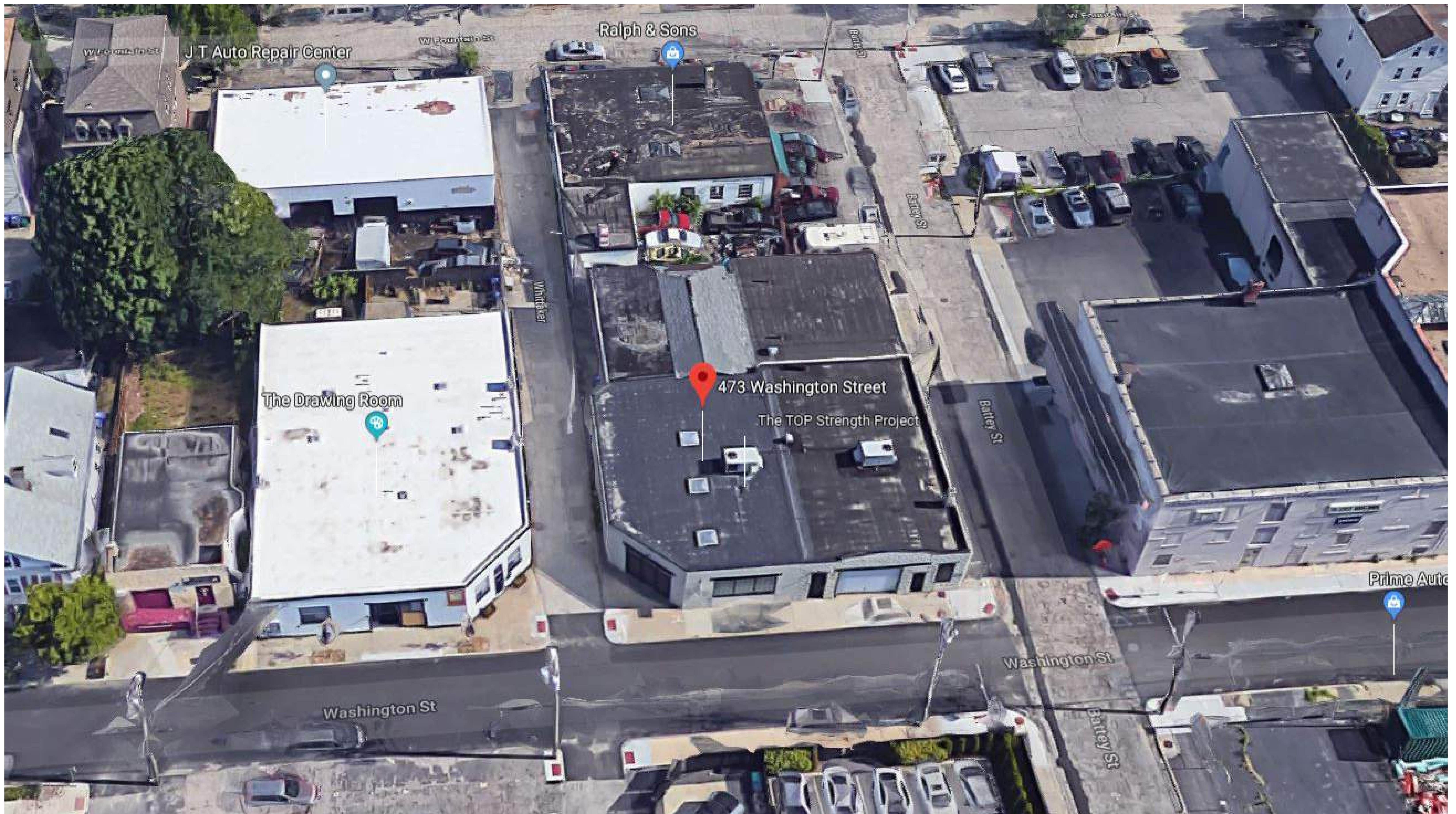




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INTERDEPARTMENTAL REVIEW

OCTOBER 2018



AERIAL VIEW

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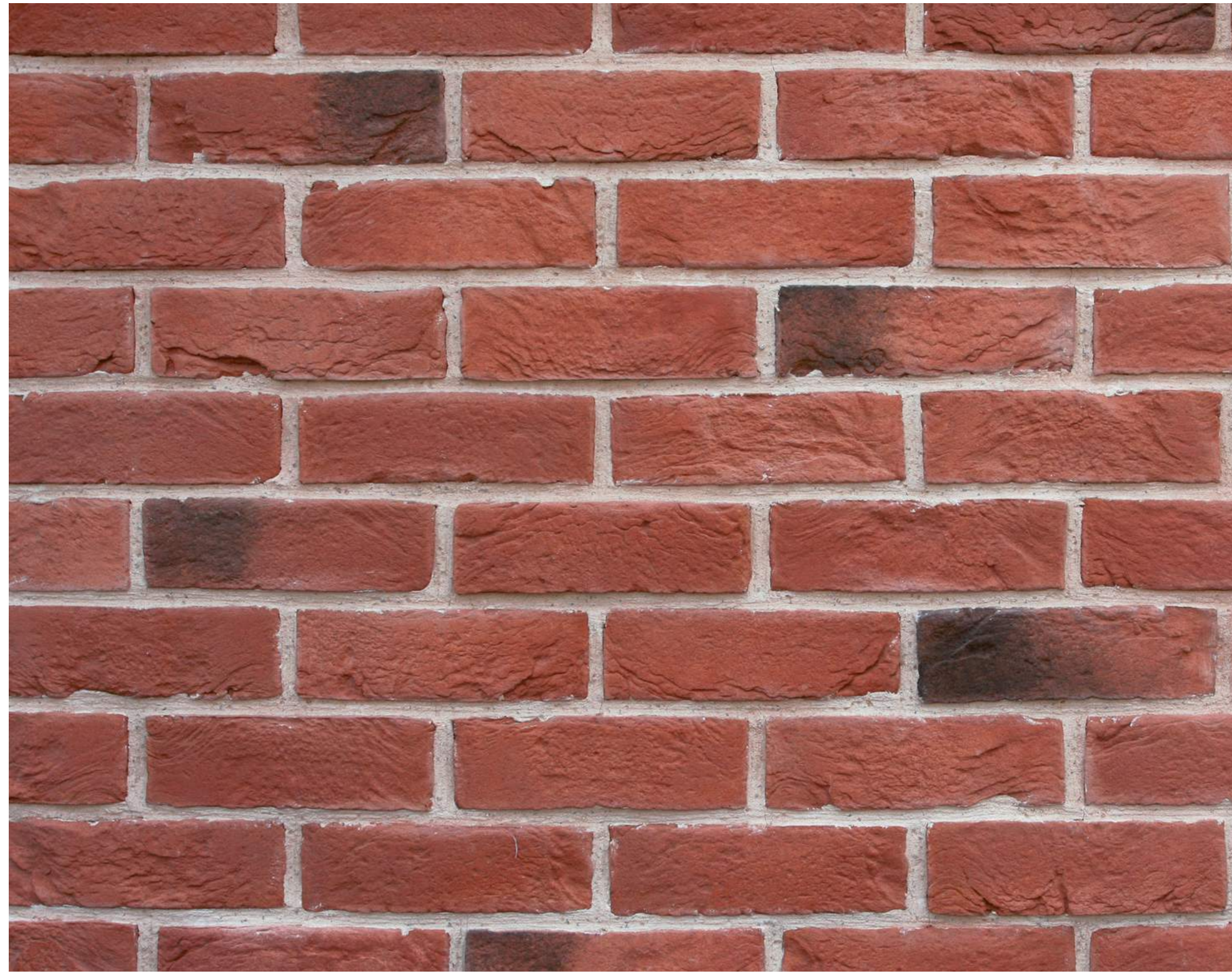
SEPTEMBER 2018



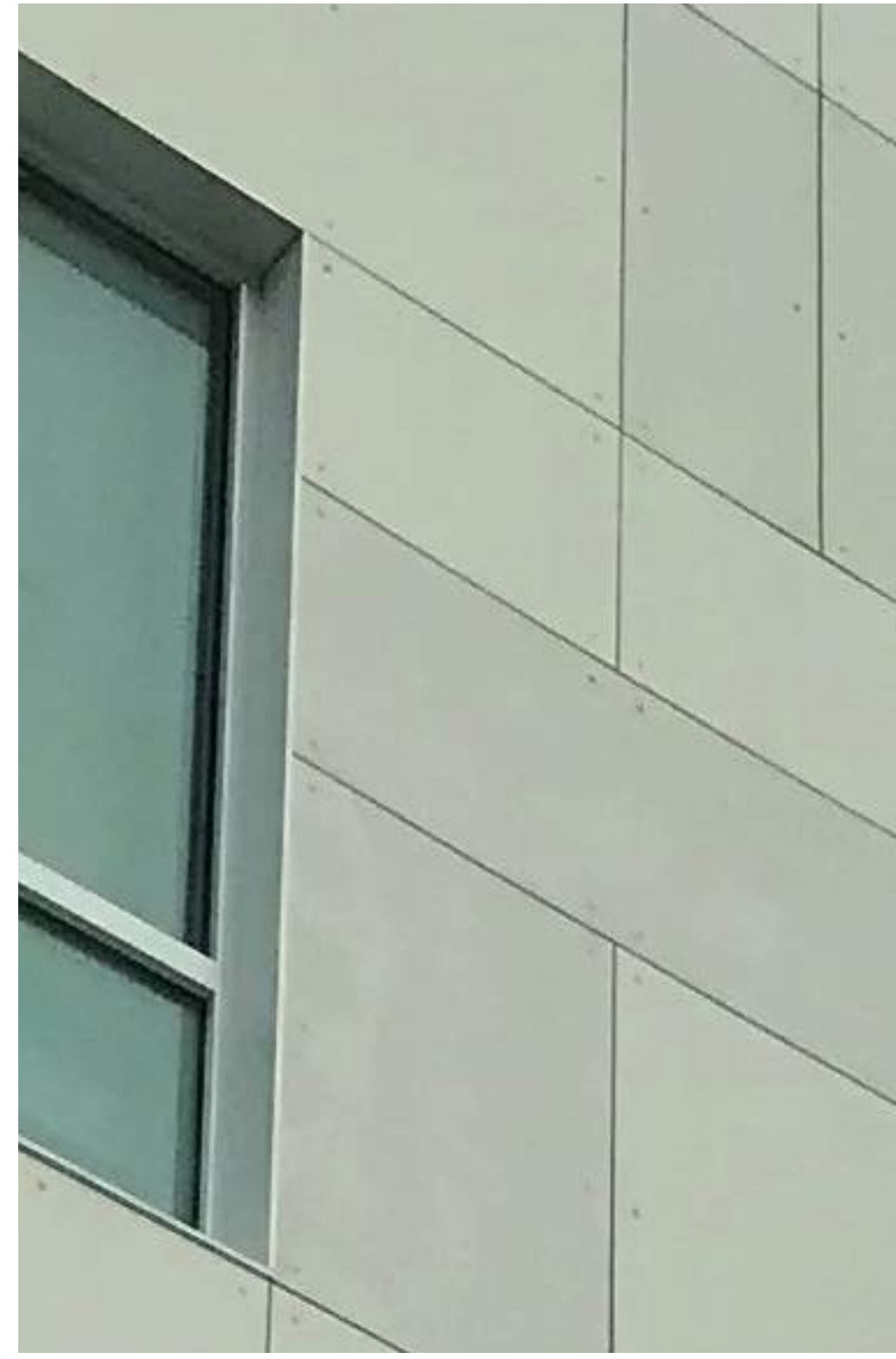


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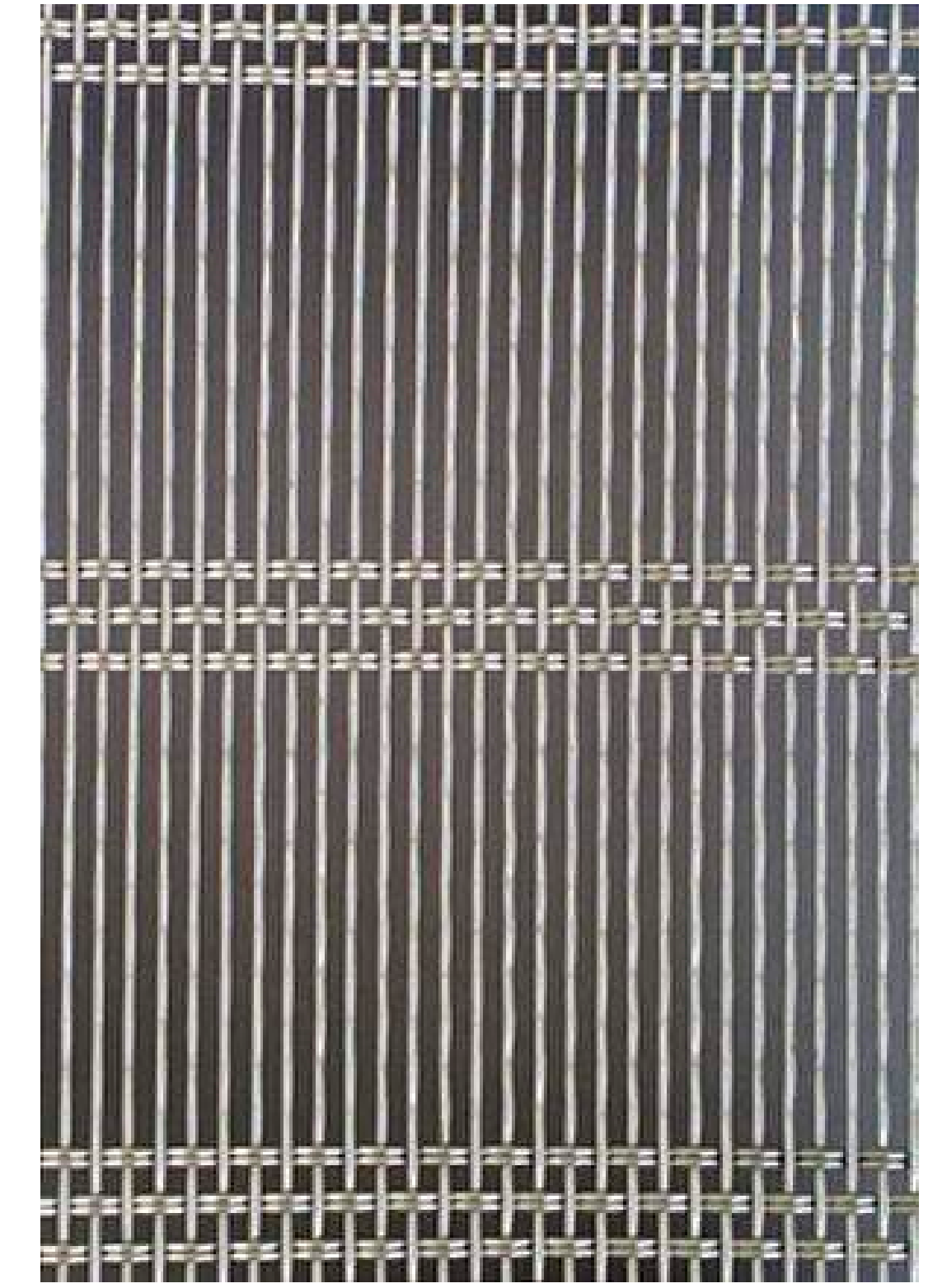
BRICK



FIBER CEMENT PANELS



METAL PANELS



MESH SCREENING

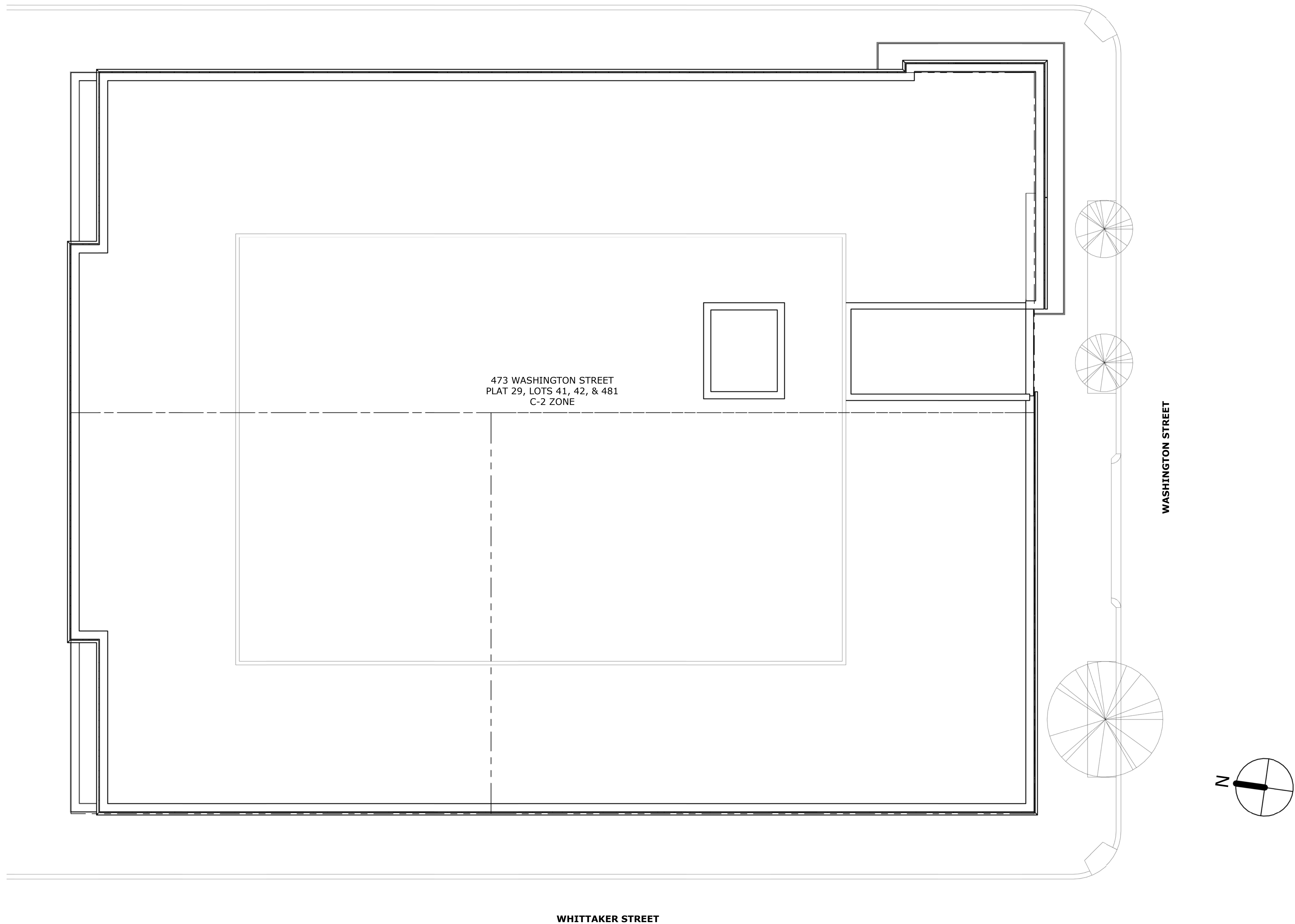
MATERIAL BOARD

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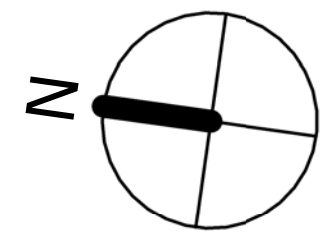


BATTEY STREET



WASHINGTON STREET

WHITTAKER STREET



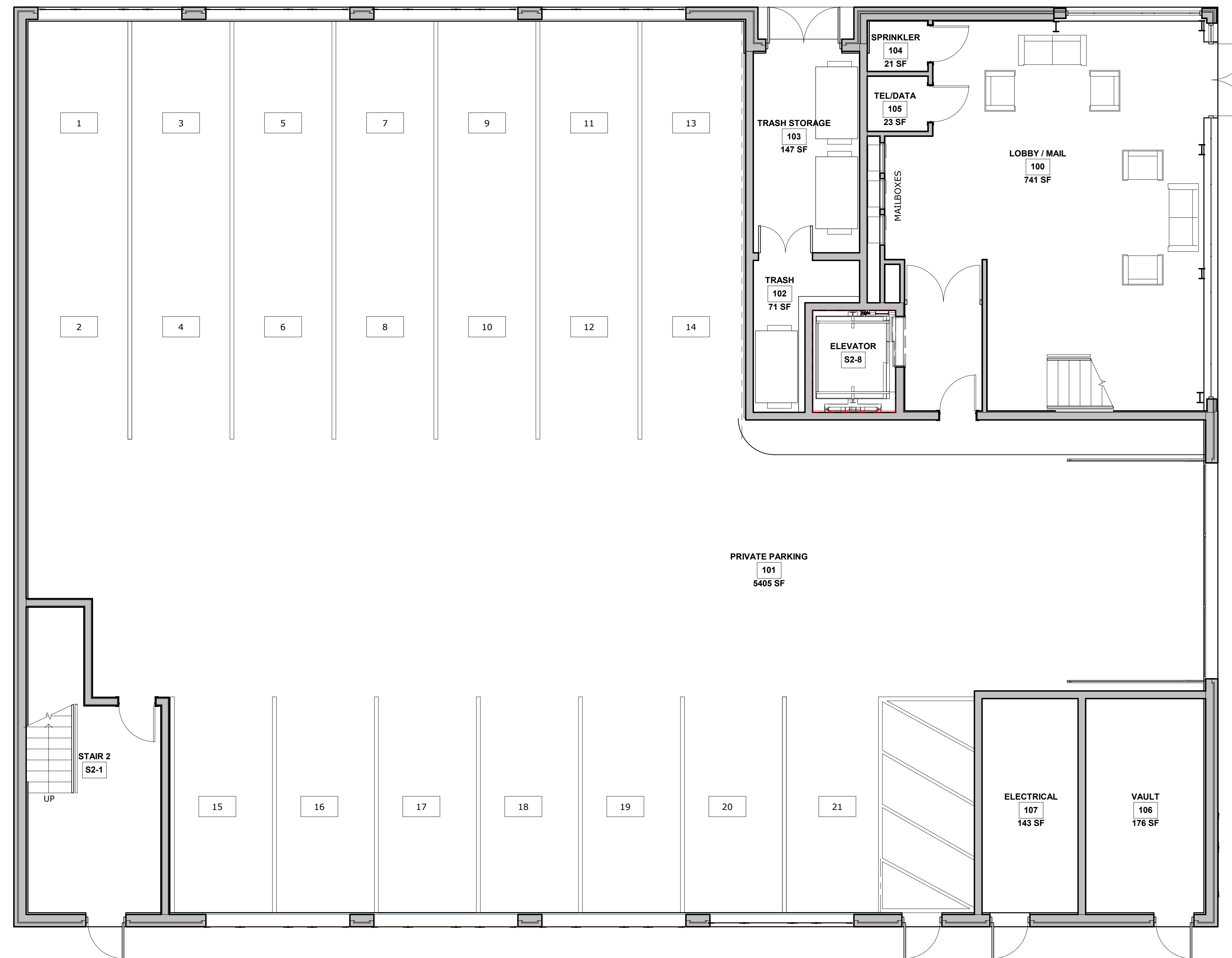
SITE PLAN

① SITE
3/16" = 1'-0"

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① FIRST FLOOR PLAN
3/16" = 1'-0"

FIRST FLOOR PLAN

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① SECOND FLOOR PLAN
3/16" = 1'-0"

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

THIRD FLOOR PLAN
473 WASHINGTON ST
SEPTEMBER 2018





① FOURTH FLOOR PLAN
3/16" = 1'-0"

FOURTH FLOOR PLAN
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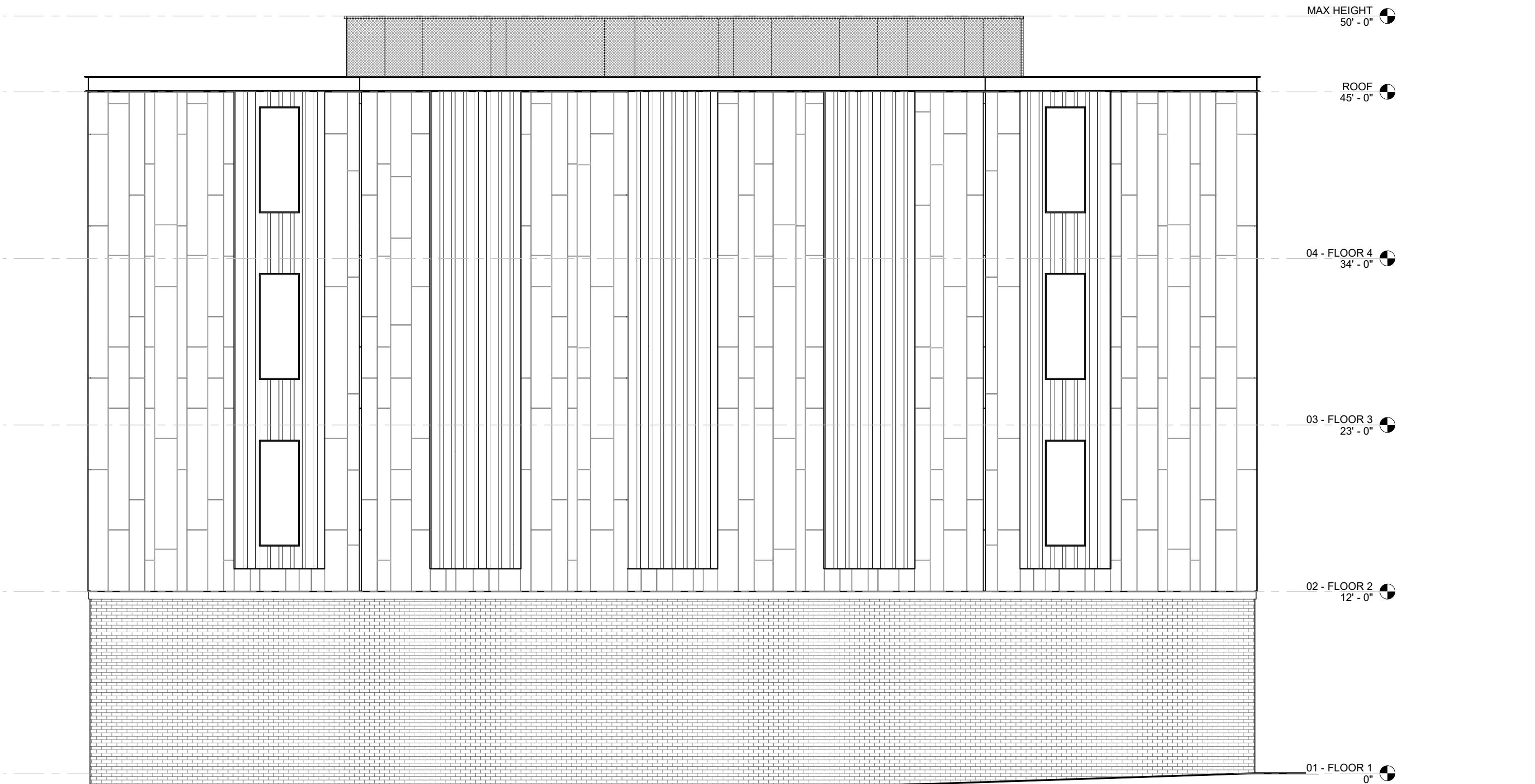
SOUTH ELEVATION - WASHINGTON STREET



EAST ELEVATION - BATTEY STREET



WEST ELEVATION - WHITTAKER



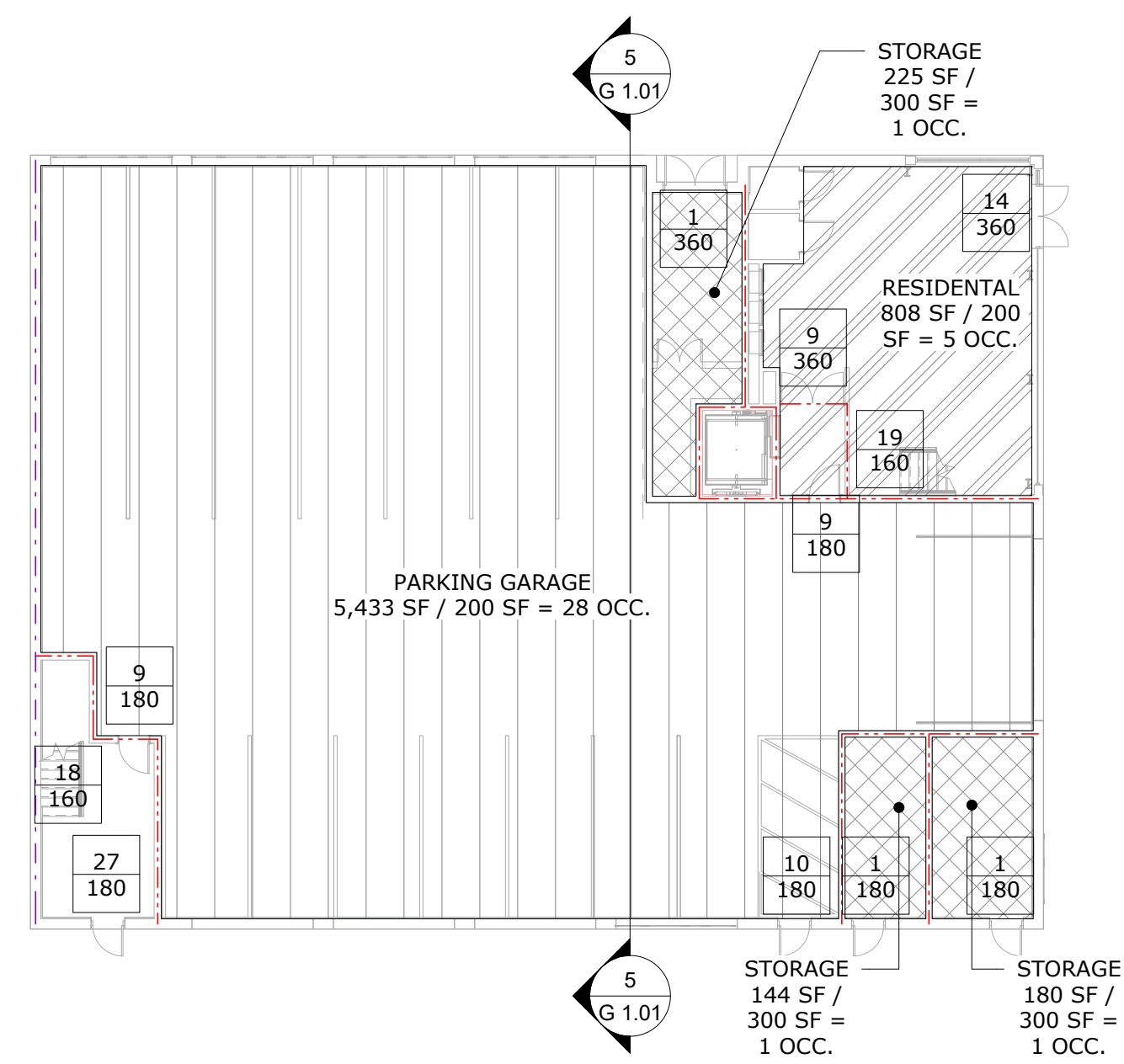
WEST ELEVATION

EXTERIOR ELEVATIONS

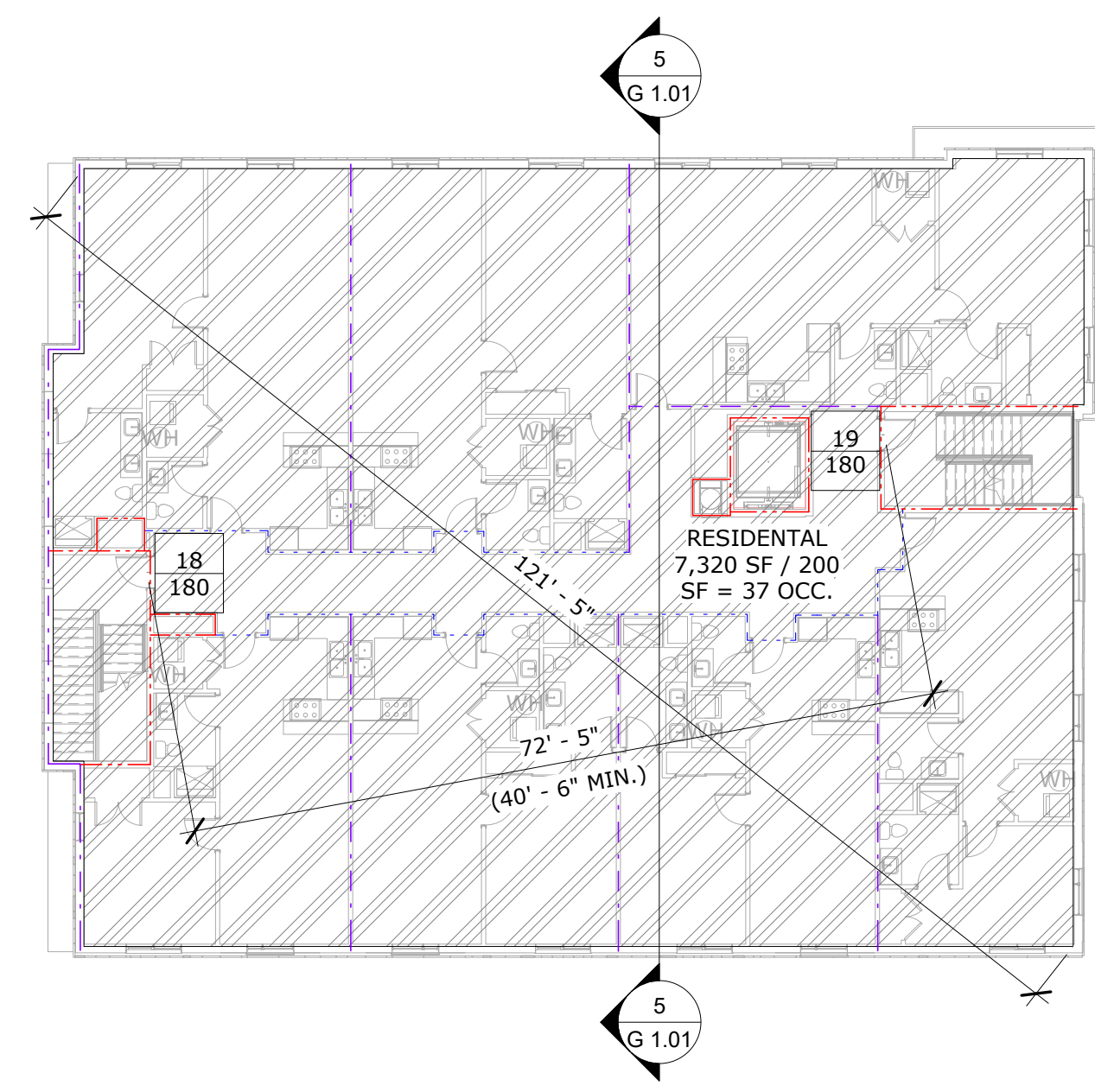
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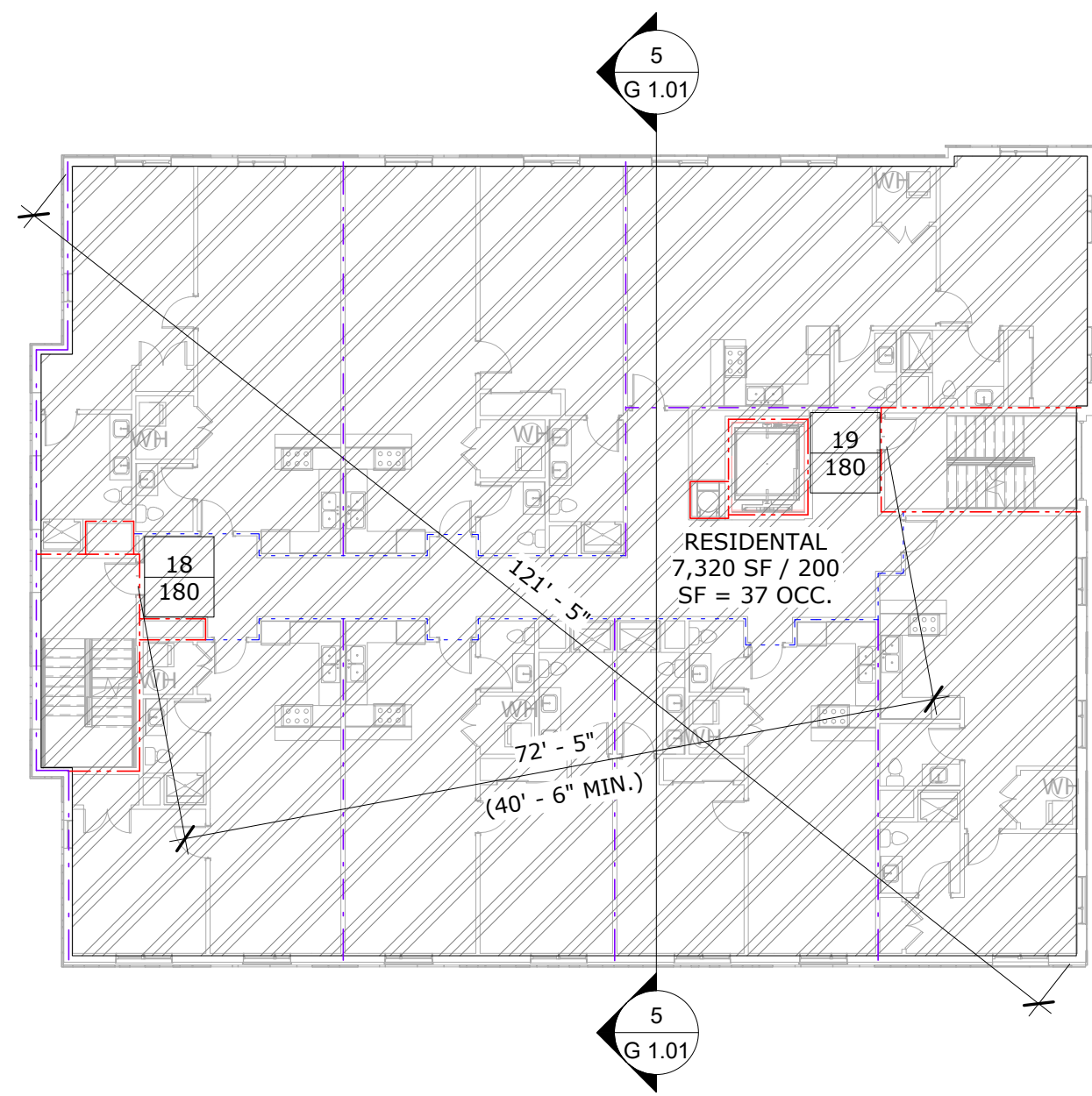




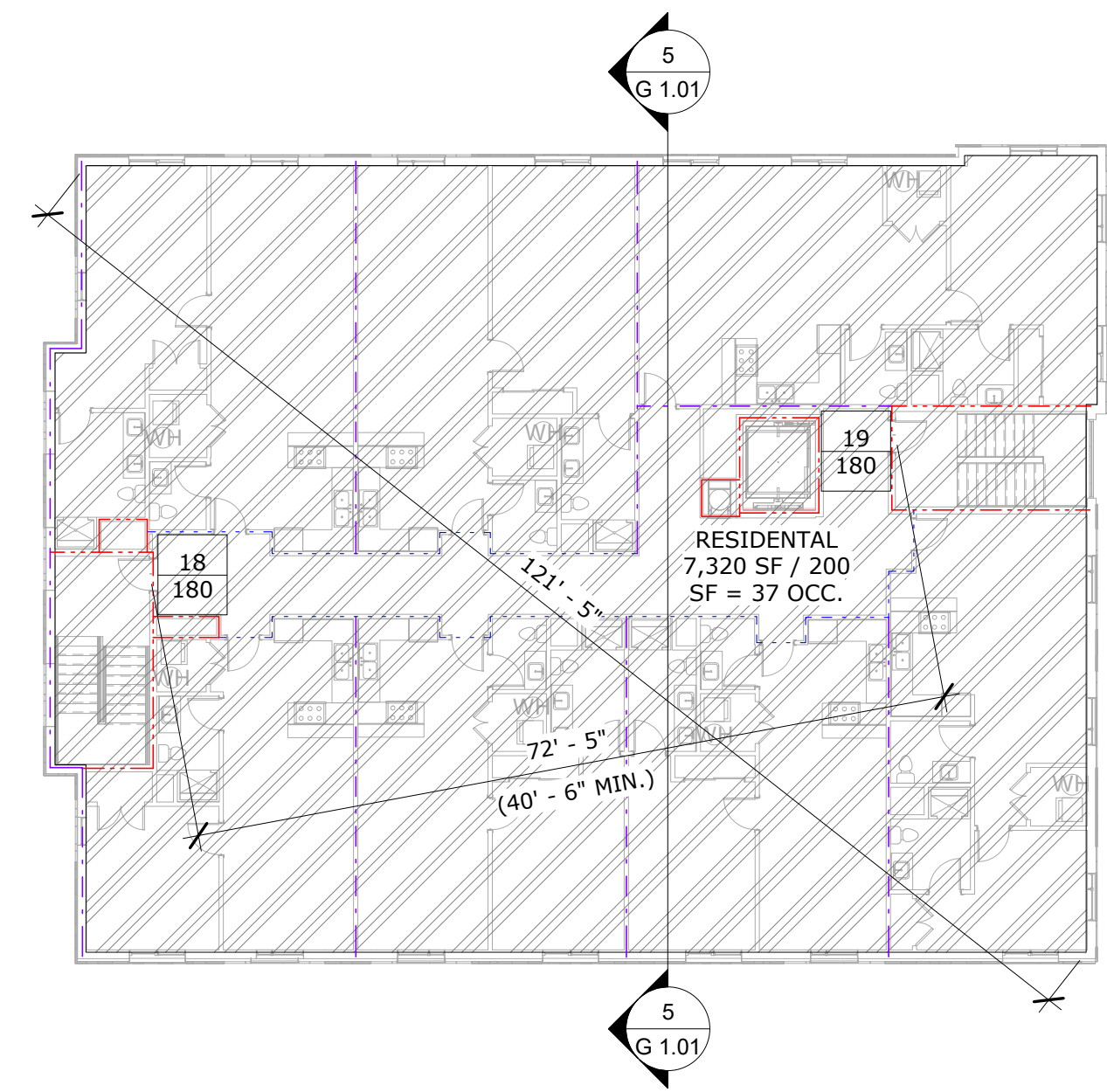
1 GROUND FLOOR EGRESS PLAN
1/16" = 1'-0"



2 SECOND FLOOR EGRESS PLAN
1/16" = 1'-0"



3 THIRD FLOOR EGRESS PLAN
1/16" = 1'-0"



4 FOURTH FLOOR EGRESS PLAN
1/16" = 1'-0"

EGRESS CODE & USE GROUP SYMBOLS

1/2 HOUR FIRE RATED WALL	COMMON PATH OF TRAVEL	FIRE EXTINGUISHER TAG
1 HOUR FIRE RATED WALL	MAXIMUM TRAVEL DISTANCE	NUMBER OF OCCUPANTS
2 HOUR FIRE RATED WALL	FEC	#
3 HOUR FIRE RATED WALL	#	OCCUPANT CAPACITY

ENERGY CODE REQUIREMENTS

BUILDING ENVELOPE - C402.2	
ROOF WITH INSULATION ABOVE DECK	R-25ci
MASS WALLS	R-11.4ci
WOOD FRAMED WALLS	R-13 + R-7.5ci or R-20 + R-3.8ci
UNHEATED SLABS	R-10 FOR 24" BELOW
WOOD FRAMED FLOORS	R-30
SWING DOORS	U-0.37
ROLL-UP DOOR	R-4.75

INTERIOR FINISHES
A. INTERIOR WALL & CEILING FINISHES SHALL COMPLY WITH NFPA 30.3.3.2
R-2 RESIDENTIAL
1. EXIT ENCLOSURES - CLASS A
2. LOBBIES & CORRIDORS - CLASS A OR B
3. OTHER SPACES - CLASS A, B, C
B. INTERIOR FLOOR FINISH SHALL COMPLY WITH NFPA SECTION 10.2
R-2 RESIDENTIAL
1. ALL EXIT ENCLOSURES SHALL NOT BE LESS THAN CLASS II
2. ALL FLOORS HAVE TO HAVE SLIP RESISTANT SURFACES

OPEN PARKING GARAGE
• IBC 406.5.1 - GARAGE SHALL BE TYPE IIB CONSTRUCTION
• IBC 406.5.2 - OPENINGS
1. GARAGE PERIMETER WALL AREA = 354' X 9.5' = 3,363 SQ FT
2. 3,363 SQ FT X 20% = 672.6 SQ FT OF EXTERIOR OPENINGS REQUIRED
3. EXTERIOR OPENINGS = 12' X 9' = 108 SQ FT FOR EACH OPENING
4. 108 SQ FT X 8 OPENINGS = 864 SQ FT OF EXTERIOR OPENINGS
5. THE OPENINGS ARE UNIFORMLY DISTRIBUTED OVER TWO OPPOSING SIDES OF THE BUILDING SO THE OPENINGS ARE NOT REQUIRED TO BE DISTRIBUTED OVER 40% OF THE BUILDING

CODE SUMMARY

ENFORCING AGENCY: TOWN OF PROVIDENCE; DEPARTMENT OF BUILDING, PLANNING & ZONING

APPLICABLE CODES
- FIRE & LIFE SAFETY CODE NFPA 1 AND NFPA 101 LIFE SAFETY CODE 2012
- RI STATE BUILDING (RI SBC-1) INTERNATIONAL BUILDING CODE 2012
- PLUMBING CODE (RI SBC-3) INTERNATIONAL PLUMBING CODE 2012
- MECHANICAL CODE (RI SBC-4) INTERNATIONAL MECHANICAL CODE 2012
- ELECTRICAL CODE (RI SBC-4) INTERNATIONAL ELECTRICAL CODE 2014
- ENERGY CONSERVATION CODE (RI SBC-8) INTERNATIONAL ENERGY CONSERVATION CODE 2012
- ELEVATOR SAFETY CODE RI STATE ELEVATOR SAFETY CODE 2012
- ACCESSIBILITY CODE ANSI 117.1 VERSION 2009

CODE DESCRIPTION	DESCRIPTION OR NOTES	CODE SECTION
PROPOSED USE GROUP	MIXED USE, SEPARATED 1. STORAGE (S-2)/ APARTMENT (R-2): 2 HRS 2. DWELLING (R-2)/ DWELLING (R-2): 1/2 HR	RISBC 508.4 RISBC 708.3
INCIDENTAL USE AREAS (I.U.)	STORAGE USE (S)/ MECHANICAL (M)	IBC SECTION 304
CONSTRUCTION TYPE	TYPE IIB (PARKING GARAGE), TYPE VA, SPRINKLERED	IBC TABLE 603
BUILDING PERIMETER	354.17 LF	
AREA PER STORY (GSF)	FLOOR 1: 7,400 S.F. FLOOR 2: 7,535 S.F. FLOOR 3: 7,535 S.F. FLOOR 4: 7,535 S.F.	
BUILDING AREA (GSF)	TOTAL AREA 30,005 SQ FT	
ALLOWABLE AREA, HEIGHT, & STORIES PER USE	TYPE VA, USE R-2 50 FT ABOVE GRADE 3 STORIES 12,000 SQ FT PER FLOOR	IBC TABLE 503
ALLOWABLE AREA, HEIGHT, & STORIES PER USE W/ AUTO SPRINKLER SYSTEM	TYPE VA, USE R-2 60 FT ABOVE GRADE 4 STORIES 36,000 SQ FT PER FLOOR	IBC TABLE 503
ACTUAL HEIGHT & STORIES	50'-0" ABOVE GRADE 4 STORIES	IBC 510.2
FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS	TYPE VA: PRIMARY STRUCTURAL FRAMING - 1 HOUR BEARING WALLS - 1 HOUR NONBEARING WALLS - 0 HOUR FLOOR CONSTRUCTION - 1 HOUR ROOF CONSTRUCTION - 1 HOUR	IBC TABLE 601
FIRE SEPARATION DISTANCE	EXTERIOR WALLS WITHIN 5' OF AN ADJACENT PROPERTY LINE WITH TYPE IIB OR VA CONSTRUCTION AND AN S-2, OR R USE GROUP SHALL BE 1 HOUR RATED.	IBC TABLE 602
ACCESSIBILITY	APARTMENT: WHERE THERE ARE MORE THAN 4 DWELLING UNITS ALL UNITS SHALL BE TYPE B WHERE THERE ARE MORE THAN 20 DWELLING UNITS AT LEAST 2% SHALL BE TYPE A (1 TYPE A REQUIRED)	IBC 1107.6.2.1

ZONING SUMMARY

DESIGNATED ZONE - OVERLAY ZONING DISTRICT -	C-2 GENERAL COMMERCIAL DISTRICT NO OVERLAY MAX BUILDING HEIGHT - 50'-0", NOT TO EXCEED 4 STORIES	MULTI-FAMILY DWELLING IS PERMITTED IN THE C-2 ZONE
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EGRESS REQUIREMENTS	RI-LSC REQUIRED	PROVIDED	SECTION
NUMBER OF EXITS REQUIRED REMOVEDNESS OF DOORS - 1/3 DIAGONAL	2	2	30.2.4 - LSC
MAXIMUM TRAVEL DISTANCE	R-2 WITHIN UNIT TO CORRIDOR: 125'-0" R-2 FROM DWELLING UNIT DOOR TO EXIT: 200'-0" R EXIT ACCESS DISTANCE: 250'-0"	162' MAX	30.2.6.2 - LSC 30.2.6.3 - LSC 1016.2 - IBC
MINIMUM CORRIDOR WIDTH	44"	48" MIN	LSC
MINIMUM STAIR WIDTH	.3"/OCC	48" MIN	TABLE 7.3.3.1 - LSC
MINIMUM DOOR WIDTH	.2"/OCC	36" MIN	TABLE 7.3.3.1 - LSC
MAXIMUM DEAD END	50"	0"	30.2.5.4.2 - LSC
MAXIMUM COMMON PATH OF TRAVEL	50' OUTSIDE OF THE DWELLING	0"	30.2.5.3.2
MINIMUM EGRESS CEILING HEIGHT	7'-6" (90")	8'-0" MIN	7.1.5.1 - LSC
E. PROTRUDING OBJECTS 1. 80" MIN HEADROOM 2. 4" MAX PROJECTION FROM 27" - 80" IN HEIGHT			

USE GROUP SYMBOLS

- RESIDENTIAL (200 GROSS SF/OCC)
- ASSEMBLY (15 NET SF/OCC)
- PARKING GARAGE (200 GROSS SF/OCC)
- BUSINESS/OFFICE (100 GROSS SF/OCC)
- MECH/STORAGE (300 GROSS SF/OCC)

OCCUPANCY COUNT

FLOOR	USE GROUP	GROSS OR NET SQ FT	S.F. / OCCUPANT	# OF OCCPS.
FLOOR 1	PARKING GARAGE	5,433 GSF	200 GSF	27.17
	RESIDENTIAL	808 GSF	200 GSF	4.04
	MECH./STOR.	549 GSF	300 GSF	1.83
1ST FLOOR SUBTOTAL				33.04
FLOOR 2	RESIDENTIAL	7,320 GSF	200 GSF	36.6
	2ND FLOOR SUBTOTAL			
FLOOR 3	RESIDENTIAL	7,320 GSF	200 GSF	36.6
	3RD FLOOR SUBTOTAL			
FLOOR 4	RESIDENTIAL	7,320 GSF	200 GSF	36.6
	4TH FLOOR SUBTOTAL			
TOTAL				143 OCCUPANTS

CODE REVIEW

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SEPTEMBER 2018

