

APR 03 2025

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

APPLICATION APPEALING THE DECISION OF THE BUILDING OFFICIAL, OR
FOR A VARIATION OR MODIFICATION FROM CERTAIN SECTIONS OF THE RI STATE BUILDING CODE

Check Type of Building Board Application:

- Variance – variation from, or modification of, certain sections of the RI State Building Code
- Appeal of a decision of the Building Official

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Wei Ma Applicant Mailing Address
 Email: oliviawm999@gmail.com Street: 461 Maple Avenue
 Phone: 401-454-9050 City, State, Zip: Barrington, RI 02806

Owner: Wei Ma Owner Mailing Address
 Email: oliviawm999@gmail.com Street: 461 Maple Avenue
 Phone: 401-454-9050 City, State, Zip: Barrington, RI 02806

Appellant: _____ Appellant Mailing Address
 Email: _____ Street: _____
 Phone: _____ City, State, Zip: _____

Attorney: _____ Attorney Mailing Address
 Email: _____ Street: _____
 Phone: _____ City, State, Zip: _____

1. Subject Department of inspection + Standards Permit Number: BLDG-24-1304
2. Street Address of Subject Property: 46 Zone Street
 Assessor's Plat and Lot Numbers of Subject Property: 66-178
3. Base Zoning District(s): R-3
 Overlay District(s): None

4. Date owner purchased the Property: 08/06/1999

5. Building construction type(s): 5B

6. Dimensions of each lot:
Lot # 178 Width 49.07' Depth 100.23' Total area 4,560 sq. ft.
Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:
Principal Structure: Area of Footprint 1,118 sq. ft Overall Height ~34' # of Stories 3
Accessory Structure: Area of Footprint _____ Overall Height _____ # of Stories _____

8. Size of proposed structure(s) located on the Property:
Principal Structure: Area of Footprint No changes Overall Height No changes # of Stories No changes
Accessory Structure: Area of Footprint _____ Overall Height _____ # of Stories _____

9. Present Legal Zoning Use of the Property: Residential - 2 family

10. Proposed Zoning Use of the Property: Residential - 3 family

11. Number of Parking Spaces:
of existing spaces 4 # of proposed spaces 3

12. Are there outstanding violations concerning the Property under any of the following:
 Providence Zoning Ordinance RI State Building or Property Maintenance Code(s)
Owner has received a Violation from the City of Providence for an illegal third floor unit.

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):
For interior alteration to change use from two-family dwelling to three-family dwelling.

14. If application is for variance, list RI State Building Code Sections from which a variance is sought:

Section Number	Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)
<u>3404.1</u>	<u>ALTERATIONS</u>
<u>420.4/903.2.8</u>	<u>Automatic Sprinkler System. Group R</u>
<u>1011.5.2</u>	<u>Riser Height and Tread Depth</u>
<u>1023.2</u>	<u>Interior Exit Stairways-Construction</u>
<u>1206.2</u>	<u>Airborne sound</u>
<u>1206.3</u>	<u>Structure-borne sound</u>
<u>1207.2</u>	<u>Minimum Ceiling Heights</u>

QUESTIONS 15 AND 16 TO BE ANSWERED ONLY IF APPLICATION IS AN APPEAL

15. IF application is an appeal of a decision of the Building Official, please indicate if:

- Appellant is the Owner of the subject Property
 Appellant is an aggrieved party that is not the Owner of the subject Property

16. IF application is an appeal of a decision of the Building Official, please indicate the grounds for the appeal:

SEE ATTACHED EXPLANATION OF REQUEST

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

The undersigned acknowledge(s) and agree(s) that members of the Building Board of Review and its staff may enter upon the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible for any false statements.

Owner(s):

Wei Ma

Type Name

Signature

Type Name

Signature

Applicant(s)/Appellant(s):

Wei Ma

Type Name

Signature

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

Please contact the Office of the Boards of Review with questions:

Telephone – 401-680-5375

Email – bsath@providenceri.gov

A fillable PDF copy of this document can be found online at the Boards of Review webpage linked from the Department of Inspection + Standards: <https://www.providenceri.gov/inspection-standards/>

EXPLANATION OF REQUEST:

THE DENIAL OF THIS PERMIT IS FOR THESE SECTIONS:

SECTION 3404.1

Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

420.4 Automatic Sprinkler System

Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

903.2.8 Group R

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

This existing home had an illegal third floor apartment unit. The goal of this project is to legalize this unit by creating a new Accessory Dwelling Unit on the third floor. This allows the building to be legalized and inspected. As part of this process, we are verifying and upgrading fire separations between the units (ceilings and walls, 1 hour) and installing self closing fire rated doors into stairwells and common areas (1 hour). Our request is to do this work without the need for installation of a sprinkler system.

1011.5.2 Riser Height and Tread Depth

Stair riser heights shall be 7 inches maximum and 4 inches minimum. Winder treads shall have a minimum tread depth of 11 inches between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline and a minimum tread depth of 10 inches within the clear width of the stair.

This is an existing home, built many years ago. The existing stairs, front and rear, do not meet the requirements of 1011.5.2

1023.2 Interior Exit Stairways-Construction

Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

Exceptions:

1. Interior exit stairways and ramps in Group I-3 occupancies in accordance with the provisions of Section 408.3.8.
2. Interior exit stairways within an atrium enclosed in accordance with Section 404.6.

This existing home has existing stairs, front and rear. These stairs have plaster walls, assumed 1 hour per the Rhode Island Rehab Code. These stairs connect three levels, with the rear stair also connecting to the basement. We would like these stairs to remain without any changes.

1206.2 Airborne Sound

Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50

1206.3 Structure-Borne Sound

Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50.

For both airborne sound and structure-borne sound, this is an existing building with existing assemblies. There is not an intent to reconstruct this building, and therefore it is not possible to achieve modern assemblies that achieve an STC of or IIC of 50.

1207.2 Minimum Ceiling Height

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

Exceptions:

If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.

Corridors contained within a dwelling unit or sleeping unit in a Group R occupancy shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.

This existing home was built many years ago. The third floor has non-compliant ceiling heights in some rooms. Additionally, the front stairwell has a non-compliant ceiling height at the third level. We request that these conditions are allowed to remain.

Please note that we have:

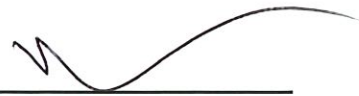
- 1. Added fire rated doors at the stairwells.*
- 2. Relocated the door serving level three from the front stairwell to improve head height.*
- 3. Added smoke and CO detectors throughout the building.*
- 4. Enclosed the rear stairwell at the third floor.*

NOTICE OF REFUSAL OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street -Providence, RI. 02903 Joseph A. Doorley – Municipal Building		APPLICATION DATE 09/26/2024	APPLICATION NO. BLDG-24-1304
			DATE OF REFUSAL 03/31/2025	A P P E A L F E E \$440
LOCATION 46 Zone St. Providence, RI 02908		PAGE NUMBER 1 of 1		
APPLICANT Wei Ma	TITLE Applicant/Owner	ADDRESS 461 Maple Ave. Barrington , RI 02806		
PROPERTY OWNER'S NAME Wei Ma		PROPERTY OWNER'S FULL ADDRESS 461 Maple Ave. Barrington, RI 02806		
THE APPLICATION FOR A CERTIFICATE OF OCCUPANCY FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.				
SCOPE OF PERMIT: For interior alteration to change use from two-family dwelling to three-family dwelling.				
BUILDING DESCRIPTION: <u>Three (3) story, existing structure.</u>				
USE GROUP(S): <u>R-2 – Three dwelling units</u>		TYPE OF CONSTRUCTION: <u>V-B (Existing)</u>		
LOCATION OF SPRINKLERS (IF ANY): <u>N/A</u>		C.O. REQUIRED: <u>YES</u>		
<u>FLOOR AREAS / USES</u> First Floor: 968 Square Feet / Residential Unit #1 Second Floor: 955 Square Feet / Residential Unit #2 Third Floor: 861 Square Feet / Residential Unit #3				
Has the proposed scope of work been completed? <input type="radio"/> Yes <input checked="" type="radio"/> No Has a violation been noted for this property? <input type="radio"/> Yes <input checked="" type="radio"/> No				
RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)	CODE SECTIONS AND REASONS FOR REFUSAL			
Section 3404.1	Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.			
Section 420.4	Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.			
Section 903.2.8	Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.			
**	Whereas, No fire suppression system is proposed.			
Section 1011.5.2	Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Rectangular tread depths shall be 11 inches (279 mm) minimum.			
**	Whereas, the proposed stairs are non-compliant with the dimensional standards.			
Section 1023.2	Interior Exit Stairways-Construction. Enclosures for interior exit stairways shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more.			
**	Whereas, the West stairs are 1 hour fire-rated.			
Section 1206.2	Airborne sound. Walls, partitions and floor-ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for airborne noise where tested in accordance with ASTM E90.			
**	Whereas, the plans do not disclose the STC value.			
Section 1206.3	Structure-borne sound. Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492.			
**	Whereas, the plans do not disclose the IIC rating.			

Section 1207.2	<p>Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) above the finished floor.</p> <p><u>Exceptions:</u> #2. If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.</p>
**	Whereas, the East stair clearance is 6 ft.

Discipline: --Building Code-

Signed



Yaniv Eini-Gal
Senior Plan Examiner

Signed



Johnny Suarez
Building Official

Applicant

Property Owner

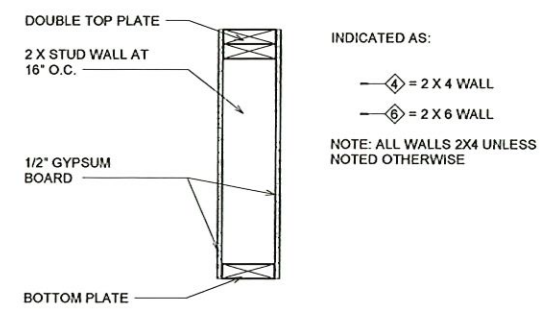
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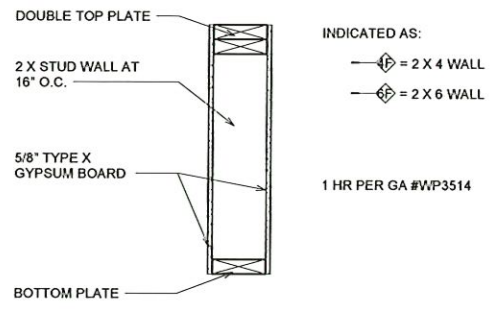
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C

D



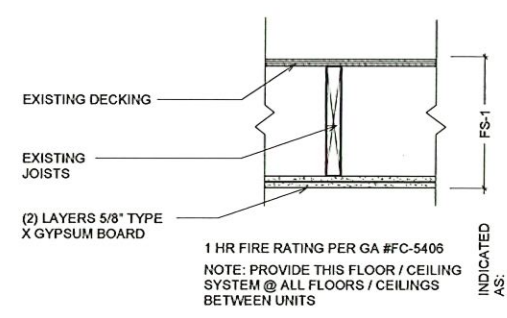
INDICATED AS:
 = 2 X 4 WALL
 = 2 X 6 WALL
 NOTE: ALL WALLS 2X4 UNLESS NOTED OTHERWISE



INDICATED AS:
 = 2 X 4 WALL
 = 2 X 6 WALL
 1 HR PER GA #WP3514

B) INTERIOR WALL SYSTEMS
1 1/2" = 1'-0"

C) FIRE RATED WALL SYSTEMS
1 1/2" = 1'-0"

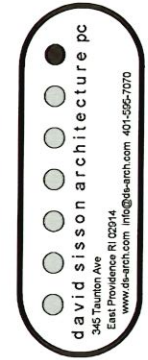


B2) FIRE RATED CEILING SYSTEM
1 1/2" = 1'-0"

ARCHITECT

DAVID SISSON ARCHITECTURE PC
345 TAUNTON AVE
EAST PROVIDENCE RI 02914
TEL: 401-595-7070
DAVE@DS-ARCH.COM

Sheet List	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	SITE PLAN
A1.0	GENERAL NOTES & SPECIFICATIONS
A2.0	FIRE AND LIFE SAFETY PLANS BASEMENT, 1ST FL, 2ND FL & 3RD FL
A3.0	DEMOLITION BASEMENT, 1ST FL, 2ND FL & 3RD FL
A4.0	PLANS 1ST FL, 2ND FL & 3RD FL



PROJECT INFORMATION

ASSESSORS MAP #. 66
ASSESSORS LOT #. 178
LOT SIZE: 4,560 SF

STREET ADDRESS: 46 ZONE ST., PROVIDENCE RI 02908

OWNER:
WEI MA
46 ZONE ST.
PROVIDENCE RI 02908

YEAR BUILT: 1900

NARRATIVE SCOPE OF WORK: CONVERT EXISTING TWO FAMILY TO THREE FAMILY HOME. INTERIOR RENOVATION

TYPE OF CONSTRUCTION: 5B

BUILDING USE / OCCUPANCY: R2 (RESIDENTIAL, 3 UNIT)

BASE ZONING DISTRICT: R-3
OVERLAY ZONING DISTRICT: NONE

PROPOSED LIVING UNITS: 3

REV. #	DATE	ISSUED FOR:
1	2025-03-19	PERMIT SET
2	2025-03-19	REVISION 1
	2025-03-19	REVISION 2

- CODES:
- 2018 INTERNATIONAL BUILDING CODE
 - RHODE ISLAND STATE BUILDING CODE SBC-1
 - 2018 INTERNATIONAL FIRE CODE
 - RHODE ISLAND FIRE SAFETY CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - SBC-3 RHODE ISLAND STATE PLUMBING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - SBC-4 RHODE ISLAND STATE MECHANICAL CODE
 - SBC-5 RHODE ISLAND STATE ELECTRICAL CODE
 - NATIONAL ELECTRICAL CODE, 2020 EDITION
 - 2024 INTERNATIONAL ENERGY CONSERVATION CODE
 - SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE
 - ANSI A117.1 ACCESSIBILITY STANDARDS
 - RI LIFE SAFETY CODE: NFPA 101 LIFE SAFETY CODE
 - PROVIDENCE ZONING ORDINANCE

ENERGY CODE INFORMATION

EXISTING ALTERATION
FILL EXPOSED WALL, CEILING, AND FLOOR CAVITIES WITH INSULATION

SYMBOL	DESCRIPTION
	REVISION TAG
	CEILING TAG WITH HEIGHT
	COLUMN GRID TAG
	WALL TAG
	WINDOW TAG
	DOOR TAG
	KEY NOTE TAG
	BENCHMARK HEIGHT
	ELEVATION
	PROJECT NORTH TAG
	ROOM IDENTIFICATION
	SECTION
	DETAIL ENLARGEMENT

ARCHITECTURAL SYMBOLS



VICINITY MAP

46 Zone St
Providence, RI 02908
PROJECT NUMBER: 24132

COVER SHEET



DATE SIGNED
2025-03-19
A0.0

ZONING TABLE
 MAP = 66
 LOT = 178
 BASE ZONING DISTRICT: R-3
 OVERLAY ZONING DISTRICT: NONE

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NONE	4,560 SF	NO
MINIMUM LOT WIDTH	NONE	42.12	NO
HEIGHT	45' NOT MORE THAN 3 STORY	LESS THAN 45' / 3 STORY EXISTING	NO
MAX BUILDING COVERAGE	45% (2,052 SF)	24.5% (1,118 SF) EXISTING	NO
MAX IMPERV. SURFACE COVERAGE	65% (2,964 SF)	90.1% (4,106.3 SF) EXISTING 64.7% (2,943.9 SF) PROPOSED	YES
MAX IMPERV. FRONT YARD COVERAGE	33% (168.6 SF)	51.1% (2,311.6 SF) EXISTING 100% (2,034 SF) EXISTING	NO - EXISTING NON CONFORMING
MAX IMPERV. REAR YARD COVERAGE	50% (1,017 SF)	49.9% (1,015.7 SF) PROPOSED	YES
MIN PERV. SURFACE COVERAGE	1,000 SF	453.6 SF EXISTING 1,612.4 SF PROPOSED	YES
FRONT SETBACK	8' 3" (AVERAGE WITHIN 100')	10' - 6" EXISTING	NO
REAR SETBACK	30'	45' - 6" EXISTING	NO
SIDE SETBACK	6'	8' - 0" EXISTING	NO
SIDE SETBACK	6'	14' - 3 1/2" EXISTING	NO

PARKING: (3) SPACES REQUIRED

BUILDING COVERAGE CALCULATION:

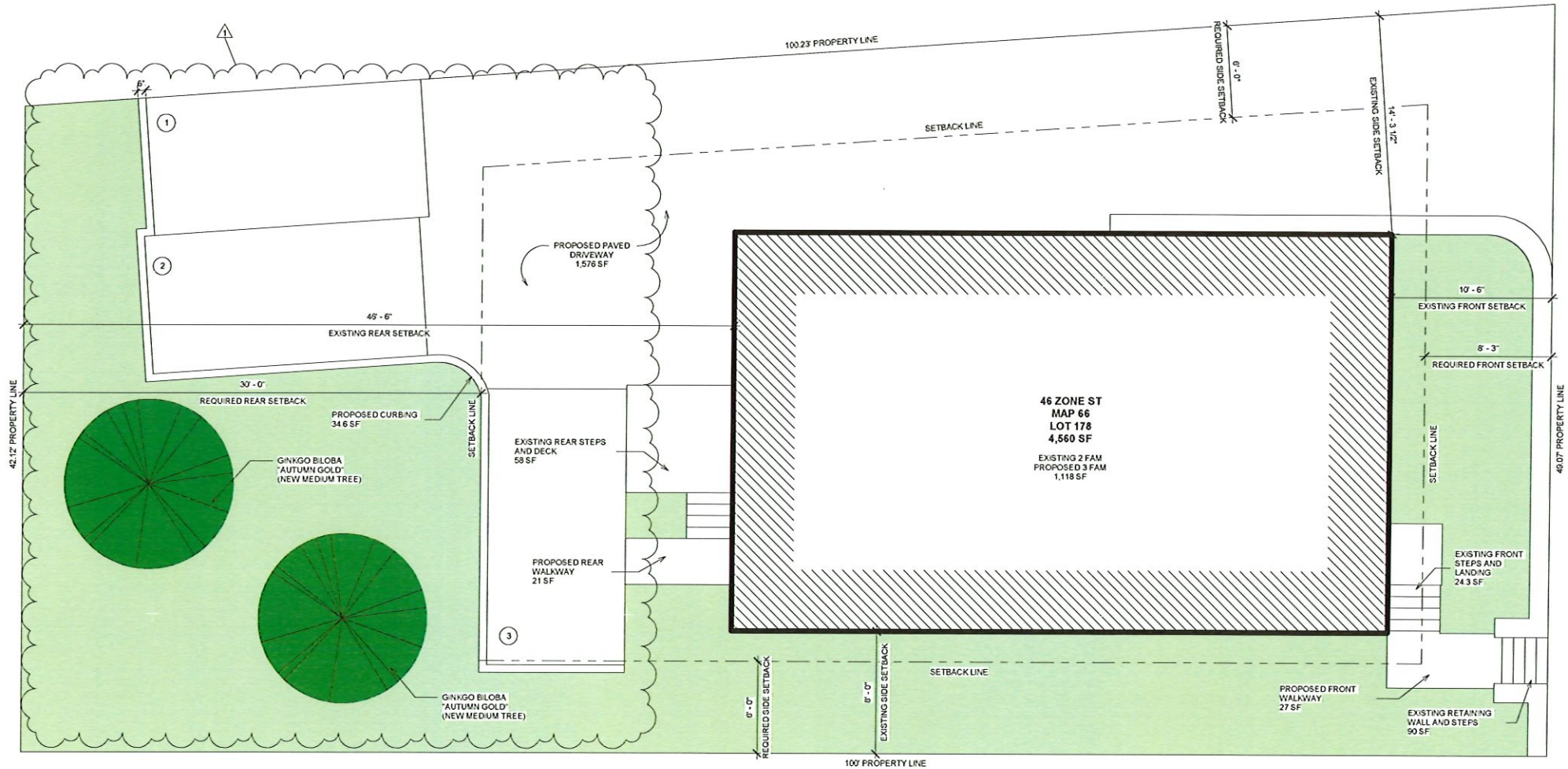
EXISTING	SF
EXISTING TWO FAM	1,118
TOTAL: 1,118 SF	
PROPOSED	SF
PROPOSED 3 FAM	1,118
TOTAL: 1,118 SF	

IMPERVIOUS SURFACE COVERAGE CALCULATION:

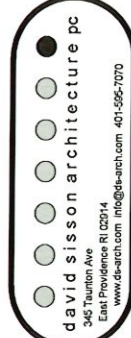
EXISTING	SF
EXISTING TWO FAM	1,118 SF
EXISTING RETAINING WALL AND STEPS	90 SF
EXISTING REAR STEPS AND DECK	58 SF
EXISTING FRONT STEPS AND LANDING	24.3 SF
EXISTING WALKWAY	209.4 SF
EXISTING PAVED DRIVEWAY	2,607 SF
TOTAL: 4,106.3 SF	
PROPOSED	SF
PROPOSED 3 FAM	1,118 SF
EXISTING RETAINING WALL AND STEPS	90 SF
EXISTING REAR STEPS AND DECK	58 SF
EXISTING FRONT STEPS AND LANDING	24.3 SF
PROPOSED REAR WALKWAY	21 SF
PROPOSED FRONT WALKWAY	27 SF
PROPOSED PAVED DRIVEWAY	1,578 SF
PROPOSED CURBING	34.6 SF
TOTAL: 2,943.9 SF	

TREE CANOPY CALCULATION (SECTION 1503):

TOTAL SQUARE FOOTAGE OF LOT:	4,560 SF
REQUIRED COVERAGE (30% OF LOT):	1,368 SF
PROPOSED TREES:	
- GINKGO BILOBA "AUTUMN GOLD" (NEW MEDIUM TREES (700 SF EACH)):	1,400 SF
TOTAL PROPOSED CANOPY COVERAGE (30% CANOPY COVERAGE):	1,400.00 SF



④ SITE - PROPOSED
 1/4" = 1'-0"



REV. #	DATE	REVISION
1	2025-03-19	PERMIT SET
1	2025-03-19	REVISION 1

46 Zone St
 Providence, RI 02908
 PROJECT NUMBER: 24132

SITE PLAN



DATE SIGNED:
 2025-03-19

A0.1

FIRE AND LIFE SAFETY LEGEND	
---	1 HOUR CONSTRUCTION
E →	EXIT
(10)	NUMBER OF OCCUPANTS EGRESSING & EGRESS DIRECTION
(60)	60 MINUTE SELF-CLOSING RATED DOOR, FRAME AND HARDWARE
(SD)	HARDWIRED & INTERCONNECTED SMOKE DETECTOR W/ BATTERY BACK UP
(CD)	HARDWIRED & INTERCONNECTED CO DETECTOR W/ BATTERY BACK UP

CODE REVIEW

USES: R2 (RESIDENTIAL, 3 UNITS)

TYPE OF CONSTRUCTION: TYPE 5B PER TABLE 501

ALLOWED: 40 FEET / 2 STORY / 7000 SF STORY / PER TABLE 504.3.504.4.505.2

ACTUAL: APPROX 33'-2" FEET / 2.5 STORY / 2,573 SF MAX PER STORY

TABLE 1004.1.2 OCCUPANT LOADS:
R (RESIDENTIAL) = 200 GROSS / PER OCCUPANT

1 HOUR SEPARATION REQUIRED BETWEEN UNITS

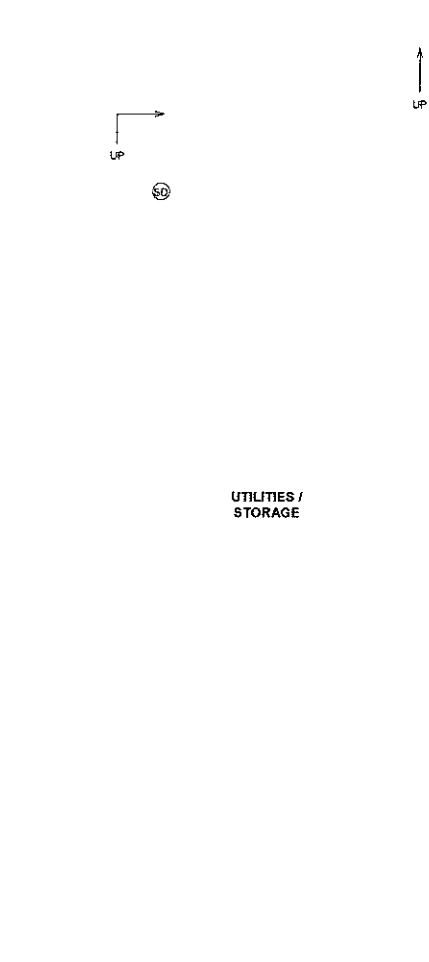
EXIT ACCESS TRAVEL DISTANCE 200' MAX TABLE 1017.2

1

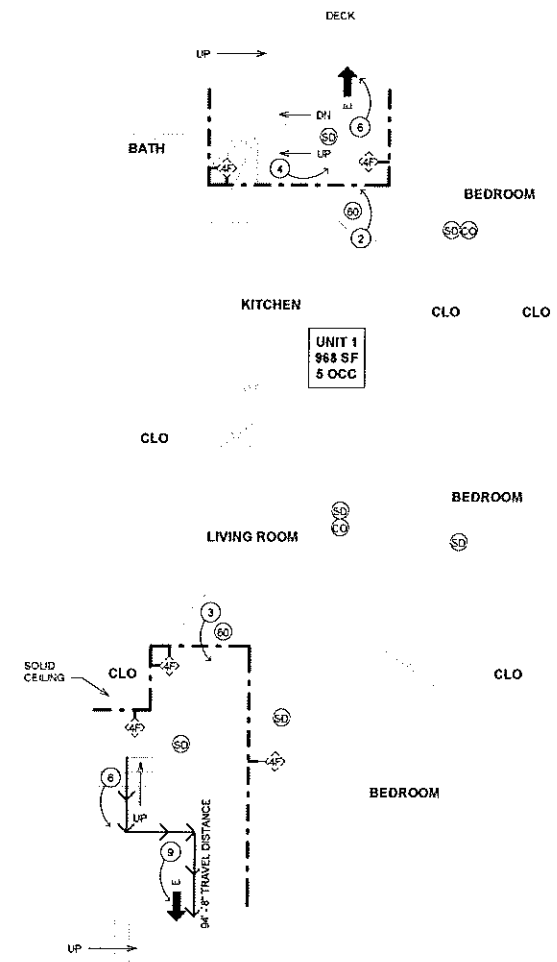
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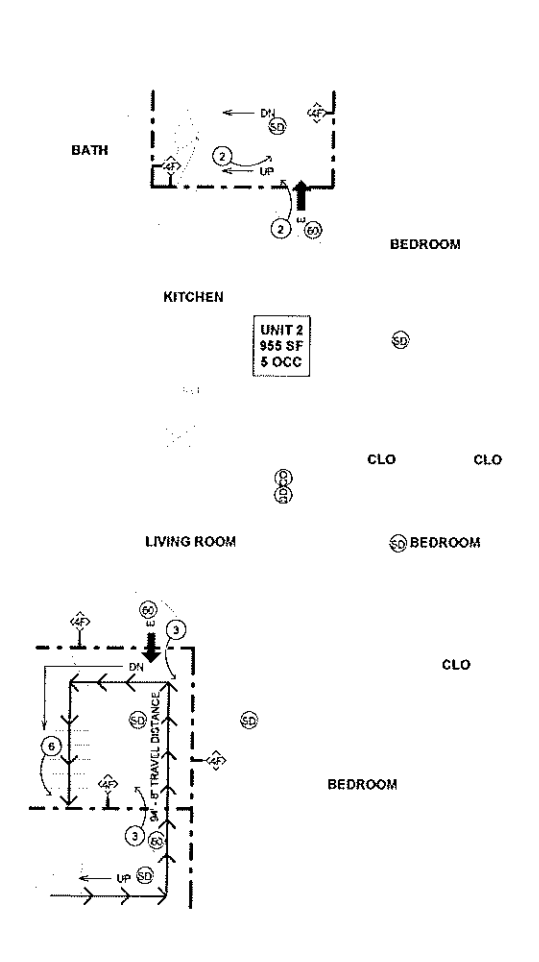
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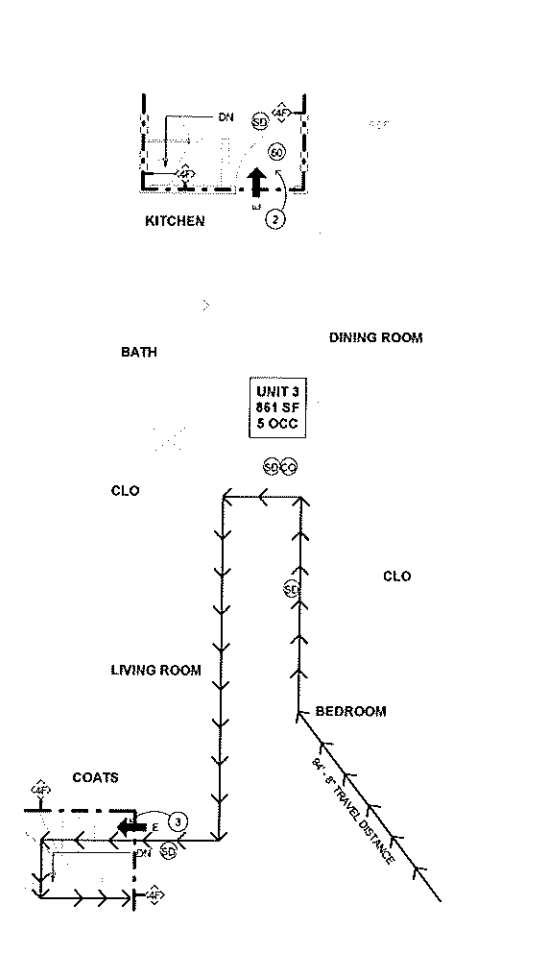
FLS - BASEMENT
1/4" = 1'-0"



FLS - 1ST FL
1/4" = 1'-0"

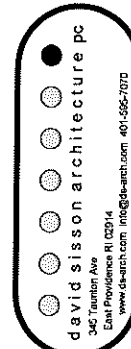


FLS - 2ND FL
1/4" = 1'-0"



FLS - 3RD FL
1/4" = 1'-0"

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED



REV. #	DATE	ISSUED FOR:

46 Zone St
Providence, RI 02908
PROJECT NUMBER: 24132

FIRE AND LIFE SAFETY
PLANS BASEMENT, 1ST
FL, 2ND FL & 3RD FL



DATE SIGNED: 2025-03-19

A2.0

A
DEMOLITION LEGEND



B
DEMOLITION PLANS GENERAL NOTES:

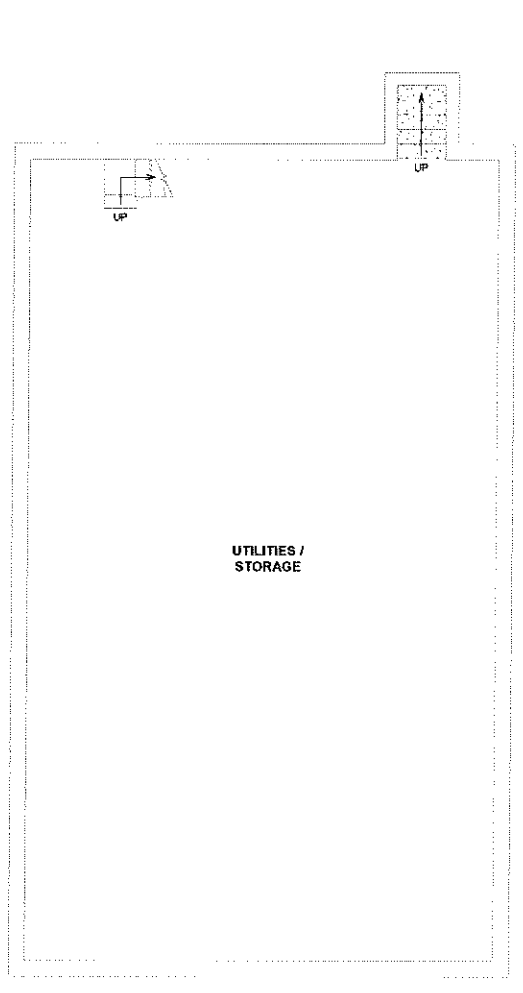
1. COORDINATE DIMENSIONS OF ALL DEMOLITION WITH REQUIREMENTS OF NEW CONSTRUCTION. REFER TO PROPOSED PLANS FOR NEW CONSTRUCTION WHICH REQUIRES THIS DEMOLITION. DEMOLITION CONTRACTOR SHALL BE FULLY AWARE OF ALL NEW CONSTRUCTION AND DETAILS PRIOR TO DEMOLITION.
2. STABILIZE AND PROTECT ALL AREAS ADJACENT TO AREAS OF DEMOLITION. VERIFY PRIOR TO DEMOLITION THAT WALLS AND SLABS ARE NOT LOAD BEARING.
3. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
4. REVIEW DISPOSITION OF ALL ITEMS TO BE REMOVED WITH THE OWNER.
5. PROCEED WITH CAUTION IN REMOVING WALLS AND ENCLOSURES. OPEN HOLES CAREFULLY TO INVESTIGATE THE PRESENCE OF MAJOR HVAC ELECTRICAL OR PLUMBING SYSTEMS. IF A CONFLICT IS IDENTIFIED, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
6. DEMOLITION PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.
7. ALL WORK INDICATED WITH DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
8. ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN UNLESS OTHERWISE NOTED.
9. WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES WHERE SCHEDULED. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL UNBLEMISHED APPEARANCE AT THE END OF CONSTRUCTION.
10. REMOVE OR REPLACE EXISTING WALLS AND CEILINGS LOCATED IN UNALTERED AREAS TO COMPLETE ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT. COORDINATE ALL WORK WITH OTHER TRADES.
11. REMOVE OR RELOCATE ANY ELECTRICAL DEVICES, PLUMBING AND MECHANICAL EQUIPMENT AS REQUIRED TO DO NEW WORK.

C
KEYED NOTES

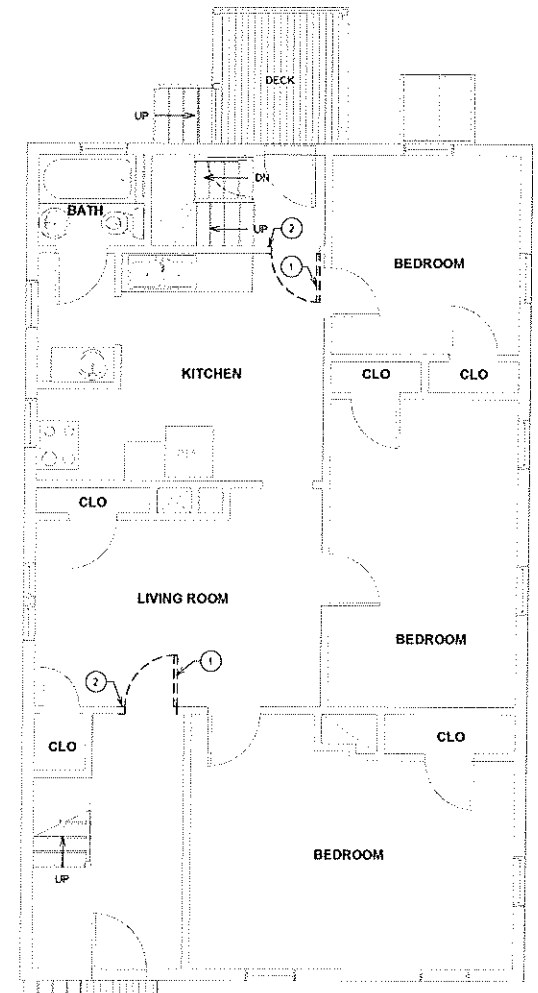
- 1 REMOVE DOOR
- 2 REMOVE WALL AS REQUIRED FOR NEW WORK
- 3 REMOVE WALL
- 4 REMOVE RAILING

D

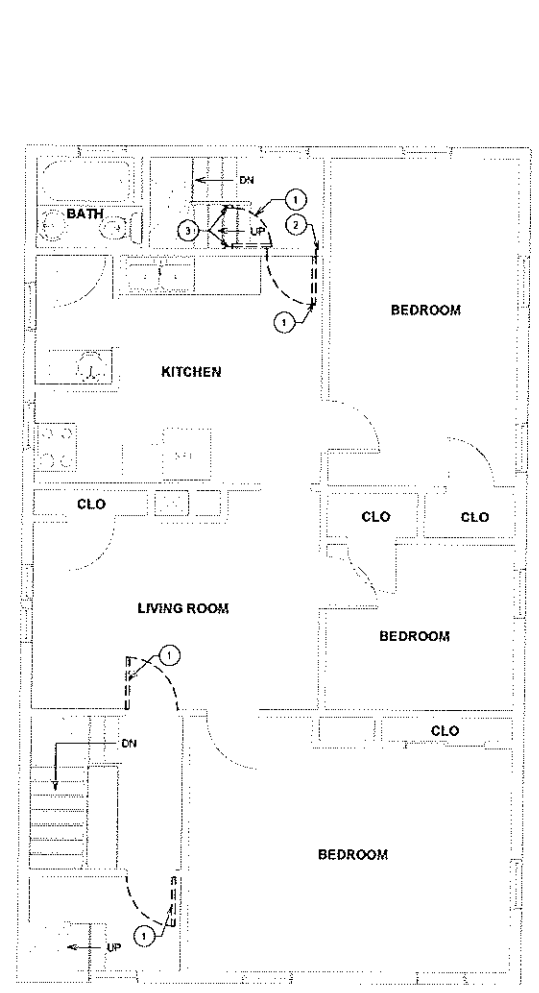
1
2
3
4



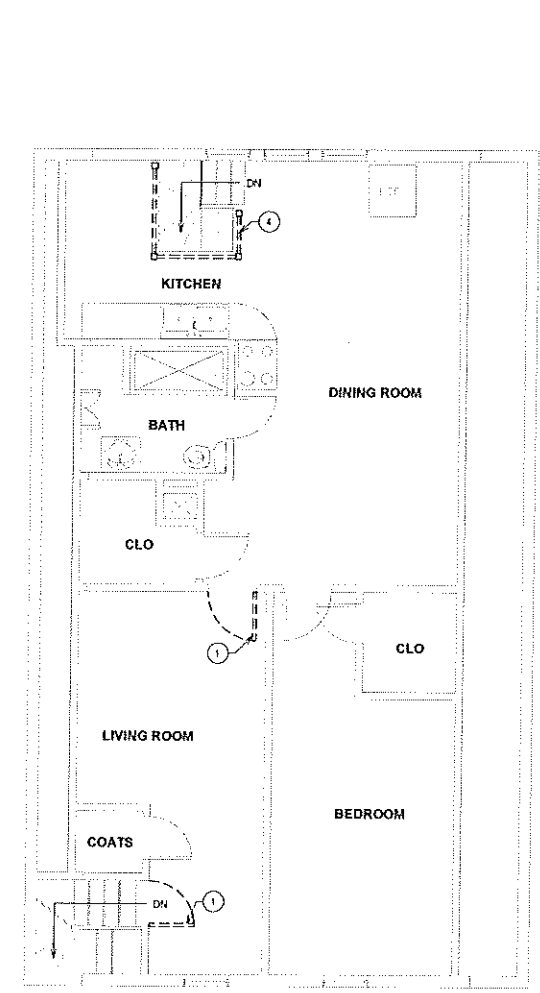
A3 DEMOLITION - BASEMENT
 1/4" = 1'-0"



B4 DEMOLITION - 1ST FL
 1/4" = 1'-0"

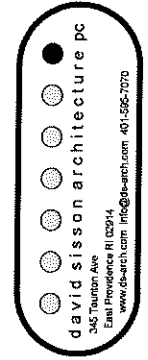


C4 DEMOLITION - 2ND FL
 1/4" = 1'-0"



D4 DEMOLITION - 3RD FL
 1/4" = 1'-0"

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED



REV. #	DATE	ISSUED FOR:
	2025-03-19	PERMIT SET

46 Zone St
 Providence, RI 02908
 PROJECT NUMBER: 24132

DEMOLITION BASEMENT,
 1ST FL, 2ND FL & 3RD FL



DATE SIGNED
 2025-03-19

A3.0

A

B

C

D

KEYED NOTES

- 1 TEMPERED GLASS AT THIS WINDOW
- 2 42H PONY WALL

NOTE: REMOVE ANY ACOUSTICAL CEILINGS AND REPLACE WITH 5/8" TYPE X GYPSUM BOARD

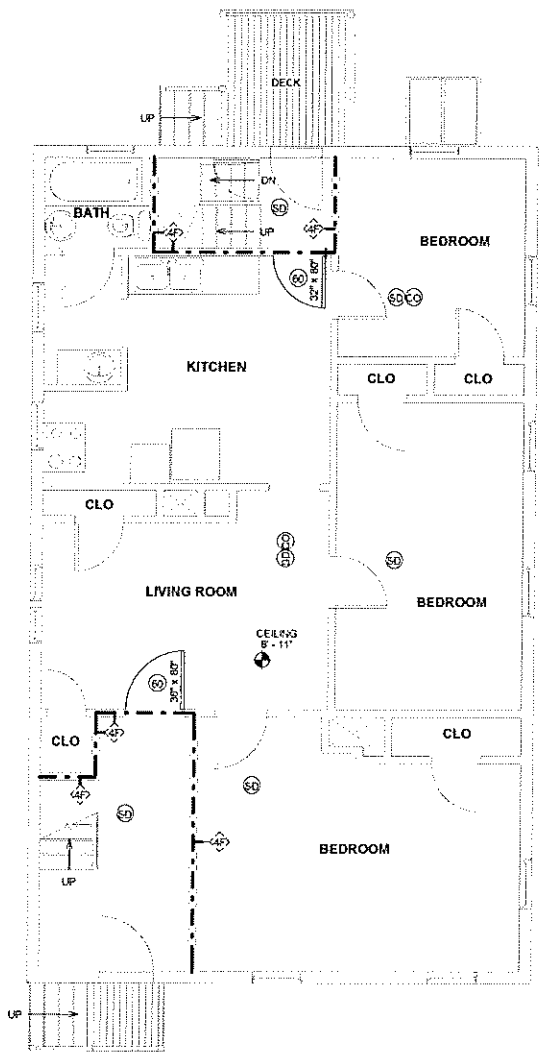
NOTE: DEMO WOOD WALLS AND REPLACE WITH TYPE X GYPSUM BOARD @ STAIRWELLS

PLAN LEGEND

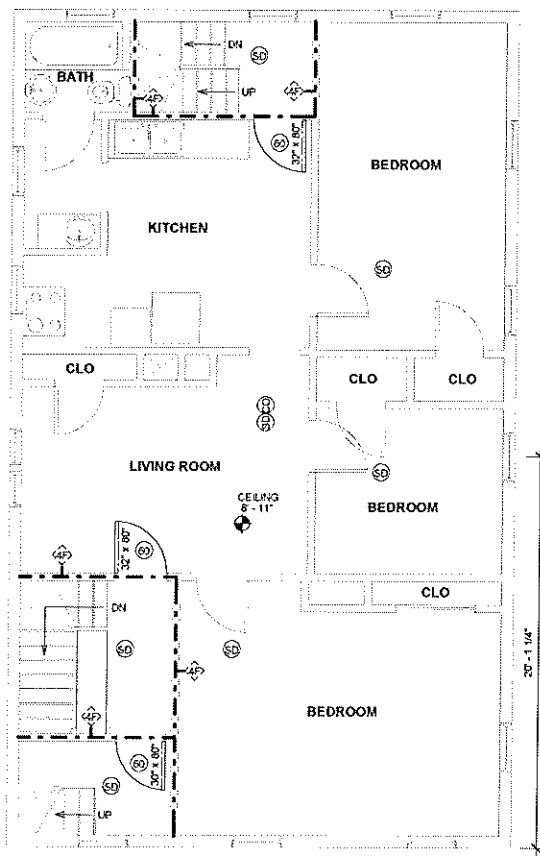
- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/CLOSER

GENERAL NOTES

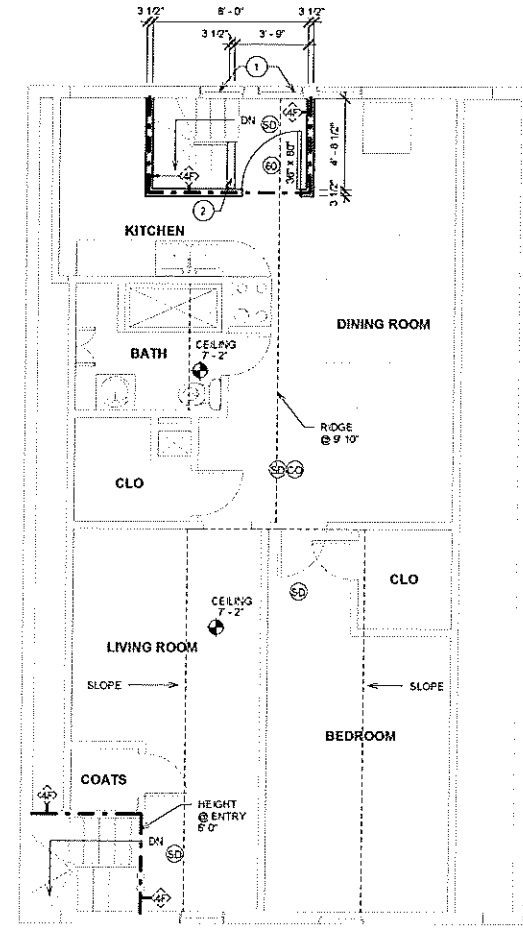
- 1 VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
- 2 ALL INTERIOR WALLS 2x4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B17400
- 3 ALL DOOR JAMBES 4" OFF WALL UNLESS NOTED OTHERWISE
- 4 CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
- 5 PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
- 6 PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN
- 7 PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 8 PATCH, PAINT AND REFRESH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN AND WHEN DAMAGED PAST POINT OF REPAIR
- 9 PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES
- 10 DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
- 11 PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
- 12 PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
- 13 HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
- 14 PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
- 15 PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL
- 16 INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
- 17 COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE
- 18 PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE
- 19 ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- 20 RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
- 21 PROVIDE DIMMERS AS DIRECTED BY OWNER
- 22 AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.



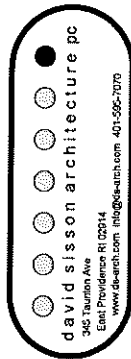
A1 FLOOR PLAN - 1ST FL
1/4" = 1'-0"



B1 FLOOR PLAN - 2ND FL
1/4" = 1'-0"



C1 FLOOR PLAN - 3RD FL
1/4" = 1'-0"



REV. #	DATE	ISSUED FOR	PERMITTED BY

46 Zone St
Providence, RI 02908
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PLANS 1ST FL, 2ND FL & 3RD FL



DATE SIGNED
2025-03-19

A4.0

