRODUCTION 3
STANDARD OF CARE AND USE OF REPORT 3
DOCUMENTS AVAILABLE 4
KEY PLAN 4
ACTIONS TAKEN 5
EXISTING BUILDINGS DESCRIPTIONS 5
OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS 6
STRUCTURAL ANALYSIS 30
CONCLUSION 33

EXECUTIVE SUMMARY

It is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

INTRODUCTION

At your request, this office has conducted a structural inspection of the buildings located at 125 Hope Street in Bristol, Rhode Island. This inspection included a visual inspection of the accessible areas of the building's interior and exterior. The following is a report of our findings and recommendations.

STANDARD OF CARE AND USE OF REPORT

Please note that the results of this inspection are limited to cursory visual observations of the accessible areas only. While we have reviewed the areas of interest, portions of the structural framing are concealed by architectural finishes, soil, or was otherwise inaccessible, and therefore unforeseen damage or conditions may be present. The findings of this report represent our professional opinion based on the information available to us at this time.

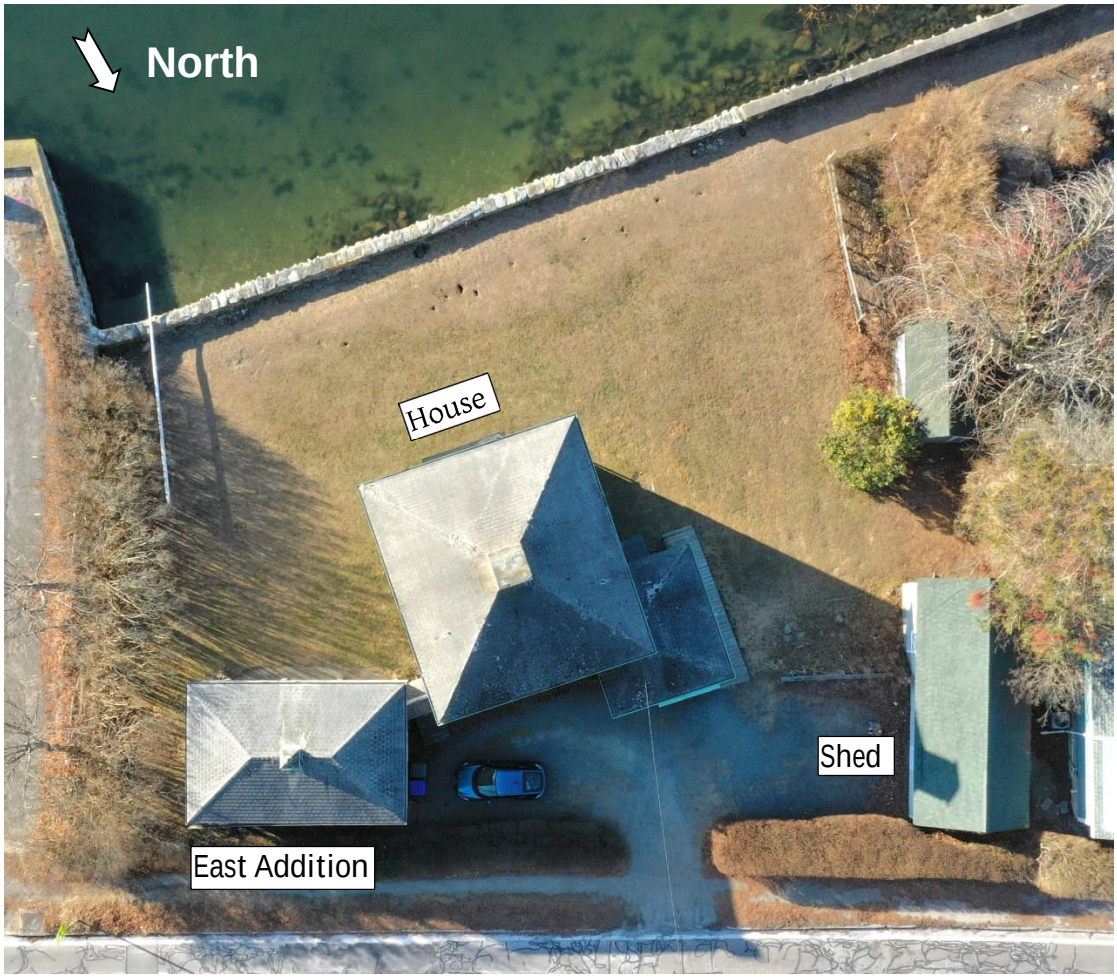
We understand that this report is intended for your use to determine the current structural condition of the existing building. In any budgeting, adequate contingency for hidden or unforeseen conditions that are not identified or are worse than described herein must be carried.

Please note that all dimensions of the existing structure given herein are approximate and based on measurements or estimates of representative members. Dimensions can and will vary and must be considered as "+/-" in all cases (whether or not the "+/-" symbol is indicated).

DOCUMENTS AVAILABLE

No documents were available for review at the time of authoring this report.

KEY PLAN



Overall aerial plan photo of 125 Hope Street taken by WSP with a drone. North is oriented approximately down on the page.

ACTIONS TAKEN

We took the following actions to complete this investigation:

- On Thursday, January 16, 2025, Mr. Robert Bowen, from this office, performed a walk-around tour of the accessible interior and exterior portions of the building and made visual observations of the existing structure and its condition. Mr. Bowen also operated a small un-manned aerial system ("drone") to photograph the building exterior.
- Prepared this written summary of findings and recommendations.
- Discussed with and reviewed by David J. Odeh.

EXISTING BUILDINGS DESCRIPTIONS

The property located at 125 Hope Street in Bristol, RI, has three building structures; the house, east addition (consisting of finished living space that is connected to the house via small hallway, and has a triple-bay garage below) and a shed. The house and shed were built in 1930, and the east addition was built in the 1950's. The buildings are all wood-framed structures with wood plank decking and sheathing. Foundations appear to be reinforced, cast-in-place concrete and/or field stone with a cast-in-place concrete outer layer. No distinct lateral force resistance system was observed. The house is approximately 28 feet wide, 30 feet long, and has two floors with a full basement. The northwest corner of the house was a one car garage, but it has been converted to a laundry room, and has a crawlspace below, and is approximately 11 feet wide and 16 feet long. The east addition is approximately 18 feet wide, 29 feet long, and has one floor with a loft space above, and a full garage below. The shed is a single level with a partial loft space and is approximately 15 feet wide and 30 feet long.

The house roof framing is 2x8 wood rafters spaced 16" on center, and the floor framing is 2x10 wood joists spaced 16" on center. The shed roof framing is 2x6 wood rafters spaced 30" on center, with a partial loft space that is framed with 2x6 wood joists spaced 30" on center. The east addition roof framing was not accessible, but the main floor framing is 2x10 wood joists spaced 16" on center.



Overall aerial photo of 125 Hope Street taken by WSP with a drone looking approximately north.

OBSERVED STRUCTURAL DEFICIENCIES, POTENTIAL PROBLEM AREAS, AND COMMENTS

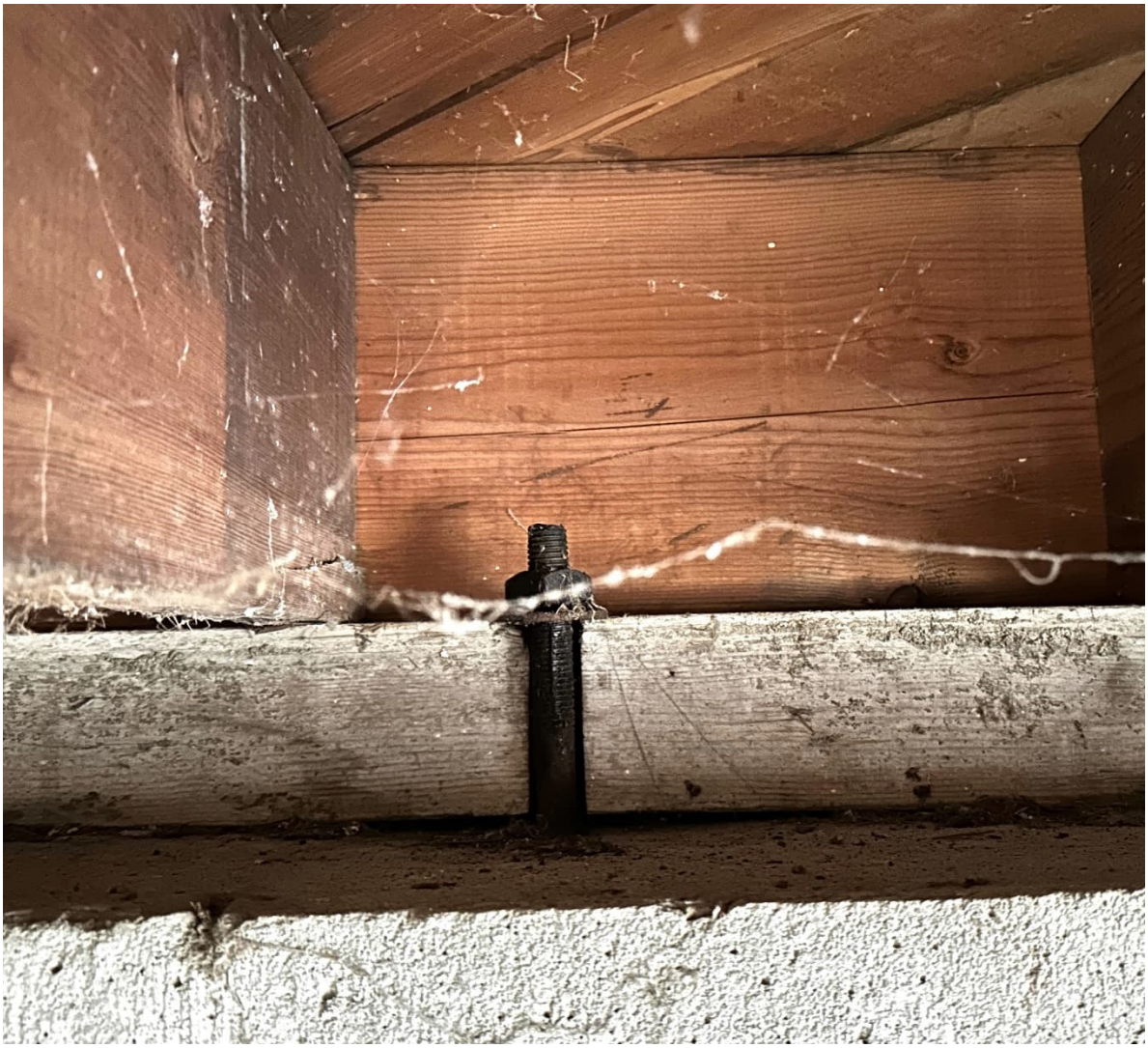
The following structural deficiencies and potential problem areas are examples of visually apparent deficiencies observed by WSP during our walk-through inspection of the existing buildings.



1. Openings in east addition roof.
    - Comments and recommendations: The east addition roof has gaps and/or missing components which may allow weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



2. Detached gutter on east addition.
    - Comments and recommendations: The gutter along the north side of the east addition has detached at the east end. This is a sign of potential deterioration along roof eave and/or top of wall and may be allowing weather to infiltrate the building envelope which may cause deterioration to the structural system and/or interior finishes. Additionally, if the gutter were to fall from the building it may cause damage to property or injure people. It is recommended that the deficiencies be repaired by a qualified contractor to ensure weather-tightness of the building envelope and structural integrity of the building.



3. Insufficient anchorage of east addition wall.
    - Comments and recommendations: The east addition wall sill plate which supports the floor joists and exterior walls above is not properly anchored to the concrete foundation wall. The anchor appears to be partially contacting the sill plate at the edge, rather than being centered upon the sill plate. The purpose of the anchors is to prevent uplift of the building walls, such as when experiencing lateral loads (wind and/or seismic) or buoyancy due to flooding. This is a structural hazard and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.



4. Floor joist in east addition has split.
    - Comments and recommendations: A floor joist in the east addition has split from its bottom edge to approximately halfway up its depth. This is a structural hazard as the load carrying capacity of the joist has been greatly reduced which can cause load to be redistributed to the adjacent joists which may overstress them. It is recommended that a repair be designed by a Structural Engineer and installed by a qualified contractor.



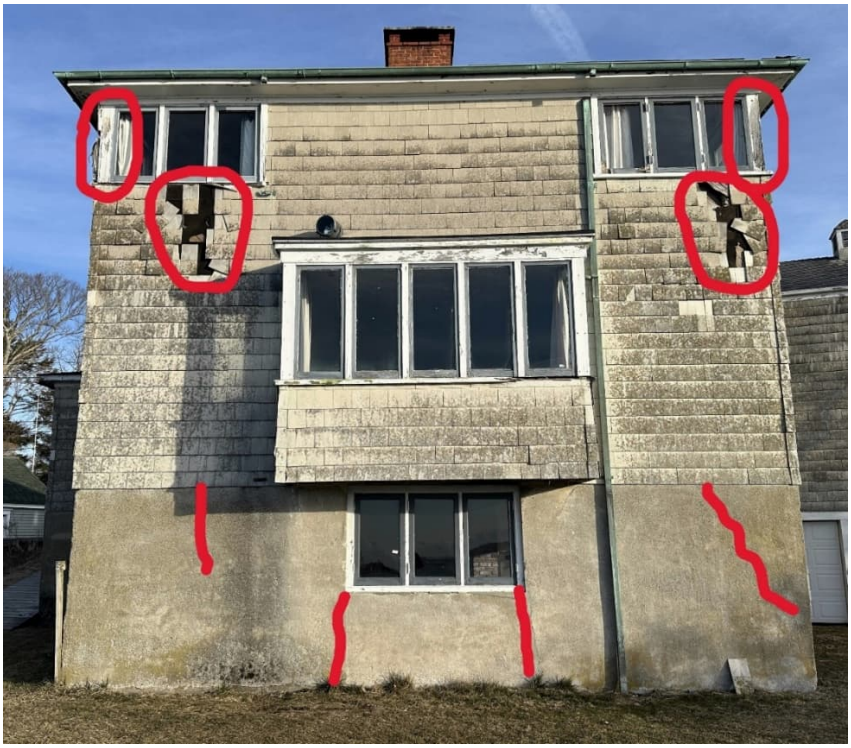
5. Mortar gaps at house chimney.
    - Comments and recommendations: The mortar joints of the brick columns which support the house chimney cap have significant deterioration. If the brick columns were to fail, the chimney cap could fall and possibly damage property or injure people. It is recommended that the mortar joints be repaired by a qualified mason.



6. Holes in the roof and walls.
    - Comments and recommendations: There are holes in the roof and exterior walls at various locations. These holes have been allowing weather to infiltrate the building envelope and have caused deterioration of the structural system. This is a structural hazard as failure of the roof or wall framing could allow collapse of the building. The roof framing is fully accessible; thus, it is recommended that a Structural Engineer be engaged to design appropriate repairs to be performed by a qualified contractor. The wall framing is not accessible; thus, the amount of deterioration is unknown. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.



This photo shows deterioration of the house roof framing due to holes in the roof.



7. Exterior wall deterioration.
    - Comments and recommendations: The exterior walls are showing signs of deterioration and cracking at various locations. The paint on the corner columns has peeled away and the wood appears to be rotting. Failure of the corner columns could allow the walls to move outward and/or the roof framing to collapse. It is recommended that the columns be removed and replaced.
    - Wall shingles are missing which has exposed the wood sheathing and allowed weather to infiltrate the building envelope which may have allowed deterioration within the walls. Deterioration of the walls could lead to their failure. The exterior wall sheathing or interior finishes would need to be removed to determine the extent of the deterioration such that appropriate repairs can be designed and implemented.
    - The concrete foundation walls have cracks at various locations. The cracks may be due to settlement (there are several sinkholes in the backyard). The cracks do not currently appear to be a structural hazard. However, the cracks may allow weather to infiltrate into the wall which may lead to additional deterioration. It is recommended that the cracks be repaired by qualified personnel.
    - The size and location of wall openings create a discontinuity in the lateral force resistance system from the roof to the foundation. Lateral forces were not a consideration when the house was constructed. It is recommended that a Structural Engineer be engaged to design an appropriate lateral force resistance system.





8. Foundation wall cracks with exposed rusting reinforcement.
    - Comments and recommendations: The foundation walls below the northwest corner of the house bump-out (former garage, current laundry room) has large horizontal cracks and exposed rusting reinforcement. There also appears to have been previous repairs performed at the wall corner and over the crawlspace doorway opening. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



9. Slab cracks and deflection, efflorescence at previous repair.
    - Comments and recommendations: In the crawlspace below the northwest corner of the house bump-out (former garage, current laundry room), the slab overhead has some longitudinal cracks and is visibly deflected. This is a structural hazard as the cracks and deflection are an indication that the slab may be failing. It is recommended that a Structural Engineer be engaged to design shoring to support the slab.
    - Efflorescence is visible around the edge of a previous wall repair. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



10. Spalled foundation wall, exposed rusting reinforcement.
    - Comments and recommendations: The foundation wall adjacent to the main entrance stairs has large areas of spalling, some cracks and exposed rusting reinforcement. The spalling may be due to previous cracks that allowed weather to infiltrate the wall causing expansion of the concrete. The current cracks may allow weather to infiltrate the wall and cause further damage. The exposed rusting reinforcement will expand and cause further cracking of the wall, thus, exposing more reinforcement and continuing the cycle. It is recommended that the cracks and exposed rusting reinforcement be repaired by qualified personnel using high-performance repair materials.



11. Deteriorated stairs.
    - Comments and recommendations: The exterior stairs to the hallway between the house and east addition have deteriorated and are failing. The stairs are in a hazardous condition and should be replaced. Where the stair connected to the house appears to also be deteriorating and should be investigated further.



12. Peeling paint and efflorescence at interior foundation walls.
    - Comments and recommendations: The interior foundation walls have various areas of peeling paint and efflorescence. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs.



13. Efflorescence at fireplace in basement.
    - Comments and recommendations: The fireplace in the basement is showing signs of efflorescence and deterioration. Efflorescence is a sign of water infiltration into the building envelope which may lead to damage of the wall. It is recommended that a Building Envelope Specialist be engaged to determine the source of the water infiltration and the associated repairs. It is also recommended that the brick be repaired and/or replaced by a qualified mason.



14. Gaps and deterioration at windows.
    - Comments and recommendations: Gaps and deterioration was observed at most of the windows. The gaps allow weather to infiltrate the building envelope which can cause the deterioration. The deterioration of the window frames and sills may allow weather to get into the wall cavity which may allow deterioration of the wall structure. It is recommended that further investigation into the wall cavity be performed to determine its condition.



15. Wall and ceiling cracks at house corners.
    - Comments and recommendations: The walls and ceilings are cracked at each of the house corners. The cracks are due to movement of the building. The exterior corner columns and walls are showing signs of deterioration which may be allowing the walls to displace. Please refer to comment D.7 for additional information.



16. Interior wall finish buckling.
    - Comments and recommendations: A portion of plaster on an interior wall of the house has detached and buckled outward. This is an indication that the wall behind the plaster may have moved. It is recommended that further investigation of the wall, requiring removal of the plaster, be performed to determine the structural stability of the wall.



17. Staining on laundry room ceiling.
    - Comments and recommendations: There are stains on the laundry room ceiling which indicate the infiltration of water. Prolonged water infiltration may cause deterioration to the roof elements, structural system, and interior finishes. Further investigation is required to determine the cause of the water infiltration and if there is damage to the structure.



18. Laundry room concrete floor slab and wall cracks.
    - Comments and recommendations: Cracks in the laundry room concrete floor slab and wall were observed. The cracks are most likely due to building movement and/or settlement. It is recommended that the cracks be repaired using high-performance materials by qualified personnel.



19. Deterioration and vegetation at shed exterior.
    - Comments and recommendations: Deterioration of the exterior wood and attached vegetation on the shed was observed at various locations. It is recommended that the deteriorated parts be replaced in-kind and the vegetation be removed as it can create openings in the building envelope which may allow water and air infiltration that could cause damage to the structure and/or exterior of the shed.



20. Shed foundation wall cracks.
    - Comments and recommendations: The shed foundation wall has cracks at various locations. The cracks may be due to lateral forces, settlement, and/or building expansion/contraction from changes in temperature and humidity. The cracks may allow weather to infiltrate the wall and cause further damage. It is recommended that the cracks be repaired by qualified personnel using high-performance repair materials.



21. Shed roof framing connections potentially insufficient for uplift.
    - Comments and recommendations: The shed roof framing appears to be connected to the perimeter beam by a single nail which is potentially insufficient to resist design wind uplift forces. It is recommended that joist hurricane straps be installed to connect the joist to the perimeter beam.



22. No sill anchors.
    - Comments and recommendations: The shed sill plate does not appear to be anchored to the foundation wall. The purpose of the sill plate anchors is to prevent uplift of the building walls and columns, such as when experiencing lateral loads (wind and/or seismic). This is a structural hazard, and it is recommended that appropriate anchorage be designed by a Structural Engineer and installed by a qualified contractor.

STRUCTURAL ANALYSIS

Based on our review of the possible project scope of work provided by the Architect, we understand that the potential renovations to the building may include one or more of the following scope items:

- Reconstruction or replacement of the buildings. In either case the intent would be to conform to modern building codes due to the extent of work.

Note that only preliminary plans were provided as part of this report, so all findings are preliminary and subject to revision based on the final architectural program.

BUILDING CODE REQUIREMENTS

Structural analysis of the existing buildings is governed by the current Rhode Island State building Code (RISBC-2) for One and Two Family Dwellings as amended. The code is based on the International Residential Code 2018 (IRC 2018) and its referenced standards. Referenced code sections below refer to the IRC2018 and relevant provisions.

Proposed Alterations:
Should the work proceed as a renovation of the existing building, we recommend that the governing provisions of the code would be Appendix J (non-mandatory) "Existing Buildings and Structures". Per AJ501.4 Structural, the building may be evaluated for the minimum design loads applicable at the time of the original construction, and structural elements found to be unsound or dangerous "shall be made to comply with the applicable requirements of this code."

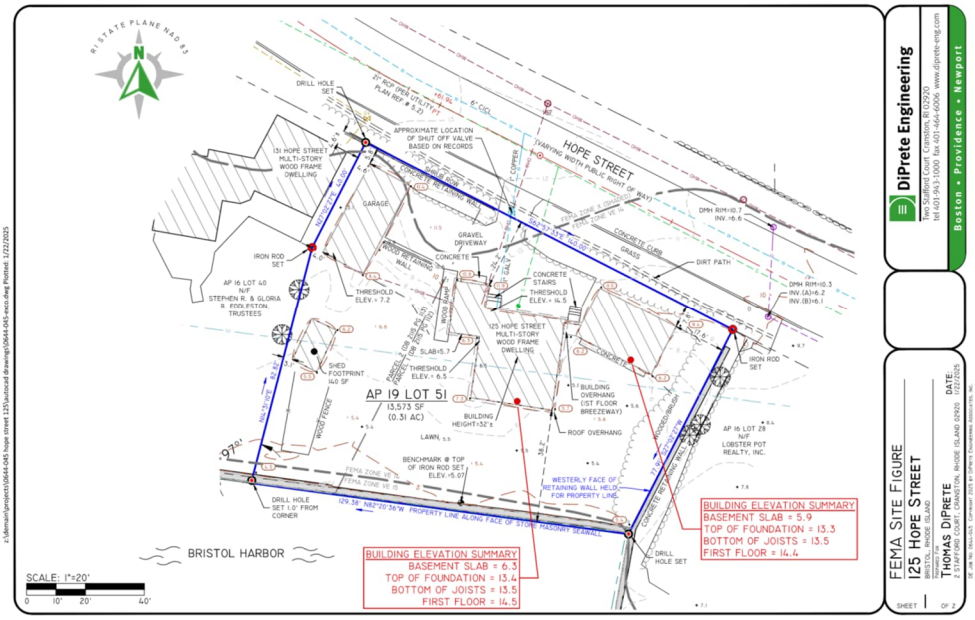
It is our professional opinion that there are several areas of significant structural damage in the building as described above. The most important area of concern is the lateral force resisting system of the structure (exterior walls, floors and roofs). For example, deficiency D.6 suggests that the exterior wall boards (which provide lateral stability) are in very poor condition in critical areas of the building. Also, deficiency D.21 shows inadequate anchorage of the roof framing in some areas for wind uplift forces. Given the location of the house with direct exposure to the waterfront, even the original design of the building is not in compliance with the wind loading provisions of the current IRC – thus repair of the deficiencies should be designed to upgrade the entire structure to meet modern hurricane resistant standards per RISBC-2.

Additionally, the existing floor construction in the east addition appears to be inadequately designed for the minimum floor loads required for a residential occupancy, and would likely require reconstruction or reinforcement to meet this requirement.

Flood Resistant Construction

Should the proposed work on the site be deemed to comprise a "substantial improvement" per R105.3.1.1, the buildings would need to be upgraded to comply with the provisions of section R322 "Flood-Resistant Construction".

We are in receipt of survey results from DiPrete Engineering dated January 22, 2025 that indicate that "the site is located within a *Special Flood Hazard Area VE wave velocity zone*, Base Flood Elevation = 14.0". According to this report, the bottom of the lowest horizontal structural members are located at elevation 13.5 at both buildings.



According to section R322 of the building code, the following are some of the key provisions would be applicable to this construction on this site (NOTE: only significant structural provisions are indicated in this report - a full analysis of all provisions, including architectural and mechanical systems requirements, would be required as part of any design for the proposed project):

- R322.1.2 Structural systems must be designed, connected and anchored to resist flotation, collapse or permanent lateral movement due to structural loads and stresses from flooding equal to the design flood elevation. COMMENT: Due to the observed deficiencies in the building structure and connections described above, it is our opinion that the existing structure would require significant structural upgrade to meet this requirement.

- R322.1.3 Flood Resistant construction – buildings and structures are required to be constructed using methods to minimize flood damage. COMMENT: The condition and type of materials used in the existing structure would require replacement or reconstruction in our opinion to meet this requirement.

- R322.3.2 (1) The bottom of the lowest horizontal members supporting the lowest floor must be elevated to be at or above the base flood elevation plus one foot (or design flood elevation chosen for the project, whichever is higher). COMMENT: According to the survey report referenced above, the bottom of the existing floor joists are located 18" below the required elevation per this provision of the code. Therefore, in order to comply with this provision, the owner would require a variance or physically raise the building by at least 18" to comply. Given the state of the existing structure, it is our professional opinion that raising the building would be difficult and likely impractical given the condition of the structure.

- R322.3.3 Buildings and structures must be supported on pilings or columns and anchored thereto. The space below the elevated building must be either free of obstruction, or enclosed with breakaway walls as per R322.3.5. Shallow foundations (such as footings) must be engineered for adequate protection from scour and erosion. COMMENT: The existing support walls and foundations do not appear to comply with this provision. Complete reconstruction of the support structure below the floors would be required in order to comply with this requirement.

- R322.3.5 Walls and partitions enclosing areas below the design flood elevation must be designed either as breakaway walls, or (as permitted, only for enclosure of egress stairs) engineered for flood loading. COMMENT: The existing support walls are not designed as breakaway walls and would require reconstruction in order to comply with this requirement.

- R322.3.6 Enclosed areas below the design flood elevation may be used solely for parking of vehicles, building access, or storage.

CONCLUSION

In conclusion, it is our professional opinion that the existing buildings are in generally poor condition and have numerous issues which will need to be addressed to maintain the serviceability of the structures. Please refer to the section Observed Building Deficiencies and Potential Problem Areas for descriptions and recommendations.

Furthermore, due to the fact that the existing structure is out of compliance with flood resistant construction provisions of the building code, we believe that a complete reconstruction of the building (including raising the structure up by at least 18") would be required in order to comply with the appropriate provisions. Given the poor condition of the structural framing, foundations, and connections, such a reconstruction is likely to be challenging and impractical.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

David J. Odeh, PE (RI and 23 others)
SE, F. SEI, F. ASCE
Senior Vice President
National Director of Building Structures

Robert A. Bowen, PE (PA)
Consultant
Building Structures





FUTURE FINISH FLOOR ELEVATION = 16.25



BASE FLOOD ELEVATION = 14.0

FUTURE FINISH FLOOR CALCULATION

BFE + 1.0' TO LOWEST HORIZONTAL MEMBER + 15" (1.25') FUTURE JOISTS AND SUBFLOOR

= 14.0 + 1.0' + 1.25' = 16.25



FUTURE FINISH FLOOR ELEVATION = 16.25

BASE FLOOD ELEVATION = 14.0

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

ELEVATION VIEWS

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET — OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025

DiPrete Engineering

February 3, 2025

125 Hope St, LLC
c/o NDL Designs
148 Thayer Drive
Portsmouth RI, 02871

RE: 125 Hope Street – Existing Building Elevation Summary
Bristol, Rhode Island
Project #: 0644-045

Dear Ms. Laurienzo:

In August of 2024, DiPrete Engineering performed a boundary and topographic survey of the above referenced subject property. The site is located within a Special Flood Hazard Area (VE wave velocity zone, Base Flood Elevation = 14.0). This was determined by consulting FEMA Flood Map panel no. 44001C0014H, bearing an effective date of July 7, 2014. The existing elevations on the lot are all below this Base Flood Elevation. On January 20, 2025, additional floor elevation detail survey work was performed. This survey focused on obtaining the lowest floor elevation (basement slab) and other existing structural elements.

The enclosed figures summarize these elevations. The site plan figure lists the obtained existing lowest floor, bottom of existing joists, top of foundation and existing first floor elevations of the existing main structures. These elevations are summarized below. The second figure has pictures of the existing front and rear of these buildings with lines superimposed on them representing the existing Base Flood Elevation and proposed future finish floor elevations to show the impact on the existing buildings.

	Central Main Building	Eastern Building
Basement Slab Elevation	6.3	5.9
Top of Foundation Elevation	13.4	13.3
Bottom of Joist Elevation	13.5	13.5
First Floor Elevation	14.5	14.4

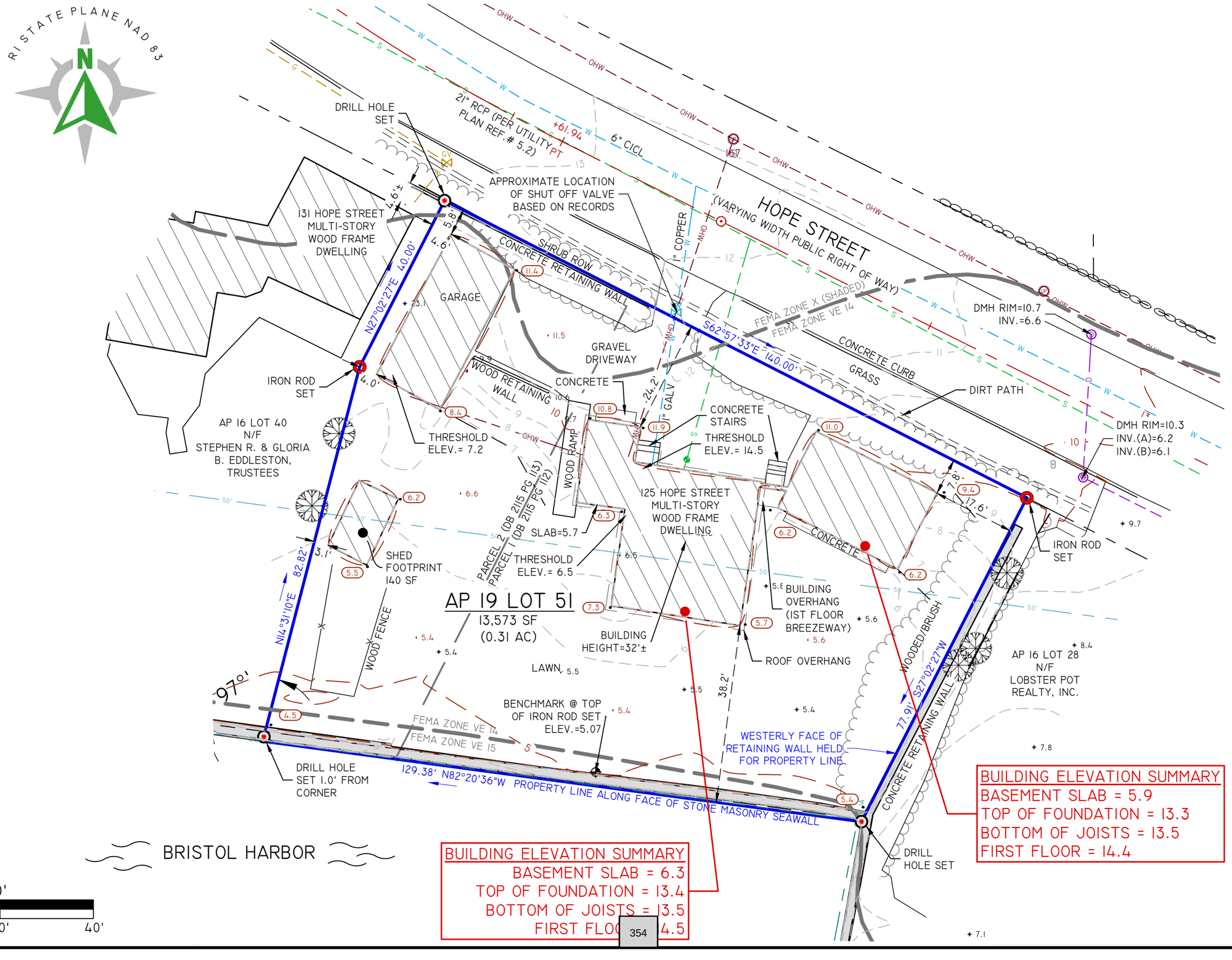
This shows that the lowest horizontal structural member (joists at elevation 13.5) is approximately 18 inches below the building code requirement to be at least a foot above the base flood elevation (14.0 + 1.0 = 15.0). Also, the existing mechanical systems that are in this lower area, while slightly elevated off the basement floor (mechanicals at approximately elevation 7.0), are still well below the base flood elevation by at least 7 feet.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Michael Gavitt, PLS, LLS
Senior Survey Project Manager
mgavitt@diprete-eng.com

Enclosure: Figures summarizing elevations



DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

FEMA SITE FIGURE

125 HOPE STREET

BRISTOL, RHODE ISLAND

PREPARED FOR
THOMAS DIPRETE
2 STAFFORD COURT, CRANSTON, RHODE ISLAND 02920

DATE: 1/22/2025

SHEET — OF 2

DE JOB NO: 0644-045 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-exco.dwg Plotted: 1/22/2025

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-49	Contributing	April 16, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
62 Franklin St	13	10

Applicant	Applicant Phone	Applicant Email
David Belmonte	401 600 1841	davidbelmonte0522@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
United Home Experts	4017862376	nharnick@unitedhomeexperts.com

Work Category:	Replacing in Kind

Description of proposed work:

Replacing vinyl replacement window with new vinyl replacement window, casement instead of double hung window with grid simulating style of double hung

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00325
HISTORIC NAME:	Hatch House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca, 1900

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Some vinyl 6/6 replacement windows.

David Belmonte
Applicant's Name – Printed
Date: April 16, 2025

Norm Harnick
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	13-10	Mailing Address:	62 FRANKLIN LLC
CAMA Number:	13-10		67 CONSTITUTION ST
Property Address:	62 FRANKLIN ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	12-72	Mailing Address:	LIMA, GEORGE C. JR
CAMA Number:	12-72		363 HIGH ST
Property Address:	363 HIGH ST		BRISTOL, RI 02809
Parcel Number:	12-73	Mailing Address:	OLIVEIRA, DAVID TRUSTEE RAYMOND CORDEIRO &ORY ANN LIMA
CAMA Number:	12-73		73 FRANKLIN ST
Property Address:	73 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-74	Mailing Address:	CALOURO, MOSES J. JR. PORTIA ETUX
CAMA Number:	12-74		PO BOX 612
Property Address:	69 FRANKLIN ST		ORLEANS, MA 02653
Parcel Number:	12-75	Mailing Address:	REGO, LYNDA J TRUSTEE REGO 65 FRANKLIN TRUST
CAMA Number:	12-75		65 FRANKLIN ST
Property Address:	65 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-76	Mailing Address:	MCCLOY, CHRISTOPHER LANE & VIRGINIA TE
CAMA Number:	12-76		4 MILLS RD, PMB 92
Property Address:	57 FRANKLIN ST		NEWCASTLE, ME 04553
Parcel Number:	12-77	Mailing Address:	STEINBACH, MEREDITH L. TRUSTEE MEREDITH L. STEINBACK LIVING
CAMA Number:	12-77		55 FRANKLIN ST.
Property Address:	55 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-82	Mailing Address:	RIGBY, GEORGE T JR
CAMA Number:	12-82		47 FRANKLIN ST
Property Address:	47 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	12-83	Mailing Address:	FARIA, KEVIN & SAMANTHA L TE
CAMA Number:	12-83		41 FRANKLIN ST
Property Address:	41 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	13-1	Mailing Address:	349 HIGH STREET, LLC
CAMA Number:	13-1		PO BOX 247
Property Address:	349 HIGH ST		LYME, NH 03768
Parcel Number:	13-11	Mailing Address:	RICCIO, JAMES F & ELIZABETH S. LE GERRIOR IAN, ENGLISH AMY, CHRIST NICHOLE, RICCIO J
CAMA Number:	13-11		56 FRANKLIN ST
Property Address:	56 FRANKLIN ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-12	Mailing Address:	YOCK, DOUGLAS F. ET UX KRISTEN YOCK TE 50 FRANKLIN ST. BRISTOL, RI 02809
CAMA Number:	13-12		
Property Address:	50 FRANKLIN ST		
Parcel Number:	13-13	Mailing Address:	CONTI, ANGELO J LIFE ESTATE CONTI, DIANE M. & MICHAEL A.TC 46 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-13		
Property Address:	46 FRANKLIN ST		
Parcel Number:	13-14	Mailing Address:	OBRIEN, JONATHAN R. SUZANNE R. TE 42 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-14		
Property Address:	42 FRANKLIN ST		
Parcel Number:	13-19	Mailing Address:	REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
CAMA Number:	13-19		
Property Address:	652 HOPE ST		
Parcel Number:	13-2	Mailing Address:	HUDAK, STEVEN M. MELISSA A. TE 70 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-2		
Property Address:	70 FRANKLIN ST		
Parcel Number:	13-20	Mailing Address:	MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
CAMA Number:	13-20		
Property Address:	620 HOPE ST		
Parcel Number:	13-21	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT 325 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-21		
Property Address:	325 HIGH ST		
Parcel Number:	13-22	Mailing Address:	FONSECA, RICHARD A TRUSTEE SILVIA, CAROL E TRUSTEE 16 SHEFFIELD AVE BRISTOL, RI 02809
CAMA Number:	13-22		
Property Address:	34 CENTRAL ST		
Parcel Number:	13-23	Mailing Address:	BROWN DONNA L TRUSTEE 35 CENTRAL ST Bristol, RI 02809
CAMA Number:	13-23		
Property Address:	35 CENTRAL ST		
Parcel Number:	13-24	Mailing Address:	BURNHAM, H BENNETT III 33 CENTRAL STREET BRISTOL, RI 02809
CAMA Number:	13-24		
Property Address:	33 CENTRAL ST		
Parcel Number:	13-26	Mailing Address:	COLE, WILLIAM H & CYNTHIA J 321 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-26		
Property Address:	321 HIGH ST		
Parcel Number:	13-27	Mailing Address:	SOUSA, ELIZABETH 32 CENTRAL ST BRISTOL, RI 02809
CAMA Number:	13-27		
Property Address:	32 CENTRAL ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-28	Mailing Address:	ZIEGLER, MARYANNE T.
CAMA Number:	13-28		31 CENTRAL ST
Property Address:	31 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-3	Mailing Address:	RIBEIRO, ALMERINDA C
CAMA Number:	13-3		341 HIGH ST
Property Address:	341 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-30	Mailing Address:	SANSONE FAMILY REALTY, LLC
CAMA Number:	13-30		617 HOPE ST
Property Address:	117 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-31	Mailing Address:	115 BRADFORD ST LLC DEBORAH J. HILL
CAMA Number:	13-31		70 FERNBROOK LN
Property Address:	115 BRADFORD ST		CENTERVILLE, MA 02632-2908
Parcel Number:	13-32	Mailing Address:	LAWTON, BARBARA A
CAMA Number:	13-32		103 BRADFORD ST
Property Address:	103 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-33	Mailing Address:	CIRILLO, LOUIS P. ET UX SUSAN E. CIRILLO TE
CAMA Number:	13-33		28 CENTRAL ST.
Property Address:	28 CENTRAL ST		BRISTOL, RI 02809
Parcel Number:	13-34	Mailing Address:	WEISS, GUARY & BAILEY, BETTY TE
CAMA Number:	13-34		97 BRADFORD ST
Property Address:	97 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-35	Mailing Address:	CAMPAGNA, MICHAEL J.
CAMA Number:	13-35		93 BRADFORD ST
Property Address:	93 BRADFORD ST		BRISTOL, RI 02809
Parcel Number:	13-38	Mailing Address:	ANDREWS SCHOOL C/O BRISTOL SCHOOL DEPT
CAMA Number:	13-38		151 STATE STREET
Property Address:	574 HOPE ST		BRISTOL, RI 02809
Parcel Number:	13-4	Mailing Address:	COTE, CHRISTOPHER ANNA TE
CAMA Number:	13-4		335 HIGH ST
Property Address:	335 HIGH ST		BRISTOL, RI 02809
Parcel Number:	13-5	Mailing Address:	BRISTOL PROPERTIES
CAMA Number:	13-5		122 WYCKOFF ST, STE 1
Property Address:	331 HIGH ST		BROOKLYN, NY 11201
Parcel Number:	13-59	Mailing Address:	FERRARA, GERARDO J ET AL PEGGY FERRARA
CAMA Number:	13-59		2795 MAGNOLIA RD
Property Address:	99 BRADFORD ST		DELAND, FL 32720

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	13-6	Mailing Address:	KOTUBY, CELESTE GRECO LE KOTUBY, PETER MACKENZIE & KOTUBY, PAUL MICHAEL G.& 329 HIGH ST BRISTOL, RI 02809
CAMA Number:	13-6		
Property Address:	329 HIGH ST		
Parcel Number:	13-60	Mailing Address:	SOOKNAH FAMILY REVOCABLE TRUST SOOKNAH, RAMDEO & SARA MELLO, TRUSTEES 38 CENTRAL ST BRISTOL, RI 02809
CAMA Number:	13-60		
Property Address:	38 CENTRAL ST		
Parcel Number:	13-61	Mailing Address:	VISWANATH, SAI ETAL JT & KATAFIASZ, MICHELLE ANN 113 BRADFORD ST BRISTOL, RI 02809
CAMA Number:	13-61		
Property Address:	113 BRADFORD ST		
Parcel Number:	13-62	Mailing Address:	WHITFIELD, AMY & CROWELL, JONATHAN JT 34 THAMES ST BRISTOL, RI 02809
CAMA Number:	13-62		
Property Address:	HIGH ST		
Parcel Number:	13-7	Mailing Address:	JNB HIGH PROPERTIES, LLC 9 SETTLERS WAY SCITUATE, RI 02857
CAMA Number:	13-7		
Property Address:	327 HIGH ST		
Parcel Number:	13-8	Mailing Address:	ODONNELL, FRANCES 68 FRANKLIN ST BRISTOL, RI 02809
CAMA Number:	13-8		
Property Address:	68 FRANKLIN ST		
Parcel Number:	13-9	Mailing Address:	SLOCUM, RICHARD WILLIAM III & SLOCUM, JILL MORSE TRUSTEES 8312 SE PILOTS COVE TERRACE HOBE SOUND, FL 33455
CAMA Number:	13-9		
Property Address:	66 FRANKLIN ST		

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 62 FRANKLIN ST
ACRES: 0.4171
PARCEL ID: 013-0010-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: 62 FRANKLIN LLC
CO - OWNER:
MAILING ADDRESS: 67 CONSTITUTION ST

ZONING: R-6
PATRIOT ACCOUNT #: 746

SALE INFORMATION

SALE DATE: 6/8/2022
BOOK & PAGE: 2175-342
SALE PRICE: 650,000
SALE DESCRIPTION: Private Sale
SELLER: CARROLL, MARY T & MICHAEL

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4526
FINISHED BUILDING AREA: 2933
BASEMENT AREA: 1262
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $267,700
YARD: $16,900
BUILDING: $280,200
TOTAL: $564,800

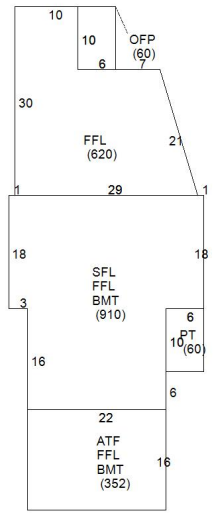
BUILDING EXTERIOR

BUILDING STYLE: 4 Family
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 17
 # OF BEDROOMS: 6
 # OF FULL BATHS: 4
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 4
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



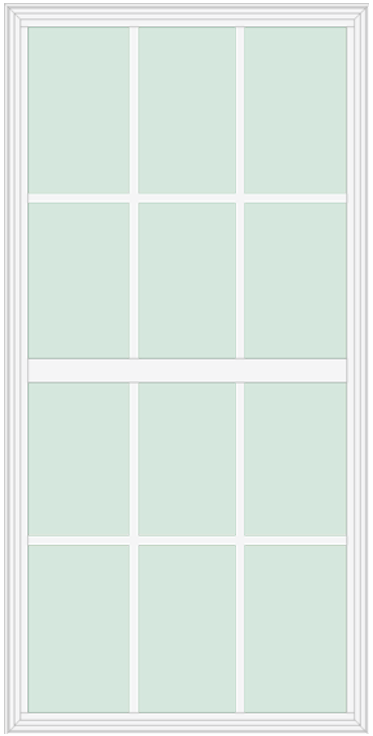
PHOTO



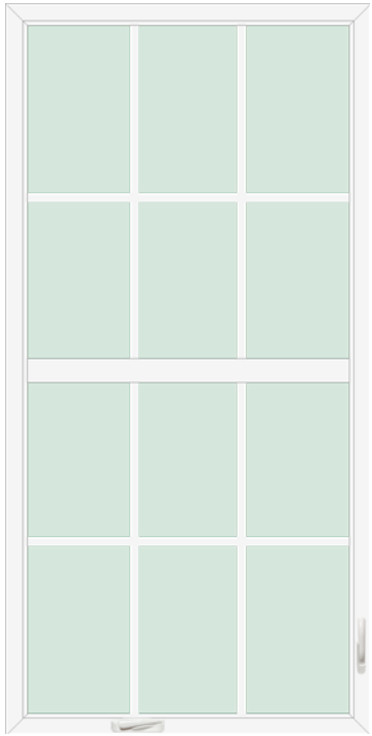
508-881-8555
60 Pleasant Street
Ashland, MA 01721

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 624 - 1-Lite Casement - Hinged Right (OLI)



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Belmonte Casement
Tag: Option 1
PO #BELMONTE CASEMENT
Order #13149664-1
Qty: 1

DETAILS

Endure Window - EN600 Series

624 - 1-Lite Casement - Hinged Right (OLI)
White
Exact Size: 30 1/2" x 61 1/4"
Corner Drive System
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
White Simulated Meeting Rail (Horizontal)
Extruded Full Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Sill Extender (4 Sides) (Exterior)
ComforTech DLA
Double Strength Glass
3/4" IG Thickness
Colonial Contoured Grid - 2V x 3H
White Grids

Sell Price: $2,030.00

SIZING

Opening Width Range:	30 3/4" to 31"
Opening Height Range:	61 1/2" to 61 3/4"
Window Size:	30 1/2" x 61 1/4"
United Inches:	93
Egress Size:	18 13/32" x 55 13/16"
Egress Square Foot:	7.1353
Egress Meets Criteria:	No
Operable Sash Size:	28 7/8" x 59 5/8"
Operable Glass Size:	26 3/4" x 57 1/2" x 3/4"
Operable Glass Viewable Size:	25 7/8" x 56 5/8"
Full Screen:	26 13/16" x 57 9/16"
Casement Screen Notch:	19 15/16"

Structural

Product: Vinyl Casement Window
Cert #: 462-H-009.01
Class: LC-PG50
Max Test Size: 36" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.47	60.00

Air Infiltration (cfm/ft2)
<= 0.02

CPD: PRD-N-103-01936-00002



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-54	Contributing	April 22, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
5 MILK ST	14	106

Applicant	Applicant Phone	Applicant Email
MARY ANN PELLEGRINO	401-339-7610	mapellegrino@carlacorp.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind

Description of proposed work:
REPLACE WINDOWS-2ND FLOOR

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00339
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival with significant Queen Anne details
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Some vinyl 1/1 replacement windows.	

MARY ANN PELLEGRINO
Applicant's Name – Printed
Date: April 22, 2025

MARY ANN PELLEGRINO
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	14-106	Mailing Address:	PELLEGRINO, MARY ANN
CAMA Number:	14-106		25 BYFIELD ST
Property Address:	5 MILK ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	14-105	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-105		10 COURT ST
Property Address:	CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-107	Mailing Address:	CAMPAGNA FAMILY, LP
CAMA Number:	14-107		15 LOW LANE
Property Address:	38 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-112	Mailing Address:	CHRISTINA, DANIEL & JULIE TE
CAMA Number:	14-112		4 MILK ST
Property Address:	4 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-118	Mailing Address:	GARDNER, MATTHEW R (1/3);
CAMA Number:	14-118		GARDNER, STEVEN D & ANN
Property Address:	12 BYFIELD ST		TRUSTEES-GARDNER TRUST (2/3)
			12 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-32	Mailing Address:	FLYNN, JAMES M & ELIZABETH C
CAMA Number:	14-32		TRUSTEES
Property Address:	63 CHURCH ST		63 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-35	Mailing Address:	SALLEY, NEIL B. JR. ENGRACIA
CAMA Number:	14-35		61 CHURCH ST.
Property Address:	61 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-37	Mailing Address:	VASCONCELOS, ALAN
CAMA Number:	14-37		57 CHURCH STREET
Property Address:	57 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-39	Mailing Address:	DAVIDSON, JOSHUA B & KATHERINE N
CAMA Number:	14-39		TE
Property Address:	51 CHURCH ST		51 CHURCH ST
			BRISTOL, RI 02809
Parcel Number:	14-41	Mailing Address:	FORTY-NINE CHURCH STREET, LLC
CAMA Number:	14-41		26 PATRICIA ANN DR
Property Address:	49 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-43	Mailing Address:	BONNER, KERRY S & MERRILL, DEBRA
CAMA Number:	14-43		A TC
Property Address:	43 CHURCH ST		43 CHURCH ST
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-44	Mailing Address:	BERGENHOLTZ, THOMAS A. MARIANNE 366 HOPE ST UNIT 1 BRISTOL, RI 02809
CAMA Number:	14-44		
Property Address:	41 CHURCH ST		
Parcel Number:	14-55	Mailing Address:	NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
CAMA Number:	14-55		
Property Address:	74 CHURCH ST		
Parcel Number:	14-56	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-56		
Property Address:	43 BYFIELD ST		
Parcel Number:	14-57	Mailing Address:	DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
CAMA Number:	14-57		
Property Address:	64 CHURCH ST		
Parcel Number:	14-58	Mailing Address:	BLAIR, DEBORAH M & BUTLER, SARA A JT 39 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-58		
Property Address:	39 BYFIELD ST		
Parcel Number:	14-59	Mailing Address:	WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
CAMA Number:	14-59		
Property Address:	60 CHURCH ST		
Parcel Number:	14-60	Mailing Address:	SQUILLANTE-SEYEZ, DAVID & SEYEZ, DORAN TE 33 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-60		
Property Address:	33 BYFIELD ST		
Parcel Number:	14-61	Mailing Address:	REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
CAMA Number:	14-61		
Property Address:	56 CHURCH ST		
Parcel Number:	14-62	Mailing Address:	KURLAND, MORTON DAVID & MATHERS-KURLAND, CARRIE R TE 27 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-62		
Property Address:	27 BYFIELD ST		
Parcel Number:	14-63	Mailing Address:	CHITTICK, WILLIAM F 48 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-63		
Property Address:	48 CHURCH ST		
Parcel Number:	14-64	Mailing Address:	PELLEGRINO, MARY B. LIFE EST PELLEGRINO, MARY ANN 25 BYFIELD ST BRISTOL, RI 02809
CAMA Number:	14-64		
Property Address:	25 BYFIELD ST		
Parcel Number:	14-65	Mailing Address:	ANDERSON, ZANE & ANDERSON, CAROLE TRUSTEES 44 CHURCH STREET BRISTOL, RI 02809
CAMA Number:	14-65		
Property Address:	44 CHURCH ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-66	Mailing Address:	JGR, LLC
CAMA Number:	14-66		443 HOPE ST
Property Address:	40 CHURCH ST		BRISTOL, RI 02809
Parcel Number:	14-67	Mailing Address:	BAO, ELENA M - TRUSTEE ELENA M
CAMA Number:	14-67		BAO REVOCABLE TRUST
Property Address:	19 BYFIELD ST		19 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-69	Mailing Address:	MONAHAN-BELL LIVING TRUST
CAMA Number:	14-69		11 BYFIELD ST
Property Address:	11 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-74	Mailing Address:	DRAWBRIDGE, CLIFFORD J. ET UX
CAMA Number:	14-74		FLOYD, TERESA L TE
Property Address:	46 BYFIELD ST		46 BYFIELD STREET
			BRISTOL, RI 02809
Parcel Number:	14-75	Mailing Address:	GAETZ, TRACEY FRANCES & FISCHER,
CAMA Number:	14-75		STEPHEN C. JR TE
Property Address:	42 BYFIELD ST		42 BYFIELD ST
			BRISTOL, RI 02809
Parcel Number:	14-76	Mailing Address:	SILVA, MICHAEL
CAMA Number:	14-76		141 HILLSIDE AVE
Property Address:	38 BYFIELD ST		SOMERSET, MA 02726
Parcel Number:	14-77	Mailing Address:	SIROIS, ROSEMARIE G.
CAMA Number:	14-77		34 BYFIELD ST
Property Address:	34 BYFIELD ST		BRISTOL, RI 02809
Parcel Number:	14-78	Mailing Address:	CARREIRO, MARY M TRUSTEE MARY M
CAMA Number:	14-78		CARREIRO FAMILY TRUST
Property Address:	11 MILK ST		4 OVERLOOK DR
			BRISTOL, RI 02809
Parcel Number:	14-79	Mailing Address:	ROUNDS, ANDREA L. TRUSTEE OF
CAMA Number:	14-79		15 MILK ST
Property Address:	15 MILK ST		BRISTOL, RI 02809
Parcel Number:	14-80	Mailing Address:	CANARIO, DOROTHY LE REM-AREL,
CAMA Number:	14-80		PATRICIA etal TC
Property Address:	17 MILK ST		17 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-83	Mailing Address:	SIMAS, ANTONIO J &ROSA M LE TE
CAMA Number:	14-83		DIGIACOMO, MICHELLE &
Property Address:	10 MILK ST		10 MILK ST
			BRISTOL, RI 02809
Parcel Number:	14-84	Mailing Address:	FEINSTEIN, JONATHAN L. CAROL M. TE
CAMA Number:	14-84		22 BYFIELD ST
Property Address:	22 BYFIELD ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	14-85	Mailing Address:	MOREIRA, ELIZABETH H LIFE EST
CAMA Number:	14-85		MOREIRA, MARK S. ETAL TC
Property Address:	18 BYFIELD ST		47 COTTAGE ST
			BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 5 MILK ST
ACRES: 0.0606
PARCEL ID: 014-0106-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: PELLEGRINO, MARY ANN
CO - OWNER:
MAILING ADDRESS: 25 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 900

SALE INFORMATION

SALE DATE: 6/19/1981
BOOK & PAGE: 236-58
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: PELLEGRINO, MARY ANN

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3291
FINISHED BUILDING AREA: 2016
BASEMENT AREA: 949
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $184,400
YARD: $0
BUILDING: $277,900
TOTAL: $462,300

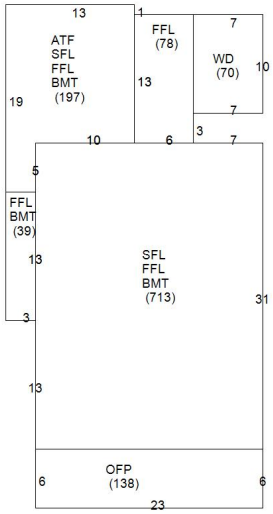
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1860
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



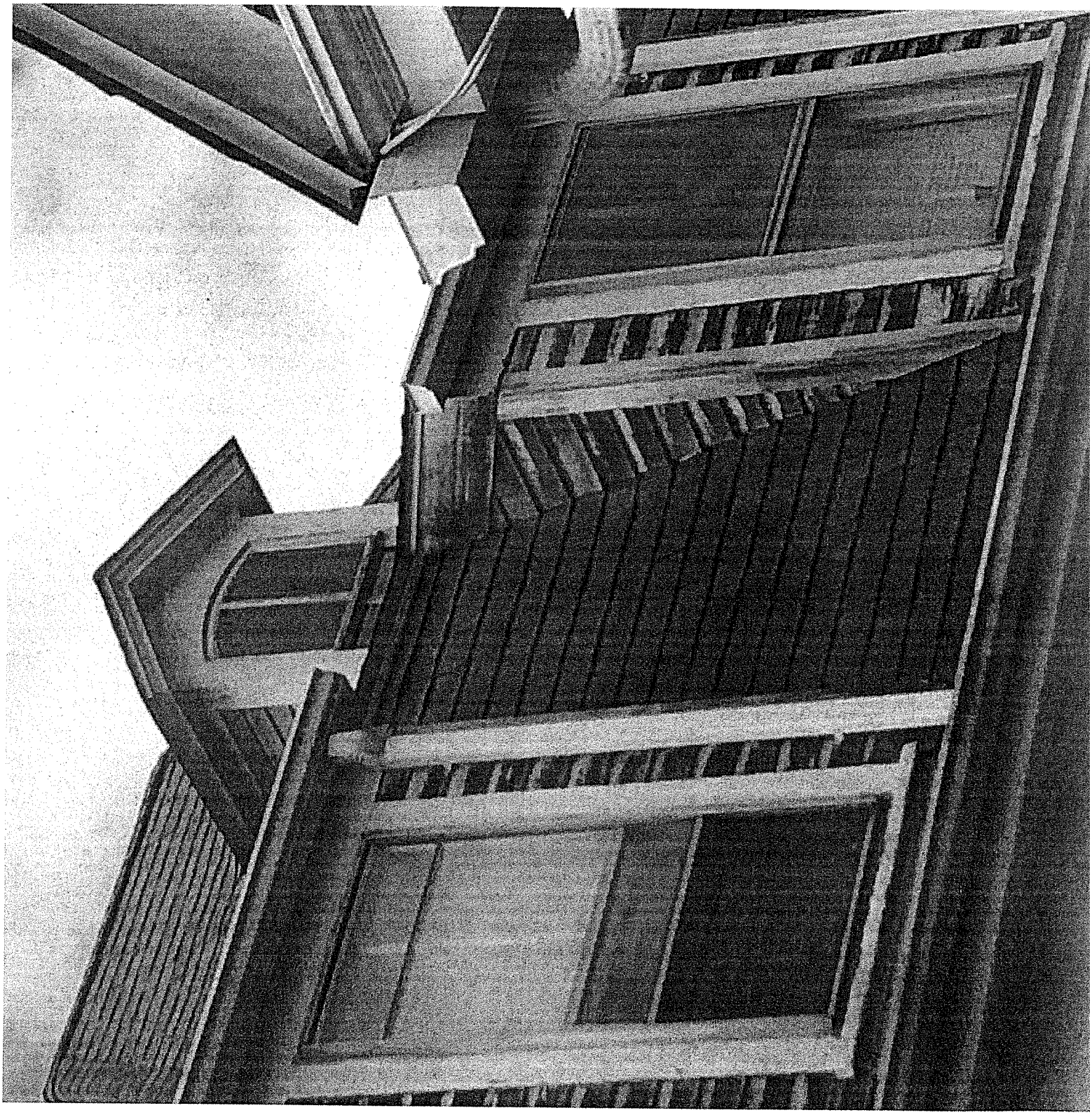



Google

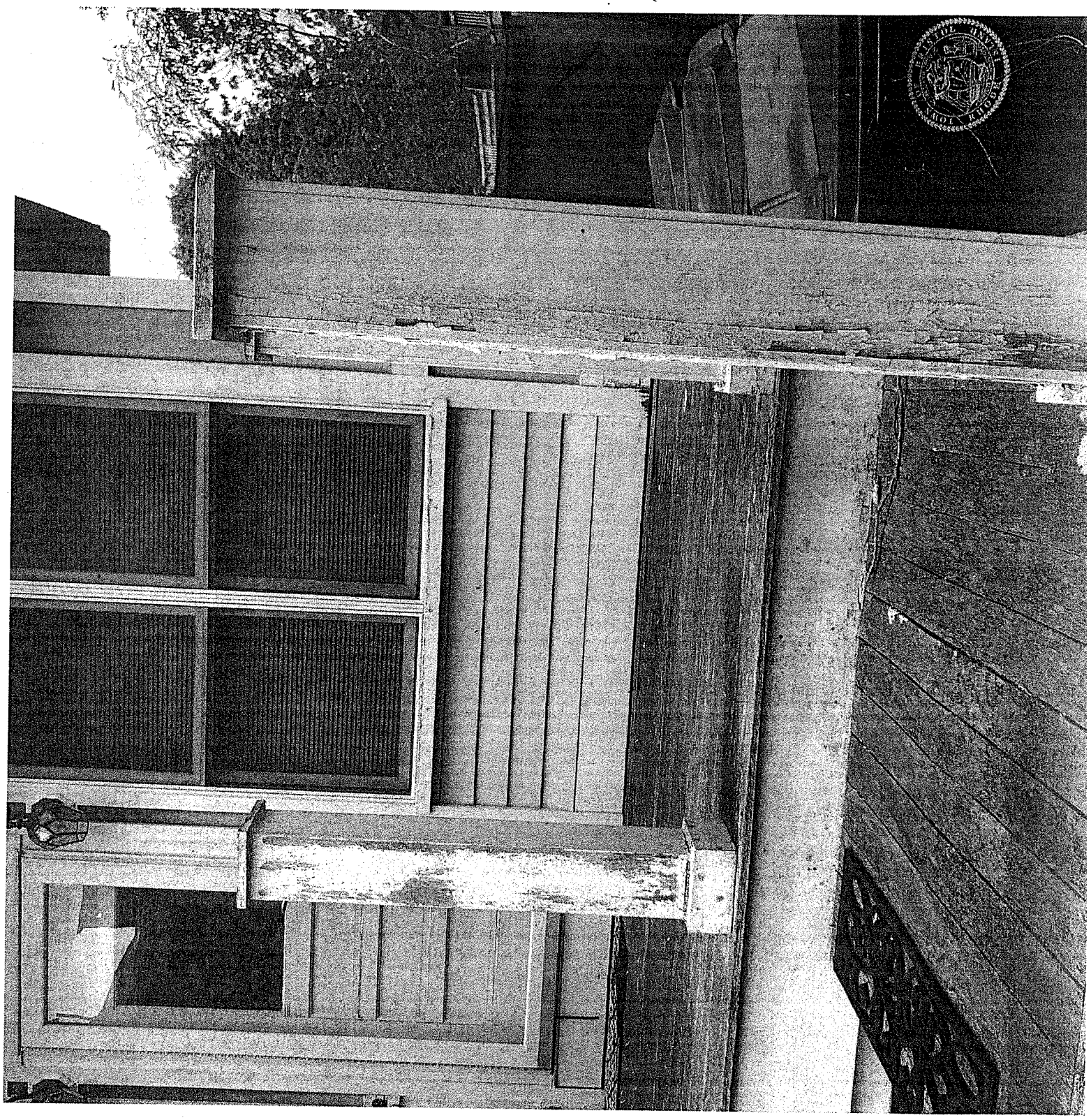




Old Windows Front of House

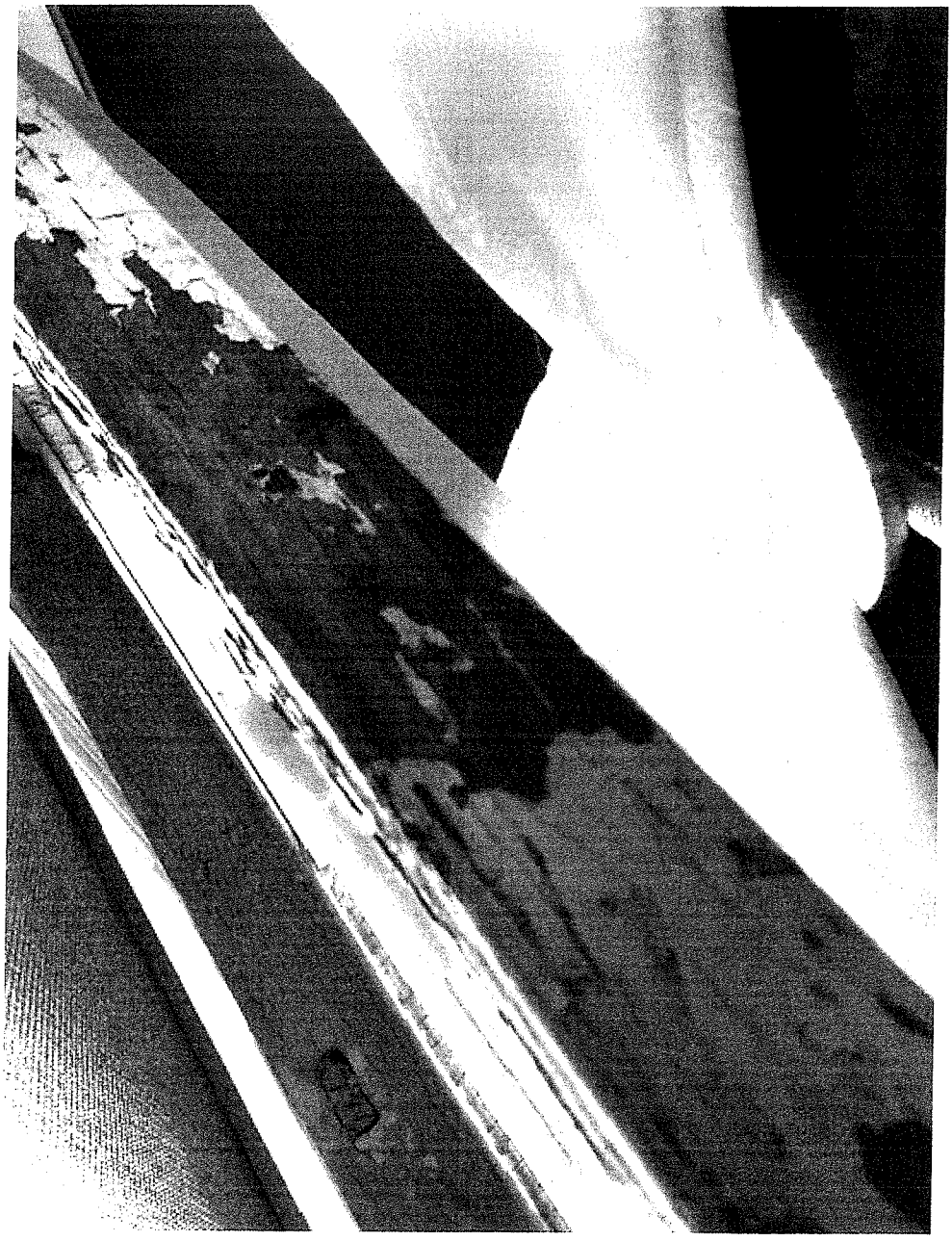


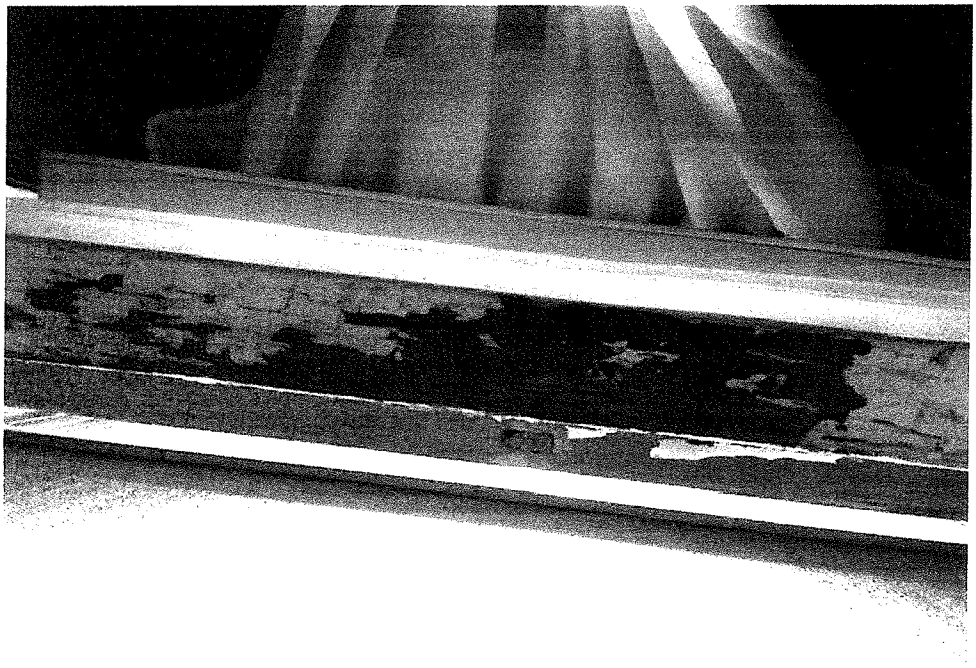
New windows
Window
Approved
After the
1997-98
Approved
By HBC
Grant.

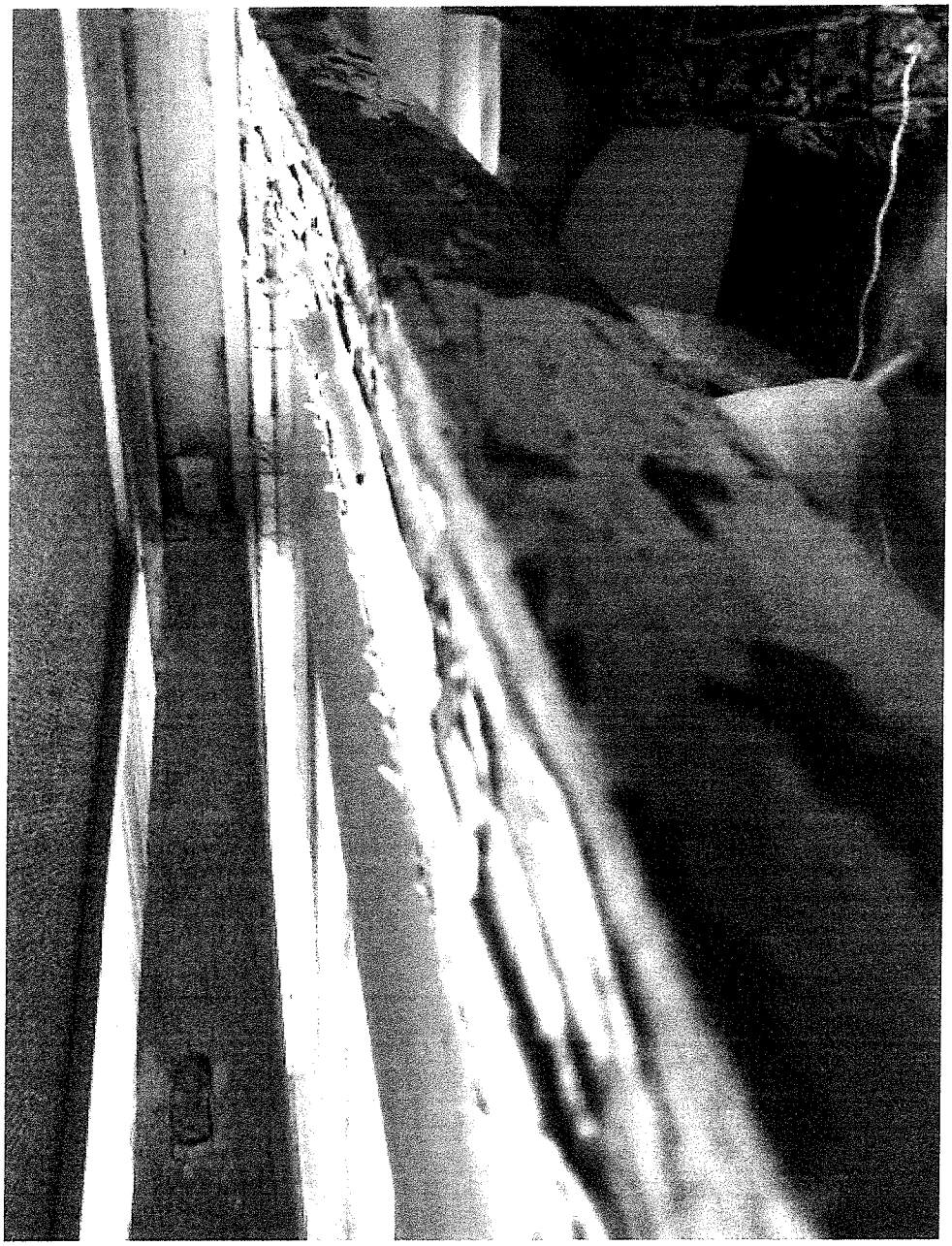


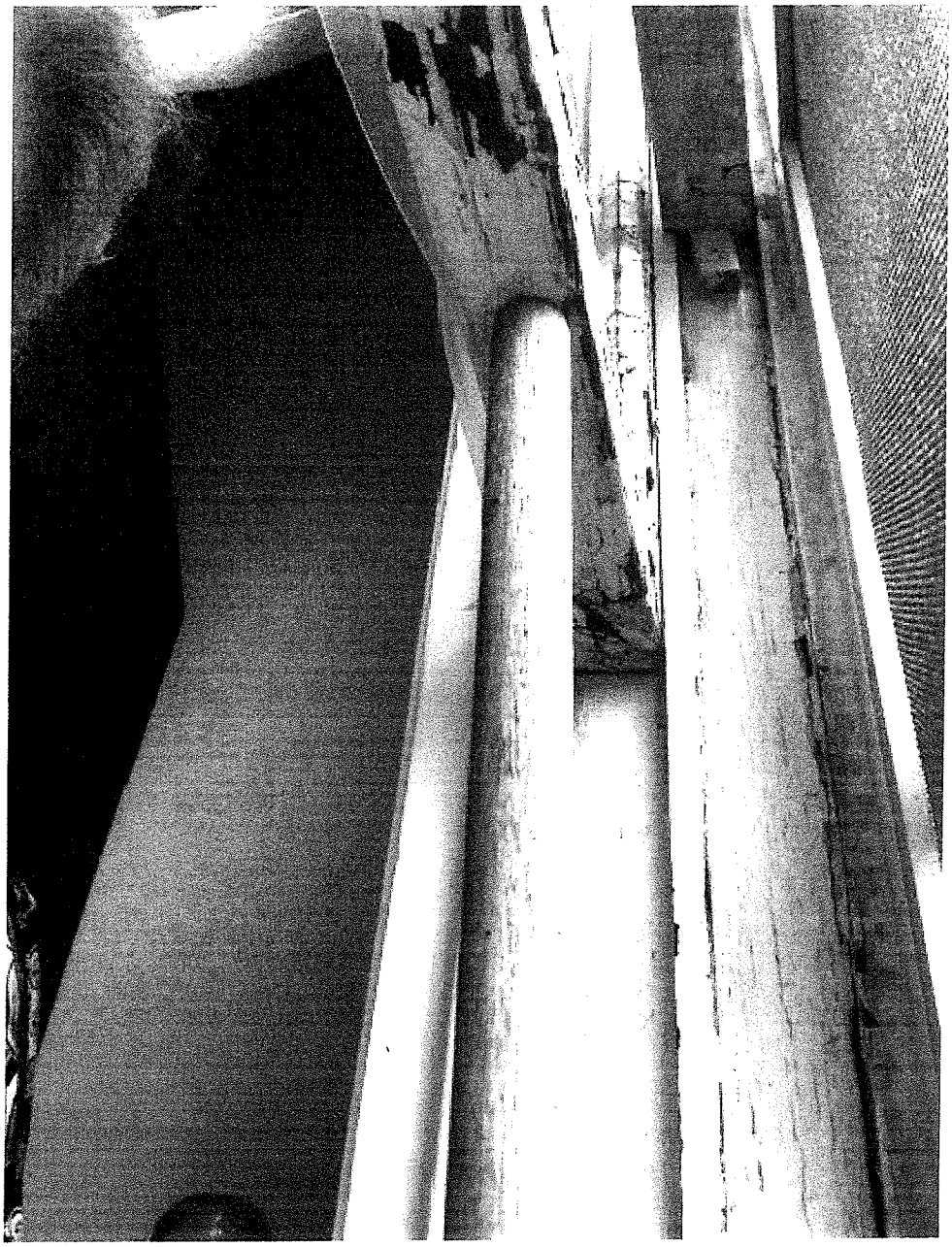
Newer windows Downstairs in kitchen Apartment after fire 1997-1998

Approx Back Side









Serving RI & MA
152 Forbes Street
Riverside, RI 02915

Marshall
ROOFING • SIDING • WINDOWS

RI Reg. #4266
MA HIC #177317
MA CS #030132

• www.marshallbr.com •

Customer Information

Mary Ann Pellegrino
5 Milk St
Bristol RI 02809

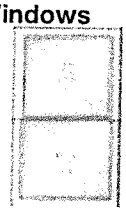
(401) 339-7610 ()
mapellegrino@carlacorp.com

Date: 05/06/2025
Rep: Christopher Fortune
Cell: (401) 297-6716

The following windows/doors will be installed with full insulation package

Total number of Units (windows) being installed	13
Total number of doors being installed	0

Windows

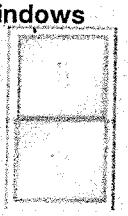


Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	28 x 64	**Quantity**	12
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match existing	**Glass Style**	Sun Gain Plus 7.0

Location
Upstairs

Image may differ from actual window selection (grids, color etc.)

Windows



Install Type	Replacement Install	**Window Brand**	Harvey Classic
Size	To be verified	**Quantity**	1
Outside Color	White	**Inside Color**	White
Screen Type	Fiberglass 1/2 Screen	**Grid Style**	No Grids
Interior Stops	Match style	**Glass Style**	Sun Gain Plus 7.0- Tempered

Location
Bathroom

Image may differ from actual window selection (grids, color etc.)

Additional Details

Disposal

Cleanup

Separate

Unforeseen costs that could occur.

- Rotted framing discovered during installation will be replaced upon homeowners approval for an additional cost.
- Homeowner is responsible for removing and replacing any window treatments or air conditioning units in or around any windows to be replaced unless specified.
- Homeowner is responsible for contacting the supporting alarm company to reinstall alarm components on any windows and/or doors to be replaced. Marshall Building & Remodeling will NOT replace alarm components unless specified.

This space intentionally left blank

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-58	Contributing	May 5, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
146 high street	19	105

Applicant	Applicant Phone	Applicant Email
Mike Fanning	5004005120	mike@atiincorporated.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	146 high street

Architect/Engineer	A/E Phone Number	A/E Email
N/A	N/A	N/A

Contractor	Contractor Phone Number	Contractor Email
N/A	N/A	N/A

Work Category:	New Structure(s)

Description of proposed work:
8 x 10 Garden Shed in rear of property

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00150
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Post-1988: wood shingle siding replaced with clapboards. One-story hip-roofed wood-frame open porch (enclosed at rear/E end) added to S side elev.	

Mike Fanning
Applicant's Name – Printed
Date: May 5, 2025

Mike Fanning
Applicant's Digital Signature

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Subject Property:

Parcel Number:	19-105	Mailing Address:	FANNING, MICHAEL G. & FANNING, CYNTHIA A. (50%) TC
CAMA Number:	19-105		146 HIGH ST
Property Address:	146 HIGH ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	15-20	Mailing Address:	PANSA, LEONARD F NANCY E TE ET AL
CAMA Number:	15-20		149 HIGH ST
Property Address:	149 HIGH ST		BRISTOL, RI 02809
Parcel Number:	15-21	Mailing Address:	SOUSA, LOUIS A. SOLE OWNER
CAMA Number:	15-21		30 Alexander Avenue
Property Address:	145 HIGH ST		East Providence, RI 02914
Parcel Number:	15-27	Mailing Address:	WORDELL, SEBASTIAN J. WORDELL, BARBARA J. TE
CAMA Number:	15-27		51 UNION STREET
Property Address:	HIGH ST		BRISTOL, RI 02809
Parcel Number:	15-28	Mailing Address:	STUBER, EDYTH JANE TRUSTEE C/O PARSONS CAPITAL MANAGEMENT
CAMA Number:	15-28		40 WESTMINSTER ST., SUITE 400
Property Address:	139 HIGH ST		PROVIDENCE, RI 02903
Parcel Number:	15-29	Mailing Address:	WORDELL, SEBASTIAN J. WORDELL, BARBARA J. TE
CAMA Number:	15-29		51 UNION STREET
Property Address:	51 UNION ST		BRISTOL, RI 02809
Parcel Number:	15-6	Mailing Address:	BJERREGAARD, CHRIS E. & JUNE M. TE
CAMA Number:	15-6		
Property Address:	159 HIGH ST		159 HIGH ST
			BRISTOL, RI 02809
Parcel Number:	19-101	Mailing Address:	SILVIA, MICHELE
CAMA Number:	19-101		7 COOKE ST.
Property Address:	7 COOKE ST		BRISTOL, RI 02809
Parcel Number:	19-102	Mailing Address:	FRANKS, ELIZABETH
CAMA Number:	19-102		97 UNION ST
Property Address:	97 UNION ST		BRISTOL, RI 02809
Parcel Number:	19-103	Mailing Address:	NUNES PROPERTY MANAGEMENT, LLC
CAMA Number:	19-103		
Property Address:	85 UNION ST		21 CLIFTON RD
			BRISTOL, RI 02809
Parcel Number:	19-104	Mailing Address:	FURTADO, MANUEL JR TRUSTEE
CAMA Number:	19-104		148 HIGH ST
Property Address:	148 HIGH ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-106	Mailing Address:	MURPHY, CORNELIA TRUSTEE OF CORNELIA M. MURPHY TRUST 142 HIGH STREET BRISTOL, RI 02809
CAMA Number:	19-106		
Property Address:	142 HIGH ST		
Parcel Number:	19-107	Mailing Address:	DAPONTE, MICHAEL ET UX SUSAN DAPONTE TE 136 HIGH ST. BRISTOL, RI 02809
CAMA Number:	19-107		
Property Address:	136 HIGH ST		
Parcel Number:	19-108	Mailing Address:	HUGHES, GREGORY A & DEBORAH L TE 19 CLIFTON RD BRISTOL, RI 02809
CAMA Number:	19-108		
Property Address:	77-79 UNION ST		
Parcel Number:	19-109	Mailing Address:	GREEN, LINDSAY 73 UNION ST BRISTOL, RI 02809
CAMA Number:	19-109		
Property Address:	73 UNION ST		
Parcel Number:	19-110	Mailing Address:	MORRIS, DEAN WALKER & SUSAN WALTERS TE 3251 COCHISE DR SE ATLANTA, GA 30339
CAMA Number:	19-110		
Property Address:	132 HIGH ST		
Parcel Number:	19-111	Mailing Address:	GALLISON, DIANE H & RAYMOND LE TIMOTHY P & NATHAN M TC 50 King Phillip Avenue BRISTOL, RI 02809
CAMA Number:	19-111		
Property Address:	98 1/2 CONSTITUTION ST		
Parcel Number:	19-112	Mailing Address:	MILLER, ELIZABETH A. 3 WILLIAMS ST UNIT 1 BRISTOL, RI 02809
CAMA Number:	19-112-001		
Property Address:	3 WILLIAM ST		
Parcel Number:	19-112	Mailing Address:	TABAIE, HOSSEIN DAVID ETAL JT NORMANDIE, CYNTHIA A. 585 CHANDLER ST WORCESTER, MA 01602
CAMA Number:	19-112-002		
Property Address:	3 WILLIAM ST		
Parcel Number:	19-112	Mailing Address:	MAHONY, ANN G. TRUSTEE 4543 EVERETT ST KENSINGTON, MD 20895
CAMA Number:	19-112-003		
Property Address:	3 WILLIAM ST		
Parcel Number:	19-119	Mailing Address:	GAGLIO, MARGUERITE M 25 COOKE ST BRISTOL, RI 02809
CAMA Number:	19-119		
Property Address:	25 COOKE ST		
Parcel Number:	19-65	Mailing Address:	PATCHIN, DONALD L 21 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-65		
Property Address:	WILLIAM ST		
Parcel Number:	19-67	Mailing Address:	PATCHIN, DONALD L 21 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-67		
Property Address:	21 WILLIAM ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-68	Mailing Address:	ALMEIDA, MANUEL A. & ALMEIDA, SHIRLEY A. JT 102 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-68		
Property Address:	102 CONSTITUTION ST		
Parcel Number:	19-69	Mailing Address:	BROWNE, ROBERT J. KRISTIN L. ETUX 19 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-69		
Property Address:	19 WILLIAM ST		
Parcel Number:	19-71	Mailing Address:	LOPES, RITA & SALLEY, ENGRACIA TRUSTEES OF THE FERNANDA ROTH LIVING TRUST 96 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-71		
Property Address:	96 CONSTITUTION ST		
Parcel Number:	19-72	Mailing Address:	SOUSA, NANCY A. LE FOSTER, BETHANY & PERRY, ANALEE JT 9 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-72		
Property Address:	9 WILLIAM ST		
Parcel Number:	19-73	Mailing Address:	BARBOZA, DAVID E. 92 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	19-73		
Property Address:	92 CONSTITUTION ST		
Parcel Number:	19-75	Mailing Address:	BARKER, JOHN J JR &GAIL ANN LE REM-BARKER, ALISON etal JT 168 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-75		
Property Address:	168 HIGH ST		
Parcel Number:	19-76	Mailing Address:	SALES, MARIA L LE MULDOON, MARIA etal 160 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-76		
Property Address:	160 HIGH ST		
Parcel Number:	19-82	Mailing Address:	DALLAIRE, ROBERT J. DALLAIRE, VIRGINIA A. TE 27 COOK ST BRISTOL, RI 02809
CAMA Number:	19-82		
Property Address:	27 COOKE ST		
Parcel Number:	19-83	Mailing Address:	GAGLIO, BONITA ET AL NICHOLAS GAGLIO JT 24 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-83		
Property Address:	24 WILLIAM ST		
Parcel Number:	19-84	Mailing Address:	FURTADO, JOHN E. MELO, ADELIA TE 16 WILLIAM ST BRISTOL, RI 02809
CAMA Number:	19-84		
Property Address:	16 WILLIAM ST		
Parcel Number:	19-85	Mailing Address:	ALLEN, RICHARD R PO BOX 448 BRISTOL, RI 02809
CAMA Number:	19-85		
Property Address:	12 WILLIAM ST		
Parcel Number:	19-86	Mailing Address:	WGI, LLC 154 HIGH ST BRISTOL, RI 02809
CAMA Number:	19-86		
Property Address:	154 HIGH ST		

200 feet Abutters List Report

Bristol, RI
May 28, 2025

Parcel Number:	19-91	Mailing Address:	21 COOKE LLC
CAMA Number:	19-91		21 COOKE ST
Property Address:	21 COOKE ST		BRISTOL, RI 02809

Parcel Number:	19-92	Mailing Address:	DA PONTE, JOSE CECELIA LIFE EST.
CAMA Number:	19-92		19 COOKE ST
Property Address:	19 COOKE ST		BRISTOL, RI 02809

Parcel Number:	19-95	Mailing Address:	15 COOKE STREET, LLC
CAMA Number:	19-95		443 HOPE ST
Property Address:	15 COOKE ST		BRISTOL, RI 02809

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 146 HIGH ST
ACRES: 0.2683
PARCEL ID: 019-0105-000
LAND USE CODE: 28
CONDO COMPLEX:
OWNER: FANNING, MICHAEL G. &
CO - OWNER: FANNING, CYNTHIA A. (50%) TC
MAILING ADDRESS: 146 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1366

SALE INFORMATION

SALE DATE: 4/6/2023
BOOK & PAGE: 2207-95
SALE PRICE: 1,330,000
SALE DESCRIPTION:
SELLER: HUMPHREY, JOHN B &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5036
FINISHED BUILDING AREA: 2661
BASEMENT AREA: 1299
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $152,000
YARD: $20,000
BUILDING: $514,000
TOTAL: $686,000

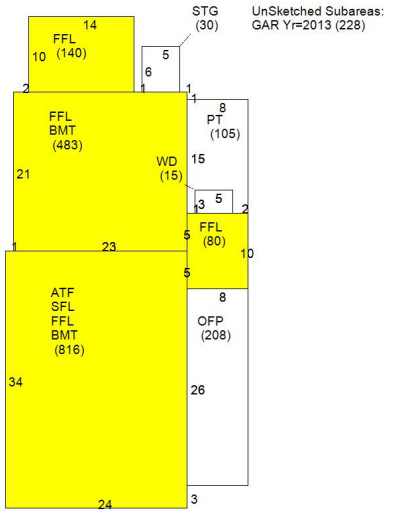
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1850
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: FWA w/AC
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 10
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO










14ft
10ft

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-82		June 25, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
224 Hope Street	15	38

Applicant	Applicant Phone	Applicant Email
Gregory Leonetti	203-215-8892	gregoryleonetti12@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	4480 Post Road Unit 4 East Greenwich, RI 02818

Architect/Engineer	A/E Phone Number	A/E Email
Cliff Rodrigues	401-835-1802	crod17@cox.net

Contractor	Contractor Phone Number	Contractor Email
Mike Martins	401-855-2485	mikemartins1961@gmail.com

Work Category:	Replacing in Kind

Description of proposed work:
- Replacing the current windows with new Marvin windows (specs attached)

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Gregory Leonetti
Applicant's Name – Printed
Date: June 25, 2025

Gregory Leonetti
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 224 HOPE ST
ACRES: 0.0574
PARCEL ID: 015-0038-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: LEONETTI, GREGORY M. & JULIA C. TE
CO - OWNER:
MAILING ADDRESS: 4480 POST RD

ZONING: R-6
PATRIOT ACCOUNT #: 947

SALE INFORMATION

SALE DATE: 12/30/2024
BOOK & PAGE: 2269-95
SALE PRICE: 605,000
SALE DESCRIPTION:
SELLER: WHITE, GEORGE H TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3769
FINISHED BUILDING AREA: 1872
BASEMENT AREA: 936
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $176,200
YARD: $0
BUILDING: $319,800
TOTAL: $496,000

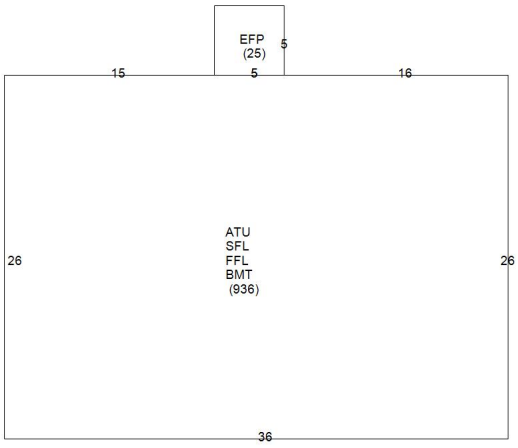
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1803
FRAME: Wood Frame
EXTERIOR WALL COVER: Masonry
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

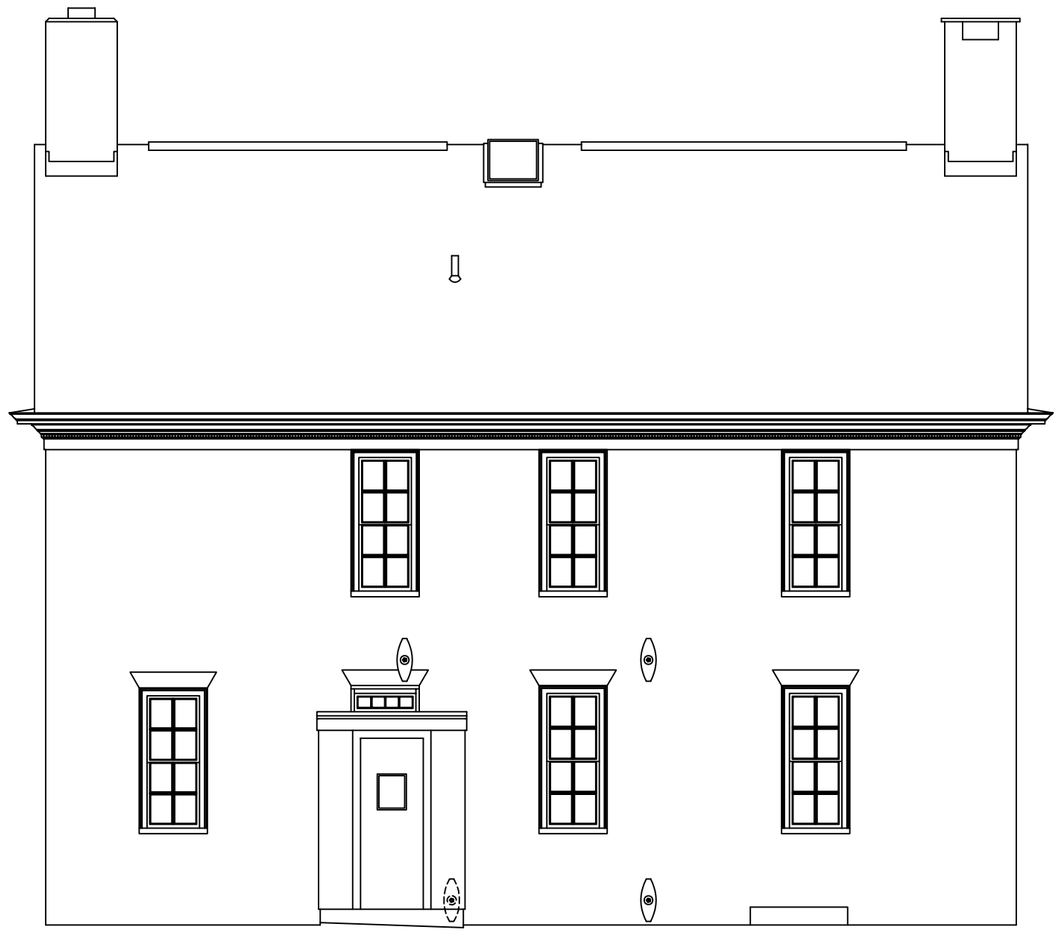
INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

CR DESIGN & PLANNING
19 CANONICUS AVENUE
NEWPORT, RHODE ISLAND
401 835-1802

RENOVATION OF:
THE LEONETTI RESIDENCE
224 HOPE STREET
BRISTOL, RHODE ISLAND

EXISTING CONDITION
EXTERIOR ELEVATIONS

Revisions:

THESE PLANS ARE THE SOLE PROPERTY OF CR DESIGN & PLANNING AND MAY NOT BE COPIED OR USED WITHOUT THE EXPRESS PERMISSION OF THE OWNER. ©

Project No.
02504

Date
7 MARCH 2025

Drawn By
CR

Sheet
EC2.0

of 4





































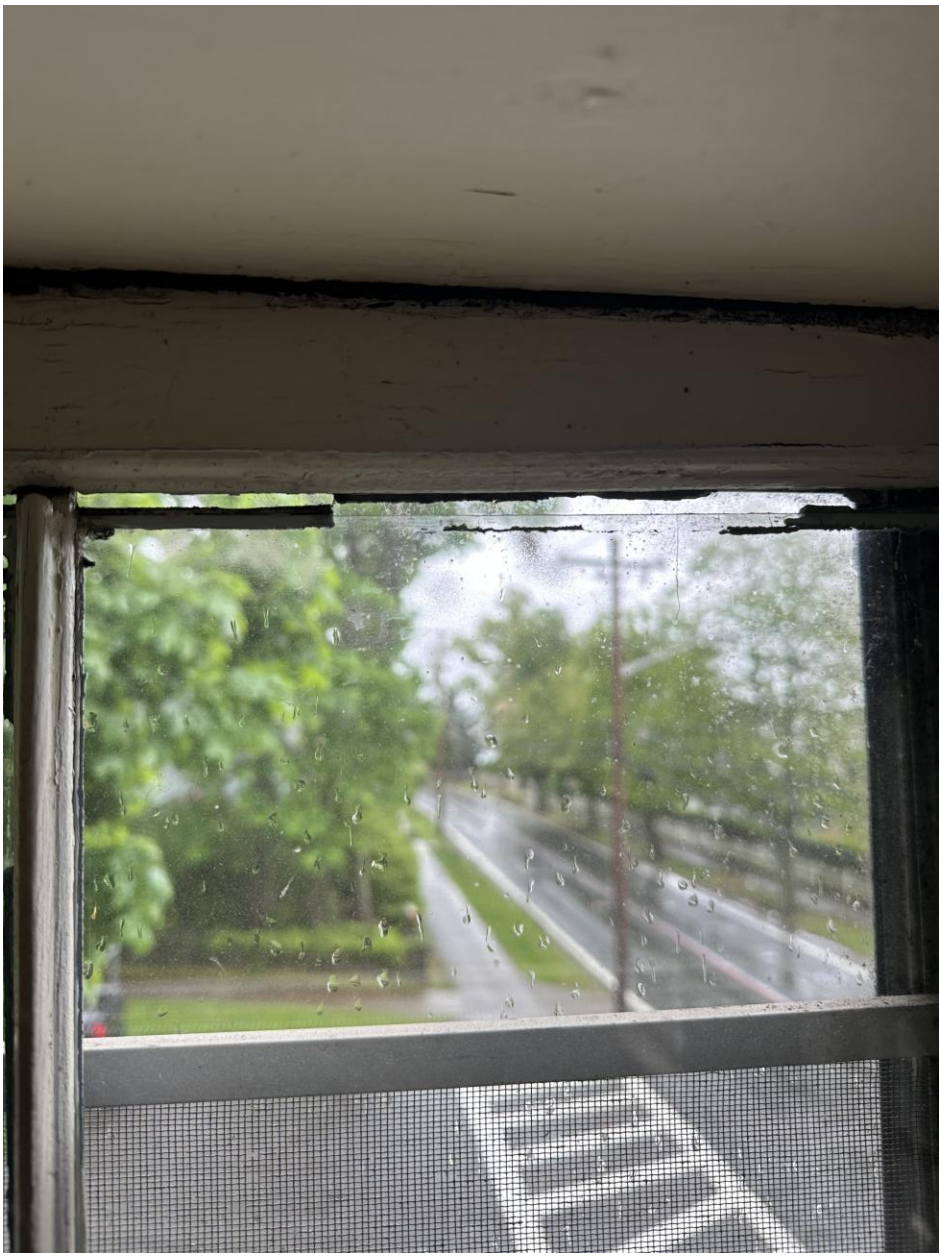












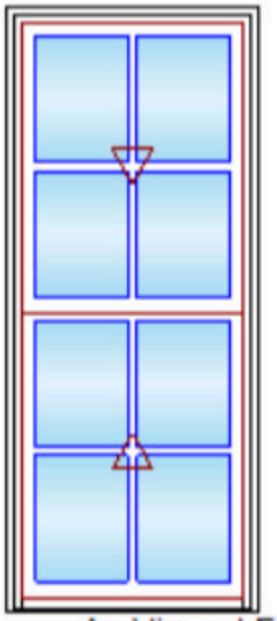





Daily Value
10%
6%
0%
17g
7%
6%
5%
0%
2%
0%



MARVIN

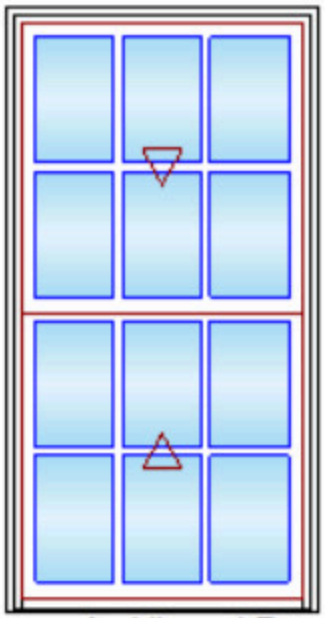


As Viewed From The Exterior

Entered As: CN
MO 26" X 60"
CN 2660
FS 25 1/2" X 59 3/4"
RO 26 1/2" X 60 1/4"
Egress Information
Width: 22 3/8" Height: 24 31/32"
Net Clear Opening: 3.88 SqFt
Performance Information
U-Factor: 0.28

Stone White Exterior
White Interior
Elevate Double Hung
CN 2660
Rough Opening 26 1/2" X 60 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 32" X 60"
CN 3260
FS 31 1/2" X 59 3/4"
RO 32 1/2" X 60 1/4"
Egress Information
Width: 28 3/8" Height: 24 31/32"
Net Clear Opening: 4.92 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001

Stone White Exterior
White Interior
Elevate Double Hung
CN 3260
Rough Opening 32 1/2" X 60 1/4"
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-80	Contributing	June 20, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
30 Union St	15	46

Applicant	Applicant Phone	Applicant Email
Karen and Brad Clair	401-524-4986	bclair@simplexengine.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
Mark Defelice	401-378-4232	md8162@aol.com

Contractor	Contractor Phone Number	Contractor Email
Ron Boulay	774-488-4318	r.boulay@buildmarquecustomhomes.com

Work Category:	Addition to Structure(s)

Description of proposed work:

Add dormer to east side of existing garage to match size of west side dormer. Windows will be Andersen 400 series or Marvin Elevate with 2 over 1 to match existing windows on west side . Siding to be sq and rebut Red Cedar shingles to match existing. Exposure to match existing. Trim will be cedar.Sizes and profiles to match existing. Roof shingles to match existing.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00495
HISTORIC NAME:	Sullivan, James E., House
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1941

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Vinyl siding on facade (formerly, aluminum), but wood trim intact. Carport seen in 1988 survey photo (not in 1971) removed. 1-story open porch with roof deck added at front NW corner, extends beyond wall plane of facade, also attached to 1-story addition at rear SW corner.

Karen and Brad Clair
Applicant's Name – Printed

424

adford J Clair
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 30 UNION ST
ACRES: 0.3439
PARCEL ID: 015-0046-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: CLAIR, BRADFORD J &
CO - OWNER: KAREN M TE
MAILING ADDRESS: 30 UNION ST

ZONING: R-6
PATRIOT ACCOUNT #: 955

SALE INFORMATION

SALE DATE: 3/1/2018
BOOK & PAGE: 1931-48
SALE PRICE: 745,000
SALE DESCRIPTION:
SELLER: BJERREGAARD, JUNE M &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5707
FINISHED BUILDING AREA: 2475
BASEMENT AREA: 816
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $262,100
YARD: $0
BUILDING: $400,600
TOTAL: $662,700

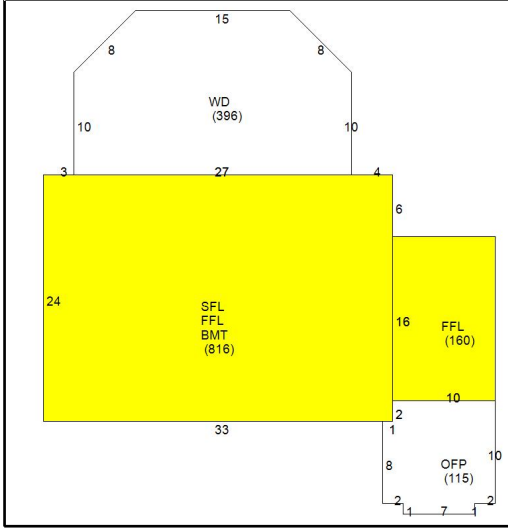
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1945
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

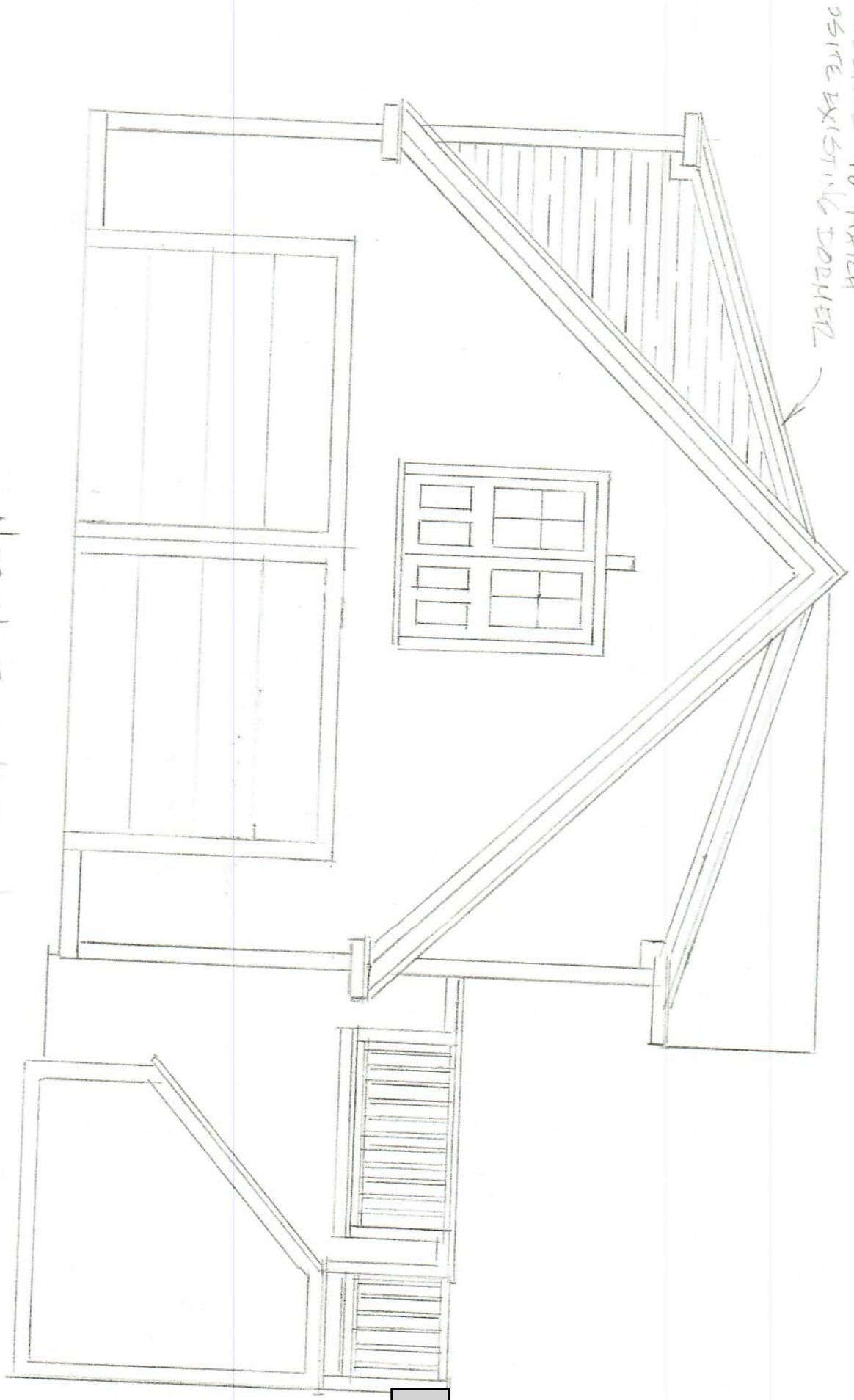
INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 6
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

Additional info for 73882 HDC Application

- Bill of Materials Proposed Dormer will be 20’ length and will mirror size and scope existing dormer on west side of garage but It will include only 2 east facing windows and no peak.
- Window to south (back) side of dormer facing east will be a bathroom window. It will be 2’ wide x 3’10” tall and per previous description they will be 2 over 1 Anderson 400 or Marvin Elevate ser.
- Window to north (front) side of dormer facing east will be 2”8” by 4’10” and will also be 2 over 1.
- Note that drawing does not show this style but it is basic drawing only-we are looking to duplicate existing window features of the current structure and in contact with Contractor who built original addition and trying to ascertain windows that were used there.
- Per Specs noted Siding will be cedar, dipped and stained Seagull Gray and will match existing in size and color.
- Similarly Trim will be cedar painted/stained white to match existing. Roof Shingle GAF Timberline-to match existing.







Mark Defelice
Egress Window

Quote #: M3DU1FK

A Proposal for Window and Door Products prepared for:
Shipping Address:
RIVERHEAD BLD SPLY-N KINGSTWN
6000 Post Rd
North Kingstown, RI 02852-1302

RIVERHEAD BUILDING SUPPLY
Build Smarter. Build Better.®
MARK NINE
RIVERHEAD BLD SPLY-N KINGSTWN
250 DAVID CT
CALVERTON, NY 11933-3052
Phone: (800) 874-9500

Email: mnine@rbscorp.com

This report was generated on 7/24/2025 10:13:55 AM using the Marvin Order Management System, version 0004.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2 TOTAL UNIT QTY: 2 EXT NET PRICE: USD 1,271.22

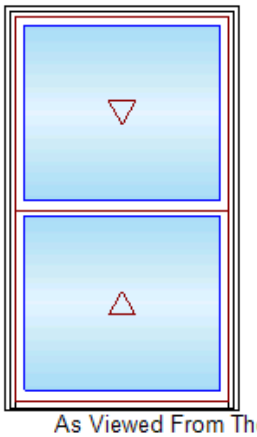
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
3		Elevate	Double Hung CN 3660 RO 36 1/2" X 60 1/4" Entered as CN 3660	693.47	1	693.47
4		Elevate	Double Hung CN 3448 RO 34 1/2" X 48 1/4" Entered as CN 3448	577.75	1	577.75

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	 USD	693.47 693.47

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 36" X 60"
CN 3660
FS 35 1/2" X 59 3/4"
RO 36 1/2" X 60 1/4"
Egress Information
Width: 32 3/8" Height: 25 49/64"
Net Clear Opening: 5.79 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

Stone White Exterior
Bare Pine Interior
Elevate Double Hung
CN 3660
Rough Opening 36 1/2" X 60 1/4"
Top Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Beige Weather Strip Package
1 Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Line #4 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	 USD	577.75 577.75

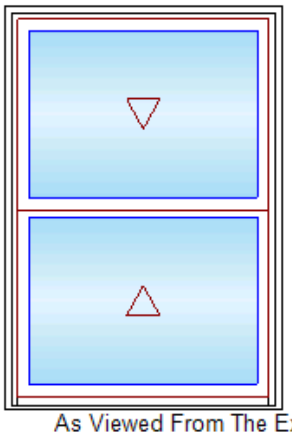
MARVIN

Stone White Exterior
Bare Pine Interior
Elevate Double Hung
CN 3448
Rough Opening 34 1/2" X 48 1/4"
Top Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
Bare Pine Interior
IG - 1 Lite
Low E2 w/Argon

Accepted:

Processed on: 7/24/2025 10:13:55 AM

For product warranty information pleas www.marvin.com/support/warranty



As Viewed From The Exterior

Stainless Perimeter Bar
Beige Weather Strip Package
1 Almond Frost Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Nailing Fin
*****Note: Unit Availability and Price is Subject to Change**

Entered As: CN
MO 34" X 48"
CN 3448
FS 33 1/2" X 47 3/4"
RO 34 1/2" X 48 1/4"
Egress Information
Width: 30 3/8" Height: 18 31/32"
Net Clear Opening: 4.00 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.32
Visible Light Transmittance: 0.54
Condensation Resistance: 56
CPD Number: MAR-N-272-01474-00001

Project Subtotal Net Price: USD	1,271.22
7.000% Sales Tax: USD	88.99
Project Total Net Price: USD	1,360.21

TERMS AND CONDITIONS

REVIEW ALL SIZES, COUNTS, SPECIFICATIONS, TEMPERING AND EGRESS FOR ACCURACY PRIOR TO ORDERING.
THIS QUOTE EXCLUDES ANYTHING NOT STATED.
UNIT AVAILABILITY AND PRICES SUBJECT TO CHANGE
SPECIAL ORDERS CANNOT BE CHANGED, CANCELLED OR
RETURNED FOR CREDIT ONCE ORDER HAS BEEN PROCESSED. Customer signature represents acceptance of this Information. Product cannot be placed on order without written authorization.

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

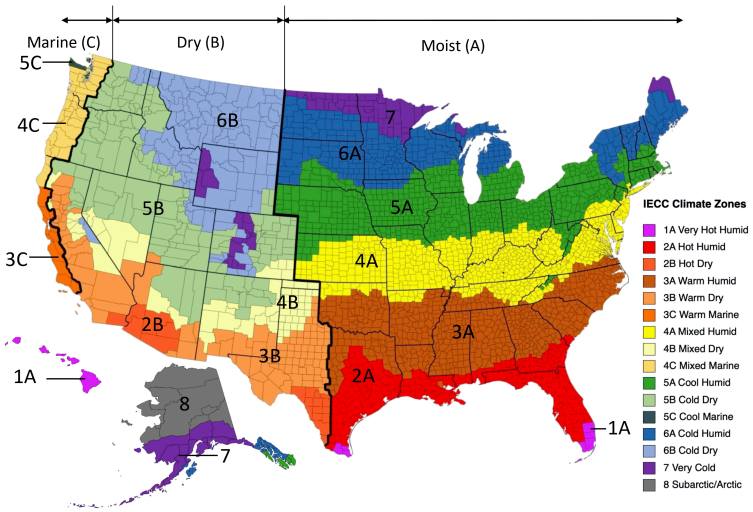
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

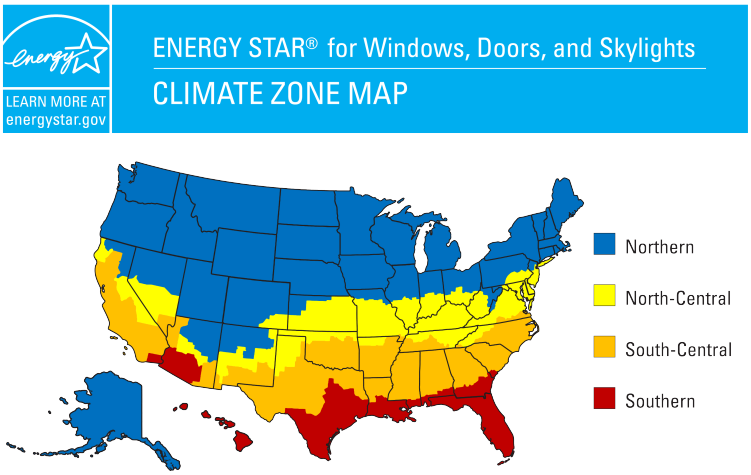
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	**1,271.22**
7.000% Sales Tax: USD	**88.99**
Project Total Net Price: USD	**1,360.21**

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

Additional info for 73882 HDC Application

- Bill of Materials Proposed Dormer will be 20’ length and will mirror size and scope existing dormer on west side of garage but It will include only 2 east facing windows and no peak.
- Window to south (back) side of dormer facing east will be a bathroom window. It will be 2’ wide x 3’10” tall and per previous description they will be 2 over 1 Anderson 400 or Marvin Elevate ser.
- Window to north (front) side of dormer facing east will be 2”8” by 4’10” and will also be 2 over 1.
- Note that drawing does not show this style but it is basic drawing only-we are looking to duplicate existing window features of the current structure and in contact with Contractor who built original addition and trying to ascertain windows that were used there.
- Per Specs noted Siding will be cedar, dipped and stained Seagull Gray and will match existing in size and color.
- Similarly Trim will be cedar painted/stained white to match existing. Roof Shingle GAF Timberline-to match existing.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-85	Contributing	June 30, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
35 Burton St	15	73

Applicant	Applicant Phone	Applicant Email
Kathleen Keating/John Oliver	(401) 464-1733	katydidkeating@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
MH Architect, LLC	(401) 559-1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
Charles E. Millard, Inc.	(401) 254-0111	dean@millardinc.com

Work Category:	New Structure(s)

Description of proposed work:

Existing 10'-6" x 18', 2-story shed with covered porch on the West side to be demolished and rebuilt to create a code compliant and usable storage shed and second floor ADU. Exploration of the existing foundation shows that there is no foundation wall or footing supporting the structure. The existing second floor area floor framing is not suitable for the load capacity of storage or habitable space, there isn't sufficient head height and there is only a ladder for access. The proposed new structure would be exactly the same footprint size and location with a code compliant foundation and exterior staircase for access to the second floor. The roof ridge would be raised to achieve adequate head height. A dormer to the West would be added to provide natural light and additional head room on the Secon Floor. Wall and floor framing would be suitable for the depth required for properly insulating the second floor (to meet 2024 IECC code). New doors and windows will be double-pane with sufficient U-value. The existing porch columns would be salvaged for reuse. The door and window configuration on the South facade (facing Burton St) would match the existing. Exterior materials, clapboard exposure, trim, and architectural detailing would match the existing structure which has been fully measured and documented. With the exception of the higher roof and West dormer, the massing, roof pitch and overall look of the shed will match the existing.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00259
HISTORIC NAME:	Cumming[illegible]se

ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Front porch and stair railings replaced, brackets added to porch posts. 1971 survey form notes original bracketed front porch removed 1970, references "old photo." Current porch looks period appropriate - restored?	

Kathleen Keating/John Oliver
Applicant's Name – Printed
Date: June 30, 2025

Melissa R Hutchinson
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 35 BURTON ST
ACRES: 0.1549
PARCEL ID: 015-0073-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: OLIVER, JOHN S.
CO - OWNER:
MAILING ADDRESS: 35 BURTON ST

ZONING: R-6
PATRIOT ACCOUNT #: 982

SALE INFORMATION

SALE DATE: 8/25/2006
BOOK & PAGE: 1318-115
SALE PRICE: 620,000
SALE DESCRIPTION:
SELLER: 35 BURTON ST. LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3788
FINISHED BUILDING AREA: 1683
BASEMENT AREA: 1256
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $224,900
YARD: $3,000
BUILDING: $272,500
TOTAL: $500,400

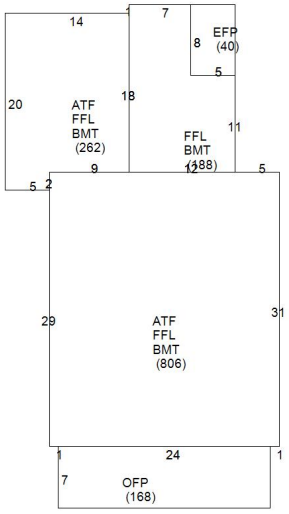
BUILDING EXTERIOR

BUILDING STYLE: Conventional
UNITS: 1
YEAR BUILT: 1880
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

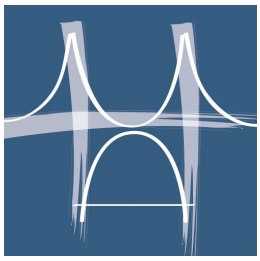
INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





MATERIALS LIST

35 Burton St

Pitched Roof

Architectural grade asphalt shingle (gable roof and dormer)

Siding

Painted cedar shingles with exposure to match the existing shed with 1x6 painted cedar corner boards (match existing colors – red body and white trim)

Windows

Double-hung windows, 6-over-6 with authentic divided light, extruded aluminum clad, Marvin Elevate series (ADL) in white exterior, Second Floor South window to be a 12-lite casement window to match the size and configuration of the existing fixed window

Entry Doors

Fiberglass 12-lite French door, TruStile FL1210 “French Lite”, Traditional Collection with clear glass, 3-panels (center door to be operable, two flanking doors to be fixed)
2’-6” x 6’-8” at South façade and 2’-8” x 6’-8” at North façade

New Exterior Stair

TimberTech Azek PVC composite decking, “Vintage Collection – Mahogany” color, pressure-treated framing

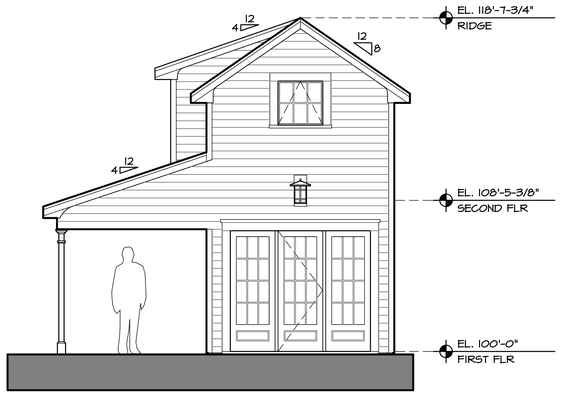
Porch Columns

Salvage and reuse existing painted wood columns (post, capital and base)

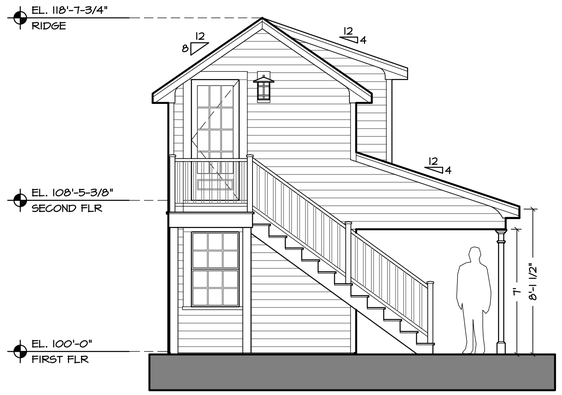
Gutters and Rain Leaders

Extruded aluminum 6” gutter to match existing gutters and downspouts (match color)

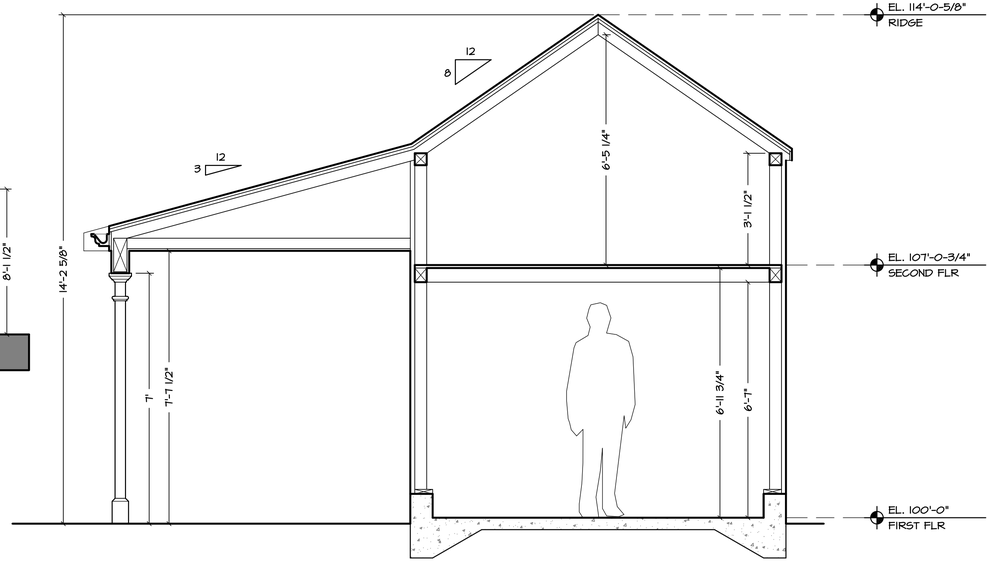
melissa@mharchitect.com · 203 Hooper St · Tiverton, RI 02878 · 401.559.1957 · www.mharchitect.com



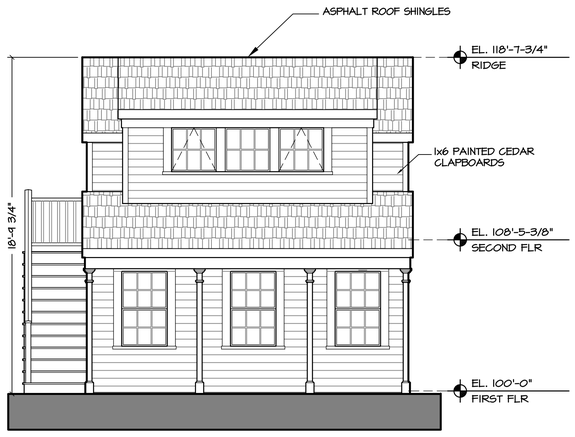
5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



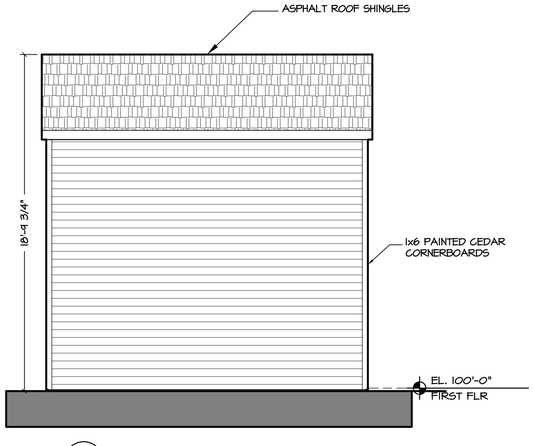
6 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



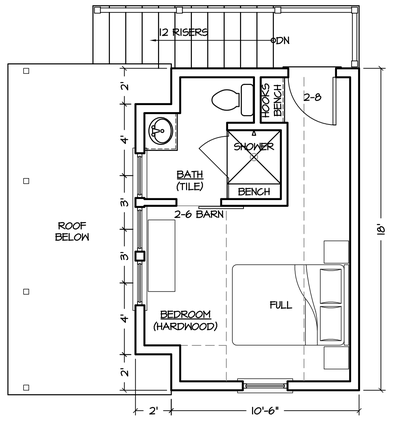
1 EXISTING CROSS SECTION
SCALE: 1/2" = 1'-0"



7 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

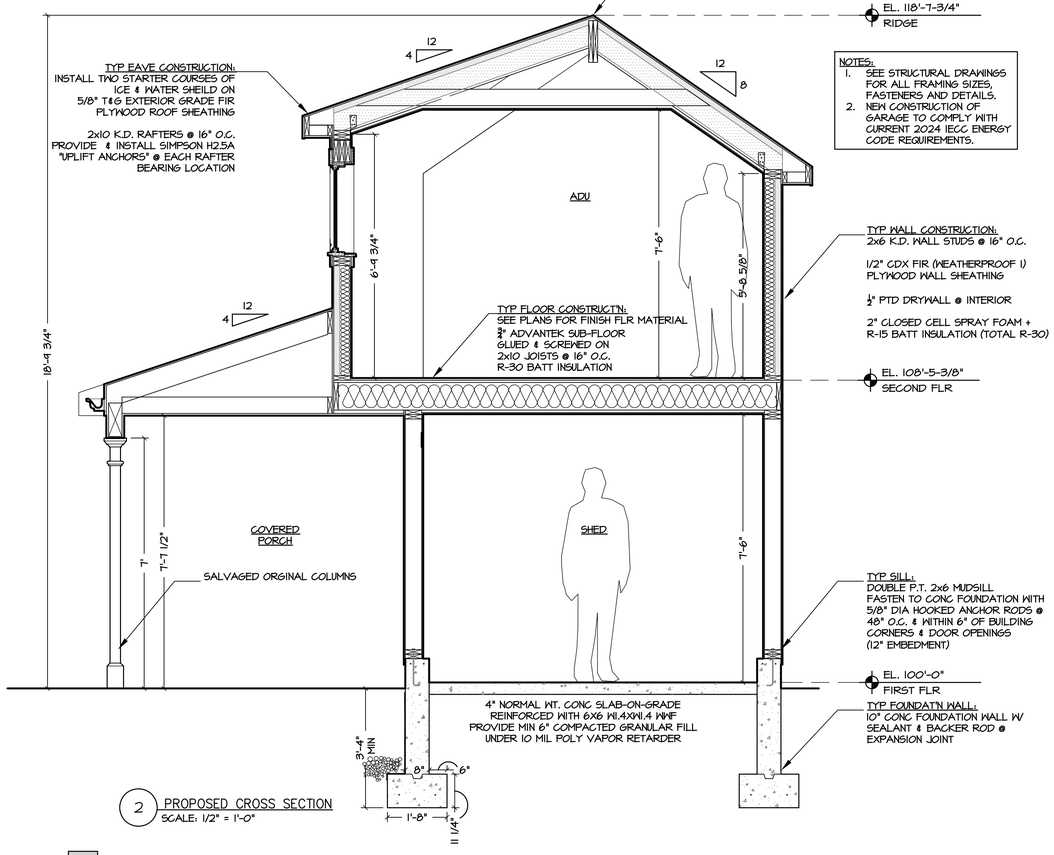


8 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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



2 PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
issued on 6/19/2025

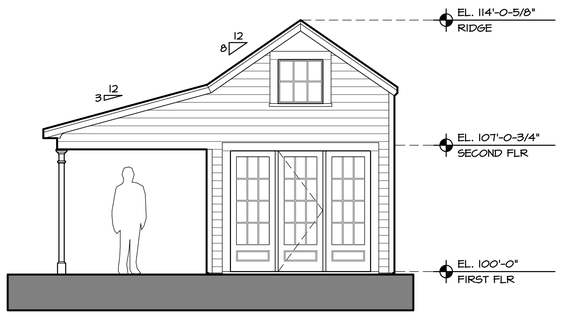
Drawing Title
EXISTING AND PROPOSED CROSS SECTIONS, PROPOSED EXTERIOR ELEVATIONS AND FLOOR PLANS

Date
June 19, 2025

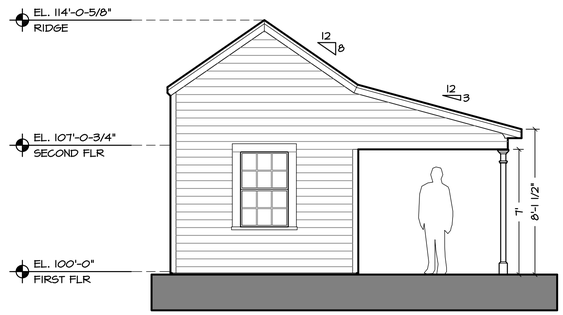
Scale
AS NOTED

Drawing Number
A1.0

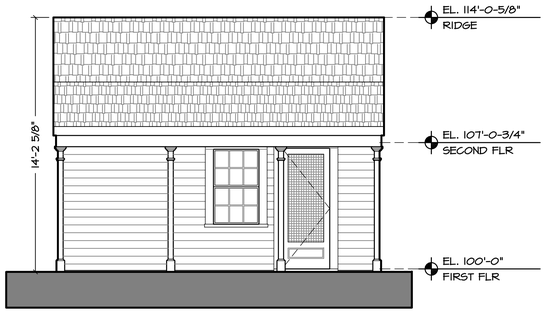
© Copyright 2025



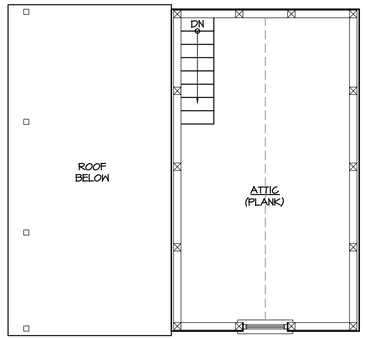
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



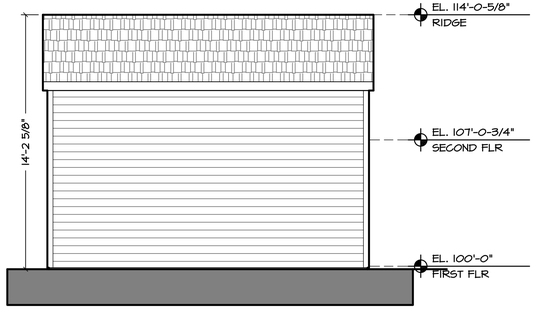
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



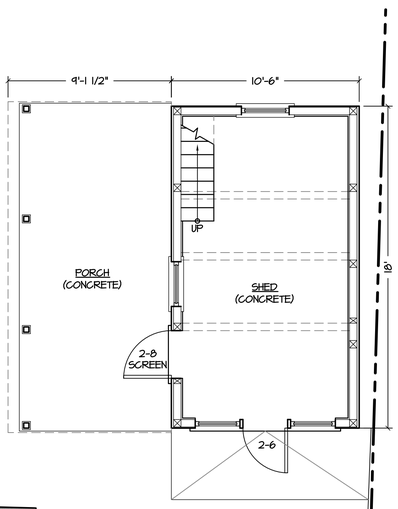
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



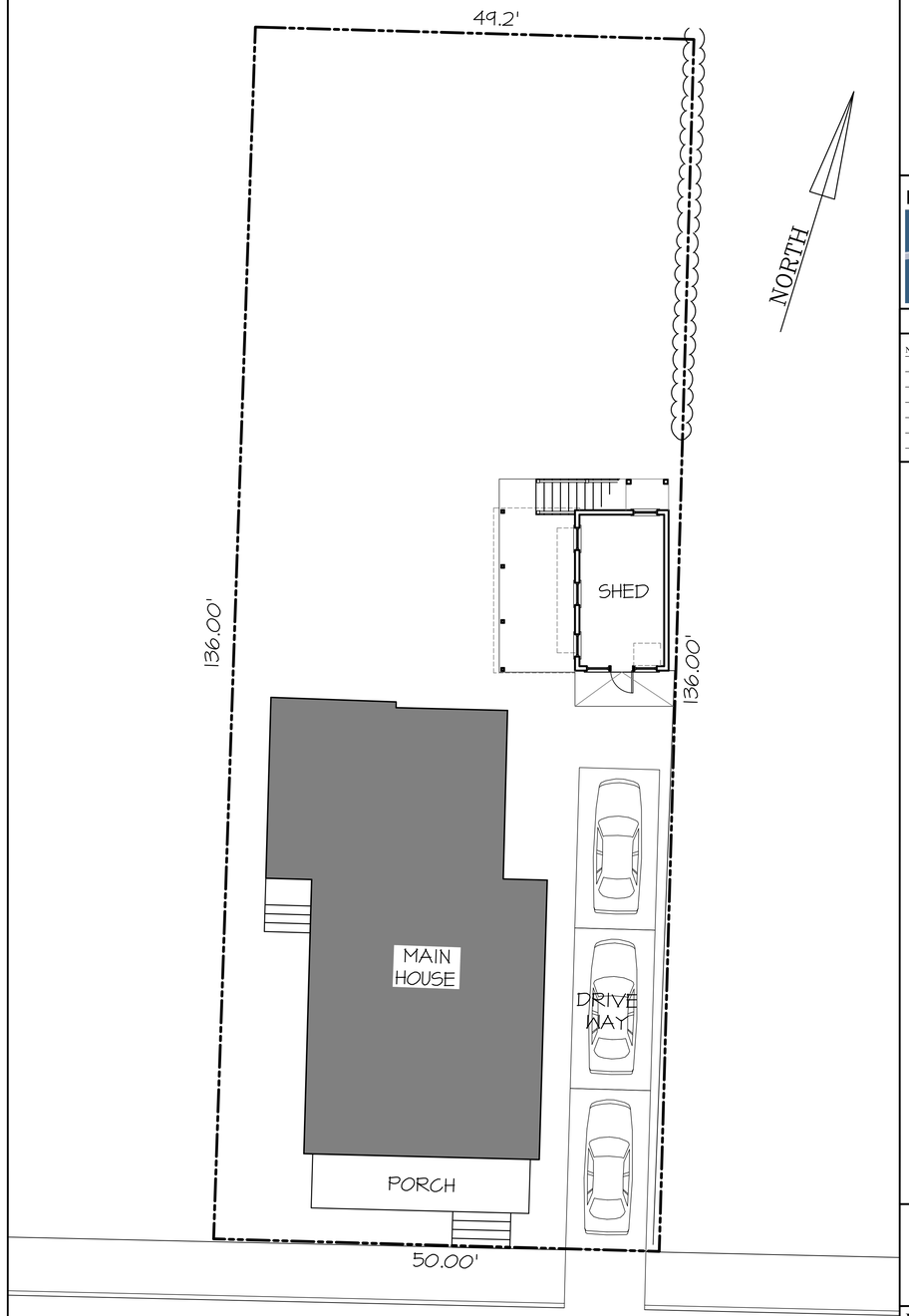
2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
issued on 6/19/2025

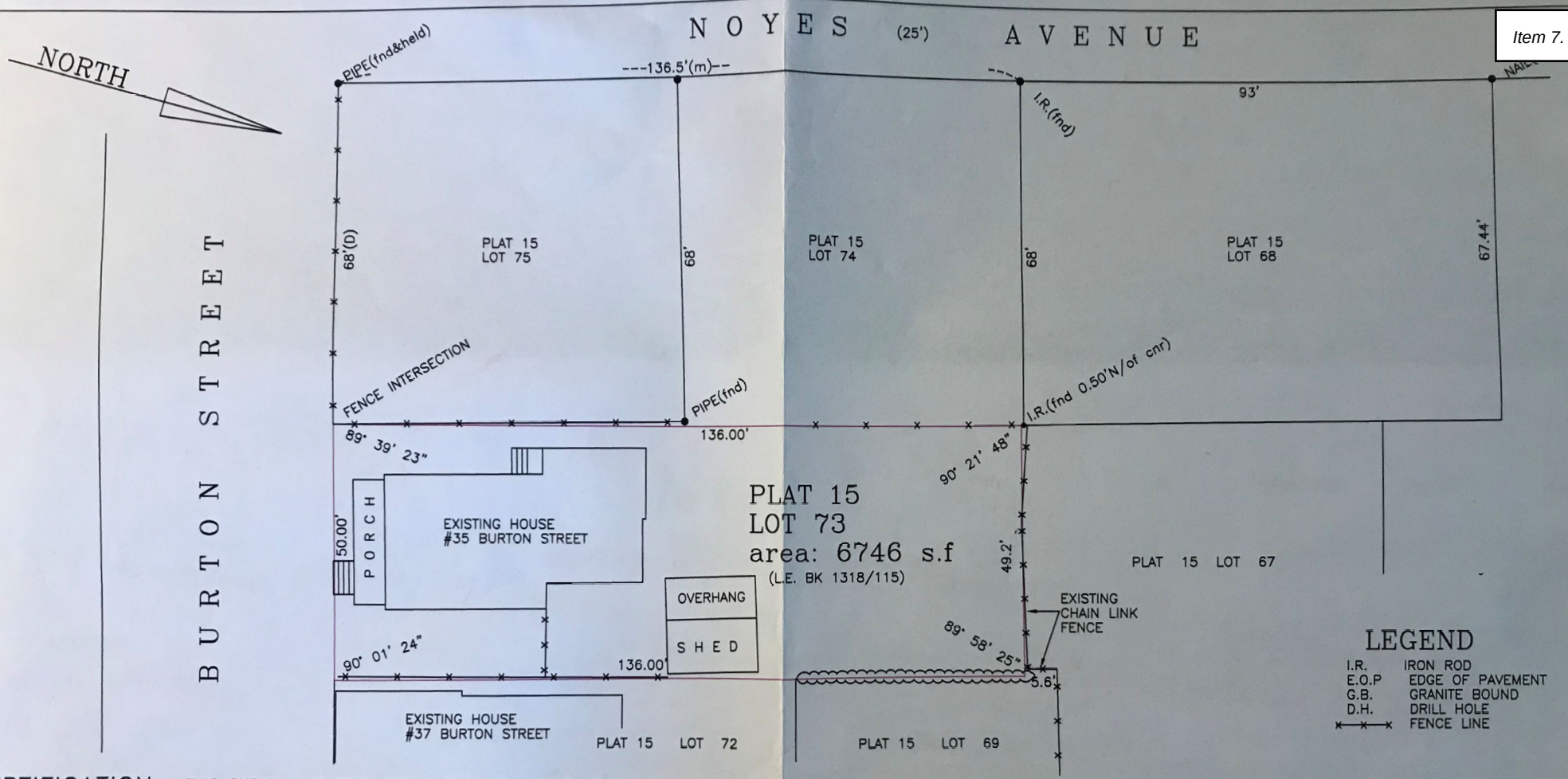
Drawing Title
PROPOSED SITE PLAN, EXISTING FLOOR PLANS AND EXISTING EXTERIOR ELEVATIONS

Date
June 19, 2025

Scale
AS NOTED

Drawing Number
X1.0

© Copyright 2025



CERTIFICATION

JOHN J. BARKER, JR.
No. 1885
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR PLS #1885
C.O.A # LS-A302

SITE PLAN
for
John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

SCALE 1"=20' DATE : 7/10/2022 DWN BY: JJB DWG # 220503-794

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT



Photo #1: Street view (South Façade) of 2-story shed with covered porch at West side

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT



Photo #2: West Façade of covered porch with 4 existing slender columns

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT



Photo #3: North Façade (with main house shown beyond)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson ARCHITECT



Photo #4: Main door at South Façade (triple set of 12-lite French doors)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT

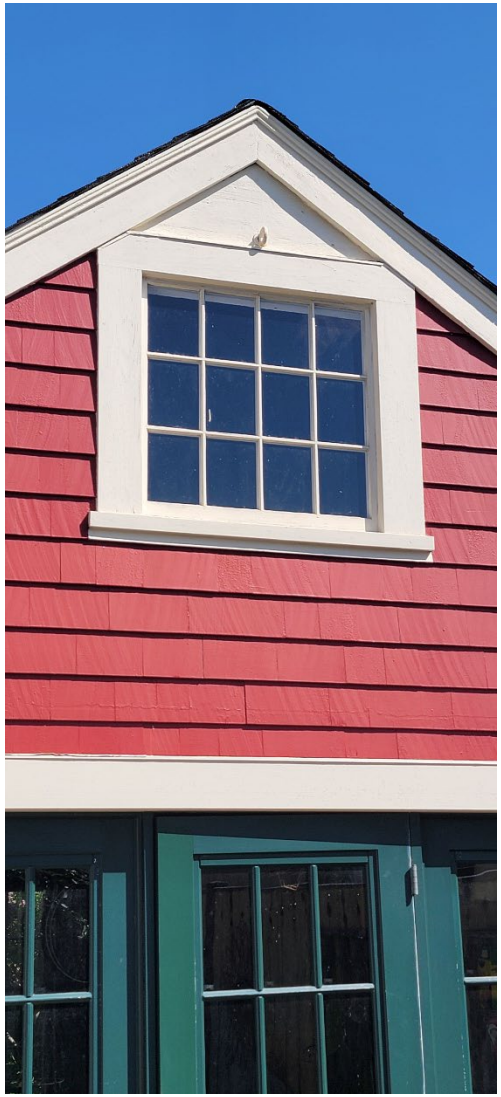


Photo #5: Second Floor fixed 12-lite fixed window



Photo #6: Typical porch column

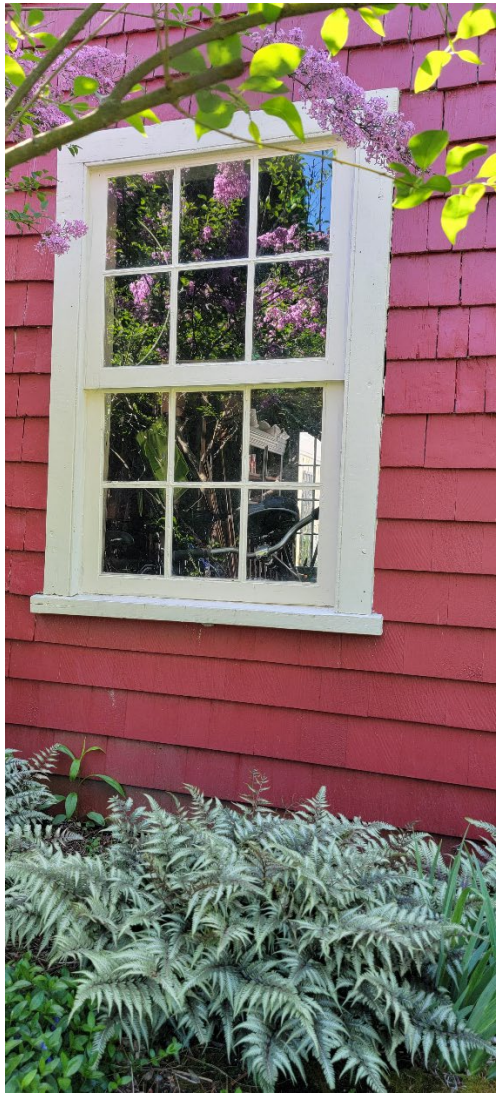


Photo #7: North double-hung 6-over-6 window

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT



Photo #8: Exterior trim and corner board

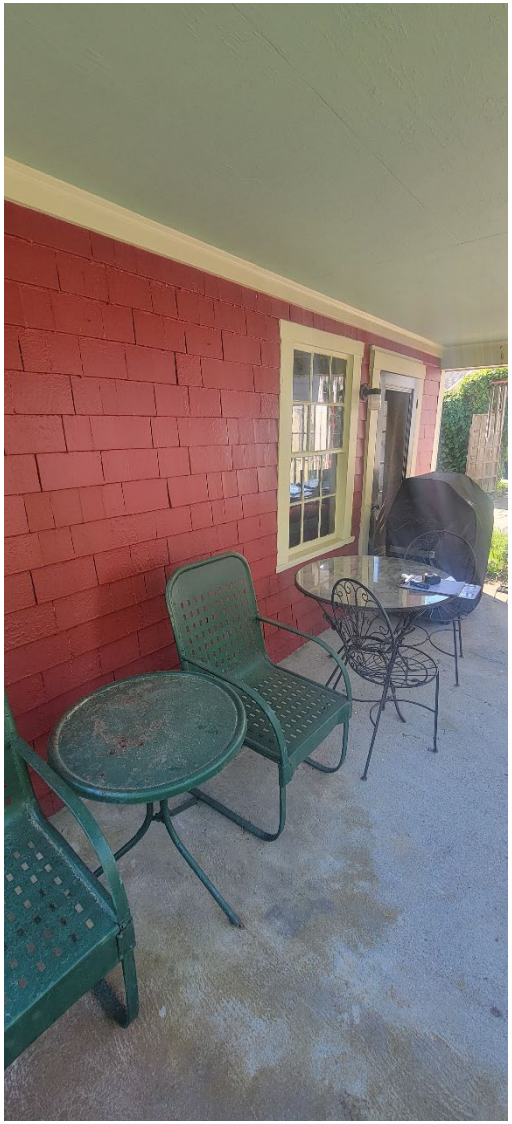


Photo #9: P[redacted] cedar siding, window and door below covered porch (concrete floor)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT

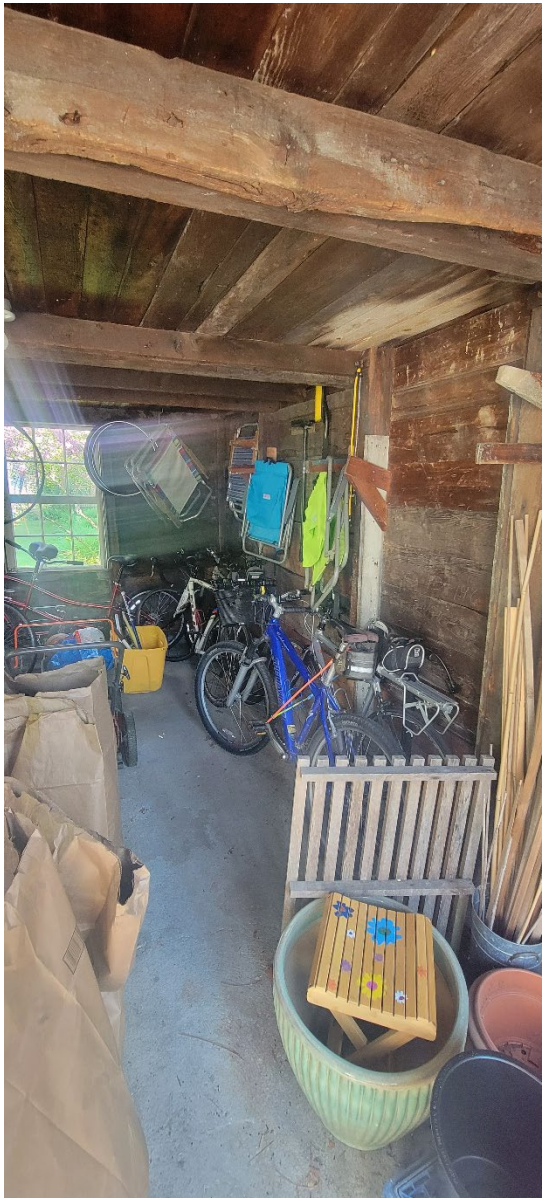


Photo #10: Interior First Floor storage



Photo #11: Interior

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house

melissa hutchinson
ARCHITECT



Photo #12: Interior Second Floor



Photo #13: Interior Second fixed window

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-89	Contributing	July 7, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
112 bradford street	13	41

Applicant	Applicant Phone	Applicant Email
michael rodrigues	4013230909	mmrod56yahoo@yahoo.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Santos Contactor INC	4019964672	

Work Category:	Replacing in Kind

Description of proposed work:
take down and replace rotted wood on front porch and replace with trek flooring on the top with wooden steps.repair oringial railings

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00278
HISTORIC NAME:	Gladding, P., House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1830 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl 1/1 replacement windows. Large new dormer on E slope. Large new gabled addition on rear raises height to 2 fls. Vinyl siding.	

michael rodrigues
Applicant's Name – Printed
Date: July 7, 2025

Michael P. Rodrigues
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 112 BRADFORD ST
ACRES: 0.1667
PARCEL ID: 013-0041-000
LAND USE CODE: 28
CONDO COMPLEX:
OWNER: RODRIGUES, MARGARET M. & RODRIGUES, MICHAEL &
CO - OWNER: MARTIN, JENNIFER & CAMARA, AMANDA JT
MAILING ADDRESS: 112 BRADFORD ST
ZONING: R-6
PATRIOT ACCOUNT #: 774

SALE INFORMATION

SALE DATE: 8/13/2009
BOOK & PAGE: 1501-114
SALE PRICE: 0
SALE DESCRIPTION: Family Sale
SELLER: RODRIGUES, MARGARET M. ETUX TE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4201
FINISHED BUILDING AREA: 2502
BASEMENT AREA: 1226
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $231,800
YARD: $6,700
BUILDING: $300,000
TOTAL: $538,500

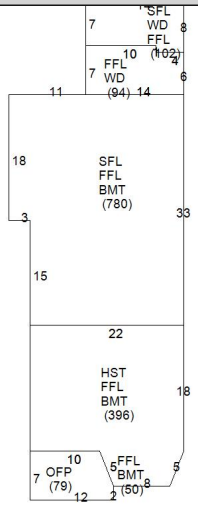
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1875
FRAME: Wood Frame
EXTERIOR WALL COVER: Aluminum
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.








112
112

PRODUCT SPECIFICATIONS

TREX® DECKING & FASCIA

PROFILE		DESCRIPTION		ITEM #	COLORS
1" Square-Edge Board *Actual dimensions:* Trex Signature .94 in x 5.5 in x 20 ft (24 mm x 140 mm x 609 cm) Transcend & Enhance: .94 in x 5.5 in x 16 ft / 20 ft (24 mm x 140 mm x 487 cm / 609 cm) Trex Select: .82 in x 5.5 in x 16 ft / 20 ft (20 mm x 140 mm x 487 cm / 609 cm)		1 x 6 x 16' 1 x 6 x 20'	Trex Signature	XX010616NS01 XX010620NS01	OC, WY
		1 x 6 x 16' 1 x 6 x 20'	Transcend Lineage	XX010616TLS01 XX010620TLS01	BC, CL, HT, JA, IM, RN, SF
		1 x 6 x 16' 1 x 6 x 20'	Transcend Tropicals	XX010616TS01 XX010620TS01	HG, IM, LR, SR, TT
		1 x 6 x 16' 1 x 6 x 20'	Transcend Earth Tones	XX010616T2S01 XX010620T2S01	RS
		7/8 x 6 x 16' 7/8 x 6 x 20'	Trex Select	XX010616SS01 XX010620SS01	PG, SD
		1 x 6 x 16' 1 x 6 x 20'	Enhance Naturals	XX010616E2S01 XX010620E2S01	CB, CC, FW, HY, RH, TS
		1 x 6 x 16' 1 x 6 x 20'	Enhance Basics	XX010616E2S01 XX010620E2S01	CS, BD, SD, TP
1" Grooved-Edge Board *Actual dimensions:* Trex Signature, Transcend & Enhance: .94 in x 5.5 in x 12 ft / 16 ft / 20 ft (24 mm x 140 mm x 365 cm / 487 cm / 609 cm) Trex Select: .82 in x 5.5 in x 12 ft / 16 ft / 20 ft (20 mm x 140 mm x 365 cm / 487 cm / 609 cm)		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Trex Signature	XX010612NG01 XX010616NG01 XX010620NG01	OC, WY
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Lineage	XX010612TLG01 XX010616TLG01 XX010620TLG01	BC, CL, HT, JA, IM, RN, SF
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Tropicals	XX010612TG01 XX010616TG01 XX010620TG01	HG, IM, LR, SR, TT
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Transcend Earth Tones	XX010612T2G01 XX010616T2G01 XX010620T2G01	RS
		7/8 x 6 x 12' 7/8 x 6 x 16' 7/8 x 6 x 20'	Trex Select	XX010612SG01 XX010616SG01 XX010620SG01	PG, SD
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Naturals	XX010612E2G01 XX010616E2G01 XX010620E2G01	CB, CC, FW, HY, RH, TS
		1 x 6 x 12' 1 x 6 x 16' 1 x 6 x 20'	Enhance Basics	XX010612E2G01 XX010616E2G01 XX010620E2G01	CS, BD, SD, TP
1" x 8" Fascia Board *Actual dimensions:* Trex Signature, Transcend, Enhance, Trex Select, Universal White: .56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)		1 x 8 x 12'	Trex Signature	XX010812NS01	OC, WY
		1 x 8 x 12' 1 x 8 x 12' 1 x 8 x 12'	Transcend Lineage Transcend Tropicals Transcend Earth Tones	XX010812TLS01 XX010812TS01 XX010812T2S01	BC, CL, HT, JA, IM, RN, SF HG, IM, LR, SR, TT RS
		1 x 8 x 12'	Trex Select	XX010812SS01	PG, SD
		1 x 8 x 12' 1 x 8 x 12'	Enhance Naturals Enhance Basics	XX010812E2S01 XX010812E2S01	CB, CC, FW, HY, RH, TS CS, BD, SD, TP
		1 x 8 x 12'	Universal White	WW010812ES01	WW
1" x 12" Fascia Board *Actual dimensions:* Trex Signature, Transcend, Enhance, Trex Select, Universal White: .56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)		1 x 12 x 12'	Trex Signature	XX011212NS01	OC, WY
		1 x 12 x 12' 1 x 12 x 12' 1 x 12 x 12'	Transcend Lineage Transcend Tropicals Transcend Earth Tones	XX011212TLS01 XX011212TS01 XX011212T2S01	BC, CL, HT, JA, IM, RN, SF HG, IM, LR, SR, TT RS
		1 x 12 x 12'	Trex Select	XX011212SS01	PG, SD
		1 x 12 x 12' 1 x 12 x 12'	Enhance Naturals Enhance Basics	XX011212E2S01 XX011212E2S01	CB, CC, FW, HY, RH, TS CS, BD, SD, TP
		1 x 12 x 12'	Universal White	WW011212ES01	WW
2" Square-Edge Board *Actual dimensions:* Transcend 2x4: 1.3 in x 3.4 in x 16 ft (33 mm x 86 mm x 487 cm) Transcend & Trex Select 2x6: 1.3 in x 5.5 in x 12 ft / 16 ft / 20 ft (33 mm x 140 mm x 365 cm / 487 cm / 609 cm)		2 x 4 x 16'	Transcend Tropicals	XX020416TS01	HG, IM, LR, SR, TT
		2 x 6 x 12' 2 x 6 x 16' 2 x 6 x 20'	Transcend Tropicals	XX020612TS01 XX020616TS01 XX020620TS01	HG, IM, LR, SR, TT
		2 x 6 x 12' 2 x 6 x 16' 2 x 6 x 20'	Trex Select	XX020612SS01 XX020616SS01 XX020620SS01	PG, SD

XX = COLOR PREFIX

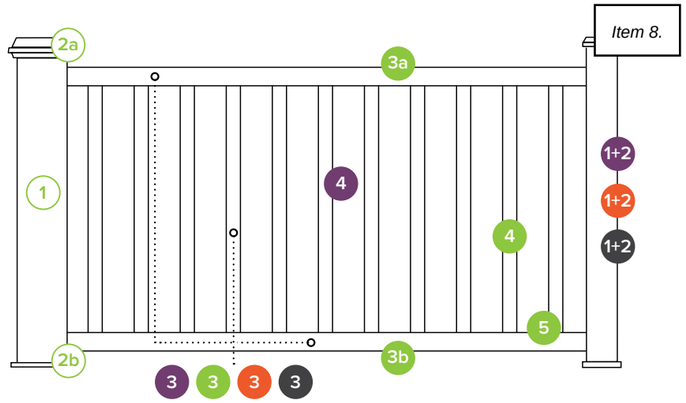
**Beach Dune and Coastal Bluff will be discontinued effective October 2025*

BC Biscayne
BD Beach Dune*
CL Carmel
CC Cinnamon Cove
CS Clam Shell
CB Coastal Bluff*
FW Foggy Wharf
HT Hatteras
HG Havana Gold
HY Honey Grove
IM Island Mist
JA Jasper
LR Lava Rock
OC Ocracoke
PG Pebble Grey
RN Rainier
RH Rocky Harbor
RS Rope Swing
SD Saddle
SF Salt Flat
SR Spiced Rum
TP Tide Pool
TT Tiki Torch
TS Toasted Sand
WW Universal White
WY Whidbey

TREX® RAILING—ENDLESS POSSIBILITIES

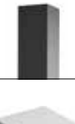
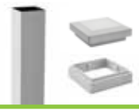
Please read the system descriptions at the top of each product section so you can choose exactly which railing components you need to complete your design. For additional guidance, the chart below depicts each railing system's component.

- TREX POST COMPONENTS
- TREX SIGNATURE® RAILING
- TREX TRANSCEND® RAILING
- TREX SELECT® RAILING
- TREX SELECT™ ALUMINUM RAILING
- TREX ENHANCE™ STEEL RAILING



TREX® POST SLEEVES, CAPS & SKIRTS

These components can be used as steps 1 & 2 for all Trex railing lines.

STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
1	**Post Sleeve** Each 4x4 and 6x6 post sleeve fits over a 4x4 pressure treated post or equivalent post mount. *Dimensions are nominals. See below for actuals and metrics.* [4.45 in x 4.45 in x 40 in (113 mm x 113 mm x 101 cm) external dimensions] [4.45 in x 4.45 in x 108 in (113 mm x 113 mm x 274 cm) external dimensions] [5.5 in x 5.5 in x 39 in (139 mm x 139 mm x 990 mm) external dimensions] [5.5 in x 5.5 in x 108 in (139 mm x 139 mm x 274 cm) external dimensions]		4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve	XX040439APS XX0404108APS	WT, BK, RS, VL
			6" x 6" x 39" Post Sleeve 6" x 6" x 108" Post Sleeve	WT060639APS WT0606108APS	WT
1	**Aluminum Post Sleeve**		4" x 4" x 37" Aluminum Post Sleeve 4" x 4" x 43" Aluminum Post Sleeve 4" x 4" x 53" Aluminum Post Sleeve—Stair	XXSAL040437PS XXSAL040443PS XXSAL040453PS	BK, BB
2a	**Post Sleeve Cap** Also available with LED lighting. *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]		Flat 4" x 4" Post Sleeve Cap Flat 6" x 6" Post Sleeve Cap	PXXSQCAP4X4 PWTSQCAP6X6	WT, BK, RS, VL
2a	**Solar Post Cap Light** *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions]		Flat 4" x 4" Solar Post Cap Light	XXSOLAR4X4CAP	WT, BK, VL
2b	**Post Sleeve Skirt** *Dimensions are nominals. See below for actuals and metrics.* [4.55 in x 4.55 in (115 mm x 115 mm) internal dimensions] [5.55 in x 5.55 in (140 mm x 140 mm) internal dimensions]		4" x 4" Post Sleeve Skirt 6" x 6" Post Sleeve Skirt	PXXSKIRT4X4 PWTSKIRT6X6	WT BK, RS, VL
1 2a 2b	**All-In-One Post Kit** With low-profile post sleeve, post cap and skirt		40" Trex Select All-In-One Post Kit 48" Trex Select All-In-One Post Kit 54" Trex Select All-In-One Post Kit	WT040440NTPS WT040448NTPS WT040454NTPS	WT

ACCESSORIES

COMPONENT		DESCRIPTION	ITEM #
Surface Mount Post For use with 4x4 composite post sleeve. *Actual external dimensions of insert:* 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm) 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)		Aluminum Surface Mount Post for 36" (914 mm) Rail Height (1/box)	ALPOSTMOUNT36
		Aluminum Surface Mount Post for 42" (1066 mm) Rail Height (1/box)	ALPOSTMOUNT42
		Surface Mount Post Hardware—Wood (10 kits/box)	ALPOSTHWDECK

COMPONENT		DESCRIPTION	ITEM #
Joist Mount Post For use with 4x4 composite post sleeve. *Actual external dimensions of insert:* 3.75 in x 3.75 in x 7 in (95 mm x 95 mm x 177 mm)		Aluminum Joist Mount Post for use with all Trex railing heights (1/box)	CPJMNTPOST63

XX = COLOR PREFIX

BK Charcoal Black
RS Rope Swing
VL Vintage Lantern
WT Classic White

TREX SIGNATURE® RAILING

Choose either aluminum posts or composite post sleeves, caps and skirts for steps 1 & 2.
Pair with a rail kit (step 3) and infill panel (step 4) if needed.

STEP	DESCRIPTION	ITEM #	DESCRIPTION	ITEM #
1+2	**Aluminum Posts** Can only be used within the Trex Signature® line. Mounting hardware for post sold separately. Trex Signature® aluminum posts fulfill steps 1 & 2. If using composite post sleeves, refer to previous page.			
	2.5" x 2.5" x 37" Aluminum Post—Horizontal 2.5" x 2.5" x 43" Aluminum Post—Horizontal 2.5" x 2.5" x 53" Aluminum Post—Stair *Comes with cap and skirt.*	XXAL252537RCAP XXAL252543RCAP XXAL252553RCAP	IRC Aluminum Mounting Plate & Hardware *For use with all Trex 2.5" Surface Mount Aluminum Posts.* Concrete Post Mount Kit	ALPOSTHWDECK ALPOSTHWCONC
	2.5" x 2.5" x 36" Crossover Post—Horizontal 2.5" x 2.5" x 42" Crossover Post—Horizontal *Comes with skirt.*	XXAL252536RCCP XXAL252542RCCP	2.5" x 2.5" x 63" Aluminum Joist Mount Post *Comes with cap and skirt.* Fascia Mount Kit - Wood Framing *For use with Joist Mount Post only.*	XXJMNTPOST63 XXFMNTWOOD
	2.5" x 2.5" x 37" Line Post with Premounted Brackets 2.5" x 2.5" x 37" End Post with Premounted Brackets 2.5" x 2.5" x 37" Corner Post with Premounted Brackets 2.5" x 2.5" x 43" Line Post with Premounted Brackets 2.5" x 2.5" x 43" End Post with Premounted Brackets 2.5" x 2.5" x 43" Corner Post with Premounted Brackets *Comes with cap and skirt.*	BKAL252537RCAPLINE BKAL252537RCAPEND BKAL252537RCAPCNR BKAL252543RCAPLINE BKAL252543RCAPEND BKAL252543RCAPCNR	*Dimensions are nominals. See below for actuals and metrics.* [2.5 in x 2.5 in x 36 in (63 mm x 63 mm x 914 mm) actual dimensions] [2.5 in x 2.5 in x 37 in (63 mm x 63 mm x 939 mm) actual dimensions] [2.5 in x 2.5 in x 42 in (63 mm x 63 mm x 106 cm) actual dimensions] [2.5 in x 2.5 in x 43 in (63 mm x 63 mm x 109 cm) actual dimensions] [2.5 in x 2.5 in x 53 in (63 mm x 63 mm x 134 cm) actual dimensions] [2.5 in x 2.5 in x 63 in (63 mm x 63 mm x 160 cm) actual dimensions]	
3	**Rail & Baluster Kit** *(includes top rail, bottom rail, balusters and mounting and support hardware)* *Round kits available in BK. Square kits available in BK, BZ and WT.*			
	6' x 36" Rail Kit w/ Round Balusters—Horizontal 6' x 36" Rail Kit w/ Round Balusters—Stair 8' x 36" Rail Kit w/ Round Balusters—Horizontal 8' x 36" Rail Kit w/ Round Balusters—Stair	BKAR0636HRK BKAR0636SRK BKAR0836HRK BKAR0836SRK	6' x 42" Rail Kit w/ Square Balusters—Horizontal 6' x 42" Rail Kit w/ Square Balusters—Stair 8' x 42" Rail Kit w/ Square Balusters—Horizontal 8' x 42" Rail Kit w/ Square Balusters—Stair	XXAS0642HRK XXAS0642SRK XXAS0842HRK XXAS0842SRK
	6' x 42" Rail Kit w/ Round Balusters—Horizontal 6' x 42" Rail Kit w/ Round Balusters—Stair 8' x 42" Rail Kit w/ Round Balusters—Horizontal 8' x 42" Rail Kit w/ Round Balusters—Stair	BKAR0642HRK BKAR0642SRK BKAR0842HRK BKAR0842SRK	4' x 36" Assembled Panel (Square)—Horizontal 6' x 36" Assembled Panel (Square)—Horizontal 6' x 36" Assembled Panel (Square)—Stair 8' x 36" Assembled Panel (Square)—Horizontal 8' x 36" Assembled Panel (Square)—Stair 4' x 42" Assembled Panel (Square)—Horizontal 6' x 42" Assembled Panel (Square)—Horizontal 6' x 42" Assembled Panel (Square)—Stair 8' x 42" Assembled Panel (Square)—Horizontal 8' x 42" Assembled Panel (Square)—Stair *Does not include hardware. Assembled Panels available in BK.*	BKAS0436HRPNL BKAS0636HRPNL BKAS0636SRPNL BKAS0836HRPNL BKAS0836SRPNL BKAS0442HRPNL BKAS0642HRPNL BKAS0642SRPNL BKAS0842HRPNL BKAS0842SRPNL
	6' x 36" Rail Kit w/ Square Balusters—Horizontal 6' x 36" Rail Kit w/ Square Balusters—Stair 8' x 36" Rail Kit w/ Square Balusters—Horizontal 8' x 36" Rail Kit w/ Square Balusters—Stair	XXAS0636HRK XXAS0636SRK XXAS0836HRK XXAS0836SRK		
3	**Rod Rail Kit** *(includes top rail, bottom rail, rods and mounting and support hardware)* *Available in BKBK.*			
	6' x 36" Rod Rail Kit—Horizontal 6' x 36" Rod Rail Kit—Stair 8' x 36" Rod Rail Kit—Horizontal 8' x 36" Rod Rail Kit—Stair	BKBKROD0636HRK BKBKROD0636SRK BKBKROD0836HRK BKBKROD0836SRK	6' x 42" Rod Rail Kit—Horizontal 6' x 42" Rod Rail Kit—Stair 8' x 42" Rod Rail Kit—Horizontal 8' x 42" Rod Rail Kit—Stair	BKBKROD0642HRK BKBKROD0642SRK BKBKROD0842HRK BKBKROD0842SRK
	36" Rod Rail Vertical Kit—Horizontal 36" Rod Rail Vertical Kit—Stair 42" Rod Rail Vertical Kit—Horizontal 42" Rod Rail Vertical Kit—Stair *Use as an accessory for cut Rod Rail sections. Available in BK.*	BK36RODHVERTK BK36RODSVERTK BK42RODHVERTK BK42RODSVERTK	*Dimensions are nominals. See below for actuals and metrics.* [4' x 36": 48 in x 36 in (122 cm x 914 mm) actual dimensions] [4' x 42": 48 in x 42 in (122 cm x 106 cm) actual dimensions] [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [8' x 36": 96 in x 36 in (243 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [8' x 42": 96 in x 42 in (243 cm x 106 cm) actual dimensions]	
3	**Mesh Rail Kit** *(includes top rail, bottom rail, verticals and mounting and support hardware)* *Available in BK and BZ.* *Mesh infill sold separately.* *Dimensions are nominals. See below for actuals and metrics.* [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [8' x 36": 96 in x 36 in (243 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [8' x 42": 96 in x 42 in (243 cm x 106 cm) actual dimensions]		6' x 36" Mesh Rail Kit—Horizontal 6' x 36" Mesh Rail Kit—Stair 8' x 36" Mesh Rail Kit—Horizontal 8' x 36" Mesh Rail Kit—Stair	XXA0636PNLHRK XXA0636PNLSRK XXA0836PNLHRK XXA0836PNLSRK
			6' x 42" Mesh Rail Kit—Horizontal 6' x 42" Mesh Rail Kit—Stair 8' x 42" Mesh Rail Kit—Horizontal 8' x 42" Mesh Rail Kit—Stair	XXA0642PNLHRK XXA0642PNLSRK XXA0842PNLHRK XXA0842PNLSRK
			36" Mesh Rail Vertical Kit—Horizontal 36" Mesh Rail Vertical Kit—Stair 42" Mesh Rail Vertical Kit—Horizontal 42" Mesh Rail Vertical Kit—Stair *Use as an accessory for cut mesh railing sections.*	XX36MSHHVERTK XX36MSHSVERTK XX42MSHHVERTK XX42MSHSVERTK

STEP	COMPONENT		DESCRIPTION	ITEM #
4	**Mesh Panel** For use with Trex Signature® Mesh Rail Kit. *Dimensions are nominals. See below for actuals and metrics.* [6' x 36": 64 in x 32.375 in (162 cm x 822 mm) actual dimensions] [8' x 36": 88 in x 32.375 in (223 cm x 822 mm) actual dimensions] [8' x 42": 88 in x 38.375 in (223 cm x 974 mm) actual dimensions] [Universal: 108.1875 in x 36.1875 in (274 cm x 919 mm) actual dimensions]		6' x 36" Stainless Steel Mesh Panel—Horizontal 8' x 36" Stainless Steel Mesh Panel—Horizontal 8' x 42" Stainless Steel Mesh Panel—Horizontal Universal Stainless Steel Mesh Panel—Stair	SSMESH0636HZ SSMESH0836HZ SSMESH0842HZ SSMESHUNIVST
3	**Glass Rail Kit** *(includes top rail, bottom rail, and mounting and support hardware)* *Available in BK and WT.* *Glass infill sold separately.*		6' Glass Rail Kit—Horizontal *Dimension above is nominal. See below for actual and metric.* [6': 72 in (182 cm) actual dimension]	XXA06HGLRK
4	**Glass Panel** For use with Trex Signature® Glass Rail Kit.		for 36" Rail Height—Horizontal for 42" Rail Height—Horizontal	*Visit **glass.trex.com** to order custom glass panels to complete your build.*

ACCESSORIES	COMPONENT	ITEM #	COMPONENT	ITEM #
			Cocktail Rail Bracket (10/pack) Fixed Bracket—Horizontal (4/pack) Fixed Bracket—Stair (4/pack) Swivel Bracket—Horizontal (2/pack–1 top, 1 bottom) Swivel Bracket—Stair (2/pack–1 top, 1 bottom) Compound Swivel Bracket (2/pack–1 top, 1 bottom)	XXCTBKTAL10PK XXFHBKTALPNL XXFSBKTAL XXSWHBKTAL XXSWSBKTAL XXCPDSWBKTAL
	Trex Signature® Bracket Template—Horizontal (36" and 42") - 4x4 Composite Sleeve Trex Signature® Bracket Template—Horizontal (36" and 42") - 2.5" Aluminum Post	SIGTEMP4X4SLEEVE SIGTEMPIRCPOST	2.5" Crossover Bracket—Horizontal (1/pack) 90° Crossover Bracket—Horizontal (1/pack) Crossover Rail End Cap 2.5" Swivel Crossover Bracket—Stair (1/pack)	XX25FHCBKTAL XX90FHCBKTAL XXXOVERENDCAP XX25RCSWSCBKTAL
	Aluminum Foot Block Extended Aluminum Foot Block	XXALFTBLK XXAL08FTBLK	Touch-up Pen 	XXTOUCHUPPEN

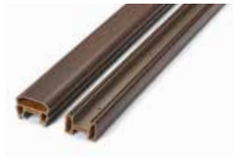
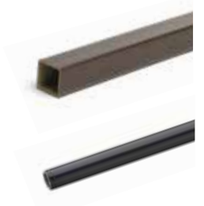
TREX SIGNATURE® X-SERIES™ RAILING

Choose your X-Series Post for step 1. Pair with either a Cable Rail Kit
or Frameless Glass Infill Kit and Laminated Glass Panel for steps 2 & 3.

STEP	COMPONENT	DESCRIPTION		ITEM #
1	X-Series Posts	*Dimensions are nominals. See below for actuals and metrics.* [3.5 in x 3.5 in x 36.9 in (88 mm x 88 mm x 937 mm) actual dimensions] [3.5 in x 3.5 in x 42.9 in (88 mm x 88 mm x 108 cm) actual dimensions] [3.5 in x 3.5 in x 52.9 in (88 mm x 88 mm x 134 cm) actual dimensions]	3.5" x 3.5" x 37" Anchor Post–Horizontal 3.5" x 3.5" x 43" Anchor Post–Horizontal 3.5" x 3.5" x 53" Anchor Post–Stair	BKAX353537RCAP BKAX353543RCAP BKAX353553RCAP
2	Cable Rail Kit	*Dimensions are nominals. See below for actuals and metrics.* [6' x 36": 72 in x 36 in (182 cm x 914 mm) actual dimensions] [12' x 36": 144 in x 36 in (365 cm x 914 mm) actual dimensions] [18' x 36": 216 in x 36 in (548 cm x 914 mm) actual dimensions] [6' x 42": 72 in x 42 in (182 cm x 106 cm) actual dimensions] [12' x 42": 144 in x 42 in (365 cm x 106 cm) actual dimensions] [18' x 42": 216 in x 42 in (548 cm x 106 cm) actual dimensions]	6' x 36" Cable Rail Kit–Horizontal 12' x 36" Cable Rail Kit–Horizontal 18' x 36" Cable Rail Kit–Horizontal 6' x 36" Cable Rail Kit–Stair 6' x 42" Cable Rail Kit–Horizontal 12' x 42" Cable Rail Kit–Horizontal 18' x 42" Cable Rail Kit–Horizontal 6' x 42" Cable Rail Kit–Stair	BKAX0636CBLHRK BKAX1236CBLHRK BKAX1836CBLHRK BKAX0636CBLSRK BKAX0642CBLHRK BKAX1242CBLHRK BKAX1842CBLHRK BKAX0642CBLSRK
2	Frameless Glass Infill Kit	Infill Kit–Horizontal (One Size)		BKAXGLIK
3	**Laminated Glass Panel** For use with Trex Signature® X-Series™ Frameless Glass Infill Kit.		for 36" Rail Height–Horizontal for 42" Rail Height–Horizontal	*Visit **glass.trex.com** to order custom glass panels to complete your build.*
	Compound Swivel Bracket		1 per pack (top rail only). For horizontal or stair.	BKAXCPDSWBKT

TREX TRANSCEND® RAILING

Transcend is either a 3-step or 5-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2), then choose a rail kit (step 3).
OR choose each component individually for a custom design (steps 3a, 3b, 4 & 5).

STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
3	Rail & Square Composite Baluster Kit *(includes Crown top rail, Universal bottom rail, square composite balusters, baluster spacers, adjustable foot block and mounting hardware)* *Color option indicates rails and balusters.*		6' x 36" Rail & Baluster Kit—Horizontal 6' x 36" Rail & Baluster Kit—Stair 8' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Stair	XX0636HRKFS WT0636SRKFS XX0836HRKFS XX0836SRKFS	WT, BK, VL
			6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Stair	XX0642HRKFS XX0842HRKFS XX0842SRKFS	WT, BK, VL
3	Rail & Round Aluminum Baluster Kit *(includes Crown top rail, Universal bottom rail, round aluminum balusters, baluster spacers, adjustable foot block and mounting hardware)* *Color option indicates rails. Round aluminum balusters come in BK.*		6' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Stair	XXRD0636HRKFS XXRD0836HRKFS XXRD0836SRKFS	WT, BK, VL
			6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Stair	XXRD0642HRKFS XXRD0842HRKFS XXRD0842SRKFS	WT, BK, VL
3	Cocktail Rail & Round Aluminum Baluster Kit *(includes Universal top/bottom rails, round aluminum balusters, baluster spacers, adjustable foot block and mounting hardware)* *Round aluminum balusters come in BK.* *Only Trex Signature® Trex Transcend® and Trex Select® deck boards can be used for cocktail rail and Transcend 2x4 applications.*		6' x 36" Cocktail Rail & Baluster Kit—Horizontal 8' x 36" Cocktail Rail & Baluster Kit—Horizontal 8' x 36" Cocktail Rail & Baluster Kit—Stair	WTRD0636HRKCKTLFS WTRD0836HRKCKTLFS WTRD0836SRKCKTLFS	WT
			Dimensions are nominals. See below for actuals and metrics. 6' x 36": 72 in x 36 in (182 cm x 914 mm) 6' x 42": 72 in x 42 in (182 cm x 106 cm) 8' x 36": 96 in x 36 in (243 cm x 914 mm) 8' x 42": 96 in x 42 in (243 cm x 106 cm)		
3a 3b	Top Rail Universal top rail is used for cocktail rail applications. Bottom Rail		6' Crown Top Rail 8' Crown Top Rail 6' Universal Top/Bottom Rail 8' Universal Top/Bottom Rail	XXCROWNTR06FS XXCROWNTR08FS XXUNIVTBR06FS XXUNIVTBR08FS	WT, BK, RS, VL
			6' Universal Top/Bottom Rail 8' Universal Top/Bottom Rail	XXUNIVTBR06FS XXUNIVTBR08FS	WT, BK, RS, VL
4	Balusters See chart below for number of balusters needed to complete each railing section. *Composite balusters are available in WT, BK, RS, and VL.* *Aluminum balusters are available in WT, BZ and BK.*		Square Composite Balusters for 36" Rail Height (16/pack) Square Composite Balusters for 42" Rail Height (16/pack)	XX020230SBK XX020236SBK	WT, BK, RS, VL
			Round Aluminum Balusters for 36" Rail Height (20/pack) Round Aluminum Balusters for 42" Rail Height (20/pack)	XXTA30RBK XXTA36RBK	WT, BZ, BK
5	Accessory Infill Kit *(includes, baluster spacers, adjustable foot block and mounting hardware)* *Dimensions are nominals. See below for actuals and metrics.* 6': 72 in (182 cm) 8': 96 in (243 cm)		6' Accessory Infill Kit for Square Composite Balusters—Horizontal 6' Accessory Infill Kit for Square Composite Balusters—Stair 8' Accessory Infill Kit for Square Composite Balusters—Horizontal 8' Accessory Infill Kit for Square Composite Balusters—Stair	XXSQHIK06FS XXSQSIK06FS XXSQHIK08FS XXSQSIK08FS	WT, BK, RS, VL
			6' Accessory Infill Kit for Round Aluminum Balusters—Horizontal 6' Accessory Infill Kit for Round Aluminum Balusters—Stair 8' Accessory Infill Kit for Round Aluminum Balusters—Horizontal 8' Accessory Infill Kit for Round Aluminum Balusters—Stair	XXRDHIK06FS XXRDSIK06FS XXRDHIK08FS XXRDSIK08FS	WT, BK, RS, VL

BALUSTER	ORIENTATION	6' SECTION	8' SECTION
Square composite	Horizontal	14	19
	Stair	11	15
Round aluminum	Horizontal	16	21
	Stair	13	17

Dimensions are nominals. See below for actuals and metrics.
6' Full Span Rail: 72 in (182 cm), 8' Full Span Rail: 96 in (243 cm)
Composite 36" Baluster: 1.418 in x 1.418 in x 30.375 in (36 mm x 36 mm x 771 mm)
Composite 42" Baluster: 1.418 in x 1.418 in x 36.375 in (36 mm x 36 mm x 923 mm)
Aluminum 36" Baluster: .75 in x 30.25 in (19 mm x 768 mm)
Aluminum 42" Baluster: .75 in x 36.25 in (19 mm x 920 mm)

XX = COLOR PREFIX

COMPOSITE COLORS

BK Charcoal Black
RS Rope Swing
VL Vintage Lantern
WT Classic White

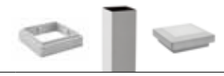
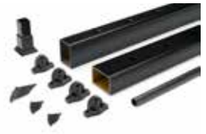
ALUMINUM COLORS

BK Charcoal Black
WT Classic White
BZ Bronze

ACCESSORIES	COMPONENT	ITEM #	COMPONENT	ITEM #
	Transcend Bracket Template—Horizontal (36" and 42")—Composite Sleeve	TSCTEMP4X4SLEEVE	Mounting Hardware for Cut Rails—Horizontal Mounting Hardware for Cut Rails—Stair	XXHZACCYKIT XXSTACCYKIT
			Transcend RSB Bracket Pack—Horizontal (24/box) Transcend RSB Bracket Pack—Stair (24/box)	TSHBRACKET TSSBRACKET
	Foot Block	XXFTBLKPC	0 Degree Rail Gasket Pack—Horizontal 0 Degree Rail Gasket Pack—Stair	XX00HGASK XX00SGASK
			22.5 Degree Gasket Pack	XX22HGASK
			45 Degree Birdsmouth Gasket Pack *(for 4x4)* 45 Degree Gasket Pack *(for 6x6)*	XX45RSBADAPK WT45HGASK

TREX SELECT® RAILING

Trex Select® is a 3-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2) and a rail kit (step 3).

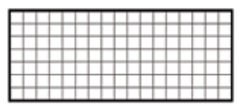
STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
1 2a 2b	All-In-One Post Kit *(with low-profile post sleeve, post cap and skirt)* *Available in WT.*		40" Trex Select All-In-One Post Kit 48" Trex Select All-In-One Post Kit 54" Trex Select All-In-One Post Kit	WT040440NTPS WT040448NTPS WT040454NTPS	WT
1	Post Sleeve		4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve	XX040439APS XX0404108APS	WT, BK
2a 2b	Post Cap & Skirt		Flat 4" x 4" Post Sleeve Cap 4" x 4" Post Sleeve Skirt	PXXSQCAP4X4 PXXSKIRT4X4	WT, BK
3	Classic Rail & Round Aluminum Baluster Kit *(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)* *Available in WT or BK rails with aluminum balusters in BK.*		6' x 36" Rail & Baluster Kit—Horizontal 8' x 36" Rail & Baluster Kit—Horizontal 6' x 42" Rail & Baluster Kit—Horizontal 8' x 42" Rail & Baluster Kit—Horizontal 6' x 36" Rail & Baluster Kit—Stair 8' x 36" Rail & Baluster Kit—Stair 8' x 42" Rail & Baluster Kit—Stair	XXRD0636HSELKFS XXRD0836HSELKFS XXRD0642HSELKFS XXRD0842HSELKFS XXRD0636SSELKFS XXRD0836SSELKFS XXRD0842SSELKFS	WT, BK
3	T-Rail & Round Aluminum Baluster Kit *(includes top rail, bottom rail, round aluminum balusters, adjustable foot block and hardware pack)* *Available in WT rails with aluminum balusters in BK.*		6' x 36" T-Rail & Baluster Kit—Horizontal 8' x 36" T-Rail & Baluster Kit—Horizontal 6' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Horizontal 6' x 36" T-Rail & Baluster Kit—Stair 8' x 36" T-Rail & Baluster Kit—Stair 8' x 42" T-Rail & Baluster Kit—Stair	WTRD0636HSELTRK WTRD0836HSELTRK WTRD0642HSELTRK WTRD0842HSELTRK WTRD0636SSELTRK WTRD0836SSELTRK WTRD0842SSELTRK	WT
3	T-Rail & Square Composite Baluster Kit *(includes top rail, bottom rail, square composite balusters, adjustable foot block and hardware pack)* *Available in WT rails with square balusters in WT. See below for actuals and metrics.*		6' x 36" T-Rail & Baluster Kit—Horizontal 8' x 36" T-Rail & Baluster Kit—Horizontal 6' x 42" T-Rail & Baluster Kit—Horizontal 8' x 42" T-Rail & Baluster Kit—Horizontal 6' x 36" T-Rail & Baluster Kit—Stair 8' x 36" T-Rail & Baluster Kit—Stair 8' x 42" T-Rail & Baluster Kit—Stair	WTSQ0636HSELTRK WTSQ0836HSELTRK WTSQ0642HSELTRK WTSQ0842HSELTRK WTSQ0636SSELTRK WTSQ0836SSELTRK WTSQ0842SSELTRK	WT

See below for actuals and metrics. 6' x 36": 72 in x 36 in (182 cm x 914 mm) 8' x 36": 96 in x 36 in (243 cm x 914 mm) 6' x 42": 72 in x 42 in (182 cm x 106 cm) 8' x 42": 96 in x 42 in (243 cm x 106 cm)

ACCESSORIES	COMPONENT	ITEM #
 	Mounting Hardware for Cut Classic Rails—Horizontal (10 kits/box) Mounting Hardware for Cut Classic Rails—Stair (10 kits/box)	PBKENHZBKT PBKENSTBKT
	Mounting Hardware for Cut T-Rails—Horizontal Mounting Hardware for Cut T-Rails—Stair	PTRLHBKTKIT PTRLSTBKTKIT
 	Trex Select® 8' Aluminum Classic Rail Stiffener Trex Select® 8' Aluminum T-Rail Stiffener (IRC)	SELALRAILSTIFFENER SELALTRAILSTIFFNR
	T-Rail 22.5˚ Left Angle Bracket Pack T-Rail 22.5˚ Right Angle Bracket Pack T-Rail 45˚ Birdsmouth Bracket Kit (when using 4x4 post sleeve) T-Rail 45˚ Birdsmouth Bracket Pack (when using All-In-One Post Kit)	TRL22LBKTKIT TRL22RBKTKIT TRLBMBKTKIT TRLBMBKTKITNT

XX = COLOR PREFIX BK Charcoal Black WT Classic White

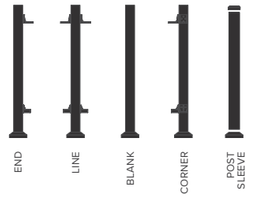
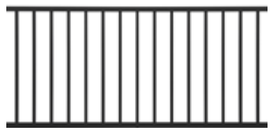
TREX SELECT™ MESH RAIL

STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
1 2a 2b	All-In-One Post Kit *(with low-profile post sleeve, post cap and skirt) Available in WT.*		40" Trex Select All-In-One Post Kit 48" Trex Select All-In-One Post Kit 54" Trex Select All-In-One Post Kit	WT040440NTPS WT040448NTPS WT040454NTPS	WT
1	Post Sleeve		4" x 4" x 39" Post Sleeve 4" x 4" x 108" Post Sleeve	XX040439APS XX0404108APS	WT, BK
2a 2b	Post Cap & Skirt		Flat 4" x 4" Post Sleeve Cap 4" x 4" Post Sleeve Skirt	PXXSQCAP4X4 PXXSKIRT4X4	WT, BK
3	Select Mesh Kits *See below for actuals and metrics.* *6' x 36": 72 in x 36 in (182 cm x 914 mm)* *8' x 36": 96 in x 36 in (243 cm x 914 mm)* *6' x 44": 72 in x 44 in (182 cm x 111 cm)* *8' x 44": 96 in x 44 in (243 cm x 111 cm)*		6' x 36"/44" Select Mesh Kit—Horizontal 8' x 36"/44" Select Mesh Kit—Horizontal 6' x 36"/44" Select Mesh Kit—Stair 8' x 36"/44" Select Mesh Kit—Stair	BKMESH06HSELK BKMESH08HSELK BKMESH06SSELK BKMESH08SSELK	BK
4	Select Mesh Panels		6' x 36" Select Mesh Panel–Carbon Steel 8' x 36" Select Mesh Panel–Carbon Steel 6' x 60" Select Mesh Panel–Carbon Steel	CSMESH0636HZ CSMESH0836HZ CSMESH0660UNIV	BK

ACCESSORIES	DESCRIPTION	ITEM #	COLOR
Select Mesh Cut Kits	Trex Select Mesh Accessory Kit–Horizontal Trex Select Mesh Accessory Kit–Stair Mesh Accessory Kit–Universal Channel	MESHACCYHSELK MESHACCYSSELK MESHUNIVSELK	BK

XX = COLOR PREFIX BK Charcoal Black WT Classic White

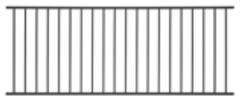
TREX SELECT™ ALUMINUM RAILING

STEP	COMPONENT		DESCRIPTION	ITEM #	COLORS
1+2	Select Aluminum Posts & Sleeves *Brackets sold separately*		2.5" x 2.5" x 37" Aluminum End Post 2.5" x 2.5" x 37" Aluminum Line Post 2.5" x 2.5" x 37" Aluminum Corner Post 2.5" x 2.5" x 43" Aluminum End Post 2.5" x 2.5" x 43" Aluminum Line Post 2.5" x 2.5" x 43" Aluminum Corner Post	XXSAL2537PEND XXSAL2537PLINE XXSAL2537PCNR XXSAL2543PEND XXSAL2543PLINE XXSAL2543PCNR	BK, BB
			2.5" x 2.5" x 37" Aluminum Blank Post 2.5" x 2.5" x 43" Aluminum Blank Post 2.5" x 2.5" x 53" Aluminum Blank Post—Stair	XXSAL2537PB XXSAL2543PB XXSAL2553PB	BK, BB
			4" x 4" x 37" Aluminum Post Sleeve 4" x 4" x 43" Aluminum Post Sleeve 4" x 4" x 53" Aluminum Post Sleeve—Stair	XXSAL040437PS XXSAL040443PS XXSAL040453PS	BK, BB
3	Select Aluminum Panels *See below for actuals and metrics.* *6' x 36": 72 in x 36 in (182 cm x 914 mm)* *8' x 36": 96 in x 36 in (243 cm x 914 mm)* *6' x 42": 72 in x 42 in (182 cm x 106 cm)* *8' x 42": 96 in x 42 in (243 cm x 106 cm)*		6' x 36" Aluminum Panel—Horizontal 8' x 36" Aluminum Panel—Horizontal 6' x 36" Aluminum Panel—Stair 8' x 36" Aluminum Panel—Stair	XXSALSQ636HPNL XXSALSQ836HPNL XXSALSQ636SPNL XXSALSQ836SPNL	BK, BB
			6' x 42" Aluminum Panel—Horizontal 8' x 42" Aluminum Panel—Horizontal 6' x 42" Aluminum Panel—Stair 8' x 42" Aluminum Panel—Stair	XXSALSQ642HPNL XXSALSQ842HPNL XXSALSQ642SPNL XXSALSQ842SPNL	BK, BB

ACCESSORIES	DESCRIPTION	ITEM #	COLORS
Aluminum Bracket Packs	Horizontal Fixed Bracket Pack—4/pack Horizontal Swivel Bracket Pack—4/pack Stair Swivel Bracket Pack—4 /pack Cocktail Bracket—10/pack	XXSALFHBKT XXSALHSWBKT XXSALSSWBKT XXSALCTBKT	BK, BB

XX = COLOR PREFIX BB Burnished Bronze BK Charcoal Black WT Classic White

TREX ENHANCE™ STEEL RAILING

STEP	COMPONENT		DESCRIPTION	ITEM #	COLOR
1+2	Enhance Steel Post/Cap/Skirt **Brackets sold separately*		2" x 2" x 37" Steel End Post 2" x 2" x 37" Steel Line Post 2" x 2" x 37" Steel Corner Post 2" x 2" x 43" Steel End Post 2" x 2" x 43" Steel Line Post 2" x 2" x 43" Steel Corner Post 2" x 2" x 37" Steel Blank Post* 2" x 2" x 43" Steel Blank Post* 2" x 2" x 53" Steel Blank Post*—Stair	BKSTL202037ENPEND BKSTL202037ENPLINE BKSTL202037ENPCNR BKSTL202043ENPEND BKSTL202043ENPLINE BKSTL202043ENPCNR BKSTL202037ENP BKSTL202043ENP BKSTL202053ENP	BK
3	Enhance Steel Panels *See below for actuals and metrics.* *6' x 36": 72 in x 36 in (182 cm x 914 mm)* *8' x 36": 96 in x 36 in (243 cm x 914 mm)* *6' x 42": 72 in x 42 in (182 cm x 106 cm)* *8' x 42": 96 in x 42 in (243 cm x 106 cm)*		6' x 36" Steel Panel—Horizontal 6' x 36" Steel Panel—Stair 8' x 36" Steel Panel—Horizontal 8' x 36" Steel Panel—Stair 6' x 42" Steel Panel—Horizontal 6' x 42" Steel Panel—Stair 8' x 42" Steel Panel—Horizontal 8' x 42" Steel Panel—Stair	BKSTLSQ0636HENPNL BKSTLSQ0636SENPNL BKSTLSQ0836HENPNL BKSTLSQ0836SENPNL BKSTLSQ0642HENPNL BKSTLSQ0642SENPNL BKSTLSQ0842HENPNL BKSTLSQ0842SENPNL	BK

ACCESSORIES		DESCRIPTION	ITEM #	COLOR
Enhance Steel Bracket Pack		Fixed Bracket 4-pk—Horizontal Swivel Bracket 2/pack-Top & Bottom—Horizontal Swivel Bracket 4/pack-Top & Bottom—Stair Cocktail Rail Bracket 10-pk (w/ fasteners)	BKSTLENFHBKT BKSTLENSWHBKT BKSTLENSWSBKT BKSTLENCTBKT	BK

Additional items are available in retail.

XX = COLOR PREFIX BK Charcoal Black

TREX® OUTDOOR LIGHTING & ACCESSORIES

COMPONENT	ITEM #	COMPONENT	ITEM #
Flat Post Cap Light » 4" x 4" LED Post Cap Light [4.55 in x 4.55 in (115 mm x 115 mm) actual internal dimensions] » Use with Trex 4-in Composite Railing Posts » 5.5-ft (1.67 m) Male LightHub® Lead	BKSQLEDCAP4X4C WTSQLEDCAP4X4C VLSQLEDCAP4X4C RSSQLEDCAP4X4C BKSOLAR4X4CAP WTSOLAR4X4CAP VLSOLAR4X4CAP	**Transformer with Timer** » Output Voltage: 12VDC » Output Power: 100W or 30W » Output Current: 8.3A or 2.5A » Photo-Activated Timer » 20-ft (6.09 m) LightHub® Wire Extension Cable	8.3A, 100W: DIMMABLE 83DLTRANSFORMERCC 2.5A, 30W: 25DLTRANSFORMER
Aluminum Post Cap Light » 2.5" x 2.5" LED Aluminum Post Cap Light [2.6 in x 2.6 in (66 mm x 66 mm) actual internal dimensions] » Use with Trex 2.5-in Aluminum Railing Posts » 5.5-ft (1.67 m) Male LightHub® Lead	BKALCAPLED25 BZALCAPLED25 WTALCAPLED25	**LightHub® Accessories** » 3-Way Splitter » 6-Way Splitter » 5 ft (1.52 m) Wire Extension Cable » 10 ft (3.04 m) Wire Extension Cable » 20 ft (6.09 m) Wire Extension Cable » Female to Female Adapter	DL3SPLIT6PK DL6SPLIT4PK DL5FTWR4PK DL10FTWR4PK DL20FTWR4PK DLFADAP6PK
Aluminum Deck Rail Light » LED Deck Rail Light [2.75-in (69 mm) OD] » 5.5-ft (1.67 m) Male LightHub® Lead	BKLAMPLEDC BZLAMPLEDC WTLAMPLEDC	**Dimmer** » Single Channel with Remote	DLDIMMER
Aluminum Wedge Deck Rail Light » LED Wedge Deck Rail Light [1.875-in wide x 3-in high (47 mm x 76 mm) actual dimensions] » Compatible with all Trex Railing Posts » 5.5-ft (1.67 m) Male LightHub® Lead	BKALPOSTLAMPLED BZALPOSTLAMPLED WTALPOSTLAMPLED	**Wifi Lighting Controller**	DLWiFiC
Aluminum Stair Riser Light » 4 LED Riser Lights [1.25-in (31 mm) OD] » 5.5-ft (1.67 m) Male LightHub® Lead	BKRISERLED4PKC BZRISERLED4PKC WTRISERLED4PKC	**Forstner Bit** » Pack of 6 » 1-in (25 mm)	DLBIT6PK
Recessed Deck Light » 4 LED Recessed Lights [1-in (25 mm) OD] » 5.5-ft (1.67 m) Male LightHub® Lead	RECESSLED4PKC	**Multi-zone Transformer Adapter**	DL5TFSPLIT1PK

TREX ALUMINUM ADA HANDRAIL



COMPONENT		ITEM #
	1.375-in x 8-ft (34 mm x 243 cm) Handrail	XXALADARAIL8
1 36° Elbow	Wall Return 90°	XXALADA90WR2G
	Wall Mount	XXALADAWMNT2G
2 Wall Mount	Inside Corner Mount	XXALADAICORNER2G
	180° Elbow ("Candy Cane")	XXALADA180CCANE
3 Collar	5° Elbow	XXALADA05ELB
	31° Elbow	XXALADA31ELB
	34° Elbow	XXALADA34ELB
	36° Elbow	XXALADA36ELB
	90° Elbow	XXALADA90ELB2G
4 Wall Return 90°	Adjustable Elbow	XXALADAADJELB
	Straight 4-in (101 mm) Internal Connector	XXALINTCONN
	Inline Termination Bracket	XXALADAINLINE
5 Handrail	Rail End Cap	XXALADACAP
	Collar	XXALADACLR

TREX ALUMINUM GATES

COMPONENT	DESCRIPTION	ITEM #
Trex Signature® Adjustable Gate *Hardware sold separately. Available in BK, BZ and WT.*	36" Rail Height, Square Balusters, Adjustable up to 48" wide opening 36" Rail Height, Round Balusters, Adjustable up to 48" wide opening 42" Rail Height, Square Balusters, Adjustable up to 48" wide opening 42" Rail Height, Round Balusters, Adjustable up to 48" wide opening [Actual height 36" Rail: 36 in (914 mm); 42" Rail: 42 in (106 cm). Actual width is 47.5 in (120 cm) but can be cut to fit any width.]	XX36SQADJGATE XX36RDADJGATE XX42SQADJGATE XX42RDADJGATE
Hardware Pack Hardware for attachment to wood post with composite sleeve or aluminum posts	2 Adjustable Self-Closing Hinges 1 Locking Hasp With Keys	BKGATEHW

TREX® FASTENERS

COMPONENT	75 CT. ITEM #	350 CT. ITEM #	1400 CT. ITEM #	COLORS
Trex Color-Match Deck Screws » #10 x 2.5" (6.35 cm) » 75 ct. box, 350 ct. box, 1,400 ct. tub » HexStix® bits included	TCM25BC75 TCM25BD75 TCM25CL75 TCM25CS75 TCM25FW75 TCM25HT75 TCM25HY75 TCM25IM75 TCM25LR75 TCM25PG75 TCM25RH75 TCM25SD75 TCM25SR75 TCM25TP75 TCM25TS75 TCM25TT75	TCM25BC350 TCM25BD350 TCM25CL350 TCM25CS350 TCM25FW350 TCM25HT350 TCM25HY350 TCM25IM350 TCM25LR350 TCM25PG350 TCM25RH350 TCM25SD350 TCM25SR350 TCM25TP350 TCM25TS350 TCM25TT350	TCM25BC1400 TCM25BD1400 TCM25CL1400 TCM25CS1400 TCM25FW1400 TCM25HT1400 TCM25HY1400 TCM25IM1400 TCM25LR1400 TCM25PG1400 TCM25RH1400 TCM25SD1400 TCM25SR1400 TCM25TP1400 TCM25TS1400 TCM25TT1400	BC BD CL CS FW HT HY IM LR PG RH SD SR TP TS TT

COMPONENT	ITEM #	COLORS
Trex Color-Match Fascia Screws » 1-3/4" (4.4 cm) » 75 ct. box » Tools sold separately	TCMF175BC75 TCMF175BD75 TCMF175CL75 TCMF175CS75 TCMF175FW75 TCMF175HT75 TCMF175HY75 TCMF175IM75 TCMF175LR75 TCMF175PG75 TCMF175RH75 TCMF175SD75 TCMF175SF75 TCMF175SR75 TCMF175TP75 TCMF175TS75 TCMF175TT75 TCMF175WW75	BC BD CL CS FW HT HY IM LR PG RH SD SF SR TP TS TT WW

XX = COLOR PREFIX

BC Biscayne
BD Beach Dune/ Jasper
CB Coastal Bluff
CL Rope Swing/ Carmel
CS Clam Shell
FW Foggy Wharf/ Rainier
HT Hatteras
HY Honey Grove
IM Island Mist
LR Lava Rock
PG Pebble Grey/ Whidbey
RH Rocky Harbor
SD Saddle/ Ocracoke/ Hatteras
SF Salt Flat
SR Spiced Rum/ Cinnamon Cove
TP Tide Pool
TS Toasted Sand/ Havana Gold
TT Tiki Torch
WW Woodgrain White

COMPONENT	ITEM #
Trex Decking Plug Screws » #10 x 2.5" (6.35 cm) » 75 ct. box, 350 ct. tub » Includes depth setters, black	TDPS25BK75 TDPS25BK350

COMPONENT	ITEM #
Trex Enhance® Decking Plug Screws » 2" (5.0 cm) » 75 ct. box, 400 ct. tub, black » Tools sold separately	TENDPLGS2BK75 TENDPLGS2BK400

COMPONENT	ITEM #
Trex Plug System Fascia Screws » 1-3/4" (4.4 cm) » 75 ct. box, black » Tools sold separately	TPSF175BK75

COMPONENT	80 CT. ITEM #		COLORS		416 CT. ITEM #		COLORS	
Trex Enhance® Decking/Fascia Plugs » 80 ct., 416 ct.	TPSDFCS80 TPSDFFW80 TPSDFRH80 TPSDFSDEN80 TPSDFTS80	TPSDFHY80 TPSDFTP80 TPSDFBD80 TPSDFCC80 TPSDFCB80	CS FW RH SDEN TS	HY TP BD CC CB	TPSDFCS416 TPSDFFW416 TPSDFRH416 TPSDFSDEN416 TPSDFTS416	TPSDFHY416 TPSDFTP416 TPSDFBD416 TPSDFCC416 TPSDFCB416	CS FW RH SDEN TS	HY TP BD CC CB

COMPONENT	80 CT. ITEM #	COLORS	400 CT. ITEM #	COLORS
Trex Decking Plugs » 80 ct., 400 ct.	TDPLGBC80 TDPLGCL80 TDPLGHG80 TDPLGHT80 TDPLGIM80 TDPLGIML80 TDPLGJA80 TDPLGLR80 TDPLGPG80 TDPLGRN80 TDPLGRS80 TDPLGSD80 TDPLGSF80 TDPLGSR80 TDPLGTT80	BC CL HG HT IM IML JA LR PG RN RS SD SF SR TT	TDPLGBC400 TDPLGCL400 TDPLGHG400 TDPLGHT400 TDPLGIM400 TDPLGIML400 TDPLGJA400 TDPLGLR400 TDPLGPG400 TDPLGRN400 TDPLGRS400 TDPLGSD400 TDPLGSF400 TDPLGSR400 TDPLGTT400	BC CL HG HT IM IML JA LR PG RN RS SD SF SR TT

COMPONENT	80 CT. ITEM #	COLORS
Trex Fascia Plugs » 80 ct.	TPSFBC80 TPSFCL80 TPSFHG80 TPSFHT80 TPSFIM80 TPSFIML80 TPSFJA80 TPSFLR80 TPSFPG80 TPSFRN80 TPSFRS80 TPSFSDSL80 TPSFSF80 TPSFSR80 TPSFTT80 TPSFWW80	BC CL HG HT IM IML JA LR PG RN RS SDSL SF SR TT WW

XX = COLOR PREFIX

BC Biscayne
CL Carmel
HG Havana Gold
HT Hatteras
IM Island Mist
IML Island Mist Lineage
JA Jasper
LR Lava Rock
PG Pebble Grey
RN Rainier
RS Rope Swing
SD Saddle
SDSL Saddle Select
SF Salt Flat
SR Spiced Rum
TT Tiki Torch
WW Woodgrain White

UNIVERSAL FASTENERS

COMPONENT	ITEM #
Universal Fastener » Glass-filled nylon	UNIVCONCLIP *(50 sq. ft. box)* DA00002 *(500 sq. ft. bucket)*
Universal Starter Clip » 400 sq. ft. (37 sq. m.) bag	UNIVSTARTCLIP
Butt Joint Clip » 14/pk.	BJC14PK
Groove Router Bit	ROUTBIT
Universal Fastener Installation Tool	ONESTEPTL

DECKING/FASCIA SYSTEM TOOLS

COMPONENT	ITEM #
Trex Color-Match Fascia Counterbore Tool Kit » w/ Drive Bits	TCMFCBKIT
Trex Plug System Fascia Counterbore Tool Kit » w/ Depth Setters	TPSFCBKIT
Trex Plug System Enhance Decking Tool Kit » w/ Depth Setters	TPSWENDCBKIT

DECKING TOOLS

COMPONENT	ITEM #
HexStix Bit » 2-pk	THB2PK
Decking Depth Setter » 1-pk	TDDS1PK

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-92		July 10, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
1237 HOPE ST.	61	34

Applicant	Applicant Phone	Applicant Email
David Manocchio	(401)259-1862	dmanocchio@turnerbrothers.com

Property Owner (If Different from Applicant)	Owner Mailing Address
David Manocchio	

Architect/Engineer	A/E Phone Number	A/E Email
Jonathan O'Donnell	(401)855-0878	jonod5@yahoo.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)

Description of proposed work:
Extention of kitchen and an attached ADU.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

David Manocchio
Applicant's Name – Printed
Date: July 10, 2025

Jonathan O'Donnell
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1237 HOPE ST
ACRES: 1.0872
PARCEL ID: 061-0034-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: MANOCCHIO, DAVID
CO - OWNER:
MAILING ADDRESS: 1237 HOPE ST

ZONING: R-20
PATRIOT ACCOUNT #: 3910

SALE INFORMATION

SALE DATE: 3/1/2021
BOOK & PAGE: 2094-114
SALE PRICE: 515,000
SALE DESCRIPTION:
SELLER: MACDONALD, GEORGINA

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3048
FINISHED BUILDING AREA: 1722
BASEMENT AREA: 984
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $265,800
YARD: $1,200
BUILDING: $175,100
TOTAL: $442,100

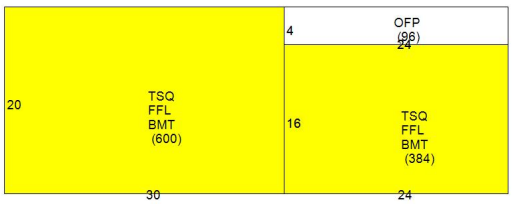
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1716
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

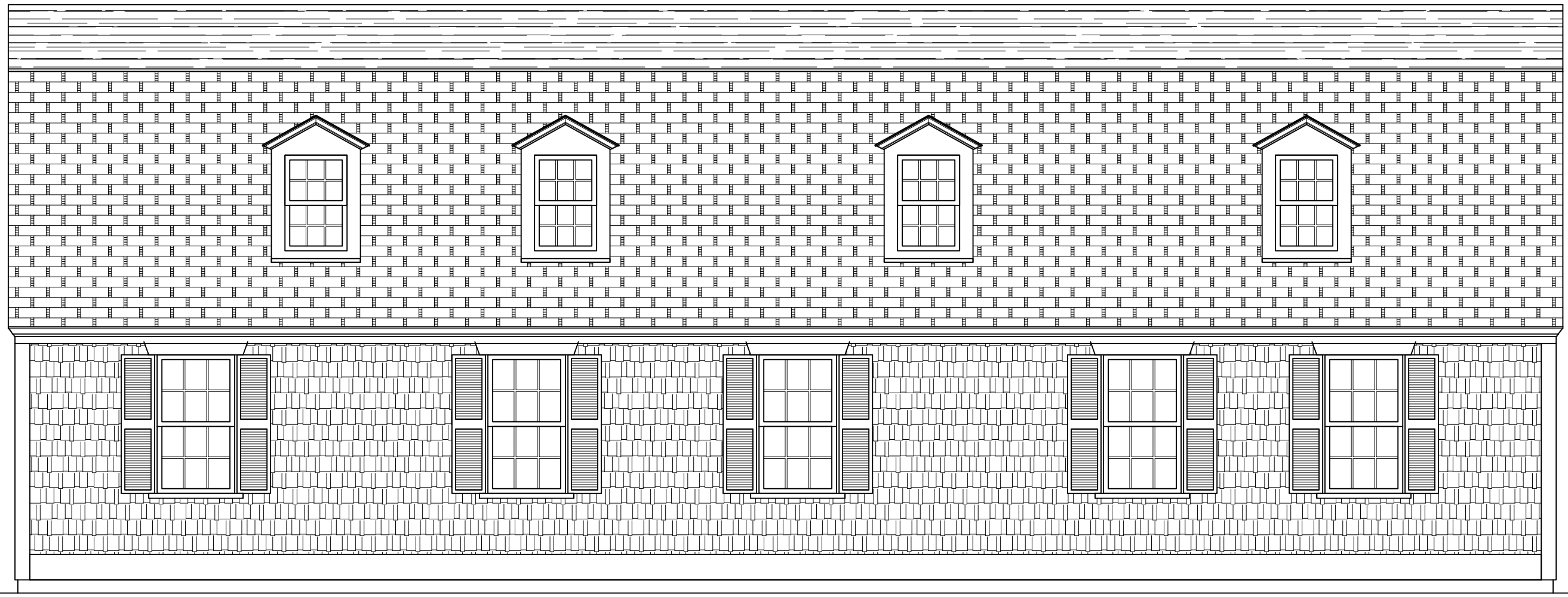








471



1 EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING NORTH ELEVATION

REVISIONS

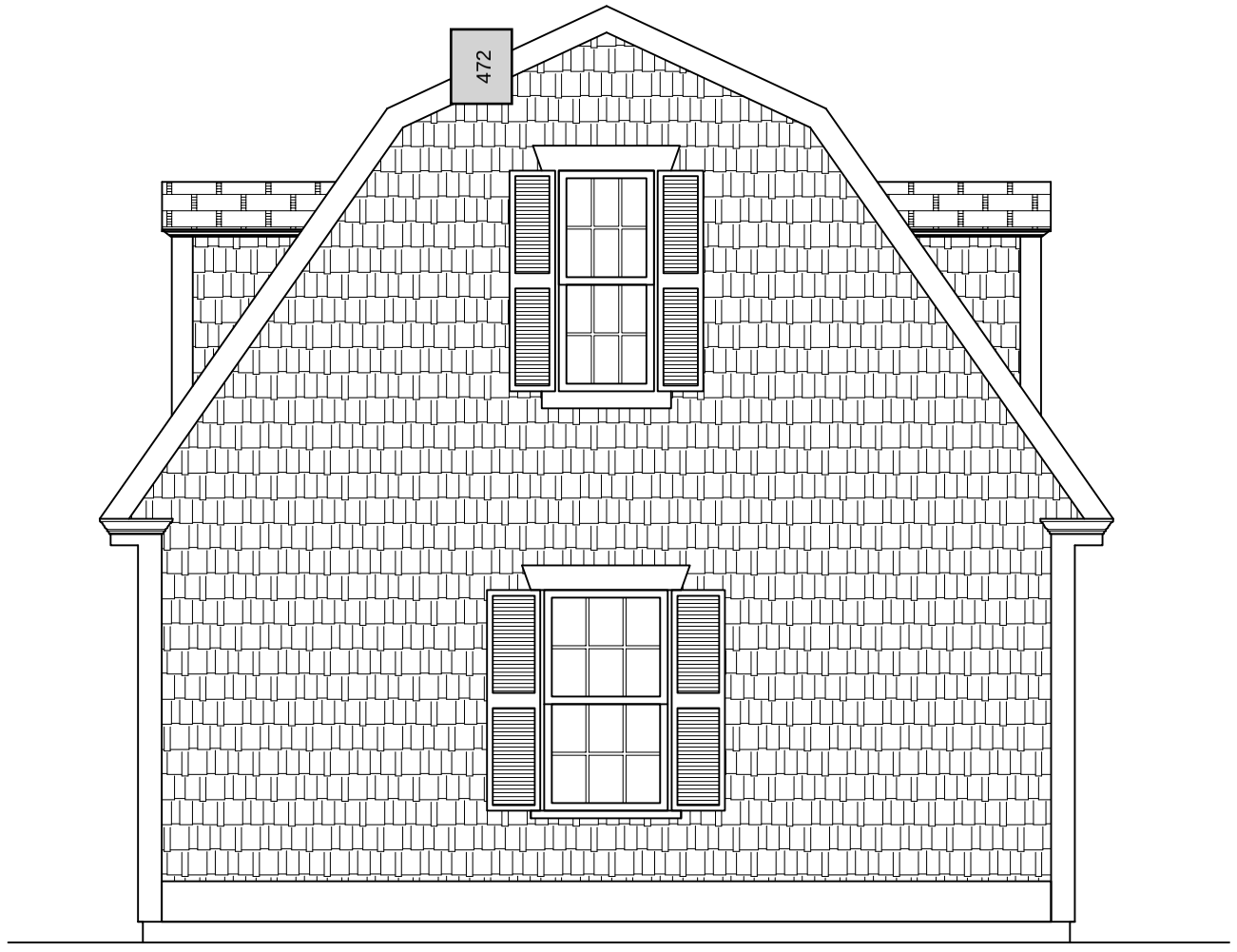
SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

1.0



1 EXISTING WEST ELEVATION

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



2 EXISTING EAST ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES
(401)855-0878
jonod5@yahoo.com
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING
EAST & WEST
ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

2.0

473



1 EXISTING SOUTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL (401)855-0878
42 DUDLEY AVE. jonod5@yahoo.com
NEWPORT, RI 02840

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

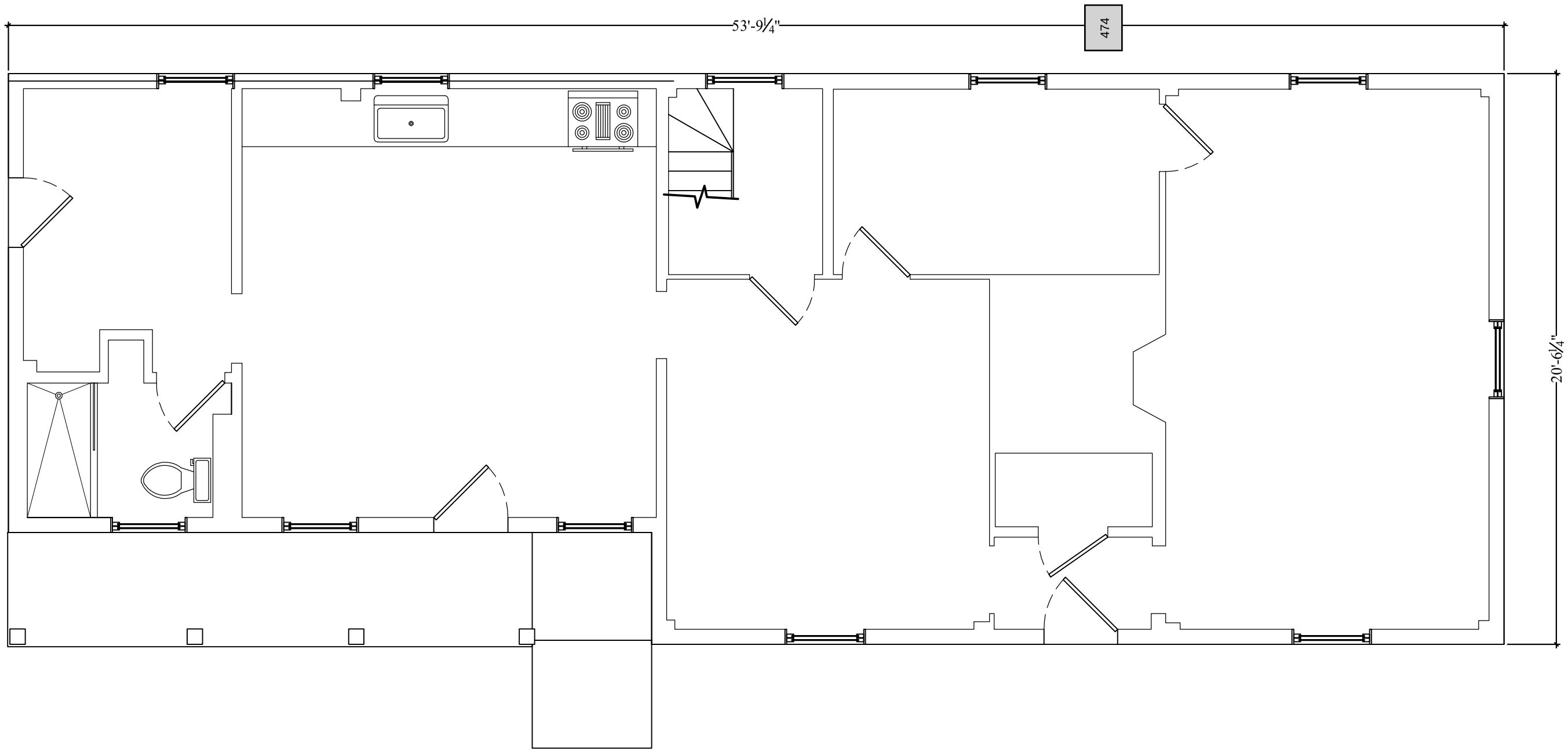
DRAWING:
EXISTING SOUTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	2/24/2025
SHEET NO.	1 OF X

3.0

N



1 EXISTING 1ST LEVEL PLAN

SCALE: ¼" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
EXISTING 1ST LEVEL PLAN

REVISIONS

SCALE: AS NOTED
DATE: 2/24/2025
SHEET NO. 1 OF X

4.0

475



1 PROPOSED NORTH ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans Indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

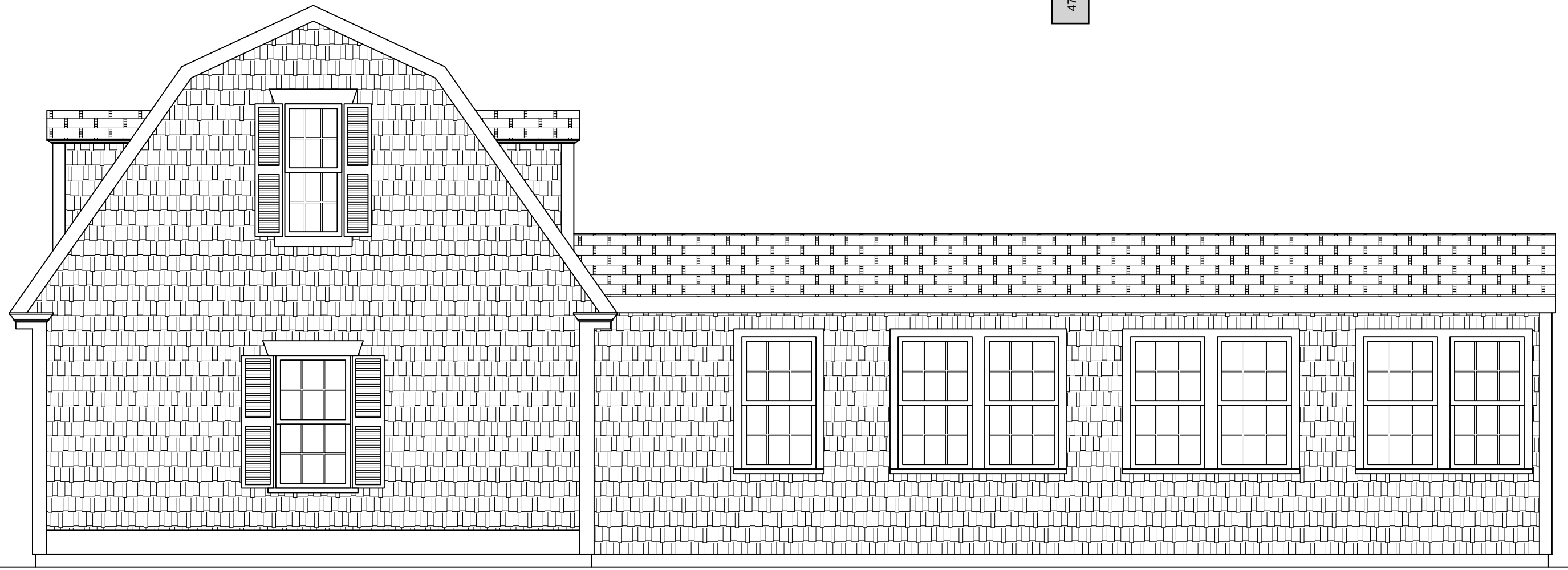
DRAWING:
PROPOSED NORTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

5.0

476



1 PROPOSED EAST ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES
(401)855-0878
jonod5@yahoo.com
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
EAST
ELEVATION

REVISIONS

SCALE: AS NOTED
DATE: 7/22/2025
SHEET NO. 1 OF X

6.0



1 PROPOSED SOUTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

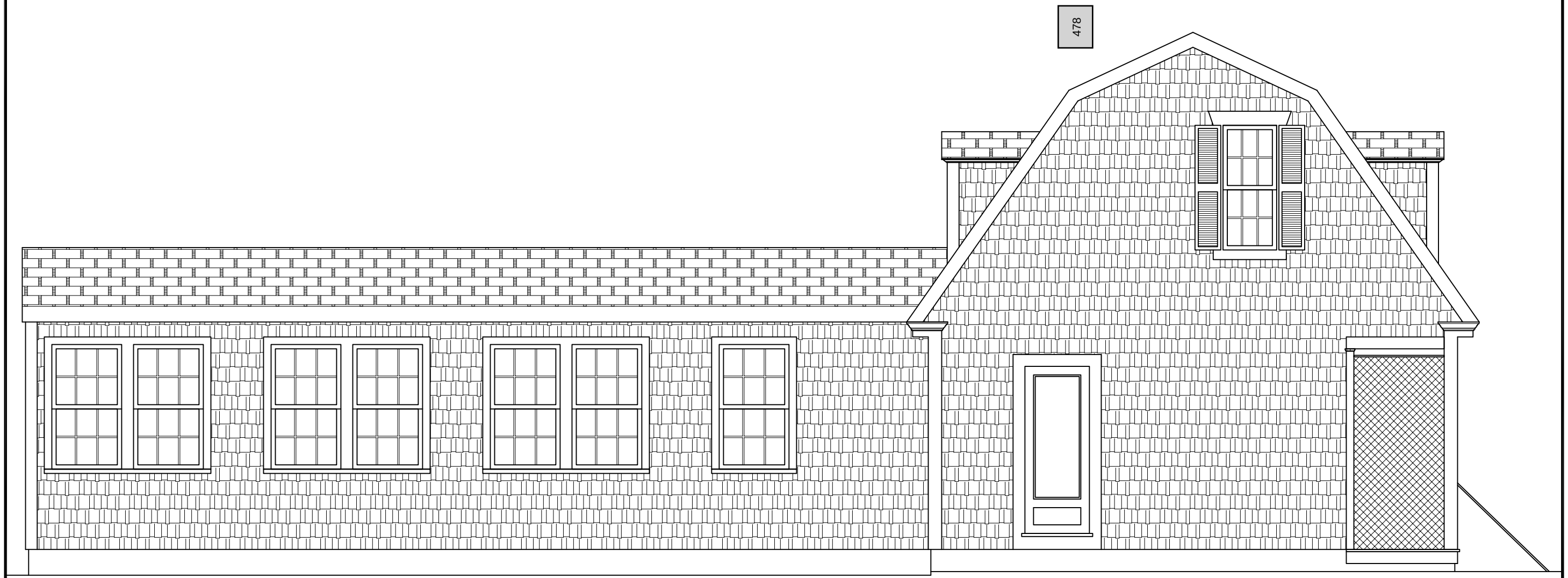
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED SOUTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

7.0



1 PROPOSED WEST ELEVATION

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

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

BY:

JONATHAN O'DONNELL

DRAWING:

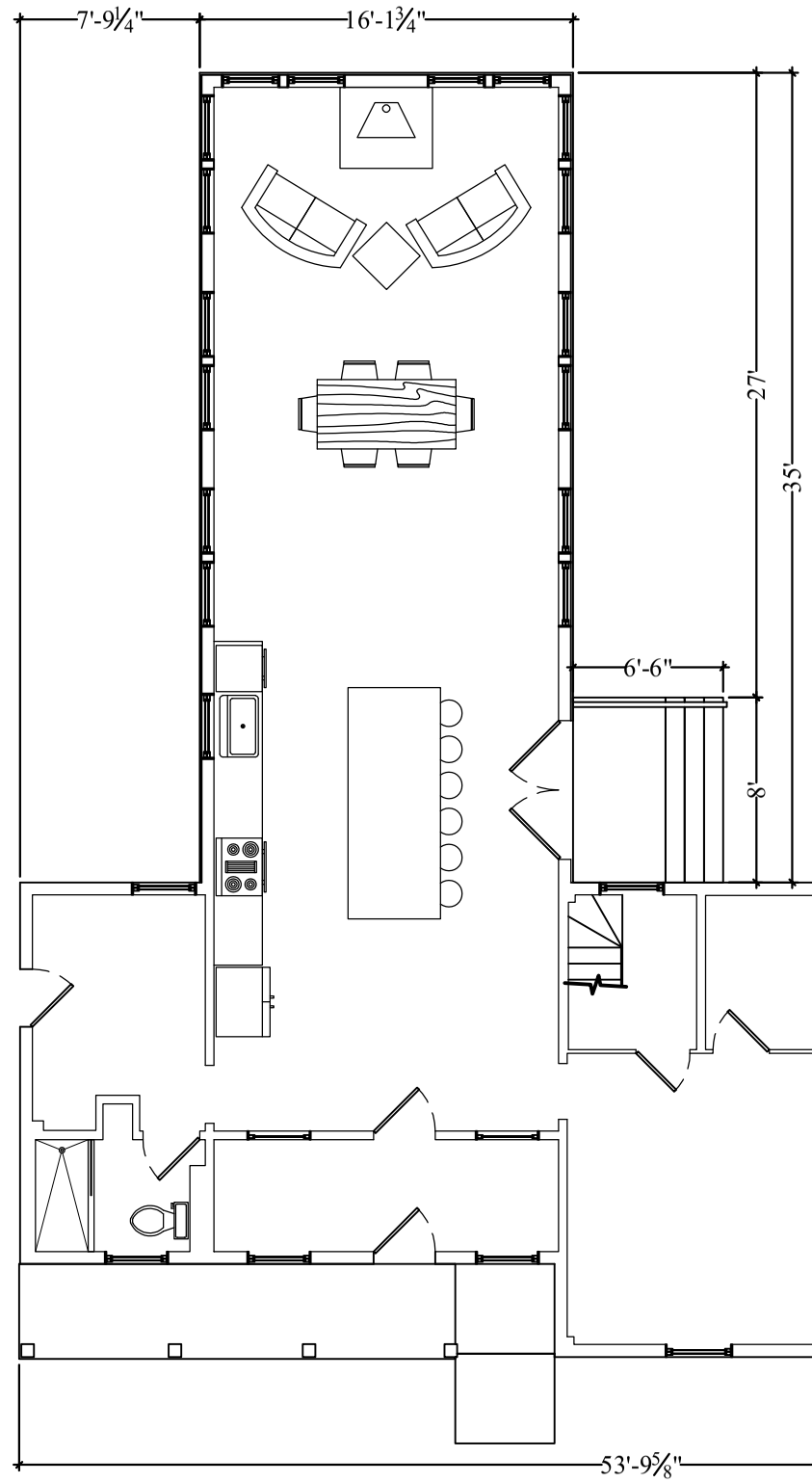
PROPOSED
WEST
ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

8.0

N



1 / 5.0

479

8.0 —

9.0 —

1 / 7.0

1 PROPOSED 1ST LEVEL PLAN

SCALE: ⅛" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

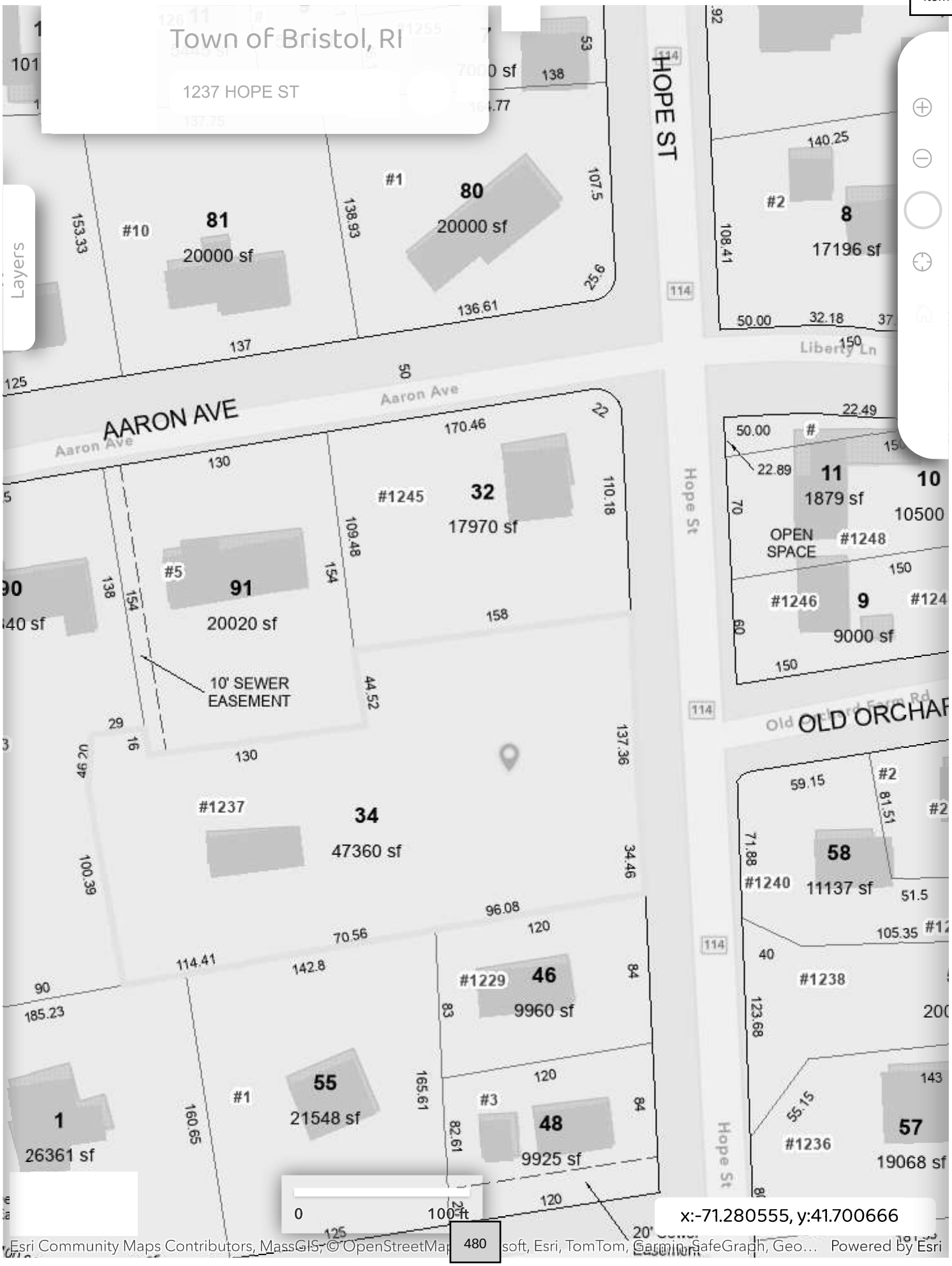
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED 1ST LEVEL PLAN

REVISIONS

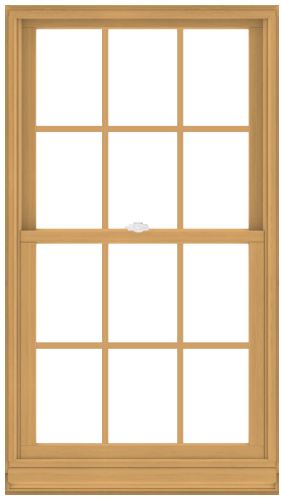
SCALE:	AS NOTED
DATE:	7/22/2025
SHEET NO.	1 OF X

9.0

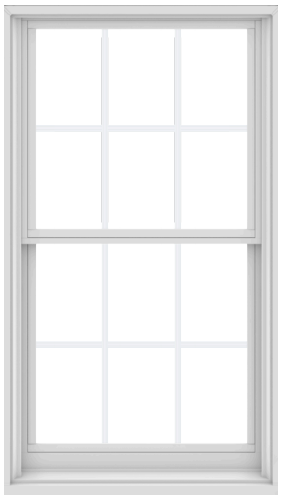

Town of Bristol, RI
1237 HOPE ST
Layers
HOPE ST
AARON AVE
Aaron Ave
Hope St
Liberty Ln
OLD ORCHARD
#1
80
20000 sf
#10
81
20000 sf
#2
8
17196 sf
#1245
32
17970 sf
#5
91
20020 sf
10' SEWER EASEMENT
#1237
34
47360 sf
#1229
46
9960 sf
#1
55
21548 sf
#3
48
9925 sf
1
26361 sf
#11
1879 sf
10
10500
OPEN SPACE
#1248
#1246
9
9000 sf
#2
58
11137 sf
#1240
#1238
#1236
57
19068 sf
0
100 ft
x:-71.280555, y:41.700666
Esri Community Maps Contributors, MassGIS, © OpenStreetMap
soft, Esri, TomTom, Garmin, SafeGraph, Geo…
Powered by Esri

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW

400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	TW2646
Unit Width	31 5/8"
Unit Height	56 7/8"
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, White

Feedback

Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

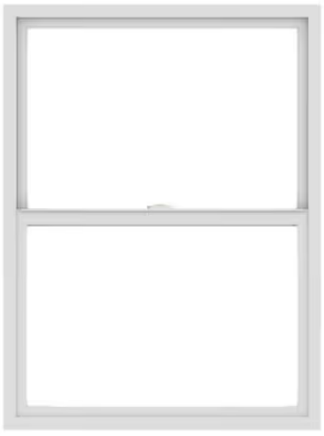
;

Explore other double-hung windows

SINGLE-HUNG

100 Series

3.6 | $$$$$



Exterior Colors

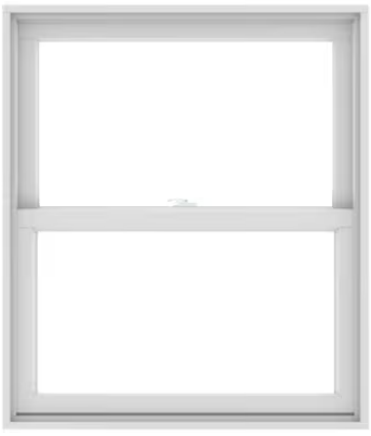
+2

- Made with our sustainable composite Fibrex® material which is

DOUBLE-HUNG

200 Series

4.1 | $$$$$



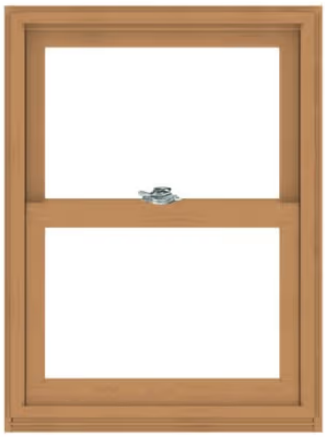
Exterior Colors

- Our entry-level wood double-hung.
- Wood protected by vinyl ext

DOUBLE-HUNG

A-Series

3.5 | $$$$$



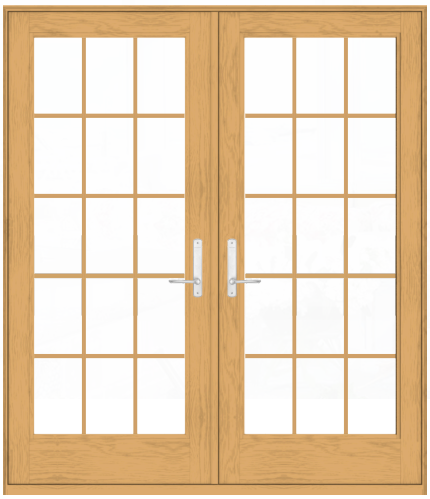
Exterior Colors

+8

- Our best-performing double-hung.
- Wood protected by fiberglass and

Feedback

400 SERIES FRENCHWOOD® HINGED PATIO DOOR



Interior

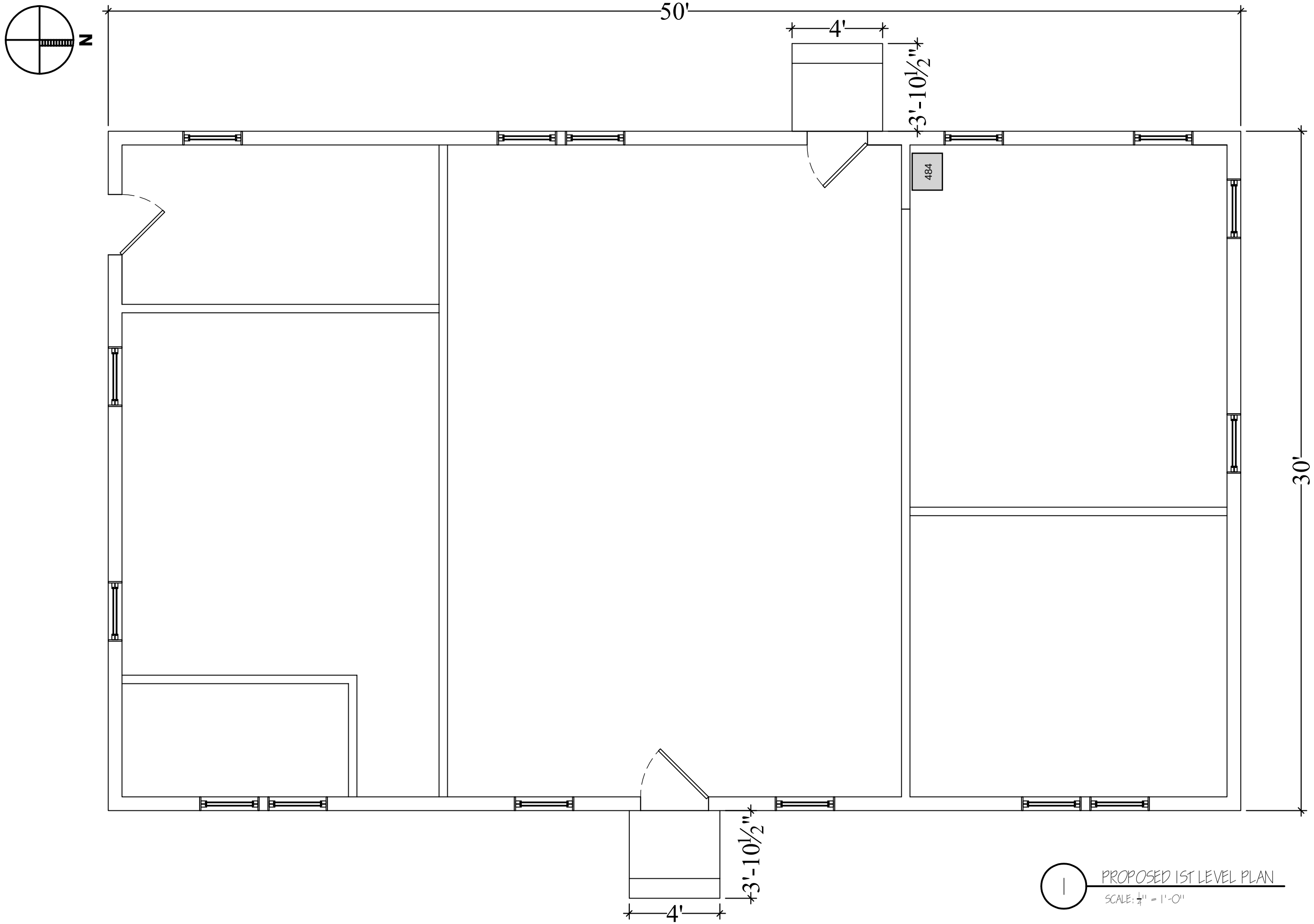


Exterior

Summary

Product ID#	FWH60611
Unit Width	71 1/4"
Unit Height	82 3/8"
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Albany, White
Blinds Between Glass	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Door Color	White
Exterior Trim Profile	None

Feedback



1 PROPOSED 1ST LEVEL PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840
(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefrom, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary, contact the Jonathan O'Donnell

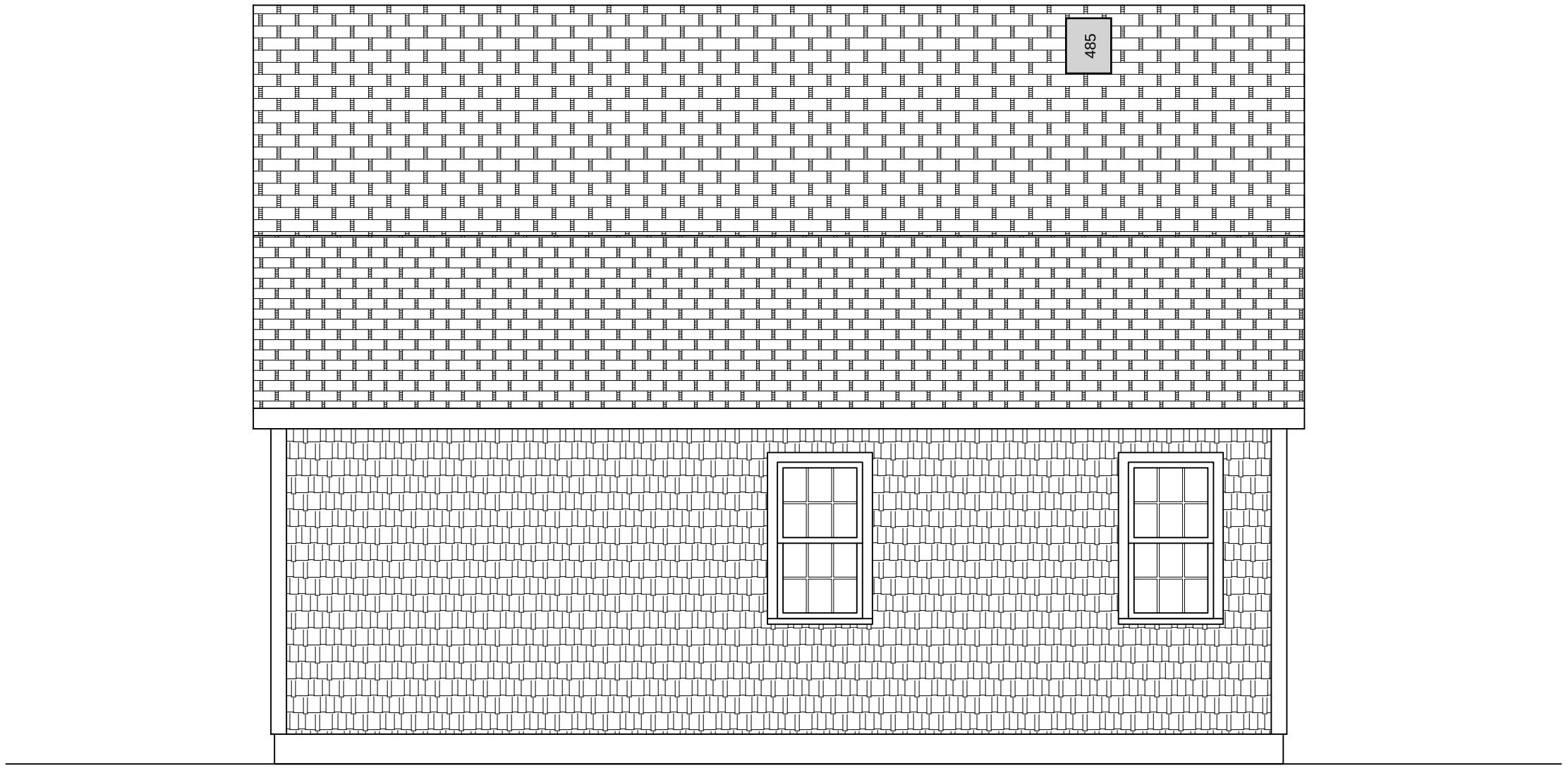
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED 1ST LEVEL PLAN

REVISIONS

SCALE:	AS NOTED
DATE:	7/25/2025
SHEET NO.	1 OF X

20.0



1 PROPOSED NORTH ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES
(401)855-0878
jonod5@yahoo.com
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

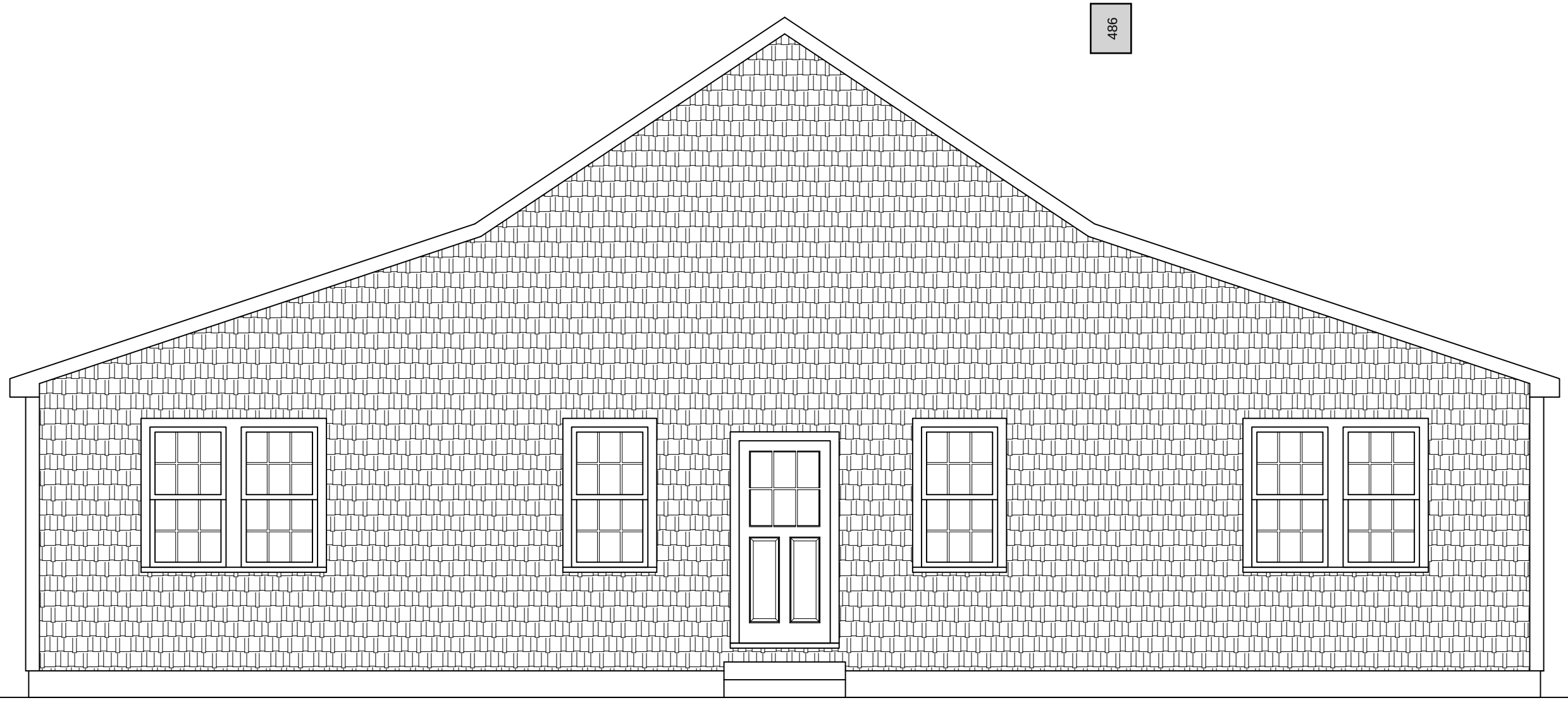
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
NORTH ELEVATION

REVISIONS

SCALE: AS NOTED
DATE: 7/25/2025
SHEET NO. 1 OF X

21.0



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

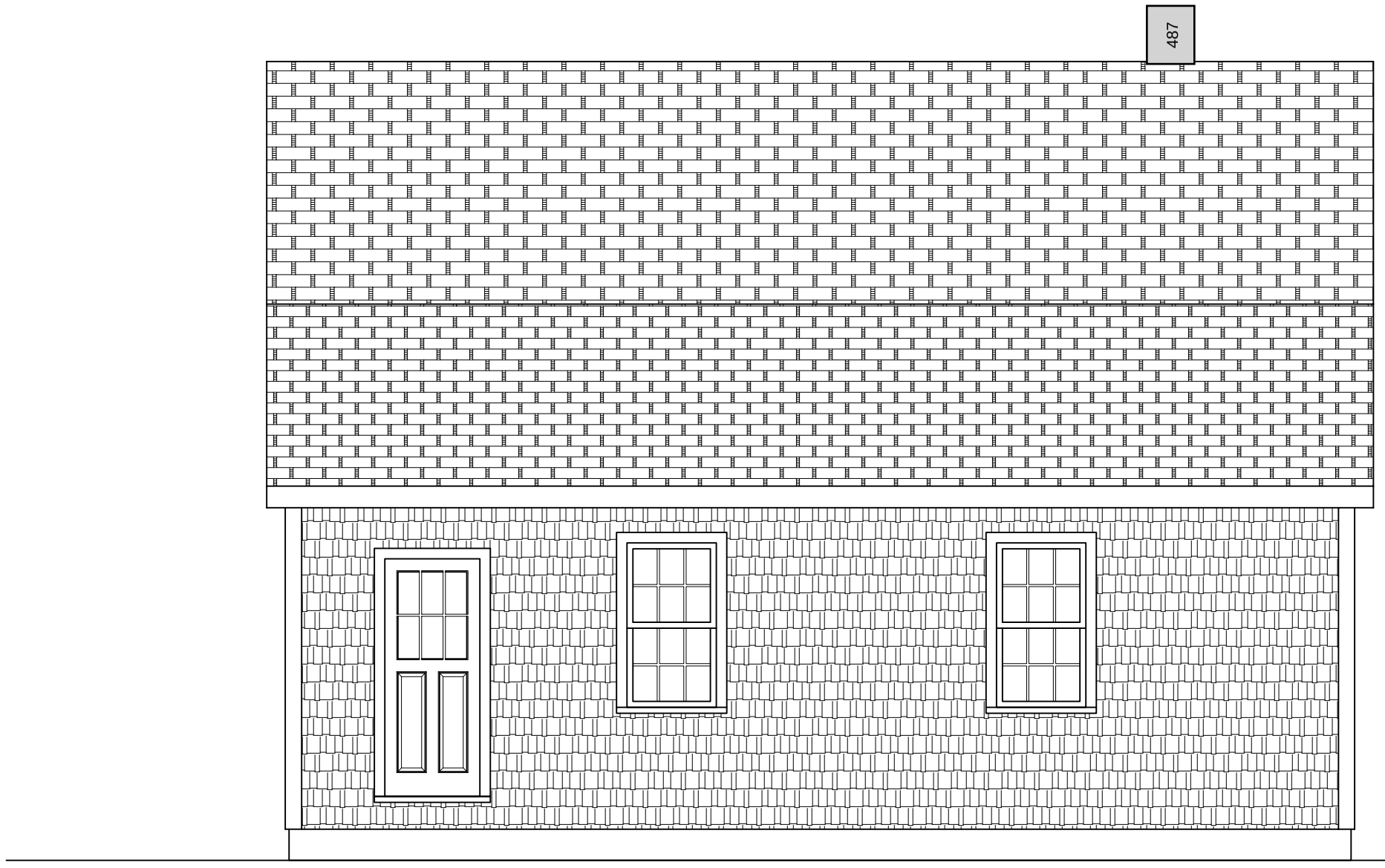
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED EAST ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/25/2025
SHEET NO.	1 OF X

22.0



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840
(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in connection with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

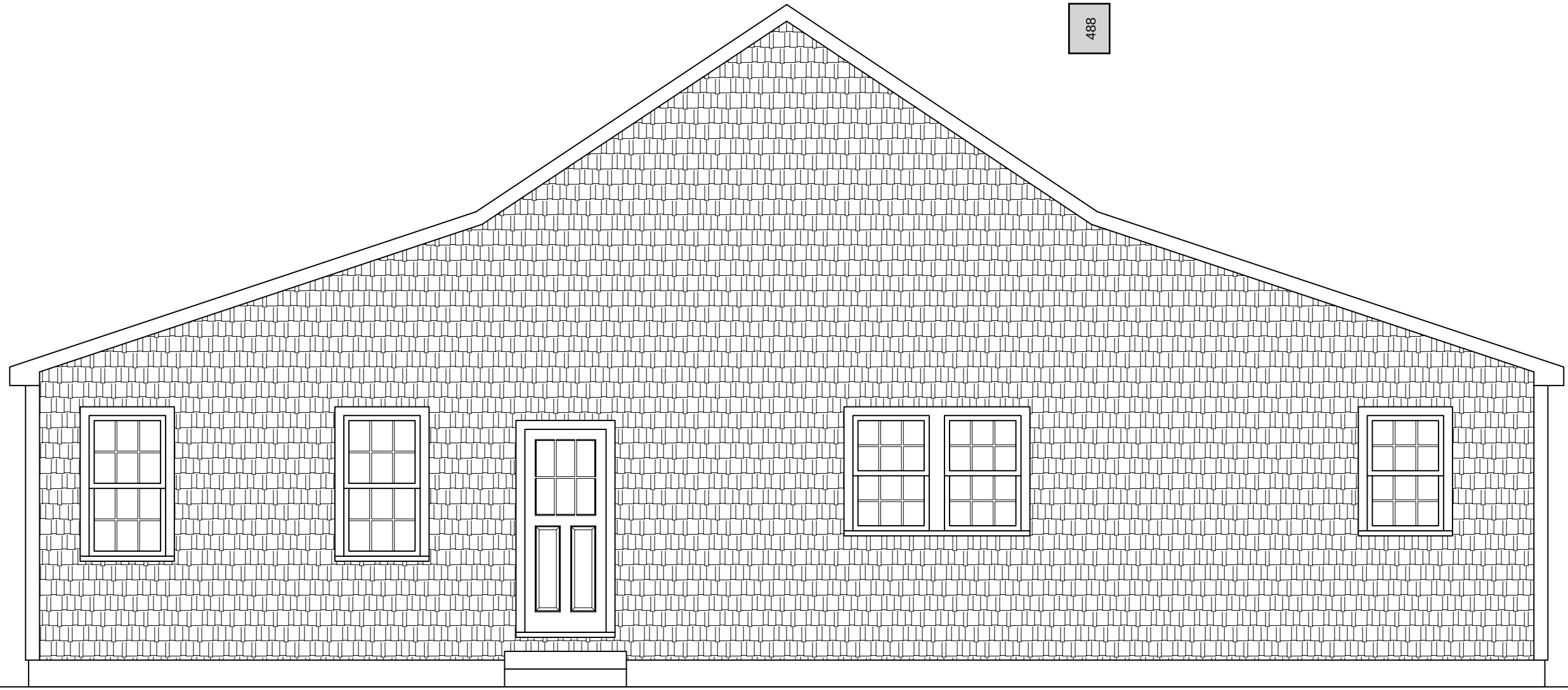
BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED SOUTH ELEVATION

REVISIONS

SCALE:	AS NOTED
DATE:	7/25/2025
SHEET NO.	1 OF X

23.0



1 PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

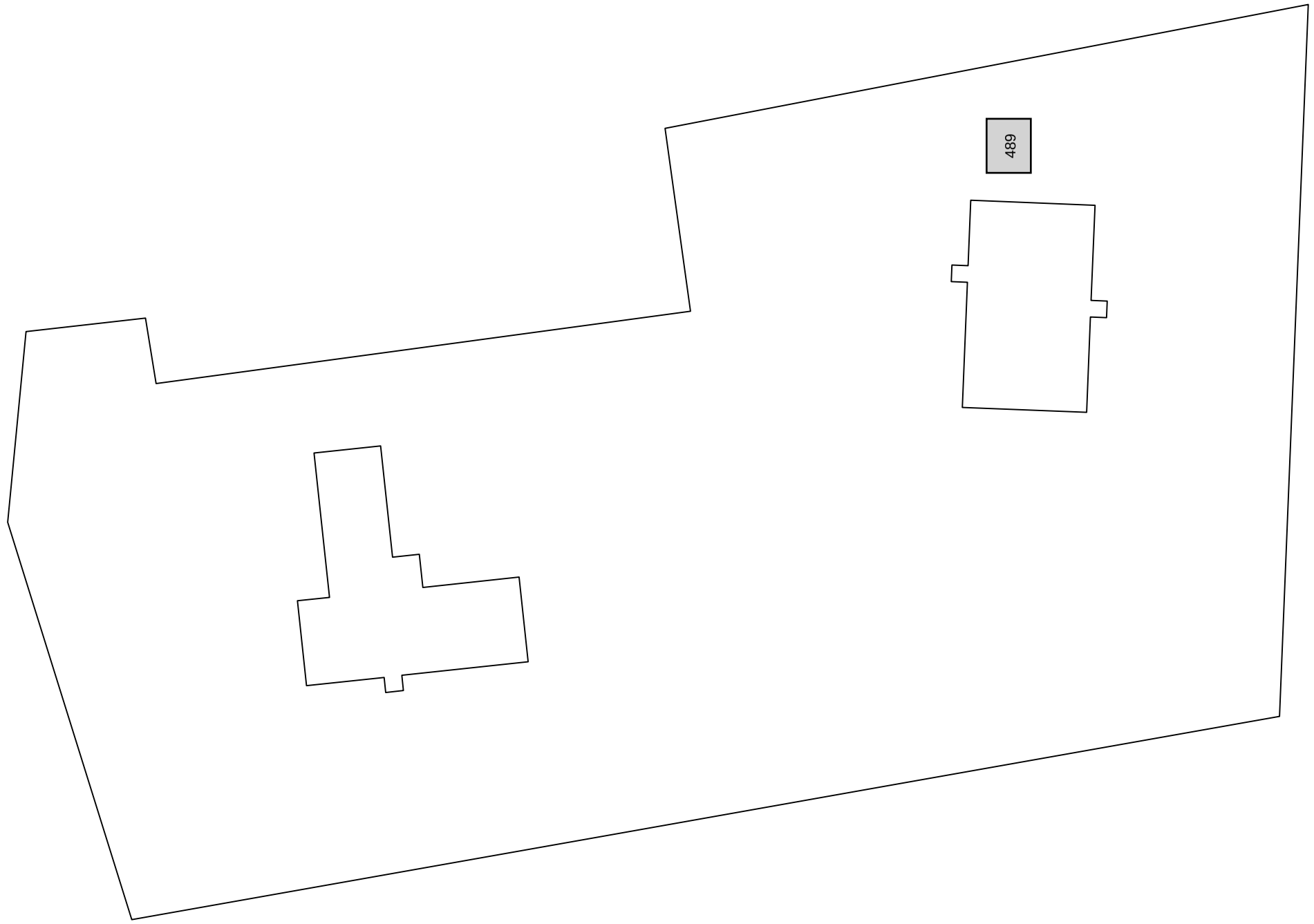
DRAWING:
PROPOSED WEST ELEVATION

REVISIONS

SCALE: AS NOTED
DATE: 7/25/2025
SHEET NO. 1 OF X

24.0

N



1 PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

Copyright Note:
Jonathan O'Donnell expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced in any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Jonathan O'Donnell.

O'Donnell
DESIGN SERVICES

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Please Note:
Jonathan O'Donnell assumes no liability for any home constructed from this plan, unless explicitly contracted to manage said construction. It is the responsibility of the construction contractor to perform the following before construction:

1. Contractor must verify all dimensions prior to proceeding with construction.
2. Contractor must verify compliance with all local building codes in the area the home is to be built.
3. Plans indicate locations only; all engineering aspects should incorporate actual site conditions.
4. The liability of Jonathan O'Donnell in connection with this plan and the home constructed therefore, is limited to the total fees paid in association with this plan.

Caution must be exercised in making any in making any modification to this plan, if changes are necessary; contact the Jonathan O'Donnell

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED
SITE PLAN

REVISIONS

SCALE: AS NOTED
DATE: 7/25/2025
SHEET NO. 1 OF X

25.0

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-97	Contributing	July 18, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
132 High Street	19	110

Applicant	Applicant Phone	Applicant Email
Andreozzi Architecture	(404)229-3397	bugattis93@outlook.com

Property Owner (If Different from Applicant)	Owner Mailing Address
Dean and Susan Morris	3251 Cochise Drive Atlanta, GA 30339

Architect/Engineer	A/E Phone Number	A/E Email
Andreozzi Architecture	(410)245-6800	davidr@andreozzi.com

Contractor	Contractor Phone Number	Contractor Email
Millard Construction		

Work Category:	Remodeling of Structure(s)

Description of proposed work:

We are asking to amend our approved design which received a Certificate of Appropriateness 1 May 2025.

There are 3 changes to the approved design being proposed:

1. We were originally approved for a pair of wood French doors on the east elevation of the new addition. The owners would like to ope the view more from the interior to their yard more so we are asking to change to a set of 4-panel wood lift-and-slide doors. These will b custom painted wood doors with 7/8" divided lites and a lower raised panel.

2. Since moving in, the owners have experienced water infiltration in their rubble foundation basement. They have been advised to add gutters to the house to better control stormwater. We are proposing half-round copper gutters and full-round copper leaders around th house.

3. The existing wood shutters have been found to be in poor condition. They are no longer on their hardware and have been screwed to the house. Some have lost all structural capacity and are supported only with the screws into the siding. We are proposing to replace th existing shutters with new wood shutters properly proportioned for the windows on authentic, operable shutter hardware.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00143
HISTORIC NAME:	DeVol, George, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1811
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Post-1988: 2nd fl enclosed porch on S (Union St) elev. removed, railings installed to match those on 1st fl. level.	

Andreozzi Architecture
Applicant's Name – Printed
Date: July 18, 2025

Dave Rizzolo
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 132 HIGH ST
ACRES: 0.1213
PARCEL ID: 019-0110-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: MORRIS, DEAN WALKER & SUSAN WALTERS TE
CO - OWNER:
MAILING ADDRESS: 3251 COCHISE DR SE

ZONING: R-6
PATRIOT ACCOUNT #: 1371

SALE INFORMATION

SALE DATE: 2/27/2025
BOOK & PAGE: 2274-202
SALE PRICE: 1,308,875
SALE DESCRIPTION:
SELLER: SCANLAN, JOSEPH J - TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5329
FINISHED BUILDING AREA: 3390
BASEMENT AREA: 1424
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $123,200
YARD: $0
BUILDING: $558,200
TOTAL: $681,400

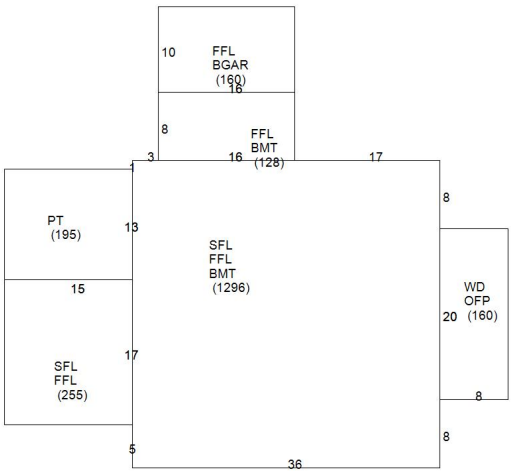
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1811
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip
ROOF COVER: Other

BUILDING INTERIOR

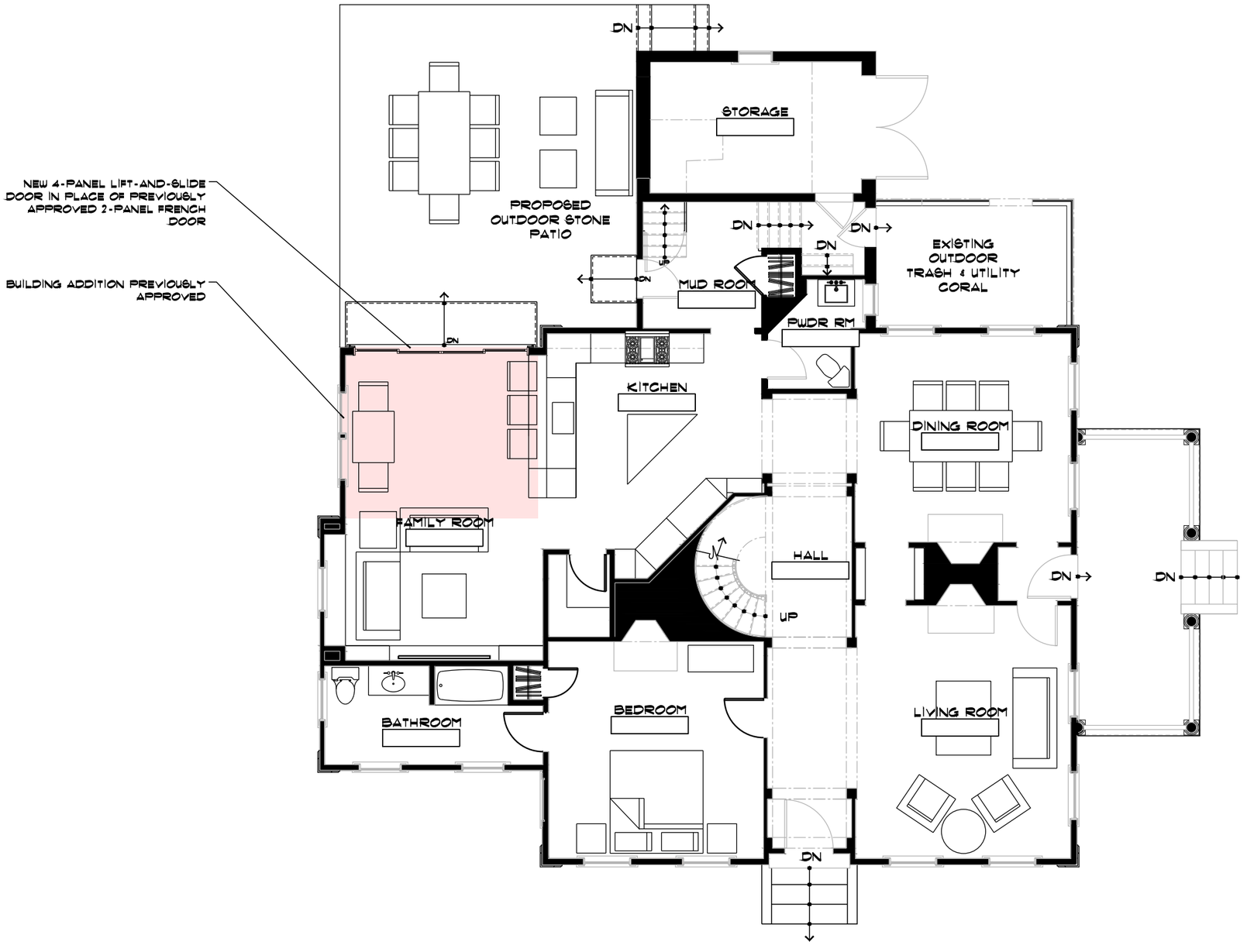
INTERIOR WALL: Plaster
FLOOR COVER: Carpet
HEAT TYPE: Radiant Hot
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 11
 # OF BEDROOMS: 5
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 1
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 1

SKETCH



PHOTO





Proposed Addition & Renovations for

Susan & Dean Morris

132 High Street, Bristol, Rhode Island

Proposed First Floor Plan

Scale 1/8" = 1' - 0"

18 July, 2025

ANDREOZZI ARCHITECTURE

andreozzi.com

401.245.6800



Proposed Addition & Renovations for

Susan & Dean Morris

132 High Street, Bristol, Rhode Island

West Elevation (High St. Side)
Scale $^{3}/_{16}$" = 1' - 0"

18 July, 2025

ANDREOZZI ARCHITECTURE

andreozzi.com

401.245.6800



Proposed Addition & Renovations for

Susan & Dean Morris

132 High Street, Bristol, Rhode Island

South Elevation (Union St. Side)
Scale $^{3}/_{16}$" = 1' - 0"

18 July, 2025

ANDREOZZI ARCHITECTURE

andreozzi.com

401.245.6800



Proposed Addition & Renovations for

Susan & Dean Morris

132 High Street, Bristol, Rhode Island

East Elevation

Scale 3/16" = 1' - 0"

18 July, 2025

ANDREOZZI ARCHITECTURE

andreozzi.com

401.245.6800



Proposed Addition & Renovations for

Susan & Dean Morris

132 High Street, Bristol, Rhode Island

East Elevation

Scale $\frac{3}{16}$" = 1' - 0"

18 July, 2025

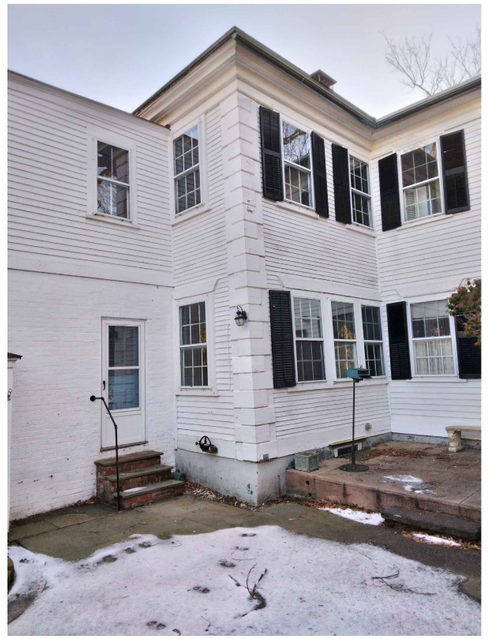
ANDREOZZI ARCHITECTURE

andreozzi.com

401.245.6800

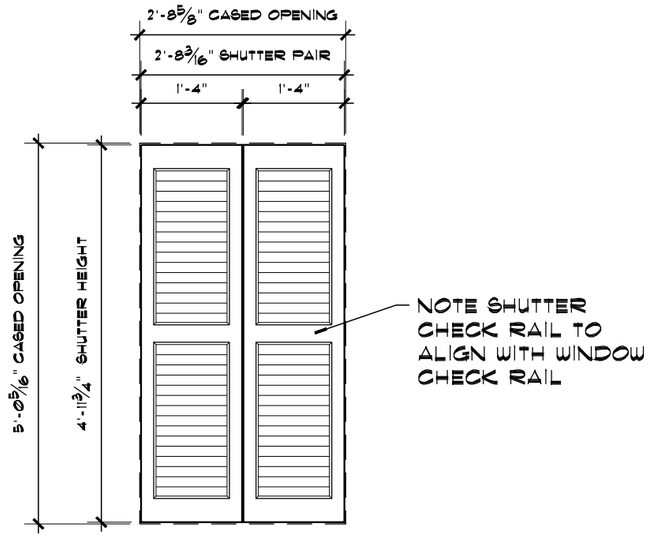






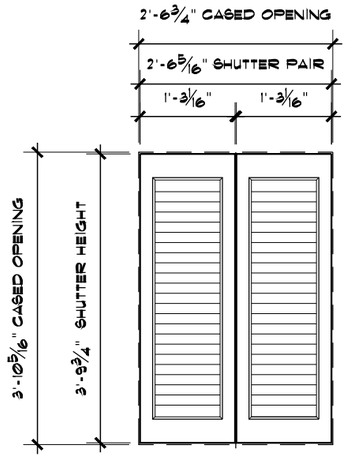






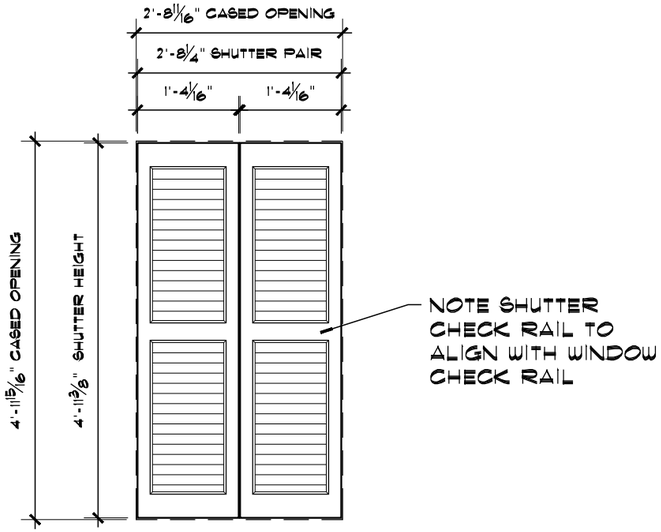
A TYPICAL EXISTING DOUBLE HUNG SHUTTER PAIR

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



C TYPICAL NEW CASEMENT SHUTTER PAIR

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



B TYPICAL NEW DOUBLE HUNG SHUTTER PAIR

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

CUSTOM WOOD SHUTTER GENERAL NOTES:

DIMENSIONS: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CASING OPENINGS IN THE FIELD PRIOR TO ORDERING THE SHUTTERS. SHUTTERS ARE TO BE SIZED TO MANUFACTURER'S SPECIFICATIONS.

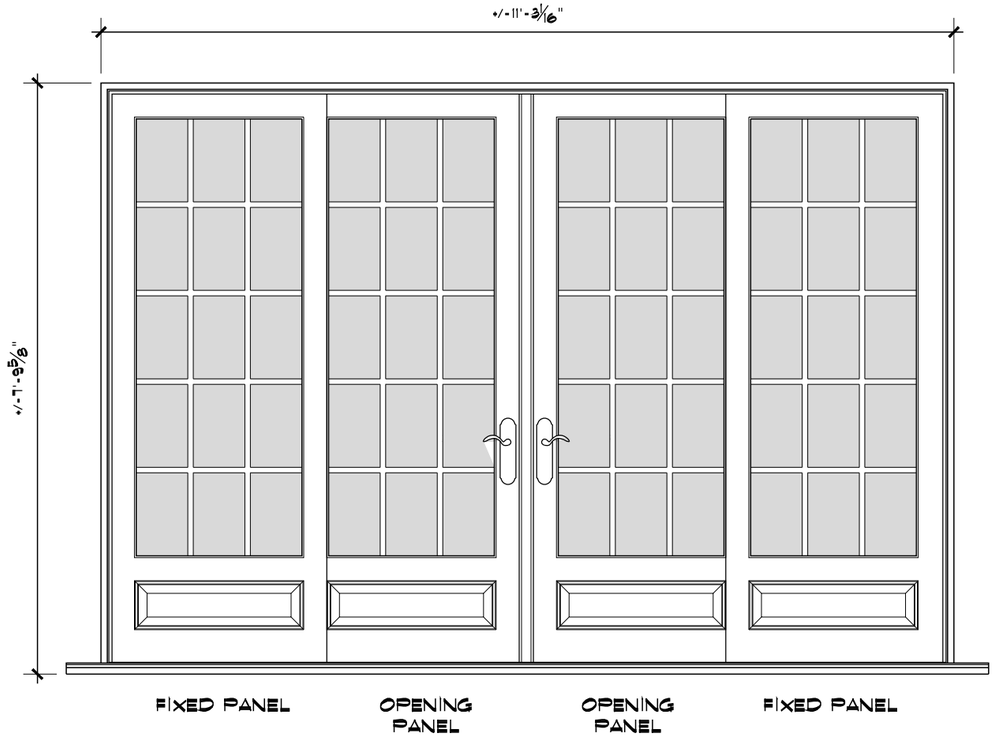
TOP AND BOTTOM REVEAL: 1/4"
SIDE AND MIDDLE REVEAL: 3/16"

MATERIAL: PAINT GRADE ROT AND INSECT RESISTANT WOOD.

CONSTRUCTION: SHUTTER DESIGN TO USE STANDARD MANUFACTURER PANEL PROFILES AND STILE AND RAIL DIMENSIONS.

FINISH: SHUTTERS TO BE PROVIDED FROM MANUFACTURER WITH TWO (2) COATS OF PRIMER. FINISHING TO BE IN FIELD BY GENERAL CONTRACTOR.

HARDWARE: PROVIDE BLACK POWDER COATED STEEL HINGES AND SHUTTER DOGS. NOTE THAT THE SHUTTERS ARE TO BE OPERABLE AND ABLE TO CLOSE PROPERLY WITHIN THE CASING OPENINGS.



CUSTOM WOOD SLIDING DOOR

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

CUSTOM WOOD SLIDING DOOR GENERAL NOTES:

QUALITY ASSURANCE: ALL WOODWORK TO CONFORM TO THE "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR "PREMIUM GRADE" CONSTRUCTION.

DIMENSIONS: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO SHOP DRAWINGS TO COORDINATE WITH EXISTING FIELD CONDITIONS.

SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO STARTING FABRICATION. PROVIDE EITHER AUTOCAD FILES OR 2 PRINTED SETS OF DRAWINGS FOR REVIEW.

FRAME AND DOOR MATERIAL: DOORS AND FRAMES TO BE PAINT GRADE ROT AND INSECT RESISTANT WOOD (FINAL SPECIES TO BE DETERMINED DURING SHOP DRAWINGS).

FRAME THICKNESS: FRAMES TO BE DOUBLE RABBETED PAINT GRADE ROT AND INSECT RESISTANT WOOD (FINAL SPECIES TO BE DETERMINED DURING SHOP DRAWINGS) SET UP FOR SCREEN/STORM DOORS.

DOOR THICKNESS: DOOR TO BE 2¼" THICK.

STILE AND RAIL CONSTRUCTION: ALL DOOR STILES AND RAILS TO BE FABRICATED WITH STAVED LUMBER CORE AND THICK FACE VENEERS. GRAIN DIRECTION TO FLOW WITH THE LONGEST DIMENSION OF THE STILE AND RAIL. EXPOSED EDGES TO BE CLEAR PAINT GRADE ROT AND INSECT RESISTANT WOOD (FINAL SPECIES TO BE DETERMINED DURING SHOP DRAWINGS).

STILE DETAILS: MANUFACTURER TO SUBMIT STOCK STILE PROFILE DETAILS FOR ARCHITECT'S SELECTION.

PANEL DETAILS: MANUFACTURER TO SUBMIT STOCK PANEL PROFILE DETAILS FOR ARCHITECT'S SELECTION.

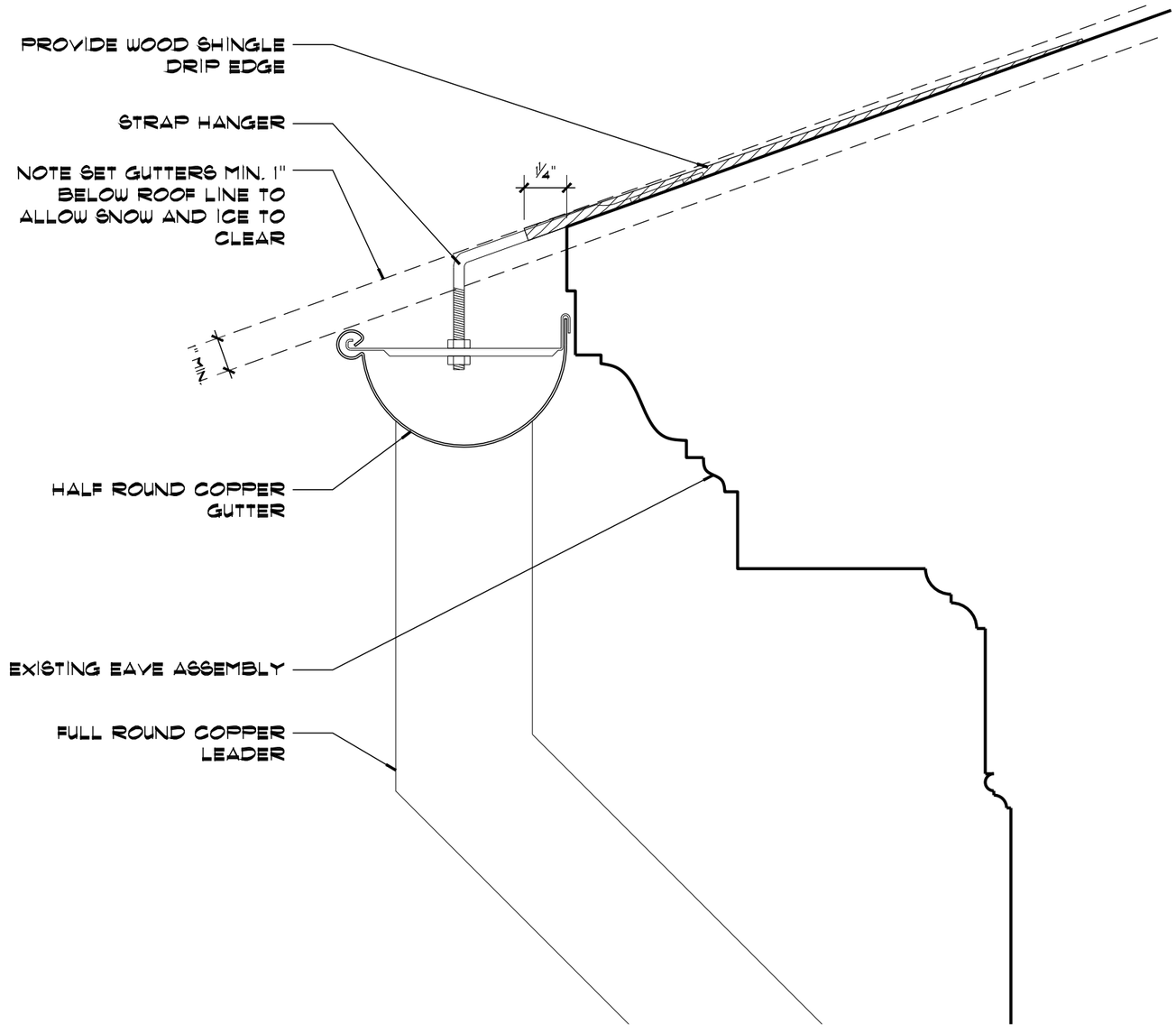
THRESHOLD: 1¾" THICK CLEAR SAPELE WITH EXTENDED HORNS

GLAZING: PROVIDE INSULATED DUAL PANE LOW-E ARGON-FILLED.

WEATHER STRIPPING: MANUFACTURER TO PROVIDE STANDARD WEATHER STRIPPING OPTIONS FOR REVIEW.

HARDWARE: HARDWARE TO BE SELECTED BY OWNER.

SCREENS: CONCEALED ROLL SCREEN



GUTTERS: 6" HALF ROUND 16OZ H00 (COLD ROLLED) COPPER GUTTER IN 8' TO 10' LENGTHS. JOINT SEAMS TO BE LAPPED AND SOLDERED. END PIECES, MITERS AND OUTLETS TO BE PROVIDED.

OUTLET TUBES TO BE 16OZ H00 COPPER WITH LOCKED AND SOLDERED LONGITUDINAL SEAMS. PROVIDE ½" FLANGE AT UPPER END OF TUBE AND SOLDER TO GUTTER. OUTLET TUBES TO EXTEND INTO LEADERS MIN. 3"

HANGERS TO BE ADJUSTABLE SHANK ROOF MOUNTED (CONCEALED TYPE) SECURED TO ROOF DECK WITH BRASS SCREWS. SPACE HANGERS AT 32" O.C. MAX. AND PROVIDE 1/16" PER FOOT SLOPE FOR DRAINAGE. GUTTERS TO BE PLACED MIN. ½" BELOW THE ROOF SLOPE LINE FOR SNOW AND ICE TO CLEAR. REFER TO ARCHITECTURAL EAVE DETAILS.

PROVIDE BASKET TYPE #14 B&S GAUGE COPPER WIRE STRAINERS AT ALL OUTLET TUBES. STRAINERS SHALL FIT SNUGLY INTO OUTLET TUBES.

INSTALL PER CDA COPPER IN ARCHITECTURE HANDBOOK.

DOWNSPOUTS: PROVIDE 4" DIA. ROUND COPPER DOWNSPOUTS WITH SEAMLESS ELBOWS AND GOOSENECK OFFSETS. PROVIDE OPTIONS FOR DECORATIVE PIPE BANDS FOR OWNER & ARCHITECT SELECTION. INSTALL PER CDA COPPER IN ARCHITECTURE HANDBOOK. SET LOCATIONS AS NOTED ON BUILDING ELEVATIONS.

TYP. GUTTER DETAIL AT PITCHED ROOF

SCALE: 3"=1'-0"

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-98	Contributing	July 18, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
18 Burnside Street / 1 Resolute Lane	16	48

Applicant	Applicant Phone	Applicant Email
John J. Marshall	c/o 401-253-2500	al@rego-law.com

Property Owner (If Different from Applicant)	Owner Mailing Address
Herreshoff Revocable Trust	c/o 443 Hope Street, Bristol, RI 02809

Architect/Engineer	A/E Phone Number	A/E Email
Studio 401 Architecture, LLC		pdyer@marshallpropertiesinc.com

Contractor	Contractor Phone Number	Contractor Email
Marshall Properties LLC	760-420-3301	JJMarshall@marshallpropertiesinc.com

Work Category:	Replacing in Kind

Description of proposed work:

Plat 16 Lots 48 & 39

Adaptive re-use of 18 Burnside Street and 1 Resolute Lane, Bristol, RI. Replacement in kind for conversion of both manufacutring building(s) to (7) seven residential condomniums [Herreshoff Condominiums at Burnside]. Five (5) units at 18 Burnside Street [2 unit on the first floor, 2 units on the second floor and 1 unit on the existing third floor.] Two (2) units at 1 Resolute Lane on the second floo Parking to accomodate 7 to 14 parking spaces on the first floor of Resolute. The in kind replacement of roofing GAF HDZ Architectural asphalt shingles, wood siding and trim, fiberglass gutters FG60, exterior lighting Burlington Bronze/Glass wall lantern, foundation brick repointed, windoews Andersen E Series double hung aluminum glad. Grill less full divided light replicates existing windows, garage door Clopay Grand Harbor..... that comply with code with the intended design to preserve and reflect the historic character of the existing buildings.

Both properties lie in proximity to the former Herreshoff Manufacturing Company Complex and are associated with the area's industri heritage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00241
HISTORIC NAME:	Cranston Worsted Mill; later Herreshoff Mfg. Co. East Storehouse
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	ca. 1870-1917 (?)
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
[none observed]	

John J. Marshall
Applicant's Name – Printed
Date: July 18, 2025

Alfred R. Rego, Jr. Esq. for John J. Marshall
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 18 BURNSIDE ST
ACRES: 0.0838
PARCEL ID: 016-0048-000
LAND USE CODE: 07
CONDO COMPLEX:
OWNER: HERRESHOFF, HALSEY C. TRUSTEE
CO - OWNER:
MAILING ADDRESS: P.O. BOX 687

ZONING: M
PATRIOT ACCOUNT #: 1049

SALE INFORMATION

SALE DATE: 11/20/2024
BOOK & PAGE: 2264-319
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: HALSEY PROPERTIES, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9750
FINISHED BUILDING AREA: 8125
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $265,300
YARD: $0
BUILDING: $197,500
TOTAL: $462,800

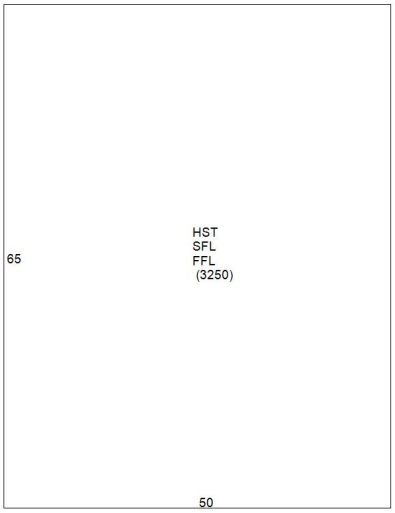
BUILDING EXTERIOR

BUILDING STYLE: WhseStor
UNITS: 1
YEAR BUILT: 1890
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

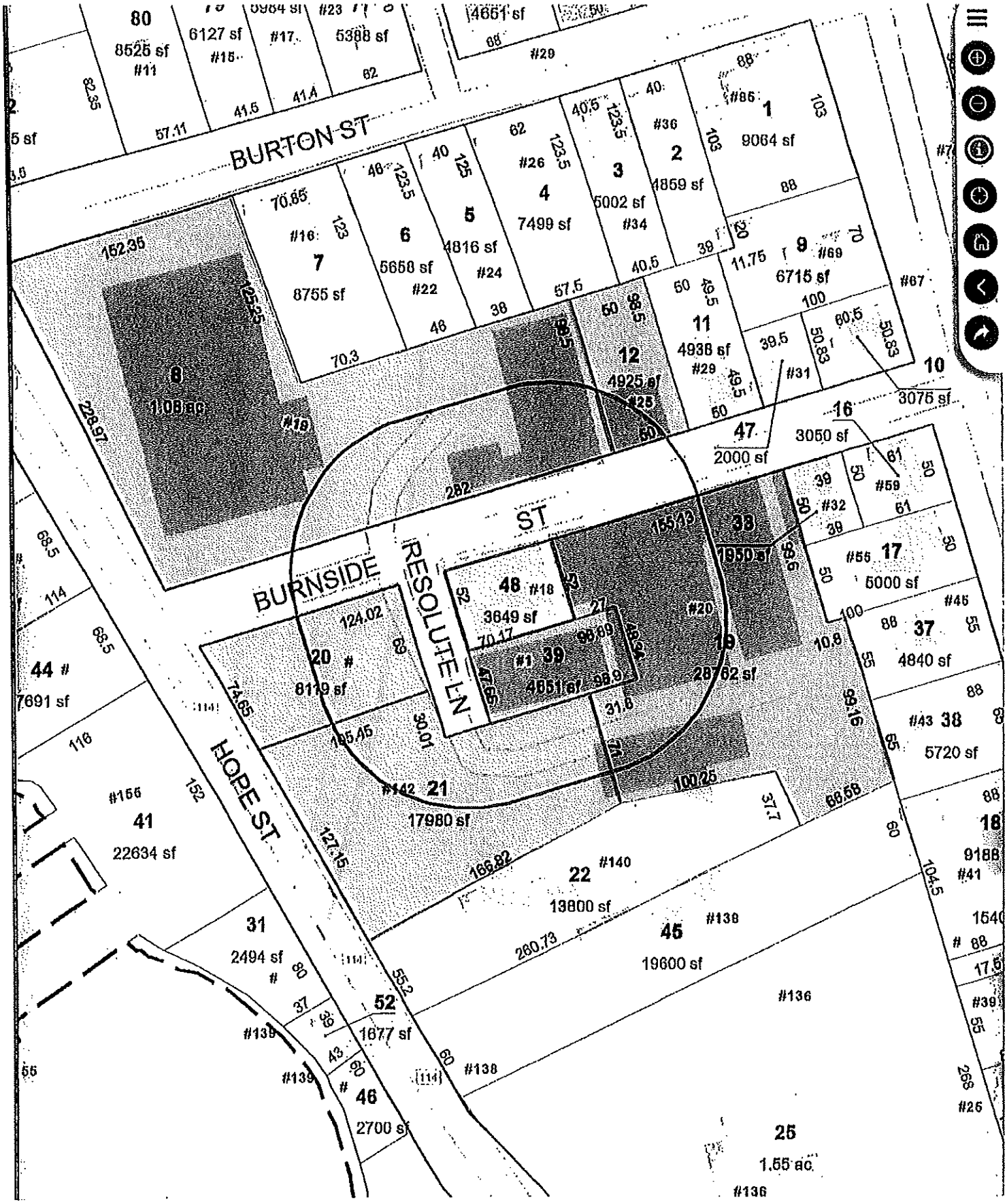
INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: Wall Furnace
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

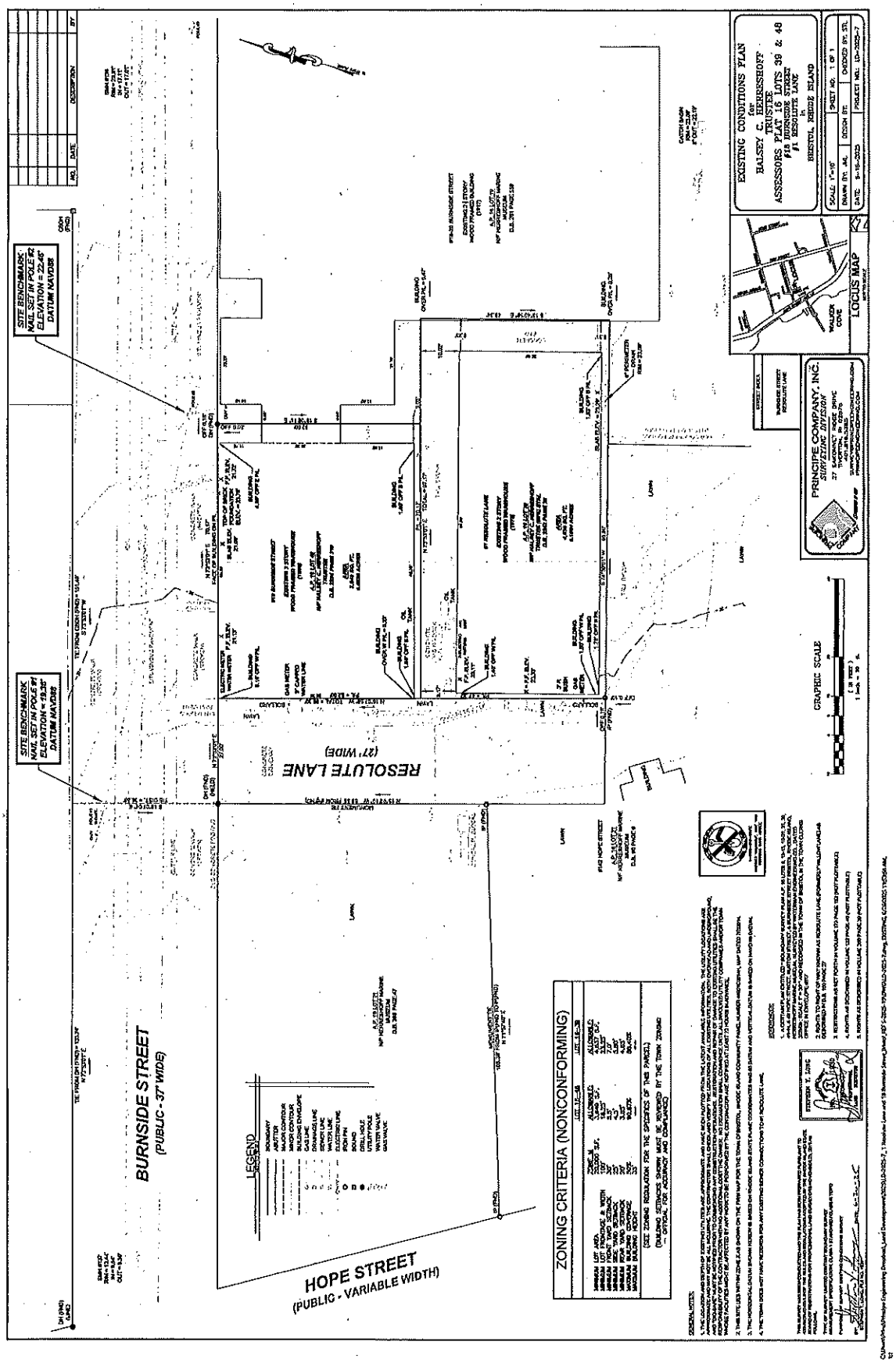
SKETCH



PHOTO



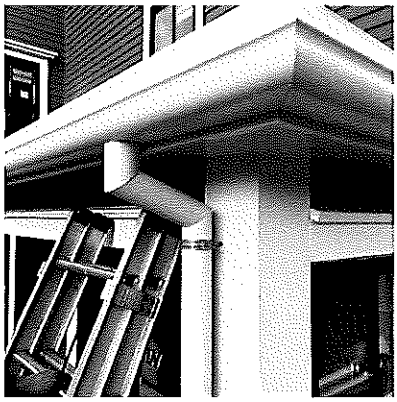

BURTON ST
BURNSIDE ST
RESOLUTE LN
HOPE ST
80
8525 sf
#11
6127 sf
#15
#17
5388 sf
#23
4651 sf
#29
#85
1
9064 sf
#36
2
4859 sf
3
5002 sf
#34
#26
4
7499 sf
5
4816 sf
#24
6
5658 sf
#22
#16
7
8755 sf
8
1.08 ac
#18
9
6715 sf
#69
#67
10
3076 sf
11
4936 sf
#29
12
4925 sf
#25
47
2000 sf
#31
16
3050 sf
#59
#32
17
5000 sf
#55
#45
37
4840 sf
#43
38
5720 sf
18
9188
#41
1540
#39
38
1950 sf
#20
19
28762 sf
48
#18
3649 sf
#1
39
4851 sf
20
8119 sf
21
17980 sf
#142
22
13800 sf
#140
45
19600 sf
#138
#136
52
1677 sf
#139
46
2700 sf
41
22634 sf
#155
44
7691 sf
31
2494 sf
25
1.55 ac
#136
282
152.35
228.97
70.85
70.3
124.02
195.45
74.65
127.15
166.82
280.73
155.19
99.16
100.25
68.58
104.5
55.2

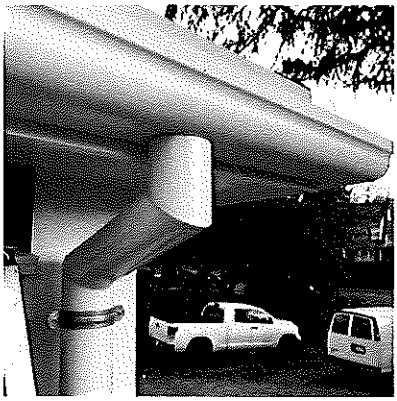

EXISTING CONDITIONS PLAN
for
BAILEY C. HERRESHOFF
TRUSTEE
ASSESSORS PLAT 16 LOTS 36 & 48
#18 RESOLUTE LANE
&
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND
PRINCIPE COMPANY, INC.
SURVEYING DIVISION
LOCUS MAP
SITE BENCHMARK:
NAIL SET IN POLE #2
ELEVATION = 22.45'
DATUM NAVD88
SITE BENCHMARK:
NAIL SET IN POLE #1
ELEVATION = 19.35'
DATUM NAVD88
BURNSIDE STREET
(PUBLIC - 37' WIDE)
RESOLUTE LANE
(27' WIDE)
HOPE STREET
(PUBLIC - VARIABLE WIDTH)
LEGEND
ZONING CRITERIA (NONCONFORMING)
GRAPHIC SCALE
SURVEYOR'S CERTIFICATION
DESIGN NOTES:
DECLARATIONS:

FIBERGUTTER®

Fiberglass Building Products Inc
546 Plymouth St
Halifax, MA 02338
Phone: (781) 754-0118 www.fibergutter.com

Fiberglass Downspout Installation Instructions





- **Materials Needed:**

- Fiberglass downspout (#DSPR-10 – 3" Round) (DSSQ-10 – 3" Square)
- Downspout brackets (#DSHGRD-3 -Round) (#DSHDSS-3 -Square)
- Downspout Elbows (If Applicable) (#DSPR-EL75 -Round) (#DSSQ-EL75 -Square)
- Downspout Connecting Sleeve (#FDSTAB-1 -Round) (#FDSTAB-2 -Square)
- GutterGlue (FGGG220)
- GutterGlue Applicator Gun (FGDISP-220ML)
- 2P10 (2P10-KIT)
- Hex Screws 3/4"
- Measuring tape
- Level
- Power drill and appropriate drill bits
- Safety gloves and goggles

Step 1: Preparing the Installation Area

1. Choose a suitable location for the downspout where it can efficiently direct water away from the building's foundation.
2. Ensure the area is clear of any obstructions, and there is a proper slope for water flow.
3. Measure the distance between the gutter outlet and the ground to determine the length of the downspout needed.
4. Measure the distance from the center of the outlet (leader) to the center of the vertical pipe on the house.

Fibergutter® is a registered trademark of Fiberglass Building Products Inc
Fibergutter products should be installed using the same good building principles and in accordance with the local building codes and the installation guidelines included. Fiberglass Building Products accep[illegible]ility or responsibility for the improper installation of this product.

FIBERGUTTER®

Fiberglass Building Products Inc
546 Plymouth St
Halifax, MA 02338
Phone: (781) 754-0118 www.fibergutter.com

Step 2: Assembling the Downspout Components

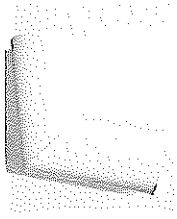
1. You can either purchase elbows (75 degree) or purchase some extra pipe and make your own elbows on site. The latter has been the preferred method which offers less seams, glue and installation time.
2. With Supplied Elbows~
   A) Place Elbow into Downspout Outlet and corresponding elbow that attaches to the long section of pipe. Make necessary cuts or insert additional pipe, between elbows, to ensure perfect fit. Join elbows with connecting sleeve and gutterglue.
3. Without Elbows ~
   A) Top Section-Section in Outlet-Cut small section from bottom of gutter (See above photo).
   B) Mid Section – Under Soffit -Cut Mid Section at desired length and angle which will attach to vertical long section of pipe.
   C) Sand all areas to be bonded.
   D) Wipe with Acetone or mineral sprits
   E) Glue Mid Section to lower vertical pipe with 2P10 (temporary hold)
   F) Apply Gutterglue to inside seam Make sure to cover entire seam with gutterglue
   G) Glue Top Section to Mid Section together following the same methods as above.

Step 3: Attaching the Downspout Brackets

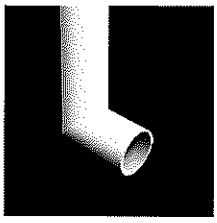
1. Position the first downspout bracket near the top of the downspout's intended location on the wall.
2. Use a level to ensure the bracket is straight and mark the position of the screw holes.
3. Drill pilot holes for the screws using an appropriate drill bit.
4. Attach the bracket securely to the wall.
5. Repeat this process for additional brackets, ensuring they are spaced appropriately along the downspout's length.

Step 4: Mounting the Downspout

1. Lift the assembled downspout and carefully slide it into the brackets from the top down.
2. Align the downspout with the brackets and make sure it sits securely in place.







Fibergutter products should be installed using the same good building principles and in accordance with the local building codes and the installation guidelines included. Fiberglass Building Products accep[illegible]ility or responsibility for the improper installation of this product.

FIBERGUTTER®

Fiberglass Building Products Inc
546 Plymouth St
Halifax, MA 02338
Phone: (781) 754-0118 www.fibergutter.com

Step 5: Securing the Downspout

1. Once the downspout is in position, check again with the level to ensure it is straight and plumb.
2. Use the Hex screws to secure the downspout to the brackets. Make sure the screws are tightened securely but avoid over-tightening to prevent damage to the fiberglass.

Step 6: Sealing Joints and Wall Penetrations

1. Inspect all the joints and connections for any gaps or openings.
2. Apply a bead of GutterGlue to seal any gaps and prevent water from leaking.

Step 7: Painting the Downspout

1. As the manufacturer we recommend painting your downspout once assembled. This can be done in a few simple steps.
   A) Sand Downspout assembly with 80 grit (knock off the gloss) and wipe with acetone or mineral spirits
   B) Apply 2 coats of Acrylic latex paint in any desired color.

Step 7: Testing the Downspout

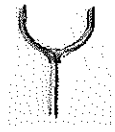
1. Turn on a hose or use another water source to simulate rainfall.
2. Observe the water flow through the downspout to ensure it is directing water away from the building as intended.
3. Make any necessary adjustments if the water is not flowing properly.

Step 8: Final Checks

1. Double-check all the screws and connections to ensure they are secure.
2. Clean up any debris or excess materials from the installation area.

Congratulations! You have successfully installed your fiberglass downspout. Your downspout should now efficiently divert rainwater away from your building's foundation, helping to protect it from potential water damage.



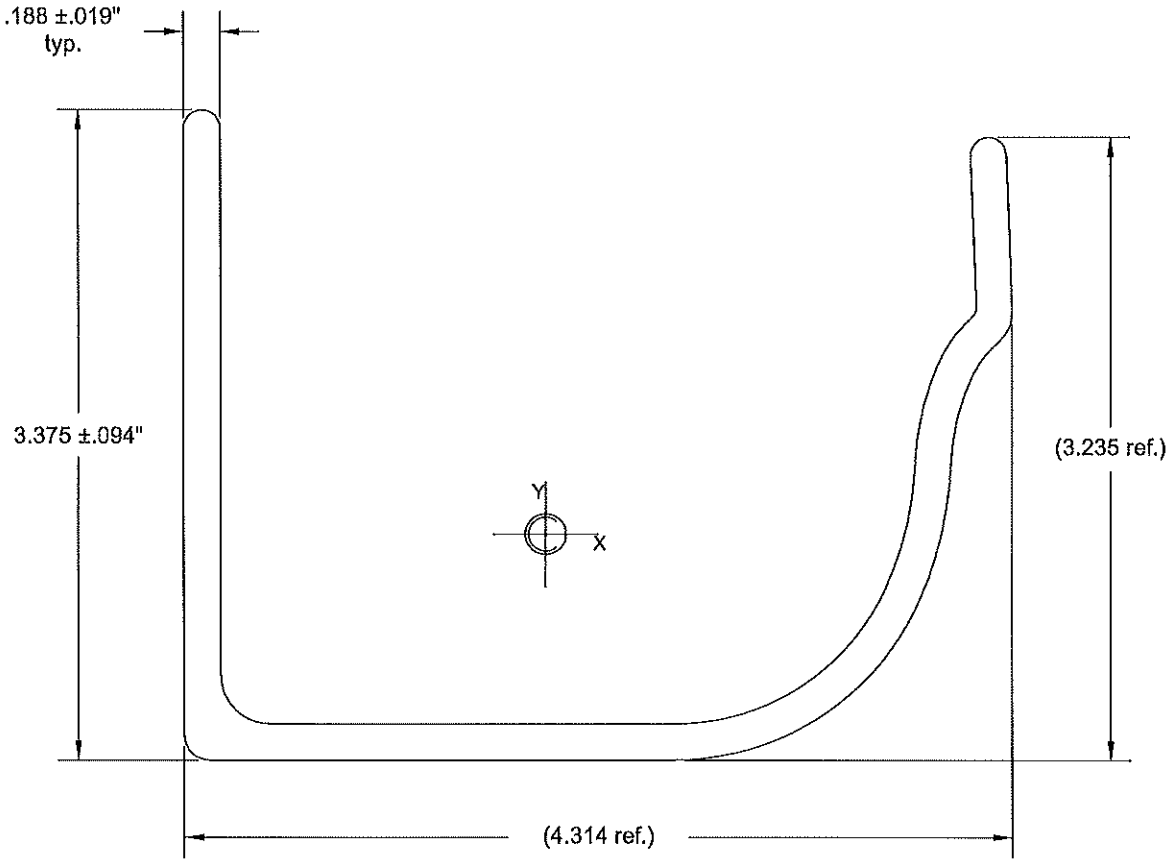



Fibergutter® is a registered trademark of Fiberglass Building Products Inc
Fibergutter products should be installed using the same good building principles and in accordance with the local building codes and the installation guidelines included. Fiberglass Building Products accept[illegible]ity or responsibility for the improper installation of this product.



18 Burnside Street
Bristol, Rhode Island

Studio 401Architecture, LLC
5 Division Street, Unit 39
East Greenwich, Rhode Island 02818



CROSS SECTION PROPERTIES		
Area	1.830	in^2
I_x	2.031	in^4
I_Y	5.068	in^4
I_{XY}	-.309	in^4
S_x	.922	in^3
S_Y	2.086	in^3
r_x	1.054	in
r_Y	1.664	in

www.fibergutter.com
546-A Plymouth St
Halifax, MA 02338
info@fibergutter.com

FIBERGUTTER®

PART NAME: G-60 Fiberglass Gutter

PART NUMBER: FG60

REV. NO. 0

ANDERSEN™
WINDOWS & DOORS

E-SERIES
Architectural Collection





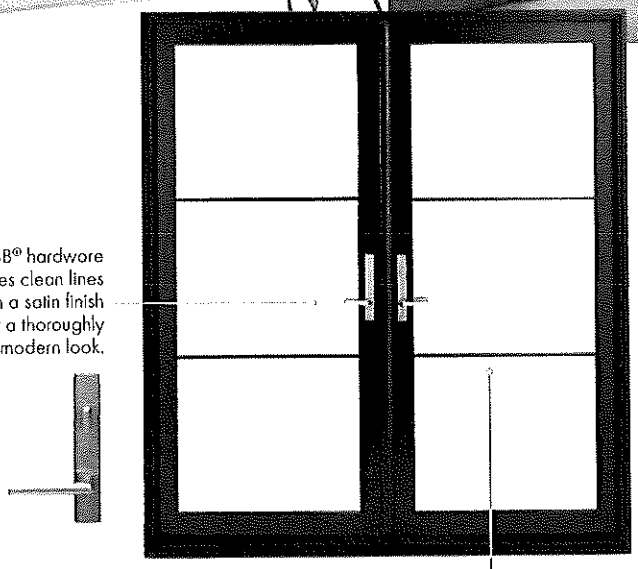
E-SERIES WINDOWS & PATIO DOORS

The inspiration for your home can come from anywhere and with E-Series windows and patio doors from Andersen, you'll find custom colors, unlimited design options and dynamic sizes and shapes to create the home you've always imagined.

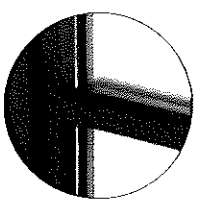
Whether you're looking to make a design statement or to simply recreate a classic, E-Series products give you more freedom to use your imagination and create your personal vision of home. And like all Andersen products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry. For more information, please visit **andersenwindows.com/e-series**.

ANDERSEN™
WINDOWS & DOORS





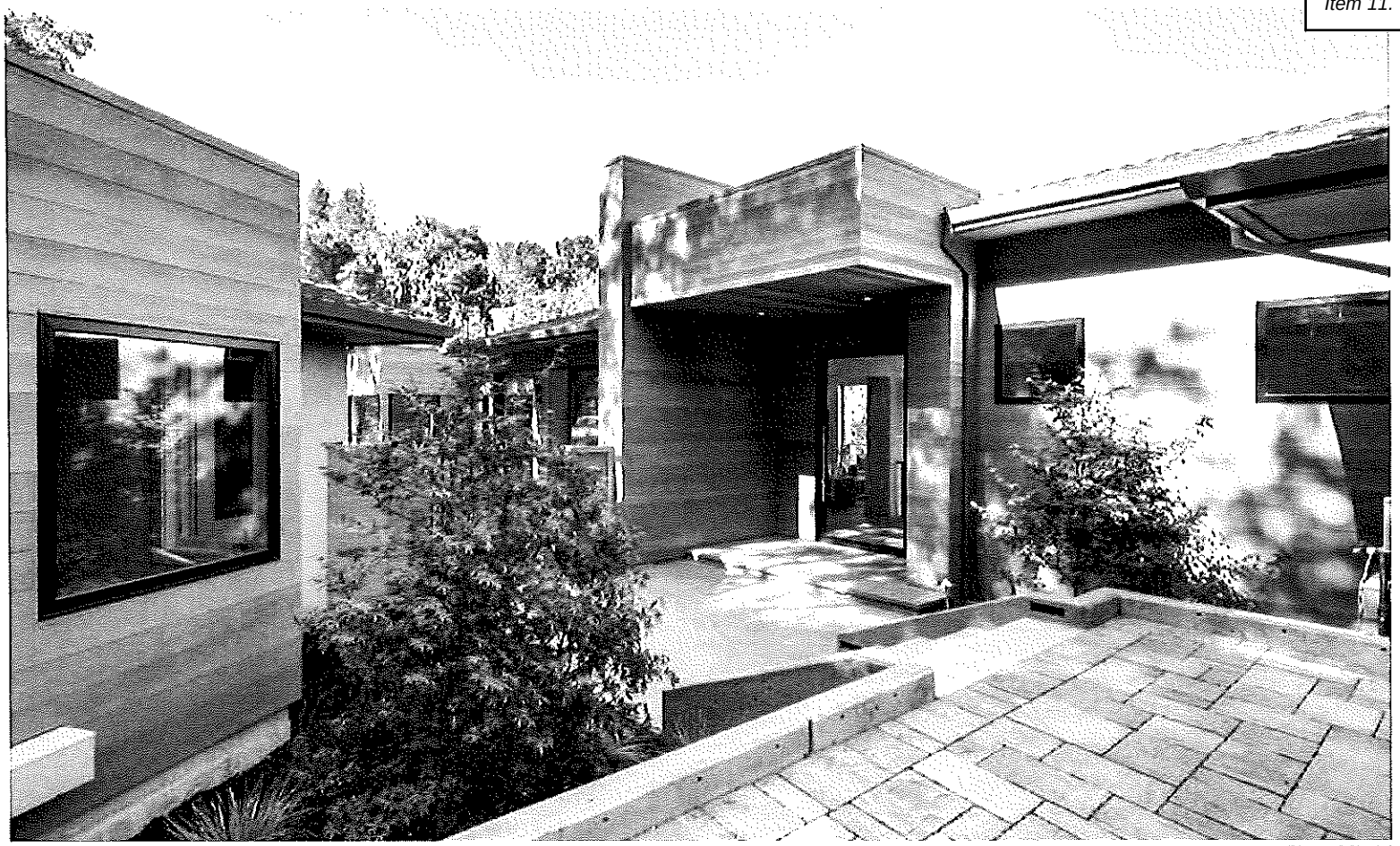
FSB® hardwore features clean lines in a satin finish for a thoroughly modern look.



Dark colors and narrow profile options on windows, patio doors and grille options offer a truly contemporary style.

MODERN STYLE MADE EASY

Modern home styles incorporate clean lines, simple forms and open floor plans. They often feature floor-to-ceiling windows or glass doors with narrow profiles to maximize light and bring the outdoors in. Explore our Home Style library to see how E-Series products can help you achieve a modern home style. Visit **andersenwindows.com/stylelibrary** to learn more.





DO YOU DREAM IN COLOR?

White our large selection of 50 exterior colors covers a lot of ground, inspiration comes in infinite hues. Let us match a paint chip, a photograph or a favorite work of art to bring your dream color into the light of day. Or, choose from a selection of anodized finishes for a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.*

EXTERIOR COLORS

Colony White | White | Abalone | Balsa White | Canvas | Maple Syrup | Harvest Gold | Prairie Grass | Flagstone | Sandtone

Pebble Tan | Carmel | Terratone | Hot Chocolate | Bourbon | Acorn | Coffee Bean | Cocoa Bean | Sierra Bronze | Dark Bronze

Clay Canyon | Red Rock | Cardinal | Bing Cherry | Fire Engine Red | Cinnamon Toast | Olive | Sage | Billiard Green | Moss

Forest Green | Mallard Green | Spearmint | Aquamarine | Patina | Sky Blue | Country Blue | Blue Denim | Watercolor Blue | Caribbean Blue

Slate | Moody Blue | Stormy Blue | Dove Gray | Harbor Mist | Yorktown Pewter | Smokey Gray | Mystic Gray | Dark Ash | Black

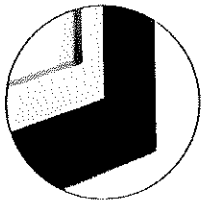
7 ANODIZED FINISHES

Clear Anodized | Champagne | Light Bronze | Medium Bronze | Copper | Dark Bronze | Black

Design your window at
andersenwindows.com/design-tool

CUSTOM EXTERIORS OR 2-, 3- AND 4-TONE EXTERIORS

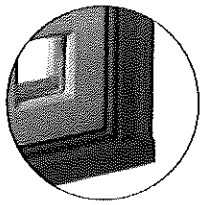
Choose a custom exterior color to get just the right color for your design. And, with our 2-, 3- and 4-tone color combinations, the sky's the limit. Mix and match up to four of our 50 exterior colors for a combination look that's all your own.



Colony white and black

EXTERIOR TRIM

Choose exterior trim in either a flat casing, brick mould or sill nosing profile to add curb appeal to your home.



2" brick mould and 1 ½" sill nose, shown on a casement window

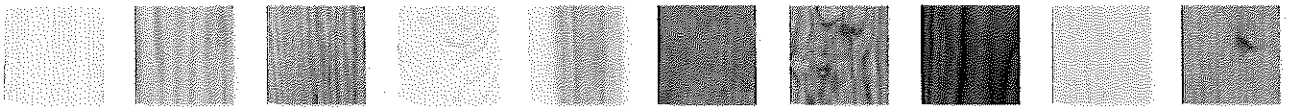
*Visit andersenwindows.com/warranty for details.
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.



A RANGE OF INTERIORS — INCLUDING YOURS

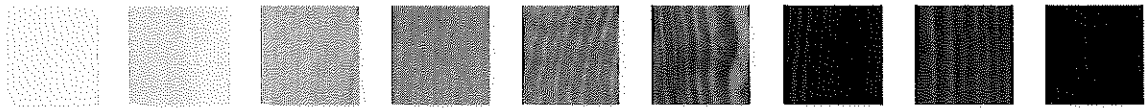
Our distinctive woods add uncommon flair to any room. Each wood species has its own character, grain and staining capabilities so you can select one that makes your windows stand out or one that matches with your interior décor. Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

INTERIOR WOOD SPECIES



Pine | Mixed Grain Douglas Fir | Oak | Maple | Hickory | Mahogany* | Cherry | Walnut | Vertical Grain Douglas Fir | Alder

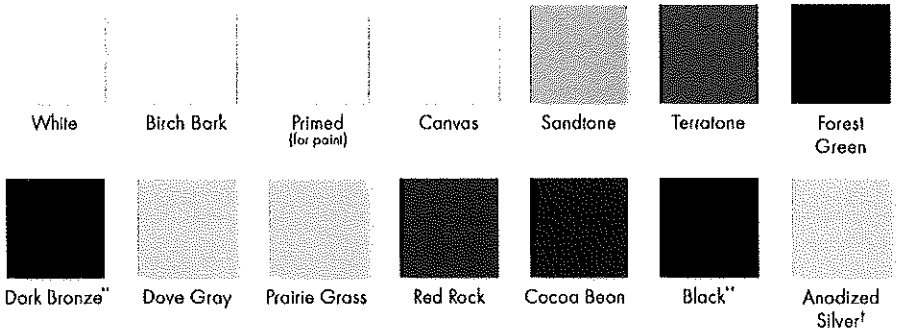
FACTORY-FINISHED INTERIORS



Clear Coat | Wheat | Autumn Oak | Golden Hickory | Honey | Cinnamon | Russet | Mocha | Espresso

All interior finish options are shown on pine. Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

INTERIOR PAINTED OPTIONS



White | Birch Bark | Primed (for paint) | Canvas | Sandtone | Terratone | Forest Green

Dark Bronze** | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black** | Anodized Silver†

Available on pine.

CUSTOM INTERIORS

Need an exotic wood species to complete your home or a special finish for just the right look or to match existing woodwork? We offer custom wood species and custom stain, paint or color matching for just the right finish to your design.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Dark bronze and black also available on maple.
†Anodized silver is available on maple only.
Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.



DESIGN VERSATILITY

Extruded aluminum's strength and versatility allow us to offer beautiful made-to-order design solutions for practically any combination of shapes and styles you can imagine. And because our exterior frame, sash and trim components utilize extruded aluminum, our products feature clean, architecturally accurate lines and details to complement your home's style.

ENERGY-SAVING GLASS

We have the glass you need to get the performance you want, including a variety of Low-E4® glass options to help control heating and cooling costs in any climate.

LOW-MAINTENANCE EXTERIORS

Baked-on silicone polyester enamel exteriors offer virtually maintenance-free performance and durability. They're warranted for 10 years against chalking and color change and for 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.*

BUILT STRONG

E-Series windows and patio doors are made with heavy-gauge, extruded aluminum-clad wood sash and frames. Our thick cladding offers greater structural capabilities than thinner, roll-form aluminum, while providing a superior exterior finish that resists the elements of inclement weather, abrasion and impact.

BUILT FOR YEARS TO COME*

Most other window and patio door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.* So it adds real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

BEST-IN-CLASS GLASS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry's widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

		ENERGY		LIGHT	
GLASS		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ◐ ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors values.	● ● ● ◐	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ● ● ○	● ● ◐ ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ◐ ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	● ● ● ●	● ● ● ○	● ● ◐ ○	● ● ● ●
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any E-Series window or patio door with Low-E4 or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

SPECIALTY GLASS

Select from our decorative glass collections or combine beveled, frosted, grooved, colored or textured glass with three caming options to create your own design. Specialty glass includes tinted glass, spandrel glass and Mapes panels as well as rain, reeded, satin etch and obscure glass options.

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.



Black



White

Stainless Steel

STORMWATCH® PATIO DOORS

Andersen® E-Series patio doors are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit **andersenwindows.com/coastal** for more information and see your local building code official for specific requirements in your area.

StormWATCH PROTECTION

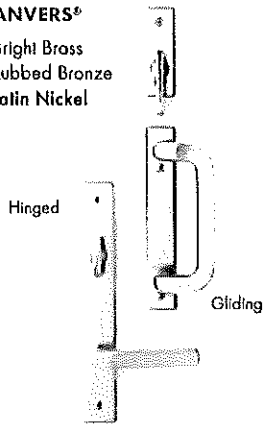
For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

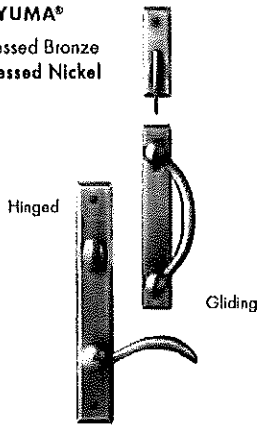
DESIGNS TO MATCH ANY STYLE

E-Series patio door hardware* is available in a variety of different designs to match virtually any style. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.

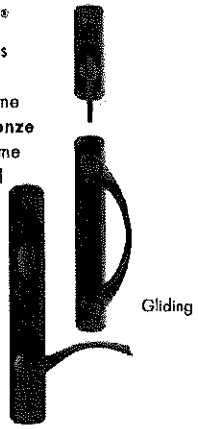
ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



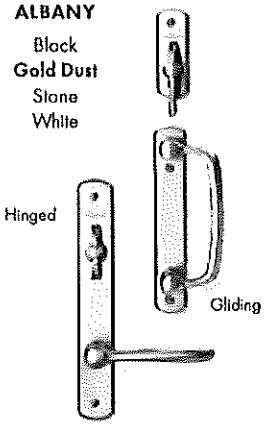
YUMA®
Distressed Bronze
Distressed Nickel



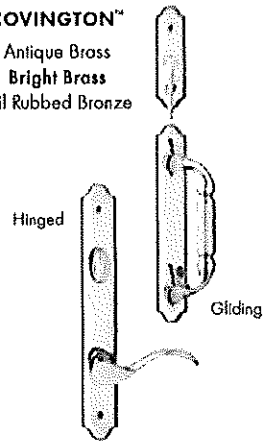
NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



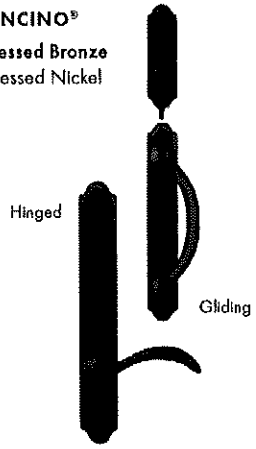
ALBANY
Black
Gold Dust
Stone
White



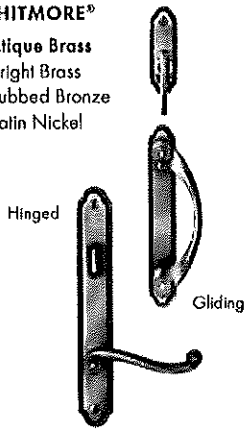
COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze



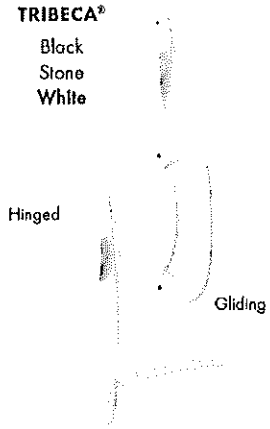
ENCINO®
Distressed Bronze
Distressed Nickel



WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

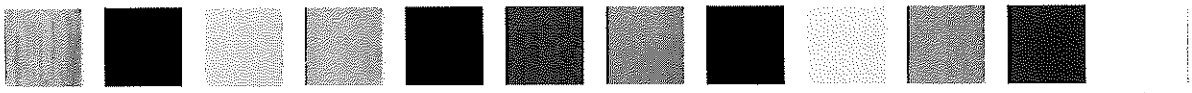


TRIBECA®
Black
Stone
White



Bold name denotes finish shown.

HARDWARE FINISHES



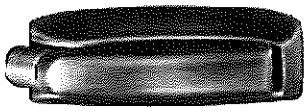
Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

*Hardware sold separately.
Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

DETAILS THAT MAKE AN IMPACT

E-Series window hardware* offers you the styles and finishes to enhance or complement any home's décor and style.

Casement & Awning



Operator Handle & Cover

Antique Brass | Black | Bright Chrome
Bronze | Gold | Oil Rubbed Bronze | Pewter
Polished Brass | Satin Chrome | White

French Casement



Operator Handle & Cover



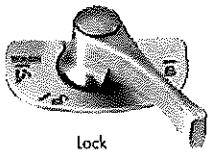
Sash Lock

Antique Brass | **Black**
Bright Chrome | Bronze
Polished Brass
Satin Chrome | White

Double-Hung



Sash Lift



Lock

Antique Brass | Black | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | **Pewter** | Polished Brass | Satin Chrome | White

Gliding Windows

Antique Brass
Black | Bright Chrome
Bronze | Gold
Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White



Lock

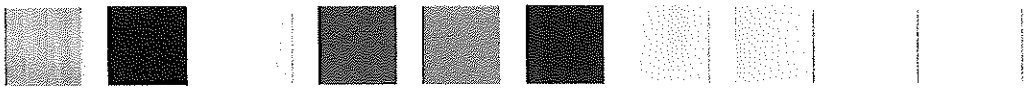
Black
Bronze
White



Slim Line Sash Pull

Bold name denotes finish shown.

HARDWARE FINISHES



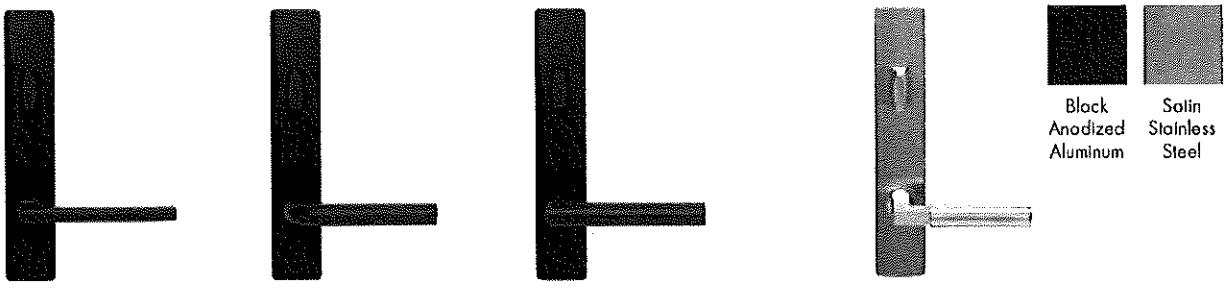
Antique Brass | Black | Bright Chrome | Bronze | Gold | Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

*Hardware sold separately.
Oil rubbed bronze is a "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.



FSB® HINGED PATIO DOOR HARDWARE

Durable FSB hinged door hardware* features clean lines and a sleek finish for a thoroughly modern look.



Black Anodized Aluminum

Satin Stainless Steel

1035

1075

1076

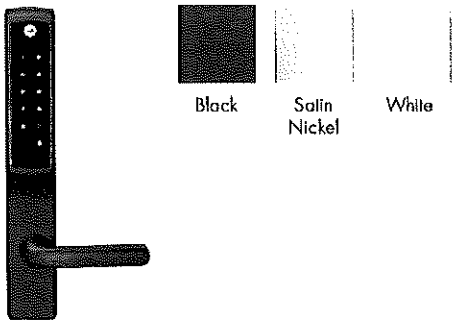
1102**

Black Anodized Aluminum
Satin Stainless Steel

Satin Stainless Steel

YALE® ASSURE LOCK®

Monitor, lock and unlock from anywhere with the Yale Assure Lock.† This slim, sleek keyless lock is designed exclusively for Andersen® hinged patio doors† and integrates with a wide range of smart home platforms.



Black

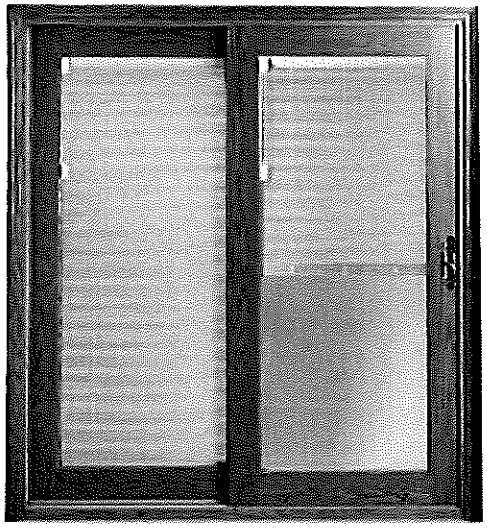
Satin Nickel

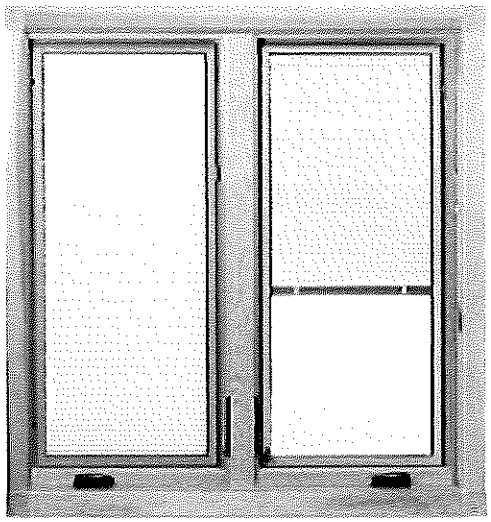
White

*Hardware sold separately.
**FSB style 1102 is not available in black anodized aluminum.
†Available on select hinged doors, see your Andersen supplier for details.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
All marks where denoted are trademarks of their respective owners. Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

BETWEEN-THE-GLASS BLINDS & SHADES

Privacy options you simply have to see. E-Series blinds or shades between the glass provide the ultimate in practicality for your home. Our systems not only protect the blinds or shades, they also greatly reduce your cleaning time. Which means with Andersen, you have both privacy and convenience at your fingertips.





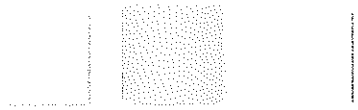
System 3 Shades System 3 Blinds

BLINDS-BETWEEN-THE-GLASS

Blinds-between-the-glass can be added to many of our patio doors and rectangular picture windows. The blinds are placed between two panes of glass, available in three popular colors and can tilt, raise or lower* conveniently with a single control cord.

Control Cord

Blinds

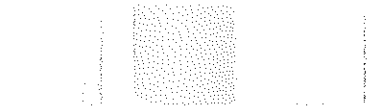


Almond Tan White

SYSTEM 3 BLINDS & SHADES

System 3 blinds and shades create a triple-glazed window that provides greater energy efficiency and protects your blind or shade from damage. They are perfect for casement, awning and picture windows, and hinged patio doors. Frames are available in tan, gold, white or wood veneer.

Blinds



Almond Tan White

Shades



Almond Pearl Vanilla Winter White

Control Knobs



Bronze White Black Gold

*Not all sizes of blinds-between-the-glass are retractable.

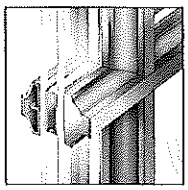
Printing limitations prevent exact color duplication. Please see your Andersen supplier for actual color samples.

ARCHITECTURALLY AUTHENTIC GRILLES

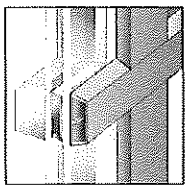
We offer a variety of grille styles and patterns to choose from, or design your own with varying lines, curves and shapes.

FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



Chamfer - Ovolo (colonial)



Contemporary - Contemporary

Grille widths:
⅝", ⅞", 1 ⅛", 1 ½" & 2 ¼"

Exterior

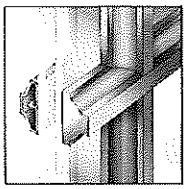


Interior

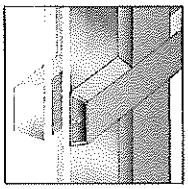


SIMULATED DIVIDED LIGHT

An economical solution featuring permanent interior and exterior grilles without grille spacer bars.



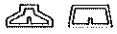
Chamfer - Ovolo (colonial)



Contemporary - Contemporary

Grille widths:
⅝", ⅞", 1 ⅛", 1 ½" & 2 ¼"

Exterior

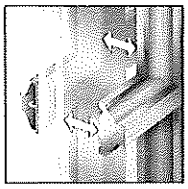


Interior

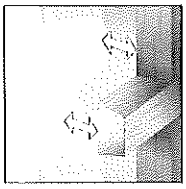


REMOVABLE INTERIOR WOOD GRILLES

Removable interior wood grilles. Available with optional surround and an optional permanent exterior grille, shown to left below.



Chamfer - Ovolo (colonial)



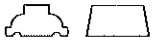
Contemporary

Grille width:
⅞"

Exterior

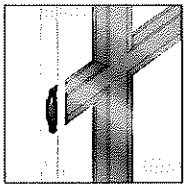


Interior



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Aluminum grilles conveniently placed between two panes of glass for easy cleaning inside and out.



Contoured

⅝" Flat



1" Contoured



Flat grilles are available in colony white, sierra bronze, pebble tan and forest green.

Contoured grilles are available in all 50 colors and two-tone combinations. colony white paired with black, sierra bronze, pebble tan or forest green.

SCREEN OUT THE INSECTS, NOT THE VIEW

E-Series insect screens let the beauty of the outdoors in, while keeping even small insects out. Choose from a wide selection of insect screen styles, including options that blend seamlessly with your window.

TRUSCENE® INSECT SCREENS*

TruScene insect screens for windows are made with a micro-fine stainless steel mesh that offers 50% more clarity than our conventional aluminum mesh insect screens. TruScene insect screens let in 25% more fresh air,** all while keeping out unwanted small insects.

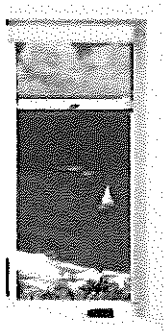
WOOD VENEER INSECT SCREENS

For a clean appearance, E-Series interior window insect screens can feature a wood veneer to blend into your window.

RETRACTABLE INSECT SCREENS FOR WINDOWS AND PATIO DOORS

Retractable insect screens for casement and awning windows offer a sleek addition to any home. In place, the insect screen keeps insects out. When retracted, it provides a beautiful clear view.

For patio doors†, retractable insect screens are built with an innovative color-matched housing that hides the insect screen when not in use. It's there when you need it and gone when you don't.



Retractable insect screen for casement and awning windows.

*TruScene wood-veneered insect screens utilize a different frame profile than other E-Series wood-veneered insect screens.
**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.
†Retractable insect screens are available on hinged inswing, hinged outswing and gliding patio doors. See your Andersen supplier for details.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

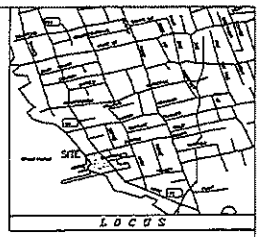
Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

ANDERSEN™
WINDOWS & DOORS

*Visit andersenwindows.com/warranty for details.

All trademarks where denoted are marks of their respective owners.
©2022 Andersen Corporation. All rights reserved. 01/22 Part #9066670





Height Elevation
Burnside 33'

adaptive use of
existing building

NOTES & REFERENCES:

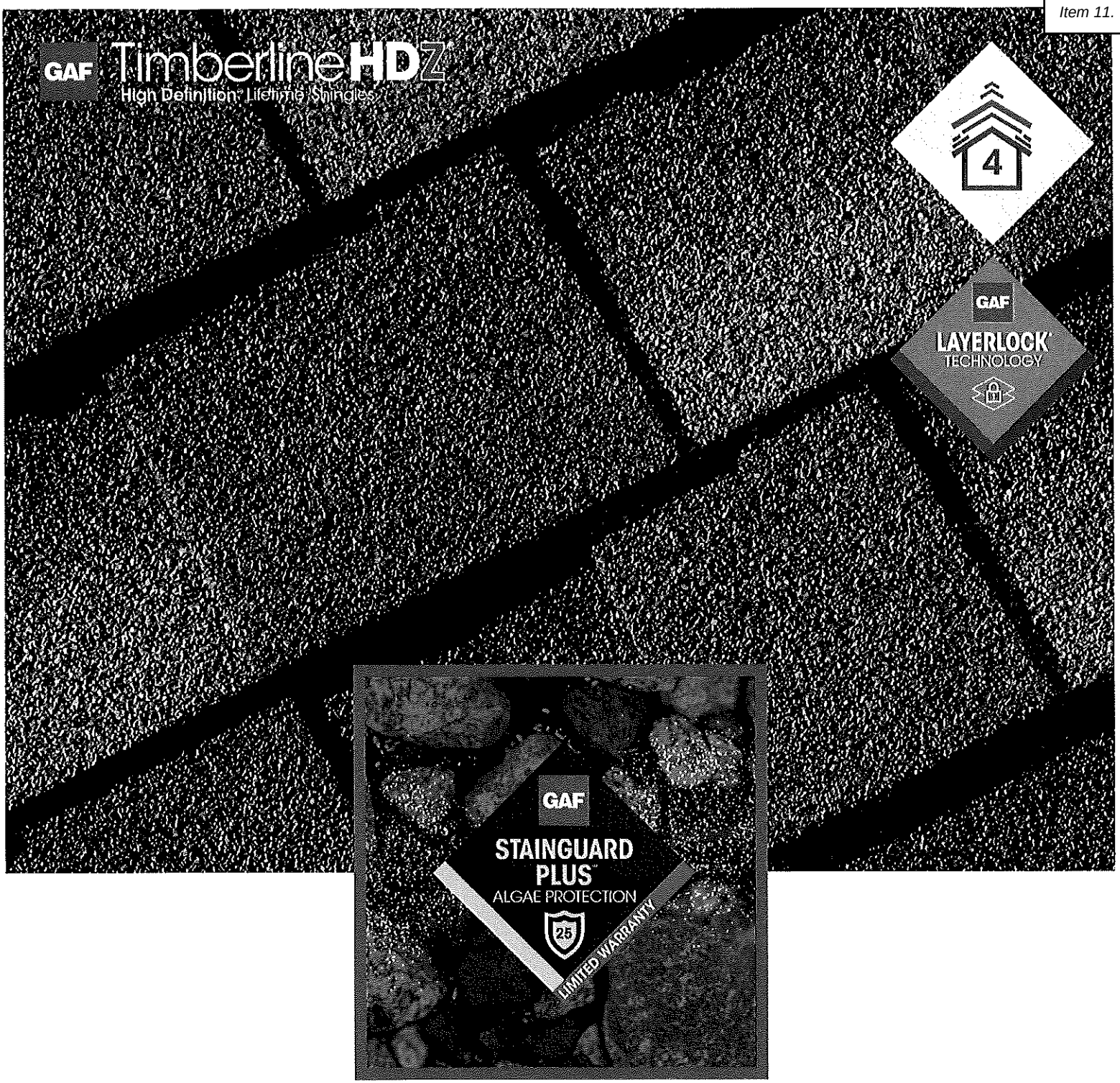
CERTIFICATION

LEGEND

GRAPHIC SCALE

WATERMAN ENGINEERING CO.
450 NORTH BROADWAY
EAST PROVIDENCE, RHODE ISLAND 02914

05 MAR 14 PM 4:05



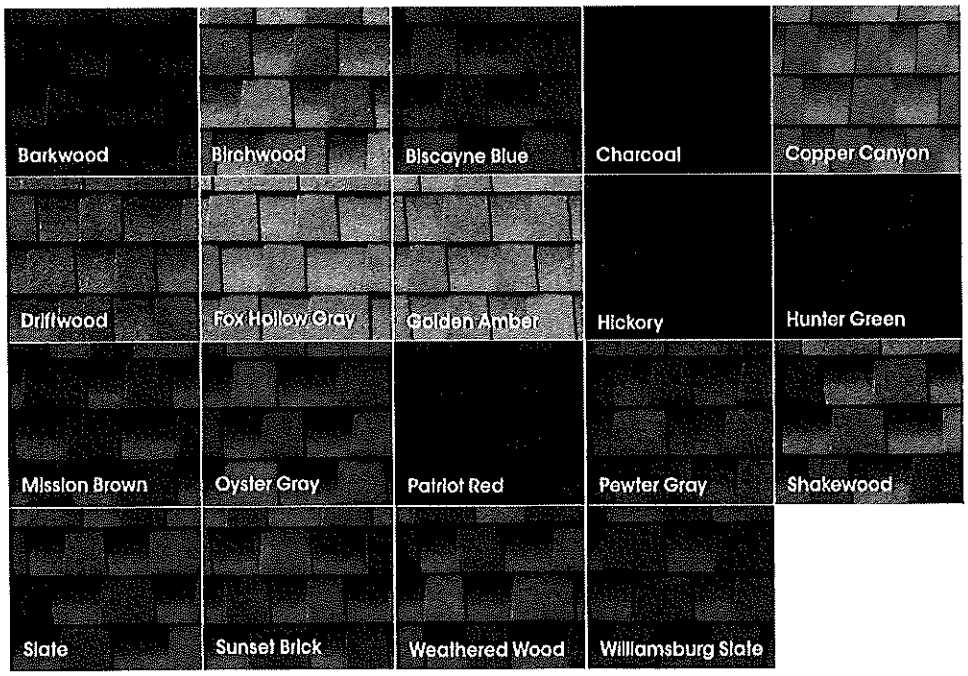
America's #1-selling shingle just got better — again

With GAF time-release algae-fighting technology and LayerLock® technology, Timberline HDZ® offers everything you can expect from an architectural shin oof, and more.

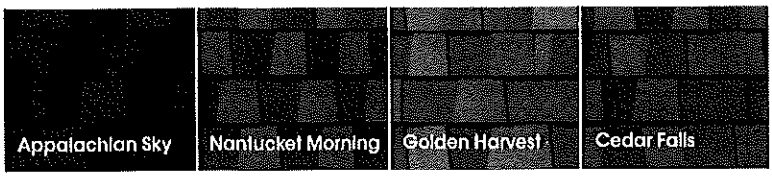
Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[1]
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation[2]
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[3] Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors[6]



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- **Exposure:** 5 ⅝" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**[3]
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®[4]
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[5]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence for eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[2] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[2] 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock™ technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

[4] Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

[5] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

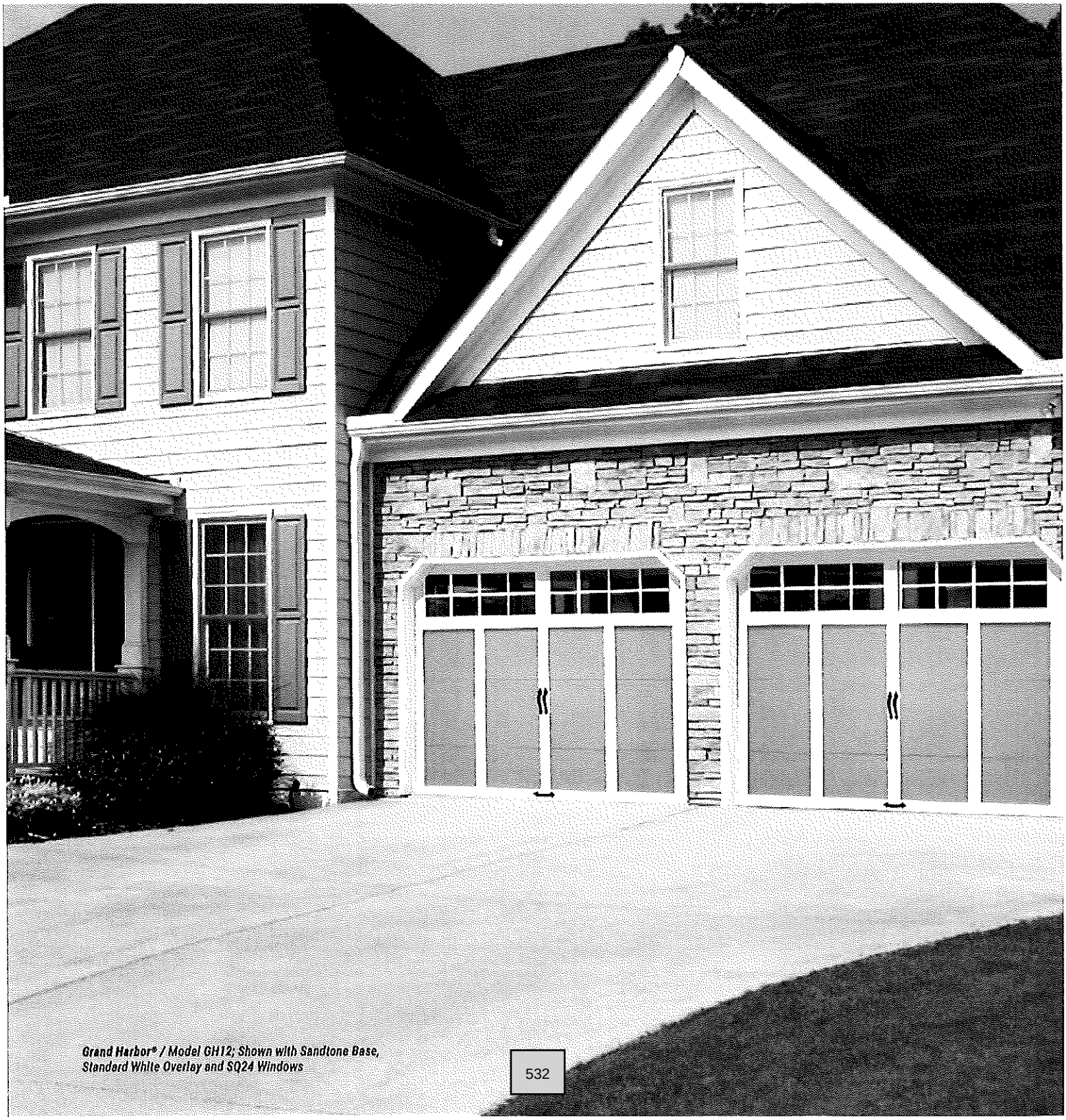
Note: It is difficult to reproduce [illegible]ily and actual color blends of these products. Before selecting your color,

We protect what matters most™

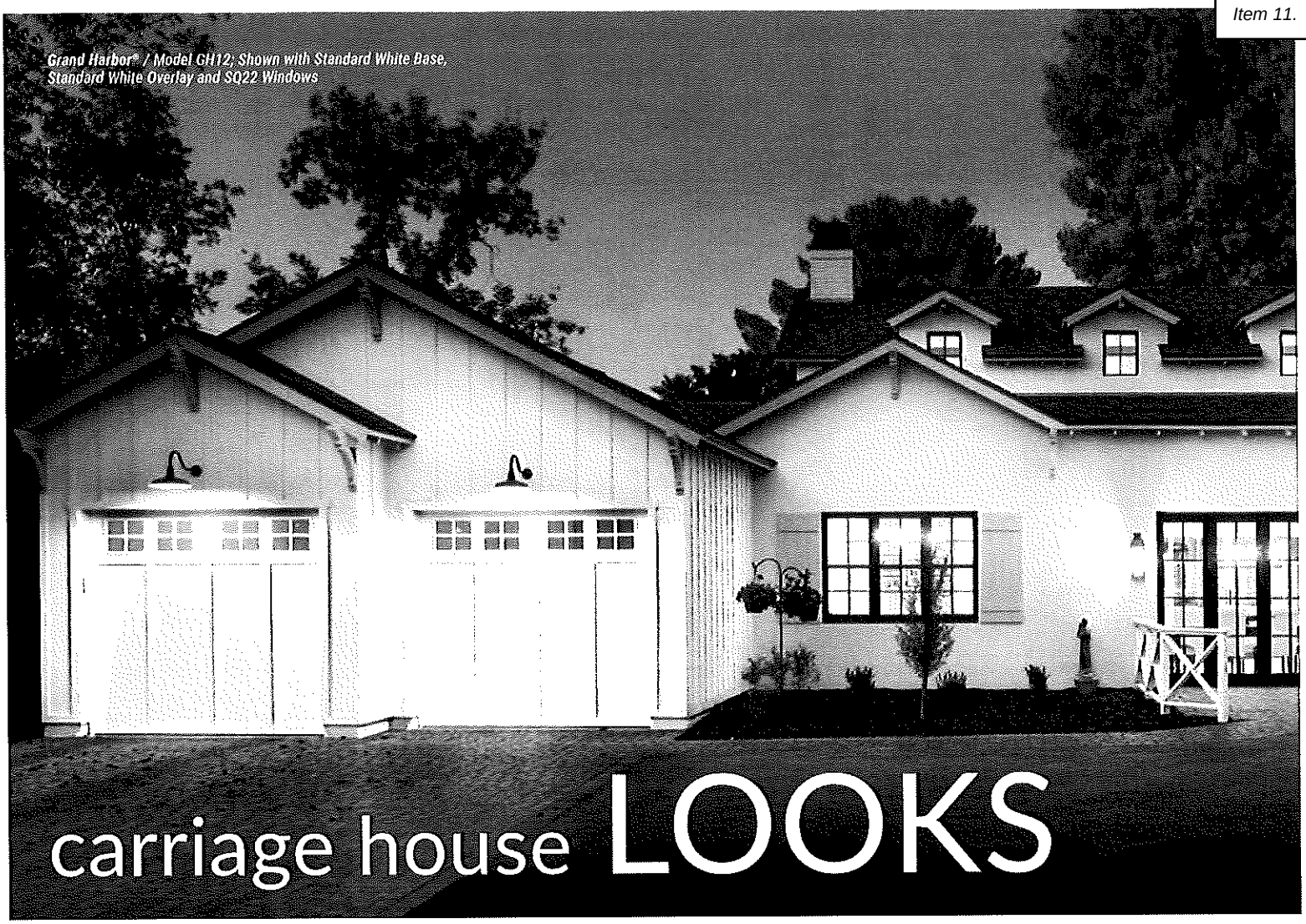
GRAND HARBOR®
garage doors

Clopay®

America's Favorite Garage Doors*

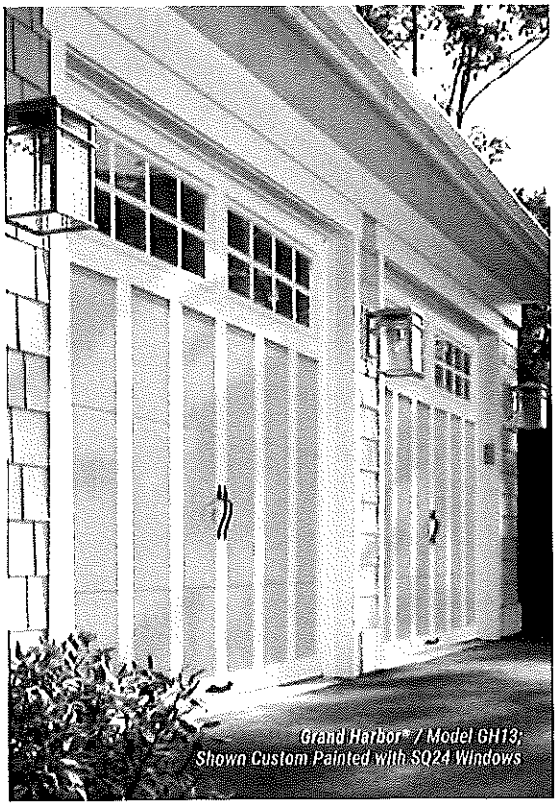


Grand Harbor® / Model GH12; Shown with Sandtone Base, Standard White Overlay and SQ24 Windows



Grand Harbor® / Model GH12; Shown with Standard White Base, Standard White Overlay and SQ22 Windows

carriage house LOOKS for LESS



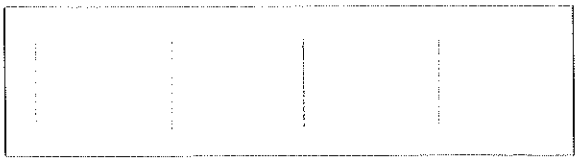
Grand Harbor® / Model GH13; Shown Custom Painted with SQ24 Windows

Grand Harbor® Garage Doors

Enhance the classic details of your home without breaking your budget.

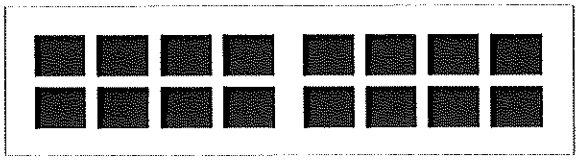
When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.



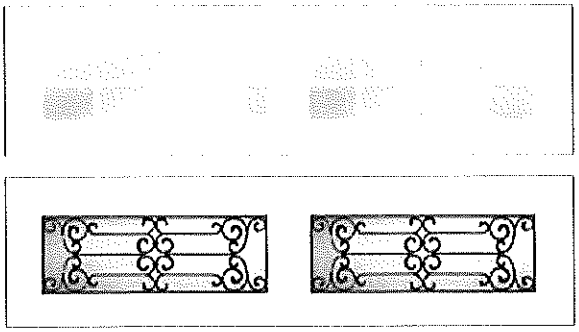
SOLID TOP SECTIONS

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



FAUX TOP SECTIONS

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



GLAZED TOP SECTIONS

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a seeded-look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WINDCODE® W1. Short glazed top sections, SQ22, plain short and wrought iron short (WIS) available up to WINDCODE® W6.

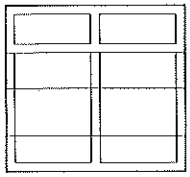
Additional charges for optional glass apply.

Contact your local dealer for door width restrictions.

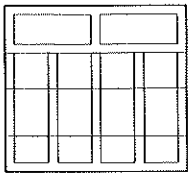
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit www.clopaydoor.com/acrylic for complete details.

DOOR DESIGNS

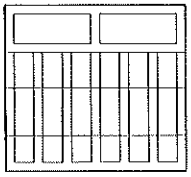
SERIES 1



Design 11

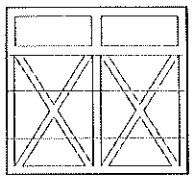


Design 12

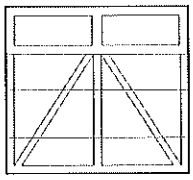


Design 13

SERIES 2

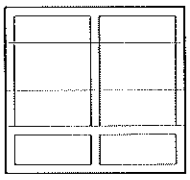


Design 21

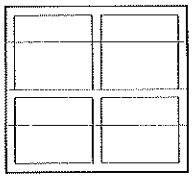


Design 22

SERIES 3

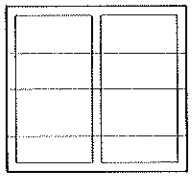


Design 31



Design 36

SERIES 4



Design 41

All door designs shown with a solid TOP11 Design; additional top sections are shown below.

TOP/WINDOW SECTIONS

SERIES 1 & SERIES 2



TOP11



TOP12



Wrought Iron Short



TOP13



ARCH1



Wrought Iron Long



XG14



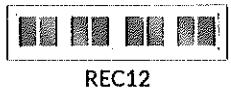
XG24



XA24



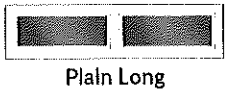
Plain Short



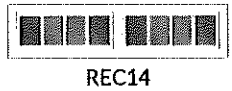
REC12



SQ22



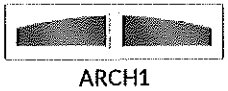
Plain Long



REC14



SQ24



ARCH1



Vertical Grille on ARCH1

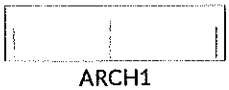


Grille on ARCH1

SERIES 3 & SERIES 4



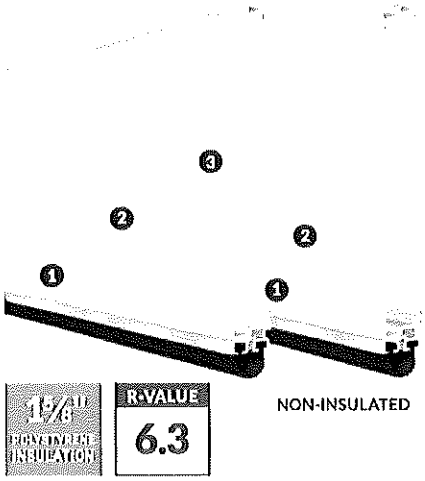
TOP11



ARCH1

Additional double width door designs available.

DURABLE CONSTRUCTION



Calculated door section R-value is in accordance with DASMA TDS-163.

- 24 gauge, 2" steel frame construction with 1/2" composite overlay for long-lasting performance and durability.
- Optional 1-5/8" vinyl-backed insulation improves energy efficiency. 6.3 R-value.
- Galvanized torsion springs are attractive and longer lasting.
- Nylon rollers are durable and quiet.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.

BEAUTY AND DESIGN

- Four design series, eight models.
- Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Optional faux windows and wrought iron windows.
- Decorative black powder coated spade design lift handles and step plate provide the finishing touch. Optional outside keyed lock and strap hinges maintain the authentic carriage house style designs.
- UV-protected standard white composite square-edged overlay with smooth finish.

SIZE AVAILABILITY

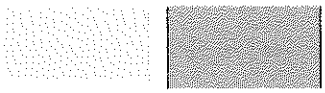
	Series 1	Series 2	Series 3	Series 4
Door Height	Models GH11, GH12, GH13	Models GH21, GH22	Models GH31, GH36	Model GH41
6'6" to 8'0"	■	■	■	■
8'6" to 12'0"	■		■	■

Door heights available in 6" increments.

Door Width (All Models) 8'0", 9'0", 15'0"*, 15'6"*, 16'0"

**Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.*

STANDARD COLORS



Standard White | Almond | Desert Tan | Sandtone

Due to the printing process, colors may vary.

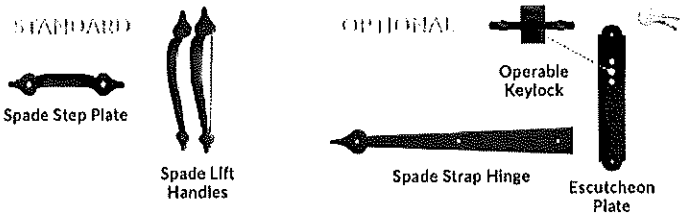
- Four woodgrain textured, hot-dipped galvanized steel base door colors: Standard White, Almond, Desert Tan and Sandtone. Overlay available in Standard White only.
- Can be painted using a high-quality exterior latex paint.

CUSTOM PAINT OPTION

COLOR BLAST

Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

DECORATIVE HARDWARE



PAINT SYSTEM	WINDOW & OVERLAY	OVERLAY	HARDWARE
LIMITED LIFETIME WARRANTY	DISCOLORATION LIMITED 10 YEAR WARRANTY	DELAMINATION LIMITED 5 YEAR WARRANTY	LIMITED 3 YEAR WARRANTY

ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations and do not contain HFCs.

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

Clopay

Visit clopaydoor.com or call **1-800-2CLOPAY (225-6729)** for more information on Clopay, America's Favorite Garage Doors.

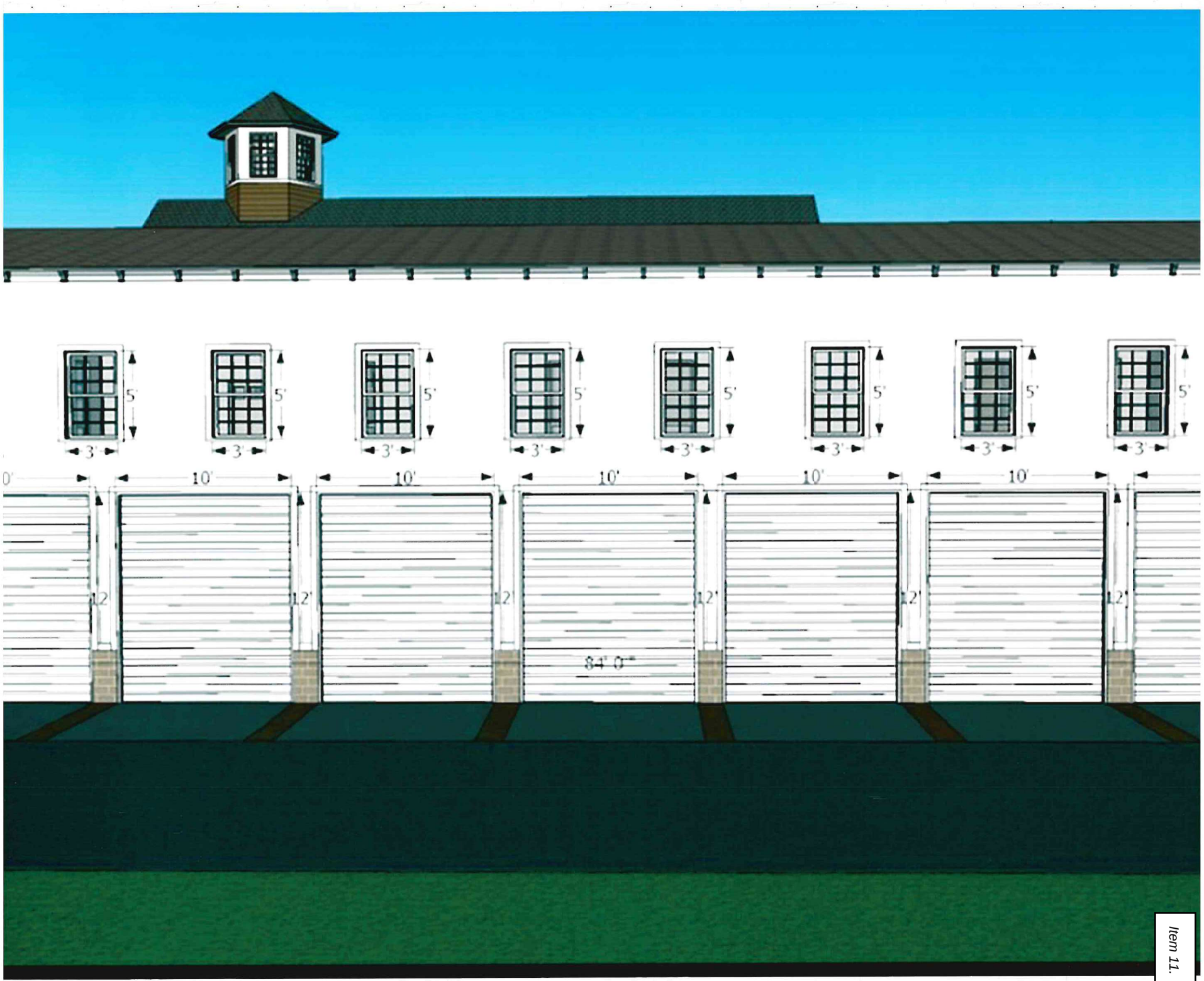
Follow us on

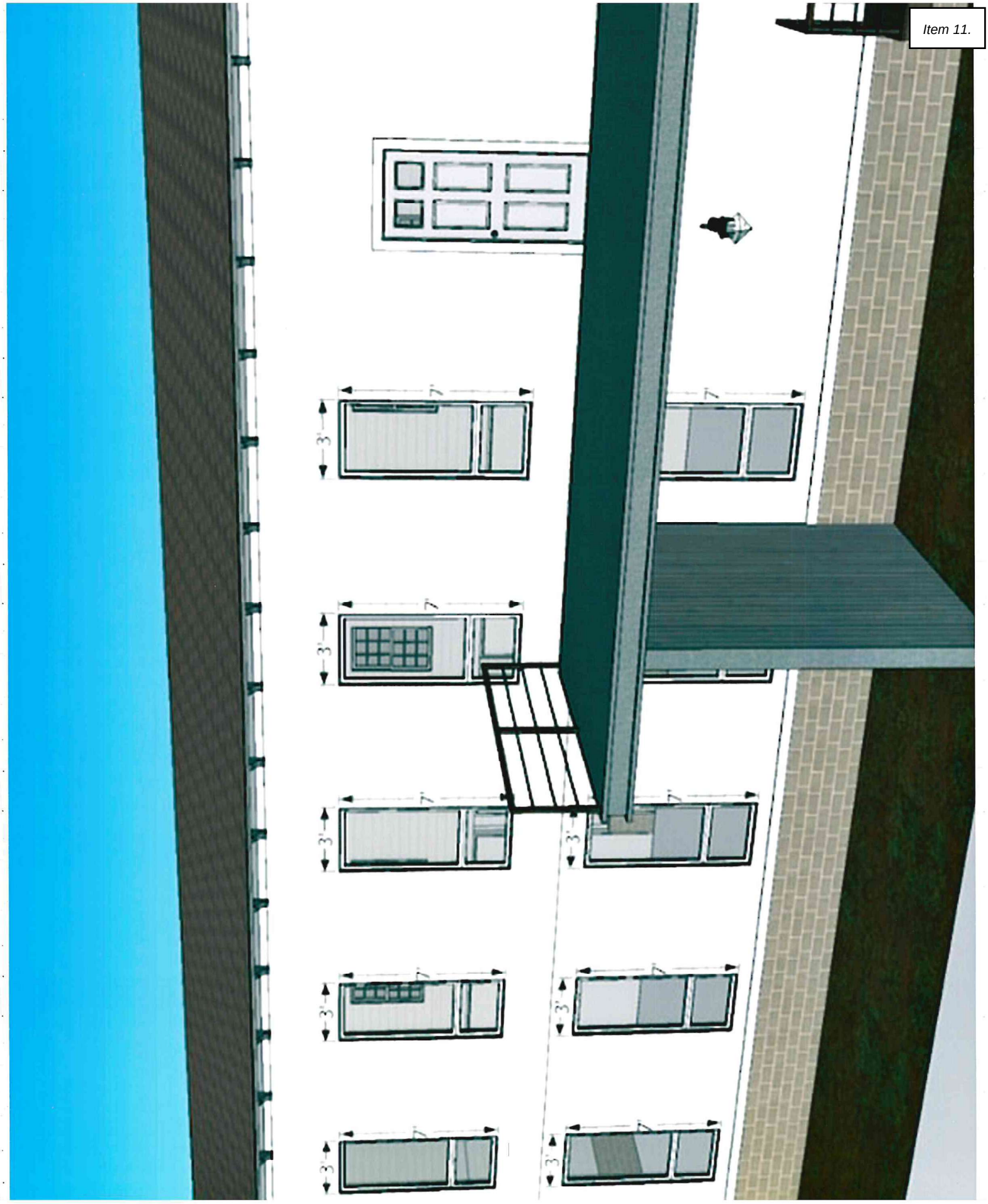
MADE IN USA

©2025 Clopay Corporation. All rights reserved.

RSDR-GHSS-06_REV0125

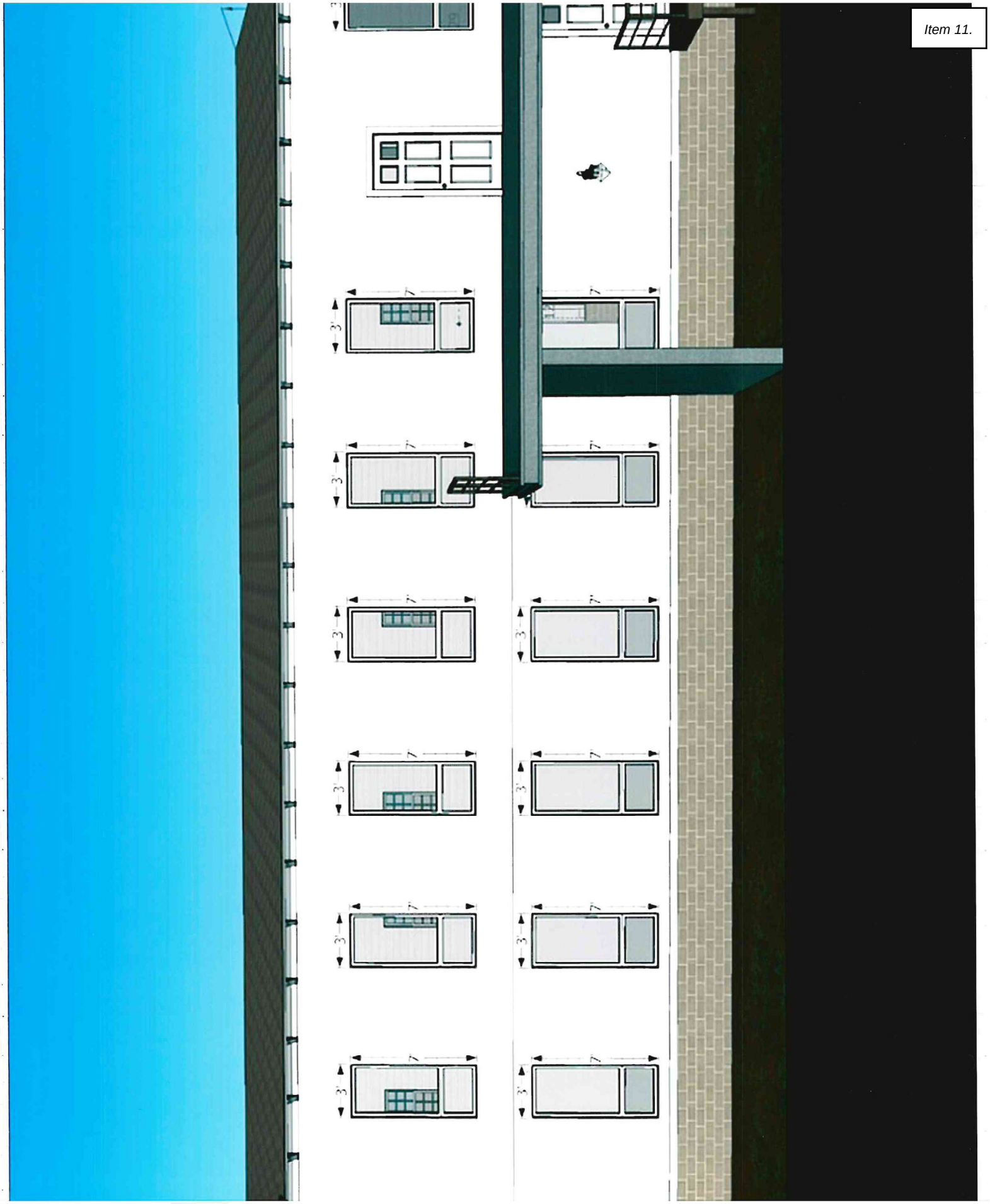
START DESIGNING NEW DOOR MERA INTI


5'
3'
10'
12'
84' 0"


7'
3'
7'
3'
7'
3'
7'
3'
7'
3'
7'
3'
7'
3'
7'
3'

29'
33' 0"
2' 0"


7'
3' 0"
7'
3' 0"
7'
3' 0"
3' 0"
12' 0"
7'
10'
3' 0"
7'




12'
7'
3'
7'
3'
11'
8'
7'
3'-4"
9'
6'-2"
29'-4"
7'
3'
7'
3'

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-99		July 21, 2025

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat	Assessor's Lot
850 hope st	7	9

Applicant	Applicant Phone	Applicant Email
Armand Pereira	4014396316	

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)

Description of proposed work:
12 x 24 canopy at rear entrance and concrete padio at side of building

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Armand Pereira
Applicant's Name – Printed
Date: July 21, 2025

Armand Pereira
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 850 HOPE ST
ACRES: 1.0619
PARCEL ID: 007-0009-000
LAND USE CODE: 73
CONDO COMPLEX:
OWNER: VETERANS OF FOREIGN WAR
CO - OWNER: POST 237
MAILING ADDRESS: 850 HOPE ST

ZONING: R-10
PATRIOT ACCOUNT #: 266

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9261
FINISHED BUILDING AREA: 6583
BASEMENT AREA: 4665
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $199,800
YARD: $28,400
BUILDING: $399,000
TOTAL: $627,200

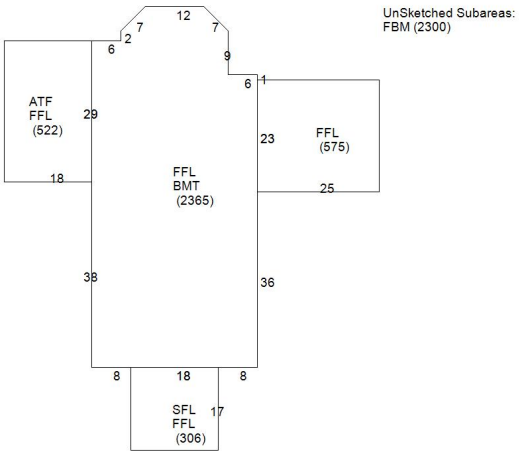
BUILDING EXTERIOR

BUILDING STYLE: Fraternal
UNITS: 1
YEAR BUILT: 1948
FRAME: Masonry
EXTERIOR WALL COVER: Stucco
ROOF STYLE: Hip
ROOF COVER: Slate

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Pkg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 9
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

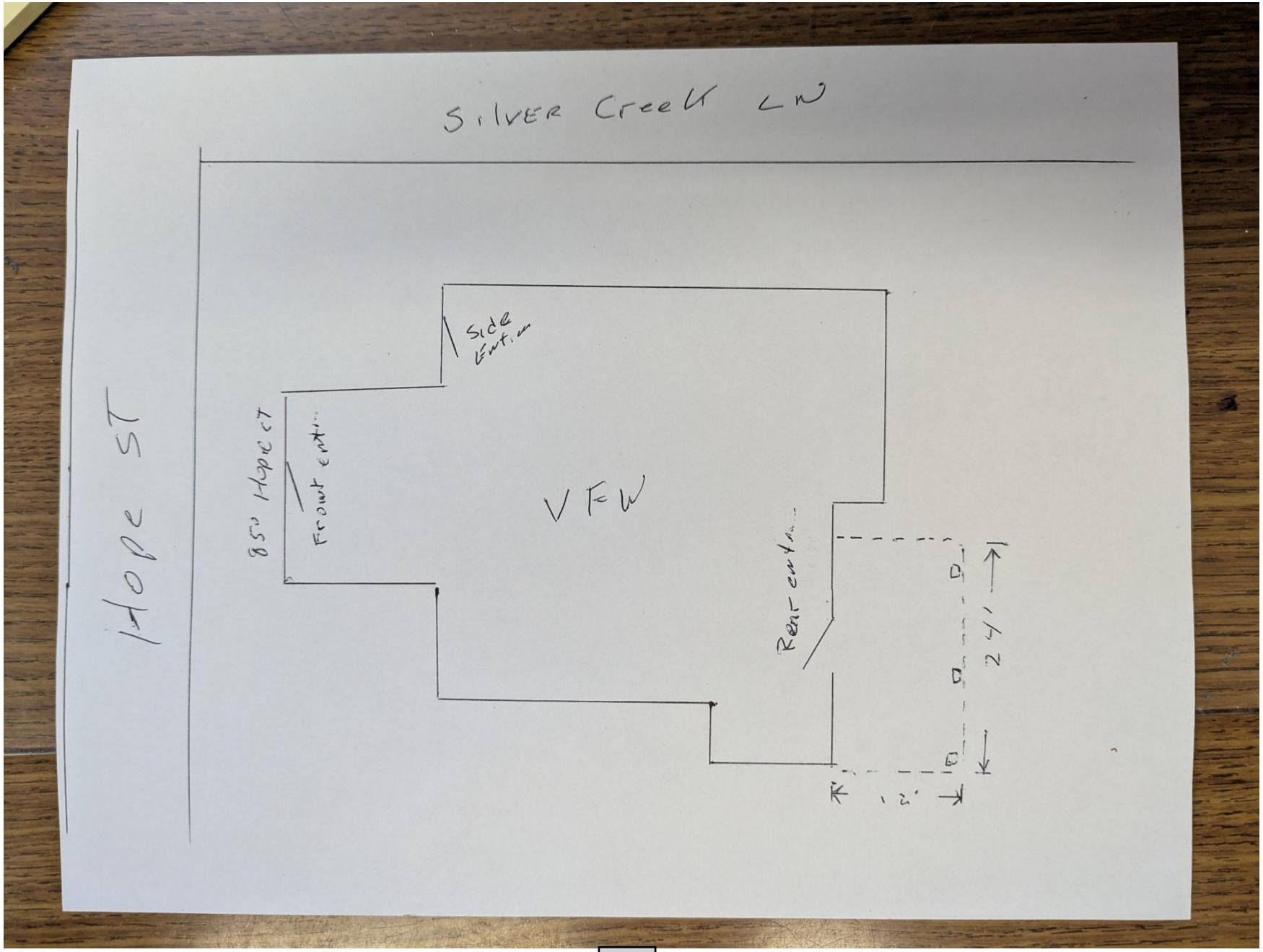
SKETCH

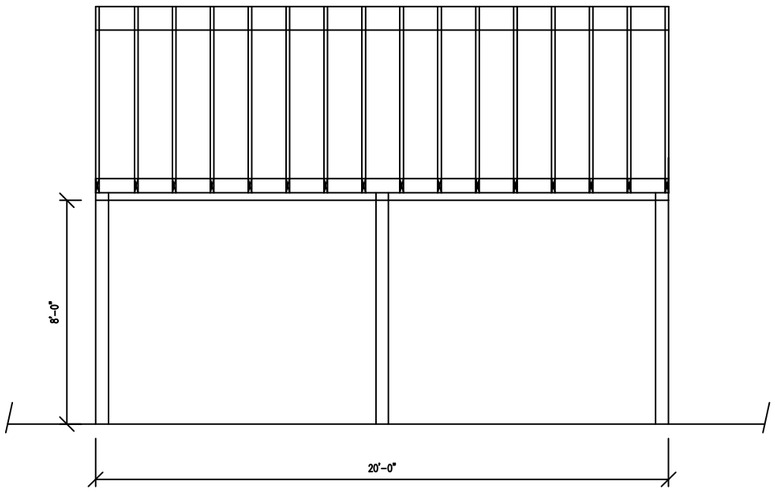


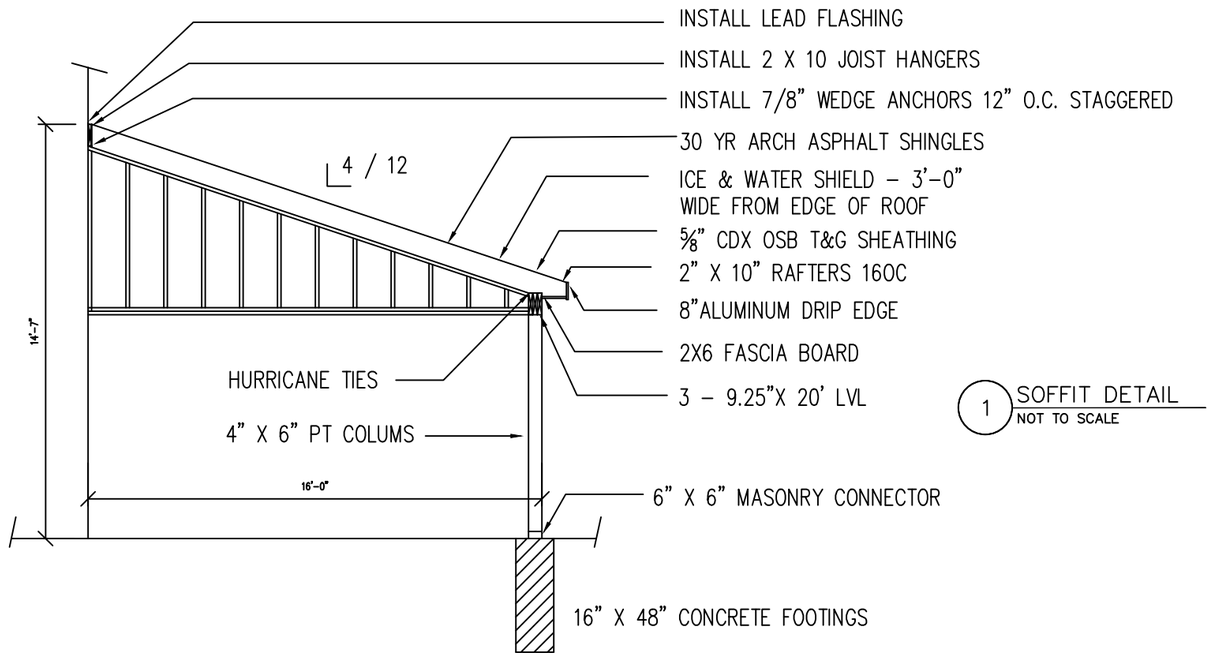
PHOTO




VFW
POST 237


Silver Creek LN
Hope ST
VFW
Side Entr.
Front entr.
Rear entr.
24'





1 SOFFIT DETAIL
NOT TO SCALE

ELEVATION & CROSS SECTION

BRISTIOL V F W POST
HOPE STREET
BRISTOL, R.I.

Towner DESIGN / BUILD COMPANY CONSTRUCTION MANAGEMENT RESIDENTIAL COMMERCIAL
Robert R. Towner, Jr.
Project Manager
Tel: 401-644-6508
rtowner65@gmail.com
137 Tobie Avenue
Pawtucket, RI 02861

PLAN	ELEVATIONS & CROSS SECTION
Date	JULY 1, 2025
Scale	3/16" = 1'-0"

Sheet
A1.1