

# ABBREVIATIONS

A AREA; AMPERE; ALCOVE; COMP AIR LINE	GA GAUGE
ACT ACOUSTICAL CEILING TILE	GALV GALVANIZED
AD AREA DRAIN	GC GENERAL CONTRACTOR
ADA AMERICANS WITH DISABILITIES ACT	GCW GYPSUM WALL BOARD
ADD ADDENDUM	GSF GROSS SQ FT
ADDL ADDITIONAL	
ADJ ADJUST	HC HANDICAPPED
AFF ABOVE FINISH FLOOR	HDWD HARDWOOD
AHJ AIR HANDLING UNIT	HDWR HARDWARE
AL ALUMINUM	HM HOLLOW METAL
ALT ALTERNATE	HP HIGH POINT
ANOD ANODIZED	HVAC HEATING/VENTILATION/AIR CONDITIONING
AP ACCESS PANEL	
APPD APPROVED	INCL INCLUDED
APPROX APPROXIMATE	
APT APARTMENT	JAN JANITOR
ARCH ARCHITECT, ARCHITECTURAL	JT JOINT
ATTEN ATTENTION	
AUTH AUTHORIZED	LAM LAMINATE
AUTO AUTOMATIC	LAV LAVATORY
AVG AVERAGE	LP LOW POINT
BC BOTTOM OF CURB	MATL MATERIAL
BDRM BEDROOM	MECH MECHANICAL
BTW BETWEEN	MEP MECHANICAL/ELECTRICAL/PLUMBING
BIT BITUMINOUS	MFR MANUFACTURER
BL BASELINE; BLDG LINE; BLOCK	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS
BM BEAM, BENCHMARK	MO MASONRY OPENING
BMT BUTYL MASTIC TAPE SEALANT	MRD MOISTURE RESISTANT DRYWALL
BO BOTTOM OF	MTD MOUNTED
BP BASE PLATE; BYPASS	MTL METAL
BR BEDROOM, BRICK, BRASS; BOILER RM	
BTU BRITISH THERMAL UNITS	N NORTH
	NA NOT APPLICABLE
CAB CABINET	NIC NOT IN CONTRACT
CP CARPET	NOM NOMINAL
CCW COUNTER CLOCKWISE	NTS NOT TO SCALE
CWB CEMENT WALL BOARD	NSF NET SQ FT
CFL COUNTERFLASHING	
CG CORNER GUARD	OC ON CENTER
CH COAT HOOK	OH OPPOSITE HAND
CRIC CIRCUMFERENCE	
CJ CONTROL JOINT	PERP PERPENDICULAR
CL CENTERLINE; CLEARANCE; CLOSET	PLAM PLASTIC LAMINATE
CLG CEILING	PLYWD PLYWOOD
CLO CLOSET	PTD PAINTED
CLR CLEAR	
CMU CONCRETE MASONRY UNIT	RD ROOF DRAIN
CNTR CENTER, COUNTER	REF REFERENCE
COEF COEFFICIENT	REQD REQUIRED
COMP COMPOSITION, COMPRESSED	REV REVISION
CONC CONCRETE	RM ROOM
CONTR CONTRACTOR	RO ROUGH OPENING
COORD COORDINATE	
COR CORNER, CORRIDOR	SSOUTH
CORR CORRIDOR, CORRUGATED	SD SMOKE DETECTOR
CPT CARPET	SIM SIMILAR
CRSK COUNTERSINK	SQ FT SQUARE FOOT
CT CERAMIC TILE; CORK TILE	SS STAINLESS STEEL
	STL STEEL
DB DECIBEL	STORE STORAGE
DEM DEMOLISH	STRUC STRUCTURE
DEMO DEMOLITION	SYS SYSTEM
DA DIAMETER	
DIAG DIAGONAL	TBR TO BE REMOVED
DIAM DIAMETER	TEL TELEPHONE
DIFF DIFFUSER	TO TOP OF
DIM DIMENSION	TOD TOP OF DECK
DISP DISPOSAL	TOS TOP OF STEEL
DN DOWN	TYP TYPICAL
DP DAMPPROOFING	
DS DOWNSPOUT, DOOR SWITCH	UL UNDERWRITERS LABORATORIES
DTL DETAIL	UON UNLESS OTHERWISE NOTED
DWG DRAWING	
DWGS DRAWINGS	VB VAPOR BARRIER
	VCT VINYL COMPOSITION TILE
EA EACH	VERT VERTICAL
EJ EXPANSION JOINT	VIF VERIFY IN FIELD
EL ELEVATION; ELEVATOR	
ELEC ELECTRIC	W WEST
ELECT ELECTRICAL	W/ WITH
ELEV ELEVATION; ELEVATOR	W/O WITHOUT
EM EMERGENCY	WC WATER CLOSET
EQ EQUAL	WD WOOD
EQPT EQUIPMENT	WID WIDTH
EXST EXISTING	WP WORKING POINT
EXP EXPANSION; EXPOSED	
FA FIRE ALARM	
FCU FAN COIL UNIT	
FD FLOOR DRAIN	
FEC FIRE EXTINGUISHER CABINET	
FF FINISHED FLOOR	
FO FACE OF	

# SYMBOLS

Room name	
	ROOM NAME
	STRUCTURAL GRID
	ELEVATION
	SECTION
	ABOVE FINISH FLOOR LEVEL
	WINDOW MEASUREMENTS TABLE
	DOOR MEASUREMENTS TABLE
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	EXISTING TO DEMOLISH

# GENERAL NOTES

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE WORK PRIOR TO STARTING CONSTRUCTION. SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE BEGINNING WORK.

ANY DAMAGE TO EXISTING CONDITIONS IN THE EXECUTION OF THE WORK IN THIS CONTRACT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.

THE PURPOSE OF THESE DRAWINGS IS FOR THE CONTRACTOR TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES REQUIRED FOR THE COMPLETION OF ALL WORK SHOWN OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY SHOWN IN THE DOCUMENTS.

DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

DIMENSIONS, DETAILS, NOTES AND SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS, U.N.O.

UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER OF RECORD.

THE CONTRACTOR SHALL NOTIFY THE BUILDING OWNER FIVE WORKING DAYS PRIOR TO ANY UTILITY BEING SHUT DOWN FOR CONSTRUCTION WORK.

INSTALLATION SHALL FOLLOW THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.

ALL DIMENSIONS ARE TO FACE OF STUD / FACE OF WALL OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DOCUMENTS PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.

CONTRACTOR SHALL APPLY AND PAY FOR ANY REQUIRED PERMITS FOR WORK PERFORMED.

ALL WORK IS NEW UNLESS OTHERWISE NOTED. REVIEW EXISTING DRAWINGS TO DETERMINE WHAT SELECTIVE DEMOLITION MUST TAKE PLACE IN ORDER TO INSTALL NEW WORK.

"REMOVE" MEANS TO REMOVE AND DISPOSE OF IN A LEGALLY APPROPRIATE DUMP SITE OR TO RECYCLE AT AN APPROPRIATE FACILITY.

"REPLACE" MEANS TO REMOVE EXISTING AND INSTALL NEW.

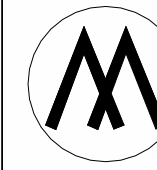
"FURNISH" MEANS TO PROVIDE NEW MATERIALS.

INFORMATION MAY NOT BE SHOWN IN TRADITIONAL LOCATIONS WITHIN THE DOCUMENTS. REVIEW ALL DOCUMENTS TO DETERMINE COMPLETE SCOPE OF WORK.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL NEW REQUIRED SCOPE.

# Sheet List

Number	Sheet Name
<b>00_GENERAL PLANS</b>	
<b>A001</b>	RENDERS
<b>G'100</b>	GENERAL NOTES
<b>G'101</b>	ZONING AND BUILDING CODE
<b>G'102</b>	SURVEY PLAN - AVERAGE GRADE LEVEL
<b>G'103</b>	SITE PLAN - SOIL CONTROL - LANDSCAPE PLAN
<b>01_ARCHITECTURE PLANS</b>	
<b>A100</b>	PROPOSAL - BASEMENT & FIRST LEVEL
<b>A101</b>	PROPOSAL - SECOND & THIRD LEVEL
<b>A102</b>	PROPOSAL - FOURTH & ROOF LEVEL
<b>A103</b>	FRAMING - BASEMENT & FIRST LEVEL
<b>A104</b>	FRAMING - SECOND & THIRD LEVEL
<b>A105</b>	FRAMING - FOURTH & ROOF LEVEL
<b>A106</b>	ELEVATIONS
<b>A107</b>	WINDOWS & DOORS
<b>A108</b>	BRACED WALLS ELEVATIONS.
<b>A109</b>	SECTIONS



MICHIE DESIGN & BUILD  
PERUNOVO LLC  
GC - 44956  
70 KENNEDY PLAZA, SUITE 6,  
PROVIDENCE, RI 02903

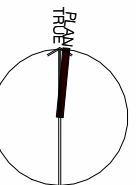
# Team

Architectural Designer  
Bryan B. Michie

**86 SPRUCE ST.**  
PROVIDENCE

Client  
Steven Meresi

86 Spruce St.  
Providence  
RI 02903, USA



PROJECT: 86 Spruce St.

DATE: OCTOBER 2024  
SCALE:

# GENERAL NOTES

**G'100**



"TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS" ABSTRACTED FROM CITY OF PROVIDENCE ZONING ORDINANCE, ARTICLE 5.502 DIMENSIONAL STANDARDS

ACTION	MIN. LOT AREA	MIN. BUILDING HEIGHT (ft)	MIN. FIRST STORY HEIGHT (ft)	MAX. BUILDING HEIGHT	MAX. BUILDING COVERAGE	TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	MIN. FRONT SETBACK (ft)	MIN. INTERIOR SIDE SETBACK (ft)	MIN. CORNER SIDE SETBACK (ft)	MIN. REAR SETBACK (ft)	1410 PARKING
											PARKING EXEMPTIONS
REQUIRED	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2	In the R-4, C-1 and C-2 districts, all lots of 10,000 square feet or less are exempt from parking requirements
PROPOSED	2091 SF	50'	11' Commercial 9' Residential	50' (4 stories)	89%	93.8%	0'	None	0'	7'-6"	-

PROJECT SUMMARY

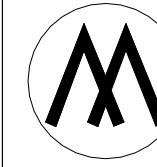
PROJECT:  
86 Spruce St.  
Providence, RI 02903, USA

DESCRIPTION:  
Dwelling - Multi-Family

ZONING: C-2 General Commercial District

APPLICABLE CODES:  
RISBC-2 RHODE ISLAND BUILDING CODE 2021 RI FIRE CODE  
510-RICR-BUILDING CODE COMMISSION 2021 RI LIFE SAFETY CODE

CONSTRUCTION TYPE  
4 STORIES (Type IIB)



MICHIE DESIGN & BUILD  
PERUNOVO LLC  
GC - 44956  
70 KENNEDY PLAZA, SUITE 6,  
PROVIDENCE, RI 02903

Team

Architectural Designer  
Bryan B. Michie

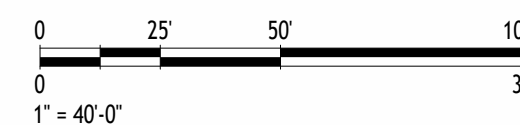
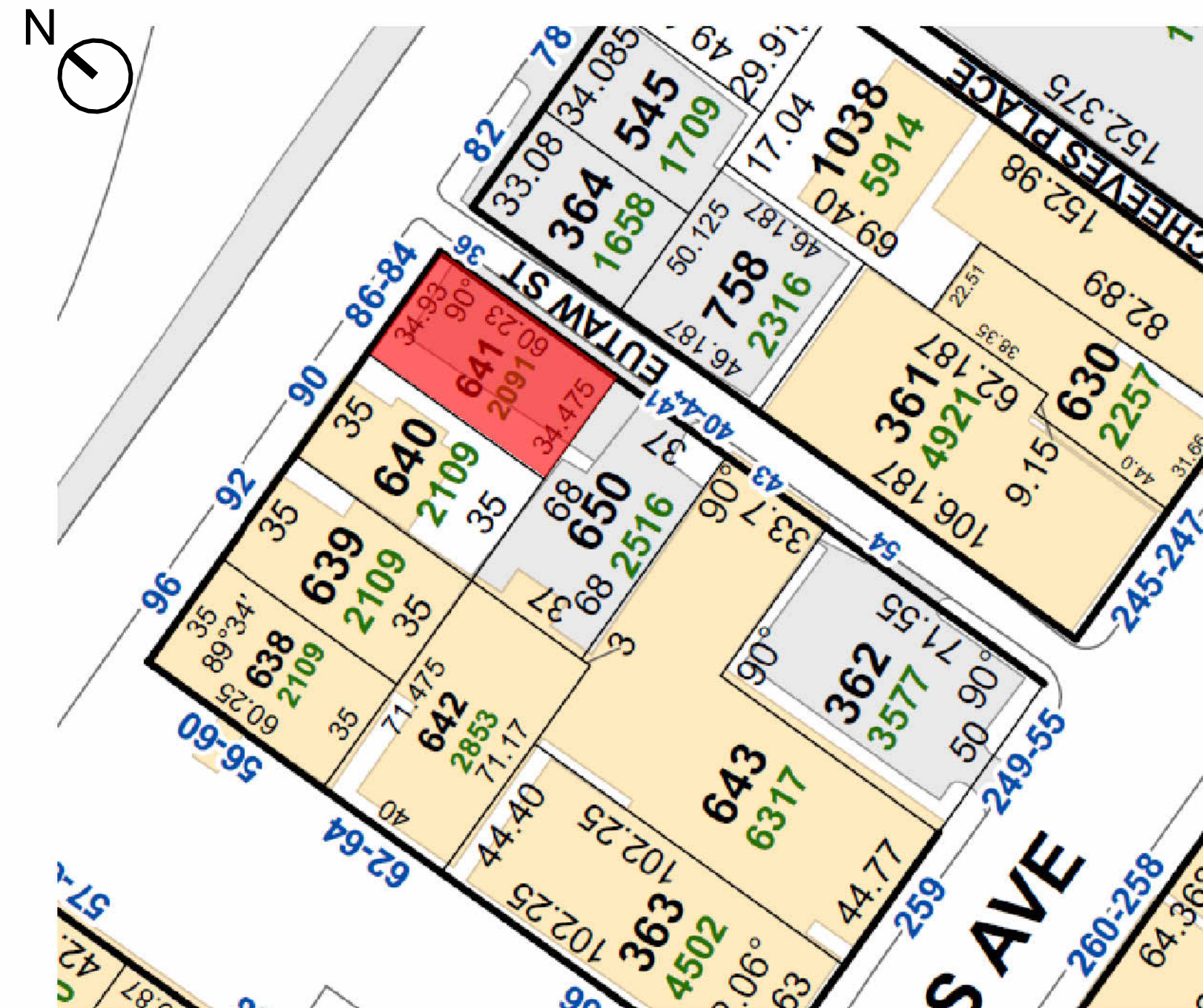
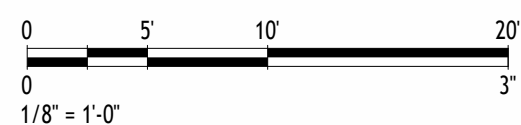
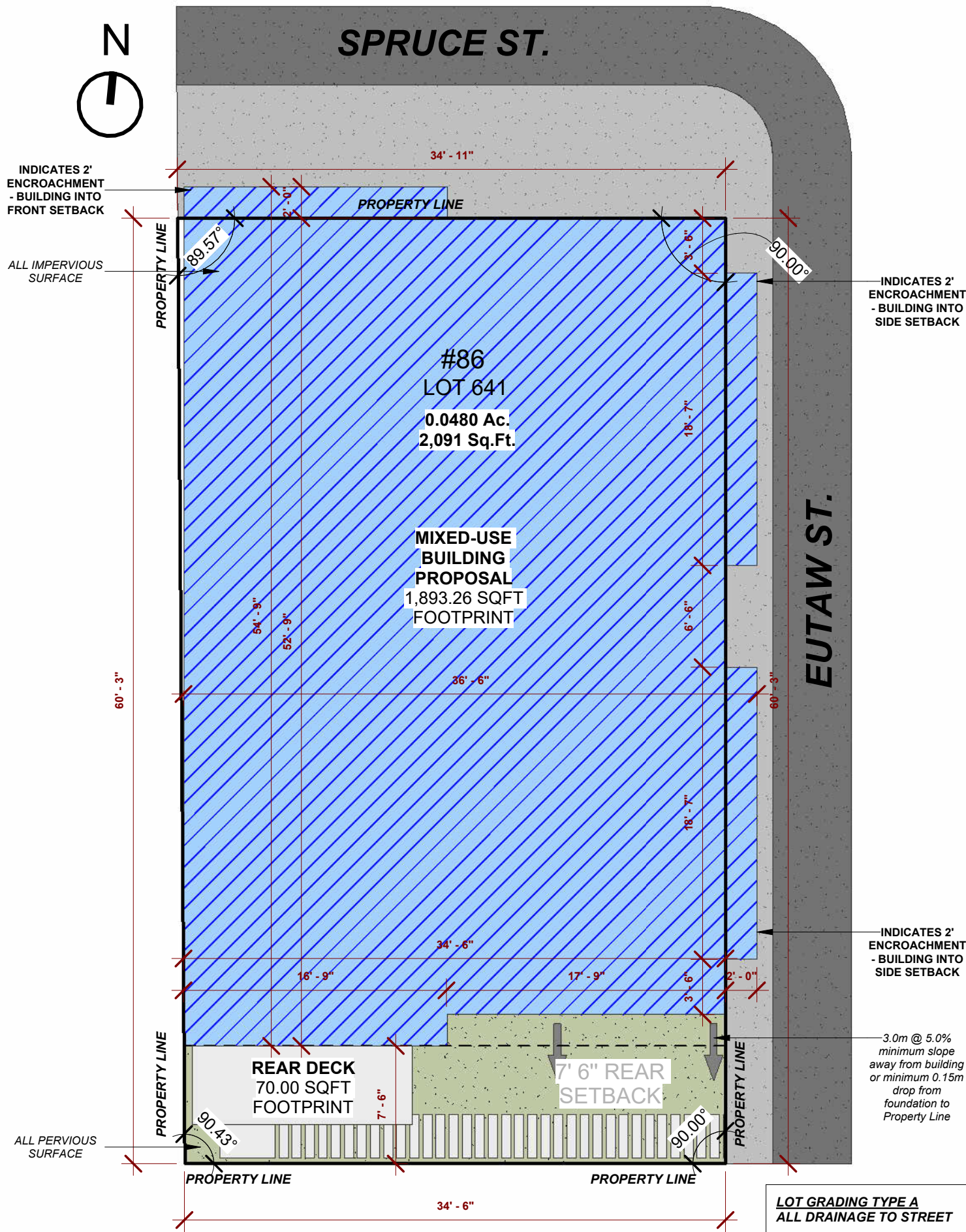
**86 SPRUCE ST.**  
PROVIDENCE

Client  
Steven Meresi

86 Spruce St.  
Providence  
RI 02903, USA

PROJECT: 86 Spruce St.

1. Climate Zone: 5A		4. Snow Load: Ground Snow Load: 30 psf (pounds per square foot)	
2. Design Parameters		5. Seismic Design Category: Seismic Design Category: C (Moderate Seismic Risk)	
A.	Winter Design Temperature	a.	99% Winter Design Temperature: -1°F
		b.	1% Winter Design Temperature: 10°F
B.	Summer Design Temperature	6. Frost Line Depth: Frost Line Depth: 40 inches	
		a.	1% Dry Bulb Temperature: 87°F
		b.	2% Dry Bulb Temperature: 85°F
C.	Mean Coincident Wet Bulb: 73°F	8. Soil Conditions: Bearing capacity of 2000 psf	
3. Humidity		9. Radon: Radon Zone: Zone 2 (Moderate Potential)	
A.	Indoor Design Relative Humidity (Heating): 30%	10. Other Considerations:	
B.	Indoor Design Relative Humidity (Cooling): 50%	1.	Mean Annual Temperature: 50.7°F (10.4°C)
3. Wind		2.	Latitude: 41.8240° N
A.	Basic Wind Speed: 120 mph (3-second gust) per ASCE 7-16	3.	Longitude: 71.4128° W
B.	Exposure Category: Exposure B (urban and suburban areas with closely spaced obstructions having the size of single-family dwellings or larger)		



1 BENCHMARK PLAN  
1/8" = 1'-0"

2 ZONING PLAN  
1" = 40'-0"

DATE: OCTOBER 2024  
SCALE: As indicated

ZONING AND BUILDING CODE

G'101



TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS* ABSTRACTED FROM CITY OF PROVIDENCE ZONING ORDINANCE, ARTICLE 5.502 DIMENSIONAL STANDARDS											
ACTION	MIN. LOT AREA	MIN. BUILDING HEIGHT (ft)	MIN. FIRST STORY HEIGHT (ft)	MAX. BUILDING HEIGHT	MAX. BUILDING COVERAGE	TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	MIN. FRONT SETBACK (ft)	MIN. INTERIOR SIDE SETBACK (ft)	MIN. CORNER SIDE SETBACK (ft)	MIN. REAR SETBACK (ft)	1410 PARKING
											PARKING EXEMPTIONS
REQUIRED	None	16'	9' Residential Use 11' Non-Residential Use	50', not to exceed 4 stories	None	None	Build-to Zone of 0' to 5' (503 A.6)	None, unless abutting residential district, then 10'	Build-to Zone of 0' to 5' (503 A.6)	None, unless abutting residential district, then 20'	In the R-4, C-1 and C-2 districts, all lots of 10,000 square feet or less are exempt from parking requirements
PROPOSED	2091 SF	50'	11' Commercial 9' Residential	50' (4 stories)	89%	93.8%	0'	None	0'	7'-6"	-

**PROJECT SUMMARY**

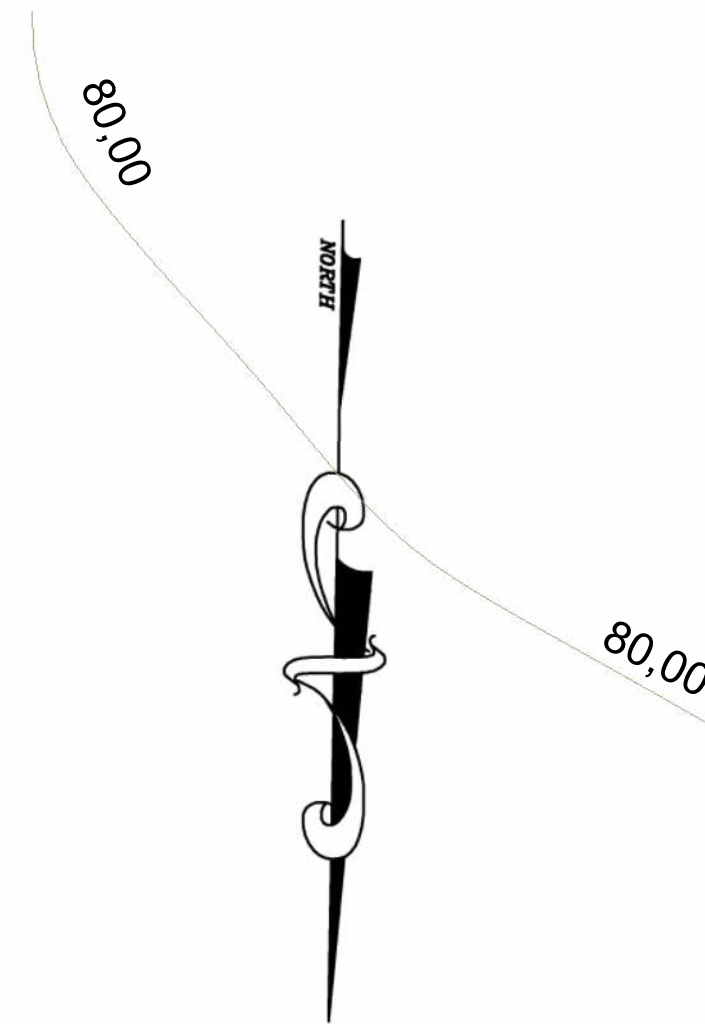
PROJECT:  
86 Spruce St.  
Providence, RI 02903, USA

DESCRIPTION:  
Dwelling - Multi-Family

ZONING: C-2 General Commercial District

APPLICABLE CODES:  
RISBC-2 RHODE ISLAND BUILDING CODE 2021 RI FIRE CODE  
510-RICR-BUILDING CODE COMMISSION 2021 RI LIFE SAFETY CODE

CONSTRUCTION TYPE  
4 STORIES (Type IIB)



**PREPARED FOR:**  
PERUNOVO LLC  
70 KENNEDY PLAZA apt 6  
PROVIDENCE, R.I.  
02903-2000

**ZONING DATA:**  
CLASSIFICATION : C-2

**FLOOD DATA:**  
ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD  
ON FIRM COMMUNITY PANEL 44007C0308J EFFECTIVE 10/02/2015

- REFERENCES:**
- 1.) PROVIDENCE ASSESSORS PLAT NO. 28
  - 2.) PROVIDENCE DEED BOOK/PAGE;  
4544/204, 14055/290 & 13439/107
  - 3.) PROVIDENCE RECORDED PLAT CARD 163  
"PLAN OF ESTATE IN PROV. RI BELONGING TO MRS. H.B. CROUT" - 1860

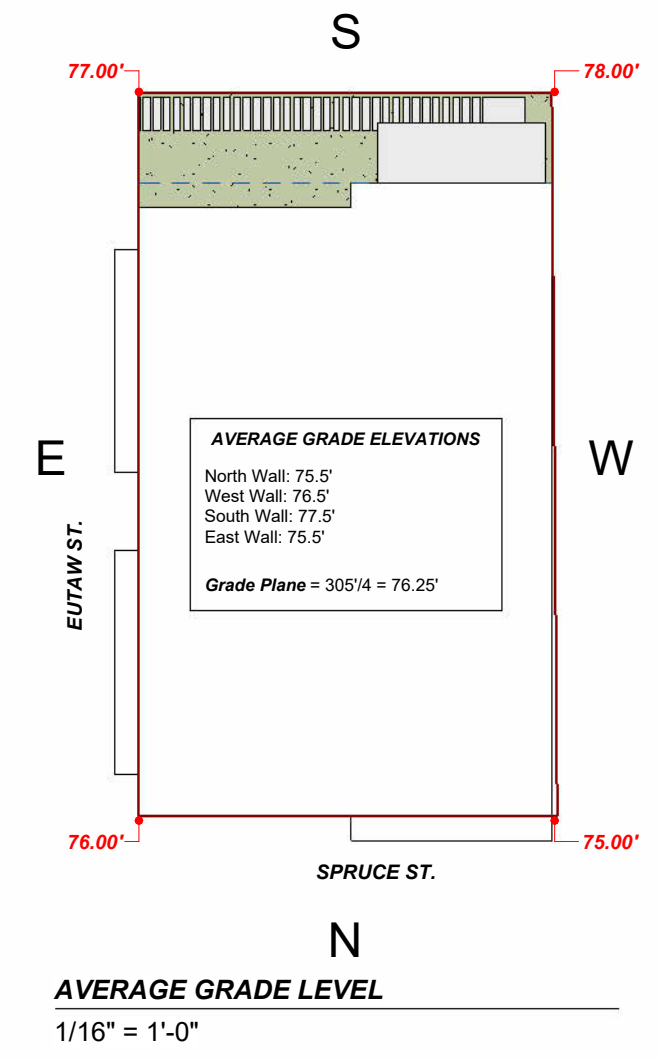
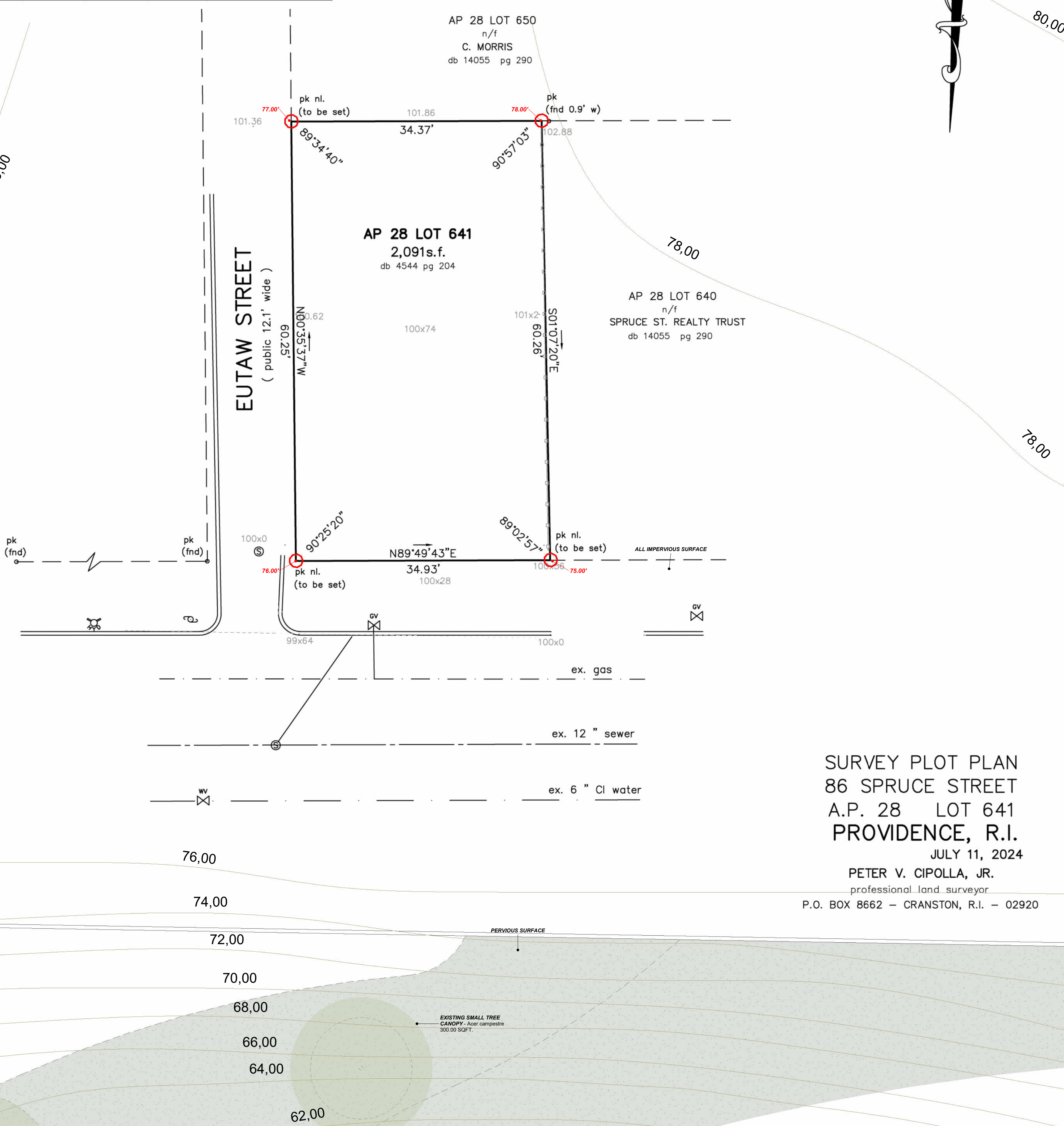
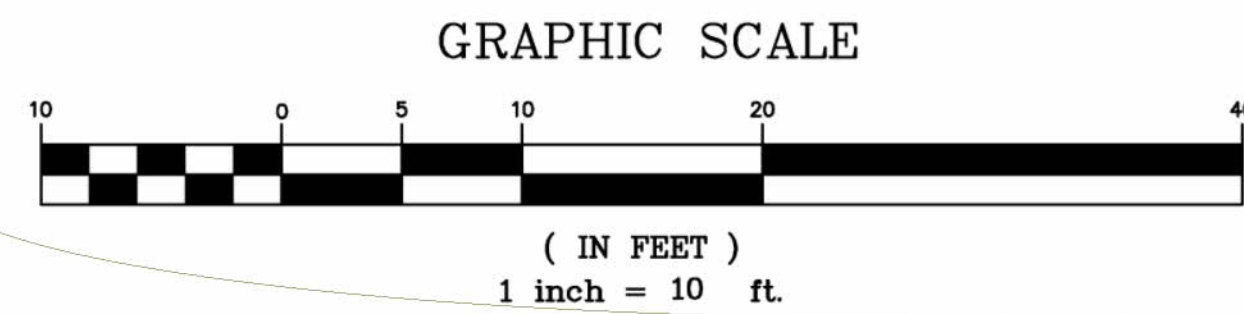
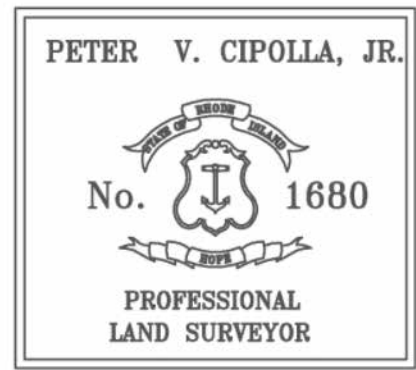
**SURVEY CERTIFICATION:**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: \_\_\_\_\_ MEASUREMENT SPECIFICATION \_\_\_\_\_

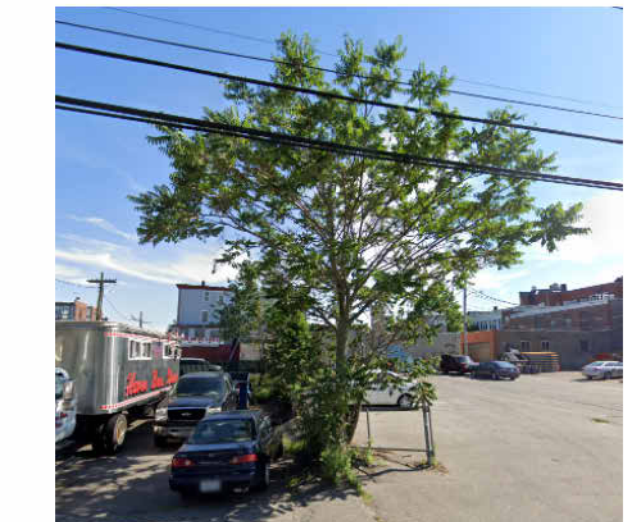
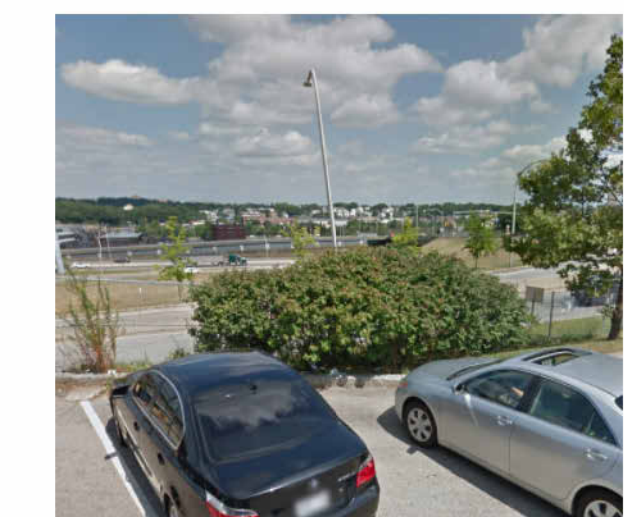
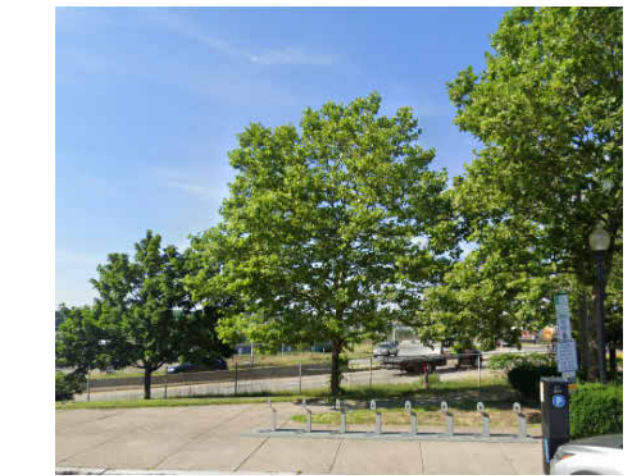
COMPREHENSIVE BOUNDARY SURVEY CLASS I  
DATA ACCUMULATION - PLANIMETRIC CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERFORM A CLASS 1 PROPERTY SURVEY AND SHOW EXISTING CONDITIONS

BY: Peter V. Cipolla, Jr.  
PETER V. CIPOLLA, JR. - RIPLS # 1680  
COA # LS-A64



**CURRENT TREES IN THE AREA**  
NOTE: THERE IS NO TREE CANOPY ON THE PROPERTY.



**SURVEY PLOT PLAN**  
86 SPRUCE STREET  
A.P. 28 LOT 641  
PROVIDENCE, R.I.  
JULY 11, 2024  
PETER V. CIPOLLA, JR.  
professional land surveyor  
P.O. BOX 8662 - CRANSTON, R.I. - 02920



**Team**  
Architectural Designer  
Bryan B. Michie

**86 SPRUCE ST**  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

No.	Description	Date

DATE: OCTOBER 2024  
SCALE: As indicated

**SURVEY PLAN - AVERAGE GRADE LEVEL**

G102



**STORMWATER MANAGEMENT STATEMENT:**

Gutters and downspouts to be installed at perimeter of structure and discharged at vegetative areas on site. Site to be graded to retain stormwater onsite to avoid off site runoff.

**SEDIMENT CONTROL PLAN**

Throughout construction, appropriate measures will be taken to avoid erosion and prevent sediment from leaving the site. Measures shall include temporary silt fencing at the perimeter of the site at all lot lines. Additionally, high-flow inlet protection filters, such as Gutterbuddies, will be installed at where the site meets the curb/ROW to prevent sediment from flowing into the city's stormwater system during construction.

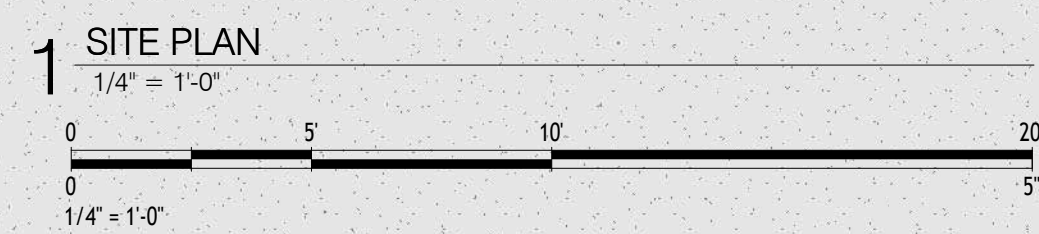
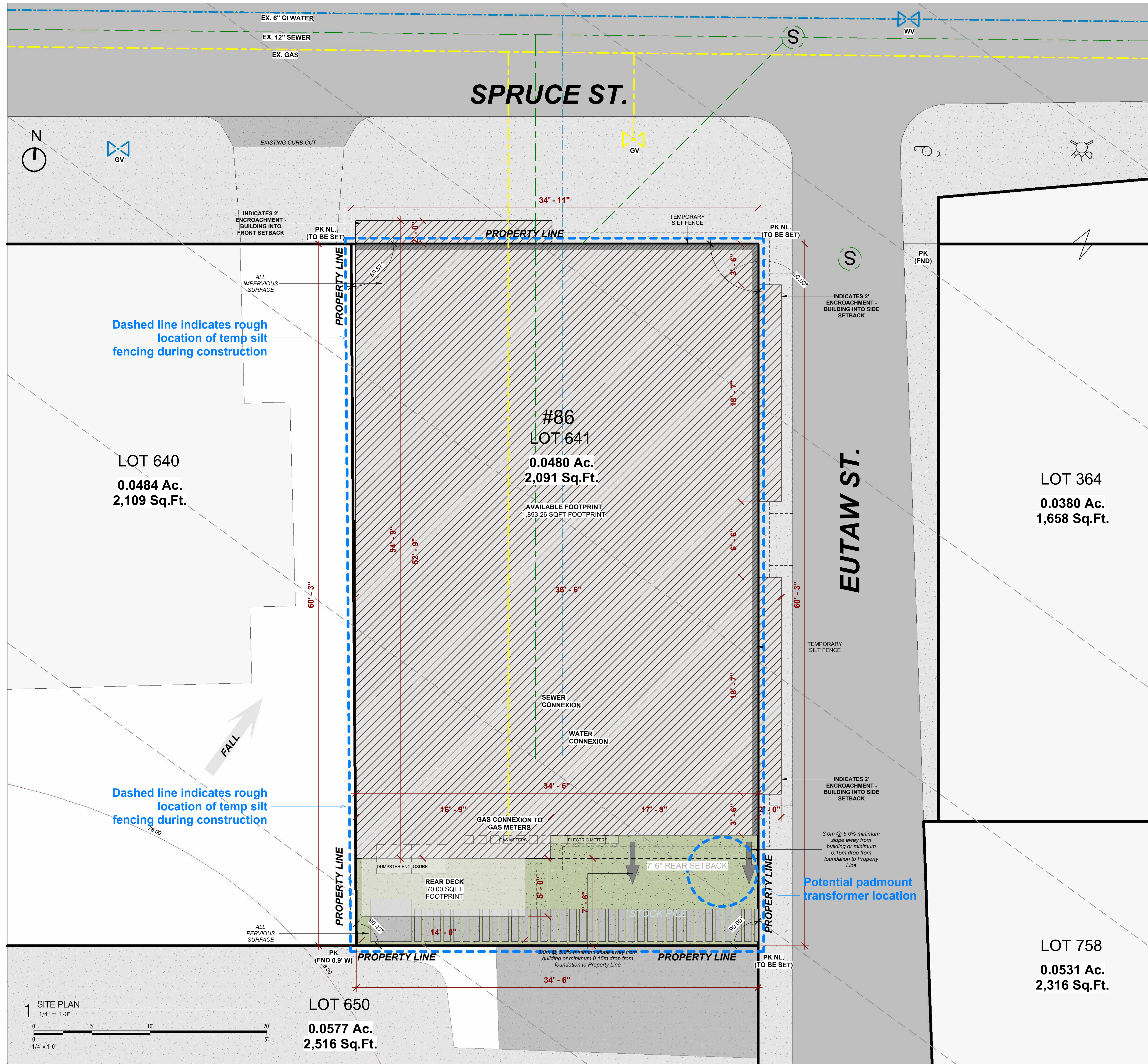
**LEGEND - LANDSCAPE**

- GRASS**  
Bermuda type: It produces a rustic and dense grass, suitable for all types of soils, and resistant to diseases and pests.
- CONCRETE WALKWAY**  
Concrete floor that has been treated with a chemical densified and ground with progressively finer polishing tools.

**LEGEND - IMPERVIOUS SURFACES**

- NEW STRUCTURE**
- PAVING**

TABLE OF AREAS (LOT)	
LANDSCAPE AREA	327.85 SF (15.68%)
BUILT-UP AREA (NEW STRUCTURE)	1785.29 SF (85.38%)
AREA WITHOUT CONSTRUCTION	224.34 SF (10.73%)
<b>TOTAL AREA (LOT)</b>	<b>2091.00 SF (100.00%)</b>
IMPERVIOUS FRONT YARD - SURFACE COVERAGE	00.00 SF (00.00%) WITHOUT FRONT YARD
IMPERVIOUS REAR YARD - SURFACE COVERAGE	70.30 SF (03.36%) NOT REQUIRED
<b>TOTAL IMPERVIOUS SURFACE COVERAGE</b>	<b>1855.59 SF (88.74%)</b>



Team  
Architectural Designer  
Bryan B. Michie

**86 SPRUCE ST**  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

No.	Description	Date

DATE: OCTOBER 2024  
SCALE: 1/4" = 1'-0"

SITE PLAN - SOIL CONTROL -  
LANDSCAPE PLAN

G'103



Team  
 Architectural Designer  
 Bryan B. Michie

**86 SPRUCE ST**  
 PROVIDENCE

Client  
 Steven Meresi  
 86 Spruce St.  
 Providence  
 RI 02903

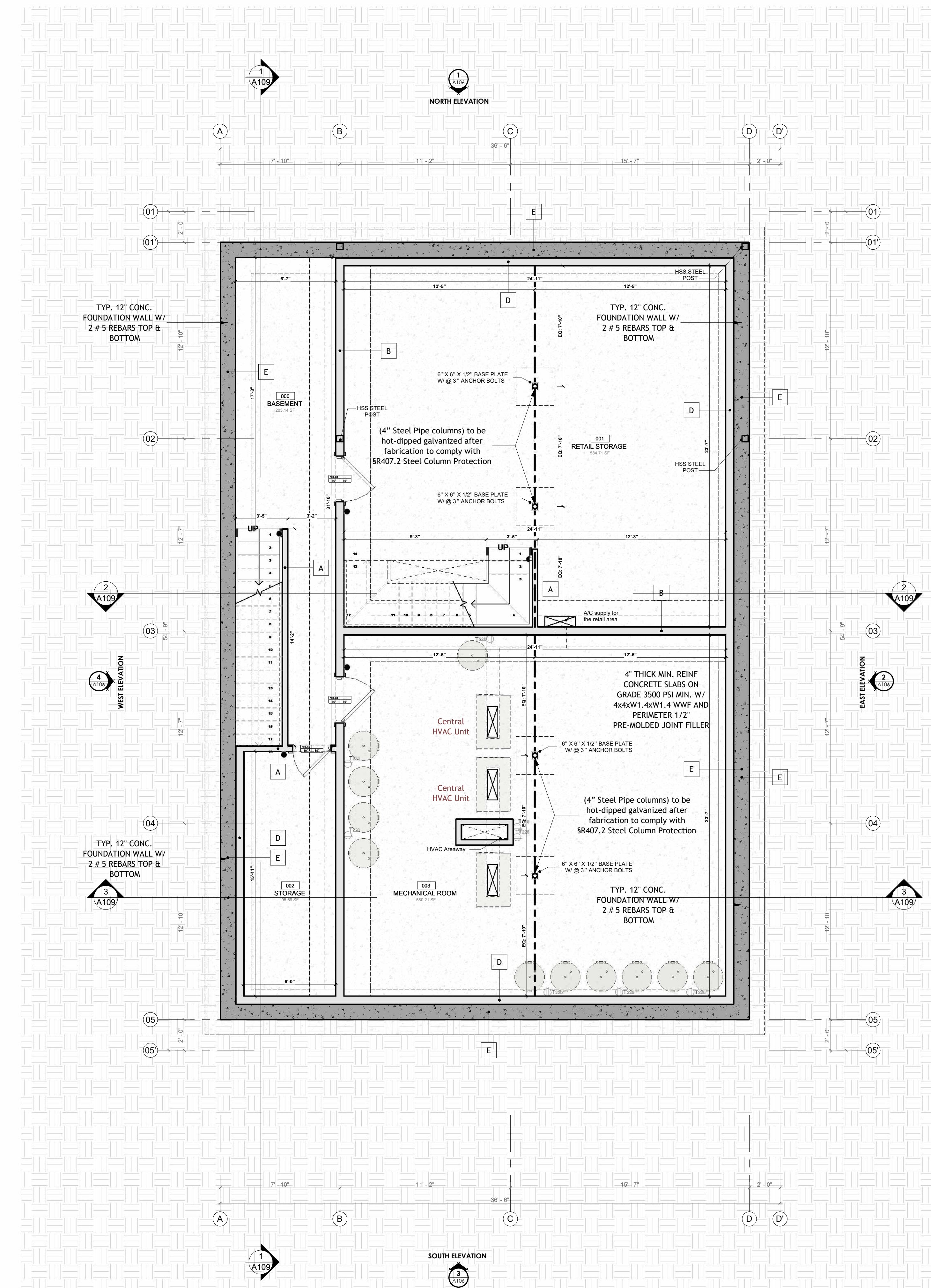
PROJECT: 86 SPRUCE ST.

No.	Description	Date

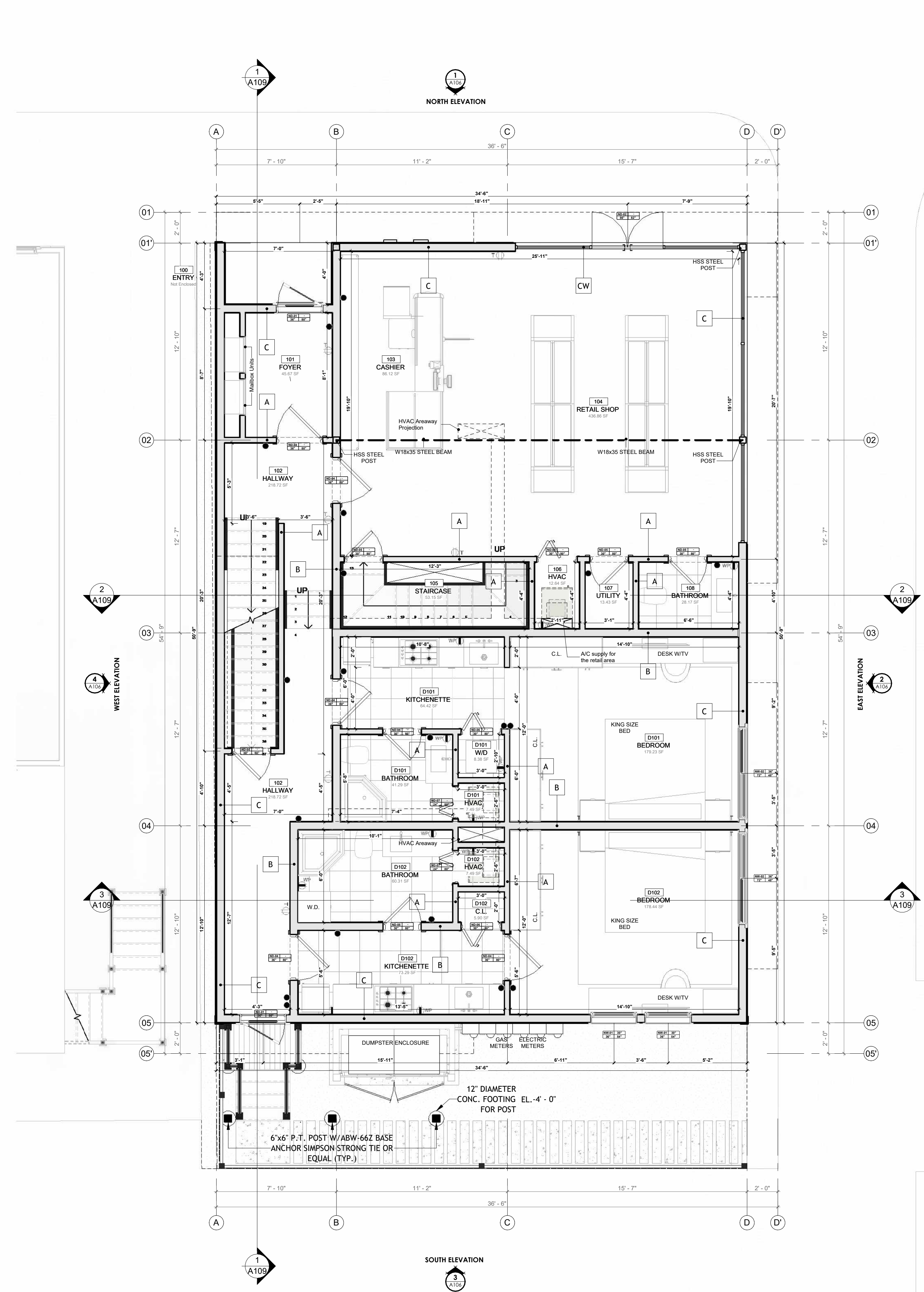
DATE: OCTOBER 2024  
 SCALE: 1/4" = 1'-0"

PROPOSAL - BASEMENT &  
 FIRST LEVEL

A100

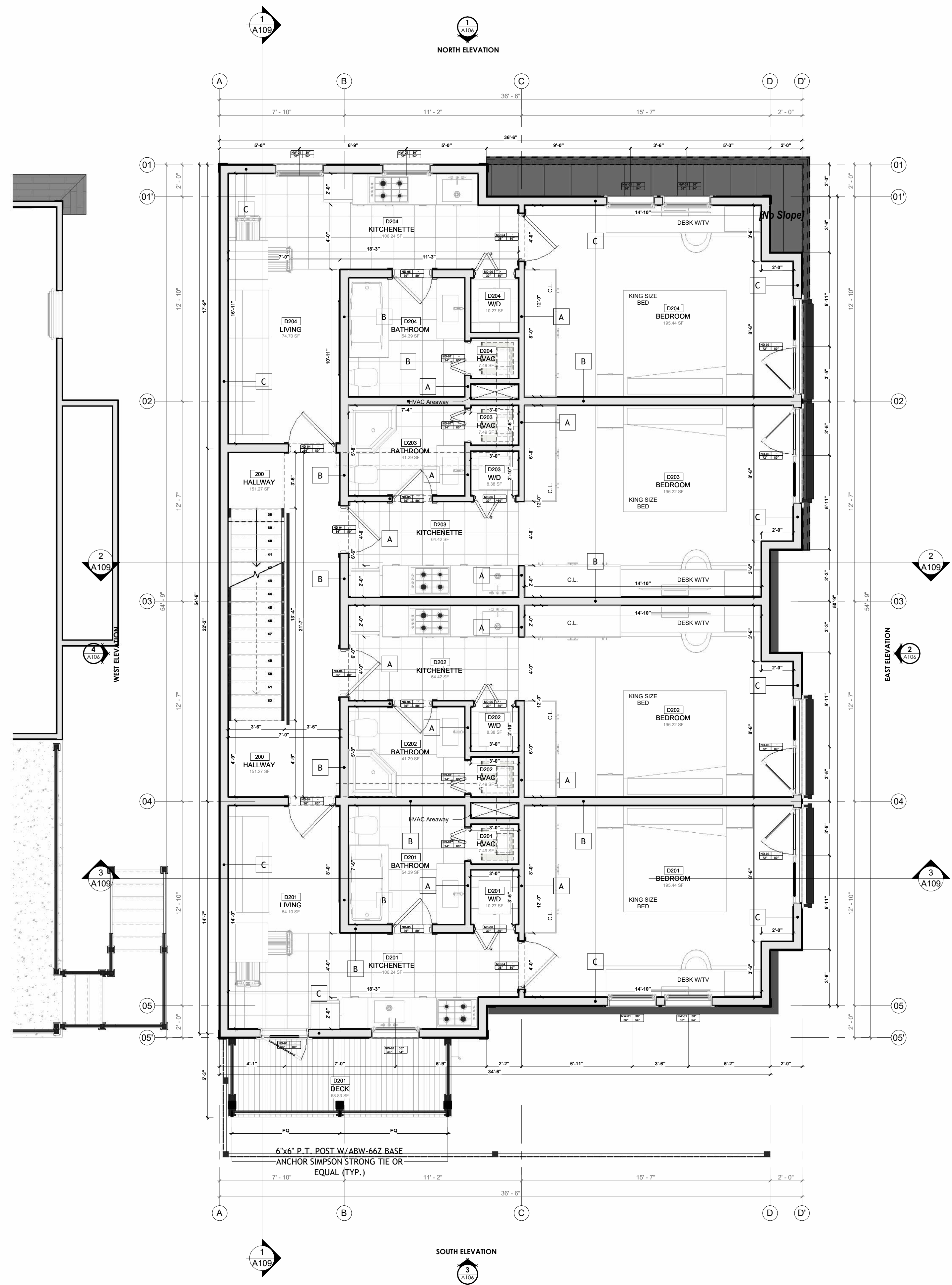


1 PROP.00 BASEMENT  
 1/4" = 1'-0"

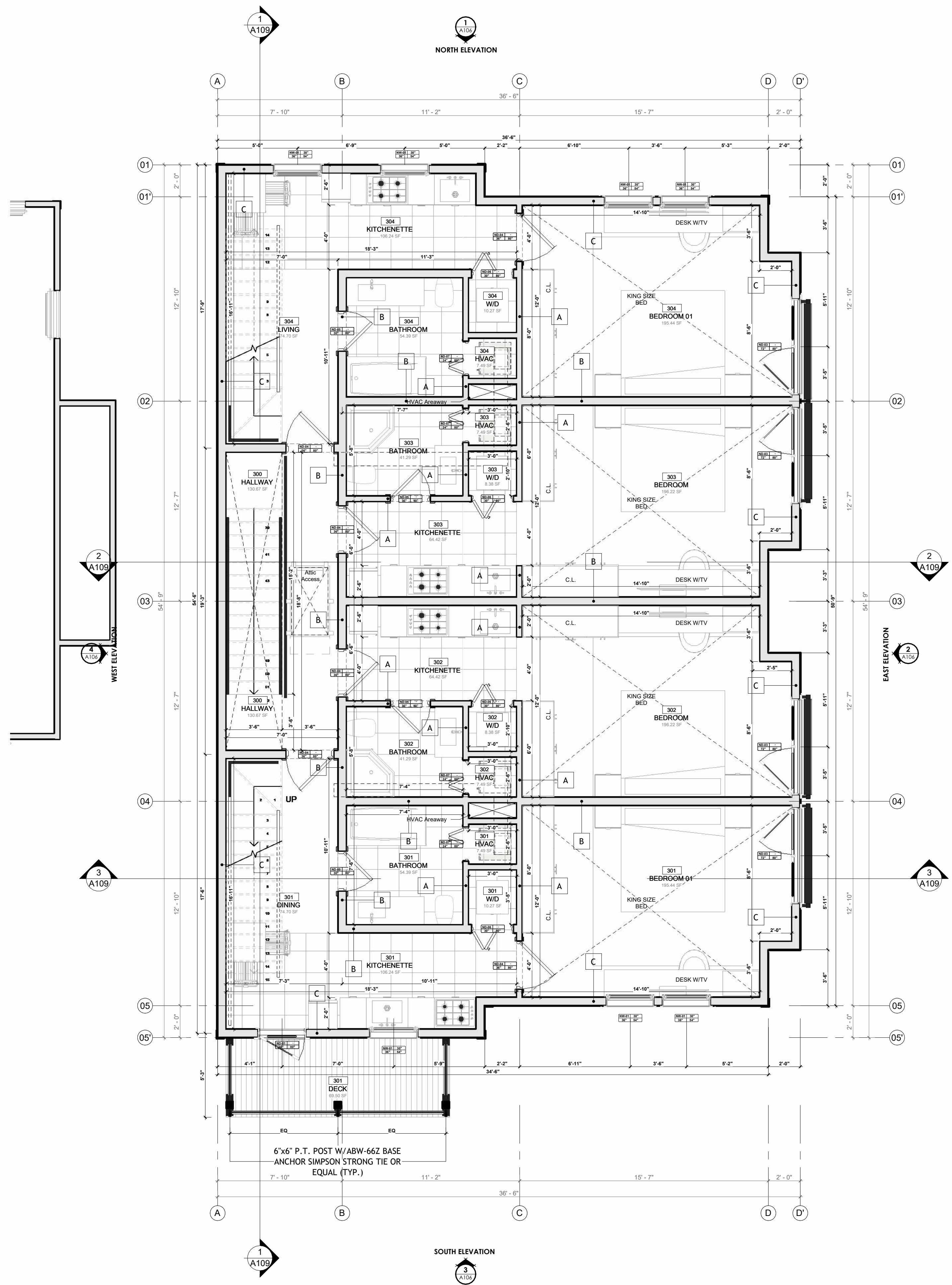


2 PROP.01 FIRST LEVEL  
 1/4" = 1'-0"





1 PROP.02 SECOND LEVEL  
1/4" = 1'-0"



2 PROP.03 THIRD LEVEL  
1/4" = 1'-0"

Team  
Architectural Designer  
Bryan B. Michie

86 SPRUCE ST  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

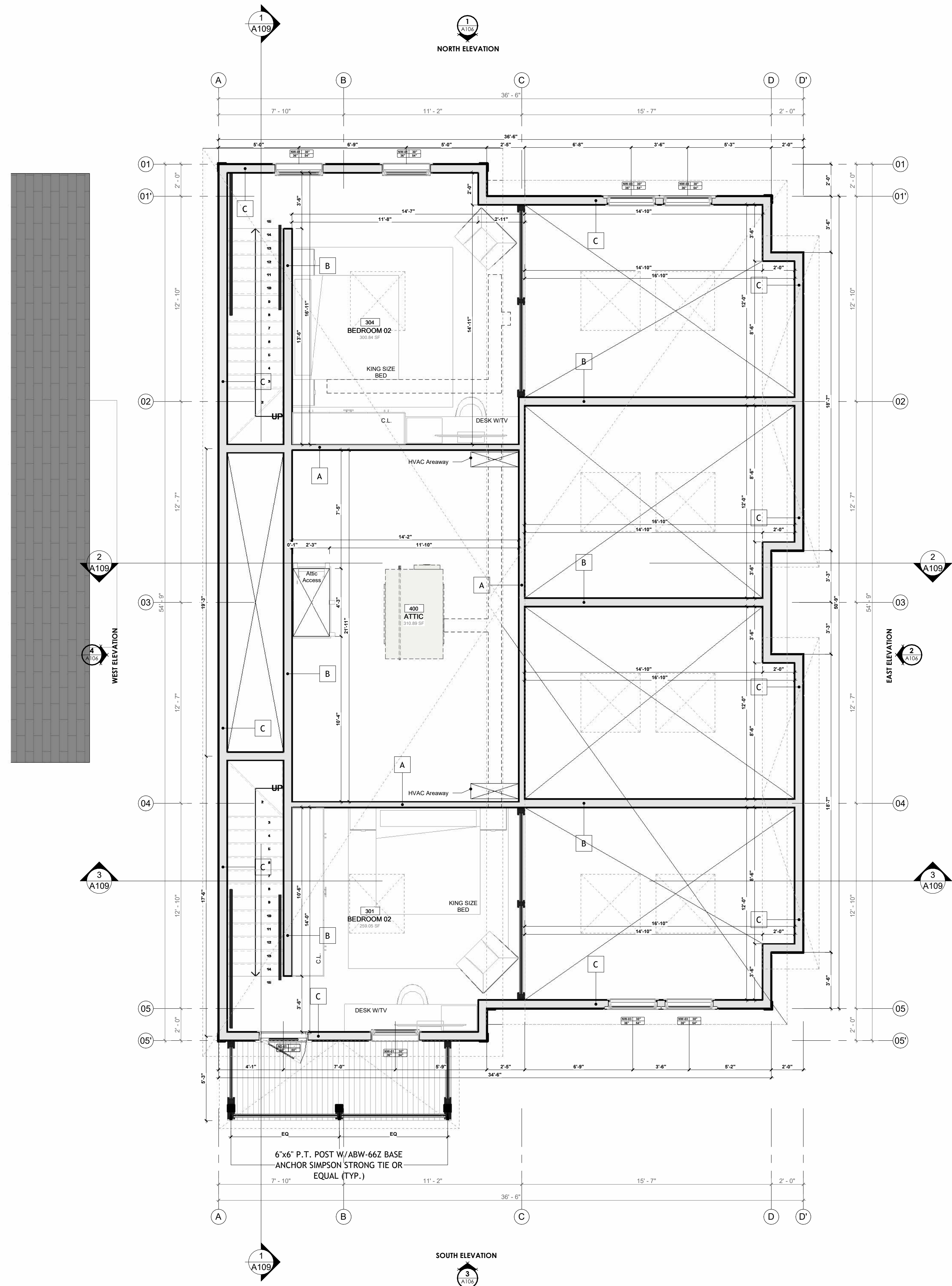
PROJECT: 86 SPRUCE ST.

No.	Description	Date

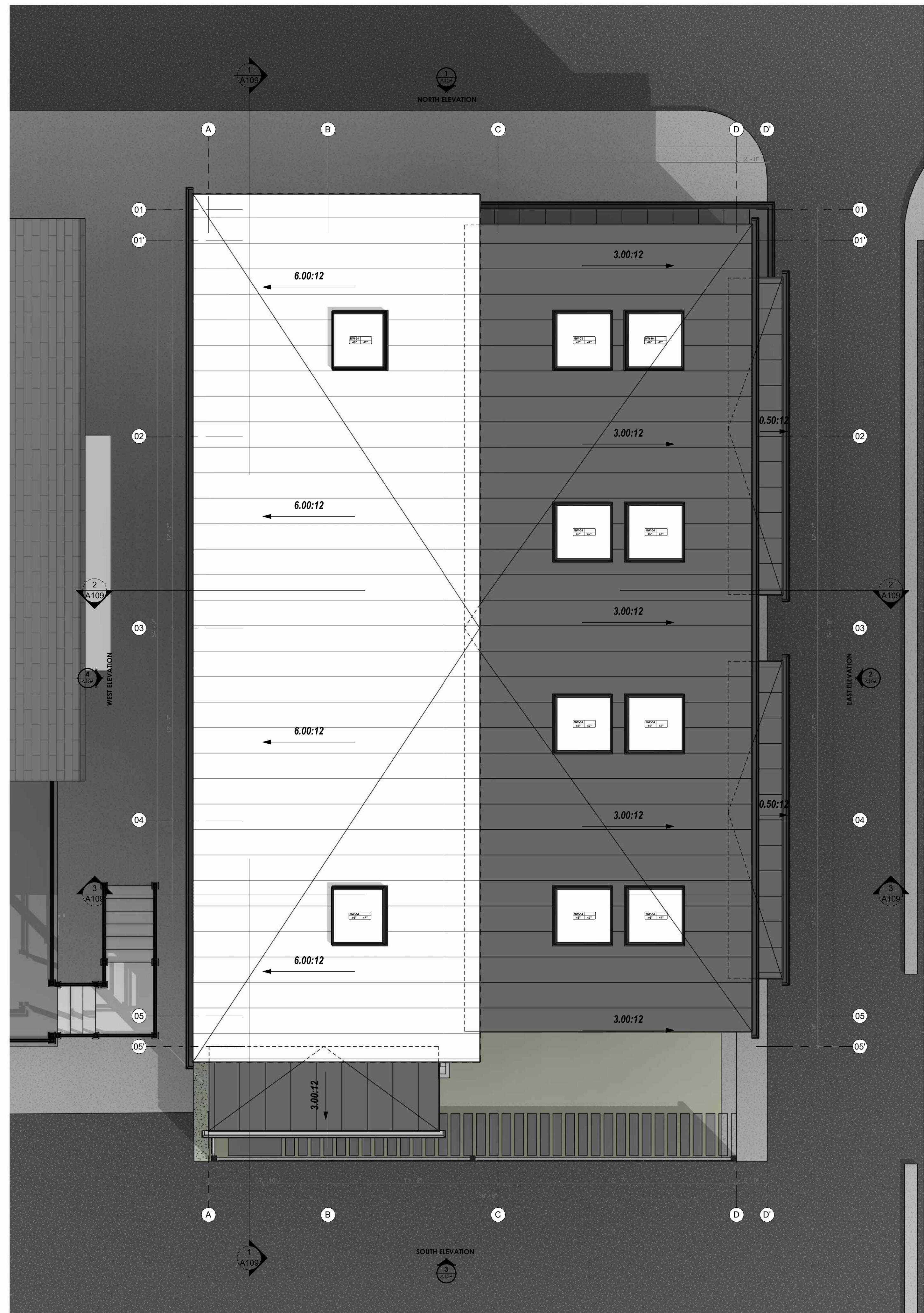
DATE: OCTOBER 2024  
SCALE: 1/4" = 1'-0"

PROPOSAL - SECOND &  
THIRD LEVEL





1 PROP.04\_FOURTH LEVEL  
1/4" = 1'-0"



2 PROP.05\_ROOF LEVEL  
1/4" = 1'-0"

Team  
Architectural Designer  
Bryan B. Michie

86 SPRUCE ST  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

No.	Description	Date

DATE: OCTOBER 2024  
SCALE: 1/4" = 1'-0"

PROPOSAL - FOURTH & ROOF LEVEL



Team  
Architectural Designer  
Bryan B. Michie

**86 SPRUCE ST**  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

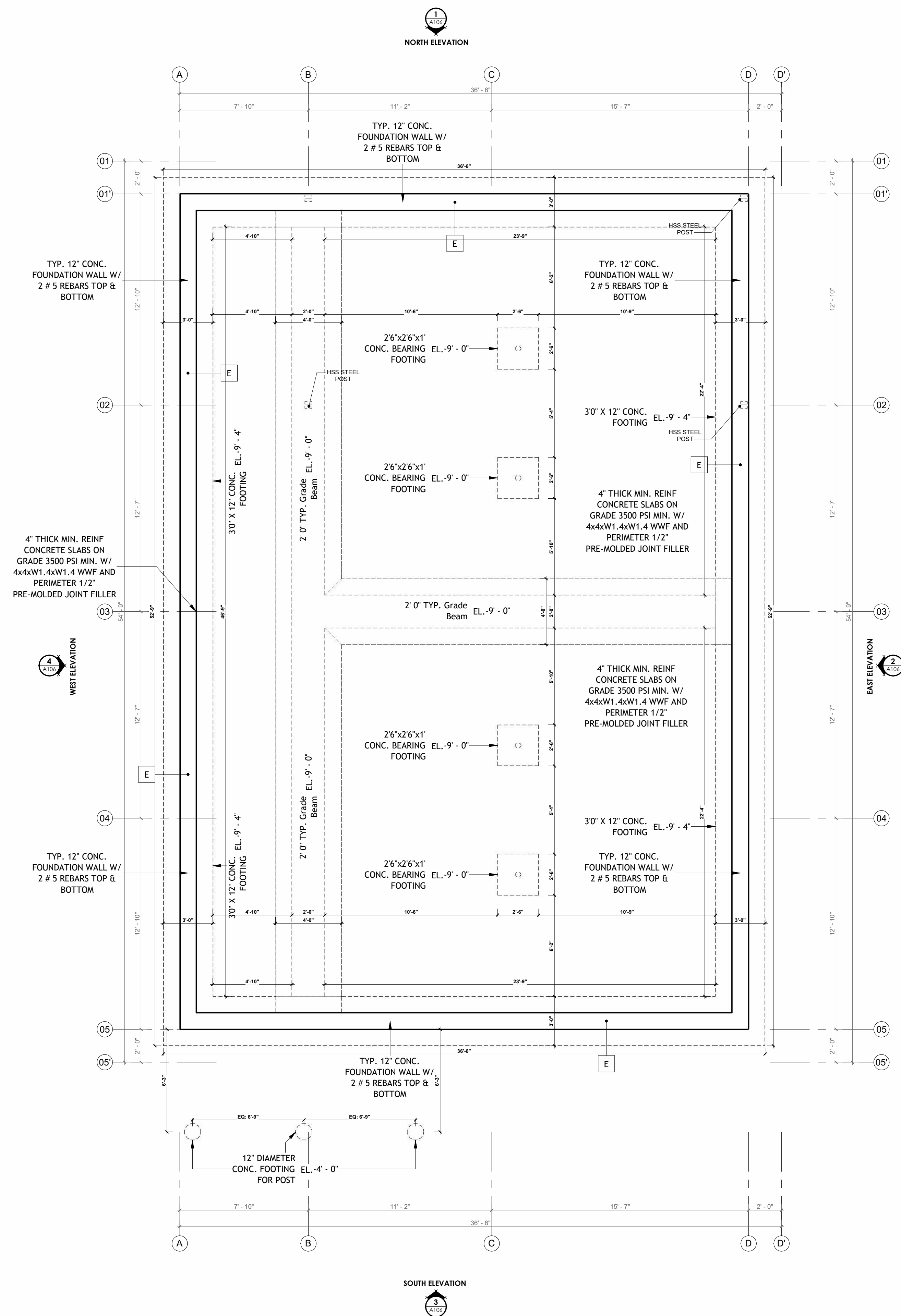
PROJECT: 86 SPRUCE ST.

No.	Description	Date

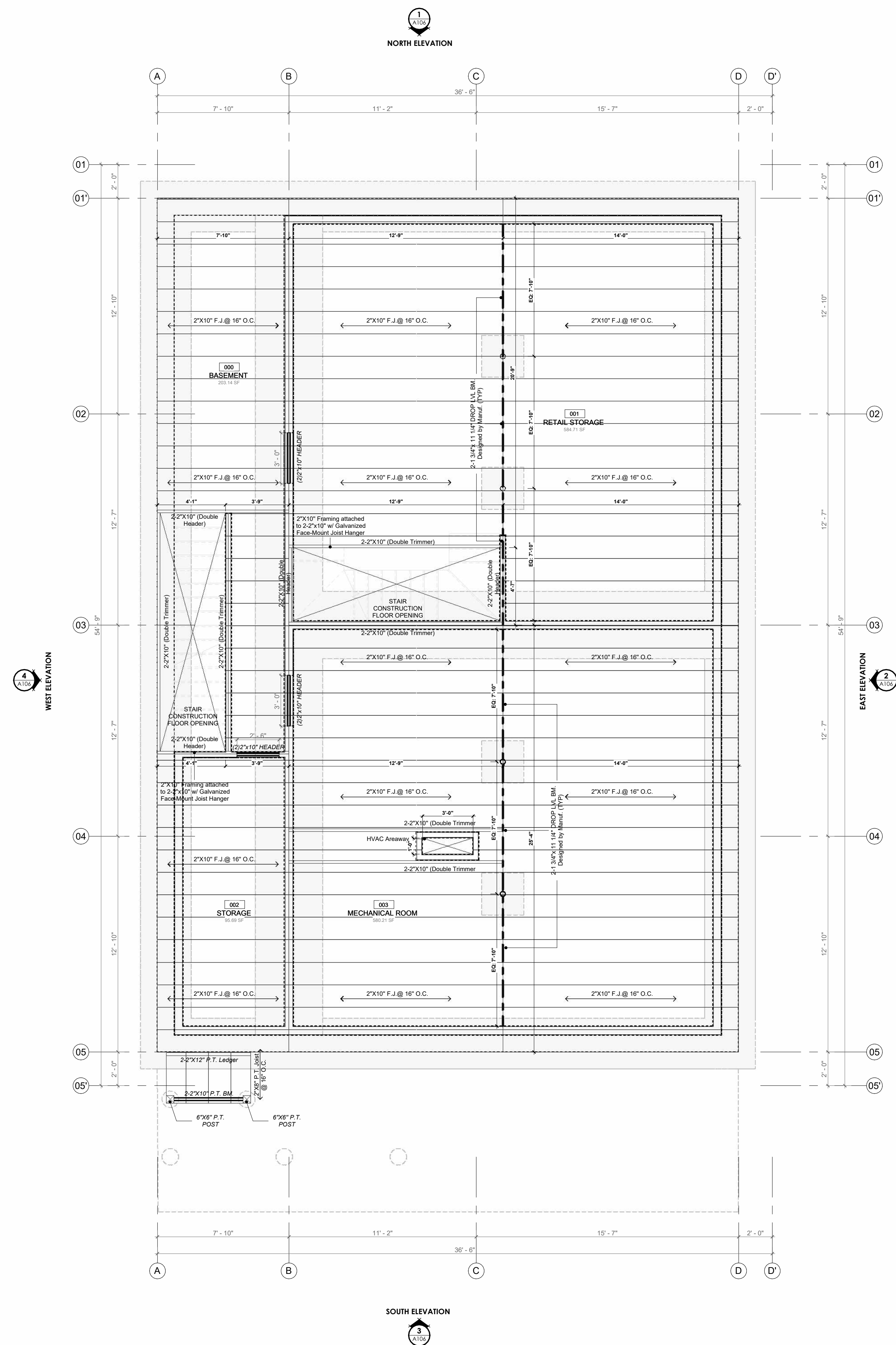
DATE: OCTOBER 2024  
SCALE: 1/4" = 1'-0"

FRAMING - BASEMENT &  
FIRST LEVEL

A103



1 PROP.00 BASEMENT - FOUNDATION  
1/4" = 1'-0"



2 PROP.00 FIRST FLOOR - FRAMING  
1/4" = 1'-0"



Team  
Architectural Designer  
Bryan B. Michie

**86 SPRUCE ST**  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

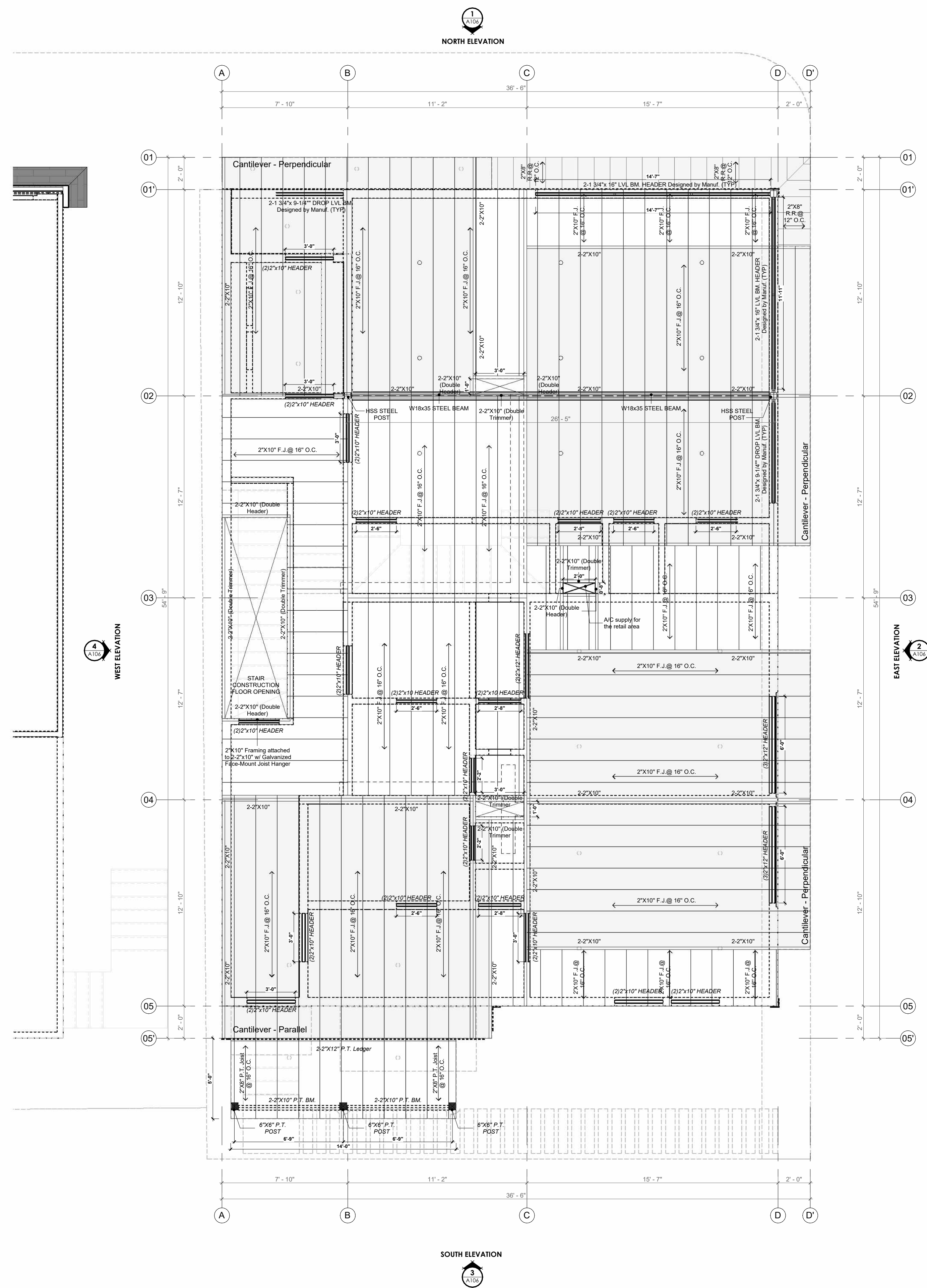
PROJECT: 86 SPRUCE ST.

No.	Description	Date

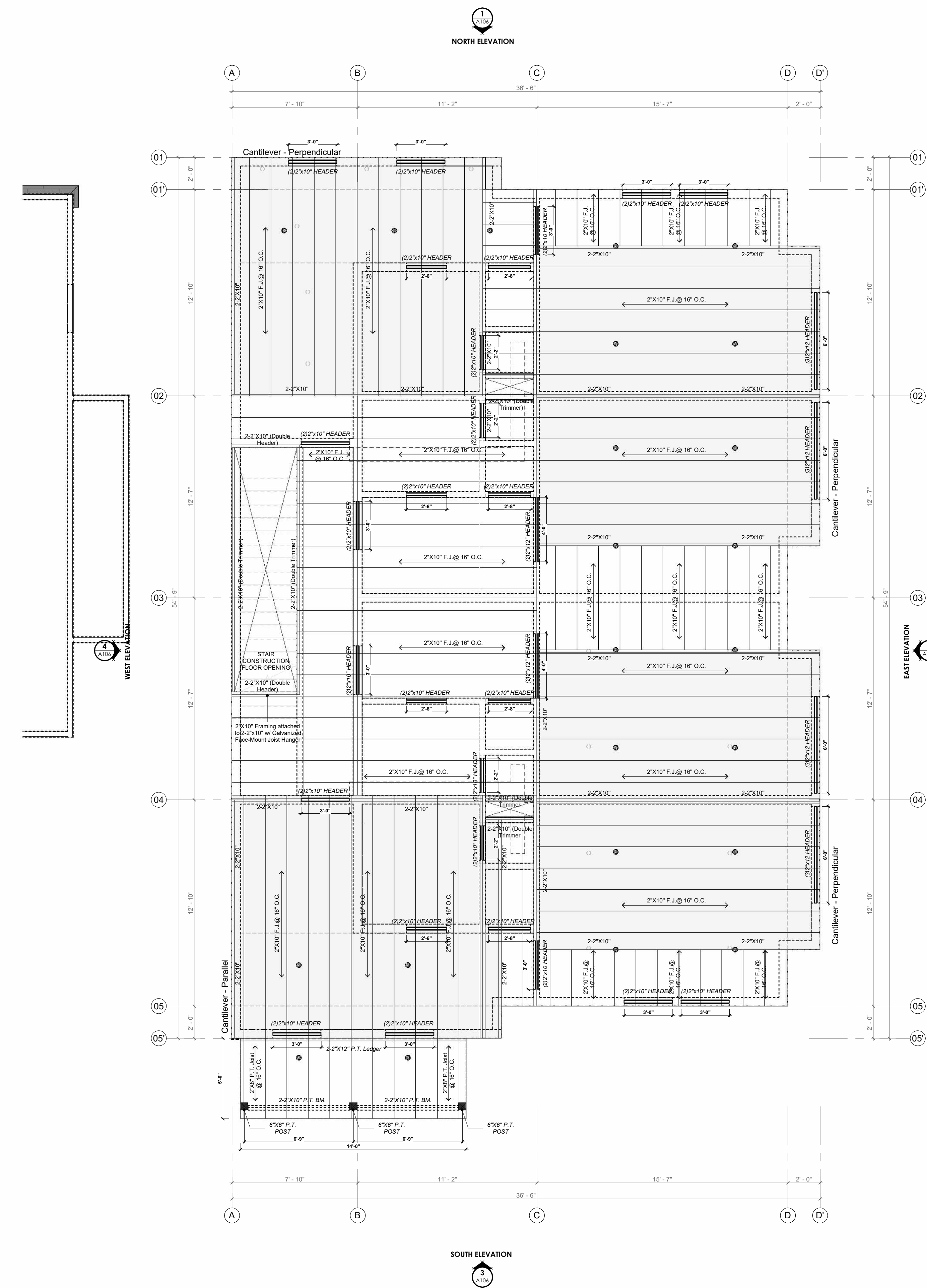
DATE: OCTOBER 2024  
SCALE: 1/4" = 1'-0"

FRAMING - SECOND & THIRD LEVEL

A104



1 PROP.01 SECOND FLOOR - FRAMING  
1/4" = 1'-0"



2 PROP.02 THIRD FLOOR - FRAMING  
1/4" = 1'-0"



Team  
 Architectural Designer  
 Bryan B. Michie

**86 SPRUCE ST**  
 PROVIDENCE

Client  
 Steven Meresi  
 86 Spruce St.  
 Providence  
 RI 02903

PROJECT: 86 SPRUCE ST.

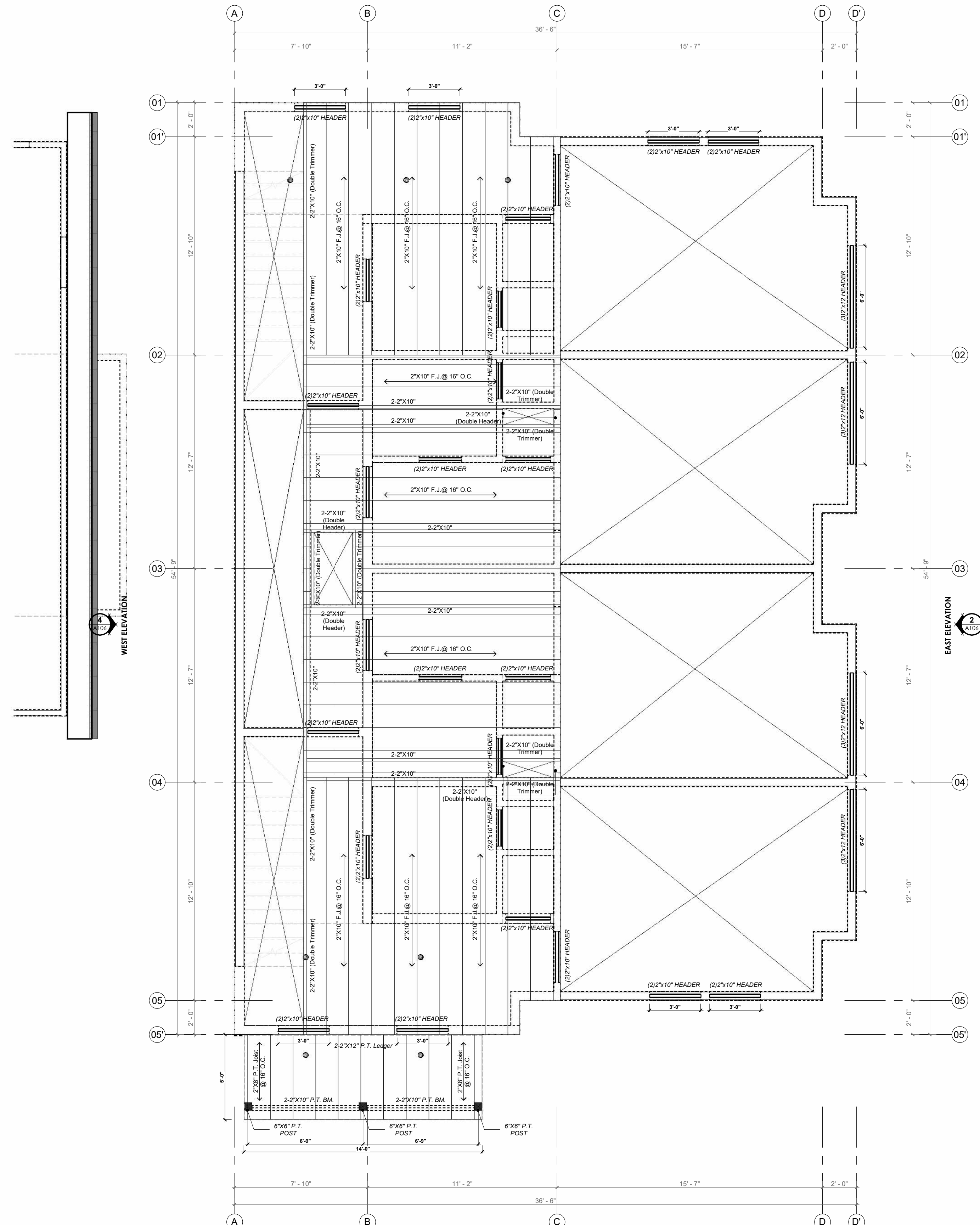
No.	Description	Date

DATE: OCTOBER 2024  
 SCALE: 1/4" = 1'-0"

FRAMING - FOURTH & ROOF LEVEL

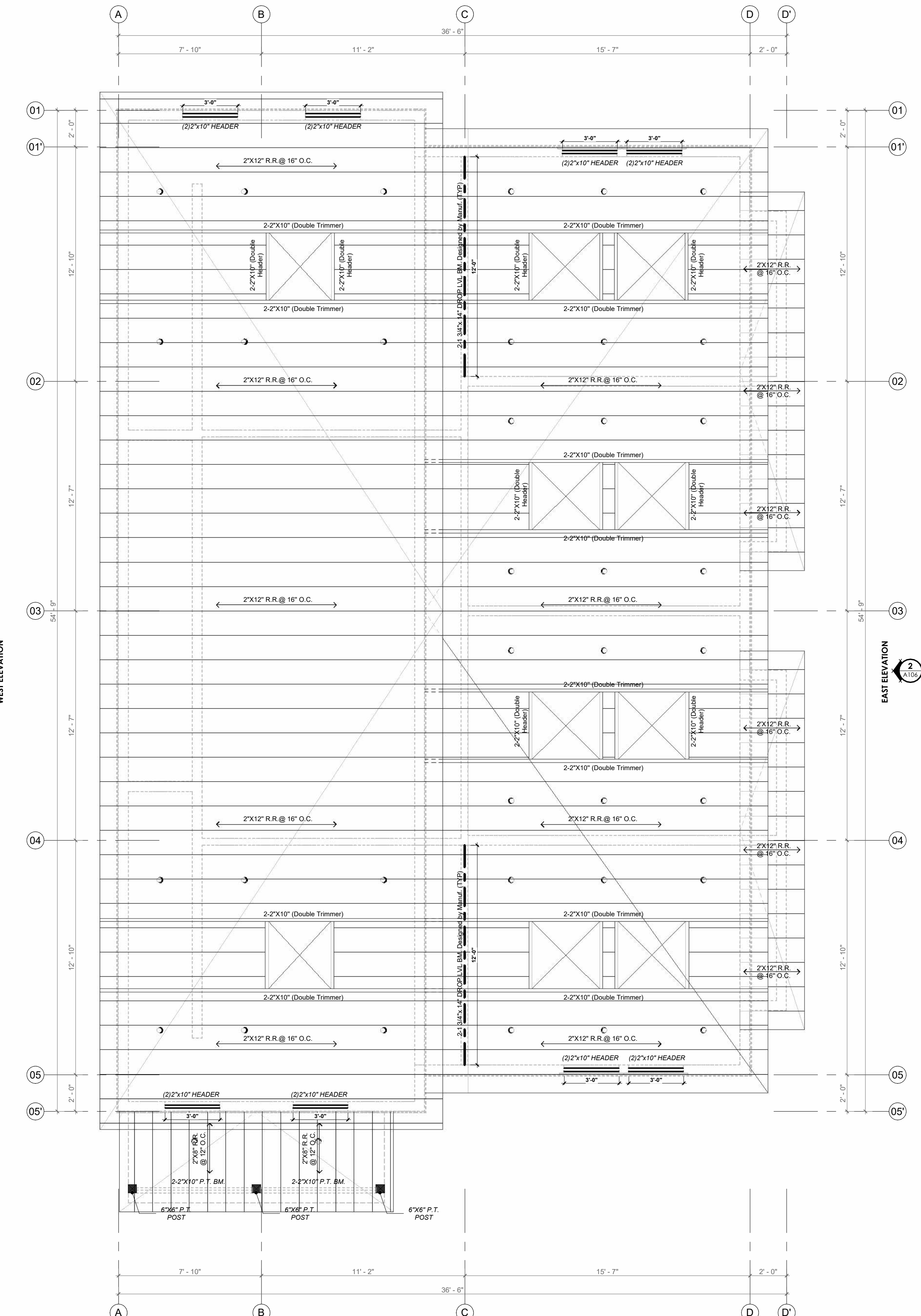
A105

1  
 NORTH ELEVATION



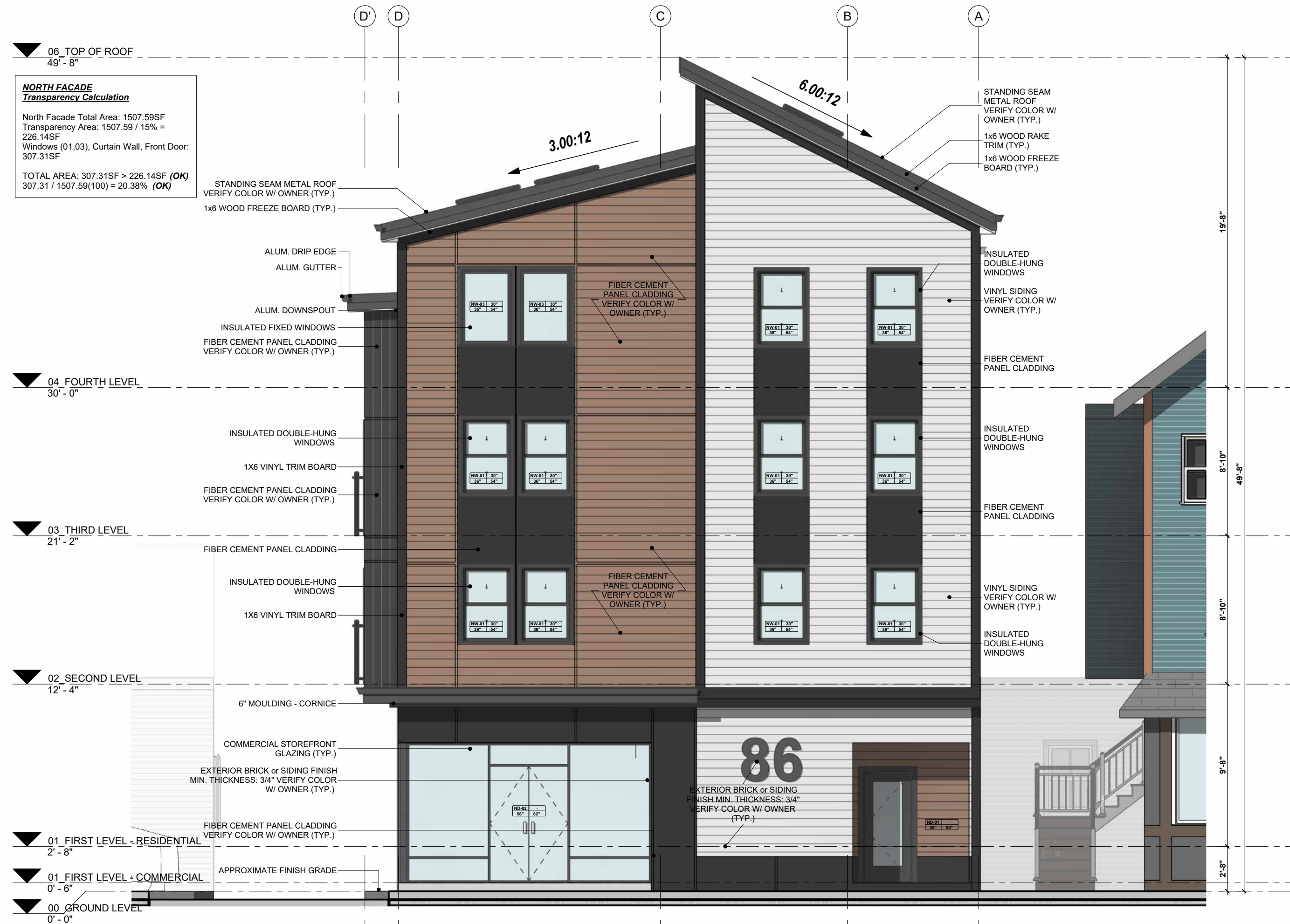
3  
 SOUTH ELEVATION

1  
 NORTH ELEVATION



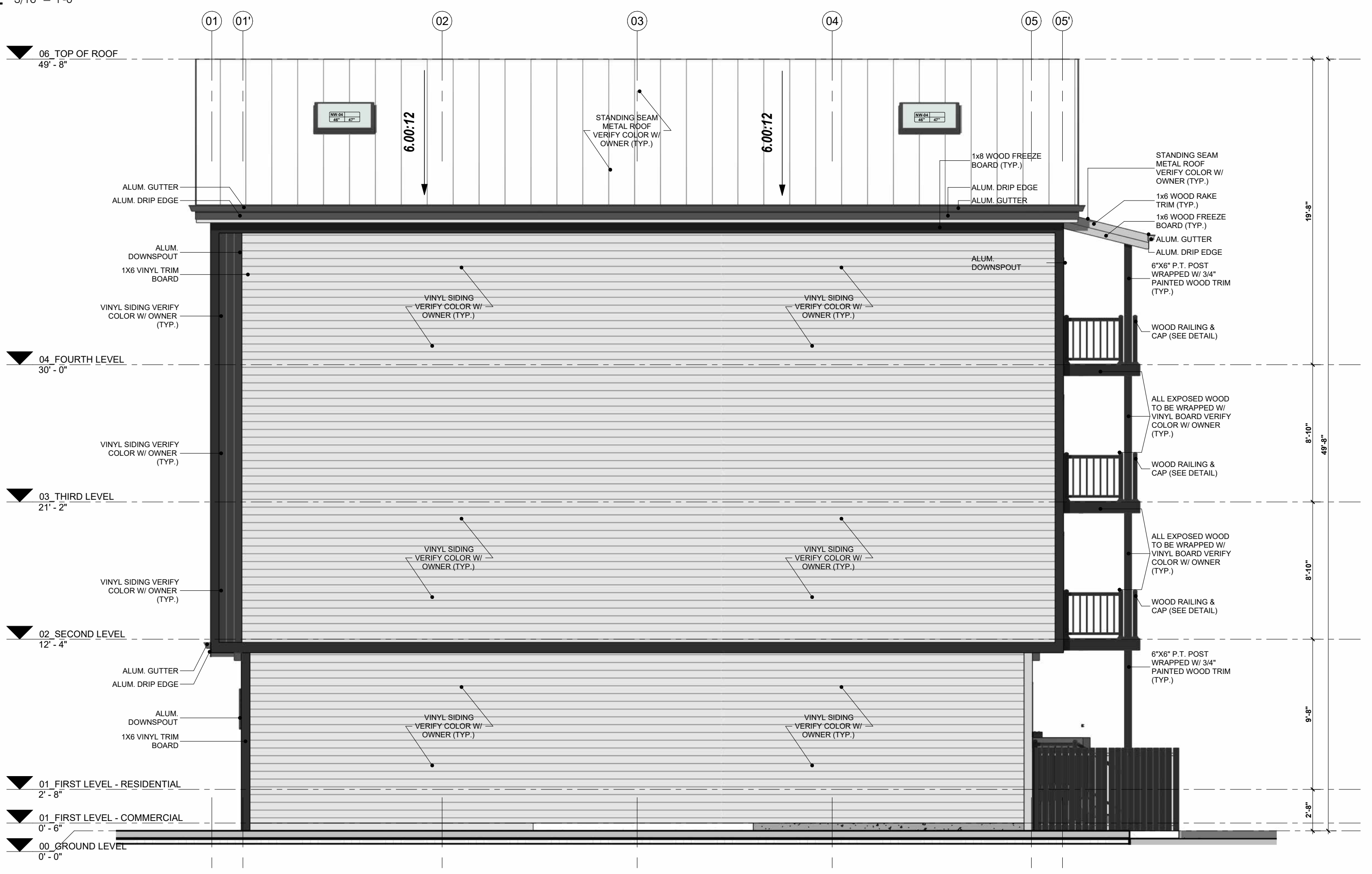
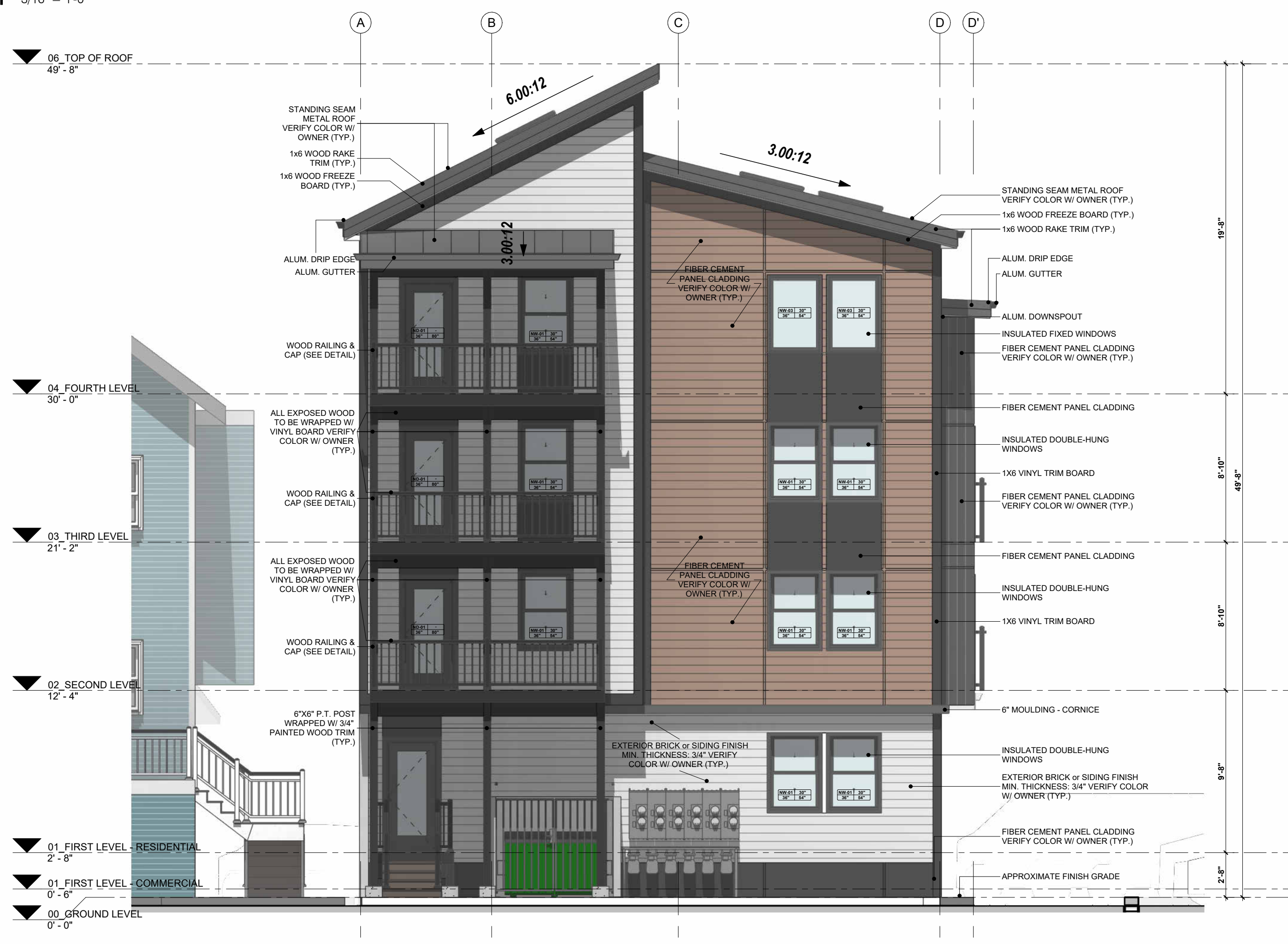
3  
 SOUTH ELEVATION





1 NORTH ELEVATION  
3/16" = 1'-0"

2 EAST ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"

4 WEST ELEVATION  
3/16" = 1'-0"

Team  
Architectural Designer  
Bryan B. Michie

86 SPRUCE ST  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

No.	Description	Date

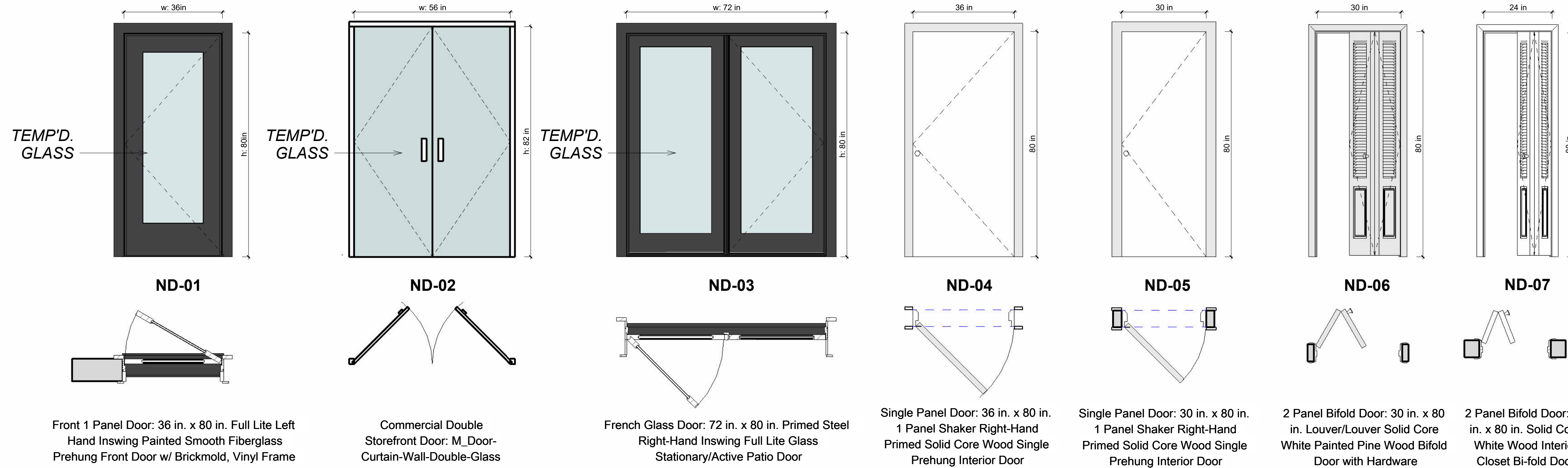
DATE: OCTOBER 2024  
SCALE: 3/16" = 1'-0"

ELEVATIONS



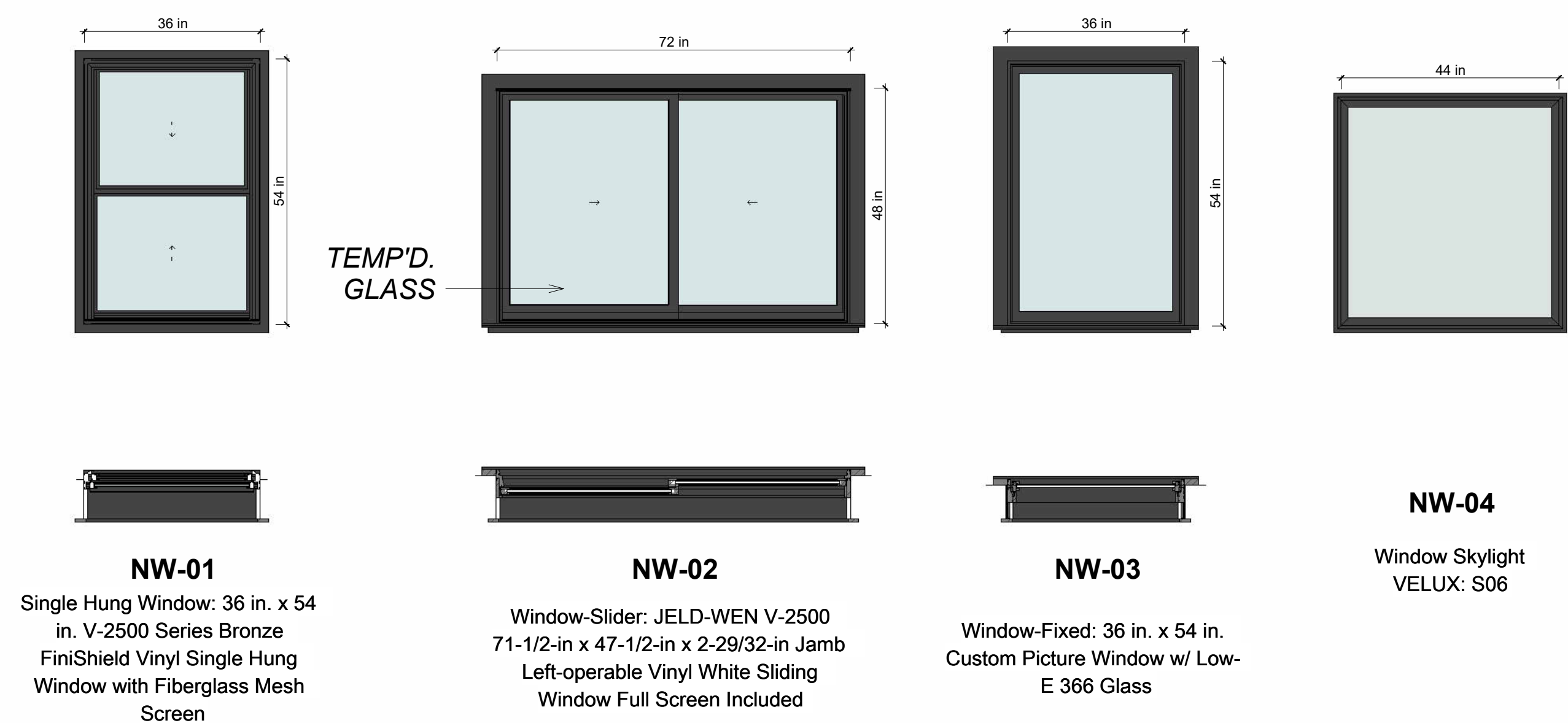
Door Schedule					
Count	Type	Code	Height	Width	Level
1	Front 1 Panel Door: 36 in. x 80 in. Full Lite Left Hand Inswing Painted Smooth Fiberglass Prehung Front Door w/ Brickmold, Vinyl Frame	ND-01	80.00 in	36.00 in	01_FIRST LEVEL - COMMERCIAL
1	Front 1 Panel Door: 36 in. x 80 in. Full Lite Left Hand Inswing Painted Smooth Fiberglass Prehung Front Door w/ Brickmold, Vinyl Frame	ND-01	80.00 in	36.00 in	01_FIRST LEVEL - RESIDENTIAL
1	Front 1 Panel Door: 36 in. x 80 in. Full Lite Left Hand Inswing Painted Smooth Fiberglass Prehung Front Door w/ Brickmold, Vinyl Frame	ND-01	80.00 in	36.00 in	02_SECOND LEVEL
1	Front 1 Panel Door: 36 in. x 80 in. Full Lite Left Hand Inswing Painted Smooth Fiberglass Prehung Front Door w/ Brickmold, Vinyl Frame	ND-01	80.00 in	36.00 in	03_THIRD LEVEL
1	Front 1 Panel Door: 36 in. x 80 in. Full Lite Left Hand Inswing Painted Smooth Fiberglass Prehung Front Door w/ Brickmold, Vinyl Frame	ND-01	80.00 in	36.00 in	04_FOURTH LEVEL
1	Commercial Double Storefront Door: M_Door-Curtain-Wall-Double-Glass	ND-02	81.75 in	55.50 in	01_FIRST LEVEL - COMMERCIAL
4	French Glass Door: 72 in. x 80 in. Primed Steel Right-Hand Inswing Full Lite Glass Stationary/Active Patio Door	ND-03	80.00 in	72.00 in	02_SECOND LEVEL
4	French Glass Door: 72 in. x 80 in. Primed Steel Right-Hand Inswing Full Lite Glass Stationary/Active Patio Door	ND-03	80.00 in	72.00 in	03_THIRD LEVEL
2	Single Panel Door: 36 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-04	80.00 in	36.00 in	00_BASEMENT
2	Single Panel Door: 36 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-04	80.00 in	36.00 in	01_FIRST LEVEL - COMMERCIAL

Door Schedule					
Count	Type	Code	Height	Width	Level
3	Single Panel Door: 36 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-04	80.00 in	36.00 in	01_FIRST LEVEL - RESIDENTIAL
6	Single Panel Door: 36 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-04	80.00 in	36.00 in	02_SECOND LEVEL
6	Single Panel Door: 36 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-04	80.00 in	36.00 in	03_THIRD LEVEL
1	Single Panel Door: 30 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-05	80.00 in	30.00 in	00_BASEMENT
3	Single Panel Door: 30 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-05	80.00 in	30.00 in	01_FIRST LEVEL - COMMERCIAL
3	Single Panel Door: 30 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-05	80.00 in	30.00 in	01_FIRST LEVEL - RESIDENTIAL
4	Single Panel Door: 30 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-05	80.00 in	30.00 in	02_SECOND LEVEL
4	Single Panel Door: 30 in. x 80 in. 1 Panel Shaker Right-Hand Primed Solid Core Wood Single Prehung Interior Door	ND-05	80.00 in	30.00 in	03_THIRD LEVEL
1	2 Panel Bifold Door: 30 in. x 80 in. Louver/Louver Solid Core White Painted Pine Wood Bifold Door with Hardware	ND-06	80.00 in	30.00 in	01_FIRST LEVEL - COMMERCIAL
2	2 Panel Bifold Door: 30 in. x 80 in. Louver/Louver Solid Core White Painted Pine Wood Bifold Door with Hardware	ND-06	80.00 in	30.00 in	01_FIRST LEVEL - RESIDENTIAL
4	2 Panel Bifold Door: 30 in. x 80 in. Louver/Louver Solid Core White Painted Pine Wood Bifold Door with Hardware	ND-06	80.00 in	30.00 in	02_SECOND LEVEL
4	2 Panel Bifold Door: 30 in. x 80 in. Louver/Louver Solid Core White Painted Pine Wood Bifold Door with Hardware	ND-06	80.00 in	30.00 in	03_THIRD LEVEL
2	2 Panel Bifold Door: 24 in. x 80 in. Solid Core White Wood Interior Closet Bi-fold Door	ND-07	80.00 in	24.00 in	01_FIRST LEVEL - RESIDENTIAL
4	2 Panel Bifold Door: 24 in. x 80 in. Solid Core White Wood Interior Closet Bi-fold Door	ND-07	80.00 in	24.00 in	02_SECOND LEVEL
4	2 Panel Bifold Door: 24 in. x 80 in. Solid Core White Wood Interior Closet Bi-fold Door	ND-07	80.00 in	24.00 in	03_THIRD LEVEL



Window Schedule						
Count	Type	Code	Sill	Width	Height	Level
2	Single Hung Window: 36 in. x 54 in. V-2500 Series Bronze FiniShield Vinyl Single Hung Window with Fiberglass Mesh Screen	NW-01	30.00 in	36.00 in	54.00 in	01_FIRST LEVEL - RESIDENTIAL
7	Single Hung Window: 36 in. x 54 in. V-2500 Series Bronze FiniShield Vinyl Single Hung Window with Fiberglass Mesh Screen	NW-01	30.00 in	36.00 in	54.00 in	02_SECOND LEVEL
7	Single Hung Window: 36 in. x 54 in. V-2500 Series Bronze FiniShield Vinyl Single Hung Window with Fiberglass Mesh Screen	NW-01	30.00 in	36.00 in	54.00 in	03_THIRD LEVEL
3	Single Hung Window: 36 in. x 54 in. V-2500 Series Bronze FiniShield Vinyl Single Hung Window with Fiberglass Mesh Screen	NW-01	30.00 in	36.00 in	54.00 in	04_FOURTH LEVEL
2	Window-Slider: JELD-WEN V-2500 71-1/2-in x 47-1/2-in x 2-29/32-in Jamb Left-operable Vinyl White Sliding Window Full Screen Included	NW-02	36.00 in	72.00 in	48.00 in	01_FIRST LEVEL - RESIDENTIAL

Window Schedule						
Count	Type	Code	Sill	Width	Height	Level
4	Window-Fixed: 36 in. x 54 in. Custom Picture Window w/ Low-E 366 Glass	NW-03	30.00 in	36.00 in	54.00 in	04_FOURTH LEVEL
10	Window Skylight VELUX: S06	NW-04		45.56 in	47.25 in	06_TOP OF ROOF



MICHIE DESIGN & BUILD  
PERUNOVO LLC  
GC - 44956  
70 KENNEDY PLAZA, SUITE 6,  
PROVIDENCE, RI 02903

Team

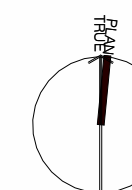
Architectural Designer  
Bryan B. Michie

86 SPRUCE ST

PROVIDENCE

Client  
Steven Meresi

86 Spruce St.  
Providence  
RI 02903



PROJECT: 86 SPRUCE ST.

No.	Description	Date

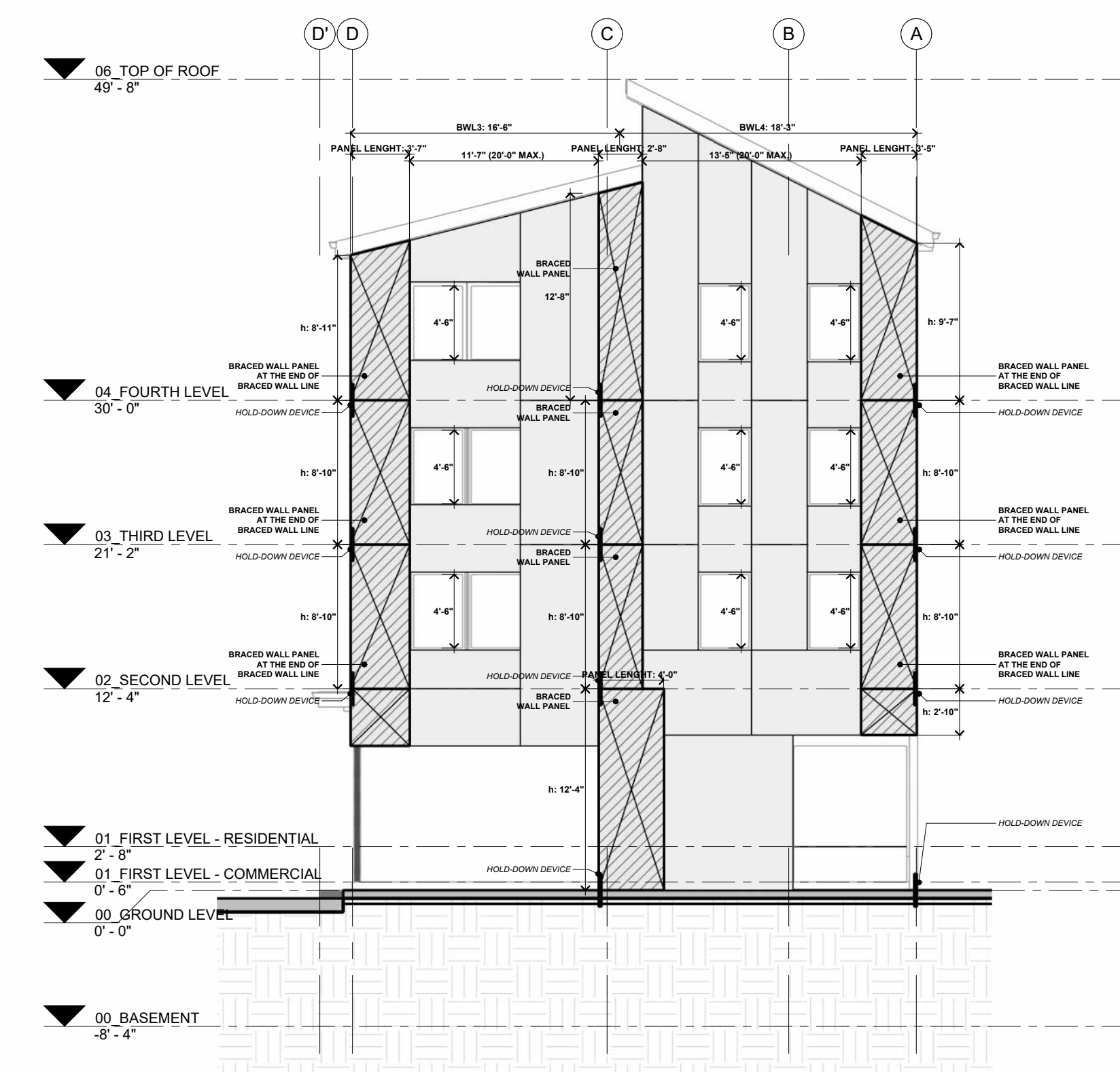
DATE: OCTOBER 2024

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

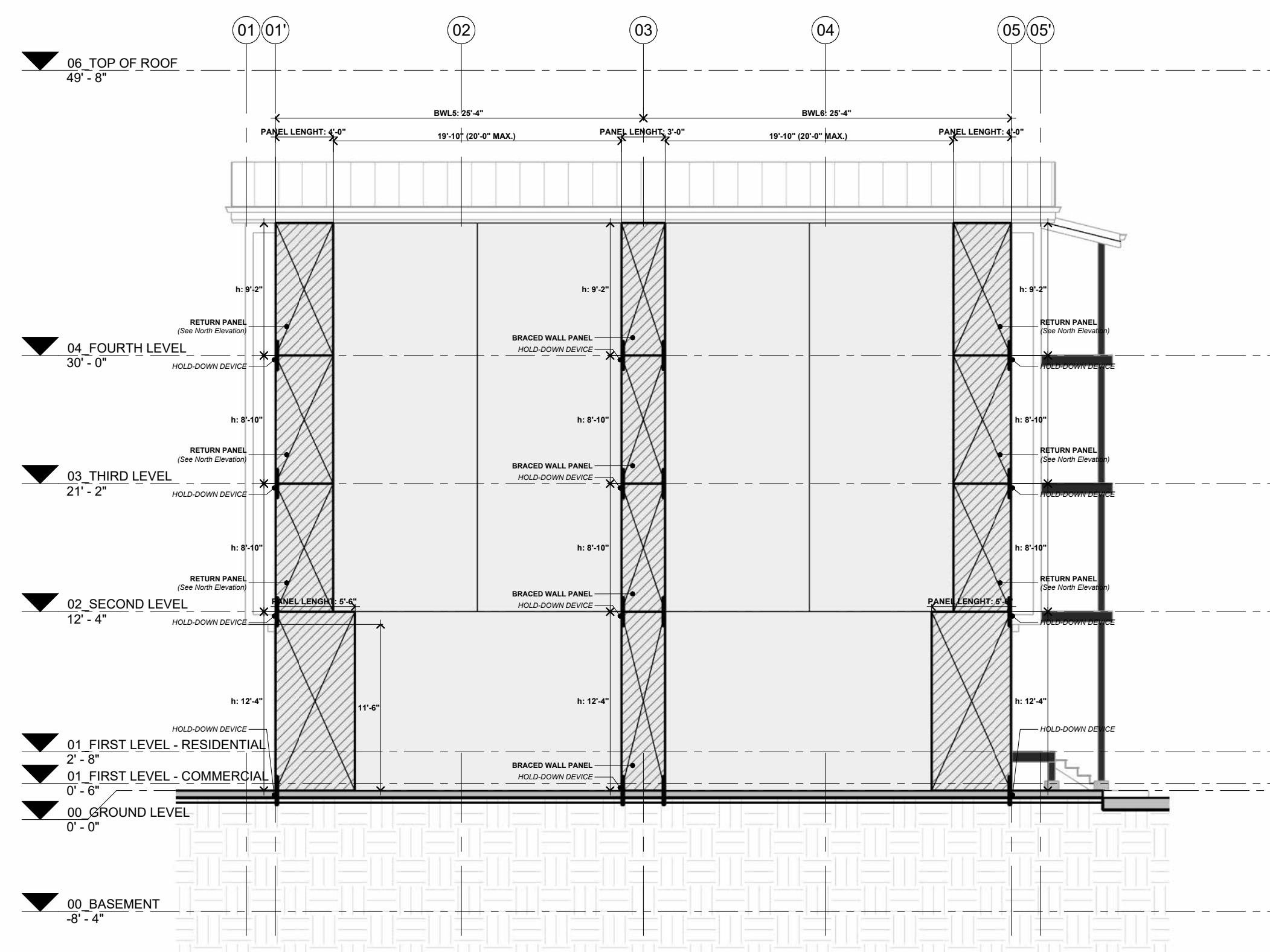
WINDOWS & DOORS

A107

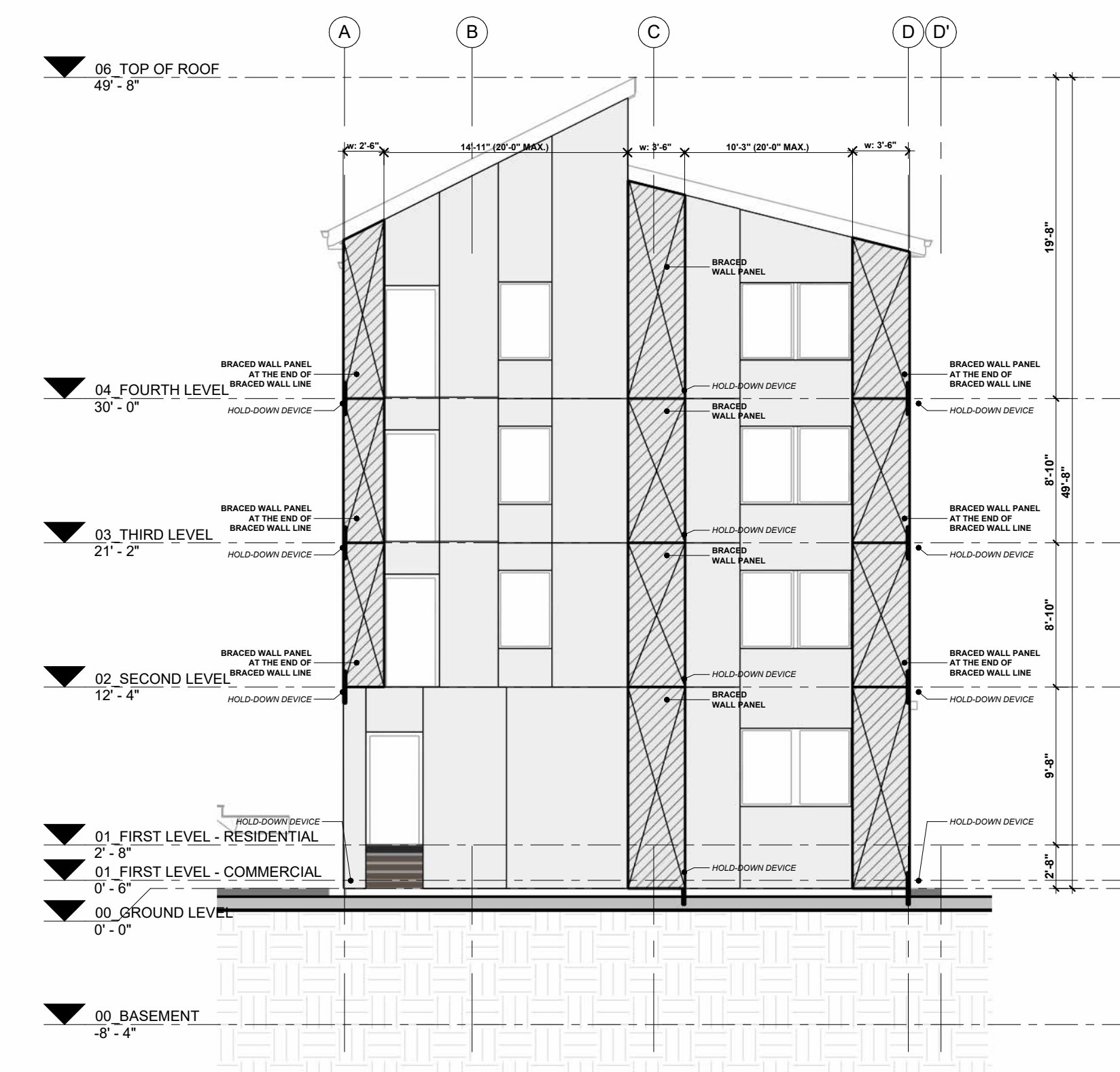




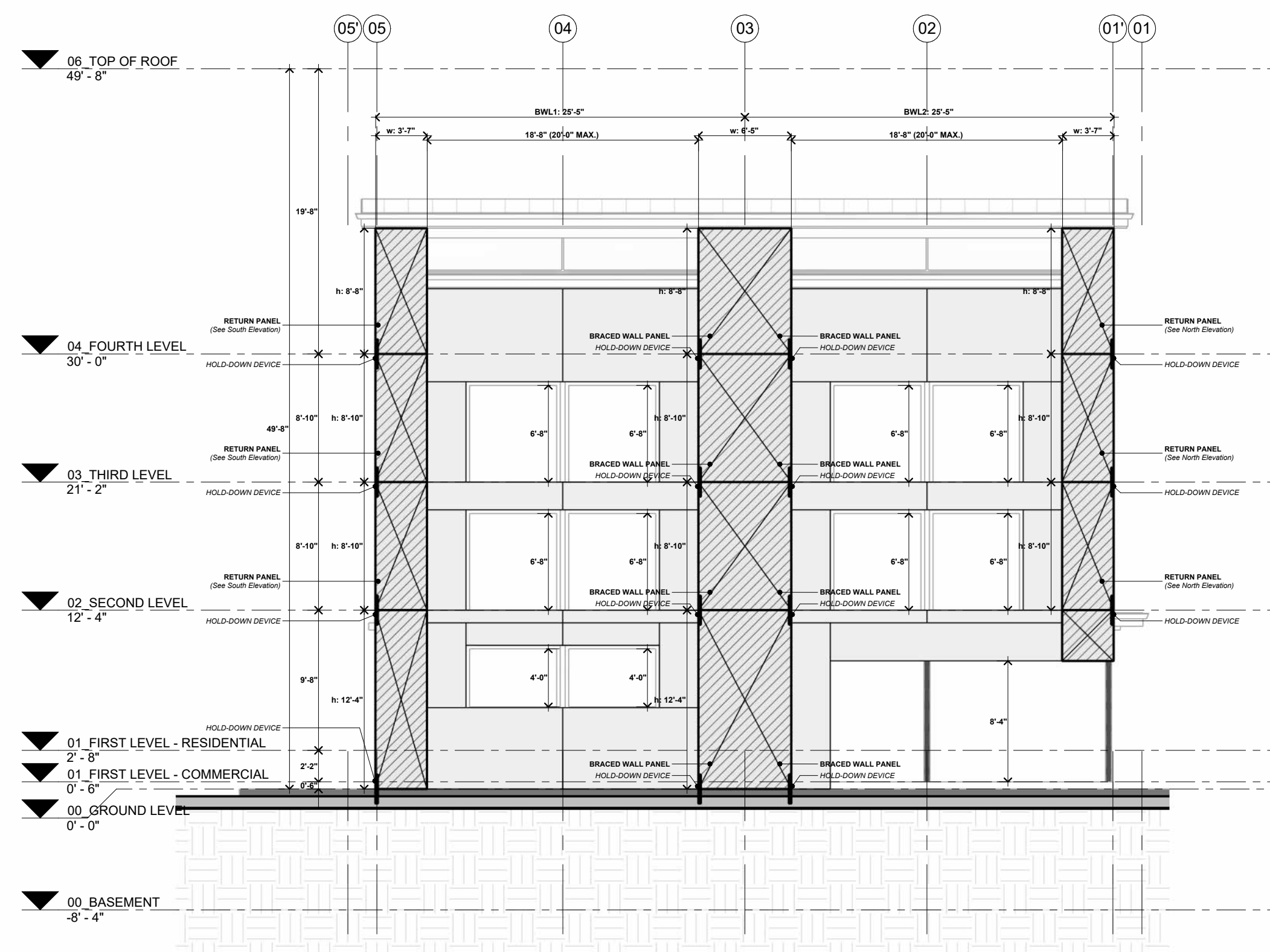
1 NORTH BRACE ELEVATION  
1/8" = 1'-0"



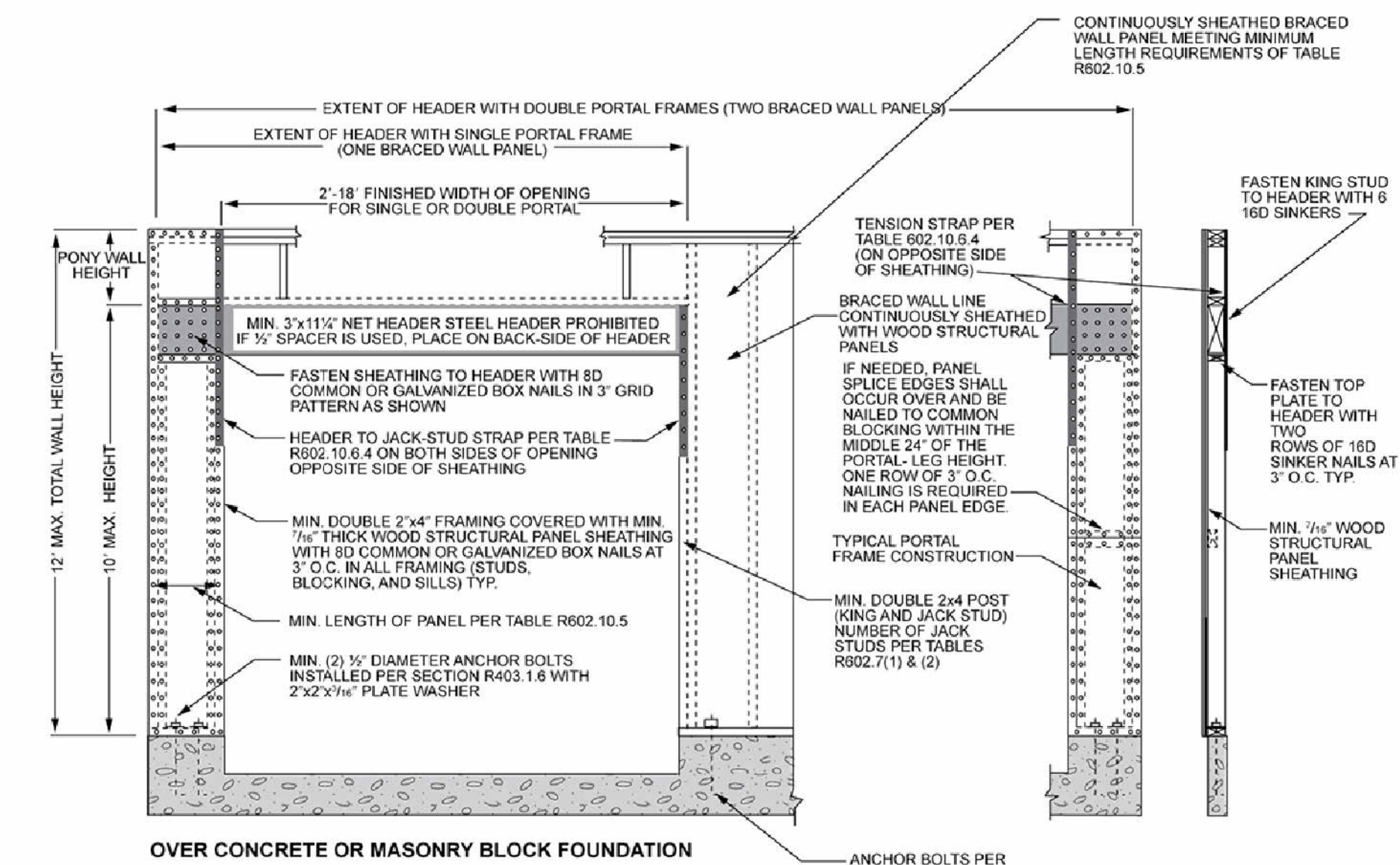
2 WEST BRACE ELEVATION  
1/8" = 1'-0"



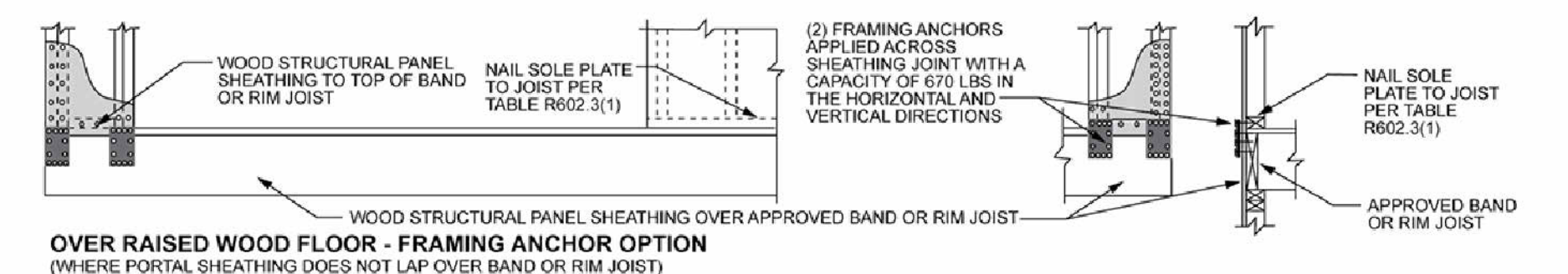
3 SOUTH BRACE ELEVATION  
1/8" = 1'-0"



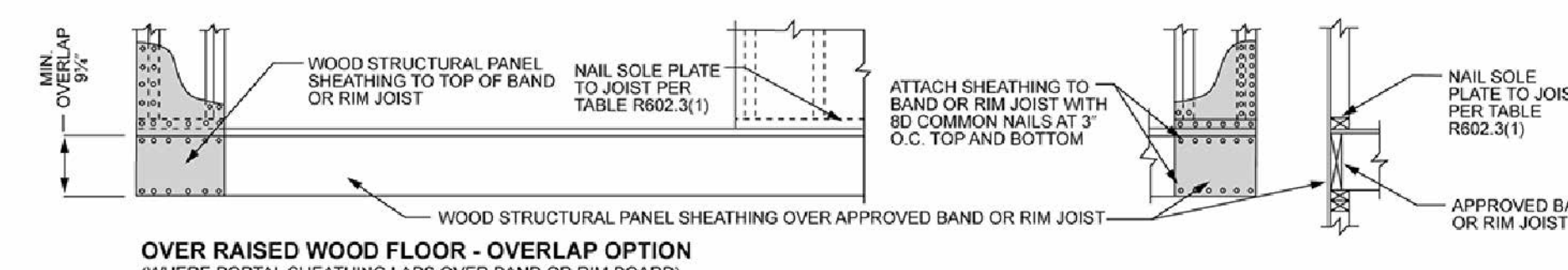
4 EAST BRACE ELEVATION  
1/8" = 1'-0"



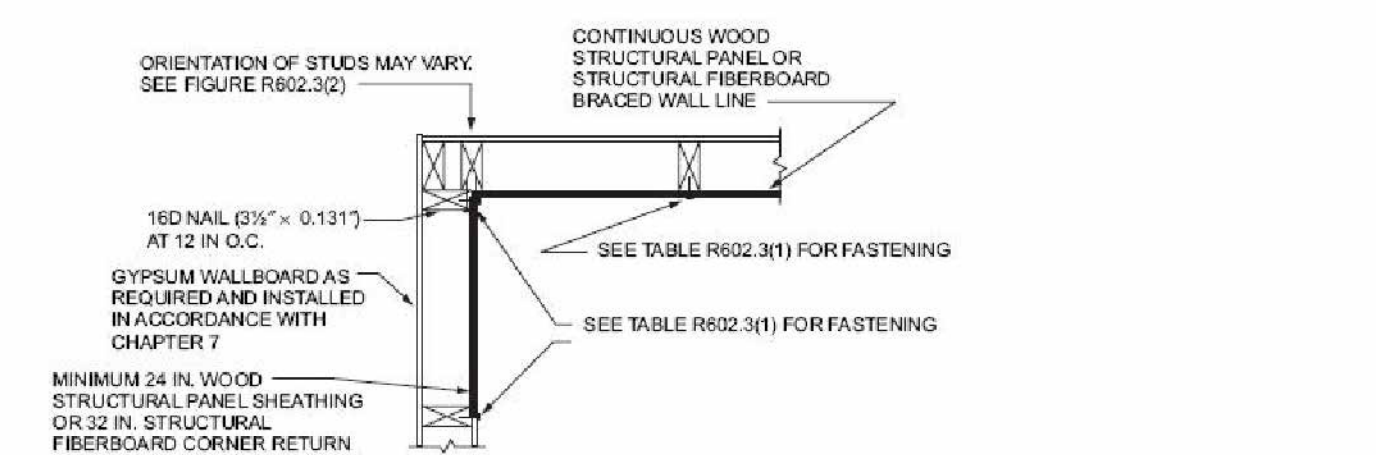
D1 DETAIL - WALL BRACES 01  
1/2" = 1'-0"



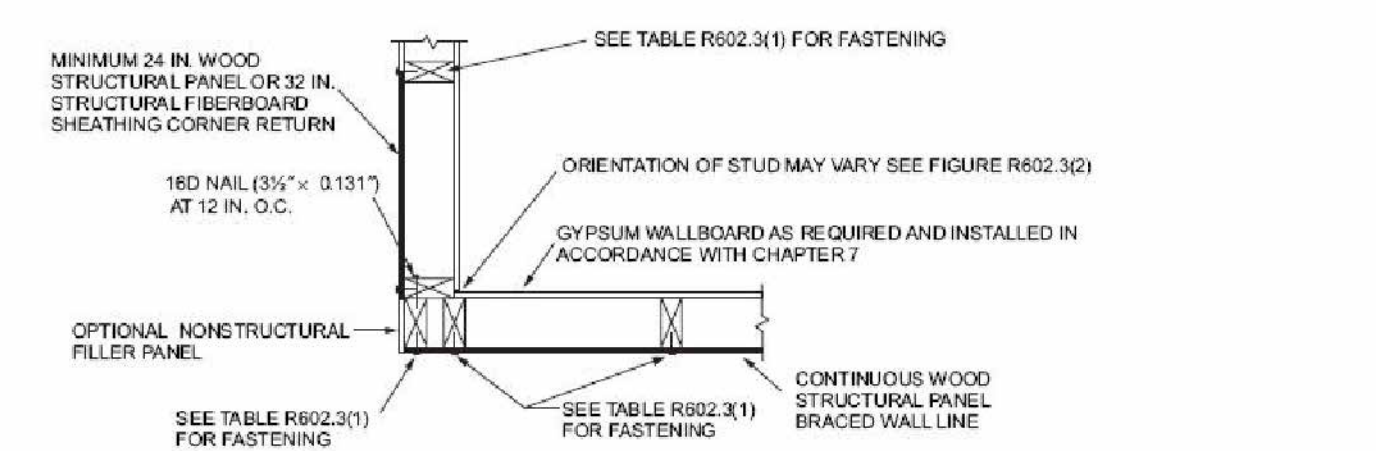
D2 DETAIL - WALL BRACES 02  
1/2" = 1'-0"



D3 DETAIL - WALL BRACES 03  
1/2" = 1'-0"



D4 DETAIL - WALL BRACES 04  
1/2" = 1'-0"



D5 DETAIL - WALL BRACES 05  
1/2" = 1'-0"

Team  
Architectural Designer  
Bryan B. Michie

86 SPRUCE ST  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

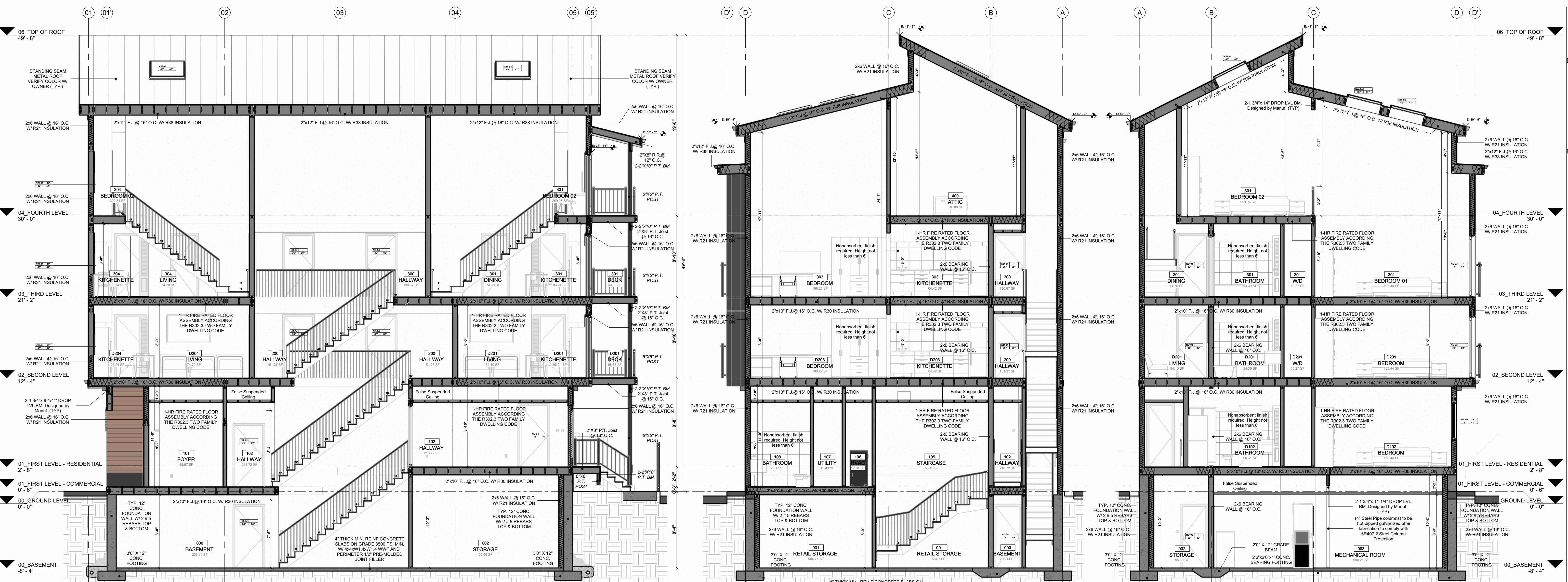
No.	Description	Date

DATE: OCTOBER 2024  
SCALE: As indicated

BRACED WALLS ELEVATIONS.



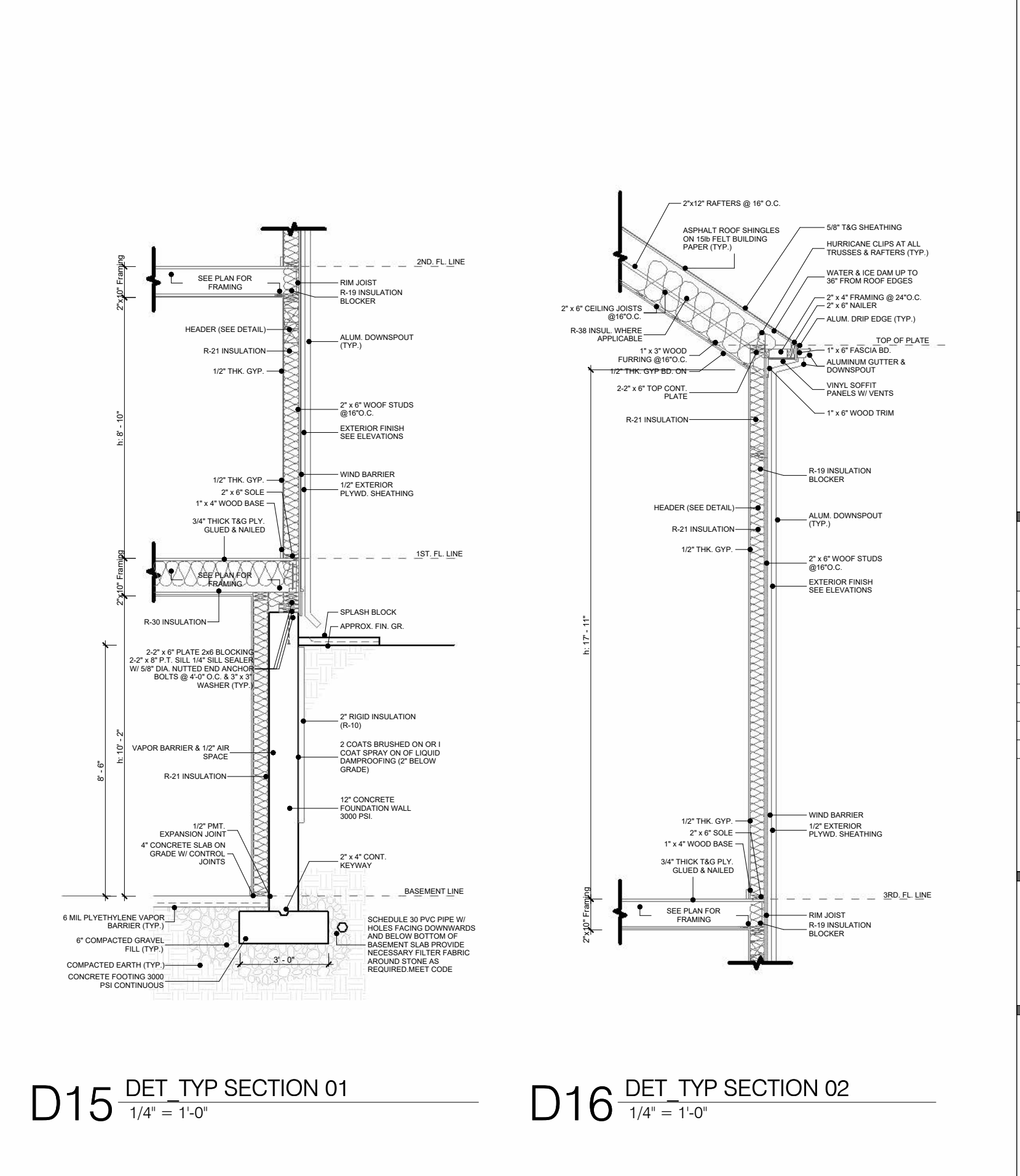
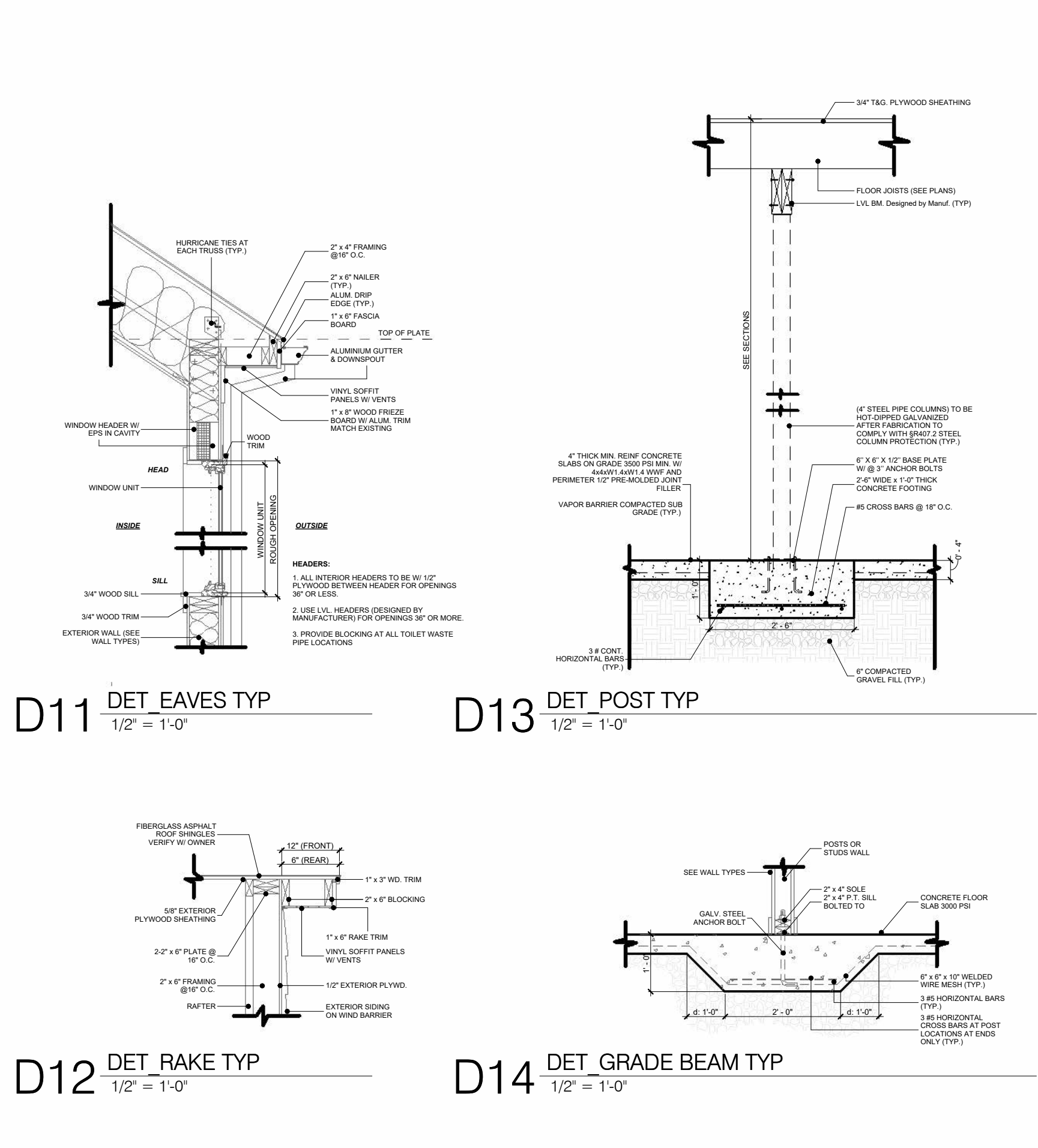
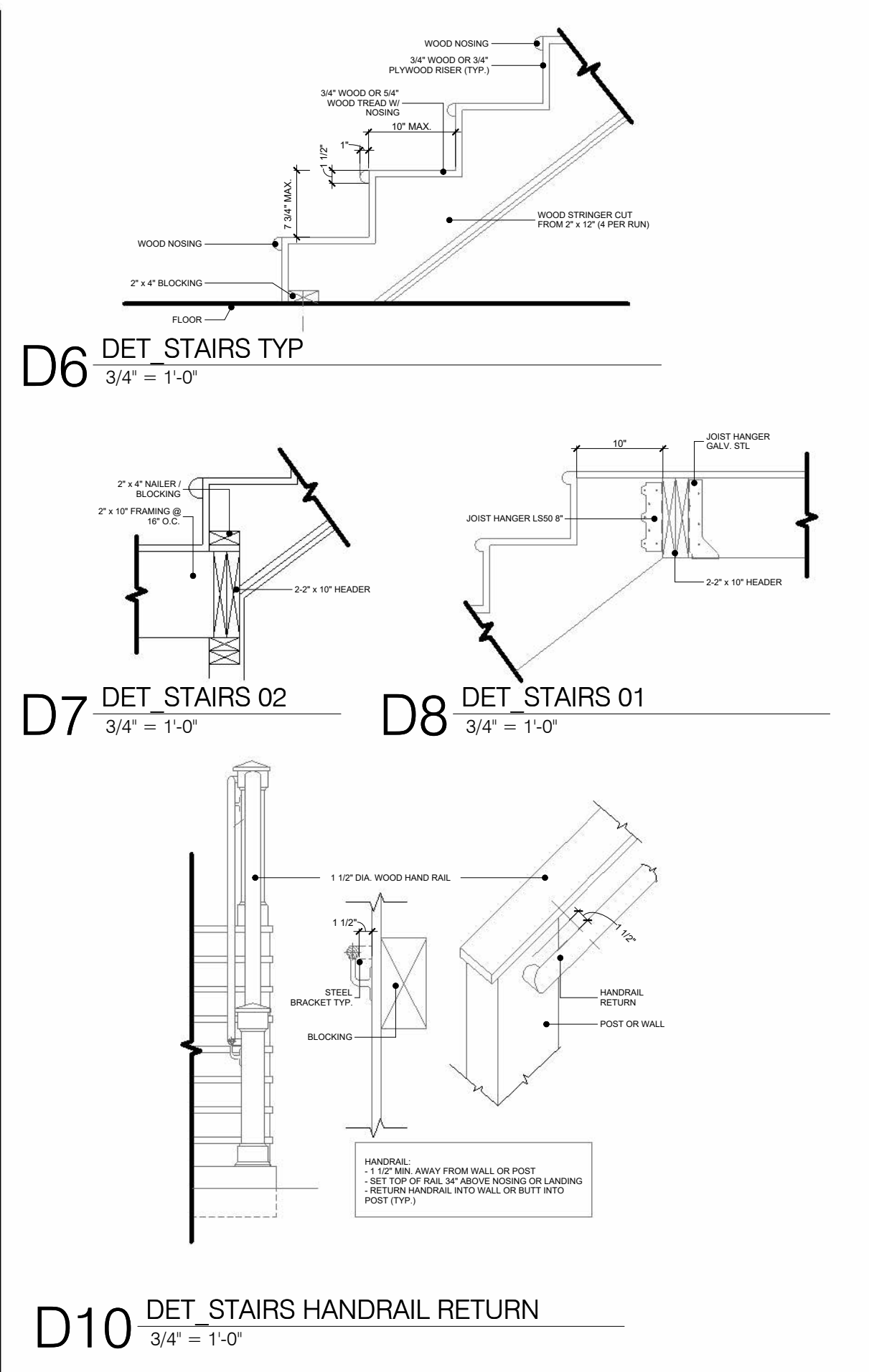
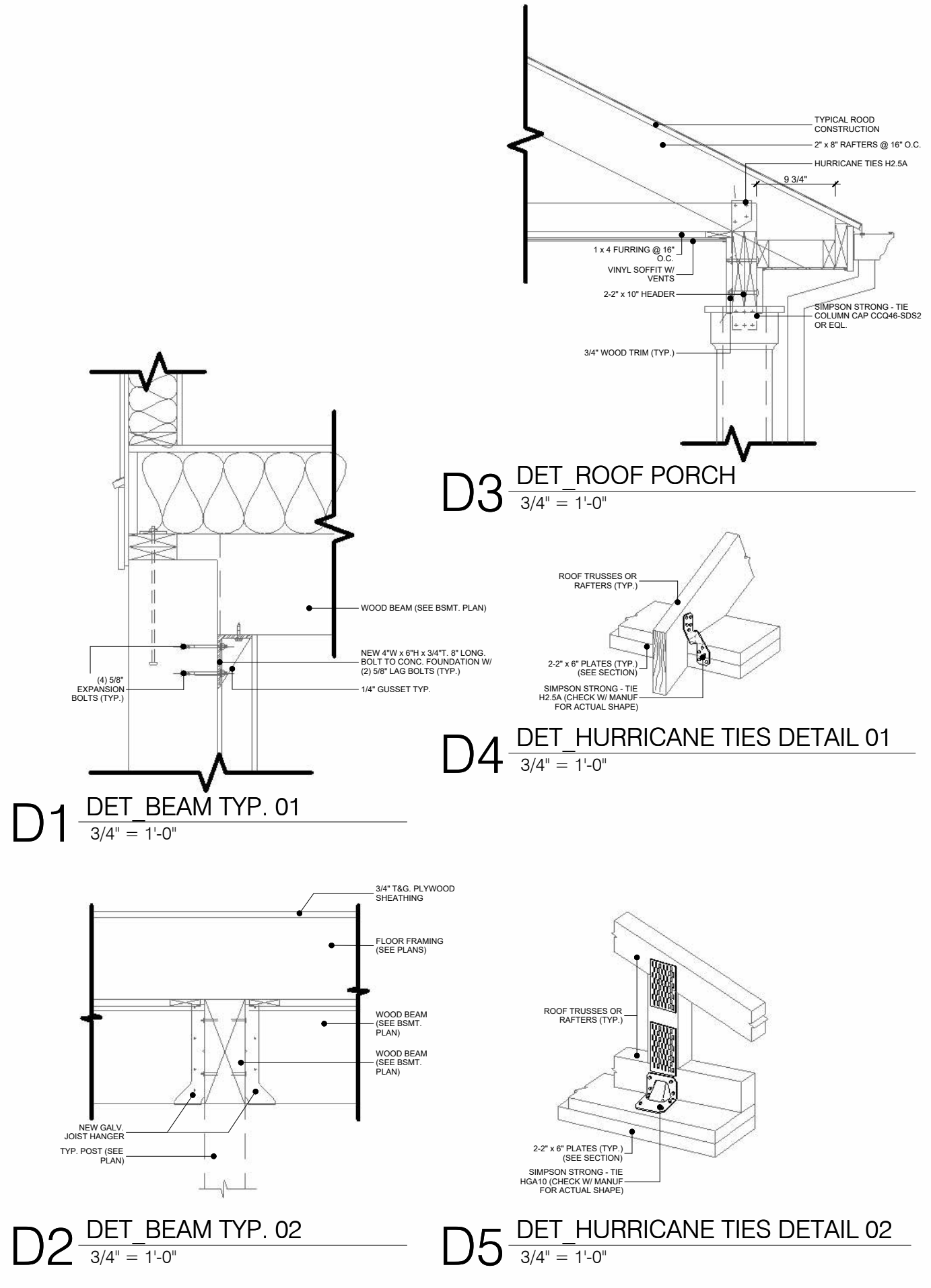
Team  
Architectural Designer  
Bryan B. Michie



1 SECTION 01  
3/16" = 1'-0"

2 SECTION 02  
3/16" = 1'-0"

3 SECTION 03  
3/16" = 1'-0"



86 SPRUCE ST  
PROVIDENCE

Client  
Steven Meresi  
86 Spruce St.  
Providence  
RI 02903

PROJECT: 86 SPRUCE ST.

No.	Description	Date

DATE: OCTOBER 2024  
SCALE: As indicated

SECTIONS

A109