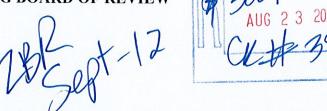
# COMBINDED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE

## CITY OF NEWPORT, RI ZONING BOARD OF REVIEW

DATE:

August 23, 2021

**Board Members:** 



The undersigned hereby petitions the Zoning Board of Review for a Special Use Permit and a Regulatory (Dimensional) Variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

### **Location of Premises**

Street & No.: 31 Scotts Wharf

Tax Assessor's Plat: 27, Lot: 244

### **Petitioner Information**

**Applicant:** 

The Mooring, Ltd., d/b/a Smokehouse

Addresses:

c/o J. Russell Jackson, Esq.

Miller Scott Holbrook & Jackson

122 Touro Street Newport, RI 02840

Owner:

SW 244, LLC

Same

Leasee:

The Mooring, Ltd., d/b/a Smokehouse

Same

**Property Characteristics** 

Dimensions of Lot: Frontage:

age: 27 ft. +/-

(America's Cup Avenue)

Frontage:

158.83 ft. +/- (Scott's Wharf)

Depth:

213.4 ft. +/-

Area:

8,058 sf. +/-

Zoning District in which premises is located:

WB

How long have you owned above premises?

6.5 Yrs. (Purchased 12/17/2014)

Are there buildings on the premises at present?

Yes

Total square footage of the footprint of existing buildings:

3,729 sf. (46%)

Total square footage of the footprint of proposed buildings:

3,729 sf. (46%)

# Present use of premise: Proposed use of premises:

Standard Restaurant Standard Restaurant

Give extent of proposed alterations: The Applicant proposes to expand the food and beverage service area by permanently incorporating the temporary outdoor patio created and authorized as a result of the Covid-19 pandemic. The patio area is not located on the Smokehouse parcel (Lot No. 244), but is part of TAP: 27, Lot No. 2 immediately adjacent to the Smokehouse to the north. This portion of Lot No. 2, will be improved with landscaping, pavers and a wood decking to seamlessly incorporate the expanded service area into existing Smokehouse operations.

### **Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	8,058 sf.	5,000 sf.	8,058 sf.
Lot Coverage	46 %	40 %	46 %
Dwelling Units	0	2	0
Parking (# of spaces)	11	28	12
Front Setback (ft.)	0 ft. +/-	0 ft.	0 ft. +/-
Side Setbacks (ft.)	0 ft. +/-	5 ft.	0 ft. +/-
Rear Setback (ft.)	0 ft. +/-	5 ft.	0 ft. +/-
Height (ft.)	All Structures < 20 ft.	35 ft.	All Structures < 20 ft.

### **Project Summary:**

The Applicants seek relief under:

Section 17.108.020 (Special Use Permits)

Section 17.108.010 (Variances)

Section 17.72.030 (Alteration to Nonconforming Development)

Section 17.104.20 (Parking Space Requirements – Standard Restaurant)

The Applicant seeks permission to create a permanent extended outdoor dining area for the Smokehouse by building a deck and permeable patio on the adjacent commercial parking lot, being TAP: 27, Lot No. 2. The improvements will convert the temporary dining area that has been utilized by the Applicant throughout the Covid pandemic, into a permanent outdoor service area. The Applicant will not be able to provide sufficient on-site parking to meet the requirements of the code for the expanded service area and will require a parking variance.

The existing subject parcel is an irregularly shaped legal non-conforming lot of record containing 8,058 square feet of land. The purpose of this project is to provide additional outdoor service area for the Smokehouse. The property is in the WB Zone. The improvements being made to expand the service area are all taking place on a separate parcel. There are no changes to the Smokehouse property (Lot No, 244) which require relief. The expansion of the licensed service area, however does increase the parking requirements. The plan proposed by the Applicant is harmonious with the surrounding Waterfront Business area and will not create dimensional or regulatory non-conformities to such a degree that it is injurious to, or inconsistent with the area or the purpose and intent of the WB Zone.

## What provisions of the Comprehensive Land Use Plan are the applicable to this project?

The Applicants state that the proposed development is consistent with many provisions of the Comprehensive Land Use Plan, including, but not limited to the following:

### **Land Use:**

- Goal LU-1: To provide a balanced City consisting of residential, commercial, and employment uses consistent with the character, environmental resources and vision of the community.
- Policy LU-1.6 The City shall encourage upgrading, beautification, revitalization, and environmentally appropriate reuse of existing commercial areas.

### **Economic Development:**

- Goal ED-1 To develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base.
- Policy ED-1.1 The City shall support key economic drivers while also seeking to attract and grow its technology sector and businesses that represent new and innovative concepts and technologies.
- Policy ED-1.5 The City shall build upon thriving sectors to develop a more substantial year round tourism economy.

What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

The existing parcel is an irregularly shaped legal non-conforming lot of record containing 8,058 square feet of land. The location and coverage of existing buildings on the subject parcel makes it impossible to add enough parking spaces to meet the current requirements or the requirements for the expanded service area.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

The Applicant proposes to continue the standard restaurant use which is allowed by right in the Waterfront Business Zone. The Applicant is seeking relief from the parking requirements. A reconfiguration of the on-site parking will enable the Applicant to create an additional parking space. The 12 on site spaces will still be insufficient to meet the current and proposed parking requirements for the restaurant. The subject property is located on America's Cup Avenue, at the corner of Scott's Wharf. This is a very densely developed commercial area. There are a number of parcels in this waterfront commercial area with a myriad of uses such as wedding venues, restaurants, retail shops, marinas, hotels and other businesses that do not meet the code requirements for parking. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny this Applicant the ability to take a makeshift dining area and permanently convert it to an improved and accessible outdoor service area. The proposed parking variance will be consistent with surrounding properties and the rights enjoyed by other property owners in this area of the Waterfront Business Zone.

# Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure:

The Applicant is seeking permission to permanently expand the outdoor service area. The Applicant will be able to increase its parking by one space, however, it will still be short of the requirement. The Applicant proposes to provide 12 spaces where 28 are required. The simple fact that the Applicant is providing any on site spaces in this district already puts it well ahead of most other businesses and restaurants in this area, that provide no on-site parking. The additional parking requirement results from the permanent expansion of service area to incorporate a temporary patio that has been used and proven successful throughout the Covid 19 pandemic. Utilizing this space on the adjacent lot to the north will be in harmony with the streetscape on America's Cup Avenue. There are no dimensional variances required for Lot No. 244, however Lot No. 2 will require minor setback relief in order to construct the decking adjacent to the Smokehouse. There will be no change in building height. The Applicant has taken great care to develop a proposed plan to permanently expand the outdoor service area consistent with the use enjoyed over the last year and a half. The plan is appropriate in scope, scale and size for this area and will be a natural extension and enhancement to the Smokehouse. The overall proposal has been designed to meet the reasonable business needs of the Applicant. The hardship is driven by the narrow and irregularly shaped lot, the existing buildings and the inability to provide any significant number of additional on-site parking spaces. Granting the request for a parking variance and any other relief as may be required is the minimum variance which will allow the reasonable use of the property. Accordingly, the proposed use of the property and the relief sought by the Applicant will not be injurious to, or create a burden for abutting property owners, will be harmonious with the commercial area and will be an appropriate use for this area of the WB Zoning District.

### The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

- 1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
- 2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
- 3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
- 4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
- 5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
- 6. All standards contained in this zoning code;
- 7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

In granting a variance, the zoning board of review shall require that evidence of the following standards be entered into the record of the proceedings:

- a) That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b) That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based:
- c) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general characteristics of the surrounding are; and is not due to a physical or economic disability of the applicant; and
- d) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- e) That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

Applicants & Owners, By Their Attorneys, Miller Scott Holbrook & Jackson

J. Russell Jackson, Esq.

122 Touro Street Newport, RI 02840

Tel: 401-847-7500 Fax: 401-848-5854

<u>jrjackson@millerscott.com</u>



SHE	ET LIST
G1.0	COVER
100401	EXISTING CONDITIONS
C1.0	DRAINAGE PLAN
EC1.1	PHOTO ANALYSIS
L1.21	HARDSCAPE PLAN
A0.0	COVER SHEET & NOTES
A0.1	GRAPHIC SYMBOLS, ABBREVIATIONS, & NOTES

FIRST FLOOR PLAN OPTION A

A5.3 PROPOSED EXTERIOR ELEVATIONS & NOTES

EXISTING EXTERIOR ELEVATIONS & NOTES





PERMITTING SET

NOT FOR CONSTRUCTION

PROJECT NAME

SCOTT WHARF LOT A

PROJECT ADDRESS

SAYERS WHARF, NEWPORT, RI, 02840

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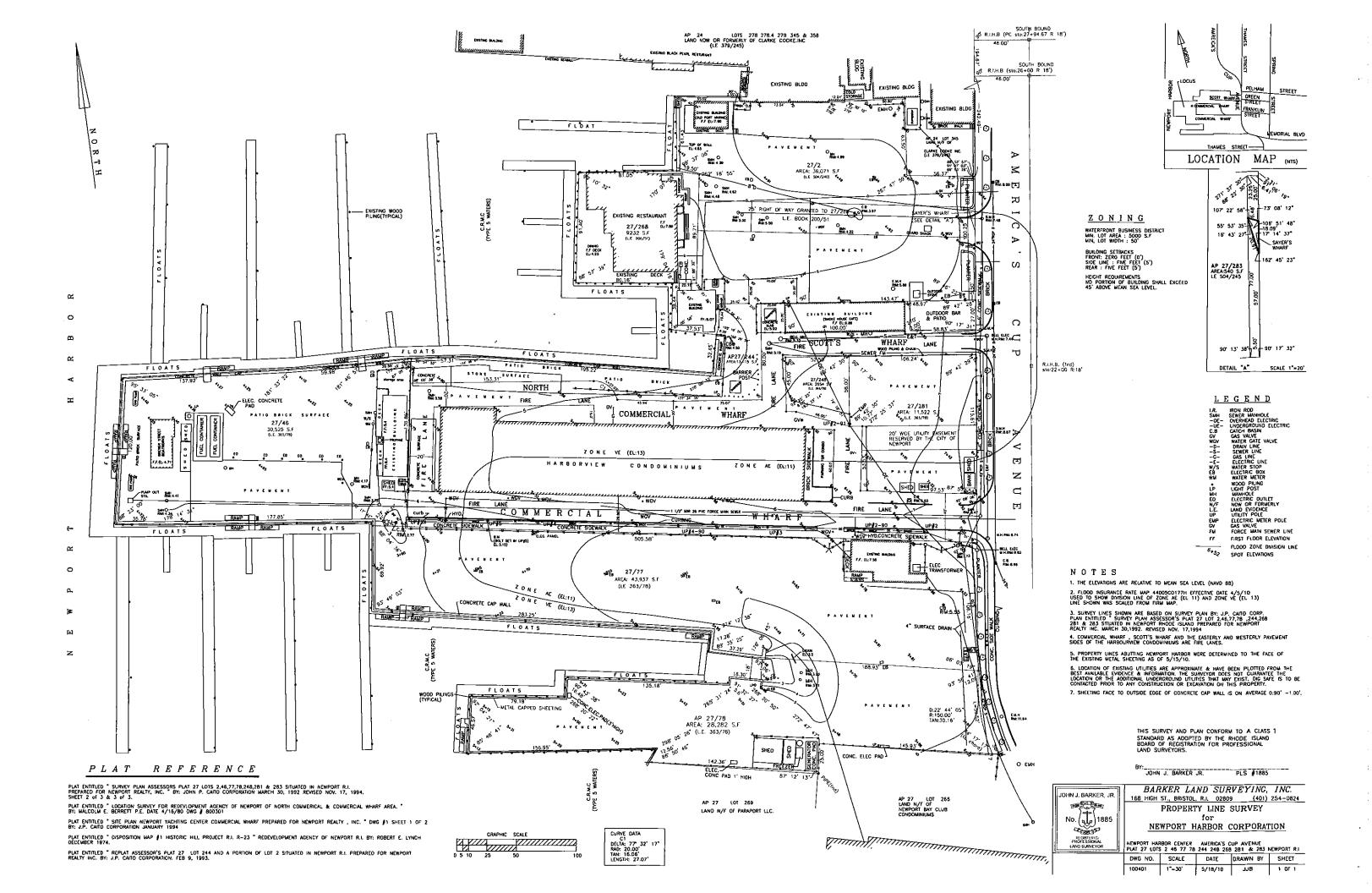
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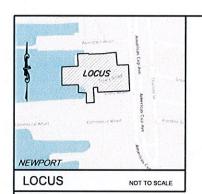
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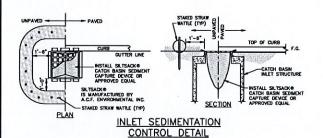
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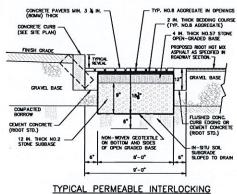


### SOIL EROSION AND SEDIMENTATION CONTROL NOTES

PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABULZED.

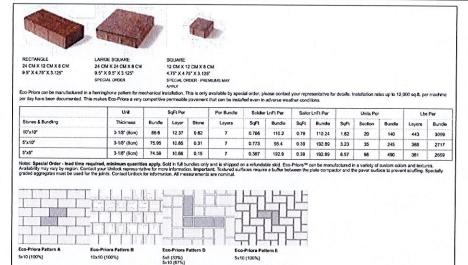
- INSTALLATION SEQUENCE
  A. INSTALL SILT FENCE AND HAYBALES AS SHOWN ON PLAN.
  B. CLEAR AND GRUB STILL
  C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.
  C. CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES.
  PLACEMENT OF LOAN AND GRASS SECT, INSTALLATION OF GROWER SLOPE STABILIZATION.
  E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASS AND FOLLOWING ALL RAINFALL EVENTS
  UNTIL A MINIMUM 75% CRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSON FROM OCCURRING.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER
- 3. AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- 5. THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.

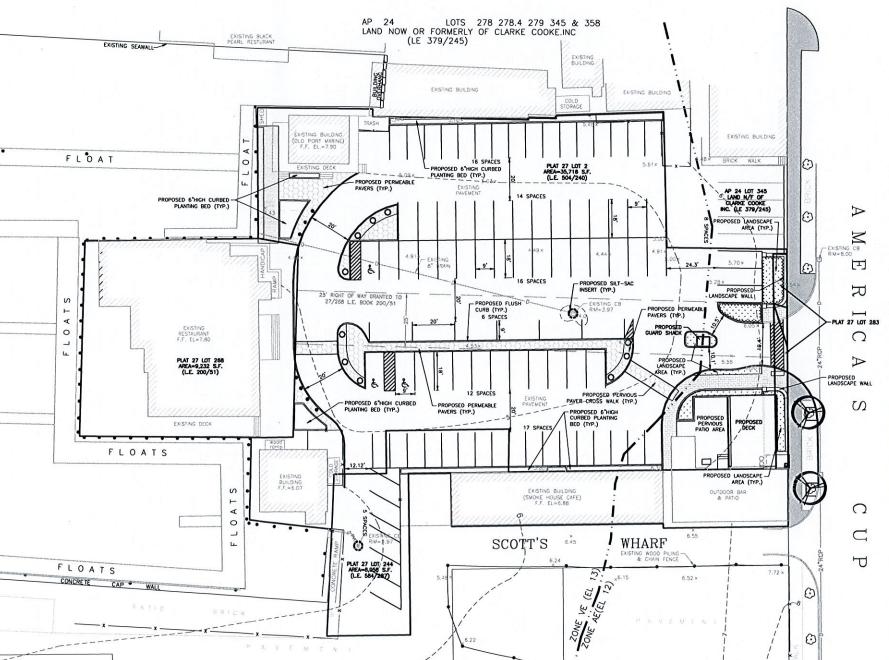
- B. INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
- CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY DRIVEWAY WIDTH MIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS RECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EXISTING ACCESS DRIVEWAY.
- DEWATERING OPERATIONS SHALL BE PROMOED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO
  PREVENT IMPACTS UPON WATER BOOIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUITING PROPERTIES.



CONCRETE PAVEMENT DETAIL

- 3. INSTALLATION PROCEDURE OF PERMEABLE INTERLOCKING CONCRETE PAVEMENTS SHALL COMPLY WITH THE CONCRETE PAVEMENT MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS.









PERMITTING SET

NOT FOR CONSTRUCTION

PROJECT NAME

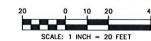
SCOTT WHARF LOT A

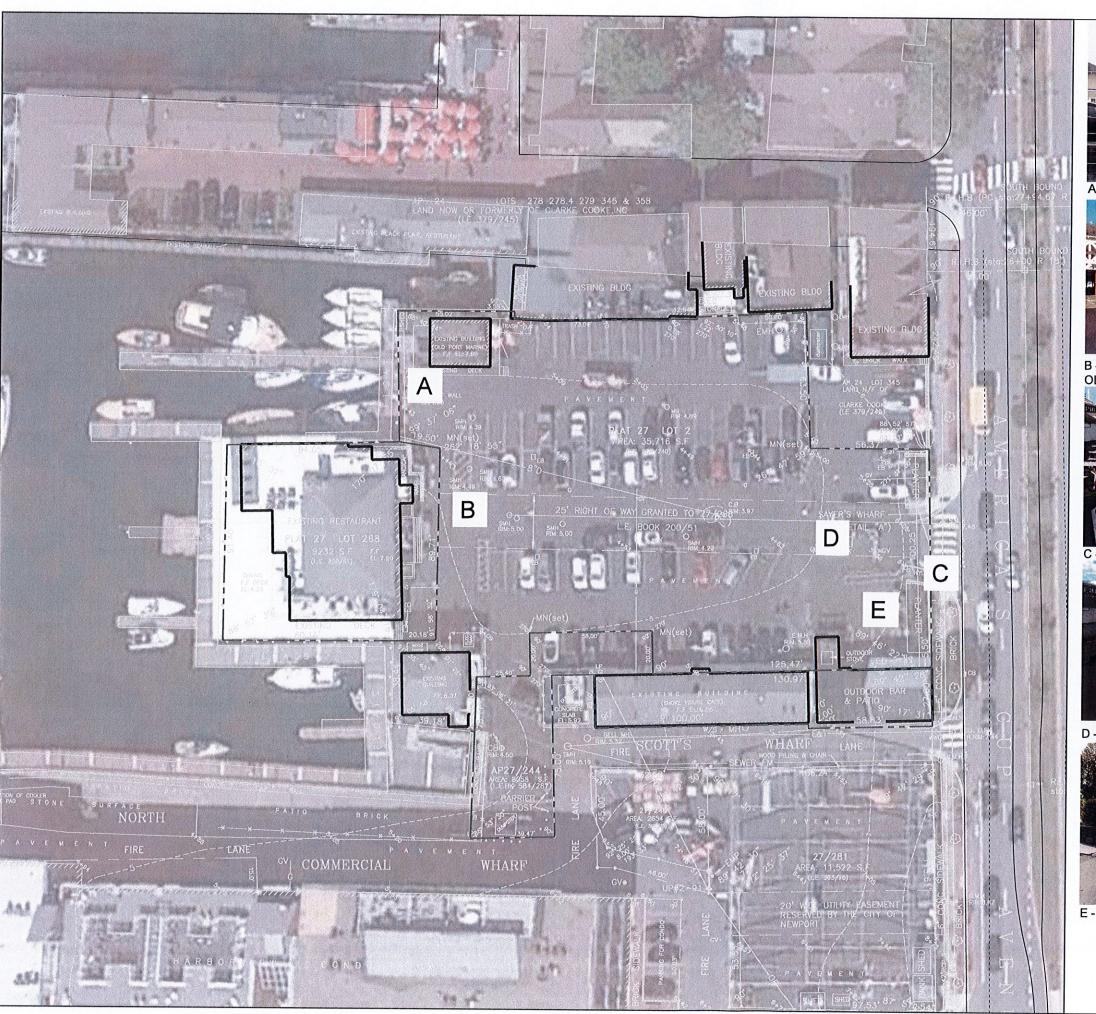
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> DRAINAGE PLAN

> > C1.0

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A - VIEW OF OLD PORT MARINE



B - VIEW LOOKING WEST BETWEEN OLD PORT MARINE AND THE MOORING



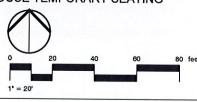
C - CURRENT PEDESTRIAN ACCESS ROUTE



D - ENTRANCE GATE



E - SMOKE HOUSE TEMPORARY SEATING



# Indecape architects Chestout Street, 4th Floor Providence RI 02903

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PERMITTING SET

NOT FOR CONSTRUCTION

PROJECT NAME

SCOTT WHARF LOT A

PROJECT ADDRESS

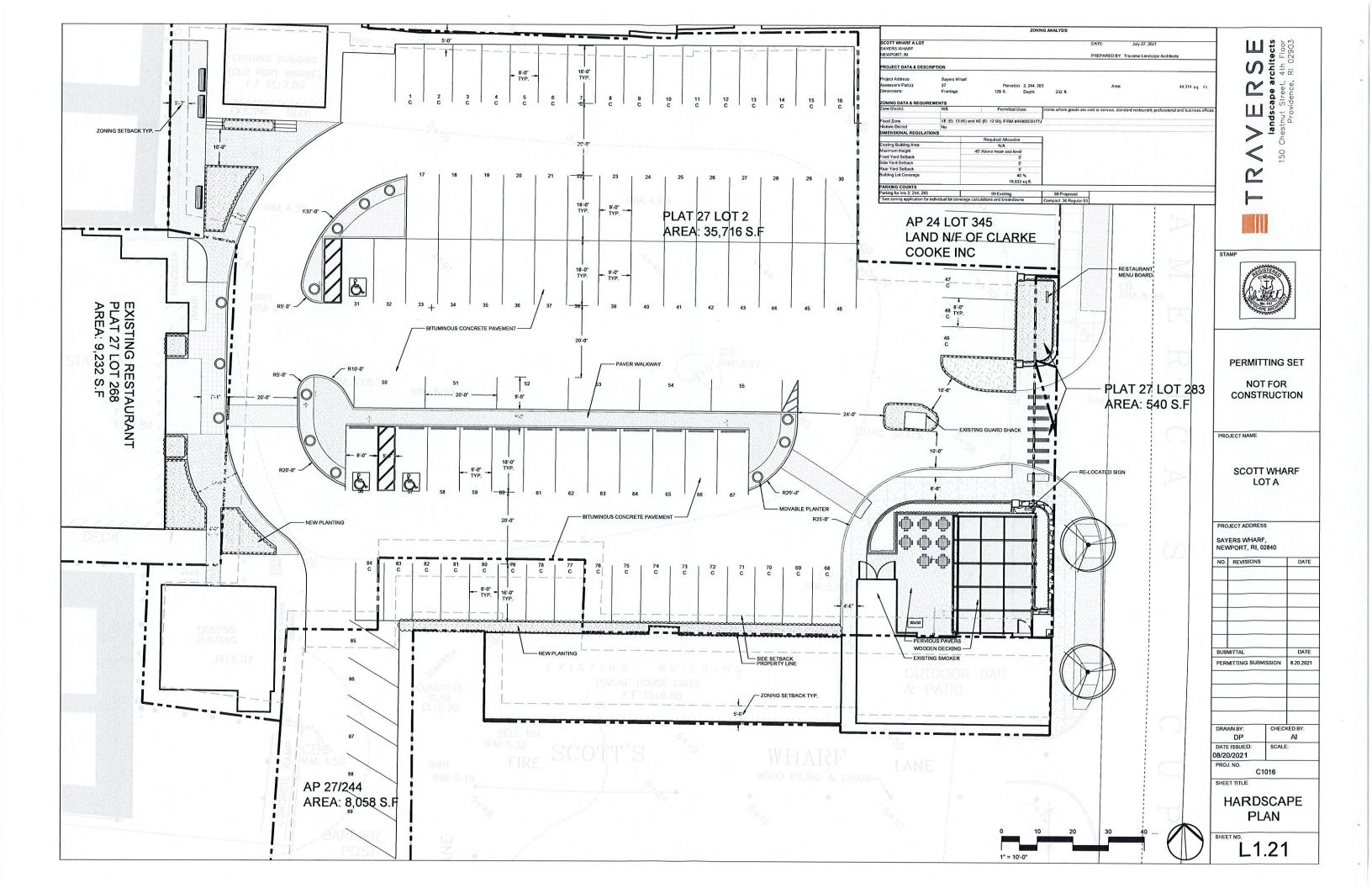
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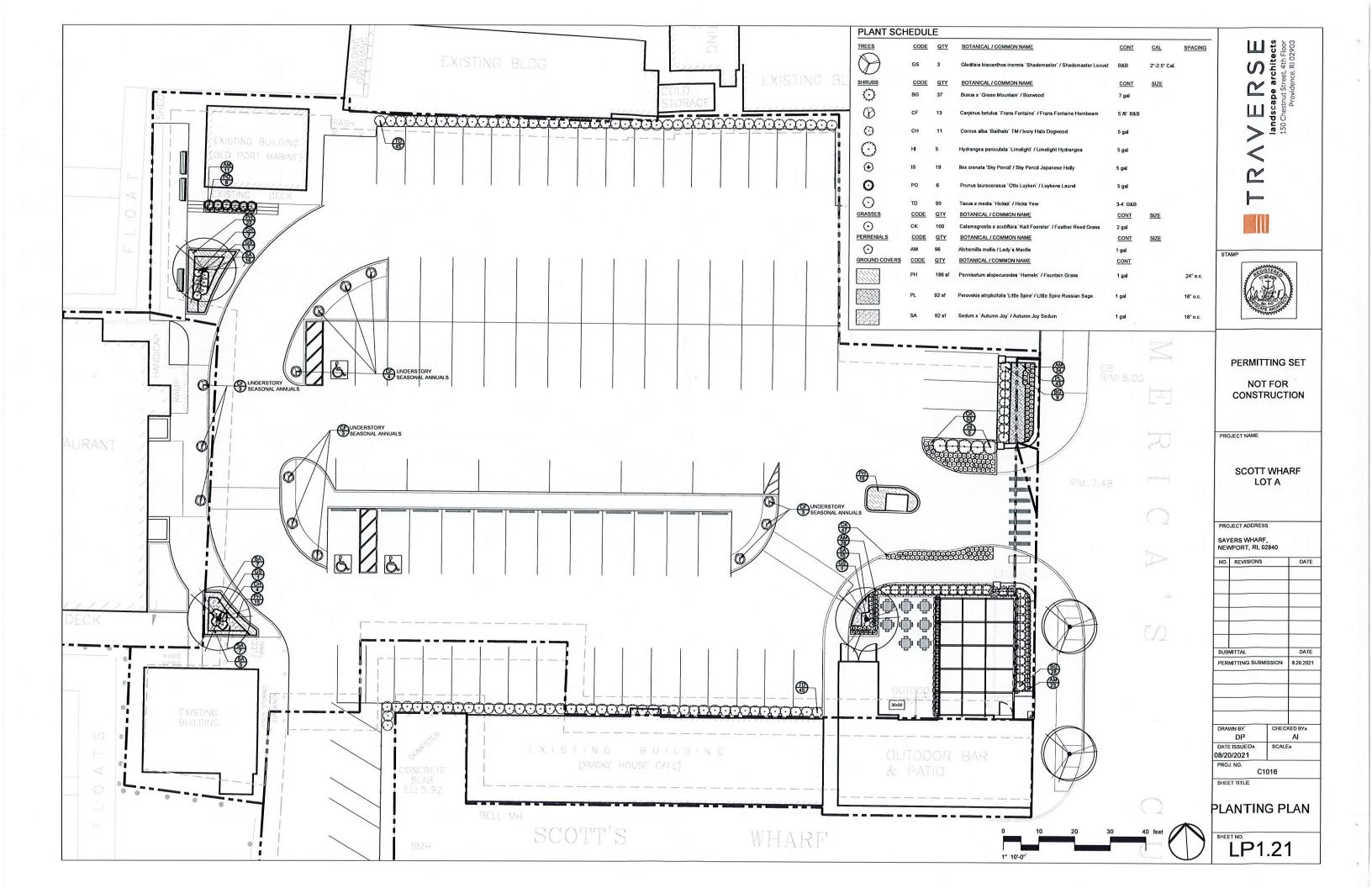
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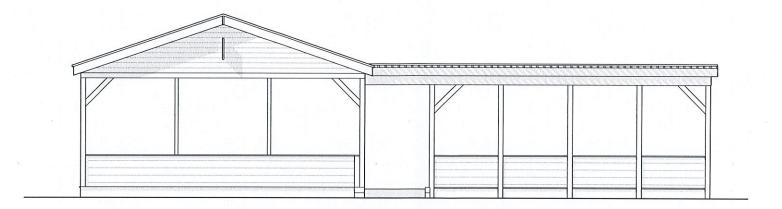
PHOTO ANALYSIS

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# SMOKE HOUSE

31 SCOTT WHARF NEWPORT, RI, 02840

### PROJECT TEAM:

**NEWPORT RESTAURANT GROUP** 

300 METRO CENTER BOULEVARD SUITE 100 WARWICK, RI 02886

MCGEORGE ARCHITECTURE INTERIORS, LLC 333 MAIN STREET SUITE 6

EAST GREENWICH, RI 02818 T: 401.398.7606

### LANDSCAPE ARCHITECT:

**TRAVERSE** 

150 CHESNUT STREET 4TH FLOOR PROVIDENCE, RI 02903

### PROJECT SCOPE:

THE SCOPE OF WORK UNDER THIS CONTRACT IS GENERALLY DEFINED AS THE INTERIOR RENOVATION AND ADDITION TO AN EXISTING RESTAURANT SPACE. THERE IS NO CHANGE IN USE PROPOSED.

### DRAWING LIST:

### ARCHITECTURAL:

A0.0 COVER SHEET AND NOTES
A0.1 GRAPHIC SYMBOLS, ABBREVIATIONS, AND NOTES
D1.0 DEMOLITION PLAN AND NOTES
A1.1 FIRST FLOOR PLAN OPTION A
A5.3 PROPOSED EXTERIOR ELEVATIONS AND NOTES

A5.4 EXISTING EXTERIOR ELEVATIONS AND NOTES



PERMITTING SET

NOT FOR CONSTRUCTION

PROJECT NAME

SCOTT WHARF LOTA

PROJECT ADDRESS

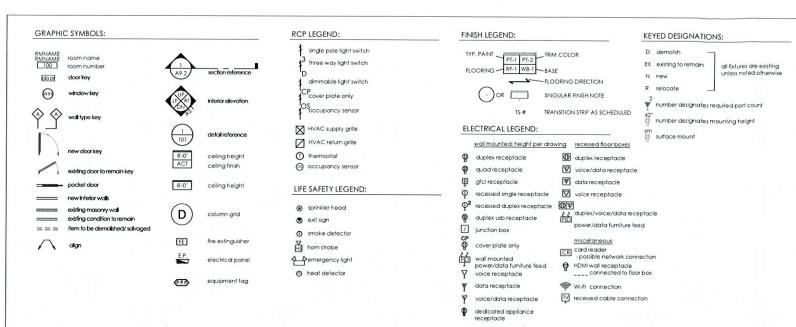
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**COVER SHEET AND NOTES** 

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### **GENERAL NOTES:**

- 1. PRIOR TO SUBMITTING BIDS, ALL SUBCONTRACTORS SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS, ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS, NO PLEA OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FURSING COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS
- 3. ALL CONTRACTORS/SUBCONTRACTORS BIDDING ON THE ALL CONTRACTORS/SUBCONTRACTORS BIDDING ON THE WORK SHALL VISIT THE SITE WITH THE GENERAL CONTRACTOR, OWNER AND ARCHITECT TO REVIEW THE EXISTING CONDITIONS AND PROPOSEDS ECOPE OF WORK. REVIEW SHOULD BE MADE OF ALL UTLITIES AND THE EXTENT OF WORK DIAGRAMMED ON THE PLANS. EXTRA COMPENSATION FOR FAILURE TO COMPLY WITH THE ABOVE WILL NOT BE CONSIDERED. ANY DISCREPANCIES AND/OR INCONSISTENCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY SO MODIFICATIONS, IF ANY, CAN BE PROVIDED FRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. BEFORE COMMENCEMENT OF WORK ALL CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS, ANY DEVIATION, DISCREPANCIES, AND/OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 6. ALL MATERIALS METHODS OF INSTALLATION, AND FINISHING OF CONSTRUCTION SYSTEMS (PARTITIONS, CEILING, DOORS FORMS, FLOORS, ETC.) SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR THE EXPECTED USE.
- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
- THESE DOCUMENTS ARE PROVIDED AS A DESIGN GUIDE THAT REFLECTS THE DESIRED INTERN OF THE ARCHITECT AND OWNER. NOT EVERY ASSEND IT SHE ASSENDED THAT THE GENERAL CONTRACTOR WILL PROVIDE ALL NECESSARY INCIDENTAL TIEMS. REQUIRED FOR COMPLETE AND FUNCTIONING ASSENDED. ASSEMBLIES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AS WELL AS ALL APPLICABLE CODES FOR ALL WORK PERFORMED
- CONNECTIONS AND CONTROLLED OVER TO OWNER PREE FROM A LICENSE FOR A MERICAL AND EQUIPMENT. ALL INTERIOR GLASS SHALL BE FREE FROM LABELS, AND CIECHANEO NO BOTH SIDES, ALL MILLWORK OR BUILTINS SHALL BE FREE OF DIRT, GREASE, AND OTHER FOREION MARTRIALS. ALL RESILIENT MOORINGS SHALL BE MOP CLEANED, VINITY WALL COVERINGS SHALL BE MOP CLEANED, VINITY WALL COVERINGS SHALL BE FREE FROM DIRT AND OTHER FOREION MATERIALS.
- 10. ALL CONTRACTORS ARE RESPONSIBLE FOR THE DAILY removal of their construction debris and shall Thoroughly clean and remove all debris upon COMPLETION OF THEIR FINAL WORK
- ALL CONTRACTORS SHALL WORK WITH GENERAL CONTRACTOR/ OWNER TO COORDINATE HIS WORK WITH OTHER CONTRACTORS, WHETHER UNDER SEPARATE CONTRACT OR NOT.
- 12. ALL CONTRACTORS SHALL NOTIFY OWNER AND/OR ARCHITECT OF ANY UNFORESEEN JOB CONDITIONS WHICH MIGHT AFFECT PROJECT COSTS. EXTRA WORK AND/OR COST MUST BE AFFROVED IN WRITING PRIOR TO SUCH
- 13. ALL WORK IN THIS CONTRACT SHALL BE GUARANTEED AGAINST ANY DEFECTIVE MATERIALS OR WORKMANSHIP FOR ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO COST TO THE OWNER.
- 14. ALL CONTRACTORS ARE RESPONSIBLE FOR SUBMITTING "AS-BUILT" DRAWINGS, PRODUCT/EQUIPMENT SUBMITTALS AND WARRANTY INFORMATION TO THE OWNER/TENANT AS APPROPRIATE UPON COMPLETION OF THE PROJECT.

### **DEMOLITION NOTES:**

- WHERE THE PLANS CALL FOR THE REMOVAL OF ANY ITEM, BOARD, PANEL, DEVICES, EQUIPMENT, ETC. IT IS UNDERSTOOD ALL ASSOCIATED ANCHORING SYSTEMS AND APPURTENANCES SUCH AS NAILS, BOLTS, STRAPPING, AND/OR HARDWARE ARE TO BE REMOVED ACCORDINGLY.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING WALLS, WINDOWS, DOORS, FLOORS, CELLINGS, LIGHT INTURES, EQUIPMENT, ETC. WHICH ARE TO REMAIN AND SHALL PREVENT DAMAGE DURING ALL CONSTRUCTION PHASES.
- 3. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.
- DEMOLITION DRAWINGS DO NOT SHOW ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, ETC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FULLY FAMILIAR WITH EXISTING CONDITIONS INCLUDING ALL SUCH ITEMS IN CELLINGS AND WALLS.

### CONSTRUCTION NOTES:

- ALL MECHANICAL ELECTRICAL AND PLUMBING WORK IS CONSIDERED DESIGN BUILD AND HAS NOT BEEN ENGINEERED BY MAI. ALL WORK SHALL CONFORM TO LOCAL STATE AND FEDERAL CODES AND STANDARDS.
- CONDITIONS SHOWN ON DRAWINGS AT THE SITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE
- 4. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL ORDINANCES AND BUILDING CODES.
- SPECIFIC WALL CONSTRUCTION TYPES ARE INDICATED ON CONSTRUCTION PLANS ONLY. DO NOT USE OTHER THAN CONSTRUCTION PLANS TO VERIFY WALL TYPES FOR CONSTRUCTION.
- ALL PARTITIONS OF PUBLIC CORRIDORS AND HALL PASSAGES AND DOORS THEREIN SHALL HAVE A FIRE RESISTIVE RATING CONFORMING WITH LOCAL BUILDING CODES AND THE STANDARDS OF THE BUILDING.
- WHERE NEW WORK CONNECTS WITH EXISTING, CONTRACTORS SHALL DO ALL NECESSARY CUTTING, FITTING, AND PATCHING, HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN AND/OR SPECIFIED.
- FRAMER SHALL BE RESPONSIBLE FOR ENSURING LIMITING HEIGHT AND GA. OF STUDS ARE ADEQUATE FOR DEFLECTING CRITERIA OF L/240.
- 10. ALL PARTITION CONSTRUCTION ENGAGING EXISTING EXTERIOR WALLS OR COLUMNS SHALL BE JOINED WITH RESILIENT FASTENERS. A \$\frac{1}{2}\text{THICK COMPRESSIBLE INFORENCE GASKET SHALL BE INSTALLED BETWEEN METAL STUDS AND EXISTING CONSTRUCTION. PARTITION EDGE SHALL HAVE METAL CASING TRIM.
- INTERIOR COLUMNS SHALL BE JOINED IN THE SAME MANNER AS SPECIFIED EXTERIOR WALLS.
- 12. ALL NEW WALLS ARE TO ALIGN AND TO BE LEVEL WITH
- 13. THE HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR PROVIDING THE PROPER LOCK CYLINDERS AS REQUIRED TO CONFORM TO THE BUILDING MASTER KEY SYSTEM, KEYING OF THE LOCKS WITHIN THE SPACE SHALL BE COORDINATED WITH OWNER PRIOR TO KEYING CYLINDER
- 14. THE HARDWARE SUPPLIER SHALL FURNISH THE DOOR AND FRAME MANUFACTURERS WITH THE NECESSARY TEMPLATES AND SPECIFICATIONS TO ENSURE THE PROPER INSTALLATION OF HARDWARE.
- 16. ALL PLUMBING WORK TO BE PERFORMED DESIGN BUILD. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIAL, AND LABOR AS REQUIRED TO INSTALL A COMPLETE AND OPERATING WATER, WASTE AND VENT SYSTEM AS SPECIFIED

  ON THE KITCHEN EQUIPMENT DOCUMENTS AND IN

  ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND ORDINANCES.
- 17. ALL MECHANICAL WORK TO BE PERFORMED DESIGN BUILD. ALL MECHANICAL COMIRACTOR SHALL PROVIDE MATERIALS, EQUIPMENT, AND LABOR AS REQUIRED TO INSTALL SATISFACTORILY OPERATING HEATING, AIR-CONDITIONING, AND VENTILATION SYSTEM, WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.
- 18. DIFFUSERS, GRILLES, AND OTHER EQUIPMENT SHALL BE
- 19. CUT OPENINGS IN WALL BOARD FOR ELECTRICAL OUTLETS, PIPING, DUCTWORK, AND OTHER PENETRATIONS. MAINTAIN CLOSE TOLERANCES (NOT TO EXCEED 1") SO THAT EDGES WILL BE COVERED BY PLATES AND ESCUTO FACE AND BACK PAPER. DO NOT INSTALL ELECTRICAL OUTLETS BACK TO BACK ON OPPOSING SIDES OF

### **CEILING NOTES:**

- . VERIFY LAYOUT OF ALL EQUIPMENT, DUCTWORK, PIPING, WIRING, ETC. PRIOR TO INSTALLATION, TO AVOID ANY DISCREPANCIES AND/OR CONFLICTS.
- SWITCH SPACING ON PLAN IS DIAGRAMMATIC ONLY ALL VITCHES TO BE LOCATED PER DIMENSIONS INDICATE ELEVATION. VERTICALLY ALIGN SWITCHES AND DEVICES WHERE THEY OCCUR ON THE SAME WALL.
- REFLECTED CEIUNG PLAN IS INTENDED FOR IDENTIFICATION OF FIXTURES, FIXTURE LOCATIONS, AND COORDINATION EXISTING MECHANICAL TO BE FEWORKED A DESIGN BIULD BY COMPRACTOR TO ACCOMMODATE NEW LAYOUT AND ALL APPLICABLE STATE AND LOCAL CODES. REBALANCE MECHANICAL SYSTEM AND PROVIDE A BALANCING PEPOPER.
- SMOKE DETECTORS, HORN STROBES AND OTHER LIFE SAFFTY DEVICES SHALL BE INSTALLED PER FEDERAL, STATE, AND LOCAL CONES. VERIFY EXACT LOCATIONS IN FIELD WITH

### FINISH NOTES:

ABBREVIATIONS:

AROVE

ANOD ANODIZED

BOTTOM OF

BLOCKING

CEILING

CLEAN OUT

CONCRETE

COLD WATER

DIAMETER

DOWN

DETAIL

DRAWING

DRAWER

DOWNSPOU

DISHWASHER

CLEAR

CMU

COL

CW

CONTROL JOINT CENTER LINE

CONCRETE MASONRY UNIT

BOARD

ACQUISTICAL TILE

THIS LIST MAY NOT BE EXHAUSTIVE, AND ANY ABBREVIATIONS NOT KEYED AND OR NOT RECOGNIZABLE SHALL BE

ELEVATOR

EQUAL

**EMERGENCY** 

EQUIPMENT

EXTERIOR

EXISTING

FACE OF

FIRE EXTINGUISHER

FINISH FLOOR

FIXTURE

FOOTING

GAUGE

GRAB BAR

GALV GALVANIZED

**EXIST** 

FACP

FIG

ELECTRIC WATER COOLER

FIRE ALARM CONTROL PANEL

FIRE EXTINGUISHER CABINET

- FLAME SPREAD RATINGS OF ALL INTERIOR FLOOR COVERINGS TO BE 75 OR LESS.
- 3. ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY
- 4. WHERE NEW WORK CONNECTS WITH EXISTING, THE CONTRACTOR SHALL DO ALL NECESSARY CUTTING, FITING, AND PATCHING. HE SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK, WHETHER OR NOT SHOWN
- PROTECT ALL WORK FINISHED LINDER THIS SECTION AND ALL COVERINGS OR OTHER METHOD DURING PROGRESS OF THE PAINTING WORK. 7. PAINTING CONTRACTOR SHALL VERIFY ALL CONDITIONS
- AND REPORT ALL IRREGULARITIES IMMEDIATELY TO THE GENERAL CONTRACTOR. COMMENCEMENT OF WORK SHALL INDICATE ACCEPTANCE OF EXISTING SURFACE. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION FOR TYPE OF SUBSTRATE, PAINT AND SURFACE CONDITION.
- SAMPLE OF ALL FINISH COLORS SPECIFIED SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO 29. ALL CARPET DEBRIS MUST BE REMOVED FROM THE JOB SITE. ANY EXPENSE THE OWNER MAY INCUR IN REMOVING DEBRIS WILL BE DEDUCTED FROM THE MONEYS DUE THE CARPET CONTRACTOR.
- 10. CLEAN ALL SURFACES TO BE FINISHED AS REQUIRED TO REMOVE OIL GREASE, DUST, AND DIRT, SAND WHERE NECESSARY AND AT EXISTING PAINTED SURFACES TO PROPERLY PREPARE SURFACES TO RECEIVE FINISH.
- 11. ACCESS PANELS, ELECTRICAL PANELS, AIR DIFFUSING OUTLETS, SUPPLY AND EXHAUST GRILLS, LOUVERS, PRIMED OUTLET COVERS, PRIMED WALL AND CELLING PLATES AND OTHER TIEMS IN PAINTED AREAS SHALL BE PAINTED TO MATCH THE AREAS IN WHICH THEY OCCUR UNLESS OTHERWISE SPECIFIED.
- 12. FINAL COATS SHALL NOT BE APPLIED UNTIL AFTER WORK FROM OTHER TRADE WHOSE OPERATIONS WOULD B DETRIMBUTAL TO FINISH PAINTING ARE COMPLETE IN TH AREAS TO BE PAINTED.
- 13. REMOVE ALL PAINT SPLATTER FROM GLASS, FLOORS AND
- 14. ALL WALL COVERINGS SHALL BE INSTALLED PER WALL COVERING MANUFACTURER'S SPECIFICATION / WRITTEN
- 15. PROVIDE AND INSTALL ALL TILE FLOORING IN ACCORDANCE
- 16. CARPET INSTALLATION TO BE PERFORMED BY CARPET LABOR, MATERIALS, EQUIPMENT, AND CERVICES NECESSARY FOR, AND INCIDENTAL TO, PROPER INSTALLATION INDICATED
- 17. THE CARPET CONTRACTOR SHALL VISIT THE SITE AND SHALL VERFY ALL DIMENSIONS AND OTHER CONDITIONS AS REQUIRED TO ACCURATELY LAYOUT AND FIT ALL ITEMS
- 18. CARPET CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND TOTAL YARDAGE REQUIREMENTS TO BE FURNISHED. NO REQUESTS FOR MATERIALS OR INSTALLATION EXTRAS WILL BE CON DUE TO MEASUREMENT OR TAKEOFF ERRORS BY THE CARPET CONTRACTOR.
- FLASH PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOORING INSTALLATION.
- 20. FLOOR COVERINGS IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET DOOR OPENS
- 21. PROVIDE AND INSTALL VINYL BASE AT ALL GYPSUM BOARD WALLS AT CARPETED AREA, DO NOT INSTALL VINYL BASE AT EXISTING BRICK WALLS, UNLESS NOTED OTHERWISE

### ALL WALL AND CEILING FINISHES TO HAVE CLASS 1 FLAME 22. PROVIDE AND INSTALL ALL FLOORING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION

HANDICAPPED HARDWARE

HOLLOW METAL

HDWD HARDWOOD

INTERIOR

MATERIAL

MAXIMUM

METAL

NORTH

MER

SUCH DEFECTS ARE ENTIRELY CORRECTED

25. THE START OF INSTALLATION BY THE CARPET CONTRACTOR

SHALL BE AN INDICATION OF HIS ACCEPTANCE OF THE SUB-FLOOR SURFACES, AND HE WILL AUTOMATICALLY ASSUME THE RESPONSIBILITY FOR UNACCEPTABLE FINISH WORK CAUSED BY FLOOR CONDITION.

26. FOLLOW SINGLE DIRECTION FOR TILE PATTERN AS INDICATED ON THE DRAWINGS.

27. REDUCER AND TRANSITION STRIPS SHALL BE INSTALLED PER

28. INSTALLED CARPET SHALL BE FREE OF SPOTS DIRT, OR SOIL

AND SHALL BE WITHOUT TEARS, FRAYS, OR PULLS. ANY SOILED SPOTS OR EXCESSIVE ADHESIVE ON THE SURFACE

SHALL BE REMOVED WITH THE MANUFACTURER'S RECOMMENDED SPOT REMOVER. ALL LOOSE PIECES OF FACE YARN MUST BE REMOVED.

AT COMPLETION OF INSTALLATION THE CARPET CONTRACTOR SHALL FURNISH OWNER WITH VERIFICATION

OF EXACT AMOUNT OF OVER-RUN, CONTRACTOR TO VERIE

T TIME OF CARPET BID THE QUALITY OF OVER-RUN TO BE

INSTALLATION UPON COMPLETION, THE INSTALLATION SHALL BE INSPECTED BY REPRESENTATIVES OF THE OWNER AND INSTALLER PRIOR TO ACCEPTANCE BY THE OWNER.

MECHANICAL

MEDIUM DENSITY FIRERROARD

MEDIUM DENSITY OVERLAY

MASONRY OPENING

NOT IN CONTRACT

JANITOR CLOSET

INVERT

AND WRITTEN RECOMMENDATIONS. 23. SUB FLOOR SHALL BE PREPARED AS PER CARPET/FLOORING MANUFACTURER'S RECOMMENDATION PRIOR NSTALLATION OF NEW FLOOR FINISH.

ON CENTER

OPNG OPENING

PLBG PLUMBING

QTY

SEAL

PLYWD PLYWOOD PR PAIR

PAINTED

QUANTITY

RECEPTACLE

REFRIGERATOR

SOAP DISPENSER

SELECT SQUARE FEET SIMILAR SPECIFICATION

STAINLESS STEEL

STANDARD

SEALANT

SECTION

REINFORCED

REQUIRED

REFERENCE

OUTSIDE DIMENSION

POUNDS PER SQUARE INCH

POUNDS PER SQUARE FOOT

- WITH ARCHITECTURAL WOODWORKING INSTITUTES QUALITY STANDARD FOR "CUSTOM GRADE". 24. THE CARPET CONTRACTOR MUST INSPECT THE SUB FLOOR BEFORE STARTING WORK. HE SHALL NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CONDITION WHICH WILL PREVENT HIM. FROM SATISFACTORILY COMPLETING HIS WORK. HE SHALL NOT PROCEED WITH ANY WORK UNTIL SIZE UNDERSTAND ACCORDING TO A CONTRACT AS DESIGNED CORPORTED. 3. CABINET CONTRACTOR AND MILLWORK CONTRACTOR

  - 5. MILLWORK CONTRACTOR SHALL SHOP-INSTALL, WHERE POSSIBLE ALL ELECTRICAL FIXTURES, SWITCHES, OUTLETS, ETC. OR PROVIDE NECESSARY CUTOUT. THIS WORK SHALL BE COORDINATED WITH THE FLECTRICAL CONTRACTOR
  - REPROOFED IN ACCORDANCE WITH LOCAL BUILDING
  - ALL SURFACES THAT ARE TO RECEIVE PLASTIC LAMINATE FINISH SHALL ALSO HAVE PLASTIC LAMINATE ON THE BACK AND EDGES, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.

  - BE PROPERLY SEALED, SANDED, AND SHOP PRIMED TO RECEIVE FINISH COAT BY CABINET/MILLWORK CONTRACTOR.
  - 10. MATERIALS TO RECEIVE PAINTED OR NATURAL TRANSPARENT FINISH SHALL BE FREE FROM DEFECTS AND BE FILLED, SEALED, AND SANDED SMOOTH BEFORE FINISHING, FINISHES SHALL BE SHOP APPLIED WITH A PRESSURIZED SPRAY GON IN A DUST-FREE SPRAY BOOTH, FINISHES SHALL BE TOUCHED-UP IN THE FIELD AFTER INSTALLATION.

### MILLWORK NOTES:

STL STEEL
STRCT STRUCTURAL

TOP OF

TELEPHONE

TEMPORARY

THICK (NESS)

U.N.O. UNLESS NOTED OTHERWISE

VINYL COMPOSITION TILE

VAPOR BARRIER

VERIFY IN FIELD

WALLCOVERING

WEATHER STRIP

WELDED WIRE FABRIC

VERTICAL

WITHOUT

WOOD

WINDOW

- 2. ALL MILLWORK AND CABINETS SHALL BE IN ACCORDANCE
- SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO INSTALLATION.

- CONTRACTOR TO SUBMIT WOOD SAMPLES AND FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 9. WHERE WOOD SURFACES ARE TO BE PAINTED WOOD IS TO

PERMITTING SET

STAME

S

# 2

50

NOT FOR CONSTRUCTION

PROJECT NAME

SCOTT WHARF LOT A

PROJECT ADDRESS

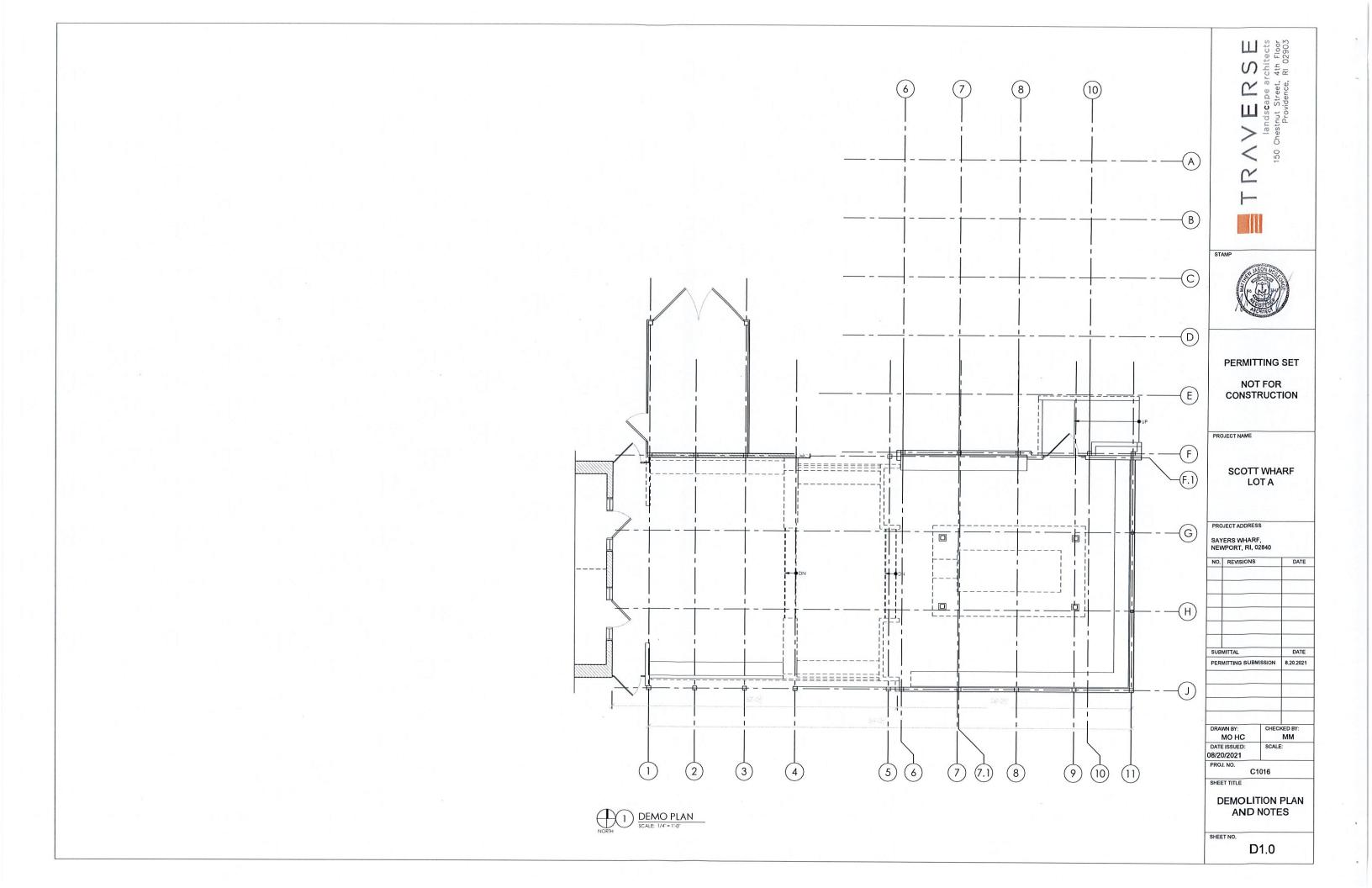
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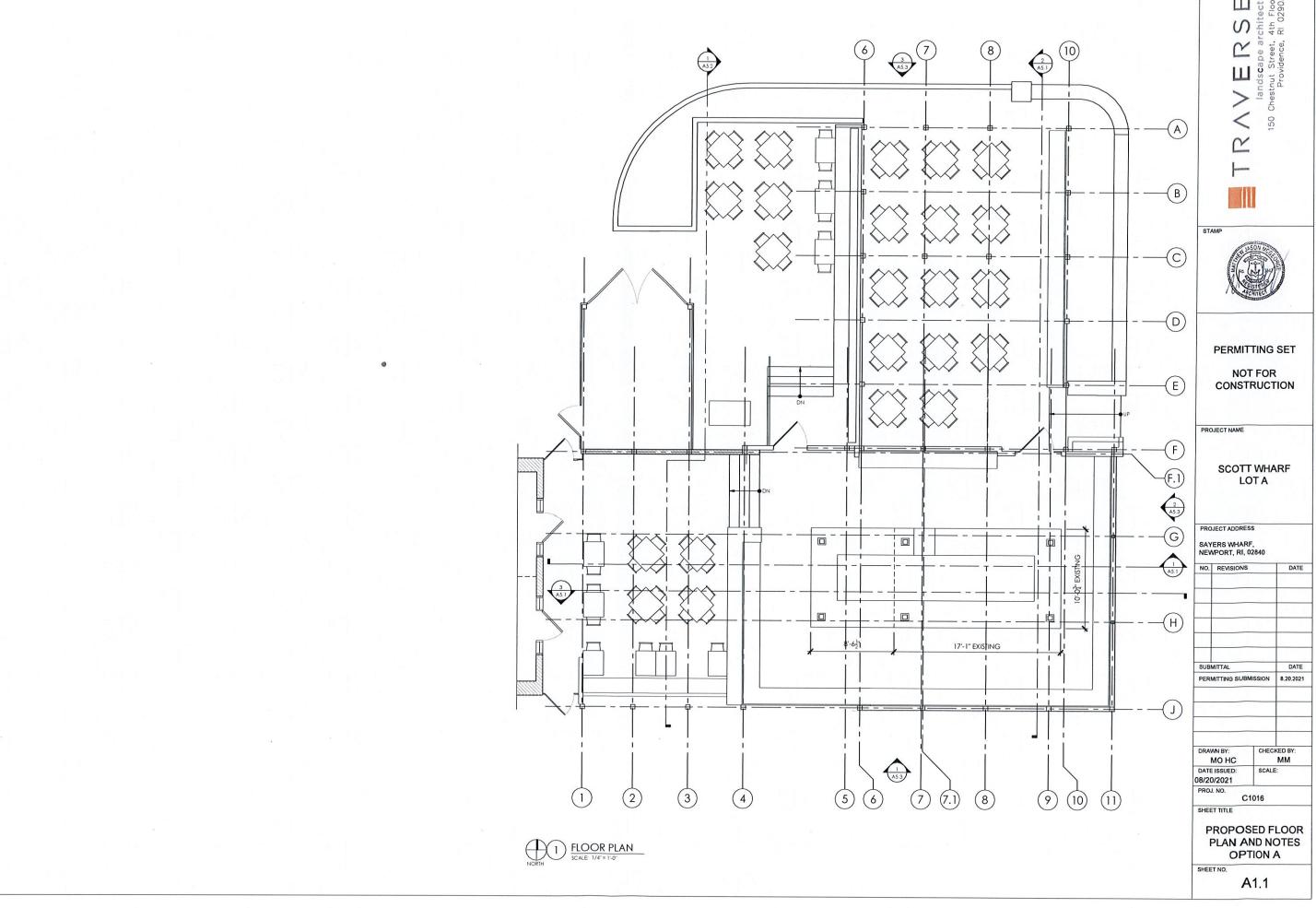
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DRAWN BY: MO HC		CHEC	ECKED BY:	
DATE ISSUED: 08/20/2021		SCALE	SCALE:	
PROJ		1016		
SHEE	TITLE			

GRAPHIC SYMBOLS. ABBREVIATIONS. AND NOTES

SHEET NO

A0.1





S Erchitects
4th Floor

