



Record No: ZBR-26-7

Zoning Board of Review Application

Status: Active

Submitted On: 2/20/2026

Primary Location

71-85 Richmond St Unit 71
Richmond St
Providence, RI 02903

Owner

Seventy One Richmond LLC
[Redacted]
[Redacted]

Applicant

Jermaine Winfield

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Owners and Applicants Information

Who is Submitting this Application?*

Applicant

Owners Name*

SEVENTY ONE RICHMOND LLC

Owner Mailing Address*

[Redacted]
[Redacted]

Owner Email*

[Redacted]

Owner Phone*

[Redacted]

Name of Applicant, if different than owner ?

Jermaine Winfield

Applicant Mailing Address, if different than owner

[Redacted]

Applicant Email, if different than owner

[Redacted]

Applicant Phone, if different than owner

[Redacted]

Attorney Name

Attorney Mailing Address

Attorney Email

Attorney Phone

Owner Attestation and Signature Page* 



updatedSigned.pdf

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: <https://www.providenceri.gov/inspection/boards-of-review/>

Type of Application

Application Type*

Special Use Permit

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)*

Special Use Permit approval for expansion of an existing nightclub/entertainment use within the D-1-120 Downtown District, pursuant to Table 12-1 and Sections 1202.Q. and 1901 of the Providence Zoning Ordinance.

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):*

The application seeks approval to extend the floor area associated with the existing permitted nightclub/entertainment use within the building. The proposed change involves interior reconfiguration and incorporation of additional square footage into the licensed premises. No change in use is proposed, and there are no alterations to the building footprint, height, exterior façade, or site layout.

Subject Property Information

Address of Subject Property*	Plat*
71-85 Richmond St Providence RI 02903 unit 71	24
Lot(s)* 	Existing Zoning Use of the Property*
515	Nightclub
Base Zoning District*	Base Zoning District 2 (if applicable)
D-1 Downtown District	—
Overlay Zoning District (if applicable)	Overlay Zoning District 2 (if applicable)
—	—
Overlay Zoning District 3 (if applicable)	Date Owner Purchased the Property*
—	07/12/2018
Start Date of Lessee's Occupancy	Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?*
03/18/2021	No
Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?*	
No	

Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):*

The existing nightclub/entertainment use is permitted in the D-1-120 Downtown District by Special Use Permit pursuant to Section 1202 of the Providence Zoning Ordinance. This application seeks approval to extend the floor area associated with the existing approved use within the same structure.

The proposed expansion complies with all applicable Use Standards and does not alter the nature of the use. No change to the building footprint, height, exterior façade, site layout, or parking configuration is proposed. The use will continue to operate in accordance with all applicable fire safety, building code, and licensing requirements.

Accordingly, the proposed expansion remains consistent with the Use Standards applicable to Special Uses under Section 1901.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:*

The proposed application seeks approval to extend the floor area associated with an existing, legally operating nightclub/entertainment use within the D-1-120 Downtown District. The use has been in operation and coexisting with surrounding properties without material change to the character of the area.

The proposed expansion is limited to interior space within the existing structure and does not involve any alteration to the building footprint, height, façade, site layout, or parking configuration. No exterior construction, site alteration, or intensification of outdoor activity is proposed.

The property is located within a downtown commercial district characterized by mixed commercial, entertainment, and institutional uses. The continuation and modest expansion of an existing permitted use is consistent with the surrounding area and does not introduce a new or incompatible use.

The premises will continue to operate in compliance with all applicable fire safety, building code, licensing, and regulatory requirements. For these reasons, the proposed expansion will not substantially injure the use and enjoyment of neighboring property nor significantly devalue neighboring property.

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:*

The proposed application seeks approval to extend the floor area associated with an existing, legally operating nightclub/entertainment use within the D-1-120 Downtown District. The expansion consists of interior space that will be configured as a seating area and incorporated into the licensed premises. The proposed layout and occupancy have been reviewed and approved by the Providence Fire Department, as reflected in the Fire-approved Safe Occupancy documentation submitted with this application. The premises will continue to operate in compliance with all applicable fire safety, building, and licensing requirements.

No exterior alterations, site changes, or modifications to the building footprint are proposed. The expansion does not introduce a new use, but rather continues the existing permitted use within the same structure.

The property is located within a downtown commercial and entertainment district, and the proposed interior seating expansion is consistent with the established character of the area. For these reasons, the proposed special use will not be detrimental or injurious to the health, safety, or welfare of the community.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW
DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

**ATTESTATION/OWNER AUTHORIZATION FOR
APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT**

ATTESTATION

The undersigned acknowledge(s) that the statements in the application 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 with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).**

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

Address, Plat, and Lot of Subject Property: 71 Richmond St.

Owner(s)

Name: Seventy One Richmond, LLC

Signature: Eli Schwartz, manager

Date: 3/6/26

Applicant(s)

Name: Jermaine Winfield

Signature: Jermaine Winfield

Date: 3/06/26

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I Eli Schwartz, manager for Seventy One Richmond, LLC
authorize Jermaine Winfield to submit this Zoning Board
of Review Application on my behalf for the property located at 71 Richmond 2nd floor.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:

Seventy One Richmond, LLC

Date: 3/9/26

Property Owner Signature:

Eli Schwartz, manager

WARRANTY DEED

SALCICCIO, LLC, a Rhode Island limited liability company with a principal place of business located at 1000 S. Pointe Drive, Unit 101, Miami Beach, FL for consideration paid of Two Million Dollars (\$2,000,000.00), grants to SEVENTY ONE RICHMOND, LLC, a Rhode Island limited liability company, having a mailing address of 118 Governor Street, Providence, RI 02906, with **WARRANTY COVENANTS:**

See EXHIBIT A for Property Description

Grantors certify that the requirements of R.I.G.L.44-30-71.3 have been complied with.

WITNESS our hands and seals this 12th day of July, 2018.

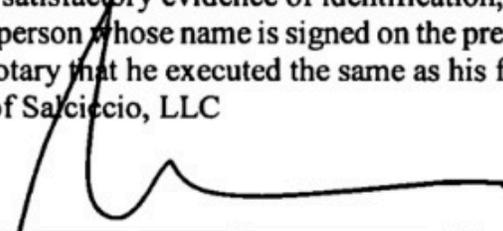
Salciccio, LLC


Umberto Sorbo, Authorized Member

Property Address: 71-85 Richmond Street, Providence, RI
Assessor's Plat 24 Lot 515

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, on the 12th day of July, 2018, before me, the undersigned notary public, personally appeared Umberto Sorbo, Authorized Member of Salciccio, LLC personally known to the notary or proved to the notary through satisfactory evidence of identification, which was his government issued driver's license, to be the person whose name is signed on the preceding or attached document and he acknowledged to the notary that he executed the same as his free act and deed in said capacity and the free act and deed of Salciccio, LLC



Notary Public
Notary Name: Rosetta Janice
My Commission Expires: 8/7/21

THW
TAX \$ 900
DATE 7-12-18
RECORDER AMS
062722
RHODE ISLAND
REAL ESTATE CONVEYANCE

EXHIBIT "A"

LEGAL DESCRIPTION

That certain lot or parcel of land with all the buildings and other improvements thereon, situated Richmond Street and Friendship Street in the City of Providence, County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at the easterly corner of said lot at the westerly corner of Richmond and Friendship Streets, thence northwesterly, bounding northeasterly on Richmond Street 95.35 feet to land now or lately of Conglomerated Mutual Group Ltd.; thence southwesterly at an interior angle of 89° 22' with the last-described line, bounding northerly on the last-named land 74.80 feet to land now or lately of Boston Radiator & Body Works, Inc.; thence southeasterly at an interior angle of 90° 38' with the last-described line, bounding southwesterly on said Boston Radiator land 95.35 feet to Friendship Street; thence northeasterly at an interior angle of 89° 22' with the last-described line, bounding southeasterly on Friendship Street, 74.80 feet to the point of beginning.

71 Richmond Street
Providence, RI 02903
Plat 24/ Lot 515

RECEIVED:

Providence
Received for Record
Jul 12, 2018 at 02:05P
Document Num: 00204458
John A Murphy
Recorder of Deeds

Kulture Kitchen LLC
71 Richmond Street, Unit 71
Providence, RI 02903

Re: Safe Occupancy – Extended Business Space

Kulture Kitchen LLC respectfully submits the following occupancy details regarding the extended business space located at 71 Richmond Street, Unit 71, Providence, RI 02903.

The extended area includes approximately 470–479 square feet of additional space designated for customer use.

Occupancy Details:

- With tables and chairs:
 - 470–479 sq. ft.
 - Maximum of 32 occupants within the extended seating area
 - Total occupancy range: 201–233 persons
- Without tables and chairs (open floor configuration):
 - Total occupancy range: 261–293 persons

The extended area is intended for seating purposes and will remain in compliance with all applicable fire safety, building code, and occupancy regulations.

Please let us know if any additional documentation or clarification is required.

Respectfully submitted,
Kulture Kitchen LLC







Extended Space



Existing Space



71-85 RICHMOND STREET

MULTI UNIT RESIDENTIAL DEVELOPMENT / NEW ADDITION + CONSTRUCTION

This project at 71 Richmond street is the proposal of a new addition to a pre existing 3 story building. The addition not only sits on top of the 3 story building but also is intended to infill the existing alley, stretching out to the zero lot lines. At the exterior walls that do reach the zero lot line and abut directly adjacent to a neighboring lot/building the party wall will also act as a 2 hour firewall.

The addition (residential use) will provide a different use group as the existing (assembly use) however will be separated by the required fire separation both vertically and horizontally. With the proposal of an additional floor, higher than the allowed floor level, additional precautionary measure will be taken, such as a sprinkler system throughout, an alarm system throughout and necessary fire separation between buildings and uses.

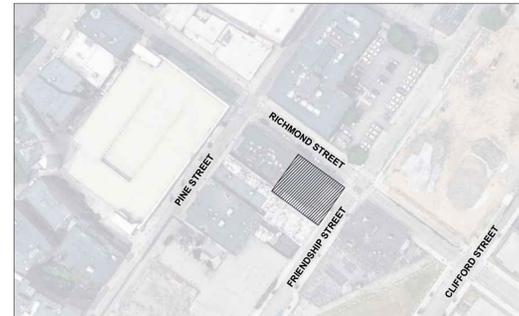
Although the uses of the old and new are fire separated they will share egress access and egress stairs. The building provides two means of Egress. One stair will be newly constructed, replacing an exterior steel staircase. This staircase will service three buildings, the second floor of 85 Richmond, and 71 Richmond both old and new. Minor modifications will be made in the existing buildings to comply and allow for egress access. The other stair will be a continuation of the existing Egress Stair. The scope of work will also include an elevator, giving access to all levels of 71 Richmond.

Minor adjustment will be made to the existing buildings to accommodate for the new egress stairs.

The exterior finishes include brick veneer, fiber cement panels and break metal trim.

Pre approved by DDRC February 2022

Final approval by DDRC October 2022

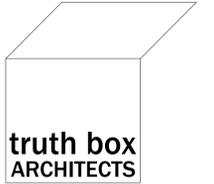


DRAWING LIST		2022.07.29 75% DD SET	2023.10.18 REVISION SET	2023.10.18 REVISION SET #1
T0.0	TITLE PAGE & CODE SUMMARY	●	●	●
T0.1	CODE ANALYSIS & PLANS	●	●	●
S1.0	FOUNDATION PLAN	●	●	●
S1.1	SECTIONS, DETAILS, AND NOTES	●	●	●
S2.0	SECOND FLOOR FRAMING PLAN	●	●	●
S3.0	THIRD FLOOR FRAMING PLAN	●	●	●
S3.1	FOURTH FLOOR FRAMING PLAN	●	●	●
S4.0	FIFTH FLOOR FRAMING PLAN	●	●	●
S5.0	SIXTH FLOOR FRAMING PLAN	●	●	●
S6.0	ROOF FRAMING PLAN	●	●	●
S7.0	FRAMING SECTIONS AND DETAILS	●	●	●
S7.1	LT GAGE DETAILS	●	●	●
S7.2	LT GAGE DETAILS	●	●	●
S7.3	LT GAGE DETAILS	●	●	●
D1.0	DEMOLITION PLAN	●	●	●
A0.1	CONSTRUCTION TYPES	●	●	●
A1.1	FLOOR PLANS & DOOR + WINDOW SCHEDULES	●	●	●
A1.2	FLOOR PLANS & FINISH SCHEDULE	●	●	●
A1.3	FLOOR PLANS	●	●	●
A2.0	EXTERIOR ELEVATIONS	●	●	●
A3.0	BUILDING SECTIONS & STAIR #1	●	●	●
A3.1	BUILDING SECTIONS & STAIR #2	●	●	●
A4.0	WALL SECTIONS	●	●	●
A5.0	DETAILS	●	●	●
A5.1	DETAILS	●	●	●
A5.2	DETAILS	●	●	●
A5.3	DETAILS	●	●	●
A5.4	DETAILS	●	●	●
A6.1	UNIT 2A & 3A	●	●	●
A6.2	UNIT 4A & 5A	●	●	●
A6.3	UNIT 4B	●	●	●
A6.4	UNIT 4C	●	●	●
A6.5	UNIT 4D	●	●	●
A6.6a	UNIT 5B	●	●	●
A6.6b	UNIT 5B (CONTINUED)	●	●	●
A6.7	UNIT 5C	●	●	●
A6.8a	UNIT 5D	●	●	●
A6.8b	UNIT 5D (CONTINUED)	●	●	●
M1.0	HVAC NARRATIVE	●	●	●
E1.0	ELECTRICAL PLANS: COMMON AREAS	●	●	●
LS1.0	LIFE SAFETY PLANS: COMMON AREAS	●	●	●

SYMBOLS & ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM WALL BOARD
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
BO	BOTTOM OF	MIN	MINIMUM
CLR	CLEAR	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
DEMO	DEMOLISH OR DEMOLITION	PT	PRESSURE TREATED
EA	EACH	RCP	REFLECTED CEILING PLAN
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	TO	TOP OF
EXTG	EXISTING	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR	VIF	VERIFY IN FIELD
		WI	WITH

NORTH ARROW		WALL TYPE	
BUILDING ELEVATION		WINDOW TYPE	
SECTION MARKER		DOOR TYPE/NUMBER	
INTERIOR ELEVATION		APPLIANCE TAG	
DETAIL / ENLARGEMENT		KEY NOTE	
DETAIL KEY		REVISION TAG	
ELEVATION / LEVEL MARK		EXISTING WALL	
		WALL TO BE DEMOLISHED	
		NEW WALL	



460 Harris Avenue, Unit 104
Providence, Rhode Island 02909
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Horsley Witten Group
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Providence, RI 02903
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CONTRACTOR

71-85 RICHMOND STREET
MULTI UNIT RESIDENTIAL DEVELOPMENT
71-85 RICHMOND STREET
PROVIDENCE, RI 02903

DRAWING SETS	
75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
NTS

COVER PAGE

T0.0

HORIZONTAL ASSEMBLY		
	ROOFCEILING 1-HR HORIZONTAL ASSEMBLY	UL P522 SIM.
	TYPICAL FLOOR ASSEMBLY - 1 HR ASSEMBLY TYPICAL FLOOR ASSEMBLY - 1 HR ASSEMBLY W/ SUSPENDED GWB CEILING	UL G556 SIM.
	STAIR FLOOR ASSEMBLY 2 HR RATED	
	FOURTH FLOOR ASSEMBLY 2 HOUR RATED	
	FIRST FLOOR ASSEMBLY SLAB-ON-GRADE	

EXTERIOR WALLS		
<p>TYPICAL WALL NOTES:</p> <ol style="list-style-type: none"> WALL TYPES WITH MULTIPLE LAYERS OF SHEATHING, STAGGER PANEL JOINTS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FIRE STOPPING TO BE INSTALLED IN ALL LOCATIONS REQUIRED PER CODE FIRE STOPPING REQUIRED AT PENETRATIONS IN ACCORDANCE TO CODE AND ASTM E814 	EXTERIOR WALL @ 2 HR ASSEMBLY 2x4 STUD WALL W/ CEMENT BOARD SIDING @ FIREWALL	UL U415 UL SYSTEM G
	EXTERIOR WALL - 1 HR ASSEMBLY FIBER CEMENT BOARD AT LIGHT GAUGE STEEL BACK UP	UL U356 SIM.
	EXTERIOR WALL - 2 HR ASSEMBLY BRICK VENEER AT LIGHT GAUGE STEEL BACK UP	UL U415 UL SYSTEM G
	EXTERIOR WALL - 1 HR ASSEMBLY BRICK VENEER AT LIGHT GAUGE STEEL BACK UP	UL U419
	EXTERIOR WALL CEMCONIT @ CMU STAIR 2	UL U341
	EXTERIOR WALL - 1 HR ASSEMBLY CEMCONIT AT LIGHT GAUGE STEEL BACK UP	UL U301
	EXTERIOR WALL - 1 HR ASSEMBLY CEMCONIT AT LIGHT GAUGE STEEL BACK UP	UL U415
	EXTERIOR WALL - 3 HR ASSEMBLY 12\" CMU WALL W/ GYP (ONE SIDE)	UL U415
	EXTERIOR WALL - 3 HR ASSEMBLY 12\" CMU WALL	UL U415
	EXTERIOR WALL - 3 HR ASSEMBLY 12\" CMU WALL	UL U415
	EXTERIOR WALL - 3 HR ASSEMBLY 12\" CMU WALL	UL U415

INTERIOR WALLS		
	2x4 PARTITION WALLS NOT RATED 2x4 STUD WALL	UL U305
	TYP CORRIDOR WALL - 1 HR ASSEMBLY FIRE PARTITION 2x6 STUD FRAMING	UL U305
	2x6 PARTITION WALLS 2x6 STUD WALL	UL U305
	CORRIDOR WALL W/ PLUMBING WALL - 1 HR ASSEMBLY FIRE PARTITION 2x6 STUD FRAMING W/ 2x6 PLUMBING WALL	UL U305
	PARTITION WALLS @ MECH. ROOM 1 HR ASSEMBLY STC 50	UL U419
	TYP UNIT PARTITION WALL - 1 HR ASSEMBLY FIRE PARTITION DOUBLE STUD FRAMING	UL U341
	STAIR #2 SHAFT - 2 HR ASSEMBLY 12\" CMU WALL 5/8\" GWB (ONE SIDE)	UL U301
	STAIR SHAFT WALL - 2 HR ASSEMBLY 2x6 STUD FRAMING FIRE BARRIER	UL U301
	ELEVATOR SHAFT WALL - 2 HR ASSEMBLY 12\" CMU WALL 5/8\" GWB (ONE SIDE)	UL U415
	SHAFT WALL @ VERTICAL CHASE - 2 HR ASSEMBLY FIRE BARRIER USG SHAFT WALL SYSTEM	UL U415
	STAIR #2 SHAFT AT ELEVATOR - 2 HR ASSEMBLY 12\" CMU WALL 5/8\" GWB (ONE SIDE)	UL U415

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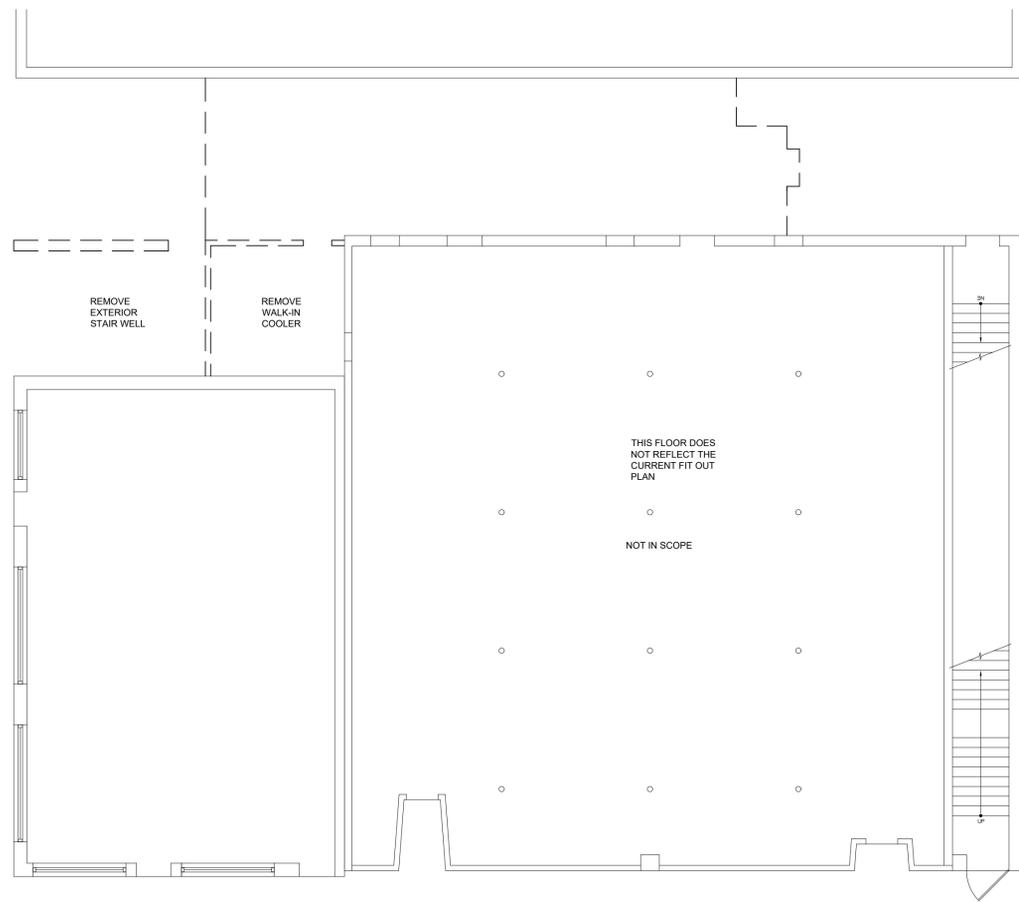
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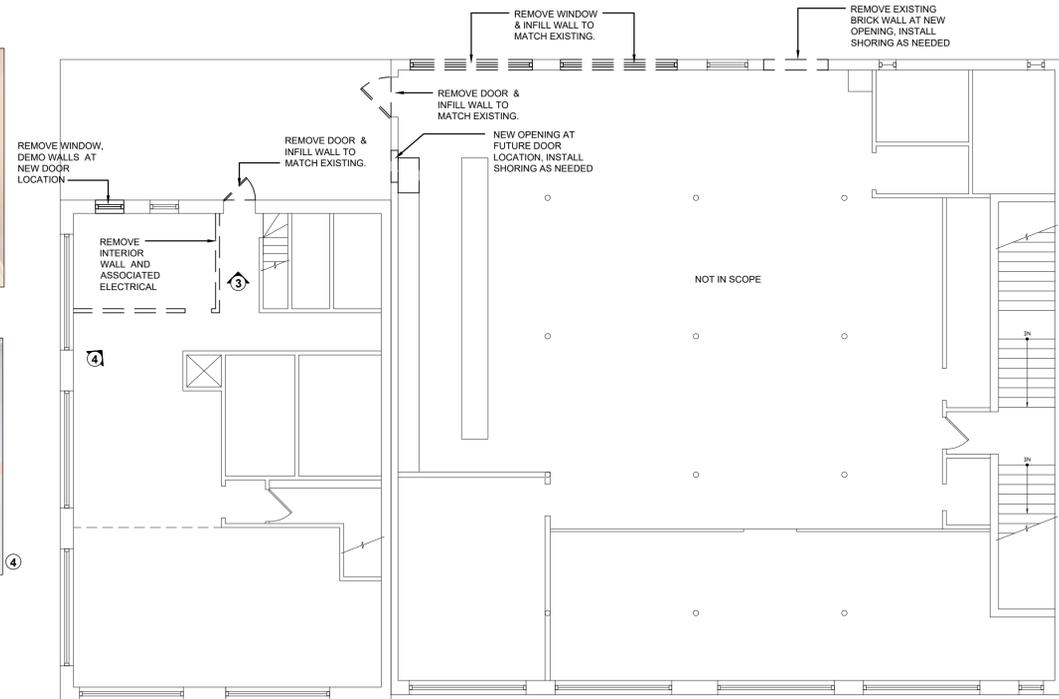
SCALE:
1/4\" = 1'-0\"

CONSTRUCTION TYPES

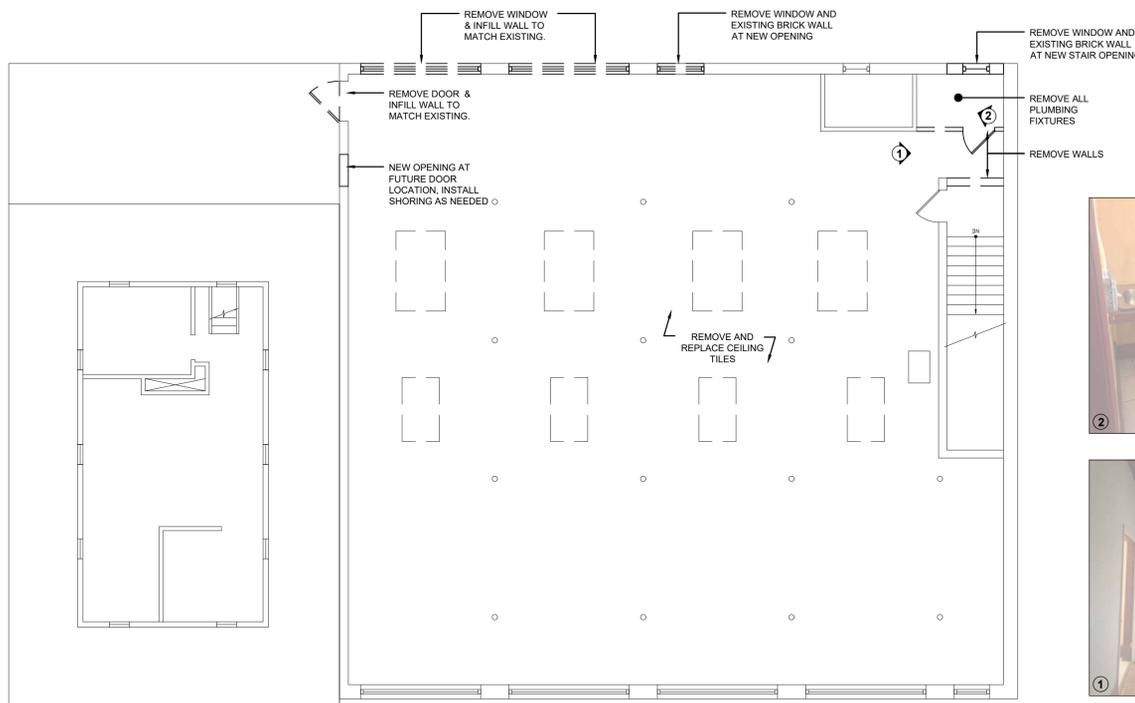
A0.1



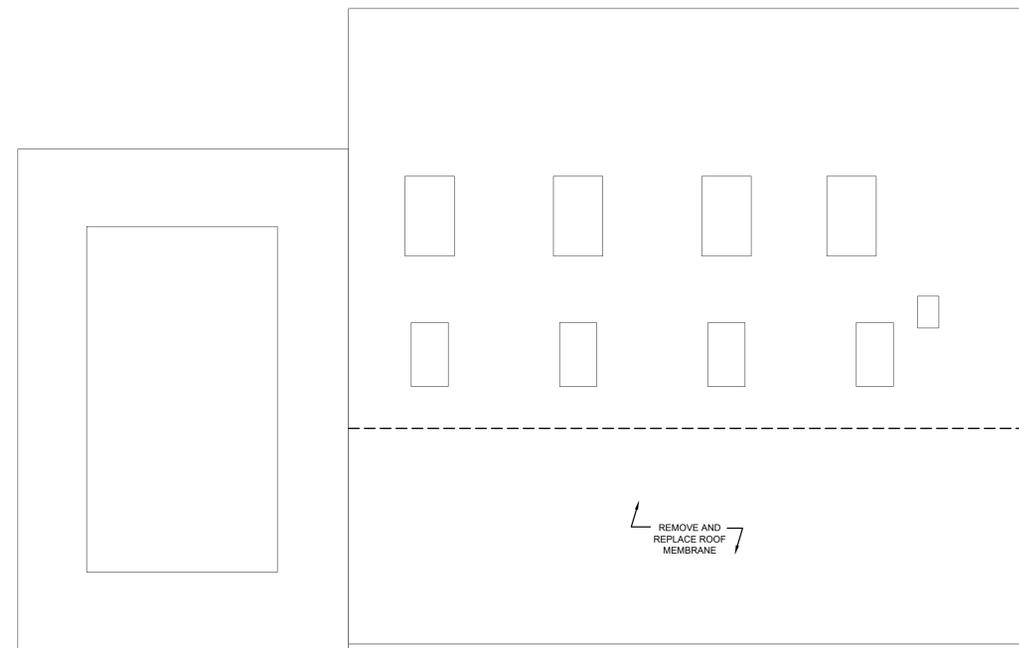
4 FIRST FLOOR 1/8" = 1'-0"



2 SECOND FLOOR 1/8" = 1'-0"



3 THIRD FLOOR 1/8" = 1'-0"



1 FOURTH FLOOR 1/8" = 1'-0"

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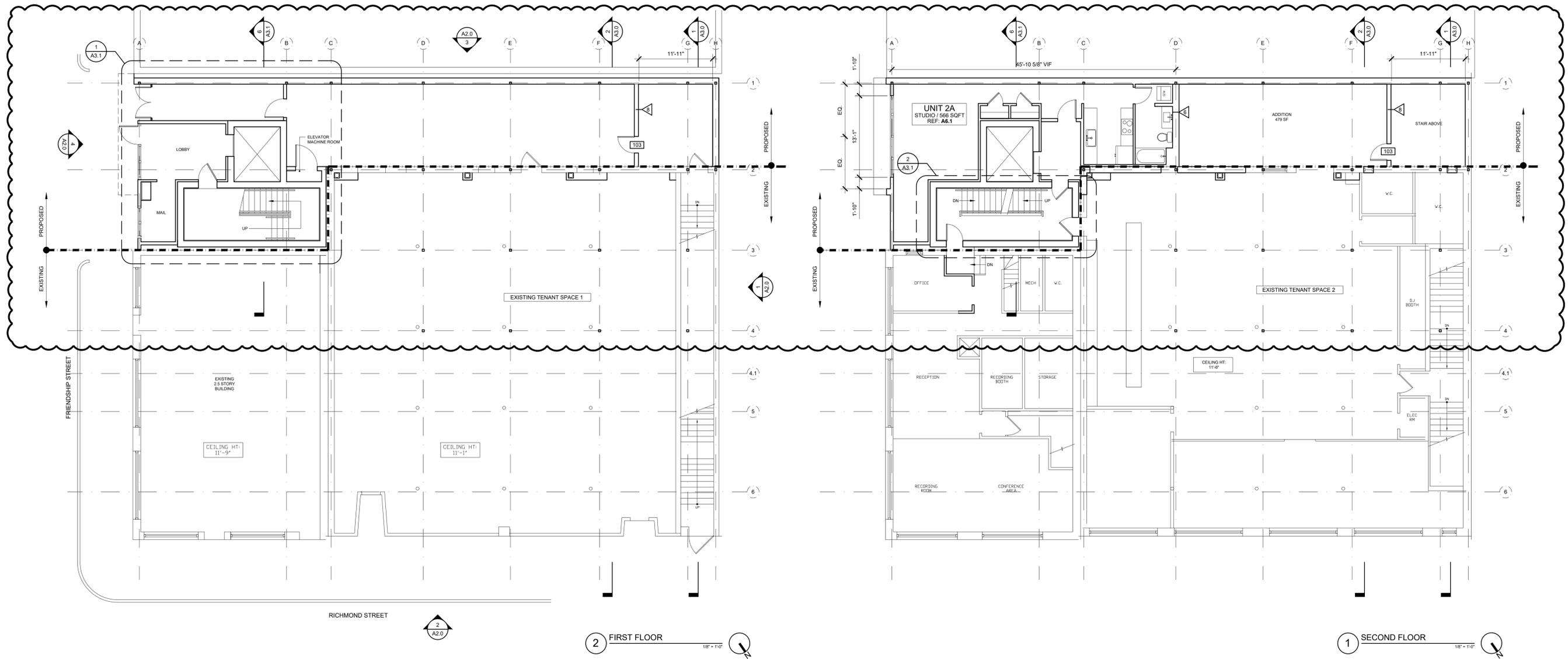
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-	-
DATE	10.18.2023

SCALE:
1/8" = 1'-0"

DEMOLITION PLAN

D1.0



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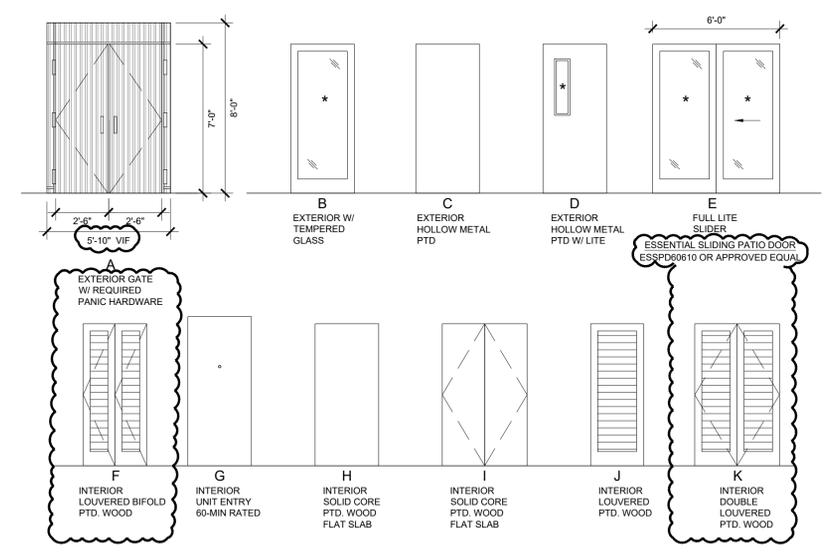
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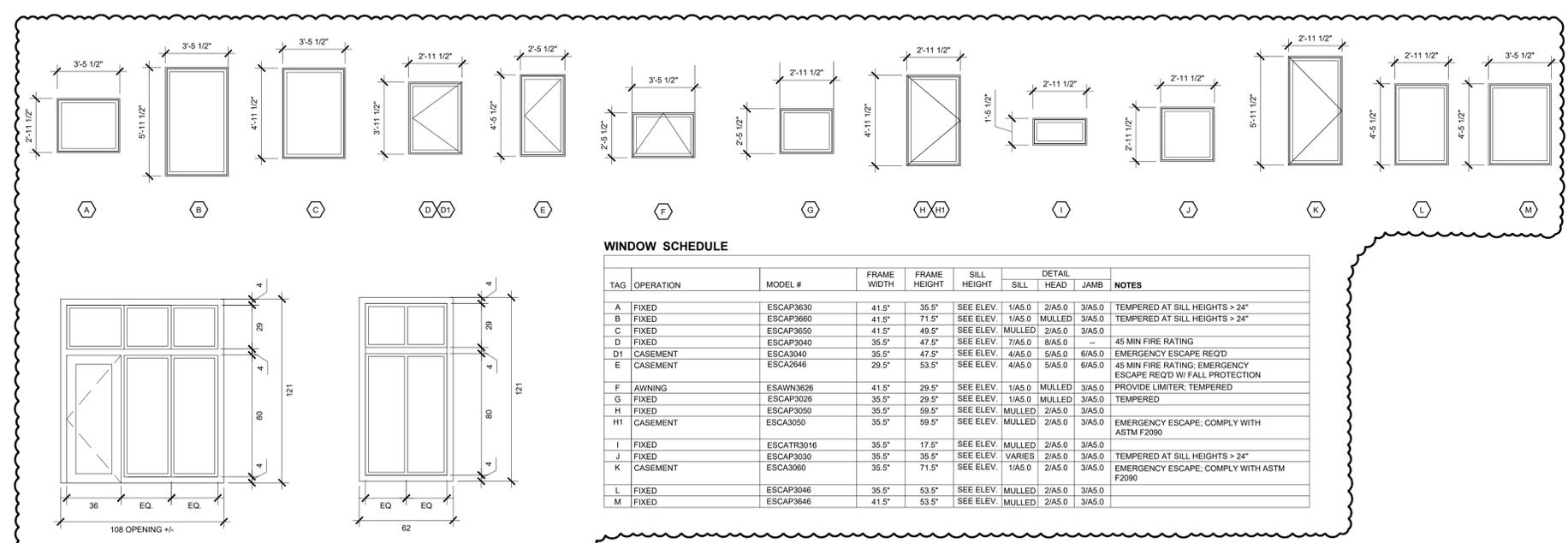
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71-85 RICHMOND STREET
 MULTI UNIT RESIDENTIAL DEVELOPMENT
 71-85 RICHMOND STREET
 PROVIDENCE, RI 02903



DOOR SCHEDULE (COMMON SPACES ONLY)
 SEE INDIVIDUAL UNIT PLANS FOR CORRESPONDING DOOR SCHEDULES

NO.	TYPE	LOCATION	SWING	RATING	FRAME MAT.	WIDTH	HEIGHT	ROUGH OPENINGS	HARDWARE	NOTES
101	A	SERVICE ENTRY	DOUBLE			5'-0"	7'-0"		HD-2	METAL GATE
102	B	LOBBY ENTRY	RIGHT	45 MIN	-	3'-0"	7'-0"		HD-3	
103	D	EGRESS STAIR DOOR	VARIES	90 MIN	-	3'-0"	6'-8"		HD-6	
104	D	EGRESS STAIR DOOR	VARIES	90 MIN	-	2'-8"	6'-8"		HD-6	
105	C	MECHANICAL ROOM	RIGHT	60 MIN	-	3'-0"	6'-8"		HD-5	
106	C	CONTROL ROOM	LEFT	90 MIN	-	3'-0"	6'-8"		HD-4	



WINDOW SCHEDULE

TAG	OPERATION	MODEL #	FRAME WIDTH	FRAME HEIGHT	SILL HEIGHT	DETAIL	NOTES
A	FIXED	ESCAP3630	41.5"	35.5"	SEE ELEV.	1/A5.0 2/A5.0 3/A5.0	TEMPERED AT SILL HEIGHTS > 24"
B	FIXED	ESCAP3660	41.5"	71.5"	SEE ELEV.	1/A5.0 MULLED 3/A5.0	TEMPERED AT SILL HEIGHTS > 24"
C	FIXED	ESCAP3650	41.5"	49.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	
D	FIXED	ESCAP3040	35.5"	47.5"	SEE ELEV.	7/A5.0 1/A5.0	45 MIN FIRE RATING
D1	CASEMENT	ESCA3040	35.5"	47.5"	SEE ELEV.	4/A5.0 5/A5.0 6/A5.0	EMERGENCY ESCAPE REQ'D
E	CASEMENT	ESCA2646	29.5"	53.5"	SEE ELEV.	4/A5.0 5/A5.0 6/A5.0	45 MIN FIRE RATING; EMERGENCY ESCAPE REQ'D W/ FALL PROTECTION
F	AWNING	ESAWN3626	41.5"	29.5"	SEE ELEV.	1/A5.0 MULLED 3/A5.0	PROVIDE LIMITER; TEMPERED
G	FIXED	ESCAP3026	35.5"	29.5"	SEE ELEV.	1/A5.0 MULLED 3/A5.0	TEMPERED
H	FIXED	ESCAP3050	35.5"	59.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	
H1	CASEMENT	ESCA3050	35.5"	59.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	EMERGENCY ESCAPE; COMPLY WITH ASTM F2090
I	FIXED	ESCATR3016	35.5"	17.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	
J	FIXED	ESCAP3030	35.5"	35.5"	SEE ELEV.	VARIES 2/A5.0 3/A5.0	TEMPERED AT SILL HEIGHTS > 24"
K	CASEMENT	ESCA3060	35.5"	71.5"	SEE ELEV.	1/A5.0 2/A5.0 3/A5.0	EMERGENCY ESCAPE; COMPLY WITH ASTM F2090
L	FIXED	ESCAP3646	35.5"	53.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	
M	FIXED	ESCAP3646	41.5"	53.5"	SEE ELEV.	MULLED 2/A5.0 3/A5.0	

WINDOW NOTES:
 1. ALL DIMENSIONS ARE TO WINDOW FRAME.
 2. ADD 5/8" EACH SIDE FOR R.O. PER MFG
 3. FRAMING R.O. TO ACCOMMODATE 1/2" PLYWOOD BUCK ON HEAD AND JAMB;
 AND (2) 5/8" PLYWOOD BUCK PLUS SPACE FOR SLOPED SILL PER DETAILS ON A5.1

BASIS OF DESIGN:
 WINDOWS: Marvin Essential
 Fixed Picture Window*
 Operable Awning Window*
 *tempered if less than 2'-0" AFF

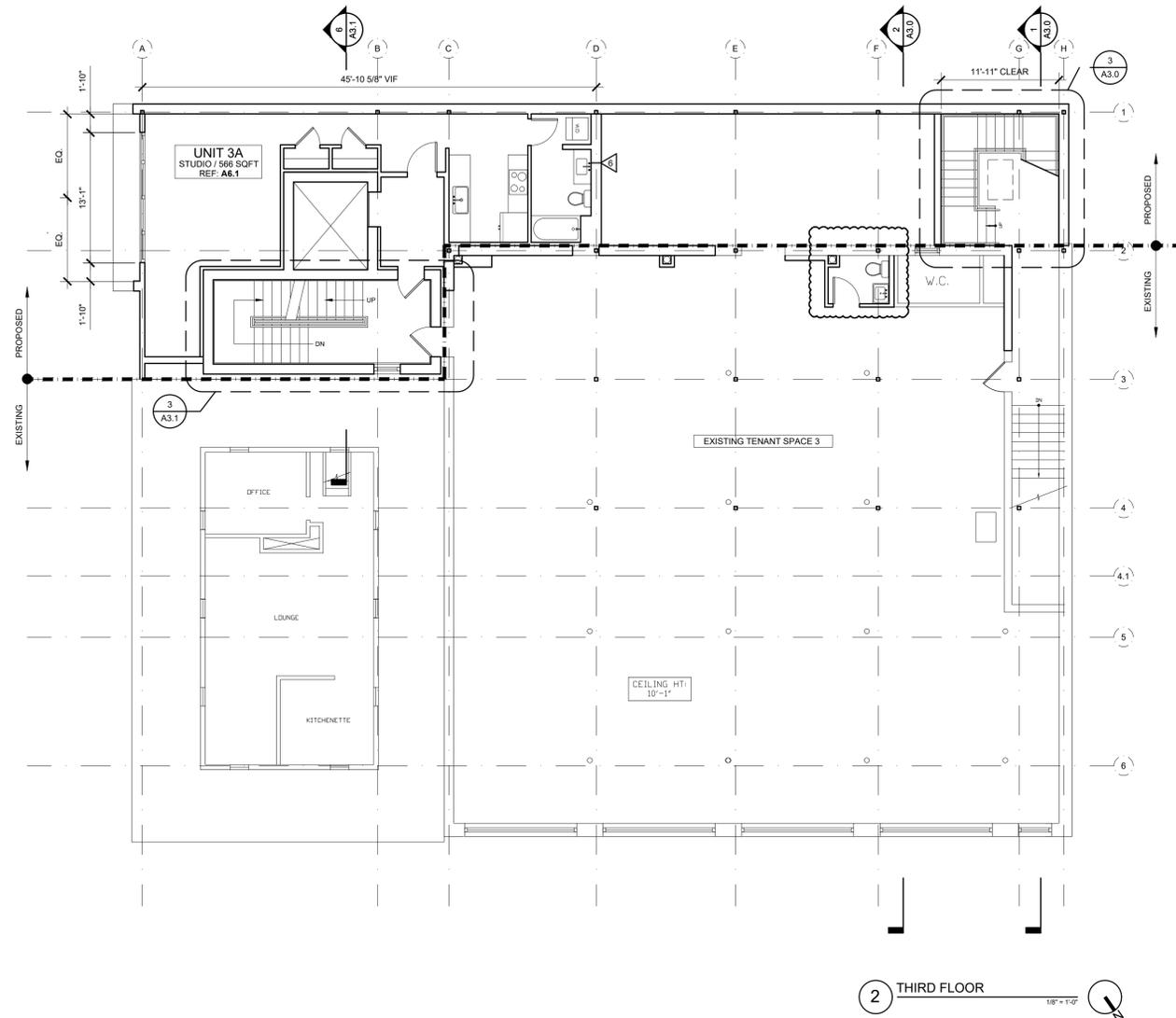
DRAWING SETS

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-	-
DATE	10.18.2023

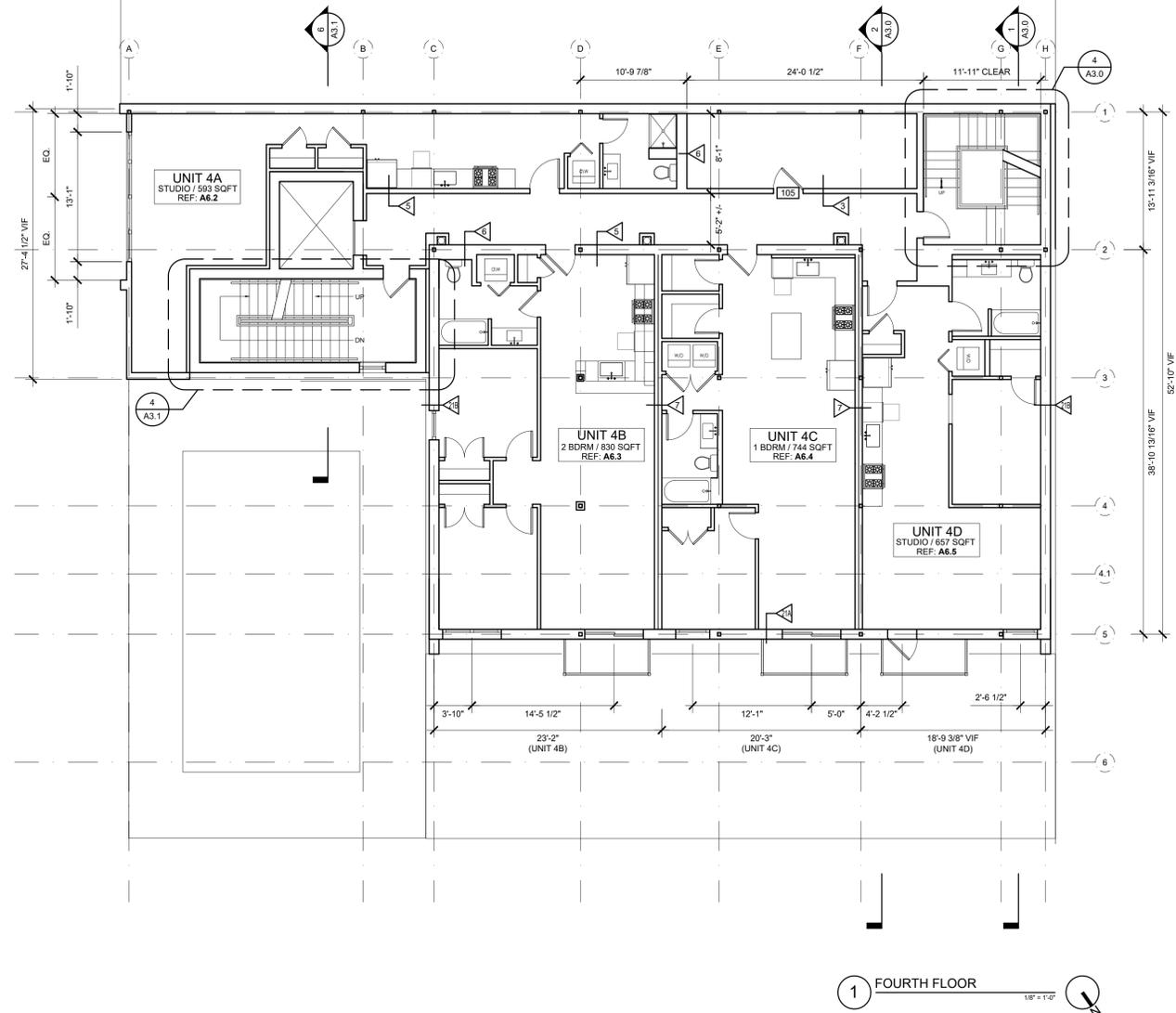
SCALE:
 1/8" = 1'-0"

**FLOOR PLANS &
 DOOR + WINDOW
 SCHEDULE**

A1.1



2 THIRD FLOOR
1/8" = 1'-0"



1 FOURTH FLOOR
1/8" = 1'-0"

INTERIOR FINISH SCHEDULE - COMMON AREAS ONLY

ROOM:	FINISHES:		
	CEILINGS	FLOORS	WALLS
LOBBY	GWB, PAINTED	TILE, COLOR/STYLE TBD	GWB, PAINTED
MAILROOM	GWB, PAINTED	TILE, COLOR/STYLE TBD	GWB, PAINTED
THE PATIO	GWB, PAINTED	POLISHED CONCRETE	GWB, PAINTED
LOADING	WOOD	POLISHED CONCRETE	GWB, PAINTED
CORRIDORS	GWB, PAINTED	CARPET TILE, COLOR/STYLE TBD	GWB, PAINTED
STAIR #1	GWB, PAINTED	CARPET, COLOR/STYLE TBD	GWB, PAINTED
STAIR #2	GWB, PAINTED	CARPET, COLOR/STYLE TBD	GWB, PAINTED
LAUNDRY ROOM(S)	GWB, PAINTED	LVT, COLOR/STYLE TBD	GWB, PAINTED
MECHANICAL ROOM	GWB, PAINTED	LVT, COLOR/STYLE TBD	GWB, PAINTED
ADDITION (2ND FLOOR)	GWB, PAINTED	HARDWOOD, COLOR/STYLE TBD	GWB, PAINTED
ADDITION (3RD FLOOR)	GWB, PAINTED	HARDWOOD, COLOR/STYLE TBD	GWB, PAINTED

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CONTRACTOR

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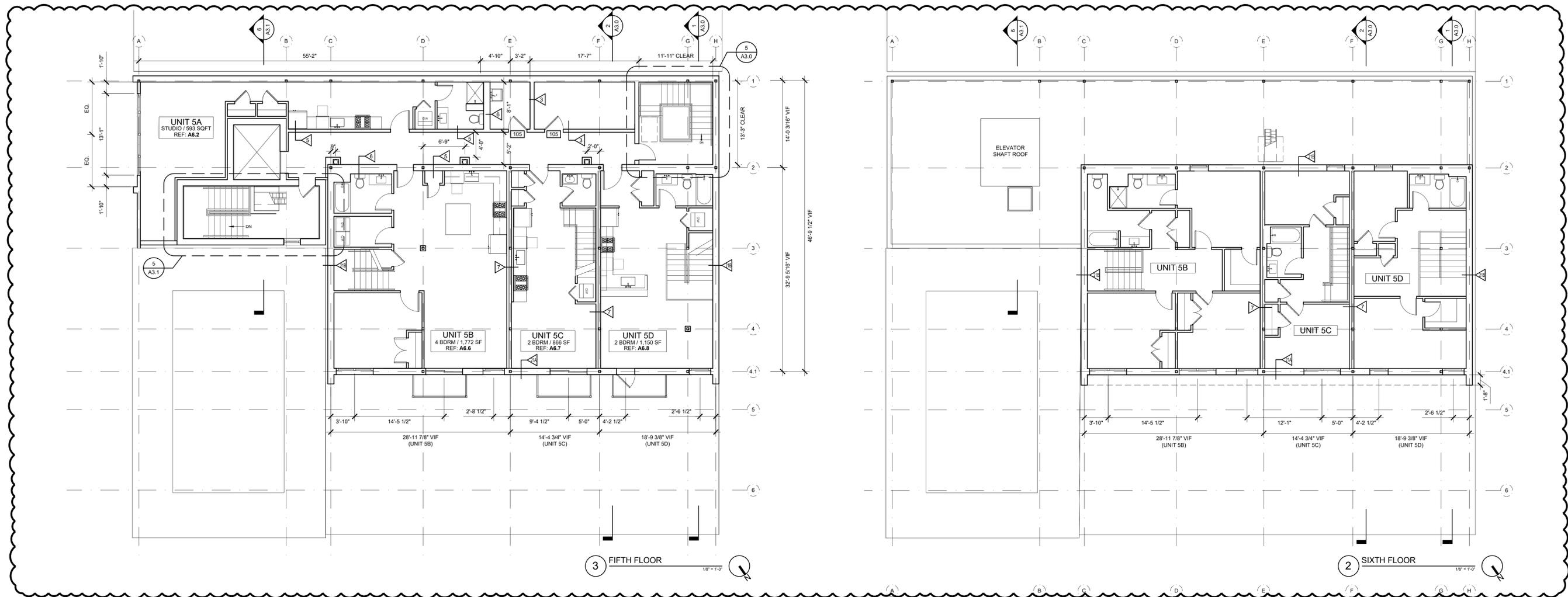
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-	-
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SCALE:
 1/8" = 1'-0"

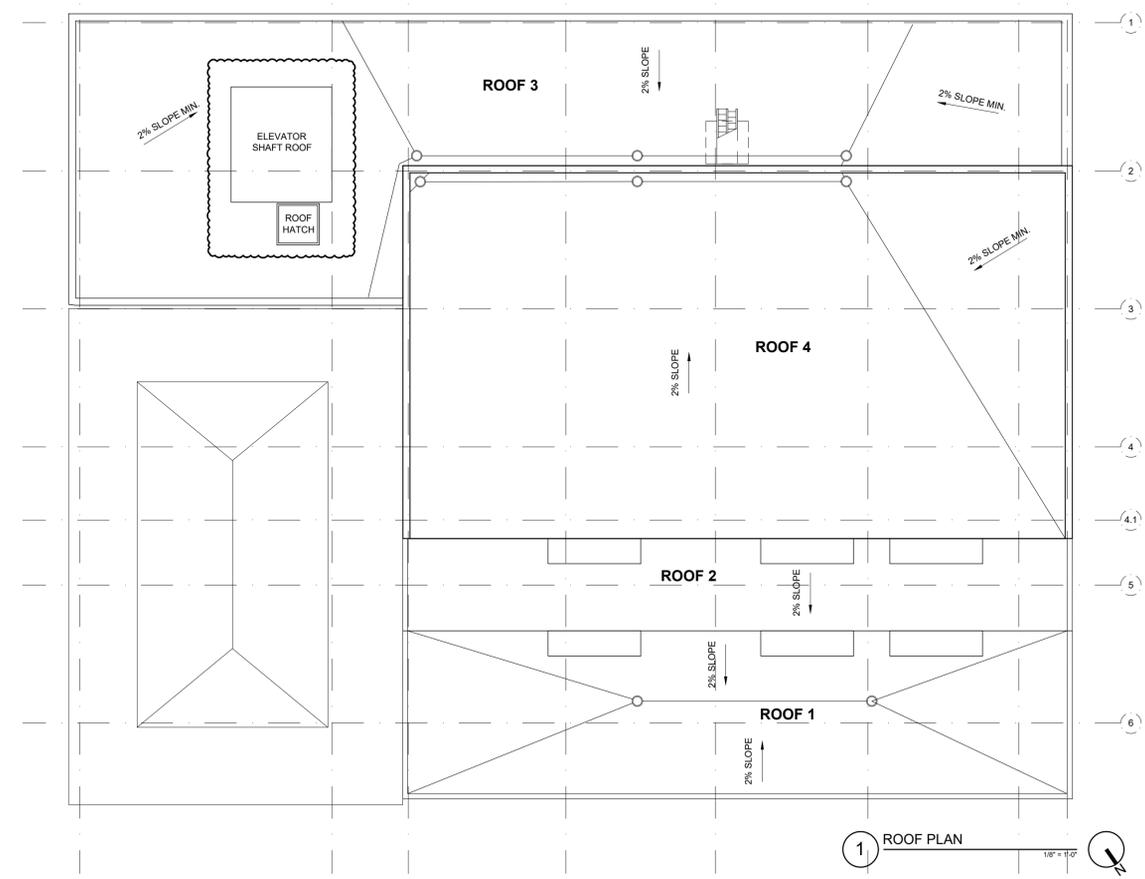
FLOOR PLANS
 & FINISH
 SCHEDULE

A1.2



3 FIFTH FLOOR 1/8" = 1'-0"

2 SIXTH FLOOR 1/8" = 1'-0"



1 ROOF PLAN 1/8" = 1'-0"

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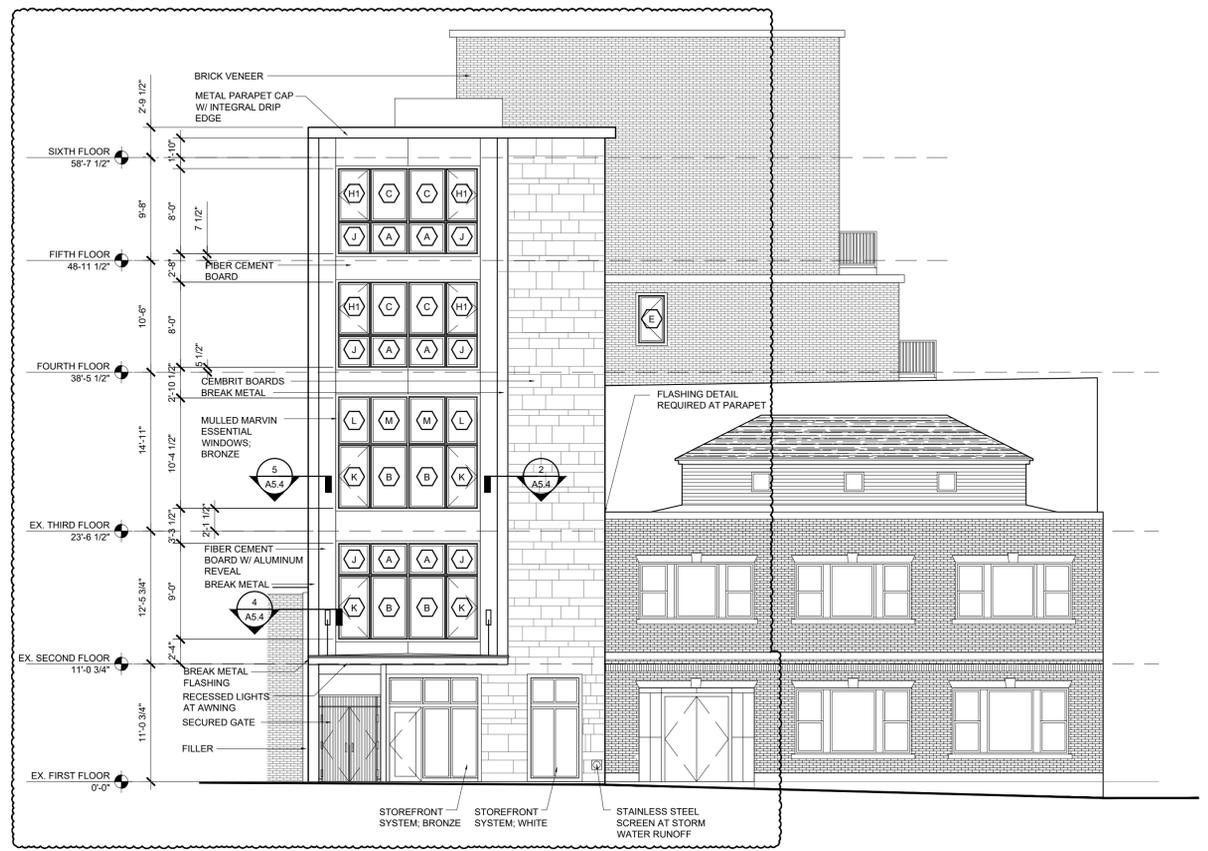
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-	-
-	-
DATE	10.18.2023

SCALE:
1/8" = 1'-0"

FLOOR PLANS

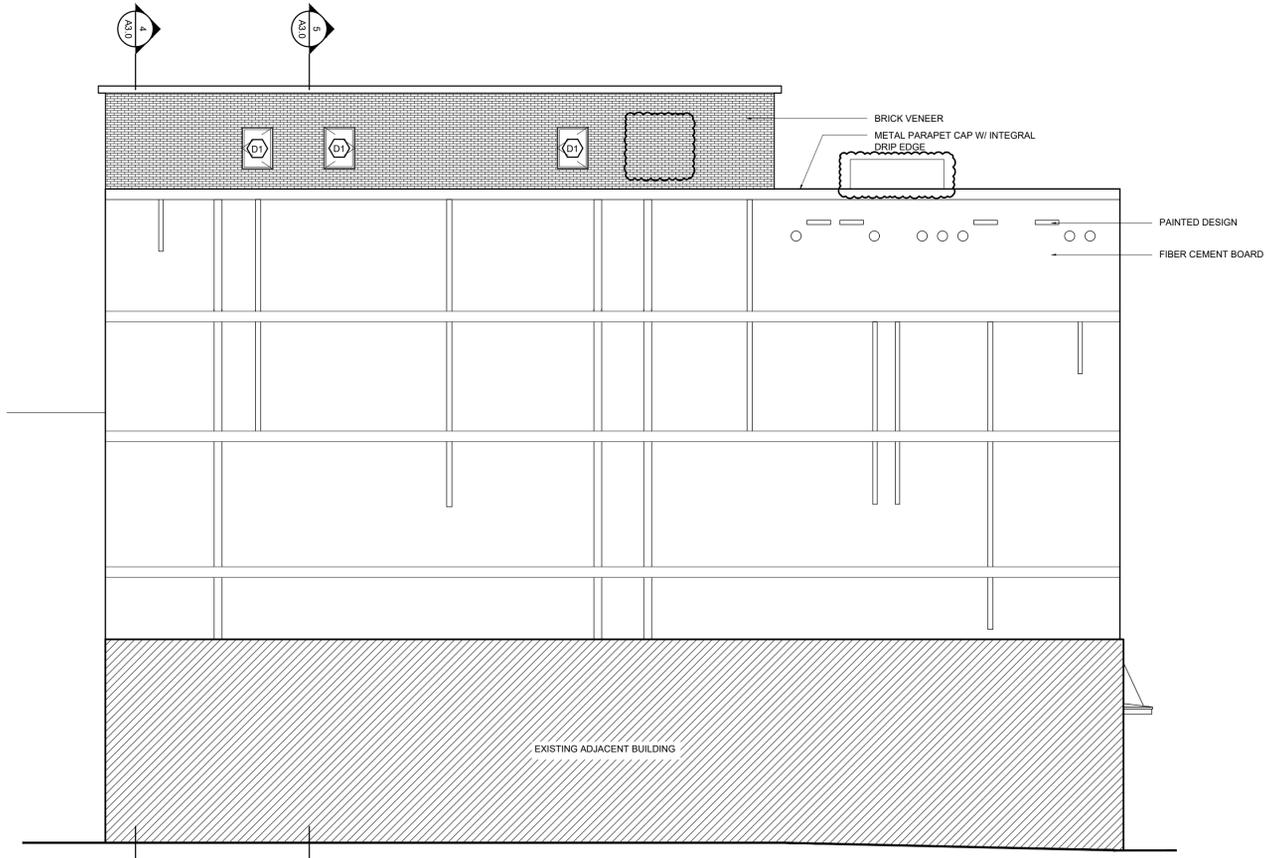
A1.3



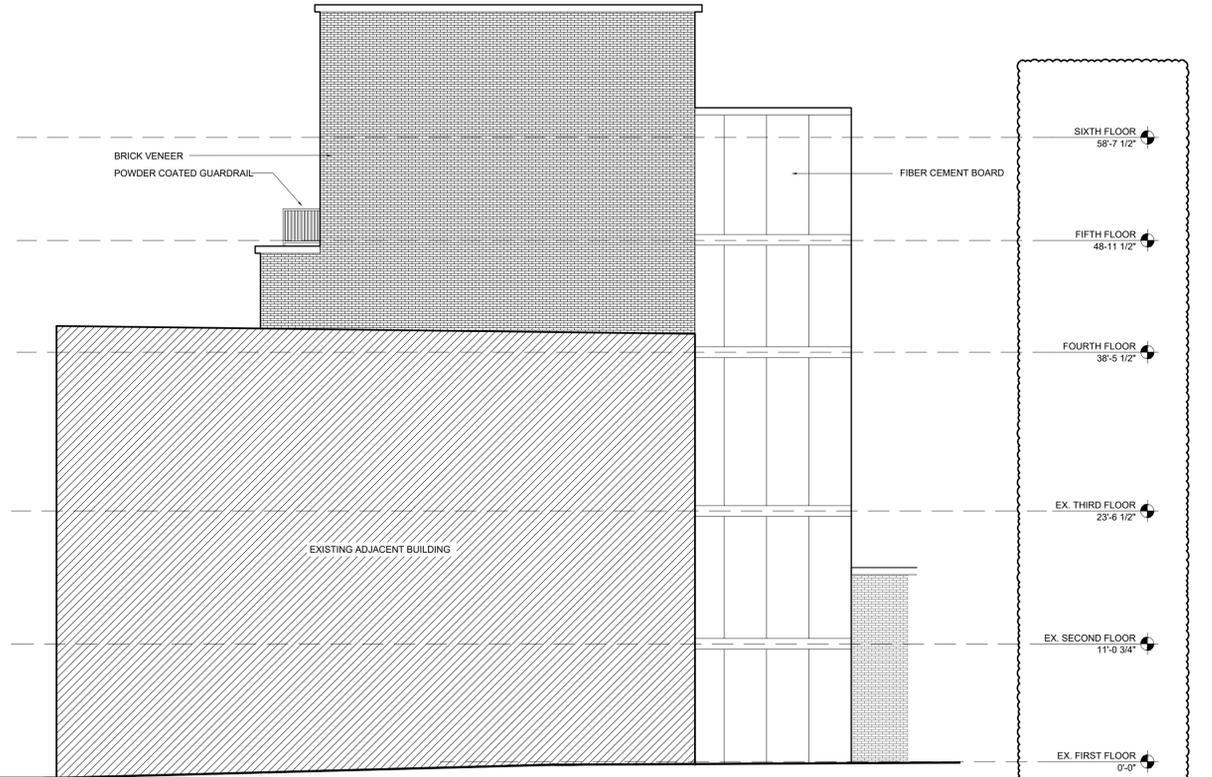
4 EAST ELEVATION
FRIENDSHIP STREET 1/8" = 1'-0"



2 NORTH ELEVATION
RICHMOND STREET 1/8" = 1'-0"



3 SOUTH ELEVATION
ALLEY SIDE 1/8" = 1'-0"



1 WEST ELEVATION
PINE STREET 1/8" = 1'-0"

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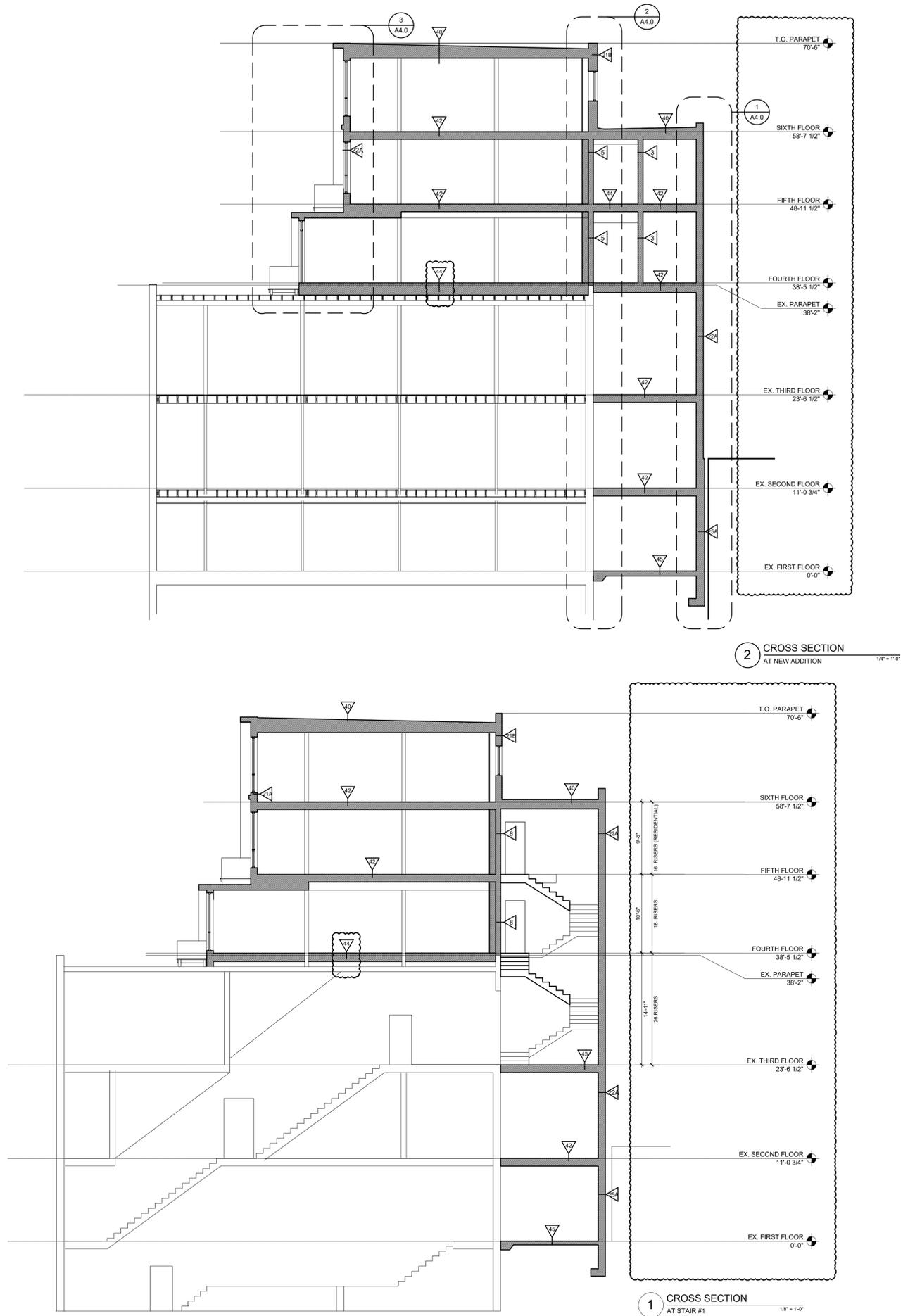
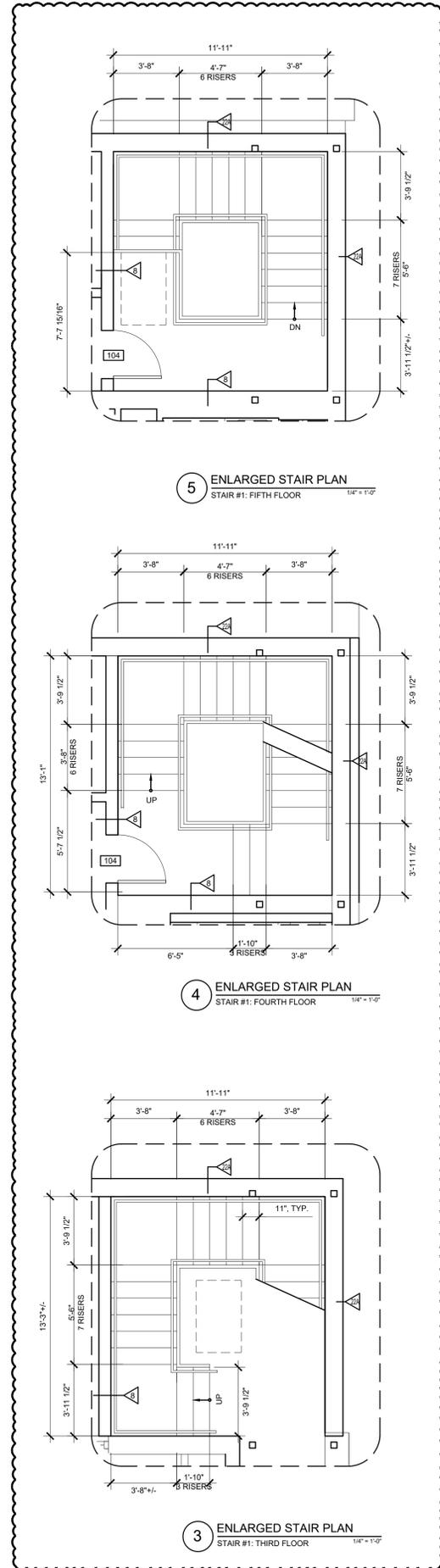
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SCALE:
1/8" = 1'-0"

EXTERIOR
ELEVATIONS

A2.0



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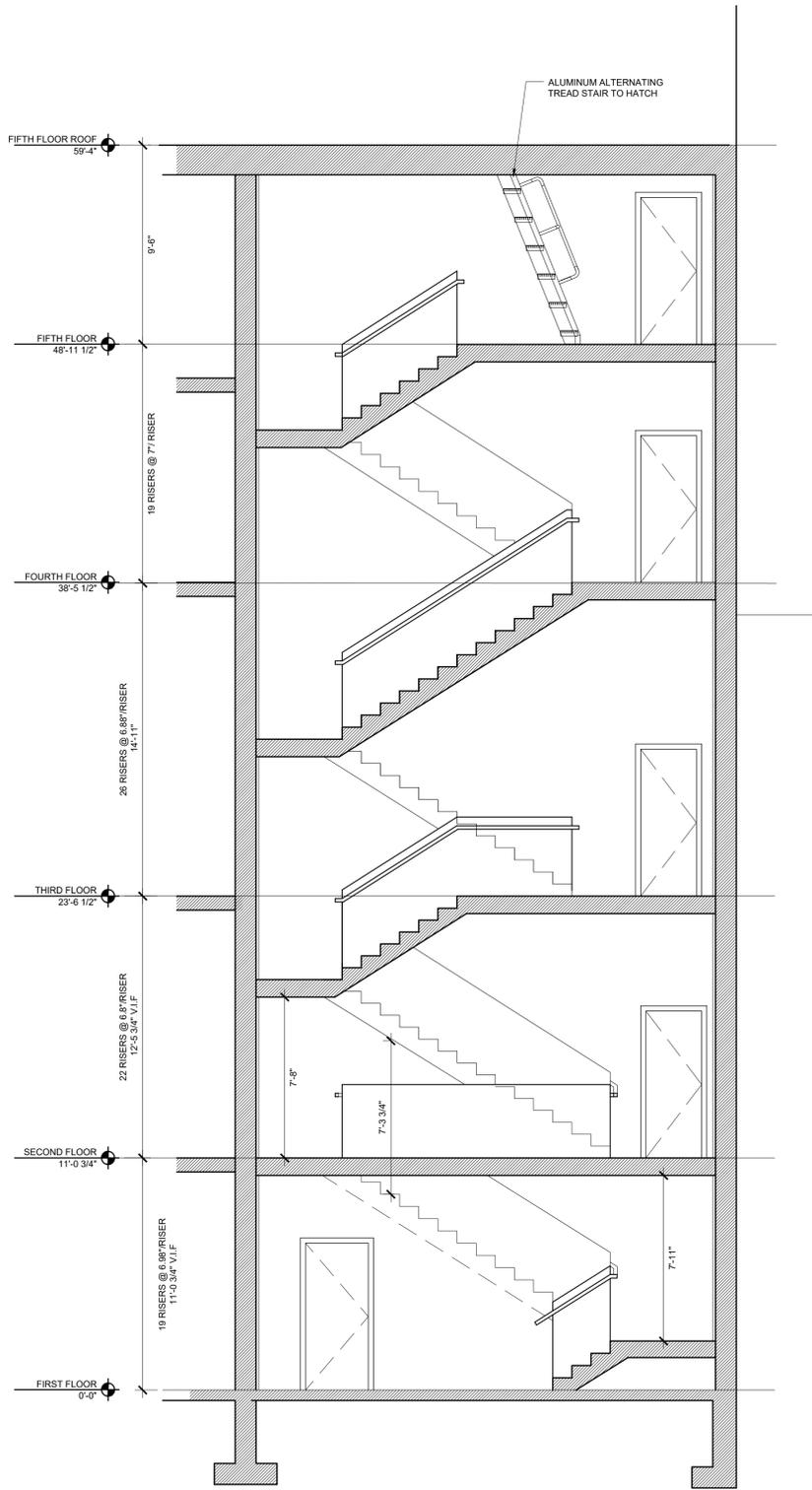
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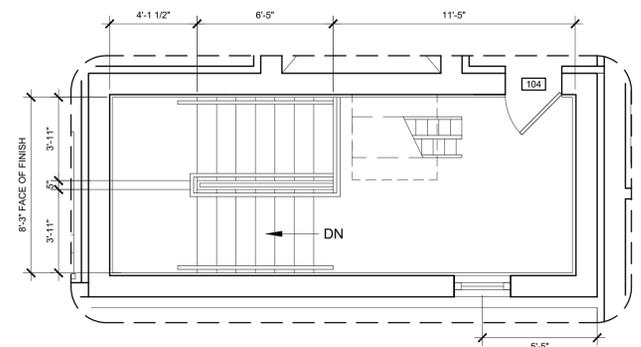
SCALE:
1/4" = 1'-0"

**BUILDING
SECTIONS &
STAIR #1**

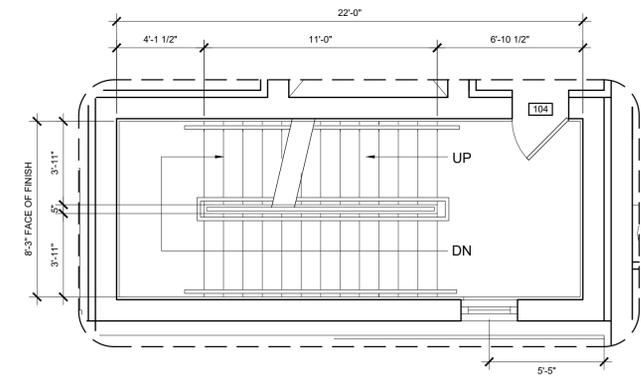
A3.0



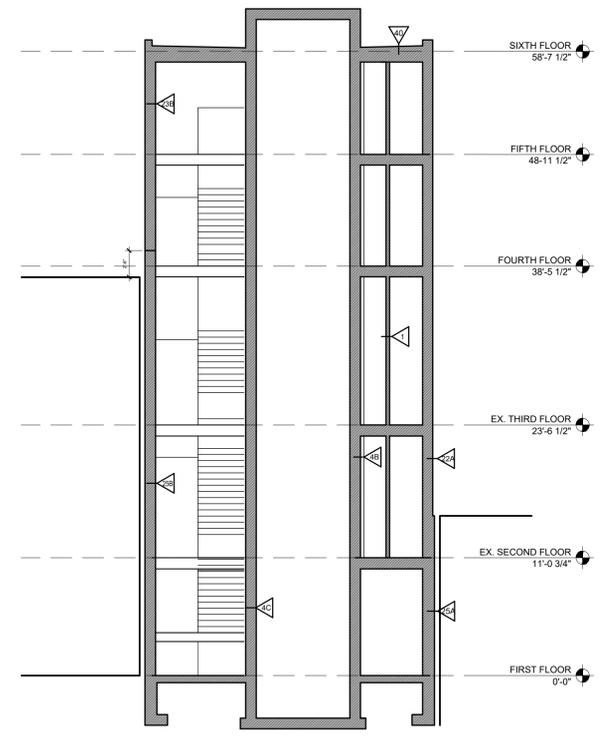
7 STAIR SECTION
STAIR #2
1/4" = 1'-0"



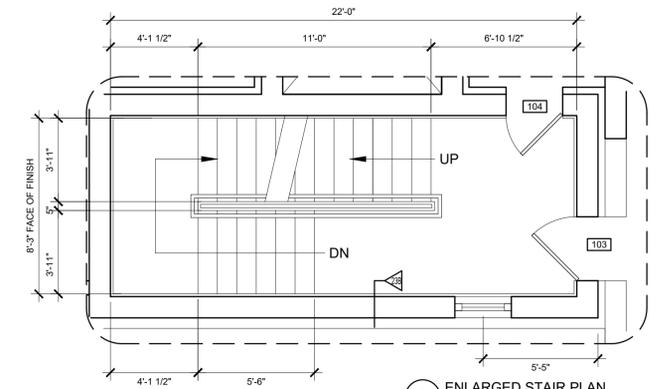
5 ENLARGED STAIR PLAN
STAIR #2, FIFTH FLOOR
1/4" = 1'-0"



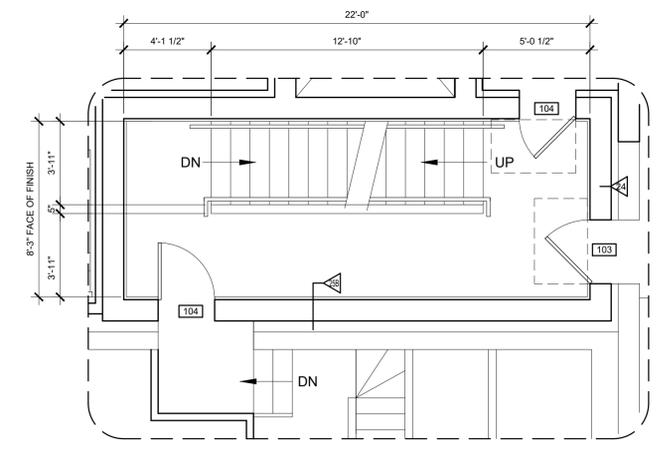
4 ENLARGED STAIR PLAN
STAIR #2, FOURTH FLOOR
1/4" = 1'-0"



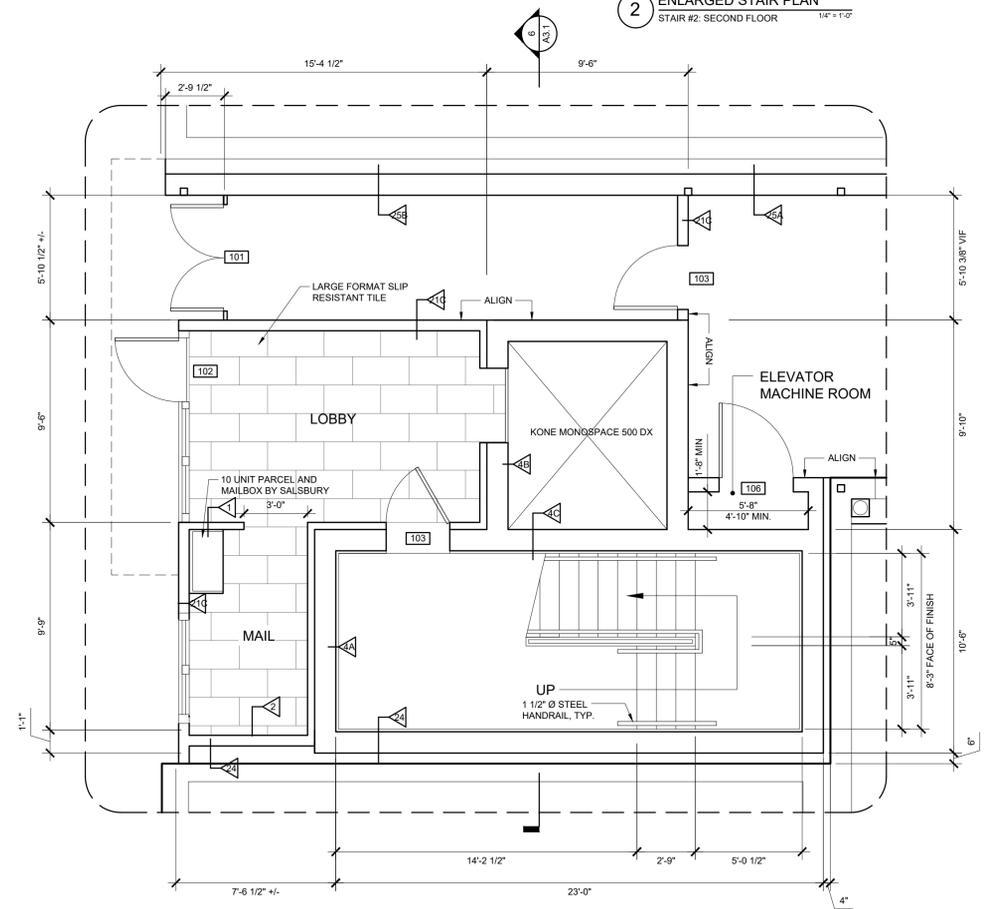
6 STAIR SECTION
STAIR #2
1/4" = 1'-0"



3 ENLARGED STAIR PLAN
STAIR #2, THIRD FLOOR
1/4" = 1'-0"



2 ENLARGED STAIR PLAN
STAIR #2, SECOND FLOOR
1/4" = 1'-0"



1 ENLARGED FLOOR PLAN
STAIR #2, FIRST FLOOR/LOBBY
1/4" = 1'-0"

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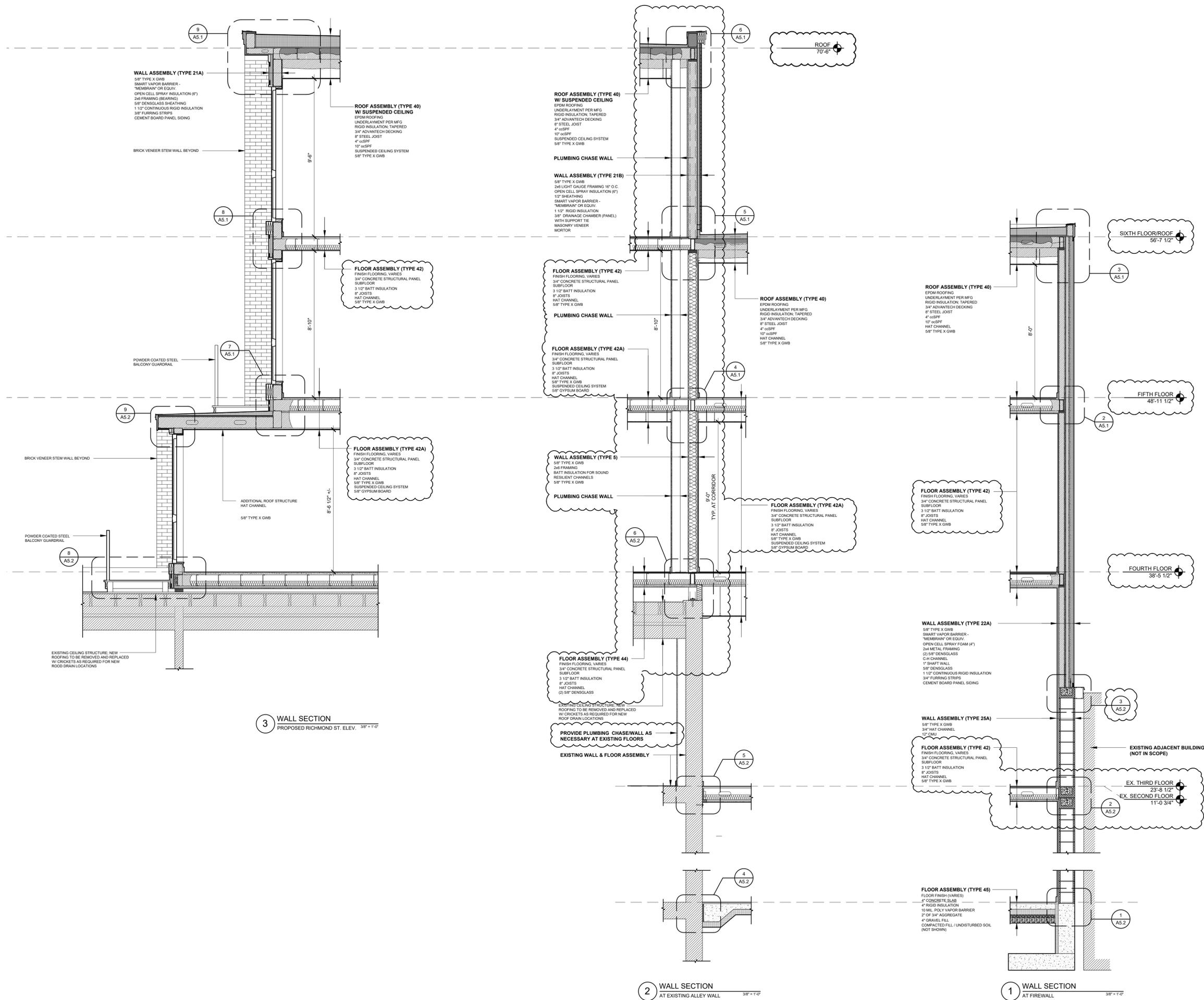
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SCALE:
1/4" = 1'-0"

BUILDING SECTION & STAIR #2

A3.1



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-	-
-	-
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SCALE:
 3/8" = 1'-0"

WALL SECTIONS

CONSULTANTS

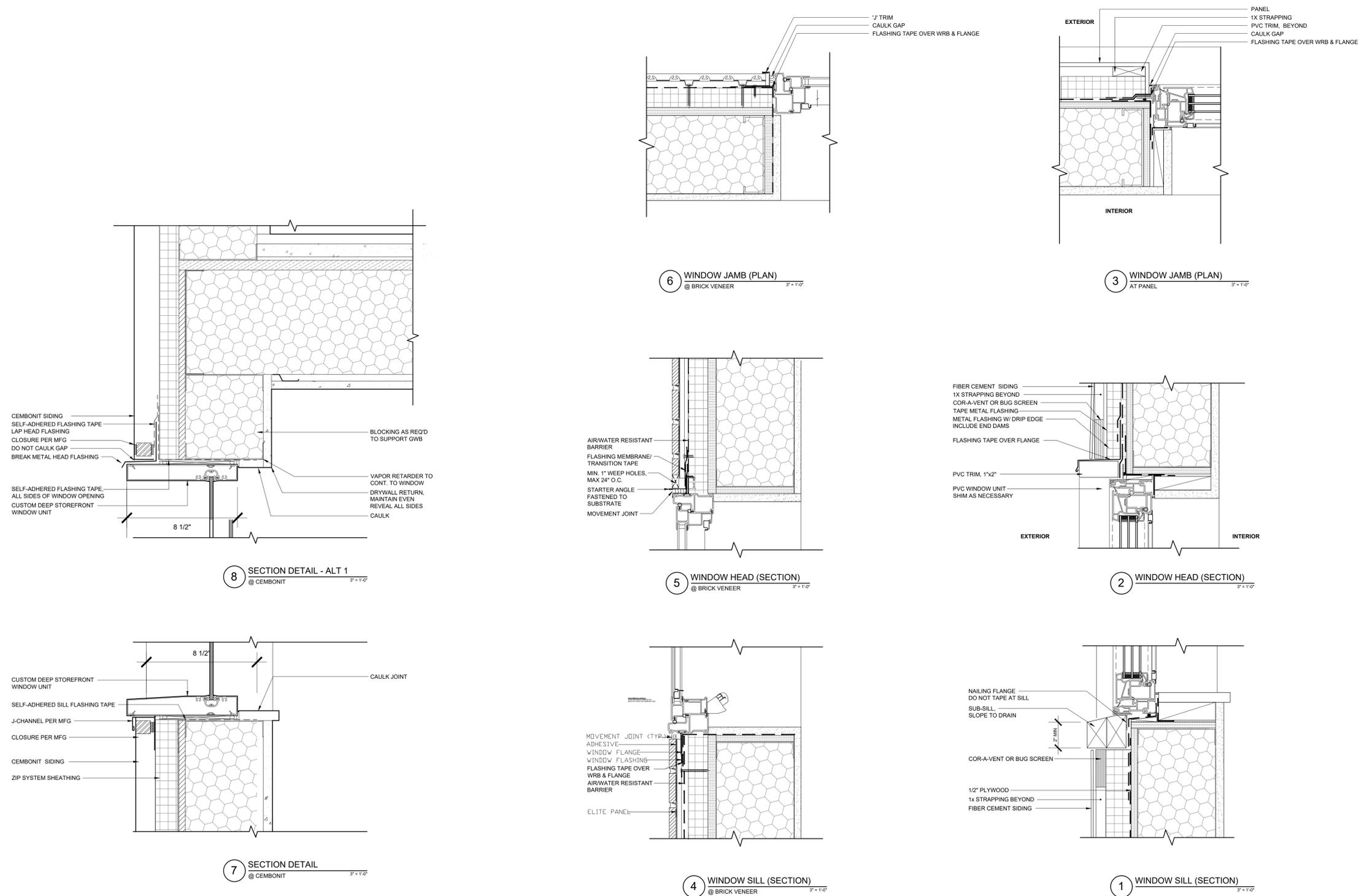
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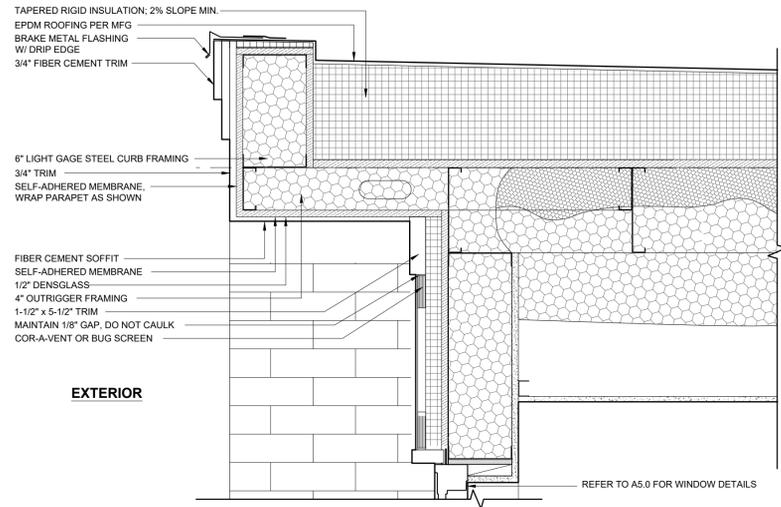


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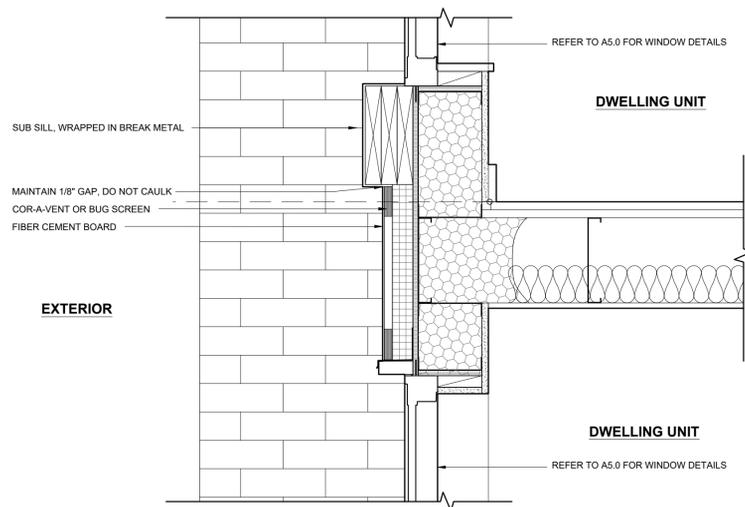
SCALE:
VARIES

DETAILS

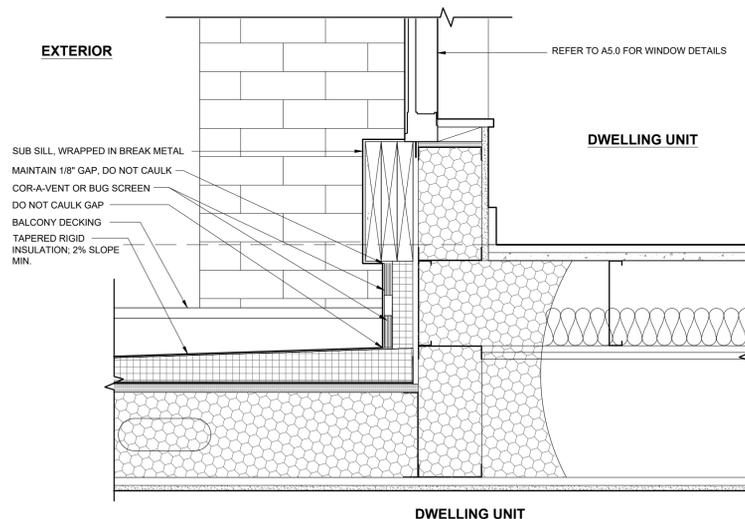
A5.0



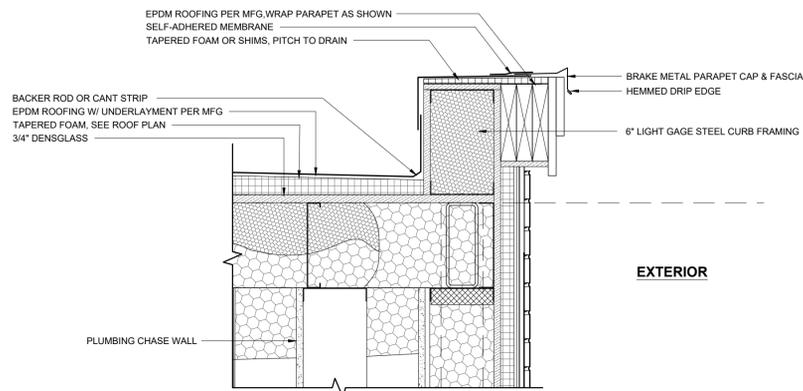
9 TOWNHOUSE ROOF
@ 6TH FLOOR 1/12" = 1'-0"



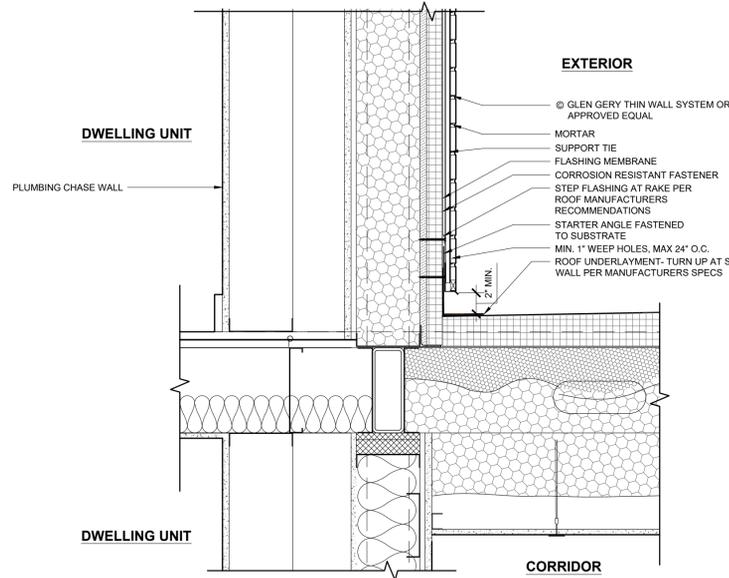
8 HORIZONTAL BANDING
@ TOWNHOUSE 1/12" = 1'-0"



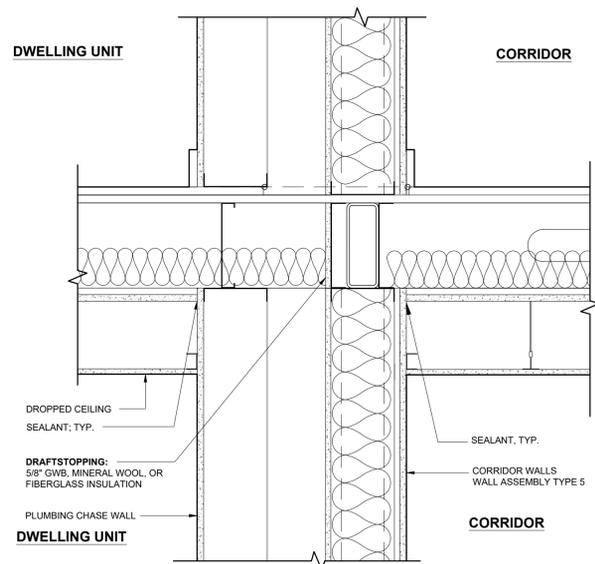
7 ROOF DETAIL
@ FOURTH FLOOR ROOF 1/12" = 1'-0"



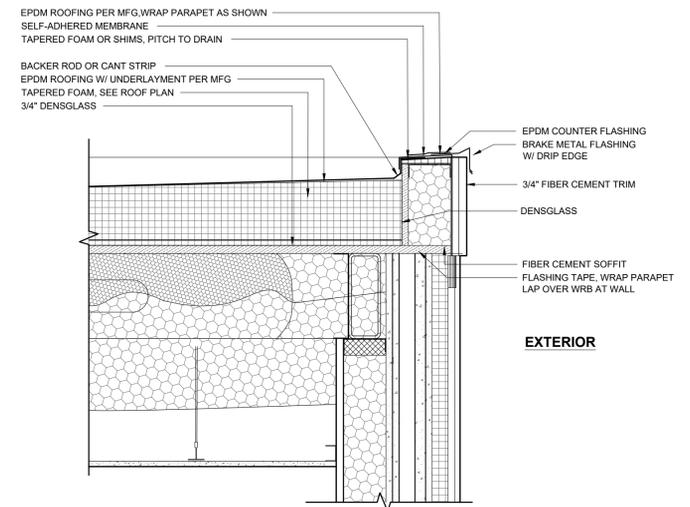
6 PARAPET
@ BRICK CLADDING 1/12" = 1'-0"



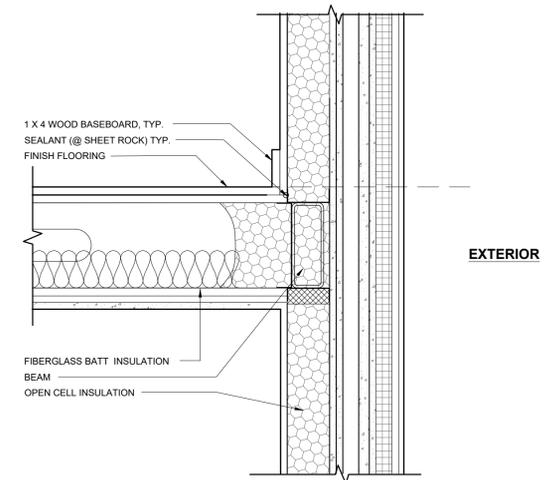
5 ROOF DETAIL
@ 5TH FLOOR WALL CONNECTION 1/12" = 1'-0"



4 DRAFTSTOPPING DETAIL
@ TYPICAL UNIT WALL 1/12" = 1'-0"



2 PARAPET
@ SIXTH FLOOR 1/12" = 1'-0"



1 FLOOR WALL CONNECTION
@ FIREWALL 1/12" = 1'-0"

3 (NOT USED) 1/12" = 1'-0"

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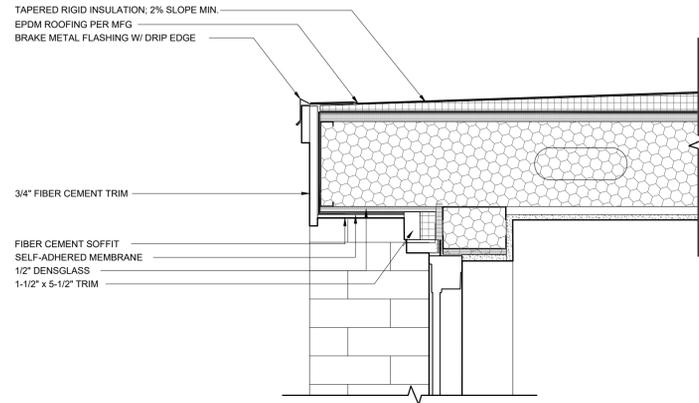
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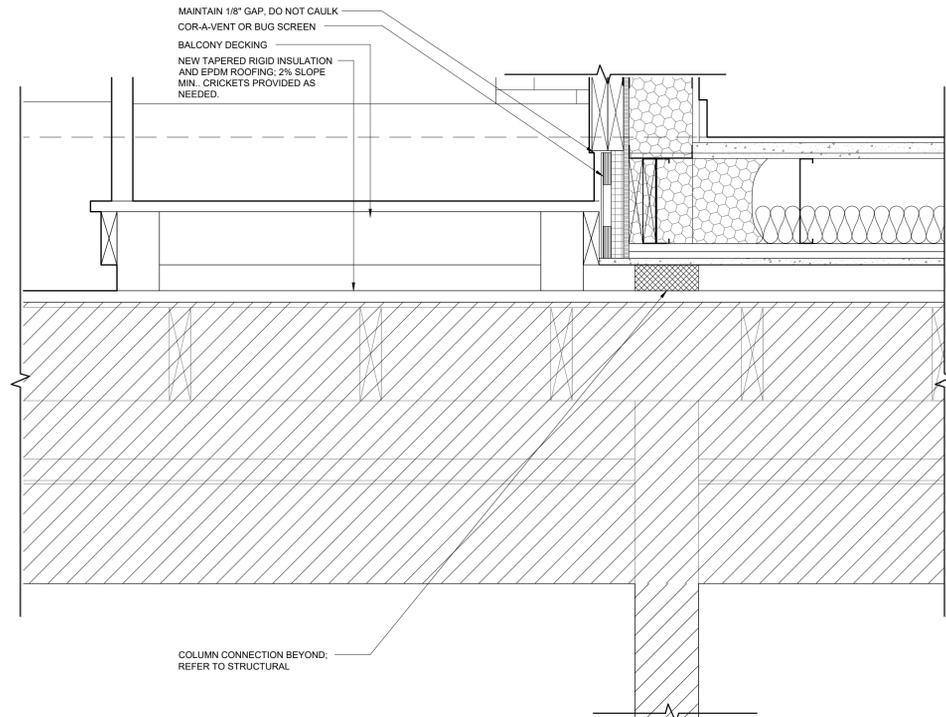
SCALE:
1/12" = 1'-0"

DETAILS

A5.1

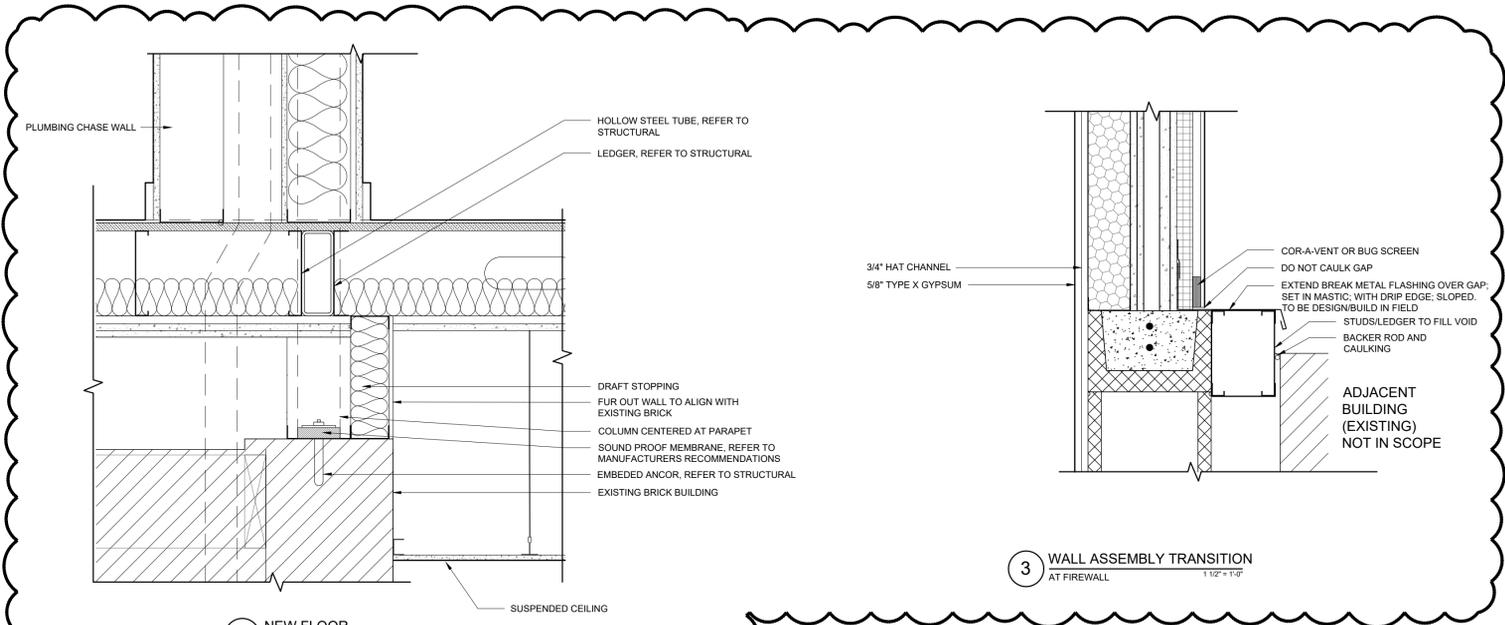


9 ROOF DETAIL
@ FOURTH FLOOR ROOF 1 1/2" = 1'-0"



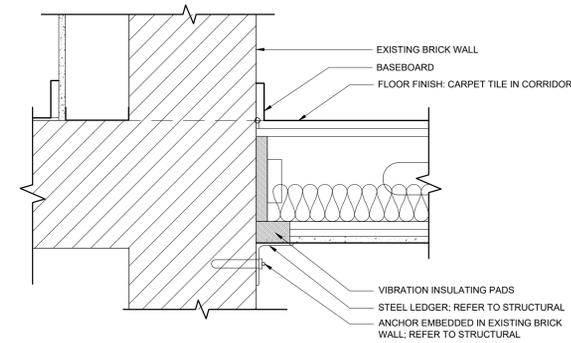
8 FLOOR DETAIL
AT EXISTING 3RD FLOOR ROOF 1 1/2" = 1'-0"

7 NOT USED 1 1/2" = 1'-0"

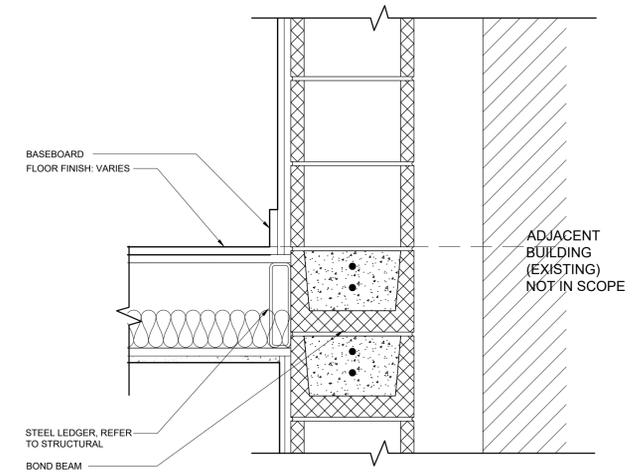


6 NEW FLOOR
AT EXISTING ROOF 1 1/2" = 1'-0"

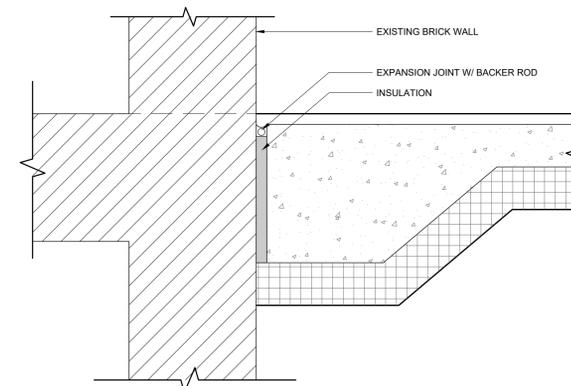
3 WALL ASSEMBLY TRANSITION
AT FIREWALL 1 1/2" = 1'-0"



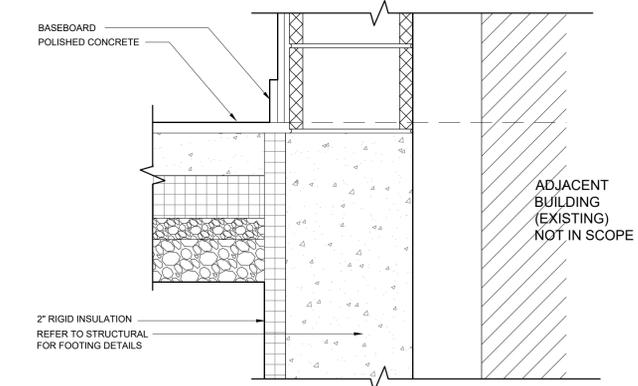
5 NEW FLOOR
AT EXISTING BRICK WALL 1 1/2" = 1'-0"



2 FLOOR WALL CONNECTION DETAIL
AT FIREWALL 1 1/2" = 1'-0"

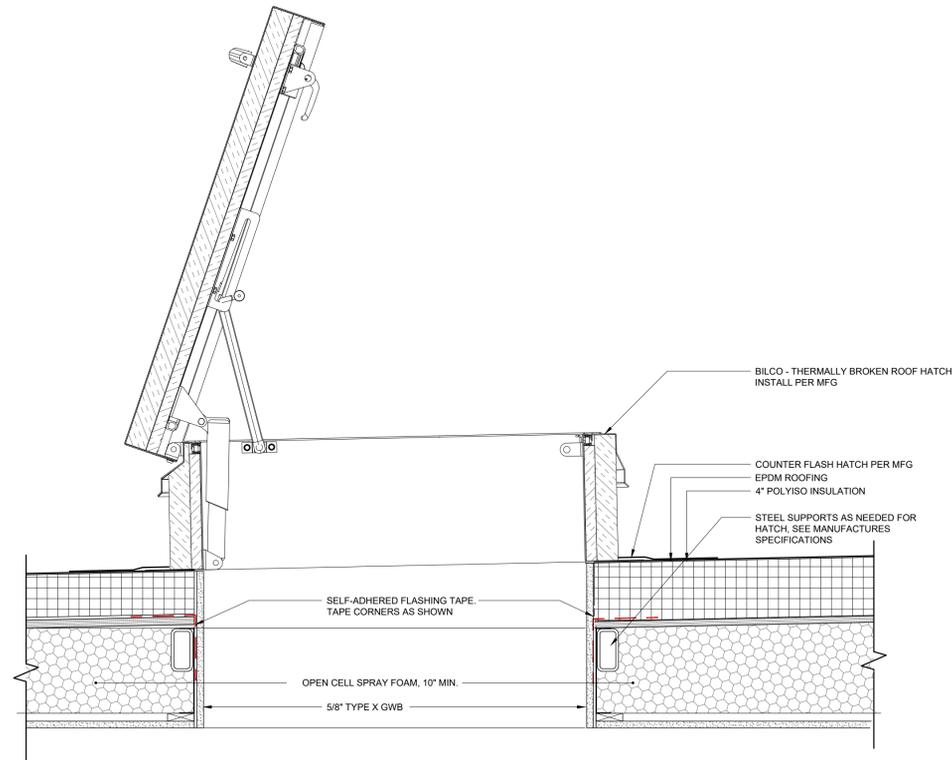


4 SLAB ON GRADE 1 1/2" = 1'-0"

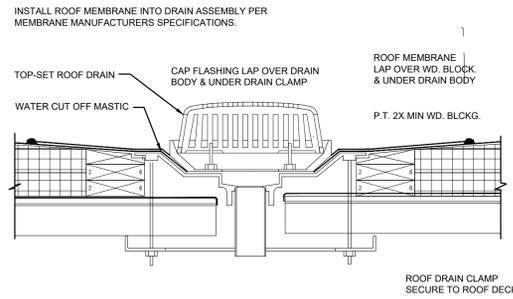


1 FOUNDATION DETAIL 1 1/2" = 1'-0"

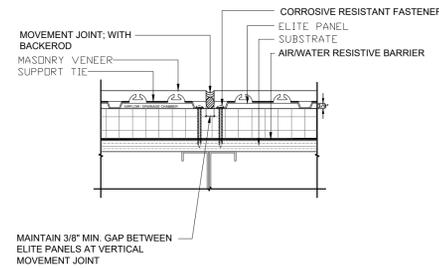
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DATE	10.18.2023



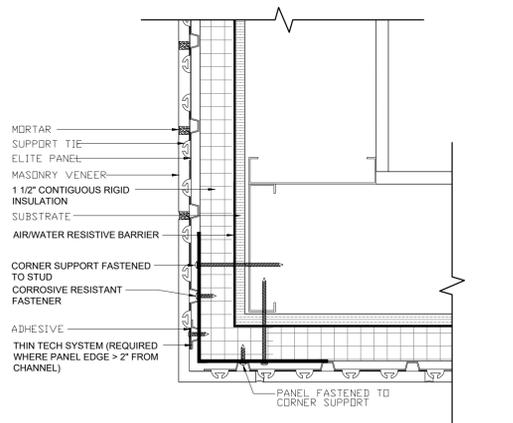
9 ROOF HATCH (SECTION)
1/4" = 1'-0"



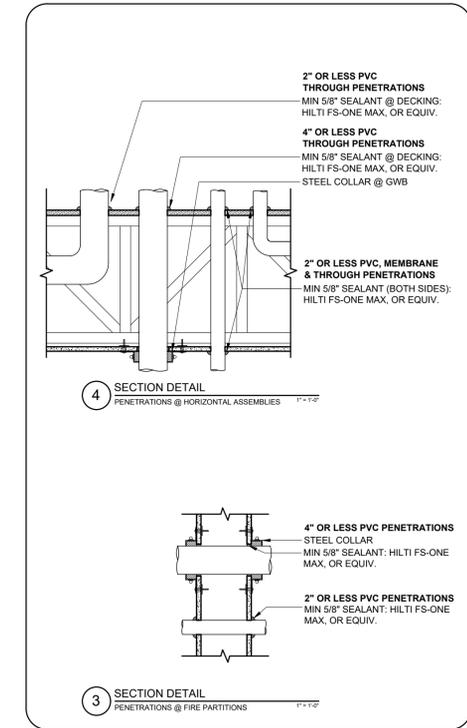
7 ROOF DRAIN (SECTION)
1/4" = 1'-0"



6 EXPANSION JOINT
@ BRICK VENEER
3/8" = 1'-0"

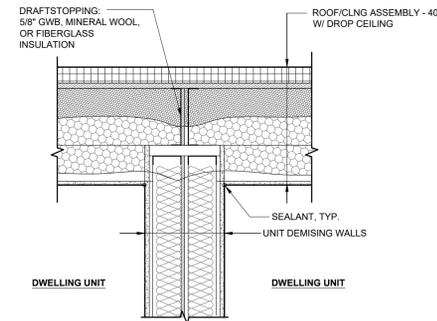


5 OUTSIDE CORNER DETAIL
@ BRICK VENEER
3/8" = 1'-0"

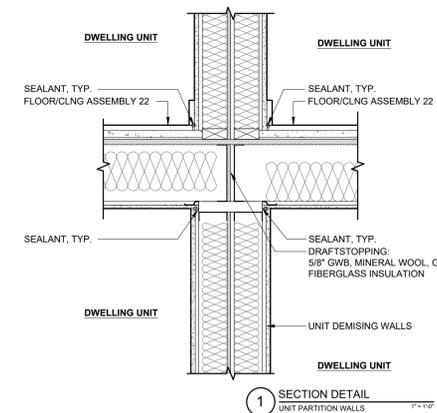


4 SECTION DETAIL
PENETRATIONS @ HORIZONTAL ASSEMBLIES
1/4" = 1'-0"

3 SECTION DETAIL
PENETRATIONS @ FIRE PARTITIONS
1/4" = 1'-0"



2 SECTION DETAIL
UNIT PARTITION WALLS
1/4" = 1'-0"



1 SECTION DETAIL
UNIT PARTITION WALLS
1/4" = 1'-0"

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(508) 496-9565

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Consulting Engineering Services
128 Carnegie Row
Suite 104
Norwood, MA 02062
(617) 261-7161

CIVIL
Horsley Witten Group
55 Dorrance Street, suite 200
Providence, RI 02903
(401) 272-1717

CONTRACTOR

71-85 RICHMOND STREET
MULTI UNIT RESIDENTIAL DEVELOPMENT

71-85 RICHMOND STREET
PROVIDENCE, RI 02903

DRAWING SETS	
75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
VARIES

DETAILS

A5.3

CONSULTANTS

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CONTRACTOR

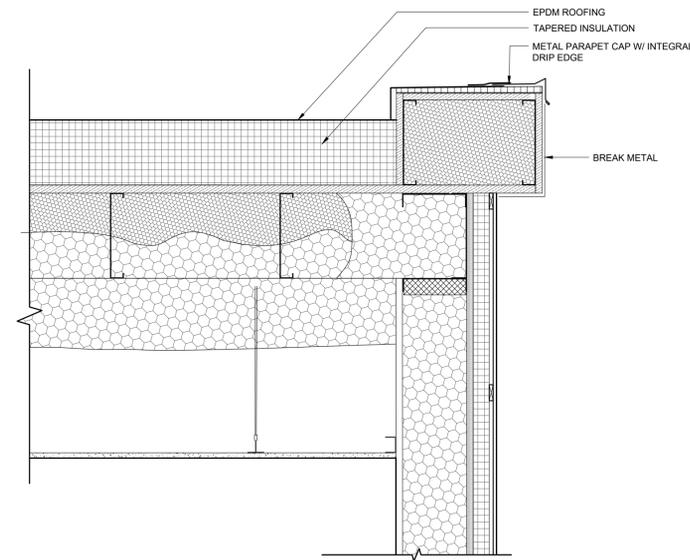
71-85 RICHMOND STREET
MULTI UNIT RESIDENTIAL DEVELOPMENT
71-85 RICHMOND STREET
PROVIDENCE, RI 02903

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75% DD SET	07.29.2022
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REVISION SET #1	10.18.2023
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-	-
-	-
-	-
DATE	10.18.2023

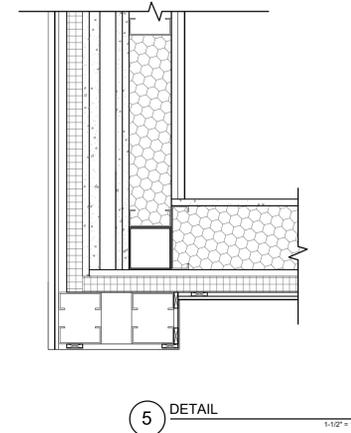
SCALE:
1 1/2" = 1'-0"

DETAILS

A5.4

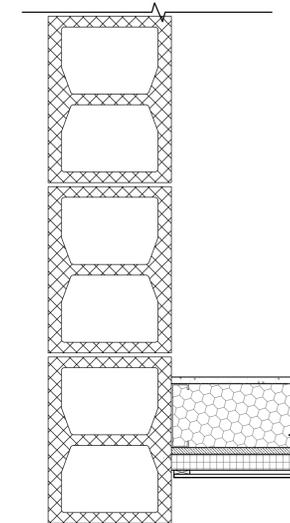


7 AWNING DETAILS (SECTION)
1-1/2" = 1'-0"

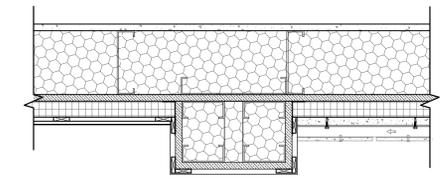


5 DETAIL
1-1/2" = 1'-0"

3 NOT USED
1-1/2" = 1'-0"

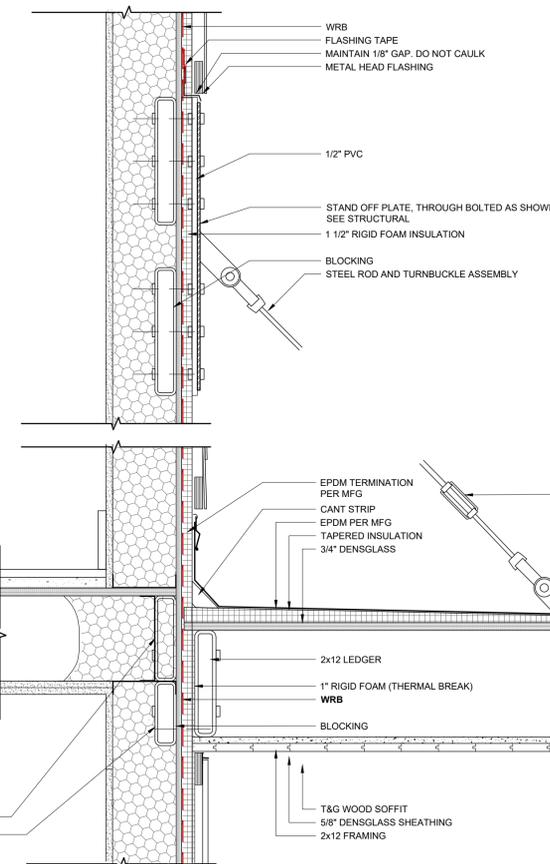


4 DETAIL
1-1/2" = 1'-0"

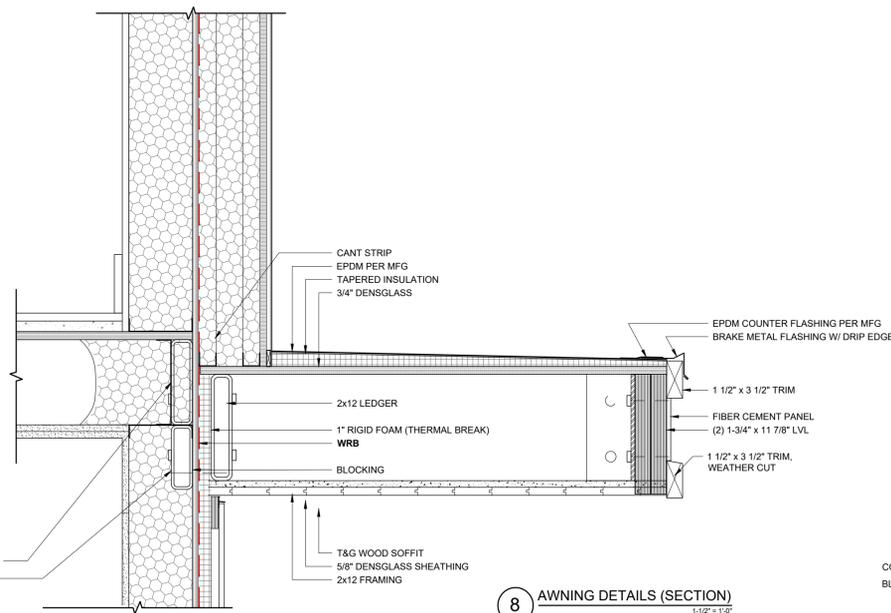


2 DETAIL
1-1/2" = 1'-0"

DETAILS 2-5/A5.4 ARE PRELIMINARY FRIENDSHIP STREET 'FRAMED' DETAILS. DETAIL TO BE DESIGN/BUILD IN FIELD



6 AWNING DETAILS (SECTION)
1-1/2" = 1'-0"



8 AWNING DETAILS (SECTION)
1-1/2" = 1'-0"

CONTINUOUS STEEL LEDGER
BLOCKING

CONTINUOUS STEEL LEDGER
BLOCKING

1 NOT USED
1-1/2" = 1'-0"

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2					2	1			4	2	2	
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	3	2	2	
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD			1	1	1	1	1	1	1	1	1	
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4												1
04C	K	LAUNDRY	2'-8"	6'-8"	HD-4												1
05					NOT USED												
06A	H	CLOSET	2'-0"	6'-8"	HD-3					1				2	2	1	
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	1	3	2		
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4					1	1			4	1		
07	E	BALCONY	6'-0"	6'-8"	HD-5					1	1			1	1		
08	B	BALCONY	3'-0"	6'-8"	HD-6									1	1		

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	3/4" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH			CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

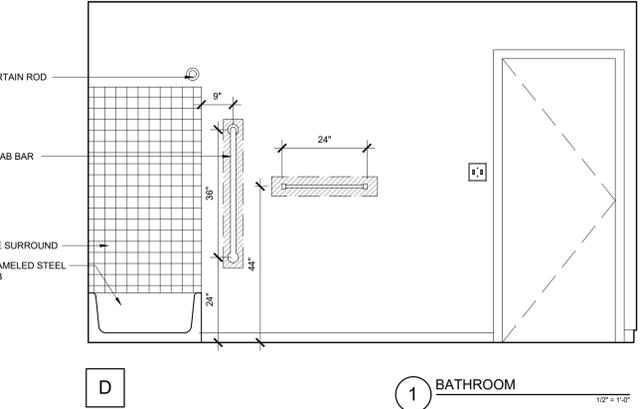
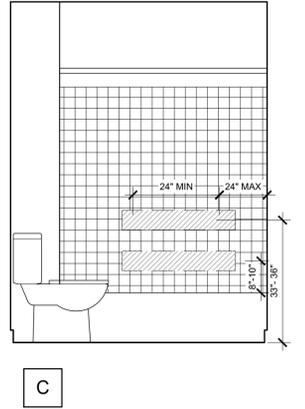
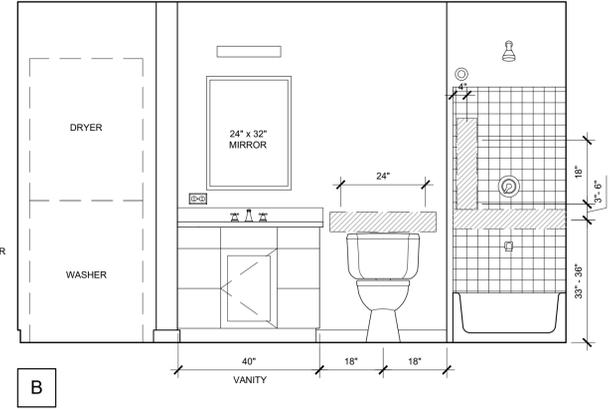
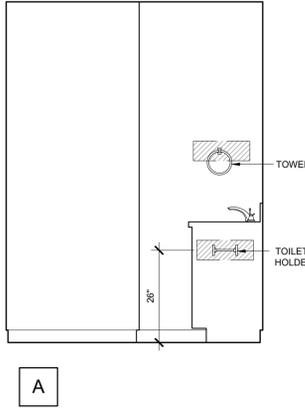
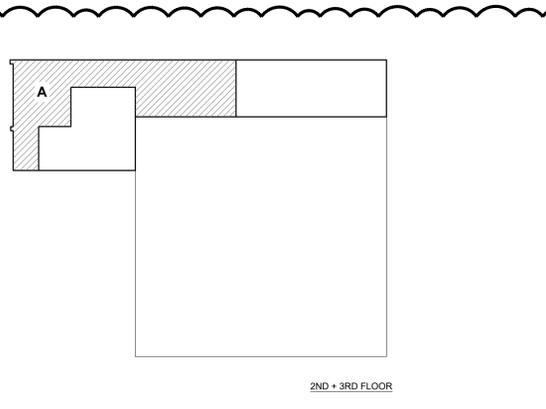
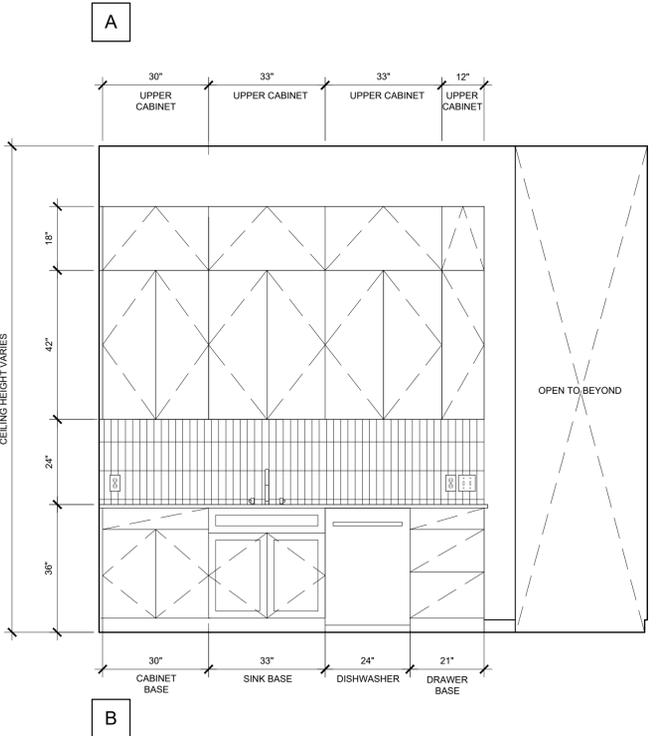
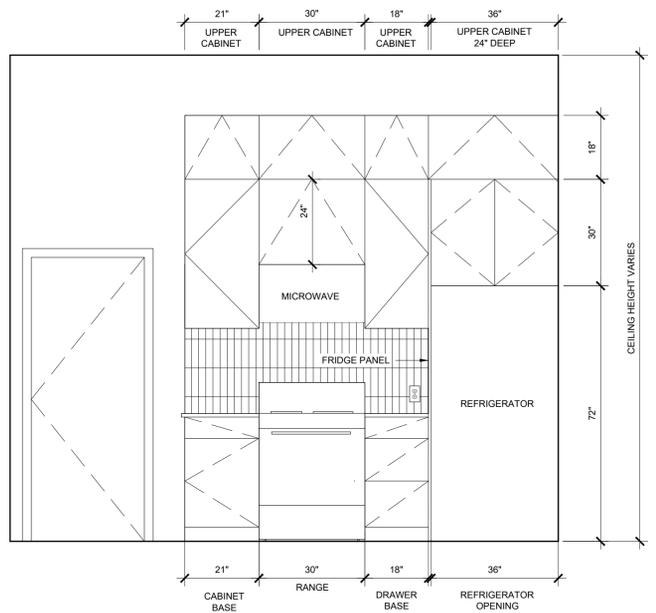
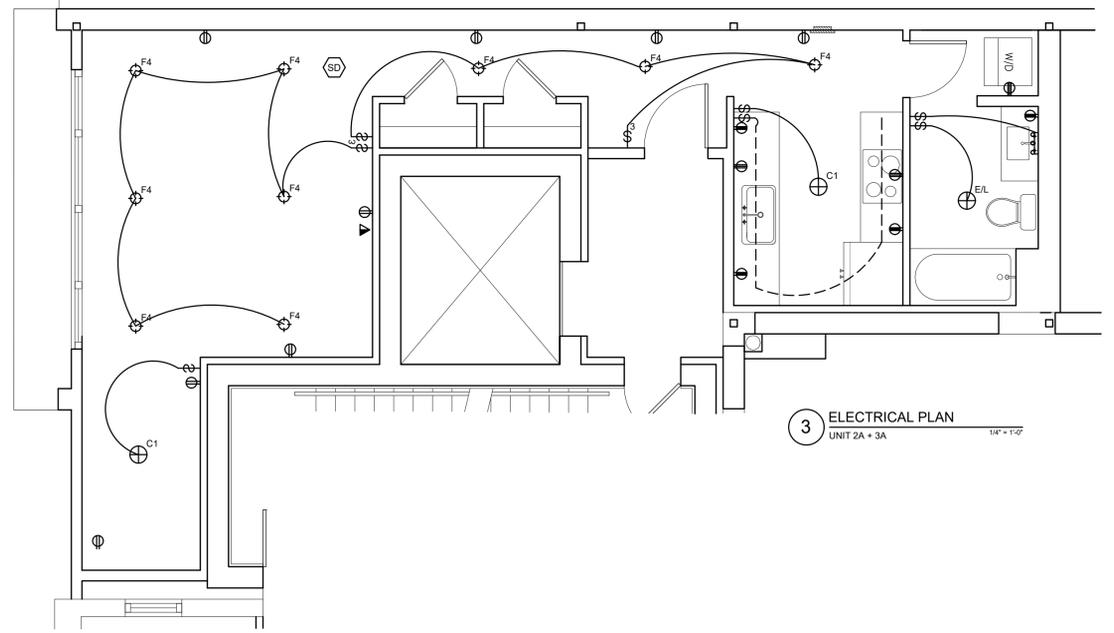
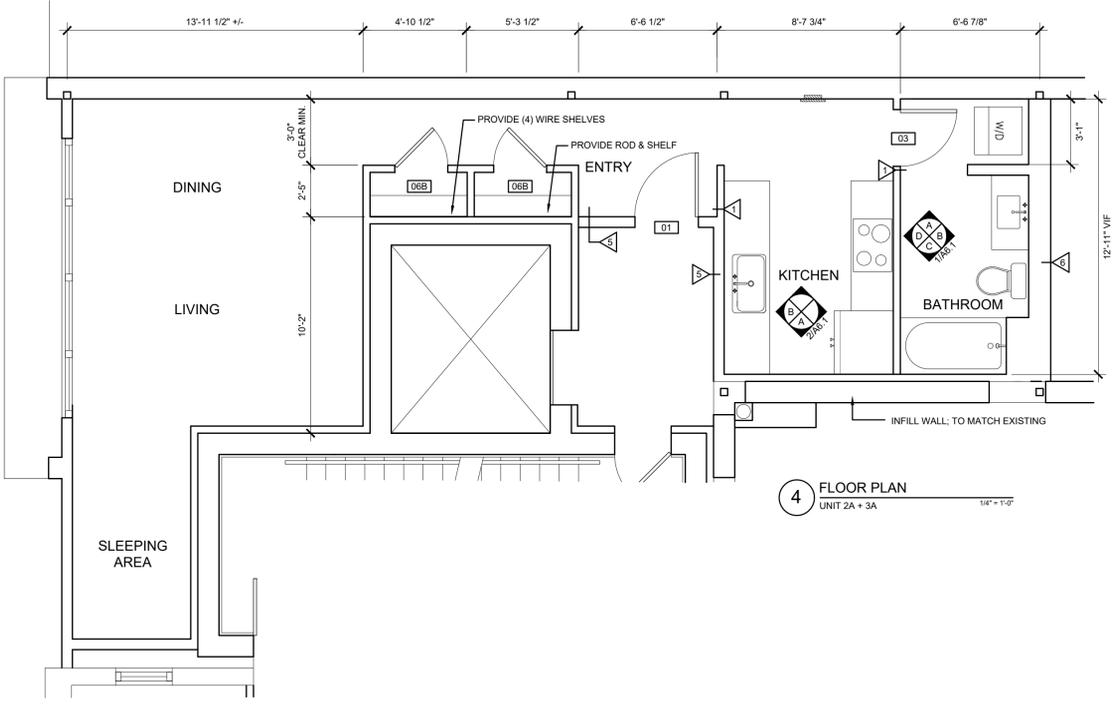
- ROOM FINISH GENERAL NOTES:**
- ALL COLORS / STYLES TO BE APPROVED BY ARCHITECT & OWNER
 - CONTRACTOR TO LOCATE RECEPTACLES AS SHOWN AND AS PER CODE
 - PROVIDE BLOCKING FOR TOWEL BARS, TP HOLDERS, AND FUTURE GRAB BARS.
 - GC TO PROVIDE TOILET ROOM ACCESSORIES, STYLE AND FINISH TBD
 - GC TO PROVIDE SHOWER RODS AT ALL BATHTUBS, FINISH TBD
 - FRAMED MIRROR TO BE PROVIDED BY GC AT ALL VANITIES
 - ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
 - ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
 - GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WEE51S0LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFWS620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E1	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V1	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
EP	ELECTRICAL PANEL
R	RECEPTACLE
R1	GFCI RECEPTACLE ABOVE COUNTERTOP
R2	220 V RECEPTACLE
AO	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



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DRAWING SETS

75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
DATE	10.18.2023

SCALE: VARIES

UNIT 2A + 3A

A6.1

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT										
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D	
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2					2	1			4	2	2
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	3	2	2
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD			1	1	1	1	1	1	1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4						1					
04C	K	LAUNDRY	2'-8"	6'-8"	HD-4											1
05					NOT USED											
06A	H	CLOSET	2'-0"	6'-8"	HD-3					1				2	2	1
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	2	1	3	2
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4					1	1					4
07	E	BALCONY	6'-0"	6'-8"	HD-5					1	1			1	1	1
08	B	BALCONY	3'-0"	6'-8"	HD-6									1		1

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	3/4" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FLOORS	WALLS
LIVING/DINING	CEILING: GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH	-	-	CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

ROOM FINISH GENERAL NOTES:

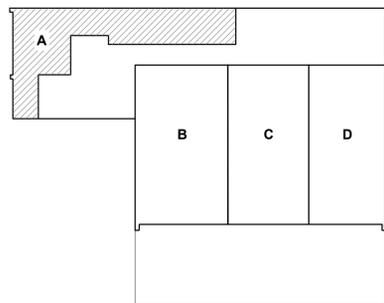
- ALL COLORS / STYLES TO BE APPROVED BY ARCHITECT & OWNER
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- GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

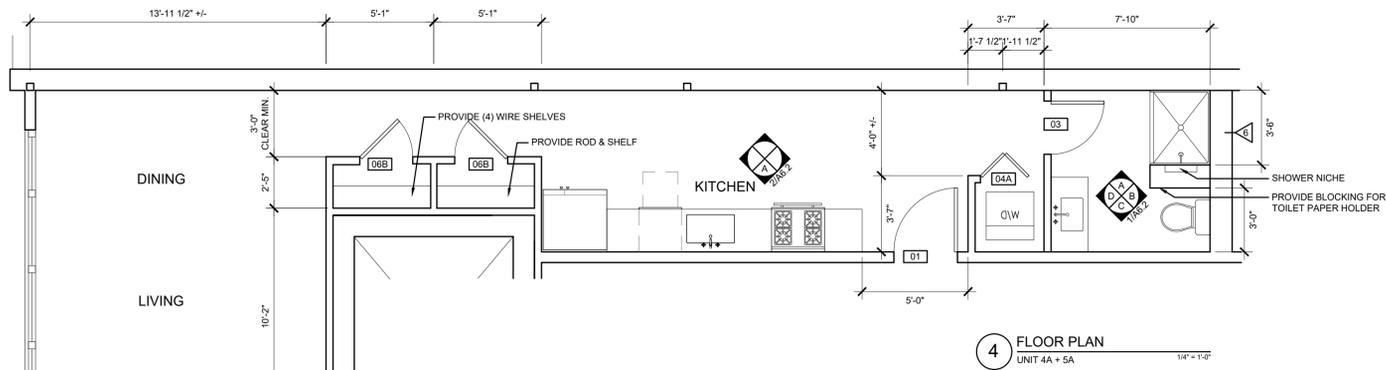
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB322DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WE515S0LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

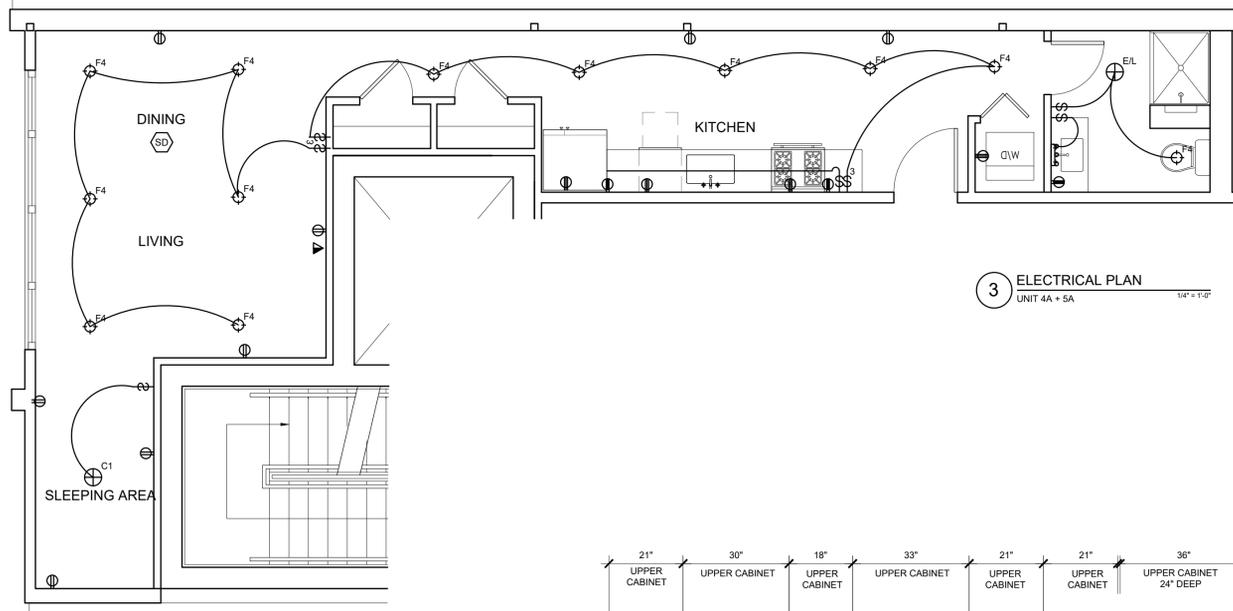
SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
EIL	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
⏏	ELECTRICAL PANEL
⏏	RECEPTACLE
⏏	GFCI RECEPTACLE ABOVE COUNTERTOP
⏏	220 V RECEPTACLE
⏏	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



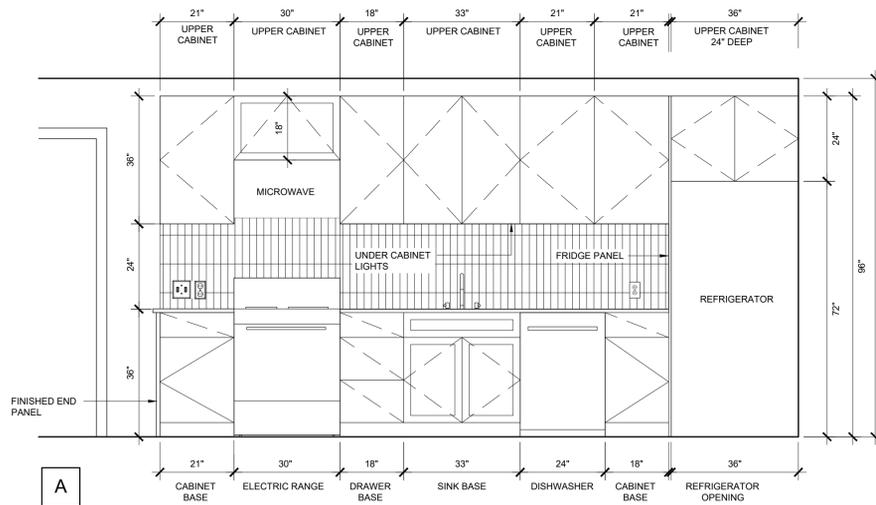
4TH + 5TH FLOOR



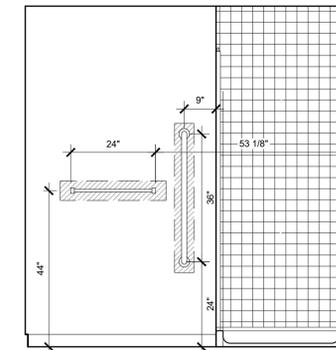
4 FLOOR PLAN UNIT 4A + 5A 1/4" = 1'-0"



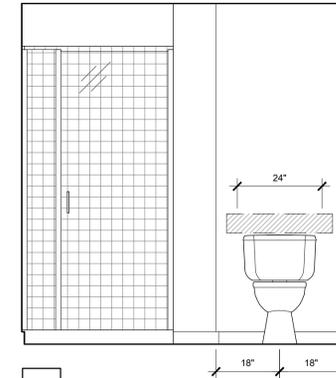
3 ELECTRICAL PLAN UNIT 4A + 5A 1/4" = 1'-0"



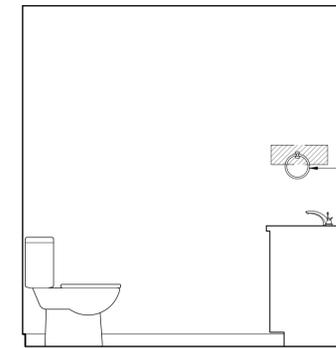
A KITCHEN 1/2" = 1'-0"



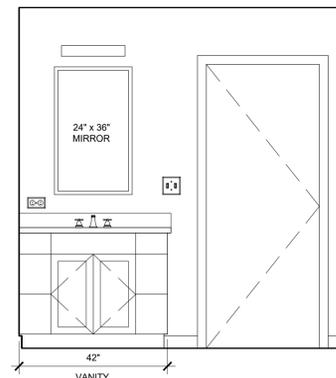
A



B



C



D BATHROOM 1/2" = 1'-0"

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-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
VARIES

UNIT 4A + 5A

A6.2

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2				2	1					4	2	2
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	3	2	2	
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD				1	1	1	1	1	1	1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4												1
04C	K	LAUNDRY	2'-8"	6'-8"	HD-4												1
05					NOT USED												
06A	H	CLOSET	2'-0"	6'-8"	HD-3				1					2	2	1	
06B	H	CLOSET	2'-0"	6'-8"	HD-3	2	2	2		2	2	2	1	3	2		
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4					1	1			4	1		
07	E	BALCONY	6'-0"	6'-8"	HD-5				1	1	1	1	1	1	1	1	
08	B	BALCONY	3'-0"	6'-8"	HD-6												1

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 3/4" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 3/4" WOOD CASING	PAINTED
BASEBOARD	3/4" X 3 3/4" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH	-	-	CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

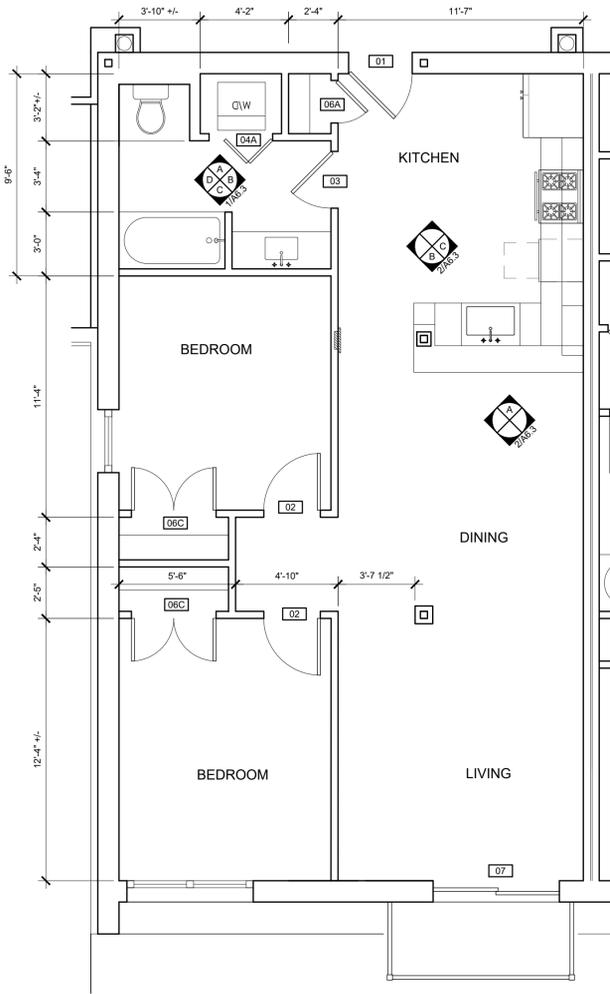
- ROOM FINISH GENERAL NOTES:**
1. ALL COLORS / STYLES TO BE APPROVED BY ARCHITECT & OWNER
 2. CONTRACTOR TO LOCATE RECEPTACLES AS SHOWN AND AS PER CODE
 3. PROVIDE BLOCKING FOR TOWEL BARS, TP HOLDERS, AND FUTURE GRAB BARS.
 4. GC TO PROVIDE TOILET ROOM ACCESSORIES, STYLE AND FINISH TBD
 5. GC TO PROVIDE SHOWER RODS AT ALL BATHTUBS, FINISH TBD
 6. FRAMED MIRROR TO BE PROVIDED BY GC AT ALL VANITIES
 7. ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
 8. ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
 9. GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

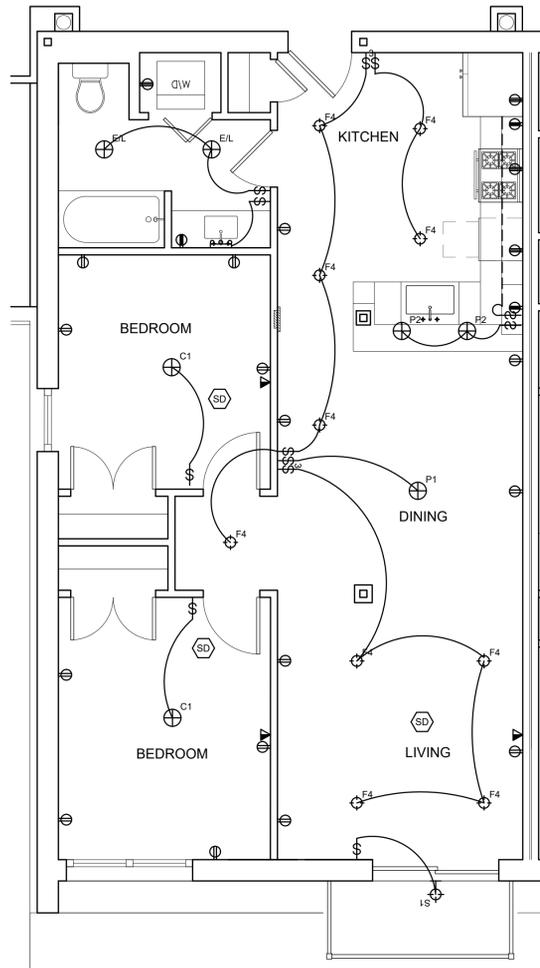
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WEE515SOLS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

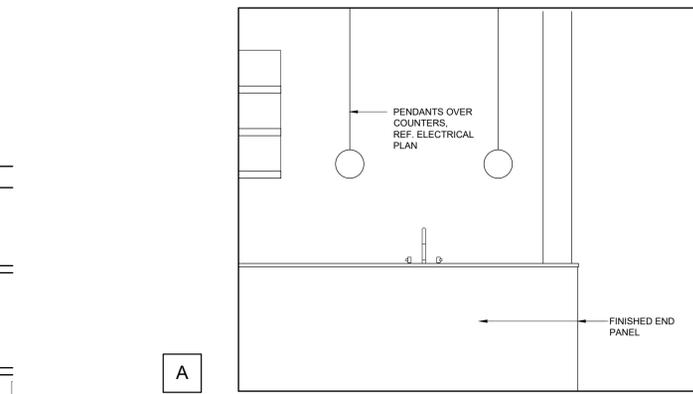
SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E/L	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCIENCE
V/L	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
EP	ELECTRICAL PANEL
R	RECEPTACLE
GFCI	GFCI RECEPTACLE ABOVE COUNTERTOP
220V	220 V RECEPTACLE
TV	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



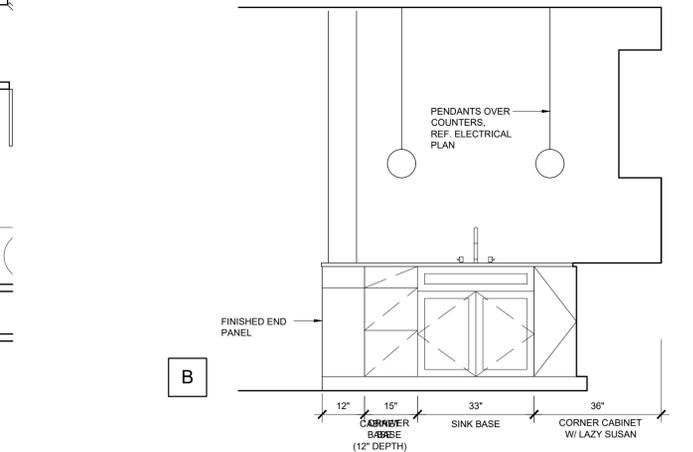
4 FLOOR PLAN
UNIT 4B
1/8" = 1'-0"



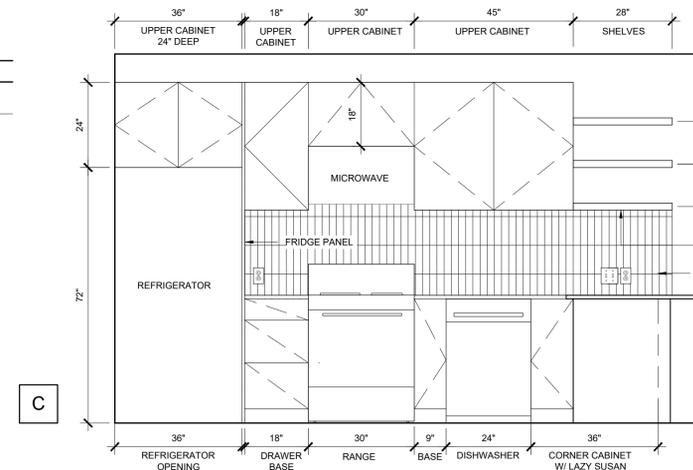
3 ELECTRICAL PLAN
UNIT 4B
1/8" = 1'-0"



A

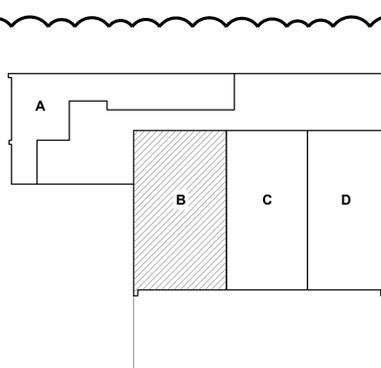


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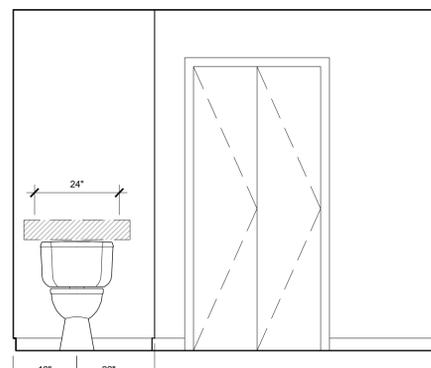


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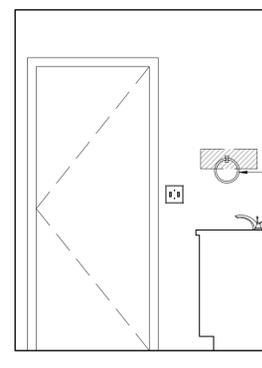
2 KITCHEN
1/2" = 1'-0"



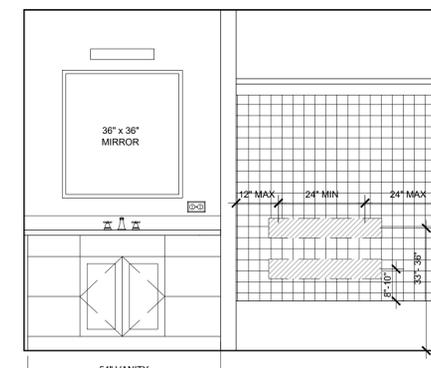
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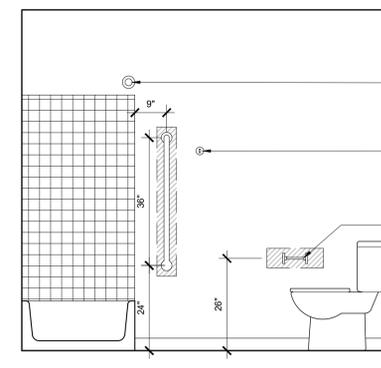
A



B



C



D

1 BATHROOM
1/2" = 1'-0"

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CONTRACTOR

71-85 RICHMOND STREET
MULTI UNIT RESIDENTIAL DEVELOPMENT

71-85 RICHMOND STREET
PROVIDENCE, RI 02903

DRAWING SETS

SET	DATE
75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
VARIES

UNIT 4B

A6.3

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2	1	1	1	2	1	1	1	4	2	2		
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	3	2	2	
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD	1	1	1	1	1	1	1	1	1	1		
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4												
04C	K	LAUNDRY	2'-8"	6'-8"	HD-4												
05			NOT USED														
06A	H	CLOSET	2'-0"	6'-8"	HD-3					1			2	2	1		
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	1	3	2		
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4					1	1			4	1		
07	E	BALCONY	6'-0"	6'-8"	HD-5					1	1			1	1		
08	B	BALCONY	3'-0"	6'-8"	HD-6									1	1		

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	3/4" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH			CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

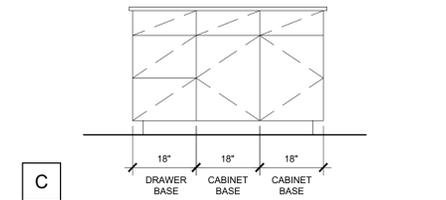
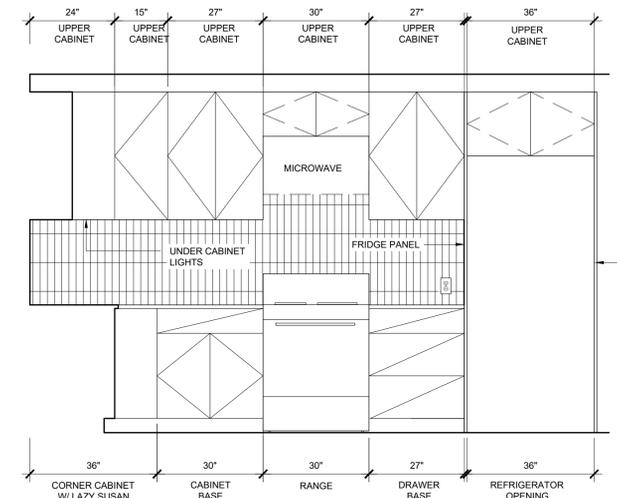
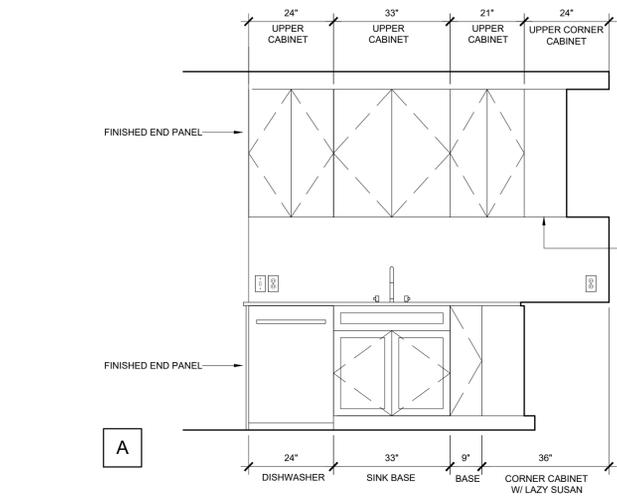
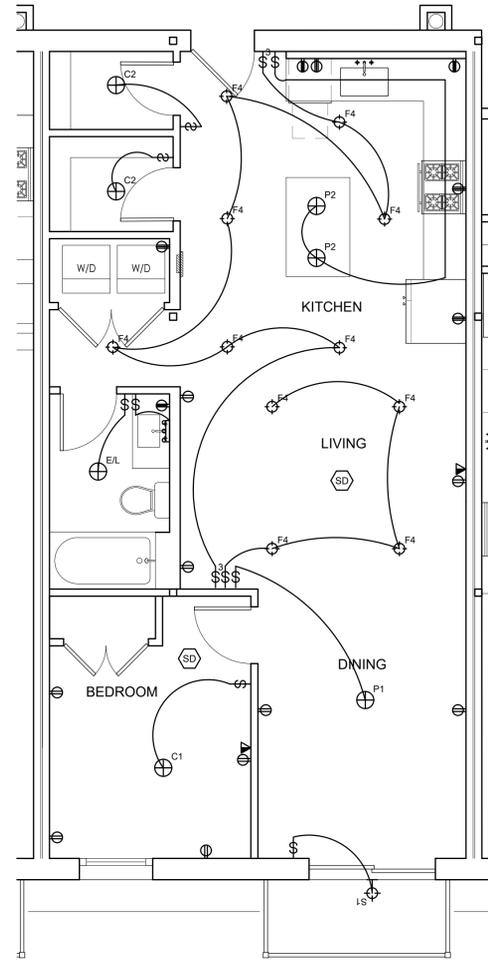
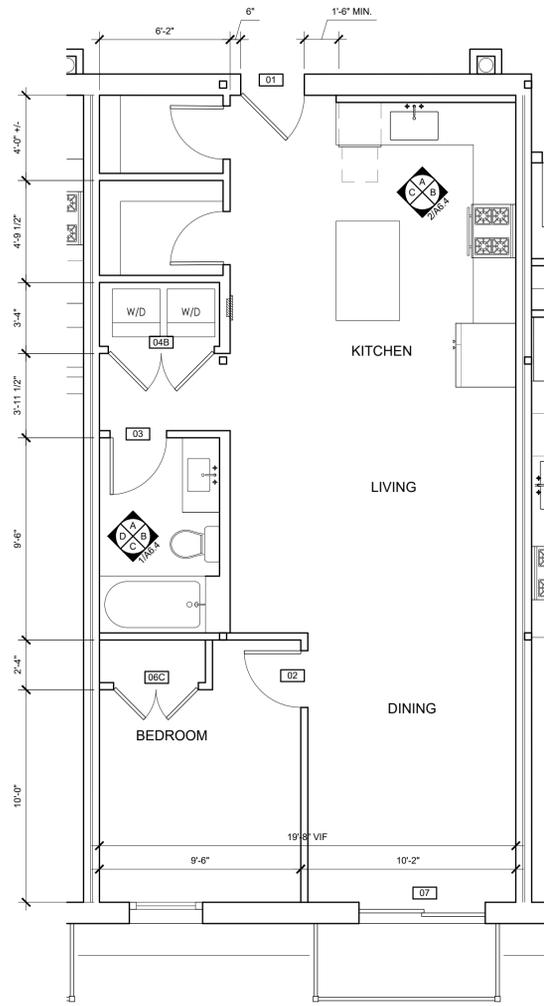
- ROOM FINISH GENERAL NOTES:
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 - GC TO PROVIDE SHOWER RODS AT ALL BATHTUBS, FINISH TBD
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 - ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
 - GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

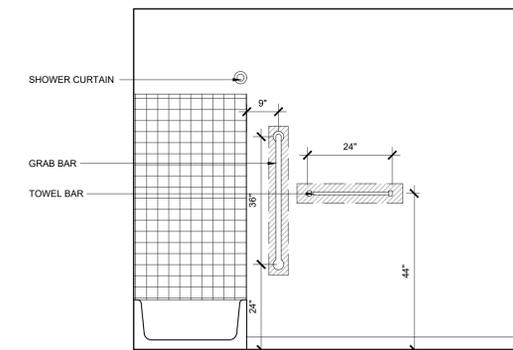
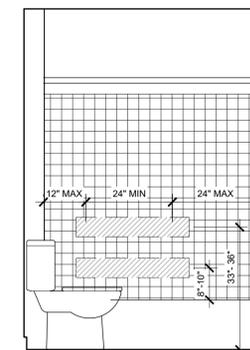
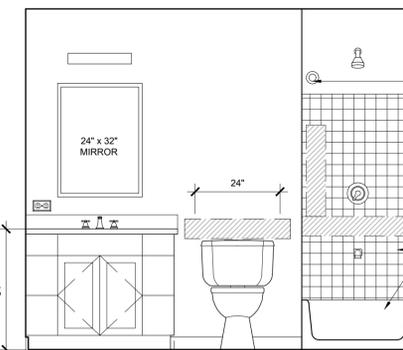
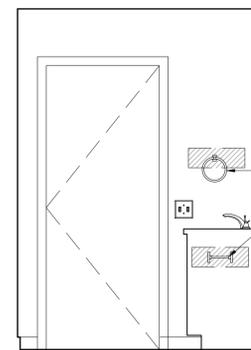
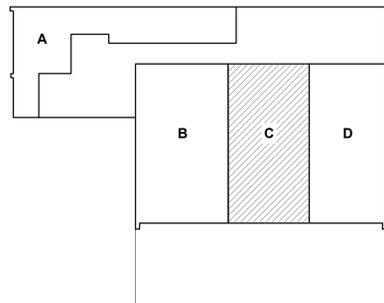
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WEE515S0LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E/L	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
EP	ELECTRICAL PANEL
R	RECEPTACLE
GFCI	GFCI RECEPTACLE ABOVE COUNTERTOP
220V	220 V RECEPTACLE
TV	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



2 KITCHEN
1/2" = 1'-0"



1 BATHROOM
1/2" = 1'-0"

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PROVIDENCE, RI 02903

DRAWING SETS

75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023

DATE	10.18.2023
------	------------

SCALE:
1/4" = 1'-0"

UNIT 4C

A6.4

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2										4	2	2
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	1	3	2	2
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD										1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4												
04C	K	LAUNDRY	2'-8"	6'-8"	HD-4												1
05					NOT USED												
06A	H	CLOSET	2'-0"	6'-8"	HD-3										2	2	1
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	2	2	1	3	2
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4												4
07	E	BALCONY	6'-0"	6'-8"	HD-5												1
08	B	BALCONY	3'-0"	6'-8"	HD-6												1

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE FOR A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	3/8" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH			CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

ROOM FINISH GENERAL NOTES:

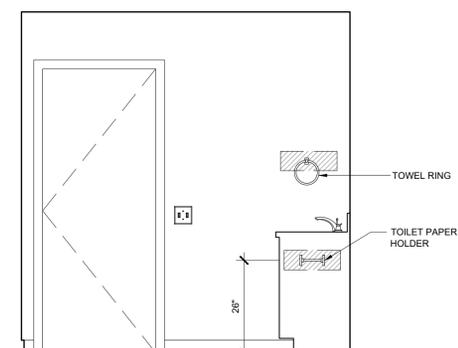
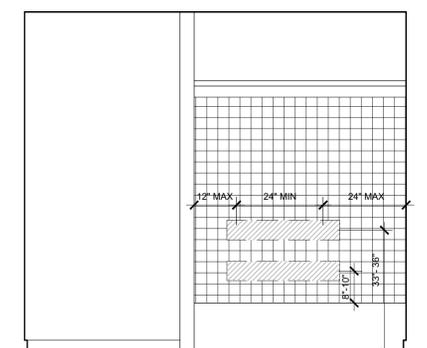
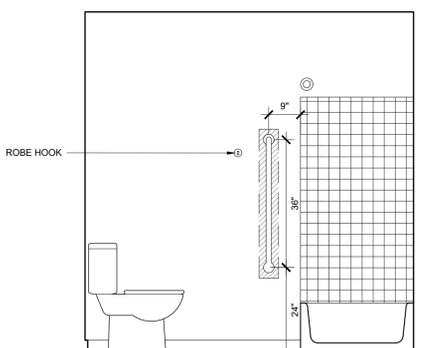
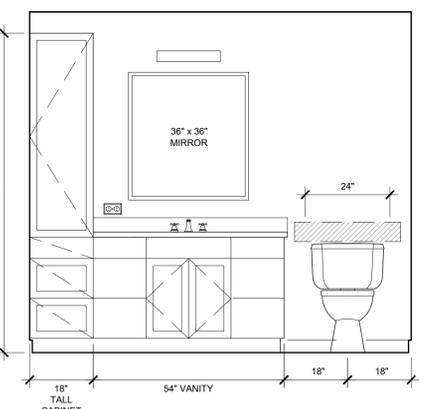
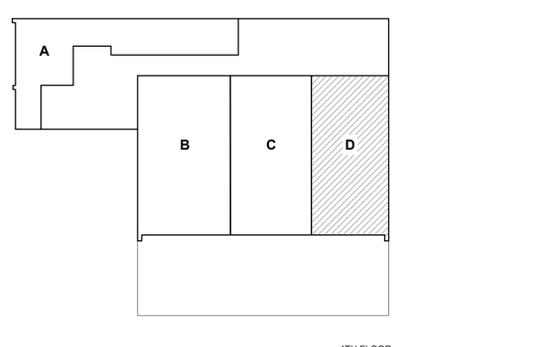
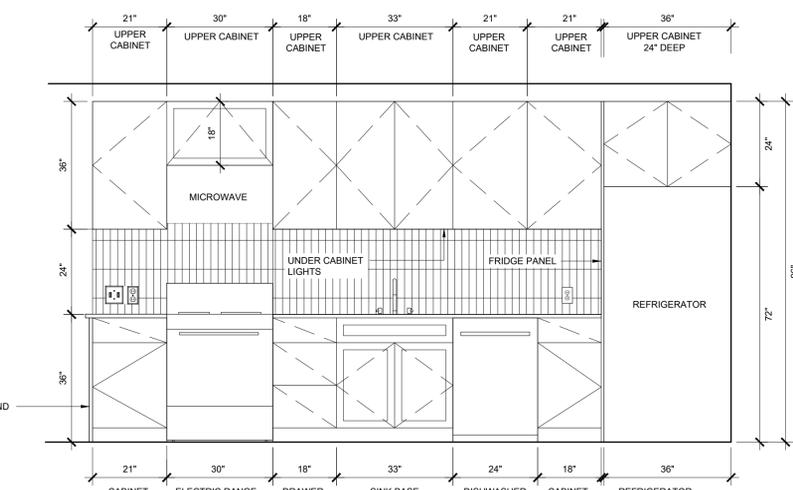
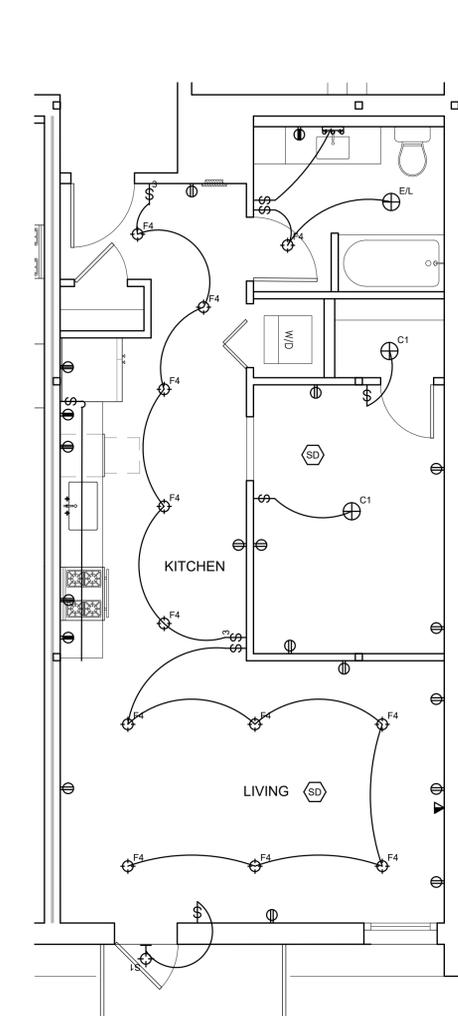
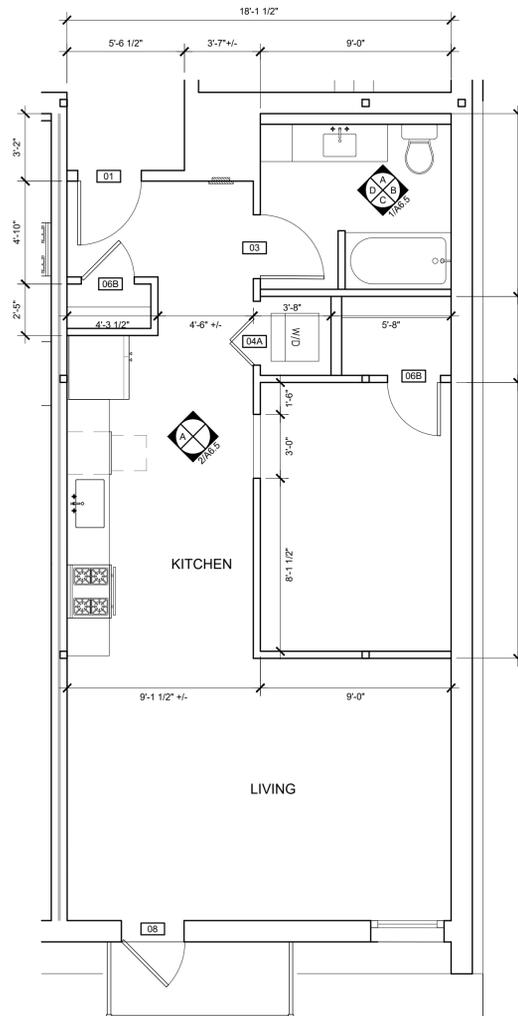
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- ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
- ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
- GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WEES15S0LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	FWW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E1L	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V1	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
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PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
VARIES

UNIT 4D

A6.5

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT										
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2									4	2	2
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	3	2	2
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD									1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4											
04B	K	LAUNDRY	2'-8"	6'-8"	HD-4											
05					NOT USED											
06A	H	CLOSET	2'-0"	6'-8"	HD-3					1				2	2	1
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	1	3	2	
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4					1	1			4	1	1
07	E	BALCONY	6'-0"	6'-8"	HD-5					1	1			1	1	1
08	B	BALCONY	3'-0"	6'-8"	HD-6											

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1.1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	1/2" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:		
	CEILINGS	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH	-	-	CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

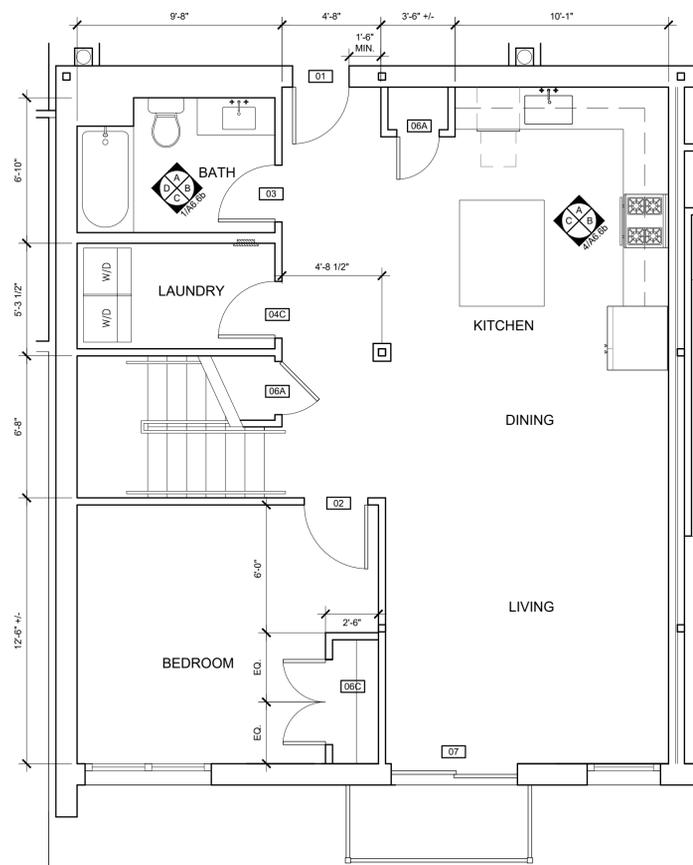
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 - GC TO PROVIDE TOILET ROOM ACCESSORIES, STYLE AND FINISH TBD
 - GC TO PROVIDE SHOWER RODS AT ALL BATHTUBS, FINISH TBD
 - FRAMED MIRROR TO BE PROVIDED BY GC AT ALL VANITIES
 - ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
 - ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
 - GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL

APPLIANCE SCHEDULE

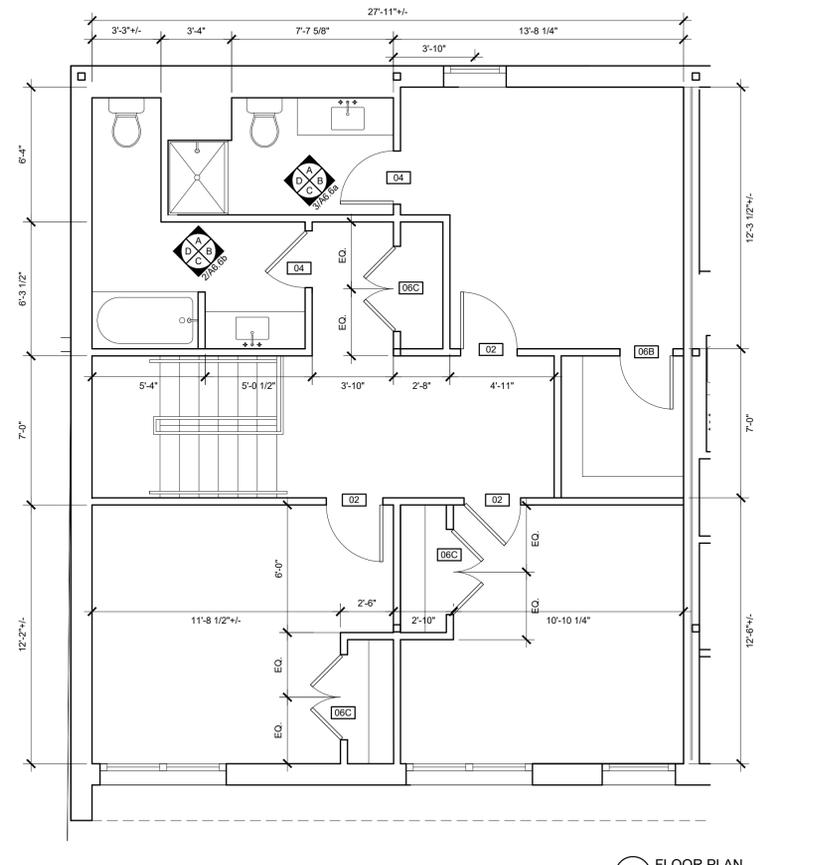
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMMB WRB322DMHV	
RANGE	WHIRLPOOL	WEE515SOLS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
EAL	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCOFF
VANITY LIGHT	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
SP	SINGLE POLE SWITCH
3W	THREE-WAY SWITCH
EP	ELECTRICAL PANEL
R	RECEPTACLE
GFCI	GFCI RECEPTACLE ABOVE COUNTERTOP
220V	220 V RECEPTACLE
TV	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT

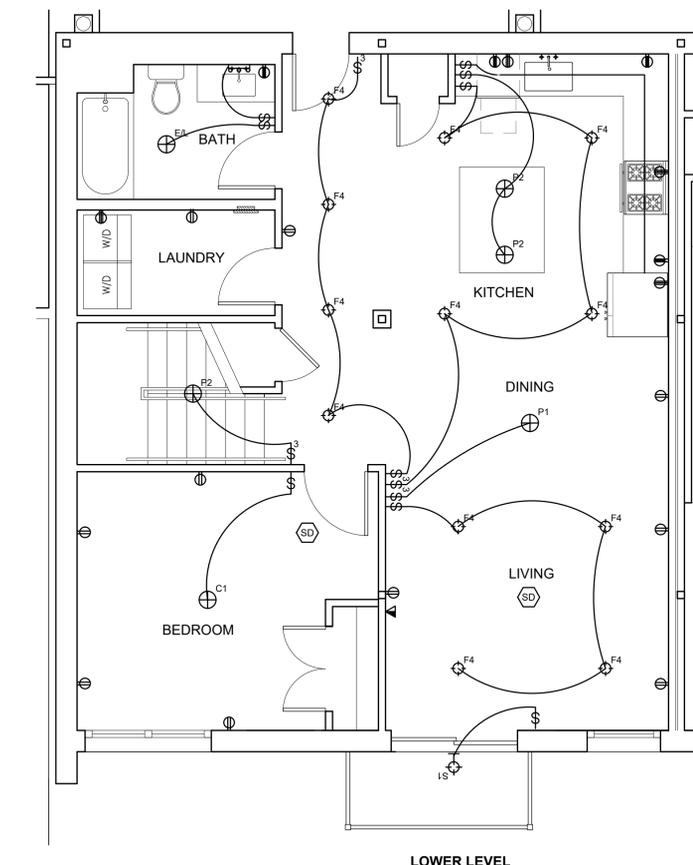


LOWER LEVEL

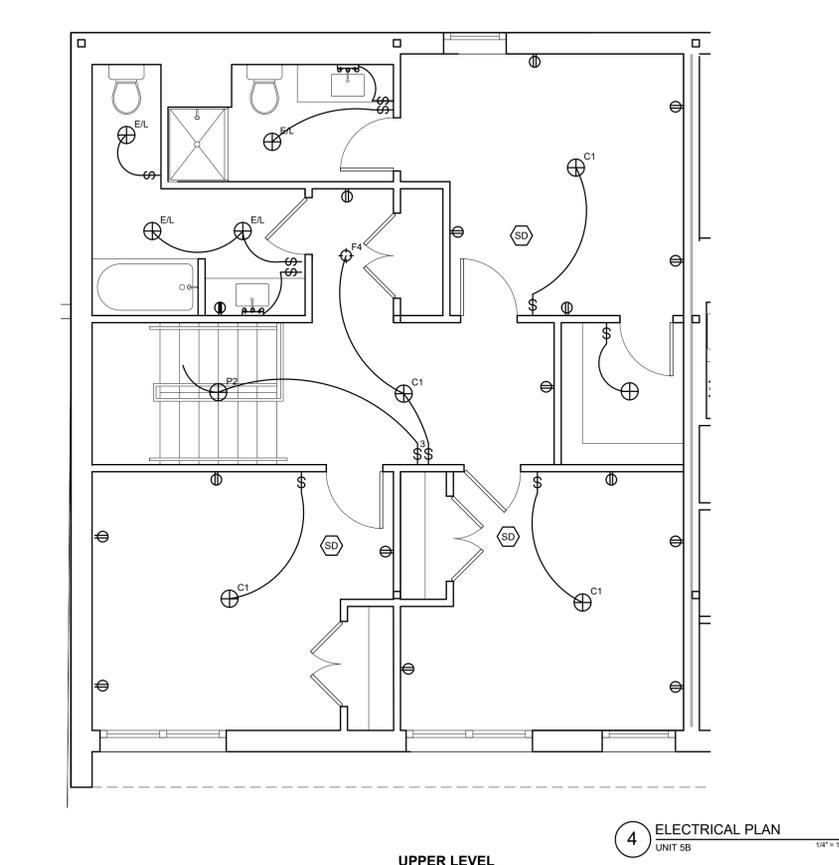


UPPER LEVEL

5 FLOOR PLAN UNIT 5B 1/4" = 1'-0"

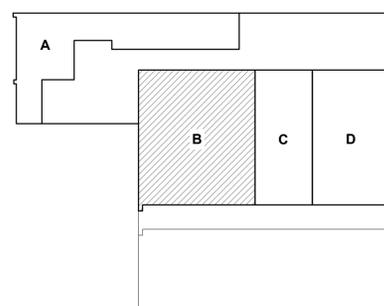


LOWER LEVEL



UPPER LEVEL

4 ELECTRICAL PLAN UNIT 5B 1/4" = 1'-0"



5TH + 6TH FLOOR

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Norwood, MA 02062
(617) 261-7161

CIVIL
Horsley Witten Group
55 Dorrance Street, suite 200
Providence, RI 02903
(401) 272-1717

CONTRACTOR

71-85 RICHMOND STREET
MULTI UNIT RESIDENTIAL DEVELOPMENT
71-85 RICHMOND STREET
PROVIDENCE, RI 02903

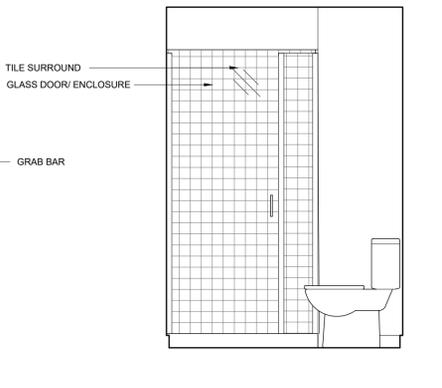
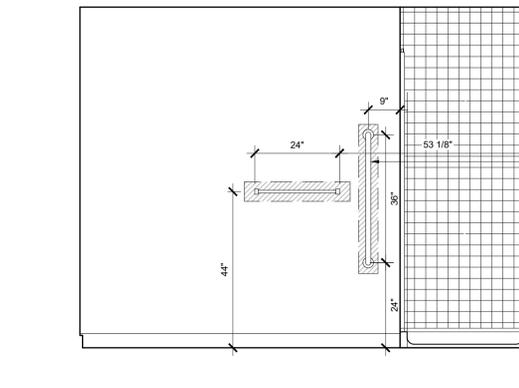
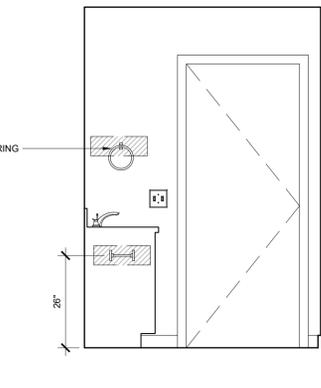
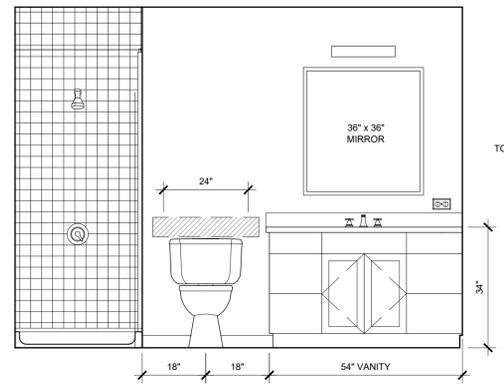
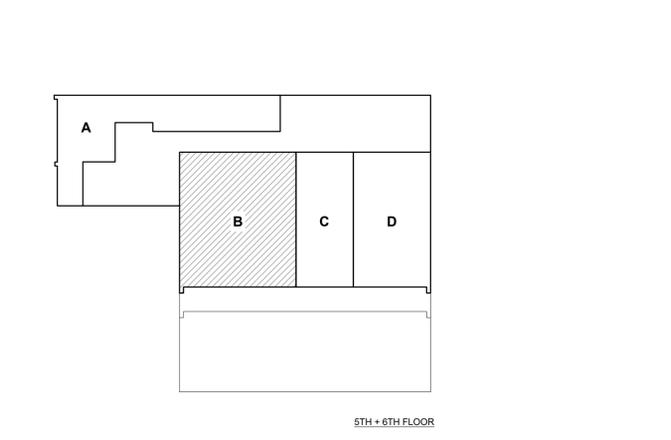
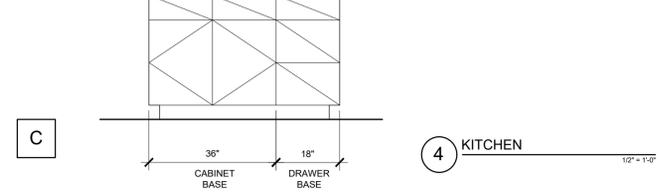
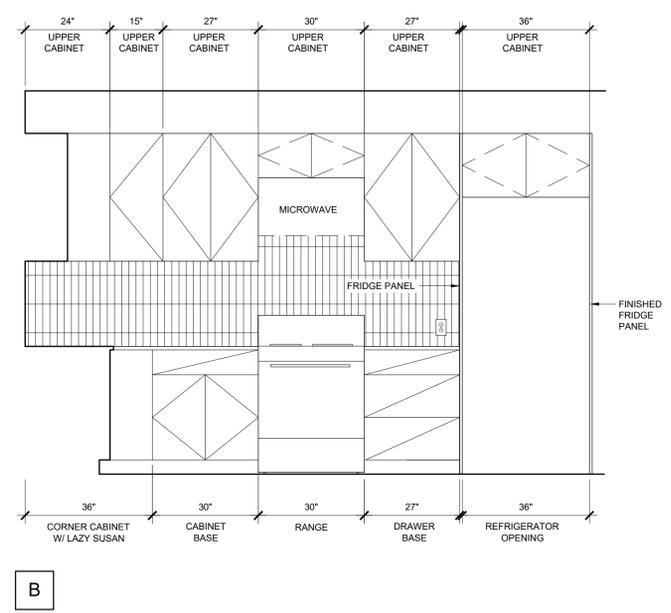
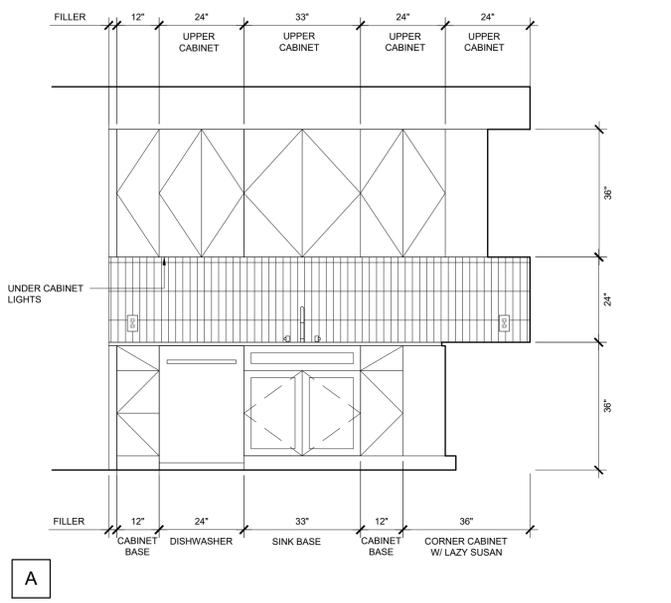
DRAWING SETS

75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
1/4" = 1'-0"

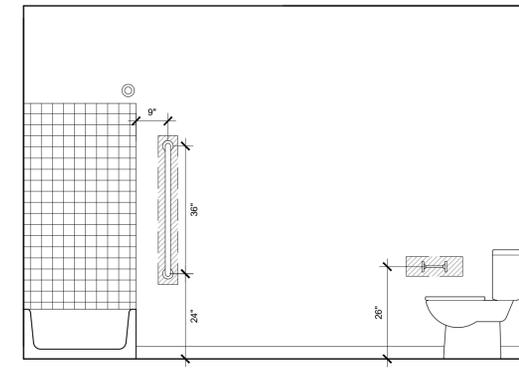
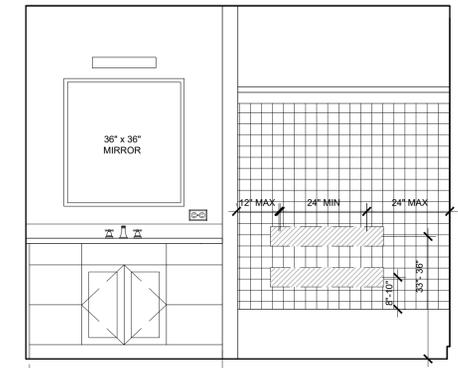
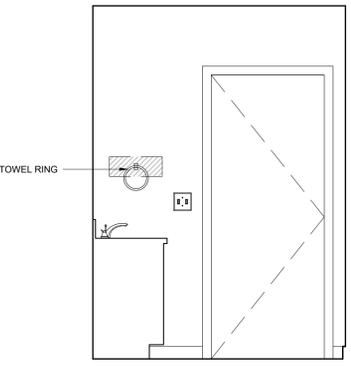
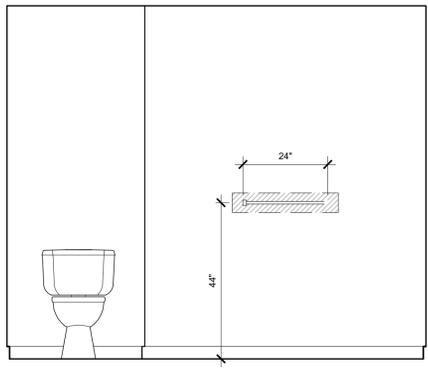
UNIT 5B

A6.6a



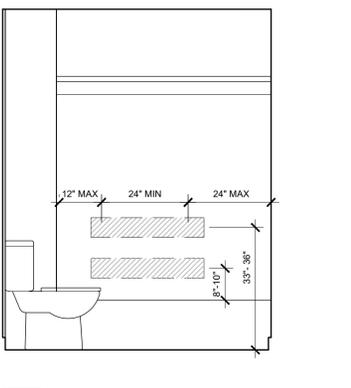
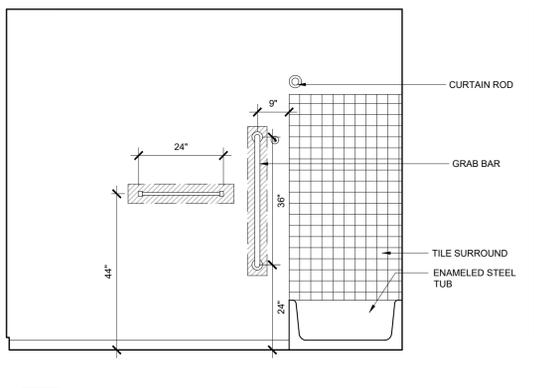
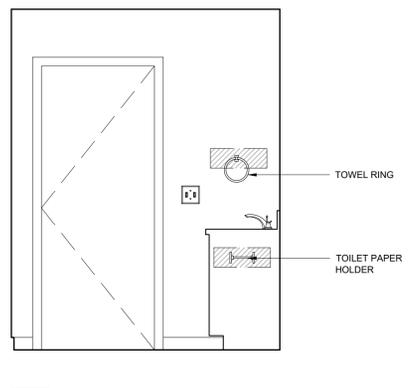
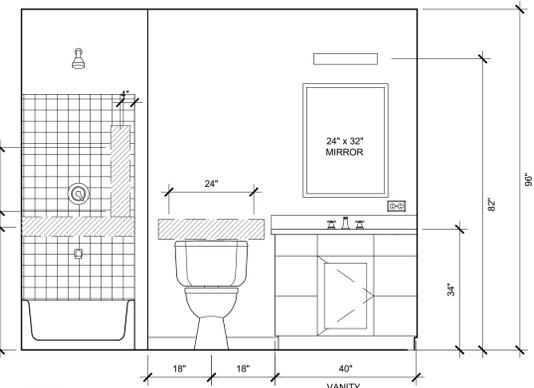
3 BATHROOM
MASTER

1/2" = 1'-0"



2 BATHROOM
UPPER

1/2" = 1'-0"



1 BATHROOM
LOWER

1/2" = 1'-0"

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CONTRACTOR

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MULTI UNIT RESIDENTIAL DEVELOPMENT

71-85 RICHMOND STREET
PROVIDENCE, RI 02903

DRAWING SETS

75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
1/2" = 1'-0"

UNIT 5B
(CONTINUED)

A6.6b

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	1	1	1	1
03	H	BATHROOM	2'-8"	6'-8"	HD-2	1	1	1	1	1	1	1	1	1	1	1	1
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD	1	1	1	1	1	1	1	1	1	1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4	1	1	1	1	1	1	1	1	1	1	1	1
04B	K	LAUNDRY	2'-8"	6'-8"	HD-4	1	1	1	1	1	1	1	1	1	1	1	1
05	NOT USED																
06A	H	CLOSET	2'-0"	6'-8"	HD-3	2	2	2	2	2	2	2	2	2	2	2	2
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	2	2	2	2	2
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4	1	1	1	1	1	1	1	1	1	1	1	1
07	E	BALCONY	6'-0"	6'-8"	HD-5	1	1	1	1	1	1	1	1	1	1	1	1
08	B	BALCONY	3'-0"	6'-8"	HD-6	1	1	1	1	1	1	1	1	1	1	1	1

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1.1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1 1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1 1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	1 1/2" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:		
	CEILINGS	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH	-	-	CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

ROOM FINISH GENERAL NOTES:

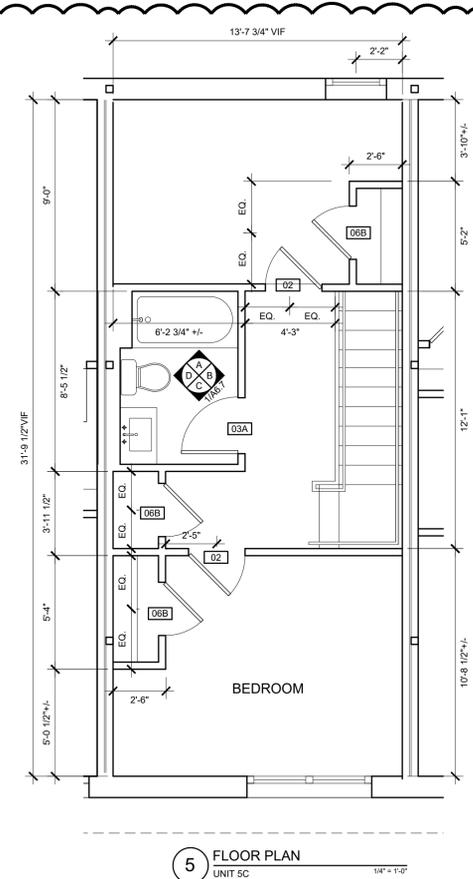
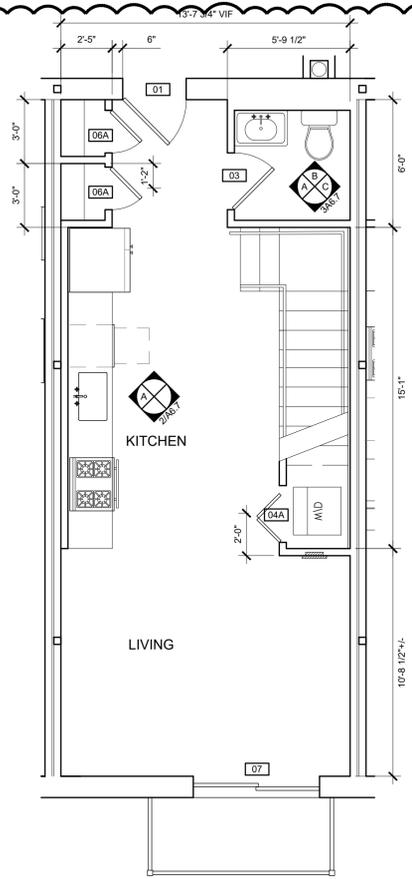
- ALL COLORS / STYLES TO BE APPROVED BY ARCHITECT & OWNER
- CONTRACTOR TO LOCATE RECEPTACLES AS SHOWN AND AS PER CODE
- PROVIDE BLOCKING FOR TOWEL BARS, TP HOLDERS, AND FUTURE GRAB BARS
- GC TO PROVIDE TOILET ROOM ACCESSORIES, STYLE AND FINISH TBD
- GC TO PROVIDE SHOWER RODS AT ALL BATHTUBS; FINISH TBD
- FRAMED MIRROR TO BE PROVIDED BY GC AT ALL VANITIES
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
- ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
- GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL

APPLIANCE SCHEDULE

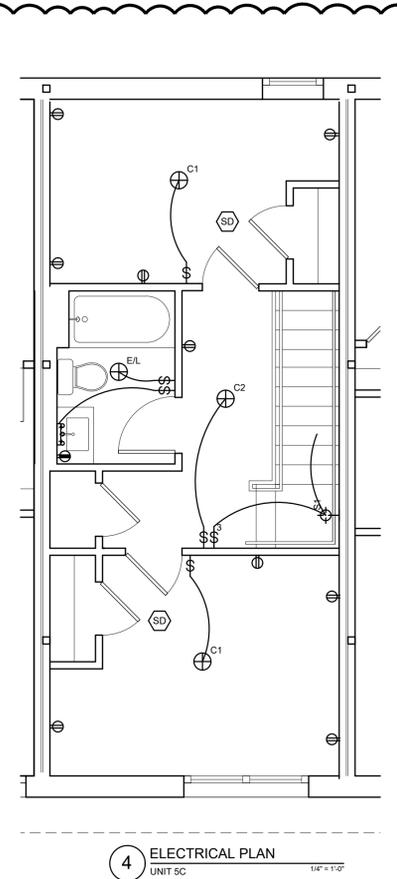
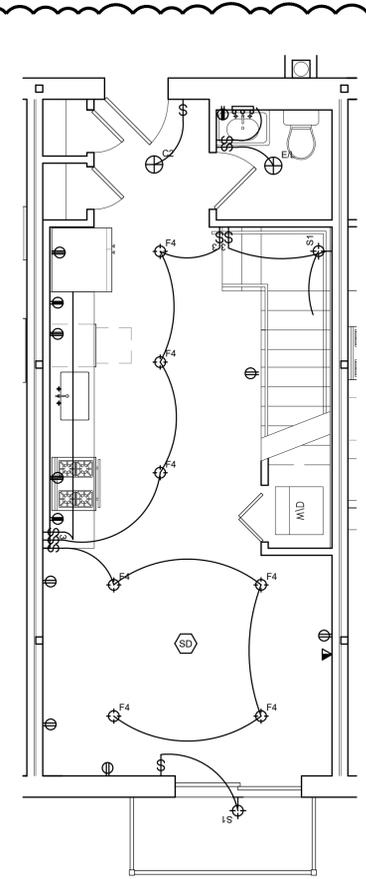
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB3290MBM WRB322DMHV	
RANGE	WHIRLPOOL	WE515S0LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

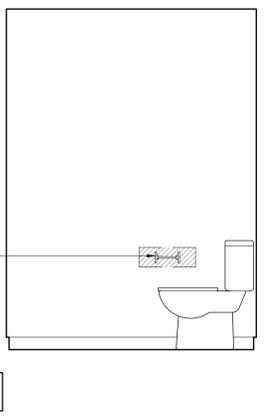
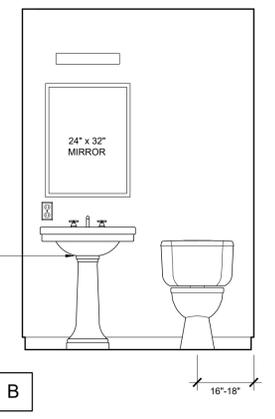
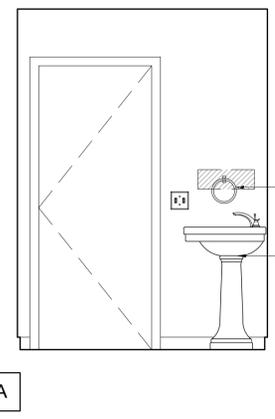
SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E/L	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
S	SINGLE POLE SWITCH
3	THREE-WAY SWITCH
EP	ELECTRICAL PANEL
R	RECEPTACLE
GFCI	GFCI RECEPTACLE ABOVE COUNTERTOP
220V	220 V RECEPTACLE
TV	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



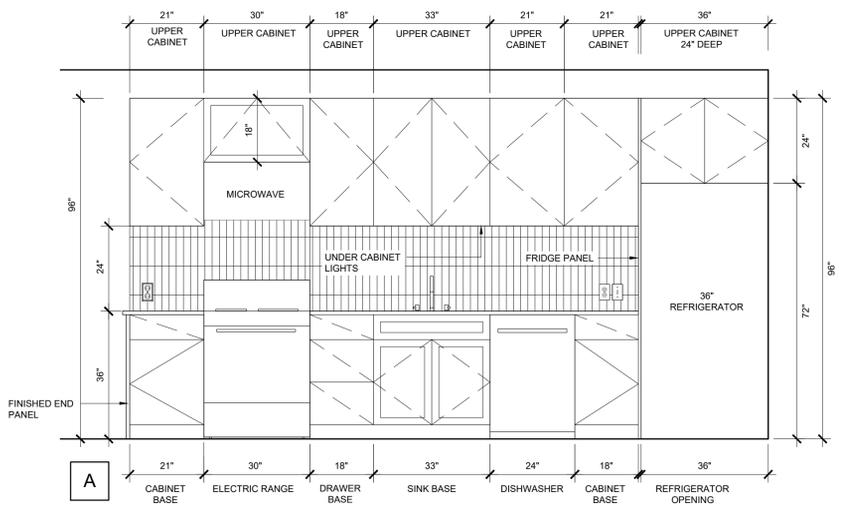
5 FLOOR PLAN
UNIT 5C
1/4" = 1'-0"



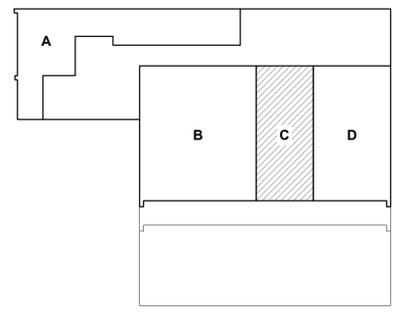
4 ELECTRICAL PLAN
UNIT 5C
1/4" = 1'-0"



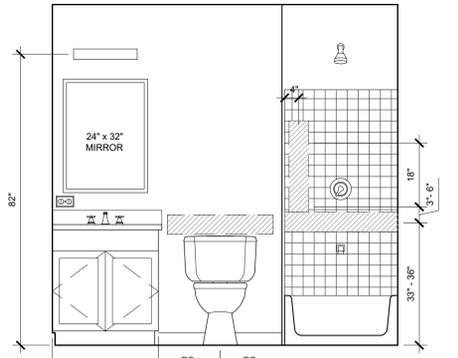
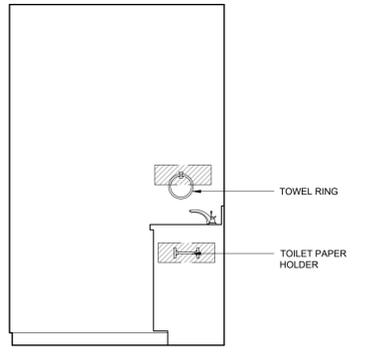
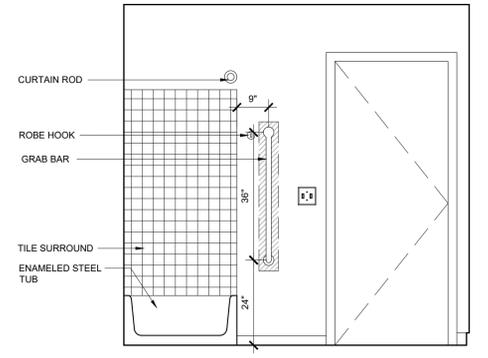
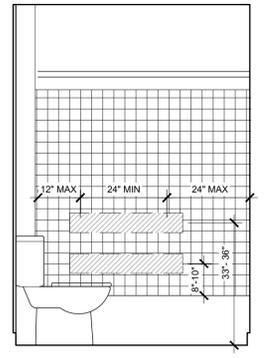
3 BATHROOM
1/2" = 1'-0"



2 KITCHEN
1/2" = 1'-0"



6TH FLOOR



1 BATHROOM
1/2" = 1'-0"

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CONTRACTOR

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MULTI UNIT RESIDENTIAL DEVELOPMENT
71-85 RICHMOND STREET
PROVIDENCE, RI 02903

DRAWING SETS

SET	DATE
75% DD SET	07.29.2022
PERMIT SET	11.04.2022
REVISION SET #1	10.18.2023
-	-
-	-
-	-
-	-
DATE	10.18.2023

SCALE:
VARIES

UNIT 5C

A6.7

DOOR SCHEDULE

NO.	TYPE	LOCATION	SIZE		HARDWARE	QTY PER UNIT											
			WIDTH	HEIGHT		2A	3A	4A	4B	4C	4D	5A	5B	5C	5D		
01	G	ENTRY	3'-0"	7'-0"	HD-1	1	1	1	1	1	1	1	1	1	1	1	1
02	H	BEDROOM	2'-5"	6'-8"	HD-2	1	1	1	1	1	1	1	1	1	1	1	1
03	H	BATHROOM	2'-5"	6'-8"	HD-2	1	1	1	1	1	1	1	1	1	1	1	1
04A	F	LAUNDRY	3'-0"	6'-8"	BIFOLD	1	1	1	1	1	1	1	1	1	1	1	1
04B	J	LAUNDRY	PR 5'-0"	6'-8"	HD-4												
04B	K	LAUNDRY	2'-8"	6'-8"	HD-4												
05					NOT USED												
06A	H	CLOSET	2'-0"	6'-8"	HD-3	1	1	1	1	1	1	1	1	1	1	1	1
06B	H	CLOSET	2'-6"	6'-8"	HD-3	2	2	2	2	2	2	2	2	2	2	2	2
06C	I	CLOSET	PR 4'-0"	6'-8"	HD-4												
07	E	BALCONY	6'-0"	6'-8"	HD-5												
08	B	BALCONY	3'-0"	6'-8"	HD-6												

NOTE: ALL DOORS TO HAVE A 6" RETURN AT HINGE SIDE UNLESS NOTED OTHERWISE
SEE DOOR SCHEDULE ON A1 FOR DOOR TYPE

TRIM SCHEDULE - DWELLING UNITS

ITEM	TRIM/CASING	COLOR/STYLE
UNIT ENTRY DOOR	1/2" X 3 1/2" WOOD CASING	PAINTED
DOORS WITHIN UNITS	1/2" X 3 1/2" WOOD CASING	PAINTED
BASEBOARD	5/8" X 3 1/2" STANDARD BASE	PAINTED

INTERIOR FINISH SCHEDULE - DWELLING UNITS

ROOM:	FINISHES:	FINISHES:	FINISHES:
	CEILINGS	FLOORS	WALLS
LIVING/DINING	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
KITCHEN	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BACKSPLASH	-	-	CERAMIC TILE
BEDROOM	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED
BATHROOM	GWB, PAINTED	CERAMIC TILE, COLOR/STYLE TBD	TILE & GWB, PAINTED
CLOSETS	GWB, PAINTED	ENG. BAMBOO, COLOR/STYLE TBD	GWB, PAINTED

ROOM FINISH GENERAL NOTES:

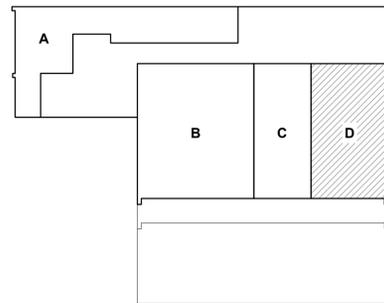
- ALL COLORS / STYLES TO BE APPROVED BY ARCHITECT & OWNER
- CONTRACTOR TO LOCATE RECEPTACLES AS SHOWN AND AS PER CODE
- PROVIDE BLOCKING FOR TOWEL BARS, TP HOLDERS, AND FUTURE GRAB BARS.
- GC TO PROVIDE TOILET ROOM ACCESSORIES, STYLE AND FINISH TBD
- GC TO PROVIDE SHOWER RODS AT ALL BATHUBS, FINISH TBD
- FRAMED MIRROR TO BE PROVIDED BY GC AT ALL VANITIES
- ALL PANTRY AND LINEN CLOSETS TO RECEIVE (4) WIRE SHELVING
- ALL OTHER CLOSETS TO RECEIVE SHELF AND ROD
- GC TO PROVIDE DOOR STOPS AT DOORS, TYPICAL.

APPLIANCE SCHEDULE

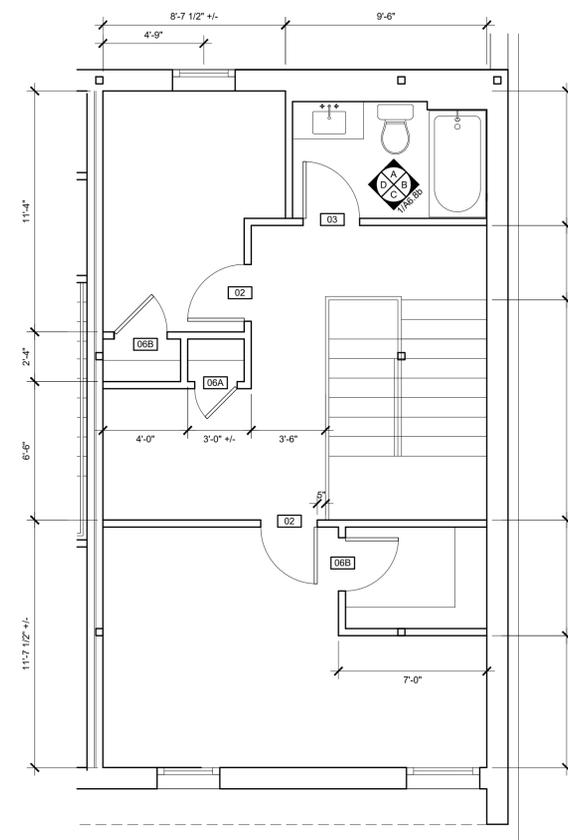
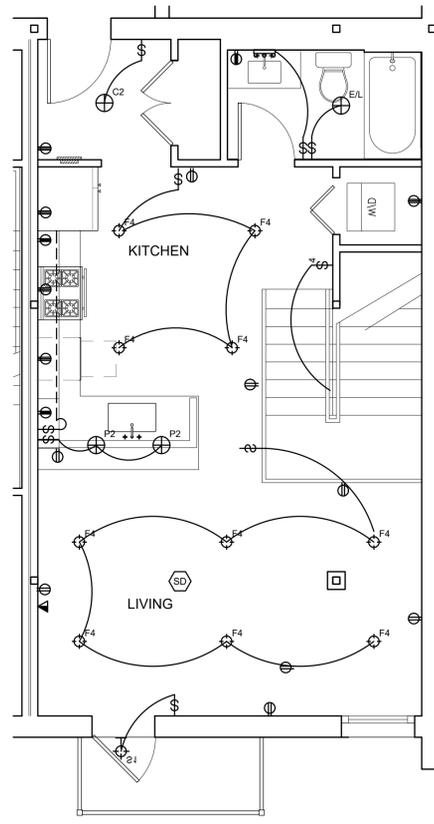
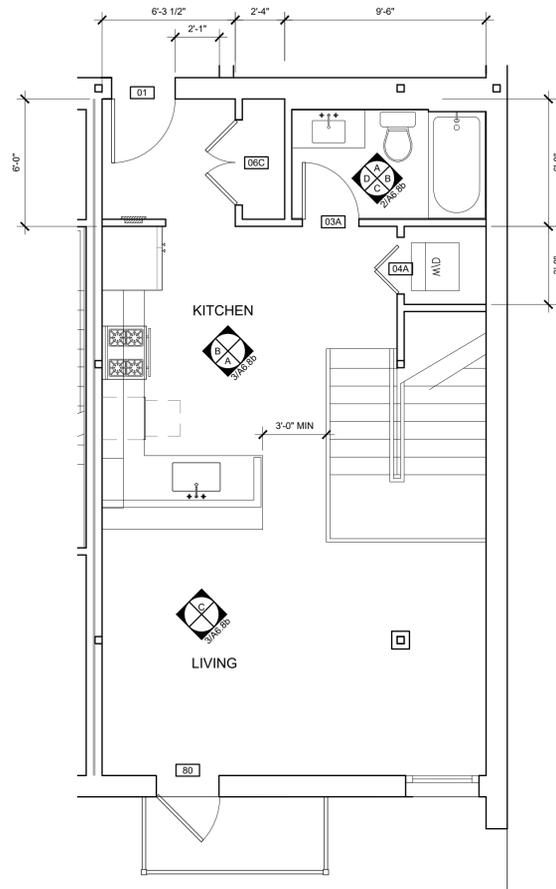
APPLIANCE	MANUFACTURER	MODEL NUMBER	DIMENSIONS
REFRIGERATOR	WHIRLPOOL	WRB329DMBM WRB322DMHV	
RANGE	WHIRLPOOL	WEE51550LS	
MICROWAVE	WHIRLPOOL	WMH31017HS	
DISHWASHER	WHIRLPOOL		
WASHER	WHIRLPOOL	WFW5620HW	
DRYER	WHIRLPOOL	WHD560CHW	

LIGHTING AND ELECTRICAL SYMBOL KEY

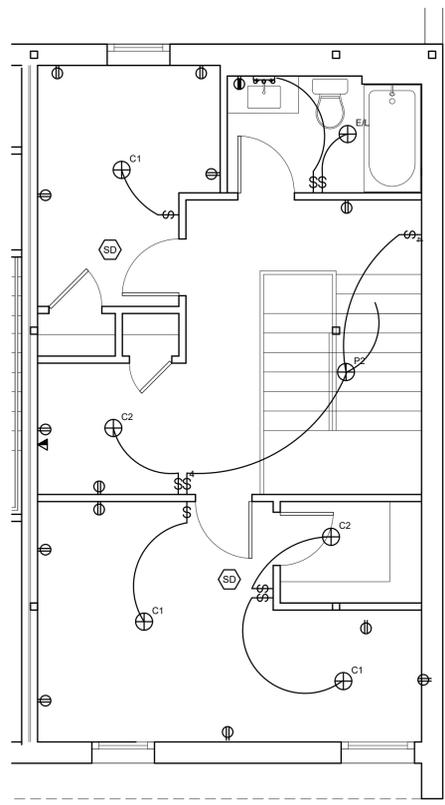
SYMBOL	TYPE
F4	FLUSH DOWNLIGHT
E/L	EXHAUST AND LIGHT (WET LOCATION)
C1	SEMI-FLUSH MOUNT CEILING LIGHT
C2	FLUSH MOUNT CEILING LIGHT
S1	DECORATIVE SCONCE
V	VANITY LIGHT
P1	LARGE PENDANT
P2	SMALL PENDANT
⏏	SINGLE POLE SWITCH
⏏	THREE-WAY SWITCH
⏏	ELECTRICAL PANEL
⏏	RECEPTACLE
⏏	GFCI RECEPTACLE ABOVE COUNTERTOP
⏏	220 V RECEPTACLE
⏏	COMBINED TV AND DATA OUTLET
MPB	MEDIA PANEL BOX
TV	TV MOUNT



5TH + 6TH FLOOR



1 FLOOR PLAN
UNIT 5D
1/4" = 1'-0"



2 ELECTRICAL PLAN
UNIT 5D

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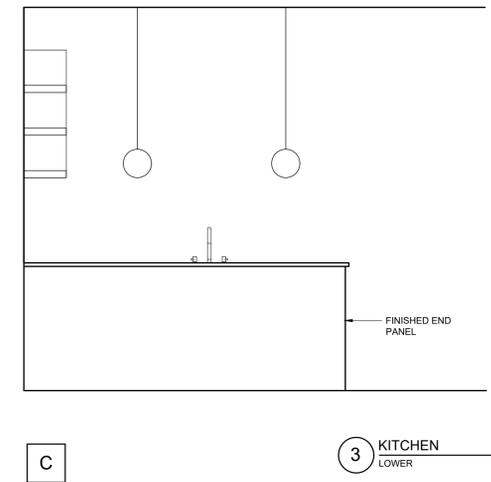
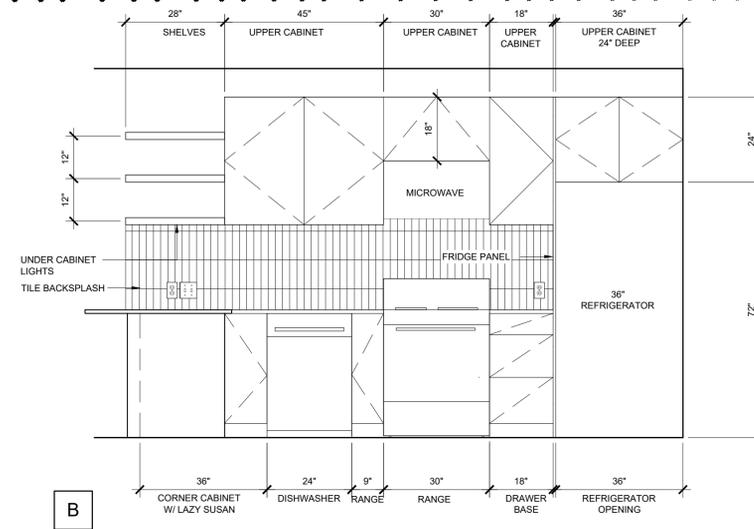
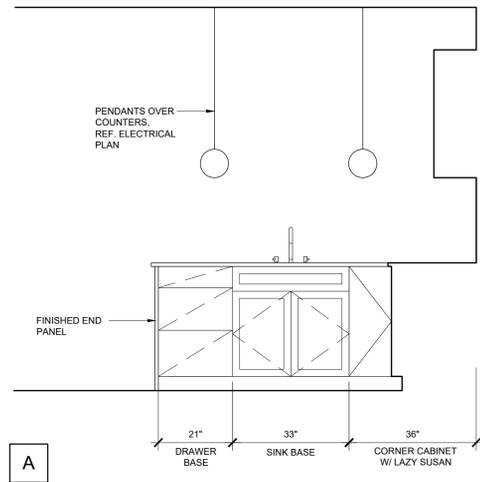
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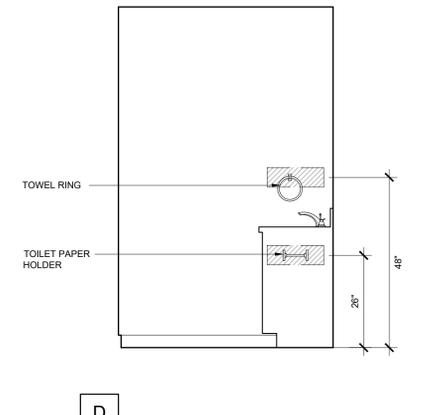
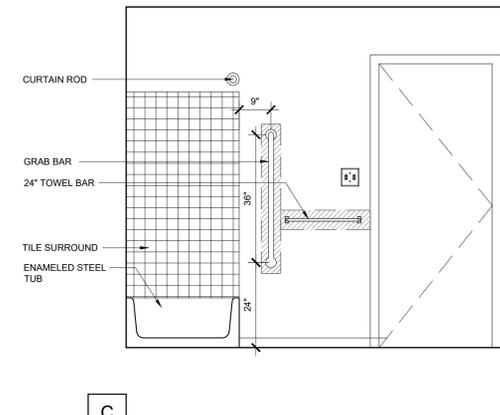
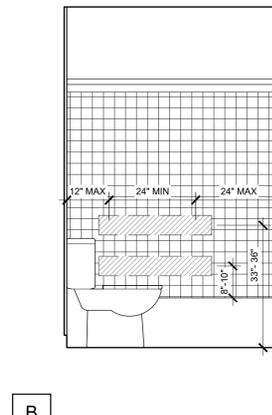
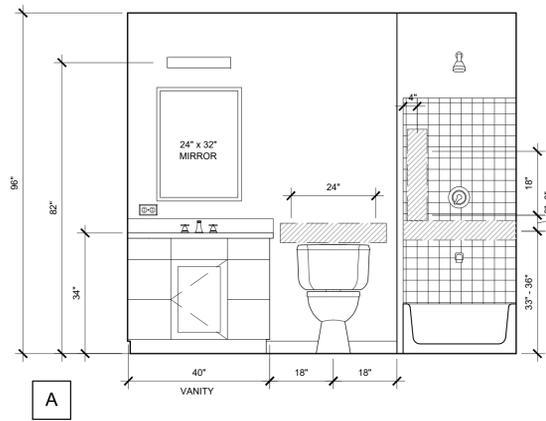
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UNIT 5D

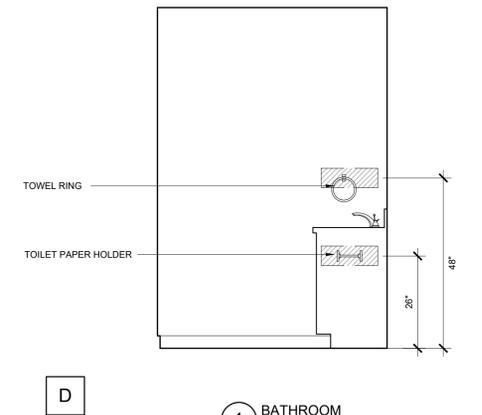
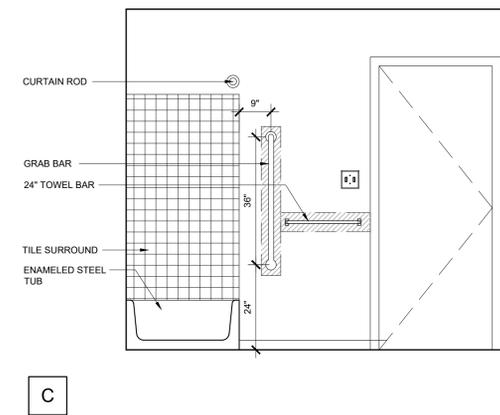
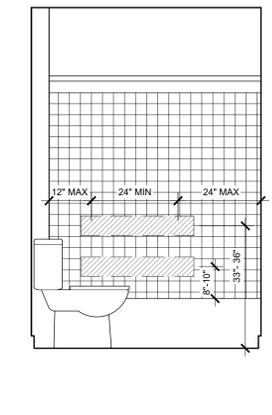
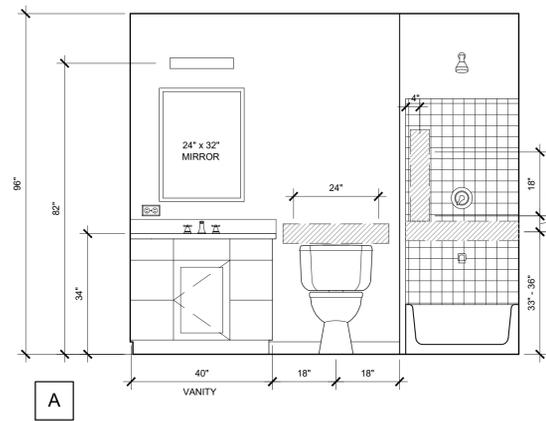
A6.8a



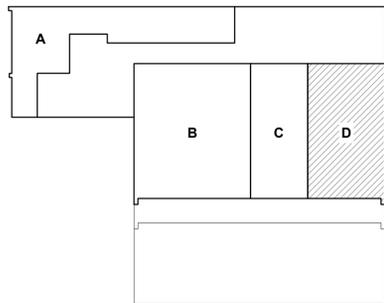
3 KITCHEN LOWER 1/2" = 1'-0"



2 BATHROOM LOWER 1/2" = 1'-0"



1 BATHROOM UPPER FLOOR 1/2" = 1'-0"



5TH + 6TH FLOOR

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SCALE:
1/2" = 1'-0"

UNIT 5D
(CONTINUED)

A6.8b

HVAC SYSTEMS NARRATIVE

INTRODUCTION

The purpose of this document is to outline the design solutions for the renovation/addition of the 10-unit multi-family residential project at 71-85 Richmond Street, Providence, RI. The project consists of an addition to existing buildings that currently serves commercial tenants. The addition is approximately 14,000 SF of new residential units and amenity spaces. This narrative provides information regarding the mechanical systems that CES recommends for this project.

An additional section is included to highlight existing HVAC equipment that will be affected by the addition, and therefore will require relocation or other modifications, provided they are intended to be used after the addition is complete.

This document is intended to be used as a guideline. It is not intended to be a construction document.

APPLICABLE CODES & STANDARDS

The mechanical systems will be installed in conformance with the requirements of the following codes and regulations as well as all applicable local authority requirements.

- 2018 International Mechanical Code (IMC) with RI Amendments
- 2018 International Energy Conservation Code (IECC) with RI Amendments
- 2018 International Building Code (IBC) with RI Amendments

PROPOSED MECHANICAL SYSTEMS

1.1. Overview

a. Dwelling unit ventilation: Code requires mechanical ventilation (fans) to operate whenever spaces are occupied (assuming a high-performance building envelope).

This narrative assumes that mechanical ventilation will be provided in accordance with IMC 2018. Each tenant will be provided with an energy recovery ventilator (ERV) for outdoor and exhaust air.

b. Common area HVAC: A packaged energy recovery unit (ERU) with heating and cooling capabilities will be provided to heat, cool, ventilate and exhaust the common area spaces, as discussed in section 1.7.

1.2. Apartments - Heating and Cooling

a. Each apartment will be served by a dedicated heat pump split (wall-mounted fans indoors and a condensing unit on the roof) for heating and cooling; systems will consist of a cold climate heat pump (capable of heating to -13°F) connected to an indoor fan coil unit. The unit will operate to one thermostat and deliver conditioned air to each space. Approximate unit capacities are provided. The design/build contractor is responsible for performing complete HVAC load calculations and sizing each system appropriately in accordance with code.

b. Each studio apartment will be provided with a wall-mounted 1.5 ton split fan coil (Daikin FTX18UVJU or approved equal) connected to a 1.5 ton heat pump (Daikin RXL18UMVJUA or approved equal).

c. Each 1-bedroom apartment will be provided with a horizontal ducted 2-ton split fan coil (Daikin FDMQ24RVJU or approved equal) connected to a 2-ton heat pump (Daikin RXL24UMVJUA or approved equal).

d. Each 2-bedroom apartment will be provided with a horizontal ducted 2.5 ton split fan coil (Daikin FBQ30PVJU or approved equal) connected to a 2.5 ton heat pump (Daikin RZQ30TAVJUA or approved equal).

e. The 4-bedroom apartment will be provided with (2) 2-ton horizontal ducted fan coils (Daikin FBQ24PVJU or approved equal) connected to a 4-ton heat pump (Daikin RZQ48TAVJUA or approved equal). Each level will be served by a dedicated fan coil and thermostat for adequate comfort zoning.

f. Ducted units will require supply grilles in the living room and each bedroom, a filtered return grille will be ducted to the living space. Bedroom doors will be undercut to allow air to transfer back to the unit.

1.4. Heat Pump Accessories

a. The heat pumps will be securely roof mounted, provided with snow stands and wind baffles for operation all year round.

1.5. Condensate

a. Indoor units will be provided with condensate pumps, interior to the units. Condensate will be routed concealed to an indirect drain.

1.6. Refrigerant Piping

b. Refrigerant line sets will be run from the exterior heat pump to the interior fan coil. Line sets will be concealed, but in a way such that they can be reasonably accessed. They should also be routed through common spaces as much as possible to minimize the risk of refrigerant leaking into apartment spaces.

1.7. Apartment – Ventilation Air

a. IMC 2018 Section 403, Table 403.3.1 requires ventilation as follows:

- Living areas: 0.35 outside air changes per hour, but not less than the following:

- Studio & 1-bedroom units: 30 cfm outside air

- 2-bedroom units: 45 cfm outside air

- 3-bedroom units: 60 cfm outside air

- 4-bedroom units: 75 cfm outside air

- Toilet Rooms: 20 cfm continuous exhaust or 50 cfm exhaust “on demand”

- Kitchens: 25 cfm continuous exhaust or 100 cfm exhaust “on demand”

b. Ventilation for each apartment will be provided with an ERV with adjustable airflow capacity capable of up to 100 cfm at 0.4”w.g. The ERV will be Panasonic FV-10VE2 or approved equal. The unit will have dedicated outside air and exhaust air fans with a static plate heat exchanger with heat and humidity transfer capability. Exhaust air will be taken from the kitchen space and outside air will be provided to the living spaces and bedrooms by sheet metal ductwork and grilles.

c. The kitchen hoods within apartments are recirculating and do not require ductwork to the exterior. Code requires kitchen exhaust will be addressed through the ERV.

d. MERV 8 filters will be provided for exhaust and supply airstreams. The ERV exhaust and outside air terminations will be via sidewall vents with backdraft dampers.

1.8. Apartments – Dryer Exhaust

a. The clothes dryers will be of the condensing type and will not require exhaust to the exterior.

1.9 Building/Common Space – Heating Ventilation & Air Conditioning

a. Common spaces will be served by a roof-mounted, 100% outside air packaged ERU capable of delivering 600 CFM (at 1.0”w.g. ESP). The unit will be capable of cooling to 55°F, dehumidifying to 75°F DB / 62.5°F WB, and heating up to 95°F. The ERU will be AAON RQ-002. The unit will have indirect gas heating, DX cooling with modulating hot gas reheat, and dedicated outside air and exhaust air fans with a static plate heat exchanger with heat and humidity transfer capability. MERV-13 filters, and motorized dampers will be included on outside and exhaust airside. The unit will be mounted on a roof curb. Note that the approximate weight of this unit is 1,300 lbs.

b. Ductwork will run down from the roof through an enclosed shaft in accordance with IBC Section 717.6, which states that “Penetrations by ducts and air transfer openings of a floor, floor/ceiling assembly or the ceiling membrane of a roof/ceiling assembly shall be protected by a shaft enclosure” if the duct penetrates two floors or more. Ductwork will be distributed by ductwork, grilles and diffusers to each common area that requires ventilation and/or heating and cooling. Upon penetrating the shaft at each floor and distributing supply and exhaust ductwork, each of said penetrations will be provided with a fire-smoke damper, in accordance with IBC Section 717.5.3, “Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with listed fire and smoke dampers”

1.11. Louvers

a. Wall caps appropriate for each application as selected by architect.

1.12. Controls

a. The apartment heating and cooling equipment will be provided with the manufacturer’s programmable thermostat with integral temperature sensor.

b. Apartment ERVs will be provided with wall-mounted controller, capable of activating and deactivating the ERV at minimum on/off/override buttons. Further capability such as programmable occupancy scheduling may be provided at the owner’s discretion.

c. Central ERU serving common spaces will be provided with manufacturer’s control package. The unit will operate to maintain return air temperature set point to adequately heat and cool spaces. The ERU will operate continuously.

1.13. Ductwork

a. All ductwork will be in accordance with ASHRAE Standard 90.1-2012 and SMACNA standards. All ductwork will be galvanized steel, aluminum or stainless steel sheet metal, depending on applications and code requirements. Ductwork will be sized in accordance with ASHRAE Handbook - Systems and Equipment.

b. Provide duct sealing for all transverse joints, longitudinal seams, and duct wall penetrations. Pressure sensitive tape shall not be used as the primary sealant, unless it has been certified to comply with UL-181A or UL0181B by an independent testing laboratory and the tape is used in accordance with that certification.

c. The following ductwork systems shall be pressure/leakage tested:

1. All ductwork to be concealed in a sheetrock, concrete block or other permanent chase shall be pressure tested before ductwork is concealed.
2. Test static pressure must be the lower of 125% of the external static pressure of the air moving equipment or the construction static pressure class of the ductwork.
3. Test in accordance with SMACNA HVAC Air Duct Leakage Test Manual. Maximum Allowable Leakage shall be in accordance with Duct Pressure Class rating.

1.14. Insulation Standards

a. Supply air ductwork, and other ductwork as required by the energy conservation code will be insulated with fiberglass batt insulation with all service jacket, thicknesses as required the energy conservation code.

1.15. Piping Standards

a. Condensate piping will be domestic waste and vent PVC. If gravity drained, pitched at 1/8” per foot.

b. Refrigerant piping will be ACR hard drawn or annealed copper, brazed joints.

1.16. General HVAC Scope Items

a. Equipment with motors will include flexible connectors and vibration isolation.

b. Firestopping will be required at penetrations in accordance with the Building Code and ASTM E814.

c. System identification will be provided including labels on ductwork, piping, and equipment. Identification will comply with ANSI A13.1.

d. Air systems will be tested, adjusted, and balanced by a qualified TAB contractor in accordance with NEBB, AABC, or similar.

EXISTING MECHANICAL SYSTEMS

2.1. Overview

a. The intent of this section is to provide an overview of the scope related to relocating existing HVAC equipment serving tenant spaces as required to build the proposed addition and maintain the functionality of said systems after construction is complete.

2.2. 85 Richmond Street

a. This building contains a former restaurant on the first floor and an existing recording studio on the second floor. The southwest exterior wall will be flush against the future five story addition. There are various pieces of equipment next to this wall that will conflict with this new construction, as discussed below.

b. Two split air conditioning units are mounted on thiwall, with refrigerant lines penetrating through the wall. Photo #2 depicts the condensing unit that appears to have served the restaurant. This unit appears to be inoperable and should be demolished.

c. A combustion flue exits the building and runs up the exterior southwest wall, terminating above the existing roof with a vent cap, as shown in Photo #3.

d. Photo #4 depicts the aforementioned combustion flue entering the building. Additionally, there are several louvers, one shown in the photo below and two PVC pipe terminations. The louver was likely for makeup air intake, the PVC pipes were likely combustion air intake and exhaust for a water heater which has since been disconnected and removed. The flue was also observed as disconnected upon entering the building, as shown in Photo #5. This equipment can be demolished.

e. Provisions should be made part of construction in the event that a restaurant takes up tenancy in the future; these provisions may include a chase to the roof capable of housing: makeup air ductwork, air handler combustion flue, refrigerant piping between a split air conditioning system, and combustion airintake/exhaust vents for a water heater. Per IMC Section 804.3, “Vents shall terminate at least 3 feet above any forced air inlet located within 10 feet”.

2.3. 71-73 Richmond Street

a. This building appears to be a composite of 71 and 73 Richmond Street. Outdoor mechanical equipment serving this space is located along the Southwest side of the building, in the location of the future five story amenity/utility space addition. HVAC systems detailed in this section below will require relocation or modification.

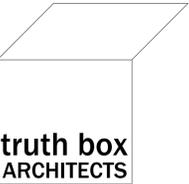
b. Photo #6 depicts a curb-mounted roof top unit serving the first floor mounted above the existing mechanical room/patio. This will need to be relocated to the roof of the proposed addition, and will require an enclosed shaft, per IMC as referenced in section 1.10b, down to the space sufficiently sized to house (2) 24x36 ducts with insulation. Before connecting to the existing ductwork system in the first floor, a fire-smoke damper will be required on each duct.

c. Several combustion flues are also shown in Photo #6penetrating through patio roof. Several of which are serving gas fired radiant heaters in the patio below, and will require rerouting to the roof. One of these flues is serving the gas unit heater in Photo #7; this unit heater was added due to freezing concern as the space serves the existing mechanical room. However since the space’s thermal envelope will be decreased with the new addition, this gas unit heater will be oversized. It is recommended that the heater, associated gas piping and flue be demolished and replaced with a 5 KW electric unit heater (QMARK IUH-520 or similar).

d. Photo #6 also shows what CES observed to be a louver on the abutting property, likely serving an exhaust or intake fan. Since this wall will be directly against the new addition, work should be coordinated with the neighboring property owner to relocate this louver.

a. The split conditioning unit in Photo #1 is paired with the air handler serving the second floor. This outdoor unit will require relocation to the roof of the proposed addition.

b. The split air conditioning unit in photo #6 is paired with the air handler pictured below on photo #8, which is located on and serving the third floor. This unit is a gas fired furnace with DX cooling. Photo #6 shows the unit’s condensate pipe penetrating through the wall and terminating with an elbow down. The furnace’s flue vent is also shown penetrating the southwest wall on photo #8. The flue venting will require rerouting up through the roof in accordance with the manufacturer. Condensate will be piped and gravity drained to an indirect drain.



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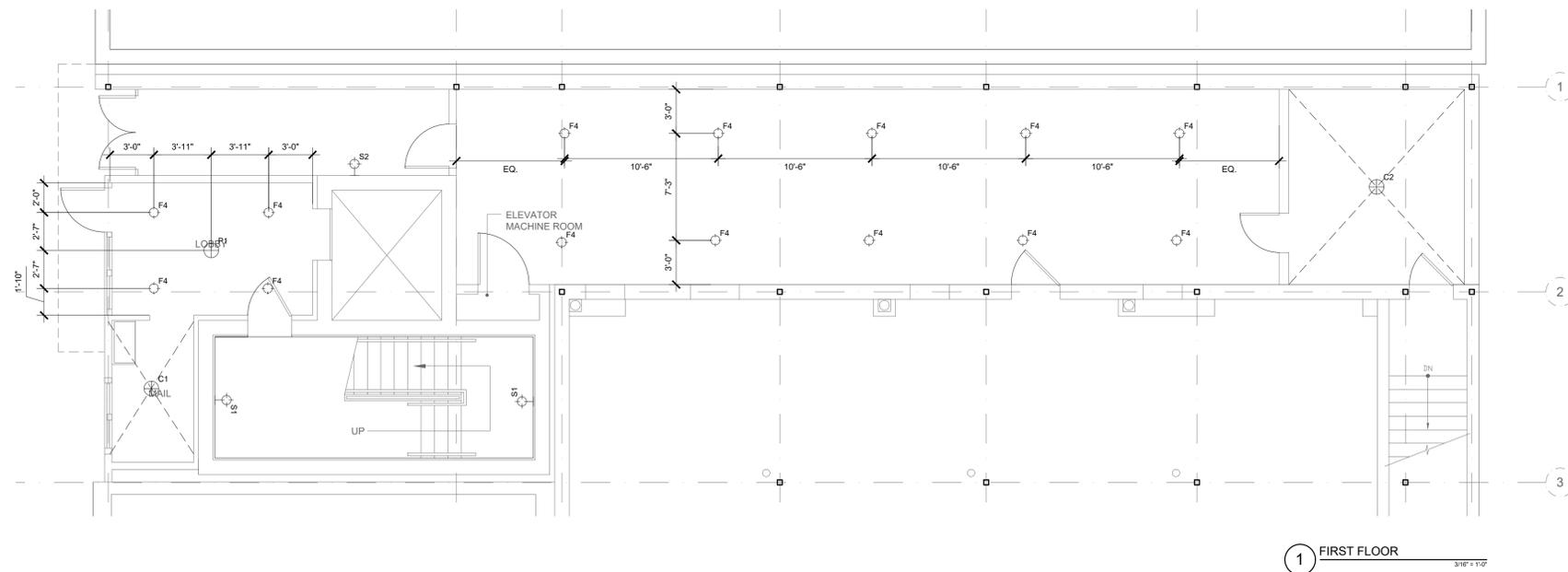
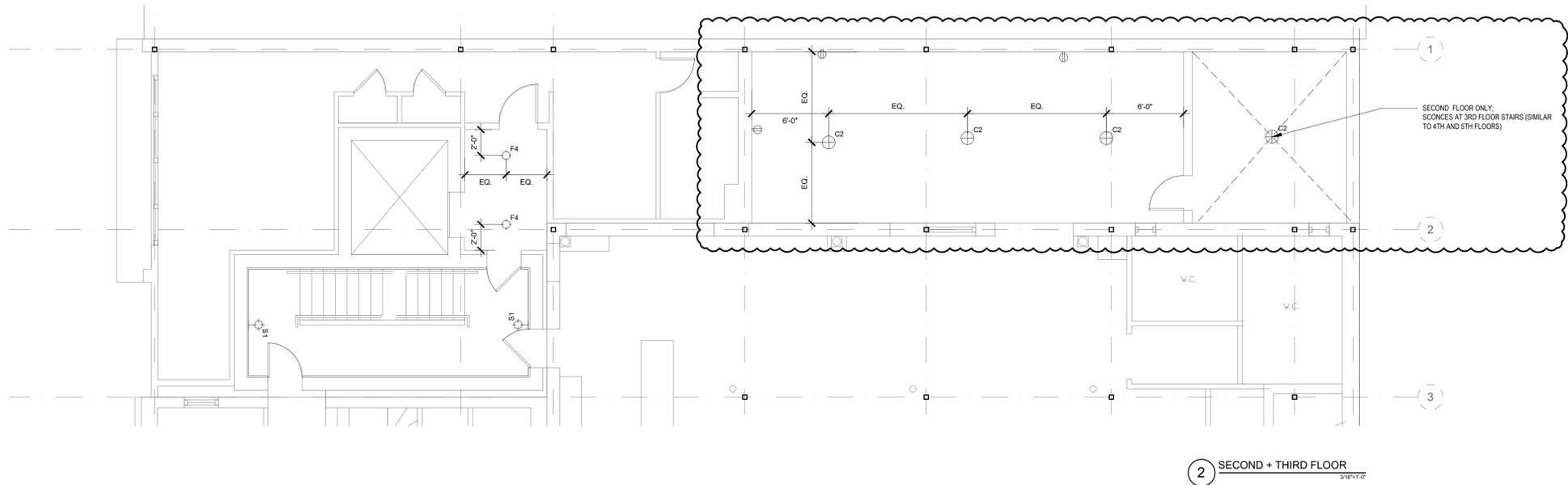
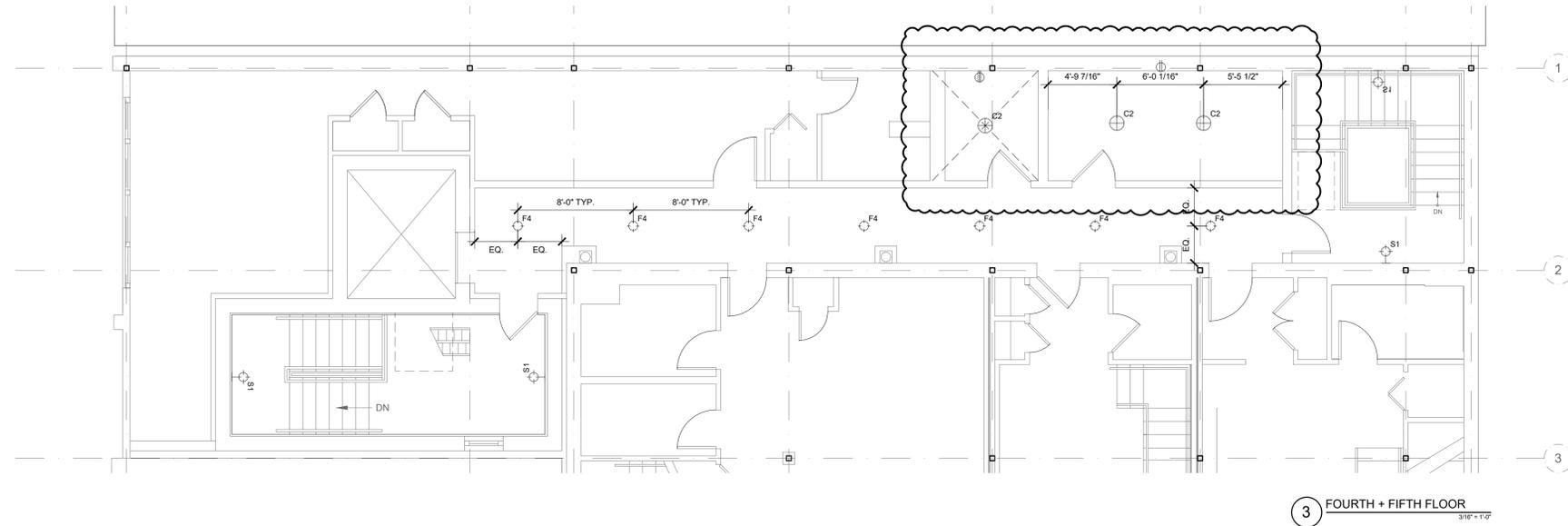
SCALE:
3/16" = 1'-0"

**HVAC
NARRATIVE**

M1.0

LIGHTING AND ELECTRICAL SYMBOL KEY

SYMBOL	TYPE
	FLUSH DOWNLIGHT
	EXHAUST AND LIGHT (WET LOCATION)
	SEMI-FLUSH MOUNT CEILING LIGHT
	FLUSH MOUNT CEILING LIGHT
	DECORATIVE SCONCE
	VANITY LIGHT
	LARGE PENDANT
	SMALL PENDANT
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	ELECTRICAL PANEL
	RECEPTACLE
	GFCI RECEPTACLE ABOVE COUNTERTOP
	220 V RECEPTACLE
	COMBINED TV AND DATA OUTLET
	MEDIA PANEL BOX
	TV MOUNT



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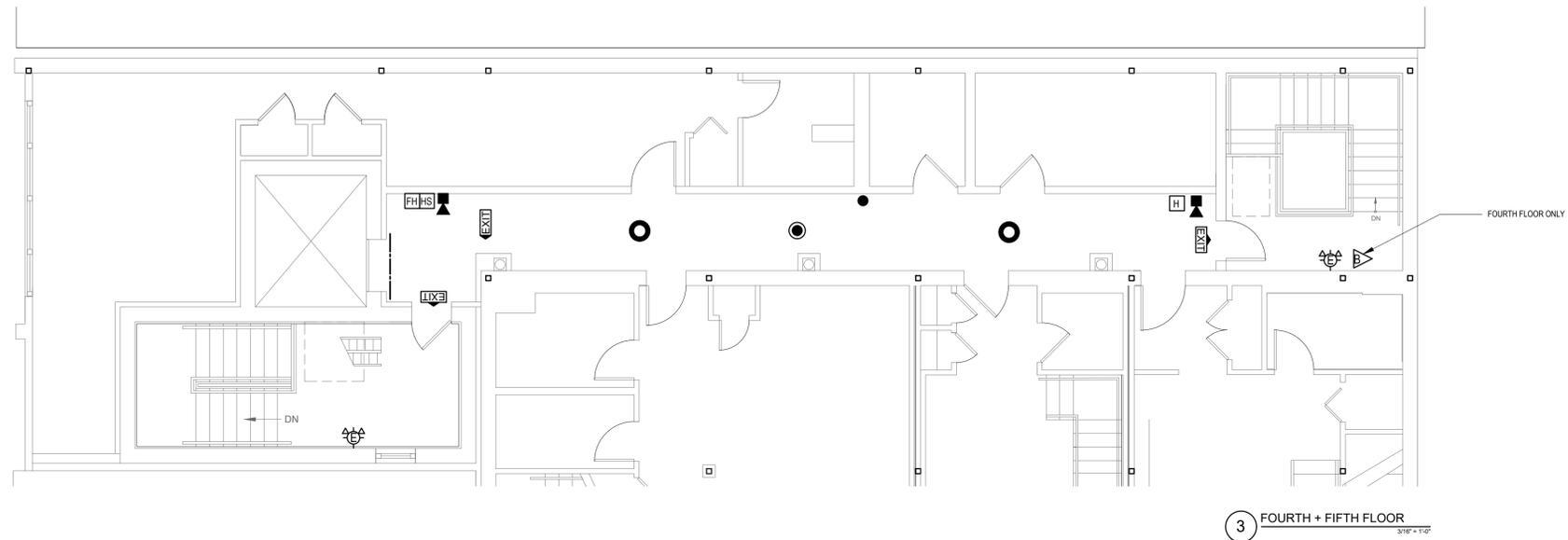
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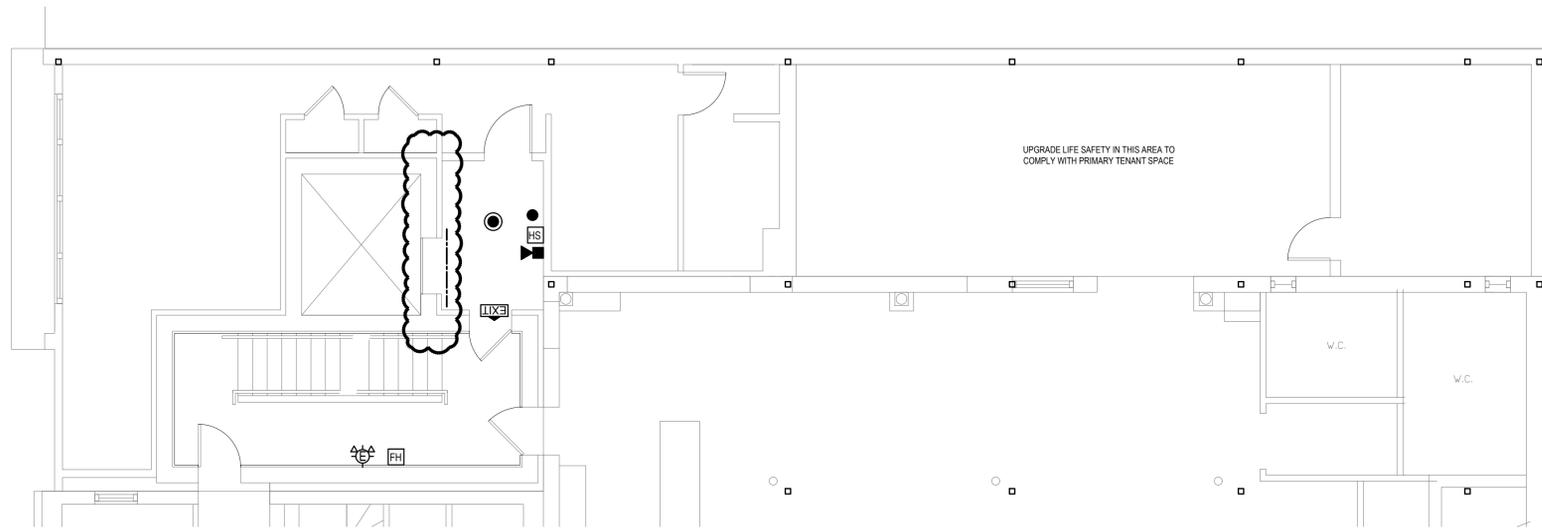
**ELECTRICAL
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AREAS**

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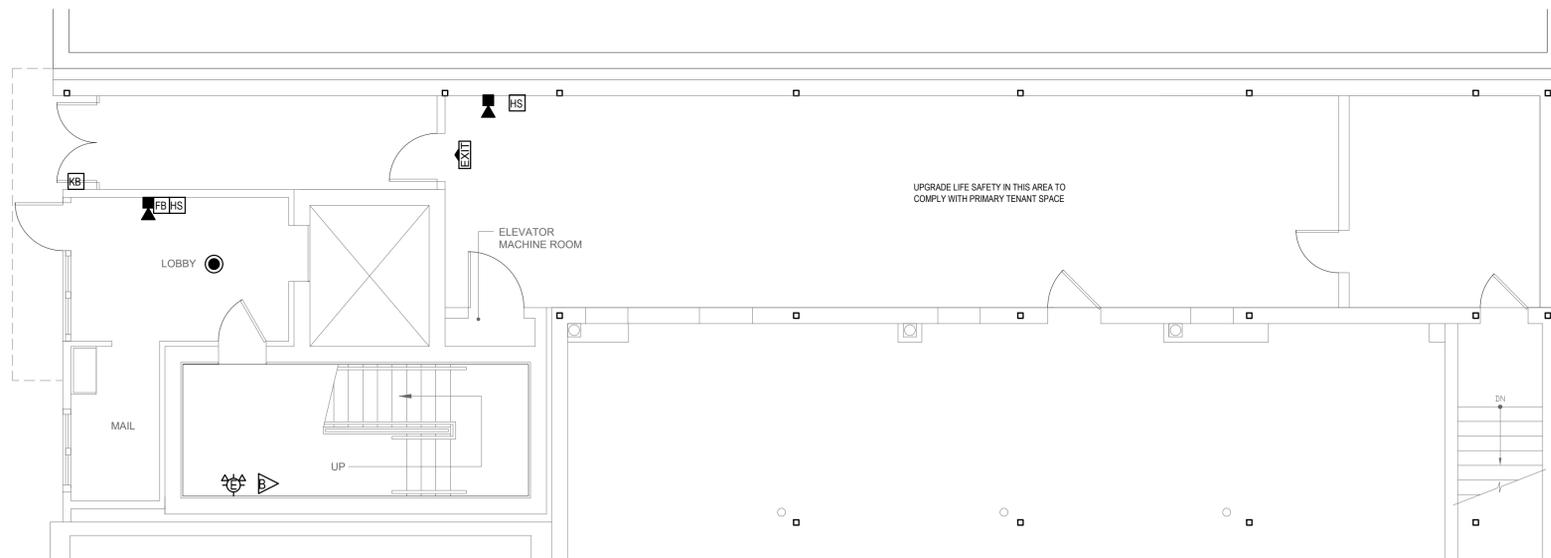
SYMBOLS (FIRE SAFETY)	
	DOUBLE HEAD EMERGENCY LIGHT
	EMERGENCY LIGHT BATTERY
	EMERGENCY LIGHT GENERATOR
	FIRE BOX
	FIRE EXTINGUISHER
	FIRE HOSE
	HEAT DETECTOR
	HORN
	HORN STROBE
	KNOX-BOX
	PULL STATION
	SINGLE HEAD EMERGENCY LIGHT
	SMOKE DETECTOR
	LIGHTED EXIT SIGN
	SMOKE CURTAIN



3 FOURTH + FIFTH FLOOR
3/16" = 1'-0"



2 SECOND + THIRD FLOOR
3/16" = 1'-0"



1 FIRST FLOOR
3/16" = 1'-0"

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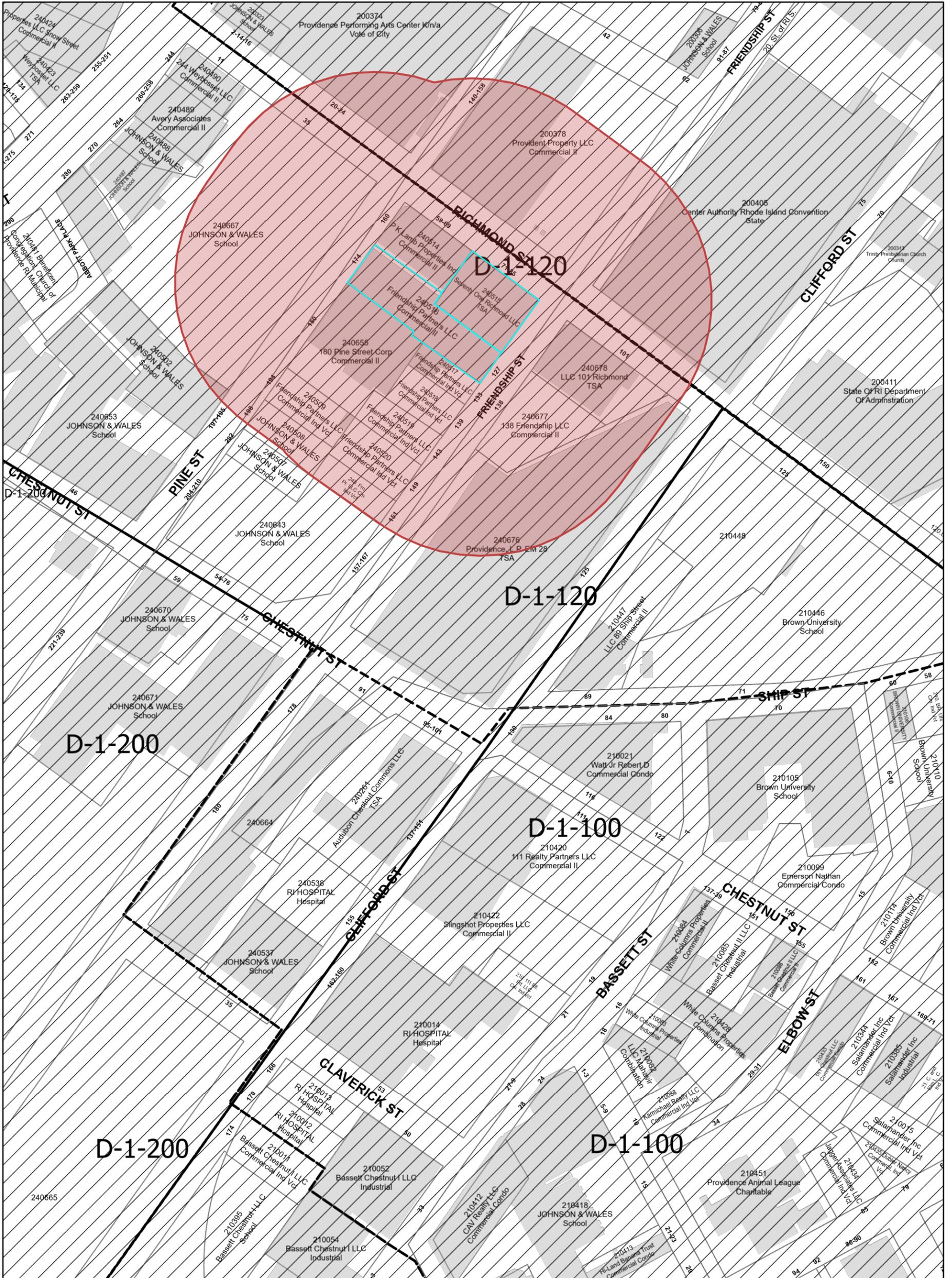
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FIRE SAFETY
PLANS: COMMON
AREAS

LS1.0

Radius Map



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-  Plat Boundaries
-  Zoning Overlay Districts
-  Zoning
-  Parcels
-  Buildings

