

ZONING SUMMARY:

PLAT: 123 LOTS: 165, 166, & 171 (MERGED W/ NO ZONE CHANGE).
C-1 COMMERCIAL DISTRICT & RESIDENTIAL DISTRICT

DIMENSIONAL ZONING REQUIREMENTS:

COMMERCIAL - C-1 - ZONING DISTRICT	
MINIMUM AREA	= NONE
MINIMUM FRONTAGE	= NONE
MINIMUM FRONT YARD SETBACK	= BUILD-TO ZONE OF 0 FT. TO 5 FT.
MINIMUM SIDE YARD SETBACK	= 10'
MINIMUM REAR YARD SETBACK	= 20'
MAXIMUM BUILDING HEIGHT	= 45' / 4 STORIES
MAXIMUM % IMPERVIOUS	= NONE

APPLICABLE ZONING SECTIONS:

- ZONING SECTION 202(B)
 - PERMITTED ENCROACHMENTS: TABLE 13-2
 - PERMITTED ENCROACHMENTS INTO PUBLIC RIGHT OF WAY: 13(B)
- SEE ZONING SUMMARY PLAN BY ZDS FOR DETAILED INFORMATION IN THESE SECTIONS.

PARKING REQUIREMENTS:

COMMERCIAL PARKING REQUIREMENTS: ZONING PARKING EXEMPTION 1410 (B)5 - THE FIRST 2,500 SQUARE FEET OF GROSS AREA FOR NON-RESIDENTIAL USES IN THE R-P, C-1, C-2, AND C-3 DISTRICTS ARE EXEMPT FROM ALL OFF-STREET VEHICLE AND BIKE PARKING REQUIREMENTS.

RESIDENTIAL PARKING REQUIREMENTS	REQUIRED	PROVIDED
VEHICLE SPACES: 1 PER SWELLING UNIT	48	31
LOADING SPACES: 1 PER 40,000 GFA	1	1
BICYCLE SPACES 1 PER DWELLING UNITS	10	10 (2 SHORT TERM)
LONG TERM BICYCLE SPACES: 8%	8	8

1402 (D) - 5% REDUCTION PERMITTED IF PROVIDING BIKE0SHARE
1404 (B) - 10% OF THE REQUIRED SPACES MAY BE UP TO 10% OF THE REQUIRED SPACES (5 SPACES PERMITTED)
FIGURE 14-1 - STANDARD PARKING SPACE DIMENSIONAL REQUIREMENT 8.5' x 18'
FIGURE 14-1 - COMPACT PARKING SPACE DIMENSIONAL REQUIREMENT 7.5' x 15'
1405 (B) - BICYCLE PARKING SPACE DIMENSIONAL REQUIREMENT - 2 FEET X 6 FEET
1405 (A) - SHORT TEM BICYCLE SPACES TO BE LOCATED WITHIN 50FT OF THE PRINCIPAL BUILDING ENTRANCE

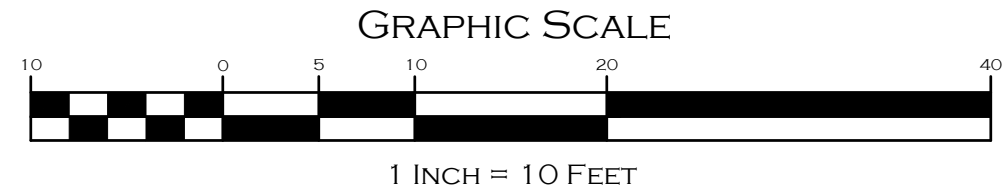
R-2 PERMEABLE SPACE:

R-2 LOT AREA: 3,860 S.F.
65% MAX. NON-PERMEABLE COVERAGE: 2,509 S.F

NON PERMEABLE SURFACE: ASPHALT PAVEMENT & CURB: 1,603 S.F. TRANSFORMER & GENERATOR PAD: 271 S.F. NON-PERMEABLE TOTAL: 1,874 S.F. (48.5%)	PERMEABLE SURFACE: PERMEABLE PAVERS: 939 S.F. VEGETATION: 896 S.F. CRUSHED STONE: 151 S.F. PERMEABLE TOTAL: 1,986 S.F. (51.5%)
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LOT COVERAGE:

BUILDING: 14,210 S.F.
LOT AREA: 21,027 S.F.
PERCENTAGE COVERED: 67.6%



SITE LAYOUT PLAN

"663 ADMIRAL STREET MULTI-UNIT DEVELOPMENT"
663 ADMIRAL STREET, PROVIDENCE, RI 02608
ASSESSORS MAP 123 LOTS 165, 166 & 171

APPLICANT: JOSEPH COLALUCA
566 SMITH STREET, PROVIDENCE, RI 02908

JOB # 22-022
SCALE: 1" = 10'
REVISED:

DRAWN BY: LJJ
DATE: JUNE 21, 2022

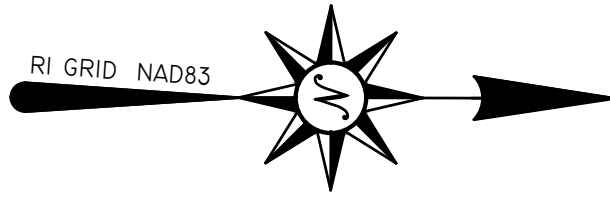
PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

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SHEET
C-2
OF 6

1432-022-663 Admiral Street Providence - 2205-CADD/22-022 - ENGR Base - 003 - Revised Building Layout 6.21.22.dwg, 6/21/2022 12:55:49 PM



SEWER MANHOLE
B.M. = 102.09
ASSUMED DATUM

ADMIRAL STREET
(50' PUBLIC)

PARCEL A TOTAL
AREA
21,026 ± S.F.
0.4827 ± ACRES

LOBBY
961 S.F.

TENANT
1,065 S.F.

ELEVATOR

DRAINAGE MANHOLE
SEE STD DETAIL 6.2.1

APPROXIMATELY (30) CULTEC FIELD
HEADY DUTY STORM WATER CHAMBERS
2 UNITS X 15 UNITS
DIMENSIONS: L' X W' X H'
FIELD: 108' X 10.33' X 3.21'
4" HEADER INTO 4" FEEDERS
SEE DETAIL FOR INVERTS

DRAINAGE MANHOLE
SEE STD DETAIL 6.2.1

GLOUCESTER STREET
(40' PUBLIC)

MAP 123 LOT 456
N/F
BRITO ELIZABETH

MAP 123 LOT 507
N/F
CAROL A. KAMINSKI

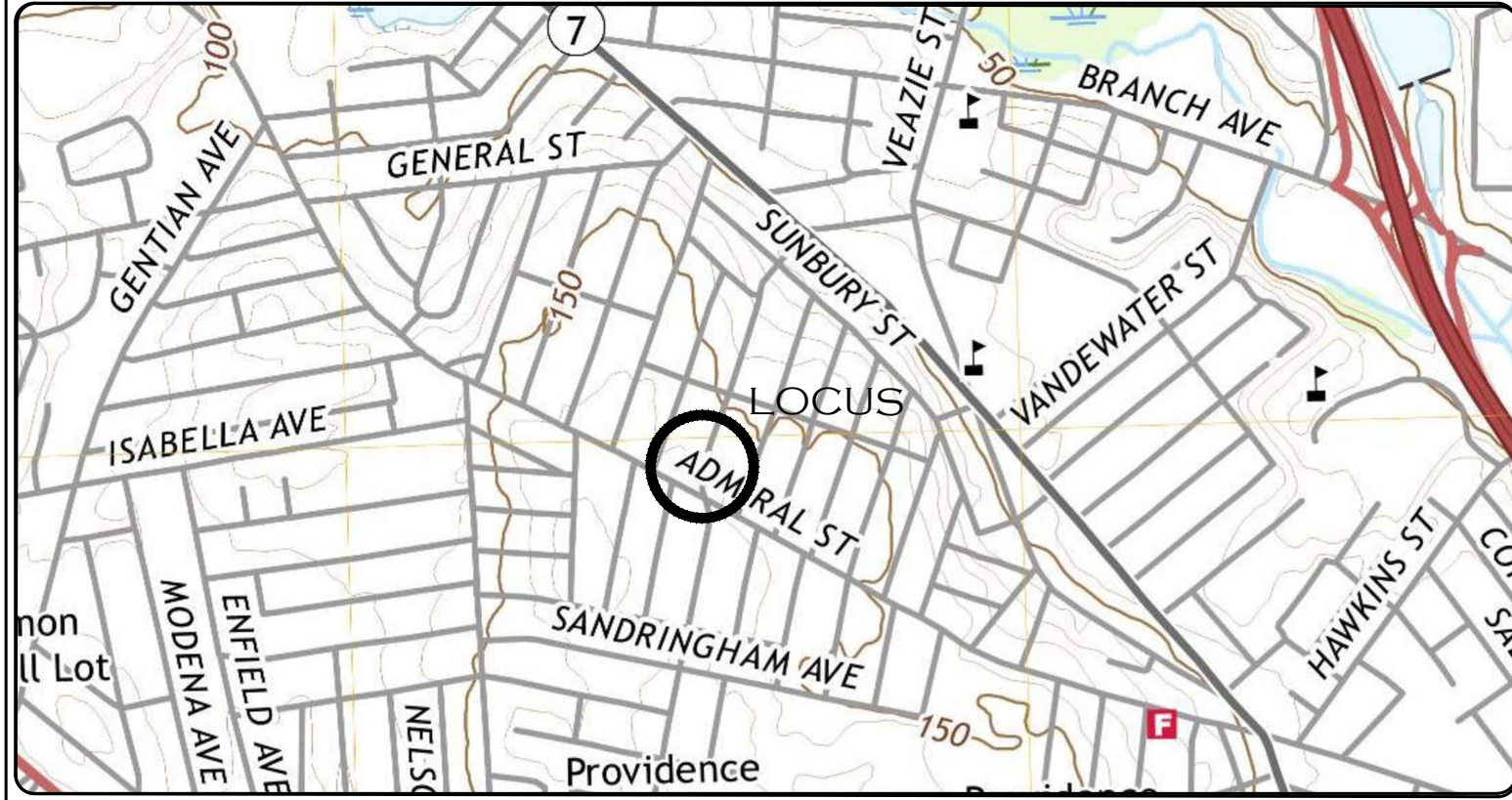
MAP 123 LOT 452
N/F
ROBIN McMAHON

MAP 123 LOT 169
N/F
JOSEPH COLALUCA

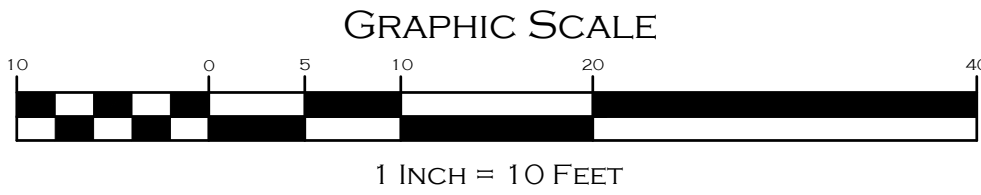
MAP 123 LOT 170
N/F
BRIAN W. KOVACS

MAP 123 LOT 173
N/F
RALPH & MARY ROMANO

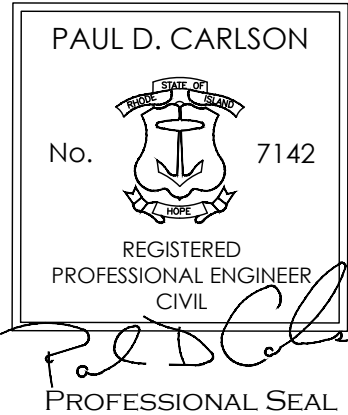
MAP 123 LOT 172
N/F
ELVYN D. ESPINAL



LOCATION (NOT TO SCALE) MAP



GRADING, DRAINAGE, & UTILITY PLAN



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663 ADMIRAL STREET, PROVIDENCE, RI 02608
ASSESSORS MAP 123 LOTS 165, 166 & 171

APPLICANT: JOSEPH COLALUCA
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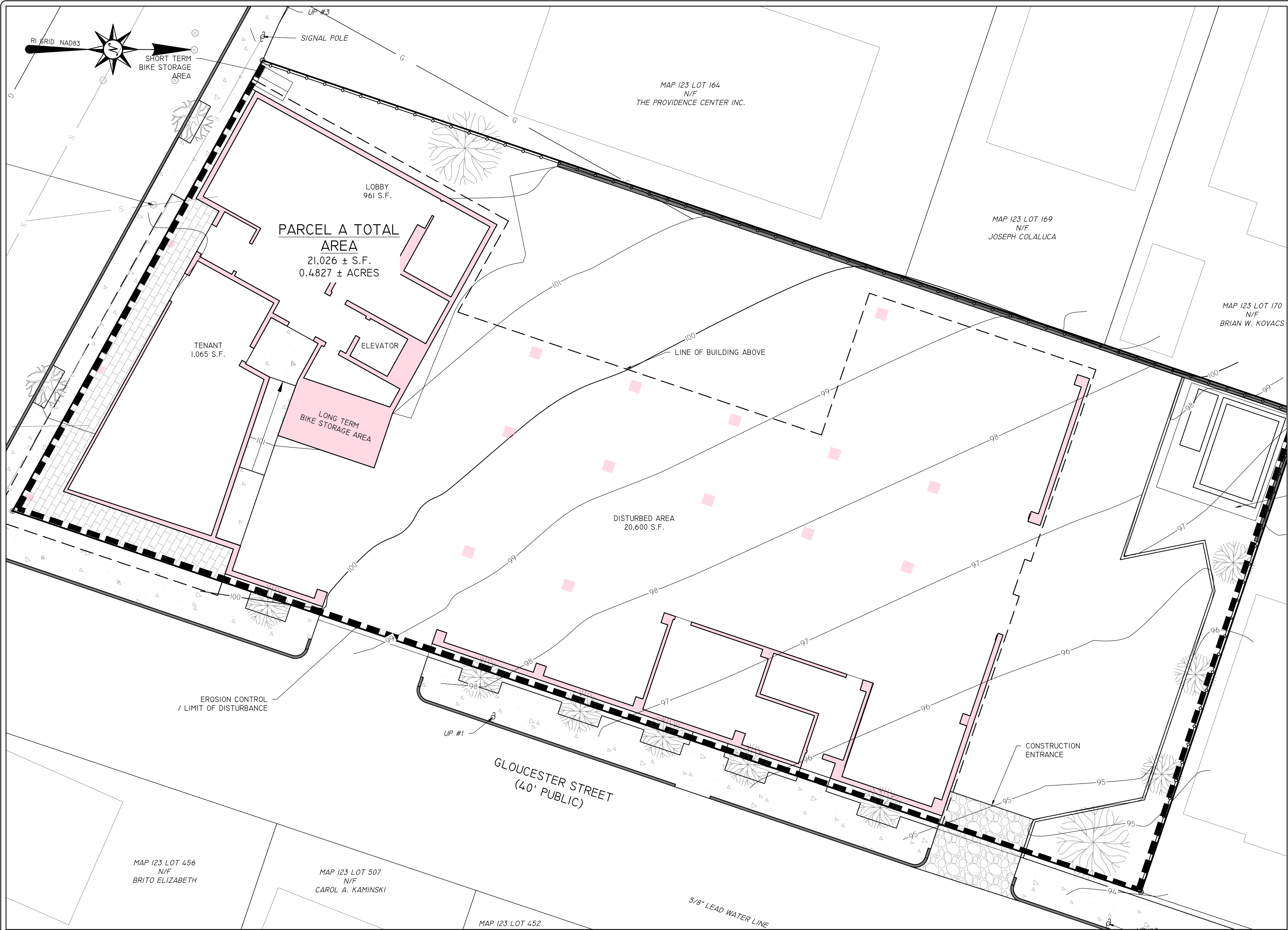
JOB # 22-022 SCALE: 1" = 10' DRAWN BY: L.J.G. DATE: JUNE 21, 2022

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SHEET
C-3
OF 6



EROSION & SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF PROJECT AREA BEGINS. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PROVIDENCE REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE ENGINEER OR TOWN AGENCIES.
4. SEED TO APPLIED AT A RATE OF 4 LBS / 1000 S.F. FERTILIZER SHALL BE APPLIED AT A RATE OF 6 LBS / 1000 S.F. PLANTING SEASON SHALL BE APRIL 1 TO OCTOBER 15. AFTER OCTOBER 15 AREAS NOT SEEDED SHALL BE STABILIZED WITH HAY BALE CHECK, FILTER FABRIC OF WOODEN MULCH AS REQUIRED TO CONTROL EROSION.
5. AREAS LEFT BARE BEFORE FINISH GRADING AND SEEDING IS ACHIEVED, SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYE GRASS APPLIED TO A RATE OF 6 LBS / 1000 S.F. AT A DEPTH OF 1/2". LIMESTONE (EQUIVALENT TO BE 50 % CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 110 LBS / 1000 S.F.. WHERE GRASS PREDOMINATES, FERTILIZE ACCORDING TO A SOIL TEST AT A MINIMUM APPLICATION RATE OF 1 LB OF NITROGEN PER 1000 S.F. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER, TREATED WITH 12 LBS NITROGEN PER TON, APPLIED AT A RATE OF 185-275 LBS / 1000 S.F.
6. CONTRACTOR SHALL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLY FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
7. THE CONTRACTOR SHALL REQUEST THE APPROVING AUTHORITY TO INSPECT AND APPROVE THE INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. PERIODIC INSPECTIONS OF EROSION CONTROL MEASURES MAY BE PERFORMED BY THE AGENT, THE CONTRACTOR SHALL REPAIR, UPGRADE OR REPAIR ANY MEASURES THE AGENT MAY FEEL ARE IN NEED OF SUCH.
8. LOAM SHALL BE STOCKPILED IN DESIGNATED AREAS FOR DURATION OF PROJECT. ALL LOAM MATERIAL SHALL BE REUSED ON SITE UPON FINAL GRADING OF SITE. SIX INCHES (6") OF LOAM SHALL BE USED THROUGHOUT THE SITE.
9. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FIFTEEN (15) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH, IF STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAY BALES. SIDE SLOPES SHALL NOT EXCEED 2 : 1. STOCKPILES SHALL BE LOCATED AT LEAST 100' FROM REGULATED WETLAND RESOURCE AREAS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
11. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES ¼ TO ½ THE HEIGHT OF THE STRAW WATTLE OR HAY BALE
12. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
13. ALL CONSTRUCTION SEDIMENTATION SHALL BE REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS PRIOR TO COMPLETION OF PROJECT AND ESTABLISHMENT OF ALL SLOPES. BASINS SHALL BE GRADED AND SHAPED TO DESIGN PARAMETERS.
14. SURFACE STONE OF THE ACCESS ROAD SHALL BE SCARIFIED ONCE A YEAR TO PREVENT COMPACTION.

NOTES:

THE ENGINEER SHALL PERFORM FREQUENT INSPECTION OF THE STORMWATER SYSTEM DURING CONSTRUCTION, WITH CLEANING AND MAINTENANCE AS WARRANTED. DURING ACTIVE CONSTRUCTION PERIODS, WEEKLY INSPECTION IS REQUIRED.

IF CONSTRUCTION IS SUSPENDED (E.G., OVER THE WINTER), THEN MONTHLY INSPECTIONS ARE REQUIRED. IN ADDITION, THE SYSTEM SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL, TO INSURE IT IS FUNCTIONING CORRECTLY AND TO MONITOR SEDIMENT ACCUMULATION FROM THE DISTURBED AREAS OF THE SITE.

ROUGH GRADING

DURING GRADING, THE POTENTIAL FOR EROSION IS HIGH. DURING GRADING OPERATIONS, DISTURBED SLOPES WILL BE MULCHED AND VEGETATION ESTABLISHED TO PREVENT SEDIMENT EROSION TO THE SATISFACTION OF THE ENGINEER.

OPERATION & MAINTENANCE PLAN

THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE OPERATIONS AND MAINTENANCE PLAN DOCUMENT
THIS PLAN SHOULD BE USED IN CONJUNCTION WITH SEPARATE STORMWATER POLLUTION PREVENTION PLAN DOCUMENT
THE MAINTENANCE AND UPKEEP ON THE EXISTING ROADWAY WILL INCLUDE THE FOLLOWING ELEMENTS:

CONSTRUCTION VEHICLES SHALL BE LIMITED TO ONE ACCESS POINT ON EACH LOT WHERE A CRUSHED-STONE CONSTRUCTION PAD ENTRANCE SHALL BE INSTALLED IN THE AREA OF THE PERMANENT DRIVEWAY TO ENSURE THAT MUD AND DEBRIS ARE NOT TRACKED ONTO THE ROADWAY. IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE REMOVED PROMPTLY.

GENERAL MAINTENANCE OF EROSION CONTROL ELEMENTS INCLUDING REGRADED, REVEGETATION, REPLACING RIPRAP, ETC., ON AN AS NEEDED BASIS.

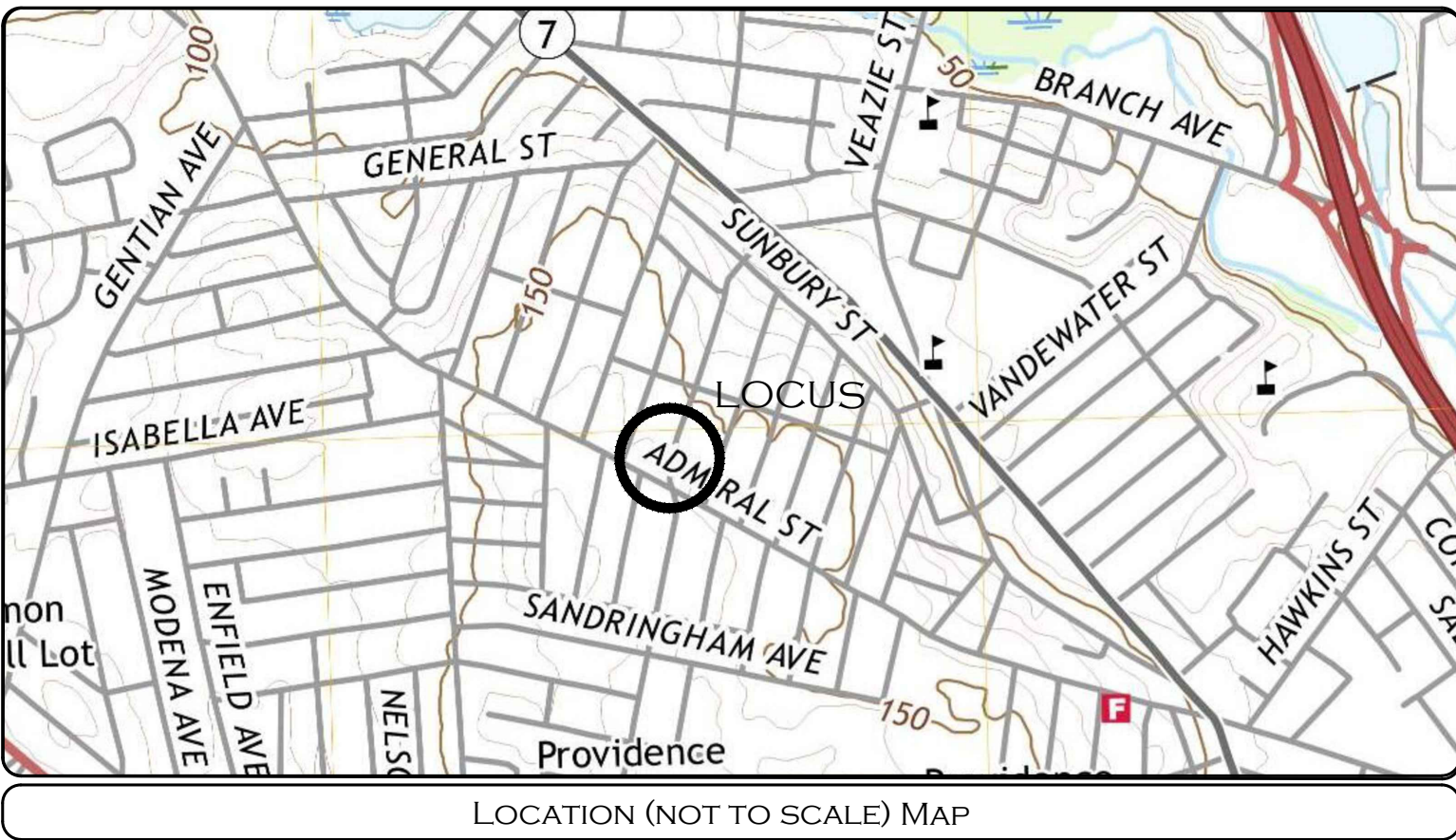
STORMCEPTER, INFILTRATION FACILITY AND CATCH BASINS WILL BE INSPECTED SEMI-ANNUALLY BY THE OWNER AND WILL BE MAINTAINED AS REQUIRED.

BUILD UP OF SEDIMENTATION AND DEBRIS SHALL BE MONITORED AND REMOVED ON A SEMI-ANNUALLY BASIS IN ORDER TO KEEP THE DISCHARGES AND FLOWS INTO THE INFILTRATION FACILITY FUNCTIONING PROPERLY.

ALL STORMWATER MANAGEMENT SYSTEMS MUST HAVE AN OPERATION AND MAINTENANCE PLAN TO ENSURE THAT SYSTEMS FUNCTION AS DESIGNED.

THE OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ALL OF ITS APPURTENANCES. THE FOLLOWING MAINTENANCE PROGRAM SHALL BE IMPLEMENTED:

THE OWNER SHALL KEEP A WRITTEN RECORD OF INSPECTION DATES AND FINDINGS, MAINTENANCE OPERATIONS, AND ALL REPAIRS. AN INSPECTION/MAINTENANCE CHECKLIST SHALL BE USED IN THE SPECIFIED INSPECTIONS, RECORDS OF INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR AT LEAST THREE YEARS, AND AVAILABLE ON REASONABLE NOTICE FOR INSPECTION BY THE APPROPRIATE TOWN AGENCY.



NOTES:

CONSTRUCTION PROCEDURES AND SEQUENCING

THE ENGINEER SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS ON THE PLANS.

THE CONTRACTOR SHALL ORGANIZE SITE CONSTRUCTION IN A MANNER WHICH WILL ENSURE THE IMMEDIATE STABILIZATION OF SURFACES. PERIMETER CONTROLS EQUAL APPROVED PROJECT LIMITS.

PRIOR TO ANY CONSTRUCTION ON SITE, THE CONTRACTOR SHALL SETUP PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, TOWN PLANNING AND DPW PERSONAL.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A LINE OF STAKED STRAW WATTLE AND OR HAYBALES, WILL BE PLACED AT ALL CONSTRUCTION TOE OF SLOPES IN THE AREA OF ROADWAY, PONDS, LANDSCAPED AREAS, AND ALONG PERIMETER OF PROJECT LIMIT OF DISTURBANCE WHERE INDICATED ON PROJECT PLANS.

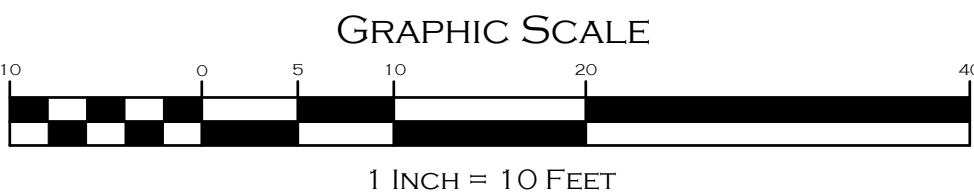
RESERVE EROSION CONTROL DEVICES SHALL BE STOCKPILED ON SITE IN THE EVENT OF EMERGENCIES AND SHALL BE LOCATED 100' FROM REGULATED WETLAND RESOURCE AREAS.

THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS FOR THE PROPER STORAGE AND/OR REMOVAL OF DEBRIS ON SITE TO AVOID UNNECESSARY ACCUMULATION ON SITE.

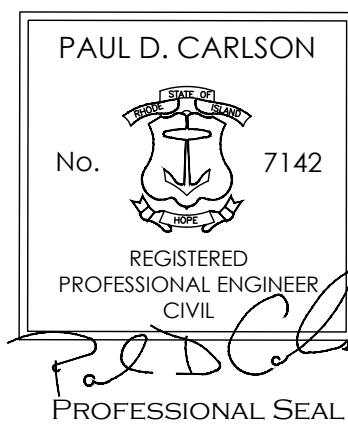
DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM DOWNSTREAM UP AND CONSTRUCTION SHALL INCLUDE THE PLACEMENT OF STONE AT THE FLARED PIPE ENDS AND OUTLET STRUCTURE INLETS AND OUTLETS AS SHOWN ON PROJECT PLANS.

IN STREAM CONTROLS SUCH AS HAYBALE CHECK DAMS SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION.
TO PROTECT THE INFILTRATION SURFACES (BENEATH AND ADJACENT TO THE RECHARGE SYSTEMS) FROM DEGRADATION BY CONSTRUCTION ACTIVITIES INCLUDE:

1. PREVENTION OF CONTAMINATION OF THE EXPOSED SUBGRADE BY CONSTRUCTION VEHICLES.
2. PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
3. PREVENTION OF THE DISCHARGE OF WATER FROM CONSTRUCTION DEWATERING ACTIVITES INTO THESE FACILITIES.
4. PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED, UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.



EROSION & SEDIMENT CONTROL PLAN



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663 ADMIRAL STREET, PROVIDENCE, RI 02608
ASSESSORS MAP 123 LOTS 165, 166 & 171

APPLICANT: JOSEPH COLALUCA
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JOB #: 22-022 SCALE: 1" = 10' DRAWN BY: LJJ DATE: JUNE 21, 2022

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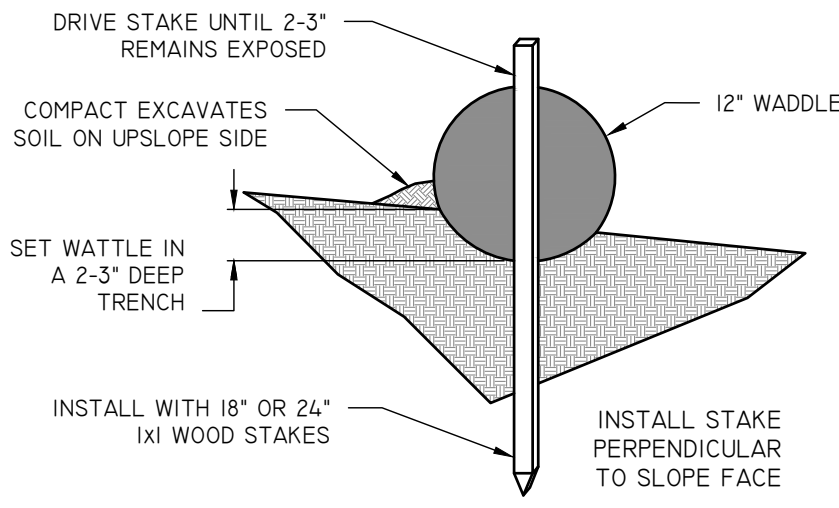
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SHEET
C-4
OF 6

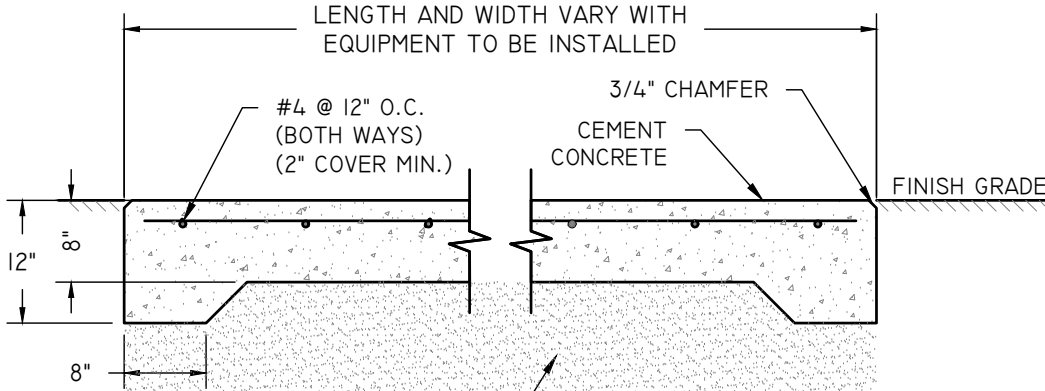
1322-022-665 Admiral Street Providence - 2205/CADD/02-022 - R/CUR Base - 003 - Revised Building Layout 6.21.22.dwg, 6/21/2022 12:55:54 PM

EROSION & SEDIMENTATION CONTROL:

- BEGIN AT THE LOCATION WHERE WATTLE IS TO BE INSTALLED BY EXCAVATING 2'-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
- SECURE THE WATTLE WITH 18-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE OF THE WATTLE LEAVING AT LEAST 2'-3" OF STAKE EXTENDING ABOVE THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN INTEGRITY OF STRAW WATTLE FOR DURATION OF CONSTRUCTION.
- EROSION CONTROLS TO REMAIN UNTIL SOIL CONDITIONS STABILIZE.
- LOOSE HAY TO BE SPREAD ON AREAS OF EXPOSED LOAM & SEED UNTIL GERMINATION AND STABILIZATION OCCURS.

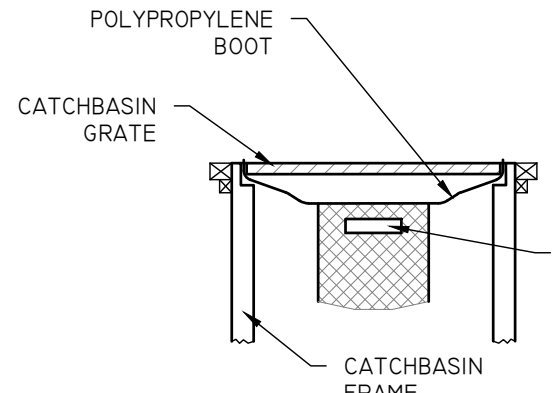


STRAW WATTLE (OR SILT SOCK) DETAIL
NOT TO SCALE



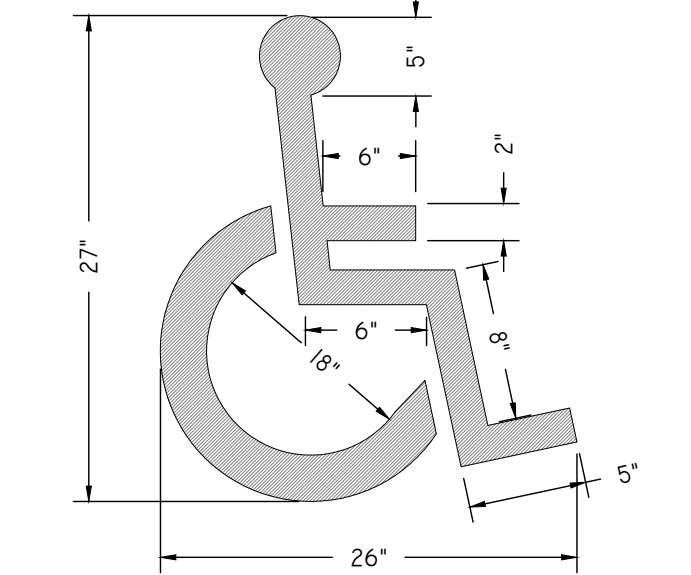
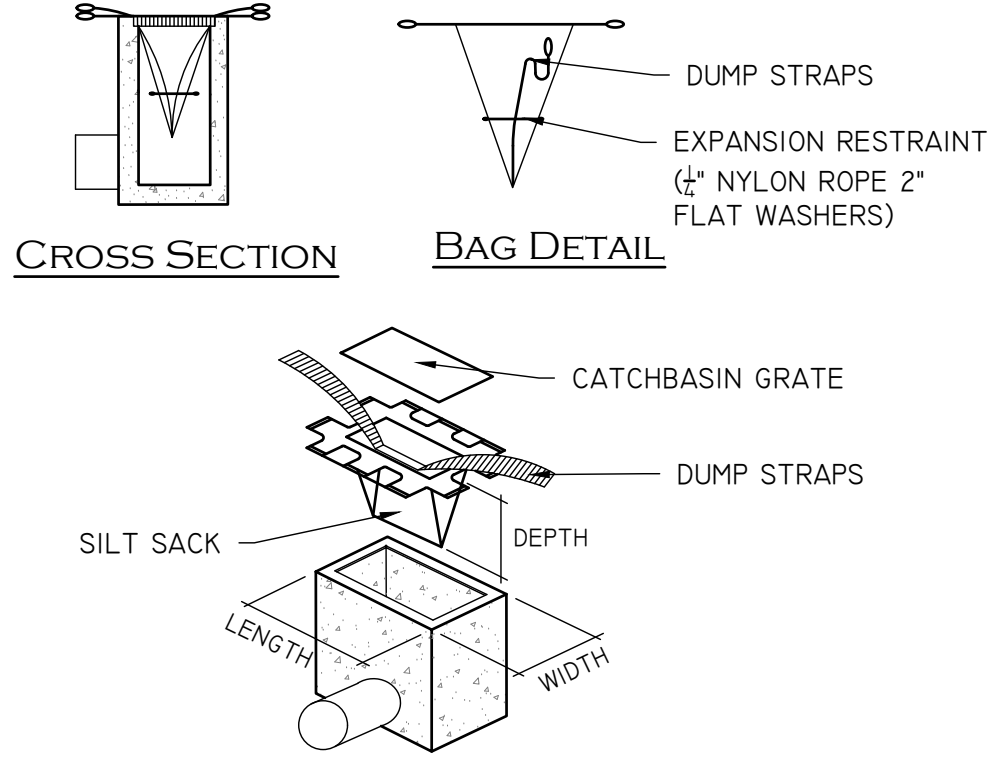
- NOTES:**
- DIMENSIONS VARY
 - SURFACE OF PAD TO MATCH ADJACENT BITUMINOUS SURFACE.
 - CEMENT CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. (28 DAYS).
 - FOR LOCATION OF PADS SEE LAYOUT PLAN.
 - FILLING OF THE SITE SHOULD BE ACCOMPLISHED WITH STRUCTURAL FILL

CEMENT CONCRETE PAD
NOT TO SCALE



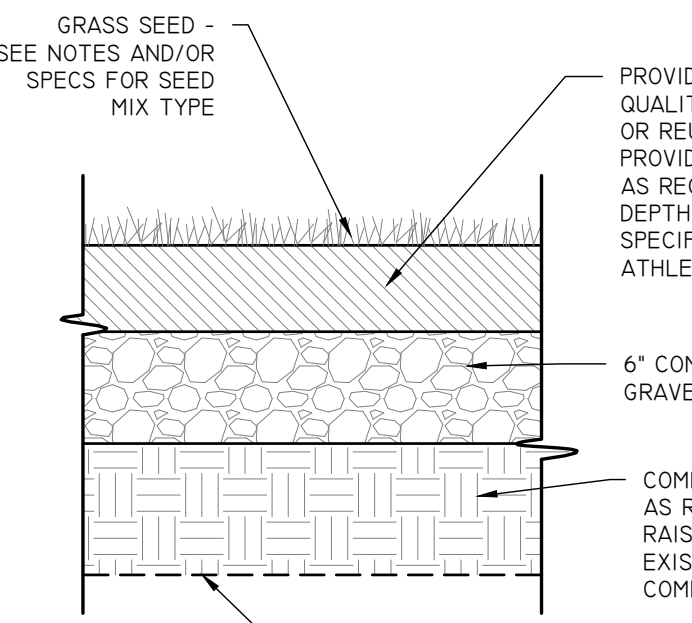
- NOTES:**
- SILTSACKS SHALL BE INSTALLED IN ALL CATCH BASINS UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.
 - MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

CATCH BASIN WITH SILT SACK INLET PROTECTION
NOT TO SCALE



- NOTES:**
- ALL HANDICAP PARKING AND SIGNALS SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL BARRIERS BOARD

HANDICAP PAVEMENT MARKING
NOT TO SCALE

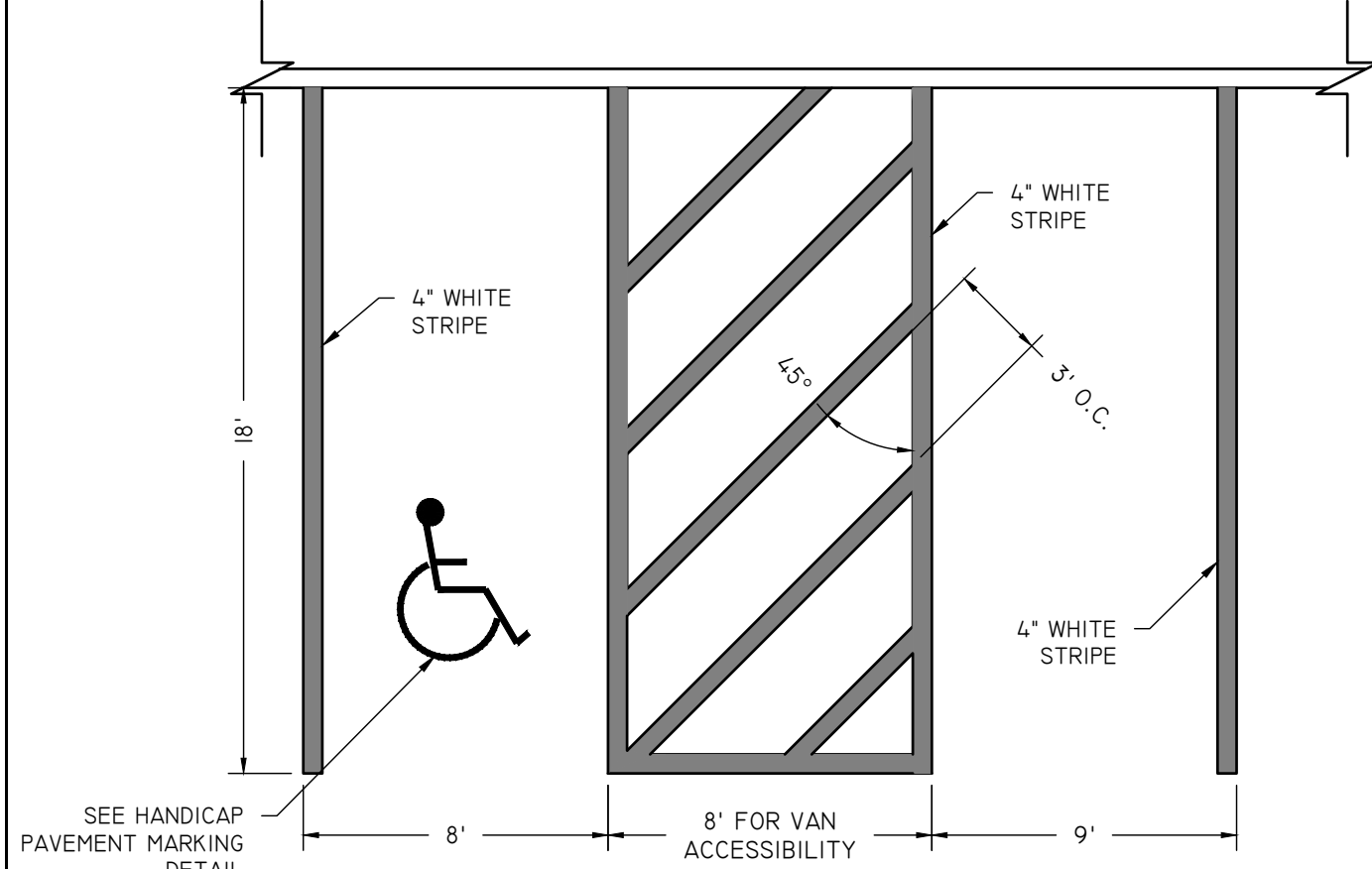


LOAM AND SEED DETAIL
NOT TO SCALE

- NOTES:**
- LOAM MOVED SHALL BE RETAINED AND DISTRIBUTED ON THE SITE IN ACCORDANCE WITH THE PLANS. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIALS. NEW LOAM IF REQUIRED SHALL BE FERTILE, FRIABLE, MEDIUM TEXTURED SANDY LOAM FREE OF STUMPS, STONES, ROOTS AND OTHER MATTER ONE INCH (1") OR GREATER IN DIAMETER. THE PH SHALL BE BETWEEN 5.5 AND 7.5.
 - LAWN PREPARATION: ALL DEBRIS AND INORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE. PRIOR TO THE SPREADING OF ANY LOAM, AREAS SHALL BE RESHAPED AND DRESSED WITH CLEAN LOAM AS REQUIRED TO OBTAIN A SMOOTH SURFACE. SUBGRADE TO BE SCARIFIED AND LOOSEN IN AREAS WHERE COMPACTION HAS OCCURRED. LOAM TO BE SPREAD TO A DEPTH OF SIX INCHES (6"). A STARTER FERTILIZER (10-20-10) AT A RATE OF 20 LBS. PER 1000 SQUARE FEET AND LIME AT A RATE OF 40 LBS. PER 1000 SQUARE FEET. THE LOAM SHALL BE ROLLED TO CREATE A SMOOTH SURFACE.
 - SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15. SEED SHALL BE PURE, LIVE, FRESH SEED FROM COMMERCIAL SOURCES AND LABELED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. THE SEED MIXTURE SHALL BE:

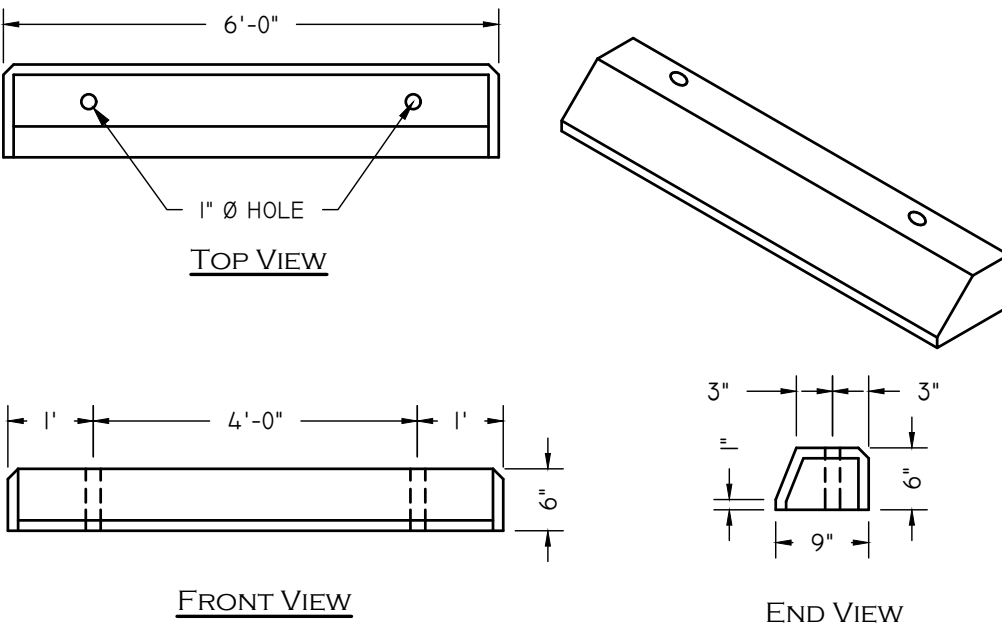
PRODUCTION TYPE	WEIGHT
HENREYS HARD FESCUE	24.78%
AZURE SHEEPS FESCUE	24.78%
AMBROSE CHEWINGS FESCUE	24.67%
CREeping RED FESCUE	24.63%

*INERT MATERIAL TO BE LESS THAN 2.5% MAX.



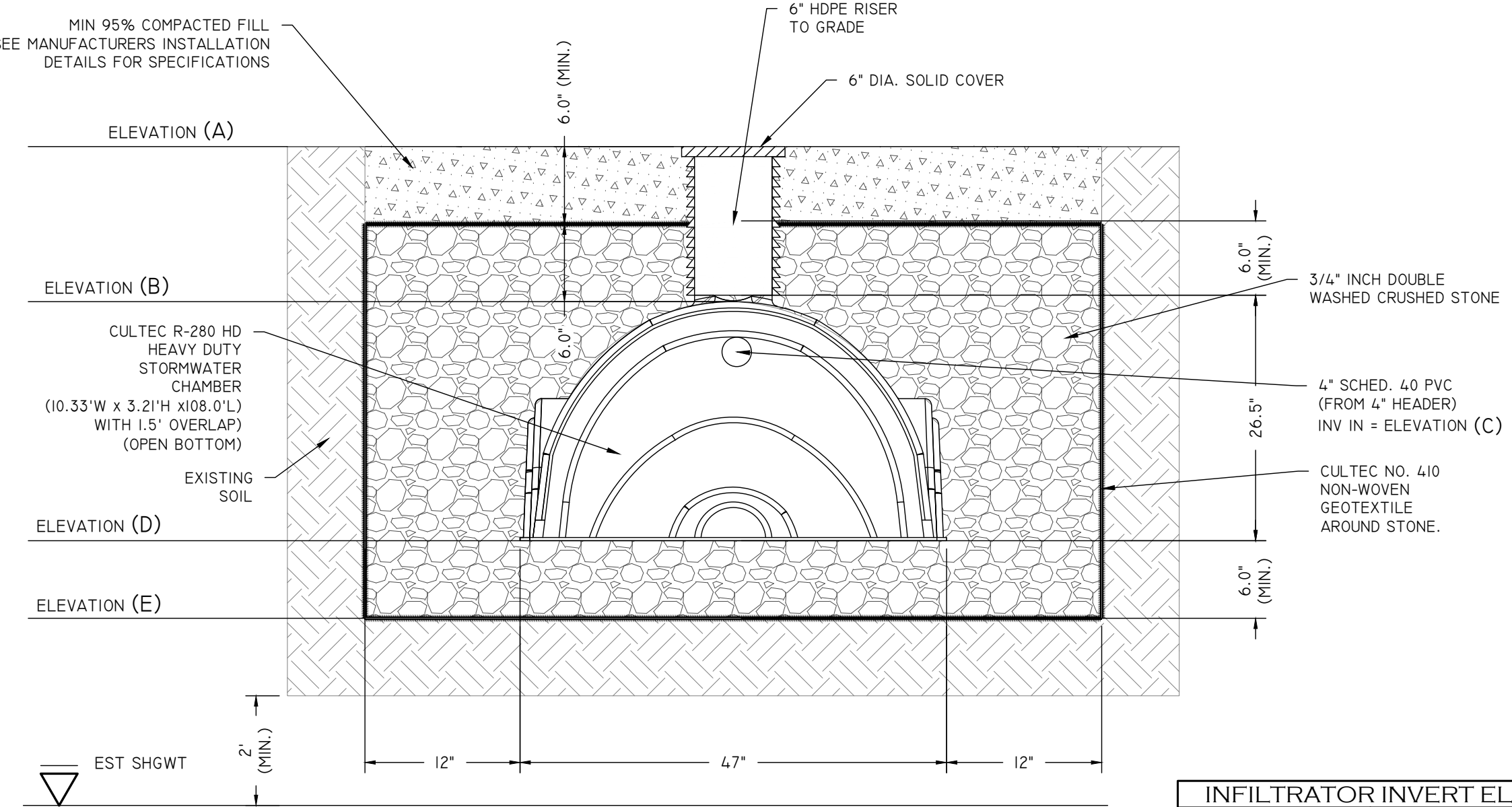
- NOTES:**
- WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.

HANDICAP PARKING AND STANDARD STALLS
NOT TO SCALE



- NOTES:**
- THE TOP AND ALL EXPOSED FACE SURFACES TO 1" BELOW GUTTER LINE SHALL HAVE A SPONGE FLOAT SURFACE
 - ALL EXPOSED EDGES SHALL HAVE A 3/4" CHAMFER
 - PRECAST CONCRETE CAR STOPS INCLUDE FURNISHING AND DRIVING 3/4"x 18" STEEL RODS.

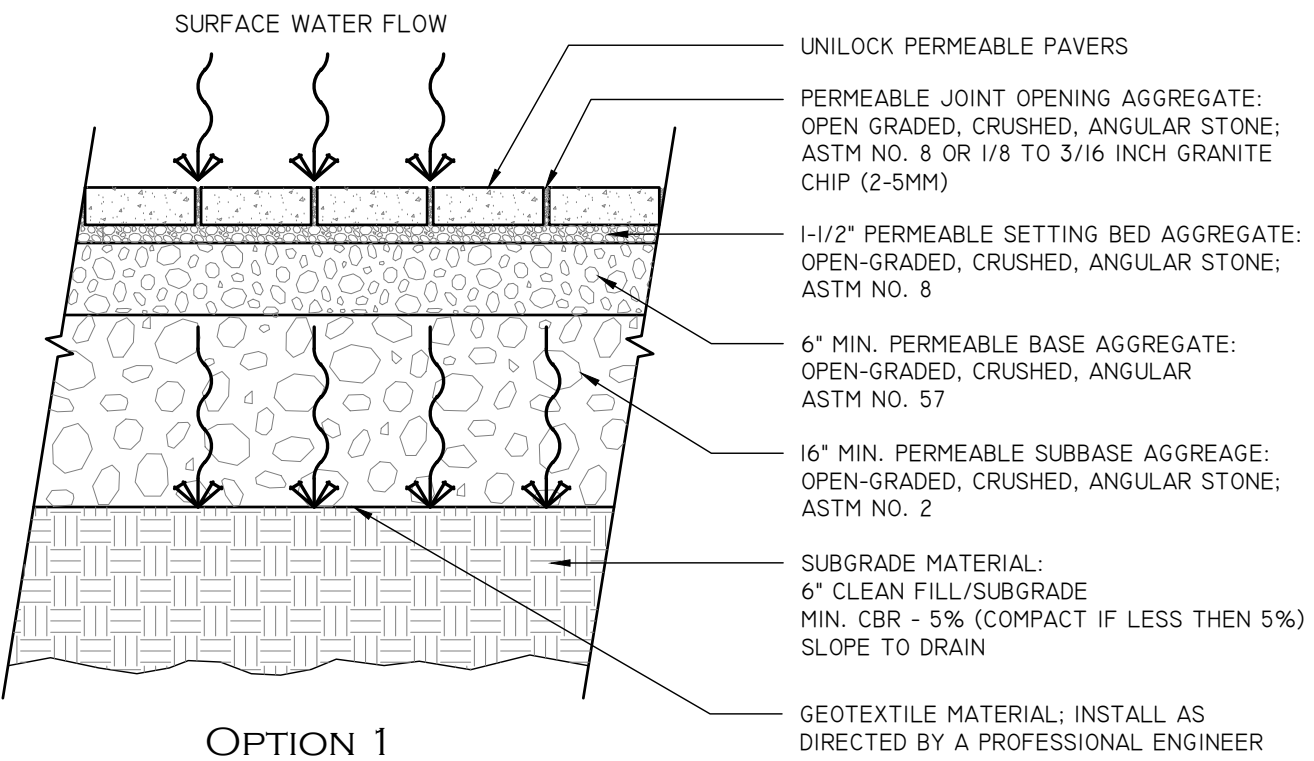
PRECAST CEMENT CONCRETE CAR STOPS
NOT TO SCALE



INFILTRATOR INVERT ELEVATIONS	
	FIELD A
ELEVATION A	96.25
ELEVATION B	94.75
ELEVATION C	94.21
ELEVATION D	92.54
ELEVATION E	92.04
SHGWT	90.00

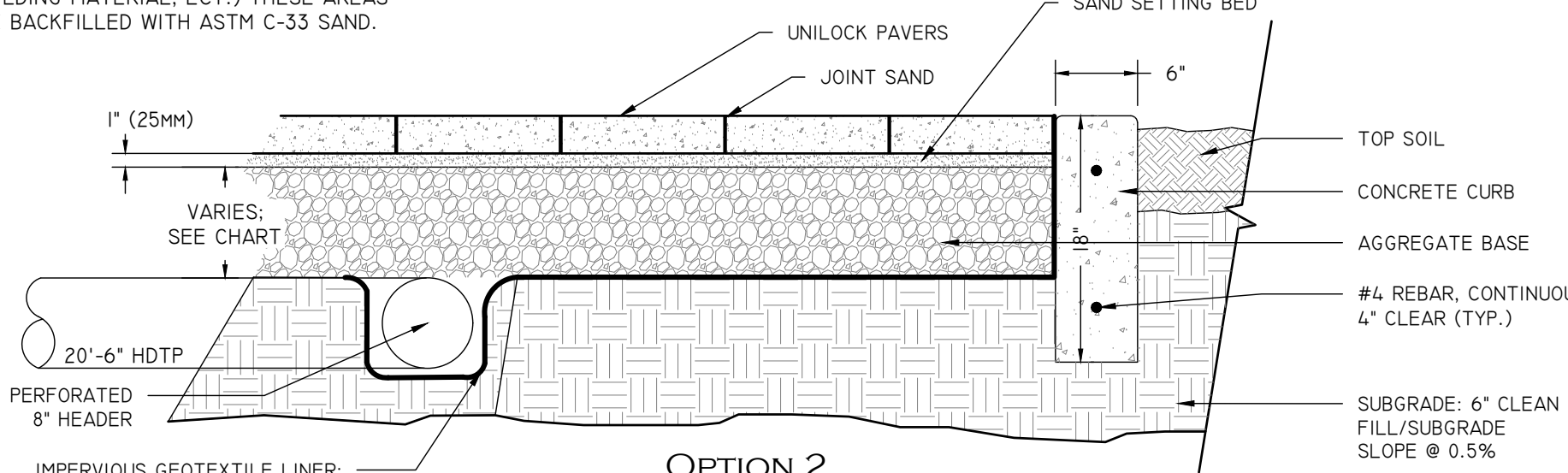
CULTC R-280-HD HEAVY DUTY INFILTRATION SYSTEM CROSS SECTION
NOT TO SCALE

- NOTES:**
- THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
 - ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
 - COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A PROFESSIONAL ENGINEER.
 - SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
 - INSTALL PVC UNDERDRAIN PIPE WHERE INFILTRATION RATE OF SUBSOIL IS LESS THAN 0.5 IN./HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.
 - NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
 - MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
 - THE MINIMUM AGGREGATE THICKNESS ARE AFTER COMPACTION.
 - CROWN ROADWAY APPLICATIONS AT A 1.5 TO 1.7% SLOPE FOR INCREASED PAVEMENT STIFFNESS. (CROWNING IS NOT FOR DRAINAGE PURPOSES.)
 - ONLY USE CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL IN ROADWAY APPLICATIONS.
 - IF UNSUITABLE FILL MATERIAL IS ENCOUNTERED (BRICK, BUILDING MATERIAL, ECT.) THESE AREAS SHOULD BE BACKFILLED WITH ASTM C-33 SAND.

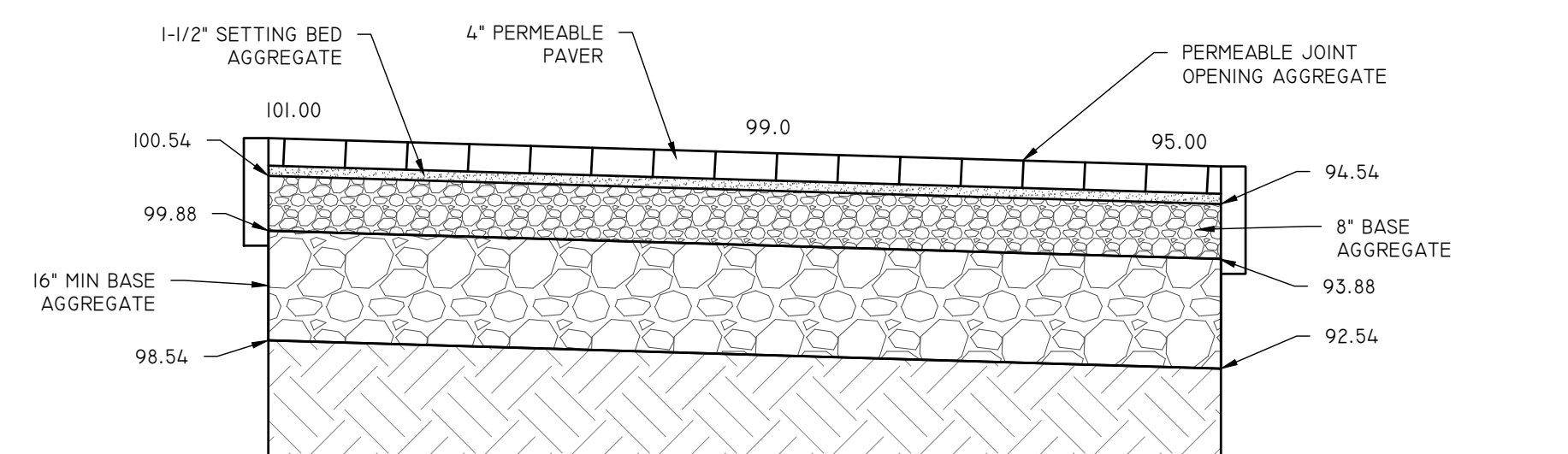


OPTION 1

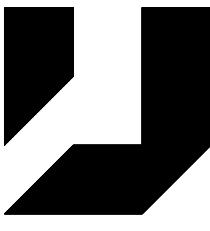
	MINIMUM BASE THICKNESS
SIDEWALK	6" (100 MM)
PLAZA	8" (200 MM)
OTHER	CONTACT UNILOCK



OPTION 2



UNILOCK PERMEABLE PAVER DETAIL
NOT TO SCALE



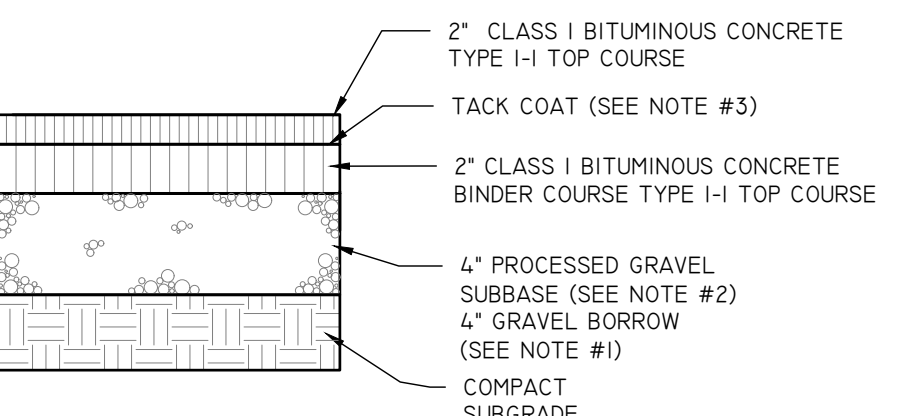
COMMERCIAL APPLICATION PERMEABLE PAVER DETAIL

CREATED: OCTOBER 11, 2011
JANUARY 30, 2014
Revised: May 8, 2020
FILE NAME: CS-COM-PERM-TYPICALS-2014.DWG
FILE NAME: CS-3-COM-PAVER.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

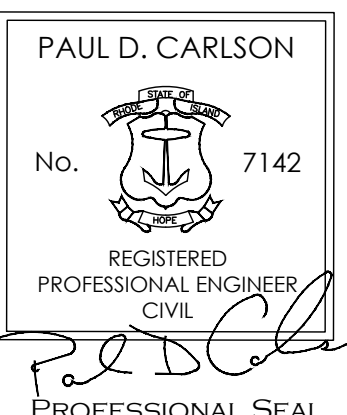
CROSS SECTION
LOW INFILTRATION WITH NO UNDERDRAIN
HEAVY DUTY
UNILOCK
DESIGNED TO CONNECT.

- NOTES:**
- GRAVEL BORROW SHALL CONFORM TO RIDOT STD. SPECIFICATION MATERIALS SECTION
 - PROCESSED GRAVEL FOR SUBBASE COURSE SHALL CONFORM TO RIDOT STD. SPECIFICATION MATERIALS SECTION
 - MACHINE APPLIED TACK COAT SHALL BE APPLIED ON TOP OF BINDER COURSE BEFORE FINAL PAVEMENT. TACK COAT SHALL CONFORM TO RIDOT STD. SPECIFICATIONS MATERIALS SECTION



BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE

DETAIL SHEET (1 OF 2)



"663 ADMIRAL STREET MULTI-UNIT DEVELOPMENT"
663 ADMIRAL STREET, PROVIDENCE, RI 02608
ASSESSORS MAP 123 LOTS 165, 166 & 171

APPLICANT: JOSEPH COLALUCA
566 SMITH STREET, PROVIDENCE, RI 02908

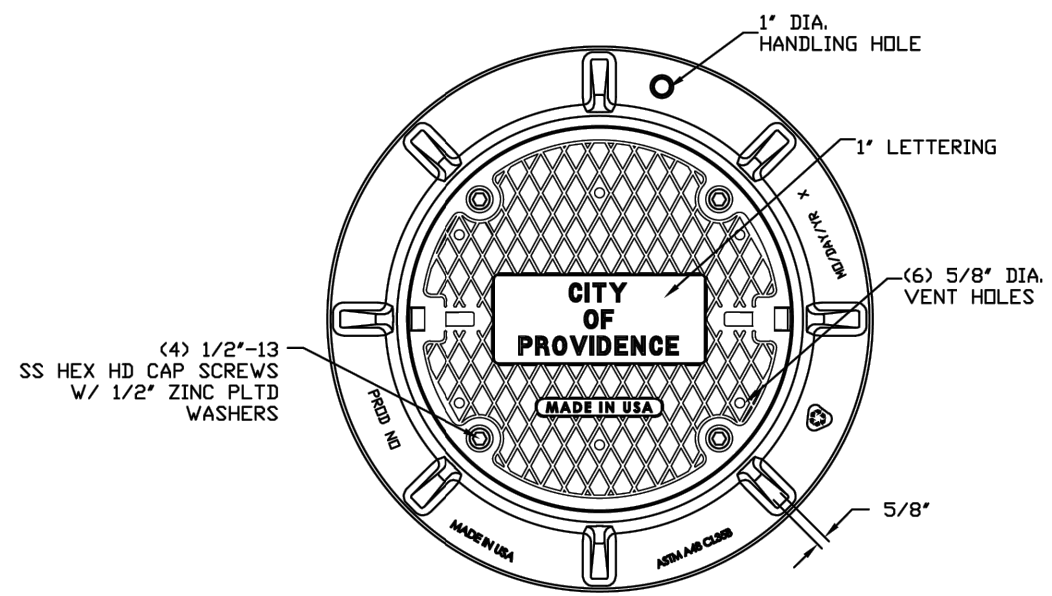
JOB # 22-022 SCALE: N.T.S. DRAWN BY: L.J.G. DATE: JUNE 21, 2022

REVISED:

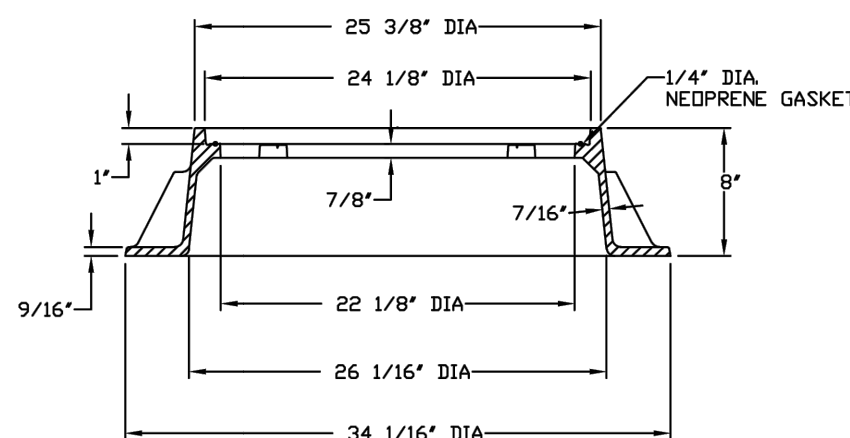


InSite Professional Complex, Suite 1
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
C-5
OF 6



COVER SECTION



FRAME SECTION

NOTES:

1. MATERIALS SHALL CONFORM TO SECTION M.04 OF THE RHODE ISLAND STANDARD SPECIFICATIONS.
2. THE MATERIALS SHALL BE GRAY IRON AND SHALL BE ASTM A48 CERTIFIED.
3. SHALL BE EJ PRODUCT 240834B01 OR APPROVED EQUAL.

HEAVY DUTY MANHOLE FRAME AND COVER-24 INCH

6.2.1 P
PROVIDENCE
STANDARD

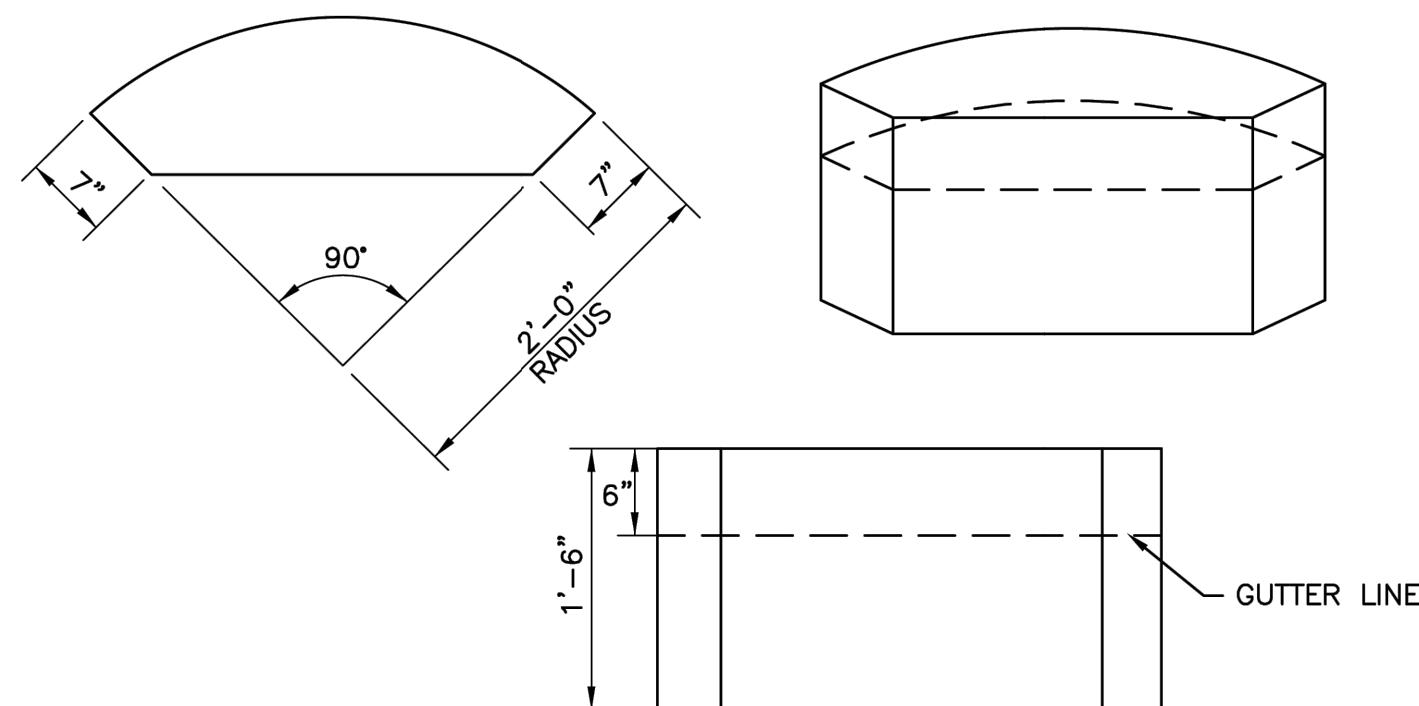
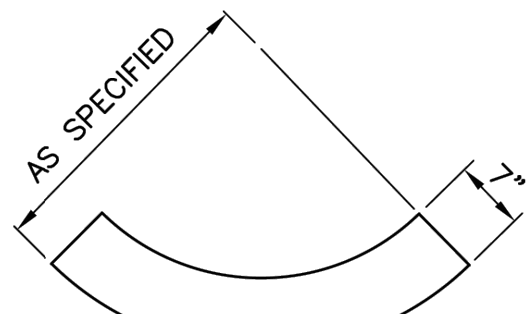
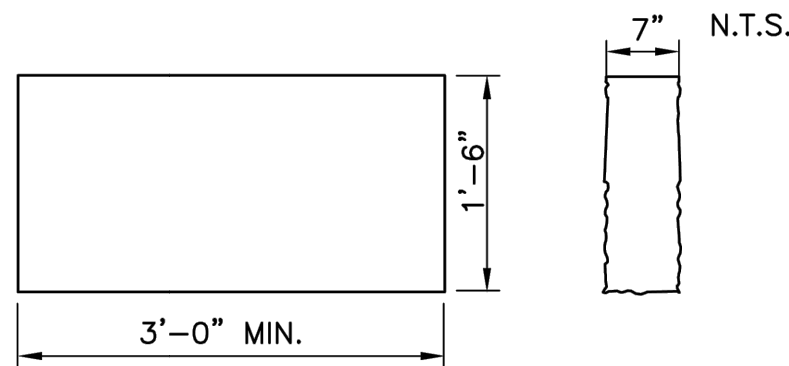
NOTE:

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE RI 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.

7.3.0 P
PROVIDENCE
STANDARD



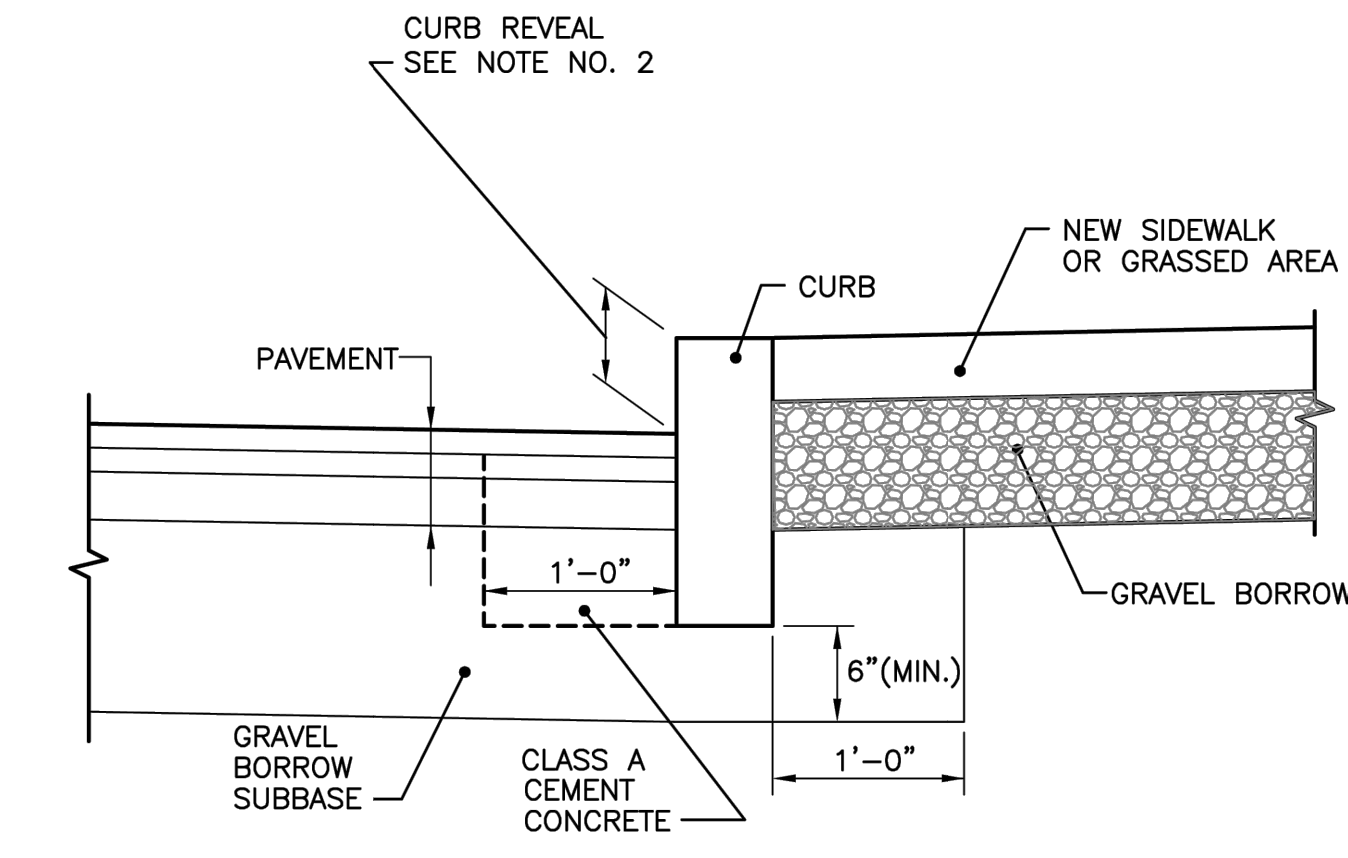
NOTES:

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 QUARRY SPLIT OR SAWCUT.

GRANITE 2'-0" RADIUS CURB RETURN

N.T.S.

7.3.4 P
PROVIDENCE
STANDARD



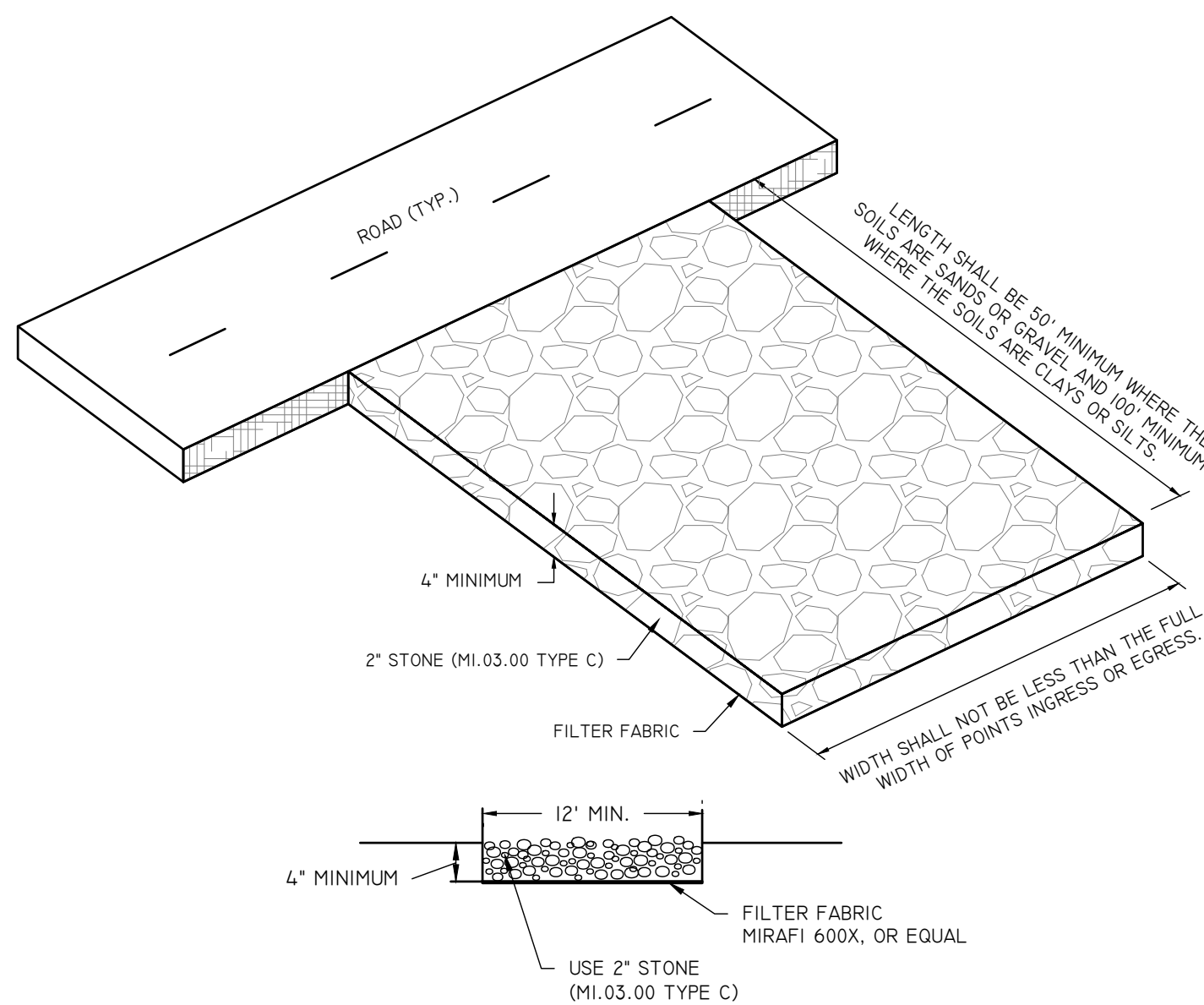
NOTES:

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.

7.6.0 P
PROVIDENCE
STANDARD



INSTALLATION:

THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. THE STONE SHALL BE PLACED TO THE SPECIFIED DIMENSIONS, AS NOTED ABOVE.

MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAYS THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, OR ADDITIONAL LENGTH, AS CONDITIONS DEMAND, AND REPAIR, AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.

LOCATION:

SEE OVERALL SHEET FOR LOCATION OF CONSTRUCTION ENTRANCE.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

DETAIL SHEET (2 OF 2)

PAUL D. CARLSON

No. 7142

REGISTERED PROFESSIONAL ENGINEER CIVIL

PROFESSIONAL SEAL

"663 ADMIRAL STREET MULTI-UNIT DEVELOPMENT"

663 ADMIRAL STREET, PROVIDENCE, RI 02608

ASSESSORS MAP 123 LOTS 165, 166 & 171

APPLICANT: JOSEPH COLALUCA

566 SMITH STREET, PROVIDENCE, RI 02908

JOB # 22-022

SCALE: N.T.S.

DRAWN BY: LJG

DATE: JUNE 21, 2022

REVISED:

InSITE

Engineering Services, LLC

PROFESSIONAL ENGINEERS | LAND SURVEYORS

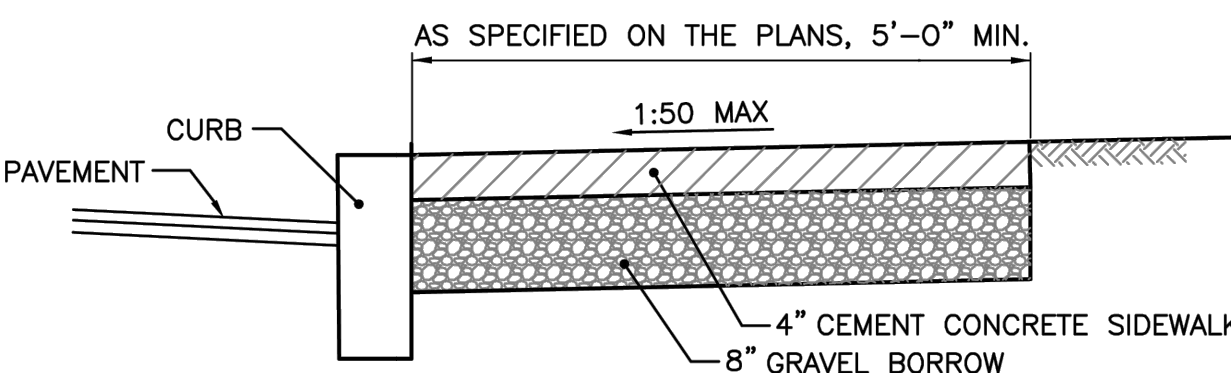
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SHEET C-6 OF 6



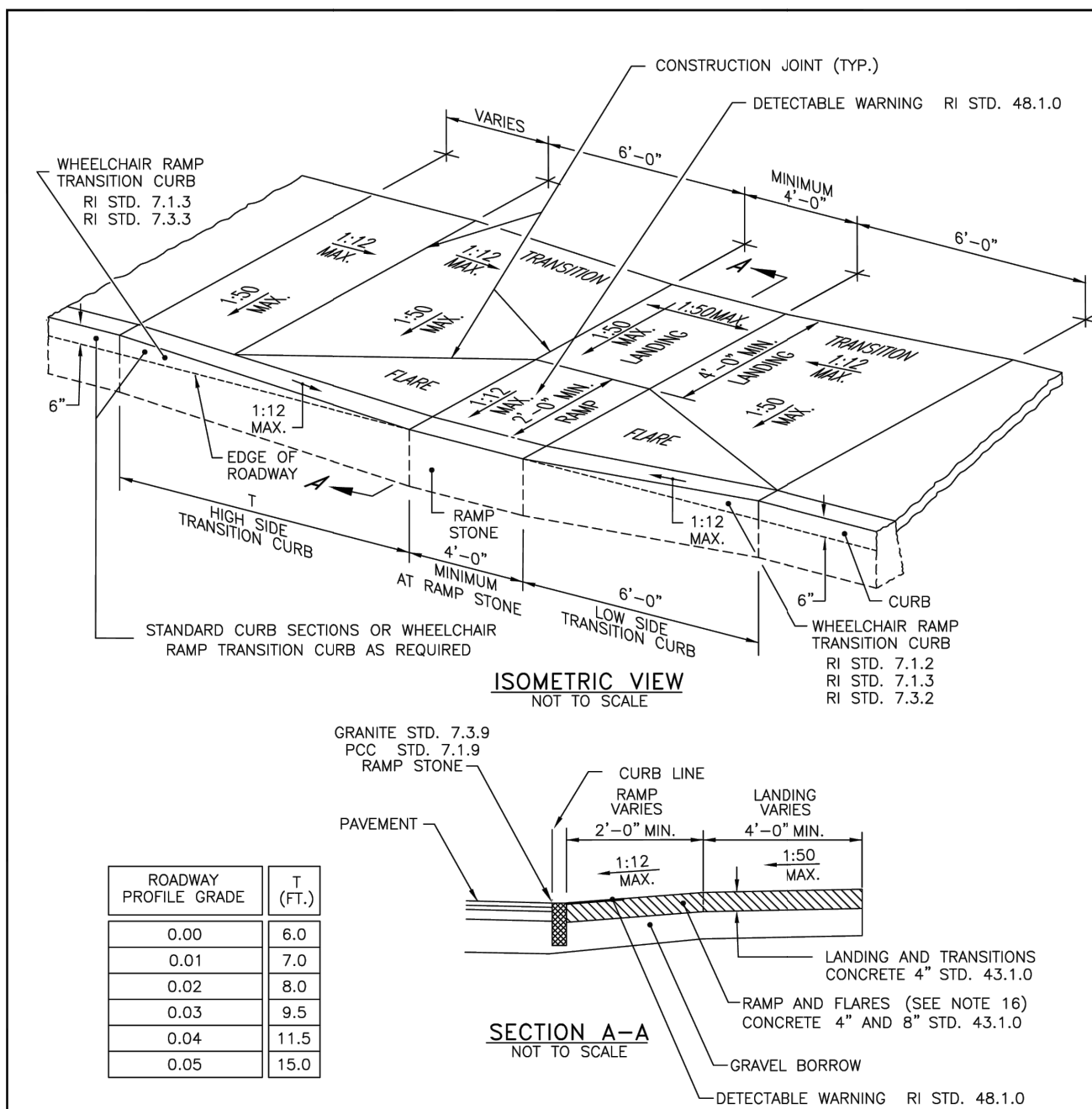
NOTES

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 95% MODIFIED PROCTOR DENSITY (AASHTO T180).
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. CONTROLL 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 PREMOLDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK

N.T.S.

43.1.0 P
PROVIDENCE
STANDARD



NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RI STANDARD SPECIFICATIONS.
2. WHEN ANY OBSTRUCTION LOCATED IN THE SIDEWALK FALLS WITHIN A CROSSWALK AREA, THE WHEELCHAIR RAMP SHALL BE PLACED SUCH THAT THE OBSTRUCTION FALLS OUTSIDE OF THE RAMP.
3. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP TO BE LOCATED OUTSIDE OF THE CROSSWALK, AND IT IS TO BE CENTERED WHENEVER POSSIBLE.
4. DRAINAGE FACILITIES ARE TO BE LOCATED UP-GRADE OF ALL WHEELCHAIR RAMPS.
5. LOCATION OF WHEELCHAIR RAMPS IS AS SHOWN ON CONTRACT DRAWINGS.
6. IN NO INSTANCE SHALL THE SIDEWALK CROSS SLOPE EXCEED 1:50 EXCEPT WITHIN THE RAMP AREA.
7. AN UNSTRUCTURED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 4'-0" SHALL BE MAINTAINED.
8. THE WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS), MUST NOT BE STEEPER THAN 1:12. HOWEVER, THESE SLOPES MAY BE FLATTER THAN 1:12 WHEN WARRANTED BY SURROUNDING CONDITIONS.
9. WHERE THE ROAD PROFILE EXCEEDS SIX (6) THE HIGH SIDE TRANSITION LENGTH (T) SHALL BE EIGHTEEN FEET (18'-0").
10. IN NO CASE, WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED BEHIND THE STOP LINE.
11. THE ENTRANCE OF THE WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
12. THE WHEELCHAIR RAMP SHALL BE CENTERED RADICALLY, OPPOSITE THE RADIUS POINT WHEN POSSIBLE.
13. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0" (GREATER LENGTHS PREFERRED).
14. ALL REQUIRED CUTTING OF CURB PIECES TO BE PAID FOR UNDER COST OF CURB.
15. DETECTABLE WARNING TO BE PAID FOR UNDER SECTION 942 OF THE RI STANDARD SPECIFICATIONS
16. 8" CONCRETE DEPTH FOR RADIUS WHEELCHAIR RAMPS ONLY. USE 4" DEPTH FOR TANGENT (MID-BLOCK) LOCATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

WHEELCHAIR RAMP

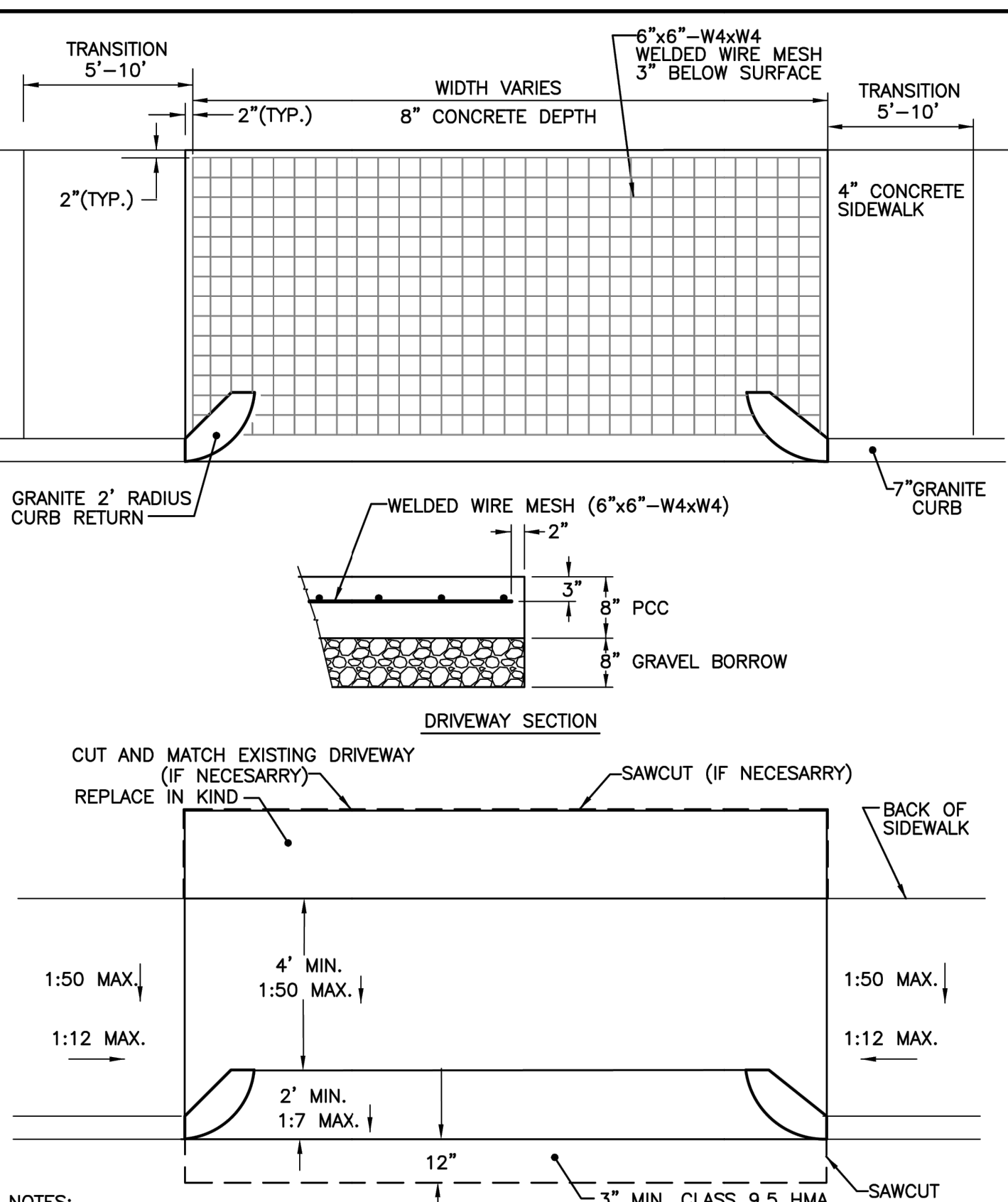
NO.	REV.	DATE
1	M.P.	04/1/2005
2	M.P.	04/1/2008
3	M.P.	09/1/2012

JOSEPH COLALUCA
SEAL

JOHN P. CARLSON
SEAL

JUNE 15, 1998
RISE DATE

R.I. STANDARD 43.3.0



NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIDOT STANDARD SPECIFICATIONS.
2. RUNNING SLOPE OF SIDEWALK/DRIVEWAY SHALL NOT EXCEED 8.3% (1:12).
3. 4' MINIMUM ACCESSIBLE PATH SHALL BE INSTALLED WITH CROSS SLOPE NOT EXCEEDING 2% (1:50)
4. RESIDENTIAL CURB CUTS SHALL BE NO WIDER THAN 12' FROM INSIDE OF CURB RETURNS.

CEMENT CONCRETE DRIVEWAYS

N.T.S.

43.5.0 P
PROVIDENCE
STANDARD

ISSUE DATE: 1/6/17, REVISED 10/6/17