

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date 05-22-2023

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant BROOKS, WILLIAM MATHEWS TRUSTEE Address 4725 THORNTON AVE, FREMONT CA 94536

Owner BROOKS, WILLIAM MATHEWS TRUSTEE Address 4725 THORNTON AVE, FREMONT CA 94536

Lessee _____ Address _____

1. Location of premises: No. 16 WALNUT Street

2. Assessor's Plat 10 Lot 46

3. Dimensions of lot: frontage 248'-6" ft. depth 348' ft. Area 99,270 sq. ft.

4. Zoning Districts in which premises are located: Use RR-80 Area 80,000 SF Height 35'

5. How long have you owned above premises? 1YEAR

6. Is there a building on the premises at present? YES

7. Size of existing building 2,145 SF

Size of proposed building or alteration 5,865 SF

8. Distance of proposed bldg.or alteration from lot lines:

front 32'-2" rear _____ left side 20'-2" right side 105'

9. Present use of premises: PRIVATE RESIDENCE

10. Proposed use of premises: PRIVATE RESIDENCE

Location of septic tank & well on lot SEPTIC TO NORTH OF HOUSE. WELL ON SOUTH-EAST
(SEE SITE PLAN)

11. Give extent of proposed alterations

Renovate existing house on property, add full width covered front porch, enlarge later addition to south of house, create raised patio off west sun porch & construct new garage

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? NO

Has the Inspector of Buildings refused a permit? NO

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

THE APPLICANT SEEKS A VARIANCE TO ARTICLE 3, SECTION 82-302 IN THE RR-80 DISTRICT REGARDING 40' FRONT SETBACK REQUIREMENTS

15. State the grounds for exception or variation in this case:

THE STRUCTURE IS EXISTING NON-CONFORMING REGARDING FRONT SETBACKS (40' REQUIRED, 32'-2" EXISTING). ALL NEW ADDITIONS TO MAIN HOUSE AND CONSTRUCTION OF GARAGE WILL MEET ALL ZONING REQUIREMENTS FOR THE DISTRICT

Respectfully Submitted,

Signature

Address

4725 THORNTON AVE, FREMONT CA 94536

Telephone No.

(510) 579-1937

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.

SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of BROOKS, WILLIAM MATHEWS TRUSTEE whose

property is located at 16 WALNUT ST, and further

identified as Tax Assessor's Plat 10, Lot 46 for a Variance/Special Use Permit

from Article 3, Section 82-302, DISTRICT DIMENSIONAL REGULATIONS

to Renovate existing house on property, add full width covered front porch, enlarge later addition to south of house,

create raised patio off west sun porch & construct new garage

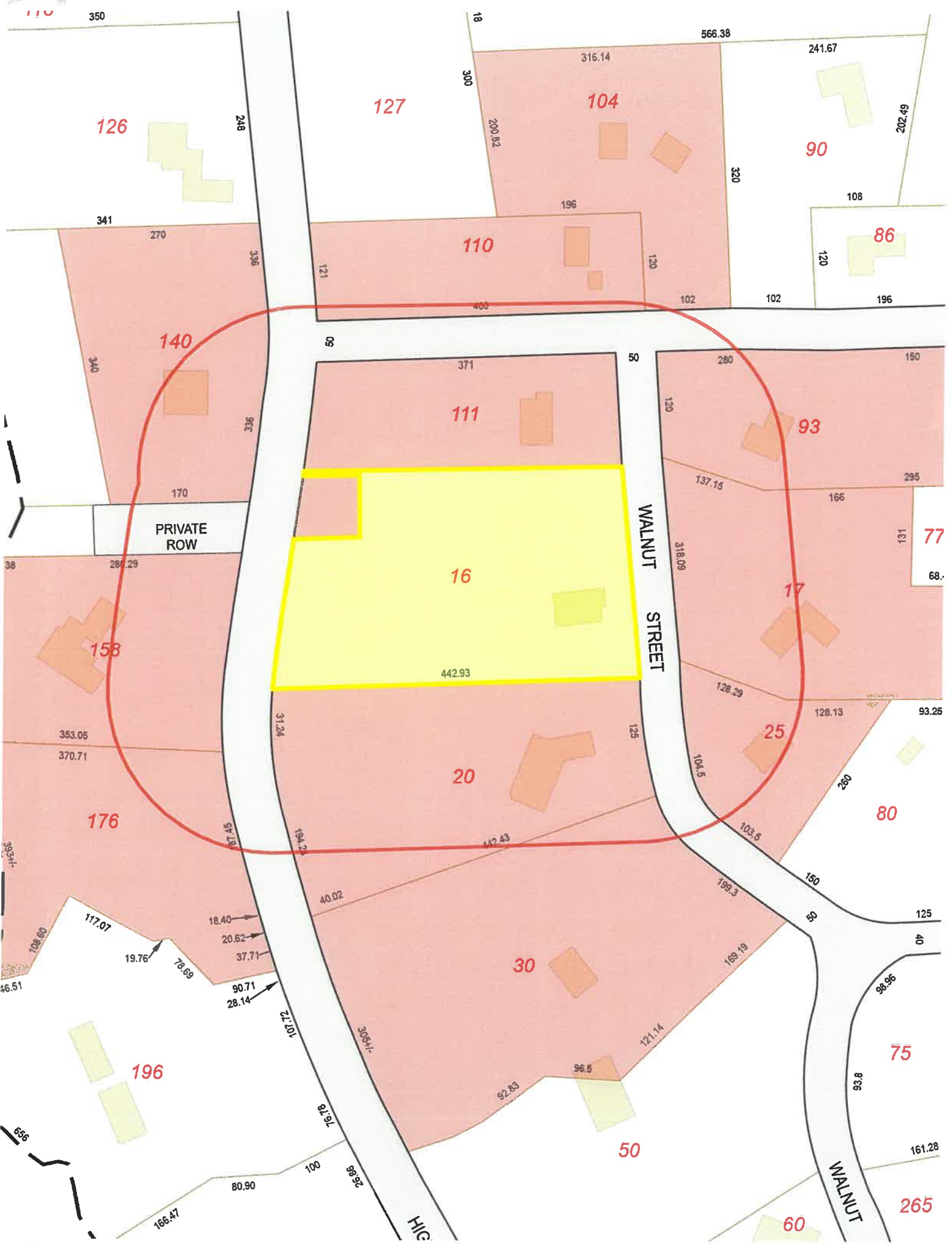
Said property is located in a RR-80 zone and contains 99,270 ~~acres~~/square feet.

.....
HOW TO WRITE YOUR AD:

Name of owner must be advertised exactly as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read: "Application of John R. Smith et ux Mary, (Jane L. Doe, owner), whose property...etc." The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking. List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance. Then briefly describe what you wish to do: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.

Notice of Hearing

Application of Brooks, William Matthews Trustee whose property is located at 16 Walnut St., and further identified as Tax Assessor's Plat 10, Lot 46 for Variance/Special Use Permit from Article 3, Section 82-302, District dimensional regulations, the structure is existing non-conforming regarding front setbacks along Walnut St, (40' required, 32' – 2" existing), to renovate existing house on property, add full width front porch providing a 47' - 7" front setback (40' req'd) and 105' side setback (30' req'd), enlarge later addition to south of house providing a 43'-5" front setback (40' req'd) and side setback of 83'-1" (30' req'd), construct new garage providing 50'9" front setback (40' req'd) and side setback of 20'-3" (20' req'd) & create raised patio off west sun porch The new max roof ridge height is proposed at 34'-11" (max height 35'). With proposed additions and new construction, the lot coverage will increase from 2,145sf (2.1%) to 5,865sf (5.9%), lot coverage allowed is 20%. Said property is located in a RR-80 zone and contains 99,270 square feet.



THE BROOKS RESIDENCE

RENOVATION

16 WALNUT ST. JAMESTOWN, RI 02835

DEMOLITION PLANS

05/17/2023



NEWPORT • RI

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401.367.0007

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THE BROOKS RESIDENCE

16 WANUT ST. JAMESTOWN, RI 02835

TITLE SHEET

TITLE:

PHASE: DEMO DATE: 5.17.23

DWN BY: AC CHKD BY: HCD

SCALE:

REVISIONS:

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THE BROOKS RESIDENCE

RENOVATION & ADDITION

16 WALNUT ST. JAMESTOWN, RI 02835

DEMOLITION PLANS

05/17/2023



| Sheet List | |
|--------------|----------------------------|
| Sheet Number | Sheet Name |
| EX-102 | EXISTING BASEMENT PLAN |
| EX-103 | EXISTING FIRST FLOOR PLAN |
| EX-104 | EXISTING SECOND FLOOR PLAN |
| EX-105 | EXISTING THIRD FLOOR PLAN |
| EX-106 | EXISTING ROOF PLAN |
| EX-201 | EXISTING ELEVATIONS |
| EX-202 | EXISTING ELEVATIONS |

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THE BROOKS RESIDENCE
 16 WALNUT ST. JAMESTOWN, RI 02835
 COVER SHEET

VICINITY PLAN:



PLOT PLAN:



| | | | |
|-----------|-------------|--------------|-------------|
| PLAT NO: | 10 | ZONING TYPE: | RR-80 |
| PLOT NO: | 46 | LOT AREA: | 99,270 S.F. |
| LAND USE: | RESIDENTIAL | HISTORICAL: | N/A |

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK.
- OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS AND FINAL SIGN-OFFS REQUIRED BY THE PUBLIC AUTHORITIES GOVERNING THE WORK.
- THE DRAWINGS AND PROJECT MANUAL ARE COMPLEMENTARY AND THEIR INTENT IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE ORGANIZATION OF THE DRAWINGS AND PROJECT MANUAL SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING WORK AMONG THE SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK PERFORMED BY ANY TRADE.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/OR OMISSIONS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS AND/OR CHANGES TO THE DESIGNER, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, SITE ACCESS, USE OF SITE SERVICES AND FACILITIES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE FOR DURATION OF WORK. ALL DAMAGE DUE TO IMPROPER PROTECTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- SUBMIT SAMPLES, DATA SHEETS AND SHOP DRAWINGS TO DESIGNER FOR REVIEW.
- MAINTAIN THE CONSTRUCTION PREMISES IN A NEAT AND ORDERLY CONDITION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE DESIGNER. TELEPHONE INQUIRIES WILL NOT BE PERMITTED.

RENDERS

DEMOLITION NOTES:

- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT WORKERS AND OCCUPANTS OF THE BUILDING.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION OF WORK, REMOVE PARTITIONS AND REPAIR SURFACES DAMAGED TO MATCH ADJACENT SURFACES.
- IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE FROM THE SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- FOR ALL ITEMS SCHEDULED FOR REMOVAL AND REINSTALLATION, CONTRACTOR SHALL VERIFY AND DOCUMENT, IN WRITING, THE CONDITION AND FUNCTIONALITY OF THE ITEM(S) PRIOR TO REMOVAL. ANY DAMAGE TO ITEM(S) NOT DOCUMENTED SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR OR HOLD" ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- UNDERCUT OF DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4" UNLESS OTHERWISE NOTED.
- MARK THE LOCATION OF ALL PARTITIONS ON THE SLAB FOR REVIEW BY THE ARCHITECT PRIOR TO INSTALLATION. REVIEW SHALL BE FOR DESIGN INTENT. CONTRACTOR TO VERIFY ALL CONDITIONS IN ORDER TO ENSURE PROPER FIT.
- WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION. (REVIEW WITH ARCHITECT IN THE FIELD)
- PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION.

FINISH NOTES:

- ENSURE SURFACES TO RECEIVE NEW FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING OF WORK INDICATES INSTALLERS ACCEPTANCE OF SUBSTRATE.
- REPAIR EXISTING SURFACES SCHEDULED TO REMAIN AS REQUIRED FOR THE APPLICATION OF NEW FINISHES.
- UNLESS OTHERWISE NOTED, PROVIDE MINIMUM THREE-COAT PAINT SYSTEMS FOR EACH SUBSTRATE.

FEMA FLOOD NOTES:

- THIS PROPERTY IS NOT IN THE SPECIAL FLOOD HAZARD AREA AS PER 2015 FIRM

PROFESSIONAL STATEMENT:

I, _____, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2014 RHODE ISLAND BUILDING & FIRE CODE.

PROTECTION NOTES:

- GENERAL**
 - STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
 - MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS.
- FIRE SAFETY**
 - ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR GENERAL CONTRACTOR.
 - ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
 - ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.
 - ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
 - CONTRACTOR, AT ALL TIMES, TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.
- DUST CONTROL**
 - DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM THE OCCUPIED BUILDING AREA BY THE MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHES.
 - DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.
- NOISE AFTER HOURS**
 - CONSTRUCTION OPERATIONS WILL BE CONFINED TO WORKING HOURS SET FORTH BY THE BUILDING RULES AND REGULATIONS WITH THE PROPERTY OWNER AND IN COMPLIANCE WITH JAMESTOWN NOISE CONTROL CODE (REF. SEC. 22-66 OF ARTICLE III).

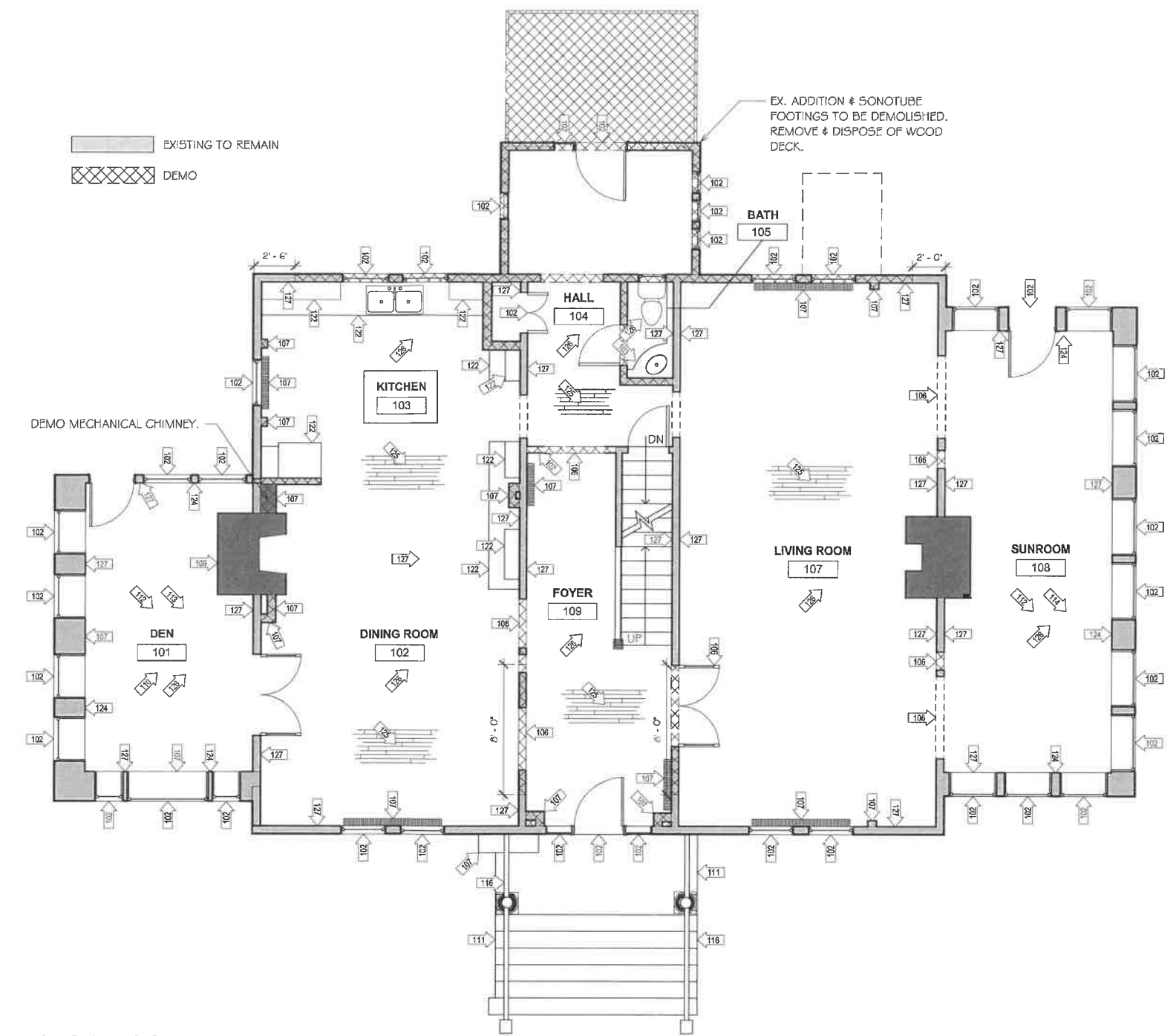
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| TITLE: | THE BROOKS RESIDENCE |
| PHASE: | DEMO |
| DATE: | 5.17.23 |
| DWN BY: | AC |
| CHKD BY: | HCD |
| SCALE: | |
| REVISIONS: | |
| STAMP: | |
| SHEET # | A-000 |

NOTE: 3D VIEWS ARE SCHEMATIC ONLY. REFER TO CONSTRUCTION DRAWINGS FOR FINAL PLAN AND ELEVATION DETAILS

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- DEMO NOTES**
- 101 DEMO BULK-HEAD DOOR.
 - 102 DEMO WINDOW / DOOR
 - 103 DEMO BATHROOM TO STUDS & SUBFLOOR.
 - REPAIR/REPLACE CRACKED SEPTIC TANK. FOR OPERATION THROUGH SUMMER '23. EXISTING SYSTEM TO BE ABORTED W/ NEW SYSTEM PLANNED FOR FINAL PHASE OF CONSTRUCTION.
 - 104 CAREFULLY REMOVE AND STORE EXISTING FIR HARDWOOD FLOORS AT MASTER BEDROOM. REMOVE & DISPOSE OF CARPET TO SUBFLOOR.
 - 106 REFRAME EXISTING CASED OPENINGS AND MAKE WIDER.
 - 107 REMOVE ALL RADIATORS, HVAC, MECHANICAL SYSTEMS, WALL CHASES.
 - 108 FIX LEAK AT ROOF & CHIMNEY
 - 109 REMOVE PLYWOOD CLADDING SURROUNDING CHIMNEY
 - 110 REMOVE CLOTH AT 101 CEILING, INSULATE, AND GYP. BOARD FINISH.
 - 111 FRONT PORCH DEMO
 - 112 INSTALL MOISTURE BARRIER & RAT SLAB TO COVER DIRT FROM BELOW PORCH DECK CONSTRUCTION. INSULATE @ FOUNDATION PERIMETER AND DECK CONSTRUCTION.
 - 113 NEW WOOD FLOOR TO MATCH KITCHEN & DINING ROOM (2-1/4" OAK PLANK) REMOVE EXISTING PLY FLOORING AND DECKING DOWN TO FLOOR JOISTS.
 - 114 EXISTING TILE FLOOR TO BE REMOVED TO FLOOR JOISTS.
 - 115 DEMOLISH LAUNDRY ROOM 106 & SITTING ROOM 202
 - 116 REMOVE & DISPOSE OF EXISTING WOOD RAILINGS.
 - 118 REMOVE & DISPOSE OF FINISH & FRAMING.
 - BATHROOM 209 RENOVATION. REMOVE ALL FIXTURES & FINISHES TO FRAMING AND SUBFLOOR. CHANGE LOCATIONS OF TOILET, SHOWER, AND SINK PER ARCH DRAWINGS.
 - 120 DEMO GUEST BEDROOM 201 & 203 CLOSETS AND INT. WALLS FOR NEW GUEST SUITE CONFIGURATION.
 - 121 REMOVE & DISPOSE OF ALL WINE STORAGE & EQUIPMENT.
 - 122 REMOVE & DISPOSE OF CASWORK, COUNTERTOPS, SHELVING & APPLIANCES.
 - 123 WATERPROOF INTERIOR OF STONE FOUNDATION (DRYLOCK OR APPROVED EQUAL)
 - 124 REMOVE GYPSUM FINISH & FRAMING TO EXPOSE STONE PIER & HALF WALLS. STONE TO BE REPOINTED / REPAIRED AS NEEDED UPON DISCOVERY.
 - 125 REMOVE & DISPOSE OF EXISTING HARDWOOD FLOOR
 - 126 REMOVE ALL FINISHES & STRAPPING TO CEILING JOIST
 - 127 REMOVE ALL WALL FINISHES TO FRAMING



① FIRST FLOOR PLAN
1/4" = 1'-0"

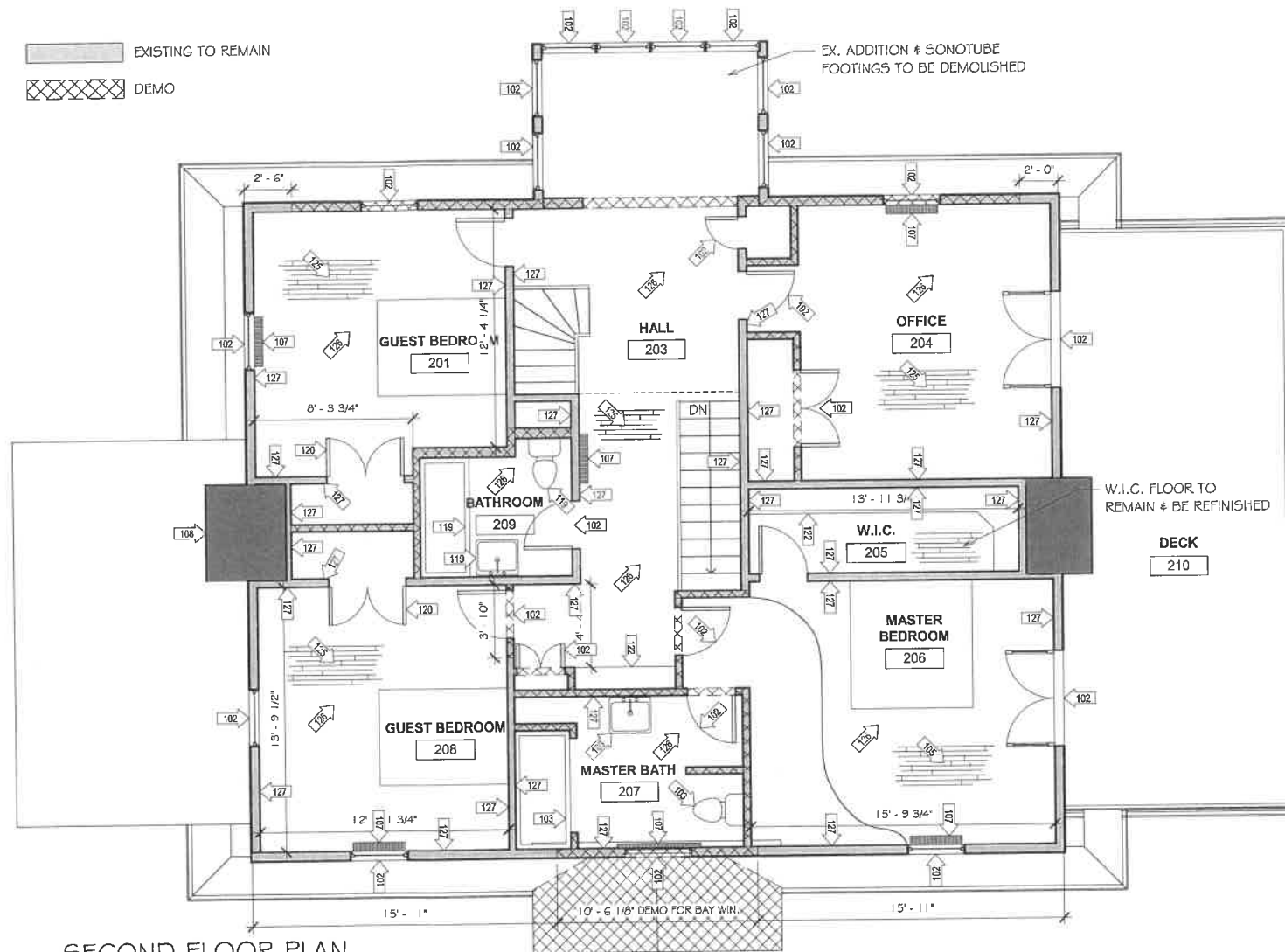
- CONSTRUCTION PLAN LEGEND:**
- ⊞ WINDOW TAG - REFER TO WINDOW SCHEDULE
 - ⊞ DOOR TAG - REFER TO DOOR SCHEDULE
 - ⊞ EQUIPMENT TAG - REFER TO APPLIANCE/PLUMBING/ACCESSORY SCHEDULE
 - ⊞ ELEVATION TAG - REFER TO CORRESPONDING EXTERIOR OR INTERIOR ELEVATIONS
- GENERAL NOTES:**
1. ALL DIMENSIONS TARDY FROM FACE OF FRAMING/CONCRETE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND TO NOTIFY FIELD OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY DIMENSIONS.
 2. WINDOW & DOOR MEASUREMENTS TAKEN TO CENTER OF UNIT, UNLESS OTHERWISE NOTED.
 3. ROUGH HEAD HEIGHTS IN 1/2" DIMENSIONS APZ TAKEN FROM TOP OF SUBFLOOR. REFER TO EXTERIOR ELEVATIONS & SECTIONS.
 4. EXACT LOCATION OF ALL D.P.P. ITEMS TO BE COORDINATED IN FIELD WITH FIELD OFFICES. CONTRACTOR TO PROVIDE BLOCKING FOR ALL EQUIPMENT, MILLWORK & ACCESSORIES AS REQUIRED.
 5. ALL EQUIPMENT & ACCESSORIES TO BE INSTALLED PER MANUFACTURING RECOMMENDATIONS. ALL CLOSETS TO HAVE METAL HANGING ROD & PAINT GRADE SHELVES, UNLESS OTHERWISE NOTED.



DEMO NOTES

- 101 DEMO BULK-HEAD DOOR.
- 102 DEMO WINDOW / DOOR
- 103 DEMO BATHROOM TO STUDS & SUBFLOOR.
- REPAIR/REPLACE CRACKED SEPTIC TANK. FOR OPERATION THOUGH SUMMER '23. EXISTING SYSTEM TO BE ABORTED W/ NEW SYSTEM PLANNED FOR FINAL PHASE OF CONSTRUCTION.
- 104 CAREFULLY REMOVE AND STORE EXISTING FIR HARDWOOD FLOORS AT MASTER BEDROOM. REMOVE & DISPOSE OF CARPET TO SUBFLOOR.
- 105 REFRAME EXISTING CASIED OPENINGS AND MAKE WIDER.
- 107 REMOVE ALL RADIATORS, HVAC, MECHANICAL SYSTEMS, WALL CHASES.
- 108 FIX LEAK AT ROOF & CHIMNEY
- 109 REMOVE PLYWOOD CLADDING SURROUNDING CHIMNEY
- 110 REMOVE CLOTH AT 101 CEILING, INSULATE, AND GYP. BOARD FINISH.
- 111 FRONT PORCH DEMO
- 112 INSTALL MOISTURE BARRIER & RAT SLAB TO COVER DIRT FROM BELOW PORCH DECK CONSTRUCTION. INSULATE @ FOUNDATION PERIMETER AND DECK CONSTRUCTION.
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- 121 REMOVE & DISPOSE OF ALL WINE STORAGE & EQUIPMENT.
- 122 REMOVE & DISPOSE OF CASWORK, COUNTERTOPS, SHELVING & APPLIANCES.
- 123 WATERPROOF INTERIOR OF STONE FOUNDATION (DRYLOCK OR APPROVED EQUAL)
- 124 REMOVE GYPSUM FINISH & FRAMING TO EXPOSE STONE PIER & HALF WALLS. STONE TO BE REPOINTED / REPAIRED AS NEEDED UPON DISCOVERY.
- 125 REMOVE & DISPOSE OF EXISTING HARDWOOD FLOOR
- 126 REMOVE ALL FINISHES & STRAPPING TO CEILING JOIST
- 127 REMOVE ALL WALL FINISHES TO FRAMING

EXISTING TO REMAIN
 DEMO



① SECOND FLOOR PLAN
 1/4" = 1'-0"

- CONSTRUCTION PLAN LEGEND:**
- Window Tag - REFER TO WINDOW SCHEDULE
 - Door Tag - REFER TO DOOR SCHEDULE
 - Equipment Tag - REFER TO APPLIANCES/LUMBER/ACCESSORY SCHEDULE
 - Elevation Tag - REFER TO CORRESPONDING EXTERIOR OR INTERIOR ELEVATIONS

- GENERAL NOTES:**
1. ALL DIMENSIONS TAKEN FROM FACE OF FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND TO NOTIFY HCD OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. CONTACT HCD TO VERIFY DIMENSIONS.
 2. WINDOW & DOOR MEASUREMENTS TAKEN TO CENTER OF JAMB, UNLESS OTHERWISE NOTED.
 3. RAUGH HEAD HEIGHT (R.H.H.) DIMENSIONS ARE TAKEN FROM TOP OF SUBFLOOR. REFER TO EXTERIOR ELEVATIONS & SECTIONS.
 4. EXACT LOCATION OF ALL S.L.P. ITEMS TO BE COORDINATED IN FIELD WITH HCD & OWNER. CONTRACTOR TO PROVIDE BLOCKING FOR ALL EQUIPMENT, MATERIALS, & ACCESSORIES AS REQUIRED.
 5. ALL EQUIPMENT & ACCESSORIES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 6. ALL CLOSETS TO HAVE METAL HANGING ROD & PAINT GRASS STRIP, UNLESS OTHERWISE NOTED.

HULLCOVE DESIGN
 NEWPORT, RI
 WWW.HULLCOVEDESIGN.COM
 401.387.0007

THE BROOKS RESIDENCE
 16 WANUT ST. JAMESTOWN, RI 02835

TITLE:
 PHASE: DEMO
 DATE: 5.17.23
 DRAWN BY: AC
 CHECKED BY: HCD

SHEET CONTENTS:
 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

| NO. | REVISIONS: |
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SHEET #
EX-104

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 HULL COVE DESIGN AND INTERIORS CONSTRUCTION INC. SHALL BE HELD RESPONSIBLE FOR THE ACCURACY OF THESE DOCUMENTS AND SHALL BE LIABLE FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONTRACT. ALL DIMENSIONS AND SPECIFICATIONS ARE TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS IN THE FIELD AND NOTIFYING THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

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THE BROOKS RESIDENCE

16 WANUT ST. JAMESTOWN, RI 02835

EXISTING THIRD FLOOR PLAN

TITLE: SHEET CONTENTS:

PHASE: DEMO DATE: 5.17.23

DAN BY: AC CHKD BY: HCD

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

REVISIONS:

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GENERAL NOTES:

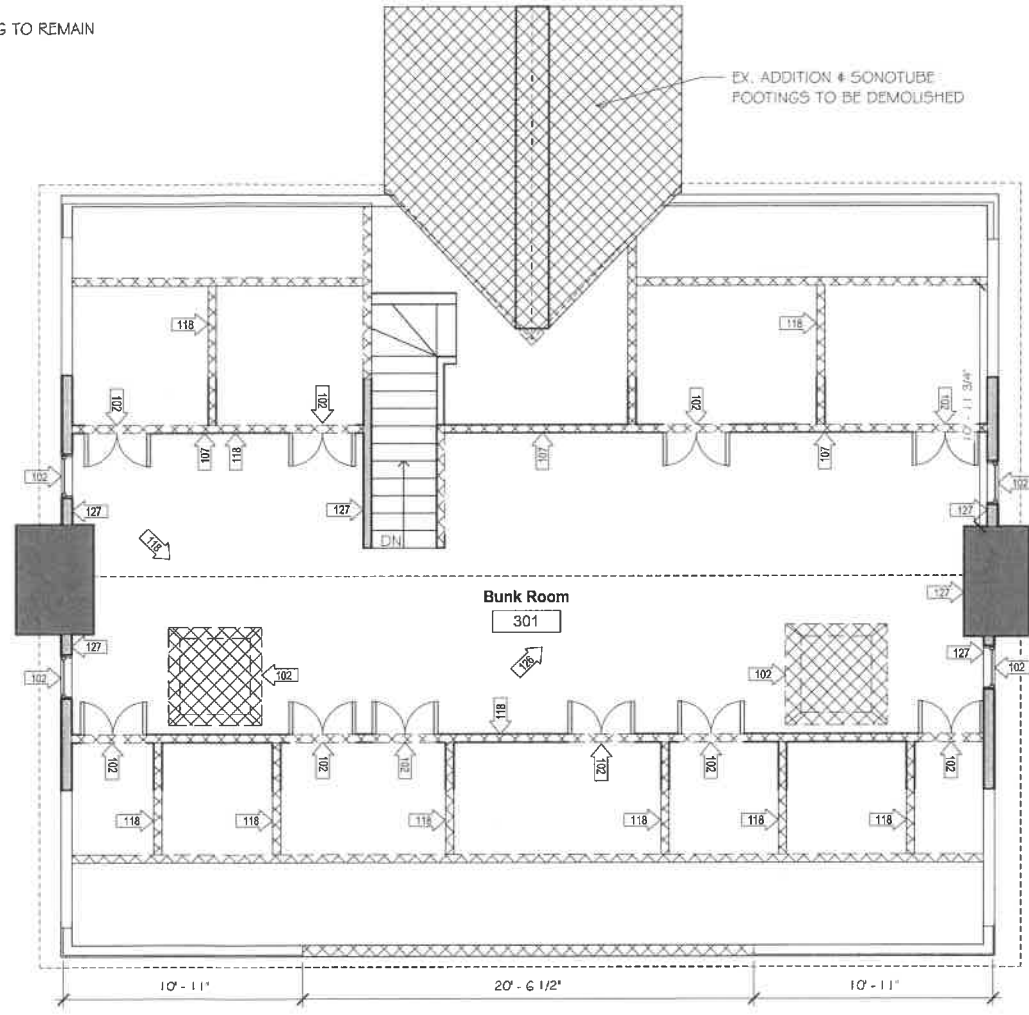
1. ALL DIMENSIONS TAKEN FROM FACE OF FRAMING/CONCRETE UNLESS OTHERWISE NOTED. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND TO NOTIFY HCD OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. CONTACT HCD TO VERIFY DIMENSIONS.
 2. WINDOW & DOOR MEASUREMENTS TAKEN TO CENTER OF UNIT, UNLESS OTHERWISE NOTED. ROUGH HEAD RECEPTOR (H) DIMENSIONS ARE TAKEN FROM TOP OF SUBFLOOR. REFER TO EXTERIOR ELEVATIONS & SECTIONS.
 3. EXACT LOCATION OF ALL SLEEPING STUDS TO BE COORDINATED IN FIELD WITH HCD & OWNER. CONTRACTOR TO PROVIDE BLOCKING FOR ALL EQUIPMENT, MILLWORK, & ACCESSORIES AS REQUIRED.
 4. ALL EQUIPMENT & ACCESSORIES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 5. ALL CLOSETS TO HAVE VERTICAL HANGING ROD & PAINT GRADE SHELF, UNLESS OTHERWISE NOTED.

SHEET # EX-105

DEMO NOTES

- 101 DEMO BULK-HEAD DOOR.
- 102 DEMO WINDOW / DOOR
- 103 DEMO BATHROOM TO STUDS & SUBFLOOR.
- 104 REPAIR/REPLACE CRACKED SEPTIC TANK. FOR OPERATION THROUGH SUMMER '23. EXISTING SYSTEM TO BE ABORTED W/ NEW SYSTEM PLANNED FOR FINAL PHASE OF CONSTRUCTION.
- 105 CAREFULLY REMOVE AND STORE EXISTING FIR HARDWOOD FLOORS AT MASTER BEDROOM. REMOVE & DISPOSE OF CARPET TO SUBFLOOR.
- 106 REFRAME EXISTING CASSED OPENINGS AND MAKE WIDER.
- 107 REMOVE ALL RADIATORS, HVAC, MECHANICAL SYSTEMS, WALL CHASES.
- 108 FIX LEAK AT ROOF & CHIMNEY
- 109 REMOVE PLYWOOD CLADDING SURROUNDING CHIMNEY
- 110 REMOVE CLOTH AT 101 CEILING, INSULATE, AND GYP. BOARD FINISH.
- 111 FRONT PORCH DEMO
- 112 INSTALL MOISTURE BARRIER & RAT SLAB TO COVER DIRT FROM BELOW PORCH DECK CONSTRUCTION. INSULATE @ FOUNDATION PERIMETER AND DECK CONSTRUCTION.
- 113 NEW WOOD FLOOR TO MATCH KITCHEN & DINING ROOM (2-1/4" OAK PLANK) REMOVE EXISTING PLY FLOORING AND DECKING DOWN TO FLOOR JOISTS.
- 114 EXISTING TILE FLOOR TO BE REMOVED TO FLOOR JOISTS.
- 115 DEMOLISH LAUNDRY ROOM 106 & SITTING ROOM 202
- 116 REMOVE & DISPOSE OF EXISTING WOOD RAILINGS.
- 118 REMOVE & DISPOSE OF FINISH & FRAMING.
- 119 BATHROOM 209 RENOVATION. REMOVE ALL FIXTURES & FINISHES TO FRAMING AND SUBFLOOR. CHANGE LOCATIONS OF TOILET, SHOWER, AND SINK PER ARCH DRAWINGS.
- 120 DEMO GUEST BEDROOM 201 & 208 CLOSETS AND INT. WALLS FOR NEW GUEST SUITE CONFIGURATION.
- 121 REMOVE & DISPOSE OF ALL WINE STORAGE & EQUIPMENT.
- 122 REMOVE & DISPOSE OF CASWEORK, COUNTERTOPS, SHELVING & APPLIANCES.
- 123 WATERPROOF INTERIOR OF STONE FOUNDATION (DRYLOCK OR APPROVED EQUAL)
- 124 REMOVE GYPSUM FINISH & FRAMING TO EXPOSE STONE PIER & HALF WALLS. STONE TO BE REPOINTED / REPAIRED AS NEEDED UPON DISCOVERY.
- 125 REMOVE & DISPOSE OF EXISTING HARDWOOD FLOOR
- 126 REMOVE ALL FINISHES & STRAPPING TO CEILING JOIST
- 127 REMOVE ALL WALL FINISHES TO FRAMING

EXISTING TO REMAIN
 DEMO



1 THIRD FLOOR PLAN
 1/4" = 1'-0"

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THE BROOKS RESIDENCE

16 WANUT ST. JAMESTOWN, RI 02835

EXISTING ROOF PLAN

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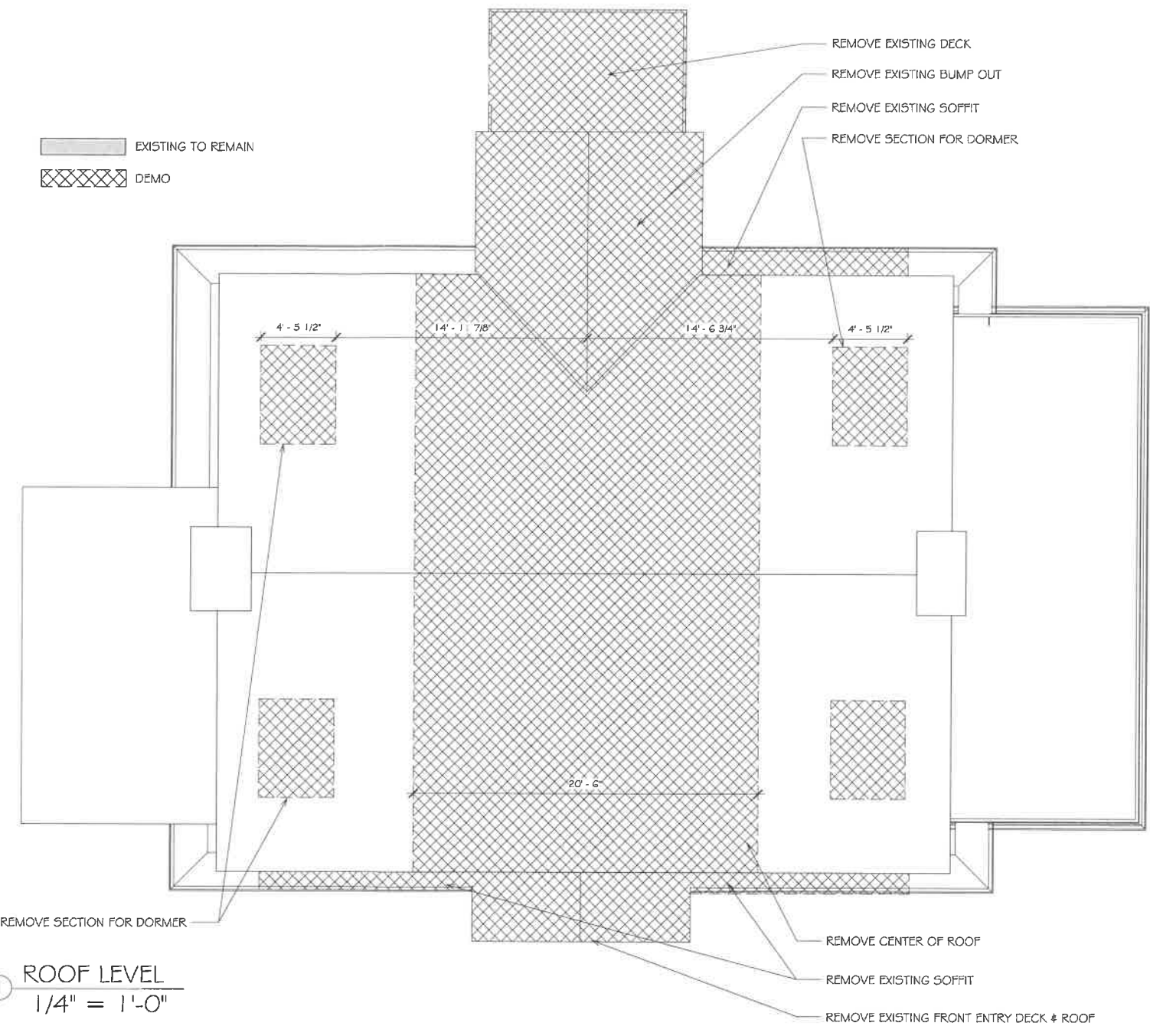
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SHEET #

EX-106

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1 ROOF LEVEL
 1/4" = 1'-0"



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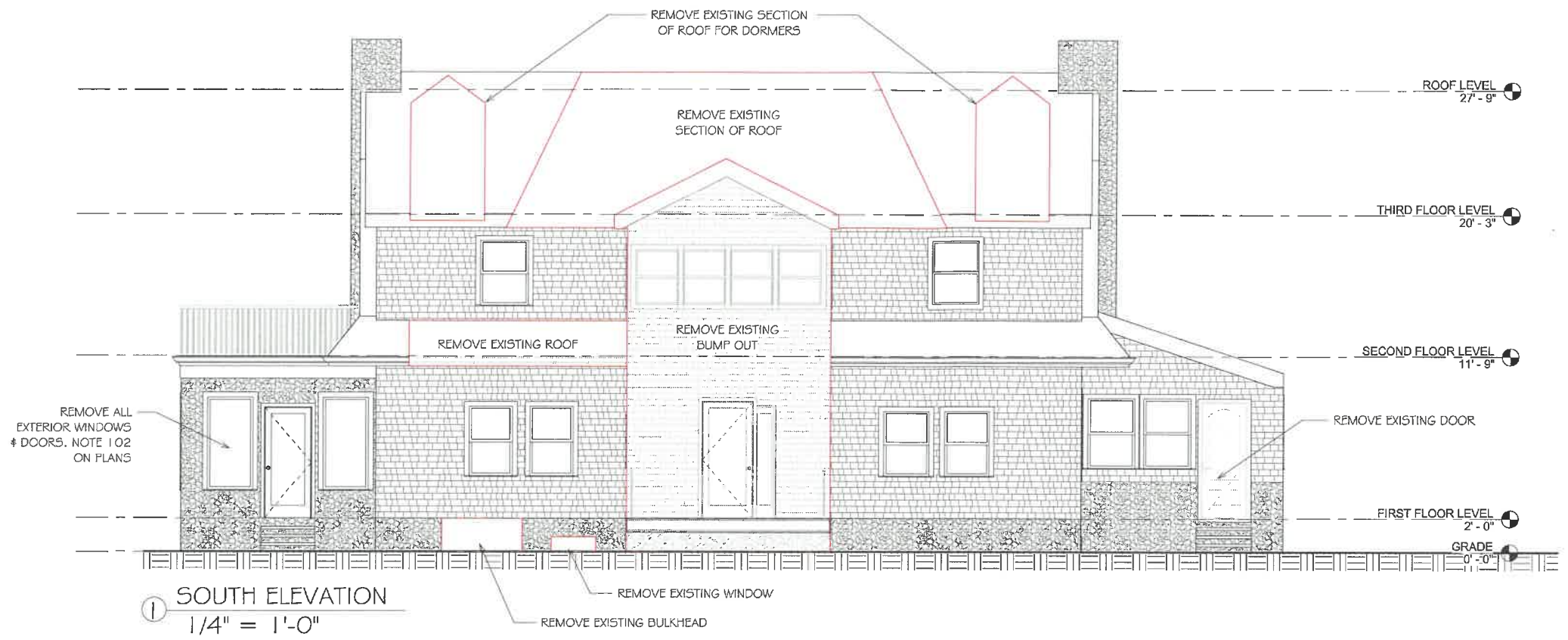
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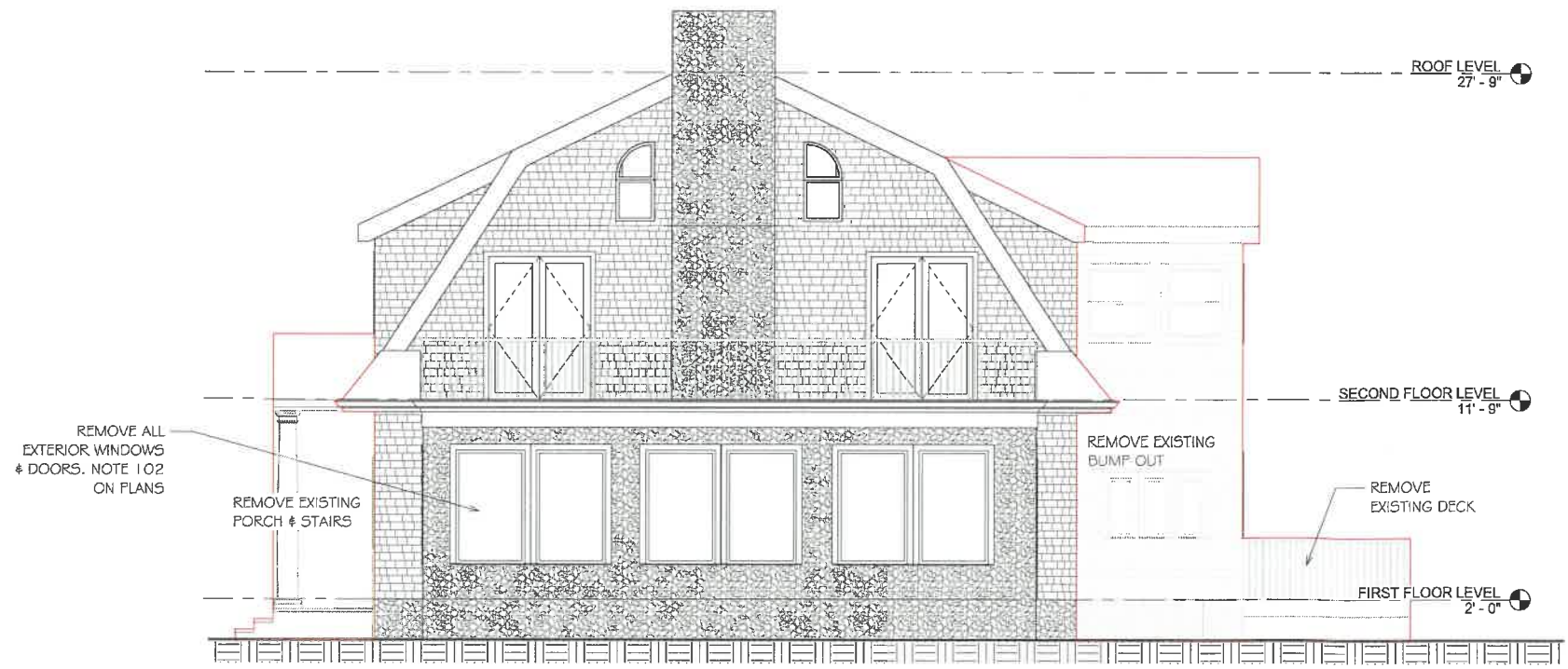
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SHEET #

EX-201

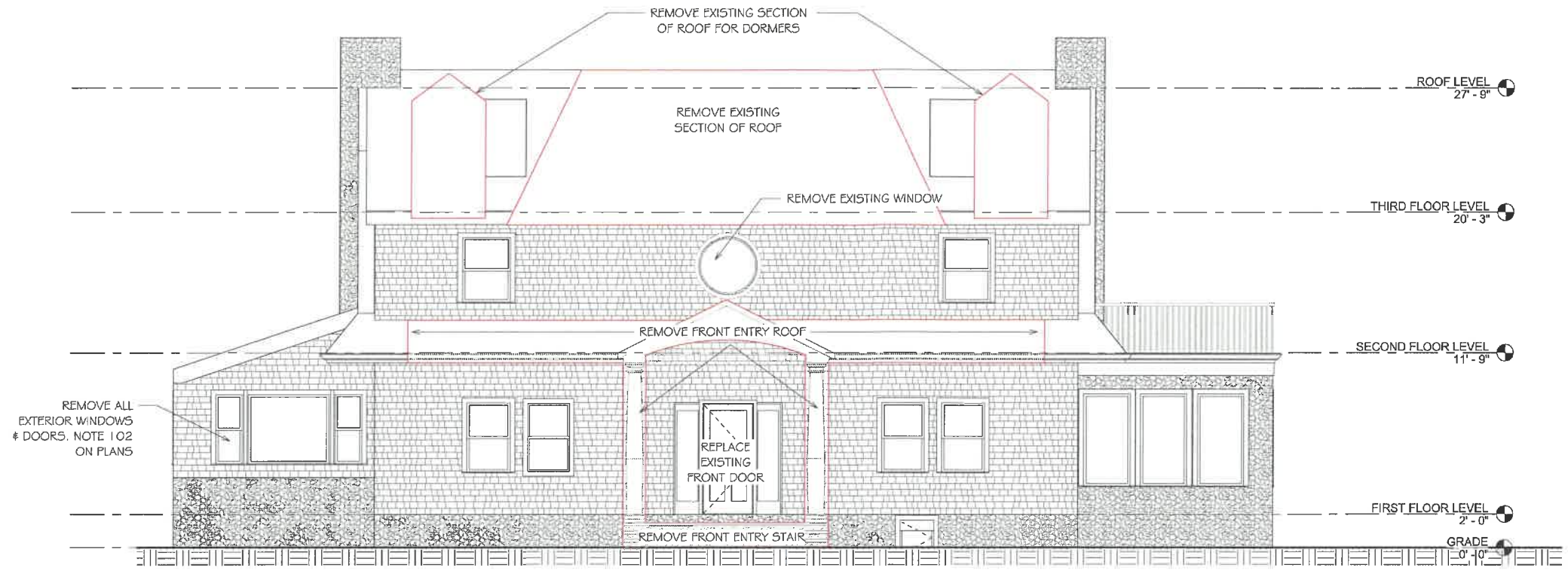


① SOUTH ELEVATION
 1/4" = 1'-0"



② WEST ELEVATION
 1/4" = 1'-0"

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① NORTH ELEVATION
 1/4" = 1'-0"



② EAST ELEVATION
 1/4" = 1'-0"

THE BROOKS RESIDENCE

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EXISTING ELEVATIONS

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