

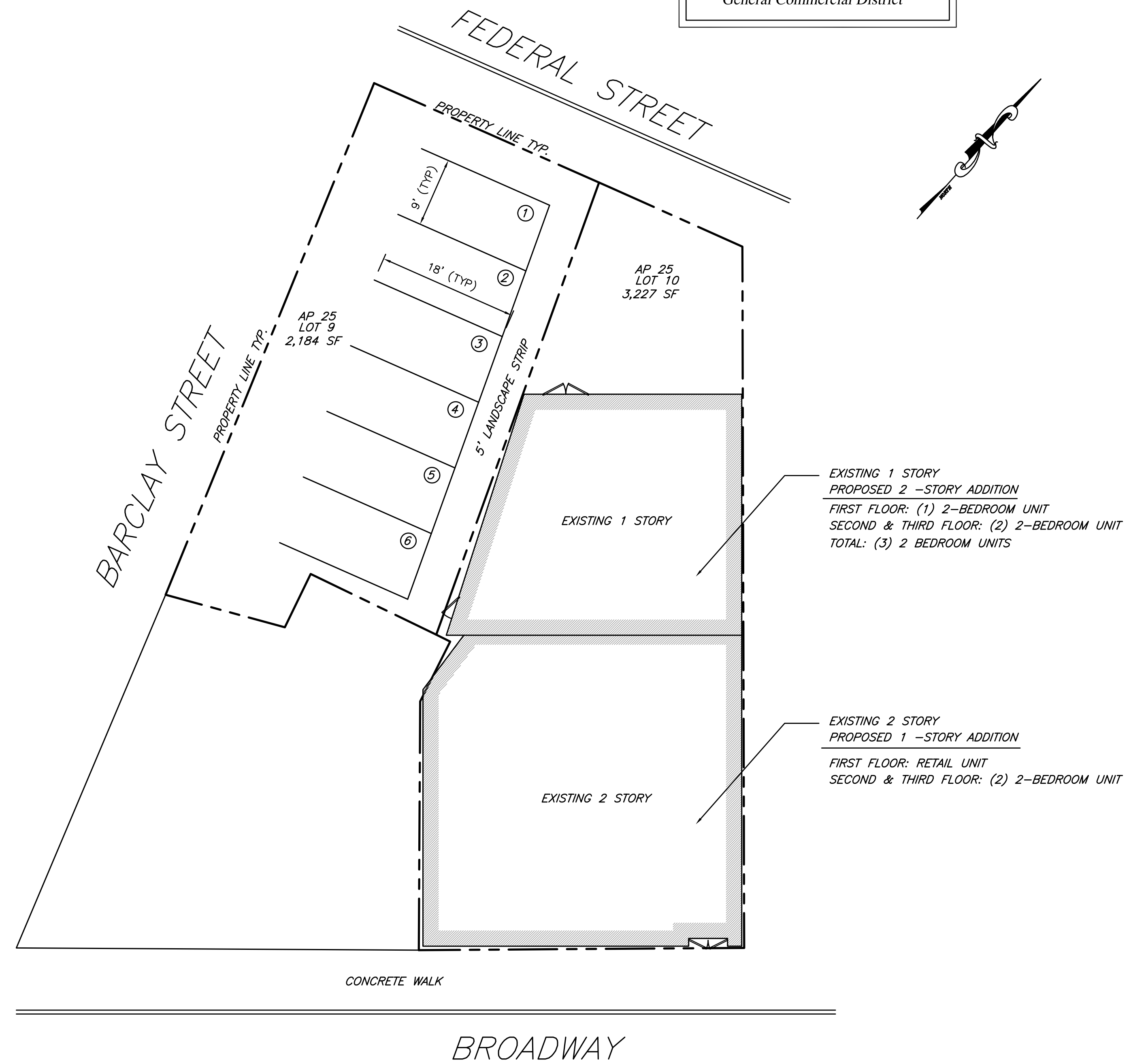


ELEVATION PHOTO  
NOT TO SCALE

**PARCEL DATA**  
 AP 25  
 LOTS 9 & 10  
 TOTAL AREA  
 5,411 SQ. FT.±  
**ZONING DATA: HD C-2**  
 Historical Overlay District  
 General Commercial District



AERIAL PHOTO  
NOT TO SCALE



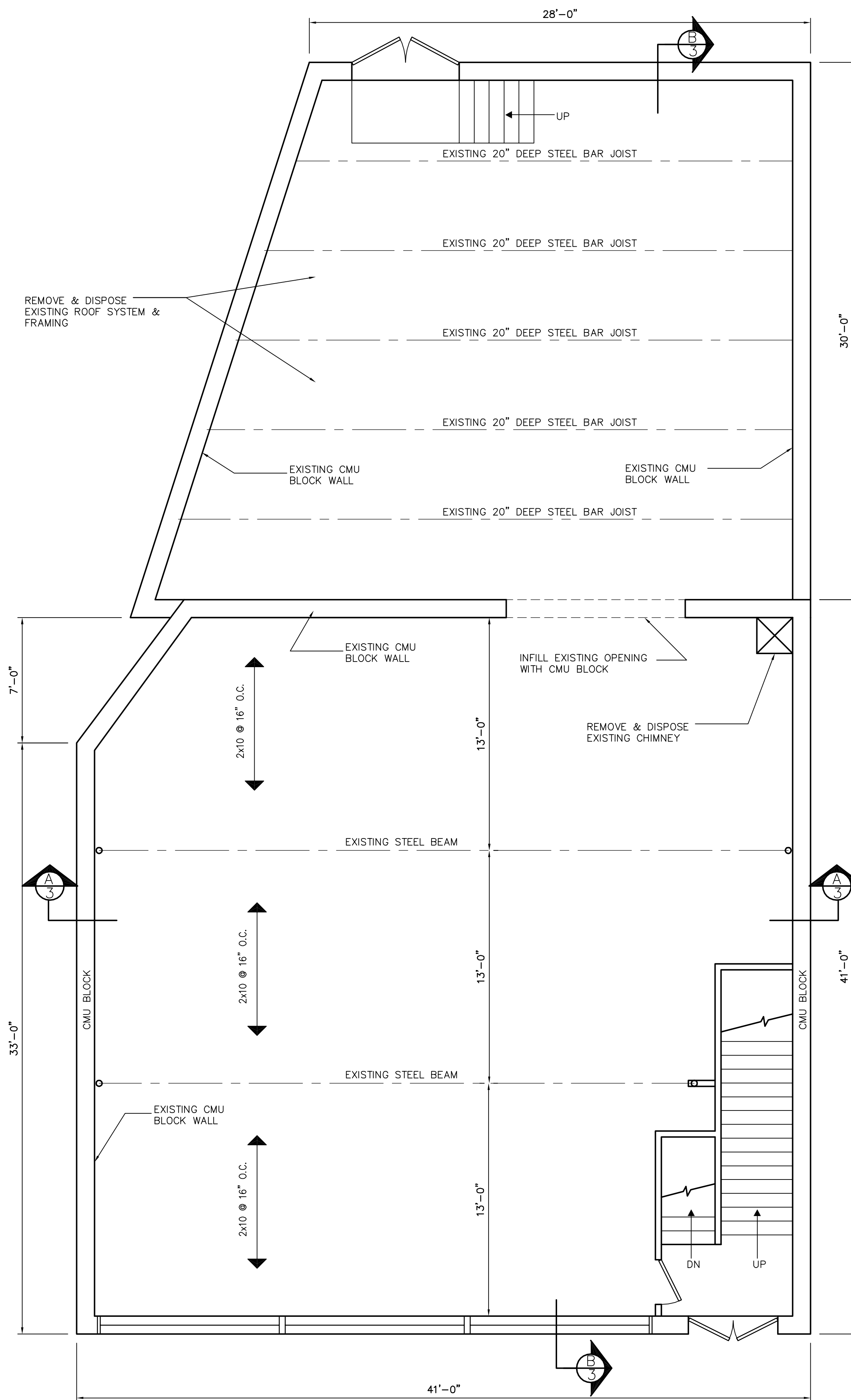
PLAT PLAN  
SCALE: 1"=10'

REVISIONS		
NO.	DATE	BY

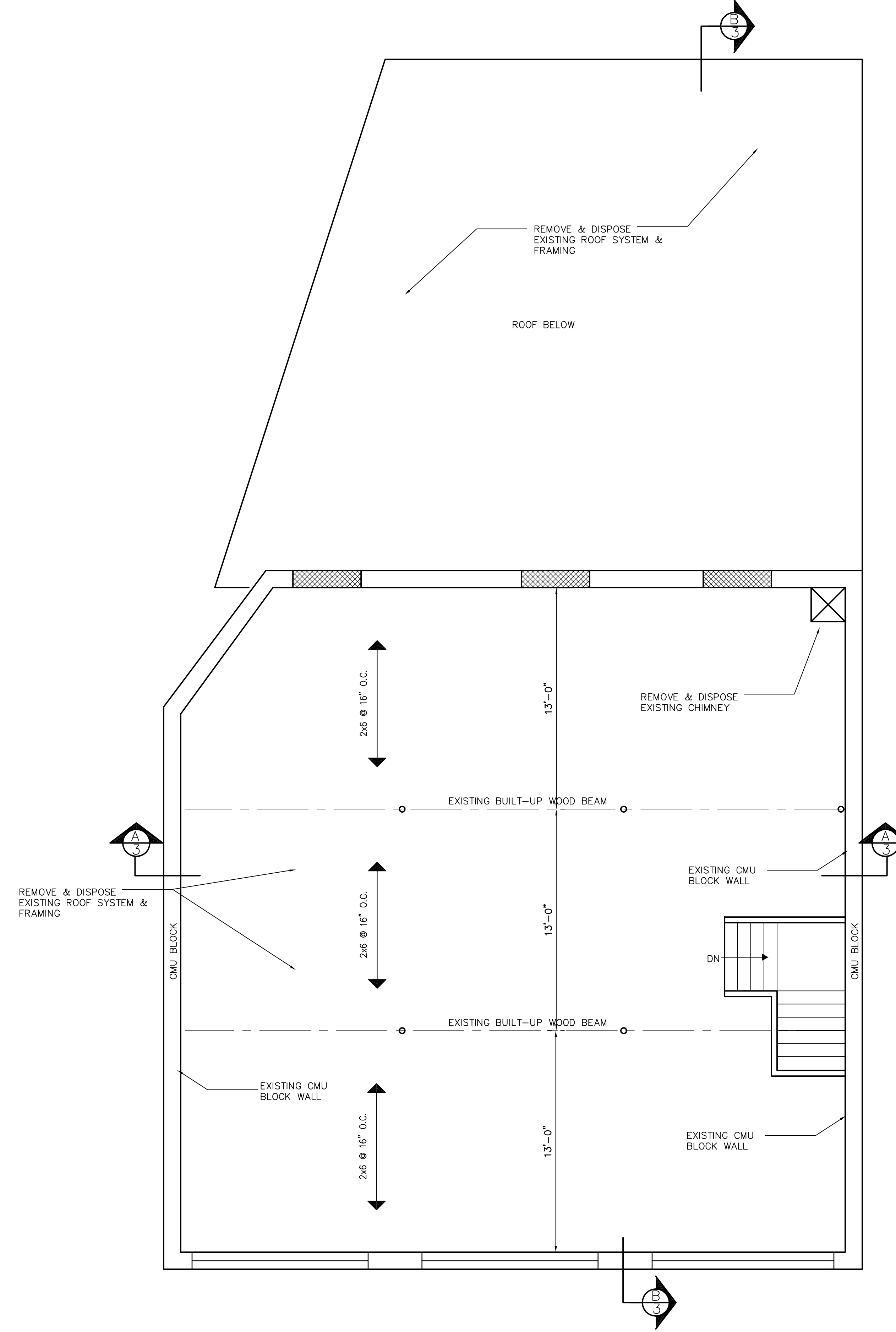
SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
 117 BROADWAY  
 PROVIDENCE, RI

PREPARED FOR:  
**VINCENT MANN**  
 117 BROADWAY  
 PROVIDENCE, RI

DATE: JAN. 2022  
 SCALE: AS SHOWN  
 DWN BY: RM  
 CDD BY: MH  
 JOB NO.  
 SHEET NO.  
 1 OF 8



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



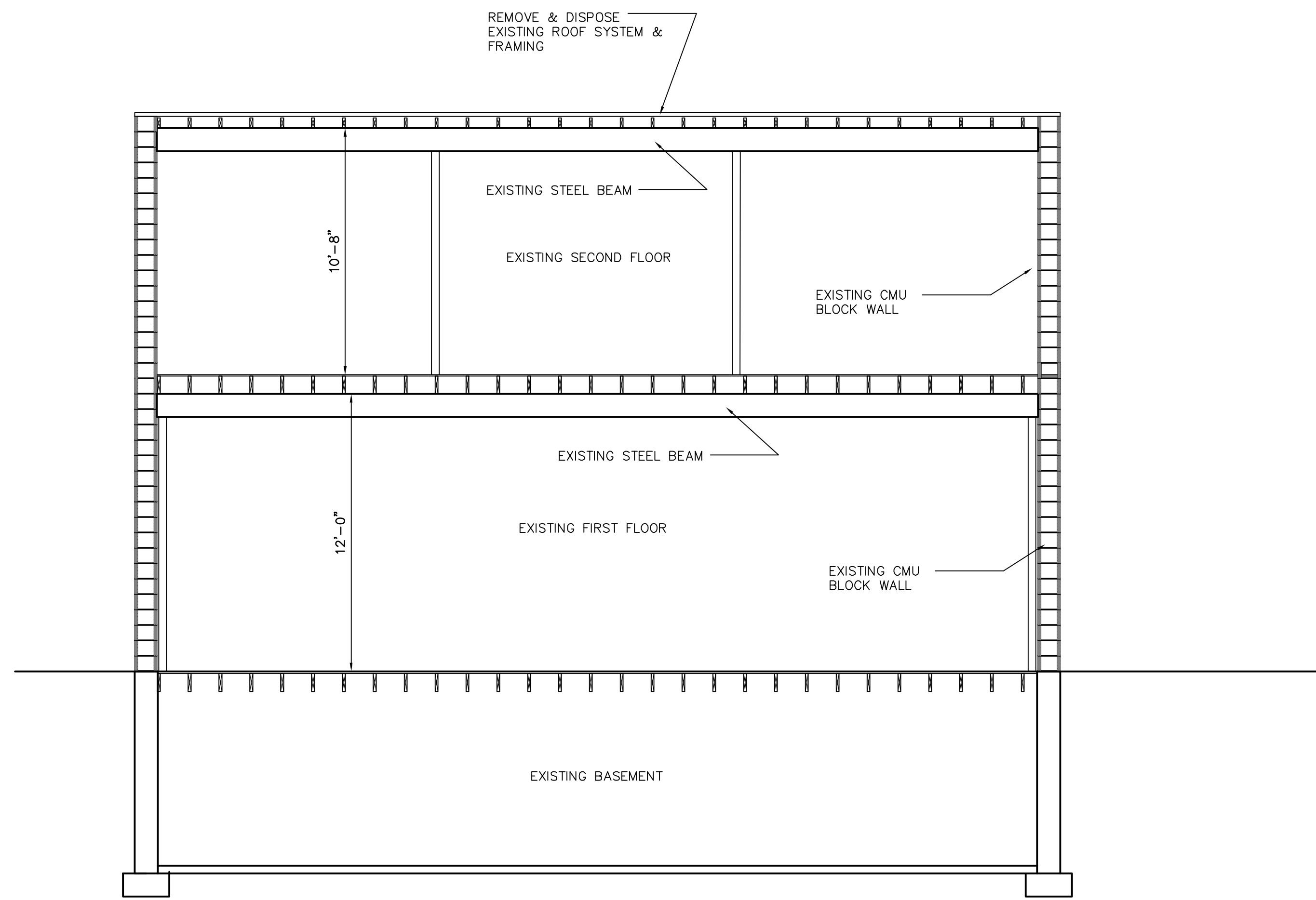
**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

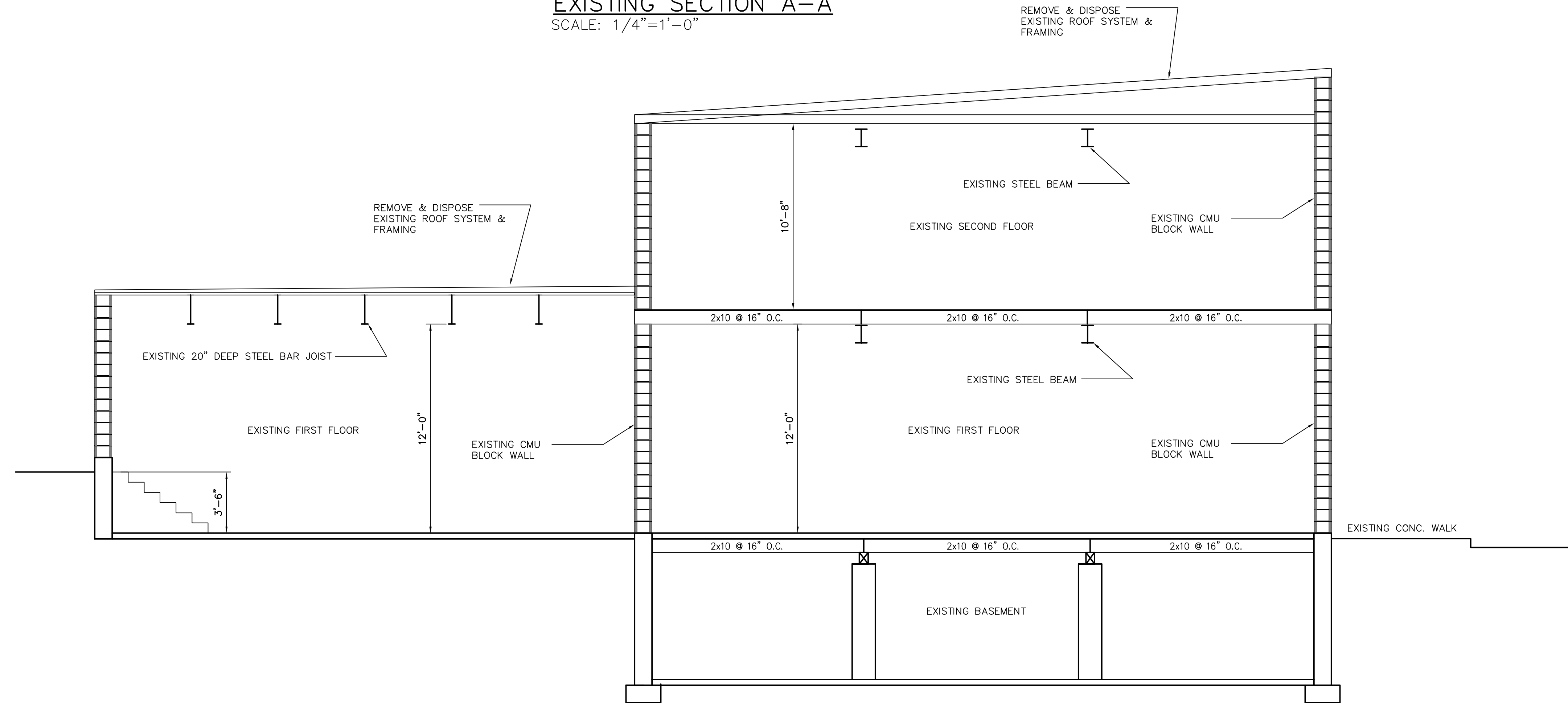
SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
**117 BROADWAY**  
**PROVIDENCE, RI**

PREPARED FOR:  
**VINCENT MANN**  
**117 BROADWAY**  
**PROVIDENCE, RI**

DATE: OCT. 2021  
SCALE: AS SHOWN  
DRAWN BY: RM  
CHECKED BY: MH  
JOB NO.  
SHEET NO.



EXISTING SECTION A-A  
SCALE: 1/4"=1'-0"



EXISTING SECTION B-B  
SCALE: 1/4"=1'-0"

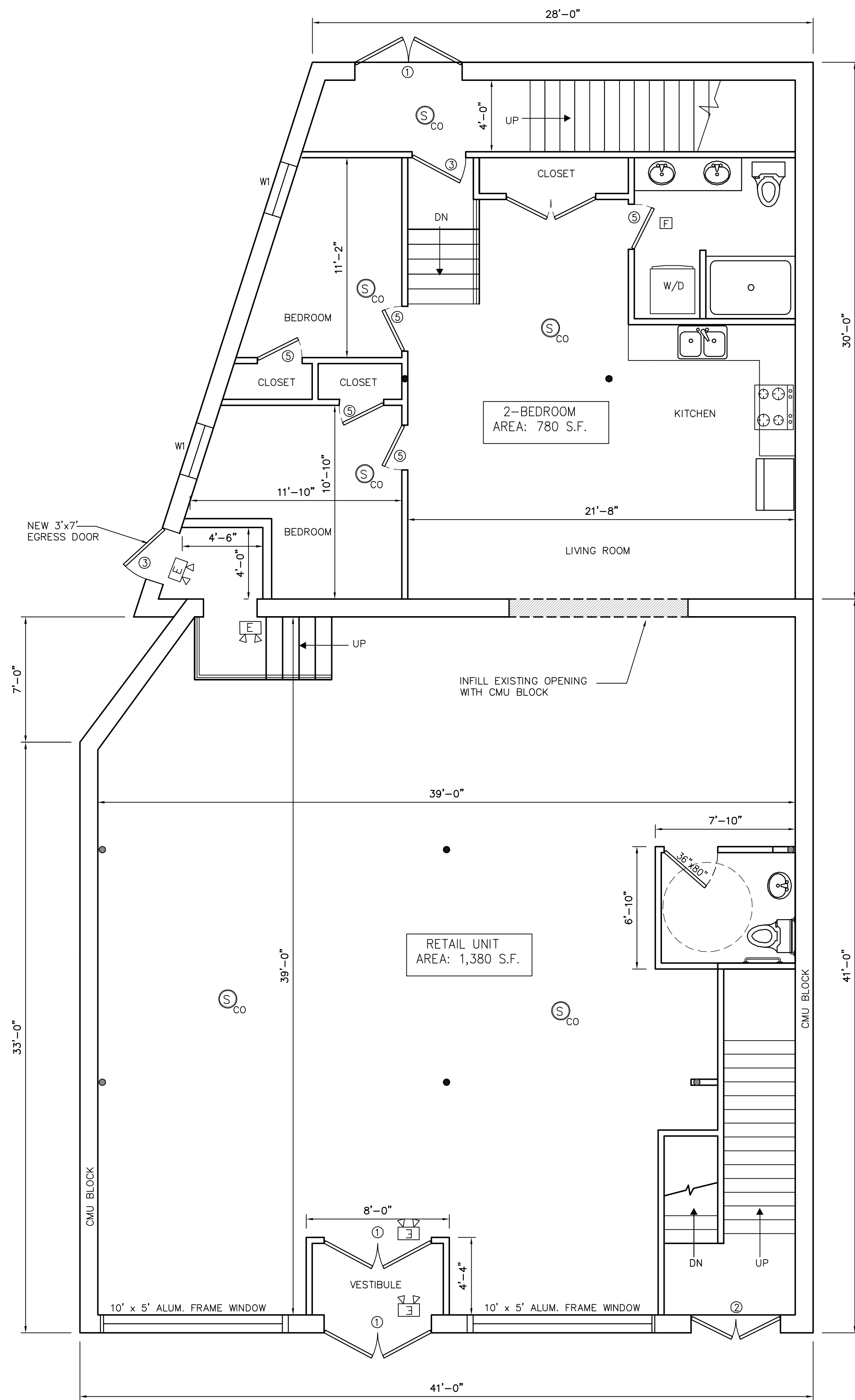
REVISIONS		
NO.	DATE	BY

DRAFT CONCEPT  
FOR REVIEW

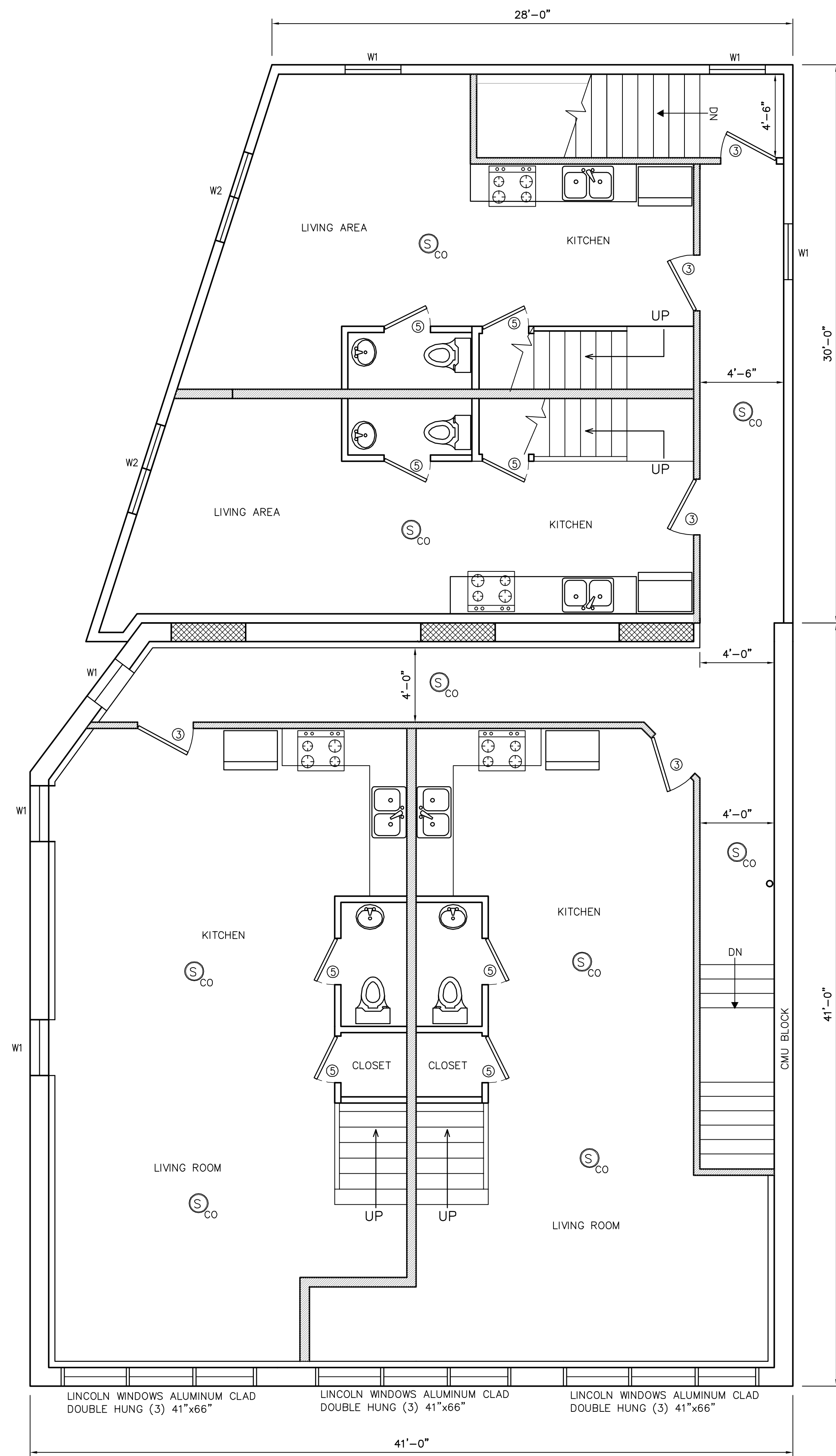
SHEET DESCRIPTION  
PROPOSED RENOVATIONS  
117 BROADWAY  
PROVIDENCE, RI

PREPARED FOR:  
VINCENT MANN  
117 BROADWAY  
PROVIDENCE, RI

DATE: AUGUST 2021  
SCALE: AS SHOWN  
DRAWN BY: RM  
CHECKED BY: MH  
JOB NO.  
SHEET NO.



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



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

REVISIONS		
NO.	DATE	BY

SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
**117 BROADWAY**  
**PROVIDENCE, RI**

PREPARED FOR:  
**VINCENT MANN**  
**117 BROADWAY**  
**PROVIDENCE, RI**

DATE: FEB 2022  
SCALE: AS SHOWN  
DWN BY: RM  
CKD BY: MH  
JOB NO:  
SHEET NO.

Gypsum Wallboard Partitions / Wood Framing (Load - Bearing)					
No. Fire Rating	Ref.	Design No.	Description	STC	Test No.
2hr.	UL GA	U301 Based on WP 4135	Two layers 5/8" Fire-Shield Gypsum Wallboard nail applied to 2 x 6 wood studs spaced 16" o.c. Boards may be applied horizontally or vertically with all joints staggered.	40	

Gypsum Wallboard Floor/Ceiling - Wood Framing (wood joists with rough and finished floor)					
Fire Rating	Ref.	Design No.	Description	STC	Test No.
2 hr.	UL GA	L505 FC 5724	5/8" Fire-Shield C Gypsum Wallboard, base layer nailed at right angles to 2 x 10 wood joists spaced 16" o.c., resilient furring channels spaced 24" o.c. and nailed through base board into and at right angles to joists. Face layer of 5/8" Fire-Shield G board screwed to furring channel. Nominal 1" T & G sub and finish floor. Optional floor system consist of Floor Topping Mixture over plywood.	est. 45	

ALL EXTERIOR WALLS SHALL BE 2x6 FRAMING @ 16" O.C.  
ALL INTERIOR WALLS SHALL BE 2x4 FRAMING @ 16" O.C.  
HEADERS  
(3) 2x8 TRIPLE HEADER W/ 1/2" PLYWOOD OVER DOORS & WINDOWS

DOOR SCHEDULE		
NO.	ROUGH OPENING	TYPE
①	6'-2 1/2" x 7'-2 1/2"	6'-0"x7'-0" STEEL DBLE EXTERIOR
②	5'-2 1/2" x 6'-10 1/2"	5'-0"x6'-8" GLASS DBLE EXTERIOR
③	3'-2 1/2" x 6'-10 1/2"	3'-0"x6'-8" STEEL 1 HR RATED EXT
④	3'-2 1/2" x 6'-10 1/2"	3'-0"x6'-8" STEEL INTERIOR
⑤	2'-8 1/2" x 6'-10 1/2"	2'-6"x6'-8" WOOD INTERIOR
⑥	4'-2 1/2" x 6'-10 1/2"	4'-0"x6'-8" WOOD BI-FOLD

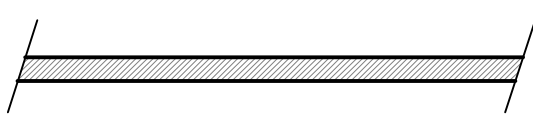
NOTES:  
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS

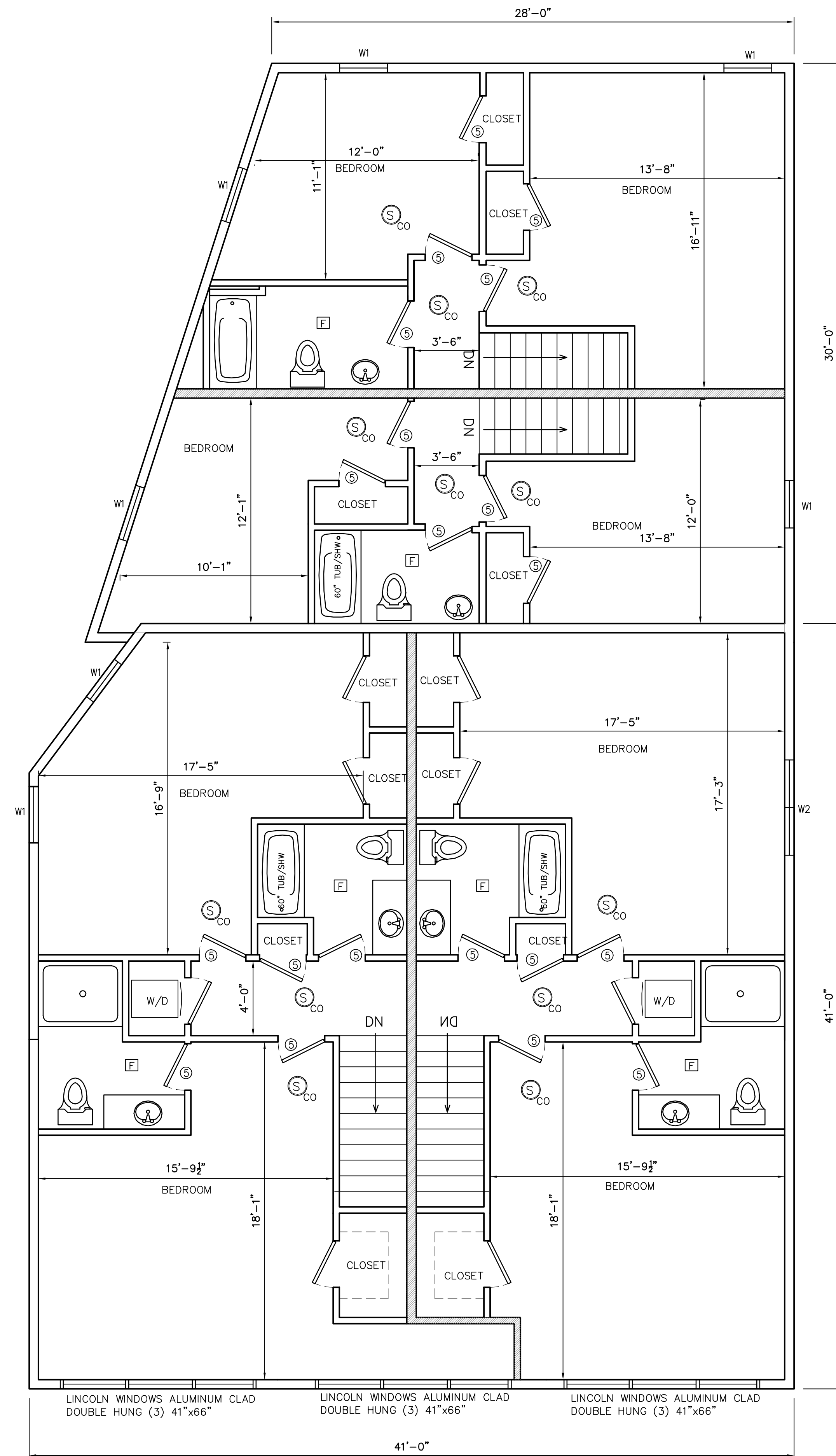
WINDOW SCHEDULE			
NO.	UNIT DIMENSION	DESIGNATION	TYPE
W1	3'-2" x 4'-9 1/2"	3046	DOUBLEHUNG
W2	6'-2 1/4" x 4'-9 1/2"	3046-2	DOUBLEHUNG

USE DOUBLE PANE WINDOWS  
NOTES:  
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURE PRIOR TO CONSTRUCTION.  
2. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.  
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24", AND MAXIMUM 44" FROM FINISH FLOOR

- [F] EXHAUST FAN (VENTED OUTSIDE)
- [S<sub>CO</sub>] SMOKE & CO DETECTORS HARD WIRED
- [E] EXIST SIGN W/ EMERGENCY LIGHTS

INSULATION :  
WALL R-20  
FLOOR R-30  
ROOF R-38  
WINDOW U-VALUE: 0.33

  
HATCH INDICATES 2x6 2 HR RATED WALL  
SEE DETAIL THIS SHEET



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

REVISIONS		
NO.	DATE	BY

SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
**117 BROADWAY**  
**PROVIDENCE, RI**

PREPARED FOR:  
**VINCENT MANN**  
**117 BROADWAY**  
**PROVIDENCE, RI**

DATE: FEB 2022  
SCALE: AS SHOWN  
DRAWN BY: RM  
CHECKED BY: MH  
JOB NO.  
SHEET NO.



PROPOSED FRONT (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING FRONT (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	BY

SHEET DESCRIPTION

PROPOSED RENOVATIONS

117 BROADWAY  
PROVIDENCE, RI

PREPARED FOR:

VINCENT MANN  
117 BROADWAY  
PROVIDENCE, RI

DATE: FEB 2022

SCALE: AS SHOWN

OWN: RM

DES: MH

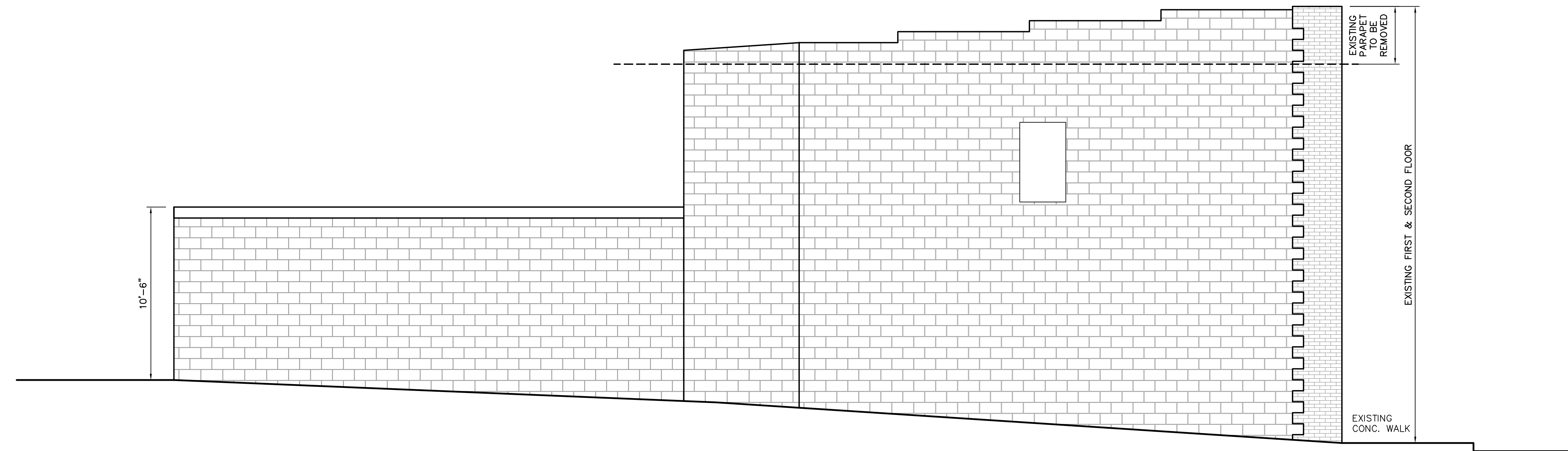
JOB NO.

SHEET NO.

6a OF 9



PROPOSED LEFT (WEST) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING LEFT (WEST) ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

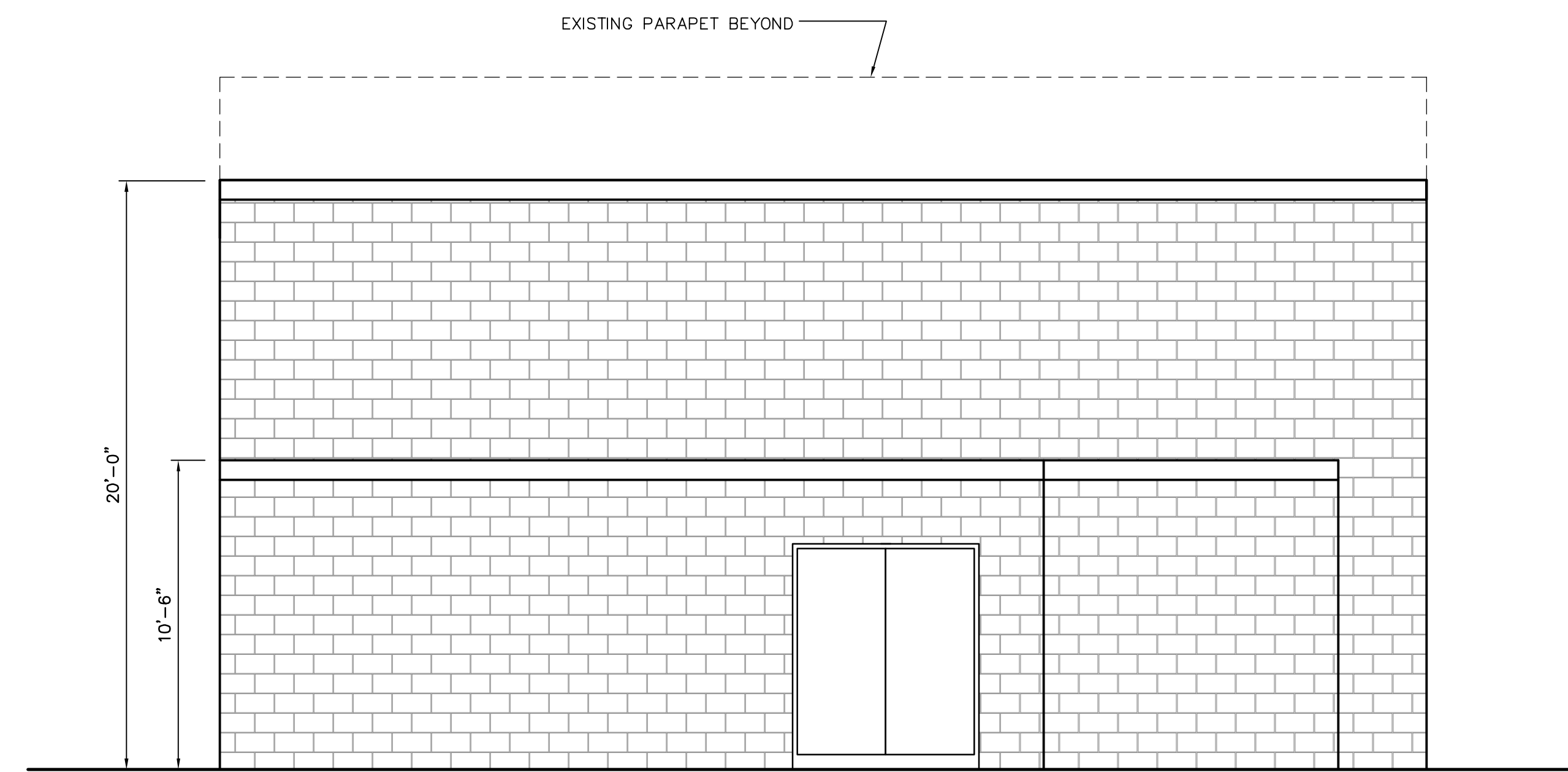
SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
**117 BROADWAY**  
**PROVIDENCE, RI**

PREPARED FOR:  
**VINCENT MANN**  
**117 BROADWAY**  
**PROVIDENCE, RI**

DATE: FEB 2022  
SCALE: AS SHOWN  
DWN BY: RM  
CKD BY: MH  
JOB NO.  
SHEET NO.



PROPOSED REAR (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING REAR (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

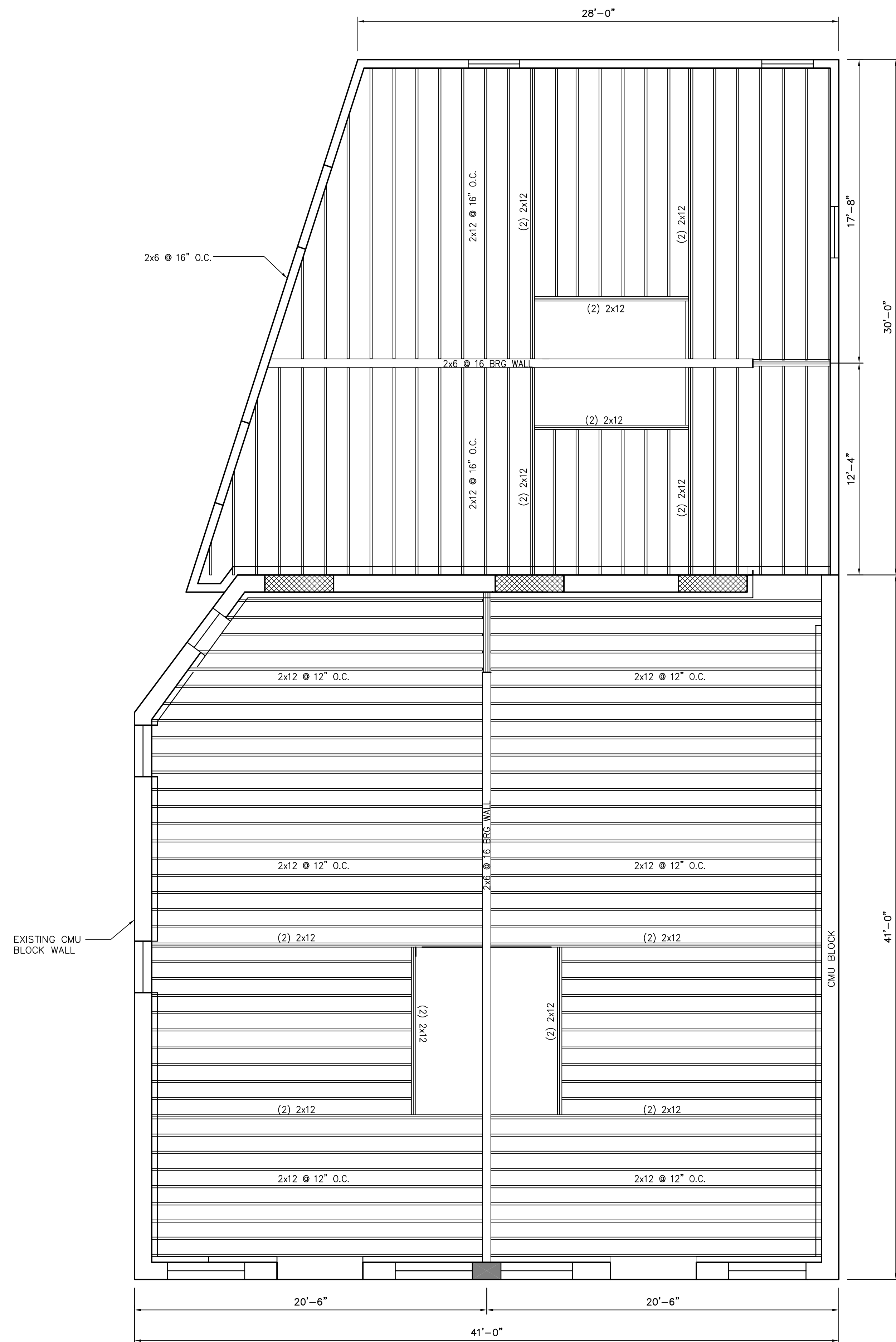
SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
 117 BROADWAY  
 PROVIDENCE, RI

PREPARED FOR:  
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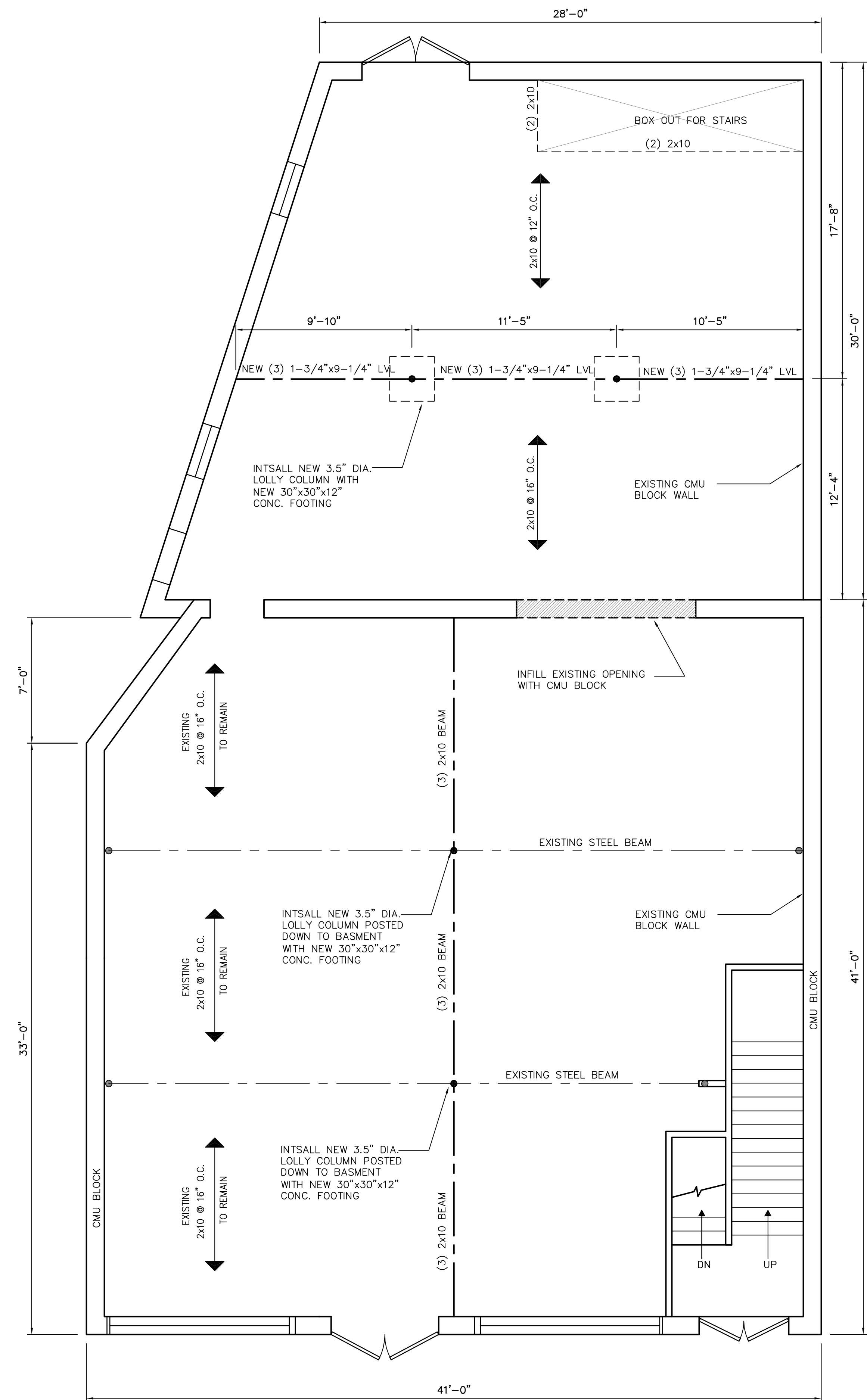
DATE: FEB 2022  
 SCALE: AS SHOWN  
 DWN BY: RM  
 CDD BY: MH  
 JOB NO.  
 SHEET NO.

6c OF 9





**PROPOSED THIRD FLOOR FRAMING**  
SCALE: 1/4"=1'-0"



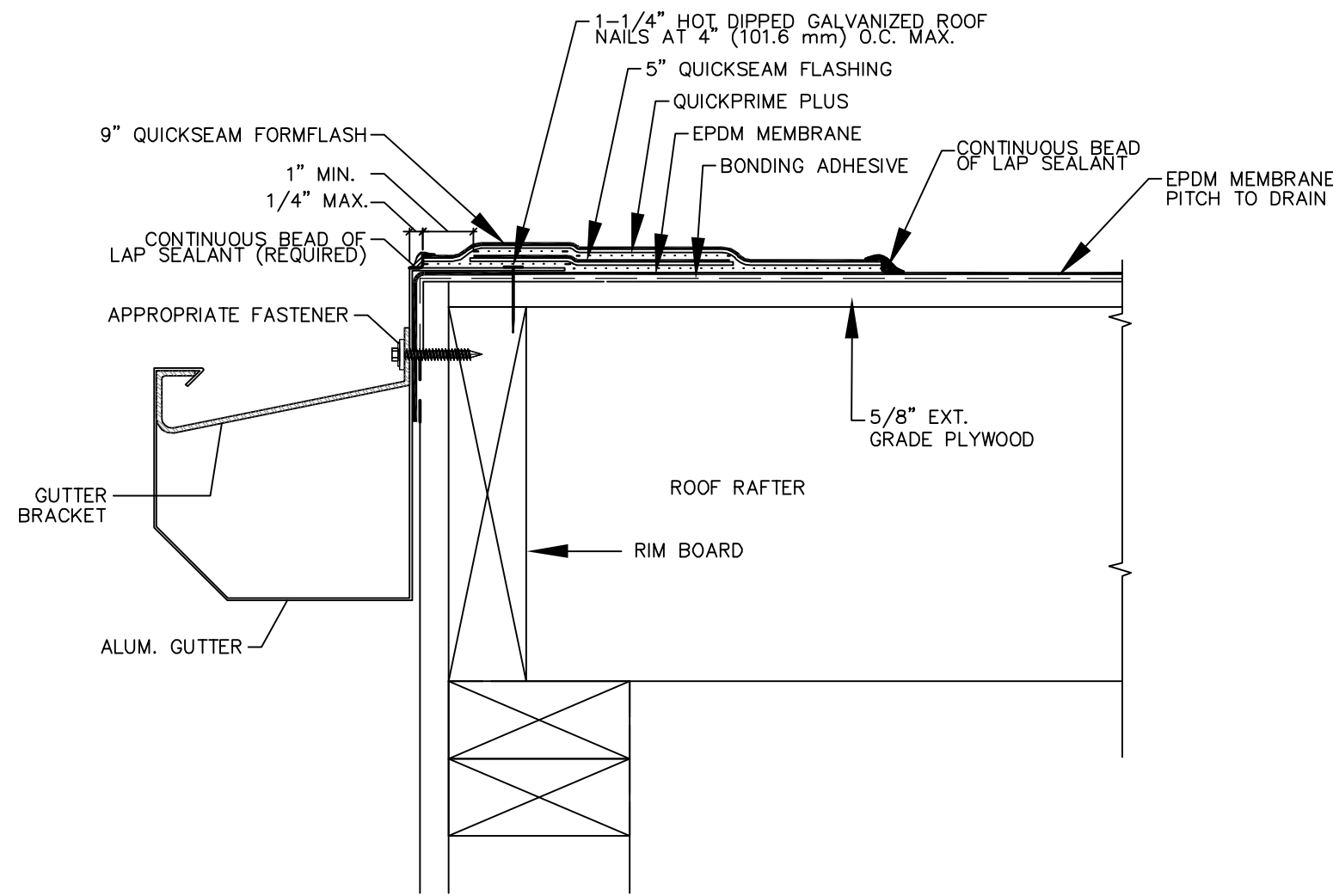
**PROPOSED SECOND FLOOR FRAMING**  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

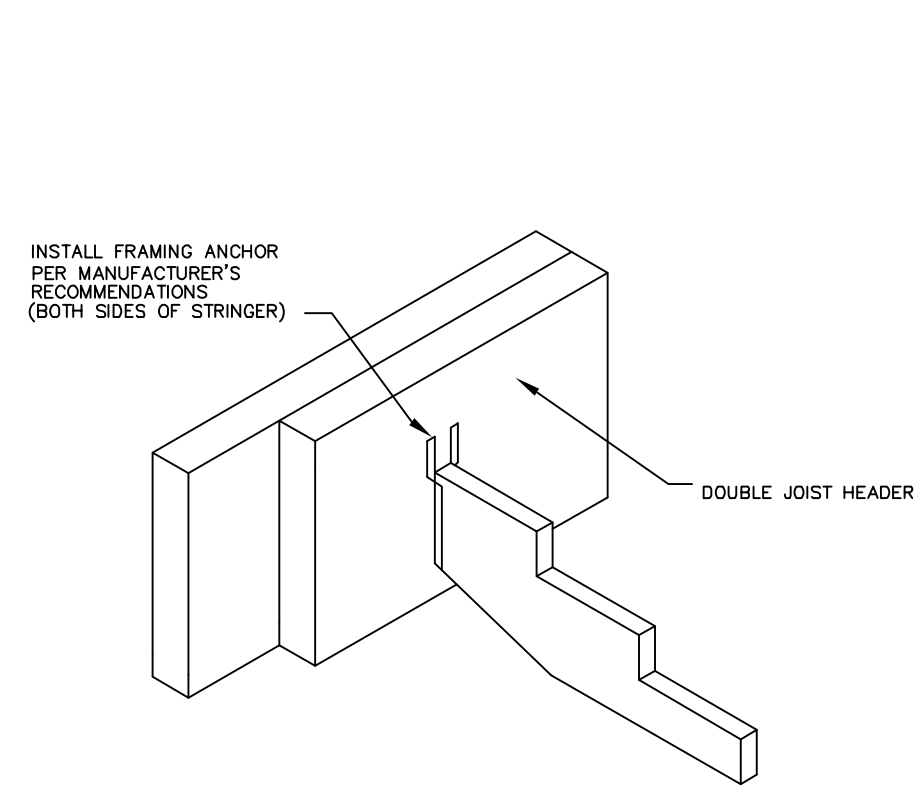
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**PROVIDENCE, RI**

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**PROVIDENCE, RI**

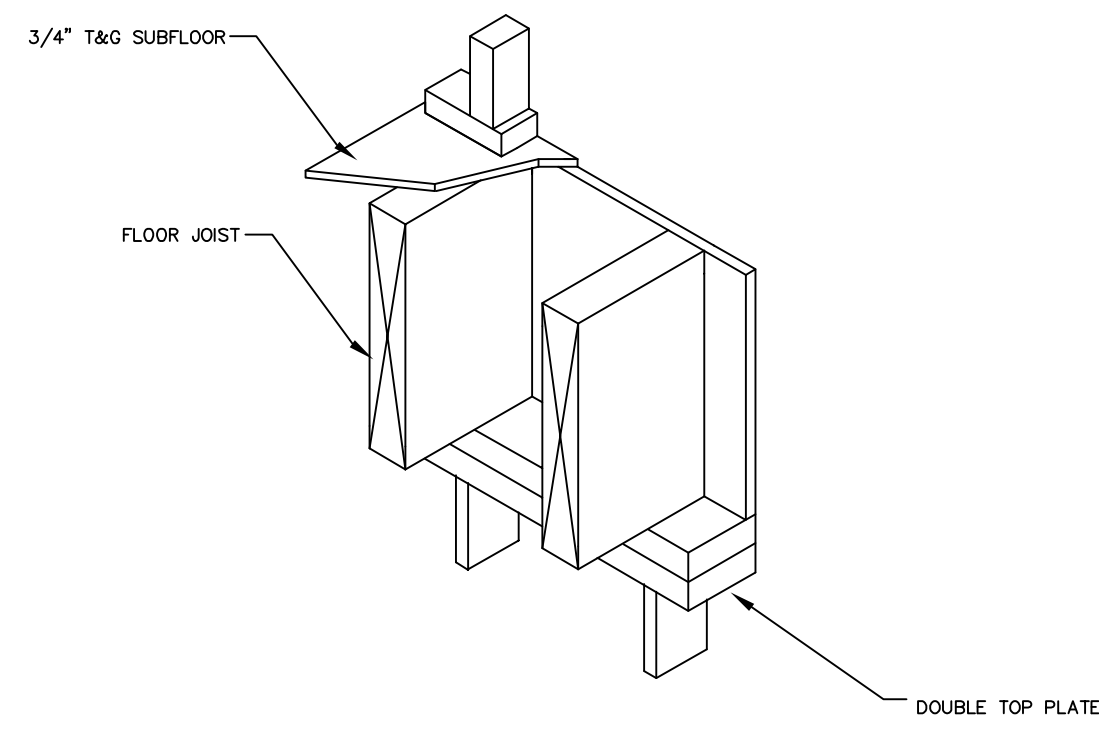
DATE: OCT. 2021  
SCALE: AS SHOWN  
DWN: RM  
CKD: MH  
JOB NO.  
SHEET NO.



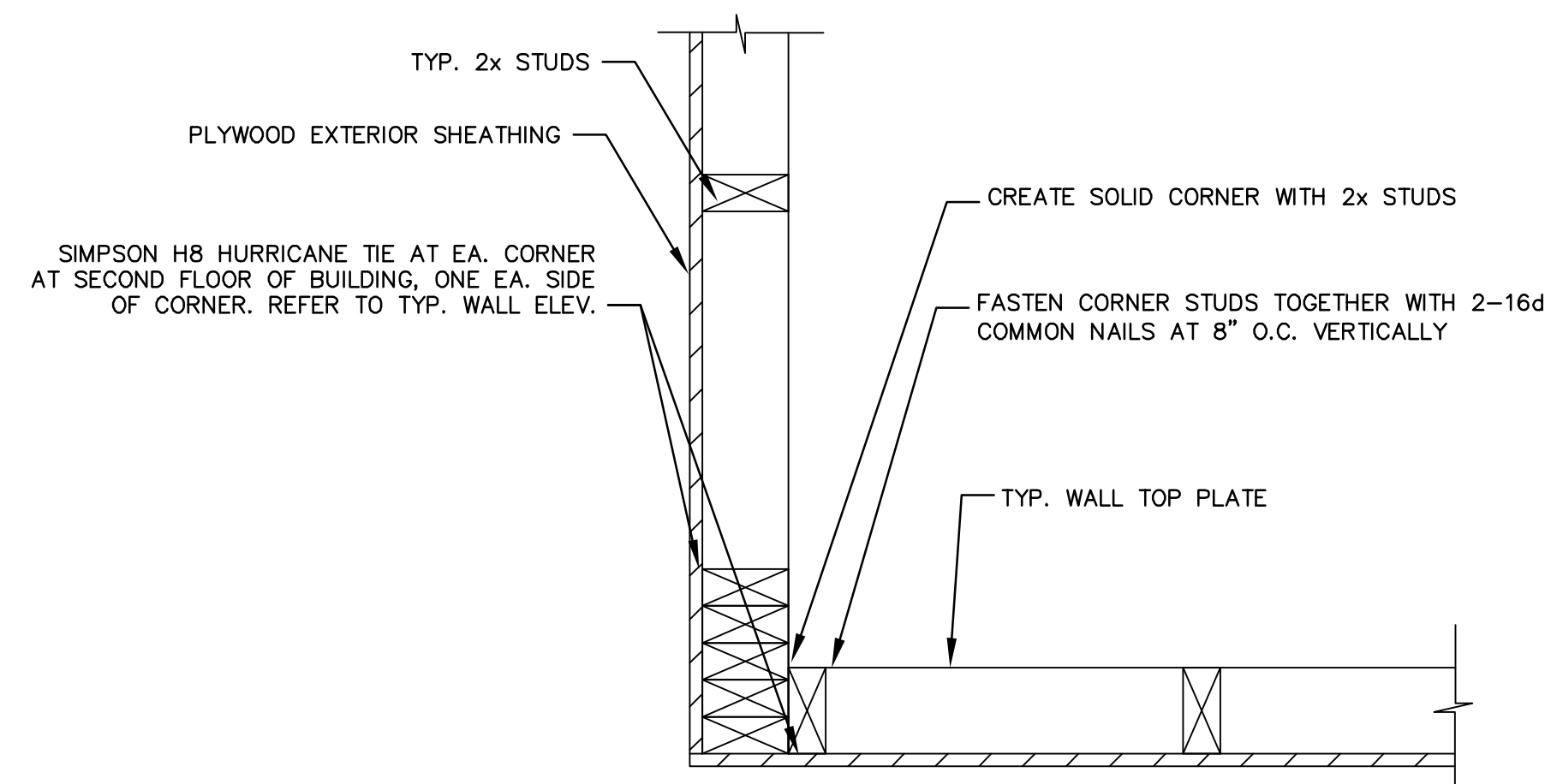
**FLAT ROOF DETAIL**  
NOT TO SCALE



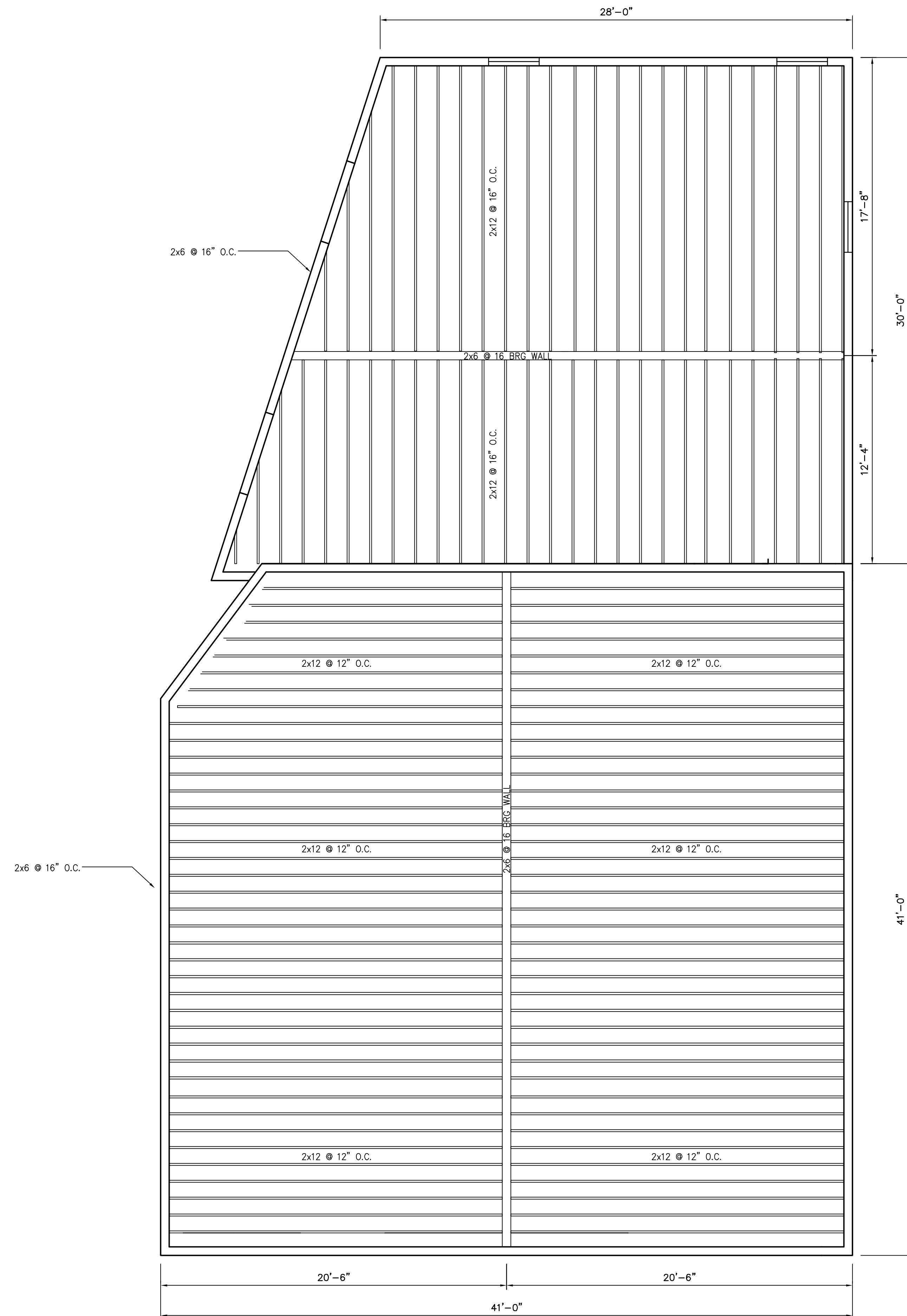
**STAIR FRAMING DETAIL**  
NOT TO SCALE



**JOIST DETAIL**  
NOT TO SCALE



**TYP. CORNER DETAIL**  
NOT TO SCALE



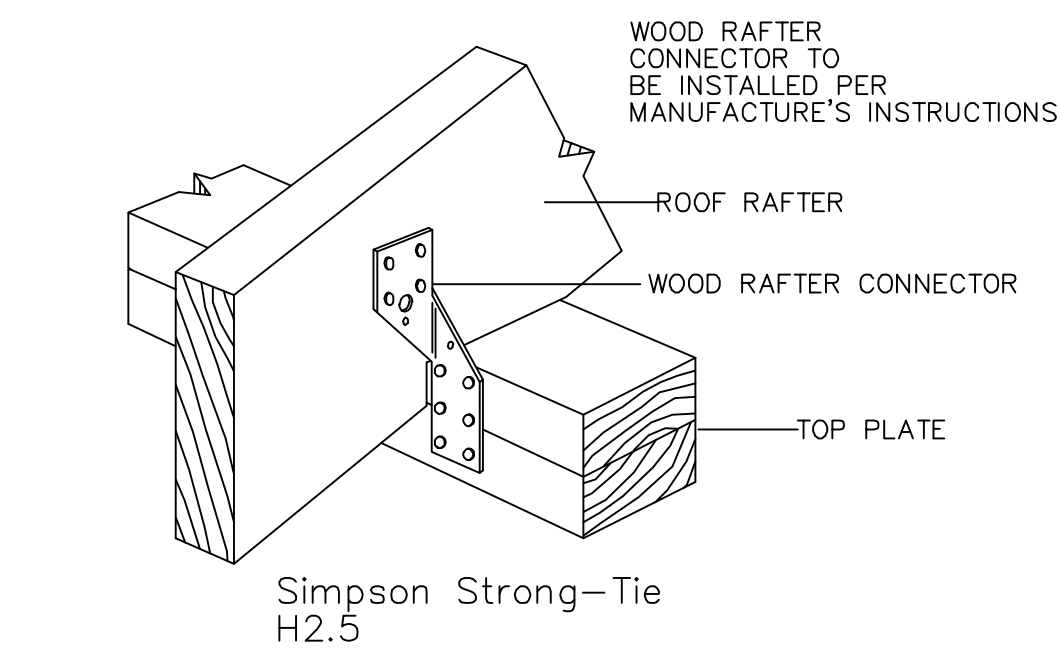
**PROPOSED ROOF FRAMING**  
SCALE: 1/4"=1'-0"

REVISIONS		
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SHEET DESCRIPTION  
**PROPOSED RENOVATIONS**  
**117 BROADWAY**  
**PROVIDENCE, RI**

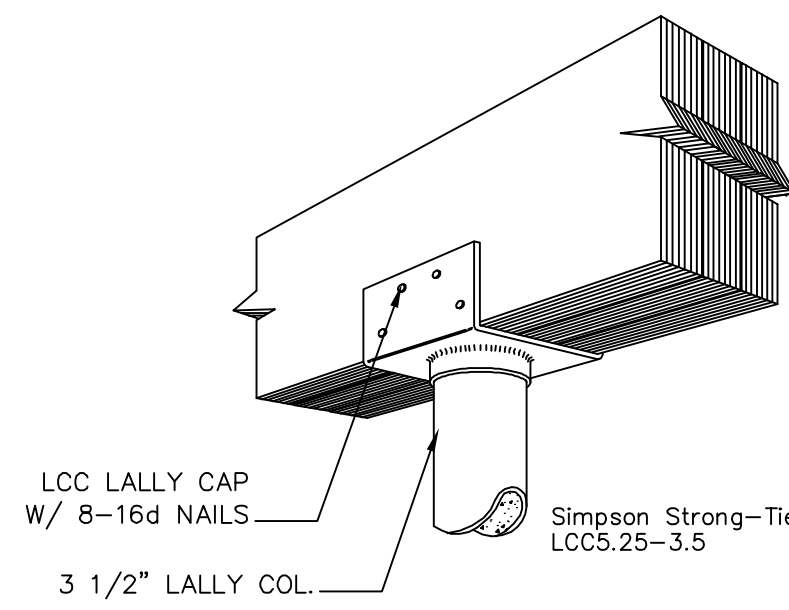
PREPARED FOR:  
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**117 BROADWAY**  
**PROVIDENCE, RI**

DATE: OCT. 2021  
 SCALE: AS SHOWN  
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 JOB NO.  
 SHEET NO.



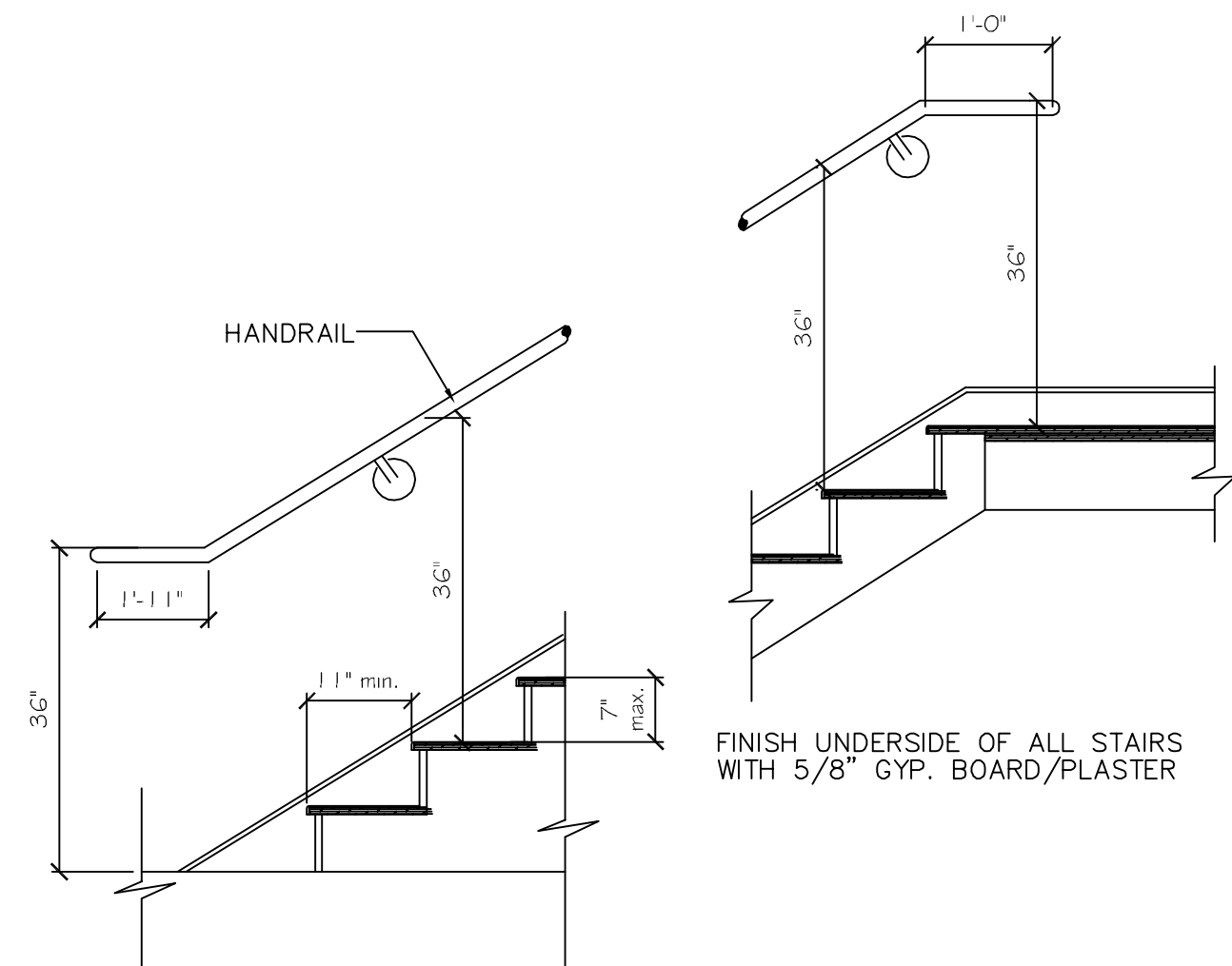
**RAFTER CONNECTOR**

NTS



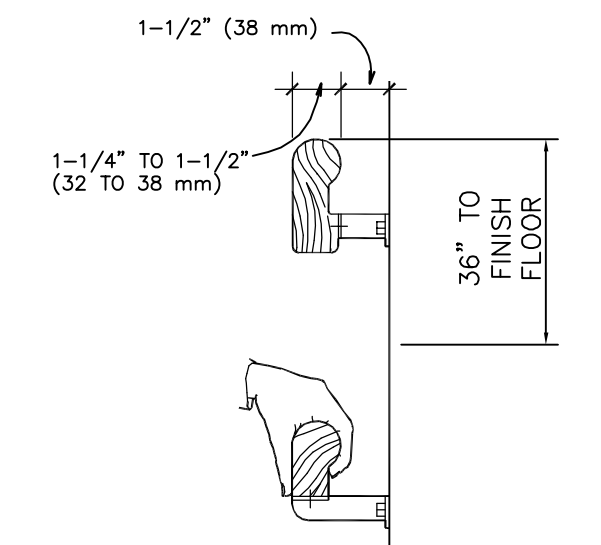
**LALLY COL. CAP DETAIL**

NOT TO SCALE



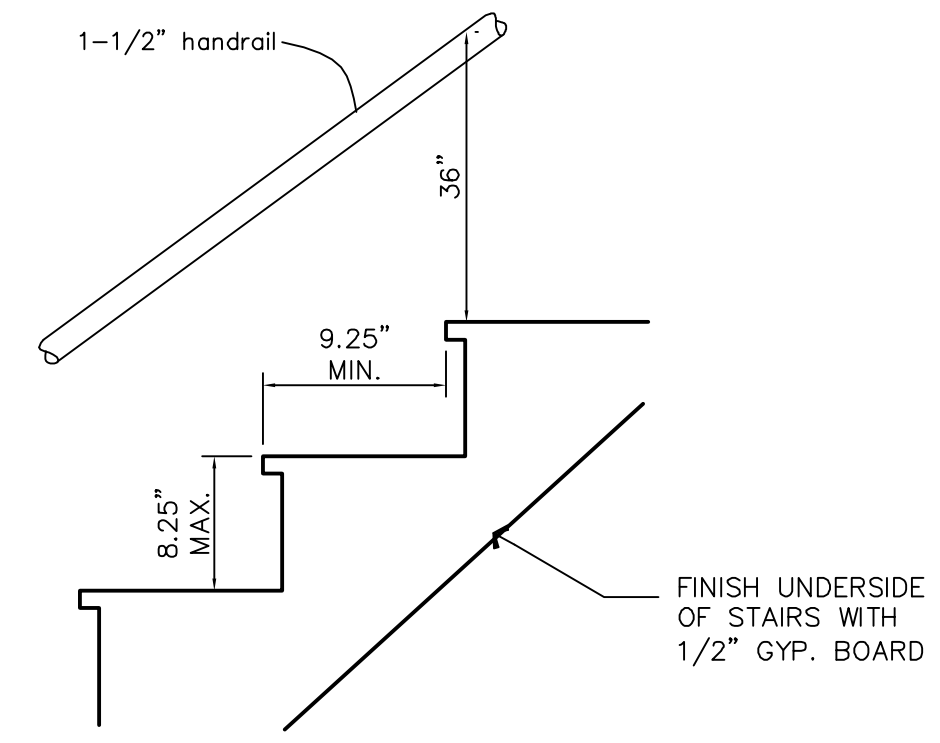
**EGRESS STAIR DETAIL**

NOT TO SCALE



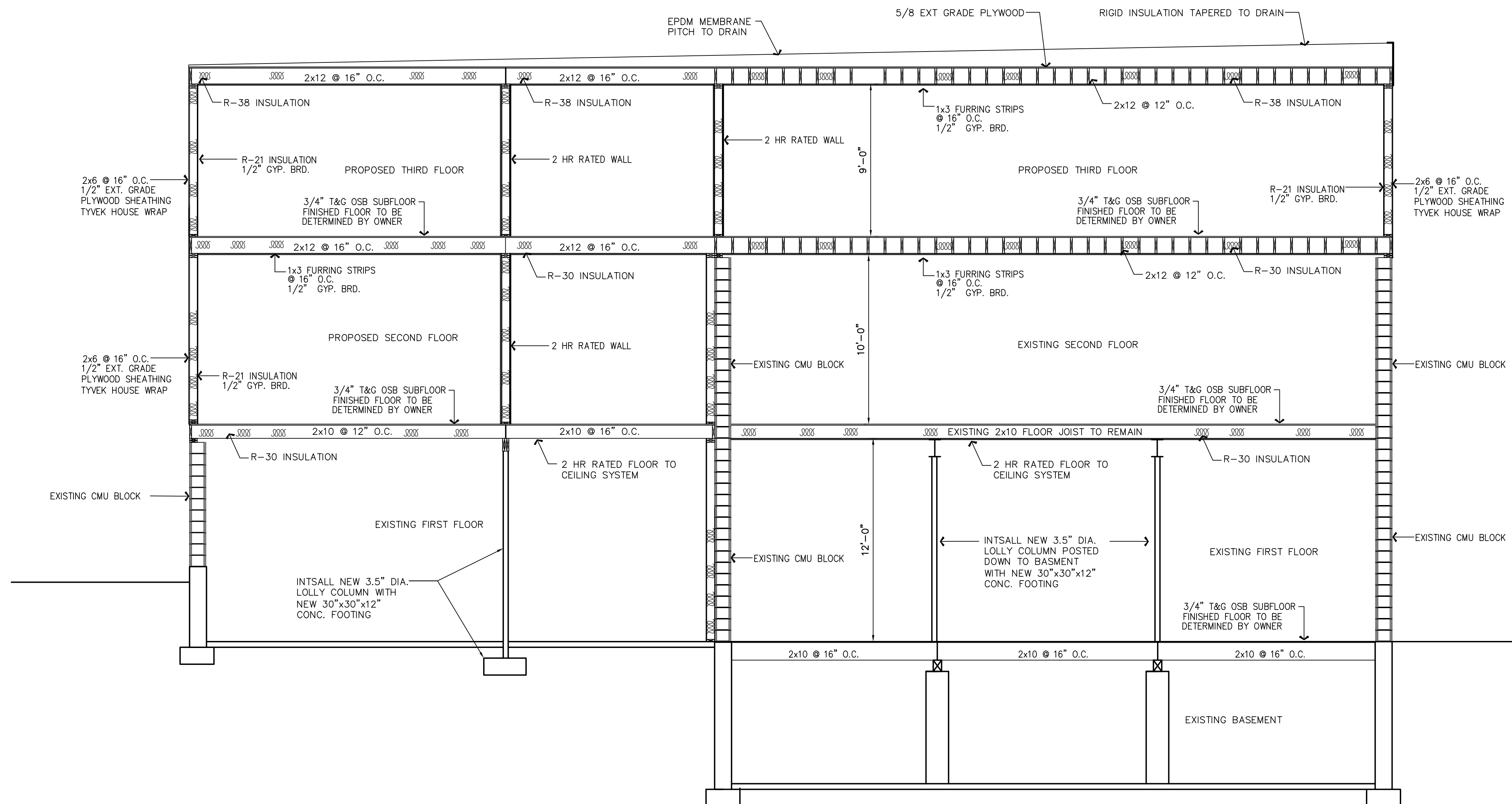
**HAND RAIL DETAIL**

NOT TO SCALE



**APARTMENT UNIT STAIR DETAIL**

NOT TO SCALE



**PROPOSED SECTION A-A**

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

REVISIONS

NO.	DATE	BY

SHEET DESCRIPTION

*PROPOSED RENOVATIONS*

*117 BROADWAY*

*PROVIDENCE, RI*

PREPARED FOR:

VINCENT MANN

117 BROADWAY

PROVIDENCE, RI

DATE:	OCT. 2021
SCALE:	AS SHOWN
OWN BY:	RM
CD BY:	MH
JOB NO:	
SHEET NO.	

9 OF 9