

160 CUMBERLAND

RESIDENCE

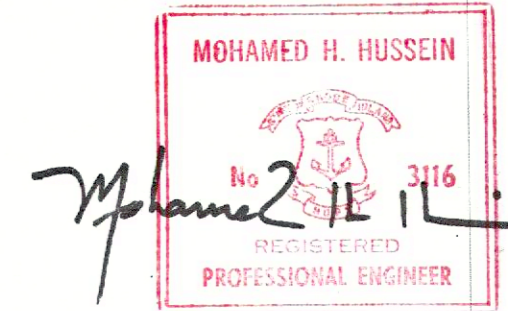
160 CUMBERLAND ST.
PROVIDENCE, RI



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Building Code Summary	State Building Code SBC-2 Rhode Island One and Two Family Dwelling Code	International Residential Code International Residential Code for One- and Two-Family Dwellings, 2018 Edition	907.2.10 Smoke Alarm Location (see below) Shall be installed... 1. In each bedroom. 2. Outside each sleeping area. 3. On each story, including basements and habitable attic. 4. At base of stairs. 5. For area 1,200 SF area.	907.2.16 Carbon monoxide alarm Location (see below) Shall be installed... 1. On each story, including basements and attics. 2. Within 10' of a bedroom door when on floor with bedrooms.	1020.2 Minimum Hallway Width 36"	1207.2 Minimum Height 7'-6" (50% of rm.) 1207.2 Bathrooms shall have a minimum ceiling height of 7'-0" inches. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6'-8".	1207.2 Exception 1 For rooms with sloped ceilings, 50% of floor area must have a ceiling height of at least 7'-0" and none of the floor area may have a ceiling height of less than 5'-0".
Energy Code Summary	Reference Energy Code SBC-8 Rhode Island State Energy Conservation Code International Energy Code International Energy Conservation Code, 2024 Edition	R301.1 Climate Zone 5	less than 3,000 SF R402.1.1 Max. Window U-Factor 0.28	R402.1.1 Max. Skylight U-Factor 0.50 R402.1.1 Max. Glazing SHGC NR R402.1.1 Min. Ceiling R-Value 49	R402.1.1 Min. Wood Wall R-Value 30 or 20+5ci or 13 + 10ci or 0 + 20ci R402.1.1 Min. Floor R-Value 30 or 19+7.5ci or 20ci R402.1.1 Min. Bsmt. Wall R-Value 15ci or 19 or 13+5ci	R402.1.1 Min. Slab R-Value/Depth 10ci, 3'-0" R402.1.1 Min. Crawl Space R-Value 15ci or 19 or 13+5ci	

GENERAL NOTES

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- + INTERIOR WALL BETWEEN GARAGE AND BUILDING IS NOMINAL 2x6 @ 16" O/C
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- + DIMENSIONS TO INTERIOR WALLS ARE TO CENTER OF WALL FRAMING

DRAWING LIST

Sheet Number	Sheet Name
2 OF 4	PROPOSED SITE PLAN
3 OF 4	EXISTING & PROPOSED BASEMENT FLOOR PLAN
4 OF 4	TYPICAL UPPER FLOORS PLAN

AREA SUMMARY

Name	Area
TYPICAL UPPER FLOOR AREA	1212 SF
BASEMENT	1212 SF

LEGEND

- (SC) SMOKE/CO DETECTOR
- (CO) CO DETECTOR
- (SD) SMOKE DETECTOR
- (HD) HEAT DETECTOR
- (EF) EXHAUST FAN
- (N)INSULATED 2x6 WALL
- (N)2X4 WALL
- SHELF / COUNTER
- EXISTING TO REMAIN
- ID### INTERIOR DOOR
- XD### EXTERIOR DOOR
- SD### SLIDING DOOR
- PD### GARAGE DOOR
- FX### FIXED WIN
- DH### DBL HUNG WIN
- SW### SLIDER WIN
- ### DIM IN FEET/INCHES
(2668 = 2'-6" x 8'-8")

Revision Date	Revision Number

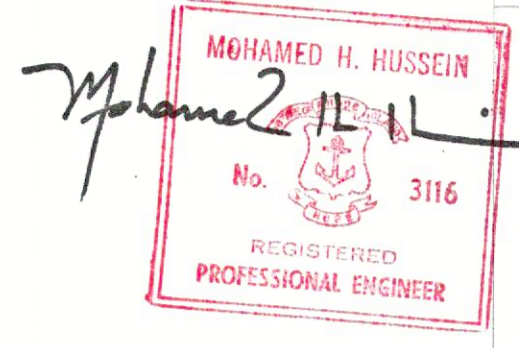
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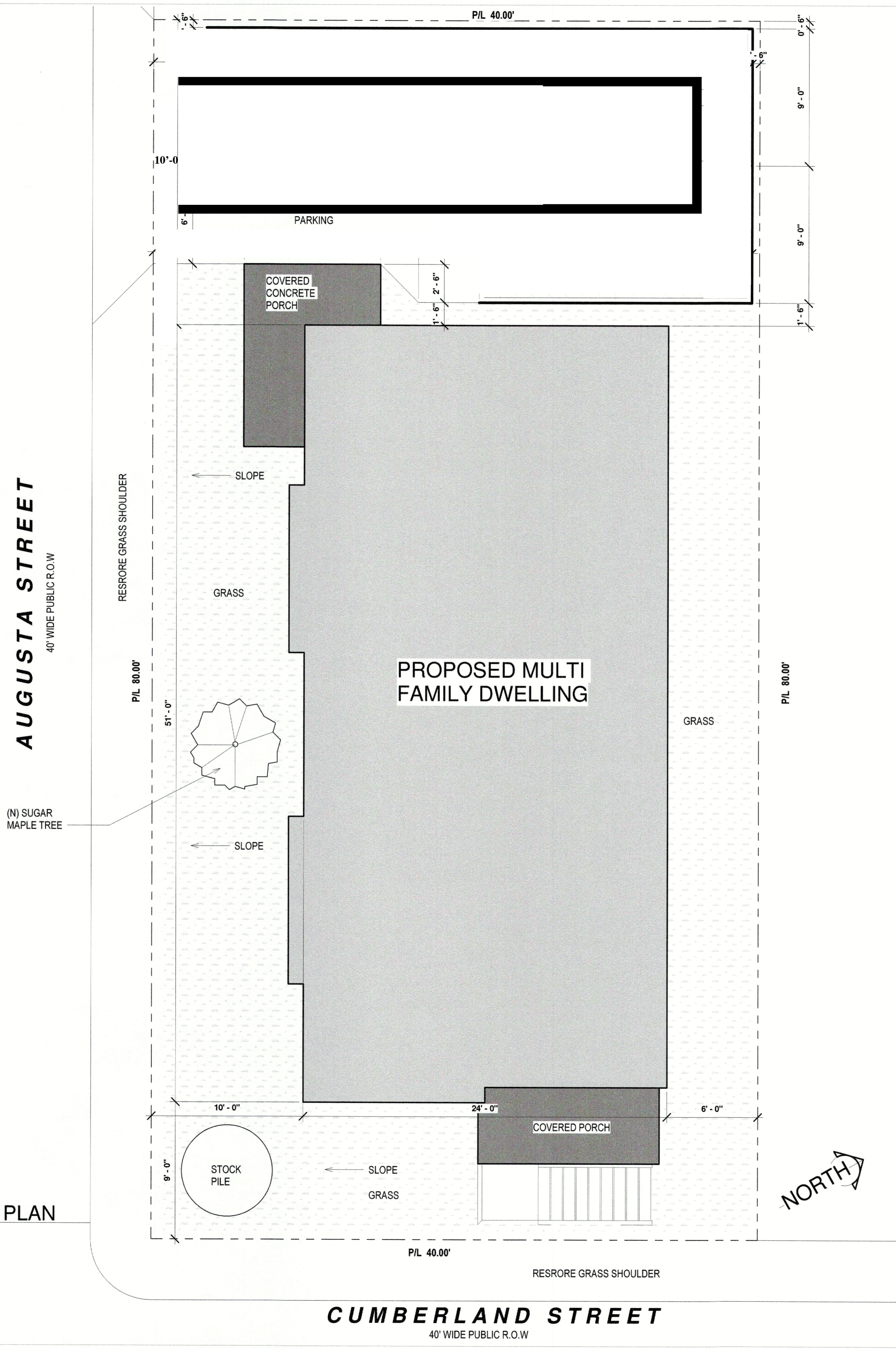
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2 OF 4

CONSTRUCTION DRAWINGS

2026 03 02

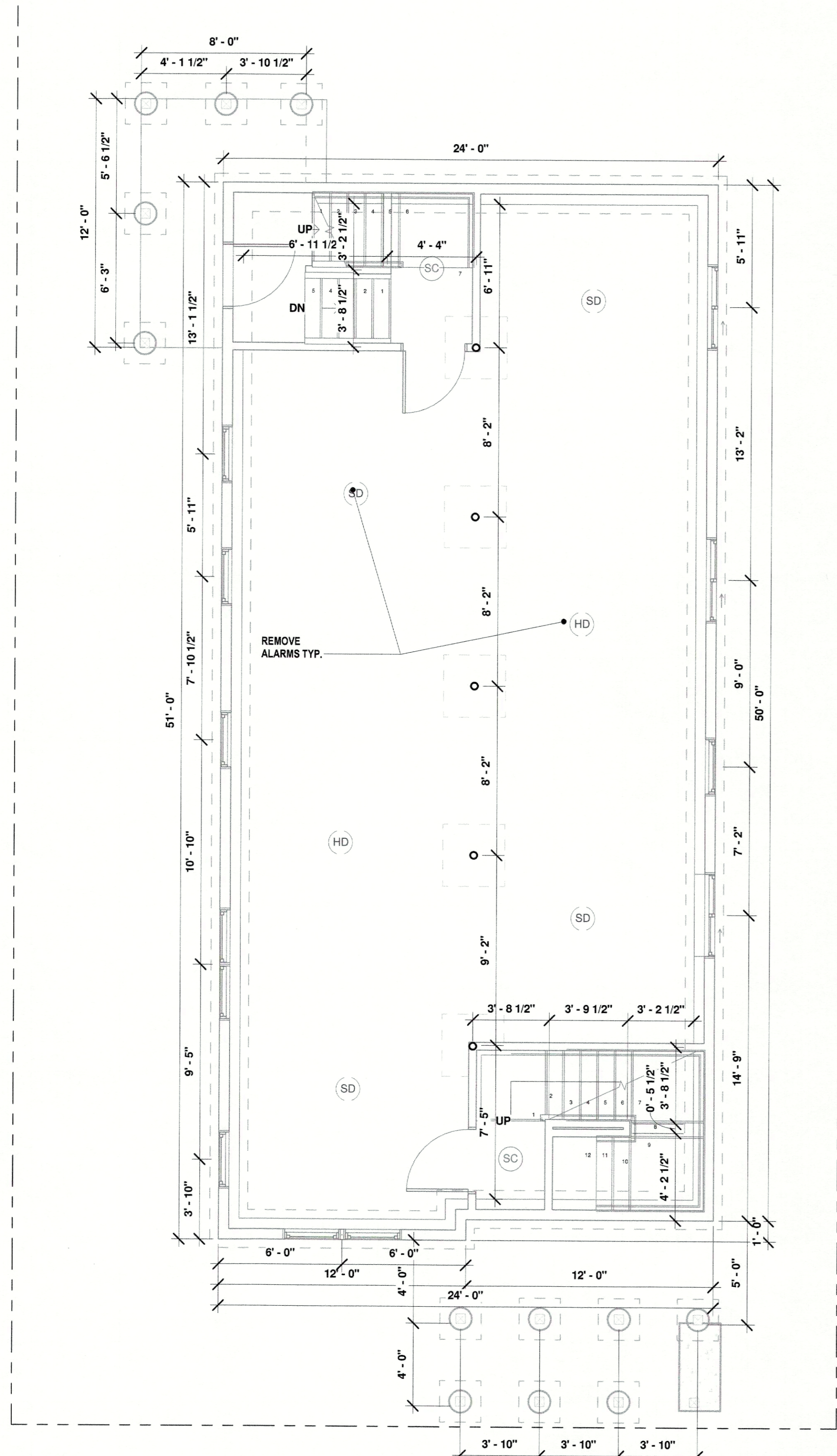


PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

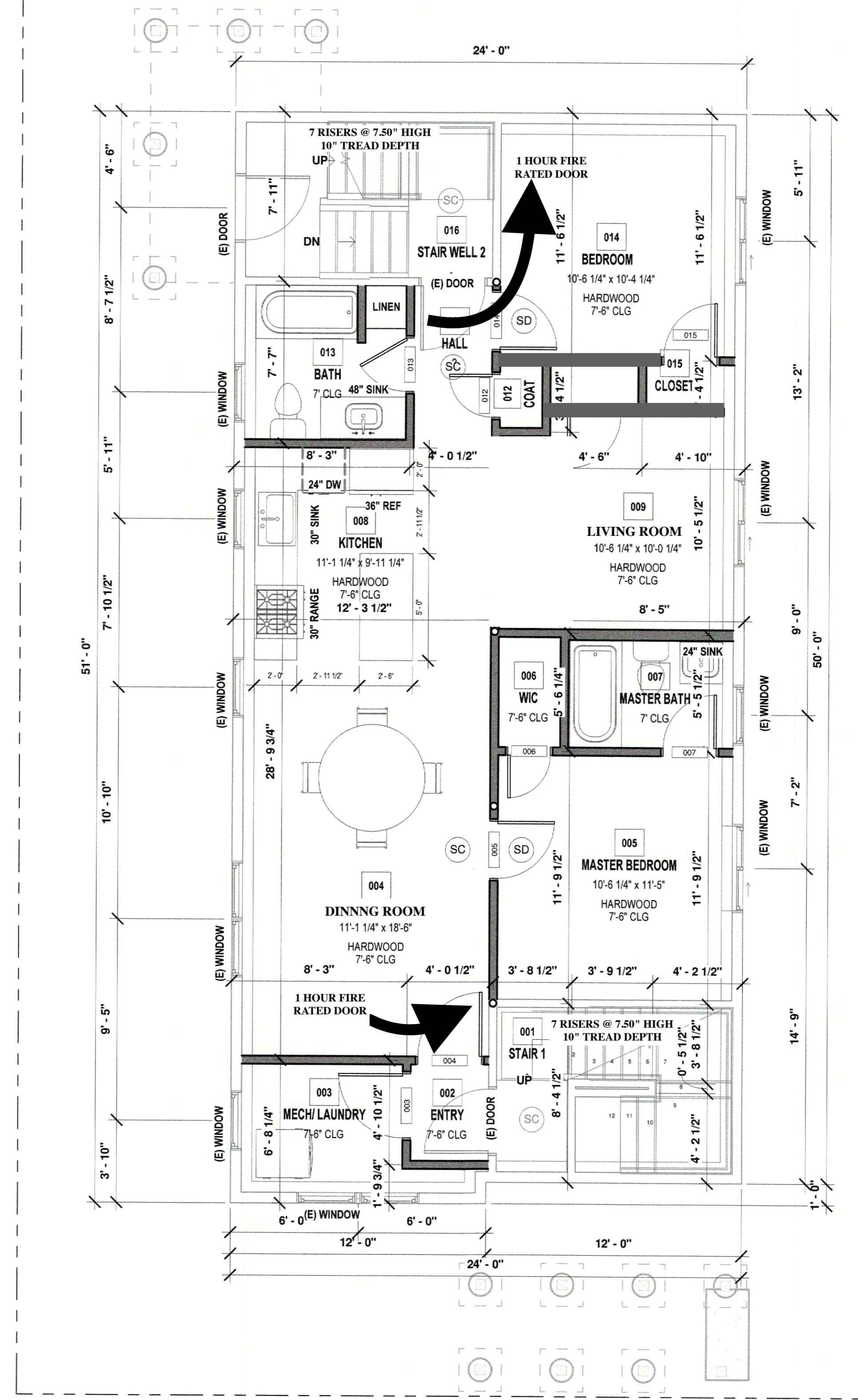
1
2
OF
4

AUGUSTA STREET
40' WIDE PUBLIC R.O.W.

CUMBERLAND STREET
40' WIDE PUBLIC R.O.W.



1 Existing Basement Plan
SCALE: 1/4" = 1'-0"



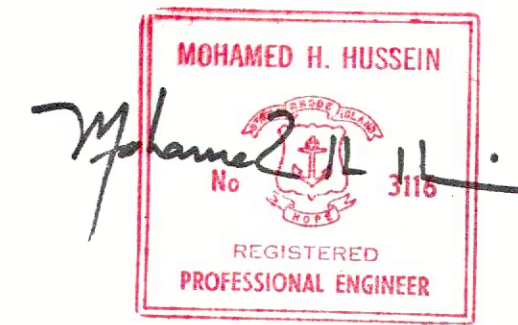
2 Proposed Basement Plan
SCALE: 1/4" = 1'-0"

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SLAB CONSTRUCTION
 -4" CONCRETE SLAB WITH 2" R-10 EPS INSULATION
 -6" WELDED-SIRE FABRIC REINFORCING AT MID-POINT OF SLAB
 -MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
 -6 MIL POLYETHYLENE VAPOR RETARDED, JOINTS LAPPED MIN. 6"
 -3/4" CRUSHED STONE, MINIMUM 6" DEEP

FOUNDATION CONSTRUCTION
 -12" Poured concrete wall on 30" x 12" footing
 -4" concrete slab on grade with R-10 EPS insulation
 -1/2" diam. anchor bolt @ 32" O.C. MAX. 12" FROM CORNER
 -MINIMUM 3,000 PSI AIR-ENTRAINED CONCRETE
 - WATERPROOFING UP TO GRADE
 - 2" EPS RIGID INSULATION AT EXTERIOR FACE OF WALL
 - WALL REBAR:
 -(1) #4 VERTICAL REBAR @ 48" O.C.
 -(3) #4 HORIZONTAL REBAR, SPACED EVENLY ON WALL
 -MAINTAIN 1" CLEAR FROM VERTICAL AND HORIZONTAL REBAR

FOOTING REBAR
 -(1) #4 VERTICAL REBAR DOWELS @ 48" O.C. BETWEEN FOOTING AT WALL
 UP MINIMUM 36" INTO FOUNDATION WALL
 -(3) #4 CONTINUOUS HORIZONTAL REBAR AT FOOTING, MIN. 3" FROM EDGE
 -(2) #4 HORIZONTAL REBAR @ 12" O.C. AT CORNER, MIN. 24" IN FROM CORNER ON EXTERIOR REBAR, MIN. 12" IN FROM CORNER AT INTERIOR REBAR



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BASEMENT	1212 SF

ALARM DEVICE SCHEDULE

LEVEL	ALARM DEVICE	COUNT
BASEMENT	CARBON MONOXIDE ALARM	4
BASEMENT	SMOKE DETECTOR	3

FLOOR FINISH SCHEDULE PER FINISH

BASE FINISH	AREA
CONCRETE	40.68 SF
HARDWOOD	871.78 SF
TILE	86.21 SF

FLOOR FINISH SCHEDULE PER LEVEL

NAME	BASE FINISH	AREA	LEVEL
BATH	TILE	49.91 SF	BASEMENT
STAIR WELL 2	HARDWOOD	72.03 SF	BASEMENT
BEDROOM 3	HARDWOOD	108.93 SF	BASEMENT
COAT	HARDWOOD	6.00 SF	BASEMENT
CLOSET	HARDWOOD	8.25 SF	BASEMENT
CLOSET	HARDWOOD	7.29 SF	BASEMENT
BEDROOM 2	HARDWOOD	103.05 SF	BASEMENT
HALL	HARDWOOD	27.79 SF	BASEMENT
KITCHEN	HARDWOOD	110.36 SF	BASEMENT
LIVING/ DINING	HARDWOOD	205.43 SF	BASEMENT
MECH/ LAUNDRY	CONCRETE	40.68 SF	BASEMENT
ENTRY	HARDWOOD	16.50 SF	BASEMENT
MASTER BEDROOM	HARDWOOD	120.11 SF	BASEMENT
WIC	HARDWOOD	15.01 SF	BASEMENT
MASTER BATH	TILE	36.30 SF	BASEMENT
STAIR 1	HARDWOOD	71.01 SF	BASEMENT

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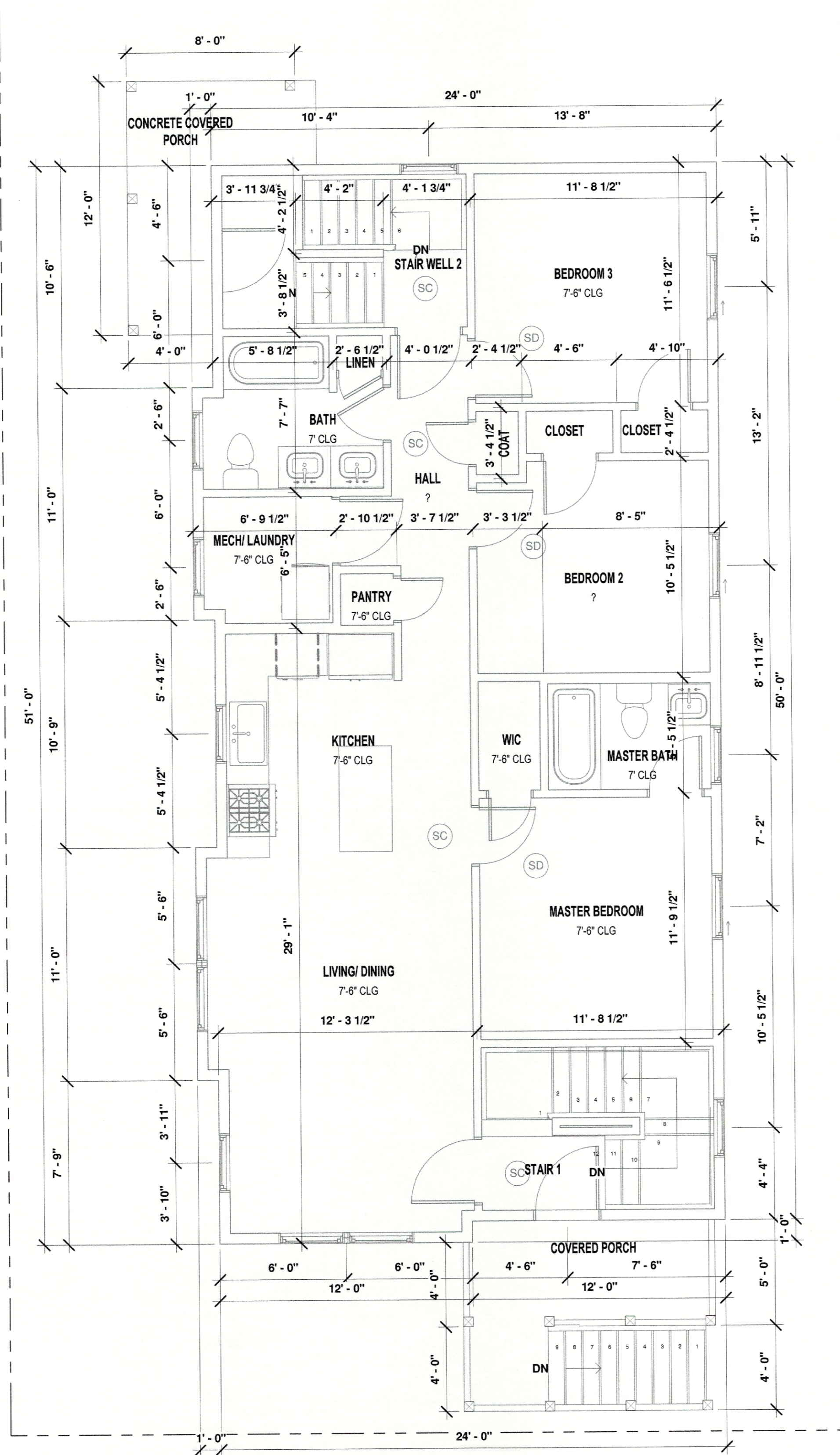
3 OF 4

CONSTRUCTION DRAWINGS

2026 03 02

DOOR SCHEDULE

MARK	ROUGH (1)		UNIT (2)		DOOR TYPE	QUANTITY
	WIDTH	HEIGHT	WIDTH	HEIGHT		
003	3'-2 1/2"	6'-10 1/2"	3'-0"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
004	3'-2 1/2"	6'-10 1/2"	3'-0"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
005	2'-10 1/2"	6'-9 1/2"	2'-8"	6'-7"	Door-Interior-Single-1, Panel-Wood	1
006	2'-2 1/2"	6'-10 1/2"	2'-0"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
007	2'-8 1/2"	6'-10 1/2"	2'-6"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
009	2'-10 1/2"	6'-9 1/2"	2'-8"	6'-7"	Door-Interior-Single-1, Panel-Wood	1
010	2'-8 1/2"	6'-10 1/2"	2'-6"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
012	2'-2 1/2"	6'-10 1/2"	2'-0"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
013	2'-8 1/2"	6'-10 1/2"	2'-6"	6'-8"	Door-Interior-Single-1, Panel-Wood	1
014	2'-10 1/2"	6'-9 1/2"	2'-8"	6'-7"	Door-Interior-Single-1, Panel-Wood	1
015	2'-8 1/2"	6'-10 1/2"	2'-6"	6'-8"	Door-Interior-Single-1, Panel-Wood	1



1 OF 4 TYPICAL UPPER FLOORS PLAN
SCALE: 1/4" = 1'-0"

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ROOF CONSTRUCTION
 - CONTINUOUS SOFFIT VENT
 - 30 YEAR ROOF SHINGLES, COLOR BY OWNER
 - ICE + WATER SHIELD
 - 15LB FELT UNDERLAYMENT
 - 5/8" EXTERIOR GRADE OSB SHEATHING
 - ROOF RAFTERS, REFER TO PLANS FOR SIZING
 - R-49 BATT OR SPRAY FOAM INSULATION
 - 1x3 STRAPPING @ 16" OC
 - 1/2" DRYWALL WITH SKIM COAT PLASTER
 - PAINT, COLOR BY OWNER
 - ALUMINIUM Drip EDGE
 - ALUMINIUM GUTTERS AND DOWNSPOUTS
 - COMPOSITE FASCIA

EAVE CONSTRUCTION
 - 30 YEAR ROOF SHINGLES, COLOR BY OWNER
 - ICE + WATER SHIELD
 - 15LB FELT UNDERLAYMENT
 - 5/8" EXTERIOR GRADE OSB SHEATHING
 - R-50 SPRAY FOAM INSULATION
 - ALUMINIUM Drip EDGE
 - ALUMINIUM GUTTERS AND DOWNSPOUTS
 - COMPOSITE FASCIA
 - CONTINUOUS SOFFIT VENT

CEILING CONSTRUCTION
 - CEILING JOISTS, SIZE AND SPACING BY ENGINEER
 - 1x3 STRAPPING @ 16" OC
 - 1/2" DRYWALL WITH SKIM COAT PLASTER
 - PAINT, COLOR BY OWNER



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