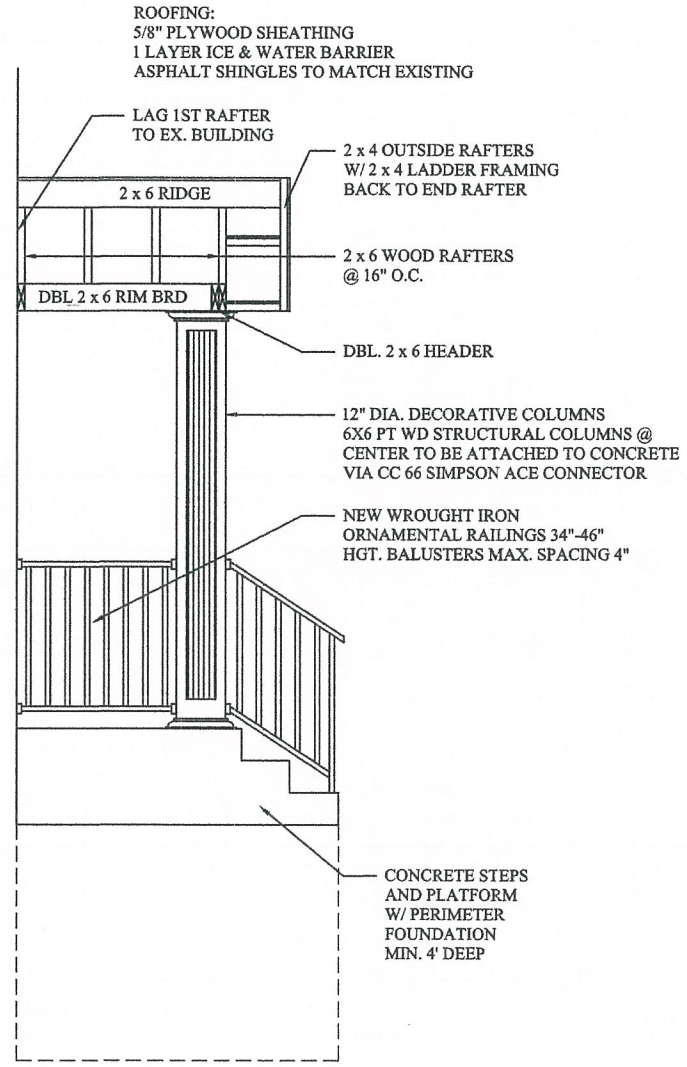


RECEIVED  
MAY 10 2024  
WARWICK  
ZONING BOARD OF REVIEW

*Plt. # 10970 - 324 West Shore Rd.*



SECTION @ FRONT ENTRY  
SCALE : 1/2" = 1'-0"



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

PROPOSED ELEVATION 4/22/2024

324 WEST SHORE ROAD WARWICK, RI	DATE: 12-28-23 DRAWN: MCM CHECKED: REVISED: 04-14-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A1

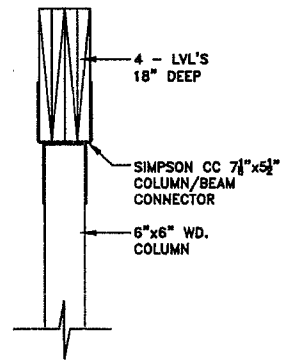


**RIGHT ELEVATION**

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

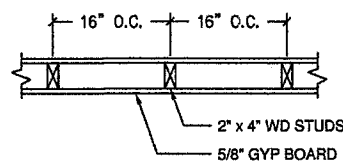
**PROPOSED ELEVATION 4/29/2024**

324 WEST SHORE ROAD WARWICK, RI	DATE: 12-28-23 DRAWN: MCM CHECKED: REVISED: 02-26-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A2

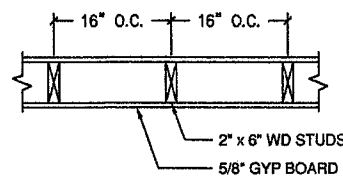


**1st FLOOR LVL BEAM & COLUMN CONNECTION**  
SCALE: 3/4" = 1'-0"

1-HR 2"x4" WOOD FRAMED WALL - U.L. 305  
2"x4" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD



1-HR RATED 2"x6" WOOD FRAMED WALL -  
ASTM E119 : NFPA 251  
2"x6" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD

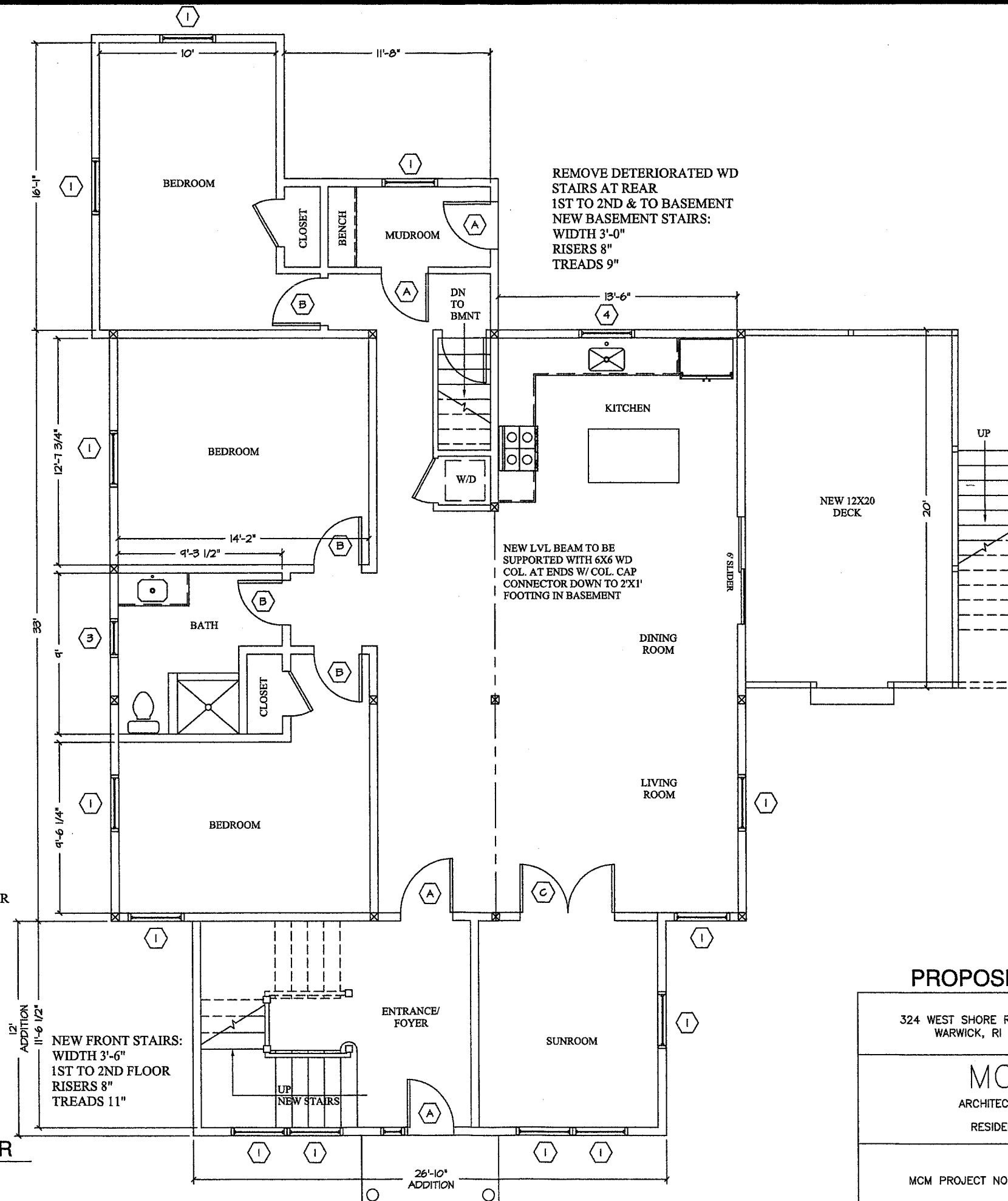


1-HR RATED CEILING  
5/8" GYP BOARD, 2X8 FLOOR JOISTS, 3/4" FLR  
SHEATHING, FINISHED FLOOR BY OWNER  
U.L. L540 & U.L. L556

**NOTE:** ALTHOUGH ALL WALLS &  
CEILINGS TO BE COVERED WITH 5/8" GYP.  
BOARD, THERE IS NO RATED ASSEMBLY  
FOR 200+ YR OLD CONSTRUCTION W/  
6"X6" SOLID BEAMS & COLUMNS  
POST & BEAM TYPE FRAMING AND WITH  
3"X7" HAND-CUTE FLOOR JOISTS AS  
FRAMING MEMBERS.

**PROPOSED - FIRST FLOOR**

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



**DOORS:**

- (A) NEW 3'-0" x 7'-0" FRONT ENTRANCE DOOR
- (B) NEW 2'-8" x 6'-8" WOOD DOOR
- (C) NEW 3'-0" x 7'-0" FRENCH DOOR

**WINDOWS:**

- (1) 3'x0" x 5'-0" D.H. WINDOWS -MEETS EMERGENCY EGRESS REQUIREMENTS
- (2) 2'x8" x 5'-0" D.H. WINDOWS
- (3) 2'x8" x 4'-0" D.H. WINDOWS
- (4) KITCHEN WINDOWS TO BE DETERMINED

ALL DOOR & WINDOWS TO HAVE DBL. 2"x6" HEADERS

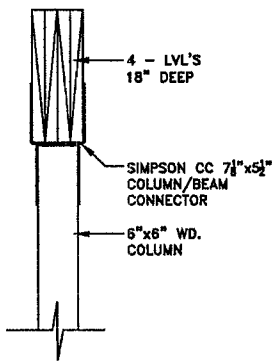
**WALLS - ALL NEW & EXISTING WALLS TO BE COVERED WITH 5/8" GYPSUM BOARD FOR ONE HR. RATING**

**CEILINGS - ALL CEILINGS TO BE COVERED WITH 5/8" GYP. BD. OR 1/2" TYPE "C" GYP. BD. ONE HR. RATED**  
**FIRE SAFETY**

- (S) SMOKE DETECTOR
- (SC) SMOKE/CARBON MONOXIDE DETECTOR

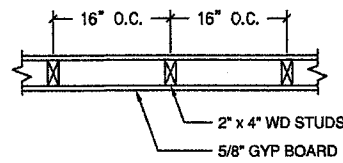
**PROPOSED 1ST FLOOR 4/22/2024**

324 WEST SHORE ROAD WARWICK, RI	DATE: 10-17-23 DRAWN: MCM CHECKED: REVISED: 02-26-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A3

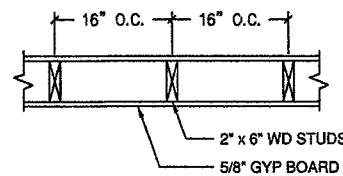


**1st FLOOR LVL BEAM & COLUMN CONNECTION**  
SCALE: 3/4" = 1'-0"

1-HR 2"x4" WOOD FRAMED WALL - U.L. 305  
2"x4" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD

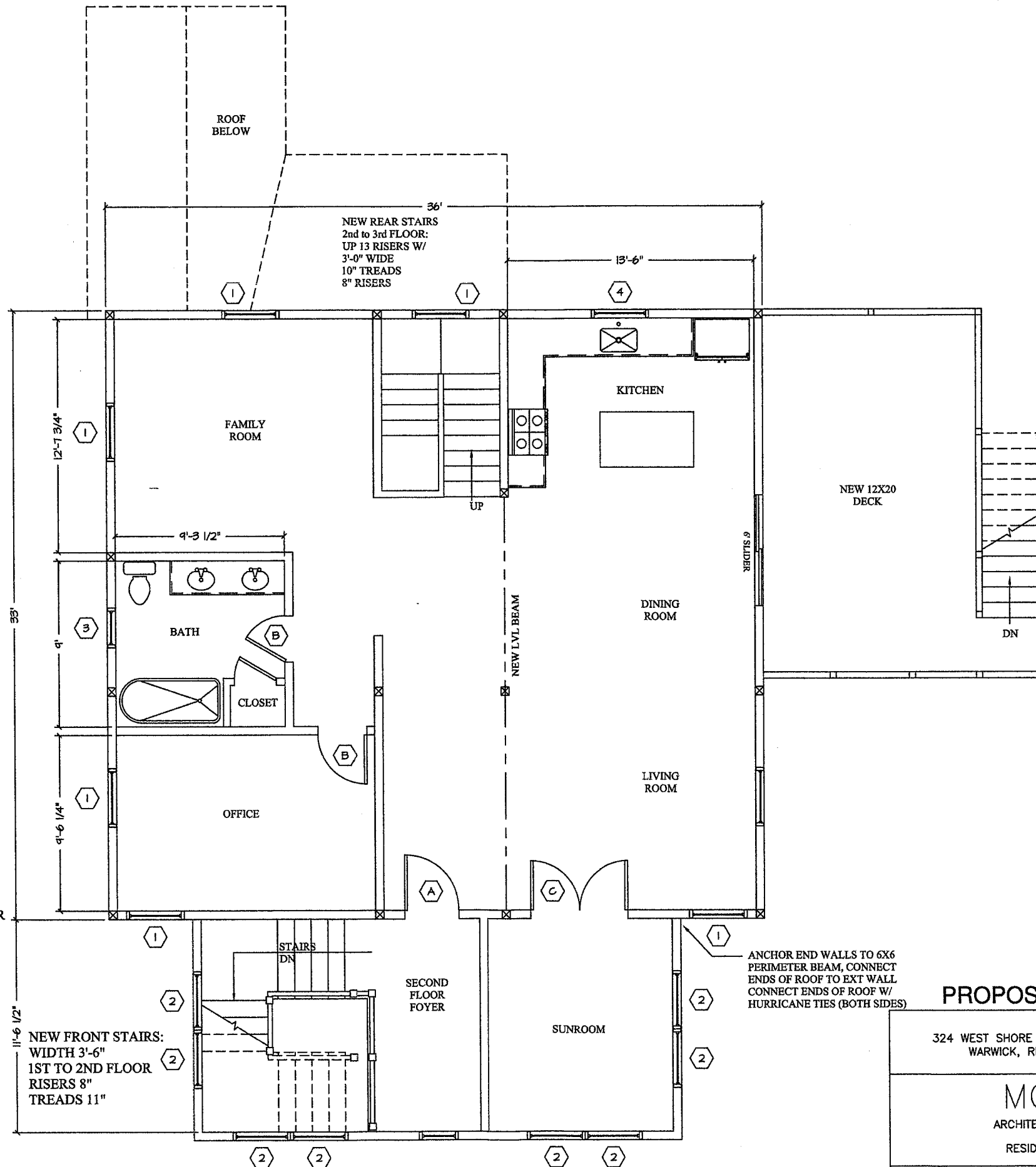


1-HR RATED 2"x6" WOOD FRAMED WALL -  
ASTM E119 : NFPA 251  
2"x6" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD



1-HR RATED CEILING  
5/8" GYP BOARD, 2X8 FLOOR JOISTS, 3/4" FLR  
SHEATHING, FINISHED FLOOR BY OWNER  
U.L. L540 & U.L. L556

**NOTE:** ALTHOUGH ALL WALLS &  
CEILINGS TO BE COVERED WITH 5/8" GYP.  
BOARD, THERE IS NO RATED ASSEMBLY  
FOR 200+ YR OLD CONSTRUCTION W/  
6"X6" SOLID BEAMS & COLUMNS  
POST & BEAM TYPE FRAMING AND WITH  
3"X7" HAND-CUTE FLOOR JOISTS AS  
FRAMING MEMBERS.



**DOORS:**

- (A) NEW 3'-0" x 7'-0" FRONT ENTRANCE DOOR
- (B) NEW 2'-8" x 6'-8" WOOD DOOR
- (C) NEW 3'-0" x 7'-0" FRENCH DOOR

**WINDOWS:**

- (1) 3'x0" x 5'-0" D.H. WINDOWS - MEETS EMERGENCY EGRESS REQUIREMENTS
- (2) 2'x8" x 5'-0" D.H. WINDOWS
- (3) 2'x8" x 4'-0" D.H. WINDOWS
- (4) KITCHEN WINDOWS TO BE DETERMINED

ALL DOOR & WINDOWS TO HAVE DBL. 2"x6" HEADERS

**WALLS** - ALL NEW & EXISTING WALLS TO BE COVERED WITH 5/8" GYPSUM BOARD FOR ONE HR. RATING

**CEILINGS** - ALL CEILINGS TO BE COVERED WITH 5/8" GYP. BD. OR 1/2" TYPE "C" GYP. BD. ONE HR. RATED **FIRE SAFETY**

- (S) SMOKE DETECTOR
- (SC) SMOKE/CARBON MONOXIDE DETECTOR

ANCHOR END WALLS TO 6X6 PERIMETER BEAM, CONNECT ENDS OF ROOF TO EXT WALL  
CONNECT ENDS OF ROOF W/ HURRICANE TIES (BOTH SIDES)

**PROPOSED 2ND FLOOR 4/22/2024**

324 WEST SHORE ROAD  
WARWICK, RI

DATE: 10-17-23  
DRAWN: MCM  
CHECKED:  
REVISED: 02-26-24

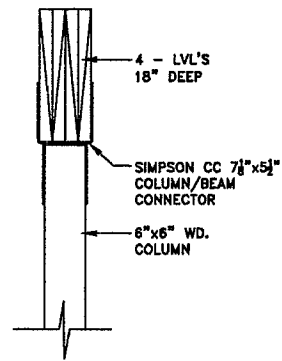
**MCM DESIGN**  
ARCHITECTURAL DESIGN & CONSULTANT  
RESIDENTIAL/COMMERCIAL PLANNING

MCM PROJECT NO.

SHEET NO. A4

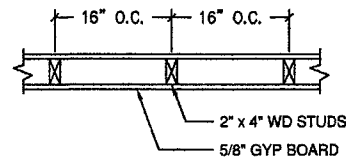
**PROPOSED SECOND FLOOR**

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

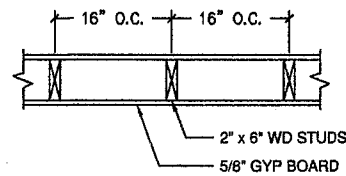


**1st FLOOR LVL BEAM & COLUMN CONNECTION**  
SCALE: 3/4" = 1'-0"

1-HR 2"x4" WOOD FRAMED WALL - U.L. 305  
2"x4" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD

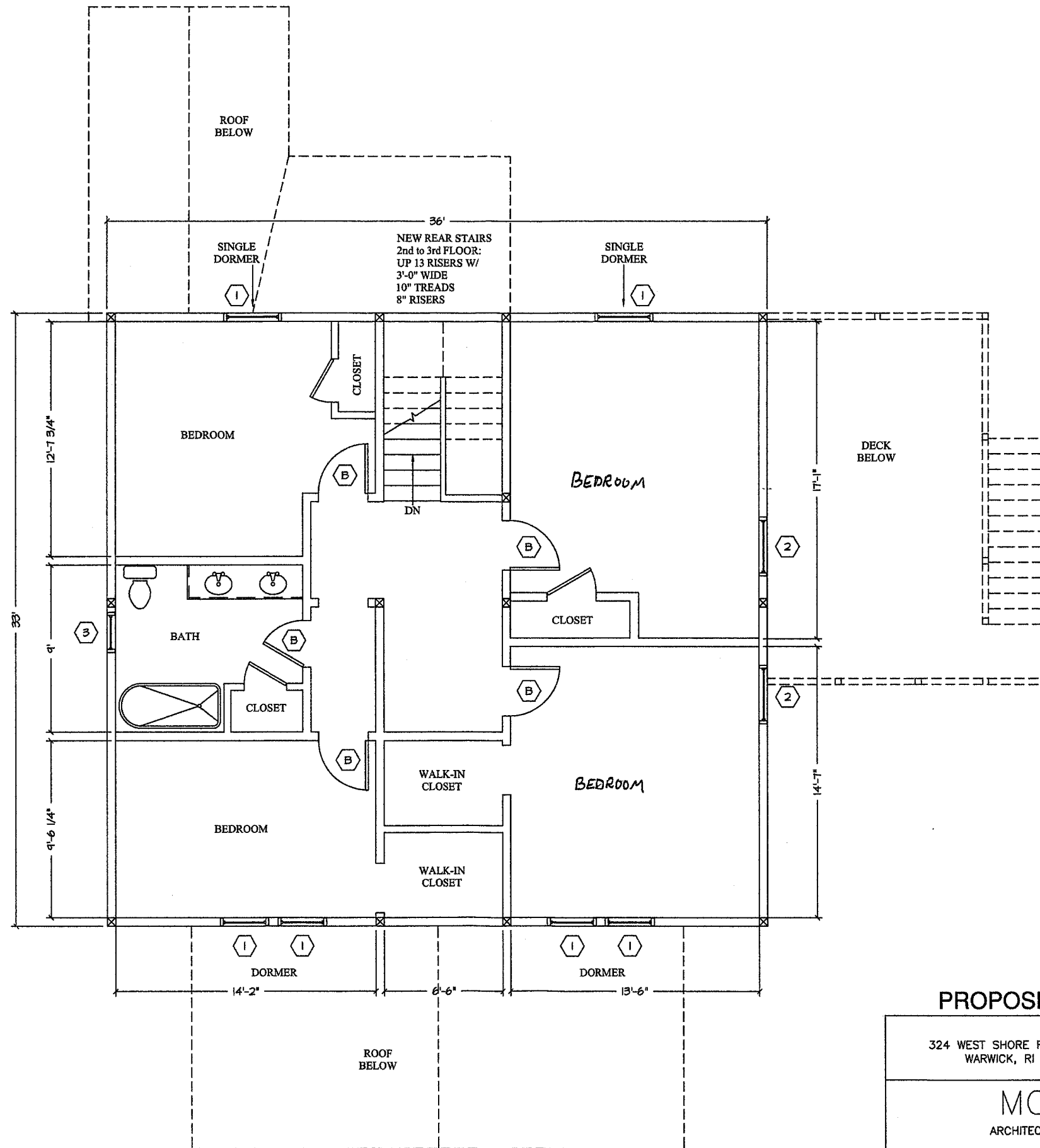


1-HR RATED 2"x6" WOOD FRAMED WALL -  
ASTM E119 : NFPA 251  
2"x6" WD. STUDS, 16" O.C. COVERED WITH  
5/8" GYP BOARD



1-HR RATED CEILING  
5/8" GYP BOARD, 2X8 FLOOR JOISTS, 3/4" FLR  
SHEATHING, FINISHED FLOOR BY OWNER  
U.L. L540 & U.L. L556

NOTE: ALTHOUGH ALL WALLS &  
CEILINGS TO BE COVERED WITH 5/8" GYP.  
BOARD, THERE IS NO RATED ASSEMBLY  
FOR 200+ YR OLD CONSTRUCTION W/  
6"X6" SOLID BEAMS & COLUMNS  
POST & BEAM TYPE FRAMING AND WITH  
3"X7" HAND-CUTE FLOOR JOISTS AS  
FRAMING MEMBERS.



**DOORS:**

- (A) NEW 3'-0" x 7'-0" FRONT ENTRANCE DOOR
- (B) NEW 2'-8" x 6'-8" WOOD DOOR
- (C) NEW 3'-0" x 7'-0" FRENCH DOOR

**WINDOWS:**

- (1) 3'x0" x 5'-0" D.H. WINDOWS -MEETS EMERGENCY EGRESS REQUIREMENTS
- (2) 2'x8" x 5'-0" D.H. WINDOWS
- (3) 2'x8" x 4'-0" D.H. WINDOWS
- (4) KITCHEN WINDOWS TO BE DETERMINED

ALL DOOR & WINDOWS TO HAVE DBL. 2"x6" HEADERS

WALLS - ALL NEW & EXISTING WALLS TO BE COVERED WITH 5/8" GYPSUM BOARD FOR ONE HR. RATING

CEILINGS - ALL CEILINGS TO BE COVERED WITH 5/8" GYP. BD. OR 1/2" TYPE "C" GYP. BD. ONE HR. RATED  
**FIRE SAFETY**

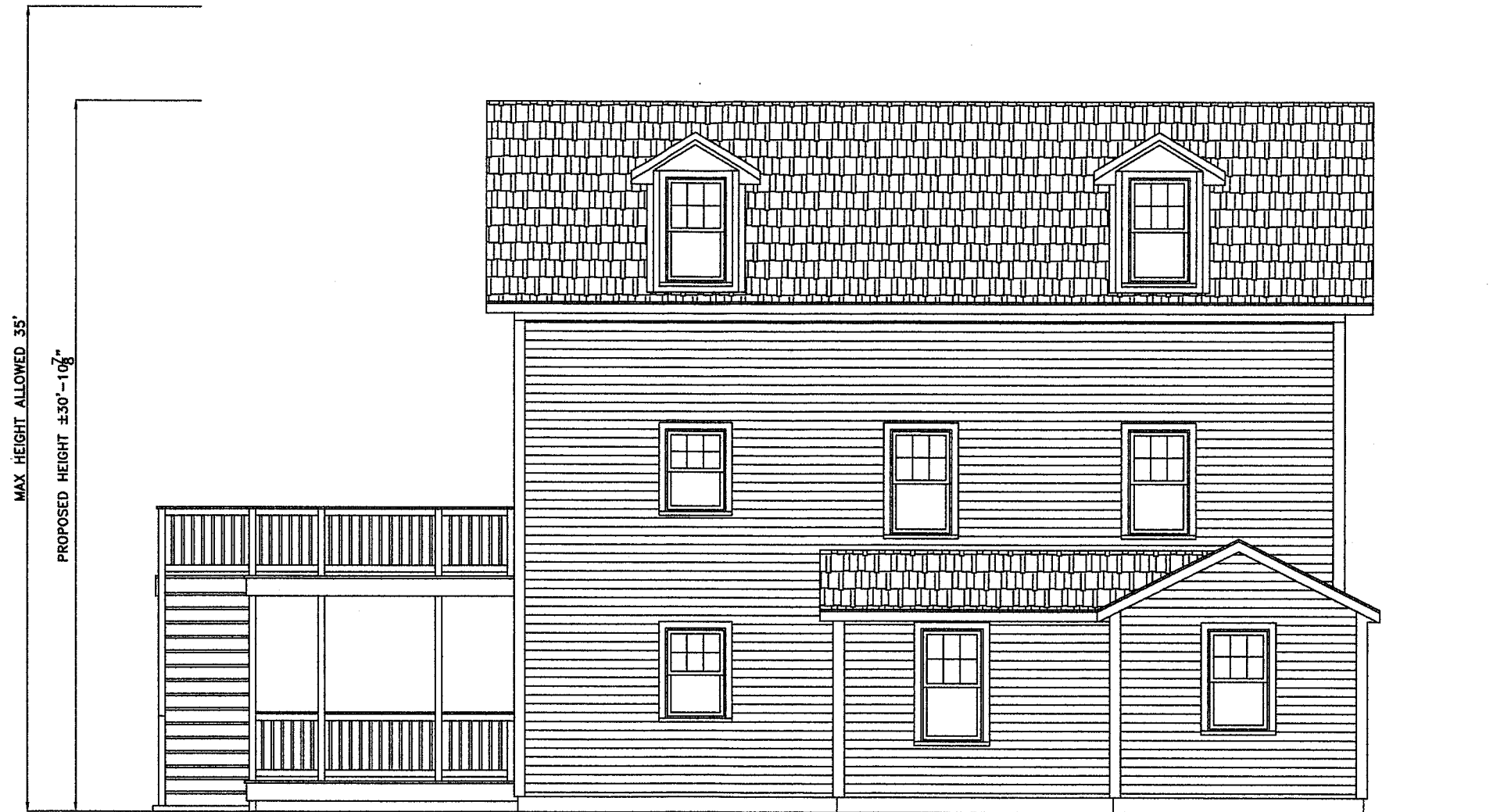
- (S) SMOKE DETECTOR
- (SC) SMOKE/CARBON MONOXIDE DETECTOR

**PROPOSED 3RD FLOOR 4/22/2024**

324 WEST SHORE ROAD WARWICK, RI	DATE: 10-17-23 DRAWN: MCM CHECKED: REVISED: 02-26-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A5

**PROPOSED THIRD FLOOR**

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



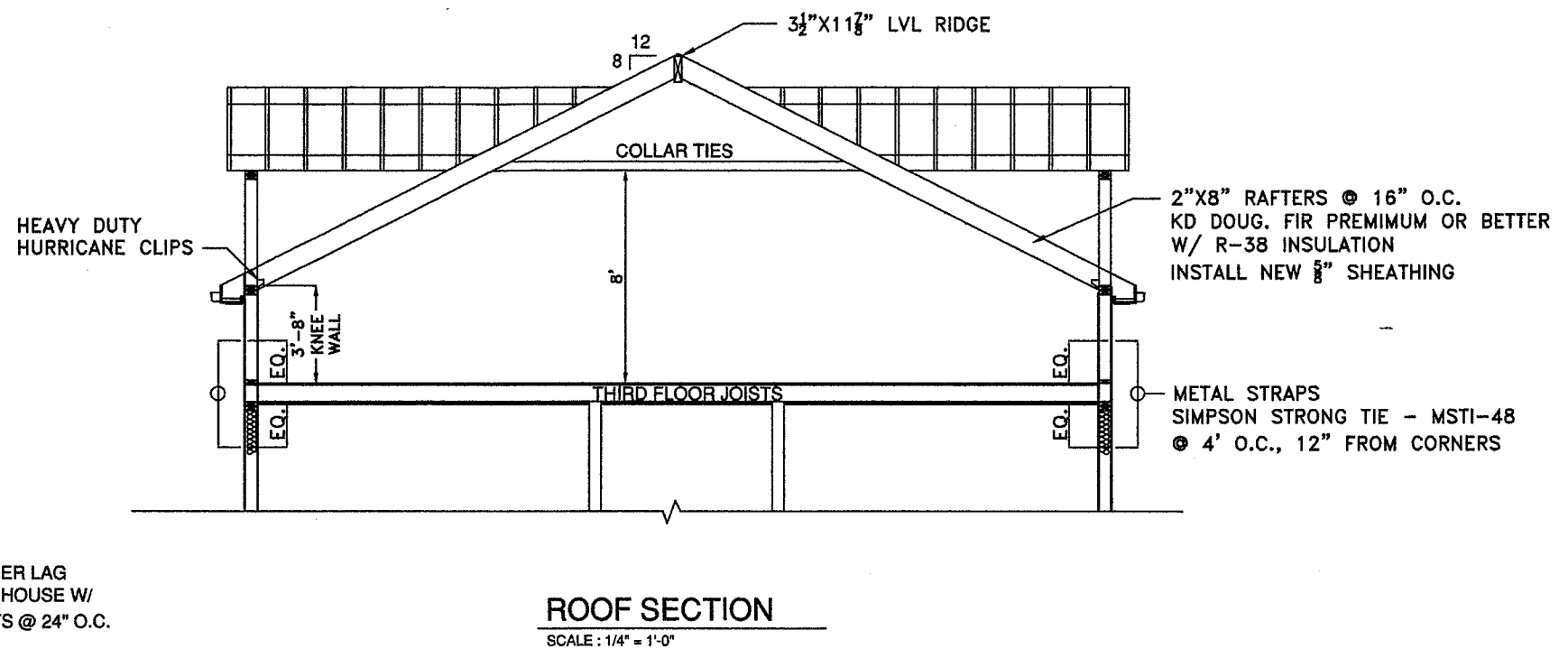
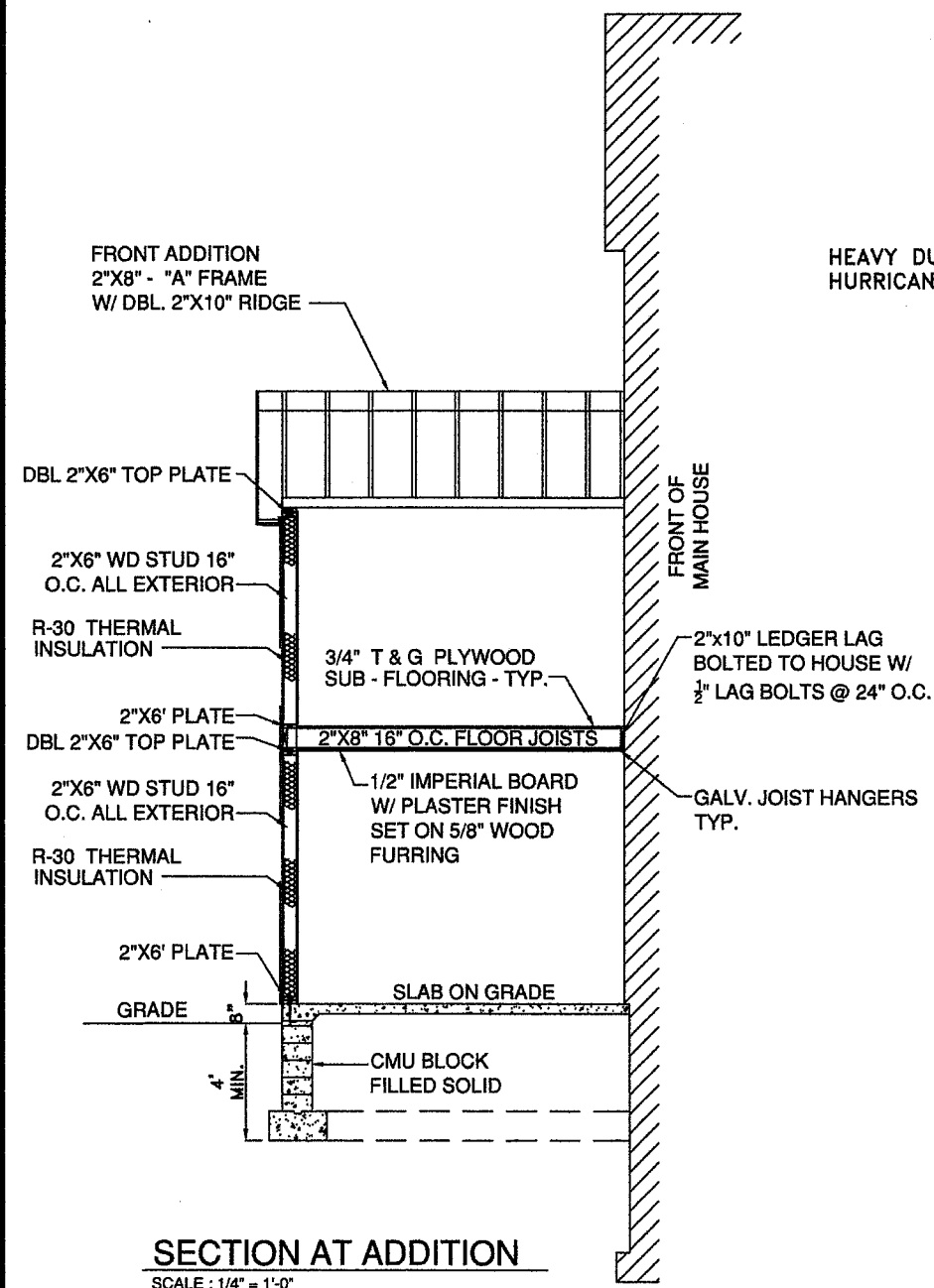
MAX. HEIGHT ALLOWED 35'  
 PROPOSED HEIGHT 30'-10 7/8"

**REAR ELEVATION**

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

**PROPOSED ELEVATION 4/29/2024**

324 WEST SHORE ROAD WARWICK, RI	DATE: 12-28-23 DRAWN: MCM CHECKED: REVISED: 02-26-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A6



324 WEST SHORE ROAD WARWICK, RI	DATE: 12-28-23 DRAWN: MCM CHECKED: REVISED: 02-26-24
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. AB