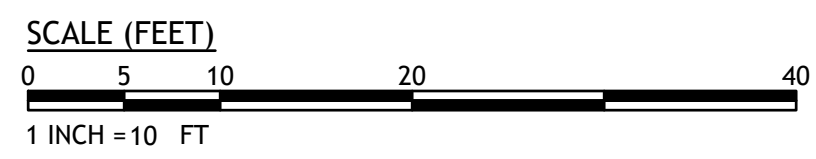


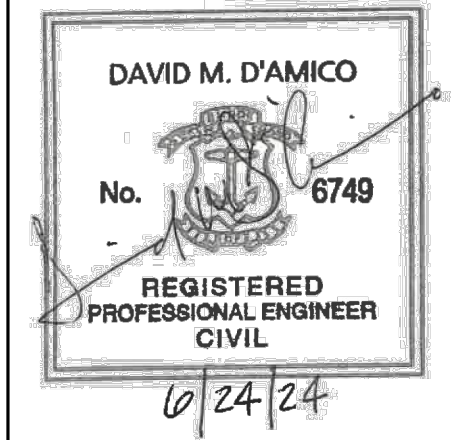
ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	C-2 (GEN. COMM. DISTRICT)	C-2 LOT 29
MINIMUM LOT AREA	NONE	4,502 SF +/-
MINIMUM FRONTAGE AND LOT WIDTH	NONE	132.03'
MINIMUM FRONT ZONE SETBACK	BUILD-TO-ZONE OF 0' TO 5'	1.72'
MINIMUM CORNER/INTERIOR SIDE SETBACK	NONE	0.0'
MINIMUM REAR YARD SETBACK	NONE; 5' FIRE SEPARATION	0.43'
MAXIMUM BUILDING HEIGHT	50 FT UP TO 4 STR	< 20'
MAXIMUM IMPERVIOUS SURFACE (FY, RY, T)	NONE	100%
MAXIMUM BUILDING/IMPERVIOUS COVERAGE	NONE	58%



**CLASS I PROPERTY LINE AND TOPOGRAPHIC SURVEY CONDUCTED BY:**

INSITE ENGINEERING SERVICE, LLC  
 501 GREAT ROAD, UNIT 104  
 NORTH SMITHFIELD, RI 02896  
 PHONE: 401-762-2870  
 FAX: 401-762-2871

- NOTES:**
1. THE PROPERTY BOUNDARY PERIMETER AND TOPOGRAPHIC INFORMATION SHOWN ON THIS EXISTING CONDITIONS SHEET IS THE RESULT OF A BOUNDARY SURVEY AND TOPOGRAPHIC PLAN OF AP 14, LOT 29, 128 WAYLAND AVENUE, PROVIDENCE, RI, PREPARED FOR PETER CASALE, SCALE 1"=10', DATED 1/16/2023, PERFORMED BY INSITE ENGINEERING SERVICES, LLC, 501 GREAT ROAD, UNIT 104, NORTH SMITHFIELD, RI 02896, SHEET 1 OF 1.
  2. INFORMATION BY DETEC PROVIDED ON THIS EXISTING CONDITIONS PLAN IS TO AUGMENT THE BASE SURVEY FOR PERMITTING AND DESIGN WITH THE ADDITION OF SITE SPECIFIC FEATURES AND SITE UTILITIES TAKEN FROM RECORDS AND SITE ON-THE-GROUND MEASUREMENTS. THE PE STAMP IS AFFIXED FOR THIS INFORMATION ONLY.
  3. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PROVIDENCE, COMMUNITY-PANEL NUMBER 0309K, MAP NUMBER 44007C0309K EFFECTIVE DATE MAP REVISED OCTOBER 2, 2015, THE SITE IS LOCATED IN ZONE 'X' AND OUTSIDE FLOOD ZONE 'A', 'AE', 'AH OR 'AO' OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



**PROPOSED RESIDENTIAL DEVELOPMENT**  
**128 WAYLAND AVE.**  
 PROVIDENCE, RHODE ISLAND  
 AP 14, LOT 29

**REVISIONS:**

NO.	DATE	DESCRIPTION

DESIGNED BY: DMD  
 DRAWN BY:  
 CHECKED BY: DMD  
 DATE: JUNE, 2024  
 PROJECT NO: 19-0005-04

PERMIT PLANS  
**EXISTING CONDITIONS AND DEMO PLAN**

N:\19-0005 Peter Casale\04 128 Wayland Ave\Plans\128 Wayland Ave PLAN SET 6-24-24.dwg Jun. 24, 2024 2:03pm

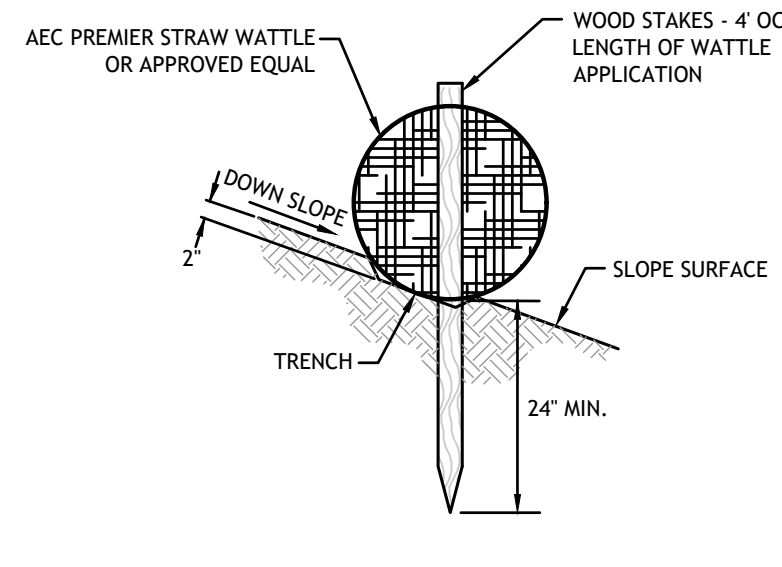




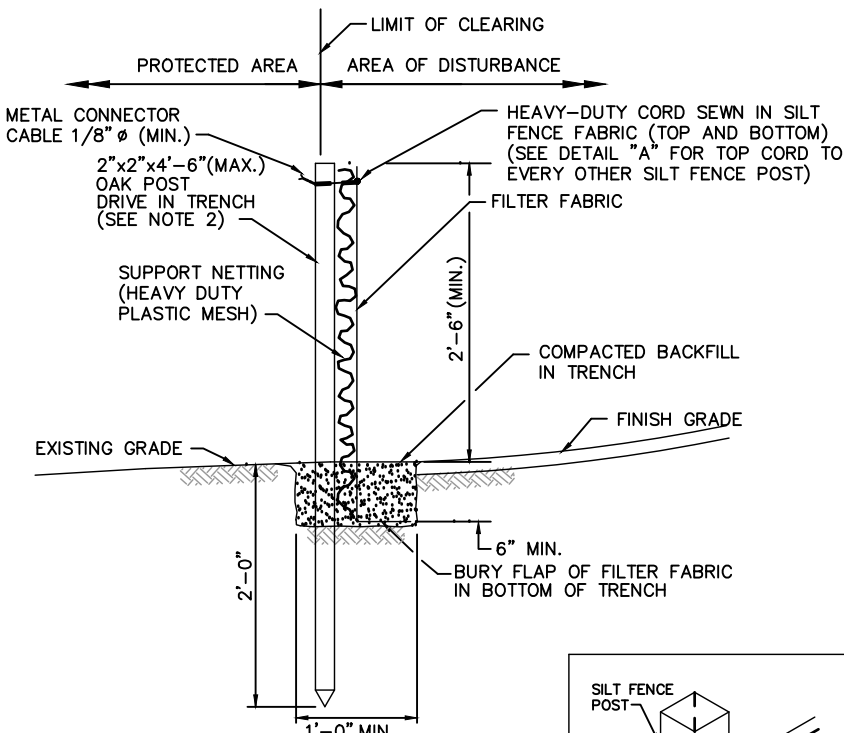






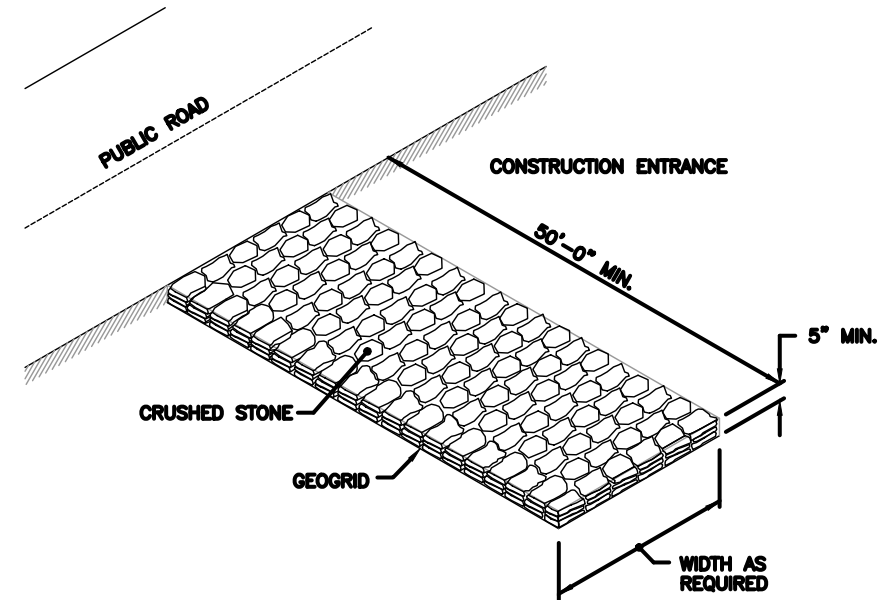


**STRAW WATTLE STAKE  
DETAIL ON SOIL**  
N.T.S.



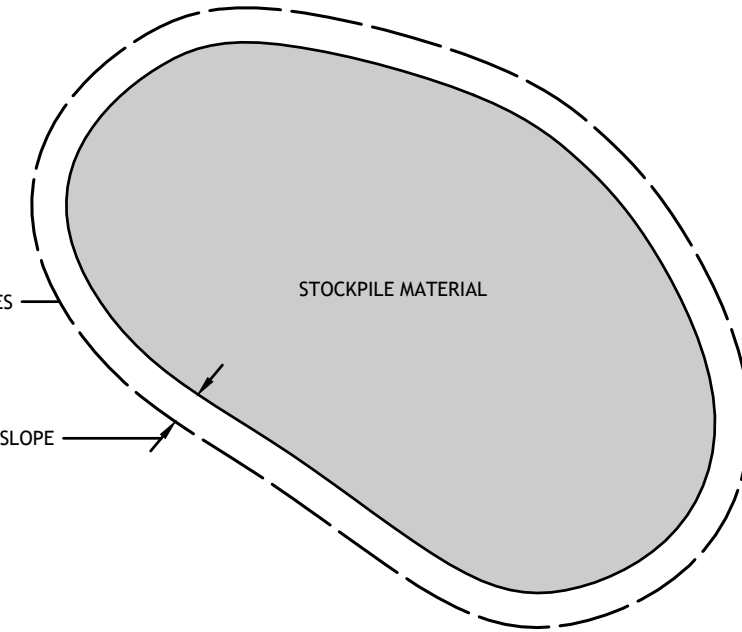
- NOTES:**
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
  2. 2"x2"x4'-8" (MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0" (MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
  3. 1"x1"x4'-8" (MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
  4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

**SILT FENCE DETAIL**  
R.I. STANDARD 9.2.0

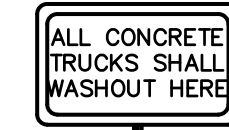
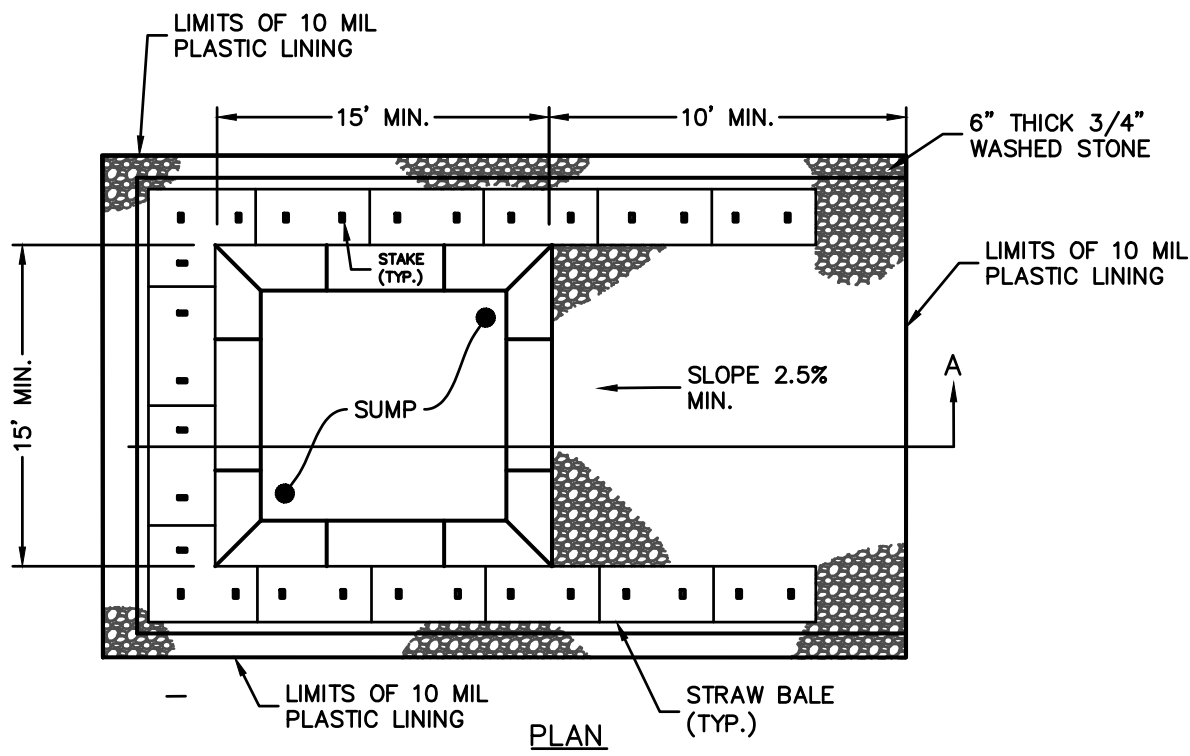


NOTE: SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

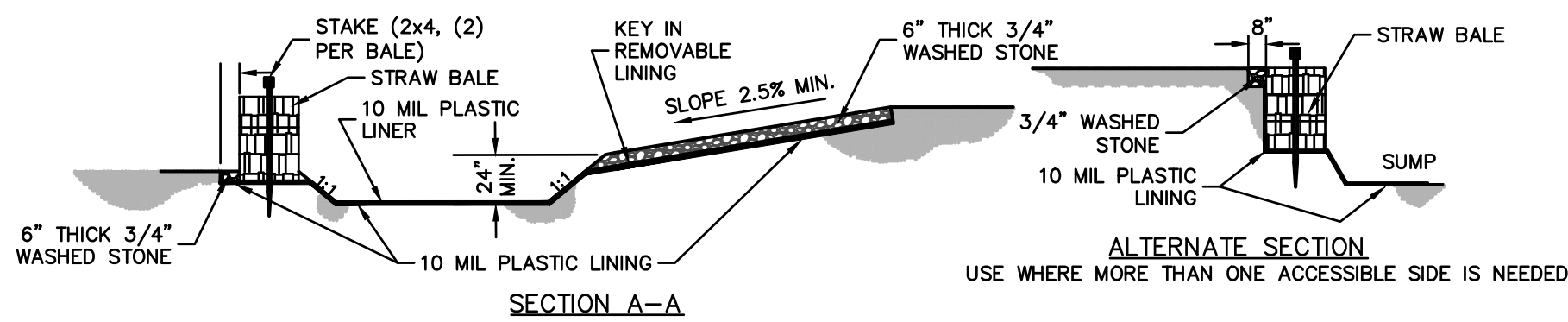
**CONSTRUCTION ACCESS**  
N.T.S. R.I. STANDARD 9.9.0



**STOCKPILE DETAIL**  
N.T.S.



**WASHOUT SIGN**



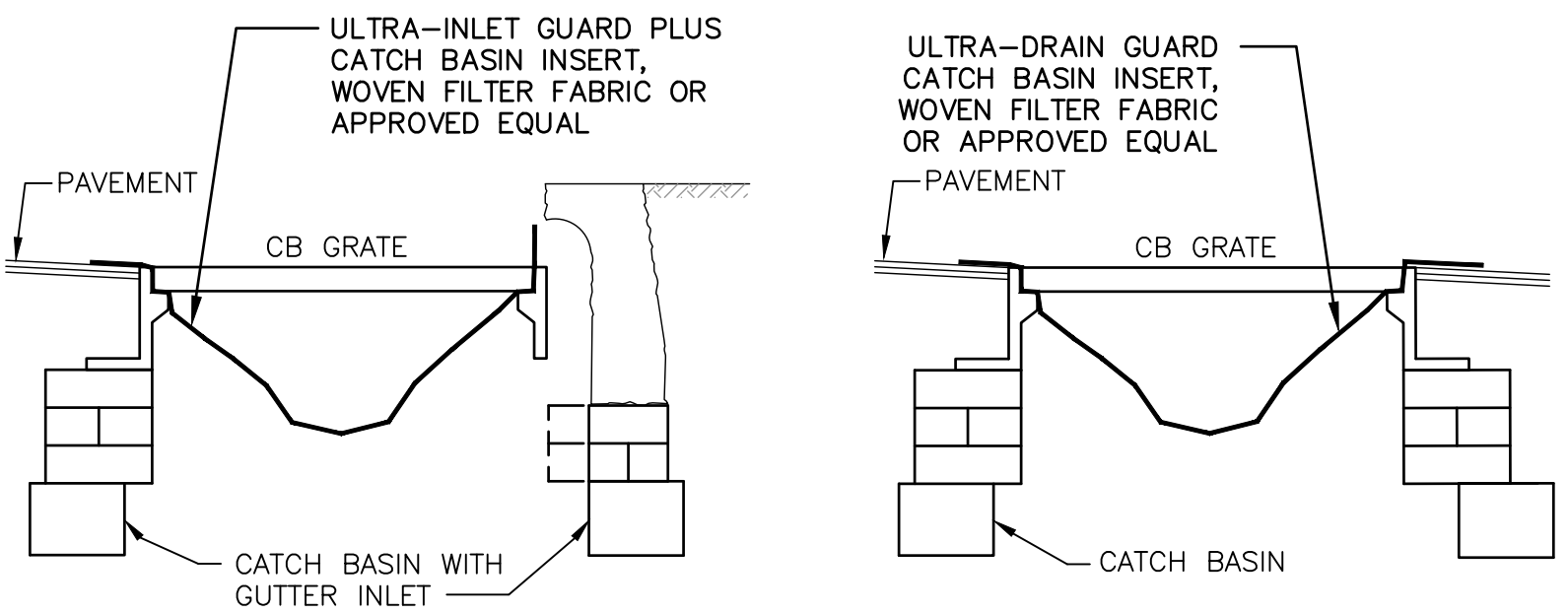
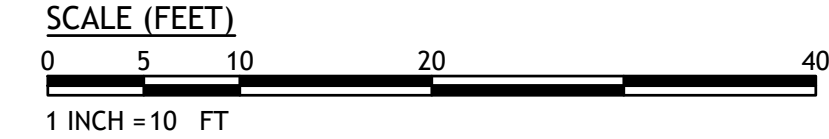
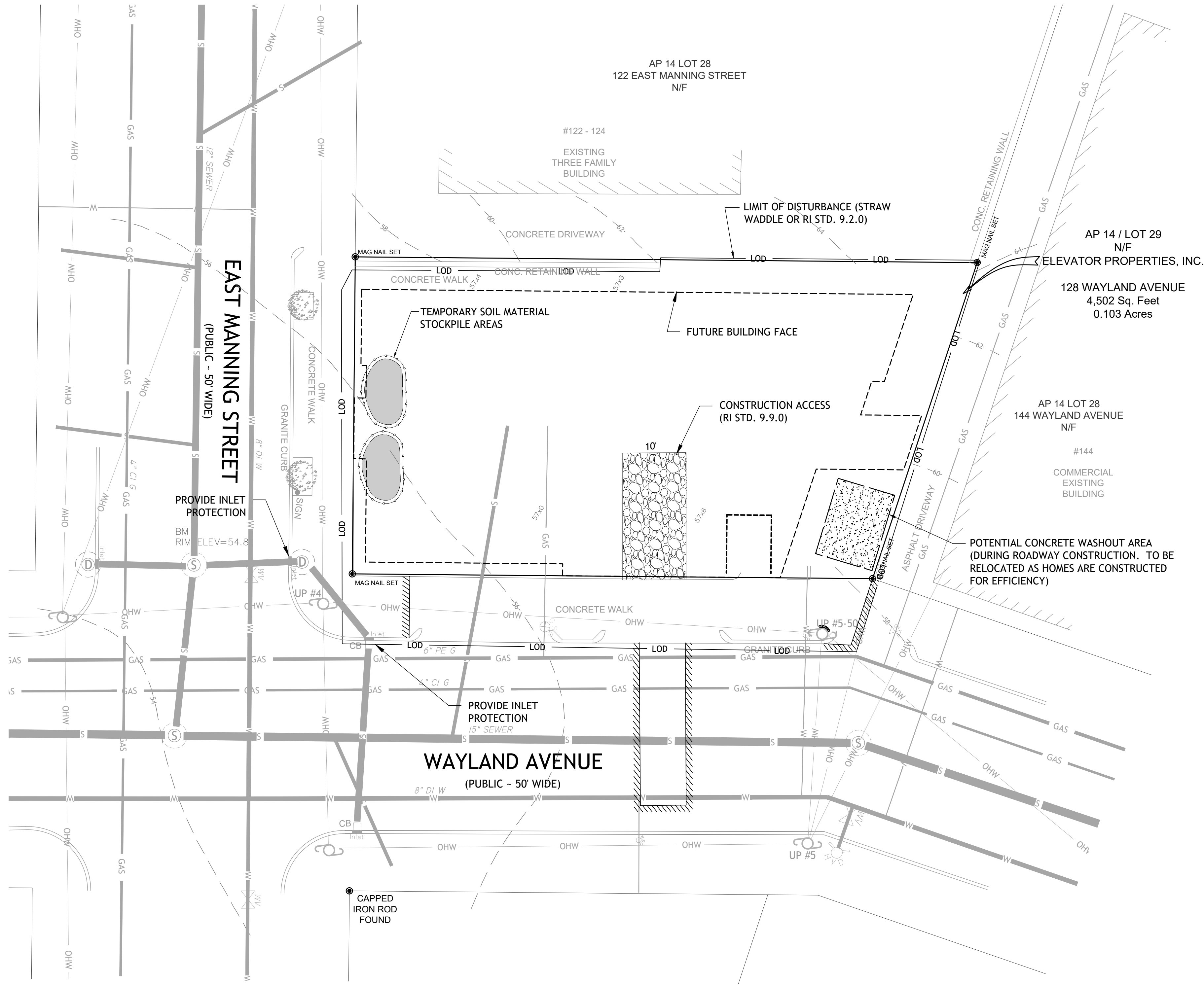
**ALTERNATE SECTION**  
USE WHERE MORE THAN ONE ACCESSIBLE SIDE IS NEEDED

**NOTES:**

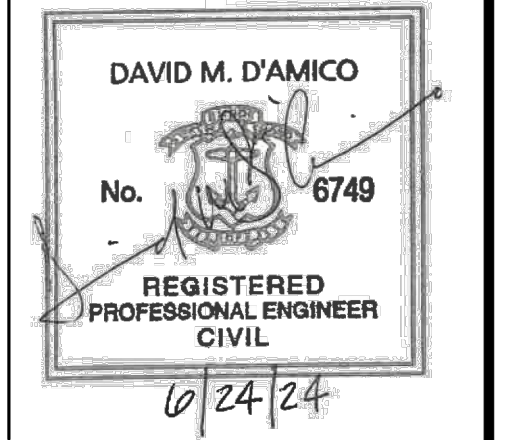
1. PIT IS SPECIFICALLY DESIGNATED, DIKED AND CONTAINED TO PREVENT CONTACT BETWEEN CONCRETE WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12".
4. FACILITY SHALL NOT BE FILLED BEYOND 12" OF FREEBOARD UNLESS A NEW FACILITY IS CONSTRUCTED. WASHOUT AREA SHALL BE EMPTIED AT THIS TIME AND DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN AT 95% FULL CAPACITY.

**CONCRETE WASHOUT AREA**  
(NOT TO SCALE)

LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE, EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL **DIGSAFE** AT **1-888-DIG-SAFE**



**CATCH BASIN INLET PROTECTION IN  
CONSTRUCTION AREA**  
NOT TO SCALE



**PROPOSED RESIDENTIAL  
DEVELOPMENT  
128 WAYLAND AVE.  
PROVIDENCE, RHODE ISLAND  
AP 14, LOT 29**

**REVISIONS:**

NO.	DATE	DESCRIPTION

DESIGNED BY: DMD  
DRAWN BY:  
CHECKED BY: DMD  
DATE: JUNE, 2024  
PROJECT NO: 19-0005-04

PERMIT PLANS

**SOIL EROSION  
AND SEDIMENT  
CONTROL  
PLAN**

C4.0

N:\19-0005-Preter-Castle04-128-Wayland-Ave-Plans\128-Wayland-Ave-PLAN-SET-6-24-24.dwg Jun. 24, 2024 3:27pm



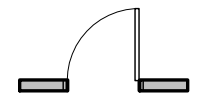

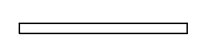
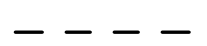


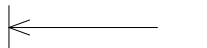









COMMON AREAS	AREA
STORAGE AREA	1645 SF
BIKE STORAGE	151 SF
UTILITIES	283 SF
WC	70 SF
LAUNDRY	290 SF
JC	45 SF
STAIR 1	209 SF
STAIR 2	197 SF
CORRIDOR	274 SF

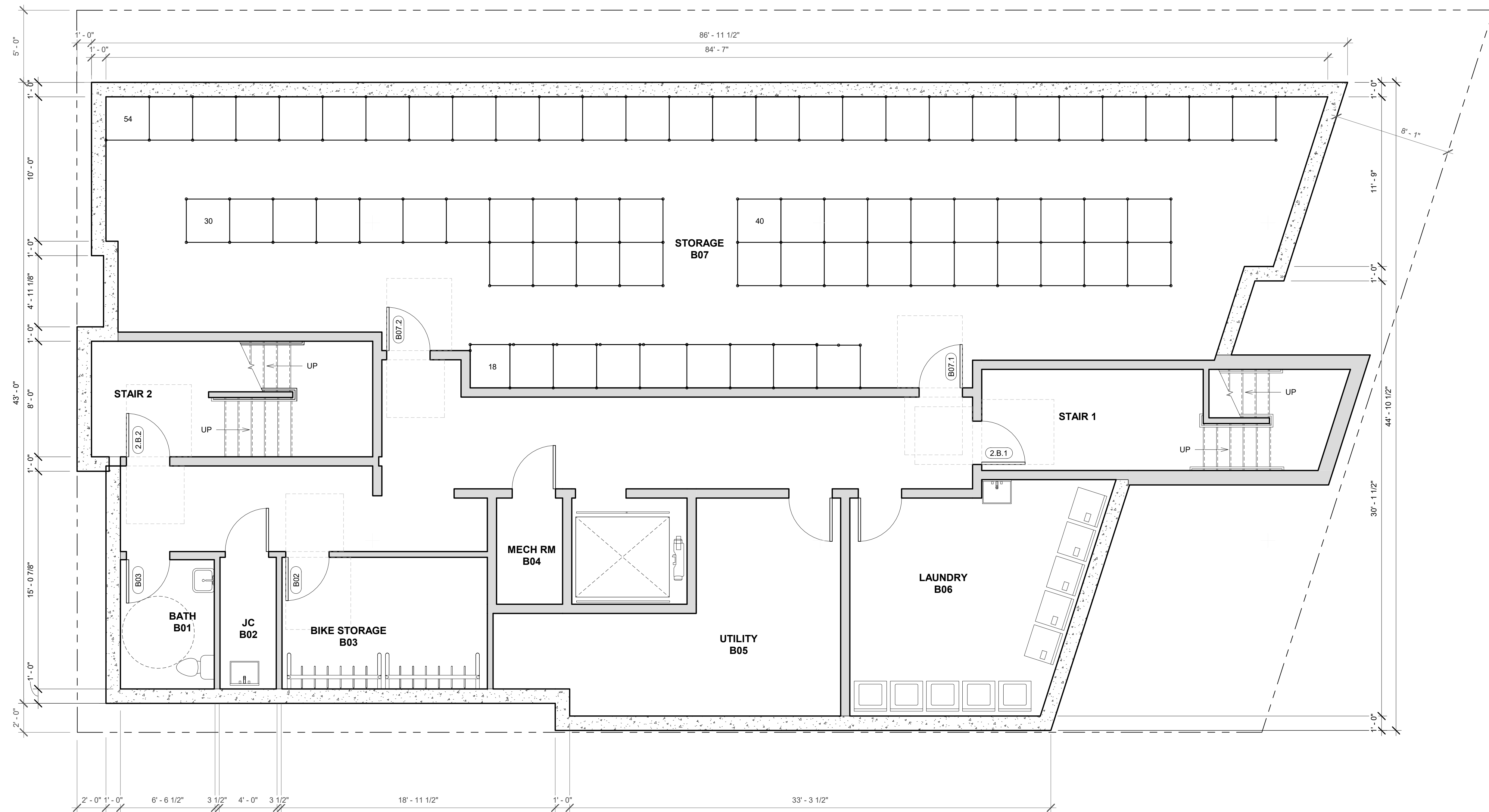
### KEYED NOTES

### PLAN LEGEND

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

### GENERAL NOTES

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



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

david sisson architecture pc  
 345 Taunton Ave  
 East Providence RI 02914  
 www.ds-arch.com info@ds-arch.com 401-955-7070

REV #	DATE	ISSUED FOR:
	2024-07-29	ZONING REVIEW

**128 Wayland Ave**  
 Providence, RI 02906  
 PROJECT NUMBER: 23099

**PLAN BASEMENT**

NOT FOR  
 CONSTRUCTION -  
 ZONING REVIEW -  
 ONLY

**A4.0**

RESIDENTIAL UNITS	AREA
UNIT 101 (TYPE A)	644 SF
UNIT 102	474 SF
UNIT 103	550 SF
COMMERCIAL UNIT	AREA
COMMERCIAL 1	515 SF
COMMON AREAS	AREA
VESTIBULE	95 SF
MAIL+ PACKAGES	162 SF
STAIR 1	209 SF
STAIR 2	197 SF
CORRIDOR	267 SF
TRASH ROOM	224 SF

### KEYED NOTES

### PLAN LEGEND

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

### GENERAL NOTES

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22. A.V. CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED

david sisson architecture pc  
345 Taunton Ave  
East Providence RI 02914  
www.ds-arch.com info@ds-arch.com 401-955-7070

REV #	DATE	ISSUED FOR:
	2024-07-09	ZONING REVIEW

128 Wayland Ave  
Providence, RI 02906  
PROJECT NUMBER: 23099

PLAN 1ST FL

NOT FOR CONSTRUCTION - ZONING REVIEW ONLY  
A4.1

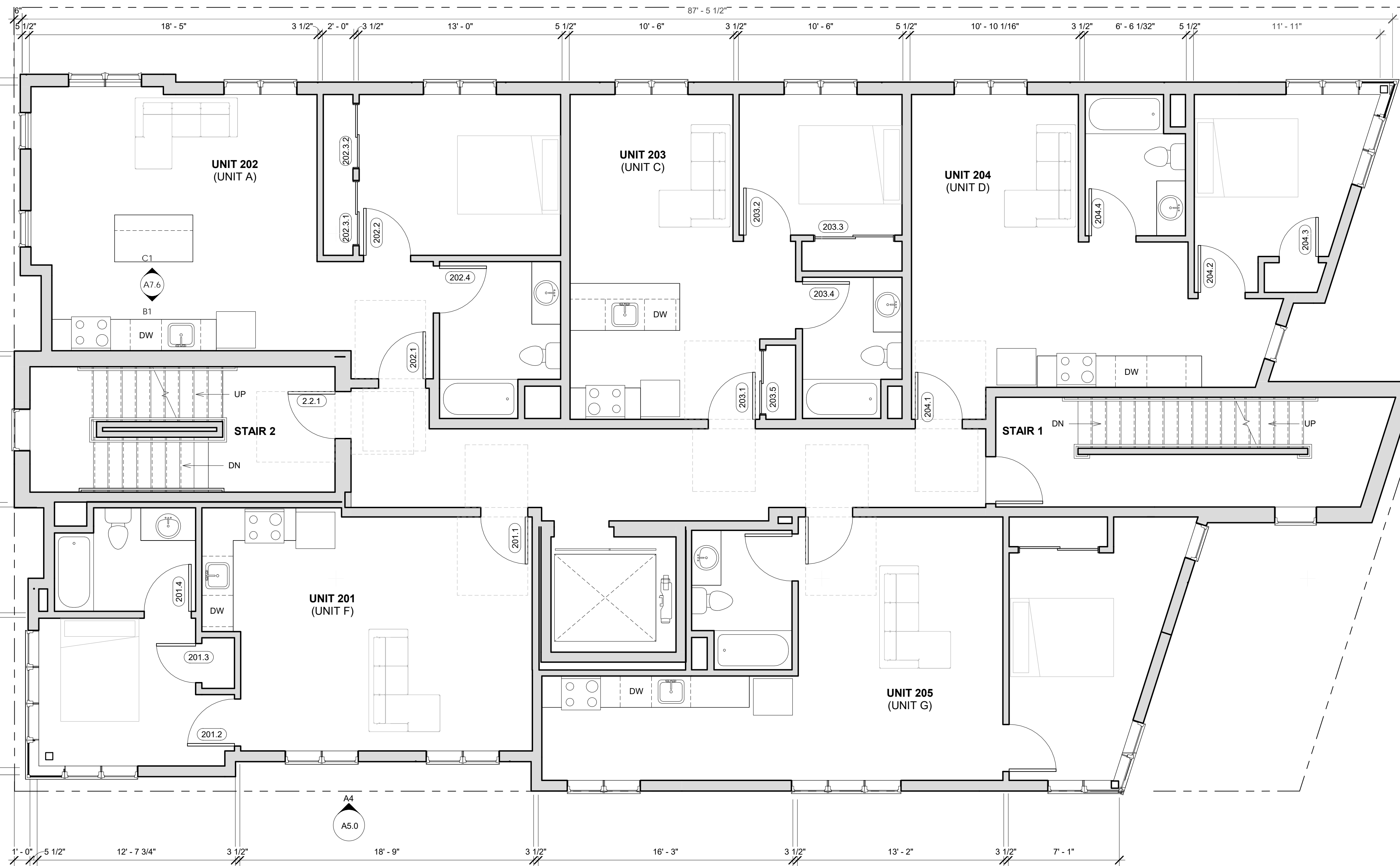
RESIDENTIAL UNITS	AREA
UNIT 201	544 SF
UNIT 202	644 SF
UNIT 203	473 SF
UNIT 204	550 SF
UNIT 205	618 SF
COMMON AREAS	AREA
STAIR 1	185 SF
STAIR 2	197 SF
CORRIDOR	267 SF

### PLAN LEGEND

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

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

david sisson architecture pc  
 345 Taunton Ave  
 East Providence RI 02914  
 www.ds-arch.com info@ds-arch.com 401-955-7070

REV #	DATE	ISSUED FOR:
	2024-07-09	ZONING REVIEW

128 Wayland Ave  
 Providence, RI 02906  
 PROJECT NUMBER: 23099

PLAN TYP FL

NOT FOR CONSTRUCTION - ZONING REVIEW ONLY

**A4.2**



A

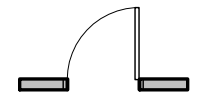

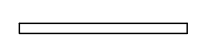
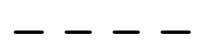


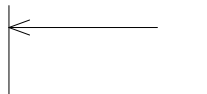





B

C

D

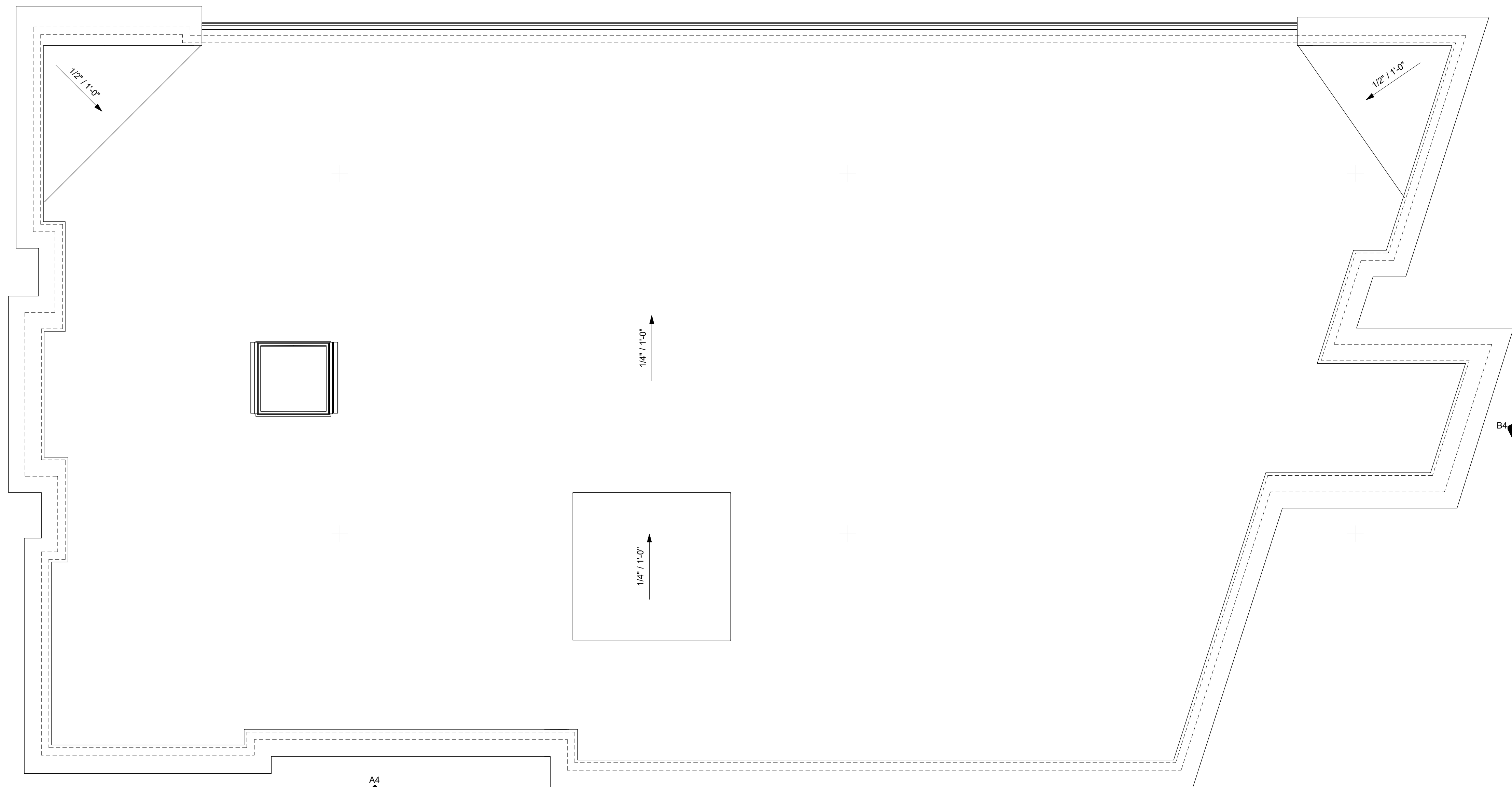
KEYED NOTES

PLAN LEGEND

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

GENERAL NOTES

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9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD. PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.



A4 FLOOR PLAN - ROOF  
1/4" = 1'-0"

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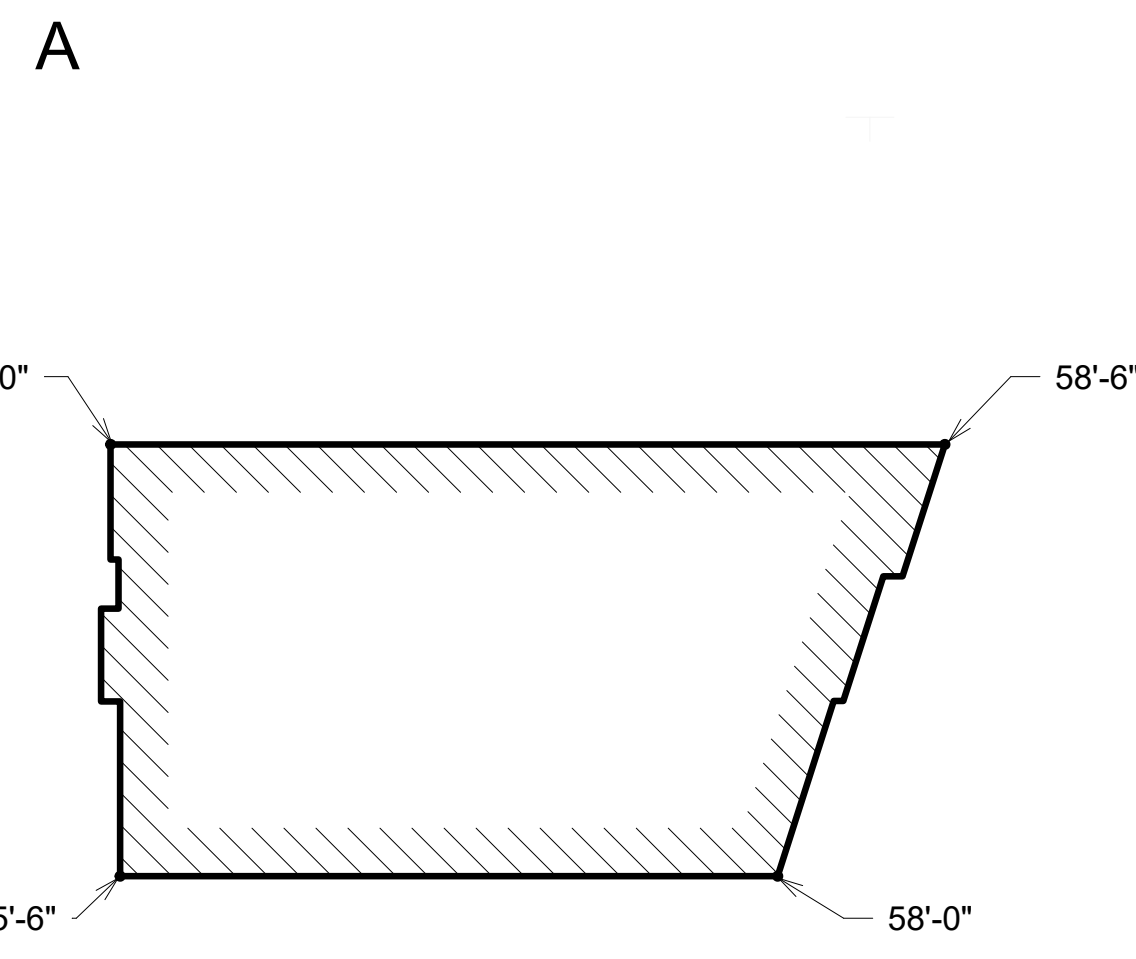
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PLAN ROOF

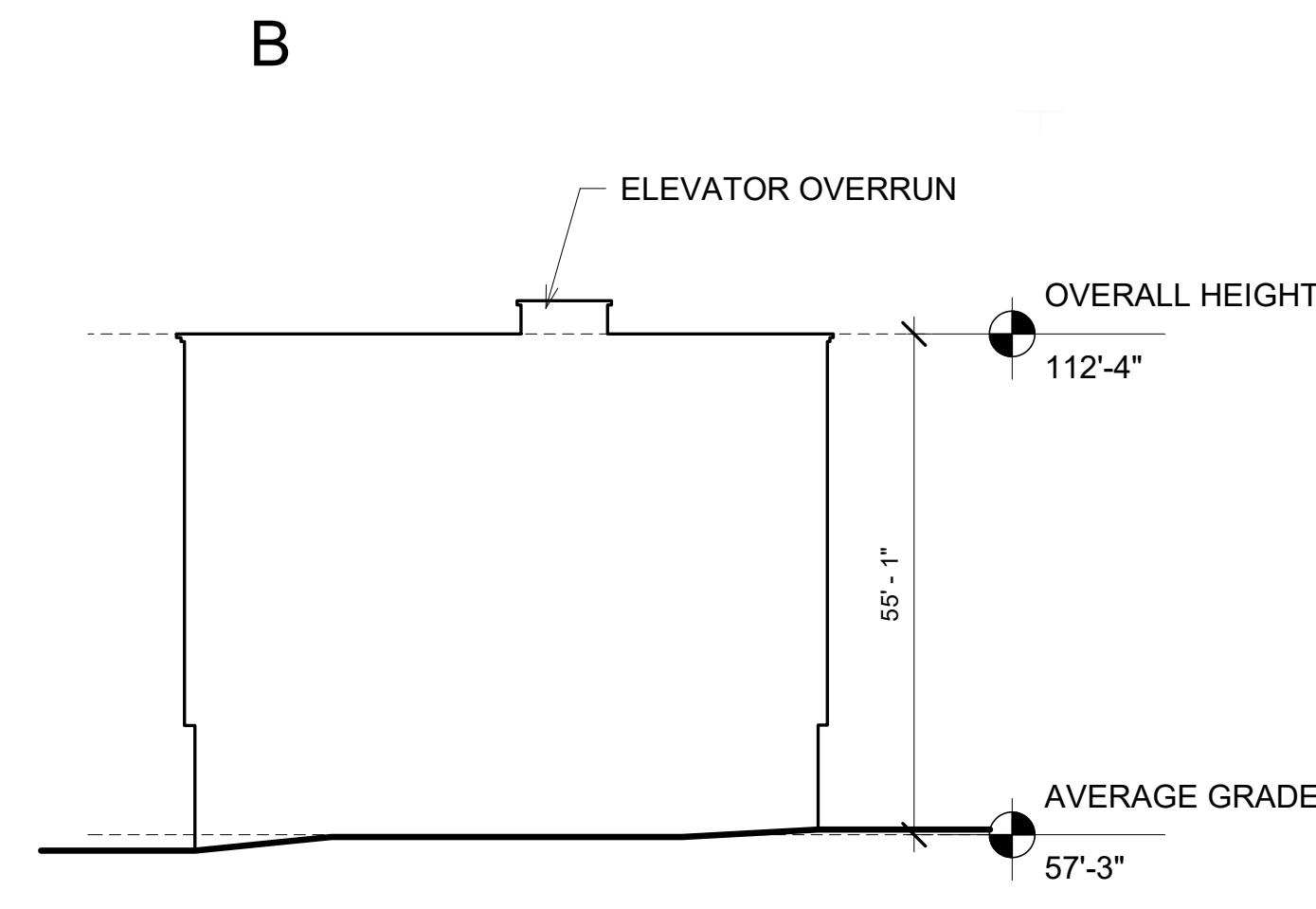
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A4.3

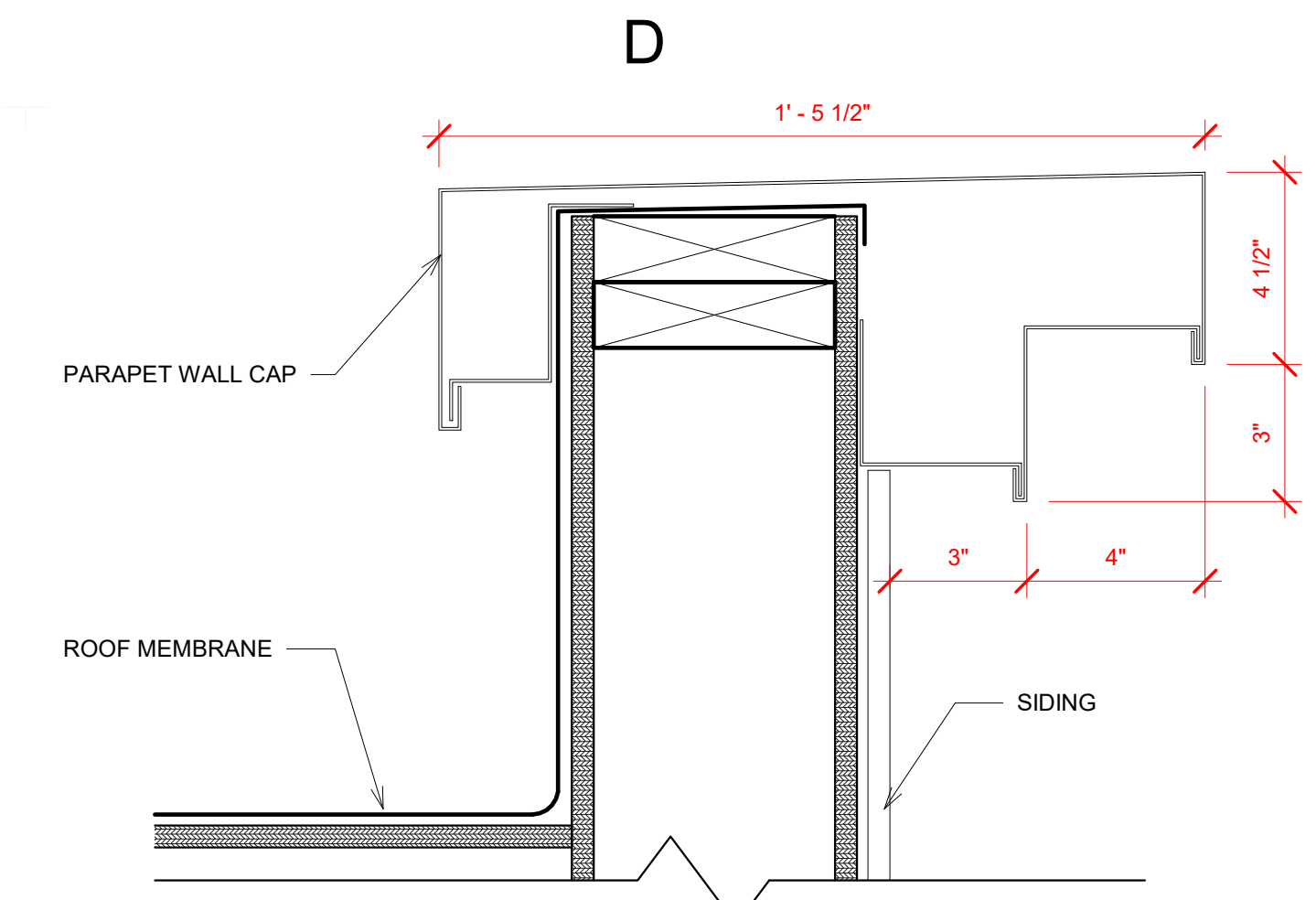




A1 AVERAGE GRADE DIAGRAM  
1" = 20'-0"



AVERAGE GRADE CALCULATIONS :  
 $57 + 58.5 + 55.5 + 58 = 229$   
 $229/4 = 57' - 3"$



1 ROOF EDGE DETAIL  
3" = 1'-0"



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

- T.O. ROOF HIGH 113' - 3"
- T.O. ROOF LOW 112' - 4"
- TOP PL 5 HIGH 110' - 9"
- TOP PL 5 LOW 109' - 10"
- 5TH FL 101' - 10"
- TOP PL 4 99' - 4"
- 4TH FLOOR 91' - 4"
- TOP PL 3 88' - 10"
- 3RD FLOOR 80' - 10"
- TOP PL 2 78' - 4"
- 2ND FL 70' - 4"
- TOP PL 1 67' - 10"
- 1ST FL 59' - 10"
- AVG GRADE 57' - 3"
- ENTRY 57' - 0"

1

2

3

4

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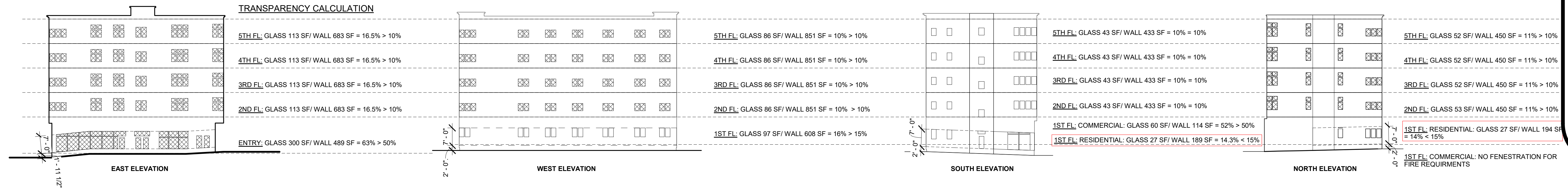
A

B

C

D

1



2



3

4

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

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ELEVATIONS

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A

B

C

D

KEYED NOTES

1

2

3

4



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



B4 NORTH ELEVATION  
1/4" = 1'-0"

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ELEVATIONS

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A5.2



A

B

C

D

1

2

3

4



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3D VIEW

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AX1



A

B

C

D

1

2

3

4



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3D VIEW

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AX2