

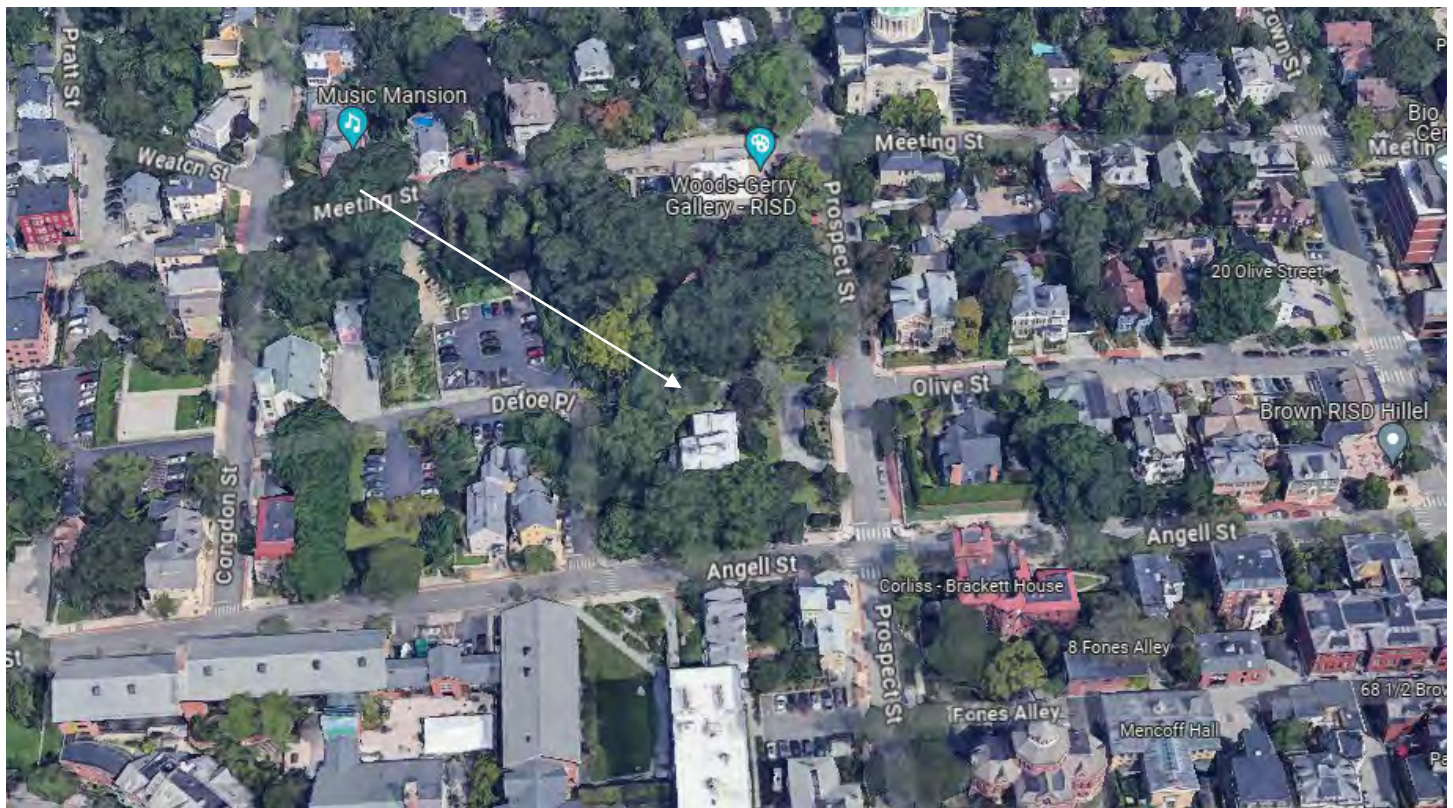
PROJECT REVIEW

1. CASE 25.025, 64 ANGELL STREET, George Benson House, 1794-97 (COLLEGE HILL)

Federal; 2-1/2 stories; hip roof with deck and roof balustrades; clapboard; 5-bay facade; central entrance under Doric portico with segmental pedimented roof; splayed lintel window caps with carved keystones; pedimented dormers; set above street on lot fronted by stone retaining wall topped with Federal Revival fence. Originally owned by a partner in the important Providence merchant firm Brown, Benson & Ives. CONTRIBUTING



Arrow indicates 64 Angell Street.



Arrow indicates project location, looking north.

Applicant: Kevin Diamond, 244 Weybosset St, L1, Providence, RI 02903

Owner: Dustin Dzube, 244 Weybosset St, L1, Providence, RI 02903

Architect: p l ā s design co., 51 Prospect Avenue, Norwood, MA 02062

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

- The applicant is requesting final approval of the construction of a new, single-family house on the northeast portion of the parcel and exterior improvements to the Benson House.

Issues: The following issues are relevant to this application:

- This final approval review is focused on the proposed new single-family residence at the northeast corner and improvements being done to the Benson House. The applicants will return to a subsequent meeting for the proposed townhouse in the northwest corner and the detached garage for the Benson House along the western property line. At the February 24, 2025, meeting the application was continued. As background, after initial review the commission had concerns and continued the matter. In response the applicant held a charrette at PPS. In summary, the charrette was agreed to be extremely productive, exhibited by the submitted plans with the current proposal being responsive to the Commission's previously stated concerns. At the April 28, 2025, meeting the application was granted conceptual approval;
- A subdivision of the property into three parcels is in process of being approved. The applicants have also been through review with the City Plan Commission [01/20/26, 25.008 UDR (Minor Subdivision with Unified Development Review)] during which dimensional relief was granted for: Lot A (Benson House), rear-yard setback of 12.2', where 30' was required; Lot B: (Single-Family), side-yard setback of 3.2' where 10' is required. The submitted plans comply with the granted relief;
- The modifications to the Benson House include removal of the greenhouse addition from the western elevation, with the installation of a new door at existing opening; the reintroduction of windows based on historical evidence; some reconfiguration of existing doors and windows on the rear ell; the installation of Anderson 400 Woodwright series replacement windows (see HDC notes, cover page of submitted plans for detailed scope-of-work); and,
- Plans, renderings and photos have been submitted.

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

- a) 64 Angell Street is a structure of singular 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 Historic Landmarks District;
- b) The application for New Construction of a single-family residence on the northeast corner and Major Alterations at the Benson House is considered complete for final review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed new construction and alterations are appropriate having determined that the proposals are based on historical precedents in the development of comparative estates and 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 for 64 Angell Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Historic Landmarks District is considered complete. The Commission cites Standard 8 in granting Final Approval of the application for New Construction of a single-family residence on the northeast corner (Lot B) and Major Alterations at the Benson House (Lot A), having determined that the proposed new construction and alterations are appropriate being architecturally and historically compatible, having taken historical precedents in the development of comparative estates, and submitted construction of 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, and with the applicant to reappear at a subsequent meeting for Final Approval for the proposed townhouse in the northwest corner (Lot C) and the detached garage for the Benson House along the western property line (Lot A).

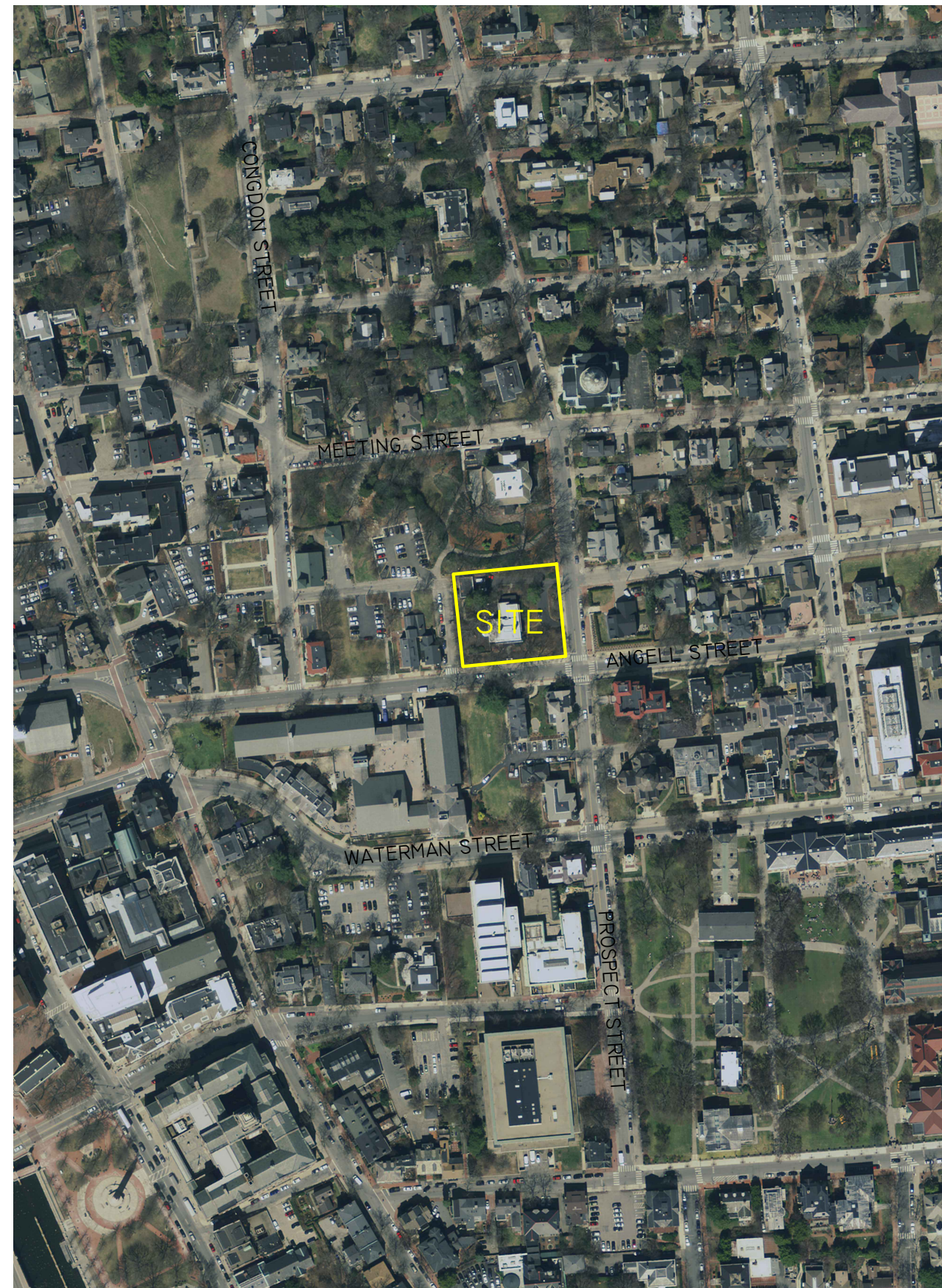
Final Plan for "ANGELL STREET REDEVELOPMENT"

64 Angell Street
in
Providence, Rhode Island 02906
AP 10 Lot 255

DATE: January 27, 2026

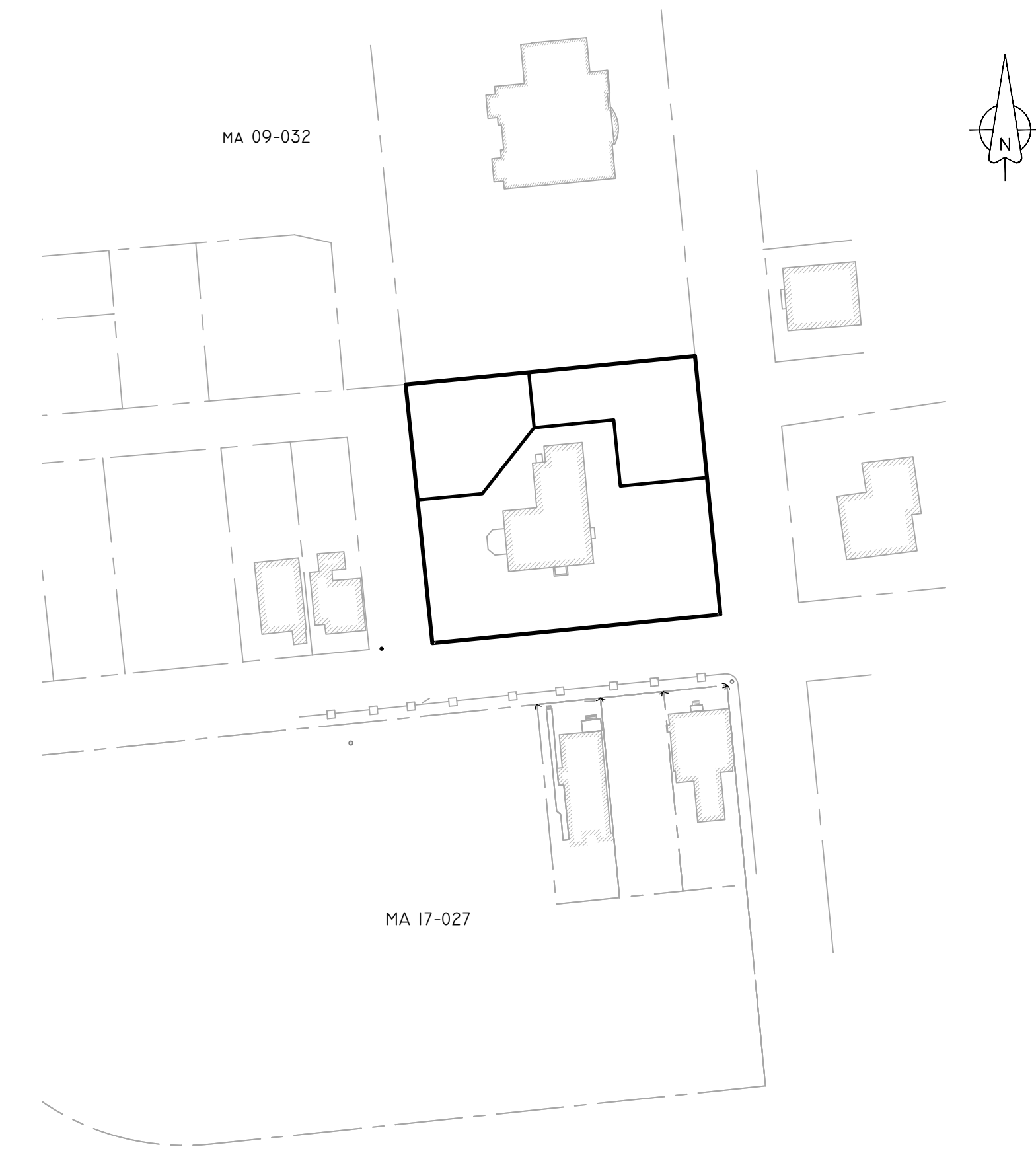
INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1.	COVER SHEET
2.	AERIAL MAP
3.	EXISTING CONDITIONS PLAN
4.	PROPOSED LAYOUT PLAN



LOCATION MAP

SCALE 1"= 250'



SITE MAP

SCALE 1"= 80'

GENERAL NOTES:

- OWNER OF RECORD: 64 ANGELL STREET LLC
269 WICKENDEN STREET, PROVIDENCE, RI 02903
- LOT AREA: 29,984 SF OR 0.688 ACRES.
- DEED REFERENCE: BOOK 13991 PAGE 33.
- ZONING DISTRICT: R-1.
- THERE ARE NO WETLAND AREAS ON SHOWN PROPERTY.
- THERE ARE NO NATIONAL REGISTER DISTRICT PROPERTIES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT.
- SITE FALLS WITHIN THE CITY HISTORIC DISTRICT
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0309K WITH AN EFFECTIVE DATE OF OCTOBER 2, 2015.
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PLAN REFERENCES:

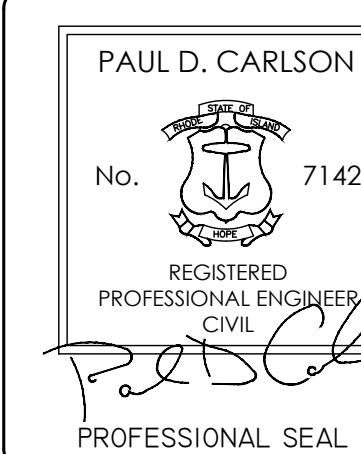
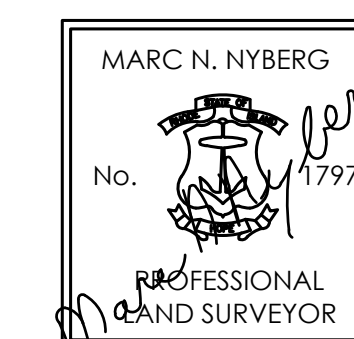
- CLASS 1 BOUNDARY SURVEY CONDUCTED BY:
INSITE ENGINEERING SERVICES, INC.
501 GREAT ROAD - UNIT 104
NORTH SMITHFIELD, RI 02896
401.762.2870
- ARCHITECT PLANS PROVIDED BY:
PROVIDENCE ARCHITECTURE & BUILDING CO.
244 WEYBOSSET ST.
PROVIDENCE, RI 02903
919.886.2426

ZONING DISTRICT: R 1

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:	40 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 NOTE*	
INTERIOR SIDE AND CORNER SIDE:	
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:
- 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.
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FINAL PLAN COVER

ANGELL STREET REDEVELOPMENT
64 ANGELL STREET - AP 10 LOT 255
PROVIDENCE, RHODE ISLAND

PREPARED FOR: 64 ANGELL STREET, LLC
269 WICKENDON STREET, PROVIDENCE, RI 02903

JOB #
23-136

SCALE:
SEE PLAN

DRAWN BY:
JRM

DATE:
JANUARY 27, 2026

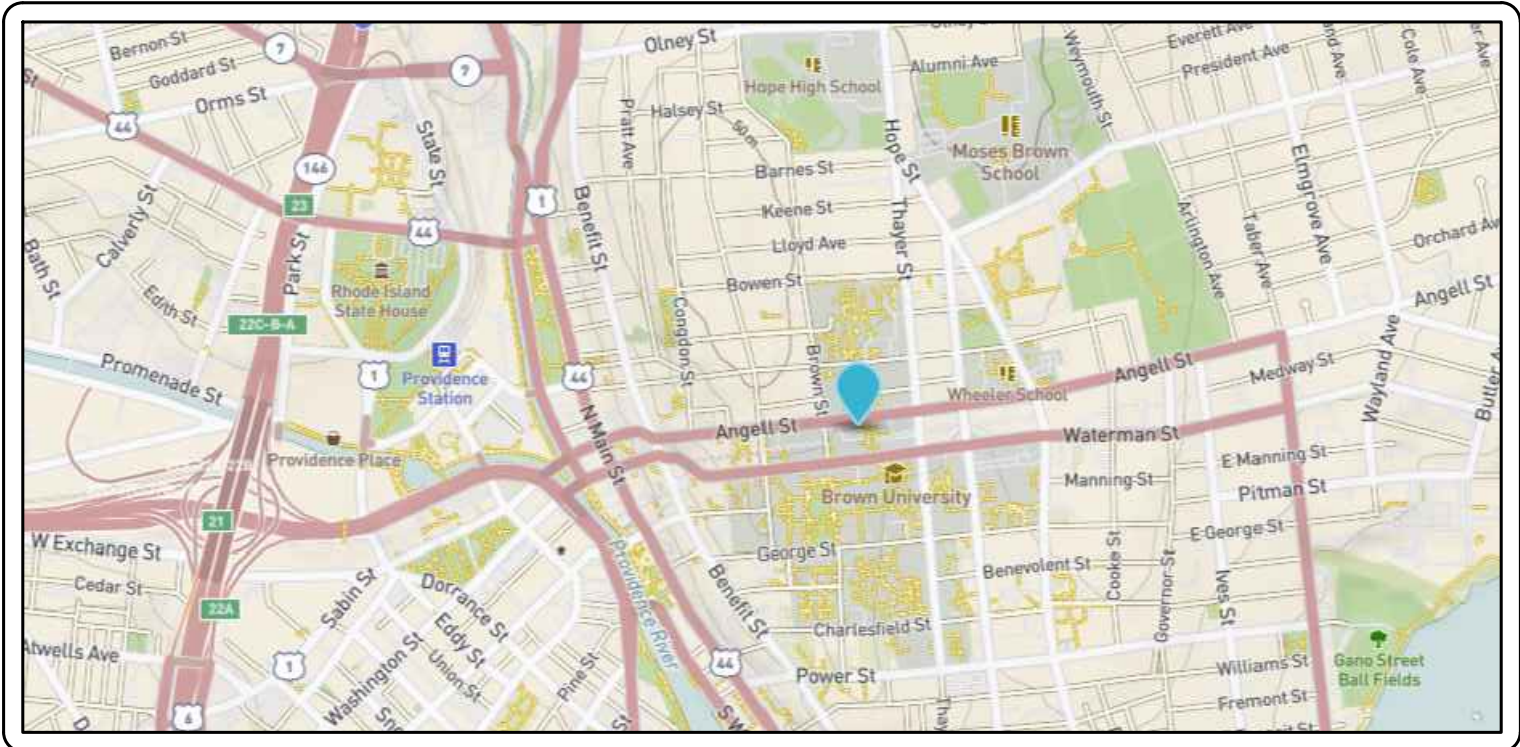
REVISED:



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
1
OF 4

REVISION	DATE	COMMENTS



LOCATION MAP (NOT TO SCALE)

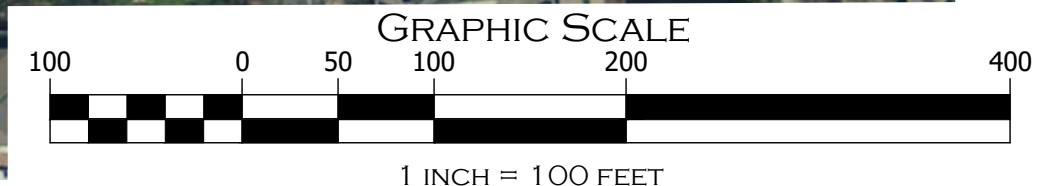
- GENERAL NOTES:**
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269 WICKENDEN STREET, PROVIDENCE, RI 02903
 2. LOT AREA: 29,984 SF OR 0.688 ACRES.
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NAD83



"S:\2023\23-136 DIAMOND (64 ANGELL ST) LLC - ANGELL STREET, PROVIDENCE\DWG\23-136 64 ANGELL STREET_MINOR SUBDIVISION_PRELIMINARY PLAN.DWG"

COPYRIGHT: INSITE ENGINEERING SERVICES



AERIAL MAP

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

ANGELL STREET REDEVELOPMENT
64 ANGELL STREET - AP 10 LOT 255
PROVIDENCE, RHODE ISLAND

PREPARED FOR: 64 ANGELL STREET, LLC
269 WICKENDEN STREET, PROVIDENCE, RI 02903

JOB # 23-136	SCALE: 1" = 100'	DRAWN BY: JRM	DATE: JANUARY 27, 2026
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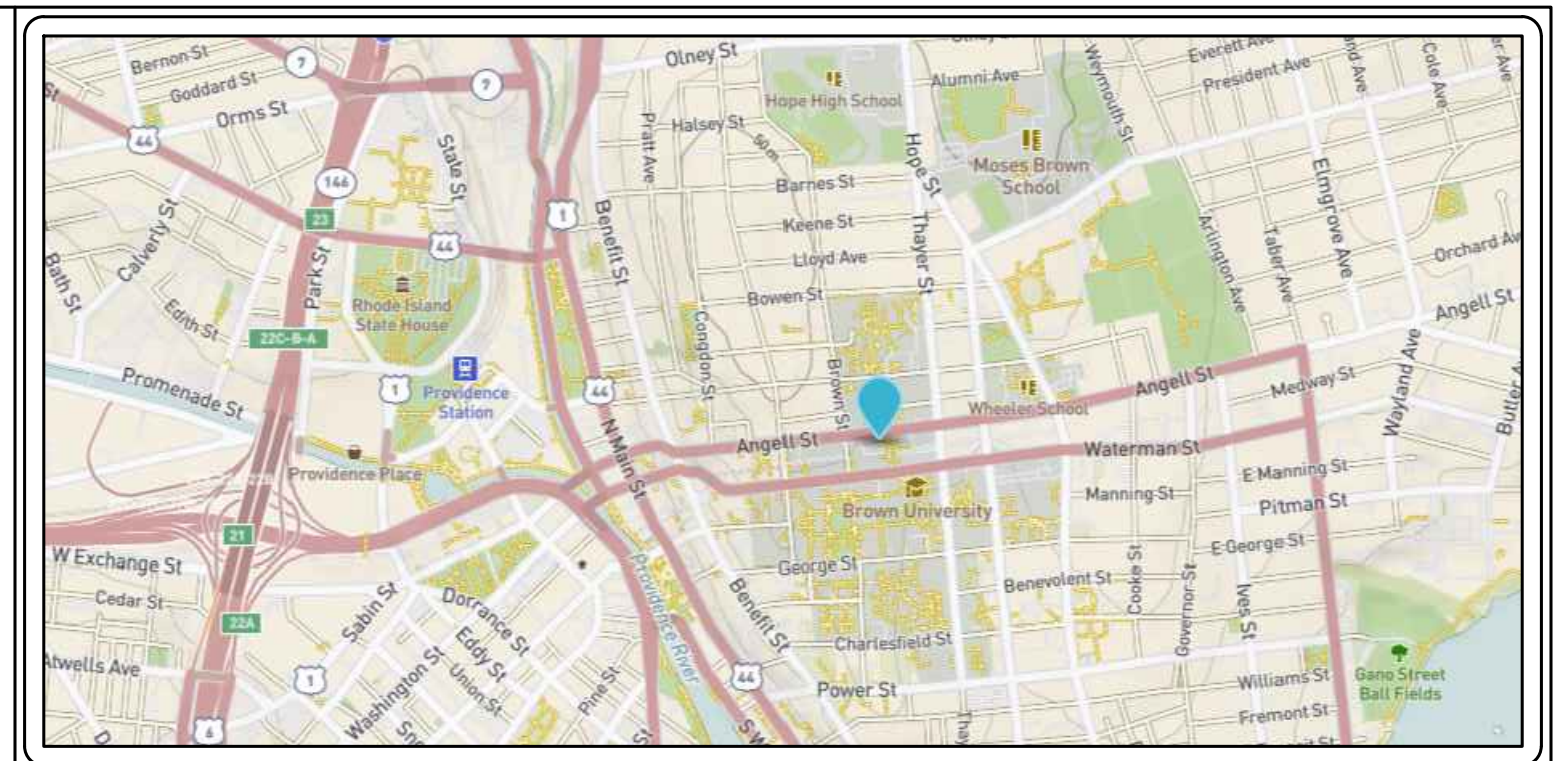
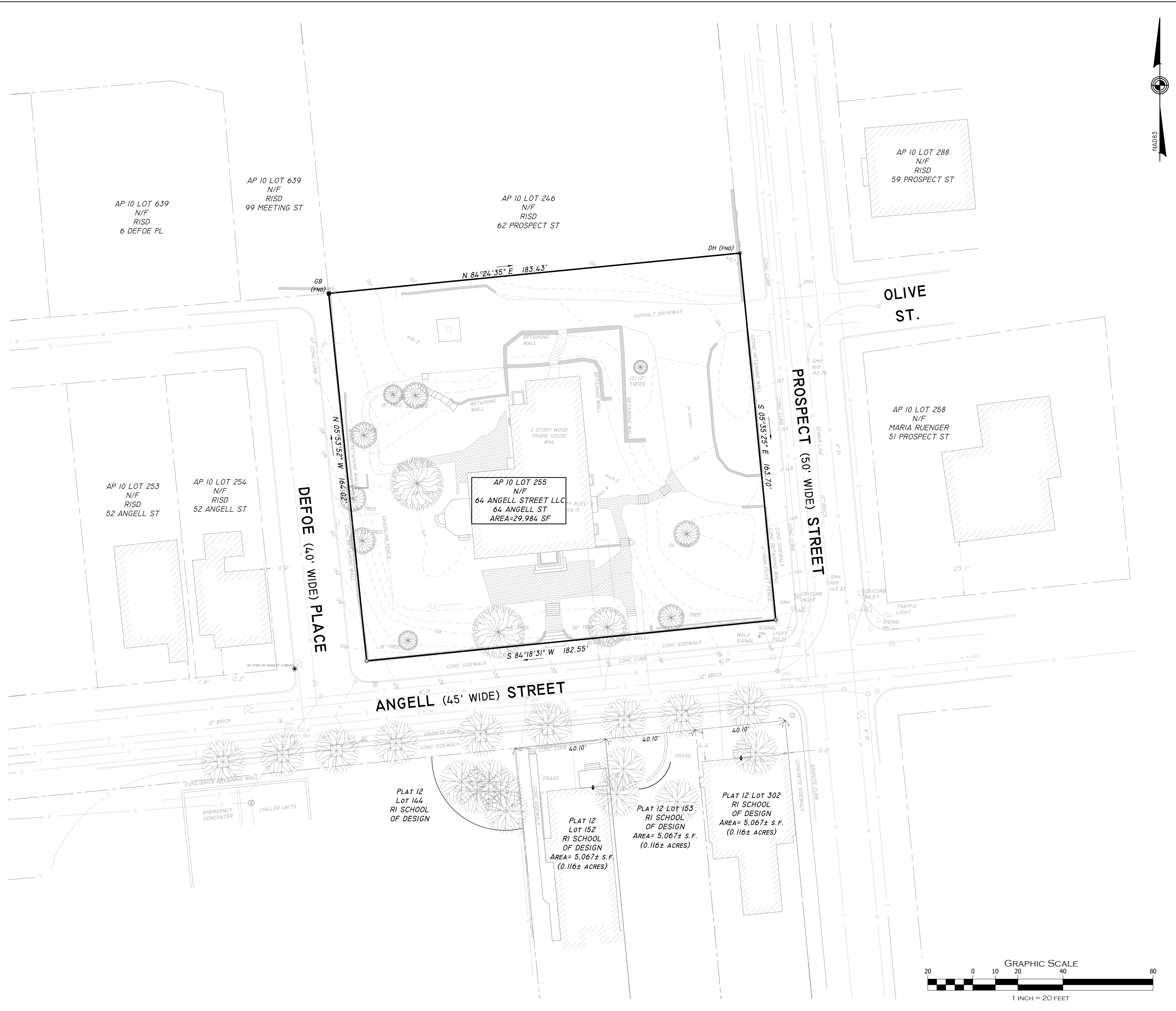
REVISED:

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
2
OF 4

I:\2023\23-136 DIAMOND (64 ANGELL ST, LLC) - ANGELL STREET, PROVIDENCE, DWG\23-136 64 ANGELL STREET - MINOR SUBDIVISION - PRELIMINARY PLAN.DWG



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ZONING DISTRICT: R1

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:	40 FEET, NOT TO EXCEED 3 STORIES
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LOT COVERAGE:

EXISTING:	
TOTAL LOT AREA:	29,984 SF
EX. DWELLING:	3,223 SF
EX. GREENHOUSE:	175 SF
EX. GARAGE:	932 SF
EX. DRIVEWAY:	4,820 SF
EX. WALKWAYS:	±2,400 SF
TOTAL EX. IMP. LOT COVERAGE:	11,550 SF
TOTAL EX. IMP. LOT COVERAGE (%):	38.5%
(11,550 / 29,984)	
TOTAL EX. BLD. LOT COVERAGE:	4,330 SF
TOTAL EX. BLD. LOT COVERAGE (%):	14.4%
(4,330 / 29,984)	

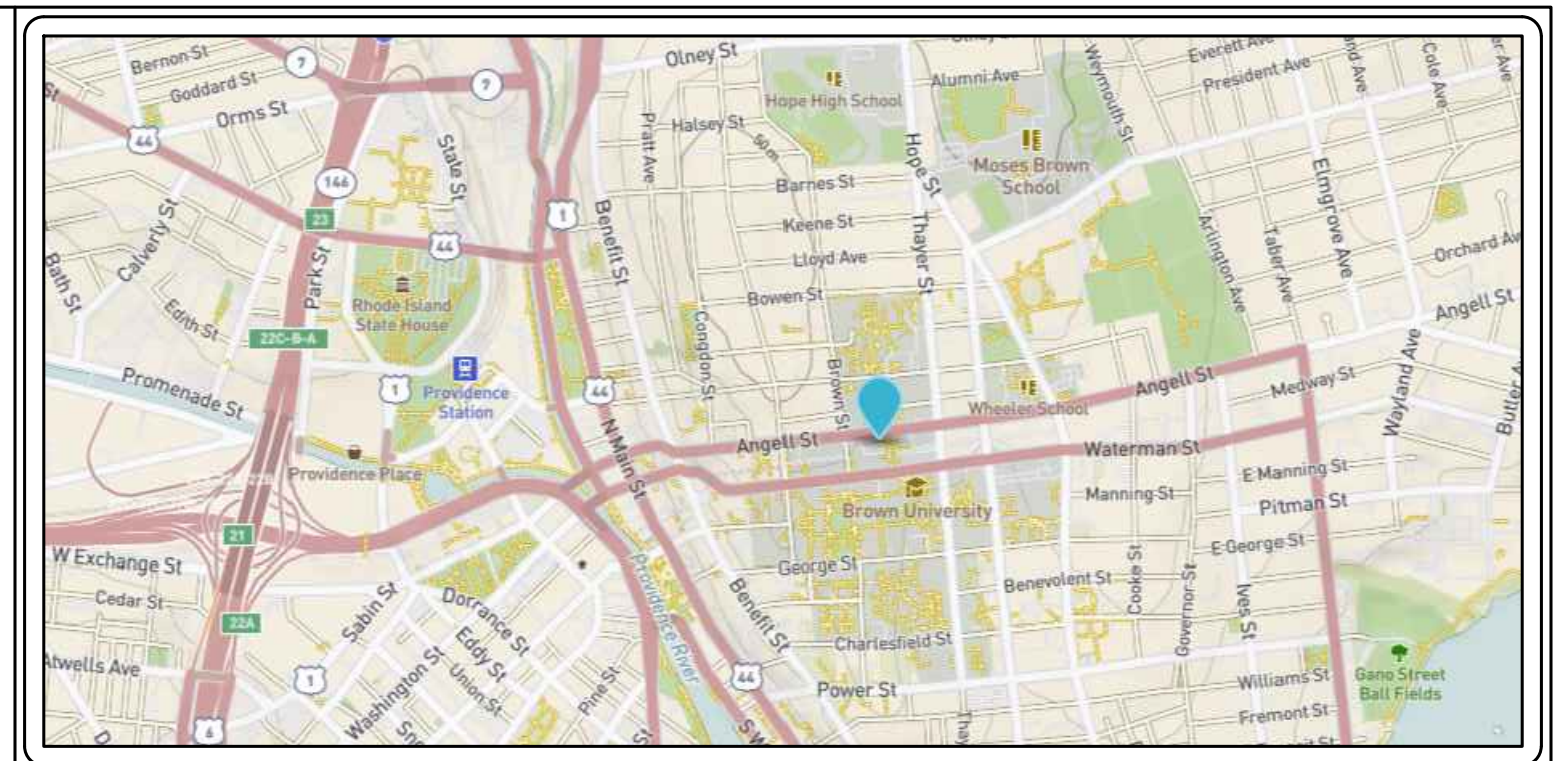
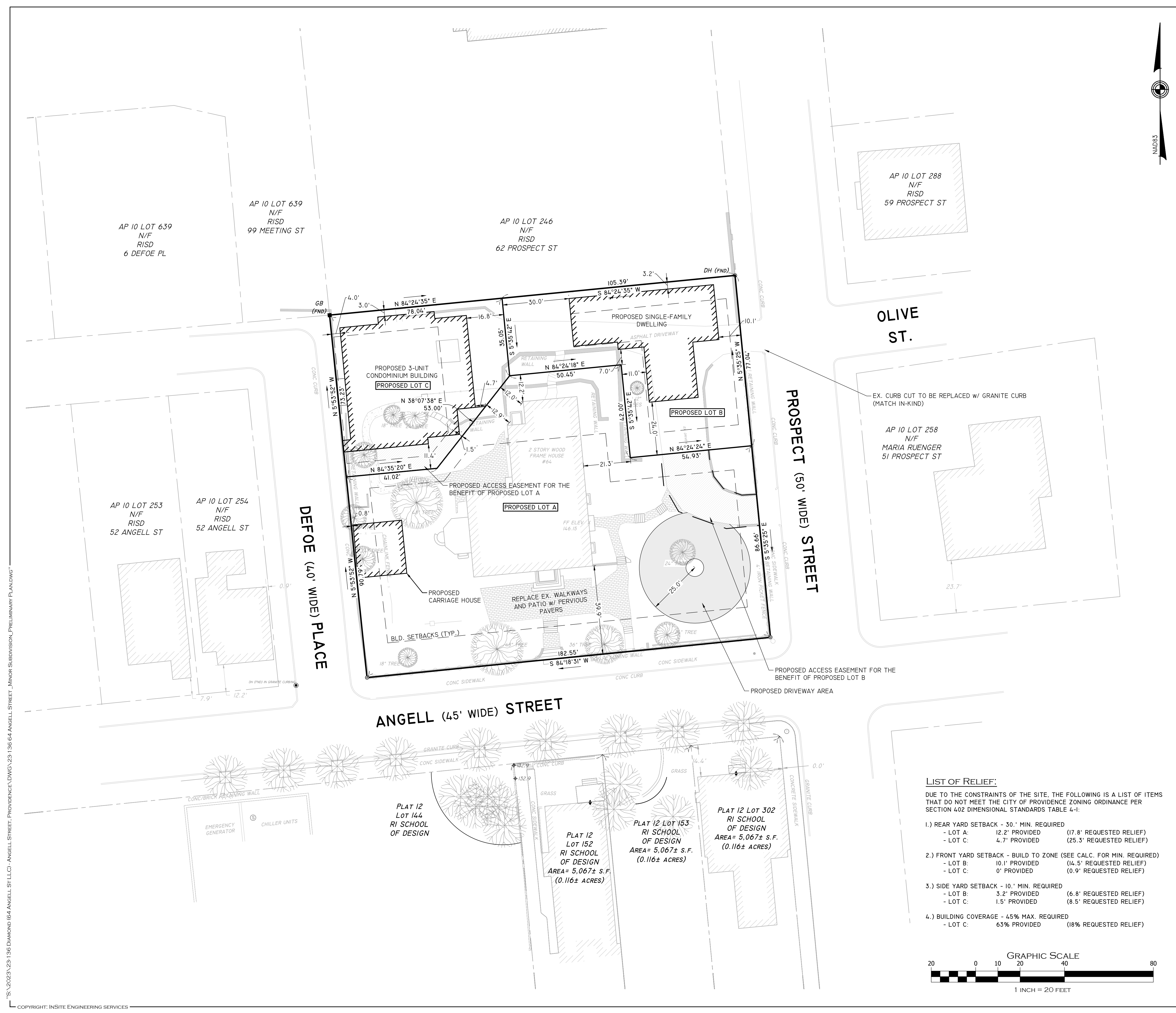
EXISTING CONDITIONS PLAN

ANGELL STREET REDEVELOPMENT
64 ANGELL STREET - AP 10 LOT 255
PROVIDENCE, RHODE ISLAND

PREPARED FOR: 64 ANGELL STREET, LLC
269 WICKENDON STREET, PROVIDENCE, RI 02903

Job # 23-136	SCALE: 1" = 20"	DRAWN BY: JRM	DATE: JANUARY 27, 2026
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 301 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com	SHEET 3 OF 4



GENERAL NOTES:

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ZONING DISTRICT: R1

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: 40 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: 35%

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'

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

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ZONING TABLE				
R-1 (RESIDENTIAL) ZONING DISTRICT				
CRITERIA	REQUIRED	LOT A	LOT B	LOT C
MINIMUM LOT AREA	5,000 SF	18,978 SF	6000. SF	5,006 SF
MINIMUM LOT WIDTH	50'	182.55'	77.04'	73.25'
MAXIMUM BUILDING HEIGHT	40'	<40'	<40'	<40'
MAXIMUM BUILDING COVERAGE	45%	19.6%	35%	63%*
MAX. IMP. COV. - FRONT YARD	33%	18.0%	0%	21%
MAX. IMP. COV. - REAR YARD	50%	0%	0%	0%
TOTAL MAX. IMPERVIOUS COVERAGE	65%	31%	4.3%	64%
TOTAL MINIMUM PERVIOUS COVERAGE	1,000 SF	±12,000 SF	±3,429 SF	±1,394 SF
MIN. FRONT YARD SETBACK	5' (SEE CALC.)	39.9'	10.1**	0**
MIN. SIDE YARD / CORNER SETBACK	10'	12.0'	3.2**	1.5**
MIN. REAR YARD SETBACK	30'	12.2**	30'	4.7**

* - REQUIRES RELIEF FROM SECTION 402 - DIMENSIONAL STANDARDS - TABLE 4-1 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

BUILD TO ZONE CALCULATION:

ANGELL STREET:	PROSPECT STREET:	DEFOE STREET:
AP 10 LOT 258 - 23.7'	AP 10 LOT 246 - 39.1'	AP 10 LOT 254 - 0.9'
AP 10 LOT 254 - 12.2'	AP 12 LOT 302 - 0.0'	
AP 10 LOT 253 - 7.9'		

BUILD TO ZONE - 14.6' (±5') BUILD TO ZONE - 29.6' (±5') BUILD TO ZONE - 0.9' (±5')

PROPOSED LAYOUT PLAN

ANGELL STREET REDEVELOPMENT
64 ANGELL STREET - AP 10 LOT 255
PROVIDENCE, RHODE ISLAND

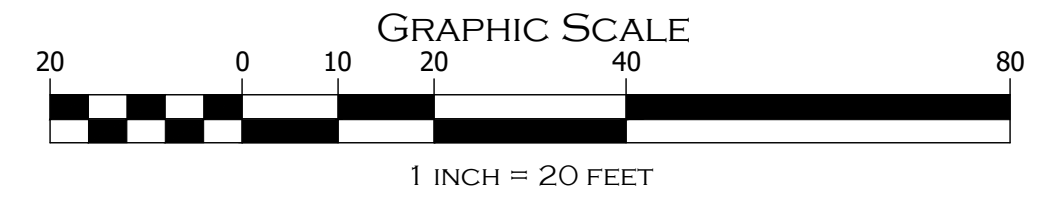
PREPARED FOR: 64 ANGELL STREET, LLC
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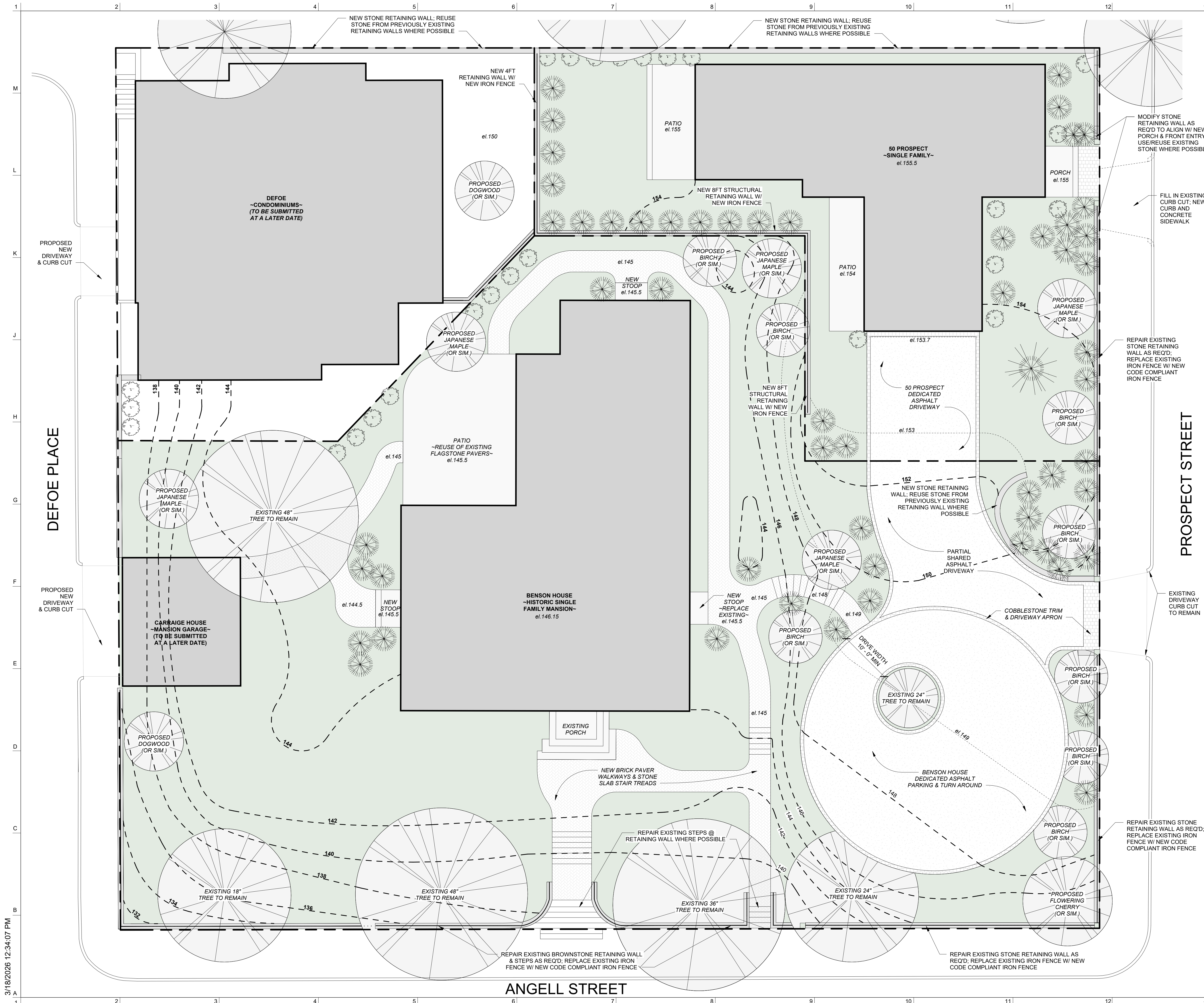
Job # 23-136	SCALE: 1" = 20"	DRAWN BY: JRM	DATE: JANUARY 27, 2026
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REVISED:

		InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558	SHEET 4 OF 4
	501 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 763-2870 Fax: (401) 763-2871 Web Address: InsiteEngineers.com		

- LIST OF RELIEF:**
- DUE TO THE CONSTRAINTS OF THE SITE, THE FOLLOWING IS A LIST OF ITEMS THAT DO NOT MEET THE CITY OF PROVIDENCE ZONING ORDINANCE PER SECTION 402 DIMENSIONAL STANDARDS TABLE 4-1:
- REAR YARD SETBACK - 30' MIN. REQUIRED
 - LOT A: 12.2' PROVIDED (17.8' REQUESTED RELIEF)
 - LOT C: 4.7' PROVIDED (25.3' REQUESTED RELIEF)
 - FRONT YARD SETBACK - BUILD TO ZONE (SEE CALC. FOR MIN. REQUIRED)
 - LOT B: 10.1' PROVIDED (14.5' REQUESTED RELIEF)
 - LOT C: 0' PROVIDED (0.9' REQUESTED RELIEF)
 - SIDE YARD SETBACK - 10' MIN. REQUIRED
 - LOT B: 3.2' PROVIDED (6.8' REQUESTED RELIEF)
 - LOT C: 1.5' PROVIDED (8.5' REQUESTED RELIEF)
 - BUILDING COVERAGE - 45% MAX. REQUIRED
 - LOT C: 63% PROVIDED (18% REQUESTED RELIEF)





NOTES

Lot A (Existing Mansion Lot)				
	R-1	Dimensional Standard R-1	Proposed	Relief Granted
Minimum Lot Area (SF)	5,000	5,000	18,976	NA
Minimum Lot Width	50'	50'	182.55'	NA
Maximum Building Height	40', not to exceed 3 stories	40'	<40' (3 stories-existing)	NA
Dwelling Units	1	1	1	NA
Rear yard setbacks	30'	30'	12.2'	17.8'
Side yard setbacks	10'	10'	12'	NA
Front Yard Build to Setbacks	existing	existing	no change	NA
Maximum Building Coverage	45%	45%	19.0%	NA
Maximum Impervious Surface Coverage - Front Yard	33%	33%	18%	NA
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	0%	NA
Total Maximum Impervious Surface Coverage	65%	65%	31%	NA
Total Minimum Previous Surface Coverage	1,000 SF	1,000 SF	12,000	NA

Lot B - Single Family House				
	R-1	Dimensional Standard R-1	Proposed	Relief Granted
Minimum Lot Area (SF)	5,000	5,000	77.00'	NA
Minimum Lot Width	50'	50'	77.00'	NA
Maximum Building Height	40', not to exceed 3 stories	40'	2 stories, <40'	NA
Dwelling Units	1	1	1	NA
Rear yard setbacks	30'	30'	30'	NA
Side yard setbacks	10'	10'	3.2'	6.8'
Front Yard Build to Setbacks	29.8' (+/-5')	29.8' (+/-5')	10.1'	14.5'
Maximum Building Coverage	45%	45%	35%	NA
Maximum Impervious Surface Coverage - Front Yard	33%	33%	0%	NA
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	0%	NA
Total Maximum Impervious Surface Coverage	65%	65%	43%	NA
Total Minimum Previous Surface Coverage	1,000 SF	1,000 SF	3,429 SF	NA

Lot C - Condo Building				
	R-3	Dimensional Standard R-1	Proposed	Relief Granted
Minimum Lot Area (SF)	5,000	5,000	5,006	NA
Minimum Lot Width	50'	50'	73.3'	NA
Maximum Building Height	40', not to exceed 3 stories	40'	3 stories, <40'	NA
Dwelling Units	1	1	3	3 DU's granted through dimensional variance per January 20 CPC Hearing
Rear yard setbacks	30'	30'	4.7'	25.3'
Side yard setbacks	10'	10'	1.5'	8.5'
Front Yard Build to Setbacks	0'	0'	0'	0'
Maximum Building Coverage	45%	45%	63%	18%
Maximum Impervious Surface Coverage - Front Yard	33%	33%	21%	NA
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	0%	NA
Total Maximum Impervious Surface Coverage	65%	65%	64%	NA
Total Minimum Previous Surface Coverage	1,000 SF	1,000 SF	1,394	NA

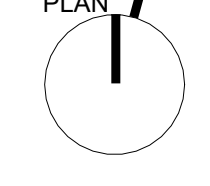
No.	Description	Date



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 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

Consultant
 Project PROPERTIES AT ANGELL STREET
 64 ANGELL ST. / 50 PROSPECT ST. PROVIDENCE, RI
 Title COMPOSITE SITE PLAN

Scale 1/8" = 1'-0"
 Date 00.00.22
 Project Number
 Project Number



HDC 3.1

3/18/2026 12:34:07 PM

ANGELL ST - MANSION

HISTORIC DISTRICT COMMISSION REVIEW

64 ANGELL ST. PROVIDENCE, RI



HDC DRAWING LIST		
SHEET NO.	SHEET NAME	HDC REVIEW 03.08.26
HDC 0.0	HISTORIC DISTRICT COVER	•
HDC 1.1	HISTORIC DISTRICT COMMISSION REVIEW - FIRST FLOOR KEY PLANS	•
HDC 1.2	HISTORIC DISTRICT COMMISSION REVIEW - SECOND FLOOR KEY PLANS	•
HDC 1.3	HISTORIC DISTRICT COMMISSION REVIEW - ATTIC/THIRD FLOOR KEY PLAN	•
HDC 1.4	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS SOUTH	•
HDC 1.5	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS WEST	•
HDC 1.6	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS NORTH	•
HDC 1.7	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS EAST	•
HDC 1.8	HISTORIC DISTRICT COMMISSION REVIEW - WINDOW & DOOR ELEVATIONS & DETAILS	•
HDC 1.9	HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS	•
HDC 1.10	HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS	•
HDC 1.11	HISTORIC DISTRICT COMMISSION REVIEW - DOOR ELEVATIONS & DETAILS	•
HDC 1.12	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR DETAILS	•

HISTORIC DISTRICT COMMISSION NOTES:

ALL EXTERIOR ELEMENTS WILL REQUIRE SOME LEVEL OF REPAIR DUE TO AGE AND WEATHERING/ROT OF MATERIALS. WHENEVER POSSIBLE EXTERIOR ELEMENTS SHALL BE REPAIRED AND PRESERVED. WHEN PRESERVATION IS NOT POSSIBLE, ELEMENTS SHALL BE RECREATED IN KIND.

- ALL WINDOWS SHALL BE REPLACED WITH ANDERSEN 400 SERIES WOOD WRIGHT EDITION. THEY SHALL BE DOUBLE HUNG WITH SIMULATED DIVIDED LITE MUNTINS THAT MATCH THE EXISTING MUNTIN/MULLION PATTERN.
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GENERAL CONTRACTOR / DEVELOPER

The PROVIDENCE ARCHITECTURE & BUILDING Co.
244 Weybosset Street
Providence, RI 02906

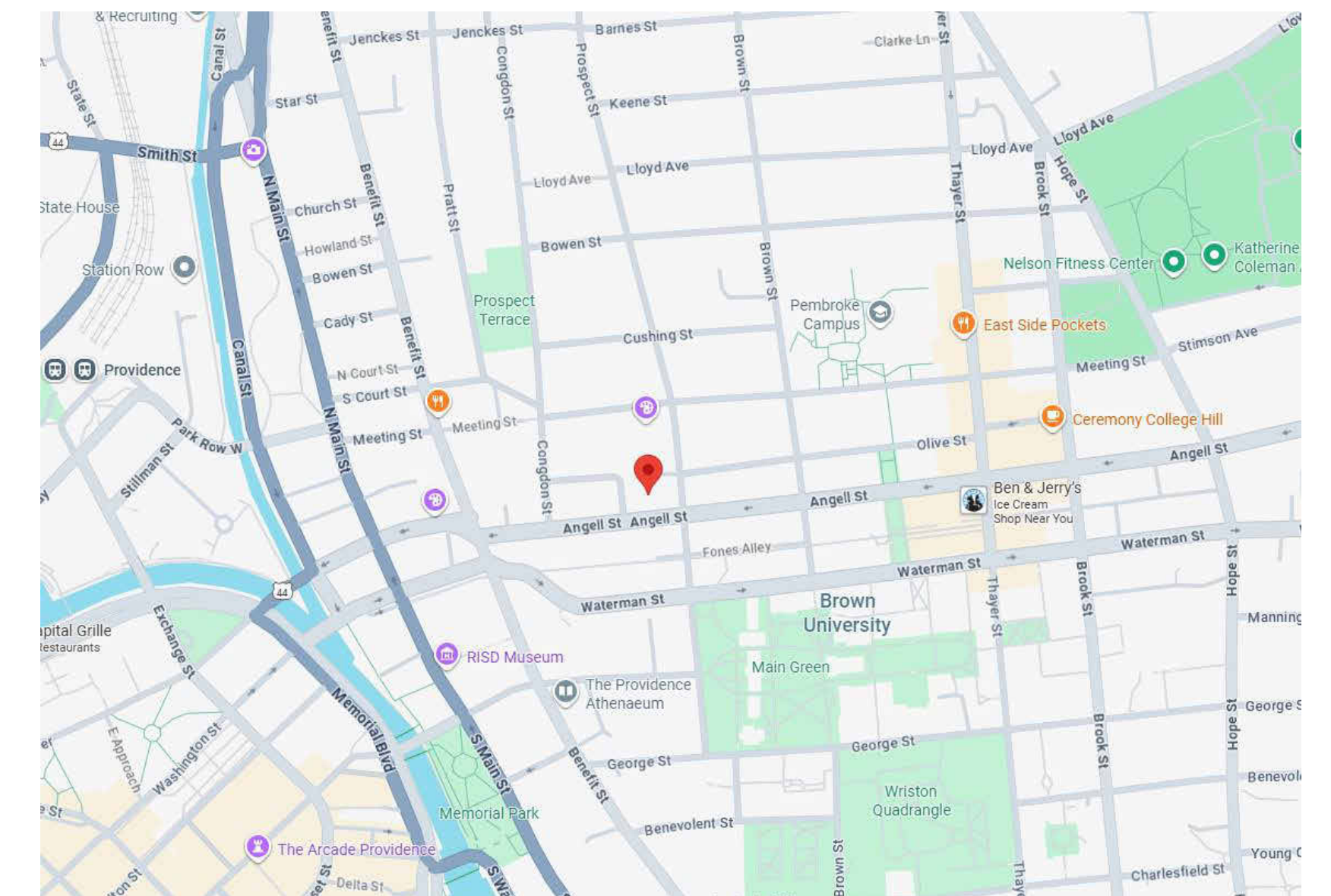
ARCHITECT

p l ā s design co.
51 Prospect Ave.
Norwood, MA 02062
617.645.0032

STRUCTURAL

Stone Fleet
225 Dyer Street
2nd Floor
Providence, RI 02903
401.585.8525

LOCATION MAP



plās design co.

PROJECT NO.

25-0009

NOTES

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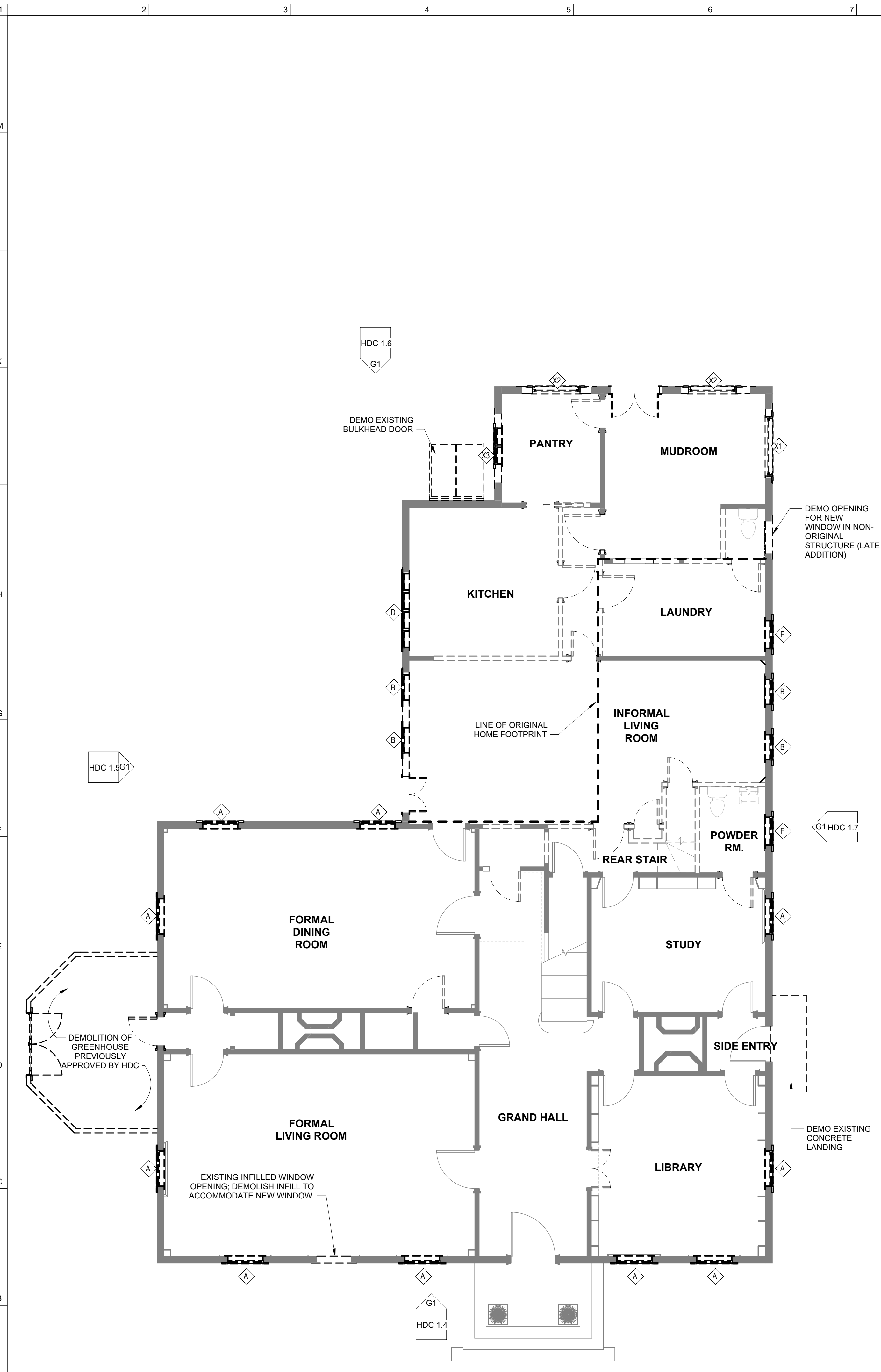
Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

Title **HISTORIC DISTRICT COMMISSION REVIEW - FIRST FLOOR KEY PLANS**

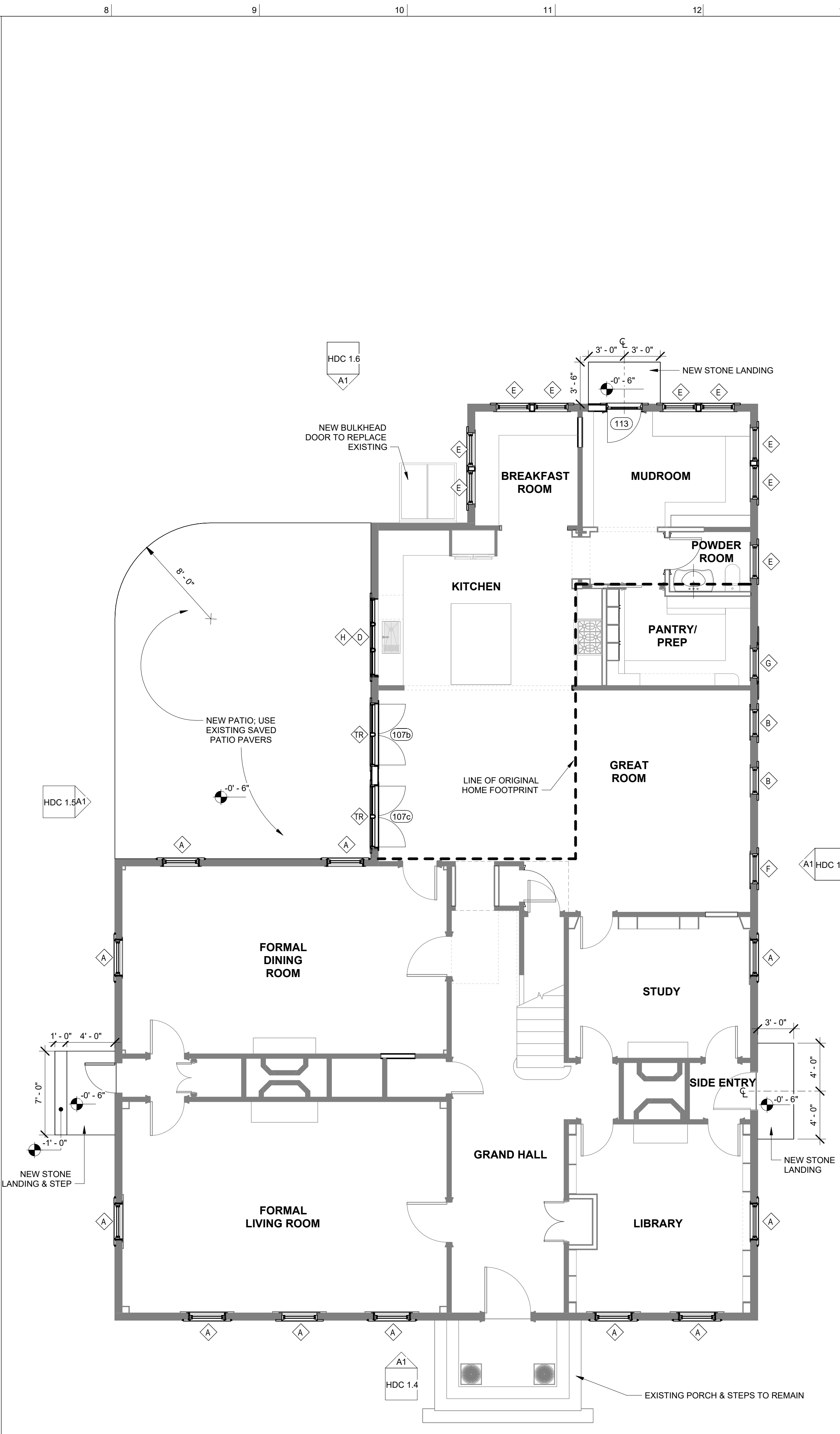
PLAN 

HDC 1.1

Scale	Date	Project Number
As indicated	03.09.26	25-0009

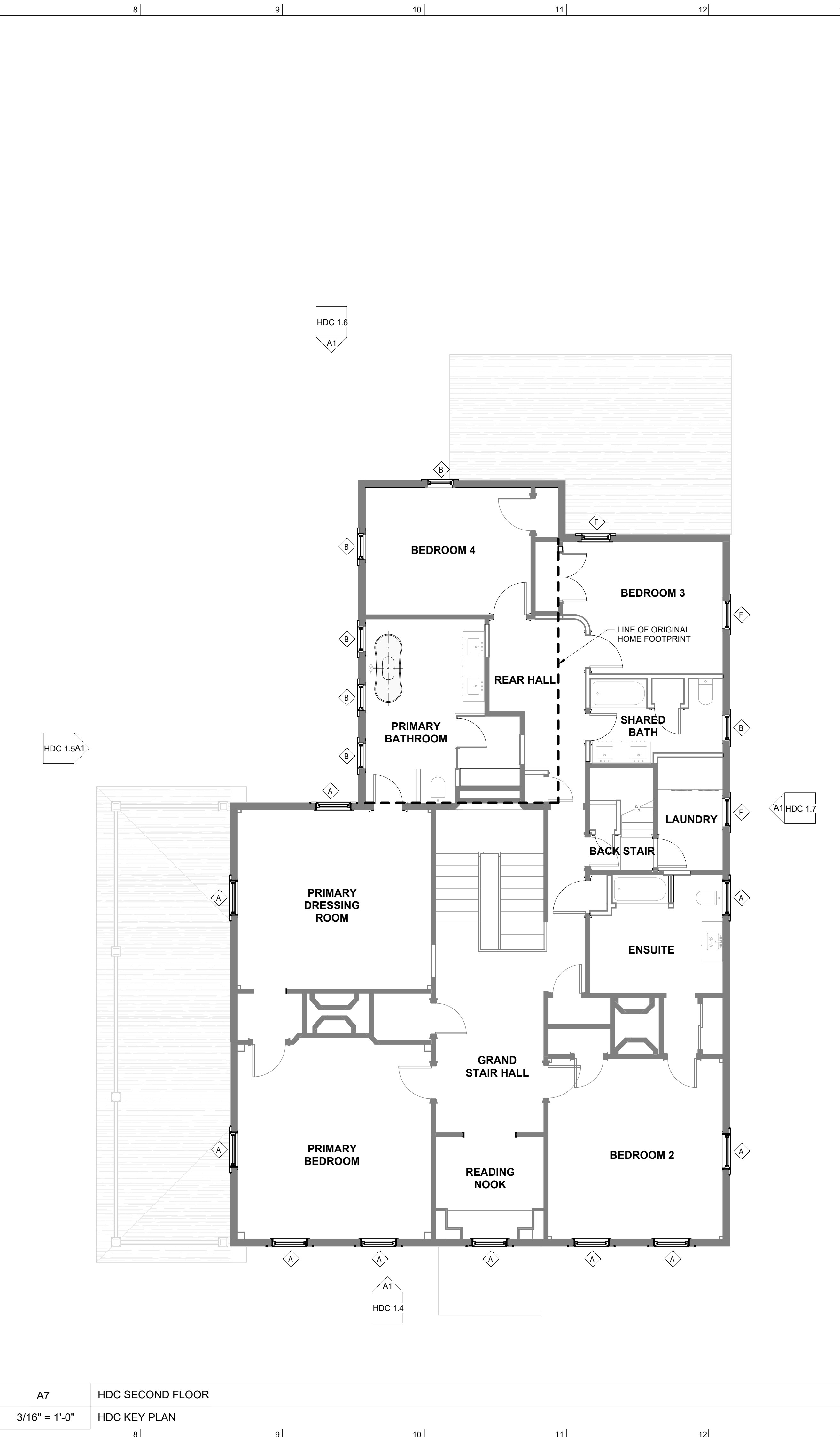
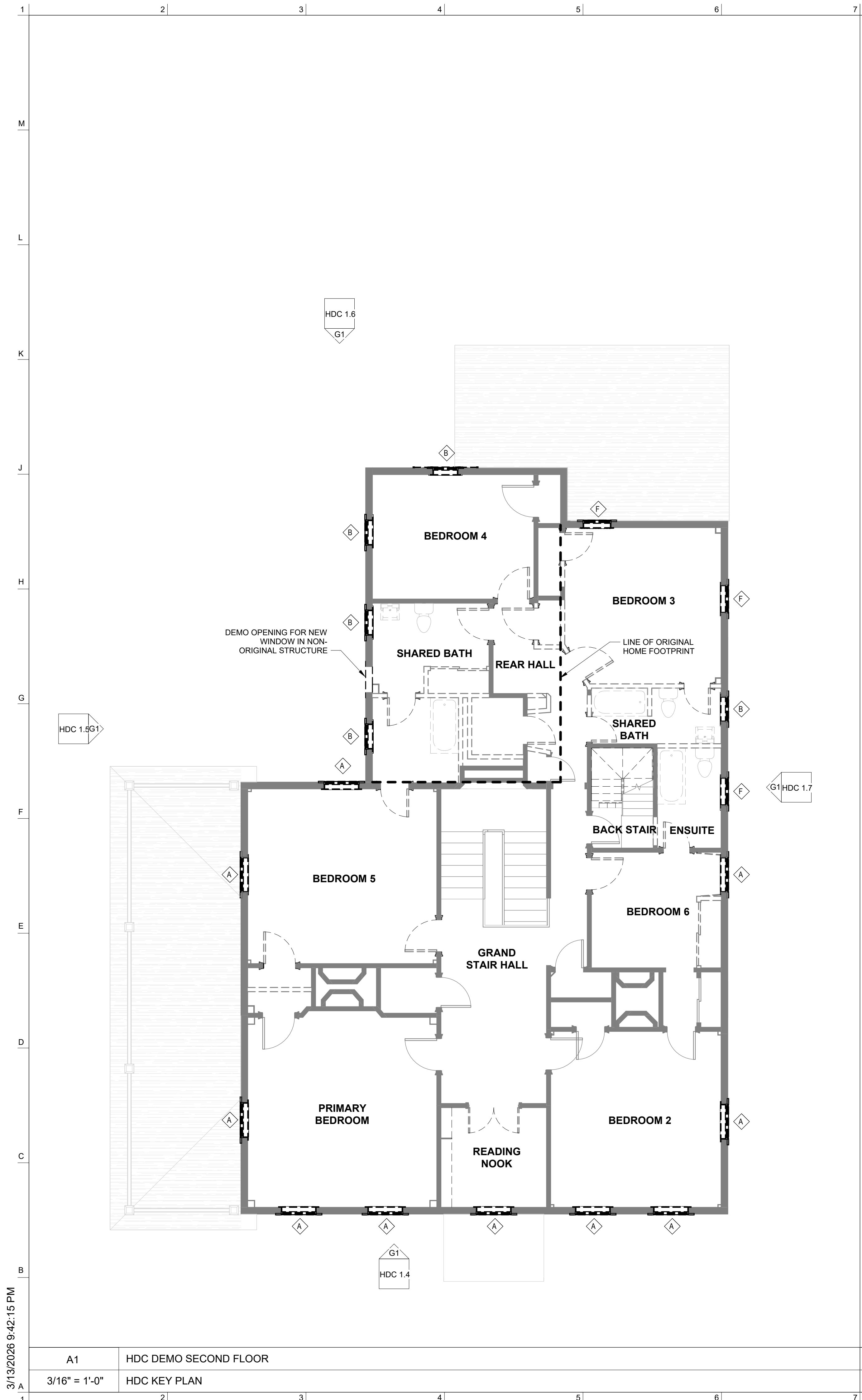


A1 HDC DEMO FIRST FLOOR PLAN
 3/16" = 1'-0" HDC KEY PLAN



A7 HDC FIRST FLOOR PLAN
 3/16" = 1'-0" HDC KEY PLAN

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NOTES

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Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

Title **HISTORIC DISTRICT COMMISSION REVIEW - SECOND FLOOR KEY PLAN**

PLAN

HDC 1.2

A1	HDC DEMO SECOND FLOOR	A7	HDC SECOND FLOOR
3/16" = 1'-0"	HDC KEY PLAN	3/16" = 1'-0"	HDC KEY PLAN
Scale	As indicated	Date	03.09.26
		Project Number	25-0009

3/13/2026 9:42:15 PM

NOTES

HISTORIC DISTRICT COMMISSION NOTES:

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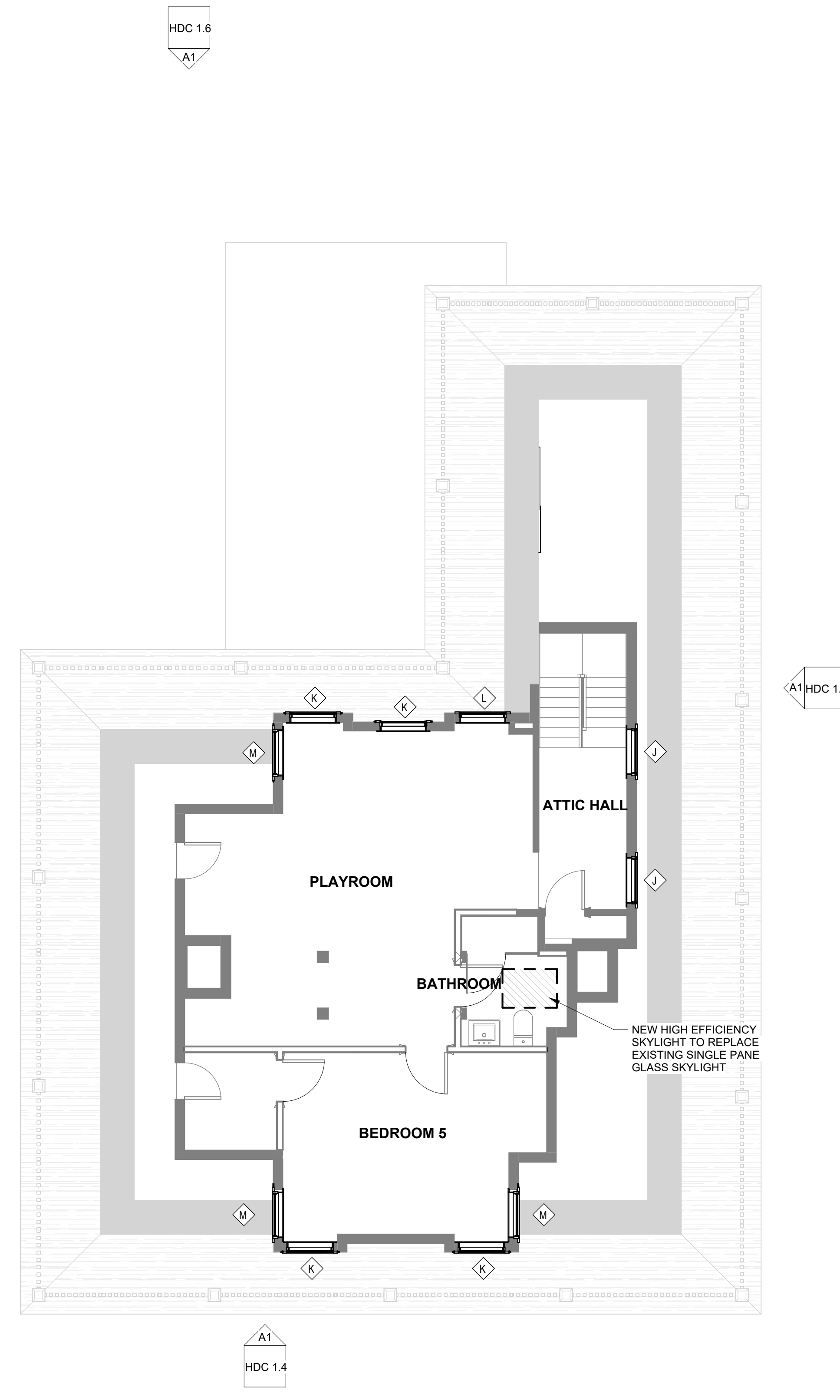
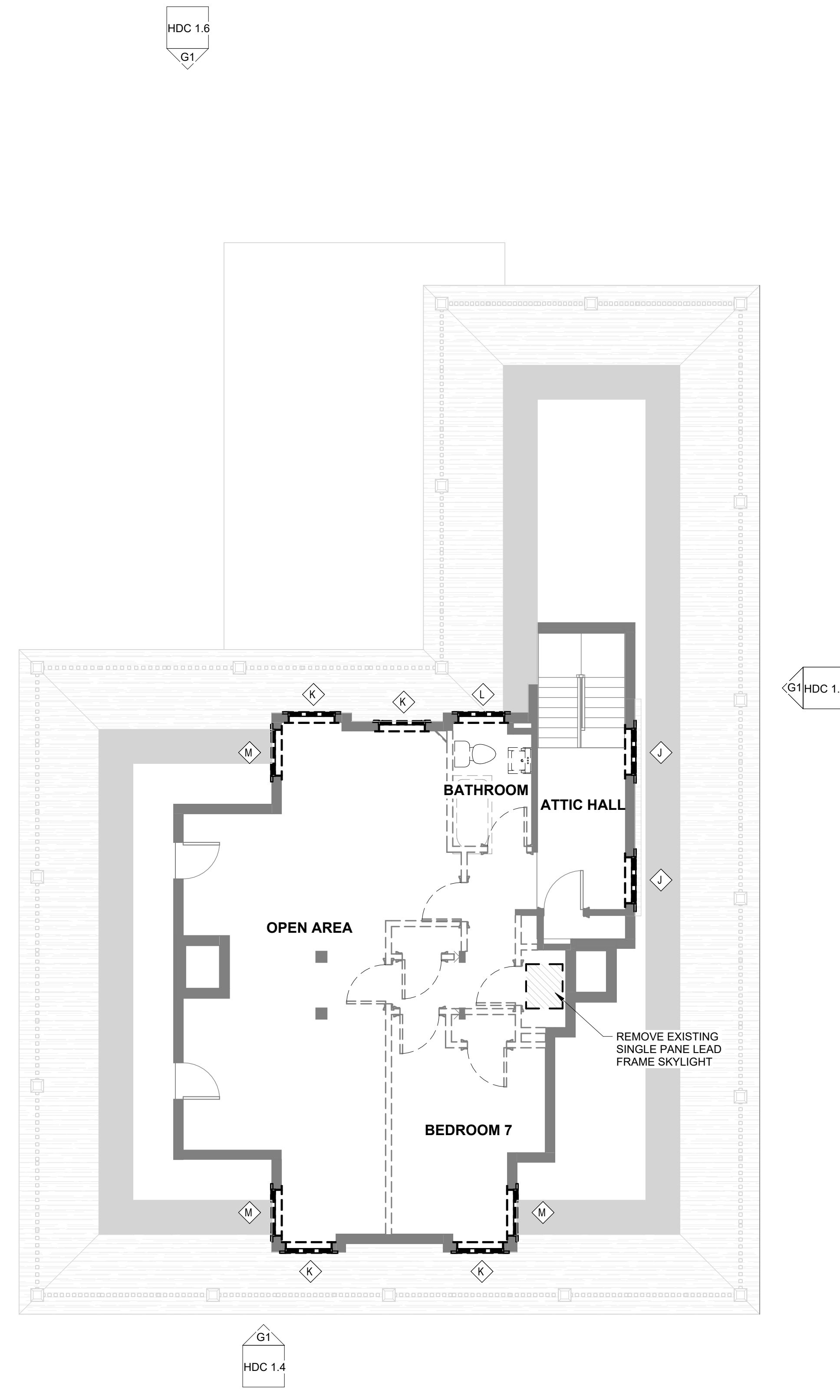
Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

Title **HISTORIC DISTRICT COMMISSION REVIEW - ATTIC/ THIRD FLOOR KEY PLAN**

PLAN 

HDC 1.3

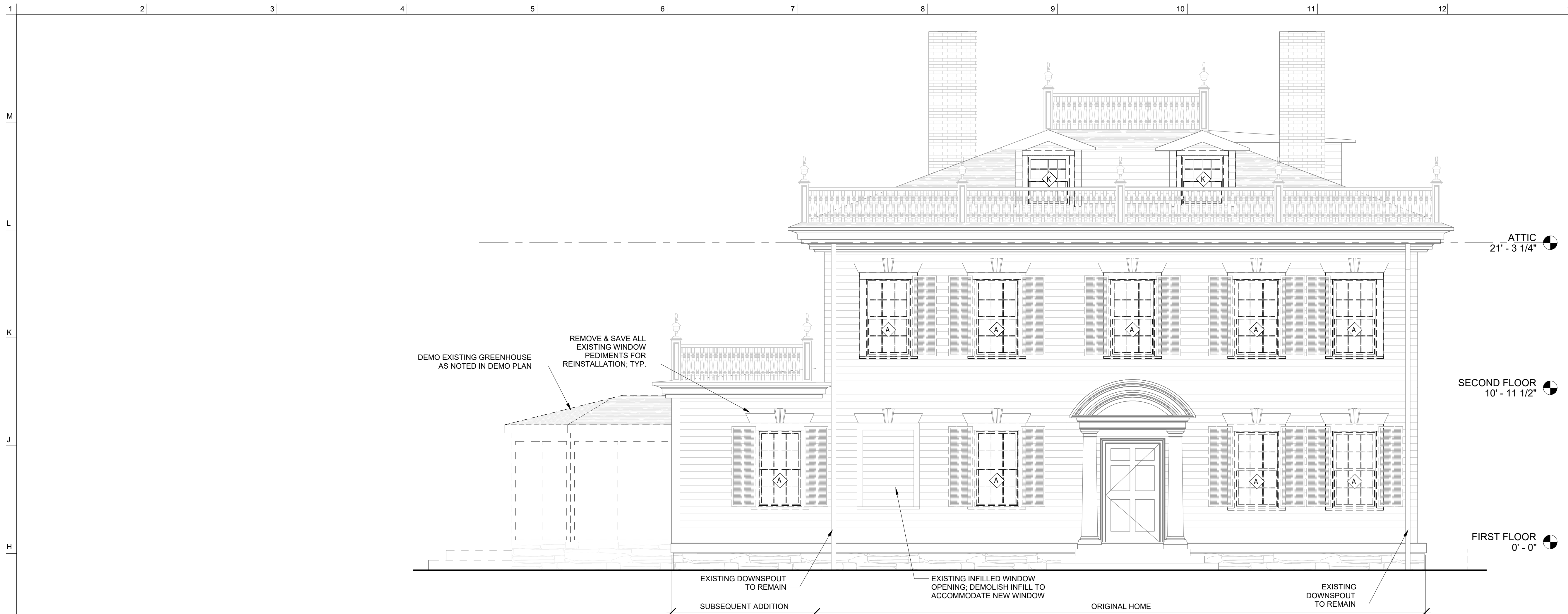
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As indicated	03.09.26	25-0009



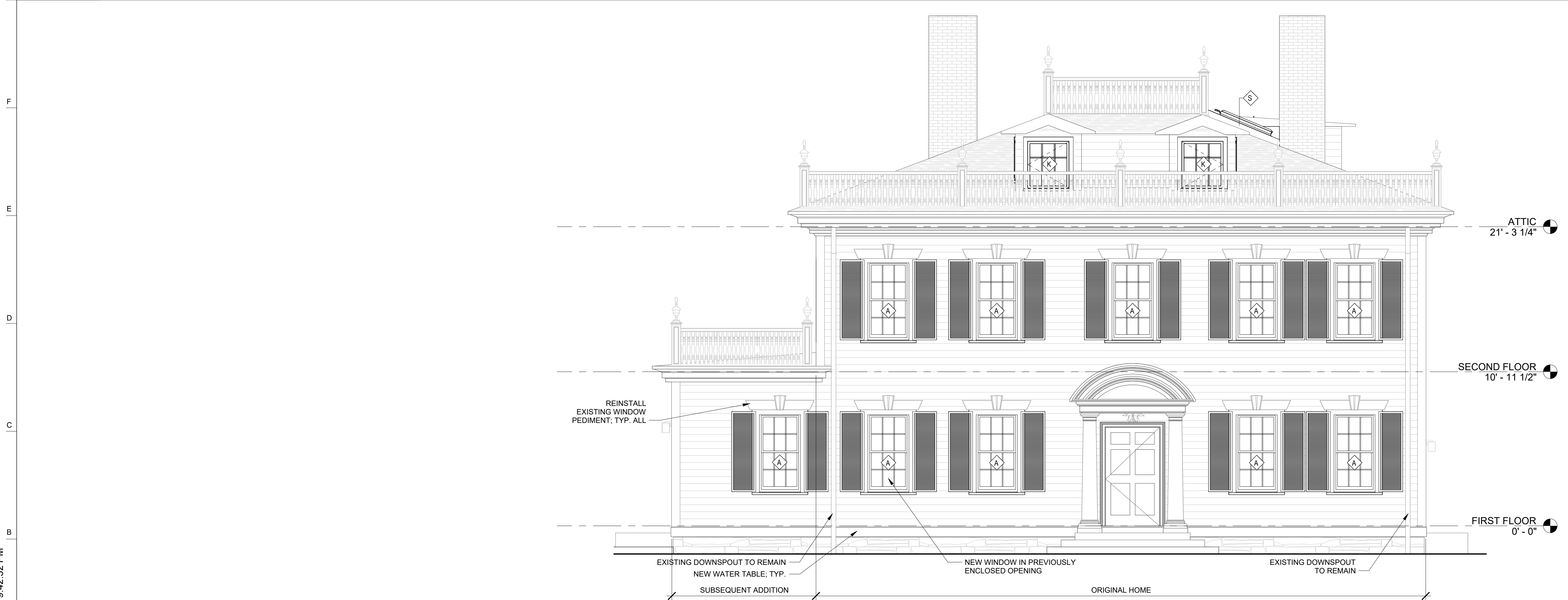
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A1	HDC DEMO ATTIC
3/16" = 1'-0"	ENLARGED PLAN

A7	HDC ATTIC
3/16" = 1'-0"	ENLARGED PLAN



G1 HDC DEMOLITION - SOUTH ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION



A1 HDC SOUTH ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION

NOTES

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No.	Description	Date

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Consultant

Project ANGELL ST - MANSION
 64 ANGELL ST. PROVIDENCE, RI

Title HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS SOUTH

HDC 1.4

Scale	Date	Project Number
1/4" = 1'-0"	03.09.26	25-0009

3/13/2026 9:42:32 PM

NOTES

HISTORIC DISTRICT COMMISSION NOTES:

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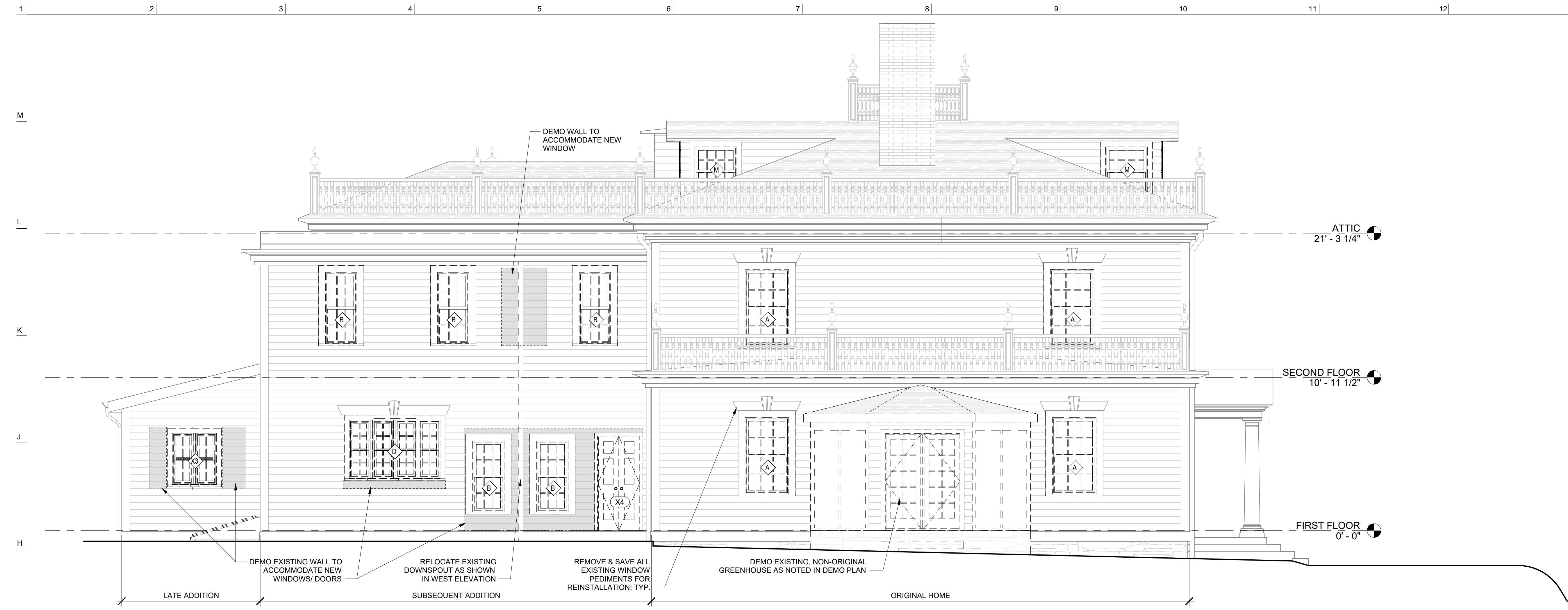
Consultant

Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

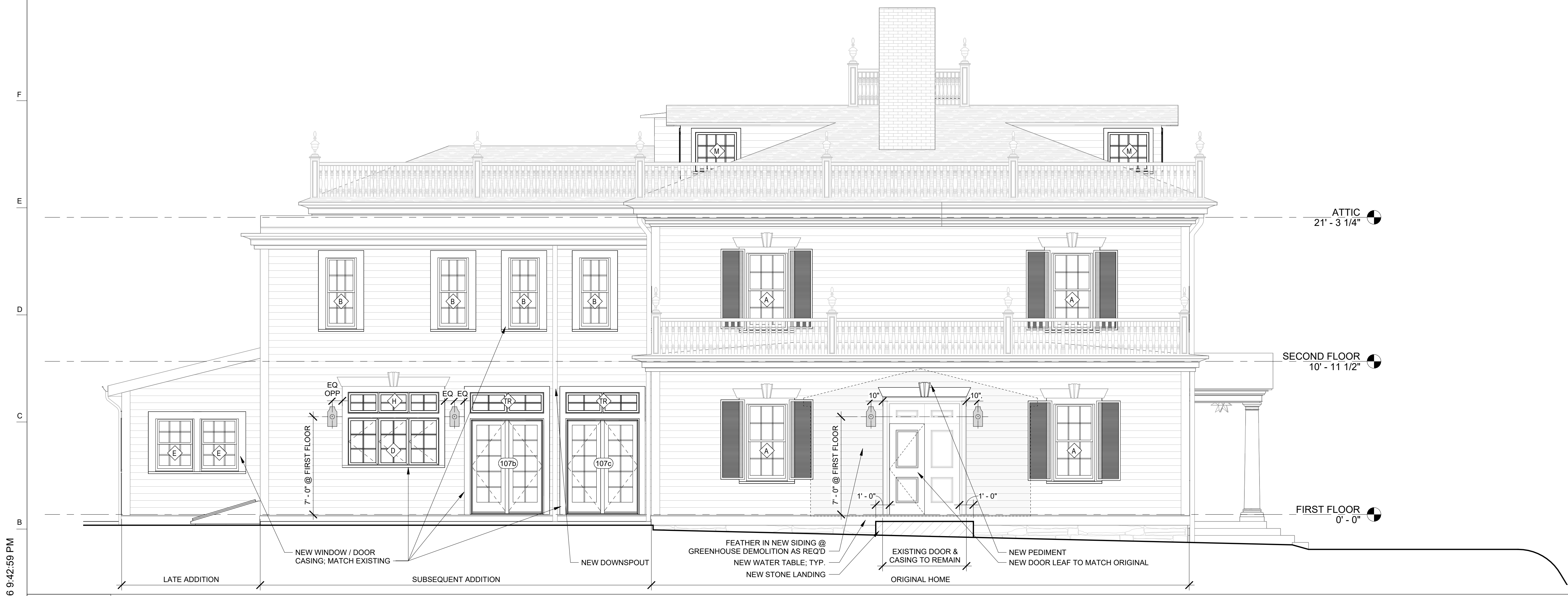
Title **HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS WEST**

HDC 1.5

Scale	Date	Project Number
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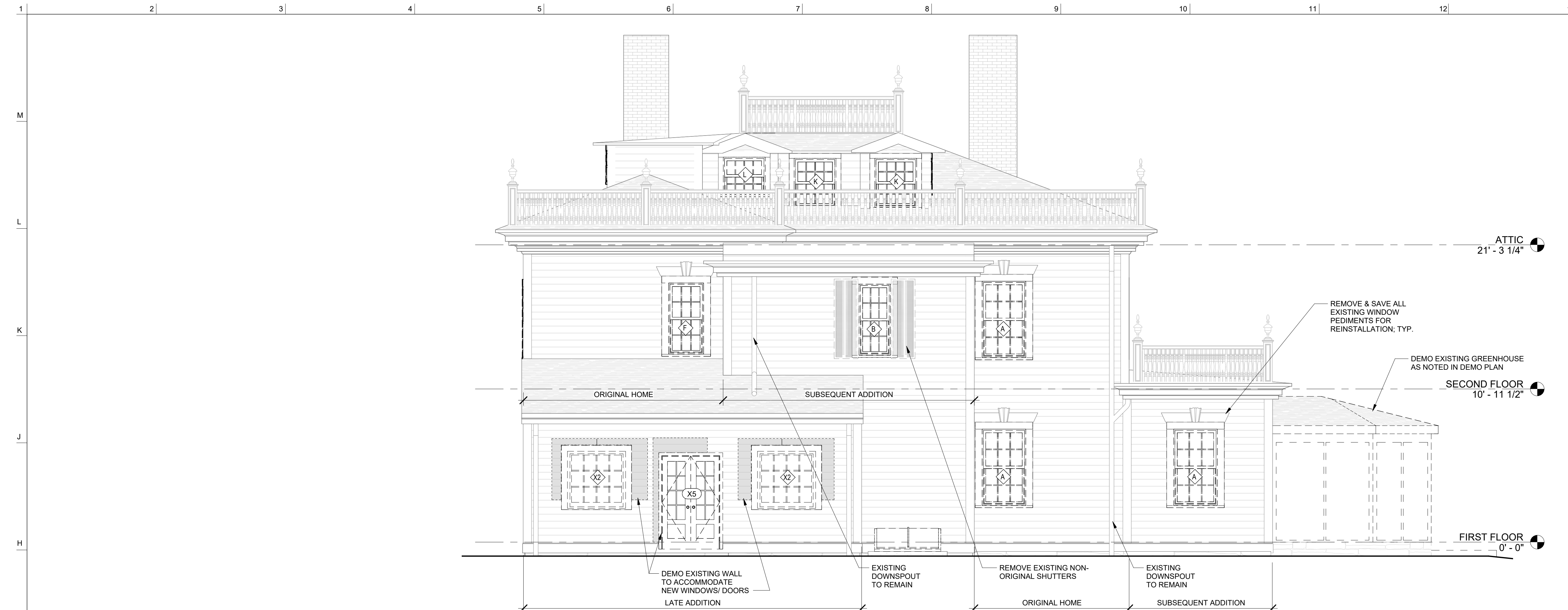


G1 HDC DEMOLITION - WEST ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION

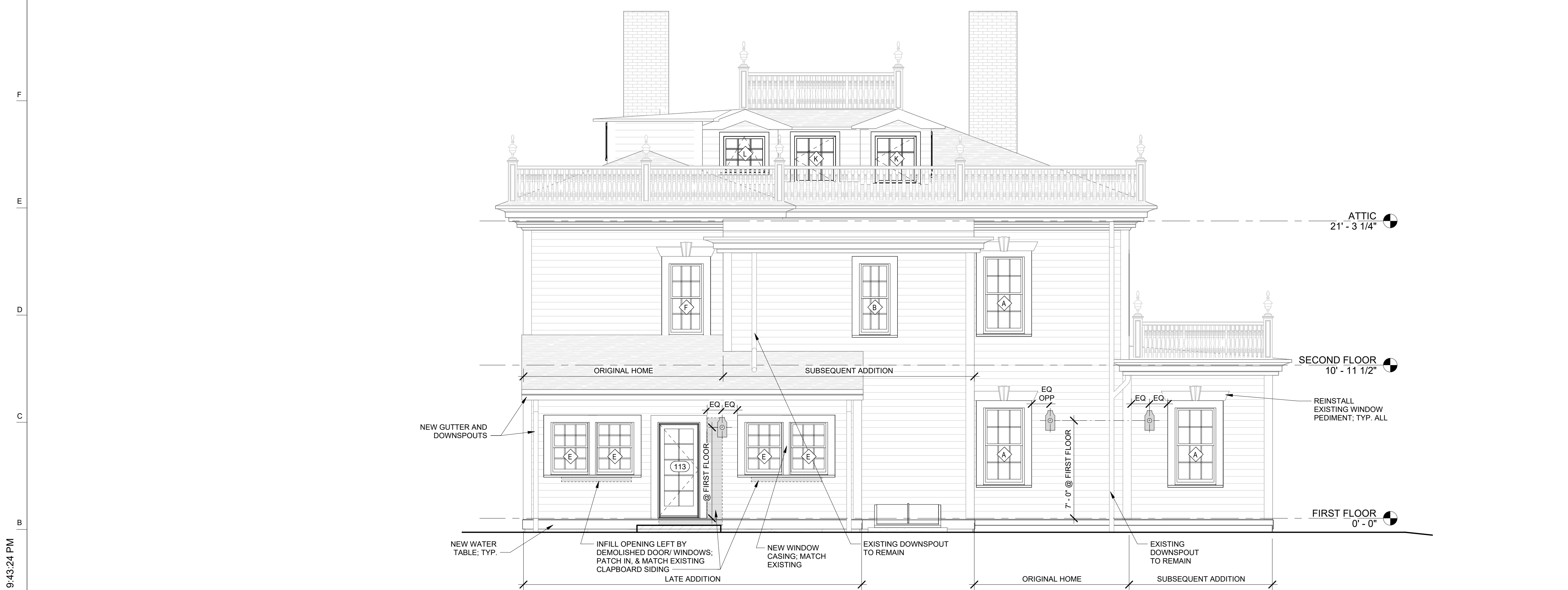


A1 HDC WEST ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION

3/13/2026 9:42:59 PM



G1 HDC DEMOLITION - NORTH ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION



A1 HDC NORTH ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION

NOTES

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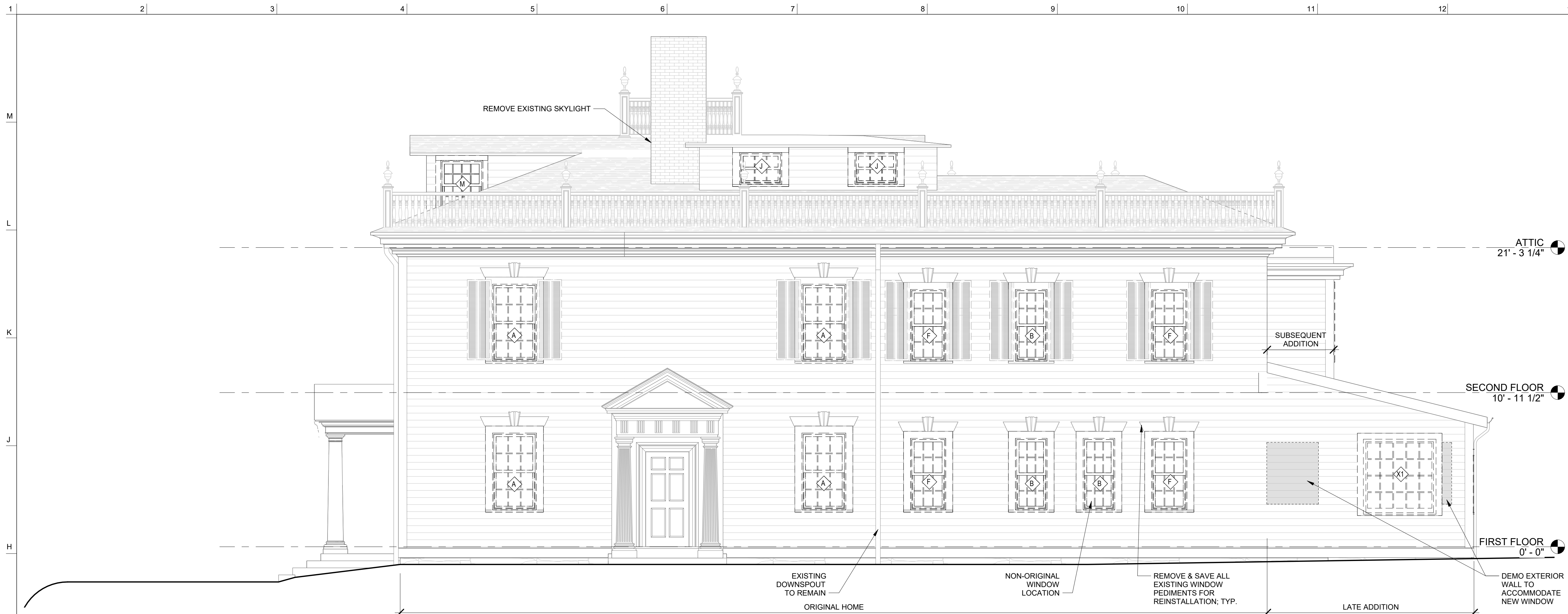
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 Norwood, MA 02062
 617.645.0032

Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

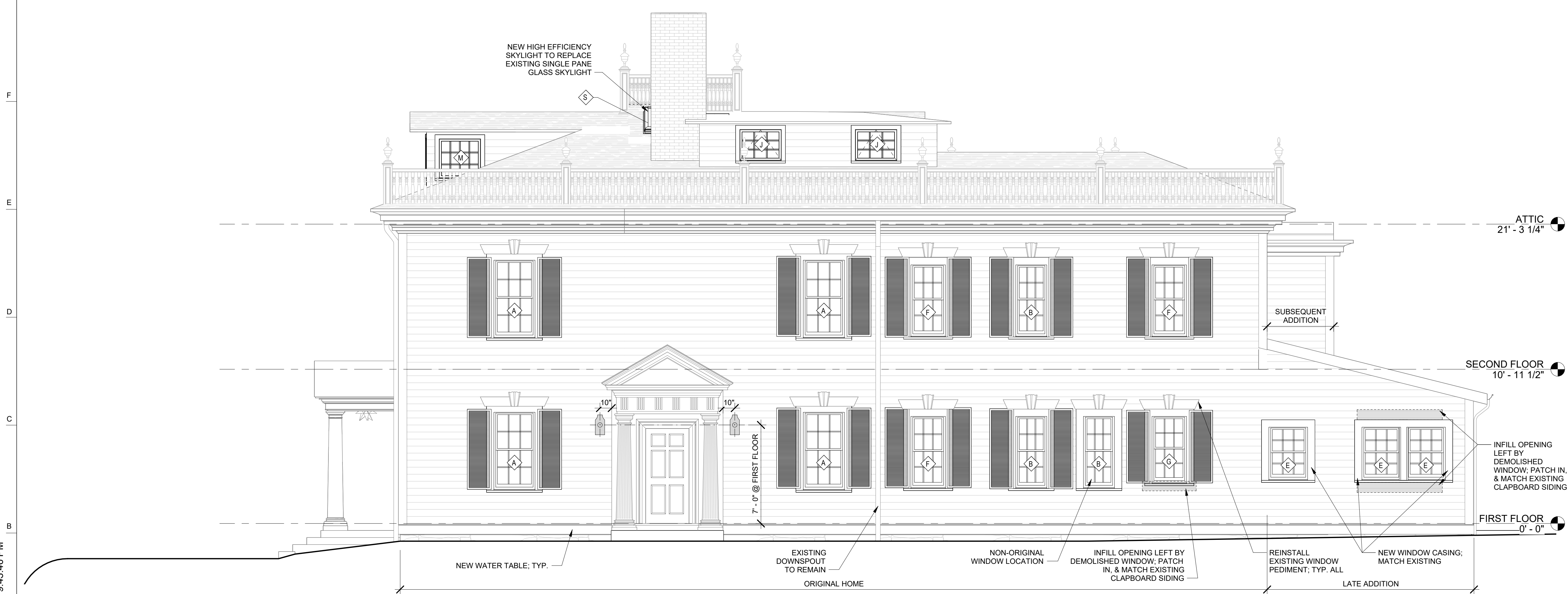
Title **HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS NORTH**

Scale	1/4" = 1'-0"	Project Number	25-0009
Date	03.09.26	HDC 1.6	

3/13/2026 9:43:24 PM



G1 HDC DEMOLITION - EAST ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION



A1 HDC EAST ELEVATION
 1/4" = 1'-0" EXTERIOR ELEVATION

NOTES

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No.	Description	Date

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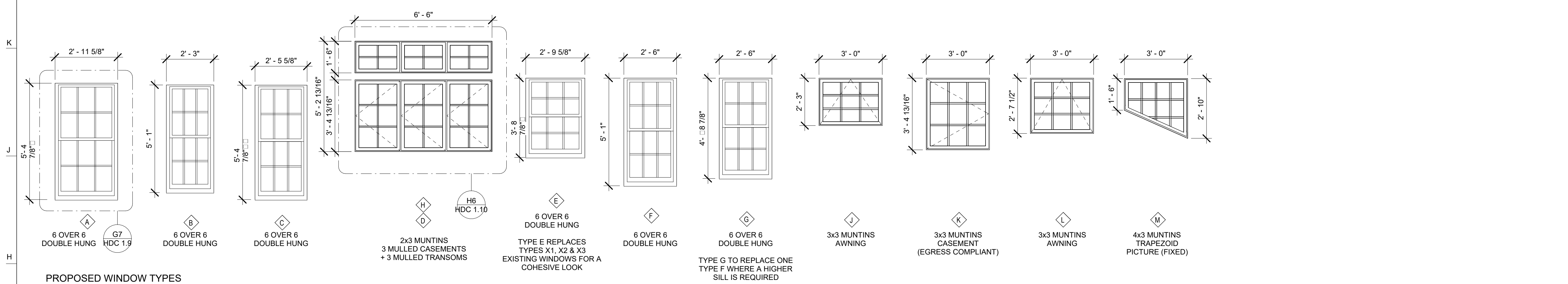
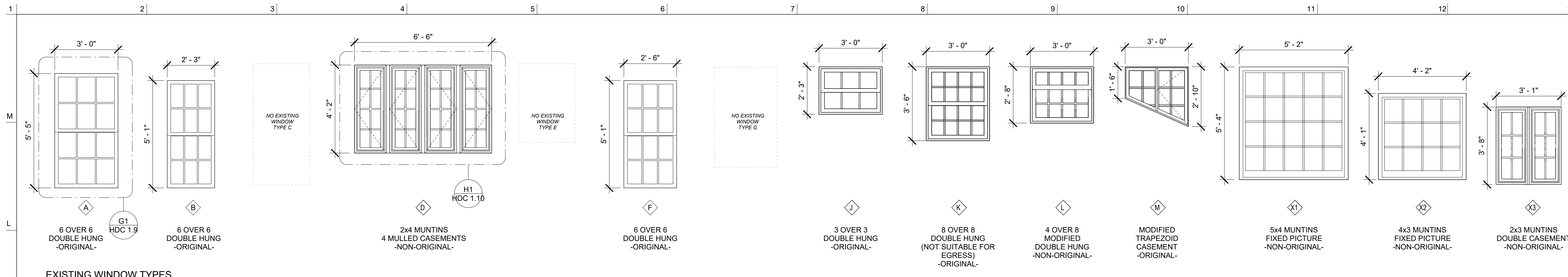
Project **ANGELL ST - MANSION**
 64 ANGELL ST. PROVIDENCE, RI

Title **HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS EAST**

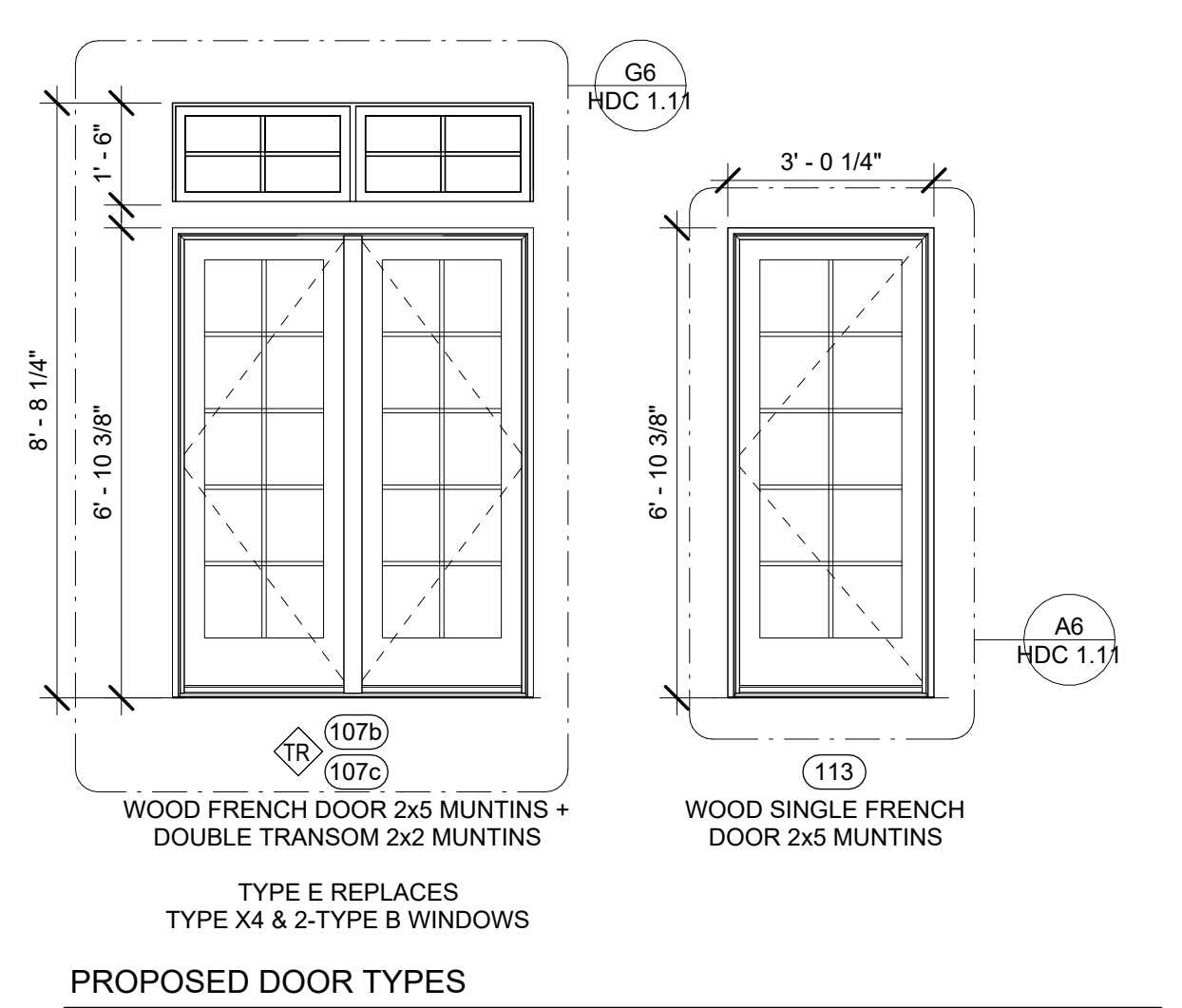
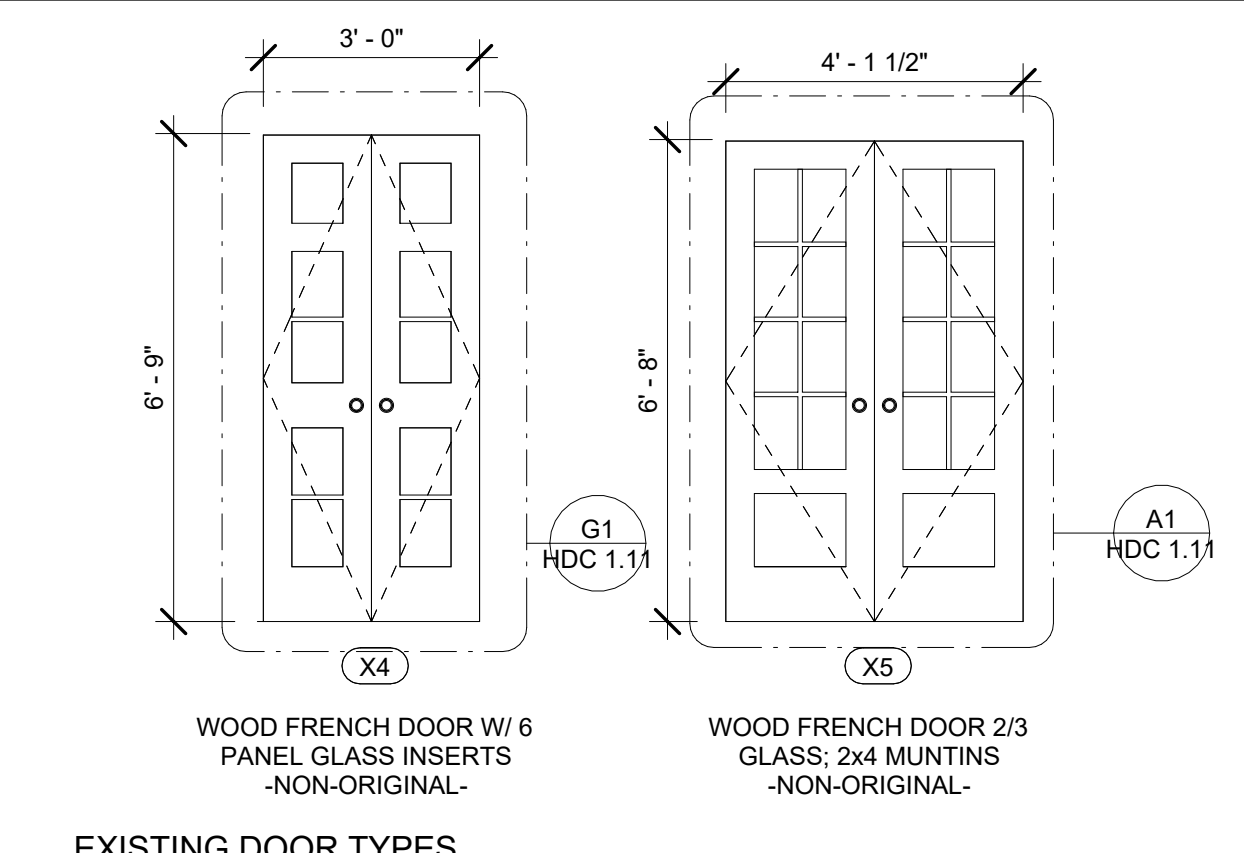
HDC 1.7

Scale	1/4" = 1'-0"	Date	03.09.26	Project Number	25-0009
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G1	HDC WINDOW ELEVATIONS
3/8" = 1'-0"	INTERIOR ELEVATION



A10	HDC DOOR ELEVATIONS
3/8" = 1'-0"	INTERIOR ELEVATION

NOTES

No.	Description	Date

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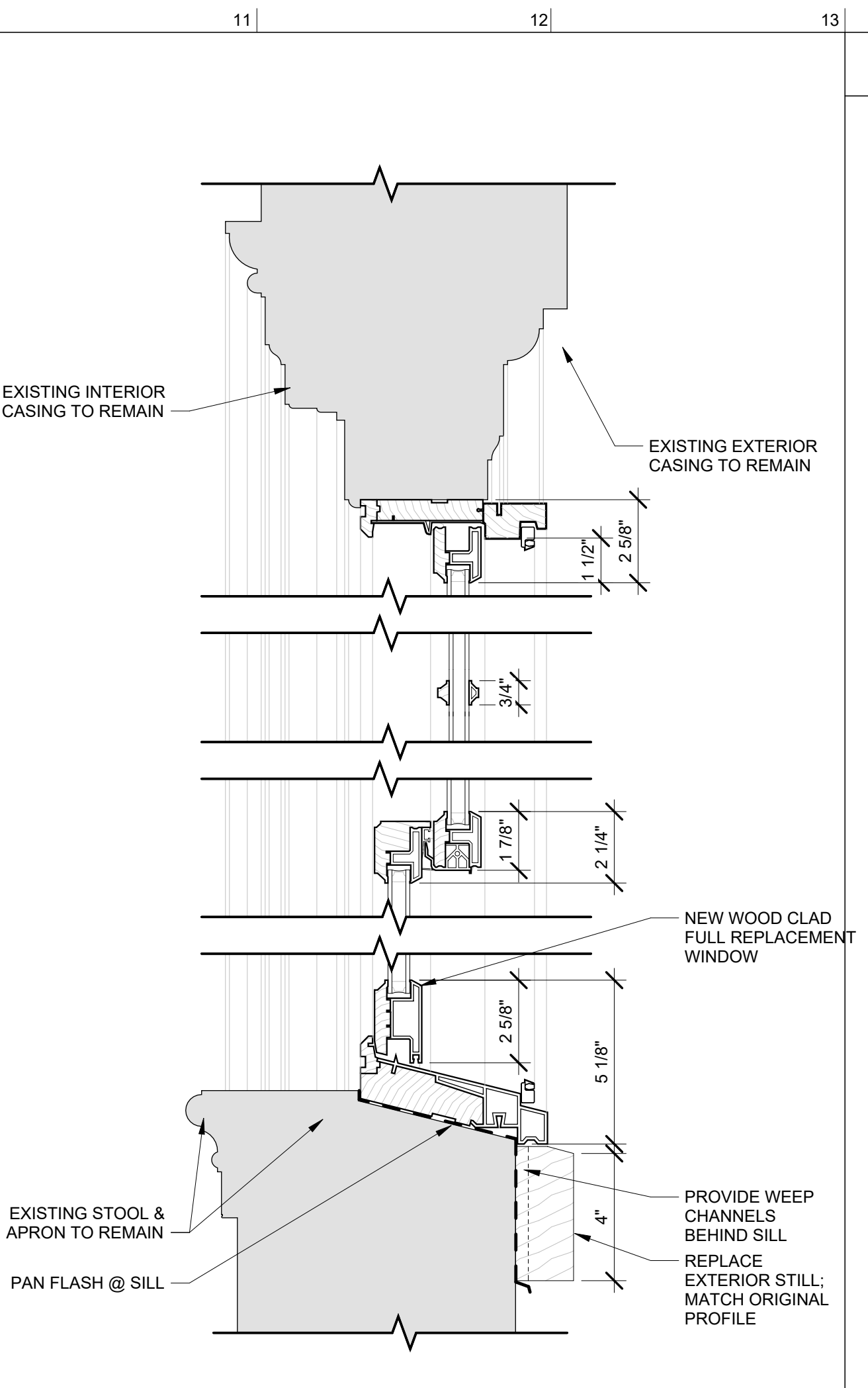
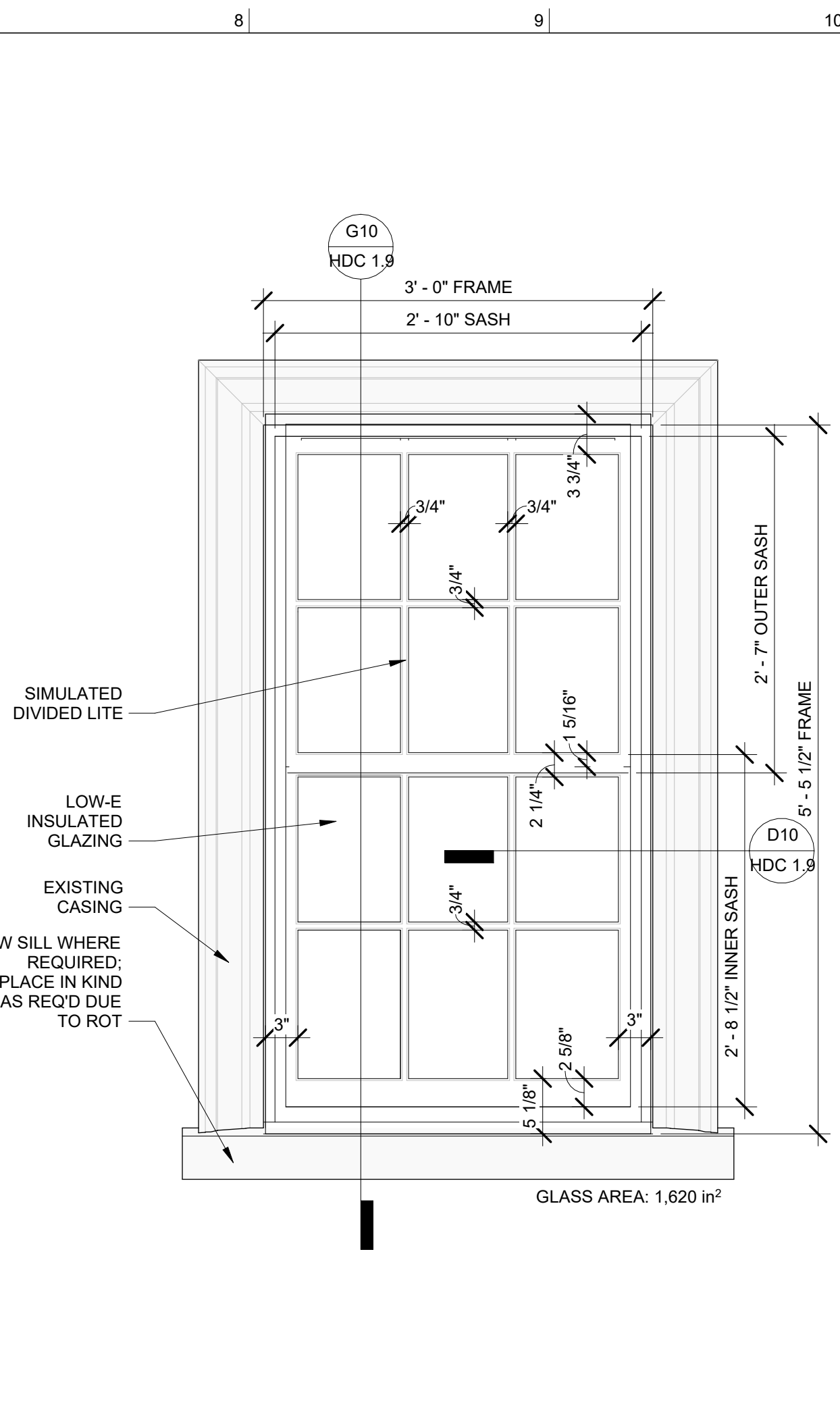
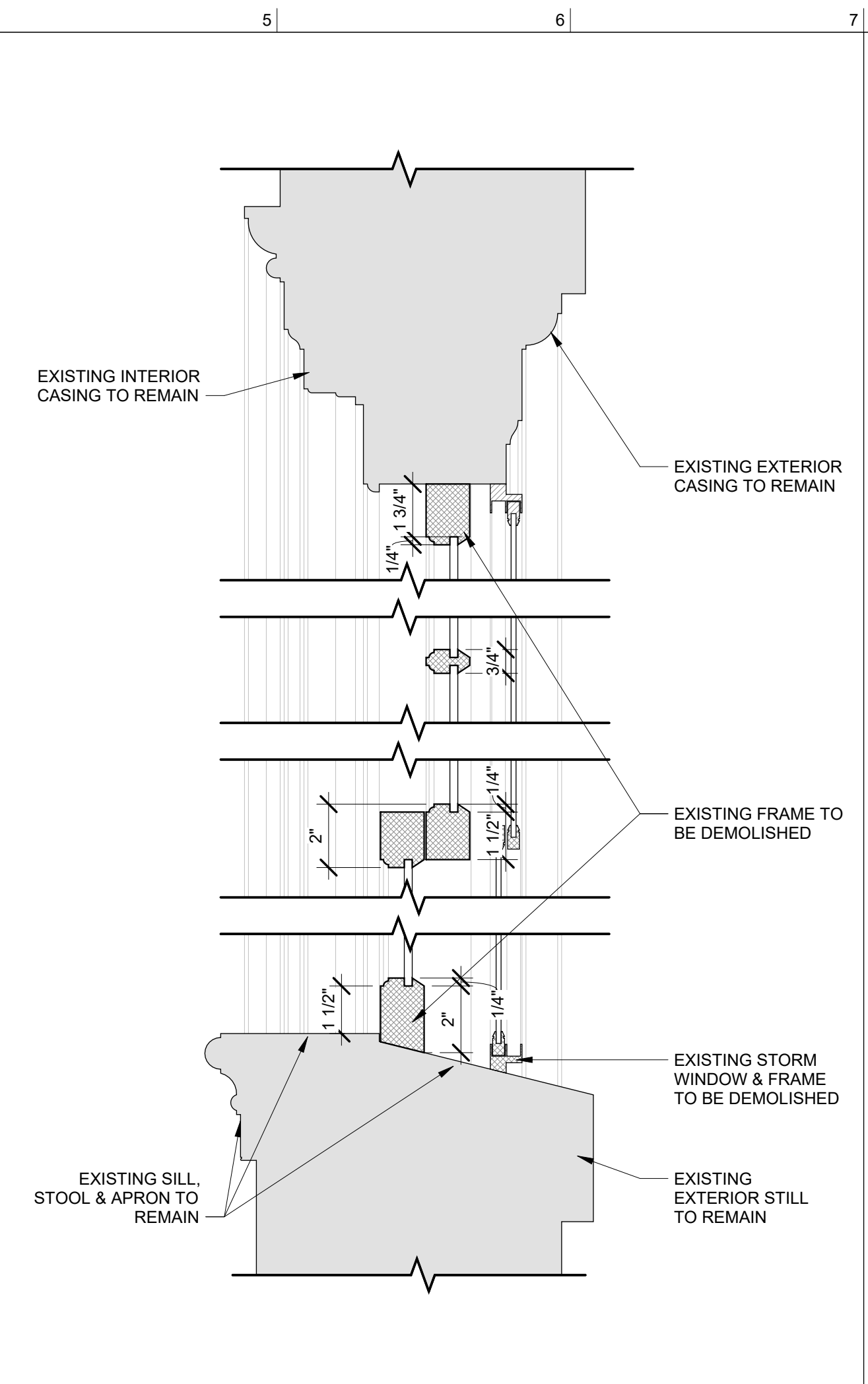
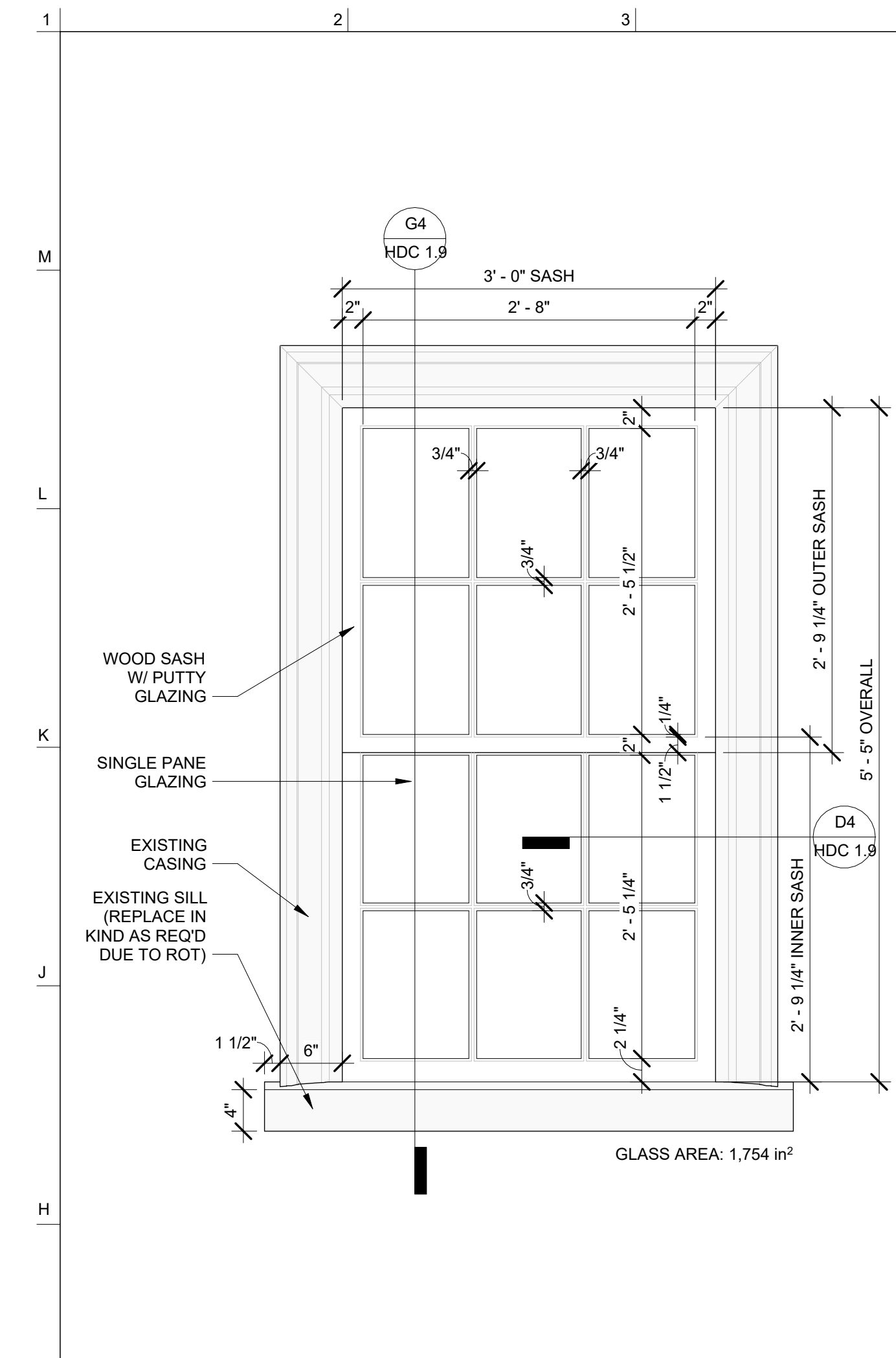
Project ANGELL ST - MANSION
 64 ANGELL ST. PROVIDENCE, RI

Title HISTORIC DISTRICT COMMISSION REVIEW - WINDOW & DOOR ELEVATIONS & DETAILS

HDC 1.8

Scale	Date	Project Number
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3/13/2026 9:43:47 PM

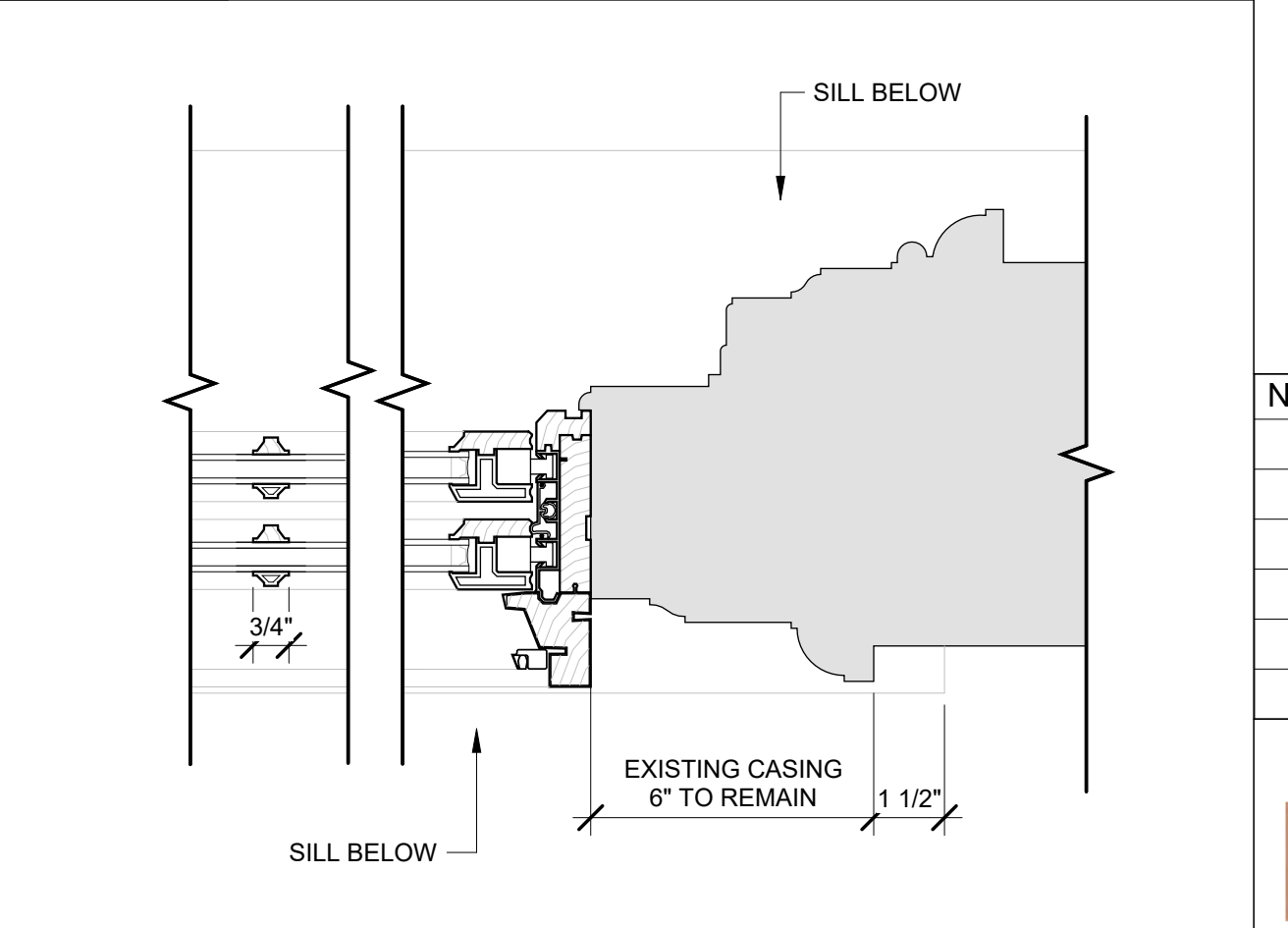
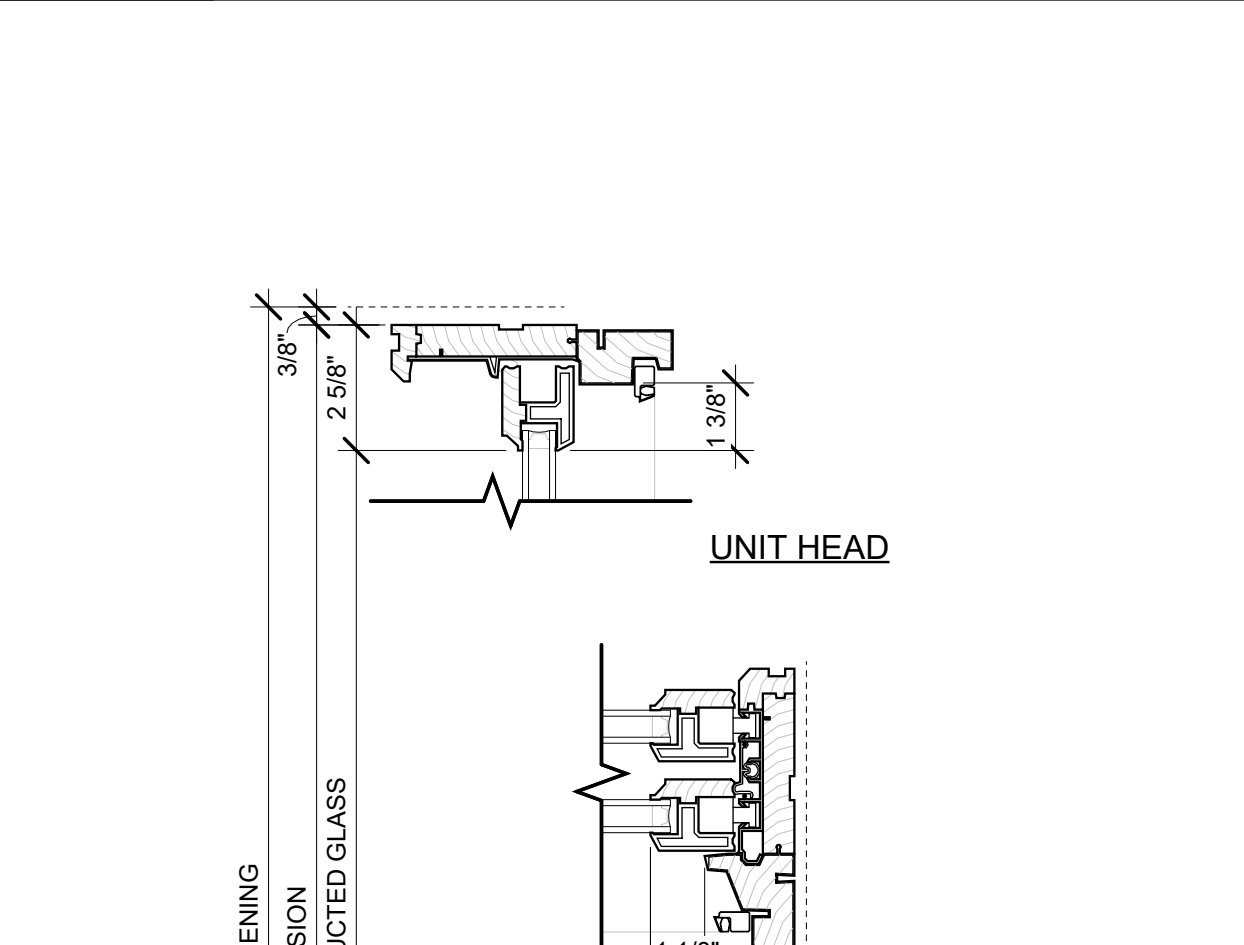
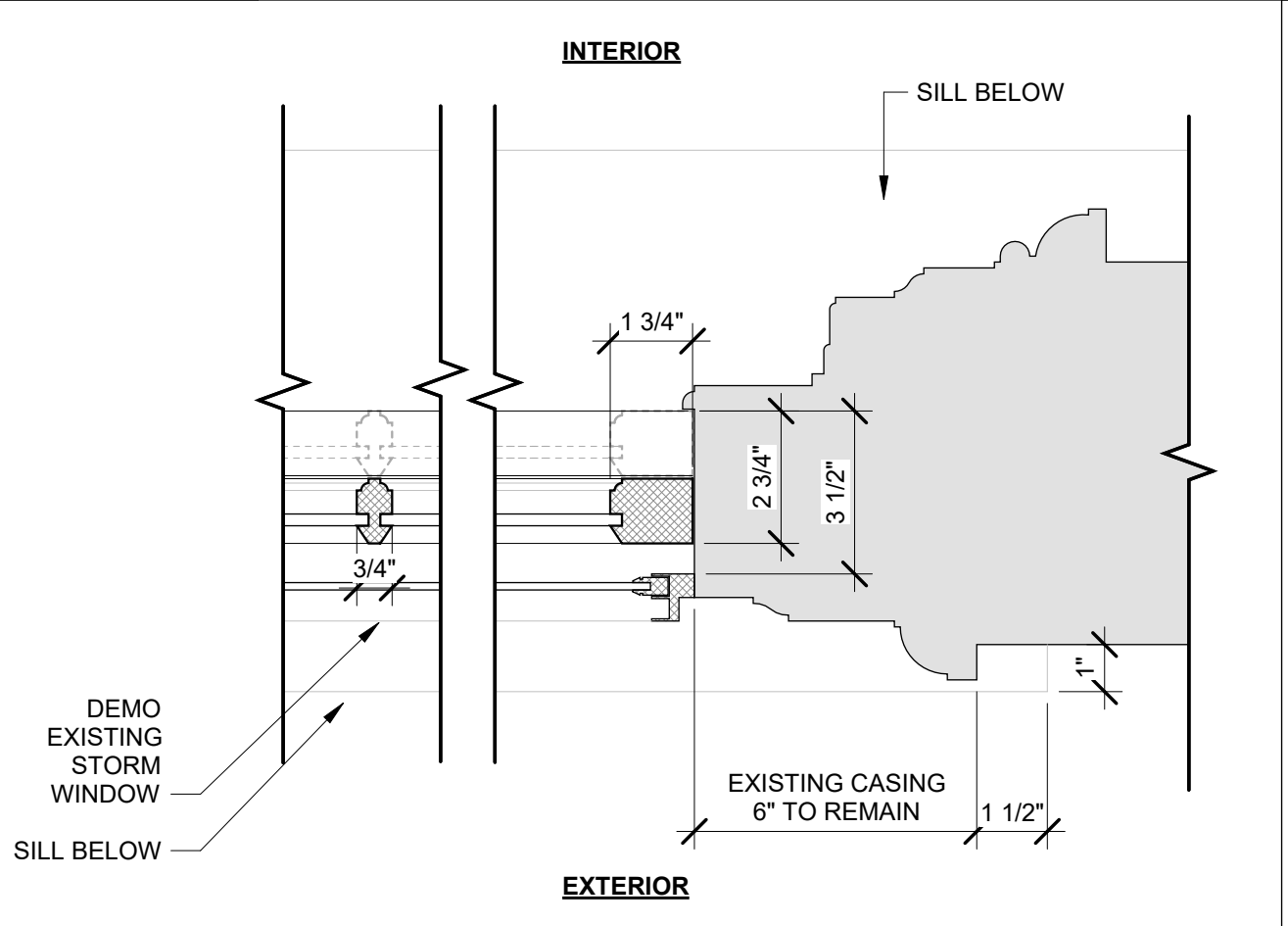


G1 EXISTING DOUBLE HUNG WINDOW
1" = 1'-0" ENLARGED WINDOW ELEVATION

G4 EXISTING DOUBLE HUNG WINDOW SECTION
3" = 1'-0" WINDOW DETAIL

G7 PROPOSED DOUBLE HUNG
1" = 1'-0" ENLARGED WINDOW ELEVATION

G10 PROPOSED DOUBLE HUNG WINDOW SECTION
3" = 1'-0" WINDOW DETAIL



D4 EXISTING DOUBLE HUNG PLAN DETAIL
3" = 1'-0" WINDOW DETAIL

D4 EXISTING DOUBLE HUNG PLAN DETAIL
3" = 1'-0" WINDOW DETAIL

A7 PROPOSED DOUBLE HUNG WINDOW UNIT DETAILS
3" = 1'-0" WINDOW DETAIL

D10 PROPOSED DOUBLE HUNG PLAN DETAIL
3" = 1'-0" WINDOW DETAIL

NOTES

No.	Description	Date

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Project ANGELL ST - MANSION
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Title HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS

HDC 1.9

Scale	Date	Project Number
As indicated	03.09.26	25-0009

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NOTES

No.	Description	Date

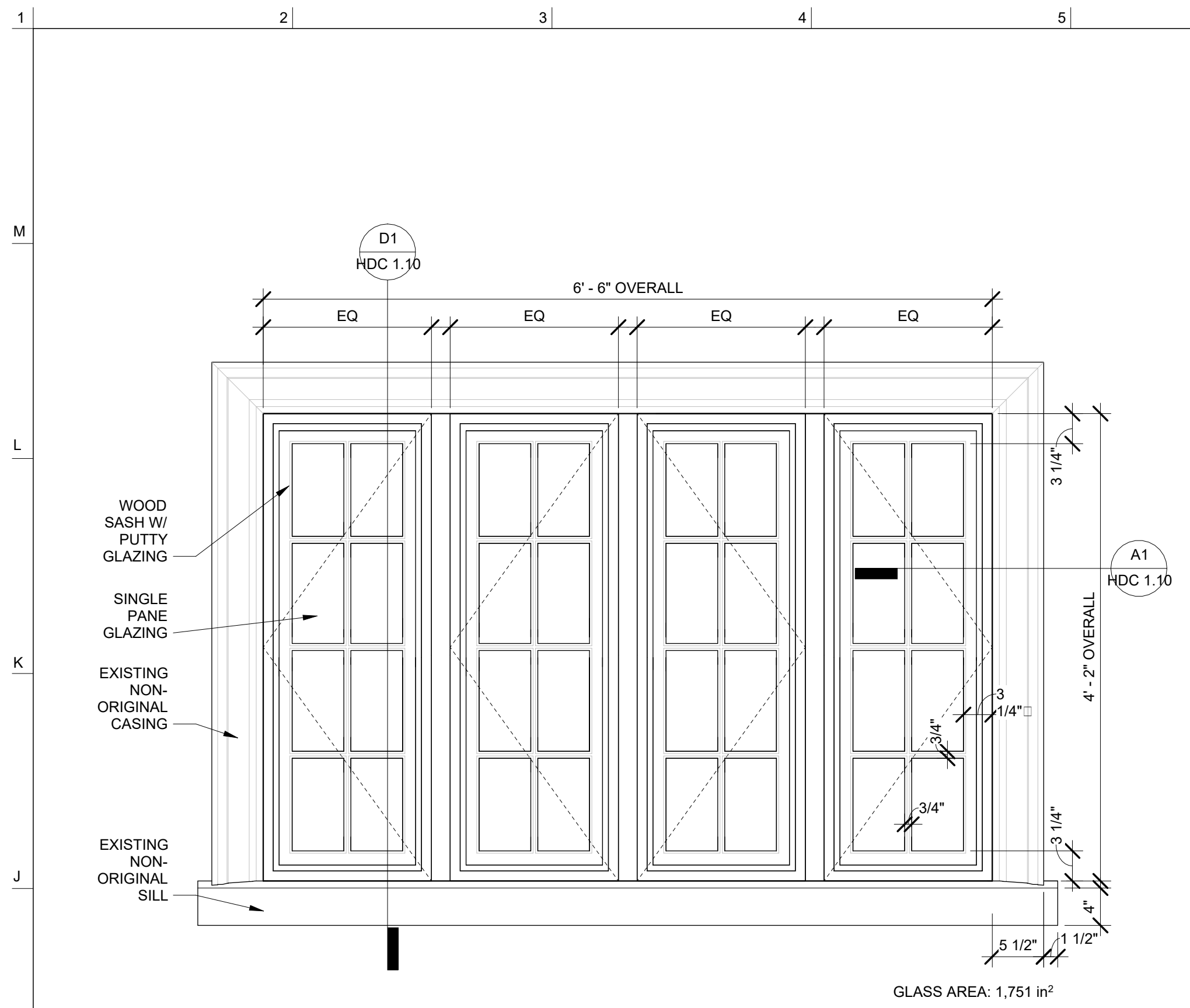
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 Project **ANGELL ST - MANSION**
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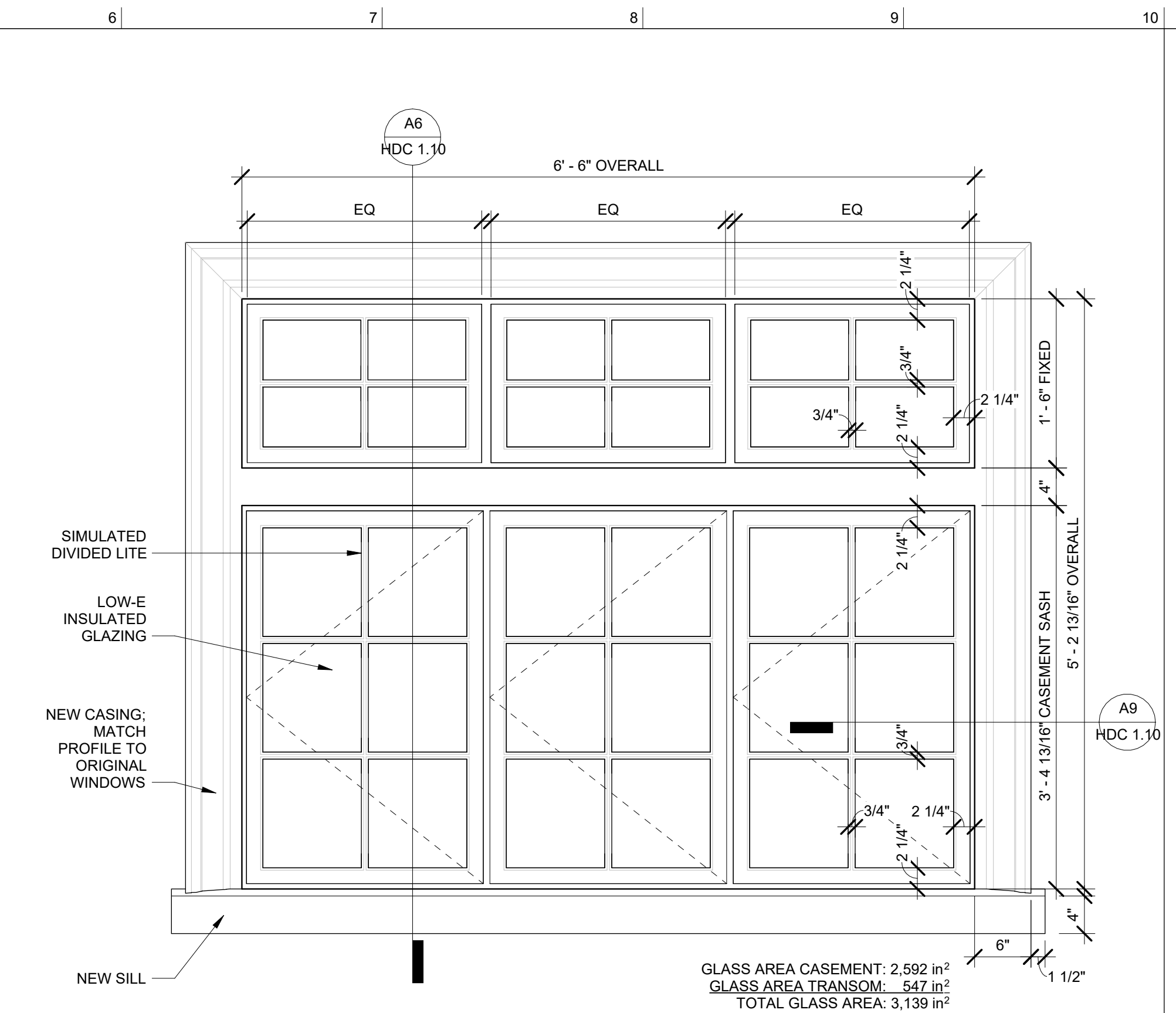
Title **HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS**

HDC 1.10

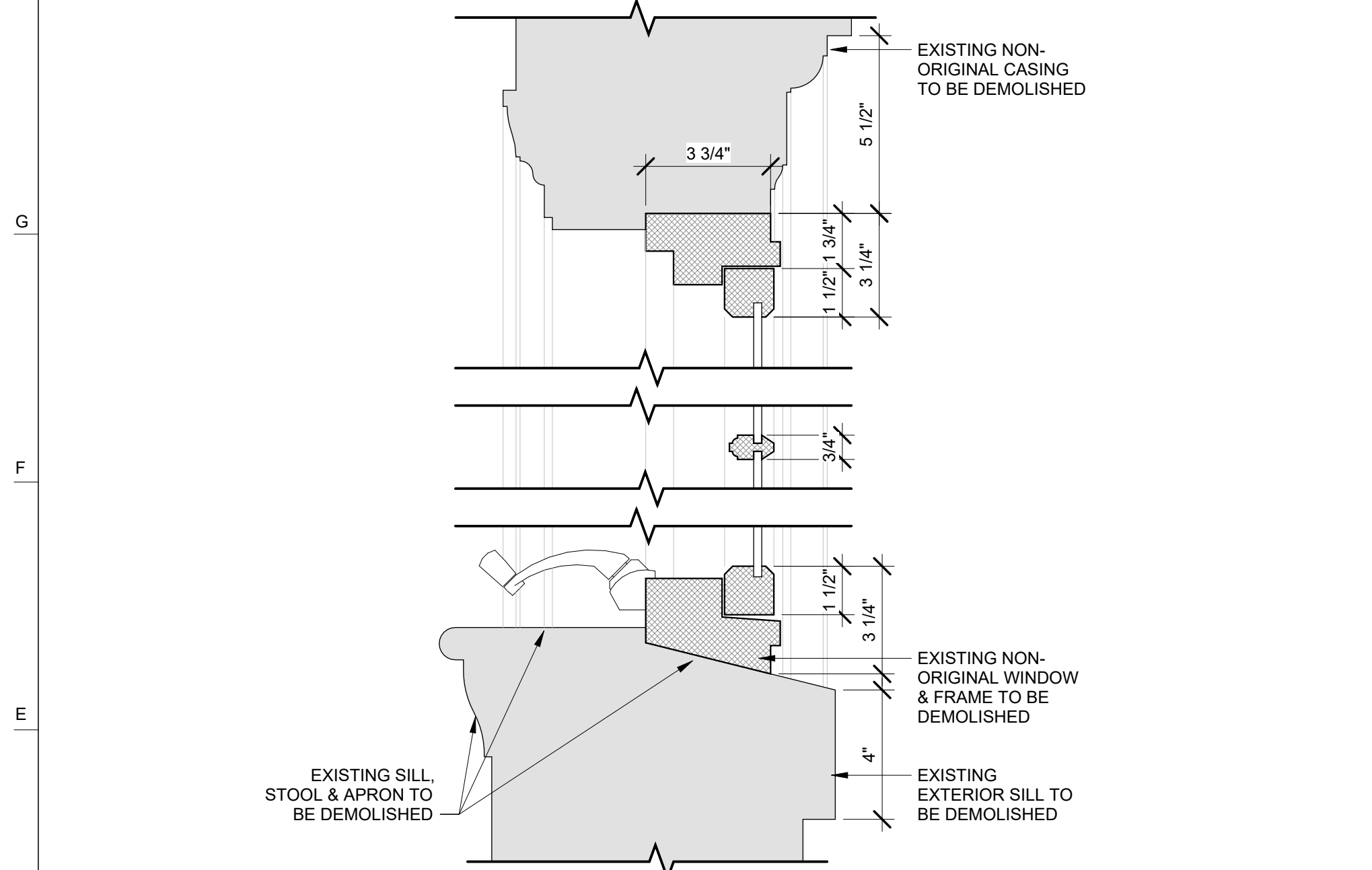
Scale	Date	Project Number
As indicated	03.09.26	25-009



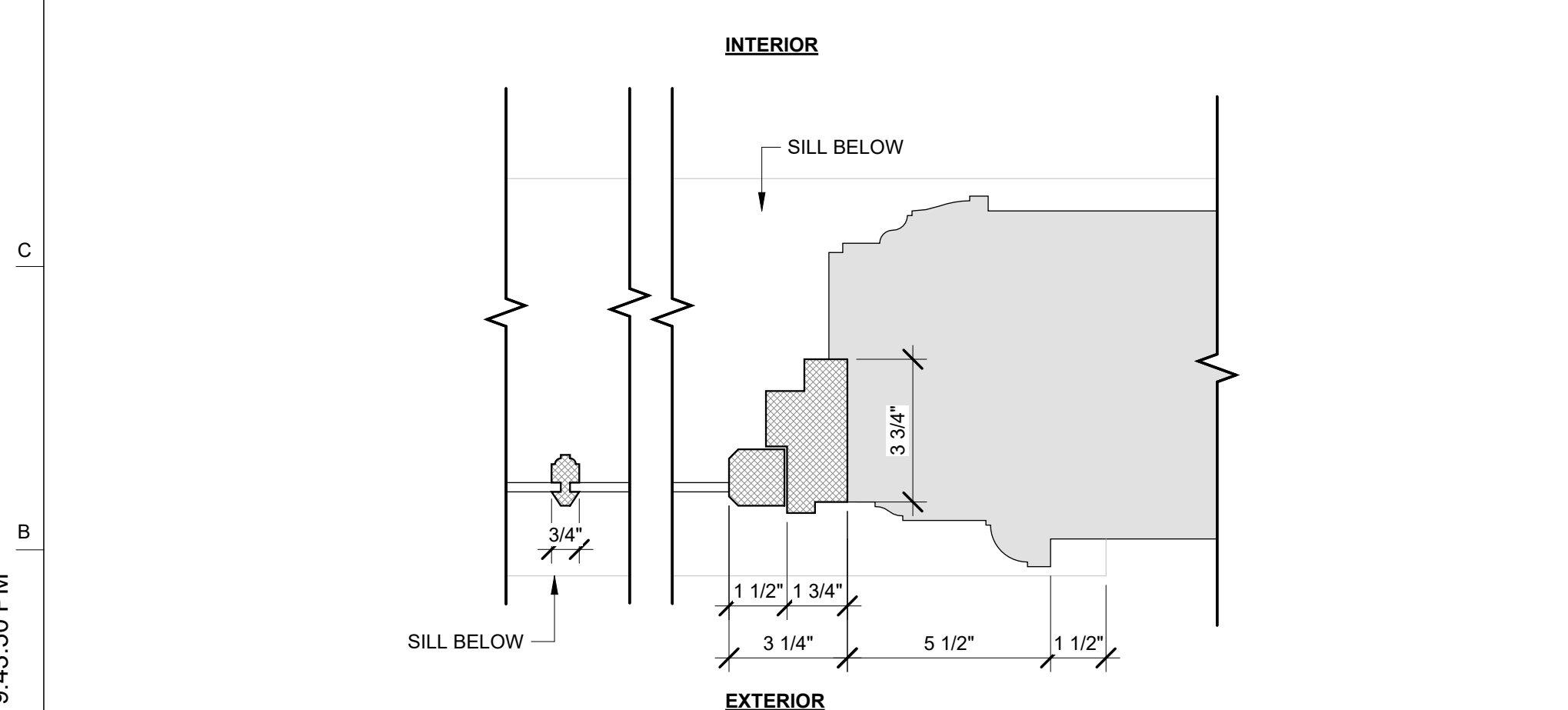
H1 EXISTING NON-ORIGINAL CASEMENT WINDOW - FIRST FLOOR
1" = 1'-0" INTERIOR ELEVATION



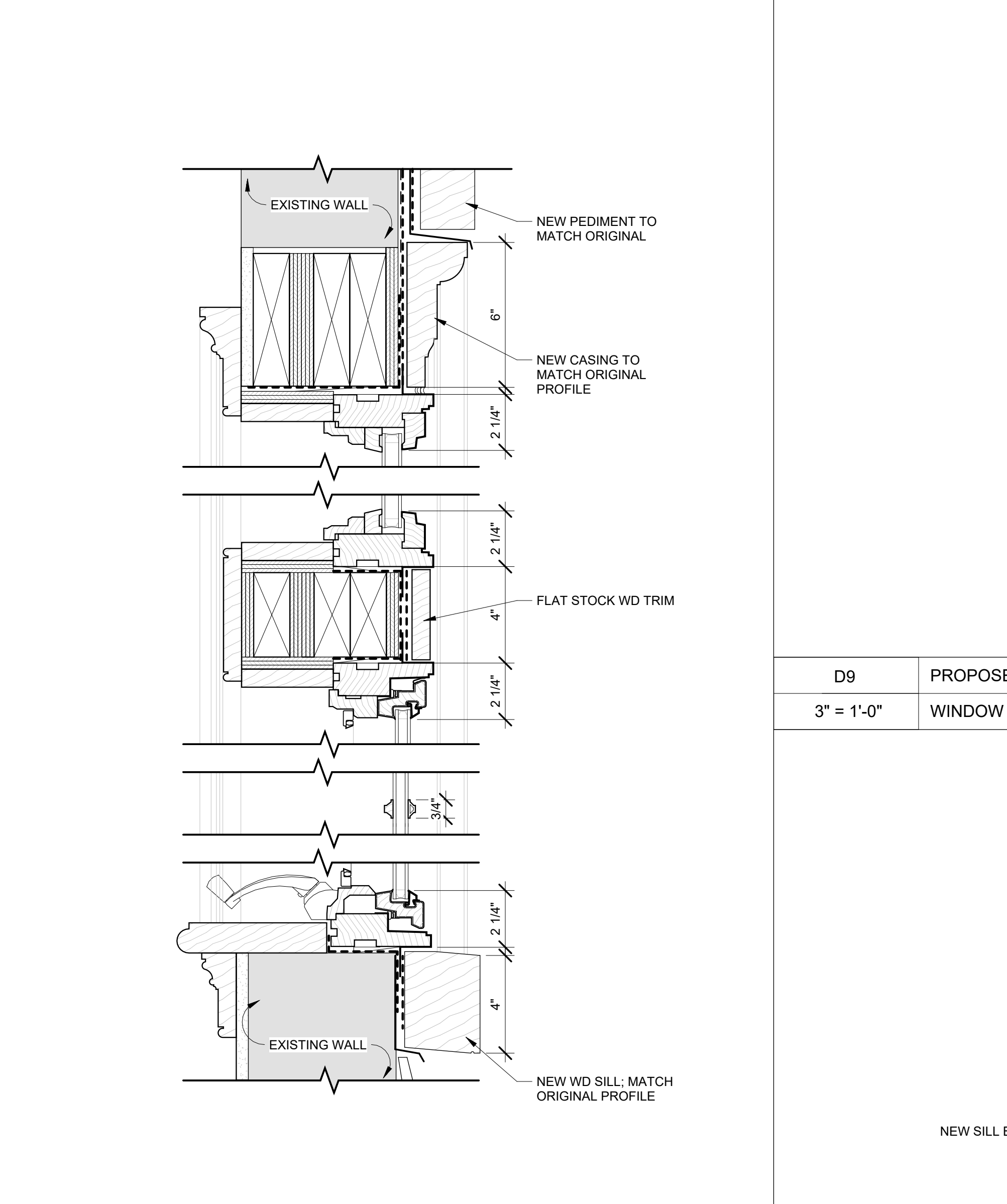
H6 PROPOSED CASEMENT WINDOW - FIRST FLOOR
1" = 1'-0" INTERIOR ELEVATION



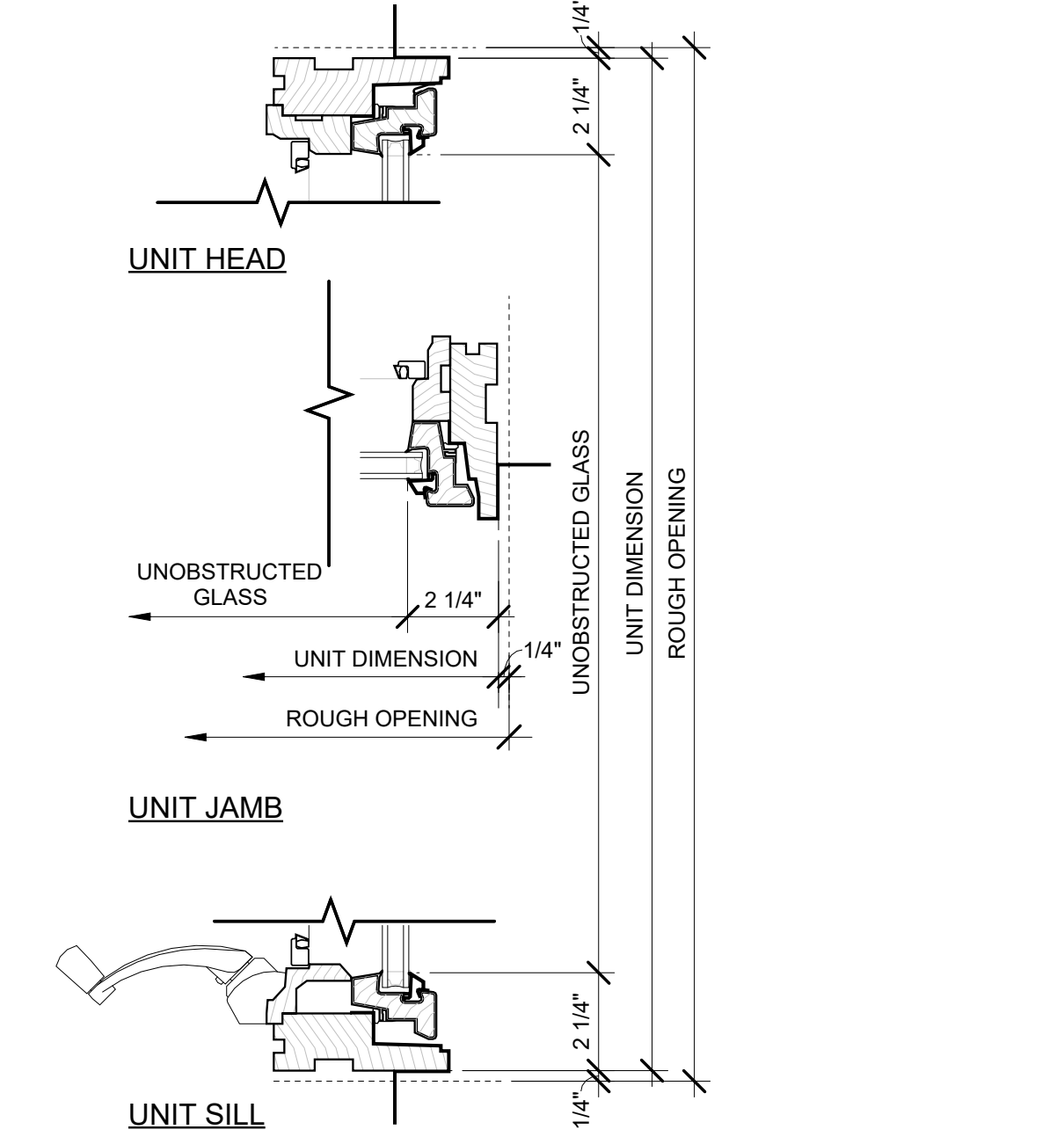
D1 EXISTING NON-ORIGINAL FIRST FLOOR CASEMENT WINDOW SECTION
3" = 1'-0" WINDOW DETAIL



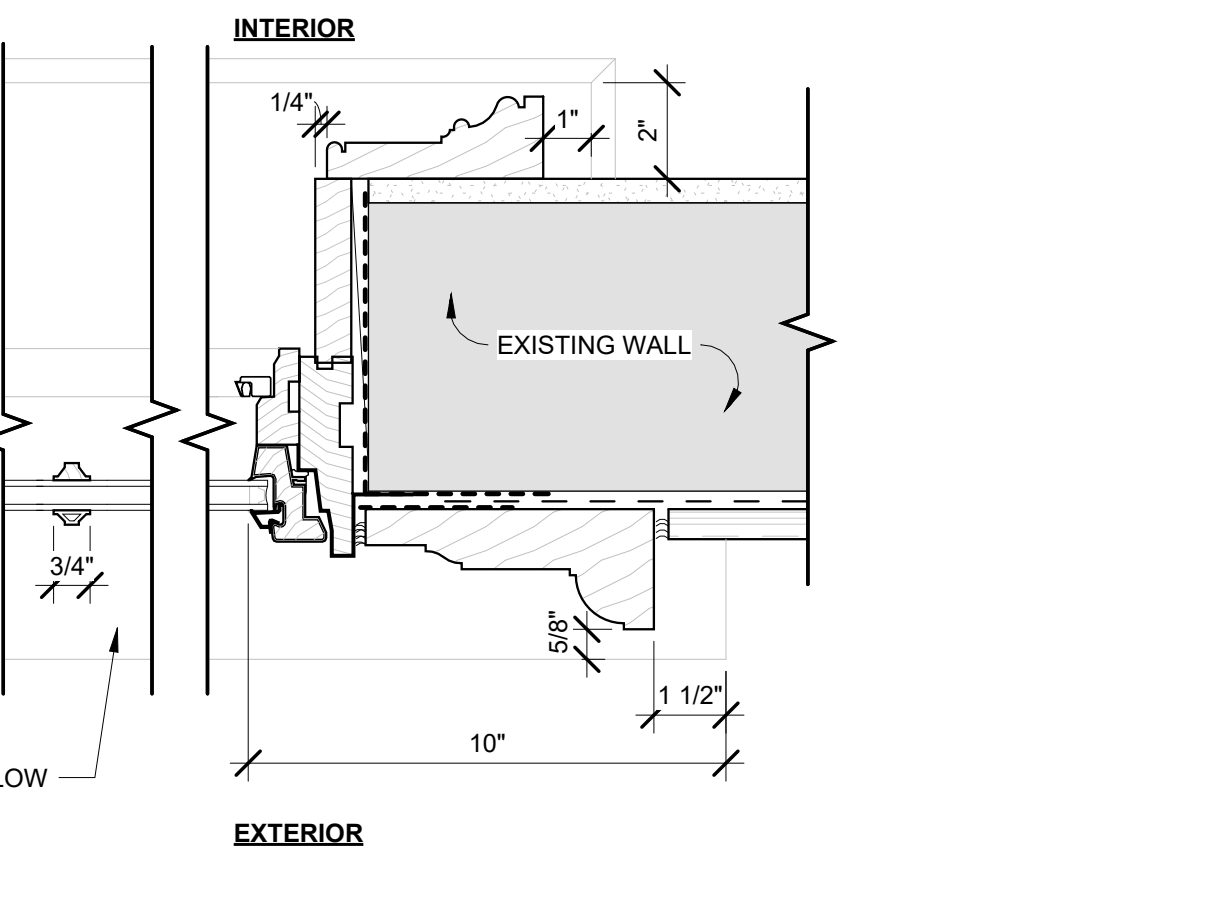
A1 EXISTING NON-ORIGINAL FIRST FLOOR CASEMENT PLAN DETAIL
3" = 1'-0" WINDOW DETAIL



A6 PROPOSED FIRST FLOOR CASEMENT WINDOW SECTION
3" = 1'-0" WINDOW DETAIL

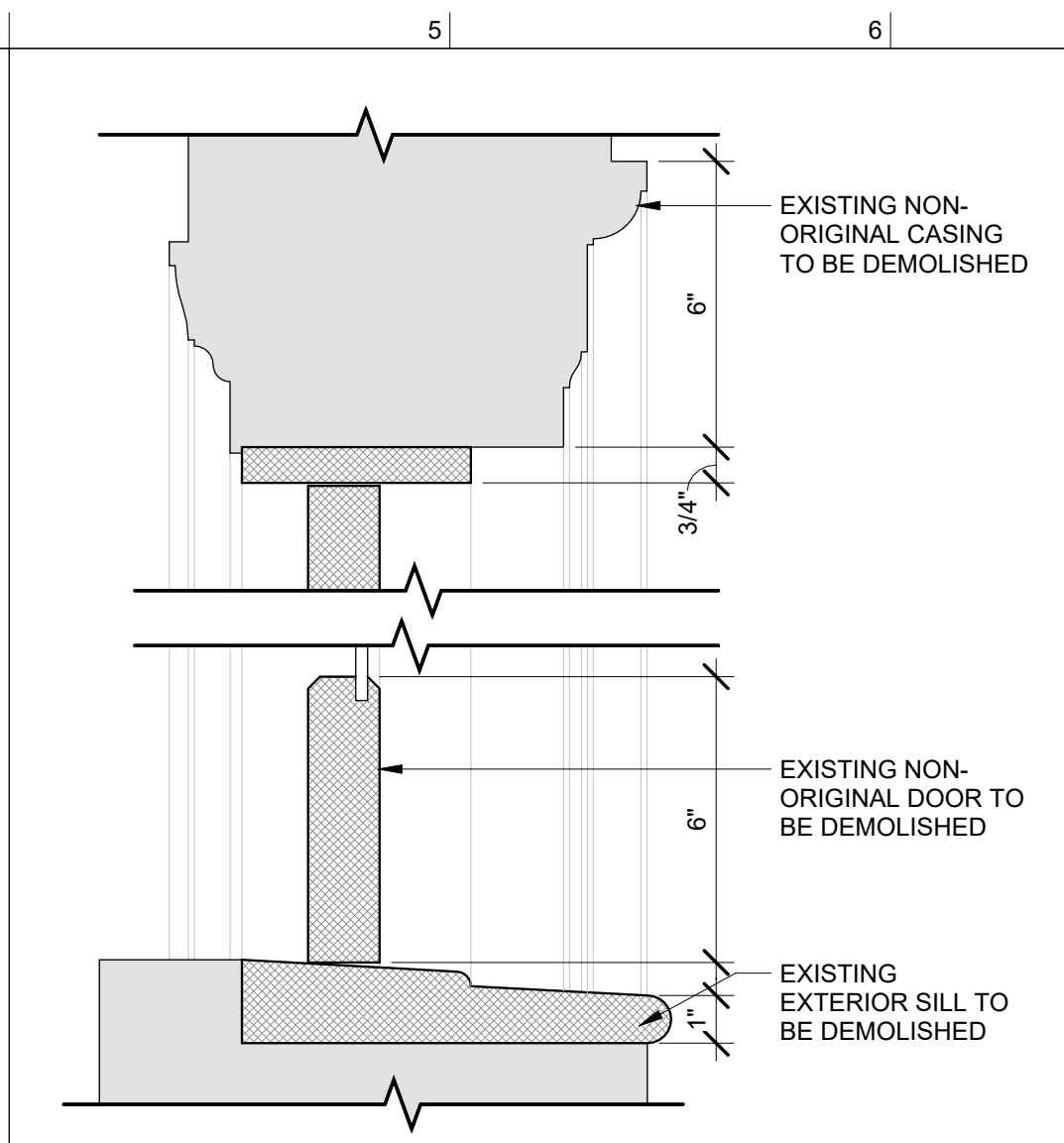
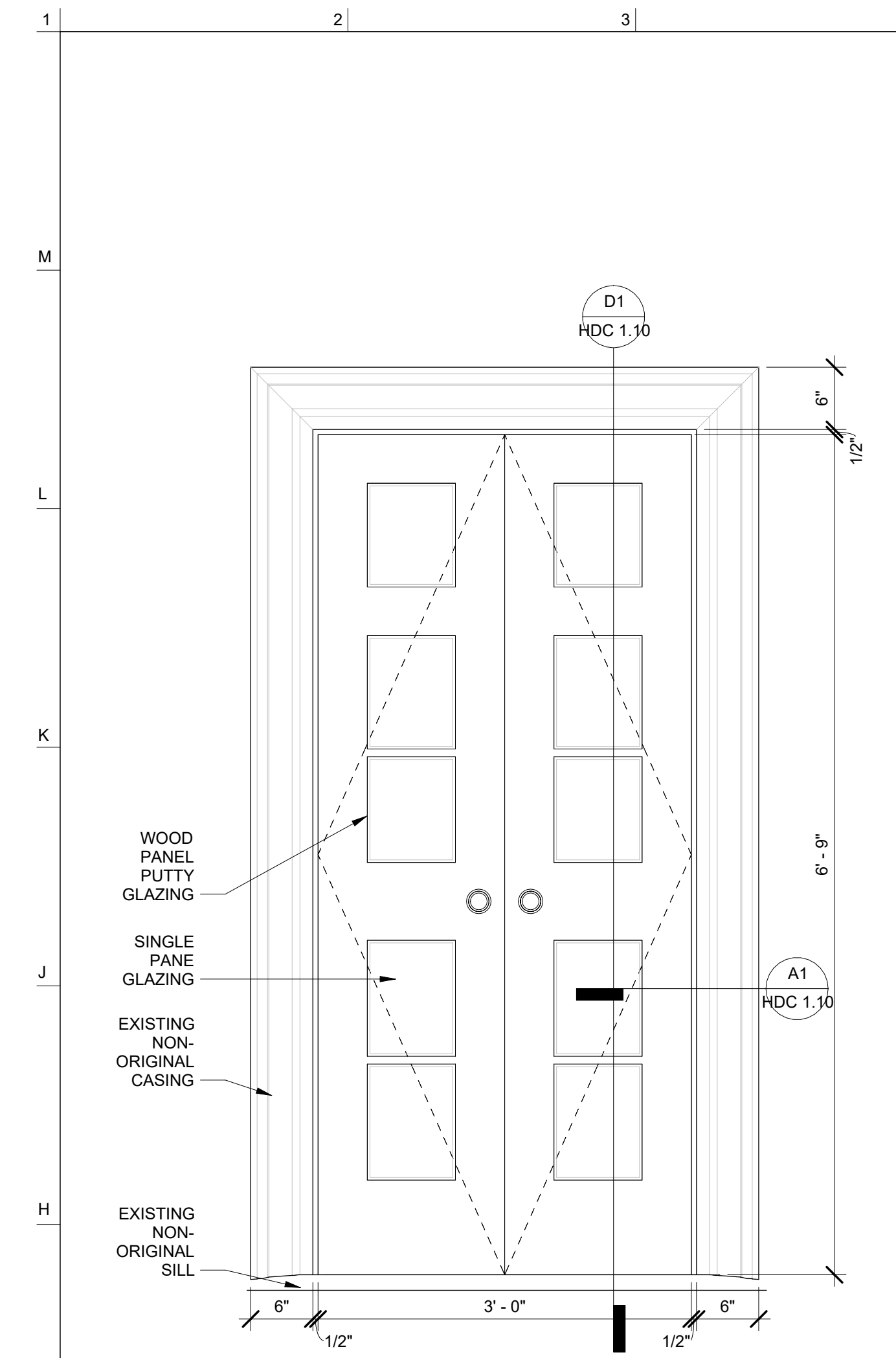


D9 PROPOSED CASEMENT UNIT DETAILS
3" = 1'-0" WINDOW DETAIL

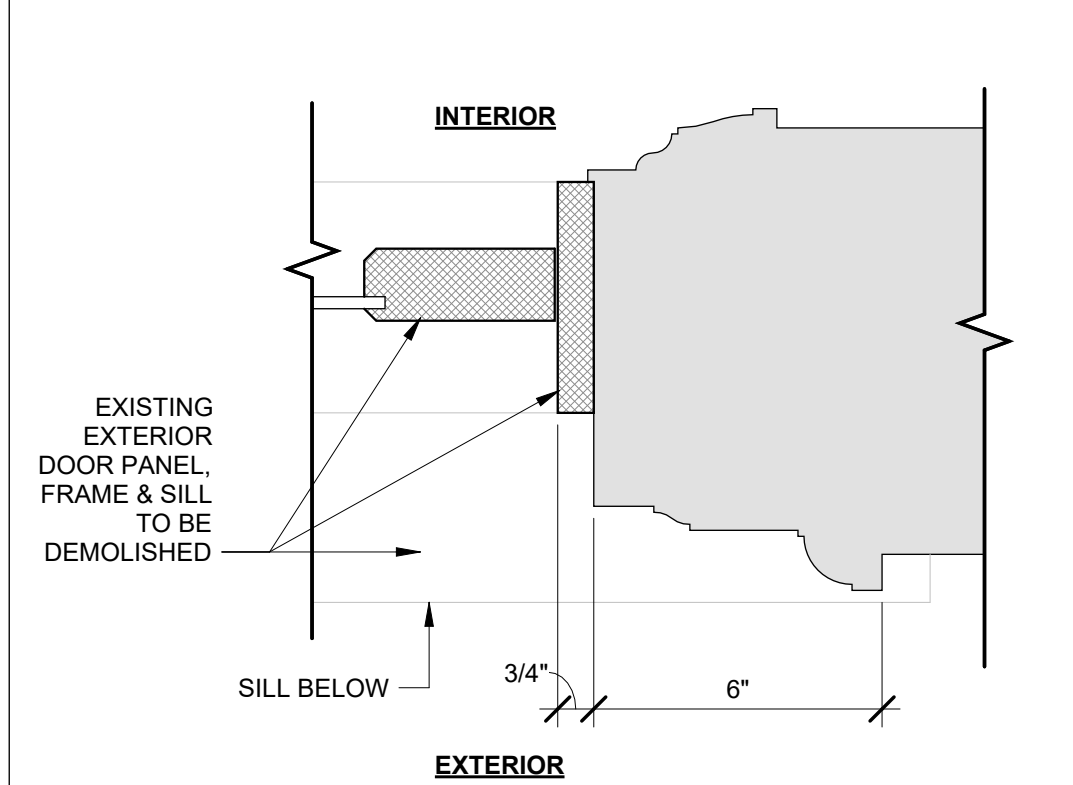


A9 PROPOSED FIRST FLOOR CASMENT WINDOW PLAN DETAIL
3" = 1'-0" WINDOW DETAIL

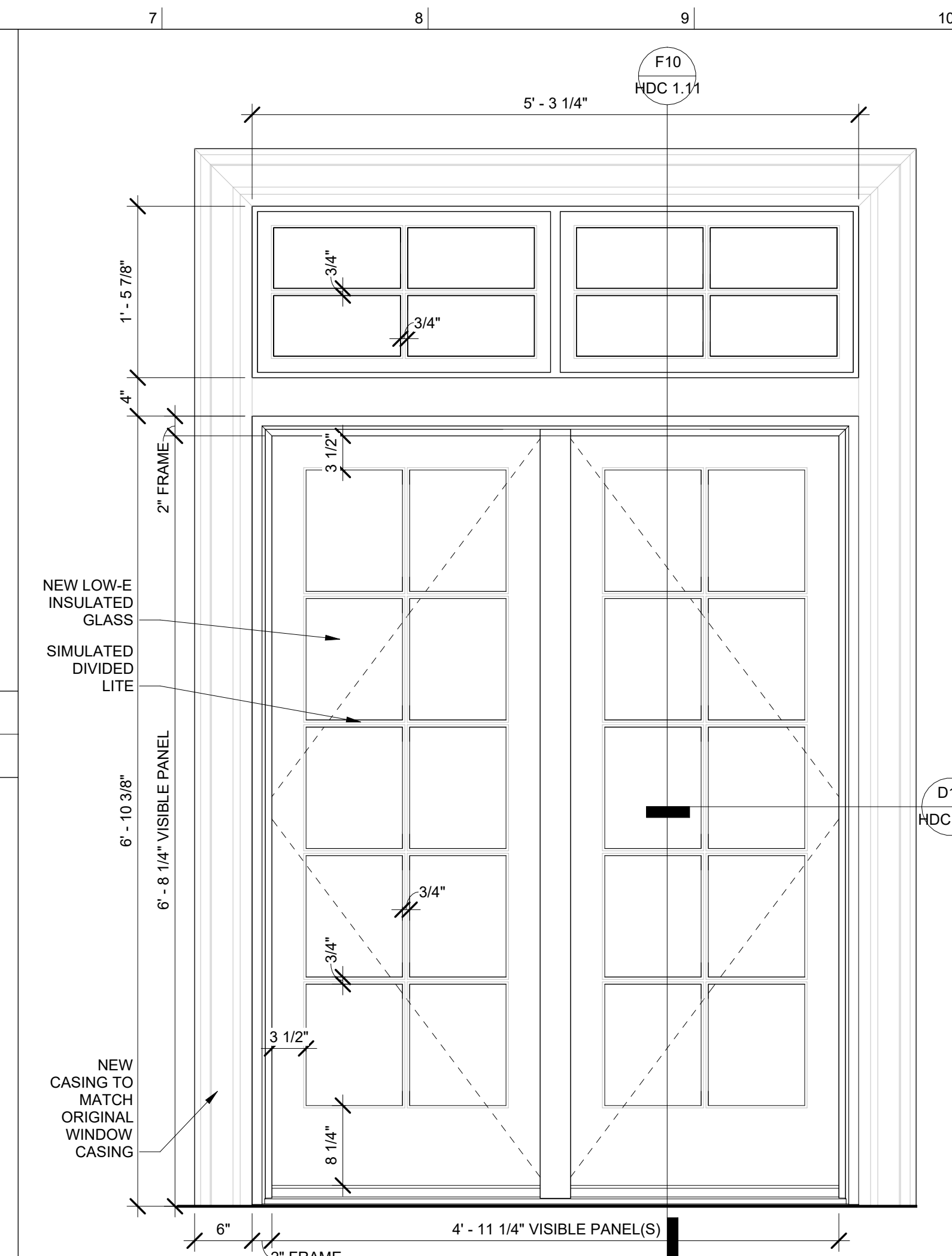
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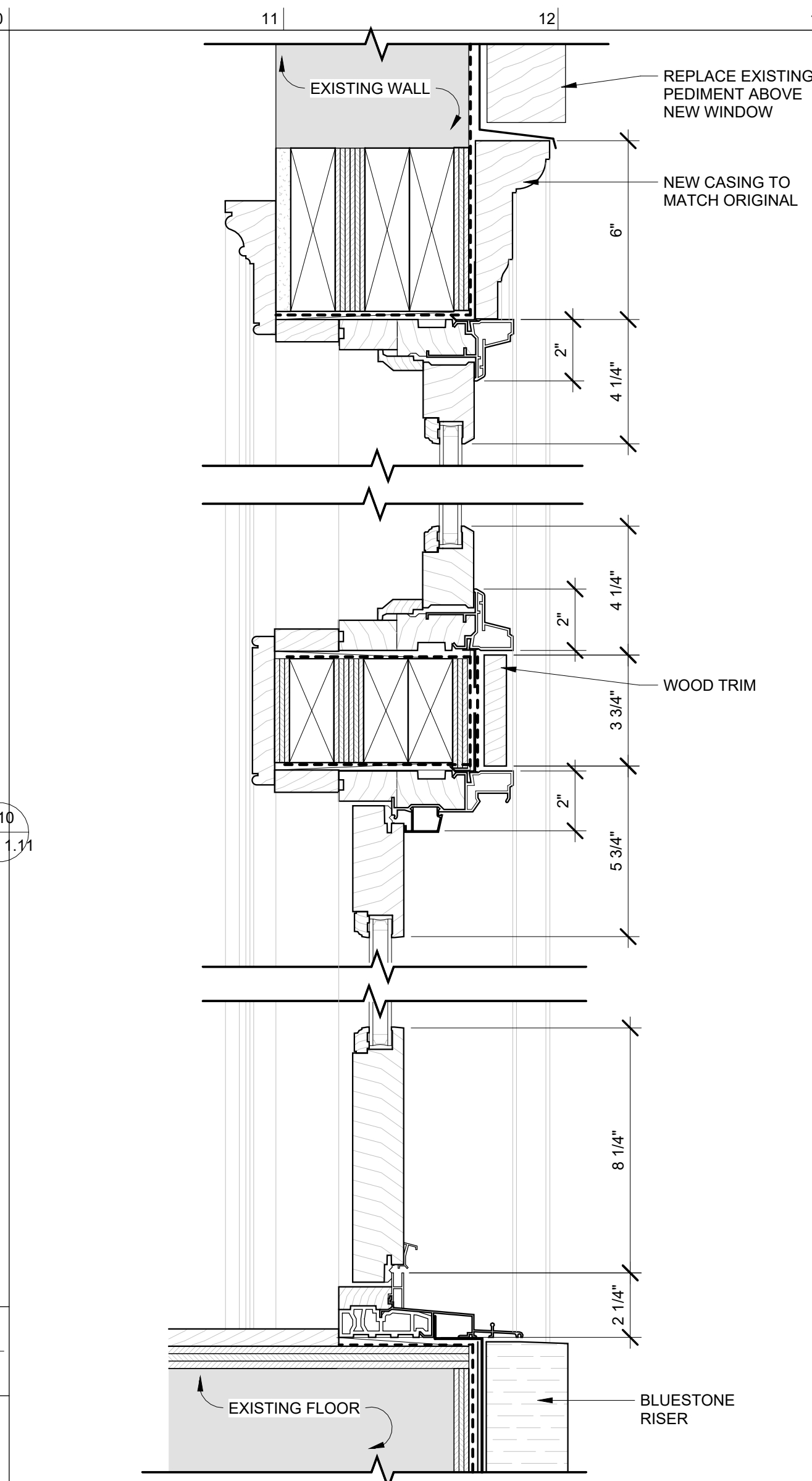
K4 EX. NON-ORIGINAL EXT. DOOR X4 - SECTION
3" = 1'-0" WINDOW DETAIL



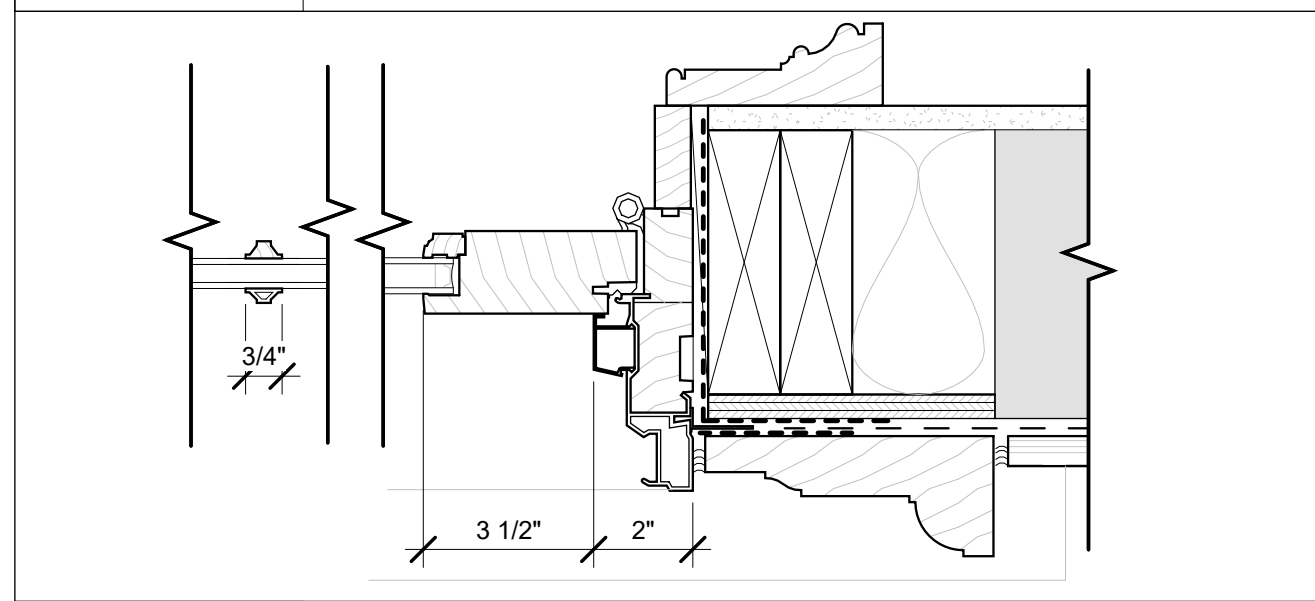
G4 EX. NON-ORIGINAL EXT. DOOR X4 - PLAN DETAIL
3" = 1'-0" WINDOW DETAIL



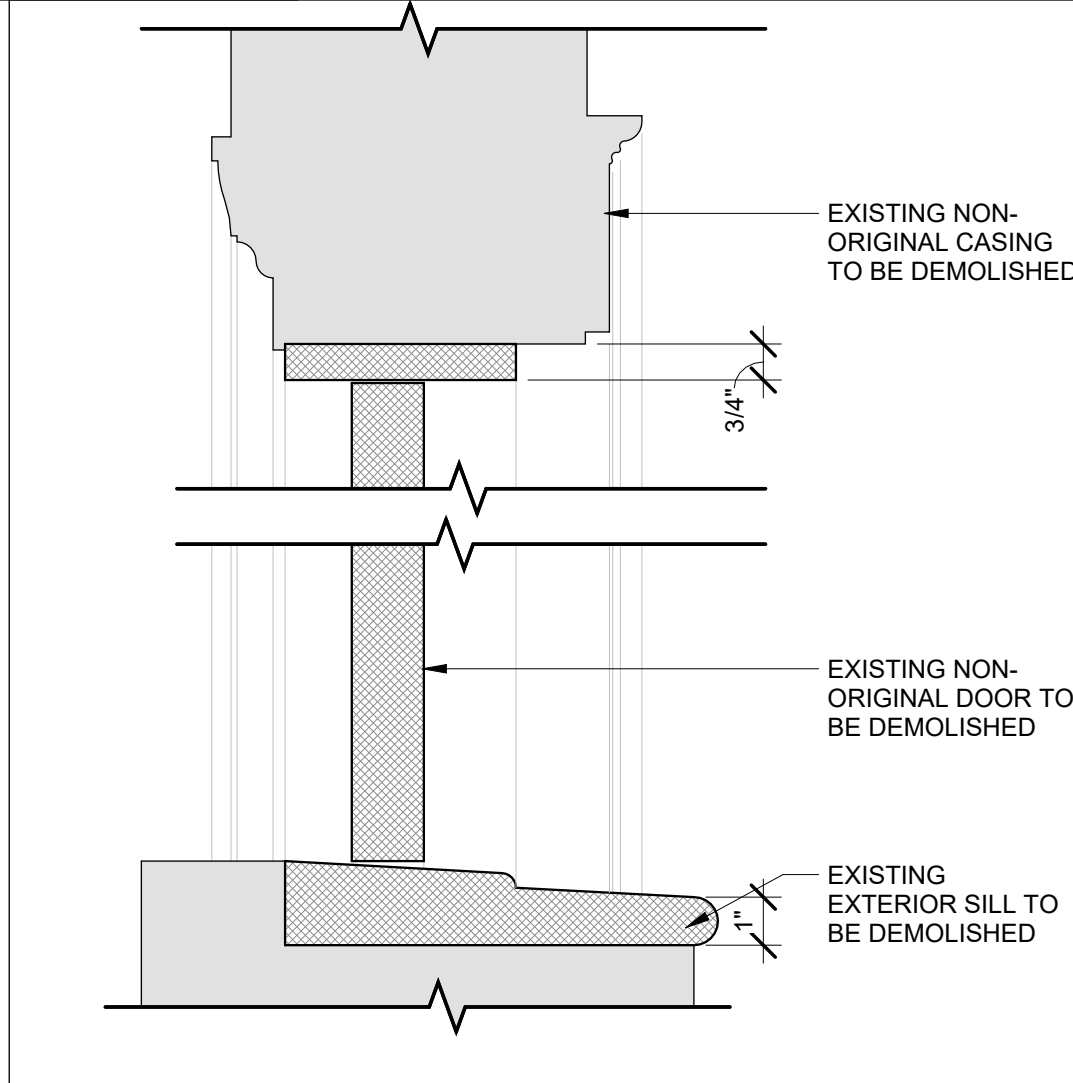
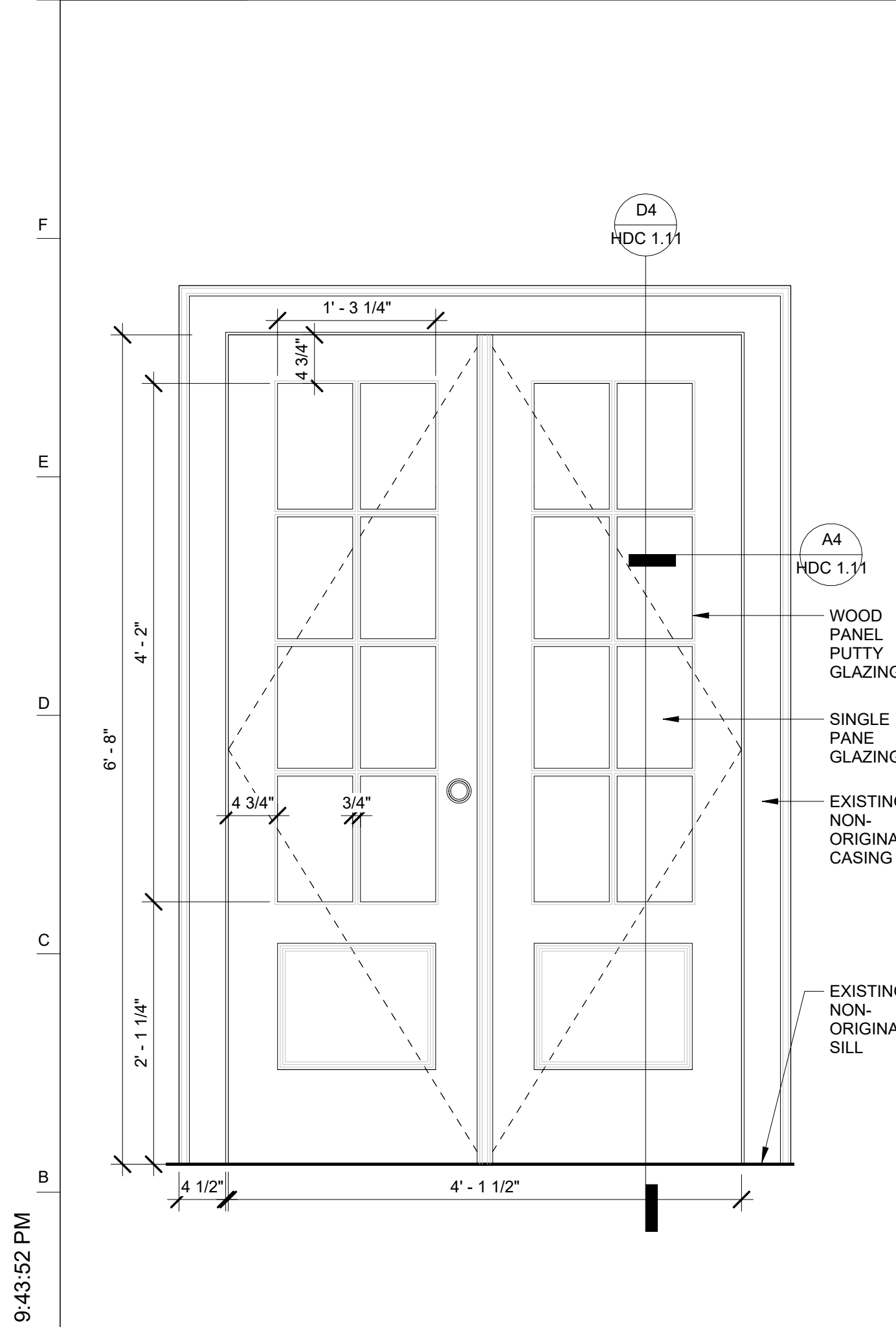
G6 PROPOSED WOOD FRENCH DOOR - WEST ELEVATION
1" = 1'-0" INTERIOR ELEVATION



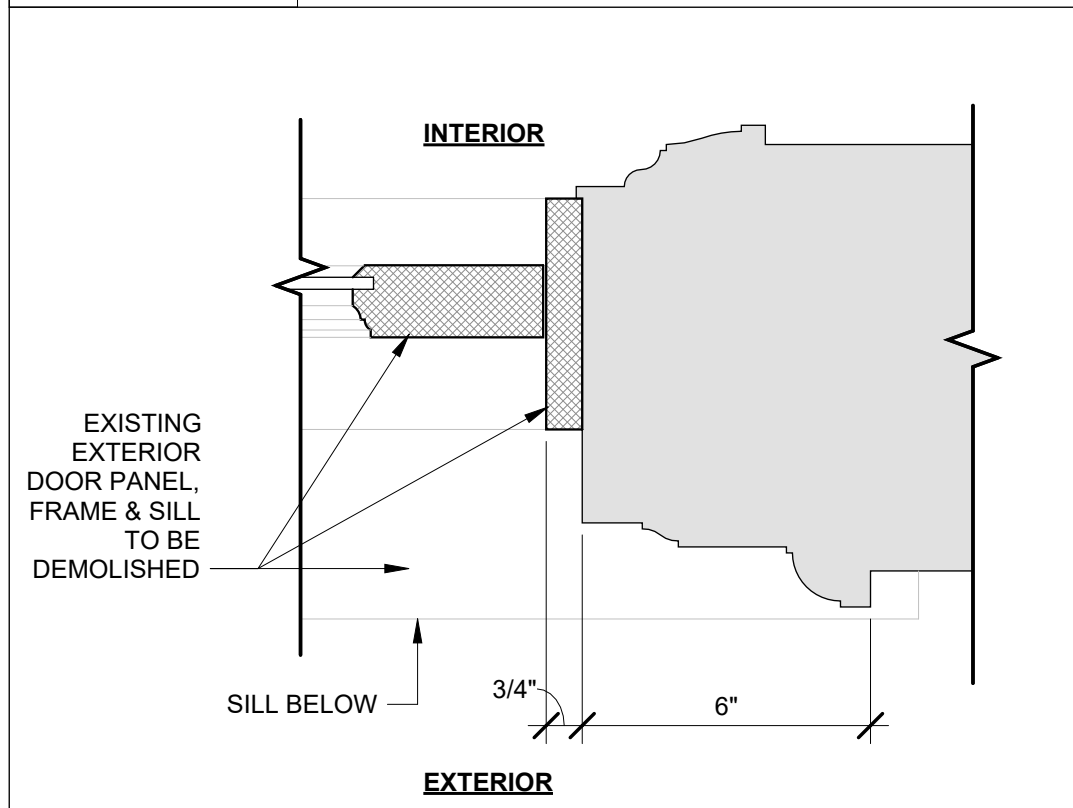
F10 PROPOSED WOOD FRENCH DOOR SECTION
3" = 1'-0" DOOR DETAIL



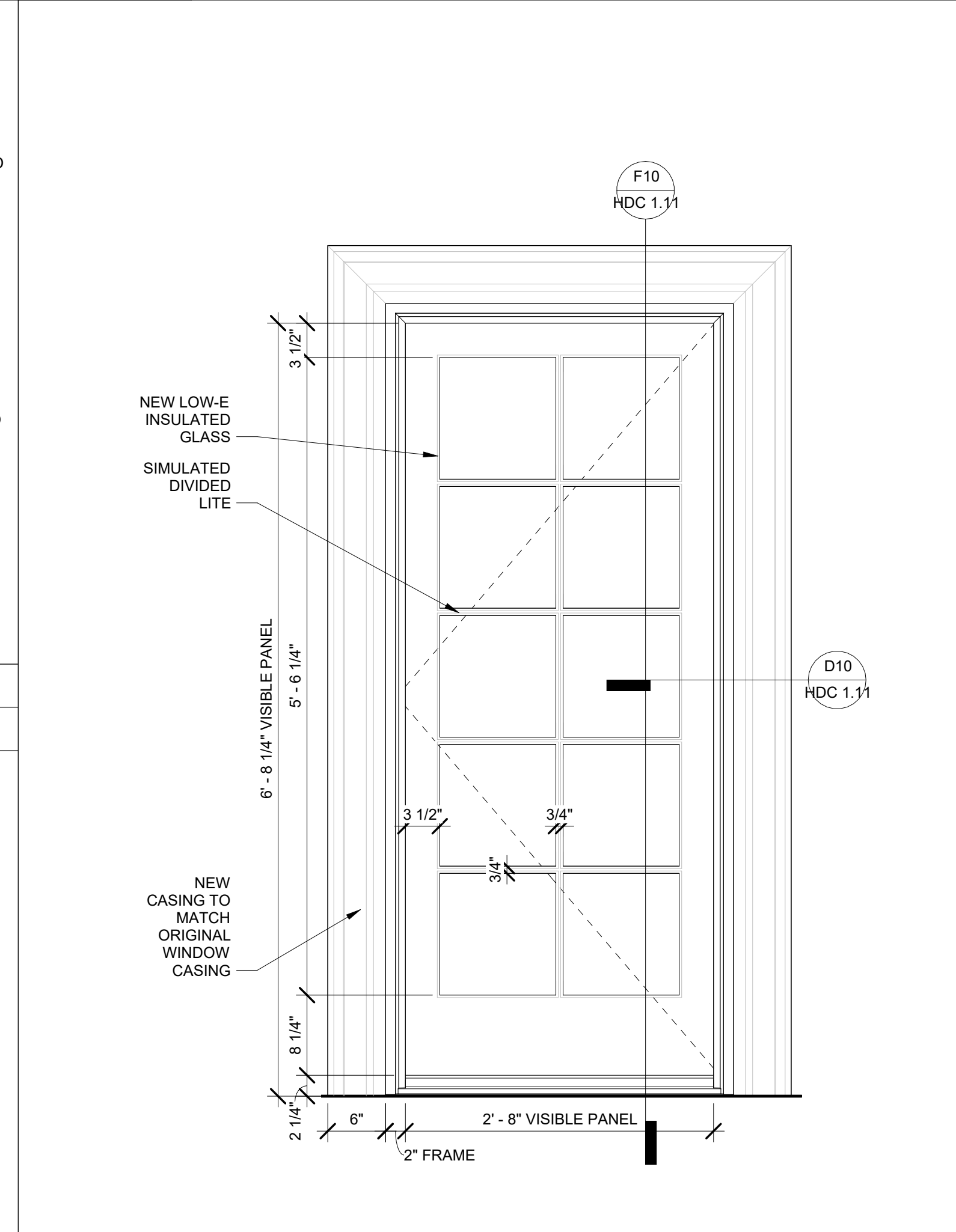
D10 PROPOSED WOOD FRENCH DOOR PLAN DETAIL
3" = 1'-0" DOOR DETAIL



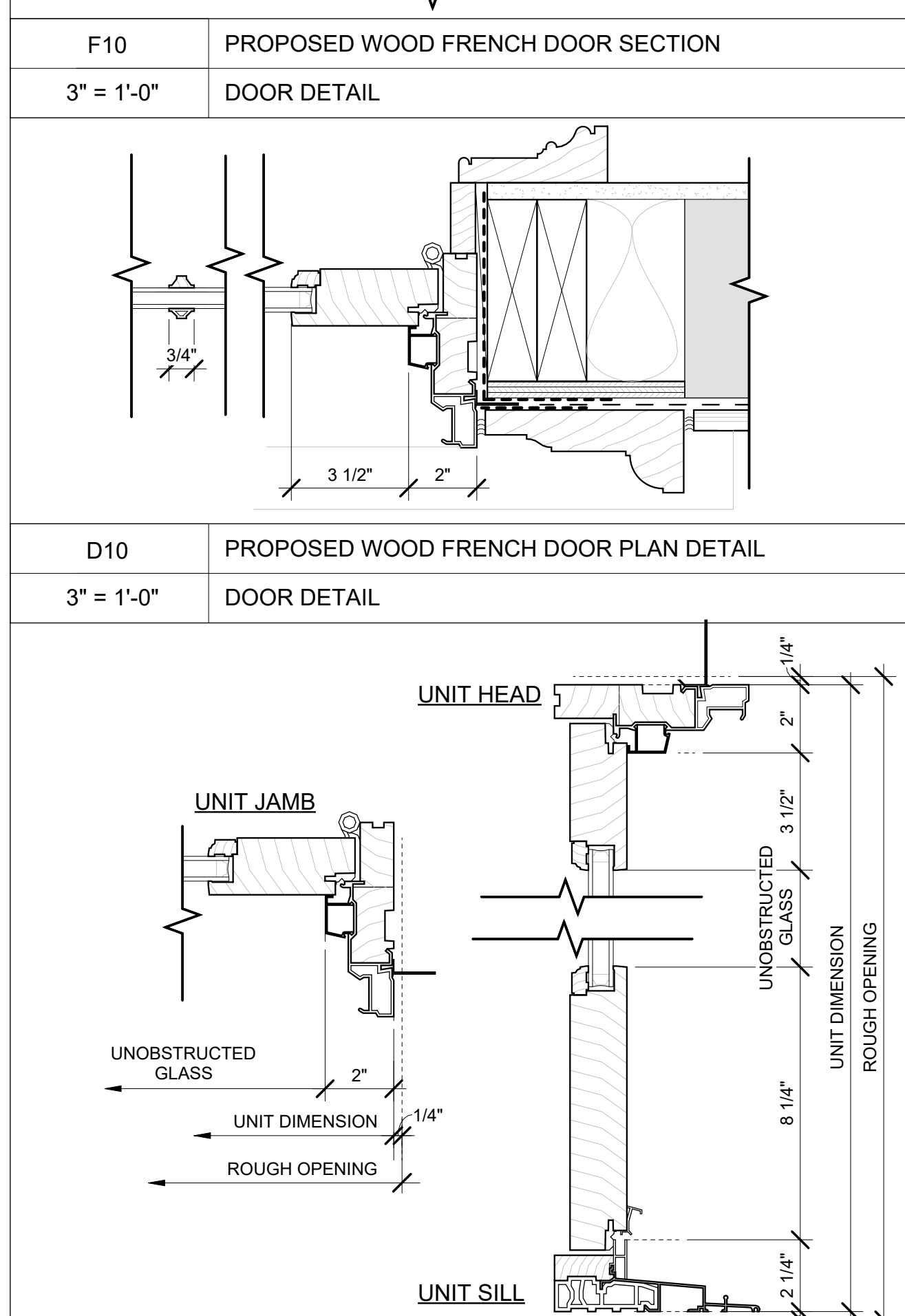
D4 EX. NON-ORIGINAL EXT. DOOR X5 - SECTION
3" = 1'-0" WINDOW DETAIL



A4 EX. NON-ORIGINAL EXT. DOOR X5 - PLAN DETAIL
3" = 1'-0" WINDOW DETAIL



A6 PROPOSED WOOD FRENCH DOOR - NORTH ELEVATION
1" = 1'-0" INTERIOR ELEVATION



A10 PROPOSED WOOD FRENCH DOOR - UNIT DIMENSIONS
3" = 1'-0" WINDOW DETAIL

NOTES

REPLACE EXISTING PEDIMENT ABOVE NEW WINDOW

NEW CASING TO MATCH ORIGINAL

WOOD TRIM

EXISTING FLOOR

BLUESTONE RISER

No.	Description	Date

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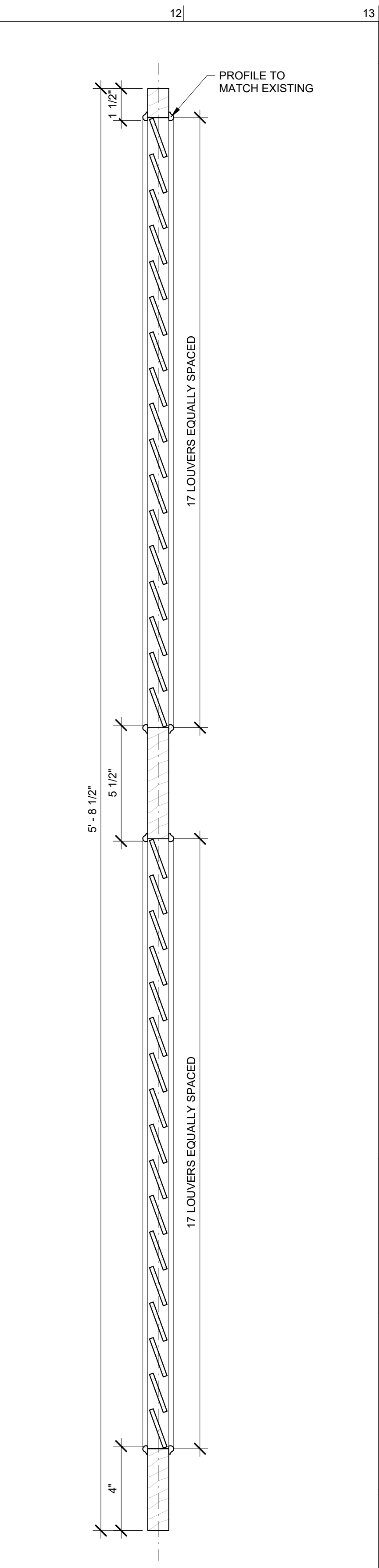
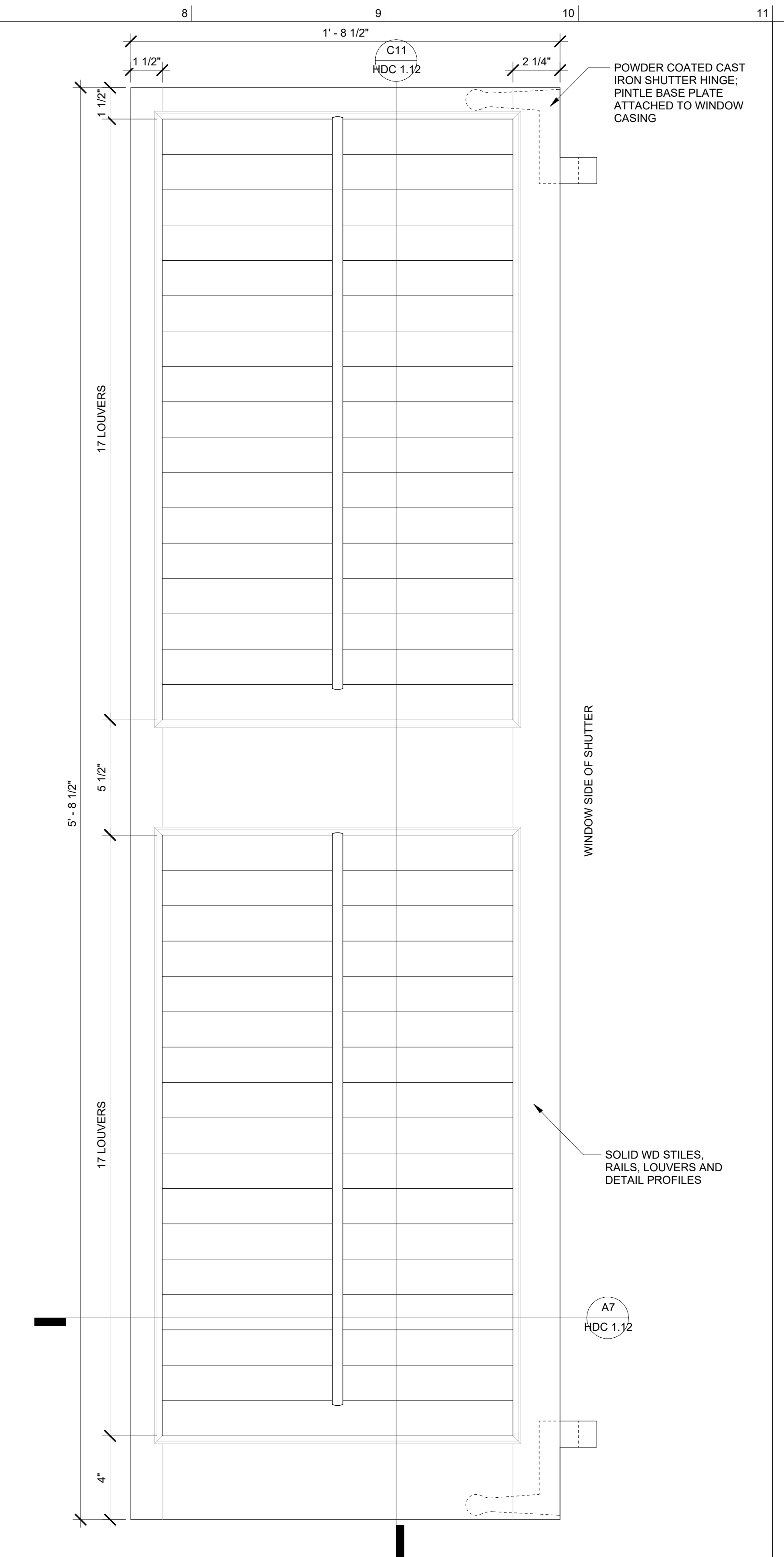
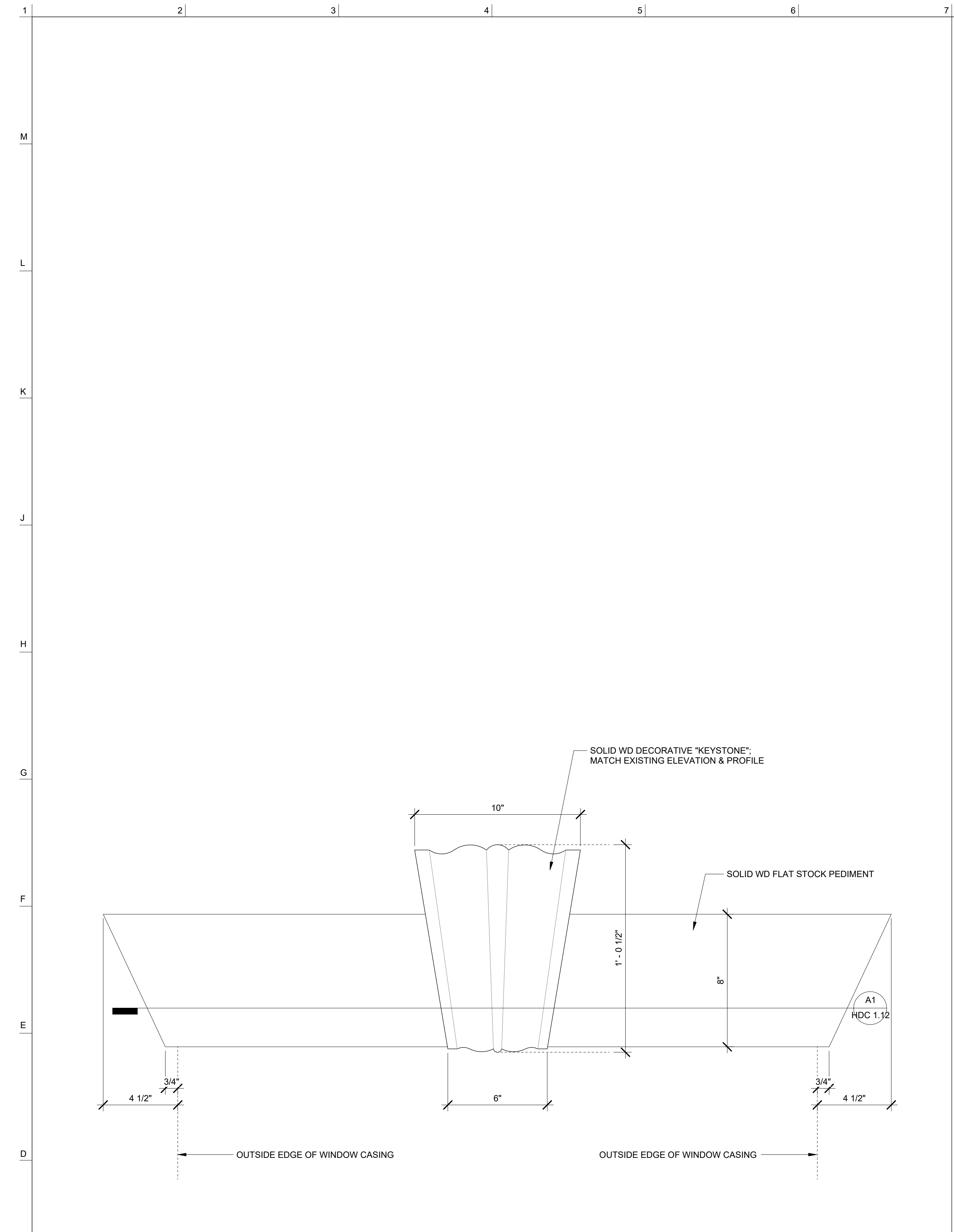
Project **ANGELL ST - MANSION**
64 ANGELL ST. PROVIDENCE, RI

Title **HISTORIC DISTRICT COMMISSION REVIEW - DOOR ELEVATIONS & DETAILS**

HDC 1.11

Scale As indicated Date 03.09.26 Project Number 25-0009

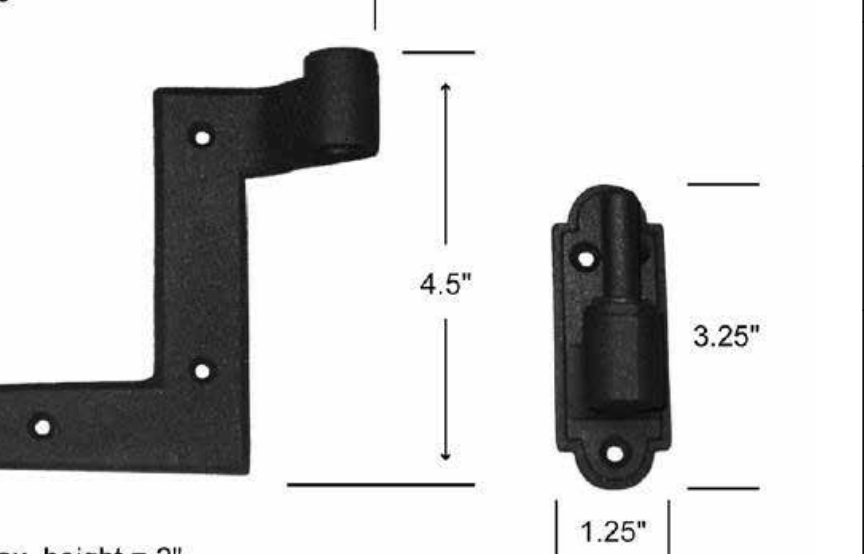
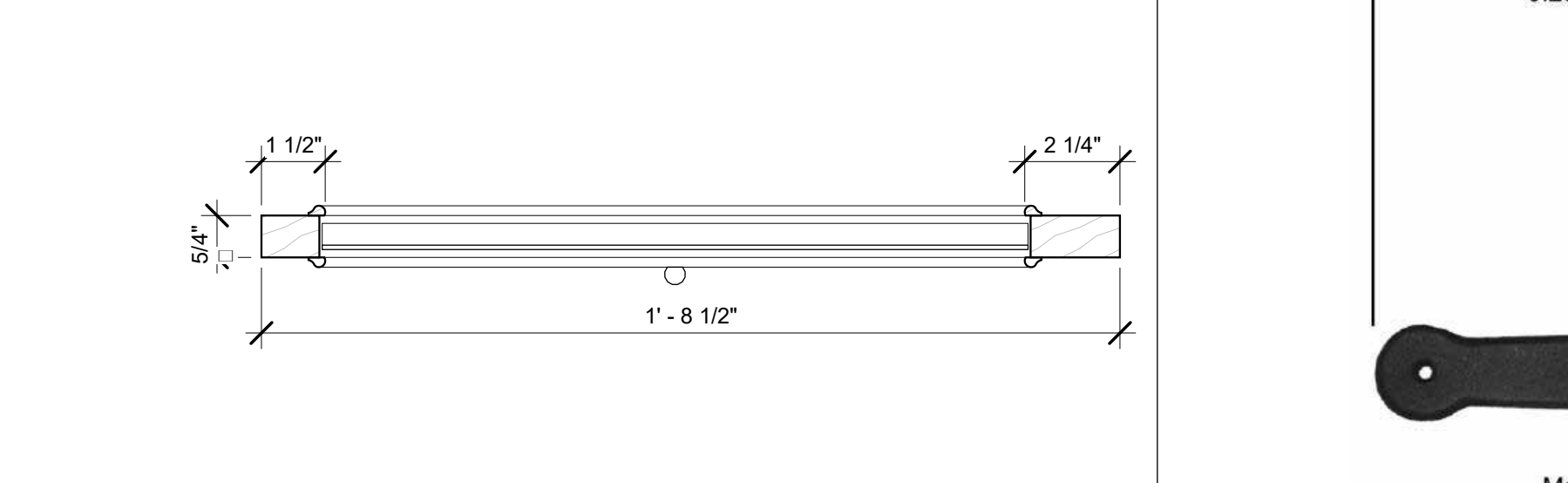
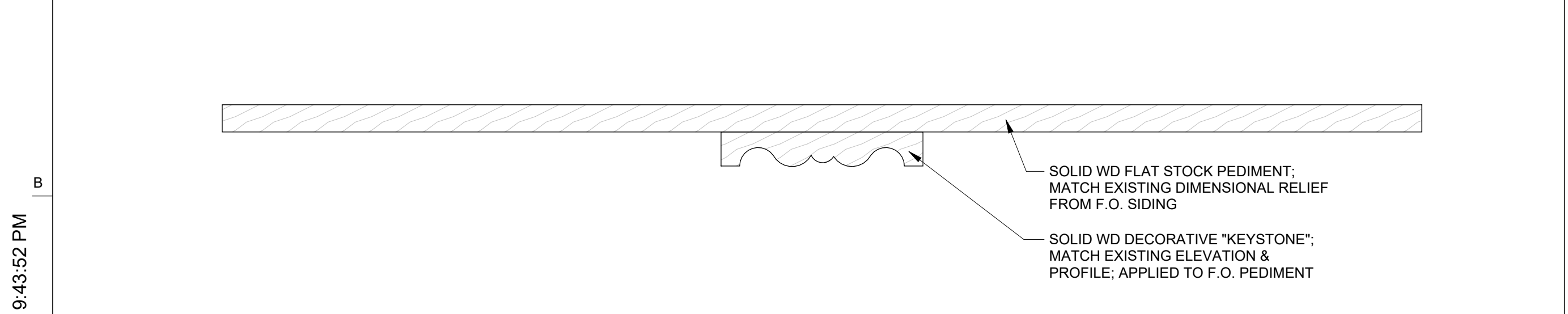
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C1 WINDOW PEDIMENT ELEVATION
3" = 1'-0" EXTERIOR DETAIL

C7 SHUTTER ELEVATION
3" = 1'-0" EXTERIOR DETAIL

C11 SHUTTER VERTICAL SECTION
3" = 1'-0" EXTERIOR DETAIL



A1 WINDOW PEDIMENT PLAN SECTION
3" = 1'-0" EXTERIOR DETAIL

A7 SHUTTER PLAN SECTION
3" = 1'-0" EXTERIOR DETAIL

A10 SHUTTER HINGE - POWDER COATED CAST IRON
6" = 1'-0" EXTERIOR DETAIL

NOTES

No.	Description	Date

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Project ANGELL ST - MANSION
 64 ANGELL ST. PROVIDENCE, RI

Title HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR DETAILS

HDC 1.12

Scale	Date	Project Number
As indicated	03.09.26	25-0009

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PROSPECT HOUSE

HISTORIC DISTRICT COMMISSION REVIEW

50 PROSPECT ST. PROVIDENCE, RI



HDC DRAWING LIST		
SHEET NO.	SHEET NAME	HDC REVIEW 03.09.26
PROSPECT STREET		
HDC 2.1	HISTORIC DISTRICT COMMISSION REVIEW - FIRST FLOOR KEY PLANS	•
HDC 2.2	HISTORIC DISTRICT COMMISSION REVIEW - SECOND FLOOR KEY PLANS	•
HDC 2.3	HISTORIC DISTRICT COMMISSION REVIEW - ROOF KEY PLANS	•
HDC 2.4	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS	•
HDC 2.5	HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS	•
HDC 2.6	HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS	•
HDC 2.7	HISTORIC DISTRICT COMMISSION REVIEW - DOOR ELEVATIONS & DETAILS	•
HDC 2.8	HISTORIC DISTRICT COMMISSION REVIEW - DOOR DETAILS	•
COMPOSITE SITE		
HDC 3.1	COMPOSITE SITE PLAN	•
HDC 3.2	COMPOSITE SITE ELEVATIONS	•
HDC 3.3	COMPOSITE SITE ELEVATIONS	•
HDC 3.4	SITE RENDERINGS	•

HISTORIC DISTRICT COMMISSION NOTES:

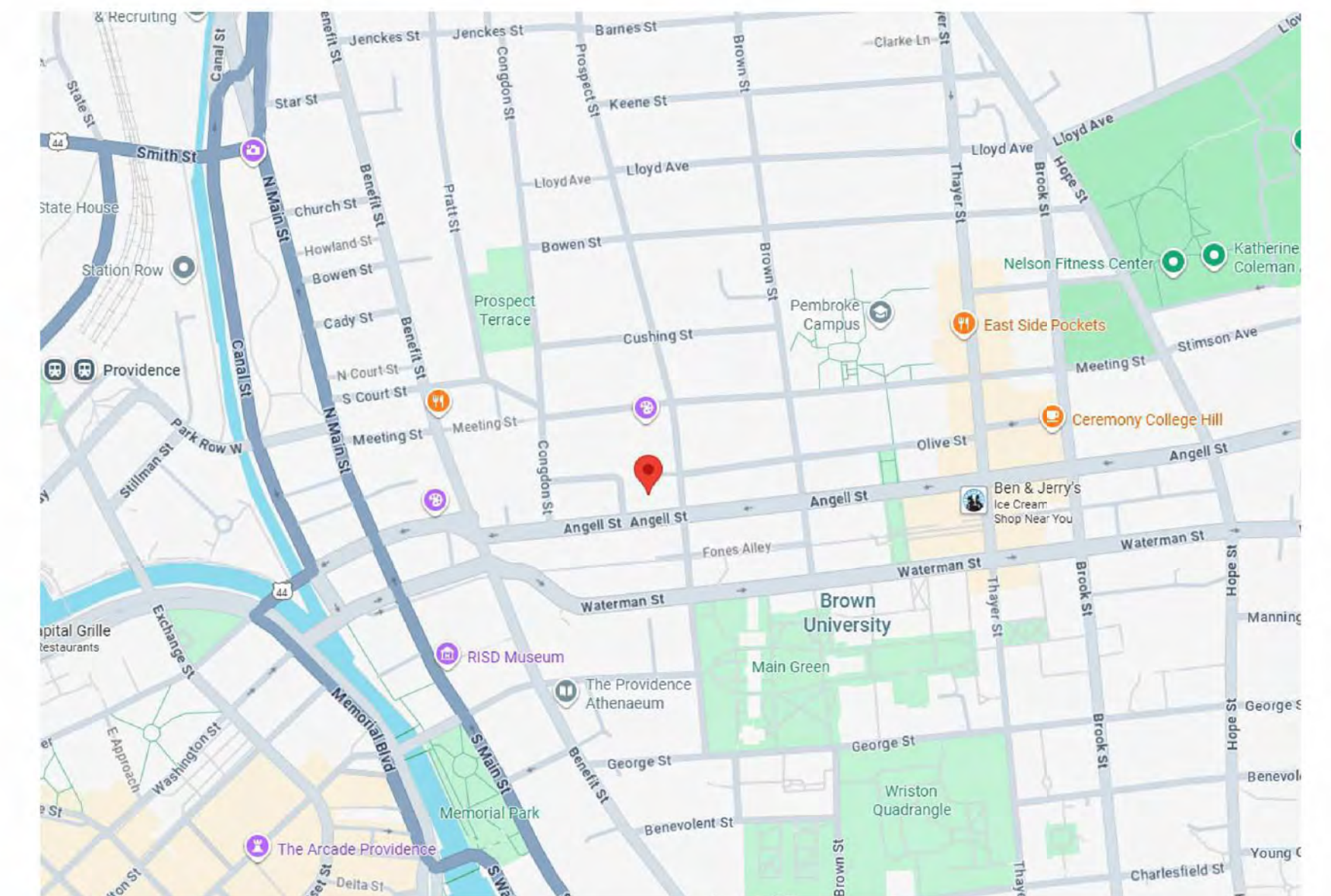
- ALL WINDOWS SHALL BE ANDERSEN 400 SERIES WOODWRIGHT EDITION. THEY SHALL BE DOUBLE HUNG WITH SIMULATED DIVIDED LITE MUNTINS IN A 2-OVER-2 MUNTINMULLION PATTERN.
- ALL EXTERIOR SIDING SHALL BE JAMES HARDIE, CLAPBOARDS IN COLOR GREAT WHITE WITH A 7" LAP REVEAL
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- DECKING MATERIAL ON EXTERIOR BALCONIES SHALL BE TREX, IN COLOR SADDLE. THE CORNER POSTS SHALL BE PT 4x4 WITH PLYGEM CLADDING. INTERMEDIATE POSTS SHALL BE 3/4"x2" SOLID RED OAK. THE RAILING SHALL BE STAINLESS STEEL CABLE RAILS WITH A CLEAR COATED SOLID RED OAK TOP RAIL
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- ALL CORNER PILASTERS, SOFFIT/FRIEZE BOARD & TRIM SHALL BE DETAILED AS SHOWN IN WHITE PLYGEM
- 1/2 ROUND GUTTERS AND ROUND DOWNSPOUTS SHALL BE BRONZE COLORED

GENERAL CONTRACTOR / DEVELOPER
 The PROVIDENCE ARCHITECTURE & BUILDING Co.
 244 Weybosset Street
 Providence, RI 02906

ARCHITECT
 p l ā s design co.
 51 Prospect Ave.
 Norwood, MA 02062
 617.645.0032

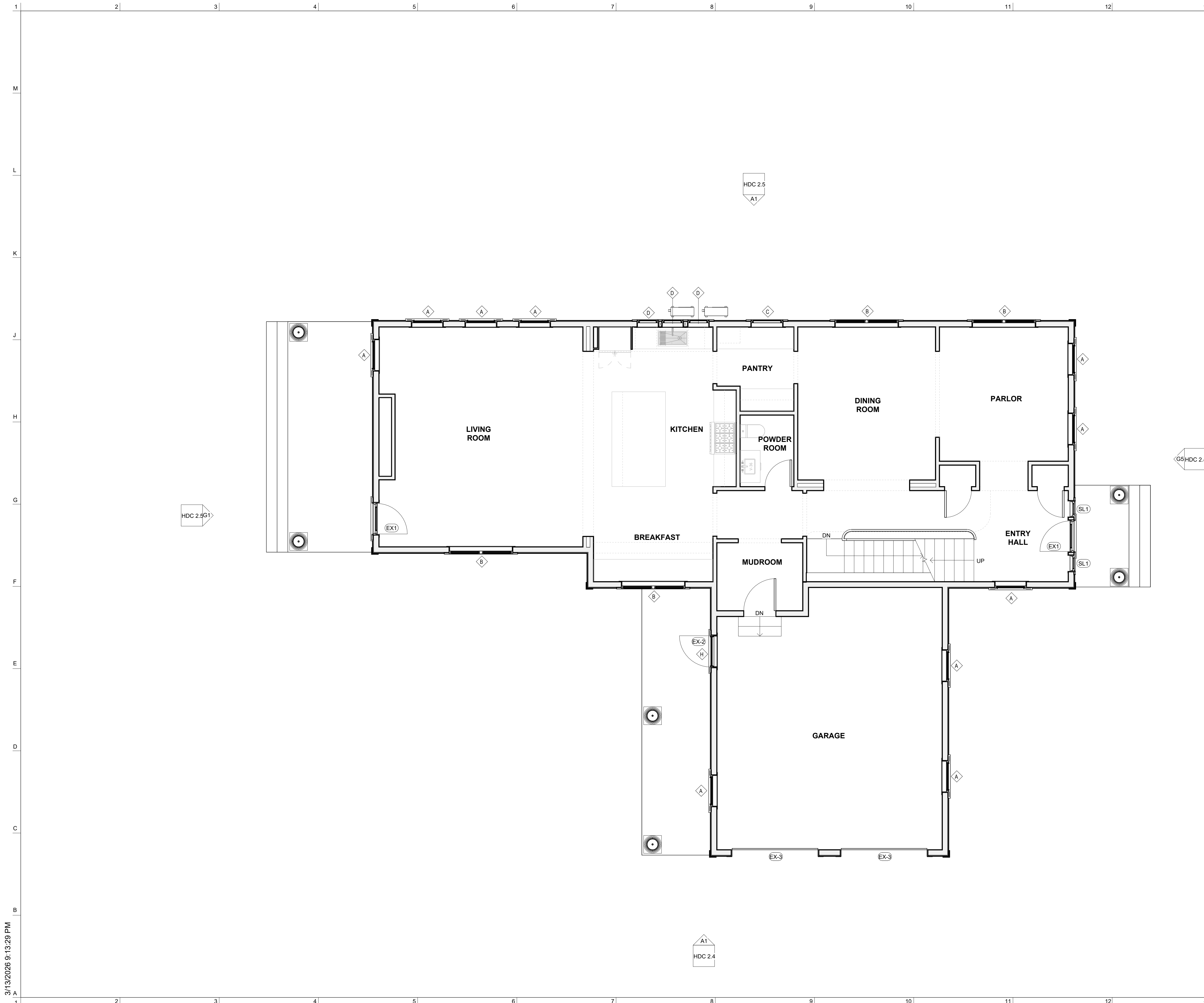
STRUCTURAL
 Stone Fleet
 225 Dyer Street
 2nd Floor
 Providence, RI 02903
 401.585.8525

LOCATION MAP



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PROJECT NO.
 26-0002



NOTES

- HISTORIC DISTRICT COMMISSION NOTES:**
1. ALL WINDOWS SHALL BE ANDERSEN 400 SERIES WOODWRIGHT EDITION. THEY SHALL BE DOUBLE HUNG WITH SIMULATED DIVIDED LITE MUNTINS IN A 2-OVER-2 MUNTIN/MULLION PATTERN.
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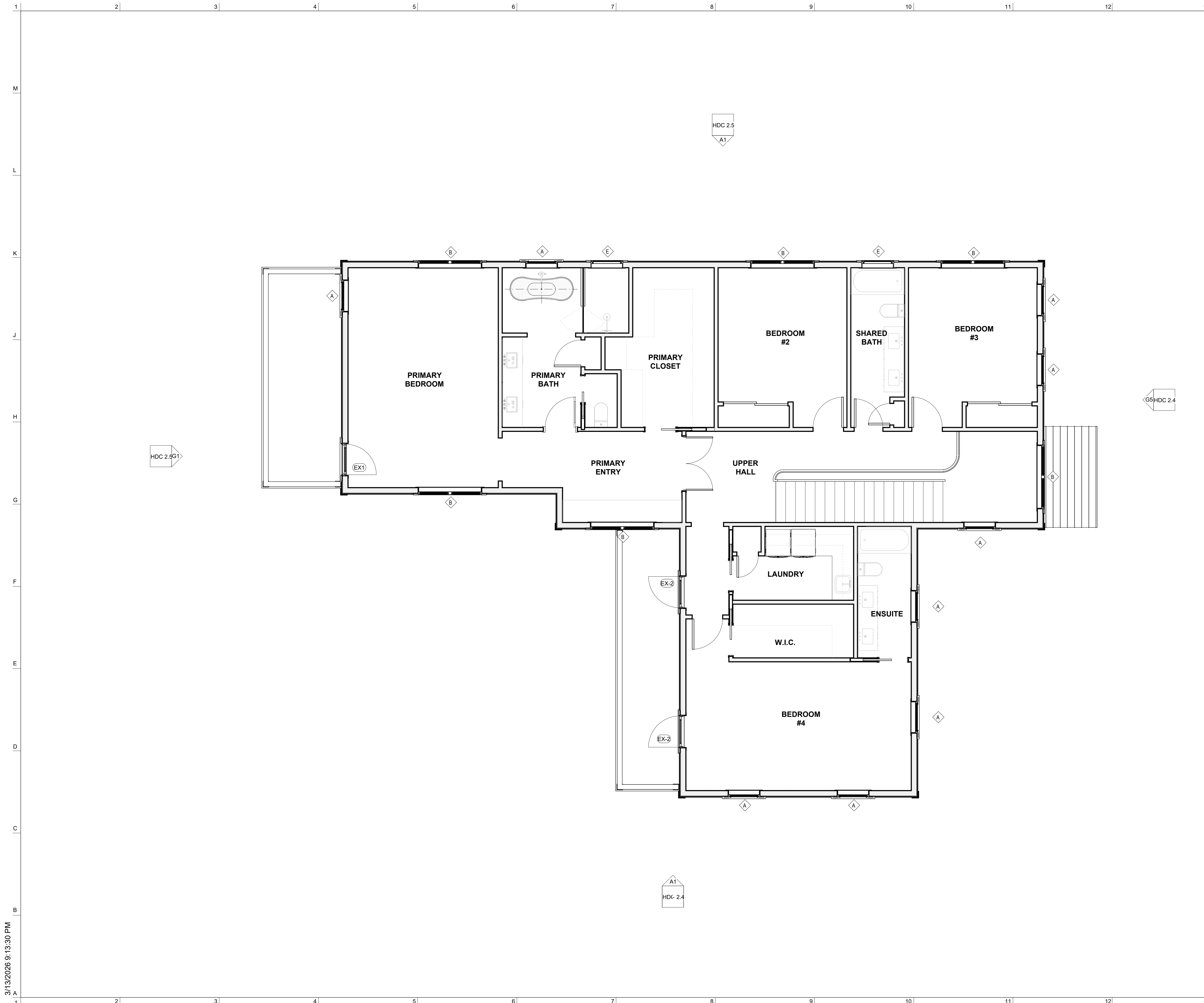
Consultant

Project PROSPECT HOUSE
 50 PROSPECT ST. PROVIDENCE, RI

Title HISTORIC DISTRICT COMMISSION REVIEW -
 FIRST FLOOR KEY PLANS

HDC 2.1

Scale 1/4" = 1'-0"	Date 02.27.26	Project Number 26-0002
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NOTES

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 - 1/2 ROUND GUTTERS AND ROUND DOWNSPOUTS SHALL BE BRONZE COLORED.

No.	Description	Date


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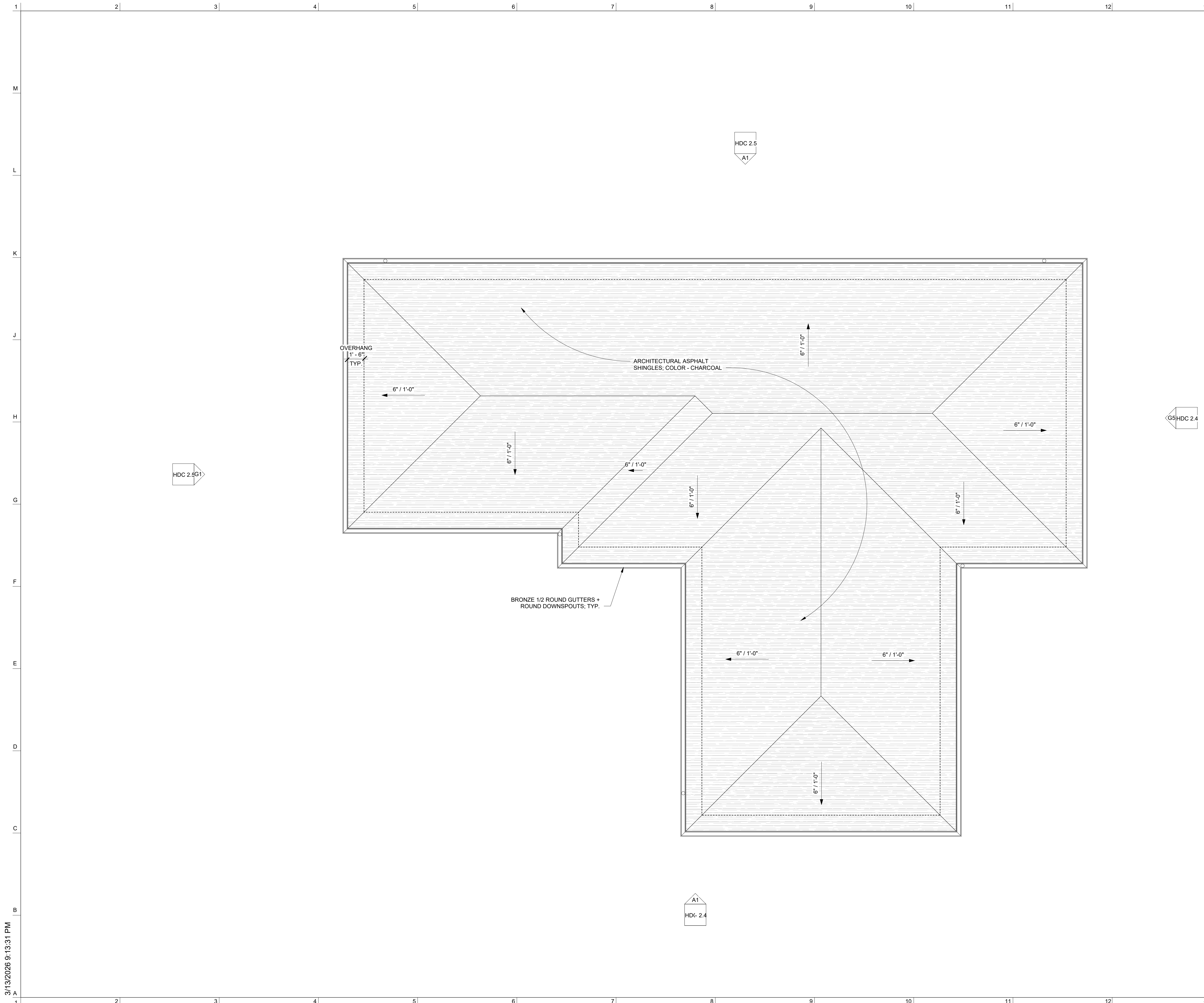
Title HISTORIC DISTRICT COMMISSION REVIEW - SECOND FLOOR KEY PLANS



HDC 2.2

Scale 1/4" = 1'-0"	Date 02.27.26	Project Number 26-0002
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NOTES

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 7. 1/2 ROUND GUTTERS AND ROUND DOWNSPOUTS SHALL BE BRONZE COLORED.

No.	Description	Date

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Title HISTORIC DISTRICT COMMISSION REVIEW - ROOF KEY PLANS

PLAN

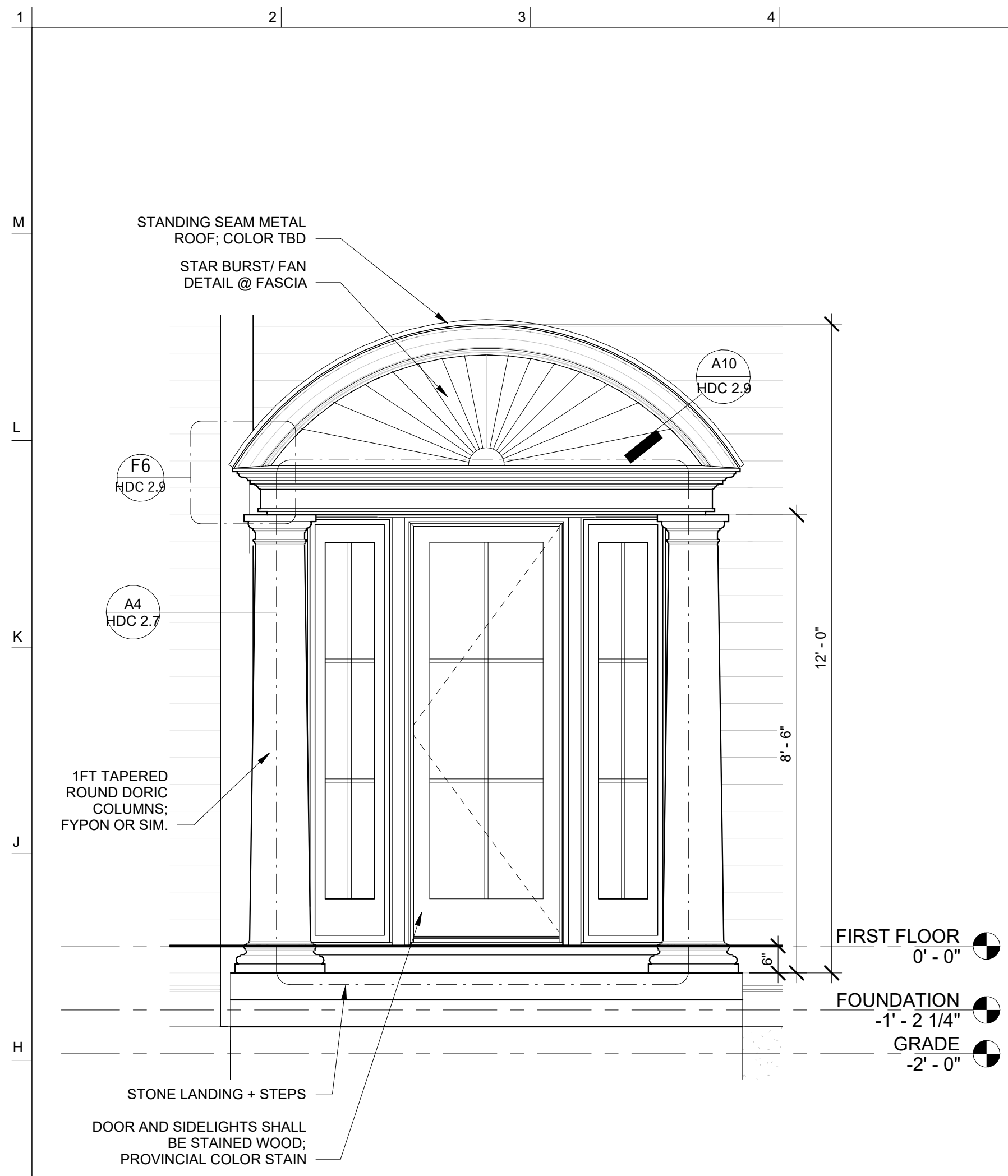
HDC 2.3

Scale	Date	Project Number
1/4" = 1'-0"	02.27.26	26-0002

3/13/2026 9:13:31 PM

NOTES

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G1 EAST ELEVATION - ENLARGED FRONT PORCH - HDC
1/2" = 1'-0" EXTERIOR ELEVATION

G5 EAST ELEVATION - HDC
1/4" = 1'-0" EXTERIOR ELEVATION



A1 SOUTH ELEVATION - HDC
1/4" = 1'-0" EXTERIOR ELEVATION

No.	Description	Date

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Title HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS

HDC 2.4

Scale As indicated	Date 02.27.26	Project Number 26-0002
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NOTES

HISTORIC DISTRICT COMMISSION NOTES:

1. ALL WINDOWS SHALL BE ANDERSEN 400 SERIES WOODWRIGHT EDITION. THEY SHALL BE DOUBLE HUNG WITH SIMULATED DIVIDED LITE MUNTINS IN A 2-OVER-2 MUNTIN/MULLION PATTERN.
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G1 WEST ELEVATION - HDC
1/4" = 1'-0" EXTERIOR ELEVATION



A1 NORTH ELEVATION - HDC
1/4" = 1'-0" EXTERIOR ELEVATION

No.	Description	Date

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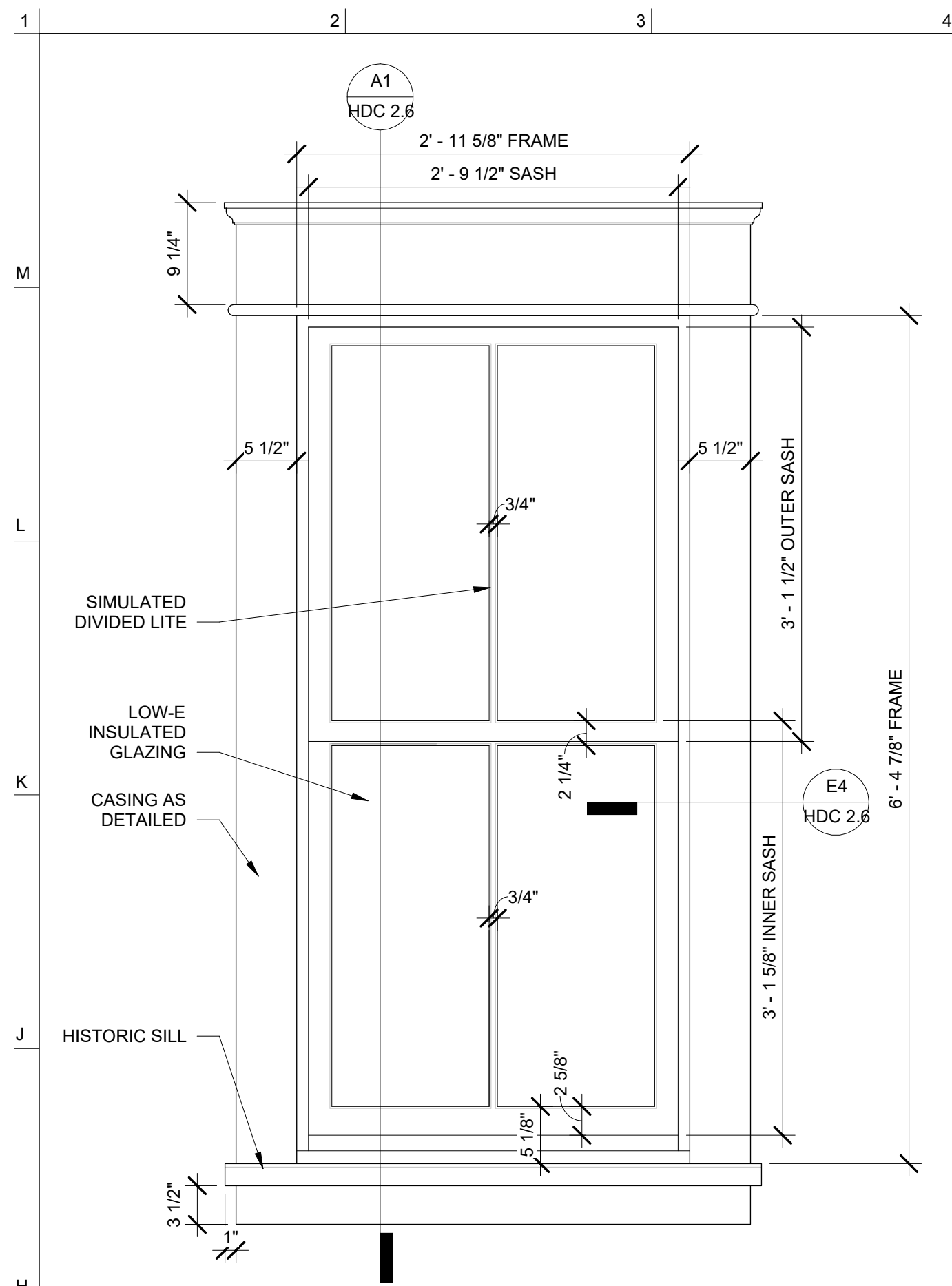
Consultant
 Project PROSPECT HOUSE
 50 PROSPECT ST. PROVIDENCE, RI

Title HISTORIC DISTRICT COMMISSION REVIEW - EXTERIOR ELEVATIONS

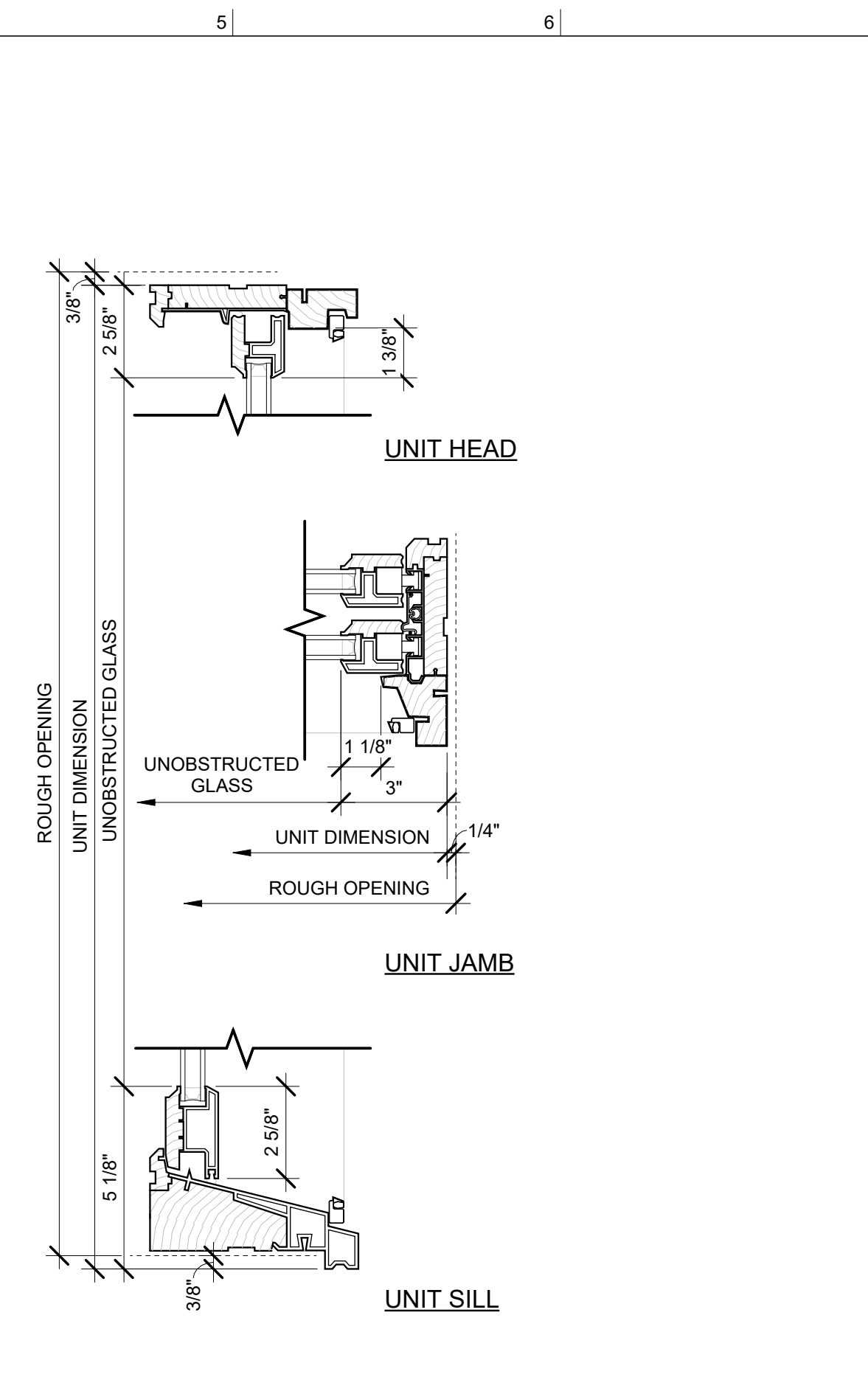
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Scale 1/4" = 1'-0"	Date 02.27.26	Project Number 26-0002
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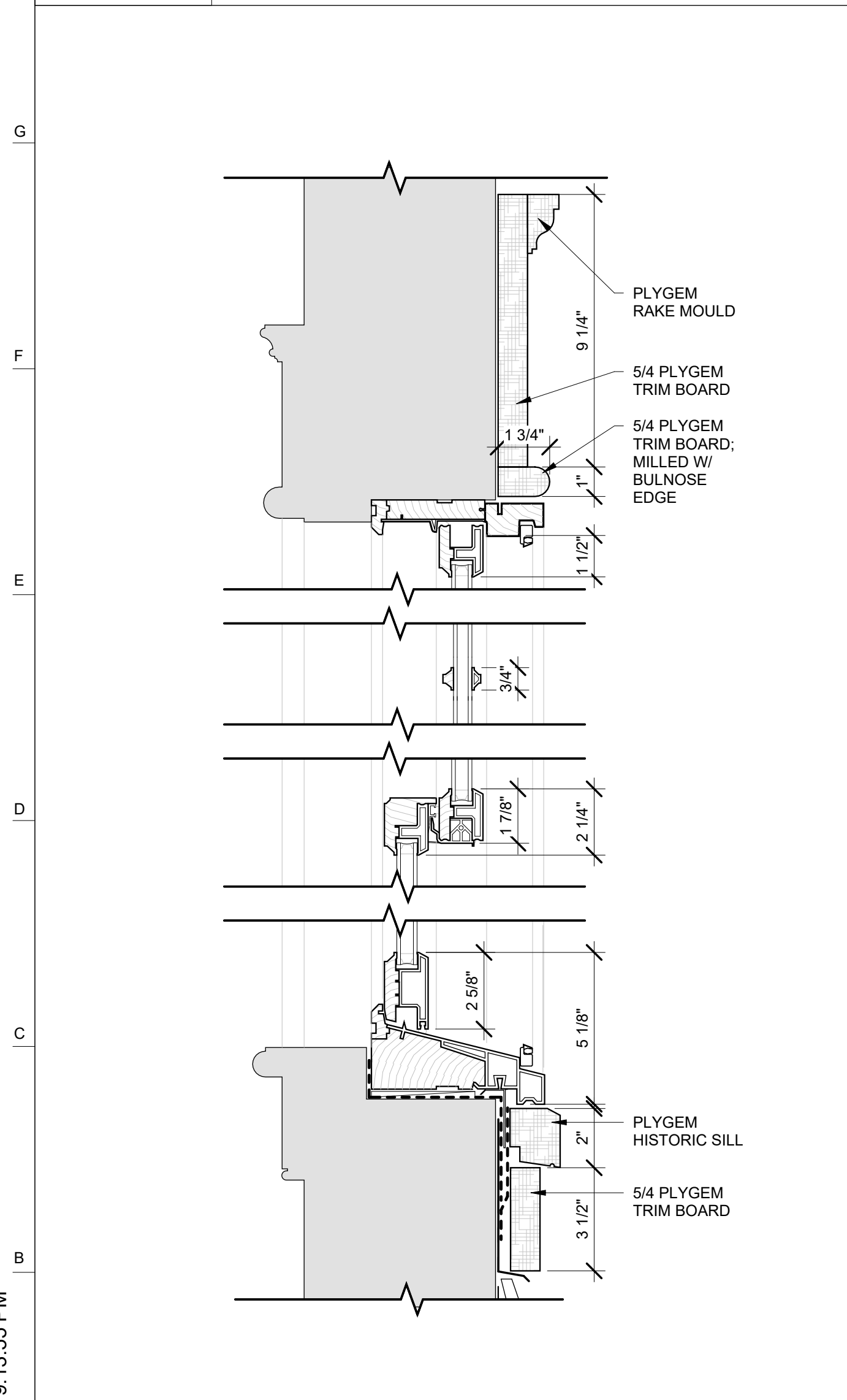
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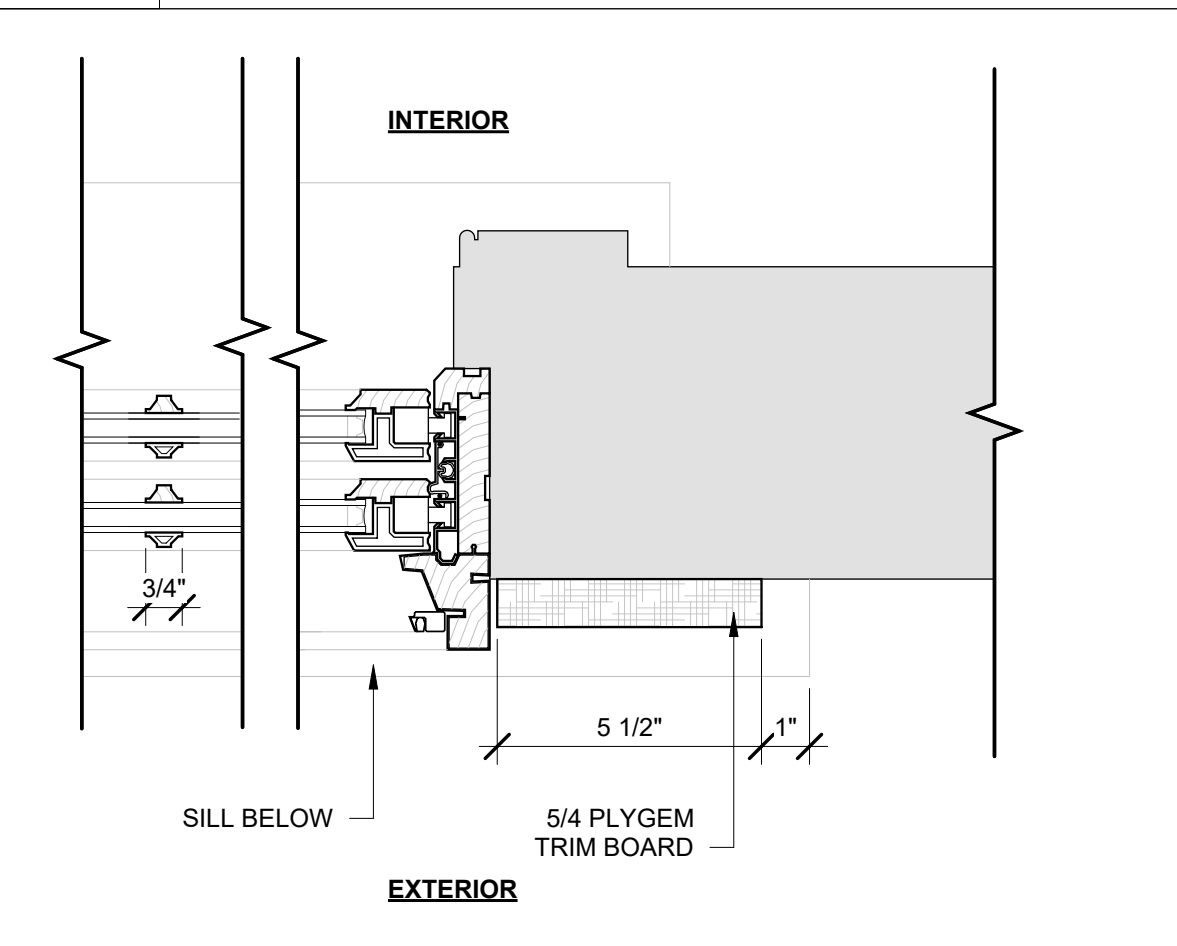
H1 PROPOSED DOUBLE HUNG ELEVATION
1" = 1'-0" ENLARGED WINDOW ELEVATION



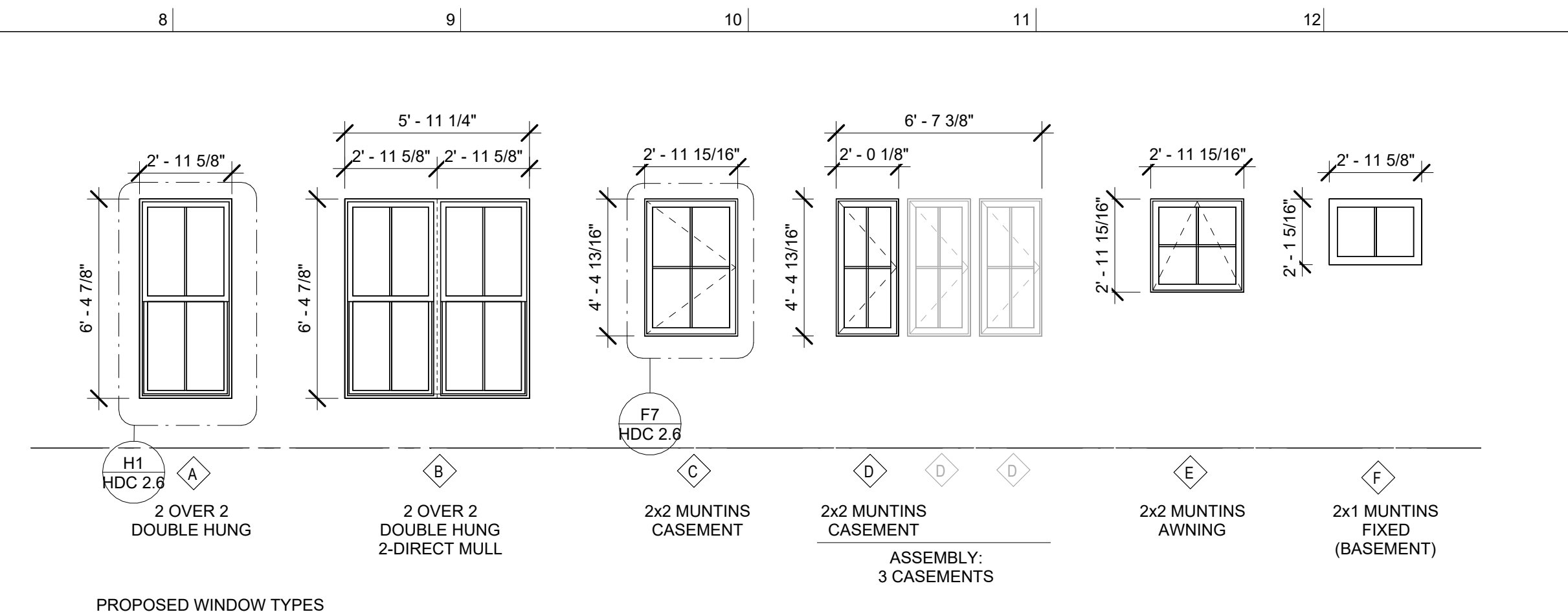
H4 PROPOSED DOUBLE HUNG WINDOW UNIT DETAILS
3" = 1'-0" WINDOW DETAIL



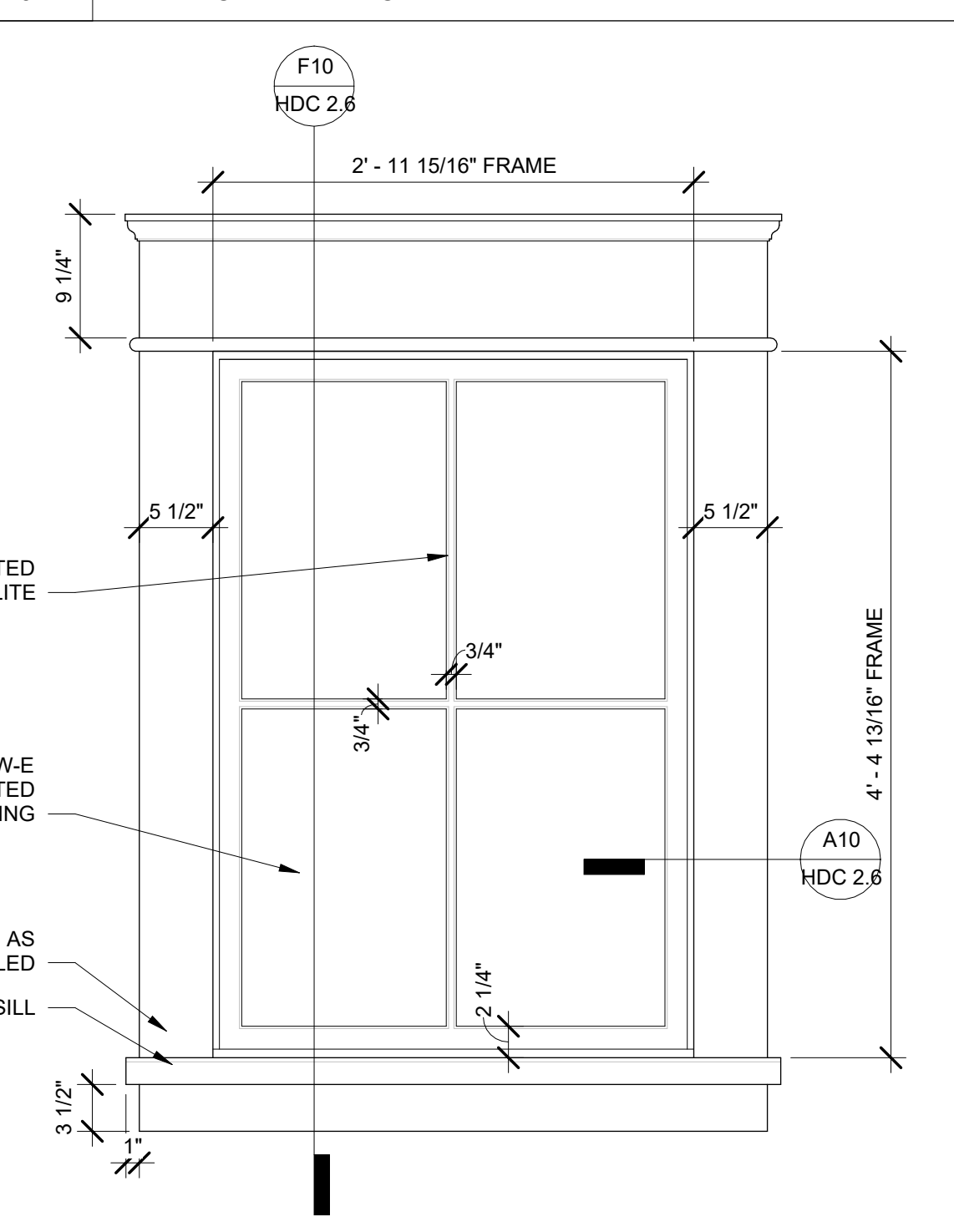
A1 PROPOSED DOUBLE HUNG SECTION
3" = 1'-0" WINDOW DETAIL



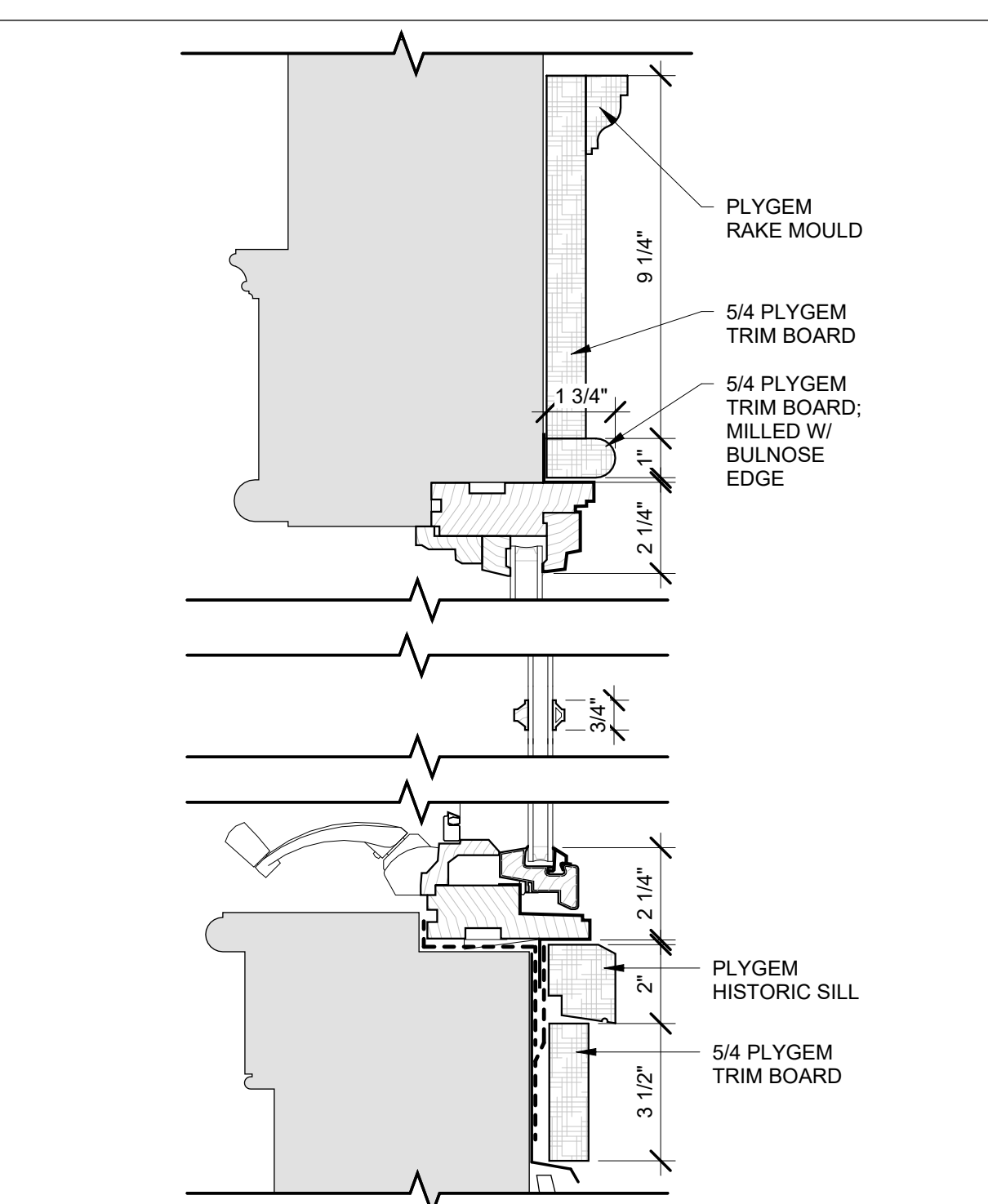
E4 PROPOSED DOUBLE HUNG PLAN DETAIL
3" = 1'-0" WINDOW DETAIL



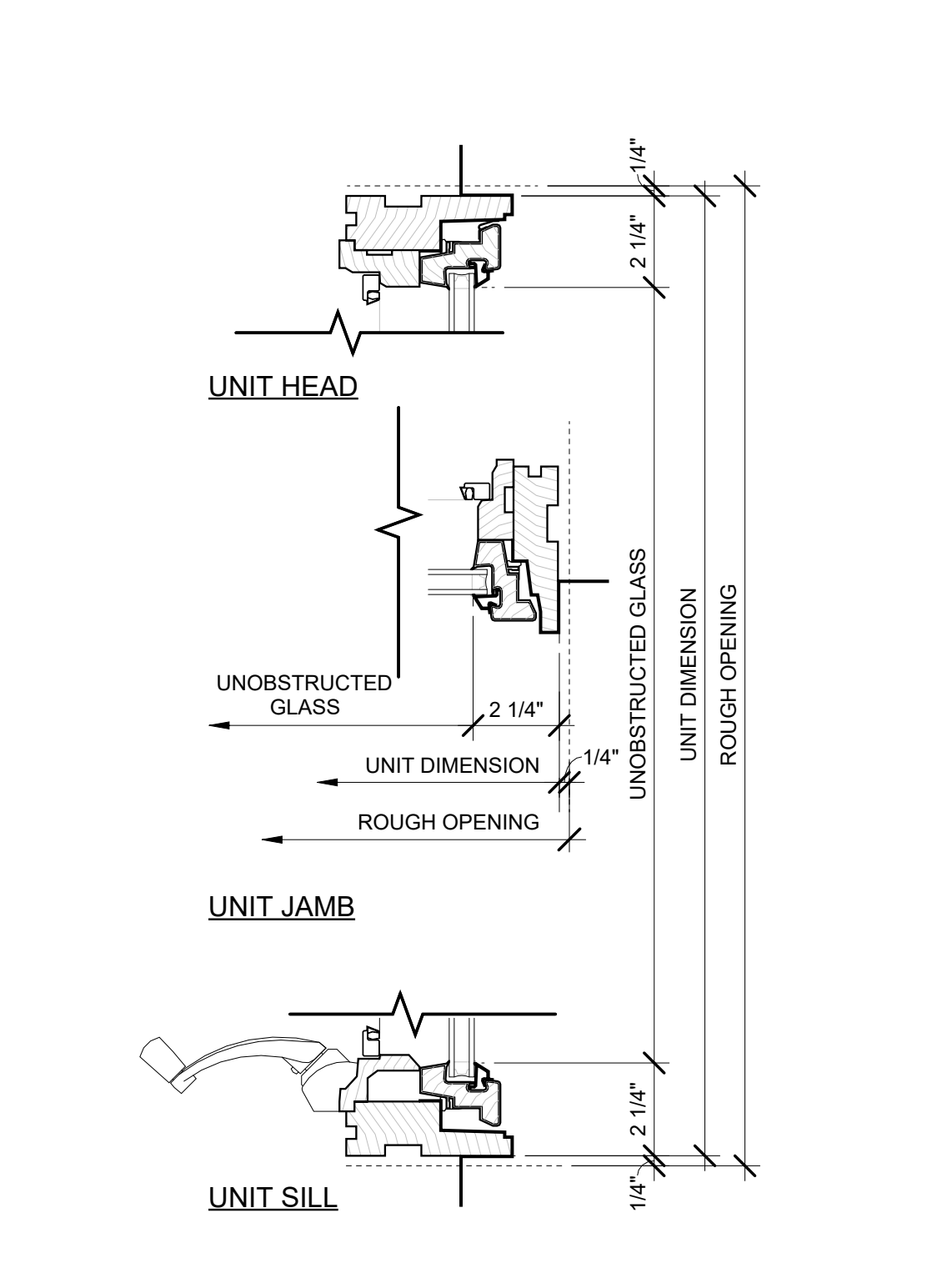
K7 WINDOW ELEVATIONS - HDC
1/4" = 1'-0" EXTERIOR ELEVATION



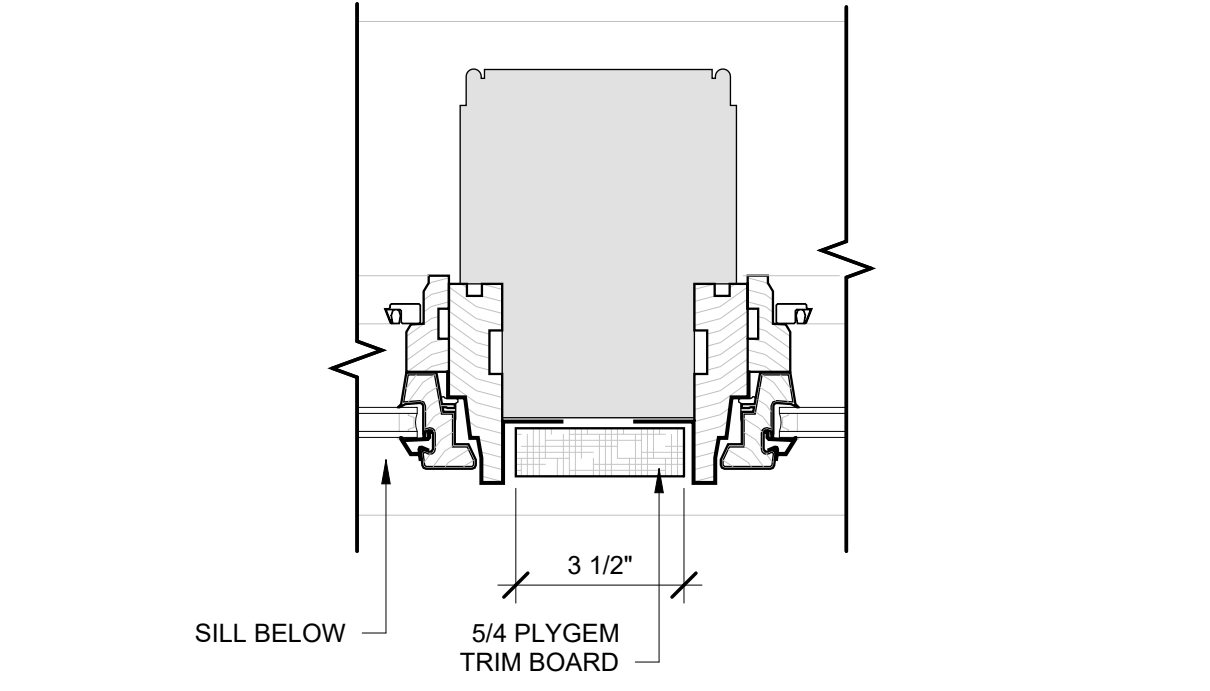
F7 PROPOSED CASEMENT/AWNING ELEVATION
1" = 1'-0" ENLARGED WINDOW ELEVATION



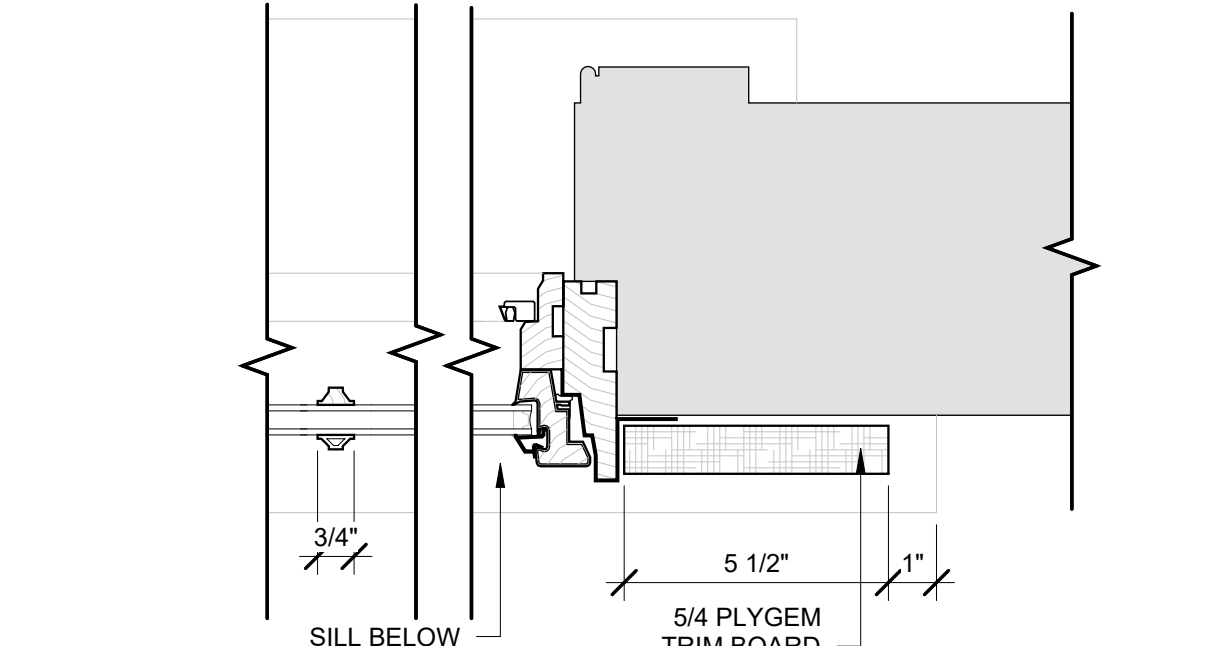
F10 PROPOSED CASEMENT/AWNING WINDOW SECTION
3" = 1'-0" WINDOW DETAIL



A7 PROPOSED CASEMENT/AWNING UNIT DETAILS
3" = 1'-0" WINDOW DETAIL



D10 PROPOSED CASEMENT/AWNING MULLION PLAN DETAIL
3" = 1'-0" WINDOW DETAIL



A10 PROPOSED CASEMENT/AWNING PLAN DETAIL
3" = 1'-0" WINDOW DETAIL

NOTES

- HISTORIC DISTRICT COMMISSION NOTES:**
- ALL WINDOWS SHALL BE ANDERSEN 400 SERIES WOODWRIGHT EDITION. THEY SHALL BE DOUBLE HUNG WITH SIMULATED DIVIDED LITE MUNTINS IN A 2-OVER-2 MUNTIN/MULLION PATTERN.
 - ALL EXTERIOR SIDING SHALL BE JAMES HARDIE, CLAPBOARDS IN COLOR GREAT WHITE WITH A 7" LAP REVEAL.
 - ROOFING MATERIAL SHALL BE ARCHITECTURAL ASPHALT SHINGLES IN CHARCOAL GRAY.
 - DECKING MATERIAL ON EXTERIOR BALCONIES SHALL BE TREX, IN COLOR SADDLE. THE CORNER POSTS SHALL BE PT 4x4 WITH PLYGEM CLADDING. INTERMEDIATE POSTS SHALL BE 3/4"x2" SOLID RED OAK. THE RAILING SHALL BE STAINLESS STEEL CABLE RAILS WITH A CLEAR COATED SOLID RED OAK TOP RAIL.
 - STRUCTURAL COLUMNS SHALL BE PT 6x6 WITH A WHITE FYPON (OR SIM) TAPERED DORIC ROUND DECORATIVE COLUMN ENCLOSURE.
 - ALL CORNER PILASTERS, SOFFIT/FRIEZE BOARD & TRIM SHALL BE DETAILED AS SHOWN IN WHITE PLYGEM.
 - 1/2 ROUND GUTTERS AND ROUND DOWNSPOUTS SHALL BE BRONZE COLORED.

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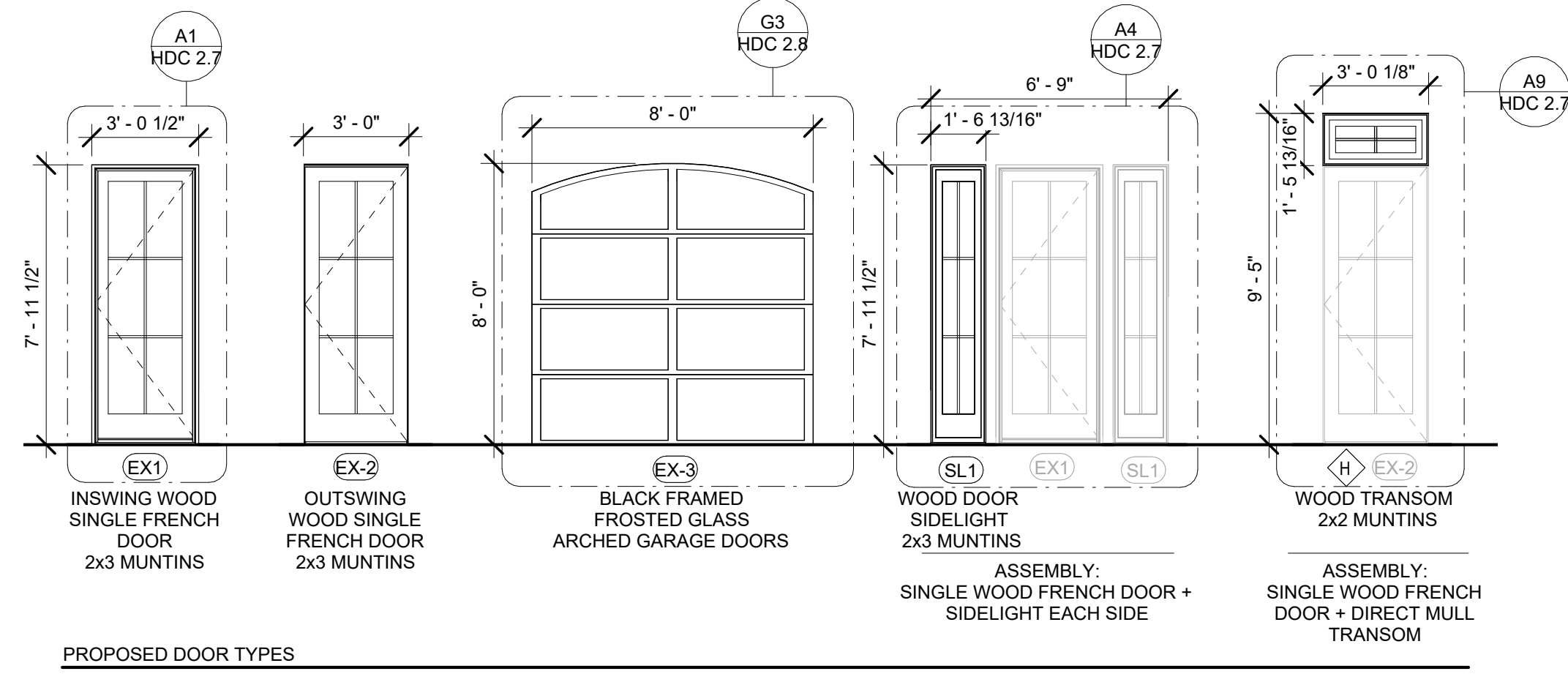
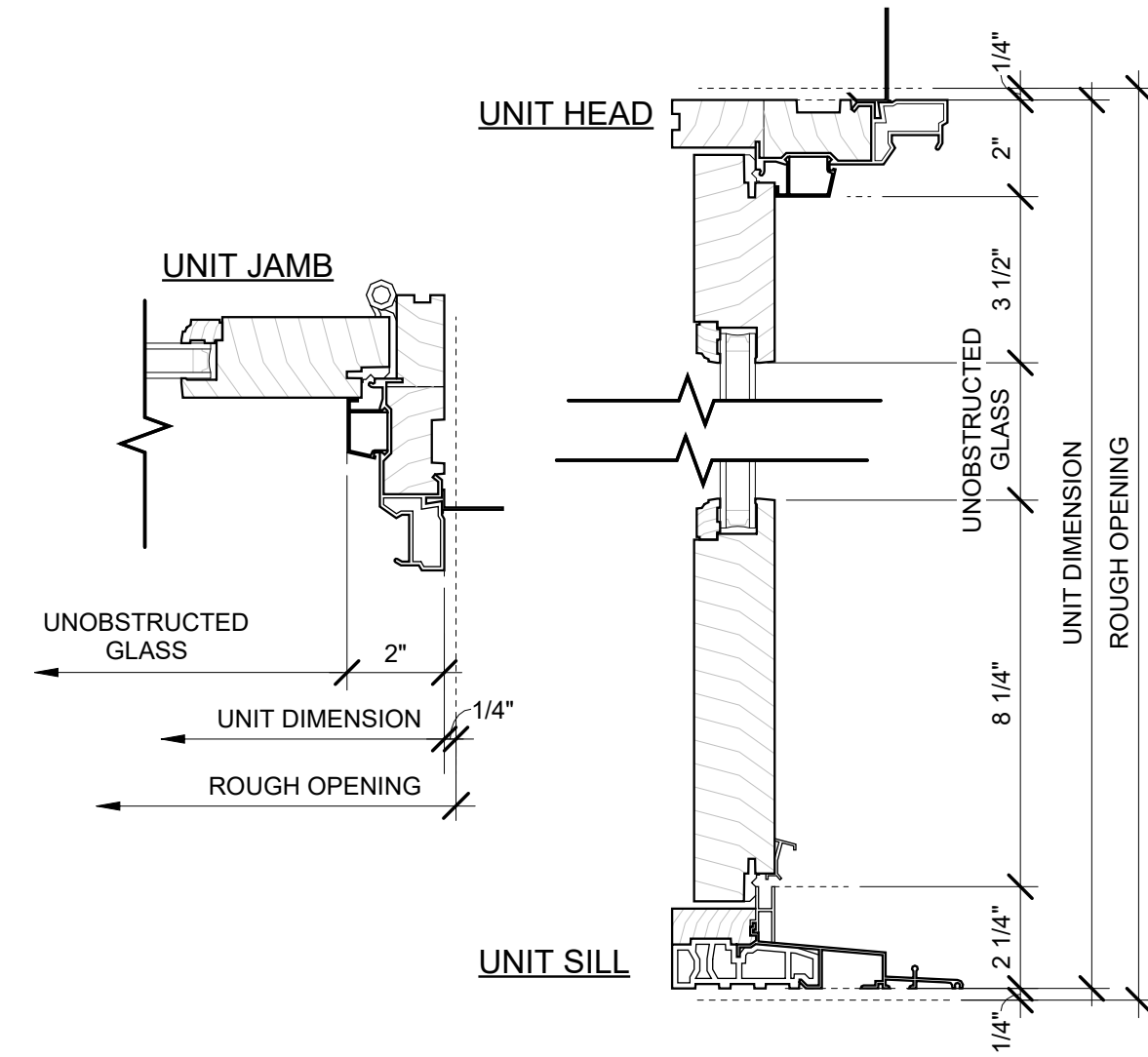
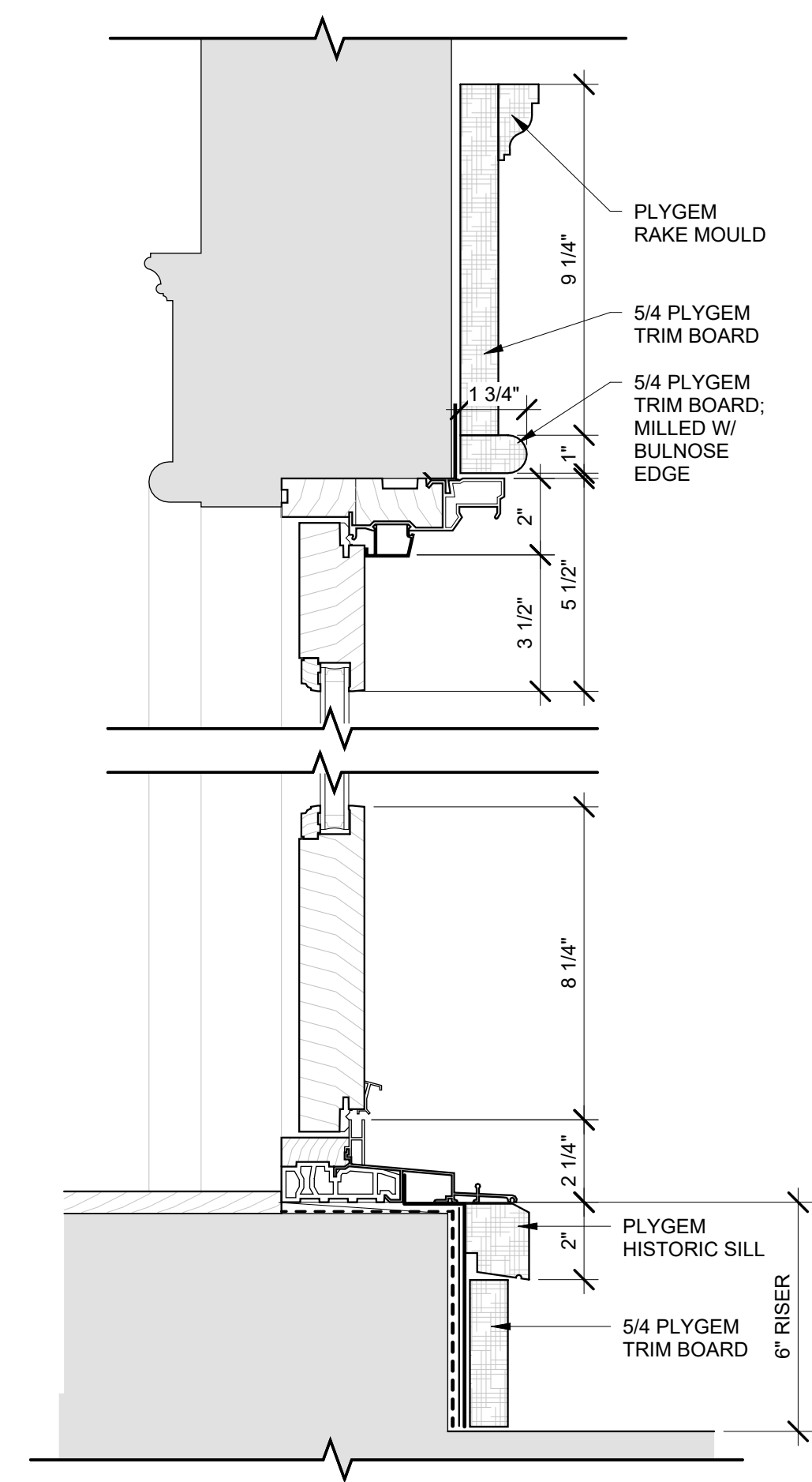
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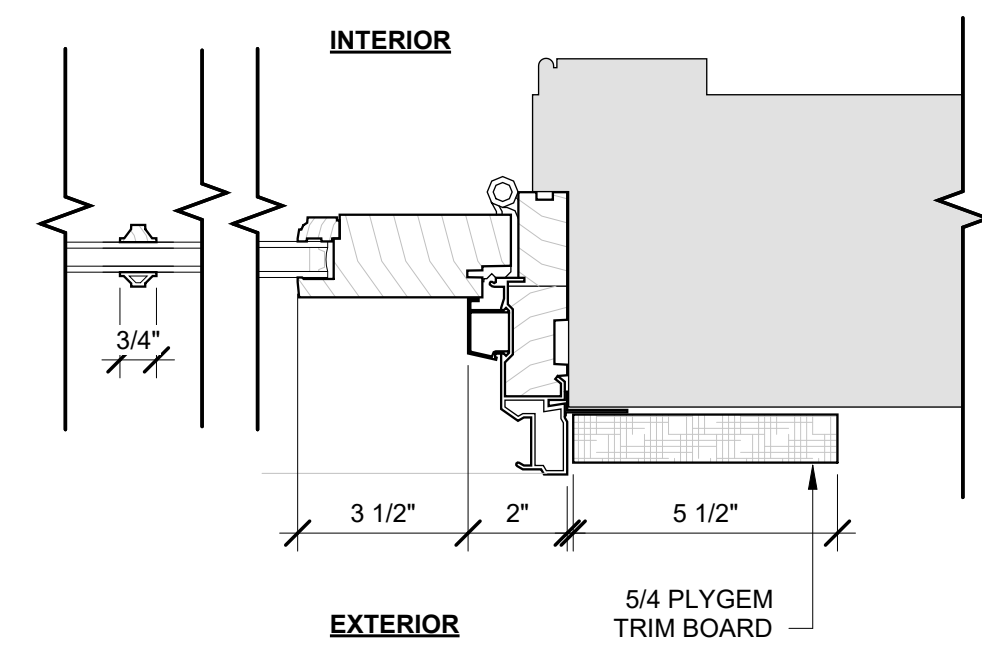
Title HISTORIC DISTRICT COMMISSION REVIEW - WINDOW ELEVATIONS & DETAILS

HDC 2.6

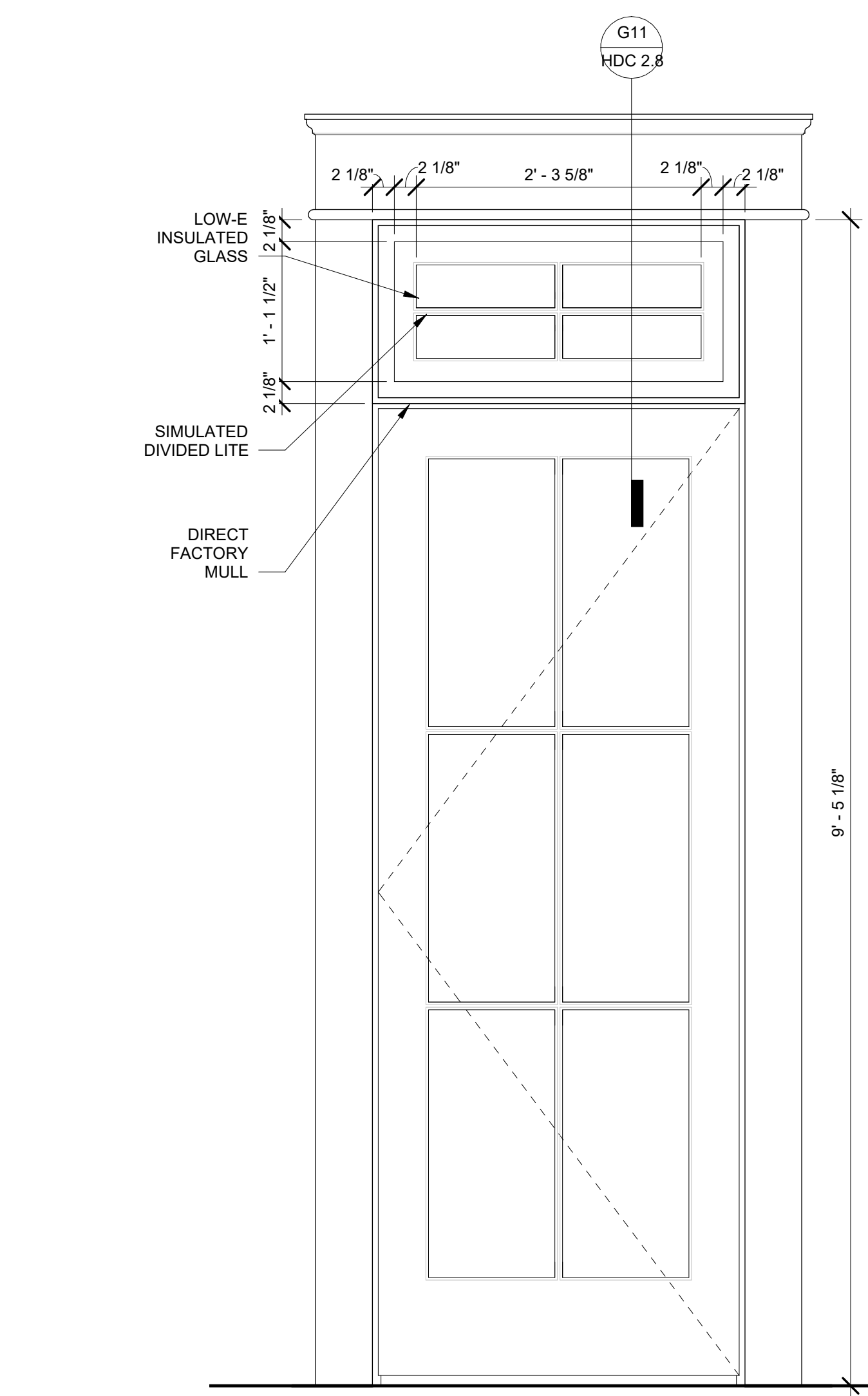
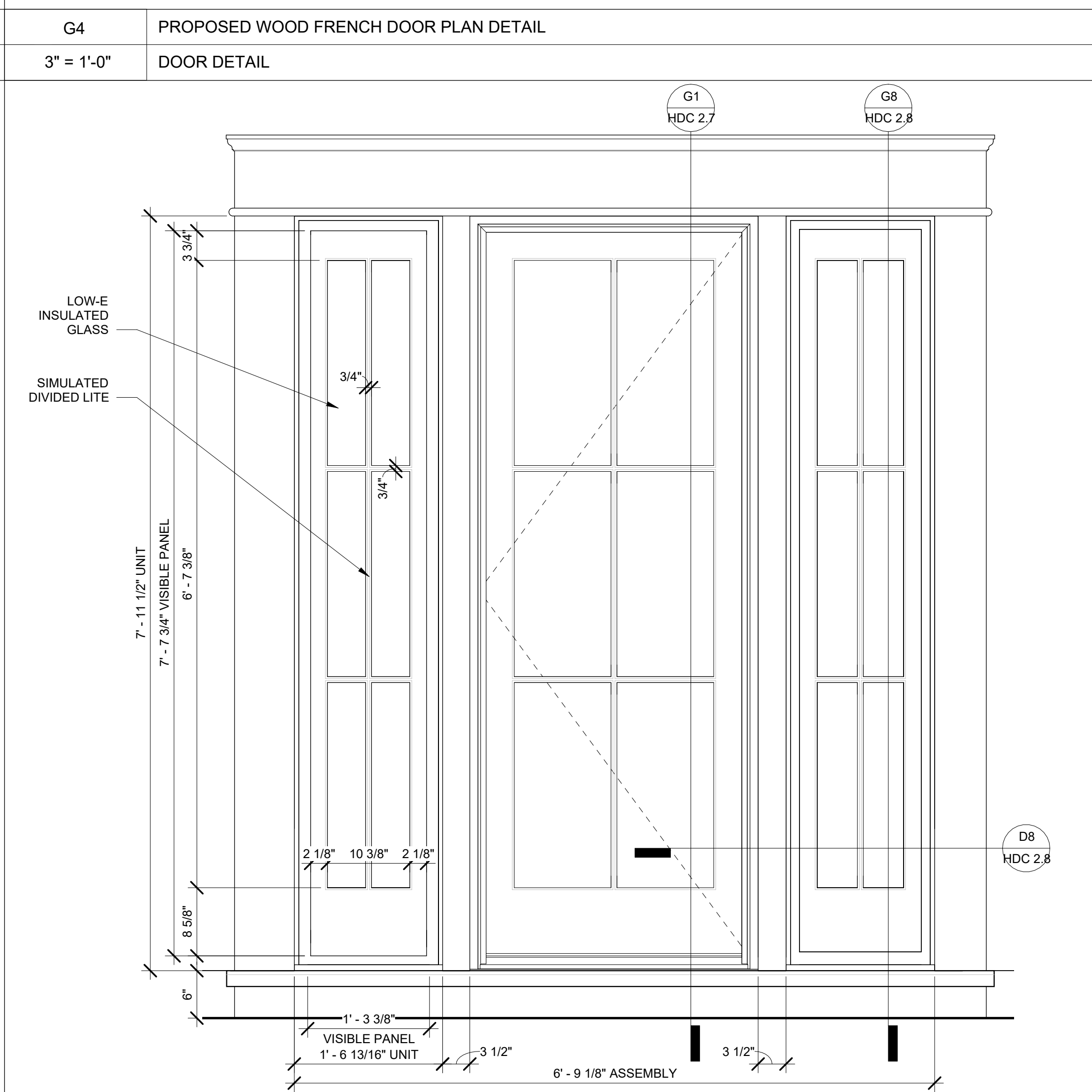
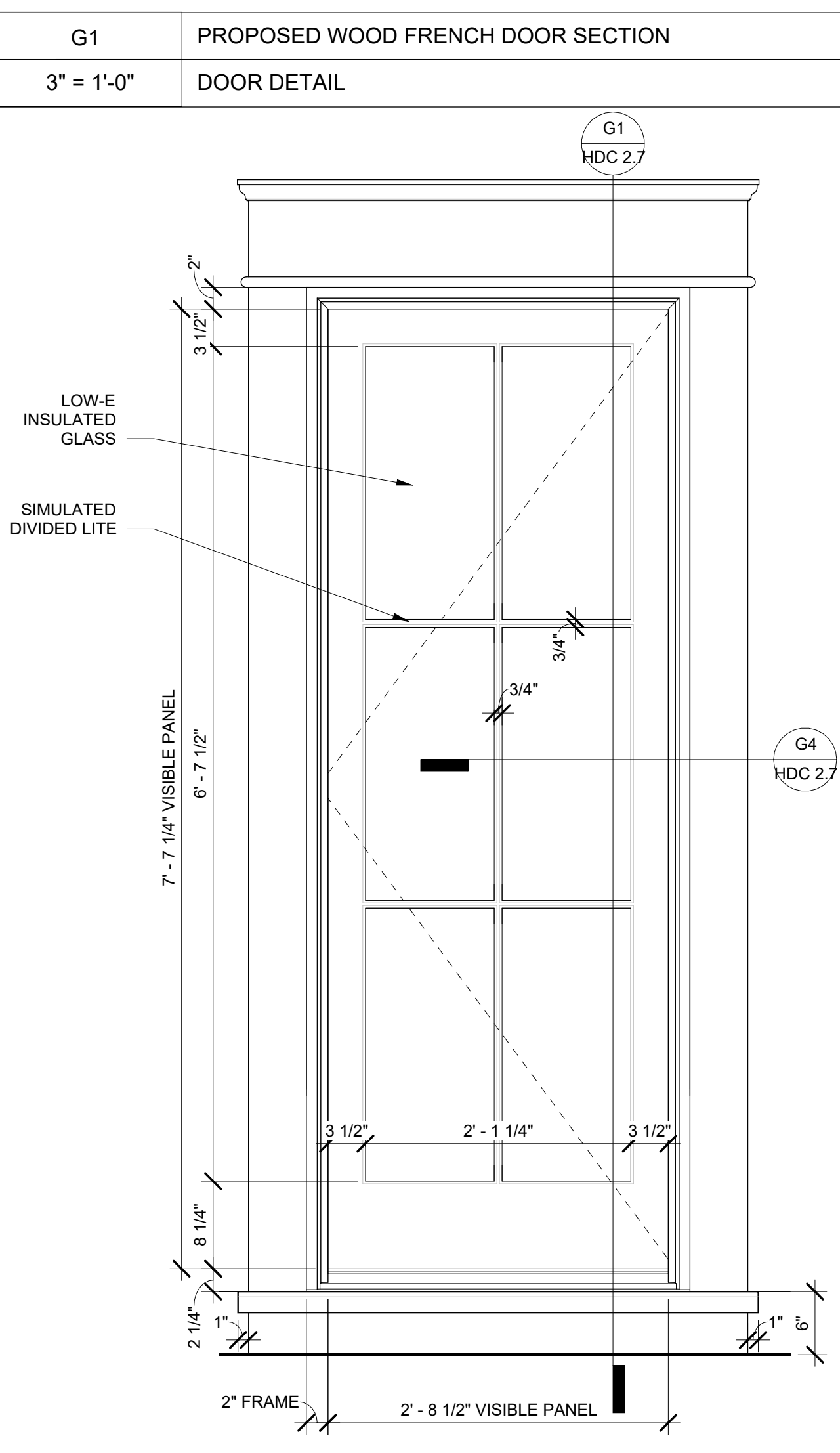
Scale	Date	Project Number
As indicated	02.27.26	26-0002



K4	PROPOSED WOOD FRENCH DOOR UNIT DIMENSIONS	K8	DOOR ELEVATIONS - HDC
3" = 1'-0"	DOOR DETAIL	1/4" = 1'-0"	EXTERIOR ELEVATION



G1	PROPOSED WOOD FRENCH DOOR SECTION	G4	PROPOSED WOOD FRENCH DOOR PLAN DETAIL
3" = 1'-0"	DOOR DETAIL	3" = 1'-0"	DOOR DETAIL



A1	PROPOSED WOOD FRENCH DOOR	A4	PROPOSED WOOD FRENCH DOOR + SIDELIGHTS	A9	PROPOSED WOOD FRENCH DOOR + TRANSOM
1" = 1'-0"	ENLARGED DOOR ELEVATION	1" = 1'-0"	ENLARGED DOOR ELEVATION	1" = 1'-0"	ENLARGED DOOR ELEVATION

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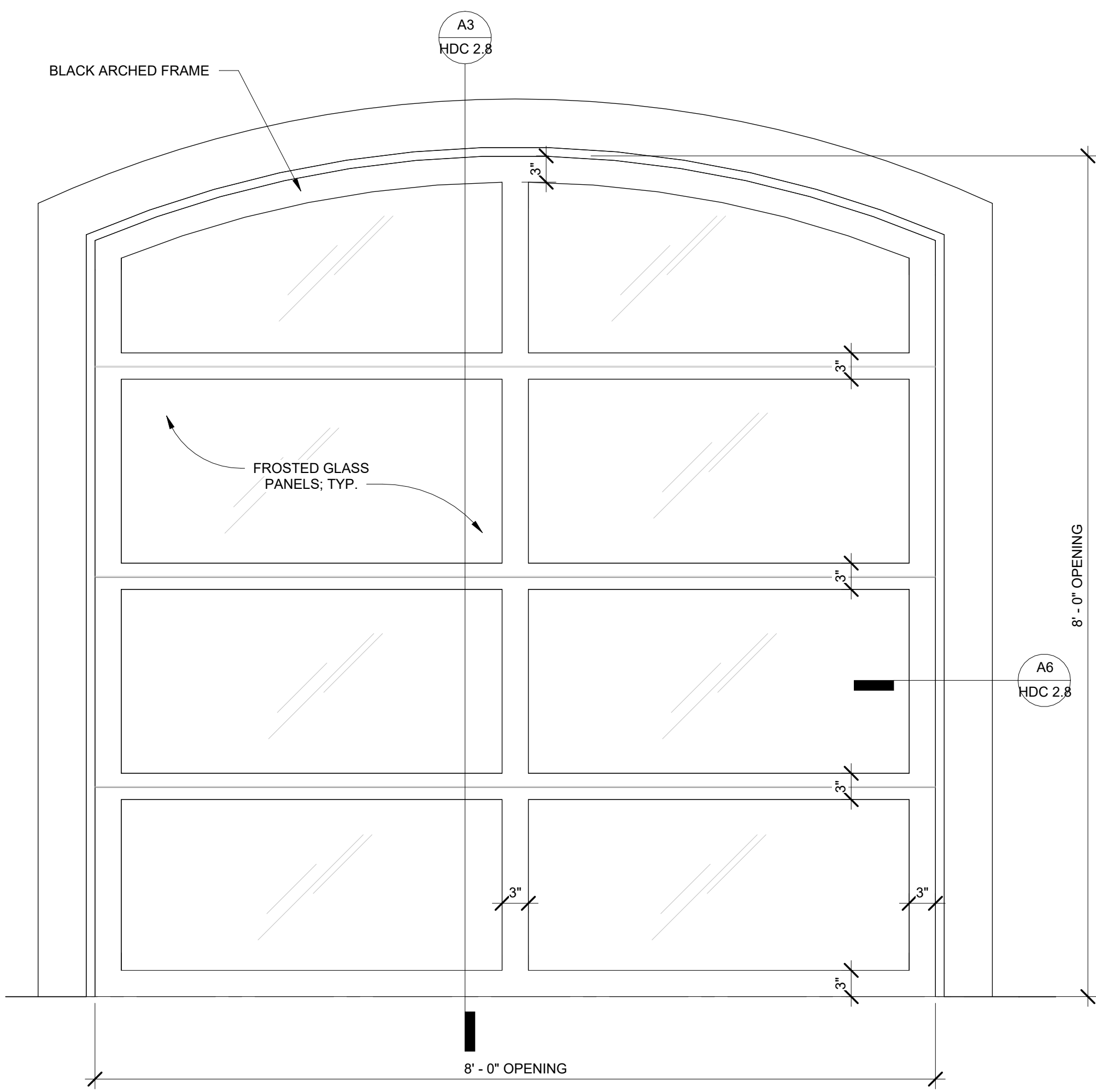
Project PROSPECT HOUSE
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Title HISTORIC DISTRICT COMMISSION REVIEW -
DOOR ELEVATIONS & DETAILS

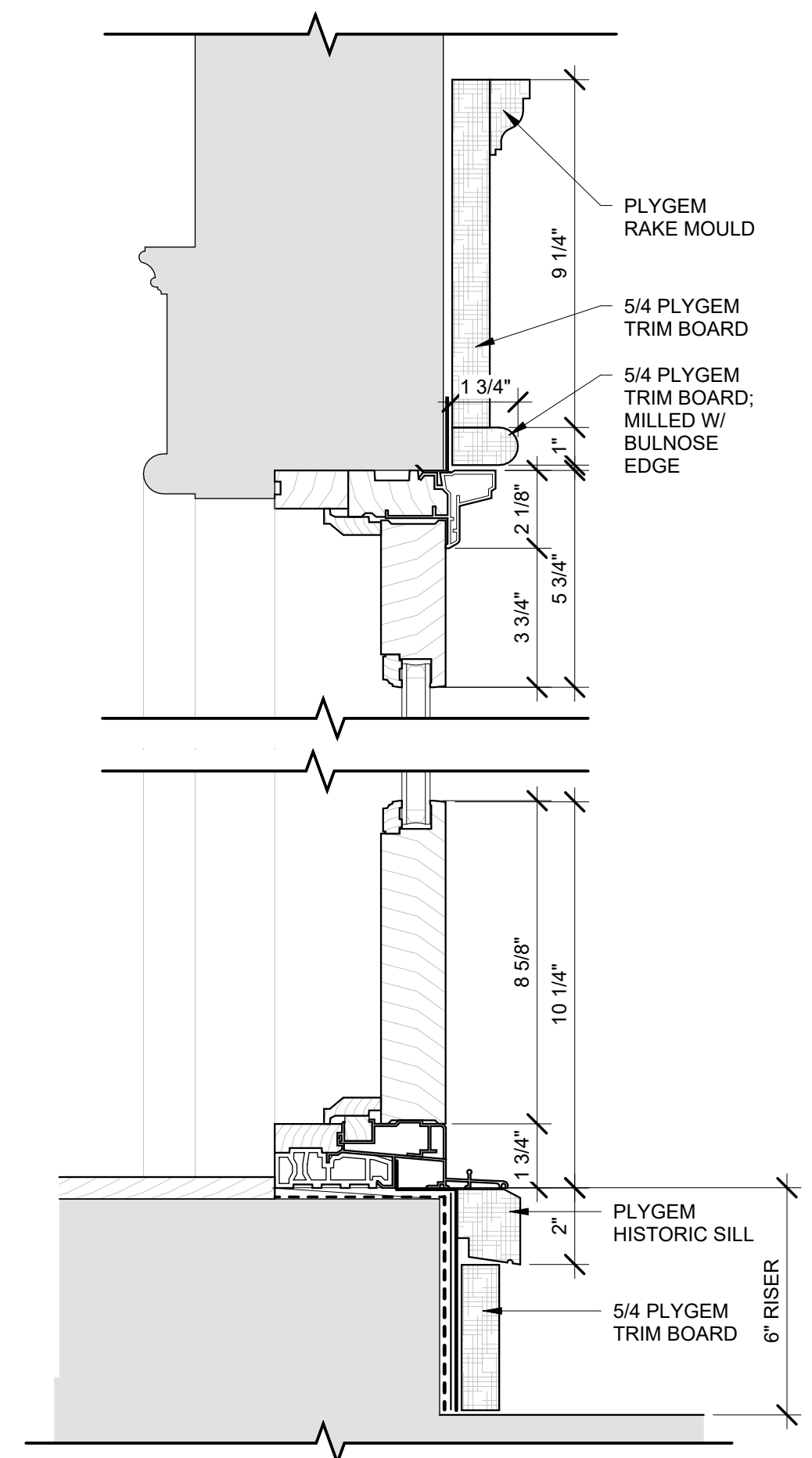
HDC 2.7

Scale	Date	Project Number
As indicated	02.27.26	26-0002

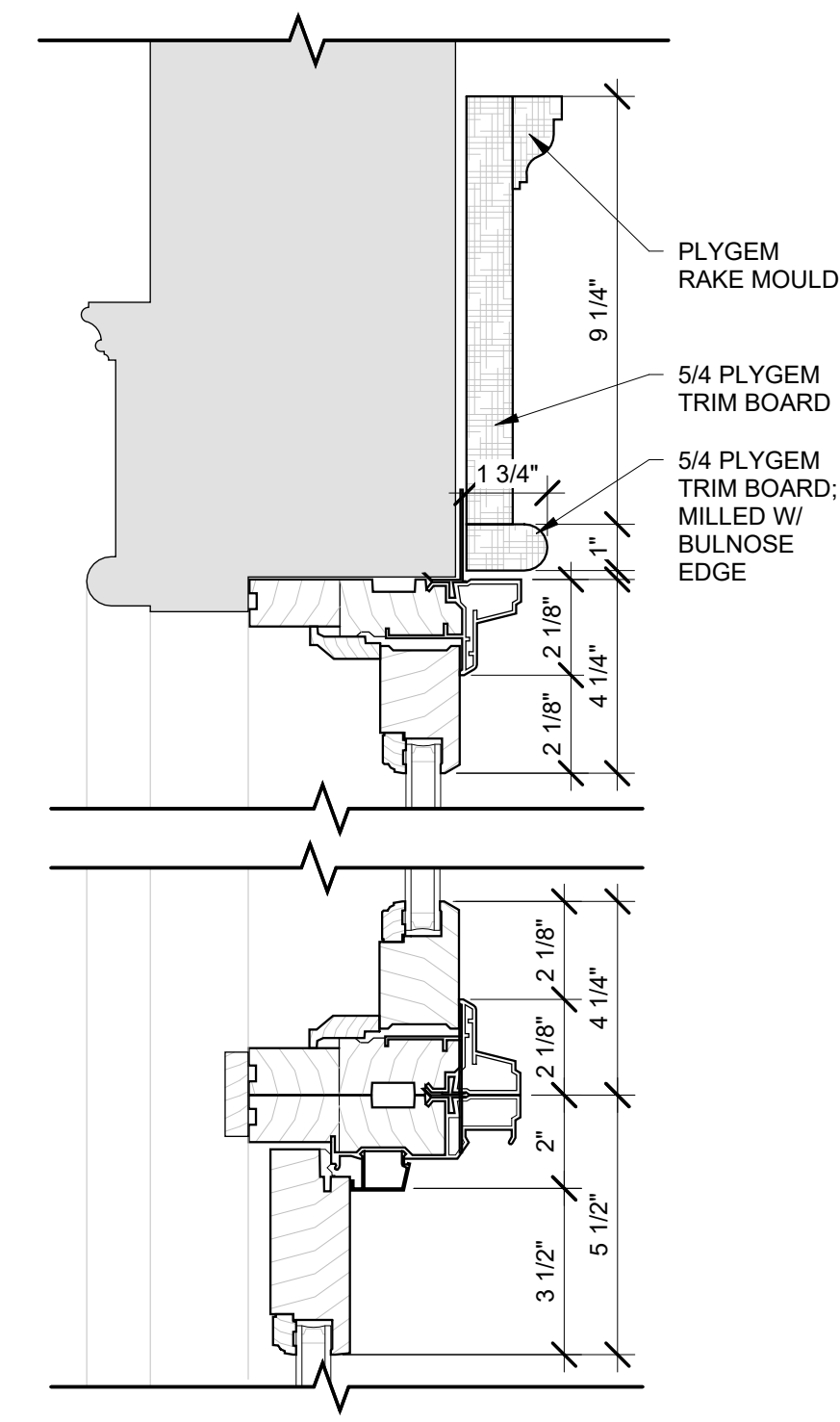
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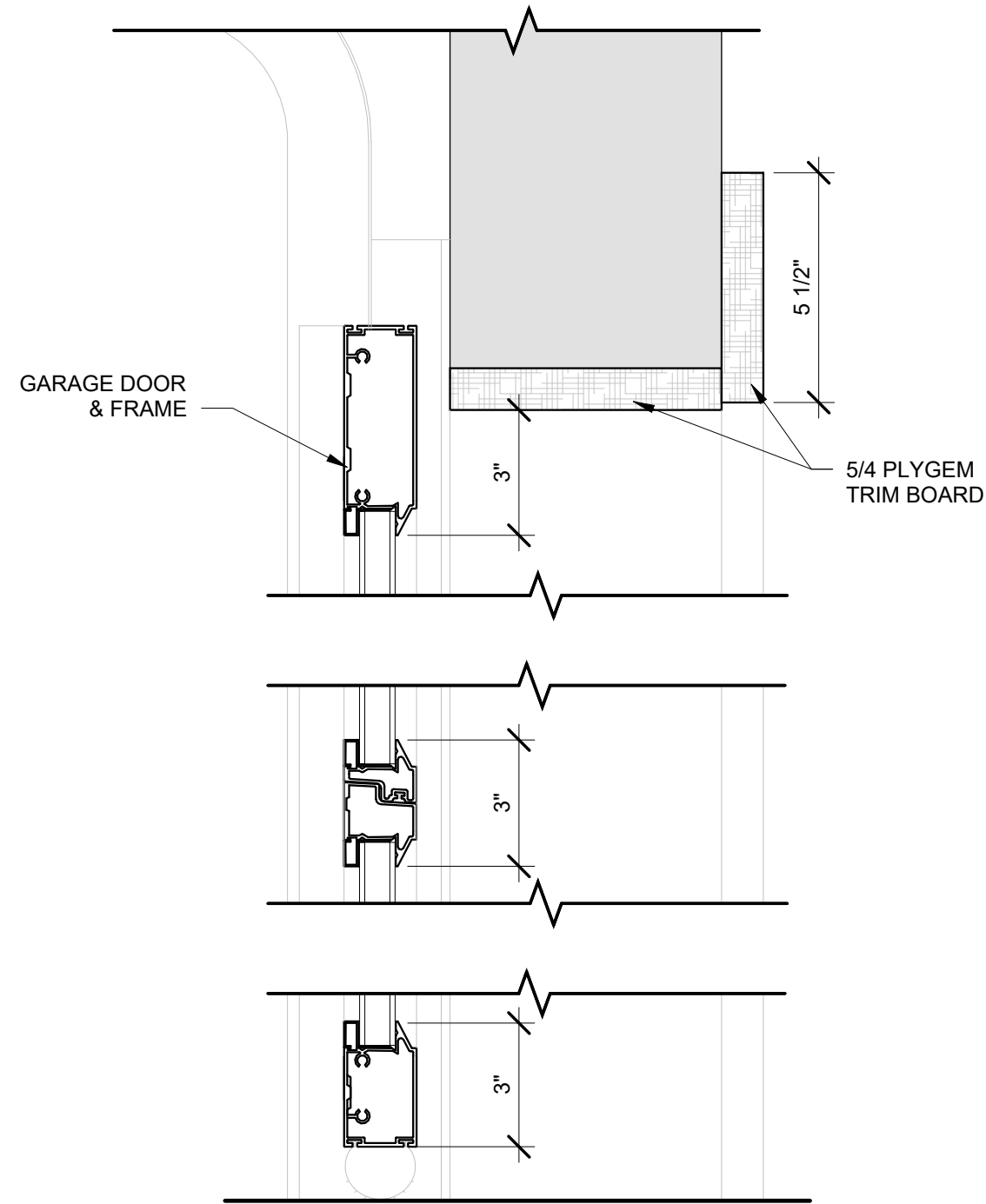
G3 GARAGE DOOR
1" = 1'-0" ENLARGED DOOR ELEVATION



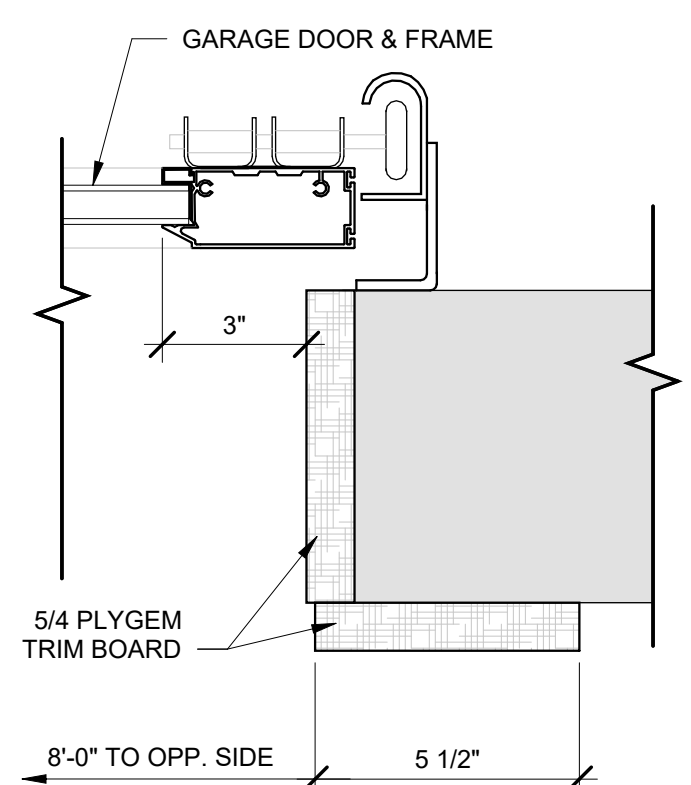
G8 PROPOSED WOOD FRENCH DOOR SIDELITE SECTION
3" = 1'-0" DOOR DETAIL



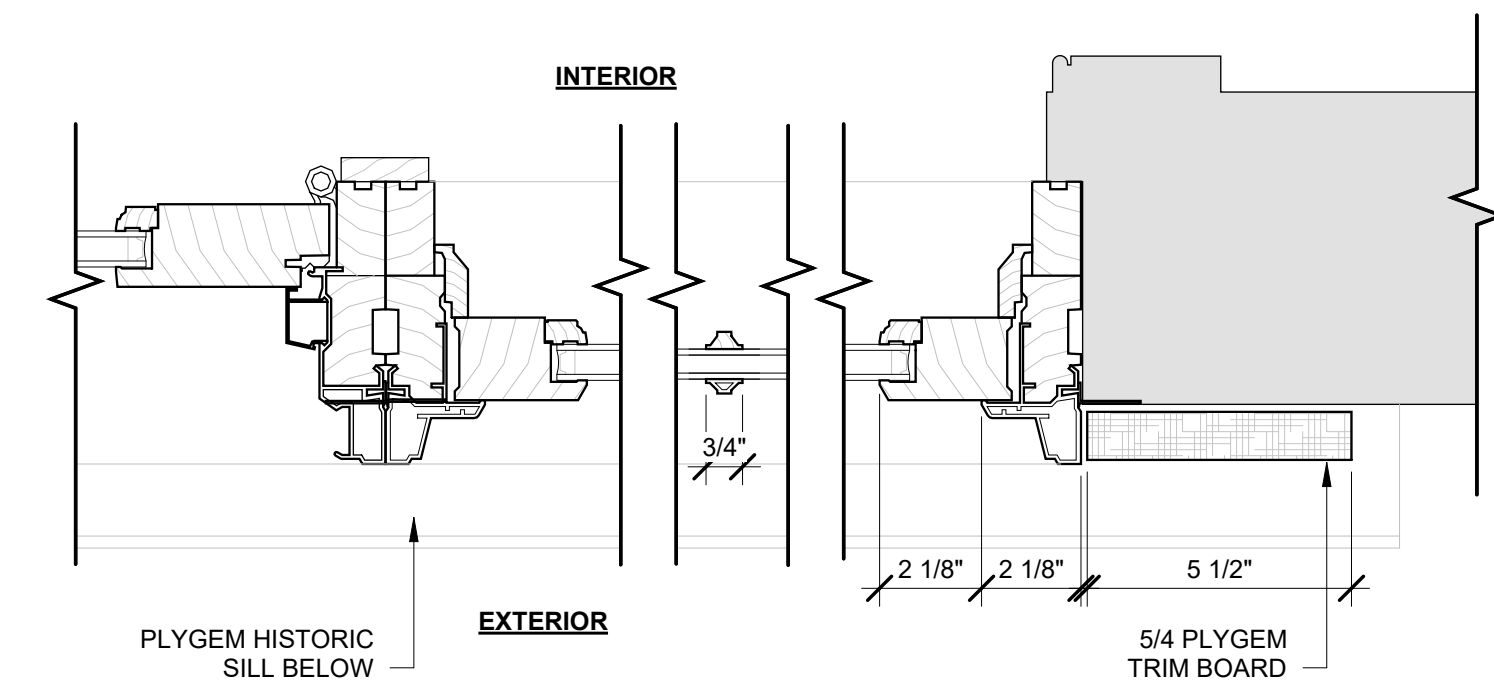
G11 PROPOSED TRANSOM SECTION
3" = 1'-0" DOOR DETAIL



A3 GARAGE DOOR SECTION
3" = 1'-0" DOOR DETAIL



A6 GARAGE DOOR PLAN DETAIL
3" = 1'-0" DOOR DETAIL



D8 PROPOSED WOOD FRENCH DOOR SIDELITE PLAN DETAIL
3" = 1'-0" DOOR DETAIL

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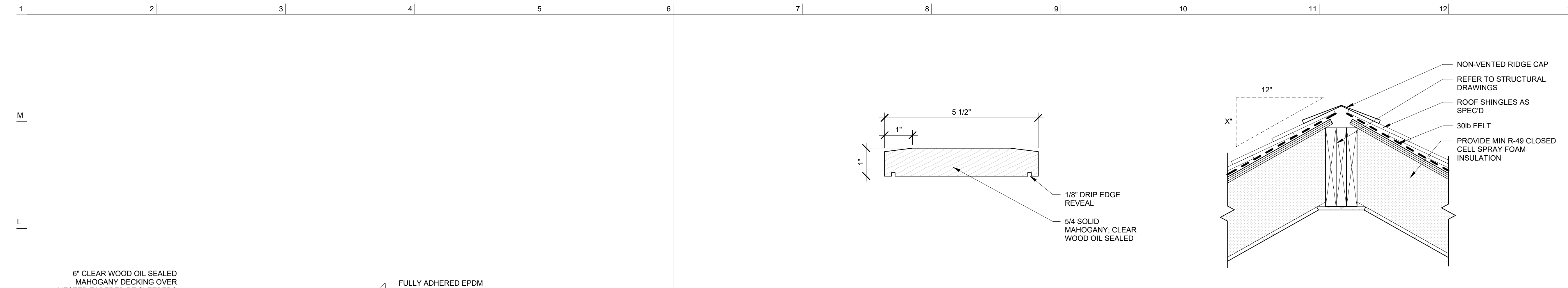
Title HISTORIC DISTRICT COMMISSION REVIEW - DOOR DETAILS

PLAN 

HDC 2.8

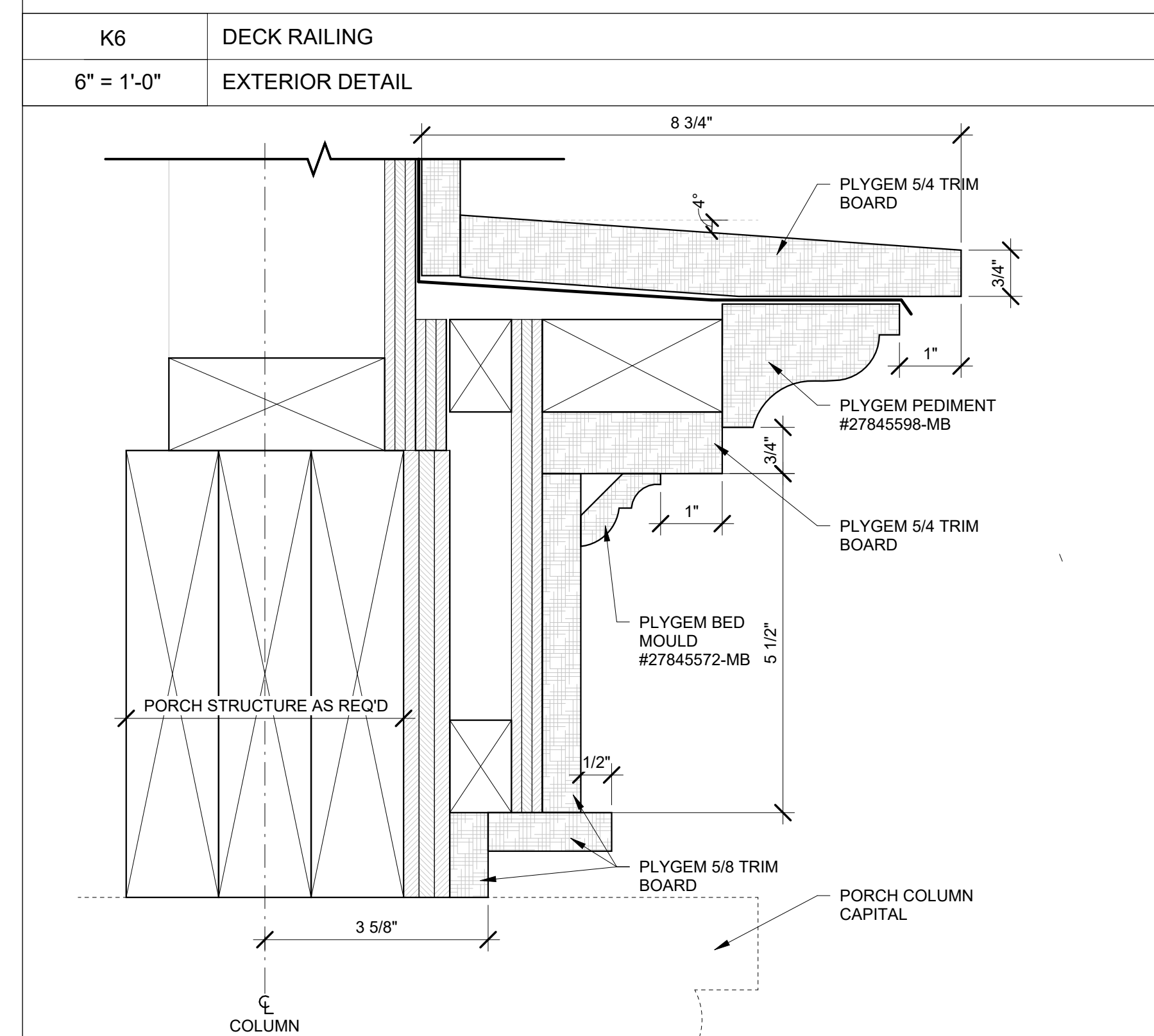
Scale As indicated	Date 02.27.26	Project Number 26-0002
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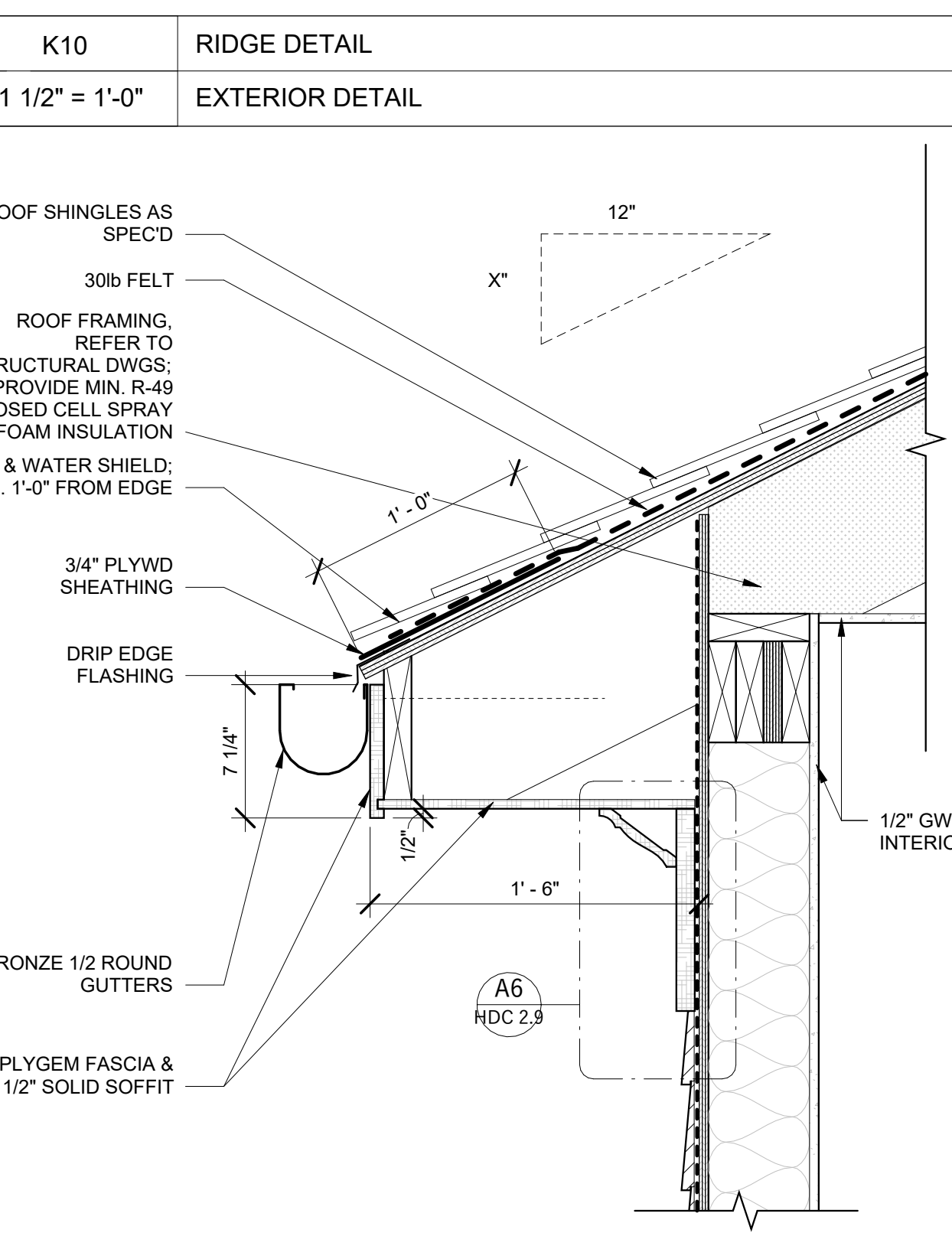


6" CLEAR WOOD OIL SEALED MAHOGANY DECKING OVER NESTED TAPERED PT SLEEPERS
 3/4" PLYWD DECK TAPERED SLEEPERS OVER STRUCTURE
 FULLY ADHERED EPDM MEMBRANE ROOFING RUN OVER EDGE OF ROOF AND OVER GUTTER
 A3 HDC 2.9
 SECOND FLOOR 0'-0"
 CONT' MTL FLASHING UNDER PLYGEM BOARD; ALONG ENTIRE EDGE
 SELF ADHERED MEMBRANE UNDER MTL FLASHING; LAP OVER GUTTER
 SELF ADHERED MEMBRANE LAP OVER MTL FLASHING
 SELF ADHERED MEMBRANE LAP OVER EPDM & MTL FLASHING
 CONT' MTL FLASHING/ DRIP EDGE UNDER MEMBRANE ROOF & OVER GUTTER; ALONG ENTIRE EDGE
 DECORATIVE COLUMN ENCLOSURE AS SPEC'D
 6x6 STRUCTURAL POST
 STAINED T&G PORCH CEILING
 4x4 BREAK MTL GUTTER & 2 1/2" DIA DOWNSPOUT; DOWNSPOUT LEADER HIDDEN IN COLUMN ENCLOSURE
 REFER TO STRUCTURAL DWGS ASSUMED 2x8
 TAPERED SLEEPER BEYOND
 3 1/2"
 4 1/2"
 EQ
 EQ
 DECORATIVE COLUMN
 STRUCTURAL POST

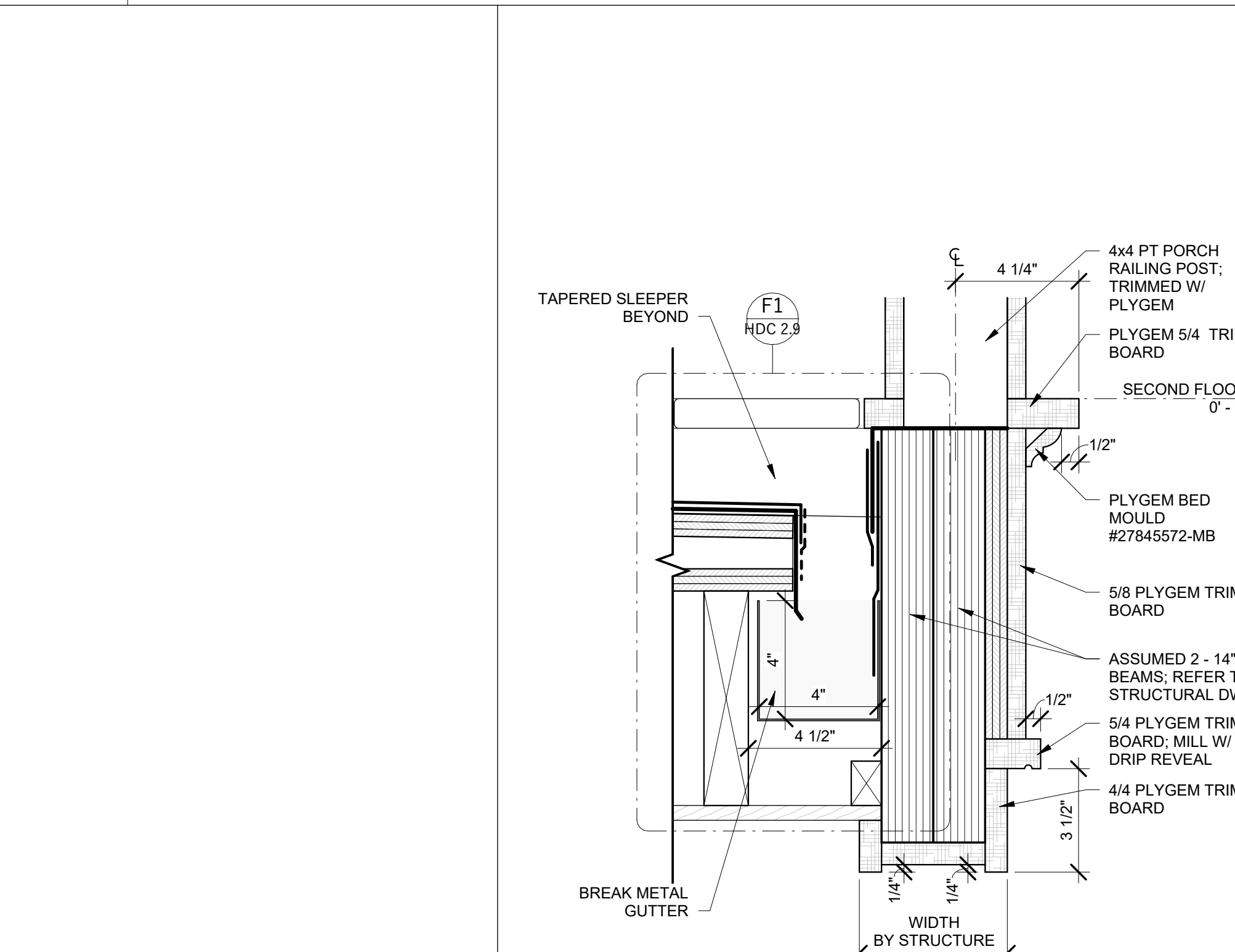
F1 BALCONY EDGE @ COLUMN DRAIN
 3" = 1'-0"
 EXTERIOR DETAIL



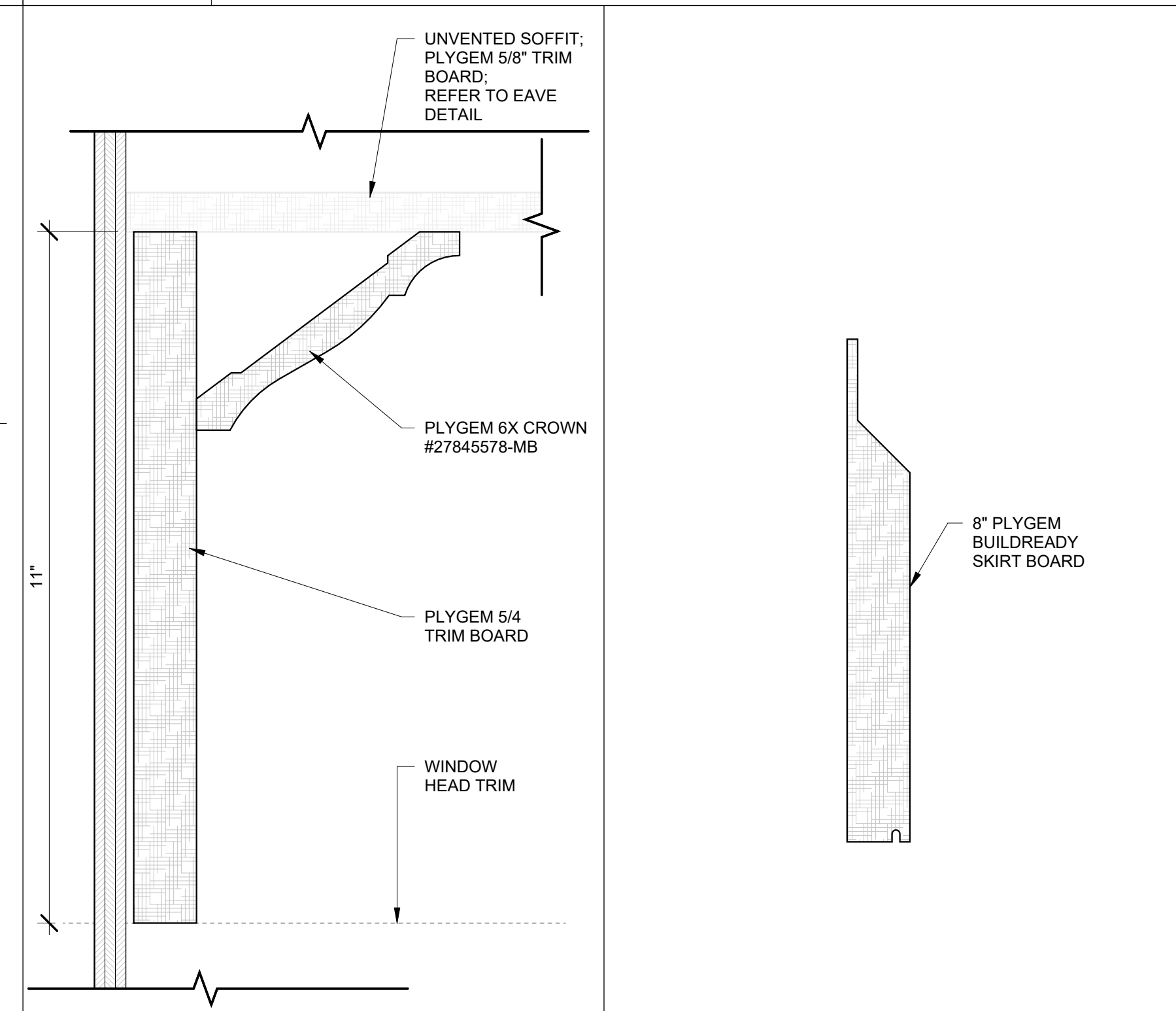
F6 FRONT PORCH CROWN
 6" = 1'-0"
 EXTERIOR DETAIL



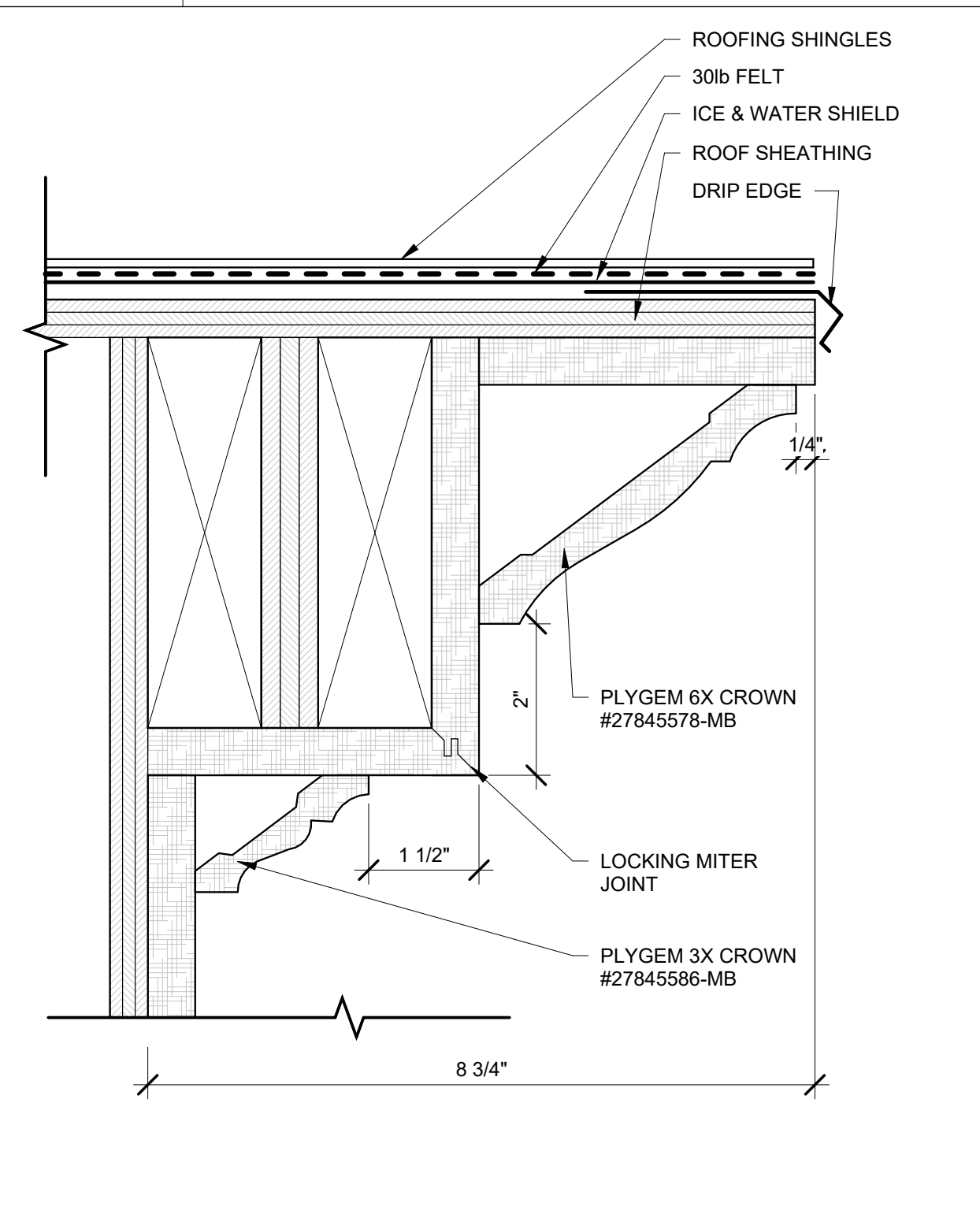
F10 EAVE DETAIL AT SOFFIT - STRAIGHT PITCH ROOF
 1 1/2" = 1'-0"
 EXTERIOR DETAIL



A3 BALCONY EDGE
 3" = 1'-0"
 EXTERIOR DETAIL



A6 EXTERIOR SOFFIT FRIEZE
 6" = 1'-0"
 EXTERIOR DETAIL



A10 FRONT PORCH CURVED CROWN
 6" = 1'-0"
 EXTERIOR DETAIL

NOTES

No.	Description	Date

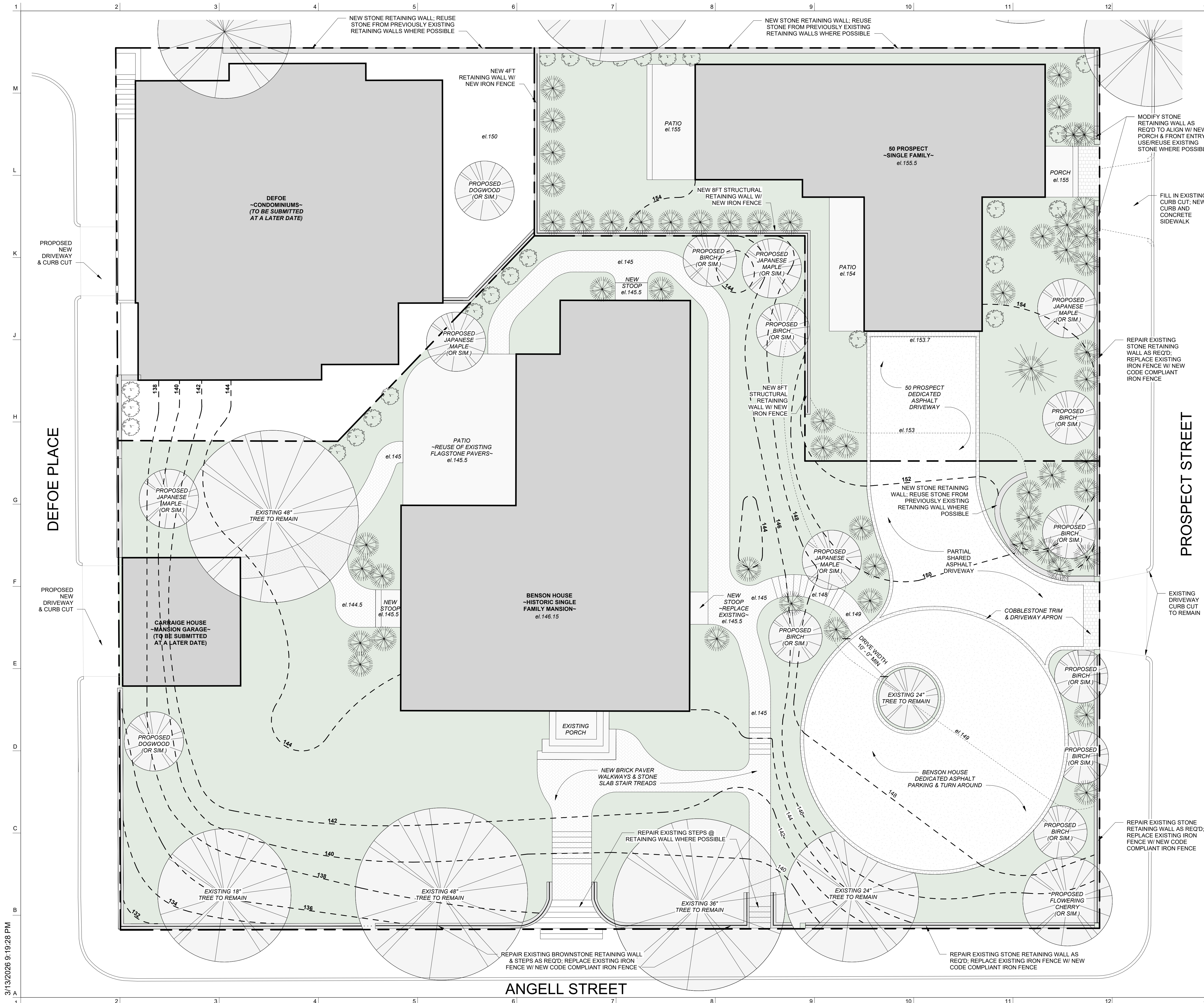
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Consultant
 Project PROSPECT HOUSE
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 Title TYPICAL EXTERIOR DETAILS

HDC 2.9

Scale	Date	Project Number
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3/13/2026 9:13:59 PM



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 Project PROPERTIES AT ANGELL STREET
 64 ANGELL ST. / 50 PROSPECT ST. PROVIDENCE, RI
 Title COMPOSITE SITE PLAN

HDC 3.1

Scale 1/8" = 1'-0"	Date 00.00.22	Project Number
		Project Number

3/13/2026 9:19:28 PM



H1 COMPOSITE SITE ELEVATION - PROSPECT STREET WITH WOODS GERRY

1/16" = 1'-0" EXTERIOR ELEVATION



A1 COMPOSITE SITE ELEVATION - PROSPECT STREET (SITE SPECIFIC)

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

NOTES

No.	Description	Date

No.	Description	Date

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Project PROPERTIES AT ANGELL STREET
 64 ANGELL ST. / 50 PROSPECT ST. PROVIDENCE, RI

Title COMPOSITE SITE ELEVATIONS

HDC 3.2

Scale As indicated	Date 02.27.26	Project Number 26-0002
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Project PROPERTIES AT ANGELL STREET
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Title COMPOSITE SITE ELEVATIONS

HDC 3.3

A1	COMPOSITE SITE ELEVATION - ANGELL STREET
1/8" = 1'-0"	EXTERIOR ELEVATION

Scale 1/8" = 1'-0"	Date 02.27.26	Project Number 26-0002
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3/13/2026 9:15:06 PM



VIEW @ 10AM



VIEW @ 3PM

J1 VIEW UP PROSPECT STREET FROM ANGELL STREET

1 1/2" = 1'-0"



VIEW @ 10AM



VIEW @ 3PM

F1 50 PROSPECT STREET FROM OLIVE STREET

NO SCALE



VIEW @ 10AM



VIEW @ 3PM

A1 50 PROSPECT LOOKING DOWN PROSPECT STREET

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Project PROPERTIES AT ANGELL STREET
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Title SITE RENDERINGS

HDC 3.4

Scale	Date	Project Number
1 1/2" = 1'-0"	00.00.22	Project Number

3/13/2026 10:14:45 PM