



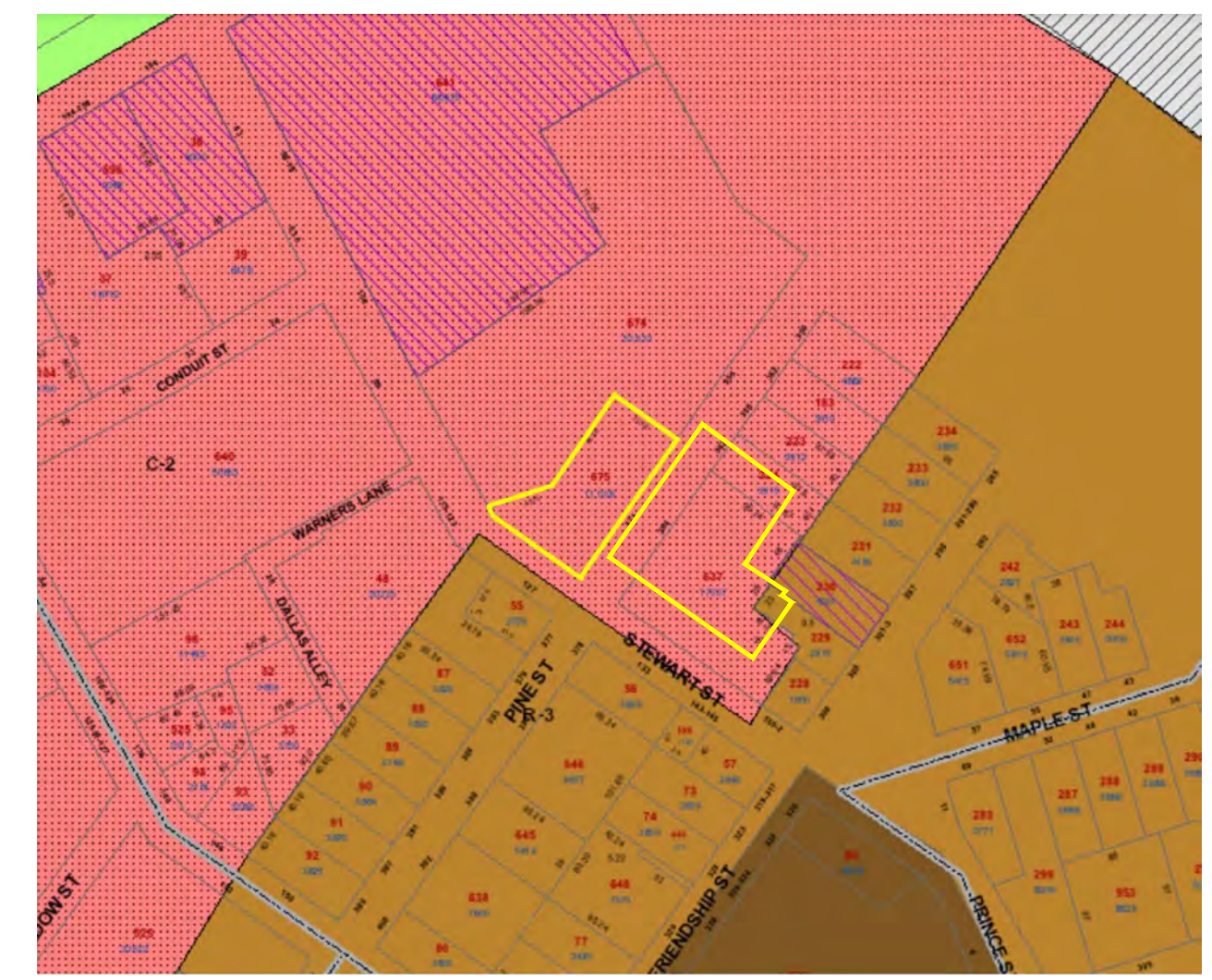
PINE ST APARTMENTS
COVER SHEET
OWNER OF RECORD:
CROSSROADS RHODE ISLAND (PER ASSESSOR)
APPLICANT:
CROSSROADS RI
PREPARED BY:
NARRAGANSETT ENGINEERING INC.
SUBJECT PROPERTY:
AP 24-675
ALSO INCLUDES AP 24-637 FOR USE OF A
PROPOSED TRASH/RECYCLE AREA
MASTER/PRELIMINARY PLAN SET
4-21-23
REV.2 DUMPSTER UPDATE



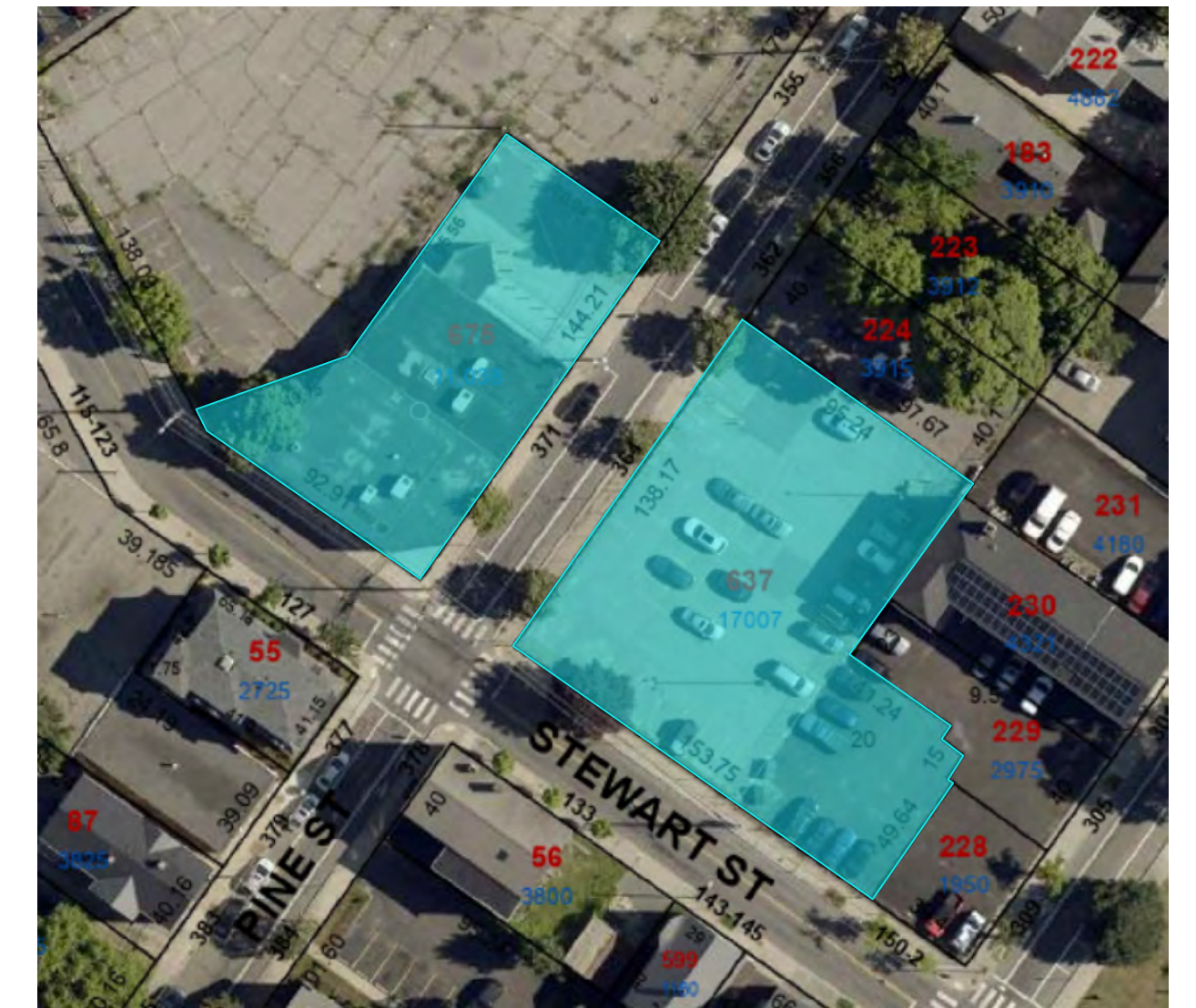
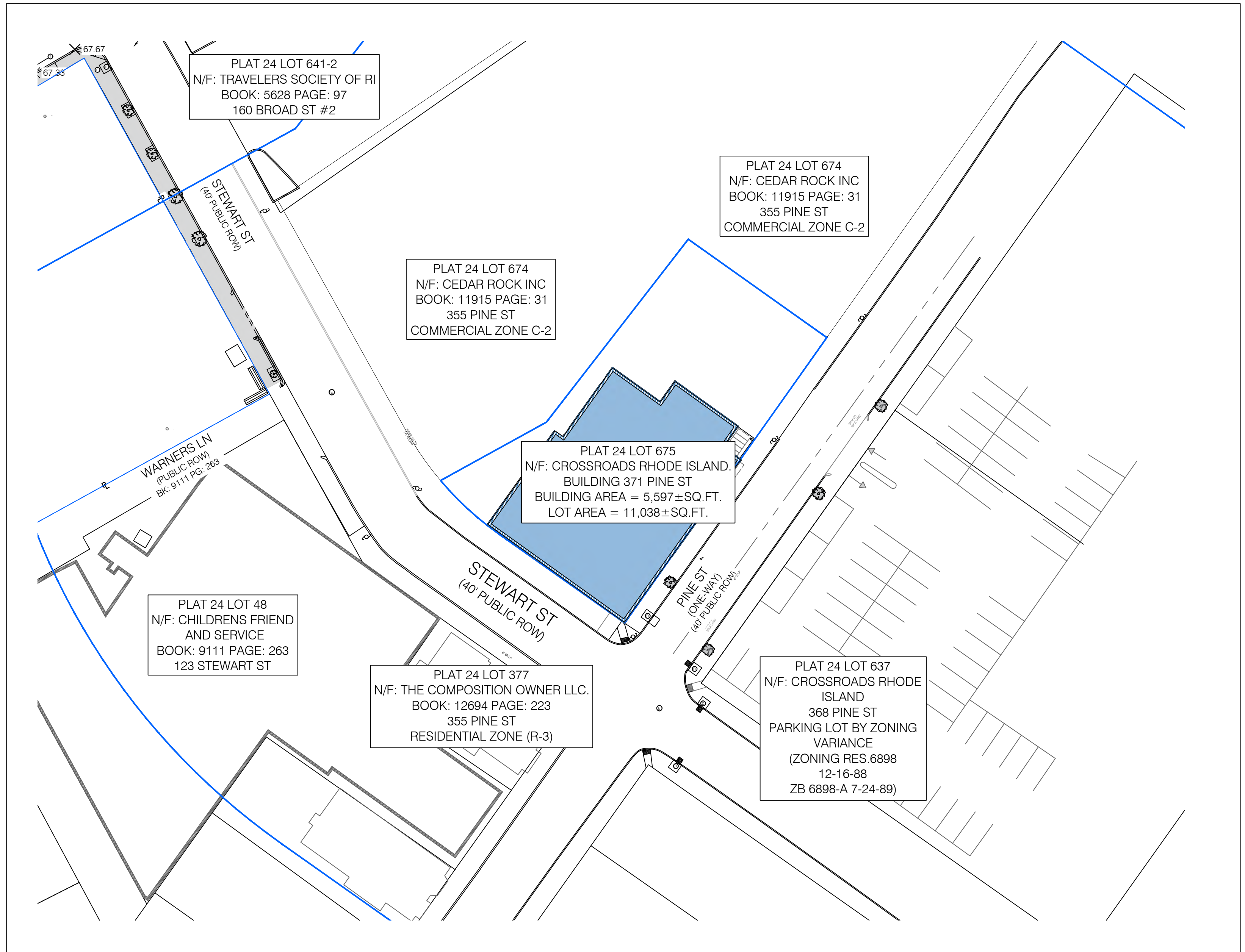
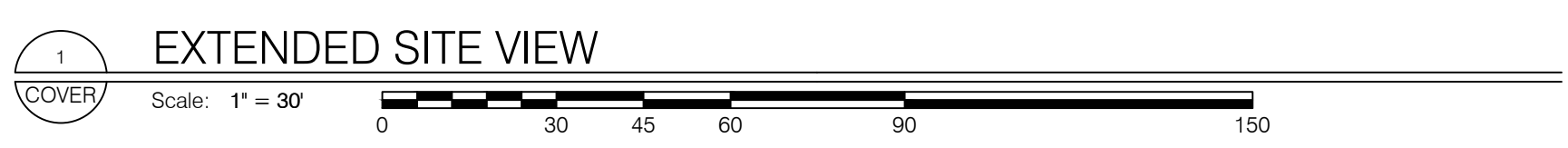
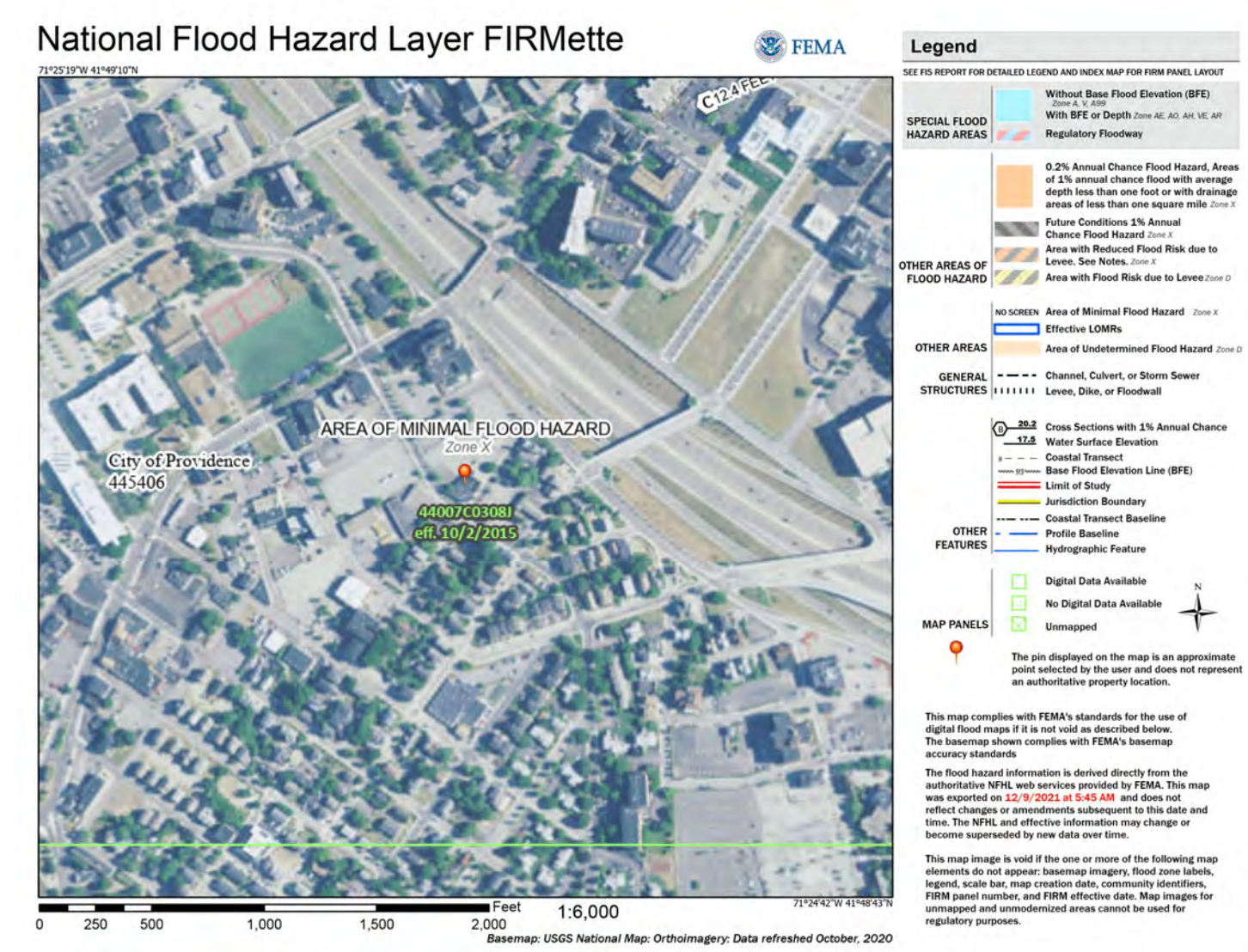
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MECHANICAL ENGINEER
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615 Jefferson Blvd, Warwick, RI 02886
ELECTRICAL ENGINEER
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79 Main Street, Sluiterbridge, MA 01566
CIVIL ENGINEER
NARRAGANSETT ENGINEERING
3102 East Main Rd, Portsmouth, RI 02871
LANDSCAPE ARCHITECT
DESIGN UNDER SKY
57 Hudson St, Providence, RI 02909

- SHEET INDEX:
1 : SV-100: LIMITED CONTENT BOUNDARY AND EXISTING CONDITIONS
2 : SV-101: SEDIMENT AND EROSION CONTROL AND DEMO PLAN
4 : C-100: PROPOSED SITE PLAN
5 : C-101: PROPOSED DRAINAGE AND GRADING PLAN
6 : C-102: PROPOSED EASEMENT PLAN
7- : C-200 - C-206: DETAILS & NOTES
8- : A2.2.2 - A2.2.3 ARCHITECTURAL FLOOR PLANS
9- : A3.1 -A3.2 ARCHITECTURAL ELEVATIONS
10- L2.00 - L2.30: LANDSCAPE PLANS
11- ES2.0 - ES2.1: LIGHTING PLANS

GIS ZONING MAP



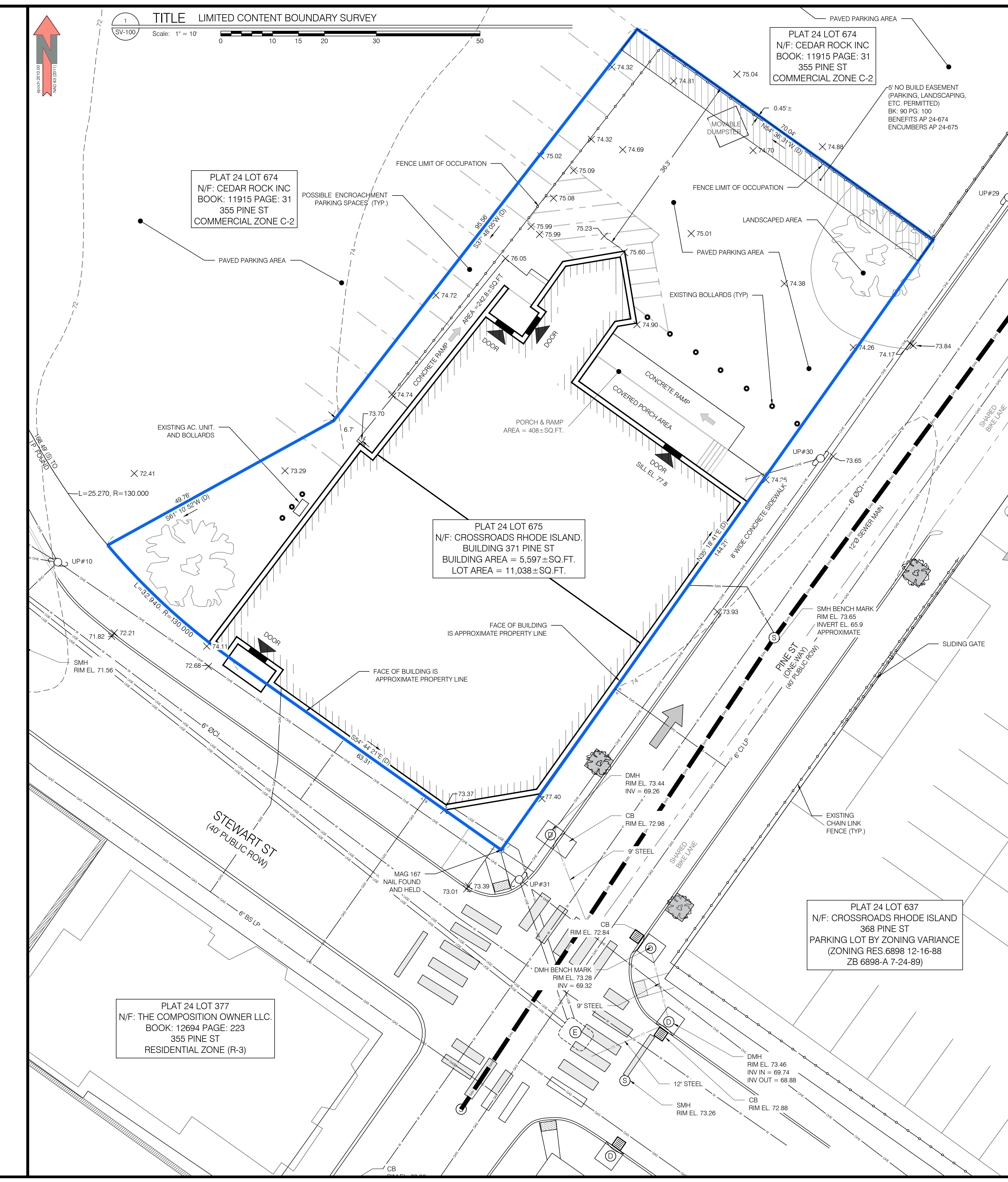
Zoning notes:
Zone: C-2 (Gen Commercial) / TOD (Traffic Sensitive Overlay District)
See architectural plans by Kite Architects for all zoning (parking, bike spaces, loading areas, etc.) data unless noted otherwise



LEGEND table with symbols and descriptions for dimensions, property lines, setbacks, and various utility and structural features.



N:\PROJECTS\22.01.05\_KITE - CIVIL\22.01.05\_PINE ST\SITE - CIVIL\22.01.05\_PINE ST\DWG SV-100\_NEI-Standard.ctb 4/18/2023 Neal Hingorany



**TITLE LIMITED CONTENT BOUNDARY SURVEY**

Scale: 1" = 10'



PLAT 24 LOT 674  
N/F: CEDAR ROCK INC  
BOOK: 11915 PAGE: 31  
355 PINE ST  
COMMERCIAL ZONE C-2

PLAT 24 LOT 674  
N/F: CEDAR ROCK INC  
BOOK: 11915 PAGE: 31  
355 PINE ST  
COMMERCIAL ZONE C-2

PLAT 24 LOT 675  
N/F: CROSSROADS RHODE ISLAND  
BUILDING 371 PINE ST  
BUILDING AREA = 5,597±SQ.FT.  
LOT AREA = 11,038±SQ.FT.

PLAT 24 LOT 637  
N/F: CROSSROADS RHODE ISLAND  
368 PINE ST  
PARKING LOT BY ZONING VARIANCE  
(ZONING RES 6898 12-16-88  
ZB 6898-A 7-24-89)

PLAT 24 LOT 377  
N/F: THE COMPOSITION OWNER LLC.  
BOOK: 12694 PAGE: 223  
355 PINE ST  
RESIDENTIAL ZONE (R-3)

**TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS**

Standard	C-2
Bulk Standards	
Minimum Lot Area	None
Minimum Building Height	18
Minimum First Story Height	9' Residential use 11' Non-Residential use
Maximum Building Height	50', not to exceed 4 stories
Maximum Building Coverage	None
Total Maximum Impervious Surface Coverage	None
Minimum Setback Requirements	
Front Setback	Build-to zone of 0' to 5' - see 503 A.6 for built-to percentage requirement
Interior Side Setback	None, unless abutting residential district, then 10'
Corner Side Setback	Build-to zone of 0' to 5' - see 503 A.6 for built-to percentage requirement
Rear Setback	None, unless abutting residential district, then 20'

**TABLE 11-2: TOD OVERLAY DISTRICT DIMENSIONAL STANDARDS**

Standard	TOD
Minimum Building Height	20'
Maximum Building Height	20'
Minimum Front Setback	Build-to zone of 0' to 5' with min. build-to percentage of 60%
Minimum Interior Side Setback	None, unless abutting residential, then 5'
Minimum Corner Side Setback	Build-to zone of 0' to 5' with min. build-to percentage of 40%
Minimum Rear Setback	None, unless abutting residential, then 10'

- SITE NOTES:**
- ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
  - ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
  - COORDINATE SYSTEM IS RI8300 / NAVD 88.
  - TOPOGRAPHY IS MIX OF ON GROUND SHOTS.
  - ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
  - PLAN IS NOT AS-BUILT UTILITY PLAN.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER CITY OF PROVIDENCE GIS

**BENCHMARK NOTE:**  
NEI WILL ALWAYS PROVIDE A MINIMUM OF TWO SITE BENCHMARKS. CONTRACTOR TO VERIFY ALL BENCHMARKS EXIST PRIOR TO CONSTRUCTION. ELEVATIONS OF ALL BENCHMARKS TO BE SHOT IN FIELD (WITH SUITABLE EQUIPMENT) AND DIFFERENTIAL TO BE VERIFIED. IF VERTICAL DIFFERENTIAL EXCEEDS 0.05' IT SHALL BE IMMEDIATELY REPORTED TO NEI. DIFFERENTIAL IN EXCESS OF 0.05' INDICATES THAT BENCHMARKS MAY HAVE BEEN DISTURBED AND ARE NOT SUITABLE FOR USE.

- UTILITY NOTES:**
- LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL. #: 1-800-344-7233 (1-800-DIG-SAFE).
  - WATER - SHOWN BASED ON RECORD PLANS BY PROV. WATER. UTILITY REFERENCE & FIELD LOCATED
  - SEWER - SURFACE FEATURES AND INVERTS, SHOWN BASED ON FIELD MEASUREMENTS PERFORMED BY NARRAGANSETT ENGINEERING ON 02-10-2022. SUBSURFACE PER PLAN REF.
  - GAS - SURFACE FEATURES PER FIELD SURVEY. SUBSURFACE FEATURES SHOWN PER PAVEMENT STRUCTURES FIELD AND PLAN REF.
  - ELECTRIC & TELEPHONE - SURFACE FEATURES PER FIELD SURVEY. UNDERGROUND LINES AND STRUCTURES SHOWN PER PLAN REF.
  - STORM DRAIN - SURFACE FEATURES, SHOWN BASED ON PLAN REF.
  - SEWER AND STORM DRAINS DEPICTED AT ASQE QUALITY LEVEL D.
  - GAS, ELECTRIC, TELEPHONE, AND WATER DEPICTED AT ASQE QUALITY LEVEL D.
  - REFER TO UTILITY PLAN REFERENCE TABLE FOR ALL UTILITY RECORD PLANS USED.

**20.0103 UTILITY PLAN RESEARCH**

NO.	PLAN TITLE	DATE
<b>ELECTRIC</b>		
1	"CONDUIT STREET, SUMMER ST TO SEEKELL ST, SHOWING LOCATION OF CONDUIT" PREPARED BY THE NARRAGANSETT ELECTRIC COMPANY	6/8/2004
2	"STEWART STREET, MH 657 TO CONDUIT ST, SHOWING LOCATION OF CONDUIT" PREPARED BY NARRAGANSETT ELECTRIC LIGHTING COMPANY	12/12/2016
3	"SUMMER STREET, FRIENDSHIP ST TO WARNERS LN, SHOWING LOCATION OF CONDUIT" PREPARED BY NARRAGANSETT ELECTRIC LIGHTING COMPANY	6/25/2004
<b>SEWER &amp; STORMWATER</b>		
4	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT. DRAWER 157 SHEET 1	1/26/1996
5	PLAN PREPARED BY CITY ENGINEERS OFFICE SEWER DEPARTMENT. DRAWER 157 SHEET 9	5/20/1882
<b>GAS</b>		
NATIONAL GRID GIS PLANS		
6	"SUMMER ST"	8/15/2021
7	"SUMMER ST 2"	8/15/2021
<b>WATER</b>		
8	PROVIDENCE WATER DEPARTMENT GIS PDF/IMAGE	

**DEED RESEARCH & PLAN REFERENCE**

CLIENT	HOTEL ASSOCIATES LLC	CITY	PROVIDENCE	SHEET	1 OF 1				
PROJECT #	220105			DATE	3/1/2022				
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	PLAN	DEED	OTHER	DATE FILED
1	24	675	9999	9999	HOTEL ASSOCIATES LLC	X			7/7/2012
2	24	674	11915	31	Cedar Rock Inc	X			12/21/2017
3	24	637	9999	9999	HOTEL ASSOCIATES LLC	X			7/7/2012
4	24	55	12694	223	THE COMPOSITION OWNER LLC	X			4/20/2020
5	24	48	9999	9999	CHILDRENS FRIEND AND SERVICE	X			7/7/2012
6		47	21		CITY OF PROVIDENCE COMMISSION BY CHARLES MAGUIRE AND ASSOCIATES	X	REVISED		4/28/1966
7	24	675	90	100	MINOR SUBDIVISION PLAN AP. 24 LOT 654 HOTEL ASSOCIATES, LLC	X			10/24/2017

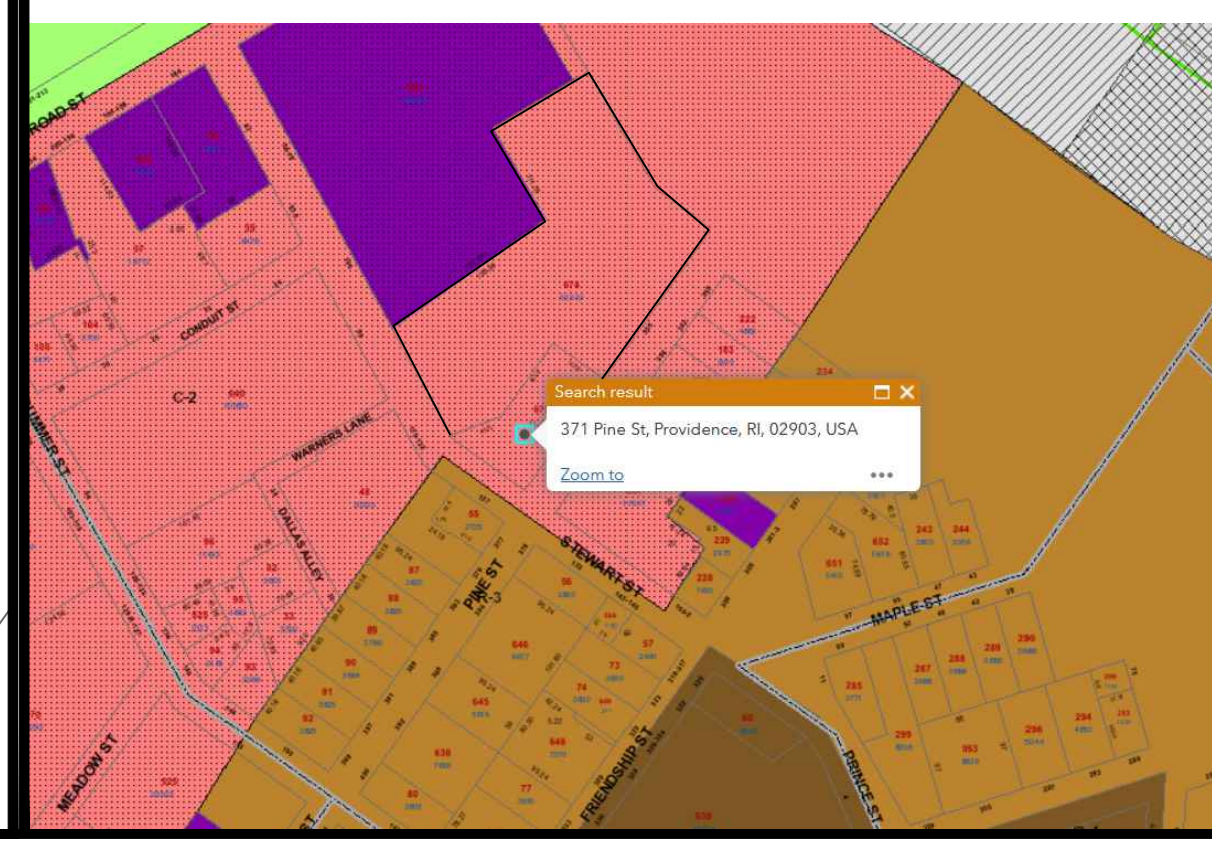
**REFERENCE MONUMENTS FOUND AND HELD**

Point Num.	Easting	Northing	Point Elevation	Raw Description
38	350768.8828	267183.1801	69.958'	SPIKE.FND
39	350761.0645	267196.0151	69.648'	SPIKE.FND
41	350908.4388	267132.2870	73.584'	SPIKE.FND
158	350642.0697	266999.8086	70.094'	IR.FND
167	350785.0793	266825.3498	73.381'	MAG

**EXISTING LOT COVERAGE AREAS**

LOT	DESCRIPTION	AREA	UNITS
675	EXISTING AREA	11,038	S.F.
	BUILDING	5597	S.F.
	RAMP NORTH WEST BUILDING	242.8	S.F.
	PORCH & RAMP NORTH EAST	408	S.F.
	LOT COVERAGE	56.6%	

**ZONING MAP PER CITY OF PROVIDENCE GIS**



**LEGEND**

- 100.00' DIMENSION - EXISTING
- 100.00' DIMENSION - PROPOSED
- 100.00' (D) PLAN / DEED DIMENSION
- 100.00' (S) SURVEY DIMENSION
- PROPERTY LINE - ABUTTING
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- SETBACKS
- 100.00' GRADE CONTOUR - EXISTING
- 100.00' GRADE CONTOUR - PROPOSED
- ELECTRIC - OVERHEAD (OHE)
- ELECTRIC - TELEPHONE - CABLE (ETC)
- ELECTRIC - UNDERGROUND (UGE)
- GAS (G)
- SANITARY SEWER (S)
- STORM DRAIN (SD)
- WATER
- LIMIT OF DISTURBANCE (LOD)
- SEDIMENT CONTROL (SED)
- LOD / SED
- EDGE OF PAVEMENT - EXISTING
- FENCE - METAL
- FENCE - WOOD
- STONE WALL
- BRUSH LINE (APPROXIMATE)
- WETLAND LIMIT
- CATCH BASIN
- DRAINAGE MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- MONITORING WELL
- GATE VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- ELECTRIC BOX (ETC)
- UTILITY POLE
- TREE
- CURB INLET
- STRUCTURE, EXISTING
- STRUCTURE, PROPOSED
- SPOT GRADE - EXISTING
- SPOT GRADE - PROPOSED
- DRILL HOLE
- GRANITE BOUND
- REBAR / STEEL PIPE FOUND
- SPIKE
- WETLAND FLAG LOCATION
- BENCHMARK
- BORING
- SOIL EVALUATION



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WILKINSON ASSOCIATES  
615 Jefferson Blvd, Warwick, RI 02886

**ELECTRICAL ENGINEER**  
STERLING ENGINEERING CO.  
79 Main Street, Stratford, MA 01566

**CIVIL ENGINEER**  
NARRAGANSETT ENGINEERING  
3102 East Main Rd, Portsmouth, RI 02871

**LANDSCAPE ARCHITECT**  
DESIGN UNDER SKY  
57 Hudson St, Providence, RI 02909

**NOT FOR CONSTRUCTION**  
ISSUED FOR PROGRESS SET

**CERTIFICATION**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 (EFFECTIVE DATE), AS FOLLOWS:  
CLASS I (PARTIAL) AS NOTED  
CLASS II (PHYSICAL FEATURES)  
TOPOGRAPHIC SURVEY T-1

**NEAL K. HINGORANY**  
PROFESSIONAL LAND SURVEYOR

NEAL HINGORANY REG. 2515  
COA: A38 04.16.23

**PINE STREET APARTMENTS**  
371 Pine Street, Providence, RI 02903  
PROJECT NO. 1932

NO.	DATE	ISSUED FOR
	04.14.23	PROGRESS SET

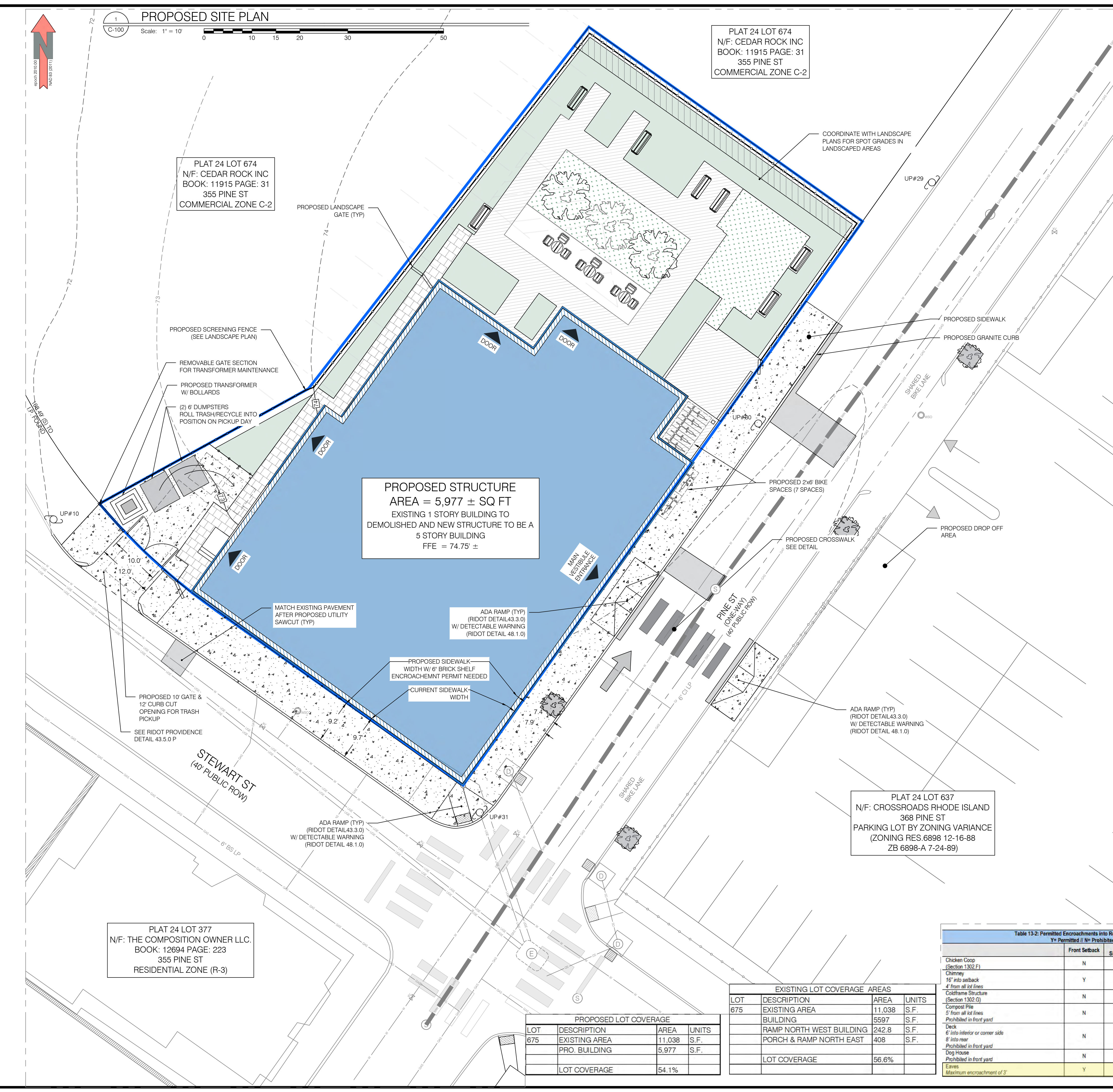
SCALE 1"=10' **SV-100**







E:\PROJECTS\222.0105\_KITE - CIVIL\222.0105\_PINE\_CIVIL.DWG C-100\_NEI-Standard.cad 4/21/2023 Craig Barry



**TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS**

C-2		PROVIDED
<b>Bulk Standards</b>		
Minimum Lot Area	None	11,038 ± SQ FT
Minimum Building Height	16'	53.66' ±
Minimum First Story Height	9' Residential use 11' Non-Residential use	11.25' ±
Maximum Building Height	50', not to exceed 4 stories	REFER TO ARCH. PLAN SET
Maximum Building Coverage	None	54.1% ±
Total Maximum Impervious Surface Coverage	None	78% ±
<b>Minimum Setback Requirements</b>		
Front Setback	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	PINE ST 63% ± > 60%
Interior Side Setback	None; unless abutting residential district, then 10'	N/A
Corner Side Setback	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	STEWART ST 57% ± > 40%
Rear Setback	None, unless abutting residential district, then 20'	N/A

- 6. Build-To Percentage**
- a. Front Setback**  
The required build-to percentage is 60% of the front lot line.
- b. Corner Side Setback**  
The required build-to percentage is 40% of the corner side lot line.

**TABLE 11-2: TOD OVERLAY DISTRICT DIMENSIONAL STANDARDS**

TOD	
Minimum Building Height	20'
Maximum Building Height	70'
Minimum Front Setback	Build-to zone of 0' to 8', with min. build-to percentage of 60%
Minimum Interior Side Setback	None, unless abutting residential, then 5'
Minimum Corner Side Setback	Build-to zone of 0' to 8', with min. build-to percentage of 40%
Minimum Rear Setback	None, unless abutting residential, then 10'

- E. Parking Standards**
- In addition to the parking regulations of Article 14, the following parking requirements apply to the TOD Overlay Districts.
- A maximum of one parking space per dwelling unit, plus one guest space per 15 units in a multi-family dwelling, is permitted. There is no minimum parking requirement for residential uses.
  - The first 5,000 square feet of gross floor area of non-residential uses are exempt from all parking requirements. Parking for non-residential uses is limited to a maximum of one space per 300 square feet of gross floor area.
  - Where feasible, ingress and egress from parking and loading shall be from side streets or alleys.

**LANDSCAPE HATCH LEGEND**

GRASS	[Hatch]
LANDSCAPED AREA	[Hatch]
PAVEMENT WALKWAY	[Hatch]

NOTE: SEE LANDSCAPE PLAN BY "DESIGN UNDER SKY" FOR TREE PLANTINGS IN LANDSCAPED AREAS AND STREET AREAS AND HARDSCAPE MATERIALS

**LEGEND**

100.00	DIMENSION - EXISTING
100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION
100.00 (S)	SURVEY DIMENSION
[Symbol]	PROPERTY LINE - ABUTTING
[Symbol]	PROPERTY LINE - EXISTING
[Symbol]	PROPERTY LINE - PROPOSED
[Symbol]	SETBACKS
100.00	GRADE CONTOUR - EXISTING
100.00	GRADE CONTOUR - PROPOSED
[Symbol]	ELECTRIC - OVERHEAD (OHE)
[Symbol]	ELECTRIC - TELEPHONE - CABLE (ETC)
[Symbol]	ELECTRIC - UNDERGROUND (UGE)
[Symbol]	GAS (G)
[Symbol]	SANITARY SEWER (S)
[Symbol]	STORM DRAIN (SD)
[Symbol]	WATER
[Symbol]	LIMIT OF DISTURBANCE (LOD)
[Symbol]	SEDIMENT CONTROL (SED)
[Symbol]	LOD / SED
[Symbol]	EDGE OF PAVEMENT - EXISTING
[Symbol]	FENCE - METAL
[Symbol]	FENCE - WOOD
[Symbol]	STONE WALL
[Symbol]	BRUSH LINE (APPROXIMATE)
[Symbol]	WETLAND LIMIT
[Symbol]	STRUCTURE, EXISTING
[Symbol]	STRUCTURE, PROPOSED
[Symbol]	SPOT GRADE - EXISTING
[Symbol]	SPOT GRADE - PROPOSED
[Symbol]	DRILL HOLE
[Symbol]	GRANITE BOUND
[Symbol]	REBAR / STEEL PIPE FOUND
[Symbol]	SPIKE
[Symbol]	WETLAND FLAG LOCATION
[Symbol]	BENCHMARK
[Symbol]	BORING
[Symbol]	SOIL EVALUATION
[Symbol]	INVERT FROM AS BUILT (M)

**BIKE SPACE CALCULATIONS:**  
SECTION 1402  
1 SPACE PER 5 UNITS  
35 UNITS PROVIDED  
7 BIKE SPACES REQUIRED  
7 BIKE SPACES PROVIDED

**Table 13-2: Permitted Encroachments into Required Setbacks**  
Y= Permitted, N= Prohibited

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Chicken Coop (Section 1302 F)	N	N	N	Y
Chimney 16' into setback 4' from all lot lines	Y	Y	Y	Y
Coldframe Structure (Section 1302 G)	N	Y	Y	Y
Compost Pile 5' from all lot lines Prohibited in front yard	N	N	Y	Y
Deck 6' into interior or corner side 8' into rear Prohibited in front yard	N	Y	Y	Y
Dog House Prohibited in front yard	N	N	N	Y
Eaves Maximum encroachment of 3'	Y	Y	Y	Y

**EXISTING LOT COVERAGE AREAS**

LOT	DESCRIPTION	AREA	UNITS
675	EXISTING AREA	11,038	S.F.
	BUILDING	5597	S.F.
	RAMP NORTH WEST BUILDING	242.8	S.F.
	PORCH & RAMP NORTH EAST	408	S.F.
	LOT COVERAGE	56.6%	

**PROPOSED LOT COVERAGE**

LOT	DESCRIPTION	AREA	UNITS
675	EXISTING AREA	11,038	S.F.
	PRO. BUILDING	5,977	S.F.
	LOT COVERAGE	54.1%	



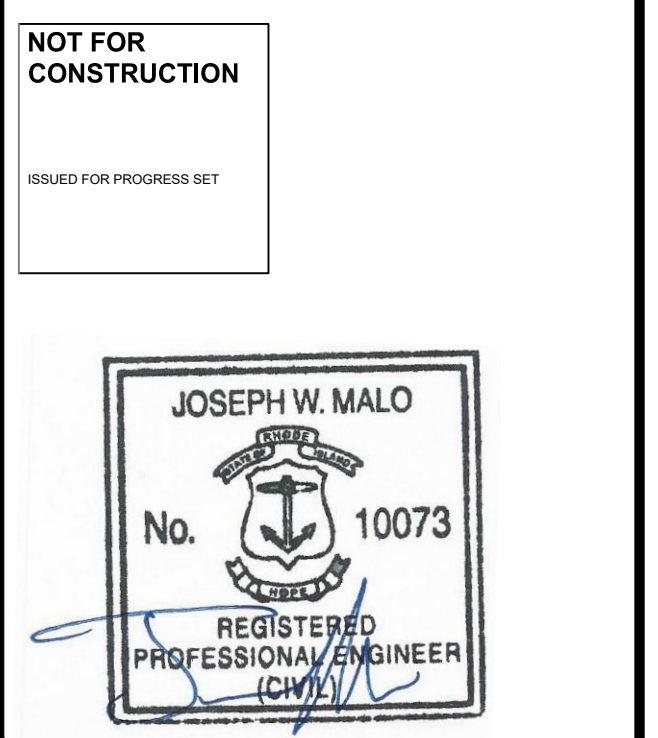
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LANDSCAPE ARCHITECT  
DESIGN UNDER SKY  
57 Hudson St, Providence, RI 02909



4-21-23

**PINE STREET APARTMENTS**  
371 Pine Street, Providence, RI 02903  
PROJECT NO. 1932

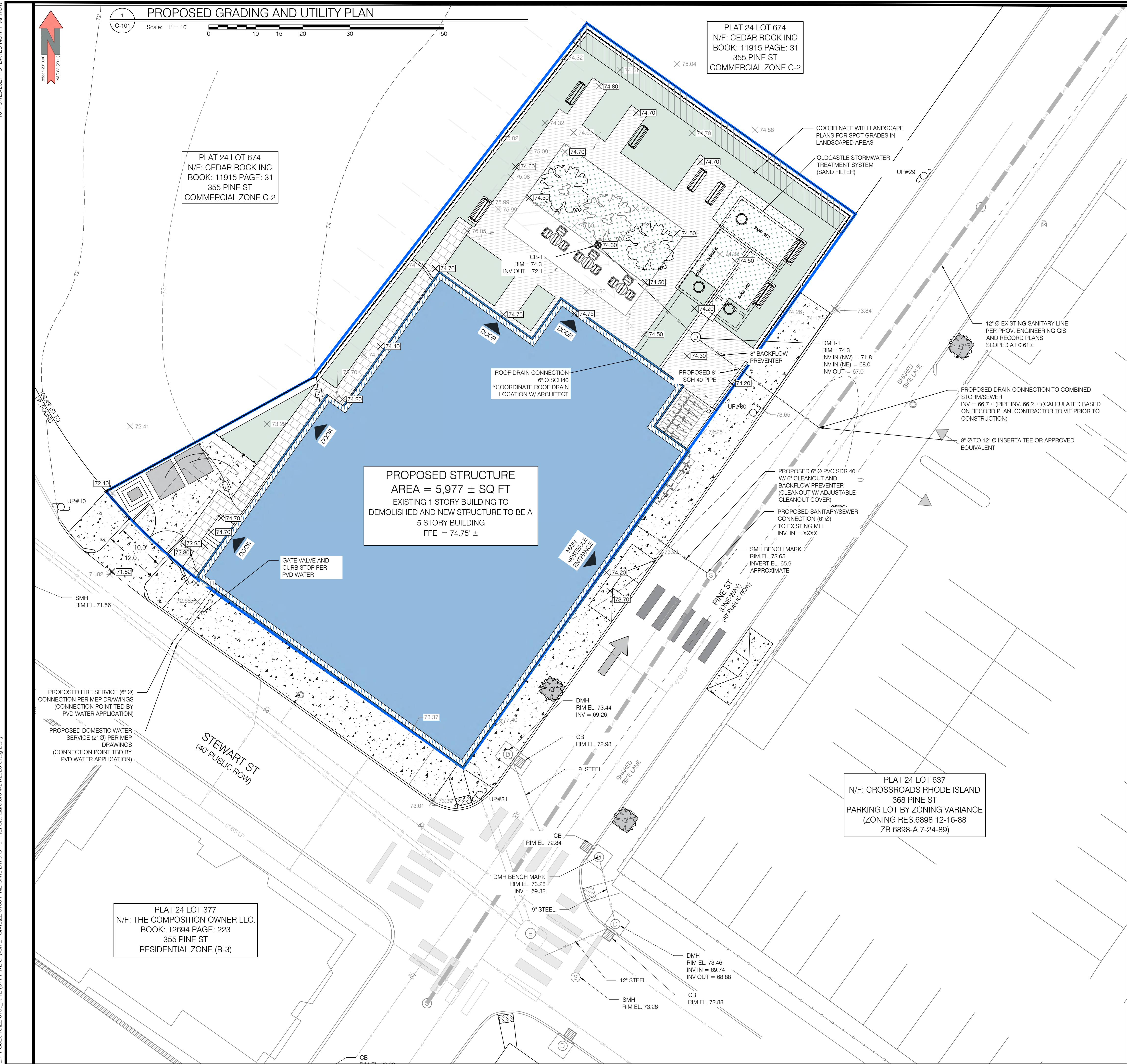
NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

SCALE 1" = 10'

**C-100**



TJH-07/23/2021 - UPDATED NORTH ARROW  
E:\PROJECTS\222.0105\_KITE - CIVIL\22.0105\_PINE\_CIVIL\DWG C-101\_NEI-Standard.cad 4/21/2023 Craig Barry



PROPOSED GRADING AND UTILITY PLAN

Scale: 1" = 10'  
0 10 15 20 30 50

PLAT 24 LOT 674  
N/F: CEDAR ROCK INC  
BOOK: 11915 PAGE: 31  
355 PINE ST  
COMMERCIAL ZONE C-2

PLAT 24 LOT 674  
N/F: CEDAR ROCK INC  
BOOK: 11915 PAGE: 31  
355 PINE ST  
COMMERCIAL ZONE C-2

PROPOSED STRUCTURE  
AREA = 5,977 ± SQ FT  
EXISTING 1 STORY BUILDING TO  
DEMOLISHED AND NEW STRUCTURE TO BE A  
5 STORY BUILDING  
FFE = 74.75' ±

PLAT 24 LOT 637  
N/F: CROSSROADS RHODE ISLAND  
368 PINE ST  
PARKING LOT BY ZONING VARIANCE  
(ZONING RES.6898 12-16-88  
ZB 6898-A 7-24-89)

PLAT 24 LOT 377  
N/F: THE COMPOSITION OWNER LLC.  
BOOK: 12694 PAGE: 223  
355 PINE ST  
RESIDENTIAL ZONE (R-3)

GRADING AND UTILITIES NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED WORK SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY EXISTING CONDITIONS OR OTHER PROPOSED WORK. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEERS APPROVAL.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH WORK, THE LOCATION, ELEVATION, SIZE AND MATERIAL SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR IMMEDIATELY AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOT CONTINUE WORK ON AFFECTED UTILITIES UNTIL THE CONFLICT IS RESOLVED.
3. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINE AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS.
4. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABOUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
5. ALL UTILITY COVERS, GRATES, AND THE LIKE SHALL BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH. RIM ELEVATIONS ARE APPROXIMATE AND FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING.
6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANY, AS REQUIRED.
7. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADING. ANY DAMAGE RESULTING TO THESE FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
8. ALL WATER WORKS SHALL HAVE 5 FEET OF COVER.
9. GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY.
10. DURING CONSTRUCTION CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NOT ADDITIONAL COST TO THE OWNER.
11. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINE OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE OWNER.
12. PITCH EVENLY BETWEEN ALL SPOT GRADES.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY, ROCKS, DEBRIS, ORGANICS, OR THE LIKE UNCOVERED IN THE COURSE OF WORK.

- C/D COORDINATION NOTES:
1. DOWNSPOUT LOCATIONS TO BE COORDINATED WITH CIVIL FOR DISCHARGE TO BMP
  2. COORDINATE WITH MEP TO IDENTIFY SEWER SERVICE OUTLET ELEVATION AND DETAILS

LEGEND

100.00	DIMENSION - EXISTING
100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION
100.00 (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
---	GRADE CONTOUR - EXISTING
---	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - TELEPHONE - CABLE (ETC)
---	ELECTRIC - UNDERGROUND (UGE)
---	GAS (G)
---	SANITARY SEWER (S)
---	STORM DRAIN (SD)
---	WATER
---	LIMIT OF DISTURBANCE (LOD)
---	SEDIMENT CONTROL (SED)
---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
---	STRUCTURE, EXISTING
---	STRUCTURE, PROPOSED
X 4.24	SPOT GRADE - EXISTING
X 4.24	SPOT GRADE - PROPOSED
⊙	DRILL HOLE
⊙	GRANITE BOUND
---	REBAR / STEEL PIPE FOUND
▲	SPIKE
---	WETLAND FLAG LOCATION
⊕	BENCHMARK
⊕	BORING
TH No.	SOIL EVALUATION
48" SHOW	
80" LEDGE	



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LANDSCAPE ARCHITECT  
DESIGN UNDER SKY  
57 Hudson St, Providence, RI 02909

NOT FOR CONSTRUCTION  
ISSUED FOR PROGRESS SET



4-21-23

PINE STREET APARTMENTS  
PROPOSED DRAINAGE AND GRADING PLAN

371 Pine Street,  
Providence, RI 02903  
PROJECT NO. 1932

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

SCALE 1"=10' C-101

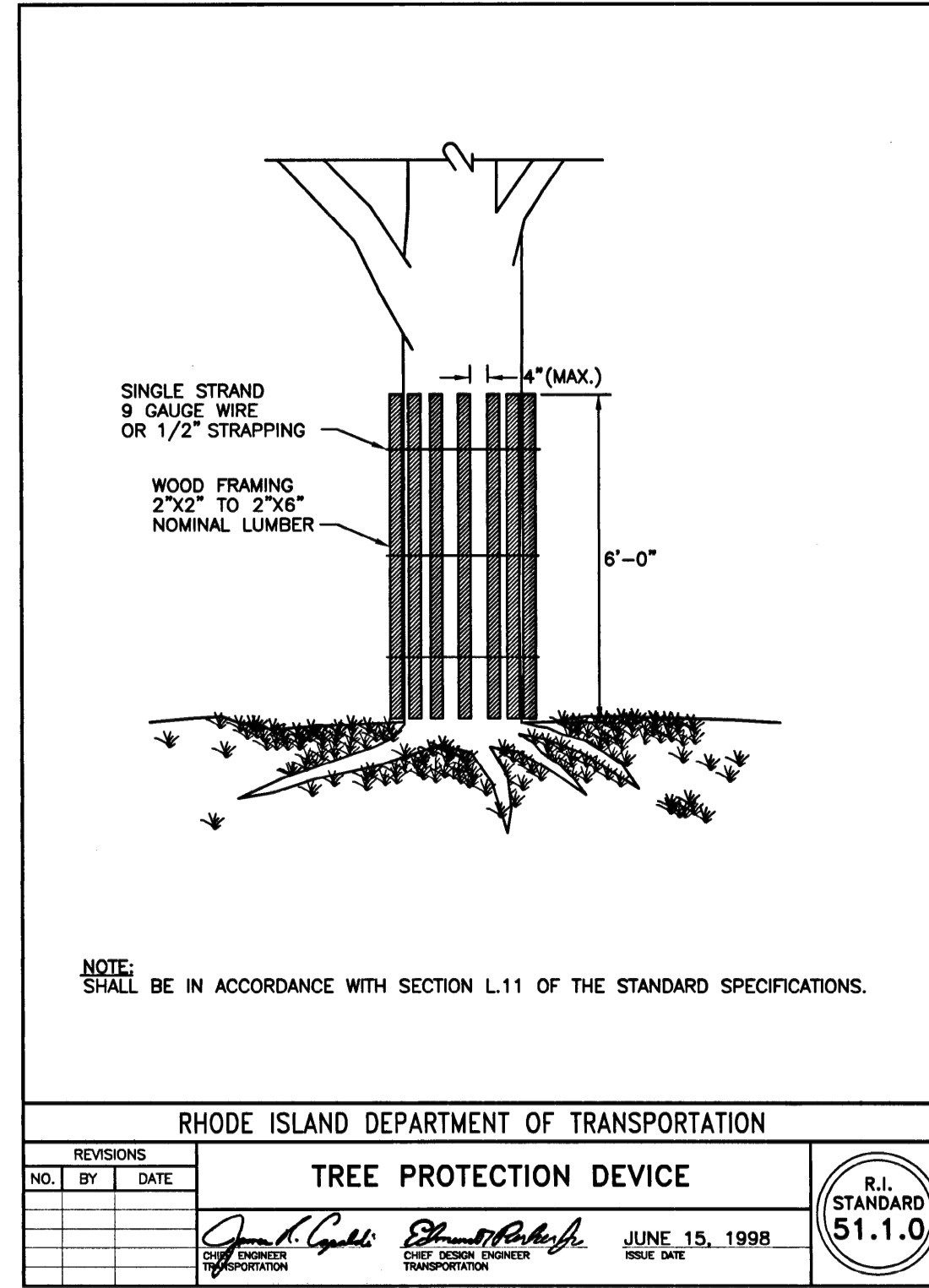






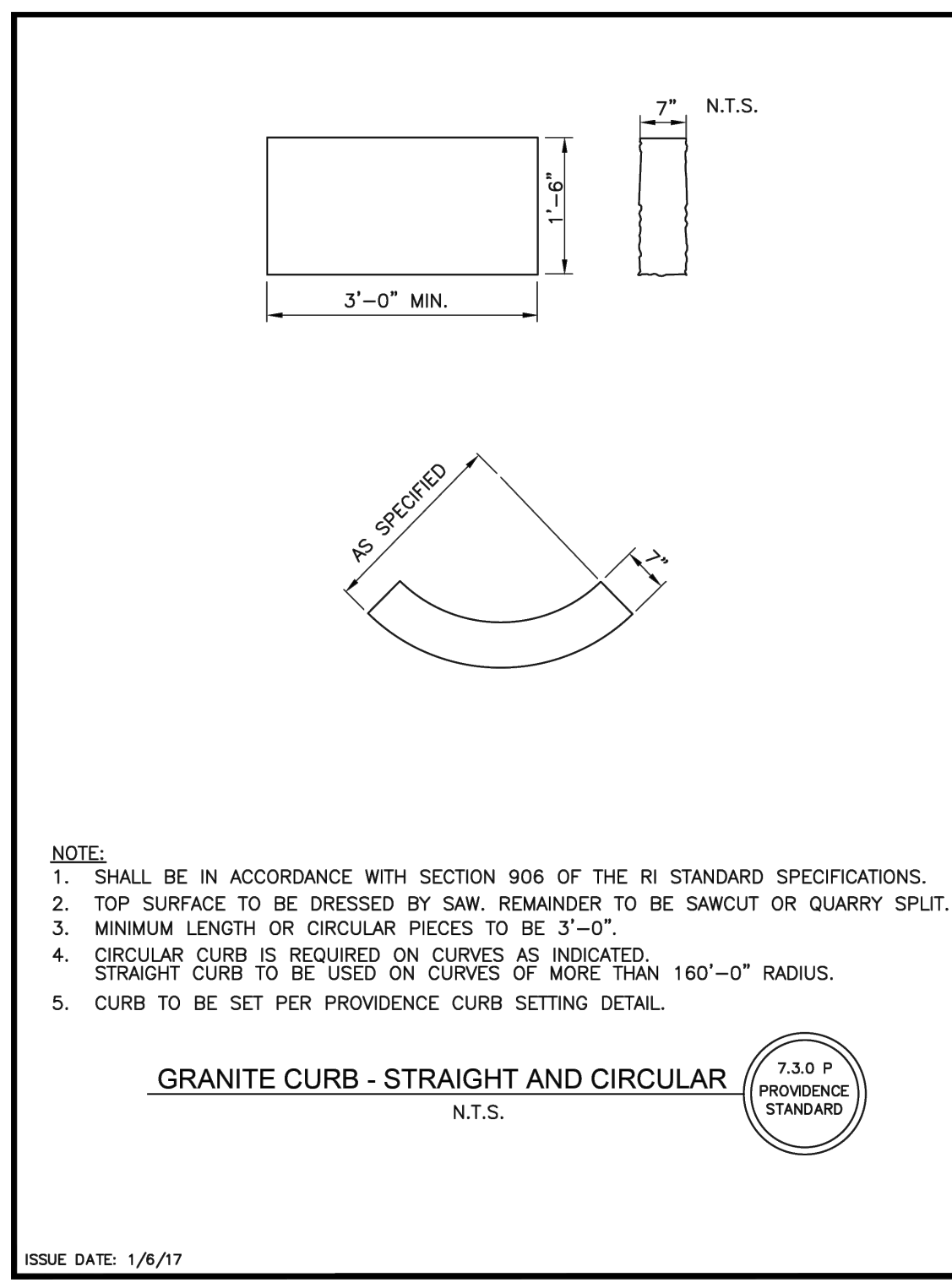
**GENERAL NOTES:**

1. THE STATE OF RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL CONFORM TO RHODE ISLAND STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 2004 EDITION OR LATEST REVISION. THE 2004 EDITION OF THE STANDARD SPECIFICATION MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY AND ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH ARCHITECT OR ENGINEER AS NECESSARY.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ANY EXPOSED EXCAVATED AREAS IN ACCORDANCE WITH OSHA STANDARDS.
4. IN THE CASE THAT ANY DEVIATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVIATION.
5. ALL WORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMIT OF DISTURBANCE DISPLAYED ON THESE PLANS OR PROPERTY LINE. IF LIMIT OF DISTURBANCE IS UNCLEAR, ANY AREA DISTURBED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER OR ENGINEER, AND PERFORMED TO THE ENGINEERS SATISFACTION.
6. ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATION SHOWN ON THESE PLANS AND/OR ACCOMPANYING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED CONDITIONS EXIST. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED.
7. EXCAVATED ROCK SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. SUITABLE ROCK MAY BE UTILIZED IN FILL AREAS WITH WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVES.
8. DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS UNCOVERED DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES THAT SERVICE THE SITE AND NEIGHBORING AREAS. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PAY ALL COSTS ASSOCIATED WITH REPAIR OF UTILITIES AS DIRECTED BY THE ENGINEER, UTILITY OWNER, OR GOVERNING AGENCY.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
12. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. 'DIG SAFE' SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
13. NO EXCAVATION SHALL PROCEED UNTIL UTILITY COMPANIES ARE NOTIFIED IN ADVANCE.
14. ALL TREE PROTECTION BY OTHERS UNLESS OTHERWISE NOTED.
15. CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIXTURES.



RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		R.I. STANDARD 51.1.0
NO.	DATE	
<b>TREE PROTECTION DEVICE</b>		
JUNE 15, 1998		

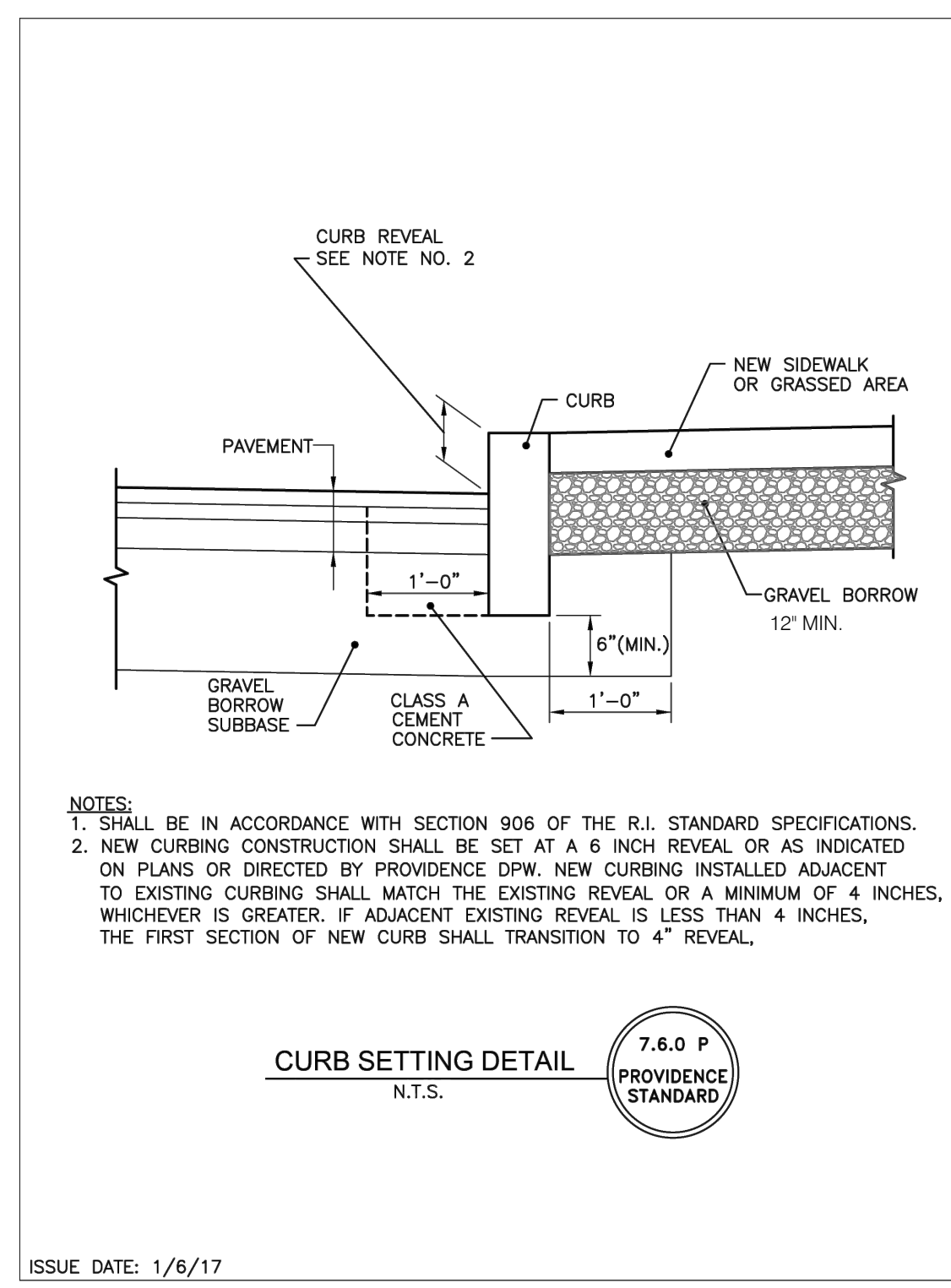


**GRANITE CURB - STRAIGHT AND CIRCULAR**  
N.T.S.

7.3.0 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.

ISSUE DATE: 1/6/17

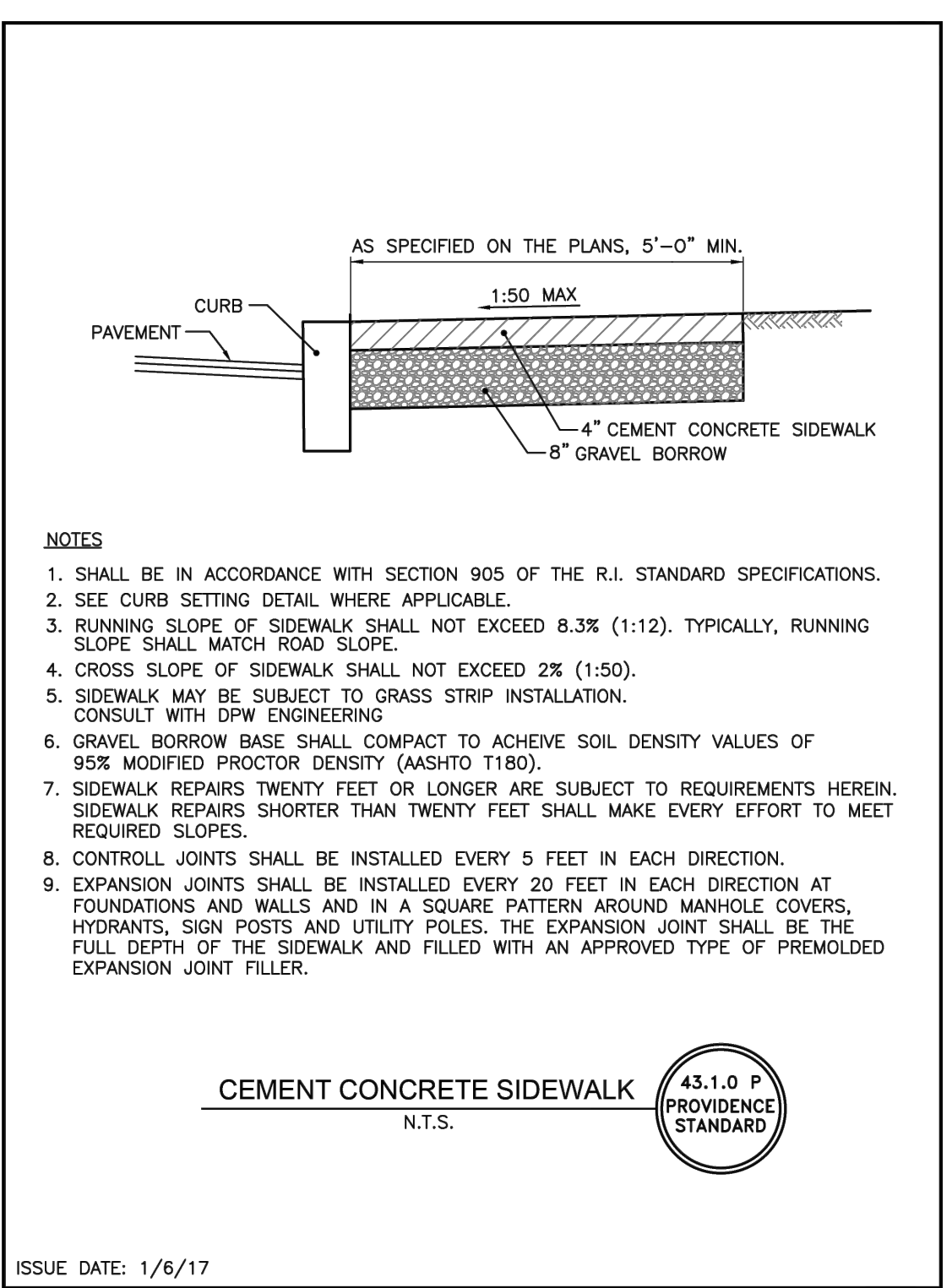


**CURB SETTING DETAIL**  
N.T.S.

7.6.0 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.

ISSUE DATE: 1/6/17

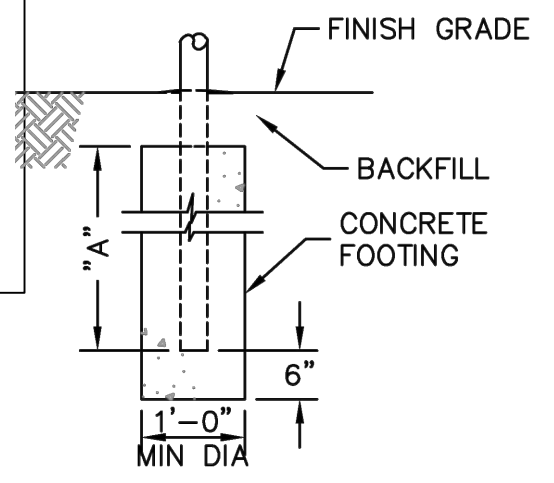


**CEMENT CONCRETE SIDEWALK**  
N.T.S.

43.1.0 P PROVIDENCE STANDARD

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.  
6. CONSULT WITH DPW ENGINEERING.  
7. 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 PREMOLDED EXPANSION JOINT FILLER.

ISSUE DATE: 1/6/17



**FOOTING DETAIL**

**LINE, GATE AND END POST BASE**

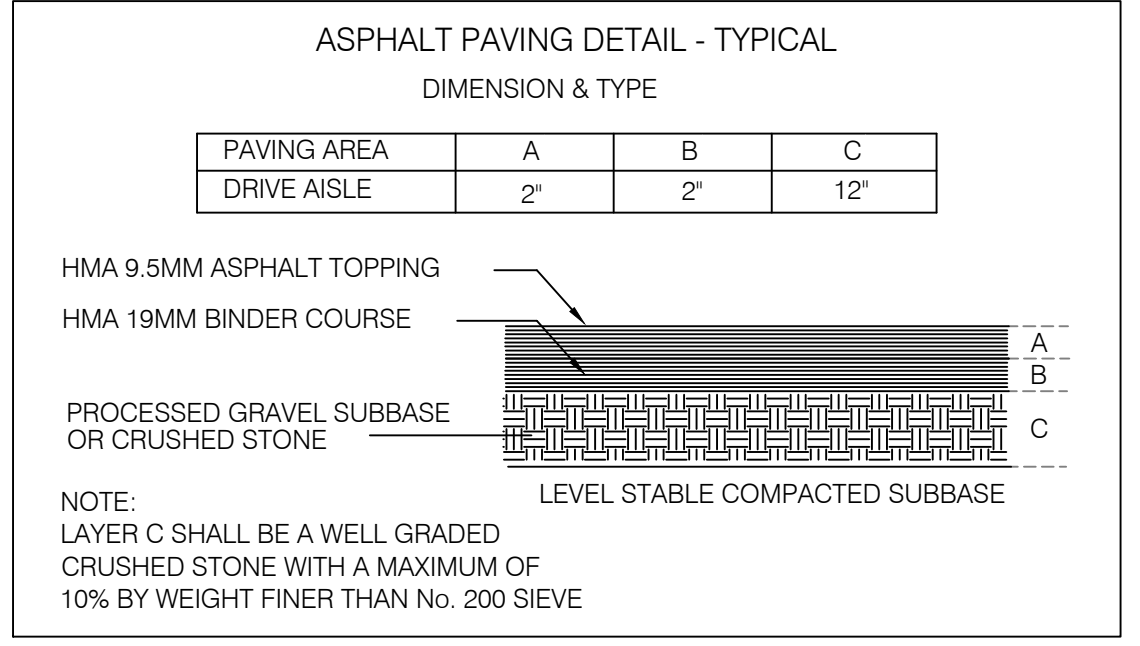
"A" 2'-6" FOR FENCE ≤ 6'  
3'-0" FOR FENCE > 6'  
5'-0" FOR ALL END AND GATE POSTS

NOTE:  
POST DIMENSIONS SHOWN ARE OD NOMINAL

NOTE: SEE LANDSCAPE PLAN FOR FENCE DETAIL

1  
C-200 SCALE: NOT TO SCALE

**FENCE FOOTING DETAIL**



**ASPHALT PAVING DETAIL - TYPICAL**  
DIMENSION & TYPE

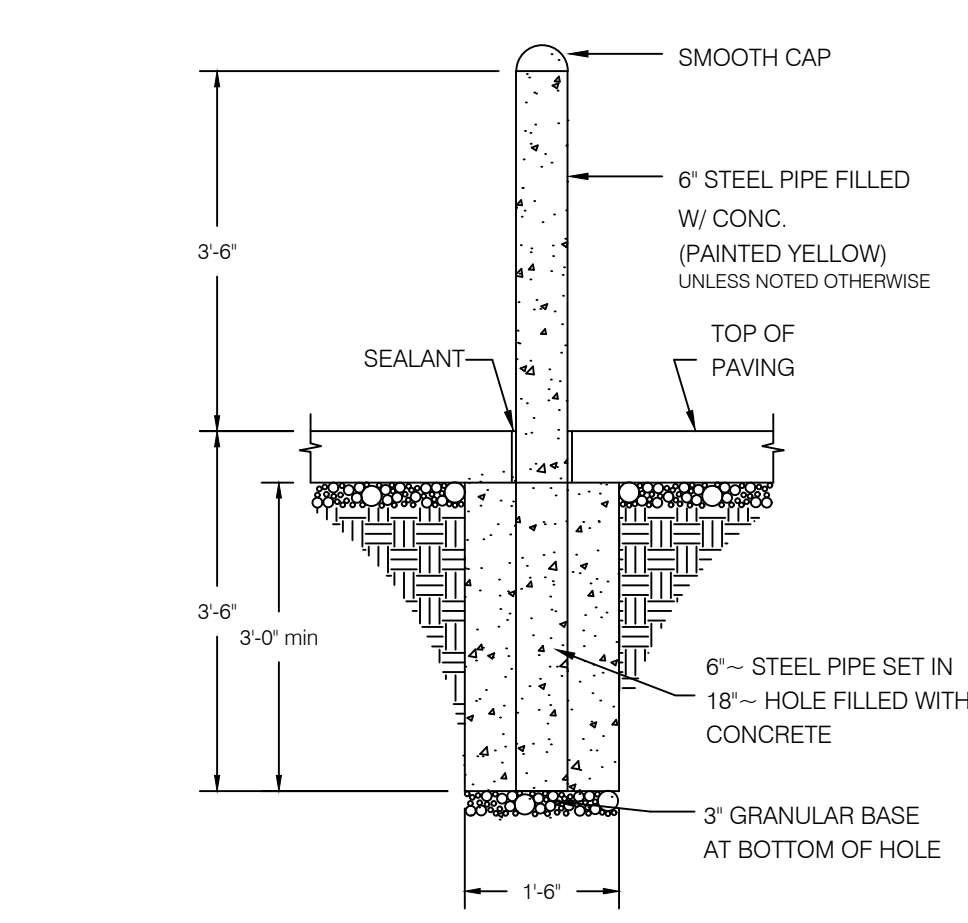
PAVING AREA	A	B	C
DRIVE AISLE	2"	2"	12"

HMA 9.5MM ASPHALT TOPPING  
HMA 19MM BINDER COURSE  
PROCESSED GRAVEL SUBBASE OR CRUSHED STONE  
LEVEL STABLE COMPACTED SUBBASE

NOTE:  
LAYER C SHALL BE A WELL GRADED CRUSHED STONE WITH A MAXIMUM OF 10% BY WEIGHT FINER THAN No. 200 SIEVE

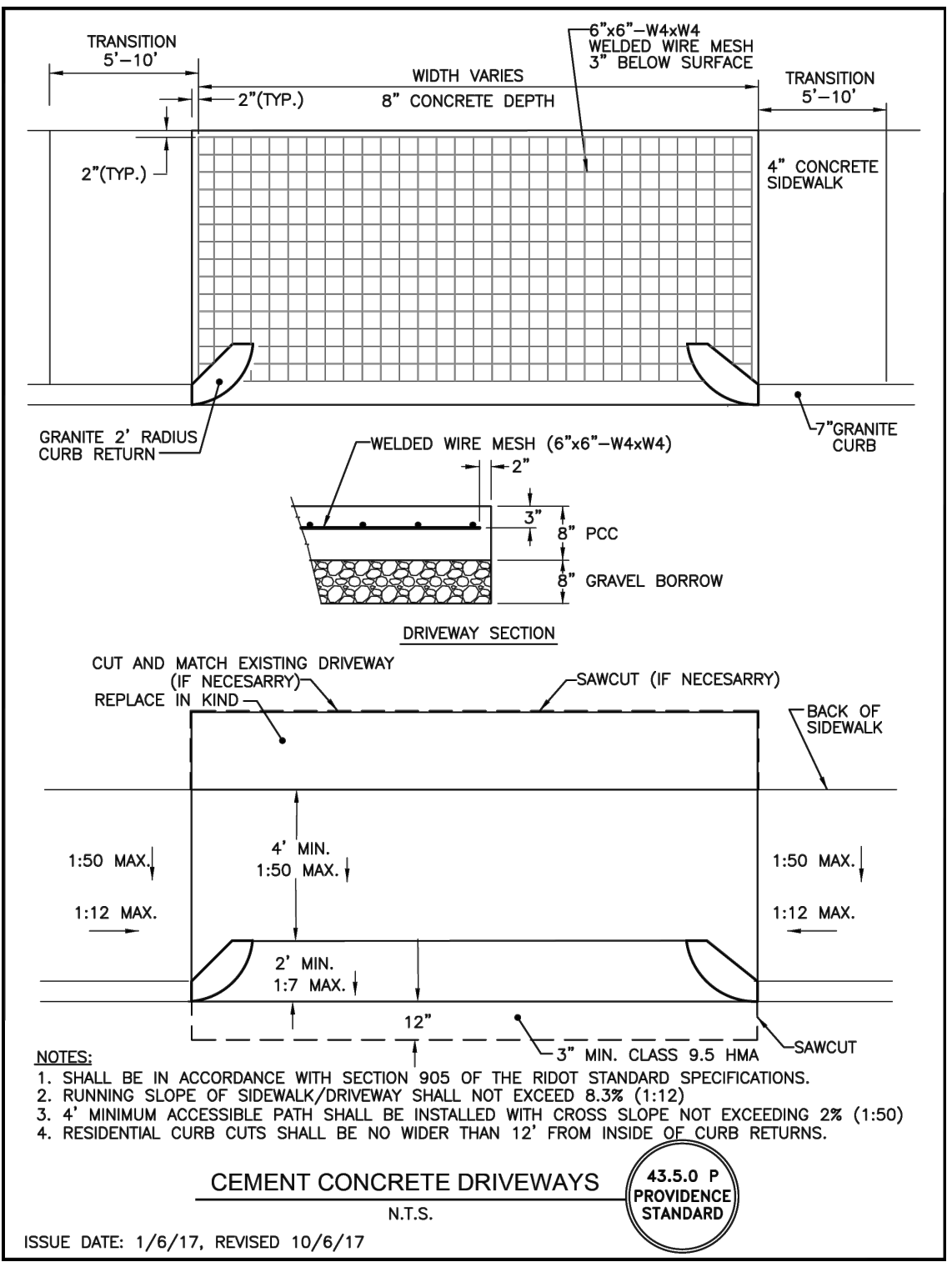
2  
C-200 SCALE: N.T.S.

**ASPHALT PAVING SECTION ON PROPERTY**



**TYPICAL BOLLARD DETAIL**

3  
C-200 SCALE: N.T.S.



**CEMENT CONCRETE DRIVEWAYS**  
N.T.S.

43.5.0 P PROVIDENCE STANDARD

NOTES:  
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIOT 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.

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



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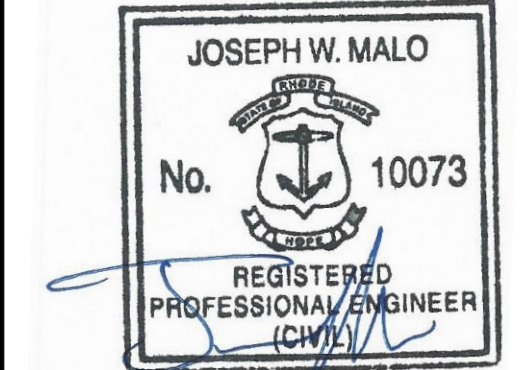
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NARRAGANSETT ENGINEERING  
3192 East Main Rd, Portsmouth, RI 02871

LANDSCAPE ARCHITECT  
DESIGN UNDER SKY  
57 Hudson St, Providence, RI 02909

**NOT FOR CONSTRUCTION**

ISSUED FOR PROGRESS SET



4-21-23

**PINE STREET APARTMENTS**

DETAILS AND NOTES

371 Pine Street,  
Providence, RI 02903

PROJECT NO. 1932

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

**C-200**



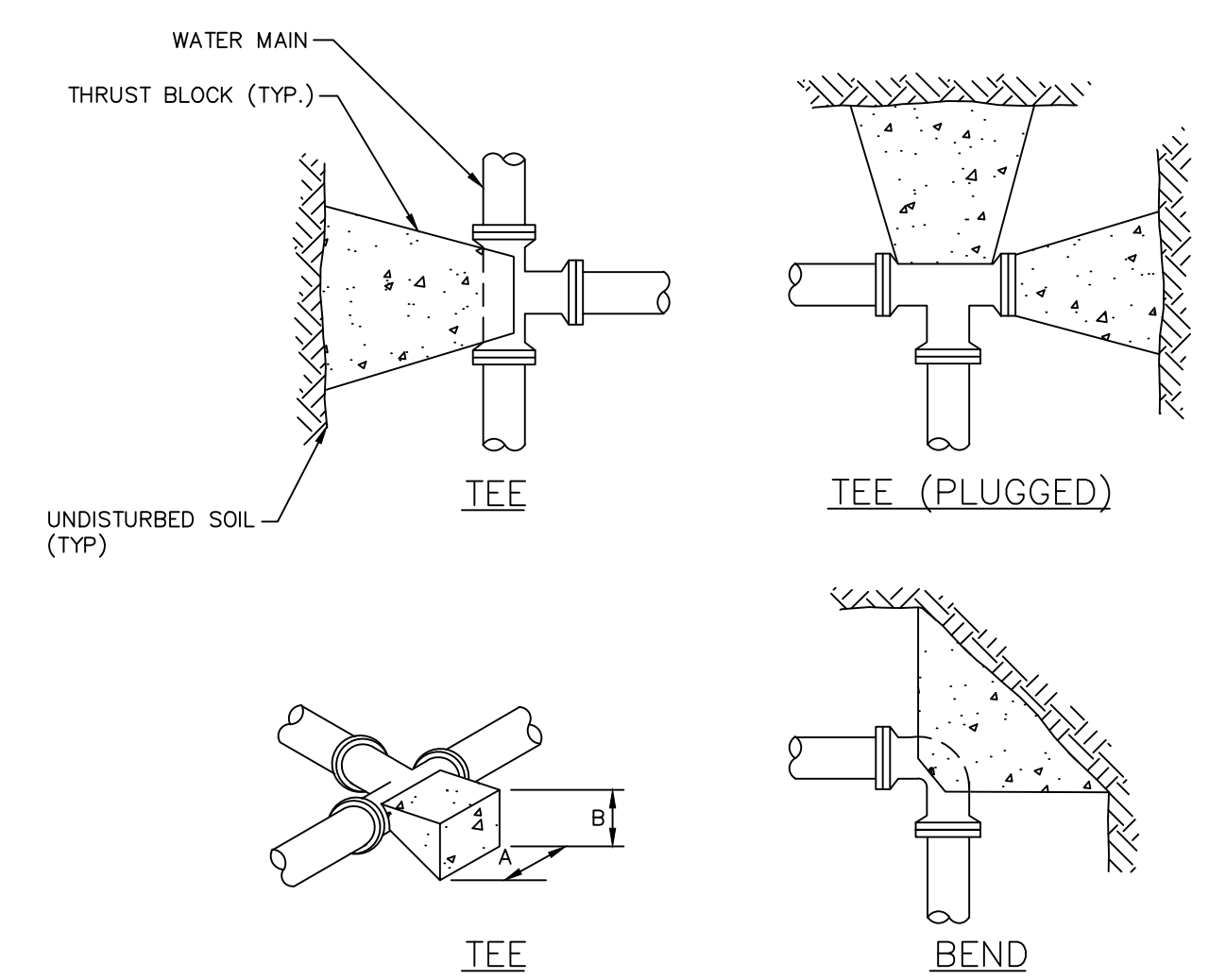
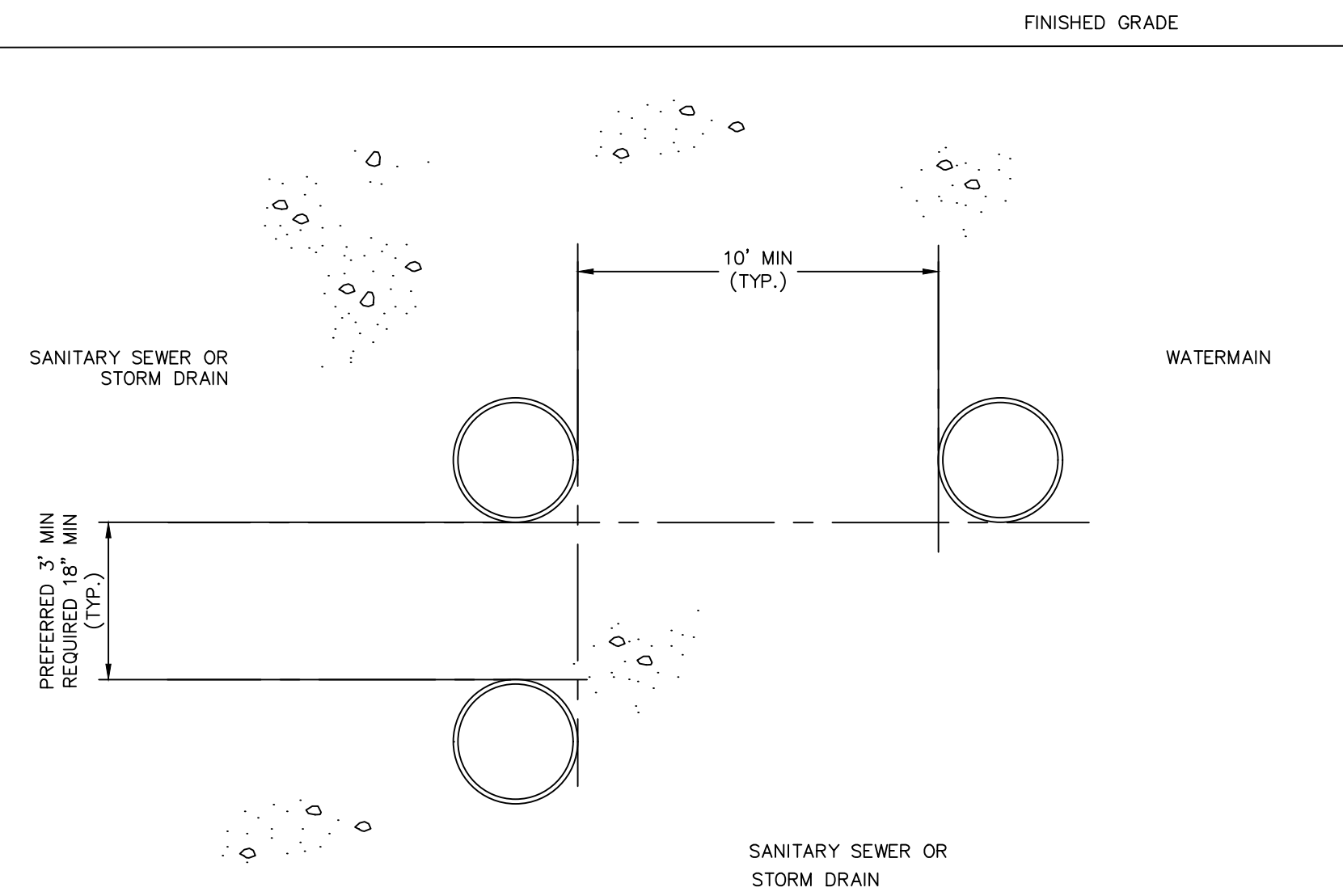


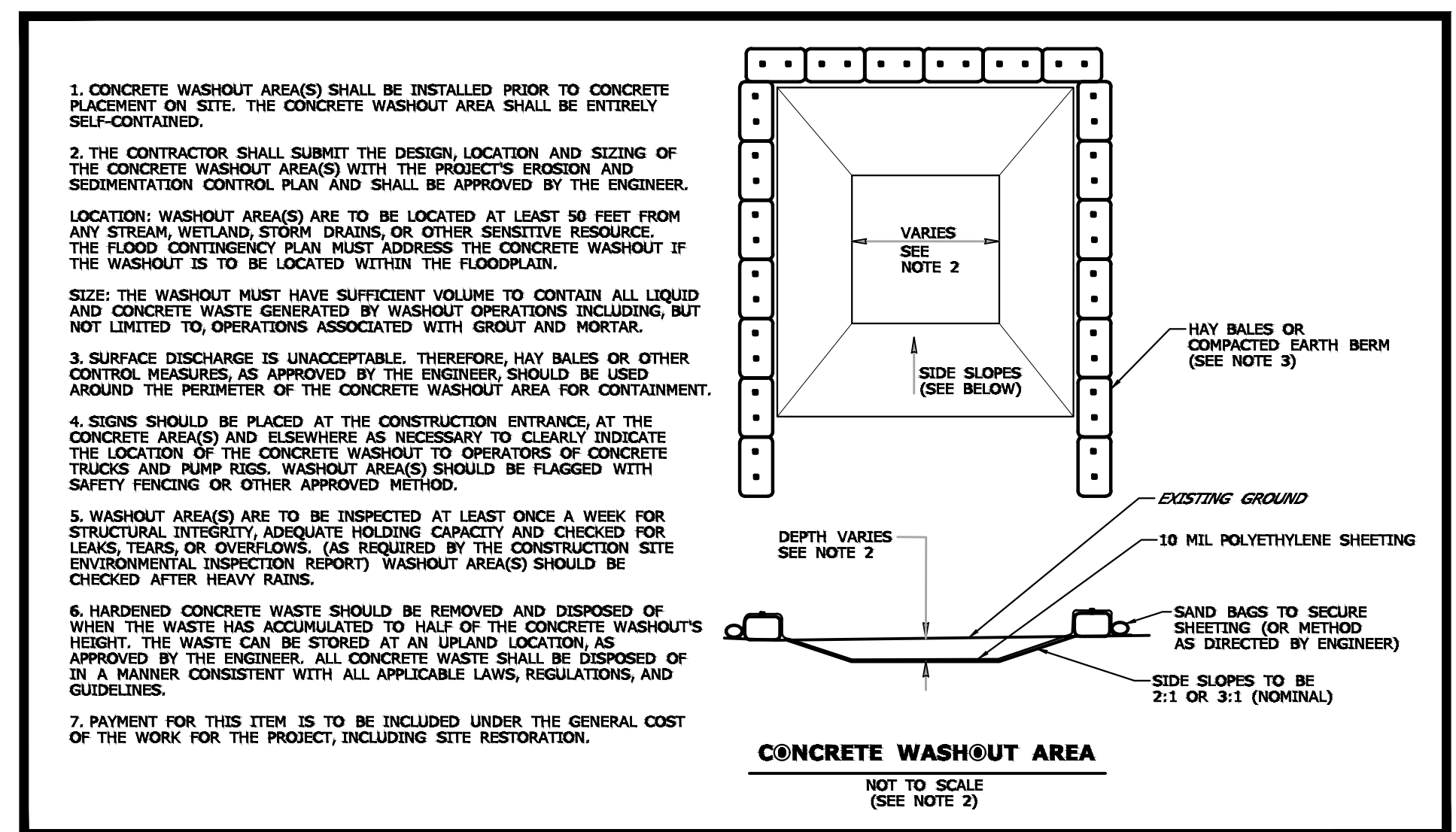
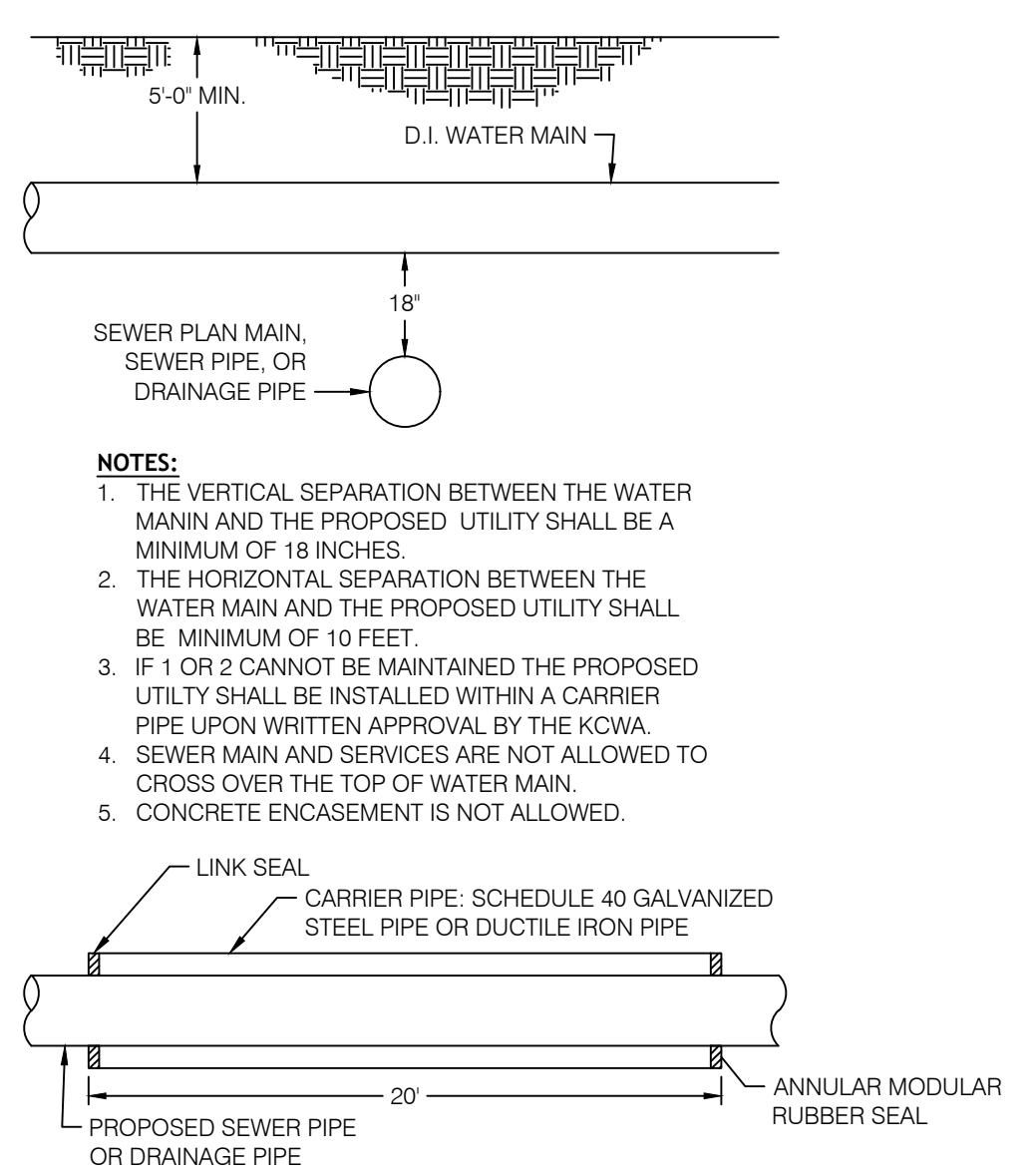
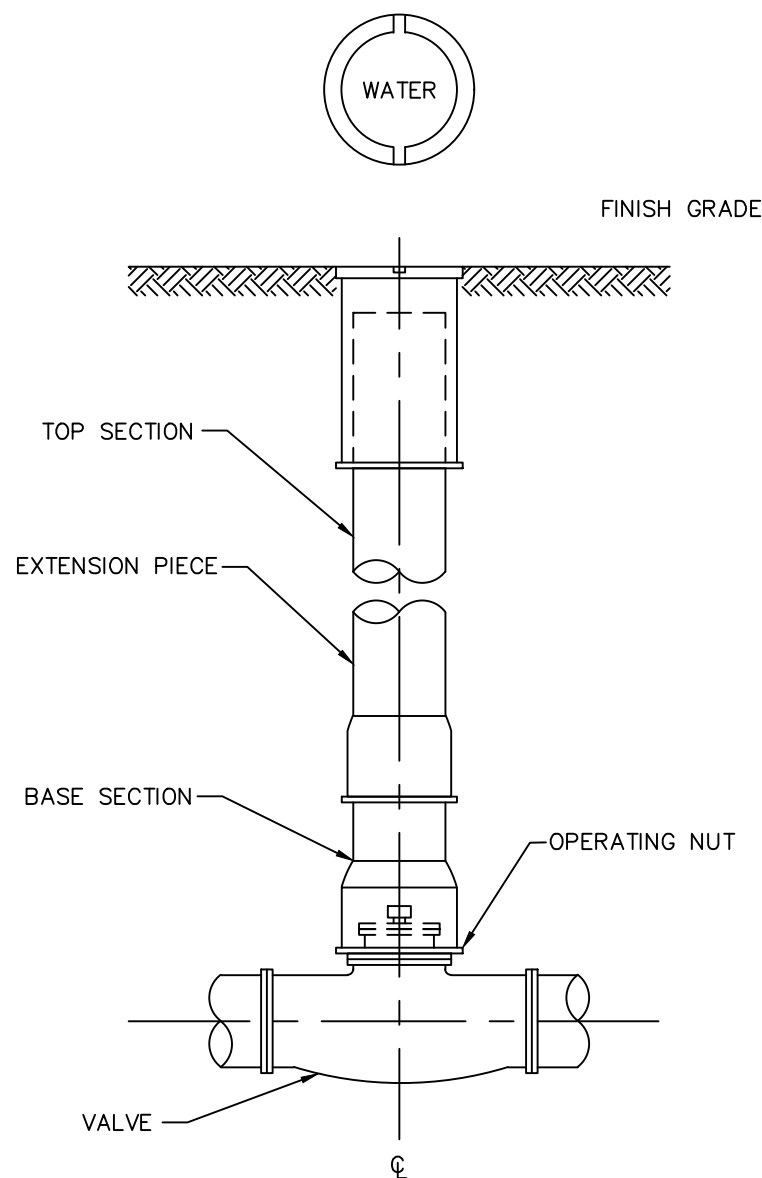
TABLE 1: 4" THRU 10" FITTINGS					TABLE 2: 12" THRU 16" FITTINGS				
SOIL TYPE	TEES		BENDS		SOIL TYPE	TEES		BENDS	
	A	B	A	B		A	B	A	B
SOFT CLAY	48"	24"	48"	24"	SOFT CLAY	60"	36"	72"	36"
SAND	24"	24"	24"	24"	SAND	36"	30"	48"	30"
GRAVEL	24"	18"	24"	18"	GRAVEL	30"	24"	40"	24"

- NOTES:**
- CONCRETE FOR ALL THRUST BLOCKS TO BE MINIMUM 3,000 PSI., 28 DAY STRENGTH, TYPE 1 CEMENT, 3/4" STONE.
  - WHERE POSSIBLE, CONSTRUCT THRUST BLOCKS AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE PLACE FILL BETWEEN THE THRUST BLOCK AND THE UNDISTURBED SOIL COMPACTED TO 90% STANDARD PROCTOR DENSITY.
  - WRAP FITTINGS WITH POLYETHYLENE PRIOR TO CONSTRUCTING THRUST BLOCKS. NO JOINTS SHALL BE COVERED WITH CONCRETE.
  - THRUST BLOCK DIMENSIONS ARE BASED ON A MAXIMUM WATER MAIN PRESSURE OF 150 PSI.

- WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, A DEVIATION MAY BE GRANTED ON A CASE-BY-CASE BASIS. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE SEWER CLOSER TO A WATER SERVICE, PROVIDED THAT:
  - THE SEWER LINE AND WATER SERVICE ARE LAID IN SEPARATE TRENCHES AND THE CROWN OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE.
  - THE SEWER LINE AND WATER SERVICE MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER SERVICE PLACED ON A BENCH OF UNDISTURBED EARTH AND THE CROWN OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE.
- IN CASES WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE (INCLUDING CROSSING OVER), THE FOLLOWING PROTECTION SHALL BE PROVIDED:
  - ENCASEMENT OF THE SEWER PIPE IN CONCRETE WITH A MINIMUM THICKNESS OF 6" IN ALL DIRECTIONS AROUND THE OUTSIDE OF THE PIPE EXTENDING TO A DISTANCE THAT WILL PROVIDE THE REQUIRED 10 FEET HORIZONTAL OR 18 INCH VERTICAL SEPARATION BETWEEN THE UNENCASED PORTIONS OF THE PIPES. THE WATER MAIN SHALL BE ENCASED IN EXCAVATABLE CONTROLLED LOW STRENGTH MATERIAL (CLSM) CONFORMING WITH RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 603.
  - PLACING EITHER THE SEWER LINE OR WATER SERVICE IN A WATERTIGHT CARRIER PIPE EXTENDING TO A DISTANCE THAT WILL PROVIDE THE REQUIRED 10 FEET HORIZONTAL OR 18 INCH VERTICAL SEPARATION BETWEEN THE UNENCASED PORTIONS OF THE PIPES.
- FOR ALL CROSSINGS, ANY NEW WATER LINES SHALL BE LAID WITH A FULL LENGTH OF WATER PIPE CENTERED AT THE POINT OF CROSSING. THERE SHALL BE NO JOINTS PERMITTED AT THE POINT OF CROSSING.
- FOR ANY CROSSING OF A WATER MAIN BELOW AN EXISTING OR PROPOSED SANITARY SEWER LINE, ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY LINE IN ORDER TO PREVENT SETTLING.

**1 WATER MAIN AND STORM OR SANITARY SEPERATION**  
SCALE: N.T.S.

**2 TYPICAL THRUST BLOCK DETAIL**  
SCALE: N.T.S.



**4 GATE VALVE WITH VALVE BOX**  
SCALE: N.T.S.

**5 TYPICAL UTILITY SEPERATION**  
SCALE: N.T.S.

**6 CONCRETE WASHOUT**  
SCALE: N.T.S.



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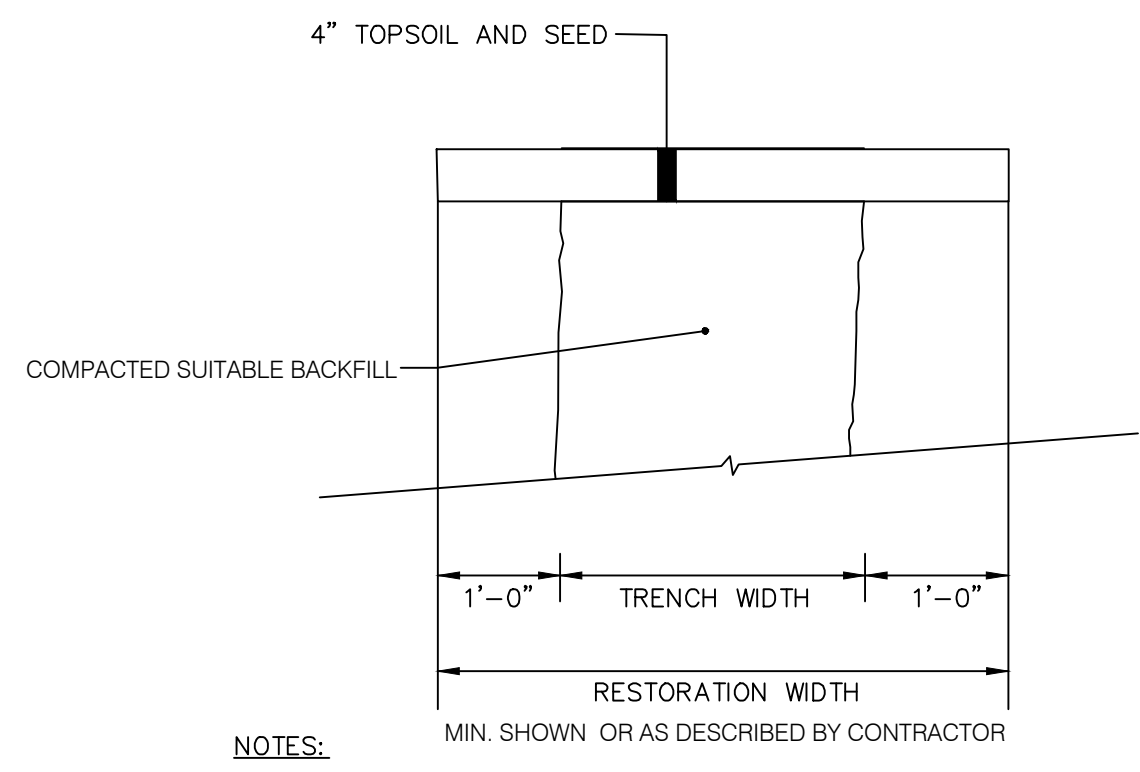
4-21-23

**PINE STREET APARTMENTS**  
DETAILS AND NOTES  
371 Pine Street, Providence, RI 02903  
PROJECT NO. 1932

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

**C-201**

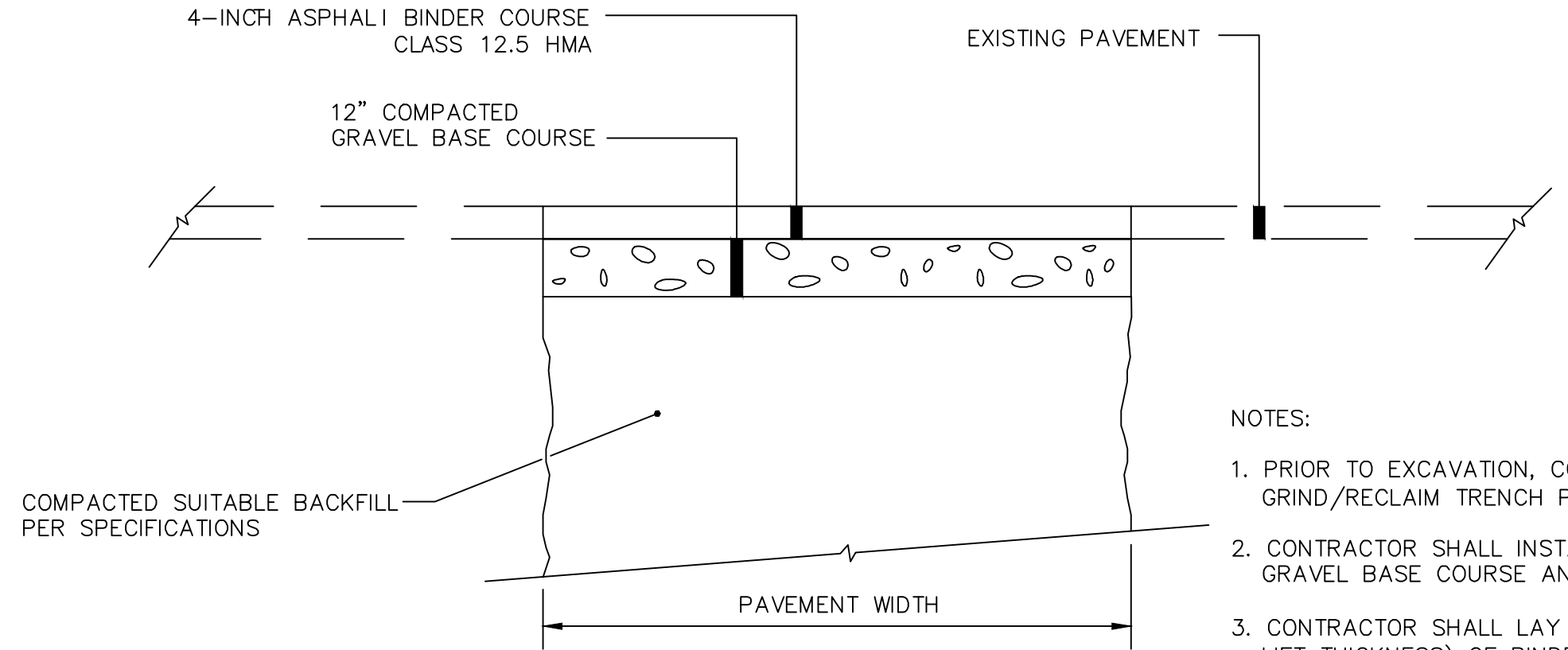




- NOTES:**
- CONTRACTOR SHALL APPLY WATER AND FERTILIZER AS NECESSARY TO ALLOW GRASS SEED TO GERMINATE PROPERLY.

**1 TRENCH GRASS RESTORATION SECTION**

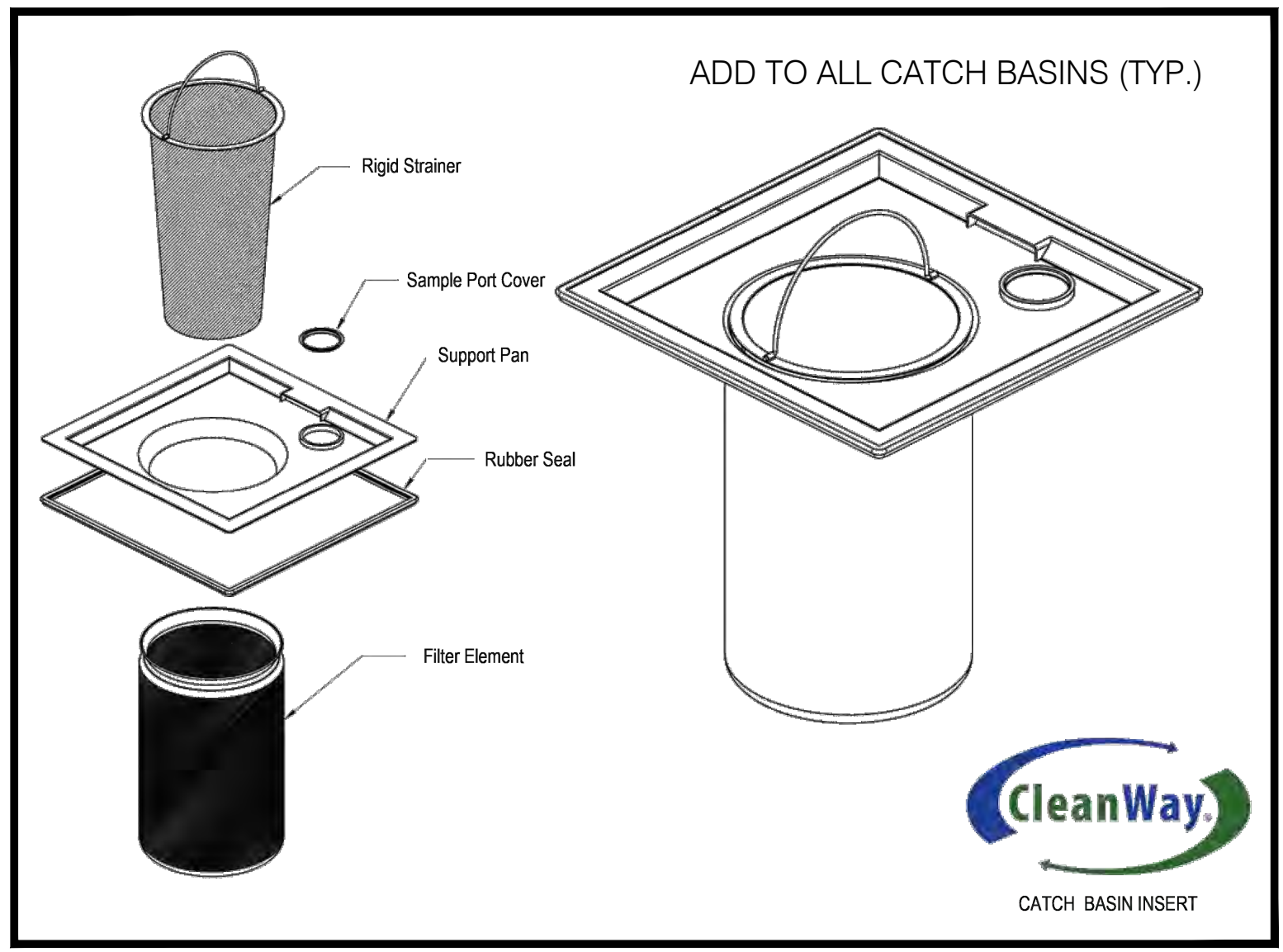
SCALE: N.T.S.



- NOTES:**
- PRIOR TO EXCAVATION, CONTRACTOR SHALL GRIND/RECLAIM TRENCH PAVEMENT.
  - CONTRACTOR SHALL INSTALL 12-INCHES OF GRAVEL BASE COURSE AND COMPACT.
  - CONTRACTOR SHALL LAY 4-INCHES (COMPRESSED LIFT THICKNESS) OF BINDER COURSE, TYPE 1-1.

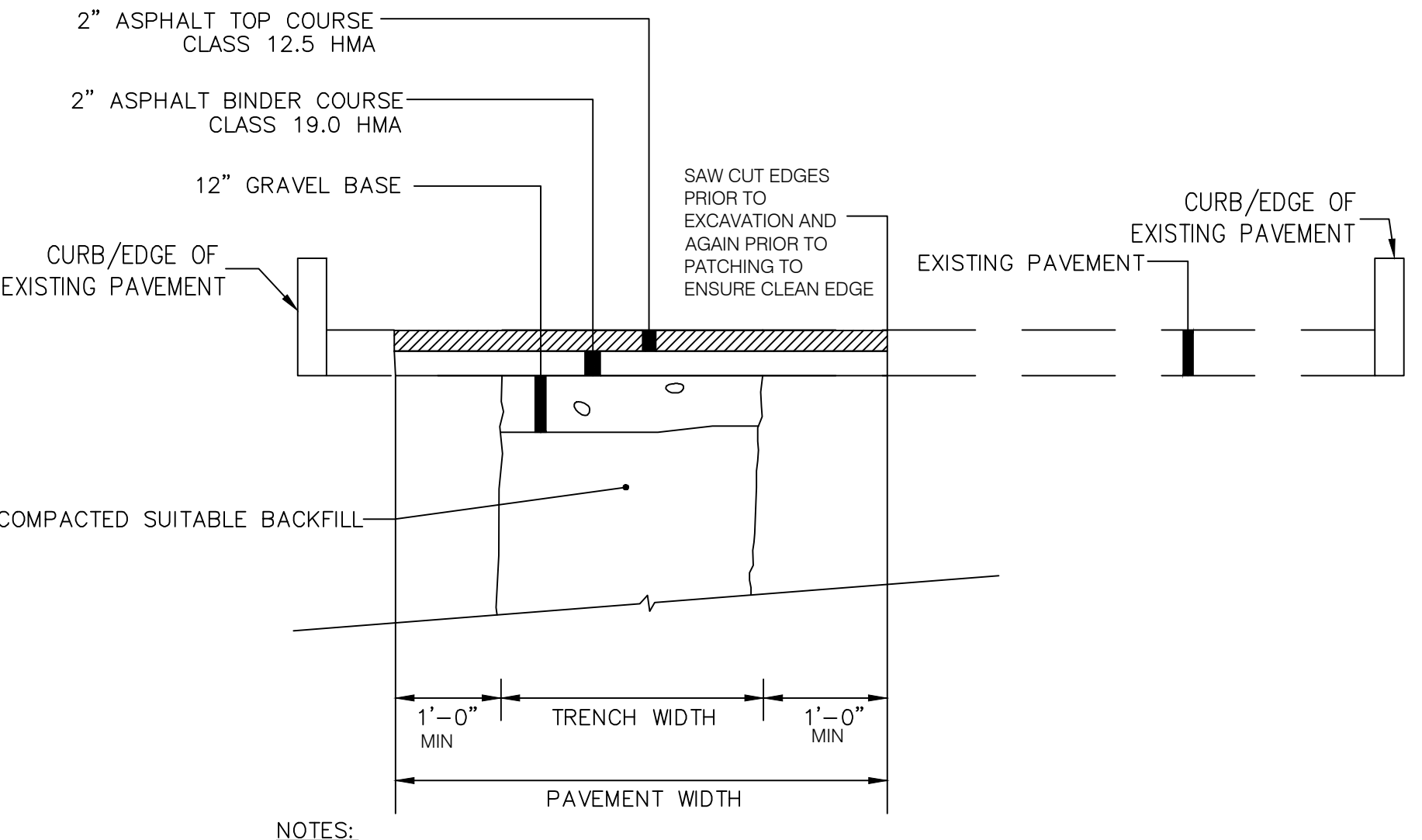
**2 TEMPORARY TRENCH PAVEMENT SECTION**

SCALE: N.T.S.



**7 CATCH BASIN INSERT FILTER**

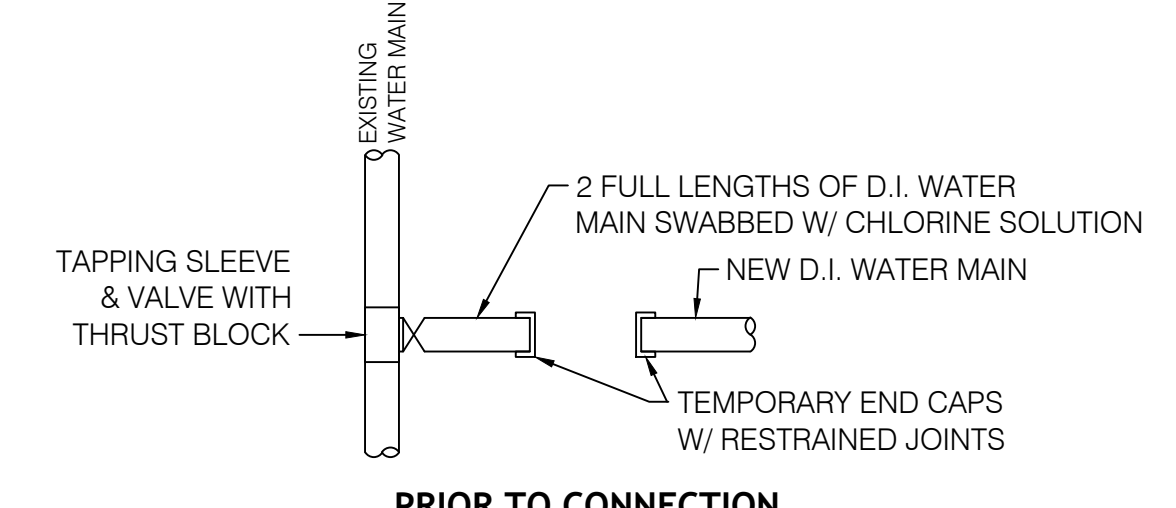
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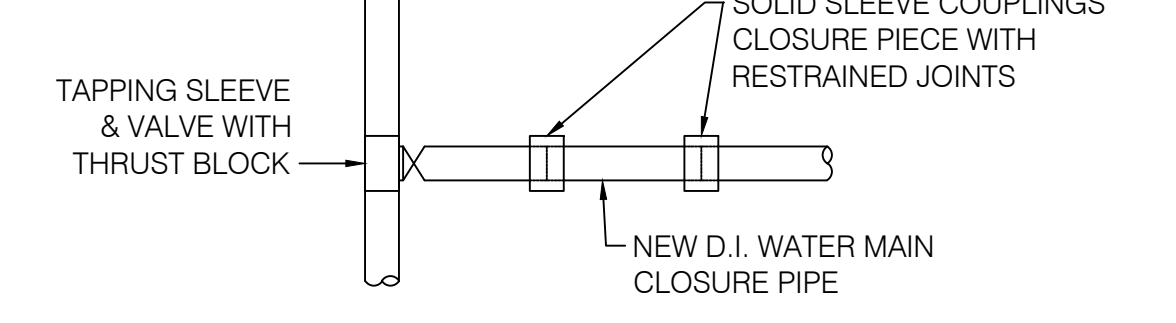
- NOTES:**
- CONTRACTOR SHALL SEAL PAVEMENT JOINTS AFTER PAVING.

**5 PERMANENT TRENCH PAVEMENT SECTION**

SCALE: N.T.S.



- NOTES:**
- PRIOR TO FINAL APPROVAL FOR PERMANENT CONNECTION FROM VA, CONTRACTOR SHALL PERFORM PRESSURE TESTING AND CHLORINATION.
  - SLEEVE FOR CLOSURE TO BE SWABBED WITH CHLORINE SOLUTION.



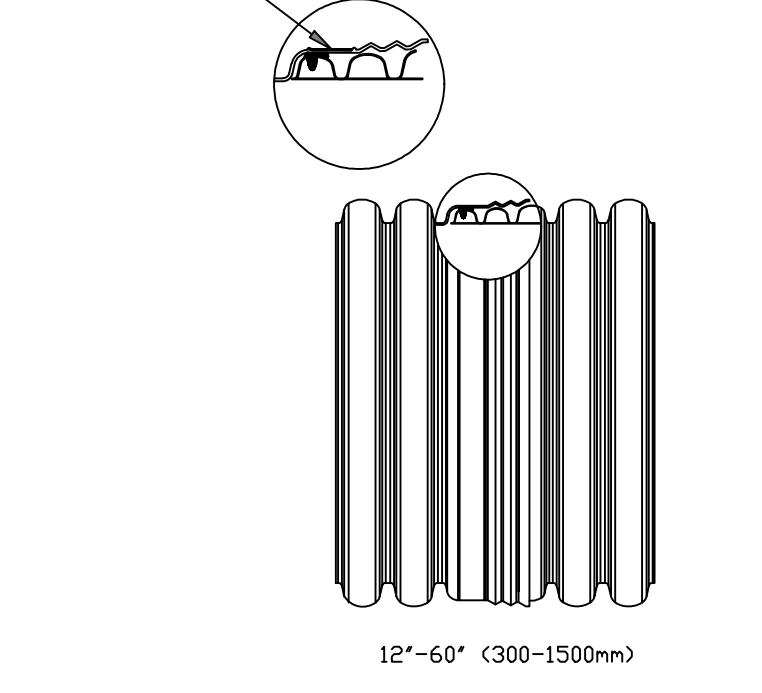
**4 CONN. OF PR. WATER MAIN TO EX. WATER MAIN**

SCALE: N.T.S.

ADS, Inc. Product Specifications Specifications • 1-5

**N-12® WT IB JOINT SYSTEM**

(Joint configuration & availability subject to change without notice.)



12'-60" (300-1500mm)

**ADS N-12® WT IB PIPE SPECIFICATION**

**Scope**  
This specification describes 4- through 60-inch (100 to 1500 mm) ADS N-12 WT IB pipe for use in gravity flow applications.

**Pipe Requirements**  
N-12 WT IB pipe shall have a smooth interior and annular exterior corrugations.  
• 12- through 60-inch (300 to 1500 mm) shall meet AASHTO M294, Type S or ASTM F2306.  
• Manning's "n" value for use in design shall be 0.012.

**Joint Performance**  
Pipe shall be joined with the N-12 WT IB joint meeting the requirements of AASHTO M294 or ASTM F2306.

**Material Properties**  
Pipe and fittings shall be made of virgin polyethylene compounds that comply with the cell classification 424420C for 4- through 10-inch (100 to 250mm) diameters, or 435400C for 12- through 60-inch (300 to 1500mm) diameters, as defined and described in ASTM D3350, except that carbon black content should not exceed 4%. The 12- through 60-inch (300 to 1500mm) virgin pipe material shall comply with the notched constant ligament-stress (NCLS) test as specified in Section 6.1.1 and 5.1 of AASHTO M294 and ASTM F2306 respectively.

**Installation**  
Installation shall be in accordance with ASTM D2321 and ADS installation guidelines, with the exception that minimum cover in traffic areas for 12- through 48-inch (300 to 1200 mm) diameters shall be one foot (0.3 m) and for 60-inch (1500 mm) diameters, the minimum cover shall be 2 foot (0.6 m). Contact your local ADS representative or visit our website at [www.ads-pipe.com](http://www.ads-pipe.com) for a copy of the installation guidelines.

**Pipe Dimensions**

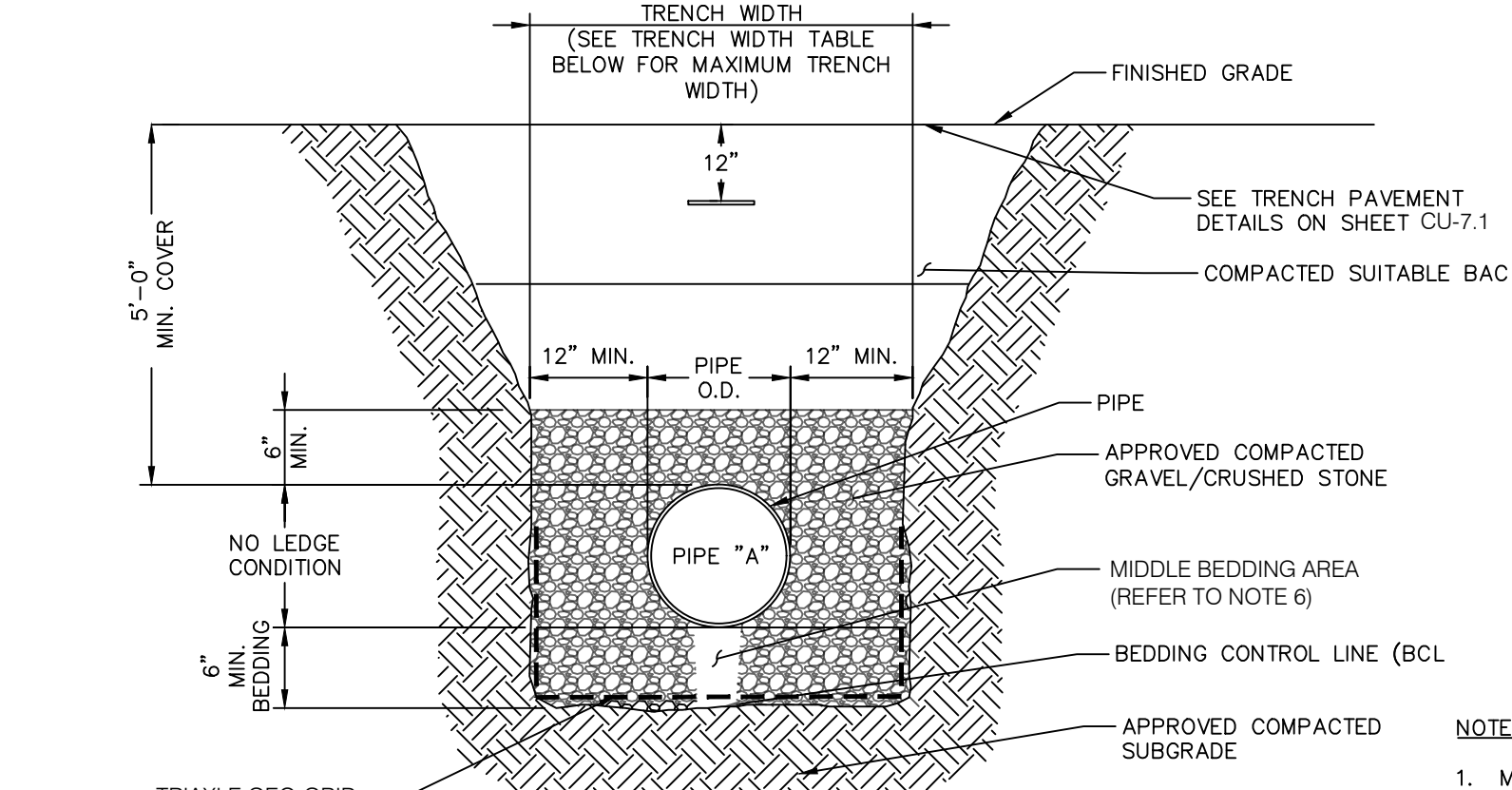
Pipe I.D. (in mm)	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)	42 (1050)	48 (1200)	60 (1500)
Pipe O.D.* (in mm)	4.8	6.9	9.1	11.4	14.5	18	21	28	36	42	48	54	67
	(123)	(175)	(231)	(290)	(368)	(457)	(539)	(711)	(914)	(1067)	(1219)	(1372)	(1702)

\*Pipe O.D. values are provided for reference purposes only, values stated for 12- through 60-inch are ± 1 inch. Contact Applications Engineering for exact values.

© ADS, Inc., March 2006

**9 ADS PIPING DETAIL**

SCALE: NOT TO SCALE



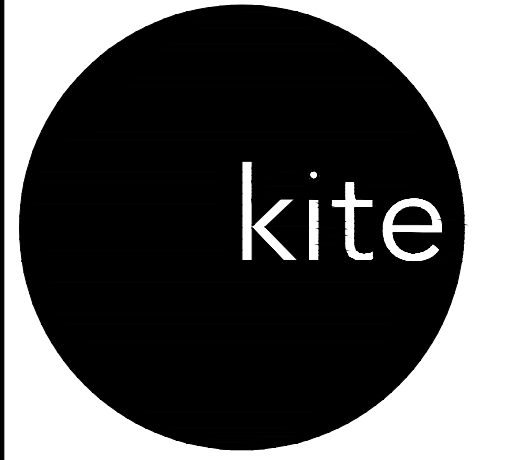
TRENCH WIDTHS	
PIPE SIZE	MAX (ONE PIPE) <sup>(a)</sup>
15" OR LESS	4'-0"
18"	5'-0"
24"	5'-6"
30"	6'-0"
36"	6'-6"
42"	7'-0"
48"	7'-6"
MANHOLES	O.D. + 6'-0"
CATCH BASINS <sup>1</sup>	O.D. + 6'-0"

a. FOR ROCK EXCAVATION SUBTRACT 1'-0"

- NOTES:**
- MAINTAIN UNIFORM TRENCH WIDTH TO 6" OVER PIPE.
  - IF SHEETING IS REQUIRED TO REMAIN, CUT OFF TWO (2) FEET BELOW FINISH GRADE.
  - IF GROUNDWATER IS ENCOUNTERED, WRAP STONE WITH MIRAFIL 140N FILTER FABRIC OR APPROVED EQUAL.
  - SEE PAVEMENT REPAIR DETAILS FOR ROAD WORK AREAS.
  - PROVIDE 6" MIN. BEDDING FOR AREAS OF EXCAVATION IN ROCK.
  - LOOSELY PLACE SUITABLE BACKFILL OR CLEAN WASHED 3/4" CRUSHED STONE IN MIDDLE BEDDING AREA. DO NOT COMPACT MIDDLE BEDDING AREA.
  - ALL TRENCHES SHALL BE SUFFICIENTLY WIDE TO ACCOMMODATE TRENCH BOX.
  - PER RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, APPROVED SUBGRADE SHOULD NOT CONSIST OF UNSUITABLE SOIL. UNSUITABLE SOILS IS DEFINED AS THOSE SOILS, OTHER THAN MUCK, WHICH DUE TO THEIR CONSOLIDATION PROPERTIES, DEGREE OF SATURATION, GRADATION, OR OTHER DELETERIOUS CHARACTERISTICS WILL NOT PROVIDE A STABLE SUPERGRADE OR SIDE SLOPES, CANNOT BE USED AS, OR SUPPORT EMBANKMENT, OR CANNOT BE PLACED AND COMPACTED AS BACKFILL.

**3 TYPICAL PIPE TRENCH**

SCALE: N.T.S.



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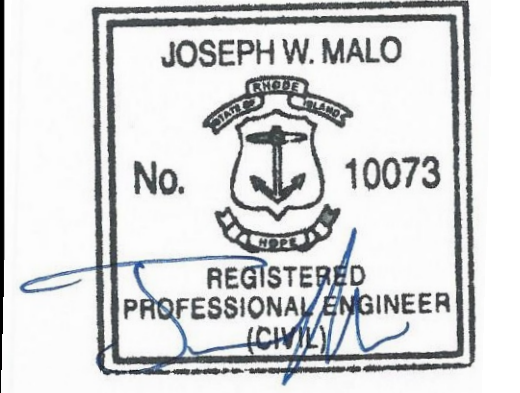
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**LANDSCAPE ARCHITECT**  
DESIGN UNDER SKY  
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4-21-23

**PINE STREET APARTMENTS**

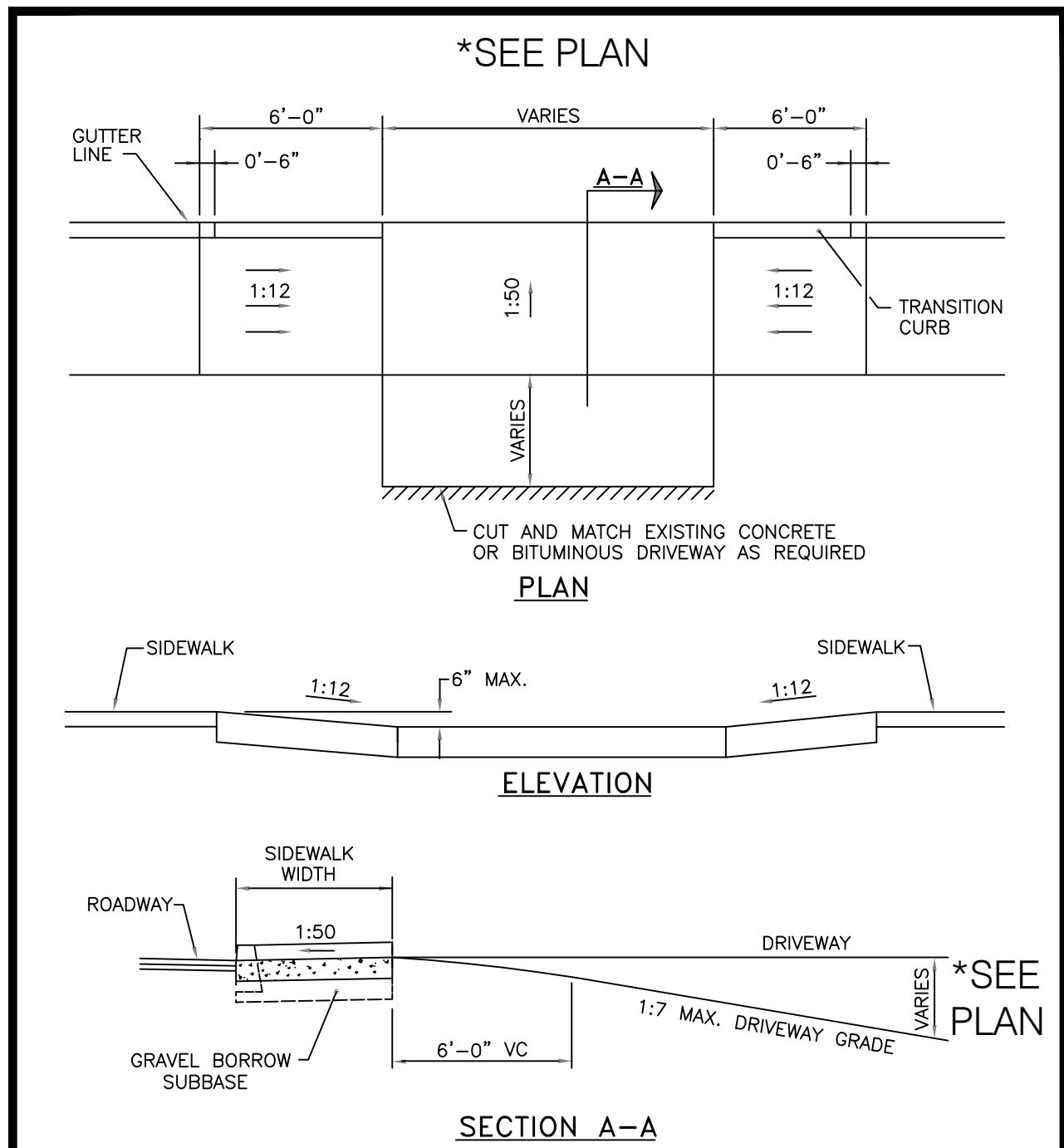
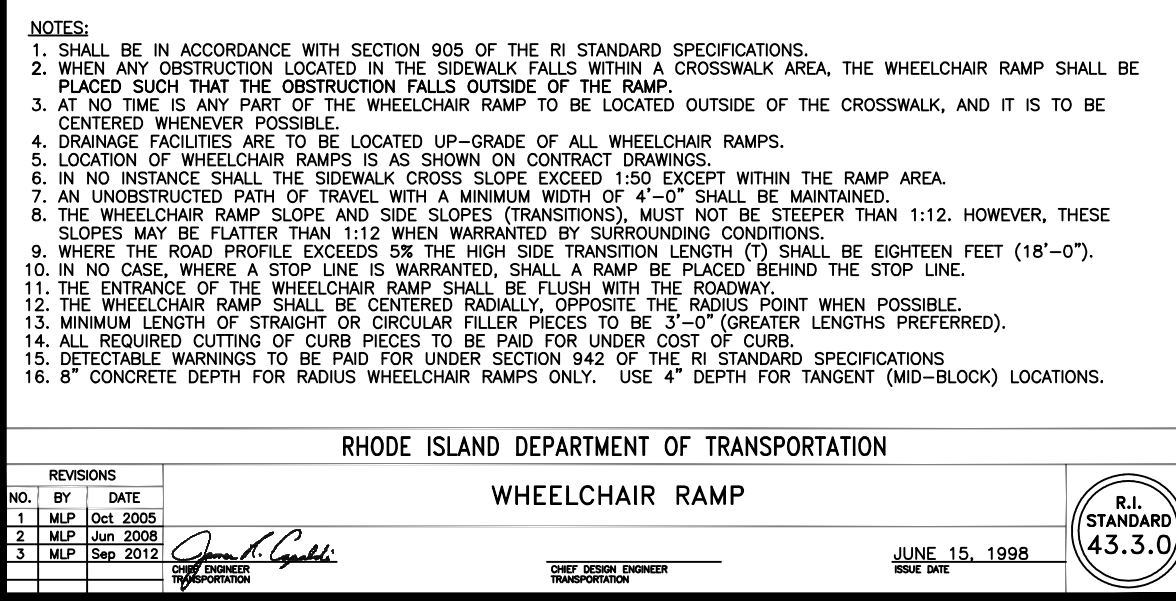
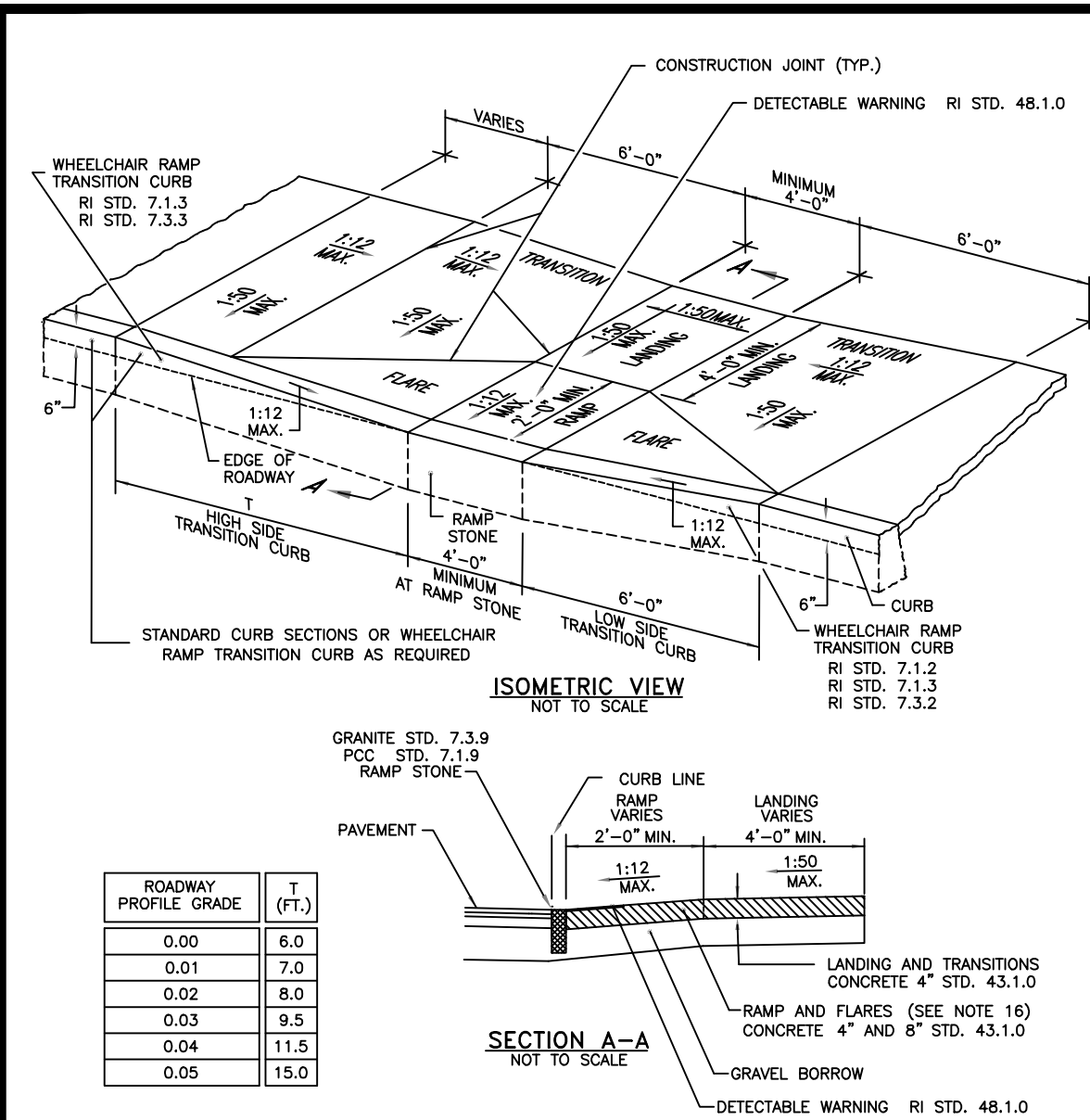
371 Pine Street,  
Providence, RI 02903  
PROJECT NO. 1932

**DETAILS AND NOTES**

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

**C-202**





RHODE ISLAND DEPARTMENT OF TRANSPORTATION

DRIVEWAY DEVELOPMENT FOR 6"-0" TRANSITION CURB

NO.	BY	DATE
1	MLP	3/1/05
2	MLP	6/27/08

REVISIONS

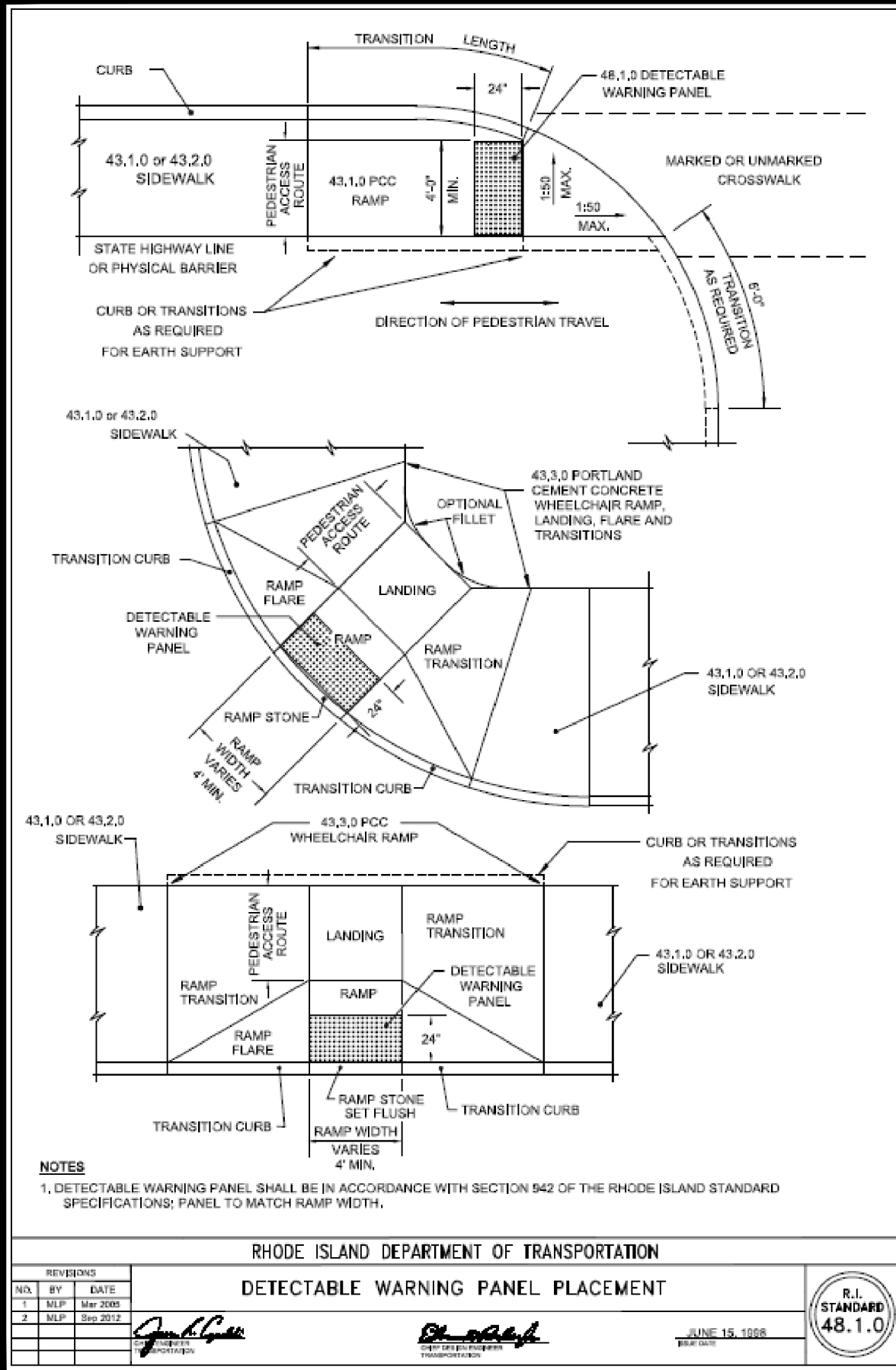
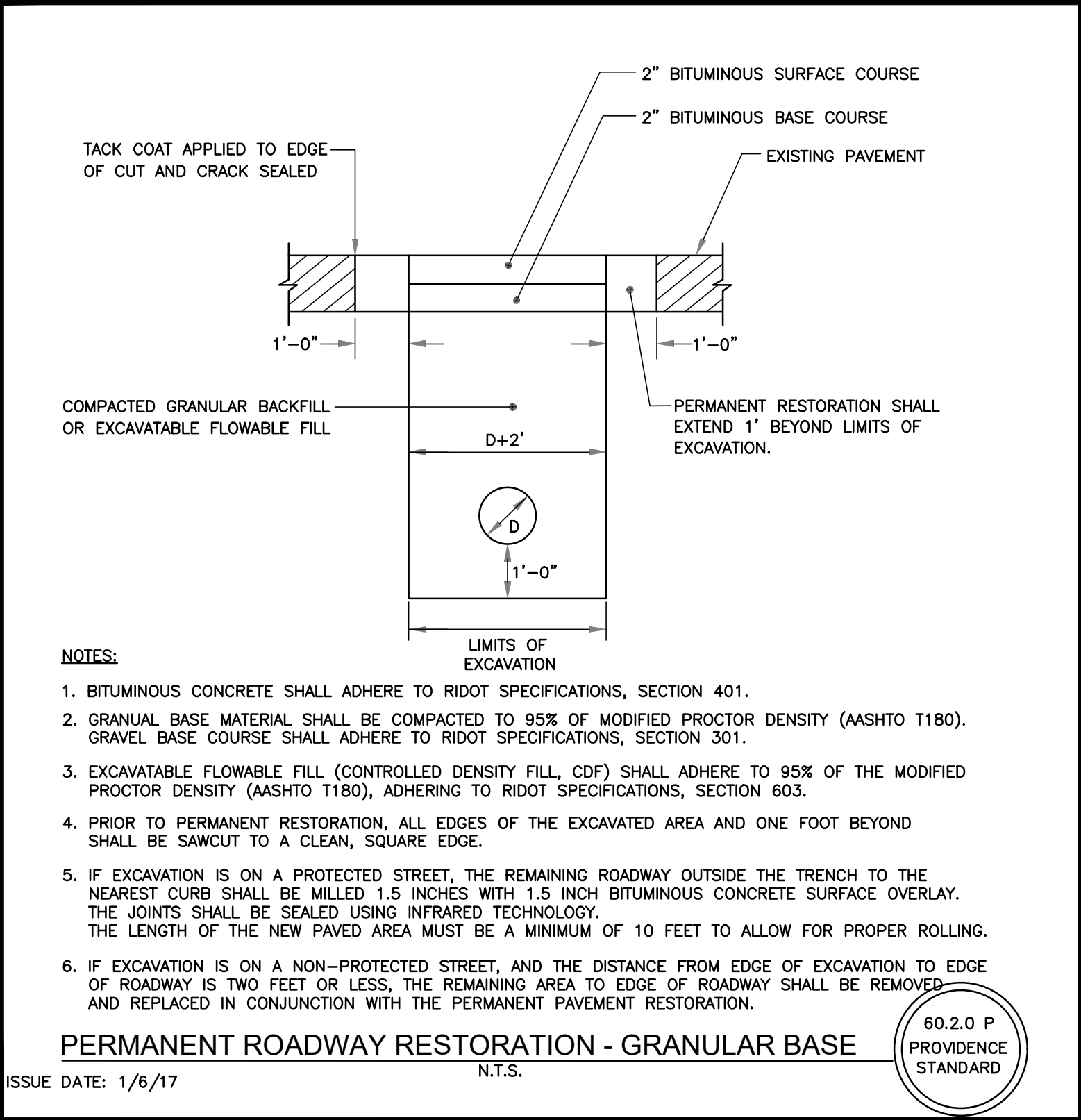
CHIEF ENGINEER  
TRANSPORTATION

CHIEF DESIGN ENGINEER  
TRANSPORTATION

JUNE 15, 1998

ISSUE DATE

R.I. STANDARD 43.4.1



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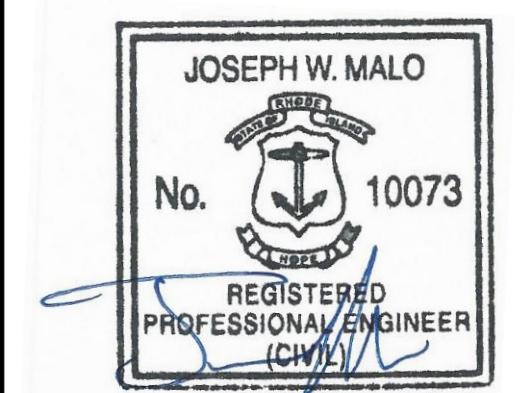
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DESIGN UNDER SKY  
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4-21-23

**PINE STREET APARTMENTS**

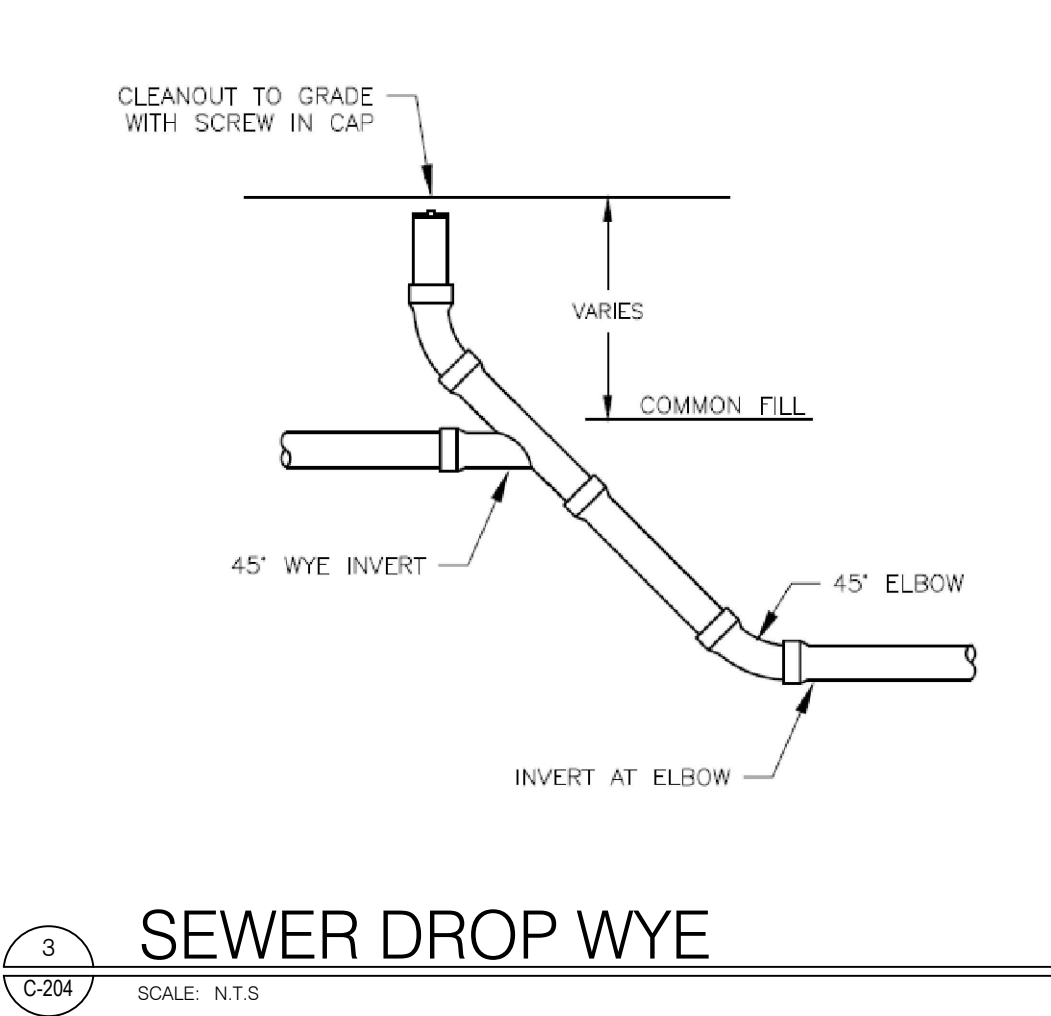
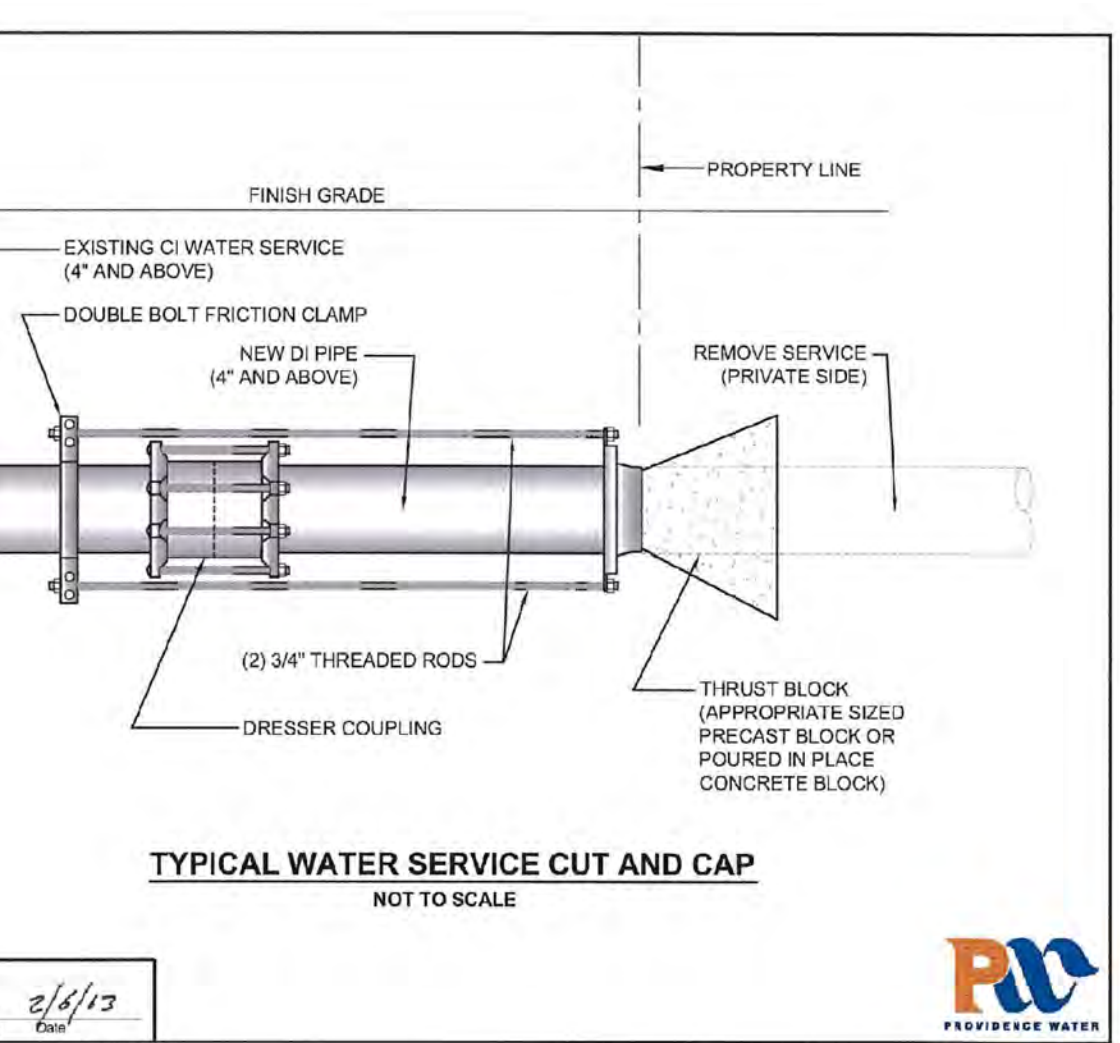
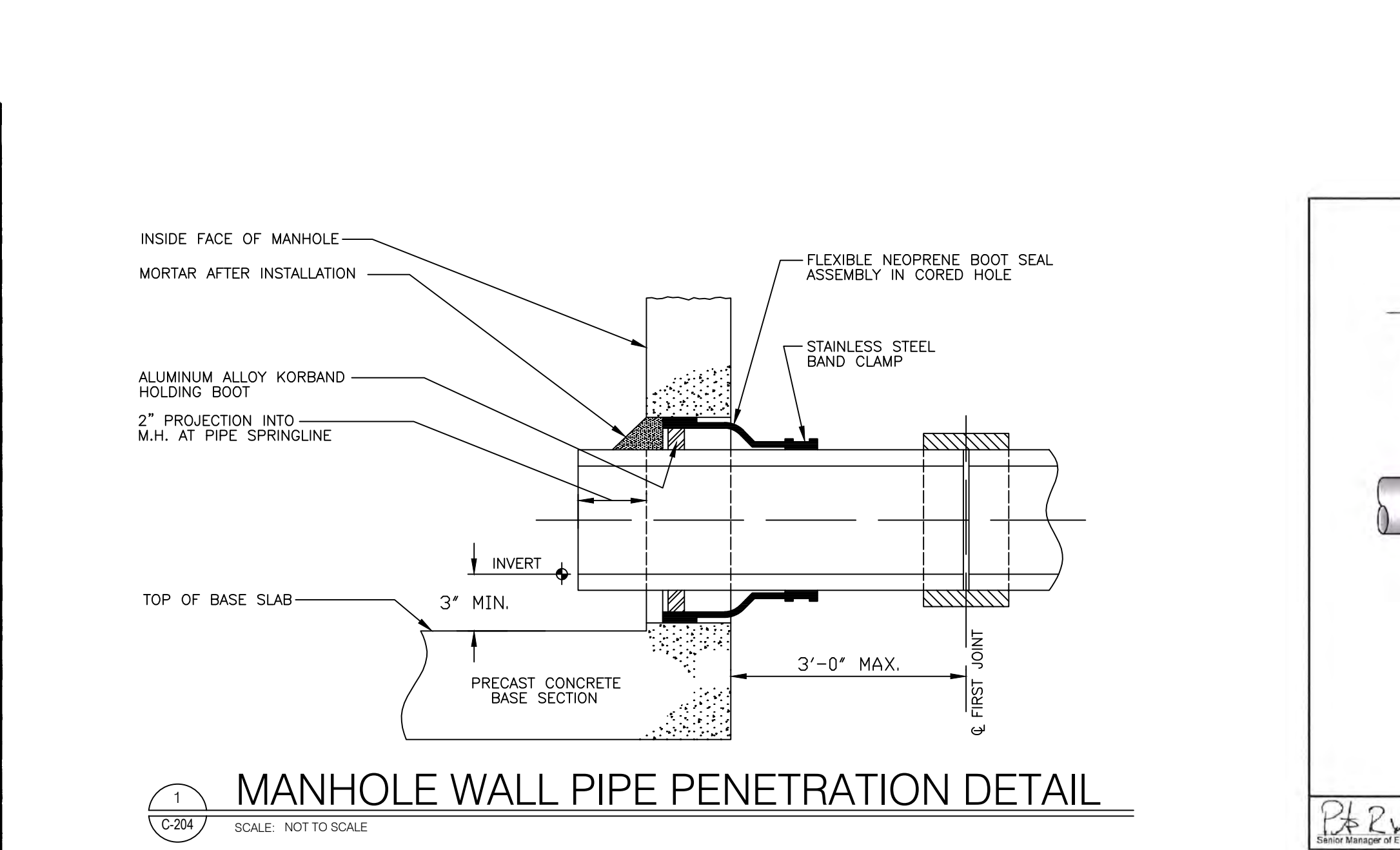
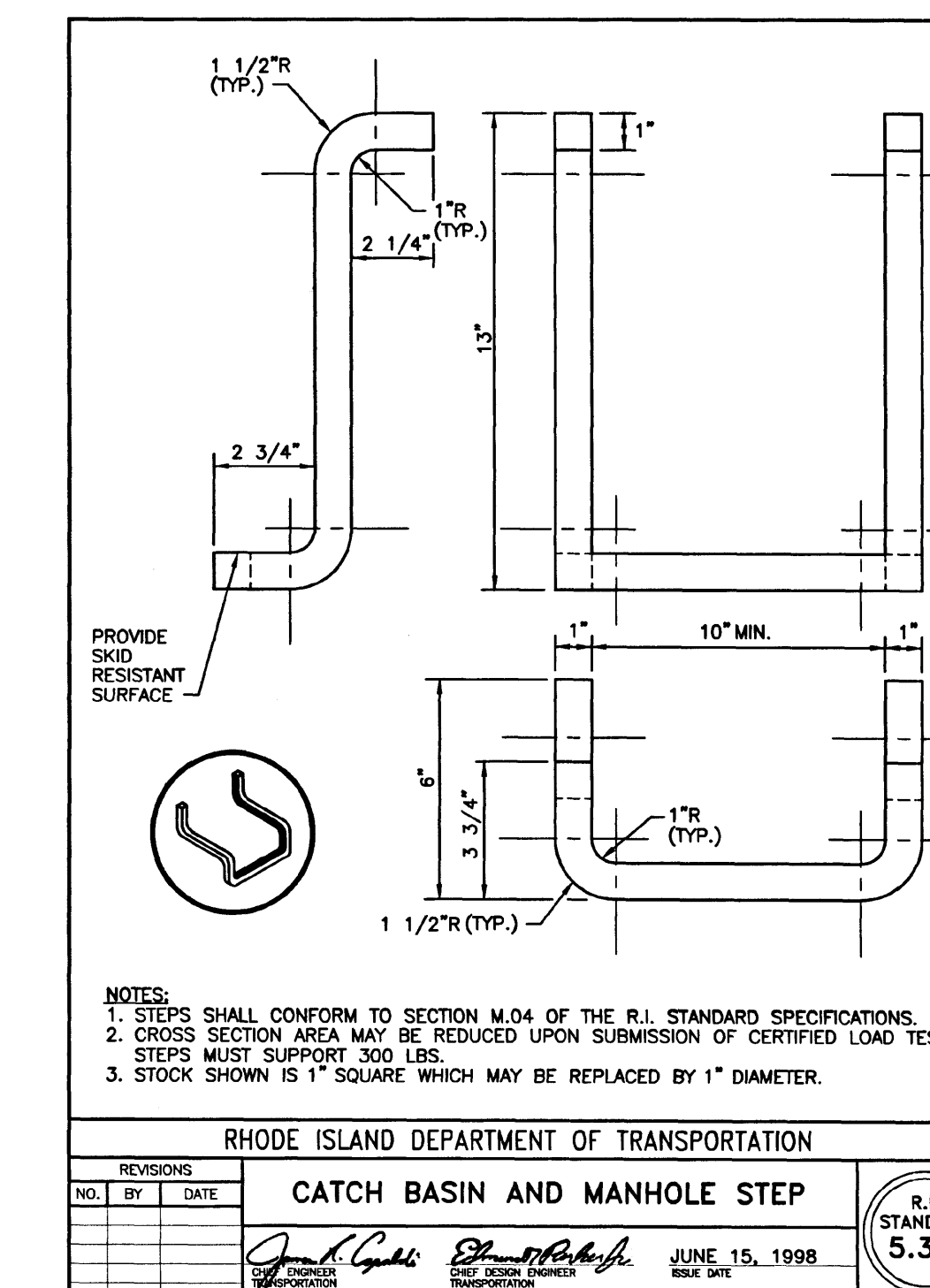
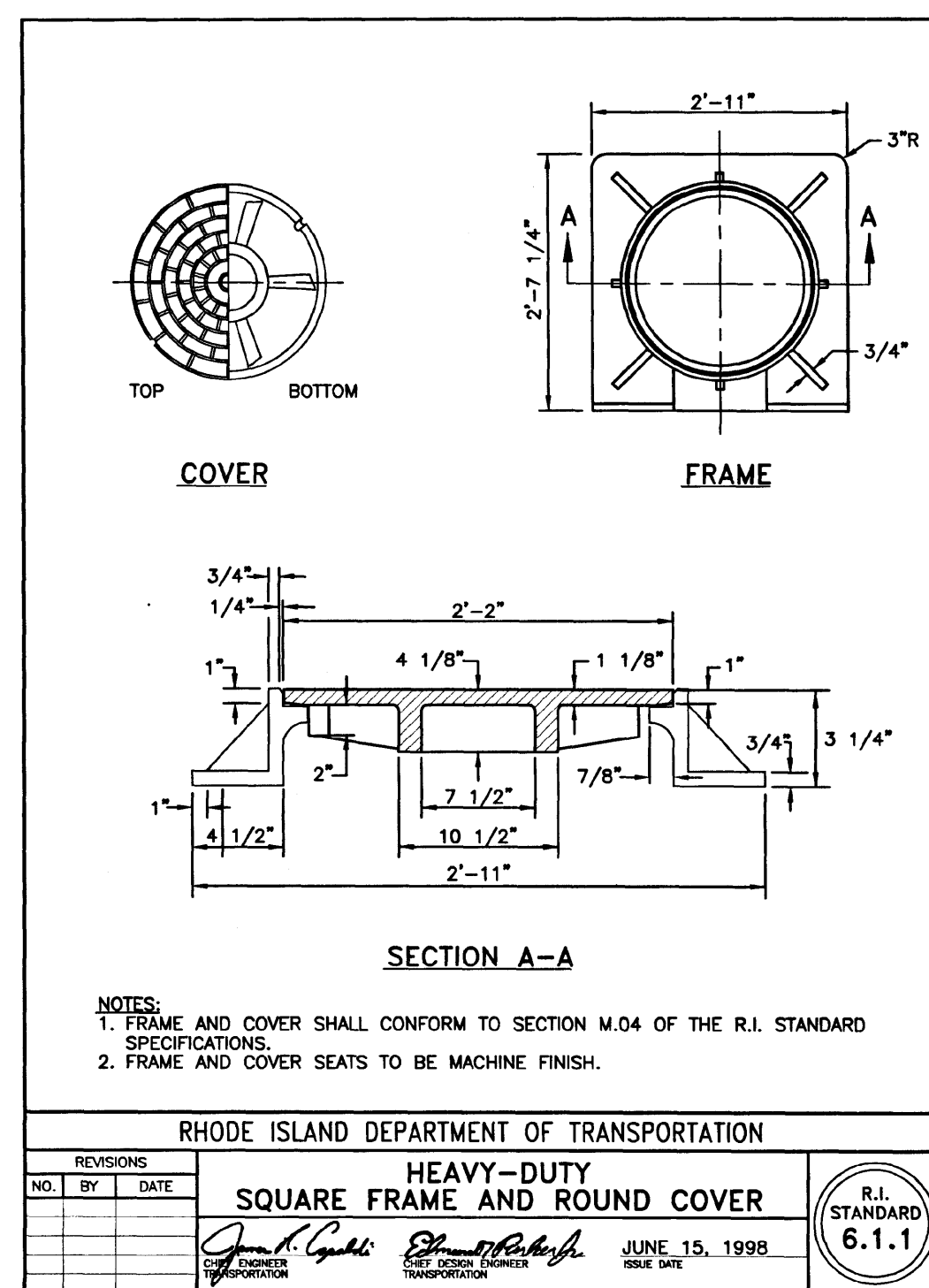
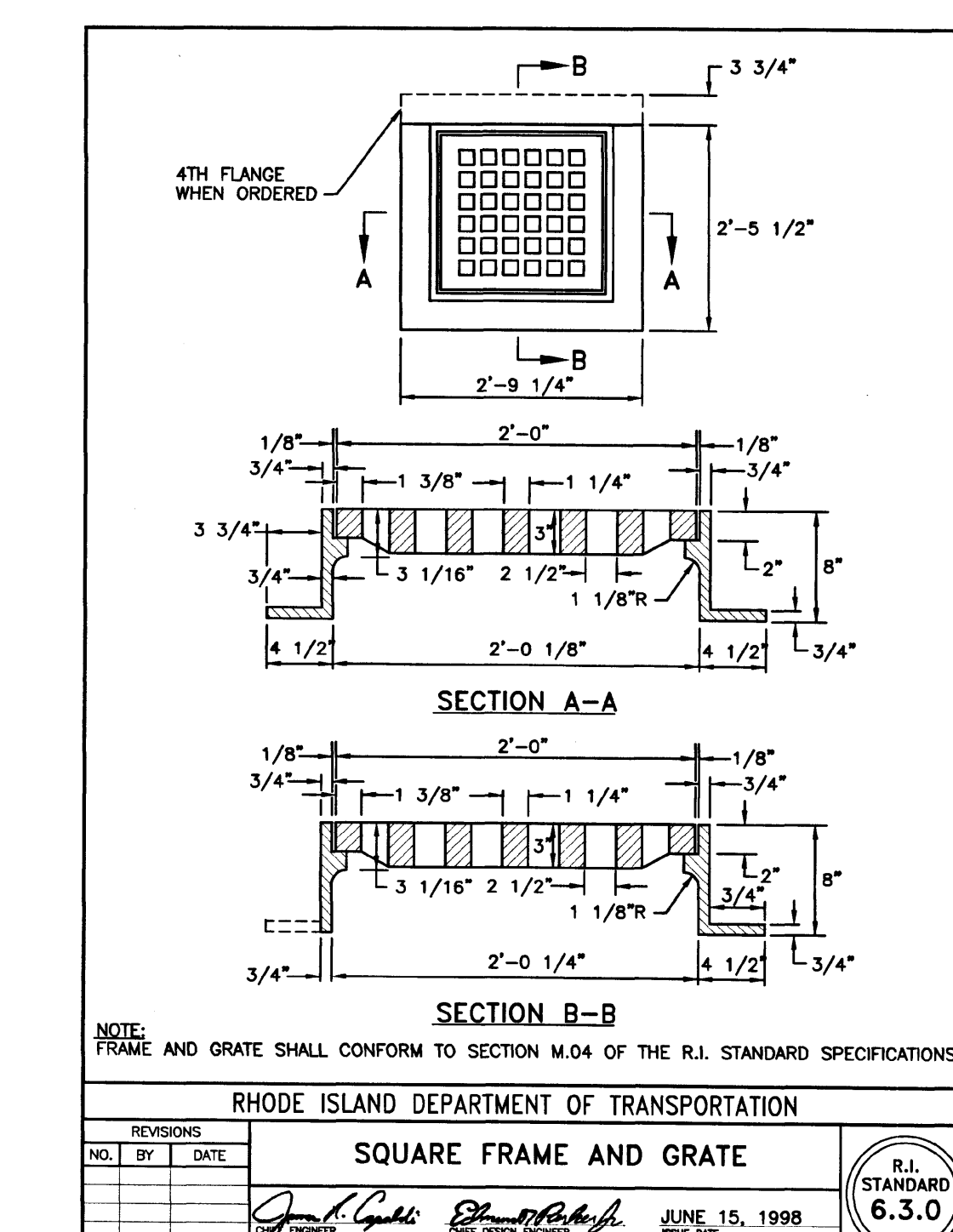
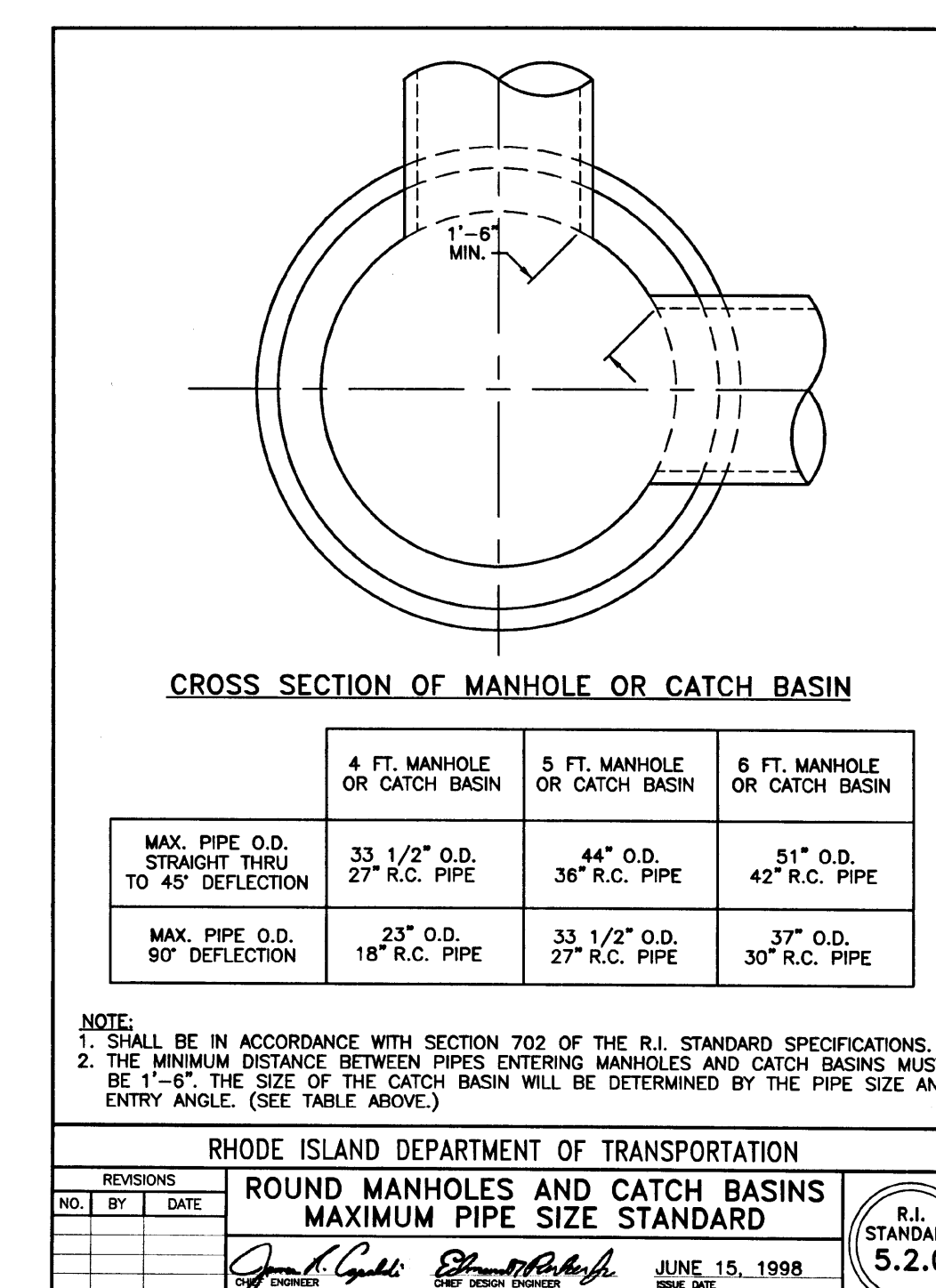
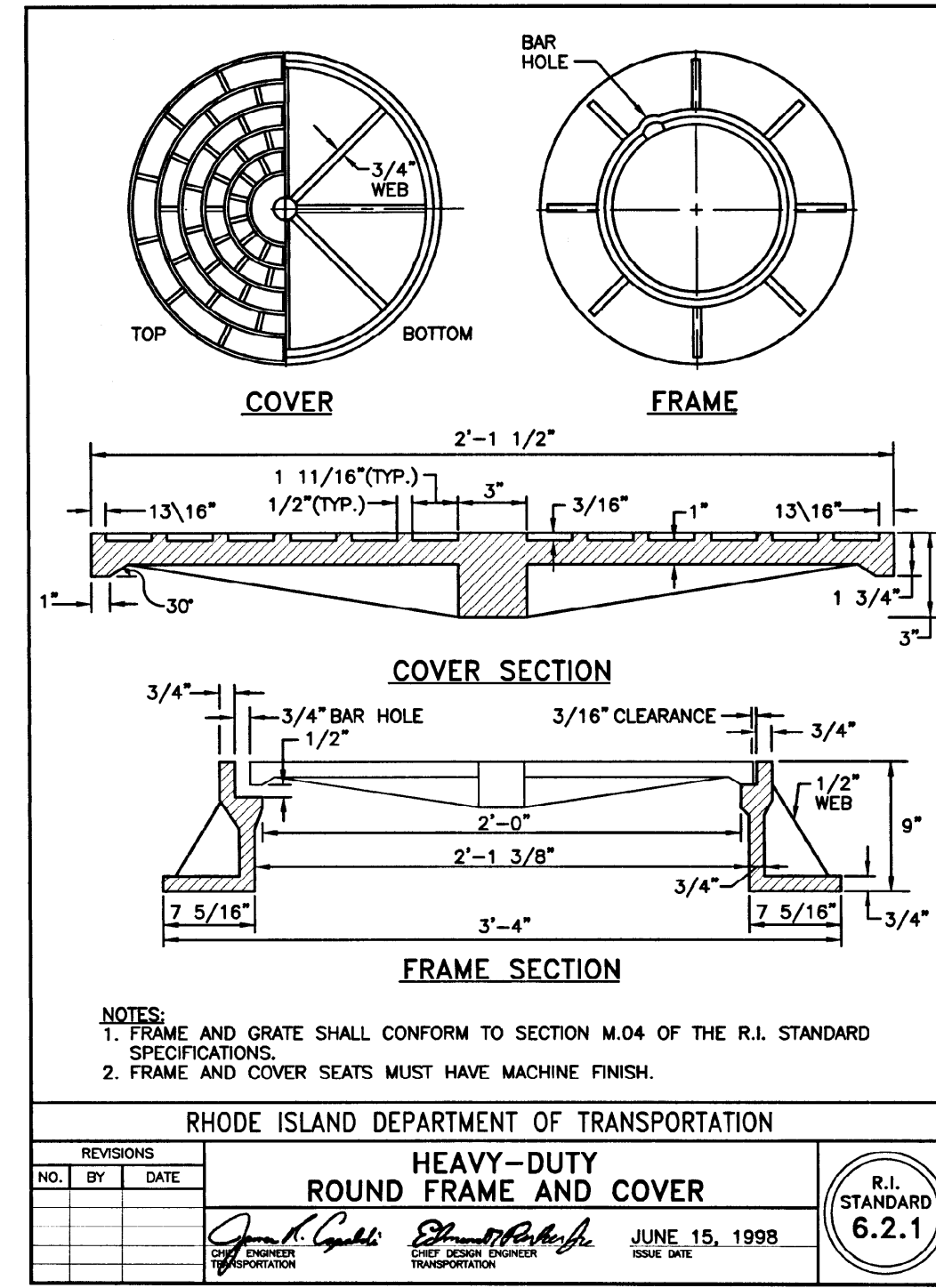
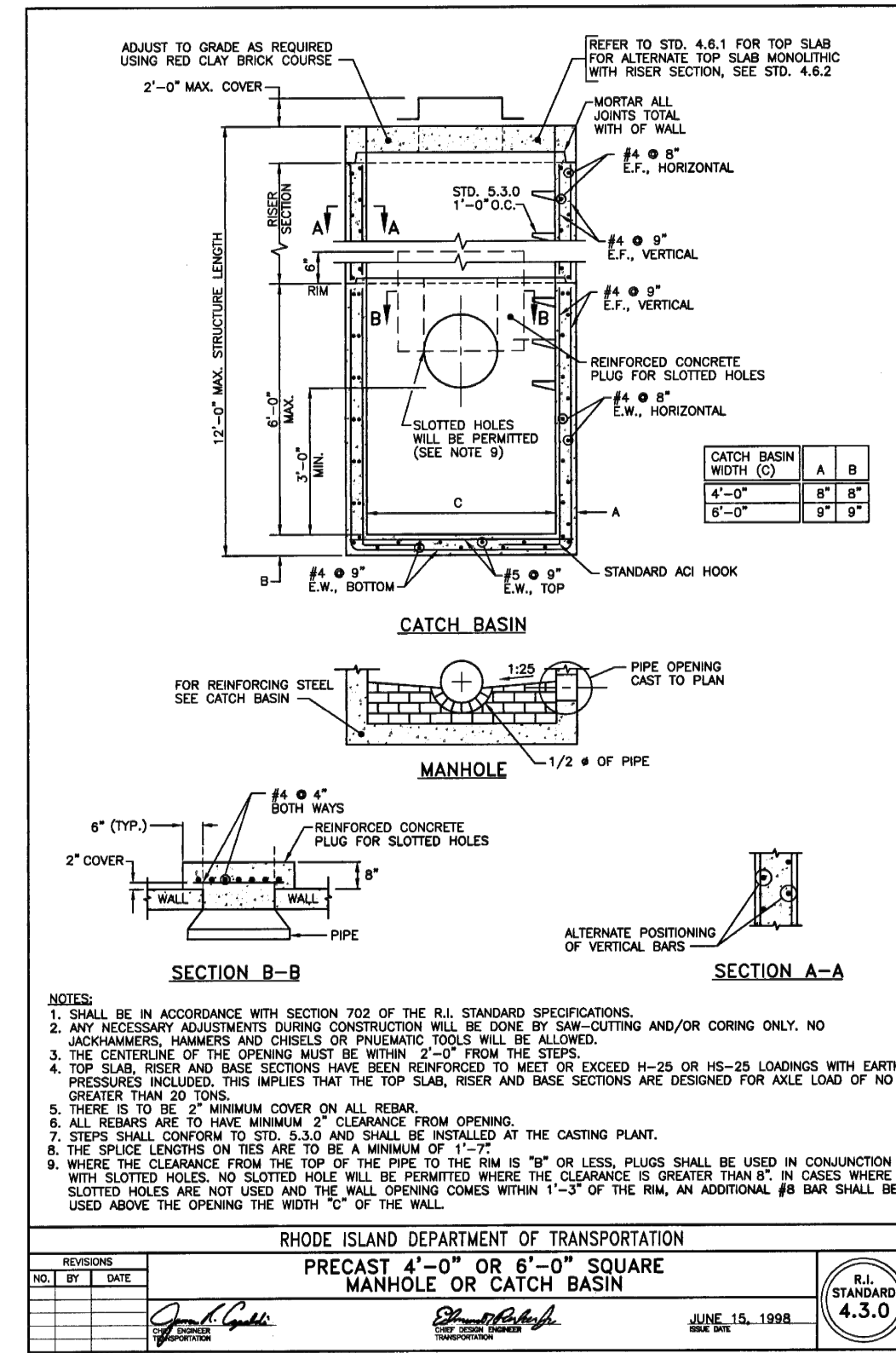
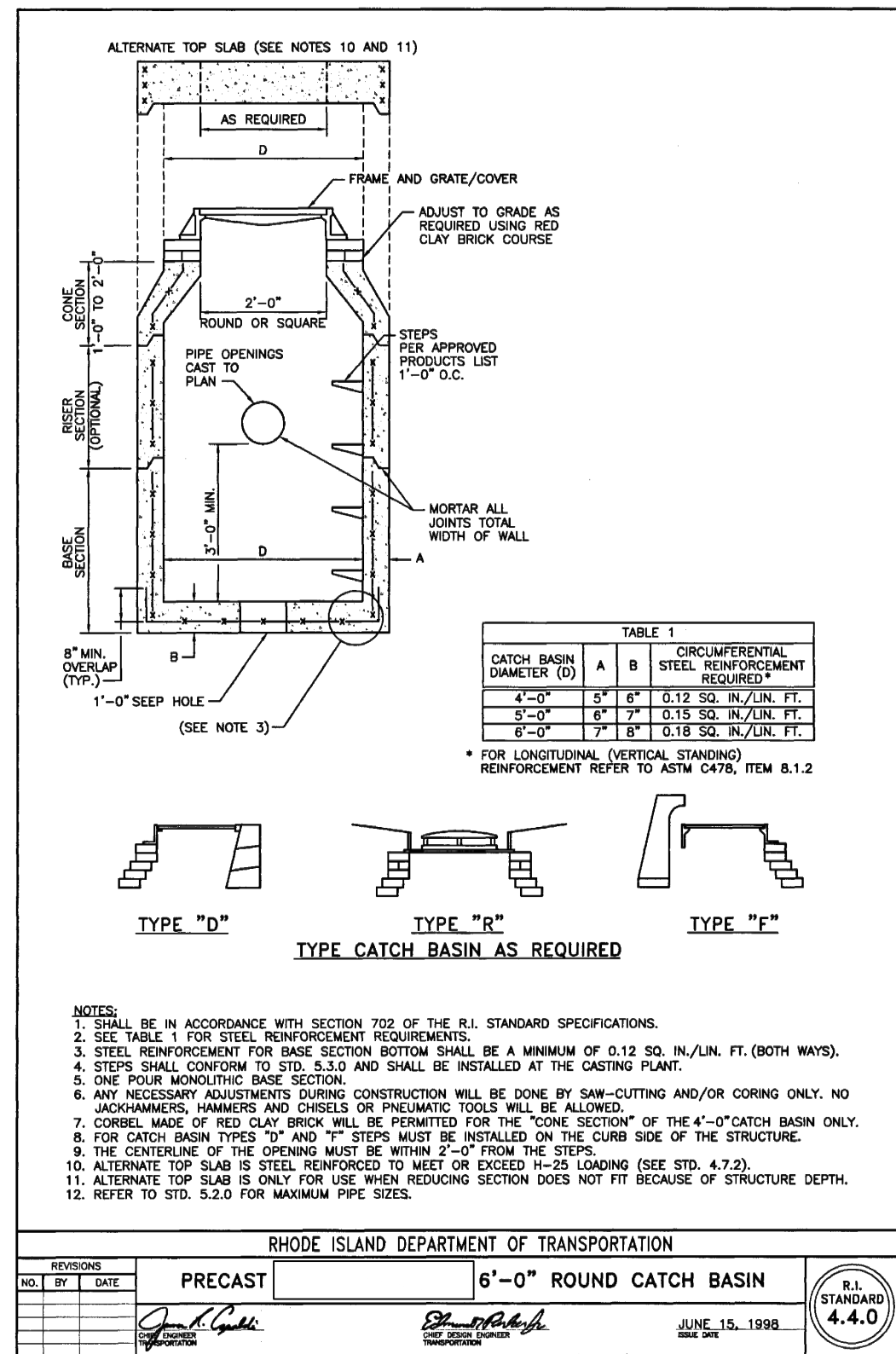
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PROJECT NO. 1932

NO.	DATE	ISSUED FOR
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2	04.21.23	DUMPSTER UPDATE

**C-203**





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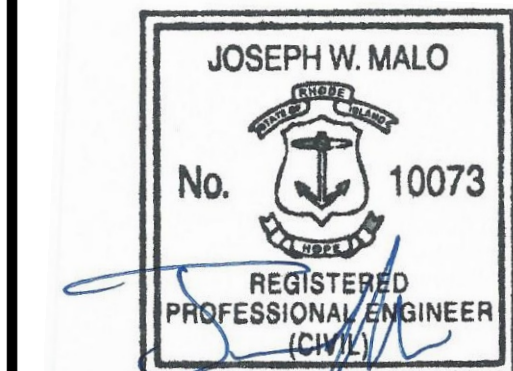
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**LANDSCAPE ARCHITECT**  
 DESIGN UNDER SKY  
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**NOT FOR CONSTRUCTION**  
 ISSUED FOR PROGRESS SET



4-21-23

**PINE STREET APARTMENTS**  
 371 Pine Street,  
 Providence, RI 02903  
 PROJECT NO. 1932

**DETAILS AND NOTES**

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE

C-204



**Material Specifications for Sand Filters**

Parameter	Specification	Size	Notes
Sand	clean AASHTO M-6 or ASTM C-33 concrete sand	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No rock dust can be used for sand.
Underdrain gravel	RIDOT Specs. Sec. 300 AASHTO M-43	0.25" to 0.75"	Must be washed, clean gravel; refer to Appendix Section F.4.1, Part 2 for applicable material specs.
Geotextile Fabric (if required)	ASTM D-751 (puncture strength - 125 lb.) ASTM D-1117 (Mullen Burst Strength - 400 psi) ASTM D-1682 (Tensile Strength - 300 lb.)	0.08" thick equivalent opening size of #80 sieve	Must maintain 125 gpm per sq. ft. flow rate. Note: a 4" pea gravel layer may be substituted for geotextiles meant to separate filter layers.
Underdrain Piping	RIDOT Specs. Sec. 703 ASTM D-1785 or AASHTO M-278	4-6" rigid schedule 40 PVC	3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes.
Concrete (Cast-in-place)	See RIDOT Specs. Sec. 600 f <sub>c</sub> = 3500 psi, normal weight, air-entrained; reinforcing bars to meet ASTM 615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved local or RI standards requires design drawings sealed and approved by a RI-licensed structural PE.
Concrete (pre-cast) non-rebar steel	See RIDOT Specs. Sec. 600 per pre-cast manufacturer ASTM A-36	n/a	SEE ABOVE NOTE structural steel to be hot-dipped galvanized ASTM A123

**GENERAL NOTES:**

THE STORM CAPTURE™ SYSTEM BY OLDCASTLE PRECAST IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE, AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOW RATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS, COVER HEIGHT AND MODULE SIZE DETERMINE THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

**DESIGN NOTES:**

- DESIGN LOADINGS:
  - AASHTO HS-20-44 W/ IMPACT.
  - DEPTH OF COVER = 6" - 5'-0"
  - ASSUMED WATER TABLE = BELOW BOTTOM.
  - EQUIVALENT FLUID PRESSURE = 45 PCF.
  - LATERAL LIVE LOAD SURCHARGE = 80 PSF.
  - NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
- CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
- STEEL REINFORCEMENT: REBAR ASTM A-615, GRADE 60.
- CEMENT: ASTM C-150 SPECIFICATION.
- STORM CAPTURE MODULE TYPE = DETENTION.
- REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
- REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF.
- REFERENCE STANDARDS:
  - ASTM C 890
  - ASTM C 891
  - ASTM C 913
- LESS THAN 6" OR GREATER THAN 5' OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE.

**INSTALLATION NOTES:**

- THE STORM CAPTURE™ MODULE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ASTM C891. INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES, PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.
- PLAN LINE, GRADE AND ELEVATIONS MUST BE FOLLOWED.
  - WHERE SPECIFIED, AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER AROUND THE STORM CAPTURE SYSTEM.
  - PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLETS BEFORE MAKING PENETRATIONS FOR ANY INLETS.
  - ALL SUBGRADE MATERIALS IF SPECIFIED, MUST BE CLEAN, DURABLE CRUSHED AGGREGATE COMPACTED OR ROLLED TO ACHIEVE 95% STANDARD PROCTOR DENSITY. OLDCASTLE RECOMMENDS SIZE 5.56 OR 57 (PER ASTM C33).
  - DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES.
  - MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE. GAPS SHALL NOT BE GREATER THAN 3/4" ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH MIN. 8" JOINT WRAP ON SIDES AND TOP (CS-212 CONSEAL OR EQUIVALENT), IN A CLAMHELL DESIGN. INSTALL ONE ROW CS-100 CONSEAL (OR EQUIVALENT) BETWEEN PRECAST PIECES.
  - AUTHORIZATION SHOULD BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE SYSTEM. CARE SHOULD BE TAKEN DURING PLACEMENT OF BACKFILL NOT TO DISPLACE MODULES OR JOINT WRAP. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHOULD NOT BE COMPACTED WITHIN 6" OF MODULE.
  - CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE.
  - TERMOADULTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS.

**INLETS AND RISERS:**

ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NON-METALIC GROUT, MIN. 3,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

REVISIONS			
REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

**OLDCASTLE STORMWATER TANK DETAIL**

SCALE: N.T.S.

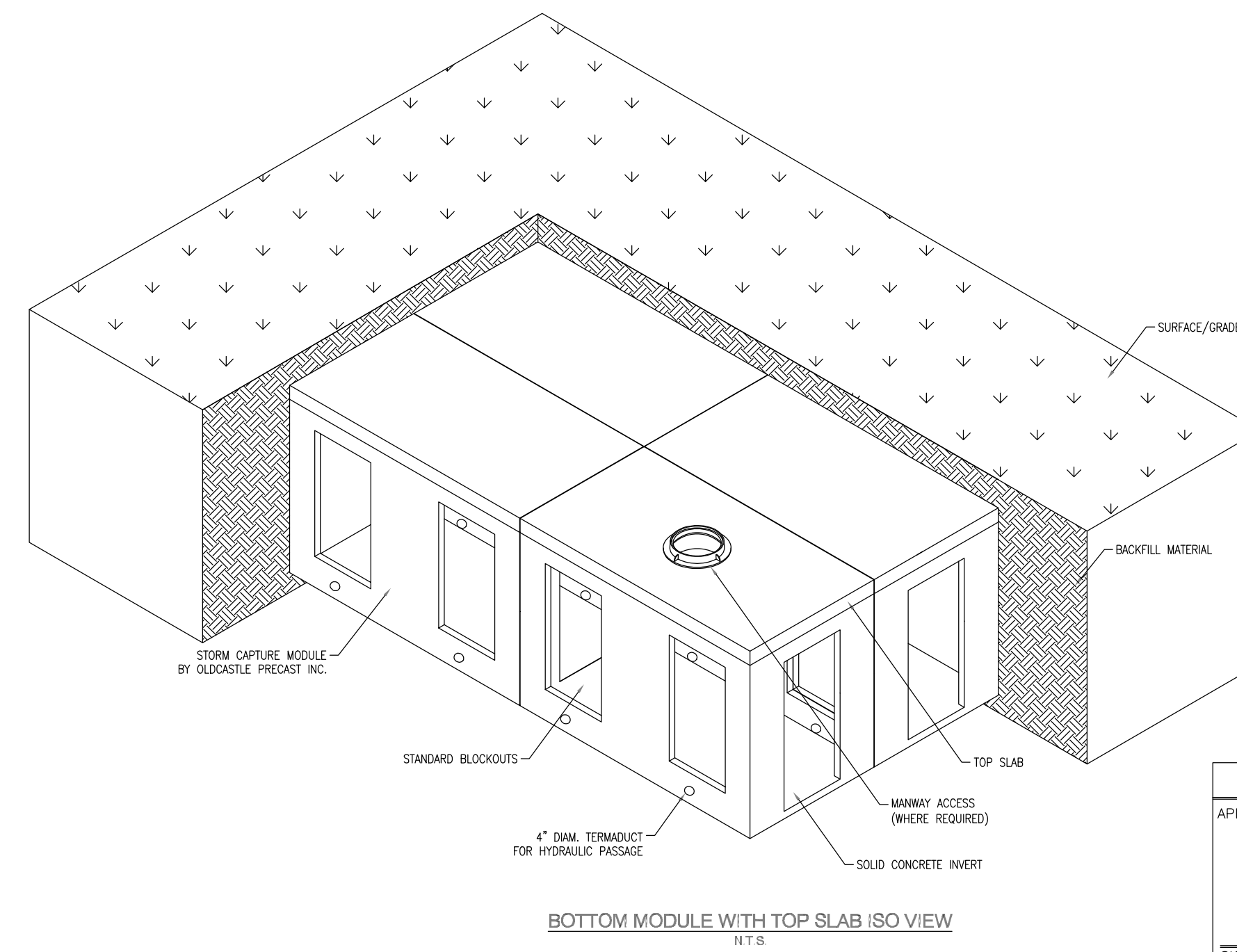


TABLE OF CONTENTS	
GENERAL NOTES	1
DESIGN NOTES	2
INSTALLATION NOTES	3
TERMOADULTS	4

NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY TO SHOW FEATURES OF THE SYSTEM. ACTUAL LAYOUT VARIES BY PROJECT. SEE OTHER DRAWINGS FOR ALL PERIMETER WALLS AND SOILS.

\*THIS MUST BE FILLED OUT BEFORE MANUFACTURING BEGINS\*

APPROVED W/ NO EXCEPTIONS TAKEN:   
 APPROVED AS NOTED:   
 REVISE AND RESUBMIT:

- PRELIMINARY -  
NOT FOR CONSTRUCTION

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Oldcastle Stormwater Solutions**  
 WE DO WHAT WE CAN FOR THE WATER WE LIVE IN.

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STORMCAPTURE  
NOTES & GENERAL: 02

DESCRIPTION:

DATE	ISSUE	DRAWN	DESIGNED	CHECKED	SCALE
04.14.23	1	JM			1 OF 4

SC: 6' 6" deep with top slab

**1 SAND FILTER MATERIAL SPECIFICATIONS**

SCALE: NOT TO SCALE

BOUYANCY CALCULATIONS  
 SURGE AND SAND FILTER ARE BASED ON THE SAME CONCRETE TANK DESIGN. ONE SURGE TANK WILL BE REVIEWED, WITH ALL COVER MATERIAL EXCLUDED FROM THE CALCULATION TO BE CONSERVATIVE.  
 TANK EXTERIOR VOLUME: 17X7X0.5 = 714 CU FT PER TANK  
 DISPLACED WATER = 62.43 LBS/CU X 714 CU FT = 44,575 LBS

TANK WEIGHT  
 TOP AND BOTTOM: 17X7X0.5 = 59.5 CU FT X 150LBS/CUFT X2 = 17,850 LBS  
 SIDES: 2X(16X5X0.5) + (7X5X0.5)X2 = 115 CU FT X 150 LBS/CUFT = 17,250  
 SUB TOTAL EQUALS 35,100 LBS  
 PLUS 7" ANTI-FLOTATION TOP OR BOTTOM SLAB = 7X17X0.58X150 = 10,412 LBS  
 TOTAL EQUALS 45,512, WHICH EXCEEDS EMPTY TANK BUOYANCY WITH GW AT TOP OF TANK.

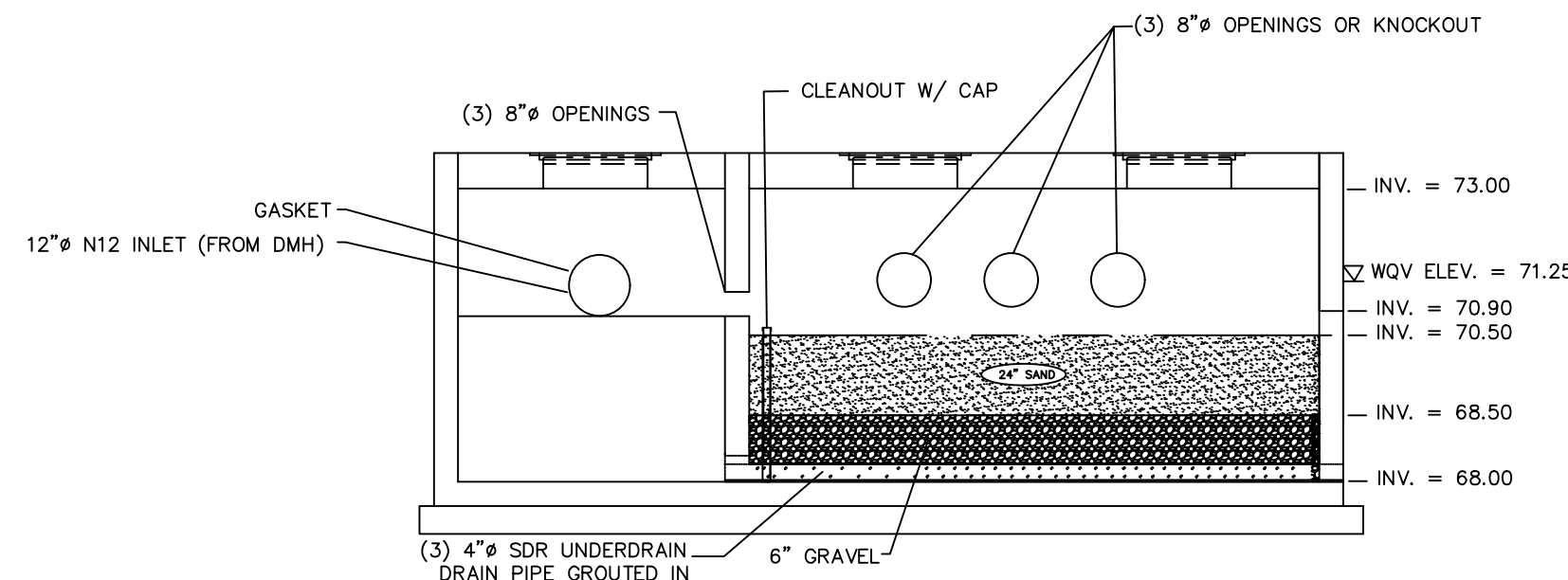
**2 TANK BOYANCY CALCULATIONS**

SCALE: NOT TO SCALE

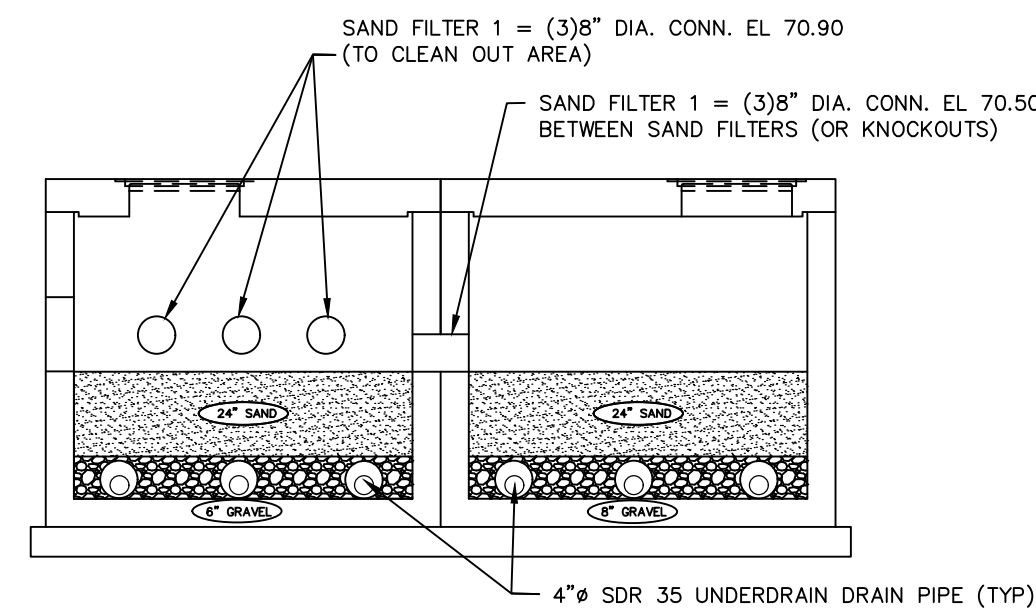
Sieve size	Percent passing by mass
9.5 mm (3/8 in.)	100
4.75 mm (No. 4)	95 to 100
2.36 mm (No. 8)	80 to 100
1.18 mm (No. 16)	50 to 85
600 µm (No. 30)	25 to 60
300 µm (No. 50)	5 to 30 (AASHTO 10 to 30)
150 µm (No. 100)	0 to 10 (AASHTO 2 to 10)

**3 AASTO C33 FINE AGGREGATE SAND GRADATION**

SCALE: NOT TO SCALE



**SECTION A-A**



**SECTION B-B**

**DESIGN NOTES**

CONCRETE MINIMUM STRENGTH - 4000 PSI @ 28 DAYS  
 STEEL REINFORCEMENT - ASTM A-615, GRADE 60

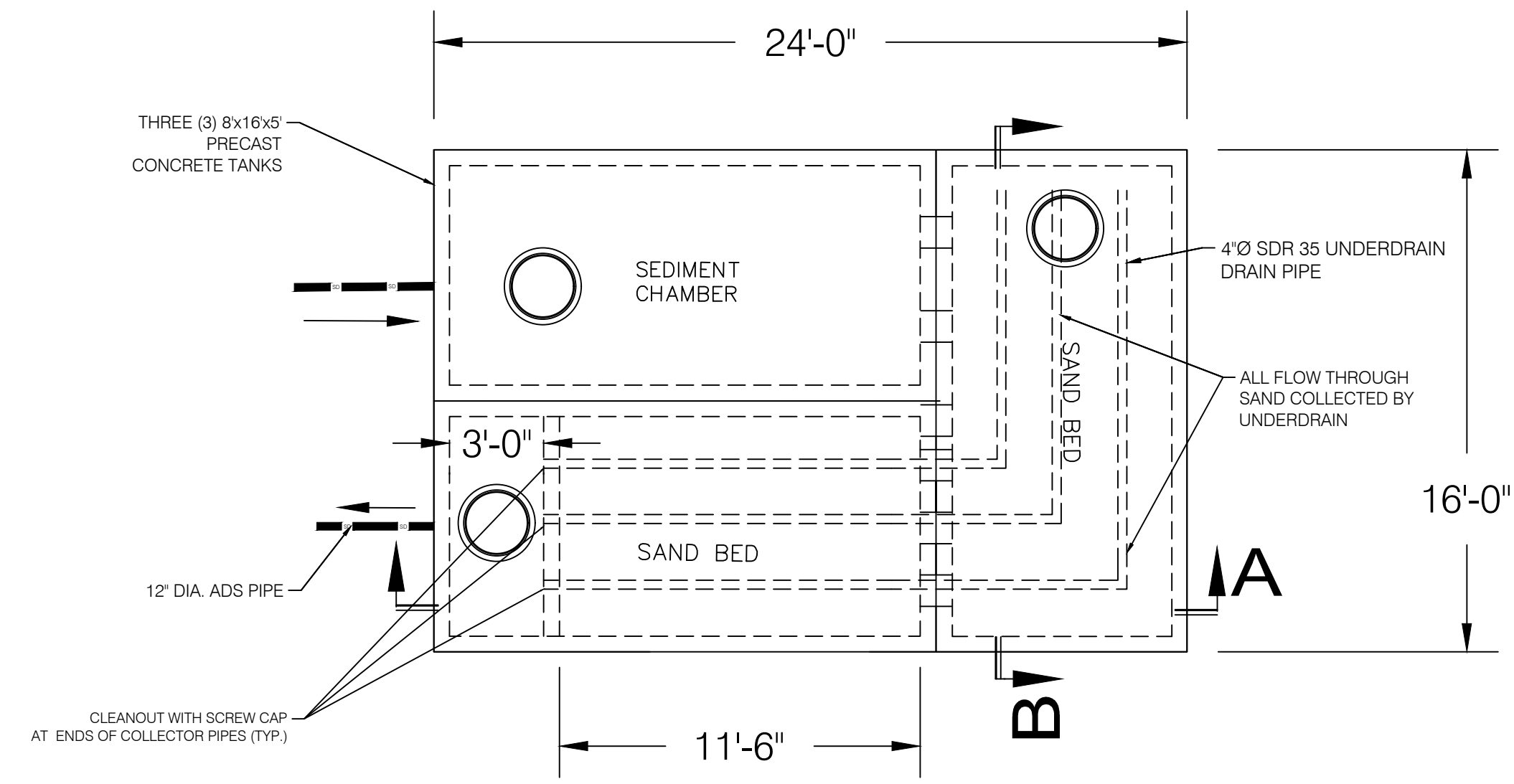
DESIGN LOADING - AASHTO HS20-44  
 SECTION JOINT - SEE JOINT DETAIL

DESIGN SPECIFICATION - AASHTO LOAD FACTOR  
 DESIGN METHOD

**6 SAND FILTER SECTIONAL VIEWS**

SCALE: N.T.S.

EARTH COVER 0'-6" MIN.  
 ALL SAND FILTER CHAMBERS TO BE VENTED



**4 SAND FILTER PLAN VIEW**

SCALE: N.T.S.

NOTE:

SAND FILTER AND SURGE TANK ARE DESIGNED WITH CONCRETE TANKS 16'X8'. THE TANKS HAVE THREE (3) 8 INCH DIAMETER HOLES AT ADJOINING INTERFACES.



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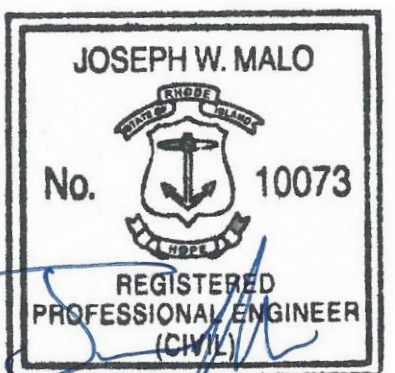
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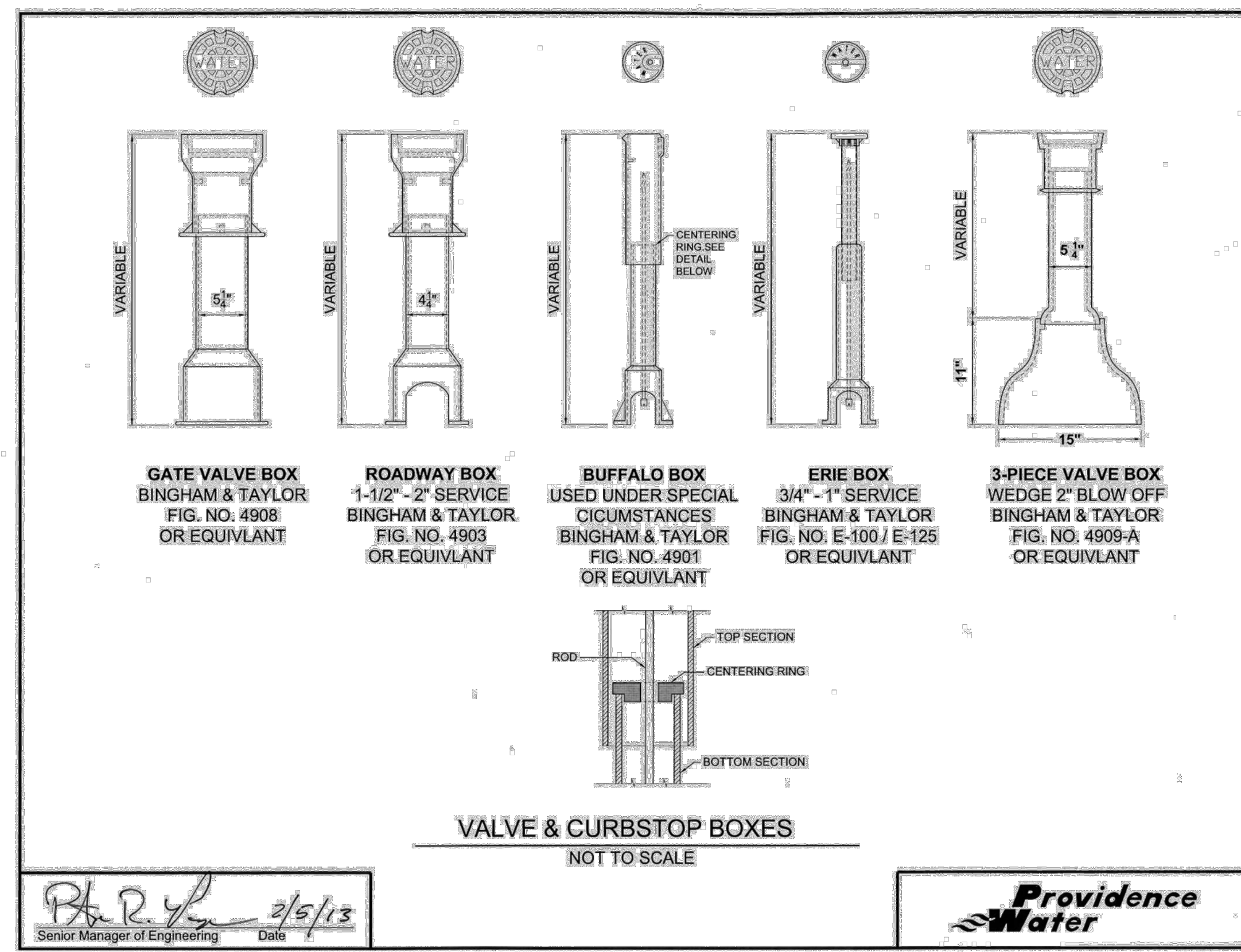
4-21-23

**PINE STREET APARTMENTS**

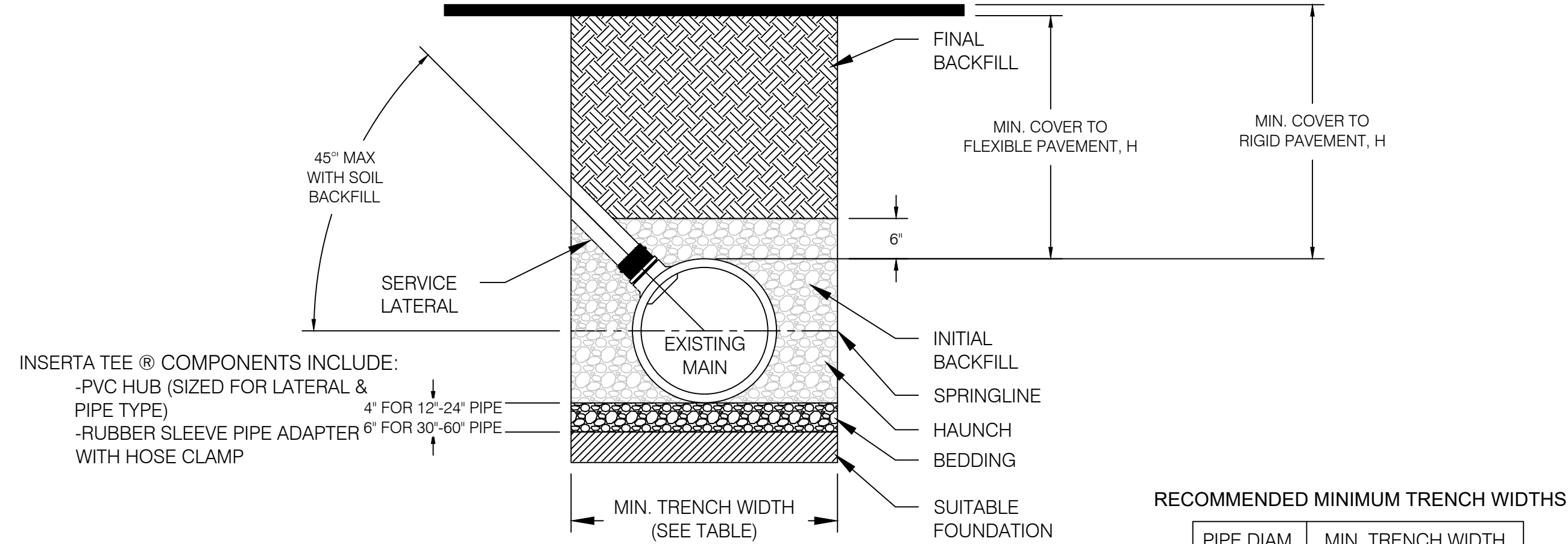
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2 PROVIDENCE WATER VALVE & CURBSTOP  
C-206 SCALE: N.T.S.



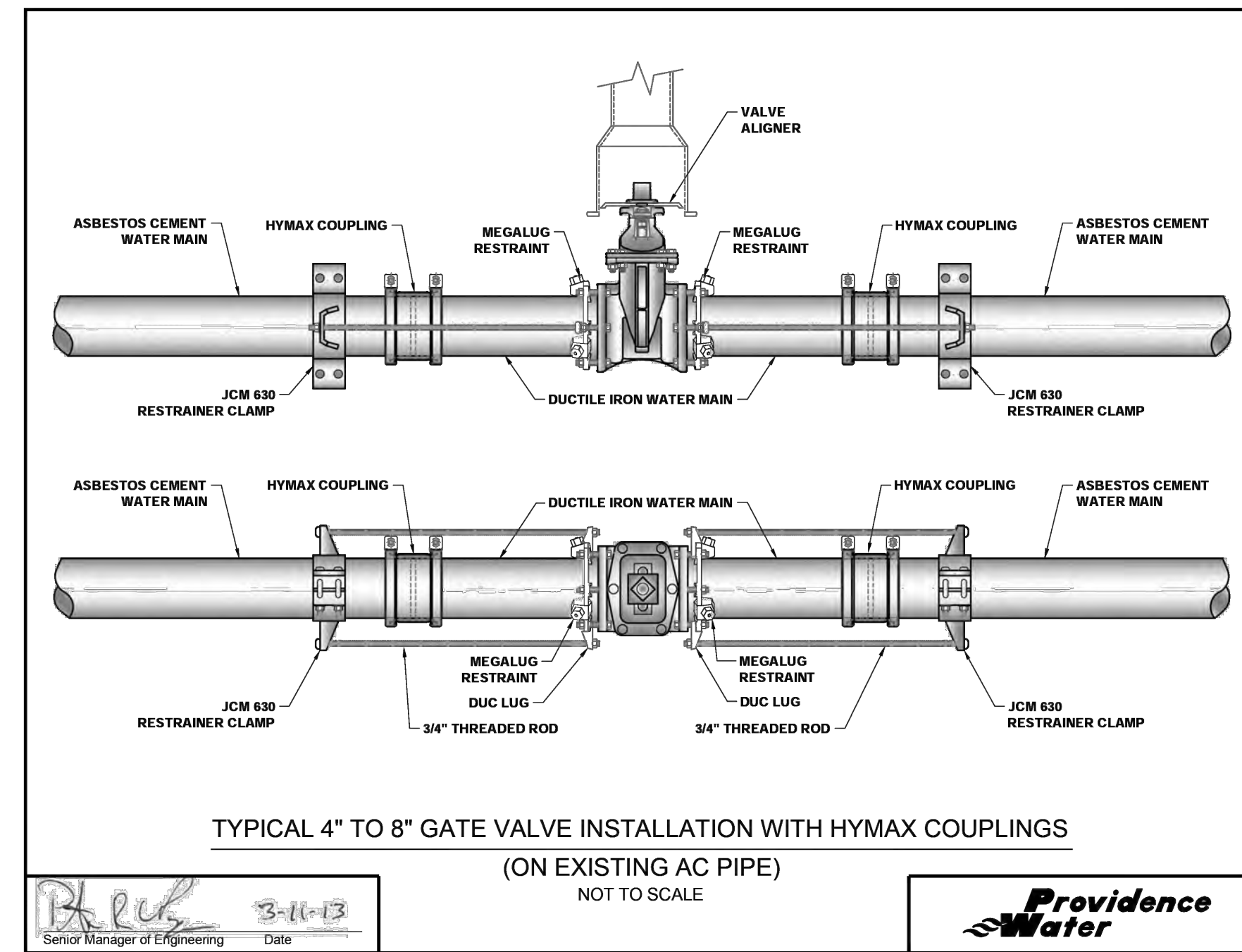
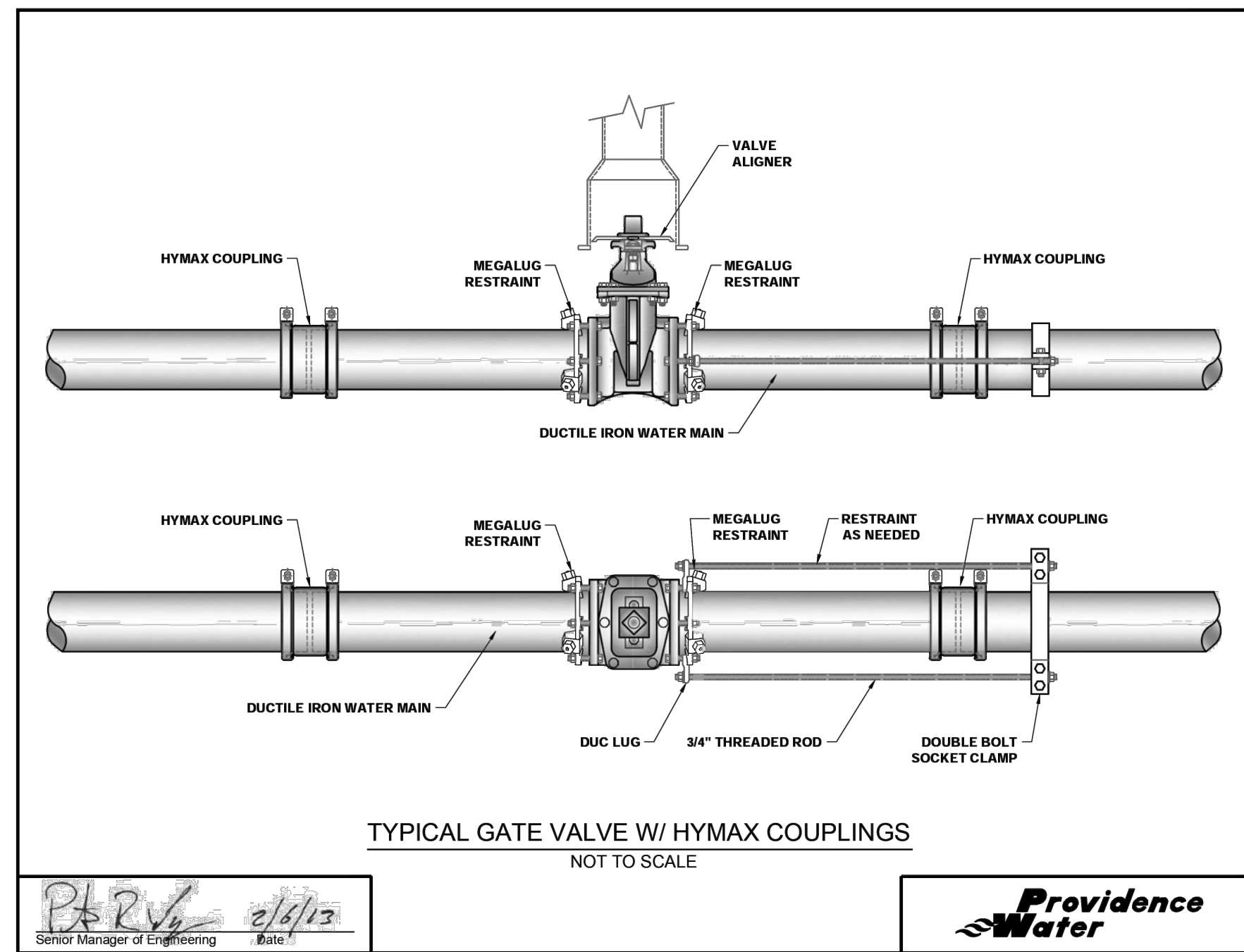
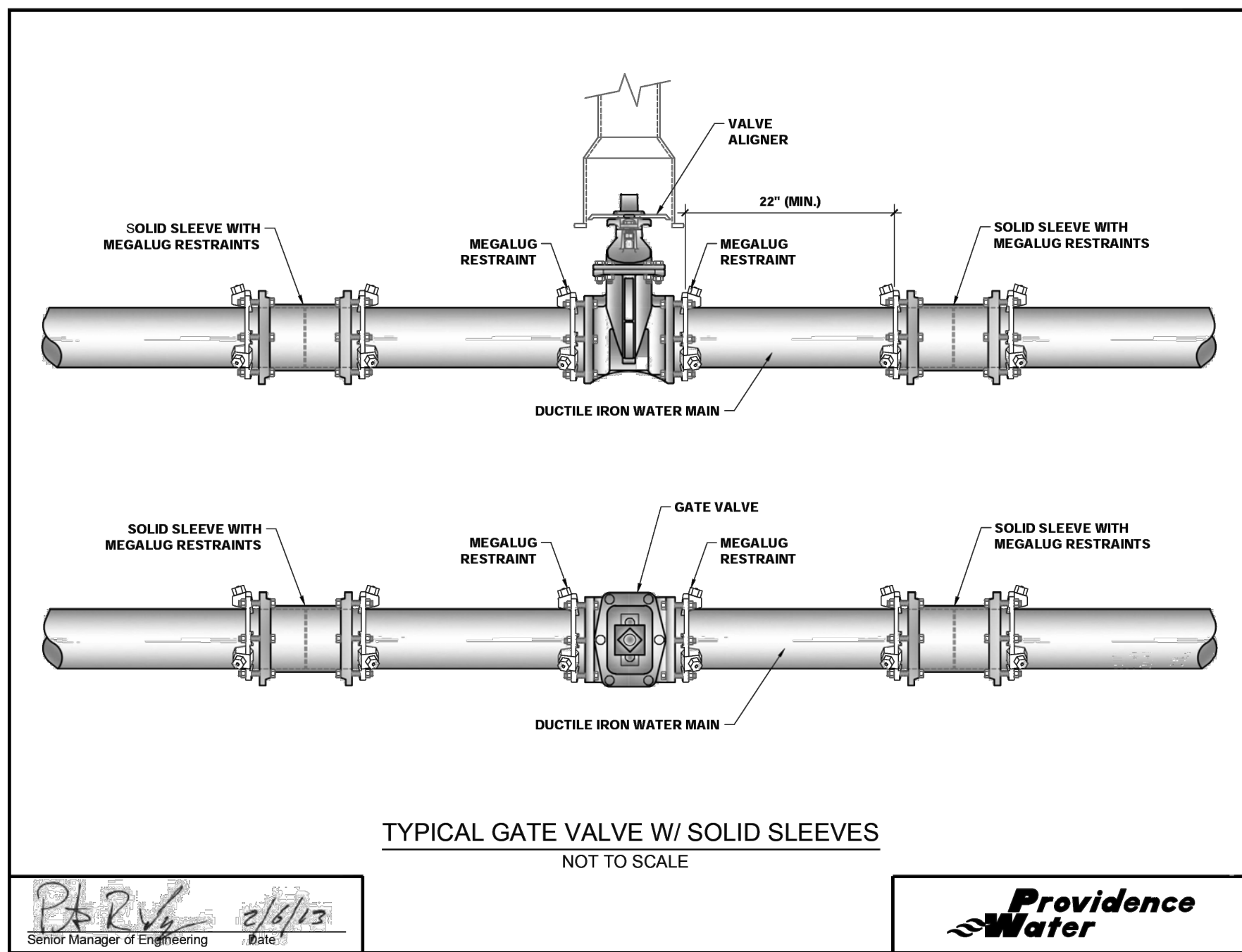
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- THE INSERTA TEE® CONNECTION SHOULD NOT BE PLACED AT AN ANGLE EXCEEDING 45° FROM THE SPRINGLINE. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

1 ADS INSERTA TEE DETAIL  
C-206 SCALE: N.T.S.



3 PROVIDENCE WATER TYPICAL GATE VALVE  
C-206 SCALE: N.T.S.



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LANDSCAPE ARCHITECT  
DESIGN UNDER SKY  
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4-21-23

PINE STREET APARTMENTS

DETAILS AND NOTES

371 Pine Street,  
Providence, RI 02903

PROJECT NO. 1932

NO.	DATE	ISSUED FOR
1	04.14.23	PROGRESS SET
2	04.21.23	DUMPSTER UPDATE





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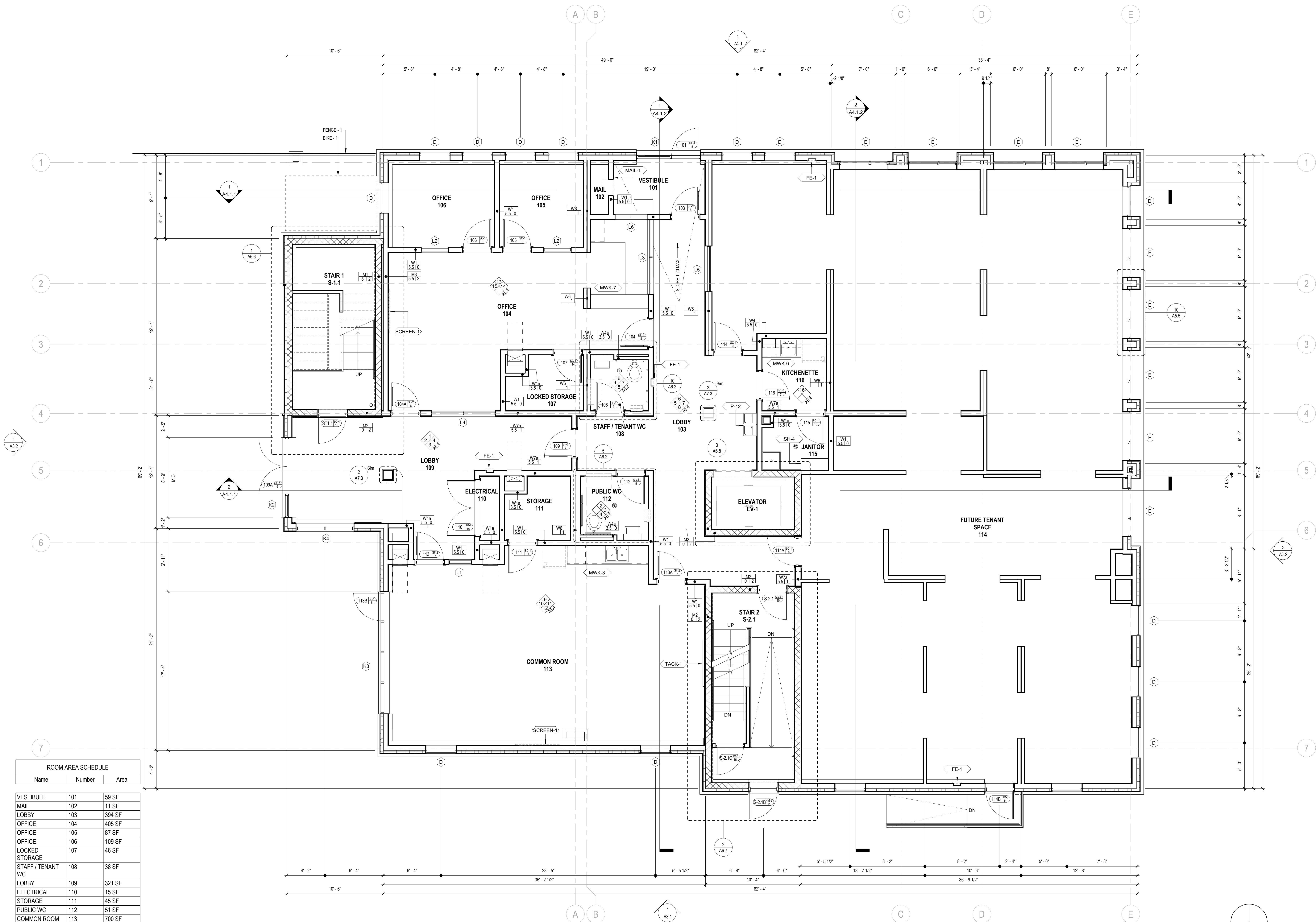
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ROOM AREA SCHEDULE

Name	Number	Area
VESTIBULE	101	59 SF
MAIL	102	11 SF
LOBBY	103	394 SF
OFFICE	104	405 SF
OFFICE	105	87 SF
OFFICE	106	109 SF
LOCKED STORAGE	107	46 SF
STAFF / TENANT WC	108	38 SF
LOBBY	109	321 SF
ELECTRICAL	110	15 SF
STORAGE	111	45 SF
PUBLIC WC	112	51 SF
COMMON ROOM	113	700 SF
FUTURE TENANT SPACE	114	2520 SF
JANITOR	115	43 SF
KITCHENETTE	116	55 SF
ELEVATOR	EV-1	52 SF
STAIR 1	S-1.1	160 SF
STAIR 2	S-2.1	185 SF

1 FLOOR PLAN  
 1/4" = 1'-0"

PINE STREET APARTMENTS

371 Pine Street,  
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 PROJECT NO. 1932

NO. DATE ISSUED FOR  
 04.14.23 PROGRESS SET

FIRST FLOOR PLAN

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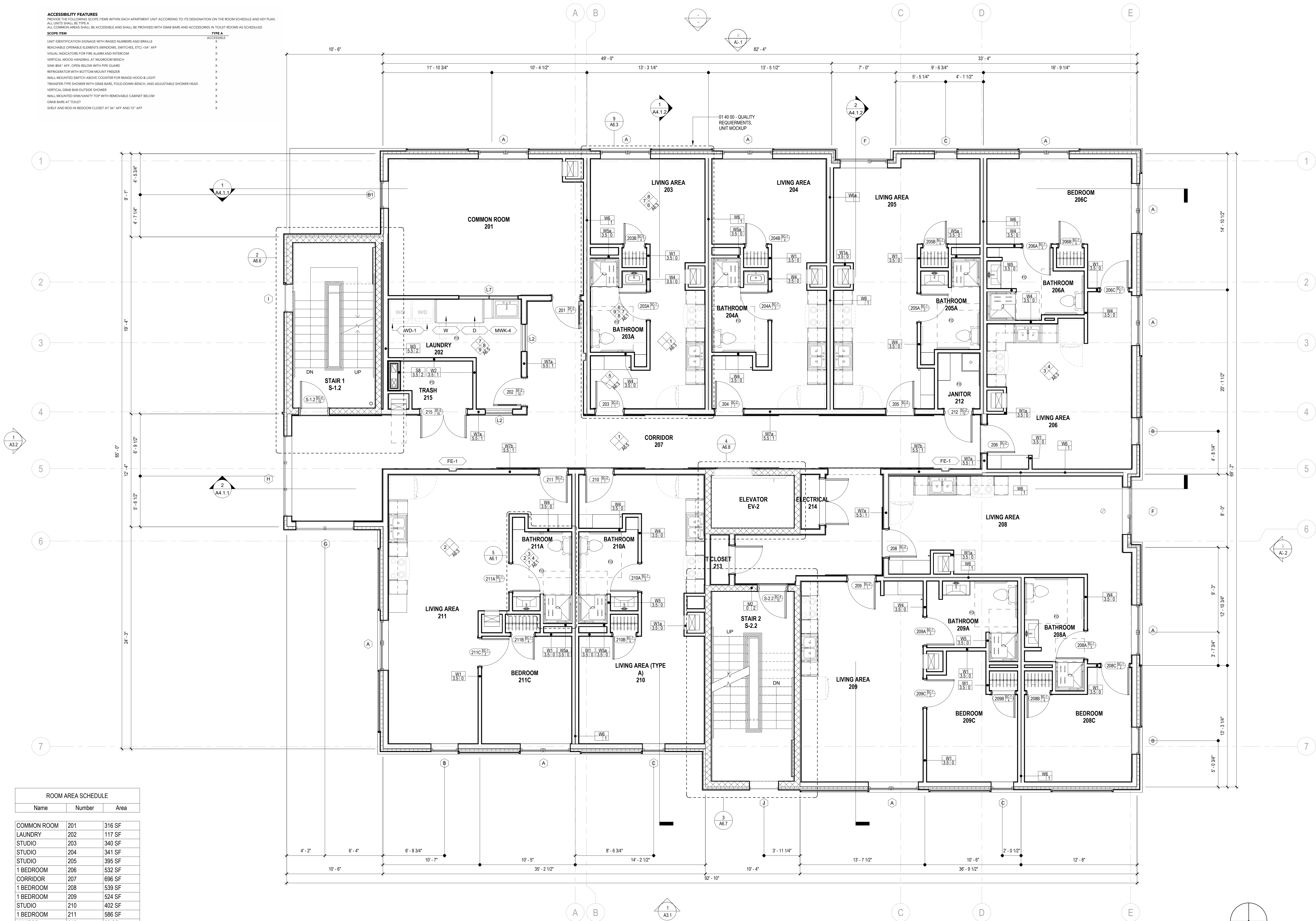
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**ACCESSIBILITY FEATURES**  
PROVIDE THE FOLLOWING SCOPE ITEMS WITHIN EACH APARTMENT UNIT ACCORDING TO ITS DESIGNATION ON THE ROOM SCHEDULE AND KEY PLAN.  
ALL UNITS SHALL BE TYPE A.  
ALL COMMON AREAS SHALL BE ACCESSIBLE AND SHALL BE PROVIDED WITH GRAB BARS AND ACCESSORIES IN TOILET ROOMS AS SCHEDULED.

**SCOPE ITEM**

SCOPE ITEM	TYPE A ACCESSIBLE
UNIT IDENTIFICATION SIGNAGE WITH BRASS NUMBERS AND BRILLE	X
REACHABLE OPERABLE ELEMENTS (WINDOWS, SWITCHES, ETC.) 54" AFF	X
VISUAL INDICATORS FOR FIRE ALARM AND INTERCOM	X
VERTICAL WOOD HANDRAIL AT HALLROOM BENCH	X
SINK 80" AFF, OPEN BELOW WITH FIVE GUARD	X
REFRIGERATOR WITH BOTTOM MOUNT FREEZER	X
WALL MOUNTED SWITCH ABOVE COUNTER FOR RANGE HOOD & LIGHT	X
TRANSFER TYPE SHOWER WITH GRAB BARS, FOLD-DOWN BENCH, AND ADJUSTABLE SHOWER HEAD	X
VERTICAL GRAB BAR OUTSIDE SHOWER	X
WALL MOUNTED SINK/VANITY TOP WITH REMOVABLE CABINET BELOW	X
GRAB BARS AT TOILET	X
SHelf AND ROoP IN BEDROOM CLOSET AT 36" AFF AND 72" AFF	X



ROOM AREA SCHEDULE		
Name	Number	Area
COMMON ROOM	201	316 SF
LAUNDRY	202	117 SF
STUDIO	203	340 SF
STUDIO	204	341 SF
STUDIO	205	395 SF
1 BEDROOM	206	532 SF
CORRIDOR	207	696 SF
1 BEDROOM	208	539 SF
1 BEDROOM	209	524 SF
STUDIO	210	402 SF
1 BEDROOM	211	586 SF
JANITOR	212	28 SF
IT CLOSET	213	11 SF
ELECTRICAL	214	12 SF
TRASH	215	43 SF
ELEVATOR	EV-2	53 SF
STAIR 1	S-1.2	161 SF
STAIR 2	S-2.2	185 SF

PINE STREET  
APARTMENTS

371 Pine Street,  
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PROJECT NO. 1932

NO. DATE ISSUED FOR  
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SECOND FLOOR  
PLAN

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**2 BUILDING ELEVATION**  
 SOUTH ELEVATION | 1/8" = 1'-0"



**1 BUILDING ELEVATION**  
 NORTH ELEVATION | 1/8" = 1'-0"

**PINE STREET APARTMENTS**

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**EXTERIOR ELEVATIONS**

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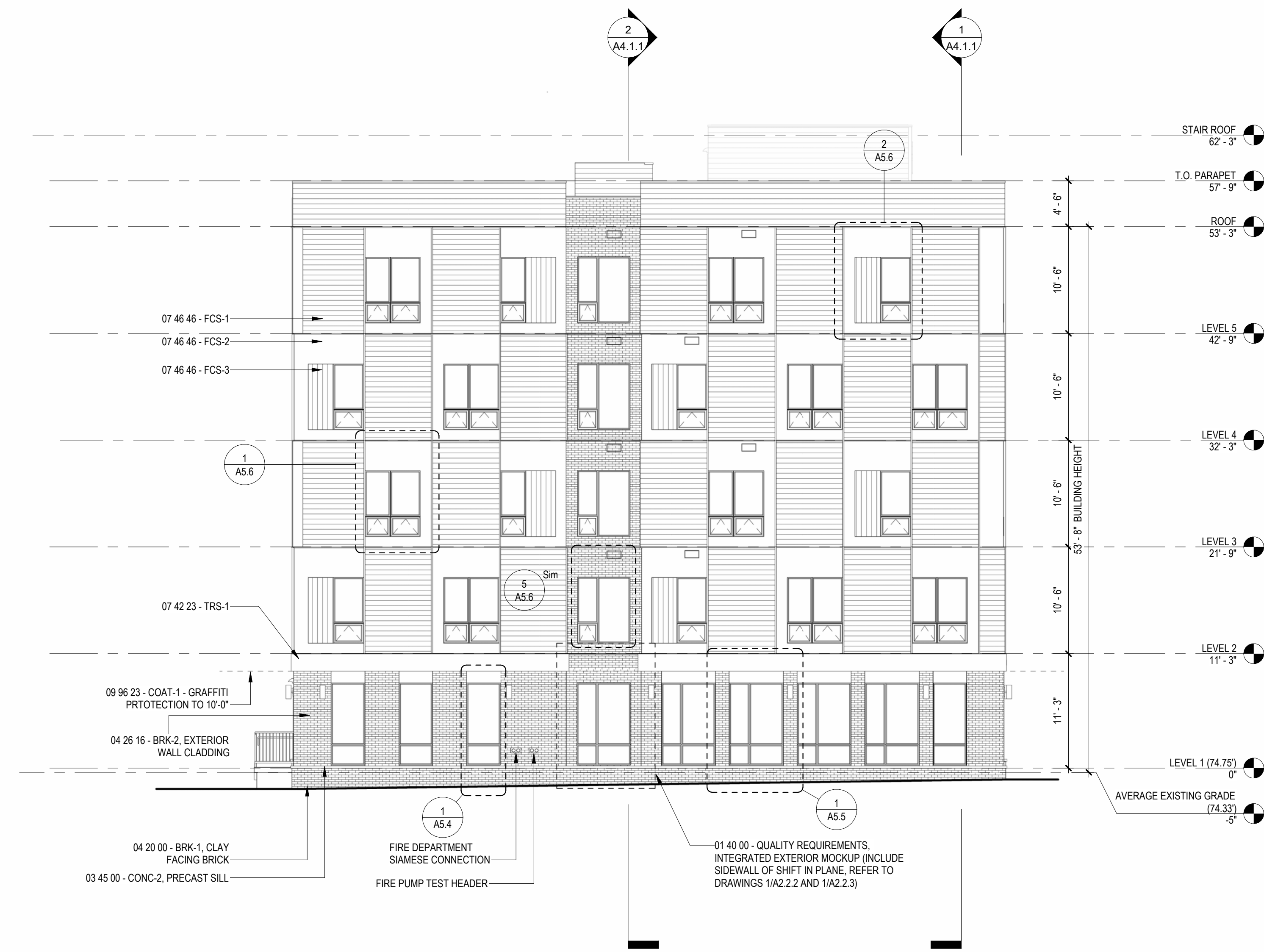
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**2 BUILDING ELEVATION**  
 WEST ELEVATION | 1/8" = 1'-0"



**1 BUILDING ELEVATION**  
 EAST ELEVATION | 1/8" = 1'-0"

**PINE STREET APARTMENTS**

371 Pine Street,  
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PROJECT NO. 1932

NO.	DATE	ISSUED FOR
04.14.23	04.14.23	PROGRESS SET

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**PINE STREET APARTMENTS**

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PROJECT NO. 1932

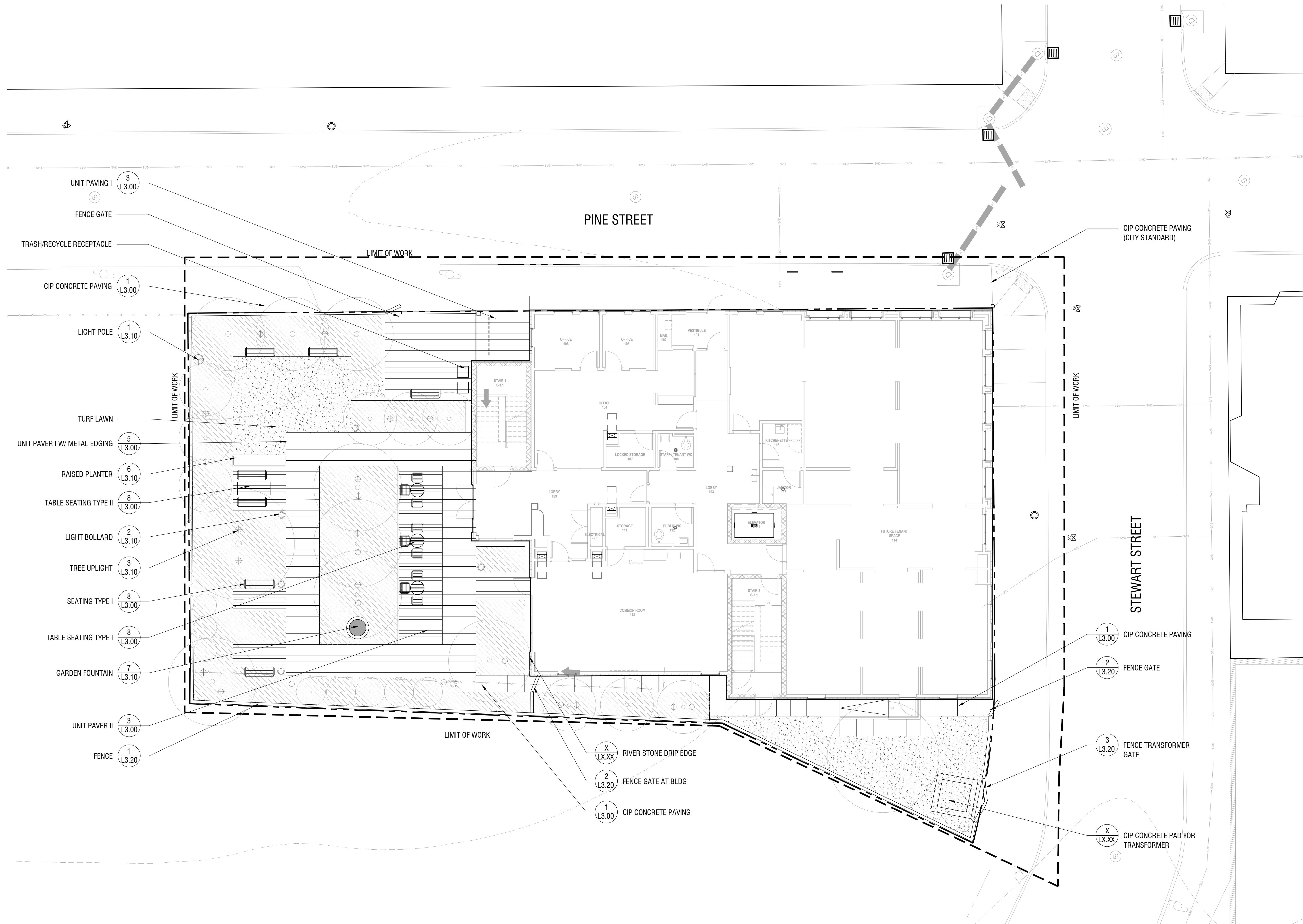
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**MATERIALS PLAN**

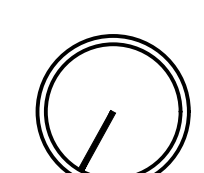
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**L-2.00**

- MATERIALS LEGEND**
- LAWN
  - UNIT PAVING I
  - UNIT PAVING II
  - PLANTING TYPE I
  - SEATING TYPE I
  - TABLE SEATING TYPE I
  - TABLE SEATING TYPE II
  - LED UPLIGHT
  - LED BOLLARD
  - LED POLE LIGHT



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PLANT MATERIALS LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES AND SHRUBS</b>					
	3	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	8/10'	B&B
	3	CRYPTOMERIA JAPONICA 'BLACK DRAGON'	BLACK DRAGON JAPANESE CEDAR	6/7'	B&B
	3	ULMUS PARVIFLORA	LACEBARK ELM	2' CAL	B&B
	3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7/8'	B&B
	5	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	7/8'	B&B
	1	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	12/14'	B&B
	1	ACER GRISEUM	PAPERBARK MAPLE	2' CAL	B&B
	1	SOPHORA JAPONICA	SCHOLAR TREE	2' CAL	B&B
	1	GINKGO BILOBA	MAIDENHAIR TREE (MALE)	2' CAL	B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	7/8'	B&B
	3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2' CAL	B&B
B	36	BUXUS MICRO 'GREEN VELVET'	GREEN VELVET BOXWOOD	18/24"	B&B
R	6	CORNUS SERICEA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	#3	CONT.
<b>PERENNIALS</b>					
M	--	SESLERIA ALTIMANUS	ALTIMAN MOOR GRASS	#1	18" CONT.
S	--	SALVIA NEMOROSA	BLUE HILL MEADOW SAGE	#1	18" CONT.
O	--	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	#1	18" CONT.
N	--	NEPETA	CATMINT		
<b>SOD, BULBS, GROUNDCOVERS</b>					
	850 SF	SOD	--		
C	910	CAREX APPALACHICA	APPALACHIAN SEDGE	#1	1' OC, CONT.
L	125	LIRIOPE MUSCARI	LILY TURF	#1	1' OC, CONT.
	150	NARCISSUS	DAFFODIL	BULB	--
	40	ALLIUM	GIANT ONION	BULB	--
				--	--

TOTAL # OF REQUIRED TREES

LOT 675 (11,038sf) + 637 17,007sf; 28,045. 15% of total. Coverage req'd. 4,207 sf

TOTAL TREE COVERAGE REQUIRED: 4,207 SF.  
 TOTAL TREE COVERAGE PROVIDED: 16,500 SF.

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**PINE STREET APARTMENTS**

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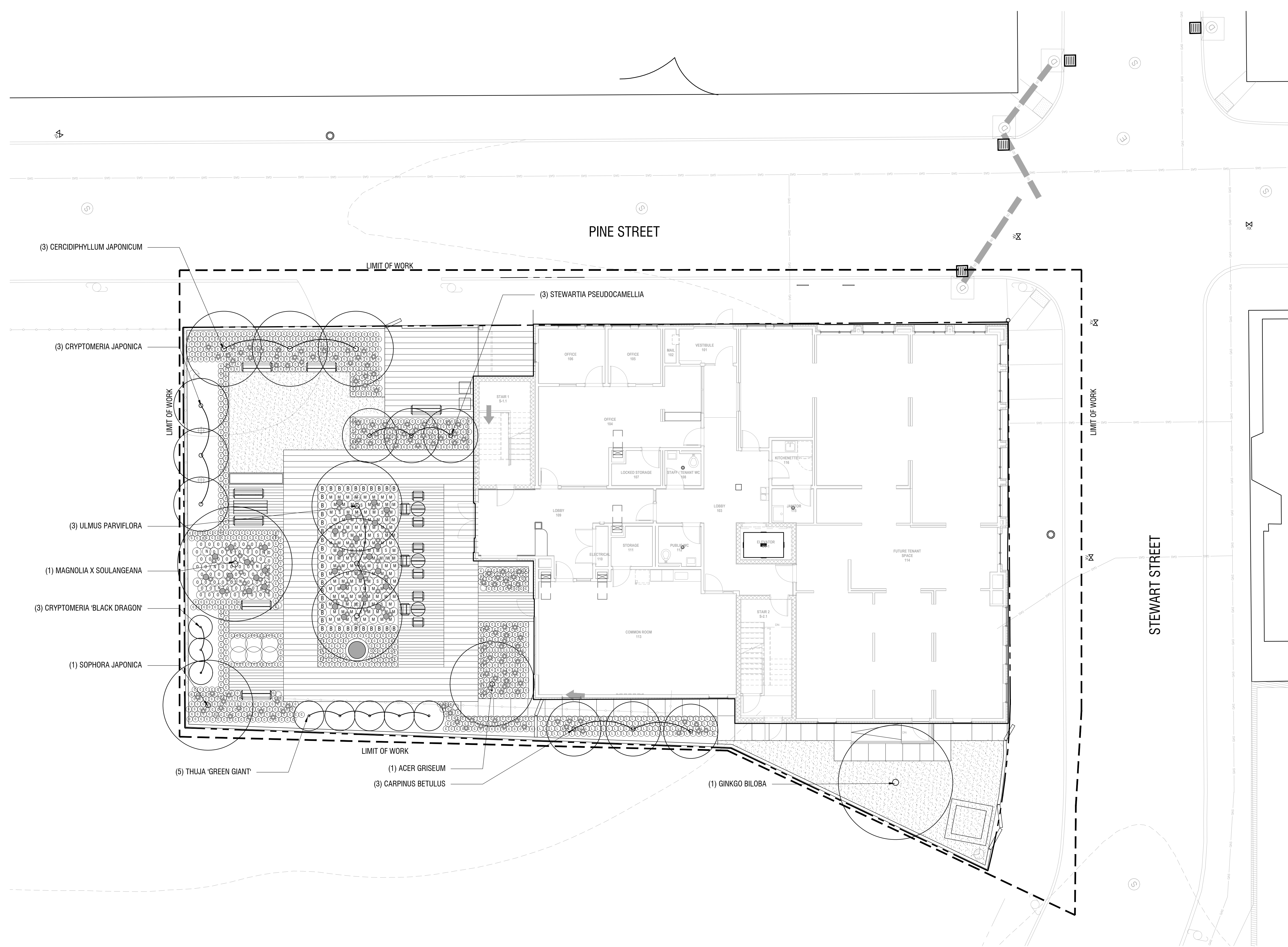
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04.14.23		PROGRESS SET

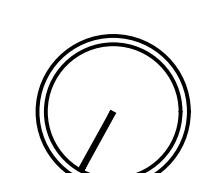
**PLANTING PLAN**

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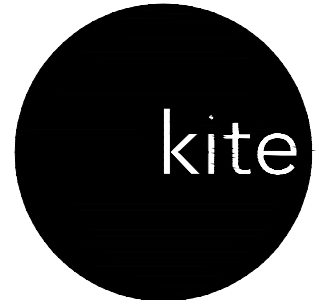
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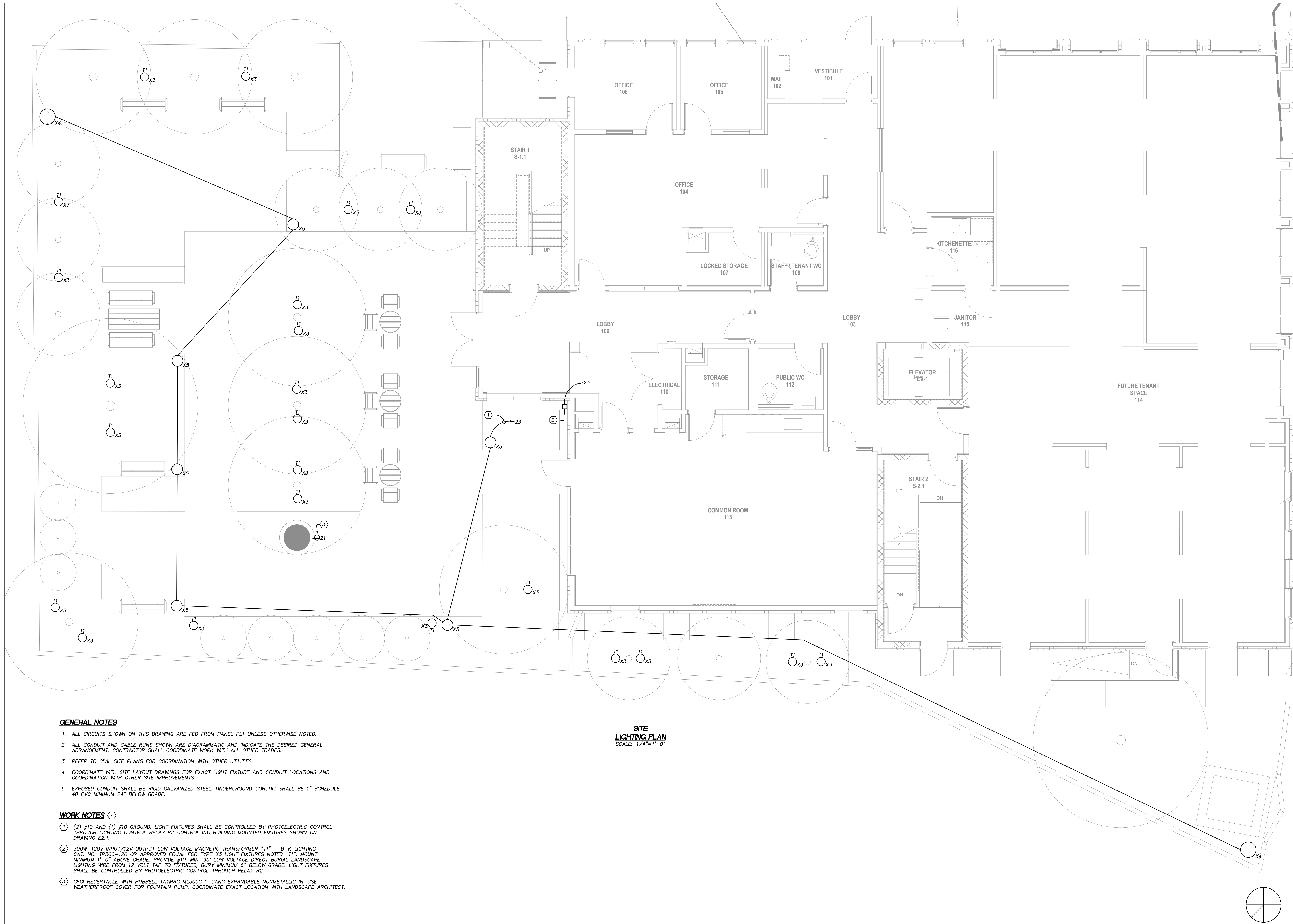
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**PINE STREET APARTMENTS**

371 Pine Street  
 Providence, RI 02903  
 PROJECT NO. 21059

NO.	DATE	ISSUED FOR
	04.14.23	PROGRESS SET

**SITE LIGHTING PLAN**

**ES2.0**

**GENERAL NOTES**

- ALL CIRCUITS SHOWN ON THIS DRAWING ARE FED FROM PANEL PL1 UNLESS OTHERWISE NOTED.
- ALL CONDUIT AND CABLE RUNS SHOWN ARE DIAGRAMMATIC AND INDICATE THE DESIRED GENERAL ARRANGEMENT. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES.
- REFER TO CIVIL SITE PLANS FOR COORDINATION WITH OTHER UTILITIES.
- COORDINATE WITH SITE LAYOUT DRAWINGS FOR EXACT LIGHT FIXTURE AND CONDUIT LOCATIONS AND COORDINATION WITH OTHER SITE IMPROVEMENTS.
- EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. UNDERGROUND CONDUIT SHALL BE 1" SCHEDULE 40 PVC MINIMUM 24" BELOW GRADE.

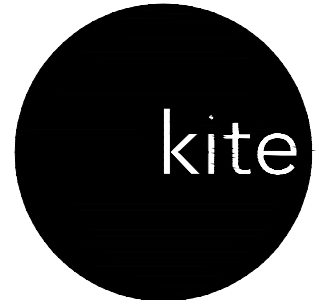
**WORK NOTES**

- (2) #10 AND (1) #10 GROUND. LIGHT FIXTURES SHALL BE CONTROLLED BY PHOTOELECTRIC CONTROL THROUGH LIGHTING CONTROL RELAY R2 CONTROLLING BUILDING MOUNTED FIXTURES SHOWN ON DRAWING E2.1.
- 300W, 120V INPUT/12V OUTPUT LOW VOLTAGE MAGNETIC TRANSFORMER "T1" - B-K LIGHTING CAT. NO. TR300-120 OR APPROVED EQUAL FOR TYPE X3 LIGHT FIXTURES NOTED "T1". MOUNT MINIMUM 1'-0" ABOVE GRADE. PROVIDE #10, MIN. 90° LOW VOLTAGE DIRECT BURIAL LANDSCAPE LIGHTING WIRE FROM 12 VOLT TAP TO FIXTURES. BURY MINIMUM 6" BELOW GRADE. LIGHT FIXTURES SHALL BE CONTROLLED BY PHOTOELECTRIC CONTROL THROUGH RELAY R2.
- GFI RECEPTACLE WITH HUBBELL TAYMAC ML5000 1-CANG EXPANDABLE NONMETALLIC IN-USE WEATHERPROOF COVER FOR FOUNTAIN PUMP. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT.

**SITE LIGHTING PLAN**  
 SCALE: 1/4"=1'-0"

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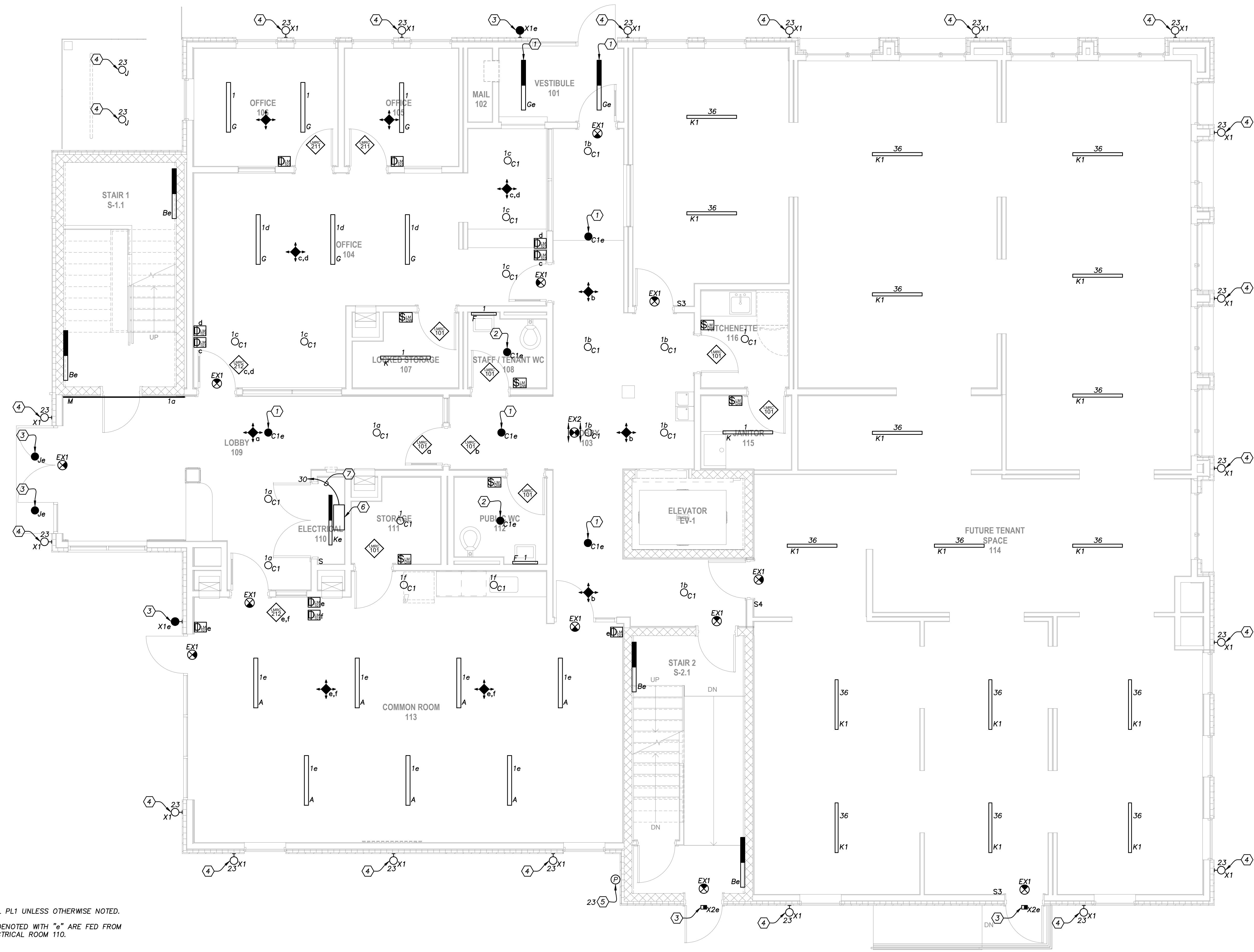
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**FIRST FLOOR  
 LIGHTING PLAN**  
 SCALE: 1/4"=1'-0"

**GENERAL NOTES**

1. ALL CIRCUITS SHOWN ON THIS DRAWING ARE FED FROM PANEL PL1 UNLESS OTHERWISE NOTED.
2. ALL EXIT SIGNS AND SHADED LIGHT FIXTURES/FIXTURE TYPE DENOTED WITH "e" ARE FED FROM THE EMERGENCY LIGHTING INVERTER SYSTEM LOCATED IN ELECTRICAL ROOM 110.

**WORK NOTES**

1. LIGHT FIXTURE SHALL REMAIN ON (NIGHT LIGHT).
2. CONNECT TO A WATTSTOPPER ELCU-200 EMERGENCY LIGHTING CONTROL UNIT TO ENABLE CONTROL OF FIXTURE DURING NORMAL POWER OPERATION AND BYPASS CONTROL DURING EMERGENCY POWER OPERATION. SEE TYPICAL WIRING SCHEMATIC ON DRAWING E4.2.
3. LIGHT FIXTURE SHALL BE CONTROLLED BY PHOTOELECTRIC CONTROL THROUGH 30A LIGHTING CONTROL RELAY R1 WITH OVERRIDE SWITCH - FUNCTIONAL DEVICES CAT. NO. RIB01P30-S-NONC OR APPROVED EQUAL, LOCATE IN ELECTRICAL ROOM 110.
4. LIGHT FIXTURE SHALL BE CONTROLLED BY PHOTOELECTRIC CONTROL THROUGH 30A LIGHTING CONTROL RELAY R2 WITH OVERRIDE SWITCH - FUNCTIONAL DEVICES CAT. NO. RIB01P30-S-NONC OR APPROVED EQUAL, LOCATE IN ELECTRICAL ROOM 110.
5. PHOTOELECTRIC CONTROL - FISHER PIERCE MODEL #FPSFT15 OR APPROVED EQUAL MEETING THE FOLLOWING REQUIREMENTS:  
 PHOTOCELL: CADMIUM SULFIDE  
 SWITCH TYPE: SPST-NC, BIMETALLIC  
 HOUSING: UV RESISTANT, RAIN TIGHT POLYCARBONATE  
 MOUNTING: 1/2" THREADED NIPPLE, SINGLE-GANG OUTLET BOX  
 TURN-ON: 1 TO 5 FOOTCANDLES  
 TURN-OFF: 3 TO 15 FOOTCANDLES  
 TIME DELAY: 30 SECONDS MINIMUM  
 RATED LIFE: 5000 OPERATIONS MINIMUM AT RATED LOAD  
 LOAD RATING: 2000W TUNGSTEN, 1000VA HID BALLAST  
 TEMPERATURE RANGE: -40°F TO +158°F  
 VOLTAGE: 120V
6. 2.8 KVA, SINGLE PHASE, 120/120V INPUT/OUTPUT EMERGENCY LIGHTING INVERTER SYSTEM - MULE CAT. NO. 1-EM-4-S-BA2007-C-D-S OR APPROVED EQUAL.
7. 3/4" CONDUIT WITH (2) #8 AND (1) #10 GROUND.

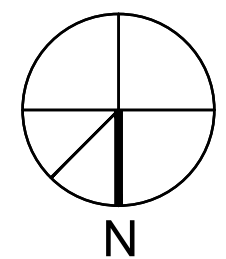
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**PINE STREET  
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**FIRST FLOOR  
 LIGHTING PLAN**



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**E2.1**





CROSSROADS HEALTH & HOUSING











