



















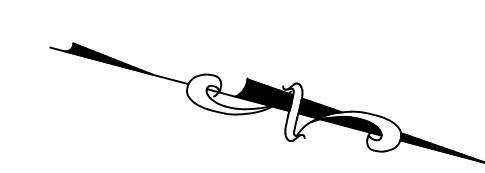




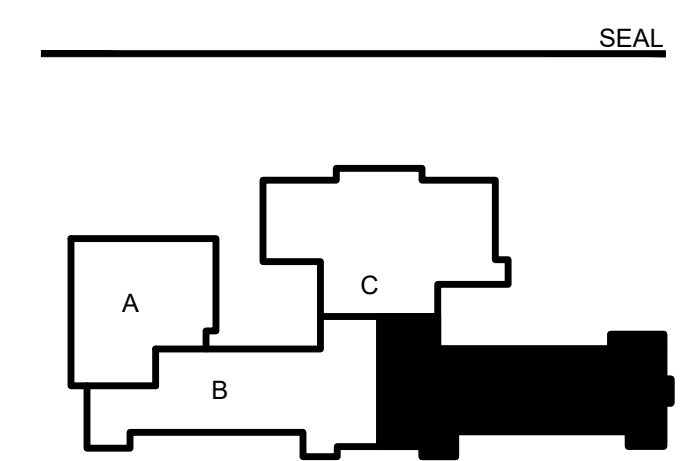




No.	Description	Date
1.	RIDEM COMMENTS	10/14/25



**NOT FOR CONSTRUCTION**



**PERKINS EASTMAN**  
 677 Washington Blvd.  
 Suite 101  
 Stamford, CT 06901  
 T: +1 203 251 7400  
 F: +1 203 251 7474

Owner:  
**DOWNES CONSTRUCTION**  
 301 METRO CENTER BLVD, SUITE 104  
 WARWICK, RI 02886

Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
 241 NARRAGANSETT PARK DRIVE  
 EAST PROVIDENCE, RI 02916

Civil / Site / Traffic:  
**FARE**  
 10 LINCOLN ROAD, SUITE 210  
 FOXBORO, MA 02035

Landscape:  
**MDLA**  
 840 SUMMER STREET, SUITE 201A  
 BOSTON, MA

Structural:  
**RSE ASSOCIATES**  
 63 PLEASANT STREET, SUITE 300  
 WATERTOWN, MA 02472

Mechanical, Electrical & Plumbing:  
**CMTA**  
 161 WORCESTER ROAD, SUITE 305  
 FRAMINGHAM, MA 01701

Theater:  
**THEATRE PROJECT CONSULTANTS**  
 47 WATER STREET  
 SOUTH NORWALK, CT 06854

Lighting Consultant:  
**HLB LIGHTING**  
 200 STATE STREET, SUITE 325  
 BOSTON, MA 02109

Food Service:  
**CRABTREE MCGRATH**  
 161 W MAIN STREET  
 GEORGETOWN, MA 01833

Security:  
**SECURE OUR CITY**  
 20 WALNUT STREET, SUITE 1  
 WELLESLEY, MA 02481

Envelope Consultant:  
**R.J. KENNEY**  
 72 WASHINGTON STREET P.O. BOX 1748  
 PLAINVILLE, MA 02762

Code Consultant:  
**JS CONSULTING**  
 224 MAIN STREET, SUITE 2C  
 SALEM, NH 03079

Acoustical Consultant:  
**CAVANAUGH TOCCI**  
 327F BOSTON POST ROAD  
 SUDBURY, MA 01776

PROJECT TITLE:  
**MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
 PROVIDENCE, RI 02908

PROJECT No: 0104670

DRAWING TITLE:  
**DRAINAGE & UTILITY PLAN 2**

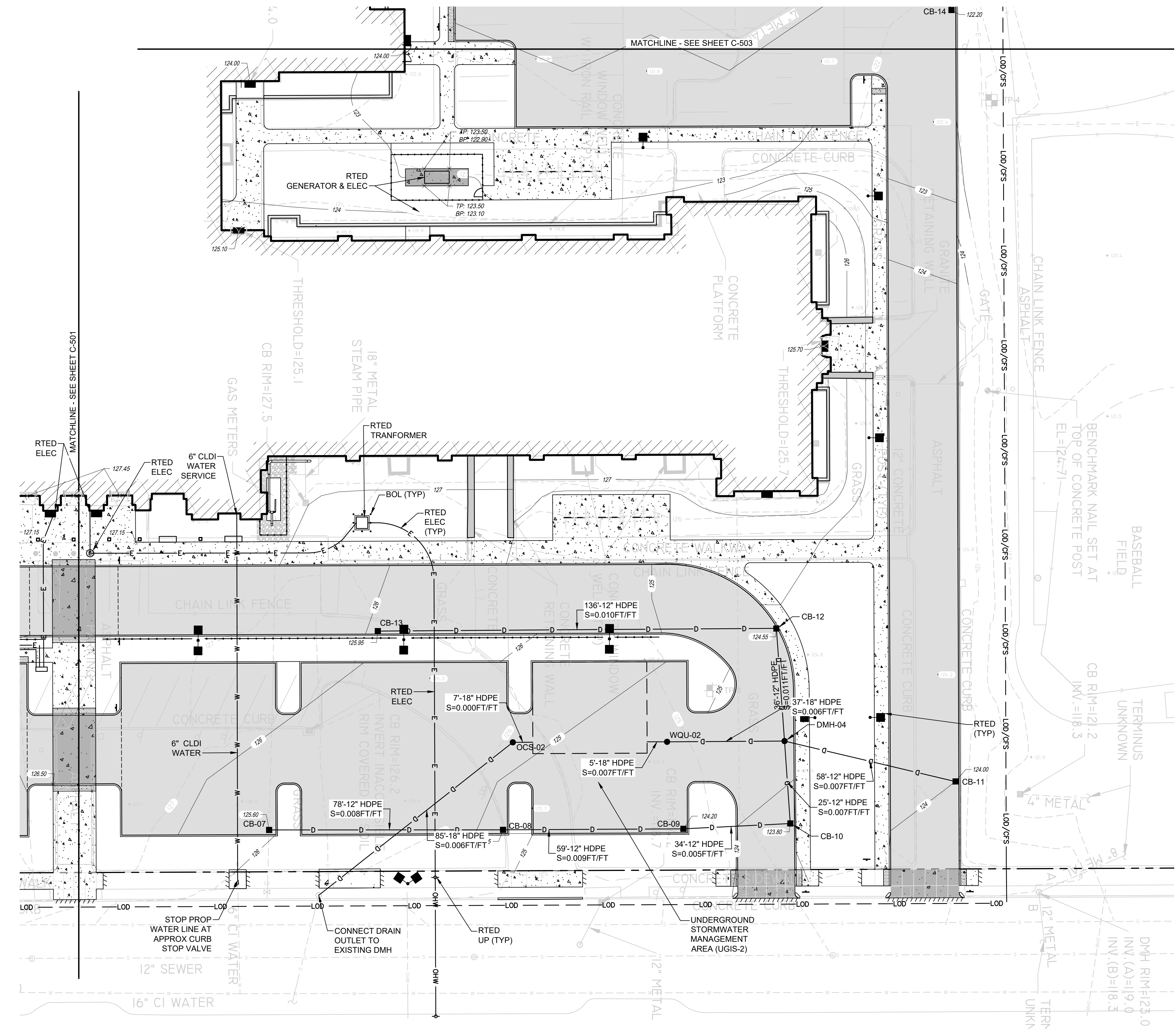
Scale:  
**C-502**

60% CONSTRUCTION DOCUMENTS

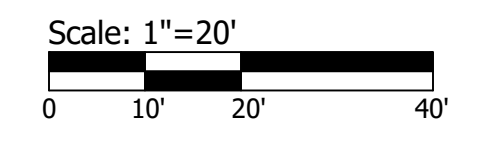
09/19/2025

STRUCTURE	RIM (FT)	INV. IN (FT)	INV. OUT (FT)
CB-01	122.30		118.50 NE
CB-02	122.55	118.90 N	118.80 E
CB-03	124.30		120.30 S
CB-04	121.10	117.50 N	117.40 SW
CB-05	123.05	119.05 N	118.25 S
CB-06	124.20		120.20 S
CB-07	125.60		122.00 N
CB-08	124.85	121.35 S	121.25 N
CB-09	124.20	120.70 S	120.60 N
CB-10	123.80	120.40 S	120.30 W
CB-11	124.00		120.50 S
CB-12	124.55	121.05 S	120.95 E
CB-13	125.95		122.45 N
CB-14	122.20		119.00 SW
CB-15	121.20	118.20 NE	118.10 S
CB-16	120.80	MATCH EX	118.00 S
CB-17	120.80	117.70 N	117.60 SW
CB-18	120.20	117.30 NE 117.30 N	116.90 W

STRUCTURE	RIM (FT)	INV. IN (FT)	INV. OUT (FT)
CB-19	122.00	113.50 NE	113.40 SW
CB-20	120.70	113.10 NE 113.00 N	113.00 SW
CB-21	121.00		116.50 S
DMH-01	121.50	MATCH EX 116.15 N	MATCH EX
DMH-02	0.00	MATCH EX	MATCH EX
DMH-03	122.10	118.50 W 117.10 NE 118.20 SW	117.00 N
DMH-04	124.30	120.50 W 120.50 W 120.10 E 120.10 N	120.00 S
DMH-05	119.90	115.40 W	MATCH EX
DMH-06	120.64	116.35 E	116.35 S
DMH-07	118.00	112.80 NE	
FES-01	117.39	116.00 N	
OCS-01	121.80	116.80 N	116.30 S
OCS-02	125.20		119.40 SE
OCS-03	118.25		116.00 E
WQU-01	121.65	116.90 S	116.90 N
WQU-02	124.60	119.75 N	119.75 S



- 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 ELECTRICAL AND TEL/DATA DUCT BANKS AND STRUCTURES. ALL ELECTRICAL FACILITIES DISPLAYED FOR REFERENCE ONLY.
  8. REFER TO "CIVIL NOTES AND LEGEND" FOR ADDITIONAL NOTES.



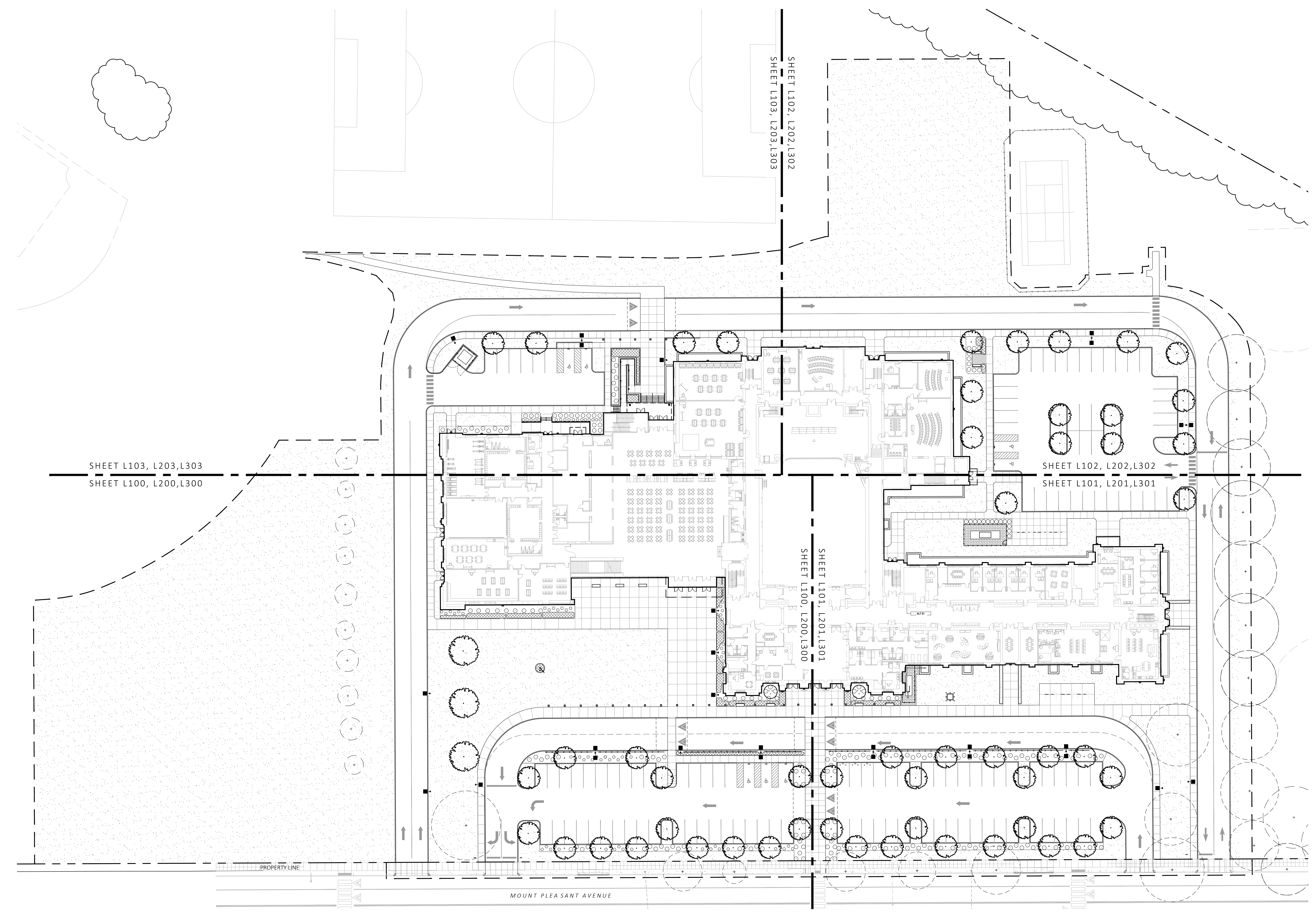
c:\revit\local\MECCA\_R24\_HS Project\_p.stevens\GCDTQ.rvt  
 9/19/2025 12:10:20 PM



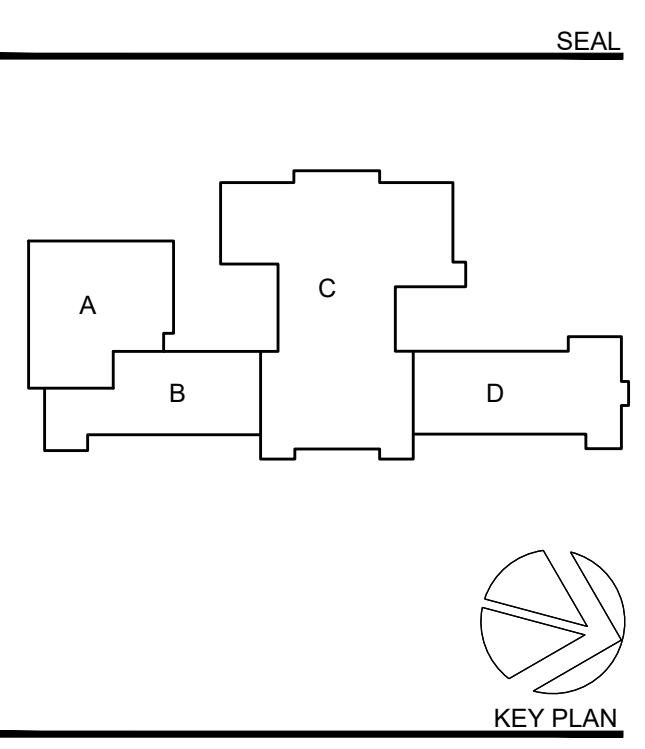




No.	Description	Date



1 KEY PLAN  
1" = 30'-0"



**PERKINS EASTMAN**  
677 Washington Blvd  
Suite 101  
Stamford, CT 06901  
T: +1 203 251 7400  
F: +1 203 251 7474

- Owner:  
**DOWNES CONSTRUCTION**  
301 METRO CENTER BLVD, SUITE 104  
WARWICK, RI 02886  
Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
241 NARRAGANSETT PARK DRIVE  
EAST PROVIDENCE, RI 02916  
Civil / Site / Traffic:  
**PARE**  
10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
Landscape:  
**MOLA**  
840 SUMMER STREET, SUITE 201A  
BOSTON, MA  
Structural:  
**RSE ASSOCIATES**  
63 PLEASANT STREET, SUITE 300  
WATERTOWN, MA 02472  
Mechanical, Electrical & Plumbing:  
**CMTA**  
161 WORCESTER ROAD, SUITE 305  
FRAMINGHAM, MA 01701  
Theater:  
**THEATRE PROJECT CONSULTANTS**  
47 WATER STREET  
SOUTH NORWALK, CT 06854  
Lighting Consultant:  
**HLB LIGHTING**  
200 STATE STREET, SUITE 325  
BOSTON, MA 02109  
Food Service:  
**CRABTREE MCGRATH**  
161 W MAIN STREET  
GEORGETOWN, MA 01833  
Security:  
**PERINI**  
20 FREMONT TERRACE  
WALTHAM, MA 02452  
Envelope Consultant:  
**RJ KENNEY**  
72 WASHINGTON STREET P.O. BOX 1748  
PLAINVILLE, MA 02762  
Code Consultant:  
**JS CONSULTING**  
224 MAIN STREET, SUITE 2C  
SALEM, NH 03079  
Acoustical Consultant:  
**CAVANAUGH TOCCI**  
327F BOSTON POST ROAD  
SUDBURY, MA 01776  
Interiors Consultant:  
**STEFURA**  
77 W WASHINGTON STREET  
BOSTON, MA 02114

PROJECT TITLE:  
**MOUNT PLEASANT  
EARLY COLLEGE AND  
CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
PROVIDENCE, RI 02908

PROJECT No.: 0104670

DRAWING TITLE:  
**LANDSCAPE  
KEY PLAN**

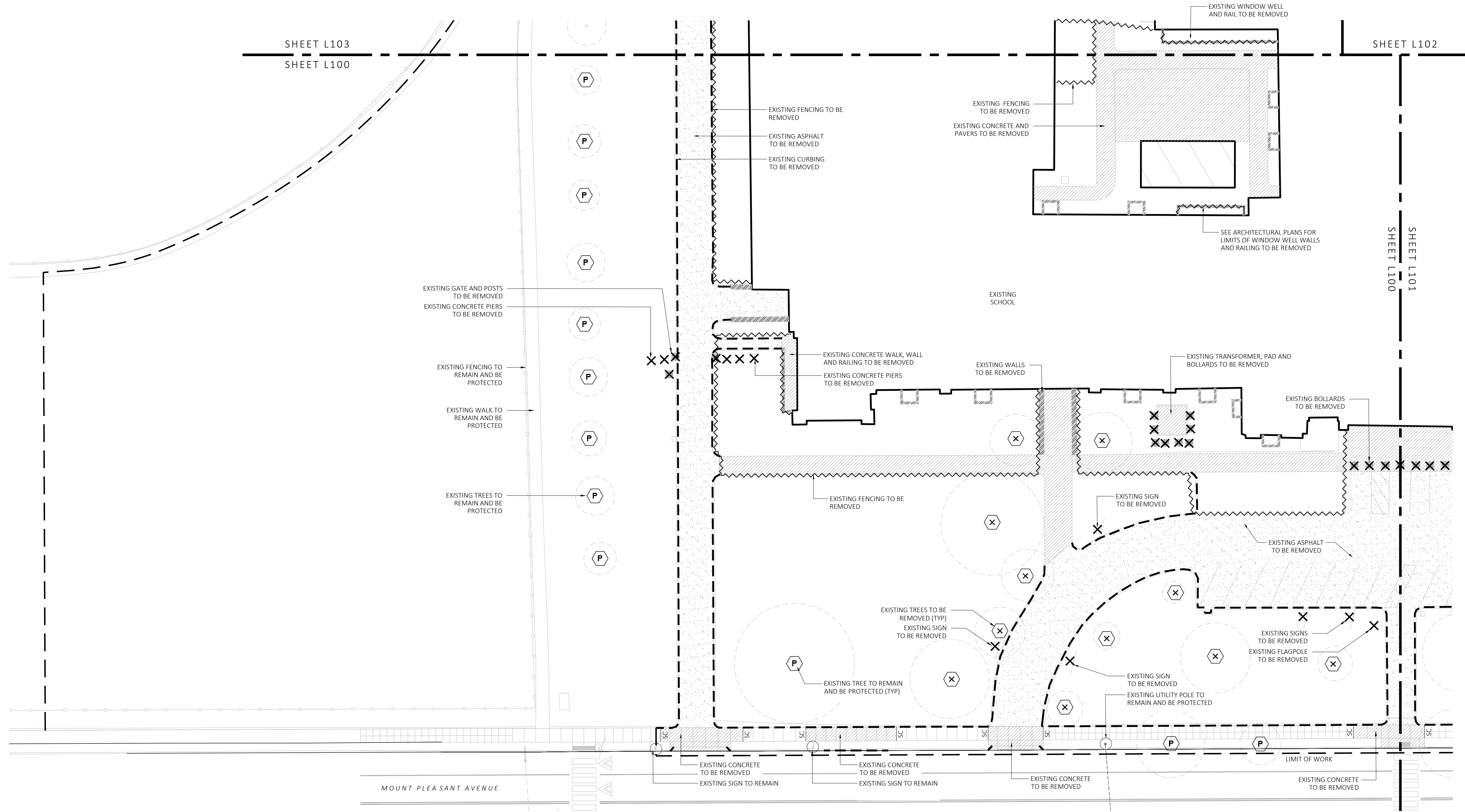
SCALE:  
**L-001**

60% CONSTRUCTION DRAWINGS

SEPTEMBER 19, 2025

NOT FOR CONSTRUCTION

c:\revit\local\MECCA\_R24\_HS Project\_L\_p.stevens\GDTQ.rvt  
3/3/2025 4:50:06 PM



1 LANDSCAPE DEMOLITION PLAN  
1" = 20'-0"

### DEMOLITION NOTES

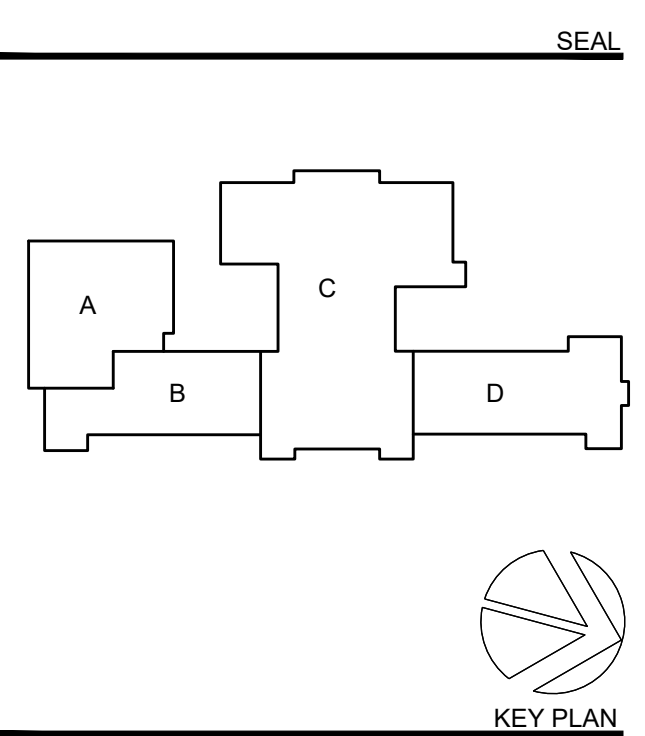
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT (LA) AND RECORDED ON RECORD DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK.
- THE CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
- EXISTING STRUCTURES, IMPROVEMENTS, APPURTENANCES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSES ISSUED BY COGNIZANT FEDERAL, STATE, AND LOCAL AGENCIES.
- MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE LLC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF EXISTING CONDITIONS AND SURVEY INFORMATION.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS ONTO PUBLIC WAYS. ANY DEBRIS ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR OR REUSED AS DIRECTED BY THE OWNER.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING PLANTING SOIL TO FULL DEPTH WITHIN THE LIMIT OF WORK. LOAM OR PLANTING SOIL SHALL NOT BE REMOVED FROM THE SITE WITHOUT THE OWNER'S APPROVAL.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- STORAGE AREAS FOR THE CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMIT OF WORK AND/OR STAGING AREA AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- EROSION CONTROL SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER WITHIN 48 HOURS AFTER GRADING IS COMPLETE. INSTALL AND SECURE TENSAR NORTH AMERICAN GREEN BIONET SHORT-TERM BIODEGRADABLE STRAW BLANKET OR APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATION.
- SEE CIVIL DRAWINGS FOR EROSION AND SEDIMENTATION CONTROL PLANS.
- ALL PLANT MATERIAL TO BE REMOVED SHOULD BE TAGGED AND REVIEWED FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL IRRIGATION HEADS, PIPING, AND MISCELLANEOUS APPURTENANCES TO BE REMOVED.
- ALL TREES TO REMAIN TO BE REVIEWED BY A LICENSED ARBORIST.

### DEMOLITION LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(---)	LIMIT OF WORK	(---)	EXISTING STONE TO BE REMOVED
(---)	EXISTING CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED	(---)	EXISTING FENCE TO BE REMOVED AND DISPOSED
(---)	EXISTING STAIR TO BE REMOVED AND DISPOSED	(X)	EXISTING SITE ELEMENT TO BE RELOCATED
(---)	EXISTING ASPHALT TO BE REMOVED AND DISPOSED	(X)	EXISTING SITE ELEMENT TO BE REMOVED AND DISPOSED
(---)	EXISTING WALL TO BE REMOVED AND DISPOSED	(X)	EXISTING TREE TO BE REMOVED
(---)	EXISTING WALL TO REMAIN AND BE PROTECTED	(X)	EXISTING TREE TO REMAIN AND BE PROTECTED (TYP)
(---)	EXISTING ASPHALT TO REMAIN AND BE PROTECTED	(P)	TREE PROTECTION FENCE
(---)	EXISTING PLANTING TO BE REMOVED AND DISPOSED	(---)	EXISTING CURB TO BE REMOVED
(---)	SAW CUT LINE		

NOTE: CONTRACTOR IS RESPONSIBLE FOR DETERMINING SLEEVE LOCATIONS AND DISCUSS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

No.	Description	Date



**PERKINS EASTMAN**  
677 Washington Blvd.  
Suite 101  
Stamford, CT 06901  
T: +1 203 251 7400  
F: +1 203 251 7474

- Owner:**  
**DOWNES CONSTRUCTION**  
301 METRO CENTER BLVD, SUITE 104  
WARWICK, RI 02886  
**Design / Build Manager:**  
**AGOSTINI BACON CONSTRUCTION CO.**  
241 NARRAGANSETT PARK DRIVE  
EAST PROVIDENCE, RI 02916  
Civil / Site / Traffic:  
**PARE**  
10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
**Landscaper:**  
**MOLA**  
840 SUMMER STREET, SUITE 201A  
BOSTON, MA  
**Structural:**  
**RSE ASSOCIATES**  
63 PLEASANT STREET, SUITE 300  
WATERTOWN, MA 02472  
**Mechanical, Electrical & Plumbing:**  
**CHITA**  
161 WORCESTER ROAD, SUITE 305  
FRAMMINGHAM, MA 01701  
**Theater:**  
**THEATRE PROJECT CONSULTANTS**  
47 WATER STREET  
SOUTH NORWALK, CT 06854  
**Lighting Consultant:**  
**HLB LIGHTING**  
200 STATE STREET, SUITE 325  
BOSTON, MA 02109  
**Fossil Service:**  
**CRABTREE MCGRATH**  
161 W MAIN STREET  
GEORGETOWN, MA 01833  
**Security:**  
**PERINI**  
20 FREMONT TERRACE  
WALTHAM, MA 02452  
**Envelope Consultant:**  
**RJ KENNEY**  
72 WASHINGTON STREET P.O. BOX 1748  
PLAINVILLE, MA 02762  
**Code Consultant:**  
**JS CONSULTING**  
224 MAIN STREET, SUITE 2C  
SALEM, NH 03079  
**Acoustical Consultant:**  
**CAVANAUGH TOCCI**  
327F BOSTON POST ROAD  
SLUDBURY, MA 01776  
**Interiors Consultant:**  
**STEFURA**  
77 WASHINGTON STREET  
BOSTON, MA 02114

PROJECT TITLE:  
**MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
PROVIDENCE, RI 02908

PROJECT No: 0104670

DRAWING TITLE:  
**LANDSCAPE DEMOLITION PLAN**

SCALE:  
**L-100**

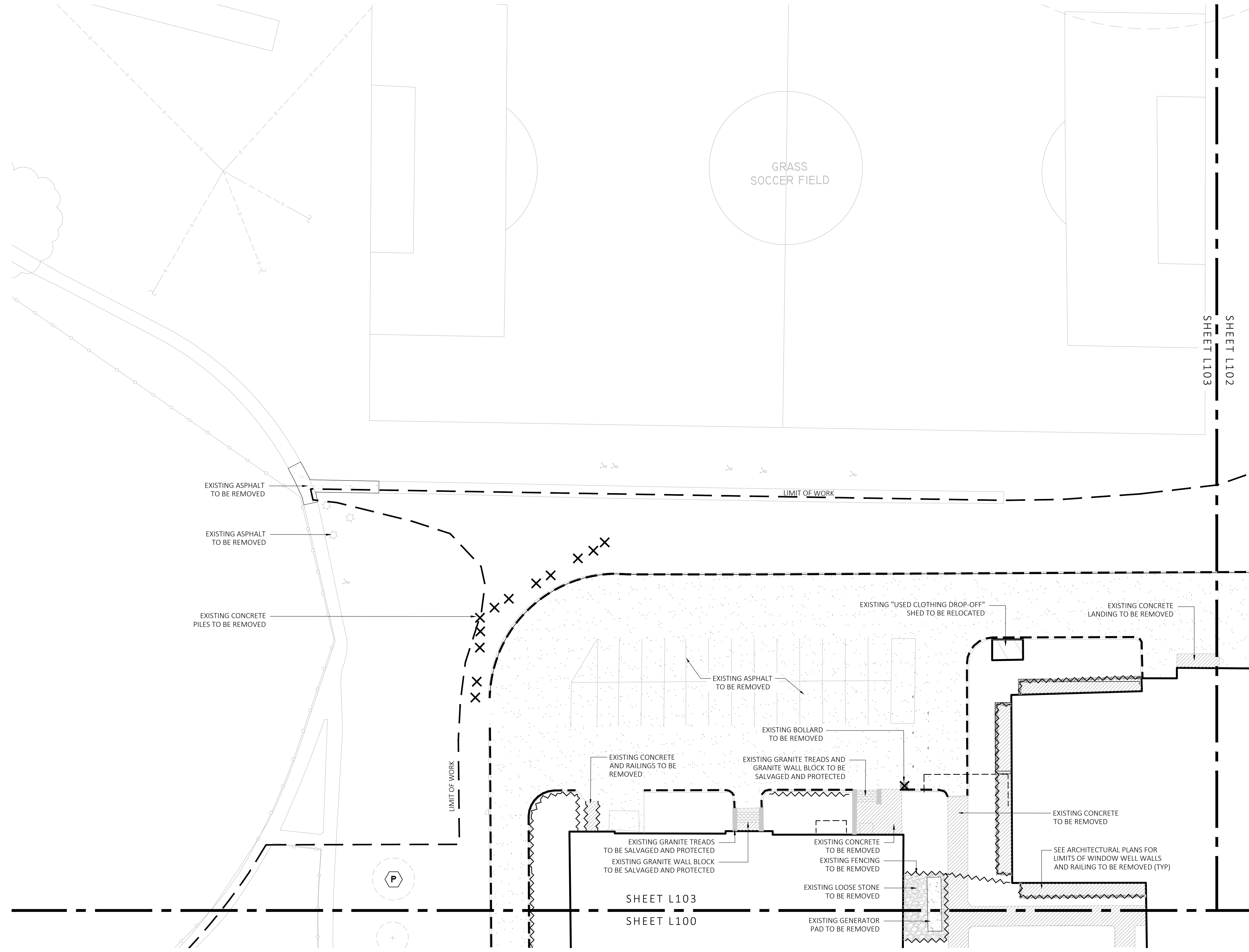
60% CONSTRUCTION DRAWINGS

SEPTEMBER 19, 2025

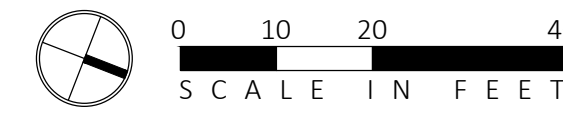
NOT FOR CONSTRUCTION







1 LANDSCAPE DEMOLITION PLAN  
1" = 20'-0"



DEMOLITION NOTES

- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE LANDSCAPE ARCHITECT (LA) AND RECORDED ON RECORD DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK.
- THE CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
- EXISTING STRUCTURES, IMPROVEMENTS, APPURTENANCES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSES ISSUED BY COGNIZANT FEDERAL, STATE, AND LOCAL AGENCIES.
- MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE LLC IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF EXISTING CONDITIONS AND SURVEY INFORMATION.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS ONTO PUBLIC WAYS. ANY DEBRIS ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR OR REUSED AS DIRECTED BY THE OWNER.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING PLANTING SOIL TO FULL DEPTH WITHIN THE LIMIT OF WORK. LOAM OR PLANTING SOIL SHALL NOT BE REMOVED FROM THE SITE WITHOUT THE OWNER'S APPROVAL.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- STORAGE AREAS FOR THE CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE LOCATED WITHIN THE LIMIT OF WORK AND/OR STAGING AREA AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- EROSION CONTROL SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER WITHIN 48 HOURS AFTER GRADING IS COMPLETE. INSTALL AND SECURE TENSAR NORTH AMERICAN GREEN BIONET SHORT-TERM BIODEGRADABLE STRAW BLANKET OR APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATION.
- SEE CIVIL DRAWINGS FOR EROSION AND SEDIMENTATION CONTROL PLANS.
- ALL PLANT MATERIAL TO BE REMOVED SHOULD BE TAGGED AND REVIEWED FOR FINAL APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL IRRIGATION HEADS, PIPING, AND MISCELLANEOUS APPURTENANCES TO BE REMOVED.
- ALL TREES TO REMAIN TO BE REVIEWED BY A LICENSED ARBORIST.

DEMOLITION LEGEND

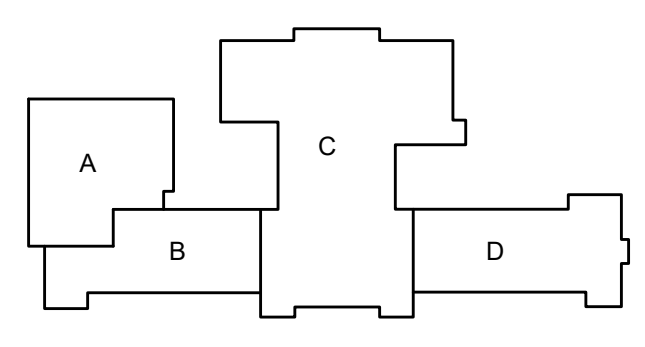
SYMBOL	DESCRIPTION
	LIMIT OF WORK
	EXISTING CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED
	EXISTING STAIR TO BE REMOVED AND DISPOSED
	EXISTING ASPHALT TO BE REMOVED AND DISPOSED
	EXISTING WALL TO BE REMOVED AND DISPOSED
	EXISTING WALL TO REMAIN AND BE PROTECTED
	EXISTING PLANTING TO BE REMOVED AND DISPOSED
SC	SAW CUT LINE

SYMBOL	DESCRIPTION
	EXISTING STONE TO BE REMOVED
	EXISTING FENCE TO BE REMOVED AND DISPOSED
	EXISTING SITE ELEMENT TO BE RELOCATED
	EXISTING SITE ELEMENT TO BE REMOVED AND DISPOSED
	EXISTING SITE ELEMENT TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE
	EXISTING CURB TO BE REMOVED

NOTE: CONTRACTOR IS RESPONSIBLE FOR DETERMINING SLEEVE LOCATIONS AND DISCUSS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

No.	Description	Date

SEAL



**PERKINS EASTMAN**  
677 Washington Blvd.  
Suite 101  
Stamford, CT 06901  
T: +1 203 251 7400  
F: +1 203 251 7474

Owner:  
**DOWNES CONSTRUCTION**  
301 METRO CENTER BLVD, SUITE 104  
WARWICK, RI 02886  
Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
241 NARRAGANSETT PARK DRIVE  
EAST PROVIDENCE, RI 02916  
Civil / Site / Traffic:  
**PARE**  
10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
Landscape:  
**MOLA**  
840 SUMMER STREET, SUITE 201A  
BOSTON, MA  
Structural:  
**RSE ASSOCIATES**  
63 PLEASANT STREET, SUITE 300  
WATERTOWN, MA 02472  
Mechanical, Electrical & Plumbing:  
**CMTA**  
161 WORCESTER ROAD, SUITE 305  
FRAMINGHAM, MA 01701  
Theater:  
**THEATRE PROJECT CONSULTANTS**  
47 WATER STREET  
SOUTH NORWALK, CT 06854  
Lighting Consultant:  
**HLB LIGHTING**  
200 STATE STREET, SUITE 325  
BOSTON, MA 02109  
Fossil Services:  
**CRABTREE MCGRATH**  
161 W MAIN STREET  
GEORGETOWN, MA 01833  
Security:  
**PERINI**  
20 FREMONT TERRACE  
WALTHAM, MA 02452  
Envelope Consultant:  
**RJ KENNEY**  
72 WASHINGTON STREET P.O. BOX 1748  
PLAINVILLE, MA 02762  
Code Consultant:  
**JS CONSULTING**  
224 MAIN STREET, SUITE 2C  
SALEM, NH 03079  
Acoustical Consultant:  
**CAVANAUGH TOCCI**  
3277 BOSTON POST ROAD  
SUDBURY, MA 01776  
Interiors Consultant:  
**STEPURA**  
77 W WASHINGTON STREET  
BOSTON, MA 02114

PROJECT TITLE:  
**MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
PROVIDENCE, RI 02908

PROJECT No.: 0104670

DRAWING TITLE:  
**LANDSCAPE DEMOLITION PLAN**

SCALE:  
**L-103**

60% CONSTRUCTION DRAWINGS  
 SEPTEMBER 19, 2025

NOT FOR CONSTRUCTION



### PARKING

**TABLE 14-1** OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

**AUTOMOBILE PARKING:**  
 1 PER 3 EMPLOYEES  
 128 PARKING SPACES PROVIDED = UP TO 384 EMPLOYEES  
 ACTUAL NUMBER OF EMPLOYEES = 145

**COMPLIES:**

**BICYCLE PARKING:**  
 3 PER CLASSROOM  
 45 CLASSROOMS  
 135 PARKING SPACES REQUIRED  
 136 SPACES SHOWN

### BASE ZONING = PS

PUBLIC SPACE PER TABLE 10-1 ARTICLE 10

BULK STANDARDS:	REQ'D:	PROVIDED:
MINIMUM LOT AREA:	0	
MINIMUM LOT WIDTH:	0	
MAXIMUM BUILDING HEIGHT:	50'	
MINIMUM SETBACK REQUIREMENTS:		
FRONT SETBACK:	10'	123.4'
INTERIOR SIDE SETBACK:	6'	N/A
CORNER SIDE SETBACK:	10'	440.2'
REAR SETBACK:	25'	239.6'

The PS Public Space District is intended to preserve open space areas and areas for public buildings and facilities. The PS District includes park and recreation areas, public buildings, and schools.

### LOT DATA

**ADDRESS:**  
434 MT. PLEASANT AVE., PROVIDENCE, RI 02908

**PLAT:**  
128

**LOT:**  
2

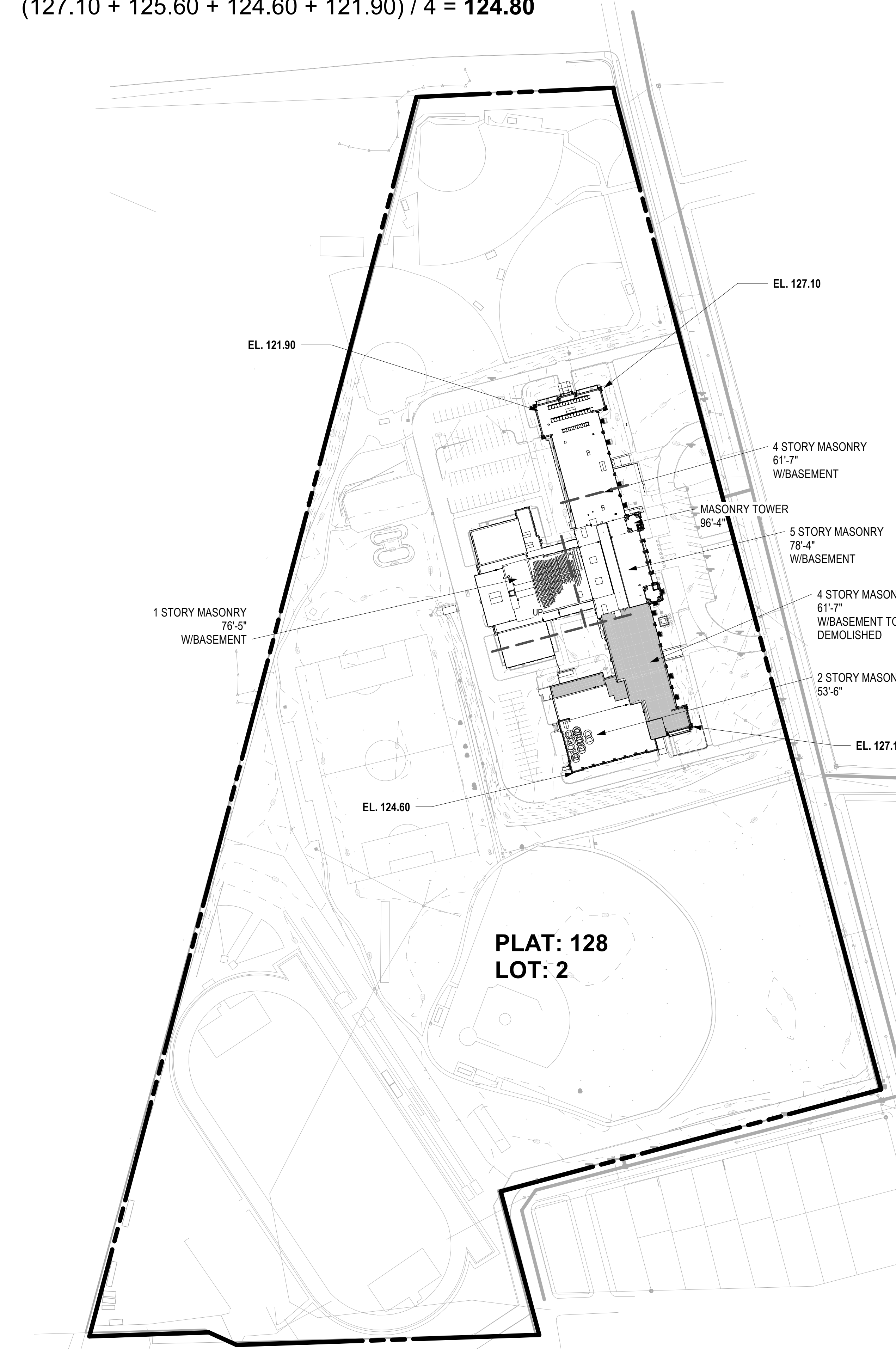
**AREA:**  
1,259,447 SF (28.91 ACRES)

**EXISTING BUILDING:**  
EDUCATIONAL FACILITY.

**NO PROPOSED CHANGE TO USE OR OCCUPANCY**

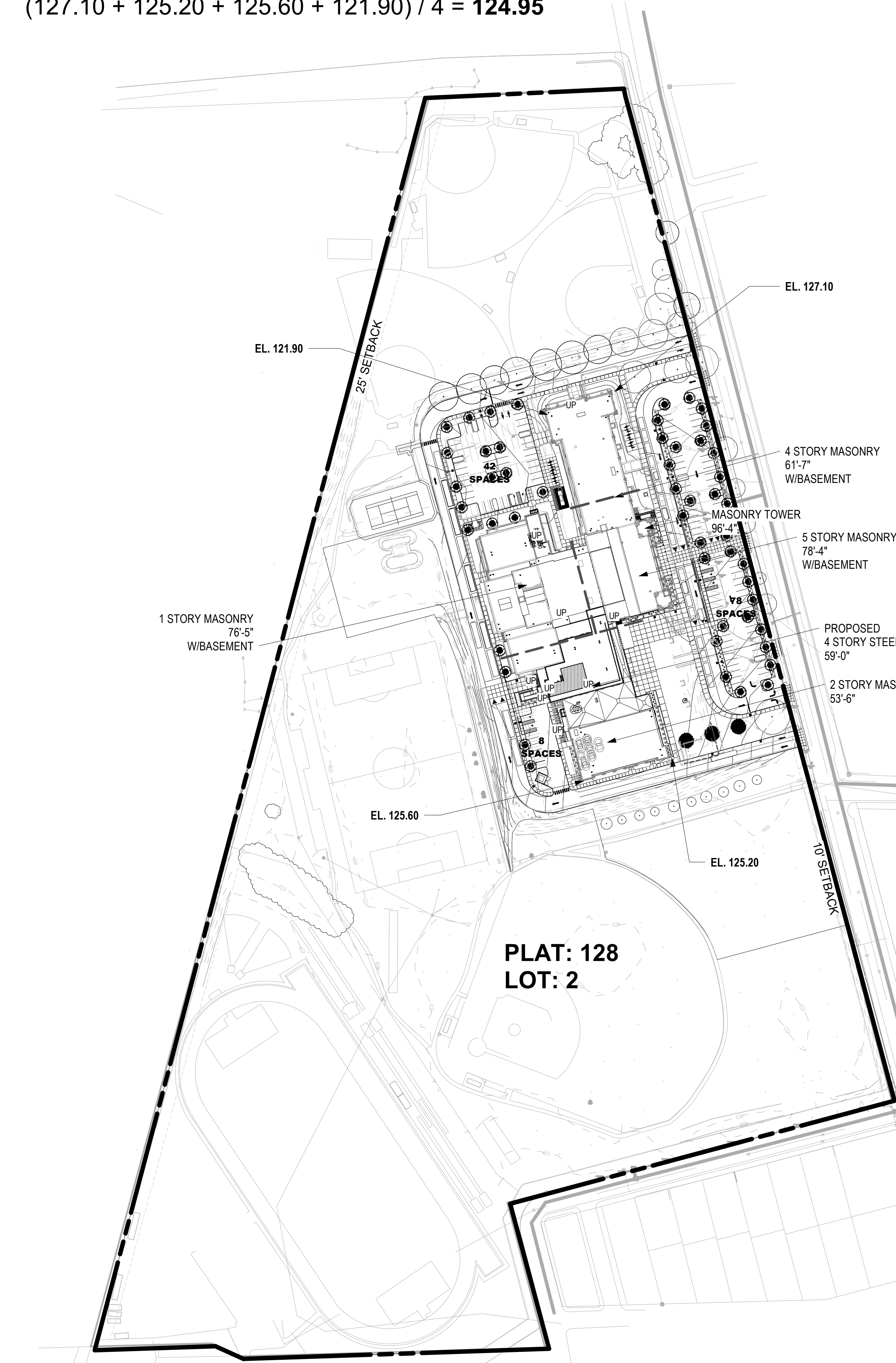
No.	Description	Date

**EXISTING BUILDING AVERAGE GRADE**  
 $(127.10 + 125.60 + 124.60 + 121.90) / 4 = 124.80$



**2 ZONING SITE PLAN EXISTING**  
 1" = 100'-0"

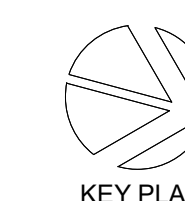
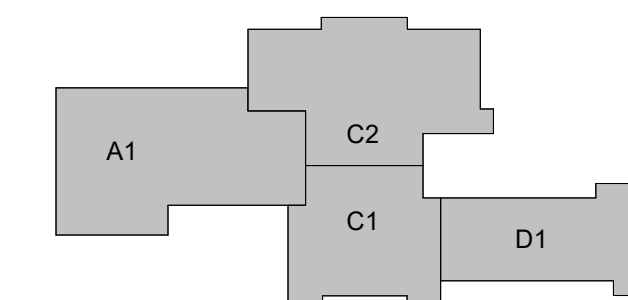
**PROPOSED BUILDING AVERAGE GRADE**  
 $(127.10 + 125.20 + 125.60 + 121.90) / 4 = 124.95$



**1 ZONING SITE PLAN PROPOSED**  
 1" = 100'-0"

**NOT FOR CONSTRUCTION**

SEAL



**PERKINS EASTMAN**  
 677 Washington Blvd  
 Suite 101  
 Stamford, CT 06901  
 T +1 203 251 7400  
 F +1 203 251 7474

- Owner:  
**DOWNES CONSTRUCTION**  
 301 METRO CENTER BLVD, SUITE 104  
 WARWICK, RI 02886
- Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
 241 NARRAGANSETT PARK DRIVE  
 EAST PROVIDENCE, RI 02916
- Civil / Site / Traffic:  
**PAE**  
 10 LINCOLN ROAD, SUITE 210  
 FOXBORO, MA 02035
- Landscape:  
**MDLA**  
 840 SUMMER STREET, SUITE 201A  
 BOSTON, MA
- Structural:  
**RSE ASSOCIATES**  
 83 PLEASANT STREET, SUITE 300  
 WATERTOWN, MA 02472
- Mechanical, Electrical & Plumbing:  
**CMTA**  
 161 WORCESTER ROAD, SUITE 305  
 FRAMINGHAM, MA 01701
- Theater:  
**THEATRE PROJECT CONSULTANTS**  
 47 WATER STREET  
 SOUTH NORWALK, CT 06854
- Lighting Consultant:  
**HLB LIGHTING**  
 200 STATE STREET, SUITE 325  
 BOSTON, MA 02109
- Food Service:  
**CRABTREE MCGRATH**  
 161 W MAIN STREET  
 GEORGETOWN, MA 01833
- Security:  
**SECURE OUR CITY**  
 20 WALNUT STREET, SUITE 1  
 WELLESLEY, MA 02481
- Envelope Consultant:  
**RJ KENNEY**  
 72 WASHINGTON STREET P.O. BOX 1748  
 PLAINVILLE, MA 02762
- Code Consultant:  
**JS CONSULTING**  
 234 MAIN STREET, SUITE 2C  
 SALEM, NH 03079
- Acoustical Consultant:  
**CAVANAGH TOCCI**  
 3277 BOSTON POST ROAD  
 SUDBURY, MA 01776

PROJECT TITLE:  
**MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY**  
 434 MT. PLEASANT AVENUE  
 PROVIDENCE, RI 02908

PROJECT No: 0104670

DRAWING TITLE:  
**CPC ZONING DIAGRAMS**

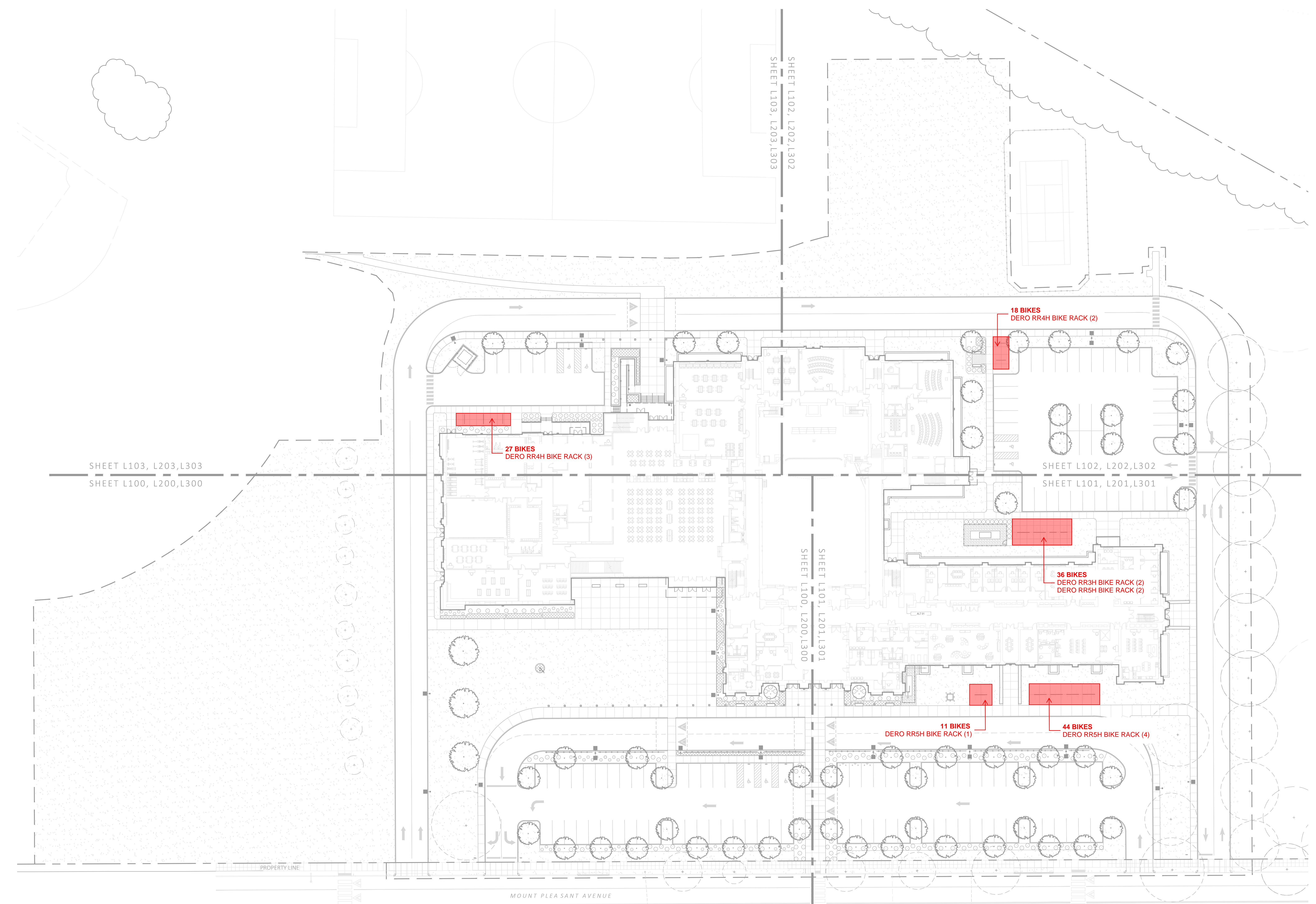
SCALE: As indicated

**CPC-010**

CONSTRUCTION DOCUMENTS

09/19/2025

No.	Description	Date



SHEET L103, L203, L303  
SHEET L100, L200, L300

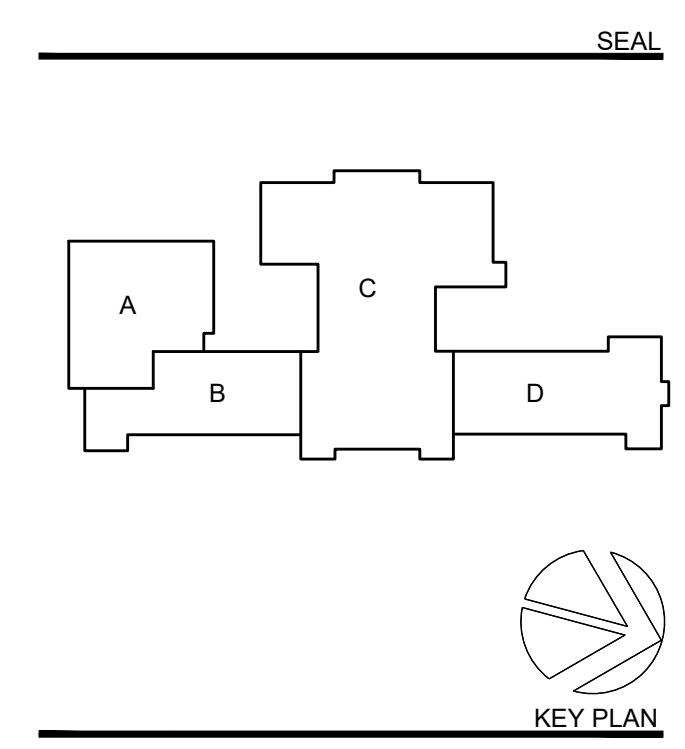
SHEET L102, L202, L302  
SHEET L103, L203, L303

SHEET L102, L202, L302  
SHEET L101, L201, L301

SHEET L101, L201, L301  
SHEET L100, L200, L300

1 KEY PLAN  
1" = 30'-0"

0 15 30 60  
SCALE IN FEET



**PERKINS EASTMAN**  
677 Washington Blvd  
Suite 101  
Stamford, CT 06901  
T: +1 203 251 7400  
F: +1 203 251 7474

- Owner:**  
**DOWNES CONSTRUCTION**  
301 METRO CENTER BLVD, SUITE 104  
WARWICK, RI 02886  
Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
241 NARRAGANSETT PARK DRIVE  
EAST PROVIDENCE, RI 02916  
Civil / Site / Traffic:  
**PARE**  
10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02335  
Landscape:  
**MOLA**  
840 SUMMER STREET, SUITE 201A  
BOSTON, MA  
Structural:  
**RSE ASSOCIATES**  
63 PLEASANT STREET, SUITE 300  
WATERTOWN, MA 02472  
Mechanical, Electrical & Plumbing:  
**CMTA**  
161 WORCESTER ROAD, SUITE 305  
FRAMINGHAM, MA 01701  
Theater:  
**THEATRE PROJECT CONSULTANTS**  
47 WATER STREET  
SOUTH NORWALK, CT 06854  
Lighting Consultant:  
**HLB LIGHTING**  
200 STATE STREET, SUITE 325  
BOSTON, MA 02109  
Food Service:  
**CRABTREE MCGRATH**  
161 W MAIN STREET  
GEORGETOWN, MA 01833  
Security:  
**PERINI**  
20 FREMONT TERRACE  
WALTHAM, MA 02452  
Envelope Consultant:  
**RJ KENNEY**  
72 WASHINGTON STREET P.O. BOX 1748  
PLAINVILLE, MA 02762  
Code Consultant:  
**JS CONSULTING**  
224 MAIN STREET, SUITE 2C  
SALEM, NH 03079  
Acoustical Consultant:  
**CAVANAUGH TOCCI**  
327F BOSTON POST ROAD  
SUDBURY, MA 01776  
Interiors Consultant:  
**STEFURA**  
77 W WASHINGTON STREET  
BOSTON, MA 02114

**PROJECT TITLE:**  
**MOUNT PLEASANT  
EARLY COLLEGE AND  
CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
PROVIDENCE, RI 02908

**PROJECT No: 0104670**

**DRAWING TITLE:**  
**BIKE RACK  
DIAGRAM**

**SCALE:**

NOT FOR CONSTRUCTION



No.	Description	Date

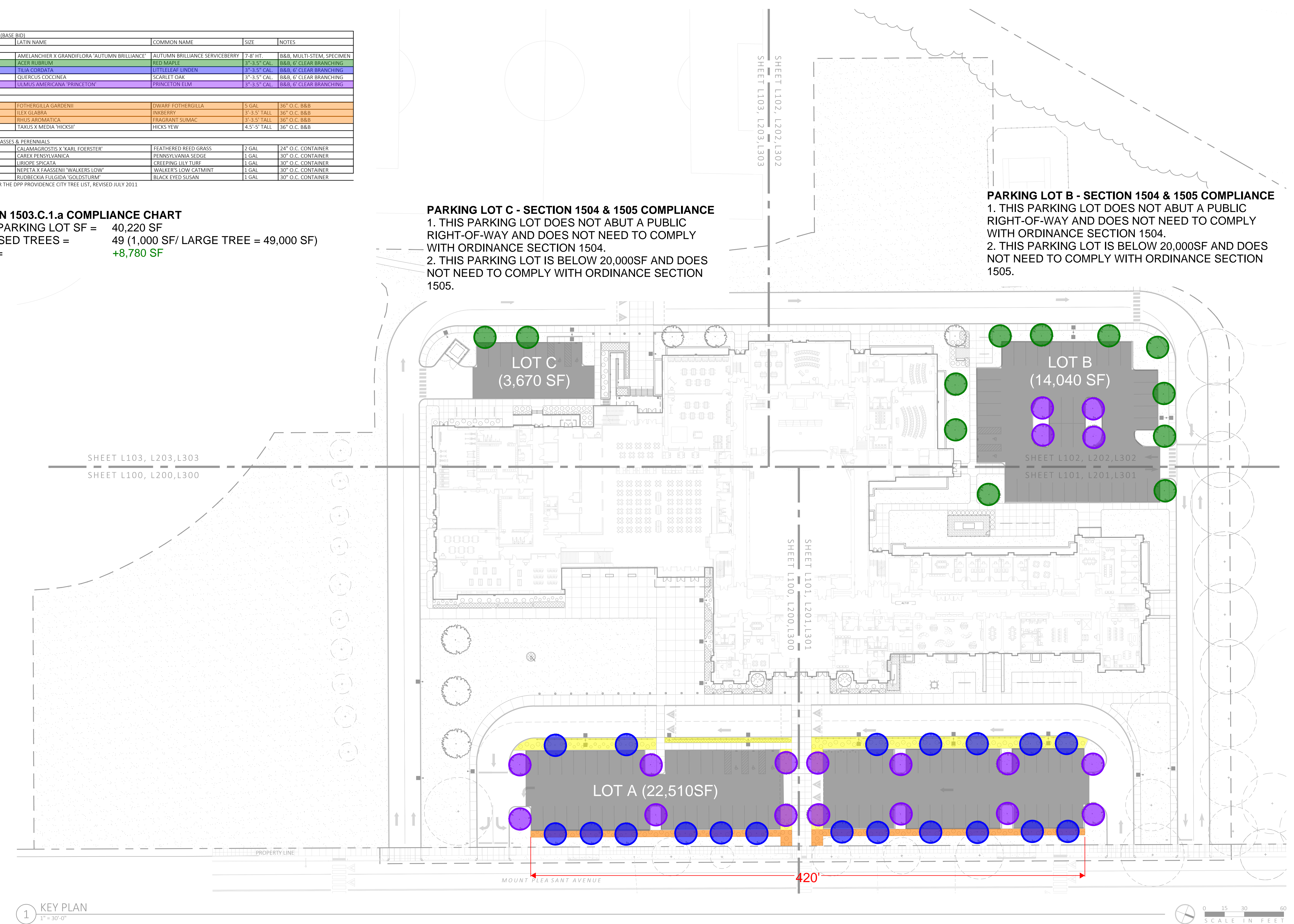
PLANT SCHEDULE (BASE BID)					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>TREES*</b>					
AA	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7-8" HT.	B&B, MULTI-STEM, SPECIMEN
AR	13	AEOLAR RUBRUM	RED MAPLE	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
TC	19	TILIA CORDATA	LITTLELEAF LINDEN	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
QC	3	QUERCUS COCCINEA	SCARLET OAK	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
UA	18	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3"-3.5" CAL.	B&B, 6' CLEAR BRANCHING
<b>SHRUBS</b>					
FG	42	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL	36" O.C. B&B
IG	49	ILEX GLABRA	INKBERRY	3"-3.5" TALL	36" O.C. B&B
RG	126	RHUS AROMATICA	FRAGRANT SUMAC	3"-3.5" TALL	36" O.C. B&B
TH	14	TAXUS MEDIA 'HICKSH'	HICKS YEW	4.5"-5" TALL	36" O.C. B&B
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>					
CK	79	CALAMAGROSTIS X 'KARL FOERSTER'	FEATHERED REED GRASS	2 GAL	24" O.C. CONTAINER
CP	60	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	30" O.C. CONTAINER
LS	115	LINDOPE SPICATA	CREEPING LILY TURF	1 GAL	30" O.C. CONTAINER
NW	82	NEPETA X FRAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	30" O.C. CONTAINER
RF	15	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	1 GAL	30" O.C. CONTAINER

\* TREE SPECIES PER THE DPP PROVIDENCE CITY TREE LIST, REVISED JULY 2011

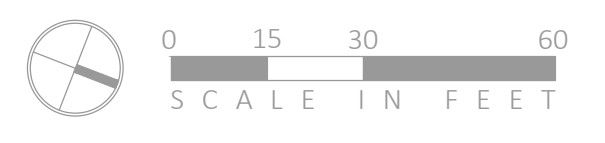
**SECTION 1503.C.1.a COMPLIANCE CHART**  
TOTAL PARKING LOT SF = 40,220 SF  
PROPOSED TREES = 49 (1,000 SF/ LARGE TREE = 49,000 SF)  
DELTA = +8,780 SF

**PARKING LOT C - SECTION 1504 & 1505 COMPLIANCE**  
1. THIS PARKING LOT DOES NOT ABUT A PUBLIC RIGHT-OF-WAY AND DOES NOT NEED TO COMPLY WITH ORDINANCE SECTION 1504.  
2. THIS PARKING LOT IS BELOW 20,000SF AND DOES NOT NEED TO COMPLY WITH ORDINANCE SECTION 1505.

**PARKING LOT B - SECTION 1504 & 1505 COMPLIANCE**  
1. THIS PARKING LOT DOES NOT ABUT A PUBLIC RIGHT-OF-WAY AND DOES NOT NEED TO COMPLY WITH ORDINANCE SECTION 1504.  
2. THIS PARKING LOT IS BELOW 20,000SF AND DOES NOT NEED TO COMPLY WITH ORDINANCE SECTION 1505.

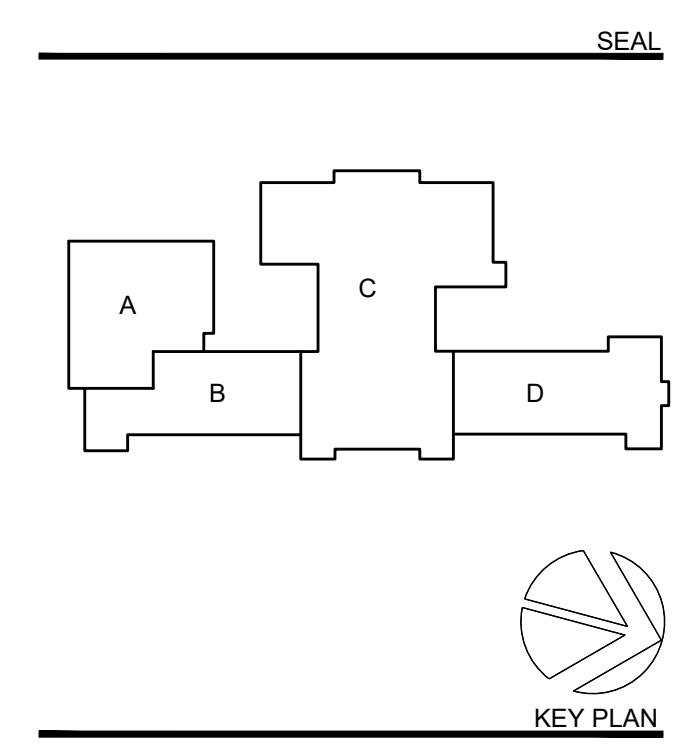


1 KEY PLAN  
1" = 30'-0"



**PARKING LOT A - SECTION 1504 & 1505 COMPLIANCE**  
1. A 5' WIDE PLANTING STRIP HAS BEEN ADDED BETWEEN THE PARKING LOT AND PUBLIC RIGHT-OF-WAY, PER ORDINANCE SECTION 1504.A  
2. THE PROPOSED PARKING LOT IS 420' LONG AND 19 SHADE TREES HAVE PROVIDED (1 TREE / 22' OF LANDSCAPE STRIP), EXCEEDING ORDINANCE 1504.B, WHICH REQUIRES 1 TREE / 25' OF LANDSCAPE STRIP.  
3. THE PARKING LOT PLANTING STRIP COVERS 96% OF THE PARKING LOT FRONTAGE, EXCEEDING ORDINANCE 1504.C BY 36%.  
4. THIS PARKING LOT EXCEEDS 20,000SF AND COMPLIES WITH ORDINANCE 1505. A PARKING ISLAND HAS BEEN PROVIDED EVERY TEN SPACES PER ORDINANCE 1505.A.  
5. INTERIOR PARKING ISLANDS (3,470SF), WHICH COVERS 15.4% OF THE PARKING LOT SF, EXCEEDING ORDINANCE 1505.B BY 5.4%  
6. A SHADE TREE HAS BEEN PROVIDED FOR EVERY PARKING LOT ISLAND, PER ORDINANCE 1505.E

NOT FOR CONSTRUCTION



**PERKINS EASTMAN**  
677 Washington Blvd  
Suite 101  
Stamford, CT 06901  
T: +1 203 251 7400  
F: +1 203 251 7474

- Owner:  
**DOWNES CONSTRUCTION**  
301 METRO CENTER BLVD, SUITE 104  
WARWICK, RI 02886
- Design / Build Manager:  
**AGOSTINI BACON CONSTRUCTION CO.**  
241 NARRAGANSETT PARK DRIVE  
EAST PROVIDENCE, RI 02916  
Civil / Site / Traffic:
- PARE**  
10 LINCOLN ROAD, SUITE 210  
FOXBORO, MA 02035  
Landscape:
- MOLA**  
840 SUMMER STREET, SUITE 201A  
BOSTON, MA  
Structural:
- RSE ASSOCIATES**  
63 PLEASANT STREET, SUITE 300  
WATERTOWN, MA 02472  
Mechanical, Electrical & Plumbing:
- CMTA**  
161 WORCESTER ROAD, SUITE 305  
FRAMINGHAM, MA 01701  
Theater:
- THEATRE PROJECT CONSULTANTS**  
47 WATER STREET  
SOUTH NORWALK, CT 06854  
Lighting Consultant:
- HLB LIGHTING**  
200 STATE STREET, SUITE 325  
BOSTON, MA 02109  
Food Service:
- CRABTREE MCGRATH**  
161 W MAIN STREET  
GEORGETOWN, MA 01833  
Security:
- PERINI**  
20 FREMONT TERRACE  
WALTHAM, MA 02452  
Envelope Consultant:
- RJ KENNEY**  
72 WASHINGTON STREET P.O. BOX 1748  
PLAINVILLE, MA 02762  
Code Consultant:
- JS CONSULTING**  
224 MAIN STREET, SUITE 2C  
SALEM, NH 03079  
Acoustical Consultant:
- CAVANAUGH TOCCI**  
327F BOSTON POST ROAD  
SUDBURY, MA 01776  
Interiors Consultant:
- STEFURA**  
77 W WASHINGTON STREET  
BOSTON, MA 02114

PROJECT TITLE:  
**MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY**

434 MT. PLEASANT AVENUE  
PROVIDENCE, RI 02908

PROJECT No: 0104670

DRAWING TITLE:  
**PROVIDENCE ORDINANCE 1503, 1504, 1505 COMPLIANCE**

c:\revit\local\MPCECCA\_R24\_HS Project\_p\_stevens\GCDTQ.rvt  
3/3/2025 4:50:06 PM





















