NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS
43 Broadway, Newport, Rhode Island 02840
401.846.9600 (City Hall) 401.845.5357 (Preservation)

Check #10624

Received by the Zoning and Inspections Department:
APR 20 2021
$150.00

HDC
MAY 46

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at City Hall and www.cityofnewport.com.

GENERAL INFORMATION

PROPERTY ADDRESS: 10 Linden Gate Lane	**Plat:** 23 **Lot:** 143
Property Name (if any, including historic):	Original Date of Construction: 1920
APPLICANT (Legal Owner of Record): Phyllis & William Feeney	Telephone: 217-378-7549 Email: wfeeneyfamily@aol.com
Mailing Address: 105 Hillborn Drive, Newtown PA 18940	
LEGALLY AUTHORIZED REPRESENTATIVE:	Telephone: Email:
Mailing Address:	

ADDITIONAL INFORMATION CHECKLIST

(Y) N Is the application fee included? (See attached General Fee Schedule)
Y (N) Is the property in condominium ownership? **If yes, proof of board or association approval must be attached.**
Y (N) Is this application filed in response to a violation notice?
Y (N) Is this application a modification of plans previously-approved (date(s)_____) by the HDC?
Y (N) Does this project require other approvals? Zoning _____ CRMC _____ Other (describe): _____
Y (N) Does access to the subject property require special arrangements? _____

SUMMARY OF PROPOSED WORK

Describe all proposed exterior alterations to the subject property here.

Do not leave this section blank.

Check off all applicable categories below.

-12'-0" x 19'-0" single story addition to existing structure.

-New 14'-0" x 10'-0" deck

-Remove existing siding and trim and replace with new cedar siding and composite trim, painted.

-New bedroom windows to meet egress code.

(Y) N Repair/replacement of exterior architectural features? New siding and trim on existing home

Y (N) Minor Alteration(s) – Any alteration(s) that replace existing building features *or* any new construction of *less* than 25% of the existing structure's square footage?

(Y) N Major Alteration(s) – Any addition(s) of *more* than 25% of an existing structure's square footage *or* any new freestanding structure(s)?

(Y) N New Construction? Addition

(Y) N Demolition? Select windows and doors, masonry stairs, remove existing siding and trim

(Y) N Roof(s) or skylight(s)? New addition

(Y) N Window(s) or door(s)? New windows in bedrooms to meet egress code, new windows in new locations, new windows and doors in addition, and new front entry door

Y (N) Porches or Entries?

Y (N) Chimney(s)?

(Y) N Foundation?

Y (N) Mechanical and/or electrical equipment?

(Y) N Shutters or awnings? New shutters

Y (N) Sign(s)?

Y (N) Pools and/or site structures?

Y N Other? Describe: _____

REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN COMPLETED APPLICATION PACKET.

All HDC application materials must be submitted on 8.5x11or 11x17 paper, single-sided, to facilitate electronic scanning, posting and archiving.

10 COPIES OF EACH APPLICATION ARE REQUIRED.
1 DIGITAL COPY OF ALL MATERIALS SHOULD BE SUBMITTED TO PRESERVATIONCOA@CITYOFNEWPORT.COM

Y N COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?

Y N PHOTOGRAPHS?

Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. **Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.** Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

Y N DRAWINGS?

If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of the original, reduced to fit on 8.5x11or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an 11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. *Please note that applications for any major construction require drawings that meet professional standards.*

Elevation drawings are required for most projects and should show existing conditions and proposed alterations at all elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)

Elevation detail and cross section drawings are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features. (3/4" = 1' scale or larger)

Full scale details are required for certain proposed new architectural elements (moldings and other trim elements, for example.)

Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.

Y N MATERIALS/PRODUCT LITERATURE/SAMPLES?

Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant Signature: William P. Feeney Phyllis Feeney **Date:** 4/17/2021

Applicant Printed Name: William P. Feeney Phyllis Feeney

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

Existing Conditions: North Elevation

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

Existing Conditions: East Elevation

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

Existing Conditions: South Elevation

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

Existing Conditions: West Elevation

JPS
CONSTRUCTION and DESIGN

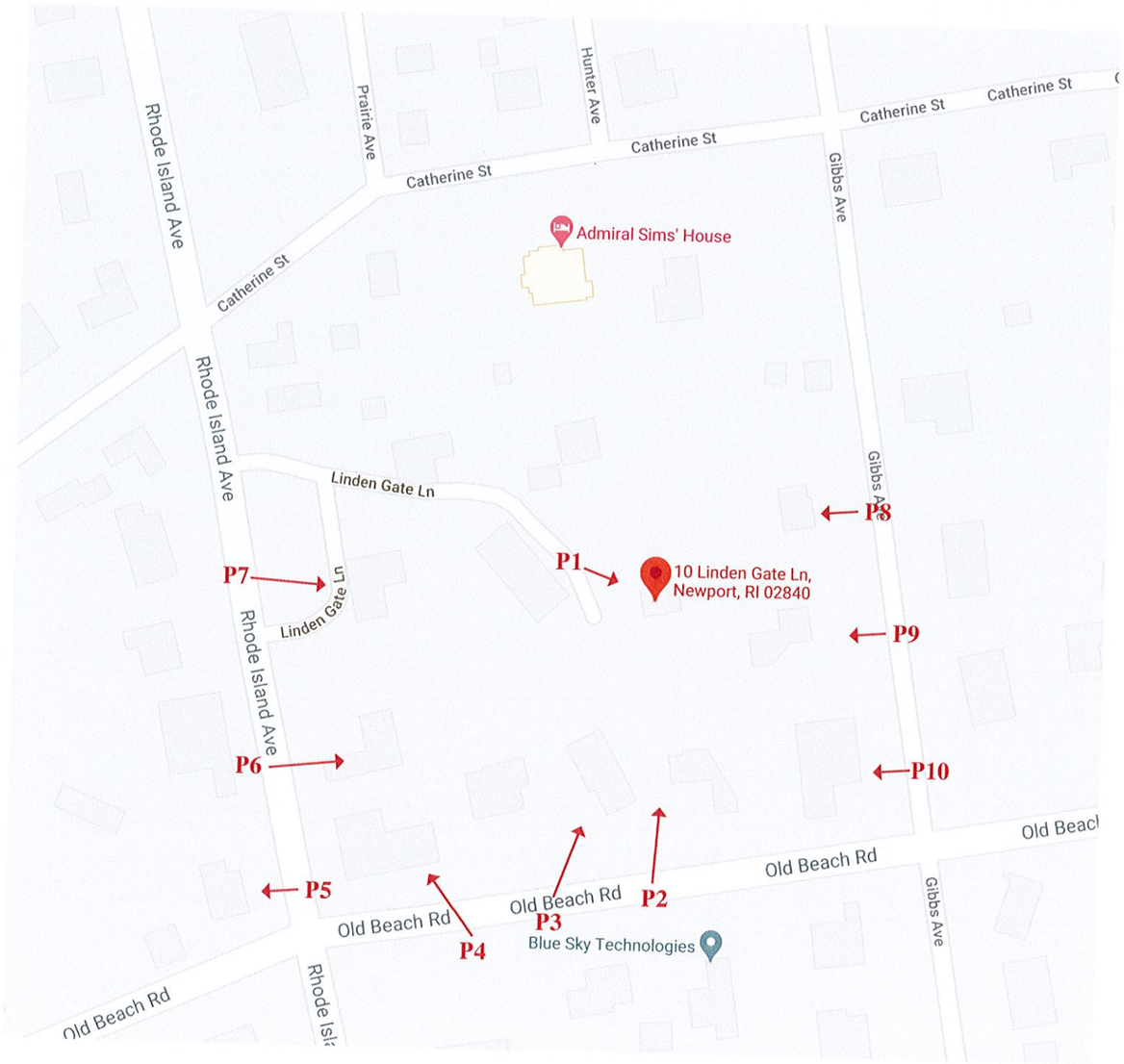
» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Photo Map



JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

View from Linden Gate Lane (P1)

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

10 Linden Gate Lane, Newport RI 02840
Plat: 23 Lot:143

Existing Conditions: View of South Elevation from Old Beach Road (P2)

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Neighboring Homes of 10 Linden Gate Lane

(P3) 110-112 Old Beach Road

(P4) 96 Old Beach Road

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Neighboring Homes of 10 Linden Gate Lane

(P5) 135 Rhode Island Ave.

(P6) 130 Rhode Island Ave.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Neighboring Homes of 10 Linden Gate Lane

(P7) 126 Rhode Island Ave.

(P8) 353 Gibbs Ave

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Neighboring Homes of 10 Linden Gate Lane

(P9) 357 Gibbs Ave

(P10) 363 Gibbs Ave.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Double Hung Window Details

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

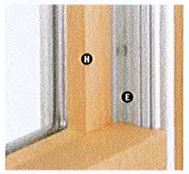
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding, minimizing maintenance and providing an attractive appearance.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior. Sill ends are protected and sealed with weather-resistant covers.

C Natural wood stops are available in pine and prefinished white, dark bronze and black.** A new, taller sill stop increases performance to PG40 while still maintaining egress on our most popular sizes.

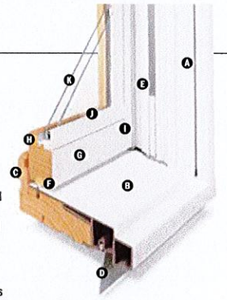
D A factory-applied rigid vinyl anchoring flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Exclusive slide wash assists make it easy to tilt sash into wash mode position.



Unique block-and-tackle balancers feature sized-to-the-unit, rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. Sash can be removed, without tools, for drywall pass-through. Jamb liners are available in white or gray and must be specified when ordering. Contact your Andersen supplier for details.

F Weatherstrip throughout the unit provides a long-lasting,* energy-efficient, weather-resistant seal. For the top and bottom rails, an encased foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



Sash

Wash assists make it easy to tilt the sash into wash mode.

H Wood sash members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

G A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

I Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

J Silicone bed glazing provides superior weathertightness and durability.

K High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSunHeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR

White | Canvas | Sandtone | Terratone

Forest Green | Dark Bronze | Black

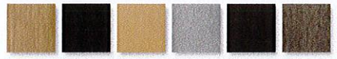
INTERIOR

Pine | White

Dark Bronze** | Black**

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD

Lock & Keeper

Black | Gold Dust | **Stone** | White

Stone is standard with natural interior units. White comes with prefinished white interiors. Other finishes optional.

OPTIONAL DOUBLE-HUNG HARDWARE**

ESTATE*

Lock & Keeper

Optional Estate lock & keeper reduces the clear opening height by 9/16" (14). Check with local building code officials to determine compliance with egress requirements.

CONTEMPORARY

Bar Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | **Distressed Nickel** | Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

TRADITIONAL

Bar Lift

Hand Lift

Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty or for details.
** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.
Flexacron is a registered trademark of PPG Industries, Inc.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

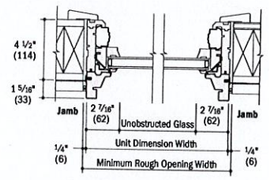
88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

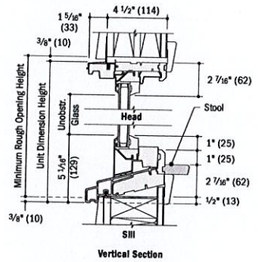
Double Hung Window Details

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tilt-Wash Picture Window Details
Scale 1½" (38) = 1'-0" (305) – 1:8

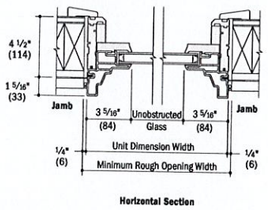


Horizontal Section

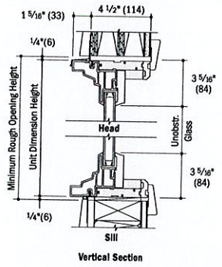


Vertical Section

Tilt-Wash Transom Window Details
Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

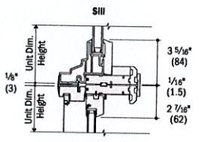
Horizontal (stack) Joining Detail
Scale 1½" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*



Head

Vertical Section
Transom **(TWT)** over Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail
Scale 1½" (38) = 1'-0" (305) – 1:8

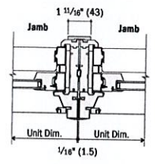
Overall Window Dimension Width

Sum of individual window widths plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus ½" (13).

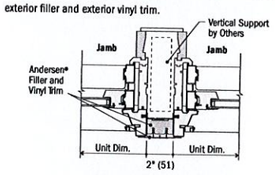
For more joining information, see the combination designs section starting on page 181.



Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

Separate Rough Openings Detail
Scale 1½" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen* exterior filler and exterior vinyl trim.



Horizontal Section
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen* parts required to complete window assembly as shown.
* **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 210-211.**
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
* Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
* Dimensions in parentheses are in millimeters.
* For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a straight sill add 1/2" (13) to the overall window dimension height.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Awning Window Details

CASEMENT & AWNING WINDOWS

FEATURES

Frame

Ⓐ A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

Ⓔ The seamless rigid exterior vinyl cover extends 1 3/4" (35) around the perimeter of the unit. This creates a flange to help seal the unit to the structure.

Ⓒ Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

Ⓓ Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black interiors are also available.

Sash

Ⓔ Rigid vinyl encases the entire sash — a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

Ⓕ Wood core members provide excellent structural stability and energy efficiency.

Ⓖ Flexible bulb weatherstrip or vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

Glass

Ⓗ A glazing bead and silicone provide superior weathertightness and durability.

Ⓘ High-Performance glass options include:

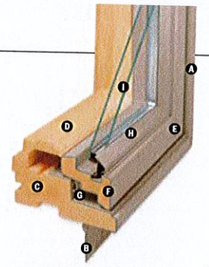
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.



Hardware

Smooth Control Hardware System

The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. **CXW**15, **CXW**155, **CXW**16 and **CXW**25 sizes are not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock

On casement windows, a single-actuation lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks

Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in combination designs.

StormWATCH PROTECTION

Casement and awning windows are available with Stormwatch® Protection. Visit **andersenwindows.com/coastal** for more details.

Performance Grade (PG) Upgrade

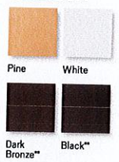
Performance upgrades are available for select casement and awning sizes, allowing these units to achieve higher performance ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, visit **andersenwindows.com**.

EXTERIOR

White | Canvas | Sandtone | Terratone

Forest Green | Dark Bronze | Black

INTERIOR



Pine | White

Dark Bronze** | Black**

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

CASEMENT & AWNING HARDWARE OPTIONS†

CLASSIC SERIES™

Stone | **White**

ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze | Satin Nickel
Stone | White

CONTEMPORARY FOLDING

Black | Bright Brass
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handle avoids interference with window treatments.
Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.
** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.
† Hardware sold separately.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact replication of colors and finishes.
See your Andersen supplier for actual color and finish samples.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

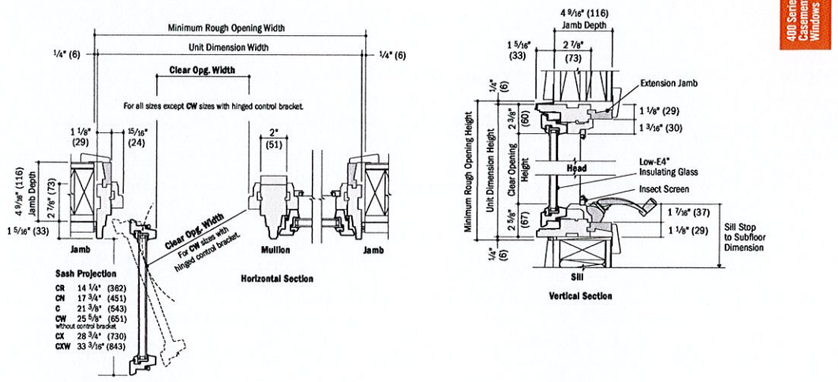
Awning Window Details

Andersen WINDOWS • DOORS

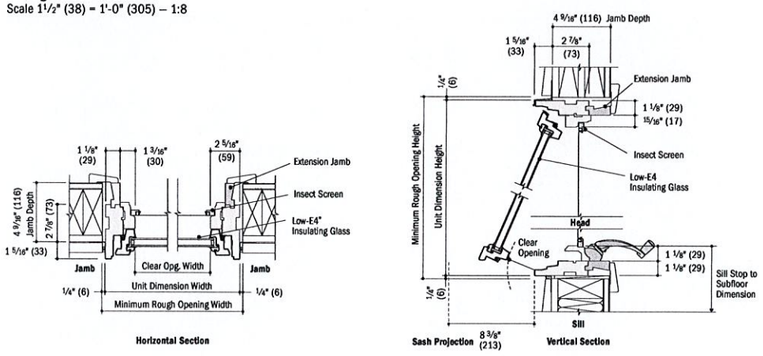
400 SERIES

400 Series Casement & Awning Windows

Casement Window Details
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Awning Window Details
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

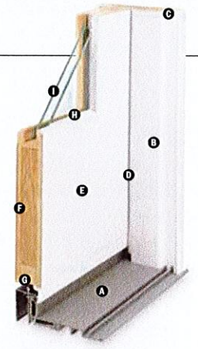
April 19, 2021

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Door Details

FRENCHWOOD® GLIDING PATIO DOORS



FEATURES

Frame

A The sill has an extruded aluminum track, with a stainless steel cap that resists stains, rust and denting.* A thermal barrier reduces conductive heat loss and limits condensation on the inside. The sill has an attractive wear-resistant, heat-baked finish in a neutral gray color.

B All basic exterior frame members are covered with a rigid vinyl sheath that maintains an attractive appearance while minimizing maintenance.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior frame trim pieces are unfinished pine. Oak and maple veneer and prefinished white interior options are available.

Factory-assembled two-panel doors are available and arrive at the jobsite ready to install. Unassembled doors are also available and require jobsite assembly.

D A flexible vinyl weatherstrip at the head and side jambs provides a positive seal between the frame and panels.

Panel

E The exterior of the wood door panel is protected with a low-maintenance urethane base finish in white, Sandtone, Terratone or forest green.

F Panel interior surfaces are unfinished pine veneer. Unfinished oak and maple veneers are available as options. Low-maintenance prefinished white interiors are also available on units with white exteriors.

G Dual ball-bearing rollers on door panels provide smooth gliding operation with self-contained leveling adjusters.

Mortise-and-Tenon Joints

Panel joints are mortise-and-tenon with patented dowel construction for maximum strength.

Flexible Seal

A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

Glass

H Panels are silicone bed glazed and finished with an interior wood stop.

I High-Performance glass options include:

- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 Sun tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

EXTERIOR

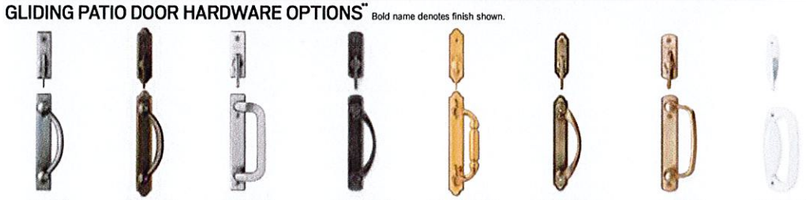
INTERIOR

Naturally occurring variations in grain, color and texture of wood make each door one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE FINISHES

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

GLIDING PATIO DOOR HARDWARE OPTIONS** Bold name denotes finish shown.



YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Gold Dust
Stone
White

TRIBECA®
Stone
White

* Visit andersenwindows.com/warranty for details.
** Hardware sold separately.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass. Mix-and-match interior and exterior style and finish options are available. Bright brass and satin nickel finishes feature a 10-year limited warranty.

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

April 19, 2021

88 Valley Rd.
Middletown, RI 02842

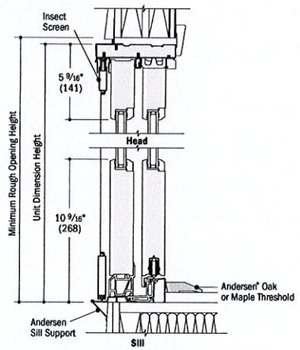
Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

Door Details

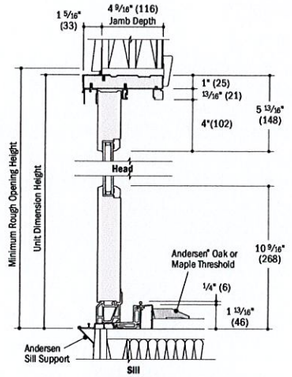
Andersen WINDOWS • DOORS

400 SERIES

Frenchwood® Gliding Patio Door Details
Scale 1½" (38) = 1'-0" (305) – 1:8

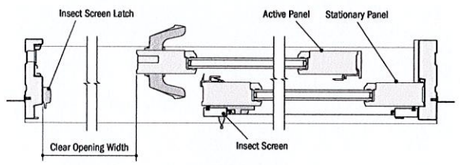


Vertical Section

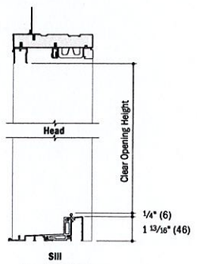


Vertical Section
Stationary

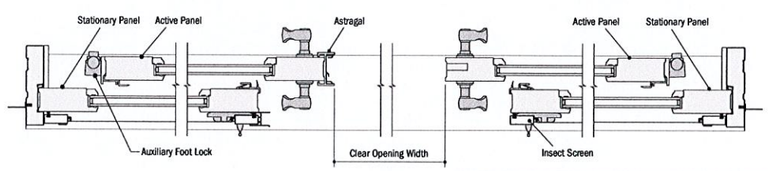
Clear Opening Details
Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel



Vertical Section



Horizontal Section
Four-Panel

400 Series Frenchwood® Gliding Patio Doors

* 4 9/16" (116) jamb depth measurement is from back side of installation flange.
* Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
* **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 210-211.**
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
* Dimensions in parentheses are in millimeters.

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

CONTACTS:

DESIGNER:	JPS Construction and Design 88 Valley Rd. Middletown, RI 02842
PHONE:	401.619.1260
EMAIL:	Anderson@jpsconstructiondesign.com
BUILDER:	JPS Construction And Design 88 Valley Road Middletown, RI 02842
PROJECT MANAGER:	Jamie Stebeene
PHONE:	401.619.1260
EMAIL:	JPS@jpsconstructiondesign.com

PROJECT DESCRIPTION:

SINGLE STORY ADDITION AND RENOVATION OF EXISTING STRUCTURE.
NEW EXTERIOR SIDING AND TRIM.

INDEX OF DRAWINGS

Sheet Number	Sheet Title
G General	
G0.0.0	Cover Sheet
L Landscape	
L0.0.0	Site Plan
A Architectural: A000 General	
A0.0.0	Information
A Architectural: A100 Plans	
A1.0.0	Existing First Floor Plan
A1.0.1	Existing Second Floor Plan
A1.0.2	Existing Roof Plan
A1.1.0	Proposed First Floor Plan
A1.1.1	Proposed Second Floor Plan
A1.1.2	Proposed Roof Plan
A Architectural: A200 Ext Elevs	
A2.0.0	Existing and Proposed North Elevations
A2.0.1	Existing and Proposed East Elevations
A2.0.2	Existing and Proposed South Elevations
A2.0.3	Existing and Proposed West Elevations
A Architectural: A300 Sections	
A3.0.0	Proposed Building Section
A Architectural: A500 Ext Details	
A5.0.0	Detailed Wall Section and Construction Details

FOR HDC

[redacted]
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:

FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS:

NO	DATE	DESCRIPTION

NOTES:

ISSUE:
2021.04.19
FOR HDC

PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
COVER SHEET

DESIGNED BY: DA	SHEET NUMBER: G0.0.0
DRAWN BY: DA	
CHECKED BY: SH	
PROJECT NUMBER: 20288.01	TOTAL SHEETS: 15

PROJECT DATA:

REFERENCED CODES
RHODE ISLAND STATE BUILDING CODE SBC-2 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE, 11TH EDITION EFFECTIVE JULY 1, 2013

CONSTRUCTION TYPE 5B
OCCUPANCY TYPE R3

CLIENT
CLIENT: Bill and Phyllis Feeney
ADDRESS: 10 Linden Gate Lane
Newport, RI 02840

PROJECT LOCATION
STREET ADDRESS: 10 Linden Gate Lane
Newport RI 02840
PLAT: 23 LOT: 143
ZONE: R20

LOT COVERAGE
LOT AREA: 16,730.8 Sq Ft
ALLOWABLE: 15% (2,809.62 Sq Ft)
EXISTING: 9% (1,698 Sq Ft)
PROPOSED: 9.6% (1,603 Sq Ft)

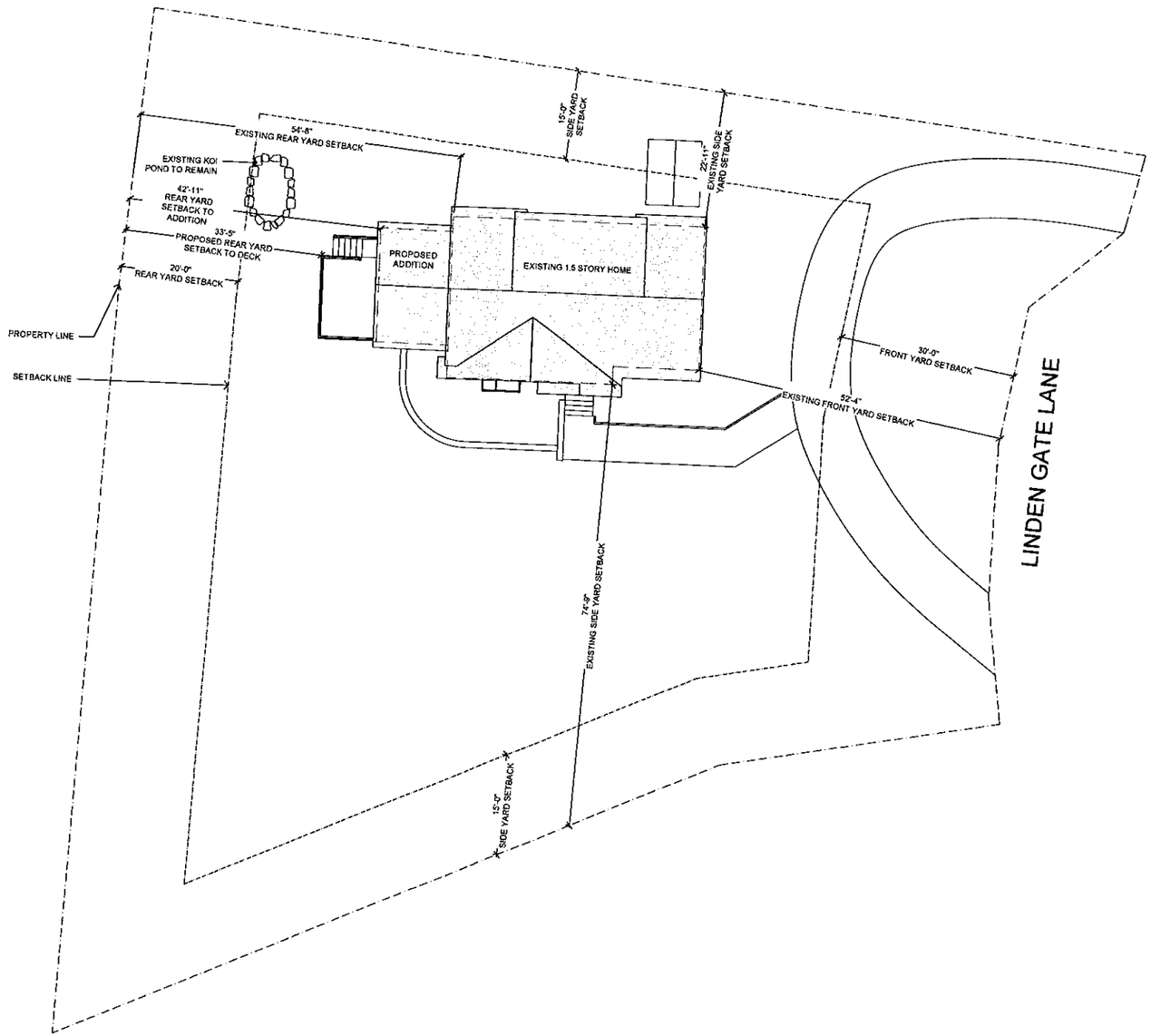
SETBACKS

	FRONT	SIDE	SIDE	REAR
ALLOWABLE	30'-0"	15'-0"	15'-0"	20'-0"
EXISTING	52'-4"	74'-9"	22'-11"	54'-8"
PROPOSED	52'-4"	74'-9"	22'-11"	33'-5"

BUILDING HEIGHT
ALLOWABLE: 30'-0"
EXISTING: 23'-3 ½"
PROPOSED: 23'-3 ½"

ENVIRONMENTAL DATA
CLIMATE ZONE: 5A
WIND SPEED: 110 MPH
SNOW LOAD: 30 PSF
FROST DEPTH: 3'-4"

DESIGN LOADS
LIVING SPACE: 40 PSF
DECK, BALCONIES: 40 PSF
SLEEPING ROOMS: 30 PSF
UNINHABITABLE ATTICS: 20 PSF



1 / L0.0.0 SITE PLAN
SCALE: 3/32" = 1'-0"

FOR HDC

DESIGN BY:
[redacted]
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS:

NO	DATE	DESCRIPTION

NOTES

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE
FOR REVIEW

SHEET TITLE
SITE PLAN

DESIGNED BY: DA
DRAWN BY: DA
CHECKED BY: SH
PROJECT NUMBER: 20288.01
SHEET NUMBER: L0.0.0
TOTAL SHEETS: 15

PROJECT DATA:

REFERENCED CODES
RHODE ISLAND STATE BUILDING CODE SBC-2 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE, 11TH EDITION, EFFECTIVE JULY 1, 2013

CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: R3

CLIENT
CLIENT:
COMPANY: Bill and Phyllis Feeney
ADDRESS: Value
10 Linden Gate Lane
Newport, RI 02840

PROJECT LOCATION
STREET ADDRESS: 10 Linden Gate Lane
Newport RI,02840
PLAT: 23 LOT 143
ZONE: R20

LOT COVERAGE
LOT AREA: 18,730.6 Sq Ft
ALLOWABLE: 15% (2,809.62 Sq Ft)
EXISTING: 9% (1,699 Sq Ft)
PROPOSED: 9.6% (1,803 Sq Ft)

SETBACKS

	FRONT	SIDE	SIDE	REAR
ALLOWABLE	30'-0"	15'-0"	15'-0"	20'-0"
EXISTING	52'-4"	74'-9"	22'-11"	54'-8"
PROPOSED	52'-4"	74'-9"	22'-11"	37'-5"

BUILDING HEIGHT
ALLOWABLE: 30'-0"
EXISTING: 23'-3 ½"
PROPOSED: 23'-3 ½"

ENVIRONMENTAL DATA
CLIMATE ZONE: 5A
WIND SPEED: 110 MPH
SNOW LOAD: 30 PSF
FROST DEPTH: 3'-4"

DESIGN LOADS
LIVING SPACE: 40 PSF
DECK, BALCONIES: 40 PSF
SLEEPING ROOMS: 30 PSF
UNINHABITABLE ATTICS: 20 PSF

GRAPHIC SYMBOLS:

- WALL TYPE
- DOOR TYPE
- WINDOW TYPE
- LIVING ROOM 101 — ROOM NAME AND NUMBER
- REVISION NUMBER
- A400 — INTERIOR ELEVATION
- A200 — EXTERIOR ELEVATION
- A300 — SECTION
- A500 — DETAIL
- CUT LINE
- 12 / 6 — ROOF SLOPE
- ELEVATIONAL HEIGHT
- CL — CENTER LINE

ABBREVIATIONS:

W/	With
@	At
#	Pound
ø	Diameter
TBD	To Be Determined
TYP	Typical
VIF	Verify in Field
EQ	Equal
NTS	Not to Scale
RO	Rough Opening
B.O	Bottom of
T.O	Top of
T.O.W	Top of Wall
T.O.F.	Top of Foundation
F.O	Face of
F.O.S	Face of Stud
F.O.C	Face of Concrete
FTG	Footing
FDN	Foundation
FLR	Floor
FIN FLR	Finish Floor
CLG	Ceiling
TR	Tread
R	Riser
DN	Down
BR	Bedroom
CL	Closet
WIC	Walk-in Closet
WWF	Welded Wire Fabric
PT	Pressure Treated
KD	Kiln Dried
OSB	Oriented Strand Board
T&G	Tongue and Groove
INSUL	Insulation
SPECS	Specifications

WALL TYPE SCHEDULE:

- EXISTING
- DEMOLISHED
- PROPOSED

INTERIOR FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	WALLS	CEILING	BASEBOARD	CASING	CROWN	NOTES
				FIRST FLOOR				
101	OFFICE	HARDWOOD	TYPICAL	TYPICAL	YES	YES	NO	
102	KITCHEN	HARDWOOD	TYPICAL	TYPICAL	YES	YES	NO	
103	POWDER RM	TILE	TYPICAL	TYPICAL	YES	YES	NO	
104	LAUNDRY RM	TILE	TYPICAL	TYPICAL	YES	YES	NO	
105	HALL	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
105A	CLOSET	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
106	MASTER BEDROOM	HARDWOOD	TYPICAL	TYPICAL	YES	YES	NO	
107	MASTER BATHROOM	TILE	TYPICAL	TYPICAL	YES	YES	NO	
108	WALK-IN CLOSET	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
109	STAIR	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	NEW STAIR RAILING AND BALUSTERS
110	LIVING ROOM	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
110A	CLOSET	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
111	DINING ROOM	HARDWOOD	TYPICAL	TYPICAL	YES	YES	NO	CATHEDRAL CEILING
				SECOND FLOOR				
201	HALL	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
201A	CLOSET	HARDWOOD	TYPICAL	TYPICAL	YES	YES	NO	
202	WALK-IN CLOSET	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
203	BEDROOM	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
204	BATHROOM	TILE	TYPICAL	TYPICAL	YES	YES	NO	
205	BATHROOM	TILE	TYPICAL	TYPICAL	YES	YES	NO	
206	BEDROOM	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	
206A	CLOSET	EXISTING TO REMAIN	TYPICAL	TYPICAL	YES	YES	NO	

FLOOR TYPE A = 3 ¼" OAK HARDWOOD FLOORING, STAINED
TYPE B = TILE
TYPICAL WALL FINISH = ½" DRYWALL WITH SMOOTH PLASTER FINISH, PAINTED WITH (1) COAT PRIMER AND (2) COATS FINISH PAINT TBD
TYPICAL CEILING FINISH = EXISTING DRYWALL TO REMAIN IN NEW AREAS ½" DRYWALL WITH SMOOTH PLASTER FINISH, PAINTED WITH (1) COAT PRIMER AND (2) COATS FLAT PAINT
BASEBOARD = 1X6 FLAT STOCK WITH BASE CAP, PAINTED WITH (1) COAT PRIMER AND (2) COATS SEMI-GLOSS PAINT
CASING = PROFILE TO MATCH EXISTING, PAINTED WITH (1) COAT PRIMER AND (2) COATS SEMI-GLOSS PAINT
STANDARD CLOSETS TO RECEIVE SINGLE SHELF AND ROD UNLESS OTHERWISE NOTED. WALK-IN CLOSETS TO RECEIVE COMBINATION OF RODS AND SHELVES TBD DURING CONSTRUCTION.

WINDOW SCHEDULE

WINDOW	LOCATION	TYPE	ROUGH OPENING	BRAND	SERIES	MODEL	QTY.	GRILLES	NOTES
A	101 OFFICE 111 DINING RM	DOUBLE DOUBLEHUNG		ANDERSEN	400 SERIES - TILTWASH	TW21042 TW21042	2	6 OVER 6	FACTORY MULL
B	101 OFFICE	DOUBLEHUNG	3-0 [illegible] X 4-4 [illegible]	ANDERSEN	400 SERIES - TILTWASH	TW21042	1	6 OVER 6	
C	102 KITCHEN	CASEMENT	1-5 [illegible] X 3-0 [illegible]	ANDERSEN	400 SERIES - CASEMENT	CR13	2	6 LITE	
D	103 POWDER RM	DOUBLEHUNG	2-6 [illegible] X 3-0 [illegible]	ANDERSEN	400 SERIES - TILTWASH	TW24210	1	6 OVER 6	TEMPERED
E	106 MASTER BEDROOM	DOUBLE DOUBLEHUNG		ANDERSEN	400 SERIES - TILTWASH	TW3046	1	6 OVER 6	FACTORY MULL
F	203 BEDROOM	AWNING	2-11 [illegible] X 2-0 [illegible]	ANDERSEN	400 SERIES - AWNING	A31	1	6 LITE	FACTORY MULL
G	203 BEDROOM 206 BEDROOM	CASEMENT	2-8" X 3-6 [illegible]	ANDERSEN	400 SERIES - CASEMENT	CX135	2	9 LITE	
H	204 BATHROOM 205 BATHROOM	AWNING	2-0 [illegible] X 2-0 [illegible]	ANDERSEN	400 SERIES - AWNING	A21	2	4 LITE	

USO = UPPER SASH ONLY
SEE ELEVATIONS FOR CASEMENT SWING DIRECTIONS AND TO CONFIRM GRILLE CONFIGURATION
CONFIRM ROUGH OPENINGS WITH MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SCHEDULE

ROOFING
ARCHITECTURAL ASPHALT SHINGLES. COLOR TO MATCH EXISTING
FLASHING = ALL EXPOSED FLASHING TO BE WHITE ALUMINUM
GUTTERS = 5" DIA. HALF ROUND ALUMINUM GUTTER WITH ARCHITECTURAL STRAP HANGERS

SIDING
PRE DIPPED CEDAR SHINGLES

TRIM
TYPICAL CASING = ⅝ X 6 COMPOSITE FLAT STOCK ON (3) SIDES AND COMPOSITE SUB-SILL NOSING, PAINTED WHITE
GABLE END = COMPOSITE BEAD BOARD, PAINTED
RAKE & FASCIA = BUILT-UP COMPOSITE FLAT STOCK AS DETAILED IN DRAWINGS, PAINTED WHITE

DECKING
TYPICAL DECKING = ⅝ X6 COMPOSITE (OR SIMILAR) DECK BOARDS
TYPICAL RAILING = COMPOSITE HANDRAIL, POST, AND BALUSTERS TYPICAL
DECK SKIRT = COMPOSITE, PAINTED WHITE
TYPICAL STAIR SKIRT = COMPOSITE, PAINTED WHITE
TYPICAL RISER = COMPOSITE, PAINTED WHITE

EXTERIOR DOOR SCHEDULE

DOOR	TYPE	SIZE	BRAND	SERIES	MODEL	QTY.	GRILLES	NOTES
101	ENTRY	3'-0" X 6'-8"	TBD	TBD	TBD	1		CRAFTSMAN STYLE
102	GLIDING PATIO DOOR	6'-0" X 6'-8"	ANDERSEN	400 SERIES - FRENCHWOOD GLIDING PATIO DOOR	FWG6068R	1	COLONIAL	

INTERIOR DOOR SCHEDULE

DOOR	TYPE	SIZE	STYLE	QTY.	NOTES
			FIRST FLOOR		
103	DOUBLE POCKET	2668	6-PANEL	2	GLASS PANEL
104	POCKET	2668	6-PANEL	1	
105	HINGED	2668	6-PANEL	1	
106	HINGED	1668	6-PANEL	1	
107	HINGED	2668	6-PANEL	1	
108	HINGED	2668	6-PANEL	1	
109	HINGED	2668	6-PANEL	1	
110	HINGED	2668	6-PANEL	1	
			SECOND FLOOR		
201	HINGED	11068	6-PANEL	1	
202	HINGED	2468	6-PANEL	1	
203	HINGED	2468	6-PANEL	1	

ALL INTERIOR DOORS TO BE SOLID-CORE MASONITE PRE-HUNG

NOTES:

GENERAL NOTES

These General Notes are provided as an aid and should not be construed as a complete list of requirements. For additional clarity and all other requirements, refer to the local building and zoning codes

1. Construction, including all work, materials, and methods, shall conform to all governing regulations and agencies, including local building codes and ordinances. Should drawings conflict with codes, Contractor shall notify Designer of conflicts prior to commencing work.
2. Contractor shall assure that construction meets all relevant code requirements
3. The Designer shall not be responsible where construction deviates from these drawings or written recommendations
4. All work shall be performed in a neat workman-like manner according to best trade practice
5. Contractor shall verify all dimensions and conditions on site and notify the Designer of any discrepancies prior to commencing work.
6. Contractor shall not scale drawings for dimensions. Written dimensions take precedent over graphic representation. Detail dimensions take precedent over general dimensions. Contractor shall notify the Designer of any discrepancies.
7. Exterior dimensions are to be taken to the outside face of stud wall unless otherwise noted. Interior dimensions are to be taken to the near side of stud wall unless otherwise noted
8. Contractor shall keep a copy of the most current drawing set on site at all times
9. Drawings are divided into sections for convenience only. Contract, subcontractors, vendors, and material suppliers shall refer to all relevant sections and shall be responsible for all aspects of their work regardless of where there information occurs on the drawings

CONSTRUCTION NOTES

CONSTRUCTION PREPARATION
1. Owner shall be responsible for providing access to electricity and water during construction.
2. Owner shall be responsible for securing and paying for necessary easements required for construction.
3. Owner shall be responsible for clearly indicating property lines, easements, and foundation corners
4. Owner shall be responsible for clearing areas that are necessary for access to the site and execution of the work.

PROTECTION AND CLEANLINESS
1. Contractor shall be responsible for the protection of existing conditions within the proposed construction area, within adjacent areas, and along the path of travel between the exterior and the proposed construction area and other work or staging areas
2. Contractor shall be responsible for the protection of finishes, fixtures, etc., as they are installed
3. All materials and equipment stored on site shall be properly protected against weather, theft, and vandalism
4. All waste material and debris arising from the operations of the Contractor shall be removed promptly
5. Contractor shall clean the site daily, leaving the site in a broom-swept condition at the end of work each day
6. Contractor shall take reasonable measures to protect existing site features, such as landscaping and hardscape. Contractor shall alert Owner of features that cannot be saved prior to commencing work.

DEMOLITION
1. Existing structure shall be properly shored and braced before altering any structural components such as columns, load-bearing walls, floor joists, roof rafters, etc.
2. Contractor shall confirm that interior partitions are non-structural before removing or altering.
3. New openings are to be properly protected from the elements until they are fully enclosed.
4. Prior to commencing work, Contractor shall notify the Designer of any unforeseen conditions that are encountered upon opening walls, ceilings, or floors

SITE
1. Finish grade shall slope to drain away from foundation at a minimum slope of 6" down within the first 10'.
2. Impervious surfaces shall be sloped a minimum of 2% away from the building
3. Final grade may vary from drawings. Final riser height and count for exterior stairs shall be determined on site based on final grade

FOUNDATIONS
1. Footings shall sit on undisturbed natural soils or engineered fill.
2. Concrete mix shall comply with all applicable building codes and regulations and shall have minimum compressive strengths as required by code
3. All tie locations and foundation wall seams shall be hydro-cemented
4. Asphalt water repellent shall be applied on outer face of all new foundation walls
5. Foundations shall extend a minimum of 8" above grade

SLAB
1. Concrete work shall comply with all applicable building codes and regulations

FRAMING
1. Allow three inches minimum bearing length at each end of beams unless otherwise noted.
2. Contractor shall provide structural blocking for all wall mounted and hanging fixtures, finishes, and equipment
3. Exterior walls shall be framed with 2x6 wood studs and sheathed with ½" OSB unless otherwise noted on drawings
4. Interior walls shall be framed with 2x4 wood studs unless otherwise noted on drawings
5. Headers in exterior walls shall be (3) 2x10 wood members with ½" plywood between unless otherwise noted on drawings.
6. Headers in load-bearing interior walls shall be (2) 2x10 wood members with ½" plywood between unless otherwise noted on drawings
7. Headers in non-load-bearing interior walls shall be (2) 2x4 wood members laid horizontally.

SYSTEMS
1. All electrical and mechanical systems shall meet or exceed minimum local code requirements
2. Electrical plans are for design intent only. Electrician shall install outlets to code. Electrician shall confirm locations of switches, outlets, fixtures, etc., prior to commencing work.

THERMAL/MOISTURE PROTECTION

FIRE SEPARATION/PROTECTION
1. All walls and ceilings within the attached garage shall receive 5/8" gypsum board on the garage side

HIGH WIND PRESCRIPTIVE DESIGN
Roof and wall assemblies shall conform to Appendix AA of SBC-2-2013 International Residential Code RI Amendments adopted July 1, 2013.

Roofs
Roof attachment shall be accomplished with minimum 8d nails as follows
1. In the 4 foot perimeter edge zone along the edges 6" o/c
2. To the intermediate supports within the 4 foot perimeter edge zone: 6" o/c
3. Along the gable end wall or rake: 4" o/c
4. All other areas: 6" o/c edge, 12" o/c intermediate
Roof sheathing shall be 5/8" nominal tongue and groove structural panels, eliminating the need for blocking
Ridge straps 1 ¼"x20 gage shall be attached to each pair of opposing rafters with 5-8d nails at each end into the framing member

Walls
Nailing shall be in accordance with Table R602.3 (1) and the following
1. At the top plate or plates, the sheathing shall extend from the top of the top plate to a minimum of 16" beyond the stud-to-bottom of the top plate connection. A minimum of 4 nails shall be used at each stud fastening, and edge-nailed to each plate at 6" o/c.
2. If the studs are not continuous to the foundation plate such as at an intermediate floor, the wall sheathing shall be continuous and uninterrupted for a distance of 15" beyond from top of bottom wall plate to 16" beyond bottom of bottom wall top plate below, with a minimum of 4 nails at each stud, and field-nailed at 6" o/c to floor joist header framing
3. At the bottom of the wall assembly to the foundation sill plate, the wall sheathing shall be continuous from a point 16" above the top of the bottom wall plate to the bottom of the foundation sill, with a minimum of 4 nails at each stud, 6" field nailed and edge nailed to the foundation sill plate at 6" o/c

Shear Walls
A 4' segment of wall sheathing shall be designated as a shear wall at each corner of the structure at each floor, and no more than 24' apart along a wall length. Increase shear panel to 8' when window opening falls within 4' of a corner (but no closer than 2').
The following additional requirements apply.
1. All edges shall be blocked and nailed at 6" o/c, and field-nailed at 6" o/c
2. Studs shall be doubled at each end of the shear wall panel

DESIGN BY:

88 Valley Rd.
Middletown, RI 02842

JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

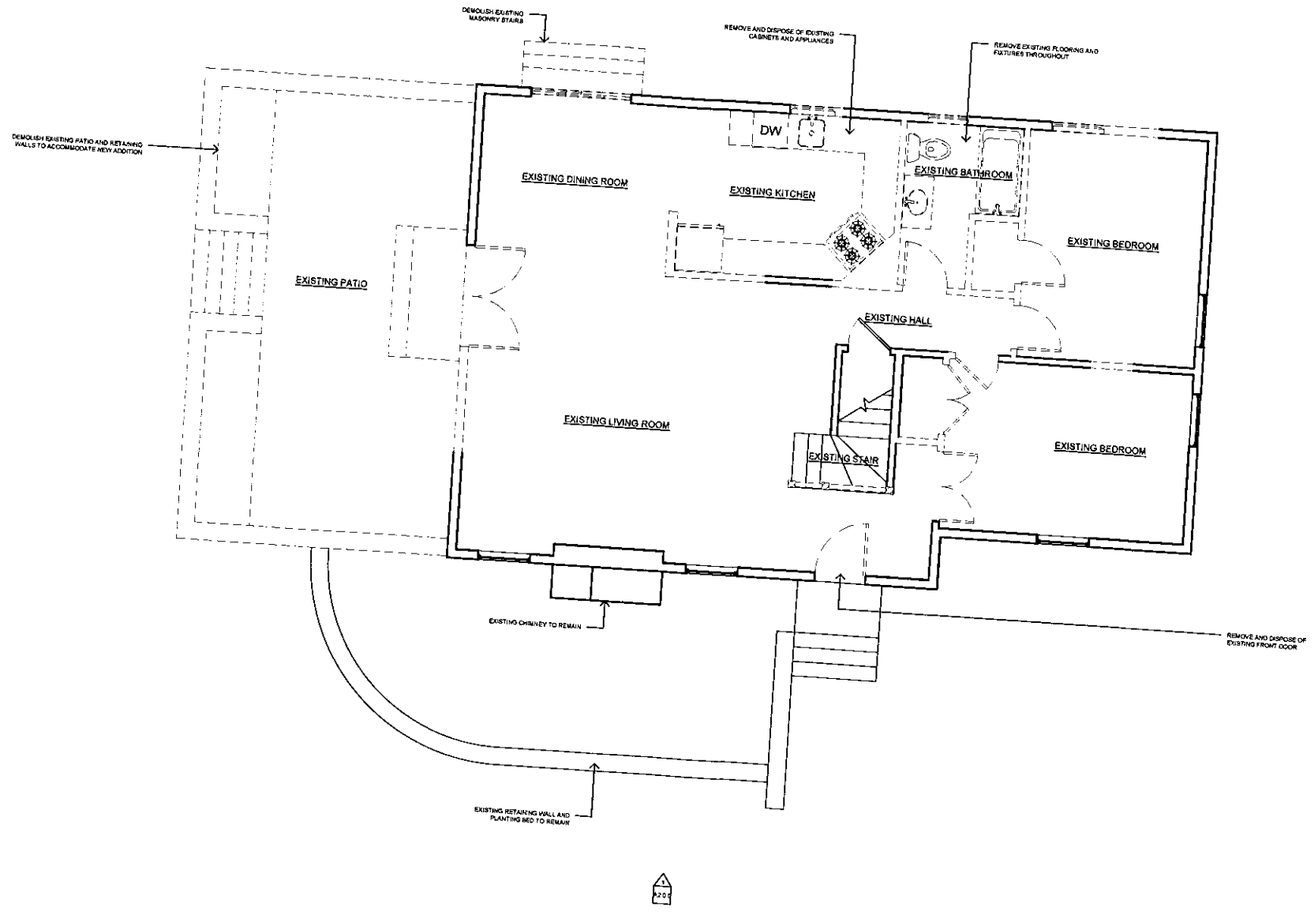
REVISIONS:

NO	DATE	DESCRIPTION

NOTES:

ISSUE: 2021.04.19 FOR HDC
PROJECT PHASE: FOR REVIEW
SHEET TITLE: INFORMATION
DESIGNED BY: DA
DRAWN BY: DA
CHECKED BY: SH
SHEET NUMBER: A0.0.0
PROJECT NUMBER: 20288.01
TOTAL SHEETS:

FOR HDC



1 / A1.0.0 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN BY:
[redacted]
88 Valley Rd
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

NOTES

ISSUE:
2021.04.19
FOR HDC

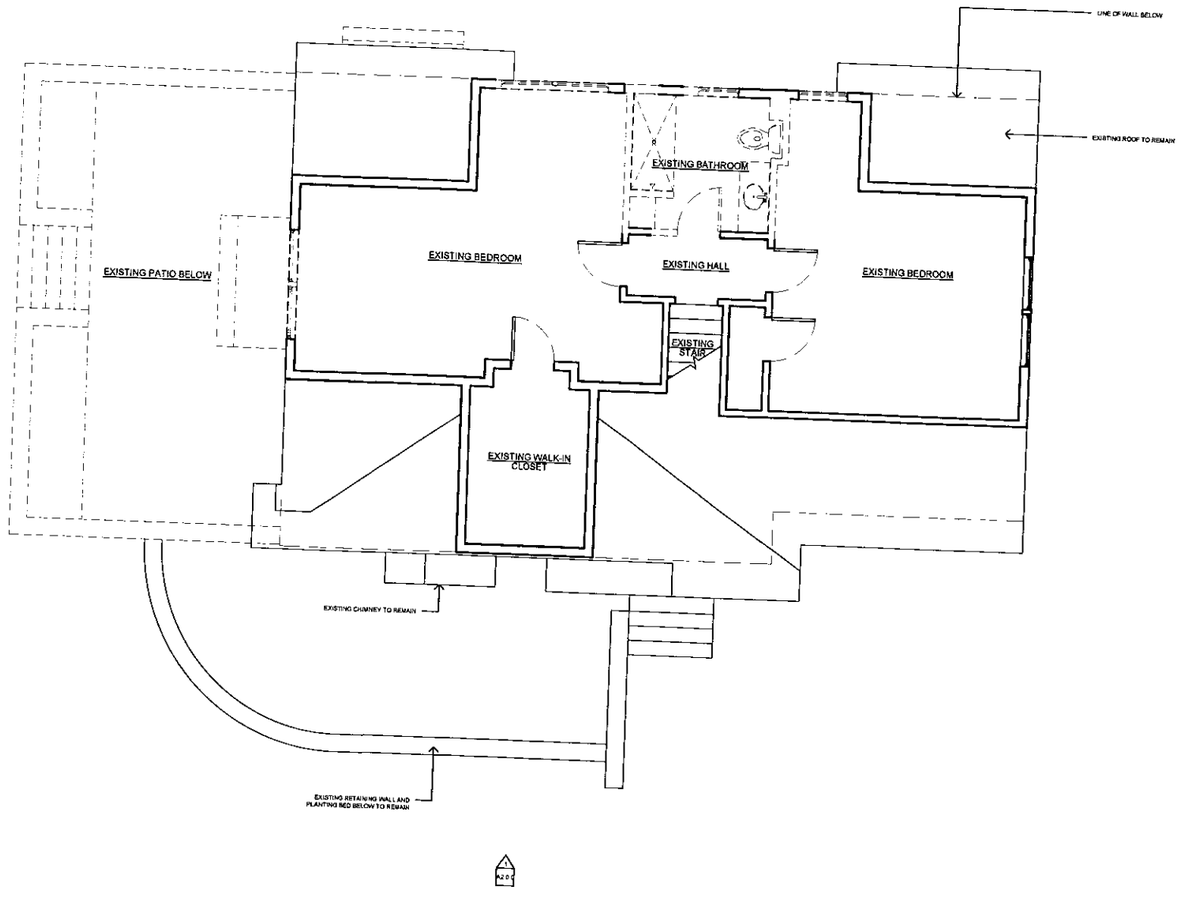
PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
EXISTING FIRST FLOOR PLAN

DESIGNED BY:	DA
DRAWN BY:	DA
CHECKED BY:	SH

SHEET NUMBER:
A1.0.0

FOR HDC



1 EXISTING SECOND FLOOR PLAN
A1.0.1 SCALE: 1/4" = 1'-0"

FOR HDC

DESIGN BY:
[redacted]
88 Valley Rd
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI, 02840

REVISION #

NO.	DATE	DESCRIPTION

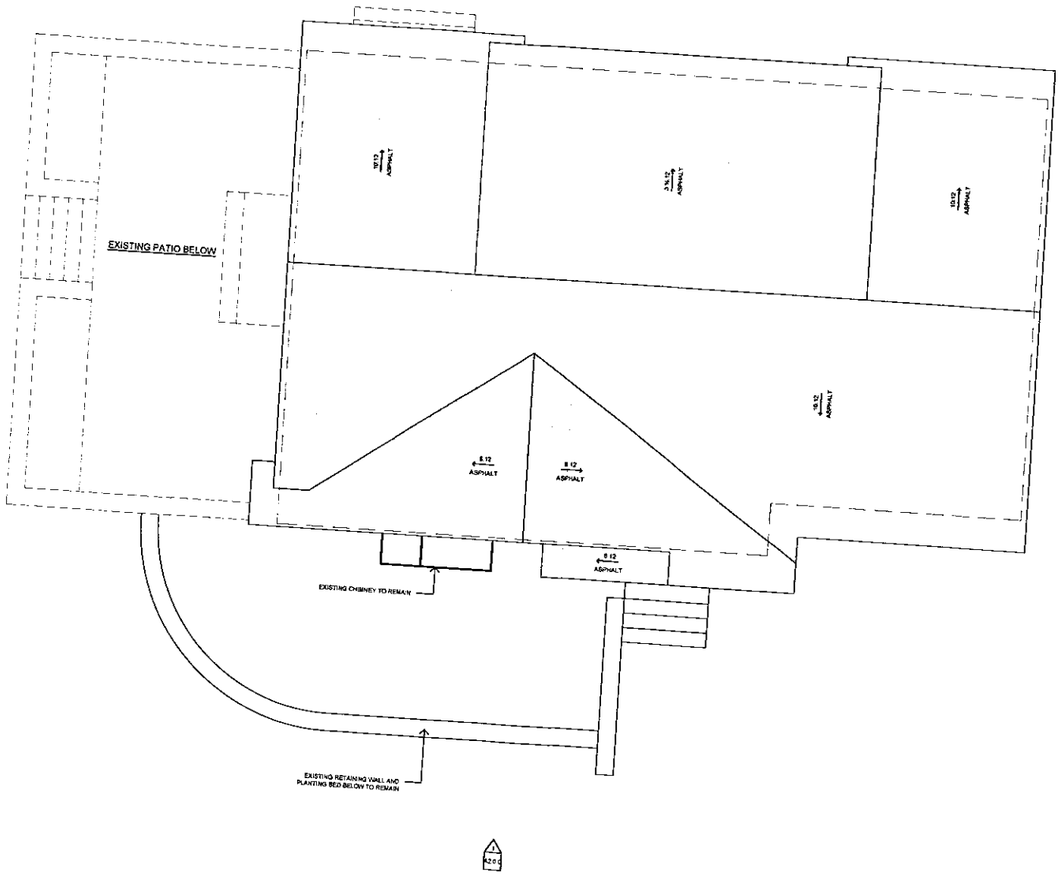
NOTES:

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
EXISTING SECOND FLOOR PLAN

DESIGNED BY: DA
DRAWN BY: DA
CHECKED BY: SH
SHEET NUMBER: A1.0.1
PROJECT NUMBER: 20288.01
TOTAL SHEETS: 15



1 / A1.0.2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

DESIGN BY:
[redacted]
86 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

NOTES:

ISSUE:
2021.04.19
FOR HDC

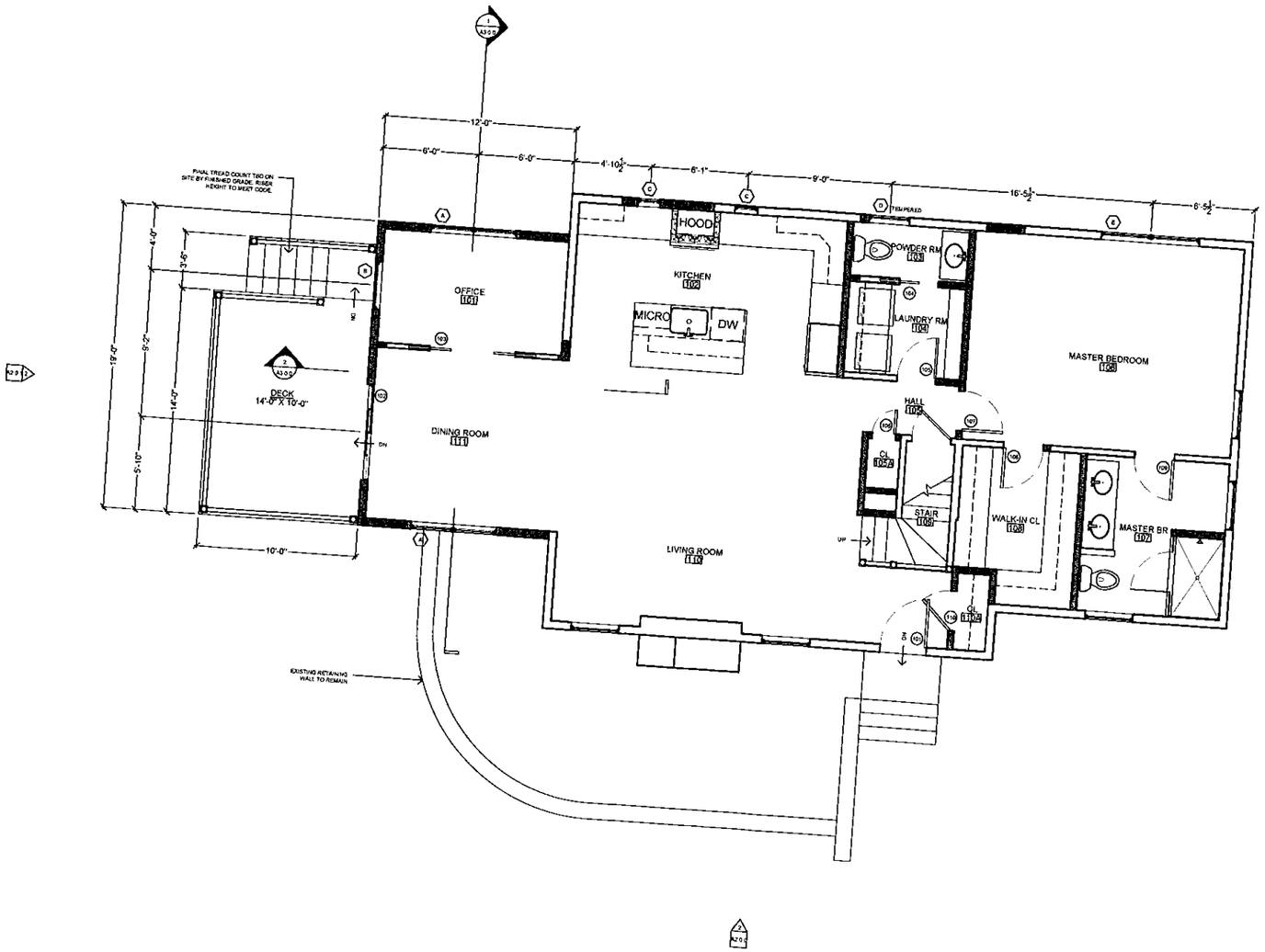
PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
EXISTING ROOF PLAN

DESIGNED BY: DA
DRAWN BY: DA
CHECKED BY: SH

SHEET NUMBER:
A1.0.2

FOR HDC



1 / A1.1.0 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN BY:
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconsldesign.com

PROJECT:

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS:

NO	DATE	DESCRIPTION

NOTES:

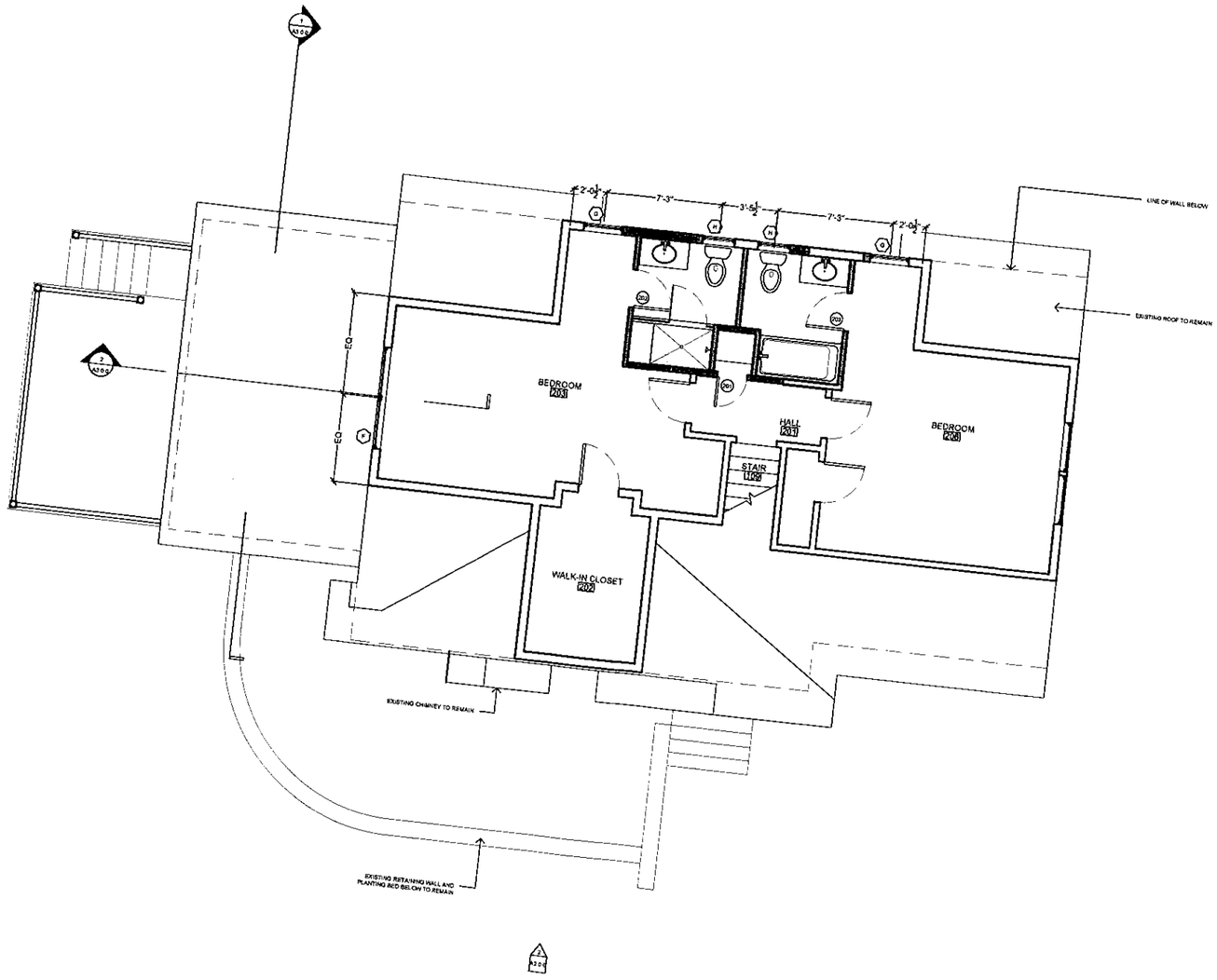
ISSUE
2021.04.19
FOR HDC

PROJECT PHASE
FOR REVIEW

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

DESIGNED BY: DA
DRAWN BY: DA
CHECKED BY:

SHEET NUMBER
A1.1.0



1 / A1.1.1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN BY
[redacted]
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

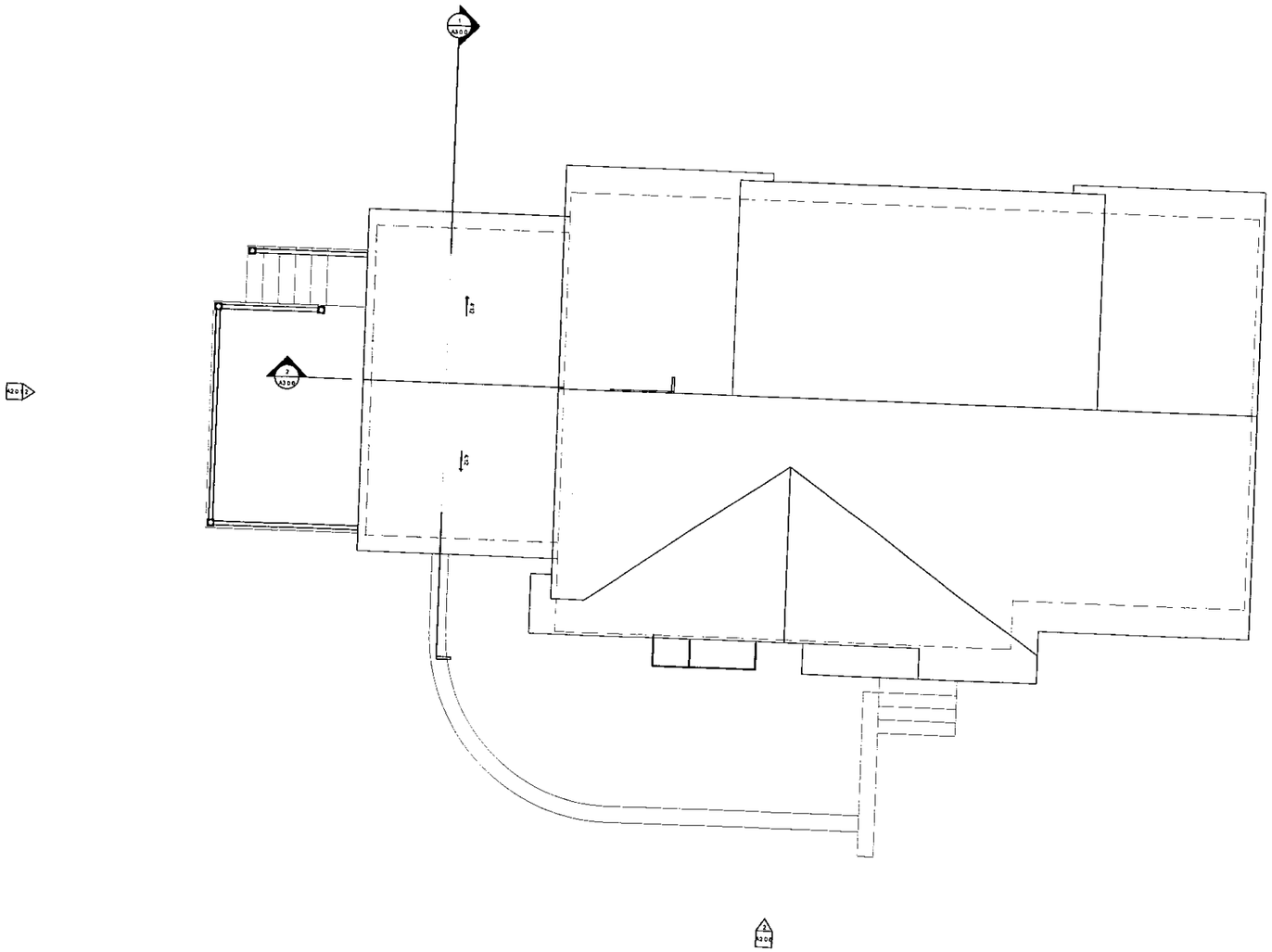
NO	DATE	DESCRIPTION

NOTES:

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE
FOR REVIEW

SHEET TITLE
PROPOSED SECOND FLOOR PLAN



1 / A1.1.2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

DESIGN BY:
[redacted]
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

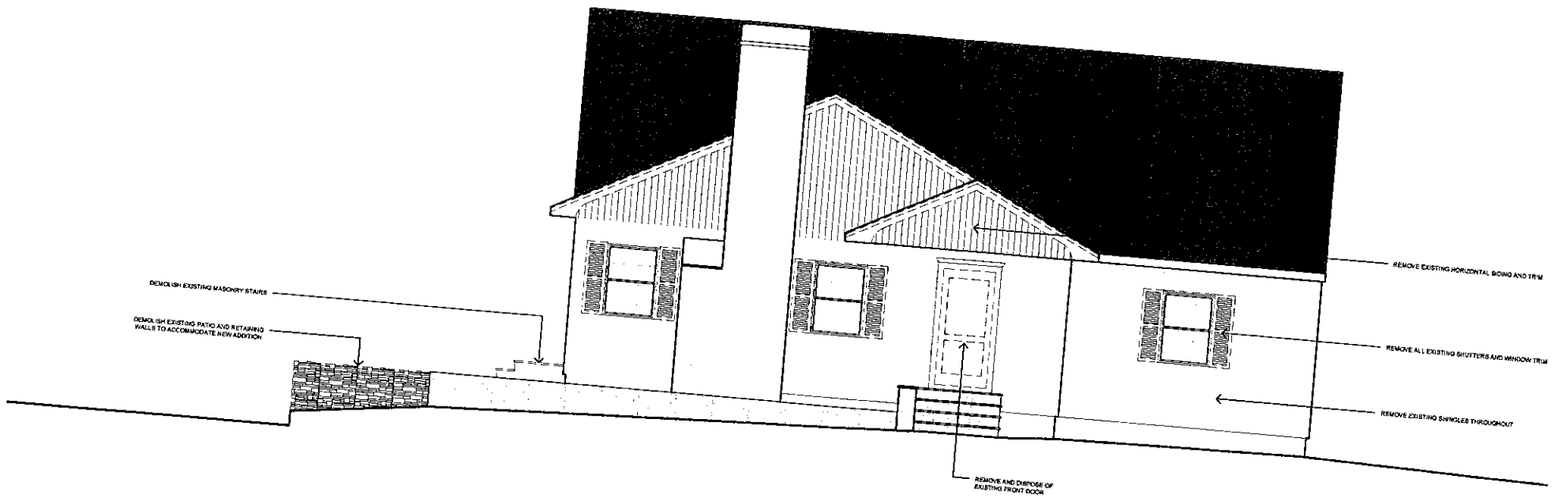
REVISIONS

NO	DATE	DESCRIPTION

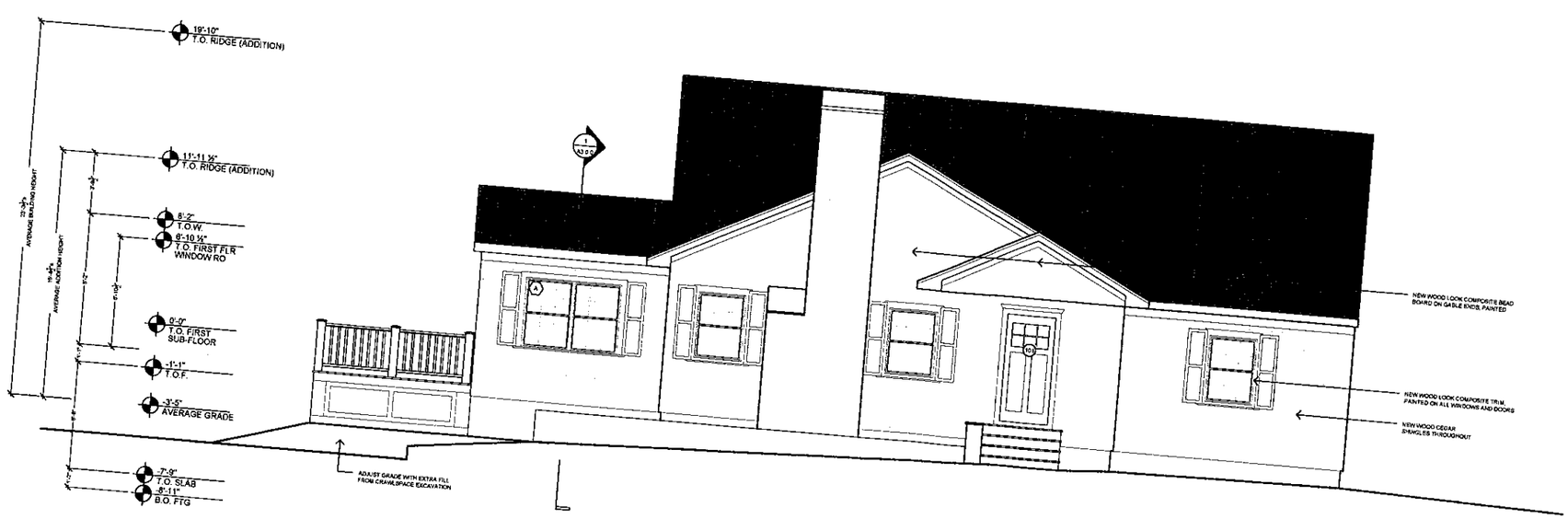
NOTES

FOR HDC

ISSUE	2021.04.19 FOR HDC
PROJECT PHASE	FOR REVIEW
SHEET TITLE	PROPOSED ROOF PLAN
DESIGNED BY	DA
DRAWN BY	DA
CHECKED BY	SH
SHEET NUMBER	A1.1.2
PROJECT NUMBER	20288.01
TOTAL SHEETS	15



1 / A2.0.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 / A2.0.0 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN BY
JPS
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

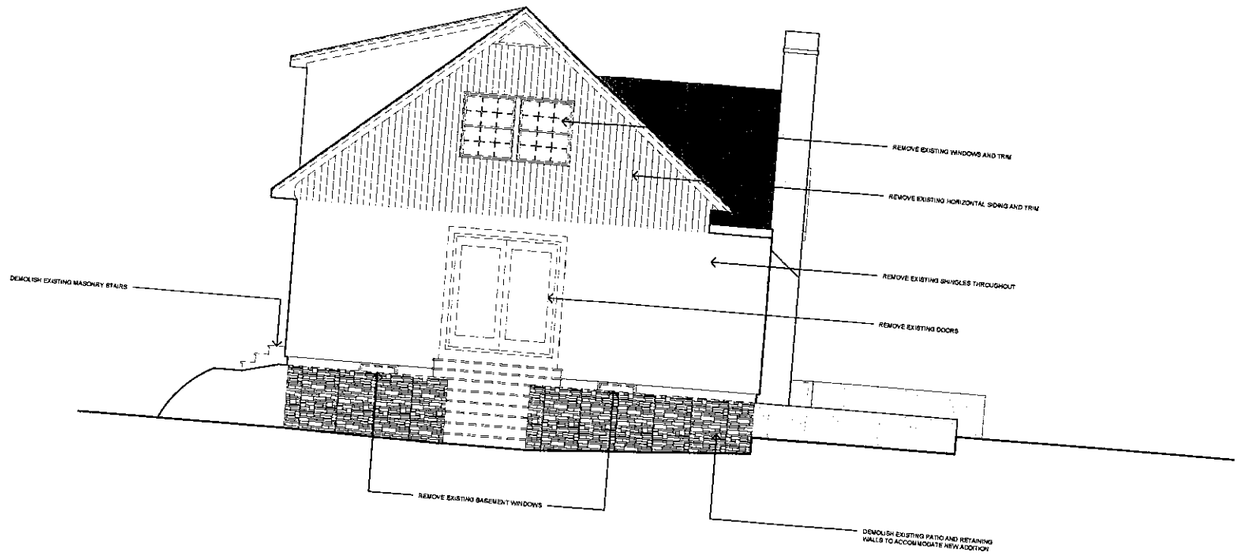
NOTES

ISSUE
2021.04.19
FOR HDC

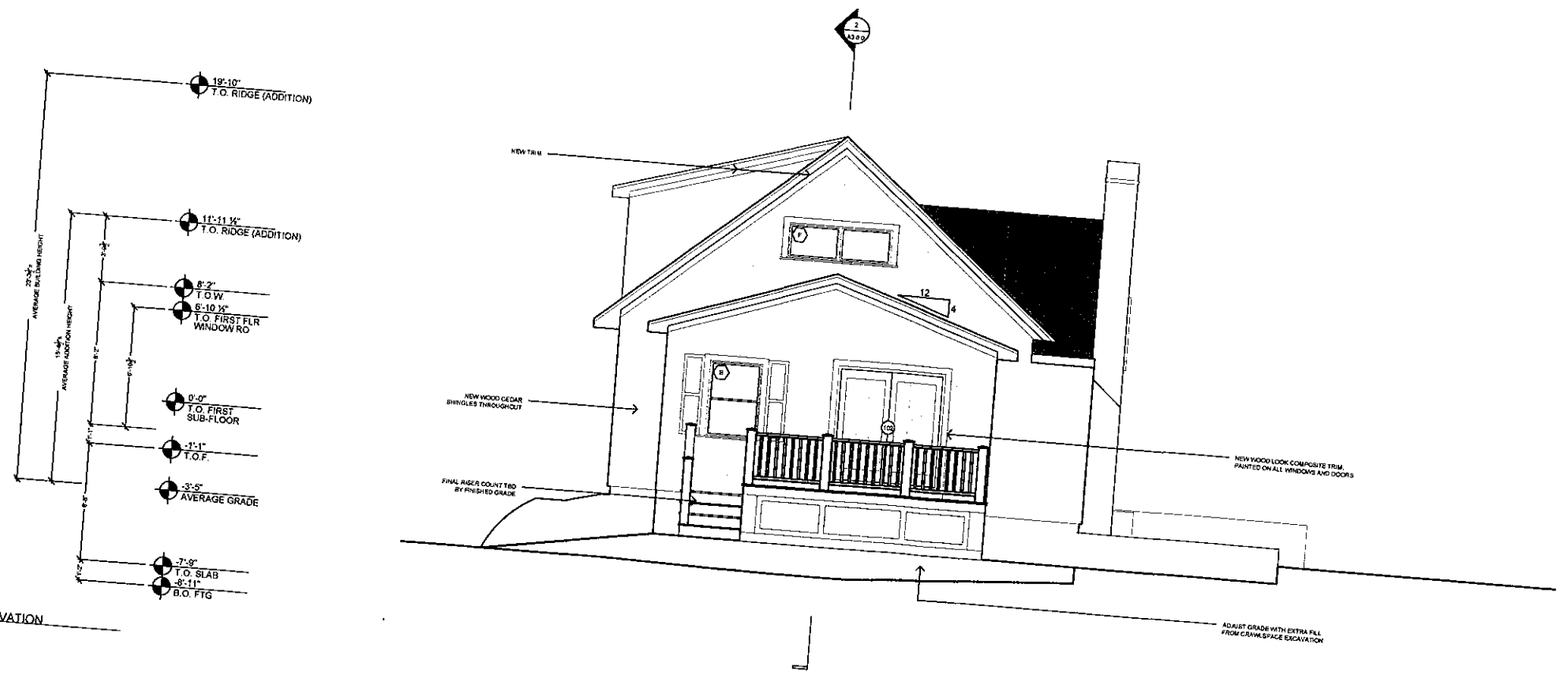
PROJECT PHASE
FOR REVIEW

SHEET TITLE
EXISTING AND PROPOSED NORTH ELEVATIONS

DESIGNED BY DA
SHEET NUMBER
DRAWN BY



1 / A2.0.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 / A2.0.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN BY:
[redacted]
68 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

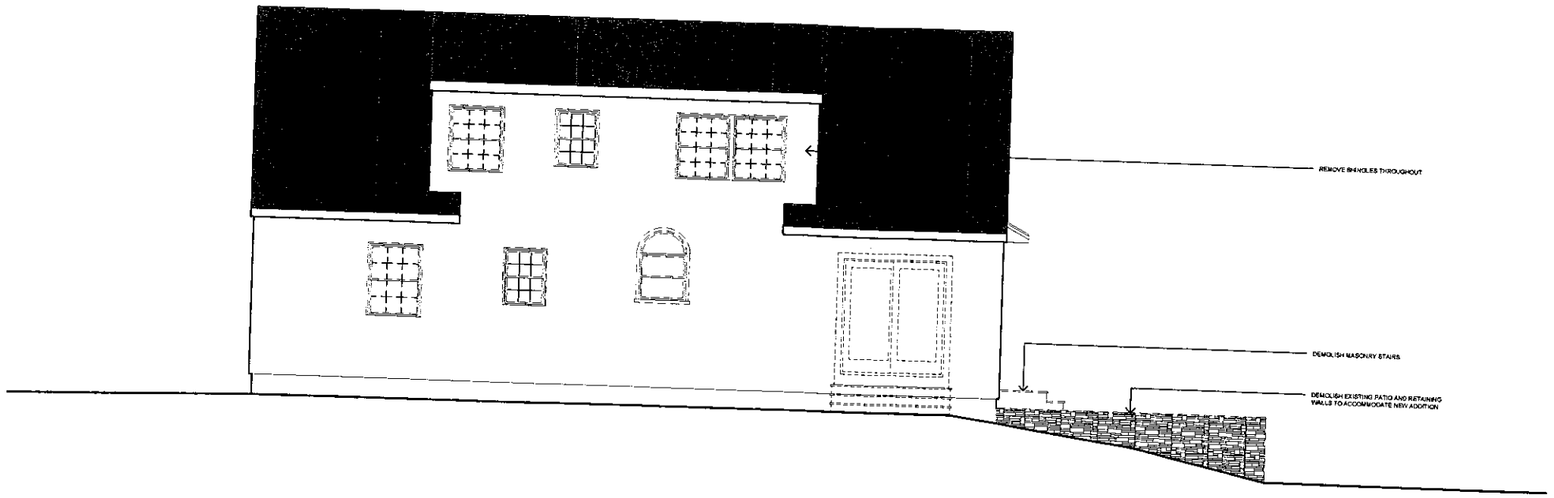
NOTES:

ISSUE
2021.04.19
FOR HDC

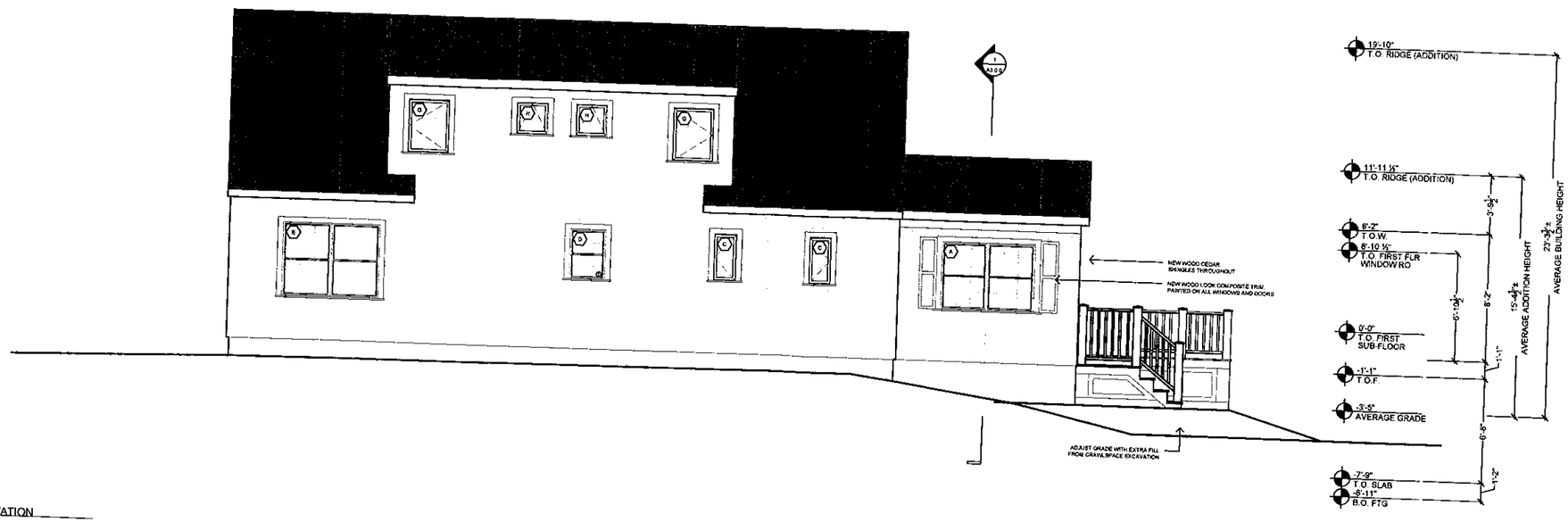
PROJECT PHASE
FOR REVIEW

SHEET TITLE
EXISTING AND PROPOSED EAST ELEVATIONS

DESIGNED BY: DA
DRAWN BY:
SHEET NUMBER: A2.0.1



A2.0.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.0.2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FOR HDC

DESIGN BY:
[redacted]
88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO.	DATE	DESCRIPTION

NOTES

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
EXISTING AND PROPOSED SOUTH ELEVATIONS

DESIGNED BY: DA	SHEET NUMBER: A2.0.2
DRAWN BY: DA	
CHECKED BY: SH	
PROJECT NUMBER: 20288.01	TOTAL SHEETS: 15

1 / A2.0.3 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 / A2.0.3 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

FOR HDC

88 Valley Rd.
Middletown, RI 02842

JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

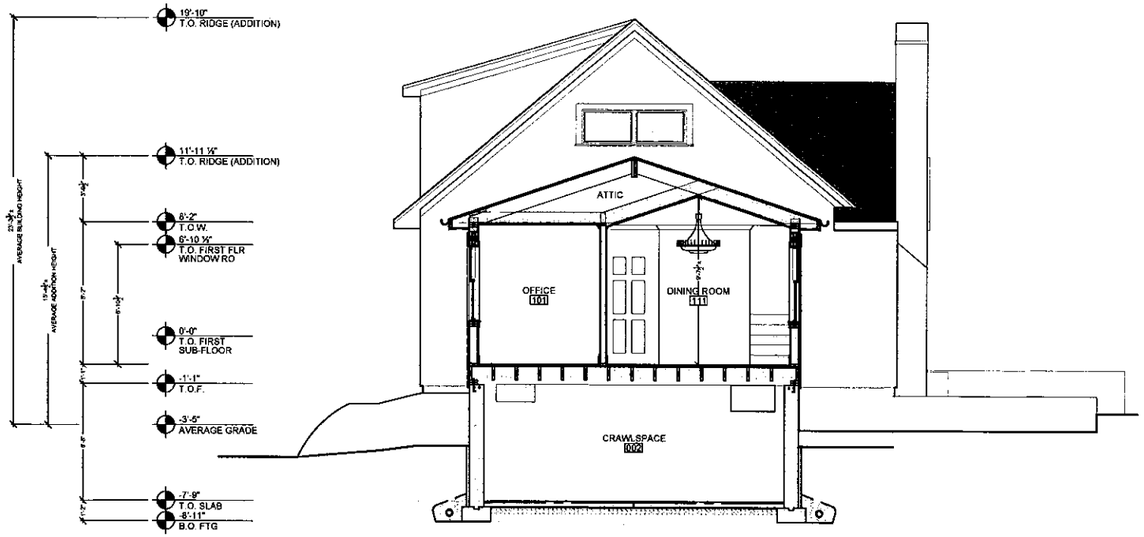
NOTES

ISSUE
2021.04.19
FOR HDC

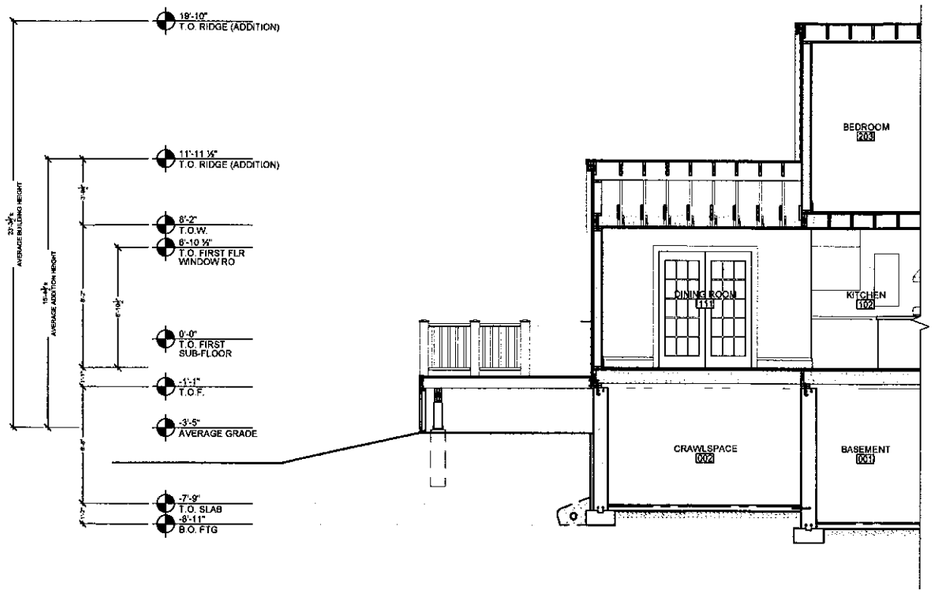
PROJECT PHASE:
FOR REVIEW

SHEET TITLE
EXISTING AND PROPOSED WEST ELEVATIONS

DESIGNED BY:	DA	SHEET NUMBER	A2.0.3
DRAWN BY:	DA		
CHECKED BY	SH		
PROJECT NUMBER	20288.01	TOTAL SHEETS	15



1 A3.0.0 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



2 A3.0.0 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"

FOR HDC

88 Valley Rd
Middletown, RI 02842

JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT
FEENEY ADDITION
10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

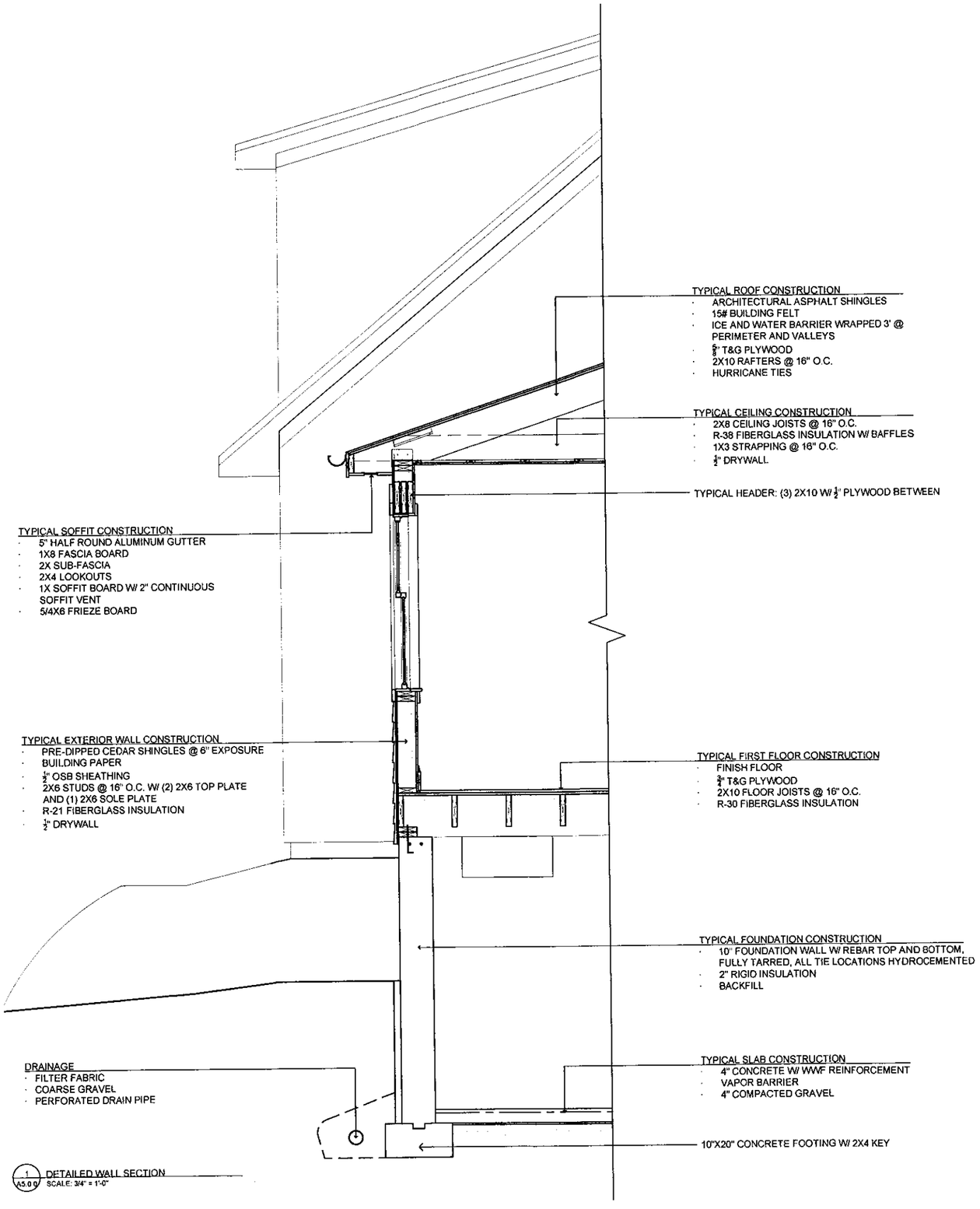
NOTES

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE
FOR REVIEW

SHEET TITLE
PROPOSED BUILDING SECTION

DESIGNED BY	DA	SHEET NUMBER
DRAWN BY	DA	A3.0.0
CHECKED BY	SH	
PROJECT NUMBER	20288.01	TOTAL SHEETS 15



1 / A5.0.0 DETAILED WALL SECTION
SCALE: 3/4" = 1'-0"

FOR HDC

88 Valley Rd.
Middletown, RI 02842
JPS@JPSConstructionDesign.com
www.jpsconstdesign.com

PROJECT:

FEENEY ADDITION

10 LINDEN GATE LANE
NEWPORT RI,02840

REVISIONS

NO	DATE	DESCRIPTION

NOTES

ISSUE
2021.04.19
FOR HDC

PROJECT PHASE:
FOR REVIEW

SHEET TITLE:
DETAILED WALL SECTION & CONSTRUCTION DETAILS

DESIGNED BY	SHEET NUMBER
DA	A5.0.0
DRAWN BY: DA	
CHECKED BY: SH	
PROJECT NUMBER: 20288.01	TOTAL SHEETS: 15