

# Providence City Plan Commission

October 19, 2021



## AGENDA ITEM 1 ■ 24 EIGHTH STREET



Height comparison of the proposed building



View of the site from 8th Street



Aerial view of the site

### OVERVIEW

**OWNER/  
APPLICANT:** Ghassan Daou, RJR Daou Realty

**CASE NO./  
PROJECT TYPE:** 21-034MI  
Preliminary Plan Approval

**PROJECT  
LOCATION:** 18-24 Eighth Street  
AP 91 Lots 162 and 632

**NEIGHBORHOOD:** Hope

**PROJECT DESCRIPTION:** The applicant is proposing to construct a 24 unit dwelling on the subject lot area after conducting an administrative subdivision. Parking, landscaping and other improvements will be provided in conjunction with the development. A dimensional adjustment for front yard setback and a design waiver from the build-to percentage requirement have been requested.

**RECOMMENDATION:** Approval of the Preliminary Plan subject to the noted findings and conditions

**PROJECT PLANNER:** Choyon Manjrekar



Building rendering



Proposed site plan

## PROJECT OVERVIEW

The applicant will apply for an administrative subdivision that would merge AP 91 lots 162 and 153, and move the westerly line of lot 632 to the west, resulting in a 10,000 SF lot for the proposed development. The applicant is proposing to construct a four story building with 24 dwelling units with parking, landscaping and other site improvements. A dimensional adjustment for the front yard setback and a design waiver from the build-to percentage requirement have been requested.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

The subject lot is zoned C-2, where multifamily development is permitted by right.

### Dimensions and site design

The lot is currently vacant with the building proposed to

front on 8th Street. The basement will be used for utilities and storage with housing provided on the upper stories. Based on plans provided, the building will maintain a 10 foot corner side setback from the adjacent lot in the R-2 zone and a front yard setback of approximately 7'8", which is outside of the 5' build-to zone, and will not meet the build-to percentage requirement. The applicant has requested a dimensional adjustment for the front yard setback and a design waiver for the build-to percentage requirement.

Based on plans provided, the building's design conforms to the design guidelines for multifamily development outlined in Section 1202 K of the ordinance. The design meets this requirement by employing a consistent treatment for the exterior, and introduces projections and recesses with fenestration to provide visual variety to the façade. Proposed materials on the façade could include terracotta tiles,

black slate tiles, painted metal panels and/or cement panels, which are all permitted materials in this zone.

#### Parking

The lot is exempt for providing parking as it measures 10,000 SF in the C-2 zone. However, ten diagonal spaces accessible from ninth street will be provided adjacent to the building.

#### Landscaping

With an area of 10,000 SF, the development requires 1,500 SF of canopy coverage. A conceptual landscaping plan indicates that the applicant will plant street trees in addition to plantings in the parking area and the rear of the building, which could exceed the coverage requirement. The landscaping plan will be subject to the approval of the City Forester prior to final plan approval.

#### Drainage and site management

Stormwater management will be provided onsite with the applicant using an underground infiltration system for drainage and best management practices to treat stormwater. Provided calculations show that runoff will be reduced from existing conditions and for future storm events.

#### Dimensional Adjustment and Design Waiver

The applicant has requested a dimensional adjustment from the front yard setback and build-to percentage requirement. The proposed front setback of 7'8" will be located outside the 5' build-to zone. As over 60% of the building frontage will be outside of the zone, the development will not meet the build-to percentage requirement.

Per the applicant, the building's siting is due to the uneven topography of the lot and the average setback on lots on either side of the development. The lot's grading, which is uneven in the front yard, requires that the building be sited as proposed to accommodate the development. The proposed siting would conform to the average front setback maintained by residential lots on either sides of the development, which would be in conformance with the neighborhood's character. It is the DPD's opinion that the CPC should grant a dimensional adjustment finding that it is required due to the physical characteristics and location of the site. A design waiver from the build-to percentage requirement should also be granted as the proposed setback, which is necessary for the development's construction, would locate over 60% of the front façade outside of the build-to zone.

### **FINDINGS**

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Master Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area where, according to the future land use map of *Providence Tomorrow: The Comprehensive Plan*, multifamily development is encouraged.

Provision of housing would conform to objective H-2 of the comprehensive plan which encourages creation of new housing in the City.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: The site is zoned C-2 where multifamily development is permitted by right.

Dimension and Design: The development will conform to the dimensional and design requirements of the C-2 zone

subject to the CPC granting a dimensional adjustment and design waiver.

Parking: The site is exempt from parking as the area does not exceed 10,000 SF, but 10 parking spaces will be provided for the building.

Landscaping: It appears that the applicant will meet the canopy coverage requirement based on the conceptual plan. The plan shall be subject to the City Forester's approval prior to the final plan stage.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

A drainage and stormwater management plan have been provided. No negative environmental impacts are expected as the applicant is expected to come into conformance with all applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

The applicant shall apply for an administrative subdivision to align the lots as depicted on the plan prior to final plan approval. There are no physical constraints that impact development of this property as it will conform to the dimensional requirements of the zoning ordinance upon approval of the administrative subdivision.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate vehicular and pedestrian access is provided from 8th and 9th Streets.

## **RECOMMENDATION**

The CPC should vote to approve the preliminary plan subject to the following conditions:

1. The CPC should grant a dimensional adjustment for front yard setback.
2. The CPC should grant a design waiver from the build-to percentage requirement.
3. The applicant shall apply for an administrative subdivision to align the lots as depicted on the plan.
4. The landscaping plan shall be subject to the City Forester's approval.
5. Final plan approval should be delegated to DPD staff.





ARCHITECT :  
**JACK RYAN ARCHITECT, LLC**  
400 WASHINGTON STREET - 2NB  
PROVIDENCE, RHODE ISLAND 02903  
401 749 1797  
WWW.JACKRYANARCHITECT.COM

PROJECT :  
**APARTMENT BUILDING**  
24 EIGHTH STREET  
PROVIDENCE, RHODE ISLAND 02906

ISSUE:	DWN BY:	DWG. NO. :
	CKD BY : RYAN	1
	DATE : 09-28-2021	
	SCALE : N.T.S	
24 EIGHTH STREET - PRE-CONSTRUCTION		
CPC MINOR LAND DEVELOPMENT PROJECT		
PRELIMINARY REVIEW SUBMISSION		





ARCHITECT :  <b>JACK RYAN ARCHITECT, LLC</b>  400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797  WWW.JACKRYANARCHITECT.COM	PROJECT :  <b>APARTMENT BUILDING</b>  24 EIGHTH STREET  PROVIDENCE, RHODE ISLAND 02906	ISSUE:  <b>COVER SHEET</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b>  <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY:	DWG. NO. :
			CKD BY : RYAN	
			DATE : 09-28-2021	
			SCALE : N.T.S	





ARCHITECT:

**JACK RYAN ARCHITECT, LLC**

400 WASHINGTON STREET - 2NB

PROVIDENCE, RHODE ISLAND 02903

401 749 1797

**WWW.JACKRYANARCHITECT.COM**

**PROJECT :**

## APARTMENT BUILDING

**24 EIGHTH STREET**

PROVIDENCE, RHODE ISLAND 02906

**ISSUE:**

24 EIGHTH STREET - CURRENT SITE

**CPC MINOR LAND DEVELOPMENT PROJECT  
PRELIMINARY REVIEW SUBMISSION**

## PRELIMINARY REVIEW SUBMISSION

DWN BY:

CKD BY :

**RYAN**

DATE :

DATE: 09-28-2021

SCALE 7-07-60

SCALE  
N.T.S

DWG. NO.:

2





ARCHITECT :	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT :	APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE:	29 NINTH STREET & 18 EIGHTH STREET BEFORE & AFTER CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION	DWN BY:		DWG. NO.:	
						CKD BY:	RYAN		
						DATE :	09-28-2021		3
						SCALE :	N.T.S.		













ARCHITECT:	JACK RYAN ARCHITECT, LLC			
	400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			
PROJECT:	APARTMENT BUILDING			
	24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906			
ISSUE:	ZONING MAP - PARCELS			
	CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION			
DWG. NO.:	6			
DWN BY:	CKD BY:	DATE:	SCALE:	
	RYAN	09-28-2021	N.T.S.	

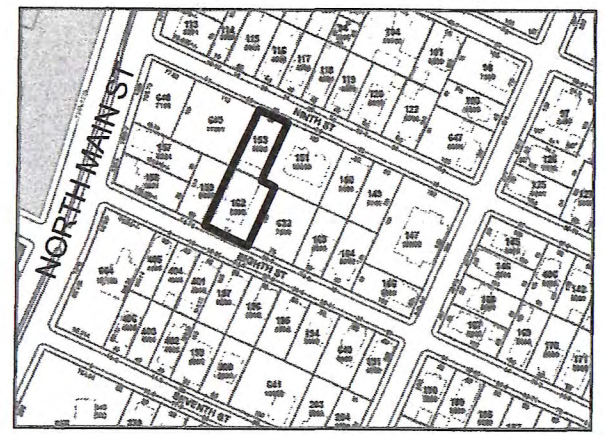


GRANITE BOUND FOUND  
130.45'  
NAIL FOUND  
39.98'

A.P. 91 / LOT / PARCEL	OLD AREA	NEW AREA
LOT 153	5,000 S.F.	0
LOT 162	7,500 S.F.	0
PARCEL - A	0	<del>12,500 S.F.</del>

REFERENCE:  
1. DEED BK. 12033 / PG. 280  
2. "PLAT OF LAND SITUATED ON PAWTUCKET AVENUE CITY OF PROVIDENCE, R.I. HEIRS OF WILLIAM RANDALL FEBRUARY 1876" PLAT CARD 525

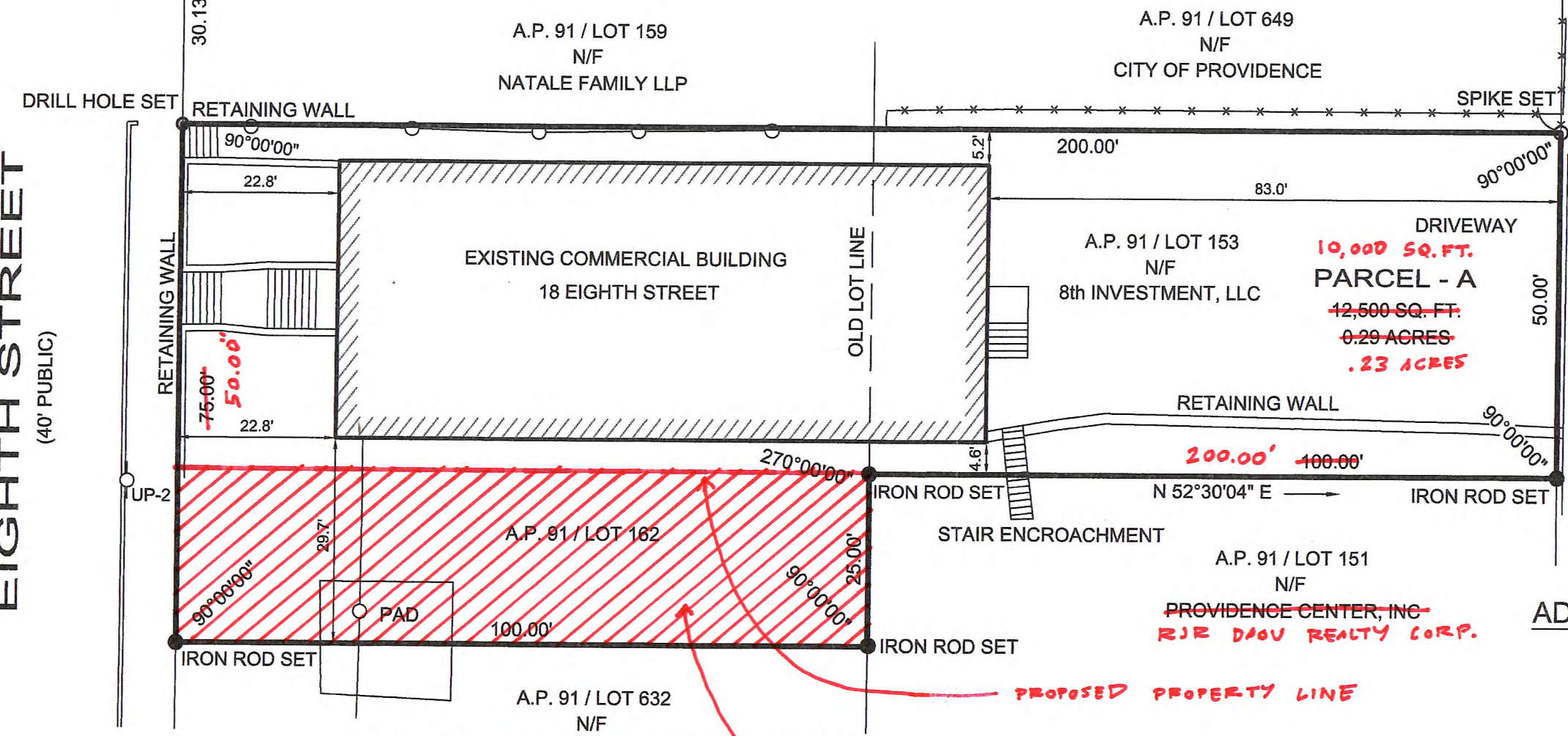
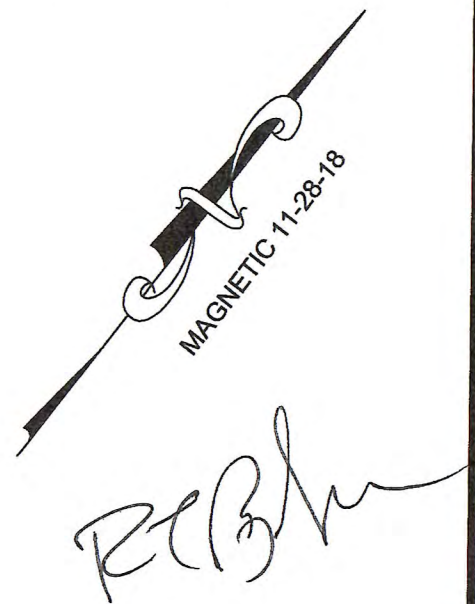
ZONING DISTRICT C-2  
MINIMUM LOT AREA NONE  
MINIMUM LOT FRONTAGE NONE  
MINIMUM SETBACKS: FRONT BUILD-TO ZONE OF 0' TO 5' / FOOTNOTE: 503.A.6  
SIDE NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'  
CORNER SIDE BUILD-TO ZONE OF 0' TO 5' (See 503.A.6 Build to Percentage)  
REAR NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'  
MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE: NONE  
MAXIMUM BUILDING HEIGHT: 50' NOT TO EXCEED 4 STORIES.  
MINIMUM FIRST STORY HEIGHT 9' RES. 11' NON-RES USE  
MINIMUM BUILDING HEIGHT 16'



LOCUS MAP

EIGHTH STREET  
(40' PUBLIC)

NINTH STREET  
(40' PUBLIC)



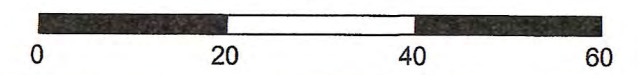
ADMINISTRATIVE SUBDIVISION PLAN

A.P. 91 / LOTS 153 & 162  
18 EIGHTH STREET  
PROVIDENCE, R.I.  
SCALE: 1"= 20' DATE: DECEMBER 3, 2018

PREPARED FOR:  
8th INVESTMENT, LLC  
PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9336 / DWG. NO. 9336 - (JNP)

GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR THE MERGING OF TWO EXISTING LOTS INTO ONE PROPOSED LOT.

BY: *Richard T. Bzdyra* DATE: 12/11/18

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA #LS-A60

PROVIDENCE CENTER FOR COUNSELING & PSYCHIATRY  
RJR DIOV REALTY CORP.  
2,500 S.F. TO BE  
ADDED TO  
A.P. 91 / LOT 632

SURVEY MARKUP BY JACK RYAN ARCHITECT, LLC - PROPOSED ADMINISTRATIVE SUB-DIVISION



# REFERENCE:

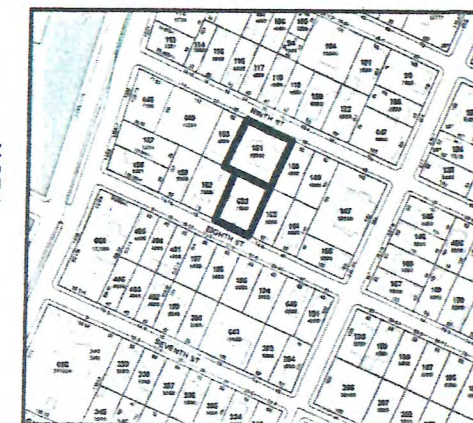
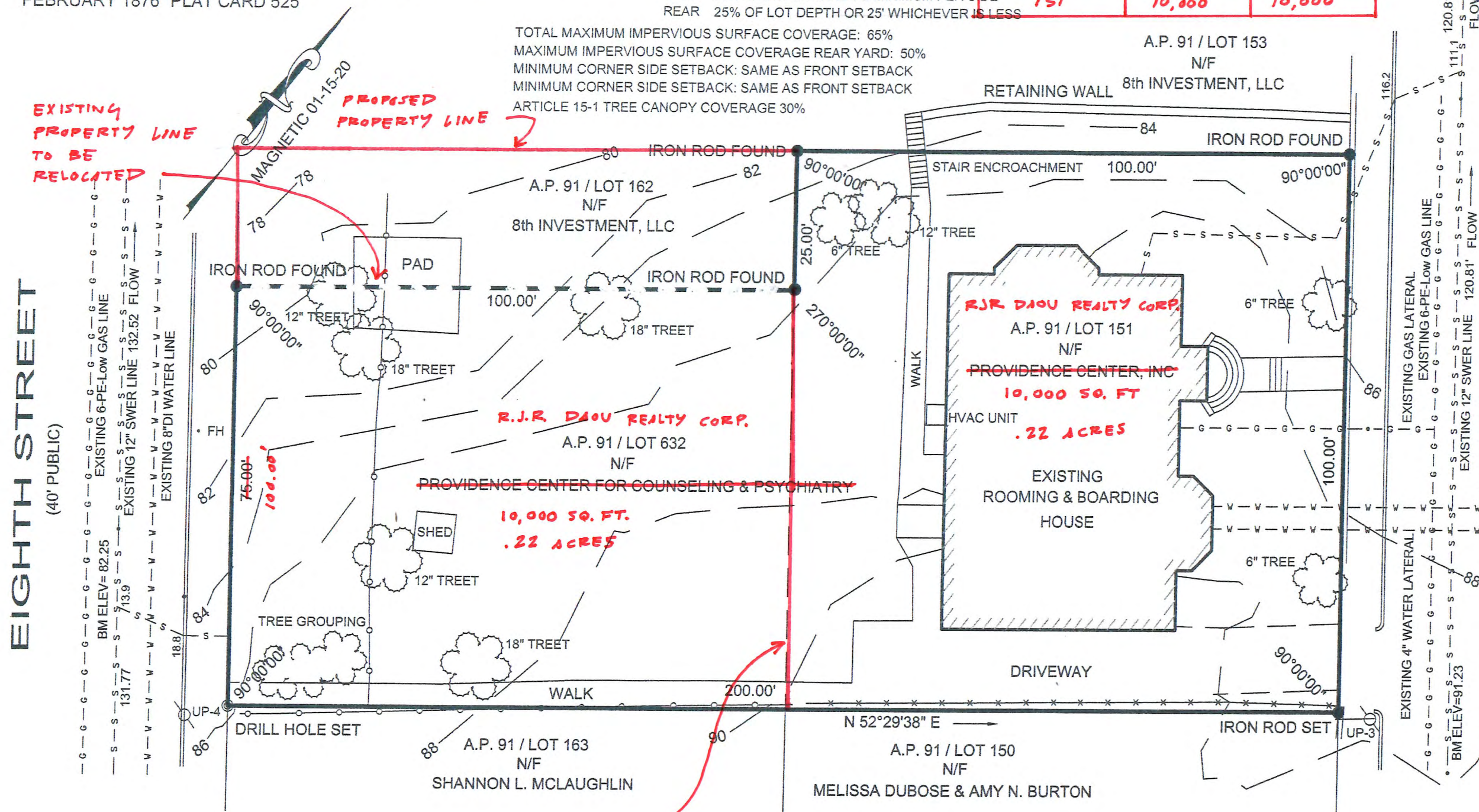
1. DEED BK. 8217 / PG. 22
2. "PLAT OF LAND SITUATED ON PAWTUCKET AVENUE CITY OF PROVIDENCE, R.I. HEIRS OF WILLIAM RANDALL FEBRUARY 1876" PLAT CARD 525

# ZONING DISTRICT R-2

MINIMUM LOT AREA NONE  
 MINIMUM LOT FRONTAGE NONE  
 MINIMUM SETBACKS: FRONT AVERAGE ALIGNMENT / FOOTNOTE 402.B  
 SIDE LOT WIDTH OVER 40' : 6' MINIMUM PER SIDE  
 REAR 25% OF LOT DEPTH OR 25' WHICHEVER IS LESS

TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%  
 MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD: 50%  
 MINIMUM CORNER SIDE SETBACK: SAME AS FRONT SETBACK  
 MINIMUM CORNER SIDE SETBACK: SAME AS FRONT SETBACK  
 ARTICLE 15-1 TREE CANOPY COVERAGE 30%

AP 91 LOT	OLD AREA	NEW AREA
153/162	12,500	10,000
632	7,500	10,000
151	10,000	10,000



LOCUS MAP

NINTH STREET  
 (40' PUBLIC)

RICHARD T. BZDYRA  
 PROFESSIONAL  
 LAND SURVEYOR

## SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

PROPOSED PROPERTY LINE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR THE MERGING OF TWO EXISTING LOTS INTO ONE PROPOSED LOT

BY: *Richard T. Bzdyra* DATE: 2/11/2020

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

## BOUNDARY STAKE-OUT SURVEY

A.P. 91 / LOTS 151 & 632  
 29 NINTH STREET  
 PROVIDENCE, R.I.

SCALE: 1" = 20' DATE: FEBRUARY 11, 2020

PREPARED FOR:

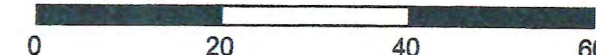
8th INVESTMENT, LLC

PREPARED BY:

OCEAN STATE PLANNERS, INC.  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9336 / DWG. NO. 9336 - (JNP)





GRAPHIC SCALE / 1" = 20'



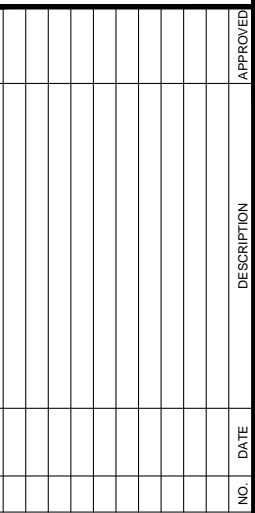
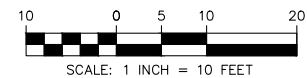
SURVEY MARKUP BY JACK RYAN ARCHITECT, LLC — PROPOSED ADMINISTRATIVE SUB-DIVISION





— X —	FENCE (CHAIN LINK)
	LANDSCAPED AREAS
	SEWER MANHOLE
·	SIGN
	SPOT ELEVATION
	UTILITY POLE
— D —	UNDERGROUND DRAIN
— G —	UNDERGROUND GAS SERVICE
— W —	UNDERGROUND WATER SERVICE

19.0+ SPOT ELEVATION  
—S— SEWER SERVICE  
—W— WATER SERVICE  
- OHW - OVER HEAD WIRE  
—G— GAS SERVICE

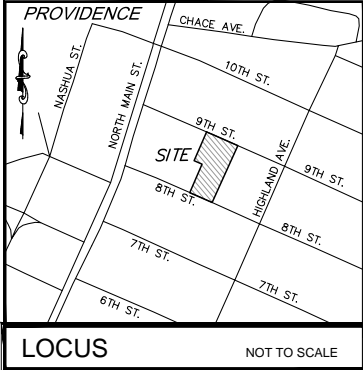


# PROPOSED GRADING & DRAINAGE PLAN

24 EIGHTH STREET  
ASSESSOR'S MAP 01, PARCEL 632  
PROVIDENCE, RHODE ISLAND

PREPARED FOR DAOU REALTY CORP.

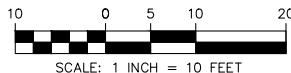
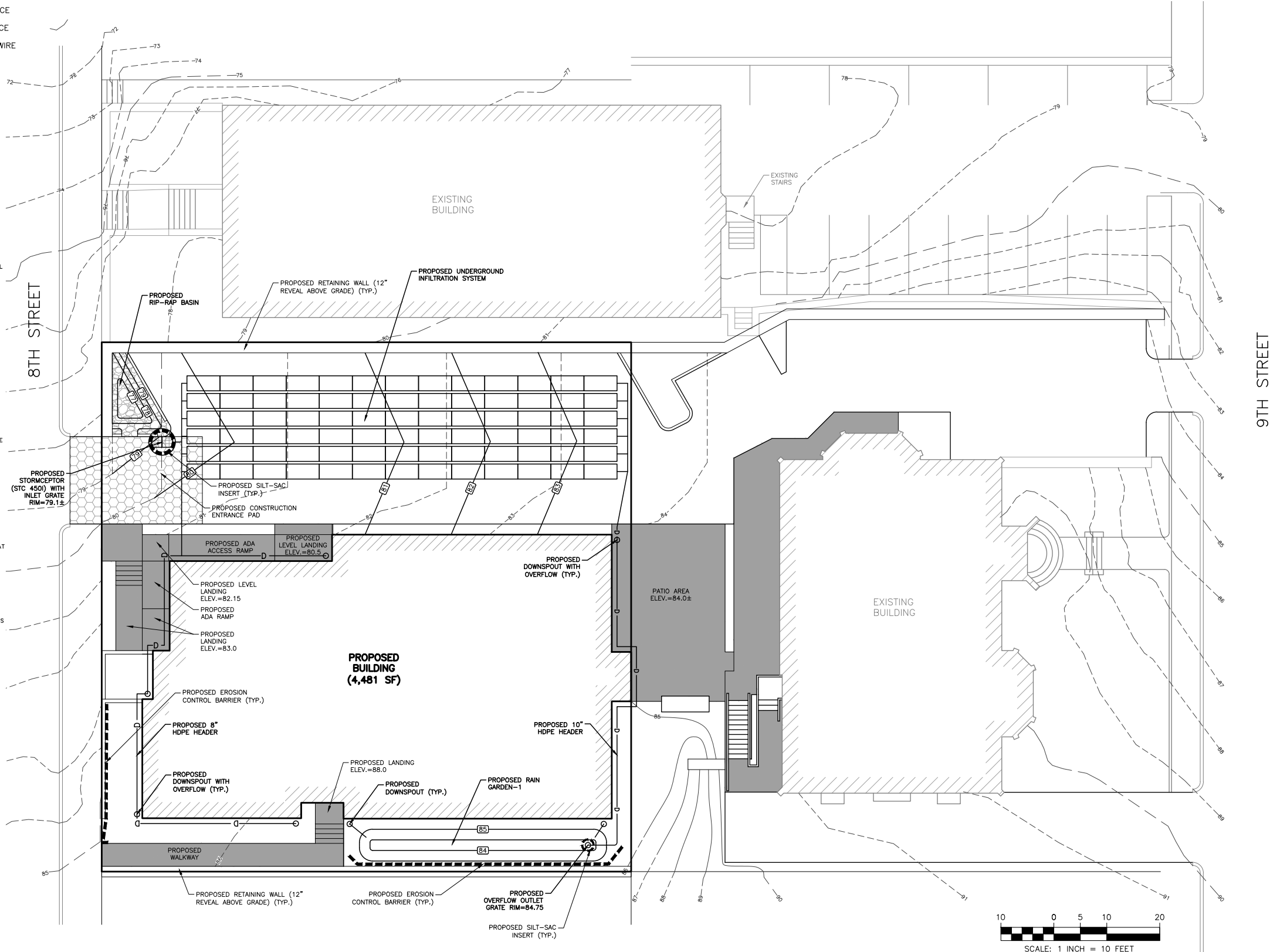
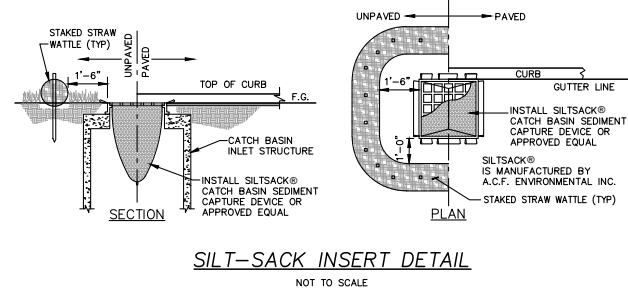
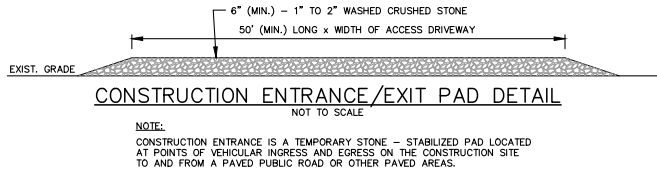
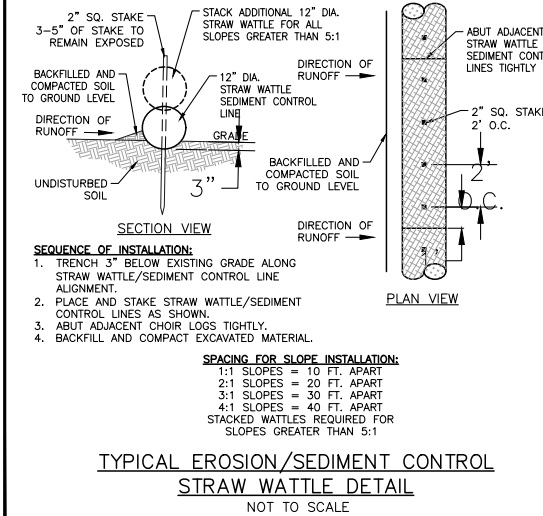
DRAWING TITLE:	
GRADING & DRAINAGE PLAN	
SCALE:	1" = 10'
SHEET NO.	
C-1	



- LEGEND**
- X — FENCE (CHAIN LINK)
  - LANDSCAPED AREAS
  - ⊙ SEWER MANHOLE
  - SIGN
  - X 143.8 SPOT ELEVATION
  - ⊕ UTILITY POLE
  - D — UNDERGROUND DRAIN
  - G — UNDERGROUND GAS SERVICE
  - W — UNDERGROUND WATER SERVICE
- PROPOSED**
- 19.0+ SPOT ELEVATION
  - S — SEWER SERVICE
  - W — WATER SERVICE
  - OHW - OVER HEAD WIRE
  - G — GAS SERVICE

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.  
**INSTALLATION SEQUENCE**  
A. INSTALL SILT FENCE AND STRAW WATTLES AS SHOWN ON PLAN.  
B. CLEAR AND GRUB SITE.  
C. CONSTRUCT SITE INFRASTRUCTURE AS SHOWN ON PLANS.  
D. THE FOLLOWING ACTIVITIES SHALL TAKE PLACE IMMEDIATELY FOLLOWING CONSTRUCTION OF EMBANKMENTS AND FILL SLOPES: PLACEMENT OF LOAM AND GRASS SEED, INSTALLATION OF GEOWEB SLOPE STABILIZATION.  
E. THE CONTRACTOR SHALL INSPECT ALL FILL SLOPES AND EMBANKMENTS ON A WEEKLY BASIS AND FOLLOWING ALL RAINFALL EVENTS UNTIL A MINIMUM 75% GRASS COVER IS ESTABLISHED SUFFICIENT TO PREVENT EROSION FROM OCCURRING.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
- AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, EROSION CONTROL DEVICES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
- THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH SILTSACK OR FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
- WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:  
A. WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.  
B. INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.  
C. WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY THE WIDTH OF ACCESS DRIVEWAY BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCES ARE TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM EAST MAIN ROAD AND AQUIDNECK AVE.
- DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.
- SEE EROSION & SEDIMENT CONTROL CONSTRUCTION DETAILS.
- STRAW WATTLE OR EQUIVALENT STRAW BASED EROSION CONTROL DEVICE SHALL BE USED IN PLACE OF HAYBALES.
- TEMPORARY CONSTRUCTION SEDIMENT TRAPS TO BE DUG OUT AND SEDIMENT FOREBAYS AND SAND FILTER SYSTEMS TO BE REESTABLISHED, REBUILT AND REVEGETATED AT THE COMPLETION OF PAVEMENT CONSTRUCTION PHASE.



**LDEC**  
Land Development Engineering & Consulting, LLC  
680 Aquidneck Avenue  
Middletown, RI 02842  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

PLAN REVISIONS		NO.	DATE	DESCRIPTION	APPROVED
DATE	BY				
SEPTEMBER 28, 2021	SJE				

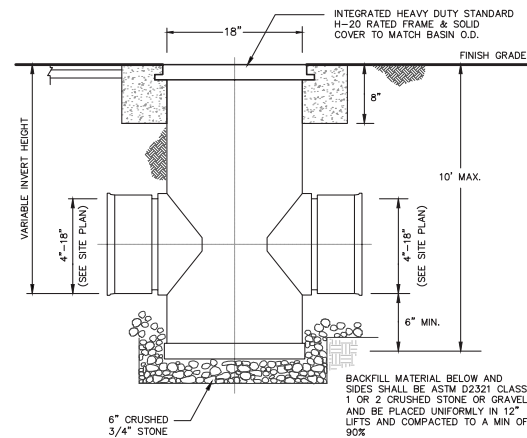
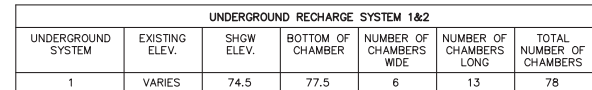
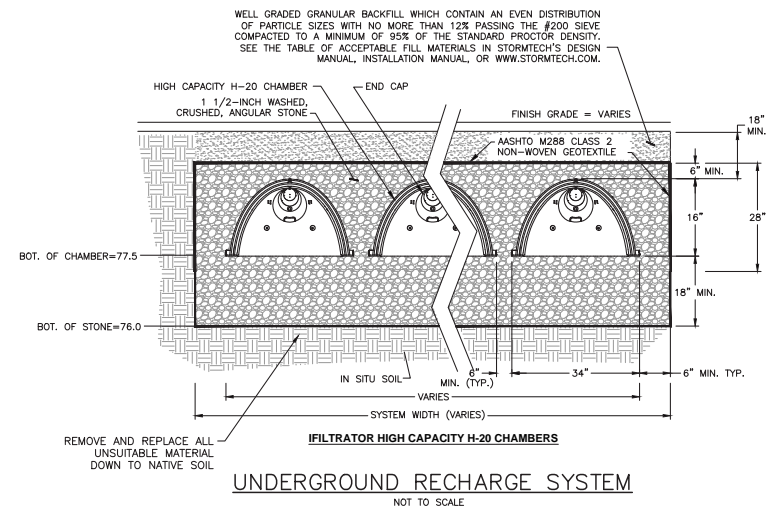
PLAN REVISIONS		
DATE: SEPTEMBER 28, 2021		
DRAWN BY: SJE	DESIGN BY: SJE	CHECK BY: MER
PROJECT NO.		19223
ISSUED FOR:		
PERMITTING		

**PROPOSED EROSION CONTROL PLAN**  
24 EIGHTH STREET  
ASSESSOR'S MAP 91, PARCEL 632  
PROVIDENCE, RHODE ISLAND  
PREPARED FOR DAOU REALTY CORP.

DRAWING TITLE:  
**EROSION CONTROL PLAN**

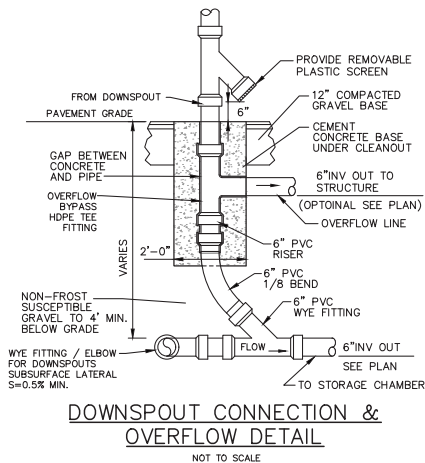
SCALE: **AS NOTED**  
SHEET NO.

**C2**



TYPICAL DRAIN MANHOLE DETAIL  
NYLOPLAST DRAIN BASIN

- NOTES:**
1. ALL MATERIALS AND CONSTRUCTION OF PLASTIC DRAIN MANHOLE SHALL CONFORM TO THE STANDARDS, REQUIREMENTS AND SPECIFICATIONS ESTABLISHED BY ADVANCED DRAINAGE SYSTEMS (ADS) INC.-NYLOPLAST, ASTM, AND AASHTO.
  2. FINAL MATERIAL SELECTION SHALL BE REVIEWED BY THE DESIGN ENGINEER, TOWN REPRESENTATIVE, AND PROJECT OWNER.
  3. CERTIFIED MANUFACTURERS REFERENCE/CONTACT : [WWW.ADS-PIPE.COM](http://WWW.ADS-PIPE.COM)

[illegible]

PLAN REVISIONS	
DATE:	SEPTEMBER 28, 2021

DRAWN BY: SJE	DESIGN BY: SJE	CHECK BY: MER
------------------	-------------------	------------------

PROJECT NO. 19223

ISSUED FOR:  
PERMITTING

## CONSTRUCTION DETAILS

24 EIGHTH STREET  
ASSESSOR'S MAP 91, PARCEL 632  
PROVIDENCE, RHODE ISLAND

PREPARED FOR DAOU REALTY CORP.

DRAWING TITLE:

CONSTRUCTION  
DETAILS

SCALE: **AS NOTED**

SHEET NO.

C3



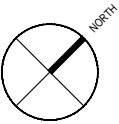
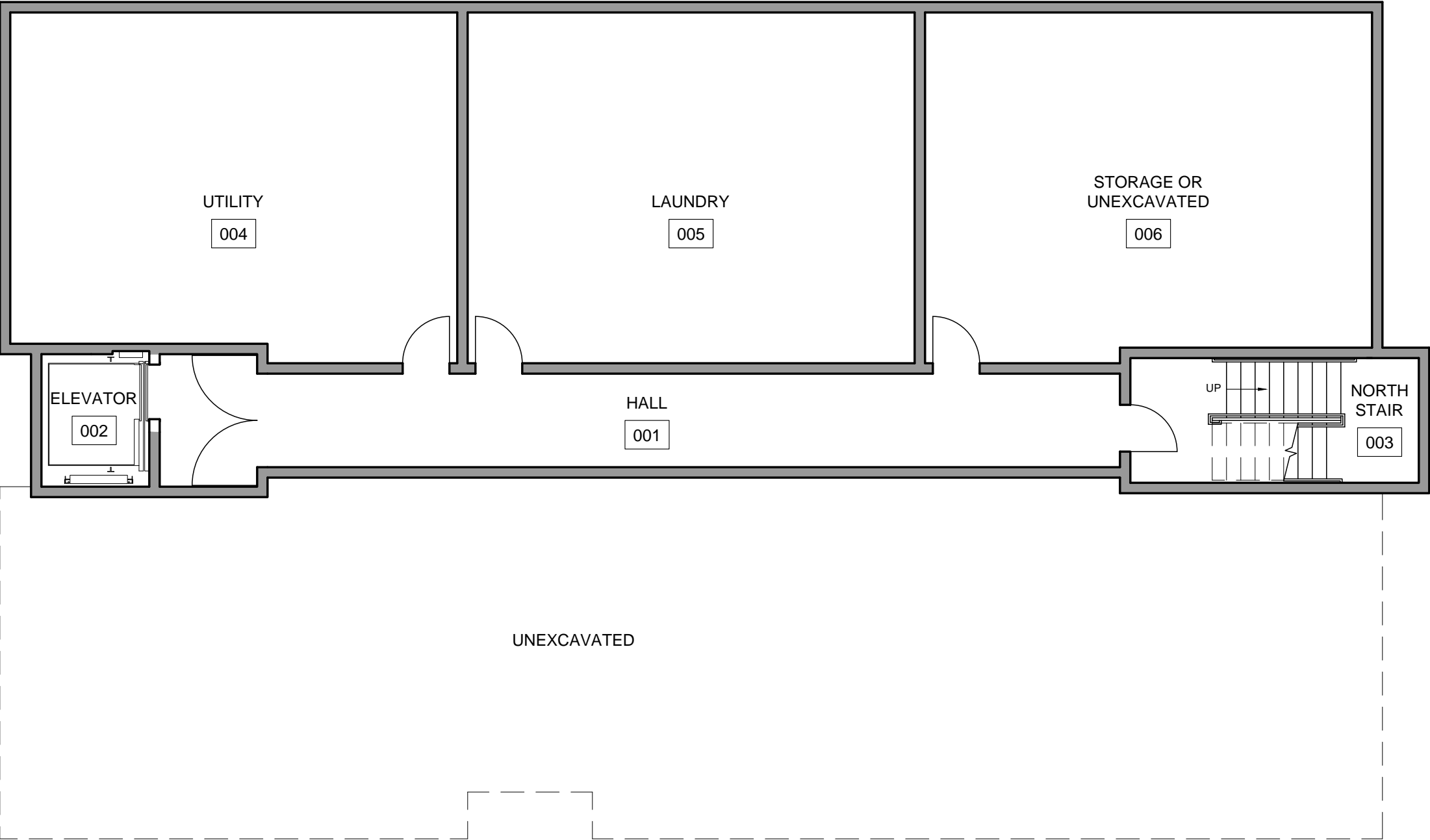


ARCHITECT:	JACK RYAN ARCHITECT, LLC	
	400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	
PROJECT:	APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	
	ISSUE:	
ARCHITECTURAL SITE PLAN	CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION	
	DWG. NO.:	12
DWN BY:	RYAN / MO	
CHK BY:	RYAN	
DATE:	09-28-2021	
SCALE:	1/16" = 1'-0"	

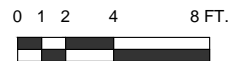
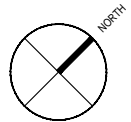
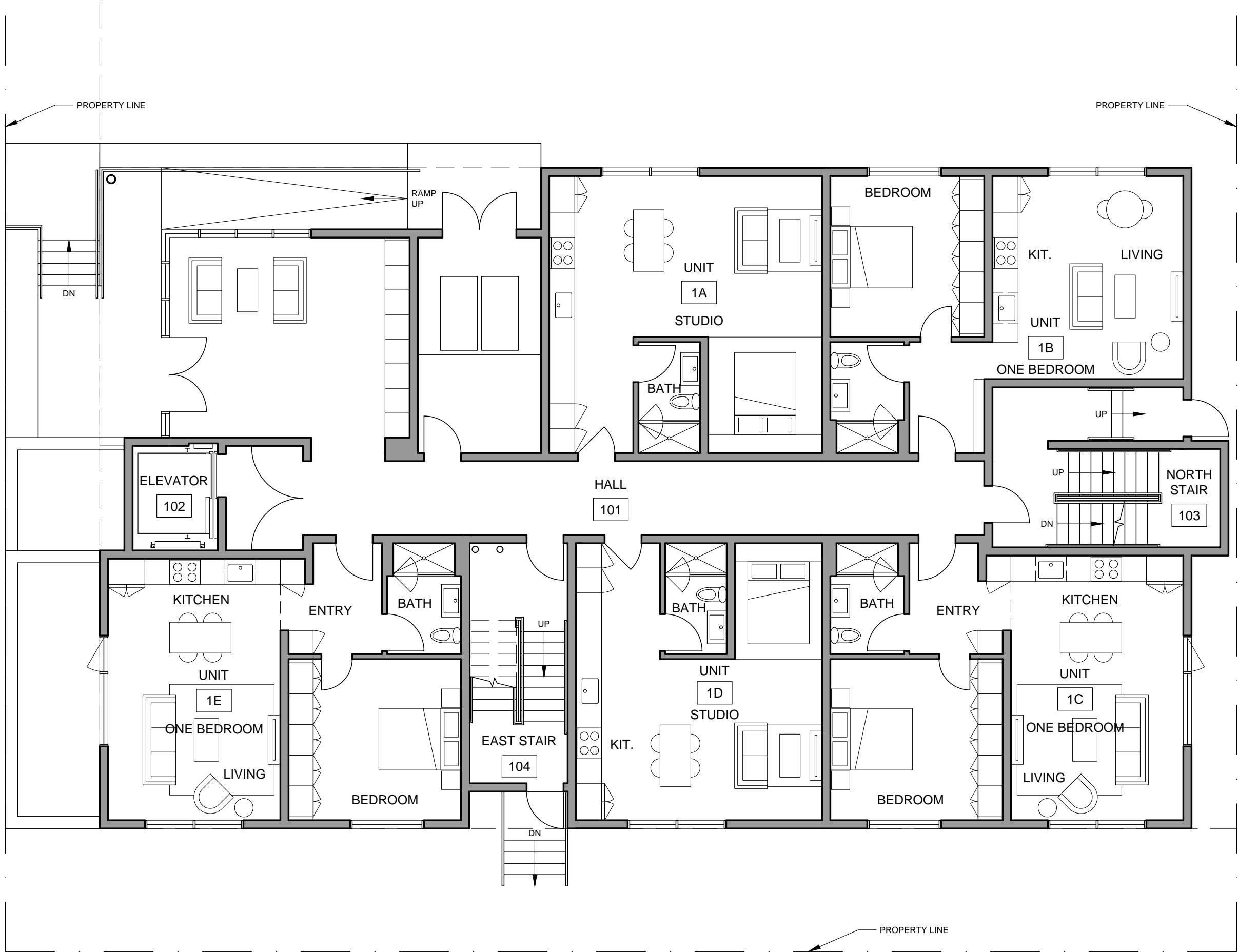




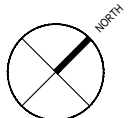
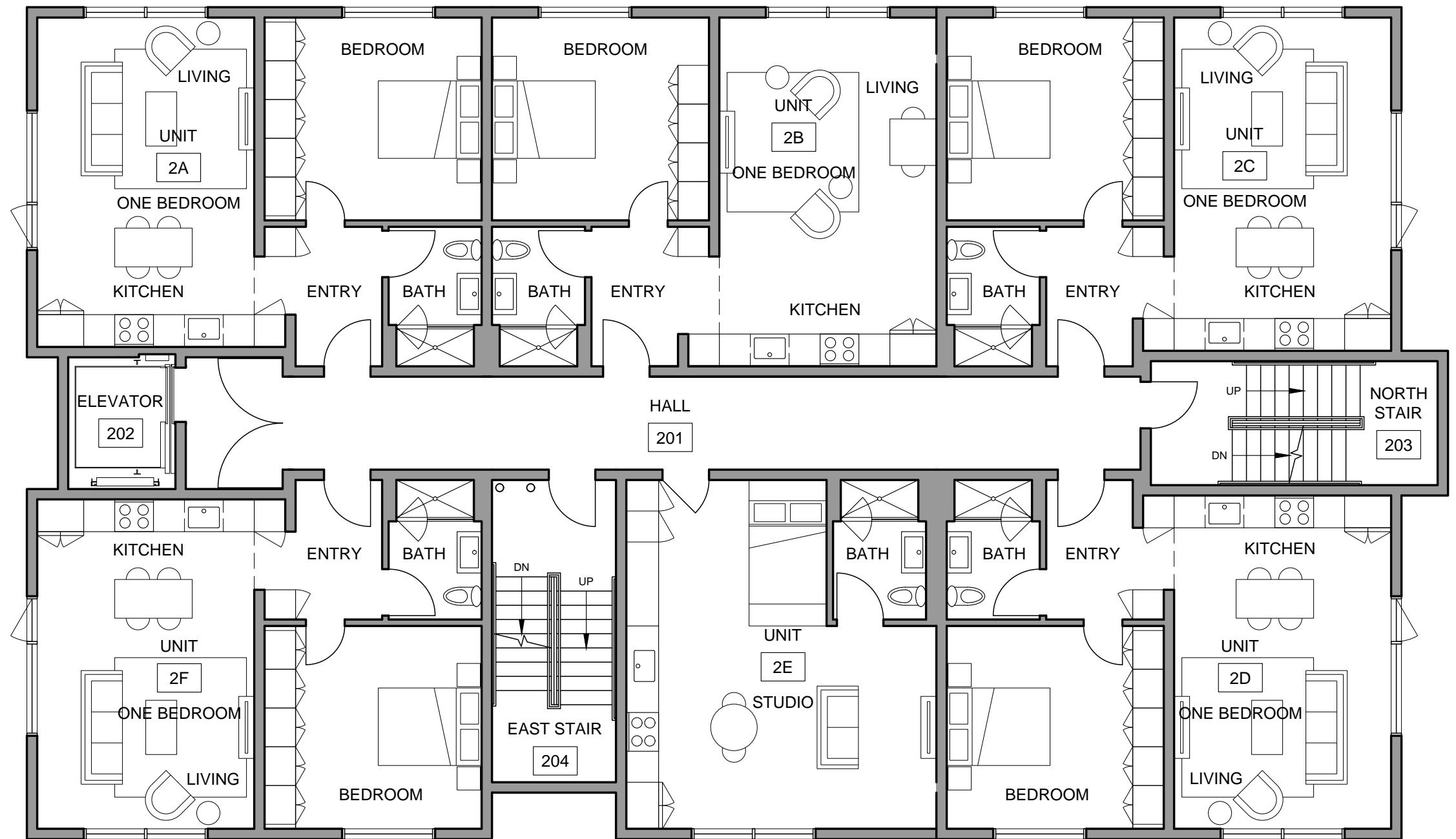
ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE: <b>EIGHTH STREET PROPOSED ELEVATION</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b> <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY : JR / NO	DWG. NO. :
			CKD BY : RYAN	13
			DATE : 09-28-2021	
			SCALE : N.T.S	



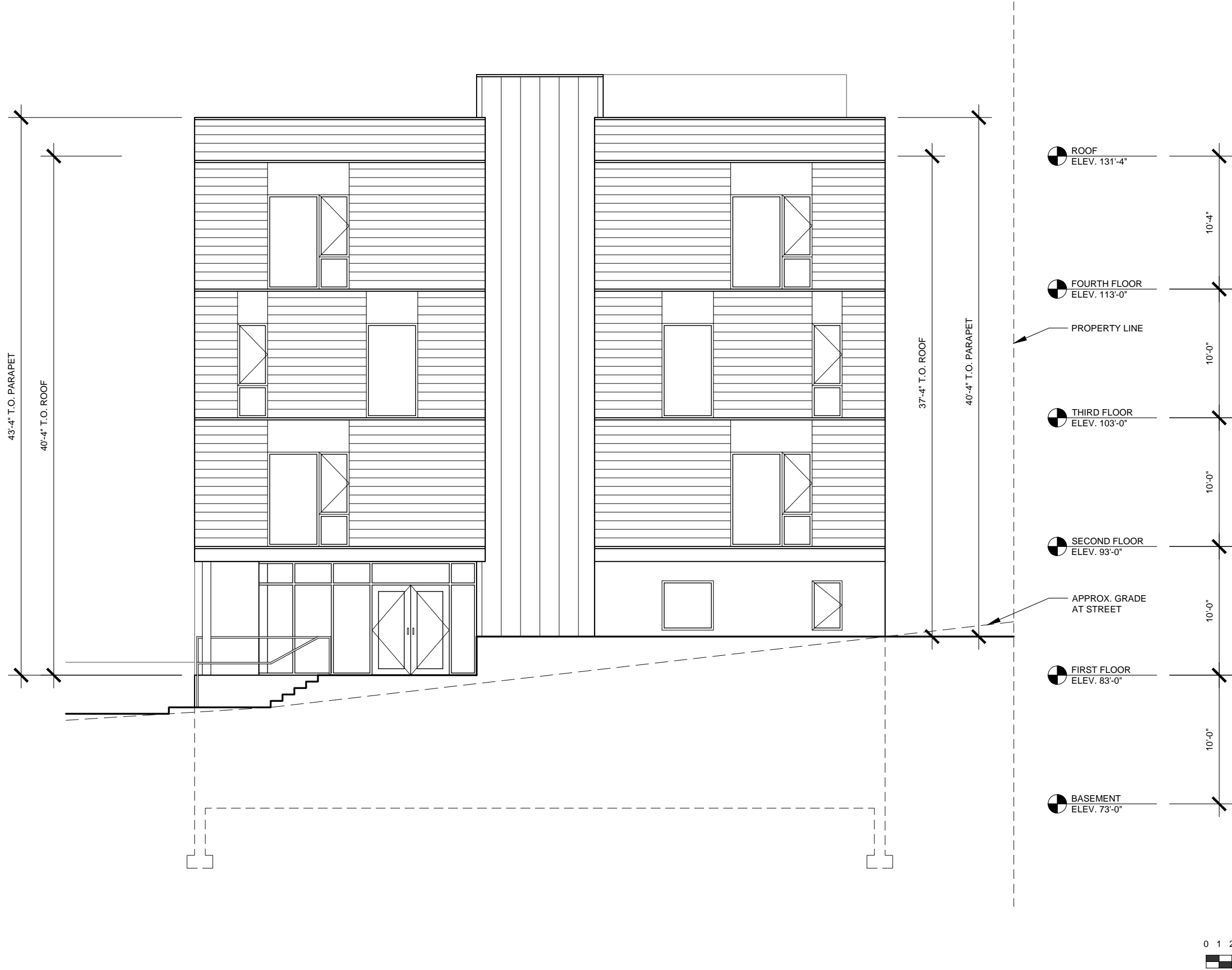
ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE: <b>BASEMENT PLAN</b> <b>CPC MINOR LAND DEVELOPMENT PROJECT</b> <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY : RYAN / MO	DWG. NO. : <div>14</div>
			CKD BY : RYAN	
			DATE : 09-28-2021	
			SCALE : 1/8" = 1'-0"	



ARCHITECT :  <b>JACK RYAN ARCHITECT, LLC</b>  400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797  WWW.JACKRYANARCHITECT.COM	PROJECT :  <b>APARTMENT BUILDING</b>  24 EIGHTH STREET  PROVIDENCE, RHODE ISLAND 02906	ISSUE:  <b>FIRST FLOOR PLAN</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b>  <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY : RYAN / MO	DWG. NO. :  <b>15</b>
			CKD BY : RYAN	
			DATE : 09-28-2021	
			SCALE : 1/8" = 1'-0"	



ARCHITECT :	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			
	PROJECT :			
	APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906			
	ISSUE:			
FLOOR PLAN - FLOORS 2-4		CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION		
DWN BY:	JR / NO	CKD BY :	RYAN	DWG. NO. :
DATE :	09-28-2021	SCALE :	1/8" = 1'-0"	16

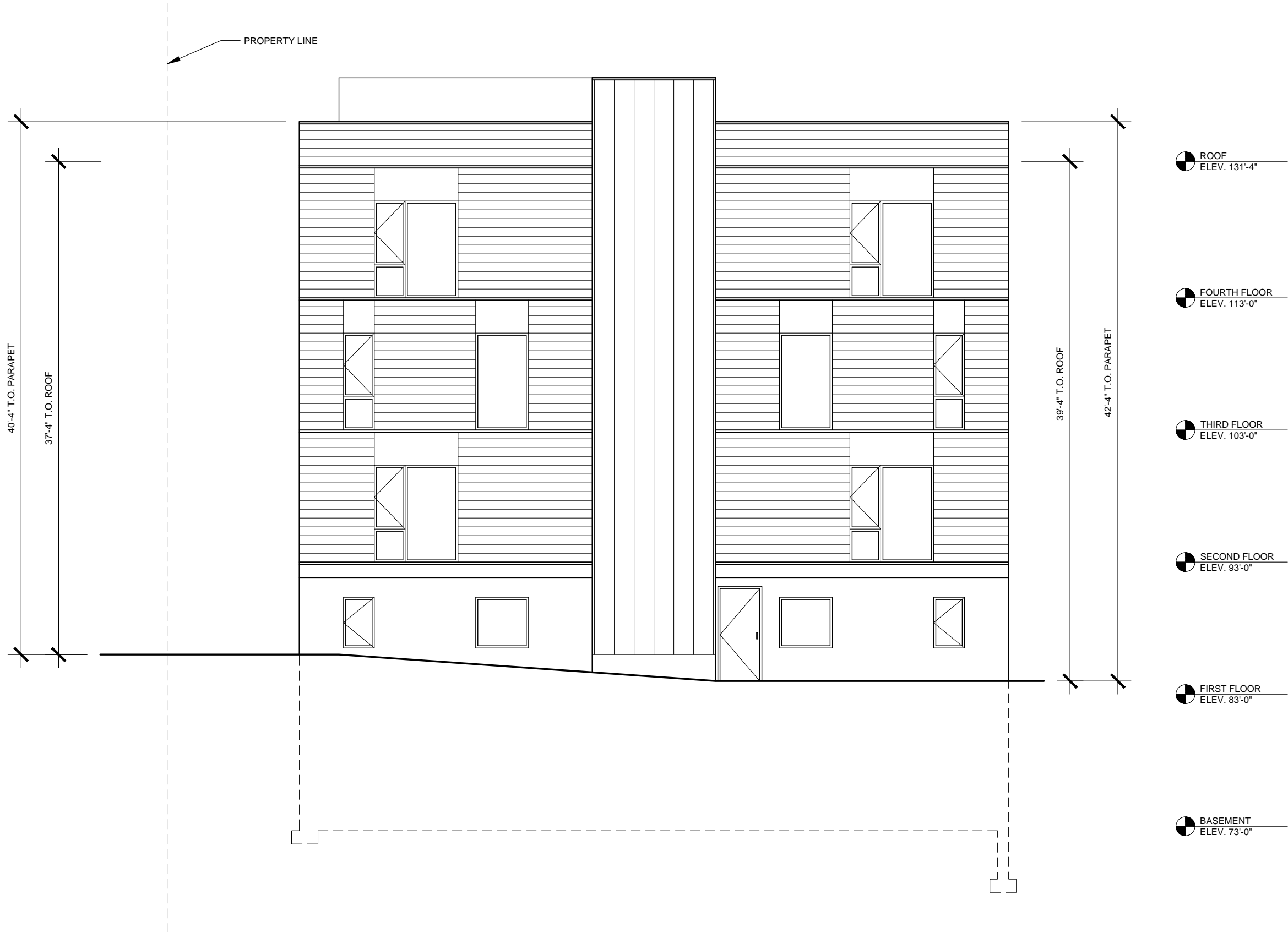


ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE: <b>SOUTH ELEVATION</b> <b>CPC MINOR LAND DEVELOPMENT PROJECT</b> <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY: RYAN / MC / MO	DWG. NO. :  <b>17</b>
			CKD BY : RYAN	
			DATE : 09-28-2021	
			SCALE : 1/8" = 1'-0"	





ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE: <b>WEST ELEVATION</b> CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION	DWG. NO. : <b>18</b>
			DWN BY : RYAN / INC / MO
			CKD BY : RYAN
			DATE : 09-28-2021
SCALE : 1/8" = 1'-0"			



ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	ISSUE: <b>NORTH ELEVATION</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b> <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY: RYAN / MC / MO	19
			CKD BY : RYAN	
			DATE : 09-28-2021	
			SCALE : 1/8" = 1'-0"	



BASEMENT  
ELEV. 73'-0"

FIRST FLOOR  
ELEV. 83'-0"

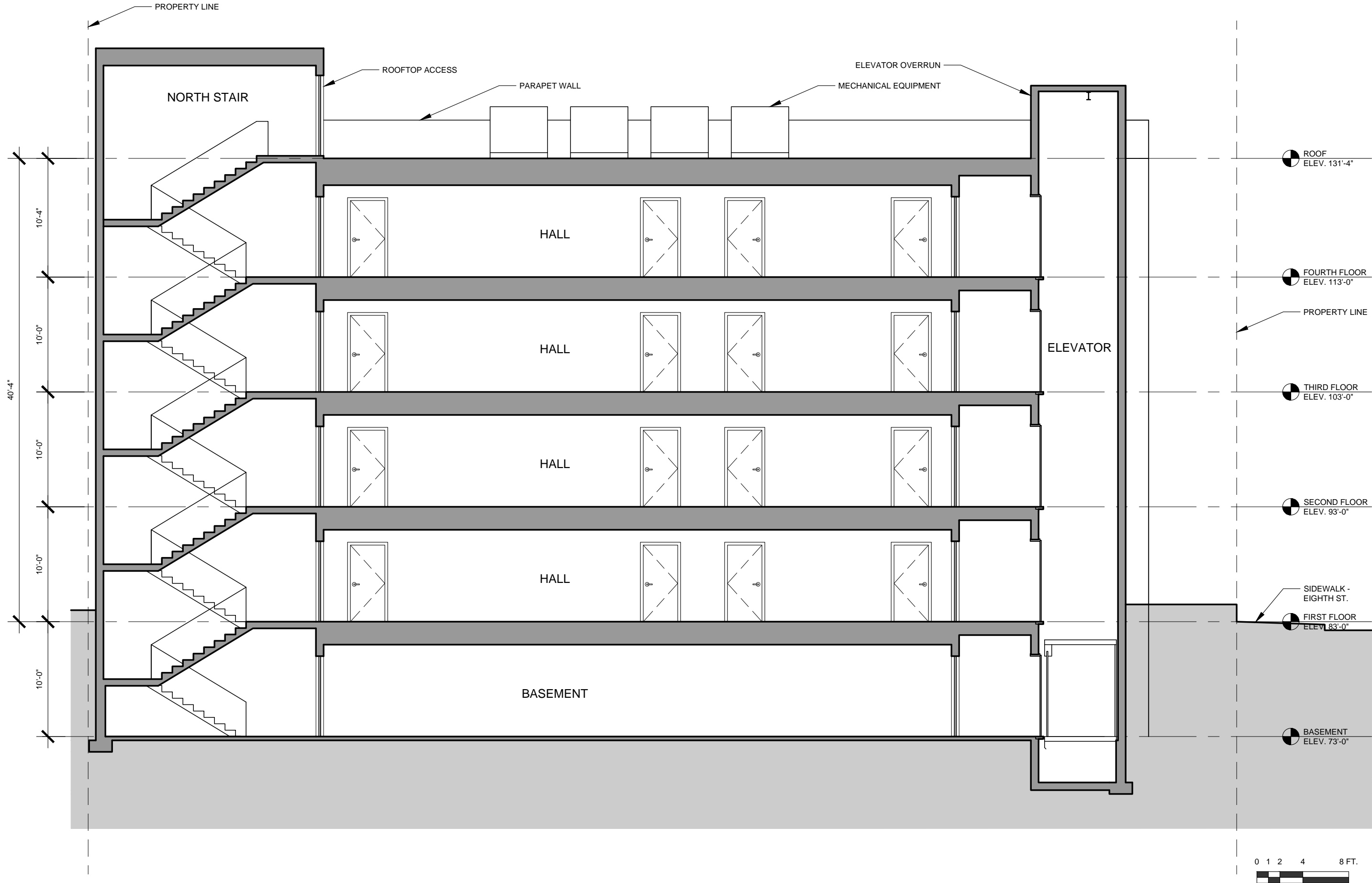
SECOND FLOOR  
ELEV. 93'-0"

THIRD FLOOR  
ELEV. 103'-0"

FOURTH FLOOR  
ELEV. 113'-0"

ROOF  
ELEV. 131'-4"

ARCHITECT :	JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			
	PROJECT : APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906			
	ISSUE: EAST ELEVATION CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION			
	DWN BY : RYAN / MC / MO	CKD BY : RYAN	DATE : 09-28-2021	SCALE : 1/8" = 1'-0"
DWG. NO. :				20



ARCHITECT :	PROJECT :	ISSUE:	DWG. NO. :	
			DWN BY: MO	21
JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	LONGITUDINAL SECTION CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION	DWN BY: MO	CKD BY: RYAN
			DATE: 09-28-2021	SCALE: 1/8" = 1'-0"



**ARCHITECT :**

**JACK RYAN ARCHITECT, LLC**  
400 WASHINGTON STREET - 2NB  
PROVIDENCE, RHODE ISLAND 02903  
401 749 1797  
[WWW.JACKRYANARCHITECT.COM](http://WWW.JACKRYANARCHITECT.COM)

**PROJECT :**

**APARTMENT BUILDING**  
24 EIGHTH STREET  
PROVIDENCE, RHODE ISLAND 02906

**ISSUE:**

**PERSPECTIVE VIEW UP EIGHTH ST**

DWN BY:

CKD BY :

DATE:

SCALE :

DWG. NO. :

22



ARCHITECT :  <b>JACK RYAN ARCHITECT, LLC</b>  400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797  WWW.JACKRYANARCHITECT.COM	PROJECT :  <b>APARTMENT BUILDING</b>  24 EIGHTH STREET  PROVIDENCE, RHODE ISLAND 02906	ISSUE:		DWN BY:	DWG. NO. :
		PERSPECTIVE VIEW FROM EIGHTH ST			
		CPC MINOR LAND DEVELOPMENT PROJECT		CKD BY :	23
		PRELIMINARY REVIEW SUBMISSION		RYAN	
				DATE : 09-28-2021	
		SCALE : N.T.S			

JACK RYAN ARCHITECT, LLC  
400 WASHINGTON STREET - 2NB  
PROVIDENCE, RHODE ISLAND 02903  
401 749 1797  
WWW.JACKRYANARCHITECT.COM





ARCHITECT : <b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM		PROJECT : <b>APARTMENT BUILDING</b> 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906		ISSUE: <b>PERSPECTIVE VIEW OF ENTRY</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b> <b>PRELIMINARY REVIEW SUBMISSION</b>		DWN BY:  
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ARCHITECT :	PROJECT :	ISSUE:	DWN BY:	DWG. NO. :
JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	APARTMENT BUILDING 24 EIGHTH STREET PROVIDENCE, RHODE ISLAND 02906	PERSPECTIVE VIEW FROM EIGHTH ST	CKD BY : RYAN	26
		CPC MINOR LAND DEVELOPMENT PROJECT	DATE : 09-28-2021	
		PRELIMINARY REVIEW SUBMISSION	SCALE : N.T.S	



ARCHITECT :  <b>JACK RYAN ARCHITECT, LLC</b>  400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797  WWW.JACKRYANARCHITECT.COM	PROJECT :  <b>APARTMENT BUILDING</b>  24 EIGHTH STREET  PROVIDENCE, RHODE ISLAND 02906	ISSUE:  <b>PERSPECTIVE VIEW OF COURT</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT</b>  <b>PRELIMINARY REVIEW SUBMISSION</b>	DWN BY:	DWG. NO. :
			CKD BY :	27
			RYAN	
			DATE :	
			09-28-2021	
			SCALE :	
			N.T.S	





ARCHITECT :  <b>JACK RYAN ARCHITECT, LLC</b>  400 WASHINGTON STREET - 2NB PROVIDENCE, RHODE ISLAND 02903 401 749 1797  WWW.JACKRYANARCHITECT.COM	PROJECT :  <b>APARTMENT BUILDING</b>  24 EIGHTH STREET  PROVIDENCE, RHODE ISLAND 02906	ISSUE:  <b>AERIEAL VIEW</b>  <b>CPC MINOR LAND DEVELOPMENT PROJECT PRELIMINARY REVIEW SUBMISSION</b>	DWN BY:	DWG. NO. :
			CKD BY: RYAN	28
			DATE : 09-28-2021	
			SCALE : N.T.S	