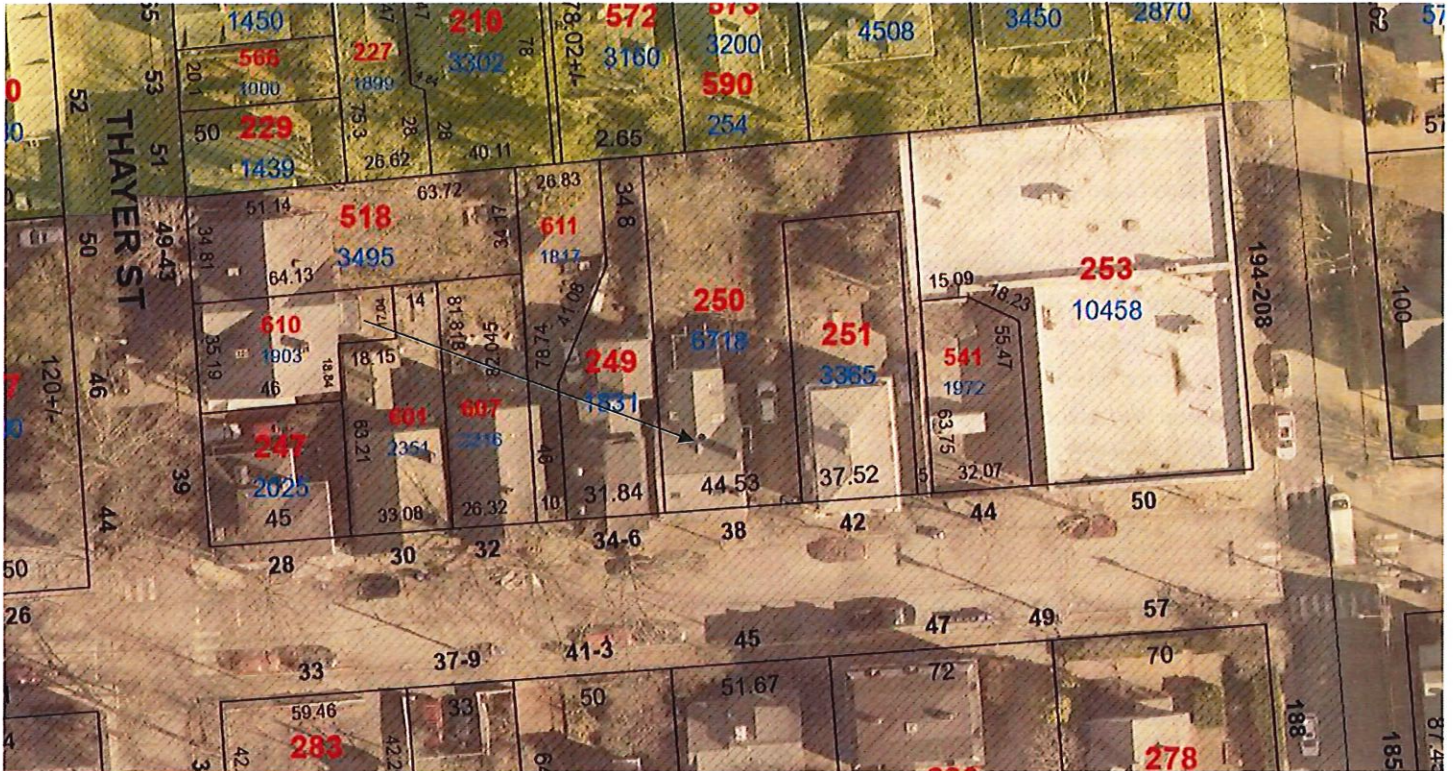


PROJECT REVIEW

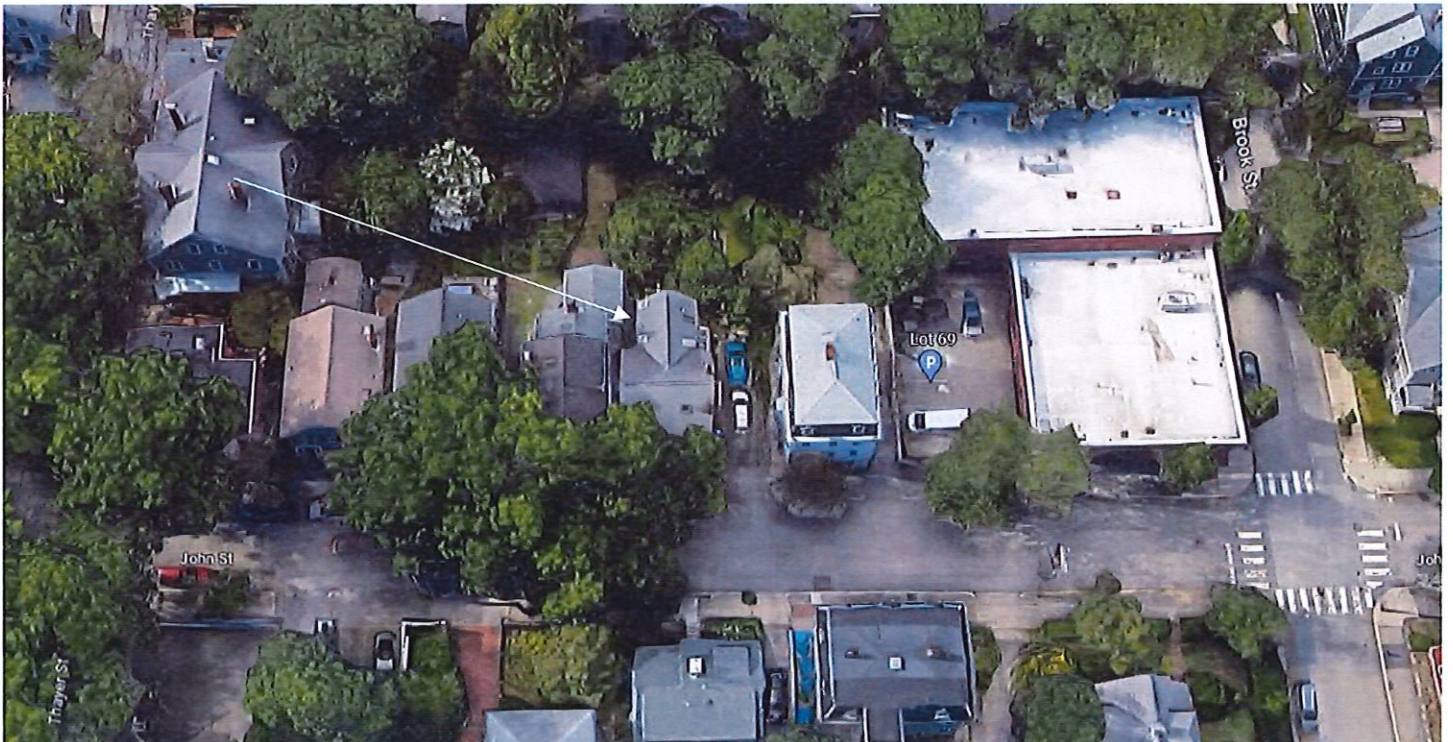
1. CASE 23.070, 38 JOHN STREET, Elisha Wells House, 1842 (COLLEGE HILL)

Vernacular Greek Revival. 2½-stories, clapboarded frame, flank-gable-roof house with four-bay wide façade with an off-center entry with a small transom and a pediment.

CONTRIBUTING



Arrow indicates 38 John Street.



Arrow indicates project location, looking north.

Applicant/Owner: Antonia Steinberg, 38 John Street, Providence, RI 02906

Proposal: The scope of work proposed consists of Major Alterations and includes:

- installation of a first-floor window, east elevation and the conversion of a single door to a patio door, rear elevation.

Issues: The following issues are relevant to this application:

- The distance from the east elevation to the abutting house is approximately 3.5', making any alteration on this elevation minimally visible at best. Also, there was once a door where the new window is proposed;
- The rear addition was constructed in 1980; and,
- Plans and photos have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 38 John Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as some of the proposed modifications will remove alterations that the Commission considers secondary and non-contributing.

Staff recommends a motion be made stating that: The application is considered complete. 38 John Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



FRONT PERSPECTIVE
NOT TO SCALE



REAR PERSPECTIVE
NOT TO SCALE

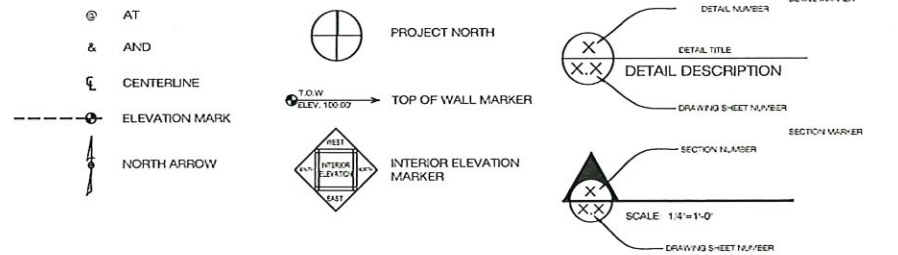
STEINBERG

NOTE: THESE ARE ARTISTIC REPRESENTATIONS OF THE GENERAL APPEARANCE OF THE STRUCTURE. THIS SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

ABBREVIATIONS:

A.F.F.	ABOVE FINISHED FLOOR	GBG	GRILLES BETWEEN GLASS	S.C.	SOLID CORE
ALUM.	ALUMINUM	G.C.	GENERAL CONTRACTOR	SHT	SHEET
AT	ACOUSTICAL TILE	GWB	GYPSUM WALL BOARD	SPECS	SPECIFICATIONS
BLDG	BUILDING	GYP	GYPSUM	SQ	SQUARE
CI	CENTERLINE	INSUL	INSULATION	S.S.	STAINLESS STEEL
CLST	CLOSET	LVL	LAMINATED VENEER LUMBER	STL	STEEL
CMU	CONCRETE MASONRY UNIT	MAS	MASONRY	TEL	TELEPHONE
C.O.	CASE OPENING	MEM	MEMBRANE	T.J.I.	TRUST JOIST
COL	COLUMN	MISC	MISCELLANEOUS	T.O.	TOP OF
CONC	CONCRETE	N.I.C	NOT IN CONTRACT	TYP	TYPICAL
CT	CERAMIC TILE	O.C.	ON CENTER	VERT	VERTICAL
DBL	DOUBLE	PKT	POCKET	V.I.F.	VERIFY IN FIELD
DIA	DIAMETER	POLY	POLYETHYLENE	W/	WITH
EA	EACH	PSI	POUNDS PER SQUARE INCH	WD	WOOD
ELEC	ELECTRICAL	P.T.	PRESSURE TREATED	BSMT	BASEMENT
GALV	GALVANIZED	PTD	PAINTED		
GB	GYPSUM BOARD	RAD	RADIUS		

GENERAL SYMBOLS:



Important Note

The assembly of the structure shall follow these Specifications, the Referenced Codes and the Building Plans in its entirety in order to comply with the requirements of (IRC2015 R301.2.1.1 Item 1)

BUILDING CODES/ LIABILITIES

SOUTH COAST & ASSOCIATES INC. SHALL AGREE TO USE REASONABLE CARE TO COMPLY WITH ANY AND ALL FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, RULES, REGULATIONS IN ORDER WHICH ARE APPLICABLE TO THE WORK DONE UNDER THIS CONTRACT. ALL CONSTRUCTION IS TO FOLLOW ALL LOCAL AND STATE BUILDING CODE, ORDINANCES AND REGULATIONS FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED. SOUTH COAST & ASSOCIATES INC. SHALL NOT BE LIABLE FOR INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR INDIRECT DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, LOSS OF ANTICIPATED PROFITS, BUSINESS OPPORTUNITY, OR OTHER ECONOMIC LOSS ARISING OUT OF THE USE OF SERVICES OR ANY CONSTRUCTION PLANS RECEIVED FROM SOUTH COAST & ASSOCIATES INC. EVEN IF SOUTH COAST & ASSOCIATES INC. HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IT IS THE OWNER/ BUILDERS RESPONSIBILITY TO ENSURE THE ACCURACY, COMPLIANCE WITH APPLICABLE STATUTE OR REGULATION, AND FITNESS OF PURPOSE OF ANY PLANS OR CONSTRUCTION INFORMATION RECEIVED FROM SOUTH COAST & ASSOCIATES INC. PRIOR TO USE THEREOF.

FIELD CONDITIONS AND VERIFICATION

THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY DIMENSIONS ON THE DRAWINGS AND, DURING THE COURSE OF CONSTRUCTION AND MEASUREMENTS AT THE SITE. ANY DIFFERENCES FOUND SHALL BE SUBMITTED TO SOUTH COAST & ASSOCIATES INC. IN SUFFICIENT TIME FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING WITH THE WORK INVOLVED. THE LOCATION OF APPARATUS, EQUIPMENT, FIXTURES, INCLUDING PLUMBING AND ELECTRICAL FIXTURES, PIPING, DRAINAGE, DUCTS, OUTLETS, ETC., SHOWN OR SPECIFIED BUT NOT SPECIFICALLY DIMENSIONED SHALL BE CONSIDERED AS ONLY APPROXIMATE. THE ACTUAL LOCATION SHALL BE AS DIRECTED BY SOUTH COAST & ASSOCIATES INC. AND AS REQUIRED TO SUIT THE CONDITIONS AT THE TIME OF INSTALLATION. BEFORE INSTALLATION, THE CONTRACTOR SHALL CONSULT SOUTH COAST & ASSOCIATES, INC. AND ASCERTAIN THE ACTUAL LOCATION REQUIRED. HE SHALL ALSO CONSULT WITH OTHER TRADE CONTRACTORS AND EXAMINE THEIR DRAWINGS SO AS TO AVOID CONFLICTS WITH OTHER WORK AND APPARATUS. THE CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH SUFFICIENT INFORMATION TO COORDINATE AND COMPLETE ALL ASPECTS OF THE WORK.

PROJECT NAME: **STEINBERG**
PROJECT #: **224238**

OWNER:
ANTONIA STEINBERG

LOCATION:
**38 JOHN ST,
PROVIDENCE, RI**

DATE:
4.21.2023

DRAWN BY: **CGS** CHECKED BY: **JG DS**

DRAWING INDEX:

- COVER
- A.1....BSMT, 1ST FLOOR, & 2ND FLOOR DEMO PLAN(S)
- A.2....ELEVATION(S), BSMT & 1ST FLOOR PLAN(S)
- A.3....2ND & ATTIC FLOOR PLAN(S)
- A.4....FRAMING AND ELECTRICAL PLAN(S)

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COVER

PERMIT SET
Structural Specifications
130 MPH EXPOSURE CATEGORY B
(Prepared in accordance with IRC2015 R301.2.1.1)

PERMIT SET

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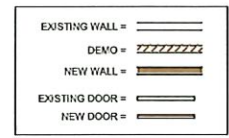
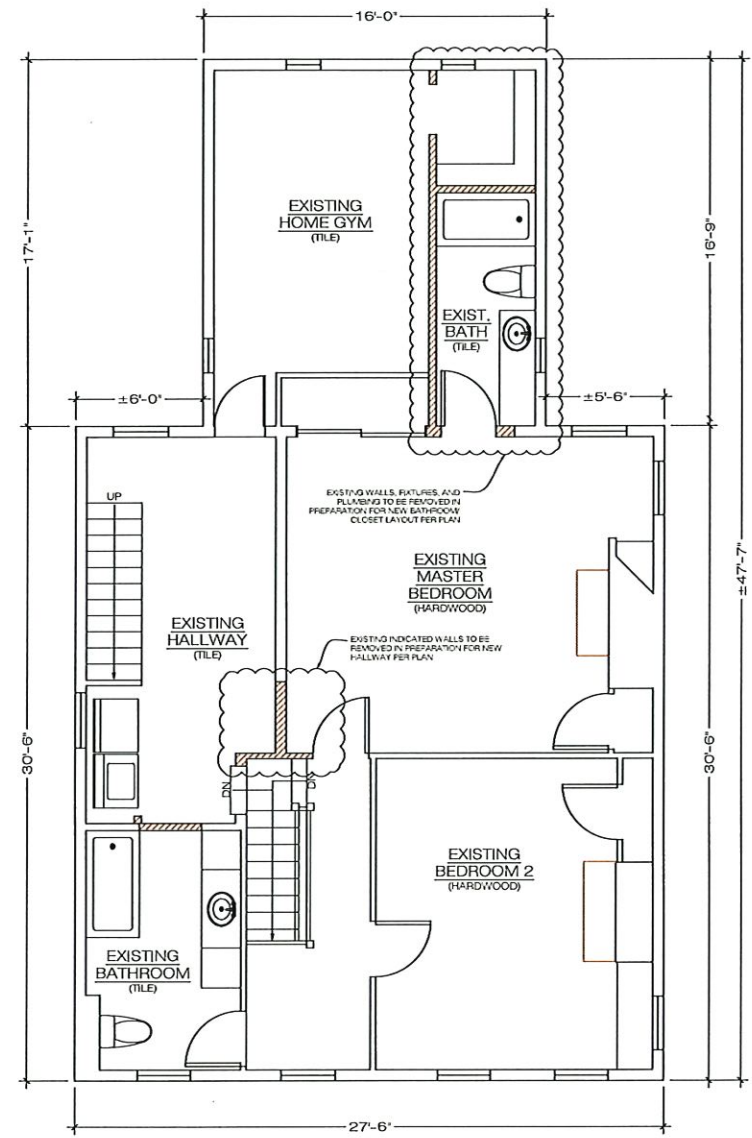
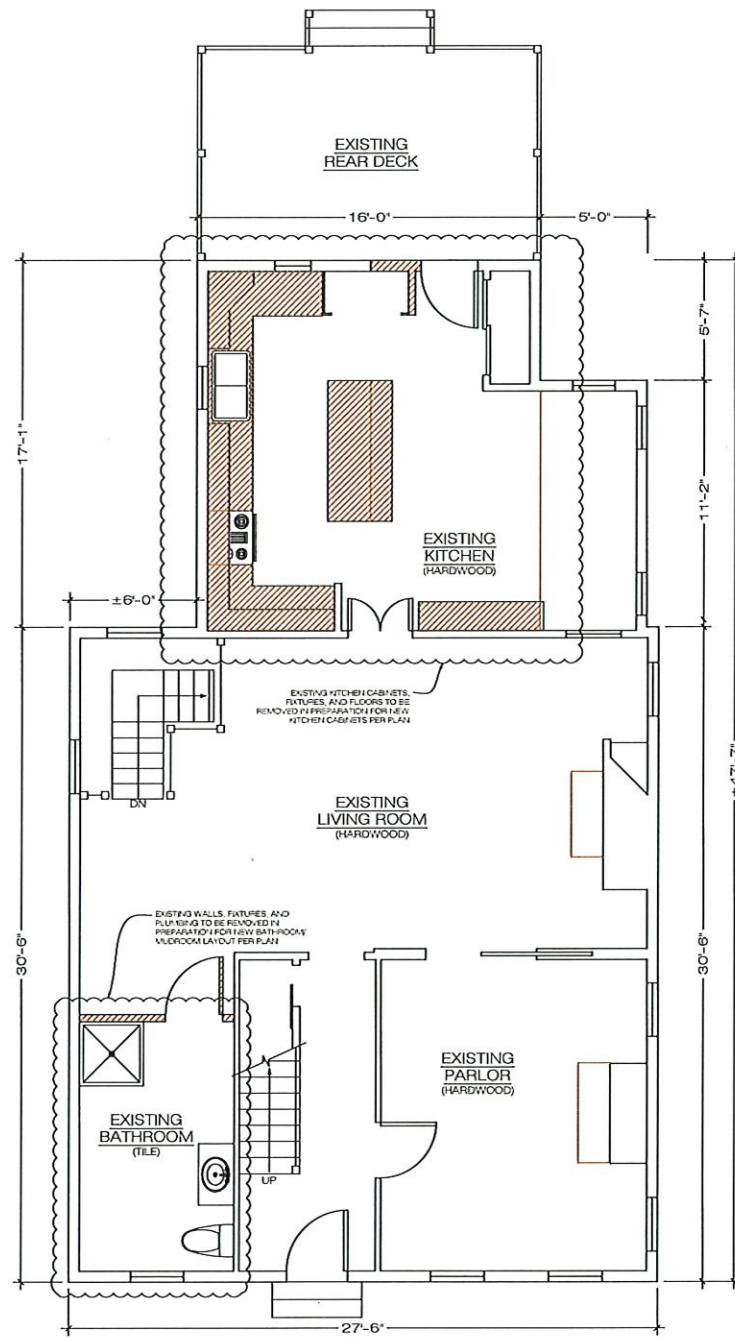
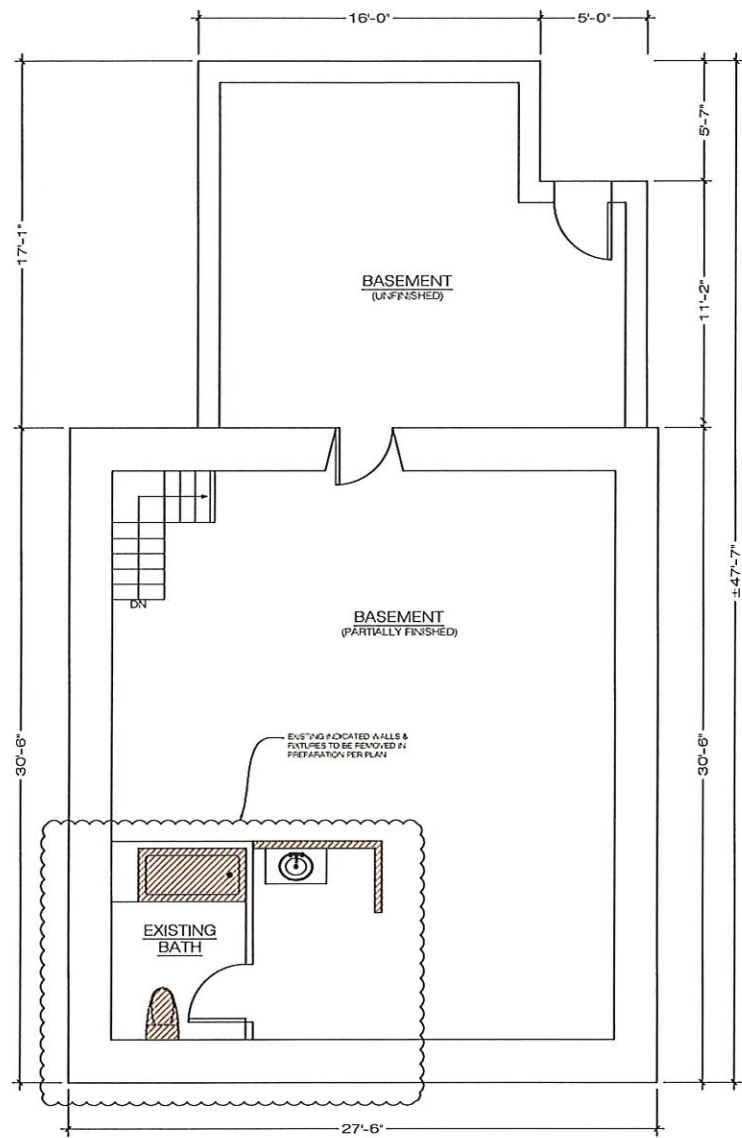
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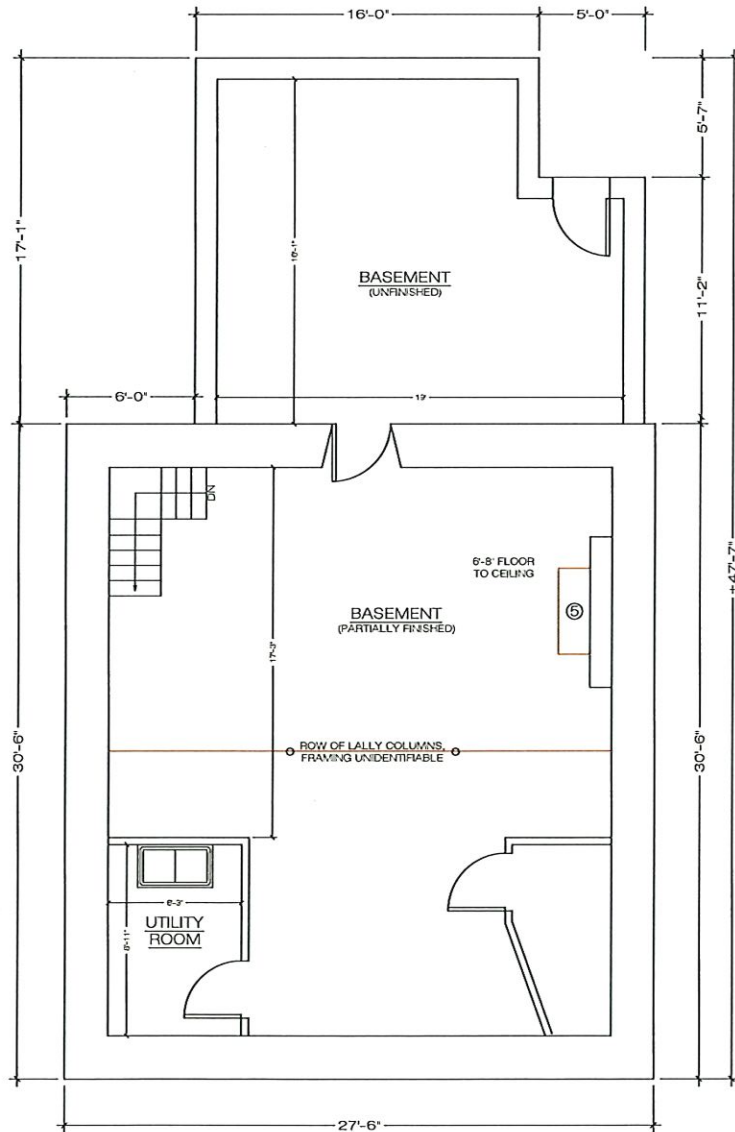
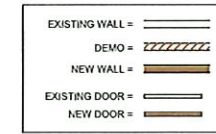




REAR ELEVATION
SCALE: 1/4"=1'-0"

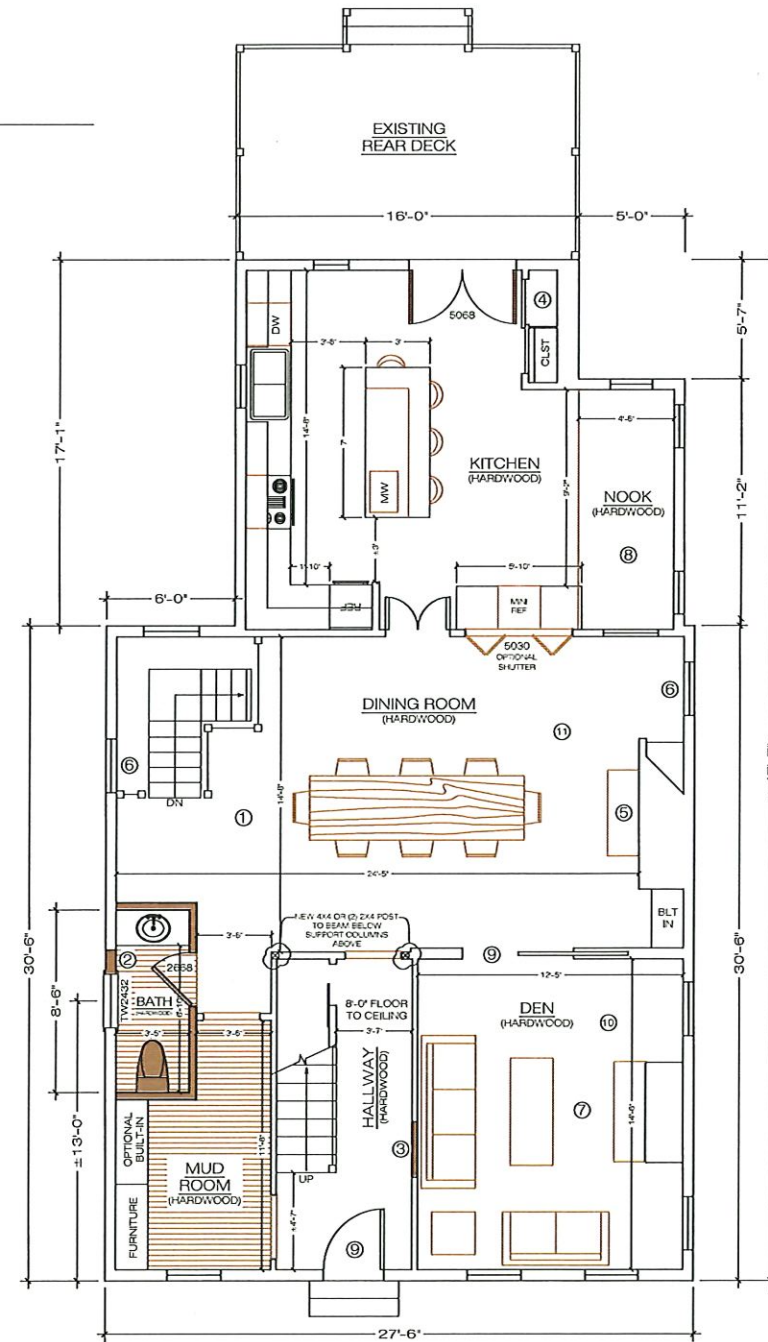


LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

- RENOVATION LIST
- ① EXISTING DINING ROOM RECESSED LIGHTING TO BE REMOVED, NEW HANGING PENDANTS (2) & WALL SCONCES TO BE INSTALLED (TO BE REPRESENTED ON ELECTRICAL PLAN)
 - ② OLD EXTERIOR DOOR TO BE REMOVED AND IN-FILLED/ WEATHER PROOFED (NEW WINDOW TO PARTIALLY INFILL)
 - ③ OLD DOOR TO BE REMOVED & IN-FILLED, POTENTIAL STAIN GLASS PANE TO COVER
 - ④ SHELVING TO BE RELOCATED TO RIGHT-HAND SIDE OF CLOSET
 - ⑤ VERIFY FIREPLACE INTEGRITY, IF NON-FUNCTIONAL CLOSE OFF WITH TILE (TYPE BY OWNER)
 - ⑥ REPLACE SHUTTERS WITH STAIN GLASS (BY OWNER)
 - ⑦ ADDITIONAL OUTLETS & LIGHTING TO BE INSTALLED (TO BE REPRESENTED ON ELECTRICAL PLAN)
 - ⑧ FIX ATRIUM LEAK AS REQUIRED V.I.F.
 - ⑨ REPAIR DOOR AS REQUIRED V.I.F.
 - ⑩ CHANGE FLOORING (TYPE BY OWNER)
 - ⑪ FLOORING TO BE REFINISHED (COLOR/ FINISH BY OWNER)
 - ⑫ BUILT-IN READING NOOK SPECS BY OWNER
 - ⑬ OPTIONAL NEW TOILET LOCATION (VERIFY WITH OWNER)
 - ⑭ RE-BUILD CLOSET PER OWNER SPECS.



1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

PERMIT SET

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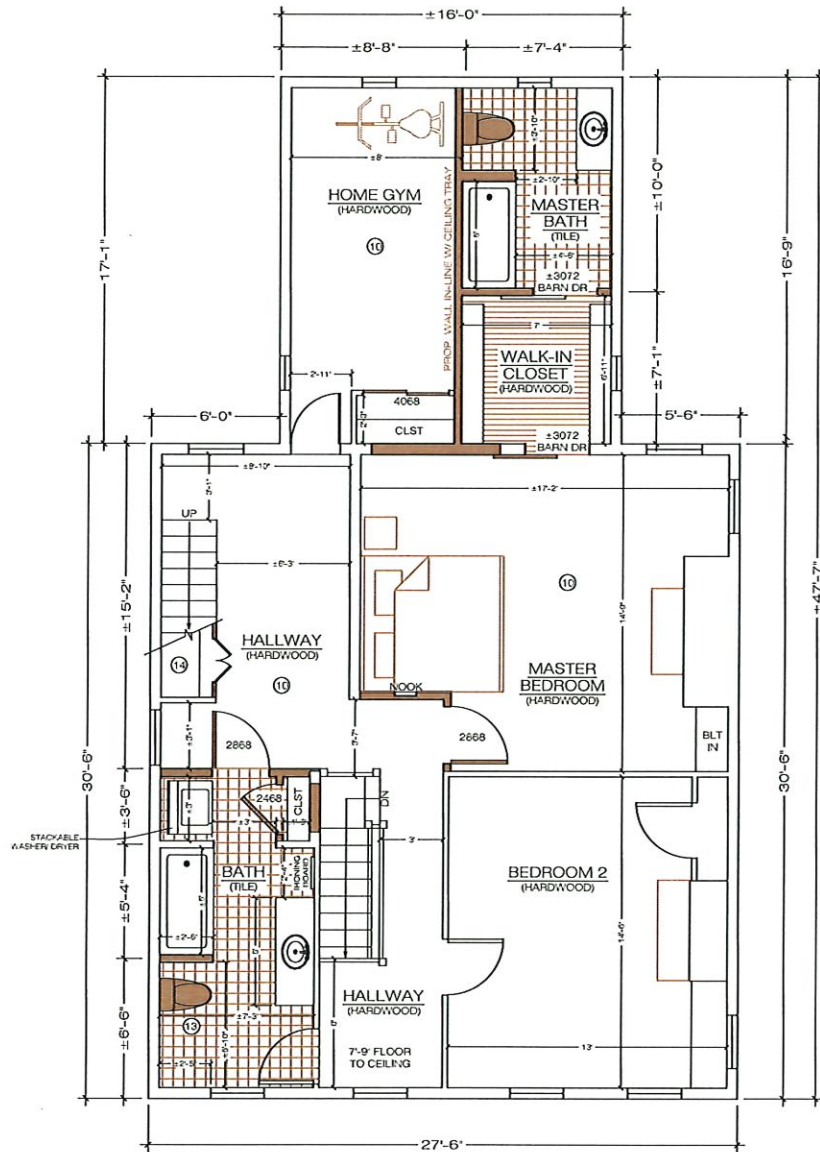
DATE:
4.21.2023

DRAWN BY: **CGS** CHECKED BY: **JG DS**

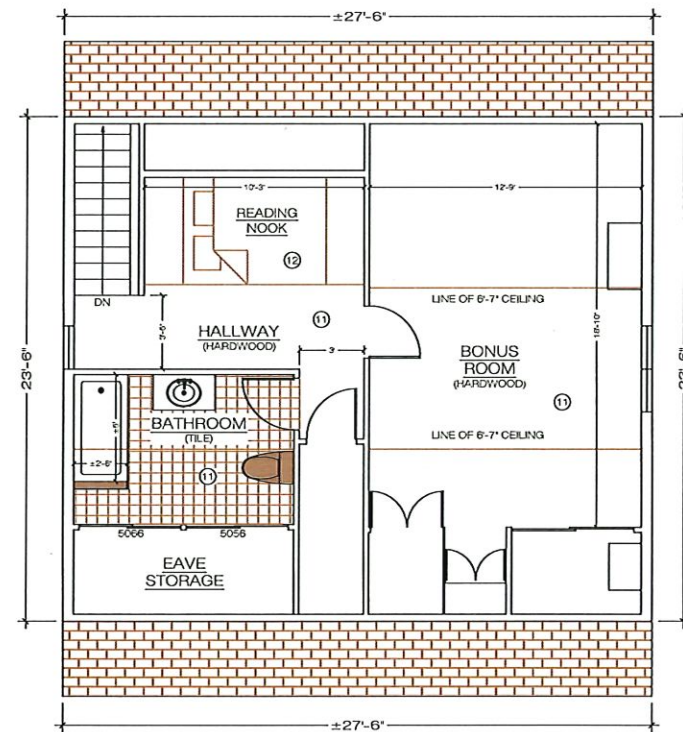
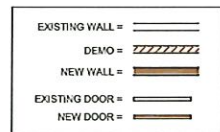
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PERMIT SET



- RENOVATION LIST**
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FRAMING NOTES:

1. FRAMING LUMBER
 ALL FRAMING LUMBER SHALL BE KILN DRIED 19% MAXIMUM MOISTURE CONTENT. LUMBER SHALL MEET AS A MINIMUM THE FOLLOWING DESIGN VALUES FOR SPRUCE-PINE-FIR:
 A. 2X STUD CONSTRUCTION GRADE Fb=800, Fv=70, Fc=750
 B. 2X JOISTS/RAFTERS NO.2 GRADE Fb=1150, Fv=70
 C. POSTS NO.2 GRADE Fb=800, Fv=65, Fc=675

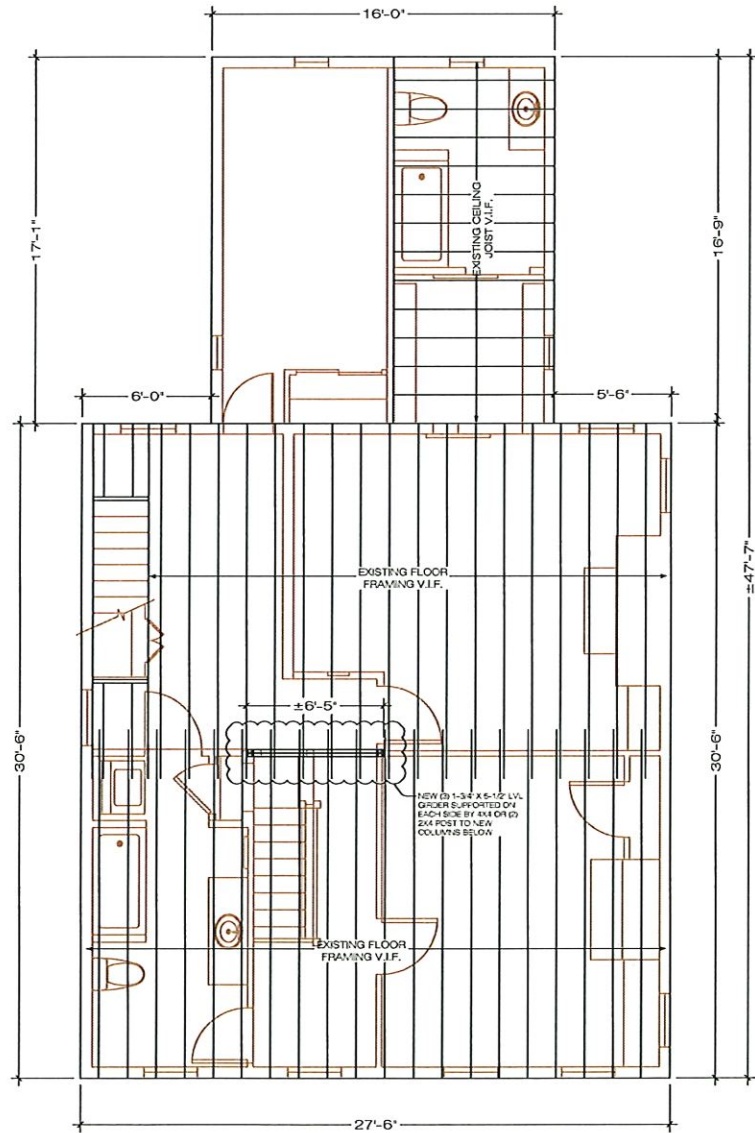
DESIGN CRITERIA:
 FRAMING:
 JOISTS, RAFTERS & HEADERS TO HAVE MIN. FIBER STRESS OF 1,000-#2 & BETTER SPRUCE

2. CONNECTORS/FASTENERS WITH HIGH EXPOSURE TO OCEAN SALT AIR SHALL BE SIMPSON SST300 STAINLESS STEEL TYPE 303, 304, 305, OR 316.

3. CONNECTORS/FASTENERS WITH EXPOSURE TO NORMAL EXTERIOR WET CONDITIONS SHALL BE MIN. SIMPSON ZMAX-HDG.

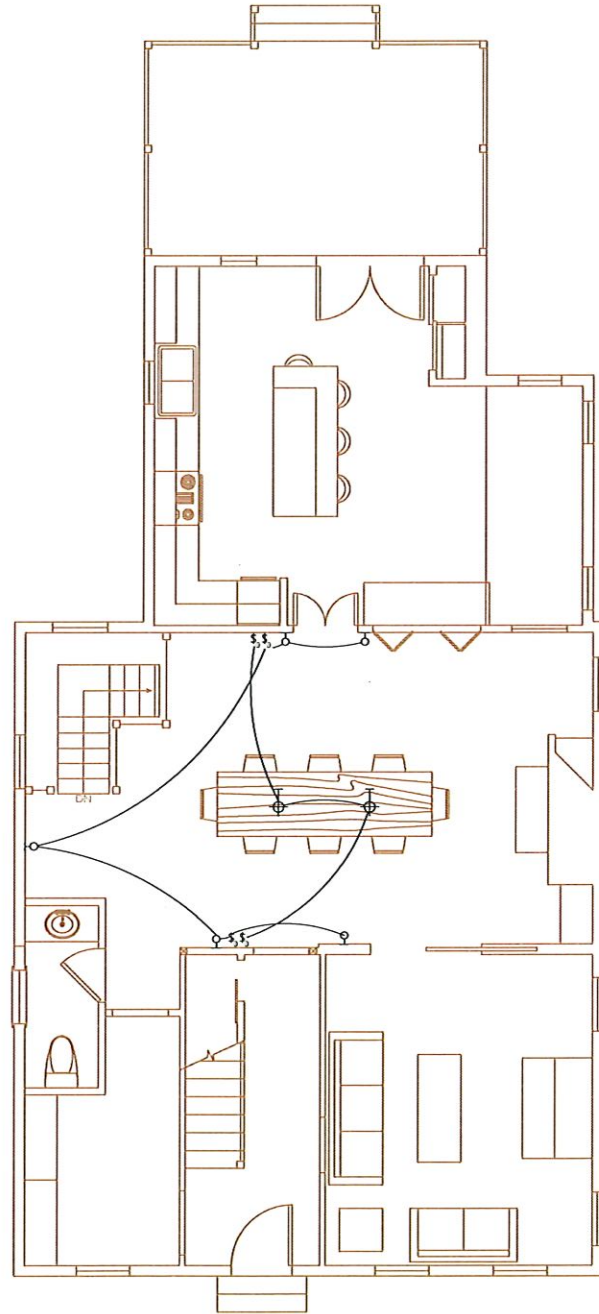
ELECTRICAL SYMBOLS

- WIRE
- ⊙ PENDANT LIGHT
- ⊗ CEILING INCANDESCENT
- Ⓢ SWITCH W/ DIMMER
- Ⓢ SWITCH
- ⊙ WALL SCONCE INCANDESCENT
- ⊙ CEILING INCANDESCENT W/ FAN
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ SUSPENDED CEILING MOUNTED LIGHT FIXTURE



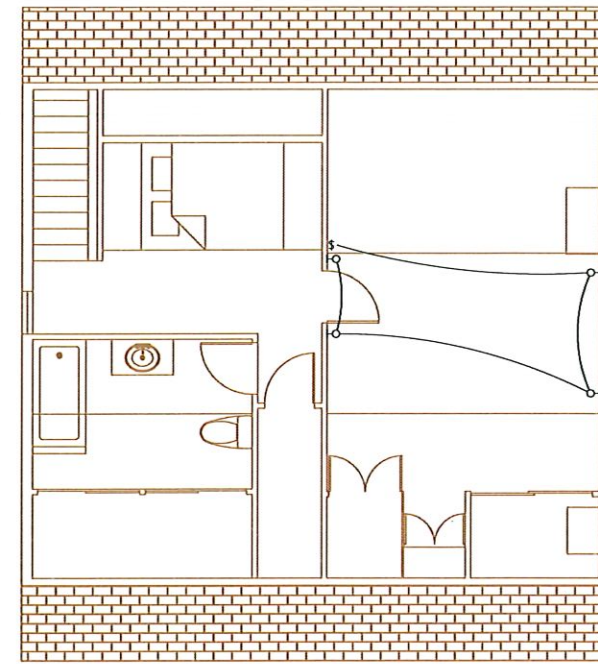
ATTIC FLOOR FRAMING PLAN

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



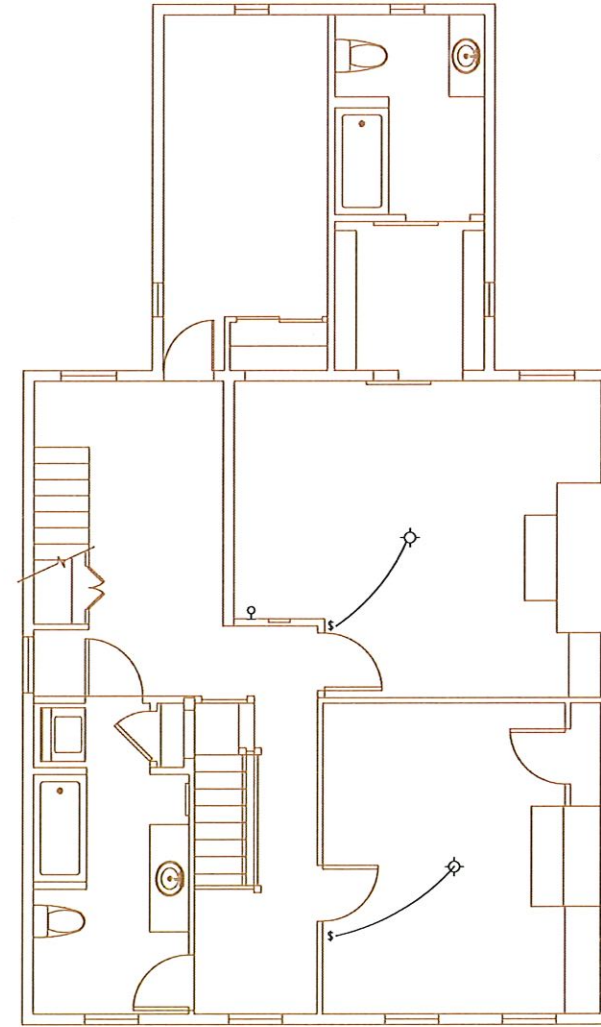
1ST FLOOR ELECTRICAL PLAN

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



ATTIC ELECTRICAL PLAN

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



2ND FLOOR ELECTRICAL PLAN

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

PERMIT SET

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