

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

OCT 31 2025

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: Lewis Silveira Applicant Mailing Address
Email: construction.maximus.llc@gmail.c Street: 91 Wisteria Drive
Phone: 401-261-0078 City, State, Zip: Coventry, RI 02816

Owner: Naman Shah Owner Mailing Address
Email: shrutidoshi79@gmail.com Street: 22 Longmont St
Phone: 571-420-7584 City, State, Zip: Providence, RI 02908

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-25-1188
2. Street Address of Subject Property: 22 Longmont Street
Assessor's Plat and Lot Numbers of Subject Property: 76-343
3. Base Zoning District(s): R-3
Overlay District(s): None

4. Date owner purchased the Property: 2024-06-24

5. Building construction type(s): 5B

6. Dimensions of each lot:

Lot # <u>343</u>	Width <u>40.105'</u>	Depth <u>110.41'</u>	Total area <u>4,398</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

7. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1,176 sq.ft</u>	Area of Footprint _____
Overall Height <u>~38'</u>	Overall Height _____
# of Stories <u>2</u>	# of Stories _____

8. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>No changes</u>	Area of Footprint _____
Overall Height <u>No changes</u>	Overall Height _____
# of Stories <u>No changes</u>	# of Stories _____

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

10. Proposed Zoning Use of the Property: Residential - 2 family + ADU

11. Number of Parking Spaces:

of existing spaces 3 # 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):

Converting basement to a two bedroom ADU.

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

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<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>R501.6</u>	<u>Change in Space Conditioning</u>
<u>R502</u>	<u>Building thermal envelope</u>
<u>Table 402.1.3</u>	<u>Insulation minimum R- Values</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):

Naman Shah

Type Name

Naman Shah

Signature

Naman Shah

Type Name

Signature

Applicant(s)/Appellant(s):

Lewis Silveira

Type Name

Lewis Silveira

Signature

Lewis Silveira

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:

RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)

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.

This is an existing house. The goal of this project is to create an ADU in the basement by implementing interior alterations. As part of this process, we are verifying and upgrading fire separations between the basement and the rest of the house (ceiling and walls of the stairwells, 1 hour), installing self-closing fire rated doors into stairwells (1 hour), as well as installing smoke and CO detectors. Our request is to do this work without the need for installation of a sprinkler system.

SECTION 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 stairs.

This is an existing home built many years ago. The existing interior stairs do not meet the requirements of 1011.5.2

RISBC-8 Rhode Island Energy Conservation Code (510-RICR-00-00-8)

SECTION R501.6 Change in Space Conditioning

Any unconditioned or low-energy space that is altered to become conditioned space shall be required to be brought into full compliance with Section R502.

SECTION R502 Building Thermal Envelope

New building thermal envelope assemblies that are part of the addition shall comply with Sections R402.1, R402.2, R402.4.1 through R402.4.5, and R402.5.

TABLE 402.1.3 Insulation Minimum R-Values

The Slab-on-grade floor insulation should be of R-value 10, extended 3 feet downward from the top of the slab on the outside or inside of the foundation wall.

There is an existing concrete slab already in place and it does not meet the requirements of Section R502.

Please note that we have:

- 1. Added fire rated doors at both stairwells.*
- 2. Fire rated both enclosed stairwells.*
- 3. Added smoke and CO detectors at the basement level.*
- 4. Insulated furring wall system at below-grade walls to comply with the 2024 IECC requirements.*
- 5. Added smoke stop canisters at island range hood.*

1

2

3

4

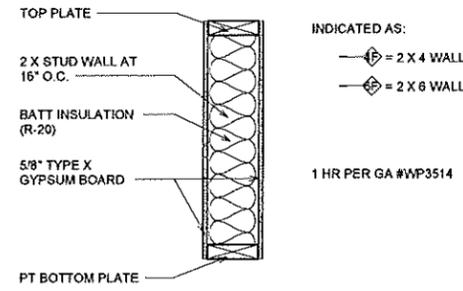
DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

A

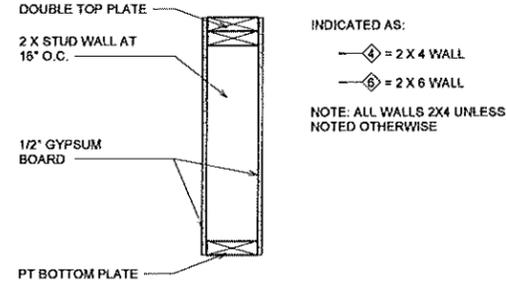
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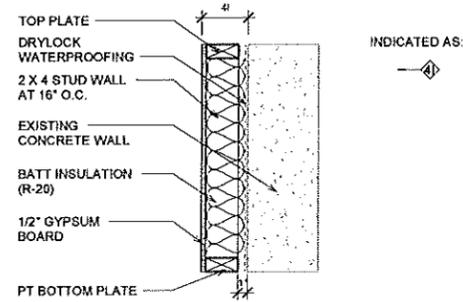
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B1 FIRE RATED WALL SYSTEMS
1 1/2" = 1'-0"



C1 INTERIOR WALL SYSTEMS
1 1/2" = 1'-0"



B2 FURRING WALL SYSTEMS
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
A1.0	GENERAL NOTES & SPECIFICATIONS
A3.0	DEMOLITION BASEMENT & 1ST FL
A4.0	PLANS BASEMENT & 1ST FL
A6.0	REFLECTED CEILING PLAN - BASEMENT
A7.0	INTERIOR ELEVATIONS & DETAIL

PROJECT INFORMATION

ASSESSORS MAP #. 78
ASSESSORS LOT #. 343
LOT SIZE: 4,398 SF

STREET ADDRESS: 22 LONGMONT ST, PROVIDENCE RI 02908

OWNER:
THE SHAH FAMILY TRUST
22075 AUCTION BARN DR
ASHBURN VA 20148

YEAR BUILT: 2022

NARRATIVE SCOPE OF WORK: CONVERTING BASEMENT TO A TWO BEDROOM ADU

TYPE OF CONSTRUCTION: 5B

BUILDING USE / OCCUPANCY: R3 (RESIDENTIAL, TWO FAMILY)

BASE ZONING DISTRICT: RA
OVERLAY ZONING DISTRICT: NONE

PROPOSED LIVING UNITS: 1

CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
- RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE
- 2018 INTERNATIONAL FIRE CODE
- RHODE ISLAND FIRE SAFETY CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION 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
- NFPA 70, NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL FUEL GAS CODE
- PROVIDENCE ZONING ORDINANCE

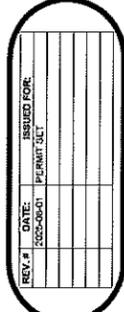
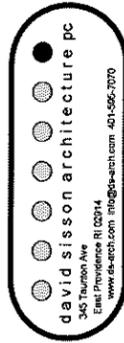
ENERGY CODE INFORMATION

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

NEW CONSTRUCTION (IECC 2024)

- CEILING: R-49 INSULATION
- WALL INSULATION: R-20 BATT INSULATION
- BASEMENT WALL: R-15 RIGID INSULATION OR R-19 BATT INSULATION
- FLOOR INSULATION: R-30 BATT INSULATION
- WINDOWS: U-VALUE 0.30 OR BETTER

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	<p>SITE LOCATION: 22 LONGMONT ST Providence, RI 02908</p>
ARCHITECTURAL SYMBOLS		VICINITY MAP



A

1 GENERAL REQUIREMENTS

- 1. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
3. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
4. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
5. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
6. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK. ALL PERMITS, LICENSES, ETC. SHALL BE OBTAINED BEFORE WORK IS BEGUN.
8. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS.
9. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
10. WHEN A SYSTEM OR CIRCUIT IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
11. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.
12. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
13. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENT OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS SPECIFICALLY NOTED.
14. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
15. BEFORE FINAL DRAWINGS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION, THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO INSURE THEIR COMPLIANCE WITH ALL APPLICABLE LOCAL AND NATIONAL CODES. IF CODE DISCREPANCIES IN DRAWINGS AND/OR SPECIFICATIONS ARE NOTED, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING BY THE CONTRACTOR OR BUILDING OFFICIAL, AND ALLOWED TO ALTER THE DRAWINGS AND SPECIFICATIONS SO AS TO COMPLY WITH GOVERNING CODES BEFORE CONSTRUCTION BEGINS.
16. UPON WRITTEN RECEIPT OF APPROVAL FROM THE GOVERNING OFFICIAL, APPROVED FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT BY THE CONTRACTOR. IF CODE DISCREPANCIES ARE DISCOVERED DURING THE CONSTRUCTION PROCESS, THE ARCHITECT SHALL BE NOTIFIED AND ALLOWED AMPLIFIED TIME TO REMEDY SAID DISCREPANCIES.
17. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
18. ALL CONTRACTORS, SUPPLIERS, AND FABRICATORS SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DRAWINGS, AND FOR THE SUPPLY AND DESIGN OF APPROPRIATE MATERIALS AND WORK PERFORMANCE.
19. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE HANDLED, APPLIED, INSTALLED, ERECTED, USED, CLEANED, AND CONDITIONED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
20. ALL ALTERNATES ARE AT THE OPTION OF THE OWNER AND SHALL BE AT THE OWNER'S REQUEST, CONSTRUCTED IN ADDITION TO OR IN LIEU OF THE TYPICAL CONSTRUCTION, AS INDICATED ON THE DRAWINGS.

DESIGN LOADS

Table with columns for location (ROOF, FLOOR, BALCONES AND DECKS, SOL PRESSURE) and load specifications (DEAD LOAD, SNOW LOAD, LIVE LOAD, etc.).

PRIOR TO START OF CONSTRUCTION, VERIFY DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. CHECK WITH LOCAL BUILDING AGENCIES FOR WIND, SEISMIC, SNOW AND OTHER SPECIAL LOADING CONDITIONS. IF DISCREPANCIES ARE DISCOVERED, ARCHITECT SHALL BE NOTIFIED.

BASIC WIND SPEED = 100 MPH PER TABLE R301.2(4) (Vw = BASIC WIND SPEED + 1.291 = 129.1 MPH WIND)
TOPOGRAPHIC EFFECTS = NO
WEATHERING = SEVERE
FROST LINE DEPTH = 40"
TERRITORY = MODERATE TO HEAVY PER FIGURE R301.2(1)
WIND EXPOSURE CATEGORY = YES
WIND EXPOSURE CATEGORY = SURFACE ROUGHNESS B, EXPOSURE B (PER R301.2.1.4)
CLIMATE ZONE = SA

WIND-BORNE DEBRIS REGION = NO PER R301.2(1) (WIND ZONE 1)
HURRICANE-PRONE REGIONS = YES PER R301.2(1)
PROTECTION OF OPENINGS = NO PER R301.2.1.2 (ONLY REQ'D IN WIND ZONE 3)

DESIGN PER RHODE ISLAND STATE ONE AND TWO FAMILY DWELLING CODE APPENDIX AA - NO (ONLY REQUIRED IN WIND ZONES 2 AND 3)

HEADERS NOT SHOWN ON DRAWINGS, PER "HEADER SCHEDULE" THIS SHEET

2 SITE WORK

- A. PERFORM EXCAVATION, ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES, TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON THE DRAWINGS.
B. PROVIDE CONSISTENT COMPACTION OF THE TOP 8" OF SUB-GRADE, FILL, AND BACKFILL MATERIAL BENEATH STRUCTURES, WALKS, AND PAVEMENTS TO MEET THE STATED SOL PRESSURE.
C. PROVIDE SOL POSITIONING TO CONTROL TERMITES AS REQUIRED BY GOVERNING CODES.
D. PROVIDE AND INSTALL VENTILATION FOR RADON GAS AS REQUIRED BY LOCAL BUILDING AGENCIES AND GOVERNING CODES.
E. TOP OF FOUNDATION ELEVATION IS ASSUMED TO BE 6" ABOVE THE FINAL GRADE AT THE OVERHEAD GARAGE DOOR OPENING. CHANGES IN THE FOUNDATION WALL ELEVATION RELATIVE TO THE FINAL GRADE WILL RESULT IN CHANGES TO THE FOUNDATION DRAWINGS AS WELL AS CHANGES TO THE GARAGE/HOUSE ENTRY STAIR.
F. PROVIDE FOOTING DRAINS PER R405.1. DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS. PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK, NOT LESS THAN ONE 8" EYE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

3 CONCRETE

- A. PROVIDE CONCRETE COMPLYING WITH ASTM C84. UNLESS OTHERWISE NOTED, CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS AS MINIMUMS:
1. CONCRETE FOOTINGS AND FOUNDATIONS: 3,000 PSI
2. CONCRETE FLOOR SLABS, WALKS, DRIVES, AND PATIOS: 3,800 PSI
3. PROVIDE CONSTRUCTION JOINTS SO PANEL SIZE DOES NOT EXCEED 40SF.
B. PROVIDE REINFORCEMENT OF THE SIZE AND SPACING INDICATED ON DRAWINGS. REINFORCING SHALL COMPLY WITH THE FOLLOWING MINIMUMS:
1. BARS: ASTM A615, GRADE 40, FORTIFIED BARS.
2. WELDED WIRE FABRIC: ASTM A195

B

- C. UNLESS NOTED OTHERWISE, ALL SLABS ON GRADE SHALL BE 4" THICK, REINFORCED WITH #6 W/ 4W/14W W/M, AND PLACED OVER 4" MINIMUM COMPACTED SAND OR GRAVEL. FILL IN INTERIOR SLABS SHALL BE PLACED OVER 6" W/1" STABILIZED POLYETHYLENE VAPOR BARRIER. COORDINATE WITH RADON REMOVAL PROCEDURES.
D. FOOTING SIZES SHOWN ARE TYPICAL ONLY FOR STATED SOL PRESSURE AND CONSISTENT COMPACTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.
E. PRECAST CONCRETE LINTELS SHALL BE INSTALLED AND REINFORCED AS PER MANUFACTURER'S SPECIFICATIONS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DESIGN OF PRECAST CONCRETE LINTELS.

4 MASONRY

- A. PROVIDE STANDARD WEIGHT HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU) COMPLYING WITH ASTM C90, GRADE II, TYPE 1.
B. REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS:
1. BARS: ASTM A615, GRADE 40, FORTIFIED BARS.
2. WIRE JOINT REINFORCEMENT: ASTM A62, GALVANIZED.
C. PROVIDE MORTAR TYPE "S" IN ACCORDANCE WITH ASTM C270.
D. PROVIDE GROUT IN ACCORDANCE WITH ASTM C478. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI UNLESS NOTED OTHERWISE.
E. PROVIDE REINFORCEMENT IN VERTICAL CELLS OR CONCRETE MASONRY UNITS (FULLY EMBEDDED IN GROUT) AS FOLLOWS:
1. TYPICAL REINFORCEMENT SHALL BE ONE #4 AT EACH CORNER, AT BOTH SIDES OF OPENINGS AND AT MAXIMUM SPACING OF 48" O.C.
2. REINFORCE ALL VERTICAL CELLS OF CONCRETE MASONRY UNITS SUPPORTING CONCENTRATED LOADS (PARTITIONS, ETC.) AT 8" O.C. REINFORCE EACH VERTICAL CELL WITH ONE #4 AND SOLIDLY W/IT GROUT.
F. BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY CONCRETE AND/OR MASONRY, UNLESS NOTED OTHERWISE, AND SHALL COMPLY WITH THE FOLLOWING:
1. MINIMUM OF 4" BEARING.
2. HEIGHT AND WIDTH AS REQUIRED BY BEAM.
3. TREATED LUMBER BENEATH ALL WOOD BEAMS.
4. PROVIDE VERTICAL REINFORCING.

5 METALS

- A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE ASTM SPECIFICATIONS AS FOLLOWS: ASTM A36, ASTM A33, ASTM A501, ASTM A507, AND ASTM A325.
B. ALL STEEL CONNECTIONS SHALL BE DESIGNED ACCORDING TO AISC MANUAL OF STEEL CONSTRUCTION AND DETAILED BY A QUALIFIED STRUCTURAL STEEL DETAILER & STAMPED BY A LICENSED STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT STEEL SHOP DRAWINGS TO ARCHITECT PRIOR TO STEEL ERECTION.
C. RETRACTABLE STAIRS: ATTIC LADDERS SHALL BE "LIST" AS MANUFACTURED BY FINRO.

6 WOOD AND PLASTICS

- A. LUMBER SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH:
1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INCLUDED IN THAT MANUAL.
2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
3. STANDARD SPECIFICATIONS FOR GRADES OF CALIFORNIA REDWOOD LUMBER" OF THE REDWOOD INSPECTION BUREAU FOR REDWOOD.
4. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESURE TREATED LUMBER AND PLYWOOD.
5. WESTERN RED CEDAR LUMBER ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR CEDAR.
B. PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:
1. FRAMING MEMBERS:
A. ALL INTERIOR OR OTHERWISE PROTECTED DIMENSION LUMBER SHALL BE SPRUCE-PINE-FIR (SPF) GRADE NO. 2 OR BETTER FOR RAFTERS, JOISTS, HEADERS, AND STUDS, UNLESS NOTED OTHERWISE.
2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.
3. SHEATHING:
A. ALL ROOF, FLOOR, AND WALL PANELS SHALL BE APA RATED EXPOSURE 1 SHEATHING COMPLYING WITH DOC P1 AND PS 2. FULL AND SPAN SHALL BE USED TO THE MAXIMUM EXTENT PRACTICABLE.
B. FLOOR SHEATHING:
1. MINIMUM SPAN RATING: 32/18
2. MINIMUM THICKNESS: 23/20"
3. GLUED AND NAILED WITH TONGUE AND GROOVE JOINTS.
4. FASTENERS: 6D COMMON AT 6" O.C. ALONG SUPPORTED EDGES AND 12" O.C. INTERMEDIATE.
5. NOTE: USE APA RATED STUD-1 FLOOR OR ADVANTECH.
C. ROOF SHEATHING:
1. MINIMUM SPAN RATING: 32/18
2. MINIMUM THICKNESS: 5/8" T&G
3. GLUED AND NAILED WITH TONGUE AND GROOVE JOINTS.
4. FASTENERS: 6D COMMON.
5. FASTENER SPACING GENERAL: 6" O.C. ALONG SUPPORTED EDGES AND 6" O.C. INTERMEDIATE. WITHIN 4 FT. OF GABLE END WALLS: 4" O.C.
D. WALL SHEATHING:
1. ALL EXTERIOR WALL SHEATHING (1/2" THICK PLYWOOD OR OSB SHEATHING) PANELS IS TO BE CLEANED FREE OF DEBRIS AND THEN NAILED TO THE FRAMING MEMBERS WITH 10D NAILS ON A 6" O.C. (EDGES) & 6" O.C. (FIELD) NAILING PATTERN, UNLESS OTHERWISE NOTED. SOLID BLOCK ALL JOINTS TYPICAL LAYOUT THROUGH SUCH THAT THERE IS A MINIMUM OF 16" EXTENDING IN EACH DIRECTION BEYOND THE FLOOR FRAMING. IF THIS CANNOT BE ACHIEVED THEN STRAPPING MUST BE USED. CONTACT ARCHITECT FOR STRAPPING SPACING AND DEVELOPMENT LENGTH BEFORE INSTALLATION.
E. UNDER LAYMENT: 1/8" LAM UNDERLAMENT GRADE (AT W/1 ONLY).
F. PROPER ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR PLYWOOD.
C. HOLD-DOWNS AND FRAMING CONNECTORS:
1. ALL STRUCTURAL FRAMING CONNECTORS, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE "STRONG TIE" AS MANUFACTURED BY THE SIMPSON CO. IN ACCORDANCE WITH "WOOD CONSTRUCTION CONNECTORS" CATALOG C-2009. ALL FASTENERS (TYPE, SIZE, AND QUANTITY) SPECIFIED IN SIMPSON'S CONNECTOR SCHEDULE SHALL BE INSTALLED. THE ABBREVIATION "SST" ON THE DRAWINGS INDICATE FASTENERS/CONNECTORS AS MANUFACTURED BY SIMPSON STRONG TIE.
2. ALL CONNECTORS AND FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE SHIP- COATED AND/OR STAINLESS STEEL TO SUIT THE SPECIFIC EXPOSURE(S) AND WOOD PRESERVATIVE(S) IN ACCORDANCE WITH SIMPSON STRONG-TIE RECOMMENDATIONS. THE CONTRACTOR SHALL REVIEW DOCUMENTATION CONTAINED IN THE SIMPSON STRONG-TIE CATALOG AND PROVIDE CONNECTORS AND FASTENERS THAT ARE ACCEPTABLE FOR THE EXPOSURE AND CHEMICAL PRESERVATIVES USED ON THE PROJECT. THE REVIEW SHALL CONSIDER THE TYPE OF PRESERVATIVE(S), PRESERVATIVE RETENTION LEVEL(S), AND EXPOSURE ENVIRONMENT(S).
3. ALL CONNECTORS AND FASTENERS FOR EXPOSED PORCH AND DECK FRAMING IN COASTAL ENVIRONMENTS SHALL BE STAINLESS STEEL.
4. INSTALL JOIST AND BEAM HANGERS CAPABLE OF SUPPORTING THE MAXIMUM ALLOWABLE LOAD OF JOIST OR BEAM BEING SUPPORTED.
D. LAMINATED VENEER LUMBER (LVL)
1. LAMINATED VENEER LUMBER SHALL BE 1 1/2" T/MCRO LAM LVL BY TRUS JOIST, OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED.
2. PARALLEL STRAND LUMBER (PSL) PARALLEL STRAND LUMBER SHALL BE 1 1/2" PARALLEL PSL BY TRUS JOIST, OR APPROVED EQUAL, UNLESS OTHERWISE INDICATED.
3. ENGINEERED WOOD JOISTS, JOISTS AND ACCESSORIES INCLUDING RM JOISTS SHALL BE THE PRODUCTS OF TRUS JOIST, OR APPROVED EQUAL.
4. USE EXTERIOR GRADE MFCRO LAM IN ALL AREAS SUBJECT TO MOISTURE.
E. PLATE CONNECTED WOOD TRUSSES:
1. DESIGN AND FABRICATION OF TRUSSES SHALL BE SUBJECT TO THIRD PARTY INSPECTION.
2. TRUSSES SHALL BE DESIGNED FOR ALL COMBINATIONS OF DEAD, LIVE, WIND, AND SNOW LOADS AS REQUIRED UNDER THE REFERENCED CODES. SNOW LOADING SHALL INCLUDE UNIFORM UNBALANCED DRIFTING AND/OR SUBJECT TO SUIT EACH CONDITION.
3. THE TRUSS SUPPLIER SHALL DESIGN ALL REQUIRED TRUSS CONFIGURATIONS, INCLUDING BUT NOT LIMITED TO COMMON, GORDER, JACK, HIP, VALLEY, AND SPECIAL.
4. IF THE TRUSS SUPPLIER PROPOSES TO USE DIMENSIONAL FRAMING TO SUIT VARIOUS CONDITIONS IN ADDITION TO ANY SUCH LOCATIONS SHOWN ON THE DRAWINGS, THAT WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR SUCH THAT ALL WORK IS INCLUDED UNDER THE CONTRACT.

C

- 5. TRUSSES SHALL BE DESIGNED SUCH THAT BUCKLING OF ANY INDIVIDUAL MEMBERS IS RESTRICTED INTERNALLY BY THE INDIVIDUAL TRUSS THROUGH SUITABLE MEANS, SUCH AS T-O-R-I-BRACING.
6. TRUSSES SHALL BE ERECTED IN ACCORDANCE WITH TPI AND TRUSS MANUFACTURER PUBLICATIONS. PROVIDE ALL TEMPORARY BRACING AS SHOWN ON SUBMITTALS AND IN APPROPRIATE PUBLICATIONS.
7. PROVIDE FLOOR TRUSSES CAPABLE TO SUSTAIN THE STATED LOADS FOR THE SPANS, PROFILES, AND ARRANGEMENT SHOWN ON THE DRAWINGS. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND SPACING OF ALL TRUSSES. CONTRACTOR TO SUBMIT TRUSS DRAWINGS AND/OR ROOF FRAMING DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. PROVIDE HURRICANE CLIPS, HOLD-DOWNS, STRAPS AND OTHER CONNECTORS AS REQUIRED BY TRUSS MANUFACTURER. DESIGN OF ALL CONNECTORS BY TRUSS MANUFACTURER.
F. PRESSURE TREATED LUMBER:
A. DIMENSION LUMBER FOR THE FOLLOWING LOCATIONS SHALL BE PRESSURE PRESERVATIVE-TREATED (PT) SOUTHERN PINE #2 OR BETTER:
- PORCHES, DECKS, AND OTHER FRAMING EXPOSED TO THE WEATHER.
- INTERIOR WOOD JOISTS WITHIN 18" OF EXPOSED GROUND.
- INTERIOR TIMBER OR BUILT-UP BEAMS WITHIN 12" OF EXPOSED GROUND.
- SILL PLATES.
- ALL WALL FRAMING AND SHEATHING LESS THAN 6" FROM EXPOSED GROUND.
B. ALL PT LUMBER TO BE TREATED WITH A PENETRATING WATER REDUCER (SUCH AS BOILED LINSEED OIL) IN ORDER TO INCREASE THE LIFE OF THE STRUCTURE. ALL PT LUMBER IS TO HAVE ANY CUT ENDS FIELDED TREATED WITH VOLCAN'S WOODLIFE COPPERCOAT.
G. WOOD INSTALLATION:
UNLESS NOTED OTHERWISE, PROVIDE:
1. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
2. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS.
3. DOUBLE JOISTS OR JOISTS AT 12" O.C. AT ALL KITCHENS AND BATHS.
4. PROVIDE HEADERS PER "HEADER SCHEDULE" OR AS INDICATED ON THE DRAWINGS.
5. ONE ROW OF 1X3 CROSS-BRACING OR METAL BRACING FOR EACH 8'-0" OF JOIST SPAN.
B. STUD SPACING AT ALL EXTERIOR AND BEARING WALLS SHALL BE 16" O.C. MINIMUM.
C. STUD SPACING SHALL NOT EXCEED THE FOLLOWING HEIGHTS WITHOUT CONTINUOUS LATERAL SUPPORT PERPENDICULAR TO THE PLANE OF THE WALL AT THE STATED HEIGHT OR LESS. STUDS SHALL BE CONTINUOUS BETWEEN POINTS OF LATERAL SUPPORT:
1. BEARING WALLS:
A. 2X4: 10'-0"
B. 2X6: 12'-0"
2. NON-BEARING WALLS:
A. 2X4: 14'-0"
B. 2X6: 20'-0"
D. UNLESS NOTED OTHERWISE, RAFTERS, CEILING JOISTS, COLLAR TIES, AND PURLINS SHALL BE SIZED AND SPACED IN ACCORDANCE WITH FHA REQUIREMENTS OR GOVERNING CODES, WHICHEVER IS MORE RESTRICTIVE.
E. STAR CONSTRUCTION SHALL CONSIST OF (2X12) STRANGERS, 5/4" OR 2X THICK TREAD AND 3/4" THICK RISERS OR SMALLER FABRICATED TO MEET THE REQUIREMENTS OF THE MANUFACTURER.
F. ALL WOOD PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESURE TREATED. AT EXTERIOR WALLS INSTALL PLATES OVER FOAM SILL SEALER GASKET.
G. PROVIDE 2" TREATED LUMBER OR METAL BRACING FOR EACH 8'-0" OF JOIST BENEATH FULL BEARING OF WOOD BEAMS BEARING ON CONCRETE OR MASONRY.
H. PROVIDE SIMPSON STRONG WALL GARAGE PORTAL SYSTEM AROUND ALL OVERHEAD DOORS WITH A WIDTH GREATER THAN 8'. INSTALL GARAGE PORTAL SYSTEM PER MANUFACTURER'S RECOMMENDED GUIDELINES.
I. ALL FRAMING SHALL BE ERECTED TRUE TO LINE, PLUMB AND LEVEL, AND SHALL BE FASTENED TO DEVELOP THE FULL STRENGTH OF THE ASSEMBLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
J. DIMENSION LUMBER BEAMS FRAMING INTO FLUSH STEEL AND LVL BEAMS SHALL BE SET 1/4" ABOVE THE TOP OF BEAM TO ACCOMMODATE SHRINKAGE.
K. ALL CONTINUOUS POSTS SHALL BE LATERALLY BRACED IN BOTH DIRECTIONS AT EACH FLOOR AND CEILING LEVEL.
L. ALL ENGINEERED PRODUCTS SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH PRODUCT MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS. WITH THE EXCEPTION OF MANUFACTURER PROVIDED KNOCKOUTS, NO HOLES SHALL BE FIELD-DRILLED IN MEMBERS IF HOLES ARE REQUIRED NOTIFY THE ARCHITECT PRIOR TO ORDERING AFFECTED MEMBERS.
M. PROVIDE 2X WOOD BLOCKING OR RM JOIST AT ALL SAW LUMBER FLOOR JOIST SUPPORT POINTS.
N. PROVIDE BLOCKING OR RM BOARD AT ALL ENGINEERED FLOOR JOIST SUPPORT POINTS. USE BEST MANUFACTURER'S PRODUCTS AND COMPLY WITH JOIST MANUFACTURER'S INSTALLATION DETAILS.
O. PROVIDE 2X SOLID BLOCKING AT ALL RAFTER TAILS.
P. SIZES OF DIMENSION LUMBER ARE NOMINAL. ALL LUMBER SHALL BE SURFACED FOUR SIDES, UNLESS NOTED OTHERWISE.
Q. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
S. ALL BUILT-UP LVL BEAMS SHALL BE ASSEMBLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

7. THERMAL AND MOISTURE PROTECTION

- A. PROVIDE THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS LISTED ON SHEET A-0.
B. INSTALL 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER AGAINST INTERIOR FACE OF ALL THERMAL INSULATION.
C. WATERPROOF FOUNDATION WALLS AT EXCAVATED AREAS FROM FOOTING TO FINISHED GRADE WITH TWO COATS OF ASPHALT BASED WATERPROOFING COMPOUND. PROVIDE DRAINAGE MAT AND TIE INTO FOUNDATION DRAINS.
D. ROOFING SHALL BE 2X12 (MINIMUM) COMPOSITION SHINGLES. INSTALLED OVER 30 LB. ROOF FELT ON ROOF SHEATHING. MINIMUM SLOPE, FASTENERS, UNDER LAYMENT, AND EXPOSURE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
E. PROVIDE FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SMCNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIPPED GALVANIZED COMPLYING WITH ASTM A93.
F. PROVIDE GUTTERS AND DOWNSPOUTS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.
G. PROVIDE ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON THE DRAWINGS. PROVIDE APPROPRIATE SOFFIT AND ROOF VENTS.
H. SKYLIGHTS SHALL BE SELECTED BY THE CONTRACTOR AND APPROVED BY THE OWNER. INSTALL SKYLIGHTS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
I. INSTALL WATER AND ICE BARRIER (BUTYLTAPE OR EQUAL) OVER ROOF SHEATHING AT ALL EAVES AND VALLEYS. INSTALL PER CODE AND PER MANUFACTURER'S RECOMMENDATIONS.

8. DOORS AND WINDOWS

- A. EXTERIOR DOORS SHALL BE SELECTED BY THE OWNER.
B. HOUSE-TO-GARAGE DOORS SHALL BE FIRE RATED DOORS APPROVED BY GOVERNING CODES. FACE DESIGN TO BE SELECTED BY THE OWNER.
C. INTERIOR DOORS SHALL BE SELECTED BY THE OWNER.
D. EXTERIOR WINDOWS SHALL BE ALUMINUM OR VINYL CLAD WOOD WINDOWS MANUFACTURED BY BELLA CORP.
E. GLAZING IN ALL DOORS AND WINDOWS SHALL COMPLY WITH GOVERNING CODES.
F. INSTALL EGRESS WINDOW UNITS IN ACCORDANCE WITH GOVERNING CODES.
G. DOOR AND WINDOW SIZES INDICATED ON DRAWINGS ARE AS FOLLOWS: 36"x80" REPRESENTS A DOOR OR WINDOW 3'-0" WIDE X 6'-8" HIGH. JAMB DEPTH TO BE COORDINATED BY THE CONTRACTOR.
H. FINISH HARDWARE SHALL BE SELECTED BY THE OWNER. INSTALL HARDWARE IN ACCORDANCE WITH GOVERNING CODES.

9. FINISHES

- A. GYPSUM WALLBOARD, UNLESS NOTED OTHERWISE, SHALL BE PROVIDED AS FOLLOWS:
1. EXTERIOR WALLS: ONE LAYER 1/2" REGULAR WALLBOARD TO INTERIOR FACE.
2. INTERIOR WALLS: ONE LAYER 1/2" REGULAR WALLBOARD TO INTERIOR FACE.
3. CEILING: ONE LAYER 1/2" REGULAR WALLBOARD ON 1X3 WOOD STRAPPING AT 16" O.C.
4. GARAGE/HOUSE COMMON WALLS/CEILING: ONE LAYER 5/8" TYPE "X" (FIRE RATED) WALLBOARD EACH FACE.
5. AT MULTIFAMILY RESIDENCES (2 OR MORE FAMILIES) ALL WALL AND CEILING BOARD TO BE ONE LAYER 5/8" TYPE "X" (FIRE RATED) WALLBOARD EACH FACE.
6. BATHS, MOISTURE AND MOLD RESISTANT WALLBOARD AT ALL WALLS AND CEILINGS. PROVIDE TYPE "X" MULTIFAMILY RESIDENCES. PROVIDE CEMENT BOARD AS SUBSTRATE FOR CERAMIC TILE.
B. PROVIDE METAL CORNER BEAD AND TRIM AT ALL LOCATIONS RECOMMENDED BY THE GYPSUM WALLBOARD MANUFACTURER.
C. TAPE, FLOAT, AND SAND JOINTS AND FASTENERS OF GYPSUM WALLBOARD WITH THREE COATS OF JOINT COMPOUND AS REQUIRED TO OBTAIN A UNIFORMLY SMOOTH SURFACE.
D. FINISHES SHALL BE SELECTED BY THE OWNER.

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED

D

10 PLUMBING, MECHANICAL, AND ELECTRICAL

- A. PLUMBING, MECHANICAL, AND ELECTRICAL INFORMATION AND LAYOUTS SHOWN ON THE DRAWINGS IS SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB-CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
B. PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE SELECTED BY THE OWNER. DESIGN AND INSTALLATION OF PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS AND SUBCONTRACTORS. DESIGN SHALL BE SUBMITTED FOR OWNER'S REVIEW PRIOR TO ORDERING AND INSTALLATION OF EQUIPMENT.
C. SERVICE PANELS SHALL BE SELECTED BY THE ELECTRICAL SUB-CONTRACTOR.
D. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.
E. ALL OUTDOOR, BATH, AND GARAGE AND SPA WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT PROTECTION IN ACCORDANCE WITH GOVERNING CODES.
F. DRYER AND RANGE HOOD VENTS SHALL BE EXTENDED TO THE EXTERIOR.
G. PROVIDE PLUMBING VENTS IN ACCORDANCE WITH GOVERNING CODES. MINIMIZE NUMBER AND LOCATE FOR MINIMAL VISUAL IMPACT.
H. INSTALL TYPE AND NUMBER OF SMOKE DETECTORS IN ACCORDANCE WITH GOVERNING CODES & UL217. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
I. CONNECT WATER, GAS, AND ELECTRIC SERVICES IN ACCORDANCE WITH GOVERNING CODES. ELECTRICAL SYSTEM TO BE DESIGN BUILT BY ELECTRICAL CONTRACTOR. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. CONTRACTOR TO VERIFY LOCATION, FUTURE TYPES AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS. RECONNECT EXISTING FIXTURES NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD. PROVIDE DIMMERS AS DIRECTED BY OWNER.
J. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN BUILT. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.
K. MECHANICAL SYSTEM TO BE DESIGN BUILT BY MECHANICAL CONTRACTOR. MECHANICAL SYSTEM BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
L. PLUMBING SYSTEM TO BE DESIGN BUILT BY PLUMBING CONTRACTOR. PLUMBING SYSTEM TO BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
M. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
N. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.

11 MISCELLANEOUS

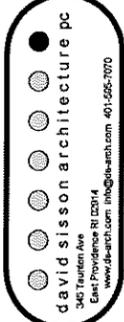
- A. THIS SET OF CONSTRUCTION DRAWINGS IS INTENDED FOR DESIGN INTENT ONLY. ALTHOUGH MANY JURISDICTIONS WILL ACCEPT THESE DRAWINGS AS SUFFICIENT FOR A CONSTRUCTION PERMIT, THESE DRAWINGS ARE NOT INTENDED, AND SHOULD NOT BE CONSTRUED, AS A COMPLETE SET OF CONSTRUCTION DRAWINGS. THESE DRAWINGS WILL HAVE TO BE ADAPTED TO MEET LOCAL ZONING AND/OR SITE CONDITIONS AND ADDITIONAL DETAILING WILL NEED TO BE COMPLETED ON SITE BY THE BUILDER.
B. INSTALL PREFABRICATED PRELACE UNITS AS SHOWN ON DRAWINGS.
1. FIRE-RATE UNITS SHALL BE "HEAT-A-WAY" OR AS APPROVED BY OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AS RECOMMENDED BY THE MANUFACTURER AND AS REQUIRED BY GOVERNING CODES, INCLUDING MANTLE AND HEARTH DESIGN AND LOCATION.
3. HEARTH SHALL BE NON-COMBUSTIBLE MATERIAL.
C. ROOM SIZES SHOWN ON THE PLANS INDICATE ROOM DIMENSIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD. GYPSUM WALL BOARD THICKNESS MUST BE SUBTRACTED FROM ROOM SIZES INDICATED FOR ACTUAL ROOM DIMENSIONS AND ARE SUBJECT TO CHANGE.

12 SUBMITTALS

- A. SUBMIT ROOF TRUSS AND/OR RAFTER LAYOUT PLAN AS COMPLETED BY THE MANUFACTURER FOR REVIEW PRIOR TO ORDERING ROOF TRUSSES AND/OR ROOF LUMBER PACKAGE. ALLOW ARCHITECT FIVE BUSINESS DAYS FOR COMPLETE REVIEW.
B. SUBMIT FLOOR TRUSS AND/OR BEAM LAYOUT, JOIST LAYOUT, LOCATIONS OF CONTINUOUS DUCT CHASES, AND MAXIMUM DUCT SIZE IN EACH CHASE. ALLOW ARCHITECT FIVE BUSINESS DAYS FOR COMPLETE REVIEW.
C. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS IN THE ROOF AND/OR FLOOR FRAMING WITHOUT THE OPPORTUNITY TO REVIEW THE ROOF AND/OR FLOOR FRAMING LAYOUTS. FRAMING LAYOUTS, MEMBER SIZES, AND FLOOR ROOF PENETRATIONS INDICATED ON THE DRAWINGS ARE FOR DESIGN INTENT ONLY. FINAL LAYOUTS SHALL BE THE RESPONSIBILITY OF BUILDER.

HEADER SCHEDULE (LONGER HEADER SPANS AS SHOWN ON DRAWINGS)

Table with columns: FIRST FLOOR, SPAN, HEADER SIZE, NUMBER OF JACK STUDS EACH END. Rows include UP TO 3'-4", UP TO 4'-2", UP TO 5'-1", UP TO 5'-11", UP TO 5'-3", UP TO 6'-5", UP TO 7'-5", UP TO 10'-0", UP TO 12'-0", SECOND FLOOR, UP TO 4'-1", UP TO 5'-2", UP TO 6'-3", UP TO 7'-3", UP TO 8'-5", UP TO 7'-10", UP TO 9'-2", UP TO 10'-0", UP TO 12'-0".



22 LONGMONT ST Providence, RI 02908 PROJECT NUMBER: 250809

GENERAL NOTES & SPECIFICATIONS



DATE SIGNED 2025-09-16

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KEYED NOTES

- 1 TOILET
- 2 3'-6" VANITY W/ SINK
- 3 3'-0" X 4'-3" SHOWER
- 4 COUNTERTOP, BASE CABINETS BELOW, UPPER CABINETS ABOVE. PROVIDE UNDERCABINET LIGHTS TYP.
- 5 RANGE WITH ISLAND HOOD ABOVE
- 6 SINK ON 30" SINK BASE
- 7 SMOKE STOP CANISTERS

ELECTRICAL LEGEND

DUPLEX OUTLET	⊕
TV OUTLET	⊕*
GFI OUTLET	⊕G
REFRIGERATOR OUTLET	⊕R
220V OUTLET	⊕

*MOUNT ONE OUTLET HIGH ONE OUTLET LOW FOR TV

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 S1403D
3. ALL DOOR JAMBS 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 REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO 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. A.V. CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.



REV. #	DATE	REVISION
1	2025-09-16	REVISION 1
2	2025-10-29	REVISION 2

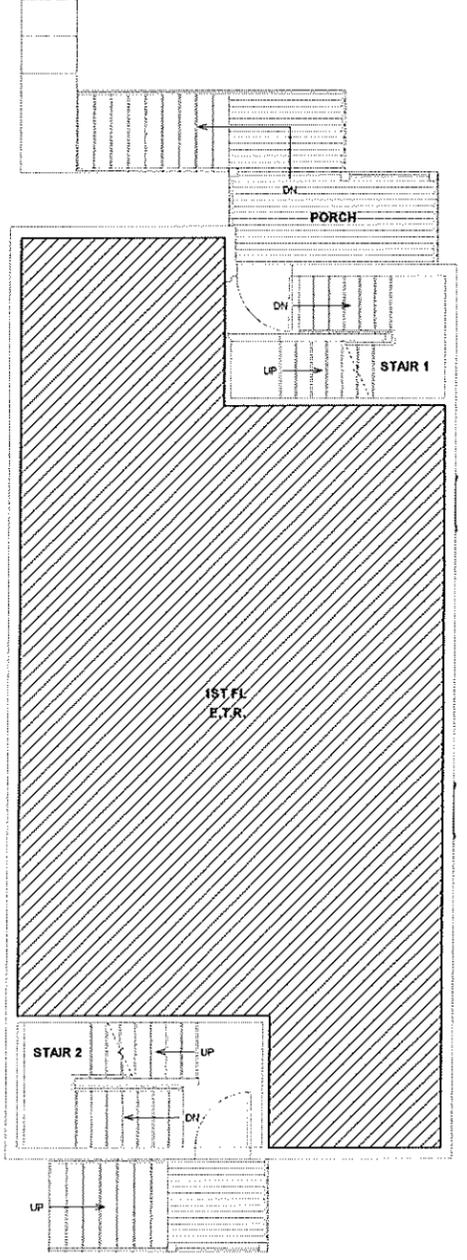
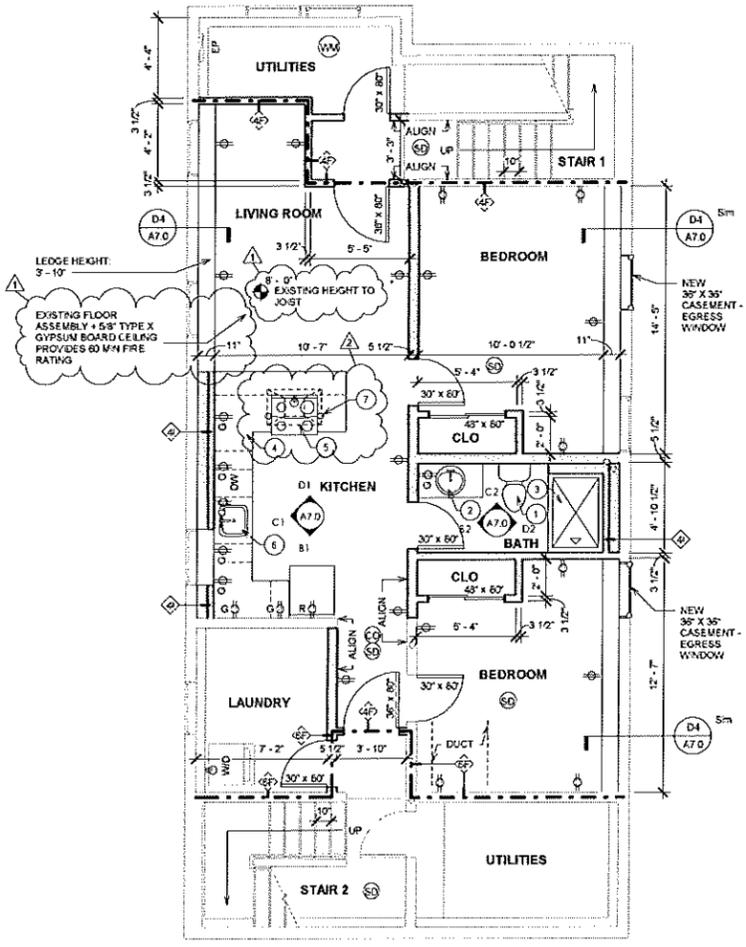
22 LONGMONT ST
Providence, RI 02908
PROJECT NUMBER: 25089

PLANS BASEMENT &
1ST FL



DATE SIGNED:
2025-09-16

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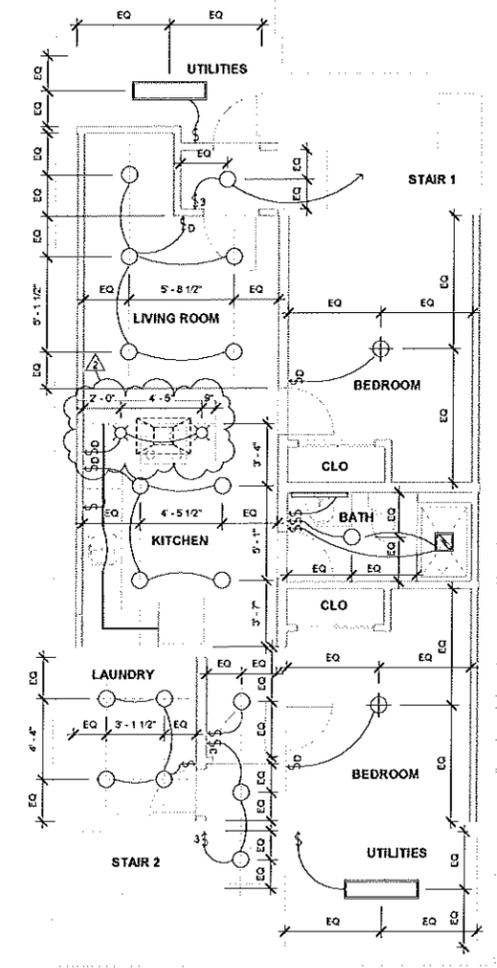
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LIGHTING LEGEND	
SWITCH	⊞
3 WAY SWITCH	⊞3
SWITCH / DIMMER	⊞D
3 WAY SWITCH / DIMMER	⊞3D
4" RECESSED CAN LIGHT	⊕
PENDANT LIGHT	○
BATH FANLIGHT COMBO	⊞
VANITY LIGHT	⊞
UNDER CABINET LIGHT	⊞
CEILING MTD LIGHT	⊕
UTILITY LIGHT	⊞

NOTE:
 1 ALL LIGHTS TO BE LED
 2 ALL FIXTURES AS SELECTED BY OWNER

KEYED NOTES



① RCP - BASEMENT
 1/4" = 1'-0"



REV. #	DATE	BY	CHKD	REVISION
1	2025-09-15	PC	PC	PERMITS
2	2025-10-20	PC	PC	REVISION 2

22 LONGMONT ST
 Providence, RI 02908
 PROJECT NUMBER: 25089

REFLECTED CEILING
 PLAN - BASEMENT



DATE SIGNED
 2025-09-15

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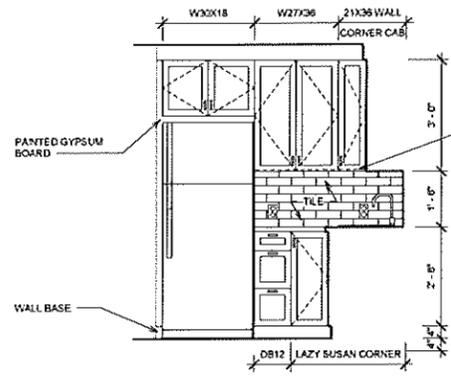
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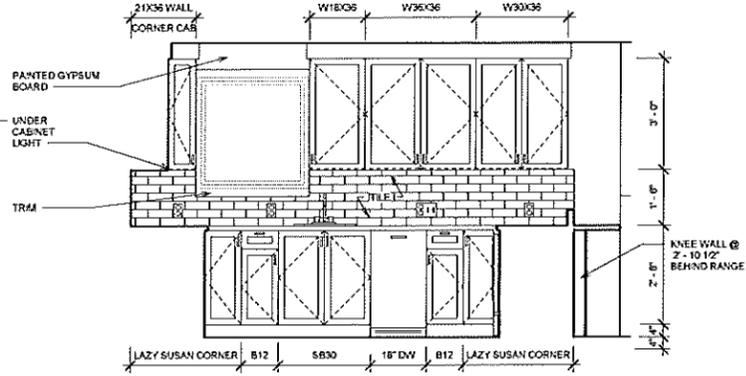
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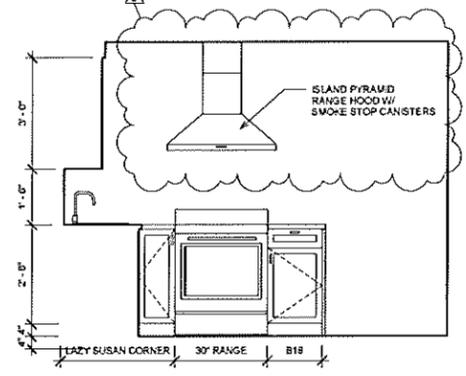
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81) KITCHEN - INTERIOR ELEVATION 1
1/2" = 1'-0"

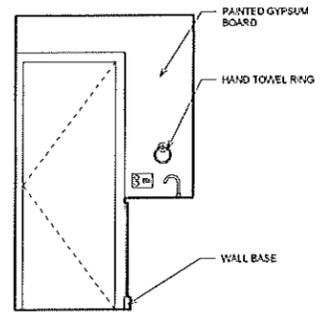


81) KITCHEN - INTERIOR ELEVATION 2
1/2" = 1'-0"

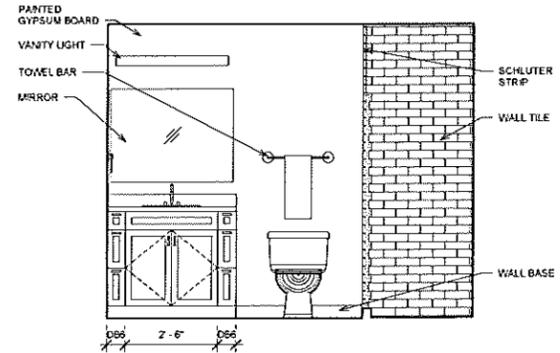


81) KITCHEN - INTERIOR ELEVATION 3
1/2" = 1'-0"

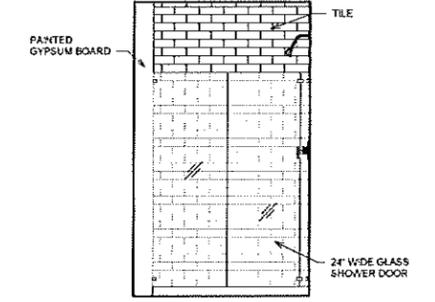
2



82) BATH - INTERIOR ELEVATION 1
1/2" = 1'-0"

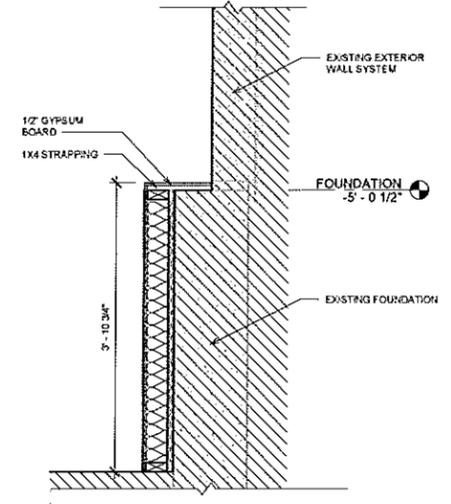


82) BATH - INTERIOR ELEVATION 2
1/2" = 1'-0"



82) BATH - INTERIOR ELEVATION 3
1/2" = 1'-0"

3



83) LEDGE DETAIL
1" = 1'-0"

4

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DATE	REVISION
09-16-2025	PERMIT SET
09-16-2025	REVISION 2

22 LONGMONT ST
Providence, RI 02908
PROJECT NUMBER: 25089

INTERIOR ELEVATIONS & DETAIL



DATE SIGNED: 2025-09-16

A7.0