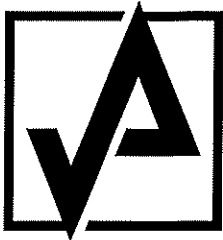


PROJECT DESIGN BY:



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DUNKIN'

15 PARK ROW WEST
PROVIDENCE
RHODE ISLAND 02903
PROVIDENCE COUNTY

MAY 18, 2026
FOR CONSTRUCTION

PC#:

367294

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ADA STATEMENT

I HEREBY CERTIFY THAT THE PLANS & DRAWINGS FOR THIS PROJECT WERE DRAWN IN ACCORDANCE W/ ALL FEDERAL, STATE & LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (THE "ADA"), THE ADA ACCESSIBILITY GUIDELINES & ANY STATE OR LOCAL ACCESSIBILITY CODES, REGULATIONS, OR STANDARDS.

ARCHITECT'S SIGNATURE HERE

DATE

INDEX OF DRAWINGS

DWG NO	DESCRIPTION
CS0.1	ADMINISTRATIVE REQUIREMENTS & SCHEDULE OF RESPONSIBILITY
CS0.2	CODE STUDY, EGRESS & OCCUPANCY DIAGRAMS
D1.1	DEMOLITION FLOOR PLAN
D1.2	DEMOLITION CEILING PLAN
A1.0	SLAB PENETRATION PLAN & DETAIL
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P1.1	WASTE & VENT LINE PLUMBING PLAN & SCHEDULE
P1.2	WATER LINE PLUMBING PLAN & DETAILS
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GC TO COORDINATE SCHEDULE OF RESPONSIBILITY w/
LANDLORD & FRANCHISEE PRIOR TO START OF PROJECT.

SCHEDULE OF RESPONSIBILITY

ALL WORK SHALL BE PROVIDED (SUPPLIED & INSTALLED) BY THE DUNKIN' GC UNLESS OTHERWISE NOTED IN THIS SCHEDULE OR ELSEWHERE IN THE DRAWINGS.

ALL MENTION THROUGHOUT THIS SET OF "OWNER" SHALL BE IN REFERENCE TO THE DUNKIN' FRANCHISEE.

ALL MENTION THROUGHOUT THIS SET OF "OTHERS" SHALL BE IN REFERENCE TO A VENDOR UNDER SEPARATE CONTRACT WITH THE DUNKIN' FRANCHISEE.

ALL MENTION THROUGHOUT THIS SET OF "LANDLORD" SHALL BE IN REFERENCE TO THE OWNER OF THE BUILDING, AND ALL WORK SUBJECT TO THIS PARTY SHALL BE UNDER SEPARATE CONTRACT.

GC SHALL BE RESPONSIBLE FOR COORDINATION OF INSTALLATION OF ALL ITEMS RELATED TO THE DUNKIN' DONUTS ON THE JOB SITE.

DIVISION ITEM	SUPPLIED BY	INSTALLED BY	MEP ROUGH-INS	FINAL MEP CONNECTIONS
DIV 10 - SPECIALTIES				
BUILDING SIGNS	OTHERS	OTHERS	GC	OTHERS
INTERIOR DIGITAL MENU BOARD	OTHERS	OTHERS	GC	OTHERS
PRE-FAB METAL CANOPY	GC	GC	GC	GC
HYAC DIFFUSERS	LANDLORD	LANDLORD	LANDLORD	LANDLORD
HOOD, EXHAUST FAN & DUCTWORK	GC	LANDLORD	LANDLORD	LANDLORD
ELECTRIC SERVICE TO SPACE SEWER / WATER / GAS	LANDLORD	LANDLORD	LANDLORD	LANDLORD
DIV 11 - EQUIPMENT				
KITCHEN EQUIPMENT	OTHERS	OTHERS	GC	GC
DIV 12 - FURNISHINGS				
WALL ART	OTHERS	OTHERS	NA	NA
MILLWORK	OTHERS	GC	GC	GC
FURNITURE	OTHERS	OTHERS	GC	GC
DIV 22 - PLUMBING				
PLUMBING FIXTURES (EXCEPT 3-BAY & HAND SINKS)	GC	GC	GC	GC
PLUMBING FIXTURES (3-BAY & HAND SINKS)	OTHERS	OTHERS	GC	GC
WATER FILTRATION SYSTEM	OTHERS	GC	GC	GC
DIV 26 - ELECTRICAL				
POS POWER & DATA	OTHERS	OTHERS	OTHERS	OTHERS
DIV 27 - COMMUNICATIONS				
CEILING MOUNTED SPEAKERS & RECEIVERS	OTHERS	GC	GC	GC
CCTV SYSTEM	OTHERS	OTHERS	OTHERS	OTHERS
POS SYSTEM	OTHERS	OTHERS	OTHERS	OTHERS

GC TO COORDINATE SCHEDULE OF RESPONSIBILITY w/ OWNER - SEE THE ELECTRICAL DRAWINGS
GC TO COORDINATE INSTALLATION OPTIONS

01005 - ADMINISTRATIVE REQUIREMENTS

01005-1: REFERENCE

- A. THESE SPECIFICATIONS ARE TO SERVE AS A SUPPLEMENT TO ALL OTHER DRAWINGS, WHERE THERE IS A CONFLICT IN REQUIREMENTS OF THOSE DRAWINGS, THE MOST STRINGENT OR PROHIBITIVE SHALL APPLY.
- B. ALL GENERAL CONDITIONS (A201) ARE HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS BY REFERENCE.
- C. COMPLY W/ ALL LANDLORD RULES & REGULATIONS REGARDING SCHEDULE & CONSTRUCTION PRACTICES. COORDINATE W/ LANDLORD TO REVIEW SCOPE OF WORK & TIMELINE PRIOR TO START OF PROJECT.

01005-2: SECTION INCLUDES

- A. CODES, RULES AND REGULATIONS
- B. CONTRACTOR USE OF PREMISES
- C. TEMPORARY FACILITIES
- D. COORDINATION
- E. FIELD ENGINEERING
- F. EXISTING UTILITIES AND STRUCTURES
- G. CONTRACTOR QUALITY CONTROL
- H. DELIVERY, HANDLING AND STORAGE OF MATERIALS
- I. PROTECTION OF INSTALLED WORK
- J. SUBMITTALS
- K. SUBSTITUTIONS
- L. PROJECT CLOSEOUT

01005-3: CODES, RULES, REGULATIONS

- A. SEE C502

01005-4: CONTRACTOR USE OF PREMISES

- A. WORK BEING PERFORMED UNDER SEPARATE CONTRACTS WITH THE OWNER COULD BE CONCURRENT WITH WORK UNDER THIS CONTRACT. COORDINATE WORK UNDER THIS CONTRACT, SUCH AS SEQUENCE AND ACCESS WITH OTHER SEPARATE CONTRACTORS AS DIRECTED BY THE OWNER.
- B. LIMIT USE OF PREMISES FOR WORK AND FOR CONSTRUCTION OPERATIONS AND TO ALLOW FOR WORK BY OTHER CONTRACTORS.

01005-5: TEMPORARY FACILITIES

- A. CONTRACTOR IS TO LIMIT ITS ENTIRE WORK FORCE TO THE BUILDING AND IMMEDIATE SITE.
1. CONTRACTOR SHALL PROVIDE TEMPORARY FACILITIES FOR ITS USE ON THE SITE, INCLUDING TEMPORARY OFFICE AND SANITARY FACILITIES.
- B. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR PERFORMANCE OF THE WORK.

01005-6: COORDINATION

- A. COORDINATE THE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.
- B. VERIFY CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO AND PLACING IN SERVICE SUCH EQUIPMENT.
- C. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE INDICATED DIAGRAMMATICALLY ON DRAWINGS. FOLLOW ROUTING SHOWN FOR PIPES, DUCTS AND CONDUITS AS CLOSELY AS PRACTICABLE. HAVE RUNS PARALLEL WITH LINES OF BUILDING. UTILIZE SPACES EFFICIENTLY TO MAXIMIZE ACCESSIBILITY FOR OTHER INSTALLATIONS, FOR MAINTENANCE AND FOR REPAIRS.
- D. IN FINISHED AREAS, CONCEAL PIPES, DUCTS AND WIRING IN THE CONSTRUCTION. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISH ELEMENTS.
- E. EXECUTE CUTTING AND PATCHING TO INTEGRATE ELEMENTS OF WORK, UNCOVER ILL-TIMED, DEFECTIVE AND NON CONFORMING WORK, PROVIDE OPENINGS FOR PENETRATIONS OF EXISTING SURFACES AND PROVIDE SAMPLES FOR TESTING. SEAL PENETRATIONS THROUGH FLOORS, WALLS AND CEILINGS.

01005-7: FIELD ENGINEERING - N/A

01005-8: EXISTING UTILITIES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR INQUIRY TO ANY UTILITY PIPE/GO, ELECTRICAL, WIRING AND CONDUITS, BUILDINGS AND OTHER STRUCTURES THAT MAY BE MET WITHIN THE PROSECUTION OF THE WORK. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO ITEMS RESULTING FROM WORK OF THIS CONTRACTOR.

01005-9: CONTRACTOR QUALITY ASSURANCE/CONTROL OF INSTALLATION

- A. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP.
- B. COMPLY FULLY WITH MANUFACTURERS' INSTRUCTIONS INCLUDING EACH STEP IN SEQUENCE.
- C. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
- D. COMPLY WITH SPECIFIED STANDARDS AS A MINIMUM QUALITY FOR THE WORK EXCEPT WHEN MORE STRINGENT TOLERANCES, CODES OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
- E. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.
- F. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, PHYSICAL DISTORTION OR DISPLACEMENT.

01005-10: DELIVERY, HANDLING AND STORAGE OF MATERIALS

- A. PRODUCTS: MEANS NEW MATERIAL, MACHINERY, COMPONENTS, EQUIPMENT, FIXTURES AND SYSTEMS FORMING THE WORK. DOES NOT INCLUDE MACHINERY AND EQUIPMENT USED FOR PREPARATION, FABRICATION, CONVEYING AND ERECTION OF THE WORK. PRODUCTS MAY ALSO INCLUDE EXISTING MATERIALS OR COMPONENTS REQUIRED FOR REUSE.
- B. TRANSPORTATION AND HANDLING
1. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
2. PROMPTLY INSPECT SHIPMENTS TO ASSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT AND PRODUCTS ARE UNDAMAGED.
3. PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOUND, DISFIGUREMENT OR DAMAGE.

C. STORAGE AND PROTECTION

1. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. STORE SENSITIVE PRODUCTS IN WEATHER-TIGHT, CLIMATE CONTROLLED ENCLOSURES.
2. ARRANGE STORAGE OF PRODUCTS TO PERMIT ACCESS FOR INSPECTION, PERIODICALLY INSPECT TO ASSURE PRODUCTS ARE UNDAMAGED AND ARE MAINTAINED UNDER SPECIFIED CONDITIONS.

01005-11: PROTECTION OF INSTALLED WORK

- A. PROTECT INSTALLED WORK AND PROVIDE SPECIAL PROTECTION AS REQUIRED.
- B. PROVIDE TEMPORARY AND REMOVABLE PROTECTION FOR INSTALLED PRODUCTS, CONTROL ACTIVITY IN IMMEDIATE WORK AREA TO MINIMIZE DAMAGE.
- C. PROVIDE PROTECTIVE COVERINGS AT WALLS, PROJECTIONS, JAMBS, SILLS AND SOFFITS OF OPENINGS.
- D. PROTECT FINISHED FLOORS AND OTHER SURFACES FROM TRAFFIC, DIRT, WEAR, DAMAGE OR MOVEMENT OF HEAVY OBJECTS BY PROTECTING WITH DURABLE SHEET MATERIALS.

01005-12: SUBMITTALS - GENERAL

- A. THE CONTRACTOR MUST SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE SUBMITTAL LIST OR AS DIRECTED BY THE ARCHITECT.
- B. SUBMIT TO THE ARCHITECT AS REQUIRED TO MAINTAIN PROJECT. ARCHITECT WILL RETAIN ONE COPY.

01005-13: SHOP DRAWING SUBMITTALS

- A. PRESENT IN A CLEAR AND THOROUGH MANNER. TITLE EACH DRAWING WITH PROJECT NAME AND NUMBER.
- B. IDENTIFY FIELD DIMENSIONS, SHOW RELATION TO ADJACENT OR CRITICAL FEATURES OR WORK OR PRODUCTS.
- C. NUMBER AND TYPE OF COPIES AS FOLLOWS.
1. SUBMIT THE NUMBER OF COPIES WHICH THE CONTRACTOR REQUIRES, PLUS ONE COPY WHICH WILL BE RETAINED BY ARCHITECT.
- D. CONTRACTOR REVIEW
1. REVIEW SUBMITTALS PRIOR TO TRANSMITTAL DETERMINE AND VERIFY FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MANUFACTURERS' CATALOG NUMBERS AND CONFORMANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
2. SIGN OR INITIAL EACH SHEET OF SHOP DRAWINGS AND PRODUCT DATA, AND EACH SAMPLE LABEL TO CERTIFY COMPLIANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS. NOTIFY ARCHITECT, IN WRITING, AT TIME OF SUBMITTAL, OF ANY DEVIATIONS FROM REQUIREMENTS OF CONTRACT DOCUMENTS. FAILURE TO DO SO WILL BE REASON FOR REJECTION FOR SUBMITTAL OR WORK IN PLACE.
3. DO NOT FABRICATE PRODUCTS TO BEGIN WORK WHICH REQUIRE SUBMITTALS WITH ARCHITECT APPROVAL.
4. REVISE AND RESUBMIT SUBMITTAL AS REQUIRED; IDENTIFY ALL CHANGES MADE SINCE PREVIOUS SUBMITTAL. FAILURE TO DO SO WILL BE REASON TO REJECT SUBMITTAL.

01005-14: PRODUCT DATA SUBMITTALS

- A. SUBMIT THE NUMBER OF COPIES WHICH THE CONTRACTOR REQUIRES PLUS ONE COPY WHICH WILL BE RETAINED BY THE ARCHITECT AND ONE COPY TO THE BUILDING DEPT.
- B. MARK EACH COPY OF DATA TO IDENTIFY PERTINENT PRODUCTS, SHOW REFERENCE STANDARDS, PERFORMANCE CHARACTERISTICS AND CAPACITIES, WIRING AND PIPING DIAGRAMS AND CONTROLS, COMPONENT PARTS, FINISHES, DIMENSIONS AND REQUIRED CLEARANCES.
- C. MODIFY MANUFACTURERS' STANDARD SCHEMATIC DRAWINGS AND DIAGRAMS TO SUPPLEMENT STANDARD INFORMATION AND TO PROVIDE INFORMATION SPECIFICALLY APPLICABLE TO THE WORK. DELETE INFORMATION NOT APPLICABLE.
- D. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THIS PROJECT.

01005-15: SUBSTITUTIONS

- A. SUBSTITUTIONS ARE NOT ALLOWED, EXCEPT AS FOLLOWS.
1. SUBSTITUTE PRODUCTS SHALL NOT BE ORDERED OR INSTALLED WITHOUT PRIOR WRITTEN ACCEPTANCE.
2. ARCHITECT AND/OR OWNER HAS SOLE RIGHT OF DETERMINATION OF ACCEPTABILITY OF SUBSTITUTIONS.
3. A CONTRACTOR OR SUBCONTRACTOR WHO CARRIES THE COST OF A SUBSTITUTE IN ITS BID WITHOUT PRIOR REVIEW BY THE ARCHITECT, DOES SO AT ITS OWN RISK. THE OWNER IS IN NO WAY OBLIGATED TO REVIEW NOR ALLOW THAT A SPECULATIVE SUBSTITUTE BE FURNISHED.
- B. REQUESTS FOR SUBSTITUTIONS. SUBMIT SEPARATE REQUEST FOR EACH SUBSTITUTION. DOCUMENT EACH REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH REQUIREMENTS OF CONTRACT DOCUMENTS.
- C. CONTRACTOR REPRESENTATION
1. REQUEST FOR SUBSTITUTION CONSTITUTES A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCT AND HAS DETERMINED THAT IT IS EQUAL TO OR SUPERIOR IN ALL RESPECTS TO SPECIFIED PRODUCT OR THAT THE COST REDUCTION OFFERED IS AMPLIFIED JUSTIFICATION FOR ACCEPTING THE OFFERED SUBSTITUTION.
2. CONTRACTOR WAIVES CLAIMS FOR ADDITIONAL COSTS RELATED TO SUBSTITUTION WHICH MAY LATER BECOME APPARENT.

01005-16: PROJECT CLOSEOUT

- A. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN THE WORK IS SUBSTANTIALLY COMPLETE.
- B. WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH NOTICE, THE ARCHITECT WILL MAKE AN INSPECTION TO DETERMINE THE STATUS OF COMPLETION.
- C. SHOULD THE ARCHITECT DETERMINE THAT THE WORK IS NOT SUBSTANTIALLY COMPLETE, ARCHITECT WILL PROMPTLY NOTIFY THE CONTRACTOR, GIVING THE REASONS THEREFORE. CONTRACTOR SHALL REMEDY THE DEFICIENCIES IN THE WORK AND NOTIFY THE ARCHITECT AND REQUEST REINSPECTION OF THE WORK.
- D. WHEN THE ARCHITECT CONCURS THAT THE WORK IS SUBSTANTIALLY COMPLETE, HE/SHE WILL PREPARE A CERTIFICATE OF SUBSTANTIAL COMPLETION, ACCOMPANIED BY A LIST OF ITEMS TO BE COMPLETED OR CORRECTED.
- E. SUBMITTALS REQUIRED FOR PROJECT CLOSEOUT SHALL INCLUDE:
1. CERTIFICATE OF OCCUPANCY.
2. IN ADDITION TO THE WARRANTY AND GUARANTEE REQUIREMENTS OF THE GENERAL CONDITIONS, PROVIDE ALL OTHER GUARANTEES, BONDS, AFFIDAVITS AND CERTIFICATES REQUIRED THROUGHOUT THE SPECIFICATIONS.
3. CONTRACTORS AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS.
4. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS.

END OF SECTION

ABBREVIATIONS INDEX

A	AND	MO	MASONRY OPENING
@	AT	MTD	MOUNTED
A/C	AIR CONDITIONING	N/C	NOT IN CONTRACT
AF	ABOVE FLOOR	NO	NUMBER
ALUM	ALUMINUM	NOM	NOMINAL
ALT	ALTERNATE	NTS	NOT TO SCALE
APPROX	APPROXIMATE	OS	OVERALL
BD	BOARD	OC	ON CENTER
BS	BELOW GRADE	OCH	ON CENTER HORIZONTALLY
BUDG	BUILDING	OCV	ON CENTER VERTICALLY
BM	BEAM	OD	OUTER DIAMETER
BSMT	BASEMENT	OPNG	OPENING
BTWN	BETWEEN	OPT	OPTICAL
BOT	BOTTOM	PL	PLATE
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLUMB	PLUMBING
CLG	CEILING	PLYWD	PLYWOOD
CLO	CLOSET	PR	PAR
CM	CONSTRUCTION MSR	PROP	PROPERTY
CMU	CONCRETE MASONRY UNIT	PSF	PER SQUARE FOOT
COL	COLUMN	PSI	PER SQUARE INCH
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS	PTD	PAYNTED
CONSTR	CONSTRUCTION	PVC	POLYVINYL CHLORIDE
DEPT	DEPARTMENT	QT	QUANTITY
DTL	DETAIL	QTY	QUANTITY
DIA	DIAMETER	RAD	RADIUS
DIM	DIMENSION	REF	REFRIGERATOR
DISP	DISPENSER	REINFC	REINFORCING
DN	DOWN	REV	REVISION
DR	DOOR	REQD	REQUIRED
DS	DOWNSPOUT	REQTS	REQUIREMENTS
DWG	DRAWING	RES	RESILIENT
EA	EACH	RM	ROOM
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRICAL	SCHED	SCHEDULE
EQ	EQUAL	SEC	SECTION
EQUIP	EQUIPMENT	SF	SQUARE FOOT
ETR	EXISTING TO REMAIN	SKT	SHEET
EXST	EXISTING	SM	SIMILAR
EXT	EXTERIOR	SPEC	SPECIFICATION
FCB	FIBER CEMENT BOARD	SQ	SQUARE
FLOOR	FLOOR	SS	STAINLESS STEEL
FIN	FINISH	STD	STANDARD
FL	FLOOR	STL	STEEL
FO	FACE OF	STRUCT	STRUCTURAL
FR	FIRE RETARDANT	SUSP	SUSPENDED
FT	FOOT	TBD	TO BE DETERMINED
FTB	FLOOR TILE BASE	TEL	TELEPHONE
FURN	FURNITURE	THK	THICK
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	TOP	TOP OF PLATE
GYP ED	GYPSON BOARD	TOS	TOP OF STEEL
HARD	HARDWARE	TOSL	TOP OF SLAB
HDR	HEADER	TRT	TREATED
HM	HOLLOW METAL	TYP	TYPICAL
HORIZ	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HGT	HEIGHT	VB	VINYL BASE
ID	INSIDE DIAMETER	VCT	VINYL COMPOSITE TILE
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	VF	VERIFY IN FIELD
JO	JOINT	VWC	VINYL WALL COVERING
KIT	KITCHEN	W	WITH
LAM	LAMINATE	WC	WATER CLOSET
LAV	LAVATORY	WOD	WOOD
LT	LIGHT	WFS	WATER FILTRATION SYSTEM
MAS	MASONRY	WO	WITHOUT
MAX	MAXIMUM	WPF	WATERPROOFING
MECH	MECHANICAL	WT	WEIGHT
MTL	METAL	WAF	WELDED WIRE FABRIC
MANUF	MANUFACTURER		
MIN	MINIMUM		
MSC	MISCELLANEOUS		

GRAPHIC SYMBOLS

	INTERIOR OR ELEVATION NUMBER / SHEET		FRAME / WINDOW TYPE
	SECTION OR DETAIL KEY NUMBER/SHEET		EQUIPMENT TAG
	DETAIL KEY		PARTITION TYPE
	ROOM NAME		ROOM NUMBER
	FINISH NUMBER		EXIST CONSTRUCTION TO BE REMOVED
	KEYED PLAN NOTE		NEW PARTITION
	DOOR TYPE		AREA NOT IN SCOPE



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DISCLAIMER

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FOR CONSTRUCTION

REVISIONS:

NUMBER	REMARKS	DATE
1		
2		
3		
4		
5		

PROJECT TITLE:

DUNKIN'
PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

ADMINISTRATIVE
REQUIREMENTS &
SCHEDULE OF RESPONS.

DATE:

MAY 18, 2026

PROJ NO:

25144

DRAWN BY:

ML

CHECKED BY:

JB

DRAWING NUMBER

CS0.1

PROJECT DATA

CODES, RULES, REGULATIONS

FEDERAL, STATE AND MUNICIPAL LAWS

PROVIDENCE, RHODE ISLAND RULES AND/OR REGULATIONS

SRC-1: STATE OF RHODE ISLAND REHABILITATION BUILDING AND FIRE CODE FOR EXISTING BUILDINGS AND STRUCTURES, 2002 ED.

CHAPTER 5: ALTERATIONS

CHAPTER 10: ACCESSIBILITY

ANY PREVAILING RULES, REGULATIONS PERTAINING TO ADEQUATE PROTECTION AND/OR GUARDING OF ANY MOVING PARTS OR OTHERWISE HAZARDOUS LOCATIONS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR REVISIONS THERETO, WHICH ARE APPLICABLE DURING THE TERM OF THIS CONTRACT AND HOLD THE OWNER AND/OR HIS/her AGENTS HARMLESS FROM ANY CLAIM OR LOSS THAT MAY RESULT FROM VIOLATIONS OF OR CLAIMS UNDER THIS ACT.

SINGLE RESTROOM EXCEPTION:

2021 INTERNATIONAL PLUMBING CODE - 403.2 SEPARATE FACILITIES

EXCEPTION 4: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.

PUBLIC RESTROOM EXCEPTION:

2021 INTERNATIONAL PLUMBING CODE - 403.3 EMPLOYEE AND PUBLIC TOILET FACILITIES

EXCEPTION 2: STRUCTURES AND TENANT SPACES INTENDED FOR QUICK TRANSACTIONS, INCLUDING TAKEOUT, PICK UP, AND DROP OFF, HAVING PUBLIC ACCESS AREA LESS THAN OR EQUAL TO 500 SQUARE FEET (23 m²)

BUILDING CODE DESIGN CRITERIA

DUNKIN' USE GROUP:

BUSINESS (B)

BUILDING CONSTRUCTION TYPE:

ASSUMED TYPE 1B

DUNKIN' AREA:

PROPOSED DUNKIN': 1,522 ± GROSS SF

DUNKIN' OCCUPANT LOAD:

STANDING AREA (PUBLIC)

33± / 5 N = 7 OCCUPANTS

KITCHEN AREA (NON PUBLIC)

413± / 200 G = 3 OCCUPANTS

UTILITY/STORAGE (NON PUBLIC)

69± / 300 G = 3 OCCUPANTS

TOTAL OCCUPANT LOAD = 13

LENGTH OF EXIT ACCESS TRAVEL:

100 MAXIMUM w/ SPRINKLER SYSTEM WITH (1) MEANS OF EGRESS

SPRINKLER SYSTEM:

MODIFIED EXISTING

FIRE ALARM SYSTEM:

MODIFIED EXISTING

DUNKIN' HEATING / COOLING:

MODIFIED EXISTING - PROVIDED BY LANDLORD

DUNKIN' ELECTRICAL SYSTEM:

120V, 3ph, 400A - PROVIDED BY LANDLORD

DUNKIN' BRANDS DATA

IMAGE TYPE:

COOL PALETTE

STORE DIMENSIONS:

355 NET SF ±

SERVICE AREA:

326 NET SF ±

SALES AREA:

599 NET SF ±

BACK ROOM:

51 NET SF ±

RESTROOM:

51 NET SF ±

TOTAL:

1,361 NET SF ±

RESTROOMS:

1

OF RESTROOMS:

N

PUBLIC ACCESS:

Y

HANDICAP ACCESSIBLE:

Y

SEATING:

NA

DRIVE THRU:

NA

DUNKIN' REVIEW FOR DESIGN CONFORMANCE ONLY

APPROVAL FOR THESE PLANS BY DUNKIN' DONUTS DOES NOT IMPLY THAT DUNKIN' HAS REVIEWED THEM FOR CONFORMITY TO APPLICABLE CODES OR REGULATIONS.

☐ APPROVED

☐ APPROVED AS NOTED:

Submit record copy for archives

☐ DISAPPROVED AS NOTED:

Revise and resubmit

☐ INCOMPLETE INFORMATION:

Add requested information and resubmit

DUNKIN' CONSTRUCTION MANAGER'S SIGNATURE HERE

DATE

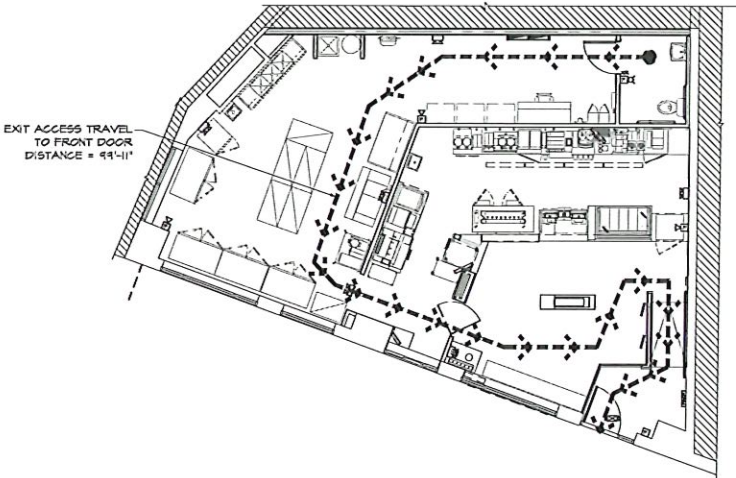
CONTROLLED CONSTRUCTION REQ'D INSPECTIONS

IF THIS OFFICE IS CONTRACTED TO DO CONTROLLED CONSTRUCTION, THE FOLLOWING CONSTRUCTION PROGRESS INSPECTIONS MUST BE PERFORMED BY THE ARCHITECT & ENGINEERS PRIOR TO ISSUING FINAL AFFIDAVITS FOR CERTIFICATE OF OCCUPANCY. GC MUST PROVIDE A SCHEDULE AT THE START OF THE PROJECT & GIVE 48 HOURS NOTICE PRIOR TO REQUIRED INSPECTION.

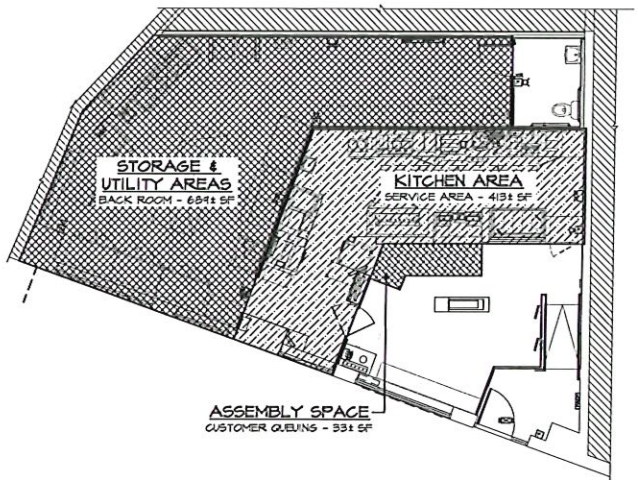
INSPECTION # - TYPE OF INSPECTION	RESPONSIBLE PARTY
INSPECTION #1 - INSPECT INTERIOR WALL FRAMING, ELECTRICAL & PLUMBING ROUGH-IN PRIOR TO INSULATING	ARCHITECT
INSPECTION #2 - FINAL INSPECTION WITH ALL LIFE SAFETY COMPONENTS INSTALLED	ARCHITECT



3 LOCUS MAP
SCALE: NOT TO SCALE



2 EGRESS DIAGRAM
SCALE: 1/8" = 1'-0"



1 OCCUPANCY DIAGRAM
SCALE: 1/8" = 1'-0"



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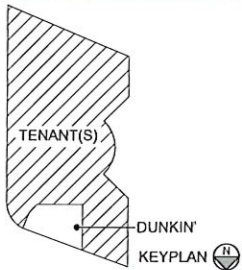
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FOR CONSTRUCTION

REVISIONS:

NUMBER	REMARKS	DATE
1		
2		
3		
4		
5		



PROJECT TITLE:

DUNKIN'

PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

CODE STUDY, EGRESS
& OCCUPANCY
DIAGRAMS

DATE:

MAY 18, 2026

PROJ NO:

25144

DRAWN BY:

ML

CHECKED BY:

JB

DRAWING NUMBER:

CS0.2

GENERAL DEMOLITION NOTES

PROTECTION

- 1) ALL RULES & REGULATIONS GOVERNING THE RESPECTIVE UTILITIES SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION. ALL WORK SHALL BE EXECUTED IN SUCH A MANNER AS TO PREVENT ANY DAMAGE TO THE EXISTING BUILDING, SERVICE UTILITY LINES & STRUCTURES.
- 2) THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGES TO THE EXISTING BUILDING AS WELL AS ADJACENT PRIVATE SPACES & PROPERTY CAUSED BY HIS SUBCONTRACTOR'S EQUIPMENT & PERSONNEL.
- 3) PERFORM THE WORK IN SUCH A MANNER AS TO CAUSE NO INTERFERENCE W/ ACCESS BY THIS SUBCONTRACTOR OR OTHER CONTRACTORS TO ALL PORTIONS OF THE BUILDING AS NECESSARY FOR THE NORMAL CONDUCT OF THEIR WORK.
- 4) THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL ITEMS SCHEDULED TO REMAIN HAVE BEEN ADEQUATELY PROTECTED. TAKE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGING THOSE ITEMS WHICH HAVE BEEN SPECIFIED BY THE OWNER TO BE SALVAGED AND/OR STOCKPILED.

PREPARATION

- 1) NOTIFY ALL CORPORATIONS, COMPANIES, INDIVIDUALS OR LOCAL AUTHORITIES OWNING, OR HAVING JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION OPERATIONS.
- 2) HAVE ALL UTILITY SERVICES NOT OTHERWISE DESIGNATED TO BE DISCONNECTED BY THE CONTRACTOR, DISCONNECTED & SERVICE MAINS BY THE GOVERNING UTILITY INVOLVED, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR DIRECTED BY THE ARCHITECT.

DEMOLITION

- 1) DEMOLISH DESIGNATED EXISTING FEATURES ABOVE & BELOW FLOOR LEVELS, WITHIN THE CONTRACT LIMIT LINES, AS NOTED TO PREPARE THE BUILDING FOR ALL OTHER WORK AS SPECIFIED OR AS SHOWN ON THE DRAWINGS & AS ORDERED BY THE ARCHITECT.
- 2) COMPLY W/ ALL STATE OF RHODE ISLAND DEPARTMENT OF HEALTH STANDARDS DURING DEMOLITION OPERATIONS.
- 3) REMOVE & SALVAGE MATERIAL REG'D FOR LATER REUSE AS SHOWN ON THE DRAWINGS & AS DIRECTED BY THE ARCHITECT.

- 4) REMOVE & DISPOSE OF ALL UNSUITABLE MATERIAL OFF SITE. THE OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR ALL MATERIALS. REMOVE ANY STOCKPILED MATERIAL DEEMED SURPLUS BY THE ARCHITECT & NO ADDITIONAL COST TO THE OWNER.
- 5) REFER TO KEYED DEMOLITION NOTES & THE DEMOLITION FLOOR PLAN FOR FURTHER CLARIFICATION OF ITEMS SCHEDULED FOR DEMOLITION.

DISPOSAL AND CLEAN UP

- 1) PROMPTLY REMOVE ANY DEMOLITION DEBRIS OR SIMILAR MATERIAL, KEEPING THE AREA CLEAN & ALL TIMES.
- 2) DEMOLISHED MATERIAL
 - A) ALL DEMOLISHED MATERIAL DECLARED UNSUITABLE BY THE ARCHITECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE LEGALLY DISPOSED OF OFF THE PREMISES, UNLESS OTHERWISE INDICATED OR SPECIFIED.
 - B) KEEP ALL EXITS, PUBLIC WAYS AND EGRESS PASSAGEWAYS CLEAR OF ALL DEBRIS & ALL TIMES.
- 3) PREMISES: LEAVE THE PREMISES IN A SAFE, CLEAN & RELATIVELY ORDERLY CONDITION UPON COMPLETION OF WORK.

SHORING

- 1) IT IS THE CONTRACTOR'S RESPONSIBILITY TO SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REG'D TO MAINTAIN STRUCTURAL INTEGRITY & ALL TIMES. SHORING DESIGN SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 2) HEADERS SHALL BE PLACED ACROSS THE TOP OF SHORING POSTS & SHALL BE TIGHT AGAINST UNDERSIDE OF THE STRUCTURE ABOVE.
- 3) SHORING SHALL BEAR ON SLEEPERS TO PREVENT DAMAGE TO STRUCTURE BELOW.
- 4) TEMPORARY SHORING SHALL BE ERECTED, SUPPORTED, BRACED & MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL DEAD LOADS PRESENTLY CARRIED BY THE BUILDING STRUCTURE AS WELL AS ANY CONSTRUCTION LIVE LOADS.
- 5) SHORING SHALL BE RELEASED GRADUALLY.

LEGEND

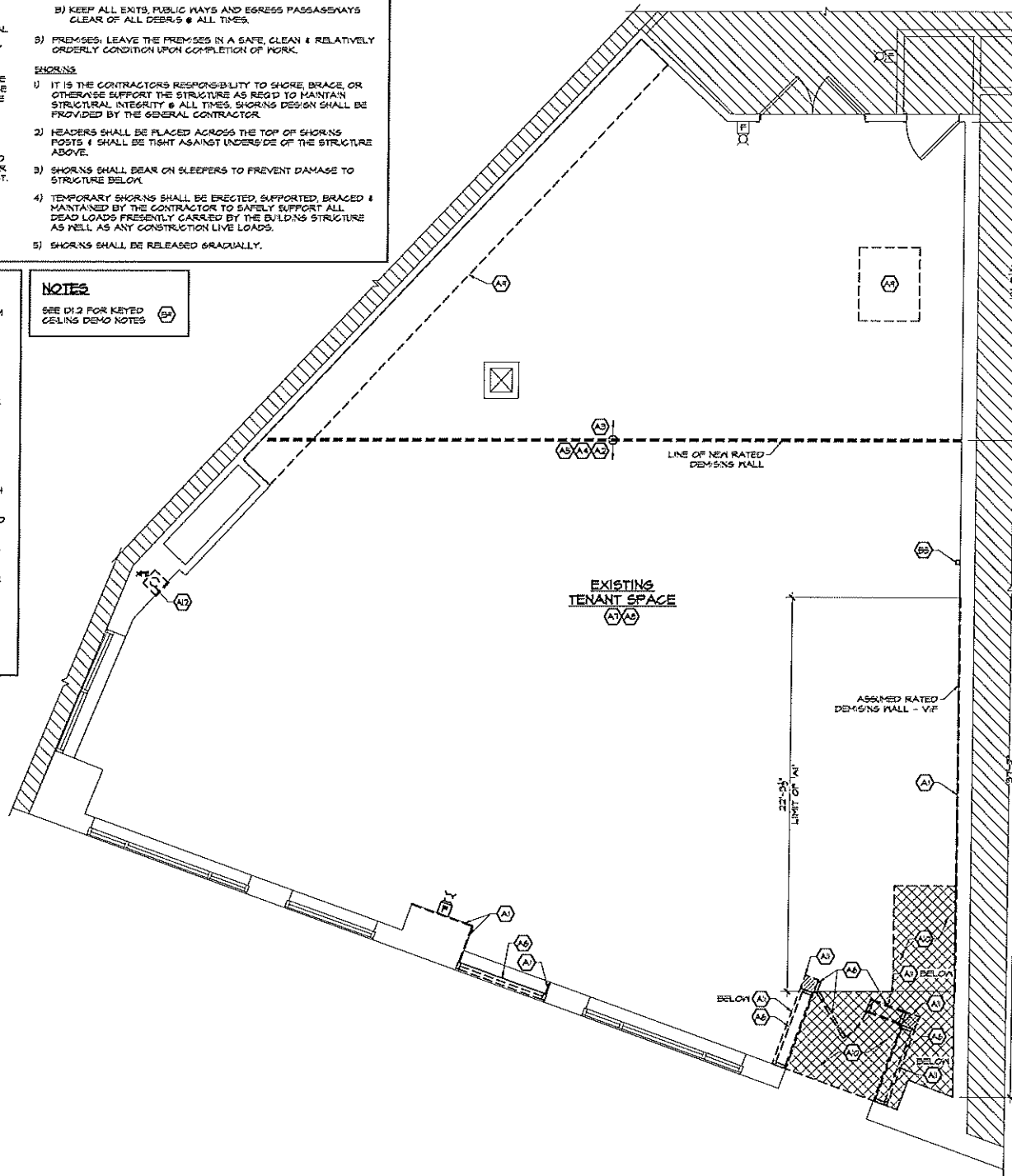
ALL ITEMS SHOWN DASHED - - - - ARE TO BE REMOVED

A) FLOOR DEMO NOTES

- A) REMOVE WALL FINISH, BASE & OUTER MOST LAYER OF GYPSUM BOARD & TENANT DEMISING PARTITIONS. GC TO COORDINATE W/ EXISTING PARTITION CONSTRUCTION IN FIELD AS REG'D.
- A) REMOVE FLOOR FINISH IN THIS AREA.
- A) WALL FINISH, WALL BASE, CONC SLAB & FLOOR FINISH TO REMAIN IN THIS AREA.
- A) REMOVE WALL FINISHES & CUT EXISTING WALLS AS REG'D FOR PLUMB / ELEC. SEE PLUMB / ELEC DWGS.
- A) CORE DRILL / PROVIDE FLOOR PENETRATIONS AS REG'D FOR ALL NEW PLUMB & ELEC WORK. SEE A/D, P.1 & B.1.
- A) REMOVE DOOR, STOREFRONT FRAMES, GLAZING & ALL RELATED ACCESSORIES AS REG'D.
- A) GC TO VERIFY IF ELEC RACEWAYS EXIST BELOW FLOOR FINISH & REPORT FINDINGS BACK TO FEE FOR POSSIBLE REUSE.
- A) REMOVE ALL ELEC WIRING, CONDUITS, J-BOXES & ALL RELATED ACCESSORIES & ENTIRE SPACE BACK TO ELEC ENTRY POINT.
- A) REMOVE MILLWORK EQUIPMENT & ALL RELATED ACCESSORIES AS REG'D.
- A) REMOVE PORTION OF CONC SLAB AS INDICATED BY [XXXX] FOR NEW RAMP. COORD W/ A/D & ALL.
- A) REMOVE PARTITION AS INDICATED BY [XXXX]. REMOVE ALL MECHANICAL, PLUMB & ELEC ITEMS WITHIN (IF EXISTS) & CAP OR ABANDON AS REG'D.
- A) REMOVE RECESSED FIRE EXTINGUISHER CABINET & ALL RELATED ACCESSORIES.

NOTES

SEE D1.2 FOR KEYED CEILING DEMO NOTES



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



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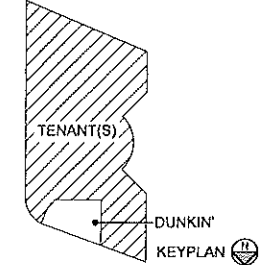
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FOR CONSTRUCTION

REVISIONS:

NUMBER	REMARKS	DATE



PROJECT TITLE:

DUNKIN'
PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

DEMOLITION
FLOOR PLAN

DATE:

MAY 18, 2026

PROJ NO:

25144

DRAWN BY:

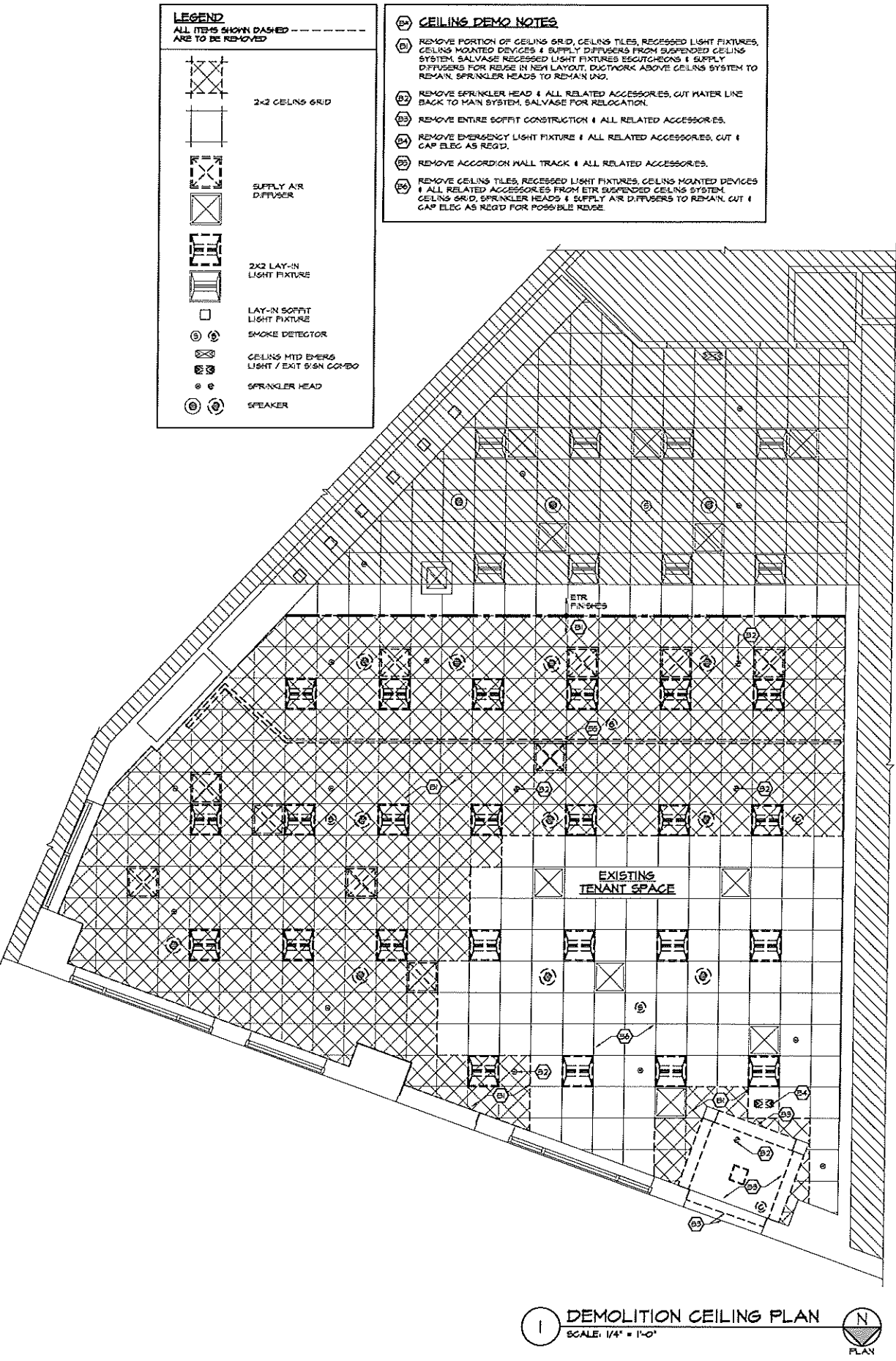
ML

CHECKED BY:

JB

DRAWING NUMBER:

D1.1



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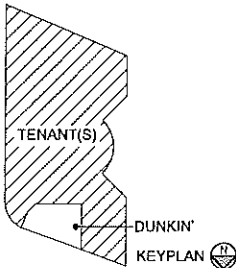
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FOR CONSTRUCTION

REVISIONS

NUMBER	REMARKS	DATE



PROJECT TITLE:

DUNKIN'
PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

**DEMOLITION
CEILING PLAN**

DATE: MAY 18, 2026	PROJ NO: 25144
DRAWN BY: ML	CHECKED BY: JB

DRAWING NUMBER:

D1.2

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





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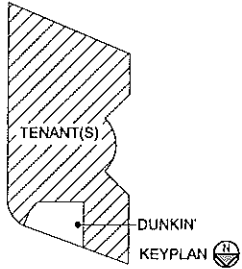
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FOR CONSTRUCTION

REVISIONS:

NUMBER	REMARKS	DATE



PROJECT TITLE:

DUNKIN'

PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

SLAB
PENETRATION
PLAN & DETAIL

DATE:

MAY 18, 2026

PROJ NO:

25144

DRAWN BY:

ML

CHECKED BY:

JB

DRAWING NUMBER

A1.0

PLUMBING FIXTURE KEY

SEE PLUMB DWSG FOR PLUMBING SPECIFICATIONS

- P-1 FLOOR SINK
- P-2 FLOOR DRAIN
- P-3 HAND SINK
- P-4 HAND SINK
- P-5 MOP SINK
- P-10 LAVATORY
- P-11 TOILET

LEGEND

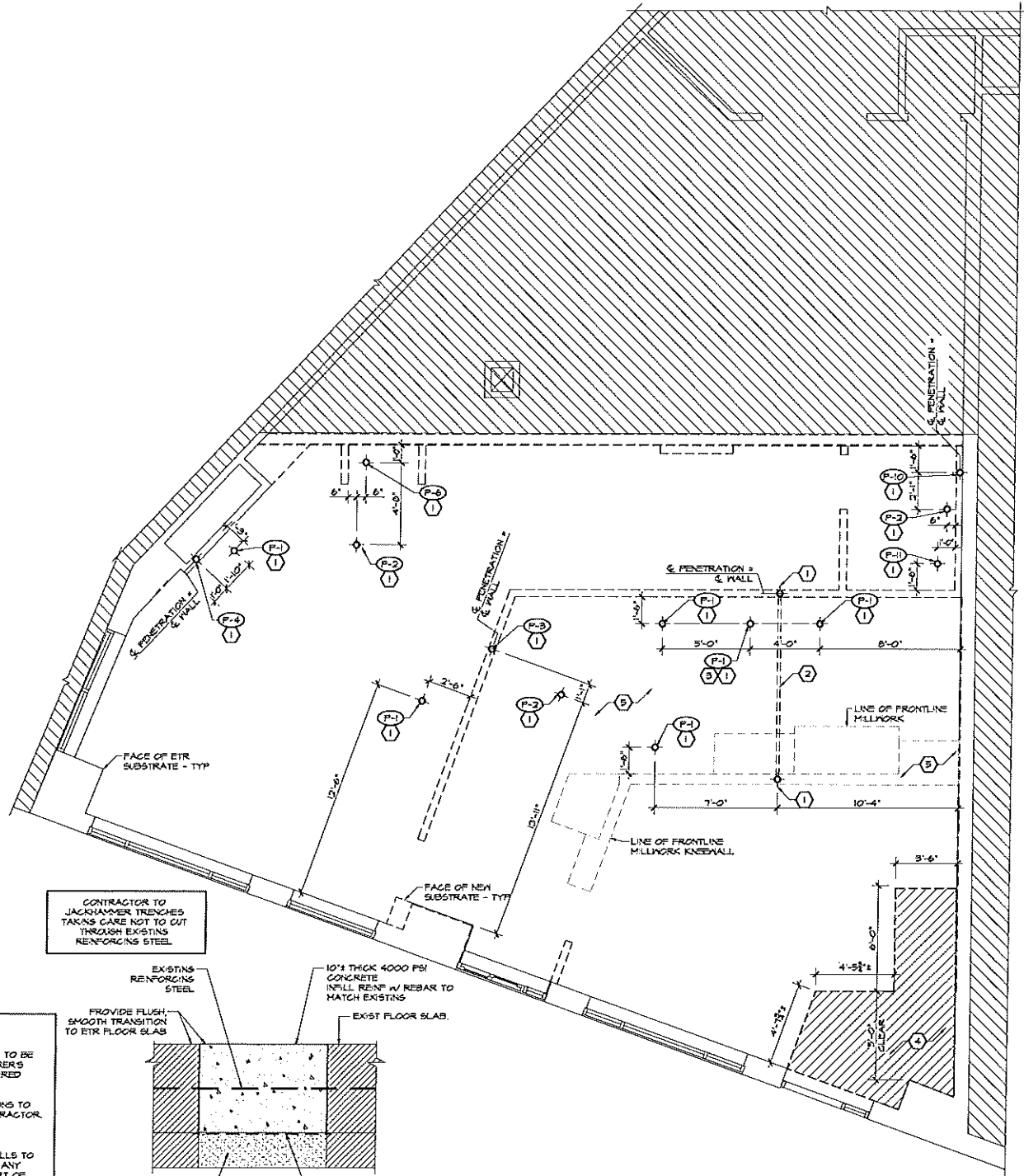
- SLAB PENETRATION
- DEMISED SLAB / SLAB INFILL

KEYED PLAN NOTES

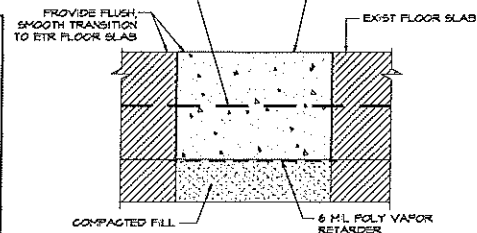
- CORED/ILL EXIST CONC SLAB AS REQ'D IN ALL AREAS OF REQ'D WASTE PIPING & ELEC CONDUIT INSTALLATION. COORD LOCATIONS IN FIELD W/ EXISTING WASTE PIPING. SEE PLUMB DWSG & ELEC DWSG.
- RUN WATER CONDUIT IN GARAGE BELOW TO FRONT LINE. SEE PLUMB DWSG.
- VERIFY LOCATION OF FLOOR SINK BASED ON MILLWORK SUPPLIER SHOP DWSG.
- CUT & PATCH PORTION OF EXIST SLAB AS REQ'D FOR ENTRY RAMP & LANDINGS. SEE 2/A1.0 & A1.1.
- GO TO VERIFY IF ELEC RACEWAYS EXIST BELOW FLOOR FINISH & REPORT FINDINGS BACK TO FEE. IF RACEWAYS CANNOT BE REUSED, GO TO RUN POS & ELEC CONDUIT IN GARAGE BELOW TO FRONT LINE. COORD W/ DU & BU.

NOTES

- LAYOUT DIMENSIONS INDICATED ON THIS DRAWING ARE INTENDED TO BE UTILIZED FOR GUIDELINE PURPOSES ONLY. REFER TO MANUFACTURER'S INSTALLATION GUIDELINES FOR INSTALLATION TOLERANCES REQUIRED FOR SPECIFIC PLUMBING FIXTURES AND ACCESSORIES.
- PLUMBER'S WORK TO END 10' FROM THE BUILDING. ALL CONNECTIONS TO SITE UTILITY PIPING SHALL BE PROVIDED BY THE PLUMBER'S CONTRACTOR.
- SEE PLUMBING DWSG FOR PLUMBING PRODUCT SPECIFICATIONS.
- ALL DIMENSIONS ARE FROM FACE OF INTERIOR SUBSTRATE & WALLS TO CENTERLINE OF PENETRATION UNLESS NOTED OTHERWISE. COORD ANY CHANGES TO INTERIOR PARTITIONS W/ ARCHITECT PRIOR TO START OF WORK. AS SOME DRAIN LOCATIONS ARE DEPENDANT UPON PLACEMENT OF THE NEW PARTITIONS AS INDICATED ON A1.1.
- EXISTING CONC SLAB IS ASSUMED REINFORCED W/ REBAR & STRUCTURAL STEEL. GO TO EXISTING SLAB & COORD EXTENT/PATH OF TRENCHING W/ LANDLORD.



CONTRACTOR TO JACKHAMMER TRENCHES TAKING CARE NOT TO CUT THROUGH EXISTING REINFORCING STEEL



2 TYP SLAB INFILL DETAIL
SCALE: 1/2" = 1'-0"

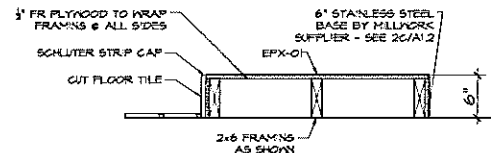
1 SLAB PENETRATION PLAN
SCALE: 1/4" = 1'-0"



PLAN

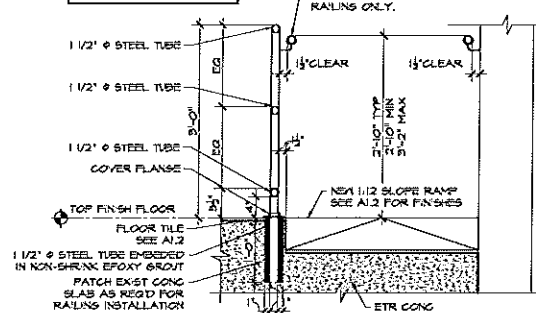
GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS & INSPECTIONS NECESSARY TO INSURE ISSUANCE OF AN OCCUPANCY CERTIFICATE UPON COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQD BY THE OWNER AND/OR GOVERNMENTAL AUTHORITIES & SHALL PROVIDE PROOF OF SUCH INSURANCE AS REQD.
- ALL WORK SHALL BE IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES, CITY PROVISIONS, RHODE ISLAND REGS & AS PUT FORTH IN THESE CONSTRUCTION DOCUMENTS. WHERE CONFLICTS OCCUR, THE MOST STRINGENT REGS SHALL BE MET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING ALL WORK DURING CONSTRUCTION.
- THE DRAWINGS MAY NOT BE TO SCALE. SEE PLANS & DETAILS FOR DIMENSIONS.
- ALL EXTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF FRAMES. ALL INTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF SUBSTRATE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS BEFORE COMMENCING CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL ANCHOR WALL MOUNTED EQUIPMENT & ACCESSORIES TO EXISTING WALLS AS REQD FOR PROPER SUPPORT. PROVIDE BLOCKING AS REQD.
- LEVEL OF 6" PLY BO FINISH PER MATERIAL. UNDER WALL COVERING: 4 UNDER PAINT: 5
- NOTHING IN THE SPECIFICATIONS OR DRAWINGS SHALL BE CONSTRUED TO ALLOW WORK NOT IN ACCORDANCE W/ THE CODE REGS. WHEN REGS SHOWN OR SPECIFIED ARE LESS THAN THOSE DICTATED IN THE CODE, THE CONTRACTOR SHALL FURNISH AND/OR INSTALL THE LARGER SIZE OR HIGHER STANDARD WITHOUT EXTRA COST TO THE OWNER.
- "PROVIDE" SHALL MEAN TO "SUPPLY & INSTALL".
- ALL MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE CLASSIFIED AS NONCOMBUSTIBLE PER THE STATE BUILDING CODE WHETHER SO INDICATED ON THE DWS OR NOT.
- COMPLY W/ ALL LANDLORD & REGULATIONS REGARDING SCHEDULE & CONSTRUCTION PRACTICES. COORDINATE W/ LANDLORD TO REVIEW SCOPE OF WORK & TIMELINE PRIOR TO START OF PROJECT.

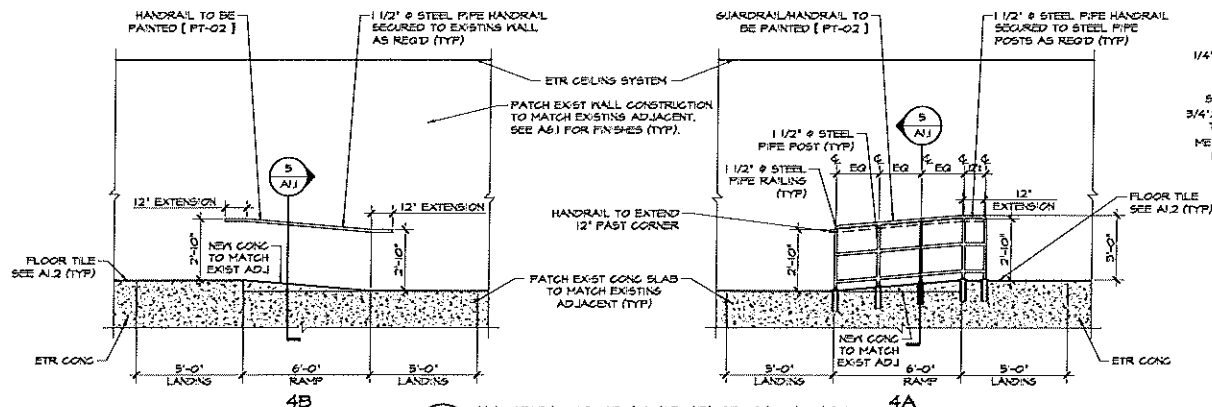


6 MILLWORK PLATFORM SECTION
SCALE: 1" = 1'-0"

NOTE:
ALL RAILING CONNECTIONS SHALL BE CONTINUOUS & FIELD & SMOOTH.



5 SECTION @ RAMP HANDRAIL CONSTRUCTION
SCALE: 3/4" = 1'-0"



4 INTERIOR RAMP ELEVATIONS
SCALE: 1/4" = 1'-0"

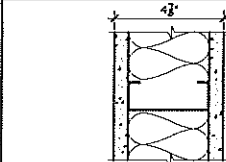
PARTITION TYPES

INTERIOR WALL INSULATION & FIRE BLOCKING

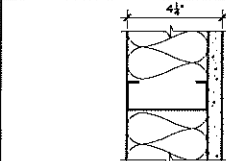
- ALL INTERIOR PARTITIONS ARE TO BE INSULATED USING UNFACED BATT INSULATION. REFER TO PARTITION TYPE KEYS THROUGHOUT PLANS.
- UNFACED BATT INSULATION ALSO ACTS AS FIRE BLOCKING WITHIN THE STUD WALLS. SECURE INSULATION WITHIN STUD SPACES.
- BATT INSULATION SHALL FILL THE ENTIRE DEPTH OF WALL CAVITY. PACK TIGHTLY AROUND PIPING OR CONDUIT WITHIN WALL CAVITY.
- EXTEND INSULATION 12" ABOVE CEILING LINE.

NOTES:

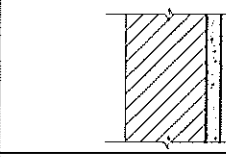
- SEE "WALL SUBSTRATES PER ROOM" FOR SUBSTRATE DESIGNATIONS.
- EXTEND ALL FRAMES & WALL SUBSTRATE TO DECK @ ALL EXPOSED CEILING AREAS.



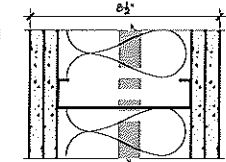
A
5/8" SUBSTRATE EACH SIDE
3/8"x20 GA METAL STUDS @ 16" OC
SOUND ATTENUATION BATT INSUL.
SECURE TO STRUCT ABOVE AS REQD FOR PROPER SUPPORT



B
5/8" SUBSTRATE
3/8"x20 GA METAL STUDS @ 16" OC
SOUND ATTENUATION BATT INSUL.
SECURE TO STRUCT ABOVE AS REQD FOR PROPER SUPPORT



C
5/8" SUBSTRATE
ON ETR WALL CONSTR.
IF REQD, PROVIDE 5/8" FIRE RATED SUBSTRATE
@ ANY EXISTING RATED WALLS - VIF



D (2xR FIRE RATED)
2 LAYERS 5/8" TYPE X 6" GP BD
ON EA SIDE
6"x20 GA METAL STUDS @ 16" OC
5 1/2" SOUND ATTENUATION BATT INSUL.
SECURE TO STRUCT ABOVE AS REQD FOR PROPER SUPPORT
SEAL PARTITIONS TIGHT TO UNDERSIDE OF STRUCTURE ABOVE U.L. DESIGN RUM

KEYED PLAN NOTES

- MILLWORK & EQUIPMENT PROVIDED BY OTHERS. SEE K01 & K02.
- MILLWORK SUPPLIER SHALL PROVIDE ACCESS FOR UTILITIES & CLEANING @ ALL FRONT LINE MILLWORK.
- PROVIDE TYPE ABC FIRE EXTINGUISHER MOUNTED @ 4'-0" AF FROM TOP BY SC, COORDINATE ALL FINAL LOCATIONS & QUANTITY W/ LOCAL FIRE DEPT.
- HANDICAP ACCESSIBLE COUNTERS SHALL BE MAX 34" AF.
- PROVIDE CLEAR ANODIZED ALUM EDGE TRIM (SCHLUTER "JOLLY") FOR FULL HEIGHT OF WALL @ EXTERNAL TILE CORNERS & ALL LOCATIONS WHERE TILE ENDS. SEE 2(A).1.
- PROVIDE 2"x2" STAINLESS STEEL CORNER GUARDS - FULL HEIGHT OF WALL UP TO CEILING.
- PROVIDE BLOCKING IN WALL/CEILING @ VDU MOUNTING LOCATIONS. SEE ELEC DWS - TYP.
- "PLAN TUBE" MOUNTED ON WALL COORD FINAL LOCATION IN FIELD W/ FRANCHISE. SEE 3(A).1.
- PROVIDE OPAQUE WINDOW FILM @ INTERIOR FACE OF PANE. COORD FINAL SPEC & COLOR W/ LANDLORD TO MATCH EXISTING ADJACENT.
- PROVIDE ROLL-A-SHADE INFINITY SHADE PER DANKIN NEXT GEN SPECIFICATIONS. MATERIAL TO BE HERSEY & SCARLETT 750 CHARCOAL/GRAY W/ CHILD SAFETY TENSION DEVICE & BOTTOM RAIL TO BE POWDER COATED BLACK. BLACK CLUTCHES & BRACKETS W/ STAINLESS STEEL CHAIN & BLACK TENSION DEVICES.
- PROVIDE LOWER FOR EXHAUST FAN VENTILATION AS REQD. SEE A2.1, A6.1 & M.1.
- INFILL WALL CONSTRUCTION TO MATCH EXISTING ADJACENT.

WALL SUBSTRATES PER ROOM

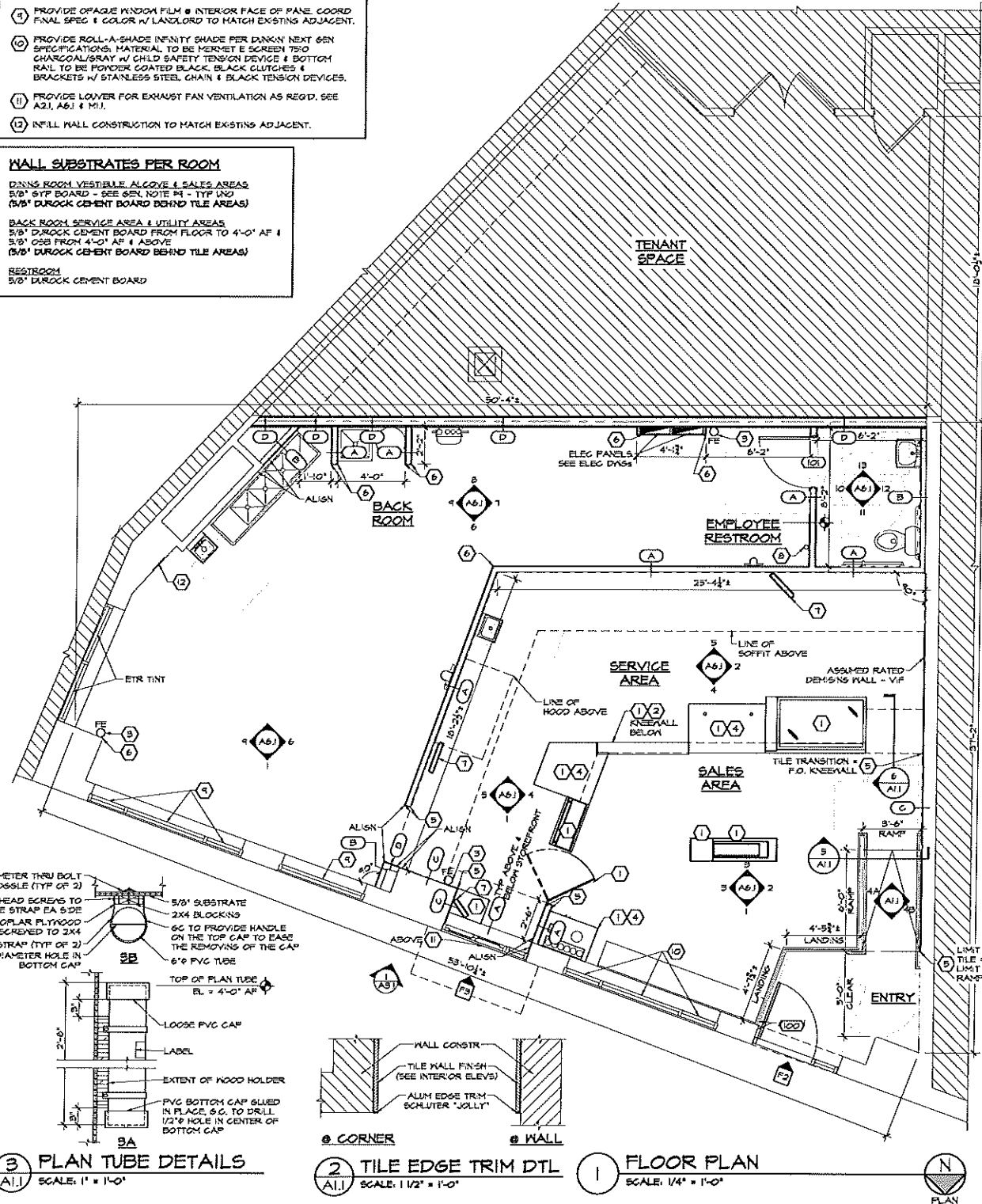
DINING ROOM, VESTIBULE, ALCOVE & SALES AREAS
5/8" 6" GP BOARD - SEE GEN. NOTE #4 - TYP. LND
(5/8" DUROCK CEMENT BOARD BEHIND TILE AREAS)

BACK ROOM, SERVICE AREA & UTILITY AREAS
5/8" DUROCK CEMENT BOARD FROM FLOOR TO 4'-0" AF & 5/8" OSB FROM 4'-0" AF & ABOVE
(5/8" DUROCK CEMENT BOARD BEHIND TILE AREAS)

RESTROOM
5/8" DUROCK CEMENT BOARD

FIRE RATED CONSTRUCTION NOTES:

SEAL ALL PENETRATIONS THROUGH ANY FIRE RATED CONSTRUCTION W/ FIRE CAULKING. TYPICAL FOR FIRE RATED PARTITIONS & FLOOR / CEILING CONSTRUCTION.



3 PLAN TUBE DETAILS
SCALE: 1" = 1'-0"

2 TILE EDGE TRIM DTL
SCALE: 1/2" = 1'-0"

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



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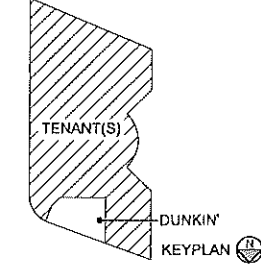
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FOR CONSTRUCTION

REVISIONS		
Δ	REMARKS	DATE



PROJECT TITLE:
DUNKIN'
PC# 367294
IMAGE: NEXTGEN COOL PALETTE

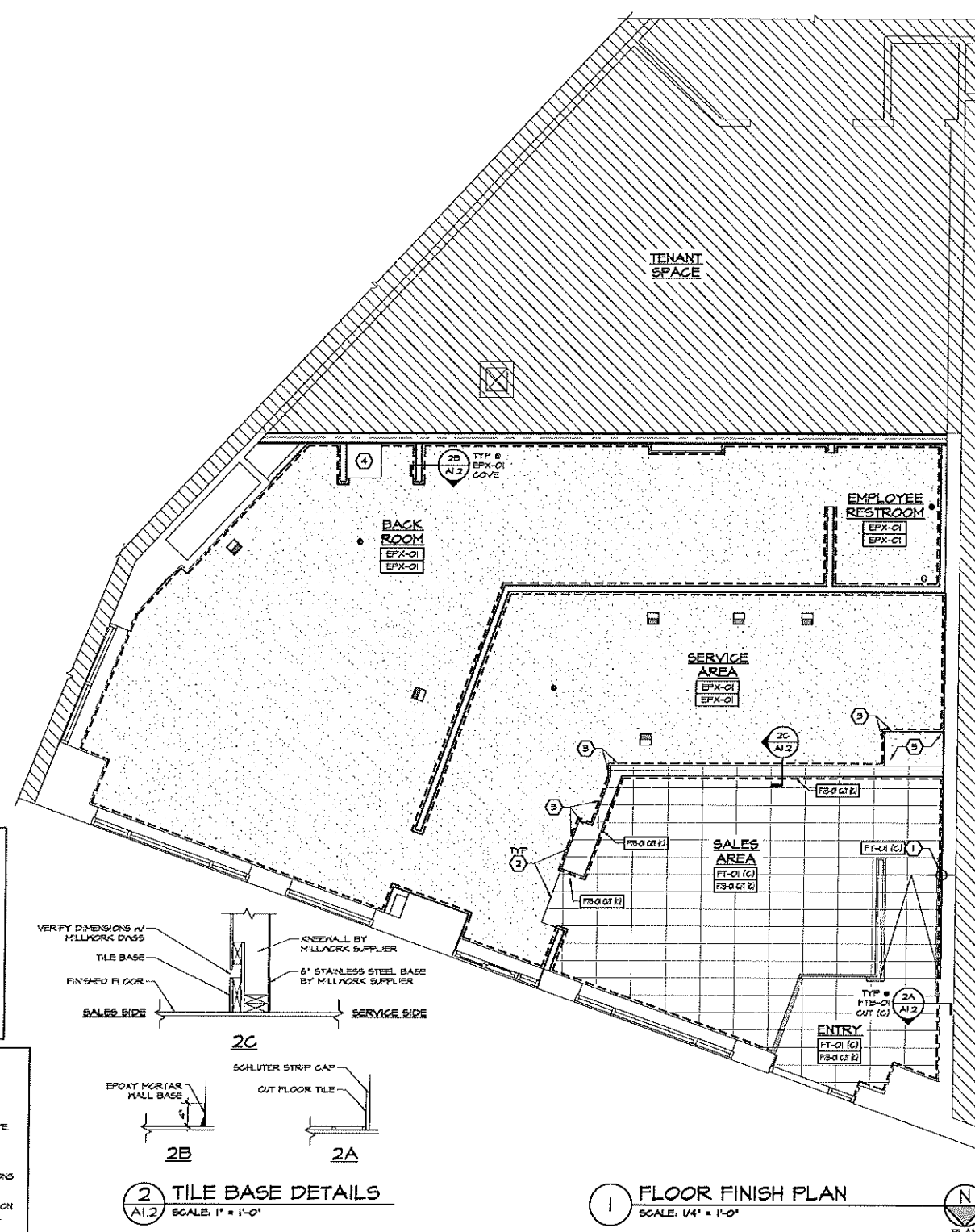
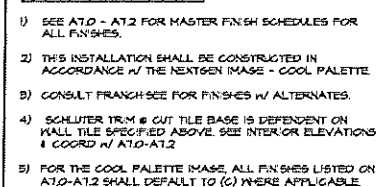
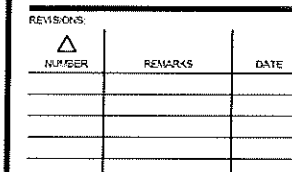
15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:	
FLOOR PLAN & DETAILS	
DATE: MAY 18, 2026	PROJ. NO.: 25144
DRAWN BY: ML	CHECKED BY: JB
DRAWING NUMBER:	

A1.1



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- KEYED PLAN NOTES**
- CEILING FINISH TRANSITION INDICATED BY - - - - -
 - CEILING GRID WORK POINT.
 - EXHAUST HOOD. SEE M.I.
 - MENU BOARDS HORIZONTALLY MOUNTED ON FACE OF SOFFIT. SEE A6.1, K1.1 & K1.2.
 - WALL ART / GRAPHIC PANELS - SEE A6.1, K1.1 & K1.2.
 - PROVIDE 24"x24" ACCESS HATCH IN SOFFIT CENTERED ON DIGITAL MENU BOARDS. PAINT TO MATCH ADJACENT SOFFIT.
 - CONNECT RELOCATED FIXTURE BACK TO EXIST ELEG AS REQ'D IF POSSIBLE.
 - PATCH PORTION OF SUSPENDED CEILING SYSTEM TO MATCH & ALIGN W/ EXIST ADJACENT.
 - INSTALL SUSPENDED CEILING SYSTEM IN CENTER OF ROOM AS SHOWN.
 - INSTALL SUSPENDED CEILING SYSTEM @ SAME HEIGHT AS REMOVED.
 - RELOCATE EXISTING SUPPLY DIFFUSERS & CONNECT BACK TO EXISTING MAIN HVAC SYSTEM AS REQ'D FOR NEW PARTITIONS / SUSPENDED CEILING SYSTEM. HVAC PROVIDED BY LANDLORD.
 - PAINT EXISTING SUPPLY DIFFUSERS. COLOR: BLACK IN ALL AREAS RECEIVING GT-02 OR FT-02(C). WHITE IN ALL AREAS RECEIVING GT-03 OR FT-03(C).
 - PAINT ETR CEILING GRID 'BLACK' TO MATCH GT-02 COLOR AS REQ'D.
 - PROVIDE NEW CEILING TILES IN ETR CEILING GRID.
 - RELOCATED LIGHT FIXTURE TO BE WIRE TO NEW OCCUPANCY SENSOR.
 - PROVIDE SPEAKER & CONNECT TO MUSIC SYSTEM RECEIVER. COLOR: BLACK IN ALL AREAS RECEIVING GT-02 OR FT-02 (C). WHITE IN ALL AREAS RECEIVING FT-03 (C). SEE MUSIC SYSTEM NOTES, THIS SHEET.
 - PROVIDE METALLIC ADJUSTABLE EXHAUST DIFFUSERS. MODEL: RH-1. EXTEND DUCTWORK TO LOWER - SEE M.I. COLOR: WHITE.

REFLECTED CEILING PLAN LEGEND

	2x4 CEILING GRID		LED LINEAR BAR
	2x2 CEILING GRID PATCH		EXTERIOR LIGHT BAR
	2x2 CEILING GRID		ETR RECESSED LIGHT FIXTURE
	ETR 2x2 CEILING GRID		WALL MTD OCCUPANCY SENSOR
	GYP BD		SMOKE DETECTOR
	RELOCATED / REINSTALLED EXIST SUPPLY AIR DIFFUSER		ETR SMOKE DETECTOR
	ETR SUPPLY AIR DIFFUSER		RELOCATED EXISTING SPRINKLER HEAD
	EXHAUST FAN		ETR SPRINKLER HEAD
	EXHAUST HOOD DUCT		WALL MTD EMERG LIGHT
	2x2 LAY-IN LIGHT FIXTURE		CLG MTD EMERG LIGHT / EXIT SIGN COMBO
	ETR 2x2 LAY-IN LIGHT FIXTURE		ETR CLG MTD EMERG LIGHT / EXIT SIGN COMBO
	HOOD LIGHT		SPEAKER
	LED RECESSED LIGHT FIXTURE		ETR SPEAKER
	LED RECESSED LIGHT FIXTURE PROVIDED BY CANOPY MANIF		CAMERA
	LED DOWNLIGHT LIGHT FIXTURE		CEILING MATERIAL
			CEILING FINISH
			CEILING ELEVATION
			ACCESS HATCH

MUSIC SYSTEM NOTES

- MUSIC SYSTEM IS REQ'D IN ALL STORES. CEILING SPEAKERS TO BE FLUSH MOUNTED @ EXISTING SUSPENDED CEILING SYSTEM. PROVIDE SPEAKERS FINISHED TO MATCH MOUNTING SURFACE.
- PROVIDE A MINIMUM OF TWO SPEAKERS IN THE SALES AREA.
- HARDWARE TO BE INSTALLED AT OFFICE DESK AREA. COORDINATE W/ FRANCHISE FOR EXACT LOCATION OF UNIT & VOLUME CONTROLS.

SPRINKLER SYSTEM NOTES

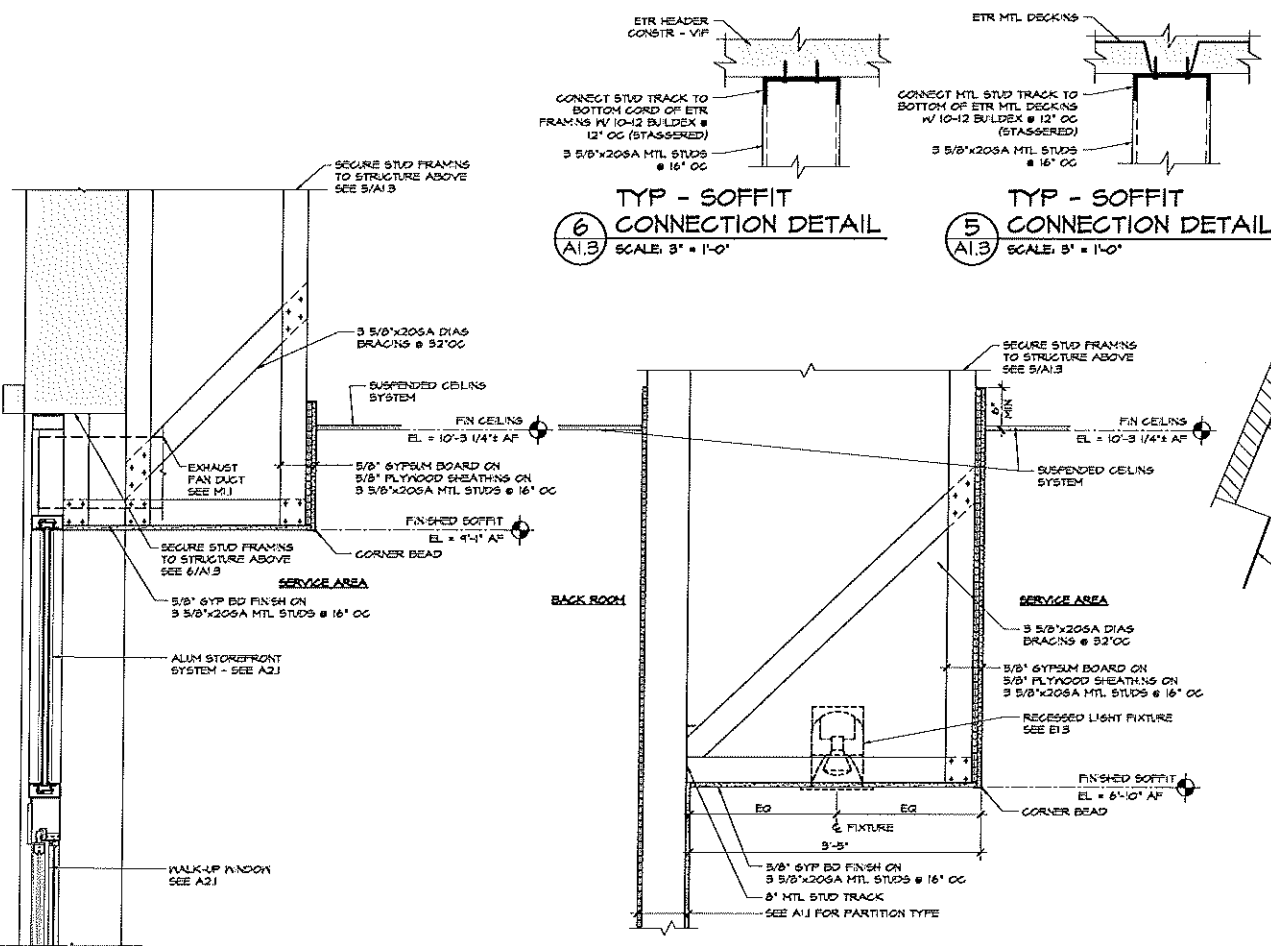
- VERIFY EXIST SYSTEM MEETS STATE FIRE CODE.
- VERIFY & MAINTAIN PROPER FUNCTION OF SYSTEM DURING CONSTRUCTION & AT FINAL COMPLETION.
- MODIFY EXIST SPRINKLER SYSTEM AS REQ'D TO ACCOMMODATE NEW LAYOUT.
- REUSE REMOVED SPRINKLER HEADS IF POSSIBLE. IF ONE CANNOT BE REUSED, NEW SPRINKLER HEADS SHALL BE COMPATIBLE W/ EXIST SYSTEM.

CEILING FINISH NOTES

- CONSULT FRANCHISE FOR FINISHES W/ ALTERNATES.
- SEE A1.0-A1.2 FOR MASTER FINISH SCHEDULES.

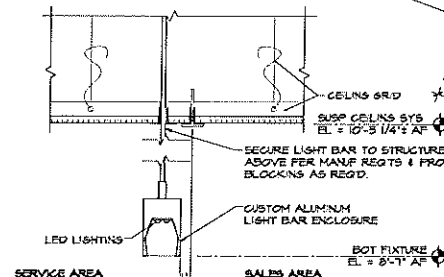
HVAC NOTE:

LANDLORD PROVIDE HVAC SYSTEMS ADJUSTED FOR NEW LAYOUT - MIN 10 TONS COOLING.

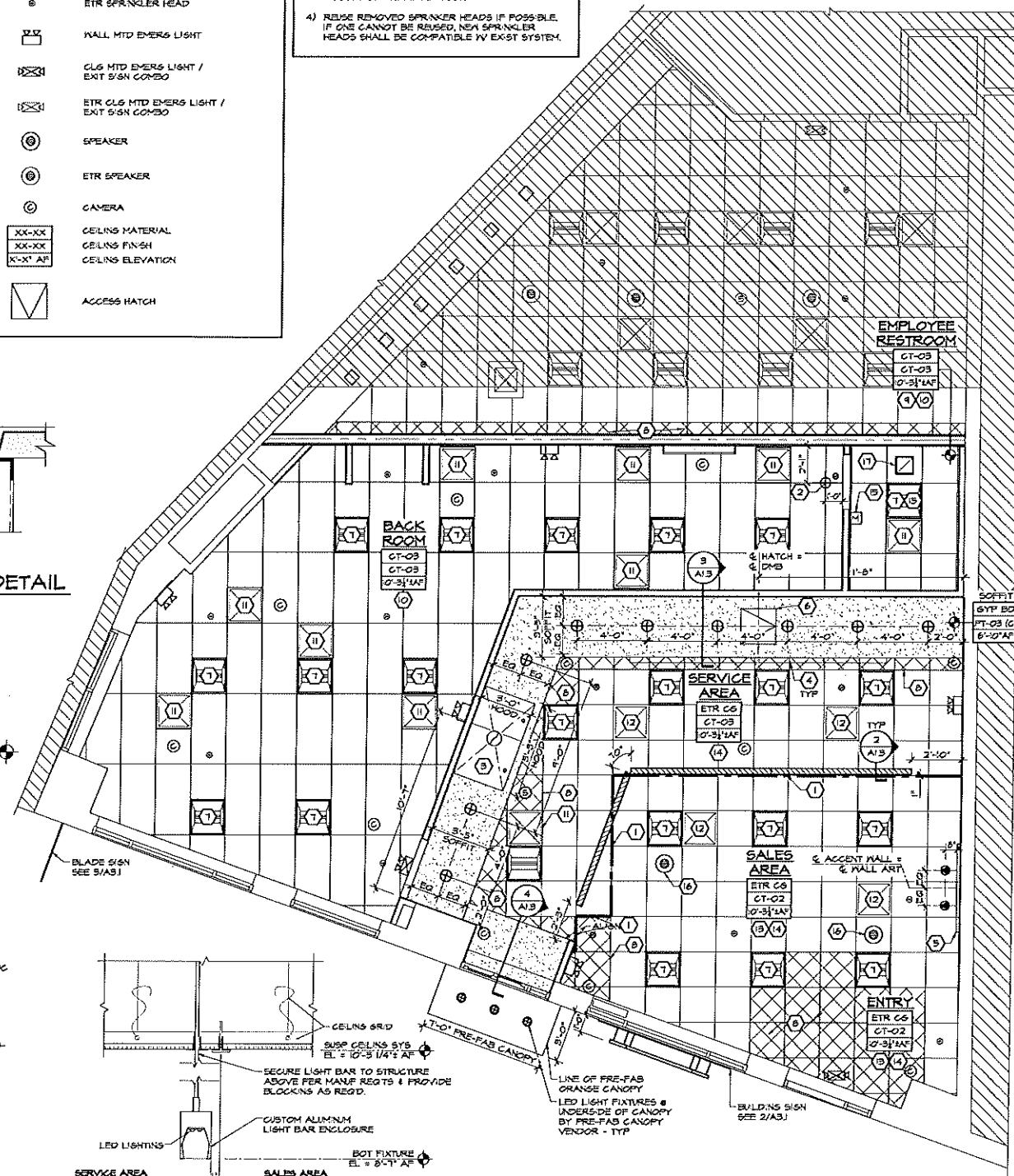


4 SOFFIT DETAIL
 A1.3
 SCALE: 1" = 1'-0"

3 SOFFIT DETAIL
 A1.3
 SCALE: 1" = 1'-0"



2 LINEAR LIGHT BAR DETAIL
 A1.3
 SCALE: 1 1/2" = 1'-0"



1 REFLECTED CEILING PLAN
 A1.3
 SCALE: 1/4" = 1'-0"



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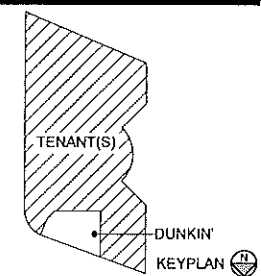
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FOR CONSTRUCTION

REVISIONS		
NUMBER	REMARKS	DATE



PROJECT TITLE:
DUNKIN'
 PC# 367294
 IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
 PROVIDENCE, RI 02903
 PROVIDENCE COUNTY

REFLECTED CEILING PLAN & DETAILS

DATE:	PROJ NO:
MAY 18, 2026	25144
DRAWN BY:	CHECKED BY:
ML	JB

DRAWING NUMBER

A1.3



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FOR CONSTRUCTION

REVISIONS

NUMBER	REMARKS	DATE

PROJECT TITLE:

DUNKIN'

PC# 367294

IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:

**DOOR & STOREFRONT
ELEVATIONS,
SCHEDULE & DETAILS**

DATE:

MAY 18, 2026

PROJ. NO.

25144

DRAWN BY:

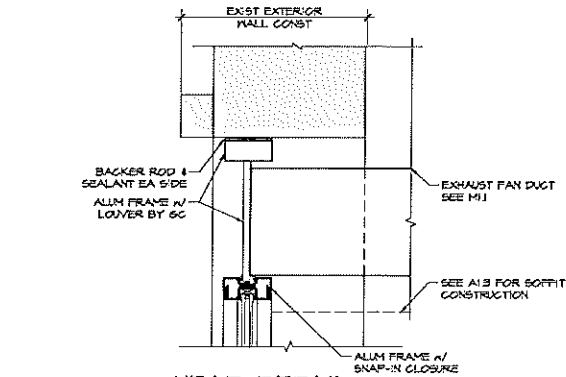
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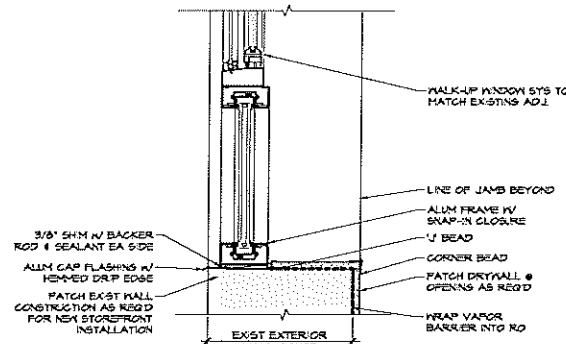
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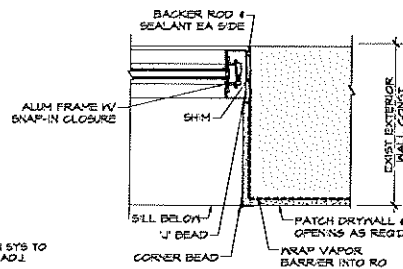
A2.1



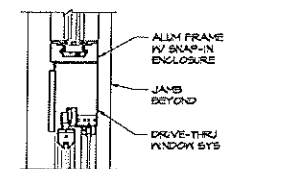
10 HEAD DETAIL @ WALK-UP WINDOW
SCALE: 1/2" = 1'-0"



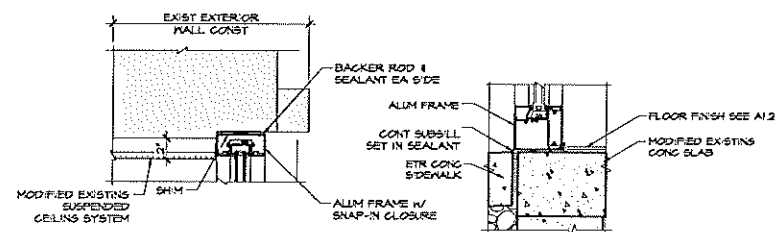
9 SILL DETAIL @ WALK-UP WINDOW
SCALE: 1/2" = 1'-0"



8 JAMB DETAIL
SCALE: 1/2" = 1'-0"

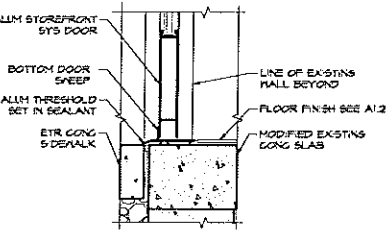


7 HEAD DETAIL
SCALE: 1/2" = 1'-0"



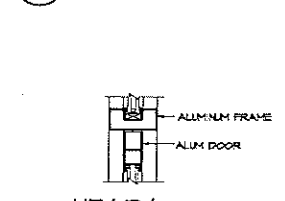
6 HEAD DETAIL
SCALE: 1/2" = 1'-0"

3 SILL DETAIL
SCALE: 1/2" = 1'-0"

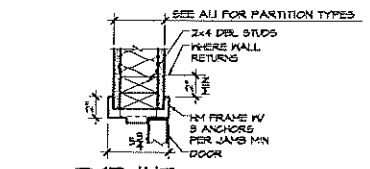


2 SILL DETAIL
SCALE: 1/2" = 1'-0"

5 MULLION DETAIL
SCALE: 1/2" = 1'-0"



4 HEAD/JAMB DETAIL
SCALE: 1/2" = 1'-0"



1 TYP INT HEAD/JAMB DTL
SCALE: 1/2" = 1'-0"

DOOR & FRAME NOTES / SPECS

- TEMPERED GLAZINGS REQUIRED @ ALL LOCATIONS WHERE INDICATED BY "T".
- ALUM STOREFRONT SHALL MATCH EXISTING.
- HM FRAMES - STEELCRAFT OR APPROVED EQUAL.
1/8 GAUGE SHOP FRAMED, REINFORCED TO RECEIVE SCREWS FOR HARDWARE.
- INTERIOR WOOD DOORS: COMMERCIAL GRADE HEAVY DUTY WITH FIVE-PLY CONSTRUCTION, PARTICLEBOARD CORE, TYPE II BLUE BOND, SHOP FRAME MDP, PAINT GRADE VENEER, SIDE EDGES TO BE 1-1/2" TOP AND BOTTOM EDGES TO BE 2-1/2" MILL OPTION SPECIES, PREPARE FOR FIELD FINISH.
- SEE A10 - A12 FOR MASTER FINISH SCHEDULES & NATIONAL ACCOUNTS.
- DRIVE-THRU WINDOW: READY ACCESS 275 FULLY AUTOMATIC (OR QUIKSERV 55-403SE FULLY AUTOMATIC AS ALT - COORD DETAILS W/ MANUF), COLOR TO MATCH STOREFRONT, OPENING RIGHT TO LEFT FROM EXTERIOR.

HARDWARE SETS

- ALL HARDWARE SHALL BE ADA COMPLIANT WHETHER OR NOT SPECIFIED HEREIN
- SET P-1** BY ALUM MANUF
CONTINUOUS GEARED HNGR
1 DEADLOCK W/ CYLINDER
1 PUSH BAR
1 1" DOOR PULL HANDLE
1 CLOSER
1 THRESHOLD
1 SET PERIMETER GASKETING
1 BOT SWEEP
1 FINGER GUARD
- SET P-2**
3 HNGRS
1 PRIVACY SET
1 CLOSER
2 KICKPLATES
1 FLOOR STOP
1 SET SILENCERS
- SET P-3**
HASER BS 1214 26D
HASER S440 W/ US26D
HASER B200 M.T. 1-6 ALM
HASER 245 BLACK 6" X 2" LIND
HASER 247 US26D
HASER 50TD
- ADAMS RITE HS 1850A
PINK - SEE NATIONAL ACCOUNTS
NORLON 8501 DA
HASER 4515 M.L

DOOR SCHEDULE

MARK/LOCATION		DOOR										FRAME		HDM		REMARKS
No	ROOM (FROM / TO)	LABEL	TYPE	WIDTH	HEIGHT	THICK	MAT	FINISH	HEAD DTL	JAMB DTL	SILL DTL	TYPE	MAT	FINISH	SET	No
100	EXTERIOR / ENTRY	D2	5'-6"	7'-0"	1 3/4"	ALUM/SL	MATCH EXIST		A1/A2	418/A2	2/A2	F2	ALUM	MATCH EXIST	E-1	100
101	EMPLOYEE RESTROOM / BACK ROOM	D1	3'-0"	6'-8"	1 3/4"	WOOD	PT-OI (G)		A1/A2	1/A2	-	F1	HM	PT-OI (G)	P-1	101



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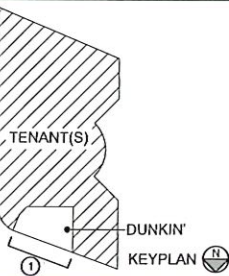
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FOR CONSTRUCTION

REVISIONS			
NUMBER	REMARKS	DATE	



PROJECT TITLE:
DUNKIN'
PC# 367294
IMAGE: NEXTGEN COOL PALETTE

15 PARK ROW WEST
PROVIDENCE, RI 02903
PROVIDENCE COUNTY

DRAWING TITLE:
**EXTERIOR ELEVATION
SCHEDULE & DETAILS**

DATE:	PROJ. NO.
MAY 18, 2026	25144
DRAWN BY:	CHECKED BY:
ML	JB

DRAWING NUMBER:

A3.1

PRODUCT SPECS

SEALANT

ALL EXTERIOR CONDITIONS: TREMCO SPECTREM 1, GENERAL PURPOSE, HIGH PERFORMANCE, ULTRA-LOW MODULUS, ONE-PART, MOISTURE CURING, NON-STAINING, CONSTRUCTION GRADE, 100%/30% JOINT MOVEMENT CAPABILITY IN EXTENSION AND COMPRESSION.

ALL INTERIOR CONDITIONS EXCEPT "WET" AREAS: TREMCO TREM-FLEX 834 SILICONIZED ACRYLIC LATEX SEALANT, GENERAL PURPOSE, INTERIOR, ONE-PART, PAINTABLE, PURE ACRYLIC LATEX SEALANT, +/- 12 1/2% JOINT MOVEMENT CAPABILITY.

ALL INTERIOR "WET" LOCATIONS (TOILET ROOMS, KITCHEN, JANITORS CLOSET, ETC.): TREMCO TREM-SIL 200, ONE-PART, ACETOXY SILICONE SEALANT, WHITE & CLEAR COLOR AVAILABLE, CONTAINS FUNGICIDE.

PAINT

ALL PAINT MATERIALS SHALL BE THE FIRST LINE PRODUCTS OF SHERWIN WILLIAMS OR BENJAMIN MOORE, SEE PAINT SPECS. SECONDARY PRODUCTS NOT SPECIFIED BY NAME AND REQUIRED FOR THE JOB, SUCH AS SHELLAC, THINNERS, PUTTY, ETC. SHALL BE THE "BEST GRADE" OR "FIRST LINE" PRODUCTS OF A REPUTABLE MANUFACTURER.

INTERIOR SURFACES:

STEEL - PRIMED,	PRIME COAT,	ACRYLIC LATEX
	1ST FINISH COAT,	ACRYLIC LATEX
	2ND FINISH COAT,	ACRYLIC LATEX
GYP BD WALLS & CLSS	PRIME COAT,	ACRYLIC LATEX
	1ST FINISH COAT,	ACRYLIC LATEX
	2ND FINISH COAT,	ACRYLIC LATEX

EXTERIOR ELEVATION NOTES

- CLEAN & PREP ALL SURFACES AS REQD PER PAINT MANUF. SPECIFICATIONS PRIOR TO PAINTING. VERIFY CONDITION OF EXISTING MATERIALS - REPAIR / REPLACE MATERIALS TO MATCH EXISTING AS REQD. APPLY PAINT IN STRICT ACCORDANCE W/ PAINT MANUF. SPECIFICATIONS.
- REMOVE ALL SURFACE MTD ITEMS @ EXIST EXTERIOR WALL AS REQD TO APPLY SCHEDULED FINISHES. SALVAGE ALL ITEMS FOR REINSTALLATION IN SAME LOCATIONS UNO.

NOTE

GC TO COORD W/ LOCAL ZONING OFFICIAL ON MAX CANOPY DEPTH & MAX BLADE SIGN PROJECTION.

COLOR LEGEND

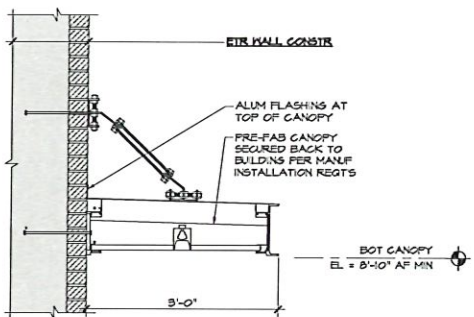
01	'SAUNTLET GRAY'
02	'CHARCOAL'
03	'WOOD'
04	'OFF WHITE'
12	'DUNKIN' PINK'
13	'DUNKIN' ORANGE'

BUILDING SIGN SCHEDULE

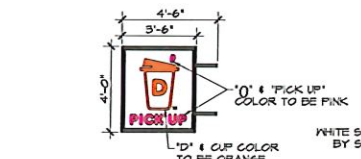
QTY	LOCATION	OVERALL DIMENSIONS	LETTERS	AREA
1	BLADE, NORTH	3'-6" L x 4'-0" H x 1" D	6" H	14 SF
1	BUILDING, NORTH	8'-0" 1/2" L x 1'-10" H x 1/2" D	14 1/2" H	14.75 SF

BUILDING & BLADE SIGN NOTES

- FACE TO BE FORMED CLEAR POLYCARBONATE, DECORATED SECOND SURFACE VINYL.
- VINYL COLORS TO BE: DUNKIN' ORANGE SM #3630-3202, DD MASENTA SM #3630-1511.
- ILLUMINATION: EXTERNAL LED ILLUMINATION - SEE A1.3.
- SEE NATIONAL ACCOUNTS FOR ORDERING INFORMATION.
- SIGNS TO BE AS THIN AS POSSIBLE - NOT FULL CAN.
- SIGN VENDOR TO COORD W/ LOCAL ZONING OFFICIAL ON SIZE & LOCATION OF NEW SIGNAGE.



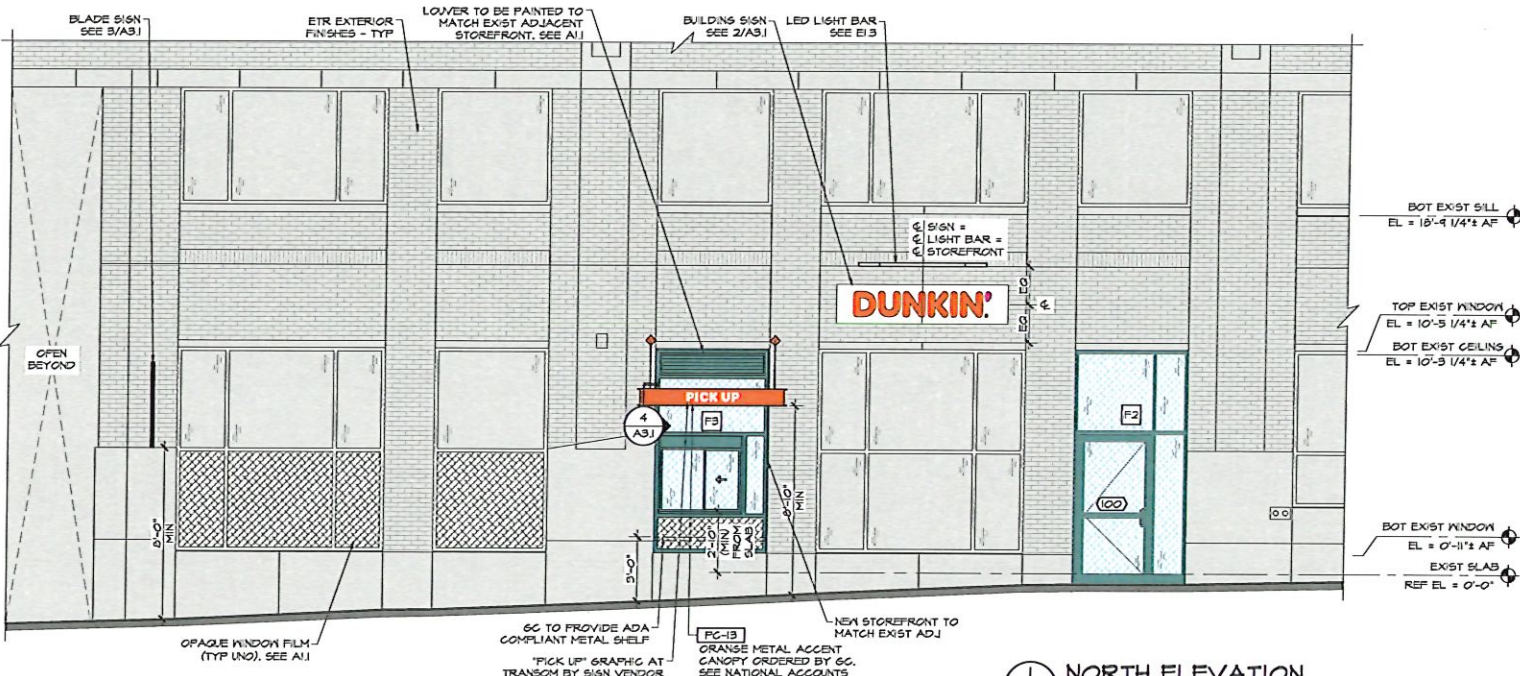
4 PARTIAL WALL SECTION
@ WALK-UP WINDOW
SCALE: 3/4" = 1'-0"



3 BLADE SIGN DETAIL
SCALE: 1/4" = 1'-0"



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



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