

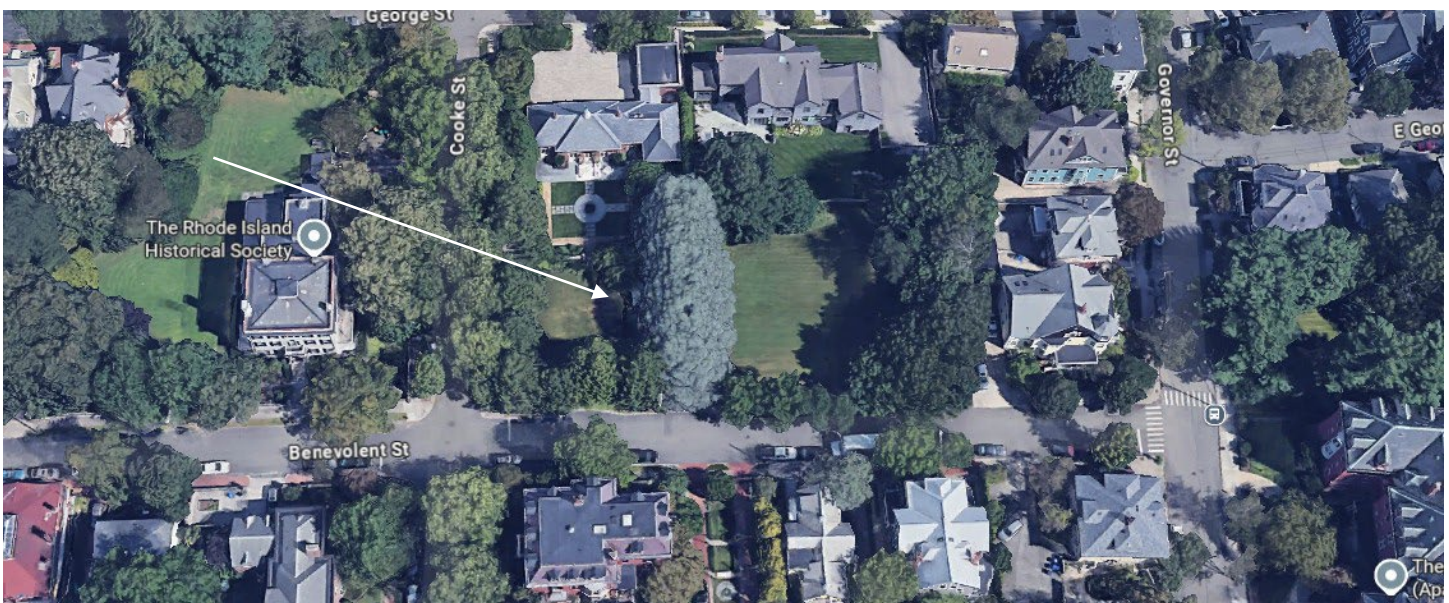
PROJECT REVIEW

1. CASE 26.005, 126 BENEVOLENT STREET, Vacant Lot (POWER-COOKE)

Vacant lot within the Hope-Power-Cooke Streets NRHD.



Arrow indicates 126 Benevolent Street.



Arrow indicates project location, looking north.

Applicant/Architect: KITE Architects, One Central Street, Providence, RI 02907

Owner: Cooke Twenty-Five Realty, 42 W 39th Street, New York, NY 10018

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

- The applicant is requesting the new construction of a single-family residence with detached garage.

Issues: The following issues are relevant to this application:

- There are two vacant parcels, 118 and 126 Benevolent Street. Cooke Twenty-Five Realty controls both parcels and intends to build dwelling units on each parcel. For consideration with this application is the eastern parcel where a new three-story single-family residence (with 1,526sf footprint, 40' height) over a full basement with a detached garage (624sf footprint, 20' height) is proposed. Private driveway access for the property will extend from Benevolent St. to the north end of the site. Some regrading of the lot will be required. The owner will submit a proposal for the western parcel when appropriate;
- At the March 18th meeting the Commission granted conceptual approval (Res26-), finding the proposed building's form and siting are appropriate for the location;
- A summary of design changes since the conceptual approval has been submitted. These changes include:
 1. An additional dormer has been added to the south façade. Windows are aligned with lower-level windows.
 2. Minor adjustments have been made to the windows to coordinate with brick coursing.
 3. The first and second floor windows on the west elevation have been aligned.
 4. A third-floor window has been added to the west elevation.
 5. A basement egress window has been added to accommodate code-required egress from the basement. The window is located at the north façade, below grade level at the patio. A window well, covered by a steel grate flush with the patio surface, will be provided.
 6. Transom windows above the multiglide door on the north façade have been deleted and the height of the door has been increased.
 7. Total & rear lot coverages have been adjusted to include a walkway of impervious pavers between the house and carriage house, as well as the window well. Both total and rear lot percentages continue to be within the zoning ordinance's allowances.
 8. The fence along the east lot line has been adjusted to 3'-0" in height within 5'-0" of the south property line. (The remainder of the fence will be 6'-0".) All dimensions shall be taken from finish grade.
 9. A civil engineer has provided a design for site drainage/regrading. Minor changes to planting locations have been made to accommodate the civil engineering.
 10. The quantity of windows at the carriage house dormer have been reduced from four to three; and,
- Revised plans have been submitted.

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

- a) 126 Benevolent Street is currently a vacant parcel of approximately 5,478 sq. ft. in the R-1 zone within the Power-Cooke local historic district;
- b) The application for New Construction is considered complete; 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. 126 Benevolent Street is currently a vacant parcel of approximately 5,478 sq. ft. in the R-1 zone within the Power-Cooke local 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.



September 21, 2026

City of Providence
Historic District Commission
444 Westminster Street
Providence, RI 02903

Dear Commission Members,

Per the requirements of the Historic District Commission's Standards and Guidelines for Final Review, the following is a summary of design changes made since Conceptual Design Approval was granted on March 23, 2026.

1. An additional dormer has been added to the south façade. Windows are aligned with lower level windows.
2. Minor adjustments have been made to the windows to coordinate with brick coursing.
3. The first and second floor windows on the west elevation have been aligned.
4. A third-floor window has been added to the west elevation.
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10. The quantity of windows at the carriage house dormer have been reduced from four to three.

Sincerely,

Christine M. West, AIA
Principal
KITE Architects, Inc.

126 BENEVOLENT STREET

HDC FINAL REVIEW | 09/21/2026

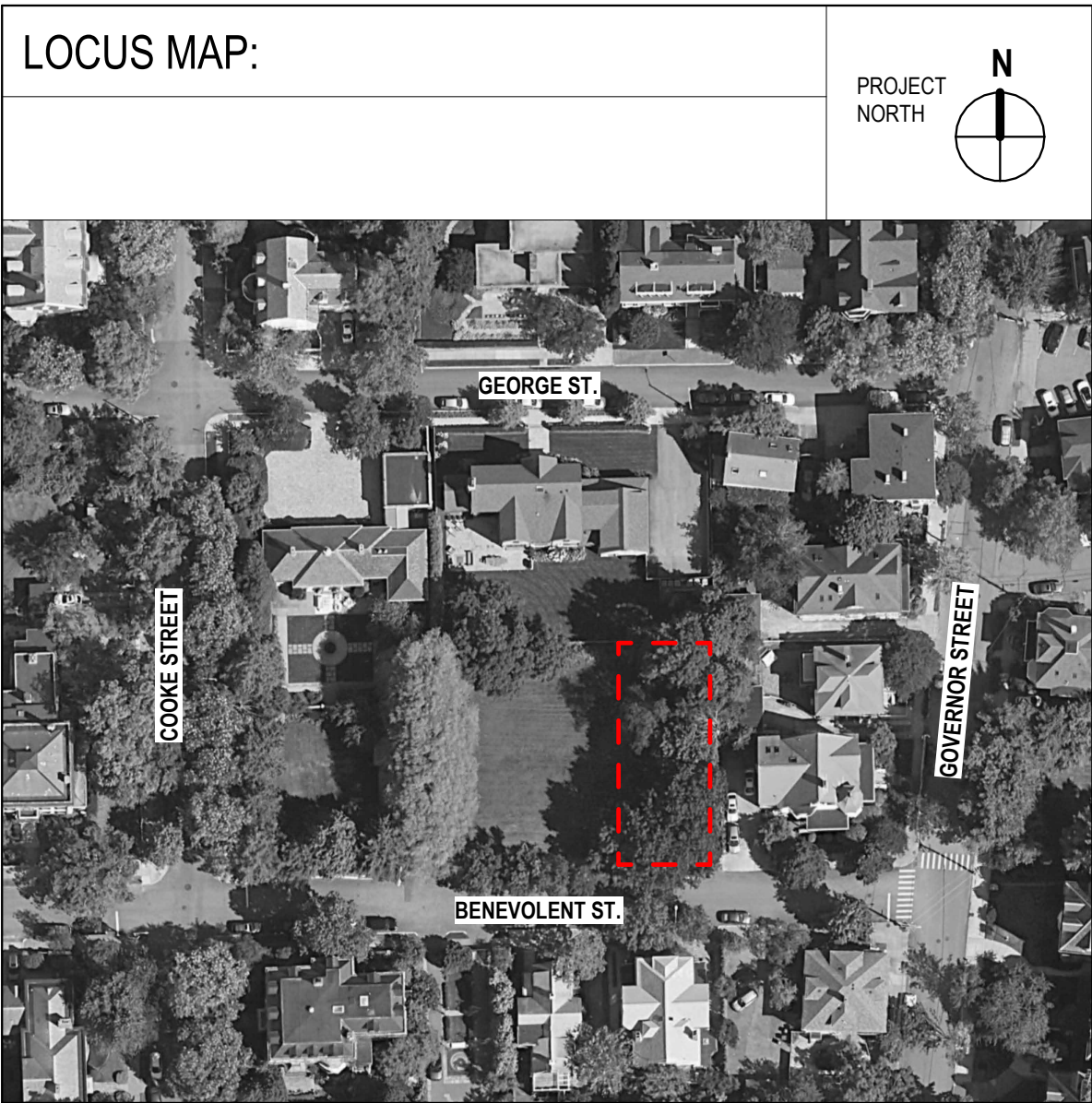
Owner:
COOKE TWENTY-FIVE REALTY, LLC.
42 W 39th Street, New York, NY 10018

Architect:
KITE Architects Inc.
One Central Street, Providence, RI 02907
401.272.0240 info@kitearchitects.com

Contractor:

PROJECT INFORMATION			
PROJECT NAME:	126 BENEVOLENT STREET		
PROJECT ADDRESS:	126 BENEVOLENT ST. PROVIDENCE, RI 02906		
PARCEL DATA:	PLAT: 13 LOT: 324		
PARCEL AREA:	.125 ACRES		
CLIENT NAME:	COOKE TWENTY-FIVE REALTY, LLC.		
CLIENT ADDRESS:	42 W 39TH STREET, NEW YORK, NY 10018		
BUILDING TYPE:	TYPE III		
BUILDING SIZE:	HOUSE: 4424 GSF TOTAL, GARAGE: 1015 GSF TOTAL		
DESCRIPTION OF WORK:	_____		
ZONING DATA			
ZONING ORDINANCE:	CITY OF PROVIDENCE ZONING ORDINANCE		
ZONING DISTRICT:	BASE ZONE: R-1 / OVERLAY ZONE: POWER-COOKE HISTORIC DISTRICT		
DATA:	REFERENCE	REQUIRED / ALLOWABLE	PROPOSED / EXISTING
USE:	SEC. 1200	DWELLING - SINGLE FAMILY	DWELLING - SINGLE FAMILY
DWELLING UNITS ALLOWED			1
LOT FRONTAGE:	SEC. 402	50'	50'
MIN. LOT AREA:	SEC. 402	5000 SF	5478 SF
BUILDING HEIGHT:	SEC. 402	40', +/- 3 STORIES	37'-8", 3 STORIES
PARKING:	SEC. 1402	1	2
PARKING RATIO:		1 PER DWELLING UNIT	
FRONT SETBACK:	SEC. 402.B	8'	8'
SIDE SETBACK:	SEC. 402	6'-0" MIN	6'-0", 12'-0"
REAR SETBACK:	SEC. 402	30'	51'-4"
% OF TRACT OCCUPIED BY BUILDING			39%
% OF BUILDING OCCUPIED BY PARKING & OTHER PAVED AREAS			59%
% OF TRACT OCCUPIED BY OPEN AREAS			41%
BUILDING COMPLIES WITH ALL REQUIRED DESIGN & CONSTRUCTION GUIDELINES OUTLINED.			

		06.22.26 - HDC FINAL REVIEW
SHEET #	SHEET NAME	
GENERAL		
CS.0	COVER SHEET	•
CS.1	NOTES & ABBREVIATIONS	•
CS.2	KEYNOTES	•
CS.3	LOT COVERAGE DIAGRAMS	•
CIVIL		
SV100	LIMITED CONTENT BOUNDARY SURVEY	•
C001	DEMO AND SEDIMENT CONTROL PLAN	•
C100	PROPOSED SITE PLAN	•
C200	DETAIL SHEET	•
C201	DETAIL SHEET	•
LANDSCAPE		
L1.0	LANDSCAPE PLAN	•
ARCHITECTURAL		
A2.2.0	BASEMENT FLOOR PLAN	•
A2.2.1	FIRST FLOOR PLAN	•
A2.2.2	SECOND FLOOR PLAN	•
A2.2.3	THIRD FLOOR PLAN	•
A2.2.4	ROOF PLAN	•
A2.2.5	CARRIAGE HOUSE PLANS	•
A3.1	EXTERIOR ELEVATIONS - HOUSE	•
A3.2	EXTERIOR ELEVATIONS - CARRIAGE HOUSE	•
A4.1.1	BUILDING SECTIONS - HOUSE	•
A4.1.2	BUILDING SECTIONS - CARRIAGE HOUSE	•
A4.2	WALL SECTIONS	•
A5.1	EXTERIOR WALL, FLOOR & ROOF ASSEMBLIES	•
A5.2	TYPICAL EXTERIOR DETAILS	•
A5.3	EXTERIOR DETAILS - FRONT PORCH	•
A5.4	EXTERIOR DETAILS	•
A8.1	DOOR SCHEDULE	•
A8.2	WINDOW SCHEDULE	•



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PROGRESS PRINT

FOR REVIEW ONLY:
NOT FOR CONSTRUCTION

09/21/2026

126 BENEVOLENT STREET

126 BENEVOLENT ST, PROVIDENCE, RI 02906

PROJECT NO. 2425

NO.	DATE	ISSUED FOR
1	09/21/26	HDC Final Review
2	09/21/26	HDC Final Review

COVER SHEET

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CS.0



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NOTES &
ABBREVIATIONS

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CS.1

GENERAL NOTES

- DIVISION 01 - GENERAL REQUIREMENTS
- 1.1 GENERAL
- A. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE CONTRACT DOCUMENTS WITH EXISTING CONDITIONS AT JOB SITE. REPORT TO ARCHITECT AT ONCE ERRORS, DISCREPANCIES, PRODUCTS, SYSTEMS, PROCEDURES, AND CONSTRUCTION METHODS SHOWN OR SPECIFIED WHICH APPEAR INCORRECT, INADEQUATE, OBSOLETE, OR UNSUITABLE FOR ACTUAL FIELD CONDITIONS, OR WHICH CONTRACTOR WILL NOT WARRANT AS REQUIRED BY CONTRACT DOCUMENTS. DO NOT PROCEED WITH WORK IN AREAS WHERE ERRORS, DISCREPANCIES, INCONSISTENCIES, OR OMISSIONS ARE FOUND WITHOUT ARCHITECT'S INSTRUCTION.
- B. BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING BUILDING AND GROUNDS AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED AND/OR REINSTALLED IN ORDER TO PROPERLY PERFORM THE WORK SPECIFIED UNDER THIS CONTRACT.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS PROJECT.
- D. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THE CONTRACT REQUIREMENTS AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- 1.2 DIMENSIONS
- A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS NOTED AND NOTIFY ARCHITECT OF DISCREPANCIES OR QUESTIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- B. DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEMS. REFER TO DETAILS WHERE APPLICABLE. VERIFY WITH ARCHITECT BEFORE PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS.
- 1.3 PERMITS
- A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL SECURE ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY AS REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OF THE WORK, AND SHALL DELIVER SAME TO OWNER.
- B. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, REGULATIONS OR STANDARDS OF ALL SUCH AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- 1.4 SUBMITTALS
- A. REFER TO GENERAL CONDITIONS AND THE SPECIFIC TRADE SECTIONS OF THESE SPECIFICATIONS FOR SUBMITTALS AS FOLLOWS: SHOP DRAWINGS, SAMPLES, MANUFACTURER'S DATA, LIST OF SUBCONTRACTORS, REQUEST FOR SUBSTITUTIONS, REQUIRED SUBMISSIONS OF OPERATING MANUALS AND INSTRUCTIONS.
- B. CONSTRUCTION SCHEDULE - CONTRACTOR SHALL PREPARE A CRITICAL PATH (CPM) CHART SHOWING ANTICIPATED SCHEDULING OF TRADES AND TASKS FROM STARTING DATE TO COMPLETION DATES. SUBMIT CHART TO DESIGNER WITHIN 30 DAYS AFTER SIGNING CONTRACT. SUBMIT REVISED CHARTS DURING CONSTRUCTION RESPONDING TO POSSIBLE ADJUSTMENTS IN SCHEDULING.
- 1.5 PRODUCT INFORMATION
- A. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ESTABLISH QUALITY REQUIRED, BOTH VISUAL AND FUNCTIONAL. SUBSTITUTIONS FOR SPECIFIED MATERIALS MUST BE APPROVED IN ADVANCE BY ARCHITECT. NON-APPROVED SUBSTITUTIONS WILL NOT BE ACCEPTED.
- B. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS, AND INDICATIONS OF PRODUCT TYPES SHOWN ON DRAWING FOR SPECIFIED AND/OR EXISTING PRODUCTS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED TO BE INACCURATE, NOTIFY ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS.
- 1.6 CUTTING AND PATCHING
- A. UNLESS SPECIFIED OTHERWISE IN THE FOLLOWING SPECIFICATION SECTIONS, WORK TO BE DONE BY THE GENERAL CONTRACTOR INCLUDES CUTTING, FITTING, AND PATCHING FOR EACH TRADE, INCLUDING CUTTING, FITTING, AND PATCHING TO ACCOMMODATE THE WORK OF OTHER TRADES, AND INCLUDES CUTTING, FITTING, AND PATCHING RELATED TO EXISTING CONSTRUCTION TO ACCOMMODATE NEW CONSTRUCTION.
- B. DO NOT DRILL OR CUT EXISTING FLOOR OR ROOF JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS, UNLESS SPECIFICALLY INDICATED OR APPROVED BY ARCHITECT IN EACH CASE, AND, WHERE REQUIRED BY CODE, NOT UNTIL APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES. DRILL SLABS ONLY WHERE APPROVED. CORE DRILL CIRCULAR OPENINGS THROUGH SLABS. LINE DRILL FOR RECTANGULAR OPENINGS. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS. DO NOT OVERSIZE OPENINGS.
- C. WHERE CUTTING OF EXISTING SURFACES OR REMOVAL OF EXISTING FINISHES IS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT, AND NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK AND FINISH TO MATCH ADJACENT EXISTING SURFACES. PATCHES AND REPAIRS SHALL EXACTLY MATCH EXISTING ADJACENT WORK IN ALL RESPECTS AND SHALL NOT BE OBVIOUS AS PATCHING.
- D. DO NOT CUT STRUCTURAL MEMBERS UNLESS SPECIFICALLY APPROVED BY ARCHITECTS AND/OR ENGINEER IN EACH CASE, AND, WHERE REQUIRED BY CODE, NOT UNTIL APPROPRIATE AUTHORITY HAVING JURISDICTION.
- E. WHERE CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS ARE SHOWN OR REQUIRED TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
- F. WHERE PERMANENT REMOVAL OF EXISTING MILLWORK, CASEWORK, CABINETWORK ACCESSORIES, EQUIPMENT OR FURNISHINGS IS REQUIRED TO PROPERLY COMPLETE THE WORK SPECIFIED AND PREVIOUSLY CONCEALED SURFACES ARE TO REMAIN EXPOSED, PATCH AND FINISH SURFACES TO MATCH ADJACENT EXPOSED SURFACES. WHERE SUCH SURFACES ARE SCHEDULED TO RECEIVE NEW FINISHES, PREPARE THE SURFACES TO RECEIVE THE NEW FINISHES.
- G. PROTECT EXISTING WORK TO REMAIN FROM DAMAGE. ANY WORK WHICH MUST BE REMOVED TO PERFORM THE WORK SHALL BE CAREFULLY REMOVED TO AVOID DAMAGE. REINSTALL REMOVED WOODWORK, OR IF DAMAGED, REPAIR OR REPLACE BEFORE REINSTALLATION. PRIME ALL BARE WOOD READY FOR FINISH PAINT BY OTHERS.
- 1.7 FLOOR CONDITIONS
- A. WHERE APPLICABLE IN EXISTING ROOMS OR SPACES WHERE PARTITIONS ARE REMOVED, IT IS POSSIBLE THAT EXISTING FLOORS WILL NOT BE LEVEL AND CONSISTENT IN ELEVATIONS. IF SUCH IS THE CASE, THE ARCHITECT SHALL BE NOTIFIED. IF APPLICABLE, AND IF DIRECTED BY THE ARCHITECT, THE CONTRACTOR WILL PRESENT A MEANS AND COST OF LEVELING AS A "CHANGE ORDER". THE COST OF SUCH A CHANGE ORDER IS TO BE PAID FOR BY THE OWNER.
- B. ALL SUBFLOORING SHALL BE SCRAPED CLEAN OF DEBRIS AND BROOM CLEANED PRIOR TO INSTALLATION OF FINISHED FLOORING. ALL EXISTING FLOORING EXPOSED TO CONSTRUCTION TRAFFIC SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION.
- C. ALL FINISHED FLOORING (NEW AND EXISTING WITHIN THE CONSTRUCTION ZONE) SHALL BE LEFT IN A CLEAN, USABLE, FINISHED CONDITION UPON COMPLETION OF THE WORK. CONTRACTOR SHALL PROVIDE DUST PARTITIONS, AS REQUIRED, BETWEEN EXISTING SPACES AND THE CONSTRUCTION ZONE TO PREVENT DUST INFILTRATION INTO UNAFFECTED AREAS.
- 1.8 SITEWORK CONDITIONS
- A. THE DESIGN ASSUMES IDEAL CONDITIONS OF EXISTING STRUCTURE AND SOIL FOR ALL ATTACHMENTS, BEARING CONDITIONS, AND MOISTURE PROTECTION OF INTERIOR COMPONENTS.
- B. THE DESIGN ASSUMES ADEQUATE SOIL BEARING AT 48" BELOW GRADE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM THAT ADEQUATE SOIL BEARING CAPACITY EXISTS AT DEPTH OF EXCAVATIONS FOR NEW CONSTRUCTION SPECIFIED.
- C. THESE DRAWINGS ASSUME IDEAL CONDITIONS IN SOIL DIRECTLY BELOW AND ADJACENT TO EXISTING AND NEW CONSTRUCTION. IN THE EVENT CONDITIONS IN THE FIELD DIFFER FROM THESE ASSUMPTIONS AND DESIGN STATED HEREIN, THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 1.9 JOBSITE REQUIREMENTS:
- A. THE CONTRACTOR SHALL KEEP THE ENTIRE SITE CLEAN AND FREE OF DEBRIS THROUGHOUT ALL PHASES OF THE CONSTRUCTION. CONSTRUCTION DEBRIS AND FOOD AND BEVERAGE CONTAINERS SHALL BE REMOVED ON A REGULAR BASIS.
- B. AT THE END OF CONSTRUCTION, THE CONTRACTOR IS TO REMOVE ALL CONSTRUCTION RELATED DEBRIS, DEBRIS CONTAINERS, AND UNUSED BUILDING MATERIALS.
- C. A STRICT NO SMOKING POLICY IS TO BE ENFORCED WITHIN THE STRUCTURE AT ALL TIMES. IF SMOKING OCCURS OUTSIDE, PROPER DISPOSAL CONTAINERS ARE TO BE PROVIDED.
- 1.10 DEMOLITION - SEE DEMOLITION DRAWINGS FOR EXTENT OF DEMOLITION WORK. COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR DISPOSAL OF MATERIALS.
- 1.11 HAZARDOUS WASTE - CONDUCT A HAZARDOUS MATERIALS INSPECTION AS REQUIRED BY TOWN TO SUBMIT FOR THE DEMOLITION PERMIT.
- 1.12 CONTRACTOR'S WARRANTY:
- A. ALL WORK, MATERIALS AND EQUIPMENT SHALL BE WARRANTED AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT OR WORKMANSHIP FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE CONTRACT, OR FROM FULL ACCEPTANCE BY THE OWNER, WHICHEVER IS EARLIER.
- B. IF, WITHIN THE WARRANTY PERIOD, REPAIRS OR CHANGES TO WORK ARE REQUIRED AS A RESULT OF THE USE OF DEFECTIVE MATERIALS OR EQUIPMENT, INFERIOR WORKMANSHIP OR WORK THAT IS NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DOCUMENTS, AND UPON RECEIPT OF NOTICE FROM THE OWNER, THE FOLLOWING SHALL BE DONE WITHOUT EXPENSE TO THE OWNER AND WITHOUT UNDO DELAY. REPAIR ALL DAMAGE TO THE BUILDING OR SITE/EQUIPMENT OR INFERIOR WORKMANSHIP, OR OF WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. UPON FAILURE TO PROCEED PROMPTLY AFTER NOTICE TO COMPLY WITH THE TERMS OF THE GUARANTEE, THE OWNER MAY HAVE THE DEFECTS CORRECTED BY OTHERS AND CONTRACTOR SHALL BE LIABLE FOR ALL EXPENSES INCURRED.

MATERIAL LEGEND

- EARTH
- POROUS FILL
- CONCRETE
- CONC. MASONRY UNIT
- STONE
- STEEL
- ALUMINUM
- WOOD
- PLYWOOD
- PARTICLE BOARD/MDF
- ROUGH CARPENTRY
- BATT INSULATION
- RIGID INSULATION
- PLASTER, SAND, GROUT
- PLASTER ON METAL LATH
- TILE
- CARPET
- GYPSUM WALL BOARD
- GLASS
- ACOUSTICAL PANEL CEILING

KEYNOTE REF

00 00 00 - SCHEDULE-1

DESCRIPTIVE NOTE, OR SCHEDULE REF, OR DIMENSION DATA, OR BLANK AS APPLICABLE.

KEYNOTES ARE ARRANGED PER CSI MASTERFORMAT 2004

WHERE A DIRECT CORRELATION IS NOT APPARENT, REFER TO THE SPECIFICATION SECTION FOR INCLUDED SCOPE.

WHERE DRAWINGS AND SPECIFICATIONS CONFLICT OR ARE OTHERWISE UNCLEAR, SPECIFICATIONS SHALL GOVERN SCOPE. ABSENCE OR PRESENCE OF A SPECIFIC KEYNOTE SHALL NOT IMPLY EXCLUSION OF MATERIALS, COMPONENTS OR SYSTEMS DESCRIBED IN THE SPECIFICATIONS OR NOTED ELSEWHERE ON DRAWINGS AS "TYPICAL".

DRAWING SYMBOLS

- NEW SPOT ELEVATION
- EXIST SPOT ELEVATION
- ELEVATION DATUM LINE
- DOOR TYPE
- DOOR NUMBER
- HARDWARE SET
- CASEWORK TYPE
- SHEET # FOR DETAILS
- EXISTING CONTOUR
- WALL MATERIAL AND TYPE
- D = NOMINAL WALL STRUCT THICKNESS: 3.5 -- 3 1/2" 3.6 -- 3 5/8"
- FIRE RATING (HR)
- ROOF TYPE
- BASE/THRESHOLD
- WINDOW SYMBOL
- FINISH / FIXTURE CODE
- SCOPE NOTE
- KEYNOTE
- REVISION SYMBOL
- DETAIL Title | 1/4"=1'-0"
- Description / Location
- Interior Elevation | 1/4"=1'-0"
- Direction / Location
- EXISTING COLUMN GRID LINE
- NEW COLUMN GRID LINE
- A BUILDING SECTION 1 WALL SECTION
- SECTION MARKER
- DRAWING REFERENCE
- EXTERIOR ELEVATION
- ELEVATION REFERENCE
- INTERIOR ELEVATION MARKER
- DRAWING REFERENCE
- ROOM IDENTIFICATION
- A ENLARGED PLAN 1 DETAIL
- DETAIL BUBBLE
- ALTERNATE IDENTIFICATION
- ALTERNATE No. A4
- A ARCHITECTURAL
L LANDSCAPE
E ELECTRICAL
- TRUE NORTH
- NORTH ARROW

DIMENSION KEY

- POINT/FACE OF WALL DIMENSION
- CENTER LINE DIMENSION
- CLEAR DIMENSION



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KEYNOTE LEGEND						
SPECIFICATION LIST, FINISH & MATERIAL SCHEDULE				NOTE: SUBSTITUTIONAL TOLERANCE TO NAMED PRODUCTS THAT MEET PERFORMANCE REQUIREMENTS SHALL BE GENERALLY ACCEPTED UNLESS NOTED OTHERWISE.		
SPEC SECTION	KEYNOTE	TAG	ITEM	TYPICAL LOCATION	DESCRIPTION/BASIS OF DESIGN	OTHER
03 00 00 - CONCRETE						
	03 30 00	CONC	CAST IN PLACE CONCRETE	FOUNDATION WALLS, FOOTINGS, SLABS-ON-GRADE	SLABS & WALLS - REFER TO STRUCTURAL	
	03 30 00	CONC-1	CAST-IN-PLACE CONCRETE	RIBBON DRIVEWAY		
	03 30 00	CONC-A-1	PRE-MOLDED JOINT FILLER	WHERE INDICATED		
	03 30 00	CONC-2	CONCRETE PARGING	EXPOSED FOUNDATION	ACRYLIC-MODIFIED CEMENT, 1/4" SCRATCH COAT + 1/8" FINISH COAT (OVER RIGID INSULATION, SEE DIV. 7)	
	03 30 00	VB-1	VAPOR BARRIER	UNDER-SLAB	10 MIL POLYETHYLENE	
04 00 00 - MASONRY						
	04 26 13	BRK-1	BRICK MASONRY	MASONRY WALLS	PALMETTO BRICK, WHITESTONE, RUNNING BOND PATTERN	
	04 26 13	BRKA-1	WEEPS	MASONRY WALLS	SPACE 16" O.C.	
	04 26 13	BRKA-2	BRICK ACCESSORY - ADJUSTABLE MASONRY ANCHOR	MASONRY WALLS		
	04 26 13	BRKA-3	MORTAR DEFLECTOR	MASONRY WALLS	WHERE NOTED	
	04 26 13	MORT-1	MORTAR	BRICK MASONRY		
	04 26 13	MORT-2	MORTAR	BRICK MASONRY		
	04 40 00	MAS-1	STONE MASONRY	FRONT PORCH	STONE VENEER, 2" THICK, COLOR TBD	
	04 72 00	MAS-2	CAST STONE MASONRY	EXTERIOR WALL BANDING	BASIS OF DESIGN = CUSTOM CAST STONE, PROFILE AS SHOWN	
	04 72 00	MAS-3	CAST STONE MASONRY	EXTERIOR WALL TRIM	BASIS OF DESIGN = CUSTOM CAST STONE, PROFILE AS SHOWN	
	04 72 00	MAS-4	PERMEABLE PAVERS	PATIO	REFER TO LANDSCAPE PLANS	
05 50 00 - METALS						
	05 50 00	MF-1	STEEL LINTEL	EXTERIOR WALLS	GALVANIZED STEEL, SIZING TBD BY DESIGN/BUILD CONTRACTOR	
	05 52 13	RAIL-1	EXTERIOR RAILING	ROOF DECK	1 1/2" SQUARE TUBING, FULLY WELDED CONNECTIONS, COLOR/GALV FINISH, COLOR TBD	
06 00 00 - WOOD, PLASTICS AND COMPOSITES						
	06 10 00	RC-1	WOOD FRAMING	STRUCTURAL FRAMING AND SHEATHING	SPECIFIC REQUIREMENTS TBD BY FRAMING CONTRACTOR	
	06 10 00	RC-2	ROUGH CARPENTRY - NON-STRUCTURAL	BLOCKING WITHIN WALL AT ALL WALL AND CEILING MOUNTED ITEMS; NON-STRUCTURAL FRAMING	SOLID WOOD BLOCKING; PROVIDE AS REQUIRED FOR REINFORCING WHETHER SPECIFICALLY INDICATED OR NOT	
	06 10 00	RC-3	PLYWOOD SHEATHING	FLOOR & ROOF ASSEMBLIES	SPECIFIC REQUIREMENTS TBD BY FRAMING CONTRACTOR, PROVIDE EXTERIOR GRADE AT ROOF.	
	06 10 00	RC-4	PLYWOOD MOUNTING PANEL	ELECTRICAL PANELS, AS REQUIRED		
	06 10 00	RC-5	PRESSURE-TREATED WOOD	WOOD IN CONTACT WITH CONCRETE OR UNPROTECTED FROM EXPOSURE TO WEATHER		
	06 10 00	RC-6	WOOD STRAPPING / FURRING / SHIM	AS INDICATED	1X STOCK	
	06 10 00	RC-7	INSULATED PLYWOOD SHEATHING	EXTERIOR WALL ASSEMBLIES	ZIP SYSTEM, R-SHEATHING, R6 MINIMUM. ALL SEAMS/JOINTS TAPED & ROLLED. ALL PER MFR INSTALLATION REQUIREMENTS.	
	06 20 00	XWD-1	WOOD TRIM	EXTERIORS, AS NOTED	SOLID MAHOGANY, STAINED, MARINE-GRADE VARNISH; ALL VISIBLE AND CONCEALED SIDES	ALTERNATES: SAPELE, TEAK
	06 20 00	XWD-2	EXTERIOR WOOD PANELS	WINDOWS, AS NOTED	SOLID MAHOGANY, STAINED, MARINE-GRADE VARNISH; ALL VISIBLE AND CONCEALED SIDES	ALTERNATES: SAPELE, TEAK
	06 20 00	XWD-3	WOOD TRIM	EXTERIORS, AS NOTED	SOLID MAHOGANY, PRIMED & PAINTED; ALL VISIBLE AND CONCEALED SIDES	ALTERNATES: SAPELE, TEAK
	06 20 00	WD-1	WOOD TRIM	INTERIORS, AS NOTED	SOLID POPLAR, TRANSPARENT FINISH; SEE ALSO SECTION 09 91 00	
	06 20 00	WD-2	WOOD TRIM	INTERIORS, AS NOTED	SOLID POPLAR, PAINT FINISH; SEE ALSO SECTION 09 91 00	
	06 20 00	WD-3	WOOD RISERS AND TREADS		SOLID OAK, TRANSPARENT FINISH; SEE ALSO SECTION 09 91 00	
	06 20 00	FENCE-1	FENCE	PROPERTY LINE, AS SHOWN	SOLID CEDAR, 4X4 POSTS WITH VERTICAL 1X6 PLANKS. SET POSTS ON CONCRETE SONOTUBES AND PROVIDE GALV POST BASES WITH 1" STANDOFF, TYP.	
	06 61 00	SS-1	SOLID SURFACE	KITCHEN & PANTRY COUNTERTOPS	REFER TO PLANS & INTERIOR ELEVATIONS	
	06 61 00	SS-2	SOLID SURFACE	PRIMARY BATH COUNTERTOPS	REFER TO PLANS & INTERIOR ELEVATIONS	
	06 61 00	SS-3	SOLID SURFACE	BATH COUNTERTOPS OTHER THAN PRIMARY BATH	REFER TO PLANS & INTERIOR ELEVATIONS	
	06 73 00	DECK-1	EXTERIOR DECK BOARDS	BALCONY	5/4 X 6 COMPOSITE DECK BOARDS; MFR & COLOR TBD	
07 00 00 - THERMAL AND MOISTURE PROTECTION						
	07 05 43	GIRT-1	CLADDING SUPPORT SYSTEMS	TYPICAL AT XW0-X EXTERIOR SIDING	SLOTTED Z-GIRT CLADDING SUPPORT SYSTEM	
	07 11 13	BD-1	DRAINAGE MAT	FOUNDATION WALLS		
	07 13 00	WPF-1	BITUMINOUS WATERPROOFING	TYPICAL BELOW GRADE FOUNDATION WALLS AT BASEMENT		
	07 13 00	WPF-2	FLUID-APPLIED WATERPROOFING	ROOF DECK	HENRY PUMADEQ, COLD, FLUID-APPLIED, SEAMLESS, MONOLITHIC SYSTEM	
	07 21 13	INSUL-1	CONTINUOUS EXTERIOR INSULATION	TYPICAL EXTERIOR MASONRY WALL ASSEMBLIES	POLYSTYRENAUREATE (R6 PER INCH MIN); JOHNS MANVILLE AP FOL FACED; THICKNESS AS NOTED	
	07 21 24	INSUL-2	CONTINUOUS EXTERIOR INSULATION	UNDERSLAB, BELOW GRADE	EXTRUDED POLYSTYRENE (XPS); OWENS CORNING FOAMULAR; THICKNESSES AS NOTED (R6 PER INCH MIN)	
	07 21 19	INSUL-3	SPRAY FOAM INSULATION	EXTERIOR WALL CAVITIES	LOW-DENSITY, CLOSED-CELL, JOHNS MANVILLE CORBOND II; THICKNESSES AS NOTED (R7 PER INCH MIN)	
	07 26 00	VR-1	VAPOR RETARDERS	TYPICAL INT SIDE OF EXTERIOR WALLS BEHIND GYP BD	6 MIL POLYETHYLENE SHEETING	
	07 25 00	WRAB-1	RAINSCREEN	EXTERIOR WALLS, TYPE XW2	ZIP SYSTEM RAINSCREEN	
	07 25 00	WRAB-4	WEATHER BARRIER	WHERE NOTED	HENRY BLUESKIN	
	07 57 00	WRAB-2	ICE & WATER SHIELD	ROOF EDGES, RIDGE, VALLEYS AND PENETRATIONS	GRACE ICE & WATER SHIELD, 36" ROLLS	
	07 25 00	TAPE-1	SELF-ADHERED, SELF-HEALING FLASHING	HEADS & JAMBS & SILLS	ZIP SYSTEM TAPE OR EQUAL, COMPATIBLE WITH ADJACENT MATERIALS	
	07 31 13	ROOF-1	ASPHALT SHINGLES	WHERE INDICATED	GAF, CAMELOT II, COLOR = TBD	ALTERNATE: CERTANTEED LANDMARK PRO, COLOR TBD
	07 31 23	WRAB-3	ASPHALT SATURATED FELT	SHINGLED ROOFS	30# FELT UNDERLAYMENT	
	07 46 43	XTS-1	POLYASH SIDING	EXTERIOR WHERE INDICATED	TRUEX EXTERIOR LAP SIDING, SMOOTH FINISH, 4" EXPOSURE, PAINT FINISH	
	07 46 43	XTS-2	POLYASH SIDING	EXTERIOR WHERE INDICATED	TRUEX EXTERIOR LAP SIDING, SMOOTH FINISH, 6" EXPOSURE, PAINT FINISH	
	07 46 43	XTS-3	POLYASH SIDING	FRONT PORCH CEILING	TRUEX EXTERIOR SHIPLAP SIDING, SMOOTH FINISH, 4" EXPOSURE, PAINT FINISH	
	07 46 43	XTRM-1	POLYASH TRIM BOARDS	EXTERIOR, WHERE INDICATED	TRUEX EXTERIOR BOARDS, SIZES AND PROFILES AS DETAILED	
	07 53 23	ROOF-2	MEMBRANE ROOFING	WHERE INDICATED	FULLY-ADHERED EPDM, 45 MIL MIN	
	07 61 19	ROOF-3	FLAT METAL SEAM ROOFING		0.040" ALUM, KYNAR, WITH SEAM SEALANT, SMOOTH TEXTURE, COLOR TBD	
	07 62 00	MTL-1	EXTERIOR FLASHING AND TRIM	TYPICAL	ALUMINUM, KYNAR, .040"	
	07 62 00	MTL-2	EXTERIOR FLASHING AND TRIM	MASONRY STEP FLASHING	ZINC-COATED COPPER	
	07 62 00	MTL-3	EXTERIOR FLASHING AND TRIM	ROOF FLASHING; VALLEYS; DORMER STEP FLASHING	STAINLESS STEEL	
	07 62 00	MTL-4	TERMITE SHIELD		COPPER	
	07 71 23	DS-1	MANUFACTURED GUTTERS AND DOWNSPOUTS	PITCHED ROOF EAVES	.032" PRE-FINISHED ALUMINUM, 6" HALF-ROUND GUTTERS, 4" ROUND DOWNSPOUTS, COLOR TBD	
	07 72 26	VT-1	EAVE/RAKE VENT		COR-A-VENT, CORRUGATED POLYPROPYLENE STRIP VENT	
	07 84 00	FS-1	FIRESTOPPING	PROVIDE AT ALL PENETRATIONS IN RATED ASSEMBLIES		
	07 92 00	SLT-1	GENERAL PURPOSE EXTERIOR SEALANT	EXTERIOR JOINTS NOT NOTED OTHERWISE		
	07 92 00	SLT-2	GENERAL PURPOSE INTERIOR SEALANT	INTERIOR WALL AND CEILING JOINTS; JOINTS BTWN DOORS, WINDOW FRAMES AND OTHER SURFACES; OTHER JOINTS NOT NOTED OTHERWISE		
	07 92 00	SLT-3	SHOWERTILE SEALANT	BTWN PLUMBING FIXTURES AND FLOOR/WALL SURFACES; JOINTS BTWN COUNTERTOPS AND WALL SURFACES		
	07 92 00	SLT-4	ACOUSTICAL SEALANT FOR CONCEALED LOCATIONS	SEALANT BTWN TOP/BOTTOM STUD PLATE AND STRUCTURE		
	07 92 00	SLT-5	EXTERIOR SEALANT	TYPICAL EXTERIOR JOINTS BTWN DISSIMILAR MATERIALS		
	07 92 00	SLT-6	FLOOR JOINT SEALANT	CONTROL JOINTS / SLAB JOINTS		
	07 92 00	SLT-7	CONCRETE FILLER	NON-MOVEMENT JOINTS & GAPS		
	07 27 00	SLT-8	BUILDING ENVELOPE SEALANTS	EXTERIOR PENETRATIONS	BUILDING ENVELOPE SEALANT	
	07 27 00	SLT-9	TERMINATION SEALANT	EXTERIOR WATER RESISTIVE AIR BARRIER JOINTS	TERMINATION SEALANT	
	07 27 26	SLT-10	AEROSOL-APPLIED SEALANT	ALL LEVELS, TYPICAL	AEROSEAL - 1.5 ACH@50ppmascal	

KEYNOTE LEGEND						NOTE: SUBSTITUTIONAL TOLERANCE TO NAMED PRODUCTS THAT MEET PERFORMANCE REQUIREMENTS SHALL BE GENERALLY ACCEPTED UNLESS NOTED OTHERWISE.		
SPECIFICATION LIST, FINISH & MATERIAL SCHEDULE				TYPICAL LOCATION		DESCRIPTION/BASIS OF DESIGN		OTHER
SPEC SECTION	KEYNOTE	TAG	ITEM					
08 00 00 - OPENINGS								
REFER TO SHEET A8-1 FOR WINDOW, DOOR & HARDWARE & GLAZING TYPES AND SCHEDULES								
08 14 00	XD-1		CUSTOM EXTERIOR ENTRY DOOR, SIDE/LITES & TRANSOM	REFER TO PLANS AND EXTERIOR ELEVATIONS		CAMBEK, 1 3/4" THICK SOLID MAHOGANY, STILE & RAIL, LOW-E + ARGON CLEAR GLAZING. REFER TO DOOR SCHEDULE		
08 14 00	GL-1		MULTIGLIDE DOOR			ANDERSEN E-SERIES, MULTIGLIDE, THREE-PANEL ALUM-CLAD (COLOR = TERRATONE), TRANSPARENT INTERIOR FINISH TBD		
08 14 00	GP-1		EXTERIOR ENTRY DOORS			ANDERSEN E-SERIES, FRENCH CASEMENT, ALUM-CLAD (COLOR = TERRATONE), TRANSPARENT INTERIOR FINISH		
08 14 00	GP-2		EXTERIOR ENTRY DOORS			ANDERSEN E-SERIES, FRENCH CASEMENT, ALUM-CLAD (COLOR = TERRATONE), TRANSPARENT INTERIOR FINISH		
08 14 00	SC-1		WOOD INTERIOR DOORS	REFER TO PLANS		SEE DOOR SCHEDULE		
08 52 00	WINDW-1		WINDOWS	TYPICAL WINDOWS AS SCHEDULED		ANDERSEN E-SERIES, FRENCH CASEMENT WITH INTEGRAL PULL-DOWN SCREENS, ALUM-CLAD (COLOR = TERRATONE), TRANSPARENT INTERIOR FINISH TBD		
09 00 00 - FINISHES								
09 21 16	GYP-1		1/2" GYP. BD.	TYP. UON		PROVIDE SKIM COAT		
09 21 16	GYP-2		1/2" MOISTURE & MOLD RESISTANT GYP. BD.	JANITOR, TRASH, BATHROOM WALLS AND CEILINGS WHERE SCHEDULED		DAMP LOCATIONS TYP.		
09 21 16	GYP-3		5/8" BACKER BOARD	BATHROOM WALLS & CEILINGS, WET WALLS WHERE SCHEDULED		WET LOCATIONS TYP.		
09 21 16	GYP-4		1/2" CEILING GYP. BD. -NON SAG	CEILINGS TYP.		CEILINGS, TYP.		
09 21 16	GYP-5		5/8" GYP. BD.	ELEVATOR SHAFT		TYPE X		
09 91 23	XPNT-1		EXTERIOR PAINTING	EXTERIOR SIDING				
09 91 23	XPNT-2		EXTERIOR PAINTING	EXTERIOR TRIM				
09 91 23	PNT-1		INTERIOR PAINTING	CEILINGS		MP1 SYSTEM INT 9.2A-G1, FLAT FINISH		
09 91 23	PNT-2		INTERIOR PAINTING	TYPICAL WALL COLOR		MP1 SYSTEM INT 9.2A-G2, SATIN FINISH		
09 91 23	PNT-3		INTERIOR PAINTING	TYPICAL BATHROOM WALLS		MP1 SYSTEM INT 9.2E-G5, SEMI-GLOSS FINISH		
09 91 23	PNT-4		INTERIOR PAINTING	INTERIOR STEEL INCLUDING HANDRAILS		MP1 SYSTEM INT 5.1P-G6 GLOSS FINISH		
09 91 23	WDF-1		CLEARSTAINED WOOD FINISH	AS DETAILED		MP1 SYSTEM INT 6.3H-G4, SATIN FINISH		
09 91 23	WDF-2		CLEARSTAINED WOOD FINISH	DOORS AND TRIM AS INDICATED		MP1 SYSTEM INT 6.3A-G5, SEMI-GLOSS FINISH		
09 91 23	WDF-3		OPAQUE WOOD FINISH	AS DETAILED		MP1 SYSTEM INT 6.3H-G4, FLAT FINISH		
09 91 23	WDF-4		OPAQUE WOOD FINISH	AS DETAILED		MP1 SYSTEM INT 6.3H-G4, SATIN FINISH		
09 91 23	WDF-5		OPAQUE WOOD FINISH	DOORS AND TRIM TYP UON		MP1 SYSTEM INT 6.3A-G5, SEMI-GLOSS FINISH		
10 00 00 - SPECIALTIES								
11 00 00 - EQUIPMENT								
11 30 13	REF-1		REFRIGERATOR/FREEZER	PANTRY		TBD		
11 30 13	RANGE-1		RANGE	KITCHEN		TBD		
11 30 13	HOOD-1		EXHAUST HOOD	KITCHEN		RECIRCULATING HOOD WITH INTEGRATED LIGHT, TBD		
11 30 13	MICRO-1		MICROWAVE	KITCHEN		TBD		
11 30 13	DW-1		DISHWASHER	KITCHEN		TBD		
11 30 13	WASH-1		WASHING MACHING	LAUNDRY		TBD		
11 30 13	DRY-1		CLOTHES DRYER	LAUNDRY		TBD		
12 00 00 - FURNISHINGS								
13 00 00 - SPECIAL CONSTRUCTION								
14 00 00 - CONVEYING EQUIPMENT								
14 42 16	LIFT-1		WHEELCHAIR LIFT			ADD ALTERNATE: GARAVENTA GENESIS, THREE-STOP (FIRST, SECOND AND THIRD FLOORS)		
SEE CIVIL / STRUCTURAL / MECHANICAL / PLUMBING / ELECTRICAL / FIRE PROTECTION DRAWINGS FOR SCOPE WITHIN THE FOLLOWING SPECIFICATION SECTIONS:								
21 00 00 - FIRE SUPPRESSION								
22 00 00 - PLUMBING								
22 00 00	PL-1		KITCHEN SINK	KITCHEN		TBD		
22 00 00	PL-2		BAR SINK	PANTRY		TBD		
22 00 00	PL-3		UNDER-MOUNT SINK	PRIMARY BATH		TBD		
22 00 00	PL-4		PEDESTAL SINK	BATH 103		TBD		
22 00 00	PL-5		KITCHEN FAUCET	KITCHEN & BAR SINKS		TBD		
22 00 00	PL-6		LAVATORY FAUCET	LAVATORIES, PRIMARY BATH		TBD		
22 00 00	PL-7		LAVATORY FAUCET	LAVATORIES, BATHS OTHER THAN PRIMARY		TBD		
22 00 00	PL-8		BATH/TUB	BATH 205		TBD		
22 00 00	PL-9		TUB & SHOWER CONTROLS	BATH 205		TBD		
22 00 00	PL-10		SHOWER CONTROLS	PRIMARY BATH		TBD		
22 00 00	PL-11		SHOWER CONTROLS	BATHS OTHER THAN PRIMARY		TBD		
22 00 00	PL-12		LINEAR DRAIN	SHOWERS		TBD		
22 00 00	PL-13		TOILET	BATHS		TBD		
23 00 00 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)								
25 00 00 - INTEGRATED AUTOMATION								
26 00 00 - ELECTRICAL								
27 00 00 - COMMUNICATIONS								
28 00 00 - ELECTRONIC SAFETY AND SECURITY								
31 00 00 - EARTHWORK								
32 00 00 - EXTERIOR IMPROVEMENTS								
33 00 00 - UTILITIES								

126 BENEVOLENT STREET

126 BENEVOLENT ST, PROVIDENCE, RI 02906

PROJECT NO. 2425

NO. DATE 09/21/26 ISSUED FOR HDC Final Review

KEYNOTES

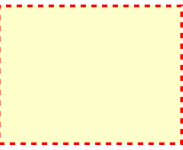
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CS.2



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401 272.0240
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DENOTES CHANGE SINCE
HDC CONCEPTUAL
APPROVAL. PLEASE SEE
CORRESPONDING KITE
MEMO DATED 09/21/26



126 BENEVOLENT
STREET

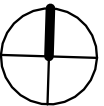
126 BENEVOLENT ST, PROVIDENCE, RI
02906

PROJECT NO. 2425

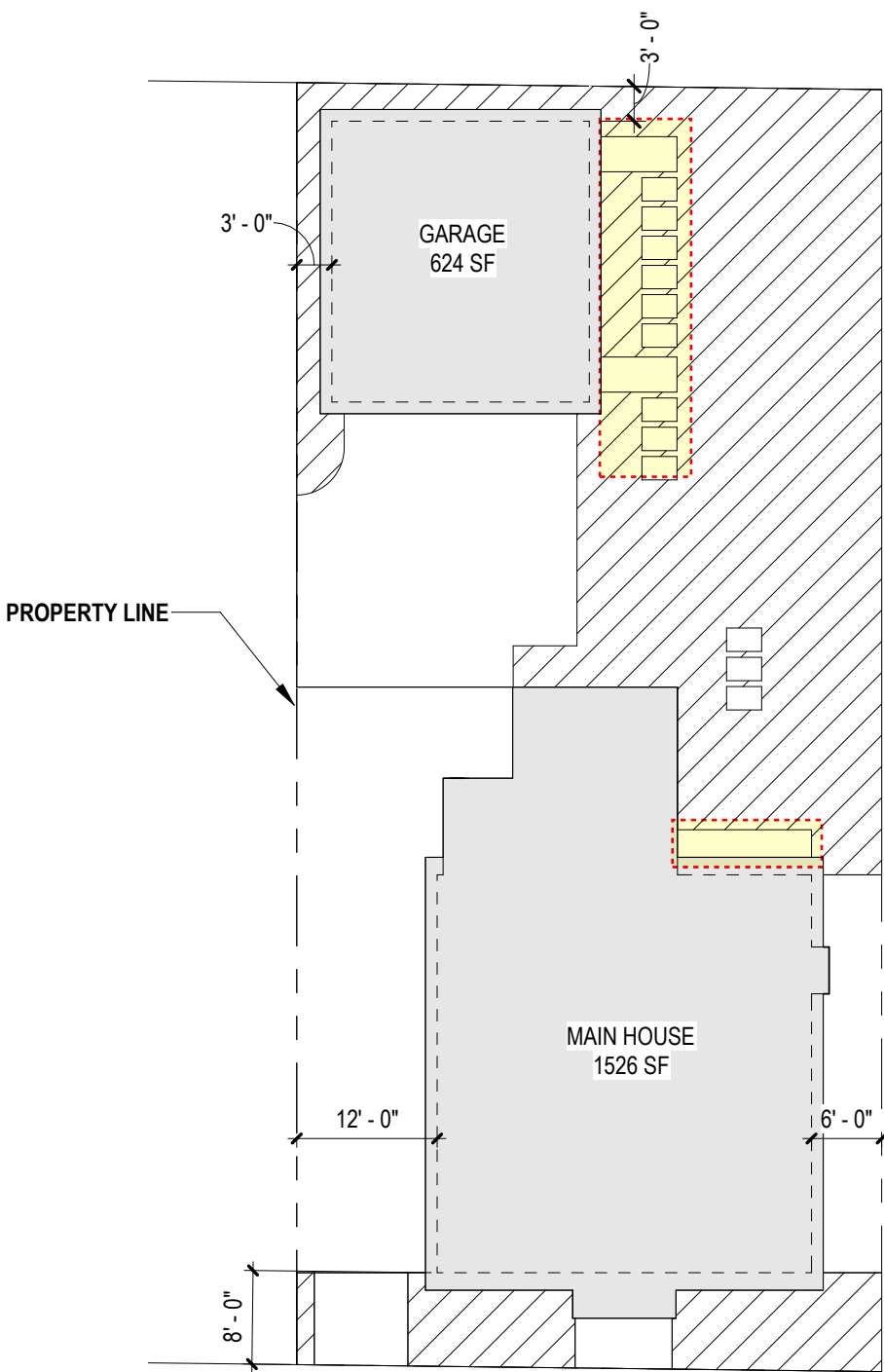
NO. DATE ISSUED FOR
09/21/26 HDC Final Review

LOT COVERAGE
DIAGRAMS

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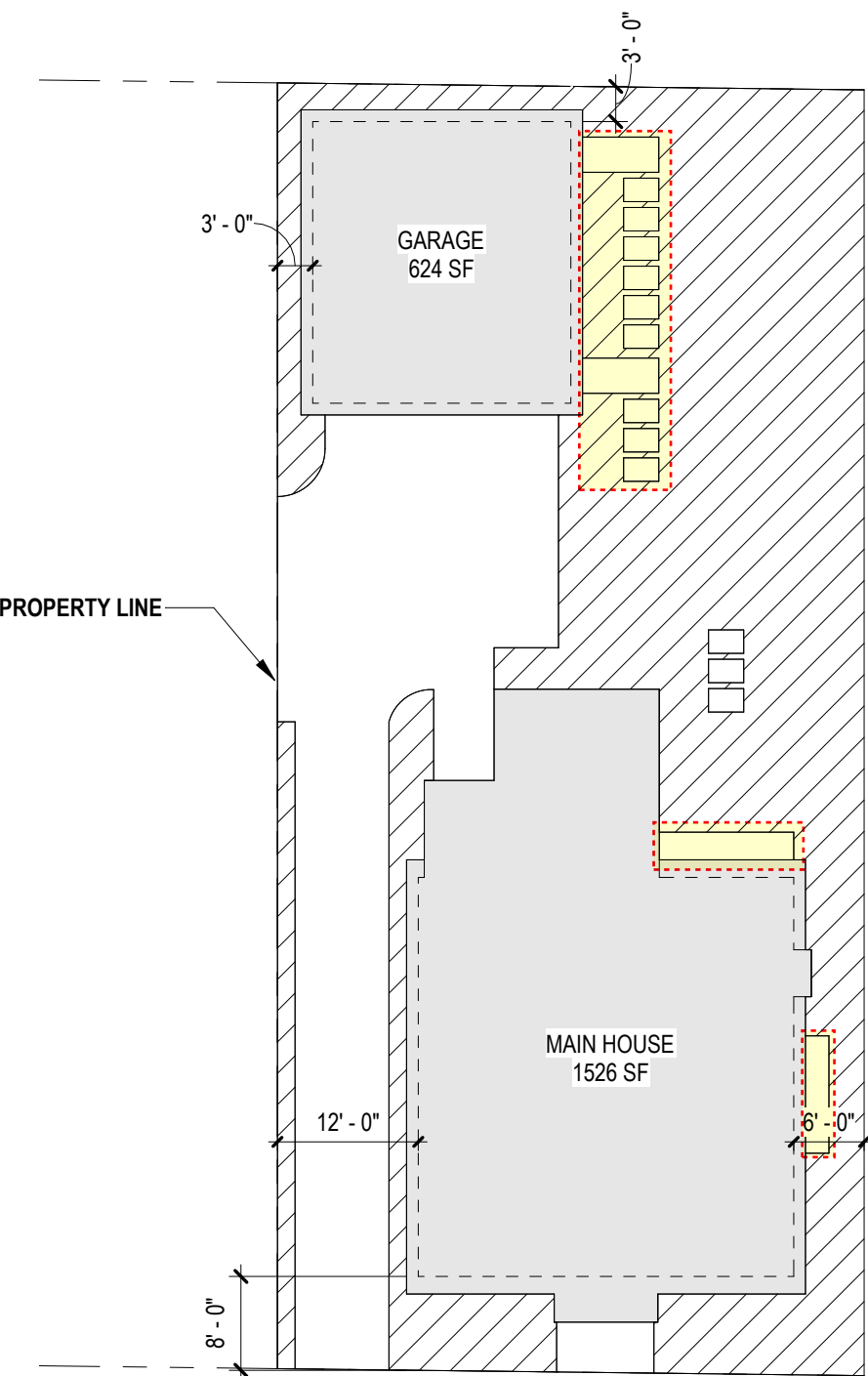


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FRONT & REAR COVERAGE:

REAR YARD 2848 SF	REAR IMPERVIOUS 1208 SF (43%) (<50%)
FRONT YARD 408 SF	FRONT IMPERVIOUS 133 SF (32%) (<33%)



TOTAL COVERAGE:

TOTAL LOT AREA 5478 SF	TOTAL PERVIOUS 2274 SF (>1000 SF)
BUILDING COVERAGE 2150 SF (39%) (<45%)	TOTAL IMPERVIOUS 3204 SF (58%) (<65%)

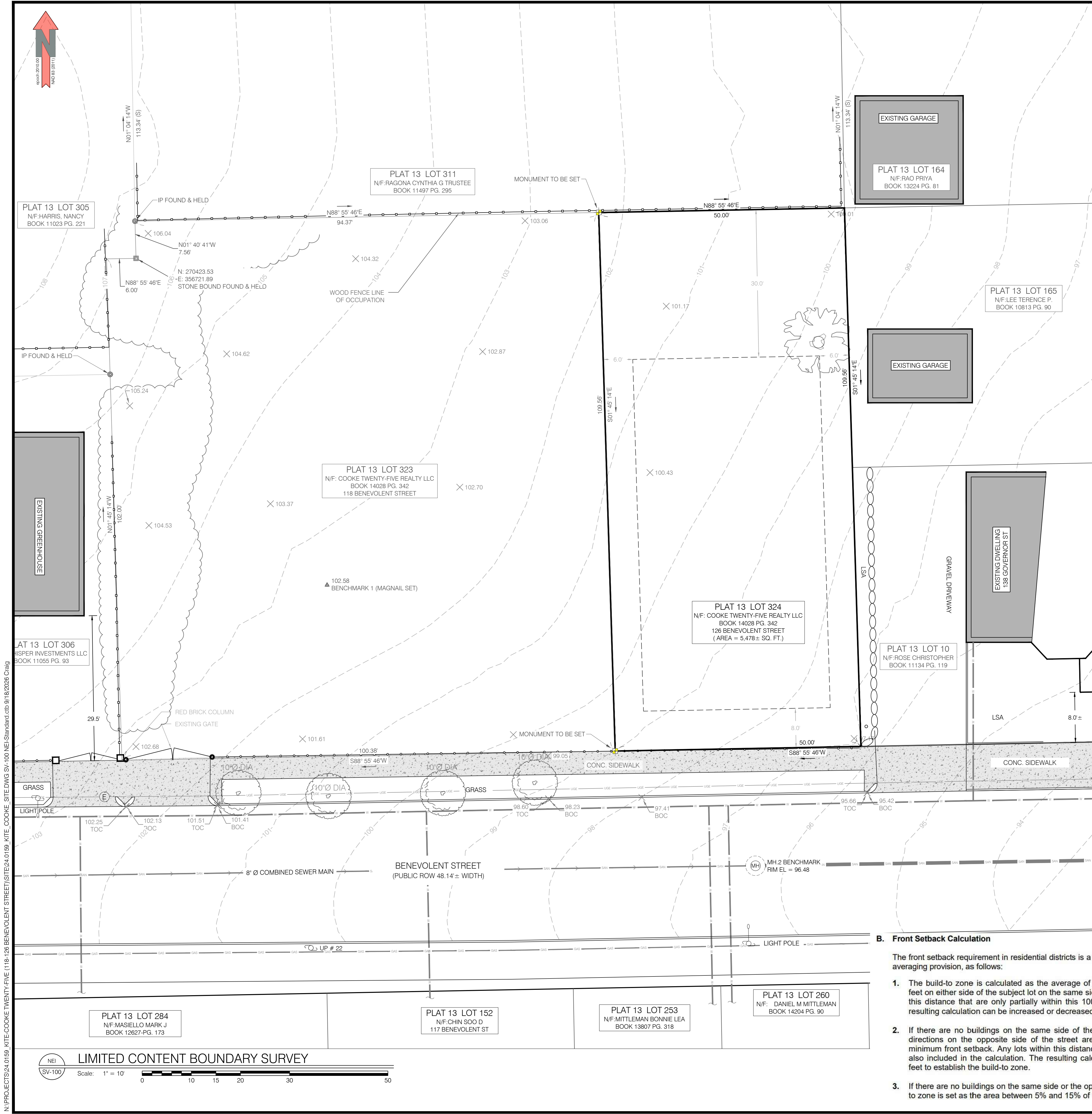


TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

	R-1A	R-1
Bulk Standards	Existing Lots: None	Existing Lots: None
Minimum Lot Area	New Subdivisions: 7,500sf	New Subdivisions: 5,000sf
Minimum Lot Width	Existing Lots: None New Subdivisions: 75'	Existing Lots: None New Subdivisions: 50'
Maximum Building Height	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories
Maximum Building Coverage	35%	45%
Maximum Impervious Surface Coverage - Front Yard	33%	33%
Maximum Impervious Surface Coverage - Rear Yard	50%	50%
Total Maximum Impervious Surface Coverage	50%	65%
Minimum Pervious Surface Coverage	1,000 sf	1,000 sf
Setback Requirements		
Front Setback Zone	Sec. 402.B	Sec. 402.B
Minimum Interior Side and Minimum Corner Side Setback	Lot width less than 60': 6' Lot width 60' or more: 10'	Lot width less than 60': 6' Lot width 60' or more: 10'
Minimum Rear Setback	30'	30'

- SURVEY NOTES:
1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
 2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
 3. COORDINATE SYSTEM IS R1800 / NAVD 88.
 4. PLAN ELEMENTS ARE IN U.S. SURVEY FEET.
 5. TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND RI SPRING 2011 LIDAR.
 6. ORTHOPHOTOGRAPHY SHOWN PER RIGIS STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS, DATED APRIL 2021.
 7. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
 8. PLAN IS NOT AS-BUILT UTILITY PLAN. NO SUBSURFACE UTILITIES SHOWN.
 9. ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION.
 10. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 12. NO WETLANDS INVESTIGATION PERFORMED AS PART OF SURVEY AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 13. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-DIG-SAFE).
 14. WATER - SHOWN PER GIS
 - A. GAS - SURFACE PER SURVEY, SUBSURFACE PER GIS
 - B. ELECTRIC - SURFACE PER SURVEY, SUBSURFACE PER GIS
 - C. STORM DRAIN - COMBINED SEWER/STORM.
 - ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.

FRONT SETBACK LOT 324			
NO	LOT	SETBACK	NOTES
1	PLAT 13 LOT 10	8.0	PER GIS/ORTHO
2			
3	TOTAL	8.0	

FRONT SETBACK PER PROVIDENCE ZONING ORDINANCE 402.B

DEED RESEARCH & PLAN REFERENCE						DEED	PLAN
NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD		
1	13	318	14028	342	COOKE TWENTY-FIVE REALTY LLC	X	
2	13	319	14028	342	COOKE TWENTY-FIVE REALTY LLC	X	
3	13		14028	342	'2 LOT MINOR SUBDIVISION 116 BENEVOLENT STREET A.P. 13 LOT 310 PROVIDENCE, R.I. 1"=20' OCT. 06, 2023 PETER V. CIPOLLA, JR. P.L.S.P.O. BOX 8662 - CRANSTON R.I. - 02920 ROSE, CHRISTOPHER		X
4	13	10	11134	119	RAO PRIYA	X	
5	13	164	13224	81	RAO PRIYA	X	
6	13	311	11497	295	RAGONA CYNTHIA G TRUSTEE	X	
7	13	305	11023	221	HARRIS, NANCY	X	
8	13	306	11055	93	WHISPER INVESTMENTS LLC	X	
9	13	284	12627	173	MASIELLO MARK J	X	
10	13	152	0	0	CHIN SOO D	X	
11	13	253	13807	318	MITTMAN BONNIE LEA	X	
12	13	260	14204	90	DANIEL M MITTMAN	X	
13	13	166	8868	66	McCABE KRISTIAN P.	X	
14	13	89	92		'ADMINISTRATIVE SUBDIVISION FOR 253 GEORGE ST. 116 BENEVOLENT ST.' BY DOUGLAS DESIGN GROUP - AUG. 18, 2016		

RHODE ISLAND ZONING NOTE:
EFFECTIVE JAN. 1 2024:

PRE-EXISTING NON-CONFORMING PARCELS:

RE-ENABLING LEGISLATION ALLOWS FOR A SETBACK REDUCTION IN PROPORTION TO THE NON-CONFORMITY OF THE PARCEL VS THE UNDERLYING ZONING REQUIREMENT. REFER TO THE TABLE BELOW FOR MODIFIED SETBACKS.

FOR ALL LOTS OF RECORD:

DIMENSIONAL MODIFICATIONS UP TO 5% UPON AFFIRMATIVE DETERMINATION OF THE ZONING ENFORCEMENT OFFICER MAY PERMIT A 5% DIMENSIONAL MODIFICATION. THE ZONING ENFORCEMENT OFFICER SHALL HAVE THE AUTHORITY TO ISSUE A PERMIT APPROVING THE MODIFICATION WITHOUT ANY PUBLIC NOTICE REQUIREMENTS.

DIMENSIONAL MODIFICATIONS GREATER THAN 5%, UP TO 15% - 25% (SUBJECT TO LOCAL ORDINANCE).

IN THE CASE OF A MODIFICATION OF GREATER THAN FIVE PERCENT (5%), THE ZONING ENFORCEMENT OFFICER SHALL NOTIFY BY FIRST CLASS MAIL ALL PROPERTY OWNERS ABUTTING THE PROPERTY WHICH IS THE SUBJECT OF THE MODIFICATION REQUEST, AND SHALL INDICATE THE STREET ADDRESS OF THE SUBJECT PROPERTY IN THE NOTICE, AND SHALL PUBLISH IN A NEWSPAPER OF LOCAL CIRCULATION WITHIN THE CITY OR TOWN THAT THE MODIFICATION WILL BE GRANTED UNLESS WRITTEN OBJECTION IS RECEIVED WITHIN FOURTEEN (14) DAYS OF THE PUBLIC NOTICE. IF WRITTEN OBJECTION IS RECEIVED WITHIN FOURTEEN (14) DAYS, THE REQUEST FOR A MODIFICATION SHALL BE SCHEDULED FOR THE NEXT AVAILABLE HEARING BEFORE THE ZONING BOARD OF REVIEW ON APPLICATION FOR A DIMENSIONAL VARIANCE FOLLOWING THE STANDARD PROCEDURES FOR SUCH VARIANCES, INCLUDING NOTICE REQUIREMENTS PROVIDED FOR UNDER THIS CHAPTER. IF NO WRITTEN OBJECTIONS ARE RECEIVED WITHIN FOURTEEN (14) DAYS, THE ZONING ENFORCEMENT OFFICER SHALL GRANT THE MODIFICATION. THE ZONING ENFORCEMENT OFFICER MAY APPLY ANY SPECIAL CONDITIONS TO THE PERMIT AS MAY, IN THE OPINION OF THE OFFICER, BE REQUIRED TO CONFORM TO THE INTENT AND PURPOSES OF THE ZONING ORDINANCE. THE ZONING ENFORCEMENT OFFICER SHALL KEEP PUBLIC RECORDS OF ALL REQUESTS FOR MODIFICATIONS AND OF FINANCIAL DETERMINATIONS, SPECIAL CONDITIONS, AND ANY OBJECTIONS RECEIVED. COSTS OF ANY NOTICE REQUIRED UNDER THIS SUBSECTION SHALL BE BORNE BY THE APPLICANT REQUESTING THE MODIFICATION.

DIMENSIONAL MODIFICATION ALLOWANCES ARE NOT SHOWN IN THE STANDARD ZONING TABLE UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL ZONING SETBACKS MUST BE CONFIRMED WITH THE ZONING ENFORCEMENT OFFICER PRIOR TO USE.

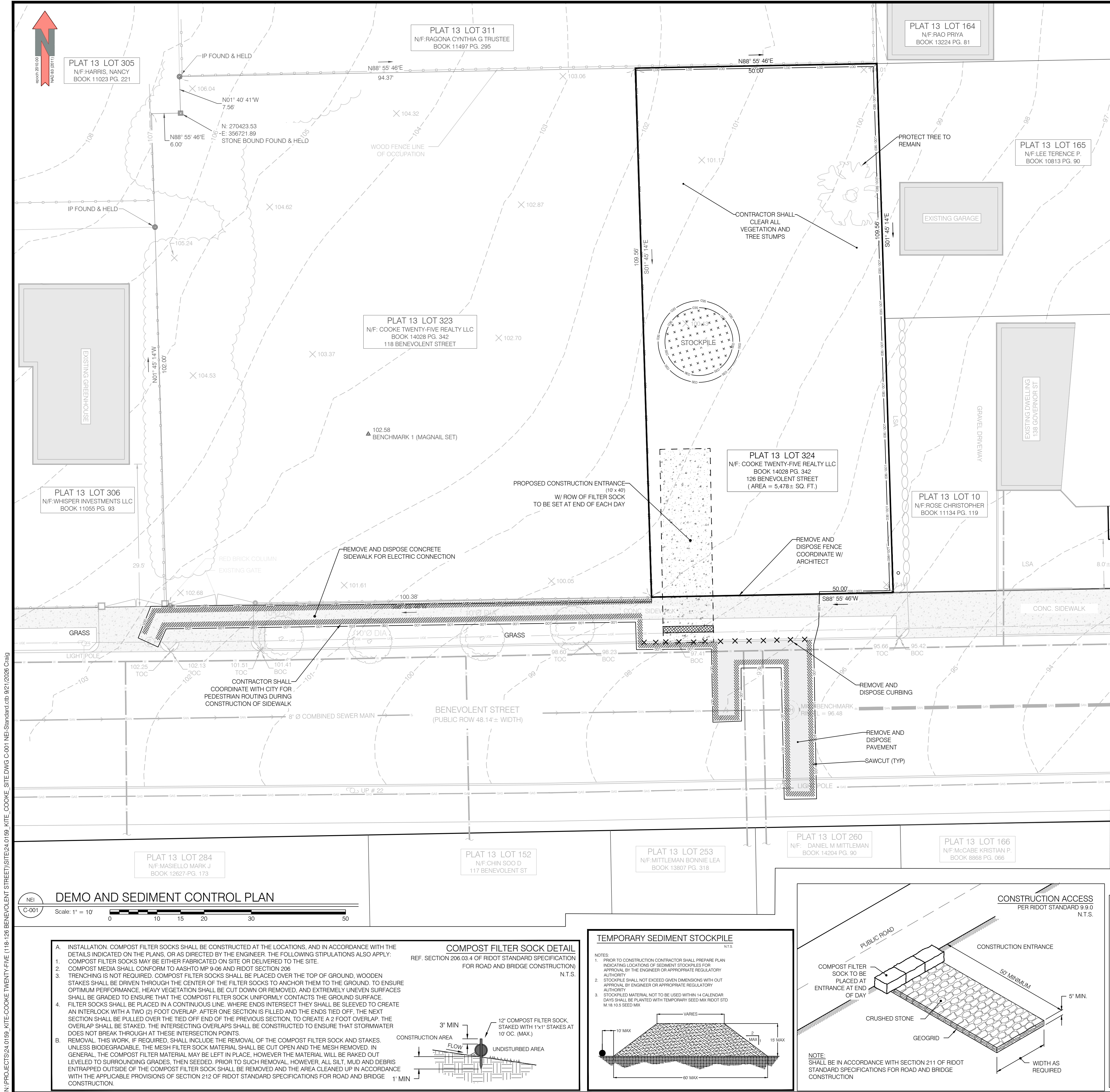
REFER TO:
HTTPS://LAW.JUSTIA.COM/CODES/RHODE-ISLAND/TITLE-45-CHAPTER-45-24-SECTION-45-24-46/

- LEGEND**
- 100.00' DIMENSION - EXISTING
 - 100.00' DIMENSION - PROPOSED
 - 100.00' (D) PLAN / DEED DIMENSION
 - 100.00' (S) SURVEY DIMENSION
 - PROPERTY LINE - ABUTTING
 - PROPERTY LINE - EXISTING
 - PROPERTY LINE - PROPOSED
 - SETBACKS
 - GRADE CONTOUR - EXISTING
 - GRADE CONTOUR - PROPOSED
 - ELECTRIC - OVERHEAD (OHE)
 - ELECTRIC - TELEPHONE - CABLE (ETC)
 - ELECTRIC - UNDERGROUND (UGE)
 - GAS (G)
 - SANITARY SEWER (S)
 - STORM DRAIN (SD)
 - WATER
 - LIMIT OF DISTURBANCE (LOD)
 - SEDIMENT CONTROL (SED)
 - LOD / SED
 - EDGE OF PAVEMENT - EXISTING
 - FENCE - METAL
 - FENCE - WOOD
 - STONE WALL
 - BRUSH LINE (APPROXIMATE)
 - WETLAND LIMIT
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - SANITARY MANHOLE
 - ELECTRICAL MANHOLE
 - TELEPHONE MANHOLE
 - WELL
 - GATE VALVE
 - WATER SHUT OFF
 - FIRE HYDRANT
 - ELECTRIC BOX (ETC)
 - UTILITY POLE
 - DOWNSPOUT
 - BENCHMARK
 - DETAIL REFERENCE
 - STRUCTURE, EXISTING
 - STRUCTURE, PROPOSED
 - SPOT GRADE - EXISTING
 - SPOT GRADE - PROPOSED
 - TREE
 - DRILL HOLE
 - GRANITE BOUND
 - REBAR / STEEL PIPE FOUND
 - SPIKE
 - WETLAND FLAG
 - COASTAL FEATURE FLAG
 - COASTAL BUFFER POST
 - FLOW ARROW
 - SOIL EVALUATION

B. Front Setback Calculation

The front setback requirement in residential districts is a required build-to-zone calculated according to an averaging provision, as follows:

1. The build-to-zone is calculated as the average of the front setbacks of developed lots within 100 feet on either side of the subject lot on the same side of the street as the subject lot. Any lots within this distance that are only partially within this 100 feet are also included in the calculation. The resulting calculation can be increased or decreased by five feet to establish the build-to-zone.
2. If there are no buildings on the same side of the street, developed lots within 100 feet in both directions on the opposite side of the street are used for averaging to calculate the required minimum front setback. Any lots within this distance that are only partially within this 100 feet are also included in the calculation. The resulting calculation can be increased or decreased by five feet to establish the build-to-zone.
3. If there are no buildings on the same side or the opposite side of the street, the required front build-to-zone is set as the area between 5% and 15% of the lot depth.



EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL SHALL BE IN ACCORDANCE WITH RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST REVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ONCE WEEKLY OR AFTER EVERY RAINFALL EVENT GREATER THAN 0.25 INCHES.
- SEDIMENT BUILD UP GREATER THAN ONE-HALF THE BARRIER HEIGHT SHALL BE REMOVED AND DISPOSED OF PROPERLY AS REQUIRED. ANY SEDIMENT BUILD UP OUTSIDE OF THE SEDIMENT BARRIER SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN A RESERVE OF EROSION CONTROL MATERIALS FOR EMERGENCY USE AND ROUTINE MAINTENANCE.
- THE CONTROLS SHOWN ON THESE PLANS ARE INTENDED AS MINIMUM MEASURES. ADDITIONAL MEASURES MAY BE REQUIRED AND SHALL BE IMPLEMENTED BY THE CONTRACTOR IF WARRANTED OR REQUESTED BY THE OWNER, OWNERS REPRESENTATIVE, ENGINEER, OR ANY APPLICABLE REGULATING AGENCY.
- PRIOR TO THE START OF ANY LAND CLEARING / GRUBBING OR OTHER CONSTRUCTION ACTIVITY THE PERIMETER CONTROLS SHALL BE PLACED, PROPERLY CONSTRUCTED AND CLEARLY VISIBLE. THESE CONTROLS SHALL REPRESENT THE LIMITS OF WORK AND WORKERS SHALL BE NOTIFIED THAT NO CONSTRUCTION ACTIVITY IS ALLOWED BEYOND THESE CONTROLS.
- IF OR AS POSSIBLE CONSTRUCTION SHALL BE PHASED TO LIMIT TO THE MAXIMUM EXTENT PRACTICABLE THE AMOUNT OF EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 14 DAYS OF COMPLETION OF GRADING ACTIVITIES.
- THE CONTRACTOR SHALL SCHEDULE WORK IN A WAY TO ALLOW POSITIVE DRAINAGE OF SUBGRADE THROUGHOUT CONSTRUCTION.
- CONSTRUCTION ENTRANCES PER RIDOT STANDARD DETAIL 9.9.0 SHALL BE EMPLOYED AT ALL POINTS OF INGRESS AND EGRESS FROM THE SITE.
- TEMPORARY DIVERSIONS, SEDIMENT BASINS, AND TEMPORARY GRASS CHANNELS MAY BE USED AND SHALL BE SIZED ACCORDING TO THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- CATCH BASINS AND STORM DRAINAGE SHALL BE PROTECTED PER RIDOT STANDARD DETAIL 9.8.0 IN GRASSED AREAS OR SEDIMENT BAGS IN PAVED AREAS.
- TEMPORARY SEDIMENT STOCK PILES SHALL BE KEPT MOIST AND COVERED AT ALL TIMES. CALCIUM CHLORIDE SHALL ONLY BE USED IF AN APPROVAL FROM THE TOWN/CITY OR OTHER APPLICABLE AGENCY HAS BEEN GRANTED.
- DEWATERING FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREAS AND DISCHARGED INTO A DEWATERING BASIN PER RIDOT STANDARD 9.7.0. HAYBALE CORROSION PROTECTION: THE CONTRACTOR SHALL ENSURE THAT NO CONTAMINATE IS PRESENT IN ANY WATERS PRIOR TO DISCHARGE FROM SITE AND IS RESPONSIBLE FOR ALL ENGINEERING, EQUIPMENT, MATERIAL AND LABOR REQUIRED FOR THE SITE WATER REMOVAL DURING CONSTRUCTION.
- CONSTRUCTION WASTE MATERIALS SHALL BE KEPT ON-SITE AND DISPOSED OF IN AN APPROVED AND APPROPRIATE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCIES.
- RIPRAP SHALL BE USED WHERE NECESSARY TO CONTROL EXIT VELOCITIES.
- NON MOBILE (I.E. TRACKED MACHINERY) SHALL BE MAINTAINED WITHIN THE LIMIT OF DISTURBANCE DEFINED BY SEDIMENT BARRIER.
- NEWLY VEGETATED AREAS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE ESTABLISHMENT OF APPROPRIATE VEGETATION.
- THE CONTRACTOR SHALL NOT REMOVE ANY EROSION AND SEDIMENTATION CONTROL MEASURES UNTIL FINAL ACCEPTANCE OF THE SITE HAS OCCURRED.
- ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF ACCUMULATED SEDIMENT PRIOR TO THE FINAL SITE ACCEPTANCE.
- TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISH GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS A TEMPORARY ASSIST UNLESS THE ACTIVITY IS TO RESUME WITHIN 21 DAYS. THE RECOMMENDED TEMPORARY SEATING DATES ARE MARCH 15 TO NOVEMBER 15 WITH THE APPROVAL OF THE ENGINEER. THIS TEMPORARY VEGETATIVE COVER SHALL CONSIST OF 60% OF ANNUAL OR PERENNIAL RYEGRASS AND 40% OF MILLET OR SUDAN GRASS OR 100% OF WINTER RYE, ANNUAL OR PERENNIAL RYEGRASS SHALL BE PLANTED AT THE RATE OF 1.5 POUNDS PER 1000 FT². WINTER RYE SHALL BE PLANTED AT A RATE OF 2.5 POUNDS PER 1000 FT², AND MILLET OR SUDAN GRASS SHALL BE PLANTED AT A RATE OF 1 POUND PER 1000 FT².

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF RHODE ISLAND SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7 1/2 POUNDS PER 1000 FT² OF 10-10-10 OR EQUIVALENT. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE AS FOLLOWS: (1) 3 TONS PER ACRE OR 135 POUNDS PER 1000 FT² FOR CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL (2) 2 TONS PER ACRE OR 90 POUNDS PER 1000 FT² FOR SANDY LOAM, LOAM, SILTY LOAM, AND (3) 1 TON PER ACRE OR 45 POUNDS PER 1000 FT² LOAMY SAND OR SAND. TEMPORARY VEGETATIVE COVER SHALL BE INSTALLED AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISH GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEATING DATES ARE APRIL 1 TO MAY 31 AND AUGUST 15 TO OCTOBER 15. PERMANENT VEGETATIVE COVER OUTSIDE OF DETENTION BASINS, IMPERVIOUS SURFACES, OR NOT OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS SHALL RECEIVE THE FOLLOWING SEED MIXTURE ALSO KNOWN AS PARK SEED MIXTURE.

75% OF RED FESCUE	APPLICATION RATE: 1.75 LBS/1,000 SF
15% OF KENTUCKY BLUEGRASS	APPLICATION RATE: 0.35 LBS/1,000 SF
5% COLONIAL BENTGRASS	APPLICATION RATE: 0.11 LBS/1,000 SF
5% OF PERENNIAL RYEGRASS	APPLICATION RATE: 0.11 LBS/1,000 SF

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF RHODE ISLAND SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT A RATE OF 300 POUNDS PER ACRE OR 11.5 POUNDS PER 1000 FT² OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE AS FOLLOWS: 4 TONS PER ACRE OR 180 POUNDS PER 1000 FT² FOR CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL. 3 TONS PER ACRE OR 135 POUNDS PER 1000 FT² FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE OR 90 POUNDS PER 1000 FT² LET ME SAND OR SAND.

NOTE:
THE USE OF HAY IS NOT ALLOWED. ALL REFERENCES TO HAY, SHALL BE TAKEN TO MEAN STRAW.

LEGEND

100.00'	DIMENSION - EXISTING
100.00'	DIMENSION - PROPOSED
100.00' (D)	PLAN / DEED DIMENSION
100.00' (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
---	GRADE CONTOUR - EXISTING
---	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - TELEPHONE - CABLE (ETC)
---	ELECTRIC - UNDERGROUND (UGE)
---	GAS (G)
---	SANITARY SEWER (S)
---	STORM DRAIN (SD)
---	WATER
---	LIMIT OF DISTURBANCE (LOD)
---	SEDIMENT CONTROL (SED)
---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
[Symbol]	CATCH BASIN
[Symbol]	DRAINAGE MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	ELECTRICAL MANHOLE
[Symbol]	TELEPHONE MANHOLE
[Symbol]	WELL
[Symbol]	GATE VALVE
[Symbol]	WATER SHUT OFF
[Symbol]	FIRE HYDRANT
[Symbol]	ELECTRIC BOX (ETC)
[Symbol]	UTILITY POLE
[Symbol]	DOWNSPOUT
[Symbol]	BENCHMARK
[Symbol]	DETAIL REFERENCE
[Symbol]	STRUCTURE, EXISTING
[Symbol]	STRUCTURE, PROPOSED
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[Symbol]	SPIKE
[Symbol]	WETLAND FLAG
[Symbol]	COASTAL FEATURE FLAG
[Symbol]	COASTAL BUFFER POST
[Symbol]	FLOW ARROW
[Symbol]	SOIL EVALUATION

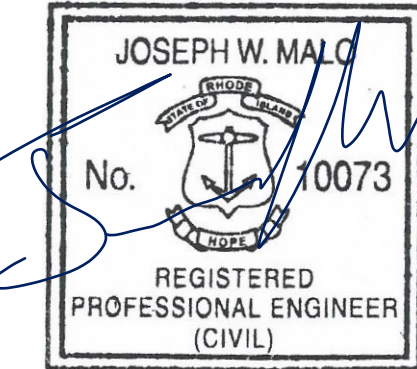
DEMOLITION NOTES:

- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION OF STRUCTURES, PAVEMENT, CONCRETE MATERIALS AND UTILITIES WITH THE PROPOSED SITE, UTILITY, LANDSCAPING, AND ARCHITECTURAL DRAWINGS.
- ALL NOTED UTILITIES TO BE REMOVED AND DISPOSED OF, RELOCATED OR CAPPED REPRESENT ALL KNOWN SITE CONDITIONS TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE ALL UNFORESEEN CONDITIONS WITH THE PROJECT ENGINEER, ARCHITECT, OWNER REPRESENTATIVE AND/OR AFFECTED UTILITIES COMPANY.
- THERE SHALL BE NO INTERRUPTION OF UTILITY SERVICE DURING THE CONSTRUCTION PROCESS WITHOUT THE WRITTEN PERMISSION OF THE OWNER OR OWNERS REPRESENTATIVE.
- WATER, SEWER, DRAINAGE AND OTHER SITE UTILITIES SERVING THE EXISTING FACILITIES ARE TO REMAIN ACTIVE UNTIL PROPOSED IMPROVEMENTS ARE CONSTRUCTED AND ONLINE. WHEN CONNECTION TO ACTIVE OR RELOCATED FACILITIES ARE SHOWN, THEY SHALL BE MINIMIZED AND COMPLETED OFF HOURS AND COORDINATED WITH THE OWNER OR OWNER REPRESENTATIVE.

NEI
Narragansett
Engineering Inc.

24.0159 KITE-COOKIE TWENTY-FIVE (118-126 BENEVOLENT STREET) SITE 24.0159 KITE COOKE SITE DWG C-001 NEI-Standard.dwg 9/21/2026 Craig

DEMOTES CHANGE SINCE HDC CONCEPTUAL APPROVAL. PLEASE SEE CORRESPONDING KITE MEMO DATED 09/21/26



nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
24.0159	05-28-26	CB	NKH

No	DATE	REVISIONS/DESCRIPTION	BY
1	6-3-26	HVAC PAD AND ARCH COMMENTS	CB
2	6-8-26	FENCE & TITLE BLOCK	CB
3	6-9-26	PATIO GRADING	JM
4	9-18-26	ADDED WINDOW WELL @ PATIO CB	

STREET INDEX
PLAN FILE AS BENEVOLENT STREET

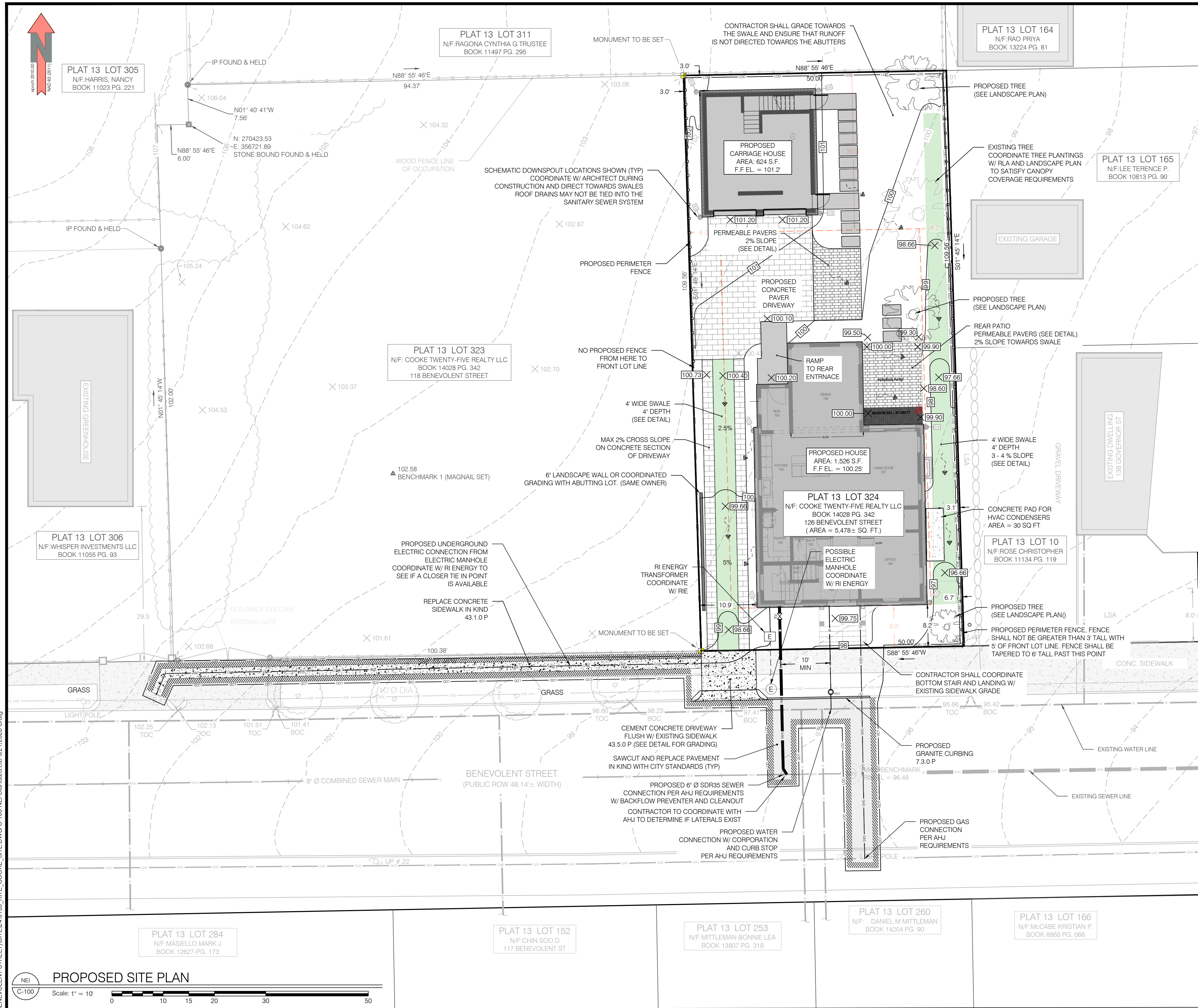
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI



SCALE
1" = 10'

C-001

N:\PROJECTS\24.0159 KITE-COOKIE TWENTY-FIVE (118-126 BENEVOLENT STREET)\SITE\24.0159 KITE COOKE SITE.DWG C-100 NEI-Standard.dwg 9/21/2026 Craig



PROPOSED LOT COVERAGE AREA TABLE			
No.	DESCRIPTION	AREA	UNITS
1	TOTAL LOT AREA	5,478	sq. ft.
2	Proposed Structure	1,526	sq. ft.
3	Proposed Carriage House	624	sq. ft.
4	Proposed Concrete Pad for HVAC	30	sq. ft.
5			
6	Total Lot Coverage	2,180	sq. ft.
7	PERCENT COVER	39.8%	45% Allowed
8	PER ZONING ORDINANCE SECTION		Zone - R-1

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS			
Bulk Standards		R-1A	R-1
Minimum Lot Area	Existing Lots: None New Subdivisions: 7,500sf	Existing Lots: None New Subdivisions: 5,000sf	5,478 SQ FT
Minimum Lot Width	Existing Lots: None New Subdivisions: 75'	Existing Lots: None New Subdivisions: 50'	50 FT
Maximum Building Height	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	37' 8"
Maximum Building Coverage	35%	45%	39%
Maximum Impervious Surface Coverage - Front Yard	33%	33%	32%
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	41%
Total Maximum Impervious Surface Coverage	50%	65%	59%
Minimum PerVIOUS Surface Coverage	1,000 sf	1,000 sf	2,274 SQ FT

Setback Requirements			WATER QUALITY CALCULATIONS:
Front Setback	Sec. 402.B	Sec. 402.B	
Minimum Interior Side and Minimum Corner Side Setback	Lot width less than 60'; 6'	Lot width less than 60'; 6'	MAIN STRUCTURE + STAIRS = 1,421 SQ FT CARRIAGE HOUSE = 526 SQ FT CONCRETE DRIVEWAY + RAMP = 823 SQ FT TOTAL PROPOSED IMPERVIOUS AREA = 2,770 SQ FT REQUIRED WATER QUALITY VOLUME = 2,770 SQ FT x (1/12") = 231 CU FT PROPOSED 4" DEEP SWALES VOLUME: 570 SQ FT x (4/12") = 188 CU FT PROPOSED PERMEABLE PAVE CRUSHED STONE (6") STORAGE: 309 SQ FT x (6/12") x 33% VOID RATIO = 51 CU FT TOTAL PROPOSED WATER QUALITY VOLUME: 188 CU FT + 51 CU FT = 239 CU FT 239 CU FT PROVIDED > 231 CU FT REQUIRED
Minimum Rear Setback	30'	30'	STORMWATER NOTE: STORMWATER IS CONTROLLED ON SITE TO THE MAXIMUM EXTENT POSSIBLE WITH SWALES AND PERMEABLE PAVING AND WILL NOT IMPACT ADJUTING PROPERTIES

PLAN REFERENCE:

REFER TO LANDSCAPE PLAN BY SOTO LANDSCAPE DESIGN

REFER TO ARCHITECTURAL PLANS BY KITE ARCHITECTS

FLOOD NOTE:
THE PARCEL IS LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOODING.
MAP NUMBER 44007C0309K
MAP EFFECTIVE DATE OCTOBER 2, 2015

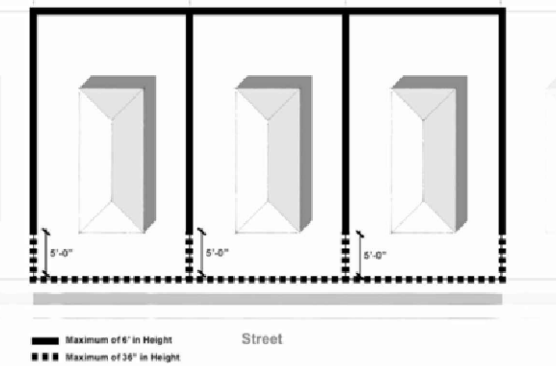
ROW CONSTRUCTION NOTE:
ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT
HTTPS://WWW.PROVIDENCE.CITY.GOV/PUBLIC-WORKS/FORMS/ UNDER 'REPORTS + PUBLICATIONS' OR AT HTTPS://WWW.PROVIDENCE.CITY.GOV/MP-CONTENT/UPLOADS /2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF

CANOPY CALCULATIONS:
SEE LANDSCAPE PLAN FOR CANOPY COVERAGE CALCULATIONS

SPECIES MAY BE ALTERED AT THE DISCRETION OF THE OWNER WITH PERMISSION OF THE CITY ARBORIST.

2. Fences
a. For all residential uses, no fence within 5 feet of a front lot line shall exceed 36 inches in height. All other fences are limited to six feet in height. (Figure 13-3)

FIGURE 13-3



LEGEND			
100.00'	DIMENSION - EXISTING		
100.00'	DIMENSION - PROPOSED		
100.00' (D)	PLAN / DEED DIMENSION		
100.00' (S)	SURVEY DIMENSION		
	PROPERTY LINE - ABUTTING		
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	STORM DRAIN (SD)		
	WATER		
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	SEDIMENT CONTROL (SED)		
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	COASTAL FENCE FLAG		
	COASTAL BUFFER POST		
	FLOW ARROW		
	SOIL EVALUATION		

NEI
Narragansett Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
PROPOSED SITE PLAN
126 Benevolent St
TWENTY-FIVE COOKE REALTY LLC
IN CARE OF:
CHRISTINE M. WEST, AA | PRINCIPAL
KITE ARCHITECTS
ONE CENTRAL STREET | PROVIDENCE RI 02907
T 401.272.0240 x117
E. christine@kitearch.com

Property Record
126 Benevolent Street, Providence, RI 02906
Par. 13, Lot 324
Zone: 1, Area: 5,478 SQ FT
NFI: Cooke Twenty-Five Realty, LLC. (Contact: Joshua Moon)

DENOTES CHANGE SINCE HDC CONCEPTUAL APPROVAL. PLEASE SEE CORRESPONDING KITE MEMO DATED 09/21/26

JOSEPH W. MALO
No. 10073
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
9/21/26

PROJECT #			
24.0159	05-28-26	CB	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
1	6-3-26	HVAC PAD AND ARCH COMMENTS	CB
2	6-8-26	FENCE & TITLE BLOCK	CB
3	6-9-26	PATIO GRADING	JM
4	9-18-26	ADDED WINDOW WELL @ PATIO	CB
STREET INDEX			
PLAN FILE AS BENEVOLENT STREET			

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SCALE
1" = 10'

C-100

GENERAL NOTES:

- ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2025 EDITION WITH ALL REVISIONS. STANDARD DETAILS FOR THIS WORK ARE R.1. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY AND ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH ARCHITECT OR ENGINEER AS NECESSARY
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THE JOB SITE. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND/OR BARRIERS AROUND ANY EXPOSED EXCAVATED AREAS IN ACCORDANCE WITH OSHA STANDARDS.
- IN THE CASE THAT ANY DEVIATION / ALTERATION / OR IMPROVEMENT FROM THE APPROVED PLANS IS NECESSARY THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER PRIOR TO OCCURRENCE OF DEVIATION
- ALL WORK SHALL BE LIMITED TO THE AREAS WITHIN THE LIMIT OF DISTURBANCE DISPLAYED ON THESE PLANS OR PROPERTY LINE IF LIMIT OF DISTURBANCE IS UNCLEAR. ANY AREA DISTURBED OUTSIDE OF THE LIMIT OF DISTURBANCE SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER OR ENGINEER, AND PREFORMED TO THE ENGINEERS SATISFACTION
- ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATION SHOWN ON THESE PLANS AND/OR ACCOMPANYING SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED CONDITIONS EXIST. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED
- EXCAVATED ROCK SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS OTHER ARRANGEMENTS ARE MADE WITH THE OWNER. SUITABLE ROCK MAY BE UTILIZED IN FILL AREAS WITH WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVES
- DEBRIS, ORGANICS AND OTHER UNSUITABLE MATERIALS UNCOVERED DURING THE COURSE OF SITE EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ALL EXISTING UTILITIES THAT SERVICE THE SITE AND NEIGHBORING AREAS. IF ANY DAMAGE OCCURS TO EXISTING UTILITIES IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PAY ALL COSTS ASSOCIATED WITH REPAIR OF UTILITIES AS DIRECTED BY THE ENGINEER, UTILITY OWNER, OR GOVERNING AGENCY
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. 'DIG SAFE' SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION
- NO EXCAVATION SHALL PROCEED UNTIL UTILITY COMPANIES ARE NOTIFIED IN ADVANCE
- ALL TREE PROTECTION BY OTHERS UNLESS OTHERWISE NOTED
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED AREAS WITH APPROPRIATE SEED MIXTURES
- A PREBID MEETING SHALL BE REQUIRED WITH THE SUBJECT CONTRACTOR PRIOR TO ANY AWARD TO ENSURE THAT BIDS ARE COMPREHENSIVE WITH RESPECT TO PLAN REQUIREMENTS
- A PRECONSTRUCTION MEETING WITH THE SELECTED CONTRACTOR SHALL BE REQUIRED AT LEAST ONE WEEK PRIOR TO START OF CONSTRUCTION, MOBILIZATION OR PROCUREMENT OF MATERIALS, TO ENSURE THAT PROPER COORDINATION AND NOTIFICATIONS ARE PERFORMED PRIOR TO START OF WORK.
- CONTRACTOR SHALL NOTIFY NEI A MINIMUM OF 72 HOURS PRIOR AT ALL MAJOR STAGES ON CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, START OF CONSTRUCTION, EXCAVATION, SETTING OF FORMS, POURING OF CONCRETE, BACKFILLING, UTILITY INSTALLATION, FINISHED GRADING, AND STORMWATER COMPONENTS
- UPON COMPLETION OF THE WORK, AS BUILT DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR IN BOTH PAPER AND ELECTRONIC FORMAT (PDF AND AUTOCAD). THE DRAWINGS SHALL BE BASED UPON A FIELD SURVEY OF ACTUAL AS AS BUILT LOCATION, AND SHALL BE STAMPED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF RHODE ISLAND. THE AS BUILT DRAWING SHALL DEPICT ALL BUILDINGS, PAVED SURFACES, TOPOGRAPHY, MAJOR LANDSCAPE FEATURES, WATER SEWER, DRAINAGE FEATURES, AS WELL AS OTHER UNDERGROUND UTILITIES INSTALLED BY OTHERS. THEY SHALL BE LOCATED ON PLAN, INCLUDING SIZE, MATERIAL, AND ELEVATION. ALL STORMWATER MANAGEMENT CONTROLS, BOTH STRUCTURAL AND NON-STRUCTURAL, DESIGNED TO MANAGE THE STORMWATER ASSOCIATED WITH THE COMPLETED SITE SHALL ALSO BE INCLUDED
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUITY OF ALL EXISTING UTILITY SERVICES THROUGHOUT THE DURATION OF CONSTRUCTION. THIS INCLUDES PROVIDING, INSTALLING, AND MAINTAINING ANY TEMPORARY UTILITY SERVICES, CONNECTIONS, RELOCATIONS, OR BYPASS SYSTEMS NECESSARY TO ENSURE UNINTERRUPTED SERVICE, ANY REQUIRED TEMPORARY RELOCATION OR MODIFICATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND AFFECTED PARTIES. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) CALENDAR DAYS' ADVANCE WRITTEN NOTICE TO ALL AFFECTED CLIENTS AND UTILITY PROVIDERS PRIOR TO ANY SERVICE INTERRUPTION OR RELOCATION.

GRADING AND UTILITIES NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED WORK SHOWN ON THESE PLANS DO NOT CONFLICT WITH ANY EXISTING CONDITIONS OR OTHER PROPOSED WORK. IF CONFLICTS ARISE, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED. NO FIELD ADJUSTMENTS IN THE LOCATION OF SITE ELEMENTS SHALL BE MADE WITHOUT THE ENGINEERS APPROVAL
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH WORK, THE LOCATION, ELEVATION, SIZE AND MATERIAL SHALL BE ACCURATELY DETERMINED BY THE CONTRACTOR IMMEDIATELY AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL NOT CONTINUE WORK ON AFFECTED UTILITIES UNTIL THE CONFLICT IS RESOLVED
- ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINE AND GRADES ON THE PLANS AND SITE WORK SPECIFICATIONS
- AT ALL LOCATIONS WHERE EXITING CURBING OR PAVEMENT ABEU NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT AND CURBS SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS
- ALL UTILITY COVERS, GRATES, AND THE LIKE SHALL BE BE FLUSH WITH THE SURROUNDING SURFACE OR PAVEMENT FINISH. RIM ELEVATIONS ARE APPROXIMATE. AND FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING
- CONTRACTOR TO FIELD VERIFY ALL INVERTS AND PIPE SIZES/TYPES/CONDITIONS IN FIELD PRIOR TO PROCUREMENT OR CONSTRUCTION. REPORT ANY DEVIATIONS FROM PLANS TO NEI IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR FIELD LAYOUT AND TO PROVIDE AS BUILT PLANS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF PRIVATE UTILITIES BY THE UTILITY COMPANY, AS REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADING. ANY DAMAGE RESULTING TO THESE FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE
- ALL WATER WORKS SHALL HAVE 5 FEET OF COVER
- GAS, ELECTRIC, AND COMMUNICATIONS ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY UTILITY COMPANY
- DURING CONSTRUCTION CONTRACTOR SHALL PROTECT EXITING UTILITIES BY PROVIDING TEMPORARY SUPPORTS OR SHEETING AS REQUIRED AT NOT ADDITIONAL COST TO THE OWNER
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINE OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATION AT NO COST TO THE OWNER
- PITCH EVENLY BETWEEN ALL SPOT GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY, ROCKS, DEBRIS, ORGANICS, OR THE LIKE UNCOVERED IN THE COURSE OF WORK
- ALL CONDUIT AND WIRE WORK SHALL BE INSTALLED BY AHJ SPECIFICATIONS TO PROVIDE SERVICE AS DESIGNED TO PROPOSED STRUCTURES
- INLET PROTECTION DEVICES SHALL BE UTILIZED ON ALL PROPOSED CATCH BASIN STRUCTURES UNTIL SITE STABILIZATION HAS BEEN ACHIEVED
- CARE SHALL BE TAKEN TO GRADE AROUND EXISTING TREES TO REMAIN. AVOID CUTTING GRADE BY MORE THAN 6" OR RAISING GRADE BY MORE THAN 12". COORDINATE WITH LANDSCAPE ARCHITECT (LA) OR NEI IF TREE WELLS ARE REQUIRED TO PRESERVE EXISTING TREES.
- ALL HARDSCAPE PAVER PATIOS, WALKS, AND SIMILAR AREAS SHALL BE GRADED WITH A MINIMUM 2% SLOPE FOR DRAINAGE, PITCH TO PERIMETER AND AWAY FROM STRUCTURE OR TO DRAINS.

LOAM AND SEED:

GENERAL:

- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED PER 'RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK' AS AMENDED OR REVISED
- FOR NON-NATIVE PLANTING SEEDING DATES ARE APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH SEPTEMBER 30. DATE MAY BE EXTENDED 15 DAYS IN NEWPORT COUNTY
- FOR NATIVE PLANING SEEDING DATES ARE BETWEEN AUGUST AND SEPTEMBER

SEED BED PREPARATION:

- LOOSEN SOIL TO A DEPTH OF FIVE INCHES BY RAKING, DISCING, DRAGGING OR TRAVERSING WITH TRACKED MACHINERY. OVER COMPACTION SHALL BE AVOIDED. CLEAT MARKS SHALL BE PERPENDICULAR TO ANTICIPATED DIRECTION OF SURFACE WATER FLOW
- APPLY TOPSOIL IF NECESSARY
- APPLY SLOW RELEASE FERTILIZER NOT TO EXCEED 1500 LBS PER ACRE OR 36 LBS PER 1,000 SF USING THE FOLLOWING PERCENTAGES BY WEIGHT
 - 10% AVAILABLE NITROGEN (N)
 - 20% AVAILABLE PHOSPHORIC ACID (P)
 - 20% AVAILABLE POTASSIUM (K)
- REMOVE FROM SURFACE ALL STONES LARGER THAN 2" IN DIAMETER, ALL DEBRIS, TREE ROOTS OR OTHER UNSUITABLE MATERIAL
- INSPECT AREA TO BE SEEDED IMMEDIATELY PRIOR TO SEEDING FOR ANY COMPACTED AREAS. IF COMPACTED AREAS EXIST SCARIFY PRIOR TO COMMENCING SEEDING

SEEDING:

- APPLY SELECTED SEED AT RATES PROVIDED UNIFORMLY MY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER
- NORMAL SEEDING DEPTH IS .25 TO .5 INCH. HYDROSEEDINGS MAY BE LEFT ON THE SOIL SURFACE
- WHERE FEASIBLE, EXCEPT WHERE EITHER CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, FIRM THE SEEDBED FOLLOWING SEEDING OPERATION WITH ROLLER, OR LIGHT DRAG.
- SEEDING RATES SHALL BE INCREASED BY 10% WHEN USING HYDROSEEDING
- USE OF STRAW MULCH HELD WITH ADHESIVE MATERIALS OR 500 LBS PER ACRE OF WOOD FIBER MULCH IS RECOMMENDED FOR PROTECTION FROM SOIL EROSION.
- IF SEEDING CAN NOT BE COMPLETED WITHIN SEEDING DATES USE MULCHING TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

RECOMMENDED SEEDING:

SEED MIXTURE NO. 1

- KENTUCKY BLUE GRASS 22.5 LBS/AC 0.5 LBS/1000 SF
- CREeping RED FESCUE 105 LBS/AC 2.5 LBS/1000 SF
- PERENNIAL RYEGRASS 22.5 LBS/AC 0.5 LBS/1000 SF

NOTES: WHERE CONFUSION OR UNCERTAINTY EXISTS IN LOAMING AND SEEDING CONSULT THE 'RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK' AS AMENDED OR REVISED, ENGINEER, LANDSCAPE ARCHITECT

GENERAL RESIDENTIAL OR LIGHT COMMERCIAL SITE CONSTRUCTION NOTES:

NEI RECOMMENDS THAT:

- SOIL EVALUATIONS BE PERFORMED FOR ANY BASEMENTS OR SUBSURFACE AREAS, AND FOR STORMWATER MITIGATION DESIGN

STORM WATER MITIGATION FOR WATER QUALITY (1) BE INSTALLED IN THE FORM OF SWALES OR SIMILAR, ALONG WITH GUTTERS, LEADERS, AND DOWNSPOUTS TO SYSTEM. REFER TO RI SINGLE FAMILY STORM-WATER MANUAL <http://www.dem.ri.gov/programs/berviroir/water/permits/ripdes/stwater/pdfs/swsinfam.pdf>

GRADING SHALL BE UNDERTAKEN AS DIRECTED ON PLAN. SLOPES SHALL NOT EXCEED 3:1 UNLESS NOTED OTHERWISE

ALL WALLS, OR RETEVMENTS TO HAVE APPROPRIATE BACKFILL AND DRAINAGE BEHIND. WALLS OVER 9' MAY REQUIRE DESIGN BY AN RI PROFESSIONAL ENGINEER.

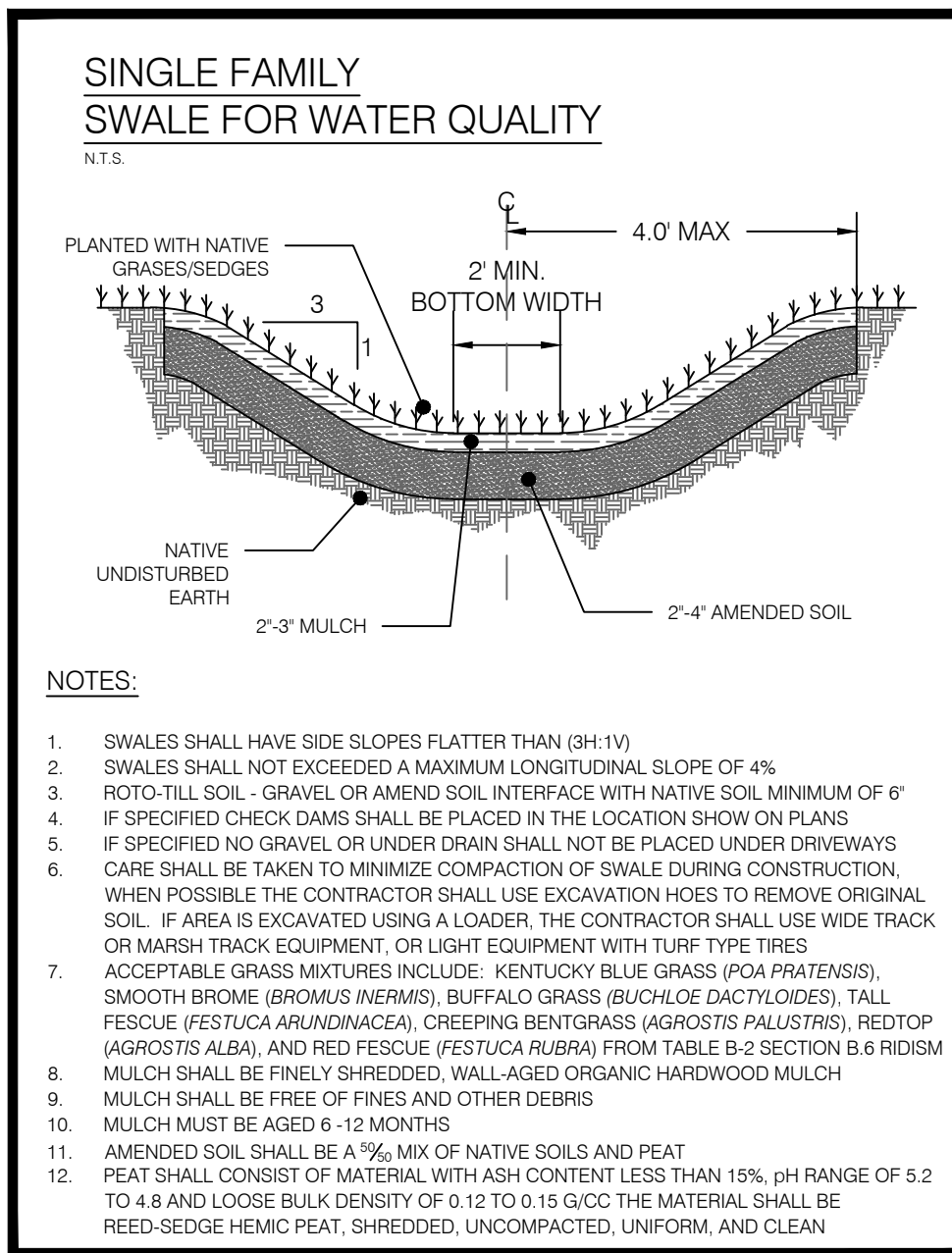
CARE SHALL BE TAKEN TO DIRECT DRAINAGE AWAY FROM STRUCTURE AND ABUTTERS

ALL PROPOSED UTILITIES TO CONFORM TO LOCAL CODE INSTALLATION REQUIREMENTS

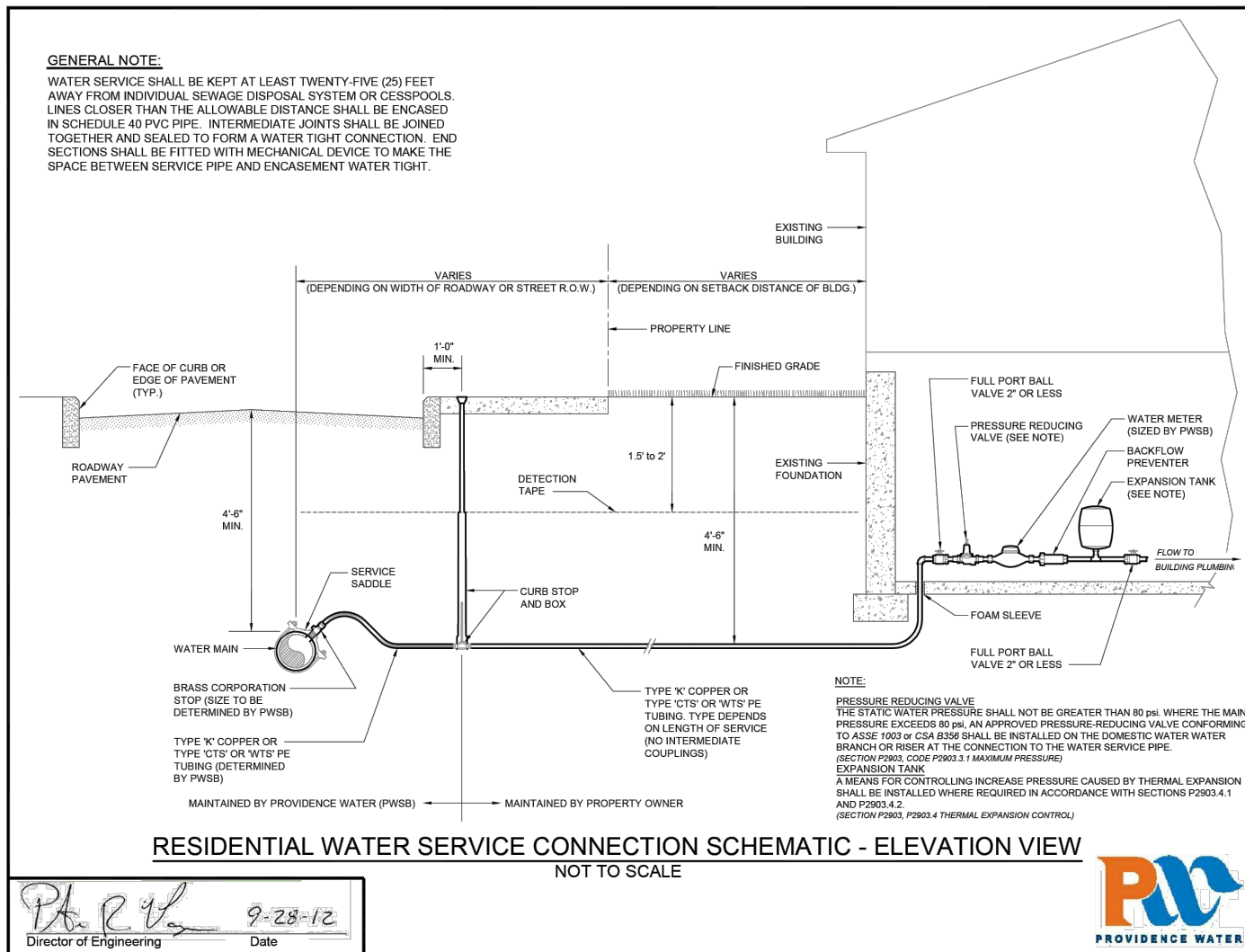
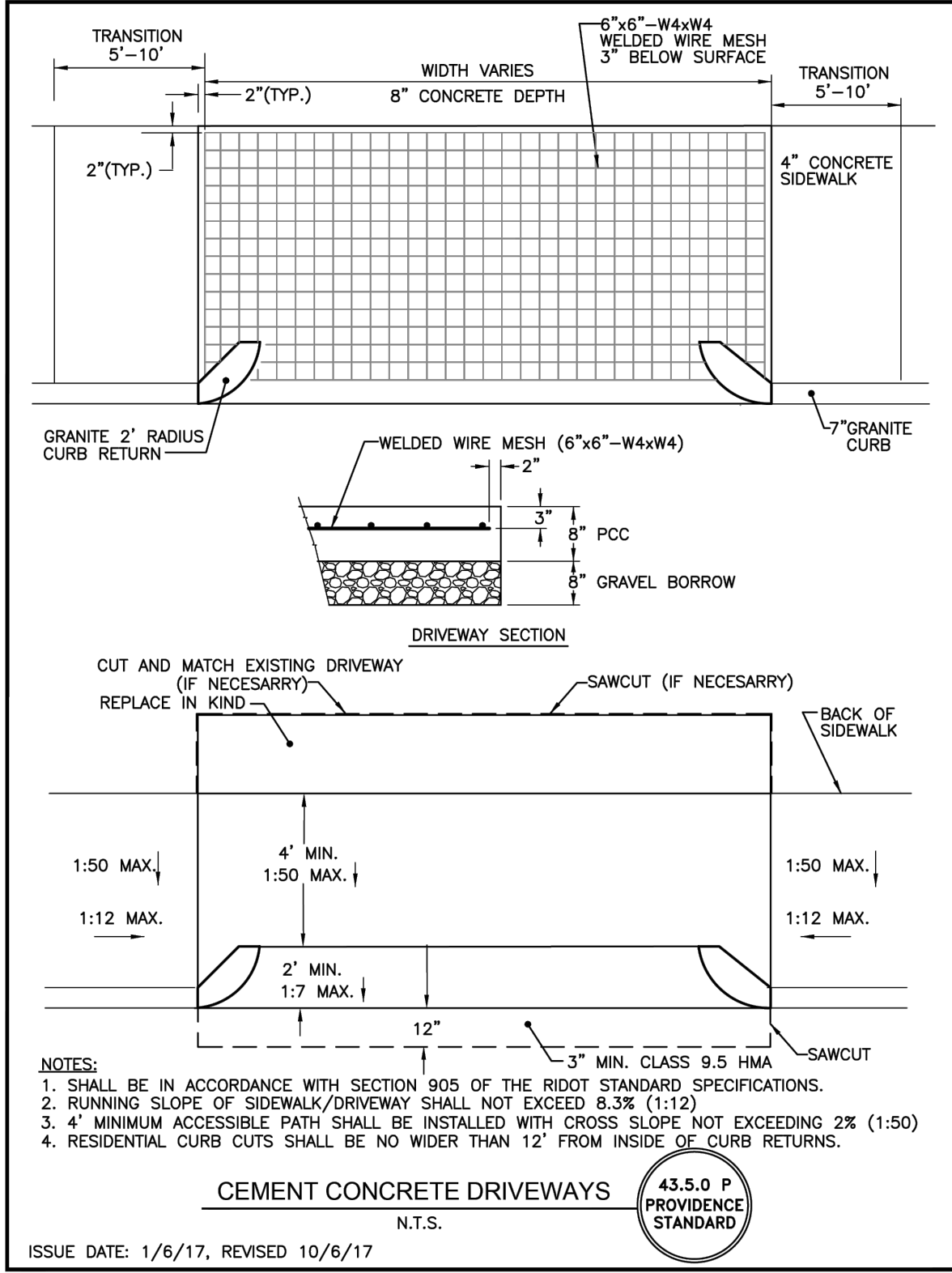
ALL FILL SHALL BE COMPACTED IN 8' LIFTS TO BE 95% MODIFIED PROCTOR COMPACTION

ALL FILL MUST BE FREE OF ORGANICS, DEBRIS, STONES GREATER THAN 6", AND WELL COMPACTED, PREFERABLY IN 8' LIFTS

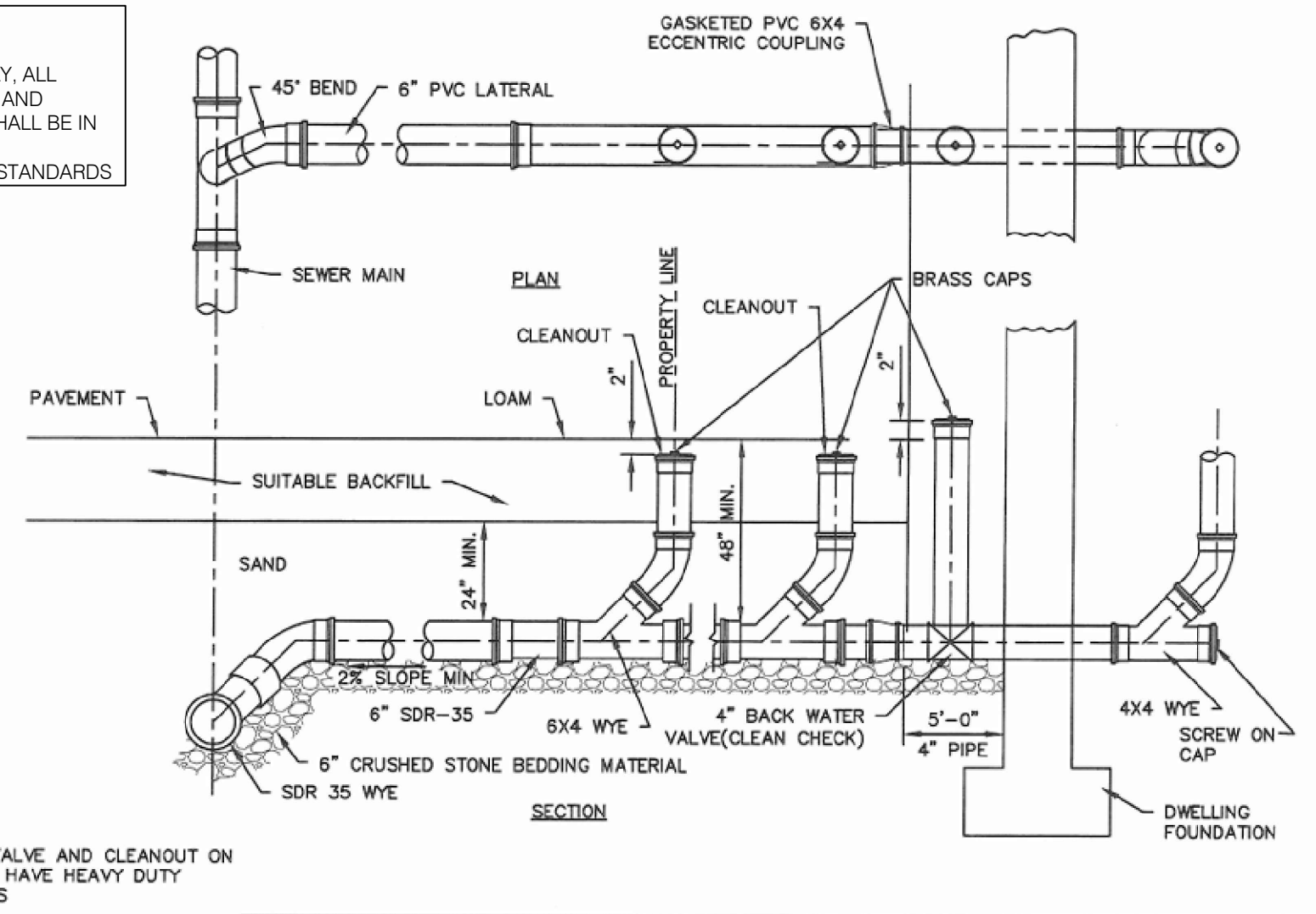
NEI RECOMMENDS ALL WORK BE DONE IN SUBSTANTIAL CONFORMANCE WITH RI CONSUMER PROTECTION CONSTRUCTION STANDARDS. REF TO SECTION 1 AND SECTION 7 FOR SITE + GRADING STANDARDS <http://www.crb.ri.gov/documents/construction-standards.pdf>



- NOTES:
- SWALES SHALL HAVE SIDE SLOPES FLATTER THAN (3H:1V)
 - SWALES SHALL NOT EXCEED A MAXIMUM LONGITUDINAL SLOPE OF 4%
 - ROTO-TILL SOIL - GRAVEL OR AMEND SOIL INTERFACE WITH NATIVE SOIL. MINIMUM OF 6"
 - IF SPECIFIED CHECK DAMS SHALL BE PLACED IN THE LOCATION SHOWN ON PLANS
 - IF SPECIFIED NO GRAVEL OR UNDER DRAIN SHALL NOT BE PLACED UNDER DRIVEWAYS
 - CARE SHALL BE TAKEN TO MINIMIZE COMPACTION OF SWALE DURING CONSTRUCTION. WHEN POSSIBLE THE CONTRACTOR SHALL USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF AREA IS EXCAVATED USING A LOADER, THE CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES
 - ACCEPTABLE GRASS MIXTURES INCLUDE: KENTUCKY BLUE GRASS (POA PRATENSIS), SMOOTH BROME (BROMUS INERMIS), BUFFALO GRASS (BUCHLOE DACTYLOIDES), TALL FESCUE (FESTUCA ARUNDINACEA), CREEPING BENTGRASS (AGROSTIS PALUSTRIS), REDTOP (AGROSTIS ALBA), AND RED FESCUE (FESTUCA RUBRA) FROM TABLE B-2 SECTION B.6 RIDISIM
 - MULCH SHALL BE FINELY SHREDDED, WALL-AGED ORGANIC HARDWOOD MULCH
 - MULCH SHALL BE FREE OF PINES AND OTHER DEBRIS
 - MULCH MUST BE AGED 6-12 MONTHS
 - AMENDED SOIL SHALL BE A 7% MIX OF NATIVE SOILS AND PEAT
 - PEAT SHALL CONSIST OF MATERIAL WITH ASH CONTENT LESS THAN 15%, pH RANGE OF 5.2 TO 4.8 AND LOOSE BULK DENSITY OF 0.12 TO 0.15 G/CC THE MATERIAL SHALL BE REED-SEDGE HEMIC PEAT, SHREDDED, UNCOMPACTED, UNIFORM, AND CLEAN



NOTE:
SCHEMATIC ONLY. ALL CONSTRUCTION AND INSTALLATION SHALL BE IN CONFORMANCE PROVIDENCE RI STANDARDS.



SEWER CONNECTION DETAIL

NEI

C-200

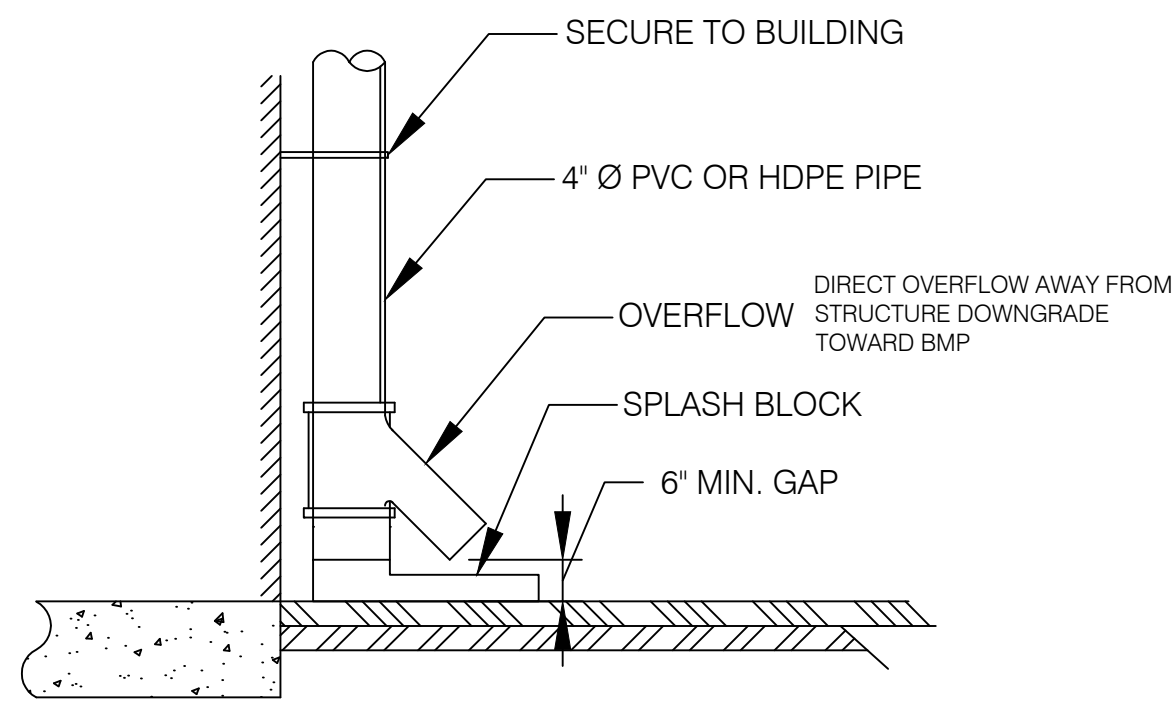
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ROOF DRAIN (C)

BC

C-200

Scale: NOT TO SCALE



8C

C-200

Scale: NOT TO SCALE

Scale: NOT TO SCALE

NEI
Narragansett Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
DETAIL SHEET

126 Benevolent St
TWENTY-FIVE COOKE REALTY LLC
IN CARE OF:
CHRISTINE M. WEST, AA | PRINCIPAL
KITE ARCHITECTS
ONE CENTRAL STREET | PROVIDENCE RI 02907
T 401.272.0240 x117
E cds@kiteshops.com

Property Record
126 Benevolent Street, Providence, RI 02906
Plot: 13, Lot: 324
Zone: 1, Area: 5,478 SQ FT
NF: Cooke Twenty-Five Realty, LLC. (Contact: Joshua Moon)

Denotes Change Since HDC Conceptual Approval. Please See Corresponding Kite Memo Dated 09/21/26

JOSEPH W. MALO
No. 10073
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
9/21/26

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
24.0159	05-28-26	CB	NKH
No	DATE	REVISIONS/DESCRIPTION	BY
1	6-3-26	HVAC PAD AND ARCH COMMENTS	CB
2	6-8-26	FENCE & TITLE BLOCK	CB
3	6-9-26	PATIO GRADING	JM
4	9-18-26	ADDED WINDOW WELL @ PATIO	CB

SHEET INDEX
PLAN FILE AS BENEVOLENT STREET

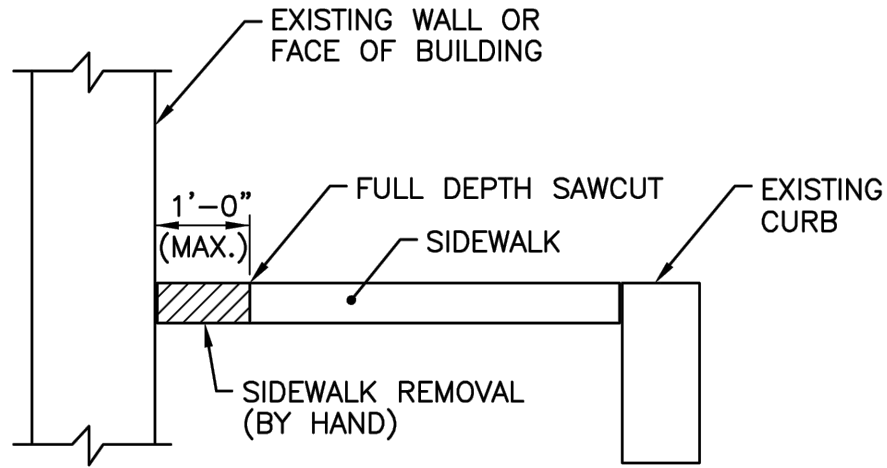
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SCALE

C-200

N:\PROJECTS\24.0159_KITE-COOKIE TWENTY-FIVE (118-126 BENEVOLENT STREET)\SITE\24.0159_KITE_COOKIE_SITE.DWG C-201 NEI-Standard.dwg 9/21/2026 Craig

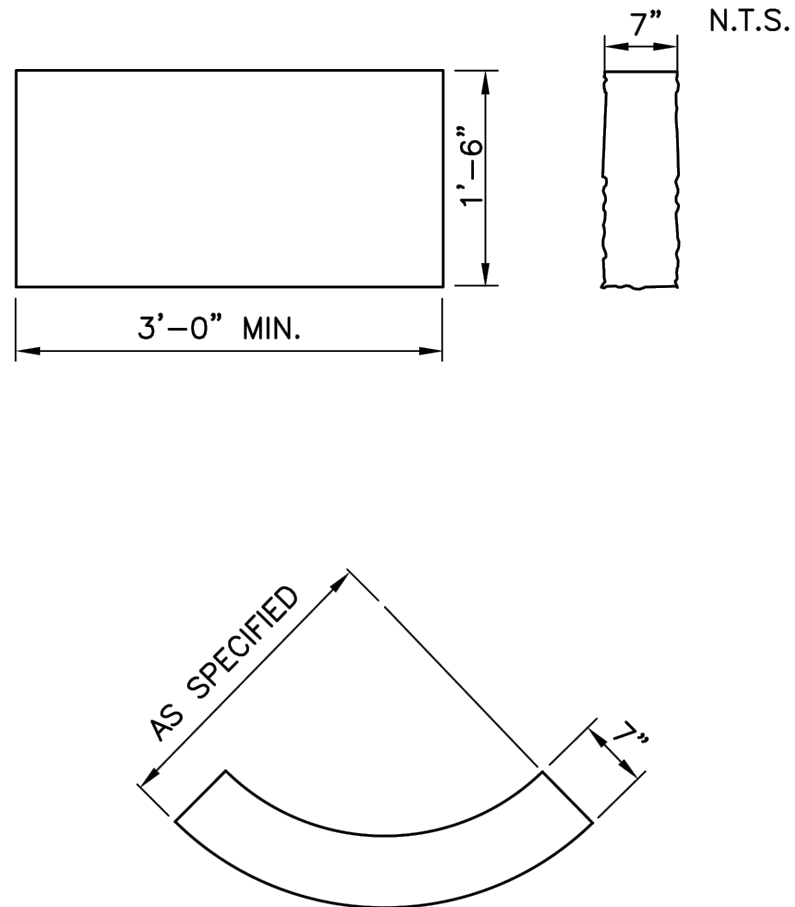


- NOTES:**
1. IN AREAS WHERE SIDEWALKS ARE TO BE REMOVED IN FRONT OF EXISTING WALLS OR BUILDINGS, THE CONTRACTOR SHALL SAWCUT ONE(1) FOOT (MAXIMUM) IN FRONT OF THE WALL/BUILDING AND REMOVE THE SIDEWALK STRUCTURE BY HAND.
 2. IN THE EVENT THAT THE EXISTING SIDEWALK IS A STRUCTURAL ELEMENT OF THE WALL/BUILDING, THE EXISTING SIDEWALK IN FRONT OF THESE STRUCTURES WILL REMAIN IN-PLACE AND A NEW SIDEWALK CONSTRUCTED TO MATCH THE EXISTING SECTION.
 3. ANY DAMAGE TO THE WALL OR BUILDING BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.

SIDEWALK REMOVAL DETAIL
N.T.S.



ISSUE DATE: 1/6/17

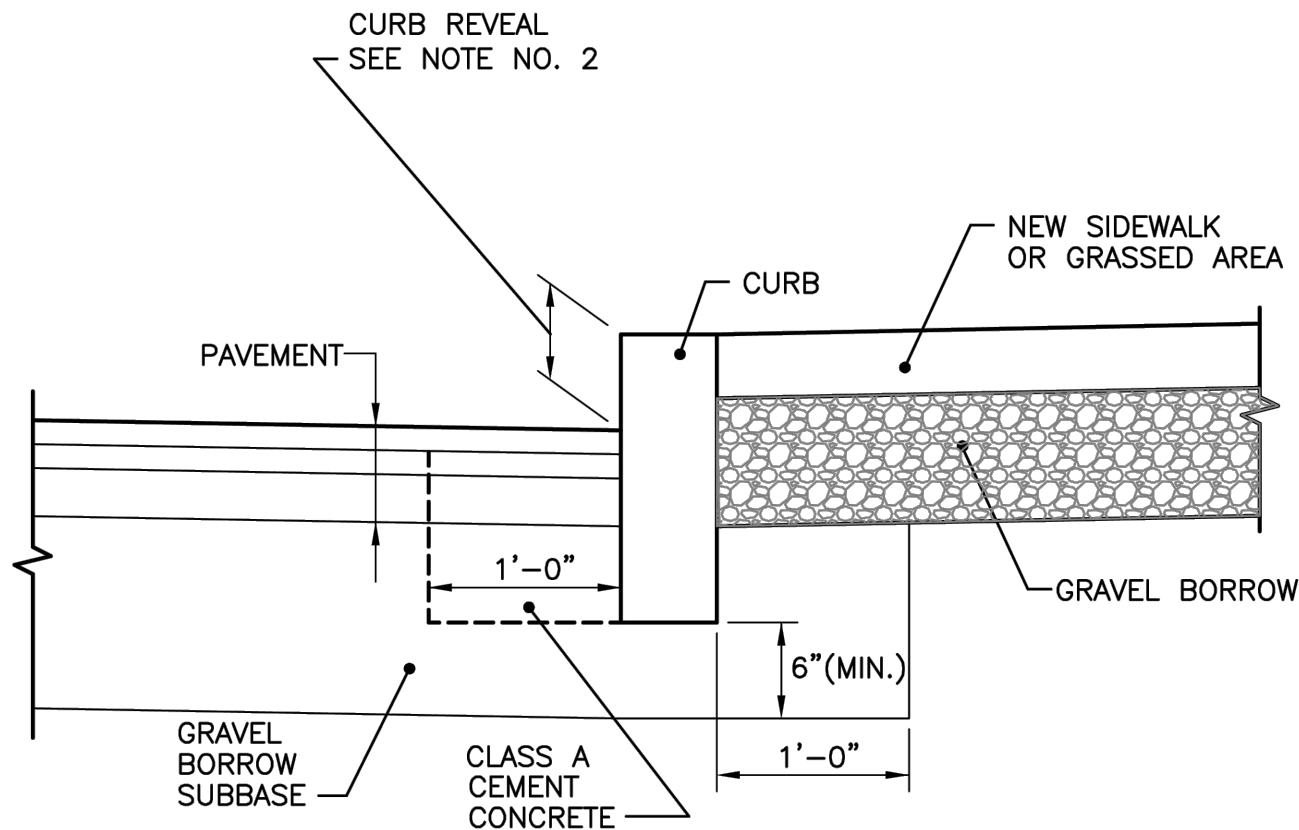


- NOTE:**
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE RI STANDARD SPECIFICATIONS.
 2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE SAWCUT OR QUARRY SPLIT.
 3. MINIMUM LENGTH OR CIRCULAR PIECES TO BE 3'-0".
 4. CIRCULAR CURB IS REQUIRED ON CURVES AS INDICATED. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 5. CURB TO BE SET PER PROVIDENCE CURB SETTING DETAIL.

GRANITE CURB - STRAIGHT AND CIRCULAR
N.T.S.



ISSUE DATE: 1/6/17

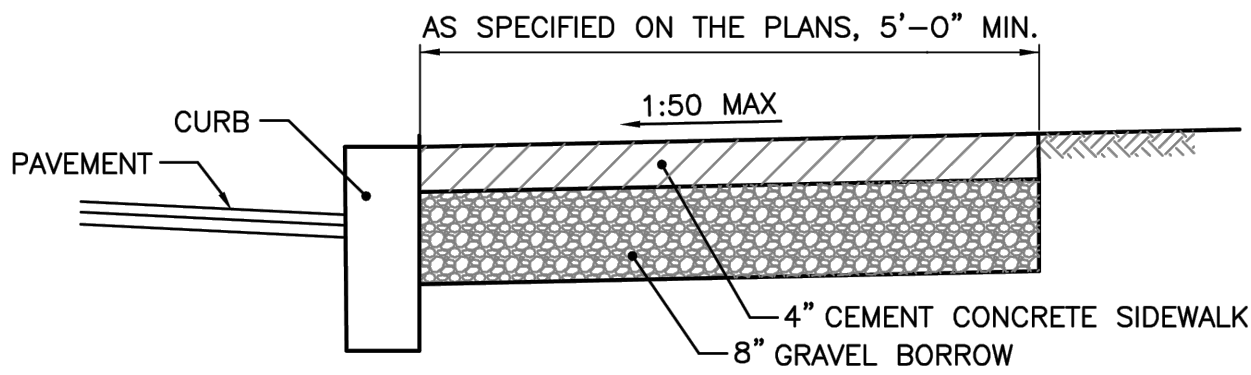


- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 2. NEW CURBING CONSTRUCTION SHALL BE SET AT A 6 INCH REVEAL OR AS INDICATED ON PLANS OR DIRECTED BY PROVIDENCE DPW. NEW CURBING INSTALLED ADJACENT TO EXISTING CURBING SHALL MATCH THE EXISTING REVEAL OR A MINIMUM OF 4 INCHES, WHICHEVER IS GREATER. IF ADJACENT EXISTING REVEAL IS LESS THAN 4 INCHES, THE FIRST SECTION OF NEW CURB SHALL TRANSITION TO 4" REVEAL.

CURB SETTING DETAIL
N.T.S.



ISSUE DATE: 1/6/17



- NOTES**
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
 2. SEE CURB SETTING DETAIL WHERE APPLICABLE.
 3. RUNNING SLOPE OF SIDEWALK SHALL NOT EXCEED 8.3% (1:12). TYPICALLY, RUNNING SLOPE SHALL MATCH ROAD SLOPE.
 4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% (1:50).
 5. SIDEWALK MAY BE SUBJECT TO GRASS STRIP INSTALLATION. CONSULT WITH DPW ENGINEERING
 6. GRAVEL BORROW BASE SHALL COMPACT TO ACHIEVE SOIL DENSITY VALUES OF 95% MODIFIED PROCTOR DENSITY (AASHTO T180).
 7. SIDEWALK REPAIRS TWENTY FEET OR LONGER ARE SUBJECT TO REQUIREMENTS HEREIN. SIDEWALK REPAIRS SHORTER THAN TWENTY FEET SHALL MAKE EVERY EFFORT TO MEET REQUIRED SLOPES.
 8. CONTROLL JOINTS SHALL BE INSTALLED EVERY 5 FEET IN EACH DIRECTION.
 9. EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION AT FOUNDATIONS AND WALLS AND IN A SQUARE PATTERN AROUND MANHOLE COVERS, HYDRANTS, SIGN POSTS AND UTILITY POLES. THE EXPANSION JOINT SHALL BE THE FULL DEPTH OF THE SIDEWALK AND FILLED WITH AN APPROVED TYPE OF PREMOLDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK
N.T.S.



ISSUE DATE: 1/6/17

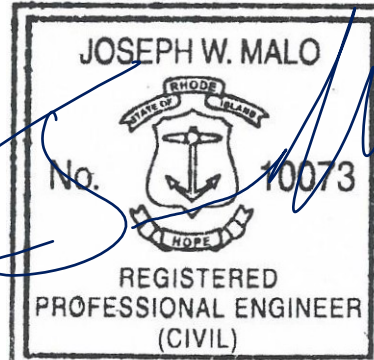
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Narragansett
Engineering Inc.
Civil - Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
DETAIL SHEET

126 Benevolent St
TWENTY-FIVE COOKE REALTY LLC
IN CARE OF:
CHRISTINE M. WEST, AIA | PRINCIPAL
KITE ARCHITECTS
ONE CENTRAL STREET | PROVIDENCE RI 02907
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E neish@kitedesigns.com

Property Record
126 Benevolent Street, Providence, RI 02906
Plot: 13, Lot: 524
Zone: 1, Area: 5,478 SQ FT
NF: Cooke Twenty-Five Realty, LLC. (Contact: Joshua Moon)

**DENOTES CHANGE SINCE HDC
CONCEPTUAL APPROVAL.
PLEASE SEE CORRESPONDING
KITE MEMO DATED 09/21/26**



9/21/26

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PROJECT #	DATE	DRAWN	CHECK
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No	DATE	REVISIONS/DESCRIPTION	BY
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STREET INDEX
PLAN FILE AS BENEVOLENT STREET

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SCALE

C-201



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info@kitearchitects.com

**DENOTES CHANGE SINCE
HDC CONCEPTUAL
APPROVAL. PLEASE SEE
CORRESPONDING KITE
MEMO DATED 09/21/26**

126 BENEVOLENT

126 BENEVOLENT ST, PROVIDENCE, RI
02906

PROJECT NO. 2425

NO. DATE ISSUED FOR
2 09/21/26 HDC Final Review

LANDSCAPE
PLAN

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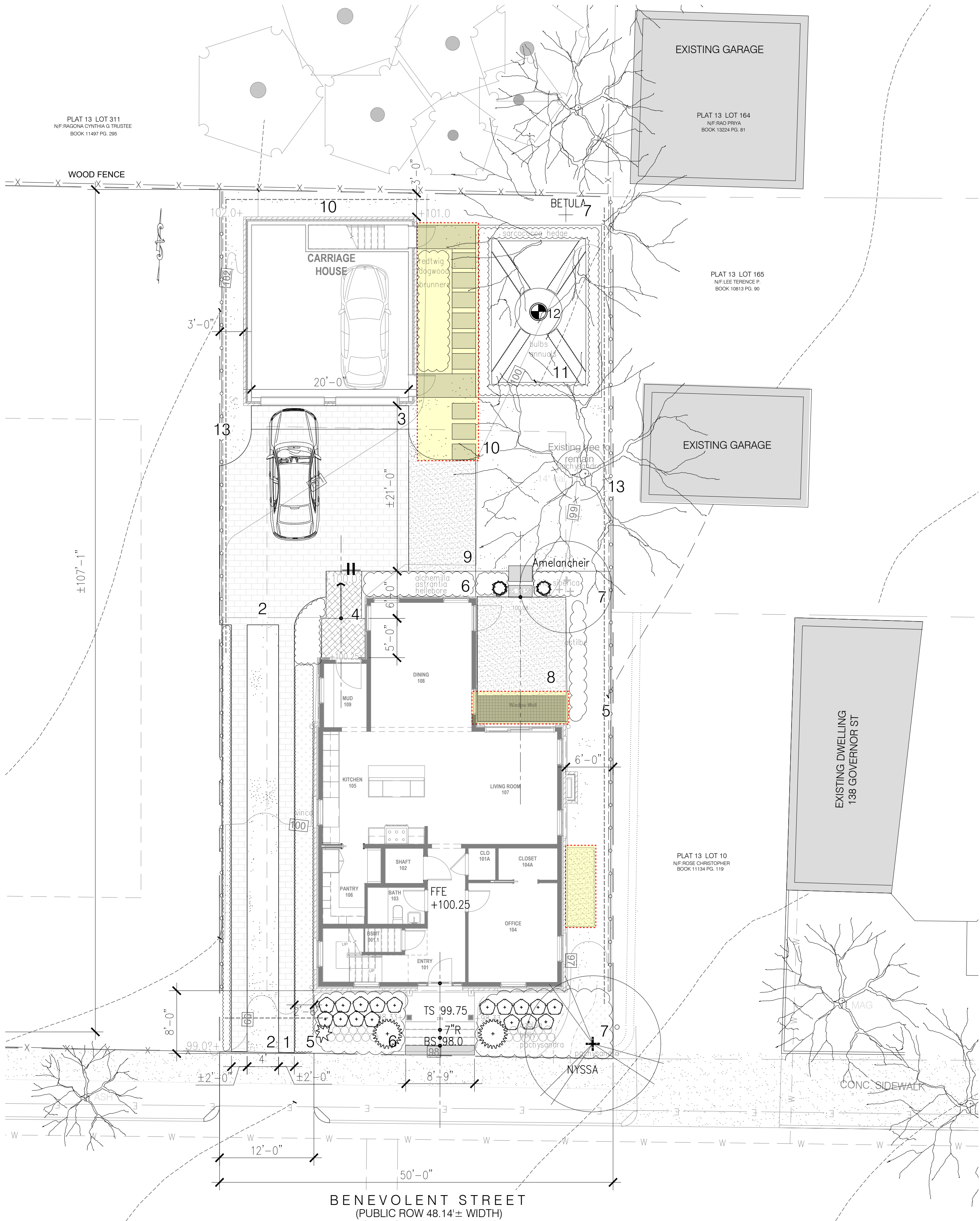
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LEGEND:

---	PROPERTY LINE		EXISTING TREE
---	ZONING SETBACK		PROPOSED TREE
-100-	EXISTING CONTOUR		PROPOSED EVERGREEN TREE
-100-	PROPOSED CONTOUR		PROPOSED PLANTING
+12.50	PROPOSED SPOT ELEVATION		PROPOSED LOW GROUNDCOVER
TS / BS	TOP OF STEP/ BOTTOM OF STEP		LAWN
TW / BW	TOP OF WALL/ BOTTOM OF WALL		
SP	DIRECTION OF SLOPE / PITCH		
+	FLUSH		
---	PROPOSED FENCING		
---	EXISTING FENCING		
---	DRAIN LINE		
	CONCRETE PAVER DRIVEWAY		
	ADA RAMP		
	STONE STEPPER		
	PERMEABLE PAVERS		
	STEP		

TREE CANOPY COVERAGE

LOT AREA	5,478 SF	
REQUIRED TREE CANOPY	30% = 1,644 SF	
CREDIT	1 EXISTING TREE (14" CAL.) ELM?	300 SF
PROPOSED TREE CANOPY	1 LARGE TREE BETULA NIGRA 'HERITAGE'	1000 SF
	1 MEDIUM TREE NYSSA SYLVATICA	700 SF
	1 SMALL TREE AMELANCHIER	300 SF
TOTAL COVERAGE		2300 SF





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126 BENEVOLENT
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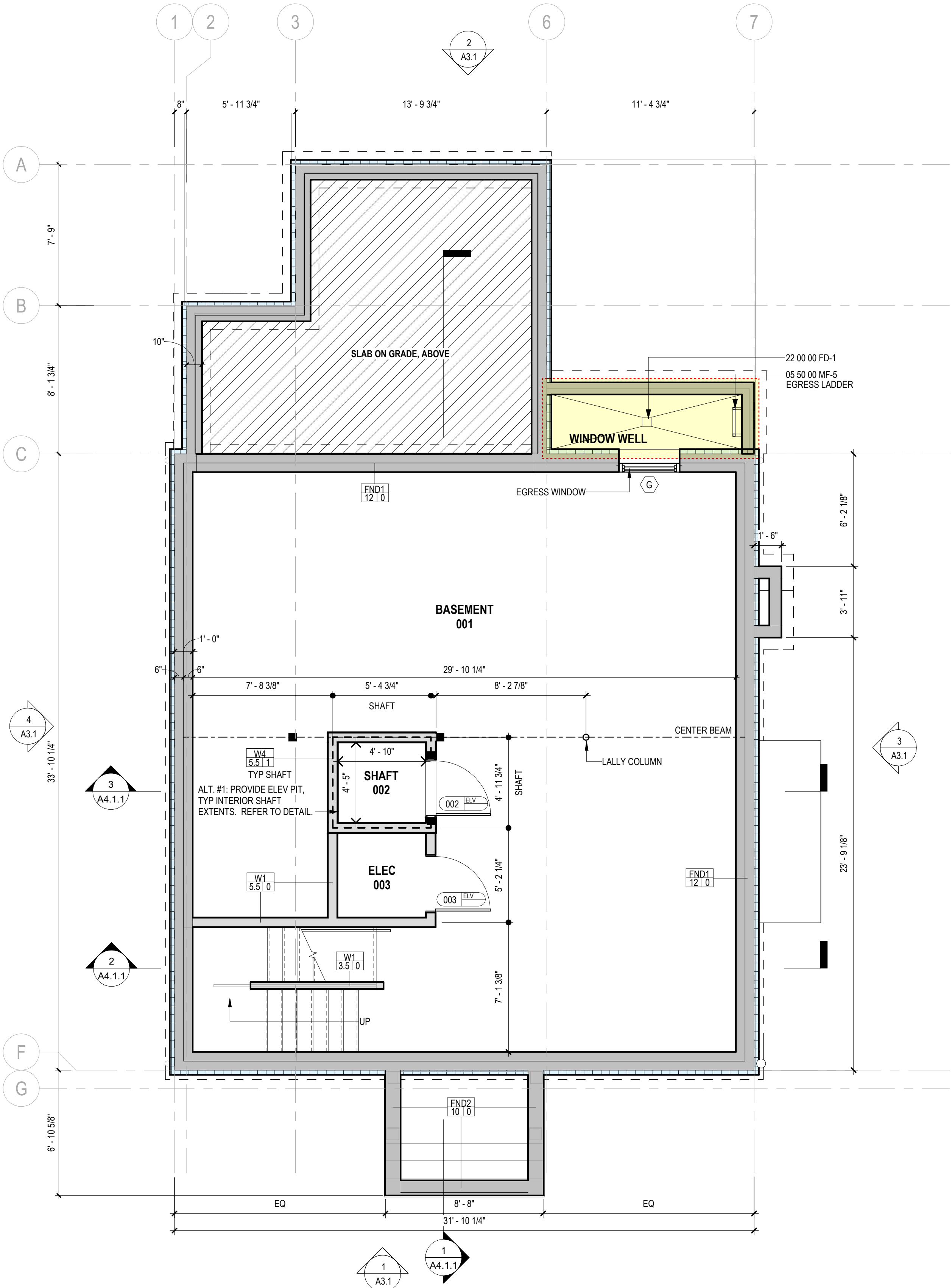
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BASEMENT FLOOR
PLAN

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1 BASEMENT PLAN
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126 BENEVOLENT
STREET

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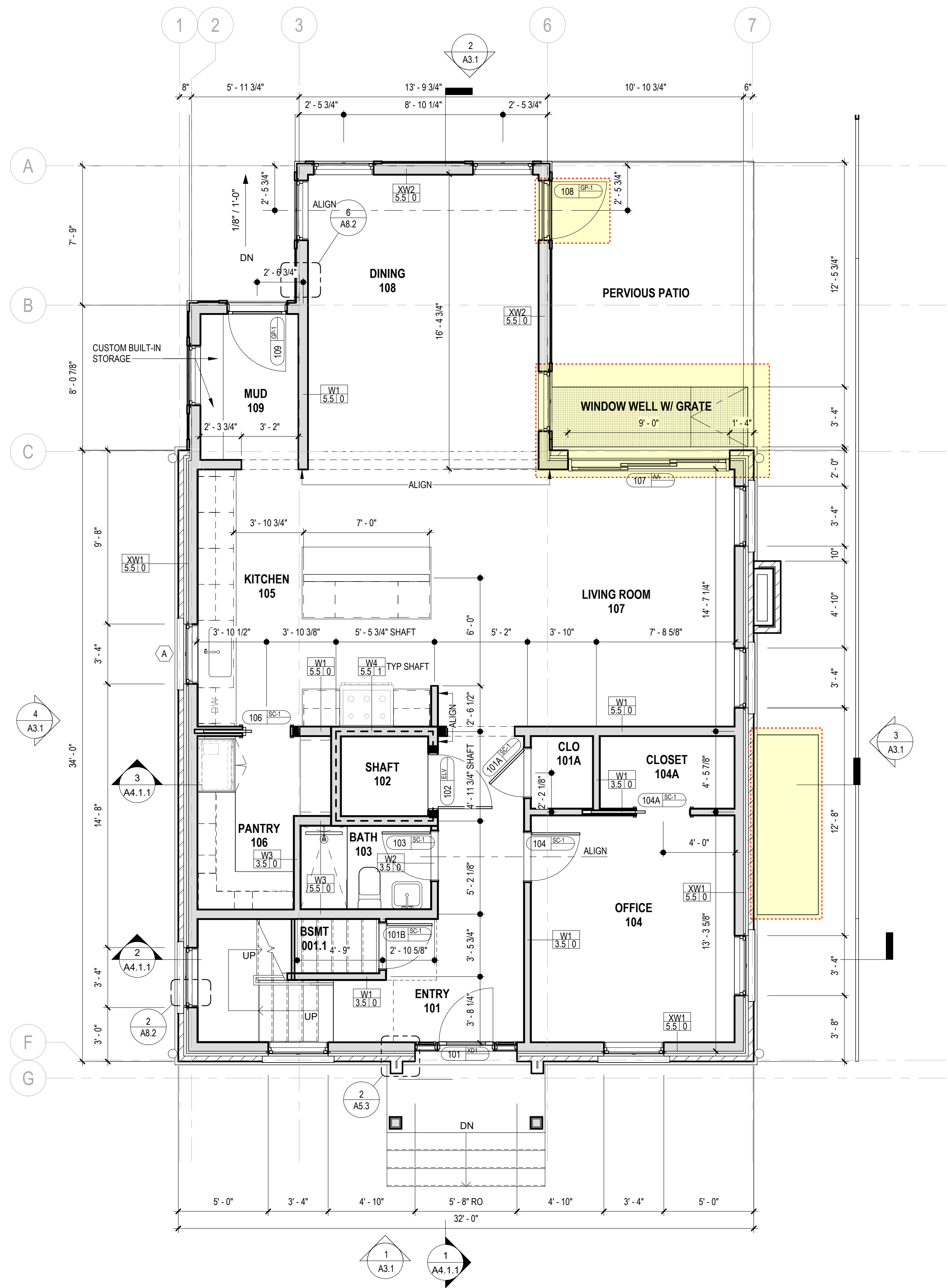
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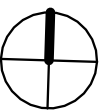
FIRST FLOOR PLAN

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1 FIRST FLOOR PLAN
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126 BENEVOLENT
STREET

126 BENEVOLENT ST, PROVIDENCE, RI
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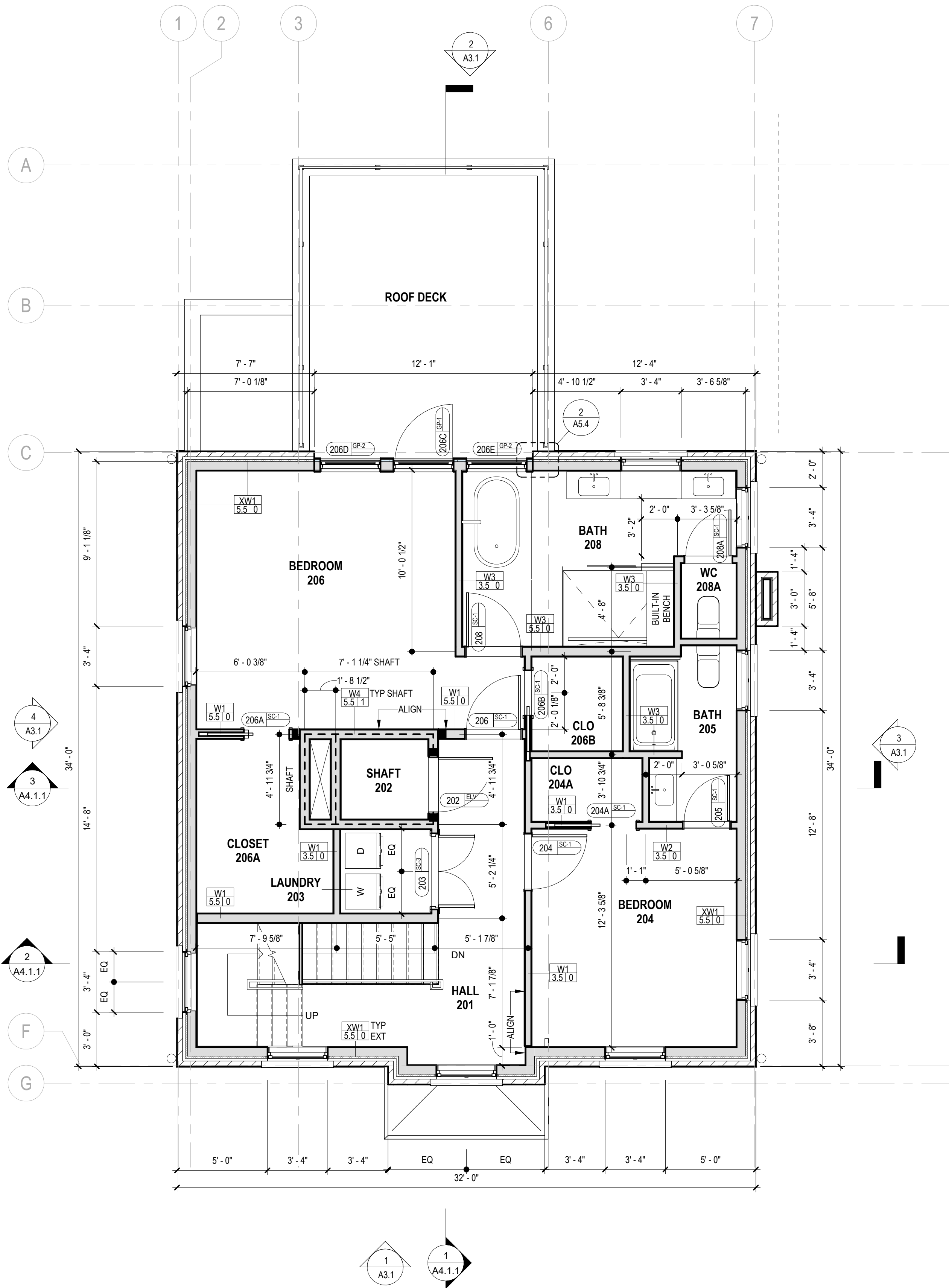
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09/21/26 HDC Final Review

SECOND FLOOR
PLAN

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A2.2.2

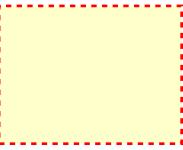


1 SECOND FLOOR PLAN
1/4" = 1'-0"



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DENOTES CHANGE SINCE
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CORRESPONDING KITE
MEMO DATED 09/21/26



126 BENEVOLENT
STREET

126 BENEVOLENT ST, PROVIDENCE, RI
02906

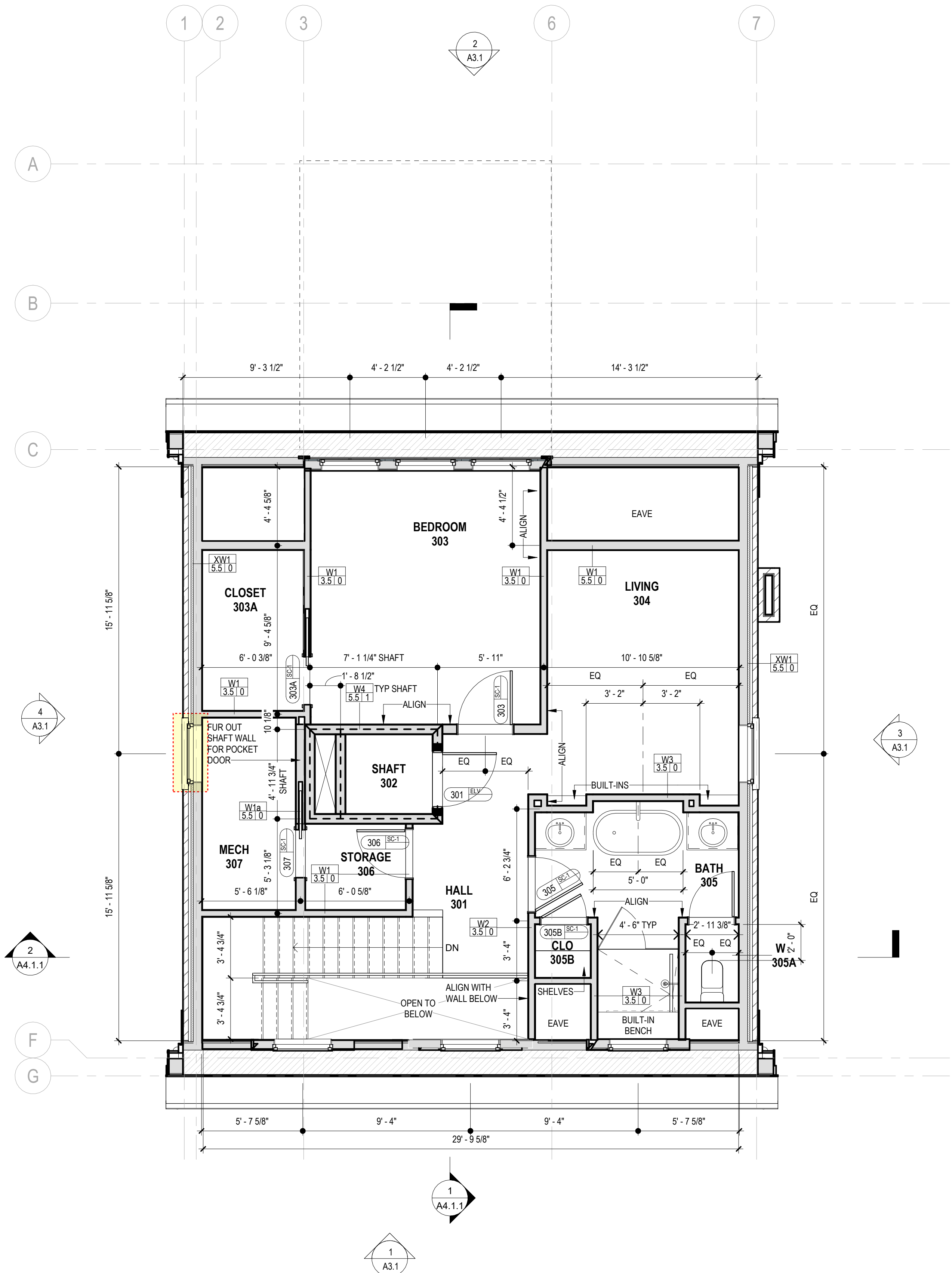
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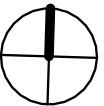
THIRD FLOOR PLAN

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A2.2.3



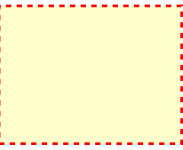
1 THIRD FLOOR PLAN
1/4" = 1'-0"





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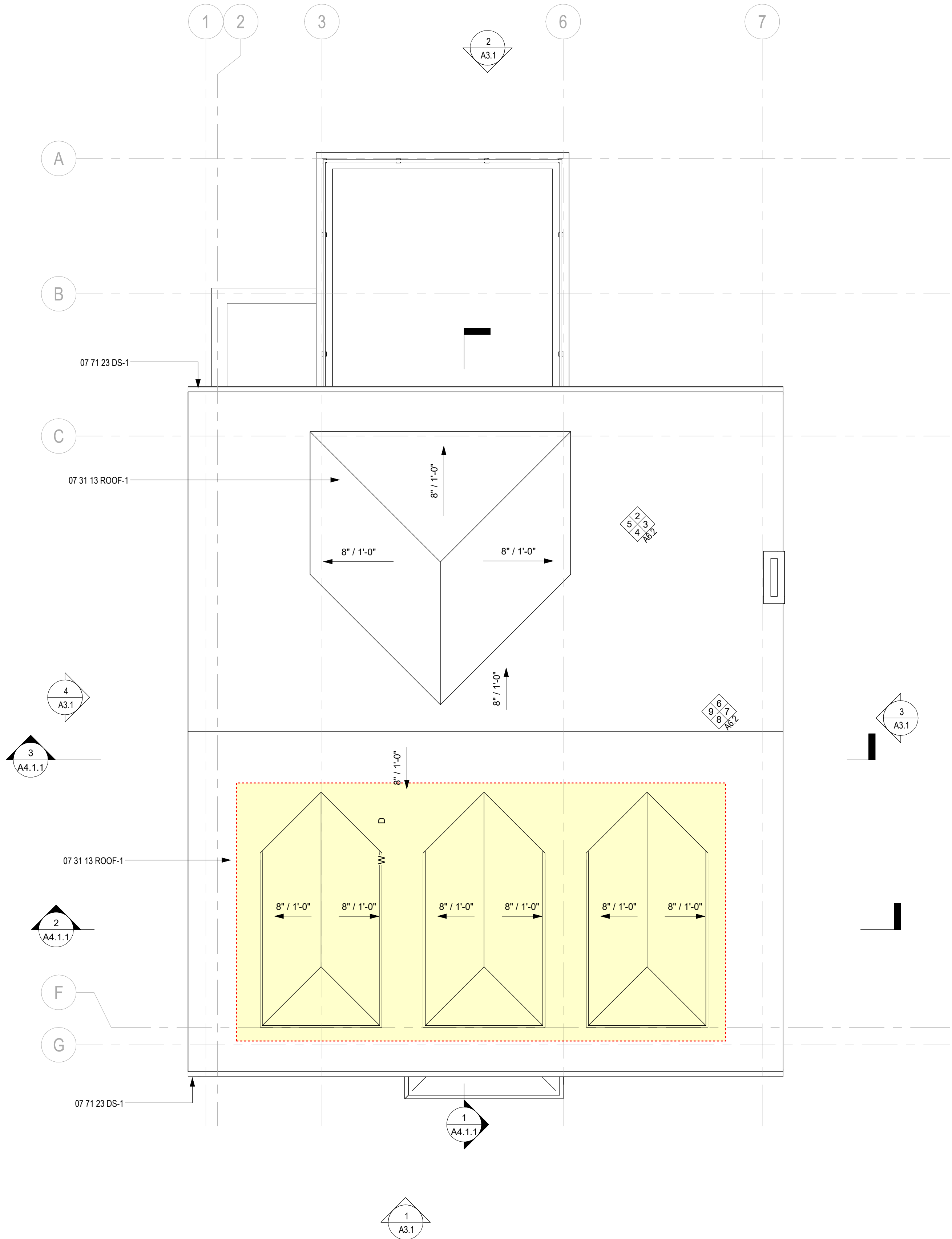
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ROOF PLAN

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



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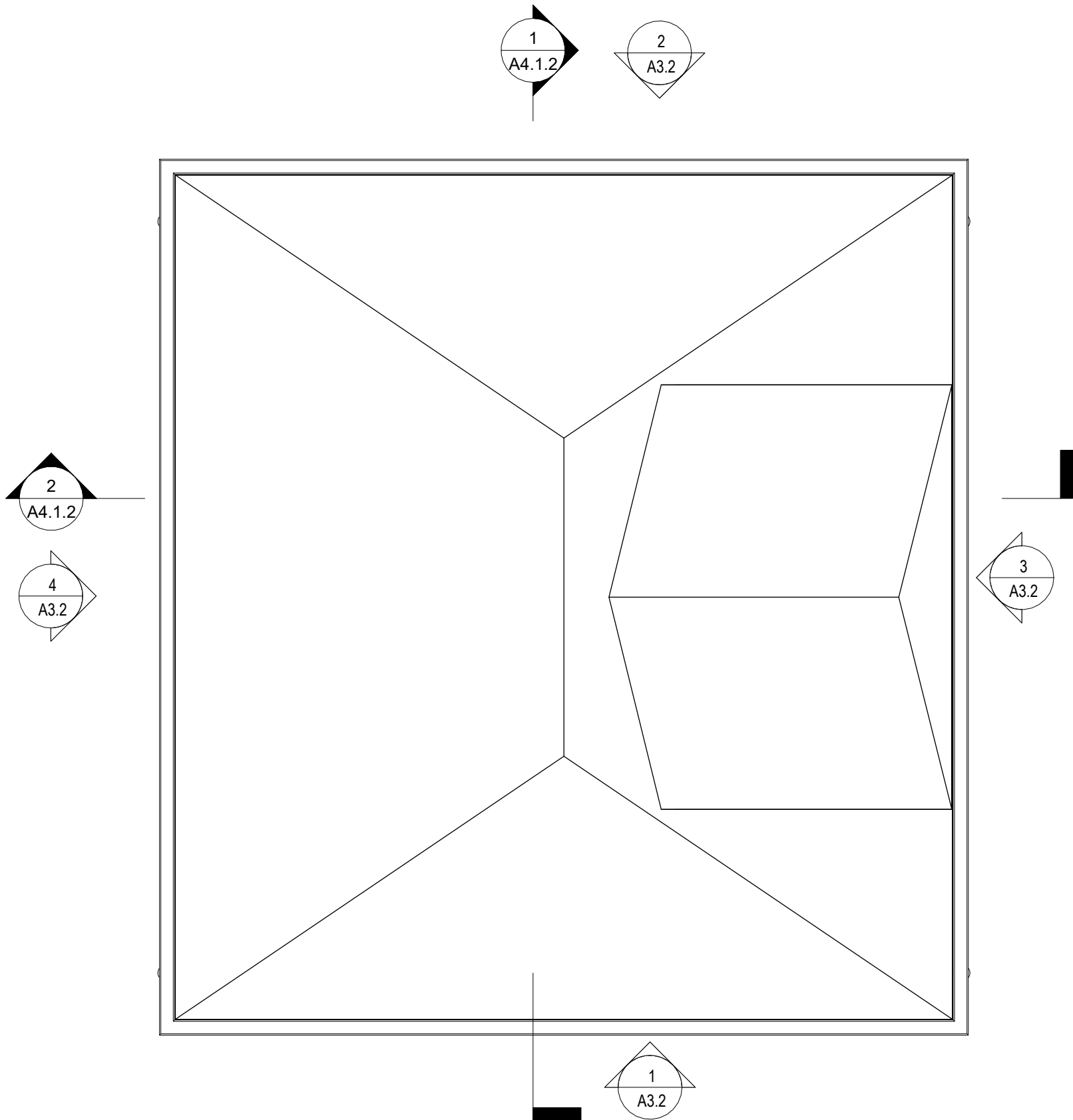
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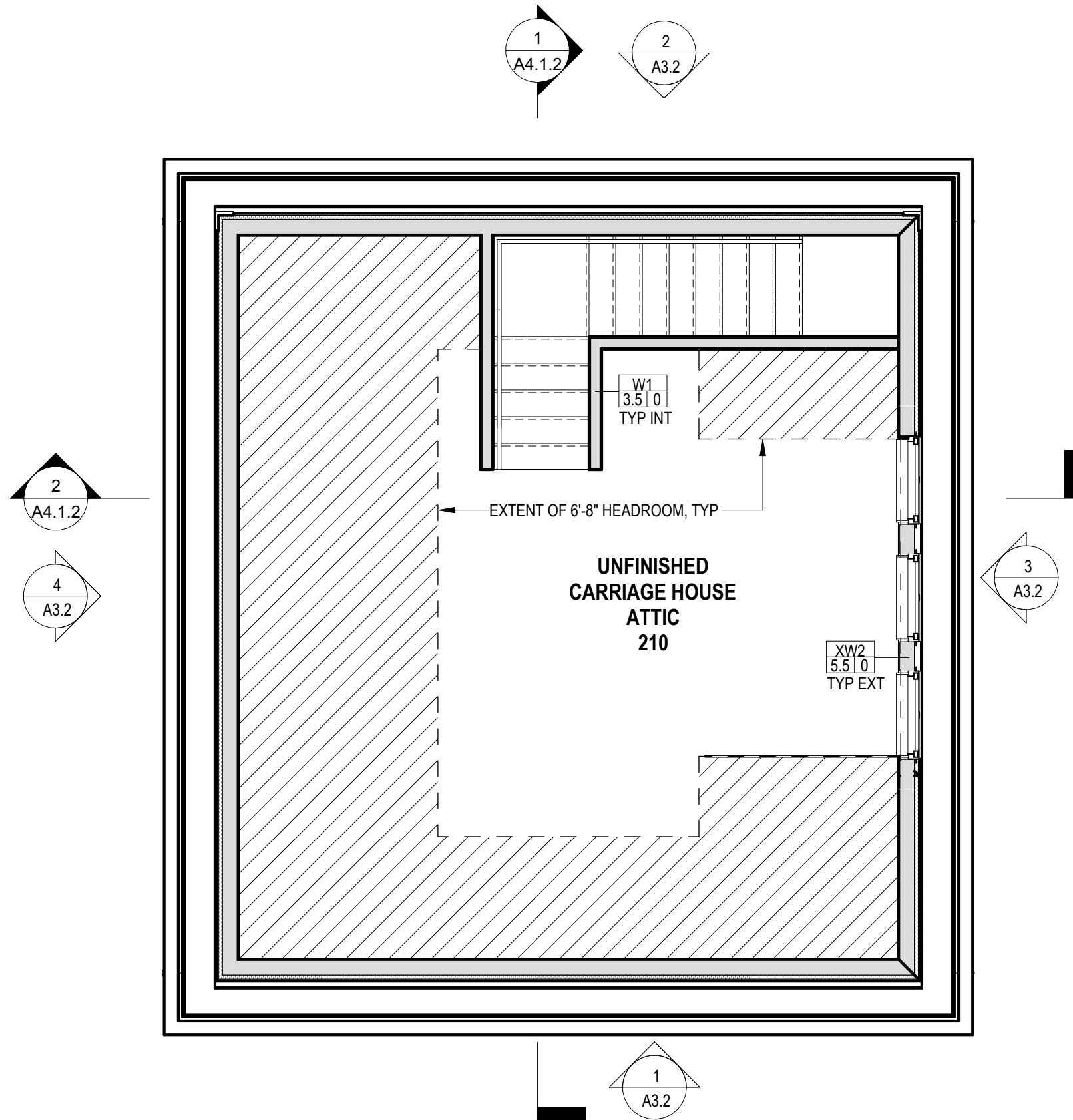
CARRIAGE HOUSE
PLANS

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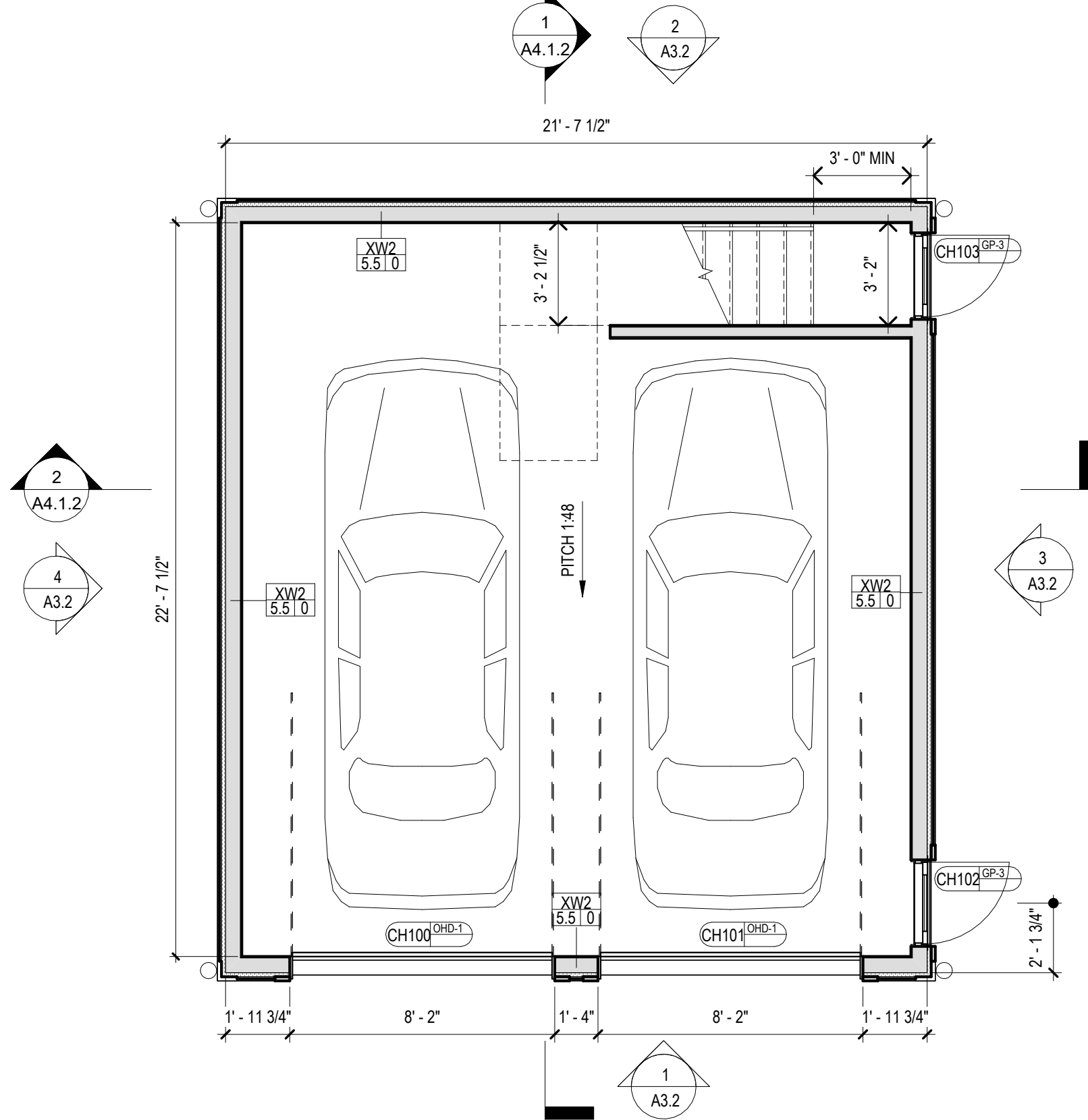
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3 ROOF PLAN, CARRIAGE HOUSE
1/4" = 1'-0"



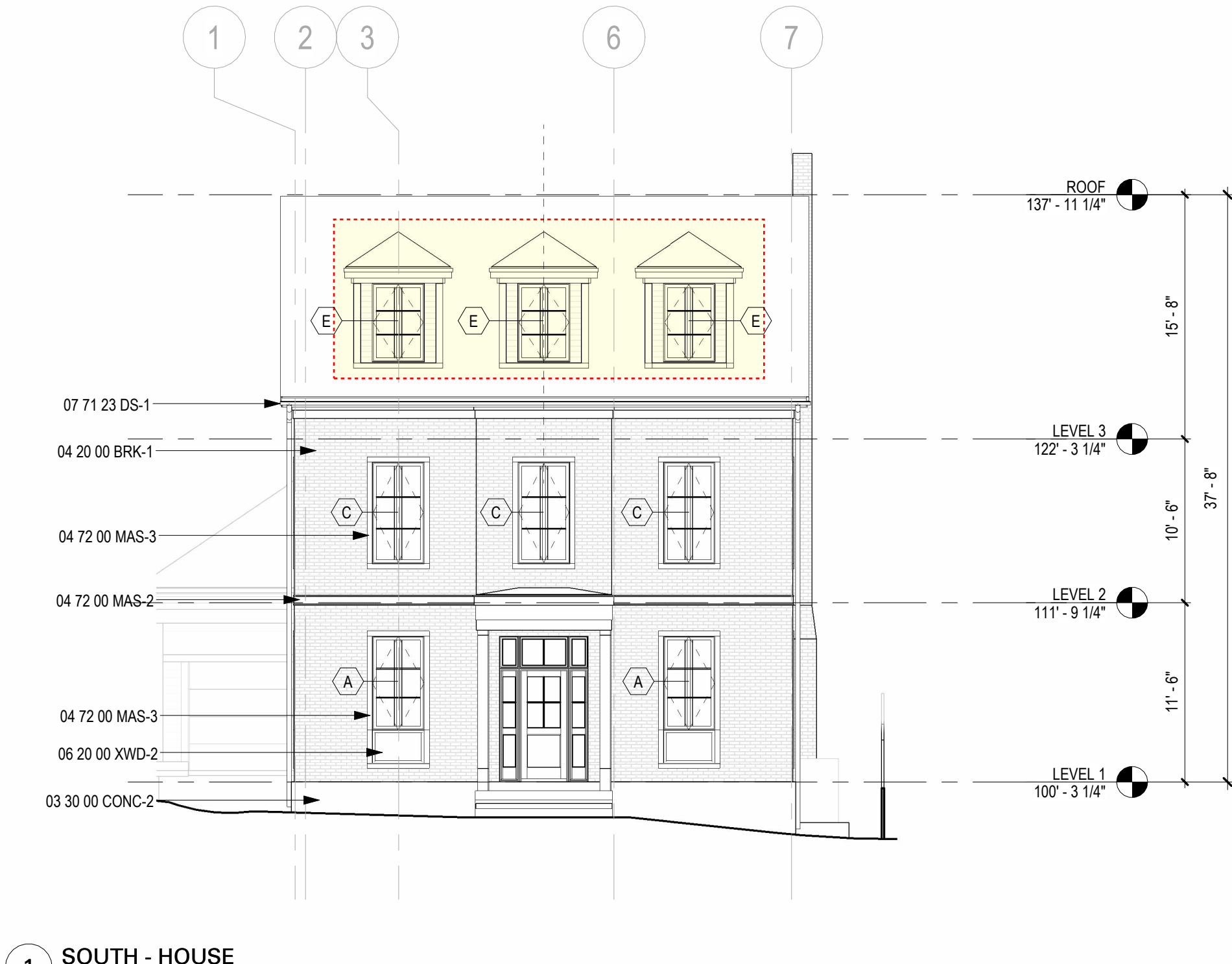
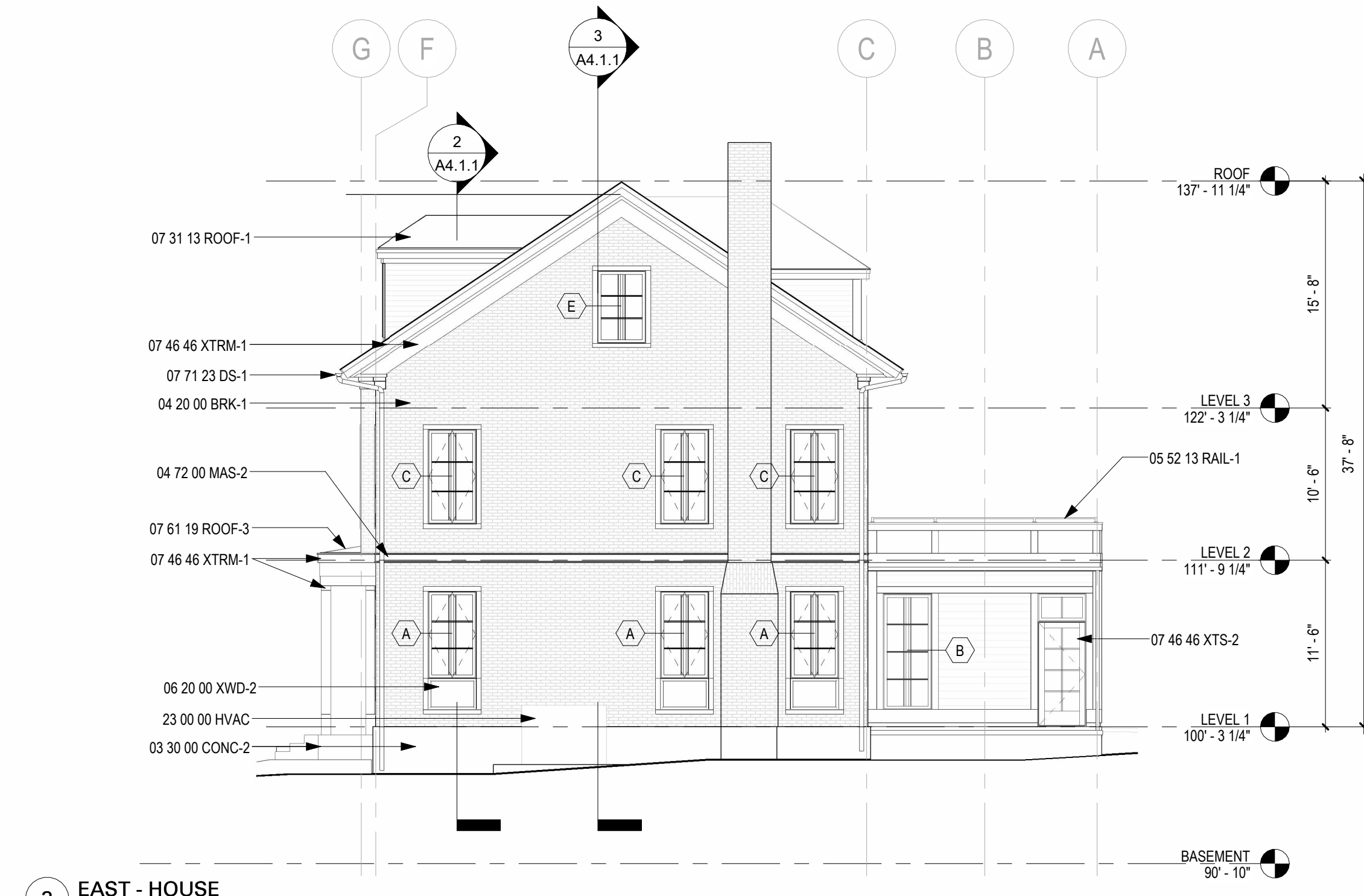
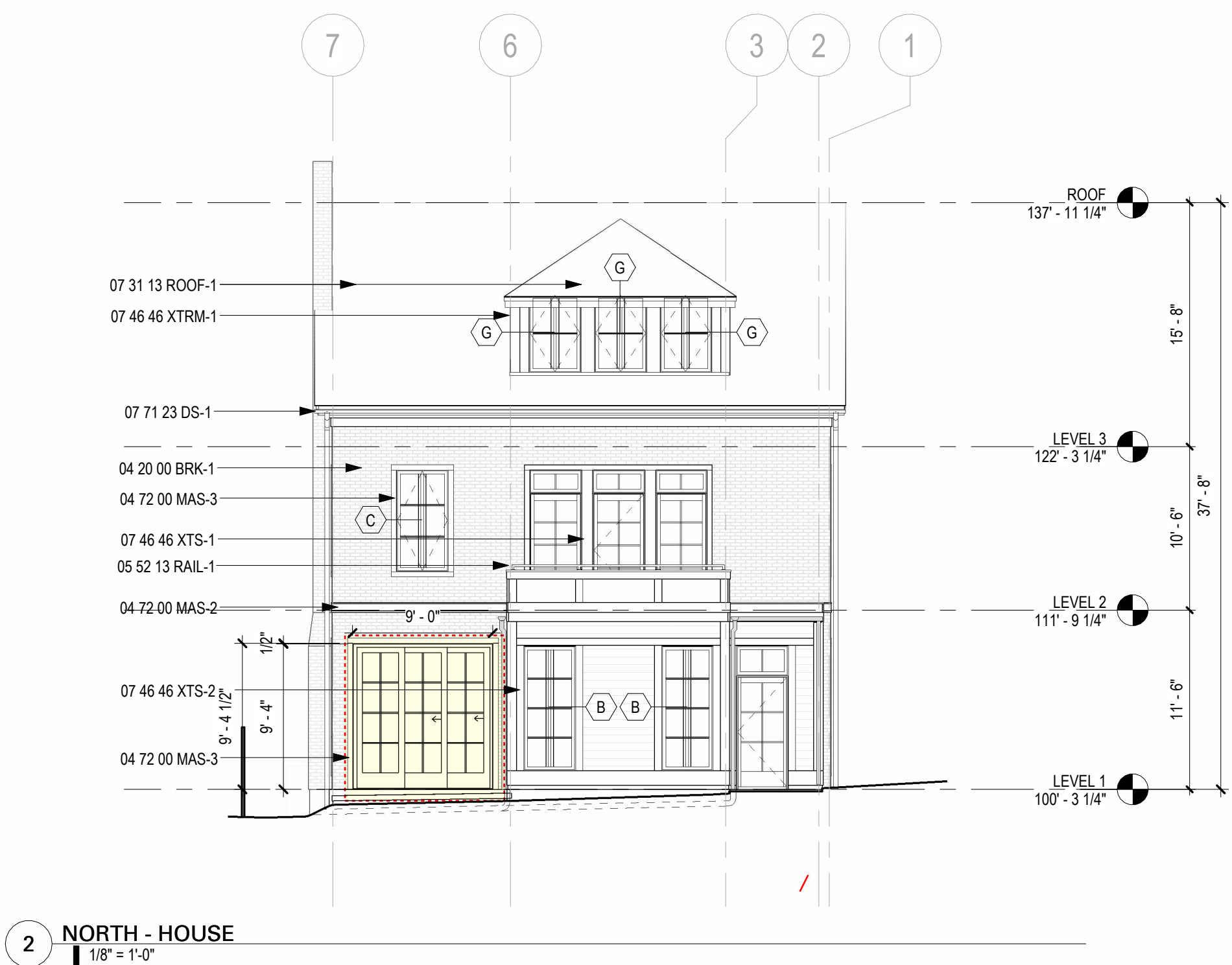
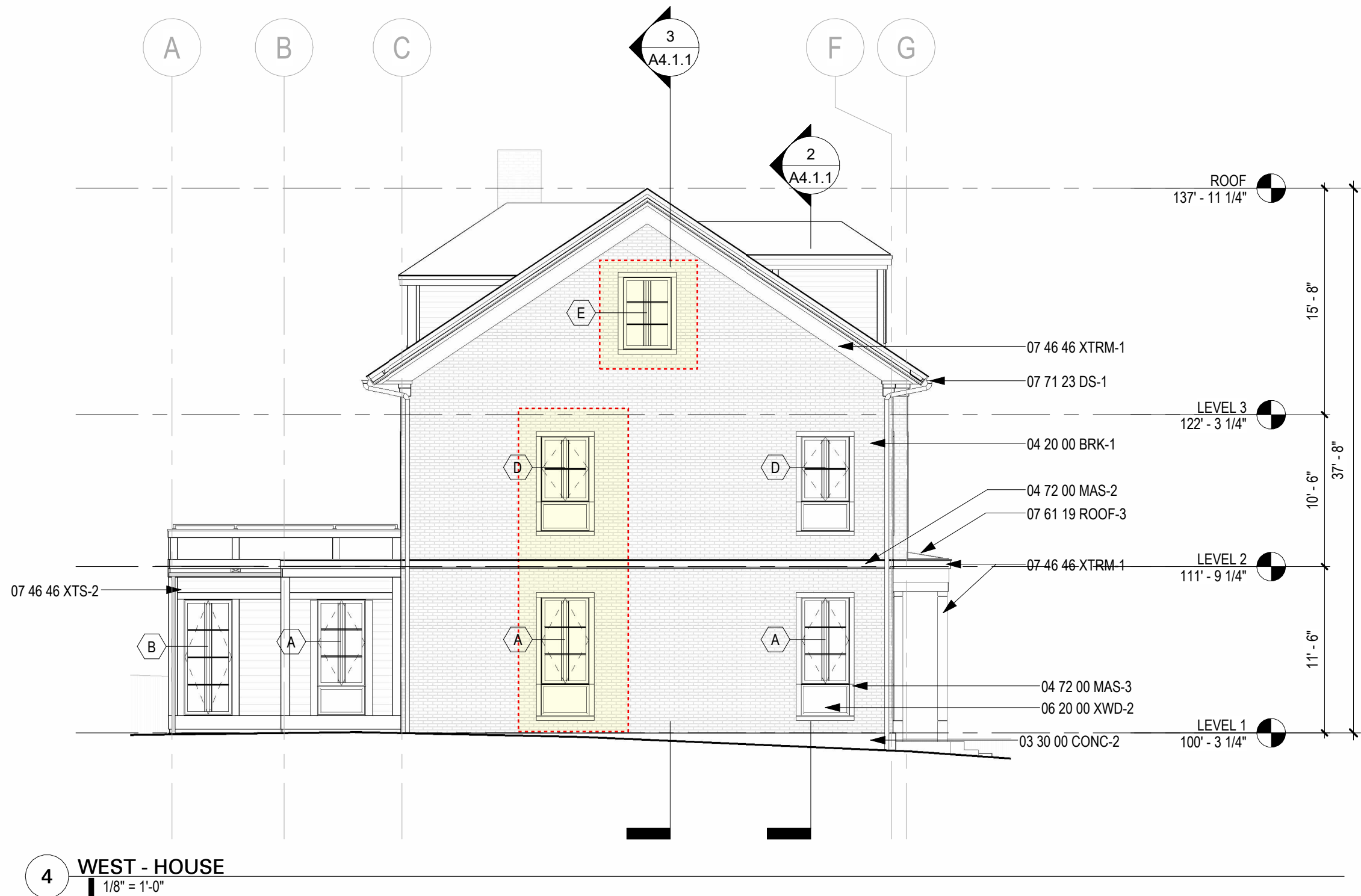
2 SECOND FLOOR, CARRIAGE HOUSE
1/4" = 1'-0"



1 FIRST FLOOR, CARRIAGE HOUSE
1/4" = 1'-0"



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EXTERIOR
ELEVATIONS - HOUSE

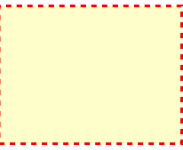
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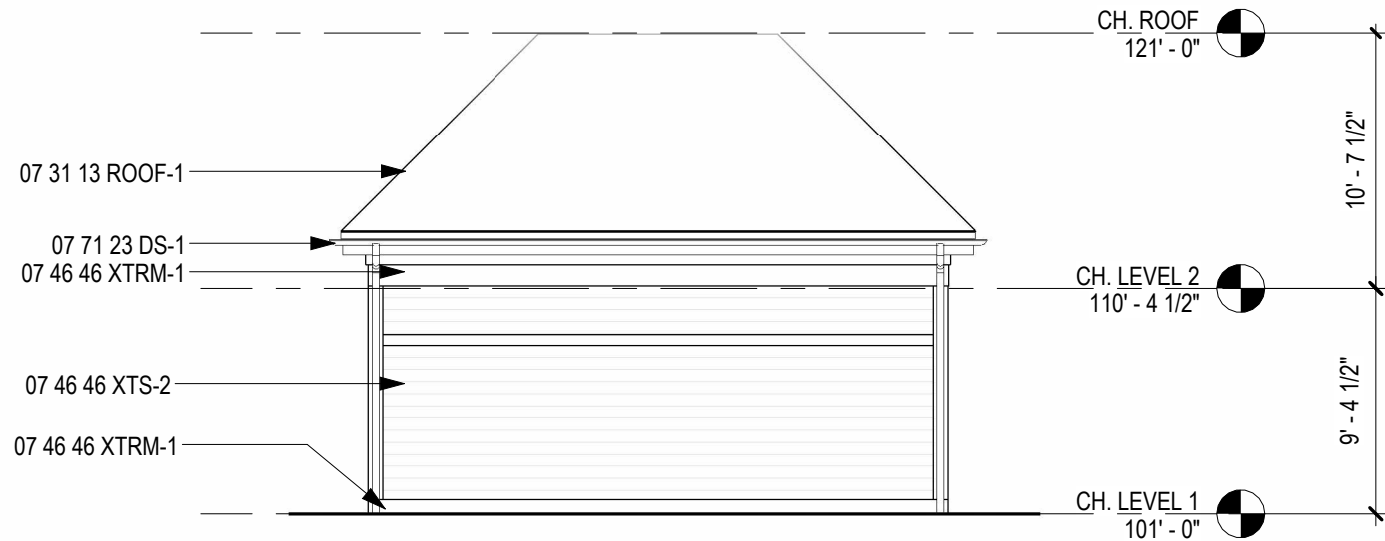
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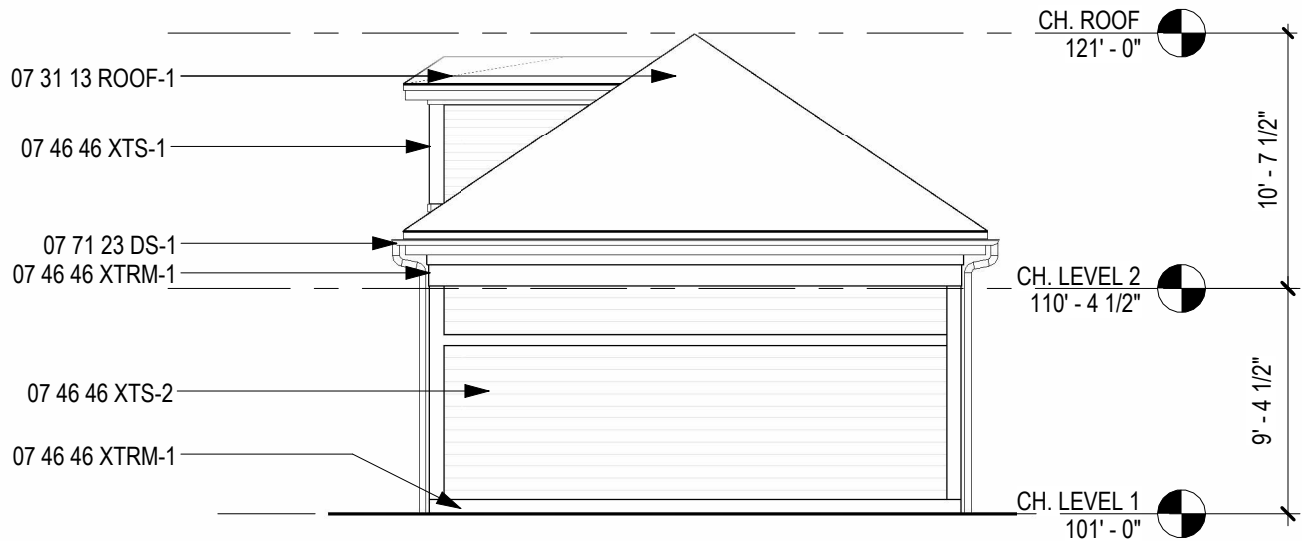
EXTERIOR
ELEVATIONS -
CARRIAGE HOUSE

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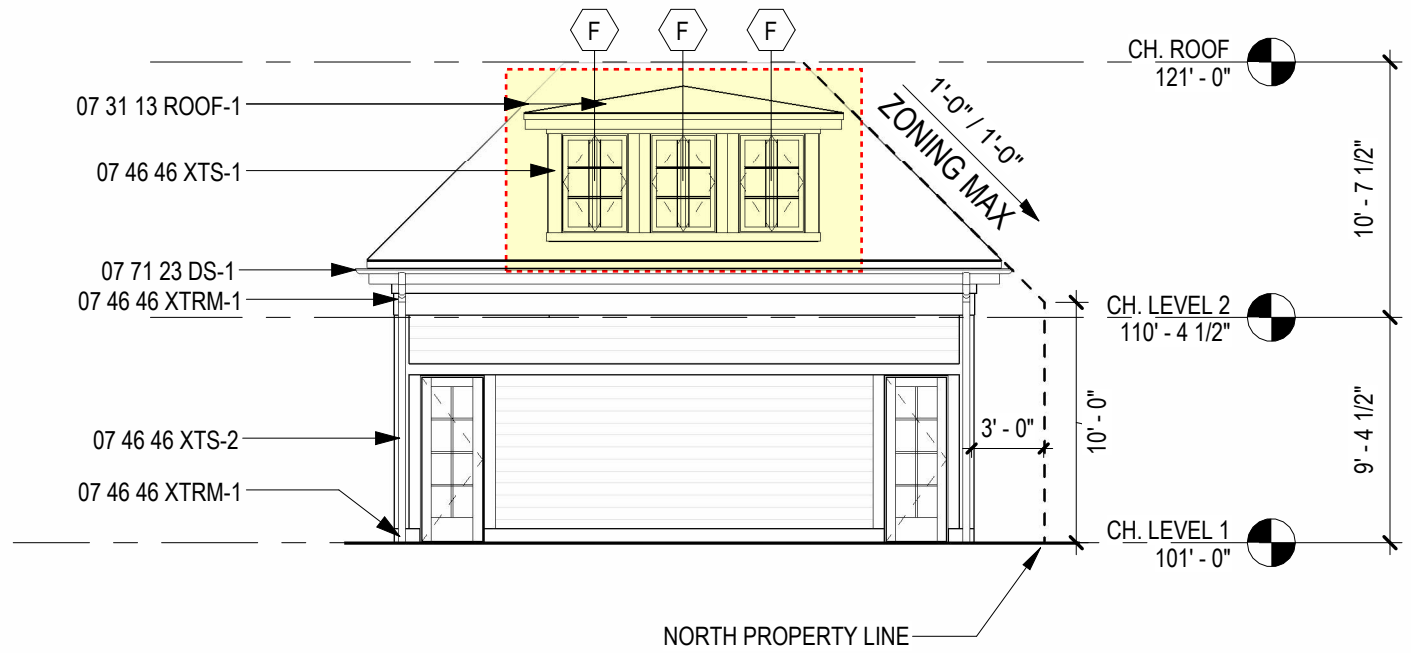
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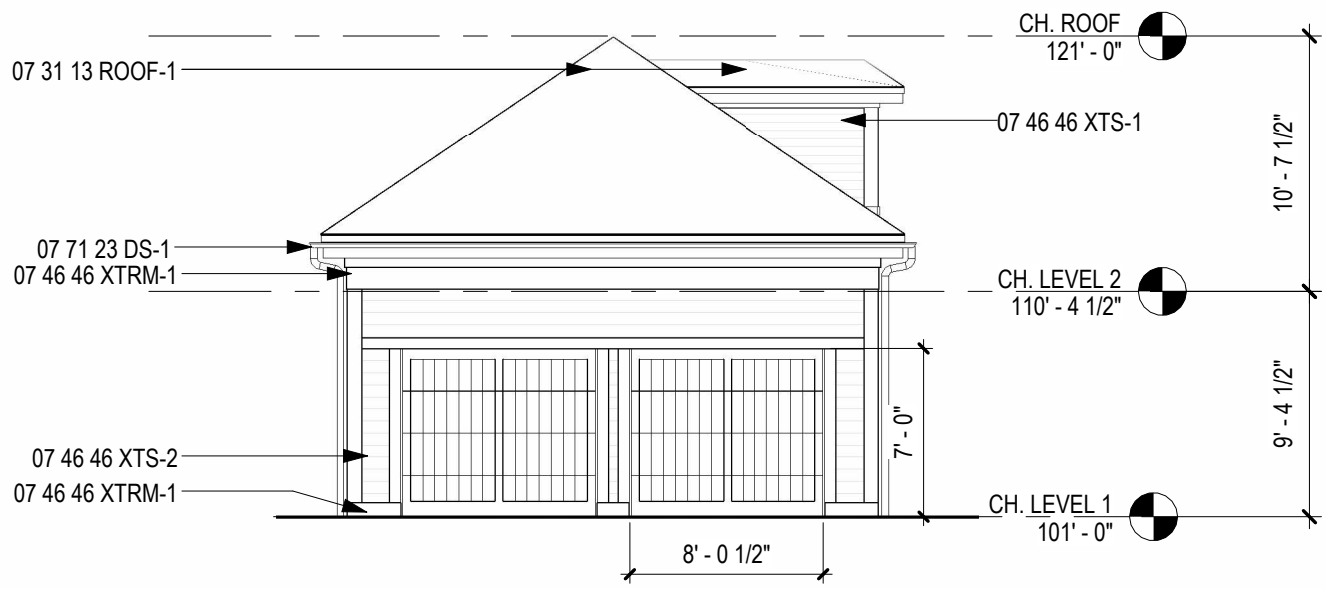
4 WEST - CARRIAGE HOUSE
1/8" = 1'-0"



2 NORTH - CARRIAGE HOUSE
1/8" = 1'-0"



3 EAST - CARRIAGE HOUSE
1/8" = 1'-0"

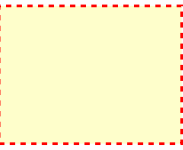


1 SOUTH - CARRIAGE HOUSE
1/8" = 1'-0"



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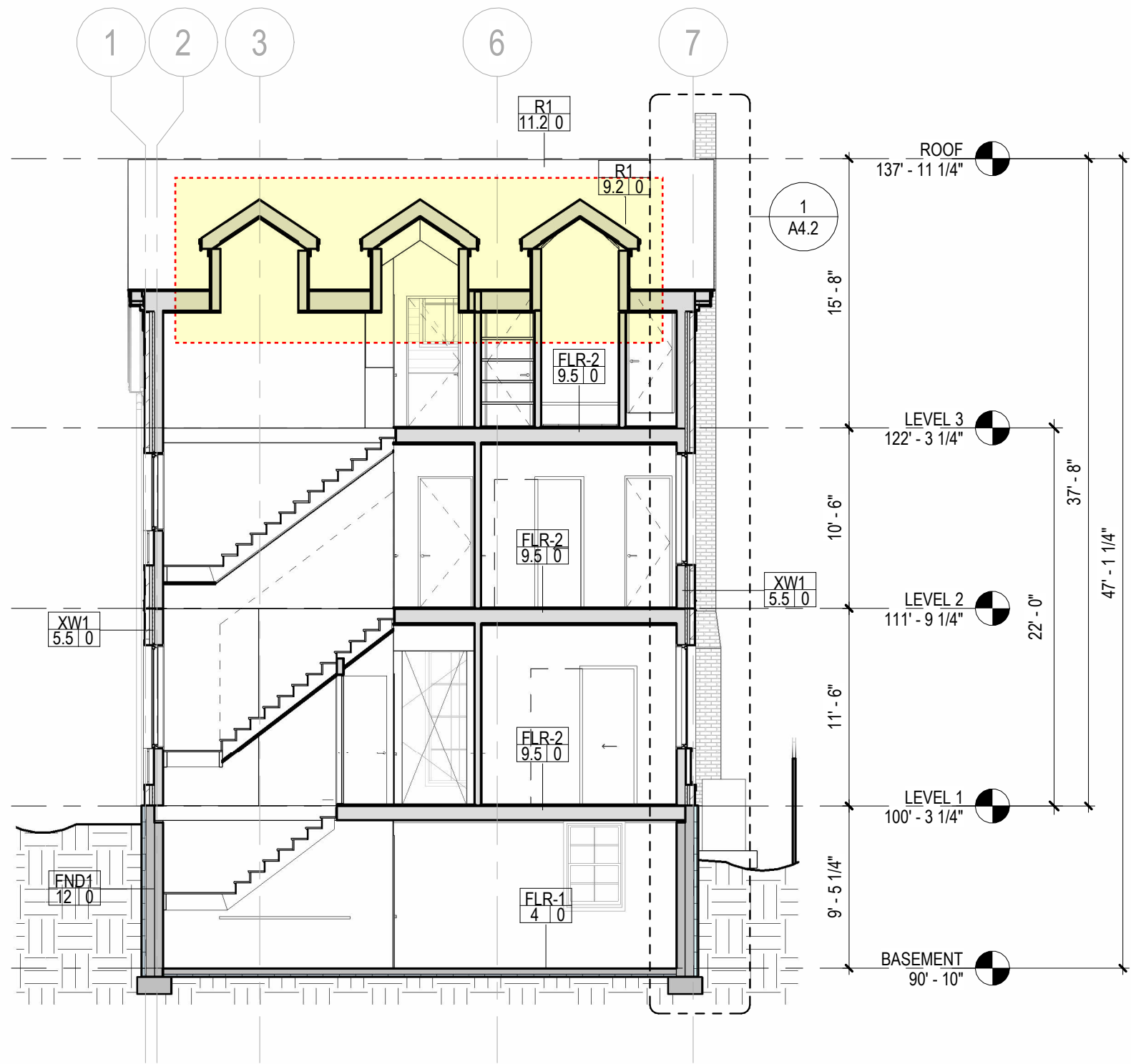
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BUILDING SECTIONS
- HOUSE

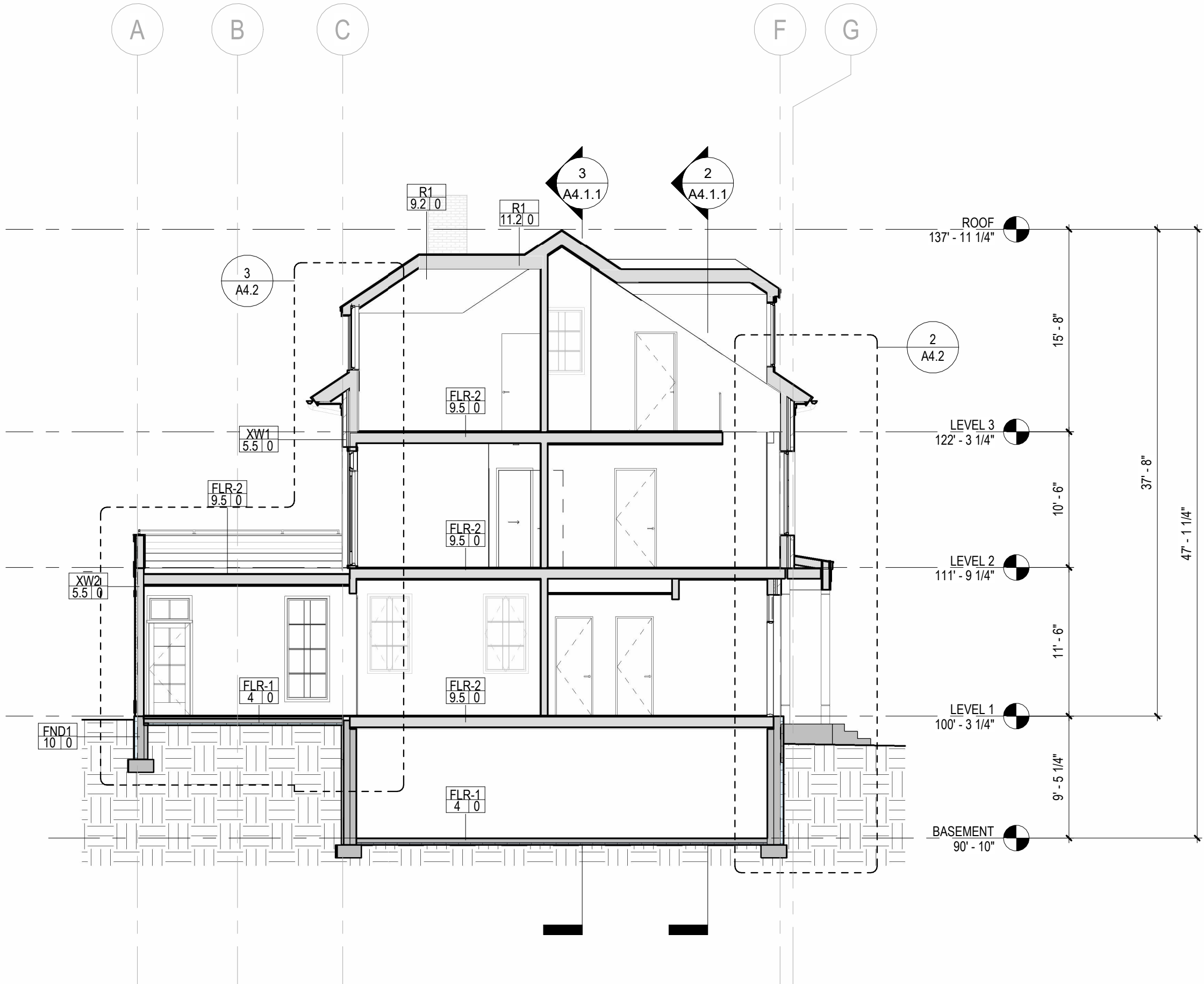
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A4.1.1



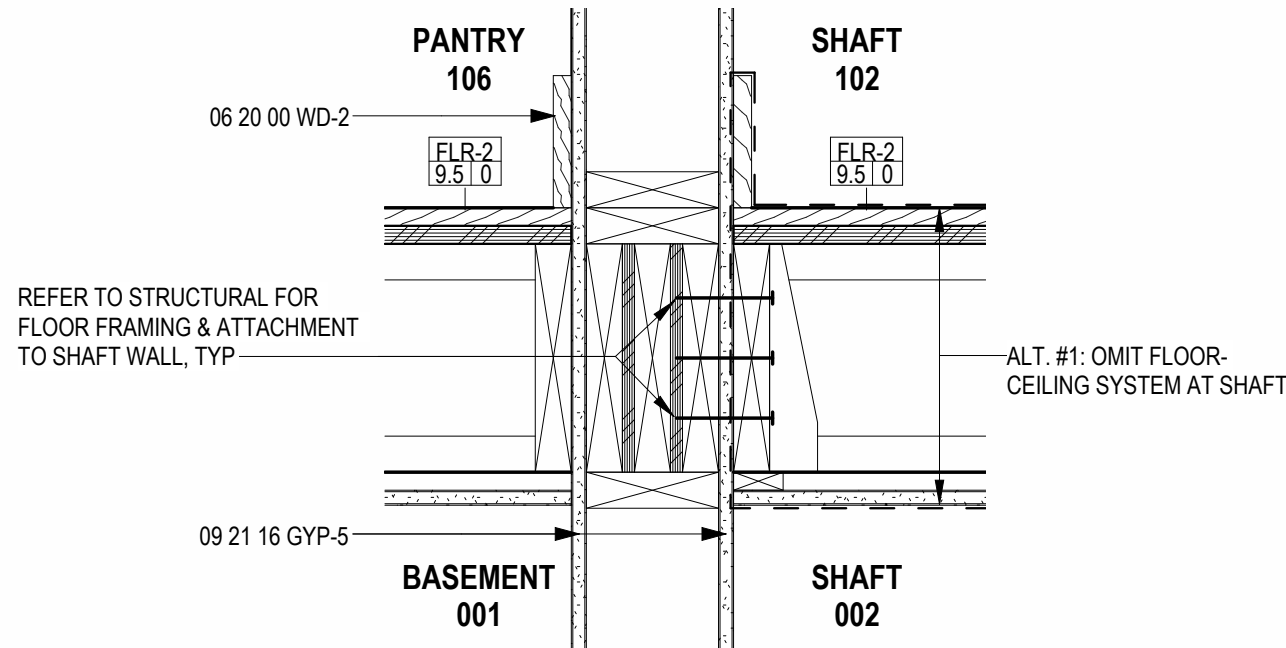
2 BUILDING SECTION
1/8" = 1'-0"

NOTE: LEVELS INDICATE TOP OF SUBFLOOR.

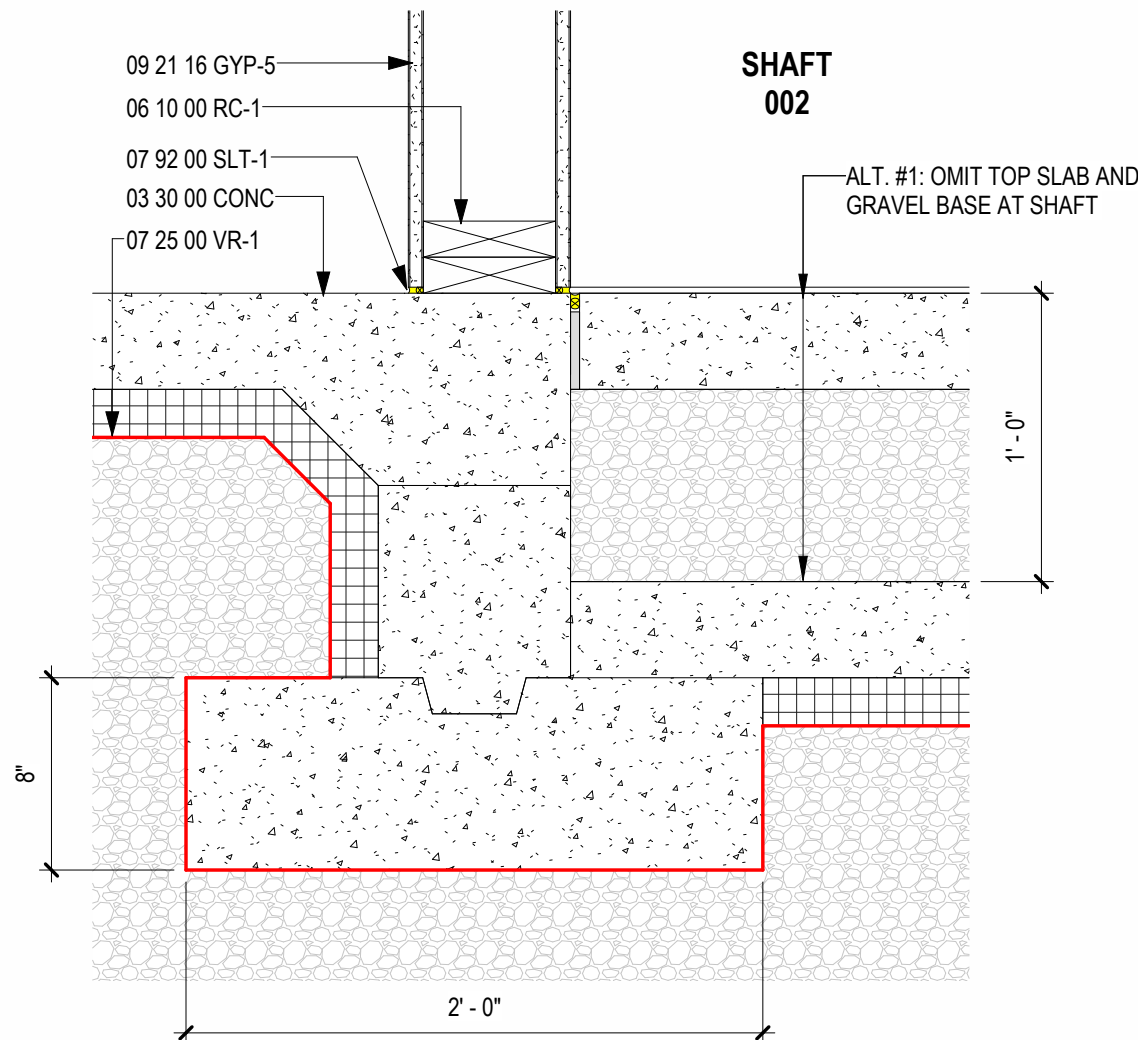


1 BUILDING SECTION
1/8" = 1'-0"

NOTE: LEVELS INDICATE TOP OF SUBFLOOR.

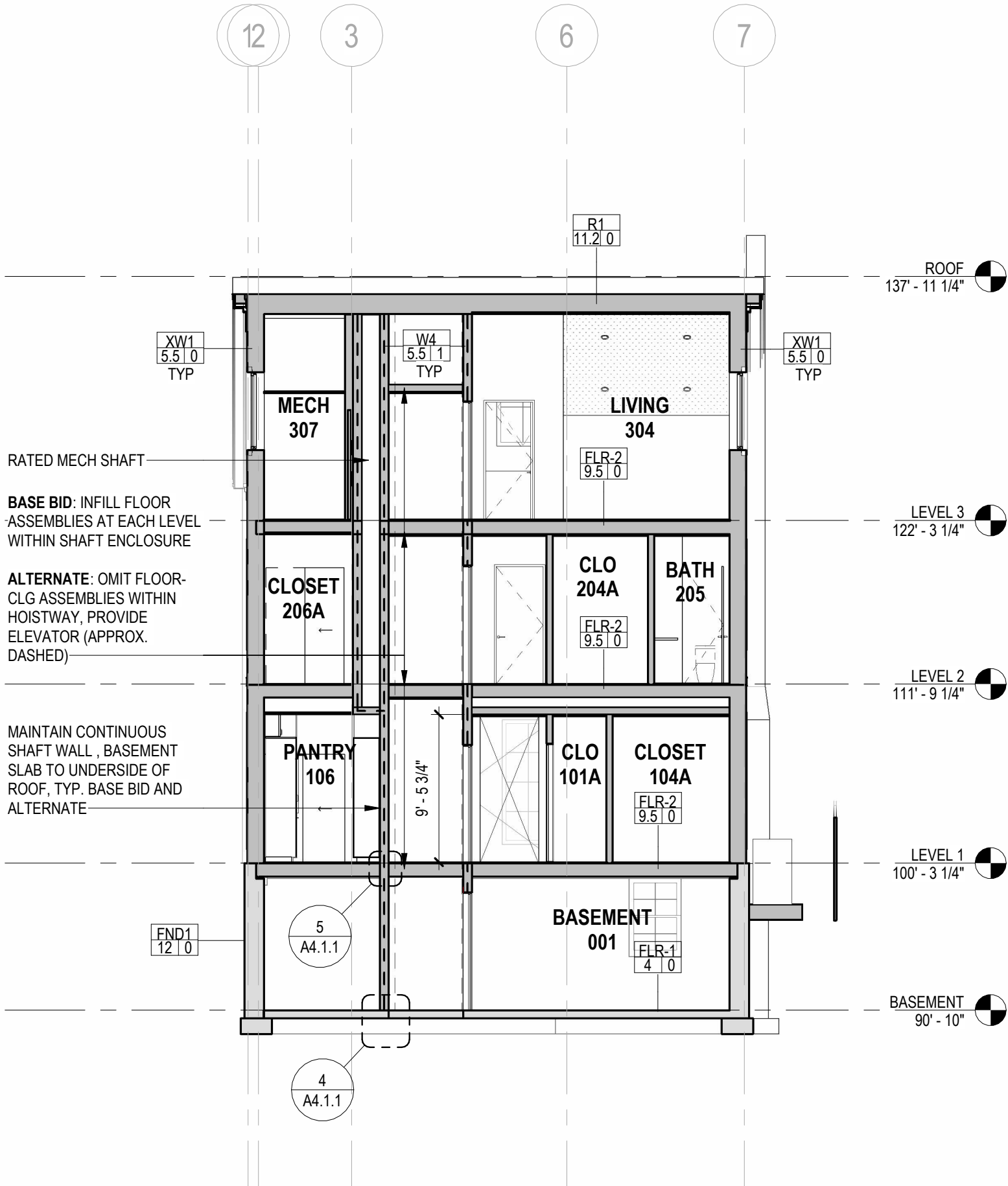


5 TYP SHAFT FLOOR DETAIL
1 1/2" = 1'-0"



NOTE: REFER TO STRUCTURAL FOR CONC REINFORCEMENT, TYP.

4 SHAFT PIT DETAIL
1 1/2" = 1'-0"

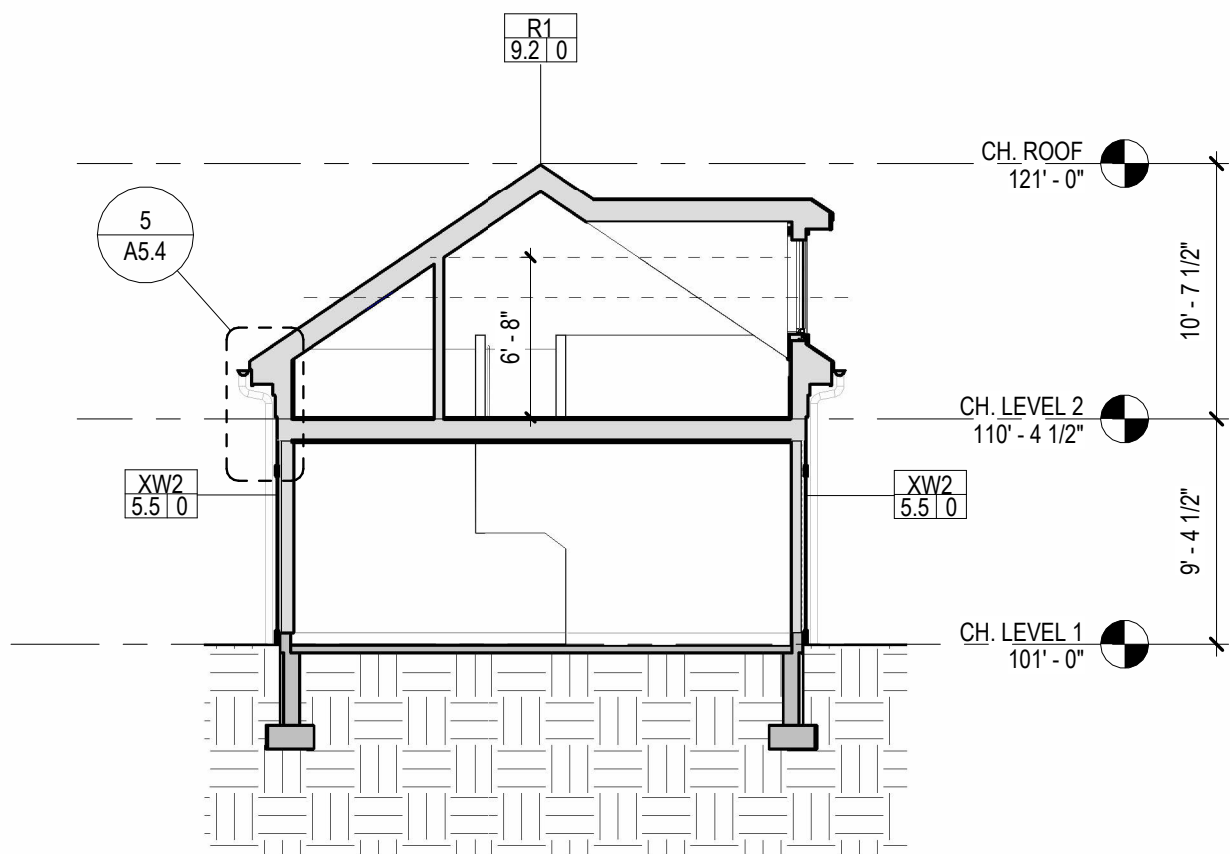


3 BUILDING SECTION
1/8" = 1'-0"

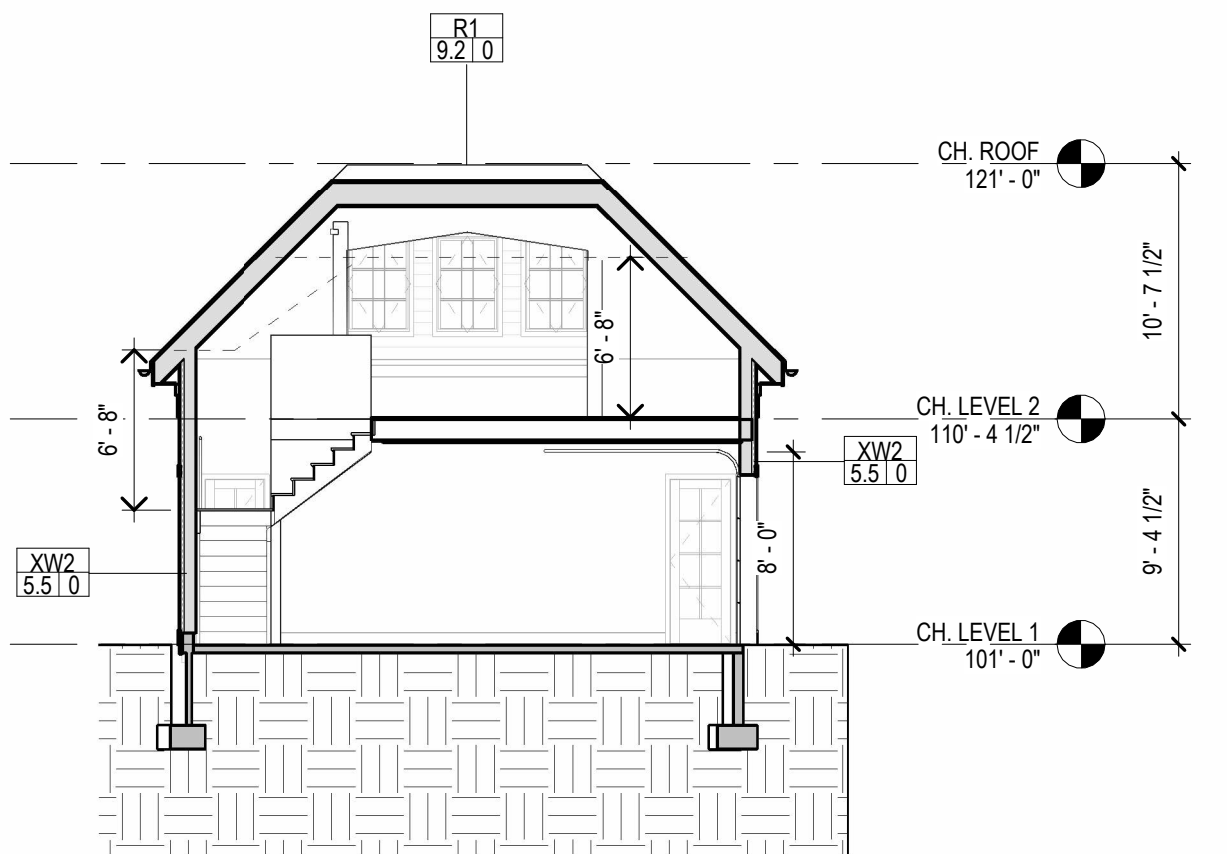
NOTE: LEVELS INDICATE TOP OF SUBFLOOR.



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2 CARRIAGE HOUSE E/W @ WINDOW
1/8" = 1'-0"



1 CARRIAGE HOUSE N/S
1/8" = 1'-0"

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**BUILDING SECTIONS
- CARRIAGE HOUSE**

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A4.2

3 WALL SECTION
N/S @ DINING ROOM | 1/2" = 1'-0"

2 WALL SECTION
FRONT PORCH & ENTRY | 1/2" = 1'-0"

1 WALL SECTION
TYPICAL BRICK WALL, E/W 1/2" = 1'-0"

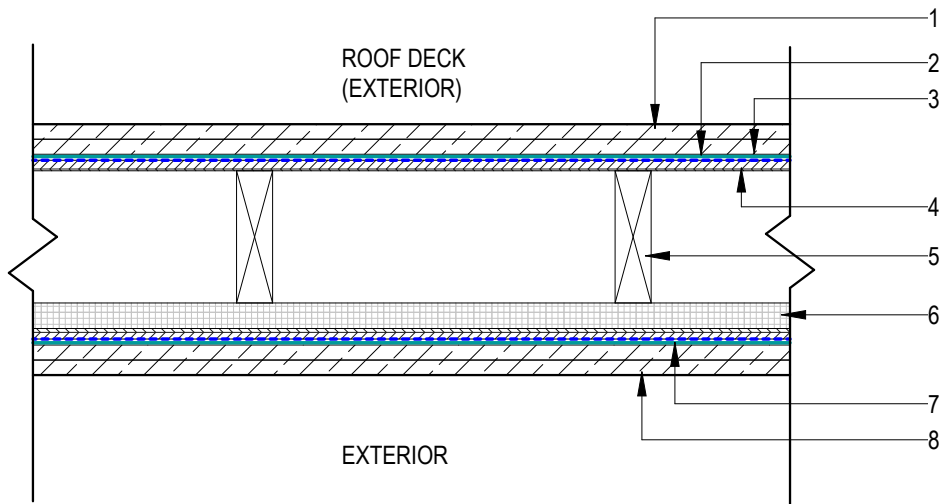


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XW3 EXTERIOR WALL - ROOF DECK KNEE WALL, UNINSULATED 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	07 46 49	FLY-ASH SIDING	5/8"	-	XTS-1, XTS-2, XTRM-1 - REFER TO PLANS & ELEVATIONS
2	07 27 00	RAINSCREEN	.25"	-	WRAB-1
3	07 25 00	WEATHER BARRIER	-	-	WRAB-4
4	06 10 00	EXTERIOR PLYWOOD	1/2"	-	RC-3
5	06 10 00	2X WOOD STUD FRAMING	5 1/2"	-	16" O.C.
6	06 10 00	INSULATED EXT. PLYWD/STRUCTURAL PANELS	1 1/2"	-	RC-7; (PRIMARY WRAB INTEGRAL)
7	07 27 00	RAINSCREEN	.25"	-	WRAB-1
8	07 46 49	FLY-ASH SIDING	5/8"	-	XTS-1, XTS-2, XTRM-1 - REFER TO PLANS & ELEVATIONS

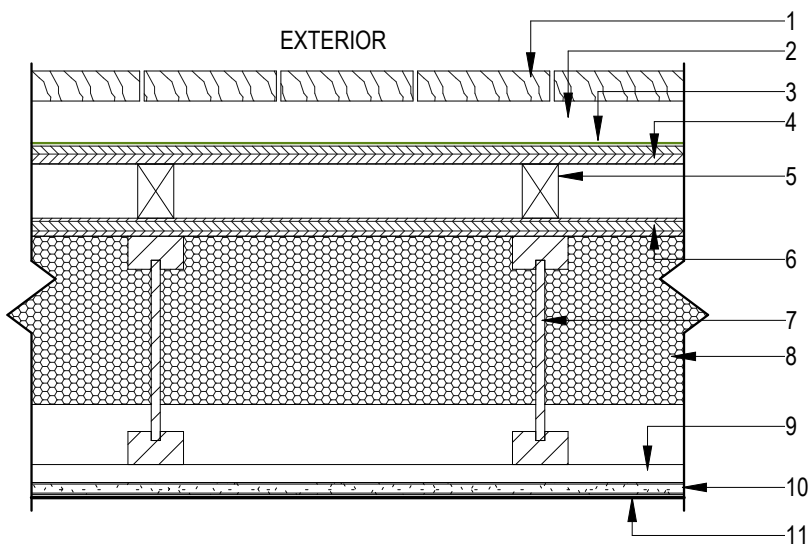
ABOVE GRADE TOTAL 28.65 (REQUIRED = 20 + 5*cl* = 25)



R2 EPDM ROOF / ROOF DECK 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	06 73 00	EXTERIOR DECK BOARDS	5/4"	-	DECK-1
2	06 10 00	2X @ 16" O.C. FRAMING	VARIES	-	-
3	07 53 23	FULLY-ADHERED MEMBRANE ROOFING	1/16"	-	ROOF-2
4	06 10 00	EXT. PLYWD/STRUCTURAL PANELS	3/4"	0.78	RC-3; THICKNESS TBD BY FRAMER
5	07 21 13	2X TAPERED PT SLEEPERS @ 16" O.C.	VARIES	-	RC-5
6	06 10 00	EXT. PLYWD/STRUCTURAL PANELS	3/4"	0.78	RC-3; THICKNESS TBD BY FRAMER
7	06 10 00	FRAMING, TJI	9 1/2"	-	RC-1; SIZE & SPACING TBD BY FRAMER
8	07 21 19	CLOSED CELL SPRAY FOAM INSULATION	5"	35.0	INSUL-3
9	06 10 00	WOOD STRAPPING	3/4"	-	RC-6
10	09 21 16	INTERIOR GYPSUM WALL BOARD	1/2"	0.45	GYP-1, PROVIDE 1/8" SKIM COAT
11	09 91 23	LATEX PAINT	-	-	PNT-1, CLASS III VAPOR RETARDER

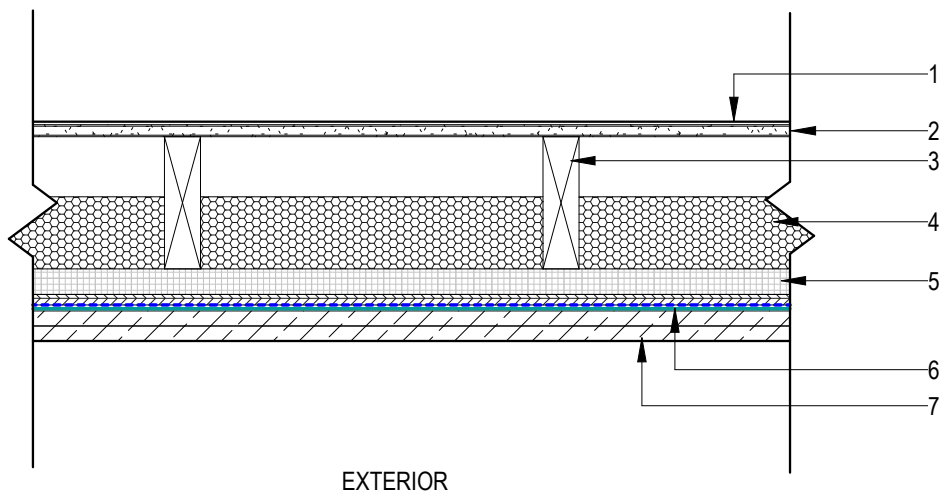
ABOVE GRADE TOTAL = 50.51 (REQUIRED = 49, CAVITY ONLY)



XW2 EXTERIOR WALL - FLY-ASH SIDING ON WOOD STUD 1 1/2" = 1'-0"

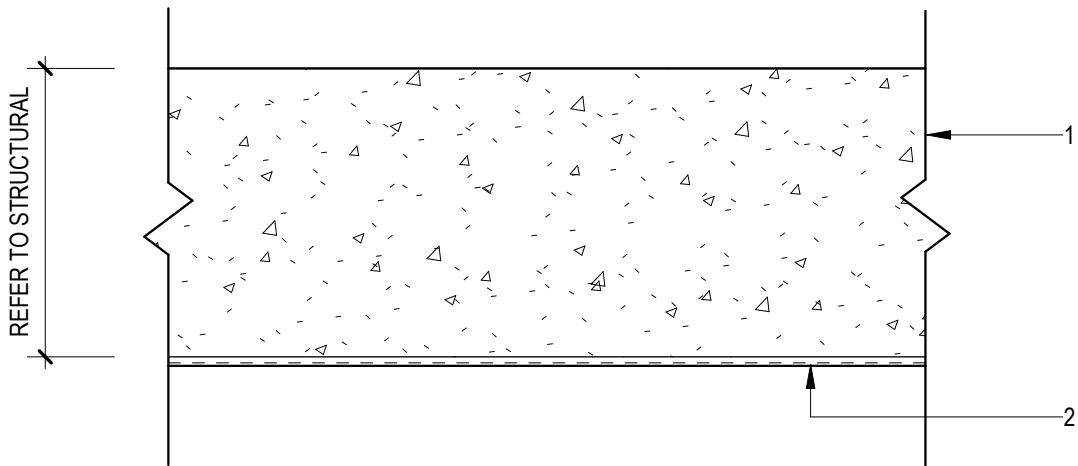
ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	09 91 23	LATEX PAINT	-	-	CLASS III VAPOR RETARDER
2	09 21 16	INTERIOR GYPSUM WALL BOARD	1/2"	0.45	GYP-1, PROVIDE 1/8" SKIM COAT
3	06 10 00	2X WOOD STUD FRAMING	5 1/2"	-	16" O.C.
4	07 21 19	CLOSED CELL SPRAY FOAM INSULATION	3"	21	INSUL-3
5	06 10 00	INSULATED EXT. PLYWD/STRUCTURAL PANELS	1 1/2"	6.6	RC-7; (PRIMARY WRAB INTEGRAL)
6	07 27 00	RAINSCREEN	.25"	-	WRAB-1
7	07 46 49	FLY-ASH SIDING	5/8"	0.6	XTS-1, XTS-2, XTRM-1 - REFER TO PLANS & ELEVATIONS

ABOVE GRADE TOTAL 28.65 (REQUIRED = 20 + 5*cl* = 25)



FND2 FOUNDATION WALL, PORCH (UNINSULATED) 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	03 30 00	CAST-IN-PLACE CONCRETE	12" TYP.	.96	SEE S-SERIES DRAWINGS
2	03 30 00	CEMENTITIOUS PARGING	3/8"	-	CONC-2 (PROVIDE AT ABOVE-GRADE FOUNDATION SURFACES AND EXTEND 6" MIN. BELOW GRADE)

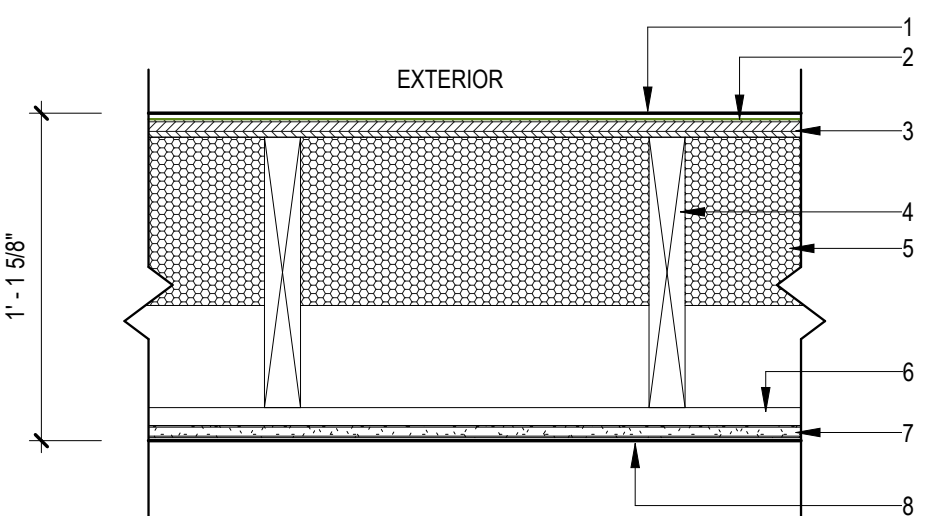


NOTE: REFER TO FOUNDATION DETAILS FOR MATERIAL TRANSITIONS & TERMINATIONS

R1 ASPHALT SHINGLED ROOF 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	07 31 13	ASPHALT SHINGLES	-	0.44	ROOF-1
2	07 31 00	30# ASPHALT SATURATED FELT	1/16	-	WRAB-4
3	06 10 00	EXT. PLYWD/STRUCTURAL PANELS	3/4"	0.78	RC-3; THICKNESS TBD BY FRAMER
4	06 10 00	2X12 RAFTERS	11 1/4"	-	16" O.C.; SIZE & SPACING TBD BY FRAMER
5	07 21 19	CLOSED CELL SPRAY FOAM INSULATION	7"	49.0	INSUL-3; PROVIDE 2" BAFFLE
6	06 10 00	WOOD STRAPPING	3/4"	-	RC-6
7	09 21 16	INTERIOR GYPSUM WALL BOARD	1/2"	0.45	GYP-1, PROVIDE 1/8" SKIM COAT
8	09 91 23	LATEX PAINT	-	-	PNT-1, CLASS III VAPOR RETARDER

ABOVE GRADE TOTAL = 50.67 (REQUIRED = 49, CAVITY ONLY)

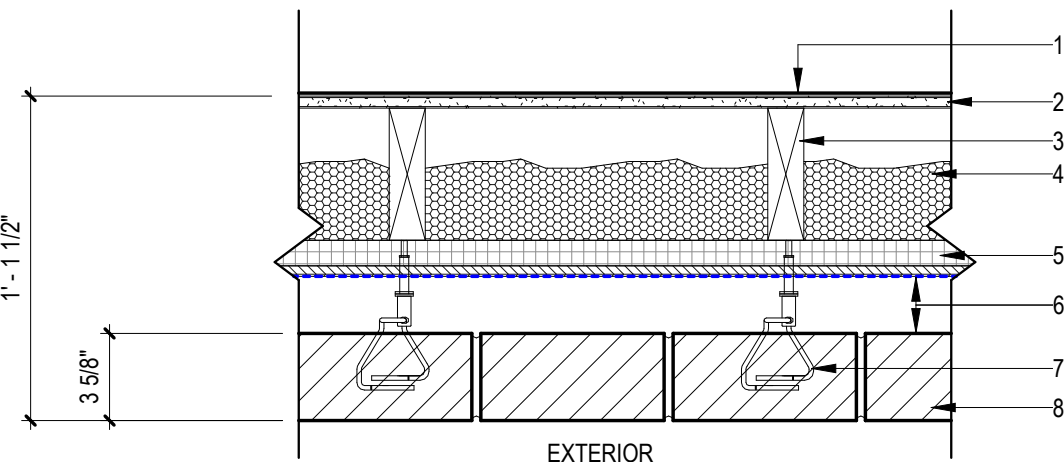


XW1 EXTERIOR WALL - BRICK ON WOOD STUD 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	09 91 23	LATEX PAINT	-	-	PNT-1, CLASS III VAPOR RETARDER
2	09 21 16	INTERIOR GYPSUM WALL BOARD	1/2"	0.45	GYP-1, PROVIDE 1/8" SKIM COAT
3	06 10 00	2X WOOD STUD FRAMING	5 1/2"	-	16" O.C.
4	07 21 19	CLOSED CELL SPRAY FOAM INSULATION	3"	21.0	INSUL-3
5	06 10 00	INSULATED EXT. PLYWD/STRUCTURAL PANELS	1 1/2"	6.6	RC-7; ENGINEERING TBD BY FRAMER (PRIMARY WRAB)
6	-- --	AIR SPACE	2 3/8"	-	-
7	04 26 00	MASONRY VENEER ANCHORS	-	-	BRKA-2
8	04 20 00	BRICK VENEER	3 5/8"	0.44	BRK-1
		OR CAST STONE, AS OCCURS	-	-	MAS-2, MAS-3

ABOVE GRADE TOTAL = 28.49 (REQUIRED = 20 + 5*cl* = 25)

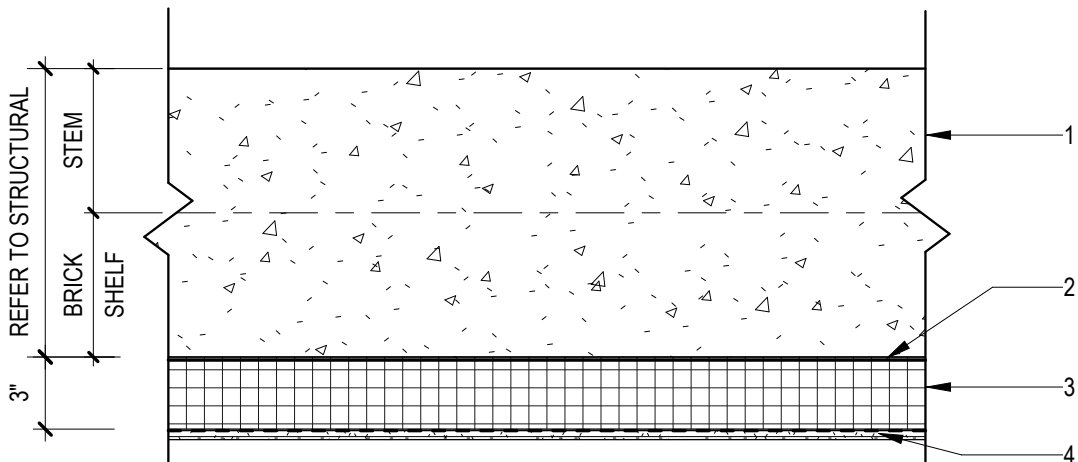
NOTE: SUBSTITUTE MOISTURE-RESISTANT GYP OR CEMENT BOARD IN LIEU OF STANDARD INTERIOR GYP AT ALL DAMP AND WET LOCATIONS.



FND1 TYPICAL FOUNDATION WALL 1 1/2" = 1'-0"

ITEM	SPEC	COMPONENT	THICKNESS	R-VALUE	NOTES
1	03 30 00	CAST-IN-PLACE CONCRETE	12" TYP.	.96	SEE S-SERIES DRAWINGS
2	07 11 12	DAMP-PROOFING	-	-	BD-1
3	07 21 00	XPS INSULATION	3"	15	INSUL-2
4	07 11 13	DRAINAGE MAT	-	-	BD-2 (PROVIDE BELOW GRADE WHERE PARGING DOES NOT OCCUR)
5	03 30 00	CEMENTITIOUS PARGING	3/8"	-	CONC-2 (PROVIDE AT ABOVE-GRADE FOUNDATION SURFACES AND EXTEND 6" MIN. BELOW GRADE)

BELOW GRADE TOTAL 15.96 (CODE MIN.: 15*cl*) (U-VALUE: 0.062)



NOTE: REFER TO FOUNDATION DETAILS FOR MATERIAL TRANSITIONS & TERMINATIONS

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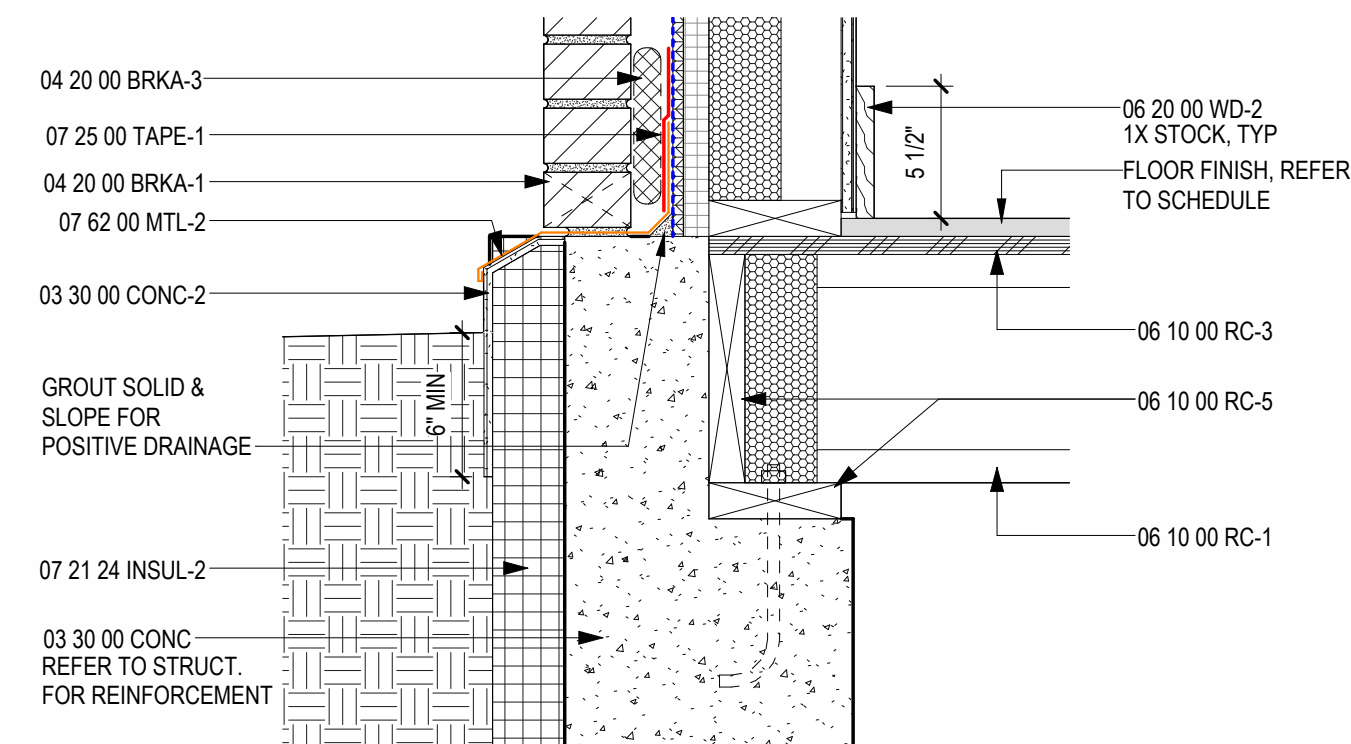
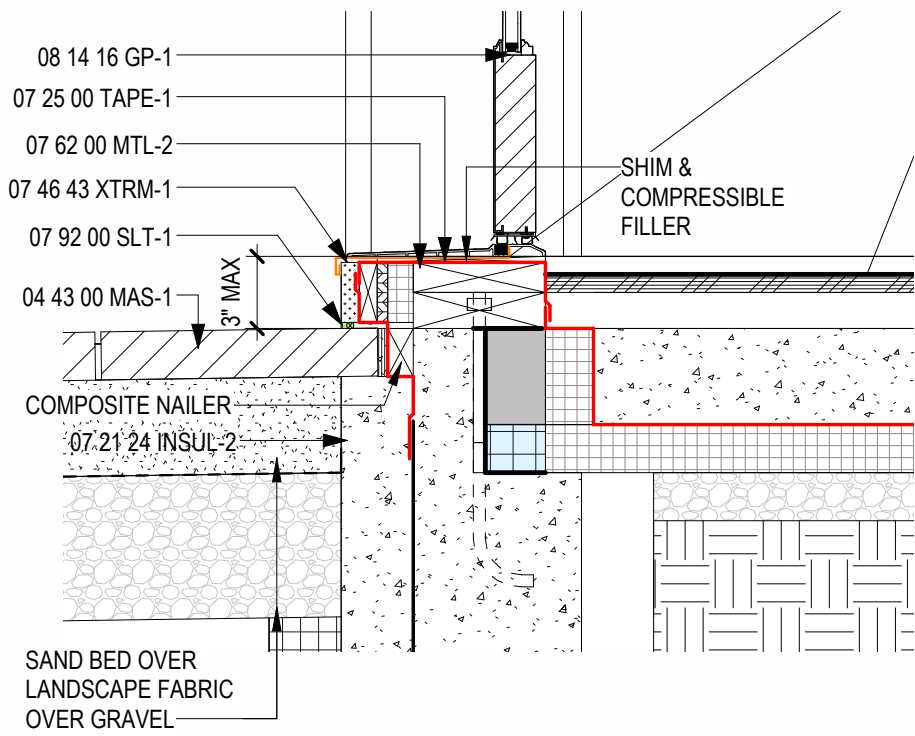
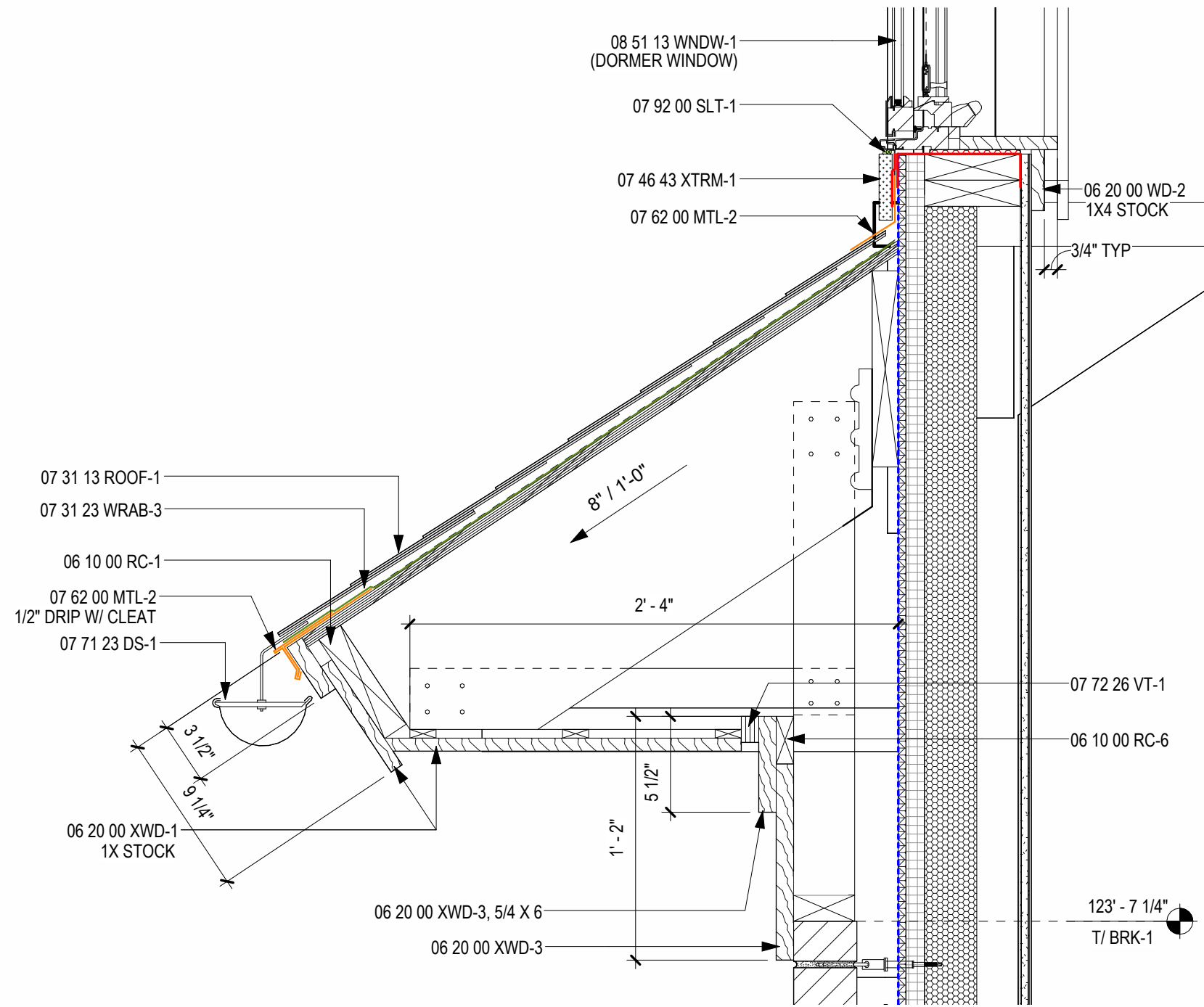
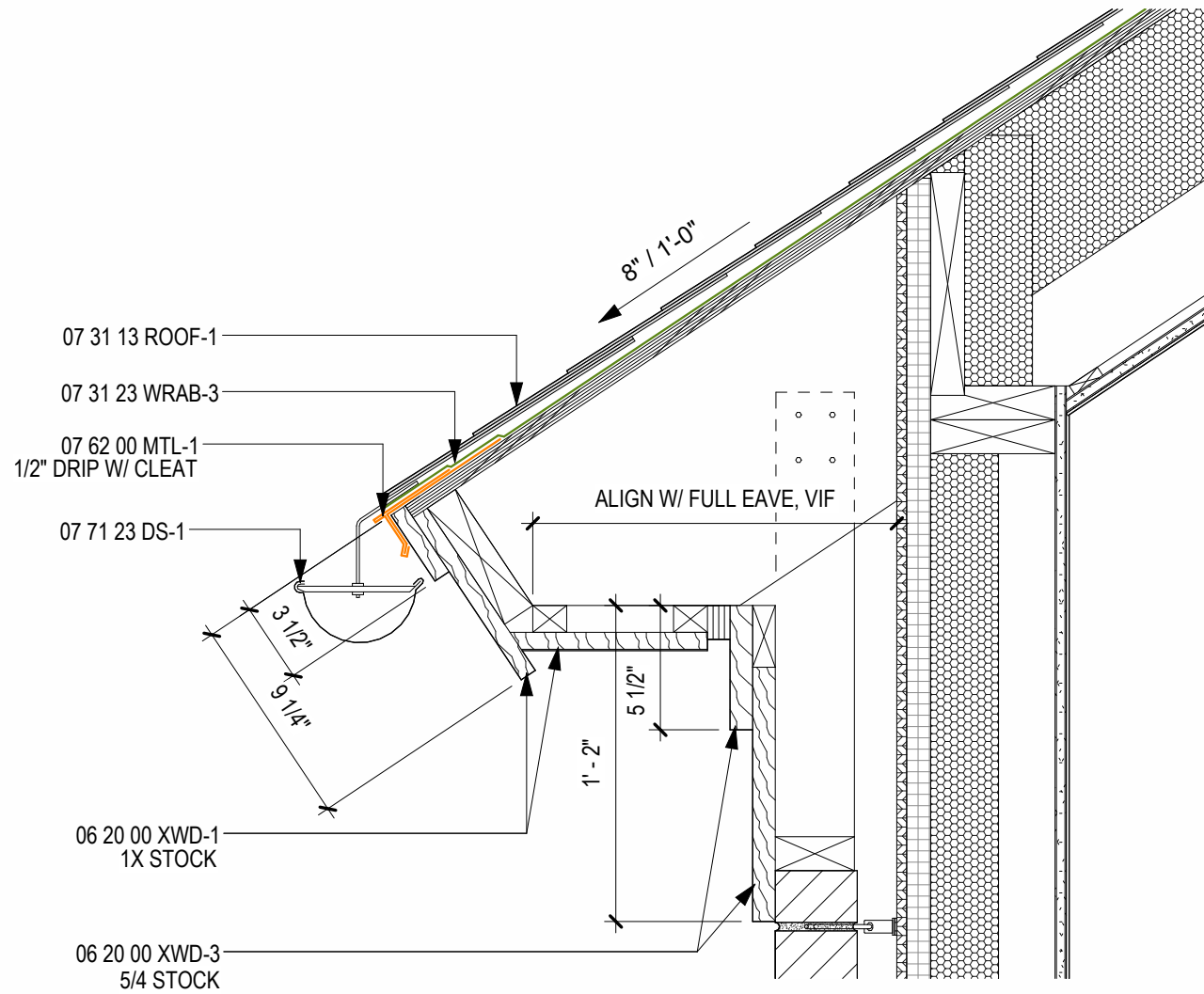
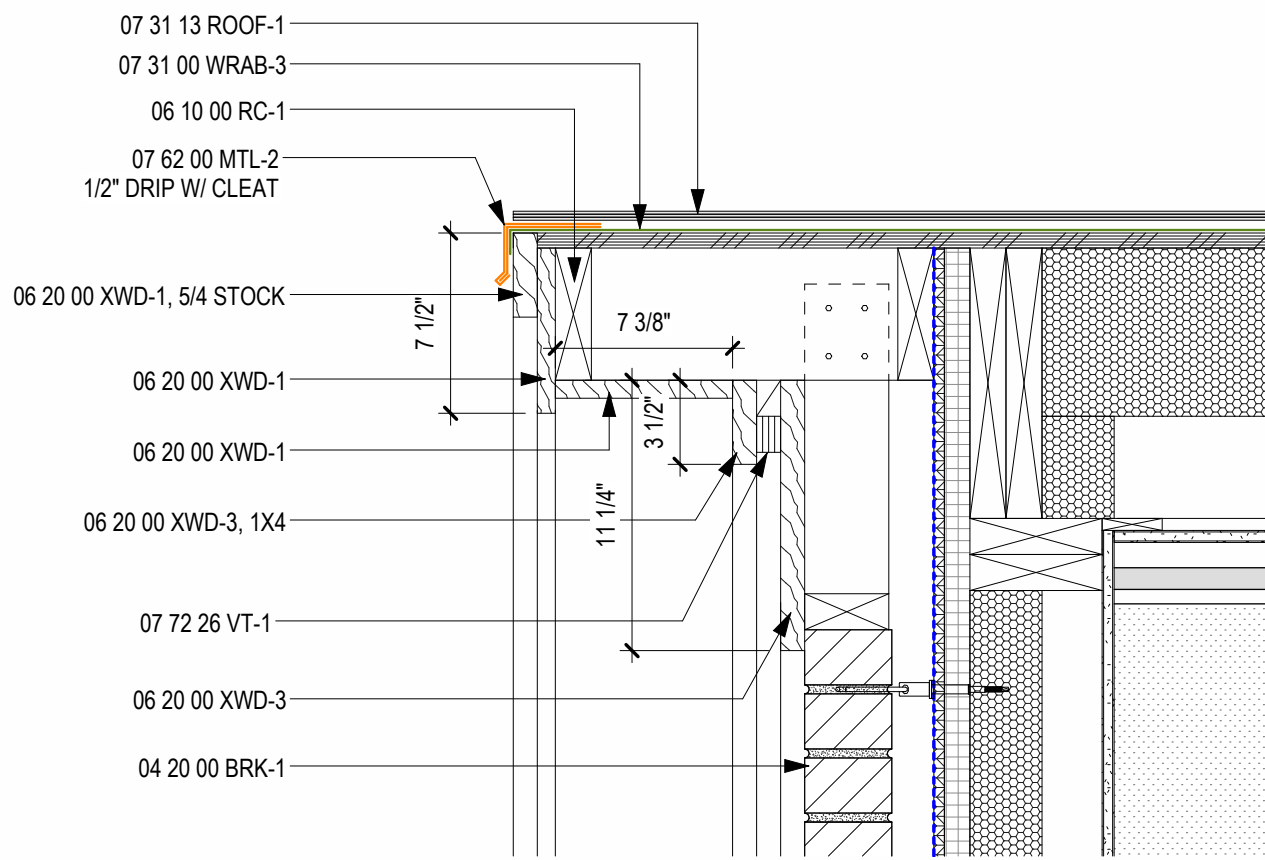
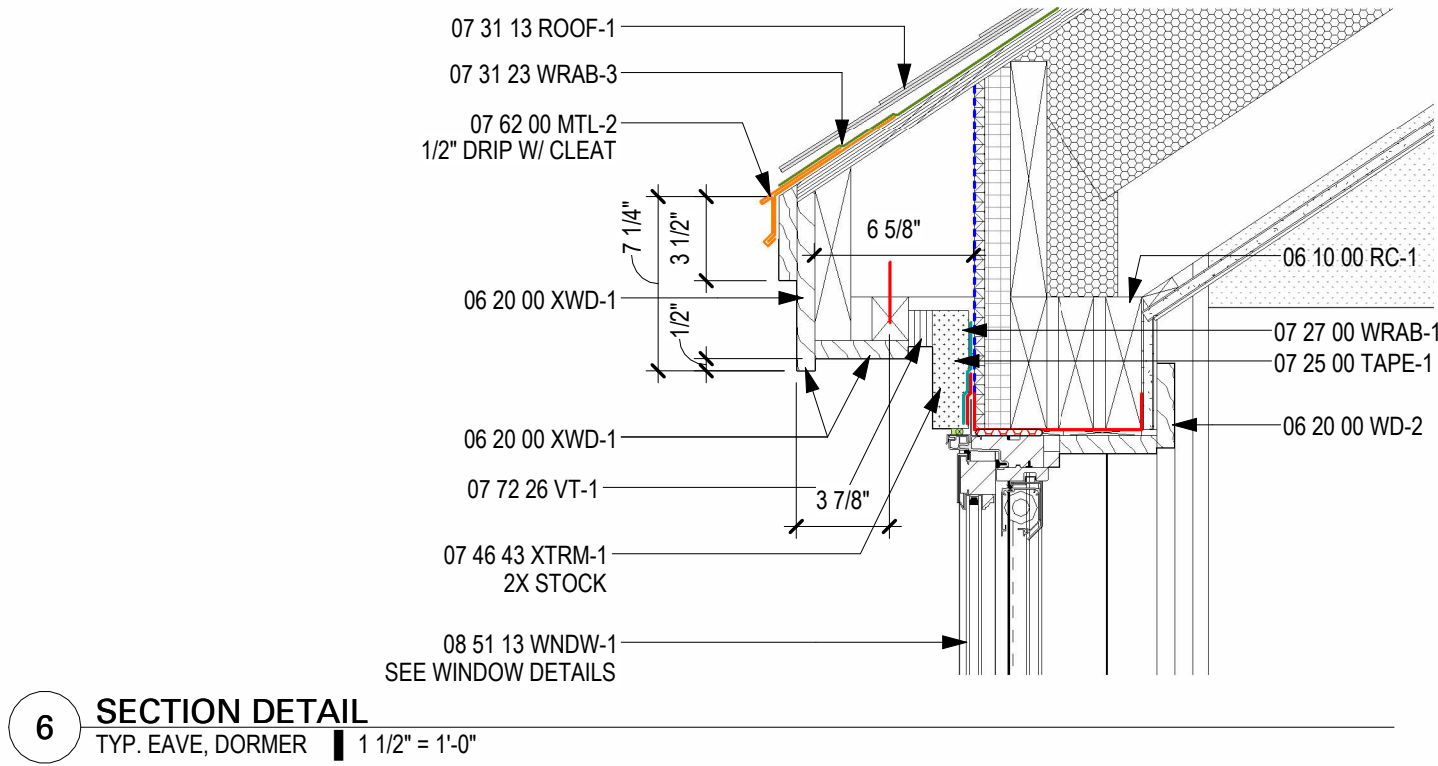
EXTERIOR WALL, FLOOR & ROOF ASSEMBLIES

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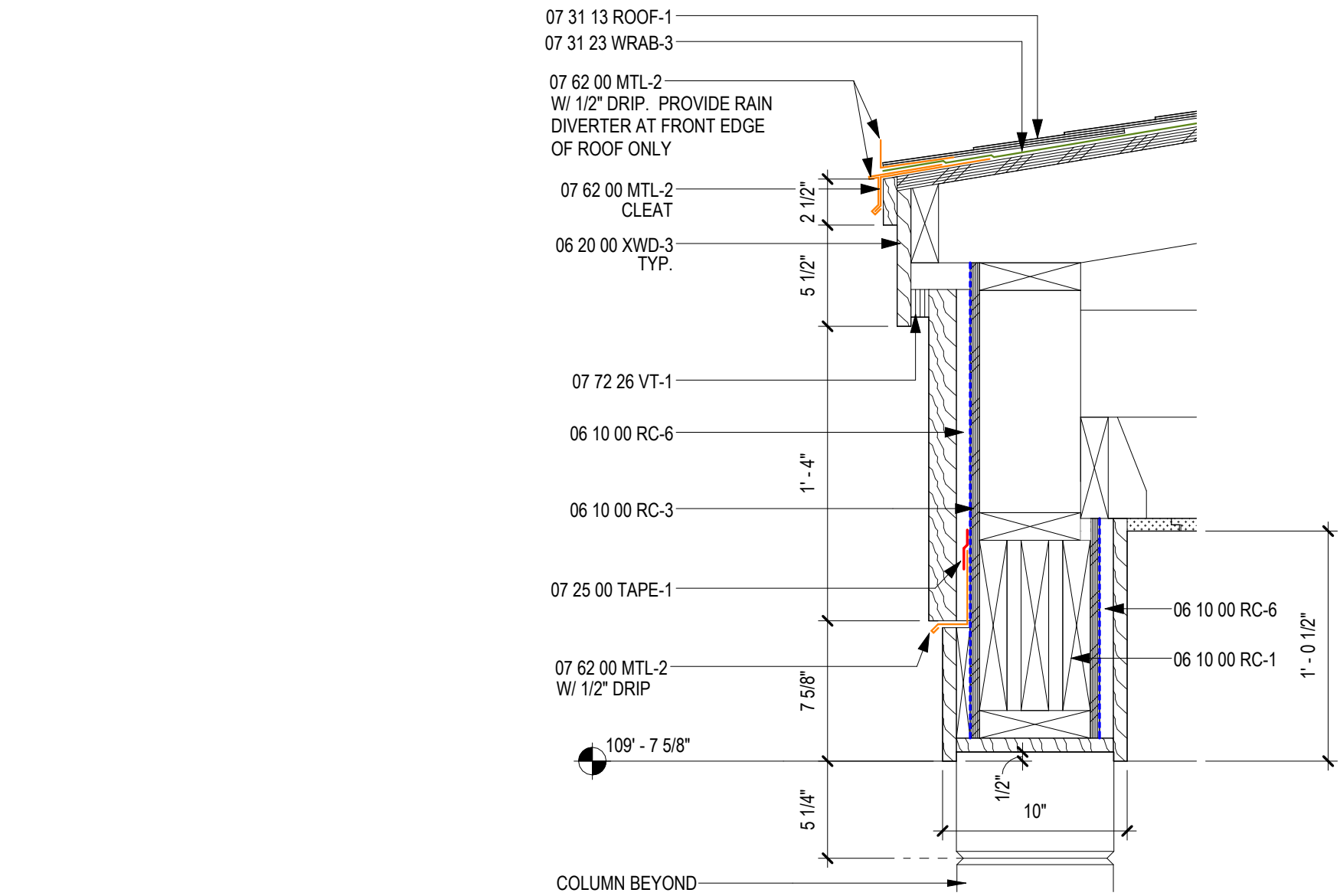
TYPICAL EXTERIOR
DETAILS

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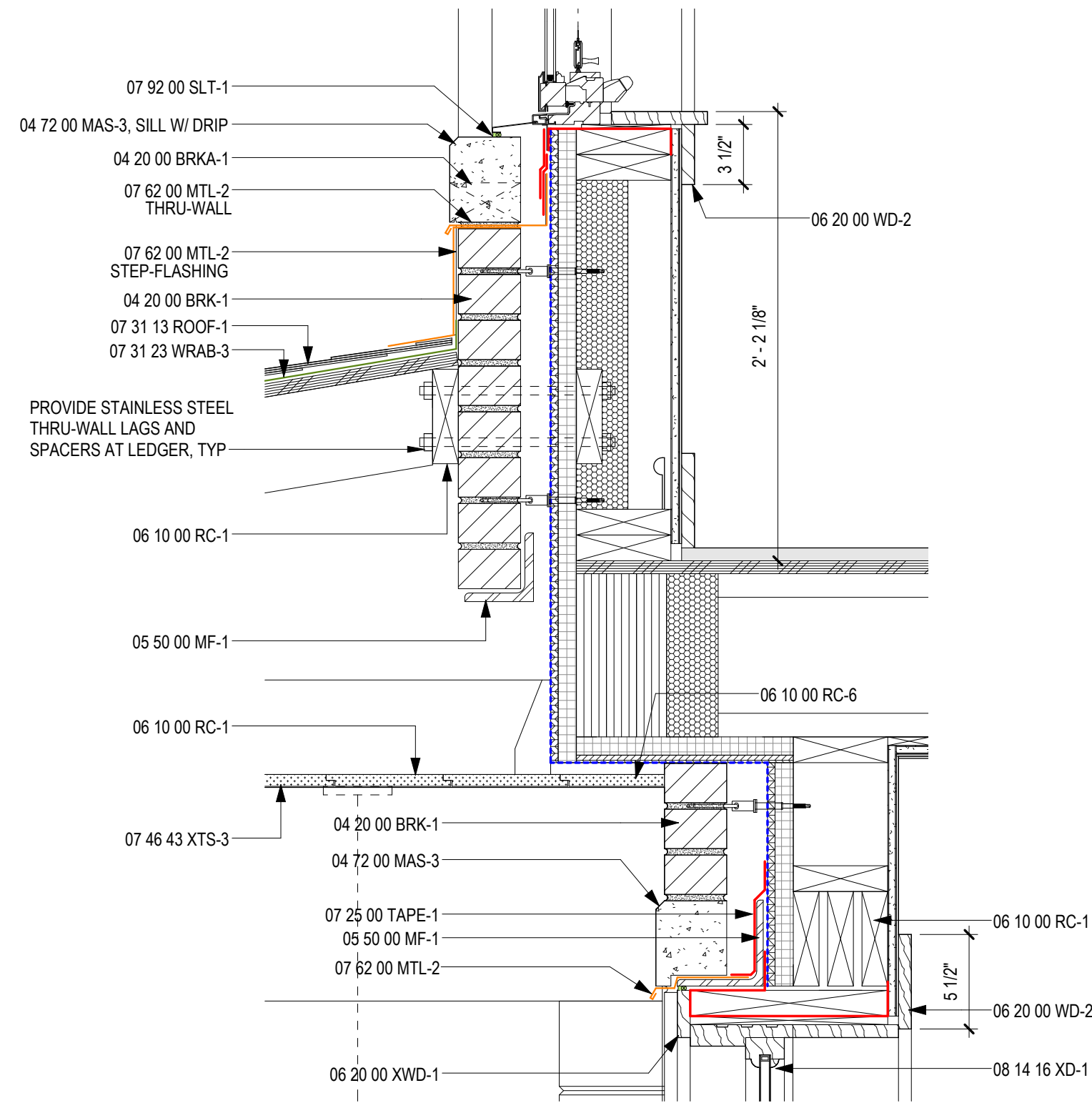
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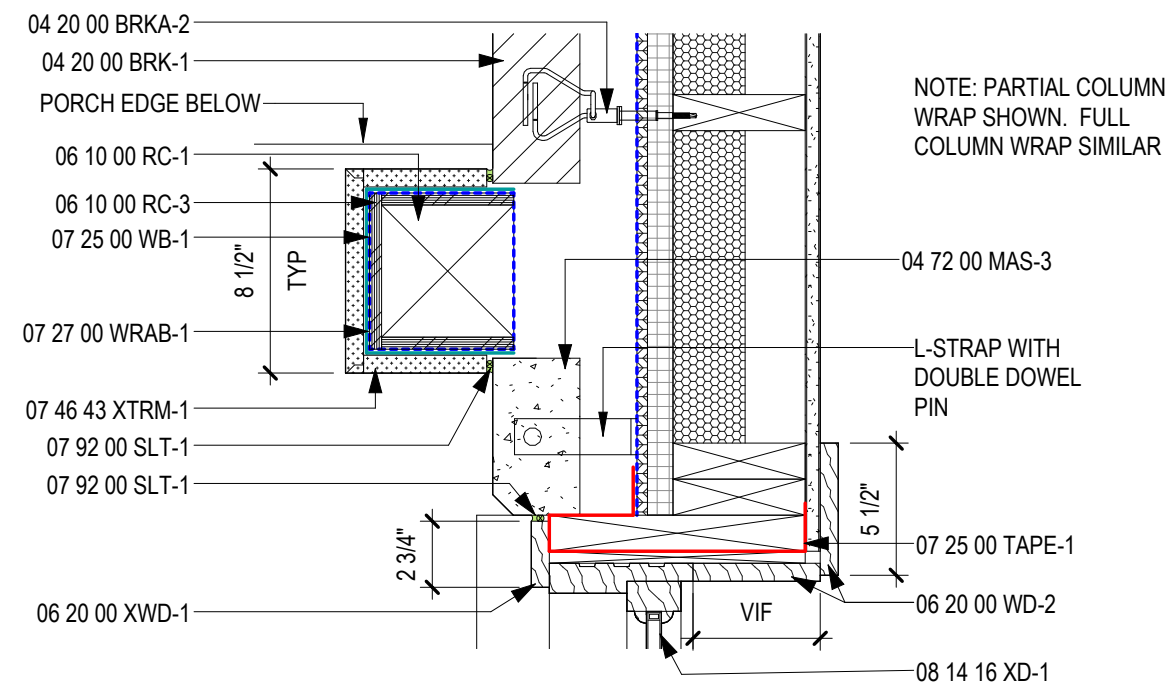
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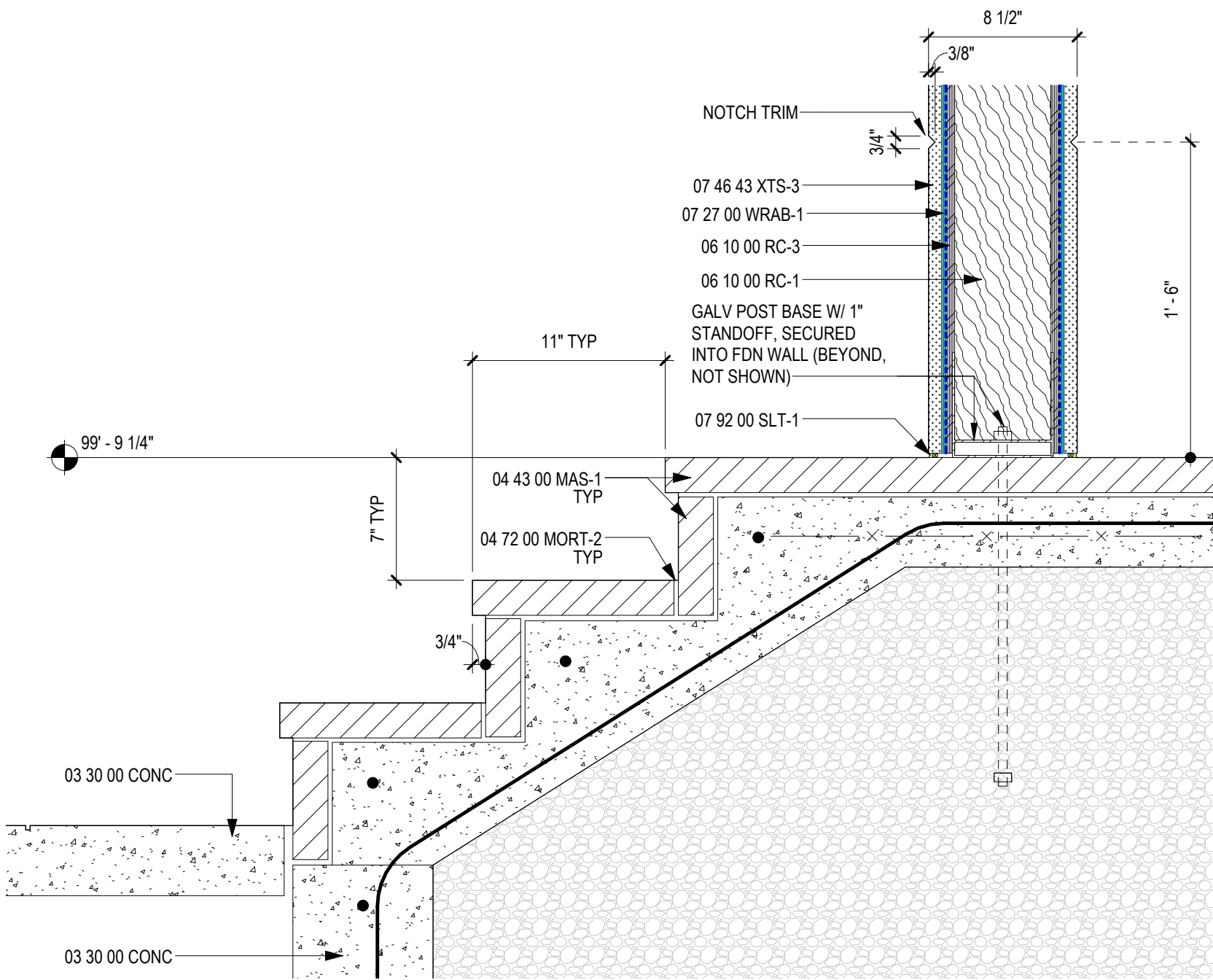
5 SECTION DETAIL
PORCH EAVE | 1 1/2" = 1'-0"



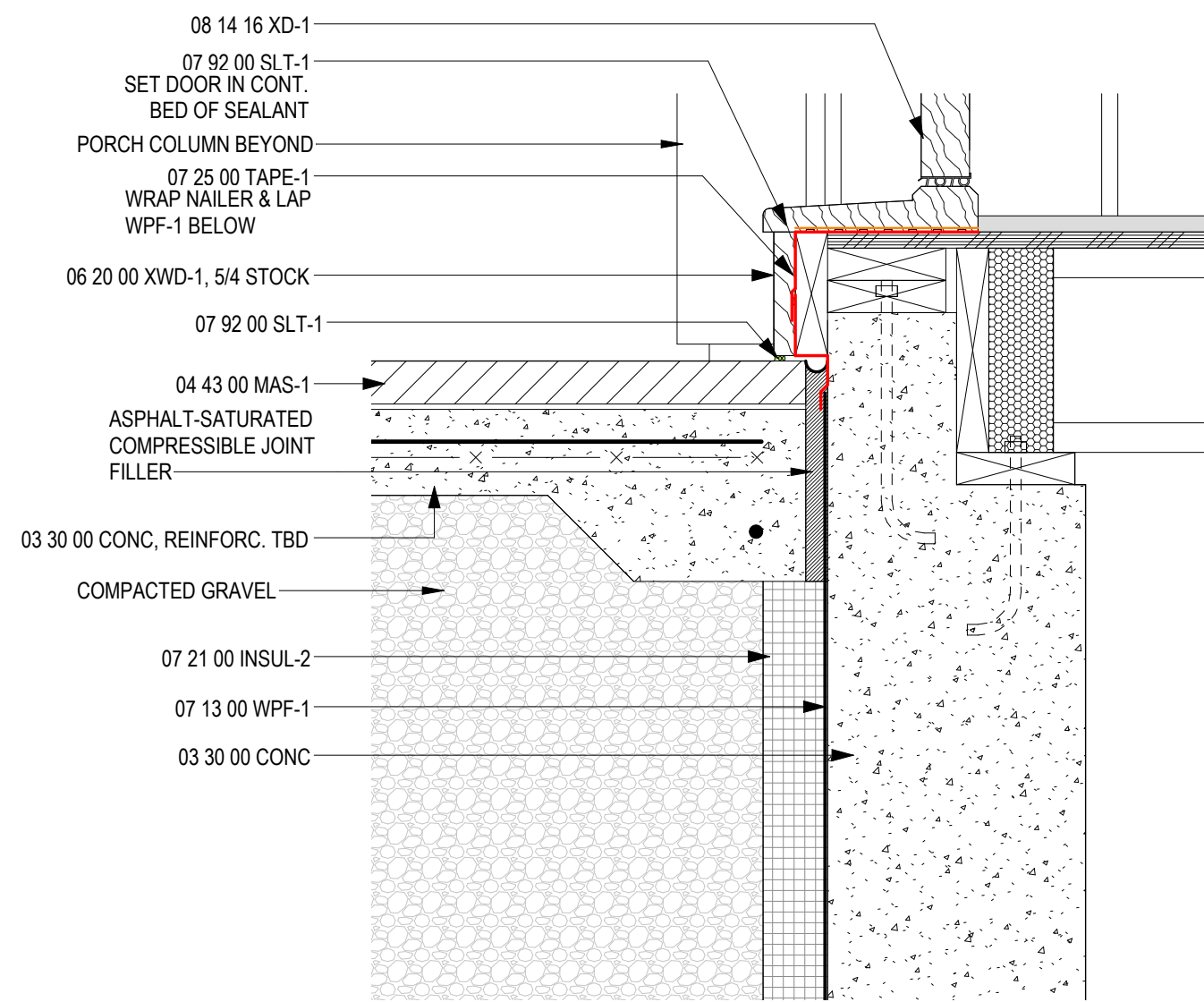
3 SECT DETAIL, PORCH STEP FLASHING
FRONT PORCH & ENTRY | 1 1/2" = 1'-0"



2 PLAN DETAIL
ENTRY DOOR JAMB & COLUMN WRAP | 1 1/2" = 1'-0"



4 SECTION DETAIL
PORCH STEPS & COLUMN BASE | 1 1/2" = 1'-0"



1 SECTION DETAIL
ENTRY DOOR THRESHOLD | 1 1/2" = 1'-0"

**126 BENEVOLENT
STREET**

126 BENEVOLENT ST, PROVIDENCE, RI
02906

PROJECT NO. 2425

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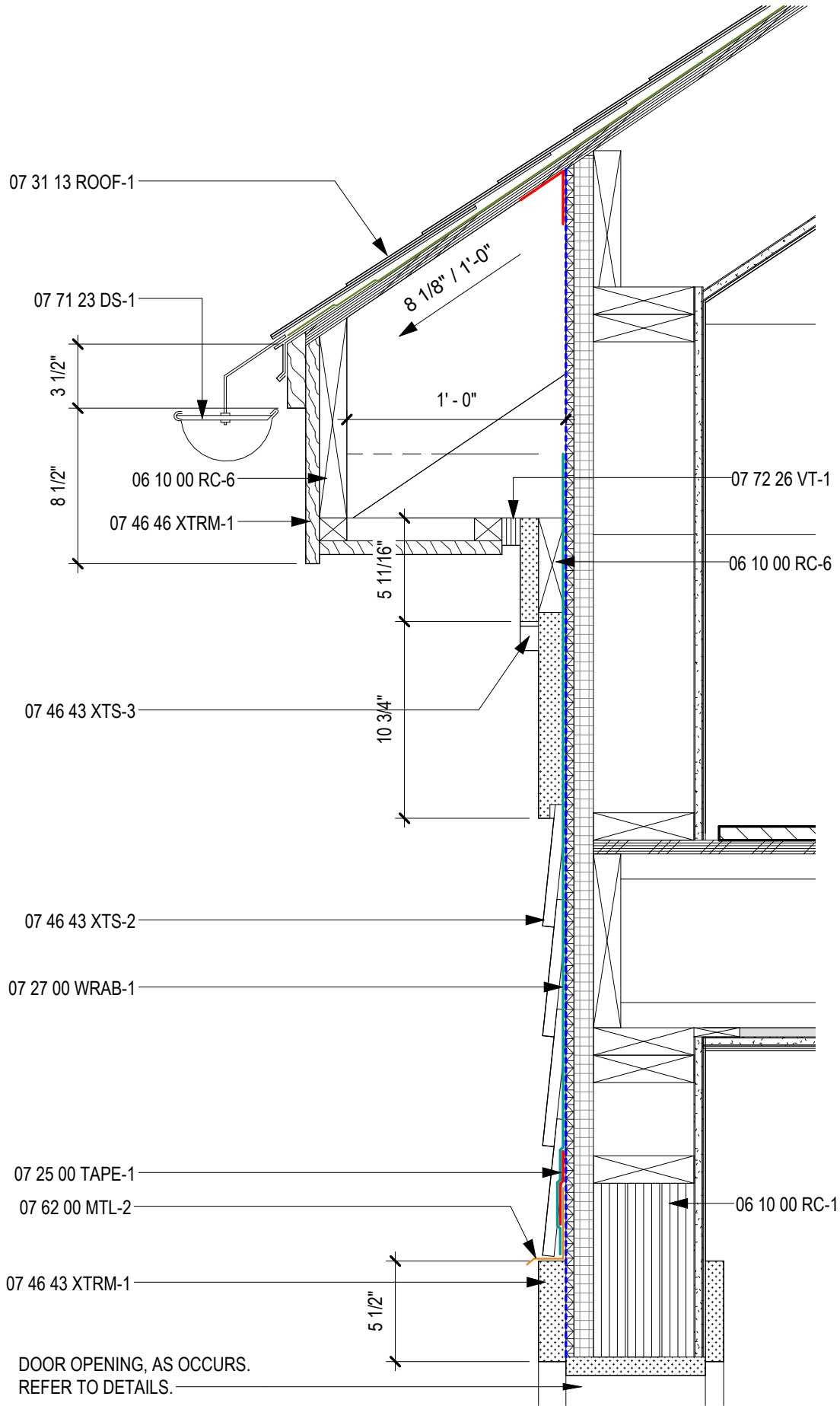
**EXTERIOR DETAILS -
FRONT PORCH**

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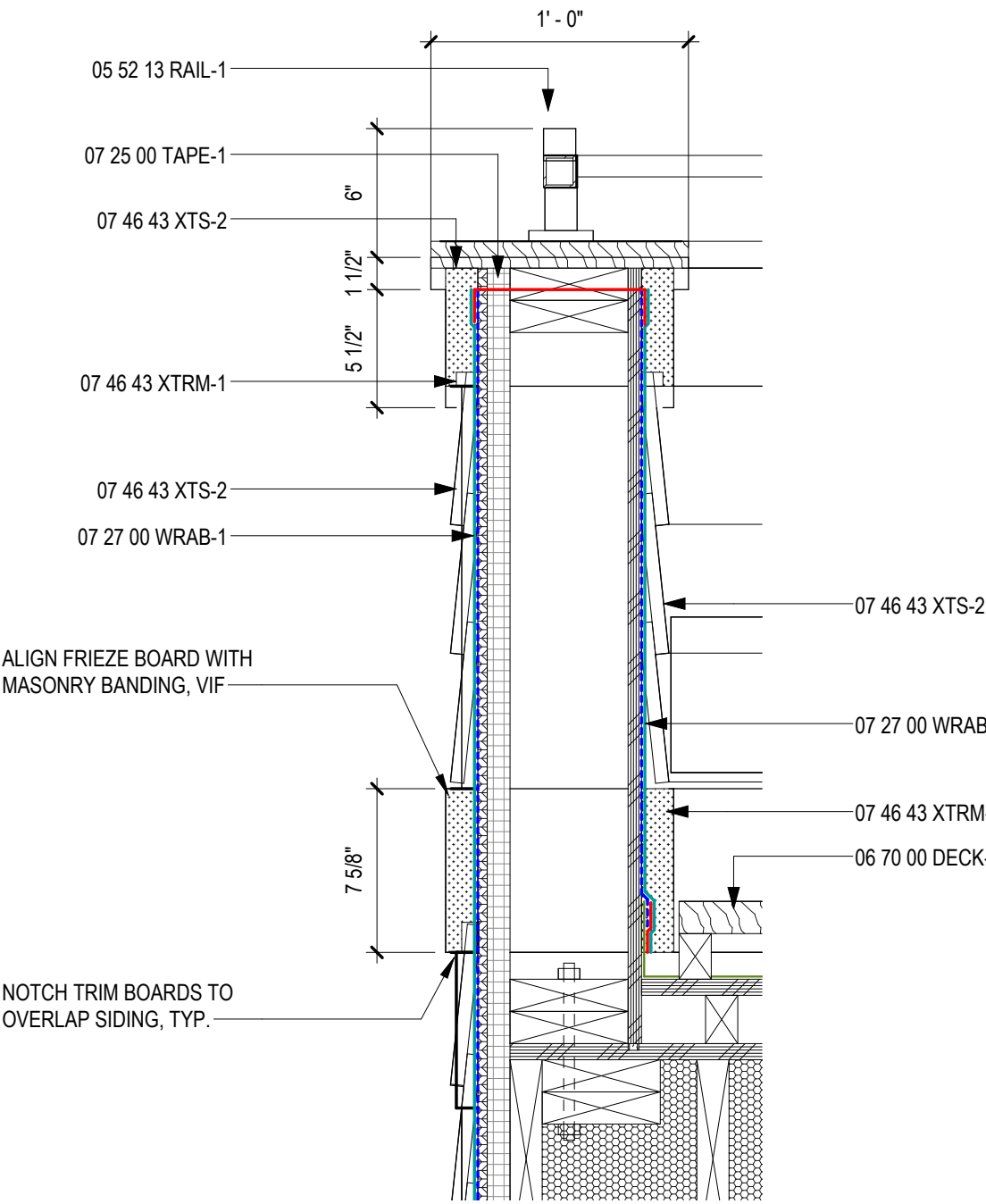
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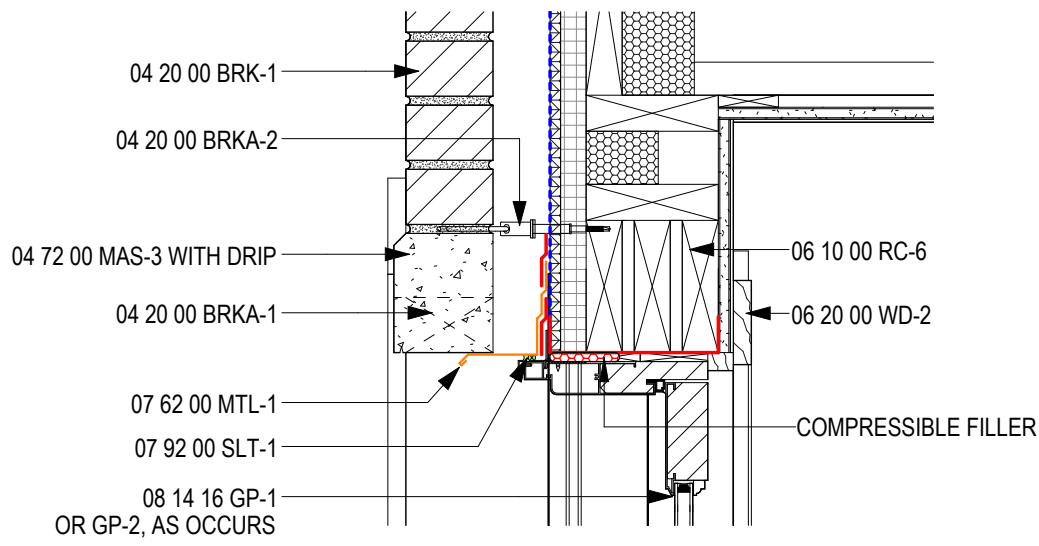
KITE Architects, Inc.
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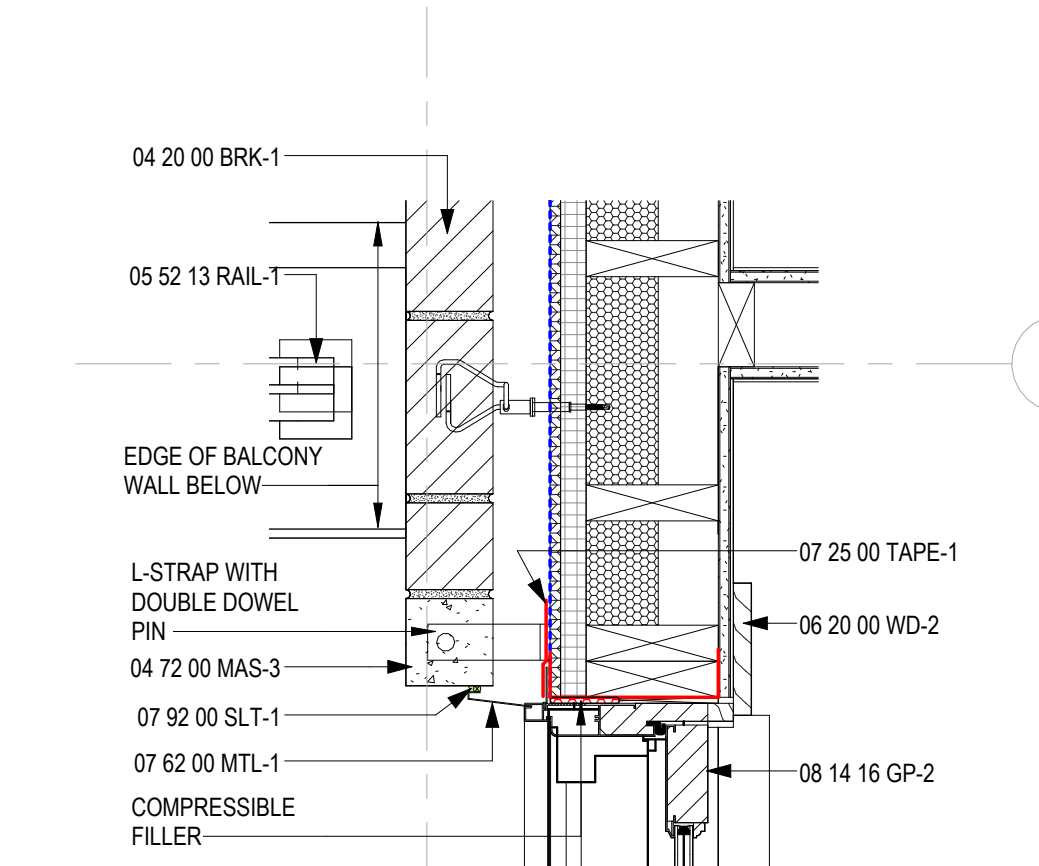
5 SECTION DETAIL
TYP. EAVE, CARRIAGE HOUSE | 1 1/2" = 1'-0"



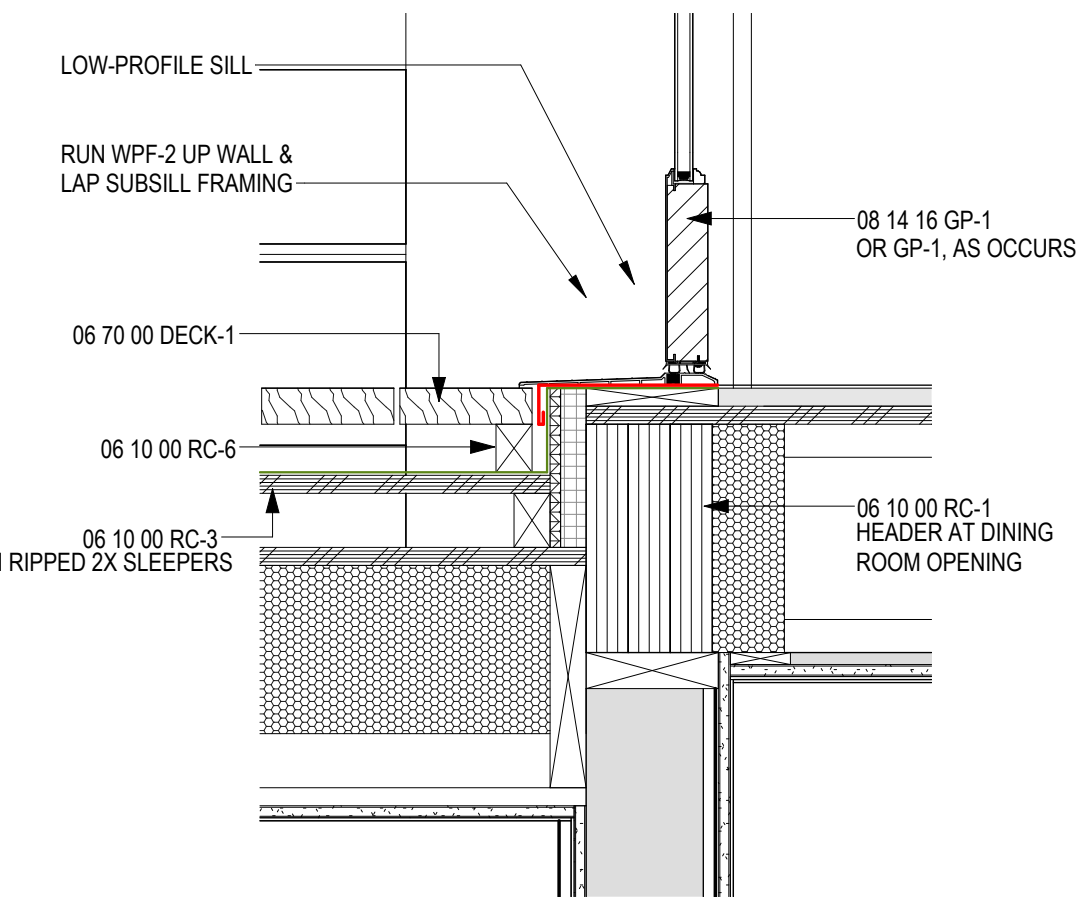
4 SECTION DETAIL
ROOF DECK RAILING | 1 1/2" = 1'-0"



3 SECTION DETAIL
TYP. DOOR HEAD, BRICK | 1 1/2" = 1'-0"



2 PLAN DETAIL, ROOF DECK DOOR JAMB
| 1 1/2" = 1'-0"



1 SECTION DETAIL
DOOR THRESHOLD ROOF DECK | 1 1/2" = 1'-0"

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EXTERIOR DETAILS

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126 BENEVOLENT
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DOOR SCHEDULE

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A8.1

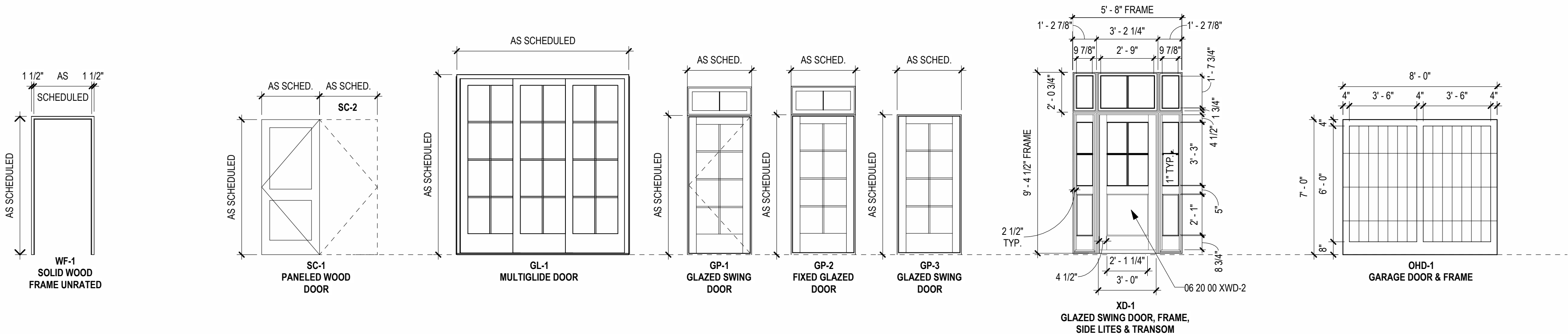
HARDWARE KEY/SPECIFICATION

	ITEM	KEY	DESCRIPTION	BASIS OF DESIGN
HINGES	HINGES	H1	STANDARD WEIGHT 5 KNUCKLE FULL MORTISE HINGE	FLOOR AND HEAD MOUNTED
	HINGES	H2	PIVOT HINGES	
	HINGES	H3	SLIDING DOOR TRACK	
	HINGES	H4	OFFSET HINGES	
	HINGES	H5	CONTINUOUS GEARED HINGE (PIANO HINGE)	
LOCKSET				BY STOREFRONT MANUFACTURER
	LOCKSET	L1	CYLINDRICAL LEVER LOCKSET, STORAGE FUNCTION	
	LOCKSET	L2	CYLINDRICAL LEVER LOCKSET, PASSAGE FUNCTION	
	LOCKSET	L3	CYLINDRICAL LEVER LOCKSET, OFFICE FUNCTION	
	LOCKSET	L4	PUSH/PULL WITH PRIVACY INDICATOR DEADBOLT	
	LOCKSET	L5	CYLINDRICAL LEVER LOCKSET, CLASSROOM FUNCTION	
	LOCKSET	L6	CYLINDRICAL LEVER LOCKSET, ENTRY FUNCTION	
	LOCKSET	L7	CYLINDRICAL LEVER LOCKSET, DUMMY TRIM	
	LOCKSET	L8	CYLINDRICAL LEVER LOCKSET, PRIVACY FUNCTION	
	LOCKSET	L9	HOTEL LOCK; INTEGRATED CARD-KEY LEVER SET AND DEADLOCK	
	LOCKSET	P1	FIRE EXIT DEVICE; EXTERIOR LEVER TRIM	
	LOCKSET	P2	FIRE EXIT DEVICE; EXIT ONLY / NO EXTERIOR TRIM	
	LOCKSET	P3	PANIC DEVICE, DOGGING; EXTERIOR BAR PULL, 48"	
	LOCKSET	P4	PANIC DEVICE, DOGGING, EXIT ONLY, NO EXTERIOR TRIM	
	LOCKSET	PP1	PUSH/PULL	
CLOSER	CLOSER	CL1	DOOR CLOSER	48" BAR STYLE
	CLOSER	CL2	OVERHEAD CONCEALED DOOR CLOSER AND HEADER	
KICKPLATE	KICKPLATE	K1	KICKPLATE	16" H, STAINLESS STEEL
STOP	STOP	ST1	DOOR STOP	WALL MOUNTED TYP; FLOOR MOUNTED AS CONDITION
	STOP	ST2	HINGE-PIN DOOR STOP	
	STOP	ST3	DOOR MOUNTED HOLD-OPEN / STOP	
GASKET	GASKET	G1	WEATHERSTRIPPING	
	GASKET	G2	ACOUSTIC GASKETING	
SWEEP	SWEEP	SW1	DOOR SWEEP	BRUSH STYLE
	SWEEP	SW2	AUTOMATIC DOOR BOTTOM W/ACOUSTIC SEAL	
THRESHOLD	THRESHOLD	T1	ALUMINUM SADDLE THRESHOLD	ADA COMPLIANT
	THRESHOLD	T2	WOOD THRESHOLD	
	THRESHOLD	T3	METAL TRANSITION	
	THRESHOLD	T3	METAL TRANSITION	
SILENCERS	SILENCERS	S1	FRAME MOUNTED DOOR SILENCERS	FLUSH WITH ADJACENT FLOOR FINISHES
	ELECTRIFIED	E1	CARD READER AND ELECTRIFIED STRIKE	
	ELECTRIFIED	E2	ELECTROMAGNETIC HOLD-OPEN	
	ELECTRIFIED	E3	AUTOMATIC DOOR OPENER (ADO)	
	ELECTRIFIED	E4	SECURITY ALARM	
FLUSHBOLTS	ELECTRIFIED	E5	OVERHEAD COILING DOOR OPERATOR / PUSH BUTTON CONTROLS	BY DOOR MANUFACTURER
	FLUSHBOLTS	FB1	MANUAL FLUSH BOLTS AND STRIKES	
	FLUSHBOLTS	FB2	AUTOMATIC FLUSH BOLTS AND STRIKES	
	FLUSHBOLTS	FB2	AUTOMATIC FLUSH BOLTS AND STRIKES	
	FLUSHBOLTS	FB2	AUTOMATIC FLUSH BOLTS AND STRIKES	
ACCESSORIES	ACCESSORIES	AST	ASTRAGAL AND COORDINATOR	FRAME MOUNTED
	ACCESSORIES	BC	BALL-CATCH	
	ACCESSORIES	HK	COAT / ROBE HOOK	
	ACCESSORIES	VW	DOOR VIEWER	
	ACCESSORIES	VW	DOOR VIEWER	
ACCESSORIES	ACCESSORIES	AST	ASTRAGAL AND COORDINATOR	60" AFF; ADDITIONAL VIEWER @48" IN TYPE A UNITS
	ACCESSORIES	BC	BALL-CATCH	
	ACCESSORIES	HK	COAT / ROBE HOOK	
	ACCESSORIES	VW	DOOR VIEWER	
	ACCESSORIES	VW	DOOR VIEWER	

DOOR SCHEDULE

DOOR	ROOM	DOOR	DOOR				FRAME				FIRE		DETAILS			NOTES	
DOOR #	ROOM NAME	ROOM #	HEIGHT	WIDTH	THK	TYPE	GLAZING	TYPE	DEPTH	WIDTH	FINISH	HW SET	RATING	HEAD	JAMB		SILL
002	BASEMENT	001	7'- 6"	3'- 0"	1 3/8"	ELV											
003	BASEMENT	001	7'- 6"	3'- 0"	1 3/8"	ELV											
101	ENTRY	101	7'- 3 1/2"	3'- 0"	2 1/4"	XD1								3/A5.3	2/A5.3	1/A5.3	
101A	CLO	101A	7'- 6"	2'- 8"	1 3/8"	SC-1		WF-1									
101B	ENTRY	101	7'- 6"	2'- 6"	1 3/8"	SC-1											
101C	KITCHEN	105	0"	0"		SC-6											
101D	WC	305A	7'- 6"	2'- 6"	1 3/8"	SC-1											
101G	KITCHEN	105	0"	0"		SC-7											
101H	KITCHEN	105	0"	0"		SC-10											
102	SHAFT	102	7'- 6"	3'- 0"	1 3/8"	ELV											
103	BATH	103	7'- 6"	2'- 8"	1 3/8"	SC-1		WF-1									
104	OFFICE	104	7'- 6"	2'- 8"	1 3/8"	SC-1		WF-1									
104A	CLOSET	104A	8'- 0"	3'- 0"	1 1/2"	SC-1		WF-1									
106	PANTRY	106	7'- 0"	2'- 8"	1 1/2"	SC-1		WF-1									
107	LIVING ROOM	107	9'- 4"	8'- 11"		GL-1											
108	DINING	108	7'- 4"	3'- 4"		GP-1								7/A8.2 SIM	6/A8.2 SIM	4/A5.2	
109	MUD	109	7'- 3 1/2"	3'- 4"		GP-1								7/A8.2 SIM	6/A8.2 SIM	4/A5.2	
202	SHAFT	202	7'- 6"	3'- 0"	1 3/8"	ELV											
203	LAUNDRY	203	7'- 6"	4'- 0"	1 3/4"	SC-3		WF-1									
204	BEDROOM	204	7'- 6"	3'- 0"	1 3/8"	SC-1		WF-1									
204A	BEDROOM	204	7'- 6"	2'- 6"	1 1/2"	SC-1		WF-1									
205	BATH	205	7'- 6"	2'- 6"	1 3/8"	SC-1		WF-1									
206	BEDROOM	206	7'- 6"	3'- 0"	1 3/8"	SC-1		WF-1									
206A	CLOSET	206A	7'- 6"	2'- 6"	1 1/2"	SC-1		WF-1									
206B	CLO	206B	7'- 6"	2'- 6"	1 1/2"	SC-1											
206C	BEDROOM	206	7'- 4"	3'- 4"		GP-1								3/A5.4		1/A5.4	
206D	BEDROOM	206	7'- 3"	3'- 4"		GP-2								3/A5.4	2/A5.4	1/A5.4 SIM	
206E	BATH	208	7'- 3"	3'- 4"		GP-2								3/A5.4	2/A5.4	1/A5.4 SIM	
208	BATH	208	7'- 6"	3'- 0"	1 3/8"	SC-1		WF-1									
208A	WC	208A	7'- 6"	2'- 6"	1 3/8"	SC-1											
301	SHAFT	302	7'- 6"	3'- 0"	1 3/8"	ELV											
303	BEDROOM	303	7'- 6"	3'- 0"	1 3/8"	SC-1		WF-1									
303A	CLOSET	303A	7'- 0"	2'- 8"	1 1/2"	SC-1		WF-1									
305	BATH	305	7'- 6"	3'- 0"	1 3/8"	SC-1		WF-1									
305B	BATH	305	7'- 6"	2'- 6"	1 3/8"	SC-1											
306	STORAGE	306	7'- 6"	2'- 8"	1 3/8"	SC-1											
307	STORAGE	306	7'- 0"	2'- 8"	1 1/2"	SC-1		WF-1									
CH100	CARRIAGE HOUSE L1	100 CH	7'- 0"	8'- 0"	1 1/2"	OHD-1											
CH101	CARRIAGE HOUSE L1	100 CH	7'- 0"	8'- 0"	1 1/2"	OHD-1											
CH102	CARRIAGE HOUSE L1	100 CH	7'- 0"	2'- 8"		GP-3								7/A8.2 SIM	6/A8.2 SIM	4/A5.2	
CH103	CARRIAGE HOUSE L1	100 CH	7'- 0"	2'- 8"		GP-3								7/A8.2 SIM	6/A8.2 SIM	4/A5.2	

NOTE: DOOR SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS DIMENSIONED OTHERWISE



FRAME TYPES

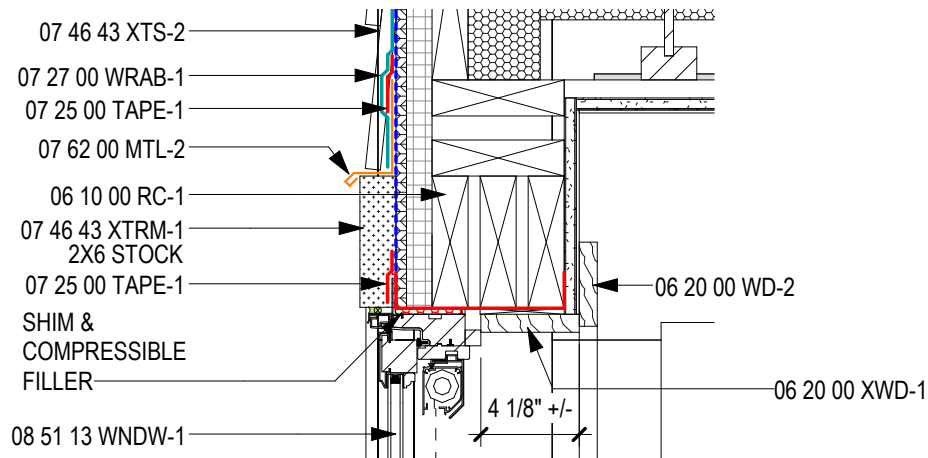
DOOR TYPES



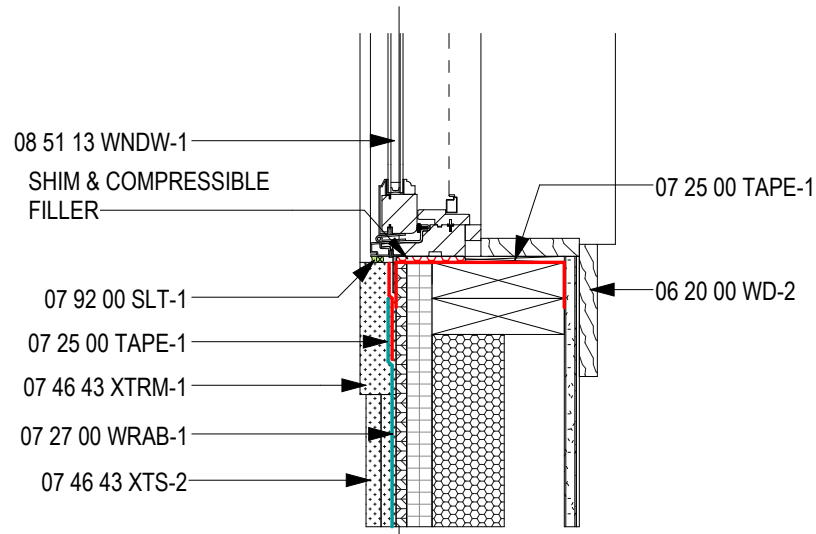
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ALL OPERABLE WINDOWS TO BE ANDERSEN A-SERIES COMPLEMENTARY
SIMULATED DIVIDED LITES WITH BLACK SPACER IN MUNTINS. SNAP-IN GRILLES NOT ACCEPTABLE

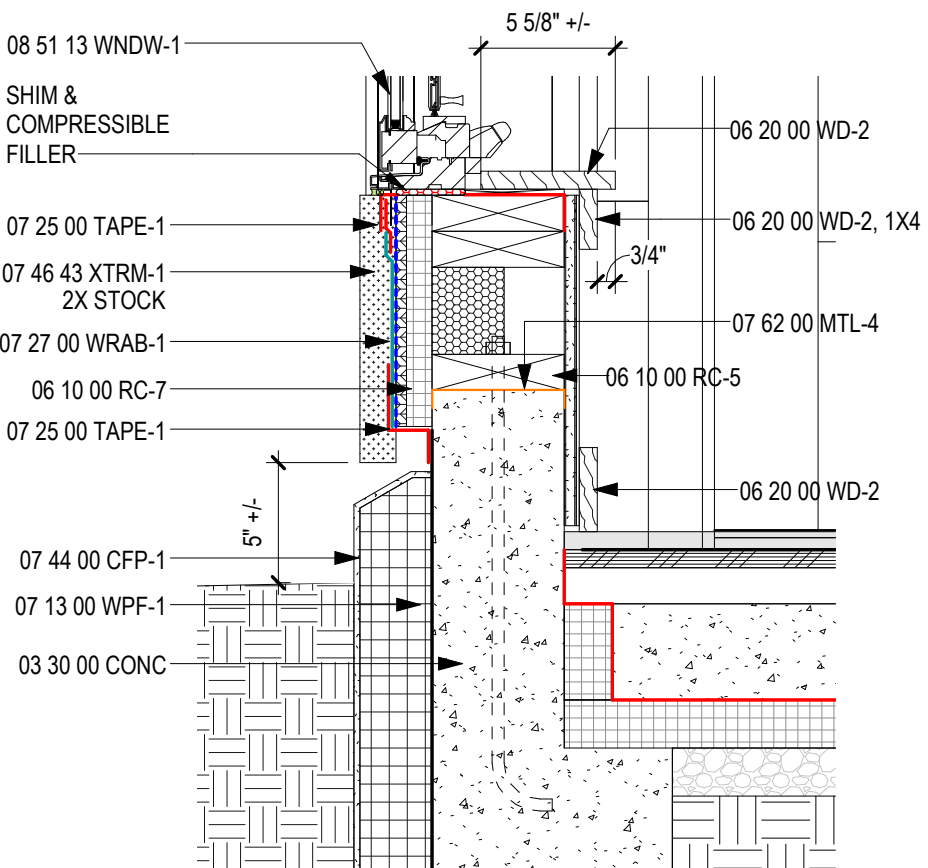
WINDOW SCHEDULE - HOUSE & CARRIAGE HOUSE													
TAG	FRAME SIZE		ROUGH WIDTH	ROUGH HEIGHT	TYPE	GLAZING	FRAME MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	DETAIL REFERENCE			NOTES
	WIDTH	HEIGHT								HEAD	JAMB	SILL	
A	3' - 4"	6' - 0"	3' - 4 1/2"	6' - 0 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	3 & 7/A8.2	2 & 6/A8.2	4/A8.2	PROVIDE WS-1 SHADE
B	3' - 4"	8' - 0"	3' - 4 1/2"	8' - 0 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	7/A8.2	6/A8.2	5/A8.2	PROVIDE WS-1 SHADE
C	3' - 4"	6' - 6"	3' - 4 1/2"	6' - 6 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	3/A8.2	2/A8.2	1/A8.2	PROVIDE WS-1 SHADE
D	3' - 4"	4' - 6"	3' - 4 1/2"	4' - 6 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	3/A8.2	2/A8.2	4/A8.2	PROVIDE WS-1 SHADE
E	3' - 4"	5' - 0"	3' - 4 1/2"	5' - 0 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	3 & 7/A8.2	2 & 6/A8.2	5/A8.2 & 2/A5.2	PROVIDE WS-1 SHADE
F	2' - 9"	4' - 2"	2' - 9 1/2"	4' - 2 1/2"	FRENCH CASEMENT	GL-1	ALUMINUM CLAD WOOD	TBD	STAINED OAK	3/A8.2 SIM	2/A8.2	2/A5.2 SIM	PROVIDE WS-1 SHADE
G	3' - 4"	5' - 0"	3' - 4 1/2"	5' - 0 1/2"	DOUBLE-HUNG	GL-1	<varies>	TBD	STAINED OAK				PROVIDE WS-1 SHADE



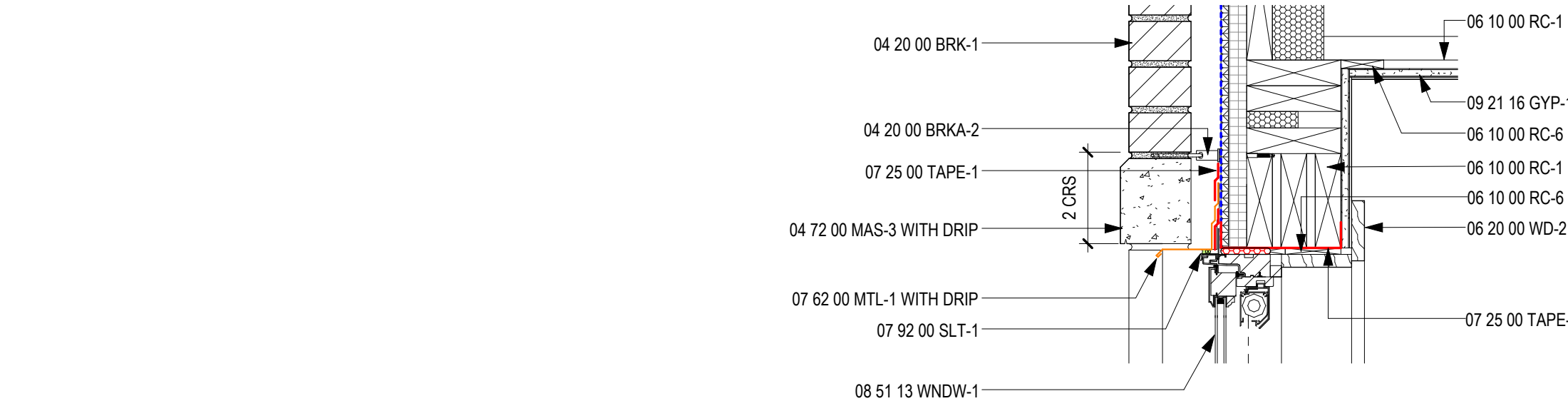
7 SECTION DETAIL
TYP WINDOW HEAD, TRUEXTERIOR 1 1/2" = 1'-0"



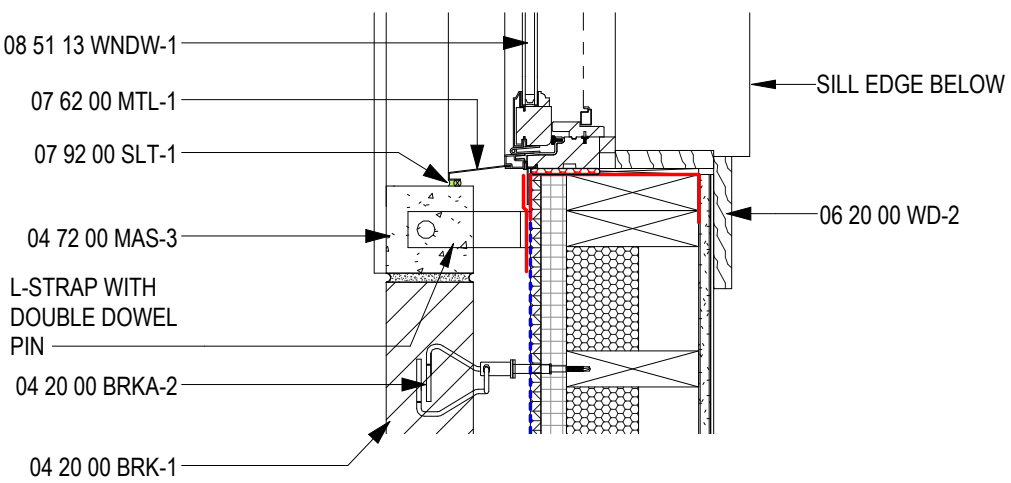
6 PLAN DETAIL
TYP WINDOW JAMB, TRUEXTERIOR 1 1/2" = 1'-0"



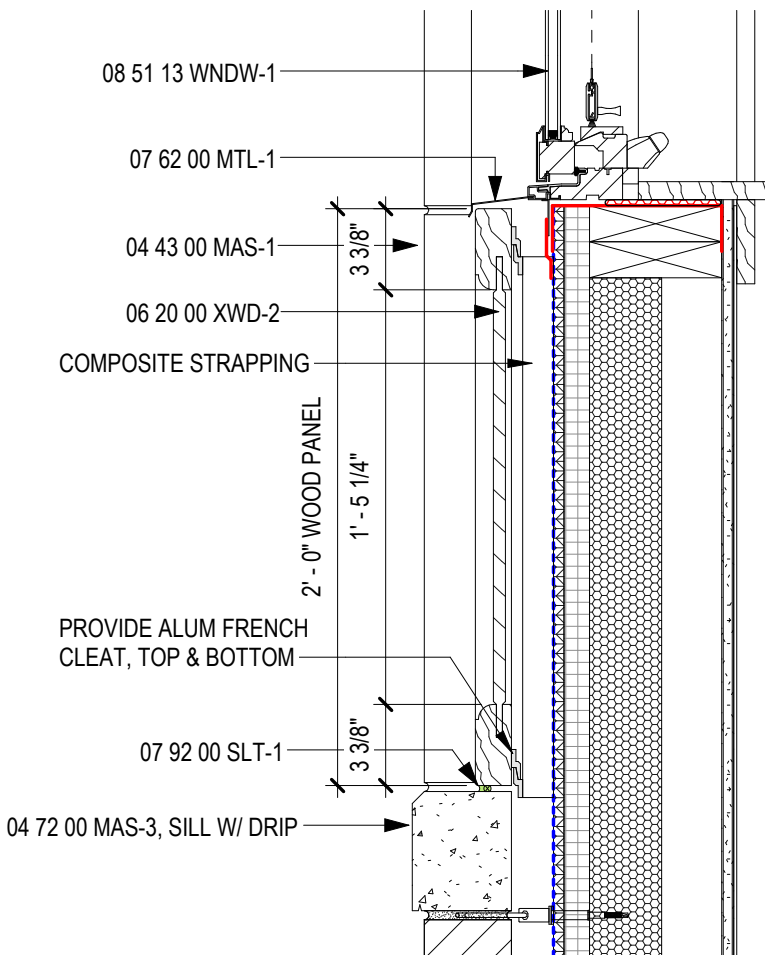
5 SECTION DETAIL
TYP WINDOW SILL, TRUEXTERIOR 1 1/2" = 1'-0"



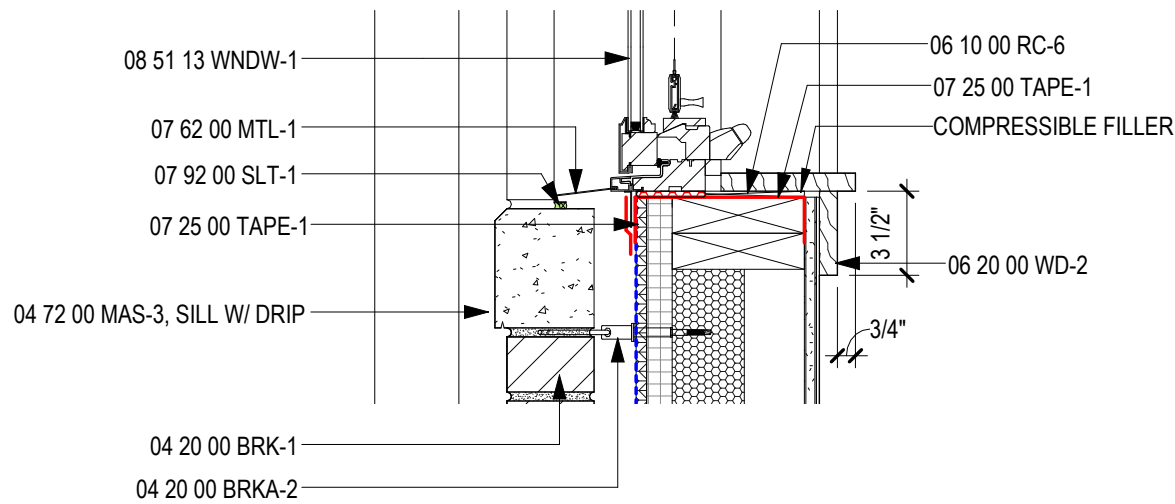
3 SECTION DETAIL
TYP WINDOW HEAD, BRICK 1 1/2" = 1'-0"



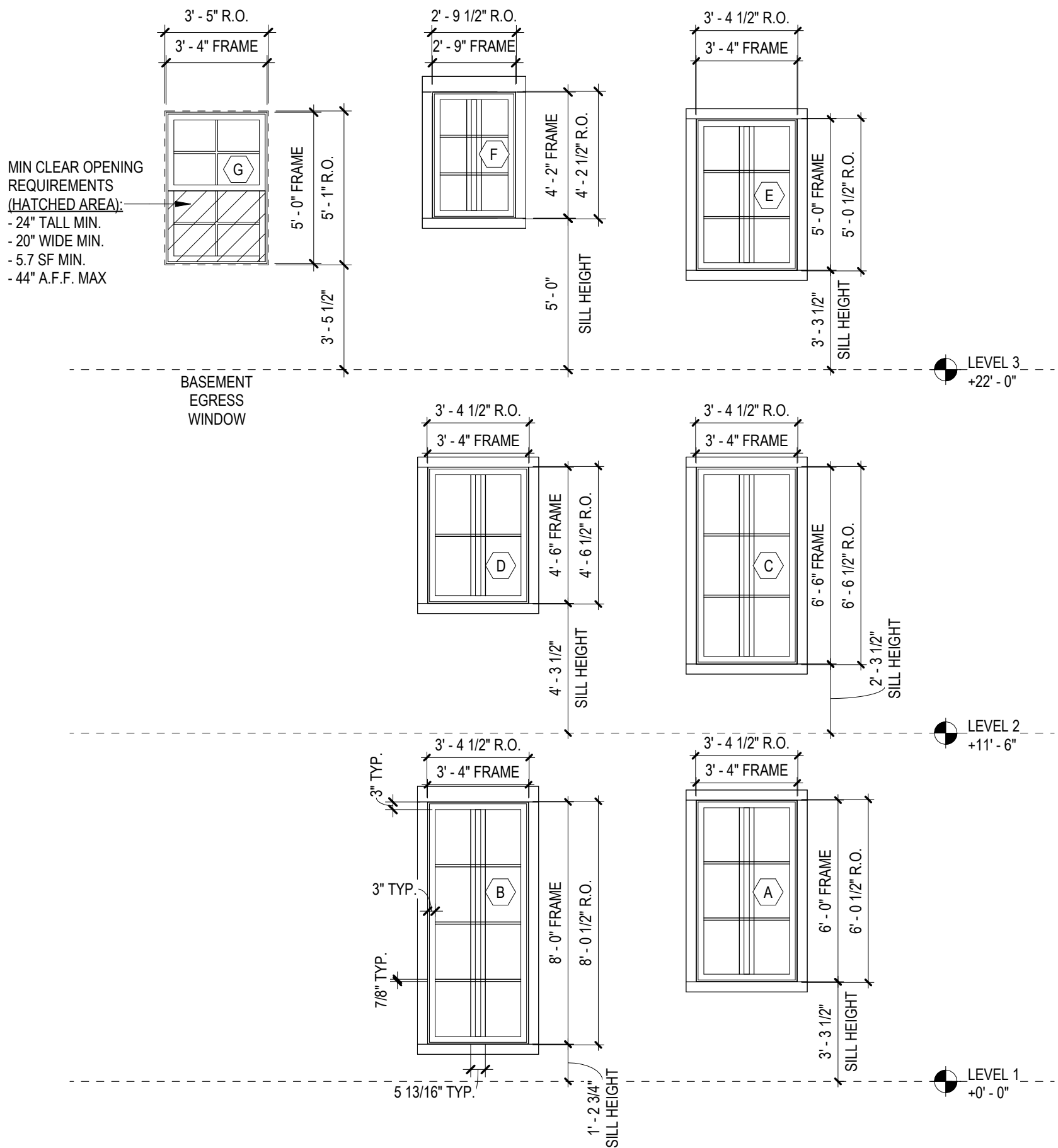
2 PLAN DETAIL
TYP WINDOW JAMB, BRICK 1 1/2" = 1'-0"



4 SECTION DETAIL
TYP WINDOW SILL, WOOD PANEL 1 1/2" = 1'-0"



1 SECTION DETAIL
TYP WINDOW SILL, BRICK 1 1/2" = 1'-0"



WINDOW TYPES
1/4" = 1'-0"

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WINDOW SCHEDULE

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