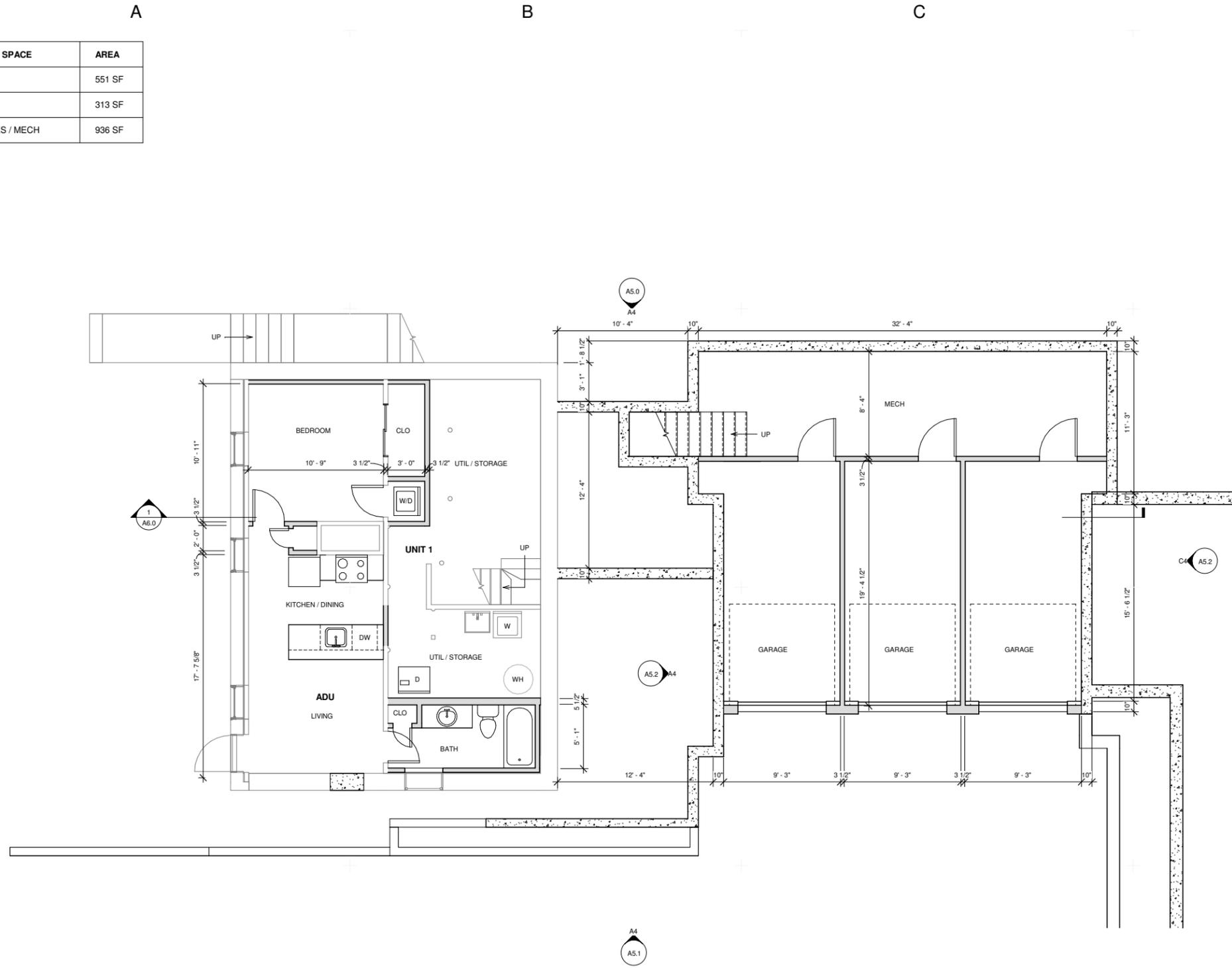




SPACE	AREA
ADU	551 SF
UNIT 1	313 SF
GARAGES / MECH	936 SF



**A2** FLOOR PLAN - BASEMENT  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

### GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
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14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
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20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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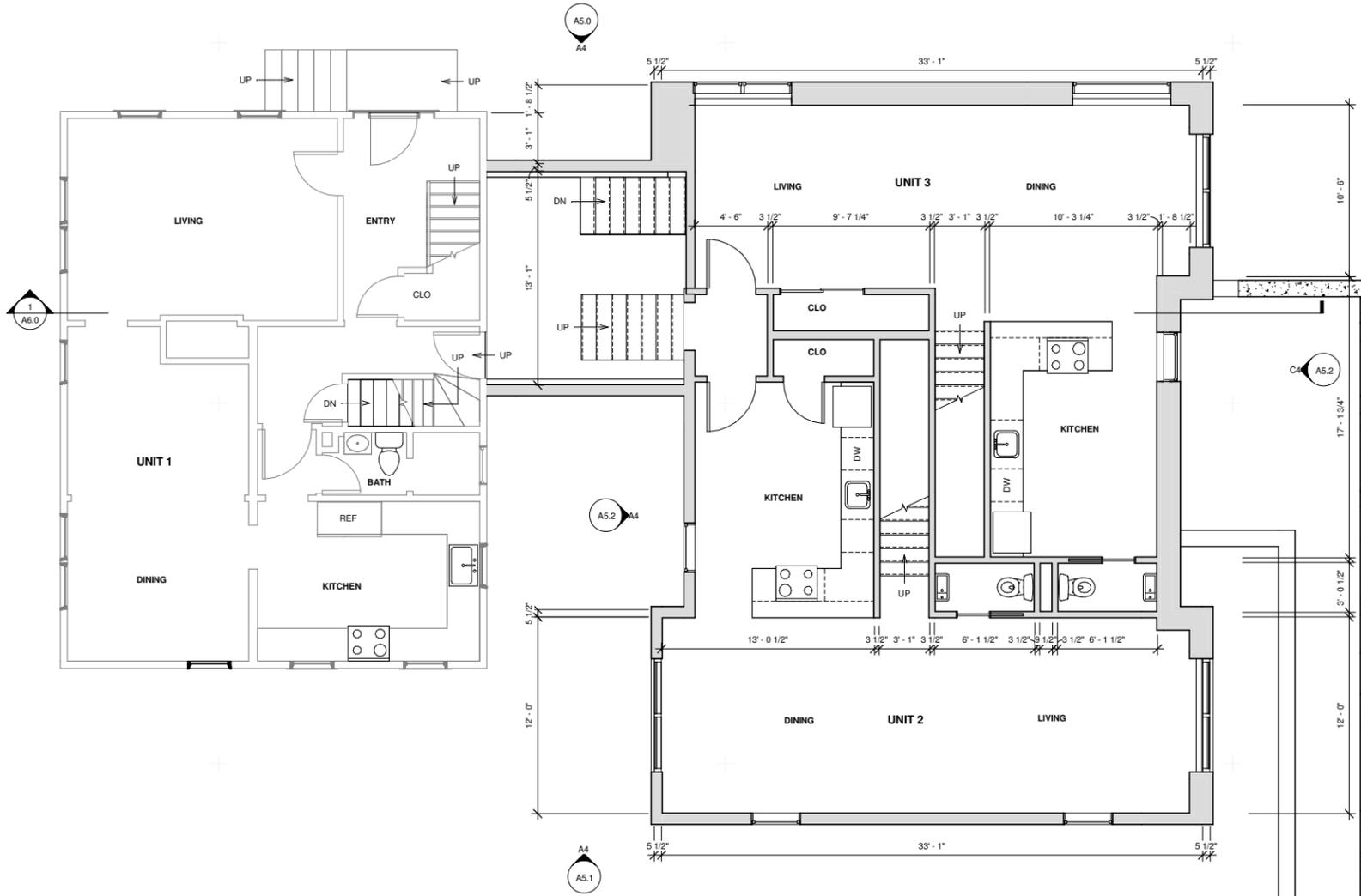
**56 Pratt St**  
 Providence, RI 02906  
 PROJECT NUMBER: 25005

**PLAN BASEMENT**

**HDC REVIEW ONLY**

**A4.0**

SPACE	AREA
UNIT 1	887 SF
UNIT 2	714 SF
UNIT 3	714 SF
1ST FL COMMON AREA	198 SF



**A4** FLOOR PLAN - 1ST FL  
1/4" = 1'-0"

**PLAN LEGEND**

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

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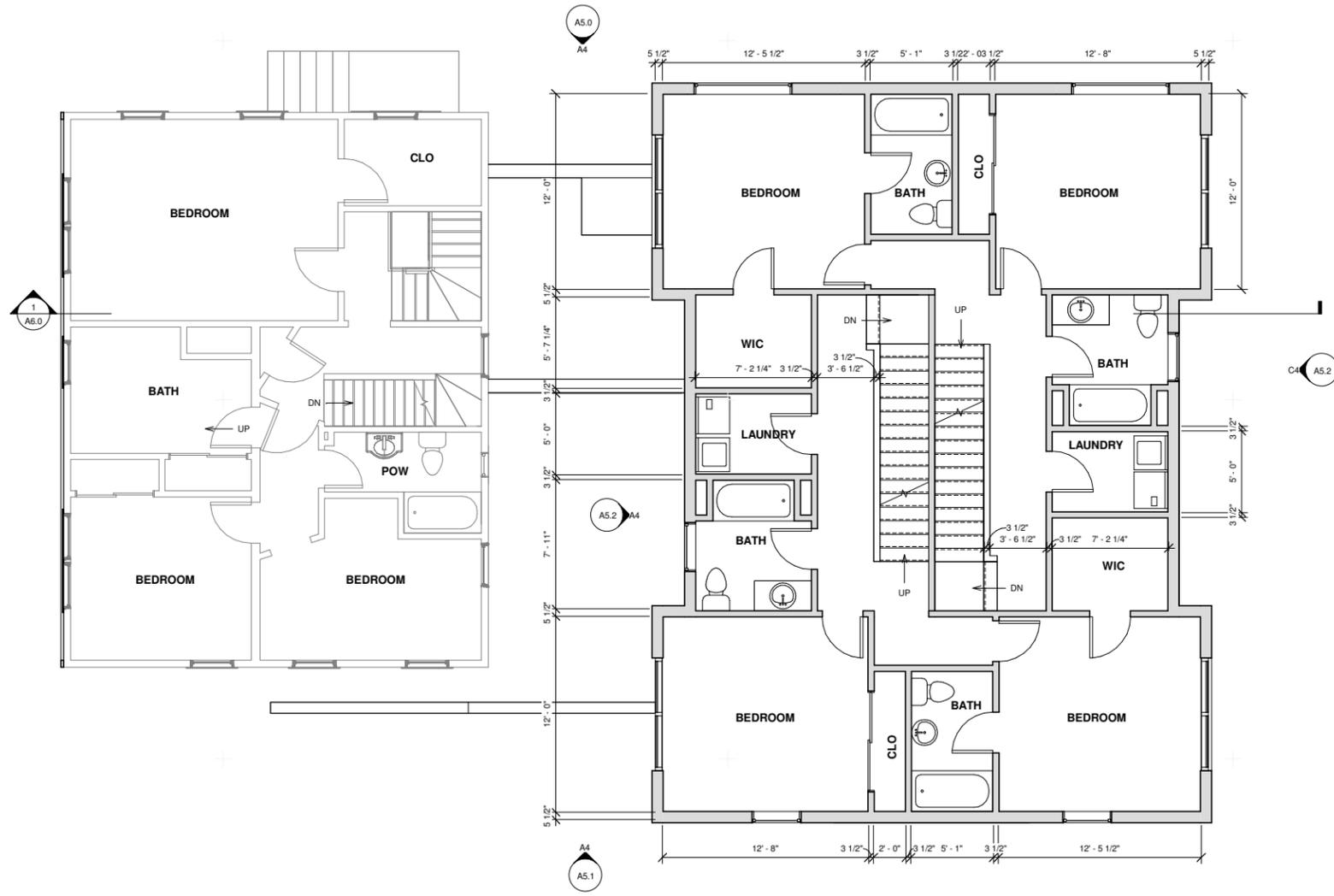
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 Providence, RI 02906
   
 PROJECT NUMBER: 25005

**PLAN 1ST FL**

**HDC REVIEW ONLY**

**A4.1**

SPACE	AREA
UNIT 1	636 SF
UNIT 2	741 SF
UNIT 3	741 SF



A4 FLOOR PLAN - 2ND FL  
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
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- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

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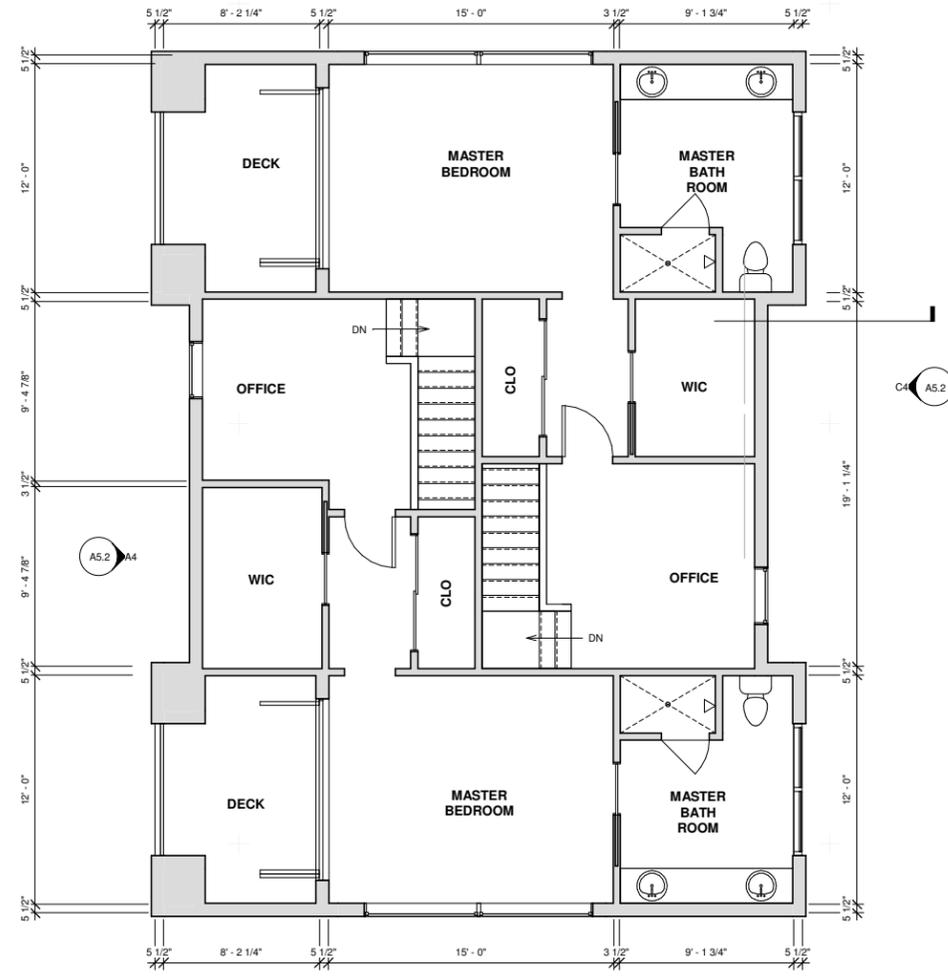
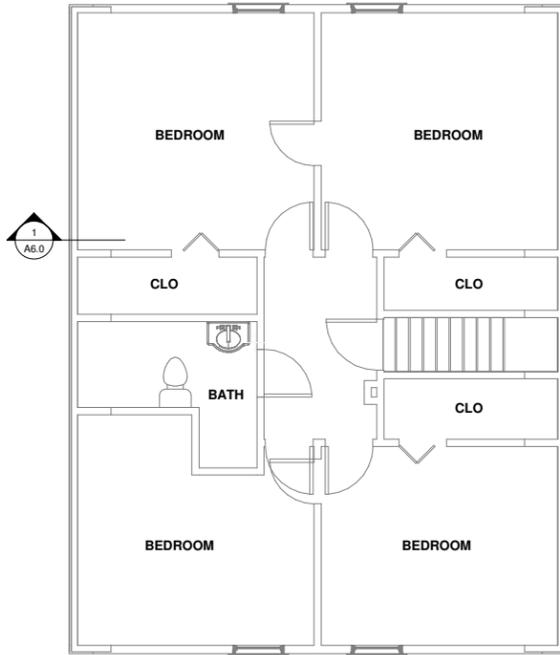
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PLAN 2ND FL

HDC REVIEW ONLY

A4.2

SPACE	AREA
UNIT 2	741 SF
UNIT 3	741 SF



**A4** FLOOR PLAN - 3RD FL  
1/4" = 1'-0"

**PLAN LEGEND**

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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**PLAN 3RD FL**

**HDC REVIEW ONLY**

**A4.3**

1  
2  
3  
4

A

B

C

D



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ELEVATIONS

HDC  
REVIEW  
ONLY

A5.0



A

B

C

D

KEYED NOTES

1

2

3

4



A4 WEST ELEVATION  
1/4" = 1'-0"



C4 EAST ELEVATION  
1/4" = 1'-0"

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ELEVATIONS

HDC  
REVIEW  
ONLY

A5.2

A

B

C

D

1

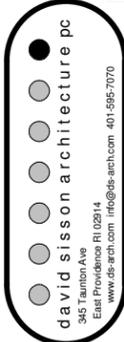
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3

4



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3D

HDC  
 REVIEW  
 ONLY

A10.0

A

B

C

D

1

2

3

4



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RETAINING WALL

HDC REVIEW ONLY

A10.1

A

B

C

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1

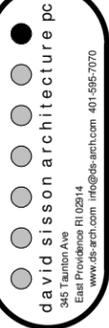
2

3

4



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STREET VIEW

HDC  
REVIEW  
ONLY

A10.2

A

B

C

D

1

2

3

4



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STREET VIEW

HDC  
REVIEW  
ONLY

A10.3

A

B

C

D



1

2

3

4

PROPOSED ADDITION

JETTA COACHMAN & ROSE COACHMAN MEMORIAL SQUARE

NO PARKING ANY TIME

56

56 PRATT

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 345 TAINPON AVE  
 EAST PROVIDENCE RI 02914  
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STREET VIEW

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A10.4

A

B

C

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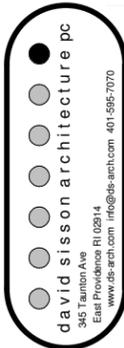
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PROPOSED ADDITION

56 PRATT

SPEED  
LIMIT  
25



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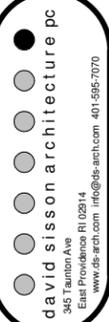
STREET VIEW

HDC  
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A10.5

A B C D




  
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**56 Pratt St**
  
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**SITE PLAN**

**HDC REVIEW ONLY**

**A0.1**

ZONING TABLE  
 MAP - 10  
 LOT - TBD  
 BASE ZONING DISTRICT: R-3  
 OVERLAY ZONING DISTRICT: HISTORIC DISTRICT  
 PROPOSED USE:

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF	5,149 SF	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'	110' EXISTING	NO
HEIGHT	45' NOT MORE THAN 3 STORY	43' - 7" / 3 STORY	NO
MAX BUILDING COVERAGE	45% (2,317 SF) (2,433 W/5% VAR)	46.4% (2,347 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,347 SF)	61% (3,081 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF	2,166 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (22.8 SF)	18% (4.2 SF) PROPOSED	NO
MAX IMPERV. REAR YARD COVERAGE	50% (1572 SF)	0% (0 SF) PROPOSED	NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')	0' - 5" PROPOSED	NO
REAR SETBACK	30'	30' - 1" PROPOSED	NO
SIDE SETBACK	6'	6' - 0" PROPOSED	NO
SIDE SETBACK	6'	6' - 6" PROPOSED	NO
ENCROACHMENT FOR STAIR	4' MAX FROM PROPERTY LINE	4' - 1" PROPOSED	NO

IMPERVIOUS SURFACE COVERAGE CALCULATION:

PROPOSED	SF
EXISTING RETAINING WALL	95
PROPOSED NEW BUILDING	2,347
PROPOSED PAVED DRIVEWAY	271
PROPOSED RETAINING WALL	73
PROPOSED STEPS AND LANDING	302

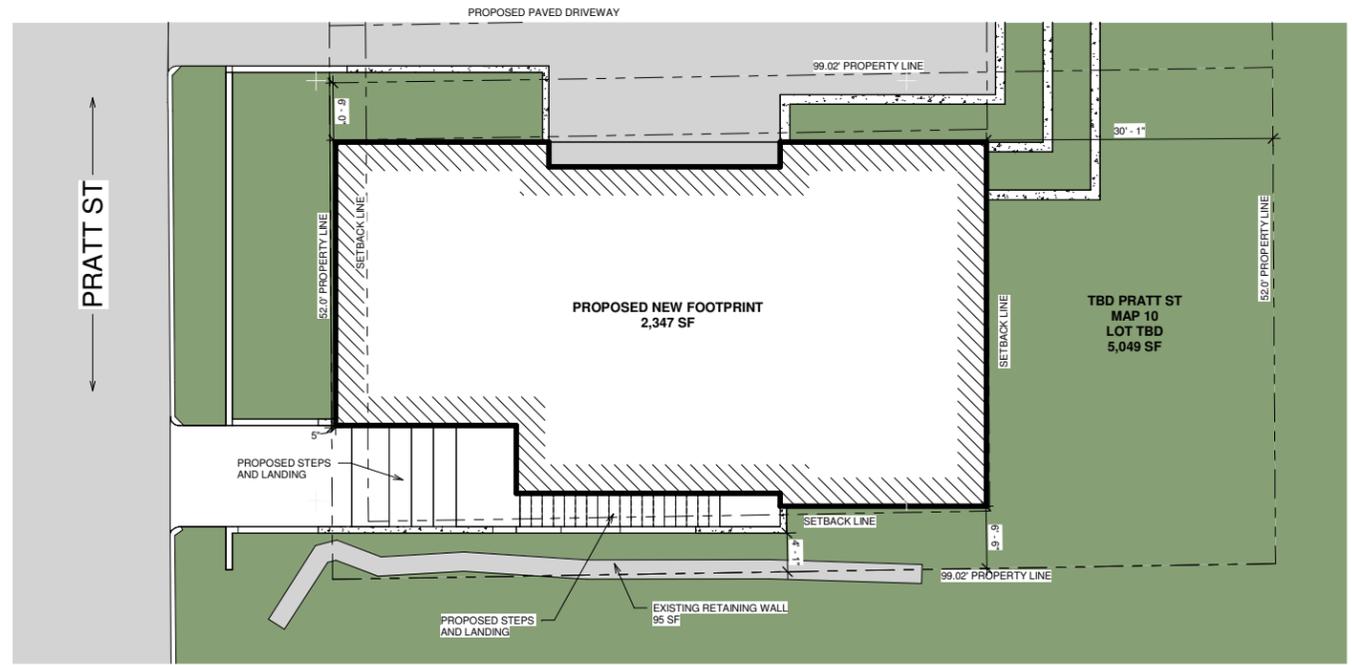
TOTAL: 3077 SF

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	136'
NE CORNER AT EXISTING GRADE	151'
SE CORNER AT EXISTING GRADE	151.25'
SW CORNER AT PROPOSED PAVEMENT	133.75'
AVERAGE	143'

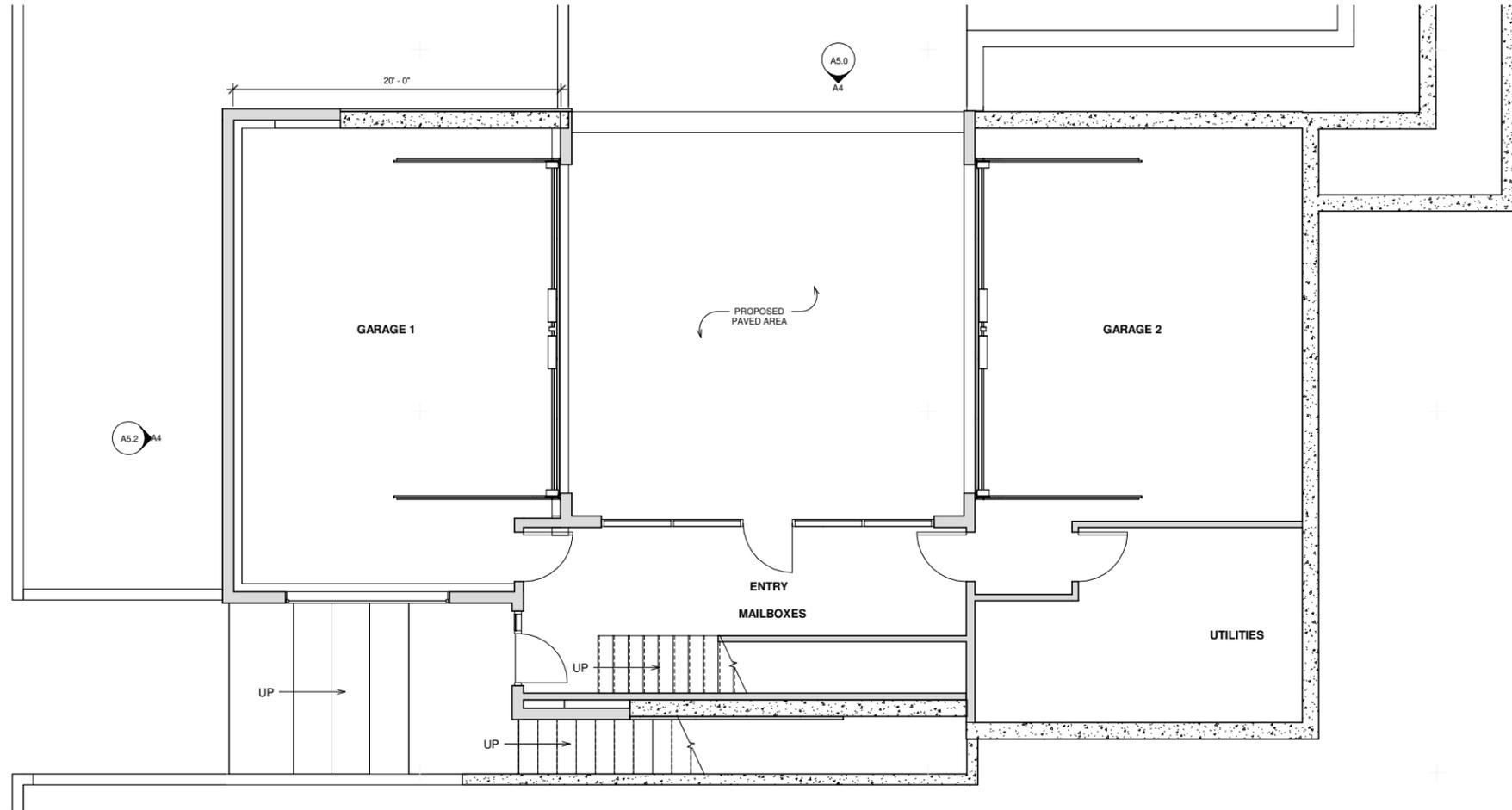
FRONT YARD CALCULATION	SF
FRONT YARD	22.8 SF
30% ALLOWED IMPERVIOUS	7.5 SF
	4.2 SF (18%)

REAR YARD CALCULATION	SF
REAR YARD	1572 SF
50% ALLOWED IMPERVIOUS	786 SF
	0 SF (0%)




**SITE - PROPOSED**  
 1/8" = 1'-0"

SPACE	AREA
GARAGE 1	590 SF
GARAGE 2	509 SF
ENTRY	214 SF
UTILITIES	252 SF



(A2) FLOOR PLAN - CELLAR  
1/4" = 1'-0"

## PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.  
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- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

## GENERAL NOTES

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3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD. PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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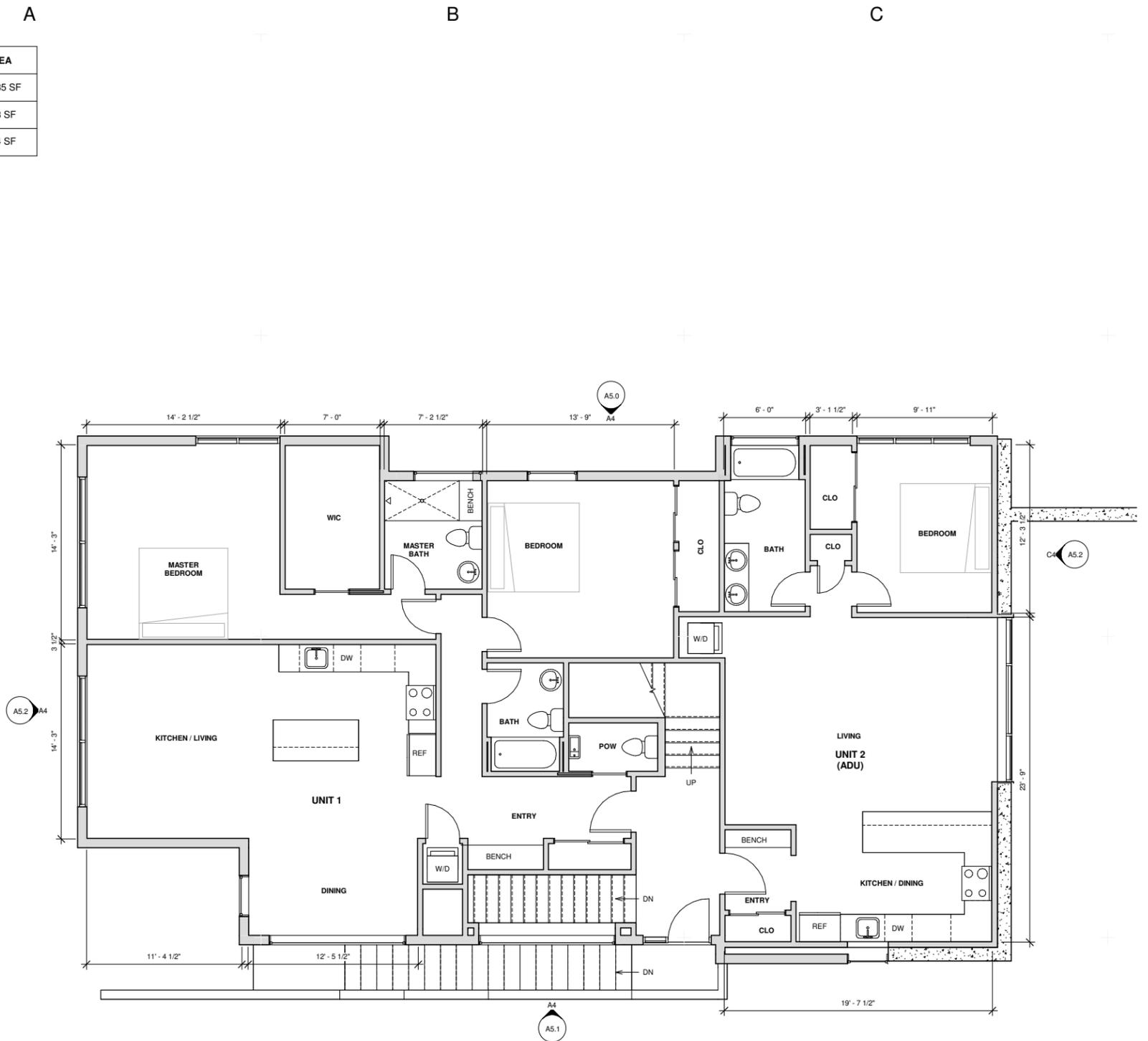
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PROJECT NUMBER: 25005

PLANS CELLAR

HDC REVIEW ONLY

A4.0

SPACE	AREA
UNIT 1	1385 SF
UNIT 2	803 SF
1ST FL COMMON AREA	214 SF



A4 FLOOR PLAN - 1ST FL  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

### GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
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PLANS 1ST FL

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A4.1



A

B

C

D

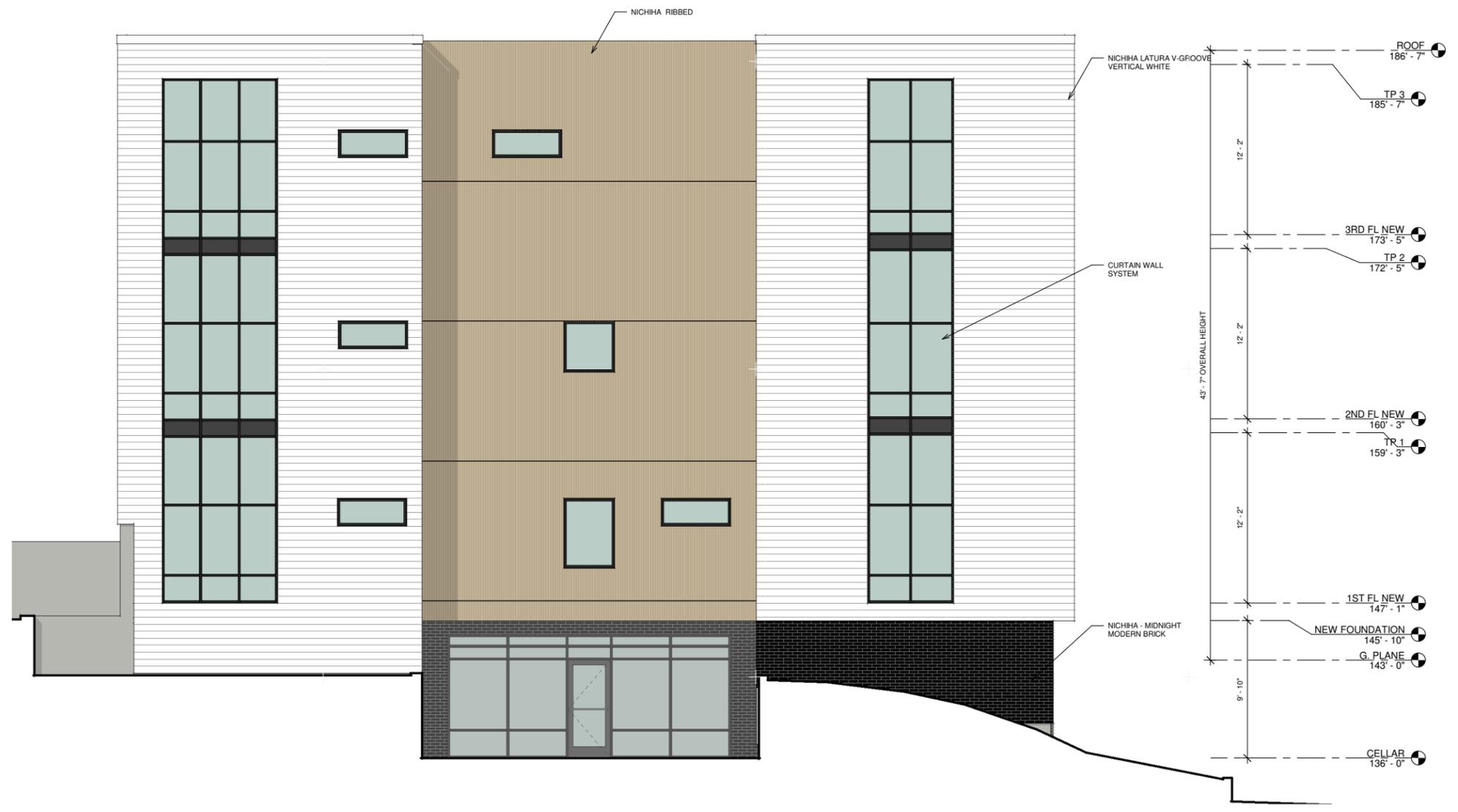
KEYED NOTES

1

2

3

4



44 NORTH ELEVATION  
1/4" = 1'-0"

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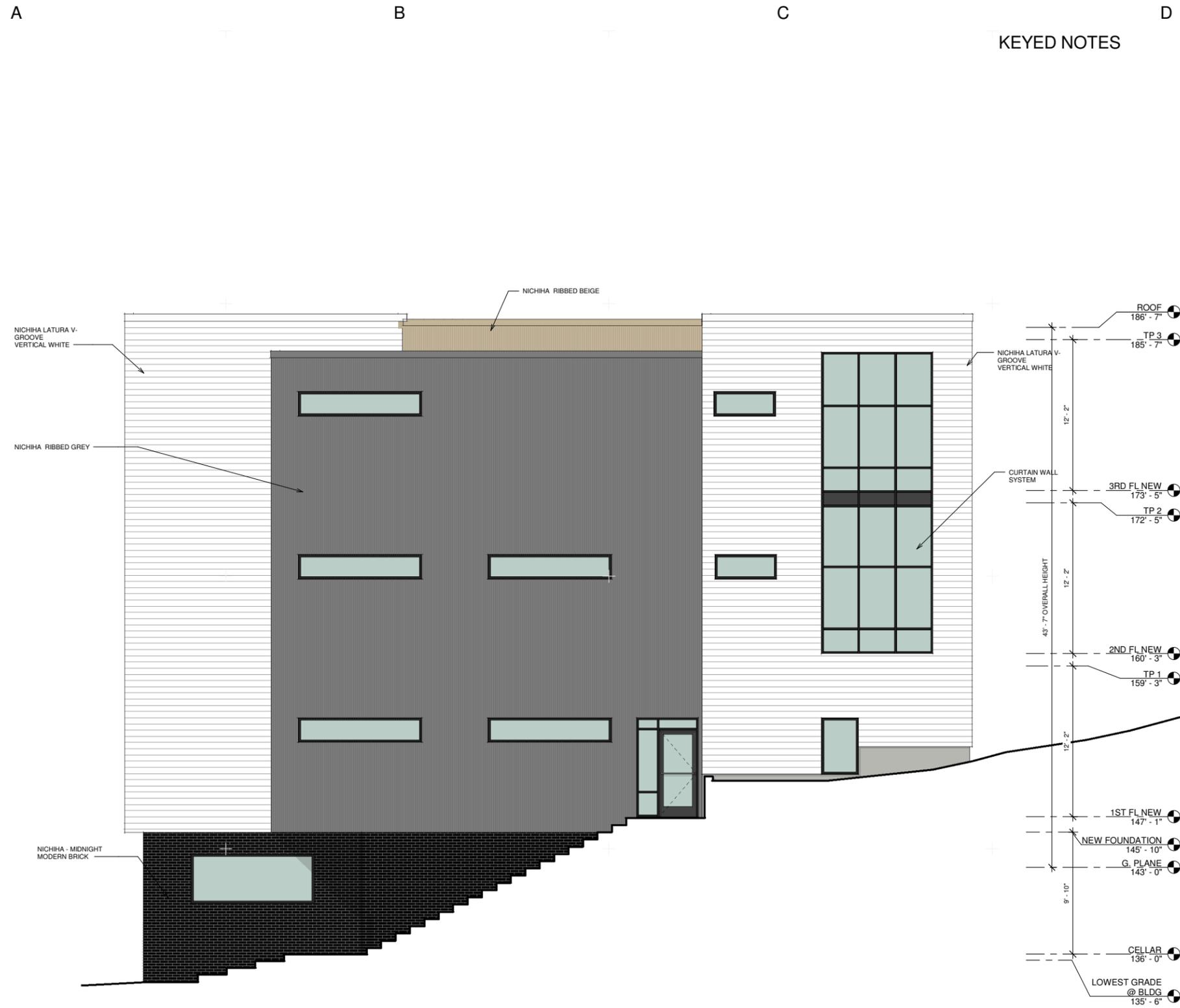
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ELEVATIONS

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A5.0



KEYED NOTES

A4 SOUTH ELEVATION  
1/4" = 1'-0"

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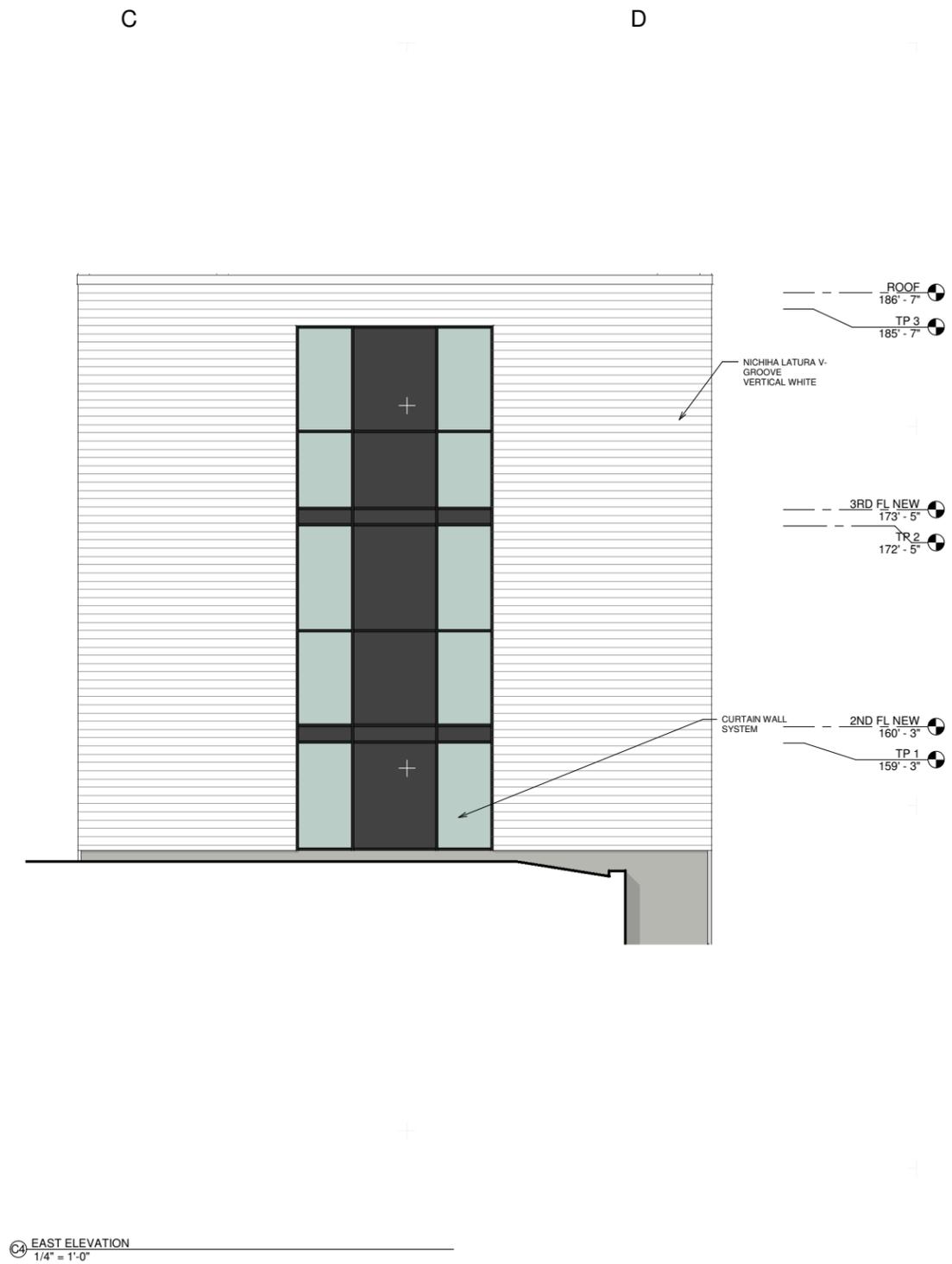
ELEVATIONS

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A5.1



A4 WEST ELEVATION  
1/4" = 1'-0"



C4 EAST ELEVATION  
1/4" = 1'-0"

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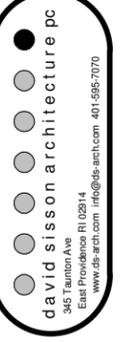
ELEVATIONS

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A5.2



A3 PRATT STREET ELEVATION  
1 1/2" = 1'-0"

  
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ELEVATION -STREET  
VIEW

HDC  
REVIEW  
ONLY

A5.3

A

B

C

D

1

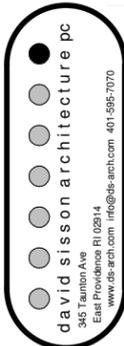
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3

4



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3D

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A10.0

A

B

C

D

1

2

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4



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3D

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A10.1