

47 RATHBONE STREET

PROPERTY ADDRESS:
47 RATHBONE STREET,
PROVIDENCE, RHODE ISLAND 02909

ARCHITECT:
KITE ARCHITECTS INC
3 CENTRAL STREET,
PROVIDENCE, RHODE ISLAND 02907
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OWNER:
RATHBONE PROPERTIES, LLC
532 KINSLEY AVENUE UNIT #102
PROVIDENCE, RHODE ISLAND 02909



KITE Architects, Inc.

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02907

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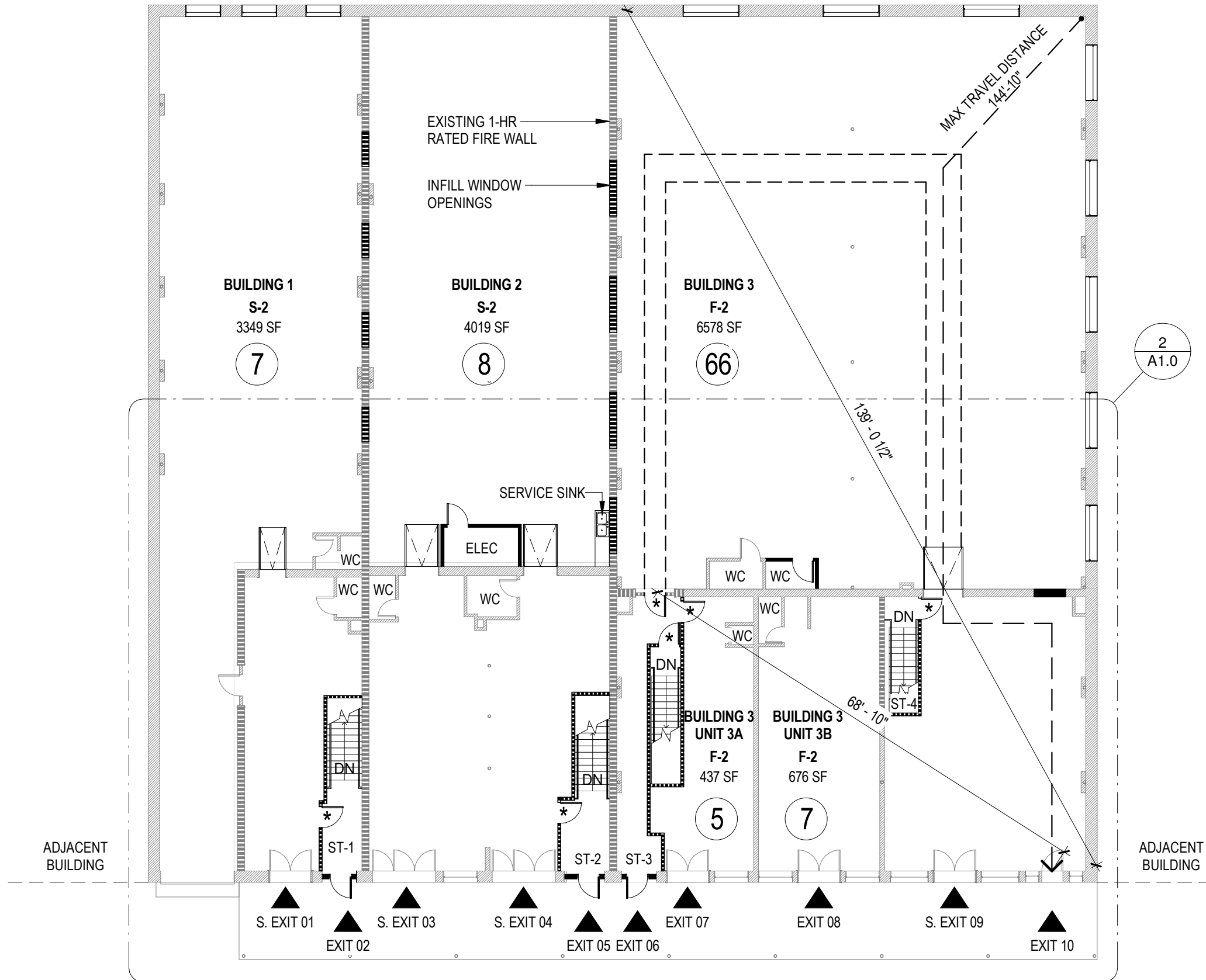
PROJECT NO. 1712

NO. DATE ISSUED FOR
05.08.2017 PERMIT

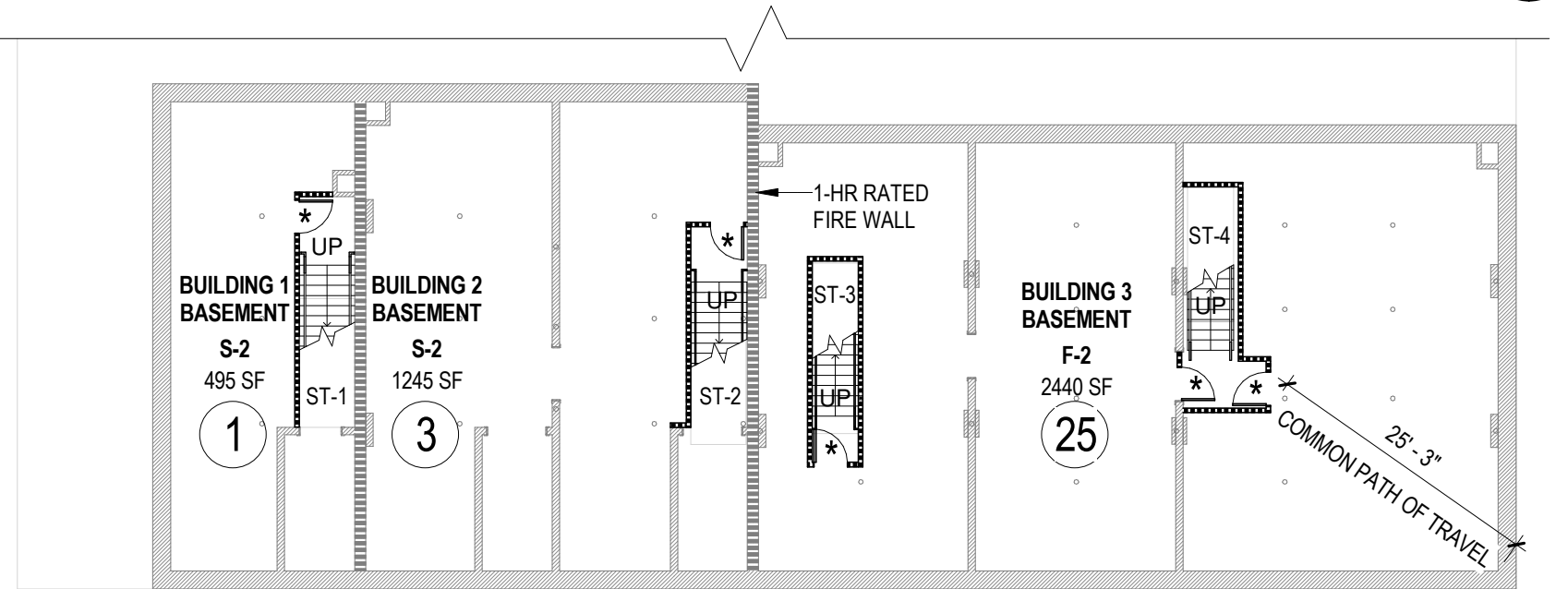
CODE SHEET

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CS.1



2 LEVEL 1 - EGRESS PLAN
1/16" = 1'-0"

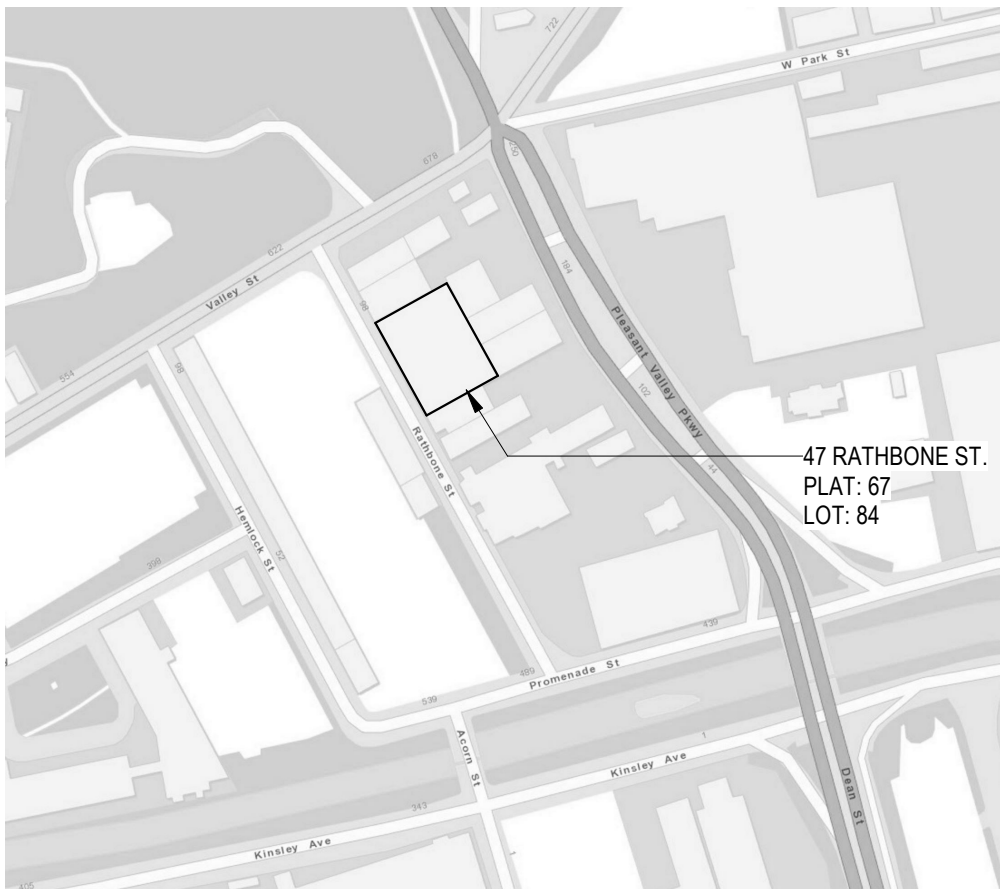


1 BASEMENT LEVEL - EGRESS PLAN
1/16" = 1'-0"

10. PLUMBING FIXTURE REQUIREMENTS

Per IBC - 3 RI State Plumbing Code Table 403.1

	OCCUPANCY	RATE	REQUIRED	PROVIDED
BUILDING 1 + BASEMENT (USE GROUP S-2)				
MALE WATER CLOSET	(8 OCCUPANTS / 2) = 4	1 PER 100	1	2
FEMALE WATER CLOSET	(8 OCCUPANTS / 2) = 4	1 PER 100	1	2
MALE LAVATORY	(8 OCCUPANTS / 2) = 4	1 PER 100	1	2
FEMALE LAVATORY	(8 OCCUPANTS / 2) = 4	1 PER 100	1	2
UNISEX WC - EXISTING				
				2
BUILDING 2 + BASEMENT (USE GROUP S-2)				
MALE WATER CLOSET	(11 OCCUPANTS / 2) = 6	1 PER 100	1	2
FEMALE WATER CLOSET	(11 OCCUPANTS / 2) = 6	1 PER 100	1	2
MALE LAVATORY	(11 OCCUPANTS / 2) = 6	1 PER 100	1	2
FEMALE LAVATORY	(11 OCCUPANTS / 2) = 6	1 PER 100	1	2
UNISEX WC - EXISTING				
				2
BUILDING 3 + BASEMENT (USE GROUP F-2)				
MALE WATER CLOSET	(91 OCCUPANTS / 2) = 46	1 PER 100	1	2
FEMALE WATER CLOSET	(91 OCCUPANTS / 2) = 46	1 PER 100	1	2
MALE LAVATORY	(91 OCCUPANTS / 2) = 46	1 PER 100	1	2
FEMALE LAVATORY	(91 OCCUPANTS / 2) = 46	1 PER 100	1	2
UNISEX WC - EXISTING				
				2
BUILDING 3 UNIT 3A (USE GROUP F-2)				
MALE WATER CLOSET	(5 OCCUPANTS / 2) = 3	1 PER 100		1
FEMALE WATER CLOSET	(5 OCCUPANTS / 2) = 3	1 PER 100		1
MALE LAVATORY	(5 OCCUPANTS / 2) = 3	1 PER 100		1
FEMALE LAVATORY	(5 OCCUPANTS / 2) = 3	1 PER 100		1
UNISEX WC - EXISTING				
				1
BUILDING 3 UNIT 3B (USE GROUP F-2)				
MALE WATER CLOSET	(7 OCCUPANTS / 2) = 4	1 PER 100	1	1
FEMALE WATER CLOSET	(7 OCCUPANTS / 2) = 4	1 PER 100	1	1
MALE LAVATORY	(7 OCCUPANTS / 2) = 4	1 PER 100	1	1
FEMALE LAVATORY	(7 OCCUPANTS / 2) = 4	1 PER 100	1	1
UNISEX WC - EXISTING				
				1



KEYPLAN

NTS

1. APPLICABLE BUILDING CODE INFORMATION

SRC-1	RI STATE REHABILITATION CODE
SBC-1-2013	STATE OF RHODE ISLAND BUILDING CODE; (INTERNATIONAL BUILDING CODE; 2012 EDITION AS ADOPTED AND AMENDED)
SBC-3-2013	STATE OF RHODE ISLAND PLUMBING CODE
SBC-4-2013	STATE OF RHODE ISLAND MECHANICAL CODE
SBC-5-2013	STATE OF RHODE ISLAND ELECTRICAL CODE
SBC-8-2013	STATE OF RHODE ISLAND ENERGY CONSERVATION CODE
SBC-17	STATE OF RHODE ISLAND PUBLIC BUILDINGS ACCESSIBILITY MEETING STANDARDS
SRC-1-2002	THE STATE OF RHODE ISLAND REHABILITATION BUILDING AND FIRE CODE FOR EXISTING BUILDINGS AND STRUCTURES
NFPA 1-2012	RI FIRE CODE; 2012 EDITION AS ADOPTED AND AMENDED
NFPA 72-2010	RI FIRE ALARM CODE; 2010 EDITION AS ADOPTED AND AMENDED
NFPA 101-2012	RI LIFE SAFETY CODE; 2012 EDITION AS ADOPTED AND AMENDED
ICC/ANSI A117.1	AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2. DESCRIPTION AND REQUIREMENTS

	SBC/IBC	NFPA 101	NOTES:
SEPARATED MIXED-USE, 1 HOUR RATED SEPARATION PROVIDED			
I. USE GROUP			
	F-2 FACTORY - MODERATE HAZARD S-2 STORAGE - LOW HAZARD	INDUSTRIAL STORAGE	CHAPTER 40 CHAPTER 42
II. CONSTRUCTION TYPE			
	3B NON-COMBUSTIBLE UNPROTECTED	TYPE III (000)	
III. HEIGHT/AREA LIMITATION (SBC/IBC - TABLE 503)			
STORIES ABOVE GRADE	EXISTING 1 (NO CHANGE)	ALLOWABLE 3	
HEIGHT	NO CHANGE	55'	
MAX AREA PER FLOOR	16,145 SQ. FT. BLDG. AREA	19000 SQ. FT.	

3. OCCUPANT LOAD

NAME	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANCY LOAD
BUILDING 1	3349	500 GROSS SF PER PERSON	7
BUILDING 1 BASEMENT	495	500 GROSS SF PER PERSON	1
BUILDING 2	4019	500 GROSS SF PER PERSON	8
BUILDING 2 BASEMENT	1245	500 GROSS SF PER PERSON	3
BUILDING 3	6578	100 GROSS SF PER PERSON	66
BUILDING 3 BASEMENT	2457	100 GROSS SF PER PERSON	25
BUILDING 3 UNIT 3A	437	100 GROSS SF PER PERSON	5
BUILDING 3 UNIT 3B	676	100 GROSS SF PER PERSON	7

4. EGRESS REQUIREMENTS

FOR BUILDINGS 1 & 2 <50 OCCUPANTS=1 EXIT REQUIRED
(SBC/IBC - SECTION 1005.1)

COMPONENT	OCCUPANCY LOAD	IBC REQUIRED (occupant load)*.2	NFPA 101 REQUIRED (occupant load)*.2	PROVIDED
EGRESS COMPONENT (EXIT DOORS)				
EXIT #1 (SUPPLEMENTAL)	0	0"	0"	70"
EXIT #2	8	1.6"	1.6"	36"
EXIT #3 (SUPPLEMENTAL)	0	0"	0"	108"
EXIT #4 (SUPPLEMENTAL)	0	0"	0"	108"
EXIT #5	11	2.2"	2.2"	36"
EXIT #6	(91/2) 46	9.2"	9.2"	36"
EXIT #7 (SUPPLEMENTAL)	0	0"	0"	70"
EXIT #8	(5/2) 3	0.6"	0.6"	70"
EXIT #9	(7/2) 4	0.8"	0.8"	70"
EXIT #10	(91/2) 46	9.2"	9.2"	36"
EGRESS COMPONENT (STAIRS)				
STAIR 1	1	0.3"	0.3"	44"
STAIR 2	3	0.9"	0.9"	44"
STAIR 3	(25/2) 13	3.9"	3.9"	44"
STAIR 4	(25/2) 13	3.9"	3.9"	44"
TRAVEL DISTANCE (STORAGE)				
DEAD END LIMIT		N/A	N/A	N/A
COMMON PATH OF TRAVEL		100'-0"	50'-0"	N/A
EXIT TRAVEL DISTANCE		300'-0"	200'-0"	N/A
TRAVEL DISTANCE (FACTORY/INDUSTRIAL)				
DEAD END LIMIT		N/A	N/A	N/A
COMMON PATH OF TRAVEL		75'-0"	50'-0"	31'-6"
EXIT TRAVEL DISTANCE		300'-0"	200'-0"	80'

5. FIRE PROTECTION

MUNICIPALLY CONNECTED FIRE ALARM SYSTEM
MANUAL FIRE ALARM PULL BOXES AT EACH EXIT (EXISTING)

6. INTERIOR FINISH REQUIREMENTS

	PER SBC-IBC (TABLE 803.9)	PER NFPA (TABLE A10.2.2)
EXIT ENCLOSURES & PASSAGEWAYS	CLASS B	CLASS A OR B
CORRIDORS	CLASS B	CLASS A, B OR C
ROOMS & ENCLOSED SPACES	CLASS C	CLASS A, B OR C

8. ACCESSIBILITY

PROJECT SHALL MEET ACCESSIBILITY REQUIREMENTS OF SBC-17/ANSI A117.

7. PARKING

EXISTING/NO CHANGE

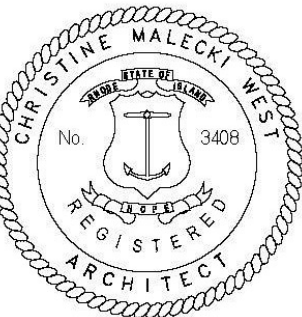
9. ZONING

M-1



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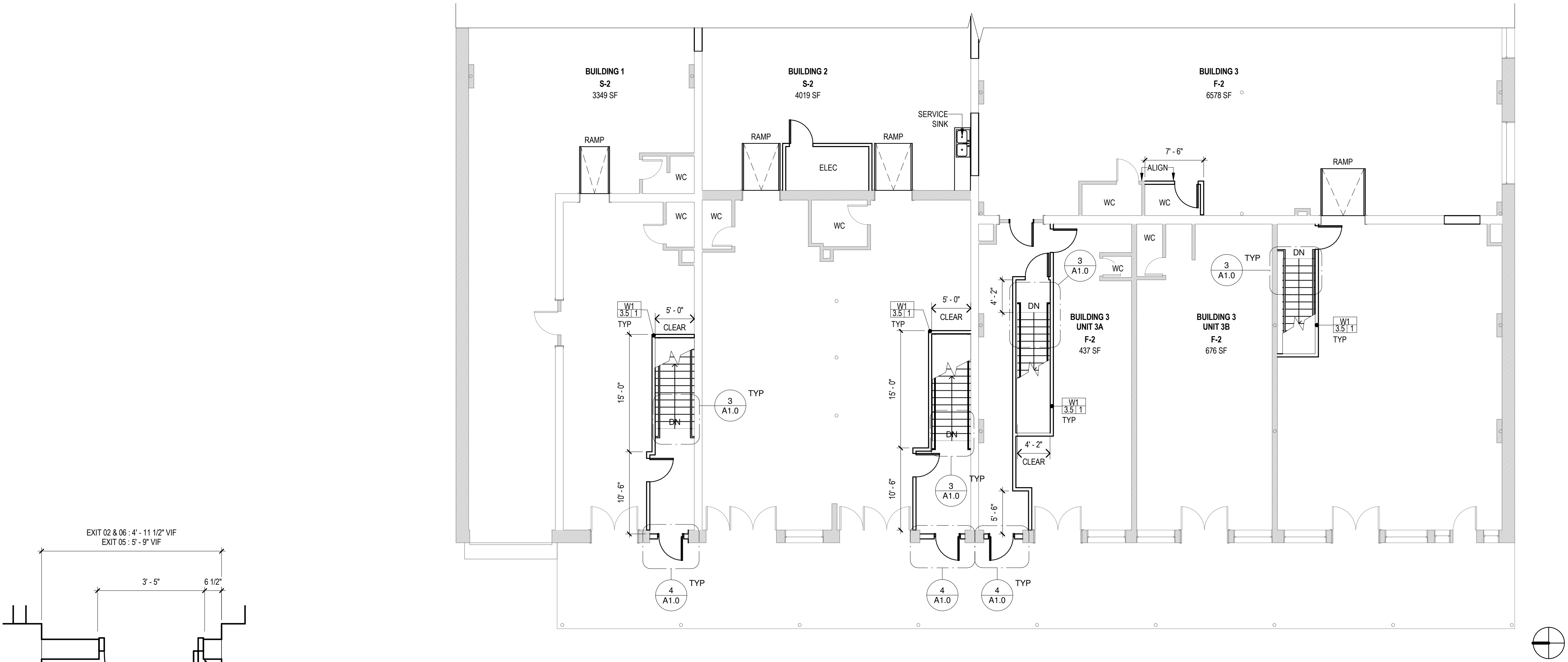
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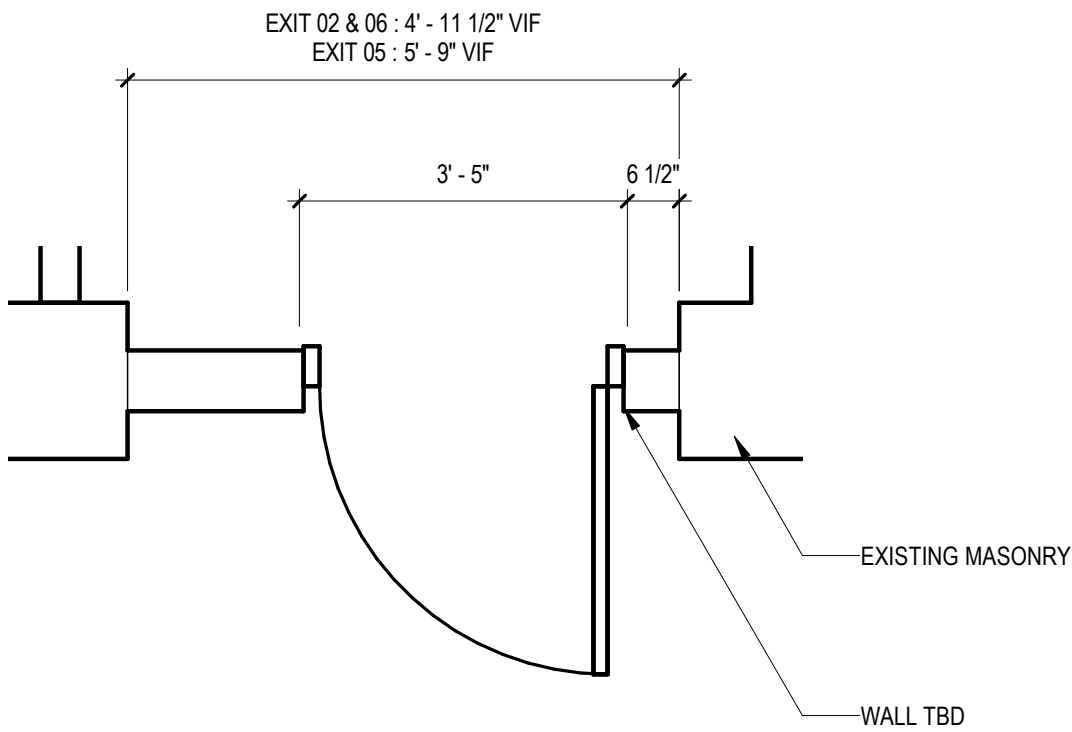
NEW WORK PLANS & DETAILS

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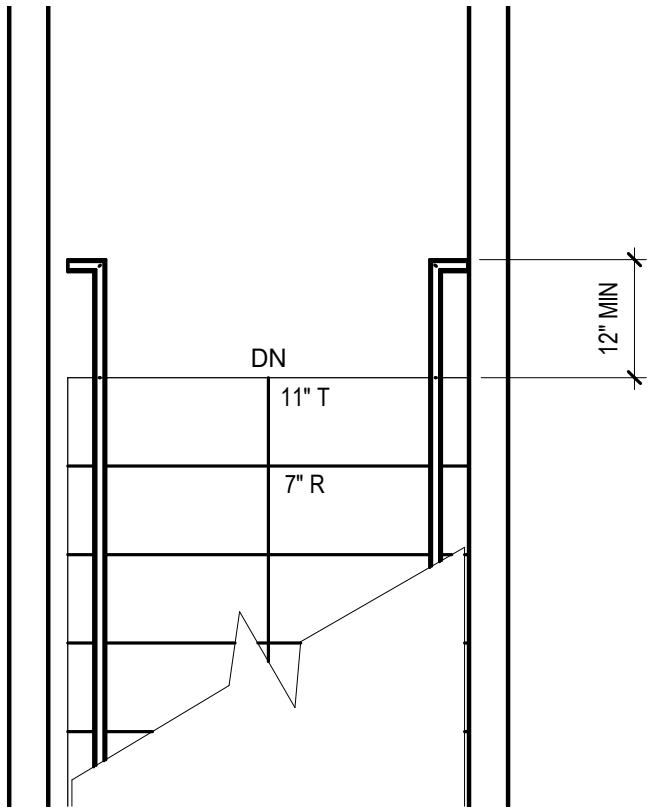
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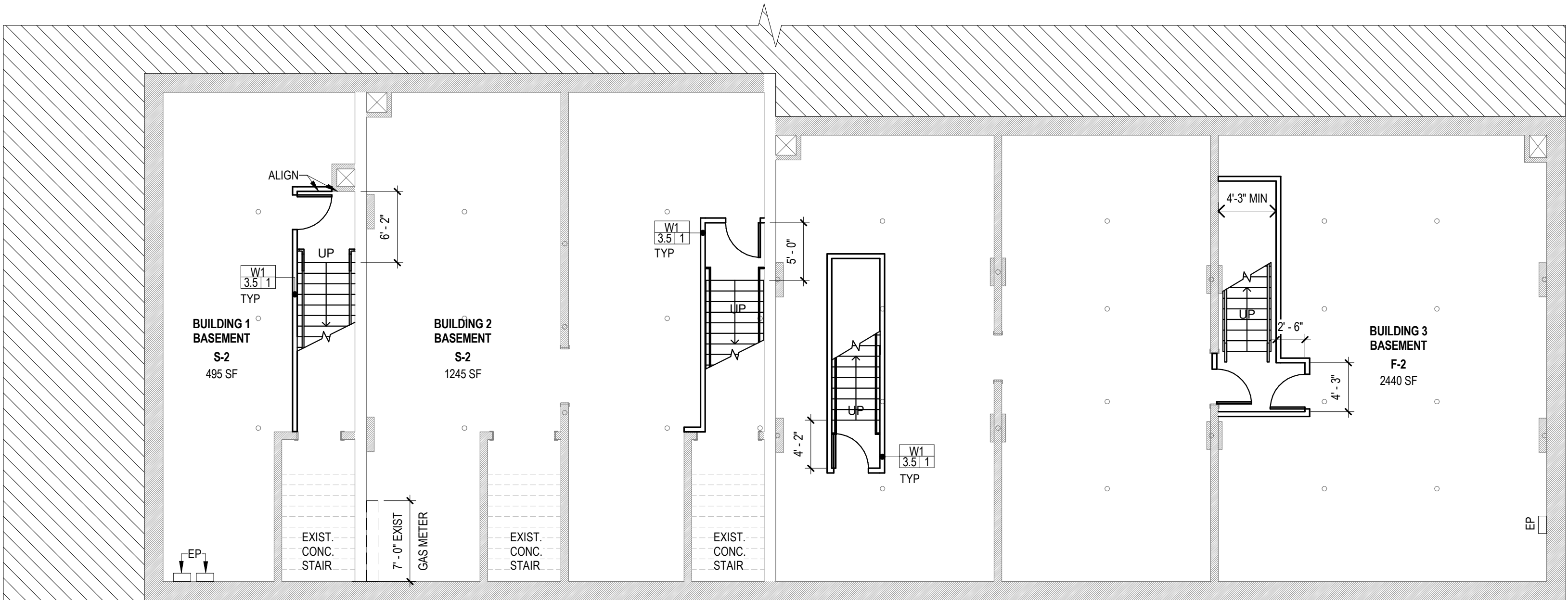
2 NEW WORK PLAN - LEVEL 1
1/8" = 1'-0"



4 PLAN DETAIL
TYPICAL EXTERIOR DOOR 1/2" = 1'-0"



3 PLAN DETAIL
TYPICAL AT EACH STAIR 1/2" = 1'-0"



1 NEW WORK PLAN - BASEMENT
1/8" = 1'-0"