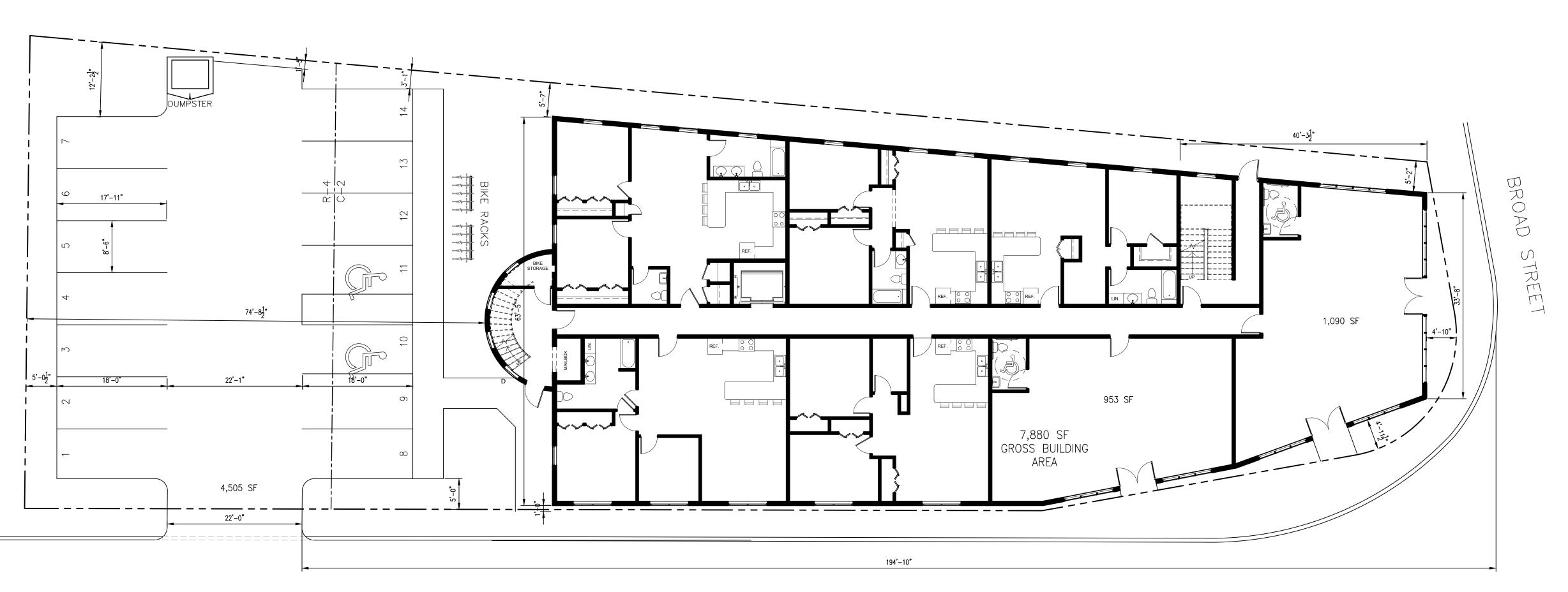
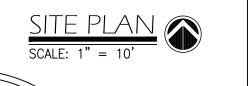
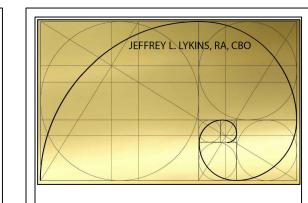
11-21 WEST FRIENDSHIP STREET PLAT 30, LOT 615			
DISTRICT C-1, R-4			
USE: MIXED-USE: RETAIL, RESIDENTIAL.			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NONE	15,080 SF	15,080 SF
LOT COVERAGE (BUILDING)	_	7,900 SF	51.7%
PAVEMENT AND STRUCTURE COVERAGE	4,505F + 7,900SF	= 12,405 SF	81%
FRONTAGE	NONE	_	232.75'
FRONT SETBACKS	0' TO 5'	_	1.0' TO 5.0'
SIDE SETBACK	0'	_	74.67
REAR SETBACK	0'	_	5.18'
MAXIMUM HEIGHT	45', FOUR STORIES	_	40.18', FOUR STORIES
BUILD TO BROAD STREET	60%	41'	33.67' / 41' = 82%
BUILD TO FRIENDSHIP STREET	40%	217.80'	145.1 / 217.8 = 67%
	_	_	_
	_	_	_
PARKING		_	
RESIDENTIAL 1 SPACE PER UNIT	26 UNTS = 26 SPACES		14 SPACES
RETAIL 1 SPACE PER 500SF, OVER 2,500SF	2,043 SF = 0 SPACES		
BICYCLE SPACES			
RESIDENTIAL 1 PER 5 UNITS, 80% PERMANET	1 24 UNITS=5 SPACES, 4 LONG-TERM		22 SPACES, 8 LONG-
RETAIL OVER 10,000 SF, 1 PER 2,500 SF.	2,043 SF < 10.000SF 0 REQUIRED		



WEST FRIENDSHIP STREET





11-21 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ 189 Salina Street-1<sup>st</sup> Floor Providence, RI 02908 patty810924@gmail.com 401-219-2722

PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING;
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 401-474-9901 jeffreylykins.architect@gmail.com

DRAWN BY: jll SCALE: AS NOTED
PROJECT No.: 23-008 DATE: 7/03/2024

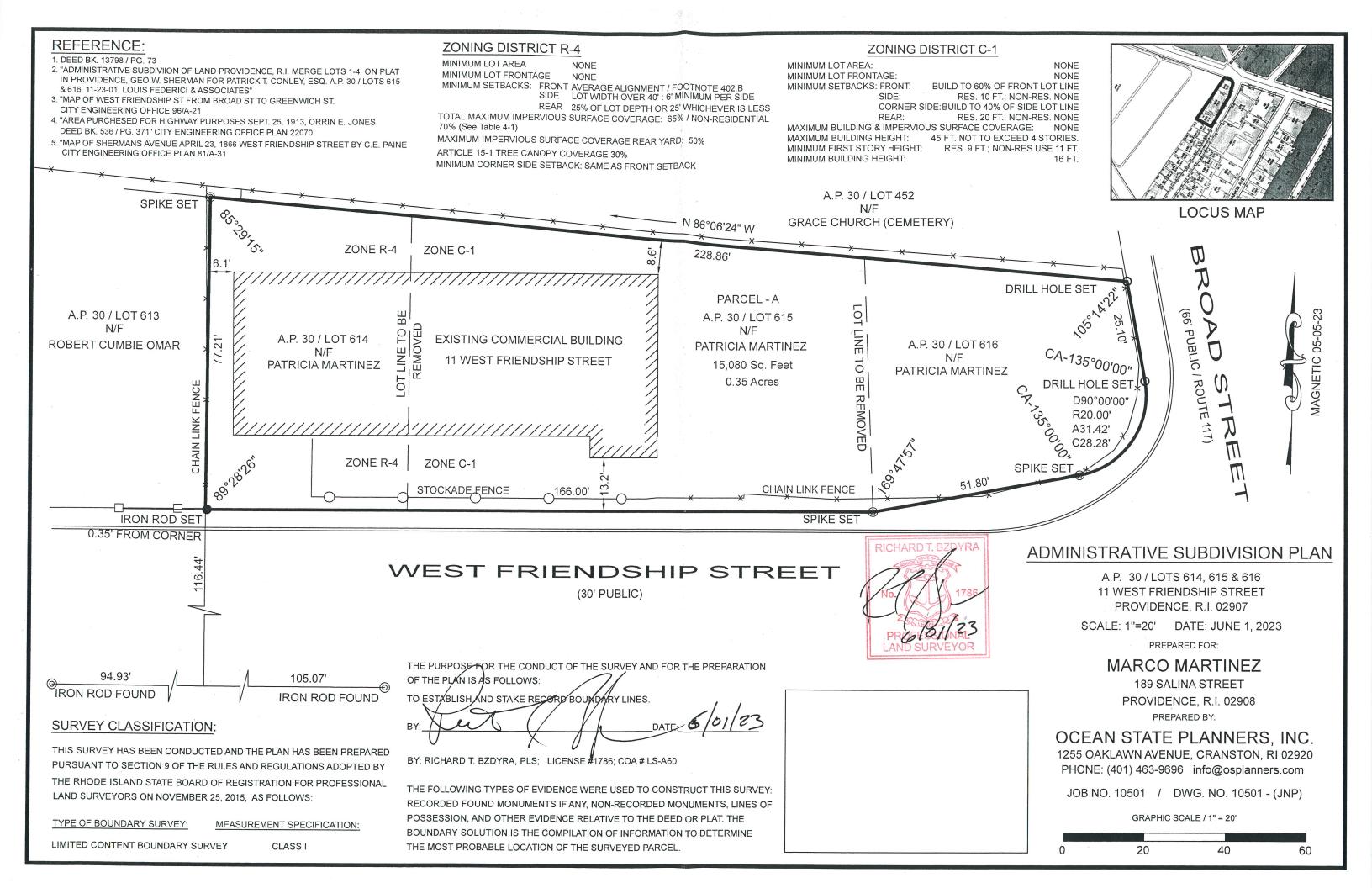
SHEET N

SITE PLAN

SHEET N

C1.0

te & Time: Jul 23, 2024 - 7:08pm



NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES **ARCHITECT** JEFFREY LYKINS 110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 NOT FOR CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908 FIRST FLOOR PLAN 1- FIRST FLOOR PLAN
1/8" = 1'-0" 24-4-2 4/24/24 Drawn by Checked by JSO JLL A101

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES 203 171 SF 219 176 SF 218 158 SF KITCHEN 215 127 SF 212 157 SF 224 76 SE A204 1 FOR CONSTRUCTION 225 185 SF 130 SF 240 137 SF 236 181 SF 243 162 SF 229 256 SF 228 151 SF **ARCHITECT** JEFFREY LYKINS 237 173 SF 110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 FOR CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** OWNER / CLIENT 1 A205 PATRICIA MARTINEZ 189 Salina Street-1st Fl Providence, RI 02908 SECOND FLOOR NOT 1/8" = 1'-0" PLAN 24-4-2 4/24/24 Drawn by Checked by JSO JLL

A102

1/8" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES **ARCHITECT** JEFFREY LYKINS 110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 NOT FOR CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st Fl Providence, RI 02908 THIRD FLOOR PLAN 1/8" = 1'-0" 24-4-2 4/24/24 Drawn by Checked by Author Checker

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

A103

NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES **ARCHITECT** JEFFREY LYKINS 110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 NOT FOR CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908 1/8" = 1'-0" **FOURTH FLOOR** PLAN 24-4-2 4/24/24 Drawn by Checked by Author Checker A104 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION 1/8" = 1'-0"

NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES TO PLATE (04) 37' - 3 3/8" TO DECK (02) **ARCHITECT** JEFFREY LYKINS TO FOUNDATION 0' - 4" 110-1/2 SOUTH KILLINGLY TO DECK (01) RD FOSTER, RI 02825 CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** 1- SOUTH ELEVATION OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908 **SOUTH ELEVATION** 24-4-2 4/24/24 Drawn by Checked by JSO JLL A201

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

1 2- EAST ELEVATION 3/16" = 1'-0"



FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION NOT FOR CONSTRUCTION + NOT

11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

PLAT: 30 & LOT: 615 ZONING: C-1

NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES

#### **ARCHITECT** JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825

TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM

**REVISIONS** 

OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st Fl Providence, RI 02908 **EAST ELEVATION** 

24-4-2 4/24/24 Drawn by Checked by JSO JLL

A202

3/16" = 1'-0"

NOT FOR CONSTRUCTION + 11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES 0 • 0 0 0 **ARCHITECT** TO DECK (01) 0' - 0" JEFFREY LYKINS 110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 CONSTRUCTION + NOT TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM **REVISIONS** OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908 **NORTH ELEVATION** NOT 24-4-2 Date
Drawn by
Checked by 4/24/24 JSO JLL A203

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

PLAT: 30 & LOT: 615
ZONING: C-1

RESIDENTIAL UNITS

COMMERCIAL SPACES

COMMERCIAL SPACES

FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + NOT

ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825

TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM

REVISIONS

OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908

WEST ELEVATION

3/16" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

1/8" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION +



6- EAST ELEVATION TRANSPARENCY
3/16" = 1'-0"

11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 PLAT: 30 & LOT: 615 ZONING: C-1

NEW CONSTRUCTION
MIXED USE
FIVE STORY
RESIDENTIAL UNITS
COMMERCIAL SPACES

FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT

CONSTRUCTION +

#### **ARCHITECT** JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825

TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM

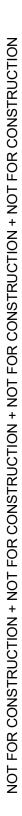
**REVISIONS** 

OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908

**EAST ELEVATION** TRANSPARENCY

24-4-2 4/24/24 Drawn by Checked by Author Checker

A206 3/16" = 1'-0"





11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907 PLAT: 30 & LOT: 615 ZONING: C-1 NEW CONSTRUCTION MIXED USE FIVE STORY RESIDENTIAL UNITS & COMMERCIAL SPACES

FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

**ARCHITECT** JEFFREY LYKINS 110-1/2 SOUTH KILLINGLY

RD FOSTER, RI 02825 TEL. 401 474-9901

JEFFREY.LYKINS@GMAIL.COM

**REVISIONS** 

OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st Fl Providence, RI 02908

3D VIEW

NOT FOR CONSTRUCTION + NOT 24-4-2 4/24/24 Drawn by Checked by JSO JLL

A901

1) FRONT 3D VIEW





1 REAR 3D VIEW

11-19 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

PLAT: 30 & LOT: 615 ZONING: C-1

NEW CONSTRUCTION
MIXED USE
FIVE STORY
RESIDENTIAL UNITS
& COMMERCIAL SPACES

FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + NOT

#### ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825

TEL. 401 474-9901 JEFFREY.LYKINS@GMAIL.COM

REVISIONS

OWNER / CLIENT PATRICIA MARTINEZ 189 Salina Street-1st FI Providence, RI 02908

3D VIEW

 Project number
 24-4-2

 Date
 4/24/24

 Drawn by
 JSO

 Checked by
 JLL

A902

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION +

## LANDSCAPE PLANS

## MIXED USE BUILDING

LOCATED AT:

11-19 West Friendship Street Assessor's Plat 30, Lots 614,615, 616 Providence, Rhode Island 02907

PREPARED FOR:

### Patricia Martinez

189 Salina Street, 1st Floor Providence, Rhode Island 02908

#### SHEET INDEX

		ISSUED	
		FOR	
NUMBER	TITLE	PERMITTING	REVISIONS
	COVER SHEET		
1	LANDSCAPE PLAN	07-11-2024	
2	LANDSCAPE NOTES & DETAILS	07-11-2024	
			•

## Architect

Jeffrey L. Lykins, Architect

 $110\frac{1}{2}$  South Killingly Road Foster, RI 02825-1350 401-474-9901



## JOHN C. CARTER & CO., INC.

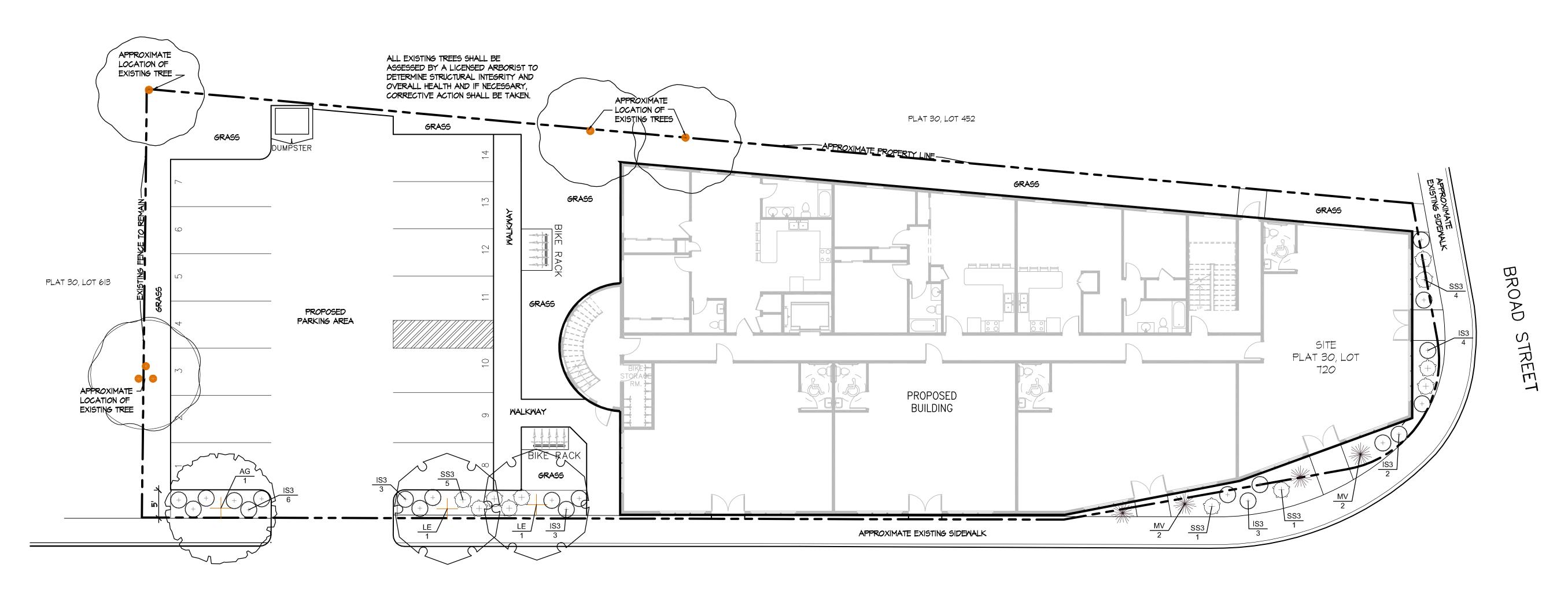
960 BOSTON NECK RD., NARRAGANSETT, RI (401) 783 - 3500

LANDSCAPE ARCHITECTURE
DESIGN & BUILD

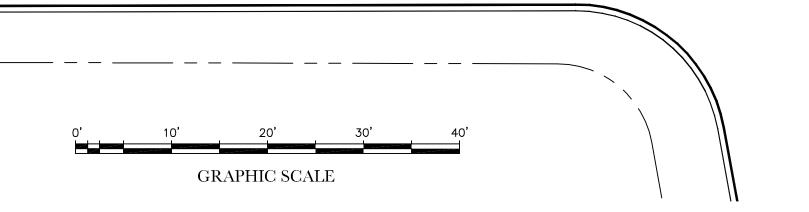
#### GENERAL:

- I. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY JEFFREY LYKIN ARCHITECT, TITLED "II Friendship St CI-IIVIS" DATED JULY 2, 2024.
- 2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
- 3. LOCATION OF EXISTING TREES ARE APPROXIMATE.
- 4. EXISTING FENCE HAS NOT BEEN SURVEY LOCATED.
- 5. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 6. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-7233.

	T	T		1
TREES	aty	BOTANICAL NAME	COMMON NAME	SIZE
AG	I	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	2-2-1/2" CAL.
LE	2	LIQUIDAMBAR STYRACIFLUA HAPPIDAZE	SMEET GUM	2-2-1/2" CAL.
	07	TROTANICAL MANCE	To OVE AND THE SECOND S	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
153	21	ILEX GLABRA 'SHAMROCK'	INKBERRY	18-24" HT
553	П	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	15-18" HT
451445		T	T	
GRASSES	aty	BOTANICAL NAME	COMMON NAME	SIZE
MV	4	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	5 GAL



WEST FRIENDSHIP STREET



# LANDSCAPE PLAN MIXED USE BUILDING 11-19 WEST FRIENDSHIP STREET ASSESSOR'S PLAT 030 LOT 615 PROVIDENCE, RHODE ISLAND PREPARED BY JOHN C. CARTER & COMPANY, INC. LANDSCAPE ARCHITECTURE 960 Boston Neck Road Narragansett, RI 02882 Tel: (401)783-3500 PREPARED FOR Patricia Martinez 189 Salina Street, 1st Floor Providence, RI 02908 SHEET 1

© COPYRIGHT 2024 JOHN C. CARTER & COMPANY, INC

#### IRRIGATION:

ALL AREAS LABELED 'GRASS' (SEED OR SOD) SHALL BE IRRIGATED WITH SPRAY HEADS. ALL PLANTING BEDS SHALL BE IRRIGATED WITH DRIP IRRIGATION.

#### PLANTING BED PREPARATION:

#### ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

- I. ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
- 2. THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
- 3. ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

#### <u>PLANTING:</u>

- PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE. COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY
- 2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. IT IS RECOMMENDED THAT ALL PLANTS BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
- 3. DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
- 4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
- 5. SHRUBS ARE TO BE PLANTED IN GROUPINGS AS SHOWN ON THE PLAN. MULCH BEDS SHALL SURROUND EACH GROUPING OF PLANTS. AN EDGE SHALL BE CUT WITH A SPADE TO SEPARATE THE BED FROM THE GRASS.
- 6. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
- 7. AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE SODDED OR LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
- 8. ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
- 9. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH <u>DIRECT</u> APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

- AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
- 2. THE PLANTS SHALL BE ORIENTED IN SUCH A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
- 3. AT THE DIRECTION OF THE OWNER, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND MAY INSPECT AND APPROVE THE LAYOUT BEFORE THEY ARE PLANTED.

#### MAINTENANCE & WARRANTY:

- I. THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
- 2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
- 3. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
- 4. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

#### SEED/SOD BED PREPARATION

- AREAS LABELED AS 'GRASS' ARE TO BE SEEDED OR SODDED AS DIRECTED BY THE OWNER.
- 2. AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS "GRASS", ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- 3. THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 4. LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.

#### SEEDING

- I. AFTER THE SEED BED IS PREPARED, THE AREA IS TO BE HYDRO-SEEDED. THE HYDRO-SEED SHALL BE APPLIED EVENLY OVER THE SURFACE WITH A BONDED 100% WOOD FIBER MATRIX USING ACCEPTED HORTICULTURAL PRACTICES. THE SLURRY SHALL INCLUDE WATER, SEED, WOOD FIBER AND A HIGH PHOSPHORUS STARTER FERTILIZER.
- 2. RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. PRIOR TO SEEDING, FERTILIZE WITH A STARTER FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES. SEED SHALL BE BROADCAST EVENLY OVER THE PREPARED SURFACE AND WORKED INTO THE TOP I" OF SOIL.

#### SEED MIXES

- PROVIDE QUALITY SEED AS DESCRIBED IN THE SEED MIX.
- ALL SEED IS TO BE VIABLE, HEALTHY AND FREE OF INSECTS AND DISEASE.
- SEED IS TO BE INSTALLED AS SPECIFIED IN THE SEEDING NOTES WITH ADEQUATE WATER PROVIDED TO ESTABLISH A HEALTHY GRASS CATCH.
- RECOMMENDED SEEDING DATES ARE APRIL I TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE.
- SEED SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

#### SEED MIX SHALL BE AS FOLLOWS:

#### 50% TRI-PLEX

SODDING:

PERENNIAL RYEGRASS BLEND CONSISTING OF APPLAUD II, SOPRANO & IG SQUARED

#### 50% DARK & DURABLE

27% FURY TALL FESCUE 27% CORONADO TALL FESCUE 26% ENDEAVOR TALL FESCUE

#### 10% IQ PERENNIAL RYEGRASS 10% BROOKLAWN KENTUCKY BLUEGRASS

#### IF THE AREAS THAT ARE LABELED 'GRASS' ARE TO BE SODDED:

- SOD SHALL BE LIVE, FRESH, AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER 3/4 " THICK OR OVER I" IHICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- 2. RECOMMENDED SODDING DATES ARE APRIL I TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.
- 3. SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT.
- AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

#### CITY OF PROVIDENCE

#### ZONING ORDINANCE

#### ARTICLE 15. TREES AND LANDSCAPING

I. REQUIRED TREE CANOPY PERCENTAGE

#### 1503 ON-SITE LANDSCAPING AND REQUIRED TREES

#### C. REQUIRED TREE CANOPY

#### SUFFICIENT TREES SHALL BE RETAINED AND/OR PLANTED ON A LOT SO THAT THE SQUARE FOOTAGE OF VEGETATIVE CANOPY OF SUCH TREES, WHEN MATURE, EQUALS A CERTAIN PERCENTAGE OF THE SQUARE FOOTAGE OF THE LOT. THIS REQUIRED PERCENTAGE IS ESTABLISHED BY DISTRICT AS FOLLOWS:

a. ALL RESIDENTIAL DISTRICTS, AND THE PS, OS, AND CD DISTRICTS: 30% OF THE SQUARE FOOTAGE OF THE LOT.

THE SUBJECT PROPERTY IS LOCATED IN THE C-I and R-4 ZONING DISTRICTS. 30% OF THE SQUARE FOOTAGE OF THE LOT IS REQUIRED TO BE SHADED BY TREE CANOPY.

#### TREE CANOPY REQUIRED 30% = 4,524 SQ. FT. LOT SIZE = 15,080 SQ. FT.

#### 2. CALCULATION OF TREE CANOPY COVERAGE

THE TOTAL CANOPY COVERAGE FOR A LOT IS THE SUM OF THE CANOPY, AT MATURITY, OF THE INDIVIDUAL TREES LOCATED ON THE LOT. THE SQUARE FOOTAGE OF CANOPY COVER VARIES ACCORDING TO TREE SPECIES. THE CITY FORESTER MAINTAINS A LIST OF TREES SPECIES AND THE EXPECTED SIZE OF THE CANOPY FOR EACH SPECIES, AT MATURITY WHEN PLANTED. TREES ARE CLASSIFIED AS SMALL, MEDIUM, OR LARGE AND THE CANOPY COVERAGE CREDIT FOR EACH CLASSIFICATION IS AS FOLLOWS:

- LARGE: 1,000 SQ. FT.
- MEDIUM: 100 SQ. FT. SMALL: 300 SQ. FT.

FIVE LARGE SHADE TREES ARE PROPOSED AND HAVE BEEN SELECTED FROM THE CITY FORESTER'S LIST. THESE FIVE TREES ARE EXPECTED TO PROVIDE 1,000 SQUARE FEET OF CANOPY COVERAGE EACH UPON MATURITY FOR A TOTAL OF 5,000 SF OF TREE CANOPY,

AREA OF	AREA OF SHA
SHADE REQUIRED	PROVIDED
4,524 SQ. FT.	5,000 SQ. F

EXCEEDING THE SHADE REQUIREMENT.

#### 3. TREE RETENTION BONUS

ADDITIONAL CREDIT FOR CANOPY COVERAGE MAY BE GRANTED FOR THE RETENTION OF HEALTHY TREES OF APPROPRIATE SPECIES AND IN THE PROPER LOCATION, SUBJECT TO THE APPROVAL OF THE CITY FORESTER. THE FOLLOWING THRESHOLDS AND ASSOCIATED COYERAGE BONUS IS AS FOLLOWS:

- a. TREE DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND IS BETWEEN IO AND 19 INCHES: 300 SF OF CANOPY COVERAGE CREDIT.
- TREE DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND IS 20 INCHES OR GREATER: 100 SF OF CANOPY COVERAGE CREDIT.

THERE ARE MATURE SHADE TREES ON THE WEST AND NORTH PROPERTY LINES WHICH SHALL BE ASSESSED BY A LICENSED ARBORIST TO DETERMINE STRUCTURAL INTEGRITY AND OVERALL HEALTH AND IF NECESSARY, CORRECTIVE ACTION SHALL BE TAKEN.

#### 4. STREET TREE ACCOMMODATION

EXISTING OR PLANNED STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY DIRECTLY ADJACENT TO THE LOT LINE MAY BE COUNTED TOWARD THE CANOPY COVERAGE OF THE LOT

THERE ARE THREE PROPOSED AND NO EXISTING STREET TREES

#### 1504. PARKING LOT PERIMETER LANDSCAPE STRIP

A PERIMETER LANDSCAPE STRIP IS REQUIRED FOR ALL PARKING LOTS THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING CURB CUTS, AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT THAT ABUTS SUCH PUBLIC RIGHT-OF-WAY TO SCREEN THE PARKING LOT. THE LANDSCAPE TREATMENT SHALL RUN THE FULL LENGTH OF THE PARKING LOT PERIMETER ALONG THE RIGHT-OF-WAY. THE LANDSCAPE STRIP SHALL BE IMPROVED AS FOLLOWS: (FIGURE 15-1)

A. THE PERIMETER PARKING LOT LANDSCAPE STRIP SHALL BE A MINIMUM OF FIVE FEET IN DEPTH. THERE SHALL BE A MINIMUM LINEAR DISTANCE OF SIX INCHES BETWEEN WHEELS STOPS OR CURBS AND THE LANDSCAPE STRIP TO ACCOMMODATE VEHICLE BUMPER OVERHANG, WHICH IS NOT INCLUDED IN THE MINIMUM FIVE FOOT CALCULATION.

#### A 5' MIDE LANDSCAPED STRIP IS PROVIDED WHERE THE PARKING LOT ABUTS WEST FRIENDSHIP STREET.

B. ONE SHADE TREE SHALL BE PLANTED FOR EVERY 25 FEET OF LANDSCAPE STRIP LENGTH, SPACED LINEARLY.

THREE SHADE TREES ARE PROVIDED ALONG THE 58' LANDSCAPE STRIP BETWEEN THE PARKING LOT AND WEST FRIENDSHIP STREET.

SHADE	SHADE
TREES REQUIRED	TREES PROPOSED
2	3

C. THE LANDSCAPE STRIP SHALL ALSO BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH SHRUBS, PERENNIALS, NATIVE GRASSES, AND OTHER PLANTING TYPES THAT PROVIDE SCREENING OF A MINIMUM OF THREE FEET IN HEIGHT.

ONE HUNDRED PERCENT (100%) OF THE LANDSCAPE STRIP WHERE THE PARKING LOT ABUTS ELMMOOD AVENUE AND POTTERS AVENUE IS PROPOSED TO BE PLANTED.

	LENGTH OF PARKING LOT PERIMETER	60% REQUIRED LANDSCAPE STRIP	LENGTH OF LANDSCAPE STRIP PROVIDED
W. FRIENDSHIP ST.	58'	34.8'	58'

#### 1505 INTERIOR PARKING LOT LANDSCAPING

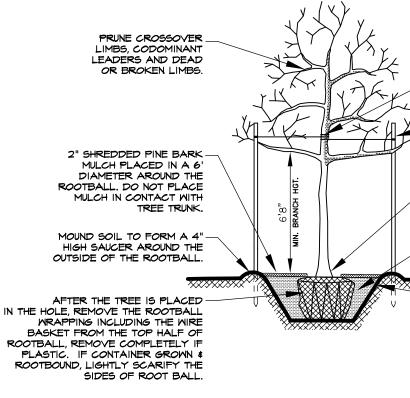
ALL PARKING LOTS CONSISTING OF 20,000 GROSS SQUARE FEET OR MORE REQUIRE INTERIOR PARKING LOT LANDSCAPING AS DESCRIBED IN THIS SECTION.

THE PROPOSED PARKING LOT IS 3,852 SQ. FT. NO INTERIOR LANDSCAPING IS REQUIRED.

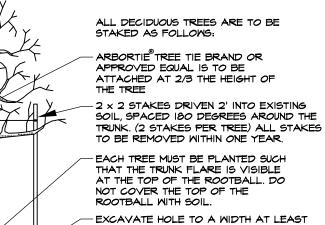
#### 1506. SCREENING OF PARKING LOTS FROM RESIDENTIAL DISTRICTS

WHERE A PARKING AREA IN ANY DISTRICT ABUTS A LOT IN A RESIDENTIAL DISTRICT, THE PARKING AREA SHALL BE SCREENED BY A SOLID WALL, A UNIFORMLY PAINTED TIGHT BOARD FENCE, OR A HEDGE OF COMPACT EVERGREENS OR OTHER SUITABLE PLANTINGS. SUCH SCREEN SHALL BE AT LEAST FOUR FEET IN HEIGHT, AND ERECTED AND MAINTAINED BETWEEN THE ENTIRE BORDER OF SUCH PARKING AREA AND THE PROPERTY IN THE RESIDENTIAL DISTRICT.

AN EXISTING SOLID BOARD FENCE WILL REMAIN BETWEEN THE PARKING AREA AND THE RESIDENTIAL LOT NEXT DOOR. THE EXISTING TREES SHALL BE ASSESSED BY A LICENSED ARBORIST TO DETERMINE STRUCTURAL INTEGRITY AND OVERALL HEALTH AND IF NECESSARY, CORRECTIVE ACTION SHALL BE TAKEN.



TREE PLANTING DETAIL © 2024 JOHN C. CARTER & CO., INC.



EXCAVATE HOLE TO A WIDTH AT LEAST 2.5 TIMES THE DIAMETER & A DEPTH EQUAL TO THE ROOT BALL, PLACE ROOTBALL ON UNEXCAVATED OR - SCARIFY THE SURFACE OF THE HOLE AND

BACKFILL THE REMAINDER OF THE HOLE WITH PLANTABLE SOIL CONSISTING OF LOAM, ORGANIC MATTER AND LOOSE FRIABLE TOPSOIL, FREE OF REFUSE AND OTHER MATERIALS WHICH ARE LARGER THAN I" IN SIZE. ORGANIC MATTER SHALL MORE THAN 20% OF THE SOIL MIXTURE. THE PH RANGE SHALL BE 5.5-7.5. ADD SOIL

MIX IN LAYERS AND SATURATE THE SOIL TO PREVENT THE FORMATION OF AIR POCKETS.

CUT & REMOVE DEAD, BROKEN AND

WIDTH OF AT LEAST 2 TIMES THE

DISEASED VEGETATION.

EXCAVATE THE HOLE TO A

DIAMETER OF AND A DEPTH

HEIGHT. PLACE ROOTBALL ON

UNEXCAVATED OR TAMPED SOIL.

BACKFILL THE REMAINDER OF THE HOLE

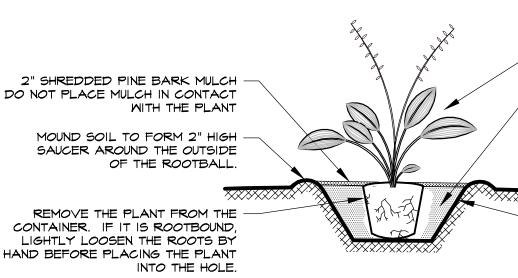
WITH PLANTABLE SOIL CONSISTING OF

FRIABLE TOPSOIL, FREE OF REFUSE AND

OTHER MATERIALS WHICH ARE LARGER

LOAM, ORGANIC MATTER AND LOOSE

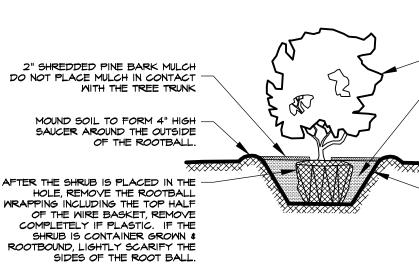
EQUAL TO THE CONTAINER



PERENNIAL PLANTING DETAIL NOT TO SCALE

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THAN I" IN SIZE. ORGANIC MATTER SHAL CONSTITUTE NOT LESS THAN 4% OR NO MORE THAN 20% OF THE SOIL MIXTURE. THE PH RANGE SHALL BE 5.5-7.5. SATURATE THE SOIL TO PREVENT THE FORMATION OF AIR POCKETS.



SHRUB PLANTING DETAIL NOT TO SCALE

PRUNE DEAD, BROKEN AND DISEASED

WIDTH OF AT LEAST 2.5 TIMES THE DIAMETER OF AND A DEPTH EQUAL TO THE ROOTBALL. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL.

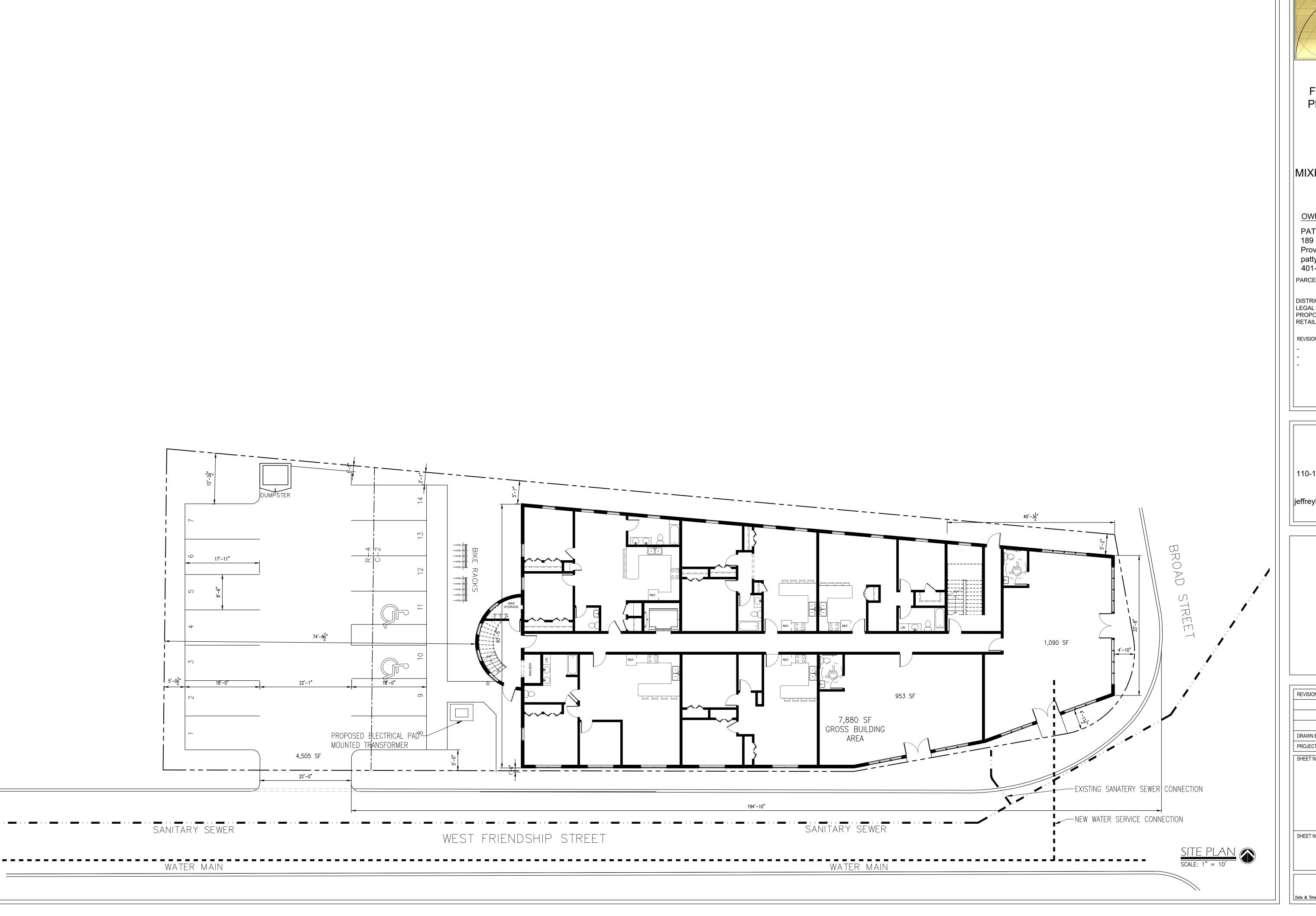
- SCARIFY THE SURFACE OF THE HOLE AND BACKFILL THE REMAINDER OF THE HOLE WITH PLANTABLE SOIL CONSISTING OF LOAM, ORGANIC MATTER AND LOOSE FRIABLE TOPSOIL, FREE OF REFUSE AND OTHER MATERIALS WHICH ARE LARGER THAN I" IN SIZE. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 4% OR NO

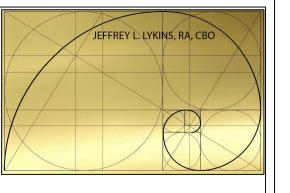
MORE THAN 20% OF THE SOIL MIXTURE. THE PH RANGE SHALL BE 5.5-7.5 ADD SOIL MIX IN LAYERS AND SATURATE THE SOIL TO PREVENT THE FORMATION OF AIR POCKETS.

#### LANDSCAPE NOTES & DETAILS MIXED USE BUILDING 11-19 WEST FRIENDSHIP STREET ASSESSOR'S PLAT 030 LOT 615 PROVIDENCE, RHODE ISLAND JOHN C. CARTER & COMPANY, INC. LANDSCAPE ARCHITECTURE 960 Boston Neck Road Narragansett, RI 02882 Tel: (401)783-3500 PREPARED FOR Patricia Martinez 89 Salina Street, 1st Floor JULY 11, 2024 Providence, RI 02908

DWN. BY: L.M.W.

DESCRIPTION





11-21 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

| MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ 189 Salina Street-1<sup>st</sup> Floor Providence, RI 02908 patty810924@gmail.com 401-219-2722

PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING;
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 401-474-9901 jeffreylykins.architect@gmail.com

REVISIONS: DRAWN BY: jll SCALE: AS NOTED PROJECT No.: 23-008 DATE: 7/03/2024

> SITE UTILITY PLAN

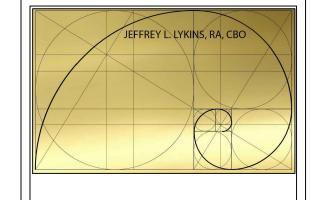
	LIGHTING SCHEDULE			
(NO)	SYMBOL	DESCRIPTION	REMARKS	
L01		PROPOSED SURFACE MTD LED EXTERIOR WALL SCONCE	DOWN LIGHT FULL CUT OFF	
L02		PROPOSED POLE MTD LED EXTERIOR AREA LIGHT	DOWN LIGHT FULL CUT OFF	



LO1: INVUE ENTRI LED



L02



11-21 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ 189 Salina Street-1<sup>st</sup> Floor Providence, RI 02908 patty810924@gmail.com 401-219-2722

PARCEL ID: 030-0615-0000

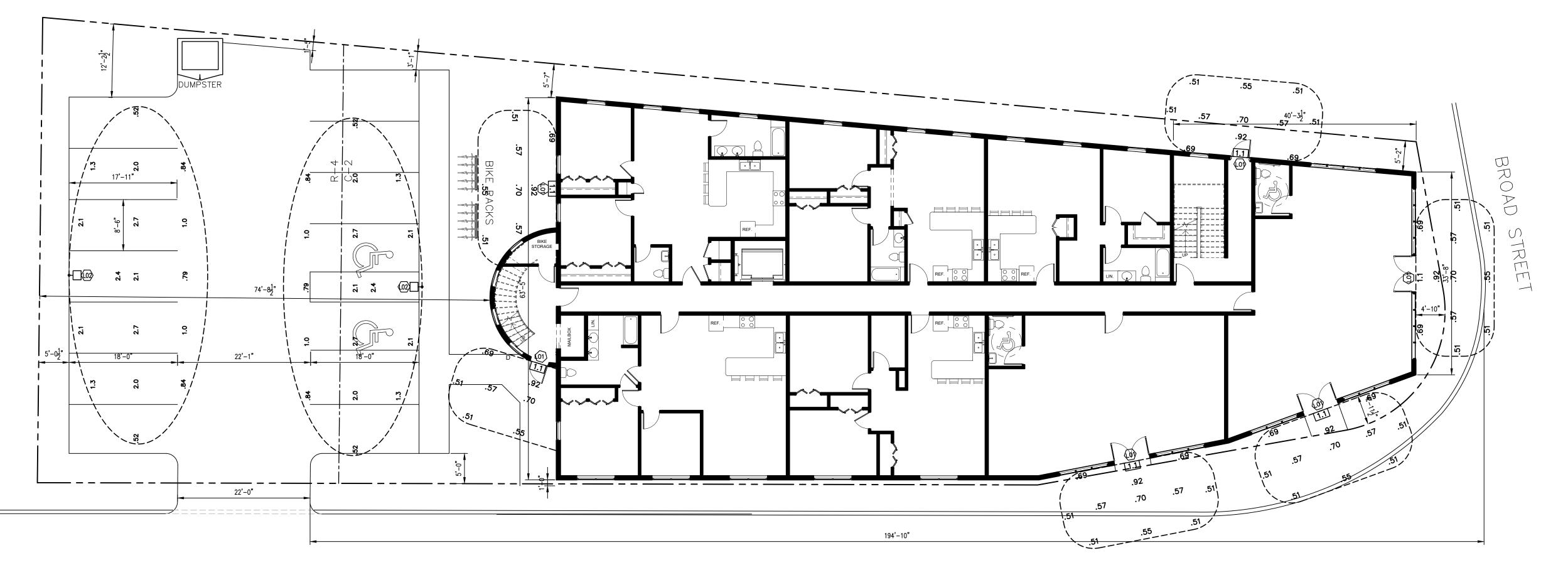
DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING;
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

(EVIOIOIV E

ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 401-474-9901 jeffreylykins.architect@gmail.com



WEST FRIENDSHIP STREET



REVISIONS:	-
DRAWN BY: jll	SCALE: AS NOTED
PROJECT No.: 23-008	DATE: 7/03/2024
SHEET NAME:	

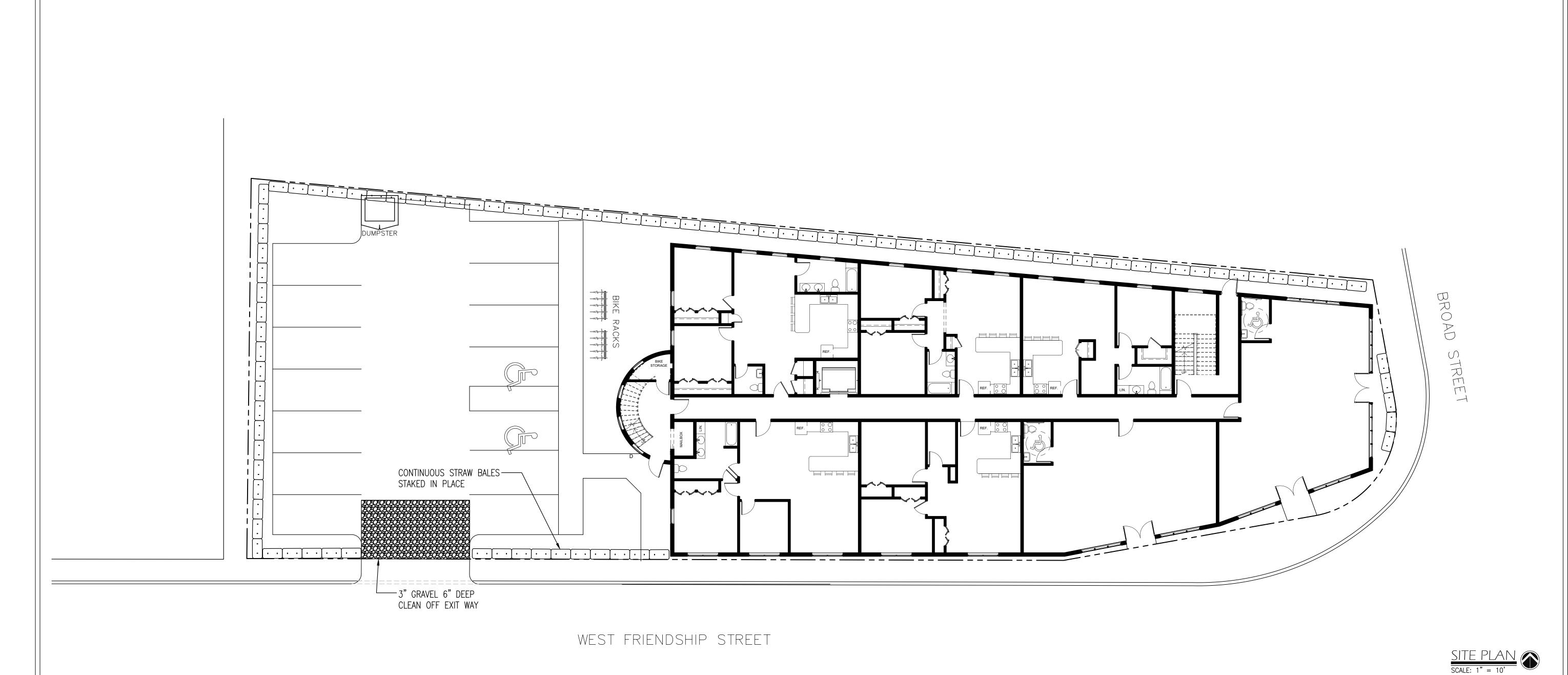
SITE LIGH

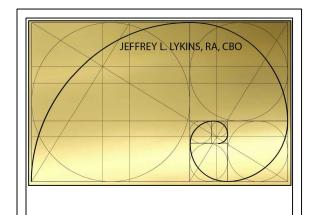
SITE LIGHTING PLAN

SHEET N

C1.3

Time: Aug 01, 2024 - 1:32pm





11-21 WEST FRIENDSHIP ST. PROVIDENCE, RI 02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ 189 Salina Street-1<sup>st</sup> Floor Providence, RI 02908 patty810924@gmail.com 401-219-2722

PARCEL ID: 030-0615-0000

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RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

ARCHITECT JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD FOSTER, RI 02825 401-474-9901 jeffreylykins.architect@gmail.com

REVISIONS:

DRAWN BY: jll SCALE: AS NOTED
PROJECT No.: 23-008 DATE: 7/03/2024

SHEET NAM

EROSION CONTROL PLAN

SHEET

C1.4

Date & Time: Aug 01, 2024 - 2:32pm