

SIGNATURE RESIDENCES

A 5-STORY RESIDENTIAL BUILDING CONTAINING 32 RESIDENTIAL UNITS



JCE
JOE CASALI ENGINEERING, INC.
DRAWINGS: DWG. NO. 1001-1001-1001
1001-1001-1001 1001-1001-1001



SIGNATURE RESIDENCES

217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

REVISIONS:	NO.	DATE	DESCRIPTION

DESIGNED BY: WAM JR

DRAWN BY: WAM JR

CHECKED BY: JAC

DATE: 08-08-2023

PROJECT NO.: 25210

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET
1 OF 11

1. PER SECTION 402-B THE BUILT-TO-ZONE IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. THE RESULTING CALCULATIONS CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILT-TO-ZONE.

LOTS WITHIN 100 FEET OF SUBJECT LOT ALONG EASTERN SIDE OF BROOK STREET:

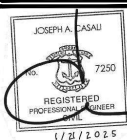
- AP 13, LOT 301: 11.54 FT
- AP 13, LOT 75: BUILDING #1 = 2.81 FT

AVERAGE SETBACK = $7.18 \text{ FT} \div 2 \text{ FT}$, THEREFORE BUILT-TO-ZONE = $2 \text{ FT} + 12 \text{ FT}$

2. LOT WIDTH LESS THAN $60' \div 2$; LOT WITH $60'$ OR MORE = $10'$.

1. A PHYSICAL ALTERATION PERMIT MUST BE OBTAINED FROM THE CITY OF PROVIDENCE'S DEPARTMENT OF PUBLIC WORKS (DPW) ENGINEERING DIVISION PRIOR TO THE REMOVAL OF SIDEWALKS WITHIN CITY RIGHT-OF-WAYS. A DPW TRAFFIC ENGINEERING PERMIT IS REQUIRED FOR THE CLOSING OF THE SIDEWALK TO PEDESTRIAN TRAFFIC. APPLICATION MUST ADDRESS ALTERNATIVE PEDESTRIAN PATH OF TRAVEL.
2. ANY AND ALL SURPLUS CURBS IS THE PROPERTY OF THE CITY OF PROVIDENCE AND SHALL BE TRANSPORTED AND STOCKPILED, AS DIRECTED, AT THE DEPARTMENT OF PUBLIC WORKS (DPW) FACILITY AT 20 ERNEST STREET, PROVIDENCE, RI.
3. ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT <http://www.ci.providence.ri.us/DPW/INTEGRITY/STANDARD%20DETAILS/STANDARD%20DETAILS%20FOR%20CONSTRUCTION/>

1. CONTRACTOR SHALL ESTABLISH SUFFICIENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ALONG THE NORTHERN AND EASTERN, DOWN GRADIENT SIDE OF PROJECT AREA INCLUDING BUT NOT LIMITED TO COMPOST SOCK AND SILT SACK SEDIMENT TRAPS ILLUSTRATED ON THE PLANS.



SIGNATURE RESIDENCES
217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

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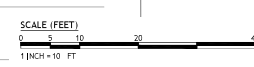
DESIGNED BY:	WMLJR
DRAWN BY:	SEP/SD
CHECKED BY:	JAC
DATE:	JAN 2025
PROJECT NO:	24-110


PRELIMINARY, NOT FOR CIRCULATION

**EXISTING
CONDITIONS
AND SITE
PREP. PLAN**


SHEET
3 OF 11

1. FRONT SETBACK IS A REQUIRED BUILD-TO ZONE CALCULATED ACCORDING TO SECTION 402.8 OF THE PROVISION ZONING ORDINANCE. SEE CALCULATION ON SHEET 3.
2. LOT WIDTH LESS THAN 60' = 0'; LOT WIDTH 60' OR MORE = 10'.
3. ADJUSTMENT REQUESTED FOR 12 FEET (12 FEET ALLOWED - 57 FT MAX.)
4. ADJUSTMENT REQUESTED FOR 13.75' (+25% ALLOWED - 60.75 MAX.)
5. ADMINISTRATIVE MODIFICATION REQUESTED
6. ADJUSTMENT REQUESTED FOR 10 FEET (+10 FEET ALLOWED)
7. ADJUSTMENT REQUESTED FOR 8.75 FEET (+10 FEET ALLOWED)





JCE
JOE CASALI ENGINEERING, INC.
1000 W. MAIN STREET, SUITE 100
PROVIDENCE, RHODE ISLAND 02903
TEL: 401-754-4300 FAX: 401-754-4310
WWW.JCE-RI.COM



SIGNATURE RESIDENCES

217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY	WJMR	SCALE	AS SHOWN
DRAWN BY	WJMR	DATE	JAN. 2015
CHECKED BY	WJMR	PROJECT NO.	8541

PRELIMINARY, NOT FOR CONSTRUCTION

FIRST FLOOR SITE PLAN

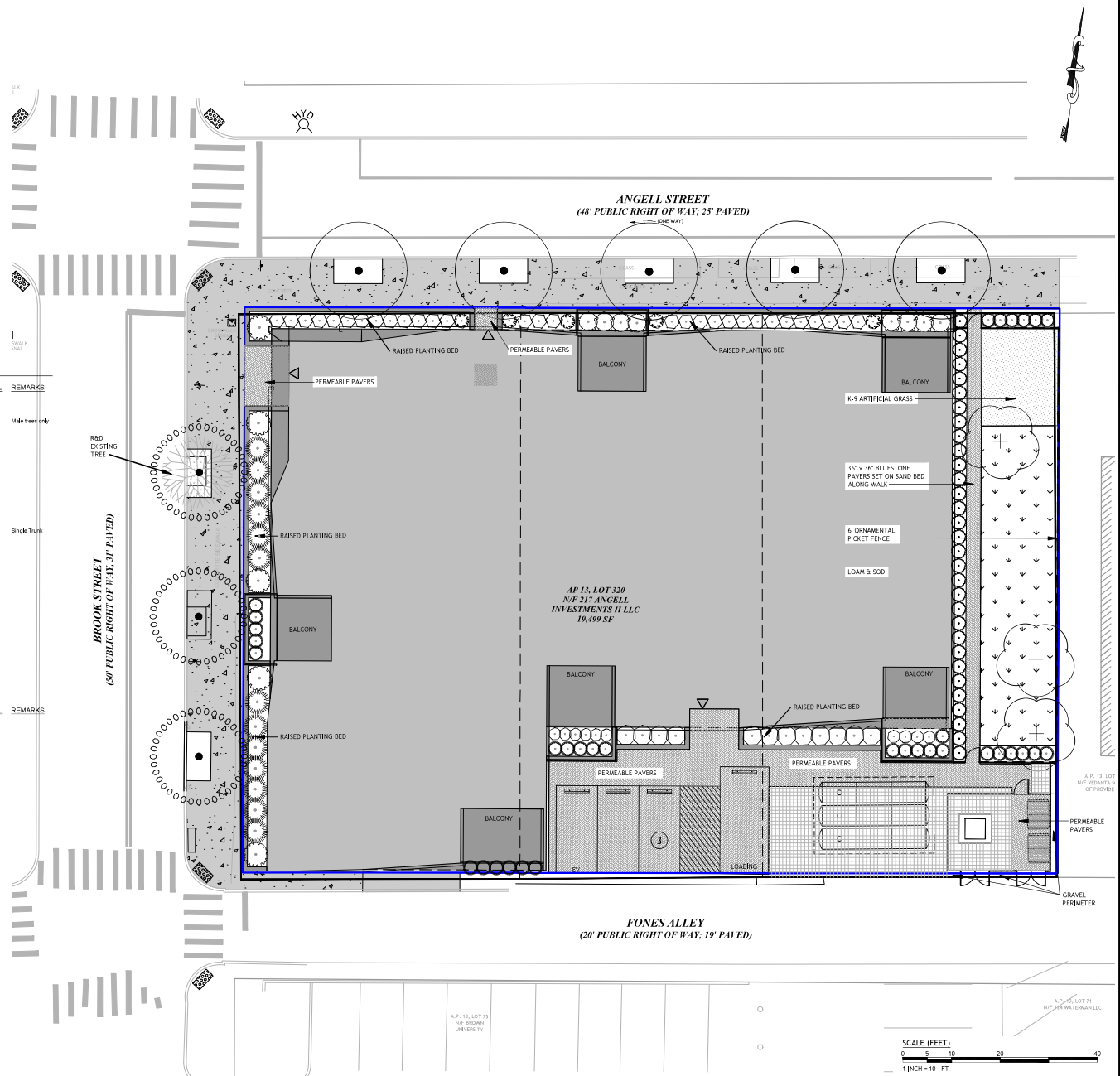
**SHEET
5 OF 11**

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 R-P ZONE CALCULATIONS: Total Lot square footage=3,000 SF X 15% = 450 square feet minimum existing required.	8,000 SQUARE FEET PROVIDED CALCULATIONS: 8 large trees (1,000sf)=8,000 square feet 3 small trees (200sf)=600 square feet	1503.C.1
PARKING LOT PERIMETER LANDSCAPE STRIP	PERIMETER LANDSCAPE STRIP SHALL BE MINIMUM 5 FEET WIDE AND 5' SHADE TREE LINEARLY. THE LANDSCAPE STRIP SHALL BE PLANTED OVER A MINIMUM OF 40% OF ITS LENGTH WITH LARGE SHRUBS. CALCULATIONS: Fences Alley Parking Lot=40' linear feet 1 tree required and feet of shrubs	PERIMETER LANDSCAPE 0 FEET WIDE AT PARKING LOT PERIMETER 0 SHADE TREES AND 0 LINEAR FEET OF SHRUBS AT PARKING LOT	1504.A-C
INTERIOR PARKING LOT LANDSCAPING	PARKING LOTS OVER 20,000 SQUARE FEET: 1 ISLAND EVERY 10 SPACES 1 SHADE TREE/ISLAND	N/A	1505.A-E
SCREENING OF PARKING LOTS FROM RESIDENTIAL DISTRICTS	4 FOOT SCREEN REQUIRED BETWEEN RESIDENTIAL LOT AND PARKING	N/A	1506

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
DECIDUOUS TREES								
	QB	Ginkgo biloba / "Princeton Sentry"	8 & 8	2.5' Cal	5		Male trees only	
	QB2	Qeblina bicarolina / "Skyline" / "Skyline Honey Locust"	5.0' Cal	B&B	5			
EVERGREEN TREES								
	TOE2	Thuja occidentalis / Emerald / Emerald Arborvitae	4" HS		31			
FLOWERING TREES								
	SB	Syringa reticulata / "Jory SB" / "Jory SB Japanese Tree Lilac"	2" Cal	B&B	5		Single Trunk	
SHRUBS								
	IH	Ilex crenata / "Hogwood" / "Hogwood Japanese Holly"	5 gal	CONT.	12			
	LA2	Laurotheca axillaris / "Crystal Laurotheca"	5 gal	CONT.	5			
	LR	Laurotheca fortuneana / "Rainbow" / "Rainbow Laurotheca"	5 gal	CONT.	4			
	PJP	Pieris japonica / "Putty" / "Putty Japanese Pieris"	5 gal	CONT.	30			
	RM4	Rhododendron x "Midnight Ruby" / "Midnight Ruby Rhododendron"	5 gal	B&B	10			
	RA3	Rhododendron x "Mimosa" / "Mimosa Rhododendron"	5 gal	CONT.	5			
	TE2	Taxus x media / "Everlow" / "Everlow Yew"	5 gal	CONT.	13			
	TH2	Taxus x media / "Hicks" / "Hicks Yew"	4" gal	B&B	34			
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	P67	Pachysandra terminalis / "Green Sheen" / "Pachysandra"	1 gal @	CONT.	12" o.c.	28		
	V02	Vincetoxicum / Common Periwinkle	1 gal @	CONT.	12" o.c.	729		



Diane C. Soule & Associates, ASLA
Landscape Architecture
422 Farm Road
Smithfield, Rhode Island 02917
www.dianesouleandassociates.com
401.231.0736
email: diane@dcasas.com



SIGNATURE RESIDENCES
217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

REVISIONS
NO DATE / DESCRIPTION

DESIGNED BY	DCS
DRAWN BY	DCS
CHECKED BY	DCS
DATE	JUN 2018
PROJECT NO.	2418

PRELIMINARY, NOT FOR CONSTRUCTION

LANDSCAPE PLAN

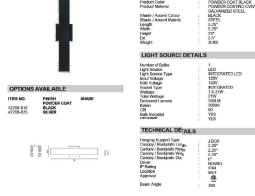
SHEET 7 OF 11



TEL: 953.893.2200 FAX: 953.893.2201
TEL: 953.893.2200 FAX: 953.893.2201
12000 West 15th Avenue, Suite 100, Denver, CO 80202-3442

ANNETTE, 23IN INTEGRATED LED OUTDOOR WALL SCONCE

LF1



PRODUCT DETAILS	
Material	Aluminum
Finish	Black
Light Source	LED
Light Output	1000 lumens
Beam Angle	30°
Life Span	50,000 hours
Weight	2.5 lbs
Dimensions	23" H x 3" W x 3" D

LIGHT SOURCE DETAILS	
Number of LEDs	10
LED Type	COB
LED Power	10W
LED Voltage	12V
LED Current	0.83A
LED Life Span	50,000 hours
LED Beam Angle	30°
LED Color Temp	3000K
LED CRI	90

TECHNICAL DETAILS	
Mounting	Wall Mount
Mounting Height	6'-0"
Clearance	1'-0"
Finish	Black
Material	Aluminum
Weight	2.5 lbs
Dimensions	23" H x 3" W x 3" D

PROJECT INFORMATION

Job Name: _____ Date: _____ Type: _____

Comments: _____

www.eurofase.com



TEL: 953.893.2200 FAX: 953.893.2201
TEL: 953.893.2200 FAX: 953.893.2201
12000 West 15th Avenue, Suite 100, Denver, CO 80202-3442

PALLITO, BOLLARD, 1X7W, LED

LF2



PRODUCT DETAILS	
Material	Aluminum
Finish	Black
Light Source	LED
Light Output	1000 lumens
Beam Angle	30°
Life Span	50,000 hours
Weight	2.5 lbs
Dimensions	1X7W

LIGHT SOURCE DETAILS	
Number of LEDs	10
LED Type	COB
LED Power	10W
LED Voltage	12V
LED Current	0.83A
LED Life Span	50,000 hours
LED Beam Angle	30°
LED Color Temp	3000K
LED CRI	90

TECHNICAL DETAILS	
Mounting	Wall Mount
Mounting Height	6'-0"
Clearance	1'-0"
Finish	Black
Material	Aluminum
Weight	2.5 lbs
Dimensions	1X7W

PROJECT INFORMATION

Job Name: _____ Date: _____ Type: _____

Comments: _____

www.eurofase.com



ALCON

LF3



PRODUCT SPECIFICATIONS	
Material	Aluminum
Finish	Black
Light Source	LED
Light Output	1000 lumens
Beam Angle	30°
Life Span	50,000 hours
Weight	2.5 lbs
Dimensions	1X7W

LIGHT SOURCE DETAILS	
Number of LEDs	10
LED Type	COB
LED Power	10W
LED Voltage	12V
LED Current	0.83A
LED Life Span	50,000 hours
LED Beam Angle	30°
LED Color Temp	3000K
LED CRI	90

TECHNICAL DETAILS	
Mounting	Wall Mount
Mounting Height	6'-0"
Clearance	1'-0"
Finish	Black
Material	Aluminum
Weight	2.5 lbs
Dimensions	1X7W

PROJECT INFORMATION

Job Name: _____ Date: _____ Type: _____

Comments: _____

www.alcon.com



WLEDORY

LF4



PRODUCT SPECIFICATIONS	
Material	Aluminum
Finish	Black
Light Source	LED
Light Output	1000 lumens
Beam Angle	30°
Life Span	50,000 hours
Weight	2.5 lbs
Dimensions	1X7W

LIGHT SOURCE DETAILS	
Number of LEDs	10
LED Type	COB
LED Power	10W
LED Voltage	12V
LED Current	0.83A
LED Life Span	50,000 hours
LED Beam Angle	30°
LED Color Temp	3000K
LED CRI	90

TECHNICAL DETAILS	
Mounting	Wall Mount
Mounting Height	6'-0"
Clearance	1'-0"
Finish	Black
Material	Aluminum
Weight	2.5 lbs
Dimensions	1X7W

PROJECT INFORMATION

Job Name: _____ Date: _____ Type: _____

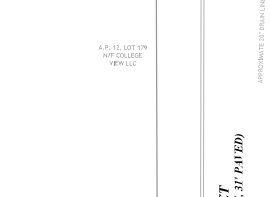
Comments: _____

www.wledory.com



RAB

LF5



PRODUCT SPECIFICATIONS	
Material	Aluminum
Finish	Black
Light Source	LED
Light Output	1000 lumens
Beam Angle	30°
Life Span	50,000 hours
Weight	2.5 lbs
Dimensions	1X7W

LIGHT SOURCE DETAILS	
Number of LEDs	10
LED Type	COB
LED Power	10W
LED Voltage	12V
LED Current	0.83A
LED Life Span	50,000 hours
LED Beam Angle	30°
LED Color Temp	3000K
LED CRI	90

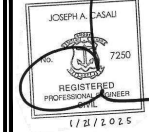
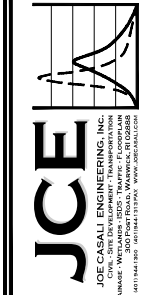
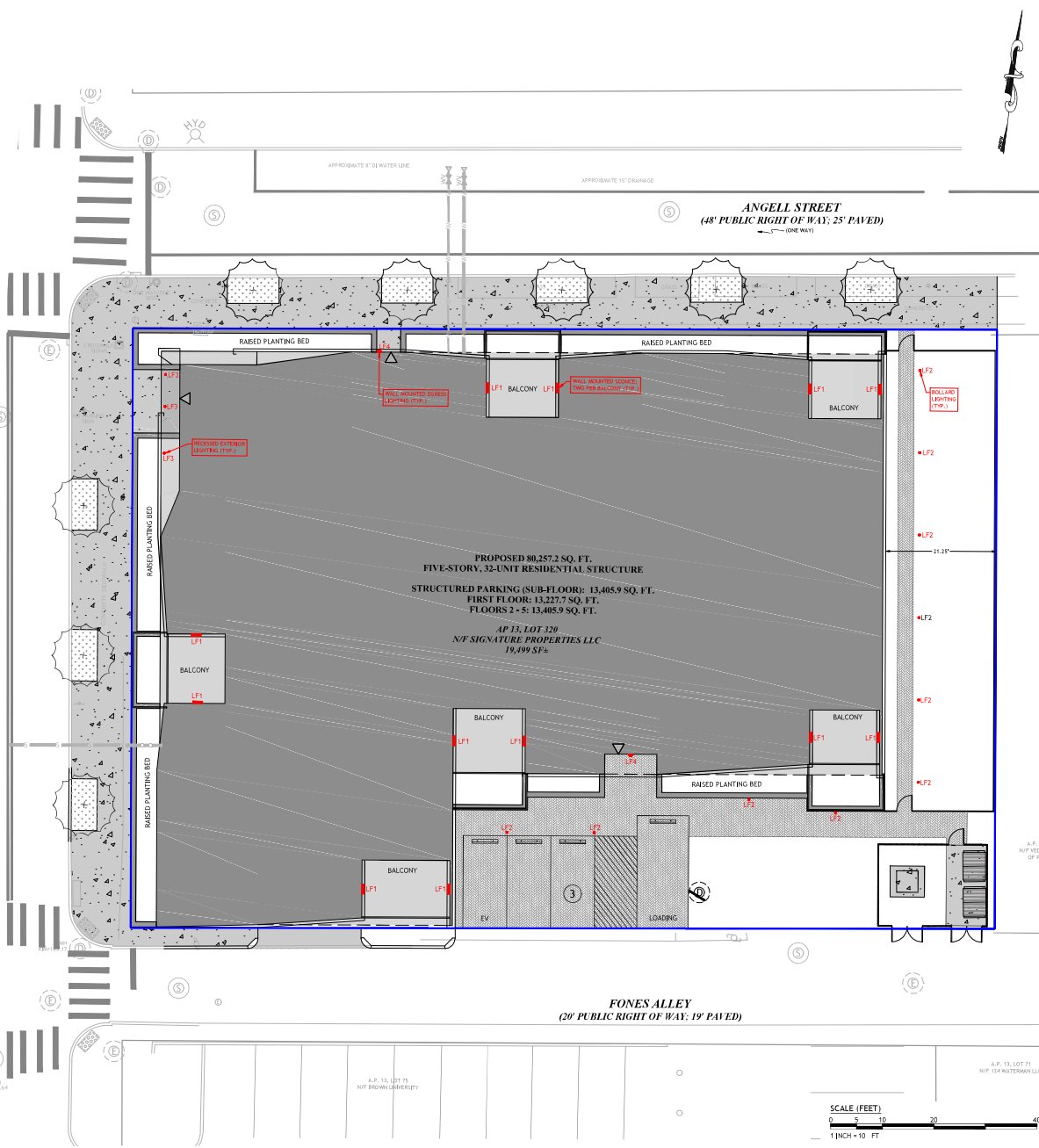
TECHNICAL DETAILS	
Mounting	Wall Mount
Mounting Height	6'-0"
Clearance	1'-0"
Finish	Black
Material	Aluminum
Weight	2.5 lbs
Dimensions	1X7W

PROJECT INFORMATION

Job Name: _____ Date: _____ Type: _____

Comments: _____

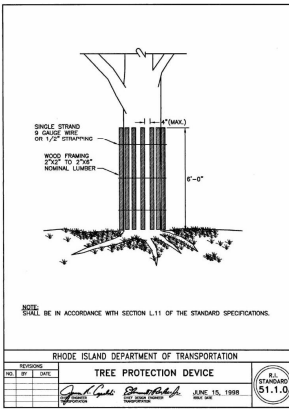
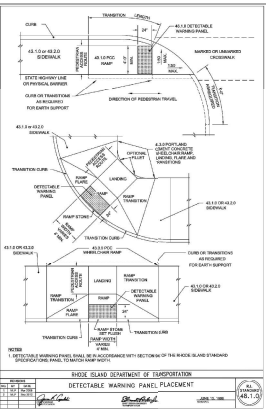
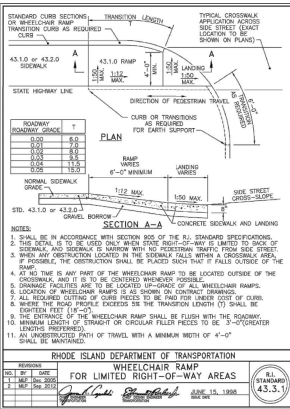
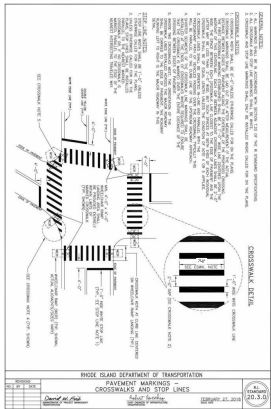
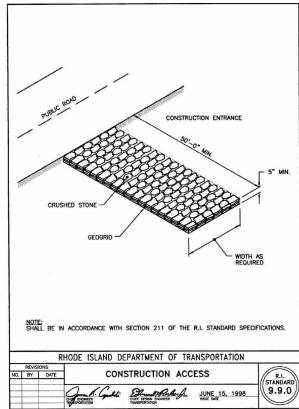
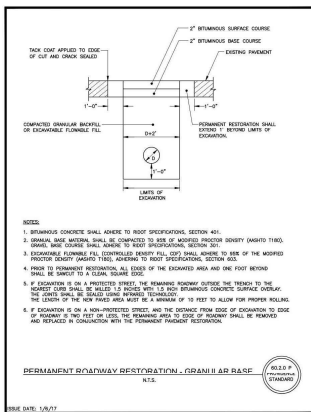
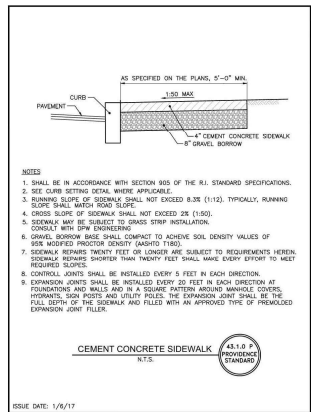
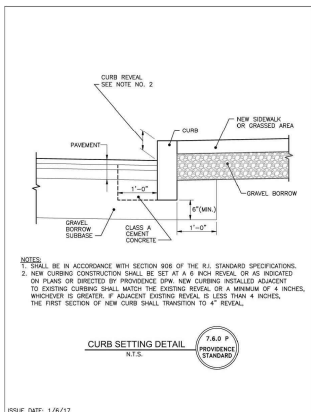
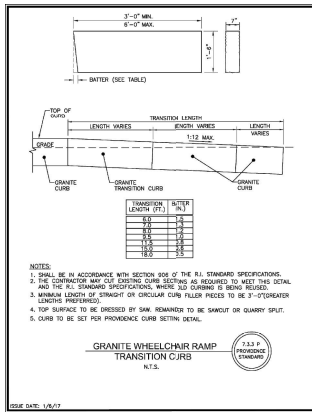
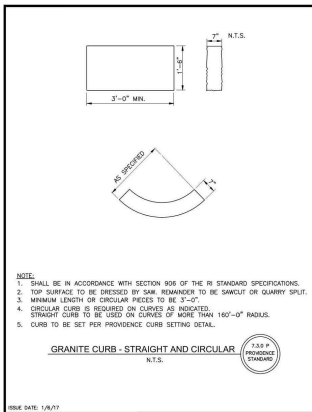
www.rab.com



SIGNATURE RESIDENCES
217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

REVISIONS	
NO. DATE	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

LIGHTING PLAN
SHEET 8 OF 11





JCE
JOE CASALI ENGINEERING, INC.
1000 WEST MAIN STREET, SUITE 100
PROVIDENCE, RHODE ISLAND 02903
(401) 442-1234



JOSEPH A. CASALI
7250
REGISTERED PROFESSIONAL ENGINEER
1/18/2025

SIGNATURE RESIDENCES
217 ANGELL STREET
PROVIDENCE, RHODE ISLAND
AP 13, LOT 320

REVISIONS:
NO. DATE DESCRIPTION
1. 1/18/2025 PRELIMINARY
2. 1/18/2025 PRELIMINARY
3. 1/18/2025 PRELIMINARY
4. 1/18/2025 PRELIMINARY
5. 1/18/2025 PRELIMINARY
6. 1/18/2025 PRELIMINARY
7. 1/18/2025 PRELIMINARY
8. 1/18/2025 PRELIMINARY
9. 1/18/2025 PRELIMINARY
10. 1/18/2025 PRELIMINARY

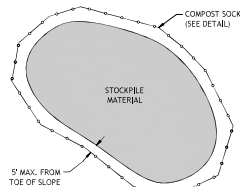
DESIGNED BY: JCE
CHECKED BY: JCE
DATE: JUN 15, 2023
PROJECT NO: 217-320

PRELIMINARY, NOT FOR CONSTRUCTION

CIVIL DETAILS I

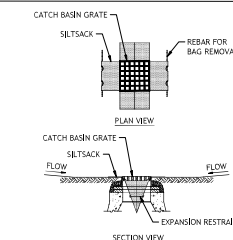
SHEET 9 OF 11

NOTE TO CONTRACTOR:
CONTRACTOR TO COORDINATE WITH OWNER REGARDING FINAL LOCATION OF CONSTRUCTION TRAILER AND STAGING AREA.



1 STOCKPILE DETAIL

NOT TO SCALE

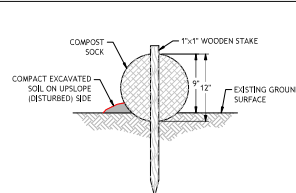


NOTES:

1. INSTALL SILT SACK IN SELECTED CATCH BASINS IDENTIFIED ON THE EXISTING CONDITIONS AND SITE PREPARATION PLAN BEFORE COMMENCING WORK.
2. GRATE TO BE PLACED OVER SILT SACK. SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

2 SILT SACK SEDIMENT TRAP

NOT TO SCALE

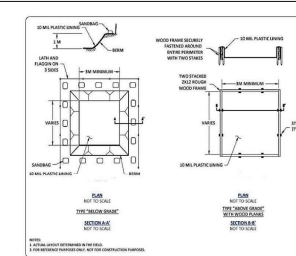


NOTES:

1. BEGIN WATTLE INSTALLATION BY EXCAVATING A 2 TO 3-4-1/2-DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE OR ALONG THE EXISTING GROUND SURFACE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE OR ON THE DISTURBED SIDE OF THE ANCHOR TRENCH.
2. PLACE WATTLE IN THE TRENCH SUCH THAT IT CONTOURS TO THE EXISTING SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPSLOPE OR DISTURBED SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT.
3. SECURE WATTLE WITH 18 TO 24-INCH-LONG STAKES. INSTALL AN ADDITIONAL STAKE AT EACH END OF THE WATTLE. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 3 TO 3.5 INCHES OF STAKE EXTENDING ABOVE. THE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE OR GROUND SURFACE.

3 COMPOST SOCK

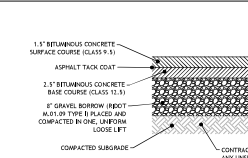
NOT TO SCALE



(Credit: 2008 Connecticut Guidelines for Soil Erosion and Sediment Control)

4 TEMPORARY CONCRETE WASHOUT DETAIL

NOT TO SCALE



CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSUITABLE MATERIAL FOUND DURING EXCAVATION. UNSUITABLE MATERIAL TO BE REMOVED AND DEPOSED TO A DEPTH DETERMINED IN THE FIELD BY THE ENGINEER.

NOTES:

1. IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE DEPTH OF UNSUITABLE MATERIAL TO BE REMOVED WILL BE DETERMINED IN THE FIELD. THE CONTRACTOR SHALL REMOVE AND PROPERLY DEPOSE THE UNSUITABLE MATERIALS AND REPLACE WITH SUITABLE MATERIAL APPROVED BY THE ENGINEER.
2. MINIMUM COMPACTION FOR GRAVEL BORROW SUB-BASE AND SUBGRADE: 95% MODIFIED PROCTOR.

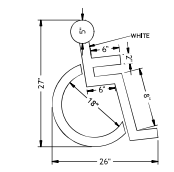
5 BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



6 HANDICAP PARKING SIGNS

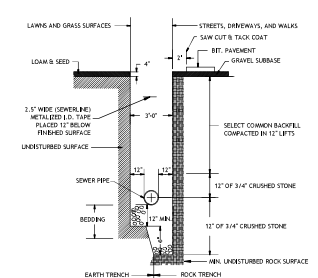
NOT TO SCALE



NOTE: 1. ALL HANDICAP PARKING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE.

7 HANDICAP PAVEMENT MARKING

NOT TO SCALE

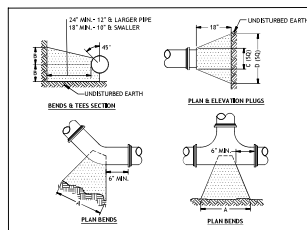


NOTES:

1. 12-INCH CRUSHED STONE FOUNDATION SHALL BE PLACED 12\"/>

8 TYPICAL SEWER LINE TRENCH DETAIL

NOT TO SCALE



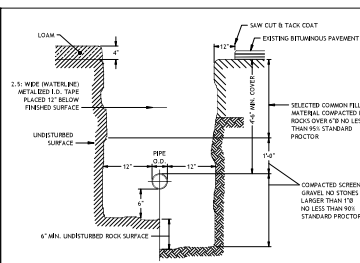
NOTE:

1. ALL CONCRETE SHALL BE 4000 P.S.I. @ 28 DAYS.
2. CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
3. FORMS TO BE USED AS NECESSARY.
4. ALL BLOCKS AND JOINTS TO BE PROTECTED FROM CONCRETE AND EARLY ACCESSIBLE WHEN THRUST BLOCK INSTALLED.

SIZE	FEET	PIES	50' BEND	45' BEND	90' BEND	120' BEND	135' BEND	150' BEND
4"	25	15	25	25	25	25	25	25
6"	25	15	25	25	25	25	25	25
8"	25	15	25	25	25	25	25	25
10"	25	15	25	25	25	25	25	25

9 THRUST BLOCK DETAIL

NOT TO SCALE



10 WATER TRENCH DETAIL

NOT TO SCALE

PROVIDENCE WATER SUPPLY BOARD (PW&B)

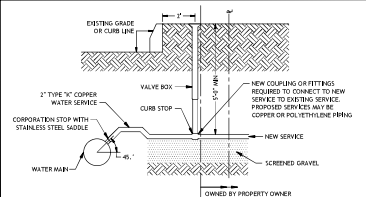
WATER SERVICE INSTALLATION/SANITARY SEWER FACILITIES SEPARATION REQUIREMENTS

PROPOSED WATER SERVICE LINES AND/OR APPURTENANCES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING COMPONENT OF A PUBLIC SANITARY SEWER SYSTEM (PIPELINE, MANHOLE, VALVE, METER PIT, PUMP STATION, WET WELL, ETC.). DISTANCE SHALL BE MEASURED PERPENDICULARLY FROM THE EDGE OF PIPE TO THE EDGE OF PIPE. NO VERTICAL SEPARATION IS REQUIRED PROVIDED THE 10 FOOT HORIZONTAL SEPARATION MAINTAINED. WHEN THIS CRITERIA CANNOT BE MET, THE FOLLOWING SITUATIONS APPLY. (SEE BOTTOM OF PAGE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS)

1. 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 WATER SERVICE, PROVIDED THAT:
 - A. 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.
 - B. THE SEWER LINE AND WATER SERVICE MAY BE INSTALLED IN THE SAME TRENCH WITH THE WATER SERVICE PLACED ON A BENCH OF UNDISTURBED GROUND AND THE CROWN OF THE SEWER LINE SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER SERVICE.
2. IN CASES WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS SPECIFIED ABOVE, INCLUDING CROSSING OVER, THE FOLLOWING PROTECTION SHALL BE PROVIDED:
 - A. ENCLOSURE OF THE SEWER PIPE IN CONCRETE WITH A MINIMUM THICKNESS OF 4" 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 UNDEVELOPED PORTIONS OF THE PIPES.
 - B. PLACING OVER THE SEWER LINE OR WATER SERVICE IN A WATERPROOF CARRIER PIPE EXTENDING TO A DISTANCE THAT WILL PROVIDE THE REQUIRED 10 FEET HORIZONTAL OR 18 INCH VERTICAL SEPARATION BETWEEN THE UNDEVELOPED PORTIONS OF THE PIPES.

INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (SEPTIC SYSTEMS) ARE REGULATED BY R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM). MINIMUM DISTANCES BETWEEN WATER LINES AND SEPTIC SYSTEM COMPONENTS ARE: 25 FEET MIN. TO LEACHING TRENCHES, BODIES AND PITS AND 10 FEET MIN. TO SEPTIC TANKS, DISTRIBUTION BOXES, GREASE TRAPS, DRAINAGE CHAMBERS, PUMP CHAMBERS, AND BUILDING SEWERS. WHEN THESE DISTANCES CANNOT BE MET, DEM REQUIRES ENCLOSURE OF WATER LINES AT LEAST TO THE POINT WHERE THE REQUIRED MINIMUM DISTANCES CAN BE MET. ENCLOSURE MUST BE APPROVED BY DEM AND THE APPROVED PLAN MUST BE PRESENTED AS PART OF THE APPLICATION PROCESS TO OBTAIN WATER SERVICE. PRESSURIZED SEWER LINES CANNOT CROSS WATER LINES.

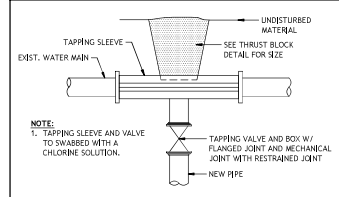
3. DOMESTIC WATER SERVICE TO BE INSPECTED BY PW&B PRIOR TO BACKFILLING AND THE CONTRACTOR MUST GIVE PW&B 48 HOURS NOTIFICATION.
4. CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE PW&B AS INDICATED IN SECTION 408 - CONSTRUCTION PROCEDURES.



NOTE: 1. SERVICE LINE FROM CURB BOX TO BUILDING SHALL BE INSPECTED, TESTED AND APPROVED BY THE LOCAL PLUMBING INSPECTOR.

11 TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



12 TAPPING SLEEVE AND VALVE

NOT TO SCALE

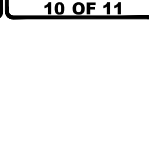
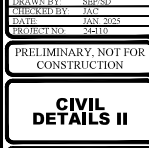
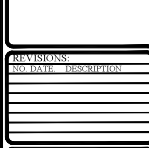
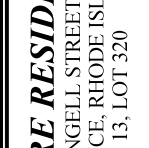
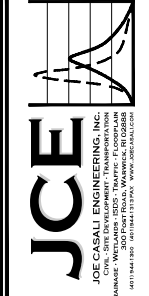
Brass Plug For Extension Cover

- * Countersink plug topped 1/4-20
- * Includes a blind hole for mounting a cover plate to combine with local codes

PART NO.	DESCRIPTION	O.D.	CTH/INCH
PS4150	1-1/2" countersunk	1-7/8"	1.000
PS4200	2" countersunk	2-3/8"	1.000
PS4250	2-1/2" countersunk	2-7/8"	1.150
PS4300	3" countersunk	3-3/8"	1.300
PS4350	3-1/2" countersunk	3-7/8"	1.450
PS4400	4" countersunk	4-1/2"	1.600
PS4450	4-1/2" countersunk	5-1/2"	1.800
PS4500	5" countersunk	6-1/2"	1.900
PS4580	6" countersunk	8-1/2"	1.950
PS4600	8" countersunk	8-1/2"	1.950

13 BRASS CAP DETAIL

NOT TO SCALE



SCHEDULE B-II ITEMS

- ① — DEED OF THE CITY PLAN COMMISSION RECORDING THE MASTER PLAN FOR URBAN DEVELOPMENT USES ON BROAD STREET AND THE EASTERN LINE OF BROOK STREET, 2019 IN BOOK 1286 PAGE 200.
- ② — DEED OF THE CITY PLAN COMMISSION APPROVING THE MASTER PLAN RECORDED ON JULY 2, 2020 IN BOOK 1276 PAGE 111.
- ③ — RESOLUTION NO. 8831 RECORDED ON JUNE 29, 2004 IN BOOK 1636 PAGE 307.

SURVEY DEPICTION

1" = 20'

SITE PICTURE



ZONING DATA		
ZONING DISTRICT	REQUIRED	PARKING REQUIREMENTS
PERMITTED USE		
MINIMUM LOT AREA (SQFT)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT		
SIDE		
REAR		
NOTES:		
AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 440202000, WHICH BEARS AN EFFECTIVE DATE OF 10/22/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM, WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

- ▲ WALL APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.1'.
- ▲ PARKING STRIP APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.4'.

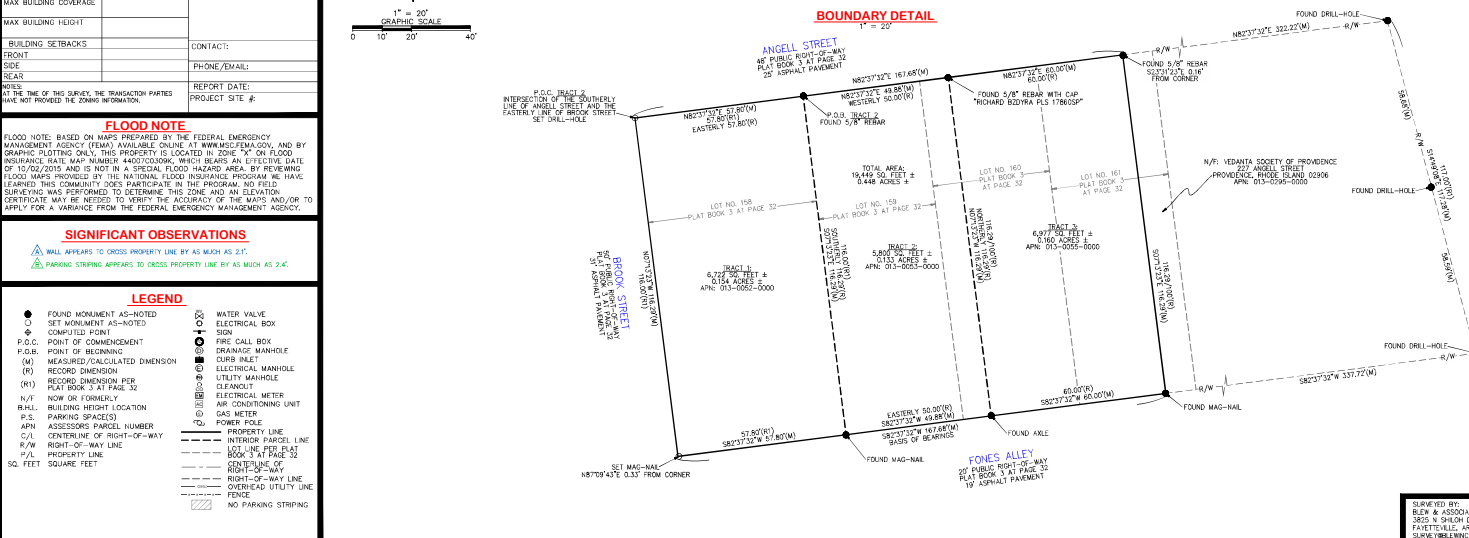
LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ⊕ COMPUTED POINT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (R1) RECORD DIMENSION PER PLAT BOOK 3 AT PAGE 32
- N/T NOW OR FORMERLY
- B.M. BUILDING HEIGHT LOCATION
- P.S. PARKING SPACES
- APN ASSESSORS PARCEL NUMBER
- C/L CONTINUE LINE OF RIGHT-OF-WAY
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- SQ. FEET SQUARE FEET
- PROPERTY LINE
- INTERIOR PARCEL LINE
- LOT LINE PER PLAT 32
- CENTERLINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- OVERHEAD UTILITY LINE
- FENCE
- NO PARKING STRIPING
- WATER VALVE
- ELECTRICAL BOX
- SIGN
- FIRE CALL BOX
- DRAINAGE MANHOLE
- CURB INLET
- ELECTRICAL MANHOLE
- UTILITY MANHOLE
- CEMENT
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- GAS METER
- POWER POLE



BOUNDARY DETAIL

1" = 20'



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREIN DESCRIBED IS THE SAME AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 190003, WITH AN EFFECTIVE DATE OF JULY 13, 2023 AT 12:00 A.M.

RECORD DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND,

TRACT 1:

THAT CERTAIN LOT OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED AT SOUTHEASTLY CORNER OF ANGELL STREET AND BROOK STREET IN THE CITY AND COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, LAND OUT AND DESIGNATED AS LOT NO. 158 (ONE HUNDRED FIFTY-EIGHT) ON THAT PLAT ENTITLED, "PART OF AN ESTATE OWNED BY THE HEIRS OF HATHAN AND RUFUS WATERMAN SURVEYED AND PLOTTED MARCH 16, 1847, BY ATAMER & SCHUBARTH COPIED BY SCHUBARTH & HANES DECEMBER 6TH, 1848", WHICH PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN SAID CITY IN PLAT BOOK 3 AT PAGE 32 AND ON PLAT CASE 82.

TRACT 2:

THAT LOT OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE SOUTHERLY SIDE OF ANGELL STREET IN THE CITY OF PROVIDENCE AND STATE OF RHODE ISLAND, AND BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FIFTY SEVEN AND 8/10 (57.8) FEET MORE OR LESS, EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF SAID ANGELL STREET AND THE EASTERLY LINE OF BROOK STREET; THENCE RUNNING SOUTHERLY BOUNDING WESTERLY ON LAND NOW OR LATELY OF JOHN H. APPLETON ONE HUNDRED SIXTEEN AND 29/100 (116.29) FEET MORE OR LESS, TO FONES ALLEY, THENCE TURNING AND RUNNING EASTERLY BOUNDING SOUTHERLY ON SAID FONES ALLEY FIFTY (50) FEET MORE OR LESS, TO LAND NOW OR LATELY OF HELEN DEF DEY ET AL THENCE TURNING AND RUNNING NORTHERLY BOUNDING EASTERLY ON SAID READ LAND ONE HUNDRED SIXTEEN AND 29/100 (116.29) FEET MORE OR LESS, TO SAID ANGELL STREET; THENCE TURNING AND RUNNING WESTERLY BOUNDING NORTHERLY ON SAID ANGELL STREET FIFTY (50) FEET MORE OR LESS, TO THE POINT OF BEGINNING; HEREON BOUND AND DESCRIBED, BEING THAT LOT OR PARCEL OF LAND DESIGNATED AS LOT NO. 159 (ONE HUNDRED FIFTY-NINE) AND THE WESTERLY TEN (10) FEET MORE BY THE ENTIRE DEPTH OF LOT NO. 158 (ONE HUNDRED SIXTY) ON THAT PLAT ENTITLED, "PLOT OF PART OF AN ESTATE OWNED BY THE HEIRS OF HATHAN & RUFUS WATERMAN SURVEYED AND PLOTTED MARCH 16, 1847, BY ATAMER & SCHUBARTH, COPIED BY SCHUBARTH & HANES DECEMBER 6TH, 1848" AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND, IN PLAT BOOK 3 AT PAGE 32 AND (COPY) ON PLAT CASE 82.

TRACT 3:

THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY AND COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, ON THE SOUTHERLY SIDE OF ANGELL STREET, BOUNDING NORTHERLY ON ANGELL STREET, SIXTY (60) FEET AND HOLDING THAT WIDTH AND EXTENDING BACK SOUTHERLY ONE HUNDRED SIXTEEN AND TWENTY-NINE HUNDREDTHS (116.29/100) FEET TO A GANTRY, NOW KNOWN AS FONES ALLEY, BOUNDING WESTERLY ON LAND NOW OR FORMERLY OF ALBERTO PLATT AND EASTERLY ON LAND NOW OR FORMERLY OF RICHARD W. CONNOLLY, BEING A PART OR PORTION OF LOTS NUMBER 160 (ONE HUNDRED SIXTY) AND 161 (ONE HUNDRED SIXTY-ONE) ON THAT PLAT ENTITLED, "MAP OF HOUSE LOTS BELONGING TO THE HEIRS OF HATHAN AND RUFUS WATERMAN", AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND, IN PLAT BOOK 3 AT PAGE 32 AND (COPY) ON PLAT CASE 82.

NOTE FOR INFORMATION: BEING PARCEL NO(S), 013-0052-0000, 013-0053-0000 AND 013-0055-0000, OF THE CITY OF PROVIDENCE.

THE PROPERTY DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT NO.: 190003, WITH AN EFFECTIVE DATE OF JULY 13, 2023 AT 12:00 A.M.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NPS SURVEYING REQUIREMENTS.
- AT THE TIME OF SURVEY, THERE WAS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER RHODE ISLAND STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH-TO-WAY LINE OF FONES ALLEY, WHICH BEARS S88°23'30"W PER GPS COORDINATE OBSERVATIONS.
- LONGITUDE: -71°02'31.83"W
- CONVERGENCE ANGLE: 0°04'00.74"
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICAL CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- EACH BEING A PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.
- IN REGARD TO TABLE 4--ITEM 2, THE OBSERVED ADDRESS ON SITE WAS 211-217 ANGELL STREET, PROVIDENCE, RHODE ISLAND 02906.
- IN REGARD TO TABLE 4--ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARD TO TABLE 4--ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF ANGELL STREET & BROOK STREET WHICH IS LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- IN REGARD TO TABLE 4--ITEM 16, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FOLLOWING:
- IN REGARD TO TABLE 4--ITEM 17, AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION & THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

ALTA/NPS LAND TITLE SURVEY

MTARI-190003 | PROVIDENCE RI

209, 211, & 217 ANGELL ST

PROVIDENCE COUNTY PROVIDENCE, RHODE ISLAND, 02906

SURVEYOR'S CERTIFICATE

TO: 217 ANGELL INVESTMENTS II LLC, ITS SUCCESSORS, ASSIGNS, AFFILIATES AND LENDERS; MADISON II LLC, STEWART TITLE GUARANTY COMPANY, AND GRS GROUP AN NPS COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS AND MEET ALL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2(A), 2(B), 3, 4, 8, 9, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 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DATED: 09/19/2023

HOLLAND E. SHAW, N.D. 1991
C.O.A. NO. 769
L.S.E. NO. 00-00-00 & LIMITED CONTENT, CLASS 1.
2021 ALTA/NPS LAND TITLE SURVEY

SURVEYED BY:
B & A ASSOCIATES, P.A.
2025 N SHAW DRIVE
FAIRFAXVILLE, VA 22033
SURVEY@BANDW.COM

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SURVEY COORDINATED BY:
GRS GROUP
AN NPS COMPANY