

Providence City Plan Commission

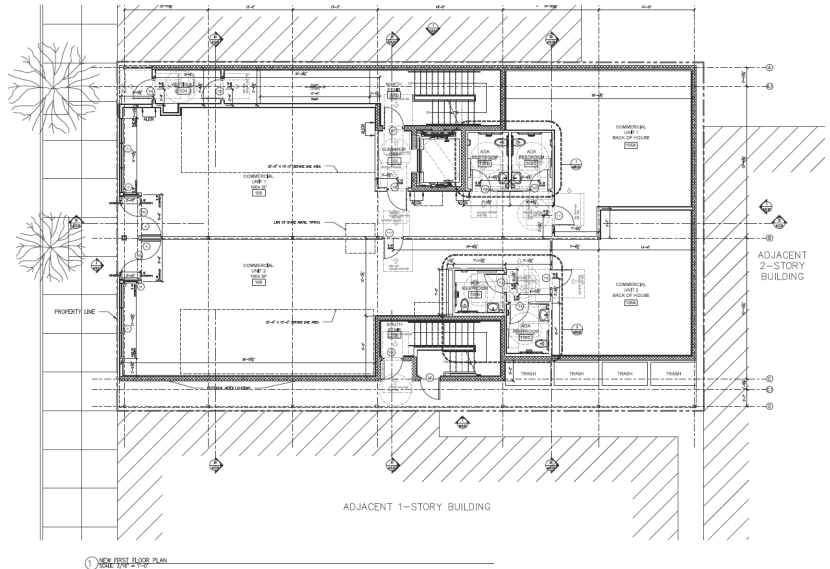
May 17, 2022



AGENDA ITEM 5 ■ 279 THAYER STREET



Aerial view of the site



Site plan

OVERVIEW

OWNER/ APPLICANT:	Two Cousins LLC c/o Michael Boutros, Owner and applicant	PROJECT DESCRIPTION:	The applicant is proposing to demolish the existing buildings to construct a new mixed-use four story building with two commercial units on the ground floor and residences on the upper three stories. Combination of the master and preliminary plan stages is requested.
CASE NO./ PROJECT TYPE:	22-023 MA Master Plan	RECOMMENDATION:	Approval of the Master and Preliminary Plan subject to the noted findings
PROJECT LOCATION:	279 Thayer Street C-2 zoning district, I-3E overlay AP 13 Lot 28	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	College Hill		



Building elevation and rendering



PROJECT OVERVIEW

The subject lot measures approximately 4,900 SF and is occupied by three buildings that the applicant is proposing to demolish to construct a four story mixed use building with two commercial units on the ground floor, a total of 12 residential units on the upper three stories, and basement space. The site is zoned C-2 under the I-3E overlay. The applicant is requesting to combine master and preliminary plan approval.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The property is zoned C-2 under the I-3E overlay. Mixed use development is permitted by right in the C-2 zone with no restriction on the number of dwelling units per lot. The I-3E overlay permits higher educational uses and is intended to encourage development along commercial corridors in proximity to institutions by promoting

pedestrian activity at the street levels and varied uses on upper floors. The development will conform to the intent of the overlay by providing commercial space on the ground floor and apartments above, which will provide a mix of two and three bedroom units.

Dimensions and site design

The three buildings occupying the lot will be demolished with the building set to the front, side and rear lot lines. A height of approximately 49' and four stories is proposed which is within the 50' height limit of the zone. Over 60% of the front façade will be located at the front lot line, meeting the design requirement of the C-2 zone. Residents will enter from a recessed entry on the northern portion of the building. The entrance to the commercial area will exceed the 50% transparency requirement. Each unit will be accessed from a 5.5' recessed entrance, with each being less than 8' in width.

A covered walkway providing access to trash pickup and the southern stairway is located at the southern end of the building.

The upper stories will be treated with fiber cement paneling with a lighting strip shaped like an inverted 'L' running on the side and parallel to the roof line, providing variety to the façade. The building's design and materials conform to the design requirements of the C-2 zone with no design waivers required.

Landscaping

A total of 740 SF of canopy coverage is required based on the size of the lot. The applicant is proposing to meet this requirement by retaining and/or replacing two street trees adjacent to the site.

Environmental management

An erosion control plan that will employ compost sock and siltsack sediment traps has been included with the submission. The development is exempt from the City's stormwater ordinance. Rooftop runoff will be carried via roof drains to an underground drainage pipe that will connect to the drainage main on Thayer Street.

Parking

No parking is required as the lot measures less than 10,000 SF. Two bicycle spaces are required to meet the bicycle parking requirement of one bicycle space for every five units. A total of three spaces will be provided, of which two will be long term and located in the basement. The applicant should indicate the location of the bike parking spaces on the final plan.

Lighting

Illumination will be provided on the building facades through recessed can lights within building projections and above entryways. Additional lighting will also be provided in the light fixture on the front building façade. Cut sheets of light fixtures are provided and there will be no trespass onto neighboring properties.

Combination of stages

Based on the foregoing analysis, it is the DPD's opinion that the CPC should vote to combine review of the master and preliminary plan stages, finding that the submission meets the requirements for both stages with no waivers or variances required.

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 and preliminary plan stages:

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 that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Neighborhood Commercial/Mixed Use development. The plan describes these areas as ones intended to foster pedestrian oriented needs like retail and housing in buildings oriented toward the street. The development conforms to this land use designation. As the building will be located on a commercial corridor, it conforms to objective BE-2 of the plan which encourages new development to complement traditional character. Creation of housing will conform to objective H-2 of the plan which encourages creation of new housing.

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

Use: Mixed use development is permitted by right in the C-2 zone.

Dimension: The development conforms to the dimensional and design requirements of the C-2 zone.

Parking: No parking is required, but the applicant will meet the bicycle parking requirement.

Landscaping: The applicant will meet the landscaping requirement by retaining and/or replacing two existing street trees.

Lighting: A lighting plan has been submitted.

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.*

No negative environmental impacts are expected as the applicant is expected to come into conformance with 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.*

There are no physical constraints that impact development of this property, as the lot complies with the dimensional requirements of the C-2 zone with no impediments to development.

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 pedestrian access will be provided from Thayer Street

RECOMMENDATION

1. The CPC should vote to combine review of the master and preliminary plan stages.
2. The CPC should vote to approve the master/preliminary plans subject to the following conditions:
 - The final plan shall include the location of bike parking in the basement.
 - Any replacement of street trees shall be subject to the City Forester's approval.
3. Final plan approval should be delegated to DPD staff.

THAYER STREET REDEVELOPMENT

A PROPOSED MIXED-USE BUILDING CONSISTING OF 2 COMMERCIAL UNITS & 12 RESIDENTIAL UNITS

279 THAYER STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 28

ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT &
IE-3 EDUCATIONAL INSTITUTIONAL OVERLAY DISTRICT

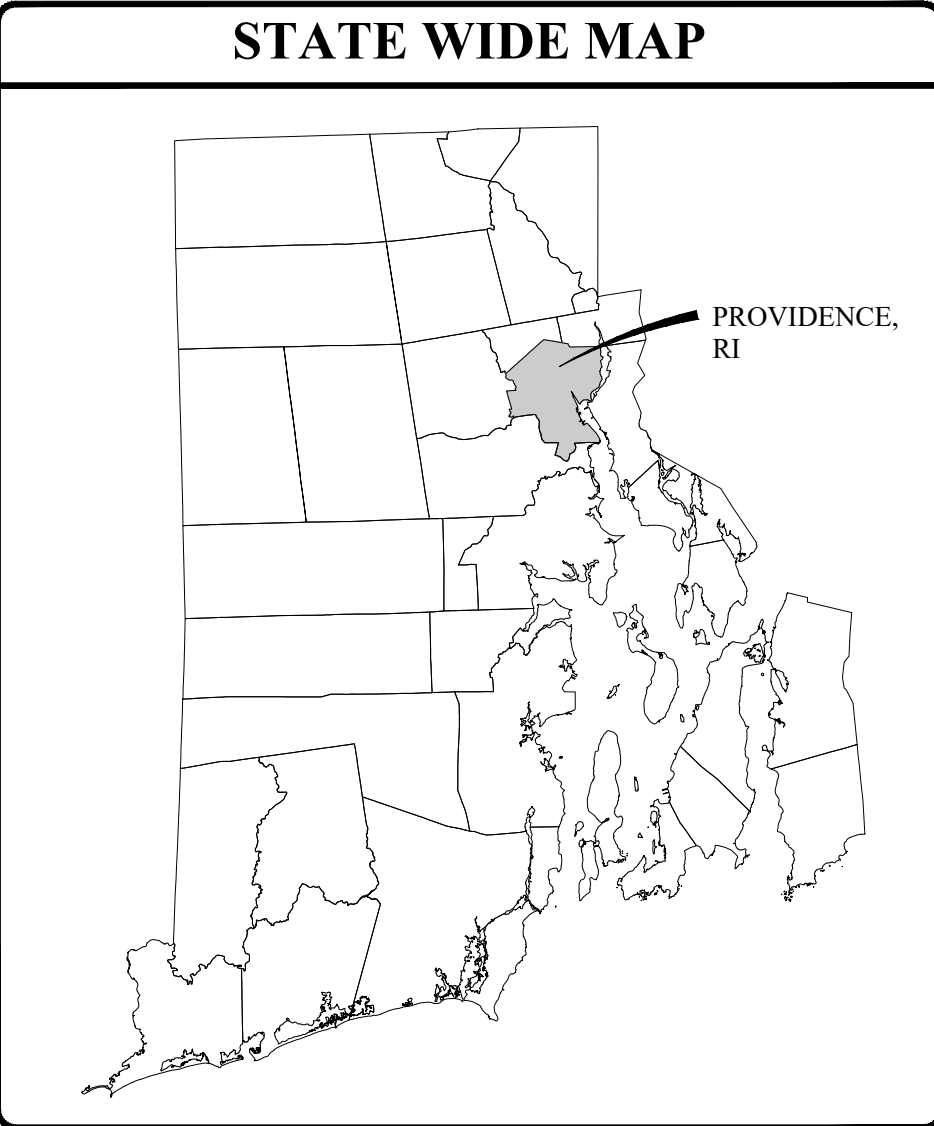
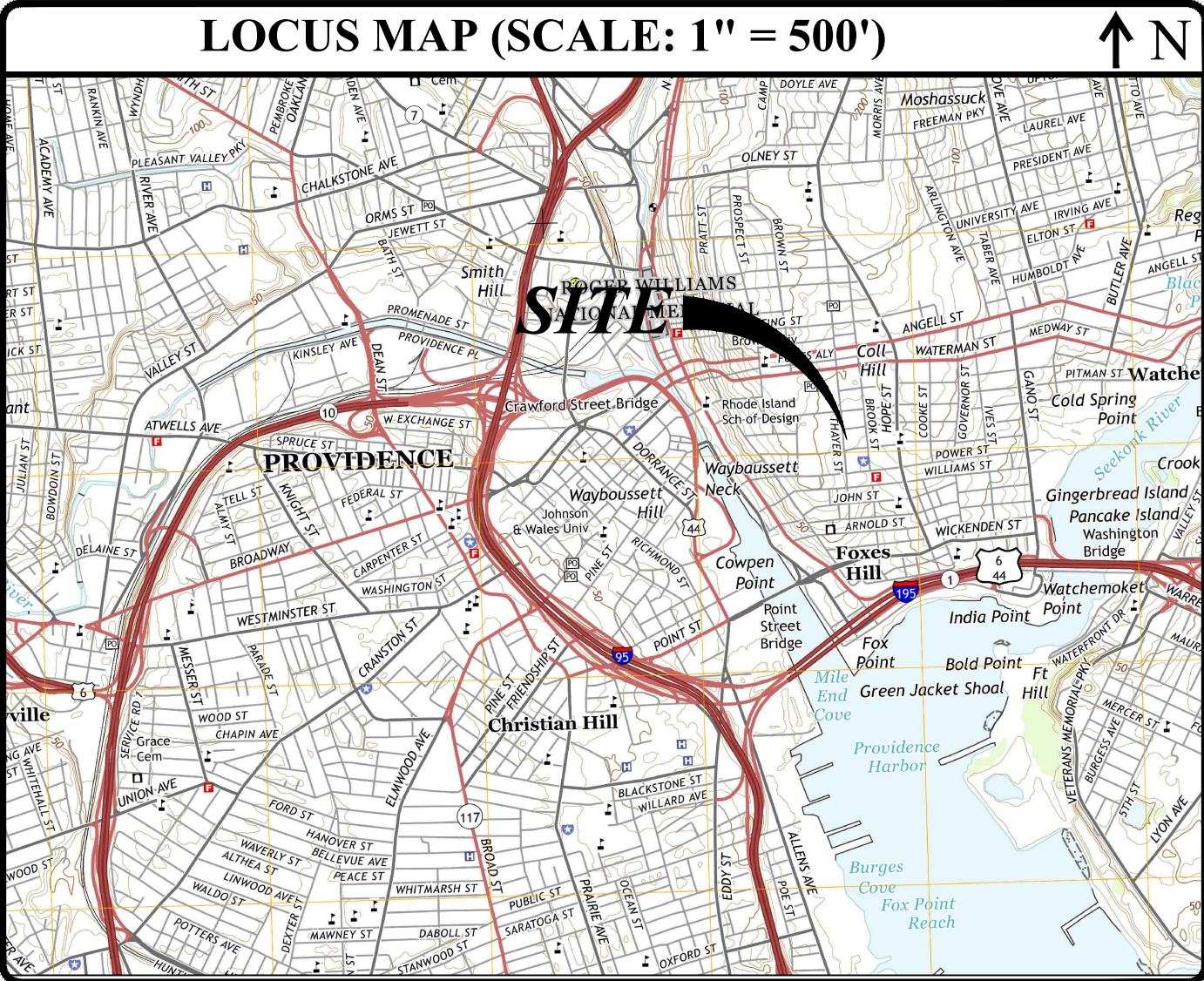


IMAGE COURTESY OF BISBANO + ASSOCIATES, INC., DATED FEBRUARY 2022

FILINGS:

COMBINED MASTER PLAN AND PRELIMINARY PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC)
PROVIDENCE WATER SUPPLY BOARD - DOMESTIC AND FIRE PROTECTION CONNECTION APPLICATION
NARRAGANSETT BAY COMMISSION - SEWER CONNECTION PERMIT
CITY OF PROVIDENCE ENGINEERING DIVISION

PROJECT TEAM			
OWNER/ APPLICANT:	TWO COUSINS, LLC C/O MICHAEL BOUTROS 217 OLD RIVER ROAD LINCOLN, RI 02865 PHONE: 401-965-6852	CIVIL:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313
		ARCHITECT:	BISBANO & ASSOCIATES, INC. 188 VALLEY STREET PROVIDENCE, RI 02909 PHONE: 401-404-8310 FAX: 401-404-8311
		SURVEYOR:	OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE CRANSTON, RI 02920 PHONE: 401-463-9696



INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	EXISTING CONDITIONS & SITE PREPARATION PLAN
4	SITE, GRADING, DRAINAGE & UTILITY PLAN
5	SITE DETAILS

PROPOSED MIXED-USE BUILDING
279 THAYER STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 28

REVISIONS:		
NO.	DATE	DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	JAS/SD/SEP
CHECKED BY:	JAC
DATE:	APRIL 2022
PROJECT NO:	21-73b

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 5

JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING & ARCHITECTURE
SITE DEVELOPMENT & PRELIMINARY DESIGN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
4.19.2022

GENERAL NOTES:

- THIS PLAN IS BASED ON CLASS I LIMITED CONTENT BOUNDARY SURVEY DATED APRIL 2021, AND A CLASS III TOPOGRAPHIC SURVEY DATED MARCH 2022, PERFORMED BY OCEAN STATE PLANNERS, INC. LOCATED AT 1255 OAKLAWN AVENUE, CRANSTON, RI.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THE SITE IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, MAP NUMBER 440007C0309K, BASED ON THE FEMA FLOOD INSURANCE RATE MAP, DATED OCTOBER 2, 2015. THE SITE AND ALL ADJACENT SITES LIE IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL-CHANCE FLOOD HAZARD AREA.
- SOILS ON THE SITE CONSIST OF PAXTON-URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES (PD). THESE SOILS ARE GENERALLY WELL DRAINED, WITH A DEPTH TO THE SEASONAL HIGH GROUNDWATER OF 18 TO 37-INCHES, BELONGING TO HYDROLOGIC GROUP D.
- THERE ARE NO KNOWN WETLANDS ON SITE. THE SITE IS LOCATED WITHIN THE SEEKONK-PROVIDENCE RIVER WATERSHED (RIDEA INVENTORY NO. 010900040901).
- THERE IS AN EASEMENT ON THE SUBJECT PROPERTY; "COMMON EASEMENT AGREEMENT PER DEED B.K. 9399/P.G. EASEMENT WITH PLAN". THERE ARE NO KNOWN EXISTING PUBLIC RECREATIONAL OR CULTURAL RESOURCES LOCATED WITHIN THE SUBJECT SITE.

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL PLANS, STRUCTURAL PLANS, PLUMBING PLANS, FIRE PROTECTION PLANS, AND ELECTRICAL PLANS, FOR ACTUAL SIZE OF THE PROPOSED BUILDING AND WORK WITHIN 5 FEET OF THE PROPOSED BUILDING.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF BRYANT UNIVERSITY AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, ROADWAY CONSTRUCTION, AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2004 EDITION (WITH LATEST ADDENDA) AND THE RIDOT STANDARD DETAILS, MAY 2015 EDITION (WITH LATEST ADDENDA).

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY AND VEHICULAR SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION.
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DIVIDES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS SHALL NOT BE PARKED IN THE STATE OR CITY RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS CHANNELING DEVICES, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE RIDOT SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS SHALL BE PROTECTED WITH SILTSACK SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEANED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEEDED AREAS TO ENSURE THAT A GOOD STANDING OF VEGETATION IS MAINTAINED.
- ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE SILT FENCE/HAYBALES SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE/HAYBALES AS NEEDED. THE CONTRACTOR SHALL CLEAN THE ACCUMULATED SEDIMENT IF HALF OF THE ORIGINAL HEIGHT OF THE HAY-BALES BECOMES FILLED WITH SEDIMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER, TOWN ENGINEER, OR OWNER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND EROSION AND SEDIMENTATION HANDBOOK", DATED 1993 AMENDED 2014.

MISCELLANEOUS UTILITY NOTES:

- PRIOR TO CONSTRUCTION ALL POTENTIAL UTILITY/DRAINAGE CONFLICTS MUST BE IDENTIFIED BY THE CONTRACTOR. ANY MODIFICATIONS TO THE PROPOSED UTILITIES TO AVOID CONFLICTS MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- OVERHEAD ELECTRIC AND TELEPHONE SERVICES ARE TO BE REMOVED BY THE APPROPRIATE UTILITY COMPANY AND COORDINATED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE A SUFFICIENT NUMBER OF WORKMEN AND GUARDS AS MAY BE NECESSARY TO PROPERLY SAFEGUARD THE PUBLIC FROM THEIR OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS AGAINST DAMAGING OF PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES AND SHALL PROMPTLY REPAIR AT THEIR OWN EXPENSE ANY DAMAGE TO SUCH PAVING, SIDEWALKS, UTILITIES, OR PRIVATE PROPERTIES TO THE SATISFACTION OF THE OWNER OR CITY.
- EXISTING UTILITY FRAMES AND COVERS FOR SANITARY SEWER, WATER, GAS, STORM DRAINAGE AND OTHER UTILITIES SHALL BE ADJUSTED TO GRADE AS REQUIRED IN NEW PAVING AND PAVEMENT OVERLAY AREAS.
- ALL SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NARRAGANSETT BAY COMMISSION SEWER REQUIREMENTS.
- ALL NEW SEWER PIPES AND MANHOLES SHALL BE CLEANED AND TESTED PRIOR TO ACCEPTANCE. GRAVITY SEWER PIPES SHALL BE REQUIRED TO PASS BOTH LOW PRESSURE AIR AND DEFLECTION (IE., MANDREL) TESTING. LOW PRESSURE SEWER PIPING SHALL BE REQUIRED TO PASS A LOW PRESSURE (IE., HYDROSTATIC) TEST.
- A BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT EACH SEWER SERVICE BUILDING CONNECTION THAT IS BELOW THE RIM ELEVATION OF THE NEAREST SEWER MANHOLE, AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE AND THE NARRAGANSETT BAY COMMISSION.
- APPLICANT IS REQUIRED TO PROVIDE TWO SETS OF FINAL AS-BUILT PLANS TO NARRAGANSETT BAY COMMISSION AND ENGINEERING DEPARTMENT UPON COMPLETION OF CONSTRUCTION, PRIOR TO FINAL ACCEPTANCE. AS-BUILT PLANS SHALL INCLUDE FIELD MEASUREMENTS OF ALL INSTALLED PIPE AND APPURTENANCES, INCLUDING LENGTH, SLOPE, MANHOLE RIMS AND INVERTS, AS WELL AS SWING TIES/MEASUREMENTS TO ALL MANHOLES, SEWER STUBS, AND/OR LATERAL SERVICE CONNECTIONS.
- INSPECTION OF ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY NARRAGANSETT BAY COMMISSION. APPLICANT SHALL PROVIDE SCHEDULE FOR CONSTRUCTION AS SOON AS POSSIBLE TO ALLOW FOR DEVELOPMENT OF INSPECTION FEE, TO BE PAID BY APPLICANT DIRECTLY TO THE NARRAGANSETT BAY COMMISSION. UPON PAYMENT OF FEE, COMMENCEMENT OF CONSTRUCTION INSPECTION REQUIRES MINIMUM NOTIFICATION OF 48-HOURS.
- APPLICANT IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS FROM LOCAL, STATE, AND/OR FEDERAL AGENCIES WITH REGULATORY JURISDICTION OVER THE PROPOSED WORK. COPIES OF ALL PERMITS SHALL BE PROVIDED TO NARRAGANSETT BAY COMMISSION AND CITY ENGINEER PRIOR TO CONSTRUCTION. ALL SEWER CONSTRUCTION SHALL BE PERFORMED BY A DRAIN LAYER LICENSED IN THE STATE OF RHODE ISLAND AND THE TOWN OF SMITHFIELD.
- NO FLOW WILL BE ACCEPTED UNTIL A COMPLETION CERTIFICATE IS ISSUED.
- THE CONTRACTOR SHALL CONFINE HIS CONSTRUCTION OPERATIONS AND ACTIVITIES TO WITHIN THE STREET LINES, EASEMENT AND/OR RIGHT-OF-WAY, AS SHOWN ON THE DRAWINGS.
- PRIOR TO CONSTRUCTION OF THE RELOCATION OF ALL WATER MAINS, THE CONTRACTOR SHALL COORDINATE WITH PROVIDENCE WATER SUPPLY BOARD FOR INSPECTION AND CHLORINATION OF NEW PIPING, FITTINGS AND VALVES.

DRAINAGE SYSTEM NOTES:

- THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.
- BMP MAINTENANCE SCHEDULE:**
- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.
 - INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
 - UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
 - ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMC, 2010).
 - AFTER CONSTRUCTION, STORMWATER BMPs SHALL BE INSPECTED AND MAINTAINED BY THE OWNER AS FOLLOWS:
 - PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
 - KEEP ROOFS CLEAN AND FREE OF DEBRIS.
 - KEEP ROOF DRAINAGE SYSTEMS CLEAR.

ROOF DRAIN LEADERS

- PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
- KEEP ROOFS CLEAN AND FREE OF DEBRIS.
- KEEP ROOF DRAINAGE SYSTEMS CLEAR.

LOAMING & SEEDING

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS 'LOAM AND SEED' ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).
- PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
- SEEDING
AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4-5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

- 40% CREEPING RED FESCUE
- 20% IMPROVED PERENNIAL RYEGRASS
- 20% IMPROVED KENTUCKY BLUEGRASS
- 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

LEGEND

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STONE WALL
- EXISTING CURB
- PROPOSED CURB
- EXISTING GUARD RAIL
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING TELECOM DUCTBANK
- EXISTING ELECTRIC DUCTBANK
- RELOCATED ELECTRIC DUCTBANK
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER SHUT OFF VALVE
- PROPOSED WATER SHUT OFF VALVE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- N/F --- NOW OR FORMERLY
- TREELINE
- SILT FENCE
- LIMIT OF DISTURBANCE
- TEMPORARY LIMIT OF DISTURBANCE
- TEST HOLE

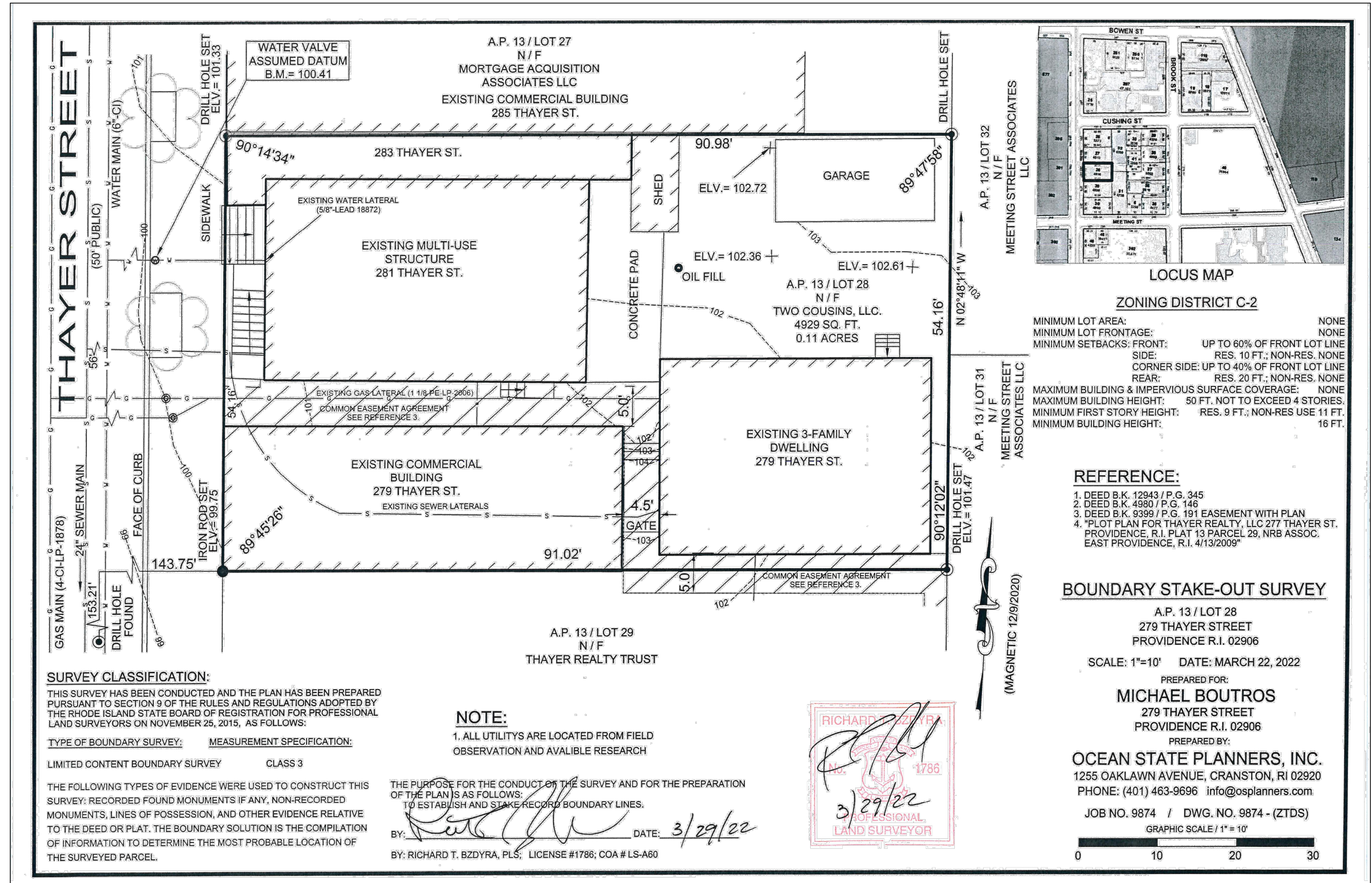
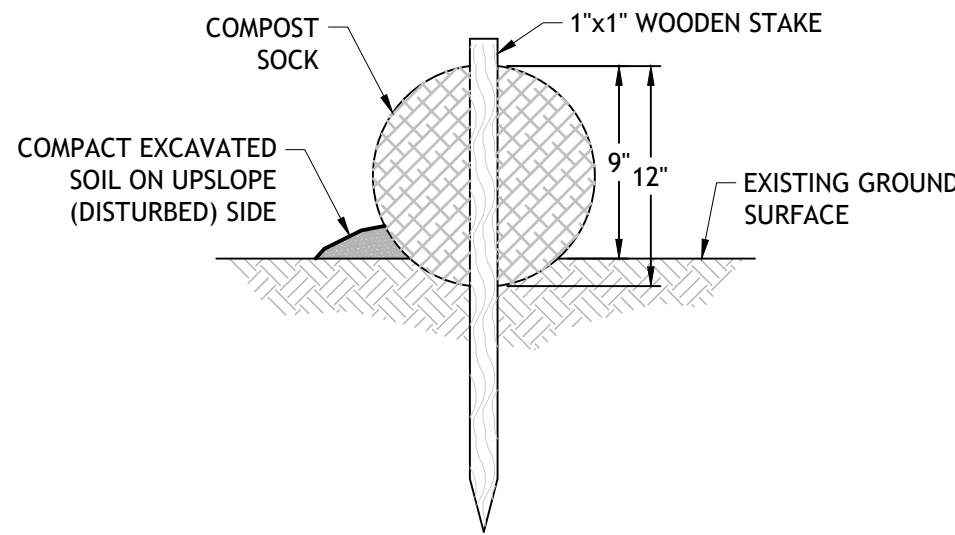


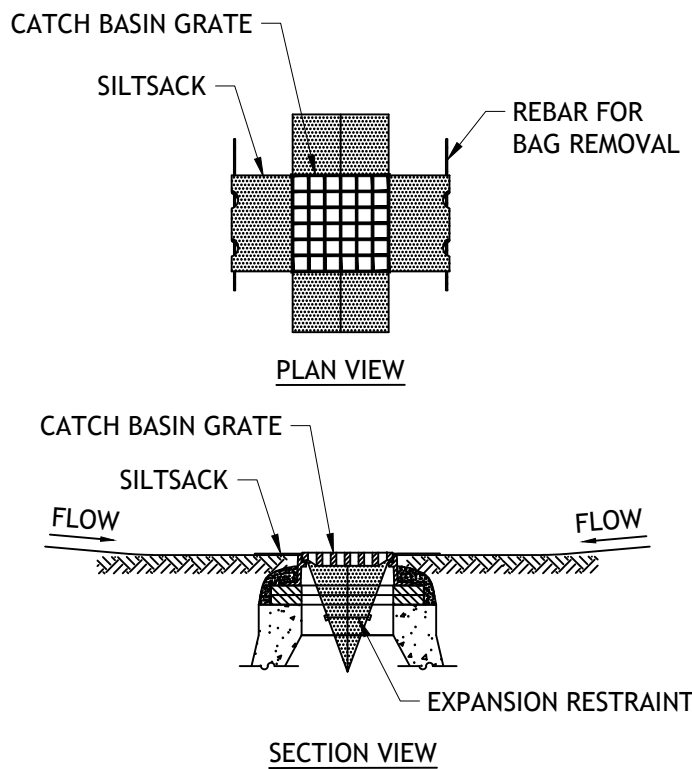
Diagram illustrating the layout of a stockpile. The central area is labeled "STOCKPILE MATERIAL". The outer boundary is labeled "COMPOST SOCK (SEE DETAIL)". A dimension line indicates a distance of "5' MAX. FROM TOE OF SLOPE" from the toe of the slope to the compost sock.

1



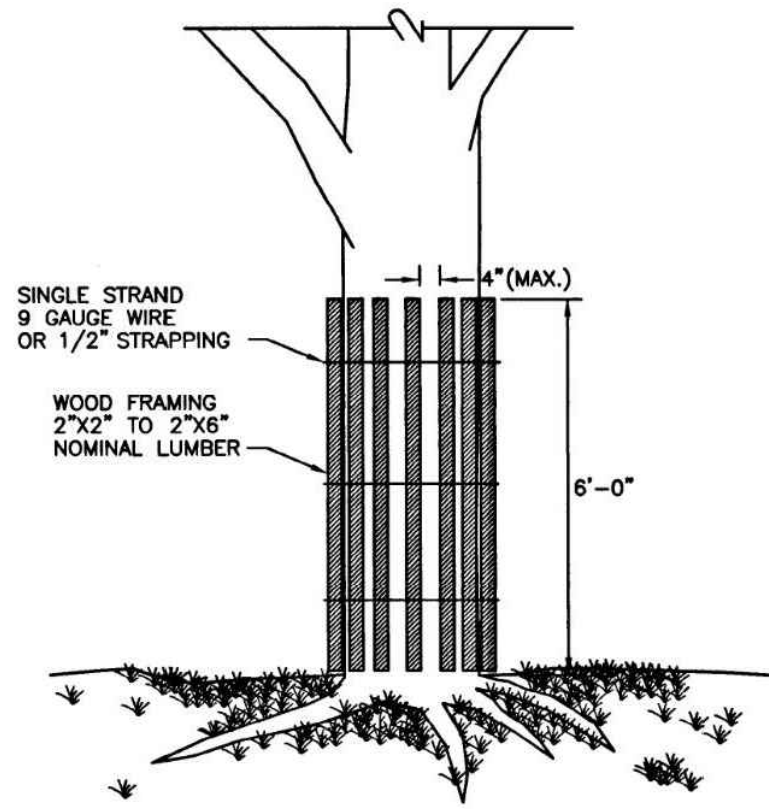
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- NOTES:**



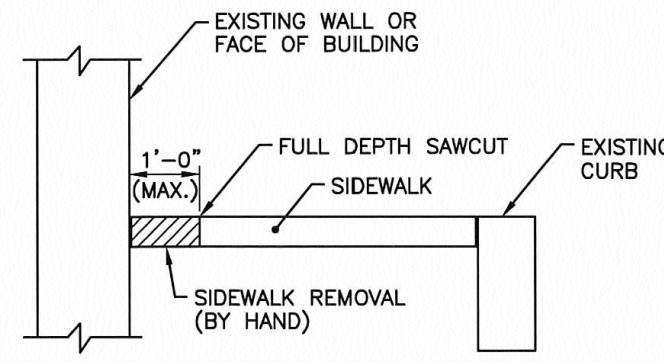
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- NOTES:



NO
SH

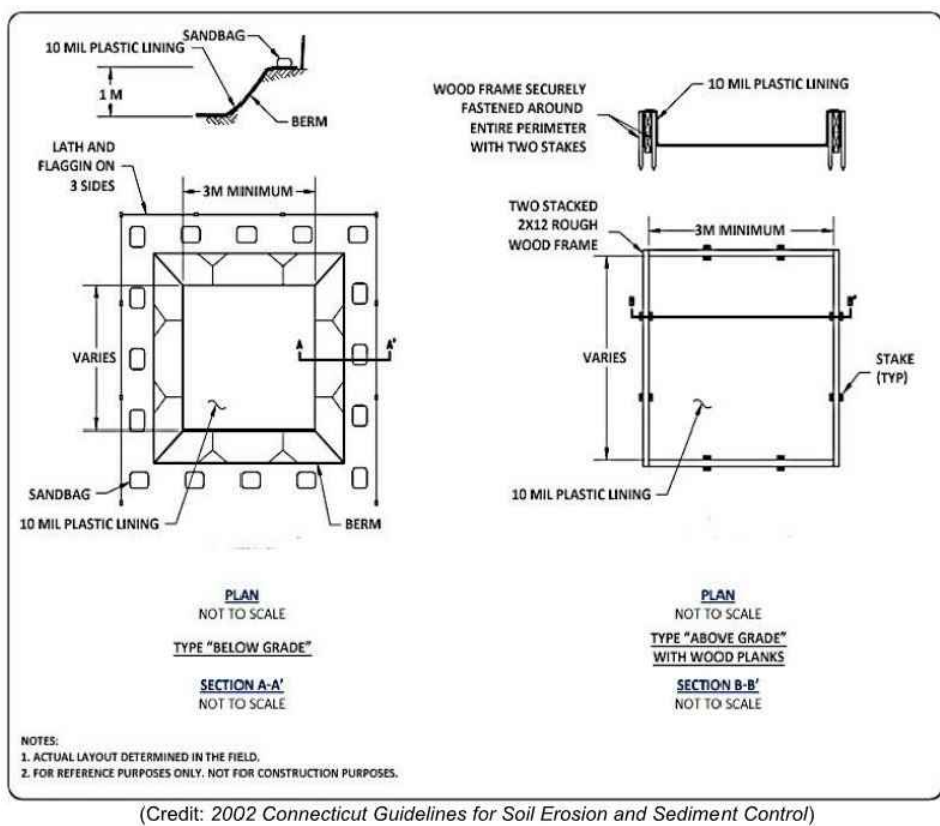
RHODE ISLAND DEPARTMENT OF TRANSPORTATION			
REVISONS		TREE PROTECTION DEVICE	R.I. STANDARD 51.1.0
NO.	BY DATE		
		<i>James A. Gaudin</i> CHIEF ENGINEER DEPARTMENT OF TRANSPORTATION	<i>Edward P. Rinaldi</i> CHIEF SCIENCE DIVISION DEPARTMENT OF TRANSPORTATION
		JUNE 15, 1998 ISSUE DATE	



- NOTES:

SIDEV

ISSUE DATE: 1/6/13



4

- SOIL**

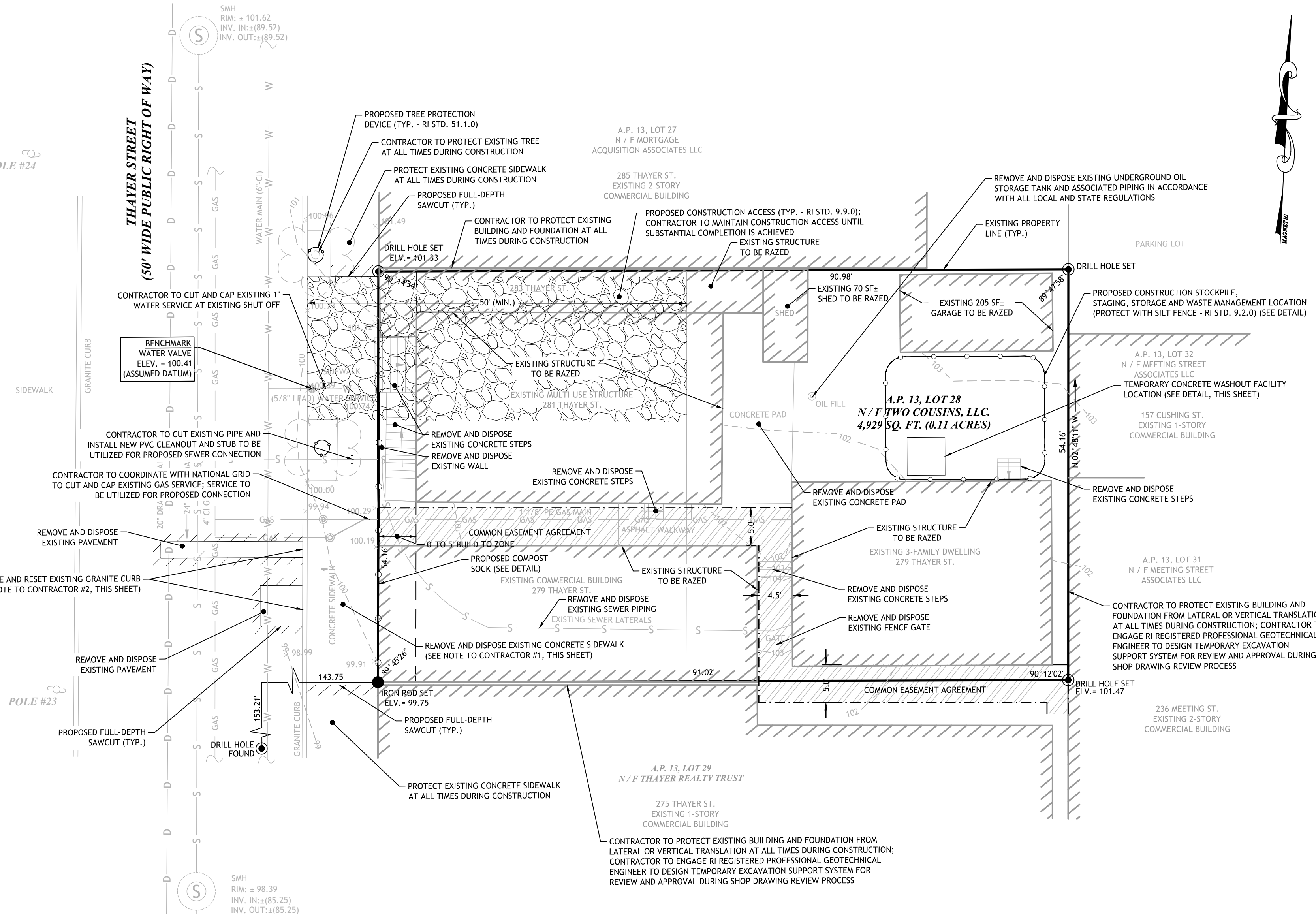
1. CC

NOTE

1. A

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	C2
MINIMUM LOT AREA	NONE
MINIMUM BUILDING HEIGHT	16 FT.
MINIMUM FIRST STORY HEIGHT	SEE NOTE 1
MAXIMUM BUILDING HEIGHT	50 FT. ²
MAXIMUM BUILDING COVERAGE	NONE
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	NONE
MINIMUM FRONT SETBACK	SEE NOTE 3
MINIMUM SIDE SETBACK	SEE NOTE 4
MINIMUM REAR SETBACK	SEE NOTE 5

- ## NOTES



SCALE (FEET)

LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT: 1-888-DIG-SAFE
1-888-344-7233

279 THAYER STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 28

REVISIONS:

[illegible]

DESIGNED BY: WMLJR

DRAWN BY:	JAS/SD/S
CHECKED BY:	JAC

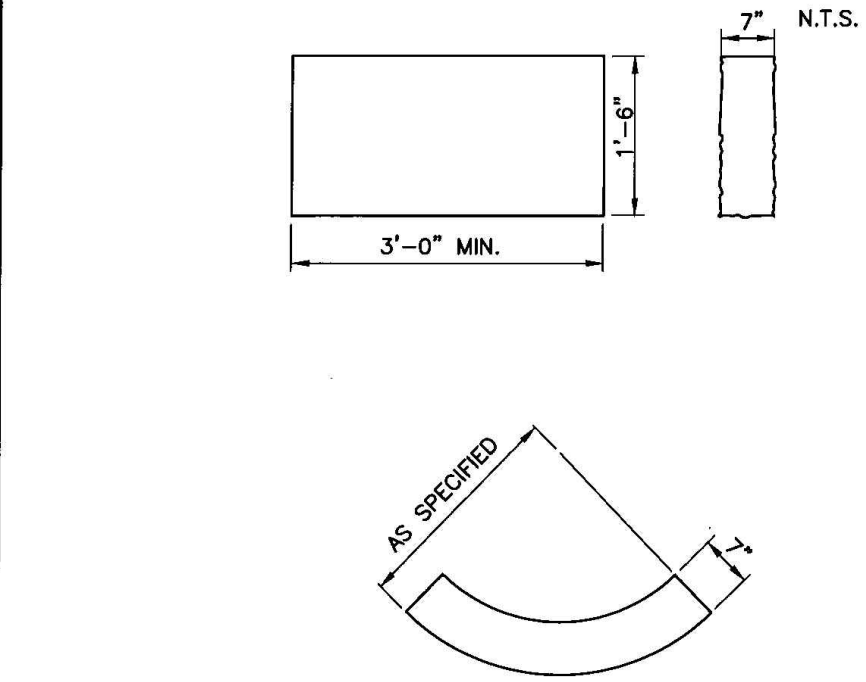
CHECKED BY:	JAC
DATE:	APRIL 20

PROJECT NO: 21-73b

PRELIMINARY, NOT FOR
CONSTRUCTION

**EXISTING
CONDITIONS &
SITE PREP.
PLAN**

**SHEET
3 OF 5**

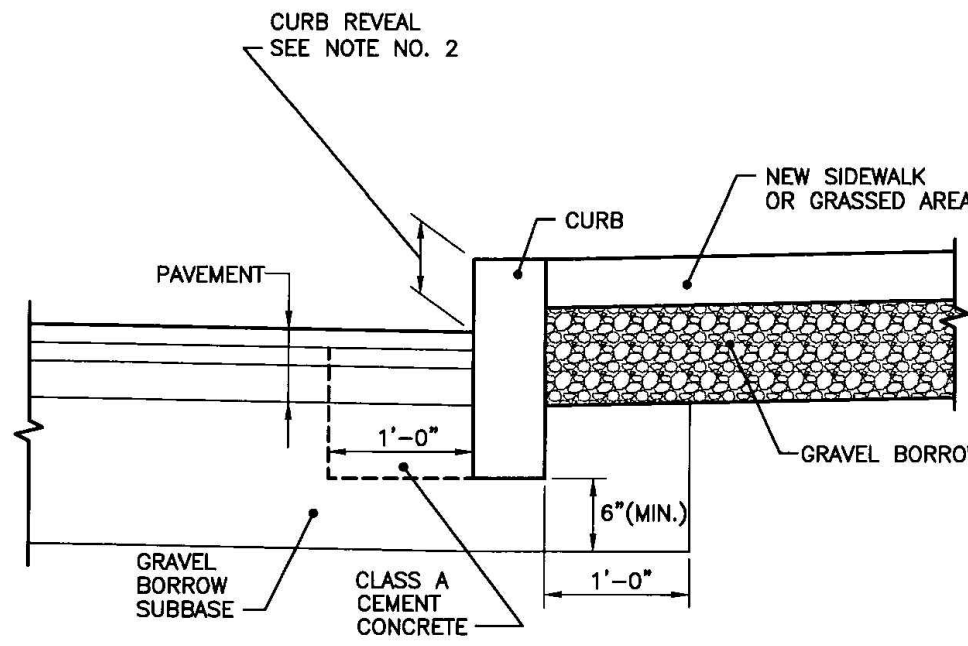


- NOTE:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE SAWCUT OR QUARRY SPLIT.
 3. MINIMUM LENGTH OR CIRCULAR PIECES TO BE 3'-0".
 4. CIRCULAR CURB IS REQUIRED ON CURVES AS INDICATED. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. CURB TO BE SET PER PROVIDENCE CURB SETTING DETAIL.

GRANITE CURB - STRAIGHT AND CIRCULAR
N.T.S.



ISSUE DATE: 1/6/17

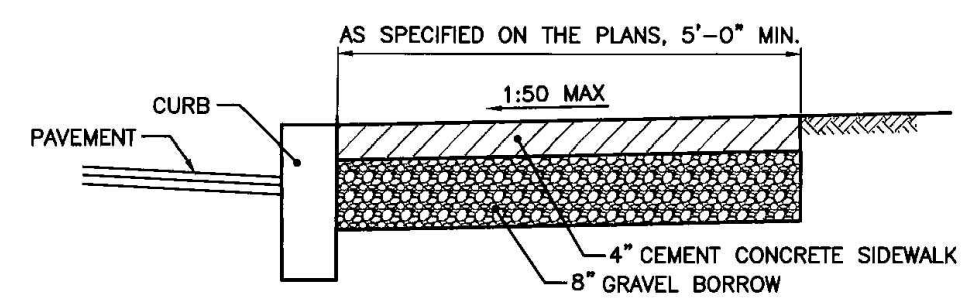


- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. NEW CURBING CONSTRUCTION SHALL BE SET AT A 6 INCH REVEAL OR AS INDICATED ON PLANS OR DIRECTED BY PROVIDENCE DPW. NEW CURBING INSTALLED ADJACENT TO EXISTING CURBING SHALL MATCH THE EXISTING REVEAL OR A MINIMUM OF 4 INCHES, WHICHEVER IS GREATER. IF ADJACENT EXISTING REVEAL IS LESS THAN 4 INCHES, THE FIRST SECTION OF NEW CURB SHALL TRANSITION TO 4" REVEAL.

CURB SETTING DETAIL
N.T.S.



ISSUE DATE: 1/6/17



- NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE CURB SETTING DETAIL WHERE APPLICABLE.
 3. RUNNING SLOPE OF SIDEWALK SHALL NOT EXCEED 8.3% (1:12). TYPICALLY, RUNNING SLOPE SHALL MATCH ROAD SLOPE.
 4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% (1:50).
 5. SIDEWALK MAY BE SUBJECT TO GRASS STRIP INSTALLATION. CONSULT WITH DPW ENGINEERING.
 6. GRAVEL BORROW BASE SHALL COMPACT TO ACHIEVE SOIL DENSITY VALUES OF PER MODIFIED PROCTOR DENSITY (ASTM D1557).
 7. SIDEWALK REPAIRS TWENTY FEET OR LONGER ARE SUBJECT TO REQUIREMENTS HEREIN. SIDEWALK REPAIRS SHORTER THAN TWENTY FEET SHALL MAKE EVERY EFFORT TO MEET REQUIRED SLOPES.
 8. CONTROL JOINTS SHALL BE INSTALLED EVERY 5 FEET IN EACH DIRECTION.
 9. EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION AT FOUNDATIONS AND WALLS AND IN A SQUARE PATTERN AROUND MANHOLE COVERS, HYDRANTS, SIGN POSTS AND UTILITY POLES. THE EXPANSION JOINT SHALL BE THE FULL DEPTH OF THE SIDEWALK AND FILLED WITH AN APPROVED TYPE OF PREMOULDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK
N.T.S.



ISSUE DATE: 1/6/17

ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	C2	C2
MINIMUM LOT AREA	NONE	4,929 SF
MINIMUM BUILDING HEIGHT	16 FT.	50 FT.
MINIMUM FIRST STORY HEIGHT	11 FT ¹	12 FT
MAXIMUM BUILDING HEIGHT	50 FT ²	50 FT (4 STORIES)
MAXIMUM BUILDING COVERAGE	NONE	83.5%
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	NONE	100%
MINIMUM FRONT SETBACK	SEE NOTE 3	0.33 FT± (77.6%)
MINIMUM SIDE SETBACK	NONE ³	0.48 FT±
MINIMUM REAR SETBACK	NONE ³	1.1 FT±

- NOTES:
1. 9 FT RESIDENTIAL USE; 11' NON-RESIDENTIAL USE.
 2. 50 FT, NOT TO EXCEED 4 STORIES.
 3. BUILD TO ZONE OF 0-5 FT; THE REQUIRED BUILD-TO PERCENTAGE IS 60% ON THE FRONT LOT LINE.
 4. NONE, UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 10 FT.
 5. NONE; UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20 FT.

LANDSCAPING REQUIREMENTS:
PER SECTION 1503 - ON-SITE LANDSCAPING AND REQUIRED TREES
SECTION C - REQUIRED TREE CANOPY
(ALL OTHER DISTRICTS: 15% OF THE SF OF THE LOT)

4,929 SF TOTAL LOT AREA x 15% OF LOT AREA
= 739 SF OF TREE CANOPY

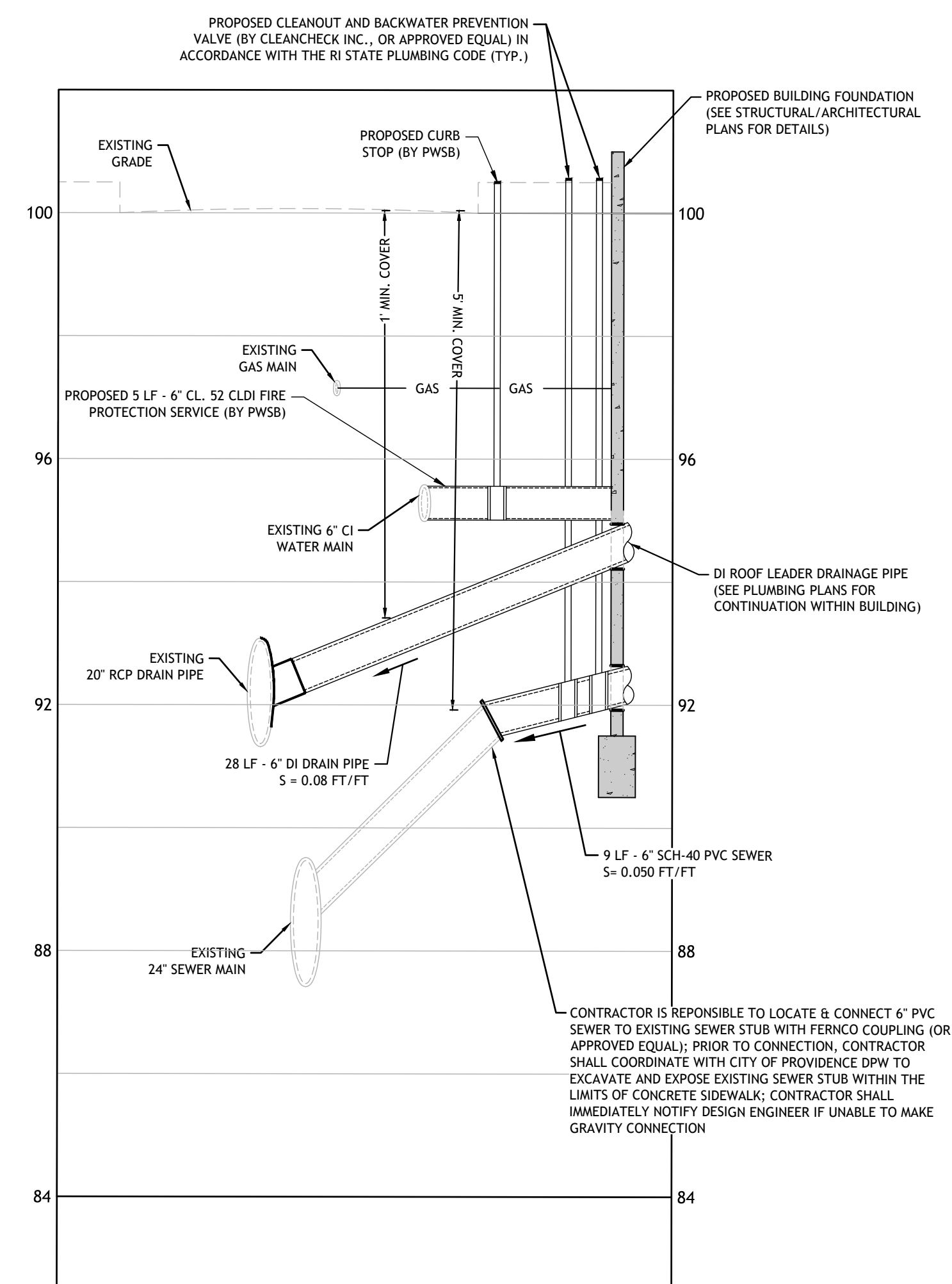
REQUIRED: 739 SF OF TREE CANOPY*
*TWO EXISTING STREET TREES ADJACENT TO THE SUBJECT
PROPERTY ARE ASSUMED TO MEET THIS REQUIREMENT

VEHICLE AND BICYCLE PARKING REQUIREMENTS:

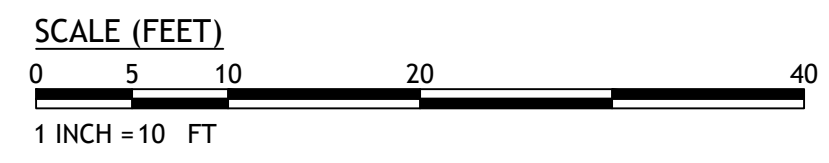
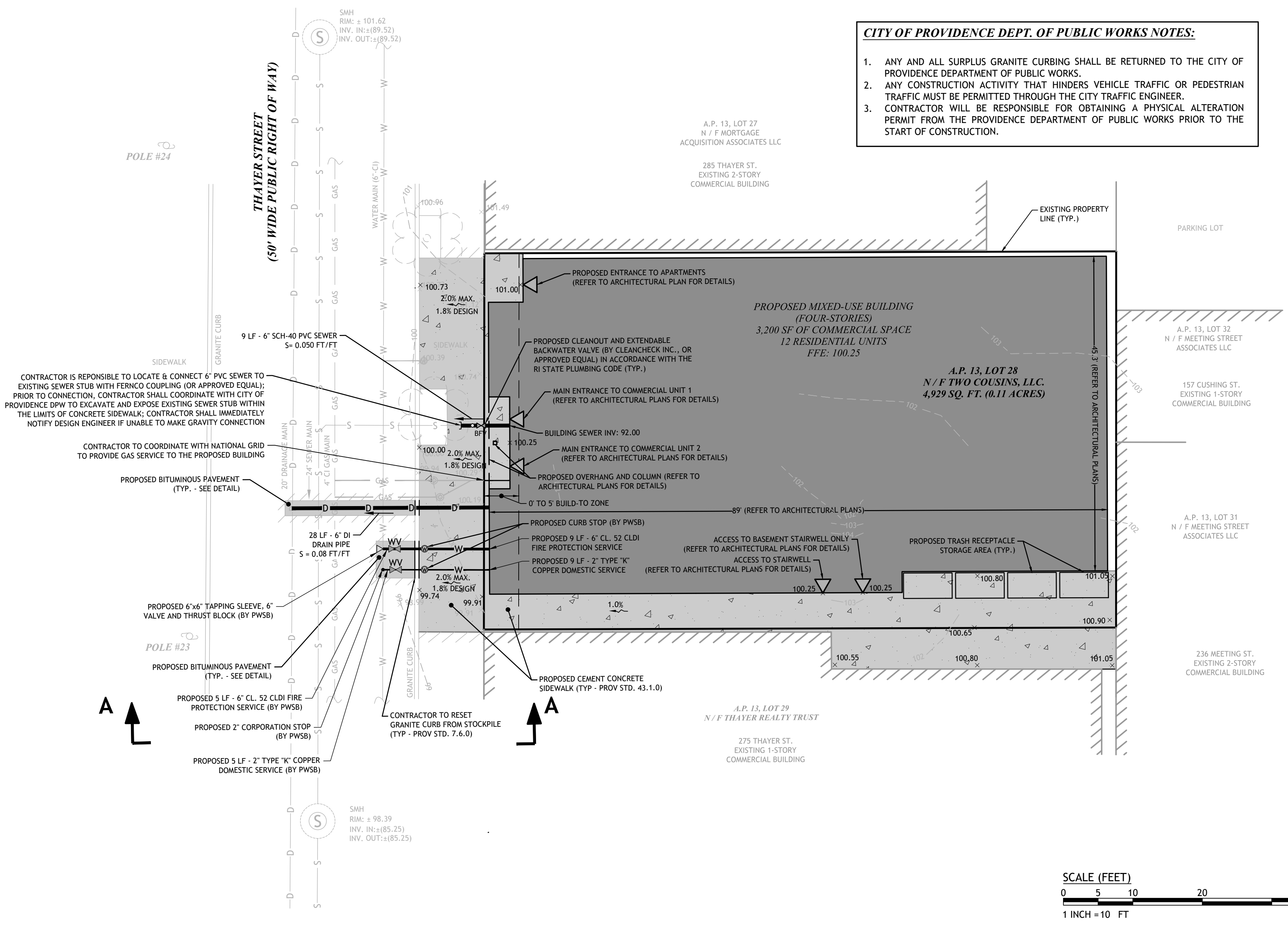
VEHICLE PARKING: PER SECTION 1410.B.7 OF THE PROVIDENCE
ZONING ORDINANCE, IN THE C-1 AND C-2 DISTRICTS, ALL LOTS OF
10,000 SQ. FT. OF LESS ARE EXEMPT FROM PARKING REQUIREMENTS.
THEREFORE, NO VEHICLE OR BICYCLE PARKING IS PROPOSED.

BICYCLE PARKING: PER SECTION 1402, TABLE 14-1, OF THE
PROVIDENCE ZONING ORDINANCE, ONE (1) BICYCLE SPACES IS
REQUIRED PER FIVE (5) DWELLINGS. TWELVE (12) DWELLING UNITS
ARE PROPOSED, THEREFORE THREE (3) BICYCLE SPACES ARE
PROPOSED. ALL BICYCLE SPACES ARE PROPOSED WITHIN THE
BASEMENT OF THE STRUCTURE; REFER TO ARCHITECTURAL PLANS
FOR DETAILED LOCATIONS.

- CITY OF PROVIDENCE DEPT. OF PUBLIC WORKS NOTES:**
1. ANY AND ALL SURPLUS GRANITE CURBING SHALL BE RETURNED TO THE CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS.
 2. ANY CONSTRUCTION ACTIVITY THAT HINDERS VEHICLE TRAFFIC OR PEDESTRIAN TRAFFIC MUST BE PERMITTED THROUGH THE CITY TRAFFIC ENGINEER.
 3. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING A PHYSICAL ALTERATION PERMIT FROM THE PROVIDENCE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION.



UTILITY PROFILE - CROSS SECTION A-A
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



PROPOSED MIXED-USE BUILDING
279 THAYER STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 28

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: JAS/SD/SEP
CHECKED BY: JAC
DATE: APRIL 2022
PROJECT NO: 21-73b

PRELIMINARY, NOT FOR CONSTRUCTION

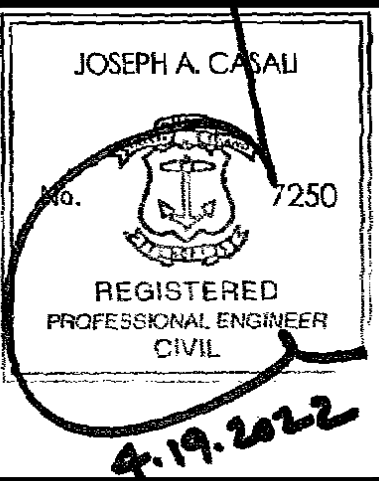
**SITE, GRADING,
DRAINAGE &
UTILITY PLAN**

**SHEET
4 OF 5**

Q:\21-73 David Bourgeois\21-73b 279 Thayer St. Prov. [Site Plans].dwg Apr. 19, 2022 2:01pm



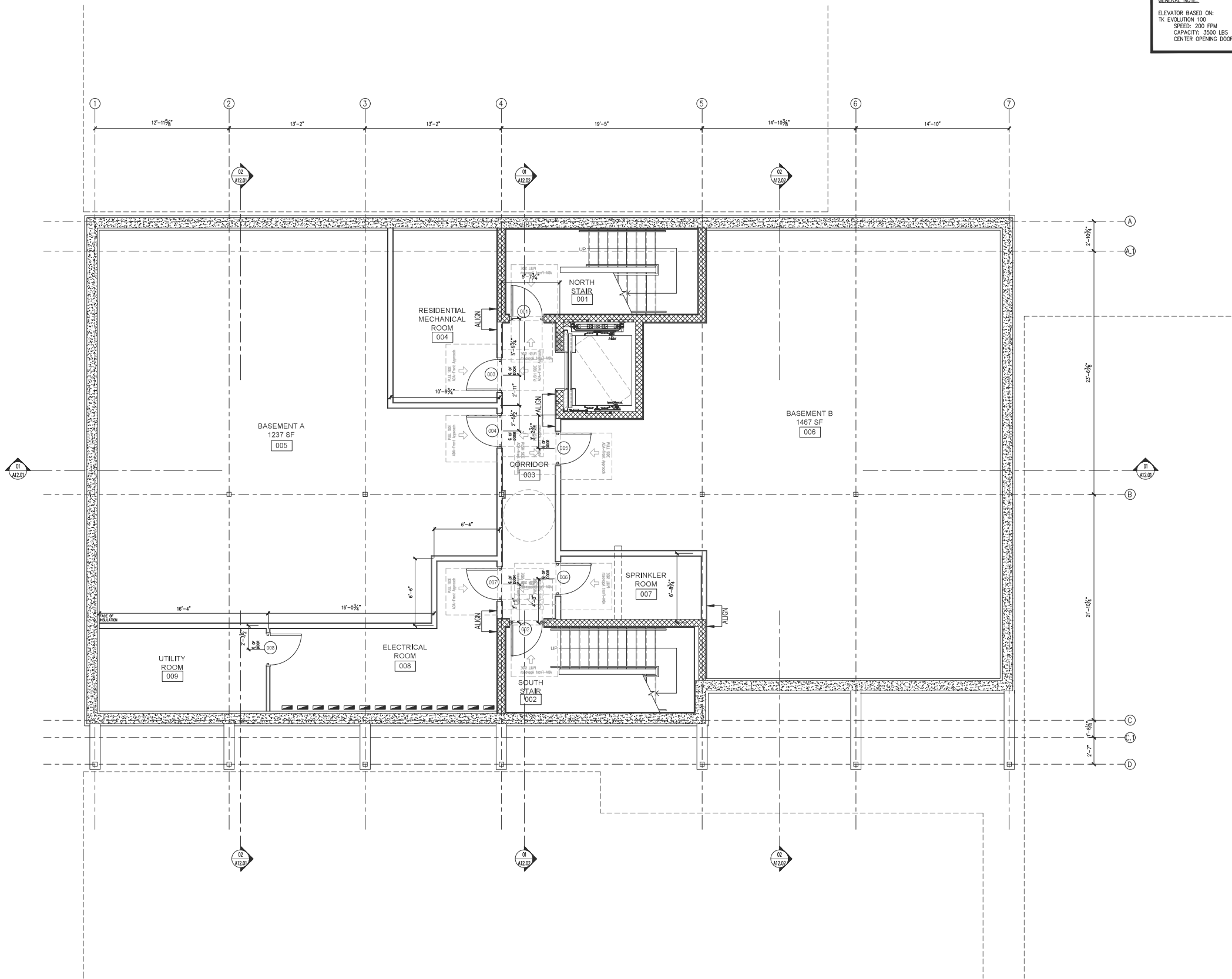
12 BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



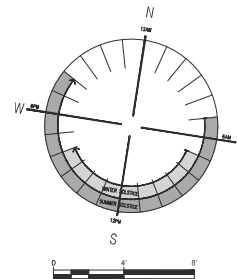
**SHEET
5 OF 5**







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



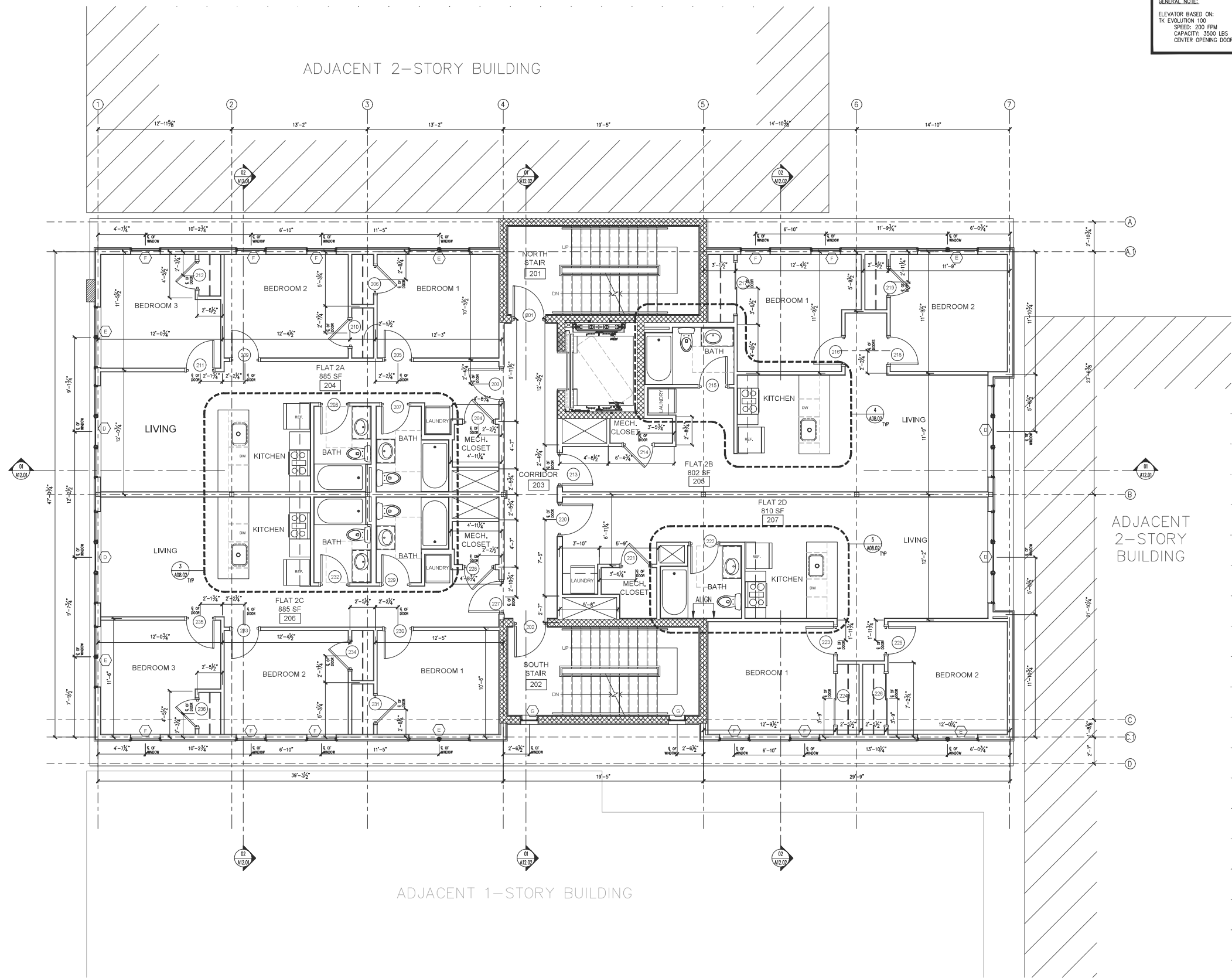
THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

CONSTRUCTION
BASEMENT FLOOR PLAN

ISSUE TYPE:
CONSTRUCTION DOCUMENTS
ISSUE DATE:
XX/XX/2022
DRAWN BY:
JR

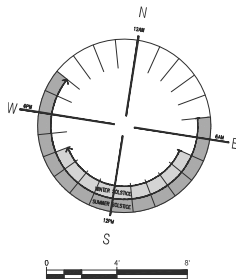
SCALE:
1/4" = 1'-0"
SHEET PROJECT NO:
2021.127

A02.00



GENERAL NOTE:
ELEVATOR BASED ON:
TK EVOLUTION 100
SPEED: 200 FPM
CAPACITY: 3500 LBS
CENTER OPENING DOOR

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



ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

BISBAND + ASSOCIATES, INC.
RISING SUN MILLS | 188 VALLEY STREET | PROVIDENCE, RI | 02909
VOICE: 401.448.8111 FAX: 401.448.8111 WWW.BISBAND.COM

THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

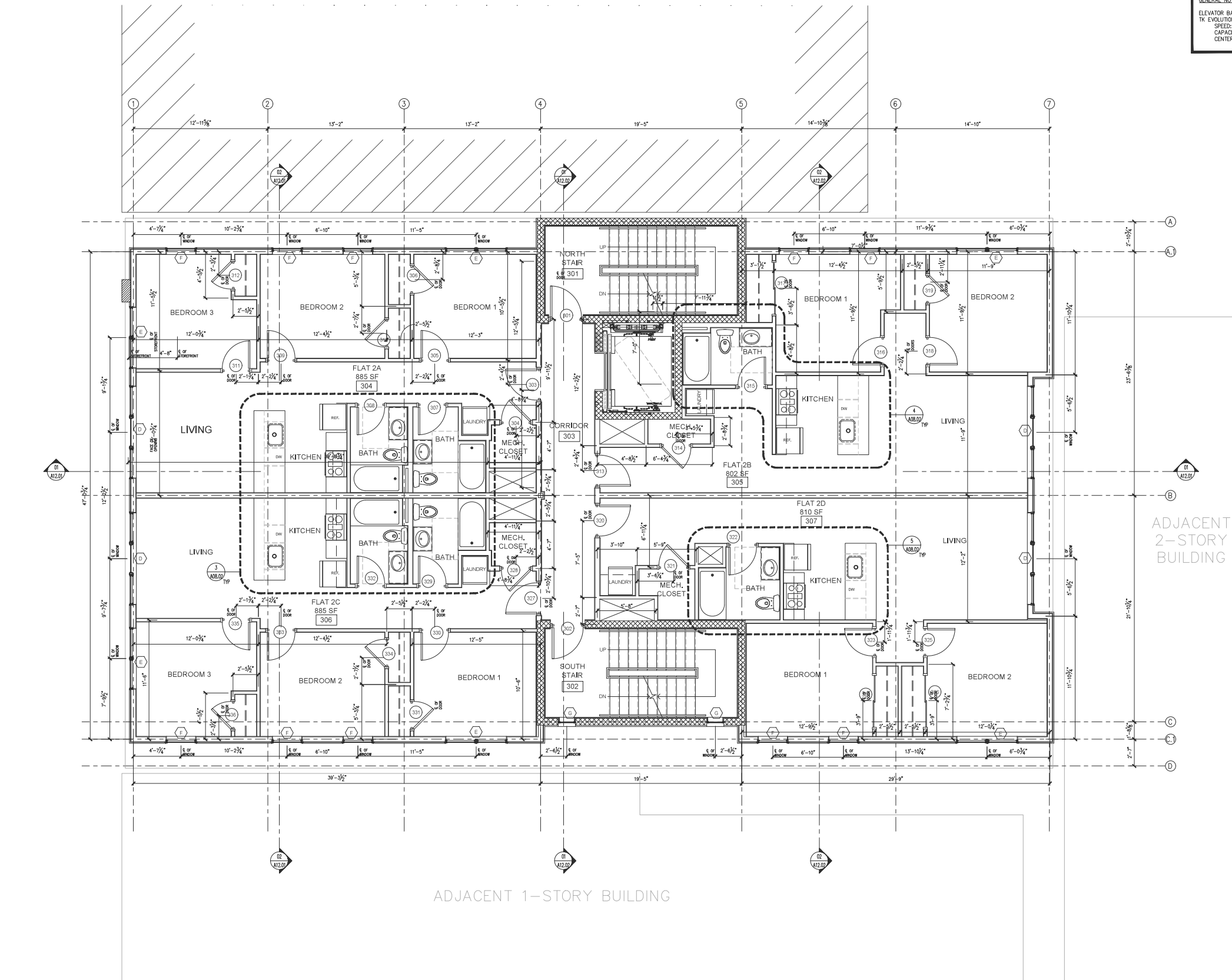
CONSTRUCTION
SECOND FLOOR PLAN

ISSUE TYPE:
CONSTRUCTION DOCUMENTS
ISSUE DATE:
XX/XX/2022
DRAWN BY:
JR

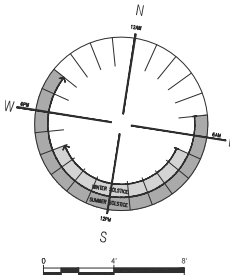
REVISOR:

SCALE:
1/4" = 1'-0"
SUA PROJECT NO:
2021.127

GENERAL NOTE:
ELEVATOR BASED ON:
TK EVOLUTION 100
SPEED: 200 FPM
CAPACITY: 3500 LBS
CENTER OPENING DOOR



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



ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT
BISBAND + ASSOCIATES, INC.
RISING SUN MILLS | 188 VALLEY STREET | PROVIDENCE, RI | 02909
VOICE: 401.454.8111 FAX: 401.454.8111 WWW.BISBAND.COM

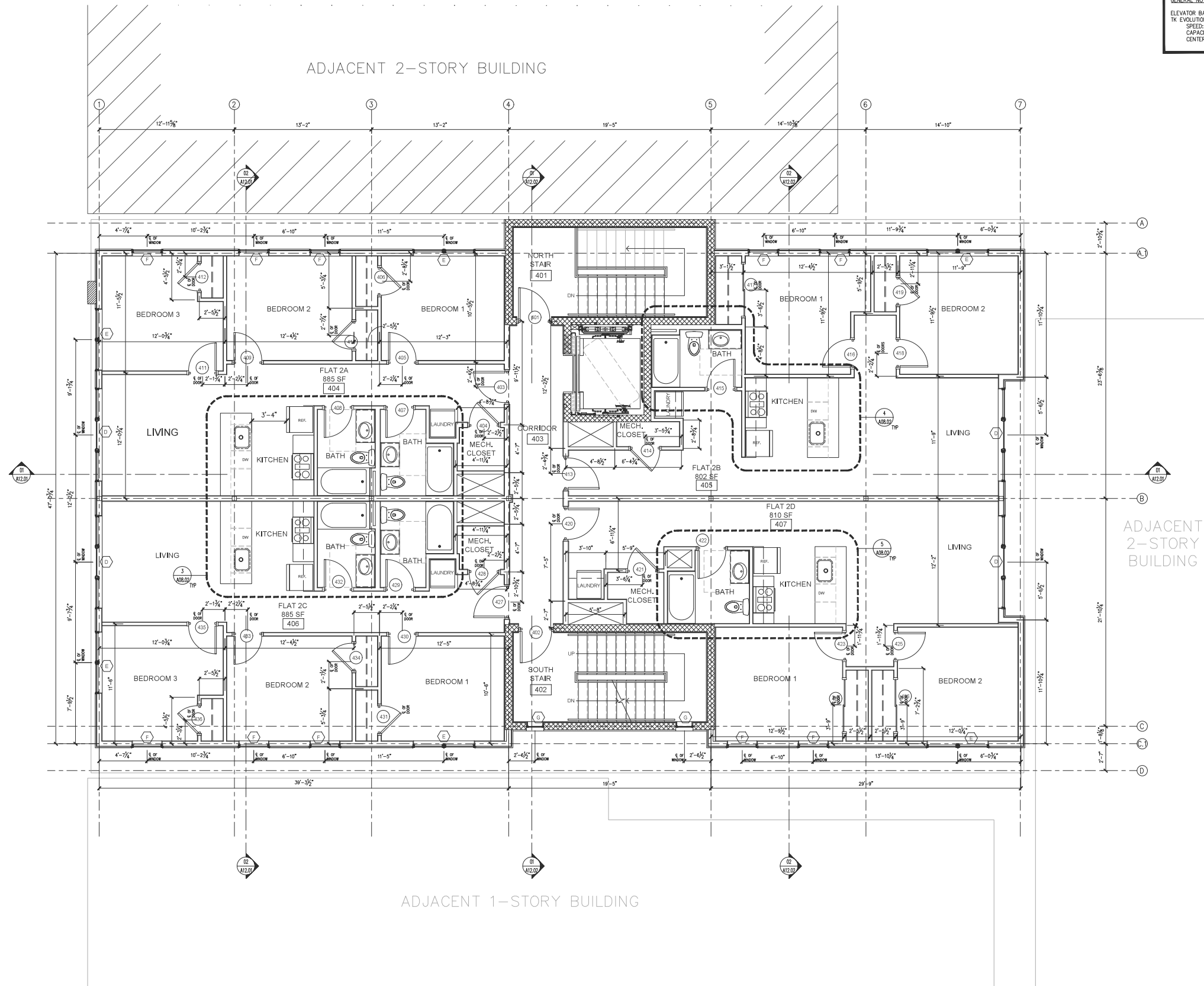
THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

CONSTRUCTION
THIRD FLOOR PLAN

ISSUE TYPE:
CONSTRUCTION DOCUMENTS
ISSUE DATE:
XX/XX/2022
DRAWN BY:
JR

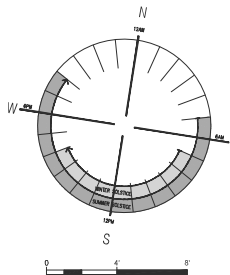
SCALE:
1/4" = 1'-0"
SUA PROJECT NO:
2021.127

A02.03



GENERAL NOTE:
ELEVATOR BASED ON:
TK EVOLUTION 100
SPEED: 200 FPM
CAPACITY: 3500 LBS
CENTER OPENING DOOR

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



THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

CONSTRUCTION
FOURTH FLOOR PLAN

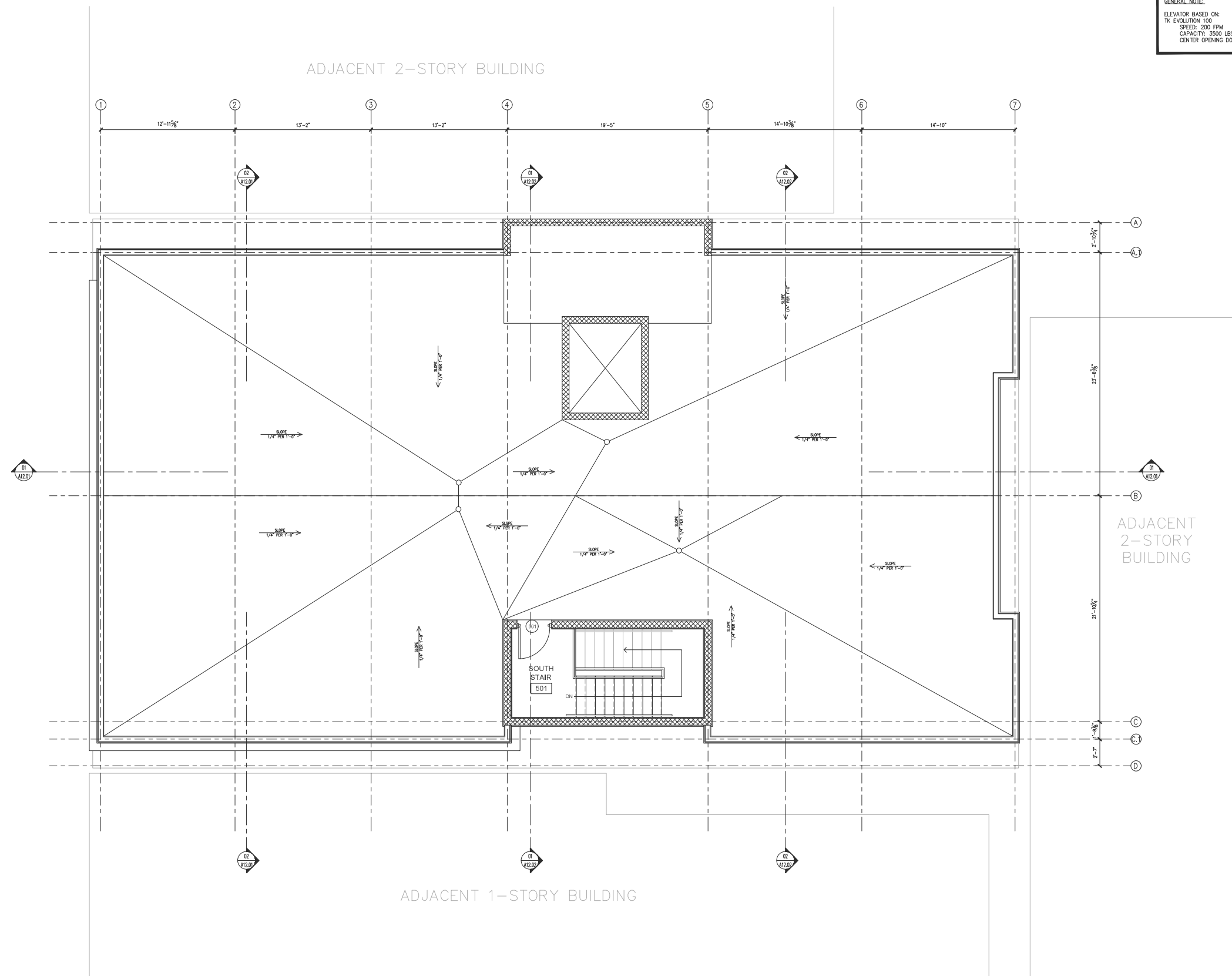
ISSUE TYPE:
CONSTRUCTION DOCUMENTS
ISSUE DATE:
XX/XX/2022
DRAWN BY:
JR

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

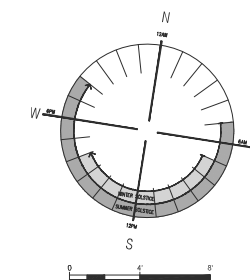
S&A PROJECT NO:
2021.127

A02.04

GENERAL NOTE:
ELEVATOR BASED ON:
TK EVOLUTION 100
SPEED: 200 FPM
CAPACITY: 3500 LBS
CENTER OPENING DOOR



1 NEW FOURTH FLOOR PLAN
SCALE: $1/4" = 1'-0"$



ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

BISBANO + ASSOCIATES, INC.
RINGING HILLS MILLS | 158 VALLEY STREET | PROVIDENCE, RI | 02909
VOICE 401.404.8510 | FAX 401.404.8511 | WWW.BISBANO.COM

THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

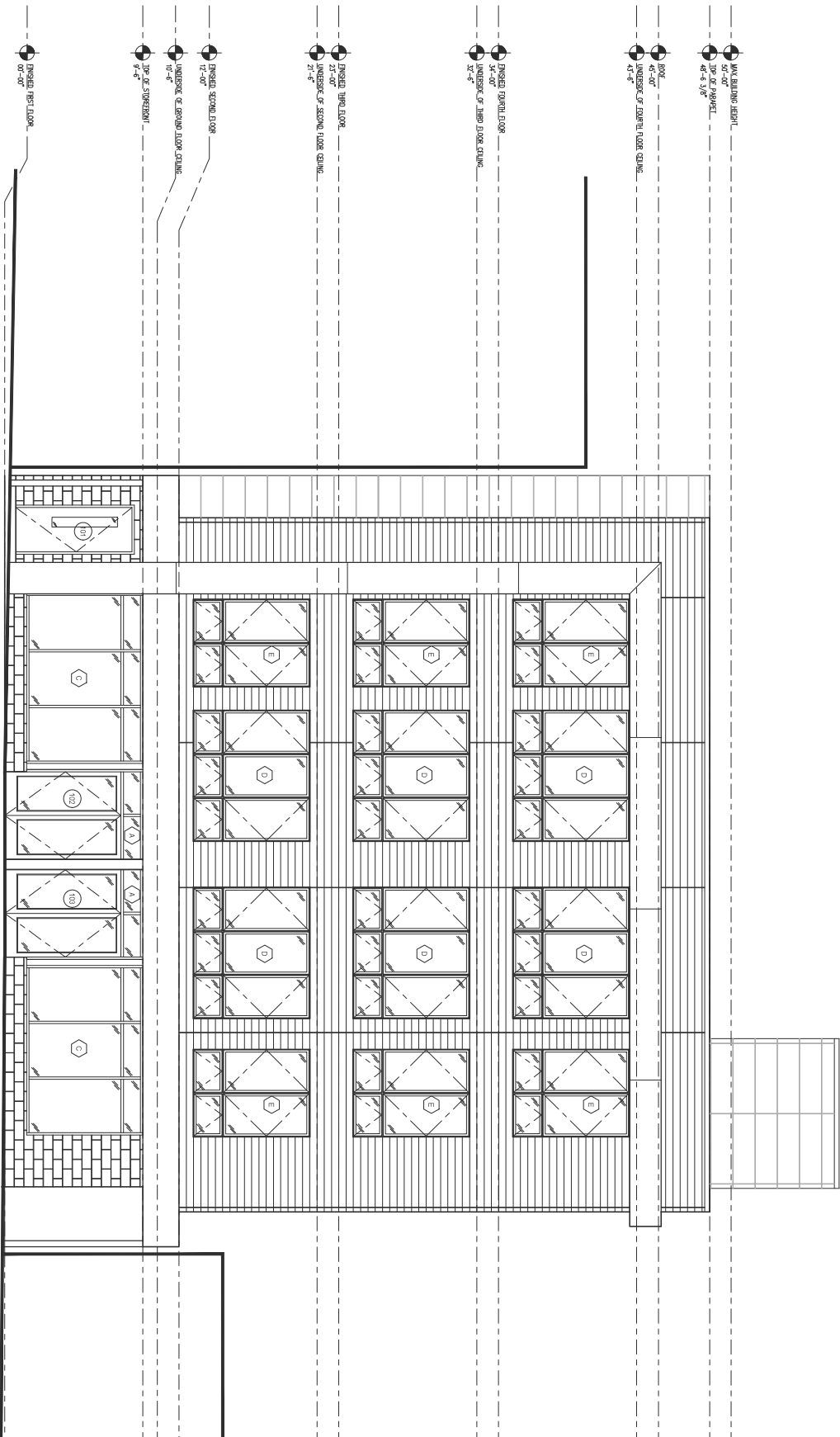
CONSTRUCTION
ROOF FLOOR PLAN

ISSUE TYPE: CONSTRUCTION DOCUMENTS	REVISED: —
ISSUE DATE: XX/XX/2022	
DRAWN BY: JR	

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

B+A PROJECT NO:
2021.127

A02.05



1 NEW ELEVATION - WEST (THAYER STREET)
SCALE: 1/4" = 1'-0"

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

DISANO + ASSOCIATES, INC.
78 WEST MAIN STREET | PROVIDENCE, RI 02906
TEL: 401.455.1234 | FAX: 401.455.1235
WWW.DISANO.COM

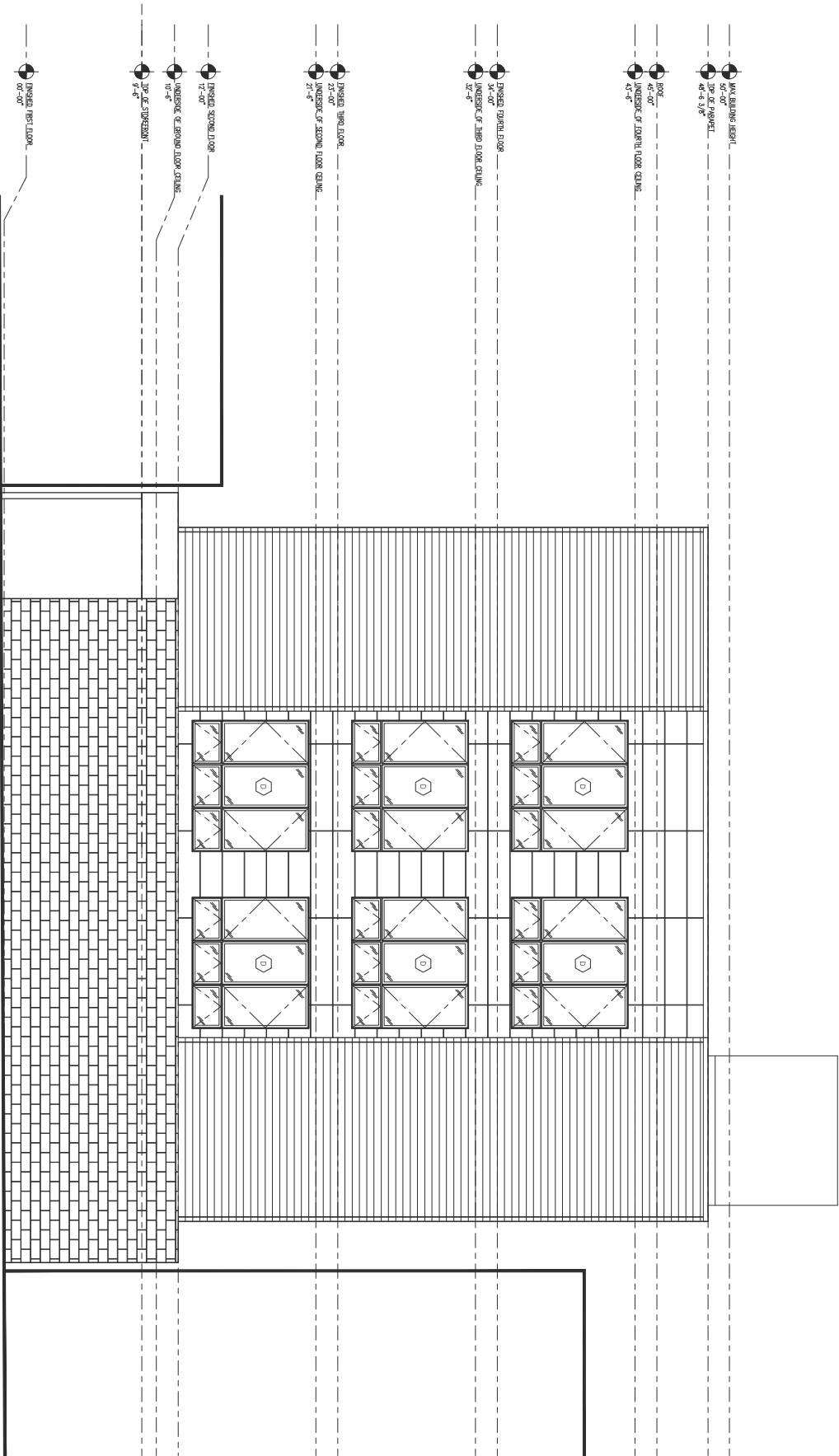
THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

EXTERIOR ELEVATION

ISSUE TYPE: REVISION
CONSTRUCTION DOCUMENTS
ISSUE DATE: XX/XX/2022
DRAWN BY: [Name]

SCALE: 3/16" = 1'-0"
PROJECT NO: 2021127

A10.01



1 NEW ELEVATION - EAST
SCALE: 1/4" = 1'-0"

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT
DISORDO + ASSOCIATES, INC.
78 WEST MAIN STREET | PROVIDENCE, RI 02903
TEL: 401.455.1234 | FAX: 401.455.1235
WWW.DORDO.COM

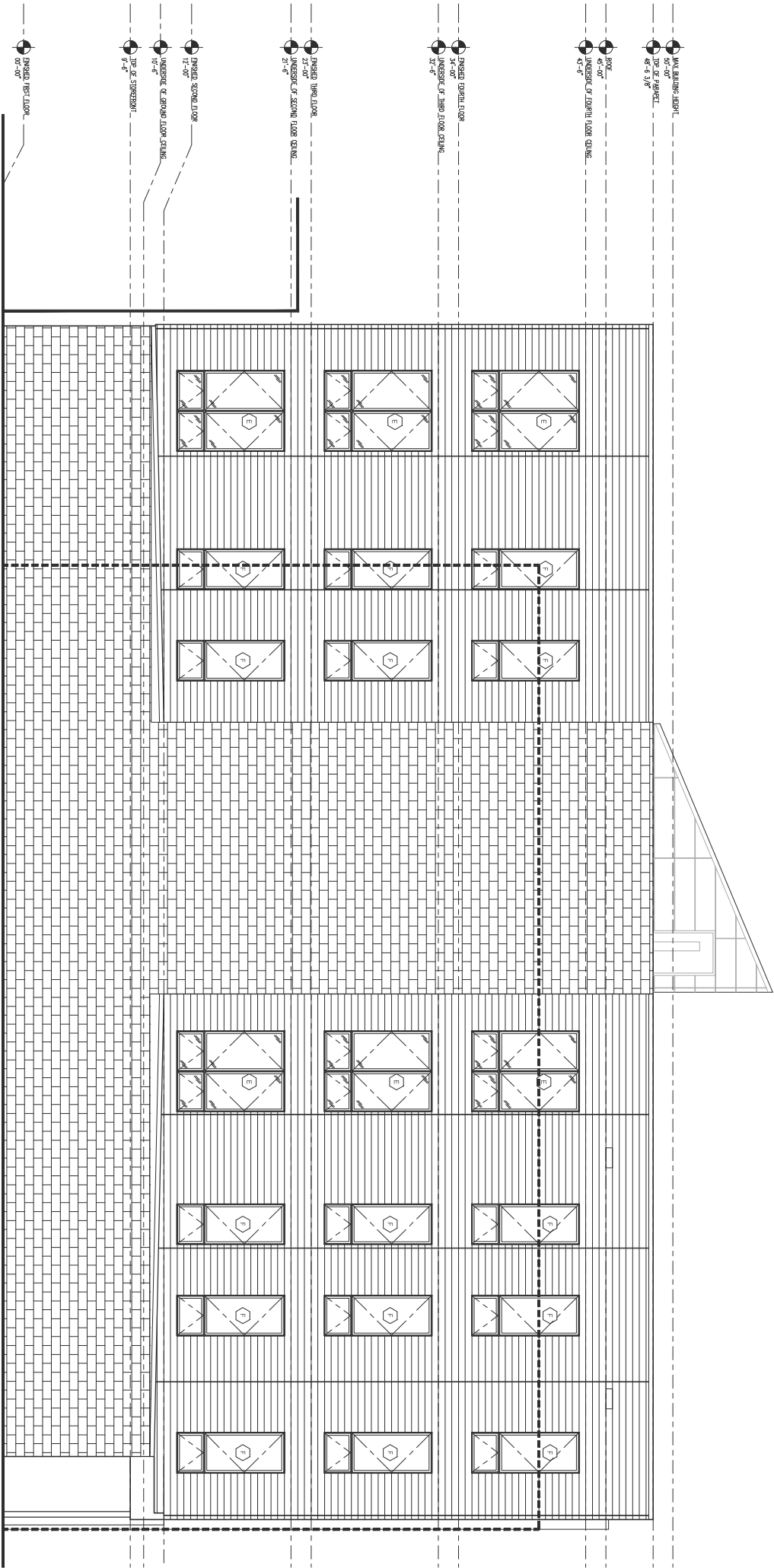
THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

EXTERIOR ELEVATION

ISSUE TYPE: REVISION
CONSTRUCTION DOCUMENTS
ISSUE DATE: XX/XX/2022
DRAWN BY: A

SCALE:
3/16" = 1'-0"
2021127

A10.03



1 NEW ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT
DISANO + ASSOCIATES, INC.
7800 ROUTE 1A | 180 WILLOW STREET | PROVIDENCE, RI 02909
TEL: 401.333.1111 | FAX: 401.333.1112 | WWW.DISANO.COM

THAYER STREET
REDEVELOPMENT
279 THAYER STREET
Providence, RI
02906

EXTERIOR ELEVATION

ISSUE TYPE: REVISION
CONSTRUCTION DOCUMENTS
ISSUE DATE: XX/XX/2022
DRAWN BY: A

SCALE:
3/16" = 1'-0"
2021127

A10.04