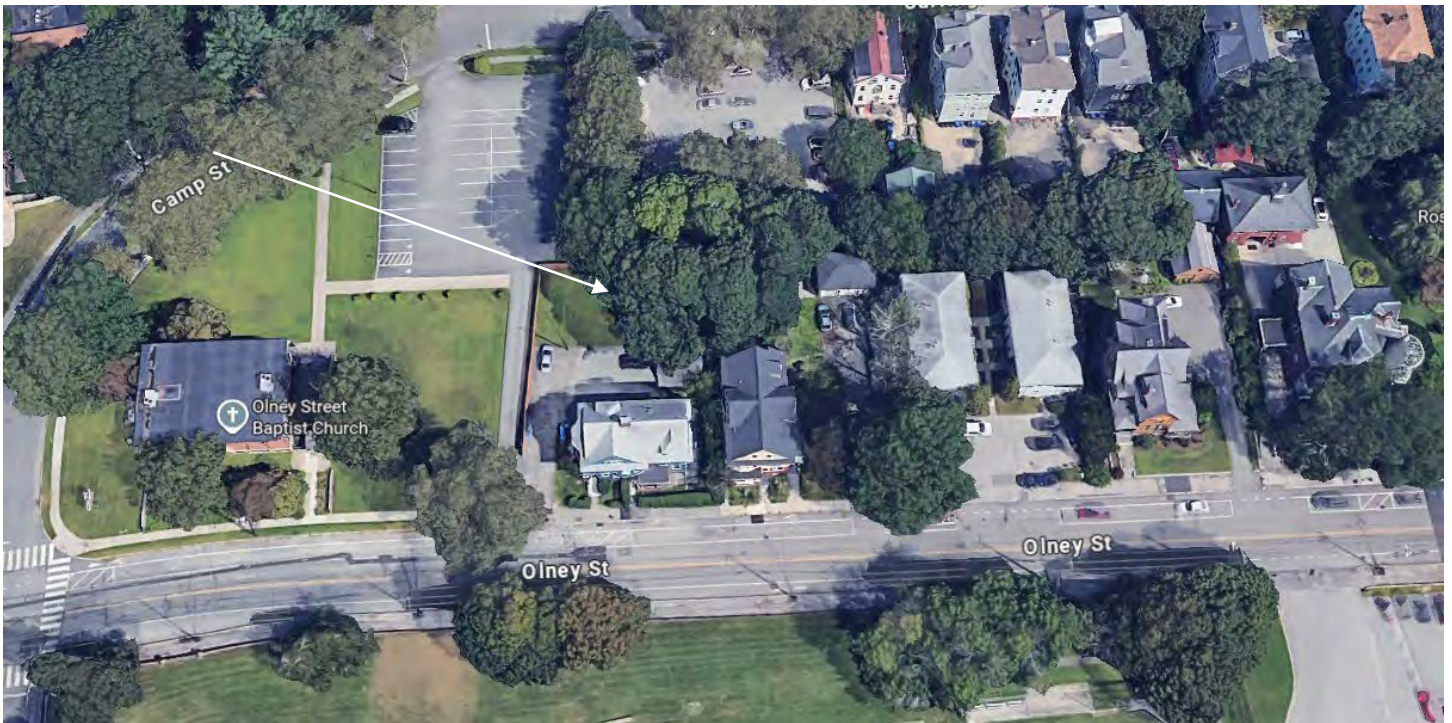


4. CASE 26.026, 104 OLNEY STREET, House, post 1895 (COLLEGE HILL)

2 ½-stories; cross gable; shingle; large duplex with irregular plan; many bays, gables and dormers.
CONTRIBUTING



Arrow indicates 104 Olney Street.



Arrow indicates project location, looking north.

Applicant: Casale Code Consulting LLC c/o Peter Casale, 250 Gano Street, Suite 1 Providence, RI 02906

Owner: Raised Roof LLC c/o Joseph Birbiglia, 355 Hope Street, Unit 2 Providence, RI 02906

Architect: JJ Cardosi Inc., 150 Amaral Street, Riverside, RI 02915

Proposal: The scope of work proposed consists of New Construction and includes:

- The applicant is requesting the construction of a two-story, detached, three-bay garage with ADU.

Issues: The following issues are relevant to this application:

- The proposed building's form and siting are appropriate for the location; and,
- Plans and photos have been submitted.

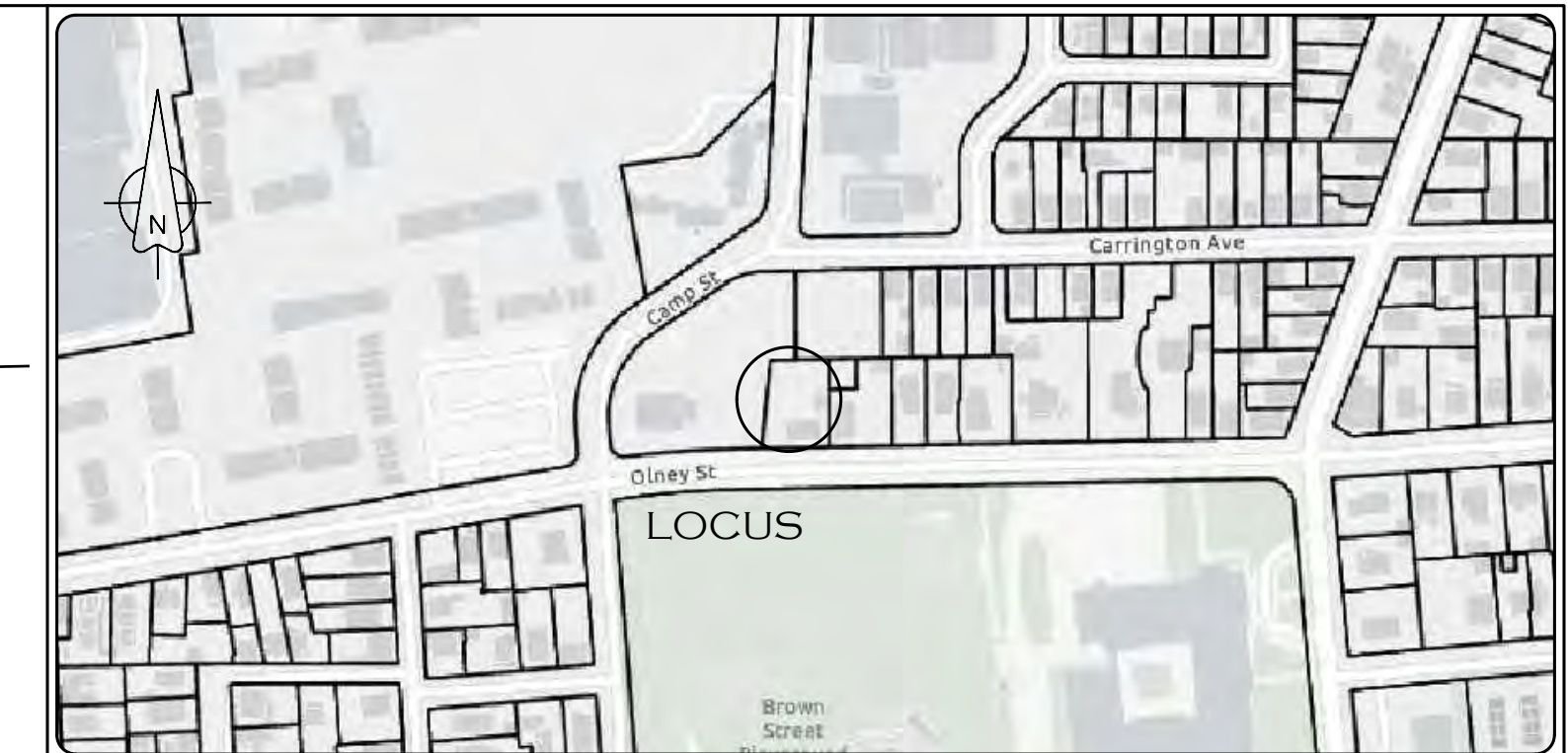
Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 104 Olney Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
- b) The application for New Construction is considered complete for review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed new construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.

Staff recommends a motion be made stating that: The application is considered complete. 104 Olney Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The Commission grants Final Approval of the new construction, citing Standard 8, having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

LEGEND:

—	= EXISTING PROPERTY LINE	EX.	= EXISTING
- - -	= EXISTING ABUTTER LINE	PROP.	= PROPOSED
---	= BUILDING SETBACK LINE	N/F	= NOW OR FORMERLY
—	= EXISTING EDGE OF PAVEMENT (EOP)	Ø	= DIAMETER
D	= EXISTING DRAIN LINE	SMH	= SEWER MANHOLE
S	= EXISTING SEWER LINE	DMH	= DRAINAGE MANHOLE
W	= EXISTING WATER LINE	WV	= WATER VALVE
G	= EXISTING GAS LINE	WSO	= WATER SHUTOFF
HYD	= EXISTING HYDRANT	HYD	= HYDRANT
OVH	= EXISTING OVERHEAD WIRE	GV	= GAS VALVE
UP	= EXISTING UTILITY POLE	UP	= UTILITY POLE
37	= EXISTING CONTOUR LINE	OHW	= OVERHEAD WIRE
X	= EXISTING FENCE LINE	GB	= GRANITE BOUND
○	= EXISTING STONEWALL	DH	= DRILL HOLE
		IP	= IRON PIN / REBAR
		FND.	= FOUND



LOCATION MAP (NOT TO SCALE)

GENERAL NOTES:

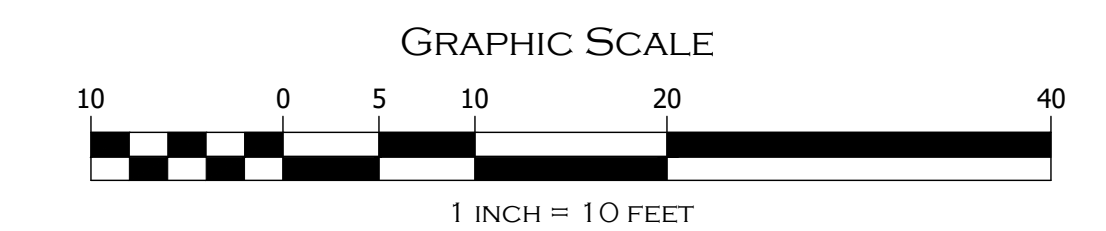
- SUBJECT LOT, SHOWN, IS LOT 406 ON ASSESSORS MAP 9.
- OWNER OF RECORD: RAISED ROOF LLC
355 HOPE STREET, UNIT 2
PROVIDENCE, R.I. 02906
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 25023C0094K WITH AN EFFECTIVE DATE OF 7/6/2021.
- PLAN REFERENCE:
 - "PLAT NO. 5 OF DIVISION OF ESTATE AMONG DEVEISEES OF CANDANCE ALLEN MADE BY CUSHING & DEWITT, MAY 1, 1861" WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN PROVIDENCE IN PLAT BOOK 5 AT PAGE 17, AND (COPY) ON PLAT CARD 148.
- EXISTING LOT IS IN ZONING DISTRICT - "R-3" AND IS LOCATED IN A HISTORIC DISTRICT
- 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.

SOIL INFO:

INFO TAKEN FROM NRCS SOIL SURVEY
DATE OF STUDY: SEPTEMBER 30, 2025
MU - MERRIMAC - URBAN LAND COMPLEX HYDROLOGIC SOIL GROUP: A
DEPTH TO WATER TABLE: >80"

PLAN NOTES:

- CONTRACTOR TO VERIFY BENCHMARK(S) PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AS SHOWN HEREIN. ANY DISCREPANCIES SHALL BE COORDINATED WITH THE ENGINEER.
- ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS SHALL BE ADHERED TO. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH SUCH REGULATIONS.
- OSHA REGULATIONS SHALL BE APPLICABLE TO THE PROJECT SITE GOVERNING THE SAFETY OF ALL CONSTRUCTION ACTIVITIES.
- ALL PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF PROVIDENCE.
- PROTECTION OF THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS ASSOCIATED WITH SUCH NEGLIGENCE SHALL BE HANDLED BY THE CONTRACTOR.
- IF TRUCK REFUELING AREAS AND/OR CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- STOCKPILE AREA(S) ARE DEPICTED ON THE PLANS AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR TO PREVENT DEBRIS FROM BECOMING A NEIGHBORLY NUISANCE.
- ALL WORK WITHIN PUBLIC RIGHT OF WAY MUST BE IN ACCORDANCE WITH CITY STANDARD DETAILS AVAILABLE AT [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) 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)
- IN NO CASE SHALL ANY ROOF DOWNSPOUTS BE CONNECTED TO THE SANITARY SEWER IN THE STREET OR ON THE PROPERTY.



SITE PLAN

ZONING DISTRICT: R3
 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, NOT TO EXCEED 3 STORIES
 LOTS OF 2,500 OR LESS: 32', NOT TO EXCEED 2 STORIES
 MAXIMUM BUILDING COVERAGE: 45%
 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 NOTES
 INTERIOR SIDE AND CORNER SIDE - LOT WIDTH 60' OR LESS: 6'
 LOT WIDTH MORE THAN 60': 10'
 REAR - 25% OF LOT DEPTH OR 25' WHICHEVER IS LESS

ZONING TABLE:

LOW DENSITY RESIDENTIAL "R-3"	
MINIMUM LOT AREA	= 5,000 SF
MINIMUM LOT WIDTH	= N/A
MINIMUM SETBACKS:	
FRONT	= 24.2' (BUILD TO ZONE)
SIDE	= 6'
CORNER	= 6'
REAR	= 25'
MAXIMUM SURFACE COVERAGE FRONT	= 33%
MAXIMUM BUILDING COVERAGE REAR	= 50%
MAXIMUM BUILDING COVERAGE FRONT	= 45%
MAXIMUM SURFACE COVERAGE	= 65% (33% FRONT / 50% REAR)
MAXIMUM BUILDING HEIGHT	= 45'

PROPOSED:

12,241 SF	
99.88'	
77.0'	
6.0'	
N/A	
25'	
XXXXX	
XXXXX	
46.1%*	
64.1% (8.3% FR. / 4.9% R.)	
<45' (SEE ARCH. PLAN)	

LOT COVERAGE:

PROPOSED DWELLING	= 2,080 SF
PROPOSED BLD. OVERHANG	= 223 SF
PROPOSED DRIVEWAY	= 880 SF
PROPOSED WALKWAYS	= 24 SF
TOTAL PROP. BLD. COV.	= 2,303 SF
TOTAL PROP. SURFACE COV.	= 3,207 SF
LOT AREA:	= 5,000 SF
TOTAL FRONT YARD AREA	= 290 SF
TOTAL PROP. FRONT YARD IMP.	= 24 SF (8.3%)
TOTAL REAR YARD AREA	= 1,500 SF
TOTAL PROP. REAR YARD IMP.	= 73 SF (4.9%)
PROP. BLD. COVERAGE (%)	= 46.1%
PROP. SURFACE COV. (%)	= 64.1% (< 65% OK.)
PROP. FRONT SURFACE COV.	= 8.3% (< 33% OK.)
PROP. REAR SURFACE COV.	= 4.9% (< 50% OK.)

*NOTE: THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO-ZONE CALCULATED ACCORDING TO AN AVERAGING PROVIDED, 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.

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

"AP 9, Lot 406"
 104 OLNEY STREET, PROVIDENCE, RI

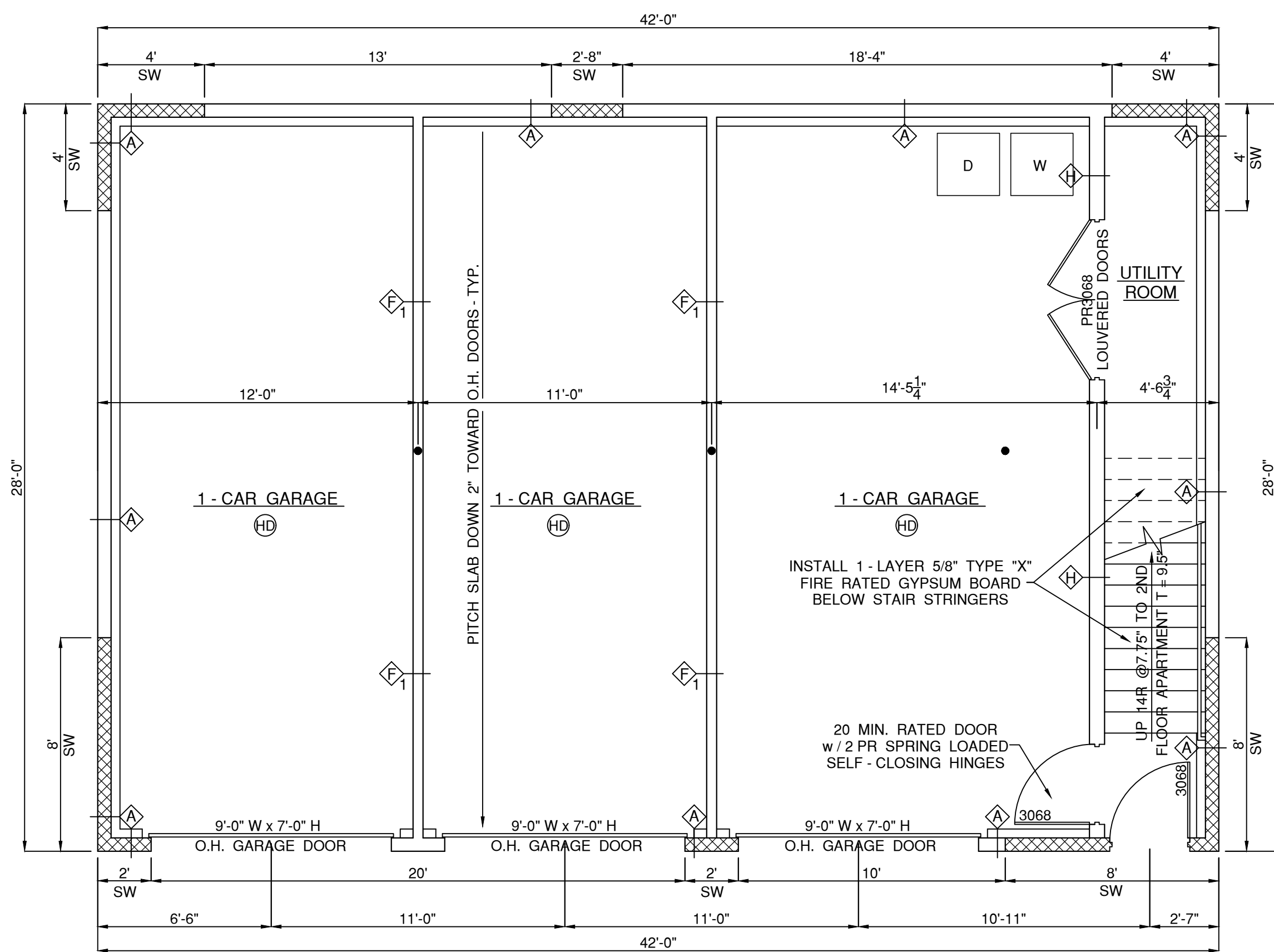
RAISED ROOF LLC
 355 HOPE STREET, PROVIDENCE, RI 02906

JOB # 25-015	SCALE: 1" = 10"	DRAWN BY: PDC	DATE: NOVEMBER 7, 2025
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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

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



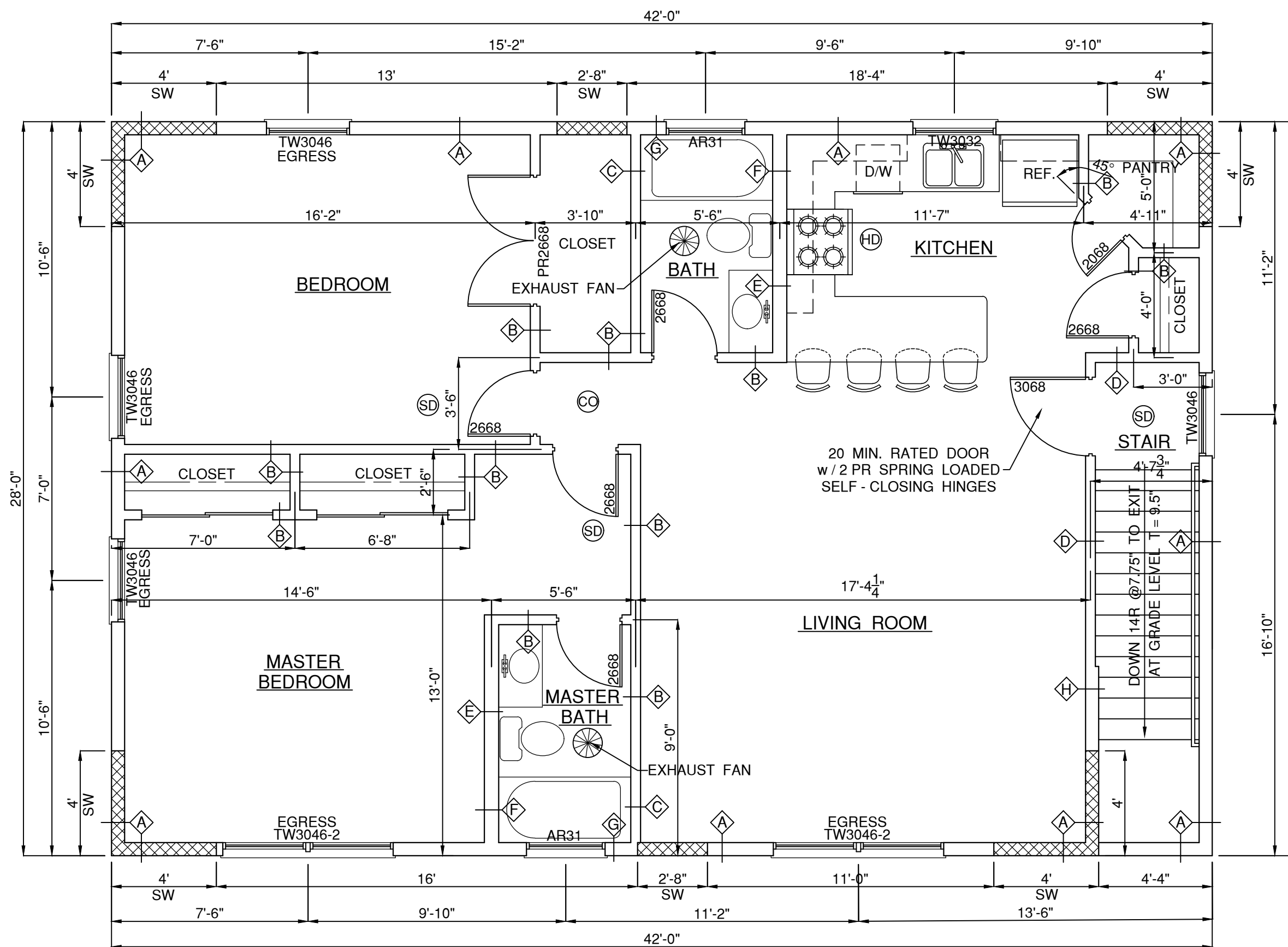
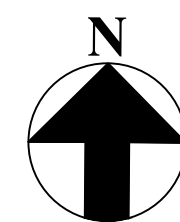
PROPOSED FIRST FLOOR PLAN (GROUND LEVEL)

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

*NOTE: ALL FIRST FLOOR INTERIOR PARTITIONS SHALL HAVE PRESSURE TREATED BASE PLATES (ABUTTING CONCRETE FLOOR SLAB).

NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM OUTSIDE OF STUD FOR EXTERIOR WALLS AND TO CENTERLINE OF STUD FOR INTERIOR WALLS.
2. ALL EXTERIOR OPENINGS (WINDOWS/DOORS) ARE DIMENSIONED TO THE CENTERLINE OF NEW UNIT.



PROPOSED SECOND FLOOR PLAN

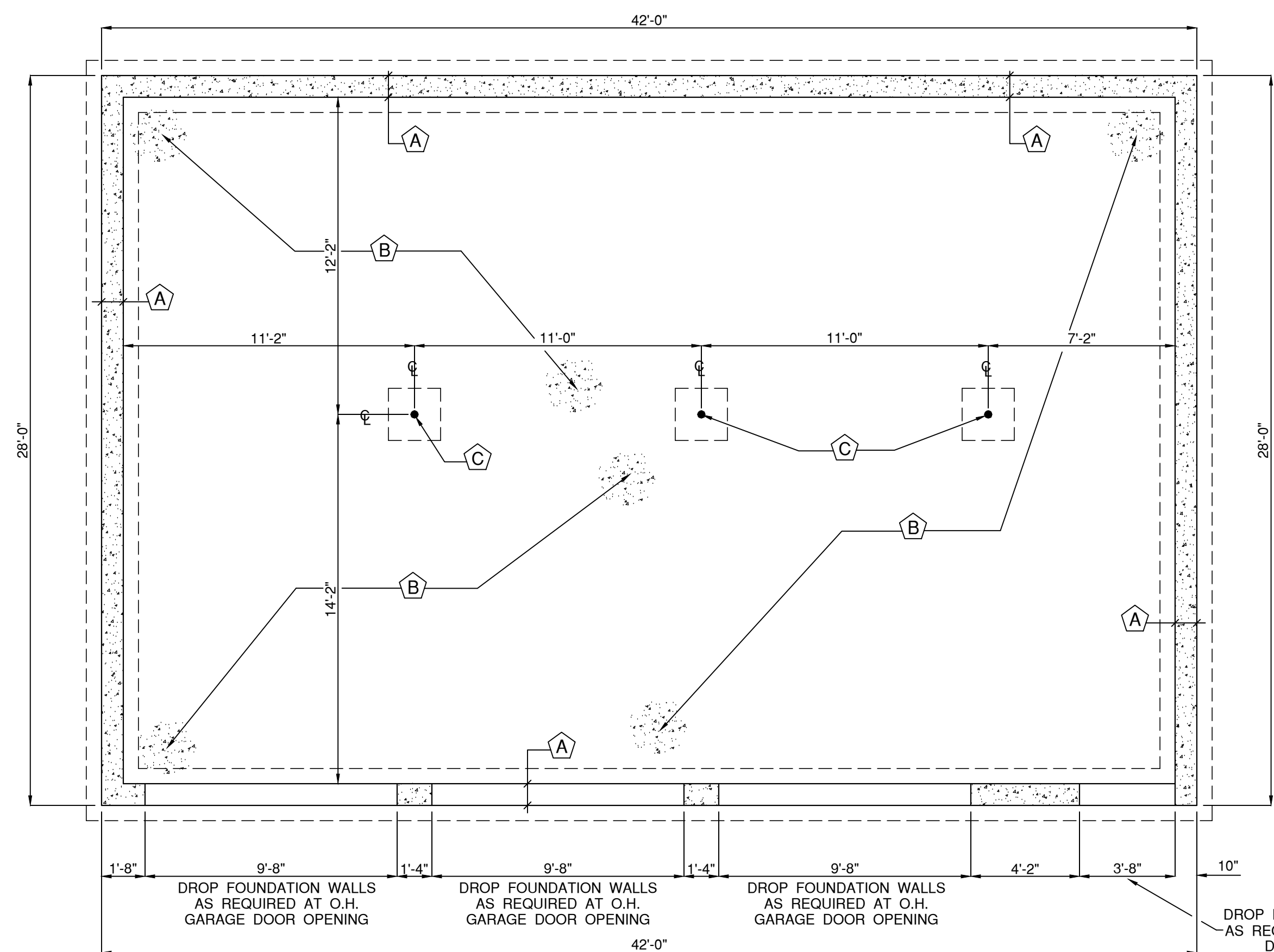
SCALE: 1/4" = 1'-0"

LEGEND

- ◇ PARTITION DETAIL SEE THIS DRAWING
- ⓑ FOUNDATION NOTE SEE DRAWING A3
- Ⓢ SMOKE / FIRE DETECTOR
- Ⓢ SMOKE / FIRE / CARBON MONOXIDE DETECTOR
- Ⓜ HEAT DETECTOR

BATHROOM NOTES:

1. ALL PLUMBING FIXTURES, PIPING, DRAINS, VENTS, CONNECTIONS, ETC. ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.
2. ALL NEW SANITARY LINES ARE TO BE CONNECTED TO THE CITY OF PROVIDENCE PUBLIC SEWER SYSTEM.
3. ALL BATHROOMS ARE TO BE EQUIPPED WITH CEILING EXHAUST FANS WHICH ARE TO BE PROPERLY VENTED TO THE EXTERIOR OF THE BUILDING.
4. ALL BATHTUB AND SHOWER SURROUNDS ARE TO HAVE 1/2" "DUROCK" CEMENTITIOUS WALLBOARD INSTALLED ON ALL WALLS FROM FLOOR TO CEILING.
5. ALL BATHROOM WINDOWS SHALL HAVE TEMPERED GLAZING - BOTH SASHES.



PROPOSED FOUNDATION PLAN

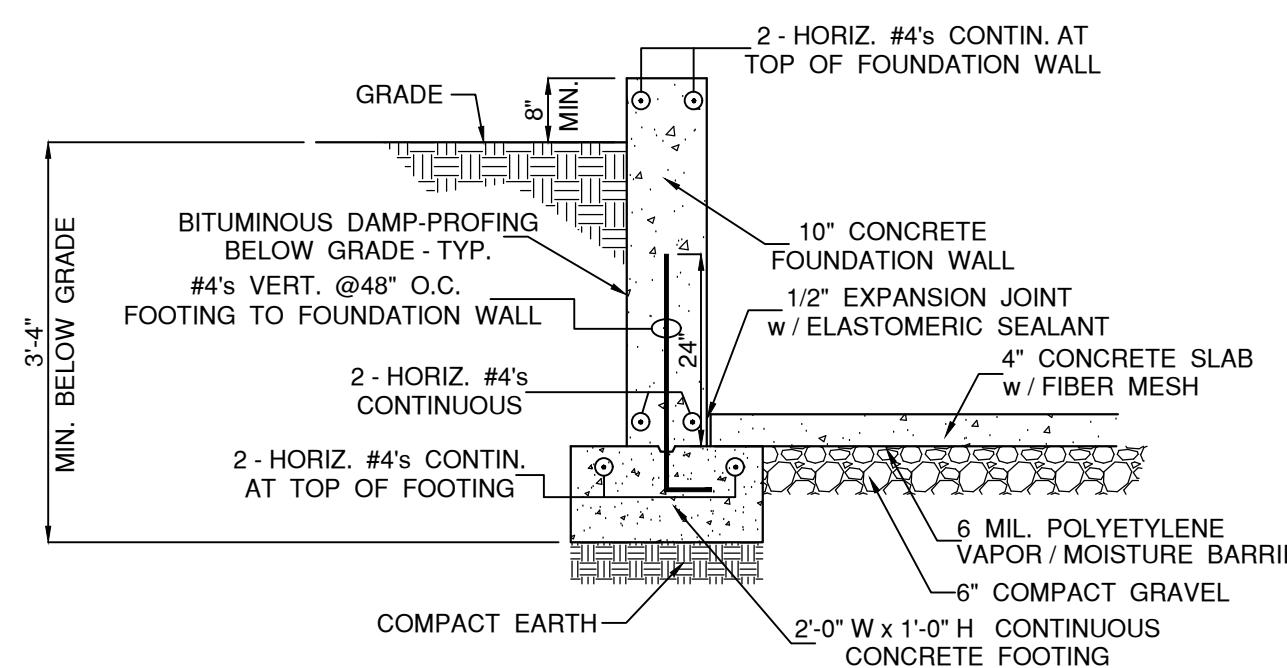
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

- ⓐ 10" CONCRETE FOUNDATION WALL - (4' FORM) w/ 2 - #4's CONTINUOUS HORIZ. REBARS AT TOP SET ON 2'-0" WIDE x 1'-0" DEEP CONTINUOUS CONCRETE FOOTING w/ 2 - #4's CONTINUOUS HORIZ. REBARS AT TOP OF FOOTING.
- ⓑ 4" CONCRETE FLOOR SLAB w/FIBER MESH - PITCH DOWN 2" TOWARD OVERHEAD GARAGE DOORS.
- ⓒ 3 1/2" DIA. STEEL LALLY COLUMN SET ON 2'-0" x 2'-0" x 1'-0" D CONCRETE FOOTING.

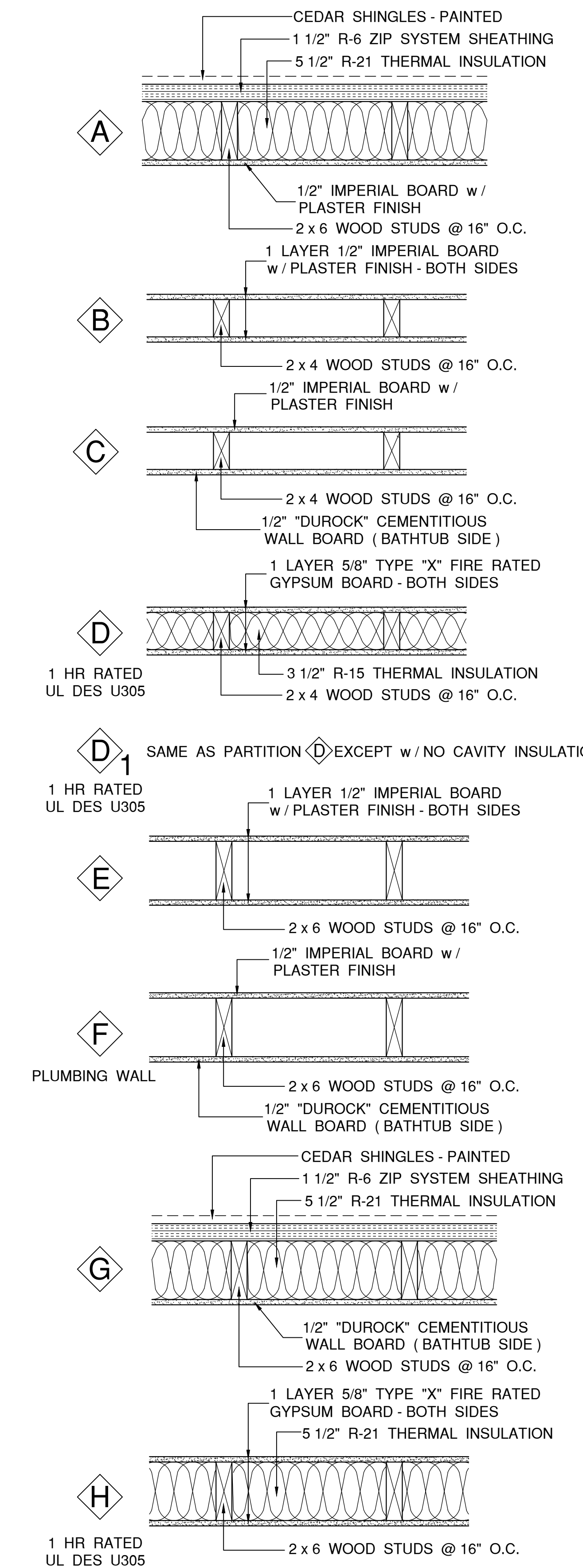
GENERAL FOUNDATION NOTES:

1. ALL NEW CONCRETE STRENGTH SHALL BE 3,000 p.s.i..
2. 1/2" ANCHOR BOLTS @48" O.C. - ANCHOR BOLTS ARE TO BE SET AT A MAXIMUM OF 12" FROM ALL CORNERS OF FOUNDATION - MINIMUM 7" EMBEDMENT.
3. INSTALL 1/2" EXPANSION JOINT w/ELASTOMERIC SEALANT AT ALL CONCRETE SLAB / FOUNDATION ABUTMENTS.
4. ALL CONCRETE SLABS ARE TO HAVE 6" COMPACT GRAVEL BASE BELOW COVERED w/ 6 MIL POLYETHYLENE VAPOR / MOISTURE BARRIER.
5. APPLY BITUMINOUS DAMP - PROOFING ON EXTERIOR OF FOUNDATION WALLS FROM FINISH GRADE DOWN TO TOP OF FOOTING.
6. INSTALL #4 REBARS @48" O.C. FROM FOOTINGS TO FOUNDATION WALLS - 6" EMBEDMENT INTO FOOTINGS, 24" EMBEDMENT INTO 8" FOUNDATION WALLS, 12" EMBEDMENT INTO 4" FOUNDATION WALLS.



TYPICAL FOUNDATION WALL DETAIL

SCALE: 1/2" = 1'-0"



PARTITION DETAILS

SCALE: 1 1/2" = 1'-0"

J. J. CARDOSI, INC.
General Contractor
Industrial - Commercial

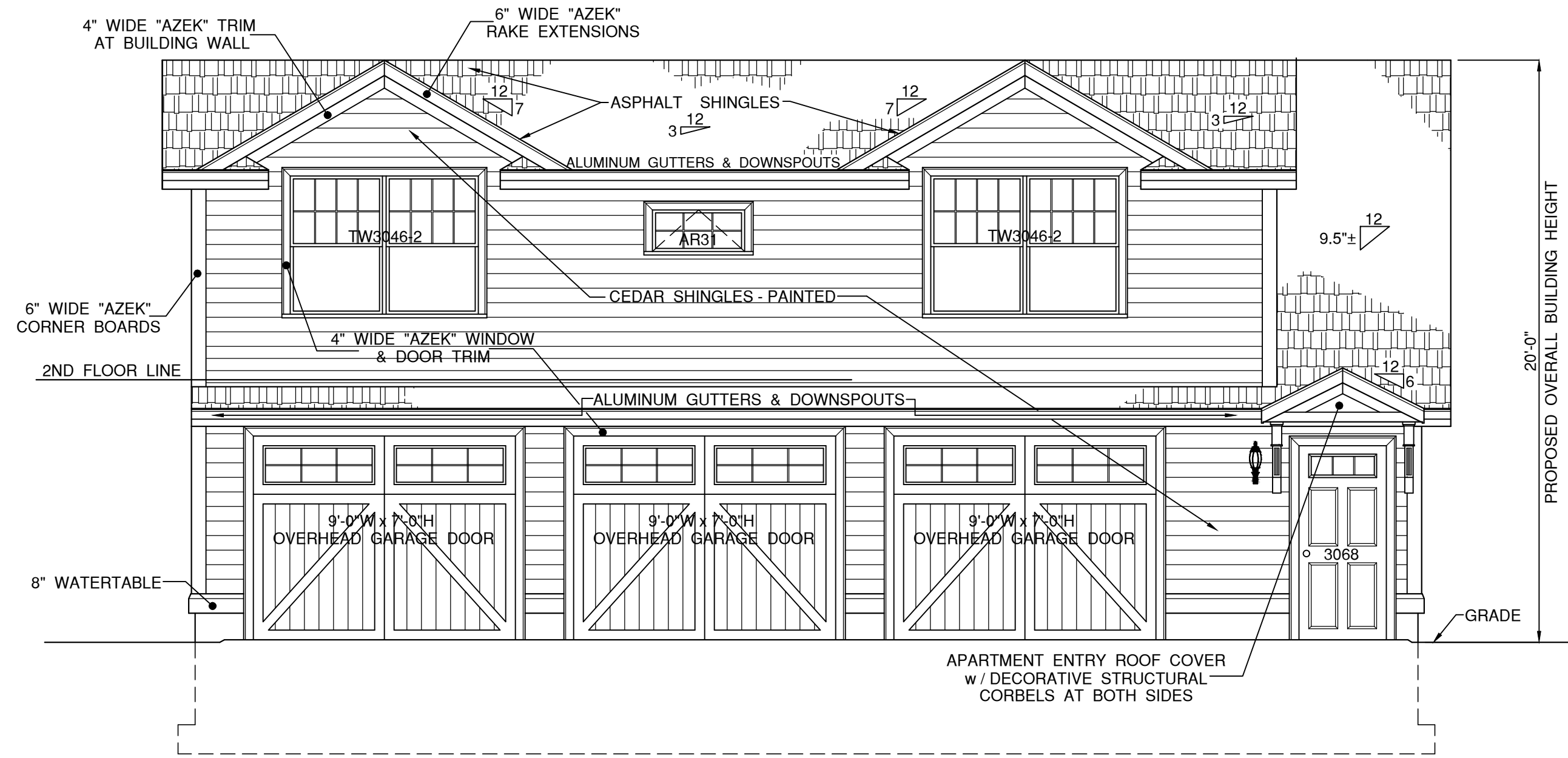
JJ C

PROJECT NO. : 2025074
DATE : 8-4-2025
SCALE : AS NOTED
DRAWN BY : GB

PROPOSED 1ST & 2ND FLOOR PLANS
PARTITION DETAILS
FOUNDATION PLAN & DETAIL
BATHROOM NOTES
LEGEND

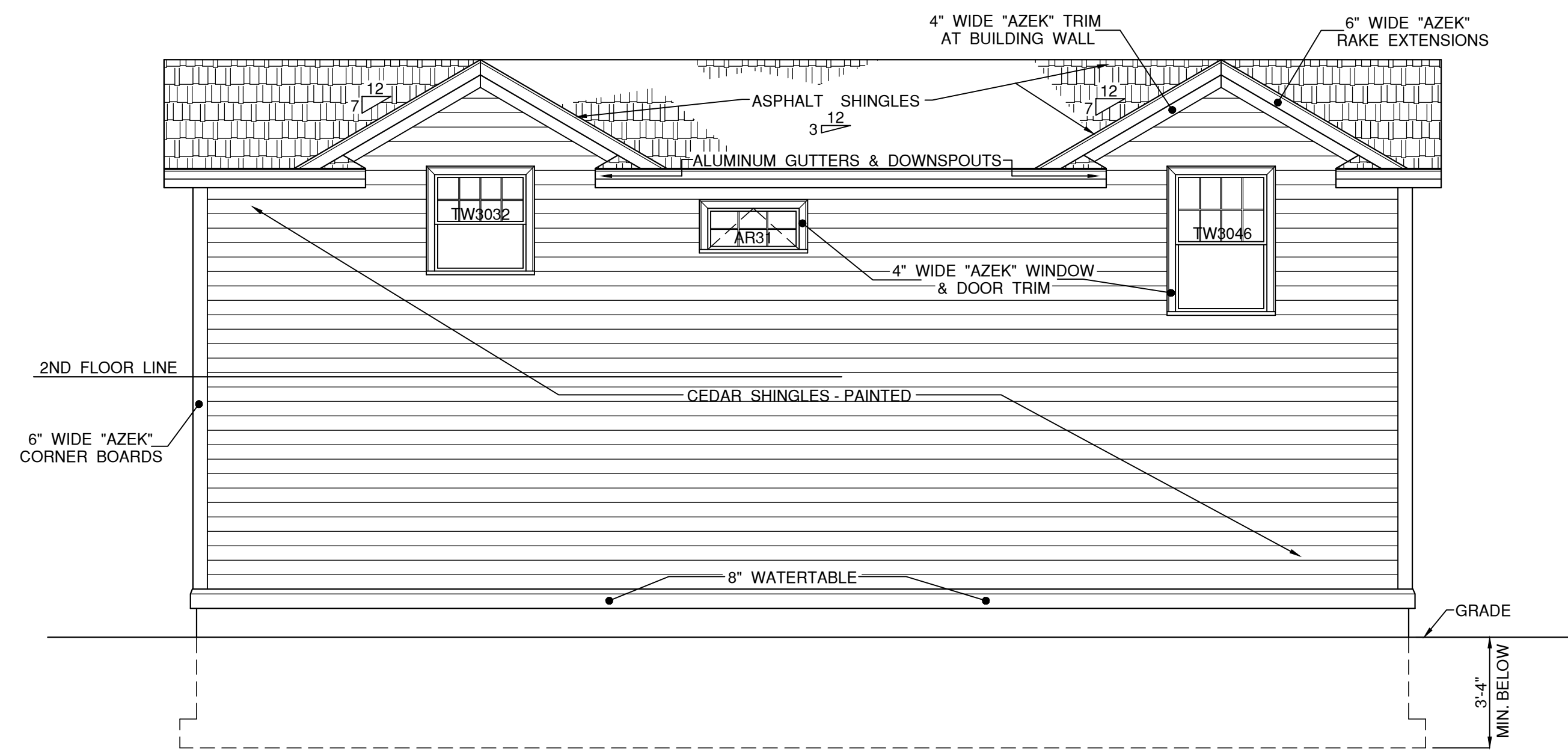
PROJECT :
PROPOSED 42' x 28' 3 - CAR GARAGE w/ ACCESSORY DWELLING UNIT ABOVE
A.P. : 9 LOT : 406
106 OLNEY STREET, PROVIDENCE, R.I. 02906

DRAWING NO. :
A1
DRAWING 1 OF 3 DWGS.



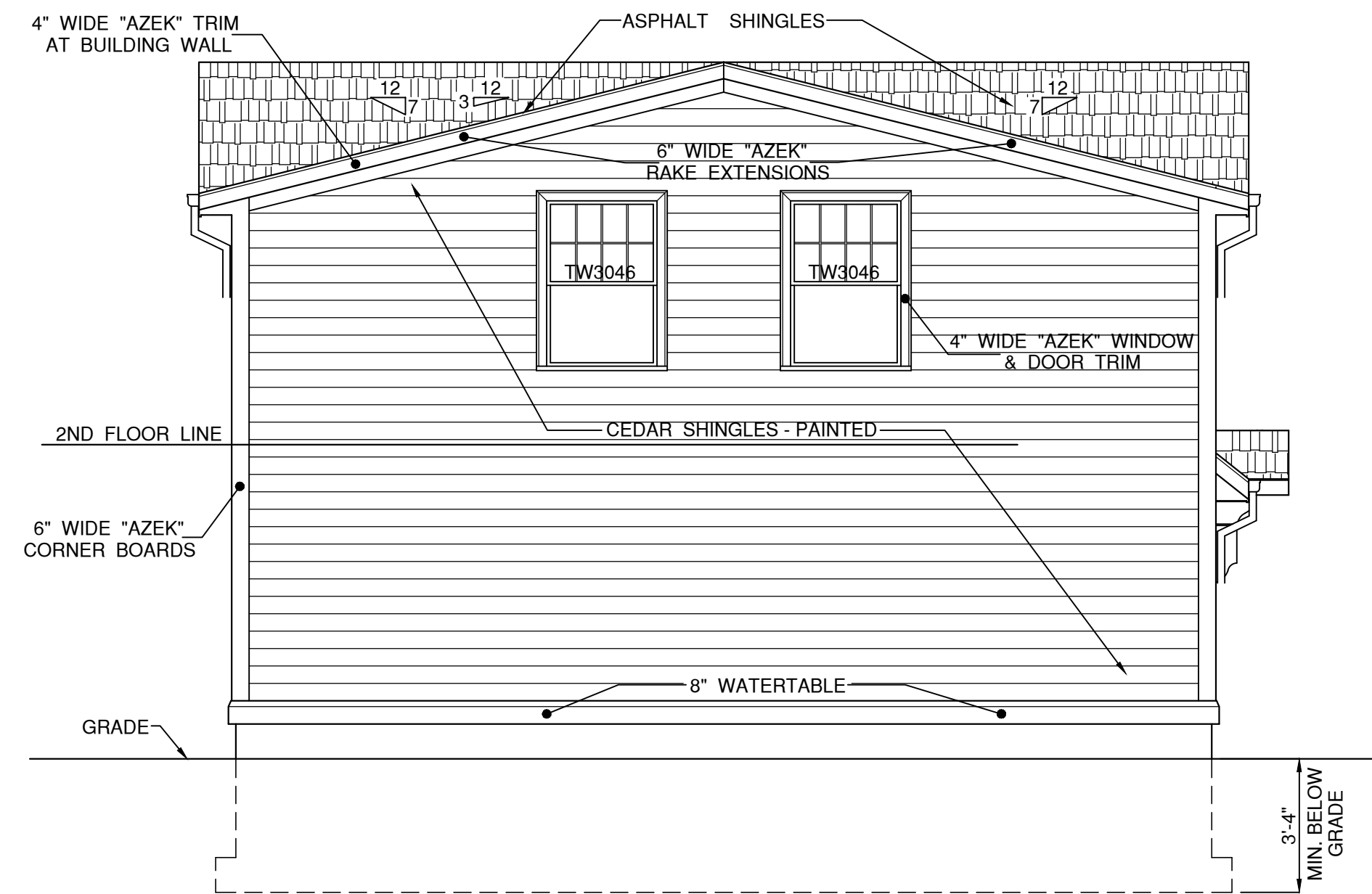
PROPOSED SOUTH (FRONT) ELEVATION

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



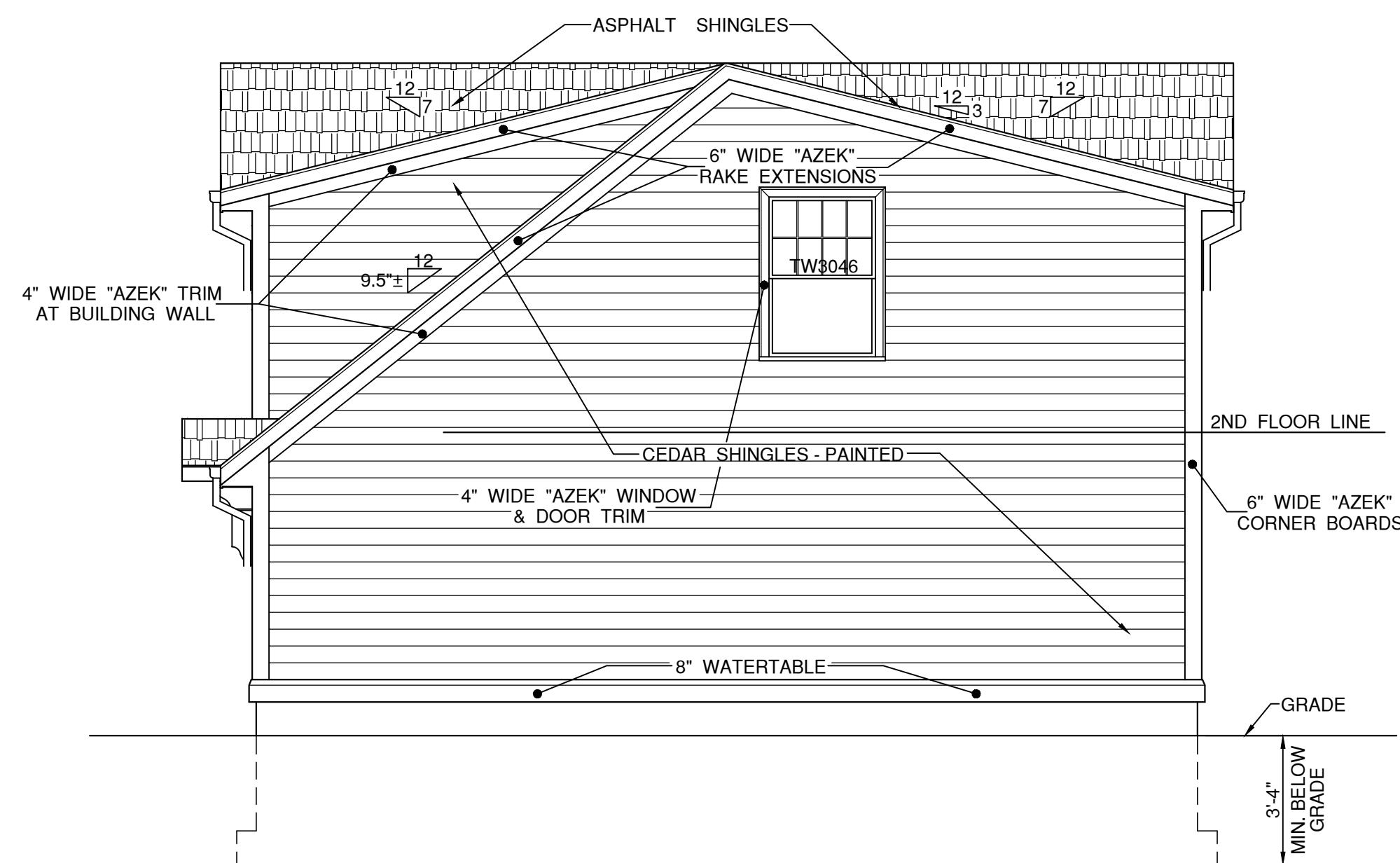
PROPOSED NORTH (REAR) ELEVATION

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



PROPOSED WEST (LEFT SIDE) ELEVATION

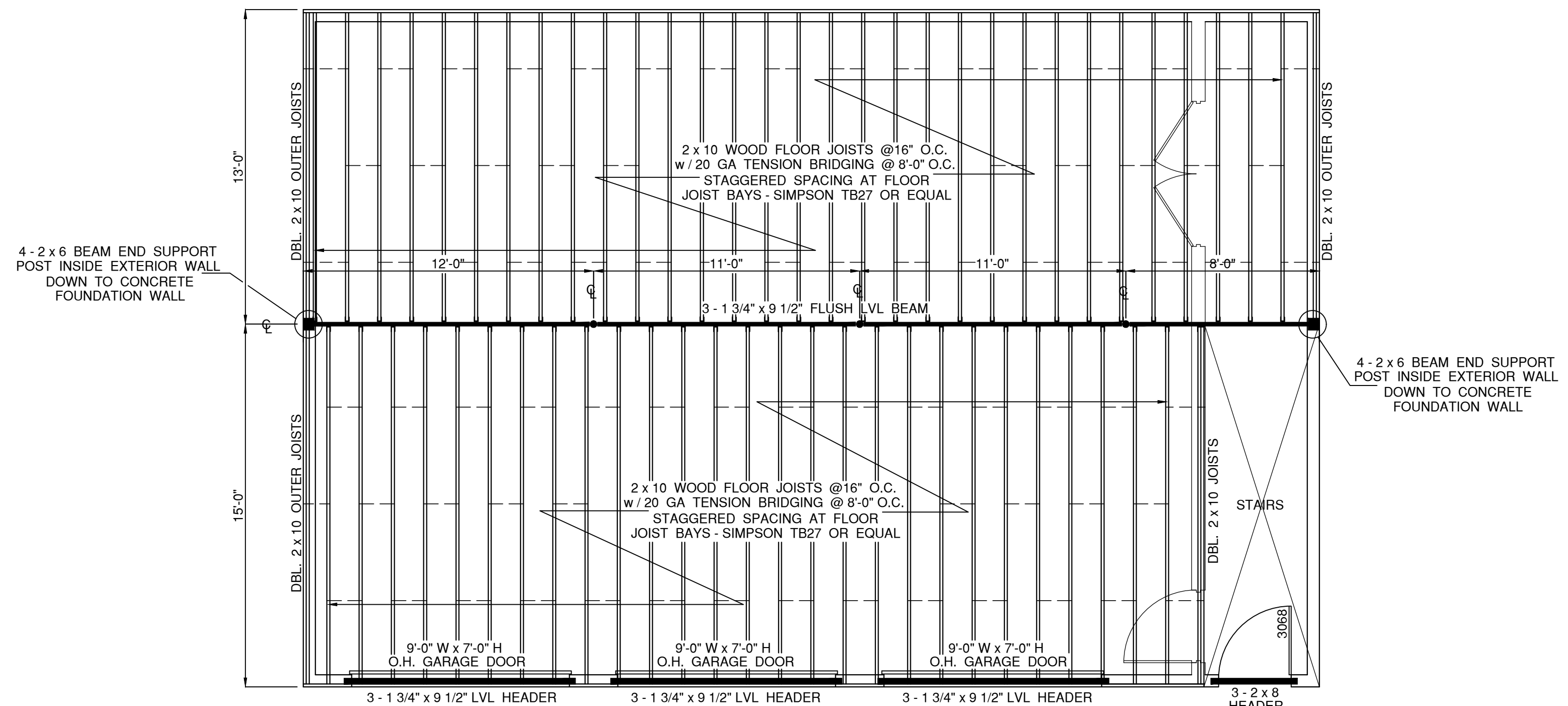
SCALE : 1/4" = 1'-0"



PROPOSED EAST (RIGHT SIDE) ELEVATION

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

WINDOW SCHEDULE					
DESIG. #	QTY.	MANUFACTURER / SERIES NO.	WINDOW TYPE	MINIMUM ROUGH OPENING	NOTES
TW3032	1	ANDERSEN / 400	SINGLE DBL. HUNG	3'-2 1/8" x 3'-4 7/8"	
TW3046	3	ANDERSEN / 400	SINGLE DBL. HUNG	3'-2 1/8" x 4'-8 7/8"	
TW3046-2	2	ANDERSEN / 400	2 - WIDE DBL. HUNG	6'-4" x 4'-8 7/8"	
AR31	2	ANDERSEN / 400	AWNING WINDOW	3'-0 1/2" x 1'-5 1/2"	BATHS
ALL WINDOW GLAZING TO BE LOW "E" - MIN. U-FACTOR : 0.30					

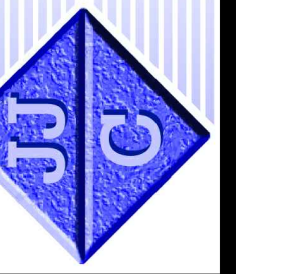


PROPOSED SECOND FLOOR FRAMING PLAN

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

FLOOR FRAMING NOTES :

1. ALL NEW FRAMING LUMBER GRADE SHALL BE SPRUCE - PINE - FIR GRADE NO. 1 / NO. 2.
2. ALL WOOD FLOOR JOISTS TO FLUSH LVL CENTER BEAM SHALL HAVE GALVANIZED JOIST HANGER CONNECTIONS.



REVISION NO. :	DATE :

PROJECT NO. : 2025074
DATE : 8-4-2025
SCALE : AS NOTED
DRAWN BY : GB

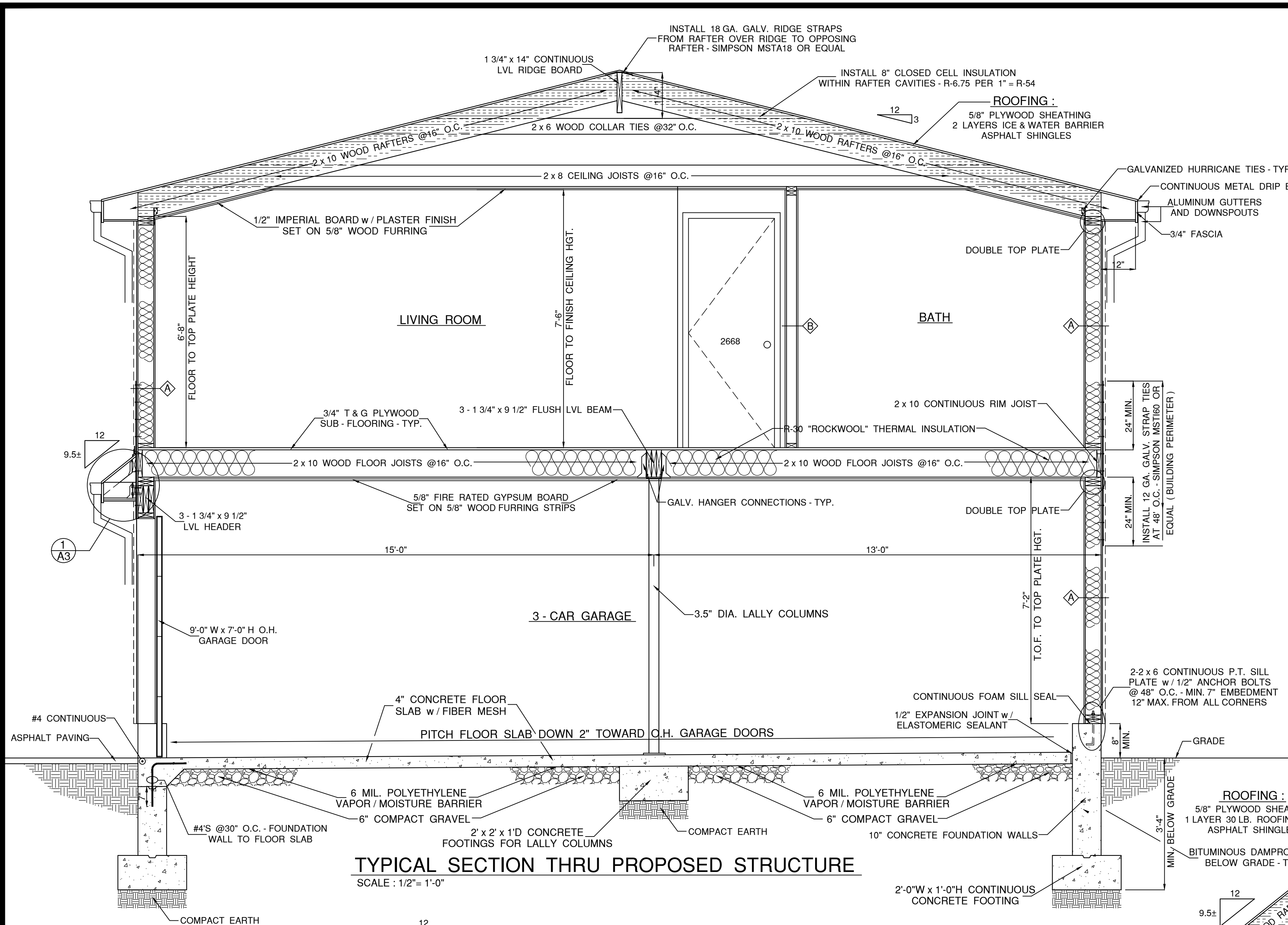
PROPOSED BUILDING ELEVATIONS
WINDOW SCHEDULE
PROPOSED 2ND FLOOR FRAMING PLAN

PROJECT :
PROPOSED 42' x 28' 3 - CAR GARAGE w / ACCESSORY DWELLING UNIT ABOVE
A.P. : 9 LOT : 406
106 OLNEY STREET, PROVIDENCE, R.I. 02906

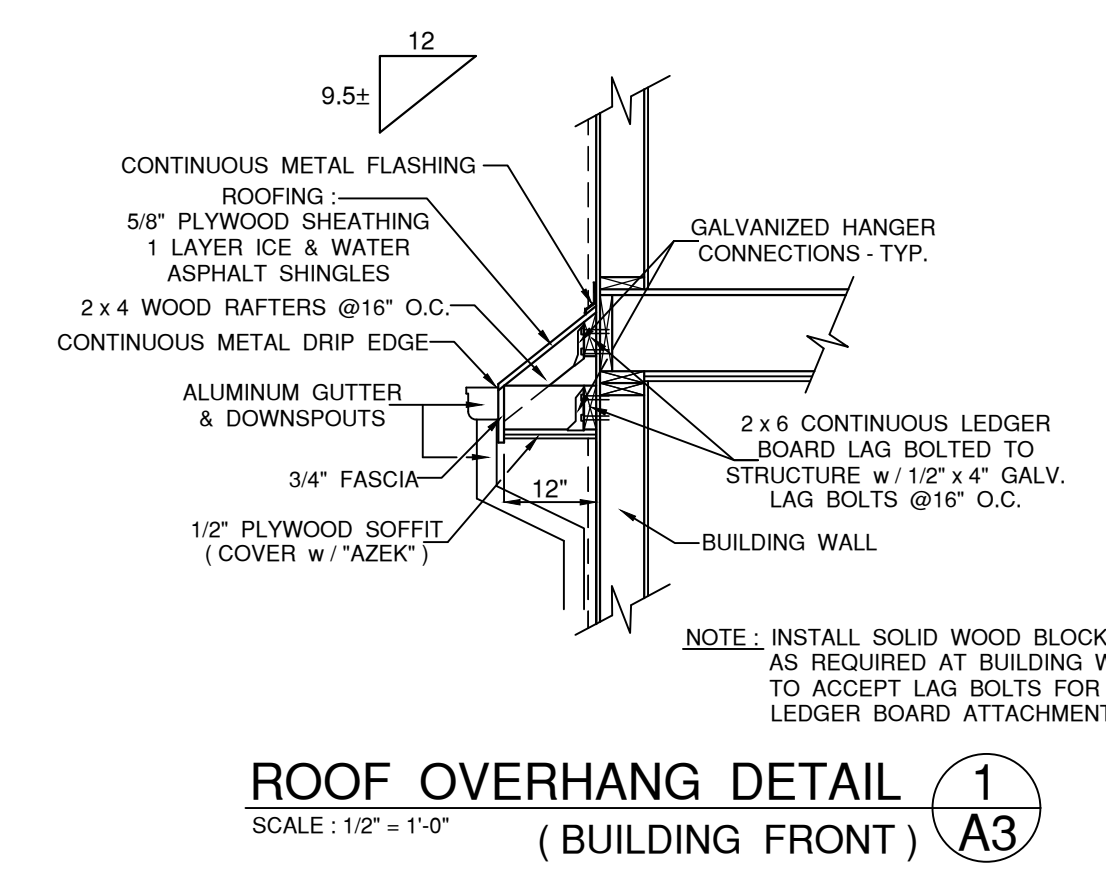
DRAWING NO. :

A2

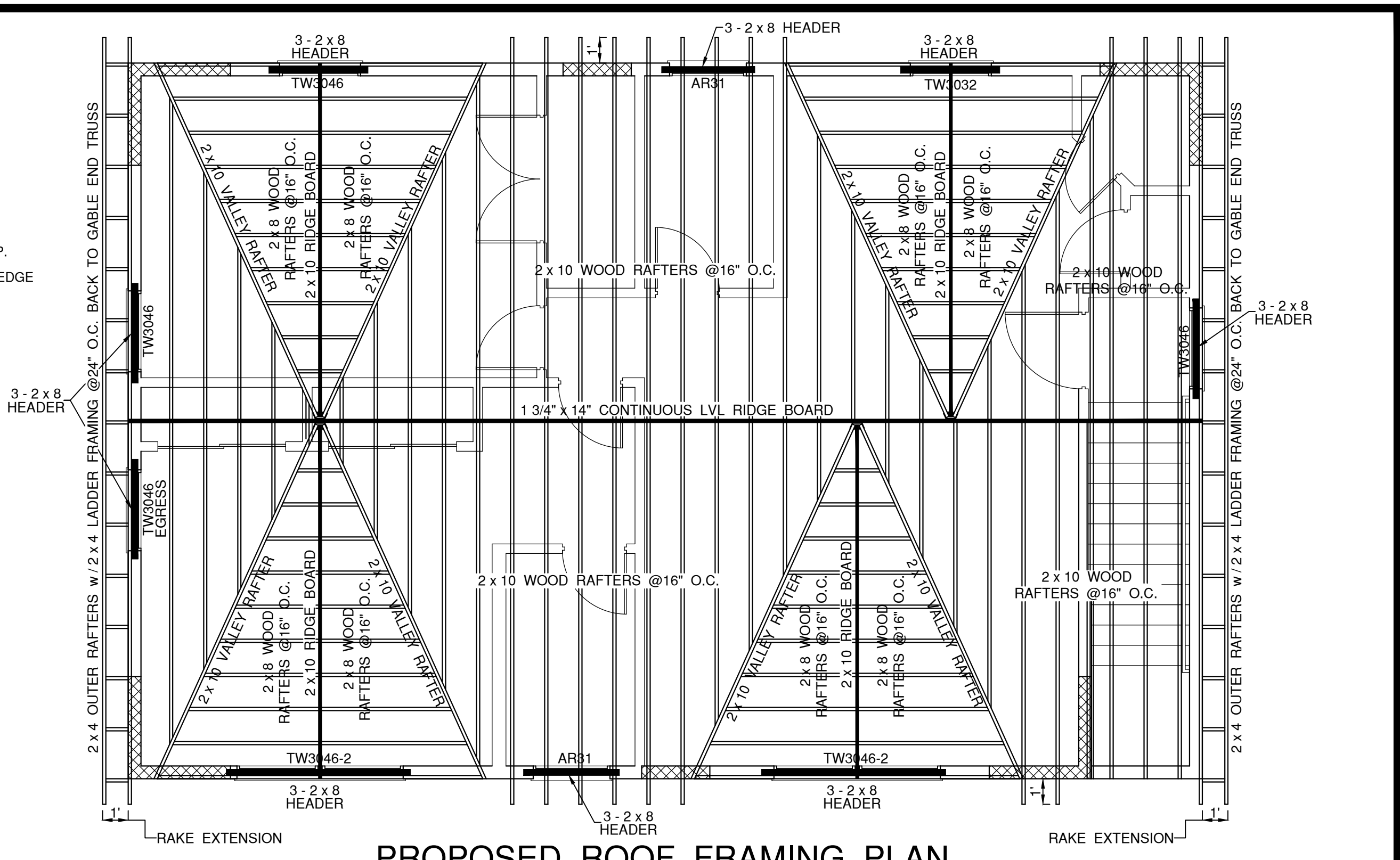
DRAWING 2 OF 3 DWGS.



TYPICAL SECTION THRU PROPOSED STRUCTURE
 SCALE : 1/2" = 1'-0"

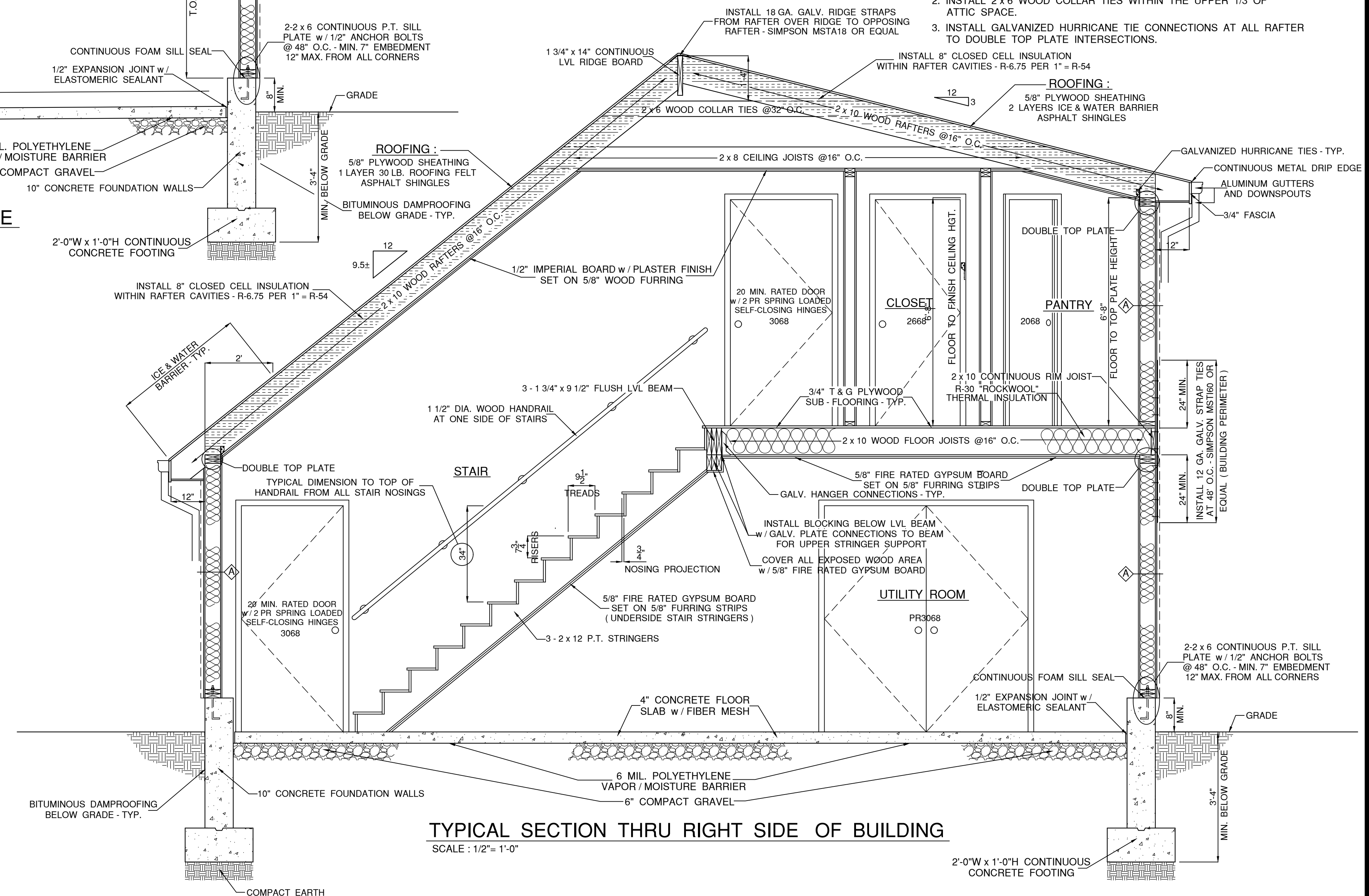


ROOF OVERHANG DETAIL 1
 SCALE : 1/2" = 1'-0"
 (BUILDING FRONT) A3



PROPOSED ROOF FRAMING PLAN
 SCALE : 1/4" = 1'-0"

- ROOF FRAMING NOTES :**
1. ALL FRAMING LUMBER GRADE SHALL BE SPRUCE - PINE - FIR GRADE NO. 1 / NO. 2.
 2. INSTALL 2x6 WOOD COLLAR TIES WITHIN THE UPPER 1/3 OF ATTIC SPACE.
 3. INSTALL GALVANIZED HURRICANE TIE CONNECTIONS AT ALL RAFTER TO DOUBLE TOP PLATE INTERSECTIONS.



TYPICAL SECTION THRU RIGHT SIDE OF BUILDING
 SCALE : 1/2" = 1'-0"



104 10e







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