

JAN 08 2025

CITY OF PROVIDENCE
BUILDING BOARD OF REVIEW

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

Check Type of Building Board Application:

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

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

Applicant: Eric Weimar Applicant Mailing Address
 Email: ericjweimar@eaton.com Street: 55 Bishop Drive
 Phone: 401-533-7964 City, State, Zip: Cumberland, RI 02864

Owner: Eric Weimar Owner Mailing Address
 Email: ericjweimar@eaton.com Street: 55 Bishop Drive
 Phone: 401-533-7964 City, State, Zip: Cumberland, RI 02864

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

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

1. Subject Department of inspection + Standards Permit Number: BLDG-25-1477
2. Street Address of Subject Property: 94 Larch Street
 Assessor's Plat and Lot Numbers of Subject Property: 6-198
3. Base Zoning District(s): R-3
 Overlay District(s): None

4. Date owner purchased the Property: 2006-06-06

5. Building construction type(s): 5B

6. Dimensions of each lot:
Lot # 198 Width 50' Depth 150' Total area 7,500 sq. ft.
Lot # _____ Width _____ Depth _____ Total area _____ sq. ft.

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

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>1,185 sq.ft.</u>	Area of Footprint _____
Overall Height <u>~36'</u>	Overall Height _____
# of Stories <u>3</u>	# of Stories _____

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

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

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

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

11. Number of Parking Spaces:

of existing spaces 3 # of proposed spaces 3

12. Are there outstanding violations concerning the Property under any of the following:

Providence Zoning Ordinance RI State Building or Property Maintenance Code(s)

Owner has received a Violation from the City of Providence for an illegal third floor unit.

13. Summarize all changes proposed for the Property (use, construction/renovation, site alteration):

For alterations to change use from two-family dwelling to three-family dwelling.

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

<u>Section Number</u>	<u>Section Title + Required relief (e.g. dimensional deficiency of 6" on a landing)</u>
<u>3404.1</u>	<u>Alterations</u>
<u>420.4/903.2.8</u>	<u>Automatic Sprinkler System. Group R</u>
<u>1007.1.1</u>	<u>Two exits or exit access doorways</u>
<u>1006.2.1</u>	<u>Spaces with one exit or exit access doorway</u>
<u>1023.2</u>	<u>Interior Exit Stairways, Construction</u>
<u>1023.4</u>	<u>Openings</u>
<u>1027.6</u>	<u>Exterior exit stairway and ramp protection</u>

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

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

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

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

SEE ATTACHED EXPLANATION OF REQUEST

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

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

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

Owner(s):

Eric Weimar

Type Name

Eric Weimar

Signature



Type Name

Eric Weimar

Signature

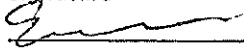
Applicant(s)/Appellant(s):

Eric Weimar

Type Name

Eric Weimar

Signature



Type Name

Eric Weimar

Signature

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

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

Telephone – 401-680-5375

Email – bsath@providenceri.gov

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

EXPLANATION OF REQUEST:

THE DENIAL OF THIS PERMIT IS FOR THESE SECTIONS:

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

SECTION 3404.1 Alterations

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

SECTION 420.4 Automatic Sprinkler System

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

SECTION 903.2.8 Group R

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

This existing home has an illegal third floor apartment unit. The goal of this project is to legalize this unit by implementing interior alterations. As part of this process, we are verifying and upgrading fire separations between the units (ceilings and walls, 1 hour), installing self-closing fire rated doors into stairwells and common areas (1 hour), as well as adding a second means of egress through an exterior stair. Our request is to do this work without the need for installation of a sprinkler system.

SECTION 1007.1.1 Two exits or exit access doorways

Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

SECTION 1006.2.1 Spaces with one exit or exit access doorway

R-2 occupancy is not permitted to have one exit or exit access doorway when in a non-sprinklered building

This is an existing house footprint, which is not being altered. The proposed exterior stair is intended to improve life safety by providing a second means of egress for the third floor; however, due to the existing layout, we are unable to meet the requirements of Section 1007.1.1.

SECTION 1023.2 Interior Exit Stairways, Construction

Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

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

SECTION 1023.4 Openings

Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716.

Openings in interior exit stairways and ramps other than unprotected exterior openings shall be limited to those required for exit access to the enclosure from normally occupied spaces and for egress from the enclosure.

This is an existing house with an existing closet in the stairwell which does not meet the requirements of 1023.4. We request that this existing non-conforming condition remain.

SECTION 1027.6 Exterior exit stairway and ramp protection

Exterior exit stairways and ramps shall be separated from the interior of the building as required in Section 1023.2. Openings shall be limited to those necessary for egress from normally occupied spaces. Where a vertical plane projecting from the edge of an exterior exit stairway or ramp and landings is exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the exterior wall shall be rated in accordance with Section 1023.7.

The addition of the exterior stair in order to legalize the third-floor apartment has created this non-conforming condition with the existing exterior window on the second floor. If this window were to be removed, it would hamper the living conditions within the second-floor space. Therefore, we request that the window remain as a non-conforming condition.

Please note that we have:

- 1. Added fire rated doors at stairwell.*
- 2. Fire rated existing enclosed stairwell.*
- 3. Added second means of egress with exterior stairs.*
- 4. Added smoke and CO detectors at all levels.*

A

B

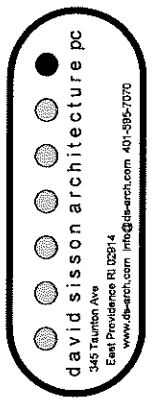
C

D

ARCHITECT

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

Sheet List	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A1.0	GENERAL NOTES & SPECIFICATIONS
A2.0	FIRE AND LIFE SAFETY PLANS BASEMENT, 1ST FL
A2.1	FIRE AND LIFE SAFETY PLANS 2ND FL & 3RD FL
A3.0	DEMOLITION 1ST FL, 2ND FL & 3RD FL
A4.0	PLANS BASEMENT & 1ST FL
A4.1	PLANS 2ND FL & 3RD FL
A5.0	ELEVATIONS



PROJECT INFORMATION

ASSESSORS MAP # 6
 ASSESSORS LOT # 198
 LOT SIZE: 0.17 ACRES / 7,500 SF

STREET ADDRESS: 94 Larch St, Providence, RI, 25100

OWNER:
 Eric Weimar
 55 Bishop Dr
 Cumberland RI, 02864

YEAR BUILT: 1900

NARRATIVE SCOPE OF WORK: CONSTRUCT NEW EXTERIOR STAIR ON REAR AND RENOVATE INTERNAL FIRE STAIRS

	CURRENT USE	SF (GROSS)
BASEMENT	STORAGE	1122
LEVEL 1	UNIT 1 - 2 BED/1 BATH	1152
LEVEL 2	UNIT 2 - 2 BED/1 BATH	1182
ATTIC	UNIT 3 - 2 BED/1 BATH	986
TOTALS		4442

	PROPOSED USE	SF (GROSS)
BASEMENT	STORAGE	1122
LEVEL 1	UNIT 1 - 2 BED/1 BATH	1152
LEVEL 2	UNIT 2 - 2 BED/1 BATH	1182
ATTIC	UNIT 3 - 2 BED/1 BATH	986
TOTALS		4442

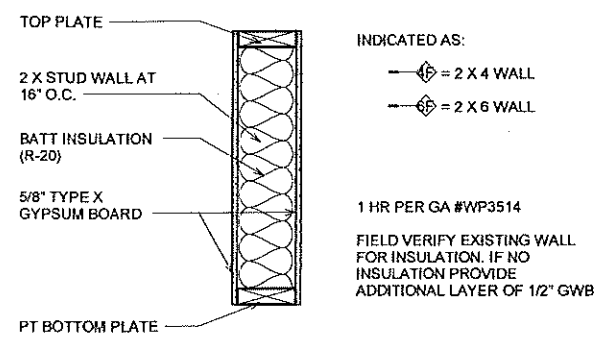
TYPE OF CONSTRUCTION: 5B
 BUILDING USE / OCCUPANCY: R2 (RESIDENTIAL, 3 UNIT)
 BASE ZONING DISTRICT: R-3
 OVERLAY ZONING DISTRICT: NONE
 PROPOSED LIVING UNITS: 3

- CODES:
- 2018 INTERNATIONAL BUILDING CODE
 - RHODE ISLAND BUILDING CODE
 - 2018 INTERNATIONAL FIRE CODE
 - RHODE ISLAND FIRE SAFETY CODE
 - 2024 INTERNATIONAL ENERGY CONSERVATION CODE
 - SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL PLUMBING CODE
 - SBC-3 RHODE ISLAND STATE PLUMBING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - SBC-4 RHODE ISLAND STATE MECHANICAL CODE
 - SBC-5 RHODE ISLAND STATE ELECTRICAL CODE
 - NFPA 70: NATIONAL ELECTRICAL CODE (NEC)
 - 2018 INTERNATIONAL FUEL GAS CODE

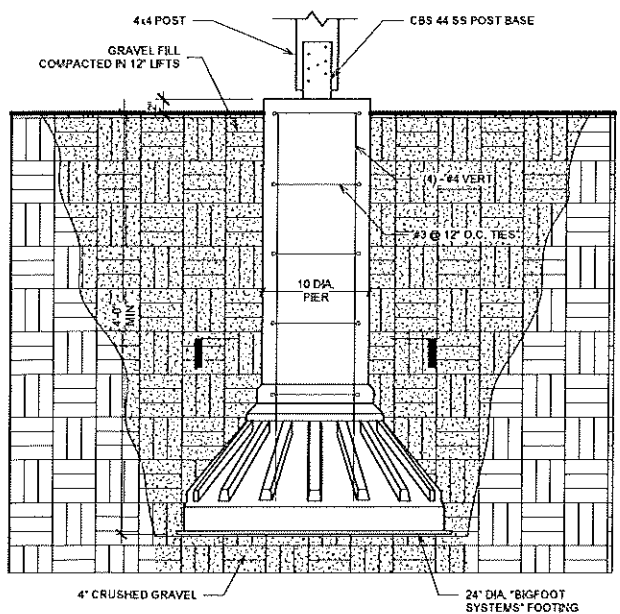
ENERGY CODE INFORMATION

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

NEW CONSTRUCTION (IECC 2024)
 DOOR: R-VALUE: .63



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



- NOTES:
- CONCRETE FOR FOOTINGS SHALL CONSIST OF TYPE I OR TYPE II PORTLAND CEMENT AND HAVE A MINIMUM Fc=4000 psi.
 - STEEL REINFORCEMENT SHALL HAVE A MINIMUM Fy=60,000psi
 - REINFORCEMENT SHALL BE MAINTAINED THROUGHOUT THE HEIGHT OF PIER. PROVIDE CENTERING DEVICES AS REQUIRED.
 - ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS. (i.e. NOT FILL) WITH A MINIMUM BEARING CAPACITY OF 2000 PSF. OVER EXCAVATE AS REQUIRED TO BE SOILS WITH ADEQUATE BEARING CAPACITY

① DECK "BIGFOOT" FOOTING
 1" = 1'-0"

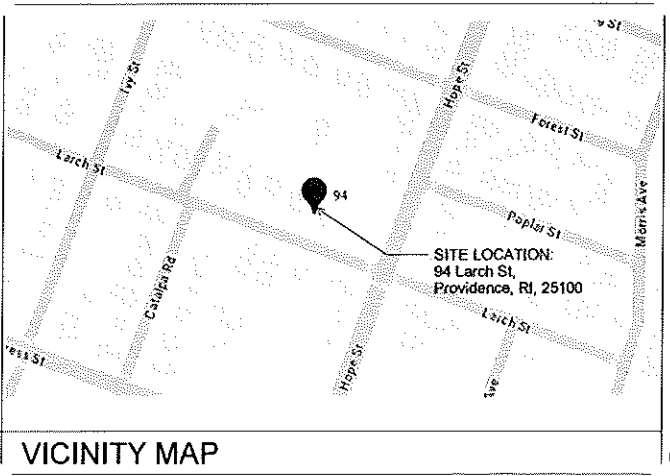
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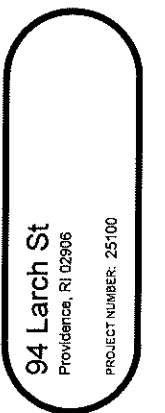
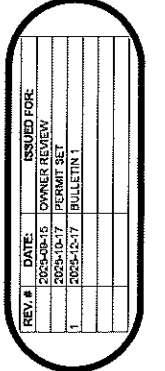
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4

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



VICINITY MAP



FIRE AND LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
---	1 HOUR CONSTRUCTION
E →	EXIT
⊙	60 MINUTE SELF CLOSING RATED DOOR, FRAME AND HARDWARE
⊙	EXTERNAL LIGHT ON EMERGENCY BACKUP BATTERY
EXIT	EXIT SIGN
EXIT	EXIT SIGN WITH EMERGENCY LIGHT
⊙	EMERGENCY LIGHT
⊙	HARDWIRED & INTERCONNECTED SMOKE DETECTOR W/BATTERY BACK UP
⊙	HORN AND STROBE
⊙	HARDWIRED & INTERCONNECTED CO DETECTOR W/BATTERY BACK UP
FE	FIRE EXTINGUISHER
FP	FIRE PULL
FP	FIRE CONTROL PANEL

CODE REVIEW

USES: R-2 (RESIDENTIAL)

TYPE OF CONSTRUCTION: TYPE 5B PER TABLE 601

ALLOWED: 60 FEET / 3 STORY / 7000 SF/STORY / PER TABLE 504.3.504.4.508.2

ACTUAL: APPROX 35 FEET / 2 STORY / LESS THAN 7000 SF/STORY

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

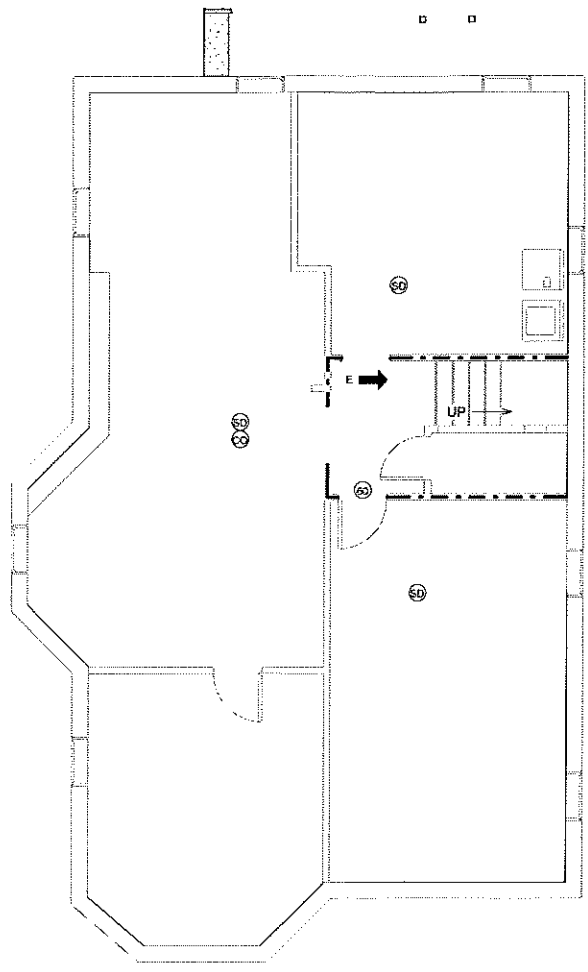
1 HOUR SEPARATION REQUIRED BETWEEN UNITS (1HR PROVIDED)

BUILDING FULLY SPRINKLERED. NO

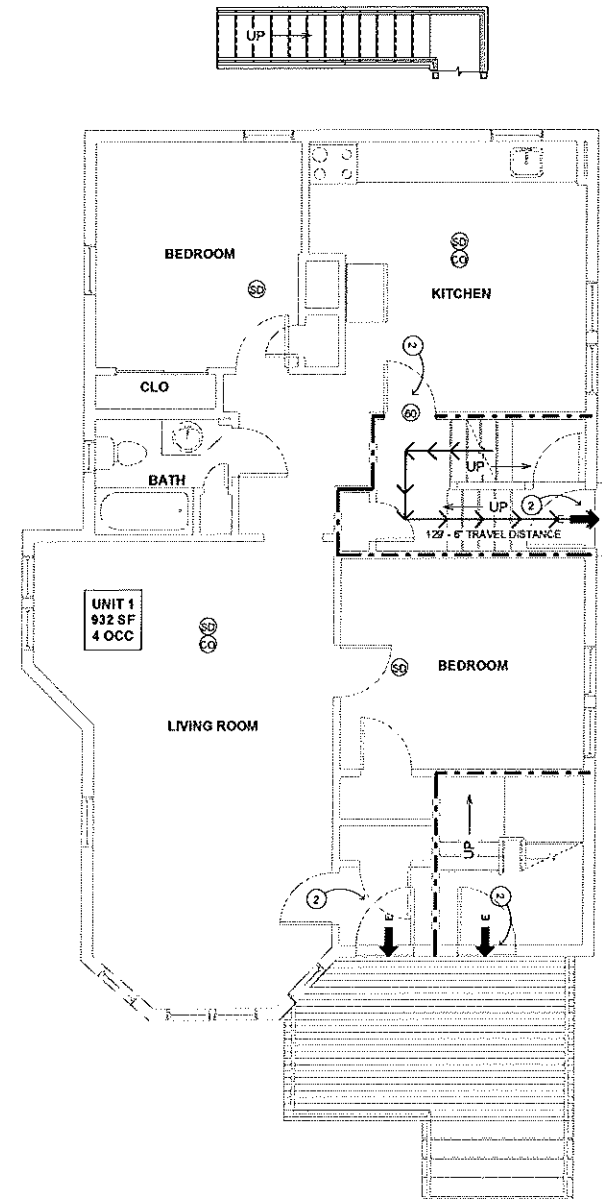
COMMON PATH = 125' MAX FOR R-2 PER TABLE 1008.2.1

EXIT ACCESS TRAVEL DISTANCE 250' MAX TABLE 1017.2

2 MEANS OF EGRESS REQ'D PER TABLE 1008.3 (2 EXITS PROVIDED FOR EACH UNIT)



FLOOR PLAN - BASEMENT FIRE AND LIFE SAFETY
② 1/4" = 1'-0"



FLOOR PLAN - 1ST FL FIRE AND LIFE SAFETY
③ 1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

DAVID SISSON ARCHITECTURE PC
447 North Main Ave
Providence, RI 02914
www.ds-arch.com info@ds-arch.com 401-995-7070

REV. #	DATE	ISSUED FOR:
	2025-12-22	PERMIT SET

94 Larch St
Providence, RI 02908
PROJECT NUMBER: 25100

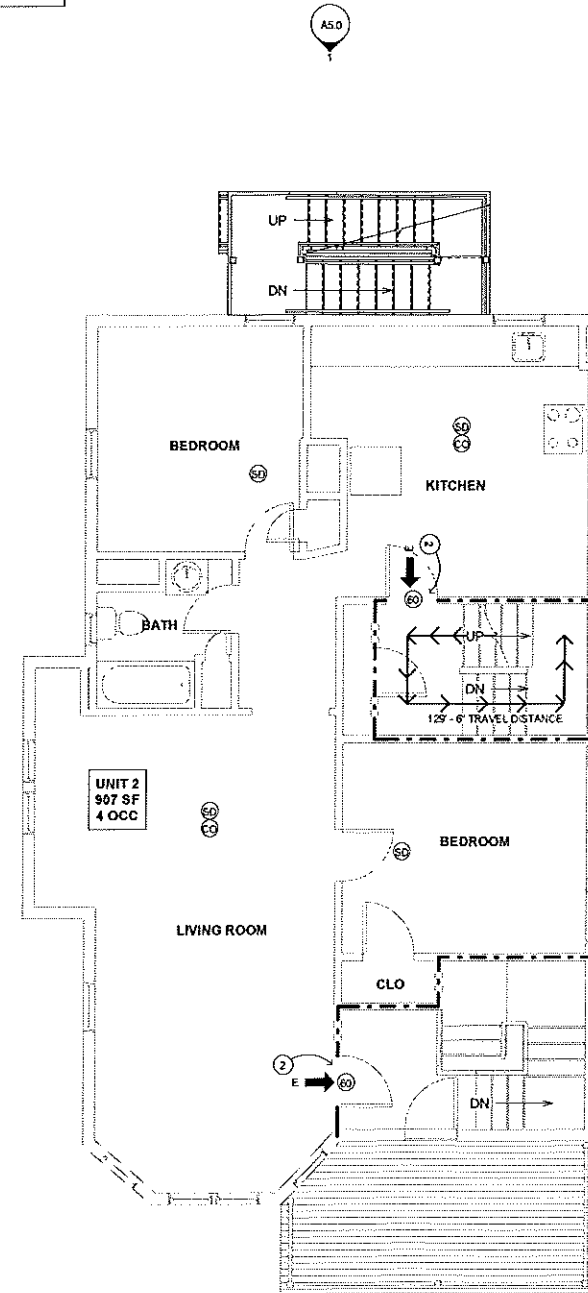
FIRE AND LIFE SAFETY PLANS
BASEMENT, 1ST FL

DAVID SISSON ARCHITECTURE PC
DATE SIGNED: 2025-12-22

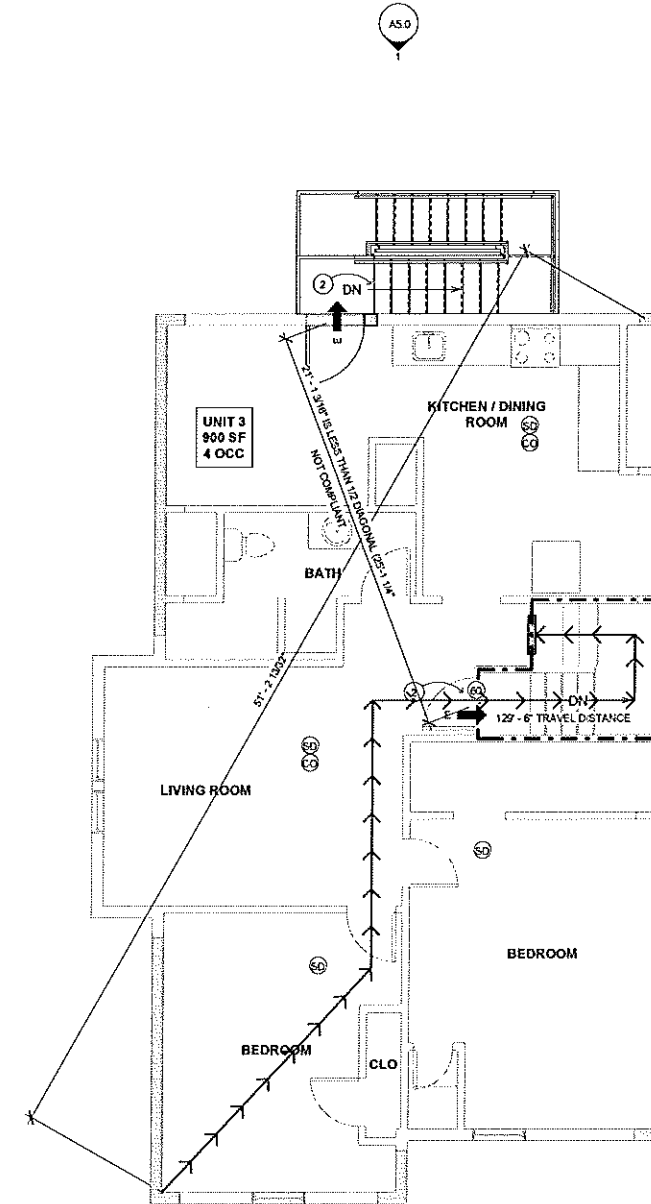
A2.0

FIRE AND LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	1 HOUR CONSTRUCTION
	EXIT
	60 MINUTE SELF CLOSING RATED DOOR, FRAME AND HARDWARE
	EXTERNAL LIGHT ON EMERGENCY BACKUP BATTERY
	EXIT SIGN
	EXIT SIGN WITH EMERGENCY LIGHT
	EMERGENCY LIGHT
	HARDWIRED & INTERCONNECTED SMOKE DETECTOR W/BATTERY BACK UP
	HORN AND STROBE
	HARDWIRED & INTERCONNECTED CO DETECTOR W/BATTERY BACK UP
	FIRE EXTINGUISHER
	FIRE PULL
	FIRE CONTROL PANEL

CODE REVIEW
 USES: R-2 (RESIDENTIAL)
 TYPE OF CONSTRUCTION: TYPE 5B PER TABLE 601
 ALLOWED: 60 FEET / 3 STORY / 7000 SF STORY / PER TABLE 504.3.504.4.506.2
 ACTUAL: APPROX 35 FEET / 2 STORY / LESS THAN 7000 SF STORY
 TABLE 1004.1.2 OCCUPANT LOADS:
 R (RESIDENTIAL) = 200 GROSS / PER OCCUPANT
 1 HOUR SEPARATION REQUIRED BETWEEN UNITS (1HR PROVIDED)
 BUILDING FULLY SPRINKLERED. NO
 COMMON PATH = 125' MAX FOR R-2 PER TABLE 1006.2.1
 EXIT ACCESS TRAVEL DISTANCE 250 MAX TABLE 1017.2
 2 MEANS OF EGRESS REQ'D PER TABLE 1006.3.1 (2 EXITS PROVIDED FOR EACH UNIT)



FLOOR PLAN - 2ND FL. FIRE AND LIFE SAFETY
 1/4" = 1'-0"



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

DAVID SIBSON ARCHITECTURE PC - ALL RIGHTS RESERVED

DAVID SIBSON ARCHITECTURE PC
 94 Larch St
 Providence, RI 02906
 www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR:
1	2025-12-22	PERMIT SET
1	2025-12-17	BULLETIN 1




94 Larch St
 Providence, RI 02906
 PROJECT NUMBER: 25100

FIRE AND LIFE SAFETY PLANS 2ND FL & 3RD FL

DAVID SIBSON ARCHITECT
 DATE SIGNED: 2025-12-22

A2.1

DEMOLITION LEGEND

-  PARTITIONS, DOORS AND ITEMS TO BE REMOVED
-  EXISTING DOOR
-  EXISTING PARTITION

DEMOLITION PLANS GENERAL NOTES:

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

KEYED NOTES

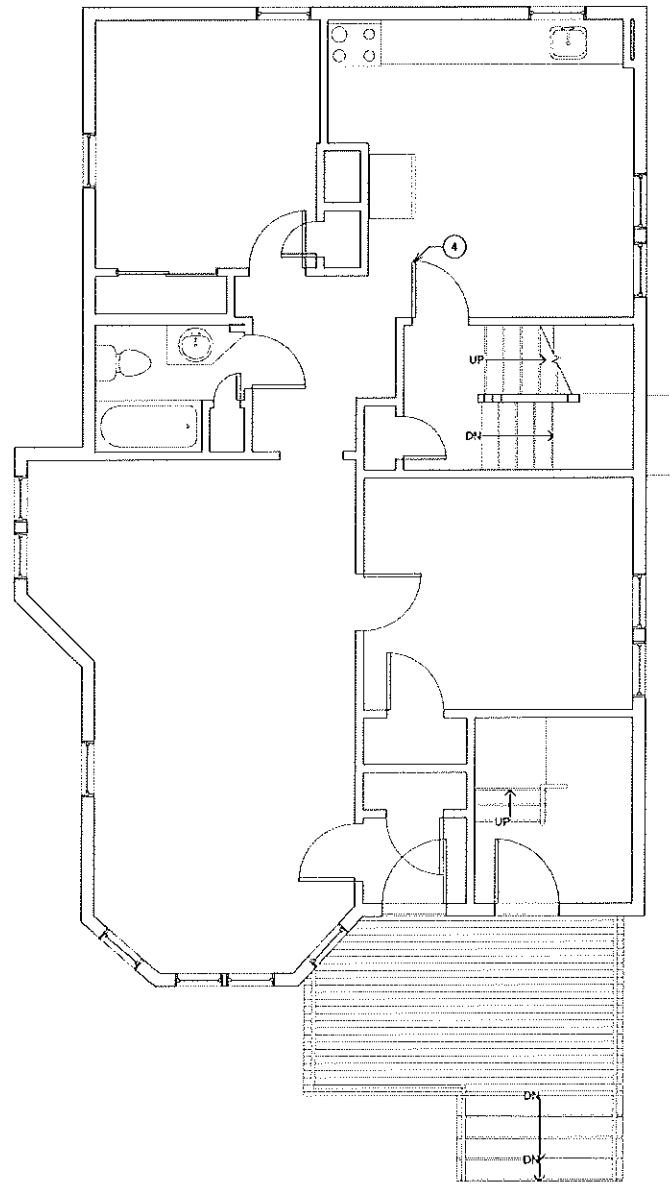
- 1 REMOVE WINDOW
- 2 REMOVE ACCESS LADDER
- 3 REMOVE WALL AS REQUIRED FOR NEW WORK
- 4 NEW DOOR TO RATED DOOR TO MATCH EXISTING DOOR

1

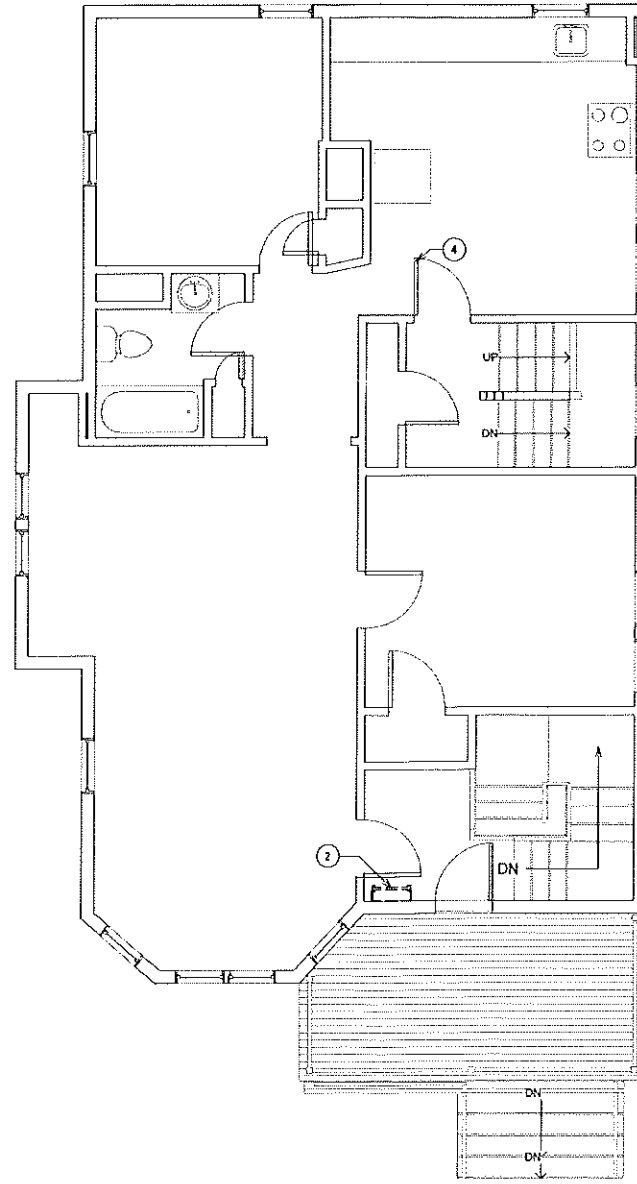
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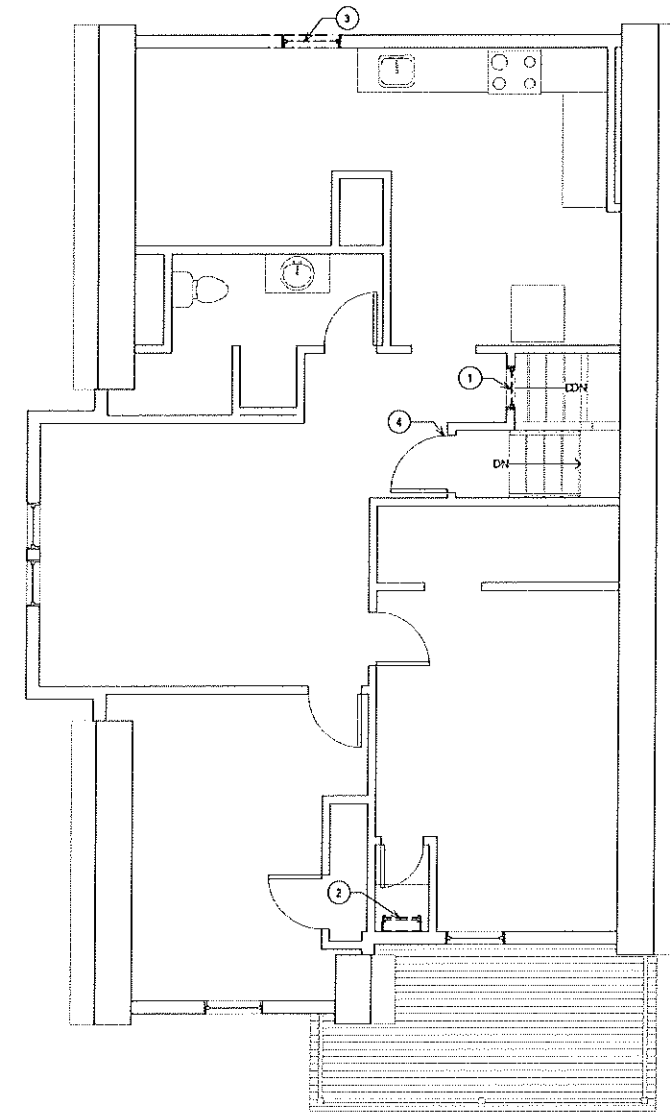
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1 1ST FLOOR - DEMOLITION
1/4" = 1'-0"



A3 2ND FLOOR - DEMOLITION
1/4" = 1'-0"



A4 ATTIC - DEMOLITION
1/4" = 1'-0"

A

B

C

D

KEYED NOTES

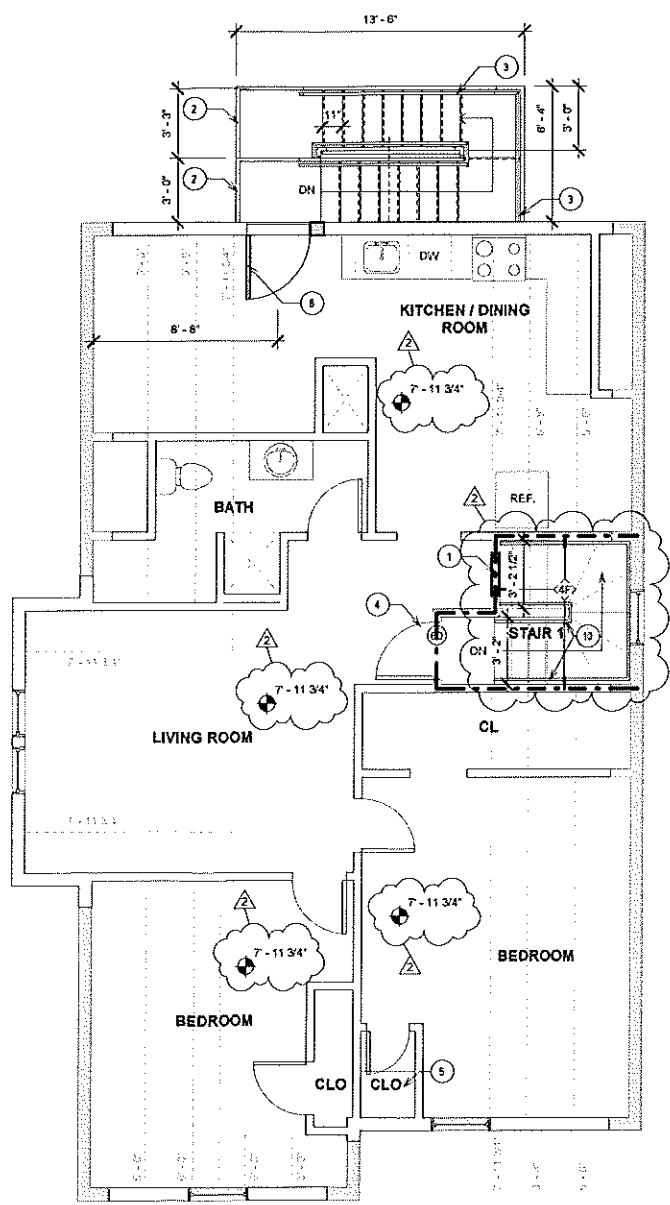
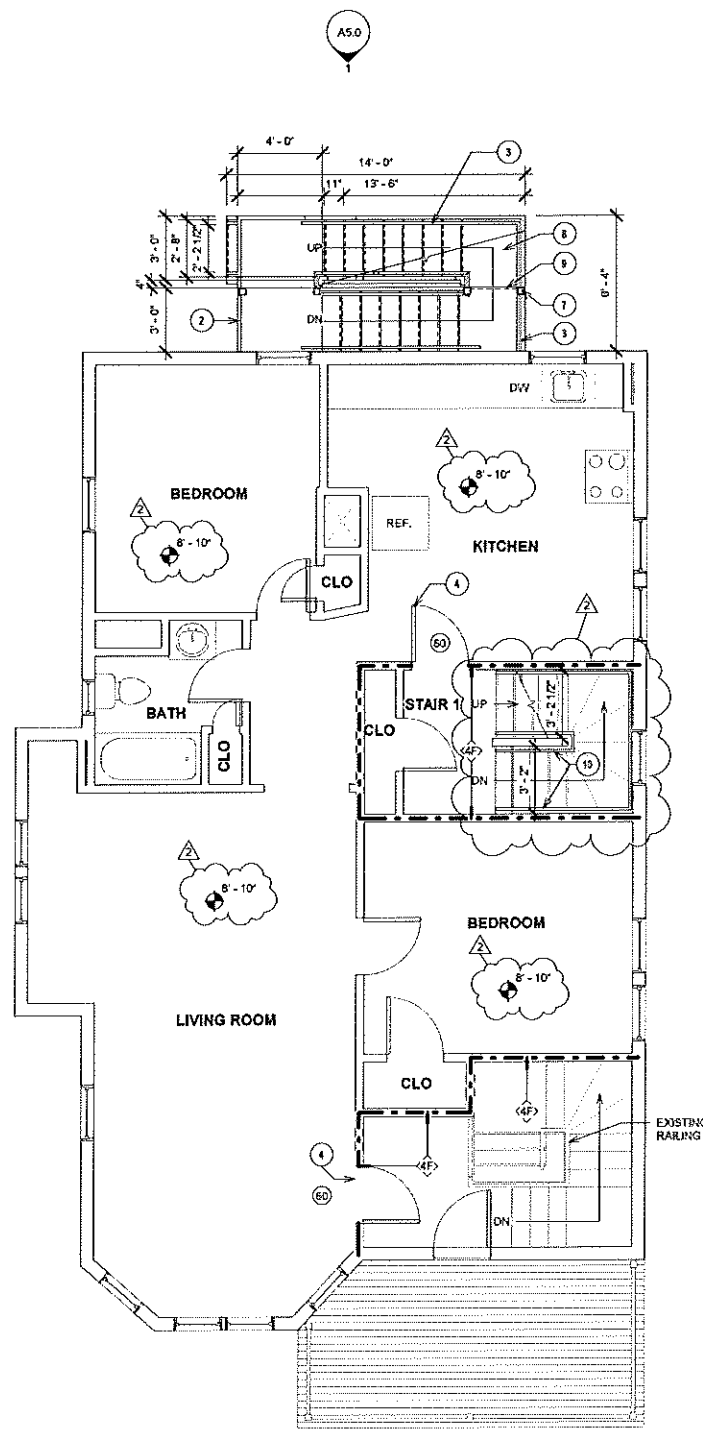
- INFILL WALL WITH FRAMING AND FINISH TO MATCH EXISTING WALL THICKNESS
- GUARDRAIL AT 42"
- 42" GUARDRAIL W/ HANDRAIL ONE SIDE AT 36" ABOVE NOSINGS, RETURN TO WALL OR POST BOTH ENDS*
- NEW DOOR TO RATED DOOR TO MATCH EXISTING DOOR
- INFILL FLOOR WITH FRAMING TO MATCH EXISTING SIZE, PROVIDE 3/4" SUBFLOOR AND FINISH FLOOR TO MATCH
- NEW 36" EXTERIOR DOOR TO MATCH THE EXISTING DOORS
- POST 4X4
- DECKING ON 2X8 FRAMING
- STAIR - UBI 11" TREAD, MAX 7" RISER
- NEW HANDRAIL AT 36" ABOVE NOSINGS

PLAN LEGEND

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

GENERAL NOTES

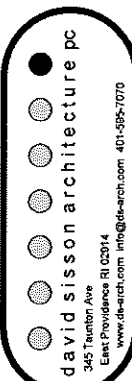
- VERIFY ALL DIMENSIONS IN THE FIELD, DO NOT SCALE DRAWINGS.
- ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES, SEE B4/A0.0
- ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
- CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
- PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
- PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
- PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEWWORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
- PLANS DO NOT FULLY REPRESENT ALL NEW WORK, THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
- DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
- PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
- PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
- HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
- PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
- PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
- INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
- COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
- PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
- ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
- RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
- PROVIDE DIMMERS AS DIRECTED BY OWNER
- AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN, SYSTEM TO BE DESIGN/BUILD, CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.



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

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

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED



REV #	DATE	ISSUED FOR:
1	2025-08-15	OWNER REVIEW
2	2025-10-17	PERMIT SET
3	2024-12-22	BULLETIN 2

94 Larch St
Providence, RI 02906
PROJECT NUMBER: 25100

PLANS 2ND FL & 3RD FL



DATE SIGNED: 2025-12-22

A4.1

1

2

3

4

A

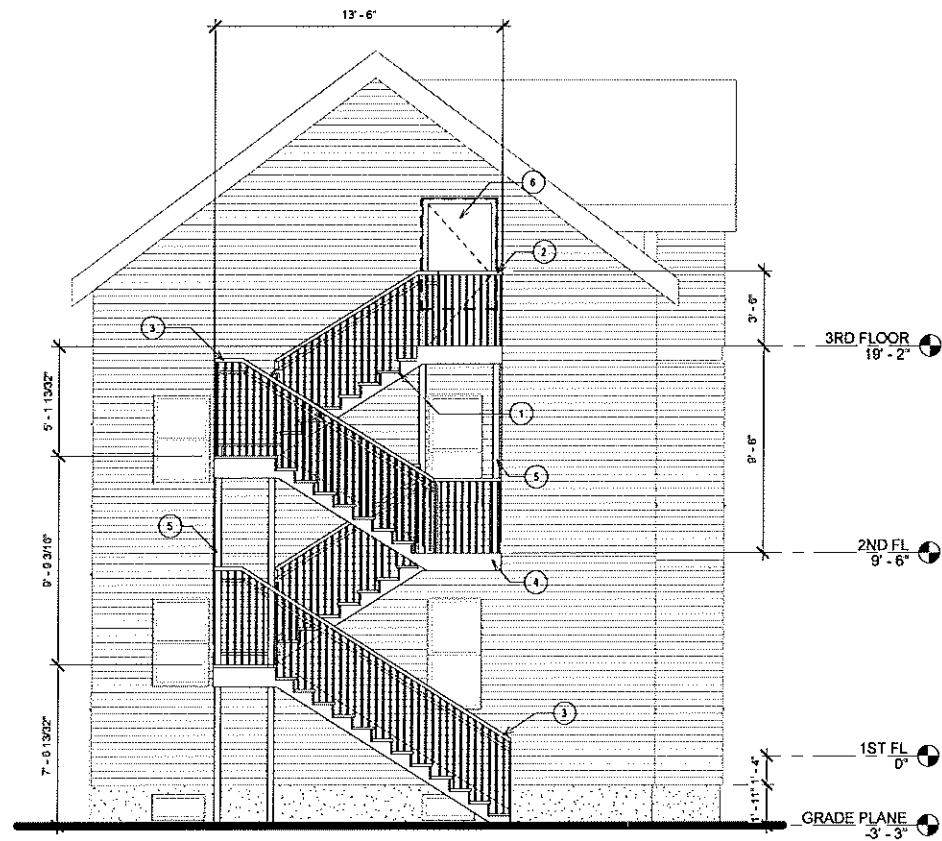
B

C

D

KEYED NOTES

- 1 42" GUARDRAIL W/ HANDRAIL ONE SIDE AT 36" ABOVE NOSINGS, RETURN TO WALL OR POST BOTH ENDS
- 2 GUARDRAIL AT 42"
- 3 42" GUARDRAIL W/ HANDRAIL ONE SIDE AT 36" ABOVE NOSINGS, RETURN TO WALL OR POST BOTH ENDS
- 4 DECKING ON 2x8 FRAMING
- 5 POST 4x4
- 6 NEW 36" EXTERIOR DOOR TO MATCH THE EXISTING DOORS



① NORTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC
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1	2025-08-15	OWNER REVIEW
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94 Larch St
Providence, RI 02906
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ELEVATIONS

DAVID SISSON ARCHITECT
DATE SIGNED: 2025-12-22

A5.0