

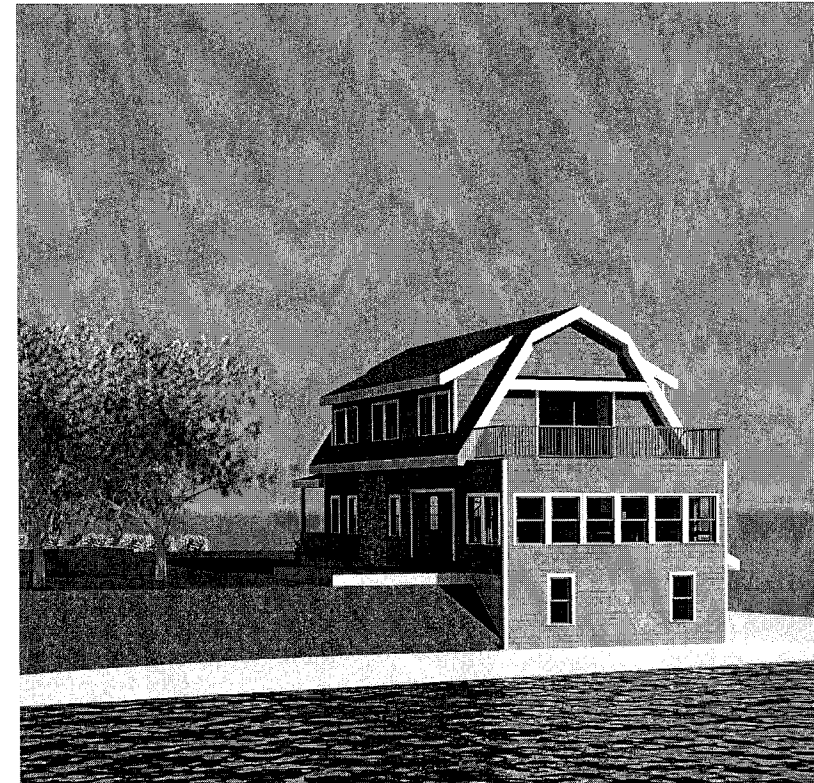
WHITE RESIDENCE RENOVATIONS



96 LAKEDELL DRIVE
WARWICK, RHODE ISLAND 02886

PROJECT NUMBER 17-016

PROGRESS SET - MARCH 22, 2024



DRAWING LIST	
SHEET NUMBER	SHEET NAME
A-000	ARCHITECTURAL COVER SHEET
A-001	ARCHITECTURAL GENERAL NOTES, SYMBOLS & ABBREVIATIONS
AD-100	ARCHITECTURAL EXISTING/DEMOLITION PLANS
AD-200	ARCHITECTURAL EXISTING/DEMOLITION EXTERIOR ELEVATIONS
A-100	ARCHITECTURAL PROPOSED NEW PLANS
A-200	ARCHITECTURAL PROPOSED NEW EXTERIOR ELEVATIONS
A-300	ARCHITECTURAL SECTION, DOOR & WINDOW SCHEDULES
S1	STRUCTURAL FRAMING PLANS

ARCHITECTURAL

BUCKINGHAM ARCHITECTURAL DESIGN, INC.
4 HIXON STREET
BELLINGHAM, MASSACHUSETTS 02019
TEL: (508) 390-4540
EMAIL: buckinghamarchitecture@yahoo.com

GENERAL DEMOLITION NOTES:

- CAREFULLY EXAMINE ALL DOCUMENTS FOR REQUIREMENTS WHICH AFFECT THE DEMOLITION WORK. CERTAIN ITEMS OF HEATING, VENTILATION, AIR CONDITIONING, ELECTRICAL AND OTHER EQUIPMENT IDENTIFIED IN THE DOCUMENTS OR BY THE ARCHITECTURAL DESIGNER IN THE FIELD SHALL REMAIN IN PLACE FOR FUTURE SERVICE AND SHALL BE PROTECTED.
- STRICTLY COMPLY WITH APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- COORDINATION DEMOLITION AND REWORK OF ADJACENT SPACE WITH OWNER. THE OWNER ASSUMES NO RESPONSIBILITY NOR MAKES ANY CLAIM AS TO THE ACTUAL CONDITION OR STRUCTURAL ADEQUACY ON ANY EXISTING CONSTRUCTION TO BE DEMOLISHED. THE CONTRACTOR SHALL INVESTIGATE AND ASSURE OF THE CONDITION OF THE WORK TO BE DEMOLISHED AND SHALL TAKE ALL PRECAUTIONS TO ENSURE SAFETY OF PERSONS AND PROPERTY. DURING DEMOLITION, ENSURE MINIMUM INTERFERENCE WITH THE OPERATIONS OF THE OWNER AND HIS TENANTS AND WITH THE NORMAL USE OF PUBLIC WAYS AND OTHER ADJACENT FACILITIES.
- PROTECT FINISHES TO REMAIN FROM DAMAGE DURING DEMOLITION. IMMEDIATELY REPAIR DAMAGED PROPERTY TO ITS ORIGINAL CONDITION. MAINTAIN EXISTING HVAC AND FIRE PROTECTION SYSTEMS IN OPERATION THROUGHOUT THE WORK OF THE PROJECT.
- CONTRACTOR TO MAKE SAFE ALL UTILITIES BEFORE BEGINNING DEMOLITION. DO NOT INTERRUPT UTILITIES SERVING USED AREA WITHOUT FIRST OBTAINING PERMISSION FROM THE UTILITY COMPANY AND THE OWNER.

- THE INTENT IS TO DEMOLISH, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL EXISTING CONSTRUCTION AND IMPROVEMENTS AS INDICATED TO OBTAIN LAYOUT SHOWN ON THE PLAN.
- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK. CONTRACTOR IS TO NOTIFY ARCHITECTURAL DESIGNER OF ANY AND ALL DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE ALL SAFETY MEASURES REQUIRED BY OSHA, THE DOH AND STATE LAW IN ACCORDANCE WITH THE REQUIRED SCOPE OF DEMOLITION.
- CONTRACTOR TO PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED TO COMPLETE SPECIFIED WORK UNTIL INSTALLATION OF NEW FIXTURES AND OUTLETS (TAKE BACK TO SOURCE).
- THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECTURAL DESIGNER SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
- IT IS NOT THE RESPONSIBILITY OF THE ARCHITECTURAL DESIGNER TO DETERMINE THE PRESENCE OF HAZARDOUS MATERIAL. IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO HANDLE ANY HAZARDOUS MATERIALS PER LOCAL & STATE REGULATIONS.
- CONTRACTOR TO REMOVE AND REPLACE ANY DAMAGED OR ROTTED MATERIAL DISCOVERED DURING DEMOLITION TO PROVIDE LIKE NEW CONSTRUCTION FOR ALL AREAS ASSOCIATED WITH NEW CONSTRUCTION.

DEMOLITION NOTES:

- REMOVE & PROPERLY DISPOSE EXISTING WALL AS INDICATED TO ALLOW FOR NEW CONSTRUCTION OPENING. PROVIDE NEW HEADER AND JACK STUDS ACCORDINGLY FOR NEW OPENING.
- REMOVE & PROPERLY DISPOSE EXISTING WINDOW AS INDICATED.
- REMOVE & PROPERLY DISPOSE EXISTING DOOR AS INDICATED.
- REMOVE & PROPERLY DISPOSE EXISTING ROOF, SKYLIGHTS, CHIMNEY, GUTTERS & DOWNSPOUTS COMPLETELY TO ALLOW FOR NEW CONSTRUCTION.
- REMOVE & PROPERLY DISPOSE EXISTING FINISH FLOOR. ALL INTERIOR WALLS AS INDICATED, EXISTING KITCHEN CABINETS/APPLIANCES, BATHROOM FIXTURES, FIRST FLOOR CEILING, FIRST FLOOR CEILING FRAMING & PERIMETER GWB AS REQUIRED TO INSULATE EXTERIOR WALLS & TO ALLOW FOR NEW CONSTRUCTION.
- REMOVE & PROPERLY DISPOSE EXISTING BASEMENT STAIRCASE, FILL IN EXISTING OPENING WITH NEW FRAMING AS REQUIRED.
- REMOVE & PROPERLY DISPOSE EXISTING BOILER & ELECTRICAL PANEL COMPLETELY. NEW UTILITIES TO BE LOCATED ON FIRST FLOOR.

DEMOLITION LEGEND:

- EXISTING ELEMENT TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED



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**PROGRESS DRAWING
NOT TO BE USED FOR
CONSTRUCTION**

CLIENT:

WHITE RESIDENCE

96 LAKEDELL DRIVE
WARWICK,
RHODE ISLAND 02886

PROJECT:

RENOVATIONS

96 LAKEDELL DRIVE
WARWICK,
RHODE ISLAND 02886

REV	DATE	DESCRIPTION
B	3/22/2024	ISSUED FOR PROGRESS REVIEW
A	2/29/2024	ISSUED FOR PROGRESS REVIEW

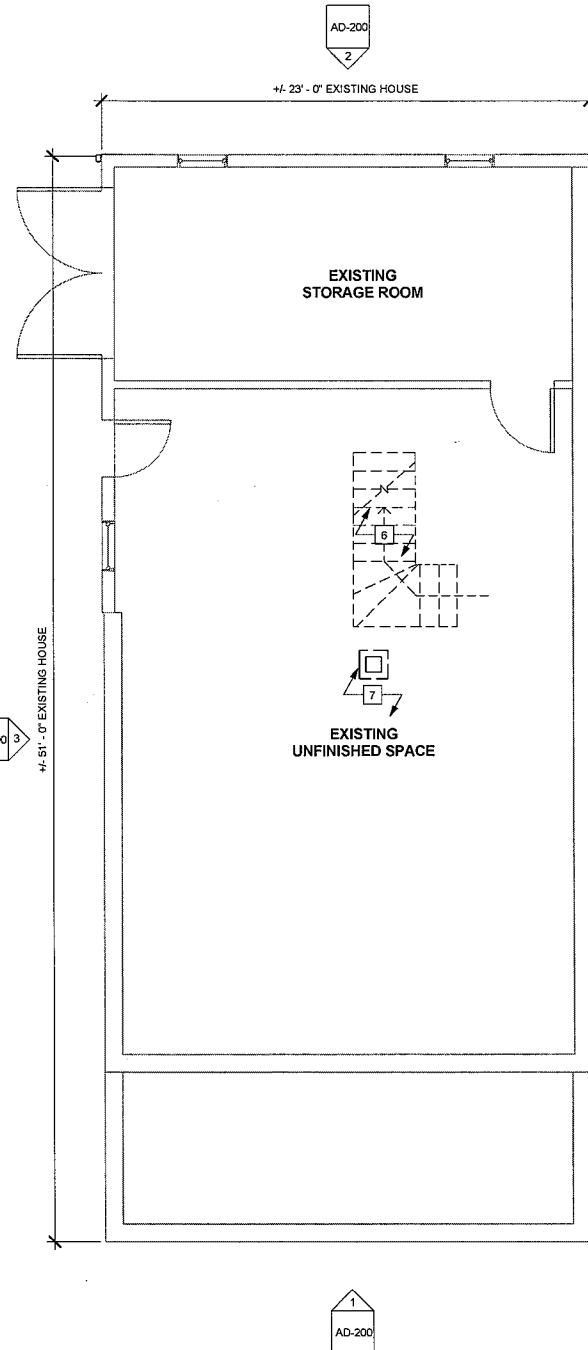
PROJECT NO: 17-016
CAD DWG FILE: 17-016 RESIDENCE
DRAWN BY: GJB
CHKD BY: GJB
SCALE: As indicated

SHEET TITLE:

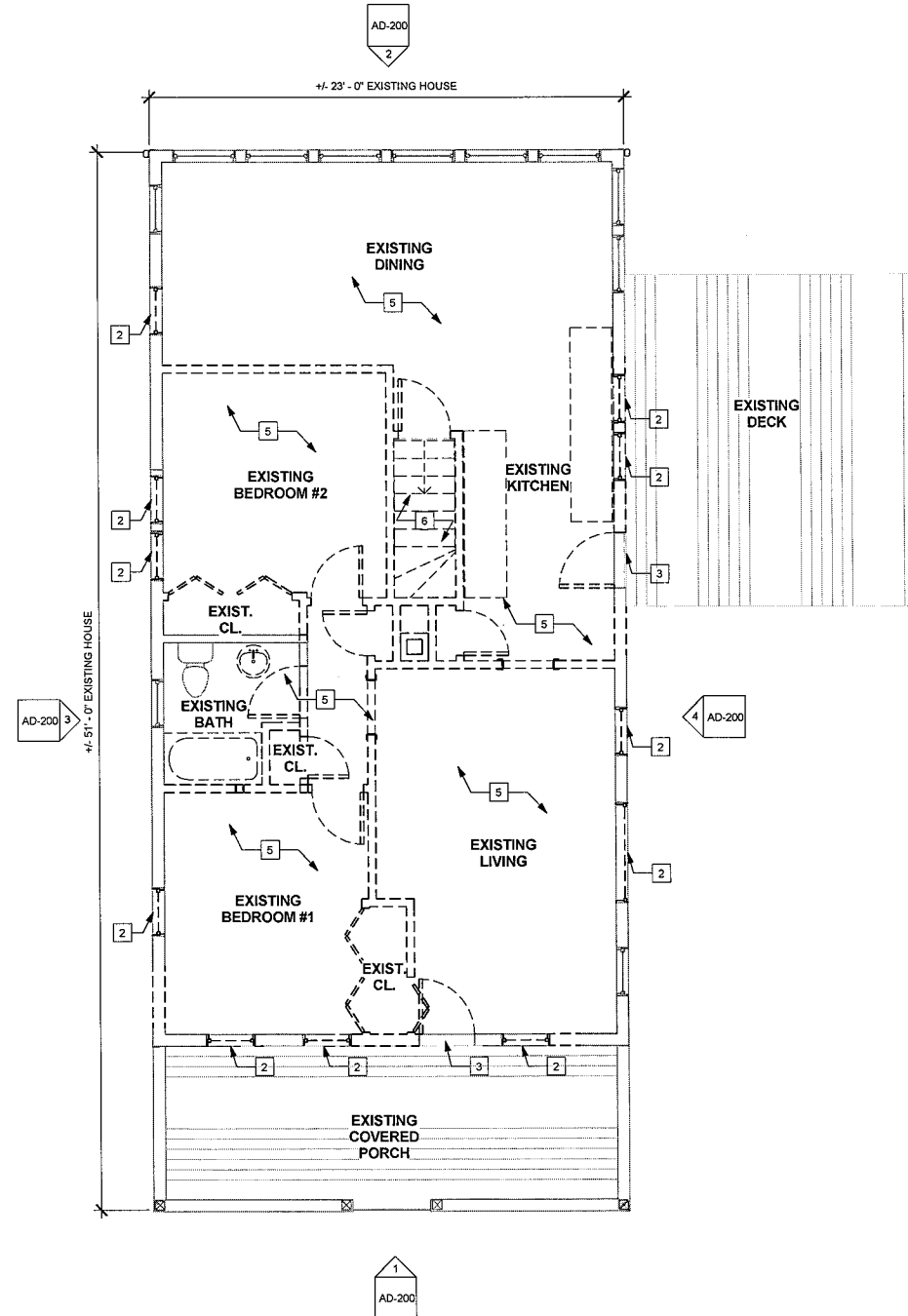
**ARCHITECTURAL
EXISTING/DEMOLITION
PLANS**

SHEET NUMBER:

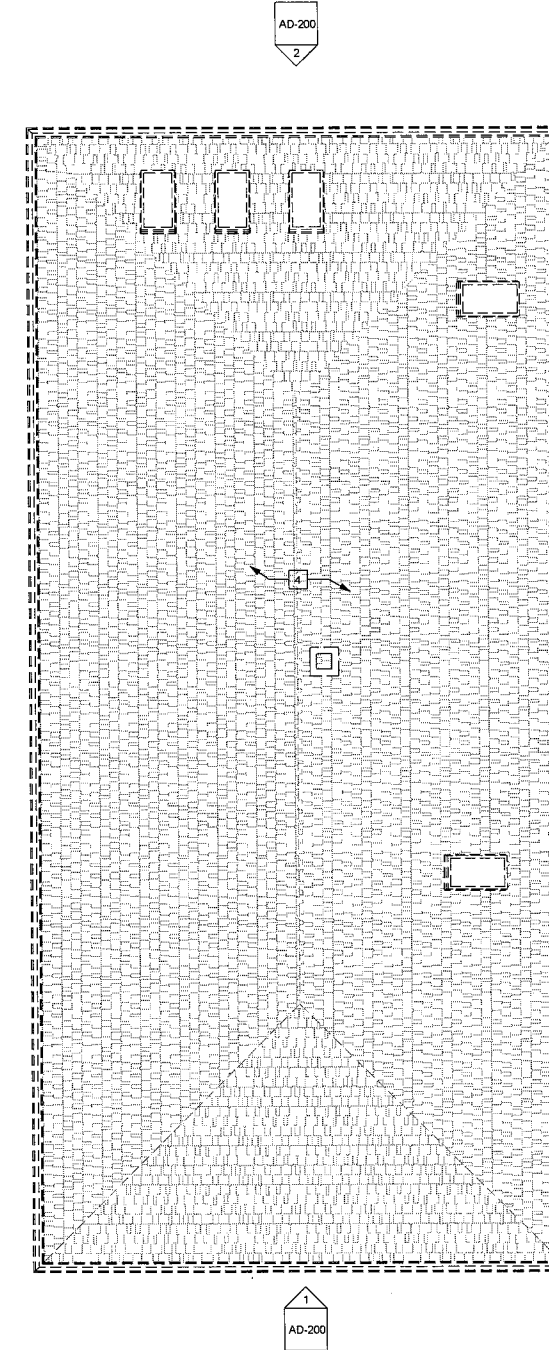
AD-100



1 EXISTING / DEMOLITION BASEMENT PLAN
1/4" = 1'-0"



2 EXISTING / DEMOLITION FIRST FLOOR PLAN
1/4" = 1'-0"



3 EXISTING / DEMOLITION ROOF PLAN
1/4" = 1'-0"

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DEMOLITION LEGEND:

- EXISTING ELEMENT TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED



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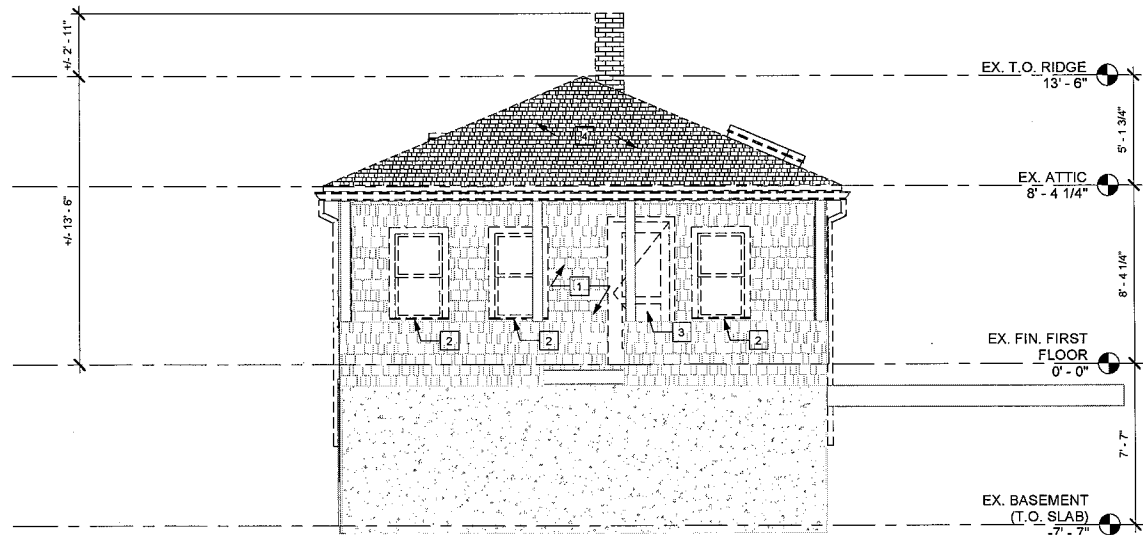
CLIENT:

WHITE RESIDENCE
96 LAKEDELL DRIVE
WARWICK,
RHODE ISLAND 02886

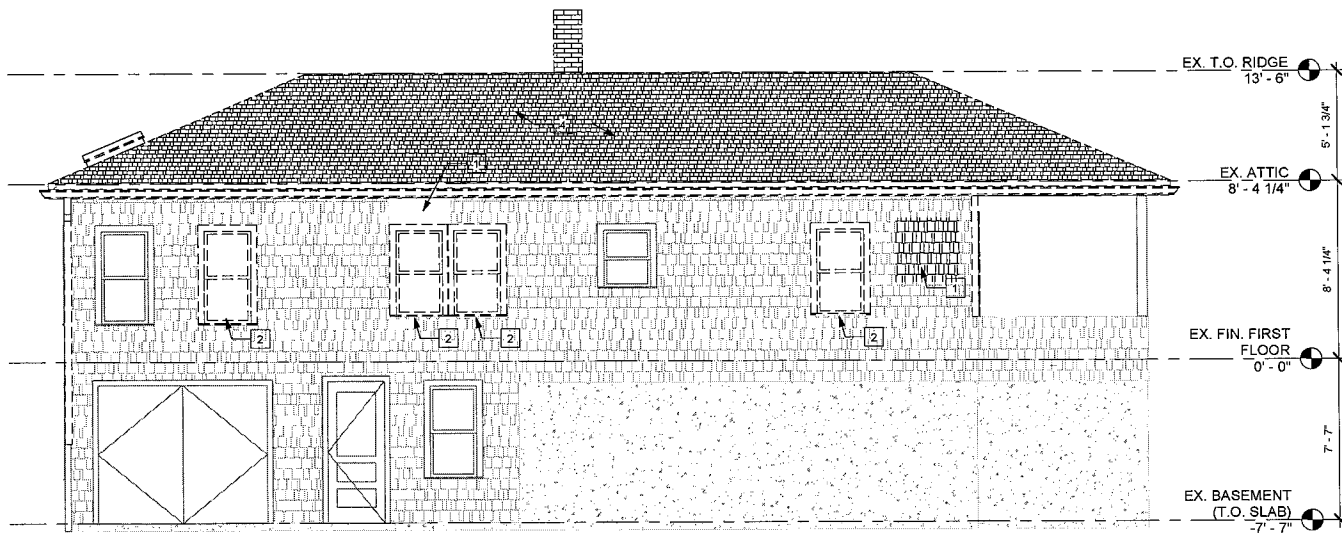
PROJECT:

RENOVATIONS
96 LAKEDELL DRIVE
WARWICK,
RHODE ISLAND 02886

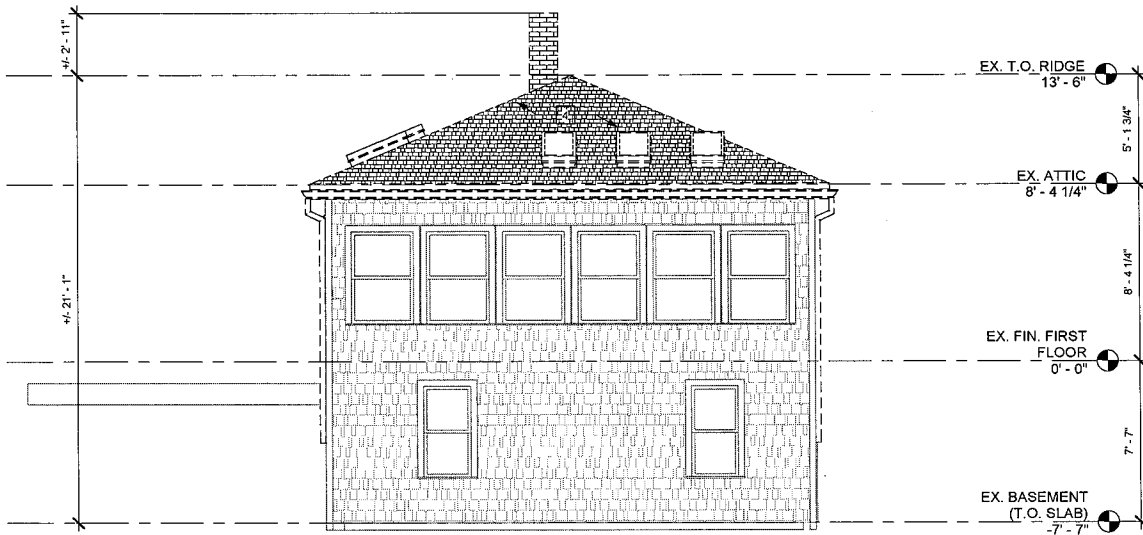
NEW T.O. RIDGE
24' - 5"



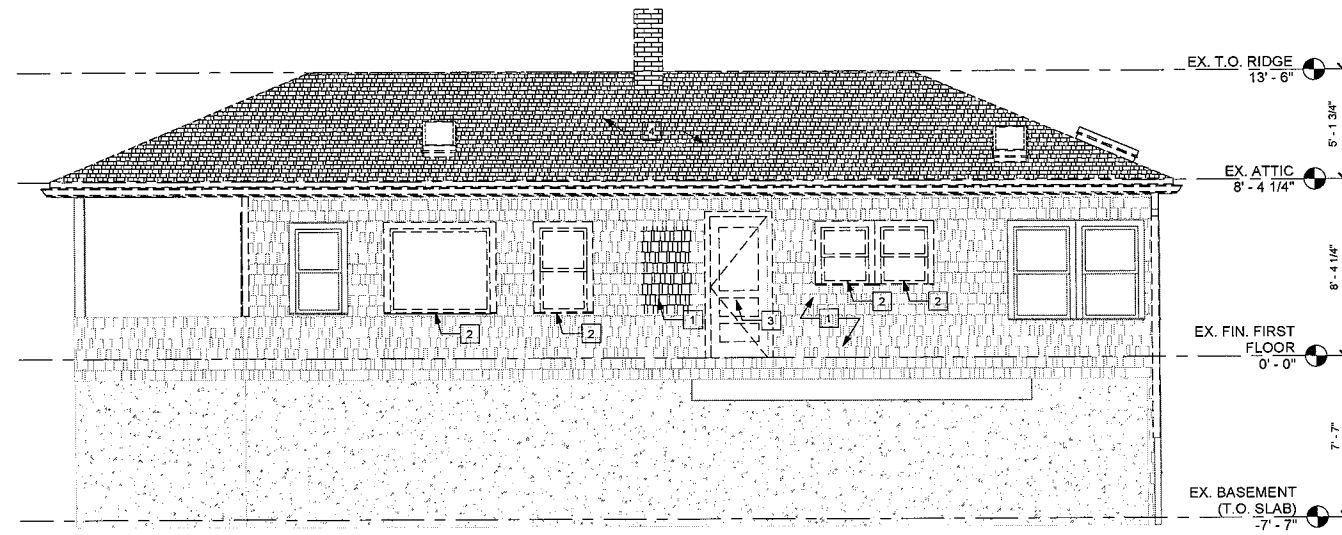
EXISTING / DEMOLITION EXTERIOR
FRONT ELEVATION
①
1/4" = 1'-0"



EXISTING / DEMOLITION EXTERIOR LEFT
SIDE ELEVATION
③
1/4" = 1'-0"



EXISTING / DEMOLITION EXTERIOR BACK
ELEVATION
②
1/4" = 1'-0"



EXISTING / DEMOLITION EXTERIOR
RIGHT SIDE ELEVATION
④
1/4" = 1'-0"

REV	DATE	DESCRIPTION
A	2/22/2024	ISSUED FOR PROGRESS REVIEW
B	3/22/2024	ISSUED FOR PROGRESS REVIEW

PROJECT NO: 17-016
CAD DWG FILE: 17-016 RESIDENCE
DRAWN BY: GJB
CHK'D BY: GJB
SCALE: As indicated

SHEET TITLE:

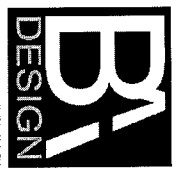
ARCHITECTURAL
EXISTING/DEMOLITION
EXTERIOR
ELEVATIONS

SHEET NUMBER:

AD-200

NEW CONSTRUCTION LEGEND:

	NEW CONSTRUCTION ELEMENT
	EXISTING ELEMENT TO REMAIN
	NEW CONSTRUCTION ELEMENT



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CLIENT:
 WHITE RESIDENCE
 96 LAKEDELL DRIVE
 WARWICK
 RHODE ISLAND 02886

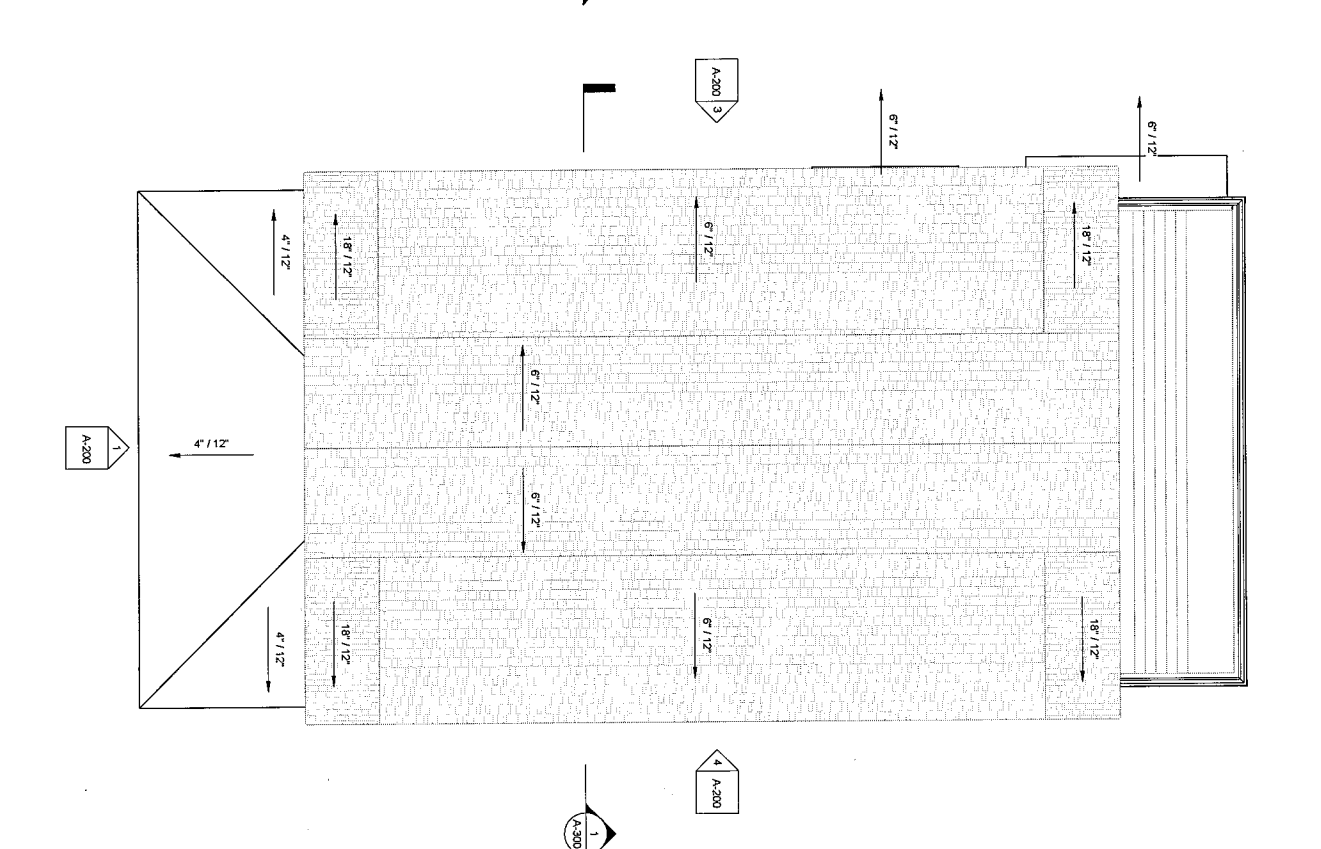
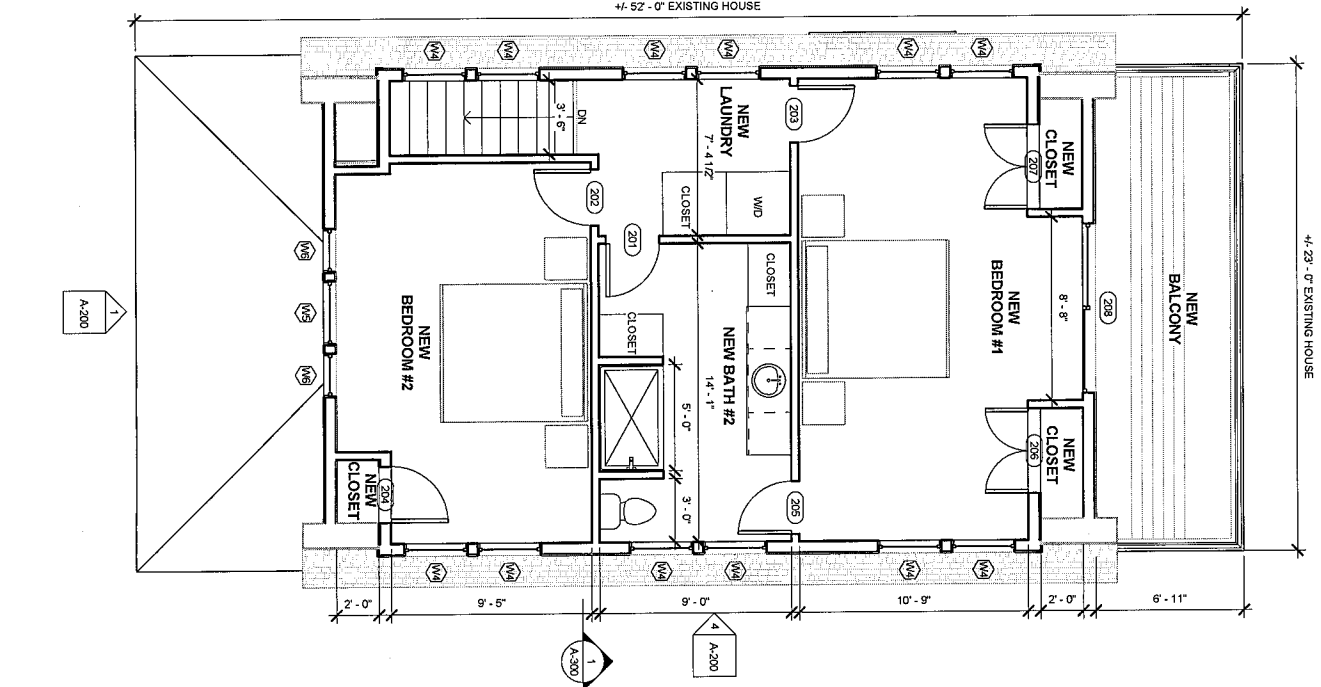
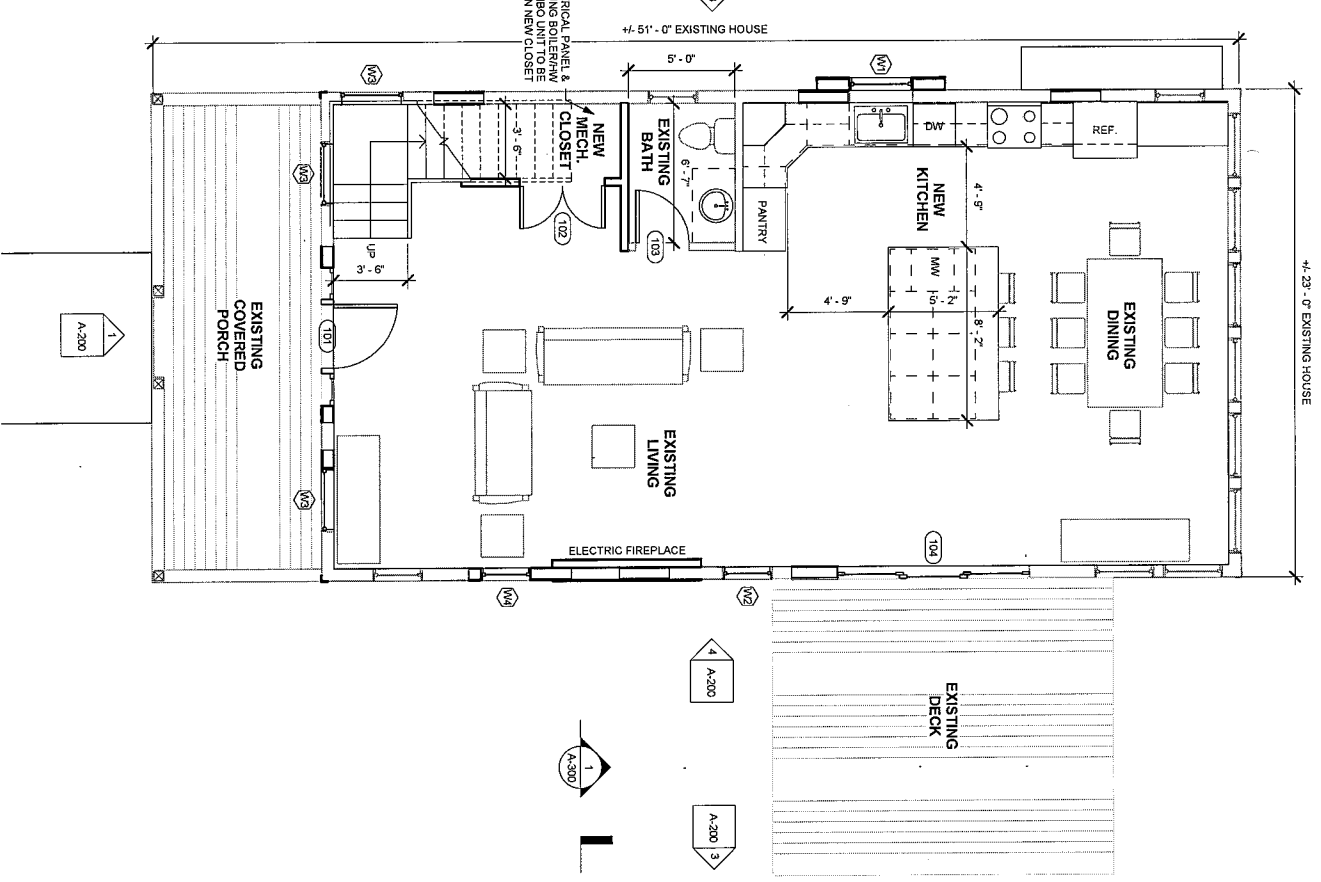
PROJECT:
 RENOVATIONS
 96 LAKEDELL DRIVE
 WARWICK,
 RHODE ISLAND 02886

NO.	DATE	DESCRIPTION
1	12/22/2023	ISSUED FOR PERMITTING REVIEW
2	02/22/2024	ISSUED FOR PERMITTING REVIEW

PROJECT NO.: 17-016
CAD DWG FILE: 17-016 RESIDENCE
DRAWN BY: GJB
CHECK BY: GJB
SCALE: As indicated

SHEET TITLE:
 ARCHITECTURAL
 PROPOSED NEW
 PLANS

SHEET NUMBER:
 A-100





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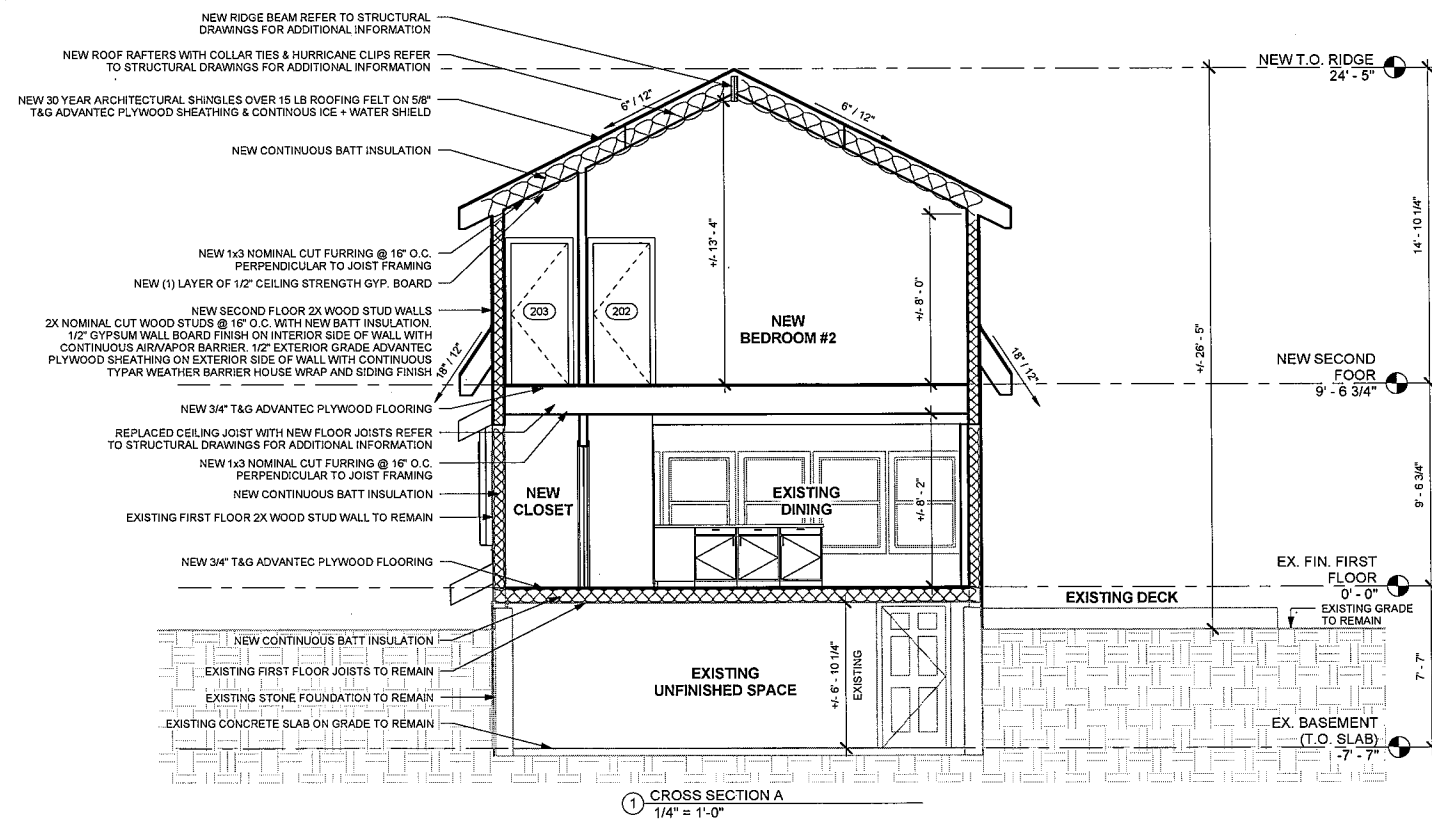
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 RHODE ISLAND 02886

PROJECT:

RENOVATIONS
 96 LAKEDELL DRIVE
 WARWICK,
 RHODE ISLAND 02886

DOOR SCHEDULE																
NUMBER	DOOR			TYPE	MANUFACTURER	DESCRIPTION	MATERIAL	FRAME		DETAILS			HARDWARE		FIRE RATING LABEL	REMARKS
	WIDTH	HEIGHT	THICKNESS					EXTERIOR FINISH	INTERIOR FINISH	HEAD	JAMB	SILL	TYPE	FINISH		
EX. FIN. FIRST FLOOR																
101	3'-0"	6'-8"	0'-2"			EXTERIOR SINGLE DOOR										
102	4'-0"	6'-8"	0'-2"			INTERIOR DOUBLE DOOR										
103	2'-6"	6'-8"	0'-2"			INTERIOR SINGLE DOOR										
104	9'-0"	6'-8"	0'-2"			EXTERIOR 3 PANEL SLIDING GLASS DOOR										
NEW SECOND FLOOR																
201	2'-6"	6'-8"	0'-2"			INTERIOR SINGLE DOOR										
202	2'-8"	6'-8"	0'-2"			INTERIOR SINGLE DOOR										
203	2'-8"	6'-8"	0'-2"			INTERIOR SINGLE DOOR										
204	2'-8"	4'-0"	0'-2"			INTERIOR SINGLE DOOR										
205	2'-6"	6'-8"	0'-2"			INTERIOR SINGLE DOOR										
206	4'-0"	6'-0"	0'-2"			INTERIOR DOUBLE DOOR										
207	4'-0"	6'-0"	0'-2"			INTERIOR DOUBLE DOOR										
208	8'-0"	6'-8"	0'-2"			EXTERIOR 2 PANEL SLIDING GLASS DOOR										

WINDOW SCHEDULE																
NUMBER	R.O.		TYPE	WINDOW		DESCRIPTION	MATERIAL	FINISH			DETAILS			GLAZING		REMARKS
	WIDTH	HEIGHT		MANUFACTURER	MODEL			EXTERIOR	INTERIOR	HARDWARE	HEAD	JAMB	SILL	THICKNESS	TYPE	
EX. FIN. FIRST FLOOR																
W1	2'-11 1/2"	3'-1 1/2"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W2	2'-4"	4'-1"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-2 1/2"
W2	2'-4"	4'-1"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-2 1/2"
W3	3'-0"	3'-0"	SINGLE WIDE AWINING													6'-8"
W3	3'-0"	3'-0"	SINGLE WIDE AWINING													6'-8"
W3	3'-0"	3'-0"	SINGLE WIDE AWINING													6'-8"
NEW SECOND FLOOR																
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W4	3'-0"	3'-11"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W5	3'-0 1/2"	4'-5 1/2"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W6	2'-1"	4'-5 1/2"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"
W6	2'-1"	4'-5 1/2"	DOUBLE HUNG SINGLE WIDE WINDOW													6'-8"



1 CROSS SECTION A
 1/4" = 1'-0"

REV	DATE	DESCRIPTION
B	3/22/2024	ISSUED FOR PROGRESS REVIEW
A	2/20/2024	ISSUED FOR PROGRESS REVIEW

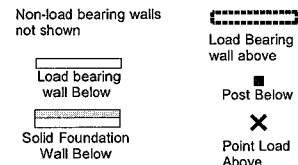
PROJECT NO: 17-016
 CAD DWG FILE: 17-016 RESIDENCE
 DRAWN BY: GJB
 CHKD BY: GJB
 SCALE: 1/4" = 1'-0"

SHEET TITLE:
 ARCHITECTURAL
 SECTION, DOOR &
 WINDOW SCHEDULES

SHEET NUMBER:

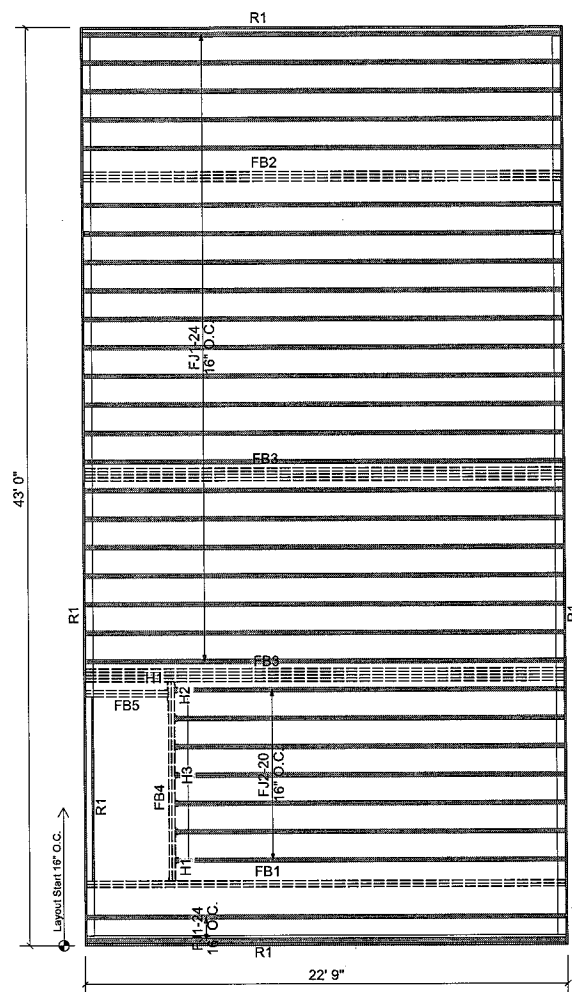
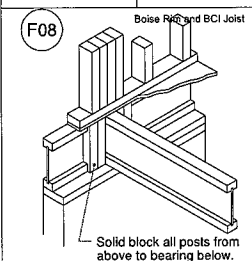
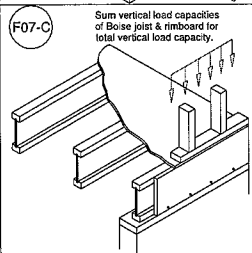
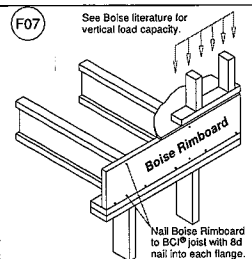
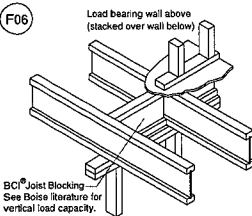
A-300

PLAN LEGEND



Member Designations

- FB = FLUSH BEAM FJ- = FLOOR JOIST
- DB = DROPPED BEAM FJ- () = FLOOR JOIST (Qty)
- Bm = GENERAL BEAM R = RIM
- LG = LEDGER Bk = BLOCKING
- BBO = BEAM by OTHERS H = HANGER



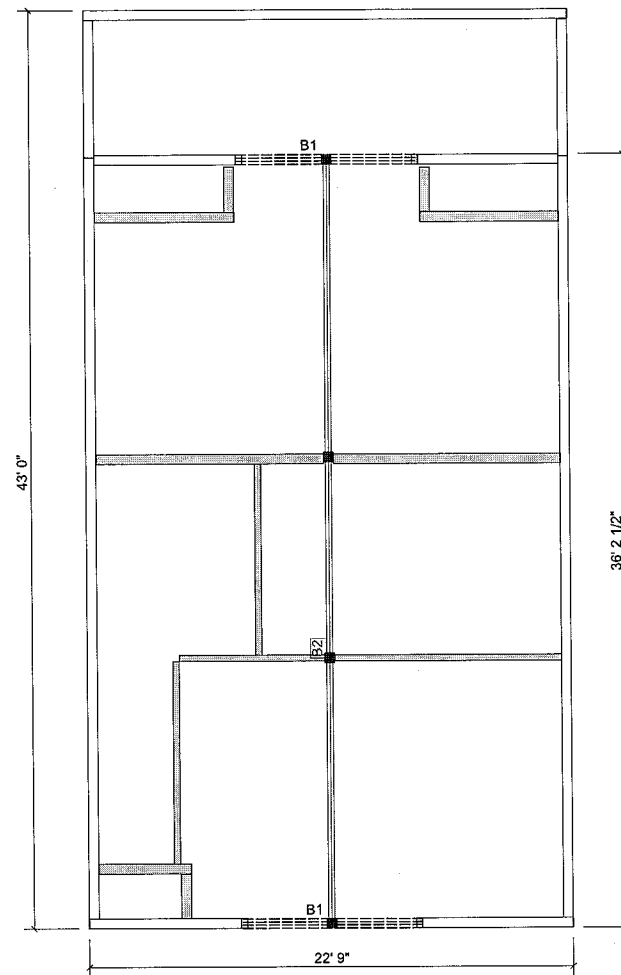
Second Floor I-Joist & LVL Layout

Notes:
 Layout shown has not been coordinated with the locations of plumbing drops. Review fixture locations prior to setting joists. Shift joists to avoid conflicts.

Provide solid blocking within the depth of the floor system below all point loads from framing above.

Products				
PlotID	Net Qty	Product	Length	Piles
FJ1-24	24	16" AJS® 20	24' 0"	1
FJ2-20	7	16" AJS® 20	20' 0"	1
FB1	2	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	24' 0"	2
FB2	3	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	24' 0"	3
FB3	8	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	24' 0"	4
FB4	2	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	10' 0"	2
FB5	2	1-3/4" x 16" VERSA-LAM® LVL 2.1E 3100 SP	4' 0"	2
R1	12	1-1/8" x 16" BC RIM BOARD OSB	12' 0"	1

Connector Summary						
PlotID	Qty	Manuf	Product	Flange	Skew	Slope
H1	2	Simpson	HGUS414	None	-	-
H2	1	Simpson	HGUS414	None	-	-
H3	7	Simpson	IUS2.56/16	None	-	-



Ceiling & Roof LVL Layout

Products				
PlotID	Net Qty	Product	Length	Piles
B1	6	1-3/4" x 9-1/2" VERSA-LAM® LVL 2.1E 3100 SP	10' 0"	3
B2	2	1-3/4" x 11-7/8" VERSA-LAM® LVL 2.1E 3100 SP	38' 0"	2

Revisions	By



NOTE
 ALL MEASUREMENTS TO BE VERIFIED IN THE FIELD.

THIS PLAN IS A MATERIAL ESTIMATE ONLY!
 No professional engineering has been done or implied for this structure. The intent of this drawing is only to provide supplemental information for project material estimating. All material recommendations and associated designs must be to the project architect, engineer of record, general contractor and/or installer for their review and approval prior to order placement and installation. Refer all methods of construction to original architectural and structural drawings and not this plan. It is the responsibility of all parties involved in the erection of the structure to acquire and refer to all framing and installation guidelines for material shown on this estimate. No dimensional check of the building has been made therefore the purchaser is to check and approve all dimensions, quantities, loads and details carefully prior to order placement.

Job # 24093
 96 Lakedell Drive
 96 Lakedell Drive

East Greenwich RI
 Setauket NY
 Rich

BC FRAMER

Scale: 1/4" = 1'

Date: 11/3/2022

Drawn By
 CD

Sheet

1 of 1

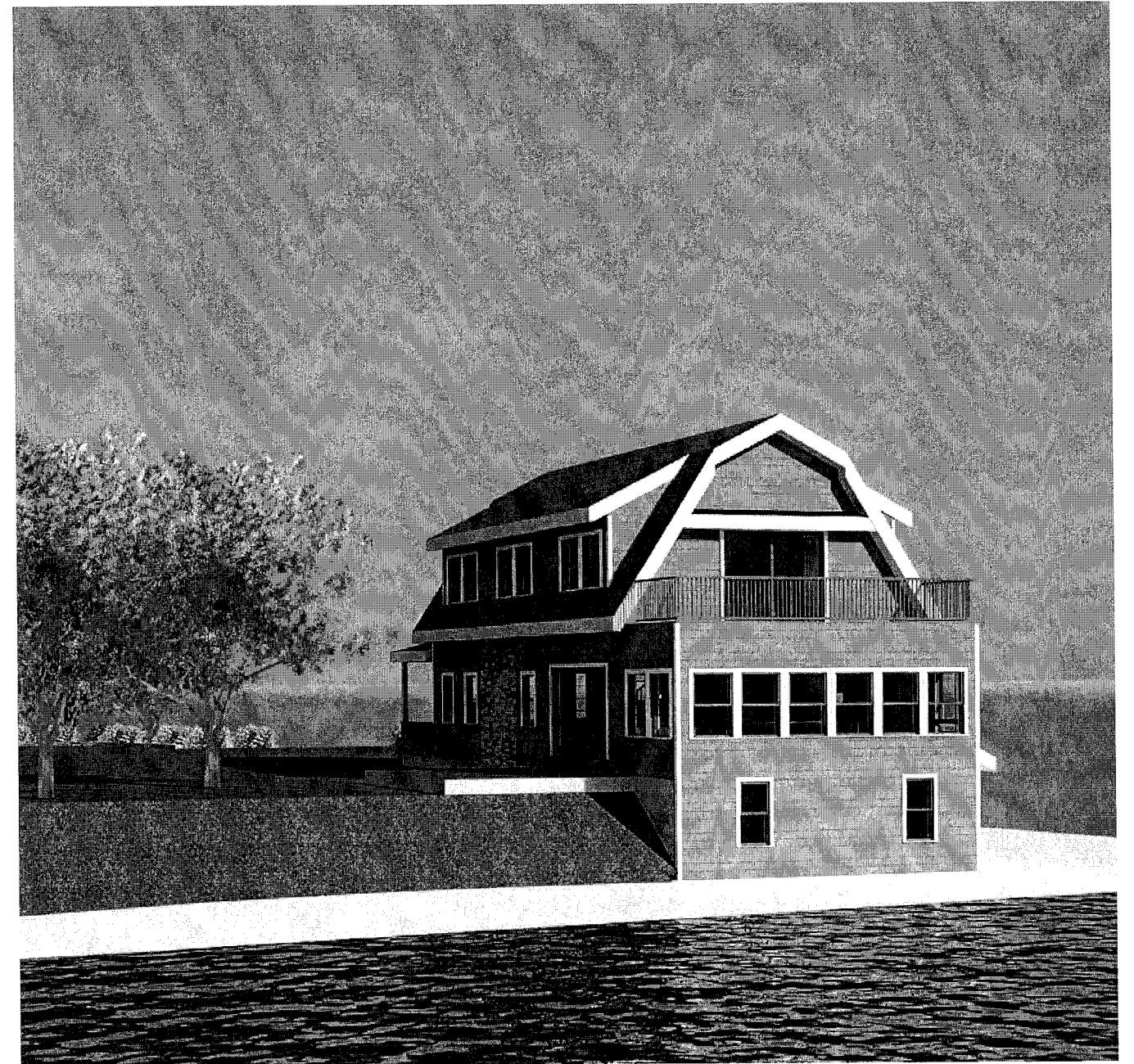


Warren Trask is now supplying 2" x 4" and 2" x 6" Doug Fir FJ Studs. Applications such as kitchens, bathrooms and tall walls. Brightwood is a great solution for consistently providing straighter walls. Compliant with local building codes and available in long lengths.

Call us today for more information!



① FRONT PERSPECTIVE
12" = 1'-0"



② BACK PERSPECTIVE
12" = 1'-0"

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TEL: (508) 380-4540
EMAIL: buckinghamarchitecture@yahoo.com

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CLIENT:

WHITE RESIDENCE
96 LAKEDELL DRIVE
WARWICK RHODE ISLAND 02886

PROJECT:

RENOVATIONS
WHITE RESIDENCE
96 LAKEDELL DRIVE
WARWICK RHODE ISLAND 02886

RENDERINGS

PROJECT NUMBER: 17-016

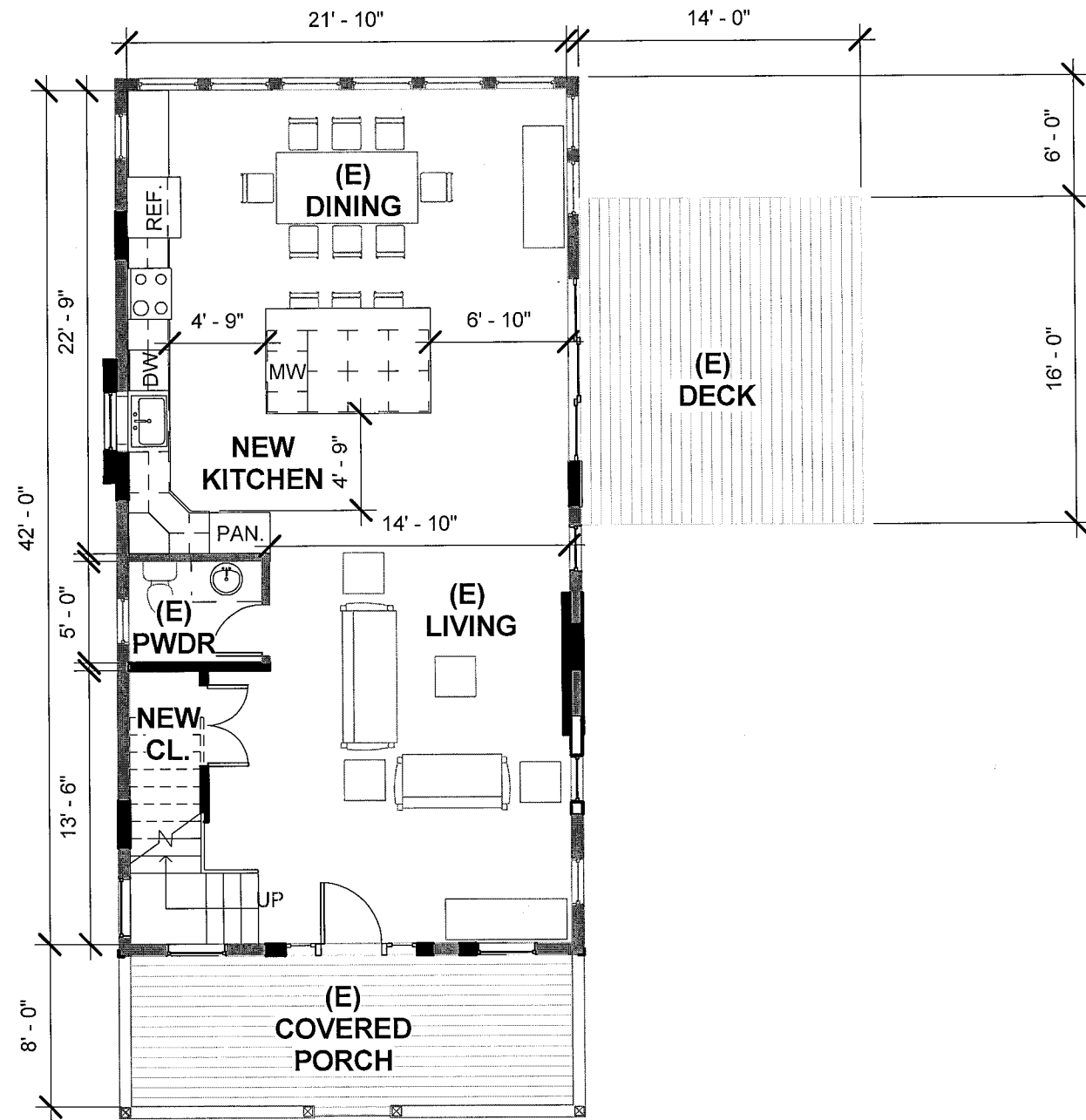
DATE: 3/22/2024

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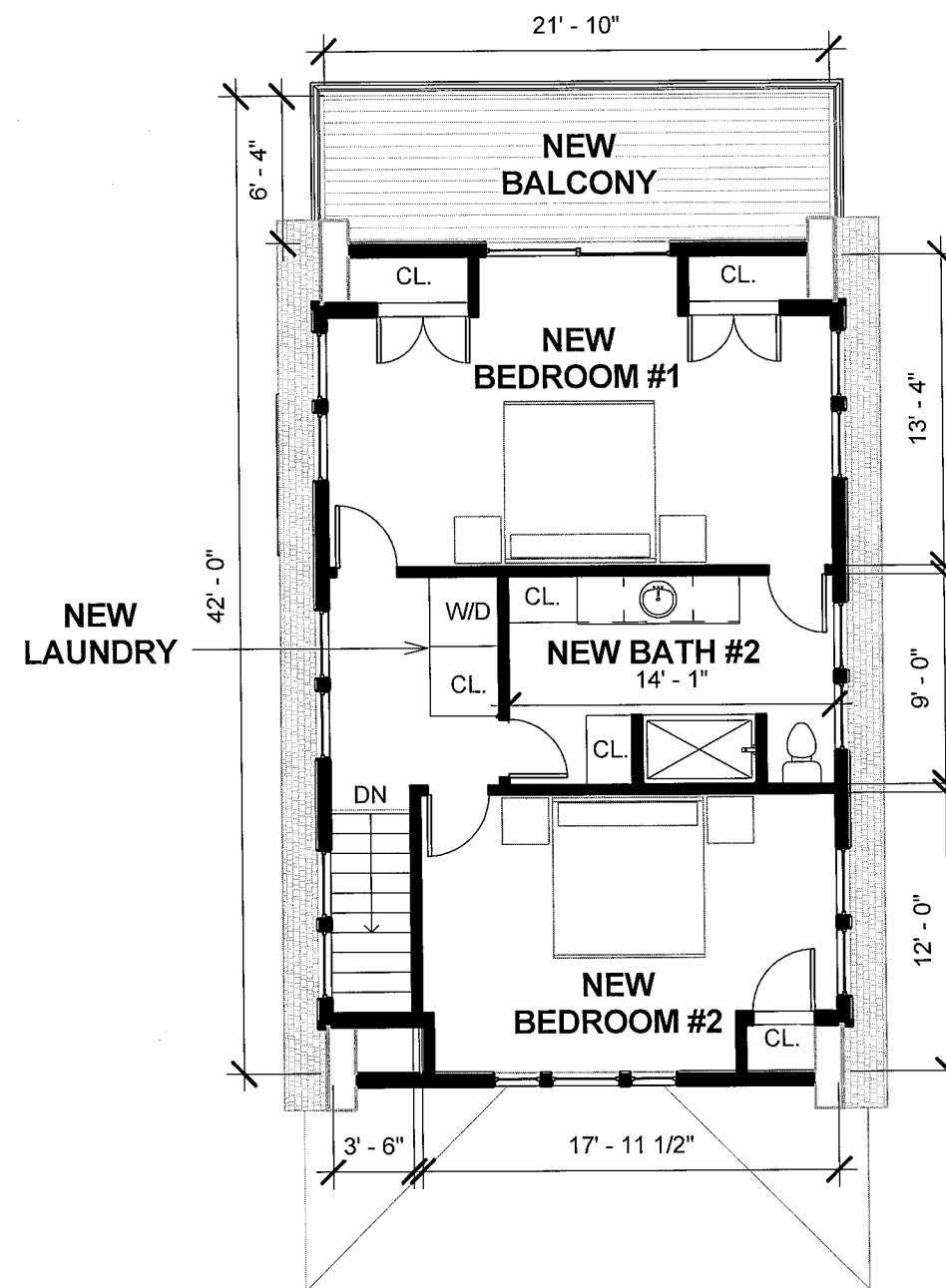
CHK'D BY: GJB

SKA-001

SCALE: 12" = 1'-0"



1 SCHEMATIC EXISTING / NEW FIRST FLOOR PLAN
1/8" = 1'-0"



2 SCHEMATIC NEW SECOND FLOOR PLAN
1/8" = 1'-0"

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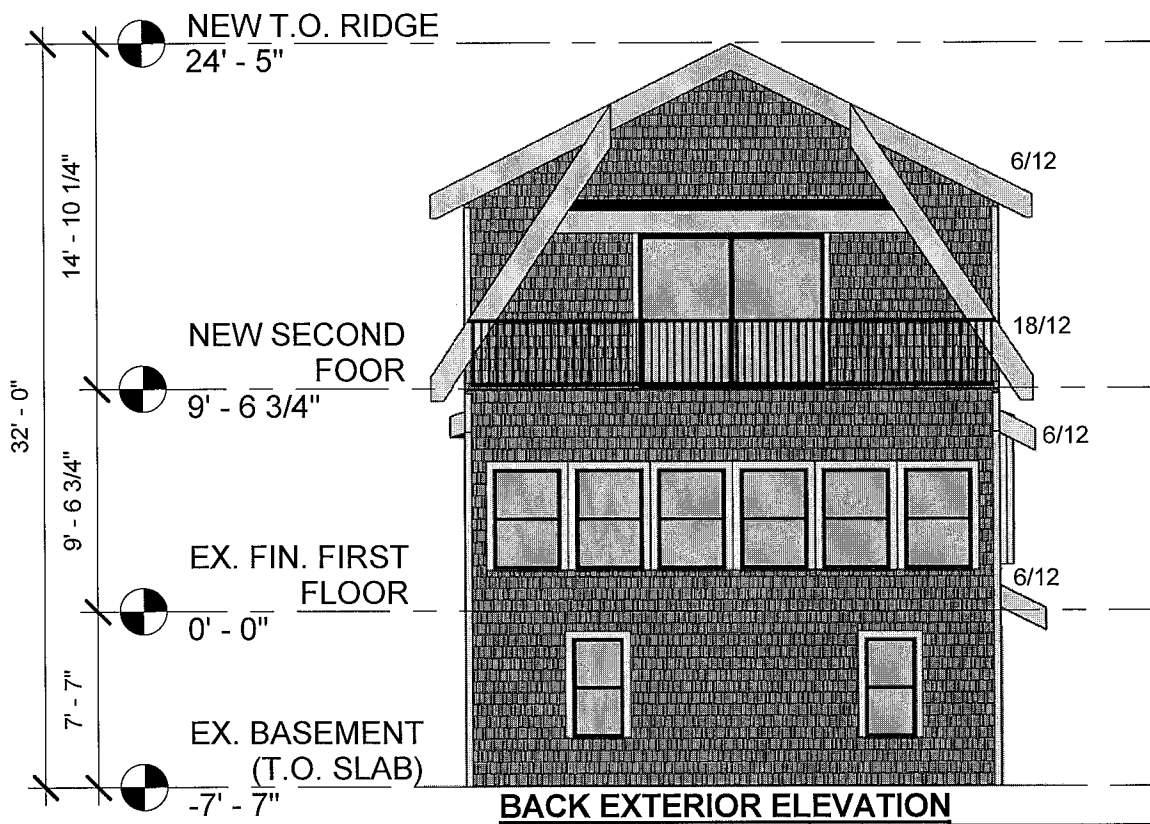
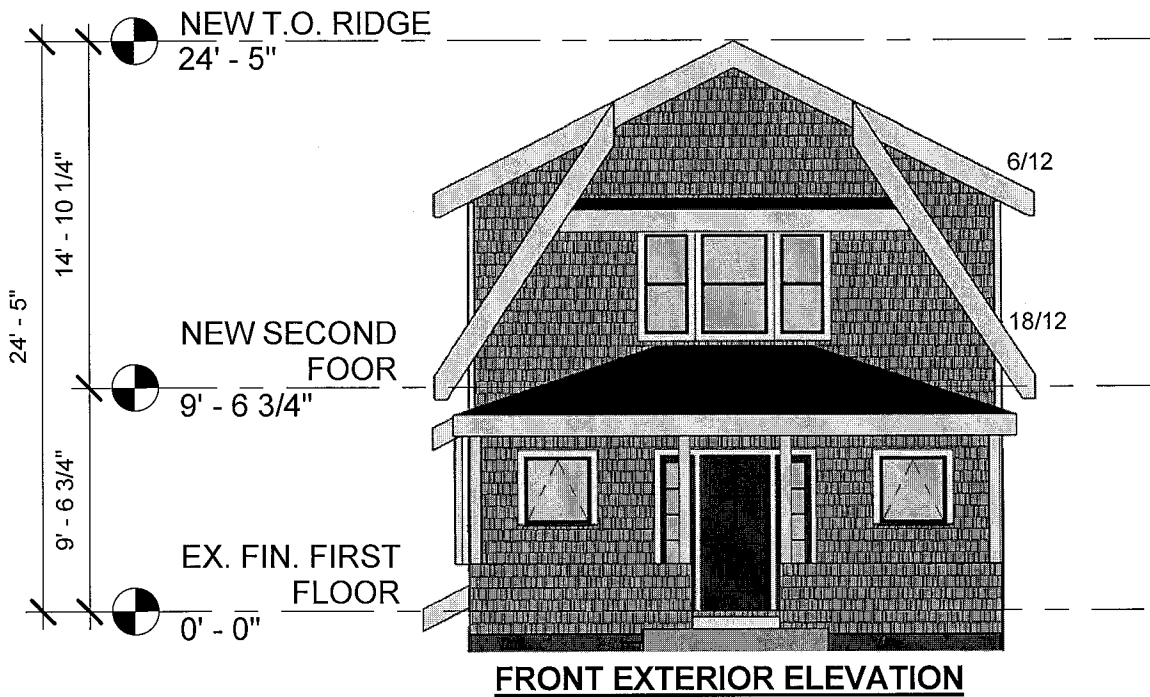
PROJECT: RENOVATIONS
WHITE RESIDENCE
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FLOOR PLANS

PROJECT NUMBER: 17-016
DATE: 3/22/2024
DRAWN BY: GJB
CHK'D BY: GJB

SKA-101

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



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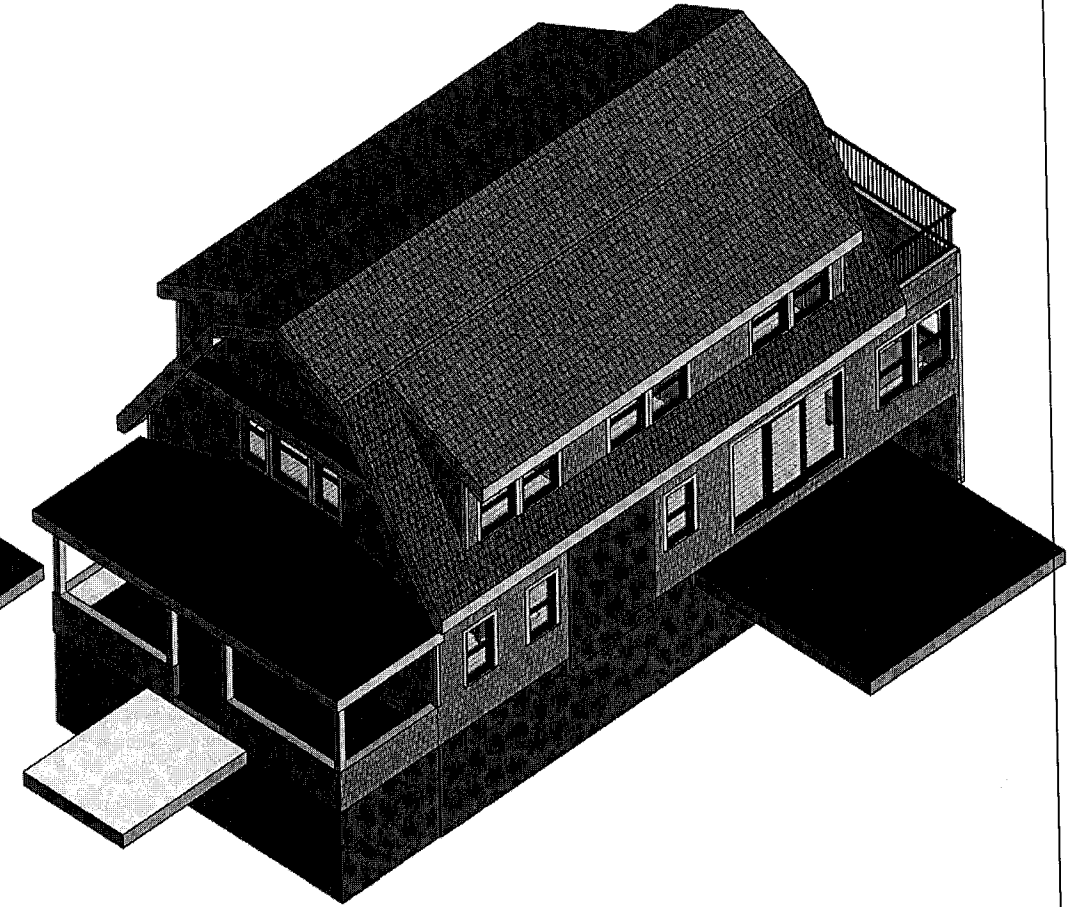
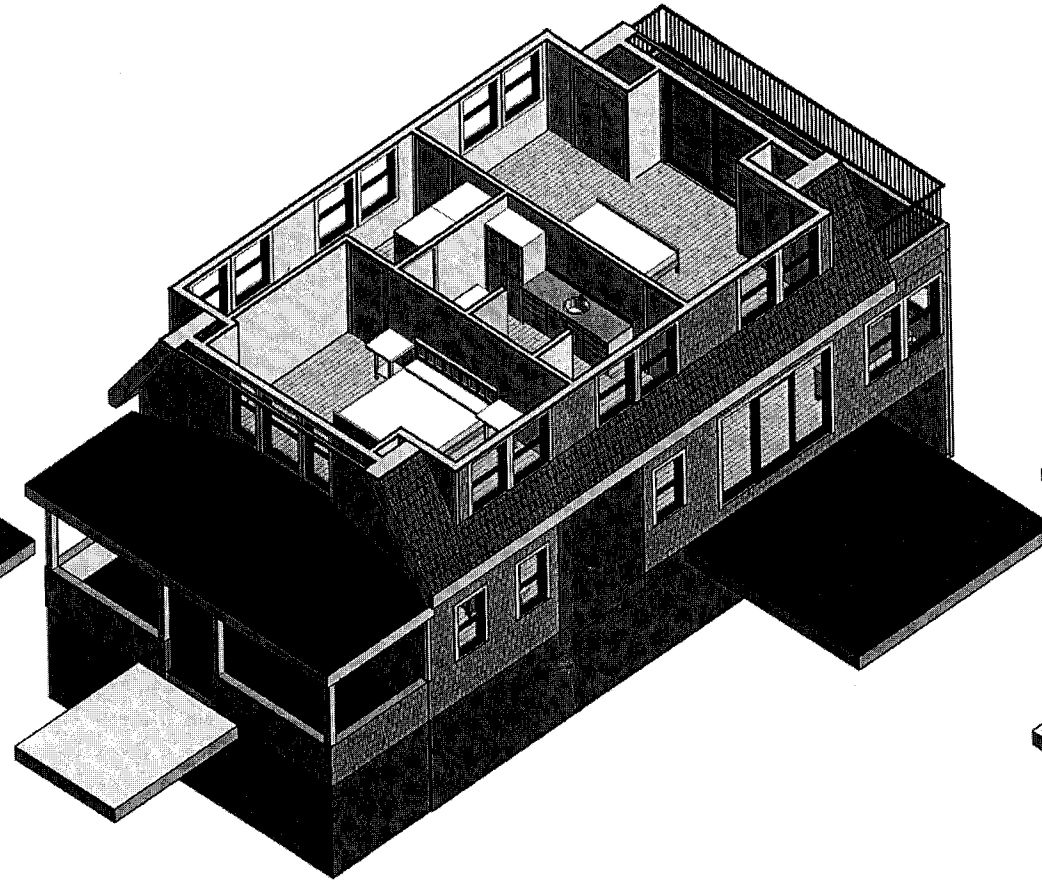
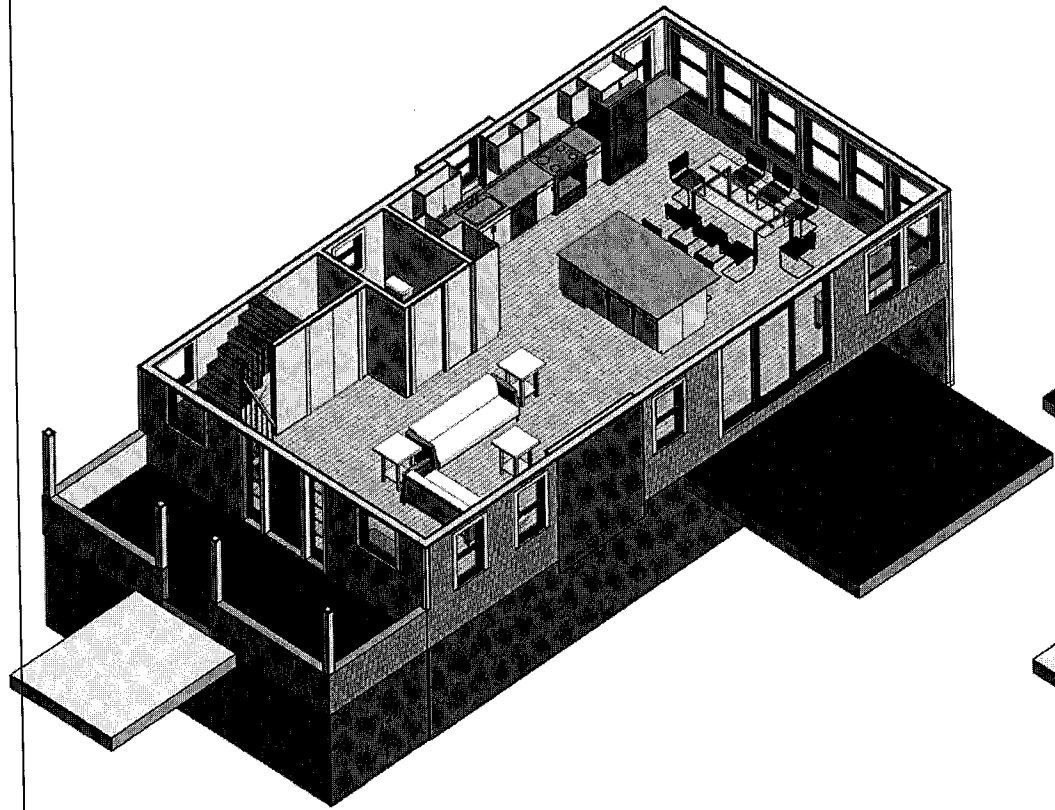
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CLIENT: WHITE RESIDENCE
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PROJECT: RENOVATIONS
 WHITE RESIDENCE
 96 LAKEDELL DRIVE
 WARWICK RHODE ISLAND 02886

EXTERIOR ELEVATIONS		
PROJECT NUMBER:	17-016	SKA-201
DATE:	3/22/2024	
DRAWN BY:	GJB	
CHK'D BY:	GJB	
		SCALE: 1/8" = 1'-0"



① SCHEMATIC EXISTING / NEW FIRST FLOOR LEVEL - 3D AXON VIEW

② SCHEMATIC NEW SECOND FLOOR LEVEL - 3D AXON VIEW

③ SCHEMATIC NEW OVERALL - 3D AXON VIEW

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PROJECT:

RENOVATIONS
 WHITE RESIDENCE
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 WARWICK RHODE ISLAND 02886

3D AXONOMETRICS

PROJECT NUMBER: 17-016

DATE: 3/22/2024

DRAWN BY: GJB

CHK'D BY: GJB

SKA-010

SCALE: