



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Monday, February 26, 2024 at 2:00 PM

Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. New Business

B1. Major Land Development: Master Plan Phase -
Application for an Adaptive Re-use/Unified Development
of the former Oliver School. Proposal to convert the
former school into 11 apartments. Property located at
151 State Street, Assessor's Plat 18, Lot 42, Zone:
Residential R-6. Waiver requested for application
fee. Variances requested for size of parking spaces
and aisle width.

C. Adjourn

Date Posted: February 22, 2024

By: mbw

GENERAL PLANNING DRAWINGS FOR: OLIVER SCHOOL APARTMENTS

PROJECT # 7458
151 STATE STREET
BRISTOL, RI 02809
ISSUED FOR: REVIEW

Project:
AutoCAD Architecture (US Imperial)
Note: JHL-DEKTOP-02

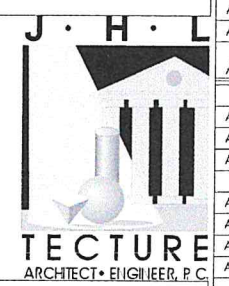
Plotting Parameters:
Plot File: S:\2024-25\18-42\18-42-01\18-42-01.dwg
Printer: Jan 27, 2024 - 11:30am



PROJECT DIRECTORY

OWNER
LOUIS CABRAL
304 CHURCH POND RD
TIVERTON RI 02878

ARCHITECT
JHL TECTURE A.E. P.C.
HORNELL STUDIO BRISTOL STUDIO
97 MAIN STREET 190 HIGH STREET
HORNELL NY 14843 BRISTOL, RI 02809
607-324-4329 401-396-9630



PROJECT DRAWING LIST

GENERAL	
TITLE SHEETS	
T50-00	TITLE SHEET
T50-01	NOTES, SYMBOLS AND ABBREVIATIONS
SITE	
AS1-01	ARCHITECTURAL SITE PLAN - CONCEPTUAL
EXISTING / DEMOLITION	
EXISTING / DEMOLITION PLANS	
A0-00	BASEMENT EXISTING PLAN
A0-01	FIRST FLOOR EXISTING PLAN
A0-01	SECOND FLOOR EXISTING PLAN
ARCHITECTURAL	
PROPOSED PLANS	
A1-00	BASEMENT PLAN
A1-01	FIRST FLOOR PLAN
A1-02	SECOND FLOOR PLAN
PROPOSED ELEVATIONS	
A2-01	SOUTH ELEVATION
A2-02	WEST ELEVATION
A2-03	NORTH ELEVATION
A2-04	EAST ELEVATION

LOCUS MAP

PROJECT LOCATION
PROPERTY ID: 18-42



ARCHITECTURAL ABBREVIATIONS

A	A/C AIR CONDITIONING AB ANCHOR BOLT ACC ACCESS ACOUS ACOUSTIC (AL) ADD ADDENDUM ADJ ADJACENT ADJUST ADJUSTABLE AFF ABOVE FINISHED FLOOR AGGR AGGREGATE ALUM ALUMINUM ALT ALTERNATE ANC ANCHOR, ANCHORAGE AP ACCESS PANEL APPROX APPROXIMATE (LY) ARCH ARCHITECTURAL ASPH ASPHALT ATC ACOUSTICAL TILE CEILING AVG AVERAGE	E FA FIRE ALARM FAB FABRICATE FAP FIRE ALARM CONTROL PANEL FIC FIXTURE CONTRACTOR FD FLOOR DRAIN FNDN FOUNDATION FIR FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FF FINISHED FLOOR FH FLOOR HATCH FHC FIRE HOSE CABINET FIG FIGURE FIN FINISH (ED) FIT FIXTURE FLANGE FLANGE FLASH FLASHING FLEX FLEXIBLE FLR FLOOR (ING) FLUOR FLUORESCENT FM FLOOR MOUNTED FOC FACE OF CONCRETE FOP FACE OF PARTITION FOS FACE OF STUD FON FACE OF WALL FR FIRE PROTECTION FRP FRAME (ING) FRP FIBERGLASS REINFORCED PANEL FRPT FIRE RATED PRESSURE TREATED FT FOOT OR FEET FTB FIN TUBE FOOTING FOOTING FURR FURRING FUT FUTURE FVC FIRE VALVE CABINET	N NAT NORTH NAT NATURAL NF NEAR FACE NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NORM NORMAL NTS NOT TO SCALE	U UC UNDERCUT UH UNIT HEATER UL UNDERWRITERS' LAB LABORATORIES UNEX UNEXCAVATED UNF UNFINISHED UN OTHERWISE UNLESS OTHERWISE UR URINAL UV UNIT VENTILATOR	O OA OVERALL OBS OBSCURE OC ON CENTER (S) OD OUTSIDE DIAMETER OFF OFFICE OH OVERHEAD OP OPENING OPP OPPOSITE	P P LAM PLASTIC LAMINATE PART PARTITION PRNT PARTITION PVC PLUMBING CONTRACTOR PCC PRECAST CONCRETE PCF POUNDS PER CUBIC FOOT PERF PERFORATED PERM PERMANENT PIR PICTURE RAIL PL PLASTER PLAS PLASTIC PLBG PLUMBING PLYWD PLYWOOD PM PICTURE MOLD PMF PREMOLDED FILLER PNI PANEL PNT PAINT POLYISO POLYISOCYANURATE INSULATION P&R PATCH & REPAIR PREP PREPARE (ACTION) PRI PIPE RAIL PROJ PROJECT (ION) PROP PROPERTY PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PRESSURE TREATED PVC POLYVINYL CHLORIDE	Q QT QUARRY TILE	R R RISER RADIUS RA RADIUS RAD RADIUS RD RUBBER BASE RD ROOF DRAIN REF REFERENCE REFL REFLECT (ED), (IVE), (OR) REFR REFRACTOR, REFRIGERATION REIN REINFORCE (D), (ING) REQ'D REQUIRED RES RESILIENT RET RETURN, RETAINING REV REVISION (S), REVISED RH RIGHT HAND RIG RIGID INSULATION RM ROOM RO ROUGH OPENING RWB RIGHT-OF-WAY RUBBER	S S/S SOUTH STA STAINLESS STEEL SUP AIR SUPPLY SAD SADDLE SAN SANITARY SOL SOLID CORE SCL SOLID CORE WOOD SCH SCHEDULE SCH SECTION SQ SQUARE SG SPANDREL GLASS SGT STRUCTURAL GLAZED TILE SHT SHEET SHR SHOWER SIM SIMILAR SLAT SLAT WALL SNAP SANITARY NAPKIN DISPOSAL SNV SANITARY NAPKIN VENDOR SP SPECIAL SPEC SPECIFICATION (S) SPR SPRAYER SPL SPANDREL PANEL SQ SQUARE SS SERVICE SINK SST STAINLESS STEEL ST STREET STD STANDARD STL STEEL STR STRUCTURE (AL) SURF SURFACE SURF SURFACE SUSP SUSPENDED SW SWITCH SYD SQUARE YARD SYM SYMBOL (ICAL) SYS SYSTEM	T T TREAD T&G TONGUE AND GROOVE TB TOWEL BAR TD TOWEL DISPENSER TDN TOWEL DISPENSER AND WASTE TEL TELEPHONE TEMP TEMPORARY / TEMPERED TERR TERRAZZO THK THICK (NESS) TCK TACKBOARD TO TOP OF TOC TOP OF CURB TOL TOLERANCE TOP FIN FINISH MASONRY TOP TOP OF TOP TOP OF PIER TOP TOP OF STEEL TOP TOP OF WALL TAP TAPE & PRIME TP TOILET PARTITION TPH TOILET PAPER HOLDER TRNS TRANSVERSE TS TERMINATION STRIP TV TELEVISION TYP TYPICAL OTHER SIDE
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DRAWING SYMBOLS

ROOM NAME
RTH ROOM NAME
SF ROOM NAME/NUMBER
DOOR# DOOR NUMBER
WIN# WINDOW TYPE
TAG PARTITION TYPE
KEYED NOTE
CEILING HEIGHT
EQUIP# EQUIPMENT TAG
ELEVATION FLOOR
DATUM POINT

BLDG SECTION NUMBER
DRAWING WHERE IT IS SHOWN

WALL SECTION NUMBER
DRAWING WHERE IT IS SHOWN

CLL CONTRACT LIMIT LINE
P PROPERTY LIMIT LINE
C CENTERLINE
BREAKLINE / PIPE BREAK

ALIGN SURFACES

INTERIOR ELEVATION NUMBER DRAWING WHERE IT IS SHOWN

EXTERIOR ELEVATION NUMBER DRAWING WHERE IT IS SHOWN

DETAIL NUMBER OR ENLARGED AREA DRAWING WHERE IT IS SHOWN

REVISION AREA
NORTH ARROW
ITEM ABOVE OR BELOW
GWB & STUD PARTITION
CMU PARTITION
NEW DOOR (MATERIAL INDICATION VARIES)
MATCH LINE

SCALE: 0 4 8 16

GRAPHIC SYMBOLS

EARTH
GRAVEL
CONCRETE
BATT INSULATION

CONCRETE MASONRY UNIT
BRICK
BLOCKING
PLYWOOD

FINISH WOOD
PRECAST CONCRETE
STEEL
CEILING TILE

OTHER METAL
PLASTER, MORTAR, SAND, GYPSUM
RIGID INSULATION
GLASS (LARGE SCALE)

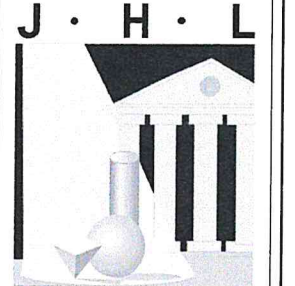
GENERAL NOTES

- (APPLICABLE TO ALL CONTRACTORS)
- DESIGN, CONSTRUCTION AND SAFETY SHALL CONFORM TO ALL LOCAL, STATE AND OWNER SPECIFIC CODES, INCLUDING (BUT NOT LIMITED TO) THE INTERNATIONAL BUILDING CODE, 2009 780CMR-6TH EDITION, MASSACHUSETTS STATE BUILDING CODE, WITH AMENDMENTS, OSHA, AND ANY OTHER CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.
 - THIS CONTRACT REQUIRES COMPLETE, FINISHED WORKABLE PROJECT OF THE AREAS INDICATED BY THE CONTRACT DOCUMENTS, AND SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY TO COMPLETE, REGARDLESS OF WHETHER OR NOT ALL WORK OR EACH ITEM IS SPECIFICALLY INDICATED ON ANY OTHER PORTION OF THE DRAWINGS AND/OR NOTES.
 - WHERE MATERIALS REFERENCED ON DRAWINGS, OR NECESSARY TO COMPLETE THE WORK OF THIS CONTRACT ARE NOT SPECIFIED HEREIN, PROVIDE BEST QUALITY MATERIALS. ALL WORK WHICH HAS BEEN DAMAGED SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER, WHERE ITEMS CAN NOT BE REPAIRED TO A "NEW CONDITION", OR WHERE THE STRUCTURAL INTEGRITY HAS BEEN AFFECTED, ITEMS SHALL BE REPLACED AT NO COST TO THE OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING WORK TO REMAIN.
 - CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE, FIELD AND BUILDING CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK. IF THERE ARE ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT / ENGINEER AND REQUEST CLARIFICATION.
 - CONTRACTOR SHALL OBTAIN FROM OWNER ALL REQUIREMENTS FOR INSTALLATION OF OWNER PROVIDED EQUIPMENT INCLUDING ROUGHING DIAGRAMS, INSTALLATION INSTRUCTIONS, ELECTRICAL SCHEMATICS, TEMPLATES, LAYOUTS AND DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER, WELL COORDINATED INSTALLATION. PRIOR TO ROUGH-IN OF SERVICES, CONFER WITH OWNER EXACT LOCATION OF ALL ITEMS.
 - ALL CONTRACTORS ARE TO COORDINATE THE WORK OF EACH OTHER, SO THAT THE WORK AND SCHEDULE ARE NOT IMPEDED. SCHEDULE WORK PROGRESS THROUGHOUT THE ENTIRE PROJECT TO PREVENT CONFLICTS AND INTERFERENCES. OBTAIN ALL NECESSARY INFORMATION SUCH AS SIZES, LOCATIONS, TEMPLATES, LAYOUT, DIMENSIONS AND ALL OTHER INFORMATION NECESSARY FOR A PROPER AND WELL COORDINATED INSTALLATION. PRIOR TO INSTALLATION OF ITEMS, VERIFY AND CONFIRM WITH EACH CONTRACTOR EXACT LOCATION OF ALL ITEMS.
 - ALL PENETRATIONS THROUGH FLOORS AND FULL HEIGHT WALLS TO BE FIRE STOPPED. ALL GAPS AND JOINTS AT RATED FLOORS, ROOFS AND WALLS TO BE FIRE & SMOKE STOPPED. GAPS AND JOINTS INCLUDE (BUT ARE NOT LIMITED TO) TOP OF WALL TO FLOOR OR ROOF DECK, WALL TO BEAMS, AND CONTROL OR EXPANSION JOINTS. FIRE STOPPING INCLUDES BOTH FORM OR PACKING MATERIAL AND THE FILL, VOID OR CAVITY MATERIAL.
 - EXTERIOR PERIMETER OF ALL WINDOWS, DOOR FRAMES, LOUVERS OR OTHER ITEMS INSERTED IN AN EXTERIOR WALL SHALL BE SEALED WEATHER TIGHT WHETHER INDICATED ON DRAWINGS OR NOT.
 - WOOD USED FOR BLOCKING OR OTHER PURPOSES ON OR ABOVE THE ROOF DECK, WITHIN 2'-0" OF GRADE AND OTHER LOCATIONS OUTSIDE THE BUILDING ENVELOPE WHERE EXPOSED TO THE WEATHER, SHALL BE PRESSURE TREATED TYPE. ALL INTERIOR WOOD FOR BLOCKING OR OTHER PURPOSES SHALL BE FIRE RETARDANT TYPE.
 - FINISHED DOOR OPENINGS SHALL BE NOMINAL 6" FROM FINISHED CORNER OF ROOM AT HINGE SIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. ON THE "PULL" SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE NOMINAL 18" FROM A PERPENDICULAR WALL. ON THE "PUSH" SIDE OF A DOOR OPENING EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SIDE SHALL BE NOMINAL 12" FROM A PERPENDICULAR WALL.
 - SUSPENDED GRID CEILINGS SHALL BE ARRANGED SO THAT A GRID IS SPACED EQUALLY FROM EACH MOST REMOTE WALL, IN EACH DIRECTION, WITH NO TILE LESS THAN 6" UNLESS OTHERWISE INDICATED. CEILING MOUNTED ITEMS TO BE CENTERLINE OF CEILING TILES, UNLESS OTHERWISE NOTED.
 - REMOVE DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION FROM SITE AS DEMOLITION WORK PROGRESSES. REMOVE RUBBISH FROM JOB SITE REGULARLY AND LEAVE PREMISES AND WORK IN CLEAN CONDITION. RUBBISH SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE APPROPRIATELY DISPOSED OF.
 - PRIOR TO COMPLETION, CLEAN PREMISES FOR OCCUPANCY BY OWNER. CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - REMOVAL OF GREASE, MASTIC, ADHESIVE, DUST, DIRT, STAINS, LABELS AND OTHER FOREIGN MATERIALS FROM EXPOSED SURFACES.
 - VENTILATING SYSTEMS:
 - CLEAN PERMANENT FILTERS AND REPLACE DISPOSABLE FILTERS IF UNITS WERE OPERATED DURING CONSTRUCTION.
 - CLEAN DUCTS, BLOWERS AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION.
 - THE EXTERNAL SURFACE OF ALL EQUIPMENT SHALL BE CLEANED AT THE COMPLETION OF THE WORK TO REMOVE ALL CONCRETE, DUST AND DIRT, WELDING AND CUTTING SPLATTER, ETC.
 - PRIOR TO FINAL COMPLETION, OR OWNER OCCUPANCY, CONTRACTOR SHALL CONDUCT AN INSPECTION OF SIGHT-EXPOSED SURFACES, AND ALL WORK AREAS, TO VERIFY THAT THE ENTIRE WORK IS CLEAN.
 - ALL SPRAYED-ON FIREPROOFING (OR ANY OTHER MEANS OF FIRE PROTECTION) WHICH HAS BEEN DISTURBED, AFFECTED OR DAMAGED, SHALL BE REPAIRED TO MAINTAIN FIRE RATING PROTECTION.
 - SQUARE FOOTAGES SHOWN ON PLANS ARE FOR THE STATE DEPARTMENT AND DEPARTMENT OF HEALTH USE ONLY. CONTRACTOR TO VERIFY ALL SQUARE FOOTAGES.

- GENERAL NOTES:**
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 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
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NO.	REVISION DESCRIPTION	DATE	BY



TECTURE
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ISSUED FOR:
REVIEW

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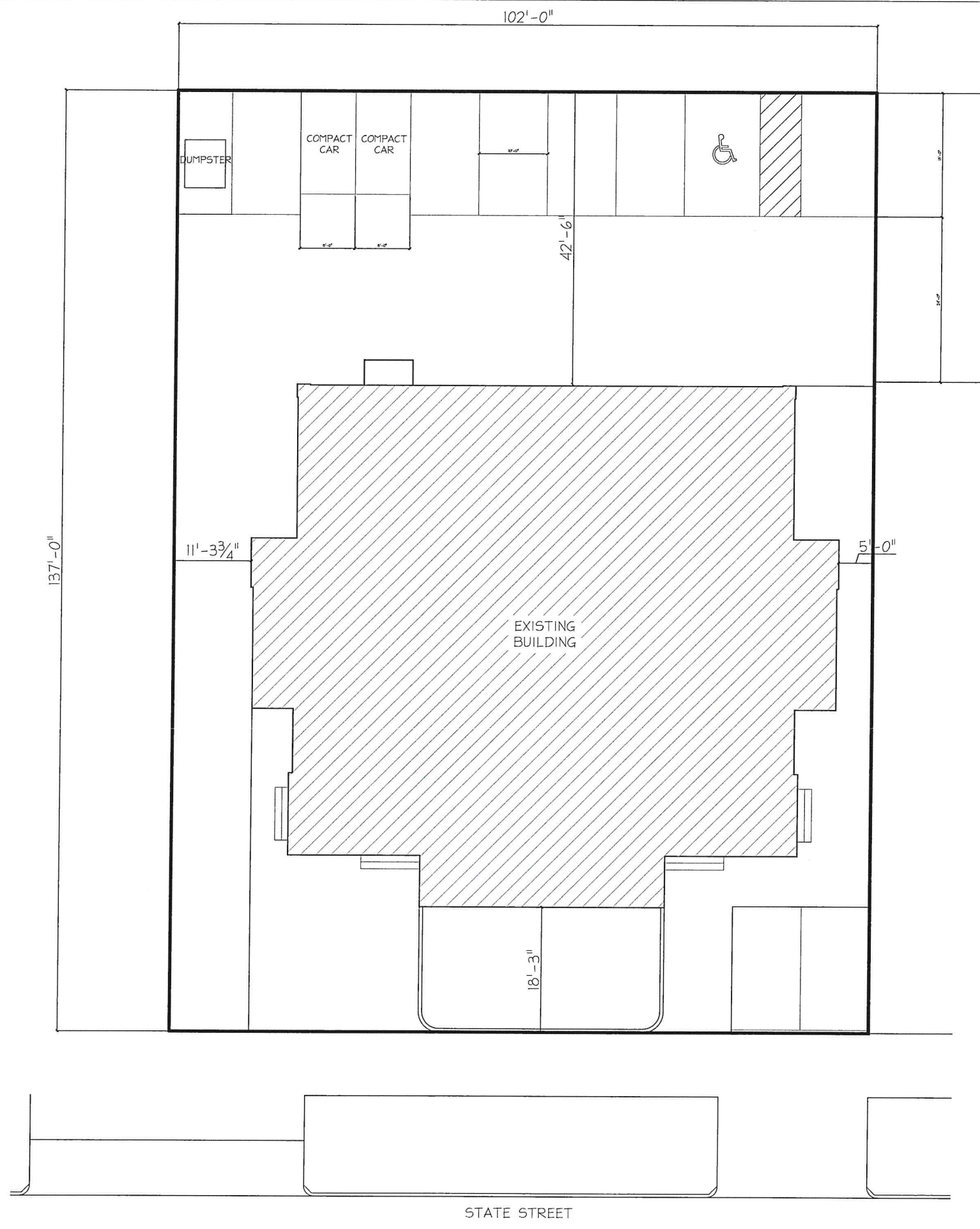
PROPOSED RENOVATION OF:
OLIVER SCHOOL APARTMENTS
LOUIS CABRAL
151 STATE STREET
BRISTOL, RI, 02809

NOTES, SYMBOLS AND ABBREVIATIONS

DATE: 11-09-23 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN BY: GRC
PROJECT NUMBER:
TSO-01
7458

Architect:
AUGUSTO ARCHITECTURE (US IMPERIAL)
Note: J.H.L. - DESECTOR-02

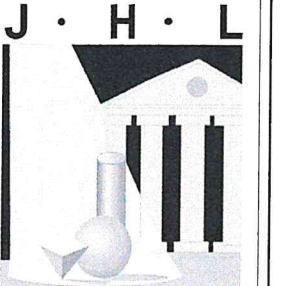
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**PROPOSED
RENOVATION OF:
OLIVER
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APARTMENTS**

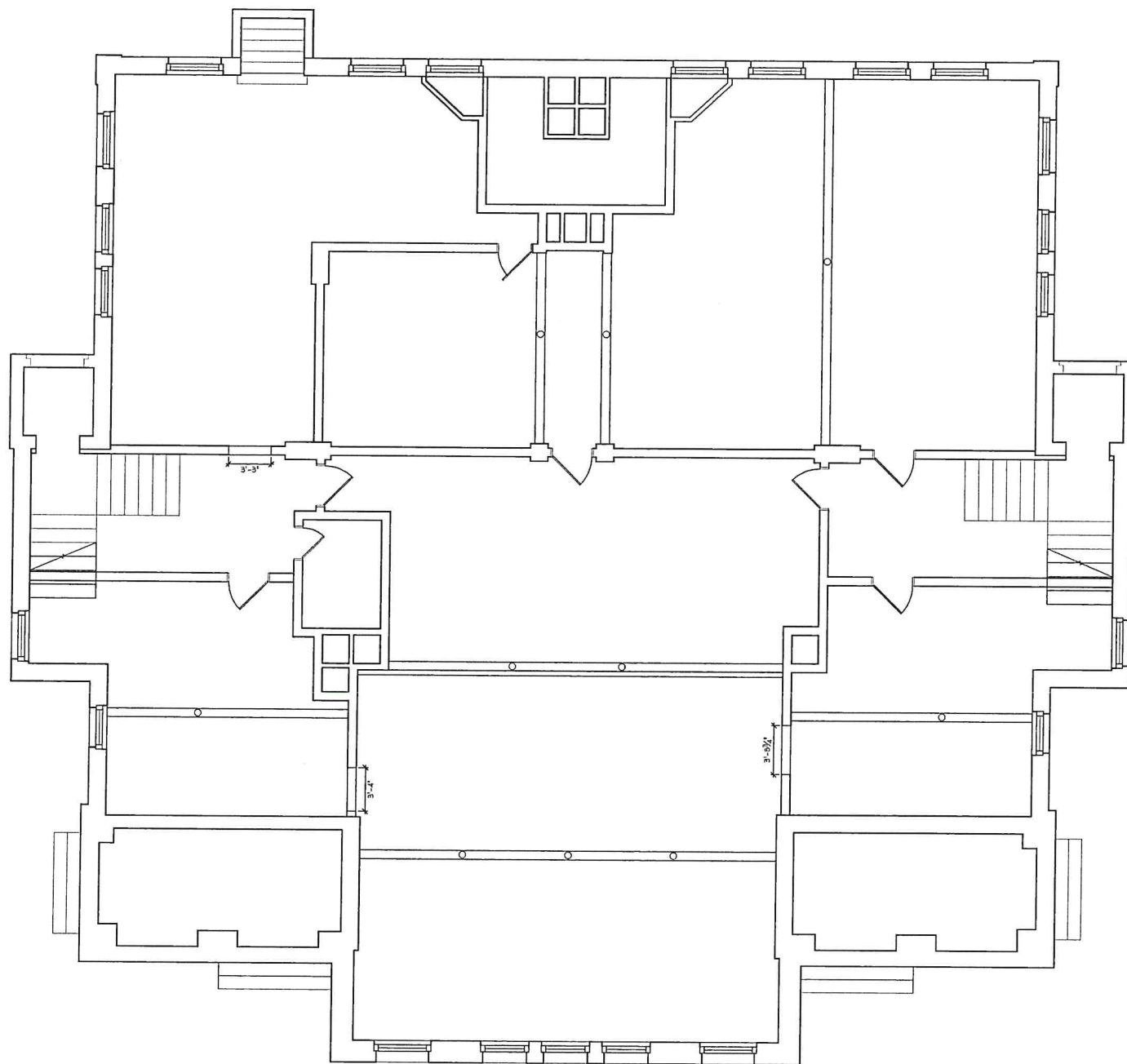
LOUIS CABRAL
151 STATE STREET
BRISTOL, RI, 02809

**ARCHITECTURAL
SITE PLAN
CONCEPTUAL**

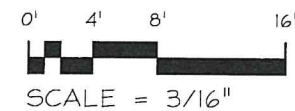
DATE: 11-09-23 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: **AS1-01**
7458 A

Profile
 AUGUSTO Architecture (18' x 10' x 10')
 Model: JLT-DESKTOP-02

Printing Parameters
 Printed By: auto
 Plot Date: 11/09/23
 Plotter: Jun 22, 2024 - 10:02am



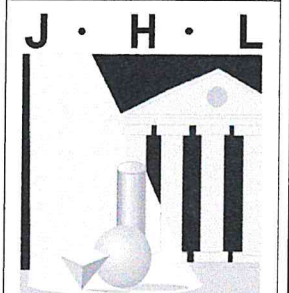
BASEMENT EXISTING PLAN
 SCALE: 3/16" = 1'-0"



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PROPOSED RENOVATION OF:
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BASEMENT DEMO PLAN

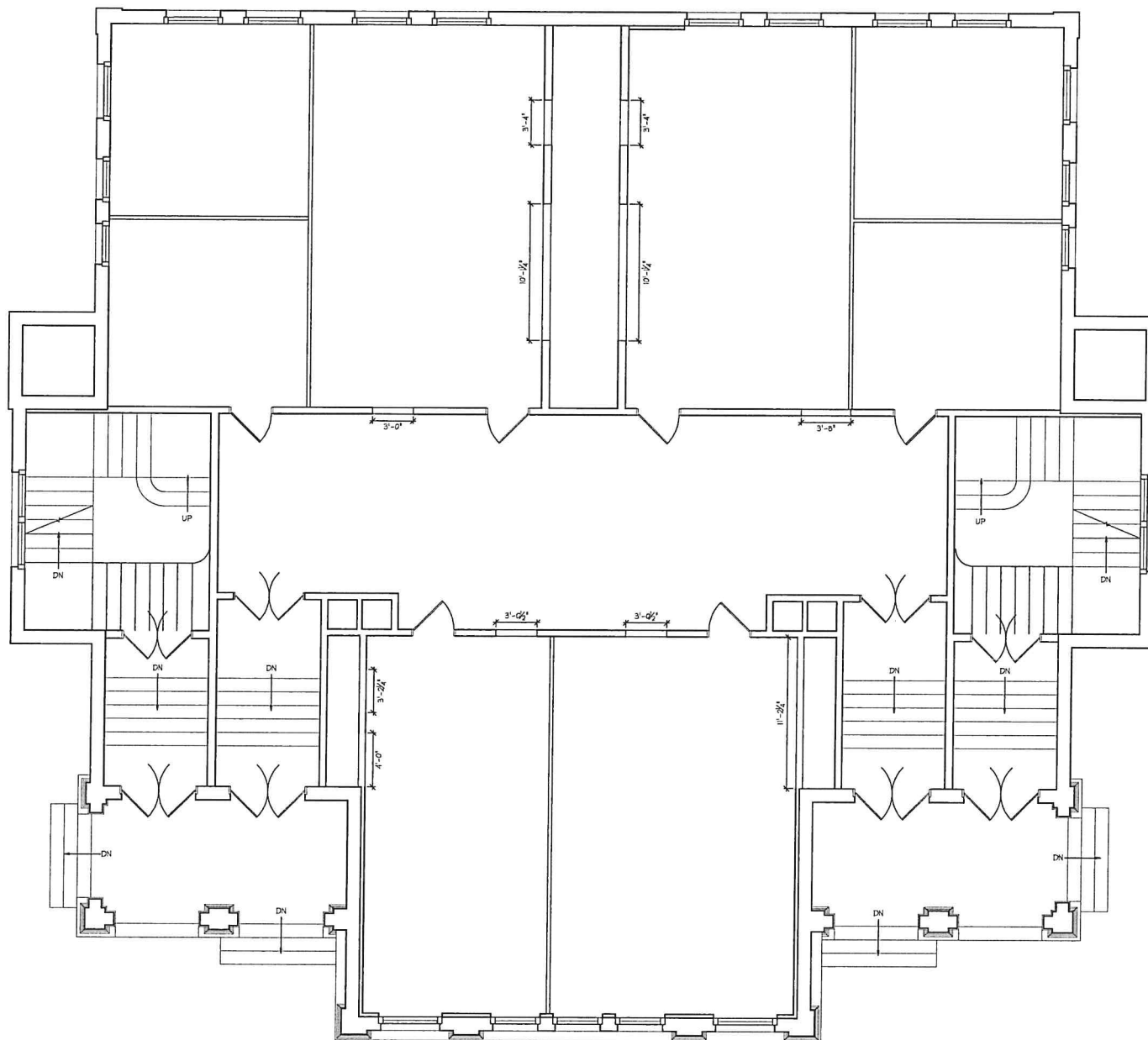
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 PROJECT NUMBER: 7458

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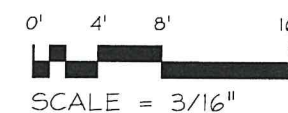
7458

John
Antonio
Architects (US Imperial)
Node: JLT-DESKTOP-02

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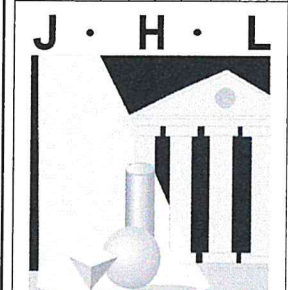
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A0-01 FIRST FLOOR EXISTING PLAN
SCALE: 3/16" = 1'-0"



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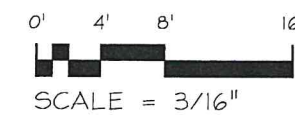
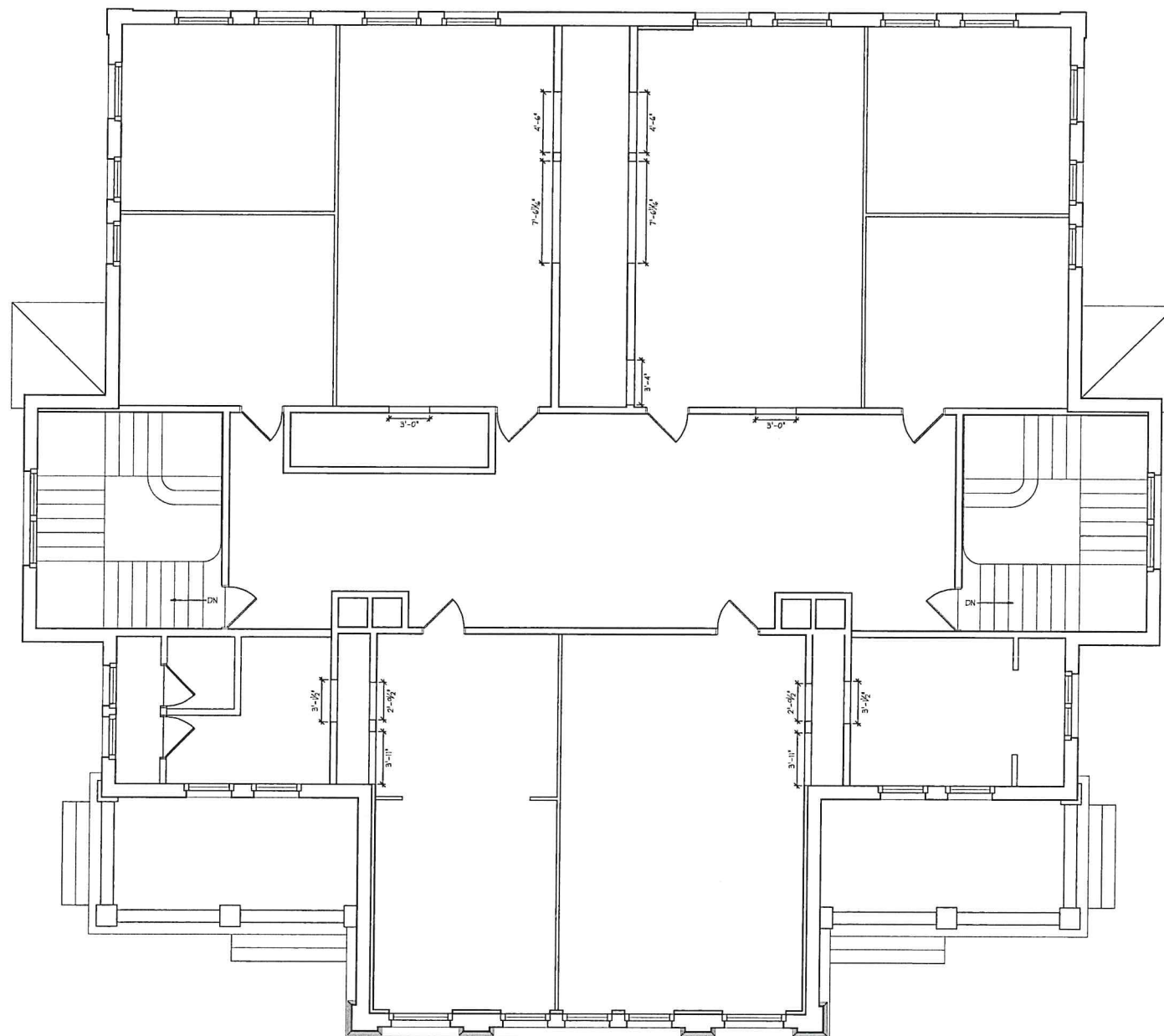
FIRST FLOOR
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DATE: 11-09-23
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Prof. J. H. L.
AutoCAD Architecture (US Imperial)
Node: J.H.L., DESKTOP-02

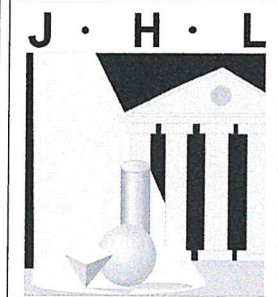
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Date File: 15/11/2011 10:56:00 AM
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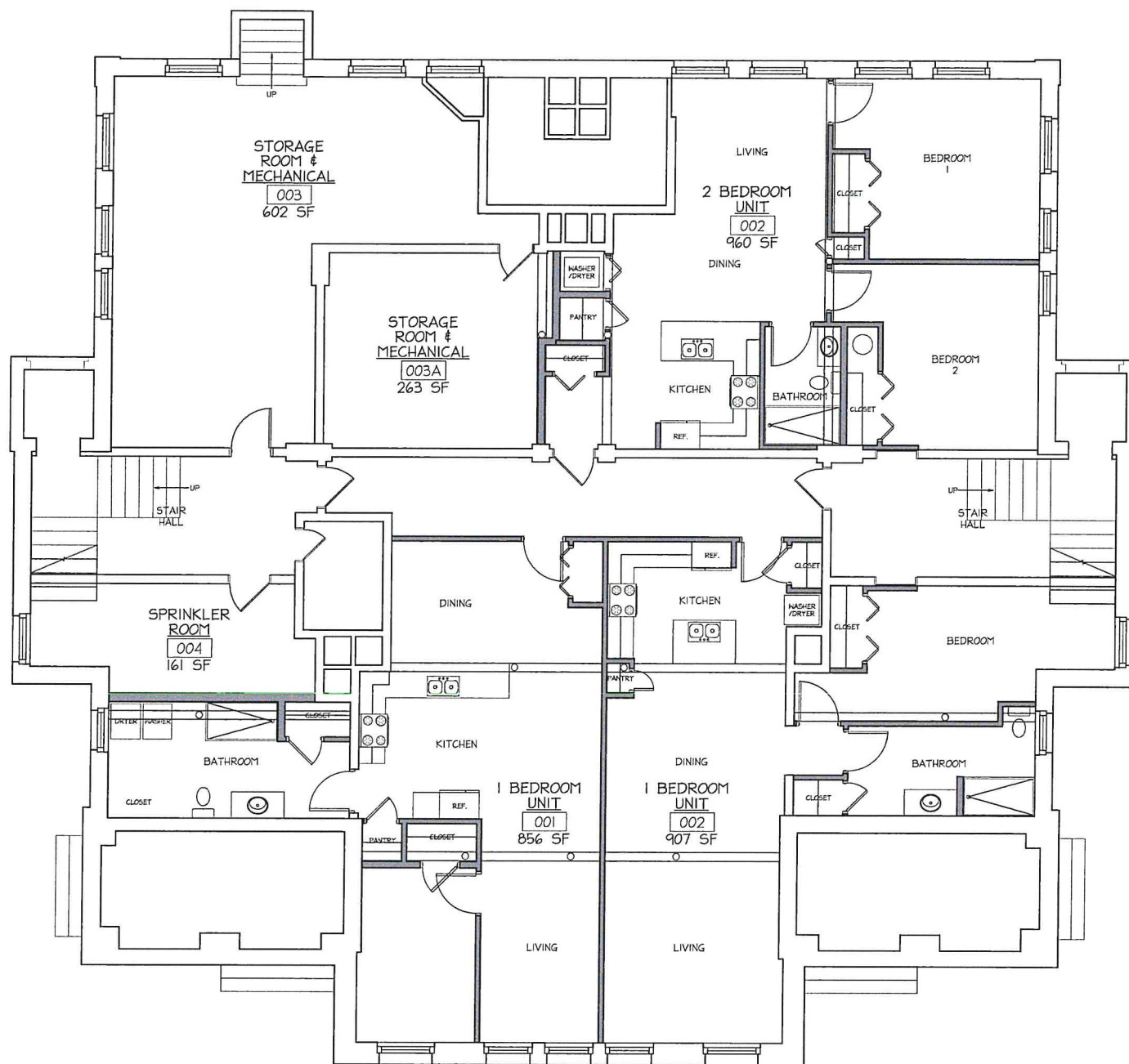
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PROPOSED RENOVATION OF:
OLIVER SCHOOL APARTMENTS
 LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809
SECOND FLOOR DEMO PLAN

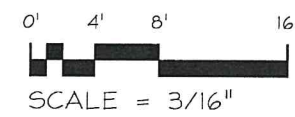
DATE: 11-09-23
 SCALE: AS NOTED
 DRAWN BY: JHLL
 PROJECT NUMBER: 7458
 DRAWING NUMBER: A0-02

J.H.L. Architecture (US Impact)
 Note: J.H.L. - DEKTOP-02

Building Requirements
 Printed By: cecio
 Project No: 11-09-23
 Date: 08/19/2023 11:43:00 AM



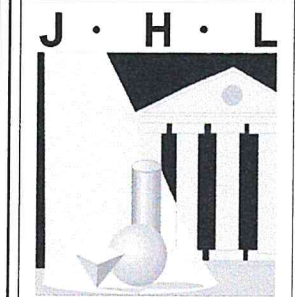
1 BASEMENT FLOOR PLAN
A1.00 SCALE: 3/16" = 1'-0"



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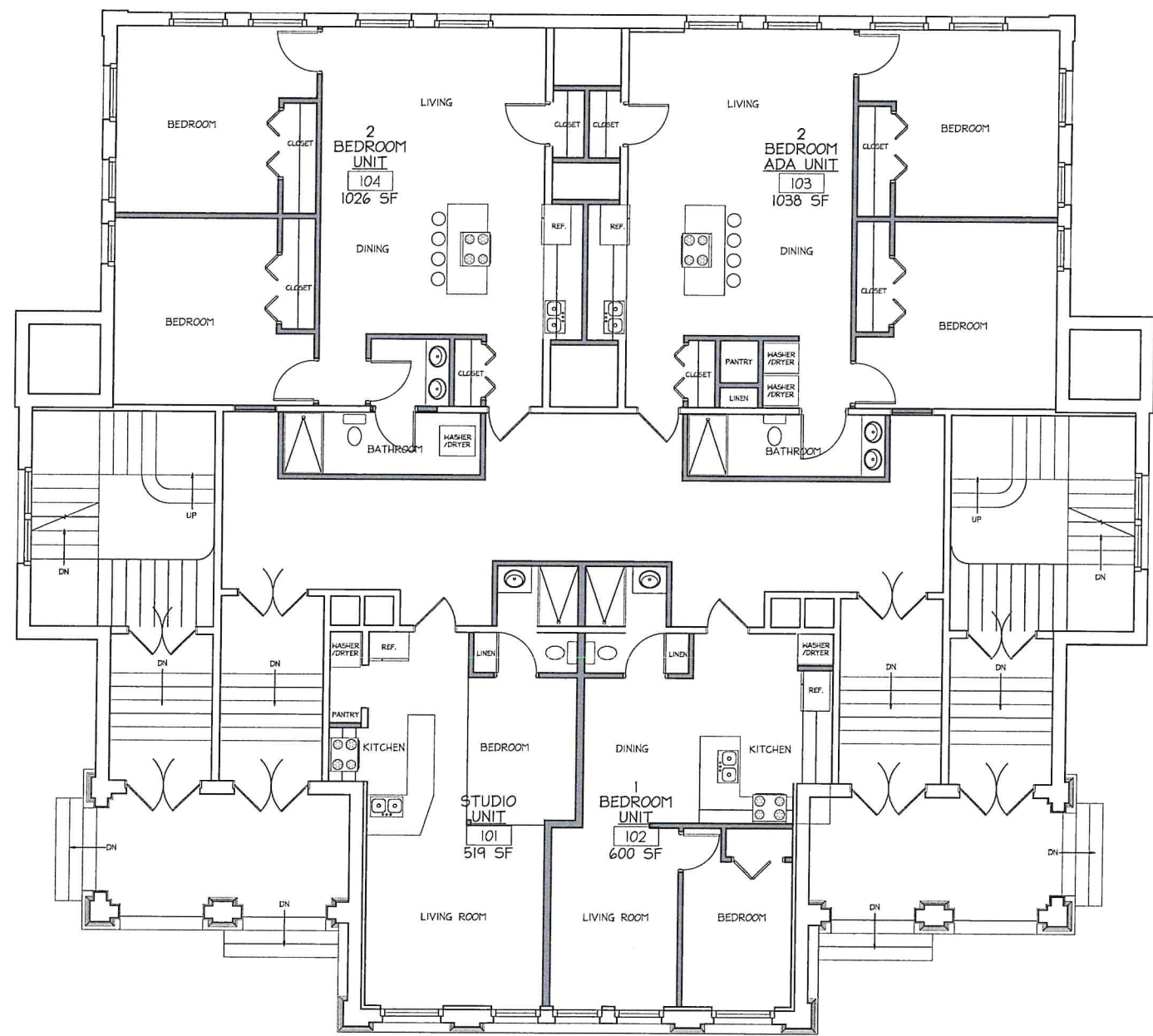
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**PROPOSED
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 SCHOOL
 APARTMENTS**
 LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809
**BASEMENT
 FLOOR PLAN**

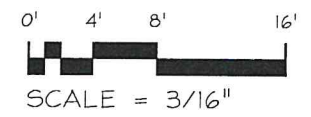
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7458
 DRAWING NUMBER:
A1-00

Project:
 ASGDD Architecture (US Imperial)
 Name: JLT-DEKCP-02

Plotting Parameters:
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 Plot Date: Dec 19, 2023 4:43pm
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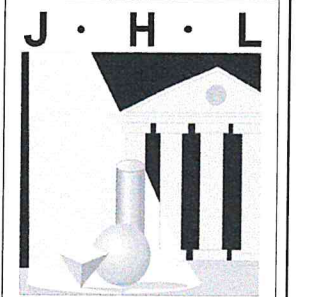
1 FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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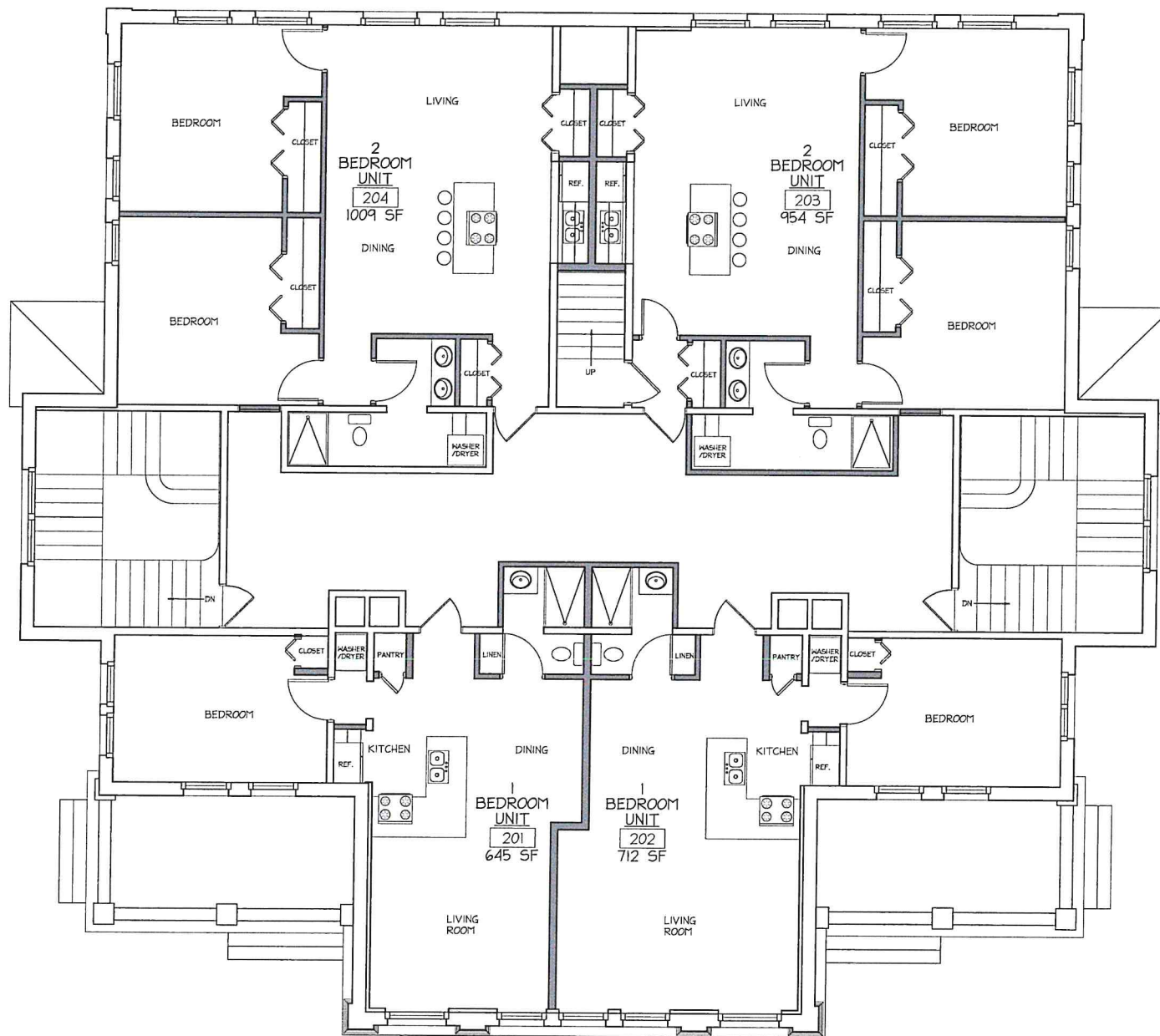
PROPOSED RENOVATION OF:
OLIVER SCHOOL APARTMENTS

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

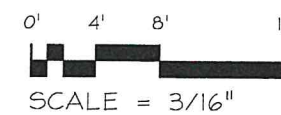
FIRST FLOOR PLAN

DATE: 11-09-23	DRAWING NUMBER:
SCALE: AS NOTED	A1-01
DRAWN BY: CRC	
PROJECT NUMBER: 7458	

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 Units: Feet



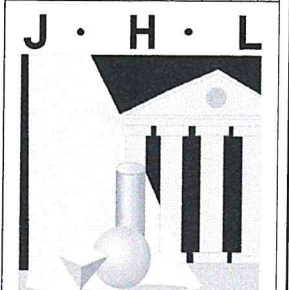
SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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PROPOSED
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**OLIVER
 SCHOOL
 APARTMENTS**

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

**SECOND FLOOR
 PLAN**

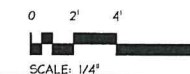
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7458

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 Date: 06/21/2024
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Plotting Parameters
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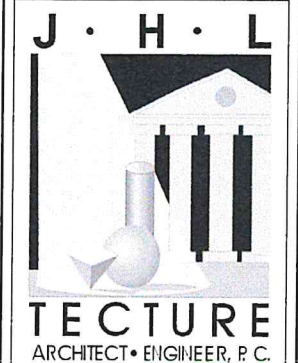
1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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PROPOSED RENOVATION OF:
OLIVER SCHOOL APARTMENTS

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

SOUTH ELEVATION

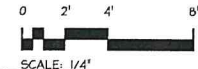
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 DRAWN BY: XXX
 PROJECT NUMBER: **A2.01**
7458

Project:
 Avenida Architecture (US Imperial)
 Noida, IN, DEBECTP-02

Printing Parameters
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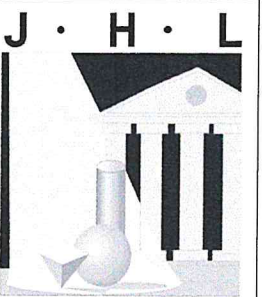
1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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OLIVER SCHOOL APARTMENTS

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

WEST ELEVATION

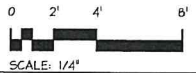
DATE: 23-11-29
 SCALE: AS NOTED
 DRAWN BY: XXX
 PROJECT NUMBER: 7458
 DRAWING NUMBER: A2.02

J.H.L. Architects (US, Inc.)
 1000 N. 11th Street, Suite 200
 Bristol, RI 02809

Plotting Parameters
 Plot: A2.03
 Date: 11/29/23
 Path: C:\Users\jhl\OneDrive\Documents\Projects\1000 N. 11th Street, Suite 200, Bristol, RI 02809\A2.03.dwg



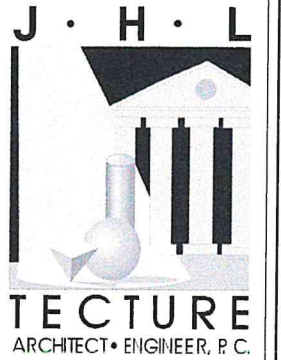
1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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PROPOSED
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**OLIVER
 SCHOOL
 APARTMENTS**

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

NORTH
 ELEVATION

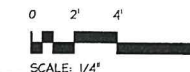
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Project: Oliver School Apartments (08 Imperial)
 Author: J.H.L.
 Date: 11/20/23

Plotting Parameters
 Plotted By: cad
 Plotted On: 11/20/23
 Plotted At: 4:48pm



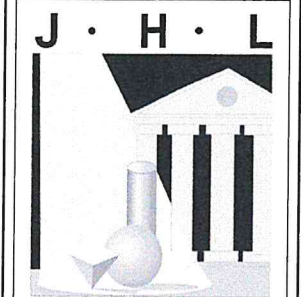
1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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PROPOSED
 RENOVATION OF:
**OLIVER
 SCHOOL
 APARTMENTS**

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

EAST
 ELEVATION

DATE: 23-11-24
 SCALE: AS NOTED
 DRAWN BY: XXXX
 PROJECT NUMBER: 7458
 DRAWING NUMBER: A2.04



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **January 30th, 2024** at 10:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application
for **Pre-Application/Concept Review**
for the former Oliver School, 151 State Street

Present:

Diane Williamson, Director of Community Development
Edward M. Tanner, Zoning Officer/Principal Planner
Charles Millard, Planning Board Chairman
Steve Katz, Planning Board Member

Also Present:

Lou Cabral, Applicant/Owner, 151 State Street
Greg Spiess, JHL Tecture
Chris Cloutier, JHL Tecture
Chief Michael DeMello, Bristol Fire Department
Director Jose DaSilva, Water Pollution Control
Michael Crawford, Deputy Director, BCWA

Agenda: Pre-Application/Concept Review for an Adaptive Re-use of the former Oliver School. Proposal to convert the former school into 11 apartments. Property located at **151 State Street**, Assessor's Plat 18, Lot 42, Zone: Residential R-6.

This project is an adaptive re-use to convert the former Oliver School building to eleven (11) residential apartments. The building has a conservation easement on it to preserve the façade. The applicant, Lou Cabral, is applying for Historic Preservation tax credits so this project will need state historic approval for the design. The plan is to keep the central hallway layout. There will be residential dwelling units on three floors (basement, 1st and 2nd floors).

The new state law permits adaptive re-use procedure. The applicant has been meeting with the state Historic Preservation Officer to design within their rules for tax credits. The exterior will remain unchanged. The interior will have limited demolition but mostly just adding walls to create the units.

There will be multiple entrances. Mechanical systems and storage will be in the basement. There will be two (2) egresses from the basement to the rear parking lot.

Basement Units: There will be two (2) one-bedroom units and one (1) two-bedroom unit with an ADA compliant entrance with a lift. There will also be one fully compliant ADA unit on the first floor.

First Floor: There will be four (4) units; two (2) two-bedroom units in the rear of the building, one (1) one-bedroom unit and one (1) studio unit with four separate entrances to the 1st floor. Two will use the primary front entrance, the other two units will use the stair towers on either end of the building.

Second Floor: There will be four (4) units on the second floor; two (2) two-bedroom units in the rear of the building, two (2) one-bedroom units in the front of the building. There will be no access to the two existing front balconies. Access to the 2nd floor will be gained by stair towers on either end of the building.

Windows will mostly stay and be repaired. Exterior doors will be replaced. The building is in good condition. Mechanicals are currently working. Life & safety equipment are in good condition. The roof will need some work.

The site plan indicates there will be 14-15 parking spaces provided. Parking in the rear of the building with 24' back up space with an 11' driveway on the west side of the building. The bulkhead in the rear of the building impacts backup space in one area. They are asking for two (2) compact car spaces and a dumpster enclosure. There will be two parking spaces in front of the building at the east side. A dimensional variance will need for the two compact car spaces as they are not explicitly permitted per the zoning ordinance in a parking lot of this size.

Sewer Department: The system capacity is ok and the system and the main in the street is ok. Director DaSilva requested that the owner conduct a camera inspection of the sewer lateral to ensure that it is properly functioning as it is over 100 years old. The Town will assess inflow and infiltration (I&I) fees of \$550 per bedroom at the time of building permit application. The capacity of the system is ok to handle the proposed development.

Public water: BCWA representative says that water service is available.

Fire Department: The existing fire alarm system is good and can be modified to work for the proposed use. The existing wet sprinkler system will need to be inspected and approved at time of building permit.

As a requirement of the adaptive reuse code, at least twenty (20%) percent of the units need to be deed restricted as low/moderate income. The applicant is asking for one (1) low-mod unit, and one (1) ADA compliant unit. The TRC would like three (3) low-mod units (20% of 11 units is rounded up to 3 units).

The process for adaptive re-use is the following:

- Major Land Development (more than nine (9) units)
- Unified Development for variances with Planning Board

- Three-step process: Master Plan, Preliminary Plan & Final Plan with a Public hearing. The master & preliminary plans can be combined if the planning board allows.

The landscape plan will need to show areas of pavement and areas where pavement will be removed and landscaped. Site topography and drainage should also be shown on a survey plan.

There is a fourteen (14) day advertising requirement for the public hearing.

The application with completed narrative and plans needs to be submitted. Applicant will target to be heard at the March 14th Planning Board meeting for combined Preliminary and Master Plan with a public hearing. The Final Plan review and approval could be administrative or referred to the TRC by the Planning Board.

The plans should show elevation views and all facades.

The land survey and engineer will need to provide drainage plans for review.

The landscaping plan will need to show pavement extents and removal areas.

The TRC is in support to move this application forward to the full Planning Board with outstanding items to be addressed by the applicant.

Meeting adjourned at 10:40 am.

Notes by Ed Tanner



190 High Street, Bristol, Rhode Island 02809

Phone: (401) 396-9630 Fax: (401) 410-0079

Diane Williamson, Director of Community
Development
ATTN: Planning Board
and Technical Review Committee
Town Hall Annex
235 High Street, 1st Floor
Bristol RI 02809

February 19, 2024

2024 FEB 21 PM 2:51
 COMMUNITY DEV

Project Narrative: Major Land Development Application
 DESCRIPTION: Adaptive Reuse Conversion of historic school building (the
 Oliver School) into 11 rental housing units
 PROPERTY ADDRESS: 151 State Street, Bristol RI

Dear Diane and Bristol Planning Board,
 In accordance with our recent discussions JHL Tecture PC, (JHLT) is pleased to submit for your
 consideration our narrative of the attached project proposal:

The project of this application is the Oliver Apartments, the adaptive reuse of an unused historical
 school building recently sold by the Town of Bristol to a developer, Louis Cabral, for new
 community development use.

The objective is to convert the building, a masonry structure of two floors of approximately 4,695
 SF/ level, over a day lit basement of the same footprint into eleven units.
 Total habitable area is then approximately 14,085 SF.

Comprised of:

- 3 Basement units: 1 BR (929 SF), 1 BR (967 SF), 2 BR (998)
- 4 First floor units: Studio (508 SF), 1 BR (577 SF), 2 BR (1077 SF), 2 BR (1077 SF)
- 4 Second floor units: 1 BR (704 SF), 1 BR (773 SF), 2 BR (1061 SF), 2 BR (1065 SF)

Recent housing legislation has reduced the on-site parking requirements to one car per unit which
 has enabled the reuse of this building to meet the housing needs of the community. In keeping with
 such regulations and goals, three of the units will be designated as low/moderate income units –
 meeting the requirements for twenty percent or more of such multifamily developments to be
 rentals affordable to household incomes at or below 80 % of the median income of the community

The project has also been designed to be able to achieve historical tax credits from both the state
 and federal governments.

The plans have been assembled and reviewed by the Town Department of Community Development and a multi-agency review was held with the Technical Review Committee on January 30, 2024. We have prepared the following summary of the issues involved and here outlined the parking dimensional variance requested to enable this conversion to be built.

The building has an historical easement condition on its re-use, such that the exterior appearance is not to be altered as it is a contributing element in the adjacent historical district and town commons. It is our goal to locate as much of the required parking in the rear of the building's lot, to enable greater landscaping and enhance this historical visual appearance.

The proposed layout of the on-site car parking for the required eleven cars is thus laid out with only two parking spaces in the front setback area where previously 4-5 cars had been parked. The remaining 9 stalls are proposed to be configured in the rear. However, an existing masonry basement bulkhead doorway protrudes about 2 feet into the typical 24 foot backup aisle distance for two of the stalls. If these stalls were allowed to be designated as "compact vehicles" and thus 2 feet shorter in length, this aisle clearance would become compliant for backing up and would fulfill the goal of parking eleven cars in the rear yard. This is the hardship created by the historical building bulkhead extension, which is to be preserved.

Variance sought: In larger developments of over 20 cars Section 28-251c allows 25% to be compact car stalls of 9 feet wide and 16 foot long. We are requesting that such a provision be applied to this development of eleven spaces. See cited section below:

Town of Bristol: Article VIII Off-street Parking and Loading Regulations,

Section .28-251c. For parking areas with more than 20 spaces, up to 25 percent of the spaces may be reduced in size for small cars, provided that such spaces shall be prominently signed for small cars only. For parking areas in the downtown or waterfront zones, 50 percent of the spaces may be reduced in size for small cars, provided also that such spaces shall be prominently signed for small cars only. The painted lines for each small car parking stall shall also be double-line striped, such that there is a minimum of two feet between each stall. This two foot area shall be included in calculating the overall width of the parking space stall, provided that at least seven feet of width shall be provided between the inner edges of the stall. The overall size of the small car space may be reduced to nine feet wide by 16 feet long.

A Variance is therefore requested for relief of Section 28-251 of the municipal code as two spaces in the area of the basement bulkhead are unable to provide the full 24 feet of back up distance normal to a full-size parking space. Bollards could be added at the corners to protect this projection of the building.

All other parking spaces meet the Town of Bristol required 10 feet width by Eighteen feet length for standard stalls and with 24 feet of back up aisle when configured in a 90 degree layout.

We request your consideration to the granting of this waiver to enable the parking for this development and find it will be harmonious to the context and have no adverse effect on neighboring properties, the public safety or the historical integrity of this landmark property.

JHL TECTURE AE, PC



John H. Lusk, RA, AIA
President, Architect

ACCEPTANCE:

BY: _____

TITLE: _____

DATE: _____

February 20, 2024

State Street 151 LLC
c/o Lou Cabral
304 Church Pond Drive
Tiverton, RI 02878

Bristol Planning Board
c/o Diane Williamson
Town Hall Annex
235 High Street
Bristol, RI 02809

Dear Members of the Planning Board:

Applicant, "The Oliver," respectfully asks the Board for consideration in waiving the \$250 per unit fee as applied through the Town's "Major Subdivisions" and "Major Land Developments" application.

The Oliver is an existing, former municipal building, that is being programmed for eleven (11) residential units consistent with the recently enacted legislation (effective January 1, 2024) that sets forth zoning incentives for the much-needed housing development in Rhode Island.

It is the applicant's hope that the Board views the Oliver's proposal as a single lot with one existing building that will undergo an adaptive reuse conversion under the new State law, and not as a "Major Subdivision of Land consisting of more than five lots" or a "Major land development project with multiple lots."

For a project of this size, that is incorporating low/moderate income and ADA units, and is dependent on Historic Tax Credits, both State and Federal for financial feasibility, a fee of \$2,750 is challenging, and not consistent with the spirit of the new law.

The Applicant respectfully asks the Board for your serious consideration of this request.

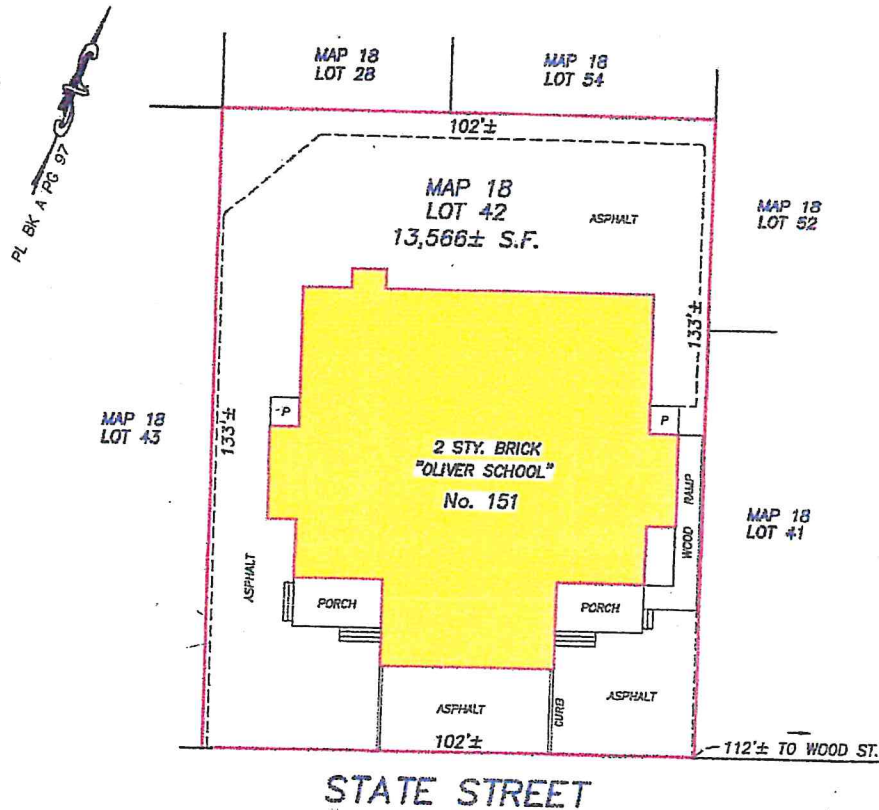
Sincerely,

Lou Cabral

File number: 230629-7	UNREGISTERED LAND		
Attorney: BURKE, ESPINOLA & VAN COLEN	Deed Book 55	Page 398	
Lender: FALL RIVER FIVE CENTS SAVINGS BANK	Plan Book	Page	Lot(s)
Owner: TOWN OF BRISTOL	REGISTERED LAND		
Date: 7/5/2023	Reg. Book	Sheet	Lot(s):
Assessor's Map 18	Bk: Lot 42	Certificate of Title	
		Census Tract	

MORTGAGE INSPECTION PLAN
151 STATE STREET, BRISTOL, RI

Scale: 1"=30'



CERTIFICATION

THE PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACURATE BOUNDARY SURVEY, AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. THE LOCATION OF THE ORIGINAL DWELLING SHOWN HEREON IS IN COMPLIANCE WITH LOCAL APPLICABLE ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS.

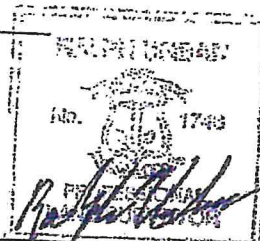
NOTE: WOOD RAMP APPEARS TO BE CLOSE TO OR ON PROPERTY LINE. AN EXACT LOCATION WOULD REQUIRE AN INSTRUMENT SURVEY.

FLOOD DETERMINATION

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 44001C0014H AS ZONE 'X' DATED 07/07/2014 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



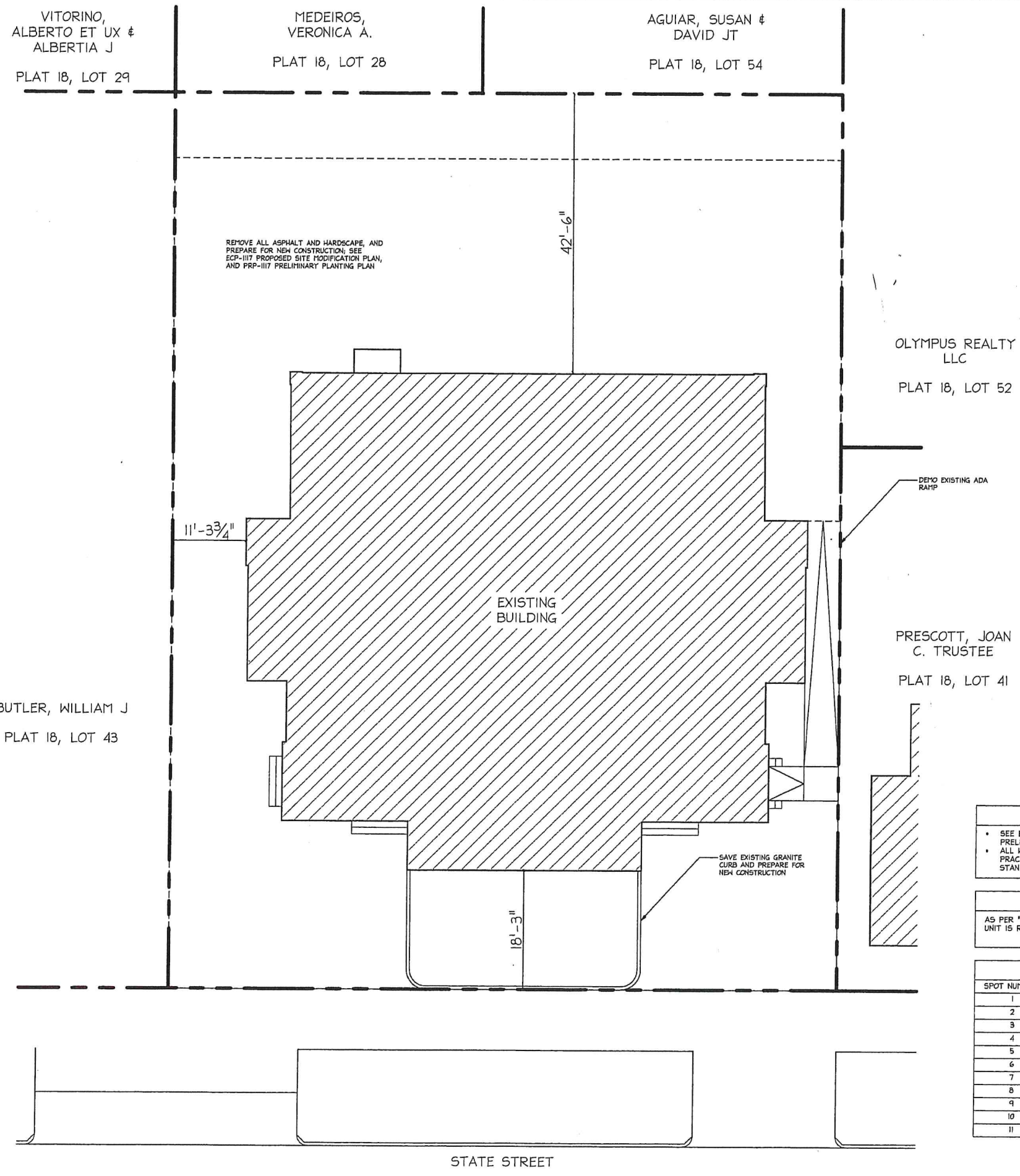
Ralph Urban
 P.O. Box 1164
 Lakeville, MA 02347-
 Tel: (800) 993-3302
 Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.

Project: ASO01 - Architecture (05 Imperial)
 Name: JLT-DESKTOP-02

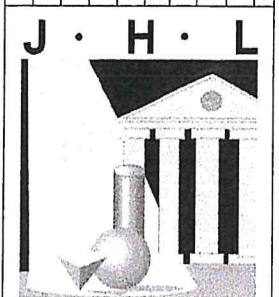
Project: ASO01 - Architecture (05 Imperial)
 Name: JLT-DESKTOP-02
 Date: 02/27/2024
 Time: 10:00 AM



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

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 DRAWING ALTERATIONS:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

NO.	DATE	REVISION DESCRIPTION
1		
2		
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8		
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10		



J. H. L.
TECTURE
 ARCHITECT • ENGINEER, P. C.
 190 High Street • Bristol RI 02809
 401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 REVIEW

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED RENOVATION OF:
OLIVER SCHOOL APARTMENTS

LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809

EXISTING SITE PLAN

DATE: 11-09-23
 SCALE: AS NOTED
 DRAWN BY: CRC
 PROJECT NUMBER: 7458
 DRAWING NUMBER: ASO-01

NOTE:

- SEE ECP-III7 PROPOSED SITE MODIFICATION PLAN, AND PRP-III7 PRELIMINARY PLANTING PLAN
- ALL WORK SHALL FOLLOW THE RI DEM LOW IMPACT DEVELOPMENT PRACTICES, AND THE RI STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.

PARKING REQUIREMENTS:
 AS PER *2023-H 6090 SUBSTITUTE A*, ONLY 1 PARKING SPOT PER UNIT IS REQUIRED.

PARKING REQUIREMENTS

SPOT NUMBER	SPOT SIZE	REGULATION
1	10'-00" X 18'-00"	SEC. 28-251.(2)A
2	9'-00" X 16'-00"	SEC. 28-251.(2)C
3	9'-00" X 16'-00"	SEC. 28-251.(2)C
4	10'-00" X 18'-00"	SEC. 28-251.(2)A
5	10'-00" X 18'-00"	SEC. 28-251.(2)A
6	10'-00" X 18'-00"	SEC. 28-251.(2)A
7	10'-00" X 18'-00"	SEC. 28-251.(2)A
8	10'-00" X 18'-00"	SEC. 28-251.(2)D
9	10'-00" X 18'-00"	SEC. 28-251.(2)A
10	10'-00" X 18'-00"	SEC. 28-251.(2)A
11	10'-00" X 18'-00"	SEC. 28-251.(2)A

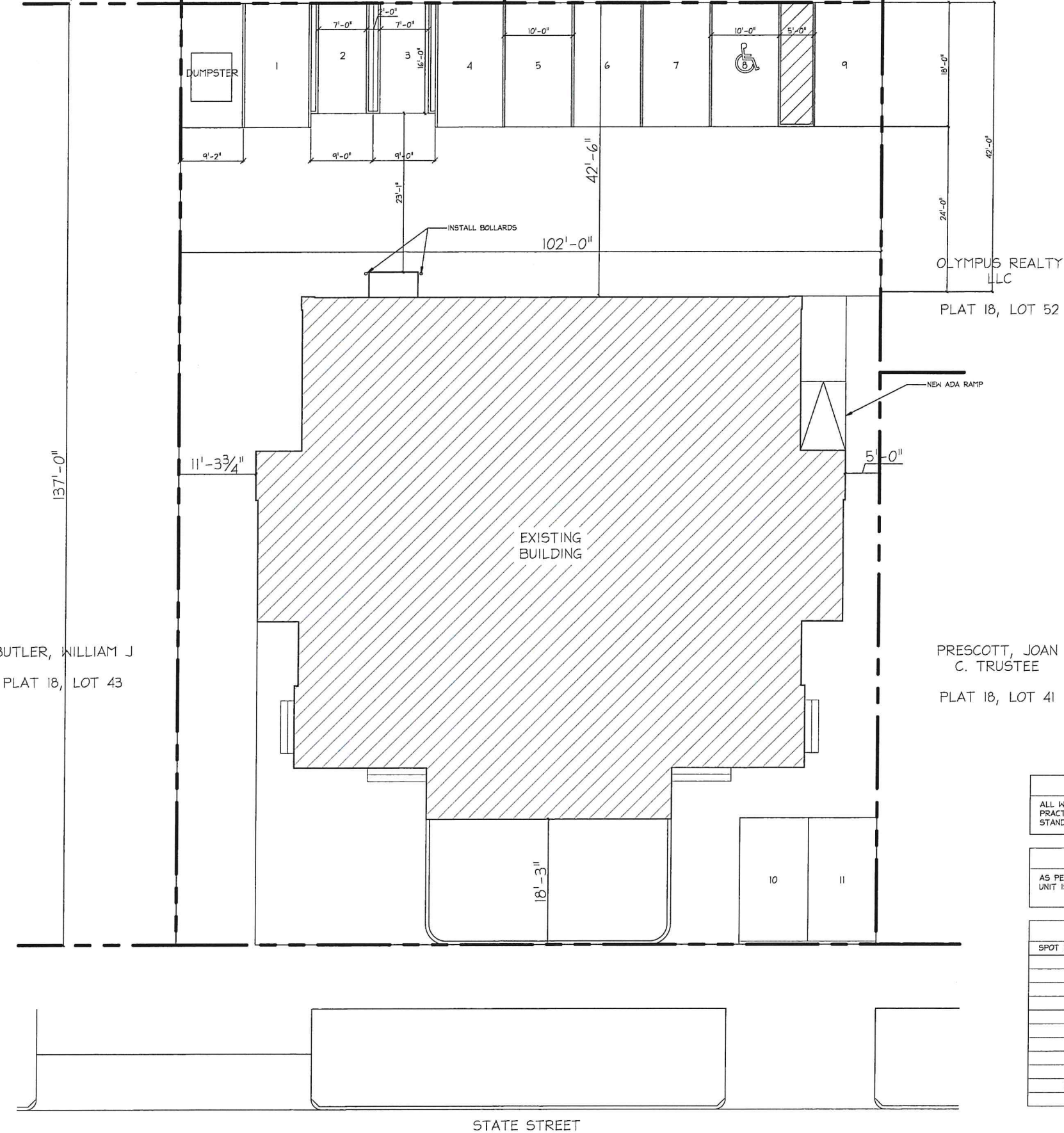
Project: Architect: (10) Imperial
 Node: JLT-DESKTOP-02

Printing Parameters
 Printed By: csh
 Plot Date: 11/09/23
 Plot Time: 11:27:04
 Plot Path: C:\Users\csh\OneDrive\Documents\AS1-01.dwg

VITORINO,
ALBERTO ET UX &
ALBERTIA J
PLAT 18, LOT 29

MEDEIROS,
VERONICA A.
PLAT 18, LOT 28

AGUIAR, SUSAN &
DAVID JT
PLAT 18, LOT 54



OLYMPUS REALTY
LLC
PLAT 18, LOT 52

PRESCOTT, JOAN
C. TRUSTEE
PLAT 18, LOT 41

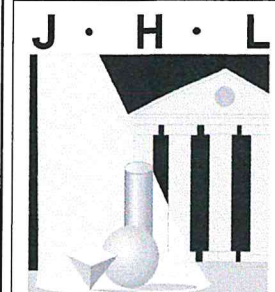
BUTLER, WILLIAM J
PLAT 18, LOT 43

STATE STREET

- GENERAL NOTES:**
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 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
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NO.	REVISION DESCRIPTION	DATE	BY



TECTURE
ARCHITECT • ENGINEER, P.C.

190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW

**PRELIMINARY ONLY
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**PROPOSED
RENOVATION OF:
OLIVER
SCHOOL
APARTMENTS**

LOUIS CABRAL
151 STATE STREET
BRISTOL, RI, 02809

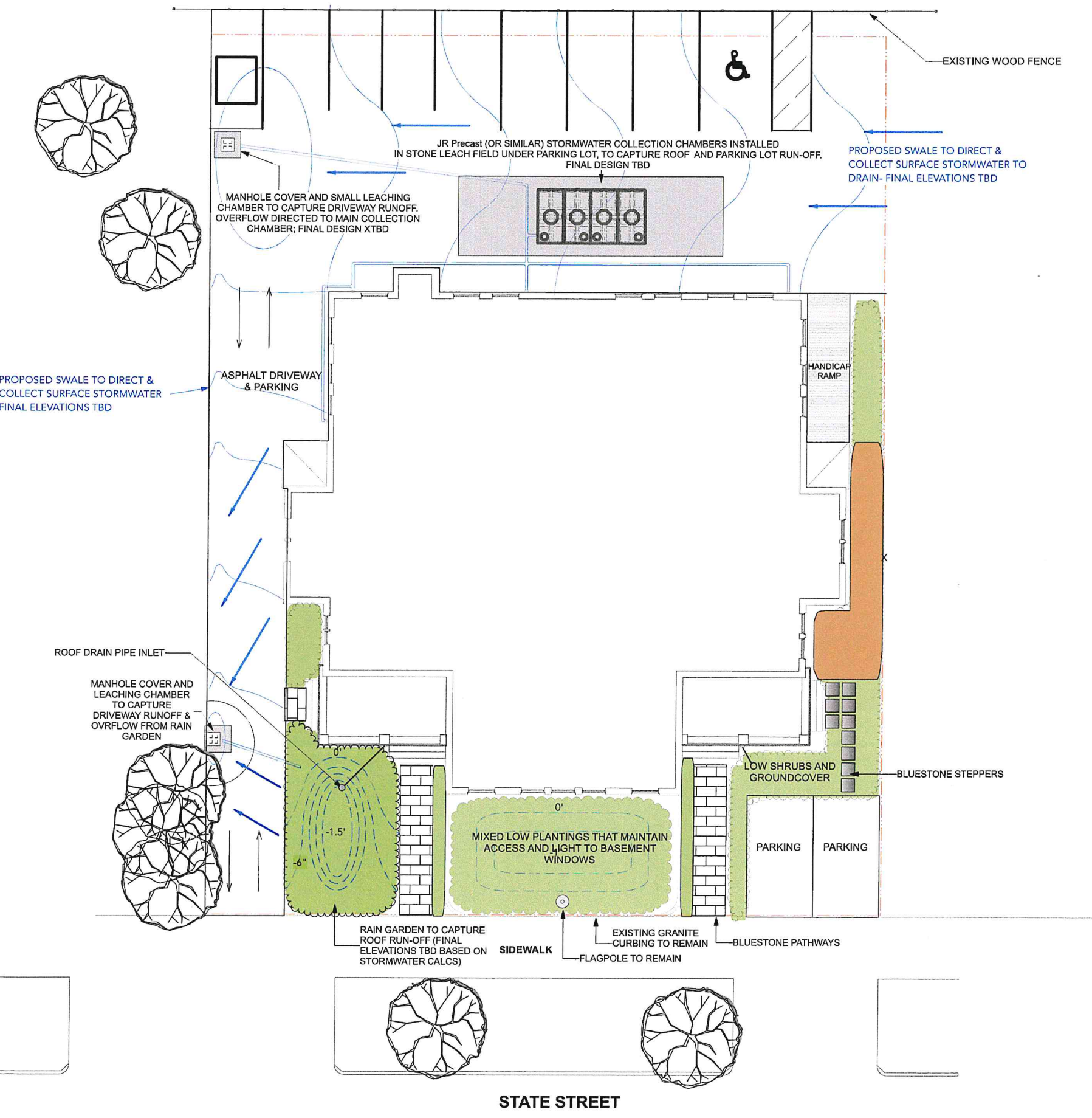
**ARCHITECTURAL
SITE PLAN
CONCEPTUAL**

DATE: 11-09-23
SCALE: AS NOTED
DRAWN BY: CSC
PROJECT NUMBER: **AS1-01**
7458

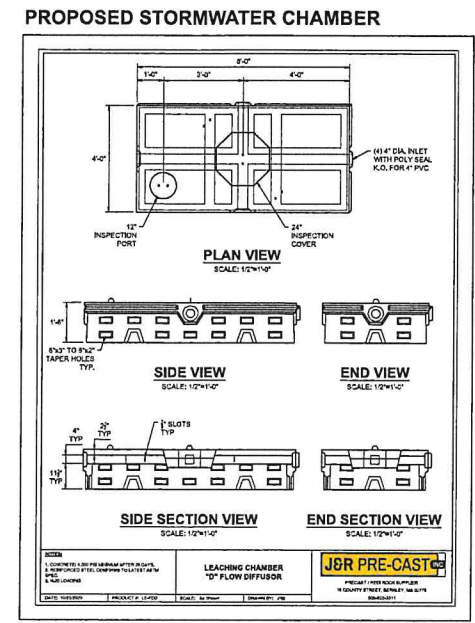
NOTE:
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PARKING REQUIREMENTS:
AS PER '2023-H 609D SUBSTITUTE A', ONLY 1 PARKING SPOT PER UNIT IS REQUIRED.

SPOT NUMBER	SPOT SIZE	REGULATION
1	10'-00" X 18'-00"	SEC. 28-251.(2)A
2	9'-00" X 16'-00"	SEC. 28-251.(2)C
3	9'-00" X 16'-00"	SEC. 28-251.(2)C
4	10'-00" X 18'-00"	SEC. 28-251.(2)A
5	10'-00" X 18'-00"	SEC. 28-251.(2)A
6	10'-00" X 18'-00"	SEC. 28-251.(2)A
7	10'-00" X 18'-00"	SEC. 28-251.(2)A
8	10'-00" X 18'-00"	SEC. 28-251.(2)D
9	10'-00" X 18'-00"	SEC. 28-251.(2)A
10	10'-00" X 18'-00"	SEC. 28-251.(2)A
11	10'-00" X 18'-00"	SEC. 28-251.(2)A



- DEMOLITION NOTES**
1. ALL EXISTING ASPHALT ON SITE TO BE REMOVED AND DISPOSED OFF SITE
 2. ALL GRANITE CURBING AND GRANITE STEPS TO REMAIN
 3. EXISTING FLAGPOLE TO REMAIN
- ASPHALT CONVERTED TO LANDSCAPING AREAS = 1476 SF
 - WOOD RAMP CONVERTED TO LANDSCAPING AREAS = 230 SF
- CONTOUR LINE



3

Proposed Site Modification Plan
 Scale: 1/16" = 1'-0"

0 10 20 FT

DATE: 2/20/24
 DRAWN BY: bm

SHEET:
 ECP-1117

The drawings and specifications seen here are intended for Concept and bidding purposes and cannot be continued as Stamped Architectural Drawings

Proposed Site Modification Plan
 the Oliver School Apartments
 151 State Street
 Bristol, RI 02809

Revision:	Rev. No:	Rev. Date:

PLANT SCHEDULE				
	Common Name	Latin Name	Quantity	Size
Deciduous Tr	Sweet Bay Magnolia	Magnolia virginiana	1	8/10'
	Shrubs			
	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brillian	1	#7
	Bearberry	Arctostaphylos uva-ursi	41	#1
	Gem Box Holly	Ilex glabra 'Gem Box'	10	#3
	Low Scape Chokeberry	Aronia melanocarpa 'Low Scape'	5	#3
Perennials				
	Aromatic Aster	Aster 'October Skies'	20	plug
	Blue Flag Iris	Iris versicolor	11	#1
	Blue Ice Amsonia	Amsonia tab. 'Blue Ice'	15	#1
	Butterfly Weed	Asclepias tuberosa	20	#1
	Dwarf crested Iris	Iris cristata	35	#1
	Golden Packera	Packera aurea	45	plug
	Husker Red Penstemon	Penstemon digitalis 'Husker Red'	35	#1
	Millenium Allium	Allium 'Millennium'	12	#1
	Wild Geranium	Geranium maculatum	49	plug
Grasses				
	Autumn Moor Grass	Sesleria autumnalis	33	#1
	Oval Sedge	Carex brevior	261	plug
	Pennsylvania Sedge	Carex pennsylvanica	184	plug
	Prairie Dropseed Grass	Sporobolus heterolepis	213	plug

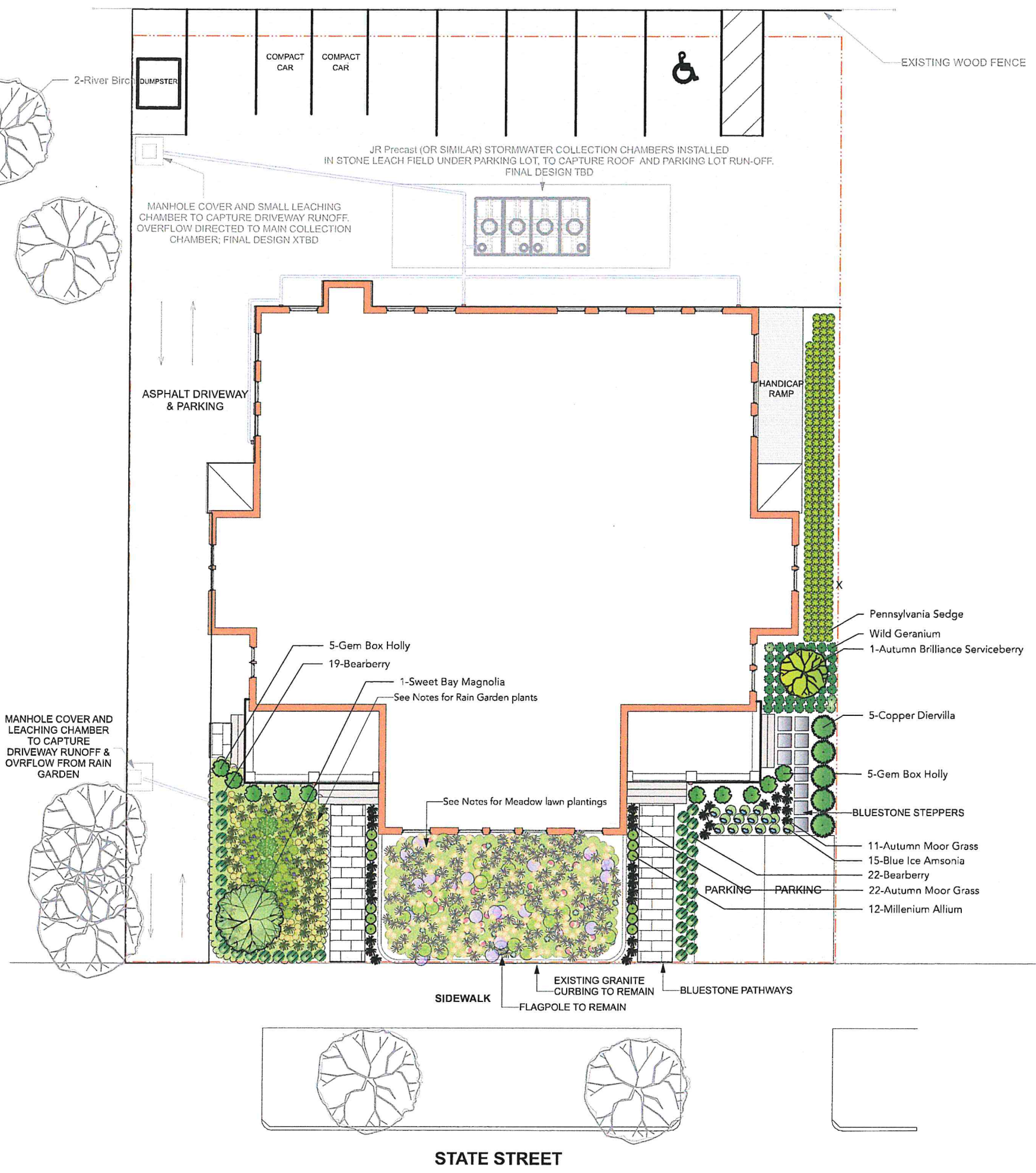
RAIN GARDEN PLANTS (INCLUDED IN PLANT LIST ABOVE)

COMMON NAME	BOTANICAL NAME
Low Scape Chokeberry	Aronia melanocarpa 'Low Scape'
Blue Flag Iris	Iris versicolor
Golden Packera	Packera aurea
Oval Sedge	Carex brevior
Prairie Dropseed Grass	Sporobolus heterolepis

LAWN MEADOW PLANTS (INCLUDED IN PLANT LIST ABOVE)

COMMON NAME	BOTANICAL NAME
Aromatic Aster	Aster 'October Skies'
Butterfly Weed	Asclepias tuberosa
Dwarf Crested Iris	Iris cristata
Husker Red Penstemon	Penstemon digitalis 'Husker Red'
Carex brevior	Oval Sedge
Prairie Dropseed Grass	Sporobolus heterolepis

PER RHODE ISLAND LID SITE PLANNING & DESIGN GUIDANCE MANUAL:
 -The proposed plant list is comprised of 90% native species, with all plants selected for hardiness, salt resistance where applicable, low maintenance requirements, and high ecological function.
 -Hardy groundcover plants are used in place of lawn in all instances.
 -All planting areas will be prepared for planting with tilling to reduce compaction and the addition of soil amendments specific to the use area



Preliminary Planting Plan

the Oliver School Apartments
151 State Street
Bristol, RI 02809

Revision: Rev. No.: Rev. Date:

DATE: 2/21/24
DRAWN BY: bm

SHEET:
PRP-1117

The drawings and specifications seen here are intended for Concept and bidding purposes and cannot be construed as Stamped Architectural Drawings

