

# 500 VETERANS MEMORIAL PARKWAY

East Providence, RI

## Waterfront Commission

Design Review Update

June 27, 2024



**BOHLER** //



PHASE ZERO  
DESIGN



CROSSMAN ENGINEERING

151 CENTERVILLE RD., WARWICK RI 02886 - (401) 738-5660  
1 GEORGE LEVEN DRIVE, SUITE 200, NORTH ATTLEBORO, MA 02760 - (508) 695-1700





## **AGENDA:**

1. Site Plan Update
2. Solar Study
3. Off-Site Improvement Update
4. Phase 1A - Golf Course Maintenance Facility



# **SITE PLAN UPDATE**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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 It's fast. It's free. It's the law.

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PROJECT No.: W201026  
 DRAWN BY: VHSW  
 CHECKED BY: KC/MJM/JAK  
 DATE: 12/12/23  
 CAD ID: W201026-LSCP-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**MARSHALL PROPERTIES**  
 METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
 960 WARREN AVE, SUITE 401  
 EAST PROVIDENCE, RI 02914

MAP 197, BLOCK 15, LOT (ZONE O-1)  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

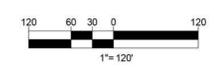
**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**M.J. MRVA**  
 REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1517  
 RHODE ISLAND No. 493  
 NEW YORK No. 00293  
 NEW HAMPSHIRE No. 006  
 CONNECTICUT No. 1909  
 MARYLAND No. 4216  
 VERMONT No. 01534  
 \*REG. NO. 220624\*

**OVERALL SITE RENDERING**

SHEET NUMBER:  
**EX-01**

ORG. DATE - 12/21/2023



P:\2023\12\21\2023\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W201026\LSCP-0A-LAYOUT-C-01-OVERALL LAND



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 GROCERY LOADING AREA SECTION | 06/13/2024





# SOLAR STUDY



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
SOLAR STRATEGY - MIXED USE

| 12/21/2023 | REV. 06/13/2024

DRAWING NO.  
**A2.27**



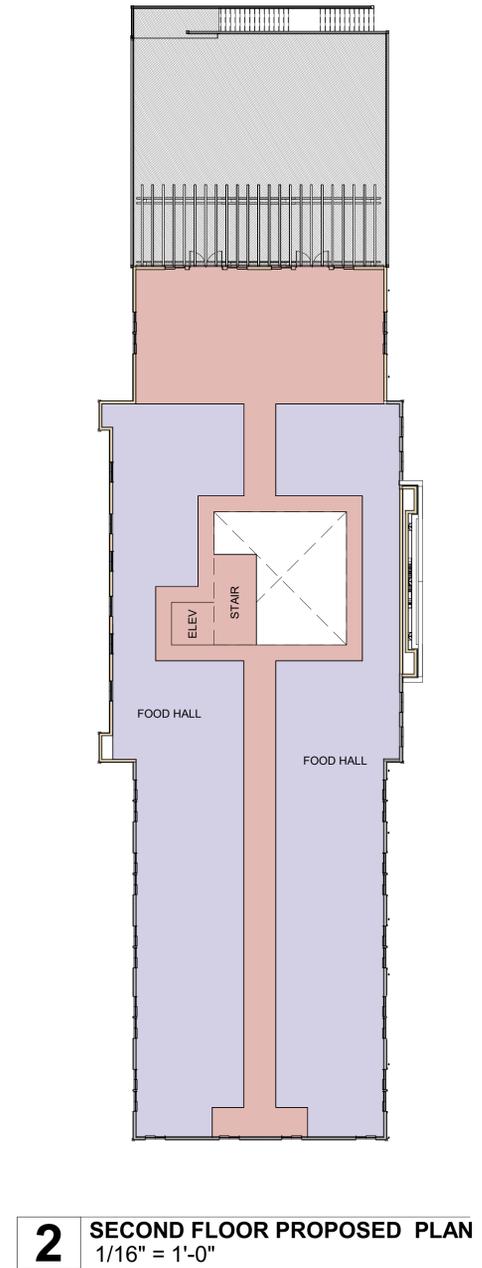
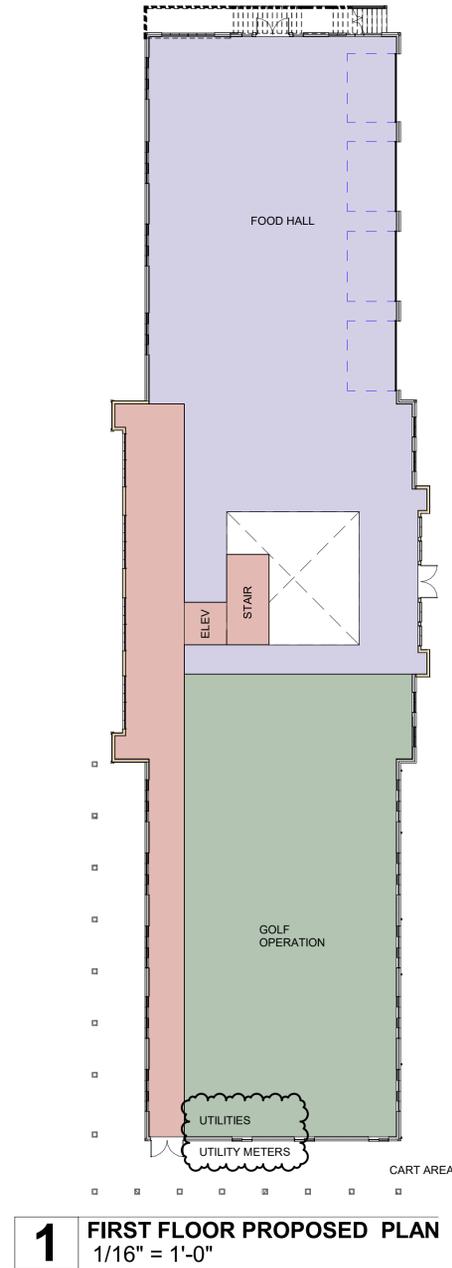
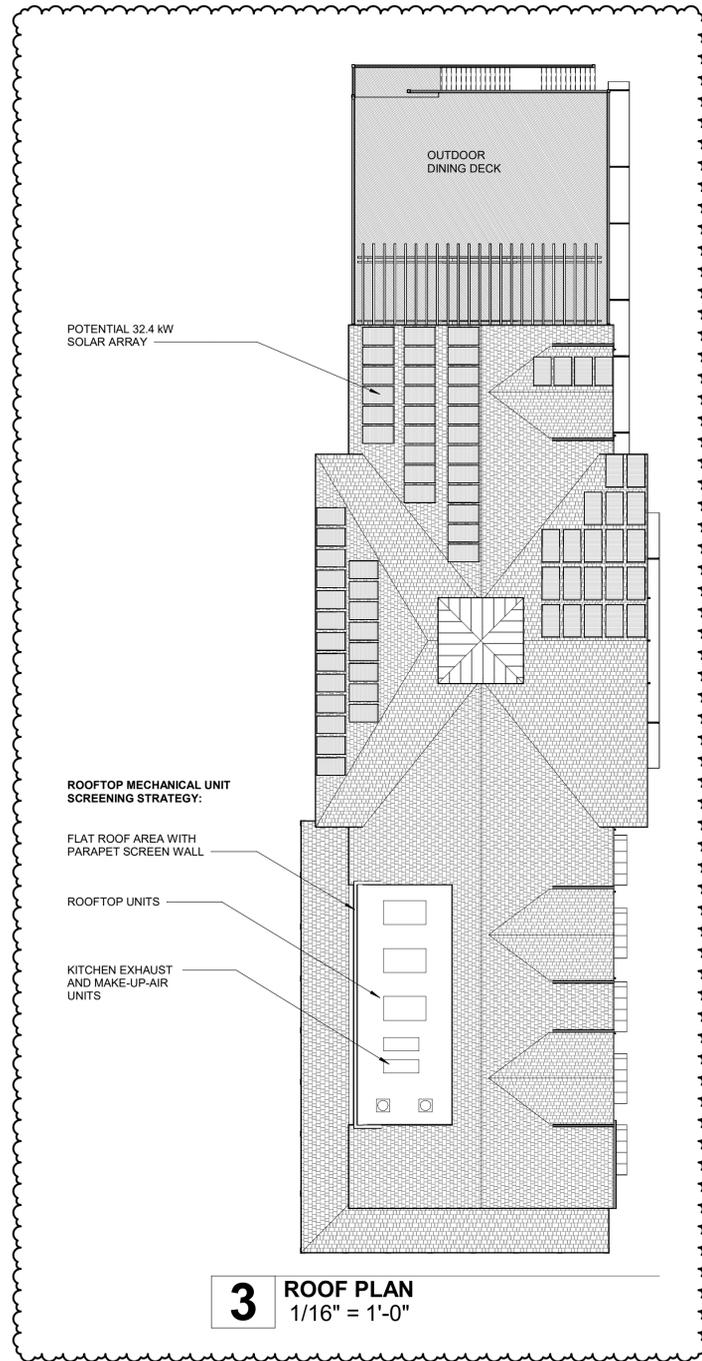
**BOHLER** //



MIX USE - BUILDING SUMMARY		
<b>BUILDING SUMMARY</b>		
BUILDING GROSS AREA:		
LEVEL 1		10,000 SF
LEVEL 2		8,000 SF
TOTAL :		<b>18,000 SF</b>
<b>BUILDING SUMMARY</b>		
	RETAIL	GOLF FUNCTION
LEVEL 1	4,700 SF	3,500 SF
LEVEL 2	5,100 SF	-
TOTAL	9,800 SF	3,500 SF
PARKING REQUIRED:		<b>72 SPACES</b>
RETAIL 4SP PER 1,000SF		
TOTAL		
<b>FLOOR PLAN LEGEND</b>		
	RETAIL	
	CIRCULATION	
	SERVICE	
	GOLF FUNCTION	

**SOLAR STRATEGY:**

- BUILDING ELECTRICAL SERVICE TO BE DESIGNED FOR PROVISION OF FUTURE SOLAR USE.
- THE POTENTIAL EXISTS FOR ROOFTOP PHOTOVOLTAIC ARRAY ON SOUTH FACING SLOPED ROOF SURFACES AS SHOWN.
- WITH FOOD PREPARATION IN THE FOOD HALL, THIS WILL BE A HIGH ENERGY USE BUILDING SIMILAR TO RESTAURANT USE. THE ARRAY AS SHOWN WOULD OFFSET APPROXIMATELY 1.5% OF ANNUAL ENERGY USE.
- THE DEVELOPMENT TEAM WILL EVALUATE THE FINANCIAL VIABILITY OF PHOTOVOLTAICS AS THE PROJECT MOVES FORWARD.



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI

MIXED USE - CONCEPT FLOOR PLANS | 12/21/2023 | REV. 06/13/2024

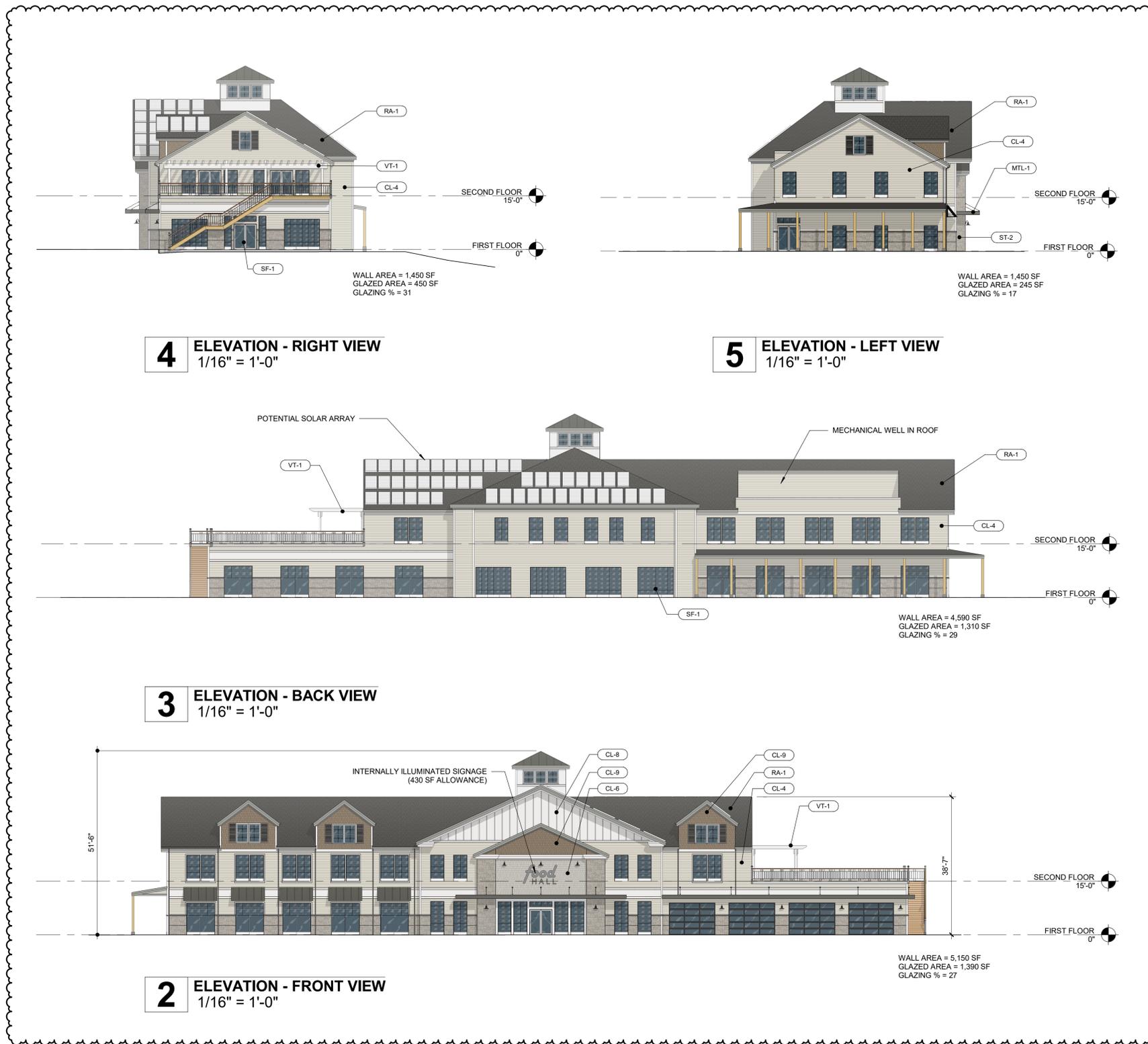


DRAWING NO.

**A4.4**



**PHASE ZERO DESIGN**  
architects | interior designers



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 MIXED USE CONCEPT ELEVATIONS | 12/21/2023 | REV. 06/13/2024



DRAWING NO.

**A4.5**



**PHASE ZERO  
 DESIGN**  
 architects | interior designers



PHASE ZERO  
DESIGN

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
SOLAR STRATEGY - RESIDENTIAL BLDG. B | 12/21/2023 | REV. 06/13/2024

DRAWING NO.

**A2.28**



MARSHALL PROPERTIES

**BOHLER //**



PHASE ZERO  
**DESIGN**  
architects | interior designers

**RESIDENTIAL B - BUILDING SUMMARY**

**RESIDENTIAL B SUMMARY**

<b>RESIDENTIAL GROSS AREA:</b>	
LEVEL 1	16,400 SF
LEVEL 2	16,400 SF
LEVEL 3	16,400 SF
LEVEL 4	16,400 SF
LEVEL 5	16,400 SF

TOTAL RESIDENTIAL: **82,000 SF**

**UNIT SUMMARY:**

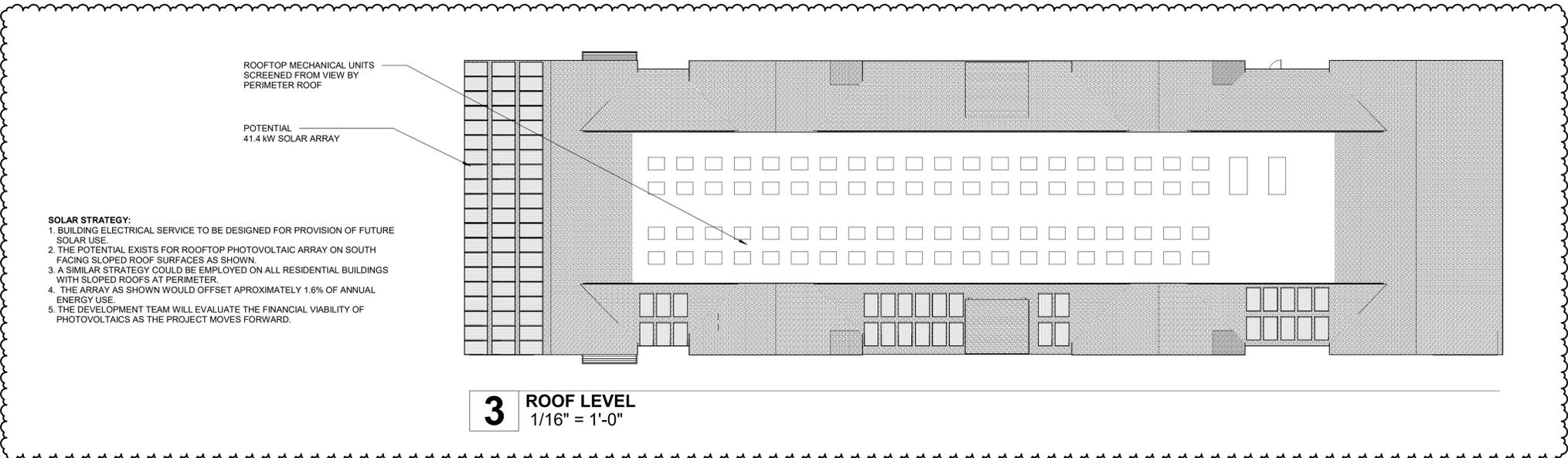
	STU	1BR	2BR	3BR	TOT.
LEVEL 1	1	5	6	0	12 UNITS
LEVEL 2	2	10	4	1	17 UNITS
LEVEL 3	2	10	4	1	17 UNITS
LEVEL 4	2	10	4	1	17 UNITS
LEVEL 5	2	10	4	1	17 UNITS
TOT	9	45	22	4	80 UNITS

REQUIRED PARKING (1.5 SP / UNIT) 120 SPACES

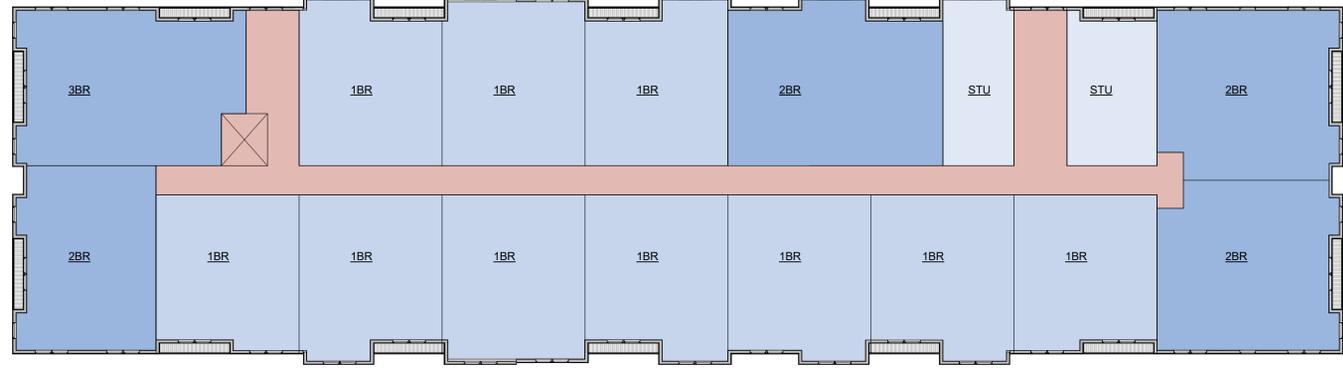
**FLOOR PLAN LEGEND**

- PARKING
- RESTAURANT / RETAIL
- CIRCULATION
- COMMON / AMENITY SPACE
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT
- STUDIO UNIT
- SERVICE

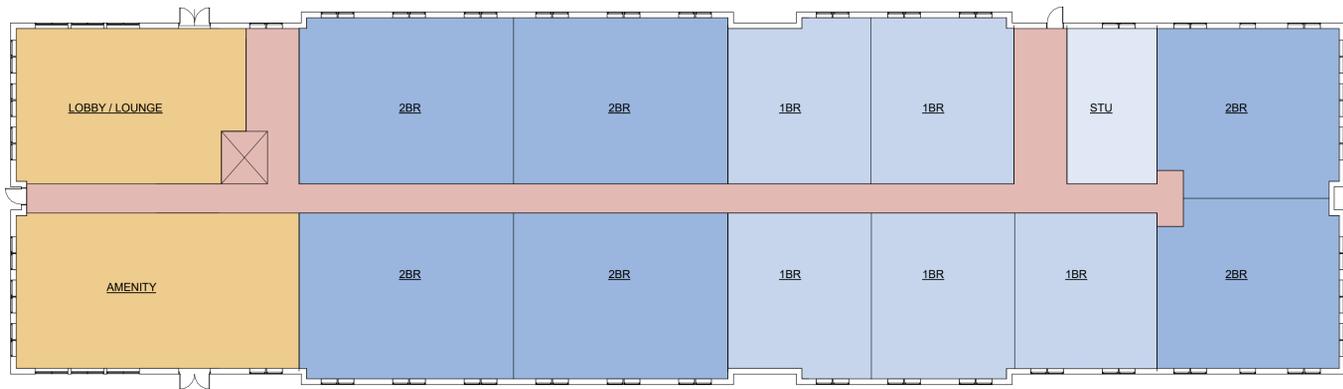
**BUILDING B**



**3 ROOF LEVEL**  
1/16" = 1'-0"



**2 LEVEL 2** LEVELS 3-5 SIMILAR  
1/16" = 1'-0"



**1 LEVEL 1**  
1/16" = 1'-0"

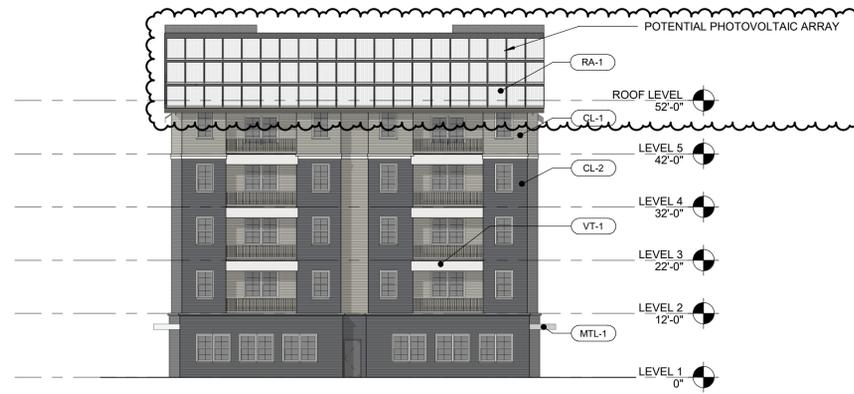
**METACOMET DEVELOPMENT**

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BLDG B CONCEPT PLANS | 12/21/23 | REVISED 06/13/2024



DRAWING NO. **A4.15**





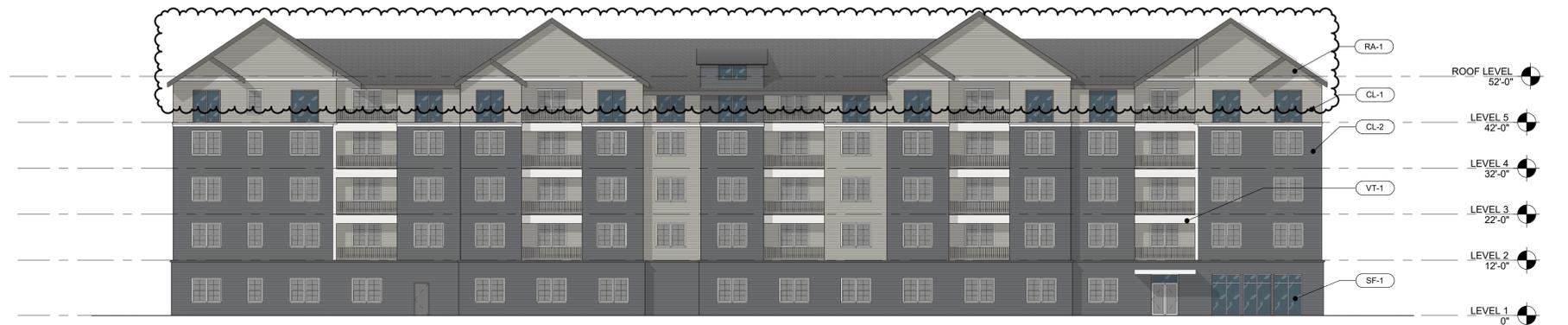
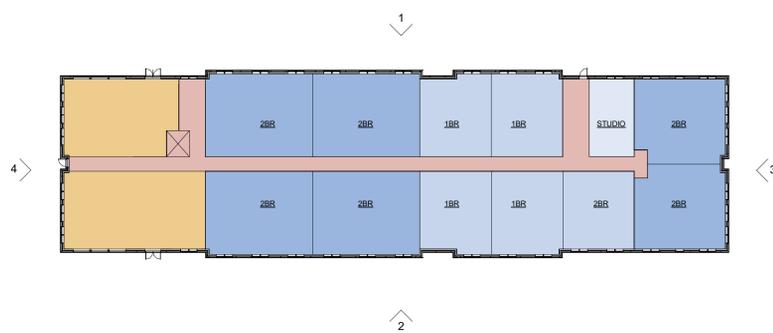
**4 WEST ELEVATION**  
1/16" = 1'-0"



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



**2 SOUTH ELEVATION**  
1/16" = 1'-0"



**1 NORTH ELEVATION**  
1/16" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
BUILDING B - CONCEPT ELEVATIONS | 12/21/2023 REV. 06/13/2024



DRAWING NO.

**A4.16**



PHASE ZERO  
**DESIGN**  
architects | interior designers



# METACOMET DEVELOPMENT

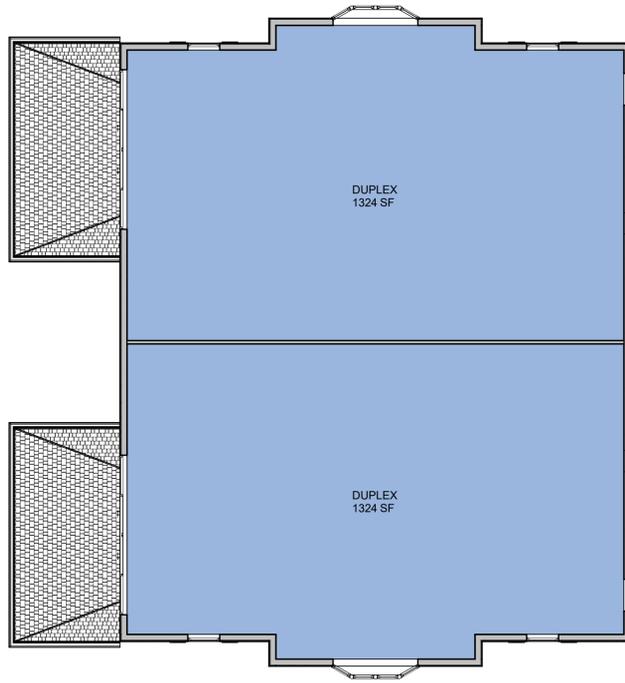
500 Veterans Memorial Parkway, East Providence, RI  
SOLAR STRATEGY - DUPLEX TOWNHOMES | 12/21/2023 | REV. 06/13/2024

DRAWING NO. **A2.29**

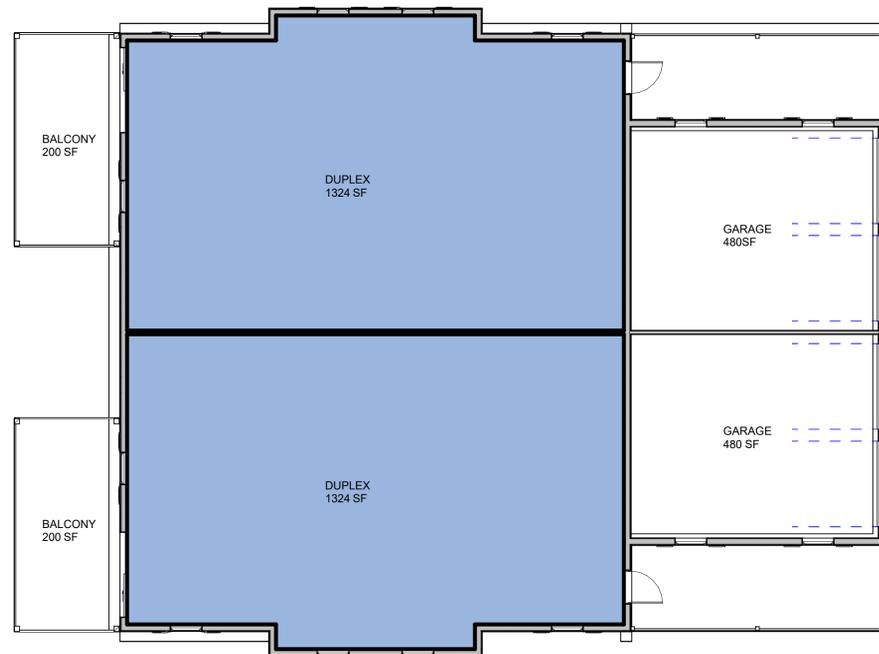


**BOHLER** //





**2 SECOND FLOOR PROPOSED PLAN**  
1/8" = 1'-0"



**1 FIRST FLOOR PROPOSED PLAN**  
1/8" = 1'-0"

**SOLAR STRATEGY:**

1. BUILDING ELECTRICAL SERVICE TO BE DESIGNED FOR PROVISION OF FUTURE SOLAR USE.
2. THE POTENTIAL EXISTS FOR ROOFTOP PHOTOVOLTAIC ARRAY ON SOUTH FACING SLOPED ROOF SURFACES AS SHOWN.
3. THE ARRAY AS SHOWN COULD OFFSET APPROXIMATELY 75% OF ANNUAL ENERGY USE.
4. THE DEVELOPMENT TEAM WILL EVALUATE THE FINANCIAL VIABILITY OF PHOTOVOLTAICS AS THE PROJECT MOVES FORWARD.

27kW SOLAR ARRAY

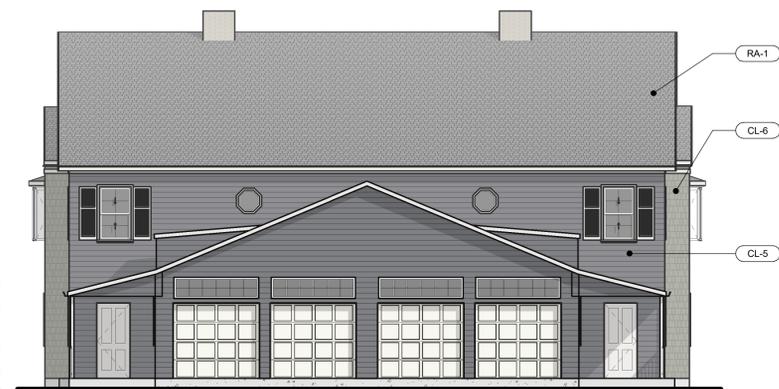
**3 NORTH ELEVATION**  
1/8" = 1'-0"



**6 WEST ELEVATION**



**5 EAST ELEVATION**



**4 SOUTH ELEVATION**  
1/8" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 DUPLEX TOWNHOME PLANS AND ELEVATIONS | 12/21/2023 | REVISED 06/13/2024



DRAWING NO.  
**A4.37**

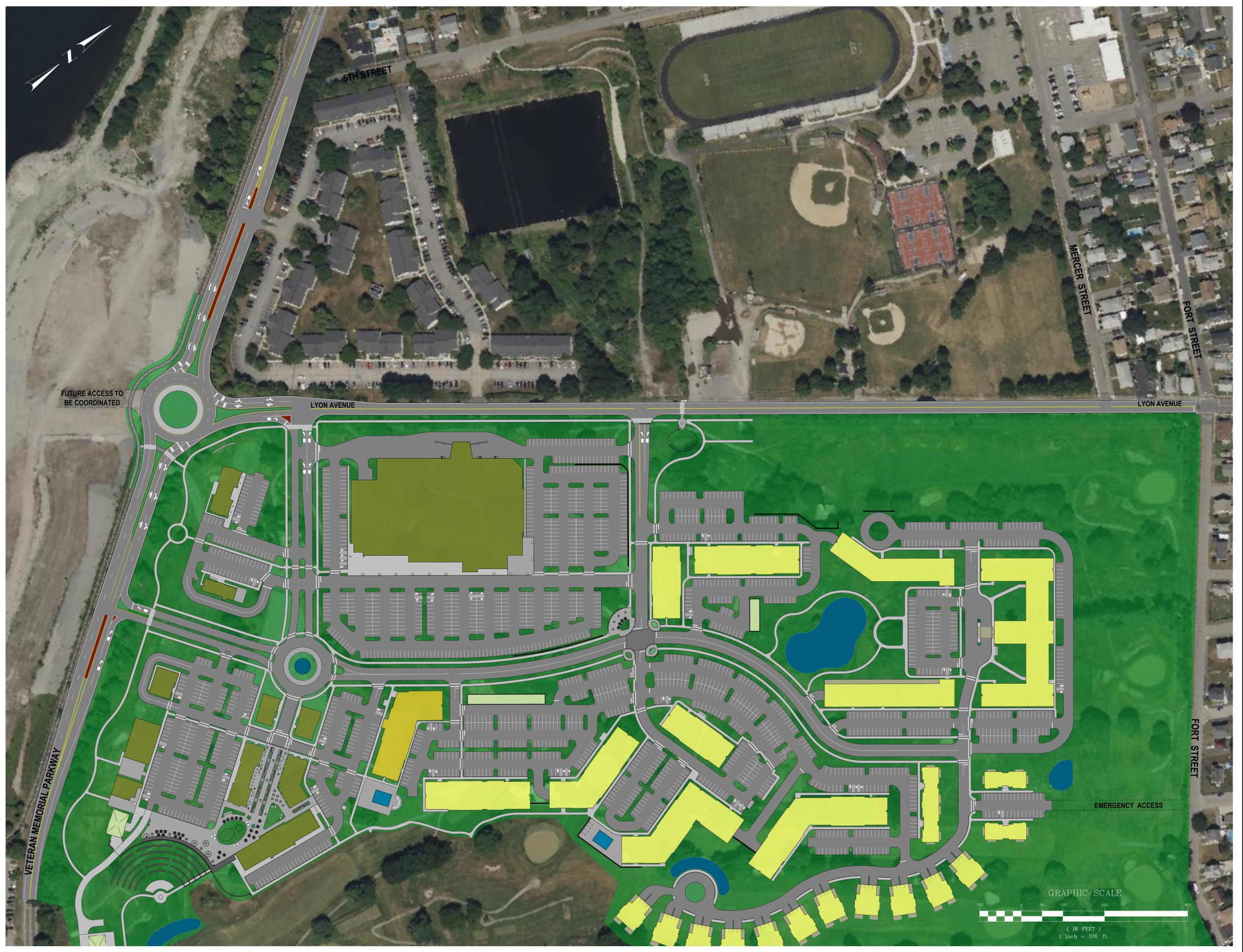




# **OFF-SITE IMPROVEMENT UPDATE**







**Crossman Engineering**  
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660  
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760, Phone: (508) 695-1700  
 Email: cel@crossmaneng.com

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**DRAFT**

PROJECT TITLE:  
**PROPOSED MIXED-USE DEVELOPMENT**

**PLAT MAP 107  
 BLOCK 15, LOT 1**  
**500 VETERANS PARKWAY  
 EAST PROVIDENCE, RI**

PREPARED FOR:  
**MARSHALL PROPERTIES**  
**700 NARRAGANSETT PARK DRIVE  
 PAWTUCKET, RI**

DRAWING TITLE:  
**ROADWAY IMPROVEMENT PLAN No. 1**

DATE: DECEMBER 2023      SCALE: 1"=100'  
 DWG. NAME: 2814-P-ROADWAY IMPROVEMENTS.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER  
**C1**  
 SHEET: 1 OF 2

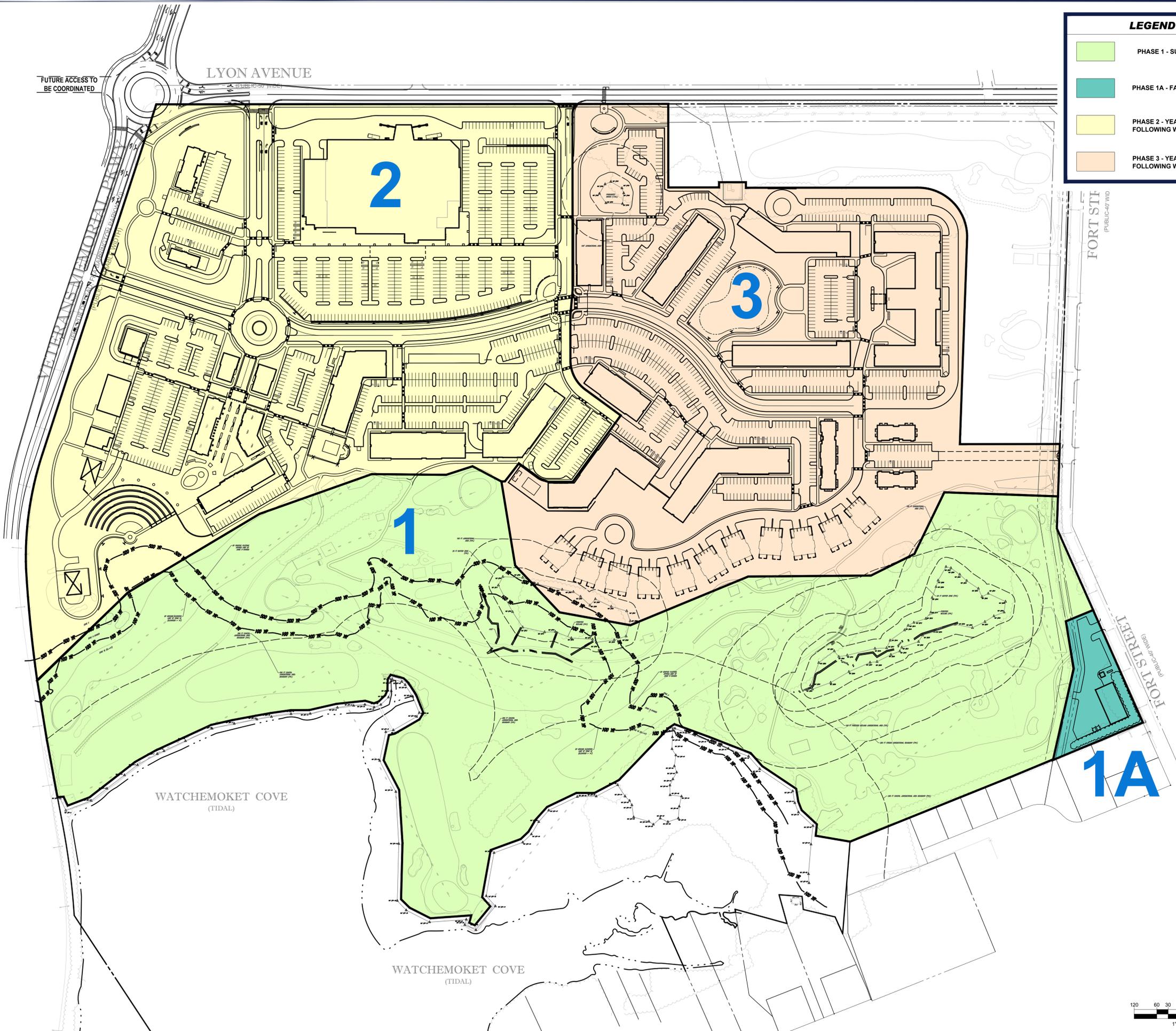


**PHASE 1A - GOLF COURSE  
MAINTENANCE FACILITY**



FUTURE ACCESS TO  
BE COORDINATED

LYON AVENUE



**LEGEND**

	PHASE 1 - SUMMER 2024
	PHASE 1A - FALL 2024
	PHASE 2 - YEARS 1-5 FOLLOWING WSDC APPROVAL
	PHASE 3 - YEARS 6-10 FOLLOWING WSDC APPROVAL

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PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
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PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

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PROJECT No.: W201026  
DRAWN BY: VHSW  
CHECKED BY: KCM/JM/JAK  
DATE: 12/12/23  
CAD ID: W201026-PHSE-08

**PROPOSED SITE  
PLAN DOCUMENTS**

FOR

**MARSHALL PROPERTIES**  
METACOMET  
REDEVELOPMENT  
OWNER & APPLICANT:  
MARSHALL PROPERTIES, INC  
990 WARREN AVENUE, SUITE 401  
EAST PROVIDENCE, RI 02914

MAP 197, BLOCK 15, LOT 1 (ZONE O-1)  
500 VETERANS MEMORIAL PARKWAY  
EAST PROVIDENCE,  
PROVIDENCE COUNTY,  
RHODE ISLAND

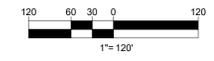
**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**J.A. KUCICH**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 41530  
NEW HAMPSHIRE LICENSE No. 15470  
CONNECTICUT LICENSE No. 29177  
RHODE ISLAND LICENSE No. 0616  
MAINE LICENSE No. 12553

SHEET TITLE:  
**PHASING  
EXHIBIT**

SHEET NUMBER:  
**EX-01**

ORG. DATE - 12/21/2023



P:\2023\12\21\2023\CADD\DRAWINGS\EXHIBITS\PHASING EXHIBITS\W201026-PHSE-08-LAYOUT-EX-01-PHASE



# FORT STREET

(PUBLIC-40' WIDE)  
(PER REF #3)

FLEMING STREET

(ASPHALT ROADWAY)  
TWO WAY TRAFFIC



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SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
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TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/14/23	IRRIGATION REPAIR	SB	AWP

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PROJECT No.: W201026  
DRAWN BY: MJW  
CHECKED BY: AWP/MJM  
DATE: 04/28/2023  
CAD ID: MAA230194.00-SFPD-1A

**PROPOSED MAINTENANCE BUILDING**  
FOR  
MARSHALL PROPERTIES  
METACOMET REDEVELOPMENT  
MAP: 107 BLOCK: 15 LOT: 1 (ZONE O-1)  
500 VETERANS MEMORIAL PARKWAY  
EAST PROVIDENCE,  
PROVIDENCE COUNTY,  
RHODE ISLAND

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
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CONNECTICUT LICENSE No. 2817  
RHODE ISLAND LICENSE No. 0515  
MAINE LICENSE No. 12556

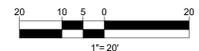
SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-302**

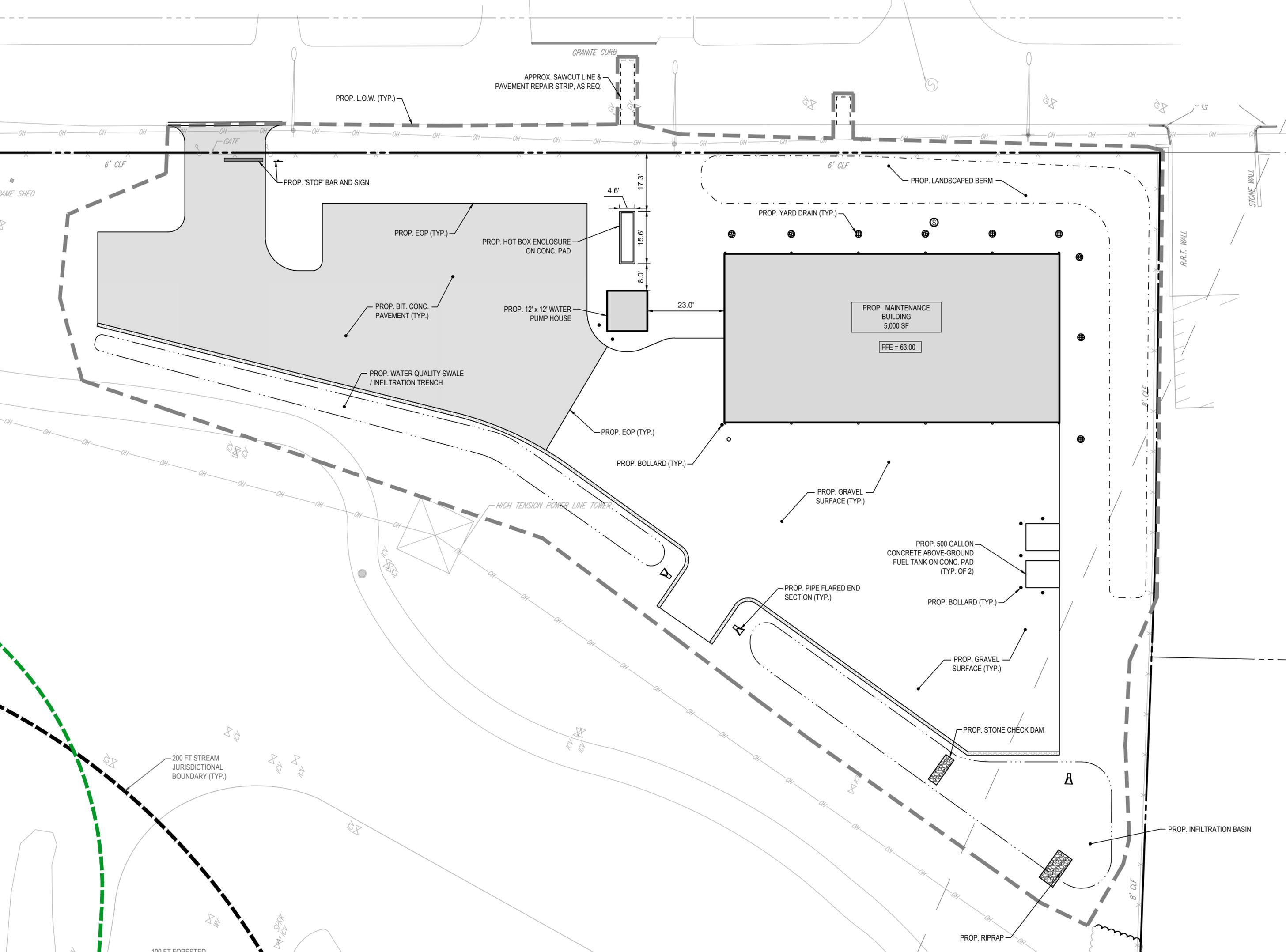
REVISION 1 - 09/14/23

**MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**



C:\PROGRAMDATA\BOHLER\C302\2023\TEMP\AC\PUBLISH\_190658\MAA230194\_00\_SFPD-1A.dwg LAYOUT: C-302 SITE



PROP. L.O.W. (TYP.)

APPROX. SAWCUT LINE & PAVEMENT REPAIR STRIP, AS REQ.

PROP. STOP BAR AND SIGN

PROP. EOP (TYP.)

PROP. HOT BOX ENCLOSURE ON CONC. PAD

PROP. BIT. CONC. PAVEMENT (TYP.)

PROP. 12' x 12' WATER PUMP HOUSE

PROP. WATER QUALITY SWALE / INFILTRATION TRENCH

PROP. EOP (TYP.)

PROP. BOLLARD (TYP.)

PROP. GRVEL SURFACE (TYP.)

PROP. 500 GALLON CONCRETE ABOVE-GROUND FUEL TANK ON CONC. PAD (TYP. OF 2)

PROP. BOLLARD (TYP.)

PROP. GRVEL SURFACE (TYP.)

PROP. STONE CHECK DAM

200 FT STREAM JURISDICTIONAL BOUNDARY (TYP.)

100 FT FORESTED

PROP. INFILTRATION BASIN

PROP. RIPRAP

HIGH TENSION POWER LINE TOWER

PROP. MAINTENANCE BUILDING 5,000 SF

FFE = 63.00

23.0'

4.6'

17.3'

8.0'

6' CLF

6' CLF

8' CLF

8' CLF

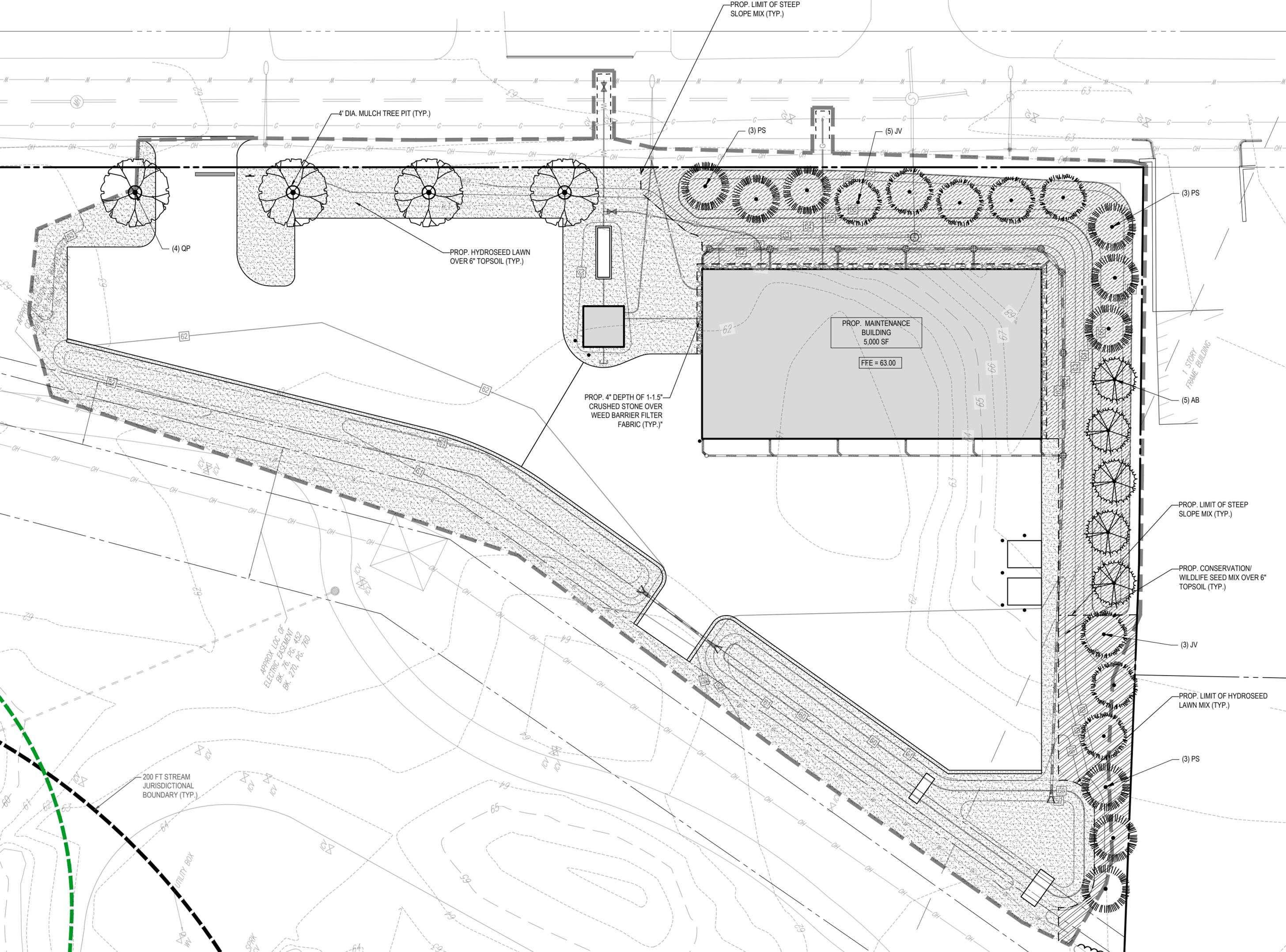
GATE

GRANITE CURB

R.R.T. WALL

STONE WALL

GAME SHED



PROP. LIMIT OF STEEP SLOPE MIX (TYP.)

4' DIA. MULCH TREE PIT (TYP.)

(3) PS

(5) JV

(4) QP

PROP. HYDROSEED LAWN OVER 6" TOPSOIL (TYP.)

PROP. MAINTENANCE BUILDING  
5,000 SF  
FFE = 63.00

PROP. 4" DEPTH OF 1-1.5" CRUSHED STONE OVER WEED BARRIER FILTER FABRIC (TYP.)

(3) PS

(5) AB

PROP. LIMIT OF STEEP SLOPE MIX (TYP.)

PROP. CONSERVATION/WILDLIFE SEED MIX OVER 6" TOPSOIL (TYP.)

(3) JV

PROP. LIMIT OF HYDROSEED LAWN MIX (TYP.)

(3) PS

200 FT STREAM JURISDICTIONAL BOUNDARY (TYP.)

UTILITY BOX

1 STORY FRAME BUILDING

APPROX. LOC. OF ELECTRIC EASEMENT BK. 270, PG. 492 BK. 780, PG. 780

SPRINKLER



**FORT STREET**  
(PUBLIC-40' WIDE)  
(PER REF #3)

**FLEMING STREET**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>CANOPY TREES</b>					
NS	4	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B
<b>EVERGREEN TREES</b>					
AB	5	ABIES BALSAMEA	BALSAM FIR	6-8" HT.	B&B
JV	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-8" HT.	B&B
PS	9	PINUS STROBUS	WHITE PINE	6-8" HT.	B&B

**SEED MIX KEY**

- PROPOSED HYDROSEED
- PROPOSED CONSERVATION/WILDLIFE SEED MIX
- PROPOSED STEEP SLOPE MIX

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SITE CIVIL AND CONSULTING ENGINEERING  
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SUSTAINABLE DESIGN  
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TRANSPORTATION SERVICES

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1	09/14/23	IRRIGATION REPAIR	SB	AWP

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DRAWN BY: MJW  
CHECKED BY: AWP/MLM  
DATE: 04/28/2023  
CAD ID: MAA230194-00-X-LSCP-SPDP

PROJECT:  
**PROPOSED MAINTENANCE BUILDING**  
FOR  
  
METACOMET REDEVELOPMENT  
MAP: 107 BLOCK: 15 LOT: 1 (ZONE O-1)  
500 VETERANS MEMORIAL PARKWAY  
EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**M.J. MRVA**  
REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1117  
RHODE ISLAND No. 411  
NEW YORK No. 60269  
NEW HAMPSHIRE No. 036  
CONNECTICUT No. 7369  
MICHIGAN No. 4616  
VIRGINIA No. 67084  
\*REG. NO. 22024\*

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**  
REVISION 1 - 09/14/23



**OWNER MAINTENANCE RESPONSIBILITIES**

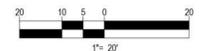
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION: PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

**REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS**



I:\BOHLER\NET\SHARED\BIM\PROJECTS\2023\MAA230194-00-X-LSCP-SPDP\LA\OUT\ C-701.LAND



4' DIA. MULCH TREE PIT (TYP.)

(4) NS

PROP. HYDROSEED LAWN OVER 6" TOPSOIL (TYP.)

(3) PS

(5) JV

(3) PS

(5) AB

PROP. MAINTENANCE BUILDING  
5,000 SF

FFE = 63.00

PROP. 4" DEPTH OF 1-1.5"  
CRUSHED STONE OVER  
WEED BARRIER FILTER  
FABRIC (TYP.)\*

PROP. LIMIT OF STEEP  
SLOPE MIX (TYP.)

PROP. CONSERVATION/  
WILDLIFE SEED MIX OVER 6"  
TOPSOIL (TYP.)

(3) JV

PROP. LIMIT OF HYDROSEED  
LAWN MIX (TYP.)

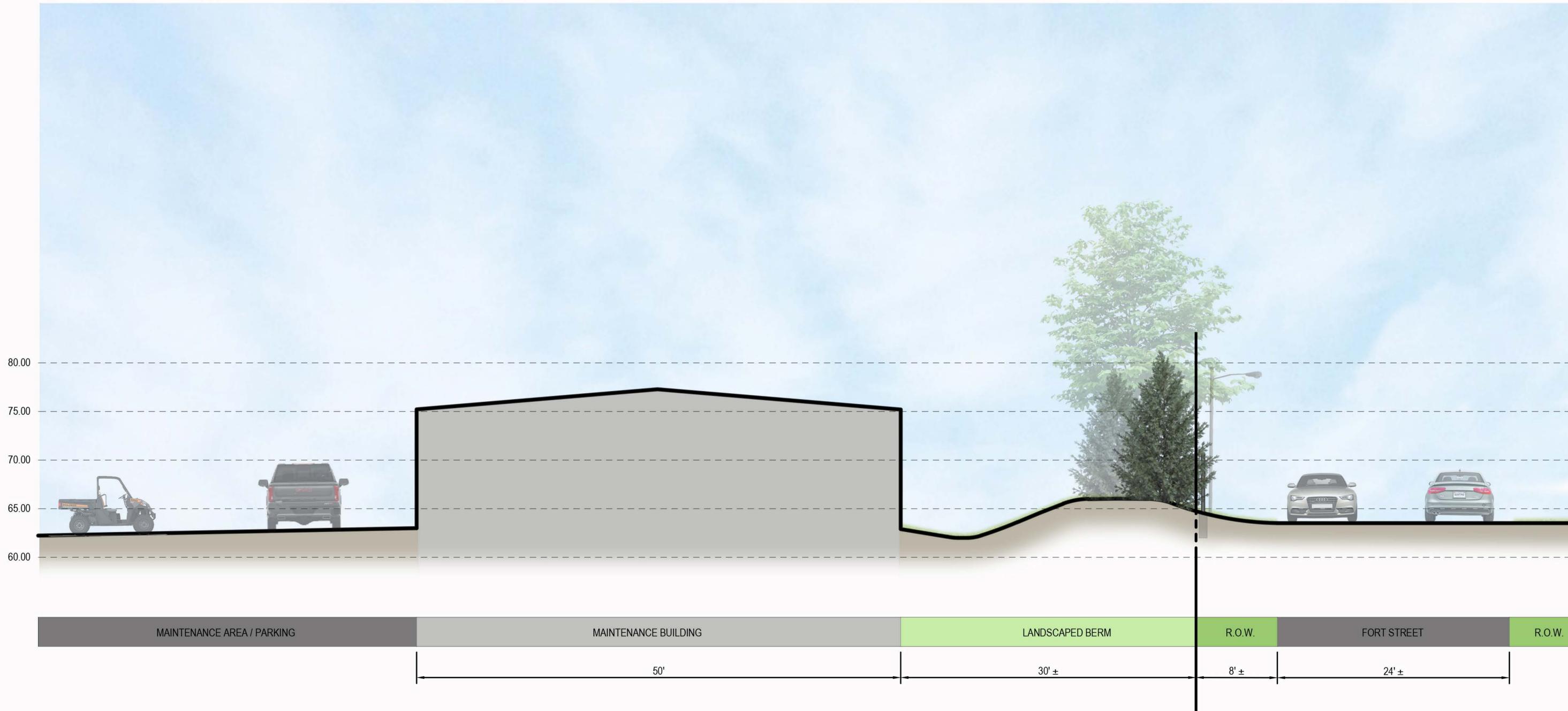
(3) PS

APPROX LOC OF  
ELECTRIC EASEMENT  
BK. 76, PG. 452  
BK. 270, PG. 760

200 FT STREAM  
JURISDICTIONAL  
BOUNDARY (TYP.)

UTILITY BOX

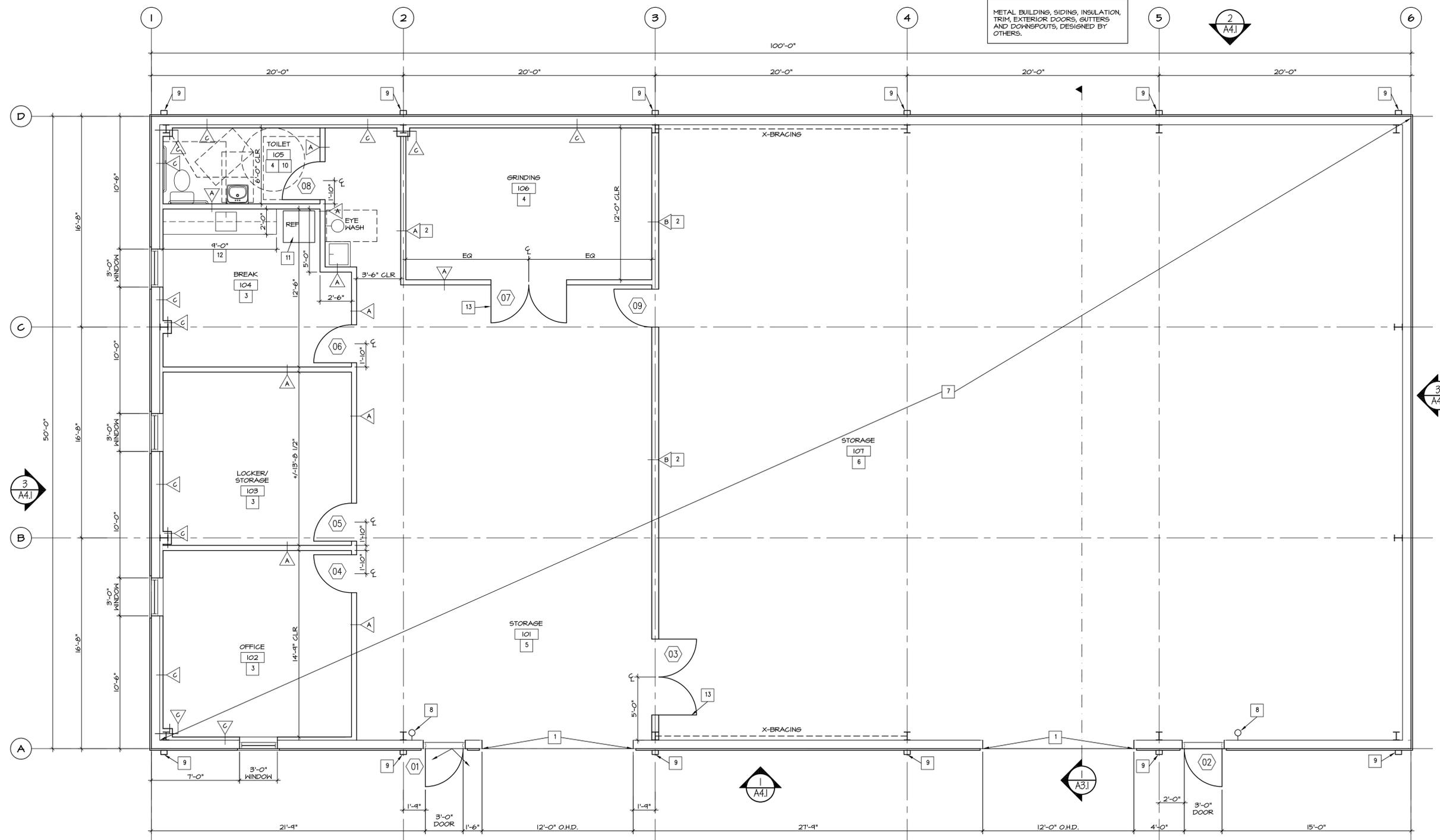
100 FT FORESTED  
WETLAND



# METACOMET DEVELOPMENT

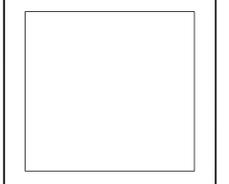
500 Veterans Memorial Parkway, East Providence, RI  
 MAINTENANCE BUILDING SECTION | 06/13/2024





METAL BUILDING, SIDING, INSULATION, TRIM, EXTERIOR DOORS, GUTTERS AND DOWNSPOUTS, DESIGNED BY OTHERS.

**DESIGN RESOURCE ARCHITECTS OF WICKFORD**  
 131 Georgia Avenue, North Kingstown, RI 02852  
 ■ 401 667 7606 ■ 401 667 7616 (f) ■ jlowenstein@aocor.net



**MAINTENANCE BUILDING  
 FORT STREET  
 EAST PROVIDENCE, RI 02914**

DRAWN BY: JSL  
 CHECKED BY: JSL  
 DATE: 8-14-23  
 PROJECT: 23004

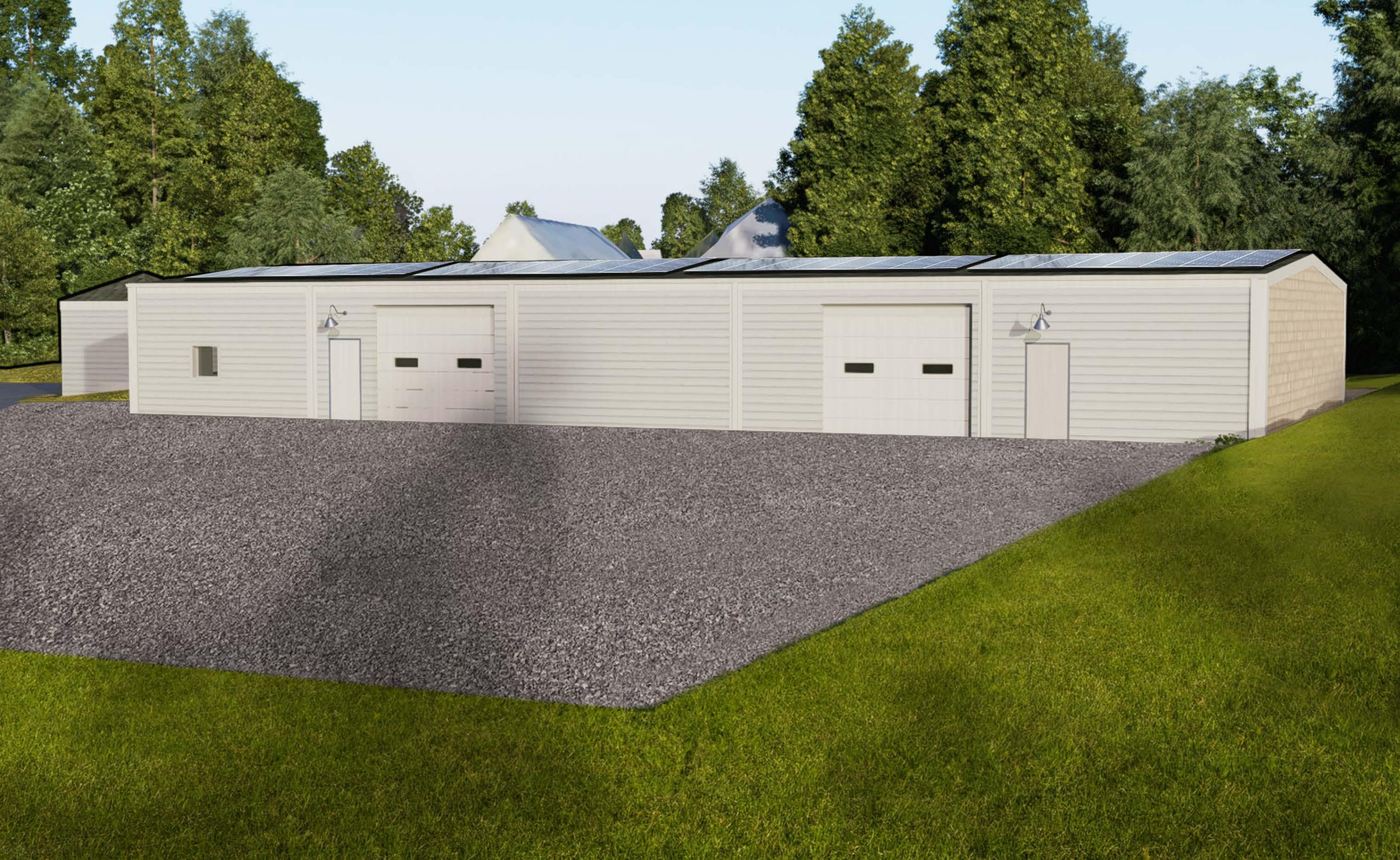
**NEW FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

TITLE  
**FLOOR PLAN**

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 THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE MAINTENANCE BUILDING FORT STREET EAST PROVIDENCE, RI. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF Design Resource Architects of Wickford. REPRODUCTION IS PROHIBITED.

**NOT FOR  
 A1.1  
 CONSTRUCTION**

DRAWING SPECIFIC KEY NOTES		GENERAL WALL TYPE NOTES	WALL TYPE LEGEND	SYMBOLS LEGEND	GENERAL PLAN NOTES
1	OVERHEAD DOOR: 12'-0" W X 10'-0" HIGH OPENING. PROVIDE LOW HEADROOM TRACK AT DOORS UNDER PORTAL FRAMES, AND TO BE ABLE TO WITHSTAND 126 MPH WINDS XMBL OVERHEAD DOOR COMPANY INSULATED STEEL SECTIONAL DOOR WITH WINDOWS. PROVIDE 3" TRACK W/5" RADIUS & HEAVY DUTY HARDWARE. COORD. COLOR W/OWNER. PROVIDE ELECTRIC OPER. BOTTOM SENSOR, AND WEATHER SEALS. SEE DETAILS 2 & 3/A5.1.	1. PRIME AND PREPARE WALL SUBSTRATES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS, AND AS REQUIRED TO RECEIVE FINISHES SPECIFIED.	A	ROOM NAME 000	ROOM NAME/NUMBER
2	CENTER HALL ON COLUMN LINE.	2. PROVIDE MOISTURE RESISTANT GYP. BD. IN WET AREAS, I.E. TOILET ROOMS AND NEAR PLUMBING FIXTURES.	B	#	DOOR SYMBOL - SEE DRAWING A5.1.
3	PROVIDE HEATING AND COOLING THIS ROOM. MEP WORK NOT BY D.R.A.H. NOTED FOR INFORMATIONAL PURPOSES ONLY.	3. REVIEW ALL DRAWINGS FOR FINISHES, FURNISHINGS, FIXTURES, AND EQUIPMENT ITEMS THAT WILL REQUIRE BACK BLOCKING IN WALLS TO PROPERLY ATTACH SAME. ALL WOOD BLOCKING CONCEALED IN WALLS SHALL BE FRPT. COORDINATE WORK SO THAT ALL BACK BLOCKING IS PROVIDED PRIOR TO SUBSTRATES BEING MOUNTED ON PARTITIONS.	C	△	WALL TYPE - SEE WALL TYPE LEGEND (ALL) THIS DRAWING
4	PROVIDE HEATING, COOLING, AND EXHAUST FAN THIS ROOM. MEP WORK NOT BY D.R.A.H. NOTED FOR INFORMATIONAL PURPOSES ONLY.	4. ALL DIMENSIONS ARE TO FACE OF WALL FINISH (F.O.W.), UNLESS OTHERWISE NOTED.	△	#	COLUMN LINE DESIGNATION
5	PROVIDE HEATING THIS ROOM. MEP WORK NOT BY D.R.A.H. NOTED FOR INFORMATIONAL PURPOSES ONLY.	5. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS AND LAYOUT OF THE WORK.	△	△	ELEVATION #
6	NO HEATING OR COOLING THIS ROOM. MEP WORK NOT BY D.R.A.H. NOTED FOR INFORMATIONAL PURPOSES ONLY.	6. ALL JOINTS OF GYP. BOARD SHALL BE TAPED AND FINISHED PER MANUFACTURER'S WRITTEN SPECIFICATIONS. PROVIDE ALL APPROPRIATE TRIM AND ACCESSORIES TO COMPLETE INSTALLATION.	△	△	ELEVATION KEY
7	5" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER. SEE "5" DRAWINGS. CONCRETE TO HAVE STEEL TROWEL FINISH AND ONE COAT OF THREE WAY SEALER.	7. ALL METAL FRAMING TO BE 20 GA. TYPICAL, UNLESS NOTED OTHERWISE.	△	△	NEH WALL CONSTRUCTION
8	HALL MOUNTED 10LB ABC FIRE EXTINGUISHER. REVIEW LOCATION WITH FIRE MARSHAL PRIOR TO INSTALLATION.	8. PROVIDE SOUND ATTENUATION BLANKETS IN ALL NEW WALLS.	△	△	
9	DOWNSPOUT LOCATION. PART OF METAL BUILDING SYSTEM. COORDINATE ANY ADDITIONAL REQUIREMENTS WITH CIVIL DRAWINGS.	9. MAXIMUM VERTICAL UNSUPPORTED STUD HEIGHT FOR AN L/240 DESIGN ALLOWABLE DEFLECTION TO BE 14'-4" FOR A 3'-5/8" STUD AND 16'-5" FOR A 6" STUD. PROVIDE DIAGONAL BRACING AS REQUIRED ABOVE THIS POINT.	△	△	
10	REFER TO ENLARGED PLUMBING AND ACCESSORY PLAN SHEET, A5.1.	10. RETURN GYP. BOARD AT JAMBS/HEADS/SILLS AT DOOR, WINDOW, AND OTHER OPENINGS.	△	△	
11	REFRIGERATOR. PROVIDE HOOK-UPS (WATER & POWER).		△	△	
12	NEW MILLWORK. SEE 3/A5.1.		△	△	
13	ACTIVE LEAF.		△	△	





**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201026  
 DRAWN BY: VHSW  
 CHECKED BY: KC/MM/JAK  
 DATE: 06/13/2024  
 CAD ID: W201026-LSCP-0A

PROJECT:  
**PROPOSED SITE PLAN DOCUMENTS**

FOR  
  
 METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
 990 WARREN AVE, SUITE 401  
 EAST PROVIDENCE, RI 02914  
 MAP 197, BLOCK 15, LOT 1 (ZONE O-1)  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND

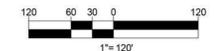
**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

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 CONNECTICUT No. 1909  
 MARYLAND No. 4216  
 VERMONT No. 01531  
 \*REG. NO. 22024\*

SHEET TITLE:  
**OVERALL SITE RENDERING**

SHEET NUMBER:  
**EX-01**

ORG. DATE - 06/13/2024



P:\2020\2026\CAD\DRAWINGS\PLAN SET\2026\2026-LSCP-0A-1-LAYOUT-C-701-OVERALL LAND









## METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
MAINTENANCE BUILDING ON FORT ST. | 06/25/2024



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**THANK YOU!**