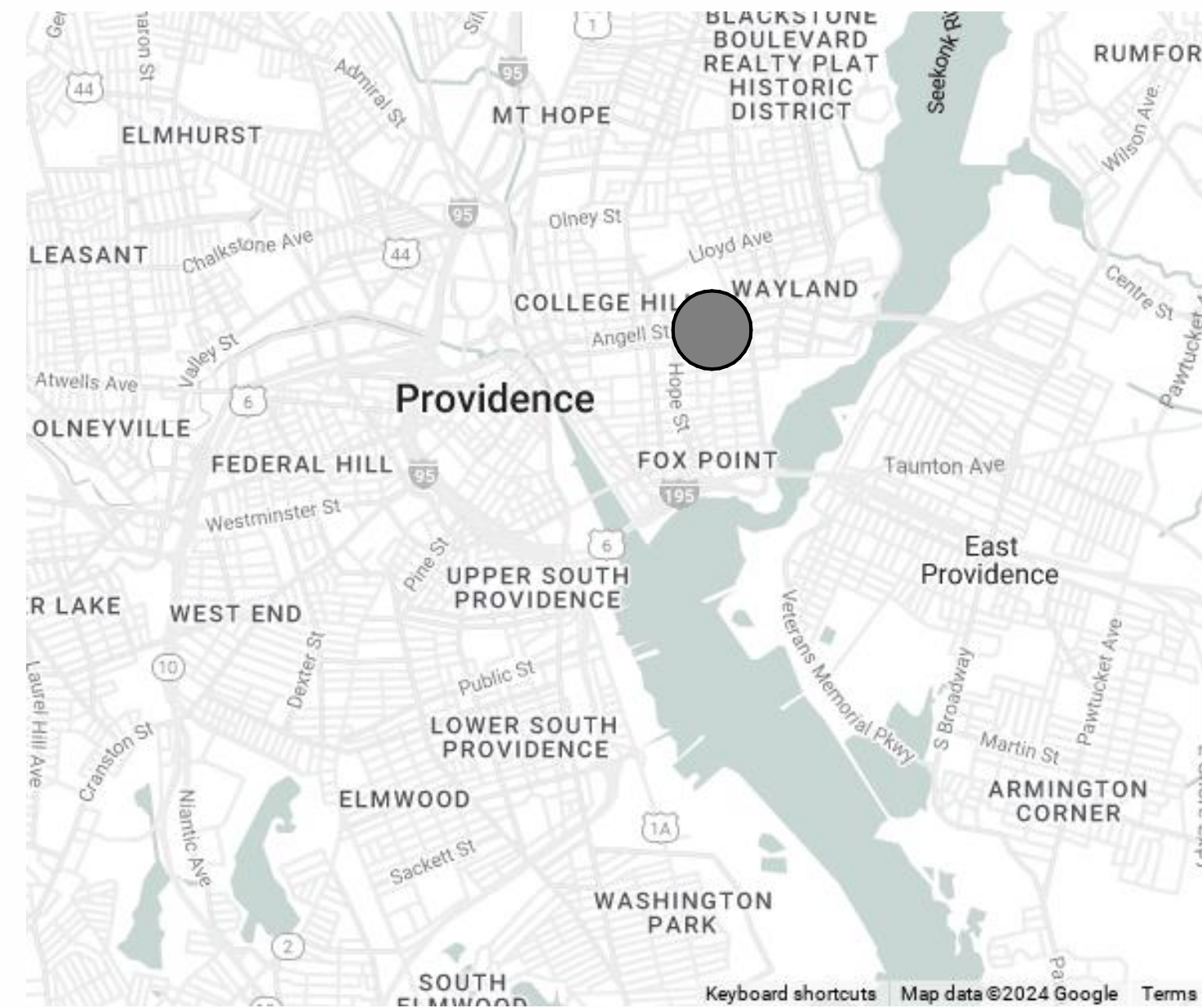


RESIDENCES ON IVES

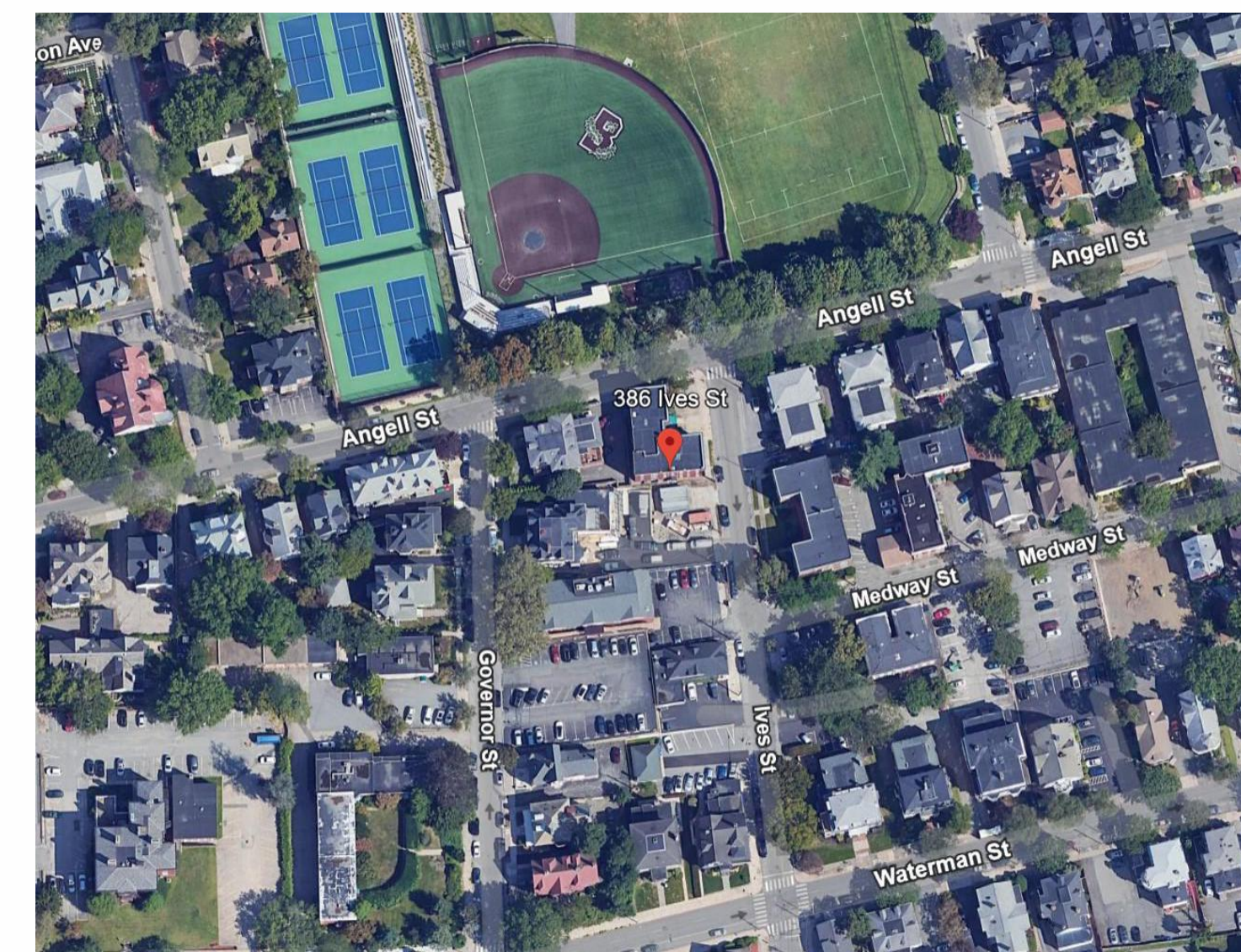
386 IVES STREET,
PROVIDENCE RI



3/21/2025 12:31:51 PM



CONTEXT MAP



LOCUS MAP



APPLICATION: MINOR LAND DEVELOPMENT PROJECT
 SUBMISSION: PRELIMINARY PLAN
 DATE: 3/21/2025

APPLICANT
 PROVIDENCE ARCHITECTURE & BUILDING CO.
 244 WEYBOSSET STREET
 PROVIDENCE, RI 02903
 KEVIN@PABCORI.COM

OWNER
 PROVIDENCE STUDENT LIVING LLC
 244 WEYBOSSET STREET
 PROVIDENCE, RI 02903

ARCHITECT
 PROVIDENCE ARCHITECTURE & BUILDING CO.
 244 WEYBOSSET STREET
 PROVIDENCE, RI 02903
 KEVIN@PABCORI.COM

CIVIL / SURVEY
 InSite ENGINEERING SERVICES, LLC
 501 GREAT ROAD, UNIT 104
 NORTH SMITHFIELD, RI
 401.762.2870

LIST OF DRAWINGS - PLAN SET	
No.	Sheet Name
PP-00.00	COVER SHEET
PP-00.01	DEVELOPMENT RENDERINGS
1	EXISTING CONDITIONS PLAN
2	SITE PLAN
3	UTILITY PLAN
4	STORMWATER PLAN
5	DETAIL SHEET
PP-LP.00	SITE CONTEXTUAL PLAN
PP-LP.01	LANDSCAPE PLAN

LIST OF DRAWINGS - PLAN SET	
No.	Sheet Name
PP-A0.00	BUILDING AREA PLANS
PP-A0.01	AVERAGE GRADE AND BUILDING HEIGHT
PP-A1.00	CELLAR PLAN
PP-A1.01	FIRST FLOOR PLAN
PP-A1.02	TYPICAL PLAN - 2ND thru 4TH FLOORS
PP-A1.03	ROOF PLAN
PP-A2.00	EXTERIOR ELEVATIONS
PP-A3.00	BUILDING SECTIONS

PROJECT INFORMATION:

THE APPLICANT IS SEEKING TO PERMIT A 24 UNIT APARTMENT BUILDING LOCATED AT 386 IVES STREET IN THE RP-DISTRICT. THE CURRENT 5,104 SF LOT IS VACANT AND IMPROVED BY A SINGLE STORY 2-CAR GARAGE. THE SITE WILL BE RE-DEVELOPED BASED ON THE DESIGN HEREIN THESE DOCUMENTS.

OFF-STREET PARKING WILL BE PROVIDED ON SEPARATE ADJACENT SURFACE LOTS LOCATED AT 207 AND 285 GOVERNOR STREET. SPACE TO ACCOMMODATE 24-STANDARD PARKING SPACES WILL BE DELINEATED FOR WHICH 1 ACCESSIBLE VAN SPACE WILL BE IDENTIFIED.

LONG-TERM BICYCLE PARKING WILL BE PROVIDED AT THE ADJACENT PROPERTY TO THE REAR YARD LOCATED AT 293 GOVERNOR STREET. SPACE TO SECURE A MINIMUM OF 4 BICYCLES WILL BE PROVIDED UNDER AN EXISTING OUTDOOR DECK. THE DECK WILL PROVIDE WEATHER PROTECTION AND MEANS TO LOCK THE BICYCLES.

A NEW CURB CUT IS PROPOSED THAT WILL PROVIDE ACCESS TO THIS SITE AND ACCESS VIA AN EASEMENT TO 293 GOVERNOR STREET TO THE REAR. THE NEW DRIVEWAY IS PROPOSED TO INCLUDE AN EASEMENT ONTO 285 GOVERNOR STREET TO THE SOUTH AS ILLUSTRATED ON THE CIVIL AND LANDSCAPE PLANS.

A BIKE RACK TO PROVIDE 1 REQUIRED SHORT-TERM BICYCLE STORAGE SPACE IS PROPOSED ON THE SIDEWALK IN THE PUBLIC RIGHT-OF-WAY.

NUMBER OF UNITS: 24 APARTMENTS
 USE: MULTI-FAMILY
 NUMBER OF STORIES: 4
 ABOVE AVE. GRADE: 1
 CELLAR: 1
 ATTIC: 0

ZONING AND USE REGULATIONS

Table 4-1 Residential District Dimensional Standards			
Bulk Standards	Required / Allowed	Proposed	Relief Items
Zoning District		RP Residential Prof.	
Historic District		No	
Min. Lot Area SF	None	5,104 SF	
Min. Lot Width	None	74.96'	
Max. Building Height	45'	43'-6"	
Max. Building Coverage	MF - 55%	47%	
Surface Coverage - Front Yard	33%	n/a see - Sec. 402.B	
Max. Impervious Surface Coverage - Rear Yard	50%	39%	
Total Max. Impervious Surface Coverage	65%	58%	
Total Min. Pervious Surface Coverage	1,000 SF	1,935 SF	
Setback Requirements			
Front Setback Zone	Sec. 402.B	0'	
Min. Interior Side and Min. Corner Side Setback	Lot with 60' or more - 10'	10'	
Min. Rear Setback	30'	30'	
Table 12-1 Use Matrix			
Dwelling - Multi-Family	Permitted	RP	
SEC. 1202 K	Facade transparency facing a street Multi-family: 25%	29.5%	
Table 13-2 Permitted Encroachments			
Accessibility Ramp	No Limit	4'-2" ramp, 5'-6" landing	
Areaway	4' into any setback	not used	
Balcony	6' into front, interior side, or corner 8' into rear 4' from all lot lines	not used	
Bay Window	3' max. all setbacks	3'-0"	
Exterior Stairwell	4' into rear setback	4'-0"	
Deck	6' into interior or corner side 8' into rear 4' from all lot lines prohibited in front yard	8'-0" into rear yard	
Steps and Stoops (roofed and unroofed)	6' into front, interior side, or corner side 8' into rear 4' from all lot lines	5'-0" into rear yard	
Encroachment for Habitation	4' max. into right-of-way	4'-0"	
Table 14-1 Off-Street Vehicle and Bicycle Parking Requirements			
Parking Spaces	1 per dwelling unit	24 - provided on separate lot(s)	
Bicycle Spaces	1 per 5 dwelling units - 80 % long term	5 (4 long term / 1 short term)	
Off-Street Loading Zone	Multi-family 40,000 SF - 1 space required	11,386 sf / not required	
Trees and Landscaping			
Landscape Plan	Required	Refer to sheet PP-LP.01	
Signs - Exempt from Permit			
Exempt	Directory sign Nameplate - name and address of the building Property identification Sign - management co. Parking Lot Signs	Building name and address	

The PROVIDENCE ARCHITECTURE & BUILDING Co.

Revision Schedule

No.	Date	Description

RESIDENCES ON IVES
 386 IVES STREET,
 PROVIDENCE RI
 COVER SHEET

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCORI

Drawn By: PABCORI

Scale: As indicated

Date: 21 MAR 2025

Current Issue: APPROVALS

Drawing No.

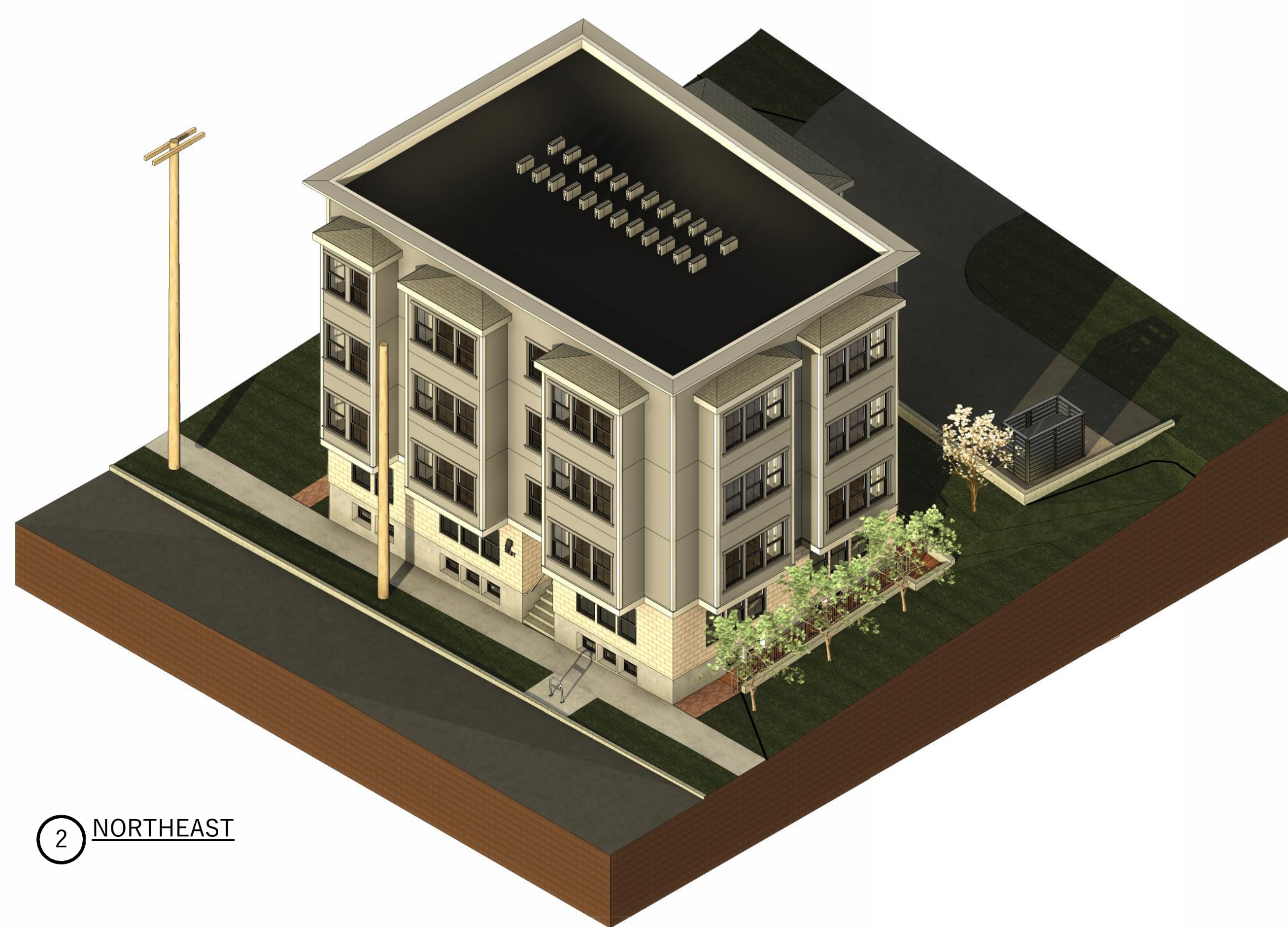
PP-00.00

Revision Schedule

No.	Date	Description



1 SOUTHEAST



2 NORTHEAST



3 SOUTHWEST



4 NORTHWEST

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
DEVELOPMENT RENDERINGS

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCo

Drawn By: PABCo

Scale:

Date: 21 MAR 2025

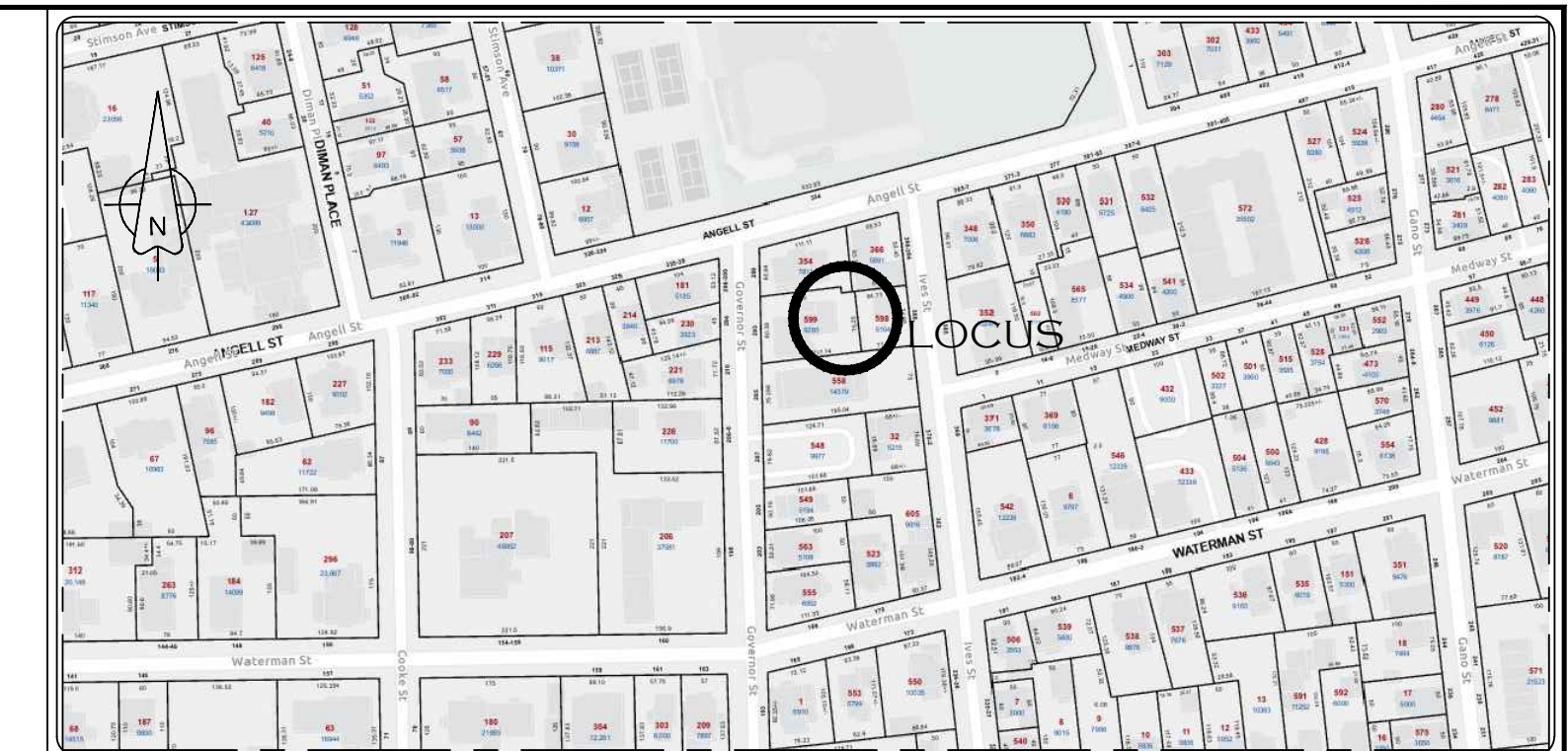
Current Issue: APPROVALS

Drawing No.

PP-00.01

LEGEND

- 100--- EXISTING CONTOUR
- 100.0x EXISTING GRADE
- 100--- PROPOSED CONTOUR
- 100.0x PROPOSED GRADE
- WG ○ WATER SHUTOFF
- GG ○ GAS SHUTOFF
- Ⓢ ○ SEWER MANHOLE
- Ⓣ ○ DRAIN MANHOLE
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- — SILT FENCE



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED AS LOT 598 ON ASSESSORS MAP 14.
2. OWNER OF RECORD: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET
PROVIDENCE, RI 02903
3. LOT AREA: 5,104 SF.
4. ZONING DISTRICT: RP
5. DEED REFERENCE: BOOK 12292 PAGE 207.
6. ELEVATIONS BASED UPON NAVD88.
7. THERE ARE NO WETLANDS ON THE PROPERTY.
8. SITE DOES NOT FALL WITHIN THE HISTORIC DISTRICT.
9. THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
10. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, RHODE ISLAND, MAP No. 44007C0309K WITH AN EFFECTIVE DATE OF 10/2/2015.

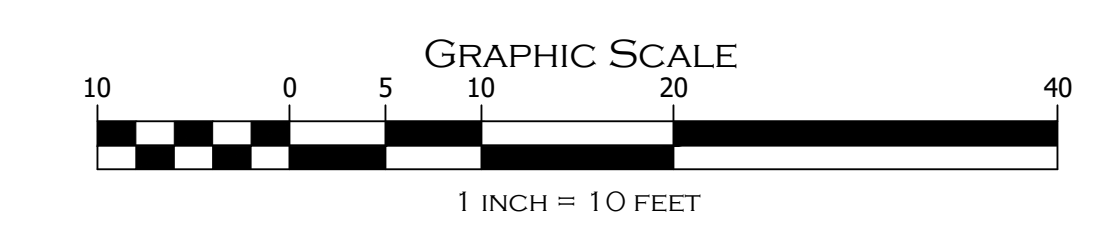
PLAN REFERENCE:

1. PRELIMINARY MINOR SUBDIVISION OF 293 GOVERNOR STREET ASSESSOR'S PLAT 14 LOT 579 PROVIDENCE, RHODE ISLAND PREPARED FOR JASON FUTRELL II ALEPPO STREET, PROVIDENCE, R.I.: DATED: JULY 20, 2019; PREPARED BY: MARC N. NYBERG ASSOCIATES, INC.; PLAN BOOK 93 PAGE 42.

ZONING DISTRICT: RP

MINIMUM LOT AREA:	SF EXISTING LOTS - NONE
MINIMUM LOT WIDTH:	SF NEW SUBDIVISIONS - 5,000 SF
MAXIMUM BUILDING HEIGHT:	SF EXISTING LOTS - NONE
MAXIMUM BUILDING COVERAGE:	SF NEW SUBDIVISIONS - 50'
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD:	45 FEET
MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD:	32', NOT TO EXCEED 2 STORIES
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE:	SF. SD, 2F, 3F, RH: 45%
MINIMUM SETBACKS:	MF, NON-RESIDENTIAL: 55%
FRONT - SEE NOTE*	MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD: 33%
INTERIOR SIDE AND CORNER SIDE:	MAXIMUM IMPERVIOUS SURFACE COVERAGE: 50%
	TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%
	MINIMUM PERVIOUS SURFACE COVERAGE: 1,000 SF
	FRONT - SEE NOTE*
	LOT WIDTH 60' OR LESS: 6'
	LOT WIDTH MORE THAN 60': 10'
	REAR - 30'

*NOTE:
THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO-ZONE CALCULATED ACCORDING TO AN AVERAGING PROVISION, AS FOLLOWS:
1. THE BUILD-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. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
2. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, DEVELOPED LOTS WITHIN 100 FEET IN BOTH DIRECTIONS ON THE OPPOSITE SIDE OF THE STREET ARE USED FOR AVERAGING TO CALCULATE THE REQUIRED MINIMUM FRONT SETBACK. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
3. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OR THE OPPOSITE SIDE OF THE STREET, THE REQUIRED FRONT BUILD-TO-ZONE IS SET AS THE AREA BETWEEN 5% AND 15% OF THE LOT DEPTH.



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
· LIMITED CONTENT BOUNDARY SURVEY; CLASS I
· TOPOGRAPHIC ACCURACY: 1-4

Marc N. Nyberg
MARC N. NYBERG LICENSE No. 1797 COA No. A52

STATEMENT OF PURPOSE
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
· EXISTING CONDITIONS PLAN

EXISTING CONDITIONS PLAN

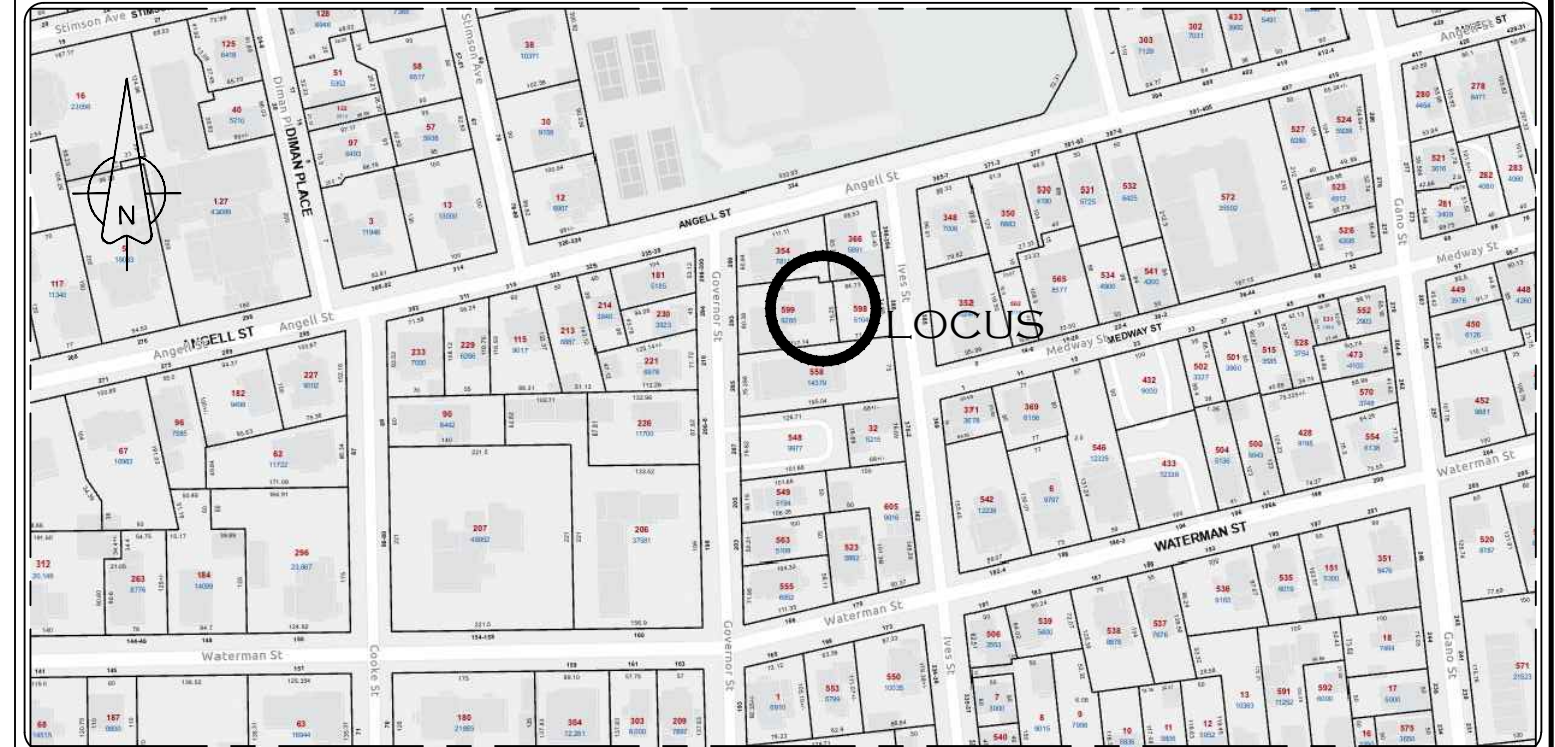
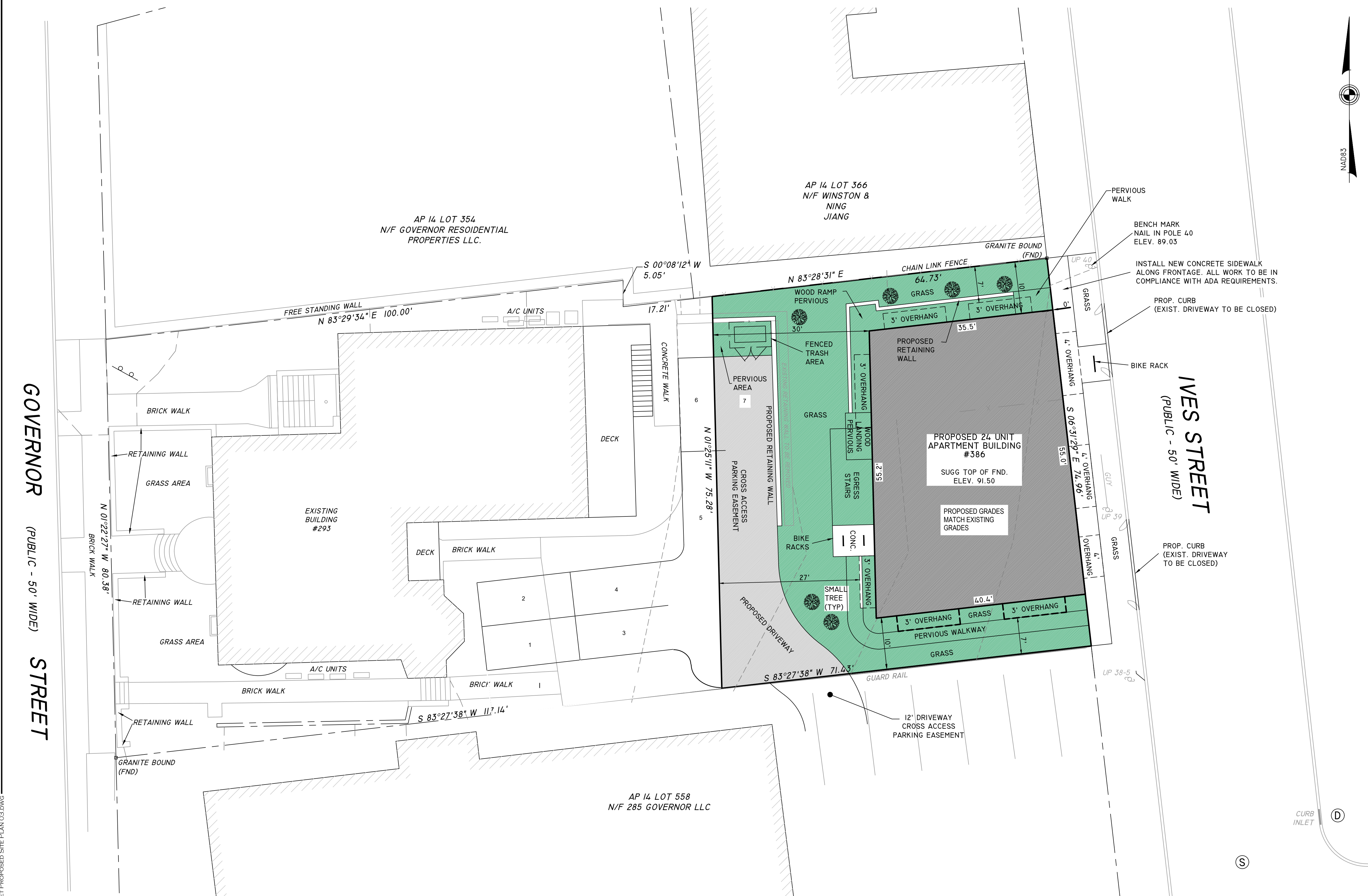
	"AP 14 LOT 598" 386 IVES STREET PROVIDENCE, RHODE ISLAND			
	PROVIDENCE STUDENT LIVING LLC 244 WEYBOSSET STREET, PROVIDENCE, RI			
JOB # 18-180A	SCALE: 1" = 10"	DRAWN BY: LFR	DATE: 3/18/2025	
REVISED:				

	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558	SHEET 1 OF 5
PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	501 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com	

GOVERNOR STREET (PUBLIC - 50' WIDE)

IVES STREET (PUBLIC - 50' WIDE)

MEDWAY STREET



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

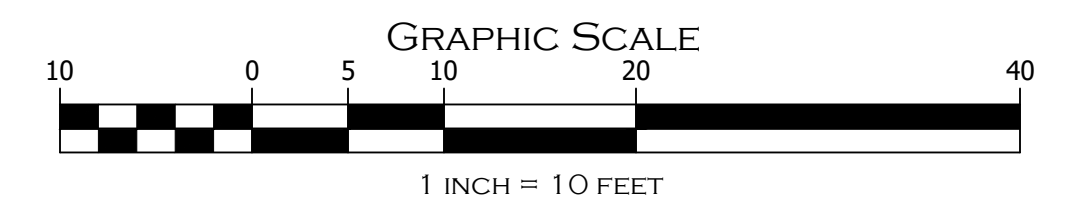
- OWNER OF RECORD: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET
PROVIDENCE, RI 02903
- LOT AREA: 5,104 SF.
- ZONING DISTRICT: RP
- DEED REFERENCE: BOOK 12292 PAGE 207.
- ELEVATIONS BASED UPON NAVD88.
- THERE ARE NO WETLANDS ON THE PROPERTY.
- SITE DOES NOT FALL WITHIN THE HISTORIC DISTRICT.
- THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
- THE PROPERTY SHOWN IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, RHODE ISLAND, MAP No. 44007C0309K WITH AN EFFECTIVE DATE OF 10/2/2015.
- UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING ACCURATE OR COMPLETE. *DIGSAFE MUST BE NOTIFIED BEFORE START OF ANY EXCAVATIONS OR CONSTRUCTION.
- STORMWATER MAY NOT BE TIED INTO THE THE SANITARY SEWER CONNECTION.
- REQUIRED TREE CANOPY COVERAGE SHALL EQUAL 30% OF THE TOTAL LOT AREA.
- REPAIR ALL SIDEWALKS AS NECESSARY.
- MINIMUM 4 FEET REQUIRED BETWEEN TREE WELLS AND BACK OF SIDEWALK.
- STORMWATER MUST BE CONTROLLED ON THE SITE TO THE EXTENT POSSIBLE.
- REMOVE AND REPLACE ALL DAMAGED EXISTING FENCE(S).
- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD
- DETAILS AT: [HTTPS://WWW.PROVIDENCE.RI.GOV/PUBLIC-WORKS/FORMS/](https://www.providence.ri.gov/public-works/forms/) UNDER "REPORTS+PUBLICATIONS" OR AT [HTTPS://WWW.PROVIDENCE.RI.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF](https://www.providence.ri.gov/wp-content/uploads/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF)
- SIDEWALK CONSTRUCTION TO CONFORM TO DETAILS 4.3.3.0, 4.3.3.1, 4.3.3.2 & 4.8.1.0.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

PLAN REFERENCE:

- PRELIMINARY MINOR SUBDIVISION OF 293 GOVERNOR STREET ASSESSOR'S PLAT 14 LOT 579 PROVIDENCE, RHODE ISLAND PREPARED FOR JASON FUTRELL II ALEPPO STREET, PROVIDENCE, R.I.; DATED: JULY 20, 2019; PREPARED BY: MARC N. NYBERG ASSOCIATES, INC.; PLAN BOOK 93 PAGE 42.

LEGEND

- 100 - - - - - 100 EXISTING CONTOUR
- 100.0x EXISTING GRADE
- 100 - - - - - 100 PROPOSED CONTOUR
- 100.0x PROPOSED GRADE
- WG ○ WATER SHUTOFF
- GG ○ GAS SHUTOFF
- Ⓢ ○ SEWER MANHOLE
- Ⓣ ○ DRAIN MANHOLE
- w — WATER LINE
- s — SEWER LINE
- g — GAS LINE
- — — — — SILT FENCE



ZONING DISTRICT: RP

MINIMUM LOT AREA:	SF EXISTING LOTS - NONE
	SF NEW SUBDIVISIONS - 5,000 SF
MINIMUM LOT WIDTH:	SF EXISTING LOTS - NONE
	SF NEW SUBDIVISIONS - 50'
MAXIMUM BUILDING HEIGHT:	45 FEET
LOTS OF 2,500 OR LESS:	32', NOT TO EXCEED 2 STORIES
MAXIMUM BUILDING COVERAGE:	SF, SD, 2F, 3F, RH: 45%
	MF, NON-RESIDENTIAL: 55%
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD:	33%
MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD:	50%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE:	65%
TOTAL MINIMUM PERVIOUS SURFACE COVERAGE:	1,000 SF
MINIMUM SETBACKS:	
FRONT - SEE NOTE*	
INTERIOR SIDE AND CORNER SIDE:	LOT WIDTH 60' OR LESS: 6'
	LOT WIDTH MORE THAN 60': 10'
	REAR - 30'

ZONING TABLE

MINIMUM REQUIRED PER ZONING REGULATIONS	PROVIDED
	AP 14 LOT 598
MINIMUM LOT AREA: NONE	5,104 SQ. FT.
MINIMUM LOT WIDTH: NONE	74.96 FT.
MAXIMUM BUILDING HEIGHT = 45 FT.	43.5 FT. 43'-6" ARCHITECTURAL
MAXIMUM BUILDING COVERAGE: 55%	47%
MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED - FRONT YARD: 33%	N/A - 0' SETBACK PER 402.B
MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED - REAR YARD: 50%	39%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE ALLOWED: 65%	58%
MINIMUM FRONT SETBACK: 0 FT.	0 FT.
MINIMUM INTERIOR SIDE SETBACK: 10 FT.	10 FT.
MINIMUM REAR SETBACK: 30 FT.	30 FT.
MINIMUM PERVIOUS COVERAGE: 1000 SF	1,935, SF

*NOTE:
THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO-ZONE CALCULATED ACCORDING TO AN AVERAGING PROVISION, AS FOLLOWS:
1. THE BUILD-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. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
2. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, DEVELOPED LOTS WITHIN 100 FEET IN BOTH DIRECTIONS ON THE OPPOSITE SIDE OF THE STREET ARE USED FOR AVERAGING TO CALCULATE THE REQUIRED MINIMUM FRONT SETBACK. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
3. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OR THE OPPOSITE SIDE OF THE STREET, THE REQUIRED FRONT BUILD-TO-ZONE IS SET AS THE AREA BETWEEN 5% AND 15% OF THE LOT DEPTH.

MEDWA
CTDFE

SITE PLAN

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

"AP 14 LOT 598"
386 IVES STREET
PROVIDENCE, RHODE ISLAND

PREPARED FOR: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET, PROVIDENCE, RI

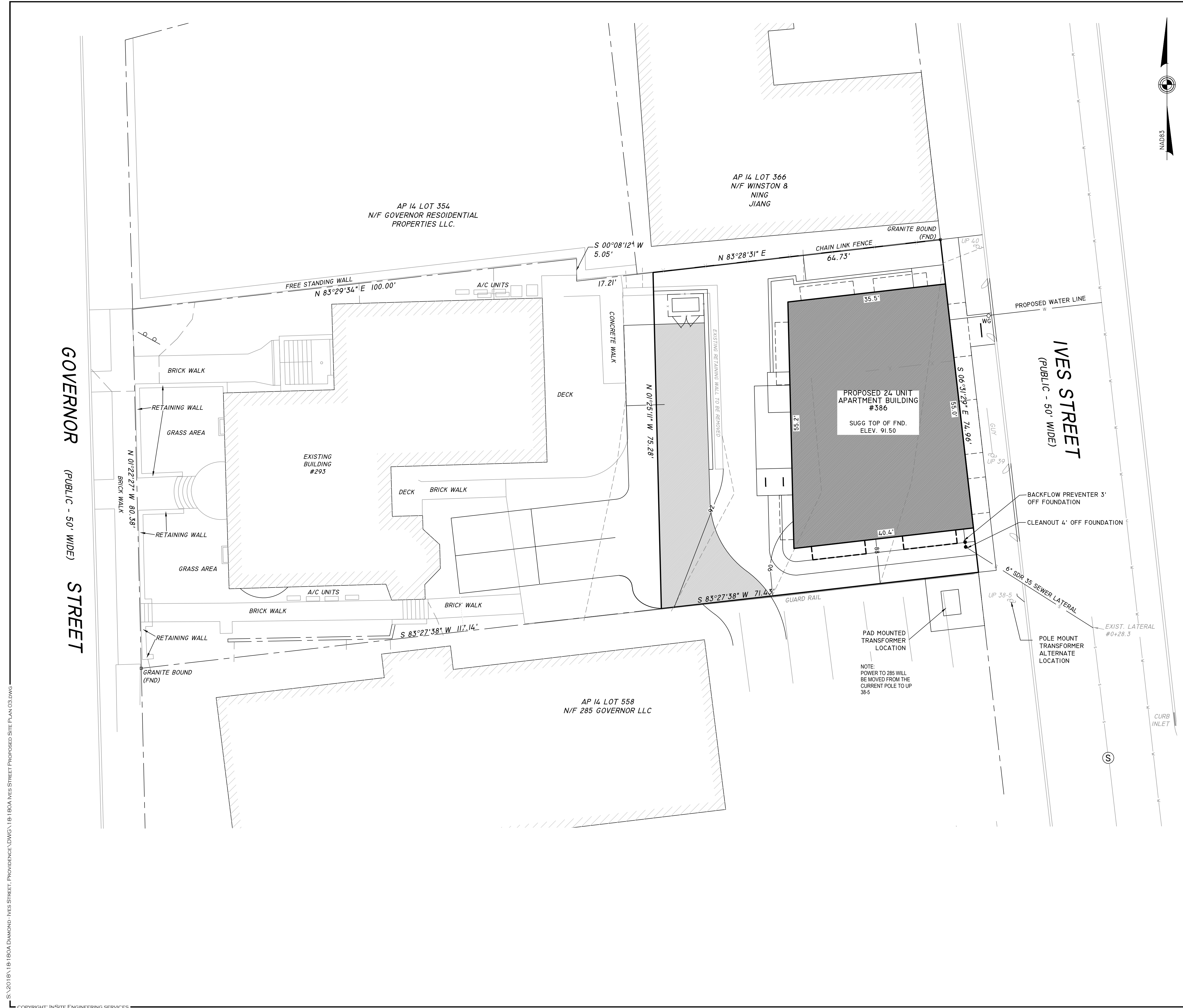
JOB # 18-180A SCALE: 1" = 10" DRAWN BY: LFR DATE: 3/18/2025

REVISED:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

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

501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InSiteEngineers.com



GENERAL NOTES:

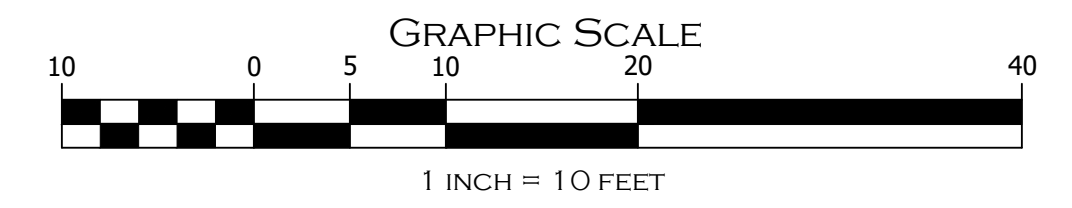
- OWNER OF RECORD: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET
PROVIDENCE, RI 02903
- LOT AREA: 5,104 SF.
- ZONING DISTRICT: RP
- DEED REFERENCE: BOOK 12292 PAGE 207.
- ELEVATIONS BASED UPON NAVD88.
- THERE ARE NO WETLANDS ON THE PROPERTY.
- SITE DOES NOT FALL WITHIN THE HISTORIC DISTRICT.
- THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
- THE PROPERTY SHOWN IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, RHODE ISLAND, MAP No. 44007C0309K WITH AN EFFECTIVE DATE OF 10/2/2015.
- UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING ACCURATE OR COMPLETE. *DISSAFE MUST BE NOTIFIED BEFORE START OF ANY EXCAVATIONS OR CONSTRUCTION.
- STORMWATER MAY NOT BE TIED INTO THE THE SANITARY SEWER CONNECTION.
- REQUIRED TREE CANOPY COVERAGE SHALL EQUAL 30% OF THE TOTAL LOT AREA.
- REPAIR ALL SIDEWALKS AS NECESSARY.
- MINIMUM 4 FEET REQUIRED BETWEEN TREE WELLS AND BACK OF SIDEWALK.
- STORMWATER MUST BE CONTROLLED ON THE SITE TO THE EXTENT POSSIBLE.
- REMOVE AND REPLACE ALL DAMAGED EXISTING FENCE(S).
- ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD.
- DETAILS AT: [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) UNDER "REPORTS+PUBLICATIONS" OR AT [HTTPS://WWW.PROVIDENCERI.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF](https://www.providenceri.gov/wp-content/uploads/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF)
- SIDEWALK CONSTRUCTION TO CONFORM TO DETAILS 4.3.3.0, 4.3.3.1, 4.3.3.2 & 4.8.1.0.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

PLAN REFERENCE:

- PRELIMINARY MINOR SUBDIVISION OF 293 GOVERNOR STREET ASSESSOR'S PLAT 14 LOT 579 PROVIDENCE, RHODE ISLAND PREPARED FOR JASON FUTRELL II ALEPPO STREET, PROVIDENCE, R.I.; DATED: JULY 20, 2019; PREPARED BY: MARC N. NYBERG ASSOCIATES, INC.; PLAN BOOK 93 PAGE 42.

LEGEND

100 - - - - - 100	EXISTING CONTOUR
100.0x	EXISTING GRADE
100 - - - - - 100	PROPOSED CONTOUR
100.0x	PROPOSED GRADE
WG	WATER SHUTOFF
GG	GAS SHUTOFF
⊙	SEWER MANHOLE
⊕	DRAIN MANHOLE
— W —	WATER LINE
— S —	SEWER LINE
— G —	GAS LINE
— — — — —	SILT FENCE



UTILITY PLAN

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

"AP 14 LOT 598"
386 IVES STREET
PROVIDENCE, RHODE ISLAND

PREPARED FOR: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET, PROVIDENCE, RI

JOB # 18-180A SCALE: 1" = 10' DRAWN BY: LFR DATE: 3/18/2025

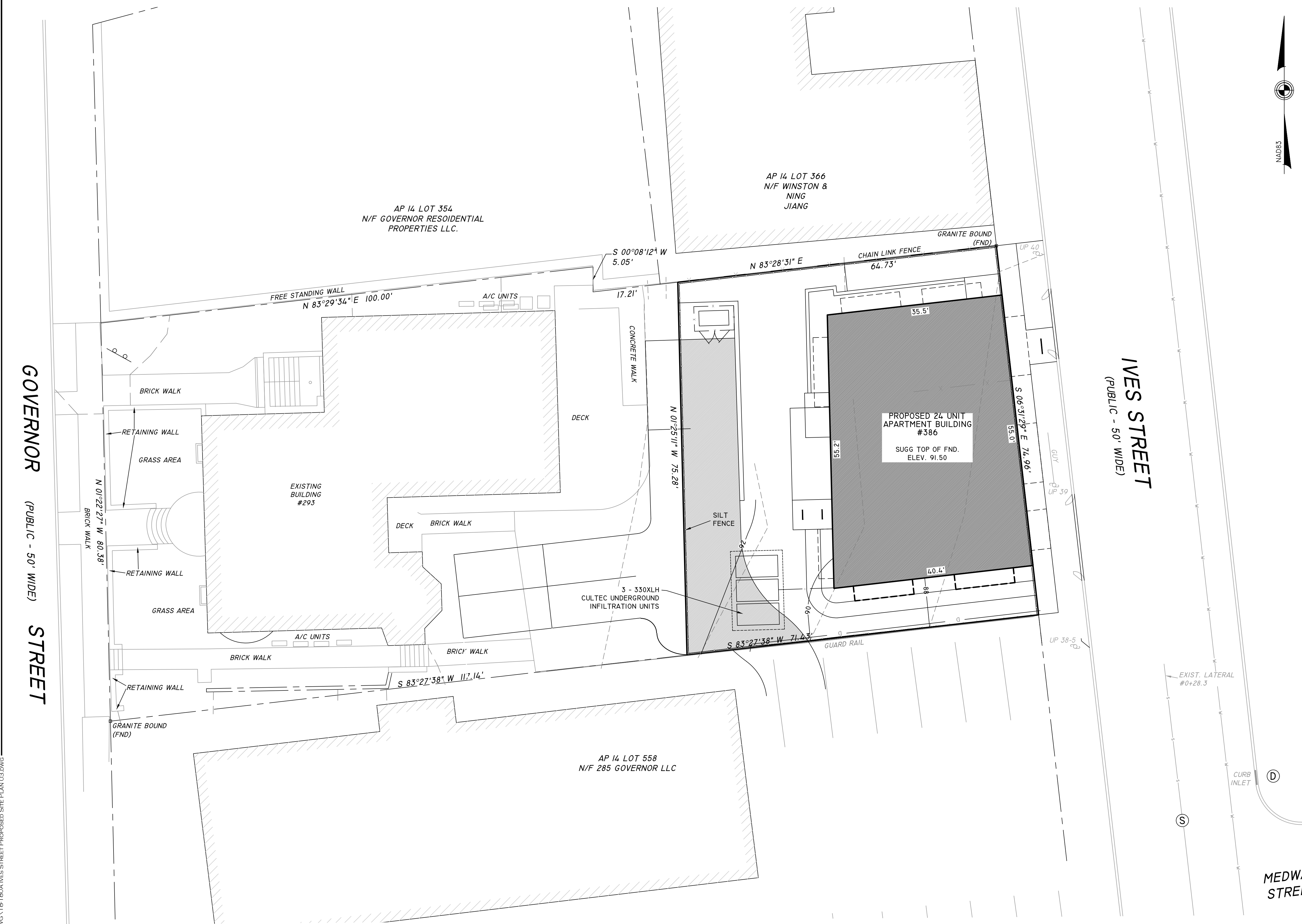
REVISED:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

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

501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InSiteEngineers.com

SHEET 3 OF 5

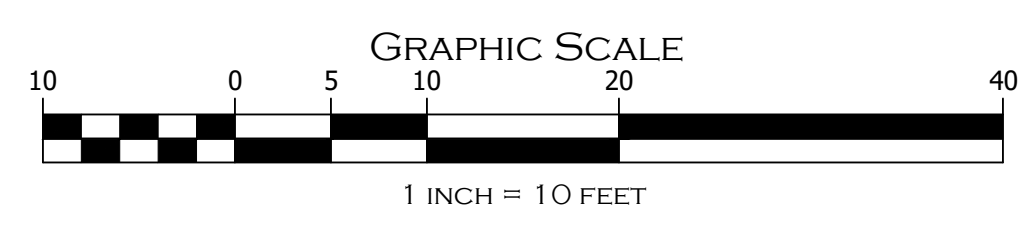


- GENERAL NOTES:**
- OWNER OF RECORD: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET
PROVIDENCE, RI 02903
 - LOT AREA: 5,104 SF.
 - ZONING DISTRICT: RP
 - DEED REFERENCE: BOOK 12292 PAGE 207.
 - ELEVATIONS BASED UPON NAVD88.
 - THERE ARE NO WETLANDS ON THE PROPERTY.
 - SITE DOES NOT FALL WITHIN THE HISTORIC DISTRICT.
 - THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
 - THE PROPERTY SHOWN IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, RHODE ISLAND, MAP No. 44007C0309K WITH AN EFFECTIVE DATE OF 10/2/2015.
 - UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING ACCURATE OR COMPLETE. *DIGSAFE MUST BE NOTIFIED BEFORE START OF ANY EXCAVATIONS OR CONSTRUCTION.
 - STORMWATER MAY NOT BE TIED INTO THE THE SANITARY SEWER CONNECTION.
 - REQUIRED TREE CANOPY COVERAGE SHALL EQUAL 30% OF THE TOTAL LOT AREA.
 - REPAIR ALL SIDEWALKS AS NECESSARY.
 - MINIMUM 4 FEET REQUIRED BETWEEN TREE WELLS AND BACK OF SIDEWALK.
 - STORMWATER MUST BE CONTROLLED ON THE SITE TO THE EXTENT POSSIBLE.
 - REMOVE AND REPLACE ALL DAMAGED EXISTING FENCE(S).
 - ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD
 - DETAILS AT: [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) UNDER "REPORTS+PUBLICATIONS" OR AT [HTTPS://WWW.PROVIDENCERI.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF](https://www.providenceri.gov/wp-content/uploads/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF)
 - SIDEWALK CONSTRUCTION TO CONFORM TO DETAILS 4.3.3.0, 4.3.3.1, 4.3.3.2 & 4.8.1.0.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

- PLAN REFERENCE:**
- PRELIMINARY MINOR SUBDIVISION OF 293 GOVERNOR STREET ASSESSOR'S PLAT 14 LOT 579 PROVIDENCE, RHODE ISLAND PREPARED FOR JASON FUTRELL II ALEPPO STREET, PROVIDENCE, R.I.; DATED: JULY 20, 2019; PREPARED BY: MARC N. NYBERG ASSOCIATES, INC.; PLAN BOOK 93 PAGE 42.

- STORMWATER MANAGMENT PLAN**
- LIMITED GUTTERS AND DOWNSPOUTS FROM OVERHANGS AND BUILDINGS FLAT ROOF AND INTERNAL ROOF DRAINS TO BE DIVERTED TO UNDERGROUND INFILTRATION SYSTEM ON SITE. SITE TO BE GRADED TO RETAIN STORMWATER ON SITE TO AVOID RUNOFF.
 - STORMWATER MAY NOT TO BE TIED INTO SANITARY SEWER LINE, ONLY DEDICATED STORMWATER (DRAIN) LINE.

- SEDIMENT CONTROL PLAN**
- THROUGHOUT CONSTRUCTION, APPROPRIATE MEASURES WILL BE TAKEN TO AVOID EROSION & PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES SHALL INCLUDE TEMPORARY SILT FENCING AT THE PERIMETER OF THE SITE AT ALL LOT LINES. ADDITIONALLY, HIGH-FLOW INLET PROTECTION FILTERS, SUCH AS GUTTERBODDIES, WILL BE INSTALLED WHERE THE SITE MEETS THE CURB/ROW TO PREVENT SEDIMENT FROM FLOWING INTO THE CITY'S STORMWATER SYSTEM DURING CONSTRUCTION. EROSION CONTROL TO BE INSPECTED PERIODICALLY OR AFTER SIGNIFICANT RAINFALL, AND REPAIRED OR REPLACED AS NECESSARY.
 - EROSION CONTROL SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND AREA HAS STABILIZED.



- LEGEND**
- 100---100 EXISTING CONTOUR
 - 100.0x EXISTING GRADE
 - 100--- PROPOSED CONTOUR
 - 100.0x PROPOSED GRADE
 - WG ○ WATER SHUTOFF
 - GG ○ GAS SHUTOFF
 - ⊙ SEWER MANHOLE
 - ⊕ DRAIN MANHOLE
 - W — WATER LINE
 - S — SEWER LINE
 - G — GAS LINE
 - SILT FENCE

STORMWATER PLAN

"AP 14 LOT 598"
386 IVES STREET
PROVIDENCE, RHODE ISLAND

PREPARED FOR: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET, PROVIDENCE, RI

JOB # 18-180A	SCALE: 1" = 10'	DRAWN BY: LFR	DATE: 3/18/2025
------------------	--------------------	------------------	--------------------

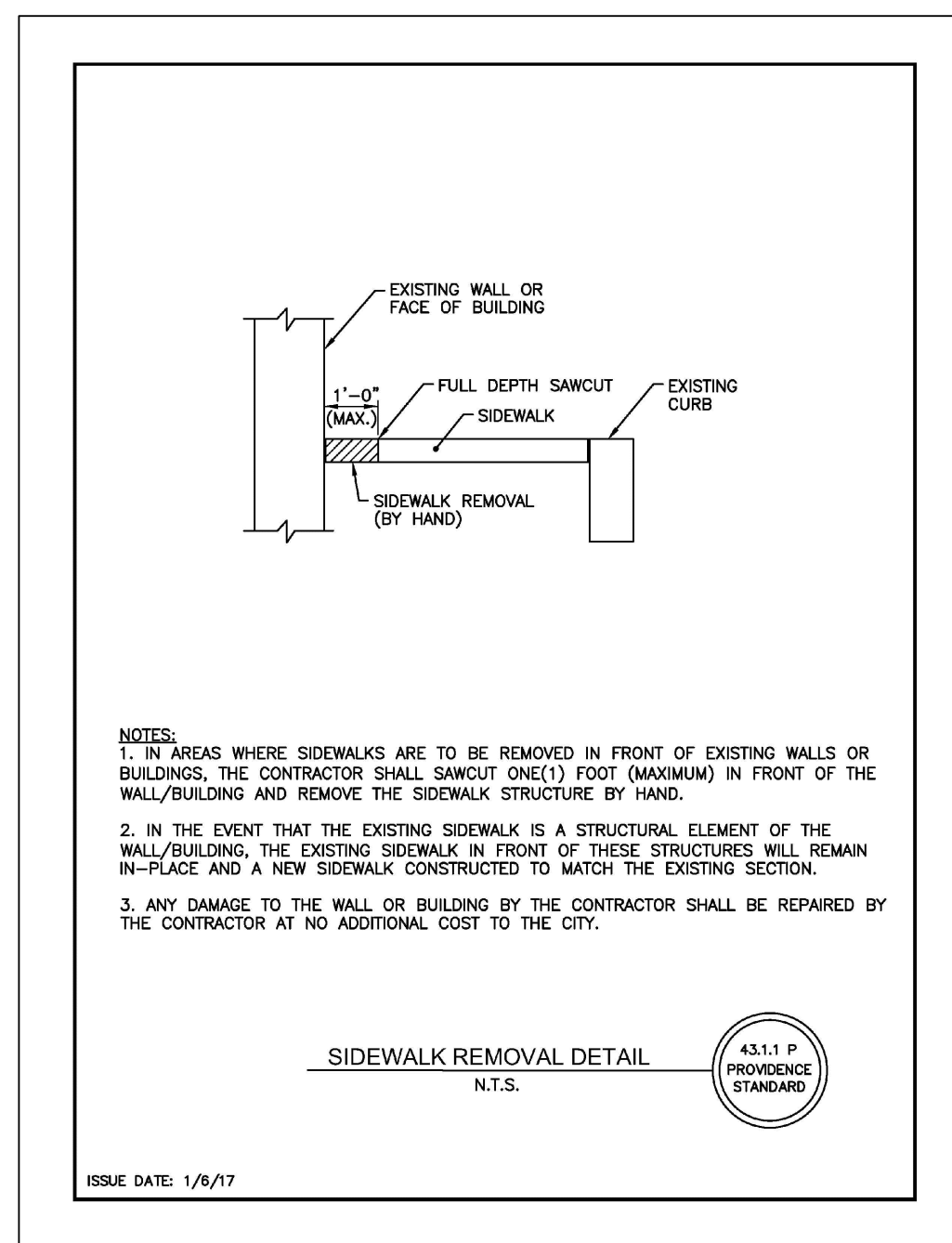
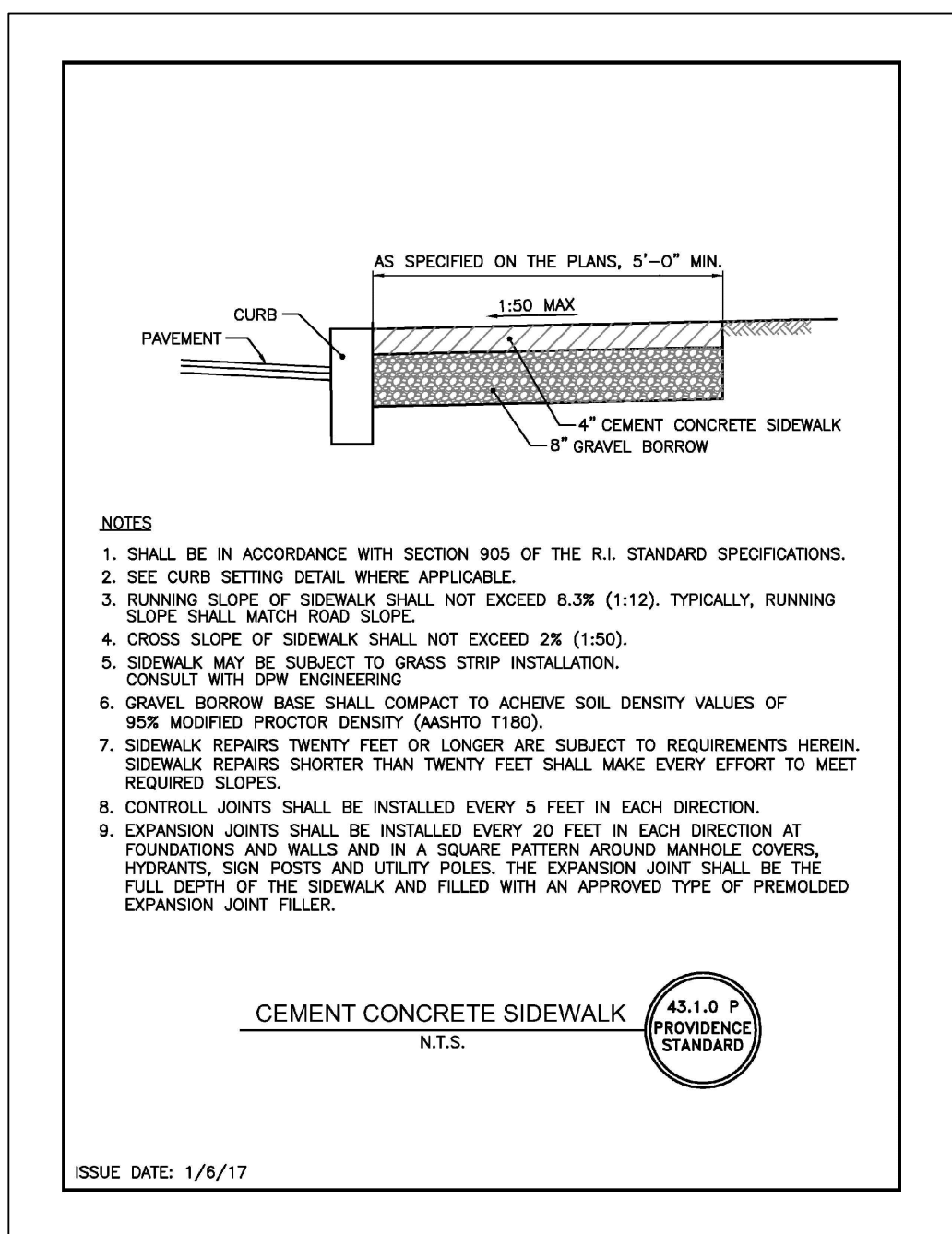
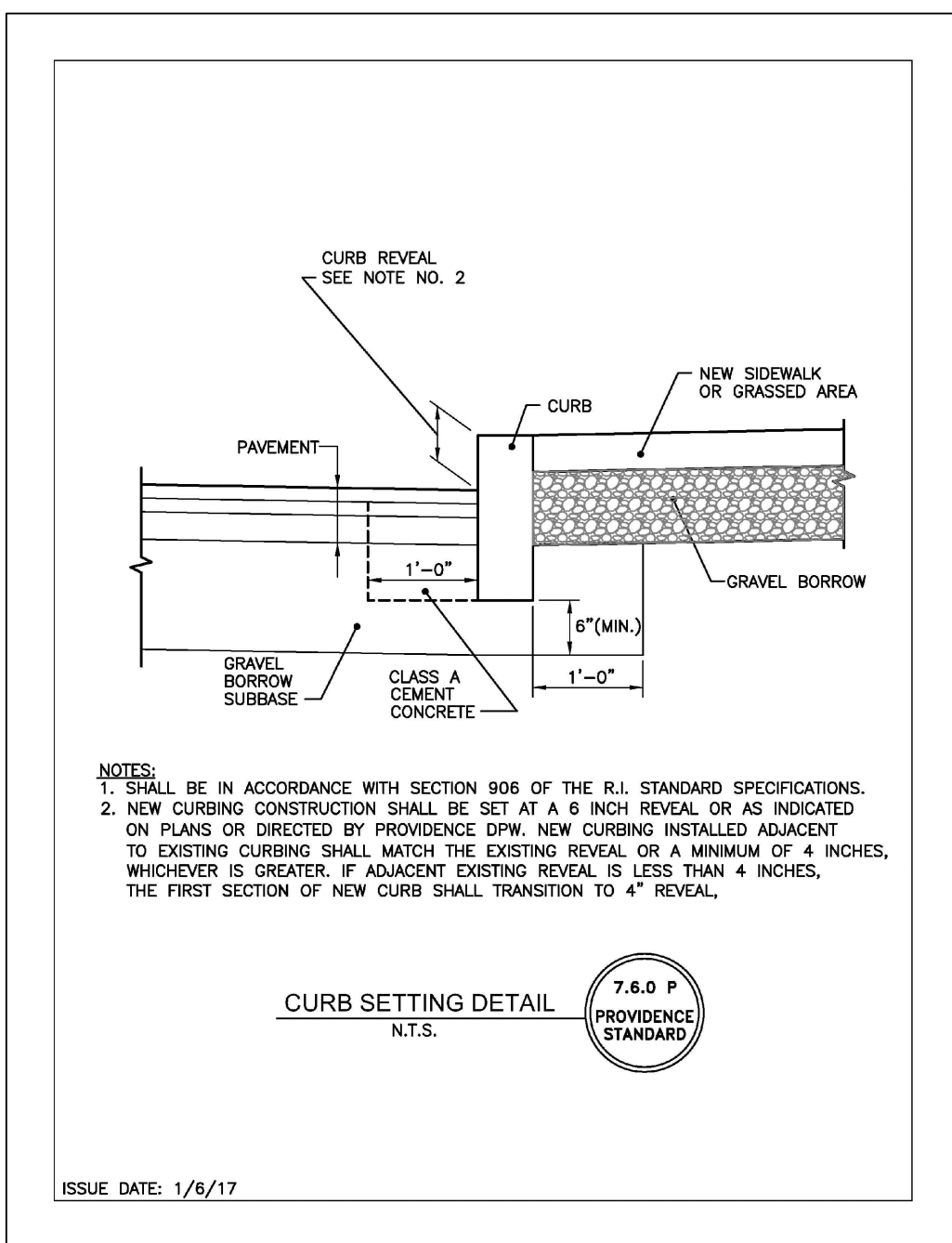
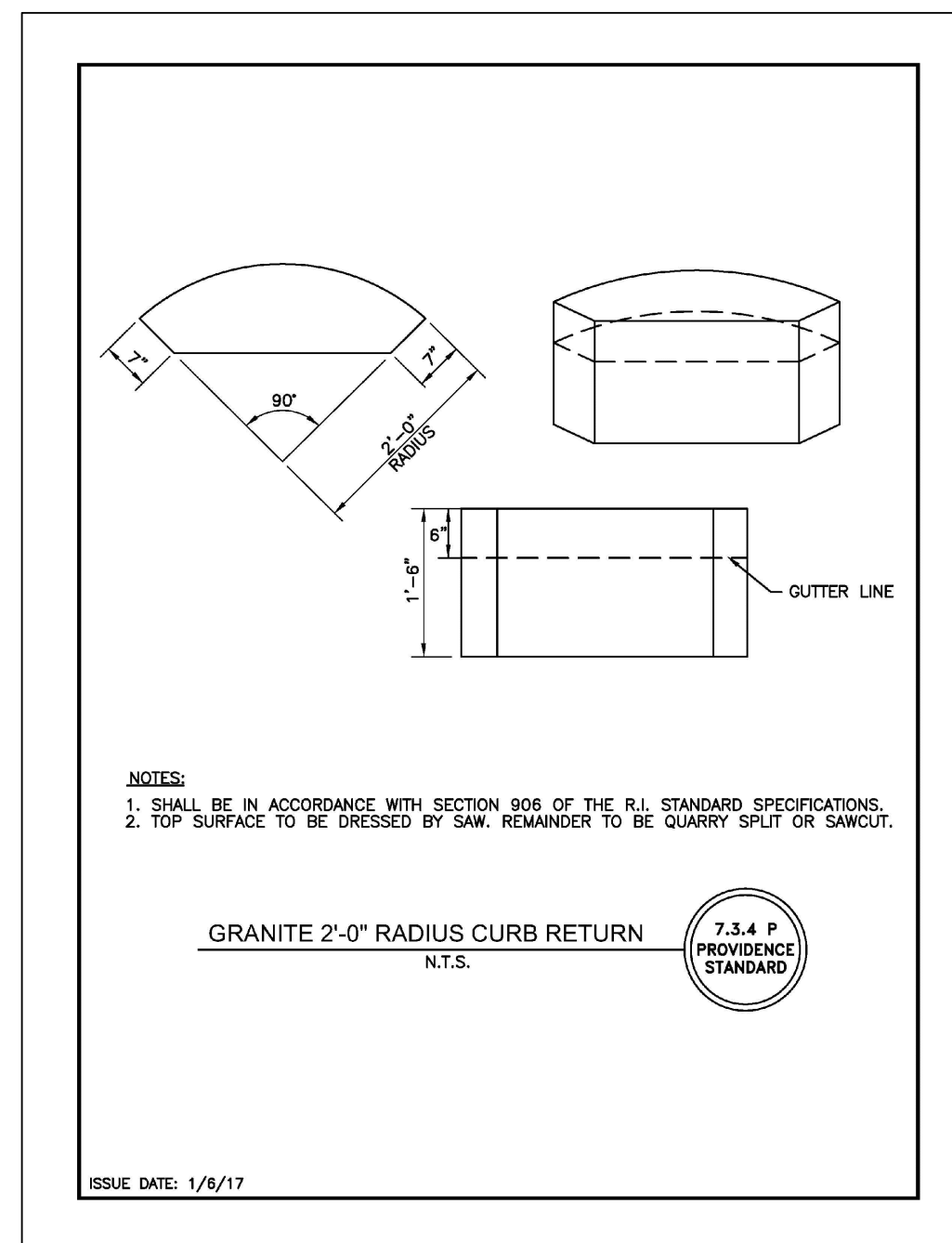
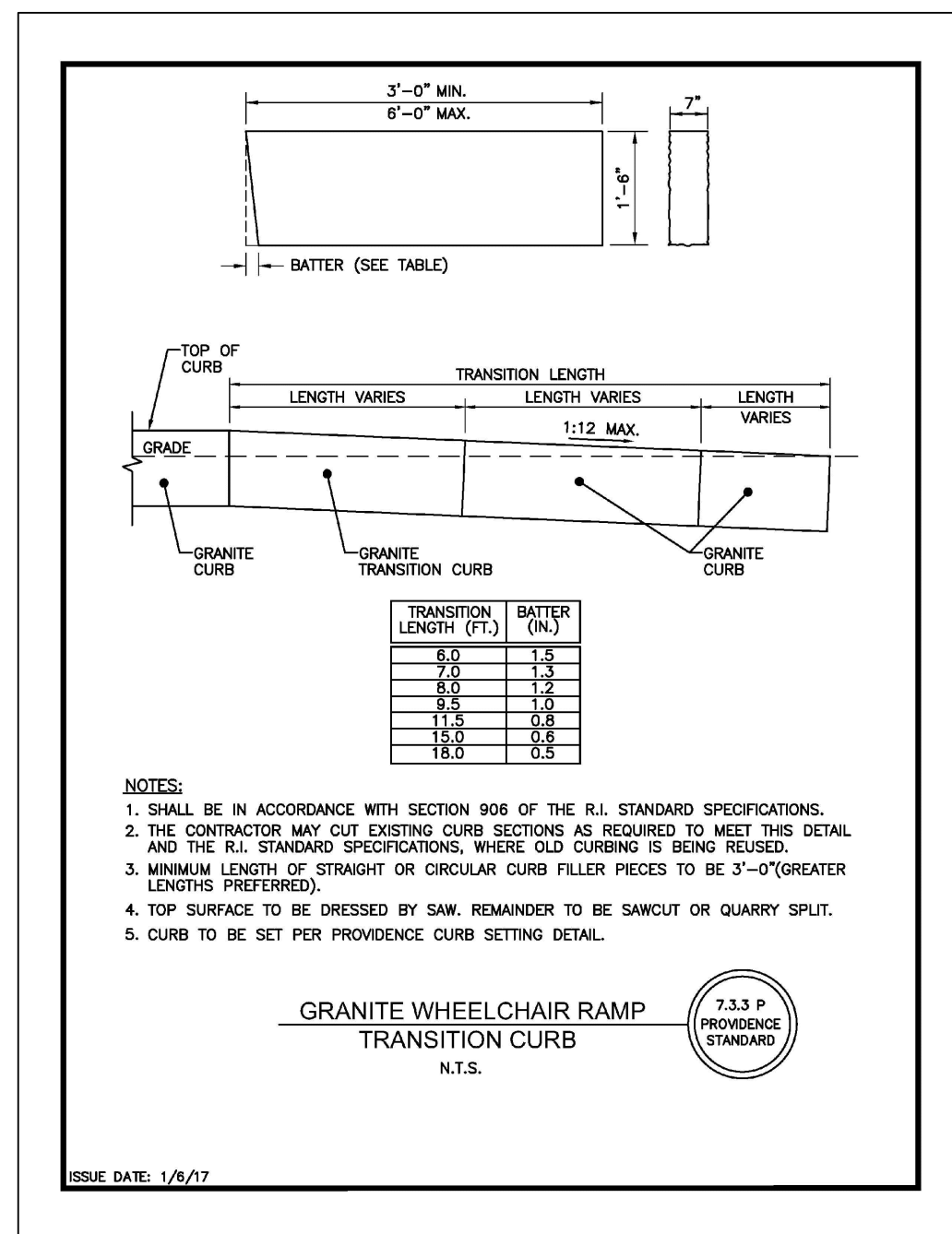
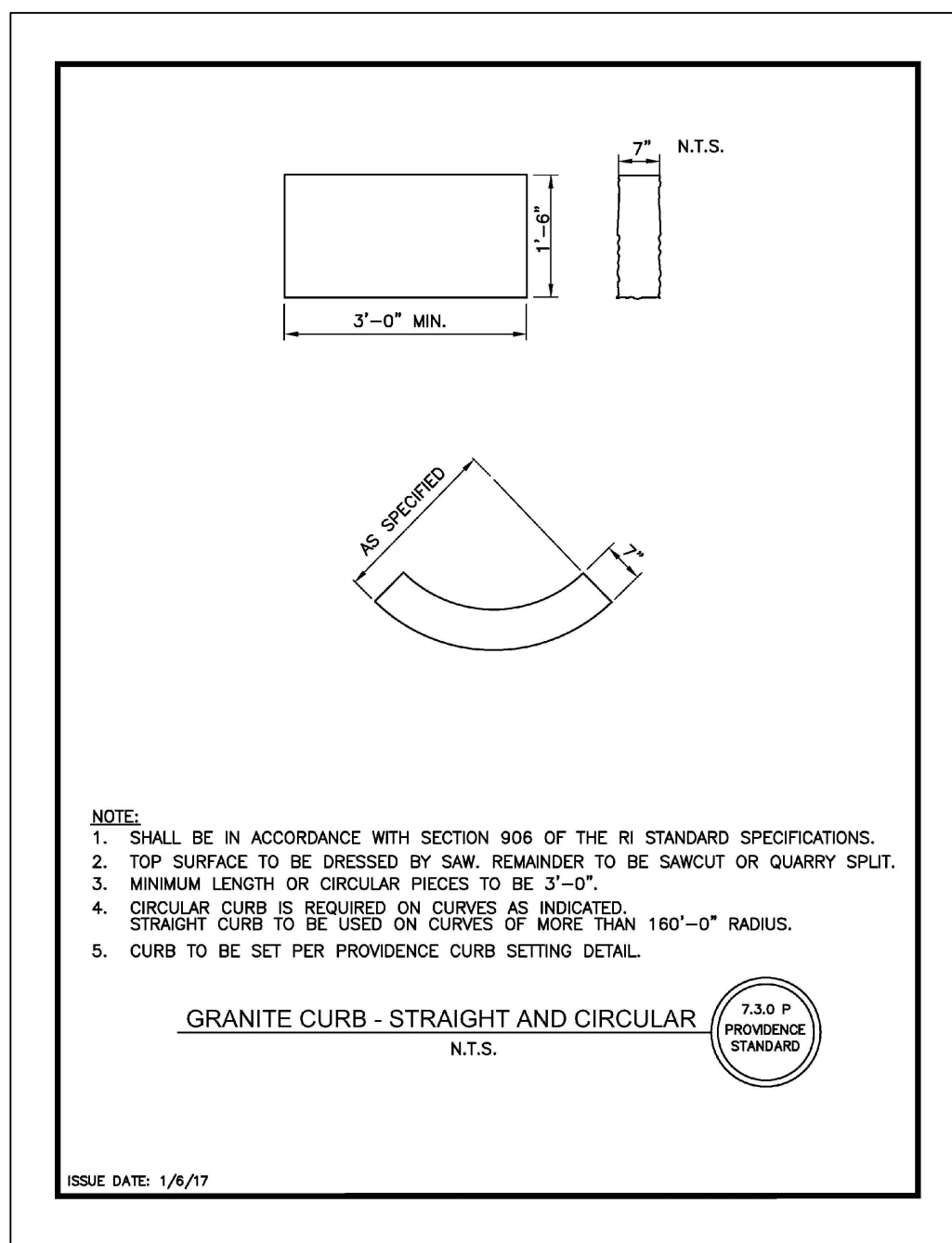
REVISED:

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

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

InSITE Engineering Services, LLC
501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InSiteEngineers.com

SHEET 4 OF 5



CULTEC Residential DRAINAGE CALCULATOR

Date: March 5, 2025

PROJECT INFORMATION
Project Name: ABC Test Project
City: Anytown
State / Province: CT
Country: USA

Instructions:
Step 1: Enter Area of Impervious Cover in "Drainage Area" Cell
Step 2: Enter Required Depth of Rainfall in "Rainfall Depth" Cell. Use NOAA's National Weather Service Precipitation Frequency Data Server (PFDS) link to Rainfall Data Map if Required
Step 3: Reference Output Table to Determine Number of Chambers and System Area Required for Each Available Chamber Model

System Input Parameters
Drainage Area: 7000 ft²
Rainfall Depth: 1.74 in
Storage Required: 174 ft³

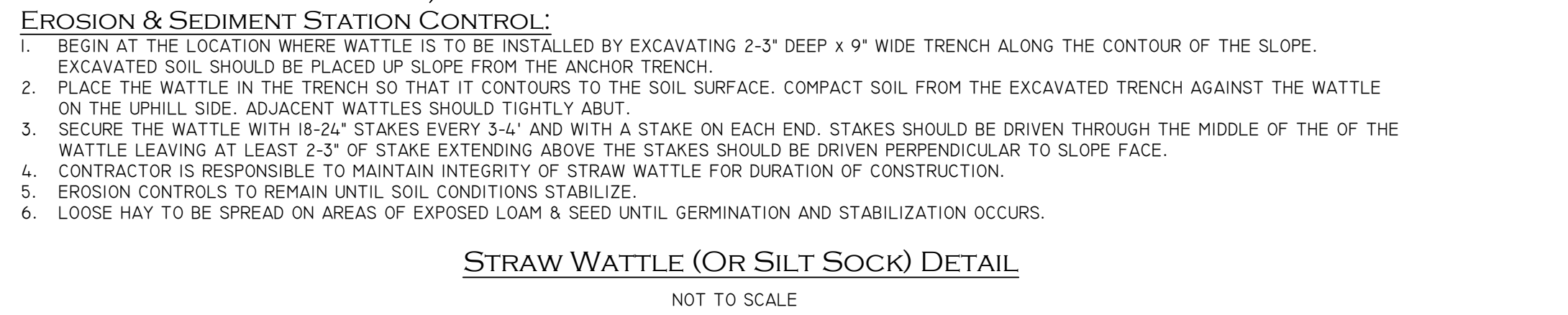
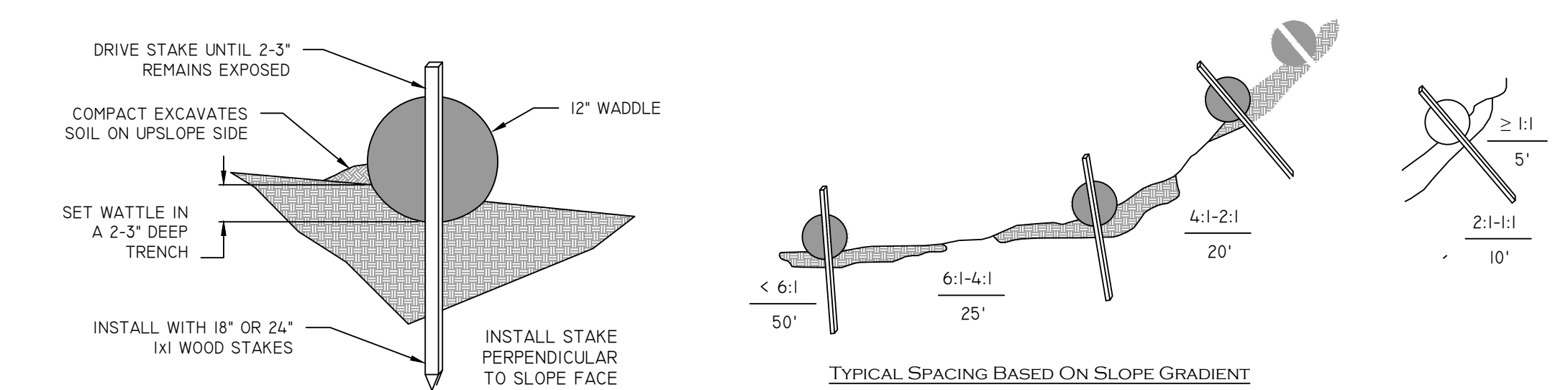
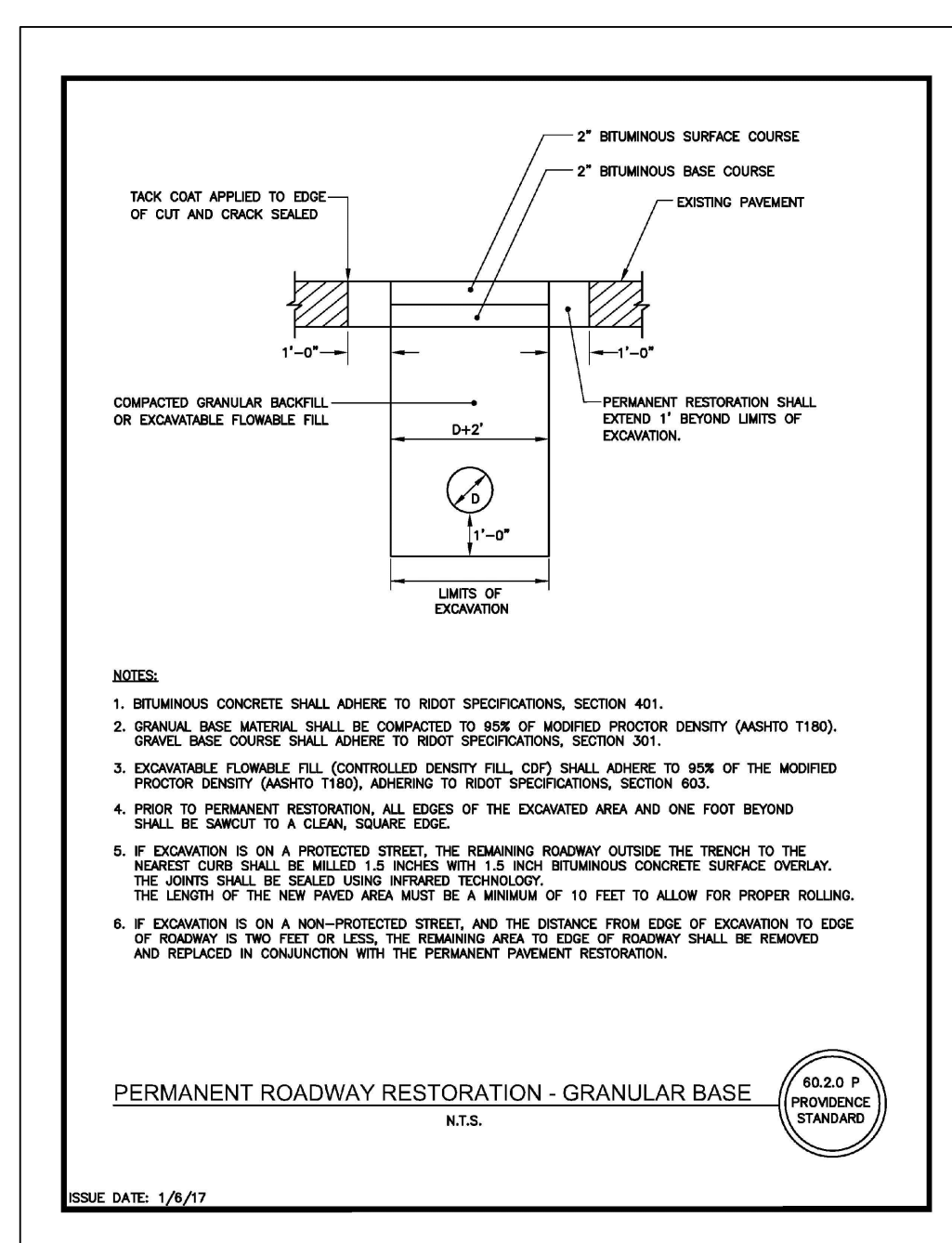
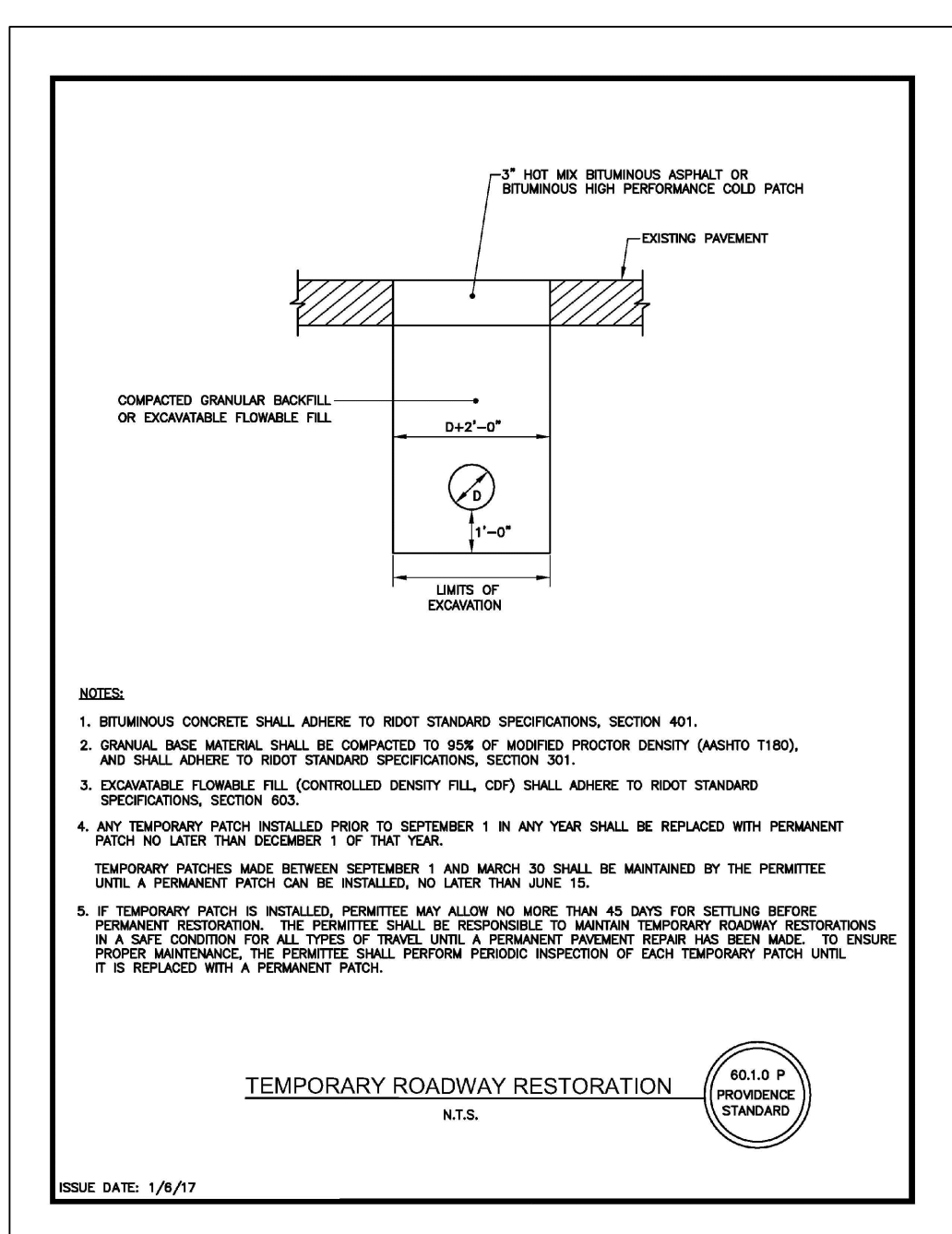
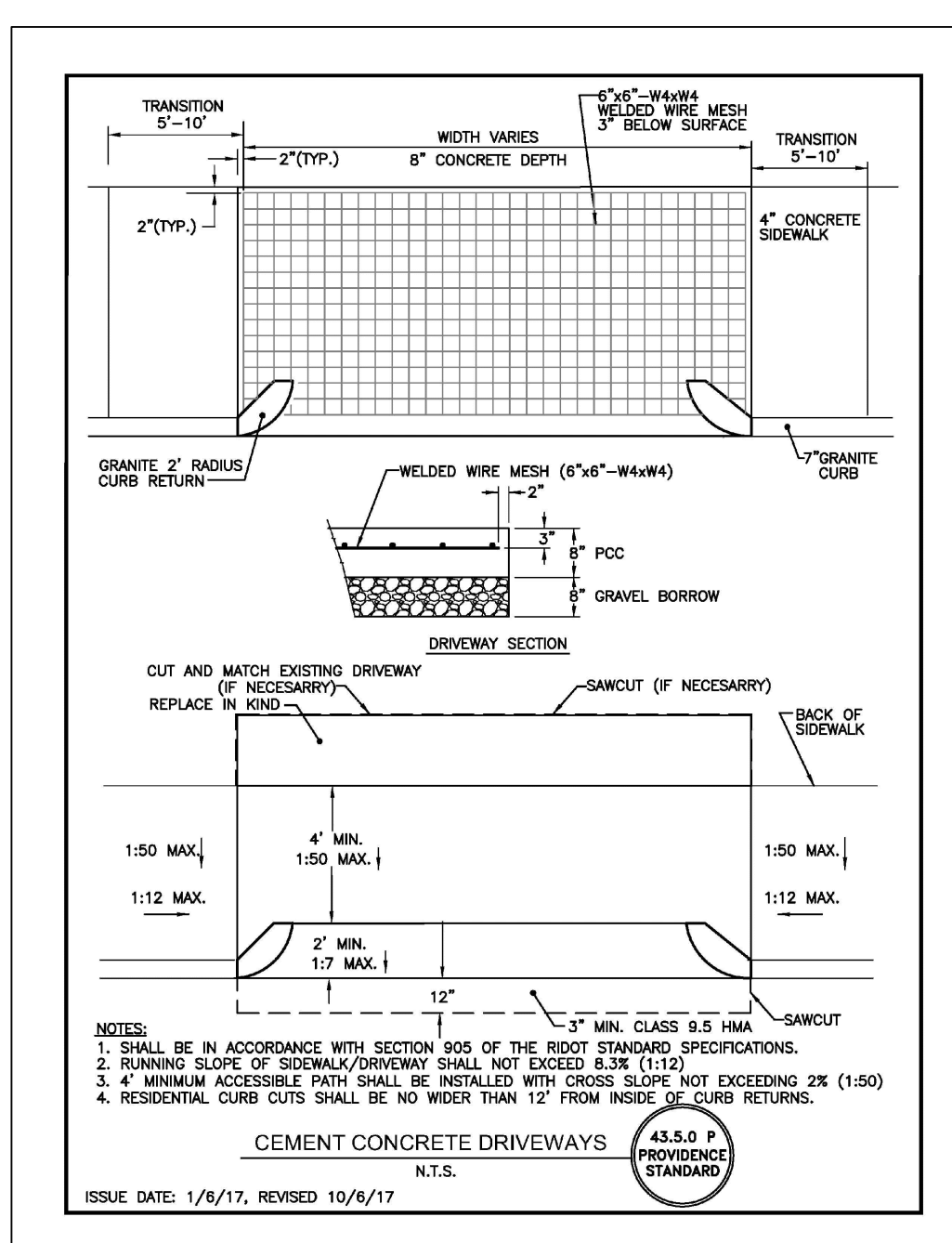
Typical System Cross-Section Detail

Specification Table

REF	Chamber Model	Capacity (ft ³)	Recharge Rate (ft ³ /hr)	Recharge Rate (ft ³ /day)
A	Recharger 100HSD	14.00	14.00	336.00
B	Recharger 150HSD	21.00	21.00	504.00
C	Recharger 200HSD	28.00	28.00	672.00
D	Recharger 300HSD	42.00	42.00	1008.00
E	Recharger 400HSD	56.00	56.00	1344.00

System Output Table

Chamber Model	No. of Chambers Required	Minimum Installed Storage per Unit	Storage Volume Provided	Minimum Required Area
Recharger 100HSD	13	13.40 ft ³	174.20 ft ³	174.00 ft ²
Recharger 150HSD	9	19.33 ft ³	174.00 ft ³	174.00 ft ²
Recharger 200HSD	7	25.71 ft ³	174.00 ft ³	174.00 ft ²
Recharger 300HSD	5	34.80 ft ³	174.00 ft ³	174.00 ft ²
Recharger 400HSD	4	43.50 ft ³	174.00 ft ³	174.00 ft ²



DETAIL SHEET

"AP 14 LOT 598"
386 IVES STREET
PROVIDENCE, RHODE ISLAND

PREPARED FOR: PROVIDENCE STUDENT LIVING LLC
244 WEYBOSSET STREET, PROVIDENCE, RI

Job # 18-180A
Scale: N/A
Drawn By: LFR
Date: 3/18/2025

REVISED:

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL

InSite Engineering Services, LLC
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558

501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InSiteEngineers.com

SHEET 5 OF 5

S:\2018\18180A DIAMOND-IVES STREET, PROVIDENCE.DWG\18180A IVES STREET PROPOSED SITE PLAN 03.DWG

ARTICLE 15- TREES AND LANDSCAPING

1500: LANDSCAPING REQUIRED

A2 IF LAND WITHIN THE LIMITS OF DISTURBANCE EQUALS MORE THAN 50% OF THE AREA OF THE LOT OR LOTS BEING DEVELOPED, THE ENTIRE DEVELOPMENT SHALL FULLY CONFORM TO THE REQUIREMENTS OF THIS ARTICLE.

A3 COMPLIANCE - RP DISTRICT

1503: ON-SITE LANDSCAPING AND TREES REQUIRED

A GENERAL REQUIREMENTS

1. ALL PORTIONS OF A LOT NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED WITH TREES, SHRUBBERY, GRASS, LIVE GROUNDCOVER, AND OTHER PLANTINGS. THE LANDSCAPE DESIGN MAY ALSO INCLUDE THE USE OF STONE, MULCH BEDS, OR OTHER PERVIOUS LANDSCAPING MATERIALS (THIS EXCLUDES PERVIOUS PAVEMENT).

B SIGNIFICANT TREES

1. A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT 4 1/2 FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE FORESTER THERE ARE NO SIGNIFICANT TREES ON-SITE

C REQUIRED TREE CANOPY

1. REQUIRED TREE CANOPY PERCENTAGE SUFFICIENT TREES SHALL BE RETAINED AND/OR PLANTED ON A LOT SO THAT THE SQUARE FOOTAGE OF VEGETATIVE CANOPY OF SUCH TREES, WHEN MATURE, EQUALS A CERTAIN PERCENTAGE OF THE SQUARE FOOTAGE OF THE LOT. PERCENTAGE IS BY DISTRICT:

a. ALL RESIDENTIAL DISTRICTS - 30% OF THE LOT

2. CALCULATION OF TREE CANOPY COVERAGE

a. LARGE: 1,000 SF
b. MEDIUM: 700 SF
c. SMALL: 300 SF

4. STREET TREE ACCOMMODATION

EXISTING OR PLANNED STREET TREES LOCATED IN THE PUBLIC RIGHT- OF-WAY DIRECTLY ADJACENT TO THE LOT LINE MAY BE COUNTED TOWARD THE CANOPY COVERAGE FOR THE LOT.

ARTICLE 15- REQUIRED AND PROPOSED TREES AND LANDSCAPING

1500: LANDSCAPING REQUIRED

LOT SIZE: 5,104 SF
DISTRICT: RP
REQUIRED CANOPY (%): 30%

REQUIRED CANOPY: 1,531 SF (LOT SIZE x 30%)

PROPOSED COVERAGE: 1,800 SF

TREE LIST

TYPE	LATIN NAME	COMMON NAME	SIZE	QTY
T1	Prunus x yedoensis	Yoshido Cherry	Small - 300 SF	3
T2	Acer campestre	Hedge Maple	Small - 300 SF	3
Total			1,800 SF	6

ARTICLE 15- PARKING LOT PERIMETER LANDSCAPING STRIP

A PERIMETER LANDSCAPE STRIP IS REQUIRED FOR ALL PARKING LOTS THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING CURB CUTS, AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT THAT ABUTS SUCH PUBLIC RIGHT-OF-WAY TO SCREEN THE PARKING LOT.

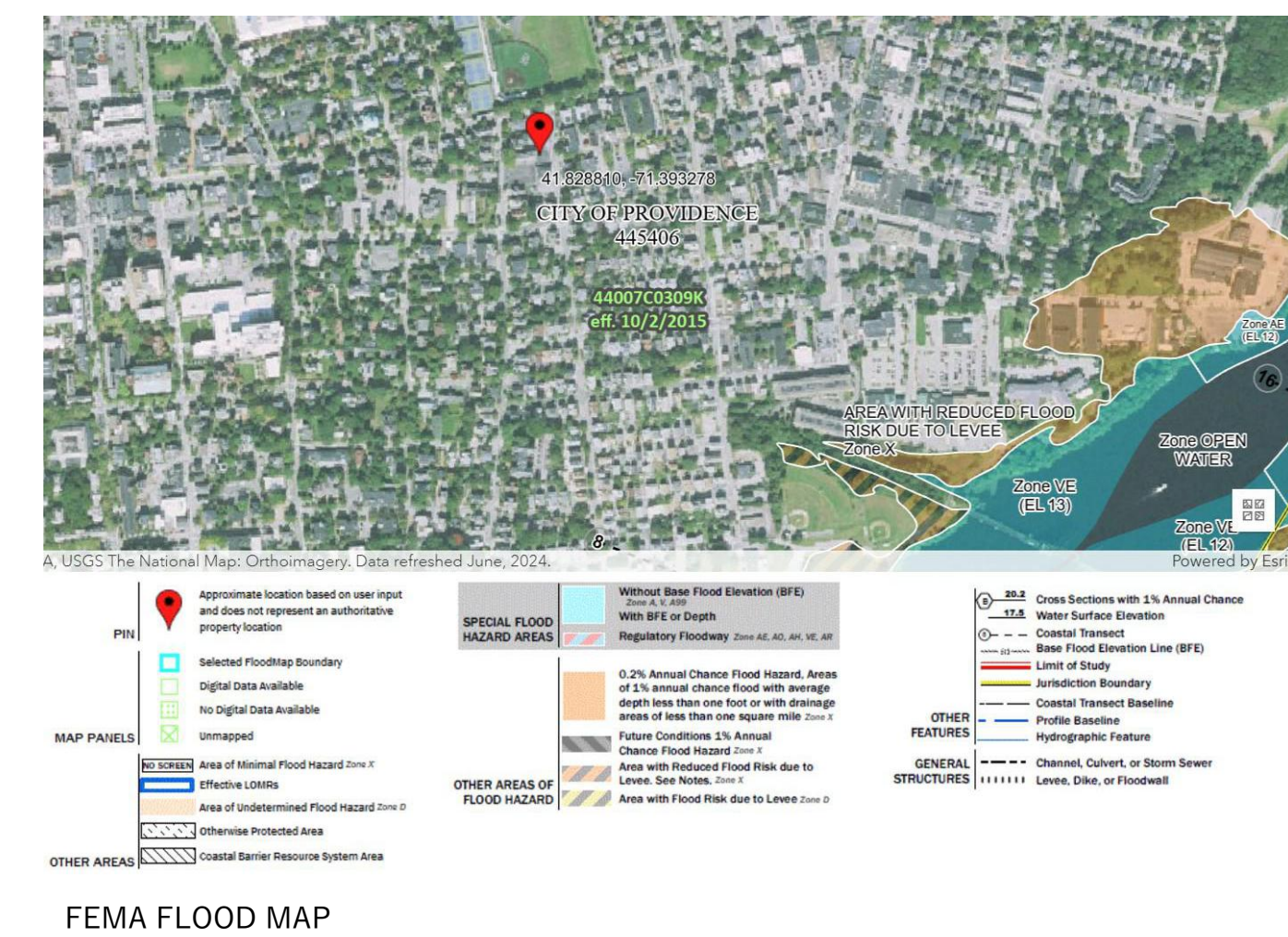
A. THE STRIP SHALL BE 5' WIDE.
B. ONE SHADE TREE EVERY 25' SPACED LINEARLY.
C. THE STRIP SHALL BE 60% PLANTED WITH SHRUBS, PERENNIALS, NATIVE GRASSES, AND OTHER PLANTING TYPES THAT PROVIDE SCREENING 3' HIGH. ALTERNATIVELY, A LOW FENCE OR PEDESTRIAN WALL 3'-4' MAX. MAY BE USED INSTEAD OF SUCH PLANTINGS, WHERE FEASIBLE, INSTALL PLANTS BETWEEN THE WALL AND THE SIDEWALK TO SOFTEN THE EFFECT.
E. WHERE IMPRACTICABLE THE CITY FORESTER MAY APPROVE MODIFICATIONS.
F. LANDSCAPE AREAS SHOULD BE DESIGNED FOR THE ABSORPTION OF WATER.

PLANTING LIST

TYPE	LATIN NAME	COMMON NAME	SIZE	QTY
T3	Clethra alnifolia	Hummingbird	3-4 feet tall	
T4	Ilex glabra	Inkberry Holly	5-8 feet tall	

STORMWATER AND SEDIMENT

- STORMWATER MANAGEMENT STATEMENT:
- STORMWATER MAY NOT BE TIED INTO SANITARY SEWER LINE, ONLY DEDICATED STORMWATER (DRAIN) LINE.
- SEDIMENT CONTROL PLAN:
- THROUGHOUT CONSTRUCTION: APPROPRIATE MEASURES WILL BE TAKEN TO AVOID EROSION & PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES SHALL INCLUDE TEMPORARY SILT FENCING AT THE PERIMETER OF THE SITE AT ALL LOT LINES. ADDITIONALLY, HIGH-FLOW INLET PROTECTION FILTERS, SUCH AS GUTTERBUDDIES, WILL BE INSTALLED WHERE THE SITE MEETS THE CURB/ROW TO PREVENT SEDIMENT FROM FLOWING INTO THE CITY'S STORMWATER SYSTEM DURING CONSTRUCTION.
 - EROSION CONTROL TO BE INSPECTED PERIODICALLY OR AFTER SIGNIFICANT RAINFALL, AND REPAIRED OR REPLACED AS NECESSARY.
 - EROSION CONTROL SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND AREA HAS STABILIZED.



LANDSCAPE PLAN LEGEND

A	SEED & LOAM
B	BITUMINOUS DRIVEWAY
C	8" CMU SPLIT-FACED BLOCK RETAINING WALL
D	SHORT-TERM BIKE RACK
E	WOOD FRAMED ACCESSIBLE RAMP
F	EXTERIOR STAIR AND DECK ABOVE
G	CONCRETE SIDEWALK - PUBLIC RIGHT OF WAY
H	TRASH ENCLOSURE - DUMPSTER
I	LONG-TERM BIKE STORAGE - ROOF SHELTER
J	WALKWAY PAVERS

PERMEABLE PAVERS



PHYSICAL AND GEOMETRICAL CHARACTERISTICS

CHARACTERISTICS	ASTM C936	CSA A231.2-19
Compressive strength	8000 psi [55 MPa] min.	50 MPa min.
Absorption	5 % max.	
Freeze-thaw durability	Mass loss (max.): 225 g/m ² at 28 cycles, or Mass loss (max.): 500 g/m ² at 49 cycles	Mass loss (max.): 225 g/m ² after 28 cycles, or Mass loss (max.): 500 g/m ² after 49 cycles
Dimensional tolerances: (see Notes below):	Length and Width: ± 0.063 in. [1.6 mm] Thickness: ± 0.125 in. [3.2 mm]	Length and Width: -1.0 mm to +2.0 mm Thickness: ± 3.0 mm

INSTALLATION GUIDE

SURFACE INFILTRATION CHARACTERISTICS

PERMEABLE PAVERS	PERCENT OF SURFACE OPENING (%)	JOINT WIDTH	INITIAL POST-CONSTRUCTION INFILTRATION RATE*
ANTIKAP	Variable	Variable	999 in./hr (25,227 mm/hr)
AQUASTORM	38.4	1 1/2" (41mm)	2,395 in./hr (60,882 mm/hr)
BLU 60 mm (6x13)"	4.6	3/8" (7mm)	570 in./hr (14,475 mm/hr)
BLU 60 mm	3.0	3/8" (7mm)	570 in./hr (14,475 mm/hr)
BLU 80 mm (6x13)"	4.6	3/8" (7mm)	570 in./hr (14,475 mm/hr)
BLU 80 mm	3.0	3/8" (7mm)	570 in./hr (14,475 mm/hr)
HYDRA	8.3	1/2" (13mm)	605 in./hr (15,345 mm/hr)
MKAP	7.8	1/2" (13mm)	909 in./hr (23,094 mm/hr)
MISTA random	6.3	1/2" (4mm) to 1/2" (14mm)	610 in./hr (15,505 mm/hr)
PLBER	5.0	1/2" (10mm)	726 in./hr (18,440 mm/hr)
TRAVERTINA RAW	7.8	1/2" (15mm)	793 in./hr (20,150 mm/hr)
VALET	5.9	1/2" (7mm)	400 in./hr (10,160 mm/hr)
VILLAGIO	8.0	1/2" (9mm) to 1/2" (15mm)	896 in./hr (22,750 mm/hr)

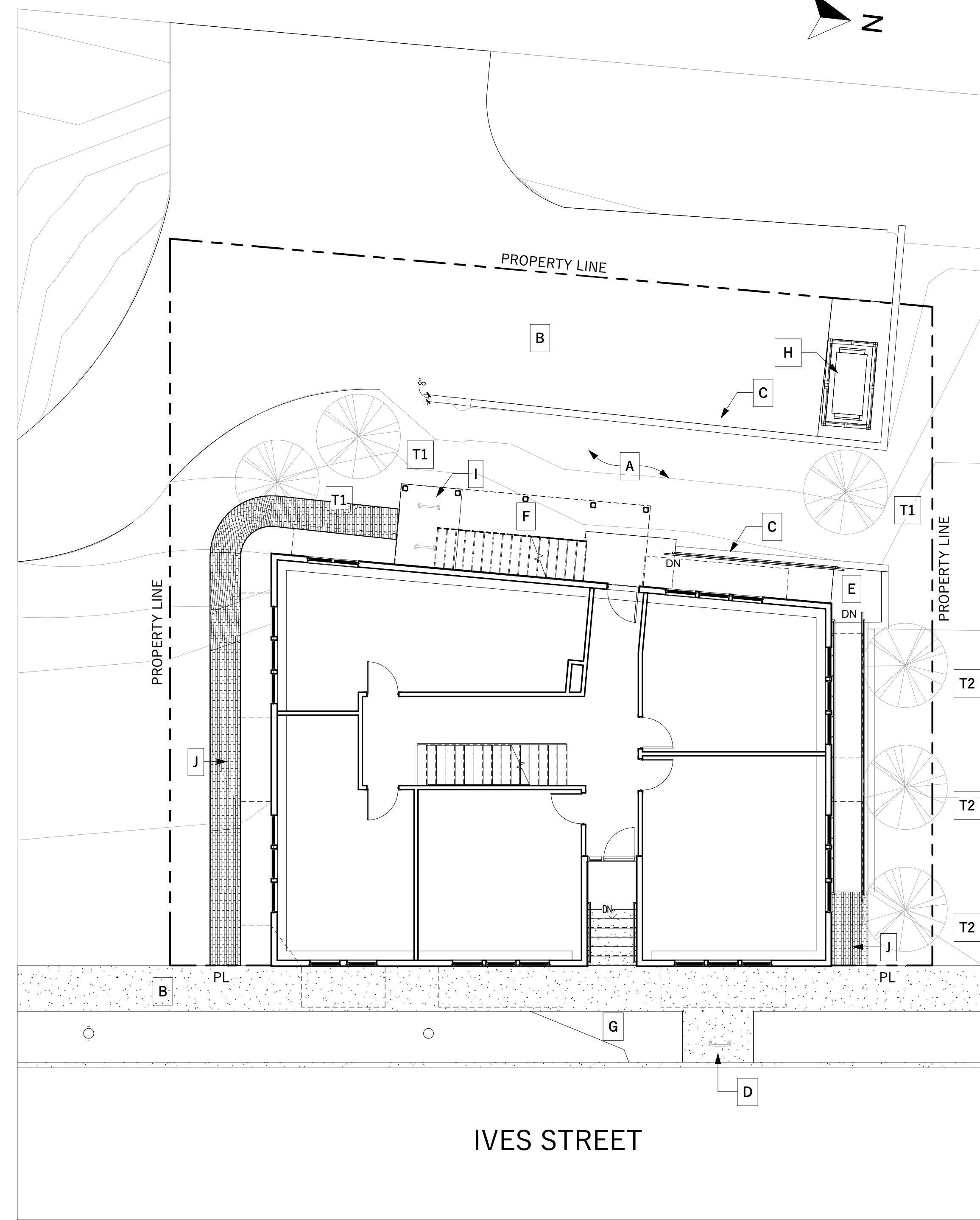
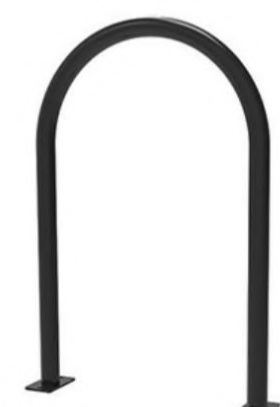
TREES



PLANTINGS



HARDSCAPE



Revision Schedule

No.	Date	Description

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
LANDSCAPE PLAN

Stamp:

Copyright c 2025
Project No.:
Checked By: PABCo
Drawn By: PABCo
Scale: As indicated
Date: 21 MAR 2025
Current Issue: APPROVALS

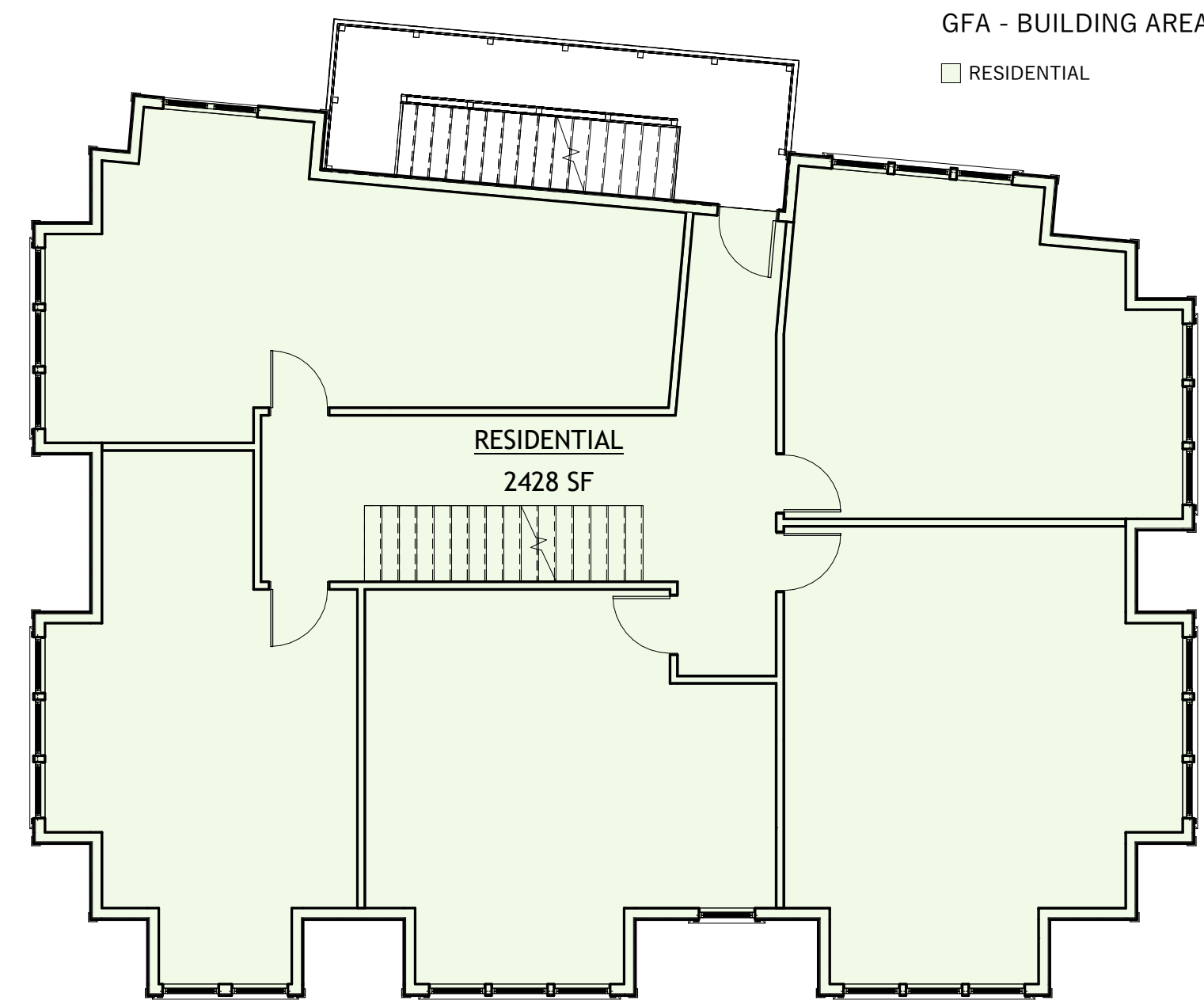
Drawing No.
PP-LP.01

Revision Schedule		
No.	Date	Description

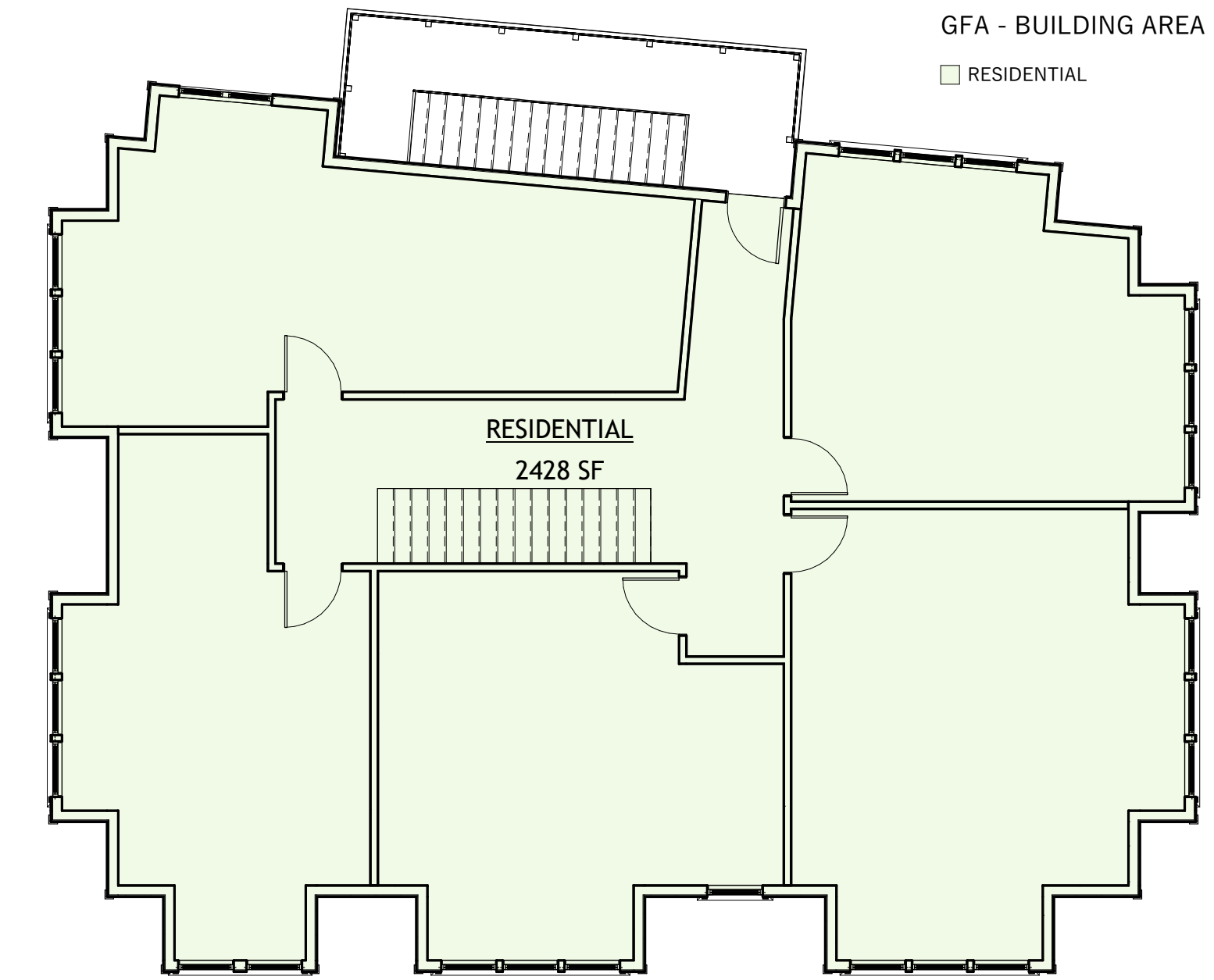
THIS SHEET ILLUSTRATES THE CALCULATIONS USED TO DETERMINE OFF-STREET LOADING PER TABLE 14-2

GROSS RESIDENTIAL BUILDING SQUARE FOOTAGE		
Level	Name	Area
4th FLOOR	RESIDENTIAL	2428 SF
3rd FLOOR	RESIDENTIAL	2428 SF
2nd FLOOR	RESIDENTIAL	2428 SF
1st FLOOR	RESIDENTIAL	2047 SF
CELLAR	RESIDENTIAL	2054 SF
		11386 SF

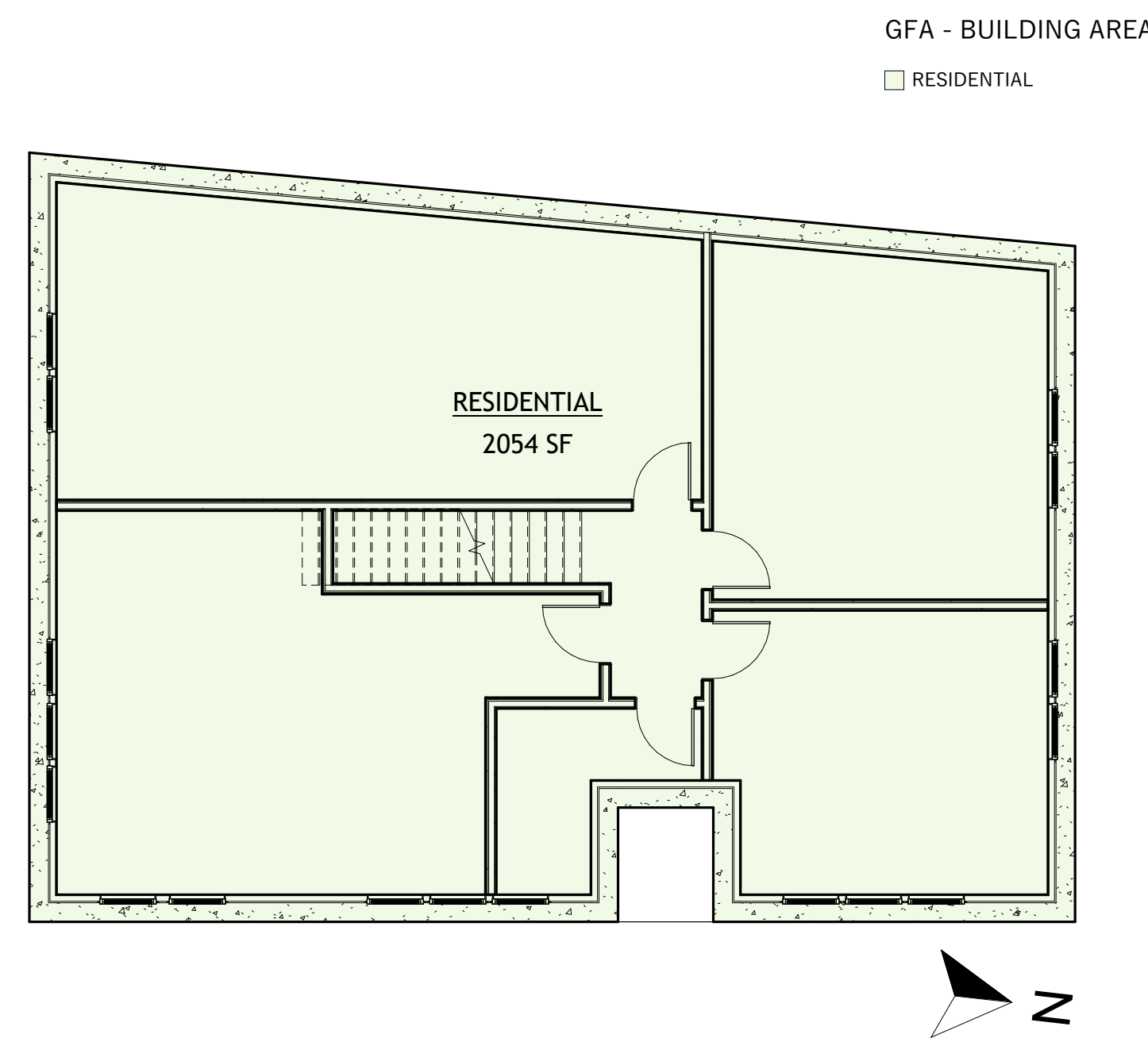
TABLE 14-2 OFF-STREET LOADING REQUIREMENTS	
USE TYPE	NUMBER OF SPACES
MULTI-FAMILY DWELLING 40,000 SF OR MORE GFA	1 LOADING SPACE



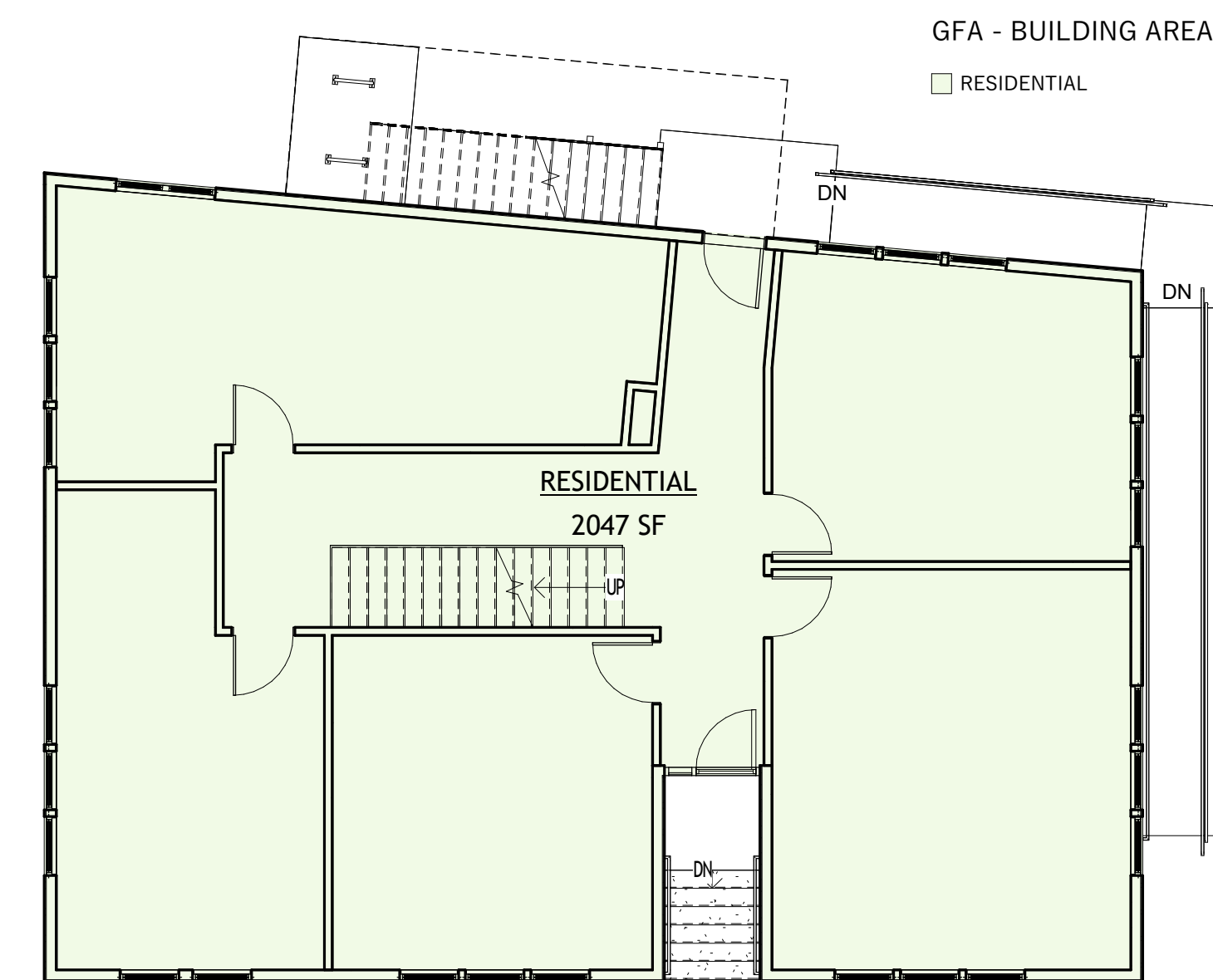
4 3rd FLOOR PLAN
1/8" = 1'-0"



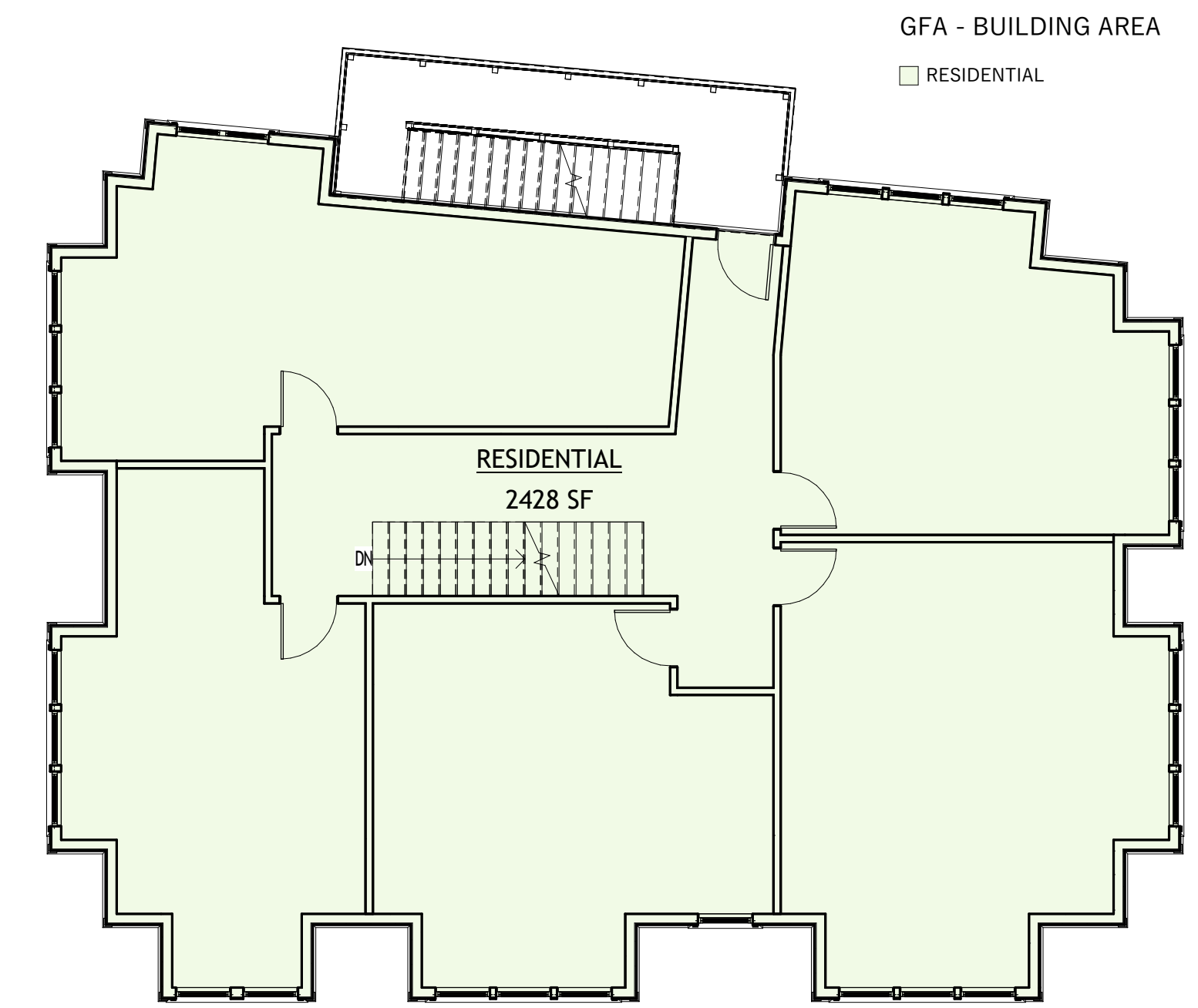
5 4th FLOOR PLAN
1/8" = 1'-0"



1 CELLAR PLAN
1/8" = 1'-0"



2 1st FLOOR PLAN
1/8" = 1'-0"



3 2nd FLOOR PLAN
1/8" = 1'-0"

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
BUILDING AREA PLANS

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCo

Drawn By: PABCo

Scale: As indicated

Date: 21 MAR 2025

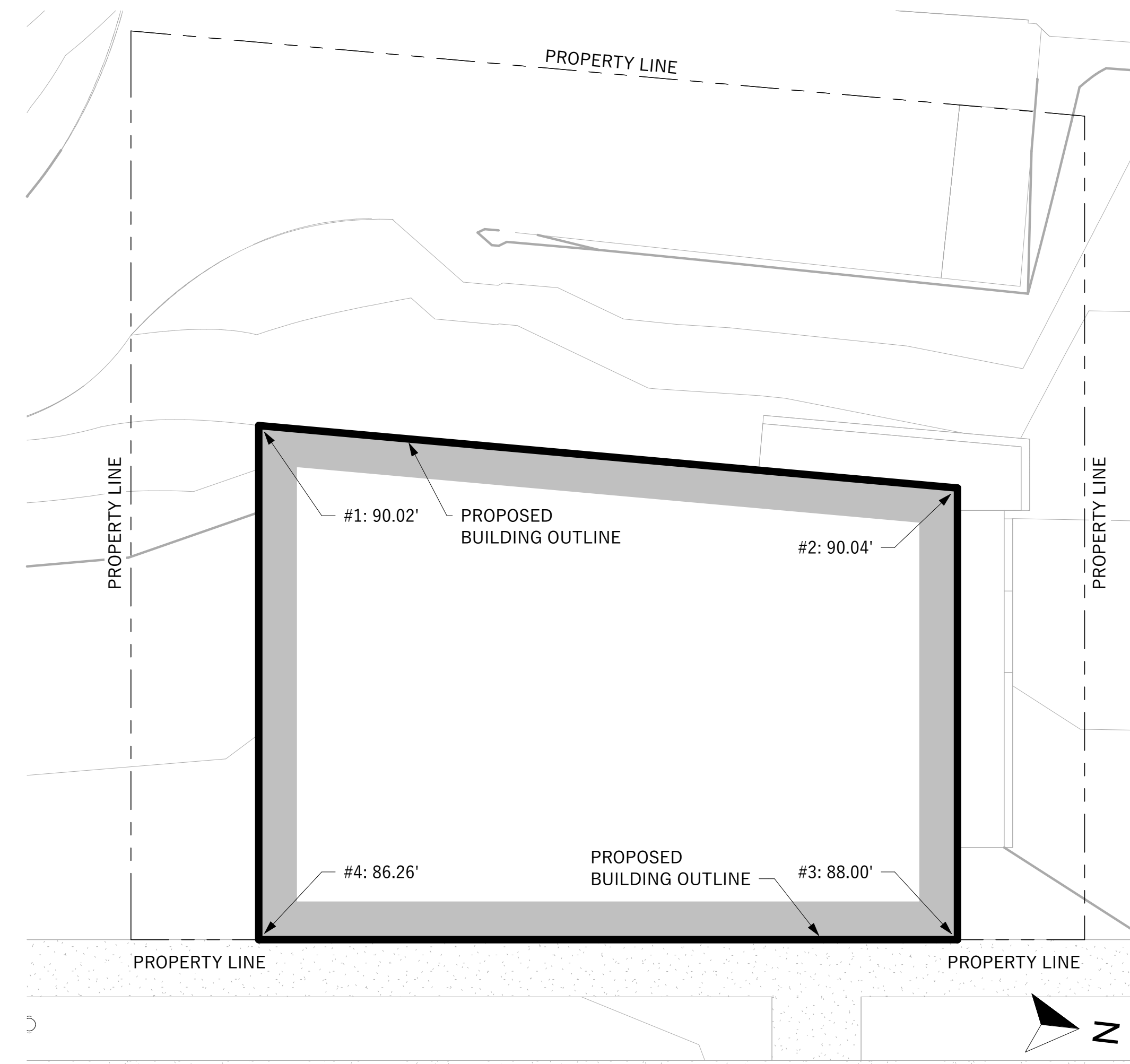
Current Issue: APPROVALS

Drawing No.

PP-A0.00

Revision Schedule		
No.	Date	Description

AVERAGE GRADE	
BUILDING CORNER	SPOT ELEVATION
#1	90.02'
#2	90.04'
#3	88.00'
#4	86.26'
TOTAL	354.32'
AVERAGE	$354.32'/4 = 88.58' = 88'-6\ 7/8''$

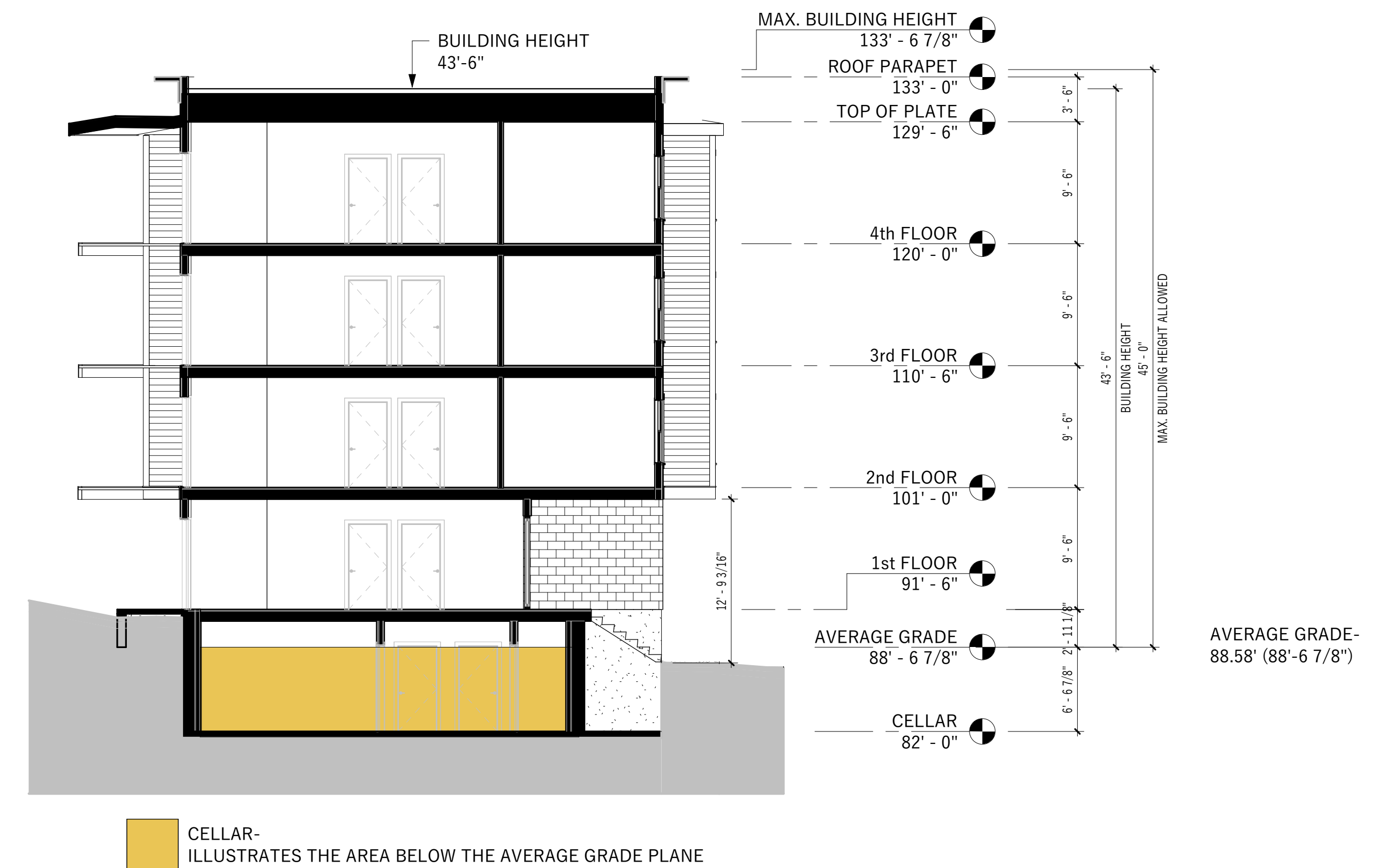


2 AVERAGE GRADE PLAN
1/8" = 1'-0"

IVES STREET

AVERAGE GRADE AND BUILDING HEIGHT

- 202: BUILDING HEIGHT - BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE, EXISTING GRADE ELEVATION WHERE THE FOUNDATION OF THE STRUCTURE IS PROPOSED
- EXEMPT - BUILDING APPURTENANCES SUCH AS CHIMNEYS, PARAPET WALLS, SKYLIGHTS, STEEPLES, COOLING TOWERS, ELEVATOR BULKHEADS, STAIR TOWERS.
 - STORY - THAT PORTION OF A BUILDING BETWEEN THE UPPER SURFACE OF ANY FLOOR AND THE UPPER SURFACE OF THE FLOOR NEXT ABOVE.
 - GRADE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING.
 - CELLAR - THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF ITS FLOOR AND THE UPPER SURFACE OF THE FLOOR NEXT ABOVE, HAVING LESS THAN ONE-HALF ITS HEIGHT ABOVE THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE.
 - SITE PLAN - CALCULATED AVERAGE GRADE SEE 'AVERAGE GRADE PLAN' ON THIS SHEET WHICH ILLUSTRATES THE CALCULATED AVERAGE GRADE.
 - AVERAGE GRADE = 88.58' (SITE/SURVEY)
88' - 6 7/8" (ARCHITECTURAL)
 - ARCHITECTURAL ELEVATION(S)
XX'-XX" = 0'-0" (ABOVE SEA LEVEL)
 - SEE THE A3 SERIES - BUILDING SECTIONS FOR FURTHER INFORMATION ILLUSTRATING VERTICAL HEIGHT.



1 BUILDING SECTION - AVERAGE GRADE
1/8" = 1'-0"

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
AVERAGE GRADE AND BUILDING HEIGHT

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCo

Drawn By: PABCo

Scale: As indicated

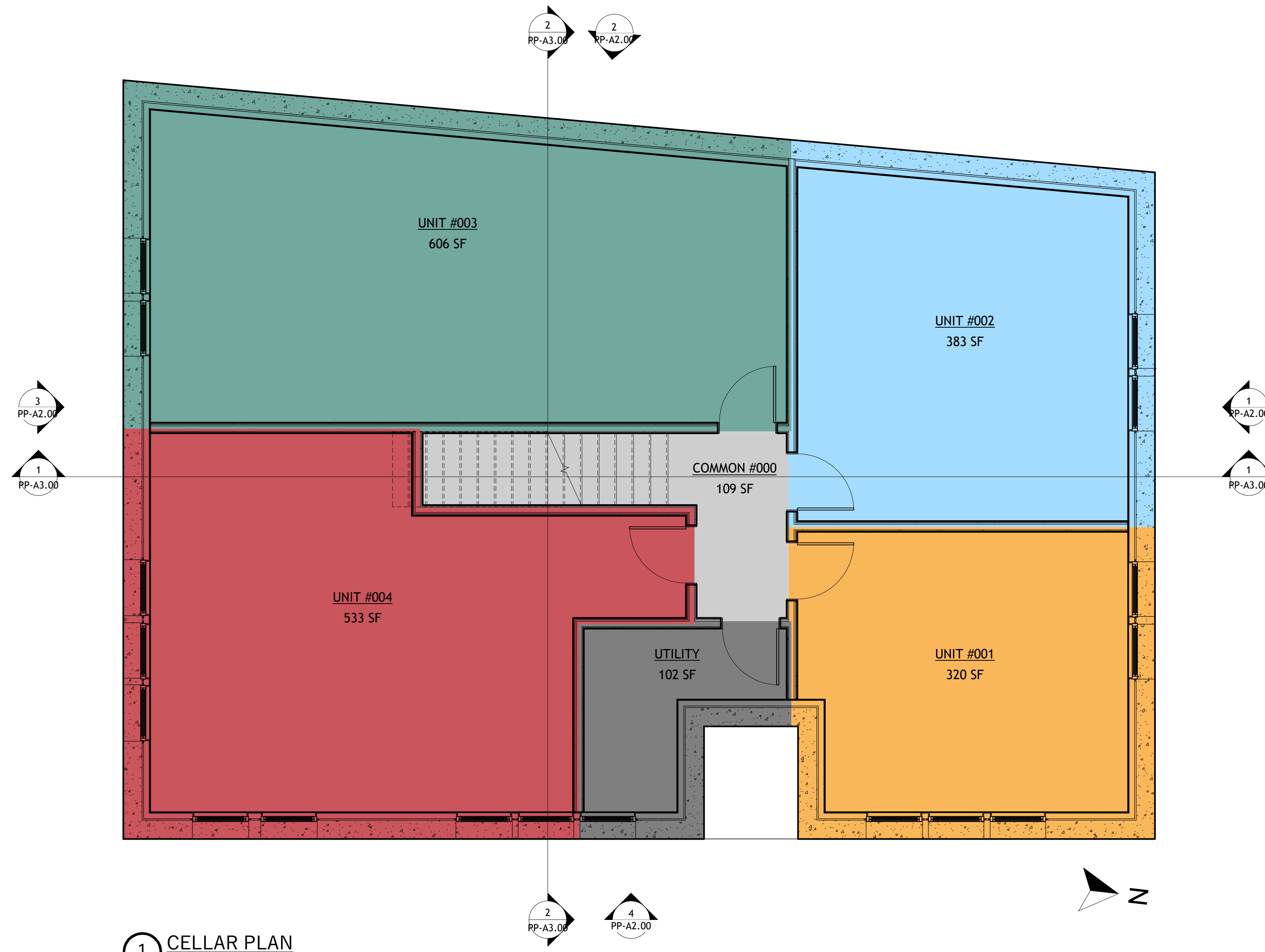
Date: 21 MAR 2025

Current Issue: APPROVALS

Drawing No.

PP-A0.01

Revision Schedule		
No.	Date	Description



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

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
CELLAR PLAN

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCo

Drawn By: PABCo

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

Date: 21 MAR 2025

Current Issue: APPROVALS

Drawing No.

PP-A1.00

Revision Schedule		
No.	Date	Description



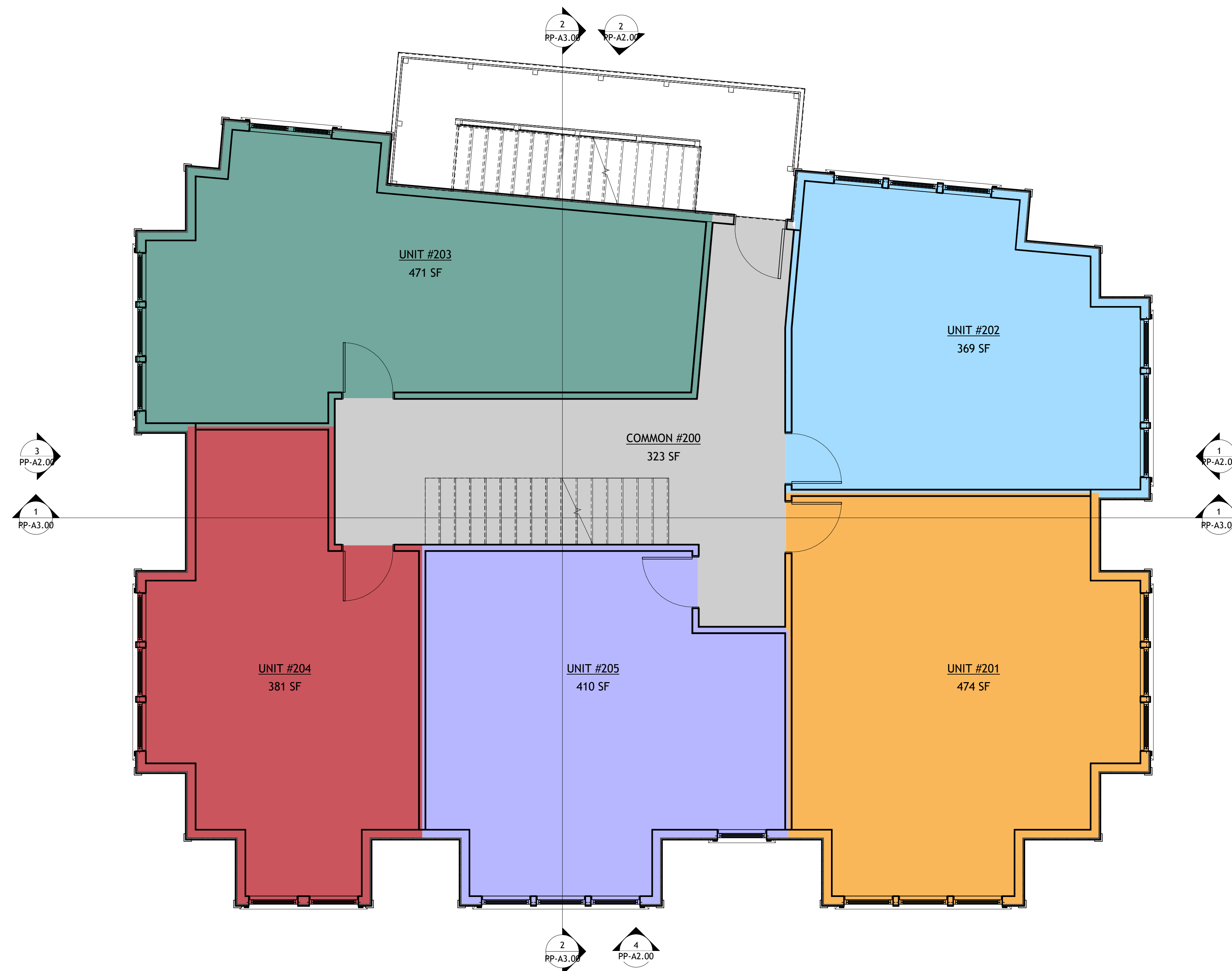
RESIDENCES ON IVES
 386 IVES STREET,
 PROVIDENCE RI
 FIRST FLOOR PLAN

Stamp:

Copyright c 2025
 Project No.:
 Checked By: PABCo
 Drawn By: PABCo
 Scale: 1/4" = 1'-0"
 Date: 21 MAR 2025
 Current Issue: APPROVALS

Drawing No.
PP-A1.01

Revision Schedule		
No.	Date	Description



1 TYPICAL 2ND-4TH FLOOR PLANS
1/4" = 1'-0"

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI

TYPICAL PLAN - 2ND thru 4TH FLOORS

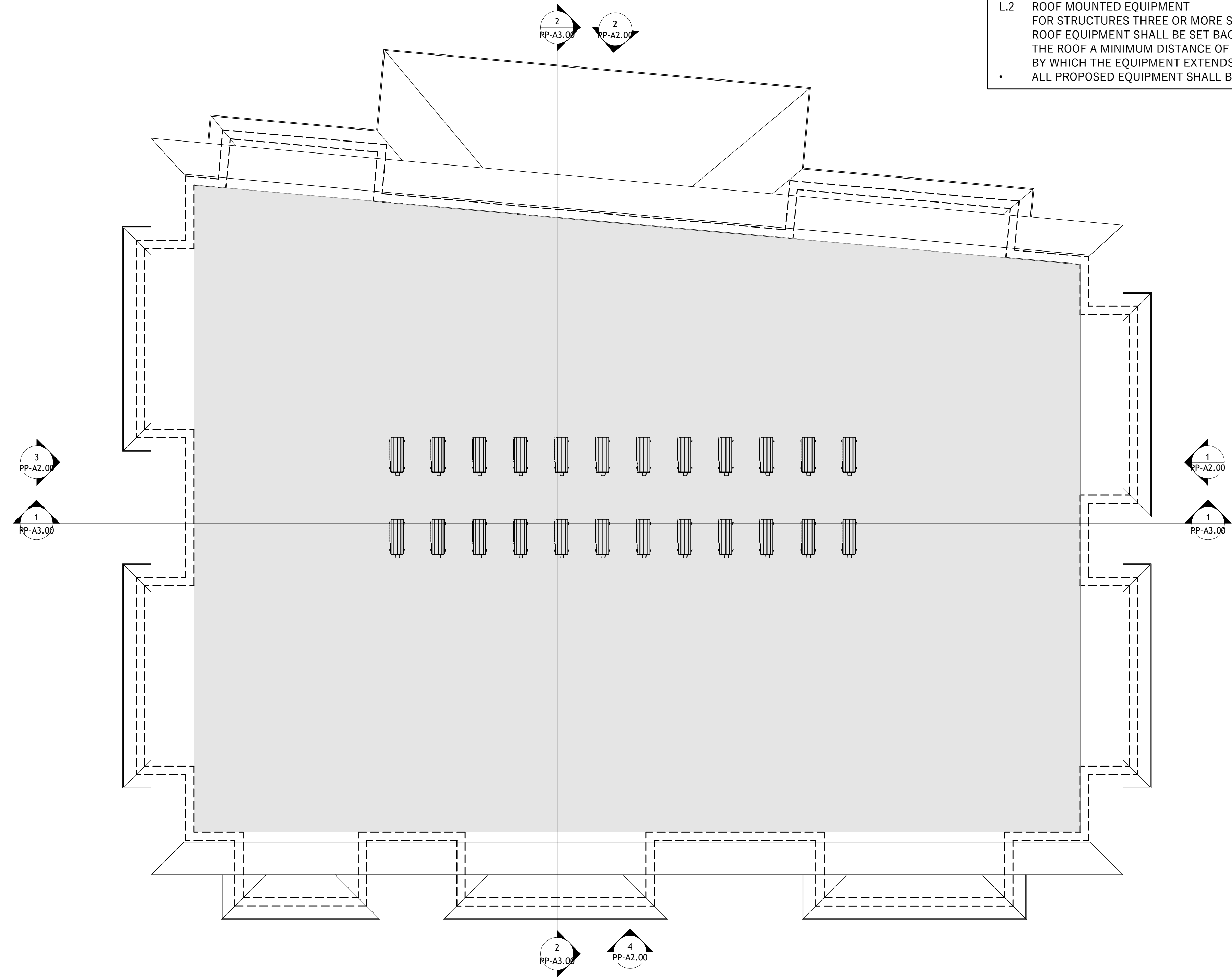
Stamp:

Copyright c 2025
Project No.:
Checked By: PABCo
Drawn By: PABCo
Scale: 1/4" = 1'-0"
Date: 21 MAR 2025
Current Issue: APPROVALS

Drawing No.
PP-A1.02

ROOF PLAN NOTES

1302: ACCESSORY STRUCTURES AND USES
 L.2 ROOF MOUNTED EQUIPMENT
 FOR STRUCTURES THREE OR MORE STORIES IN HEIGHT, ALL ROOF EQUIPMENT SHALL BE SET BACK FROM THE EDGE OF THE ROOF A MINIMUM DISTANCE OF 1 FOOT FOR EVERY 2 FEET BY WHICH THE EQUIPMENT EXTENDS ABOVE THE ROOF.
 • ALL PROPOSED EQUIPMENT SHALL BE SET BACK 5'-0" MIN.



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

Revision Schedule

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

RESIDENCES ON IVES
 386 IVES STREET,
 PROVIDENCE RI
ROOF PLAN

Stamp:

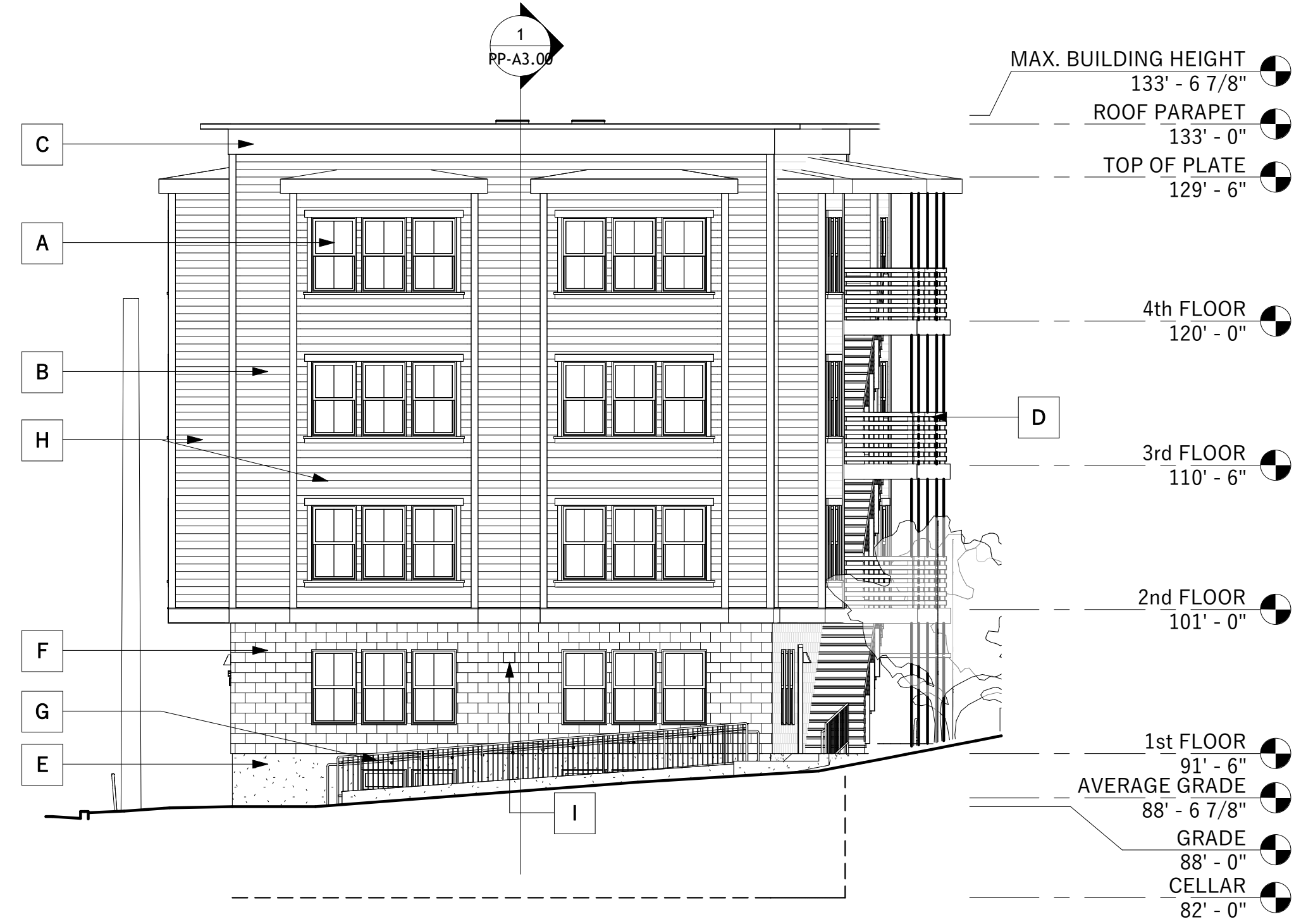
Copyright c 2025
 Project No.:
 Checked By: PABCo
 Drawn By: PABCo
 Scale: 1/4" = 1'-0"
 Date: 21 MAR 2025
 Current Issue: APPROVALS

Drawing No.
PP-A1.03

FACADE TRANSPARENCY	
SEC 1202 K:	FRONT ELEVATION FACING THE STREET MULTI-FAMILY - 25%
EAST ELEVATION:	
-FACADE	2,173 SF
35 WINDOWS @ 15.70 SF =	549.50 SF
8 WINDOWS @ 7.27 SF =	58.16 SF
ENTRY DOOR =	35.14 SF
SUB TOTAL	642.8 SF
	29.5% (COMPLIANT)
SOUTH ELEVATION:	
-FACADE	1,889 SF
24 WINDOWS @ 15.70 SF =	376.8 SF
5 WINDOWS @ 7.27 SF =	36.35 SF
SUB TOTAL	413 SF
	21%
NORTH ELEVATION:	
-FACADE	1,597 SF
24 WINDOWS @ 15.70 SF =	376.8 SF
4 WINDOWS @ 7.27 SF =	29.08 SF
SUBTOTAL	405.88 SF
	25%
WEST ELEVATION:	
-FACADE	2,284 SF
20 WINDOWS @ 15.70 SF =	314 SF
4 DOORS @ 20.5 =	82 SF
SUBTOTAL	396 SF
	17%



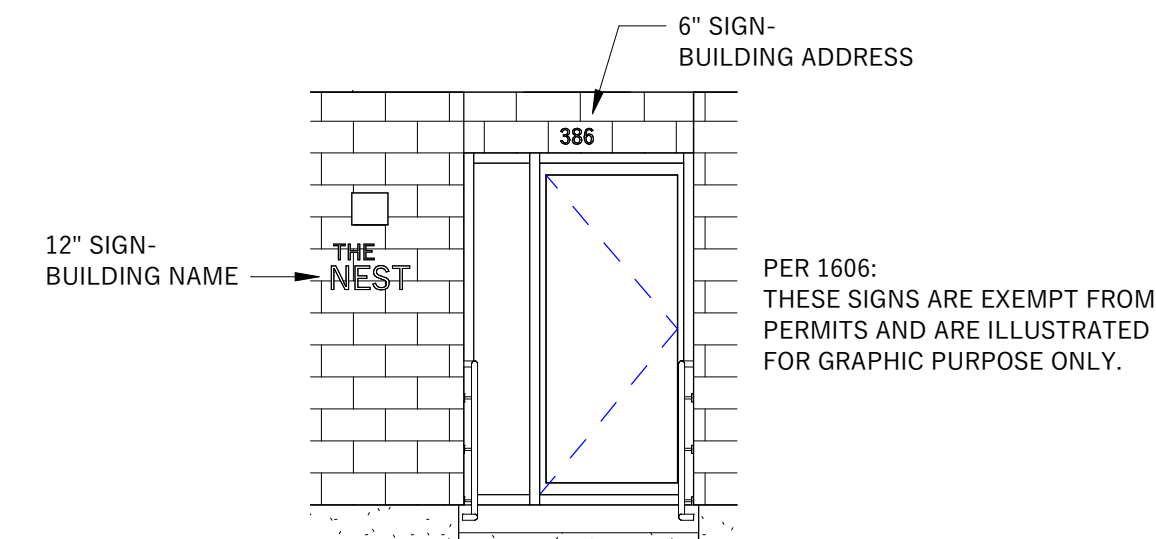
2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



EXTERIOR LIGHT FIXTURE
MODEL: WDG 1
HEIGHT: 8"
WIDTH: 9"
1 FOOTCANDLE
EGRESS LOCATION



A SIGNAGE-FRONT ENTRY
1/4" = 1'-0"

LEGEND	
A	FIBER CEMENT HORIZONTAL SIDING
B	DOUBLE-HUNG WINDOW
C	CORNICE
D	EGRESS DECK
E	EXPOSED CONCRETE FOUNDATION WALL
F	CMU BLOCK WALL
G	HANDICAP ACCESSIBLE RAMP
H	BAY WINDOW OVERHANG
I	EXTERIOR LIGHT FIXTURE - 1 FOOT-CANDLE FOR EGRESS
J	LONG-TERM BIKE STORAGE FLAT ROOF AT 7'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

Revision Schedule		
No.	Date	Description

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
EXTERIOR ELEVATIONS

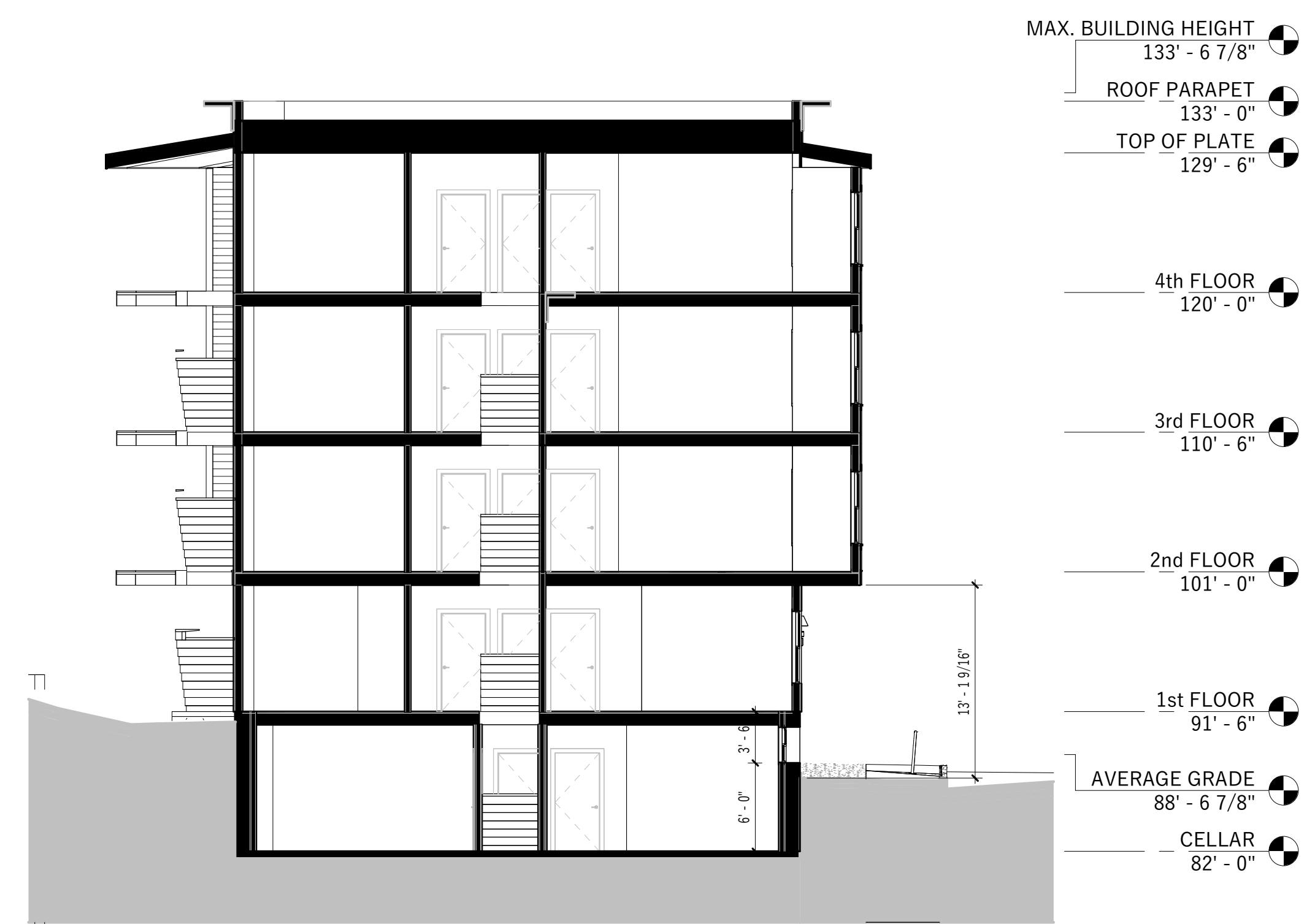
Stamp:

Copyright c 2025
Project No.:
Checked By: PABCo
Drawn By: PABCo
Scale: As indicated
Date: 21 MAR 2025
Current Issue: APPROVALS

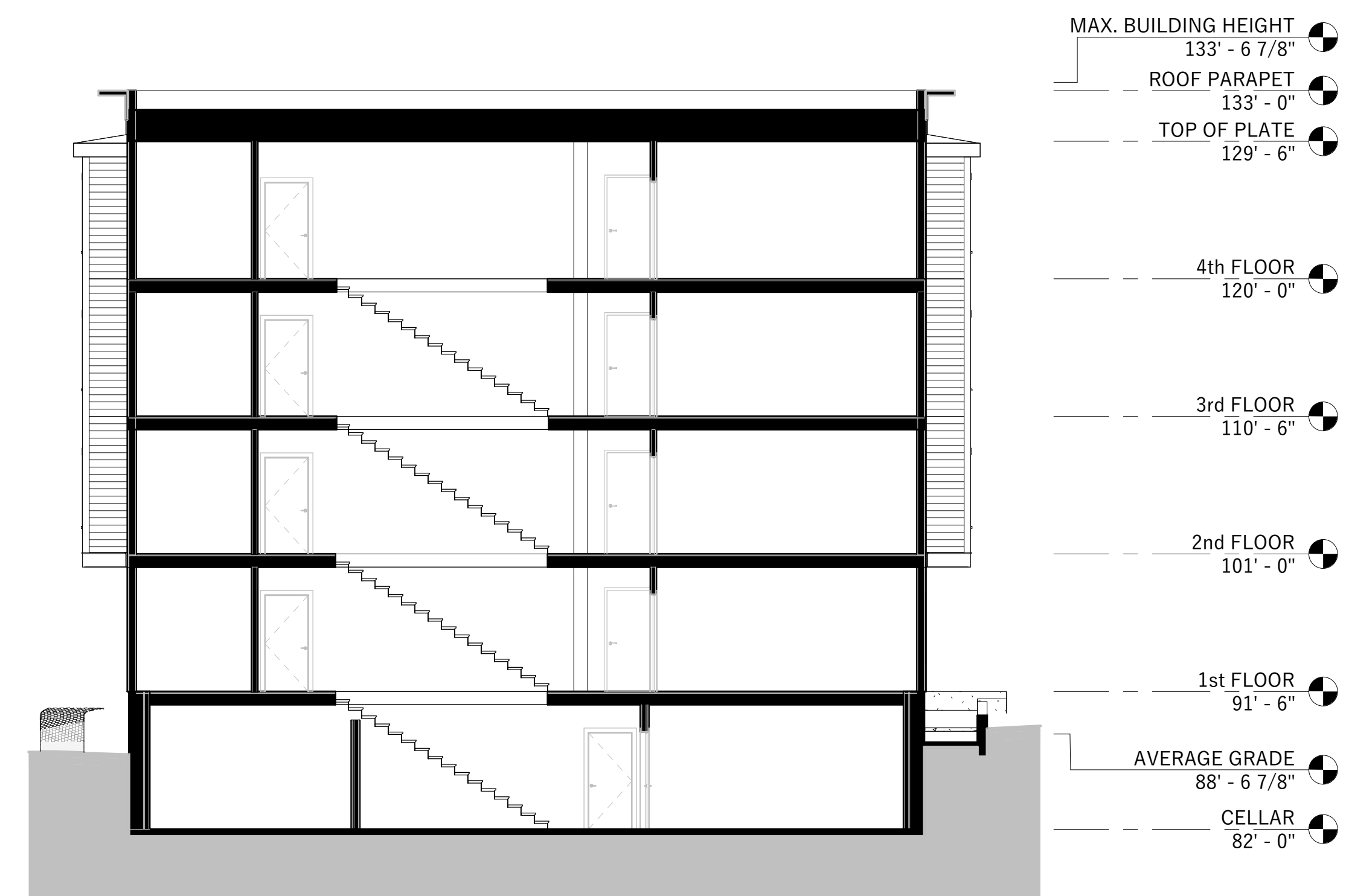
Drawing No.
PP-A2.00

Revision Schedule

No.	Date	Description



② **BUILDING SECTION #2**
1/8" = 1'-0"



① **BUILDING SECTION #1**
1/8" = 1'-0"

RESIDENCES ON IVES
386 IVES STREET,
PROVIDENCE RI
BUILDING SECTIONS

Stamp:

Copyright c 2025

Project No.:

Checked By: PABCo

Drawn By: PABCo

Scale: 1/8" = 1'-0"

Date: 21 MAR 2025

Current Issue: APPROVALS

Drawing No.

PP-A3.00