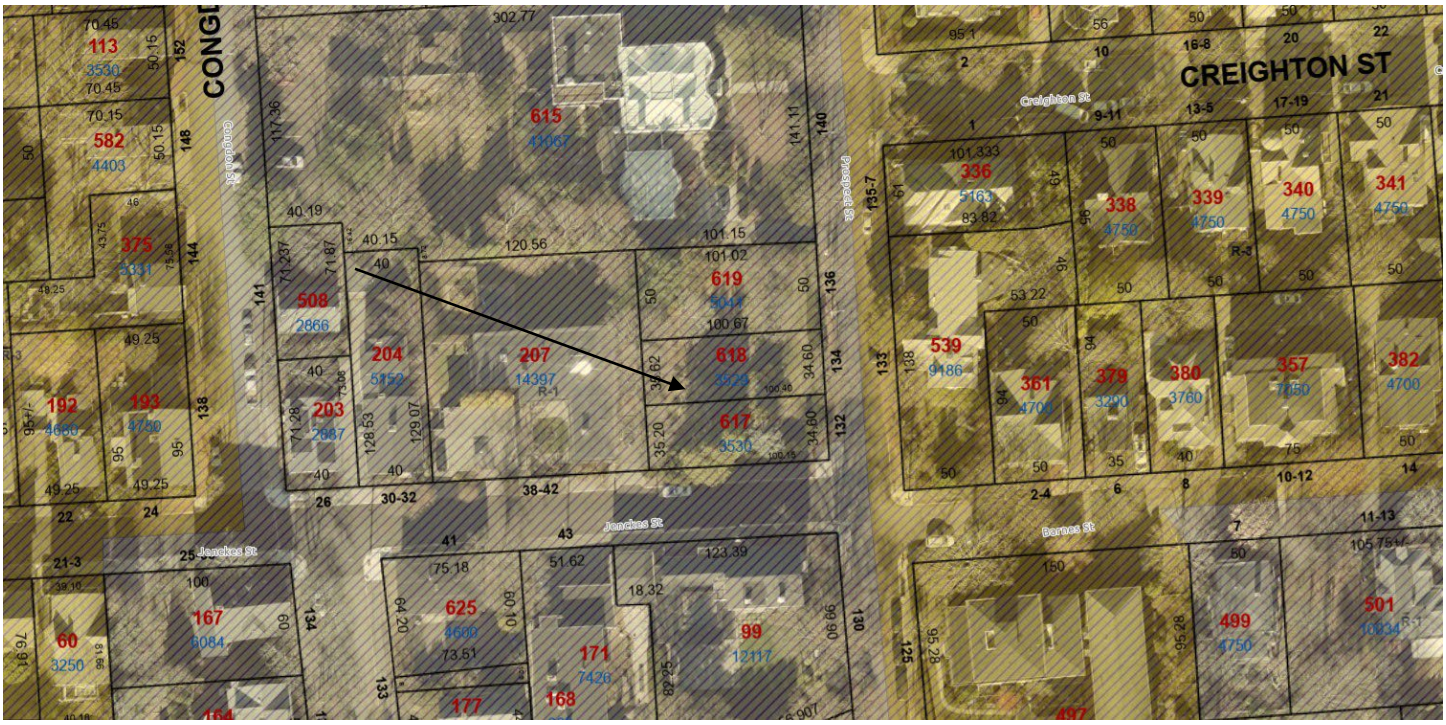
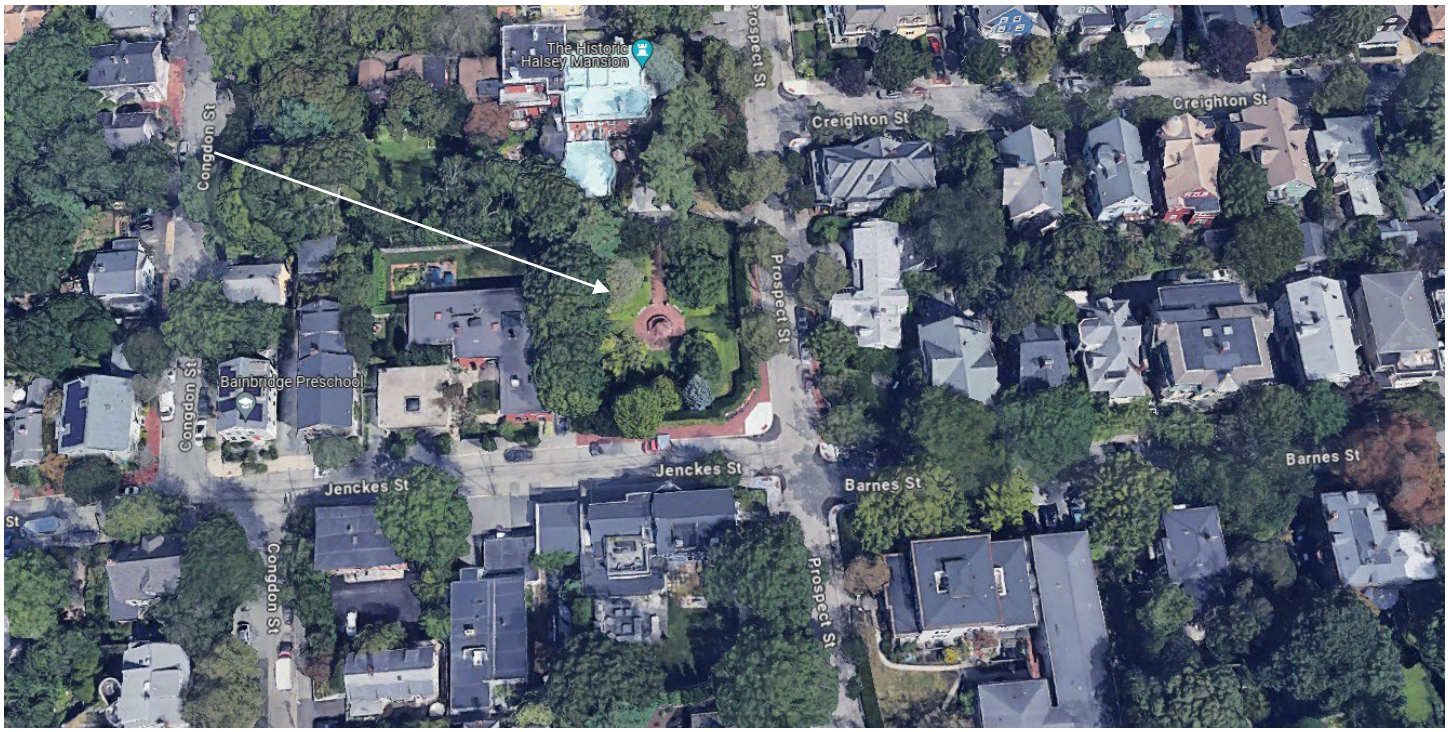
**PROJECT REVIEW**

**1. CASE 26.139, 132-136 PROSPECT STREET, Vacant lots (COLLEGE HILL)**

Three vacant lots within the College Hill NRHD.




Arrow indicates 138 Prospect Street




Arrow indicates project location, looking north.

**Applicant:** Mario Martone, Esq., Conley Law & Associates, 123 Dyer Street, Providence, RI 02903
**Owner:** College Hill Luxury Homes, LLC, 8 Hancock Court, Walpole, MA 02081
**Architect:** Michael McKay, McCay Architects, 35 Bryant Street, Dedham, MA 02026
**Builder:** Ryan Lenhart, 8 Hancock Court, Walpole, MA 02081

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

- The applicant is requesting the new construction of two, 2 ½ story, 4,000 sq. ft., single-family residences with integrated garage.

**Issues:** The following issues are relevant to this application:

- The application is for conceptual review;
- The Commission has reviewed and approved two previous submissions under different lot configuration and different ownership for a single-family home on one parcel. Since those reviews, the parcel was subdivided into three parcels (132 Prospect: AP 9, Lot 617, 3,530 sq. ft.; 134 Prospect: AP 9, Lot 618, 3,529 sq. ft.; and 136 Prospect: AP 9, Lot 619, 5,041 sq. ft.). Under current ownership, the applicant is proposing to subdivide the three parcels into two parcels of approximately 6,700 sq. ft. (Parcel A, northern parcel) and 5,700 sg. ft. (Parcel B, southern parcel);
- Architecturally the proposed houses are neo-revival styles: one reflective of the Colonial Revival (Parcel A) and the other reflective of the Second Empire (Parcel B). The plans for both houses are identical, with the detailing differentiating each residence. Staff has no concerns stylistically with Parcel B's design. Staff has a few stylistic concerns with Parcel A, with one related to overall massing. The proposed roof is a mansard (as with Parcel B). Given the architectural elements referenced by Parcel A's design, staff would recommend a roof form other than the mansard. A hip roof with dormers or perhaps a gambrel would allow for similar space planning, while being more appropriate stylistically while further differentiating the two designs. Staff's other concerns for Parcel A are the fan-light windows above the double-hung windows. Staff recommends removing the fan-light windows and instead using the rectangular transom as seen on the bay windows on the rear and right elevations, with the shutters lengthened. The predominate fenestration of 12/12 for the double-hung windows may be appropriate, however 6/6 windows could be considered as the dominant fenestration with smaller window's panes being divided proportionately;
- The existing masonry retaining wall along the east and partially along the south boundaries is being retained with a vehicular opening for driveway access to be created at the northeastern portion for Parcel A, along with two smaller openings for pedestrian access to each residence;
- The proposed building's forms and siting are appropriate for the location. Prospect Street has similar forms, particularly to the south and Halsey House directly to the north, as well as adjoining properties in the surrounding area and district; and,
- Plans, renderings and photos have been submitted.

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

a) 132-136 Prospect Street are currently three vacant parcels in the R-1 zone within the College Hill National Register Historic District;
b) The application for New Construction is considered complete for conceptual review; and,
c) The work as proposed is in accord with PHDC Standard 8 as follows: the new constructions are appropriate having determined that they are architecturally and historically compatible, having a size, scale and form that will not create an adverse effect to the property or district, as such construction is of similar form to adjoining properties in the surrounding area and district, particularly to the south and Halsey House directly to the north.

**Staff recommends a motion be made stating that: The application for 132-136 Prospect Street, currently are three vacant parcels in the College Hill local historic district, is considered complete. The Commission cites Standard 8 in granting Conceptual Approval of the application for new construction, having determined that the new constructions are appropriate having determined that they are architecturally and historically compatible, having a size, scale and form that will not create an adverse effect to the property or district, as such construction is of similar form to adjoining properties in the surrounding area and district, particularly to the south and Halsey House directly to the north, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission at a subsequent meeting for final approval.**

# PROSPECT STREET RESIDENCE ~ PARCEL A

## (FORMER PORTION OF ASSESSORS PLAT 9, LOTS 618 & 619)
## PROSPECT STREET
## PROVIDENCE, RHODE ISLAND
## JULY, 2026

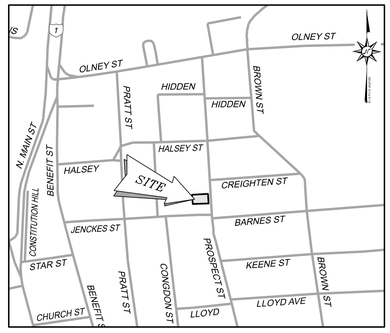
INDEX SHEET:


| | |
|---|---|
| SHEET 1 | BOUNDARY & TOPOGRAPHIC SURVEY |
| SHEET 2 | SOIL EROSION & DEMOLITION PLAN |
| SHEET 3 | PROPOSED SITE PLAN |
| SHEET 4 | PROPOSED GRADING & UTILITY PLAN |


L. ROBERT SMITH
No. 3536
REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR




LOCATION MAP

SITE LOCATION: PARCEL A ~ (FORMER PORTION OF ASSESSORS PLAT 9, LOTS 618 & 619)

SITE ADDRESS: PROSPECT STREET
PROVIDENCE, RHODE ISLAND 02906

OWNER NAME: COLLEGE HILL LUXURY HOMES, LLC
OWNER ADDRESS: 2214 PROVIDENCE HIGHWAY
WALPOLE, MASSACHUSETTS 02081

APPLICANT NAME: COLLEGE HILL LUXURY HOMES, LLC
APPLICANT ADDRESS: 2214 PROVIDENCE HIGHWAY
WALPOLE, MASSACHUSETTS 02081


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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096



Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net


JOB No. 21-082

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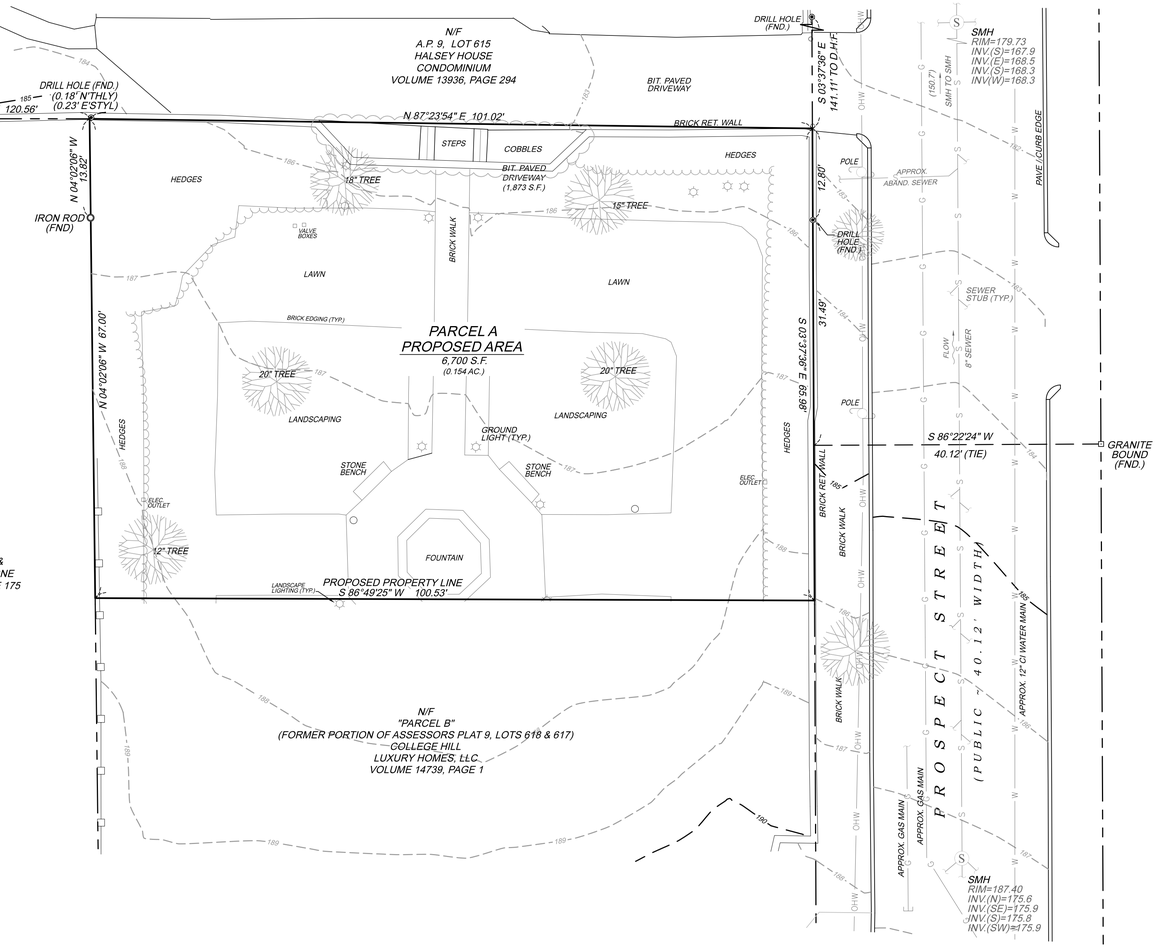
WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096

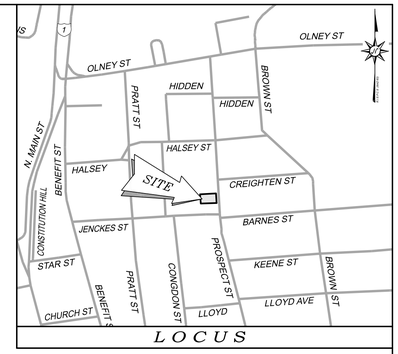
## LEGEND & ABBREVIATIONS

| | |
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| N/F | - NOW OR FORMERLY |
| A.P. | - ASSESSORS PLAT |
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| | - GRANITE BOUND |
| | - DRILL HOLE |
| | - IRON PIPE |

R.I.S.P.C.S. (NAD 83)




## NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;
   - A.) PROVIDENCE RHODE ISLAND STREET SECTION MAPS
   - B.) PLAN ENTITLED "PLAN OF LAND IN PROVIDENCE, R.I., SURVEYED FOR HALSEY CORPORATION BY WATERMAN ENG., CO., SCALE: 1" = 20', DATED: JUNE, 1960, AMENDED: OCT. 1962."
   - C.) PLAN ENTITLED "PLAN OF LAND IN PROVIDENCE, R.I., SURVEYED FOR HALSEY CORPORATION BY WATERMAN ENG., CO., SCALE: 1" = 20', DATED: JUNE, 1960."
   - D.) PLAN ENTITLED "PLAT OF LAND BELONGING TO EDWIN A. SMITH, BY FRANK E. WATERMAN, SCALE: 40 FT. PER INCH., DATED: JAN. 1905."
   - E.) PLAN ENTITLED "PLAT NO. 2 OF THE HALSEY ESTATE, IN THE CITY OF PROVIDENCE, BY CUSHING FARNUM, SCALE: 100 FEET TO AN INCH, RECORDED: JUNE 13, 1850."
   - F.) PLAN ENTITLED "MAP OF HALSEY ST. & ADJACENT LAND, OWNED BY THE LATE THOMAS L. HALSEY, BY: M.B. LOCKWOOD, DATED: 1840, COPIED: JUNE 9, 1852."
   - G.) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 9, LOTS 282 & 378, PROSPECT, CONGDON & JENCKES ST.'s, PROVIDENCE, RHODE ISLAND, HALSEY REALTY, LLC, 100 WESTMINSTER STREET SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', DATE: 03/01/22 BY WATERMAN ENGINEERING COMPANY."
   - H.) PLAN ENTITLED "HALSEY HOUSE CONDOMINIUM, A.P. 9, LOT 615, PROSPECT STREET & CONGDON STREET, PROVIDENCE, RHODE ISLAND, FEBRUARY, 2022, REVISED: OCTOBER 31, 2022 FOR HALSEY REALTY LLC, 100 WESTMINSTER STREET, SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', BY WATERMAN ENGINEERING COMPANY."
   - H.) PLAN ENTITLED "HALSEY HOUSE CONDOMINIUM, AMENDMENT #1, A.P. 9, LOT 615, PROSPECT STREET & CONGDON STREET, PROVIDENCE, RHODE ISLAND, AUGUST, 2023 FOR HALSEY REALTY LLC, 100 WESTMINSTER STREET, SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', BY WATERMAN ENGINEERING COMPANY."
   - I.) 1950 PROVIDENCE CITY TAX ASSESSOR'S PLAT 9
   - K.) PLAN ENTITLED "MINOR SUBDIVISION PLAN, ASSESSORS PLAT 9, LOT 616, PROSPECT ST. & JENCKES ST. PROVIDENCE, RHODE ISLAND, PREPARED FOR: THE 1218 GROUP, LLC, PREPARED BY: WATERMAN ENGINEERING COMPANY, PROJECT No. 21-082, SCALE: 1" = 10', DATE: 08/31/2025, LAST REV. 09/29/2025."
2. REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;
   - A.) ASSESSORS PLAT 9, LOT 617 & 618 ~ COLLEGE HILL LUXURY HOMES, LLC ~ VOLUME 14739, PAGE 1
   - B.) ASSESSORS PLAT 9, LOT 619 ~ COLLEGE HILL LUXURY HOMES, LLC ~ VOLUME 14738, PAGE 347
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD;
   - A.) NONE FOUND RECORDED.
4. THESE PREMISES ARE SITUATED IN AN 'R-1' ZONE (R-1 RESIDENTIAL DISTRICT).

| DIMENSIONAL REQUIREMENTS | 'R-1' ~ EXIST. SINGLE FAMILY / NEW |
|---|---|
| MIN. LOT AREA | = NONE / 5,000 S.F. (PER 2003.O, MIN. AREA = 2,500 S.F.) |
| MIN. WIDTH | = NONE / 50 FT. (PER 2003.O, MIN. LOT WIDTH = 25 FT.) |
| MIN. S/B FRONT YARD | = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT. |
| MIN. S/B REAR YARD | = 30 FT. |
| MIN. S/B SIDE YARD | = 6 FT. (LOT WIDTH LESS THAN 60'; 10 FT. (LOT WIDTH 60' OR MORE) |
| MAX. STRUCTURE HEIGHT | = 40 FT. (NOT TO EXCEED 3 STORIES) |
| MAX. BUILDING LOT COVERAGE | = 45 % |
| MAX. FRONT YARD SURFACE COVERAGE | = 33 % |
| MAX. REAR YARD SURFACE COVERAGE | = 50 % |
| TOTAL MAX. SURFACE COVERAGE | = 65 % |
| TOTAL MIN. PERVIOUS SURFACE COVERAGE | = 1000 S.F. |
| CANOPY COVERAGE REQUIREMENTS: | = 30% OF THE SQUARE FOOTAGE OF THE LOT |

   NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

   THE SUBJECT SITE ALSO FALLS WITHIN THE HISTORIC DISTRICT (HD) OVERLAY.
5. THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 308 OF 451 CITY OF PROVIDENCE, MAP NUMBER 44007C0308J, MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX6 GNSS ANTENNAS / RECEIVERS.
8. THE PROPOSED PROPERTY LINE SHOWN HEREON IS SHOWN PER THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 9, LOTS 617, 618 & 619, PROSPECT ST. & JENCKES ST., PROVIDENCE, RHODE ISLAND, COLLEGE HILL LUXURY HOMES, LLC, 2214 PROVIDENCE HIGHWAY, WALPOLE, MA 02081, PROJECT No. 21-082, 1" = 10', DATE: 07/31/2026 BY WATERMAN ENGINEERING CO. AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF PROVIDENCE AND WILL BE SUBMITTED SIMULTANEOUSLY AS PART OF THIS PROJECT.

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.

BY: _____ 2521 07/31/2026

BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE

WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

BRADFORD J. TRAVERS
STATE OF RHODE ISLAND
No. 2521
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
"PARCEL A" (FORMERLY A.P. 9, LOTS 618 & 619)
PROSPECT STREET
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT NO. 21-082
SCALE: 1" = 10
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
1 of 4 SHTS
DRAWING # SP1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

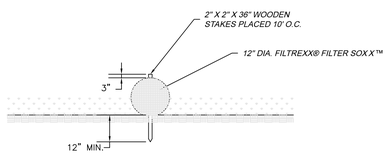
WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 -2096

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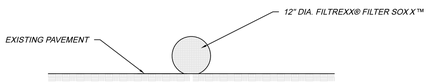
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## LEGEND & ABBREVIATIONS

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| INV. | - INVERT | E | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.84 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |




FILTREXX® FILTER SOXX™ SECTION



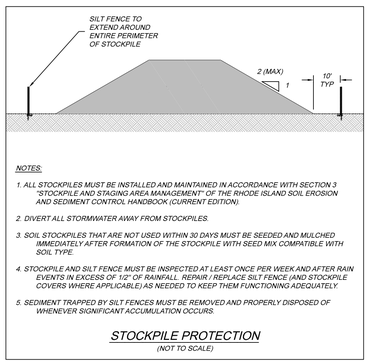

FILTREXX® FILTER SOXX™ SECTION

NOTES:

1. FILTREXX FILTER SOXX MAY BE USED IN LIEU OF SILT FENCE.
2. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH ENGINEER PRIOR TO PLACEMENT.
3. ALL MATERIAL SHALL MEET FILTREXX SPECIFICATIONS.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

## FILTREXX® FILTER SOXX™ DETAIL

(N.T.S.)




NOTES:

1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2" OF RAINFALL. REPAIR / REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

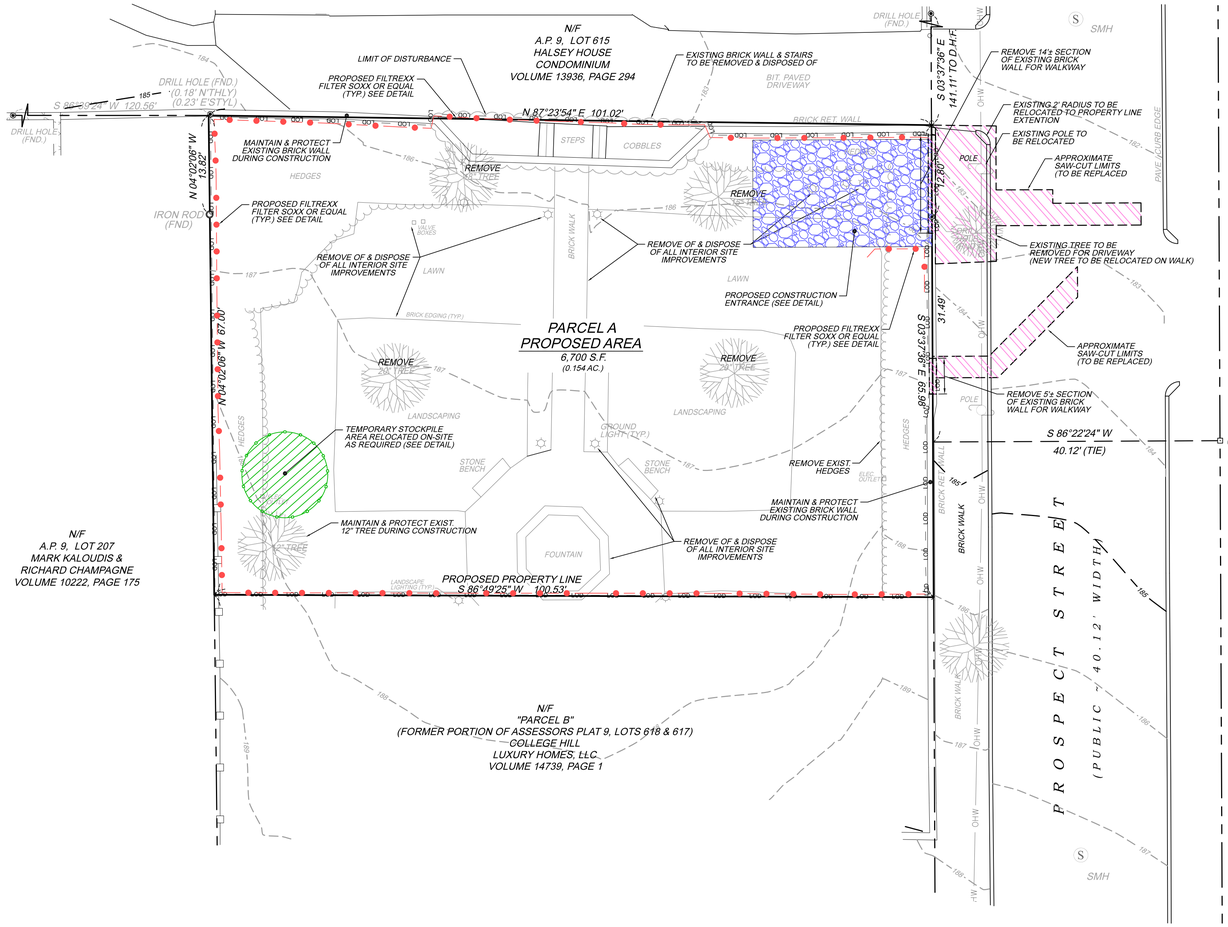
## STOCKPILE PROTECTION

(NOT TO SCALE)

## EROSION CONTROL AND SOIL STABILIZATION PROGRAM

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, NEARBY WATERS, ADJACENT PROPERTY AND ROADWAYS.
2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINER (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000 - 4,000 LBS./ACRES.
4. STOCKPILES SHALL HAVE SLOPES NO STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE AS NEEDED.
7. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES, RIDEM OR CRMC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
9. ALL PROPOSED CATCH BASINS AND EXISTING CATCH BASIN ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED BY STAKED HAY BALES, SILT FENCING, FILTER SOXX, OR SILT SACKS.
10. THE FILTREXX FILTER SOXX MAY BE INSTALLED ON THE EXISTING PAVEMENT / IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY. IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS, THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTREXX FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
11. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
12. AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOXX UPON APPROVAL OF THE ENGINEER.




## DEMOLITION NOTES:

1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISHED GROUND AT ALL INSTALLED CAPS / PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.

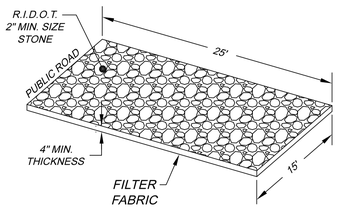
## SOIL EROSION CONTROL LEGEND:

EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0) OR APPROVED EQUAL)

TEMPORARY STOCKPILE AREA

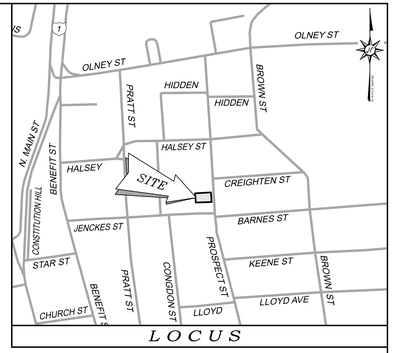
LIMIT OF DISTURBANCE — LOD —

15' WIDE CONSTRUCTION ENTRANCE (SEE DETAIL)




## CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)




## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.

### DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY CRMC, RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

### INSPECTION/MAINTENANCE NOTES

1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTREXX FILTER SOXX SHALL BE PLACED TO PREVENT SEDIMENT FROM ENTERING THE ABUTTING PROPERTIES AND WATERS.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM OR ABUTTING WATERS.
3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON-CONSTRUCTION PERIODS.
6. ADDITIONAL FILTER SOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

### GENERAL PROJECT WIDE NOTES

1. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS: FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
2. FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROL MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
3. IF EROSION OR EROSIVE TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY RIDEM, CRMC OR ENGINEER DURING CONSTRUCTION.
4. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
5. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SITE SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTING CLEANING AND WASTE DISPOSAL OF THESE FACILITIES IS REQUIRED.

### FILTREXX SOXX NOTE

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.

L. ROBERT SMITH
No. 3536
REGISTERED PROFESSIONAL ENGINEER

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BY: _____ 2521 07/31/2026

BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

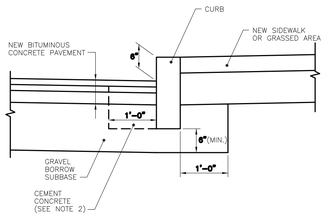
| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
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SOIL EROSION AND DEMOLITION PLAN
"PARCEL A" (FORMERLY A.P. 9, LOTS 618 & 619)
PROSPECT STREET
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

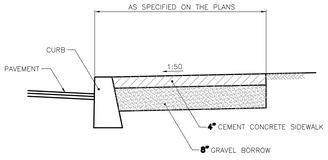
PROJECT NO. 21-082
SCALE: 1" = 10'
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
2 of 4 SHTS
DRAWING # SP1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5772
www.watermanengineering.net



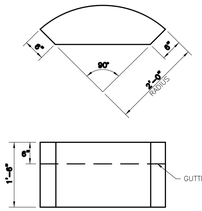

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

## CURB SETTING DETAIL
NOT TO SCALE



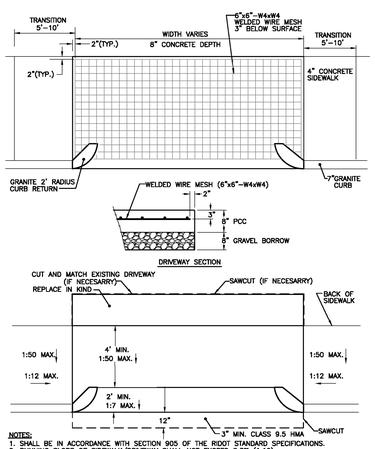

NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

## CEMENT CONCRETE SIDEWALK
NOT TO SCALE



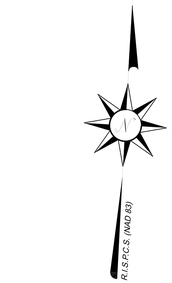

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE QUARRY SPLIT.

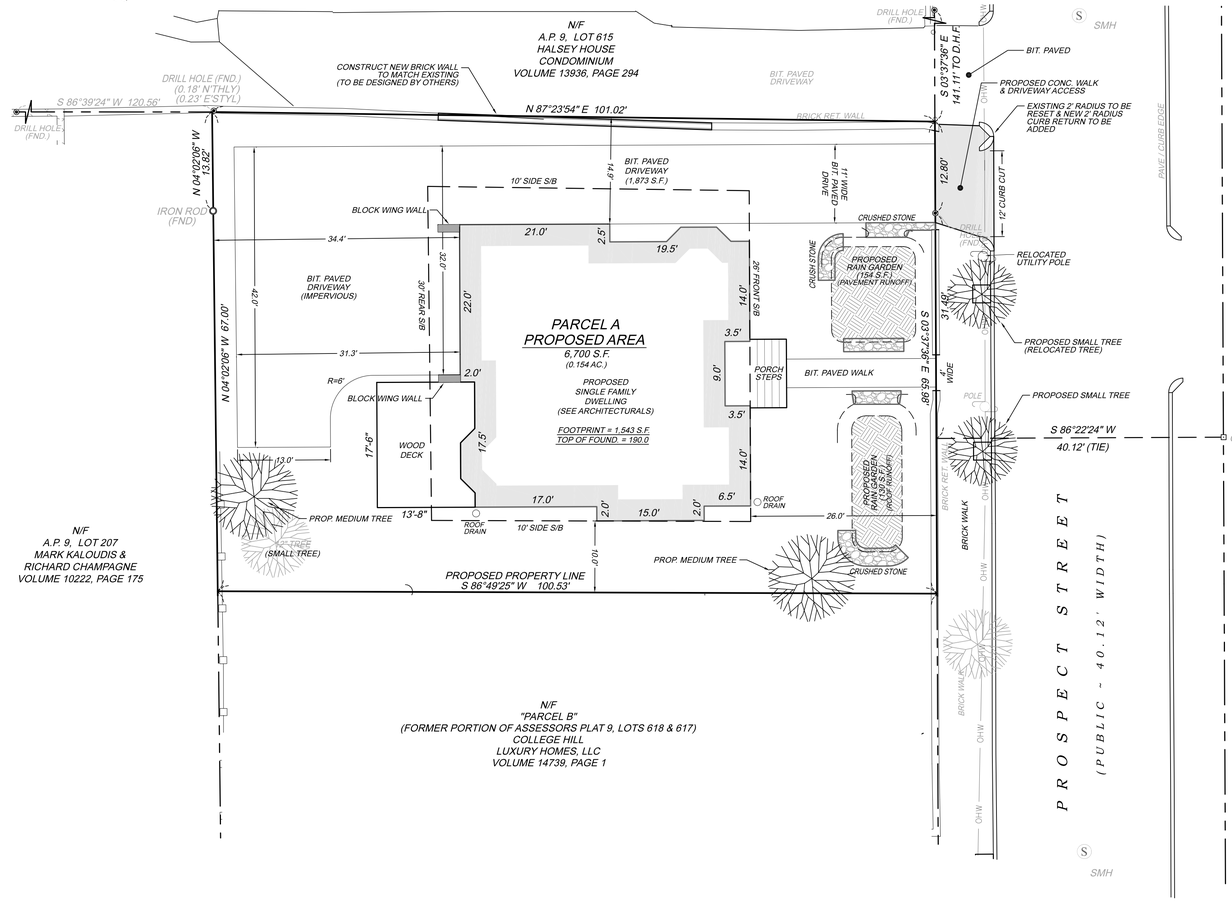
## GRANITE 2'-0" RADIUS CORNER
NOT TO SCALE

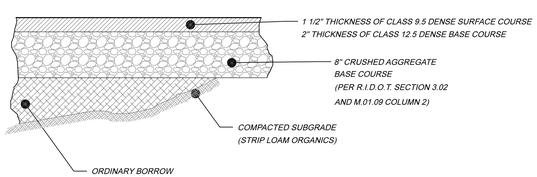



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIDOT STANDARD SPECIFICATIONS.
2. RUNNING SLOPE OF SIDEWALK/DRIVEWAY SHALL NOT EXCEED 8.3% (1:12)
3. 4' MINIMUM ACCESSIBLE PATH SHALL BE INSTALLED WITH CROSS SLOPE NOT EXCEEDING 2% (1:50)
4. RESIDENTIAL CURB CUTS SHALL BE NO WIDER THAN 12' FROM INSIDE OF CURB RETURNS.

## CEMENT CONCRETE DRIVEWAY
NOT TO SCALE

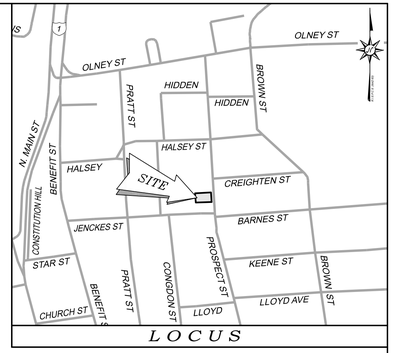



## TYPICAL DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

## GRAPHIC SCALE
10 0 5 10 20 30
(in feet)
1 INCH EQUALS 10 FEET




LOCUS

## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.
2. ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS PAXTON-URBAN LAND COMPLEX (PD).
3. THESE PREMISES ARE SITUATED IN AN 'R-1' ZONE (R-1 RESIDENTIAL DISTRICT).

| DIMENSIONAL REQUIREMENTS | 'R-1' ~ EXIST. SINGLE FAMILY / NEW | PROPOSED |
|---|---|---|
| MIN. LOT AREA | = NONE / 5,000 S.F. | = 6,700 S.F. |
| MIN. WIDTH | = NONE / 50 FT. | = 65.98 FT. |
| MIN. S/B FRONT YARD | = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT. | = 26 FT. |
| MIN. S/B REAR YARD | = 30 FT. | = 34.4 FT. |
| MIN. S/B SIDE YARD | = 6 FT. (LOT WIDTH LESS THAN 60') 10 FT. (LOT WIDTH 60' OR MORE) | = 10 FT. |
| MAX. STRUCTURE HEIGHT | = 40 FT. (NOT TO EXCEED 3 STORIES) | = LESS THAN 40 FT. |
| MAX. BUILDING LOT COVERAGE | = 45 % | = 23.0 % |
| MAX. FRONT YARD SURFACE COVERAGE | = 33 % | = 24.3 % |
| MAX. REAR YARD SURFACE COVERAGE | = 50 % | = 49.8 % |
| TOTAL MAX. SURFACE COVERAGE | = 65 % | = 53.4 % |
| TOTAL MIN. PERVIOUS SURFACE COVERAGE | = 1000 S.F. | = 3,121 S.F. |
| CANOPY COVERAGE REQUIREMENTS: | = 2,010 S.F. (30% OF THE LOT) | = 2,300 S.F. (SEE NOTE 4) |

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

| PARKING REQUIREMENTS | | |
|---|---|---|
| ONE FAMILY DWELLING | = 1 SPACE REQUIRED | = GREATER THAN 1 SPACE PROVIDED |

3. PER ARTICLE 15 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE REMOVED WITHOUT THE PERMISSION OF THE CITY FORESTER. NO SIGNIFICANT TREES EXIST ON-SITE. ALL TREES ON-SITE ARE TO BE REMOVED EXCEPT AS NOTED ON SHEET 2.
4. PER ARTICLE 15, ALL RESIDENTIAL DISTRICTS ARE REQUIRED TO RETAIN OR PLANT 30% OF THE LOTS SQUARE FOOTAGE. THE SUBJECT SITE IS THEREFORE REQUIRED TO RETAIN OR PLANT 2,010 SQUARE FEET OF CANOPY COVERAGE. A TOTAL OF 2,010 SQUARE FEET OF CANOPY COVERAGE WILL BE PROVIDED AS SHOWN.

| REQUIRED | PROVIDED | CANOPY COVERAGE |
|---|---|---|
| 30% X 6,700 S.F. = 2,010 S.F. | (1) - EXISTING SMALL TREE (ONSITE) | 300 S.F. |
| | (2) - PROPOSED SMALL TREES (SIDEWALK) | 600 S.F. (300 S.F. EACH) |
| | (2) - PROPOSED MEDIUM TREES (ONSITE) | 1400 S.F. (700 S.F. EACH) |
| TOTAL COVERAGE REQUIRED 2,010 S.F. | | TOTAL CANOPY COVERAGE 2,300 SQUARE FEET |

L. ROBERT SMITH
STATE OF RHODE ISLAND
No. 3536
REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BRADFORD J. TRAVERS
STATE OF RHODE ISLAND
No. 2521
PROFESSIONAL LAND SURVEYOR

| BY: | 2521 | 07/31/2026 |
|---|---|---|
| BRADFORD J. TRAVERS, P.L.S. | REG. NO. | DATE |

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
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| | | | |

PROPOSED SITE PLAN
"PARCEL A" (FORMERLY A.P. 9, LOTS 618 & 619)
PROSPECT STREET
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT NO: 21-082
SCALE: 1" = 10'
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
3 of 4 SHTS
DRAWING # SP1

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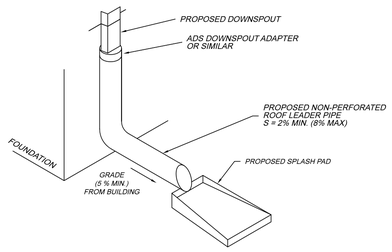
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WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096

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WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096

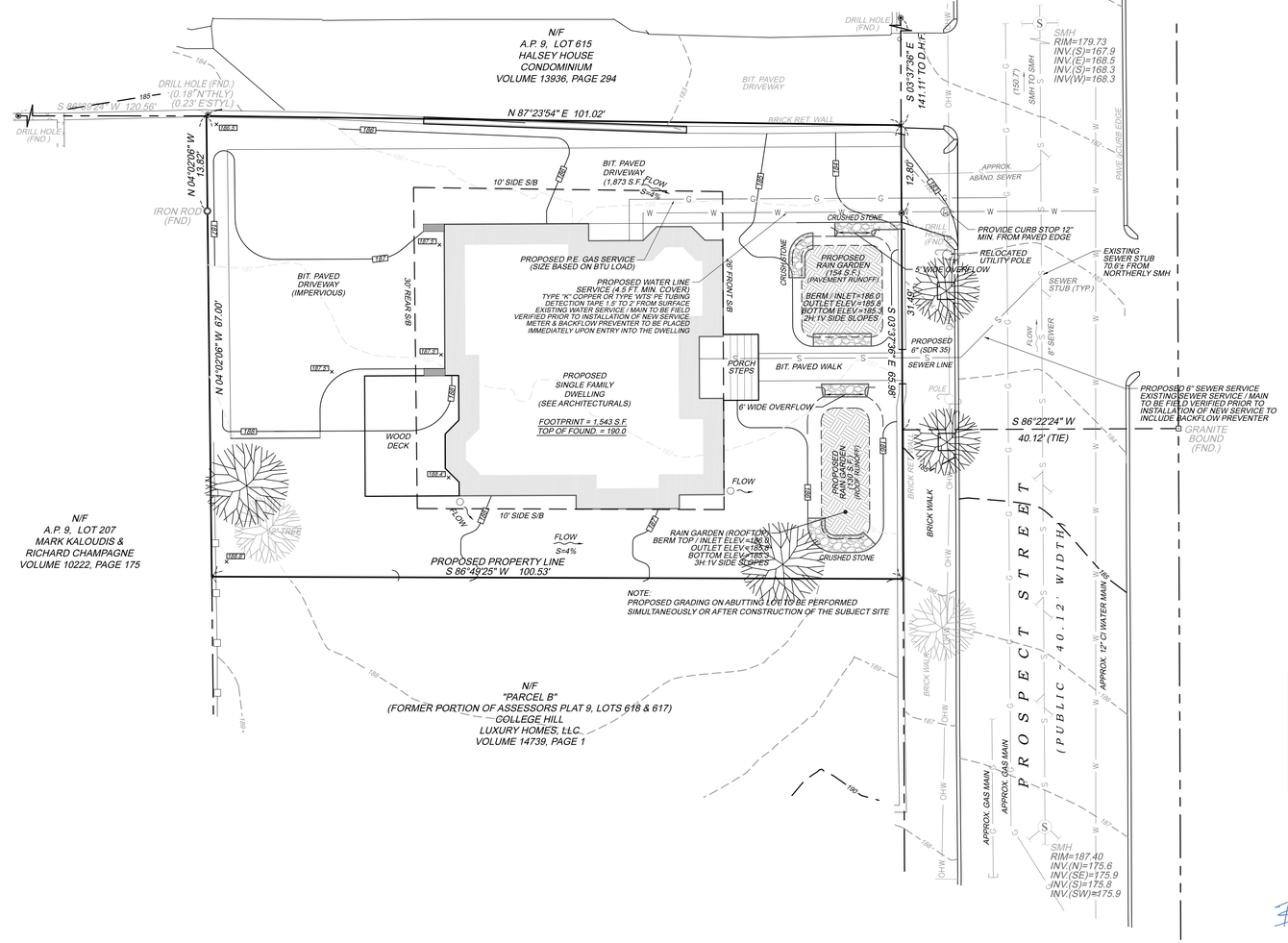
## LEGEND & ABBREVIATIONS

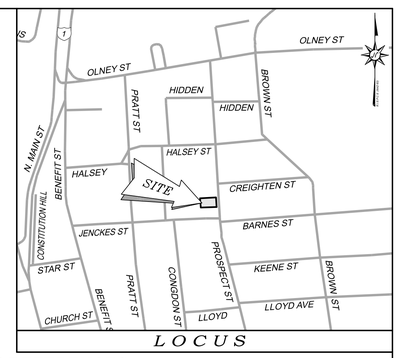
| | | | |
|---|---|---|---|
| N/F | - NOW OR FORMERLY | | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | 15 | - EXISTING CONTOUR |
| AC. | - ACRES | 15 | - NEW CONTOUR |
| ± | - PLUS OR MINUS | | - STONE WALL |
| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PED. | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| RIHB | - RI HIGHWAY BOUND | S | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | | - CATCH BASIN |
| FE. | - FLARED END | D | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | W | - WATER GATE |
| CLF | - CHAIN LINK FENCE | G | - GAS VALVE |
| INV. | - INVERT | E | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.80 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |




### ROOF DOWNSPOUT / ROOF LEADER DETAIL

NOT TO SCALE




R.I.S.P.C.S. (NAD 83)

## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.
2. ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS MERRIMAC-URBAN (MU).
3. SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROJECT AND REMOVED ONLY AFTER THE SITE HAS BEEN STABILIZED.
4. RUNOFF SHALL BE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.
5. ROOF DRAINS SHALL NOT BE TIED INTO THE SANITARY SEWER CONNECTION.
6. SEWER LATERAL SHALL BE INSPECTED PRIOR TO CONNECTION.
7. PROPOSED 6" SEWER LATERAL SHALL BE TIED INTO THE EXISTING SEWER STUB AS SHOWN.
8. NO STORMWATER CONNECTIONS ARE PROPOSED AND NO STORMWATER SHALL BE DISCHARGED INTO THE SANITARY SEWER.
9. THE STORMWATER FOR THE NEW PAVEMENT AND ALL ROOF RUNOFF SHALL BE DISCHARGED AND GRADED TO PITCH TOWARD THE PROPOSED VEGETATED SWALE AS SHOWN.
10. ALL ROOF DRAINAGE AND STORMWATER RUNOFF WILL BE CONTAINED ON SITE TO THE GREATEST EXTENT POSSIBLE WITHOUT ADVERSELY AFFECTING ADJACENT PROPERTY. ANY STORMWATER CONNECTION TO THE SANITARY SEWER IS PROHIBITED, UNLESS APPROVED BY THE NRC.
11. BEFORE CONNECTING THIS PROPERTY TO THE PUBLIC SEWERAGE SYSTEM, THE PERMITTEE IS ADVISED TO HAVE A LICENSED PLUMBER PERFORM A CAMERA INSPECTION OF THE EXISTING SEWER MAIN STUB TO CONFIRM ITS SUITABILITY FOR REUSE.
12. SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROJECT AND REMOVED ONLY AFTER THE SITE HAS BEEN STABILIZED.
13. RUNOFF SHALL BE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.
14. UTILIZE PROVIDENCE STANDARD DETAILS: HTTPS://WWW.PROVIDENCERI.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF

### UTILITY NOTES

1. THIS PLAN REPRESENTS THE CONCEPTUAL UTILITY LAYOUT WITH APPROXIMATE LOCATIONS OF EXISTING AND PROPOSED UTILITIES.
2. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST PERFORM ADDITIONAL TEST TO:
   A. CONFIRM THE EXISTING DEPTHS OF UTILITIES AT ALL PROPOSED CONNECTION POINTS AND POTENTIAL CROSSOVER (CONFLICT) POINTS.
   B. THE CONTRACTOR SHALL DIG TEST HOLES TO VERIFY THE ELEVATIONS AND PIPE MATERIAL OF THE EXISTING WATER SERVICES AT THE PROPOSED TIE-IN LOCATION.
3. THIS UTILITY PLAN DOES NOT REPRESENT THE SITE RELOCATION OF ELECTRICAL / TELEPHONE / COMMUNICATION SYSTEMS.
4. WATER SERVICE PIPE & BUILDING SEWER SHALL BE SEPERATE BY A MINIMUM OF 10' OF UNDISTURBED OR COMPACTED EARTH.

   EXCEPTIONS:

   A.) THE REQUIRED SEPERATION DISTANCE SHALL NOT APPLY WHERE THE BOTTOM OF THE WATER SERVICE PIPE WITHIN TEN FEET OF THE SEWER IS A MINIMUM OF TWELVE INCHES ABOVE THE TOP OF THE HIGHEST POINT OF THE SEWER AND THE PIPE MATERIALS CONFORM TO SECTION 703.1 OF THE R.I. PLUMBING CODE (2021).

   B.) THE REQUIRED SEPERATION DISTANCE SHALL NOT APPLY WHERE A WATER SERVICE PIPE CROSSES A SEWER PIPE PROVIDED THE WATER SERVICE PIPE IS SLEEVED AT LEAST 10' WITH A WATERTIGHT SEAL HORIZONTALLY FROM THE SEWER PIPE CENTERLINE, ON BOTH SIDES OF SUCH CROSSING WITH PIPE MATERIAL LISTED IN TABLE 605.3, 702.2 OR 702.3 OF THE R.I. PLUMBING CODE (2021).

L. ROBERT SMITH
STATE OF RHODE ISLAND
No. 3536
REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

### CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-99-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

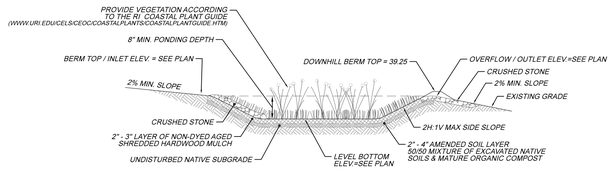
| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

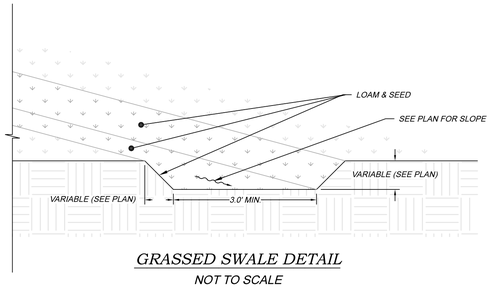
BRADFORD J. TRAVERS
STATE OF RHODE ISLAND
No. 2521
PROFESSIONAL LAND SURVEYOR

BY: _____ 2521 07/31/2026
BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE




### RAIN GARDEN DETAL

NOT TO SCALE




### GRASSED SWALE DETAIL

NOT TO SCALE

| BEST MANAGEMENT PRACTICE (BMP) | CONTRIBUTING IMPERVIOUS AREA TO BMP | MIN. BOTTOM SURFACE AREA OF BMP REQUIRED ** | BOTTOM SURFACE AREA OF BMP PROPOSED |
|---|---|---|---|
| RAIN GARDEN (ROOF RUNOFF) | 1,543 SQ. FT. (ROOFS) | 124 SQ. FT. | 130 SQ. FT. |
| RAIN GARDEN (DRIVEWAY) | 1,873 SQ. FT. (PAVEMENT) | 150 SQ. FT. | 154 SQ. FT. |

* PER LATEST EDITION OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS PAXTON-URBAN LAND COMPLEX (PD).

### GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

PROPOSED GRADING & UTILITY PLAN
"PARCEL A" (FORMERLY A.P. 9, LOTS 618 & 619)
PROSPECT STREET
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

| | |
|---|---|
| PROJECT NO. | 21-082 |
| SCALE: | 1" = 10' |
| DATE: | 07/31/2026 |
| DRAWN BY: | EBP |
| CHECKED BY: | BJT |
| FILENAME: | 21-082_SP1 |
| | 4 of 4 SHTS |
| DRAWING # | SP1 |

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

mckay architects

**New Residence**
**138 Prospect Street**
**Providence, RI**

**Progress Set**
**August, 10 2026**

# GENERAL NOTES

**General:**
1. The governing building code for the design and construction is the Massachusetts State Building Code for 1& 2 family dwellings (9th edition).
2. Architectural drawings shall be used in conjunction with structural, mechanical, electrical and shop drawings.
3. The contractor shall confirm all dimensions and notify architect of any discrepancies, ambiguities, or inconsistences prior to proceeding with the work. The contractor shall also notify the architect, prior to proceeding with the work, if any construction needs to be adjusted due to field conditions.
4. An assumption has been made that the elevation difference between the garage slab and the first floor is 24" the general contractor shall notify the architect if this is inconsistent with the site conditions prior to beginning construction.
5. All flashing in contact with pressure treated lumber shall be corrosion resistant.
6. All ductwork and hot water piping shall be insulated and where necessary, a vapor barrier for the ductwork will be provided to prevent condensation.
7. All chimneys to be constructed so the top of the flue is 2'-0" above any roof/wall within 10'-0".
8. Provide continuous pitch break vents at all roof/wall intersections where soffit vents are installed.

**Dimensions:**
1. Dimensions standards within the documents are as follows unless otherwise noted:
   a. Dimensions to exterior walls are from outside face of a stud or concrete wall
   b. Dimensions at windows and exterior doors represents a dimension to the center of that opening from the center of another opening or the outside face of a stud or concrete wall.
   c. Interior dimensions at stud walls represents a dimension to the middle of the stud (unless interior wall is also an exterior wall, then dimension is to face of stud).
2. Interior dimensions at stairs represents a dimension to the finished face of the stair.
3. Dimensions/locations of walls enclosing tub/shower units, pre-manufactured fireplaces and all other built-ins must be confirmed with the fixture manufacturer for the required RO and attachment.
4. Dimensions depicting the building height, shown of the architectural and structural drawings are for the building and building components only. The overall building height depicted is from the 1st floor deck. The owner/G.C. is responsible for coordinating and establishing the grade relative to the 1st floor, to ensure compliance with zoning and building code height requirements.
5. All dimensions from existing surfaces are from face of existing surface.
6. Closet doors that are not dimensioned are typically centered within the closet.
7. All other doors that are not dimensioned are typically 4" to 6" (depending on the finish casing width) from face finish to the door opening on the butt side.
8. Dimensions locating cased openings are typically dimensioned to the center of that opening unless otherwise noted.

**Stairways/Balconies:**
1. Stairways shall not be less than 3'- 0" in clear width at all points above the permitted handrail height and below the required headroom height. Maximum riser height shall be 8 ¼", minimum tread depth shall be 4" with nosing not to exceed 1 ¼". Wider treads shall have a min depth equal to the straight run tread depth at a distance of 12" from the narrower side with a min. tread depth of 3" at any point. Minimum headroom shall be 6' 6" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of a landing or platform.
2. Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers. Minimum height shall not be less than 34" with a maximum not to exceed 38". Handrails shall be continuous for the full length of the flight.
3. Guardrails, 36" minimum in height, shall be installed in floor, porch, and/or balcony area more than thirty (30) inches above a floor or grade below. Guardrails on open sides of stairs, with a total rise of more than thirty (30) inches above a floor or grade below, shall be not less than 34" in height measured vertically from the nosing of the treads. The maximum clear opening between rails, balusters, and floors shall not exceed four (4) inches.

*Exception:*
1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a six inch (6) sphere cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches to pass through.

4. An insulated door shall be provided at the top of unfinished basement stairs or insulate the walls and the underside of stairs and provide an insulated door at the bottom of basement stairs.
5. An insulated door shall be provided at the top of attic stairs or insulate the walls and underside of stairs and provide an insulated door at the bottom of attic stairs. Emergency escape and rescue openings.

**Emergency Escape and Rescue Openings/Exterior Windows and Doors:**
1. Window sizes shown on the drawings are based generically and the owner (or general contractor where applicable) shall choose the final manufacturer. Window sizes shall be verified by the general contractor prior to ordering rough opening sizes shall be provided by the manufacturer.
2. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain more than one sleeping room, each shall have an emergency escape and rescue opening but adjoining areas shall nor require one. Emergency escape and rescue openings shall meet the following criteria:
   a. Sill height shall not be more than 44 inches above the floor.
   b. Where a door having a threshold below the adjacent ground elevation is used as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead shall provide direct access to the basement and when the bulkhead is fully opened it shall provide the minimum net clear opening of 5.7 square feet.
   c. Emergency escape and rescue openings with a sill elevation below the adjacent ground elevation shall be provided with a window well with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36". The window well shall allow the emergency escape and egress opening to be fully opened.
   d. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

   *Exceptions:*
   1. Grade floor openings shall have a minimum net clear opening of 5.0 square feet
   2. Double hung windows used for emergency escape shall be permitted to have a new clear opening of 3.3 square feet provided that at least one operable sash meets the minimum height and width requirements and operations constraints.

   e. The minimum net clear opening shall be 24 inches x 20 inches in either direction
   f. Emergency escape and rescue openings shall be operational from the inside without the use of key's or tools
   g. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

   *Exceptions:*
   1. Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened position
   2. Openings that are provided with window fall prevention devices that comply with section R6123.
   3. Openings that are provided with fall prevention devices that comply with ASTM F2040.
   4. Windows that are provided with openings limiting devices that comply with section R6124.

**Egress:**
1. Stairways, ramps, exterior exit balconies, hallways and doors shall meet all minimum egress requirements.
2. All required exits shall be positively anchored to the primary structure to resist both vertical and lateral forces.
3. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½" gypsum board.
4. Hallways shall be minimum of 3 feet clear
5. Egress from dwelling units shall be by means of two exit doors. The minimum normal width of at least one of the required exit doors shall be not less than 36" with a nominal height shall of six feet eight inches and side hinged. All other required exit doors shall not be less than 32" in nominal width or six feet eight inches in nominal height and may be sliding or side-hinged.
6. Egress through an attached garage is permitted provided that the attached garage is also provided with a 32" exit door
7. All other exterior doors in excess of the two required exit doors are not required to comply with these minimum dimensions.
8. All interior doors providing access to habitable rooms shall have a nominal width of 30 inches and nominal height of six feet 6 inches except bathrooms which are permitted to be 24 inches in nominal width.
9. A floor or landing shall be provided on each side of an exterior door. The width of each landing shall not be less than the door served and have a minimum dimension of 36 inches measured in the direction of travel.

**Minimum Room Requirements:**
1. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven (7) feet measured from the finish floor to the lowest projection from the ceiling

   *Exceptions:*
   1. Beams and girders spaced not less than four (4) feet on center may project not more than six (6) inches below the required ceiling height
   2. Ceilings in basements without habitable space may project to within six feet eight inches of the finished floor except that beams, girders, ducts and other obstructions may project to within six feet four inches of the finished floor.
   3. Not more than 50% of the required floor area of a room is permitted to have a sloped ceiling less than seven feet in height with no portion of the required floor area less than five feet in height.
   4. Bathrooms shall have a minimum ceiling height of six feet eight inches over the fixture and at the front clearance area for the fixtures. A shower or tub with a showerhead shall have a minimum ceiling height of six feet eight inches above a minimum 30" X 30" area at the showerhead.

2. Every dwelling shall have at least one habitable room with a gross floor area of at least 150 square feet
3. Other habitable rooms shall have a floor area of not less than 70 square feet except kitchens
4. Habitable rooms shall not be less than seven feet in any horizontal except kitchens
5. Portions of a room with a sloping ceiling measuring less than five (5) feet or a furred ceiling measuring less than seven (7) shall not be considered as contributing to the minimum required habitable area for that room.

**Roofing and Siding:**
1. Provide continuous 3' 0" wide fiberglass reinforced, bituthene, ice and water shield at all roof edges, centered on all valleys and at roof wall intersections carried 1' 0" up the wall (refer to manufacturers installation instructions).
2. Provide aluminum step flashing at roof/wall and roof/chimney intersections.
3. Provide aluminum flashing over all window and doors head trim and at the connection between all exterior walls and exterior decks.
4. Provide continuous soffit vents or continuous venter drip edge at all soffit overhangs
5. Provide15" felt under all roof shingles (unless specified otherwise).
6. Provide continuous ridge vents (unless specified as otherwise). See building elevation for extent.
7. All gutters and downspouts to be prefinished alum. Color to be selected by owner.

**Light/Ventilation and Insulation:**
1. All habitable rooms shall be provided with aggregate glazing of not less than 8% of the floor area being ventilated.

   *Exceptions:*
   a. The glazed areas need not be openable when the opening is not required to be an emergency escape and rescue opening and an approved mechanical ventilation system is provided capable of producing 0.35 air exchange per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 1.5 CFM per occupant with 2 for the first bedroom and one for every additional bedroom.
   b. The glazed areas need not be provided in rooms where the above exception is met and artificial light is provided capable of producing an average illumination of six foot candles over the area of the room at a height of 30 inches.

2. All bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area of not less than three square feet, ½ of which must be openable.

   *Exception:*
   a. The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

3. Attic ventilation with a ceiling vapor barrier, provide at least one (1) square foot of free area for each three hundred (300) square feet of ceiling area.
4. Attic ventilation without a ceiling ventilation vapor barrier, provide at least one (1) square foot of free area for each one hundred-fifty (150) square feet of ceiling area.
5. The contractor is responsible to provide a moisture barrier and properly insulate all walls and ceilings to air leakage into unconditioned spaces.
6. If mechanical, electrical or plumbing equipment is to be placed in attics, eves, overhangs and other similar unconditioned, uninsulated spaces, the contractor is responsible to provide a proper enclosure, insulation, direct ventilation, etc. to avoid moisture, condensation, freeze thaw, ice damming, and other similar issues.

**Plumbing:**
1. All sanitary lines within walls and floors adjoining living spaces are to be sound insulated.
2. All plumbing within wall or floor cavities which border unconditioned spaces are to be insulated and on the warm side of the cavity insulation to avoid freezing.

**Smoke and Carbon Monoxide Detectors/Alarms:**
1. Combination smoke and carbon monoxide alarms are acceptable provided said alarms have simulated voice and tone alarms the clearly distinguish between the two types of emergencies. If combination alarms are to be used than all required criteria for smoke and carbon monoxide detectors need to be met.
2. Fire departments are required to inspect, upon sale or transfer, all dwelling units for required smoke and carbon monoxide detectors.
3. Consumers shall check with local building and/or fire officials for accepted alarm types and locations for proper installation in accordance with all applicable codes and regulations.

**Smoke Alarms/Detectors:**
1. All one and two family dwellings shall be equipped with a household fire warning system. All devices shall be installed and maintained in accordance with all applicable codes, manufacturers instructions and listing criteria.
2. Smoke detectors are required to be permanently wired to an AC primary power source and shall have secondary (standby) power supplied from monitored batteries.
3. Where more than one smoke detector is required, all required detectors shall be installed so that the activation of any detector shall cause the alarm in all required smoke detectors in the dwelling unit to sound (min. 85 dba at 10 feet, 75 dba in bedrooms)
4. Smoke detectors shall be provided in the following locations:
   a. In the immediate vicinity of bedrooms
   b. In all bedrooms
   c. In each story of a unit (including basements & cellars) For each 1,200 sq.ft or part thereof
   d. Near the base of all stairs where such stairs lead to another occupied floor
5. Photo electric smoke detectors are required if located within 20 feet of a kitchen or bathroom
6. When one or more sleeping rooms are added or created to an existing dwelling, the entire building shall be provided with smoke detectors designed and located as required for new dwellings.

**Carbon Monoxide Alarms/Detectors:**
1. All one and two family dwellings shall be equipped with a household carbon monoxide warning system. All devices shall be installed and maintained in accordance with all acceptable codes, manufacturers instruction and listing criteria.
2. Carbon monoxide detectors shall be located on every level of the dwelling unit including basements and cellars (but not including crawl spaces and uninhabitable attics).
3. All alarm-sounding appliances shall have a minimum rating of 85 dba at 10 feet

**Heat Detectors:**
1. Heat detectors shall be installed in any integral or attached garage to the main house
2. A new addition attached garage to an existing dwelling installed in accordance with all applicable criteria. If the existing dwelling contains a fire detection system that is compatible with the garage heat detector, the garage heat detector shall be interconnect to the existing dwelling fire detection system. If the detector is not compatible than the detector shall be connected to a sounder or compatible heat detector containing a sounding device, located in the dwelling unit and within 20 feet of the nearest door to the garage
3. For flat-finished garage ceilings, the detector shall be located on or near the center of the garage ceiling. For vaulted/ slopped ceilings, the detector shall be placed in the approximate center of the vaulted space.
4. The required heat detector shall be listed for and required to be interconnected to all smoke detectors of the required household fire alarm system, such that the activation of the heat detector will activate all of the audible alarms of the household fire alarm system throughout the dwelling.

**Sprinklers:**
1. All one and two-family dwellings having an aggregate area greater than 14,400 square feet, including basements, but not including garages and unfinished attics shall be equipped with an automatic sprinkler system and shall be installed in accordance with NFPA 13D.

# GRAPHIC SYMBOLS

- 3 / A-3.1 — BUILDING CROSS SECTION
- 1 — DOOR NUMBER
- 106 — ROOM NUMBER
- A — WINDOW NUMBER
- ELEVATION DESIGNATION
- 5 / A-3.3 — SECTION REFERENCE
- NEW DOOR TO BE INSTALLED
- EXISTING DOOR TO REMAIN
- PARTITION TYPE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DEMO CONSTRUCTION

# CODE

**GOVERNMENT BUILDING CODE**

**THE MASSACHUSETTS BUILDING CODE, 9TH EDITION**

# MATERIAL SYMBOLS

- BLOCKING
- CONCRETE
- EARTH
- BATT INSULATION
- GRAVEL
- WOOD
- DRYWALL
- TILE

# ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| AFF | ABOVE FINISH FLOOR |
| ATTEN | ATTENUATING |
| BLDG | BUILDING |
| CH | CEILING HEIGHT |
| CL | CENTER LINE |
| CLR | CLEAR |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CPT | CARPET |
| CT | CERAMIC TILE |
| DIM | DIMENSION |
| DWG(S) | DRAWING(S) |
| EA | EACH |
| EIFS | EXT INSUL. FINISH SYSTEM |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EWC | ELECTRICAL WATER COOLER |
| EXT | EXTERIOR |
| FC | FIRE CODE/FIRE CORE |
| FD | FLOOR DRAIN |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISHED FLOOR |
| FFE | FINISHED FLOOR ELEVATION |
| FIN | FINISH |
| FFL | FLUORESCENT LIGHTING |
| FOF | FACE OF FINISH |
| FOC | FACE OF CONCRETE |
| FOS | FACE OF STUD |
| FRT | FIRE RETARDANT TREATED |
| GC | GENERAL CONTRACTOR |
| GL | GLASS OR GLAZING |
| GWB | GYPSUM WALL BOARD |
| HC | HOLLOW CORE |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HOR | HORIZONTAL |
| HT | HEIGHT |
| HVAC | HEATING, VENT, A/C |
| HWH | HOT WATER HEATER |
| INSUL | INSULATION |
| INT | INTERIOR |
| L | LENGTH |
| LAV | LAVATORY |
| LH | LEFT HAND(ED) |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MFR | MANUFACTURER |
| MD | MEDIUM DENSITY |
| MIN | MINIMUM |
| MO | MASONRY OPENING |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NL | NIGHT LIGHT |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OPPOSITE HANDED |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PT | PRESSURE TREATED |
| PR | PAIR |
| PT | PAINTED |
| QT | QUARRY TILE |
| R | RISER |
| RAD | RADIUS |
| REQ | REQUIRED |
| REF | REFERENCE |
| REV | REVISION(S) |
| RH | RIGHT HAND(ED) |
| RO | ROUGH OPENING |
| RTU | ROOF TOP UNIT |
| SA | SOUND ATTENTION BATTS |
| SD | SMOKE DETECTORS |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SQ FT | SQUARE FEET |
| SS | STAINLESS STEEL |
| STL | STEEL |
| STN | STAIN |
| SV | SHEET VINYL |
| T | TREAD |
| THK | THICKNESS |
| TP | TOILET PAPER DISPENSER |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VCT | VINYL COMPOSITION TILE |
| VIF | VERIFY IN FIELD |
| VTR | VENT THROUGH ROOF |
| W/ | WITH |
| WC | WATER CLOSET |
| WD | WOOD |
| X-REF | CROSS REFERENCE |

# DRAWING INDEX


| | |
|---|---|
| T-1.1 | Title Sheet |
| A-1.1 | Cellar Plan and First Floor Plan |
| A-1.2 | Second Floor Plan and Third Floor Plan |
| A-2.1 | Front Elevation and Right Side Elevation |
| A-2.2 | Rear Elevation and Left Side Elevation |


**New Residence**

**138 Prospect St. Providence, RI**

**OWNER**


mckay architects

**35 Bryant Street**
**Dedham, MA 02026**

**p: 781.326.5400**

**www.mckayarchitects.net**


| REV # | DATE | ISSUANCE |
|---|---|---|
| 1 | 05/13/26 | First Draft |


**OWNERSHIP & USE OF DOCUMENTS**

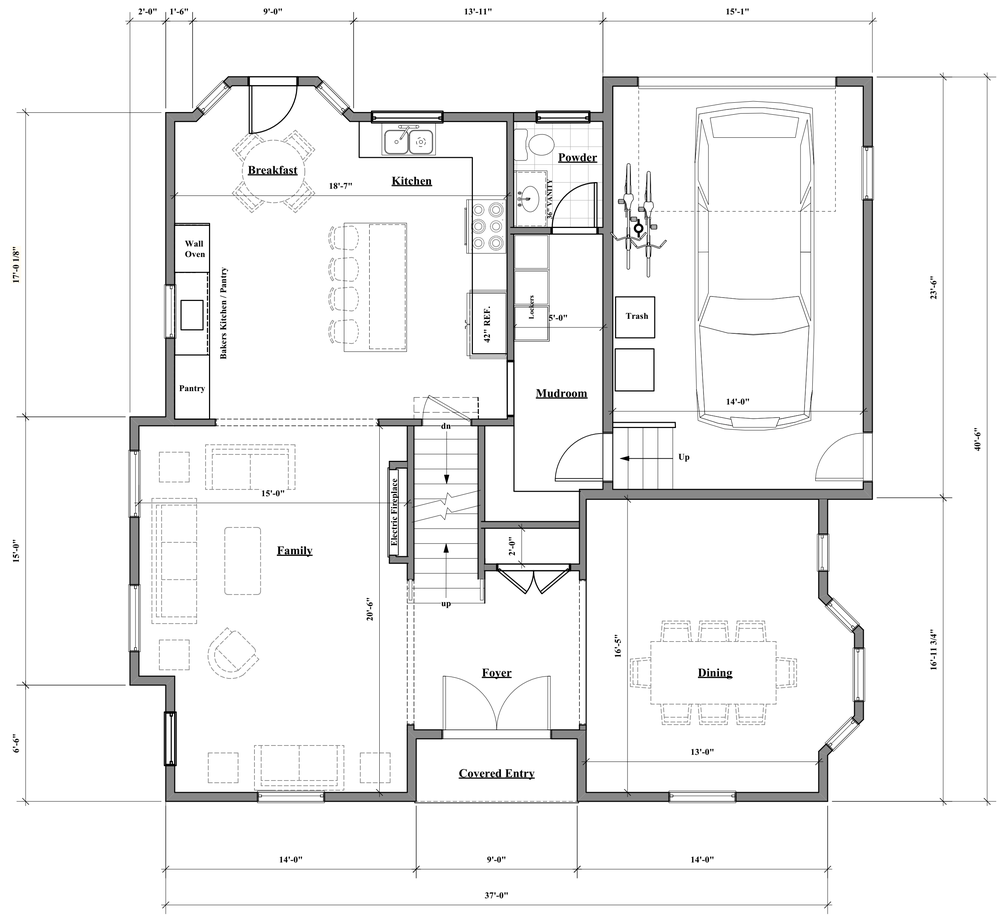
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**Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies**

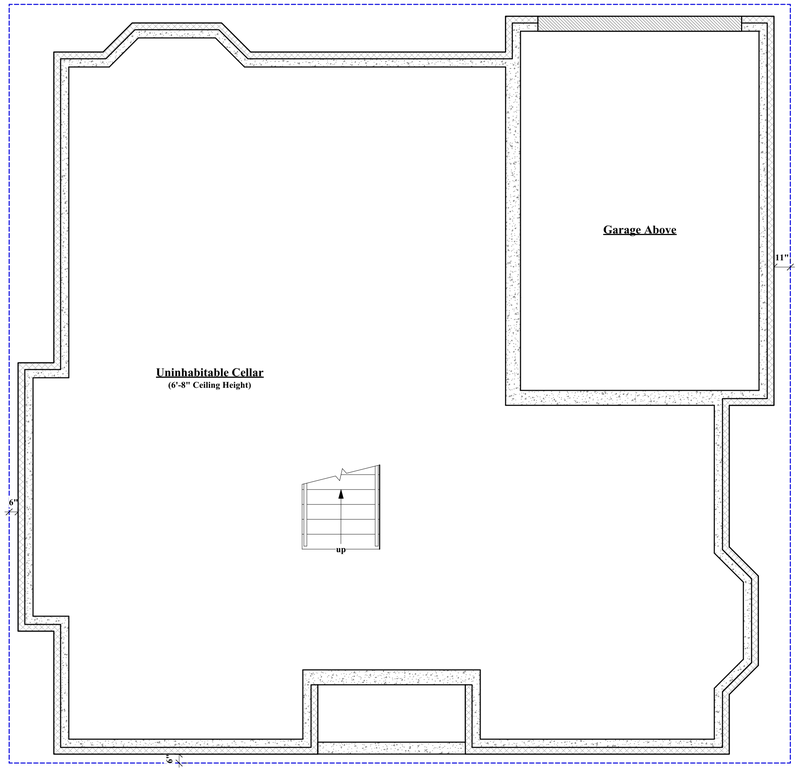

**Title Sheet**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**T-1.1**




1 / A-1.1 **First Floor Plan**
1/4" = 1'-0"




1 / A-1.1 **Cellar Plan**
1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1535 sf** |
| **Garage Area** | **350 sf** |
| **Living Area** | **1185 sf** |

# New Residence

## 138 Prospect St. Providence, RI

OWNER


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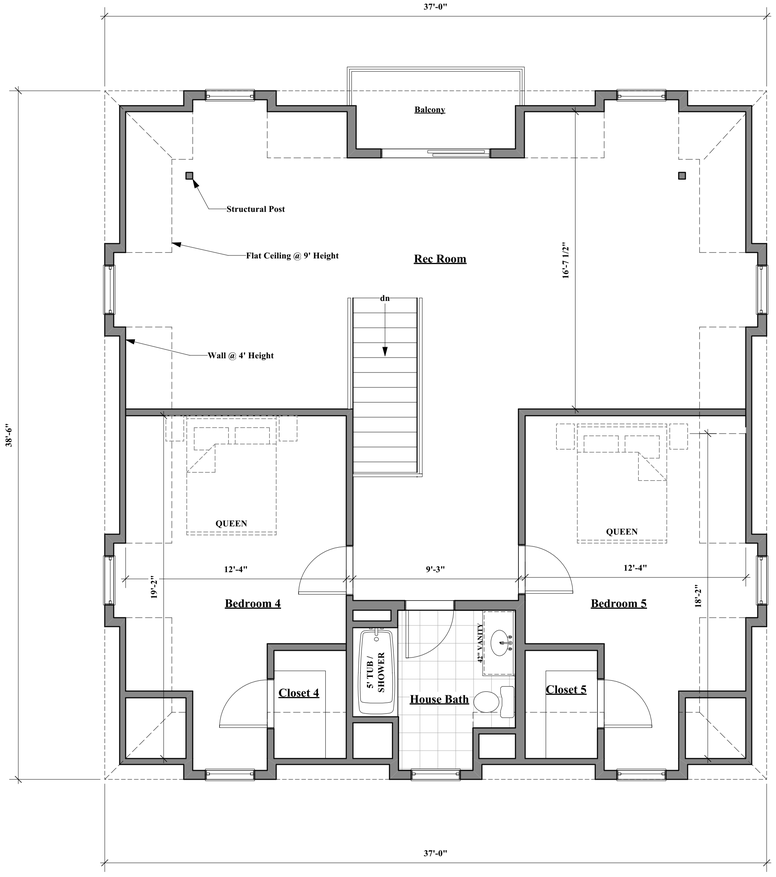

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies


## Cellar Plan and First Floor Plan

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-1.1**




## 2 A-1.2 Third Floor Plan

1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1308 sf** |
| **Living Area** | **1308 sf** |




## 1 A-1.2 Second Floor Plan

1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1425 sf** |
| **Living Area** | **1425 sf** |

**New Residence**

**138 Prospect St.**
**Providence, RI**

OWNER


mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net


| REV # | DATE | ISSUANCE |
|---|---|---|
| 1 | 05/13/26 | First Draft |


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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies


**Second and Third Floor Plans**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-1.2**




1 / A-2.1 Front Elevation
1/4" = 1'-0"

2 / A-2.1 Right Side Elevation
1/4" = 1'-0"

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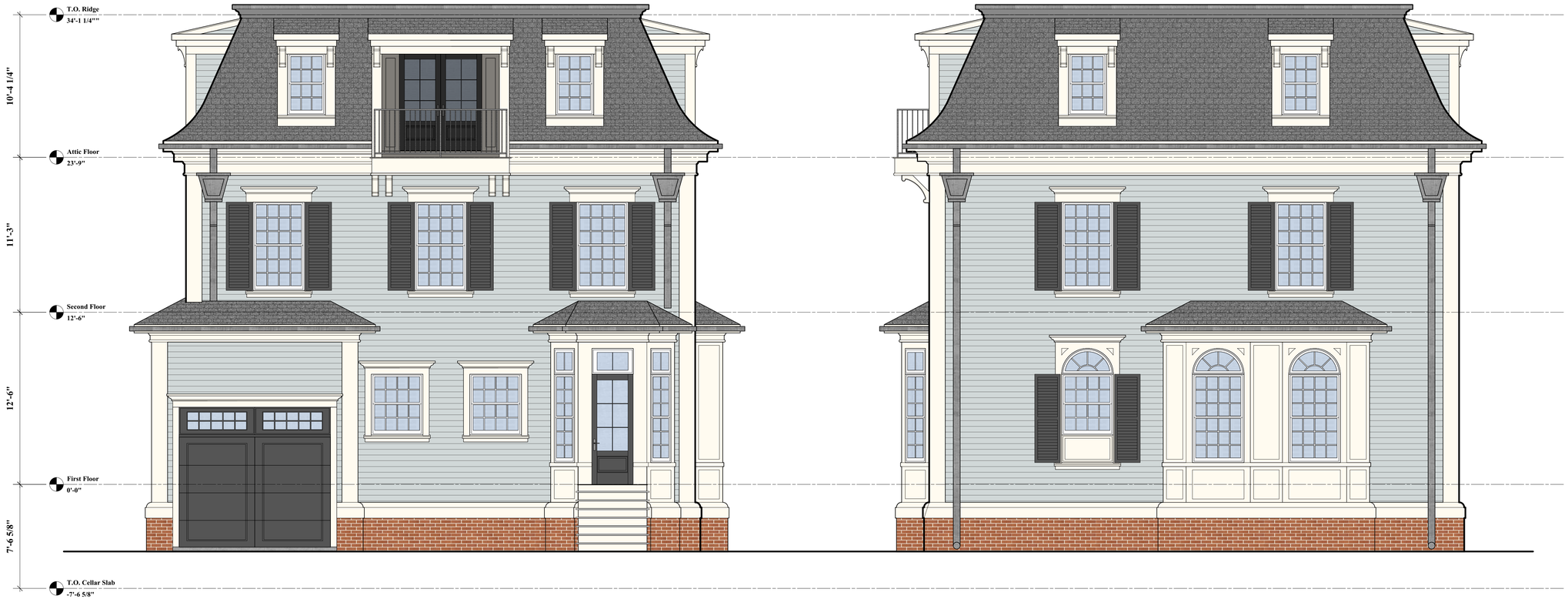
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies


**Front Elevation and Right Side Elevation**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-2.1**




1 A-2.2 Rear Elevation
1/4" = 1'-0"

2 A-2.2 Left Side Elevation
1/4" = 1'-0"

**New Residence**

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Providence, RI**

OWNER


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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies


**Rear Elevation and Left Side Elevation**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-2.2**

# PROSPECT STREET RESIDENCE ~ PARCEL B

## (FORMER PORTION OF ASSESSORS PLAT 9, LOTS 617 & 618)
## PROSPECT STREET & JENCKES STREET
## PROVIDENCE, RHODE ISLAND
## JULY, 2026

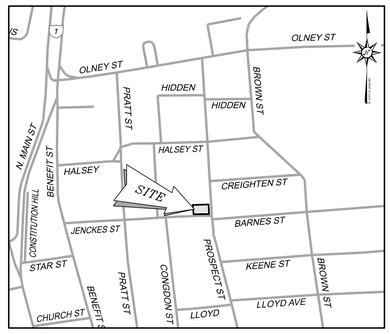
INDEX SHEET:


| | |
|---|---|
| SHEET 1 | BOUNDARY & TOPOGRAPHIC SURVEY |
| SHEET 2 | SOIL EROSION & DEMOLITION PLAN |
| SHEET 3 | PROPOSED SITE PLAN |
| SHEET 4 | PROPOSED GRADING & UTILITY PLAN |


L. ROBERT SMITH
No. 3536
REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR




LOCATION MAP

SITE LOCATION: PARCEL B ~ (FORMER PORTION OF ASSESSORS PLAT 9, LOTS 617 & 618)

SITE ADDRESS: PROSPECT & JENCKES STREET
PROVIDENCE, RHODE ISLAND 02906

OWNER NAME: COLLEGE HILL LUXURY HOMES, LLC
OWNER ADDRESS: 2214 PROVIDENCE HIGHWAY
WALPOLE, MASSACHUSETTS 02081

APPLICANT NAME: COLLEGE HILL LUXURY HOMES, LLC
APPLICANT ADDRESS: 2214 PROVIDENCE HIGHWAY
WALPOLE, MASSACHUSETTS 02081


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WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096



Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net


JOB No. 21-082

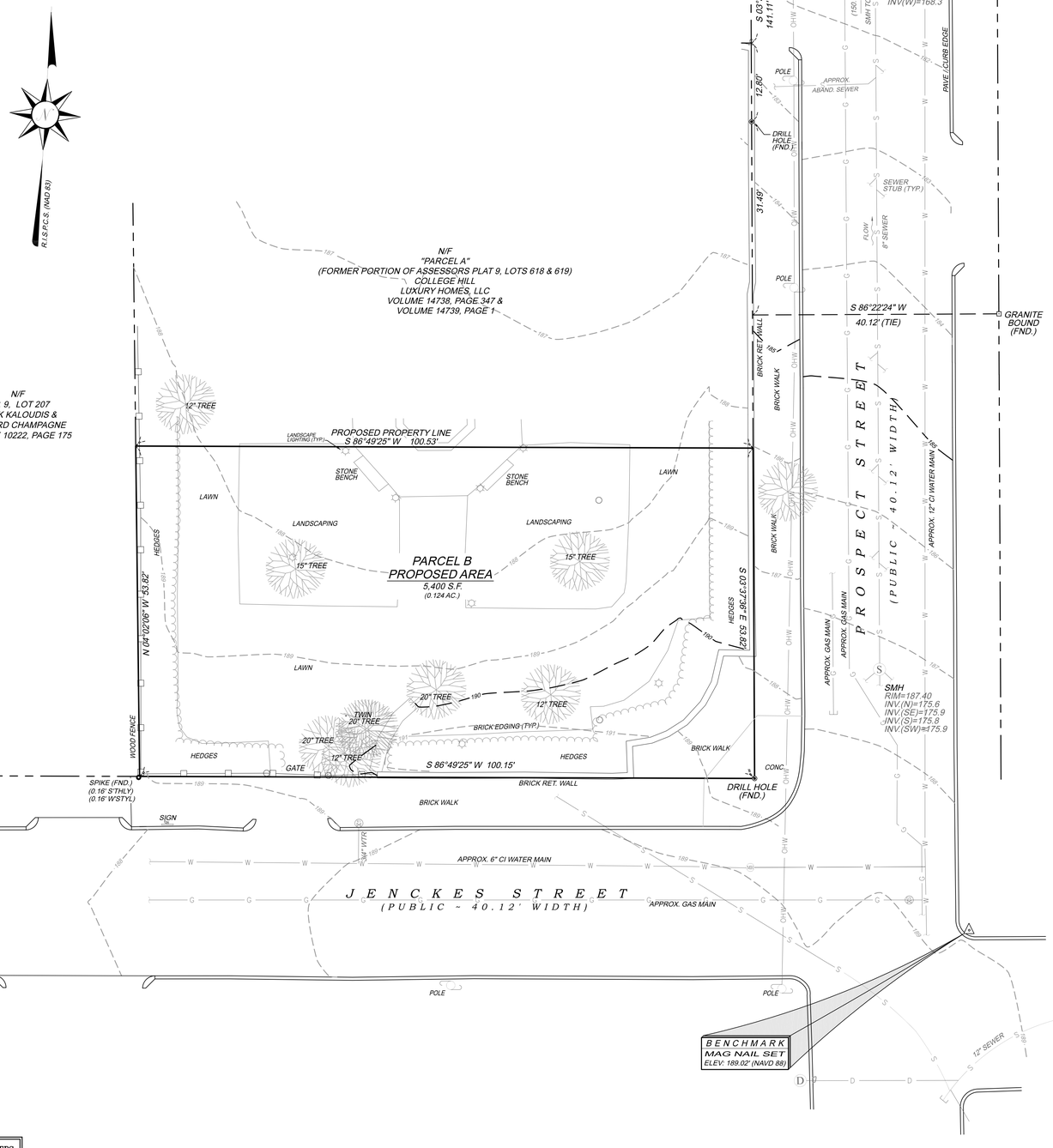
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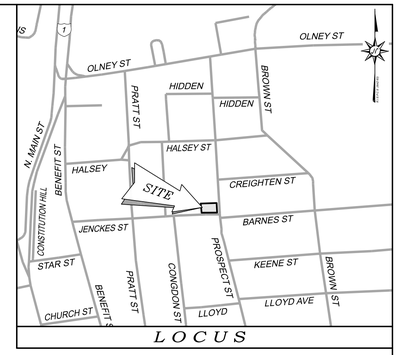
WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2096

## LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| N/F | - NOW OR FORMERLY | | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | 15 | - EXISTING CONTOUR |
| AC. | - ACRES | 15 | - NEW CONTOUR |
| ± | - PLUS OR MINUS | | - STONE WALL |
| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PED. | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| RIHB | - RI HIGHWAY BOUND | S | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | | - CATCH BASIN |
| F.E. | - FLARED END | D | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | W | - WATER GATE |
| CLF | - CHAIN LINK FENCE | G | - GAS VALVE |
| INV. | - INVERT | E | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.80 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |

R.I.S.P.C.S. (NAD 83)




## NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;
   - A.) PROVIDENCE RHODE ISLAND STREET SECTION MAPS
   - B.) PLAN ENTITLED "PLAN OF LAND IN PROVIDENCE, R.I., SURVEYED FOR HALSEY CORPORATION BY WATERMAN ENG., CO., SCALE: 1" = 20', DATED: JUNE, 1960, AMENDED: OCT. 1962."
   - C.) PLAN ENTITLED "PLAN OF LAND IN PROVIDENCE, R.I., SURVEYED FOR HALSEY CORPORATION BY WATERMAN ENG., CO., SCALE: 1" = 20', DATED: JUNE, 1960."
   - D.) PLAN ENTITLED "PLAT OF LAND BELONGING TO EDWIN A. SMITH, BY FRANK E. WATERMAN, SCALE: 40 FT. PER INCH., DATED: JAN. 1905."
   - E.) PLAN ENTITLED "PLAT NO. 2 OF THE HALSEY ESTATE, IN THE CITY OF PROVIDENCE, BY CUSHING FARNUM, SCALE: 100 FEET TO AN INCH, RECORDED: JUNE 13, 1850."
   - F.) PLAN ENTITLED "MAP OF HALSEY ST. & ADJACENT LAND, OWNED BY THE LATE THOMAS L. HALSEY, BY: M.B. LOCKWOOD, DATED: 1840, COPIED: JUNE 9, 1852."
   - G.) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 9, LOTS 282 & 378, PROSPECT, CONGDON & JENCKES ST.'s, PROVIDENCE, RHODE ISLAND, HALSEY REALTY, LLC, 100 WESTMINSTER STREET, SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', DATE: 03/01/22 BY WATERMAN ENGINEERING COMPANY."
   - H.) PLAN ENTITLED "HALSEY HOUSE CONDOMINIUM, A.P. 9, LOT 615, PROSPECT STREET & CONGDON STREET, PROVIDENCE, RHODE ISLAND, FEBRUARY, 2022, REVISED: OCTOBER 31, 2022 FOR HALSEY REALTY LLC, 100 WESTMINSTER STREET, SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', BY WATERMAN ENGINEERING COMPANY."
   - H.) PLAN ENTITLED "HALSEY HOUSE CONDOMINIUM, AMENDMENT #1, A.P. 9, LOT 615, PROSPECT STREET & CONGDON STREET, PROVIDENCE, RHODE ISLAND, AUGUST, 2023 FOR HALSEY REALTY LLC, 100 WESTMINSTER STREET, SUITE 1700, PROVIDENCE, RHODE ISLAND 02903, PROJECT No. 21-082, SCALE: 1"=20', BY WATERMAN ENGINEERING COMPANY."
   - I.) 1950 PROVIDENCE CITY TAX ASSESSOR'S PLAT 9
   - K.) PLAN ENTITLED "MINOR SUBDIVISION PLAN, ASSESSORS PLAT 9, LOT 616, PROSPECT ST. & JENCKES ST. PROVIDENCE, RHODE ISLAND, PREPARED FOR: THE 1218 GROUP, LLC, PREPARED BY: WATERMAN ENGINEERING COMPANY, PROJECT No. 21-082, SCALE: 1" = 10', DATE: 08/31/2025, LAST REV. 09/29/2025."
2. REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;
   - A.) ASSESSORS PLAT 9, LOT 617 & 618 ~ COLLEGE HILL LUXURY HOMES, LLC ~ VOLUME 14739, PAGE 1
   - B.) ASSESSORS PLAT 9, LOT 619 ~ COLLEGE HILL LUXURY HOMES, LLC ~ VOLUME 14738, PAGE 347
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD;
   - A.) NONE FOUND RECORDED.
4. THESE PREMISES ARE SITUATED IN AN 'R-1' ZONE (R-1 RESIDENTIAL DISTRICT).

| DIMENSIONAL REQUIREMENTS | 'R-1' ~ EXIST. SINGLE FAMILY / NEW |
|---|---|
| MIN. LOT AREA | = NONE / 5,000 S.F. (PER 2003.D. MIN. AREA = 2,500 S.F.) |
| MIN. WIDTH | = NONE / 50 FT. (PER 2003.D. MIN. LOT WIDTH = 25 FT.) |
| MIN. S/B FRONT YARD | = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT. |
| MIN. S/B REAR YARD | = 30 FT. |
| MIN. S/B SIDE YARD | = 6 FT. (LOT WIDTH LESS THAN 60'; 10 FT. (LOT WIDTH 60' OR MORE) |
| MAX. STRUCTURE HEIGHT | = 40 FT. (NOT TO EXCEED 3 STORIES) |
| MAX. BUILDING LOT COVERAGE | = 45 % |
| MAX. FRONT YARD SURFACE COVERAGE | = 33 % |
| MAX. REAR YARD SURFACE COVERAGE | = 50 % |
| TOTAL MAX. SURFACE COVERAGE | = 65 % |
| TOTAL MIN. PERVIOUS SURFACE COVERAGE | = 1000 S.F. |
| CANOPY COVERAGE REQUIREMENTS: | = 30% OF THE SQUARE FOOTAGE OF THE LOT |

   NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

   THE SUBJECT SITE ALSO FALLS WITHIN THE HISTORIC DISTRICT (HD) OVERLAY.
5. THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 309 OF 451 CITY OF PROVIDENCE, MAP NUMBER 44007C0305J, MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX6 GNSS ANTENNAS / RECEIVERS.
8. THE PROPOSED PROPERTY LINE SHOWN HEREON IS SHOWN PER THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 9, LOTS 617, 618 & 619, PROSPECT ST. & JENCKES ST., PROVIDENCE, RHODE ISLAND, COLLEGE HILL LUXURY HOMES, LLC, 2214 PROVIDENCE HIGHWAY, WALPOLE, MA 02081, PROJECT No. 21-082, 1" = 10', DATE: 07/31/2026 BY WATERMAN ENGINEERING CO. AND IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF PROVIDENCE AND WILL BE SUBMITTED SIMULTANEOUSLY AS PART OF THIS PROJECT.

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.

BY: _____ 2521 07/31/2026

BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE

WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

BRADFORD J. TRAVERS
STATE OF RHODE ISLAND
No. 2521
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
"PARCEL B" (FORMERLY A.P. 9, LOTS 617 & 618)
PROSPECT ST. & JENCKES ST.
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT No. 21-082
SCALE: 1" = 10
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
1 of 4 SHTS
DRAWING # SP1

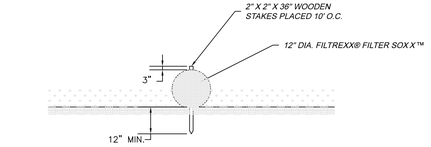
Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5772
www.watermanengineering.net

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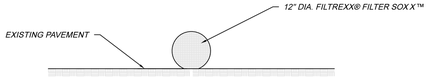
WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 - 2096

## LEGEND & ABBREVIATIONS

| | | | |
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| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PED. | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| RIHB | - RI HIGHWAY BOUND | S | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | | - CATCH BASIN |
| FE. | - FLARED END | D | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | W | - WATER GATE |
| CLF | - CHAIN LINK FENCE | G | - GAS VALVE |
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| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.80 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |




FILTREXX® FILTER SOXX™ SECTION



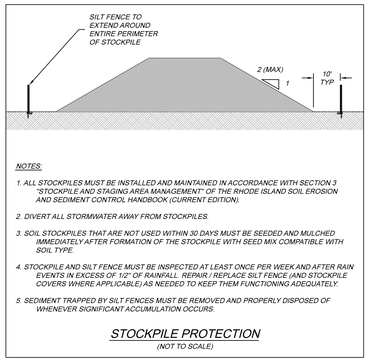

FILTREXX® FILTER SOXX™ SECTION

NOTES:

1. FILTREXX FILTER SOXX MAY BE USED IN LIEU OF SILT FENCE.
2. CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH ENGINEER PRIOR TO PLACEMENT.
3. ALL MATERIAL SHALL MEET FILTREXX SPECIFICATIONS.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

## FILTREXX® FILTER SOXX™ DETAIL

(N.T.S.)




NOTES:

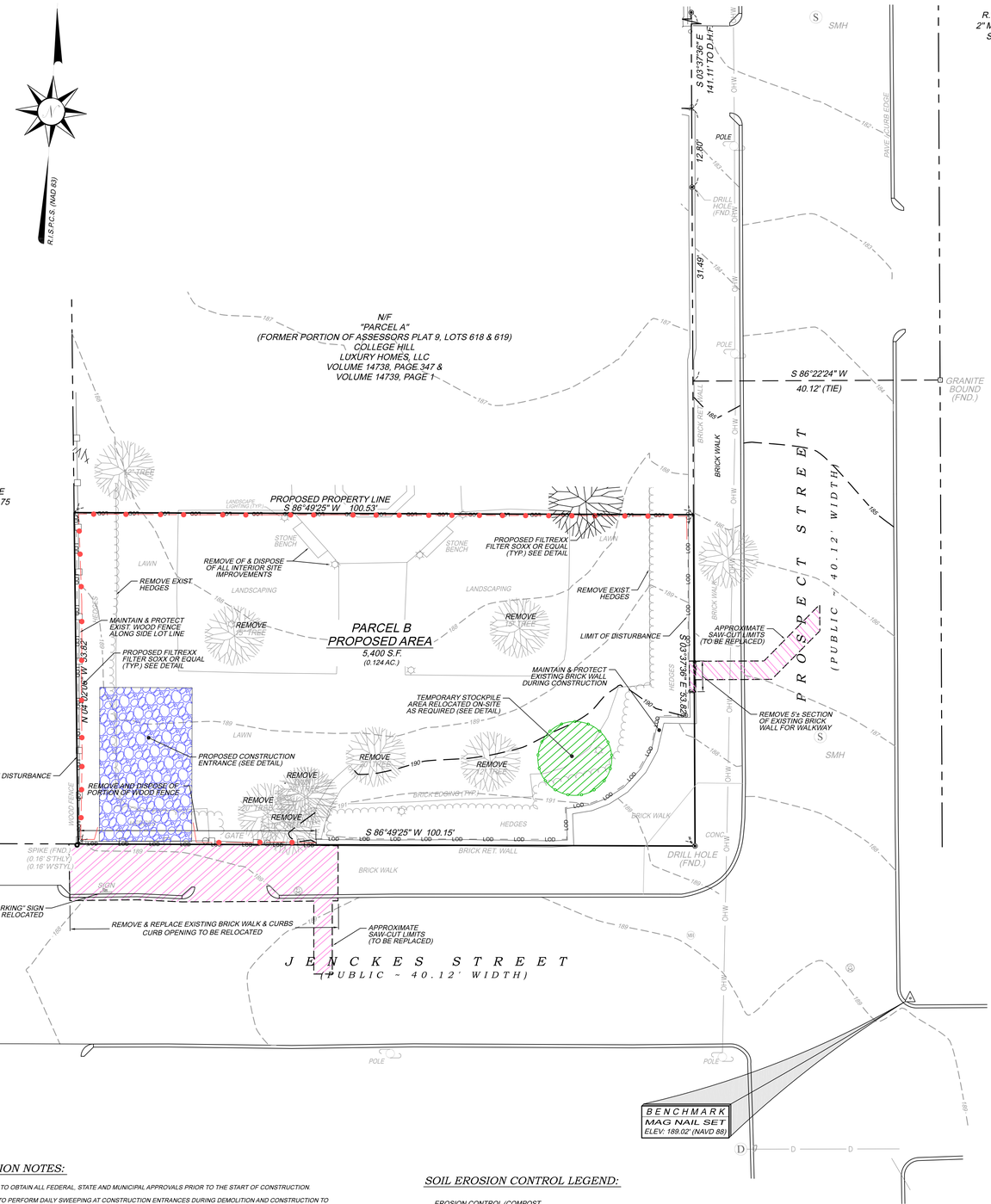
1. ALL STOCKPILES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 3 "STOCKPILE AND STAGING AREA MANAGEMENT" OF THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (CURRENT EDITION).
2. DIVERT ALL STORMWATER AWAY FROM STOCKPILES.
3. SOIL STOCKPILES THAT ARE NOT USED WITHIN 30 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE WITH SEED MIX COMPATIBLE WITH SOIL TYPE.
4. STOCKPILE AND SILT FENCE MUST BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2" OF RAINFALL. REPAIR / REPLACE SILT FENCE (AND STOCKPILE COVERS WHERE APPLICABLE) AS NEEDED TO KEEP THEM FUNCTIONING ADEQUATELY.
5. SEDIMENT TRAPPED BY SILT FENCES MUST BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.

## STOCKPILE PROTECTION

(NOT TO SCALE)

## EROSION CONTROL AND SOIL STABILIZATION PROGRAM

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, NEARBY WATERS, ADJACENT PROPERTY AND ROADWAYS.
2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINER (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000 - 4,000 LBS./ACRES.
4. STOCKPILES SHALL HAVE SLOPES NO STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE AS NEEDED.
7. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES, RIDEM OR CRMC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
9. ALL PROPOSED CATCH BASINS AND EXISTING CATCH BASIN ADJACENT TO THE CONSTRUCTION AREA SHALL BE PROTECTED BY STAKED HAY BALES, SILT FENCING, FILTER SOXX, OR SILT SACKS.
10. THE FILTREXX FILTER SOXX MAY BE INSTALLED ON THE EXISTING PAVEMENT / IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY. IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS, THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL FILTREXX FILTER SOXX IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
11. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF FILTREXX FILTER SOXX.
12. AN ALTERNATE COMPOST SOCK OR STRAW WATTLE PRODUCT MAY BE USED IN LIEU OF FILTREXX FILTER SOXX UPON APPROVAL OF THE ENGINEER.




## DEMOLITION NOTES:

1. CONTRACTOR TO OBTAIN ALL FEDERAL, STATE AND MUNICIPAL APPROVALS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO PERFORM DAILY SWEEPING AT CONSTRUCTION ENTRANCES DURING DEMOLITION AND CONSTRUCTION TO MINIMIZE SEDIMENTS ON EXTERNAL STREETS.
3. ANY PROPERTY PROPOSED TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) ALL MATERIALS INDICATED ON THE PLANS UNLESS SPECIFIED OTHERWISE HERE IN.
5. IN ADDITION TO THOSE AREAS SPECIFICALLY DESIGNATED ON THE PLANS, ALL DISTURBED AREAS INCLUDING THE CONTRACTOR'S STOCKPILE AND STAGING AREAS WITHIN THE LIMIT OF WORK MUST BE RESTORED TO MATCH THE DESIGN PLANS.
6. CONTRACTOR MUST DOCUMENT LOCATION OF ALL SUBSURFACE UTILITIES REMAINING IN PLACE AFTER DEMOLITION (ACTIVE AND INACTIVE/ABANDONED). LOCATION MUST BE DOCUMENTED BY FIELD SURVEY OR SWING TIES. COPIES OF LOCATION DOCUMENTATION MUST BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF DEMOLITION AND PRIOR TO START OF NEW CONSTRUCTION. A MARKER MUST BE INSTALLED TO FINISHED GROUND AT ALL INSTALLED CAPS / PLUGS. THE MARKER CAN BE A POST IN CONSTRUCTION AREAS OR PAINTED ON A PERMANENT SURFACE.

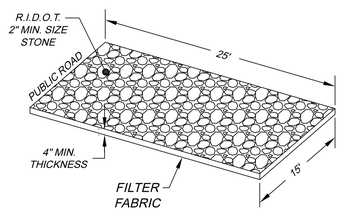
## SOIL EROSION CONTROL LEGEND:

EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0) OR APPROVED EQUAL)

TEMPORARY STOCKPILE AREA

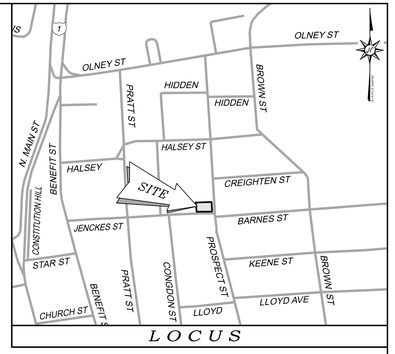
LIMIT OF DISTURBANCE — LOD —

15' WIDE CONSTRUCTION ENTRANCE (SEE DETAIL)




## CONSTRUCTION ENTRANCE DETAIL

(N.T.S.)




LOCUS

## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.

### DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY CRMC, RIDEM OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

### INSPECTION/MAINTENANCE NOTES

1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, FILTREXX FILTER SOXX SHALL BE PLACED TO PREVENT SEDIMENT FROM ENTERING THE ABUTTING PROPERTIES AND WATERS.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM OR ABUTTING WATERS.
3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON-CONSTRUCTION PERIODS.
6. ADDITIONAL FILTER SOXX OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

### GENERAL PROJECT WIDE NOTES

1. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS; FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
2. FILTER SOXX (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROL MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
3. IF EROSION OR EROSIVE TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY RIDEM, CRMC OR ENGINEER DURING CONSTRUCTION.
4. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
5. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SITE SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTING CLEANING AND WASTE DISPOSAL OF THESE FACILITIES IS REQUIRED.

### FILTREXX SOXX NOTE

CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE FILTREXX PRODUCTS AND COORDINATE INSTALLATION SCHEDULES AND METHODS WITH THE ENGINEER PRIOR TO PLACEMENT.

L. ROBERT SMITH
No. 3536
REGISTERED PROFESSIONAL ENGINEER

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BY: _____ 2521 07/31/2026

BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

SOIL EROSION AND DEMOLITION PLAN
"PARCEL B" (FORMERLY A.P. 9, LOTS 617 & 618)
PROSPECT ST. & JENCKES ST.
PROVIDENCE, RHODE ISLAND

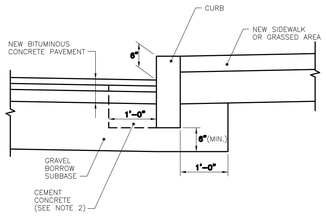
COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT NO: 21-082
SCALE: 1" = 10'
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
2 of 4 SHTS
DRAWING #: SP1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

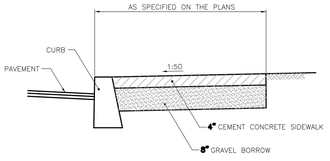
COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS

WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 -2096



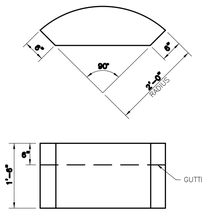

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

## CURB SETTING DETAIL
NOT TO SCALE



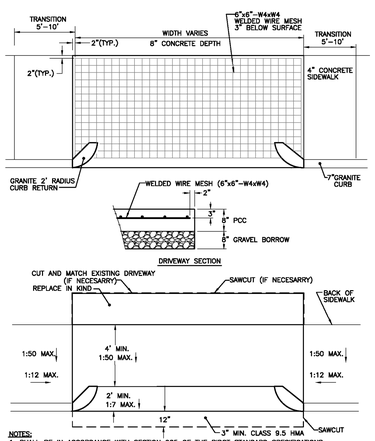

NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 904 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

## CEMENT CONCRETE SIDEWALK
NOT TO SCALE




NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. TOP SURFACE TO BE DRESSED BY SAW. REMAINDER TO BE QUARRY SPLIT.

## GRANITE 2'-0" RADIUS CORNER
NOT TO SCALE



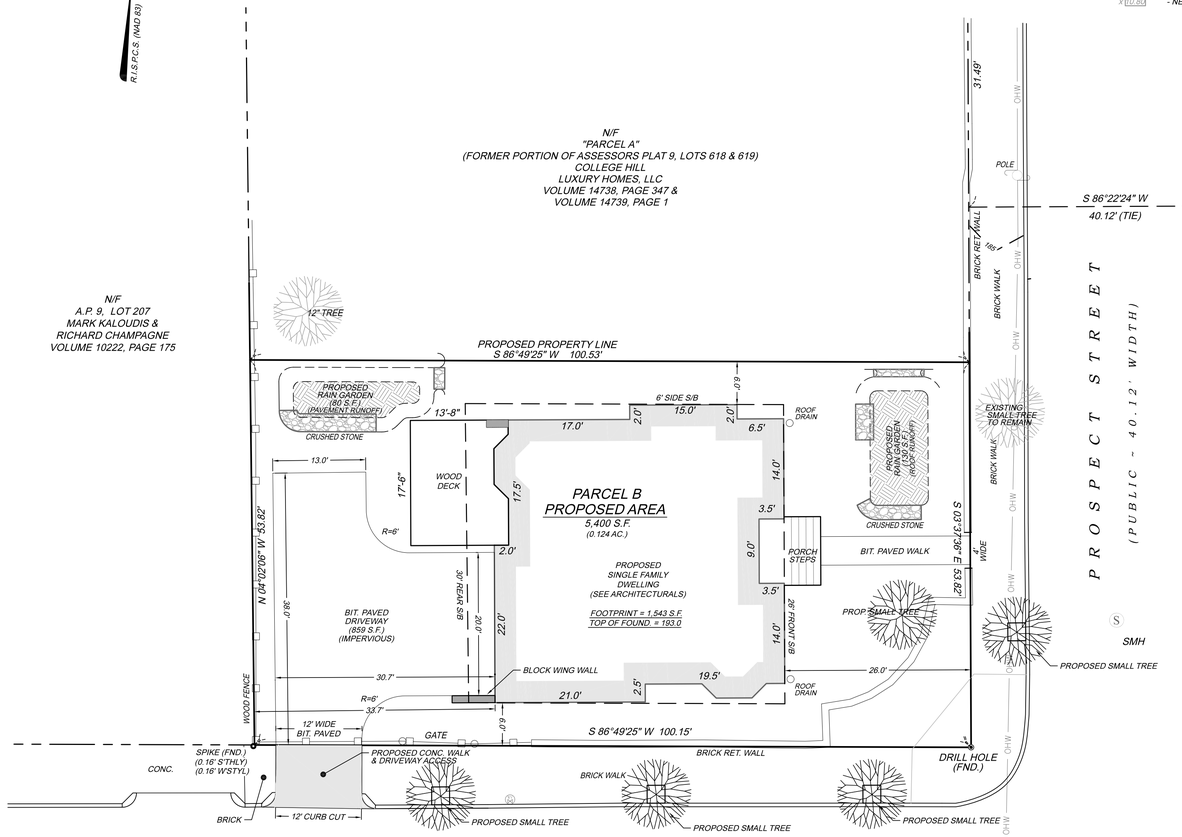

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIDOT STANDARD SPECIFICATIONS.
2. RUNNING SLOPE OF SIDEWALK/DRIVEWAY SHALL NOT EXCEED 8.3% (1:12)
3. 4' MINIMUM ACCESSIBLE PATH SHALL BE INSTALLED WITH CROSS SLOPE NOT EXCEEDING 2% (1:50)
4. RESIDENTIAL CURB CUTS SHALL BE NO WIDER THAN 12' FROM INSIDE OF CURB RETURNS.

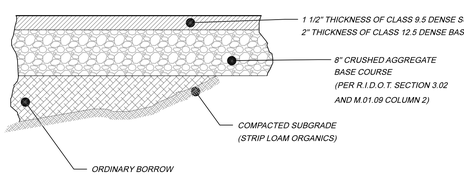
## CEMENT CONCRETE DRIVEWAY
NOT TO SCALE




N/F
A.P. 9, LOT 207
MARK KALOUDIS &
RICHARD CHAMPAGNE
VOLUME 10222, PAGE 175

N/F
"PARCEL A"
(FORMER PORTION OF ASSESSORS PLAT 9, LOTS 618 & 619)
COLLEGE HILL
LUXURY HOMES, LLC
VOLUME 14738, PAGE 347 &
VOLUME 14739, PAGE 1



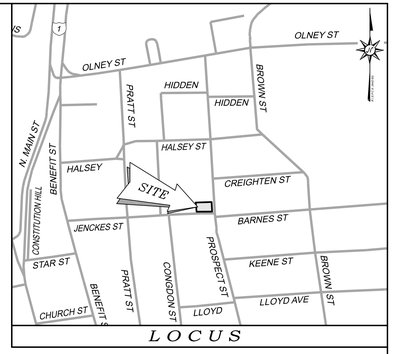




## TYPICAL DRIVEWAY PAVEMENT SECTION
NOT TO SCALE

## GRAPHIC SCALE
10 0 5 10 20 30
(in feet)
1 INCH EQUALS 10 FEET

## LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| N/F | - NOW OR FORMERLY | | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | 15 | - EXISTING CONTOUR |
| AC. | - ACRES | 15 | - NEW CONTOUR |
| ± | - PLUS OR MINUS | | - STONE WALL |
| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PED. | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| RIHB | - RI HIGHWAY BOUND | S | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | | - CATCH BASIN |
| F.E. | - FLARED END | D | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | W | - WATER GATE |
| CLF | - CHAIN LINK FENCE | G | - GAS VALVE |
| INV. | - INVERT | E | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.80 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |




## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.
2. ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS PAXTON-URBAN LAND COMPLEX (PtD).
3. THESE PREMISES ARE SITUATED IN AN 'R-1' ZONE (R-1 RESIDENTIAL DISTRICT).

| DIMENSIONAL REQUIREMENTS | 'R-1' ~ EXIST. SINGLE FAMILY / NEW | PROPOSED |
|---|---|---|
| MIN. LOT AREA | = NONE / 5,000 S.F. | = 5,400 S.F. |
| MIN. WIDTH | = NONE / 50 FT. | = 53.8 FT. |
| MIN. S/B FRONT YARD | = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT. | = 26 FT. |
| MIN. S/B REAR YARD | = 30 FT. | = 33.7 FT. |
| MIN. S/B SIDE YARD | = 6 FT. (LOT WIDTH LESS THAN 60') 10 FT. (LOT WIDTH 60' OR MORE) | = 6 FT. |
| MAX. STRUCTURE HEIGHT | = 40 FT. (NOT TO EXCEED 3 STORIES) | = LESS THAN 40 FT. |
| MAX. BUILDING LOT COVERAGE | = 45 % | = 28.6 % |
| MAX. FRONT YARD SURFACE COVERAGE | = 33 % | = 9.5 % |
| MAX. REAR YARD SURFACE COVERAGE | = 50 % | = 47.2 % |
| TOTAL MAX. SURFACE COVERAGE | = 65 % | = 47.8 % |
| TOTAL MIN. PERVIOUS SURFACE COVERAGE | = 1000 S.F. | = 2,835 S.F. |
| CANOPY COVERAGE REQUIREMENTS: | = 1,620 S.F. (30% OF THE LOT) | = 1,800. S.F. (SEE NOTE 4) |

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

| PARKING REQUIREMENTS | | |
|---|---|---|
| ONE FAMILY DWELLING | = 1 SPACE REQUIRED | = GREATER THAN 1 SPACE PROVIDED |

3. PER ARTICLE 15 OF THE CITY OF PROVIDENCE ZONING ORDINANCE, A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE REMOVED WITHOUT THE PERMISSION OF THE CITY FORESTER. NO SIGNIFICANT TREES EXIST ON-SITE.
4. PER ARTICLE 15, ALL RESIDENTIAL DISTRICTS ARE REQUIRED TO RETAIN OR PLANT 30% OF THE LOTS SQUARE FOOTAGE. THE SUBJECT SITE IS THEREFORE REQUIRED TO RETAIN OR PLANT 1,620 SQUARE FEET OF CANOPY COVERAGE. A TOTAL OF 1,800 SQUARE FEET OF CANOPY COVERAGE WILL BE PROVIDED AS SHOWN.

| REQUIRED | PROVIDED | CANOPY COVERAGE |
|---|---|---|
| 30% X 5,400 S.F. = 1,620 S.F. | (1) - EXISTING SMALL TREE (SIDEWALK) | 300 S.F. |
| | (1) - PROPOSED SMALL TREE (ONSITE) | 300 SQUARE FEET |
| | (4) - PROPOSED SMALL TREES (SIDEWALK) | 1,200 S.F. (300 S.F. EACH) |
| TOTAL COVERAGE REQUIRED | | TOTAL CANOPY COVERAGE |
| 1,620 S.F. | | 1,800 SQUARE FEET |

L. ROBERT SMITH
No. 3536
REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR

BY: _____ 2521 07/31/2026
BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

PROPOSED SITE PLAN
"PARCEL B" (FORMERLY A.P. 9, LOTS 617 & 618)
PROSPECT ST. & JENCKES ST.
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT NO.: 21-082
SCALE: 1" = 10'
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082 SP1
3 of 4 SHTS
DRAWING #: SP1

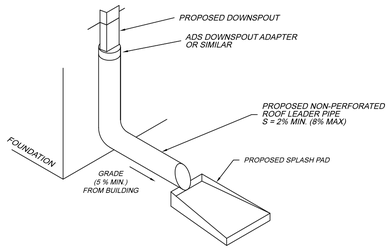
Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

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WATERMAN ENGINEERING CO. CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914 -2096

## LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| N/F | - NOW OR FORMERLY | | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | 15 | - EXISTING CONTOUR |
| AC. | - ACRES | 15 | - NEW CONTOUR |
| ± | - PLUS OR MINUS | | - STONE WALL |
| STY | - STORY | X | - FENCE |
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| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
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| (FND.) | - FOUND | E | - ELECTRIC LINE |
| RIHB | - RI HIGHWAY BOUND | S | - SANITARY SEWER MANHOLE |
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| RCP | - REINFORCED CONCRETE PIPE | W | - WATER GATE |
| CLF | - CHAIN LINK FENCE | G | - GAS VALVE |
| INV. | - INVERT | E | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | | - GRANITE BOUND |
| x 10.80 | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |




## ROOF DOWNSPOUT / ROOF LEADER DETAIL

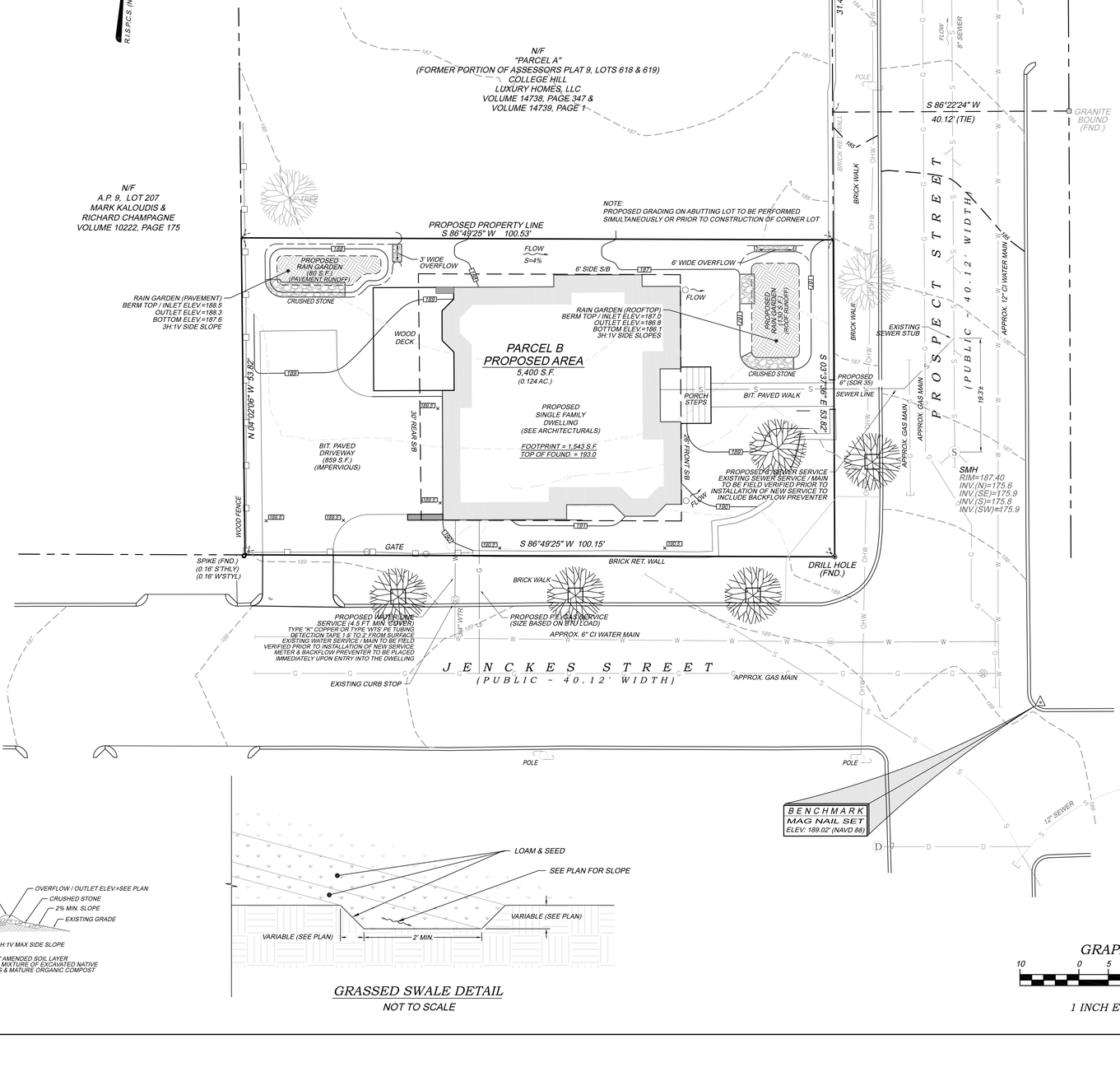
NOT TO SCALE

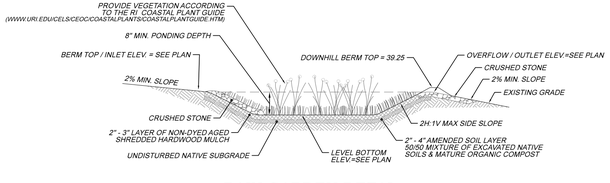



| BEST MANAGEMENT PRACTICE (BMP) | CONTRIBUTING IMPERVIOUS AREA TO BMP | MIN. BOTTOM SURFACE AREA OF BMP REQUIRED ** | BOTTOM SURFACE AREA OF BMP PROPOSED |
|---|---|---|---|
| RAIN GARDEN (ROOF RUNOFF) | 1,543 SQ. FT. (ROOFS) | 124 SQ. FT. | 130 SQ. FT. |
| RAIN GARDEN (DRIVEWAY) | 859 SQ. FT. (PAVEMENT) | 69 SQ. FT. | 80 SQ. FT. |

* PER LATEST EDITION OF THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS PAXTON-URBAN LAND COMPLEX (PD).



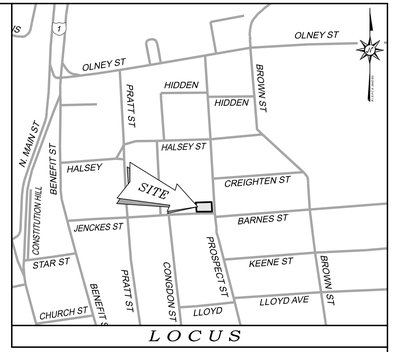

## RAIN GARDEN DETAL

NOT TO SCALE




## GRASSED SWALE DETAIL

NOT TO SCALE




L O C U S

## NOTES / REFERENCES

1. SEE SHEET 1 FOR BOUNDARY & TOPOGRAPHIC SURVEY NOTES & REFERENCES.
2. ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, THE SOILS WITHIN THE AREA OF DISTURBANCE ON SITE ARE CLASSIFIED AS MERRIMAC-URBAN (MU).
3. SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROJECT AND REMOVED ONLY AFTER THE SITE HAS BEEN STABILIZED.
4. RUNOFF SHALL BE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.
5. ROOF DRAINS SHALL NOT BE TIED INTO THE SANITARY SEWER CONNECTION.
6. SEWER LATERAL SHALL BE INSPECTED PRIOR TO CONNECTION.
7. PROPOSED 6" SEWER LATERAL SHALL BE TIED INTO THE EXISTING SEWER STUB AS SHOWN.
8. NO STORMWATER CONNECTIONS ARE PROPOSED AND NO STORMWATER SHALL BE DISCHARGED INTO THE SANITARY SEWER.
9. THE STORMWATER FOR THE NEW PAVEMENT AND ALL ROOF RUNOFF SHALL BE DISCHARGED AND GRADED TO PITCH TOWARD THE PROPOSED VEGETATED SWALE AS SHOWN.
10. ALL ROOF DRAINAGE AND STORMWATER RUNOFF WILL BE CONTAINED ON SITE TO THE GREATEST EXTENT POSSIBLE WITHOUT ADVERSELY AFFECTING ADJACENT PROPERTY. ANY STORMWATER CONNECTION TO THE SANITARY SEWER IS PROHIBITED, UNLESS APPROVED BY THE NRC.
11. BEFORE CONNECTING THIS PROPERTY TO THE PUBLIC SEWERAGE SYSTEM, THE PERMITTEE IS ADVISED TO HAVE A LICENSED PLUMBER PERFORM A CAMERA INSPECTION OF THE EXISTING SEWER MAIN STUB TO CONFIRM ITS SUITABILITY FOR REUSE.
12. SEDIMENT AND EROSION CONTROL SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROJECT AND REMOVED ONLY AFTER THE SITE HAS BEEN STABILIZED.
13. RUNOFF SHALL BE CONTAINED ON THE SITE TO THE MAXIMUM EXTENT PRACTICABLE.
14. UTILIZE PROVIDENCE STANDARD DETAILS: HTTPS://WWW.PROVIDENCERI.GOV/WP-CONTENT/UPLOADS/2019/06/PROVIDENCE-DPW-STANDARD-DETAILS.PDF

### UTILITY NOTES

1. THIS PLAN REPRESENTS THE CONCEPTUAL UTILITY LAYOUT WITH APPROXIMATE LOCATIONS OF EXISTING AND PROPOSED UTILITIES.
2. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR MUST PERFORM ADDITIONAL TEST TO:
   A. CONFIRM THE EXISTING DEPTHS OF UTILITIES AT ALL PROPOSED CONNECTION POINTS AND POTENTIAL CROSSOVER (CONFLICT) POINTS.
   B. THE CONTRACTOR SHALL DIG TEST HOLES TO VERIFY THE ELEVATIONS AND PIPE MATERIAL OF THE EXISTING WATER SERVICES AT THE PROPOSED TIE-IN LOCATION.
3. THIS UTILITY PLAN DOES NOT REPRESENT THE SITE RELOCATION OF ELECTRICAL / TELEPHONE / COMMUNICATION SYSTEMS.
4. WATER SERVICE PIPE & BUILDING SEWER SHALL BE SEPERATE BY A MINIMUM OF 10' OF UNDISTURBED OR COMPACTED EARTH.

EXCEPTIONS:

A.) THE REQUIRED SEPERATION DISTANCE SHALL NOT APPLY WHERE THE BOTTOM OF THE WATER SERVICE PIPE WITHIN TEN FEET OF THE SEWER IS A MINIMUM OF TWELVE INCHES ABOVE THE TOP OF THE HIGHEST POINT OF THE SEWER AND THE PIPE MATERIALS CONFORM TO SECTION 703.1 OF THE R.I. PLUMBING CODE (2021).

B.) THE REQUIRED SEPERATION DISTANCE SHALL NOT APPLY WHERE A WATER SERVICE PIPE CROSSES A SEWER PIPE PROVIDED THE WATER SERVICE PIPE IS SLEEVED AT LEAST 10' WITH A WATERTIGHT SEAL HORIZONTALLY FROM THE SEWER PIPE CENTERLINE, ON BOTH SIDES OF SUCH CROSSING WITH PIPE MATERIAL LISTED IN TABLE 605.3, 702.2 OR 702.3 OF THE R.I. PLUMBING CODE (2021).

L. ROBERT SMITH — No. 3536 — REGISTERED PROFESSIONAL ENGINEER

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

## CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2018, AS FOLLOWS:

| TYPE OF BOUNDARY SURVEY: | MEASUREMENT / ACCURACY SPECIFICATION: |
|---|---|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| **OTHER TYPE OF SURVEY:** | |
| DATA ACCUMULATION | III |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BRADFORD J. TRAVERS — No. 2521 — PROFESSIONAL LAND SURVEYOR

BY: BRADFORD J. TRAVERS, P.L.S. — REG. NO. 2521 — DATE 07/31/2026

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

PROPOSED GRADING & UTILITY PLAN
"PARCEL B" (FORMERLY A.P. 9, LOTS 617 & 618)
PROSPECT ST. & JENCKES ST.
PROVIDENCE, RHODE ISLAND

COLLEGE HILL LUXURY HOMES, LLC
2214 PROVIDENCE HIGHWAY
WALPOLE, MA 02081

PROJECT NO.: 21-082
SCALE: 1" = 10'
DATE: 07/31/2026
DRAWN BY: EBP
CHECKED BY: BJT
FILENAME: 21-082_SP1
4 of 4 SHTS
DRAWING # SP1

GRAPHIC SCALE
10 0 5 10 20 30
(in feet)
1 INCH EQUALS 10 FEET

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5773
www.watermanengineering.net

mckay architects

# New Residence
## Prospect Street and Jenckes Street
## Providence, RI

**Progress Set**
**August, 10 2026**

## GENERAL NOTES

**General:**
1. The governing building code for the design and construction is the Massachusetts State Building Code for 1& 2 family dwellings (9th edition).
2. Architectural drawings shall be used in conjunction with structural, mechanical, electrical and shop drawings.
3. The contractor shall confirm all dimensions and notify architect of any discrepancies, ambiguities, or inconsistences prior to proceeding with the work. The contractor shall also notify the architect, prior to proceeding with the work, if any construction needs to be adjusted due to field conditions.
4. An assumption has been made that the elevation difference between the garage slab and the first floor is 24" the general contractor shall notify the architect if this is inconsistent with the site conditions prior to beginning construction.
5. All flashing in contact with pressure treated lumber shall be corrosion resistant.
6. All ductwork and hot water piping shall be insulated and where necessary, a vapor barrier for the ductwork will be provided to prevent condensation.
7. All chimneys to be constructed so the top of the flue is 2'-0" above any roof/wall within 10'-0".
8. Provide continuous pitch break vents at all roof/wall intersections where soffit vents are installed.

**Dimensions:**
1. Dimensions standards within the documents are as follows unless otherwise noted:
   a. Dimensions to exterior walls are from outside face of a stud or concrete wall
   b. Dimensions at windows and exterior doors represents a dimension to the center of that opening from the center of another opening or the outside face of a stud or concrete wall.
   c. Interior dimensions at stud walls represents a dimension to the middle of the stud (unless interior wall is also an exterior wall, then dimension is to face of stud).
2. Interior dimensions at stairs represents a dimension to the finished face of the stair.
3. Dimensions/locations of walls enclosing tub/shower units, pre-manufactured fireplaces and all other built-ins must be confirmed with the fixture manufacturer for the required RO and attachment.
4. Dimensions depicting the building height, shown of the architectural and structural drawings are for the building and building components only. The overall building height depicted is from the 1st floor deck. The owner/G.C. is responsible for coordinating and establishing the grade relative to the 1st floor, to ensure compliance with zoning and building code height requirements.
5. All dimensions from existing surfaces are from face of existing surface.
6. Closet doors that are not dimensioned are typically centered within the closet.
7. All other doors that are not dimensioned are typically 4" to 6" (depending on the finish casing width) from face finish to the door opening on the butt side.
8. Dimensions locating cased openings are typically dimensioned to the center of that opening unless otherwise noted.

**Stairways/Balconies:**
1. Stairways shall not be less than 3'- 0" in clear width at all points above the permitted handrail height and below the required headroom height. Maximum riser height shall be 8 ¼", minimum tread depth shall be 4" with nosing not to exceed 1 ¼". Wider treads shall have a min depth equal to the straight run tread depth at a distance of 12" from the narrower side with a min. tread depth of 3" at any point. Minimum headroom shall be 6' 6" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of a landing or platform.
2. Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with 4 or more risers. Minimum height shall not be less than 34" with a maximum not to exceed 38". Handrails shall be continuous for the full length of the flight.
3. Guardrails, 36" minimum in height, shall be installed in floor, porch, and/or balcony area more than thirty (30) inches above a floor or grade below. Guardrails on open sides of stairs, with a total rise of more than thirty (30) inches above a floor or grade below, shall be not less than 34" in height measured vertically from the nosing of the treads. The maximum clear opening between rails, balusters, and floors shall not exceed four (4) inches.

*Exception:*
1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a six inch (6) sphere cannot pass through. Openings for required guards on the sides of stair treads shall not allow a sphere 4-3/8 inches to pass through.

4. An insulated door shall be provided at the top of unfinished basement stairs or insulate the walls and the underside of stairs and provide an insulated door at the bottom of basement stairs.
5. An insulated door shall be provided at the top of attic stairs or insulate the walls and underside of stairs and provide an insulated door at the bottom of attic stairs. Emergency escape and rescue openings.

**Emergency Escape and Rescue Openings/Exterior Windows and Doors:**
1. Window sizes shown on the drawings are based generically and the owner (or general contractor where applicable) shall choose the final manufacturer. Window sizes shall be verified by the general contractor prior to ordering rough opening sizes shall be provided by the manufacturer.
2. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain more than one sleeping room, each shall have an emergency escape and rescue opening but adjoining areas shall nor require one. Emergency escape and rescue openings shall meet the following criteria:
   a. Sill height shall not be more than 44 inches above the floor.
   b. Where a door having a threshold below the adjacent ground elevation is used as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead shall provide direct access to the basement and when the bulkhead is fully opened it shall provide the minimum net clear opening of 5.7 square feet.
   c. Emergency escape and rescue openings with a sill elevation below the adjacent ground elevation shall be provided with a window well with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36". The window well shall allow the emergency escape and egress opening to be fully opened.
   d. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

   *Exceptions:*
   1. Grade floor openings shall have a minimum net clear opening of 5.0 square feet
   2. Double hung windows used for emergency escape shall be permitted to have a new clear opening of 3.3 square feet provided that at least one operable sash meets the minimum height and width requirements and operations constraints.

   e. The minimum net clear opening shall be 24 inches x 20 inches in either direction
   f. Emergency escape and rescue openings shall be operational from the inside without the use of key's or tools
   g. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor.

   *Exceptions:*
   1. Windows whose openings will not allow a 4 inch diameter sphere to pass through the opening when the opening is in its largest opened position
   2. Openings that are provided with window fall prevention devices that comply with section R6123.
   3. Openings that are provided with fall prevention devices that comply with ASTM F2040.
   4. Windows that are provided with openings limiting devices that comply with section R6124.

**Egress:**
1. Stairways, ramps, exterior exit balconies, hallways and doors shall meet all minimum egress requirements.
2. All required exits shall be positively anchored to the primary structure to resist both vertical and lateral forces.
3. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½" gypsum board.
4. Hallways shall be minimum of 3 feet clear
5. Egress from dwelling units shall be by means of two exit doors. The minimum normal width of at least one of the required exit doors shall be not less than 36" with a nominal height shall of six feet eight inches and side hinged. All other required exit doors shall not be less than 32" in nominal width or six feet eight inches in nominal height and may be sliding or side-hinged.
6. Egress through an attached garage is permitted provided that the attached garage is also provided with a 32" exit door
7. All other exterior doors in excess of the two required exit doors are not required to comply with these minimum dimensions.
8. All interior doors providing access to habitable rooms shall have a nominal width of 30 inches and nominal height of six feet 6 inches except bathrooms which are permitted to be 24 inches in nominal width.
9. A floor or landing shall be provided on each side of an exterior door. The width of each landing shall not be less than the door served and have a minimum dimension of 36 inches measured in the direction of travel.

**Minimum Room Requirements:**
1. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven (7) feet measured from the finish floor to the lowest projection from the ceiling

   *Exceptions:*
   1. Beams and girders spaced not less than four (4) feet on center may project not more than six (6) inches below the required ceiling height
   2. Ceilings in basements without habitable space may project to within six feet eight inches of the finished floor except that beams, girders, ducts and other obstructions may project to within six feet four inches of the finished floor.
   3. Not more than 50% of the required floor area of a room is permitted to have a sloped ceiling less than seven feet in height with no portion of the required floor area less than five feet in height.
   4. Bathrooms shall have a minimum ceiling height of six feet eight inches over the fixture and at the front clearance area for the fixtures. A shower or tub with a showerhead shall have a minimum ceiling height of six feet eight inches above a minimum 30" X 30" area at the showerhead.

2. Every dwelling shall have at least one habitable room with a gross floor area of at least 150 square feet
3. Other habitable rooms shall have a floor area of not less than 70 square feet except kitchens
4. Habitable rooms shall not be less than seven feet in any horizontal except kitchens
5. Portions of a room with a sloping ceiling measuring less than five (5) feet or a furred ceiling measuring less than seven (7) shall not be considered as contributing to the minimum required habitable area for that room.

**Roofing and Siding:**
1. Provide continuous 3' 0" wide fiberglass reinforced, bituthene, ice and water shield at all roof edges, centered on all valleys and at roof wall intersections carried 1' 0" up the wall (refer to manufacturers installation instructions).
2. Provide aluminum step flashing at roof/wall and roof/chimney intersections.
3. Provide aluminum flashing over all window and doors head trim and at the connection between all exterior walls and exterior decks.
4. Provide continuous soffit vents or continuous venter drip edge at all soffit overhangs
5. Provide15" felt under all roof shingles (unless specified otherwise).
6. Provide continuous ridge vents (unless specified as otherwise). See building elevation for extent.
7. All gutters and downspouts to be prefinished alum. Color to be selected by owner.

**Light/Ventilation and Insulation:**
1. All habitable rooms shall be provided with aggregate glazing of not less than 8% of the floor area being ventilated.

   *Exceptions:*
   a. The glazed areas need not be openable when the opening is not required to be an emergency escape and rescue opening and an approved mechanical ventilation system is provided capable of producing 0.35 air exchange per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 1.5 CFM per occupant with 2 for the first bedroom and one for every additional bedroom.
   b. The glazed areas need not be provided in rooms where the above exception is met and artificial light is provided capable of producing an average illumination of six foot candles over the area of the room at a height of 30 inches.

2. All bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area of not less than three square feet, ½ of which must be openable.

   *Exception:*
   a. The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. Ventilation air from the space shall be exhausted directly to the outside.

3. Attic ventilation with a ceiling vapor barrier, provide at least one (1) square foot of free area for each three hundred (300) square feet of ceiling area.
4. Attic ventilation without a ceiling ventilation vapor barrier, provide at least one (1) square foot of free area for each one hundred-fifty (150) square feet of ceiling area.
5. The contractor is responsible to provide a moisture barrier and properly insulate all walls and ceilings to air leakage into unconditioned spaces.
6. If mechanical, electrical or plumbing equipment is to be placed in attics, eves, overhangs and other similar unconditioned, uninsulated spaces, the contractor is responsible to provide a proper enclosure, insulation, direct ventilation, etc. to avoid moisture, condensation, freeze thaw, ice damming, and other similar issues.

**Plumbing:**
1. All sanitary lines within walls and floors adjoining living spaces are to be sound insulated.
2. All plumbing within wall or floor cavities which border unconditioned spaces are to be insulated and on the warm side of the cavity insulation to avoid freezing.

**Smoke and Carbon Monoxide Detectors/Alarms:**
1. Combination smoke and carbon monoxide alarms are acceptable provided said alarms have simulated voice and tone alarms the clearly distinguish between the two types of emergencies. If combination alarms are to be used than all required criteria for smoke and carbon monoxide detectors need to be met.
2. Fire departments are required to inspect, upon sale or transfer, all dwelling units for required smoke and carbon monoxide detectors.
3. Consumers shall check with local building and/or fire officials for accepted alarm types and locations for proper installation in accordance with all applicable codes and regulations.

**Smoke Alarms/Detectors:**
1. All one and two family dwellings shall be equipped with a household fire warning system. All devices shall be installed and maintained in accordance with all applicable codes, manufacturers instructions and listing criteria.
2. Smoke detectors are required to be permanently wired to an AC primary power source and shall have secondary (standby) power supplied from monitored batteries.
3. Where more than one smoke detector is required, all required detectors shall be installed so that the activation of any detector shall cause the alarm in all required smoke detectors in the dwelling unit to sound (min. 85 dba at 10 feet, 75 dba in bedrooms)
4. Smoke detectors shall be provided in the following locations:
   a. In the immediate vicinity of bedrooms
   b. In all bedrooms
   c. In each story of a unit (including basements & cellars) For each 1,200 sq.ft or part thereof
   d. Near the base of all stairs where such stairs lead to another occupied floor
5. Photo electric smoke detectors are required if located within 20 feet of a kitchen or bathroom
6. When one or more sleeping rooms are added or created to an existing dwelling, the entire building shall be provided with smoke detectors designed and located as required for new dwellings.

**Carbon Monoxide Alarms/Detectors:**
1. All one and two family dwellings shall be equipped with a household carbon monoxide warning system. All devices shall be installed and maintained in accordance with all acceptable codes, manufacturers instruction and listing criteria.
2. Carbon monoxide detectors shall be located on every level of the dwelling unit including basements and cellars (but not including crawl spaces and uninhabitable attics).
3. All alarm-sounding appliances shall have a minimum rating of 85 dba at 10 feet

**Heat Detectors:**
1. Heat detectors shall be installed in any integral or attached garage to the main house
2. A new addition attached garage to an existing dwelling installed in accordance with all applicable criteria. If the existing dwelling contains a fire detection system that is compatible with the garage heat detector, the garage heat detector shall be interconnect to the existing dwelling fire detection system. If the detector is not compatible than the detector shall be connected to a sounder or compatible heat detector containing a sounding device, located in the dwelling unit and within 20 feet of the nearest door to the garage
3. For flat-finished garage ceilings, the detector shall be located on or near the center of the garage ceiling. For vaulted/ slopped ceilings, the detector shall be placed in the approximate center of the vaulted space.
4. The required heat detector shall be listed for and required to be interconnected to all smoke detectors of the required household fire alarm system, such that the activation of the heat detector will activate all of the audible alarms of the household fire alarm system throughout the dwelling.

**Sprinklers:**
1. All one and two-family dwellings having an aggregate area greater than 14,400 square feet, including basements, but not including garages and unfinished attics shall be equipped with an automatic sprinkler system and shall be installed in accordance with NFPA 13D.

## GRAPHIC SYMBOLS

- 3 / A-3.1 — BUILDING CROSS SECTION
- 1 — DOOR NUMBER
- 106 — ROOM NUMBER
- A — WINDOW NUMBER
- ELEVATION DESIGNATION
- 5 / A-3.3 — SECTION REFERENCE
- NEW DOOR TO BE INSTALLED
- EXISTING DOOR TO REMAIN
- PARTITION TYPE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DEMO CONSTRUCTION

## CODE

**GOVERNMENT BUILDING CODE**

**THE MASSACHUSETTS BUILDING CODE, 9TH EDITION**

## MATERIAL SYMBOLS

- BLOCKING
- CONCRETE
- EARTH
- BATT INSULATION
- GRAVEL
- WOOD
- DRYWALL
- TILE

## ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| AFF | ABOVE FINISH FLOOR |
| ATTEN | ATTENUATING |
| BLDG | BUILDING |
| CH | CEILING HEIGHT |
| CL | CENTER LINE |
| CLR | CLEAR |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CPT | CARPET |
| CT | CERAMIC TILE |
| DIM | DIMENSION |
| DWG(S) | DRAWING(S) |
| EA | EACH |
| EIFS | EXT INSUL. FINISH SYSTEM |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EWC | ELECTRICAL WATER COOLER |
| EXT | EXTERIOR |
| FC | FIRE CODE/FIRE CORE |
| FD | FLOOR DRAIN |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISHED FLOOR |
| FFE | FINISHED FLOOR ELEVATION |
| FIN | FINISH |
| FFL | FLUORESCENT LIGHTING |
| FOF | FACE OF FINISH |
| FOC | FACE OF CONCRETE |
| FOS | FACE OF STUD |
| FRT | FIRE RETARDANT TREATED |
| GC | GENERAL CONTRACTOR |
| GL | GLASS OR GLAZING |
| GWB | GYPSUM WALL BOARD |
| HC | HOLLOW CORE |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HOR | HORIZONTAL |
| HT | HEIGHT |
| HVAC | HEATING, VENT, A/C |
| HWH | HOT WATER HEATER |
| INSUL | INSULATION |
| INT | INTERIOR |
| L | LENGTH |
| LAV | LAVATORY |
| LH | LEFT HAND(ED) |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MFR | MANUFACTURER |
| MD | MEDIUM DENSITY |
| MIN | MINIMUM |
| MO | MASONRY OPENING |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NL | NIGHT LIGHT |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OPPOSITE HANDED |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PT | PRESSURE TREATED |
| PR | PAIR |
| PT | PAINTED |
| QT | QUARRY TILE |
| R | RISER |
| RAD | RADIUS |
| REQ | REQUIRED |
| REF | REFERENCE |
| REV | REVISION(S) |
| RH | RIGHT HAND(ED) |
| RO | ROUGH OPENING |
| RTU | ROOF TOP UNIT |
| SA | SOUND ATTENTION BATTS |
| SD | SMOKE DETECTORS |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SQ FT | SQUARE FEET |
| SS | STAINLESS STEEL |
| STL | STEEL |
| STN | STAIN |
| SV | SHEET VINYL |
| T | TREAD |
| THK | THICKNESS |
| TP | TOILET PAPER DISPENSER |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VCT | VINYL COMPOSITION TILE |
| VIF | VERIFY IN FIELD |
| VTR | VENT THROUGH ROOF |
| W/ | WITH |
| WC | WATER CLOSET |
| WD | WOOD |
| X-REF | CROSS REFERENCE |

## DRAWING INDEX


| | |
|---|---|
| T-1.1 | Title Sheet |
| A-1.1 | Cellar Plan and First Floor Plan |
| A-1.2 | Second Floor Plan and Third Floor Plan |
| A-2.1 | Front Elevation and Right Side Elevation |
| A-2.2 | Rear Elevation and Left Side Elevation |


**New Residence**

**138 Prospect St. and Jenckes St. Providence, RI**

**OWNER**


mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net


| REV # | DATE | ISSUANCE |
|---|---|---|
| 1 | 05/13/26 | First Draft |


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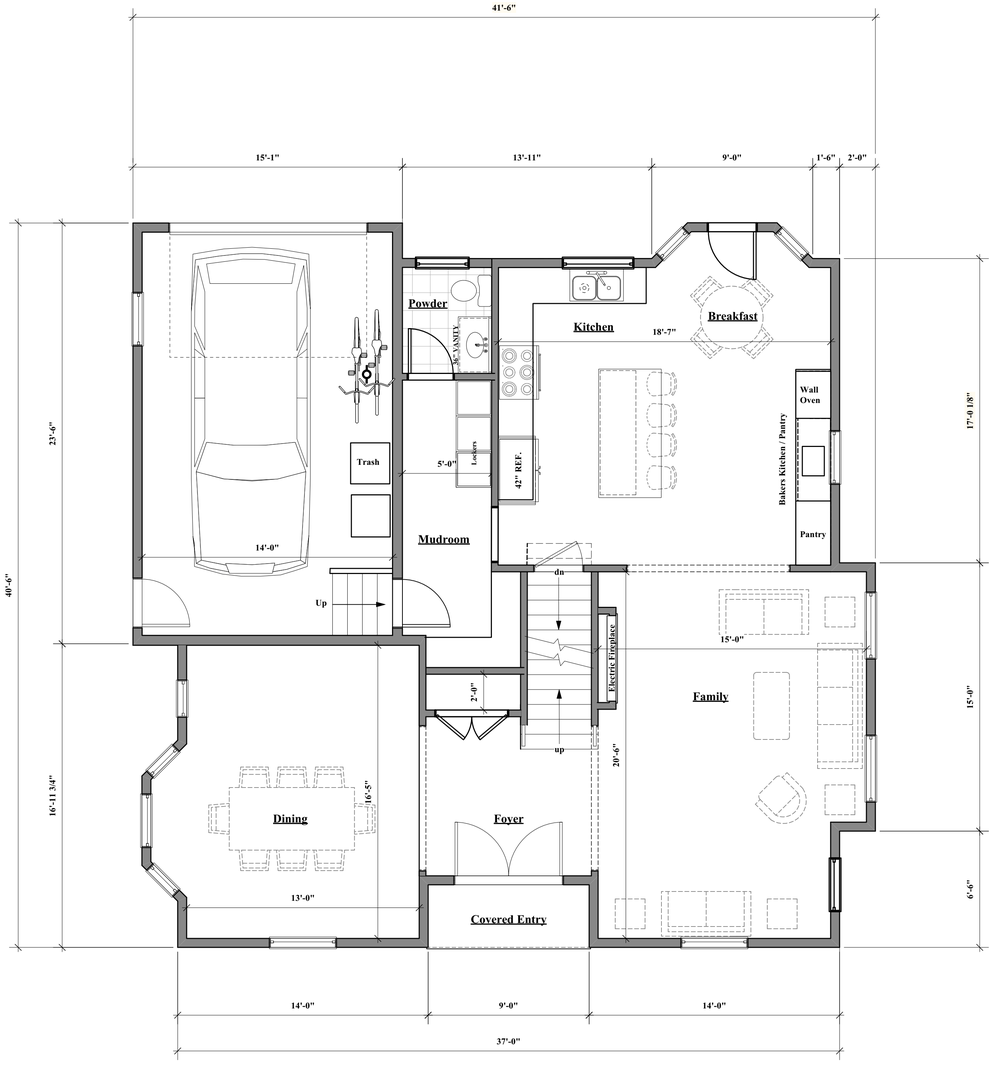
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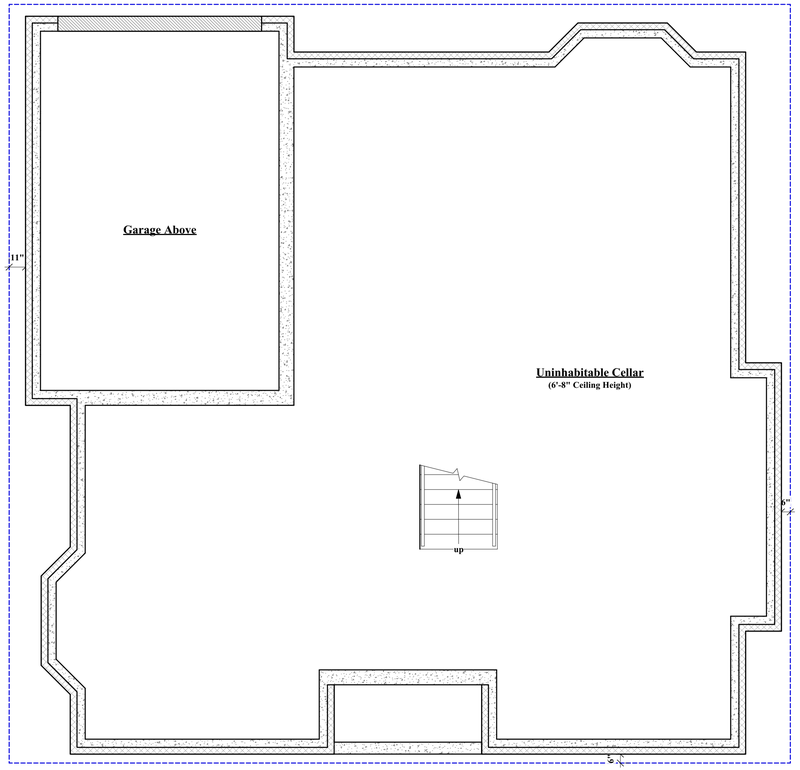

**Title Sheet**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**T-1.1**




1 / A-1.1 **First Floor Plan**
1/4" = 1'-0"




1 / A-1.1 **Cellar Plan**
1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1535 sf** |
| **Garage Area** | **350 sf** |
| **Living Area** | **1185 sf** |

# New Residence

## 138 Prospect St. and Jenckes St. Providence, RI

OWNER


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OWNERSHIP & USE OF DOCUMENTS

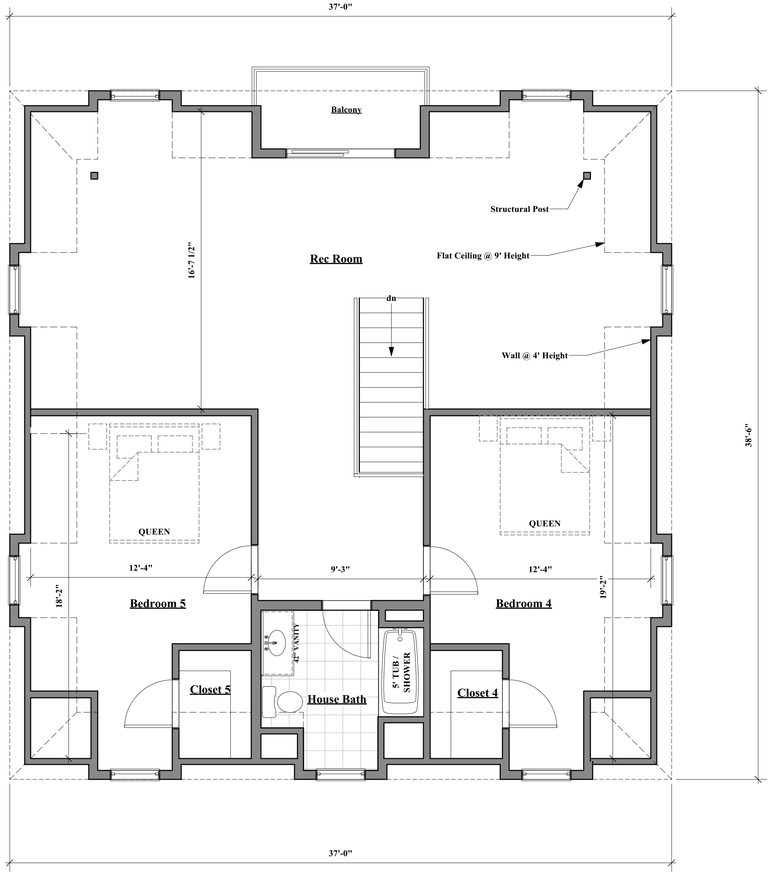
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## Cellar Plan and First Floor Plan

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-1.1**




## 2 A-1.2 Third Floor Plan

1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1308 sf** |
| **Living Area** | **1308 sf** |




## 1 A-1.2 Second Floor Plan

1/4" = 1'-0"

| | |
|---|---|
| **Gross Square Footage** | **1425 sf** |
| **Living Area** | **1425 sf** |

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**Second and Third Floor Plans**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-1.2**




1 A-2.1 Front Elevation
1/4" = 1'-0"

2 A-2.1 Right Side Elevation
1/4" = 1'-0"

**New Residence**

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OWNER


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**Front Elevation and Right Side Elevation**

| | |
|---|---|
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| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-2.1**




1 A-2.2 Rear Elevation
1/4" = 1'-0"

2 A-2.2 Left Side Elevation
1/4" = 1'-0"

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**Rear Elevation and Left Side Elevation**

| | |
|---|---|
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| SCALE | AS NOTED |

**A-2.2**



Front & Left Side View



Front & Right Side View



Rear & Right Side View



Rear & Left Side View

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## 3D Views

| | |
|---|---|
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| SCALE | AS NOTED |

**A-2.3**



Front & Left Side View



Front & Right Side View



Rear & Right Side View



Rear & Left Side View

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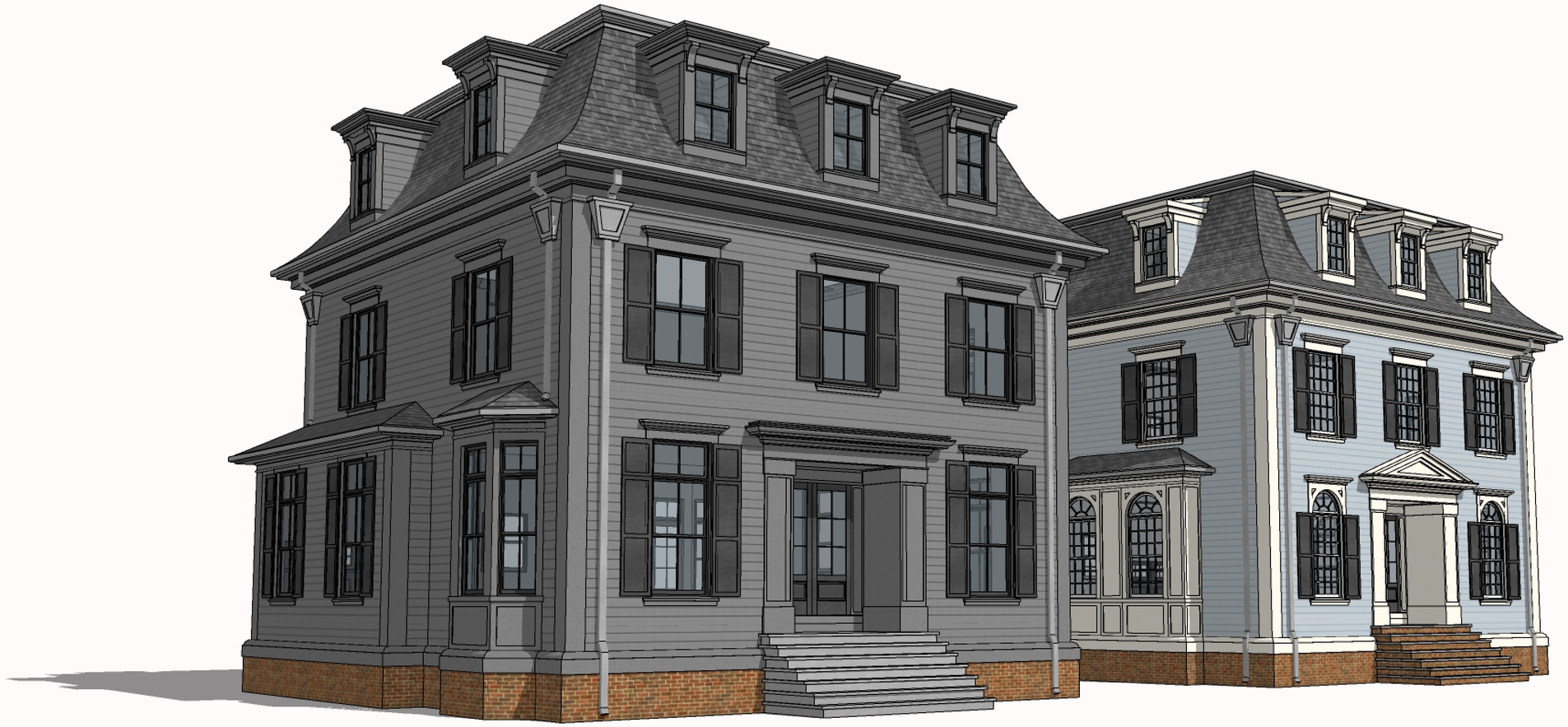
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**3D Views**

| | |
|---|---|
| JOB NO | |
| DATE | 08/10/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**A-2.3**



**138 Prospect Street**
**Providence RI**

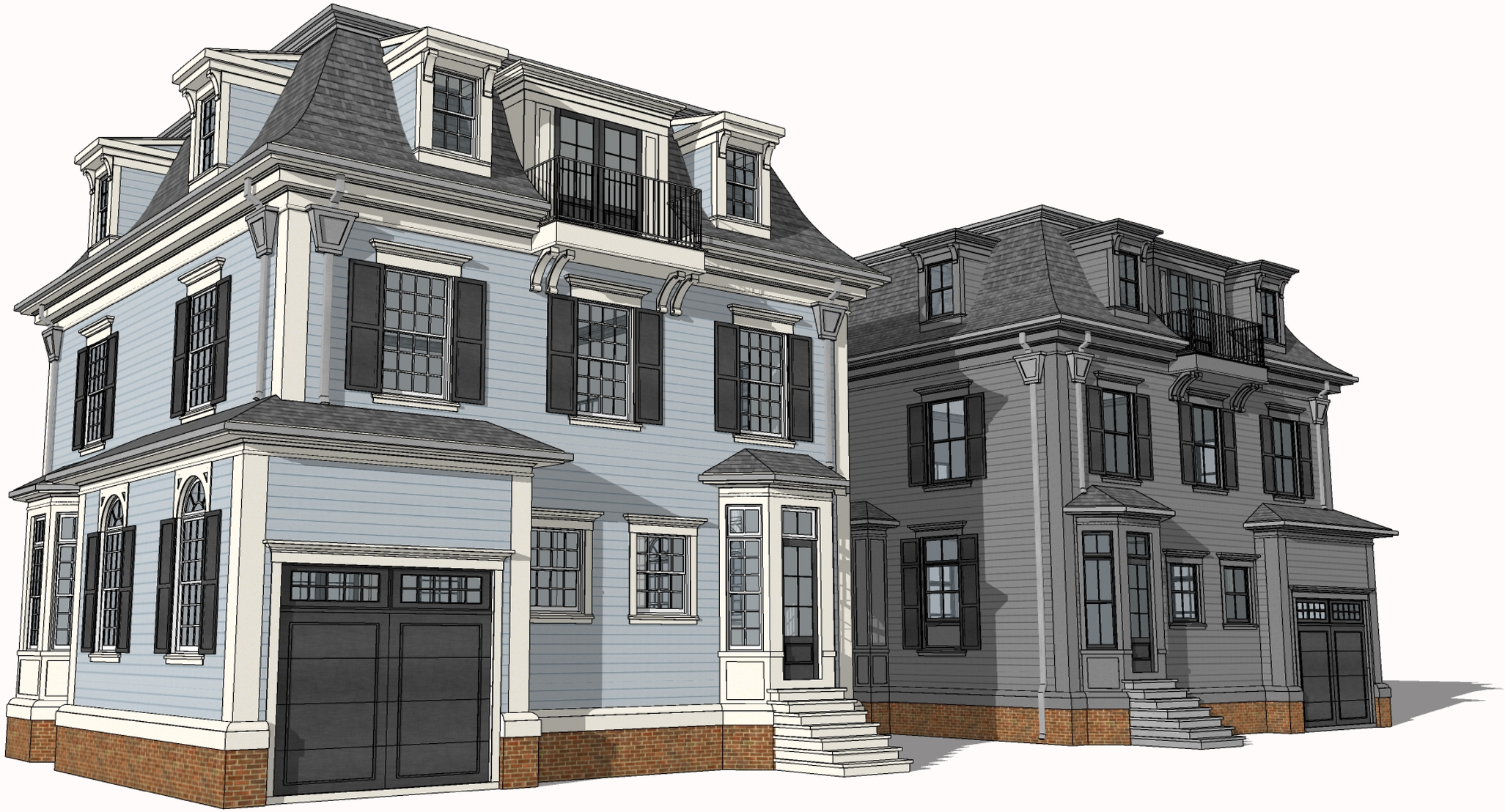




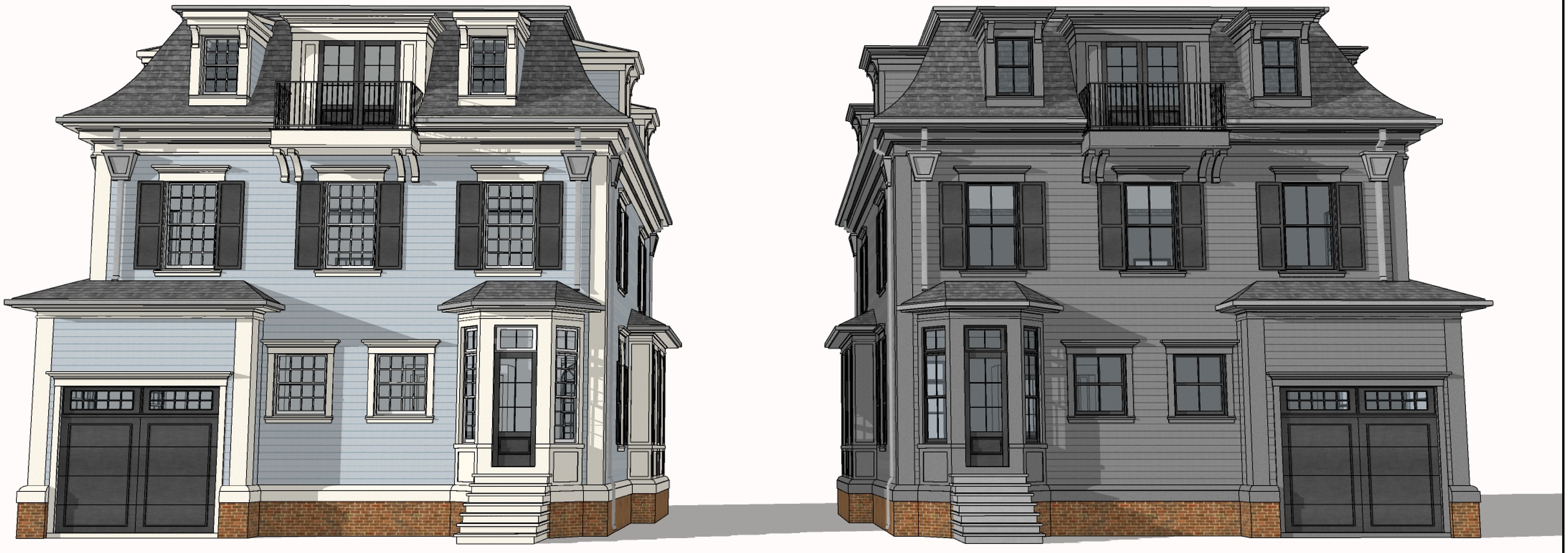
**138 Prospect Street**
**Providence RI**



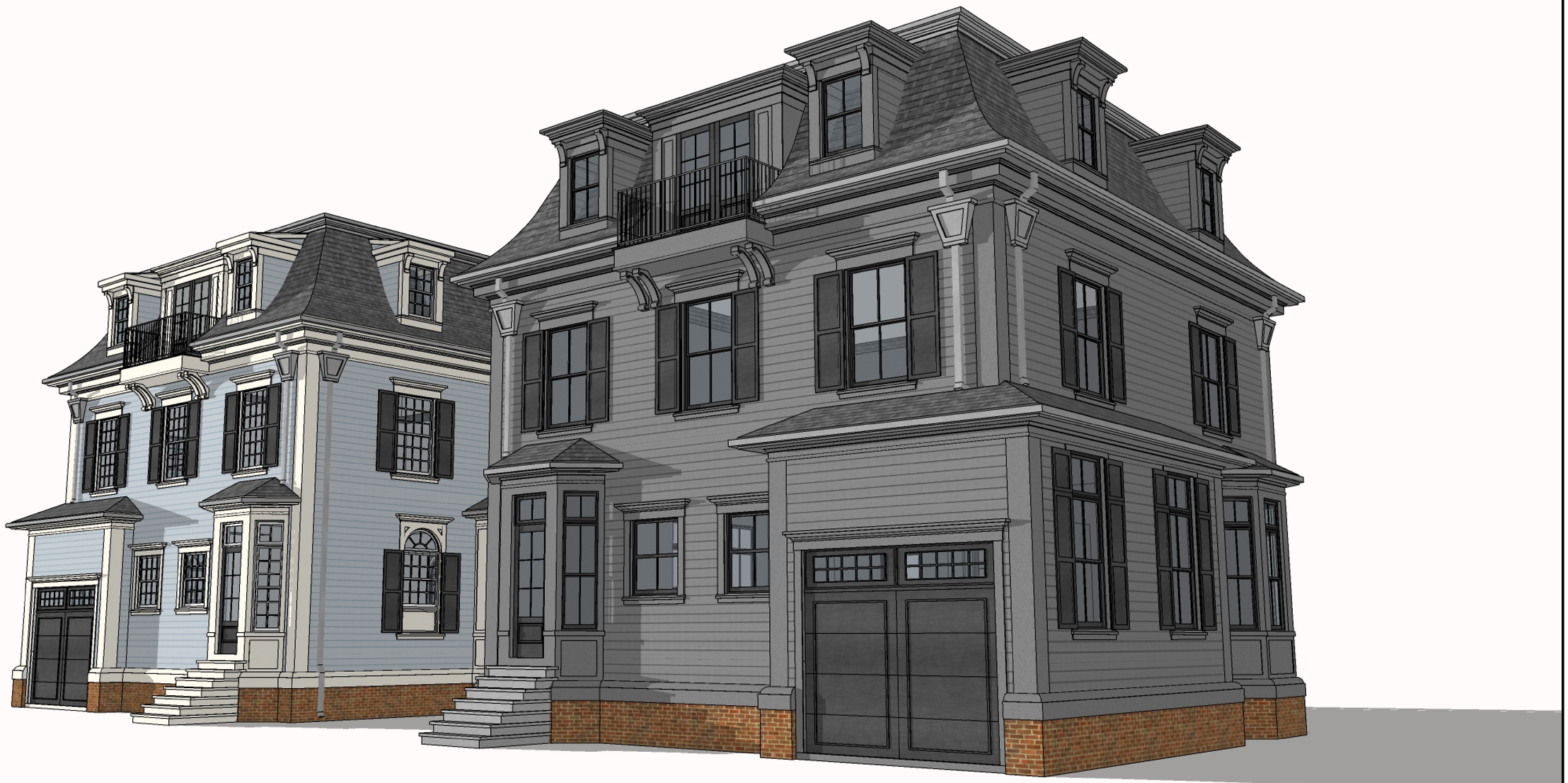
**138 Prospect Street**
**Providence RI**



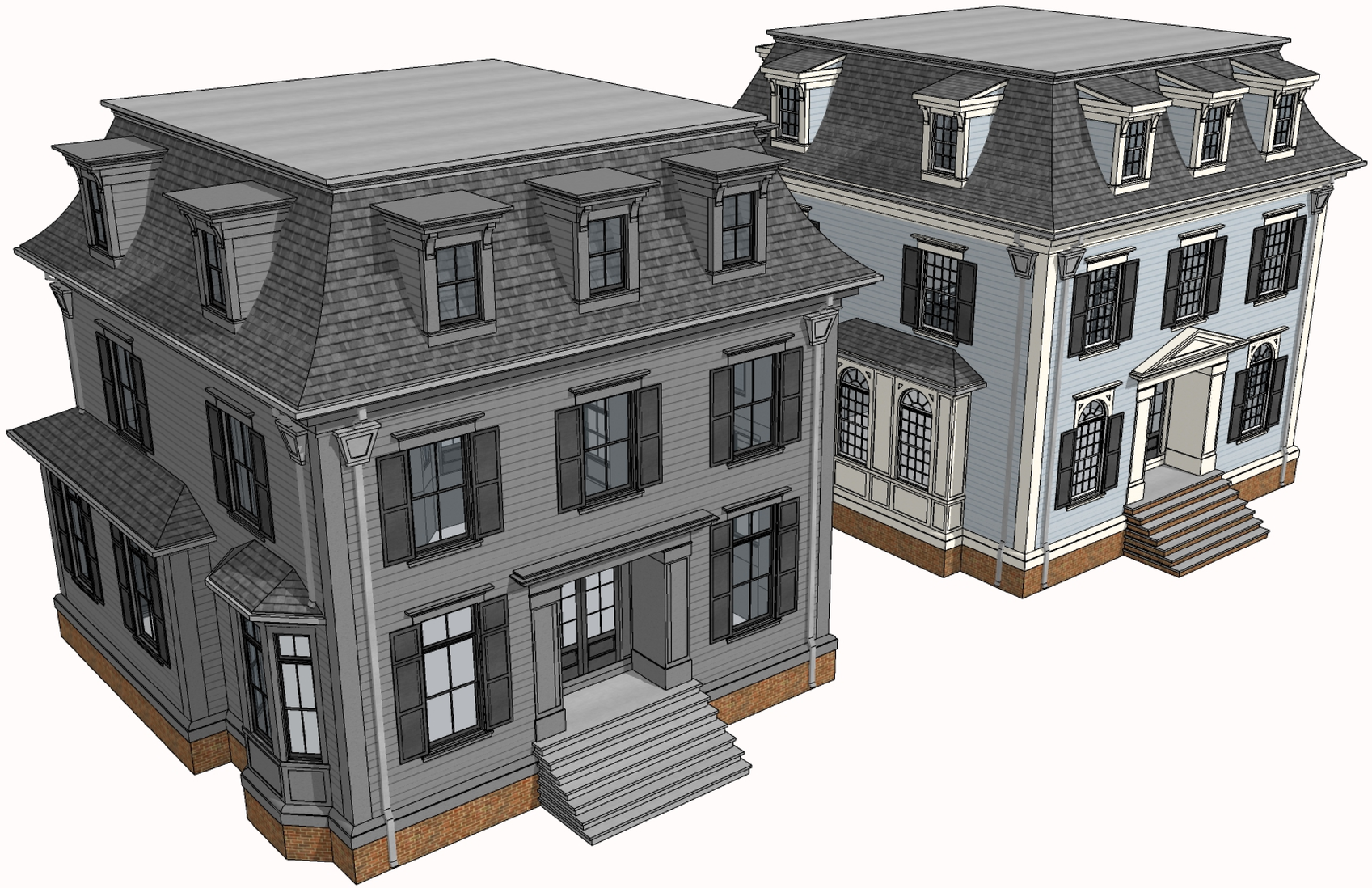
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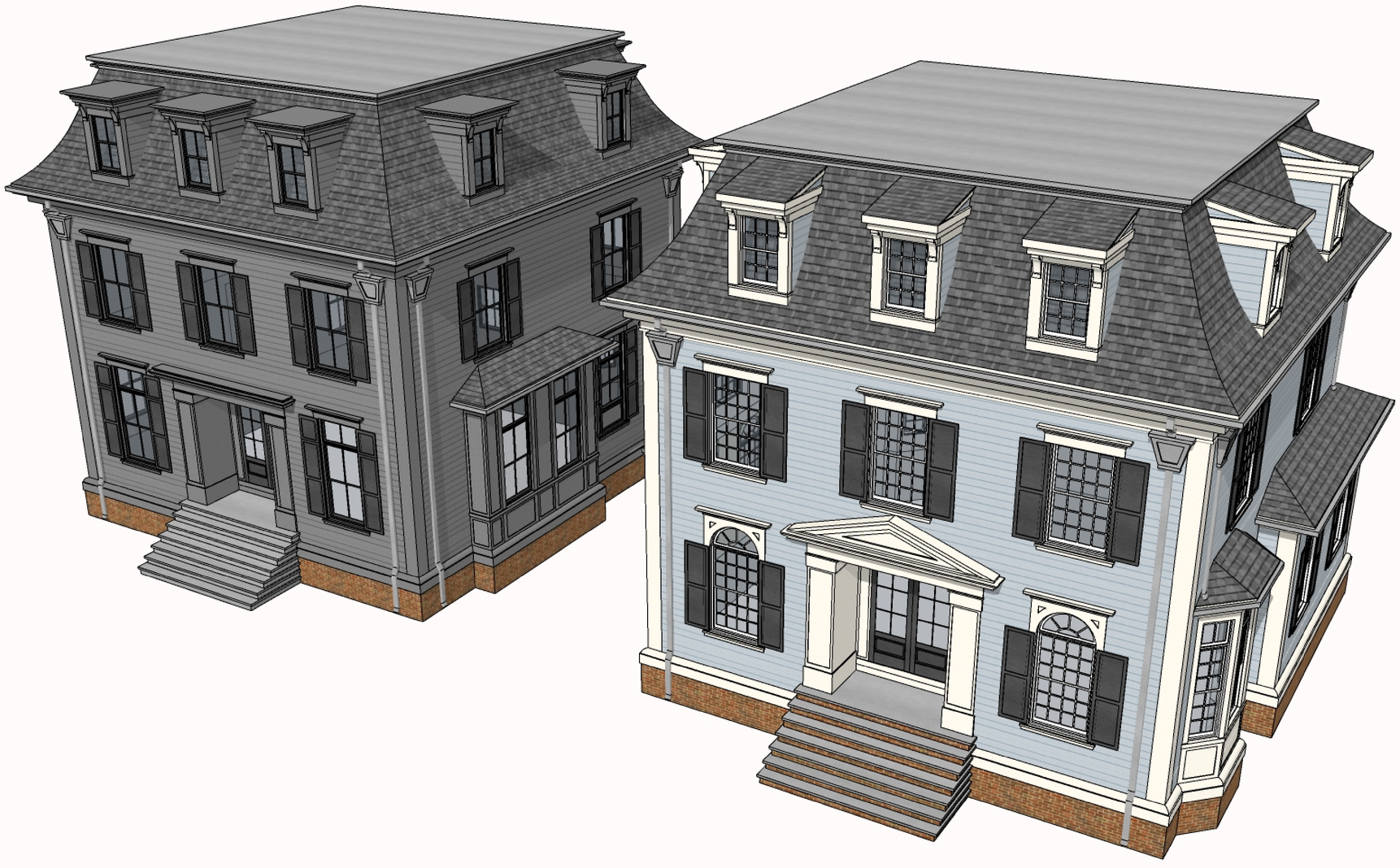
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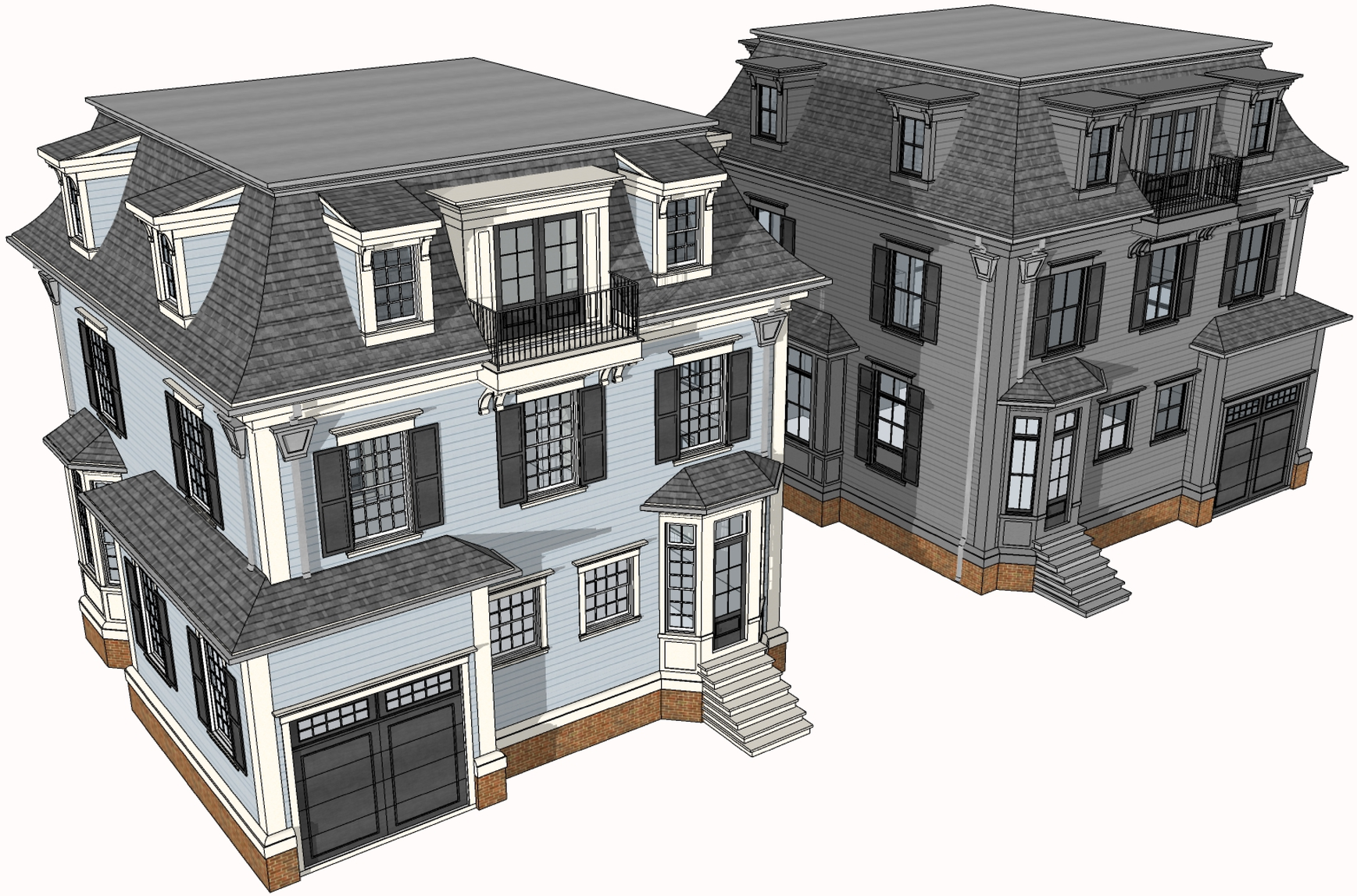
**138 Prospect Street**
**Providence RI**



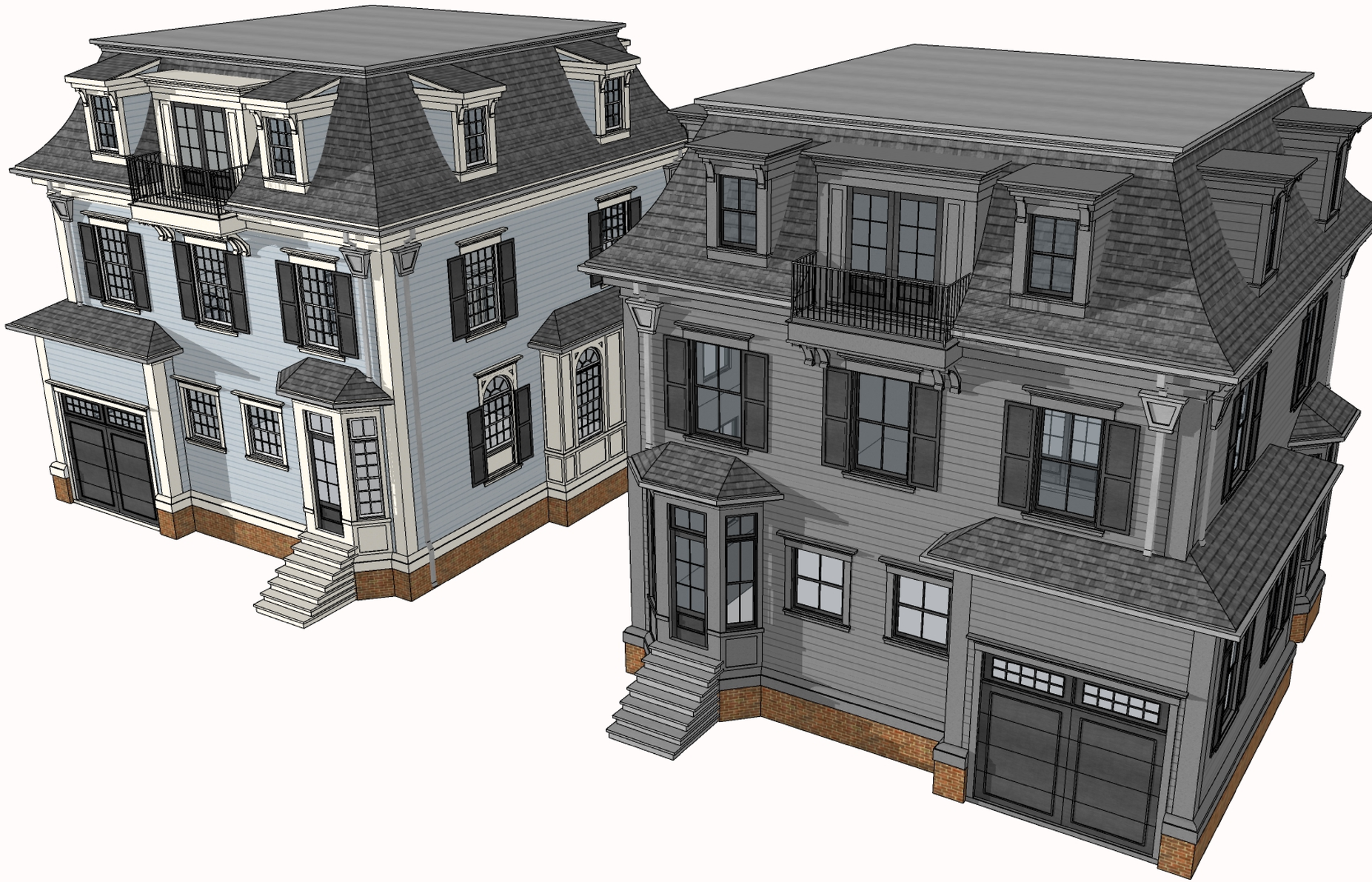
**138 Prospect Street**
**Providence RI**



**138 Prospect Street**
**Providence RI**



**138 Prospect Street**
**Providence RI**



**138 Prospect Street**
**Providence RI**



**138 Prospect Street**
**Providence RI**




# *Birdseye View*

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**View A**

| | |
|---|---|
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| CKD BY | MLM |
| SCALE | AS NOTED |

**R-A**





*View From Prospect Street (south)*

**New Residence**

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**View 01**

| | |
|---|---|
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| SCALE | AS NOTED |

**R-1.1**





# *View From Barnes Street (east)*

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**View 02**

| | |
|---|---|
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| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**R-1.2**





*View From Prospect Street (north)*

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**View 03**

| | |
|---|---|
| JOB NO | |
| DATE | 10/20/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**R-1.3**





*View From Jenckes Street (west)*

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**View 04**

| | |
|---|---|
| JOB NO | |
| DATE | 10/20/26 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**R-1.4**