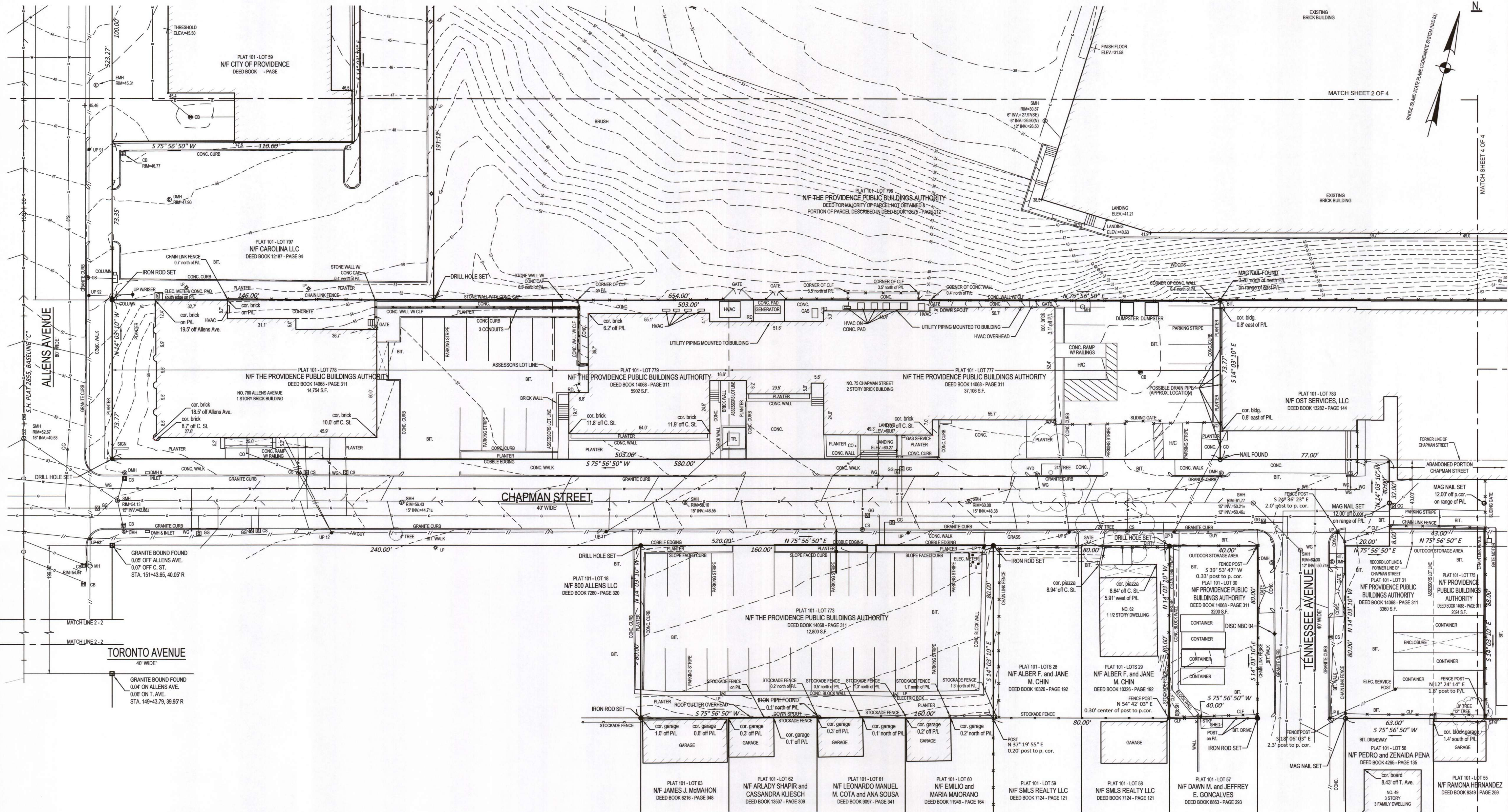


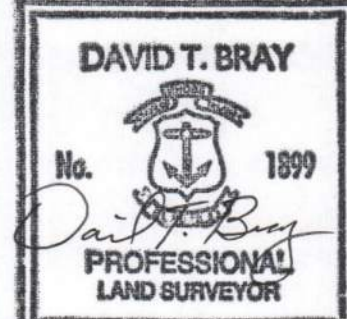



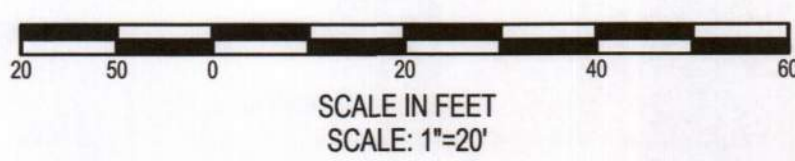




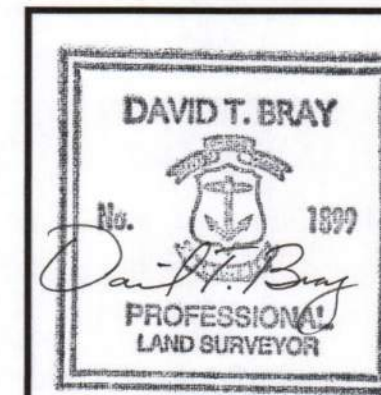
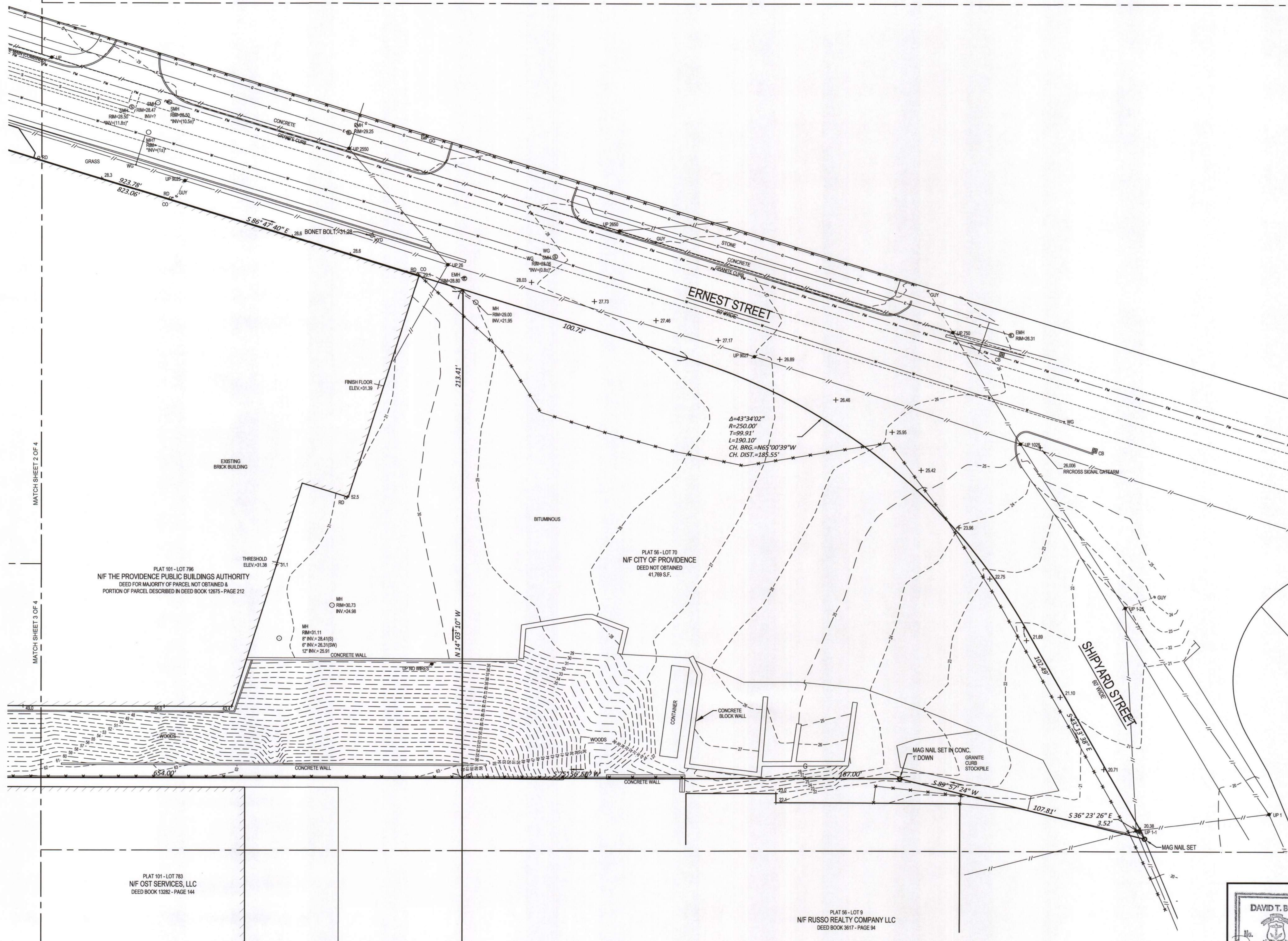
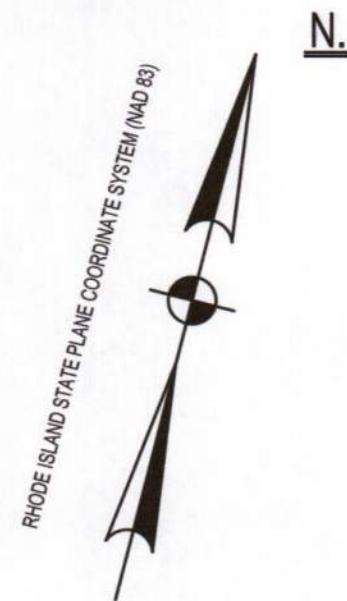
J:\RhodeIsland\Providence\Emmett\20230405 Rowse - Providence DPW\202404 Rowse PDPW Survey.dwg



 12.20.2024	EXISTING CONDITIONS SURVEY MAP PREPARED FOR ROWSE ARCHITECTS ASSESSORS PLAT 56 - LOT 70 and ASSESSORS PLAT 101 - LOTS 30, 31, 497, 773, 775, 777, 778, 779, 786, 787 and PART OF 784 700 & 780 ALLENS AVENUE, 5 & 8-40 - 80 ERNEST STREET, SHIPYARD STREET, and 54 & 58, 75, 82 CHAPMAN STREET PROVIDENCE, RHODE ISLAND		DATE 3/15/2024 REV. 12/20/2024
	 1150 Pawtucket Avenue Rumford, RI 02916-1897 (401) 434-8880 Office (401) 434-1615 Fax www.cwiltid.net		SHEET 3 OF 4







EXISTING CONDITIONS SURVEY MAP  
PREPARED FOR  
ROWSE ARCHITECTS  
ASSESSORS PLAT 56 - LOT 70 and ASSESSORS PLAT 101 - LOTS 30, 31,  
497, 773, 775, 777, 778, 779, 796, 797 and PART OF 764  
700 & 780 ALLENS AVENUE, 5 & 40 - 60 ERNEST STREET,  
SHIPYARD STREET, and 54 & 56, 75, 82 CHAPMAN STREET  
PROVIDENCE, RHODE ISLAND

1150 Pawtucket Avenue  
Rumford, RI 02916-1897  
(401) 434-8880 Office  
(401) 434-1615 Fax  
www.cwltid.net

CIVIL ENGINEERING • SURVEYING • TRANSPORTATION • ENVIRONMENTAL

DATE  
3/15/2024  
REV.  
12/20/2024

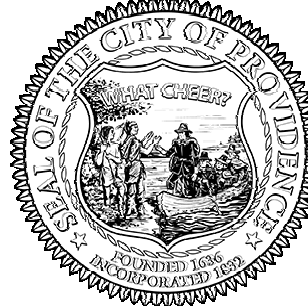
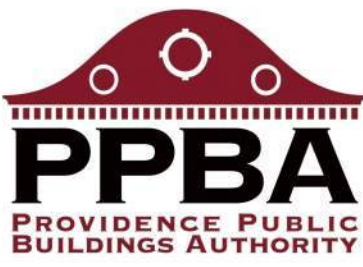
SHEET  
4 OF 4

SEE CERTIFICATION ON SHEET 1 OF 4



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 351-9200

2 Hampshire Street,  
Suite 105, First Floor  
Foxboro, Massachusetts  
p. (781) 215-0290

rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTY THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION  
  
NOT FOR  
CONSTRUCTION

Date: 01-11-2025

Drawn by: JMB Proj. Mgr.: BE6

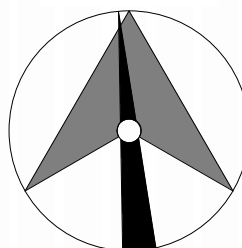
Revisions

No. Date Description

No.	Date	Description

20 ERNEST STREET  
200' RADIUS PLAN

PROJECT  
NORTH



R1.00

1 200' RADIUS PLAN  
A1.00 1" = 50'-0"



REFERENCE

- PROJECT LOCATION: PROVIDENCE DPW, 40 EARNEST STREET, PROVIDENCE, RI 02905. ASSESSOR'S MAP 101 LOT 796 AND MAP 56 LOT 70.
- EXISTING CONDITIONS MAPPING TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS SURVEY MAP PREPARED FOR ROWSE ARCHITECTS ASSESSORS PLAT 56 - LOT 70 and ASSESSORS PLAT 101 - LOTS 30, 31, 497, 773, 775, 777, 778, 779, 786, 797 and PART OF 154-700 & 780 ALLENS AVENUE, 6 & 40 - 60 ERNEST STREET, SHIPYARD STREET, and 54 & 58, 75, 82 CHAPMAN STREET PROVIDENCE, RHODE ISLAND" PREPARED BY CAPUTO AND WICK, DATED 3/15/2024.

GENERAL NOTES

- PER AVAILABLE RIDEM MAPPING, THE PROJECT SITE IS LOCATED OUTSIDE OF A NATURAL HERITAGE AREA.
- THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED FEBRUARY 2024 WITH ALL REVISIONS AND ADDENDA, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF AS FULLY AND COMPLETELY AS IF ATTACHED HERETO. ALL WORK SHALL MEET OR EXCEED THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WITH LATEST REVISIONS. THE LATEST REVISION OF THE STANDARD SPECIFICATIONS MAY BE OBTAINED AT THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND OWNER'S REPRESENTATIVE AS REQUIRED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ALL OPEN EXCAVATED AREAS IN ACCORDANCE WITH OSHA FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE 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 ENGINEER'S APPROVAL.
- IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT AND COORDINATE ANY DEVIATIONS WITH THE ENGINEER AND OWNER.
- ANY AREA OUTSIDE OF THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS PREPARED FOR THIS PROJECT.
- ALL SIGNS SHALL BE REFLECTORIZED TYPE III SHEETING AND CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST REVISION.
- ALL UTILITIES (LOCATION AND ELEVATION) DEPICTED SHALL BE CONSIDERED APPROXIMATE ONLY. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-DIG-SAFE (1-888-344-7233) TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AND THE COST TO REPAIR THE DAMAGES TO INITIAL CONDITIONS, AS DEPICTED ON THE PLANS, SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE. NOTE THAT NOT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RESPECTIVE UTILITY COMPANIES TO VERIFY AND LOCATE EXISTING UTILITIES.

LAYOUT NOTES

- ALL LINES ARE PERPENDICULAR OR PARALLEL TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- ACCESSIBLE RAMPS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY STANDARDS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL PERFORM BENCHMARK FIELD LEVEL VERIFICATION AND COORDINATE LAYOUT CHECK. THE CONTRACTOR SHALL CONTACT PARE CORPORATION IF ANY DISCREPANCIES ARE FOUND.
- DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING TO FACE OF CURB.
- ALIGN WALKWAYS ON DOORWAYS THEY SERVE TO PROVIDE MINIMUM REQUIRED MANEUVERING CLEARANCE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

DEMOLITION NOTES

- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF STRUCTURES, PAVEMENT AND CONCRETE MATERIALS, AND UTILITIES WITH APPROPRIATE PROPOSED SITE GENERAL, GRADING, UTILITY, AND LANDSCAPING DRAWINGS.
- ALL NOTED UTILITIES TO BE REMOVED AND DISPOSED OF, RELOCATED OR CAPPED REPRESENT ALL KNOWN SITE CONDITIONS TO BE DEMOLISHED. THE CONTRACTOR SHALL COORDINATE ALL UNFORESEEN CONDITIONS WITH THE PROJECT ENGINEER, OWNER AND/OR RESPECTIVE UTILITY COMPANIES PRIOR TO PROCEEDING WITH WORK.
- WATER, SEWER, DRAINAGE, GAS, AND OTHER SITE UTILITIES SERVICING THE EXISTING FACILITIES ARE TO REMAIN ACTIVE THROUGHOUT CONSTRUCTION. THERE SHALL BE NO INTERRUPTION OF UTILITY SERVICES DURING THE CONSTRUCTION OPERATION WITHOUT APPROVAL FROM THE OWNER.

GRADING AND UTILITY NOTES

- UNDERGROUND UTILITIES DEPICTED WERE COMPILED FROM AVAILABLE RECORD PLANS AND SHALL BE CONSIDERED APPROXIMATE ONLY. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-DIG-SAFE (1-888-344-7233) TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DEPICTED ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS TO REPAIR SUCH DAMAGES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED.
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH GRADE. RIM ELEVATIONS OF STRUCTURES AND MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION SHALL BE PROVIDED ON A SKETCH TO SCALE OF THE EXISTING UTILITY WITH TIES TO KNOWN POINTS, PHOTOS AND FURNISHED TO THE ENGINEER FOR RESOLUTION.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS SHALL BE RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES.
- DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL GRAVITY SANITARY PIPING SHALL BE SDR-35 PVC. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE PROVIDENCE SEWERNARRAGANSETT BAY COMMISSION JURISDICTION REGULATIONS.
- ALL WATER LINE BENDS AND TEES SHALL BE REINFORCED WITH THRUST BLOCKS. ALL WATER DISTRIBUTION PIPING AND FITTINGS MUST ADHERE TO THE PROVIDENCE WATER SPECIFICATIONS AND SHALL BE INSPECTED BEFORE, DURING, AND AFTER CONSTRUCTION PRIOR TO TAPPING THE SERVICE MAIN. THE CONTRACTOR SHALL COORDINATE AND CONFIRM ALL WATER DISTRIBUTION MATERIAL PRODUCTS WITH THE PROVIDENCE WATER PRIOR TO ORDERING OR PURCHASING PRODUCTS.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MIN. OF 1/8" PER FOOT UNLESS SPECIFIED OTHERWISE.
- THE PROPOSED WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS AND GRADING PLAN.

EROSION AND SEDIMENTATION CONTROL NOTES - RHODE ISLAND

- THE CONTRACTOR AND RELEVANT SUBCONTRACTORS SHALL READ AND UNDERSTAND THE RIDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. (GENERAL PERMIT) AND THE SITE SPECIFIC SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) PREPARED FOR THE PROJECT. ALL EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONDITIONS ISSUED FOR THE PROJECT BY RIDEM AND BE RESPONSIBLE FOR CONFORMANCE WITH ALL PERMIT REQUIREMENTS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING OR INSTALLING ALL TEMPORARY SEDIMENT AND EROSION CONTROLS AS SHOWN ON THESE PLANS AND SHALL MAINTAIN ALL EROSION CONTROL MEASURES AS NECESSARY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ANTI-TRACKING PADS (R.I. STD. DETAIL 9.9.0) SHALL BE PROVIDED AT ALL POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE AND SHALL BE MAINTAINED TO LIMIT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT OF 0.25 INCH OR GREATER DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT. IDENTIFIED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CLEAN AND MAINTAIN EROSION CONTROL BARRIER WHEN SEDIMENT ACCUMULATES TO ONE HALF THE HEIGHT OF THE BARRIER. MATERIAL COLLECTED FROM THE SEDIMENTATION BARRIERS SHALL BE REMOVED AS NECESSARY AND DISPOSED IN AN UPLAND AREA.
- THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE, AS REQUIRED, TO STABILIZED DISCHARGE POINTS.
- INSTALLATION OF THE EROSION CONTROL BARRIERS AS ILLUSTRATED IS INTENDED TO REPRESENT THE MINIMUM SEDIMENTATION CONTROL FACILITIES NECESSARY TO MEET ANTICIPATED SITE CONDITIONS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.
- REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE PROPERLY ESTABLISHED, CLEARLY VISIBLE AND IN OPERATION PRIOR TO INITIATING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK. SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. WORKERS SHALL BE INFORMED THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT RESERVE OF VARIOUS EROSION CONTROL MATERIALS ONSITE AT ALL TIMES FOR EMERGENCY PURPOSES OR ROUTINE MAINTENANCE.
- EXISTING AND NEWLY INSTALLED CATCH BASINS AND STORM DRAIN INLETS SHALL BE PROTECTED WITH APPROPRIATE TEMPORARY INLET PROTECTION IN ACCORDANCE WITH THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- DEWATERING WASTE WATERS PUMPED FROM EXCAVATIONS SHALL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO STRAW BALE CORRALS OR SEDIMENTATION BAGS.
- THE CONTRACTOR SHALL NOT REMOVE ANY TEMPORARY SEDIMENT CONTROL BARRIERS UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
- CONSTRUCTION SITE WASTE MATERIALS SHALL BE PROPERLY CONTAINED ONSITE AND DISPOSED OFF SITE AT A LOCATION IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.
- RIP-RAP OR OTHER ENERGY DISSIPATERS SHALL BE USED WHERE NECESSARY TO PREVENT SCOUR.
- ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS UPON COMPLETION OF WORK IN THAT AREA.
- ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO ACCEPTANCE OF FINAL PROJECT.
- NEWLY VEGETATED AREAS SHALL BE MAINTAINED REGULARLY TO ENSURE STABLE VEGETATED SURFACES.
- EROSION AND SEDIMENTATION CONTROLS SHALL BE UTILIZED AS SHOWN ON THE PLANS. POTENTIAL EROSION AND SEDIMENTATION PROBLEMS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT SHALL BE AVOIDED THROUGH THE PROJECT SCHEDULING AND THE USE OF APPROPRIATE STANDARD CONTROLS (RHODE ISLAND SOIL EROSION AND SEDIMENTATION CONTROL HANDBOOK) AS ILLUSTRATED ON THE PROJECT PLANS.
- WHERE EROSION CONTROLS ARE NEEDED ON IMPERVIOUS SURFACES, THE CONTRACTOR SHALL PROVIDE SAND BAG EROSION CONTROL BARRIER.
- TEMPORARY DIVERSION (TD) MAY CONSIST OF A DITCH OR SWALE, OR MAY BE ACHIEVED USING WOOD CHIPS, COIR LOGS, OR SIMILAR MATERIALS.
- TEMPORARY SEDIMENT TRAPS (TST) AND TEMPORARY SWALES (TSW) SHALL BE SIZED BY THE CONTRACTOR USING THE PARAMETERS CONTAINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

STORMWATER MANAGEMENT SYSTEM INSPECTION AND MAINTENANCE NOTES

DURING CONSTRUCTION (CONTRACTOR'S RESPONSIBILITY)

- THE CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS FROM ALL CATCH BASINS, MANHOLES, AND THE DRAINAGE SYSTEM ON A ROUTINE BASIS, IMMEDIATELY FOLLOWING SITE STABILIZATION, AND PRIOR TO PROJECT COMPLETION AND ACCEPTANCE.
- THE CLOSED DRAINAGE SYSTEM AND ASSOCIATED STRUCTURES SHALL BE CLEANED AND FLUSHED BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF THE DRAINAGE SYSTEM UNTIL ACCEPTANCE OF THE SYSTEM BY THE ENGINEER AND THE CITY OF PROVIDENCE. FOLLOWING ACCEPTANCE OF THE PROPOSED DRAINAGE SYSTEM, THE OWNER OF THE SITE SHALL BE RESPONSIBLE FOR THE LONG-TERM INSPECTION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
- ANY ACCUMULATION OF PONDING WATER IN AREAS WITHIN THE LIMITS OF DISTURBANCE, OTHER THAN DESIGNATED AREAS, SHALL BE REMOVED ACCORDINGLY AND PREVENTED IN THE FUTURE.

POST CONSTRUCTION (OWNER'S RESPONSIBILITY)

- TRASH, LITTER, SEDIMENT AND OTHER DEBRIS SHALL BE REMOVED FROM ANY STORMWATER MANAGEMENT SYSTEM FACILITY (INCLUDING BUT NOT LIMITED TO CATCH BASINS, MANHOLES, INLET, OUTLET AND DIVERSION STRUCTURES, AND STORMWATER BEST MANAGEMENT PRACTICES (BMPs)) A MINIMUM OF TWO TIMES PER YEAR, PREFERABLY IN THE SPRING AND FALL.
- THE PARKING LOT AND ENTRY DRIVE SHALL BE SWEEPED BY THE OWNER AS EARLY AS POSSIBLE EVERY SPRING AND ONCE IN THE FALL TO REMOVE SEDIMENTS.
- ALL CLEANING AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEMS POST-CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER.

CATCH BASINS WITH SUMPS INSPECTION, MAINTENANCE, AND REPAIR NOTES

- INSPECTIONS SHALL BE PERFORMED A MINIMUM OF TWO TIMES PER YEAR (SPRING/FALL). UNITS SHALL BE CLEANED ANNUALLY AND WHENEVER THE DEPTH OF SEDIMENT IS GREATER THAN OR EQUAL TO HALF THE SUMP DEPTH.
- THE INLET GRATE SHALL NOT BE WELDED TO THE FRAME OR PAVED OVER SO THAT THE SUMP CAN BE EASILY INSPECTED AND MAINTAINED.
- CARE SHALL BE TAKEN TO AVOID DAMAGING AND DISPLACING HOODS PLACED ON HOODED OUTLETS DURING CLEANING.

UNDERGROUND INFILTRATION/DETENTION SYSTEM BASIN INSPECTION, MAINTENANCE, AND REPAIR NOTES

FOLLOWING CONSTRUCTION, THE COMPLETION OF THE INSPECTION AND MAINTENANCE REQUIREMENTS BELOW SHALL BE THE RESPONSIBILITY OF THE OWNER.

- THE SYSTEM SHALL BE MAINTAINED AS RECOMMENDED BY THE MANUFACTURER.
- FOLLOWING STORM EVENTS WITH RAINFALL EXCEEDING 2.7"
  - INSPECT INFILTRATION/DETENTION SYSTEM FOR TRASH, DEBRIS, SEDIMENT, EROSION, STANDING WATER, AND OVERALL PERFORMANCE. DEFECTS SHALL BE REPAIRED BY THE OWNER.
- BI-ANNUALLY
  - INSPECTIONS SHALL BE PERFORMED A MINIMUM OF TWO TIMES PER YEAR ON THE INSPECTION PORTS AND DRAINAGE STRUCTURES OF THE UNDERGROUND INFILTRATION/DETENTION SYSTEM TO ENSURE PROPER OPERATION OF THE SYSTEM.
- JETVAC MAINTENANCE IS RECOMMENDED IF SEDIMENT HAS BEEN COLLECTED TO A DEPTH OF 3" IN THE PRETREATMENT ROW. MORE FREQUENT MAINTENANCE MAY BE REQUIRED TO MAINTAIN MINIMUM FLOW RATES THROUGH THE PRETREATMENT ROW. THE JETVAC PROCESS SHALL ONLY BE PERFORMED ON THE PRETREATMENT ROW.

CITY OF PROVIDENCE - DEPT. OF PUBLIC WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

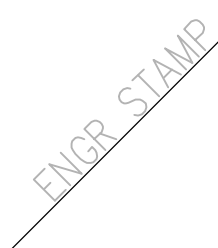
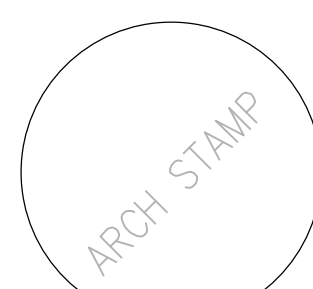


GENERAL NOTES

- CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND DEVELOPMENT APPLICATION SUBMISSION

NOT FOR CONSTRUCTION



Date: 01-17-2025

Drawn by: Proj. Mgr.:

Revisions

No. Date Description

NOTES

C1.1



ABBREVIATIONS

GENERAL

AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST
APPROX	APPROXIMATE
AC	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
ASSF	AREA SUBJECT TO STORM FLOWAGE
ATD	ASPHALT TURNDOWN
ATG	ADJUST TO GRADE
BB	BITUMINOUS BERM
BC	BOTTOM OF CURB (FINISHED GRADE ON LOW SIDE OF CURB)
BD	BOUND
BIT	BITUMINOUS
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BO	BY OTHERS
BOL	BOLLARD
BOS	BOTTOM OF SLOPE
BOT	BOTTOM
BPM	BLACKOUT PAVEMENT MARKING
BR	BRIDGE
BS	BOTTOM OF STAIR (FINISHED GRADE AT BOTTOM STAIR)
BW	BOTTOM OF WALL (FINISHED GRADE ON LOW SIDE OF WALL)
BWL	BROKEN WHITE LINE
BYL	BROKEN YELLOW LINE
C=	CURVE LENGTH
CB	CATCH BASIN
CBICI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CCW	CEMENT CONCRETE WALK
CD	CHECK DAM
CE	CONSTRUCTION ENTRANCE
CEM	CEMENT
CFS	COMPOST FILTER SOCK
CG	CLEAR AND GRUB VEGETATION
CH	CHORD LENGTH
CI	CURB INLET
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLDI	CEMENT-LINED DUCTILE IRON
CLF	CHAIN LINK FENCE
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CLR	CLEAR
CLS	CLASS
CM	SAWCUT AND MATCH
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CP	CONCRETE PAD
CR GR	CROWN GRADE
CSP	CORRUGATED STEEL PIPE
CSTR	CONCRETE STAIRS
CTE	CONNECT TO EXISTING
CW	CROSSWALK
DEMO	DEMOLITION
DET	DETECTABLE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIV	DIVERSION
DMH	DRAIN MANHOLE
DTP	DRIPLINE TREE PROTECTION
DWL	DOTTED WHITE LINE
DWLx	DOTTED WHITE LINE EXTENSION
DBWL	DOUBLE WHITE LINE
DWP	DETECTABLE WARNING PAVER
DYL	DOTTED YELLOW LINE
DYLex	DOTTED YELLOW LINE EXTENSION
DBYL	DOUBLE YELLOW LINE
DW	STEADY DONT WALK - PORTLAND ORANGE
DWY	DRIVEWAY
EJ	EXPANSION JOINT
ELEV (or EL)	ELEVATION
EMB	EMBANKMENT
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
ETR	EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION.

EXIST (or EX)

EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FLDSTN	FIELDSTONE
FND	FOUND
FT	FOOT
GAR	GARAGE
GD	GROUND
GG	GAS GATE
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GTD	GRADE TO DRAIN
GV	GATE VALVE
HCPS	HANDICAP ACCESSIBLE PARKING SIGN
HDBC	HEAVY DUTY BITUMINOUS CONCRETE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HDPS	HANDICAP ACCESSIBLE PARKING SIGN
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HMAW	HOT MIXED ASPHALT WALKWAY
HOR	HORIZONTAL
HPR	HEADWALL PROTECTION RACK
HYD	HYDRANT
ID	INSIDE DIAMETER
INV	INVERT
JCT	JUNCTION
L=	LENGTH OF CURVE
LB	LEACH BASIN
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
LPR	LICENSE PLATE READER
LS	LOAM AND SEED
LSOD	LOAM AND SOD
LT	LEFT
LTP	LIGHT POLE
MAX	MAXIMUM
MB	MAILBOX
MCW	MONOLITHIC CONCRETE WALK
MH	MANHOLE
MIN	MINIMUM
MON	MONITORING
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OWS	OIL WATER SEPARATOR
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCFES	PRECAST CONCRETE FLARED END SECTION
PCTC	PRECAST CONCRETE TRANSITION CURB
PCR	PEDESTRIAN CURB RAMP
PE	POLYETHYLENE
PERF	PERFORATED
PGL	PROFILE GRADE LINE
PHMA	POROUS HOT MIXED ASPHALT PAVEMENT
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
POT	POINT ON TANGENT
PM	PAVEMENT MARKING
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PSB	PLANTABLE SOIL BORROW
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVCH	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
OPA	QUALIFYING PERVIOUS AREA
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
R=	RADIUS
RA	RAILING

RCP

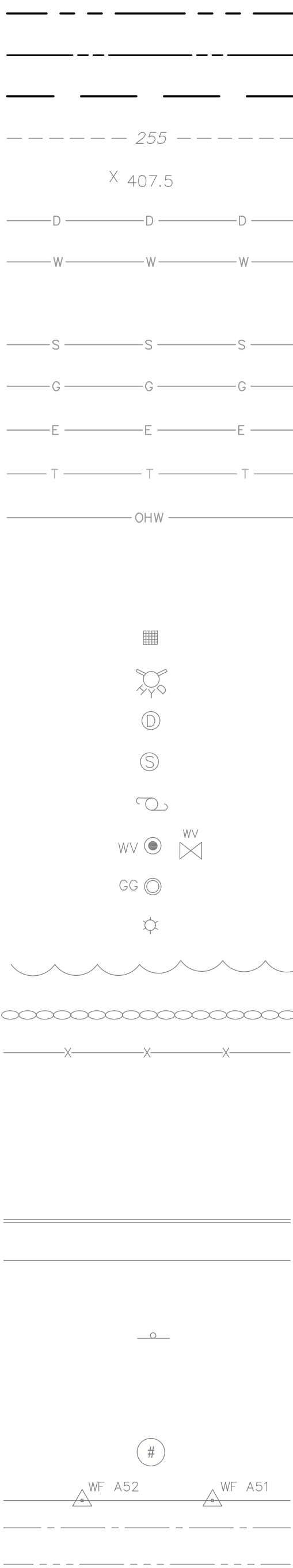
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
RRLS	RIPRAP LEVEL SPREADER
ROW	RIGHT OF WAY
RR	RAILROAD
RRS	RIPRAP SLOPE
RS	RIPRAP SPILLWAY
RT	RIGHT
RTAD	REFER TO ARCHITECTURAL DRAWINGS
RTED	REFER TO ELECTRICAL DRAWINGS
RTFPD	REFER TO FIRE PROTECTION DRAWINGS
RTLd	REFER TO LANDSCAPE DRAWINGS
RTMD	REFER TO MECHANICAL DRAWINGS
RTPD	REFER TO PLUMBING DRAWINGS
RTSD	REFER TO STRUCTURAL DRAWINGS
S=	SLOPE
SB	SAND BAG EROSION CONTROL BARRIER
SDR	STANDARD DIMENSIONAL RATIO
SED	SEDIMENT
SESC	SOIL EROSION AND SEDIMENT CONTROL
SFL	STATE FREEWAY LINE
SFCD	SEDIMENT FOREBAY CHECK DAM
SG	SWING GATE
SHL	STATE HIGHWAY LINE
SHLD	SHOULDER
SHLO	STATE HIGHWAY LAYOUT
SHP	HANDICAP PARKING PAVEMENT MARKING
SM	SEDIMENT MARKER
SMH	SEWER MANHOLE
SSD	STOPPING SIGHT DISTANCE
ST	STREET
STA	STATION
SW	SIDEWALK
SWL	SINGLE SOLID WHITE LINE
SWR	SEWER
SYL	SINGLE SOLID YELLOW LINE
T=	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TD	TEMPORARY DIVERSION
TEMP	TEMPORARY
TC	TOP OF CURB
TDS	TEMPORARY DIVERSION SWALE
TGP	TREE GROUP PROTECTION
TIP	TEMPORARY INLET PROTECTION
TMH	TELEPHONE MANHOLE
TOS	TOP OF SLOPE
TP	TEST PIT
TRAN	TRANSITION
TRM	TURF REINFORCEMENT MAT
TS	TOP OF STAIR (FINISHED GRADE OF TOP STAIR)
TST	TEMPORARY SEDIMENT TRAP
TSW	TEMPORARY SWALE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
VCC	VERTICAL CONCRETE CURB
VCP	VEHICULAR CONCRETE PAVEMENT
VFC	VITRIFIED CLAY
VEG	VEGETATION
VEH	VEHICULAR
VFS	VEGETATED FILTER STRIP
VGC	VERTICAL GRANITE CURB
VGTC	VERTICAL GRANITE TRANSITION CURB
VLF	VINYL FENCE
w/	WITH
WG	WATER GATE
WIP	WROUGHT IRON PIPE
WM	WATER METER WATER MAIN
WMH	WATER MANHOLE
WPM	WATER PAINT MARK
X-SECT	CROSS SECTION
YD	YARD DRAIN
4DY	4" DOUBLE YELLOW EPOXY RESIN PAVEMENT MARKING
4W	4" SOLID WHITE EPOXY RESIN PAVEMENT MARKING
12W	12" SOLID WHITE EPOXY RESIN PAVEMENT MARKING

RHODE ISLAND ABBREVIATIONS

GENERAL

RIDEM	RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
RIDOT	RHODE ISLAND DEPARTMENT OF TRANSPORTATION
RIHP	RHODE ISLAND HIGHWAY PLAT
RIPDES	RHODE ISLAND POLLUTION DISCHARGE ELIMINATION SYSTEM
R.I. STD.	RHODE ISLAND STANDARD

EXISTING

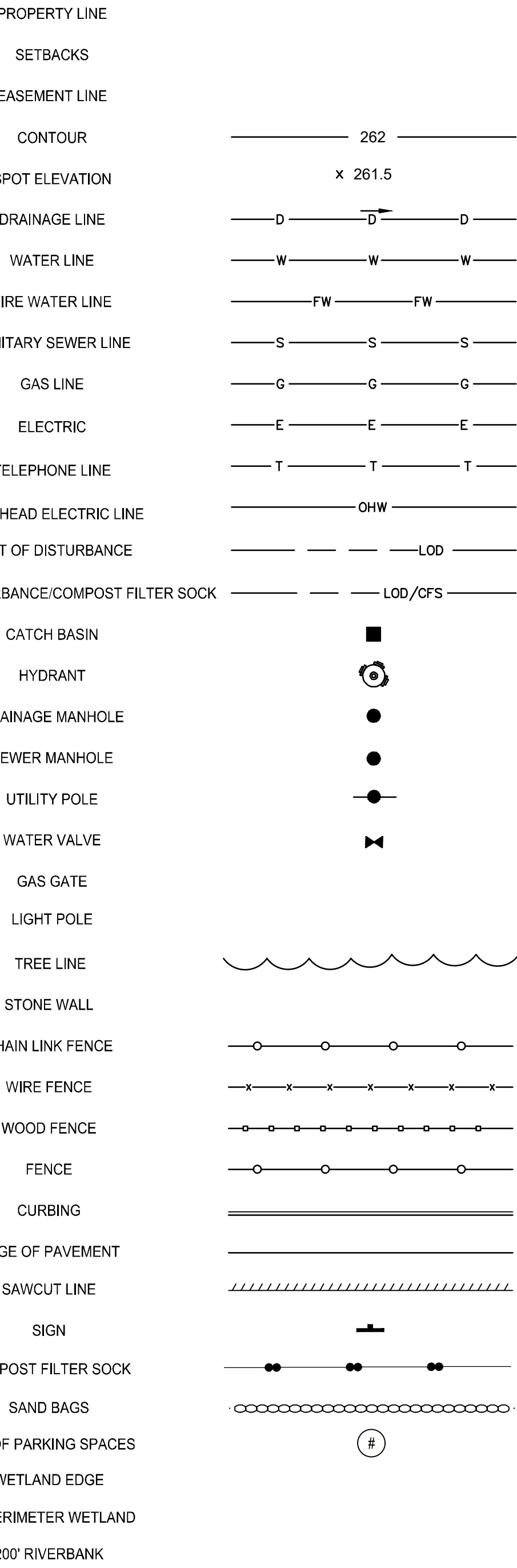


RHODE ISLAND STANDARD DETAILS

2.3.0	= PRECAST CONCRETE FLARED END SECTION - R.I. STD. 2.3.0
7.2.4	= PRECAST CONCRETE CAR STOPS - R.I. STD. 7.2.4
7.3.0	= GRANITE CURB - R.I. STD. 7.3.0
7.3.9	= GRANITE RAMP STONE - R.I. STD. 7.3.9
9.9.0	= CONSTRUCTION ACCESS - R.I. STD. 9.9.0
43.1.0M	= CEMENT CONCRETE SIDEWALK (MODIFIED) - R.I. STD. 43.1.0
43.3.1M	= WHEELCHAIR RAMP FOR LIMITED RIGHT-OF-WAY AREAS (MODIFIED) - R.I. STD. 43.3.1
43.3.0M	= WHEELCHAIR RAMP (MODIFIED) - R.I. STD. 43.3.0M
43.3.2M	= RAMP-LANDING FOR NARROW SIDEWALK (MODIFIED) - R.I. STD. 43.3.2M
48.1.0M	= DETECTABLE WARNING SYSTEM (MODIFIED) - R.I. STD. 48.1.0M

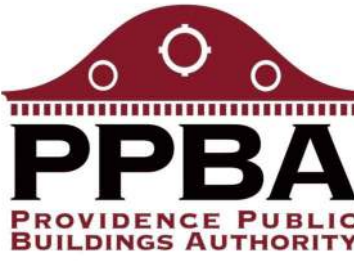
LEGEND

PROPOSED



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-0207  
  
2 Hampshire Street,  
Suite 100, First Floor  
Fosbury, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



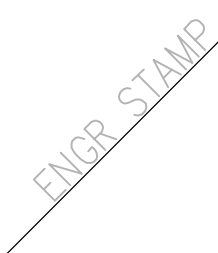
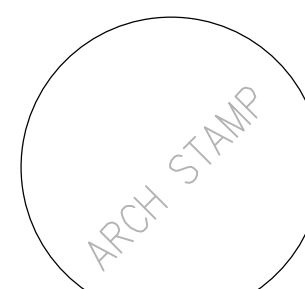
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS' PERFORMANCE.  
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

Drawn by: Proj. Mgr.:

Revisions

No. Date Description


LEGEND

C1.2



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

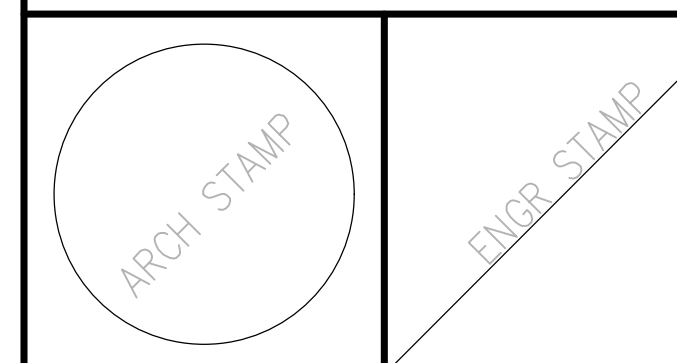


GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

Drawn by: Proj. Mgr.:

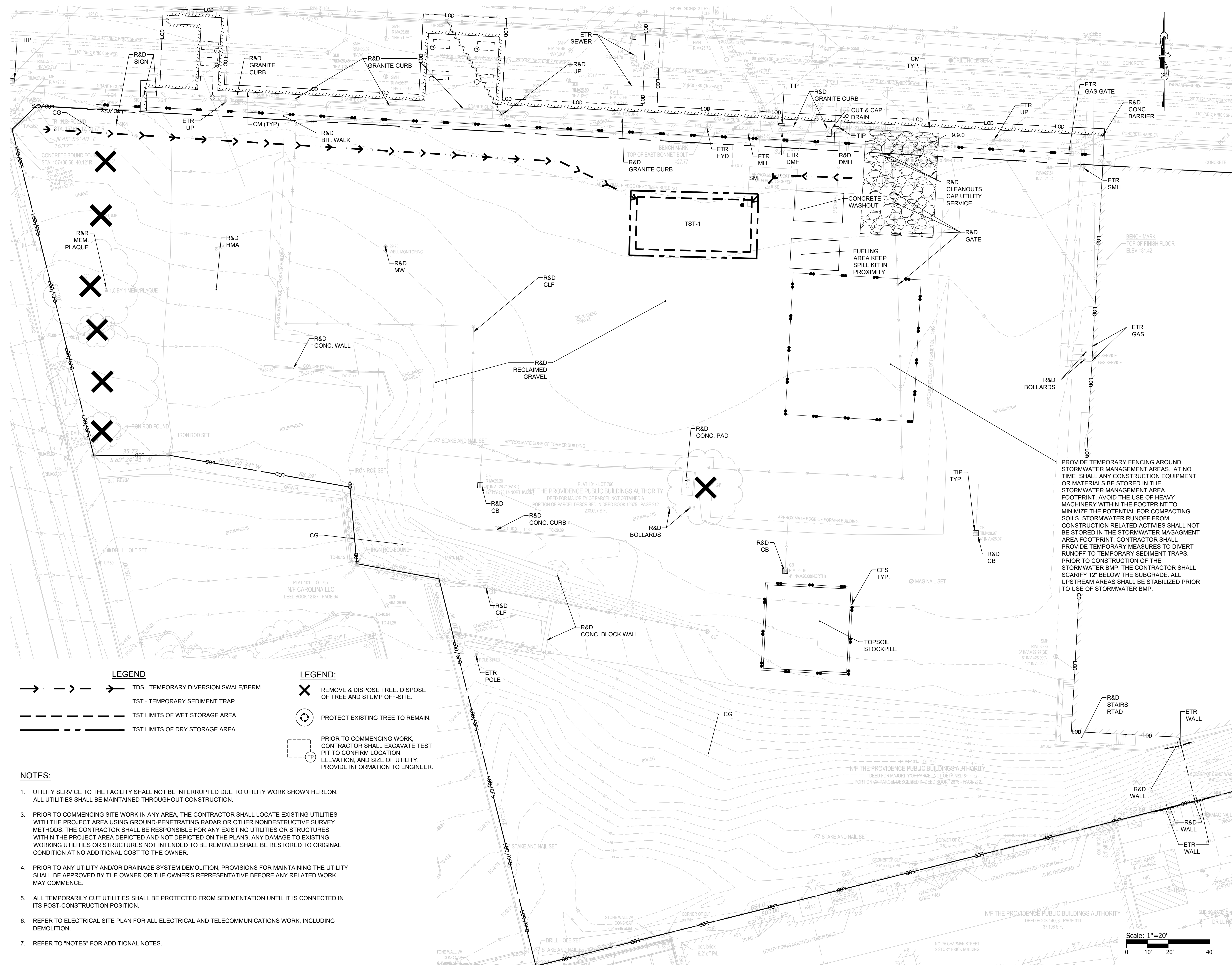
Revisions

No. Date Description

No.	Date	Description

DEMOLITION  
AND EROSION  
CONTROL PLAN 1

C2.1



LEGEND

- - - - - - TDS - TEMPORARY DIVERSION SWALE/BERM
- - - - - TST - TEMPORARY SEDIMENT TRAP
- - - - - TST LIMITS OF WET STORAGE AREA
- - - - - TST LIMITS OF DRY STORAGE AREA

LEGEND:

- ✕ REMOVE & DISPOSE TREE. DISPOSE OF TREE AND STUMP OFF-SITE.
- ⊙ PROTECT EXISTING TREE TO REMAIN.
- ⊙ PRIOR TO COMMENCING WORK, CONTRACTOR SHALL EXCAVATE TEST PIT TO CONFIRM LOCATION, ELEVATION, AND SIZE OF UTILITY. PROVIDE INFORMATION TO ENGINEER.

NOTES:

1. UTILITY SERVICE TO THE FACILITY SHALL NOT BE INTERRUPTED DUE TO UTILITY WORK SHOWN HEREON. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. PRIOR TO COMMENCING SITE WORK IN ANY AREA, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES WITHIN THE PROJECT AREA USING GROUND-PENETRATING RADAR OR OTHER NONDESTRUCTIVE SURVEY METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING UTILITIES OR STRUCTURES WITHIN THE PROJECT AREA DEPICTED AND NOT DEPICTED ON THE PLANS. ANY DAMAGE TO EXISTING WORKING UTILITIES OR STRUCTURES NOT INTENDED TO BE REMOVED SHALL BE RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
3. PRIOR TO ANY UTILITY AND/OR DRAINAGE SYSTEM DEMOLITION, PROVISIONS FOR MAINTAINING THE UTILITY SHALL BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE ANY RELATED WORK MAY COMMENCE.
4. ALL TEMPORARILY CUT UTILITIES SHALL BE PROTECTED FROM SEDIMENTATION UNTIL IT IS CONNECTED IN ITS POST-CONSTRUCTION POSITION.
5. REFER TO ELECTRICAL SITE PLAN FOR ALL ELECTRICAL AND TELECOMMUNICATIONS WORK, INCLUDING DEMOLITION.
6. REFER TO "NOTES" FOR ADDITIONAL NOTES.



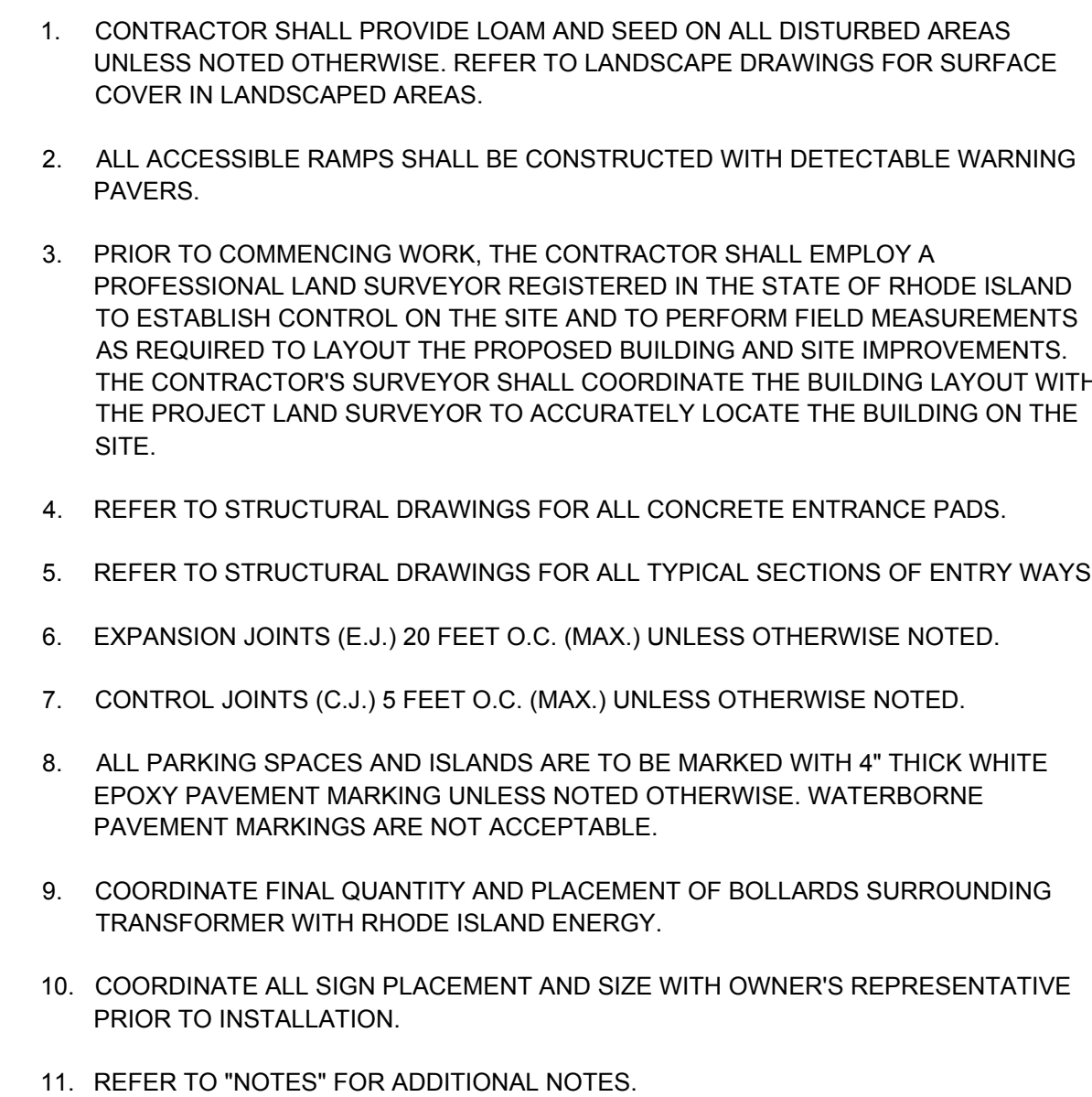
LOADING SPACE PARKING SUMMARY		
	REQUIRED*	PROVIDED
TOTAL SPACES	2	2

\* FOR INDUSTRIAL USES OF 40,001 - 100,000 SF OF GFA  
2 SPACES ARE REQUIRED

\* FOR INDUSTRIAL USES OF 40,001 - 100,000 SF OF GF  
2 SPACES ARE REQUIRED

\*\* LONG TERM SPACES ARE INTERIOR TO THE BUILDING

\* DIMENSION TO EXISTING BUILDING



PROPOSED  
BUILDING  
FFE: 28.00

# C3.1

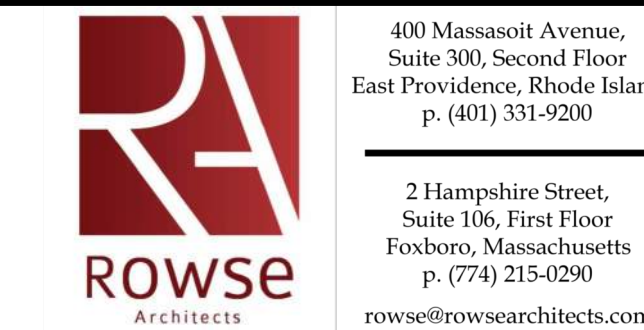


CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



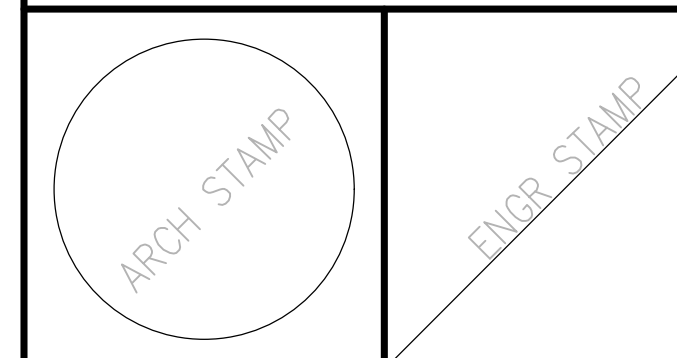
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION  
  
NOT FOR  
CONSTRUCTION

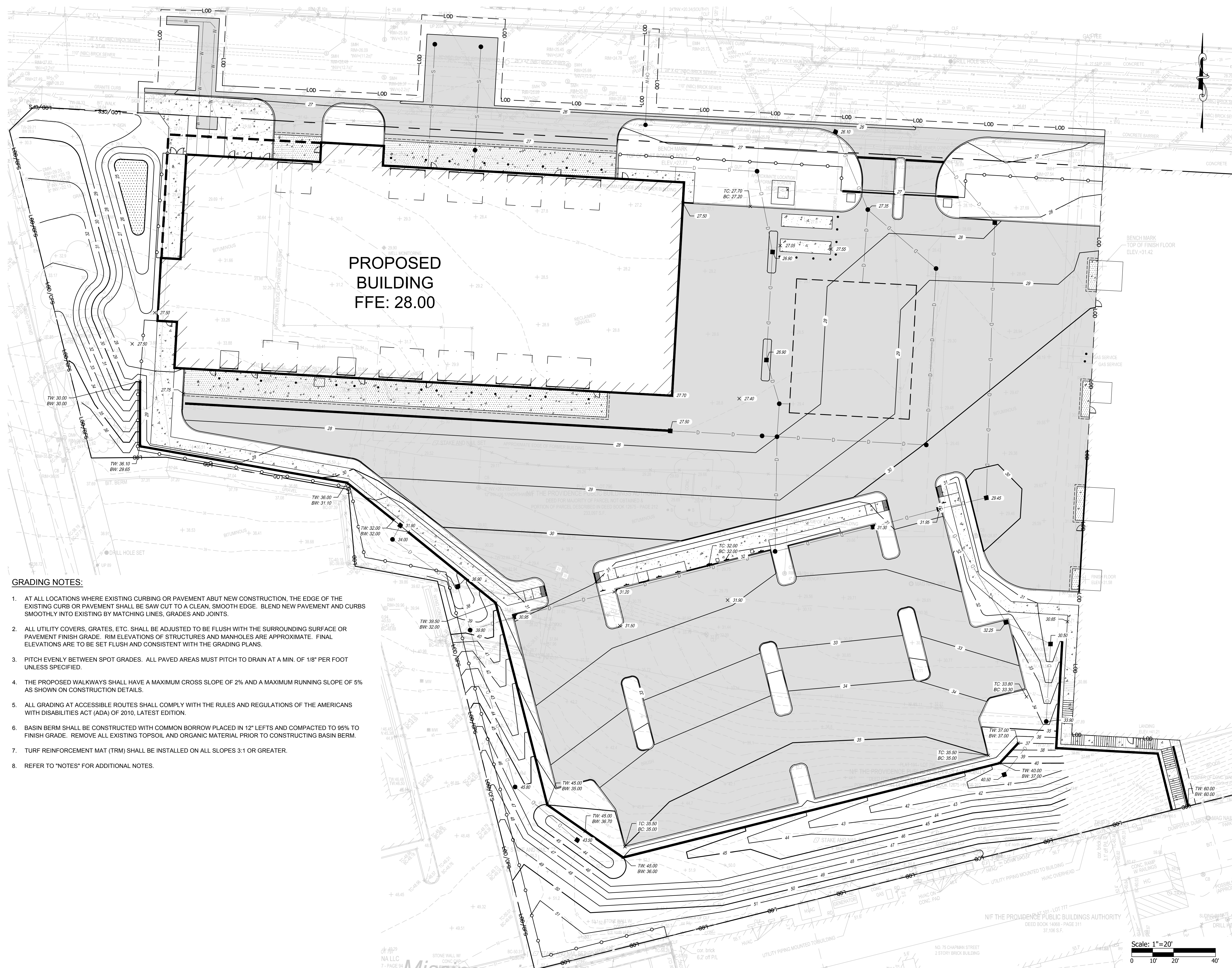


Date: 01-17-2025

Drawn by: Proj. Mgr.:

Revisions

No.	Date	Description



GRADING NOTES:

1. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ADJUT 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.
2. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH GRADE. RIM ELEVATIONS OF STRUCTURES AND MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MIN. OF 1/8" PER FOOT UNLESS SPECIFIED.
4. THE PROPOSED WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% AS SHOWN ON CONSTRUCTION DETAILS.
5. ALL GRADING AT ACCESSIBLE ROUTES SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 2010, LATEST EDITION.
6. BASIN BERM SHALL BE CONSTRUCTED WITH COMMON BORROW PLACED IN 12" LEFTS AND COMPACTED TO 95% TO FINISH GRADE. REMOVE ALL EXISTING TOPSOIL AND ORGANIC MATERIAL PRIOR TO CONSTRUCTING BASIN BERM.
7. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
8. REFER TO "NOTES" FOR ADDITIONAL NOTES.

Scale: 1"=20'

0 10' 20' 40'

GRADING PLAN 1

C4.1



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



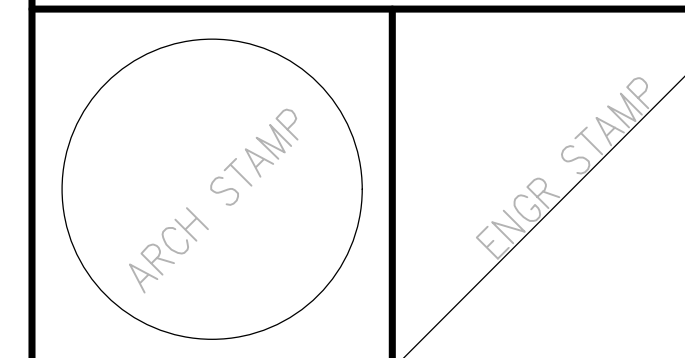
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

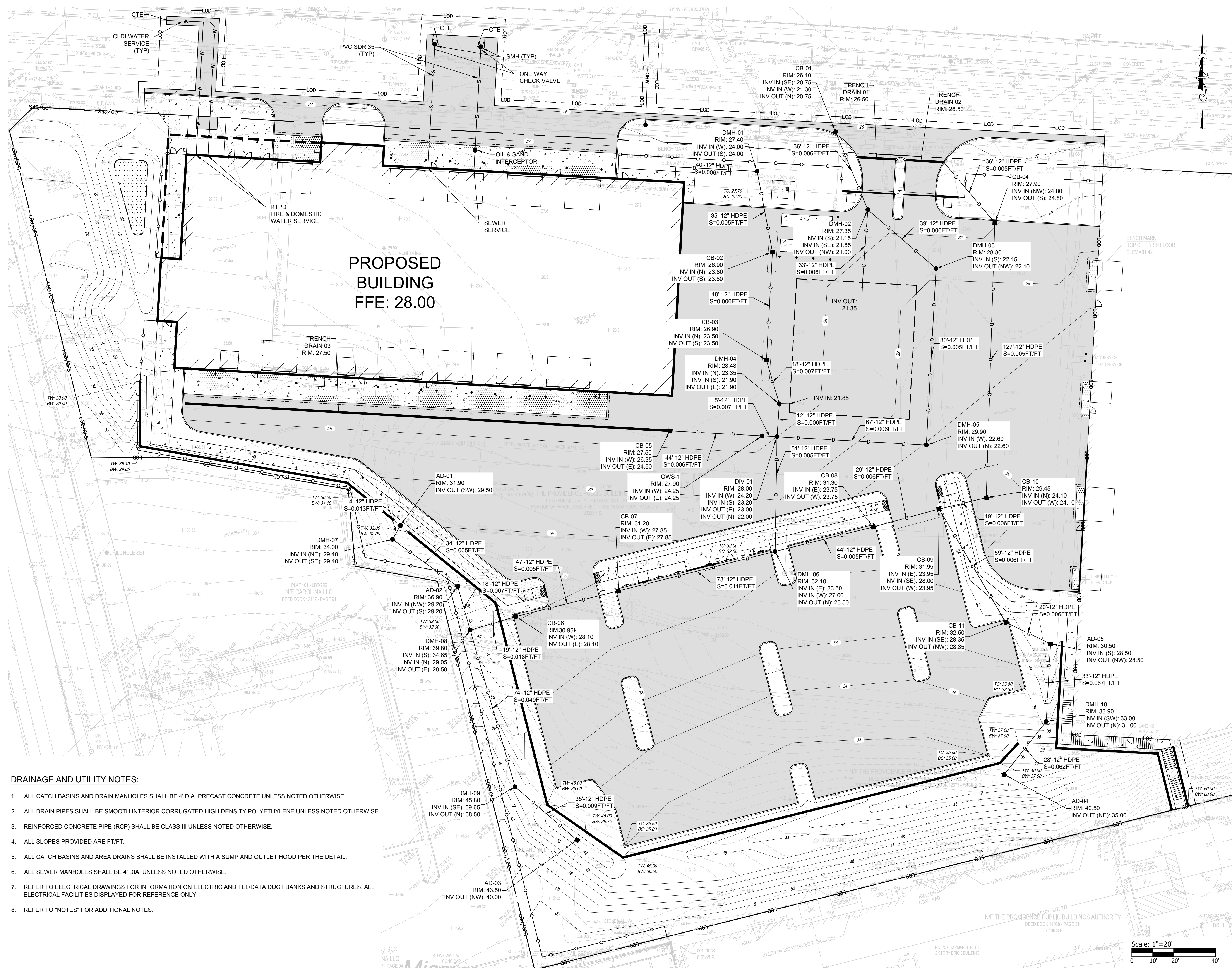
Drawn by: Proj. Mgr.:

Revisions

No. Date Description

DRAINAGE AND  
UTILITY PLAN 1

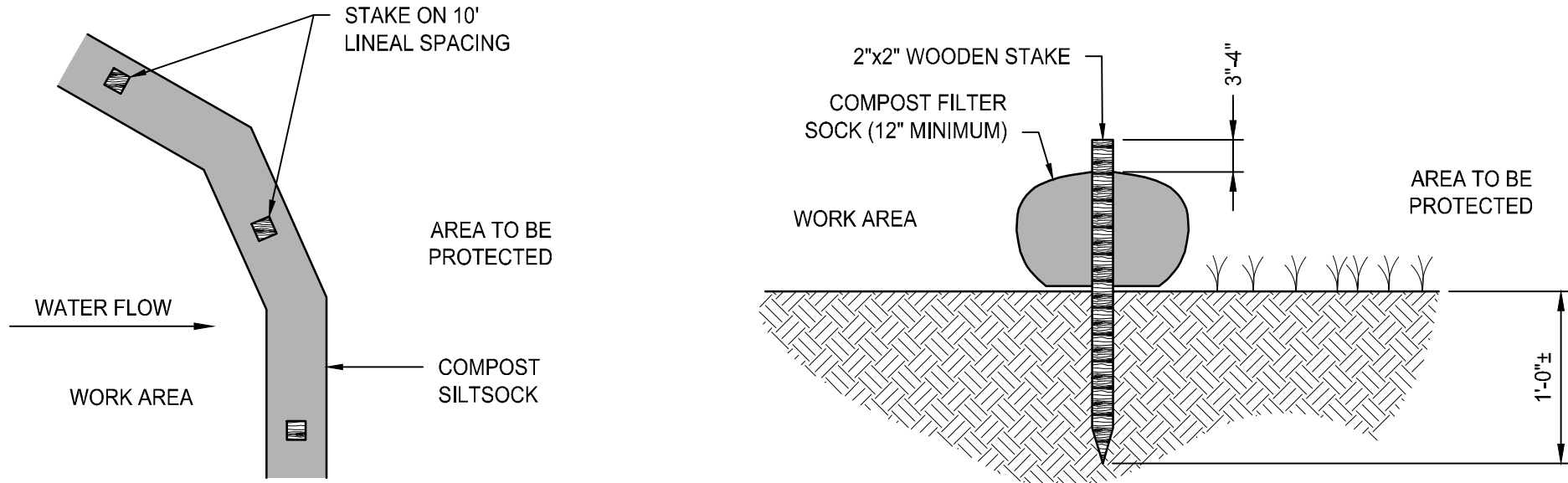
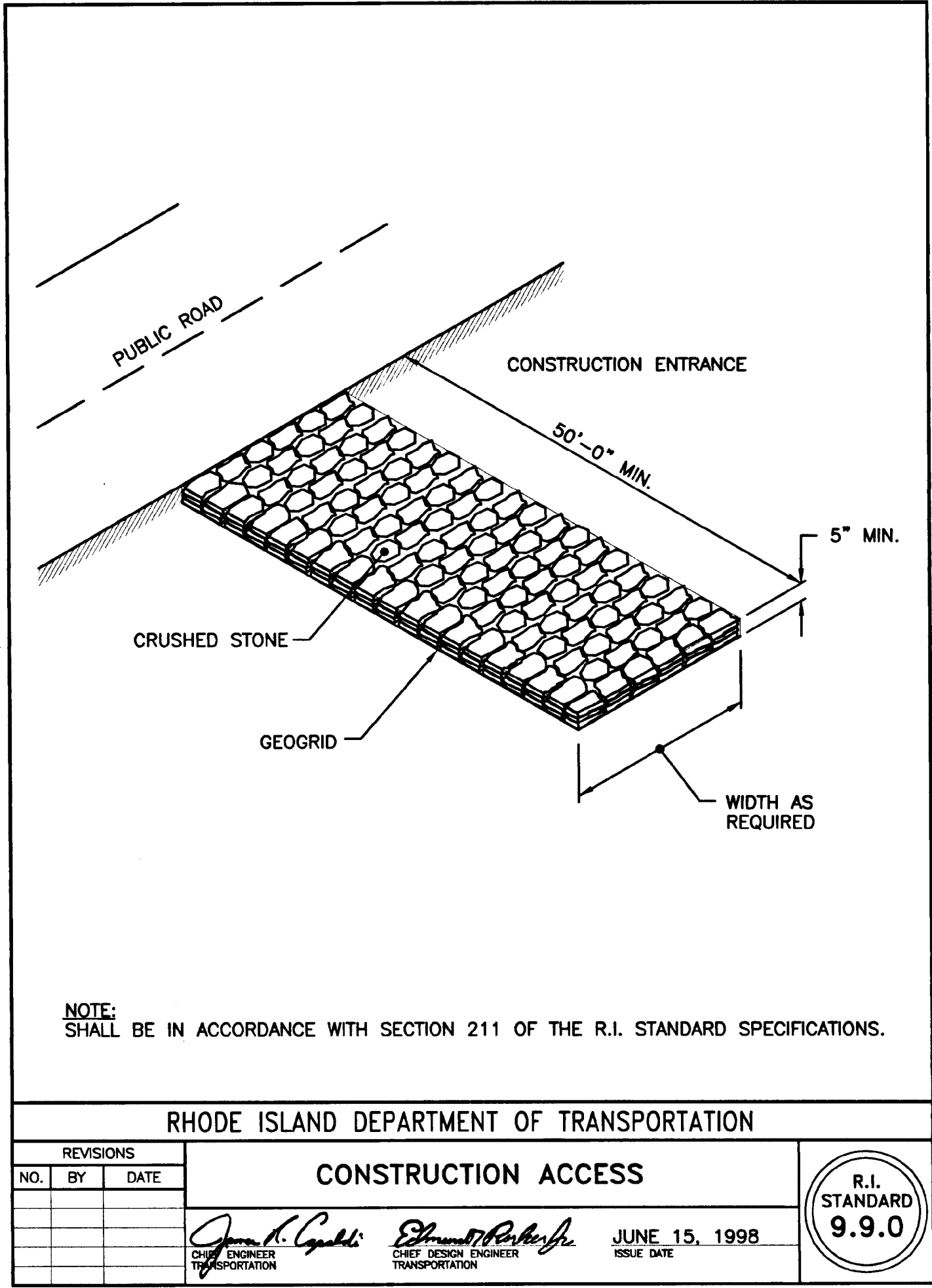
C5.1



DRAINAGE AND UTILITY NOTES:

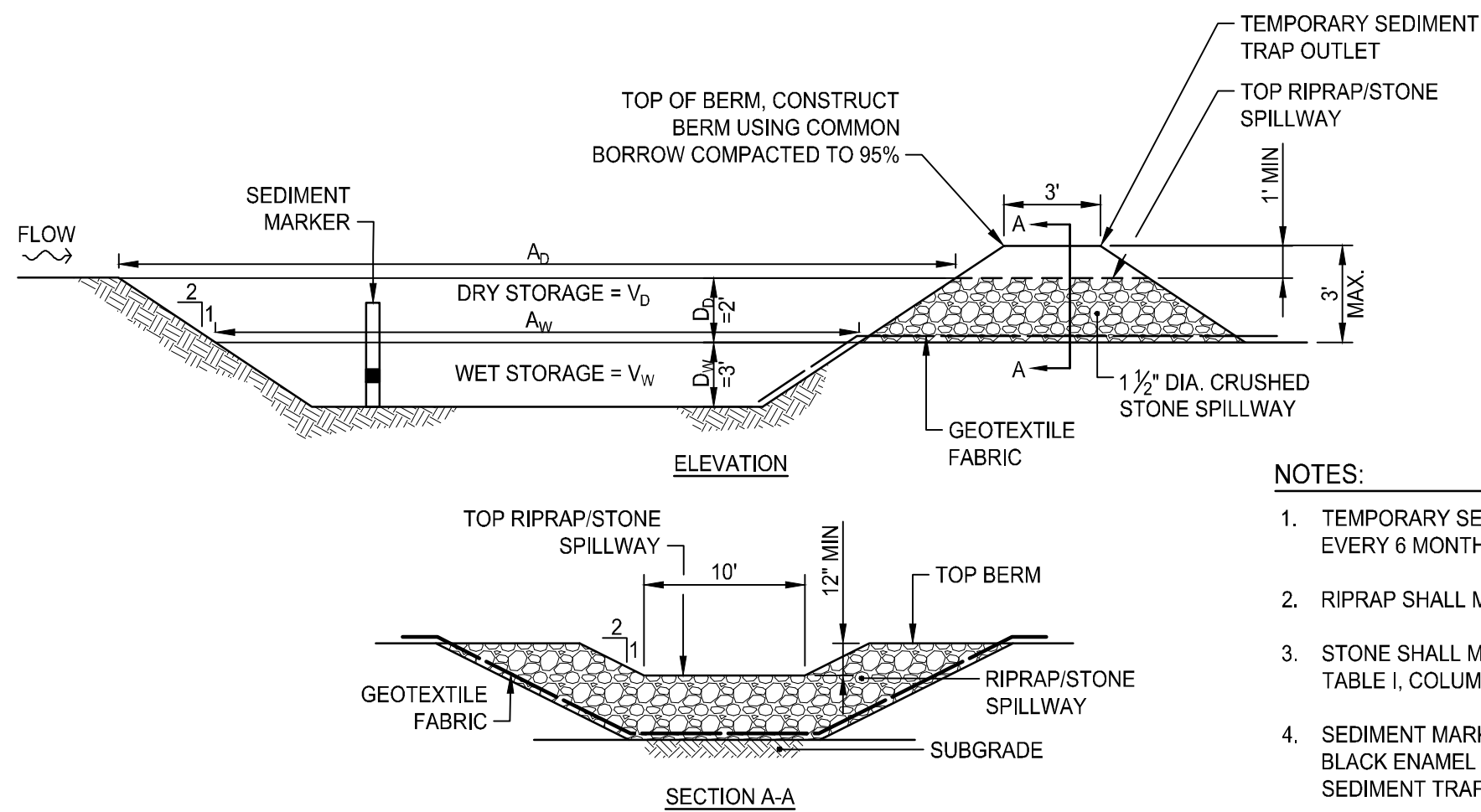
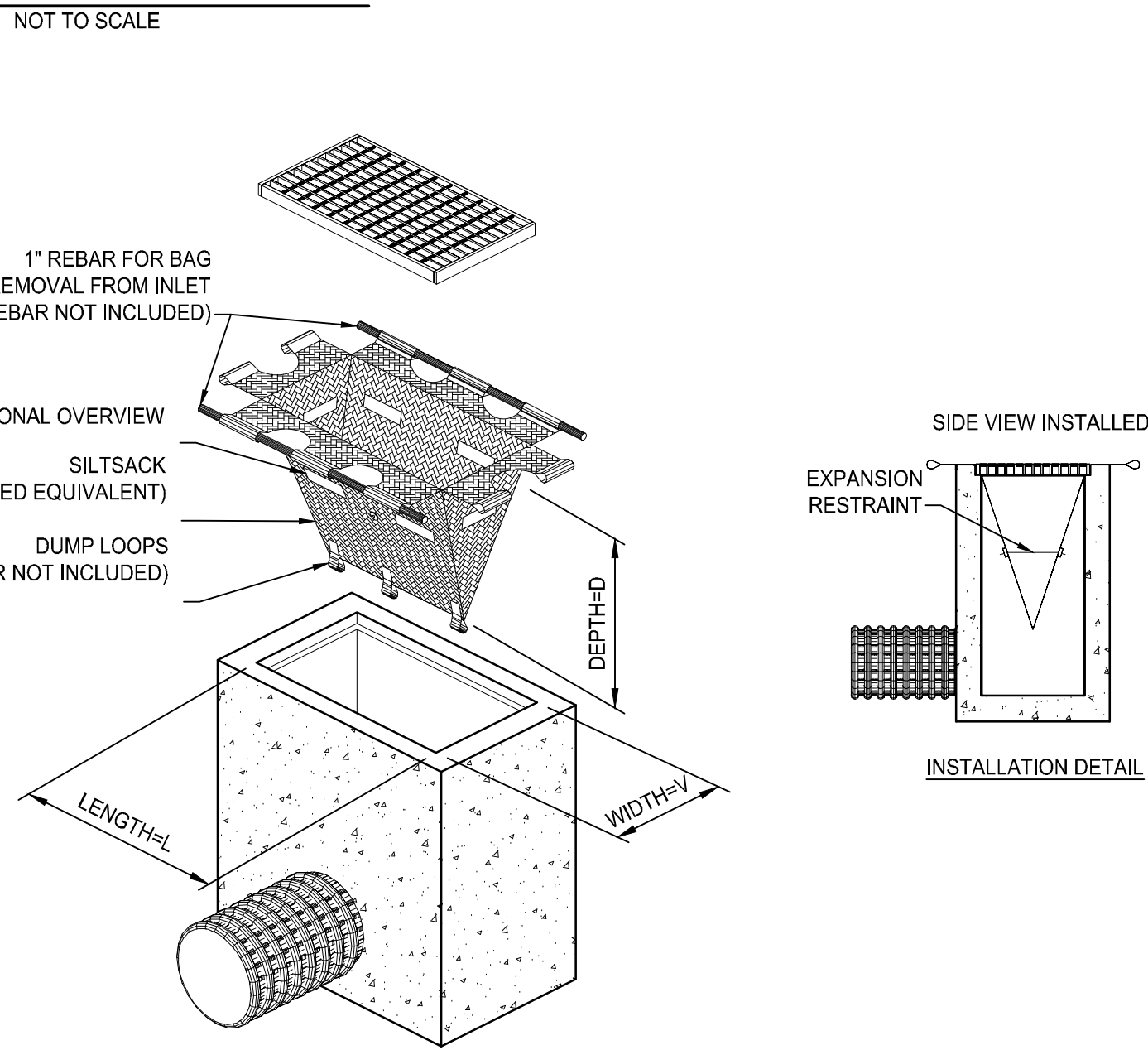
1. ALL CATCH BASINS AND DRAIN MANHOLES SHALL BE 4' DIA. PRECAST CONCRETE UNLESS NOTED OTHERWISE.
2. ALL DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE UNLESS NOTED OTHERWISE.
3. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS NOTED OTHERWISE.
4. ALL SLOPES PROVIDED ARE FT/FT.
5. ALL CATCH BASINS AND AREA DRAINS SHALL BE INSTALLED WITH A SUMP AND OUTLET HOOD PER THE DETAIL.
6. ALL SEWER MANHOLES SHALL BE 4' DIA. UNLESS NOTED OTHERWISE.
7. REFER TO ELECTRICAL DRAWINGS FOR INFORMATION ON ELECTRIC AND TEL/DATA DUCT BANKS AND STRUCTURES. ALL ELECTRICAL FACILITIES DISPLAYED FOR REFERENCE ONLY.
8. REFER TO "NOTES" FOR ADDITIONAL NOTES.





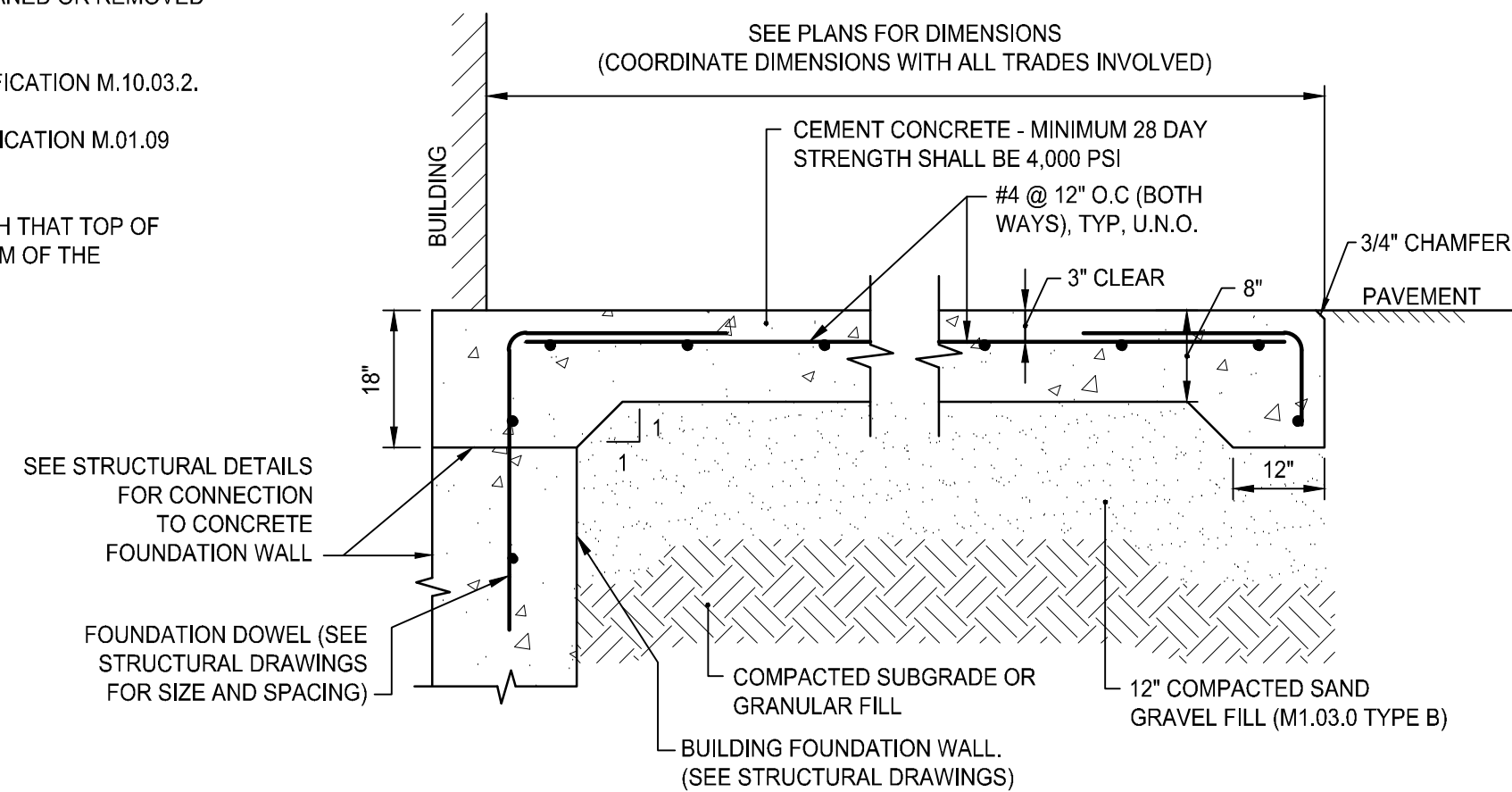
- NOTES:**
- COMPOST/ SOIL/ ROCK/ SEED FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE REMOVED OR DISPERSED ON SITE AS DETERMINED BY ENGINEER.
  - IF SOCK NETTING MUST BE JOINED, FIT BEGINNING OF NEW SOCK OVER END OF OLD SOCK, OVERLAPPING BY 2 FEET AND STACK OVERLAP. IF SOCK NETTING IS NOT JOINED, OVERLAP OLD SOCK WITH NEW ONE BY MINIMUM OF 2 FEET.

**COMPOST FILTER SOCK DETAIL**



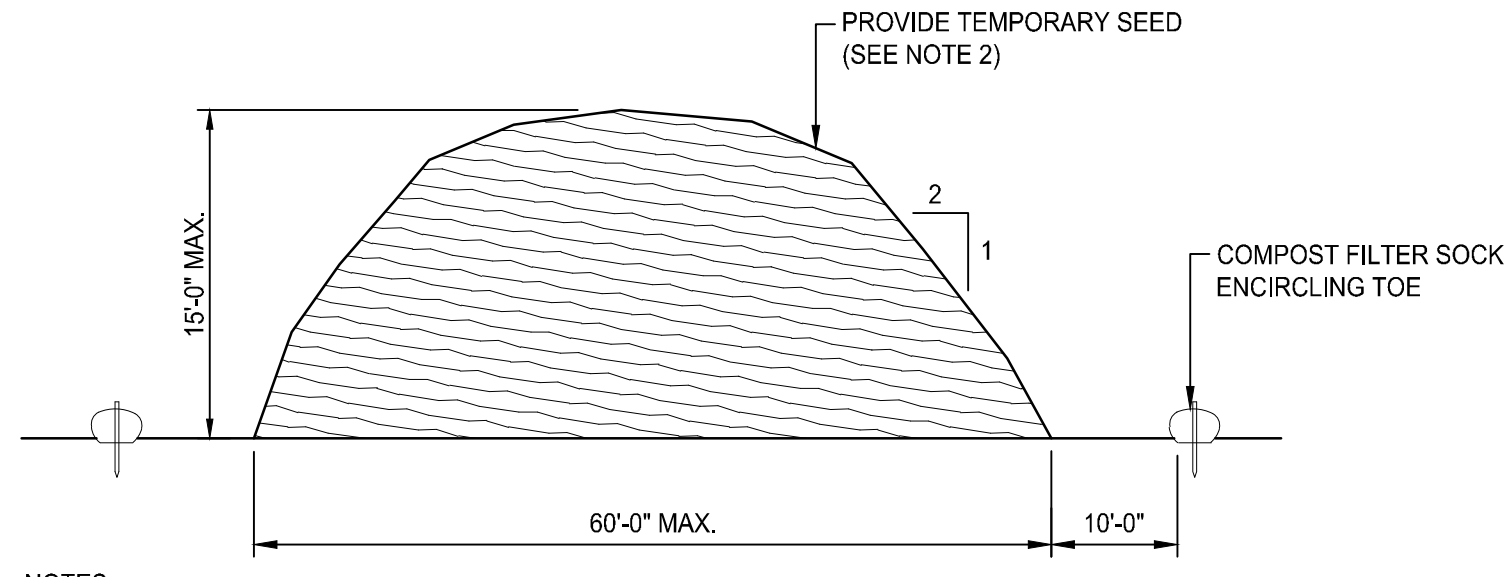
- NOTES:**
- TEMPORARY SEDIMENT TRAPS SHALL BE CLEANED OR REMOVED EVERY 6 MONTHS.
  - RIPRAP SHALL MEET RIDOT STANDARD SPECIFICATION M.10.03.2.
  - STONE SHALL MEET RIDOT STANDARD SPECIFICATION M.01.09 TABLE I, COLUMN V (FILTER STONE).
  - SEDIMENT MARKER SHALL BE INSTALLED SUCH THAT TOP OF BLACK ENAMEL BAND IS 1.5' FROM THE BOTTOM OF THE SEDIMENT TRAP.

TST #	L <sub>W</sub> (FT)	W <sub>W</sub> (FT)	A <sub>W</sub> (SF)	V <sub>W</sub> (CF)	V <sub>D</sub> (CF)	TOTAL STORAGE V <sub>W</sub> + V <sub>D</sub> (CF)
TST-1	55	25	1,375	3,506	3,454	6,960
TST-2	40	20	800	2,040	2,144	4,184



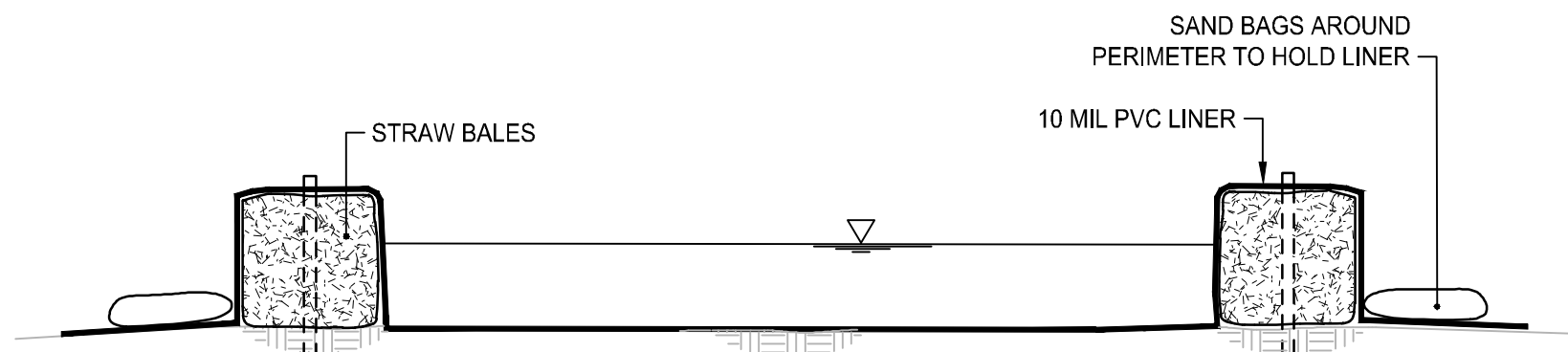
- NOTES:**
- SEE PLANS FOR LOCATIONS.
  - REINFORCING TO BE #4 GRADE 60 BARS AND SHALL CONFORM TO ASTM STANDARD A-615 OF THE LATEST DATE. REINFORCING RODS TO BE LOCATED IN THE CENTER OF THE SLAB, WITH A MINIMUM OF 3" CLEARANCE FROM FACE OF CONCRETE.

**CONCRETE APRON**  
NOT TO SCALE



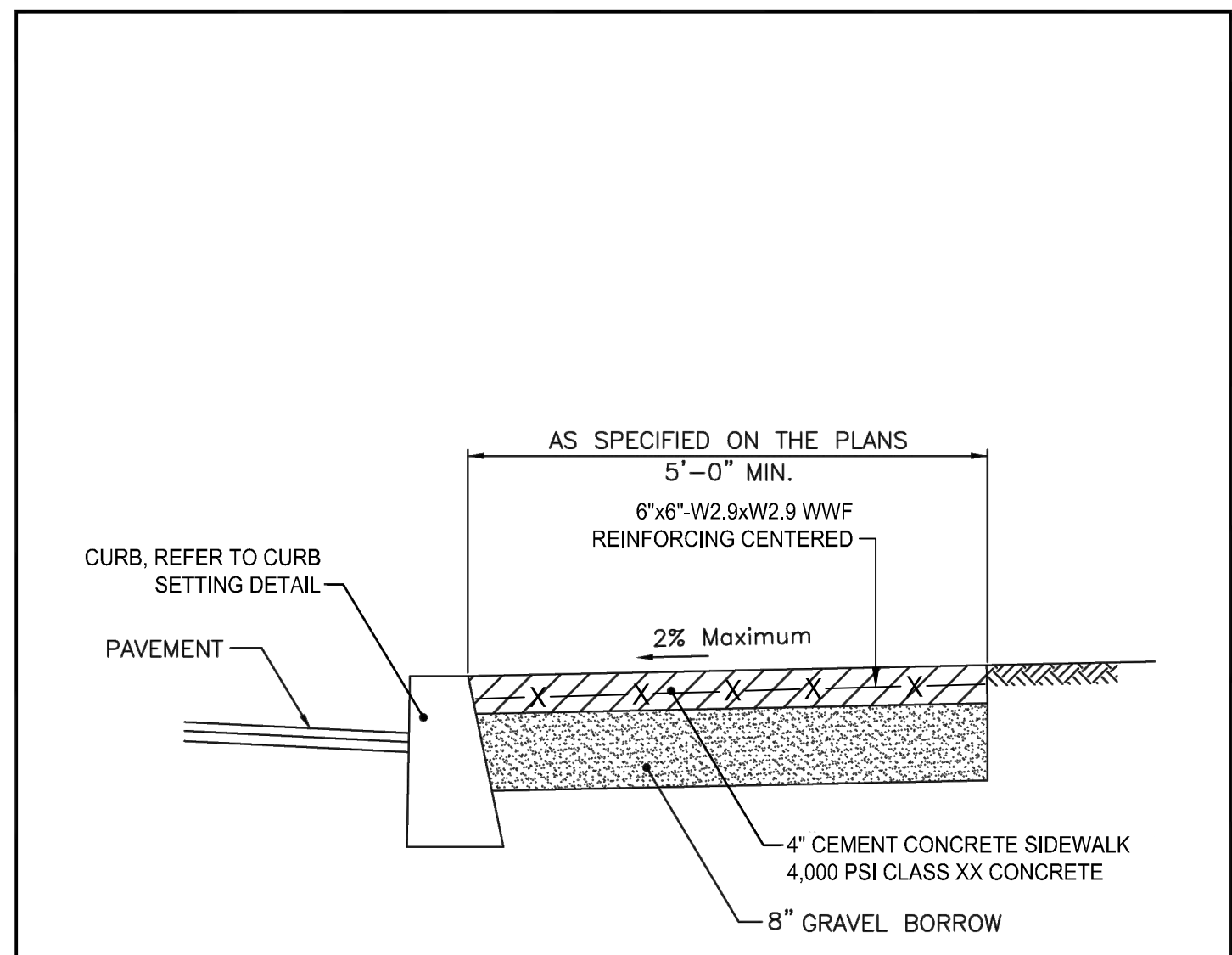
- NOTES:**
- STOCKPILE AREA SHALL NOT EXCEED SPECIFIED DIMENSIONS WITHOUT APPROVAL FROM ENGINEER.
  - STOCKPILED ERODIBLE MATERIAL THAT WILL NOT BE USED FOR GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED IMMEDIATELY FOLLOWING PLACEMENT. USE RIDOT STD. M.18.10.5 SEED MIX.
  - CONTRACTOR SHALL NOT PLACE SOIL STOCKPILES OVER EXISTING UTILITIES OR MANHOLES WITHOUT PERMISSION FROM UTILITY COMPANY. CONTRACTOR IS RESPONSIBLE TO CONFIRM STOCKPILES DO NOT IMPACT UNDERGROUND UTILITIES.

**ERODIBLE MATERIAL STOCKPILE**  
NOT TO SCALE



- NOTE:**
- MINIMUM PLAN DIMENSIONS SHALL BE 10' X 10'.

**CONCRETE WASHOUT FACILITY**  
NOT TO SCALE



- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
  - 6" x 6" - W2.9 x W2.9 WELDED WIRE FABRIC REINFORCING SHALL BE IN ACCORDANCE WITH SECTION M.05.02 OF THE R.I. STANDARD SPECIFICATIONS.
  - PROVIDE MEDIUM BROOM FINISH.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION		
REVISIONS	NO.	BY DATE
1	MLP	3/7/05
2	MLP	06/01/10

CHIEF ENGINEER: *James J. Gagliardi*  
CHIEF DESIGN ENGINEER: *Edward R. Paterlini*  
TRANSPORTATION

JUNE 15, 1998

R.I. STANDARD 43.1.0M

**CITY OF PROVIDENCE - DEPT. OF PUBLIC WORKS COMPLEX**

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

**rowse**  
ARCHITECTS

400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-0200

2 Hampshire Street,  
Suite 100, First Floor  
Fosterbury, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

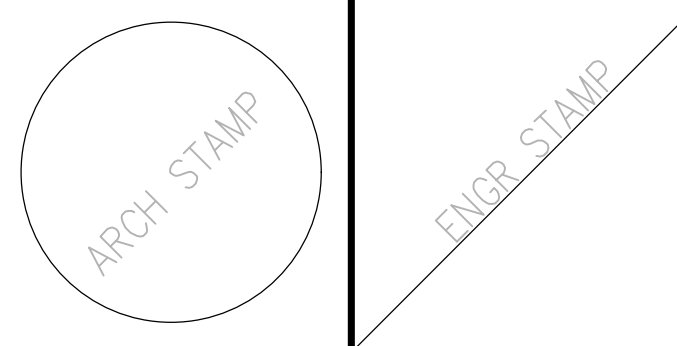
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



**GENERAL NOTES**

- CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

**MAJOR LAND DEVELOPMENT APPLICATION SUBMISSION**  
**NOT FOR CONSTRUCTION**



Date: 01-17-2025		
Drawn by:		Proj. Mgr.:
Revisions		
No.	Date	Description

DETAILS 1

**C6.1**



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

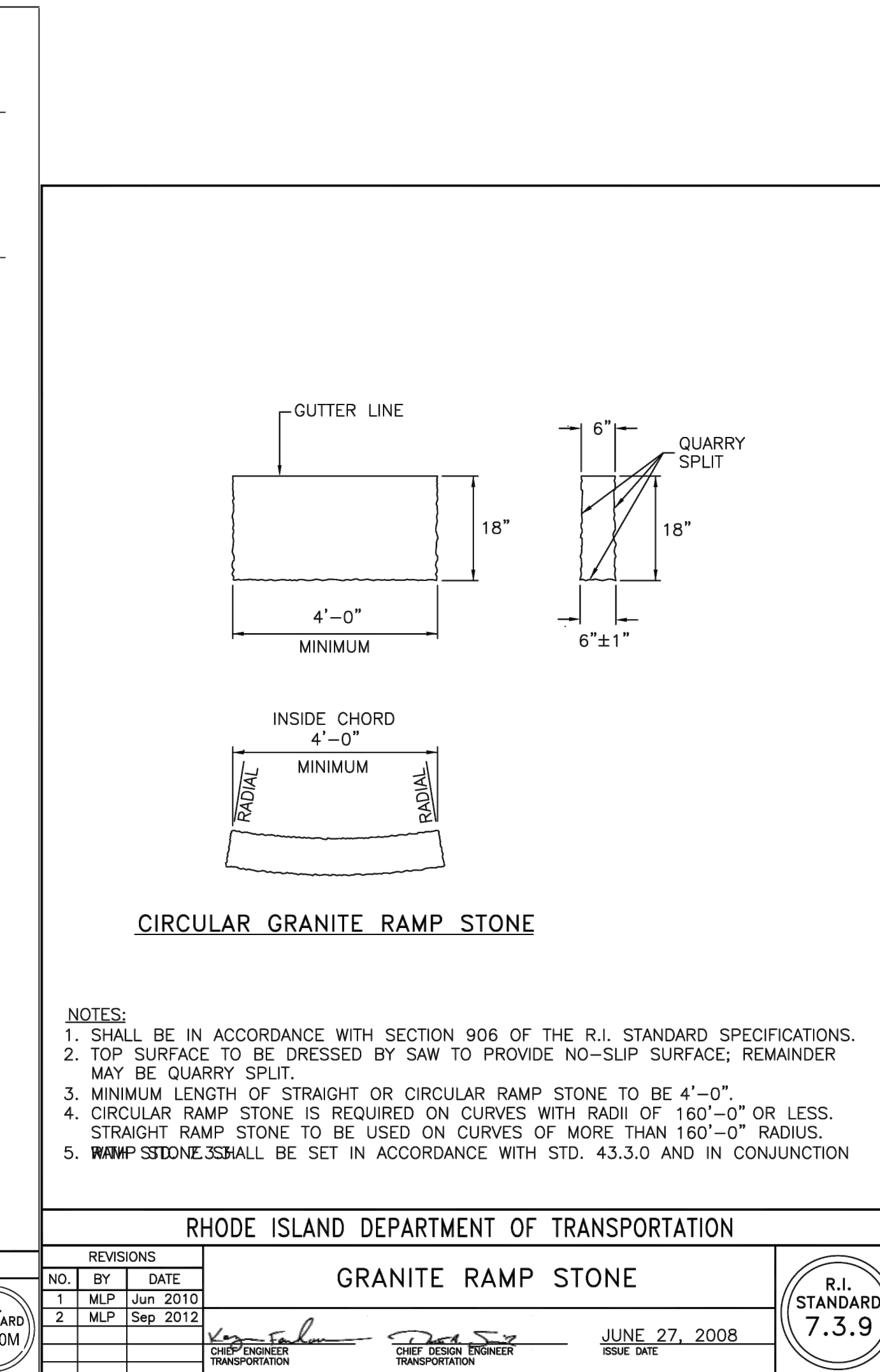
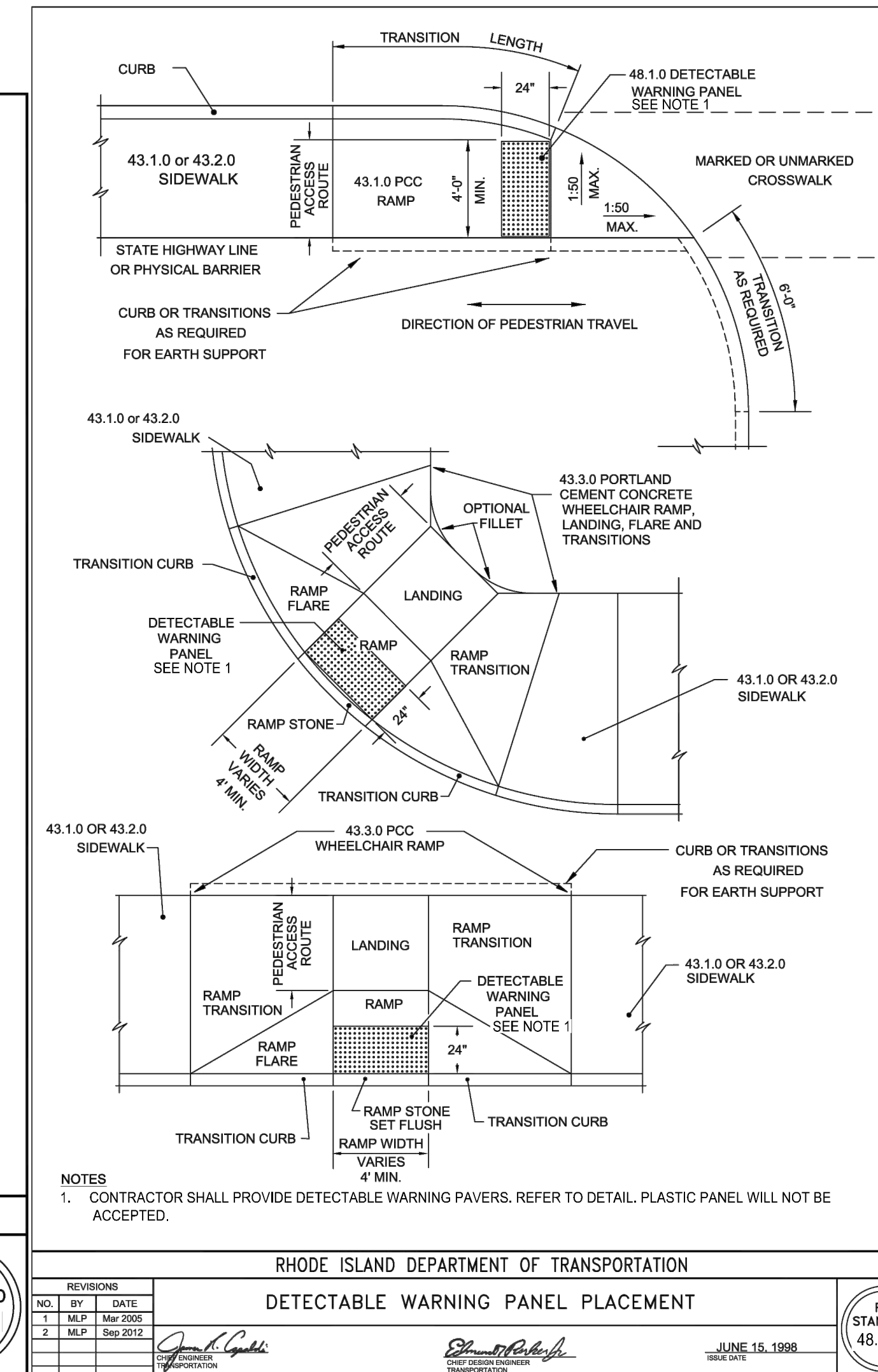
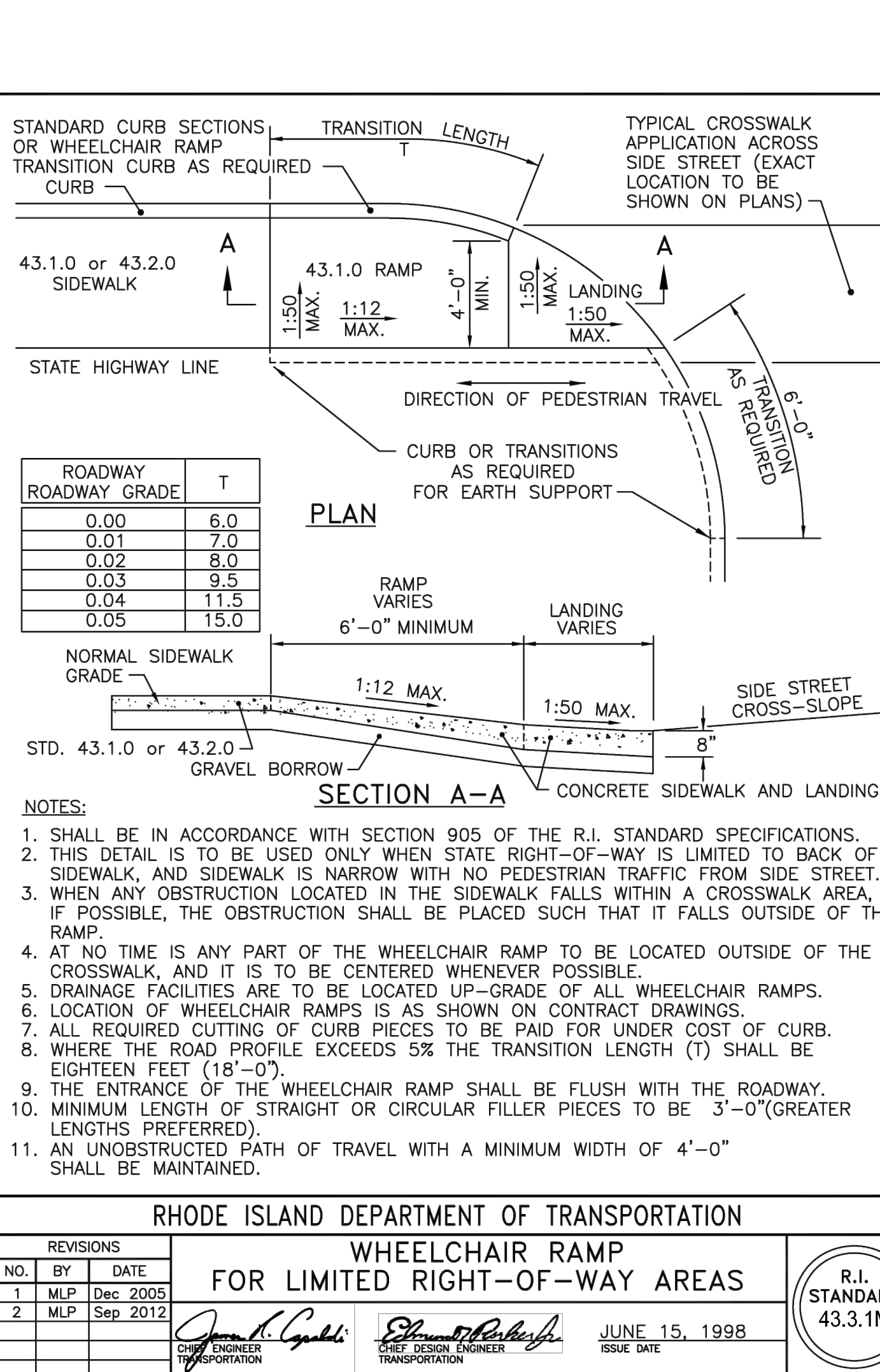
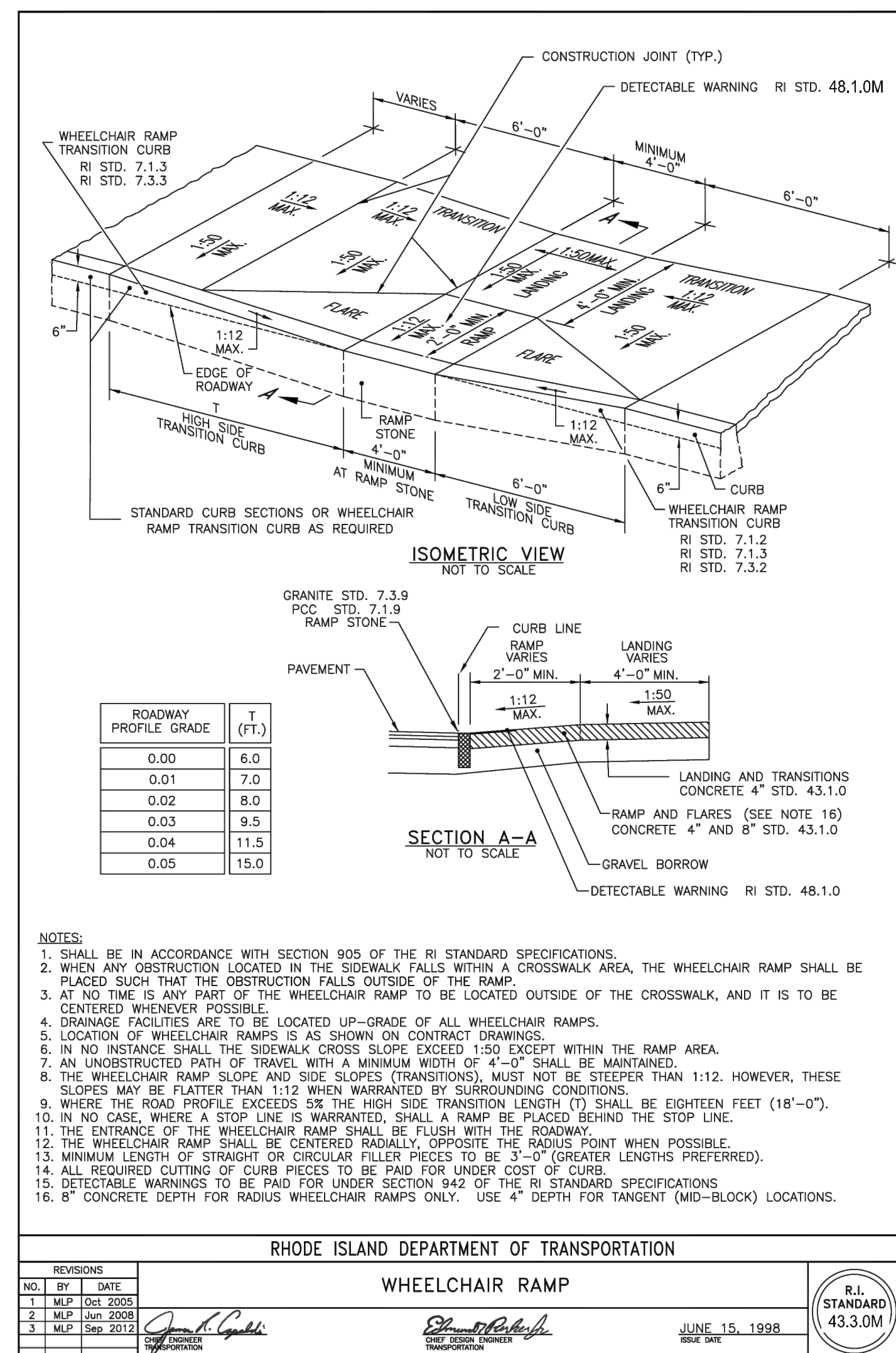
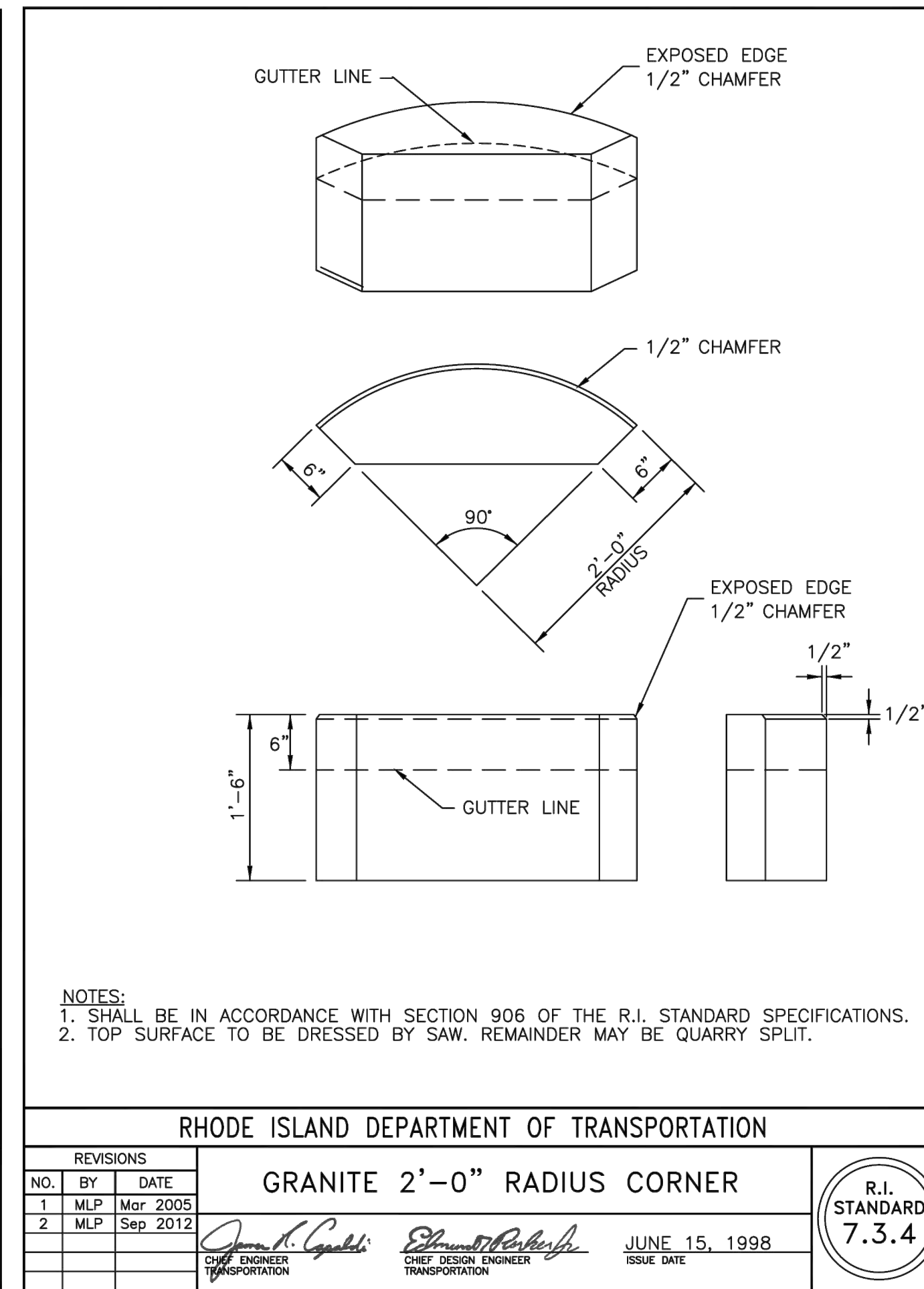
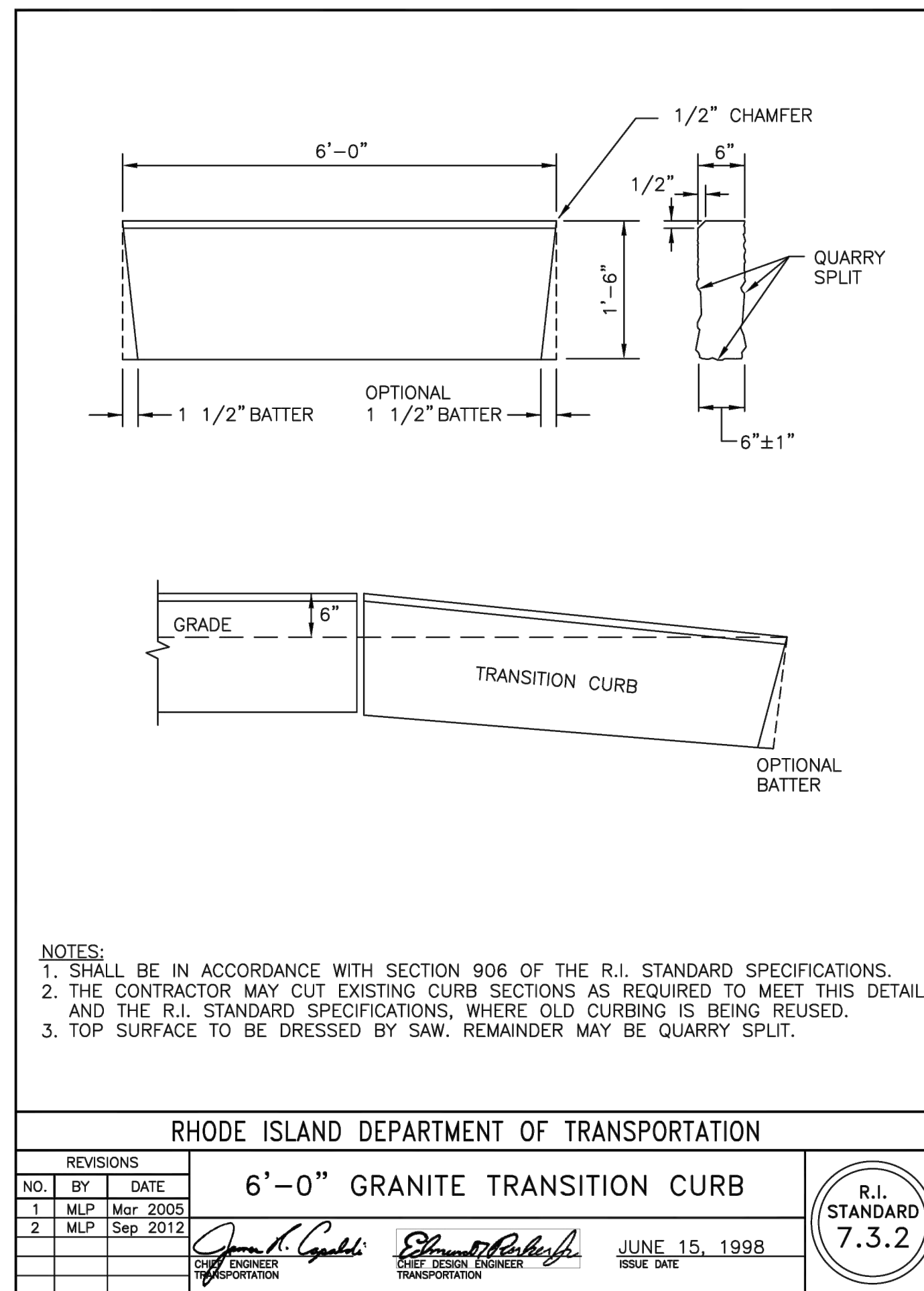
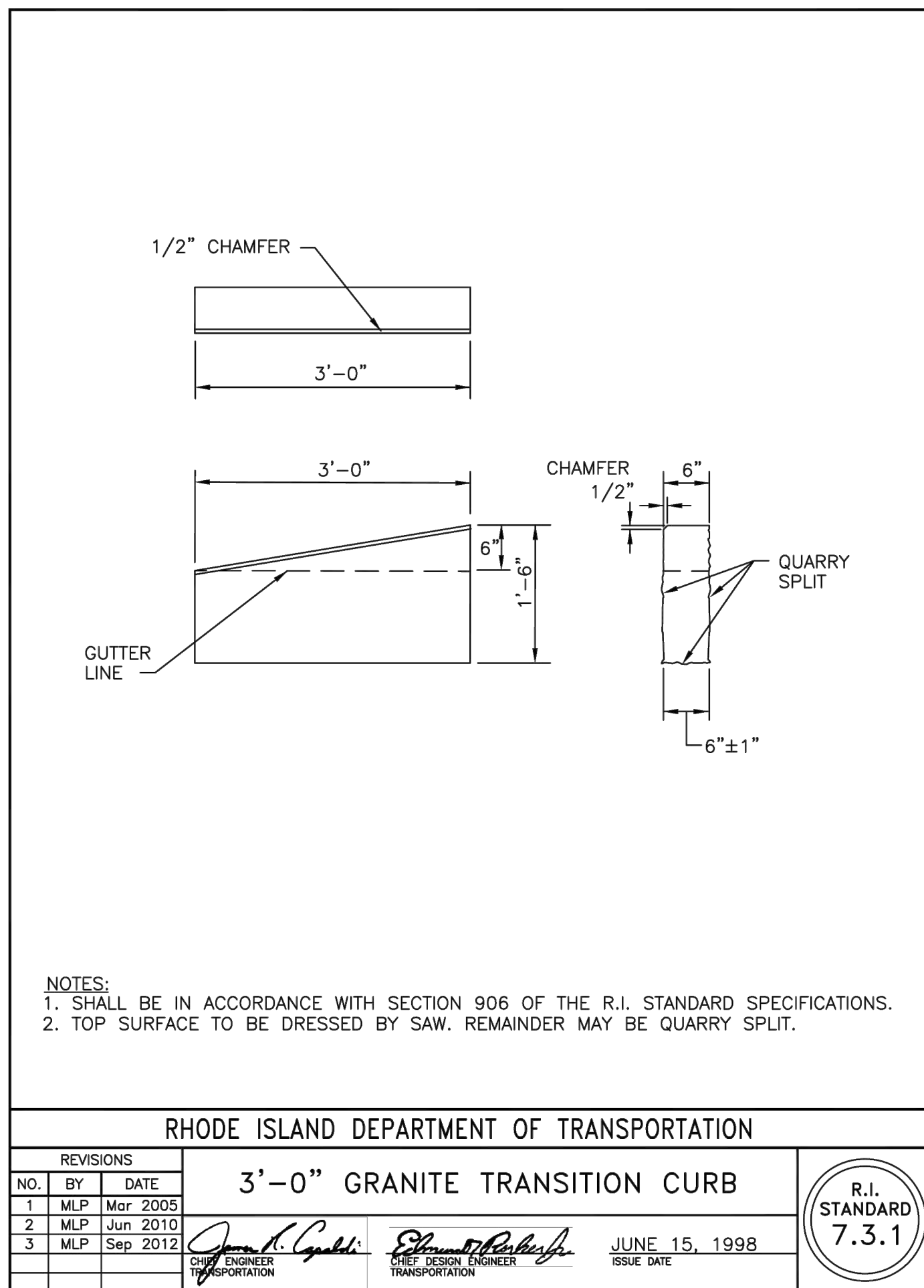
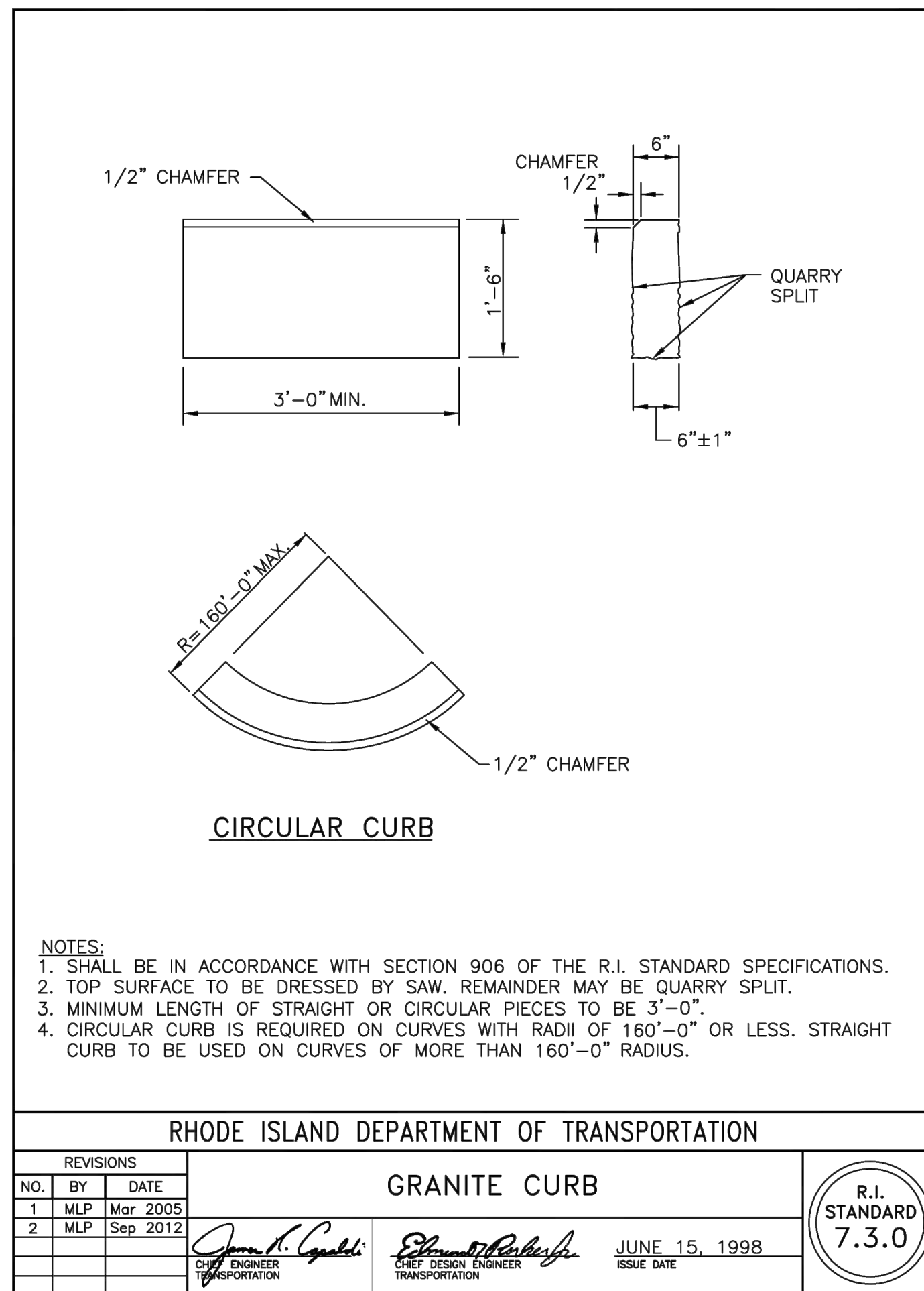
**rowse**  
ARCHITECTS  
400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200  
2 Hampshire Street,  
Suite 100, First Floor  
Fosbury, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND  
SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.  
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART,  
FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER  
PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT  
WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

**PARE**  
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

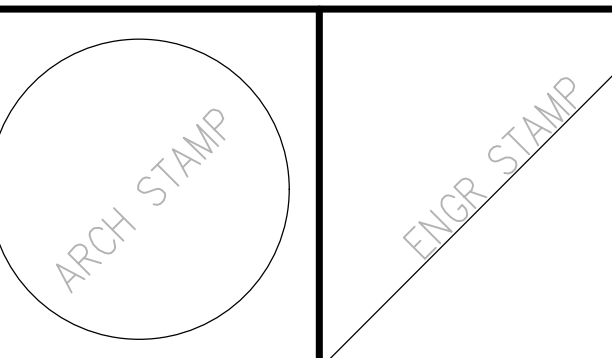
GENERAL NOTES

- CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS' PERFORMANCE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.



MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

Drawn by: Proj. Mgr.:

Revisions

No. Date Description


DETAILS 2

C6.2

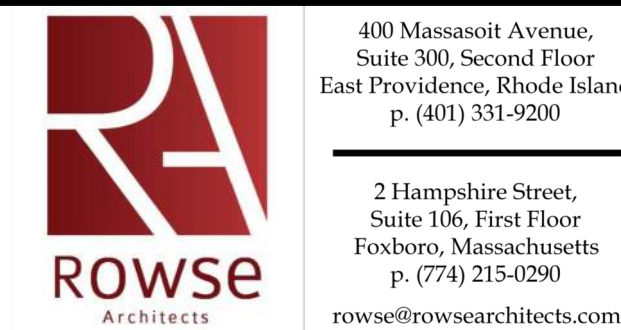


CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

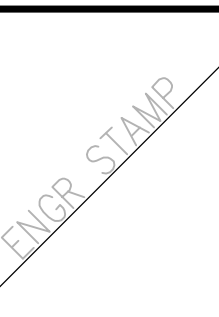
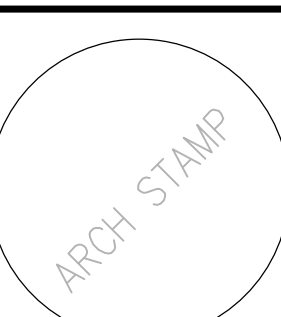


GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

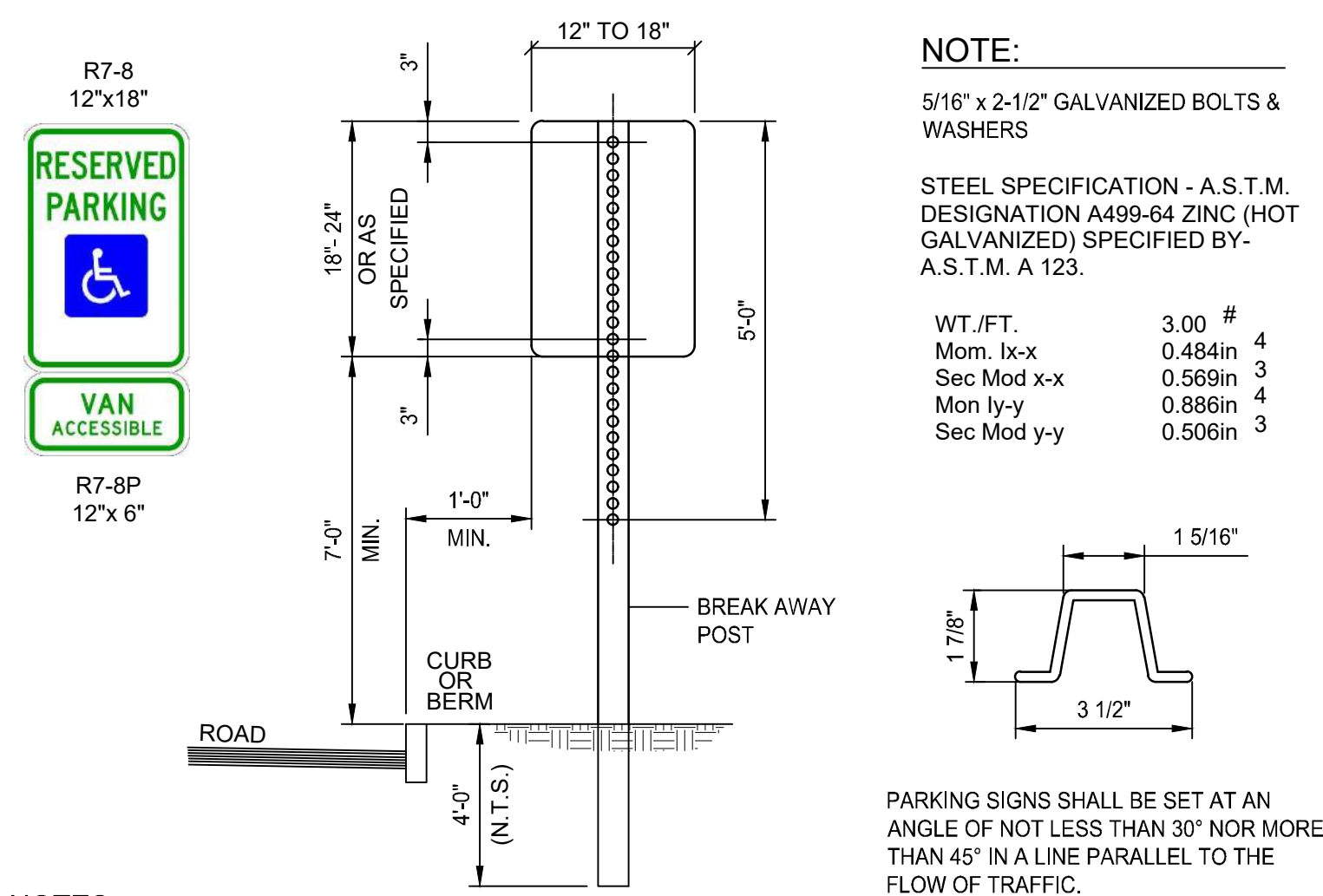
Drawn by: Proj. Mgr.:

Revisions

No. Date Description

DETAILS 3

C6.3



NOTES:

1. ALL LAG SCREWS, BOLTS AND WASHERS SHALL BE GALVANIZED 5/16"x2 1/2" LONG UNLESS OTHERWISE NOTED.
2. WASHERS SHALL BE 0.07" THICK.
3. ALL SIGN COLORS, RADII AND BORDERS AS SPECIFIED IN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
4. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
5. PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1'-0" MIN.) FROM THE EDGE OF CURB FACE.
6. ALL ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS AS SPECIFIED BY THE AMERICAN DISABILITIES ACT (ADA).
7. SIGN(S) SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
8. FOR ACCESSIBLE VAN SPACE USE SIGN AS DETAILED.
9. FOR ACCESSIBLE SPACE FOR AUTOMOBILES USE ONLY HANDICAPPED PARKING SIGN.

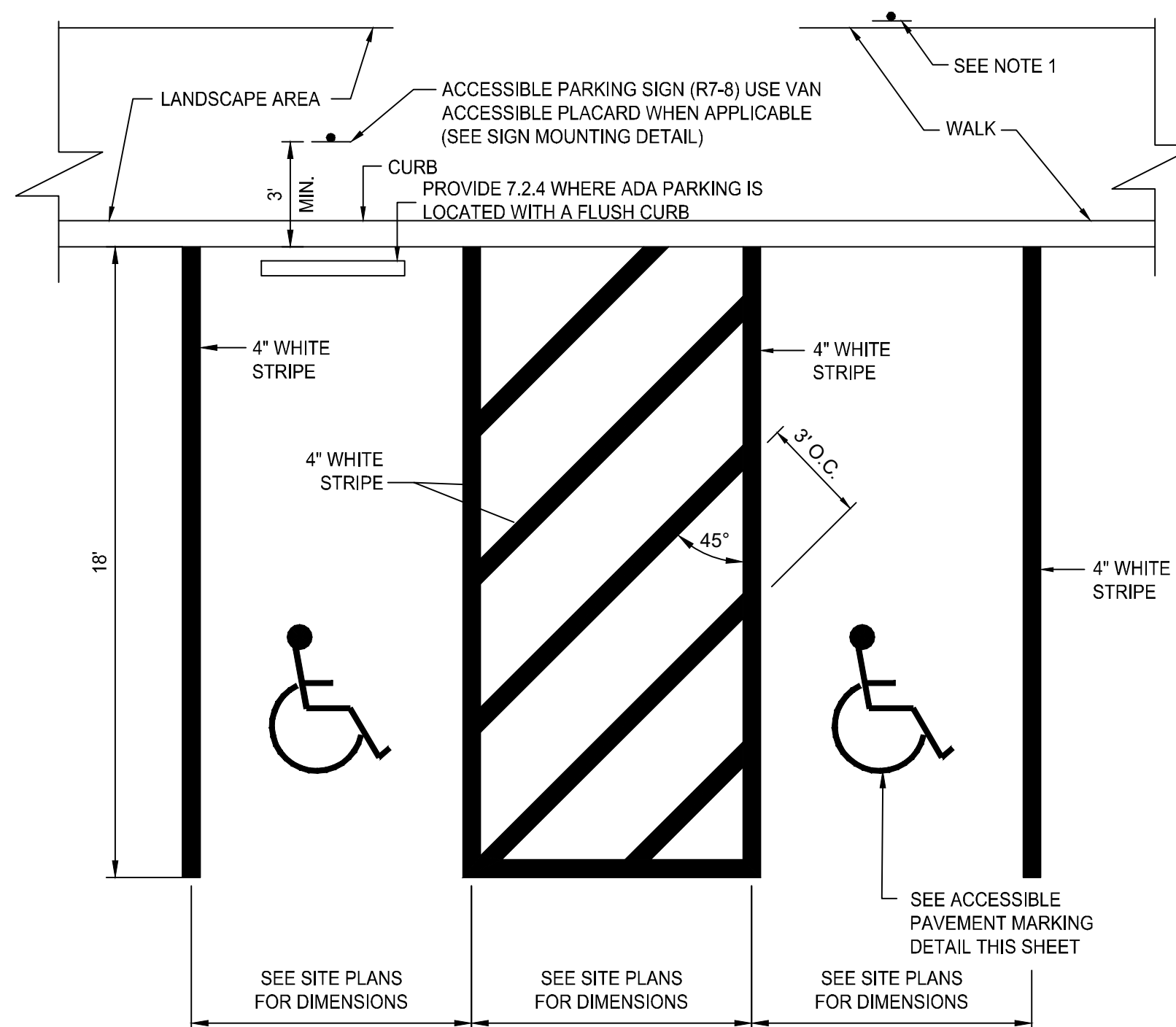
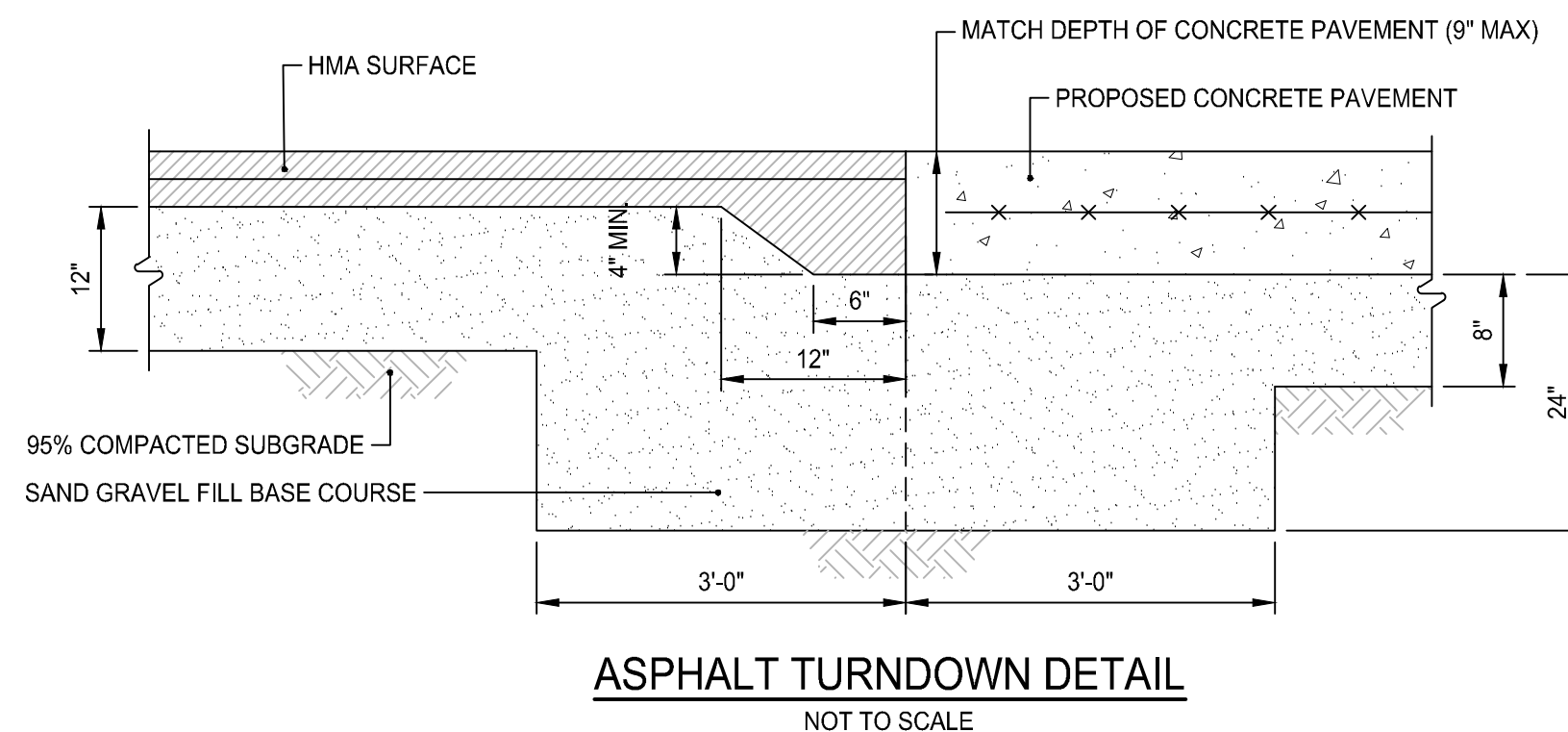
ACCESSIBLE SIGN MOUNTING  
NOT TO SCALE

LEGEND	DESIGNATION	SIZE
	R1-1	(30" x 30")
	R7-8	(12" x 18")
	R7-8P	(12" x 6")

NOTE:

1. SIGNS SHALL BE CONSTRUCTED OF TYPE III REFLECTORIZED SHEETING AND IN ACCORDANCE WITH MUTCD REQUIREMENTS, LATEST REVISION.
2. THE CONTRACTOR SHALL SUBMIT SAMPLE SIGNS TO THE OWNER FOR APPROVAL PRIOR TO FURNISHING.
3. LETTERS, COLOR, AND FONT FOR NON-STANDARD SIGNS SHALL BE SELECTED BY THE OWNER.
4. R7-8 AND R7-8P SHALL CONFORM TO ACCESSIBLE SIGN MOUNTING DETAIL.

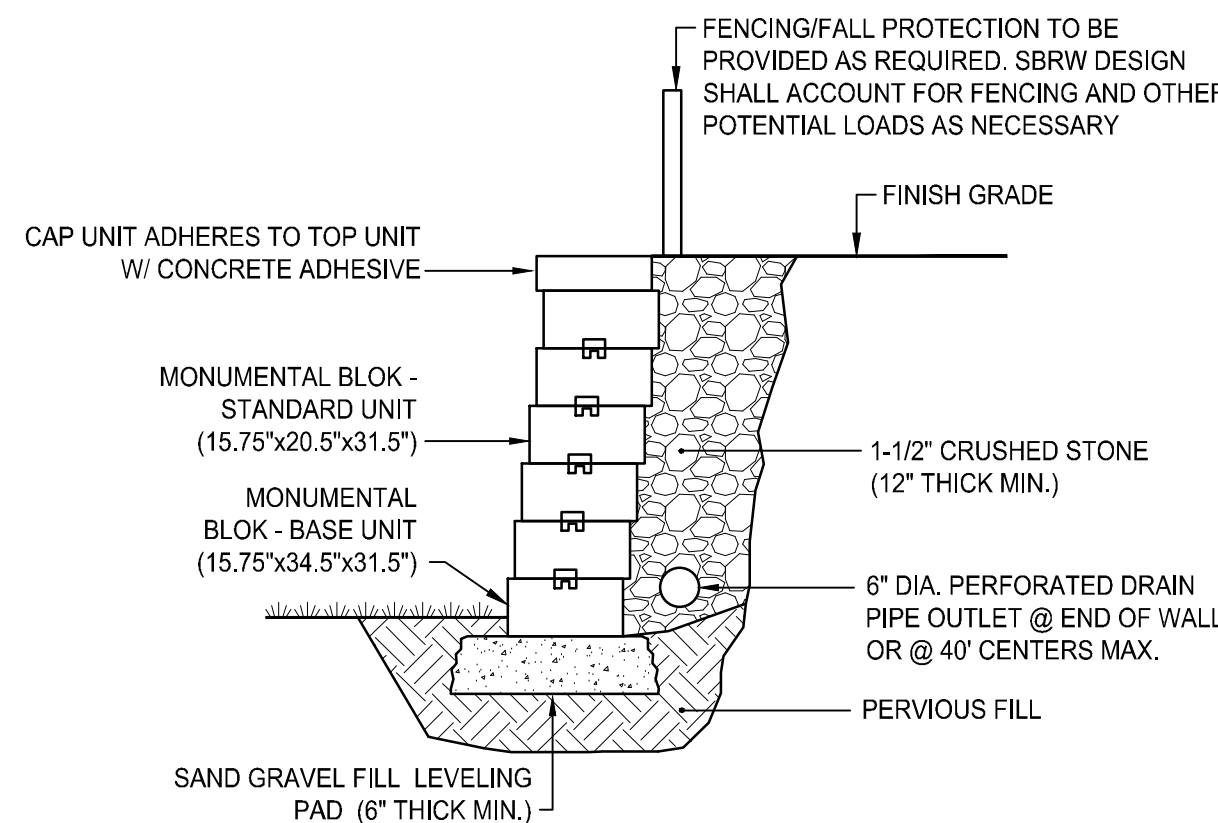
SIGN SCHEDULE



NOTES:

1. WHERE STALLS ABUT SIDEWALK, PARKING SIGNS SHOULD BE PLACED AT BACK EDGE OF SIDEWALK.
2. ALL PAVEMENT MARKINGS TO BE EPOXY RESIN.

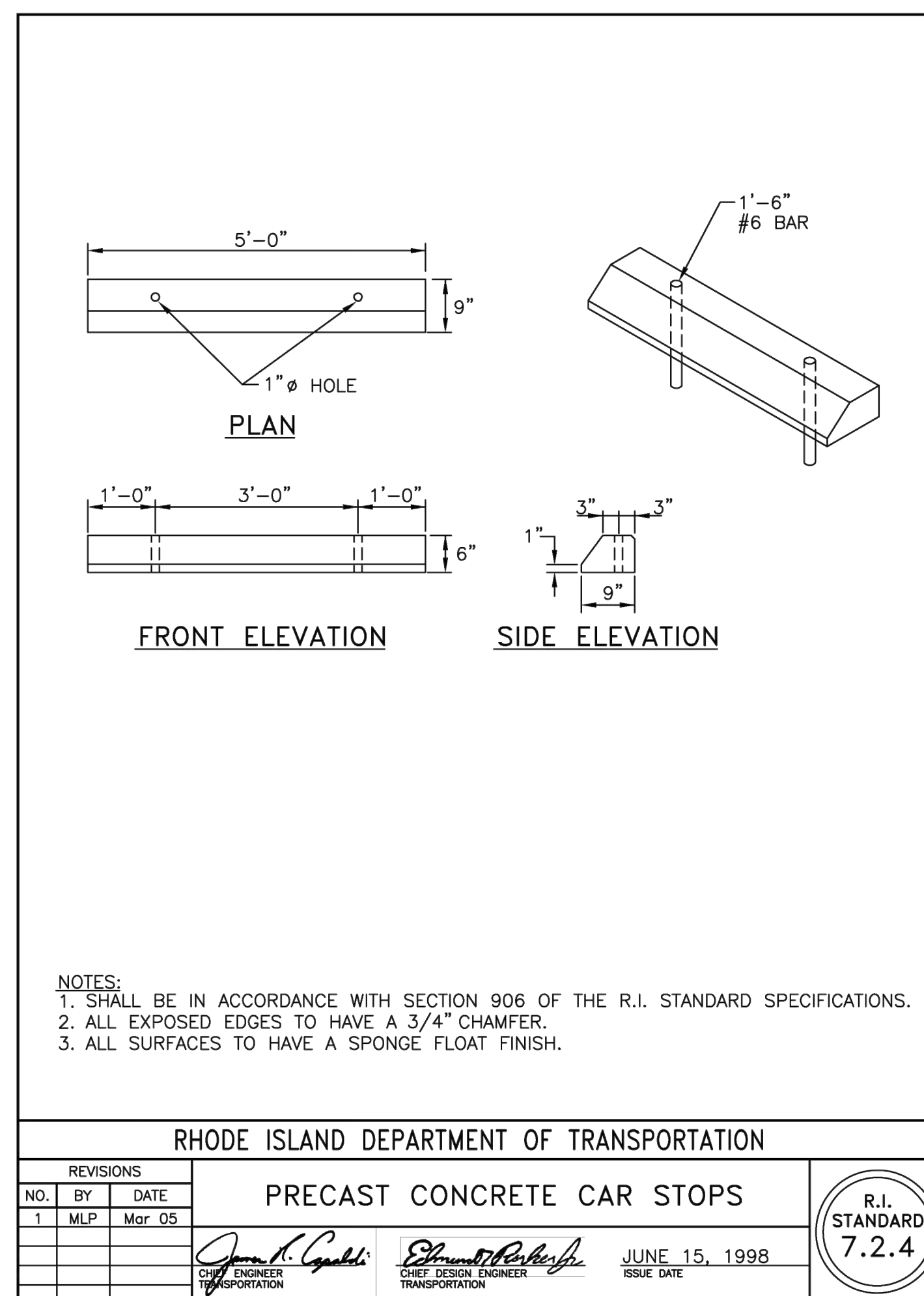
ACCESSIBLE PARKING STALLS @ 90°  
NOT TO SCALE



NOTES:

1. CONTRACTOR SHALL PROVIDE A DESIGN FOR THE PROPOSED WALL PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF RHODE ISLAND.
2. WALL DESIGN SHALL CONFORM TO MANUFACTURER'S REQUIREMENTS. WALL DESIGN SHALL INCORPORATE PROPOSED GUARDRAIL WHERE INDICATED ON PLANS.

SEGMENTAL BLOCK RETAINING WALL DETAIL  
NOT TO SCALE



NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

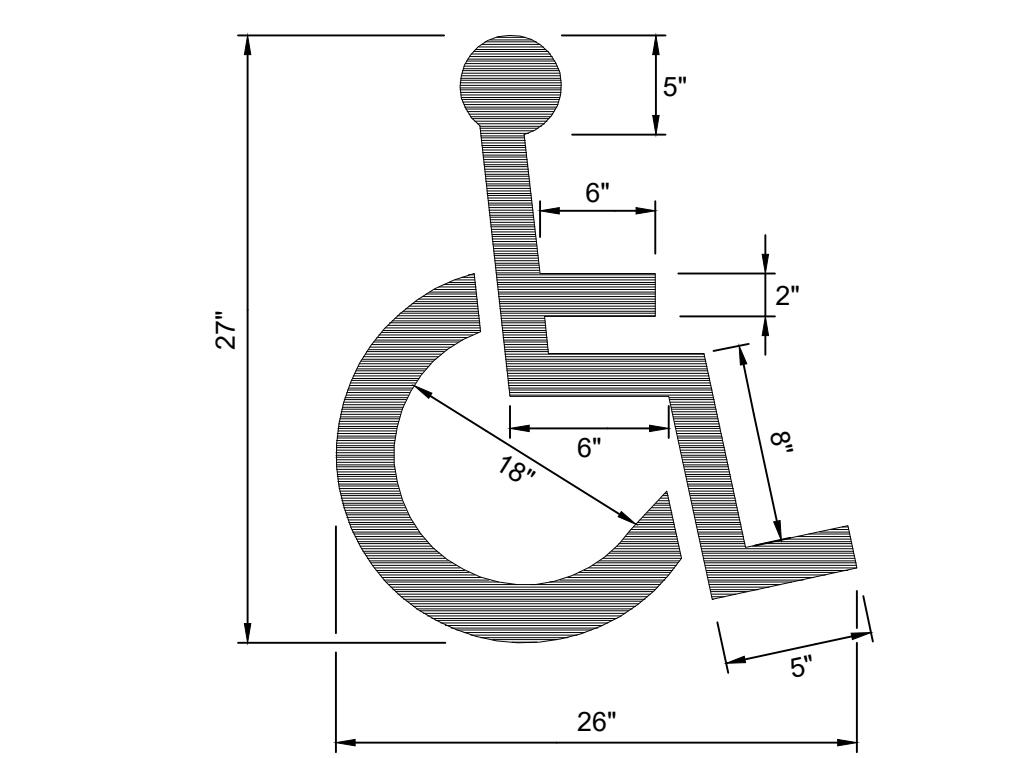
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS	NO.	BY	DATE
1	MLP	Mar 05	

PRECAST CONCRETE CAR STOPS

June 15, 1998  
JAMES K. GARDNER  
CHIEF ENGINEER  
TRANSPORTATION

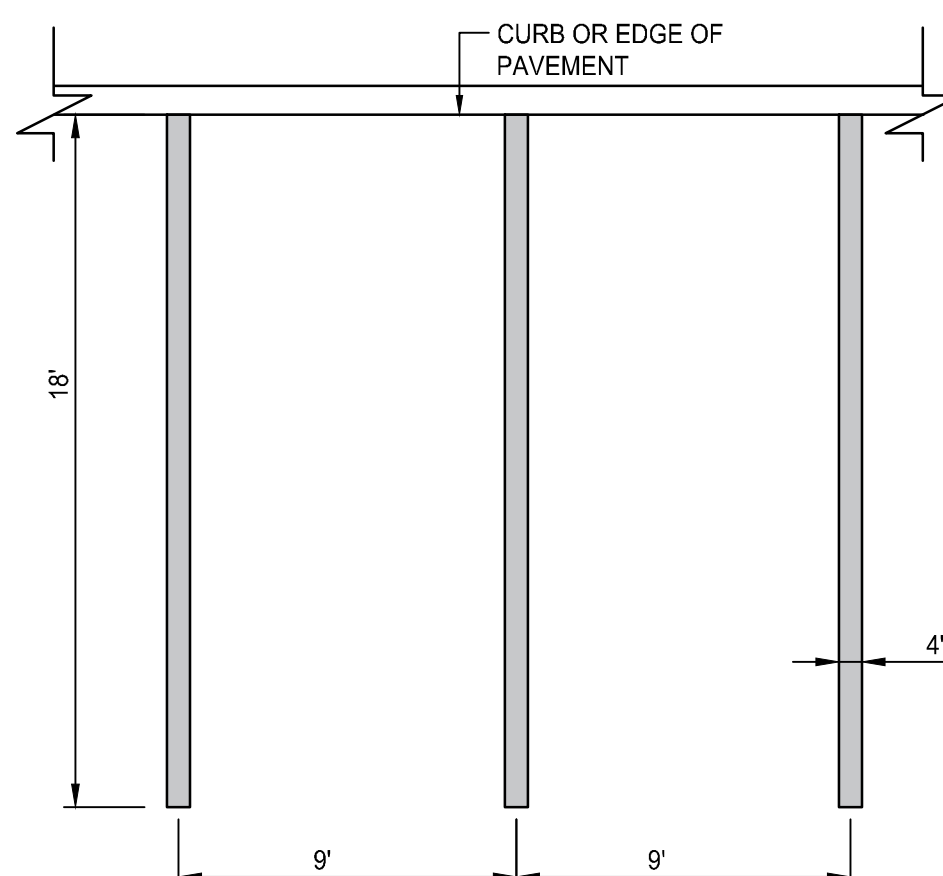
R.I. STANDARD  
7.2.4



NOTE:

ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.

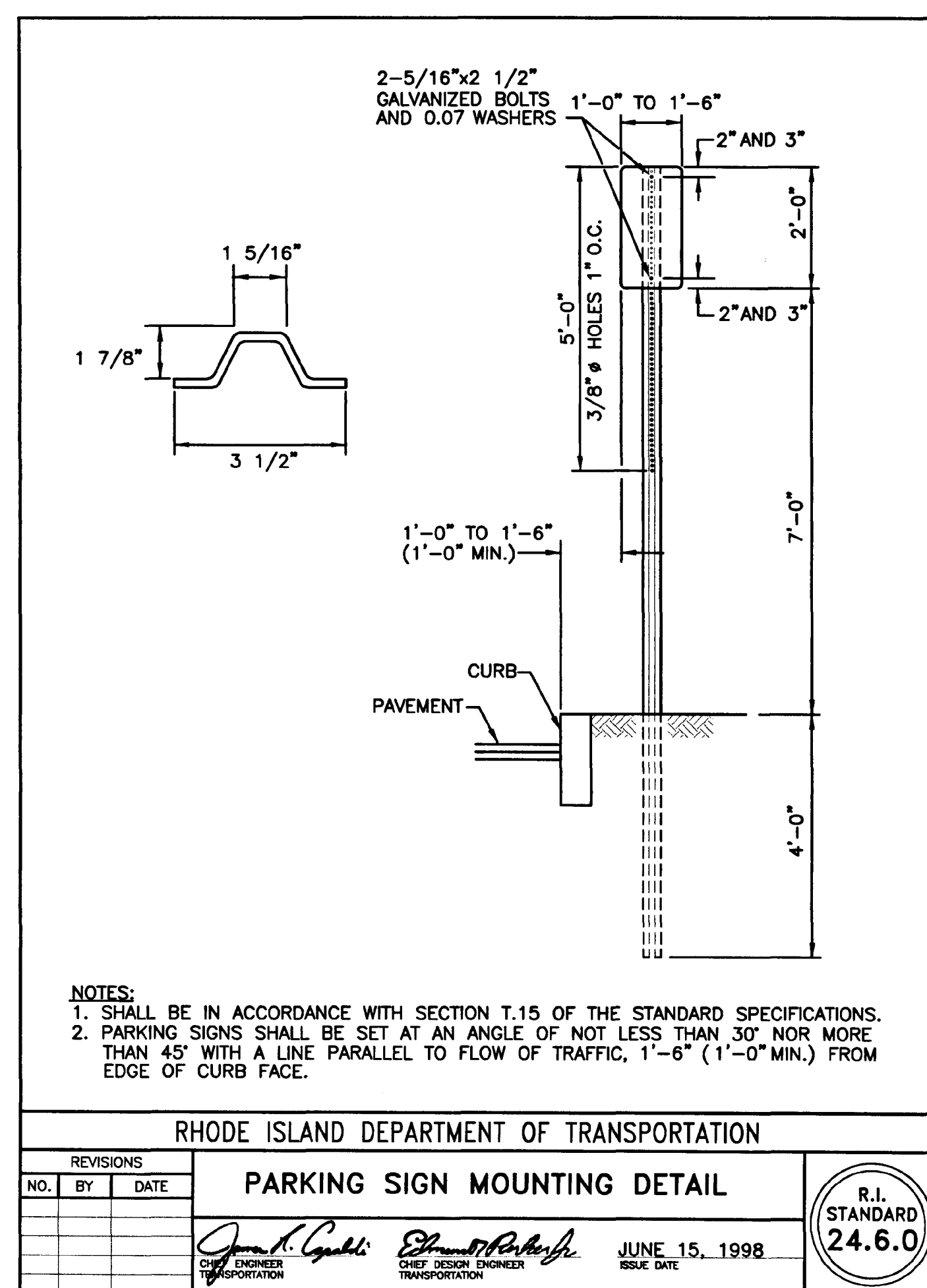
ACCESSIBLE PAVEMENT MARKING  
NOT TO SCALE



NOTES:

1. COORDINATE PAVEMENT MARKING COLORS WITH PLANS.
2. ALL PARKING PAVEMENT MARKINGS SHALL BE EPOXY RESIN, CONFORMING TO THE SPECIFICATIONS.

TYPICAL PARKING STALL  
NOT TO SCALE



NOTES:

1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
2. PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1'-0" MIN.) FROM EDGE OF CURB FACE.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

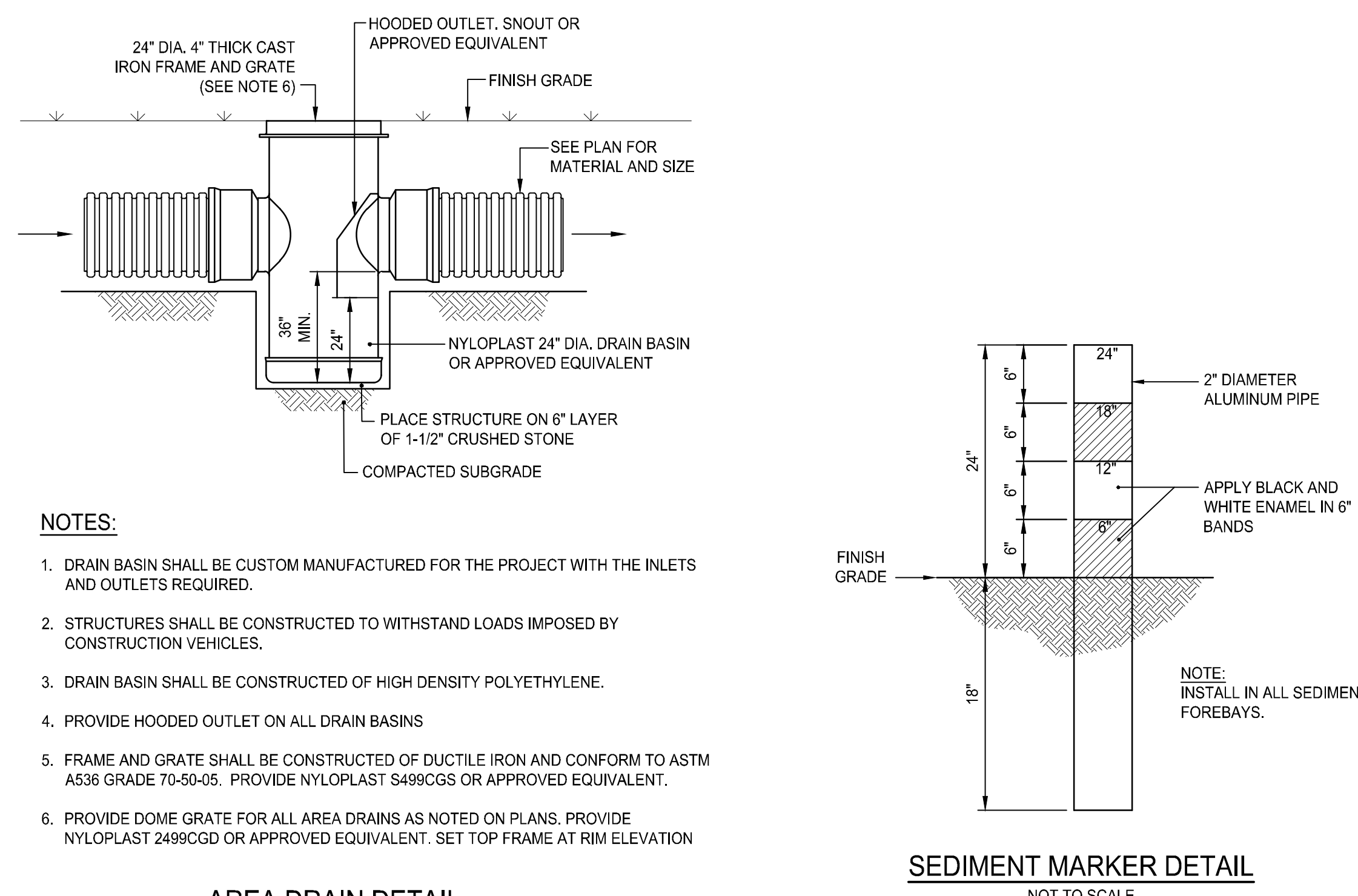
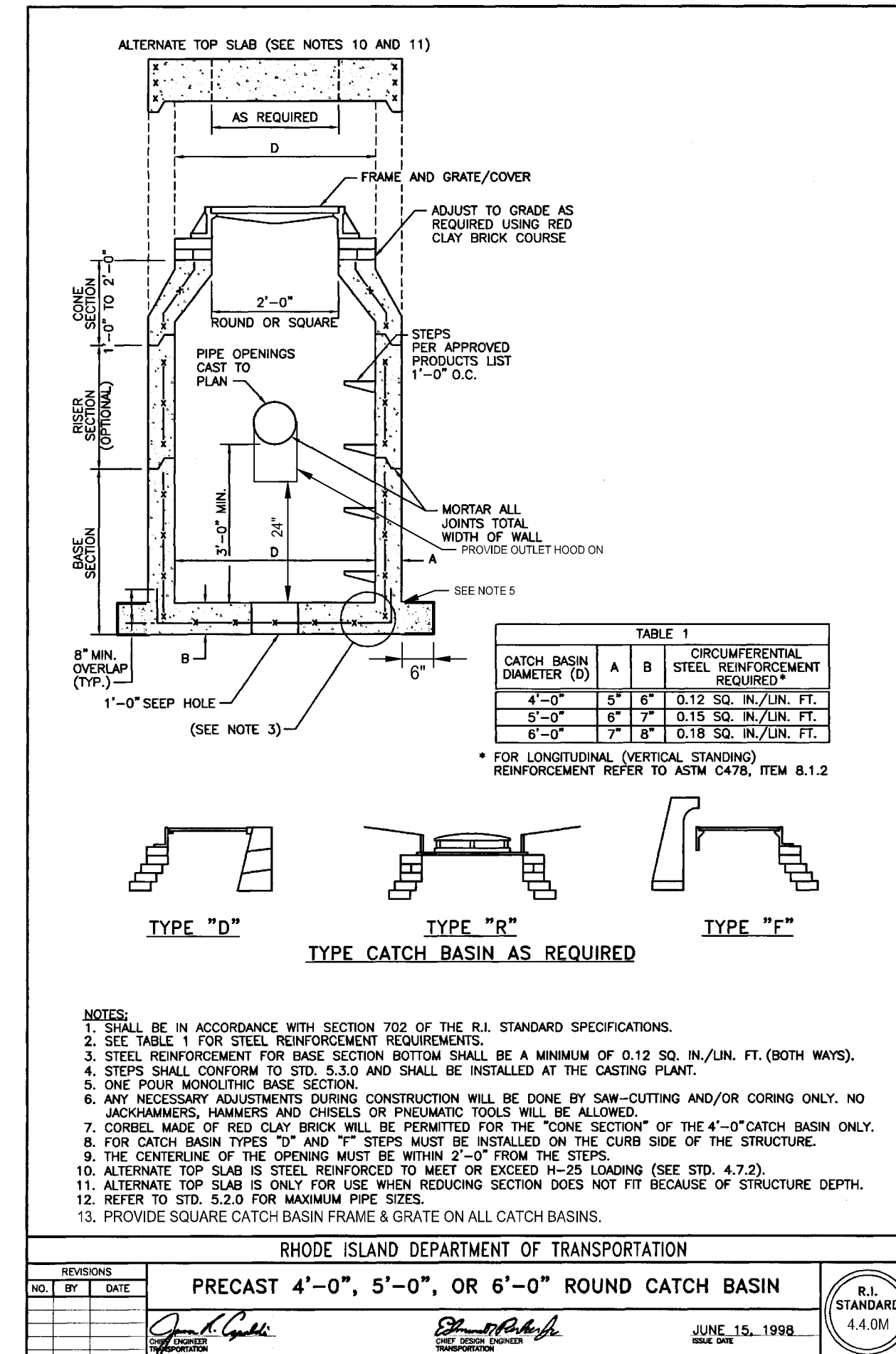
REVISIONS	NO.	BY	DATE
1	MLP	Mar 05	

PARKING SIGN MOUNTING DETAIL

June 15, 1998  
JAMES K. GARDNER  
CHIEF ENGINEER  
TRANSPORTATION

R.I. STANDARD  
24.6.0



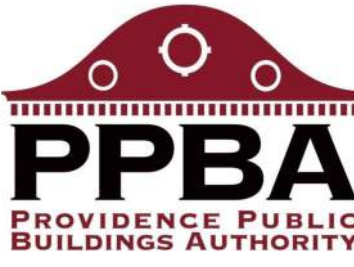


## C6.4



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200

2 Hampshire Street,  
Suite 100, First Floor  
Fosbury, Massachusetts  
p. (774) 215-0290

rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



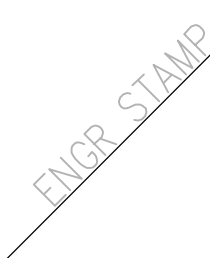
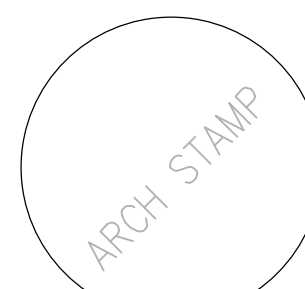
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

Drawn by:

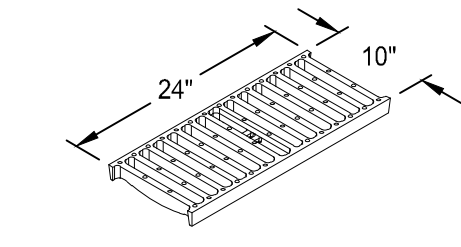
Proj. Mgr.:

Revisions

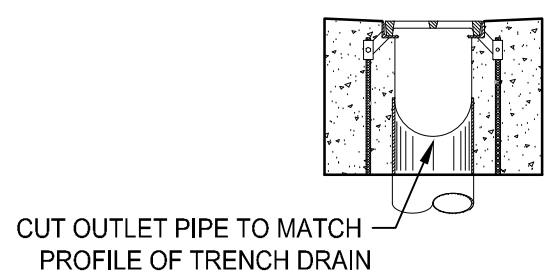
No. Date Description

DETAILS 5

C6.5

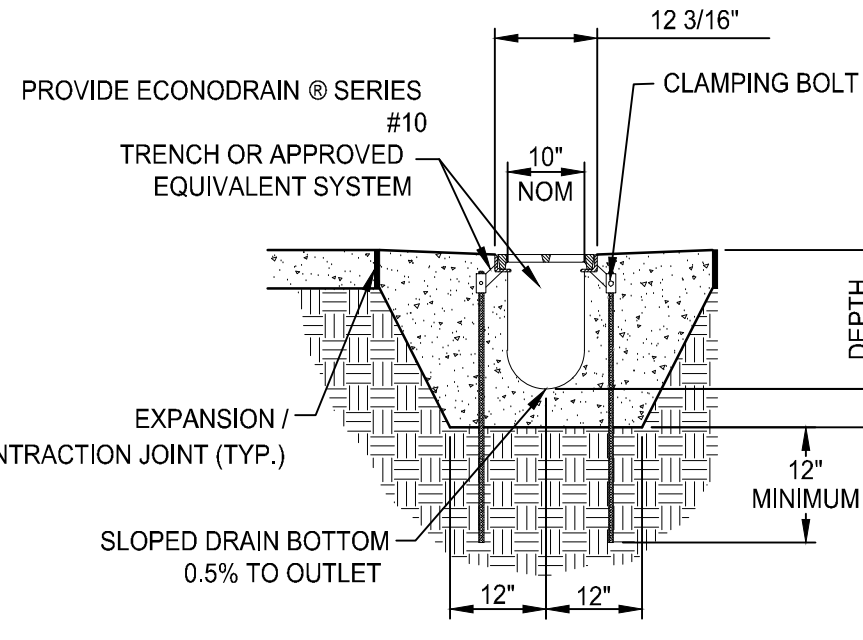


GRATE DETAIL



OUTLET FROM END OF TRENCH

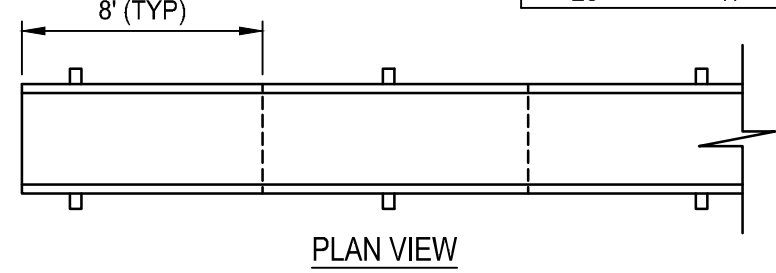
- CONSTRUCTION NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  2. SECURE OUTLET PIPE PRIOR TO CONCRETING OPERATIONS.
  3. TRENCH DRAIN AND GRATE SHALL BE RATED TO WITHSTAND H-20 LOADING CRITERIA.



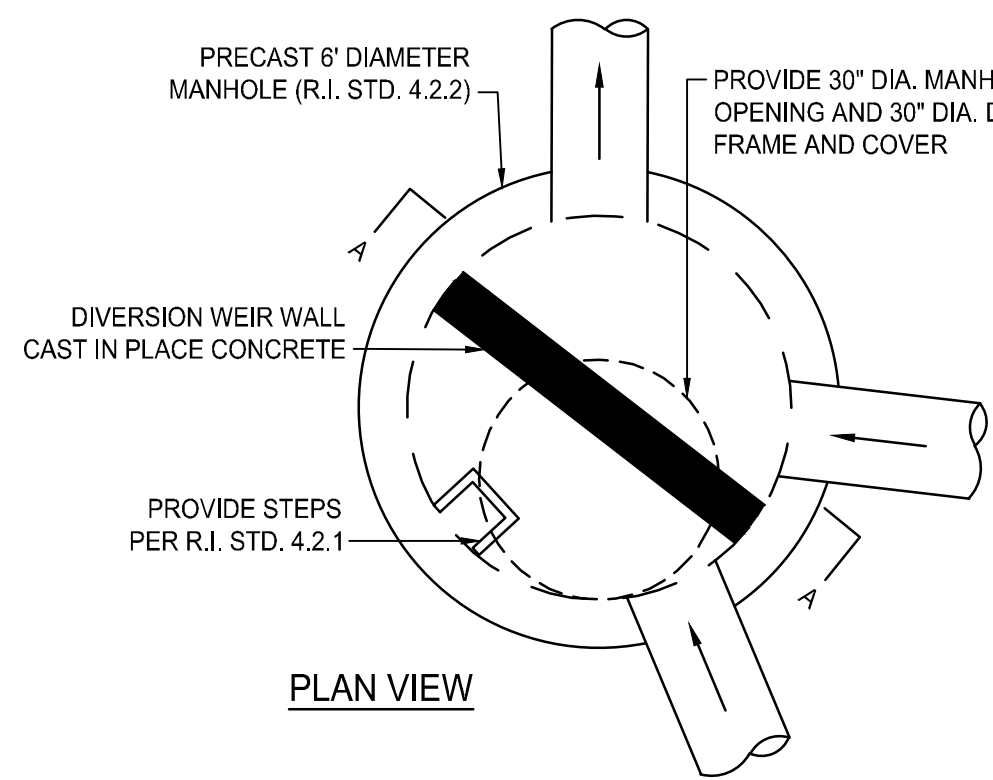
TRENCH DRAIN DETAIL

NOT TO SCALE

SHALLOW EPS FORMS			DEEP EPS FORMS		
EPS FORM	MIN	MAX	EPS FORM	MIN	MAX
20	13"	13 1/2"	24	15"	15 1/2"
21	13 1/2"	14"	25	15 1/2"	16"
22	14"	14 1/2"	26	16"	16 1/2"
23	14 1/2"	15"	27	16 1/2"	17"
			28	17"	17 1/2"



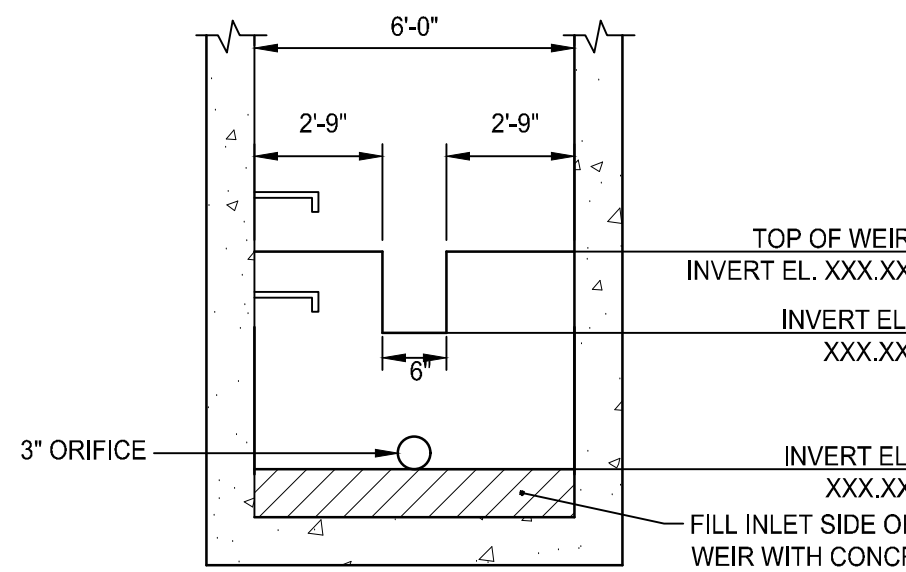
PLAN VIEW



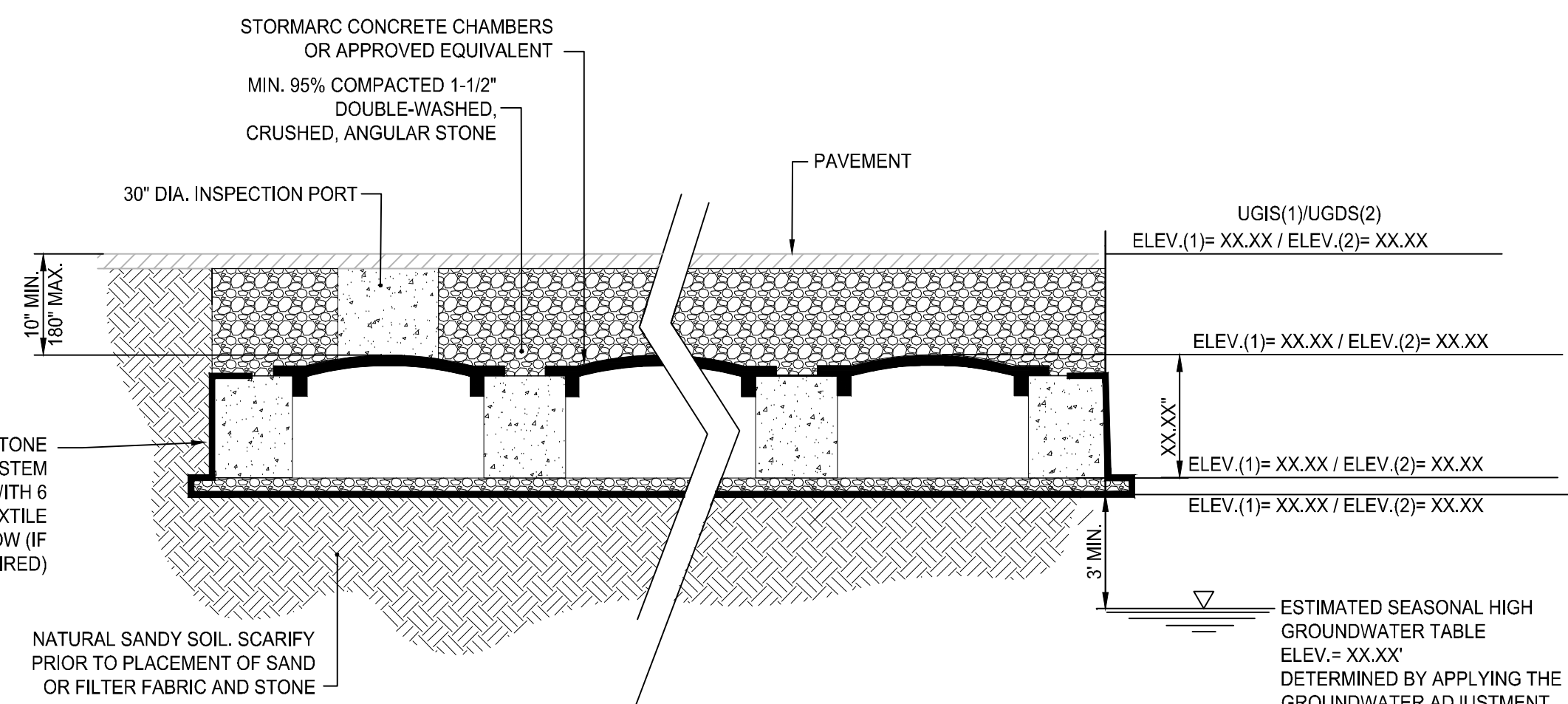
PLAN VIEW

OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE



SECTION A-A WEIR WALL ELEVATION

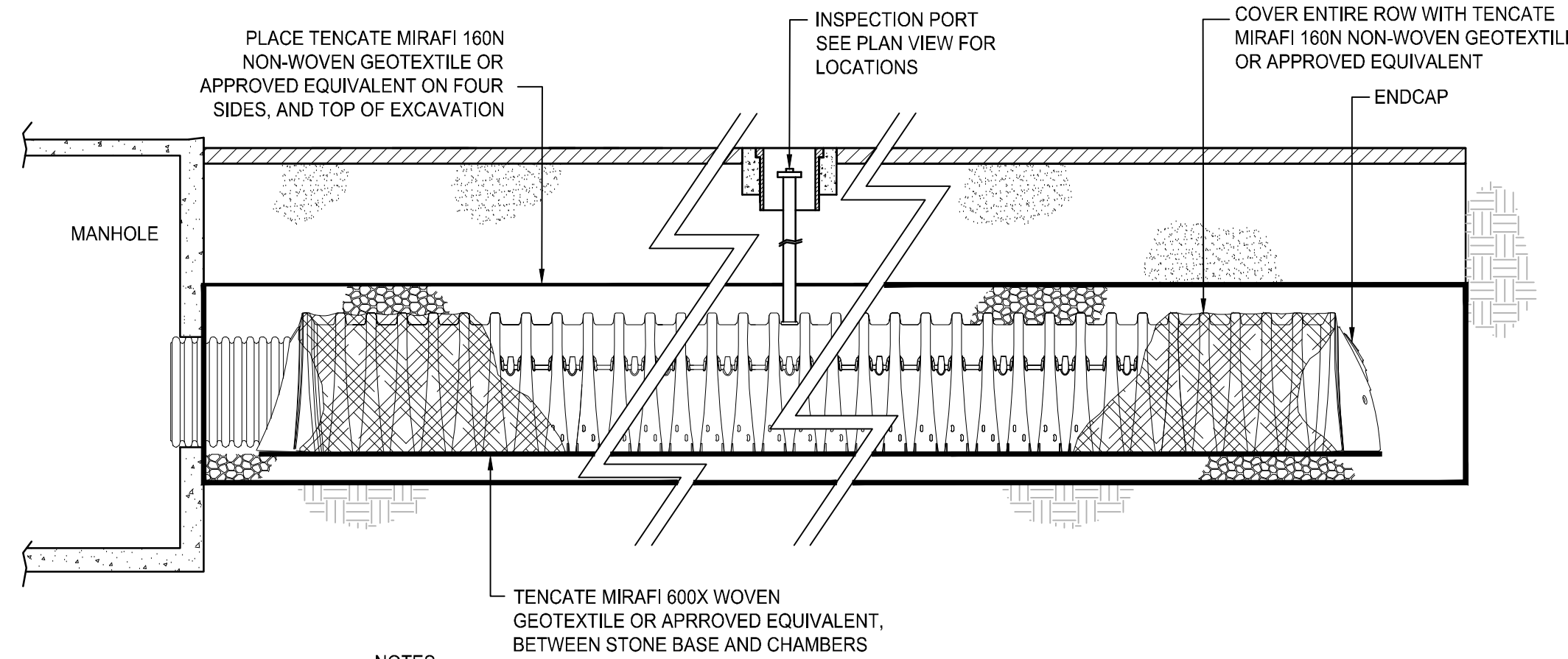


NOTES:

1. CONTRACTOR SHALL TAKE PRECAUTION NOT TO COMPACT SUBGRADE.
2. CONTRACTOR SHALL NOT PLACE OR OPERATE MACHINERY ON SUBGRADE.
3. CONTRACTOR SHALL NOTIFY ENGINEER (48 HRS MIN) PRIOR TO EXPOSING SUBGRADE TO SCHEDULE INSPECTION.
4. ONCE CONTRACTOR HAS SUBGRADE EXPOSED, THE ENGINEER SHALL BE CONTACTED FOR INSPECTION.
5. CONSTRUCTION OF THE SYSTEM SHALL NOT COMMENCE UNTIL ENGINEER INSPECTS SUBGRADE AND CRUSHED STONE AND GRANTS PERMISSION TO PROCEED.
6. CONTRACTOR SHALL INSTALL UNDERGROUND INFILTRATION SYSTEM PER MANUFACTURERS RECOMMENDATIONS.

UNDERGROUND INFILTRATION AND DETENTION  
SYSTEM DETAIL

NOT TO SCALE

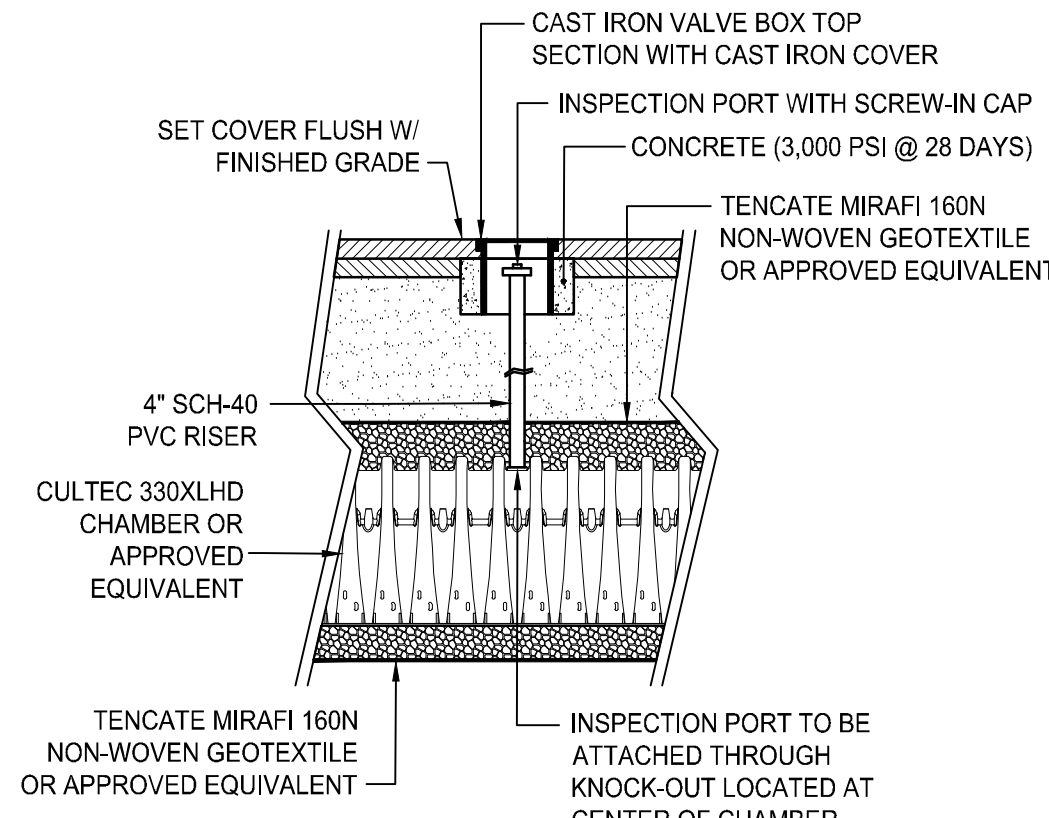


NOTES:

PRETREATMENT ROW CONSTRUCTION IS THE SAME AS OTHER ROWS WITH THE EXCEPTION OF THE WOVEN AND NON-WOVEN GEOTEXTILES BEING PLACED BENEATH AND AROUND THE ROW RESPECTIVELY.

PRETREATMENT ROW DETAIL

NOT TO SCALE



INSPECTION PORT DETAIL

NOT TO SCALE



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200  
  
2 Hampshire Street,  
Suite 100, First Floor  
Fosterboro, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.



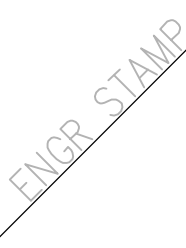
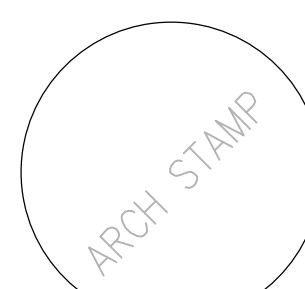
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

GENERAL NOTES

- CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION



Date: 01-17-2025

Drawn by:

Proj. Mgr.:

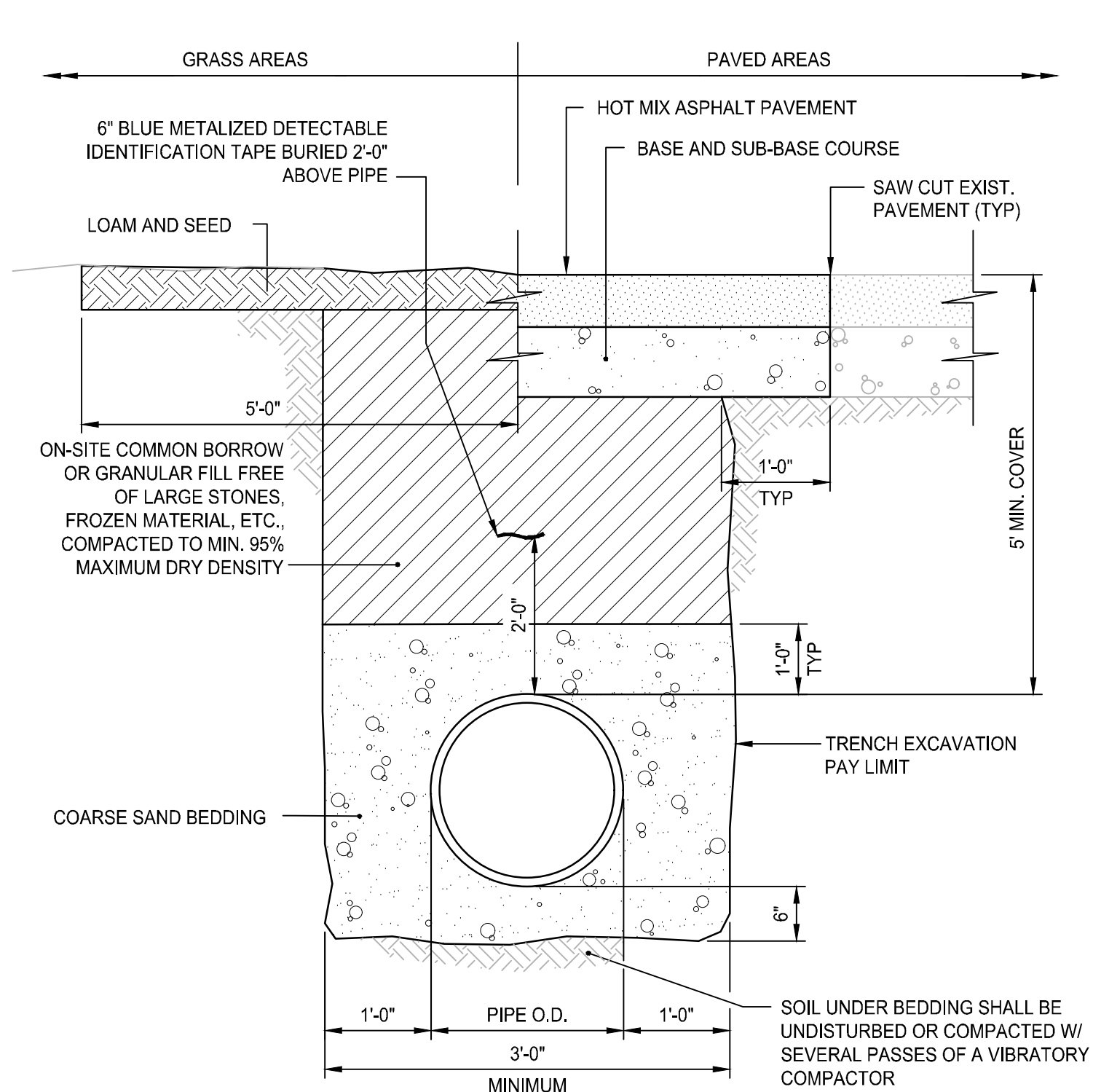
Revisions

No.	Date	Description
-----	------	-------------

No.	Date	Description

DETAILS 6

C6.6

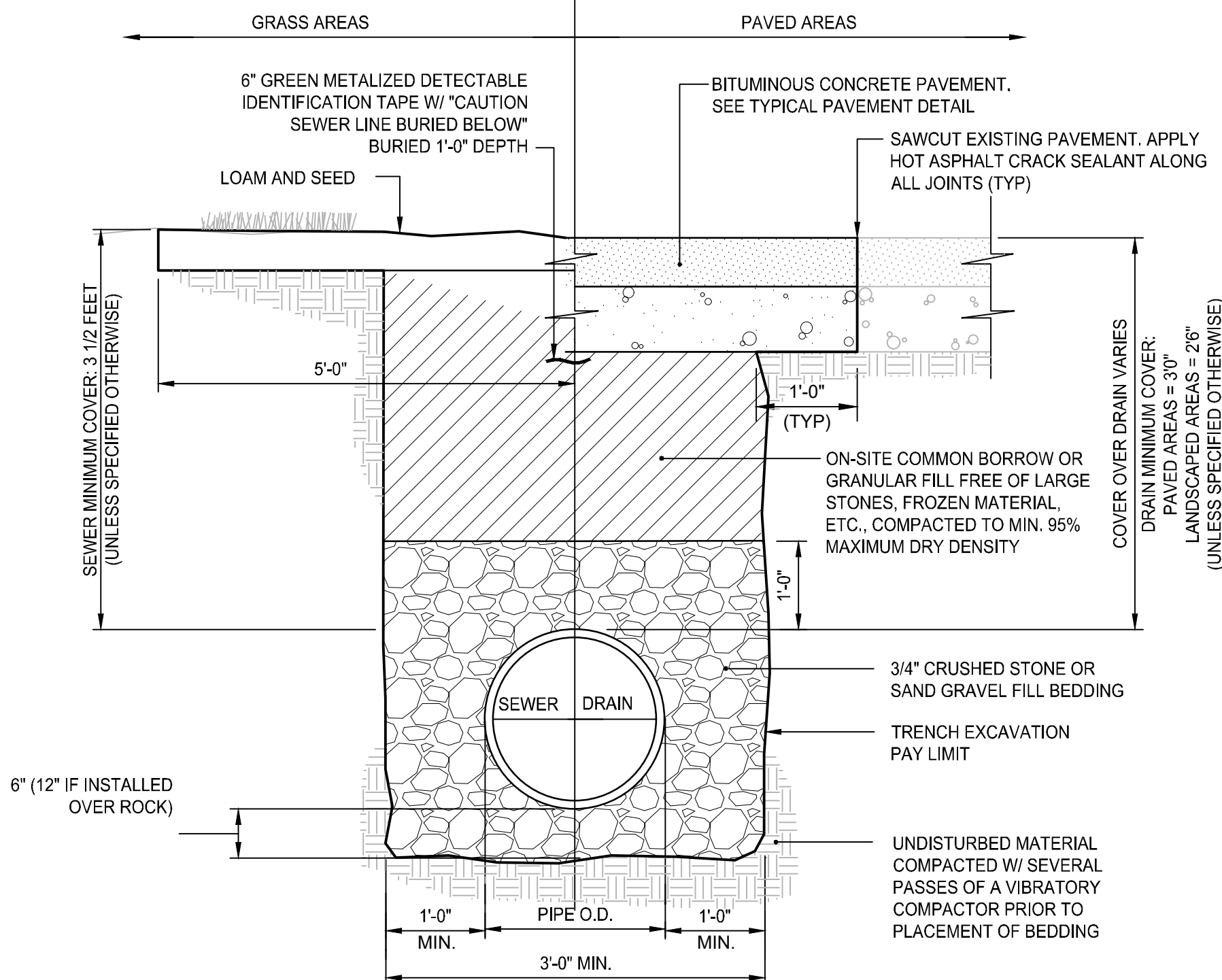


NOTES:

- WHERE THE DISTANCE BETWEEN THE SAWCUT AND EDGE OF PAVEMENT IS 3' OR LESS, THE CONTRACTOR SHALL REPLACE THE PAVEMENT FROM THE TRENCH EDGE TO THE EXISTING EDGE OF PAVEMENT.
- PIPE SHALL BE BEDDED IN 3/4" DIA. CRUSHED STONE IF WITHIN GROUNDWATER.

TYPICAL WATER MAIN TRENCH DETAIL

NOT TO SCALE

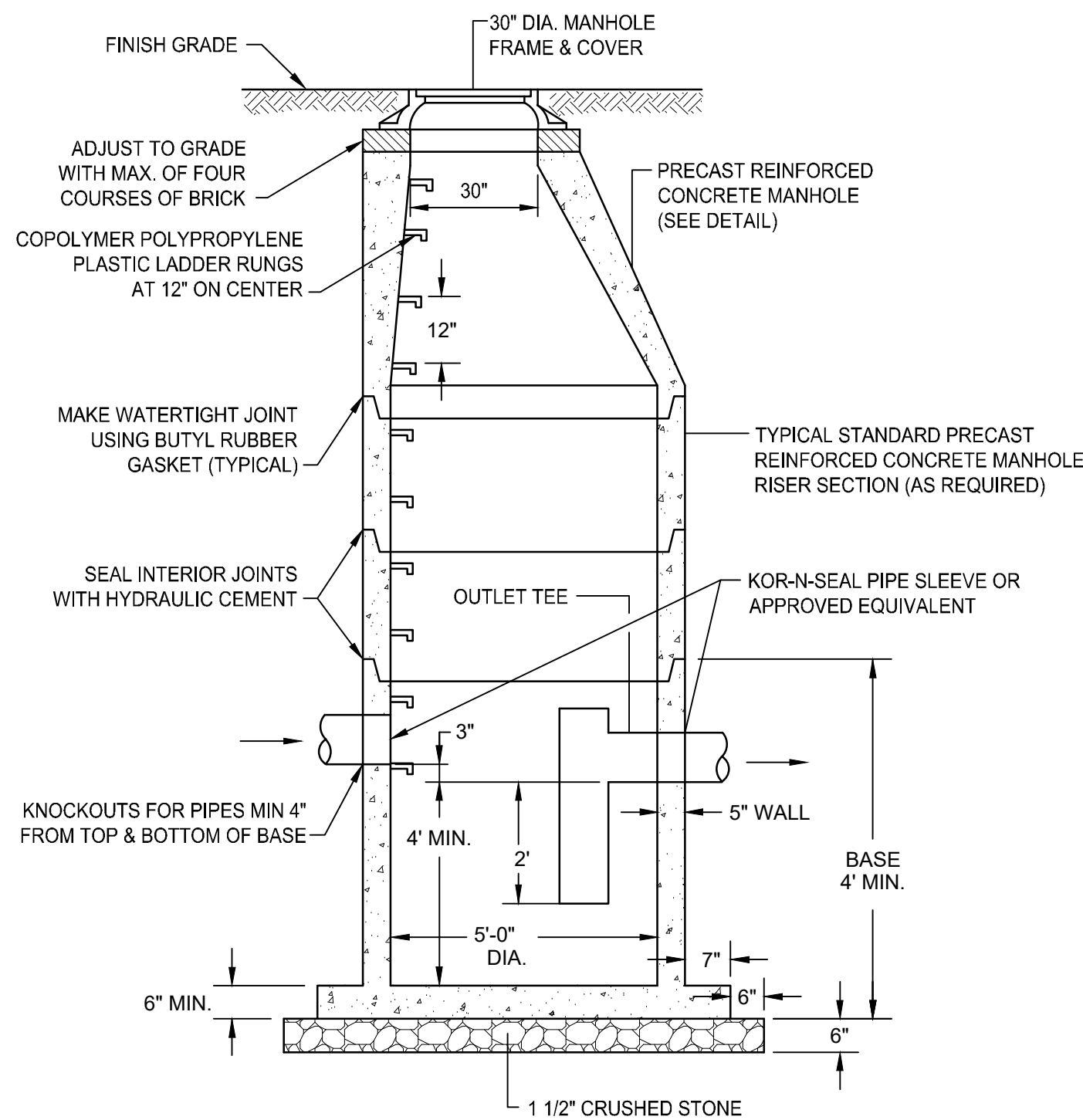


NOTES:

- WHERE THE DISTANCE BETWEEN THE SAWCUT AND EDGE OF PAVEMENT IS 3' OR LESS, THE CONTRACTOR SHALL REPLACE THE PAVEMENT FROM THE TRENCH EDGE TO THE EXISTING EDGE OF PAVEMENT.
- 3/4" DIA. CRUSHED STONE SHALL BE USED AS BEDDING WHERE TRENCH IS BELOW THE GROUND WATER TABLE.

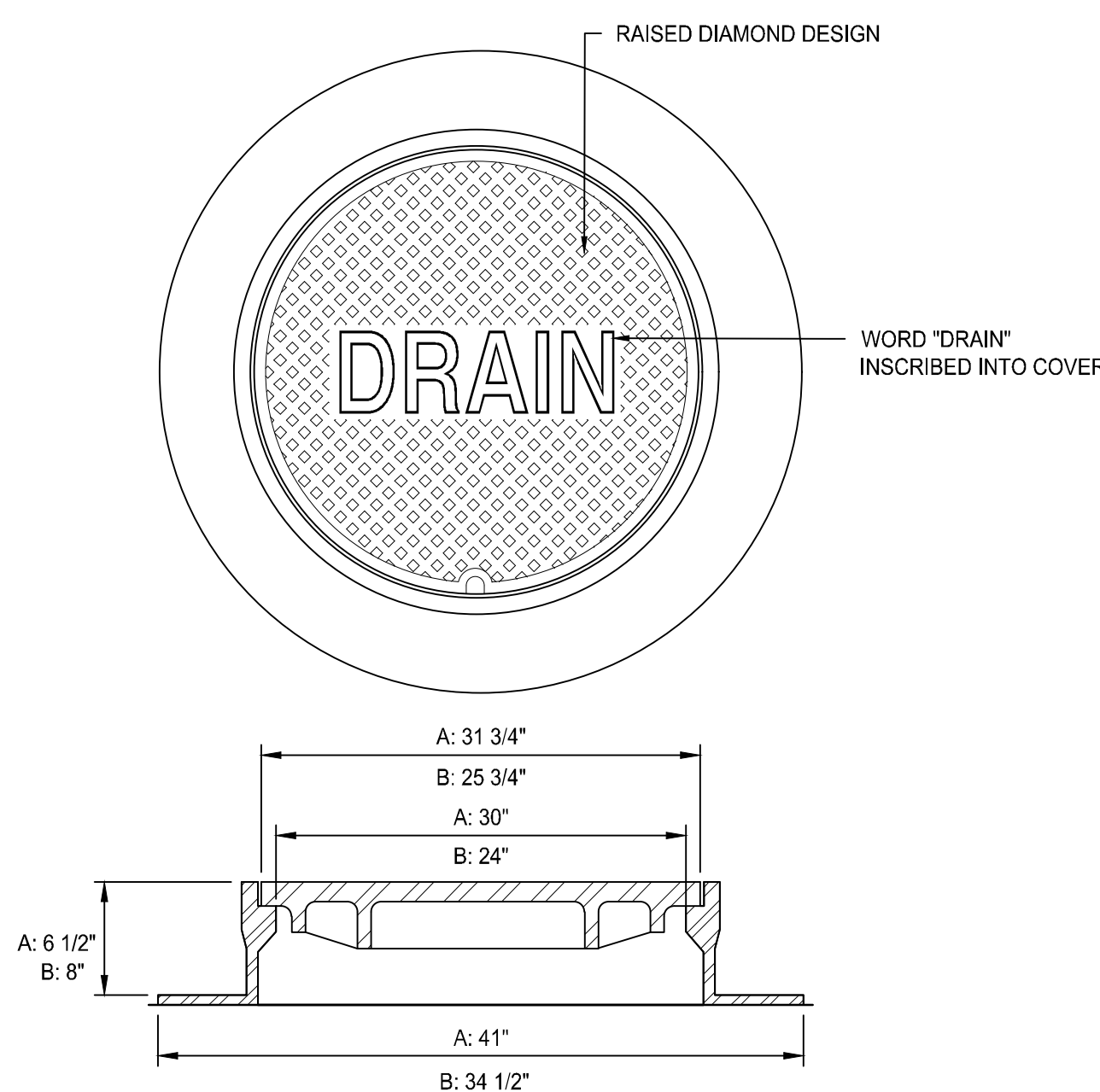
GRAVITY SEWER/DRAIN TRENCH DETAIL

NOT TO SCALE



PRECAST CONCRETE OIL WATER SEPARATOR (OWS)

NOT TO SCALE

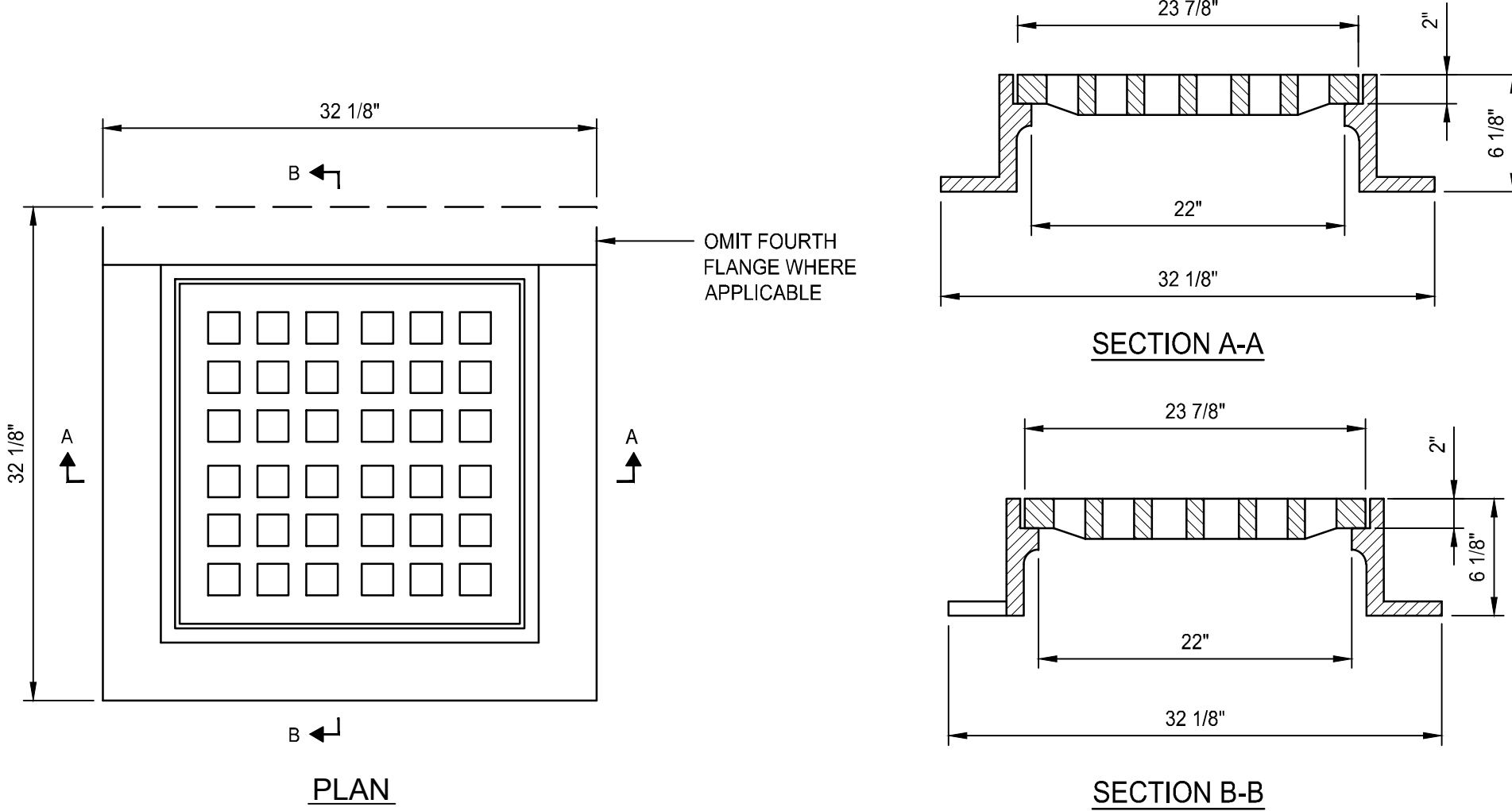


NOTES:

- ALL FRAMES AND COVERS SHALL MEET H-20 LOADING CRITERIA.
- PROVIDE:  
A: 30" DIA. DRAIN MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY, INC. MODEL #R-1557 OR APPROVED EQUIVALENT.  
B: 24" DIA. DRAIN MANHOLE FRAME AND COVER SHALL BE NEENAH FOUNDRY, INC. MODEL #R-1556 OR APPROVED EQUIVALENT.
- ALL DRAIN MANHOLES SHALL HAVE 24" DIA. DRAIN MANHOLE COVER UNLESS NOTED OTHERWISE.

DRAIN MANHOLE FRAME & COVER

NOT TO SCALE



NOTES:

- NEENAH FOUNDRY R-3405-A OR APPROVED EQUIVALENT.
- FRAME AND GRATE SHALL MEET H-20 LOADING CRITERIA.

SQUARE CATCH BASIN FRAME & GRATE

NOT TO SCALE

GENERAL NOTES:

- REINFORCING STEEL CONFORMS TO LATEST A.S.T.M. A 185 SPEC. 0.12 SQ. IN. LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM
- CONC. MINIMUM COMPRESSIVE STRENGTH = 4000 PSI TYPE II CEMENT.
- MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST A.S.T.M. C 478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
- PROVIDE ONE POUR 6" THICK REINFORCED MONOLITHIC BASE SECTION.
- MANHOLE SHALL MEET H-20 LOADING CRITERIA.
- ALL LIFTING HOLES TO BE PLUGGED IN AND OUT WITH HYDRAULIC CEMENT
- MANHOLES SHALL HAVE 6" THICK WALLS.



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St,  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 531-9200  
  
2 Hampshire Street,  
Suite 106, First Floor  
Fosbury, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

Diane C. Soule & Associates, ASLA

Landscape Architecture

422 Farmum Pike  
Smithfield, Rhode Island 02917  
www.dianesouleandassociates.com

401.231.0738  
email: diane@dcas.com

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION

Date:

Drawn by: Proj. Mgr.:

Revisions

No. Date Description

LANDSCAPE PLAN 1

L1.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
--------	------	-------------------------	------	-----------	-----	--------	---------

DECIDUOUS TREES

ARA	Acer rubrum 'Autumn Flame' / Autumn Flame Maple	2.5' Cal.	B&B	5			
ARRS	Acer rubrum 'Red Sunset' / 'Red Sunset' Maple	2.5' Cal.	B&B	4		6' 8" STD.	
GB	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2.5' Cal.	B&B	8			Male trees only
GSM	Gleditsia triacanthos 'Shademaster' TM / Shademaster Locust	2.5' Cal.	B&B	9			
TAR	Tilia americana 'Nova' / Nova American Linden	2.5' Cal.	B&B	9			

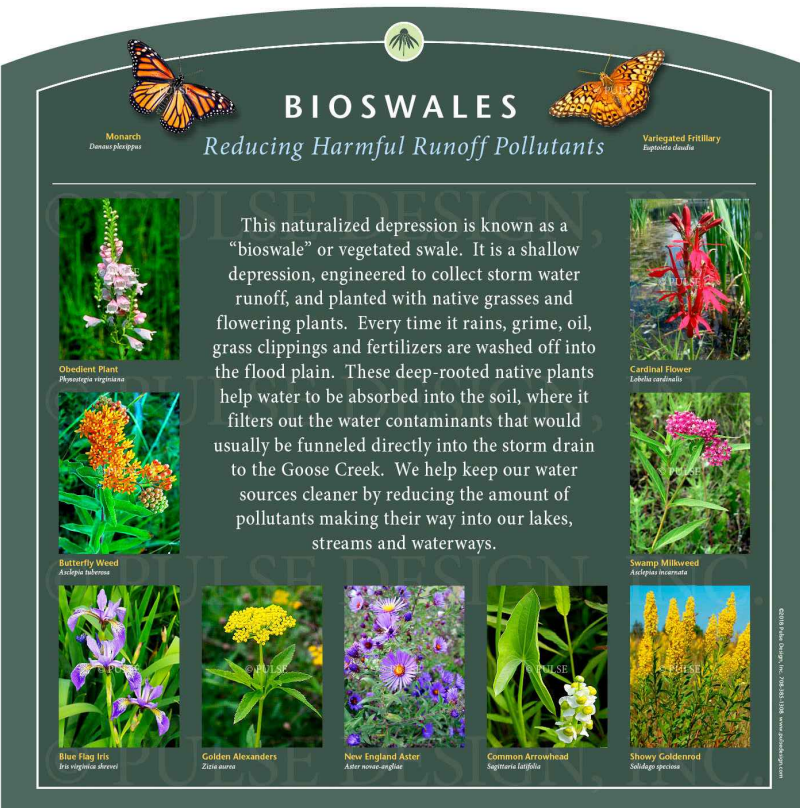
SHRUBS

HMPE	Hydrangea macrophylla 'Pink Elf' / Pink Elf Hydrangea	5 gal	CONT.	13			
IN2	Ilex glabra 'Nordic' / Nordic Inkberry	3 gal	CONT.	13			
IGS	Ilex glabra 'Shamrock' / Inkberry	5 gal	B&B	12			Mature Height: 3' - 4'
JSS	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	CONT.	11			
LA2	Leucothoe axillaris / Coastal Leucothoe	3 gal	CONT.	14			
TMD3	Taxus x media 'Densiformis' / Dense Yew	3 gal	CONT.	13			

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
--------	------	-------------------------	------	-----------	---------	-----	--------	---------

GROUND COVERS

JN	Juniperus procumbens 'Nana' / Dwarf Japanese Garden Juniper	1 gal@	CONT.	48" o.c.	33			
----	---	--------	-------	----------	----	--	--	--



INTERPRETIVE SIGN EXAMPLE



SUPPORT FOR SIGN

PROVIDENCE LANDSCAPE PLANNING DATA

ARTICLE 15 ZONING ORDINANCE, Trees and Landscaping

ZONING CRITERIA	REQUIRED	PROPOSED	ARTICLE 15
SIZE OF SHADE TREES AT PLANTING	2" CALIPER	2 1/2" CALIPER	1502.C.1
SIZE OF EVERGREEN TREES AT PLANTING	6 FEET HIGH	6 FEET HIGH	1502.C.2
SIZE OF ORNAMENTAL TREES AT PLANTING	2 INCH CALIPER	2 INCH CALIPER	1502.C.4
SIZE OF LARGE SHRUBS AT PLANTING	3 FEET HIGH	3 FEET HIGH	1502.C.4
SIZE OF SMALL SHRUBS AT PLANTING	18 INCHES HIGH	18 INCHES HIGH	1502.C.4
REQUIRED TREE CANOPY	15% OF TOTAL LOT FOR M-2 AND W-3 ZONES CALCULATIONS: Total Lot square feet=23,333.07 square feet X 15% = 34,966 square feet minimum shading required or 35 trees required	35,000 SQUARE FEET PROVIDED (1 EXISTING TREE COUNTED) CALCULATIONS: 35 large trees (1,000sf)=35,000 square feet	1503.C.1
PARKING LOT PERIMETER LANDSCAPE STRIP AT PUBLIC RIGHT-OF-WAY	PERIMETER LANDSCAPE STRIP SHALL BE MINIMUM 5 FEET WIDE AND HAVE 1 SHADE TREE EVERY 25 FEET SPACED LINEARLY. THE LANDSCAPE STRIP SHALL BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH LARGE SHRUBS.	N/A NO PARKING LOT ABUTS A PUBLIC RIGHT-OF-WAY (PARKING LOT ALONG ALEVIS AVENUE IS 60 FT WIDE AND ISN'T CONSIDERED AS ABUTTING A PUBLIC RIGHT-OF-WAY)	1504.A-C
INTERIOR PARKING LOT LANDSCAPING	PARKING LOTS OVER 20,000 GROSS SQUARE FEET: 1 ISLAND EVERY 10 SPACES 1 SHADE TREE/ISLAND  TOTAL LANDSCAPE AREA OF PARKING LOT SHALL BE 1,050 SF TOTAL PARKING LOT AREA CALCULATIONS: TOTAL PARKING AREA= 23,338 SF OR 23,333 SF REQUIRED	7 ISLANDS WITH 1 SHADE TREE/ISLAND (2 PER DOUBLE ROWS)  1,200 SF	1505.A-E
SCREENING OF PARKING LOTS FROM RESIDENTIAL DISTRICTS	4 FOOT SCREEN REQUIRED BETWEEN RESIDENTIAL LOT AND PARKING	N/A	1506

GENERAL NOTE: PAVED AREA TO THE RIGHT OF THE EXISTING BUILDING IS STORAGE AND PARKING FOR COMPANY VEHICLES ONLY. THIS AREA DOES NOT INCLUDE PARKING CALCULATIONS.



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

420 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200  
2 Hampshire Street,  
Suite 106, First Floor  
Fosterbury, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND  
SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.  
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART,  
FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER  
PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT  
WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY  
INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY  
HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK.  
CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF  
MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED.  
THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED  
FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY,  
IN ANY WAY, AFFECT THE WORK OR CONTRACTORS  
PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR  
CONSTRUCTION SAFETY.

TRANSPARENCY CALCULATIONS

North Elevation -

12,023 SF; 1,718 SF Glass

South Elevation -

11,267 SF; 362 SF Glass

East Elevation -

4,975 SF; 0 SF Glass

West Elevation

4,958 SF; 572 SF Glass

33,223 SF Total; 2,652 SF Glass total

7.98% Transparent

BUILDING HEIGHT

General Building Height Along Ernest -

47'-0"

Maximum Height @ Stair to Roof -

55'-4"

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION

NOT FOR  
CONSTRUCTION

Date: 01-11-2025

Drawn by: JMB

Proj. Mgr.: BES

Revisions

No. Date Description

BUILDING ELEVATIONS  
COLORED

A3.00

2390 - A3.00

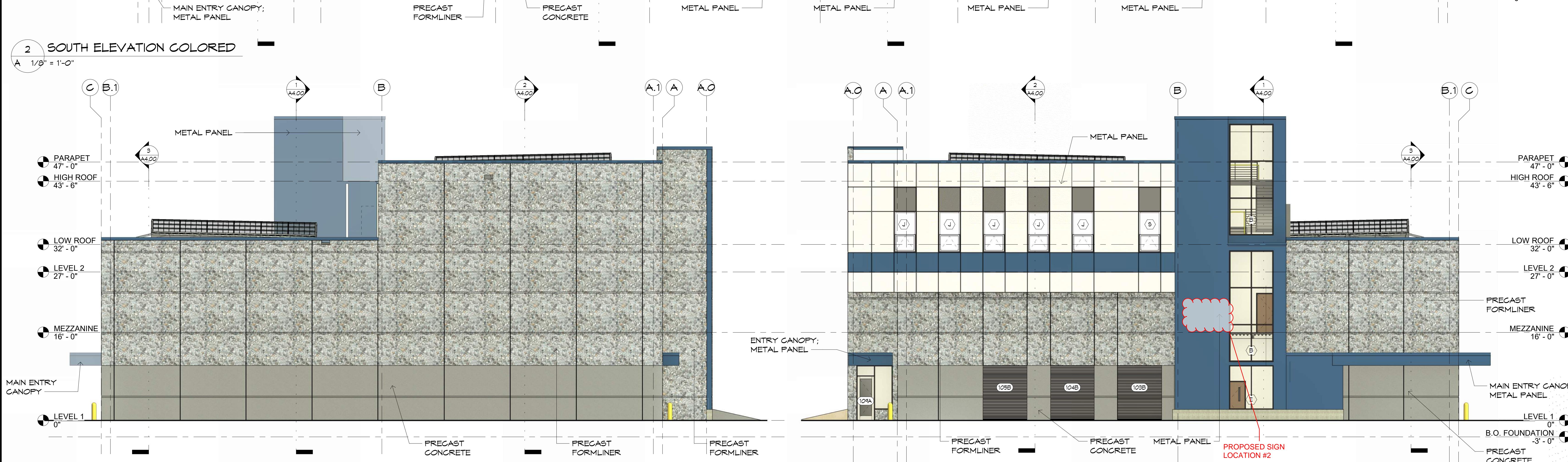
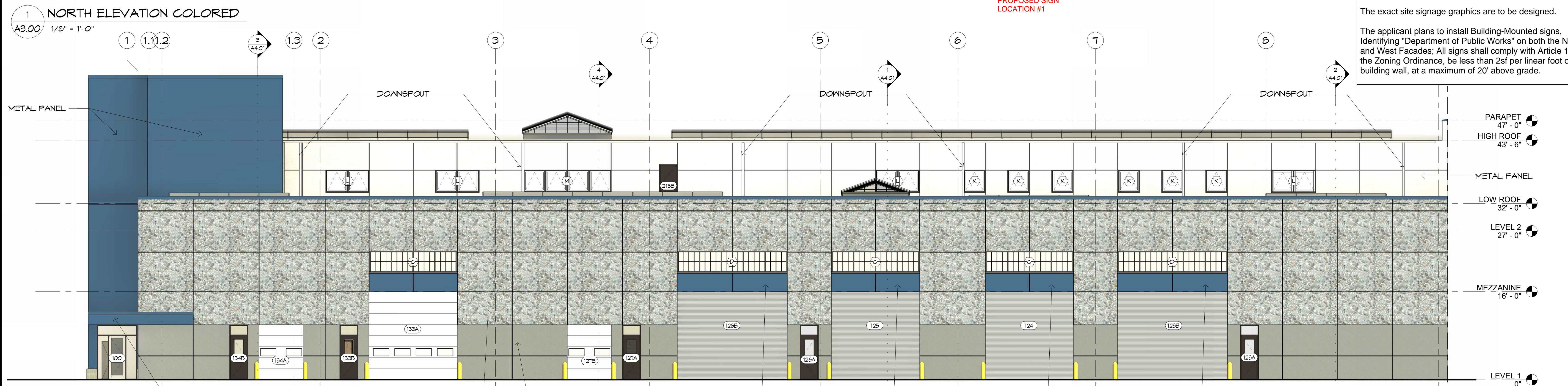
42 of 191



SITE SIGNAGE:

The exact site signage graphics are to be designed.

The applicant plans to install Building-Mounted signs,  
Identifying "Department of Public Works" on both the North  
and West Facades; All signs shall comply with Article 16 of  
the Zoning Ordinance, be less than 2sf per linear foot of  
building wall, at a maximum of 20' above grade.





CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

420 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9207  
2 Hampshire Street,  
Suite 106, First Floor  
Providence, Rhode Island  
p. (401) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

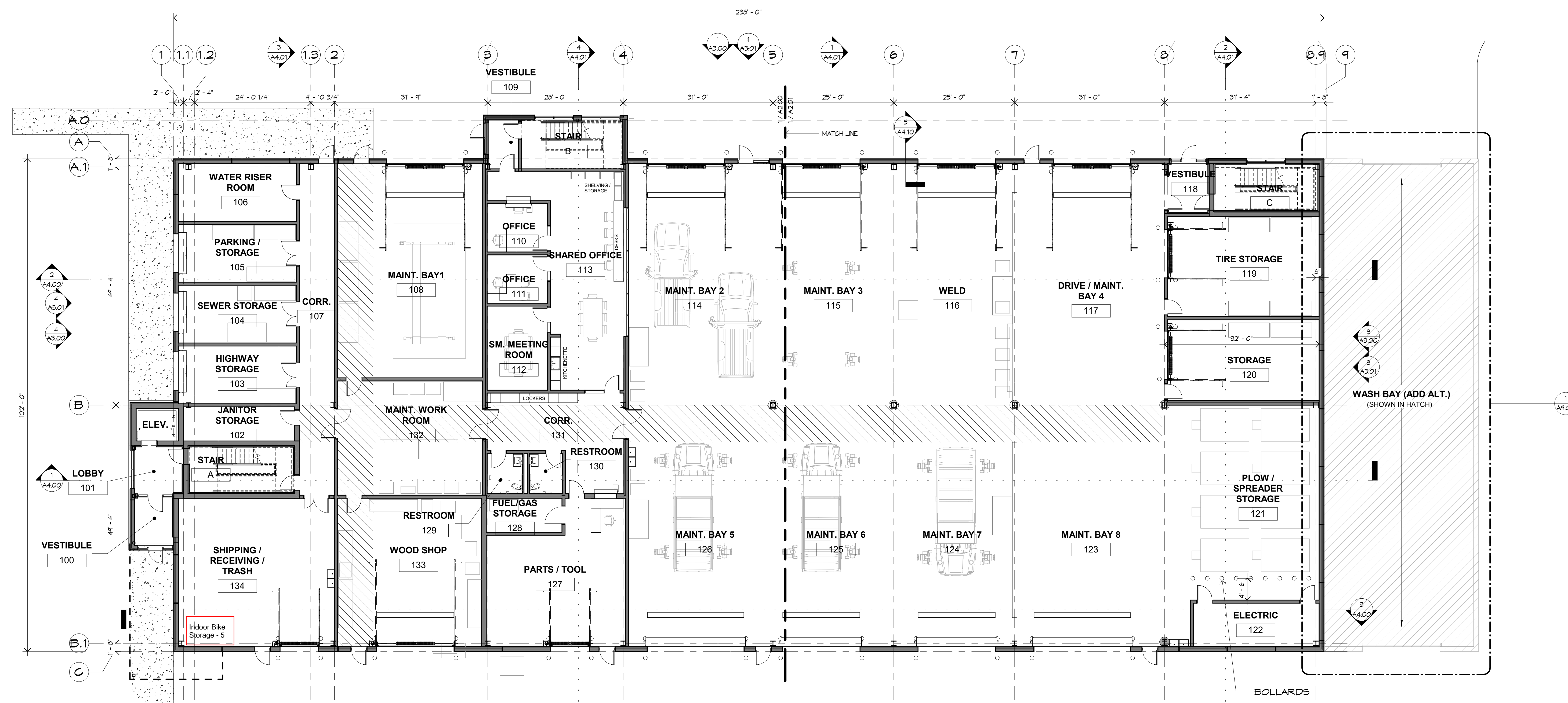
MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION  
  
NOT FOR  
CONSTRUCTION

Date: 01-11-2025		
Drawn by: JMB		Proj. Mgr.: BES
Revisions		
No.	Date	Description

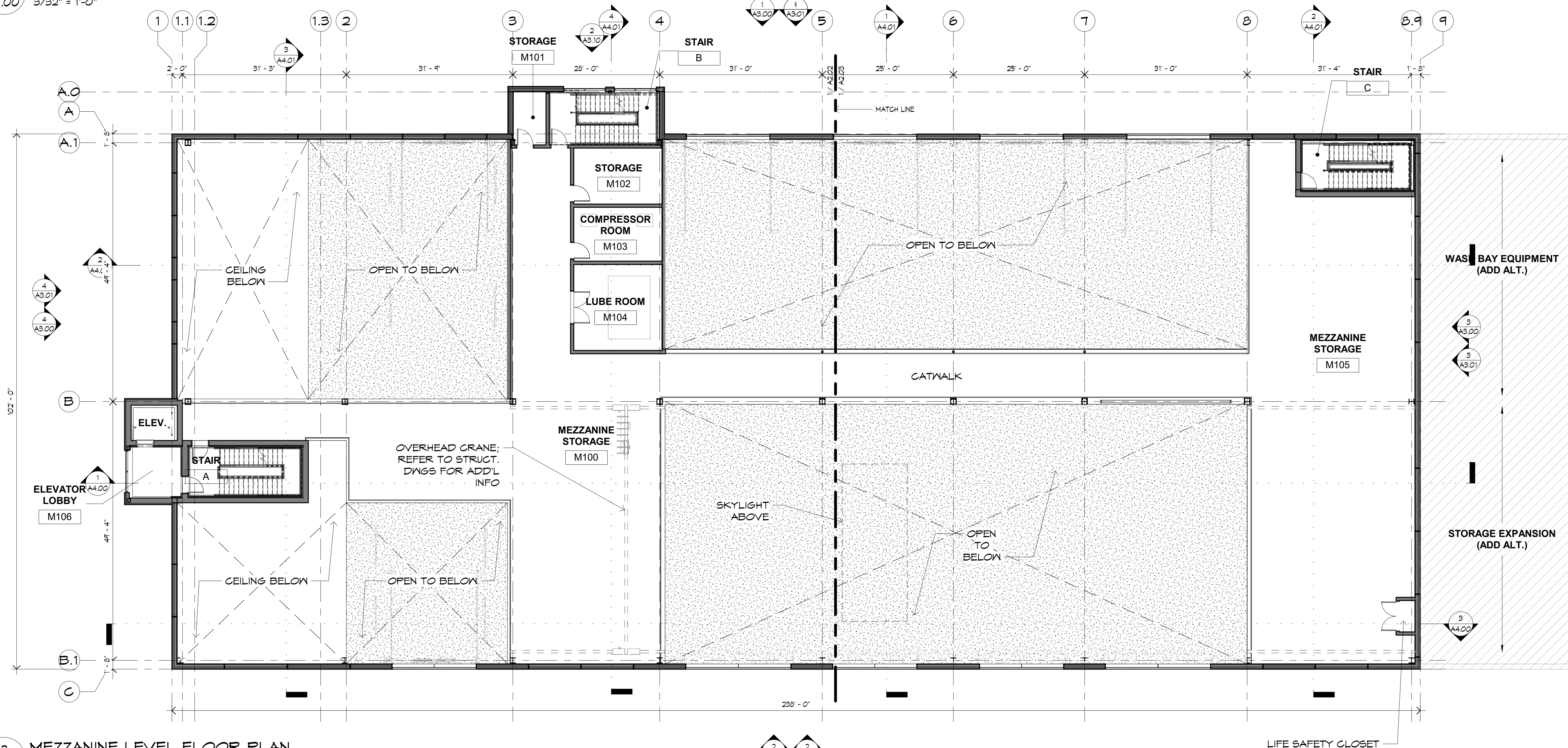
OVERALL FLOOR PLANS

A1.00

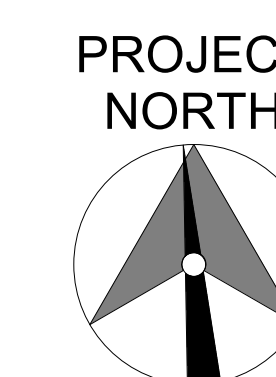
2390 - A1.00 30 OF 191



1 FIRST LEVEL FLOOR PLAN  
A1.00 3/32" = 1'-0"



2 MEZZANINE LEVEL FLOOR PLAN  
A1.00 3/32" = 1'-0"





CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

420 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9207  
  
2 Hampshire Street,  
Suite 106, First Floor  
Providence, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND  
SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE,  
ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT.  
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART,  
FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER  
PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT  
WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY  
INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY  
HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK.  
CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF  
MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED.  
THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED  
FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY,  
IN ANY WAY, AFFECT THE WORK OR CONTRACTORS  
PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR  
CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION  
  
NOT FOR  
CONSTRUCTION

Date: 01-11-2025

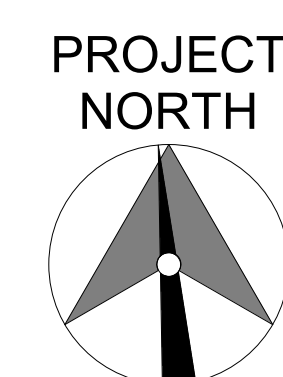
Drawn by: JMB Proj. Mgr.: BES

Revisions

No. Date Description

No.	Date	Description

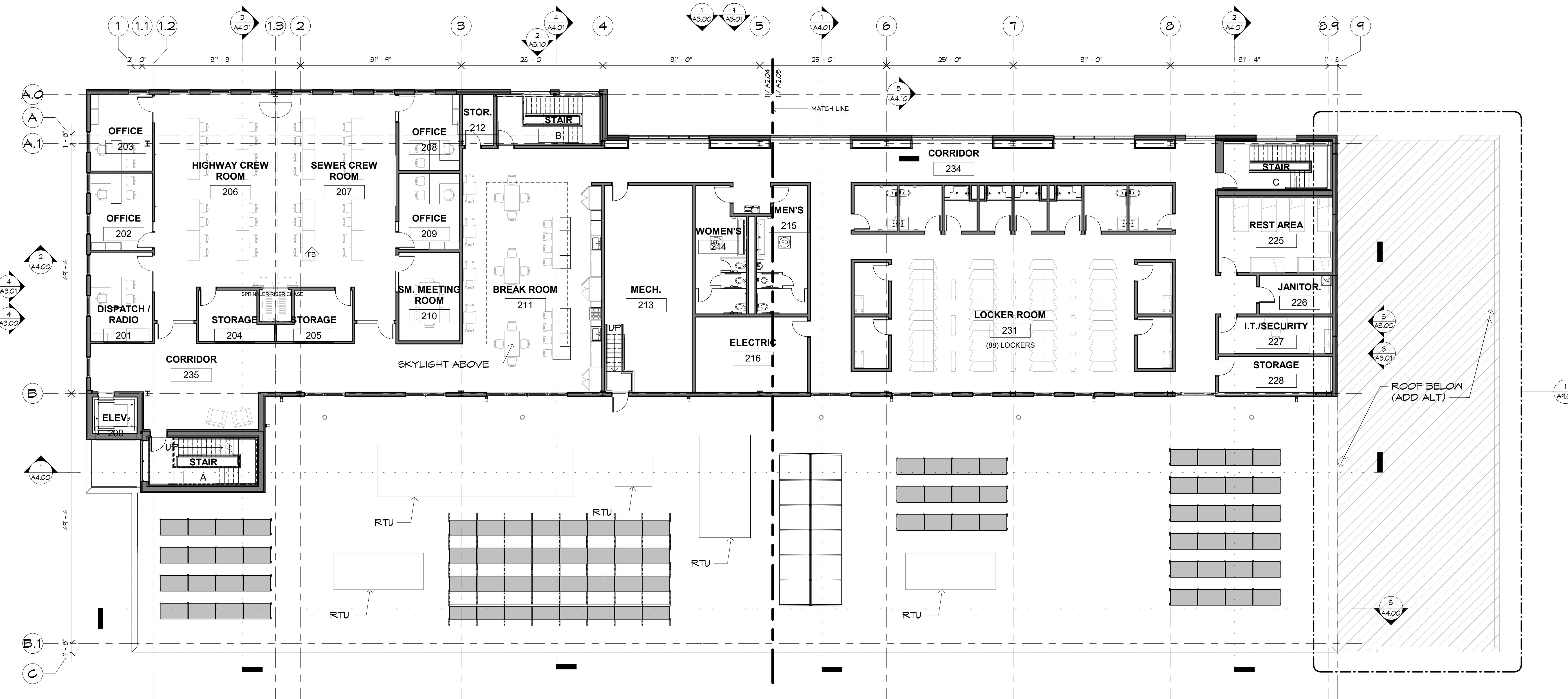
OVERALL FLOOR PLANS



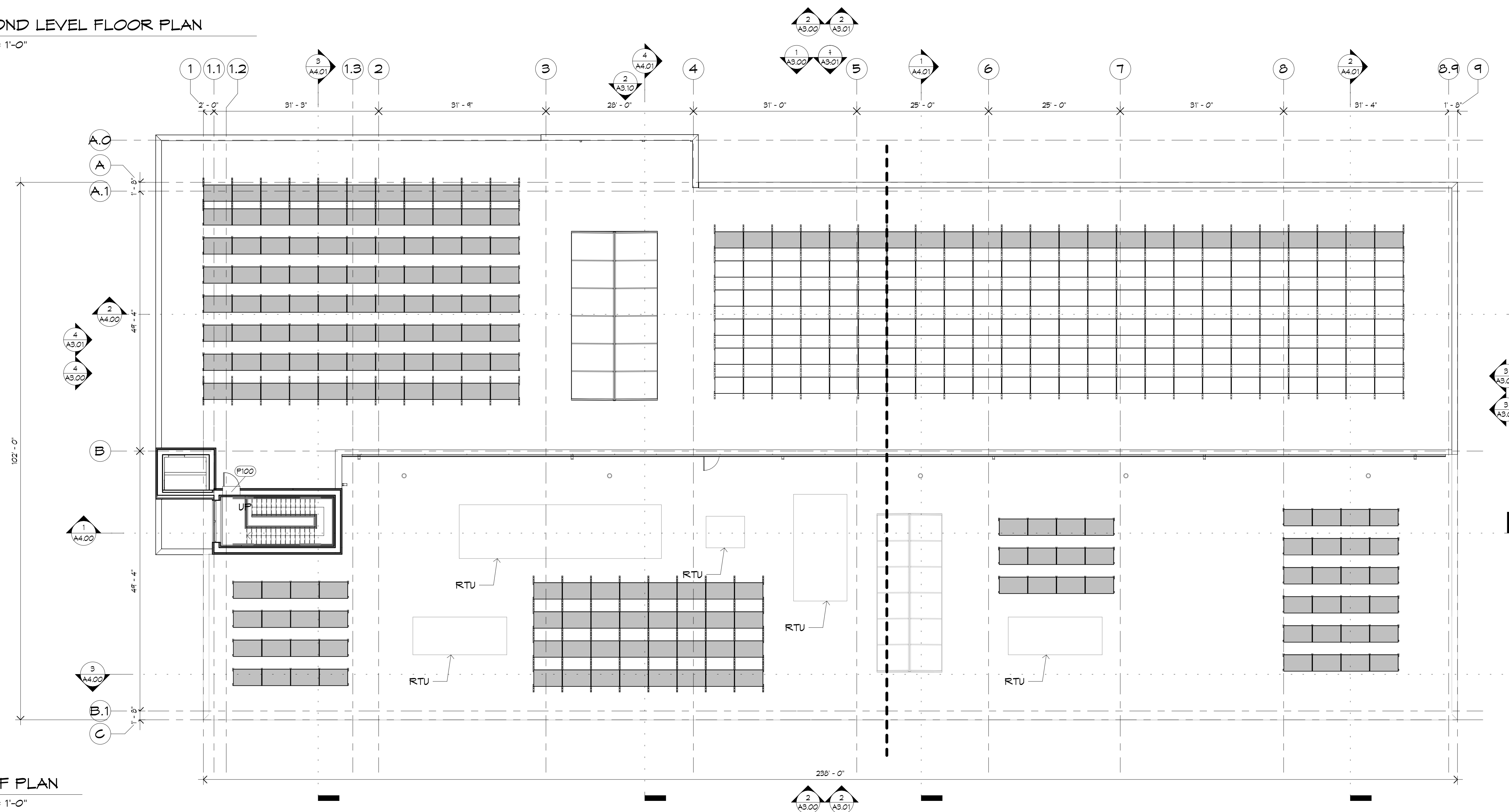
A1.01

2390 - A1.01

31 of 161



2 SECOND LEVEL FLOOR PLAN  
A1.01 3/32" = 1'-0"



1 ROOF PLAN  
A1.01 3/32" = 1'-0"



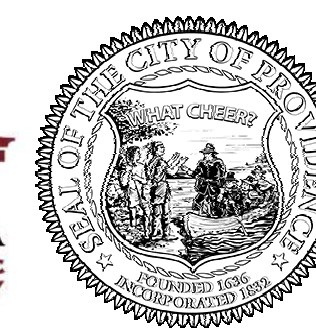


PROVIDENCE DWP FACILITY



CITY OF  
PROVIDENCE -  
DEPT. OF PUBLIC  
WORKS COMPLEX

20 Ernest St.  
Providence, RI 02905



Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905



420 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9207  
  
2 Hampshire Street,  
Suite 106, First Floor  
Foster, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

MAJOR LAND  
DEVELOPMENT  
APPLICATION  
SUBMISSION  
  
NOT FOR  
CONSTRUCTION

Date: 02-19-2025

Drawn by: JMB

Proj. Mgr.: BEG

Revisions

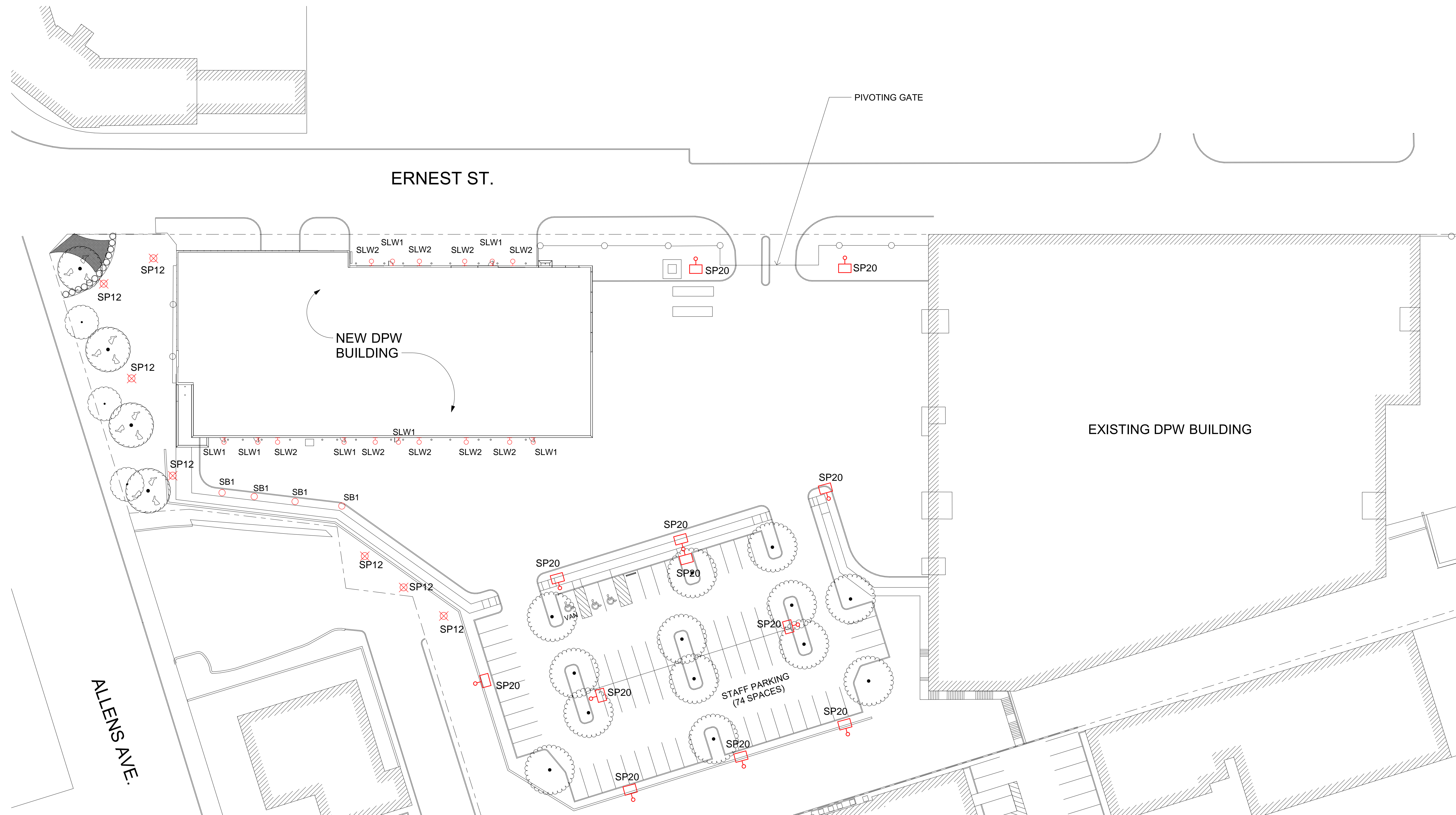
No.	Date	Description
-----	------	-------------

No.	Date	Description

SITE LIGHTING PLAN

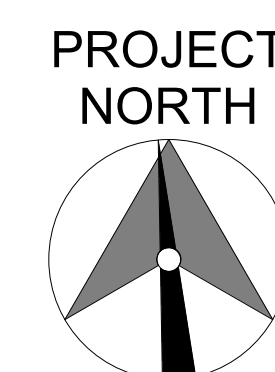
A0.03

2390 - A0.03



1 SITE LIGHTING PLAN  
A0.03 1" = 30'-0"

NOTE:  
  
REFER TO CIVIL  
DWGS FOR  
MORE INFO





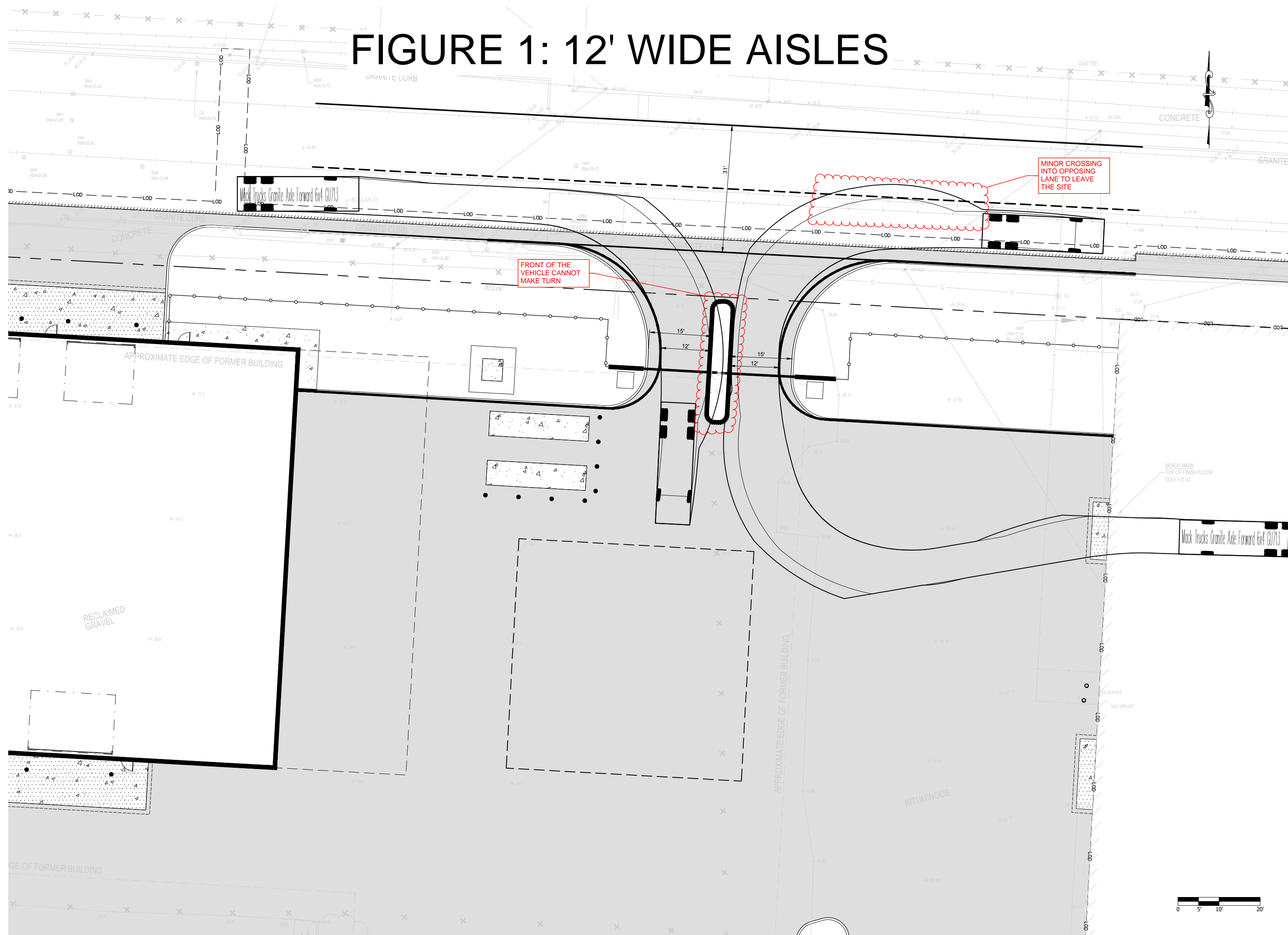


FIGURE 1: 12' WIDE AISLES

**DIMENSIONAL VARIANCE REQUEST:**  
The applicant is requesting a Dimensional Variance related to Article 1407.A.2 which states "With the exception of loading berths, driveways are limited to a maximum width of 12 feet for oneway drives, and a maximum of 24 feet for two-way drives"

The large Department of Public Works Vehicles require larger turning radii. Below turning radius diagrams are calculated with a 6-wheel dump truck size (approx. 30' long), similar to the plow trucks operated by the DPW. during the winter seasons, the trucks will also have a plow mounted to the front. In addition, vehicles will be driving from the existing garage building, through the drive way access point.

Figure 1 demonstrates that with 12' drive aisle access, the front end of vehicles cannot make the turn into the site, and when exiting from the existing building, the turn will be very tight and result in crossing over to the opposing traffic.

Figure 2 demonstrates that for entering traffic to avoid hitting a reduced footprint dividing isle, entering traffic would greatly cross into opposing traffic to make the turn.

Figure 3 demonstrates that a 15' wide drive isle results in a safer path of travel in the roadway, as well as a into the site, for the size vehicles operated by the Department of Public Works.

The applicant is asking for a Variance to allow 15' wide drive isles at the main entrance into the site.

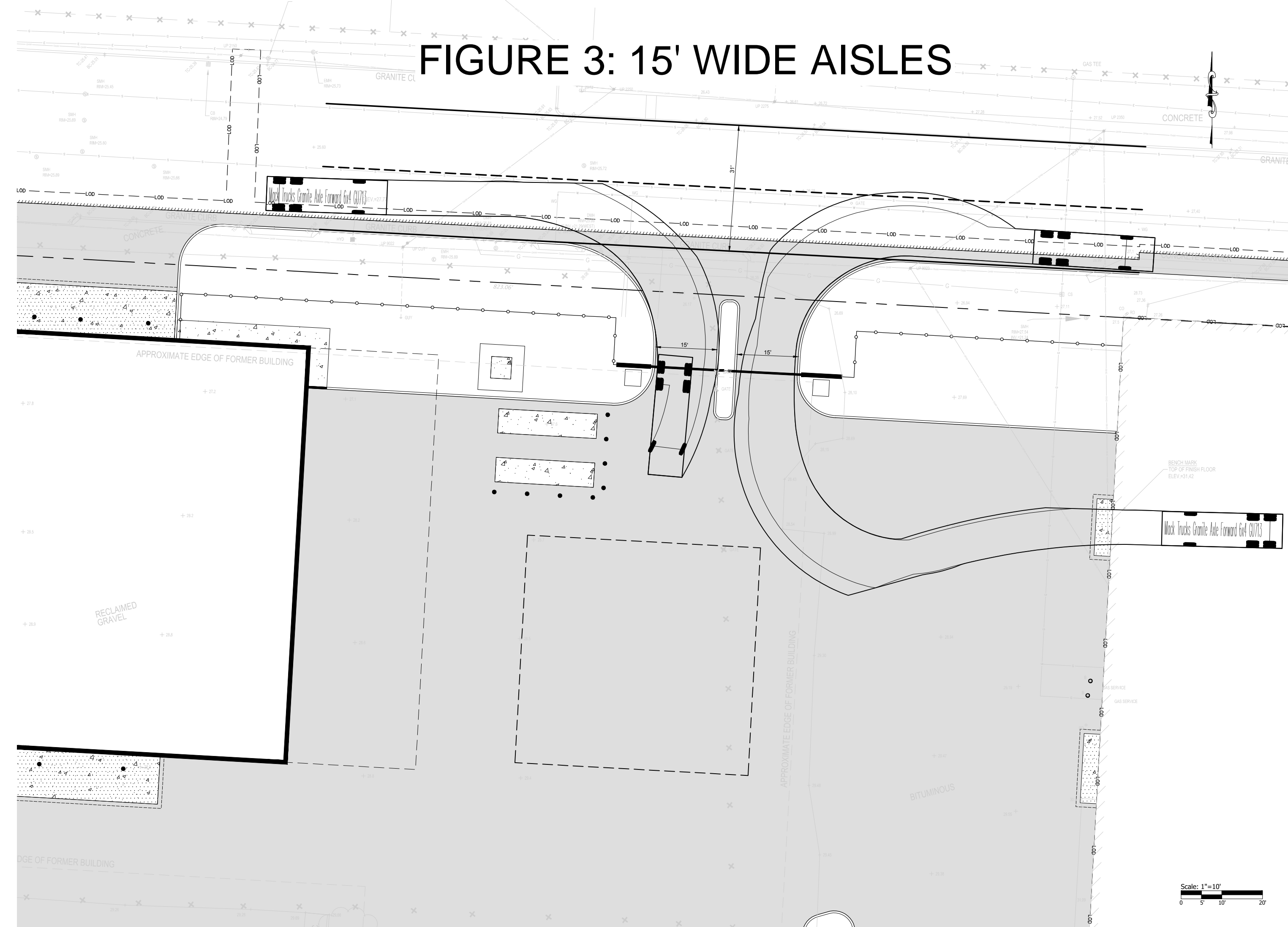


FIGURE 3: 15' WIDE AISLES

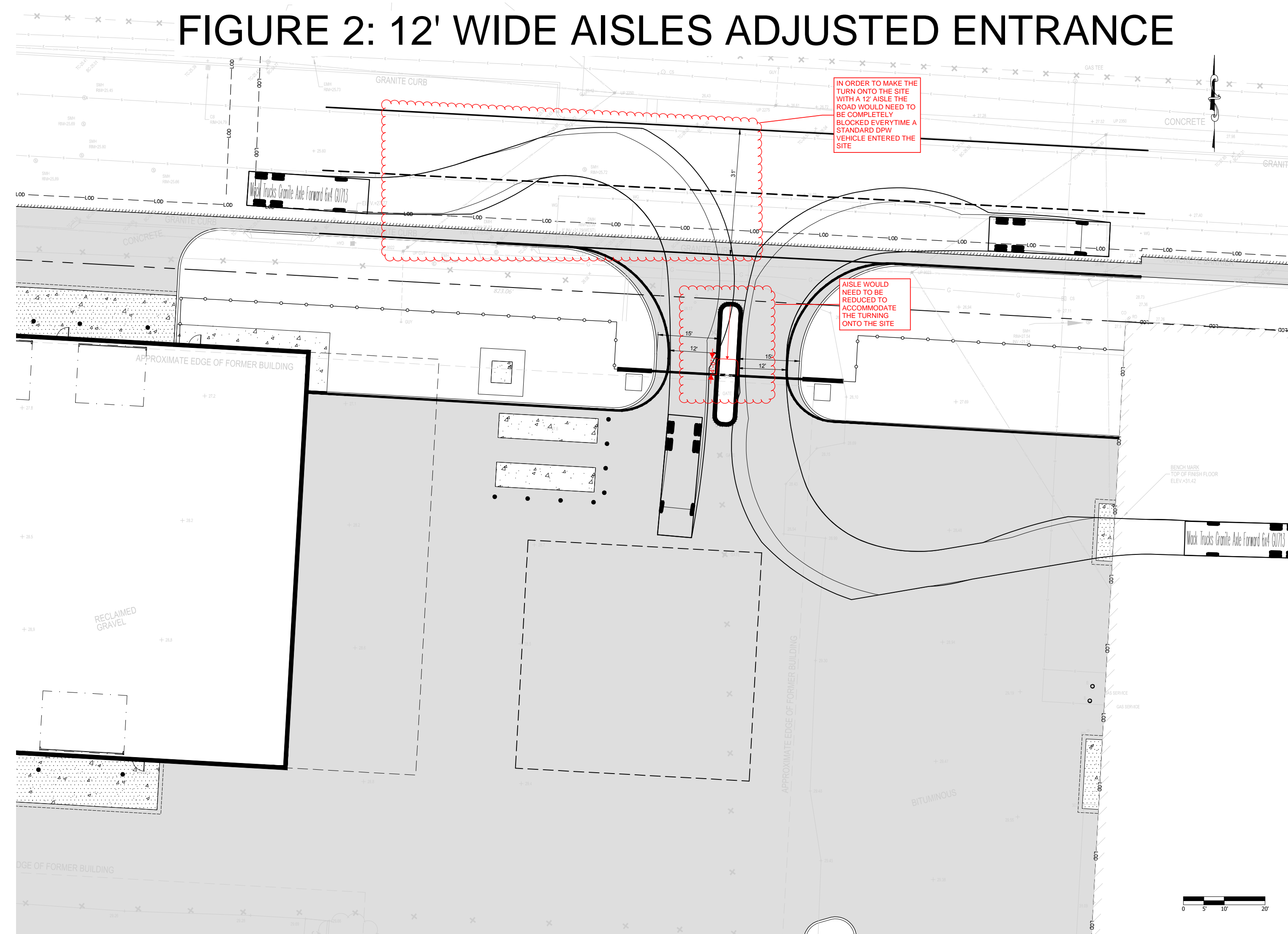
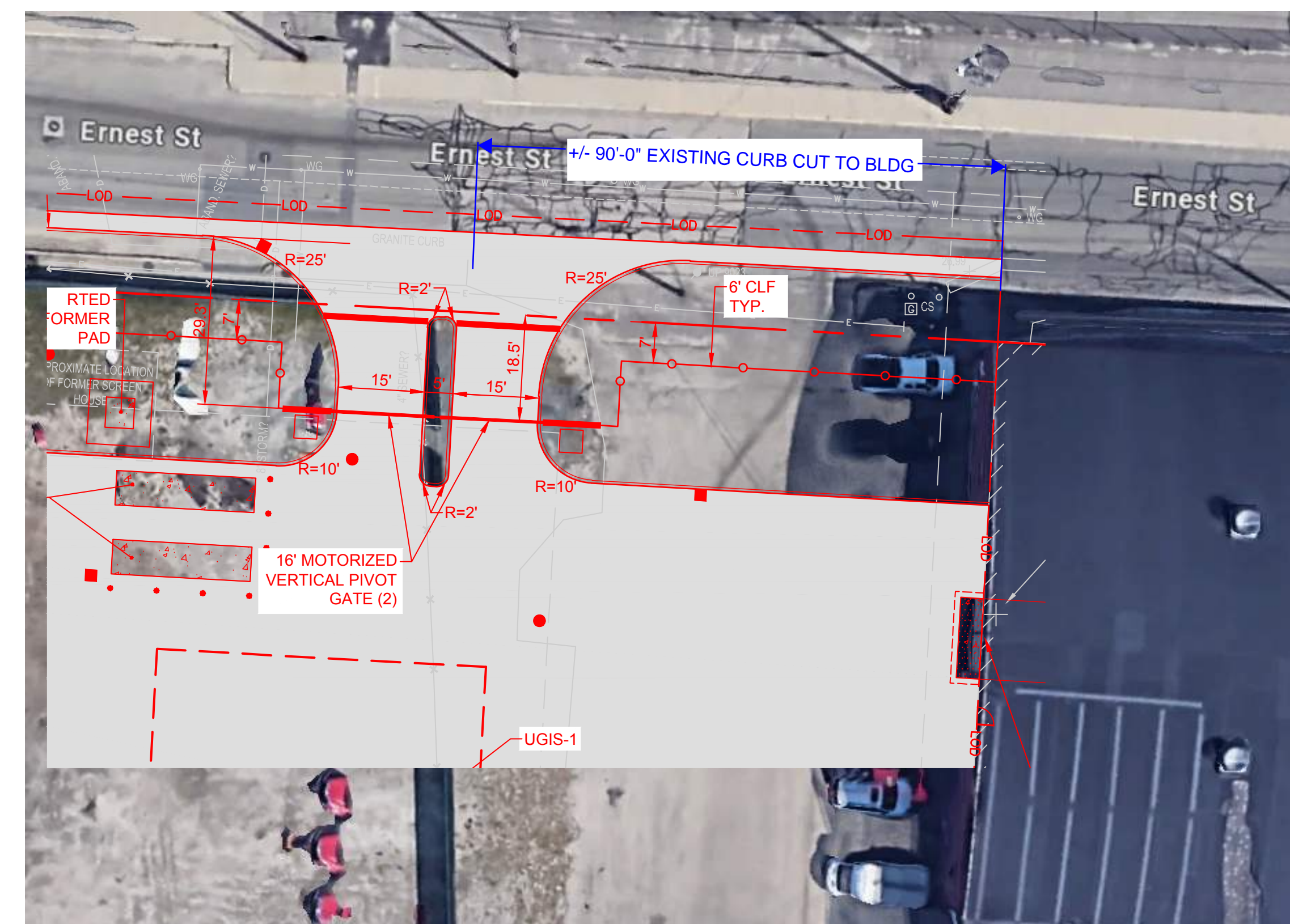


FIGURE 2: 12' WIDE AISLES ADJUSTED ENTRANCE



OVERLAY OF PROPOSED DRIVE ISLE OVER EXISTING CONDITIONS

**CITY OF PROVIDENCE - DEPT. OF PUBLIC WORKS COMPLEX**  
20 Ernest St.  
Providence, RI 02905

**PPBA**  
PROVIDENCE PUBLIC BUILDINGS AUTHORITY

Owner:  
Providence Department of Public Works  
20 Ernest Street  
Providence, RI 02905

**rowse**  
Architects  
420 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9207

2 Hampshire Street,  
Suite 106, First Floor  
Providence, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

**GENERAL NOTES**

1. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTORS PERFORMANCE.
2. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

**MAJOR LAND DEVELOPMENT APPLICATION SUBMISSION**  
**NOT FOR CONSTRUCTION**

Date: 01-11-2025		
Drawn by: JMB		Proj. Mgr.: BES
<b>Revisions</b>		
No.	Date	Description

**SITE PLAN - 15' ISLE DEMONSTRATION**

**A0.04**

