



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Wednesday, June 25, 2025 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. Preliminary Application for Fair Winds Comprehensive Permit Application - Proposal to construct 17

residential units with 5 of these designated as low-moderate income residential units and 1,859 square feet of commercial use within an existing garage/barn to be used as the property management office and property owner equipment storage building. Property has an existing 3-family building which will be retained for a total of 20 dwelling units on the property. Property located at **206 Bayview Avenue**. Assessor's Plat 47, Lot 3. Owners: Fair Wind Properties, LLC. Zoned: R-10

Waivers requested for the following -- Section 28-282 (d) Standards for Multi-Family buildings Subsections 2, 3 and 8 distance buildings, setbacks and number of contiguous townhouses. Variances requested from Zoning Ordinance Sections 28-211 Lot Frontage, 28- 363 Density bonus, 28-3 permitted uses, and 28-82 permitted uses, 28-252 size of parking spaces, and Article VIII, nonconforming uses.

C. Adjournment

Date Posted: June 17, 2025

Posted By: mbw

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PRELIMINARY PLAN SUBMISSION

FOR A

COMPREHENSIVE PERMIT APPLICATION

OF

"FAIR WIND VILLAGE"

206 BAY VIEW AVENUE

A.P. 47 LOT 3

IN

BRISTOL, RHODE ISLAND

OWNER/APPLICANT:
FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) AERIAL OVERLAY RADIUS MAP
- 3) EXISTING CONDITIONS PLAN (PLS 3 OF 10)
- 4) SITE LAYOUT PLAN
- 5) PROPOSED CONDITIONS PLAN
- 6) PROPOSED LAYOUT PLAN
- 7) PROPOSED LANDSCAPE & SERSC PLAN
- 8) DETAILS-1
- 9) DETAILS-2
- 10) DETAILS-3
- 11) DETAILS-4
- 12) DETAILS-5
- 13) DETAILS-6
- SL-1) SITE LIGHTING (BY OTHERS)
- SL-2) SITE LIGHTING DETAILS (BY OTHERS)

STREET INDEX

BAY VIEW ROAD
(PUBLIC – TOWN)

ZONING DESIGNATION:

ZONING DISTRICT: R10

MINIMUM LOT AREA10,000 SQ. FT.

MINIMUM LOT WIDTH80' FOR 1 DWELLING UNIT,
120' FOR 2 DWELLING UNITS

MINIMUM LOT FRONTAGE80'

FRONT YARD SETBACK30'

MINIMUM SIDE YARD SETBACK15'

MINIMUM REAR YARD SETBACK30'

MAXIMUM BUILDING COVERAGE25%

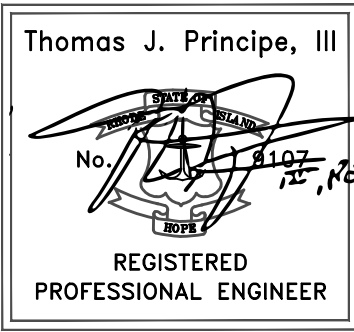
MAXIMUM BUILDING HEIGHT35' (ACCESSORY 20')



PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385

MARCH 27, 2025
REVISED APRIL 21, 2025



PROJECT DATA:

EXISTING:
PLAT: 47 LOT: 3
LOT AREA : 92,656 SF, 2.127 ACRES
THREE-UNIT DWELLING = 1,753.77 SF
GARAGE/BARN = 1,859.03 SF
SHEDS/WELL HOUSE = 320.1 SF
TOTAL EXISTING BUILDING COVERAGE = 3,932.9 SF, 4.24%

PROPOSED:
ONE (1) NEW FIVEPLEX BUILDING=3,705 SF
TWO (2) NEW SIXPLEX BUILDING=4,446 SF EACH x 2=8,892 SF
EX. THREE-UNIT DWELLING = 1,753.77 SF
EX. GARAGE/BARN (PROPOSED PROPERTY MANAGEMENT BUILDING)
= 1,859.03 SF
TOTAL BUILDING COVERAGE (EXISTING + PROPOSED)
= 3,612.8 + 8,892 + 3,705 = 16,209.85 SF
16,209.8 / 92,656 = 17.49%
NEW 20' WIDE PRIVATE DRIVEWAY = 460.5 LINEAR FEET
DRIVEWAY & PARKING AREA = 20,282 SQUARE FEET

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION



REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section 28-282 (d) Standards for Multifamily Buildings:
•Sub-Section (2)
Distance between multifamily buildings on same lot: Minimum 25 feet between multifamily buildings in the same row. 10 feet provided.
•Sub-Section (8)
Not more than four contiguous townhouses shall be built in a row with the same or approximately the same front line. Special architectural design offsets utilized.
Variances are requested from the following Zoning Regulations:
•A variance is requested from Zoning Ordinance Article IV Dimensional Regulations Sec. 28-111 Table B requiring 80' of lot frontage. 72.50' of existing frontage provided. 64 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).
A Variance is requested from Zoning Ordinance Section 28-363 (2)(a1) Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. The yield map created by Principe Engineering showed that the project site can support 5 dwelling lots without the density bonus. The lot size is 2.1270 acres. Therefore the given lot size multiplied by the density bonus is equal to 10.635 additional units. The total allowed units per the density bonus is 15.635 rounded up to 16 units. 20 units are provided with 17 units to be newly constructed.
•A variance is requested from Zoning Ordinance Section 28-363 (2)(a1)Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. Per the calculations 15 units are permitted in total. 20 units are provided with 17 units to be newly constructed.
•A variance is requested from Zoning Ordinance Permitted Uses, Section 28-3 and Section 28-82. This R-10 zone is intended for high density residential areas comprised of single household and two-household structures within a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided. Multi-household dwelling units are not allowed. The site has public sewer and public water. Multi-household dwelling units are proposed.
•Variances are requested from Zoning Ordinance Section 28-252

Article VIII. Nonconformance. The use of the Existing Garage/Barn will be used for property owner storage and for site maintenance equipment and supplies. A property management office will be added to the building above the garages and will be used for property management offices.

General Requirements for parking as follows: Parking spaces are required to be 10'x18'. The proposed spaces are 9'x18'. The required aisle width is 24'. The proposed aisle width is 20'.

Sub-Section (3)
Distance between multifamily buildings and property line: Minimum 50 feet from side and rear property lines. 32.1 feet min. provided. 40 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).

LOCUS MAP SCALE: 1"=100'

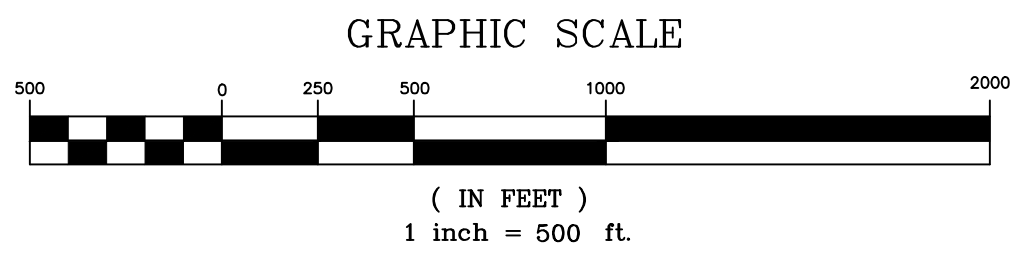
	PLAN SET LEGEND	
	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE		
CONTOUR		
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE		
DRAINLINE		
WATERLINE		
WATER GATE VALVE		
WELL		
SEWERLINE		
GAS LINE		
SEWER MANHOLE		
EROSION CONTROL		
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____



HALF MILE RADIUS LOCUS MAP
SCALE: 1"=500'

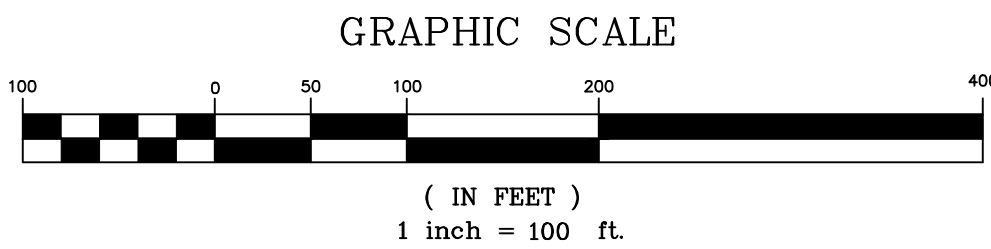


PLANNING BOARD SIGNATURE

BY: _____ DATE: _____



300 FOOT RADIUS MAP
SCALE: 1"=100'



AERIAL OVERLAY RADIUS MAP

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipleEngineering.com

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED
DRAWN BY: KAB
DATE: 03/27/2025
SHEET NO: 2 of 13
DESIGN BY: KAB
CHECKED BY: TJP
PROJECT NO.: LD-2021-35

REVISIONS			
No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

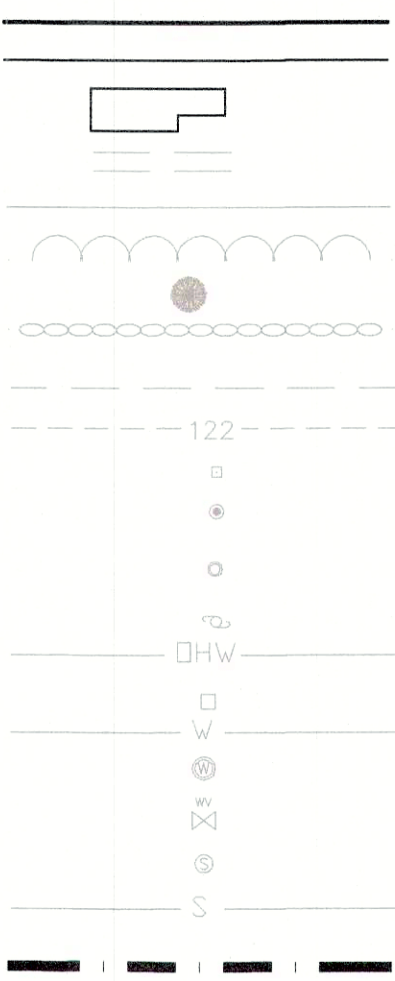
OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809



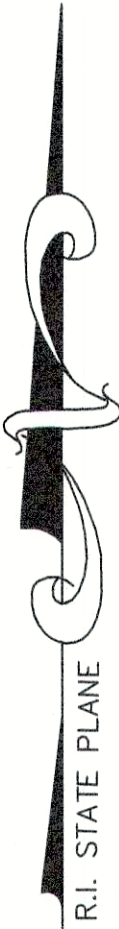
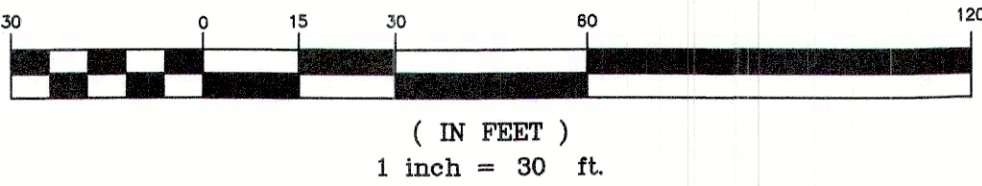
LEGEND

- PERIMETER LINE
- ABUTTER LINE
- BUILDING
- DIRT(GRAVEL) DRIVE(ROAD)
- EDGE OF ROAD PAVEMENT
- TREELINE
- TREE
- STONEWALL
- BUILDING SETBACK
- CONTOUR
- SURVEY BOUND
- SURVEY DRILL HOLE
- SURVEY IRON PIN
- UTILITY POLE
- OVERHEAD WIRE
- CATCH BASIN
- WATERLINE
- WELL
- WATER GATE VALVE
- SEWER MANHOLE
- SEWERLINE
- SOILS

EXISTING



GRAPHIC SCALE



GENERAL NOTES:

- DEED REFERENCE: BK 2147, PAGE 344.
- PLAN REFERENCE ENTITLED "DIVISION OF PROPERTY OWNED BY MR. JOHN SARDINHA, BRISTOL, R.I., SCALE 1" = 40', MAY 1960, J.A. MURGO, ENGINEER" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DRAWER 3 FOLDER 5 ENVELOPE 171.
- A PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, PLAT 47 LOTS 4 & 26, BAY VIEW & METACOM AVENUE, BRISTOL, RHODE ISLAND, SCALE 1" = 50', STEPHEN M. MURGO PLS, DECEMBER 26, 2012," WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE 615.
- PLAN REFERENCE ENTITLED "EXISTING CONDITIONS PLAN, FOR DANIEL FERREIRA, A.P. 47 LOT 3, 206 BAY VIEW AVENUE, BRISTOL, R.I., SCALE 1"=30', DATED: MARCH 10, 2022, PREPARED BY PRINCIPLE COMPANY."
- THIS SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE.
- SOILS ON SITE ARE CLASSIFIED AS CANTON-UBRAN LAND COMPLEX, VERY ROCKY (CC) AND PITTSFORD SILT LOAM, 0 TO 3 PERCENT SLOPES (PmA) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
- THERE ARE NO WETLANDS ON OR IN THE VICINITY OF THE PROJECT.
- THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PARCEL. IT IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY THE TOWN OF BRISTOL WEB GIS MAPS.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE ROUTE 136 OVERLAY PER BRISTOL GIS.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE UPPER EAST PASSAGE WATERSHED.
- THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
- THE SUBJECT PARCEL IS NOT CONSIDERED TO BE WITHIN AN AQUIFER RECHARGE AREA, WELLHEAD PROTECTION OR GROUNDWATER PROTECTION AREA.
- THERE ARE NO COASTAL FEATURES WITHIN 200 FEET OF THE SUBJECT PARCEL.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THE APPLICANT AND/OR THEIR REPRESENTATIVE AND THEIR ENGINEER HAVE WALKED THE SITE OF THE PROPOSED PROJECT.

ZONING CRITERIA

R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

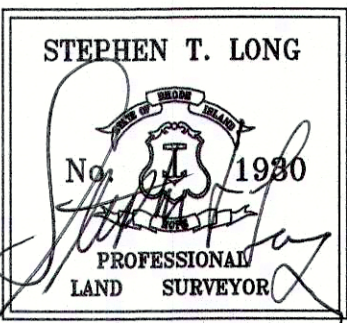
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPD

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: Stephen T. Long DATE: 4-28-23
STEPHEN T. LONG, PLS. NO. 1930

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____



OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

EXISTING CONDITIONS PLAN

PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipleEngineering.com

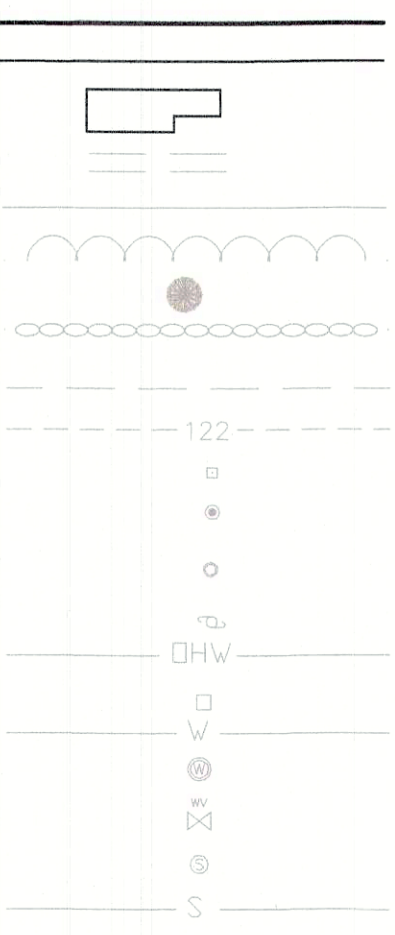
MASTER PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 3 of 10	
DRAWN BY: NEC	DESIGN BY: NEC	CHECKED BY: TJP	
DATE: 04/05/2023		PROJECT NO.: LD-2021-35	

LEGEND

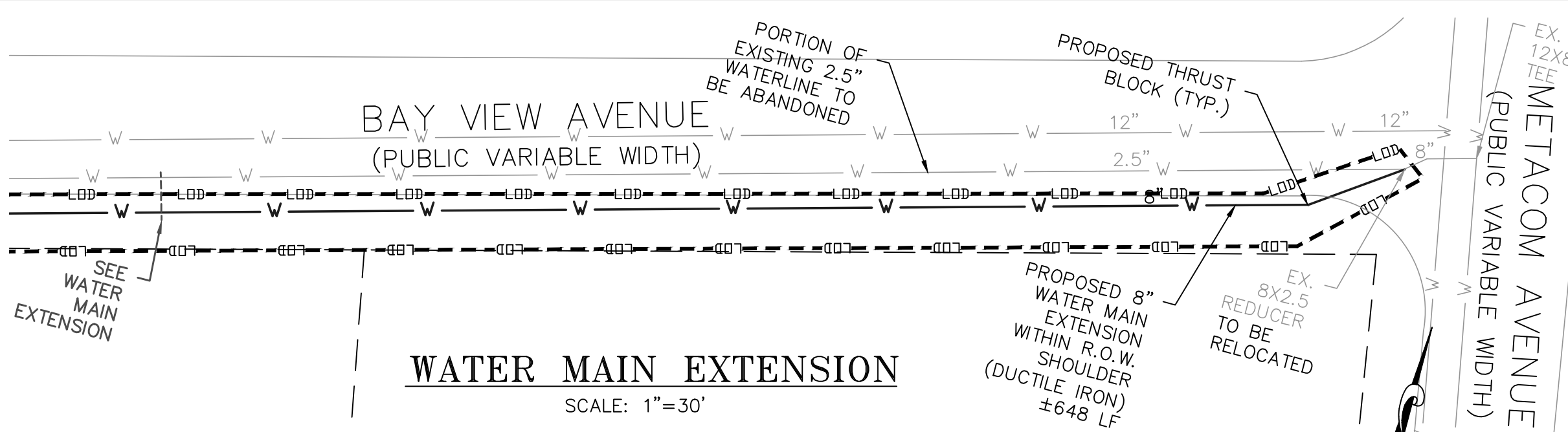
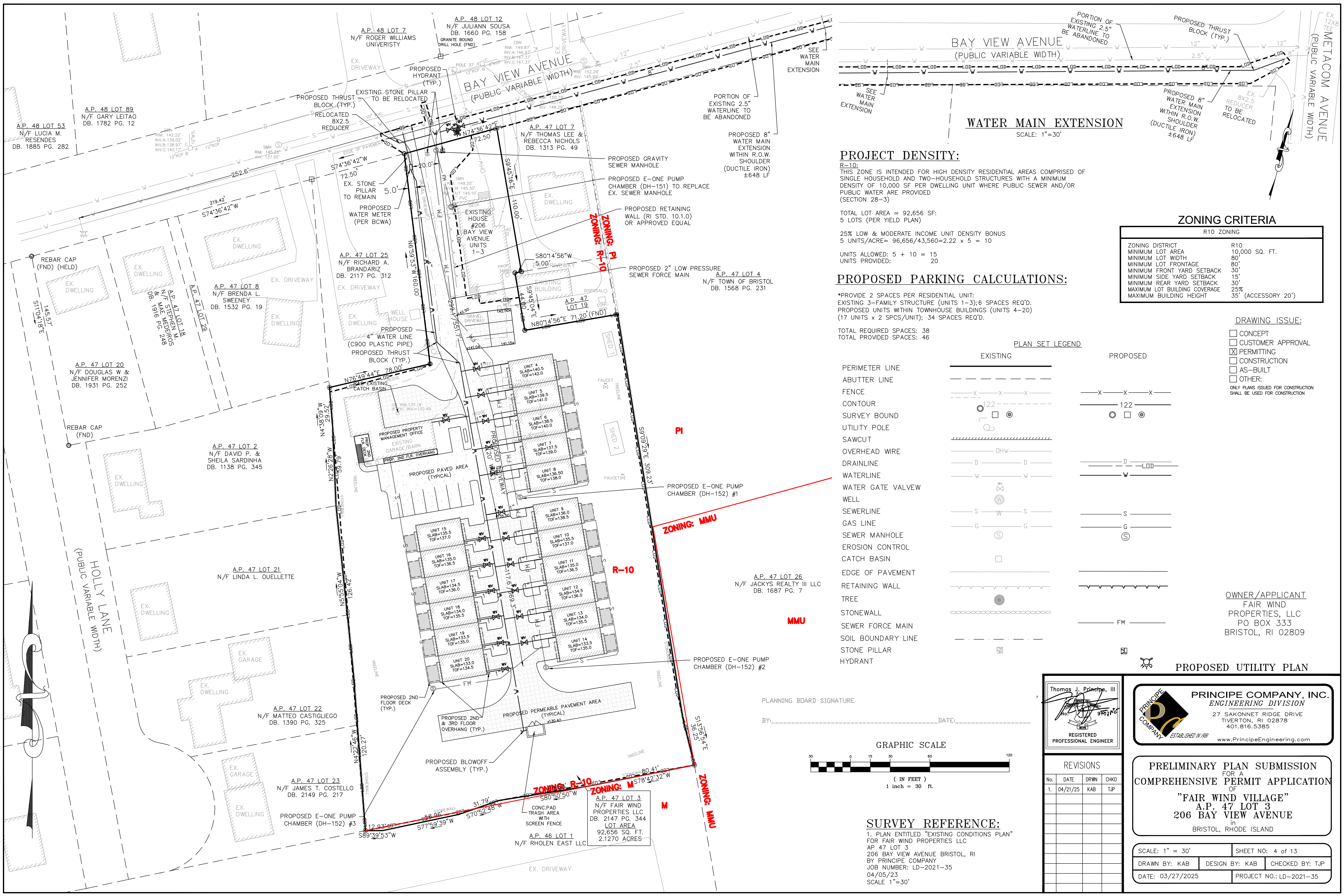
EXISTING

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- ABUTTER LINE
- BUILDING
- DIRT(GRAVEL) DRIVE(ROAD)
- EDGE OF ROAD PAVEMENT
- TREELINE
- TREE
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- UTILITY POLE
- OVERHEAD WIRE
- CATCH BASIN
- WATERLINE
- WELL
- WATER GATE VALVE
- SEWER MANHOLE
- SEWERLINE



LEDGE TESTS:
DATE: 07/27/2022

- TH 1
LEDGE @ 5 FT
- TH 2
LEDGE @ 6 FT
- TH 3
LEDGE @ 2 FT
- TH 4
NO LEDGE
8 FT DEEP
- TH 5
LEDGE @ 6 FT
- TH 6
LEDGE @ 4 FT
- TH 7
LEDGE @ 4 FT
- TH 8
NO LEDGE
10 FT DEEP
- TH 9
LEDGE @ 3 FT
- TH 10A
NO LEDGE
8.5 FT DEEP
- TH 10B
LEDGE @ 3 FT
- TH 11
NO LEDGE
9.5 FT DEEP



PROJECT DENSITY:

R-10:
THIS ZONE IS INTENDED FOR HIGH DENSITY RESIDENTIAL AREAS COMPRISED OF SINGLE HOUSEHOLD AND TWO-HOUSEHOLD STRUCTURES WITH A MINIMUM DENSITY OF 10,000 SF PER DWELLING UNIT WHERE PUBLIC SEWER AND/OR PUBLIC WATER ARE PROVIDED (SECTION 28-3)

TOTAL LOT AREA = 92,656 SF:
5 LOTS (PER YIELD PLAN)

25% LOW & MODERATE INCOME UNIT DENSITY BONUS
5 UNITS/ACRE= 96,656/43,560=2.22 x 5 = 10

UNITS ALLOWED: 5 + 10 = 15
UNITS PROVIDED: 20

PROPOSED PARKING CALCULATIONS:

*PROVIDE 2 SPACES PER RESIDENTIAL UNIT:
EXISTING 3-FAMILY STRUCTURE (UNITS 1-3); 6 SPACES REQ'D.
PROPOSED UNITS WITH TOWNHOUSE BUILDINGS (UNITS 4-20)
(17 UNITS x 2 SPCS/UNIT); 34 SPACES REQ'D.

TOTAL REQUIRED SPACES: 38
TOTAL PROVIDED SPACES: 46

ZONING CRITERIA

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ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

PROPOSED UTILITY PLAN

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

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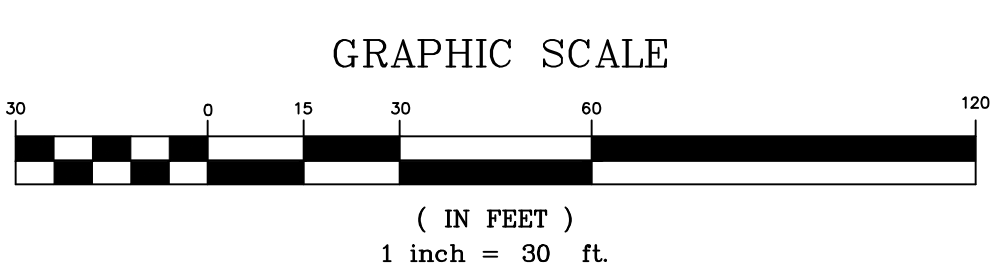
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No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

SCALE: 1" = 30'	SHEET NO: 4 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025	PROJECT NO.: LD-2021-35	

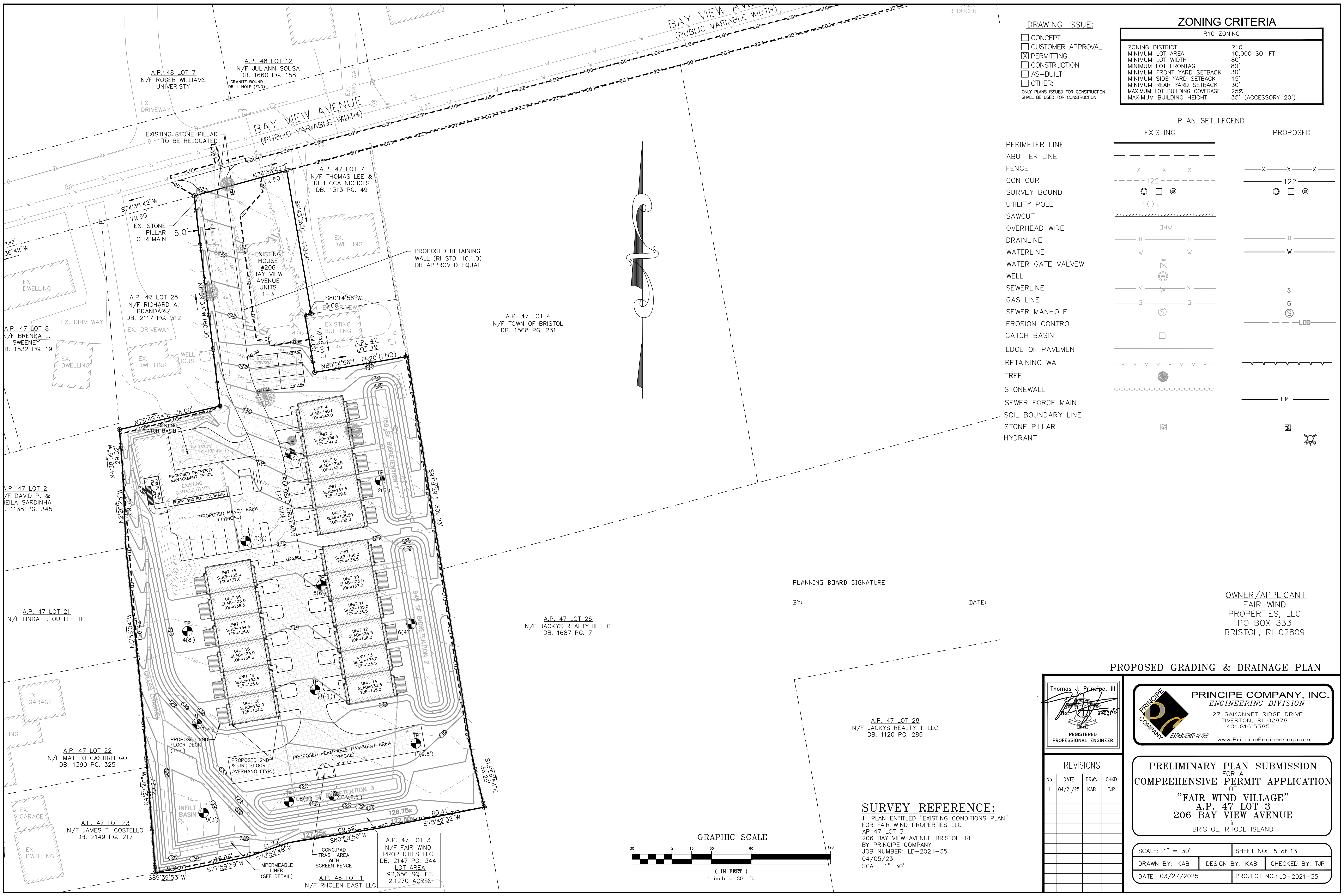
PLANNING BOARD SIGNATURE

BY: _____ DATE: _____



SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN" FOR FAIR WIND PROPERTIES LLC
AP 47 LOT 3
206 BAY VIEW AVENUE BRISTOL, RI
BY PRINCIPLE COMPANY
JOB NUMBER: LD-2021-35
04/05/23
SCALE 1"=30'



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☐ CONCEPT
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MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

PLAN SET LEGEND		
	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE		
CONTOUR		
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
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RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

PROPOSED GRADING & DRAINAGE PLAN

Thomas J. Principe, III

REGISTERED
PROFESSIONAL ENGINEER

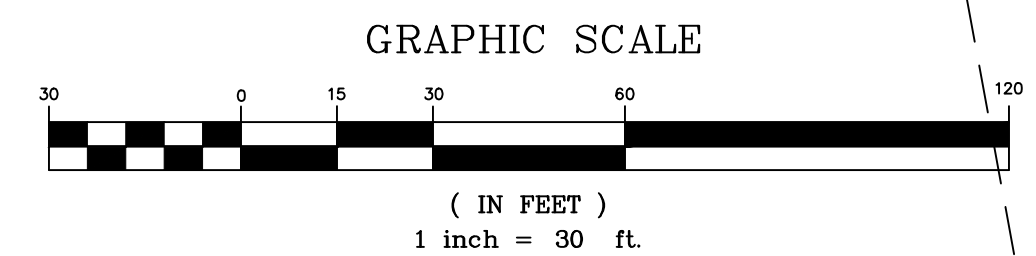
PRINCIPE COMPANY, INC.
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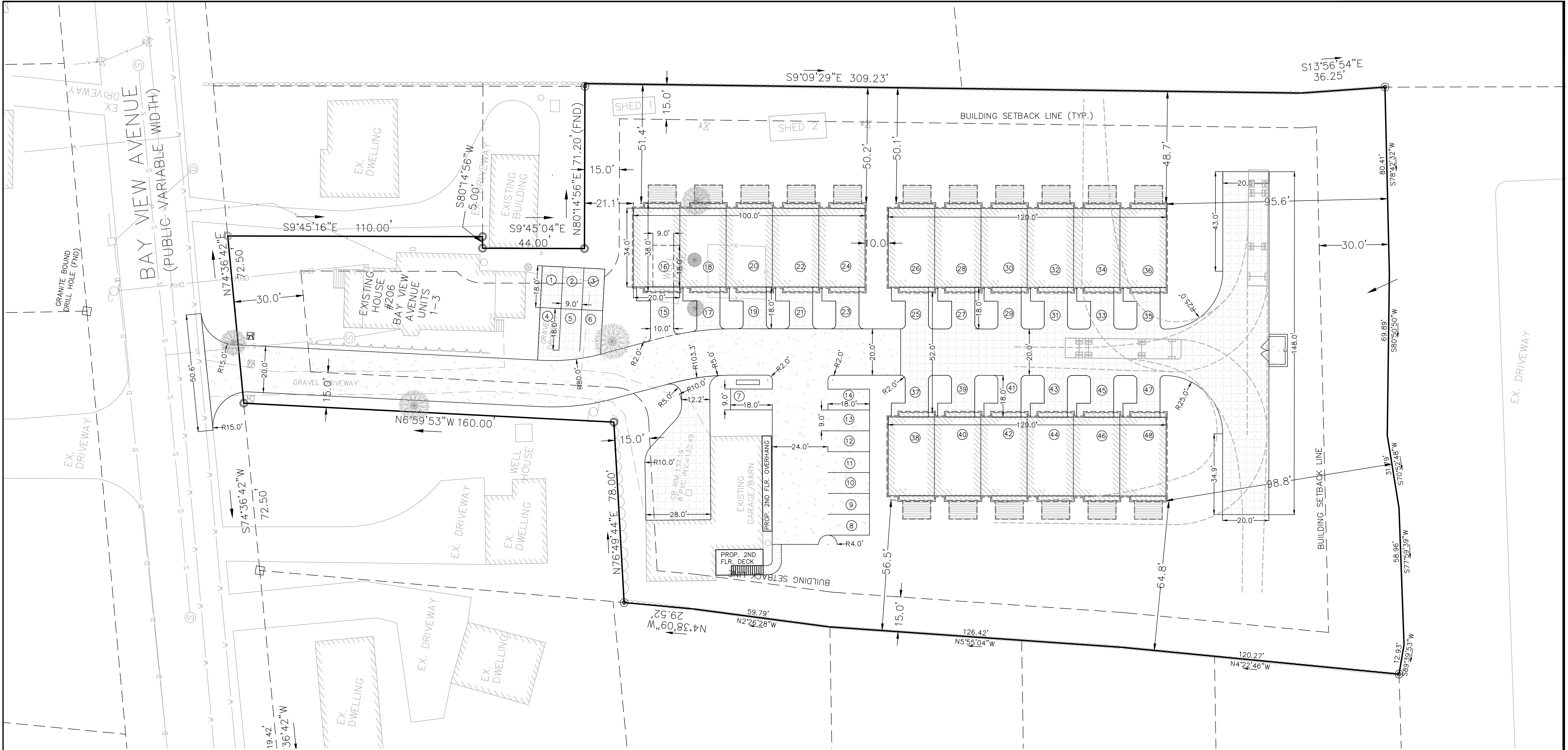
REVISIONS				
No.	DATE	DRWN	CHKD	
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SCALE: 1" = 30'	SHEET NO: 5 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025	PROJECT NO.: LD-2021-35	

SURVEY REFERENCE:
1. PLAN ENTITLED "EXISTING CONDITIONS PLAN"
FOR FAIR WIND PROPERTIES LLC
AP 47 LOT 3
206 BAY VIEW AVENUE BRISTOL, RI
BY PRINCIPLE COMPANY
JOB NUMBER: LD-2021-35
04/05/23
SCALE 1"=30'



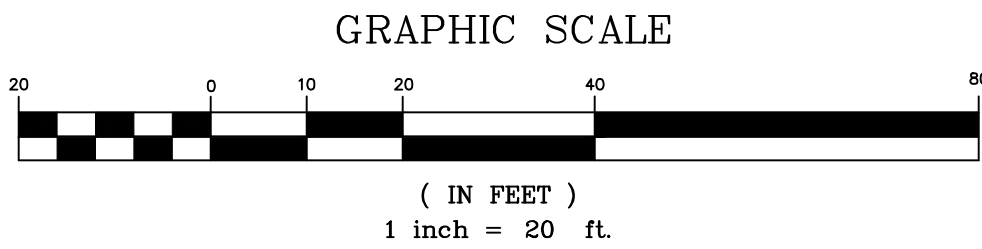
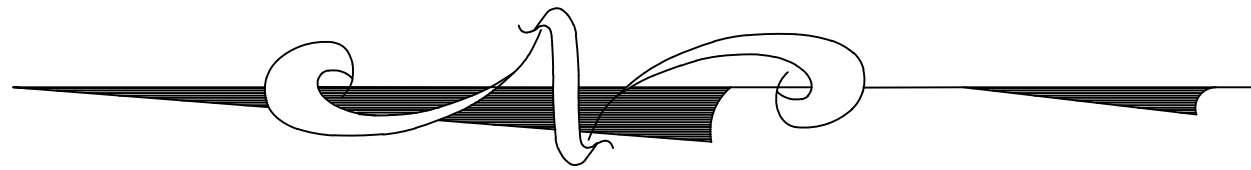


OPEN SPACE NOTES:
REQUIRED=440 SF/UNIT=20X440=8,000 SF
PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

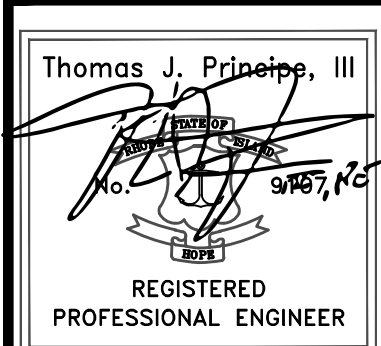


SURVEY REFERENCE:
1. PLAN ENTITLED "EXISTING CONDITIONS PLAN"
FOR FAIR WIND PROPERTIES LLC
AP 47 LOT 3
206 BAY VIEW AVENUE BRISTOL, RI
BY: PRINCIPLE COMPANY
JOB NUMBER: LD-2021-35
04/05/23
SCALE 1"=30'

- DRAWING ISSUE:**
- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

PROPOSED LAYOUT PLAN



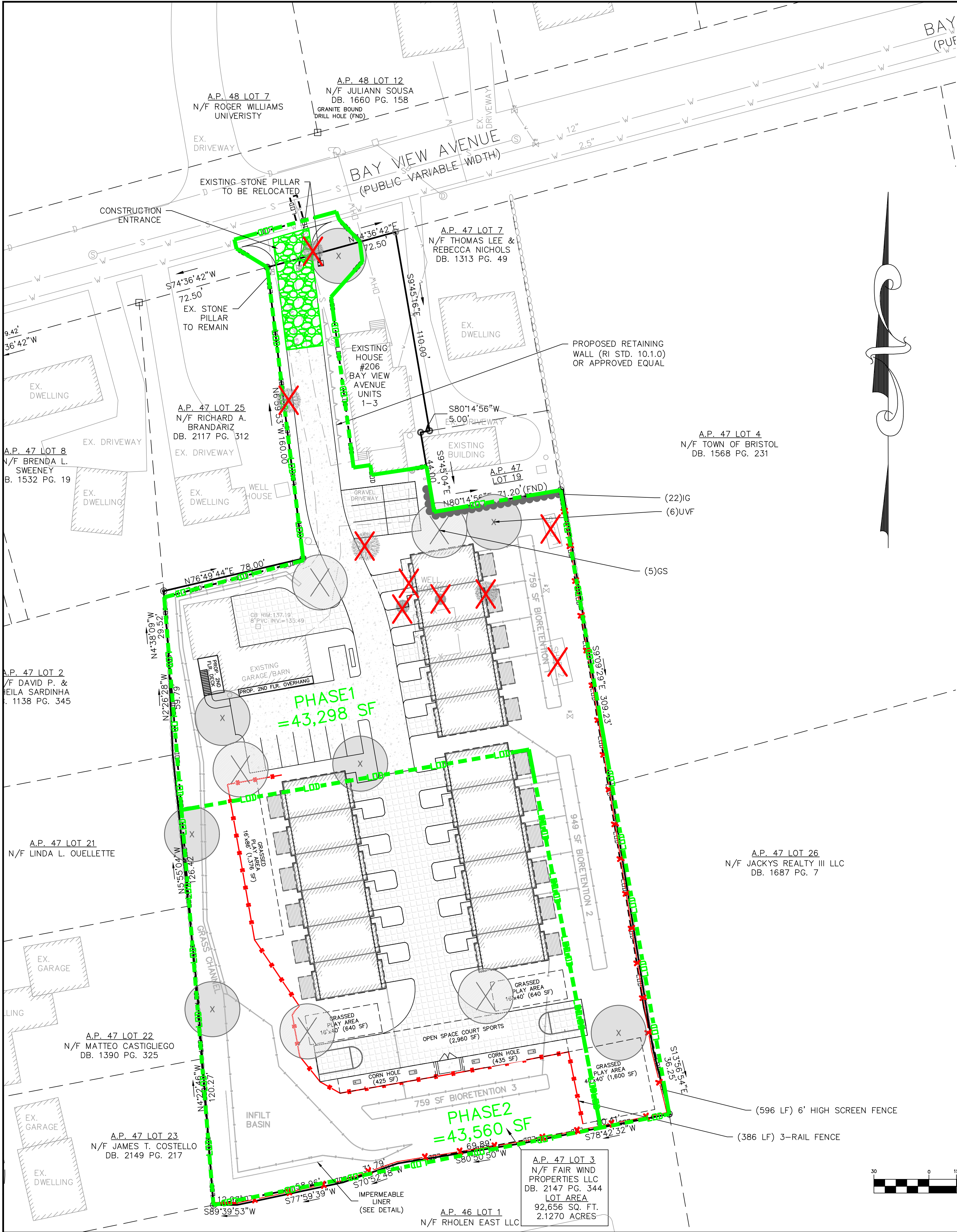
PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipleEngineering.com

REVISIONS			
No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 6 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

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DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GS	5	Gleditsia triacanthos inermis Shademaster	Shademaster honeylocust	2-2.5" cal.	B&B	5' STD.
UVF	6	Ulmus americana Valley Forge	Valley Forge American elm	2-2.5" cal.	B&B	5' STD.
IG	22	Ilex glabra Shamrock	Shamrock inkberry	2.5'-3'	B&B	4' o.c.
RG-1	179	Aster divaricatus	White wood aster	#1	CAN	2' o.c.
RG-2	179	Iris versicolor	Blue flag iris	#1	CAN	2' o.c.
RG-3	179	Lobelia cardinalis	Cardinal flower	#1	CAN	2' o.c.
	179	Osmunda cinnamomea	Cinnamon fern	#1	CAN	2' o.c.

LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH, EXCEPT WITHIN RAIN GARDENS, WHICH SHALL RECEIVE SHREDDED HARDWOOD MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDDED.

PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	—X—X—X—	—X—X—X—
CONTOUR	---122---	---122---
SURVEY BOUND	○ □ ⊙	○ □ ⊙
UTILITY POLE	⊙	⊙
SAWCUT	///	///
OVERHEAD WIRE	—OHV—	—OHV—
DRAINLINE	—D—	—D—
WATERLINE	—W—	—W—
WATER GATE VALVE	⊗	⊗
WELL	⊙	⊙
SEWERLINE	—S—	—S—
GAS LINE	—G—	—G—
SEWER MANHOLE	⊙	⊙
EROSION CONTROL	—	—
CATCH BASIN	□	□
EDGE OF PAVEMENT	—	—
RETAINING WALL	—	—
TREE	⊙	⊙
STONEWALL	—	—
SEWER FORCE MAIN	—	—FM—
SOIL BOUNDARY LINE	—	—
STONE PILLAR	⊙	⊙
HYDRANT	⊙	⊙

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

OPEN SPACE NOTES:
REQUIRED=440 SF/UNIT=20X440=8,000 SF
PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

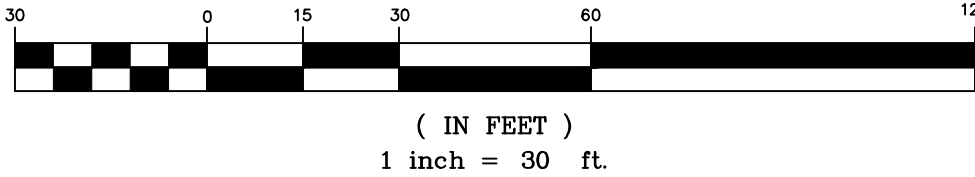
PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN" FOR FAIR WIND PROPERTIES LLC AP 47 LOT 3 206 BAY VIEW AVENUE BRISTOL, RI BY PRINCIPLE COMPANY JOB NUMBER: LD-2021-35 04/05/23 SCALE 1"=30'

GRAPHIC SCALE



PROPOSED LANDSCAPE PLAN & SERSC PLAN



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
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REVISIONS			
No.	DATE	DRWN	CHKD
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PRELIMINARY PLAN SUBMISSION
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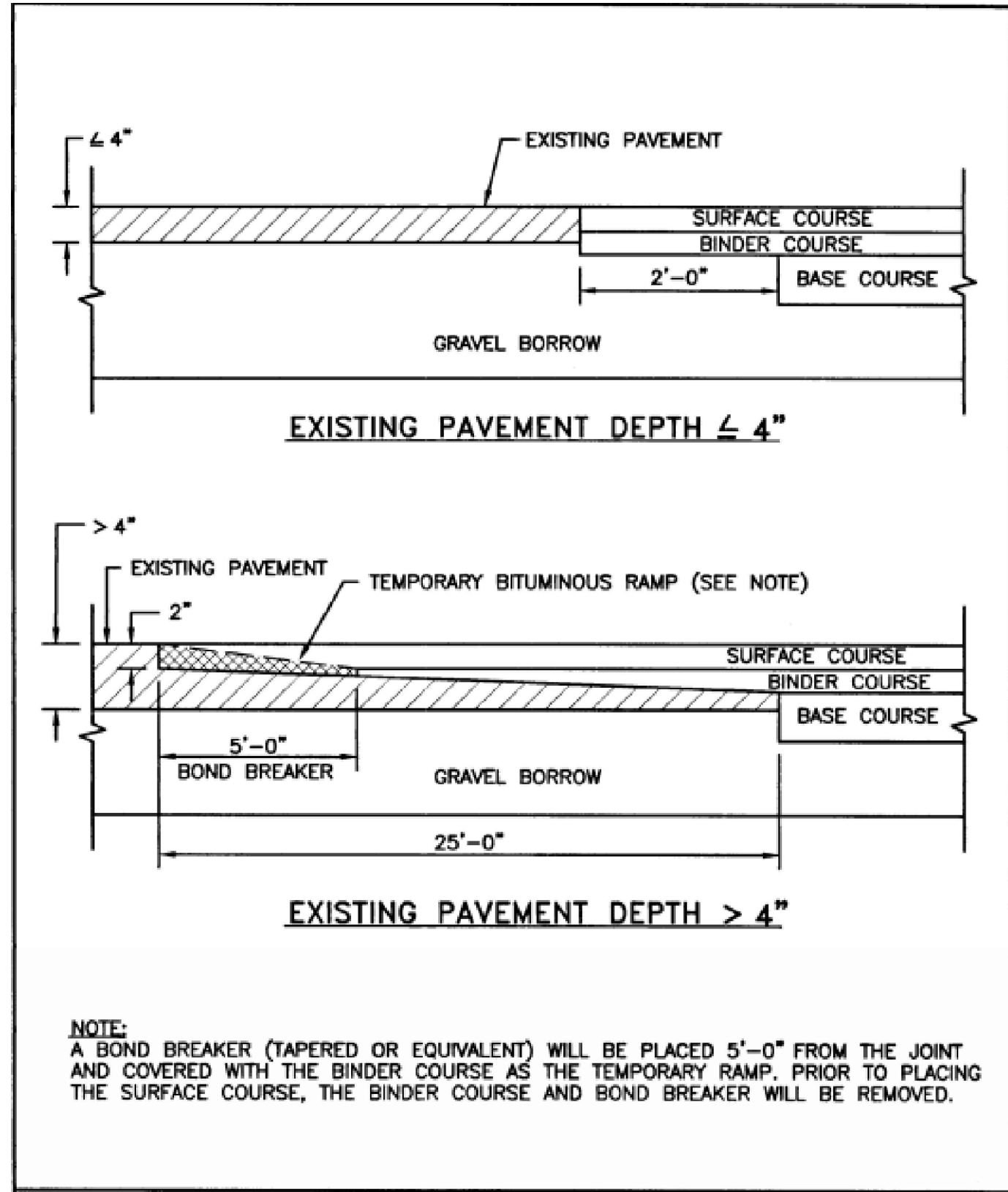
SCALE: 1" = 30'		SHEET NO: 7 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

VEGETATIVE COVER AND PLANTING

1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.		
2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS.		
3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:		
TYPE	% BY WEIGHT	SEEDING DATE
CREEPING RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 – JUNE 15
BIRDFOOT TREFOIL	15	AUGUST 15 – OCTOBER 15
PERENNIAL RYE GRASS	10	
APPLICATION RATE – 100 LBS PER ACRE		
SEED MIX SHALL BE INOCULATED WITHIN 24 – HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.		
4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.		
5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.		

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

- PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
- CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
- EXISTING CATCH BASINS ARE TO BE PROTECTED WITH STRAW BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
- THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
- TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
- CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
- STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.
- THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
- TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
- EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
- IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
- EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
- SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



TRANSVERSE PAVEMENT CUT AND MATCH
DETAIL PER RIDEM 47.1.1

ORDER OF PROCEDURE:

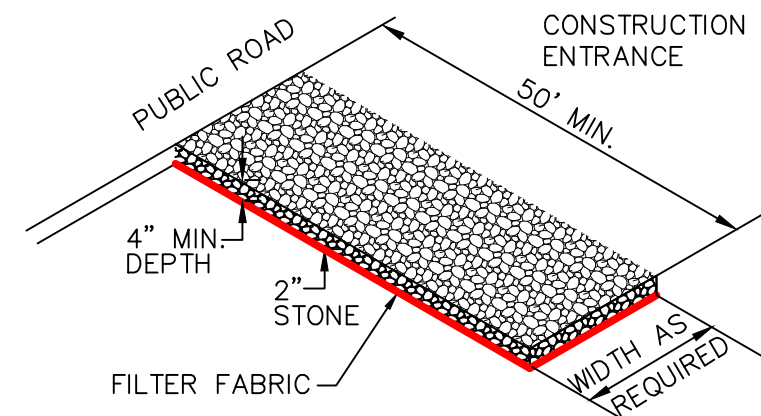
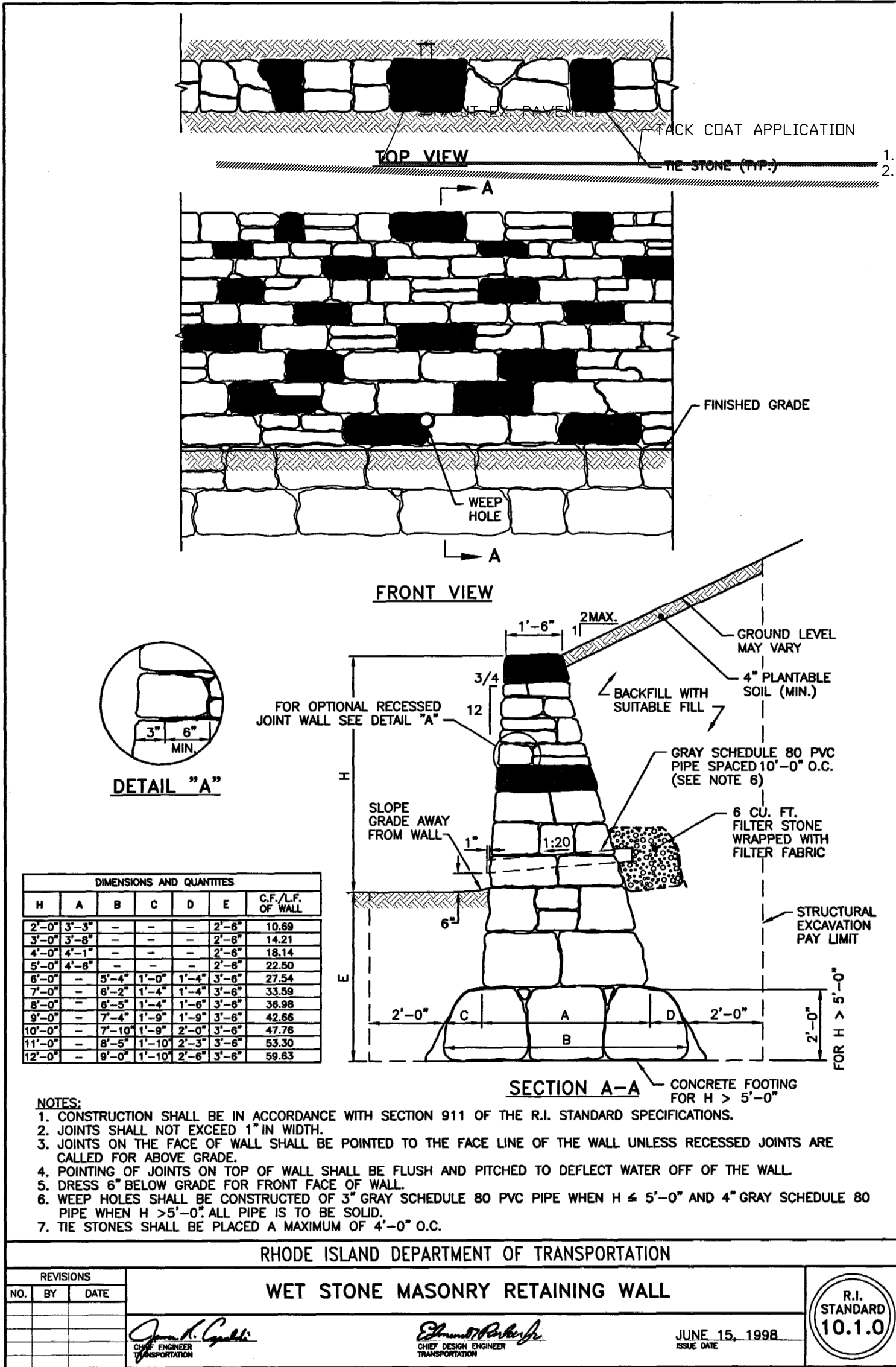
PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.). ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL. TEMPORARY STRAW BALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED. STRAW BALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDDED AND PROTECTED WITH A FIBER MULCH. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW. ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).

GENERAL NOTES:

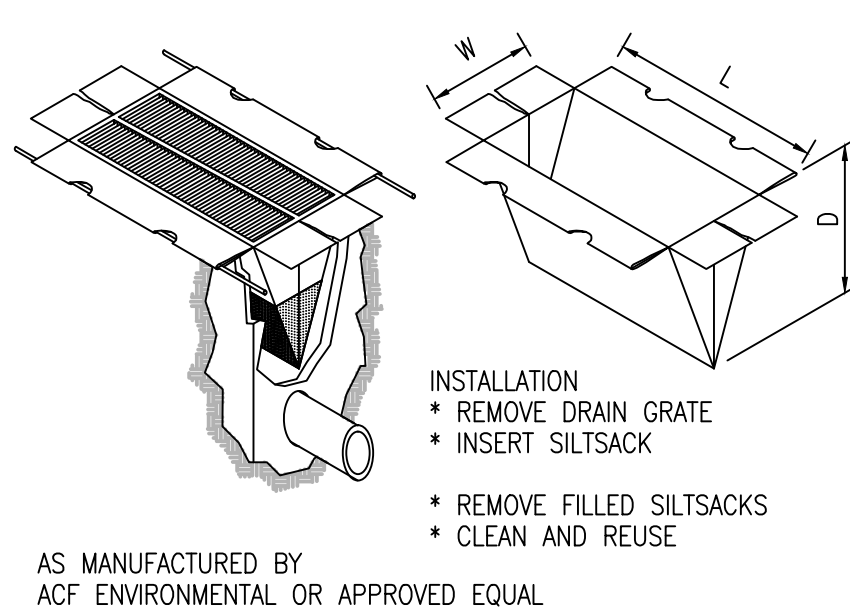
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT-SITE CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF BRISTOL.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
- IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.



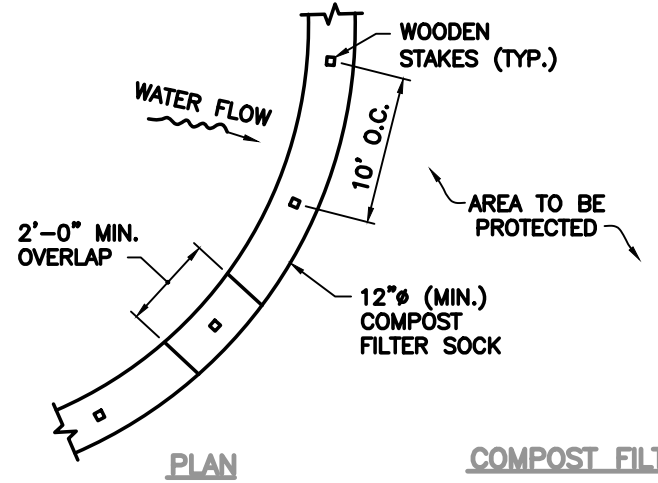
MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	—	—
1 INCH	0-5	—	0-15
3/4 INCH	—	0-5	—
1/2 INCH	—	—	0-5
3/8 INCH	—	—	—

NOTE:
STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND" GUIDELINES FOR SOIL & SEDIMENT CONTROL".

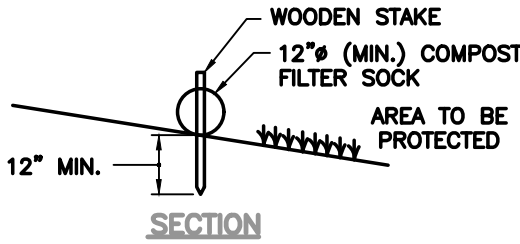
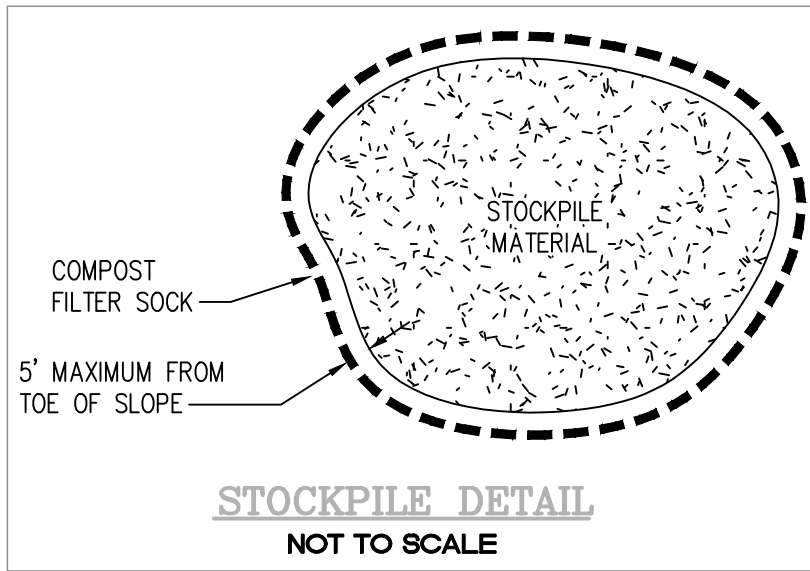
RIP-RAP STABILIZATION PAD @
CONSTRUCTION ENTRANCE
NOT TO SCALE



SILTSACK DETAIL
NOT TO SCALE



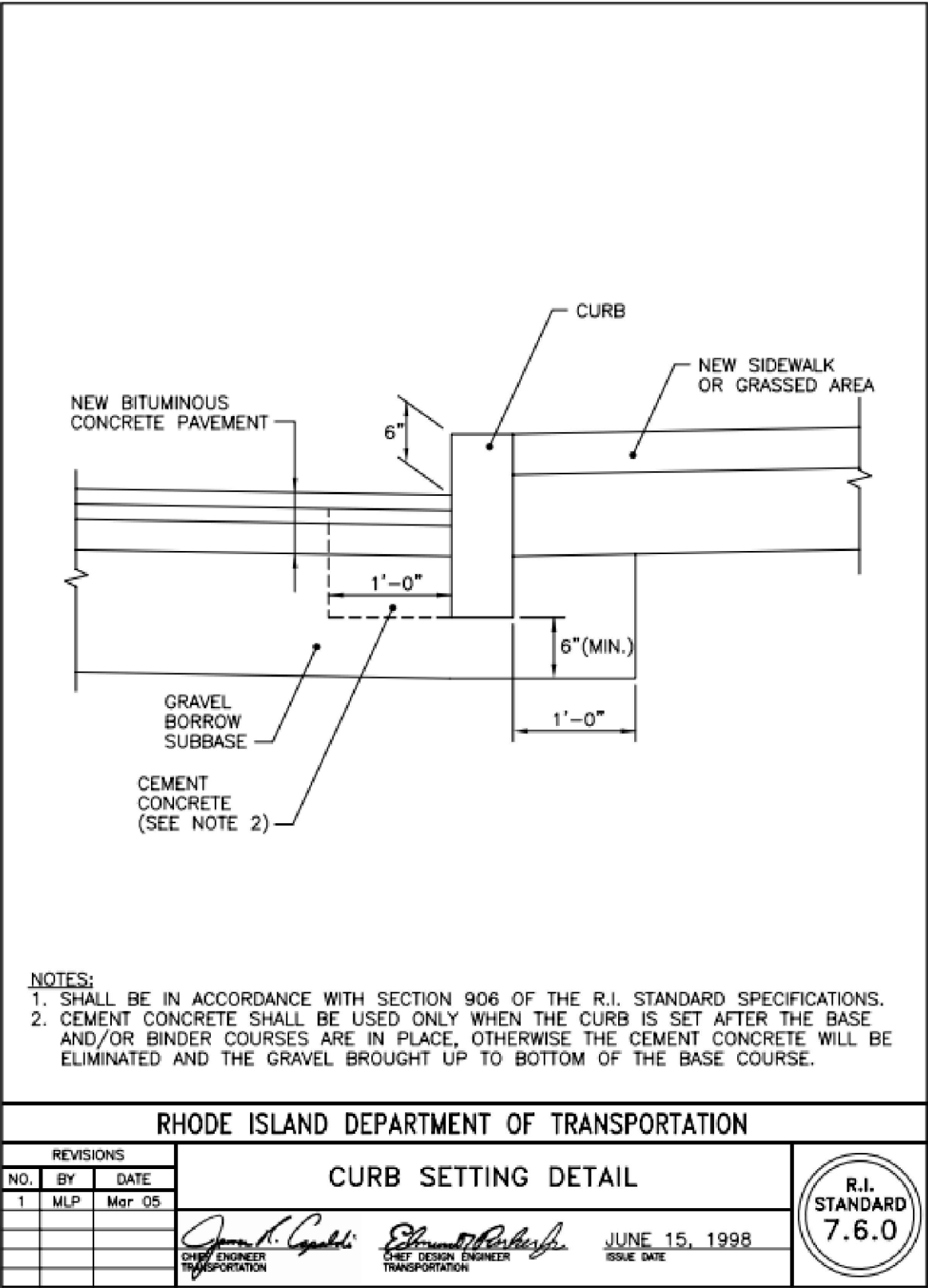
PERIMETER EROSION CONTROLS
NOT TO SCALE



- NOTES:
- ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
 - COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.

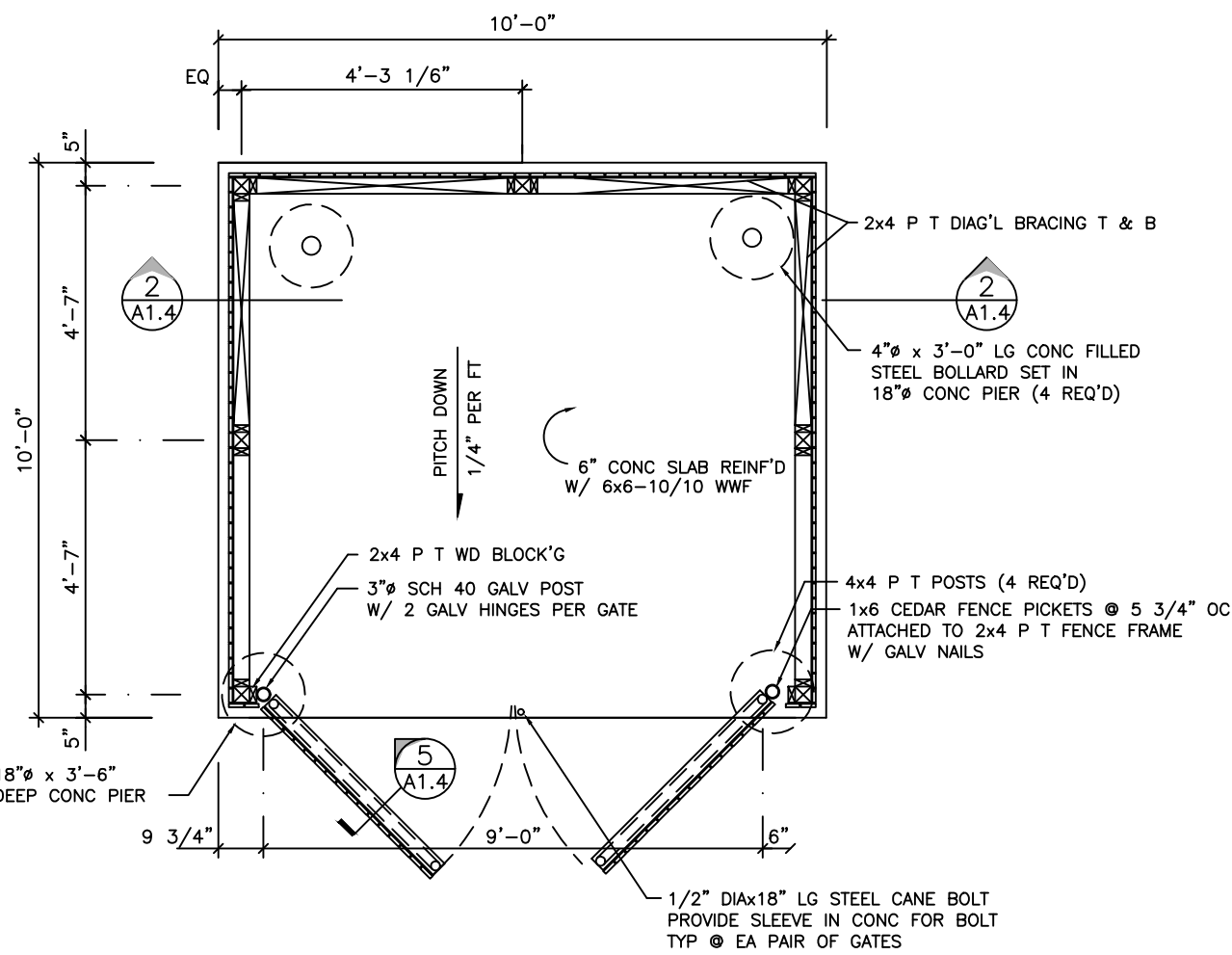
DRAWING ISSUE:

- ☐ CONCEPT
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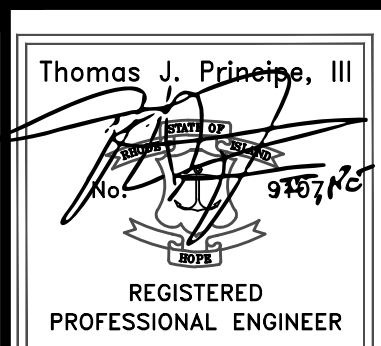


PLANNING BOARD SIGNATURE

BY: _____ DATE: _____



1
A1-2 TRASH ENCLOSURE PLAN



REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
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PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 8 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

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INFILTRATION BASIN NOTES:

- 1) DURING CONSTRUCTION HEAVY EQUIPMENT SHALL NOT TRAVERSE THE INFILTRATION AREA IN ORDER TO PREVENT DETRIMENTAL COMPACTION.
- 2) SHOP DRAWING SUBMITTAL AND APPROVAL BY DESIGN ENGINEER REQUIRED FOR INFILTRATION BASIN PRIOR TO CONSTRUCTION.

BASIN TO BE LINED WITH A 6" BOTTOM LAYER AND 6" SIDE LAYERS OF LOAM & SEED AROUND ENTIRE BASIN LIMIT.

INFILTRATION BASIN CROSS SECTION DETAIL

GRASS IN INFILTRATION BASIN TO BE MAINTAINED A MINIMUM OF 4" MOWED HEIGHT

BOTTOM BASIN ELE=124.00'

SHGWT ELE=120.00'

SPILLWAY ELEVATION=125.53

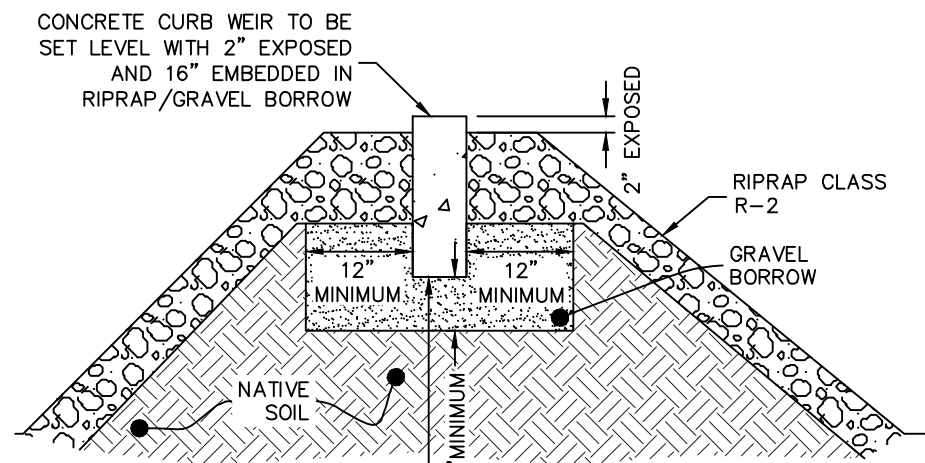
RIP-RAP TABLE

BASIN INLET SWALES
BASIN SPILLWAYS

STONE	BEDDING
STONE / DEPTH	SIZE / DEPTH
M02.02.4 / 12"	1"STONE / 4"
M02.02.4 / 12"	1"STONE / 4"
M02.02.4 = 8" - 95 / 100%,	
4" - 0 / 25%	
2½" - 0 / 5%	

INFILTRATION BASIN MAINTENANCE SCHEDULE:

- Side-slopes, embankments, and the basin floor will be mowed at least once per growing season, to prevent unwanted woody growth. This storm water facility is to be managed for wildlife habitat, therefore, mowings will be conducted after mid August to prevent mortality to ground nesting birds and animals.
- All trash and litter and other debris will be removed from the storm water facility including inlet and outlet structures. This will be accomplished at least twice per year, preferably spring and fall.
- Sediments will be removed from the basin immediately following site stabilization and every year thereafter. Accumulated sediments may have to be removed more frequently if the sediment storage capacity of the forebays or sediment storage areas are within the last 10 percent of available capacity. Sediment removal within the basin will restore the original capacity and design depth.
- If blockage of a basin outlet structure occurs it may be necessary to dewater the pond for access to the blockage. The dewatering flow must be adequately filtered prior to discharge into a receiving water body to remove suspended solids.
- Pools of stagnant water in the infiltration basin indicates failure due to erosion and scouring of the basin bottom, particularly near an inlet device. This deficiency will be corrected immediately to prevent a nuisance habitat for insects, especially mosquitoes.
- All outlet structures and outflow channels will be inspected annually. Inspections will be accomplished several times during the first six months of operation, especially after rainfall events to check for clogging or, conversely, too rapid of a release.
- The grassed areas of the basin will be inspected at least twice per year to check for erosion problems. Problem areas must be reseeded immediately to stabilize exposed soils, thereby preventing erosion and potential clogging of outflow devices.
- Repairs or replacement of inlet/outlet structures, rip-rap channels, fences, or other elements of the facility will be done within 30 days of deficiency reports. If an emergency situation is imminent then repair/replacement must be done immediately to avert failure or danger to nearby residents.
- All sediment generated during construction and as a result of maintenance of the drainage system must be disposed of properly. Sediment shall not be disposed of in or near State or Federal regulated waters.
- Records of the first two years of maintenance following construction shall be submitted to RIDEM Division of Water Resources. Maintenance records for subsequent years shall be kept on file and submitted to RIDEM, Division of Water Resources, upon request.
- All drainage facilities will be maintained by a Homeowner's Association.



CONCRETE CURB TO BE SET ON GRAVEL BORROW SUBBASE IN ACCORDANCE WITH RHODE ISLAND STATE STANDARD SPECIFICATIONS. GRAVEL BORROW TO EXTEND MINIMUM 6" BELOW EXISTING TOP/SUBSOIL. ALL BACKFILL SHALL BE FREE FROM ORGANIC MATERIALS. ALL MATERIAL PLACED BELOW CURBING SHALL BE COMPACTED TO 95% DENSITY.

Curb Outlet Weir Cross Section

Rhode Island Stormwater Design and Installation Standards Manual Amended March 2015

Figure F-2 Typical Parking Area Cross-Section for Pervious Pavement System

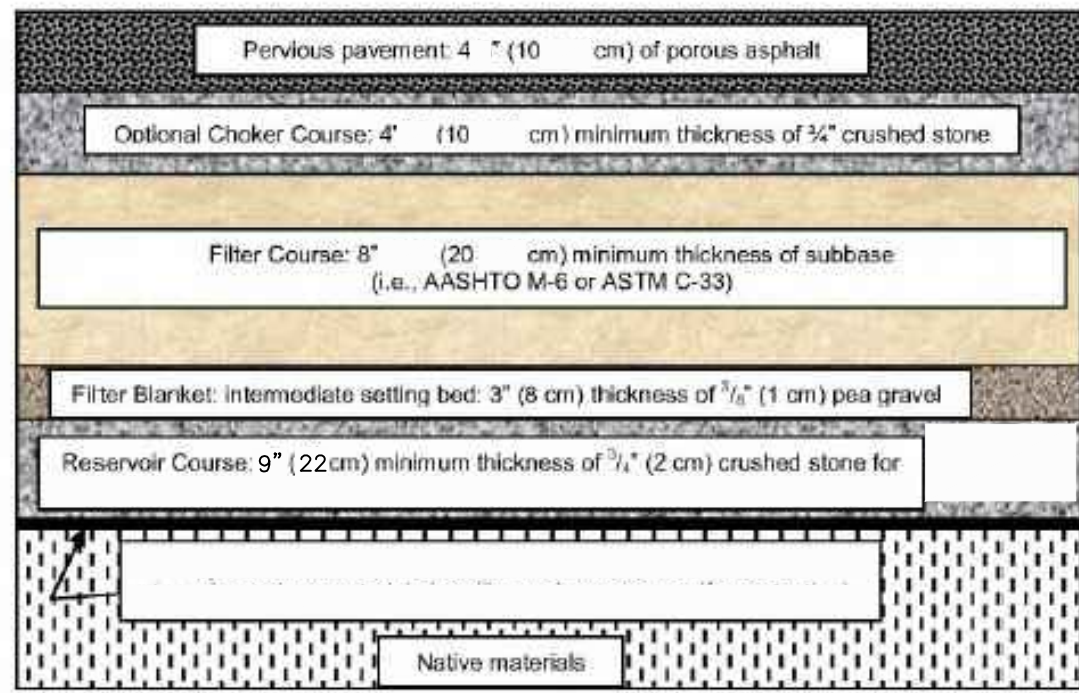


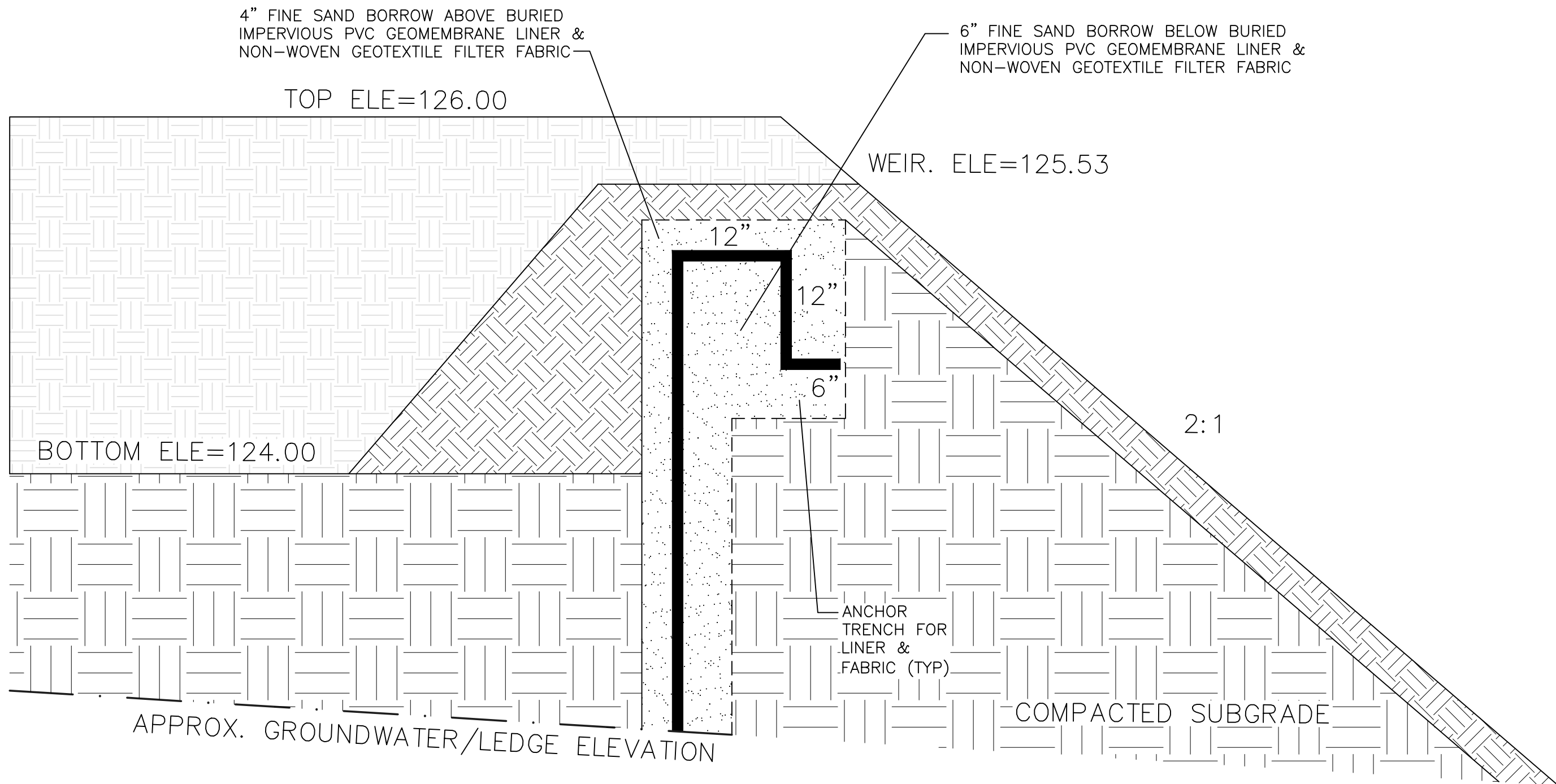
Table F-7 Gradations and compaction of choker, filter, and reservoir course materials.

US Standard Sieve Size (inches/mm)	Percent Passing (%)			
	Choker Course (AASHTO No. 57)	Filter Course (AASHTO No. M-6)	Reservoir Course (AASHTO No. 3)	Reservoir Course Alternative* (AASHTO No. 5)
6/150	-	-	-	-
2 1/2/63	-	-	100	-
2/50	-	-	90 - 100	-
1 1/2/37.5	100	-	35 - 70	100
1/25	95 - 100	-	0 - 15	90 - 100
3/4/19	-	-	-	20 - 55
1/2/12.5	25 - 60	-	0 - 5	0 - 10
3/8/9.5	-	100	-	0 - 5
#4/4.75	0 - 10	70-100	-	-
#8/2.36	0 - 5	-	-	-
#200/0.075	-	0 - 6**	-	-
% Compaction ASTM D698 / AASHTO T99	95	95	95	95

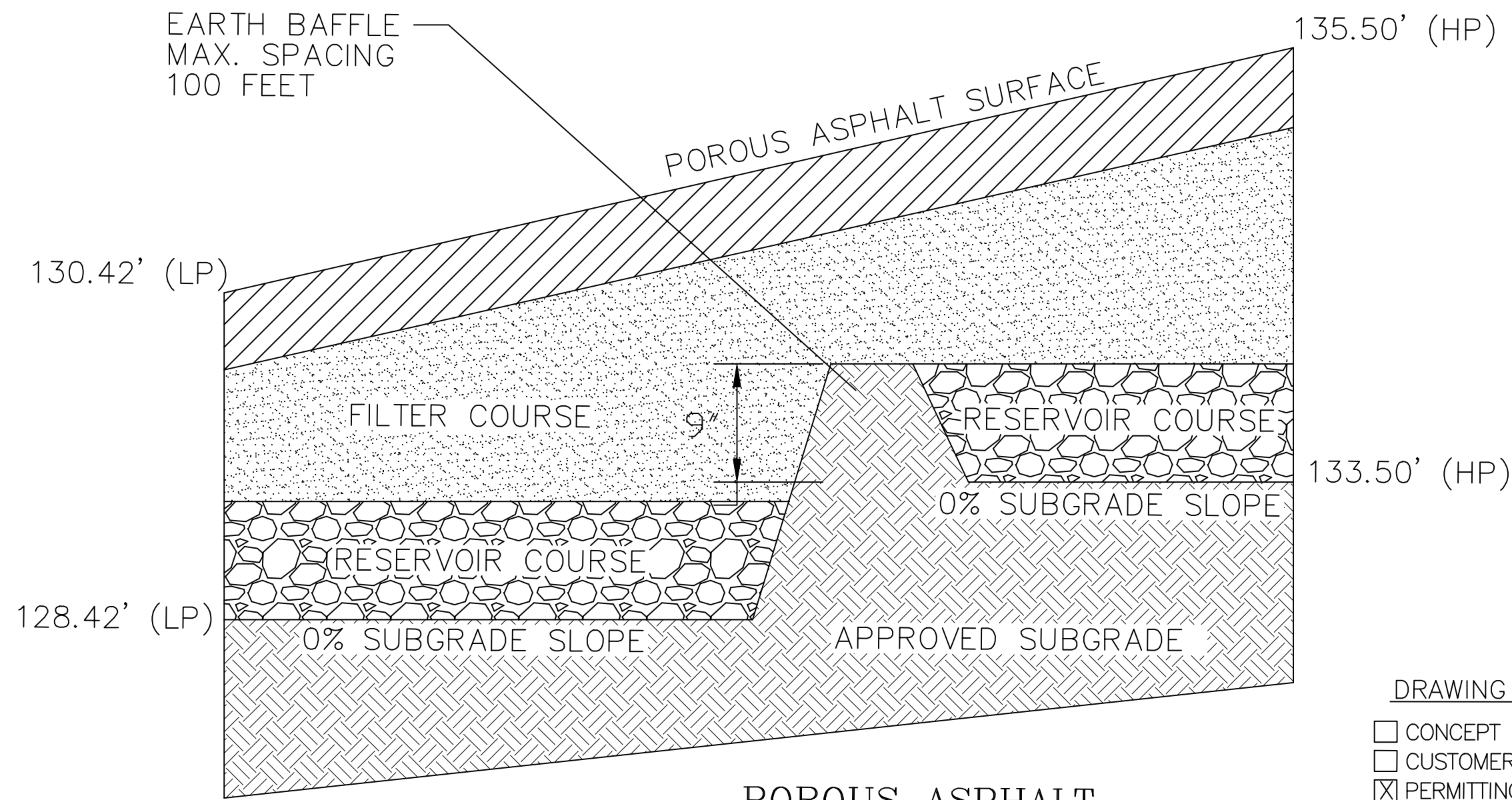
* Alternate gradations (e.g. AASHTO No. 5) may be accepted upon Engineer's approval.
** Preferably less than 4% fines

APPENDIX F: GUIDANCE ON BMP CONSTRUCTION SPECIFICATIONS

F-42



IMPERVIOUS LINER DETAIL (DOWNSLOPE OF INFILTRATION BASIN ONLY)



POROUS ASPHALT STEPPED RESERVOIR DETAIL

DRAWING ISSUE:

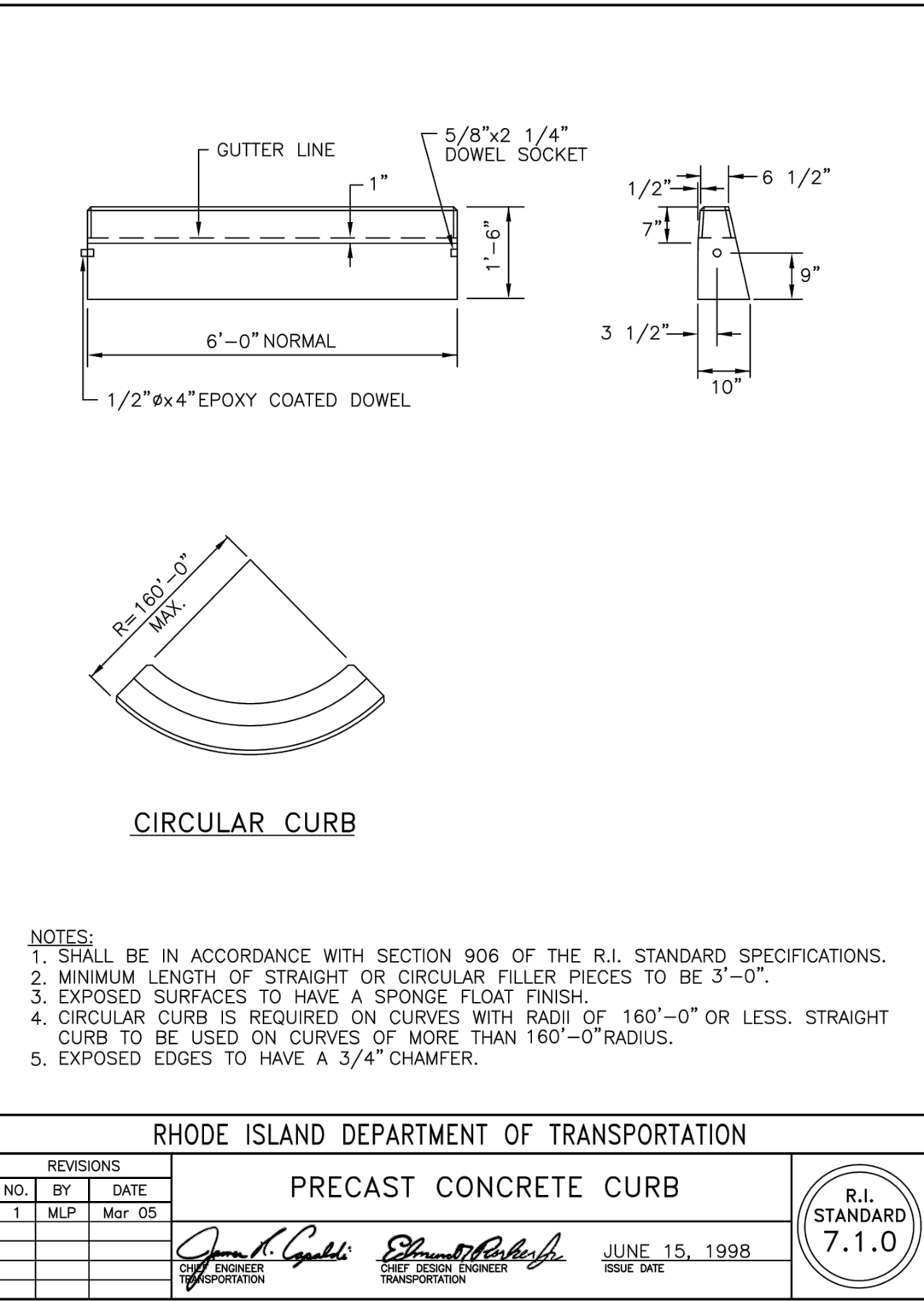
- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT

FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-2



- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
 - MINIMUM LENGTH OF STRAIGHT OR CURVILINEAR PIECES TO BE 3'-0".
 - EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
 - CIRCULAR CURB IS REQUIRED ON CURVES WITH RADI OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
 - EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

PRECAST CONCRETE CURB

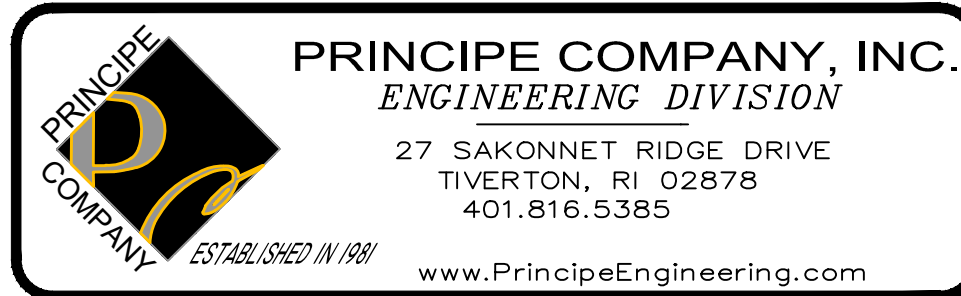
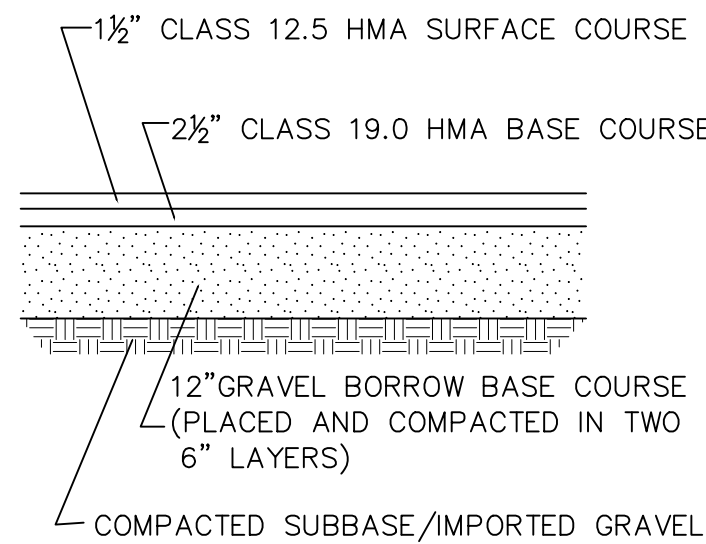
REVISIONS	NO.	BY	DATE
1	MLP	Mar 05	



JUNE 15, 1998

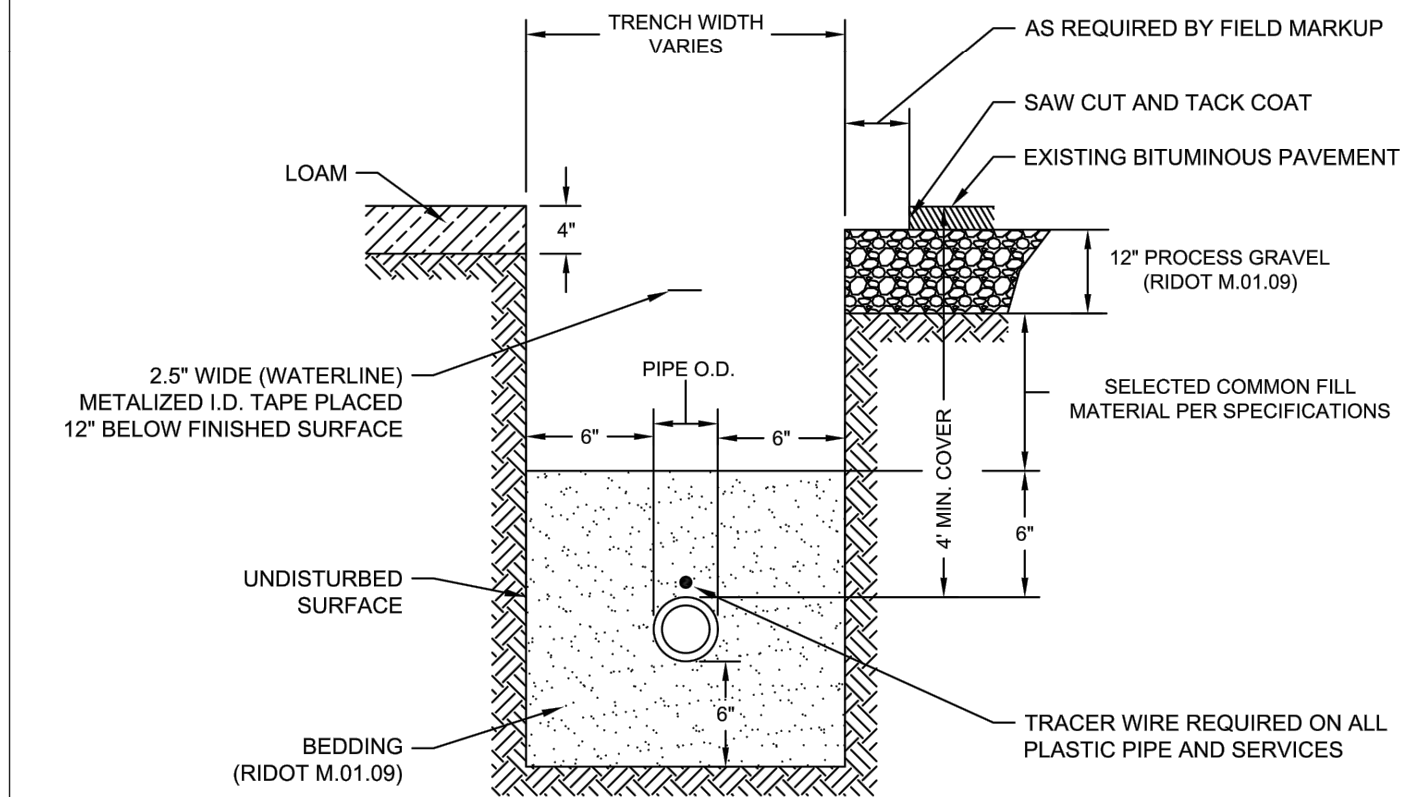


SITE PAVEMENT TYPICAL CROSS SECTION



PRELIMINARY PLAN SUBMISSION FOR A COMPREHENSIVE PERMIT APPLICATION OF "FAIR WIND VILLAGE" A.P. 47 LOT 3 206 BAY VIEW AVENUE in BRISTOL, RHODE ISLAND

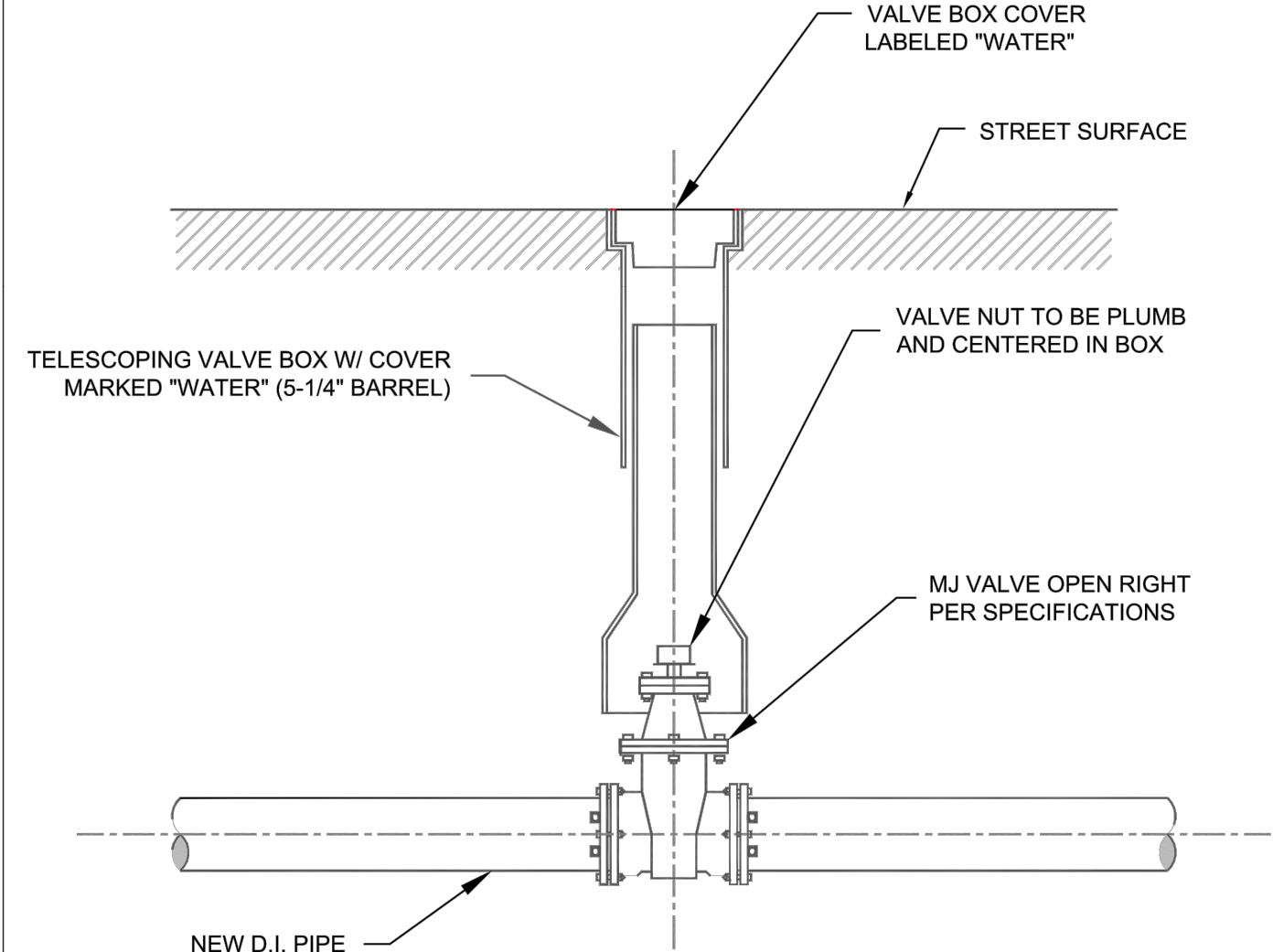
SCALE: AS NOTED		SHEET NO: 9 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	



NOTES:

1. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS AND SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
2. ROADWAY AND SIDEWALK RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL MUNICIPAL OR RIDOT PERMIT REQUIREMENTS.
3. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

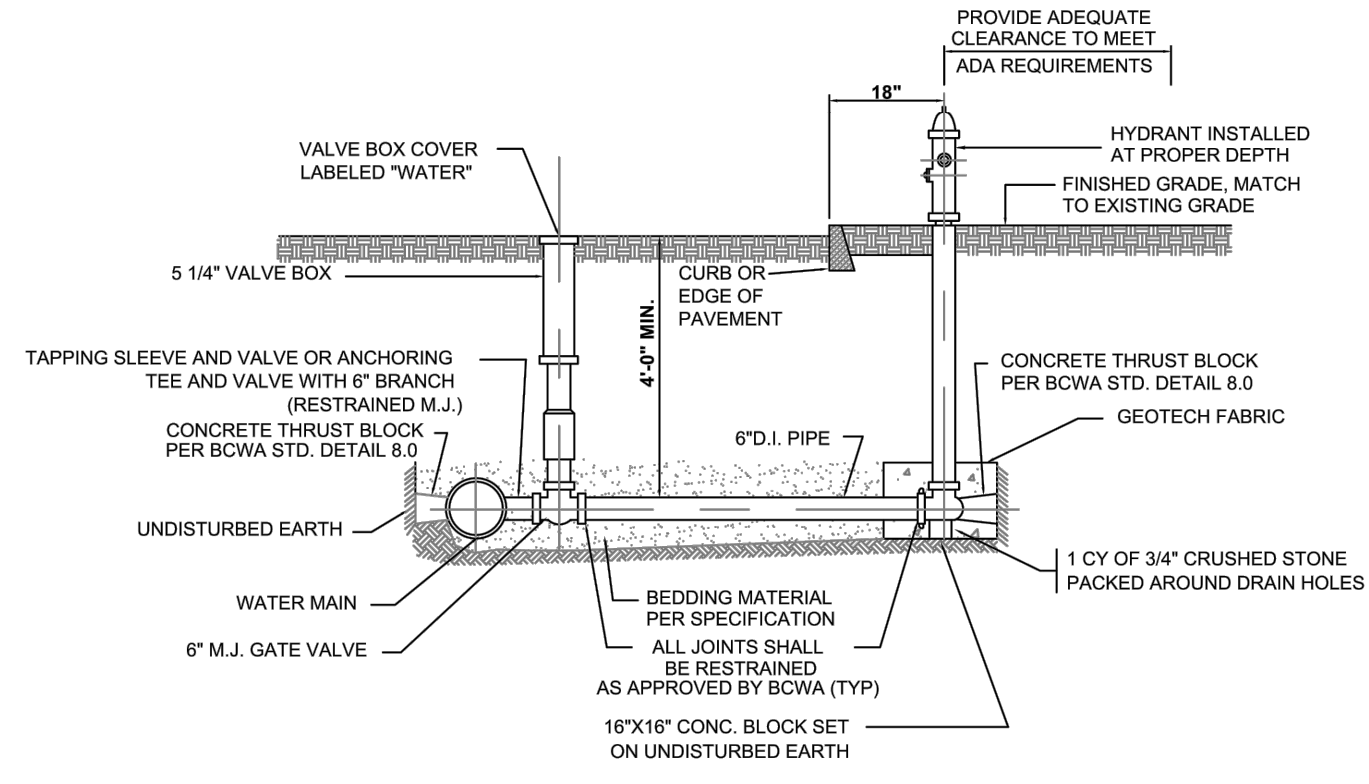
BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
TRENCH DETAIL	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	W-1	
NOT TO SCALE				



NOTE:

- 1.) ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
- 2.) ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
- 3.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

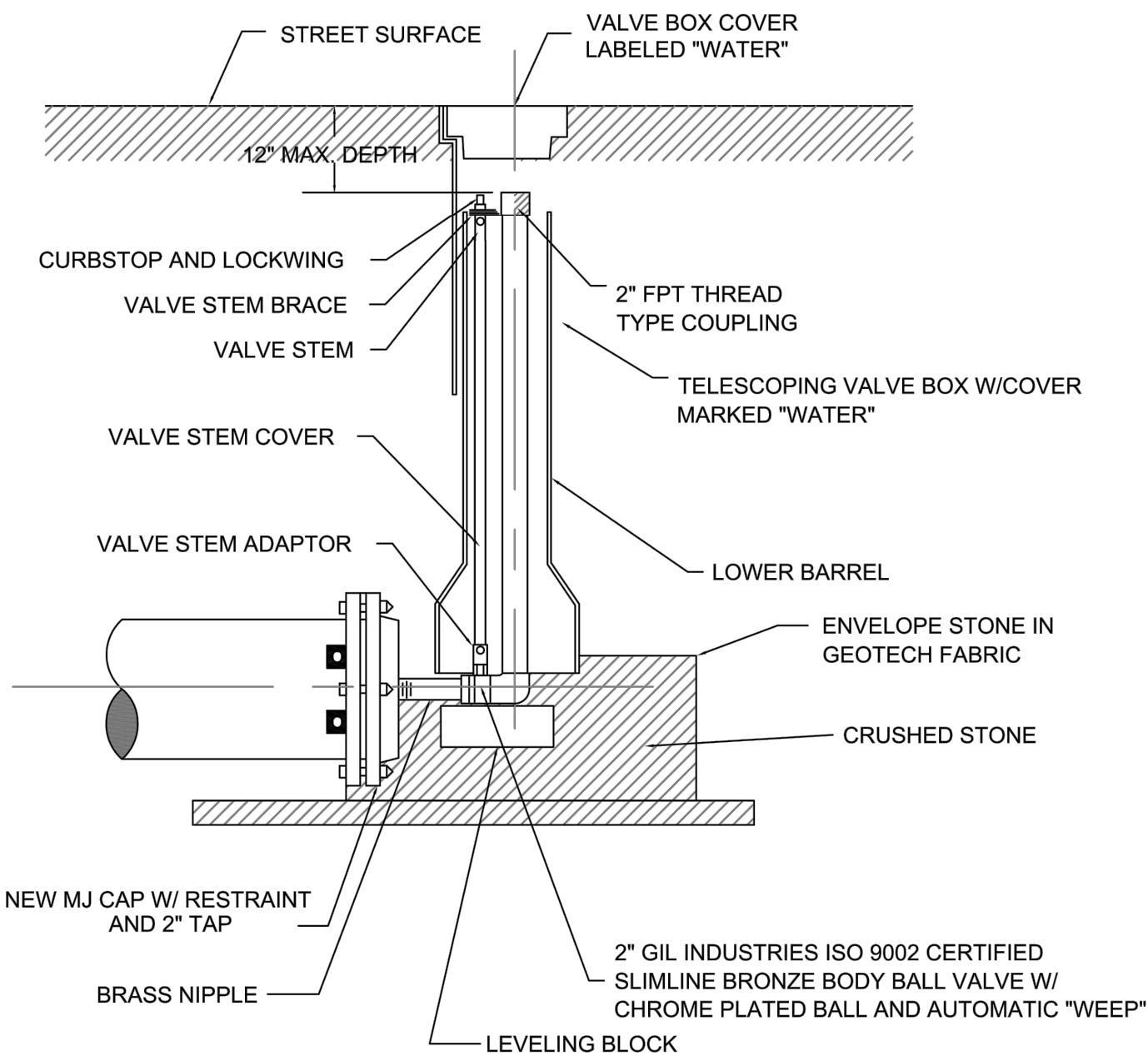
BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
NEW MJ VALVE, INSTALLED IN NEW MAIN	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	W-6	
NOT TO SCALE				



NOTES:

1. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
2. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
3. HYDRANT MUST BE BURIED TO MANUFACTURERS PROPER DEPTH (BURY LINE) TO ALLOW SUFFICIENT CLEARANCE TO BOLT/UNBOLT THE UPPER BARREL AND SAFETY FLANGES AND FOR PROPER BREAK AWAY FUNCTION.
4. USE APPROVED JOINT RESTRAINT GLANDS AND THRUST BLOCKS. THRUST BLOCKING SHALL HAVE A MINIMUM OF 3 SQUARE FEET AGAINST UNDISTURBED EARTH.
5. BARRINGTON HYDRANTS TO BE (OPEN LEFT), 4-1/2\"/>
6. BRISTOL & WARREN HYDRANTS TO BE (OPEN LEFT), 4\"/>
7. FACTORY APPLIED PAINT: BARREL & HEAD - SAFETY YELLOW, BONNET AND CAPS - SILVER ALUMINUM
8. ALL HYDRANTS SHALL HAVE A 5 1/4\"/>
9. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

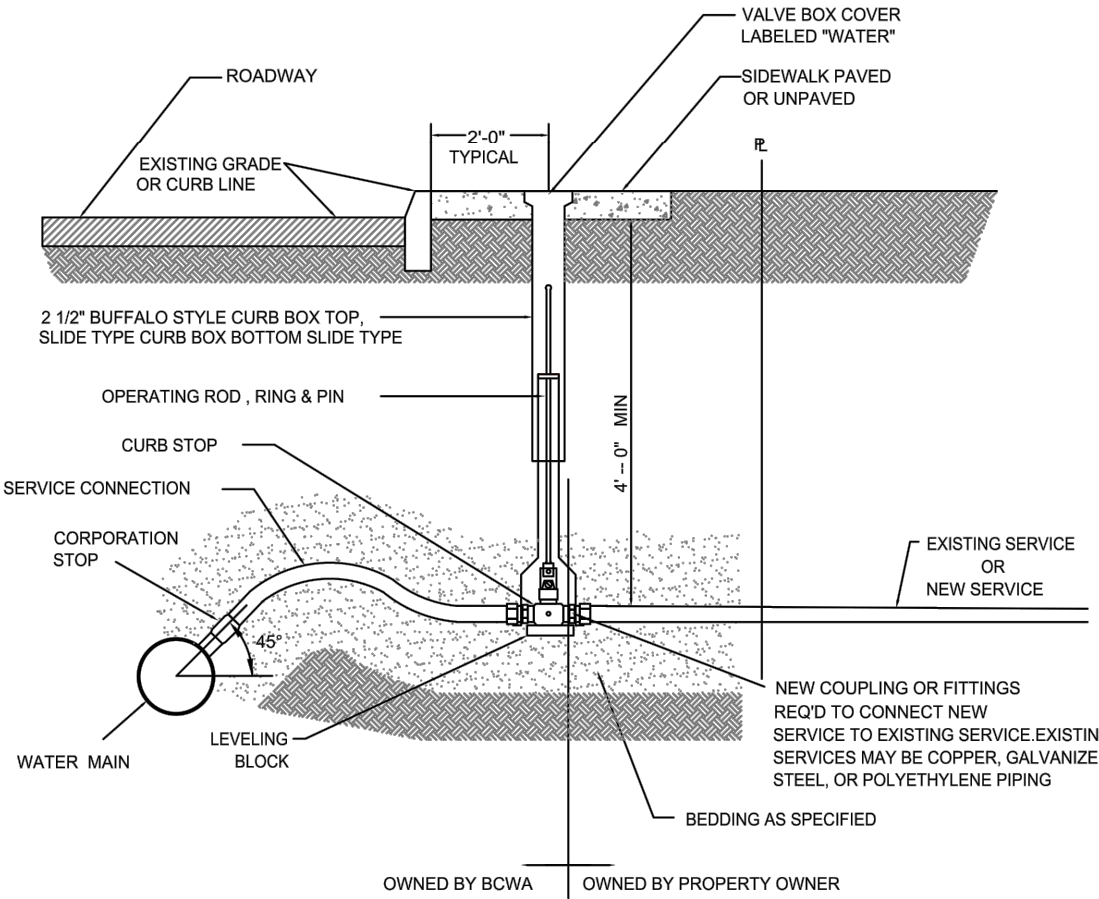
BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
HYDRANT DETAIL	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	WA-2	
NOT TO SCALE				



NOTE:

- 1.) ALL MATERIALS, BEDDING AND BACKFILL PER BCWA
- 2.) ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
- 3.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

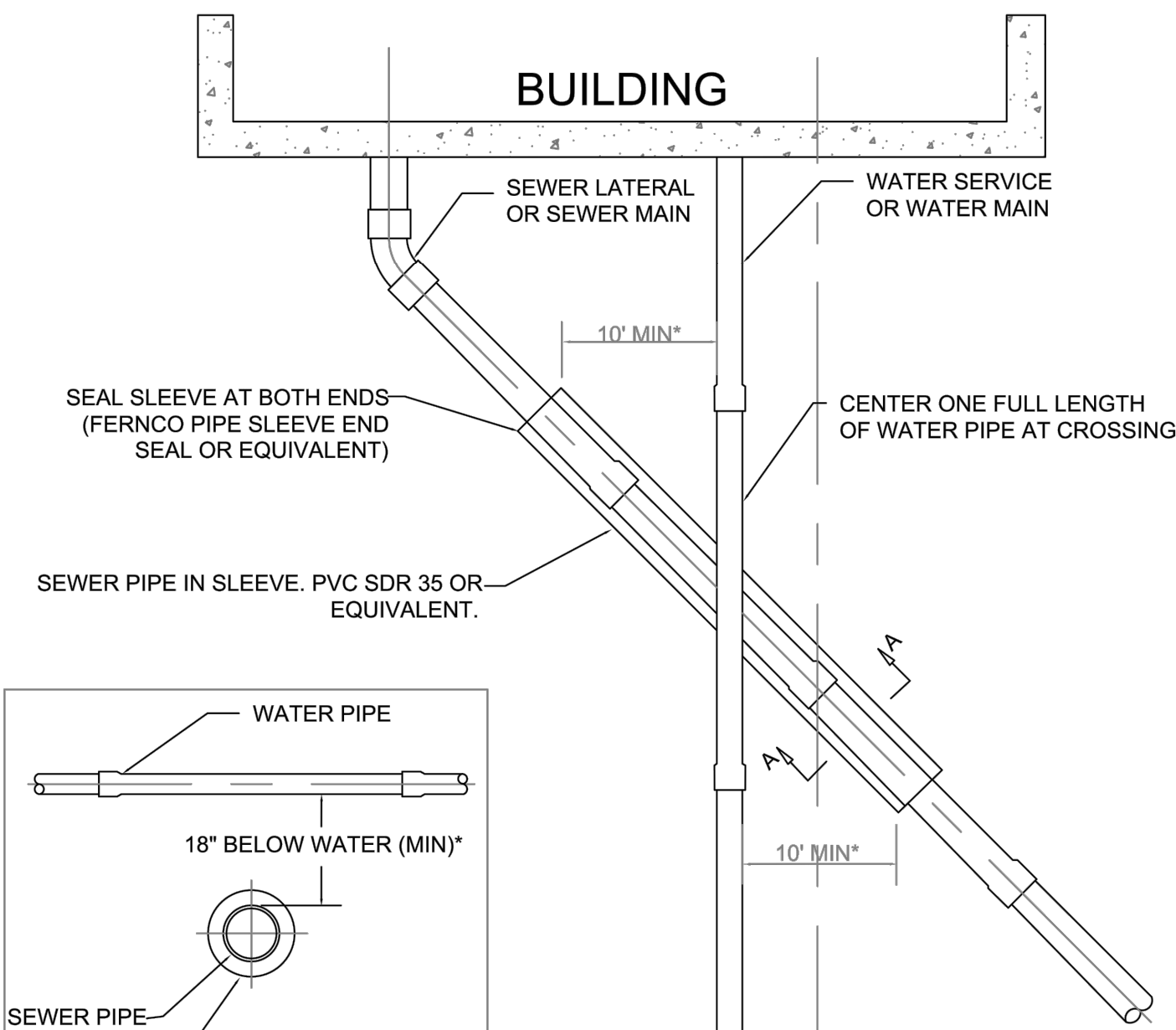
BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
2-INCH BLOW OFF	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	WA-3	
NOT TO SCALE				



NOTE:

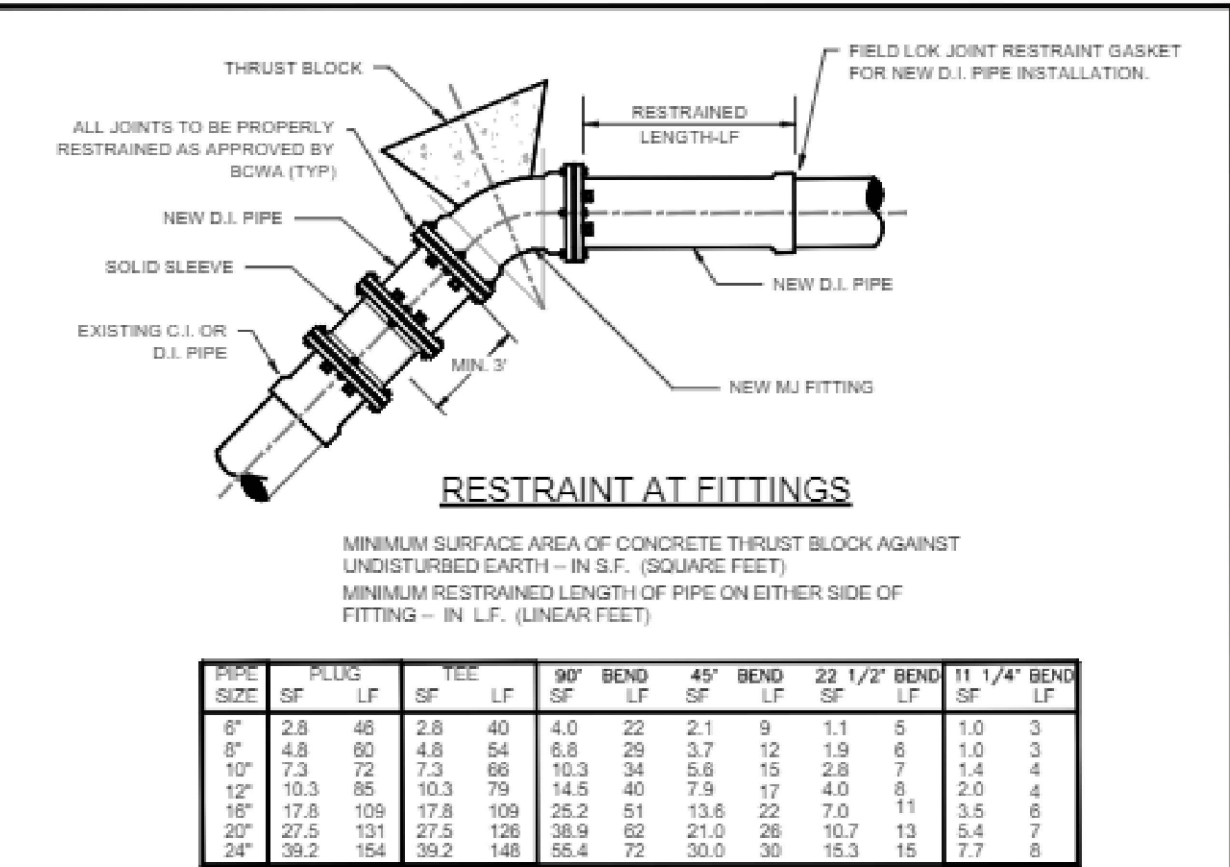
- 1.) ALL SERVICE MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
- 2.) SERVICE LINE FROM CURB BOX TO BUILDING MUST BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
- 3.) THIS DETAIL, NOT TO BE USED FOR SERVICE CONNECTIONS IN ASBESTOS CEMENT (TRANSITE), HDPE, OR PVC WATER MAINS.
- 4.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
WATER CONNECTION TAP	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	WA-5	
NOT TO SCALE				



IF THE 18 INCH MINIMUM VERTICAL SEPARATION CANNOT BE MAINTAINED, CONSTRUCT SEWER USING AWWA APPROVED WATER MAIN PIPE AND PRESSURE TEST TO 150psi. FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, MEASURED PARALLEL TO THE WATER PIPE, OR ENCASE SEWER PIPE IN PVC SLEEVE.

BRISTOL COUNTY WATER AUTHORITY 450 CHILD STREET, WARREN, RHODE ISLAND		SECTION WATER MAIN INSTALLATION	DECEMBER 2018	REVISIONS: 11/2018 - CONVERTED TO AUTOCAD
WATER/SEWER CROSSING	BRISTOL COUNTY WATER AUTHORITY	DETAIL No.	W-8	
NOT TO SCALE				



PIPE SIZE	PLUG		TEE		90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
IN	LF	LF	LF	LF	LF	LF	LF	LF	LF	LF	LF	LF
6"	2.8	46	2.8	40	4.0	22	2.1	9	1.1	5	1.0	3
8"	4.8	80	4.8	54	6.8	29	3.7	12	1.9	6	1.0	3
10"	7.3	72	7.3	66	10.3	34	5.8	15	2.8	7	1.4	4
12"	10.3	85	10.3	79	14.5	40	7.9	17	4.0	8	2.0	4
16"	17.8	109	17.8	109	25.2	51	13.6	22	10.0	11	3.5	6
20"	27.5	131	27.5	128	38.9	62	21.0	28	16.7	13	5.4	7
24"	39.2	154	39.2	148	55.4	72	30.0	30	15.3	15	7.7	8

1. ALL CONCRETE TO BE CLASS B (A2)
2. THE "SF" VALUES IN THE ABOVE TABLE ARE BASED ON 3000 p.s.f. SOIL BEARING CAPACITY, 150 p.s.i. TEST PRESSURE AND A 1.5 FACTOR OF SAFETY.
3. THE "LF" VALUES IN THE ABOVE TABLE ARE BASED ON A TYPE 3 LAYING CONDITION, A SAND SILT SOIL DESIGNATION, A 5 FOOT R/W LENGTH, 150 P.S.I. TEST PRESSURE AND A 1.5 FACTOR OF SAFETY AS USED IN THE "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" COMPUTER PROGRAM BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION.
4. IF SOIL CONDITIONS OR EXCAVATION LIMITS ENCOUNTERED DURING CONSTRUCTION MAKE IT UNFEASIBLE TO PLACE THRUST BLOCKS AGAINST UNDISTURBED EARTH OF THE PROPER BEARING CAPACITY, THE CONTRACTOR SHALL DESIGN AND PLACE SPECIAL REACTION BLOCKS OF SUFFICIENT WEIGHT TO RESIST FULL THRUST UNDER ALL CONDITIONS. THE DESIGN SHALL BE SUBJECT TO BCWA APPROVAL.
5. MINIMUM SURFACE AREAS SHALL BE INCREASED BY 50% IF DEEMED NECESSARY BY THE ENGINEER.
6. A MECHANICAL JOINT RESTRAINT SYSTEM MUST BE USED FOR VERTICAL BENDS.
7. AT THE DISCRETION OF THE ENGINEER, A JOINT RESTRAINT SYSTEM MAY BE SUBSTITUTED FOR OR USED IN COMBINATION WITH PROPER THRUST BLOCKING.
8. A 48 HR. CURING PERIOD MUST BE GIVEN BEFORE FULL LINE PRESSURE CAN BE APPLIED TO NEW CONCRETE THRUST BLOCKS.
9. THRUST BLOCK DESIGN FOR PIPE LARGER THAN 24" SHALL BE REVIEWED ON AN INDIVIDUAL BASIS BY THE BCWA.
10. THE RESTRAINED LENGTH IS BASED ON DUCTILE IRON PIPE WITH A FOOT COVER, IF THE DEPTH VARIES, OR THE DUCTILE IRON PIPE IS POLY WRAPPED THE RESTRAINED LENGTH MUST BE RE-CALCULATED.
11. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BCWA

BRISTOL COUNTY WATER AUTHORITY THRUST BLOCK AND RESTRAINTS AT FITTINGS	450 CHILD STREET WARREN, RHODE ISLAND	DETAIL 8.0
NOT TO SCALE	DATE: 5/2017	

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-3

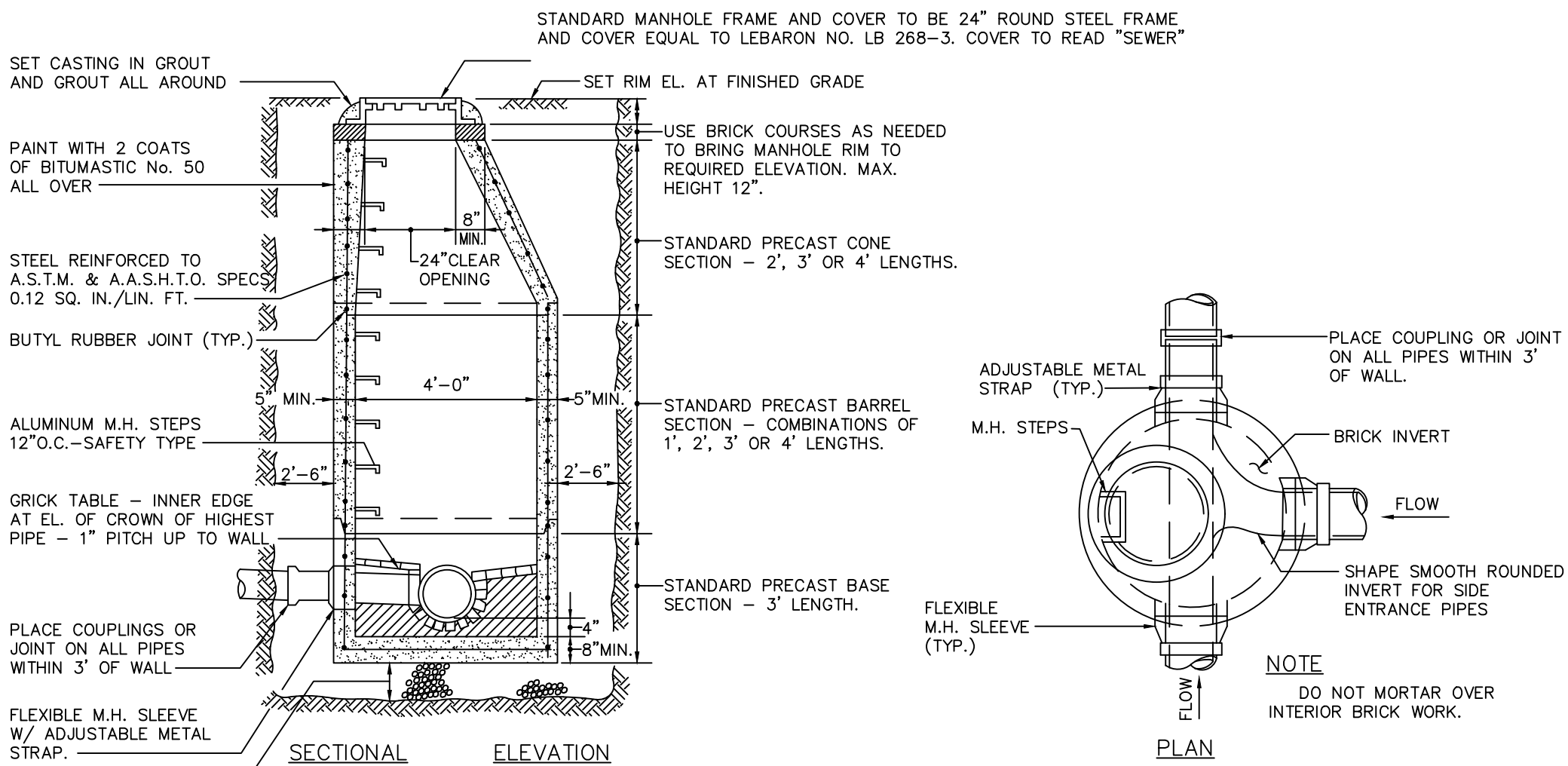
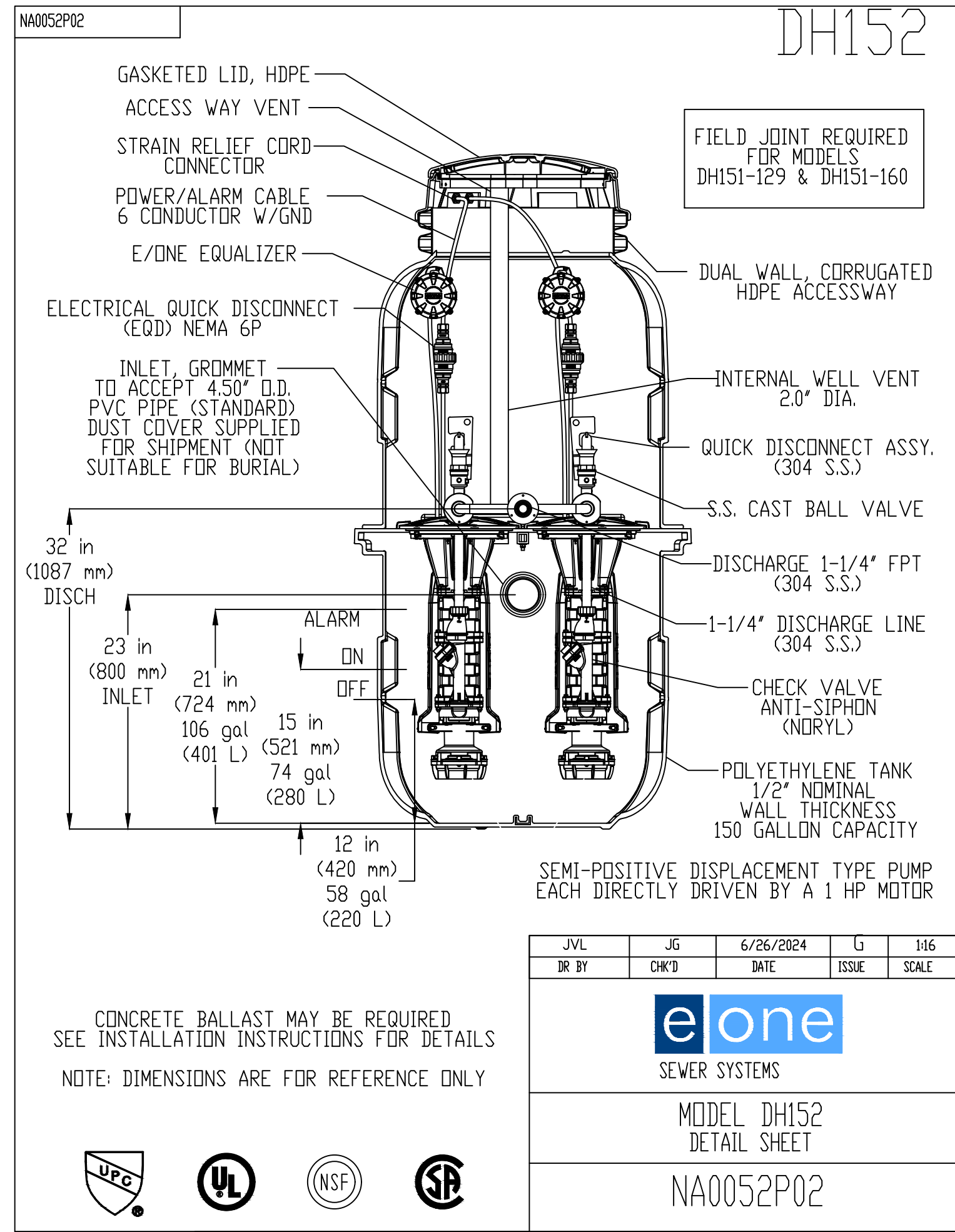
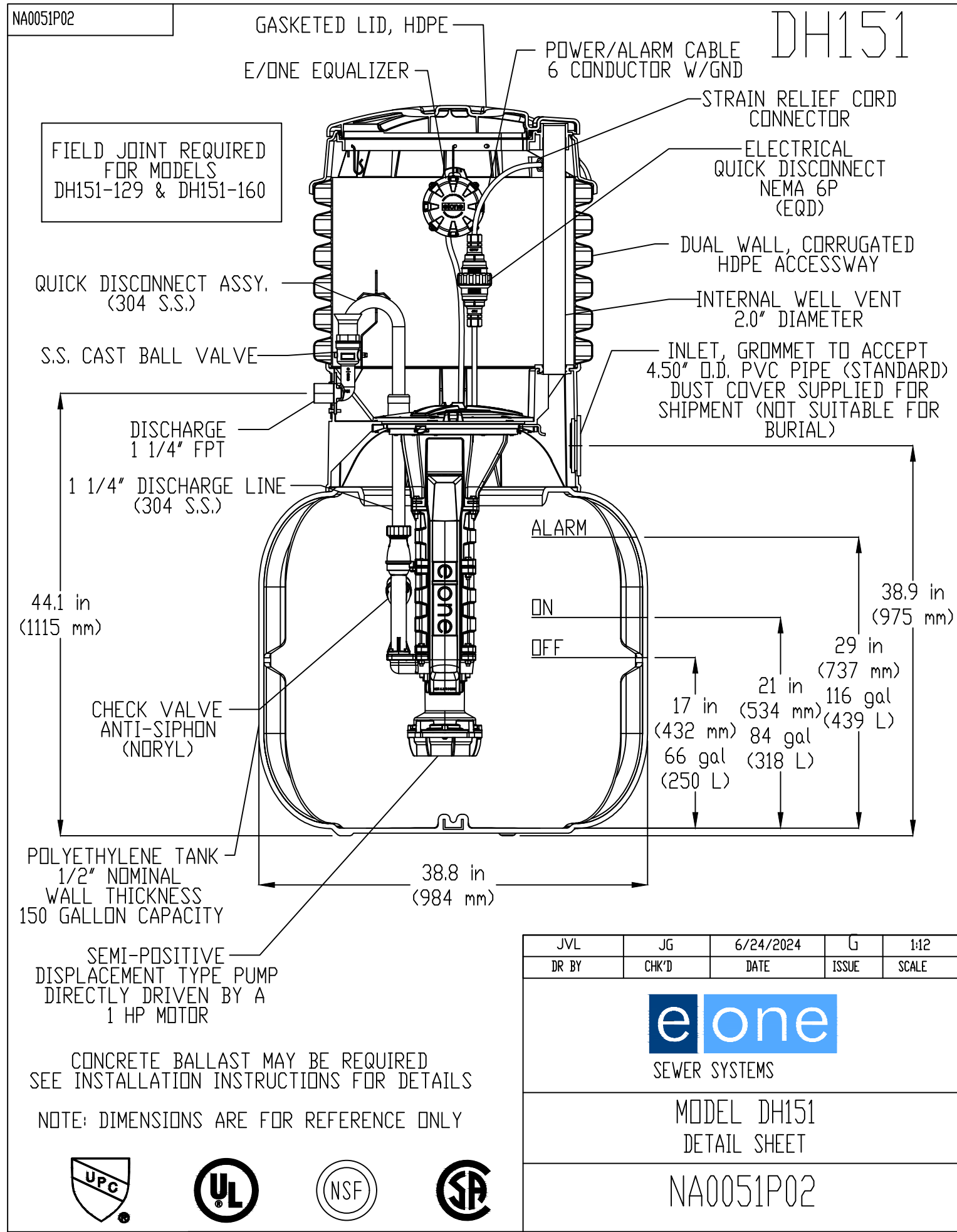
Thomas J. Principe, III REGISTERED PROFESSIONAL ENGINEER
--

	PRINCIPE COMPANY, INC. ENGINEERING DIVISION 27 SAKONNET RIDGE DRIVE TIVERTON, RI 02878 401.816.5385 www.PrincipeEngineering.com
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PRELIMINARY PLAN SUBMISSION FOR A COMPREHENSIVE PERMIT APPLICATION OF "FAIR WIND VILLAGE" A.P. 47 LOT 3 206 BAY VIEW AVENUE in BRISTOL, RHODE ISLAND	
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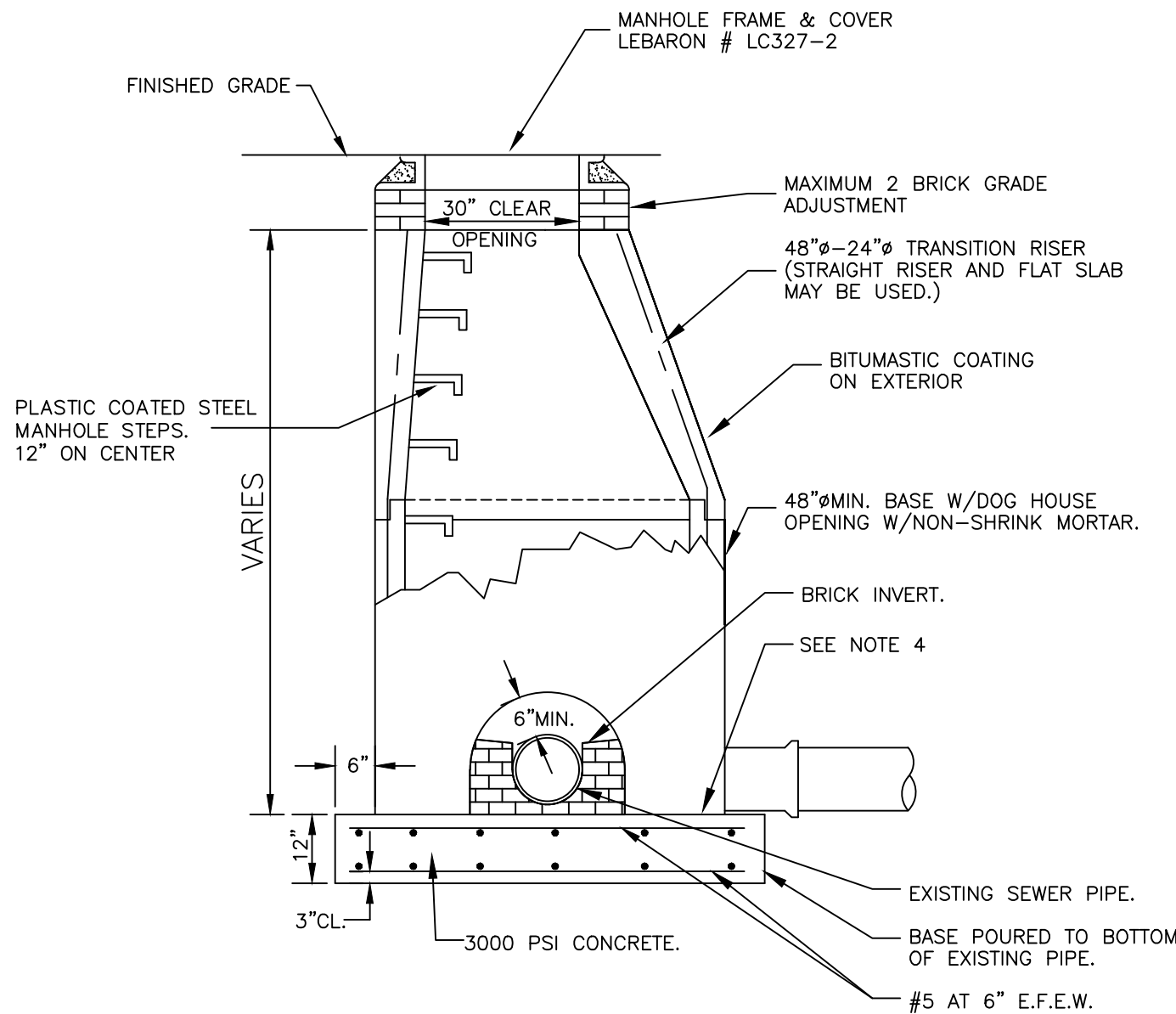
SCALE: AS NOTED	SHEET NO: 10 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/25	PROJECT NO.: LD-2021-35	

C:\Users\admin\Principe Engineering Dropbox\Land Development\2021\LD_2021-35_206 Bay View Avenue_Bristol_Daniel Ferreira\Current Working Drawings and PDFs\LD_2021-35_206 Bay View Avenue_Bristol_PRLU\APRIL-25 rev.dwg, DWG To PDF.pc3



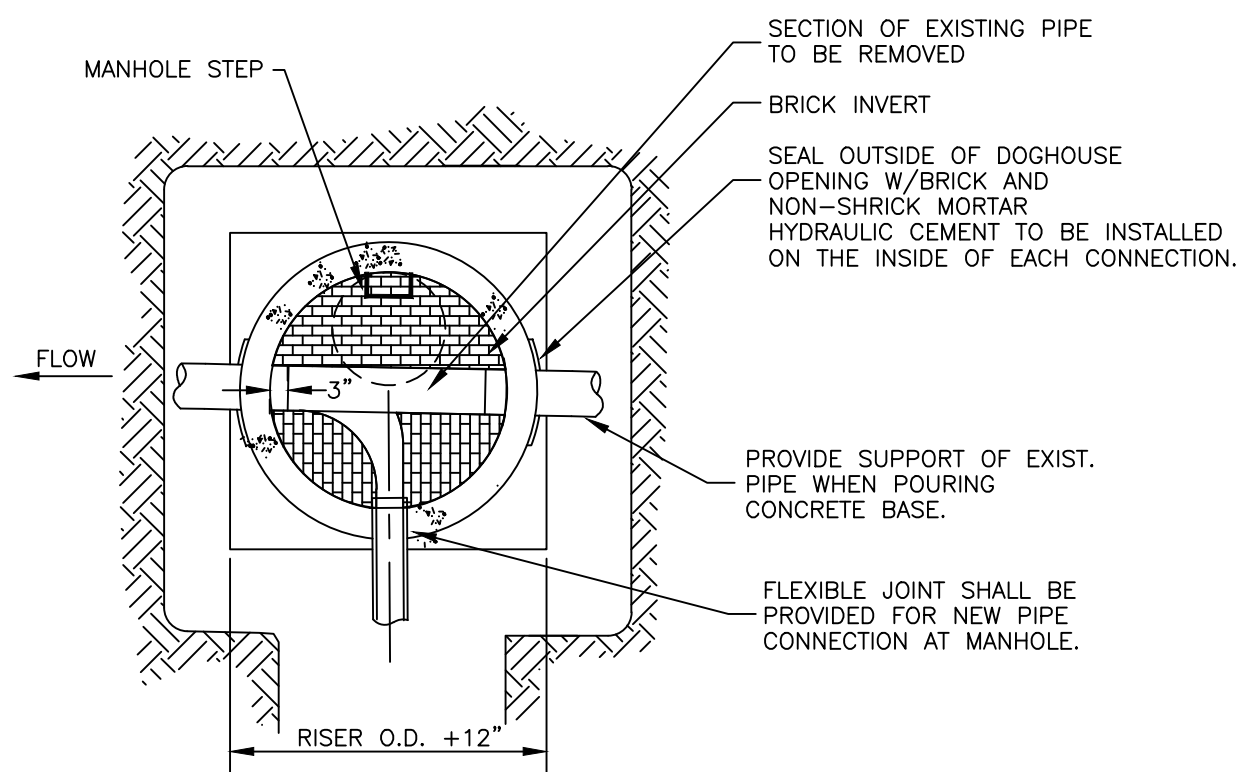
TYPICAL PRECAST CONCRETE MANHOLE DETAILS

NOT TO SCALE



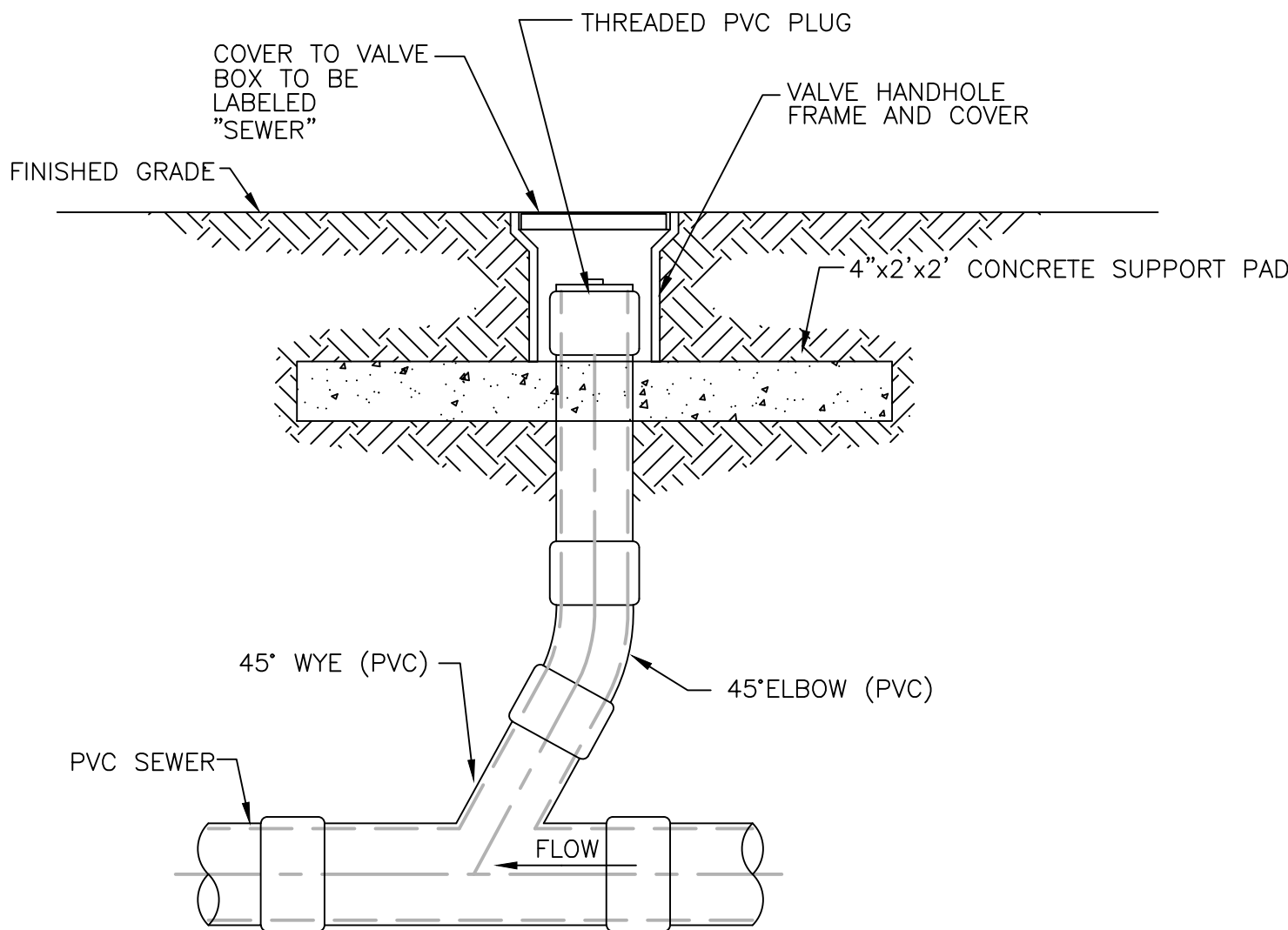
TYPICAL PRECAST CONCRETE SEWER MANHOLE OVER EXISTING PIPE

NOT TO SCALE



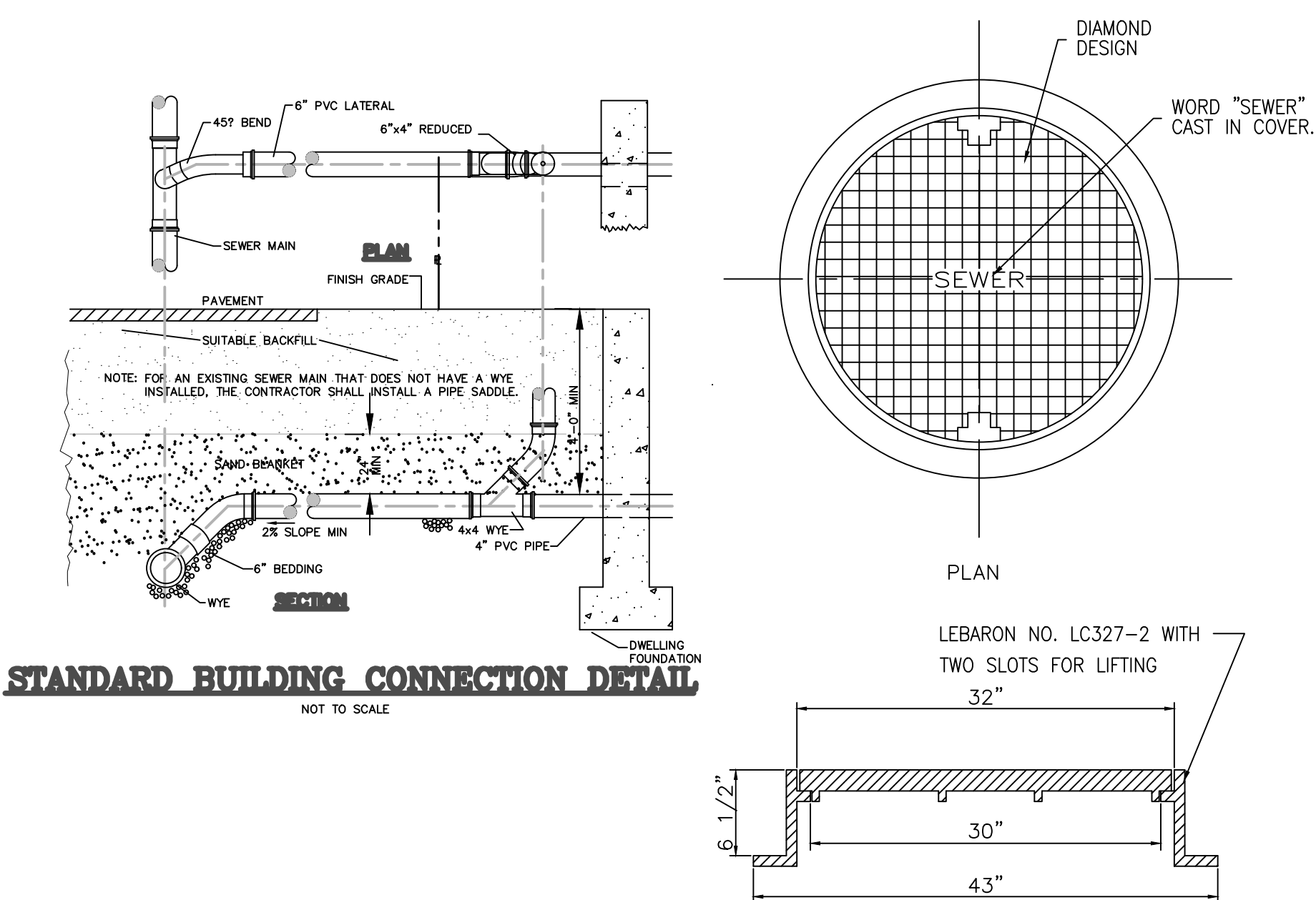
GENERAL NOTES:

- MANHOLE SHALL HAVE SHELF & INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST POSSIBLE RADIUS TANGENT TO THE CENTERLINE OF THE SEWER PIPES.
- SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN.
- THE JOINT BETWEEN POURED BASE AND BASE SECTION TO BE WATERTIGHT.
- THE SEWER MANHOLE SHALL BE VACUUM TESTED AND APPROVED BY THE BRISTOL WPCD SEWER AUTHORITY PRIOR TO SYSTEM GOING ON-LINE.



CLEANOUT DETAIL

NOT TO SCALE



- NOTE:
- VENTILATION HOLES OF ANY SIZE ARE NOT ALLOWED.

SANITARY MANHOLE FRAME & COVER

NOT TO SCALE

SEWER NOTES:

- CONTRACTOR TO CONFIRM ALL CONNECTIONS ARE WATER TIGHT.
- CONTRACTOR TO CONFIRM UNIMPEDED ACCESS FOR BRISTOL WPCD TO ALL DOG HOUSE STYLE MANHOLES INSTALLED FOR INSERTION OF PIPELINE CLEANING AND INSPECTION EQUIPMENT.
- STONGBACK FERNO COUPLINGS TO BE INSTALLED AT CONNECTION OF NEW PVC SEWER TO EXISTING CLAY PIPE.

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

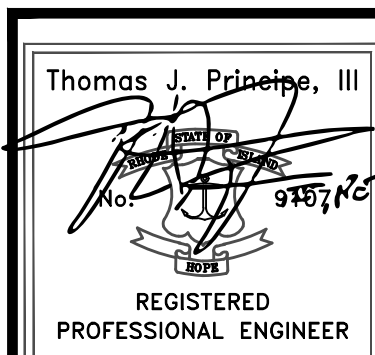
PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

OWNER/APPLICANT

FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-4



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION FOR A COMPREHENSIVE PERMIT APPLICATION OF

"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

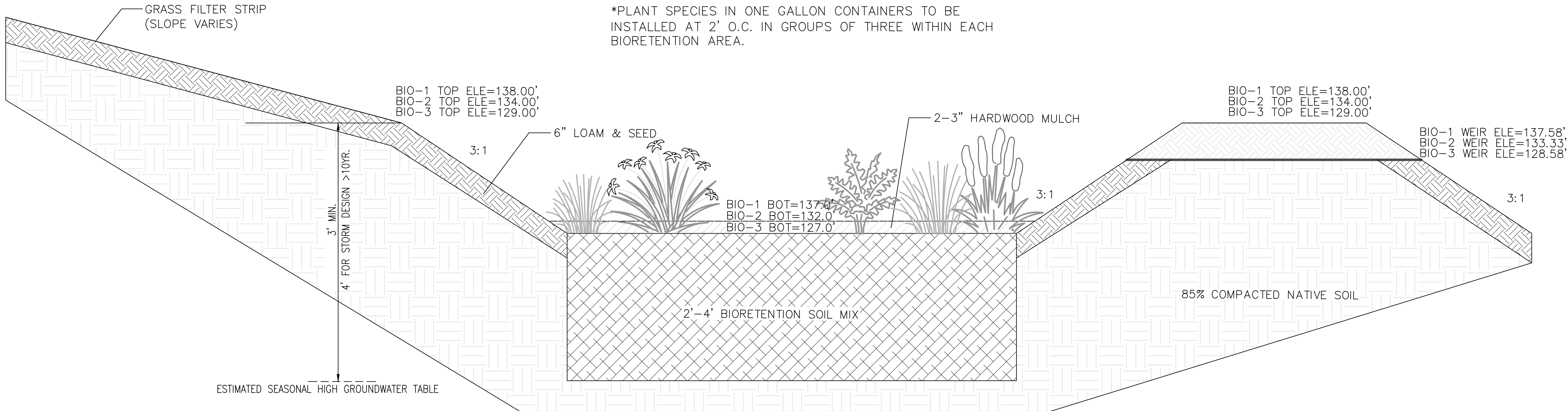
SCALE: AS NOTED	SHEET NO: 11 of 13
DRAWN BY: KAB	DESIGN BY: KAB
DATE: 03/27/2025	CHECKED BY: TJP
PROJECT NO.: LD-2021-35	

C:\Users\admin\Principe Engineering Dropbox\Land Development\2021\LD_2021-35_206 Bay View Avenue_Bristol_Daniel Ferreira\Current Working Drawings and PDFs\LD_2021-35_206 Bay View Avenue_Bristol_PRELIM\APRIL-25 rev.dwg, DWG To PDF.pc3

PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 2' O.C. IN GROUPS OF THREE WITHIN EACH BIORETENTION AREA.



BIORETENTION AREA DETAIL

NOT TO SCALE

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

ANNUALLY:

MULCH- SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION-SPRING
REMOVE DEAD VEGETATION-FALL OR SPRING
PRUNE-SPRING

AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.

F.5.2.3 Mulch Layer Specifications.

A finely shredded, well-aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well-aged organic dark pine mulch may be accepted on a case-by-case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6-12 months) for acceptance. Mix approximately 1/2 the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

NOTES:

- (1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
- (2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).

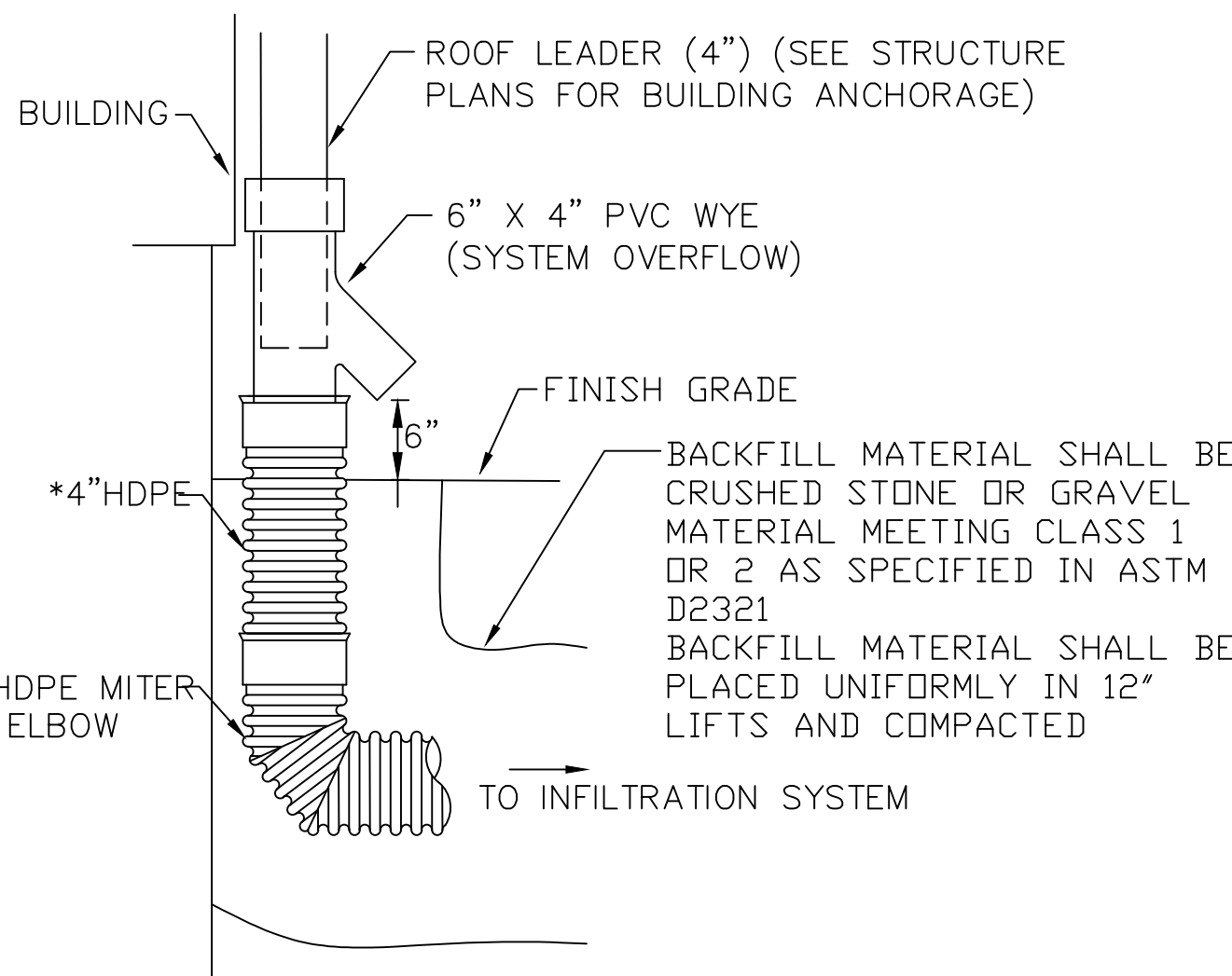
F.5.2.2 Bioretention Soil

The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds.

The bioretention system shall utilize planting soil having a composition as follows:
Sand: 85-88%
Soil fines: 8 to 12% (no more than 2% clay)
Organic Matter*: 3 to 5%

*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.

A textural analysis is required to ensure the bioretention soil meets the specification listed above. The bioretention soil should also be tested for the following criteria:
pH range 5.2 - 7.0
magnesium not to exceed 32 ppm
phosphorus P205 not to exceed 69 ppm
potassium K20 not to exceed 78 ppm
soluble salts not to exceed 500 ppm



ROOF LEADER COLLECTOR DETAIL

NOT TO SCALE

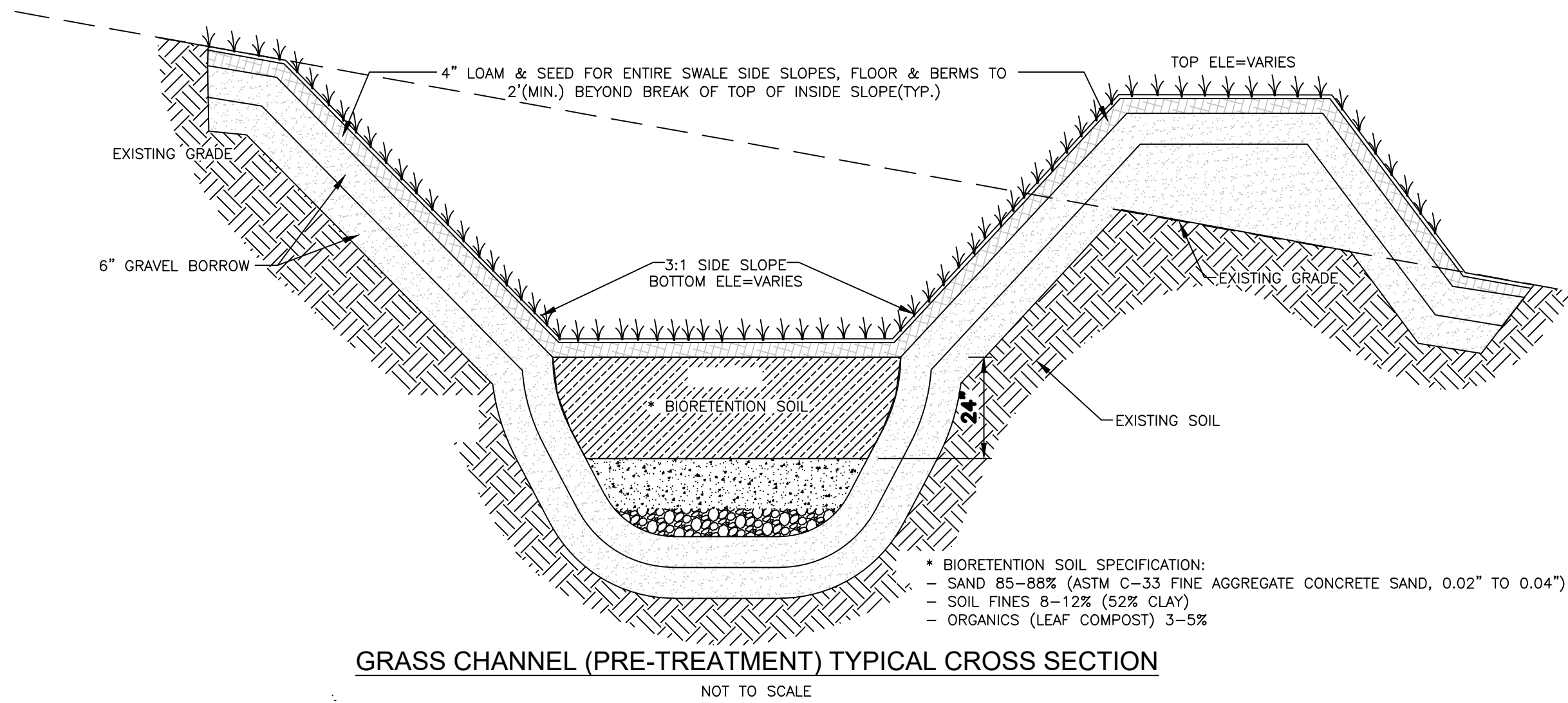
OWNER/APPLICANT

FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

PLANNING BOARD SIGNATURE

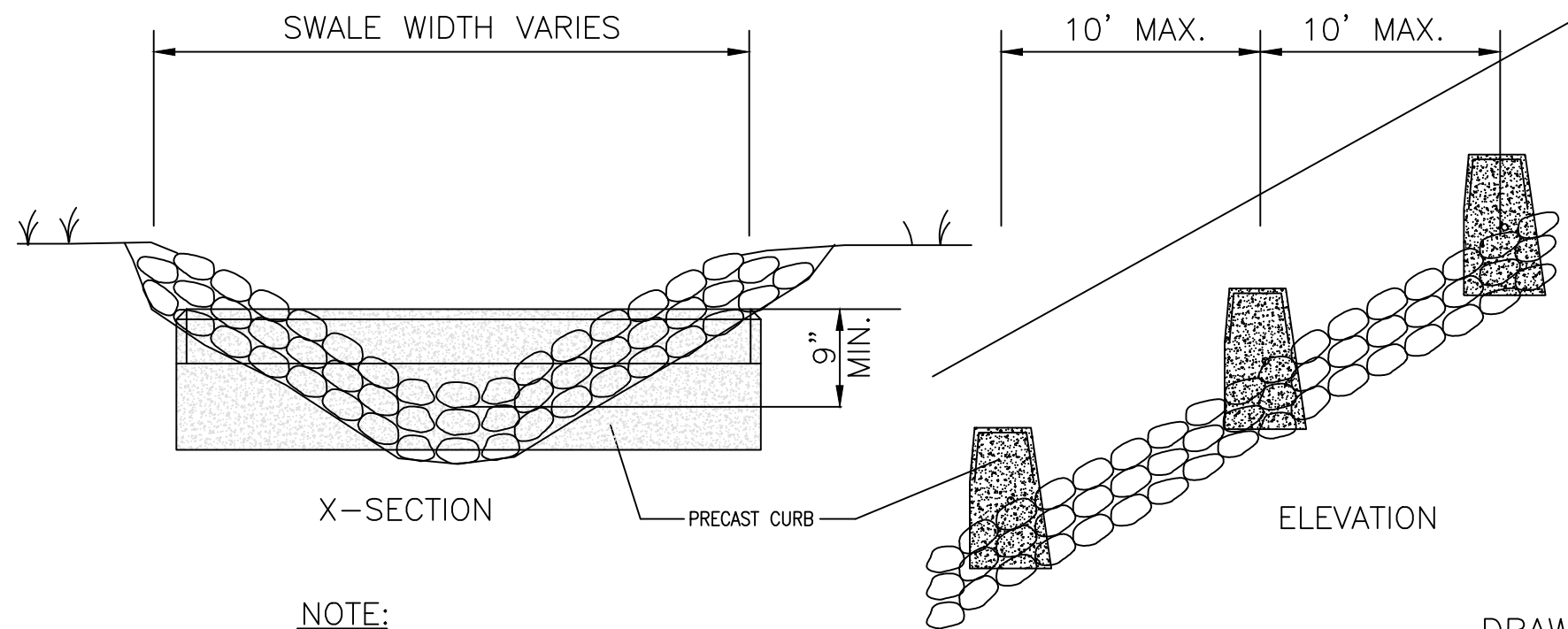
BY: _____ DATE: _____

DETAILS-5



GRASS CHANNEL (PRE-TREATMENT) TYPICAL CROSS SECTION

NOT TO SCALE



NOTE:

1. PRECAST CONCRETE CURB SHALL BE USED FOR CHECK DAMS WITHIN SWALES WITH SLOPES GREATER THAN 4%. MULTIPLE CURB SECTIONS MAY BE NECESSARY TO SPAN SWALE WIDTH.

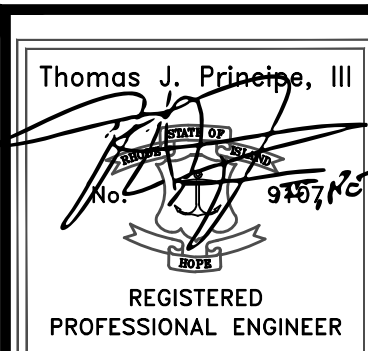
CHECK DAM DETAIL

NOT TO SCALE

DRAWING ISSUE:

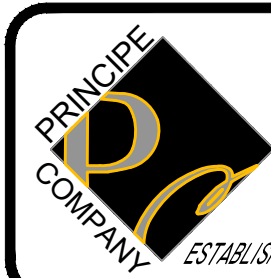
- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385

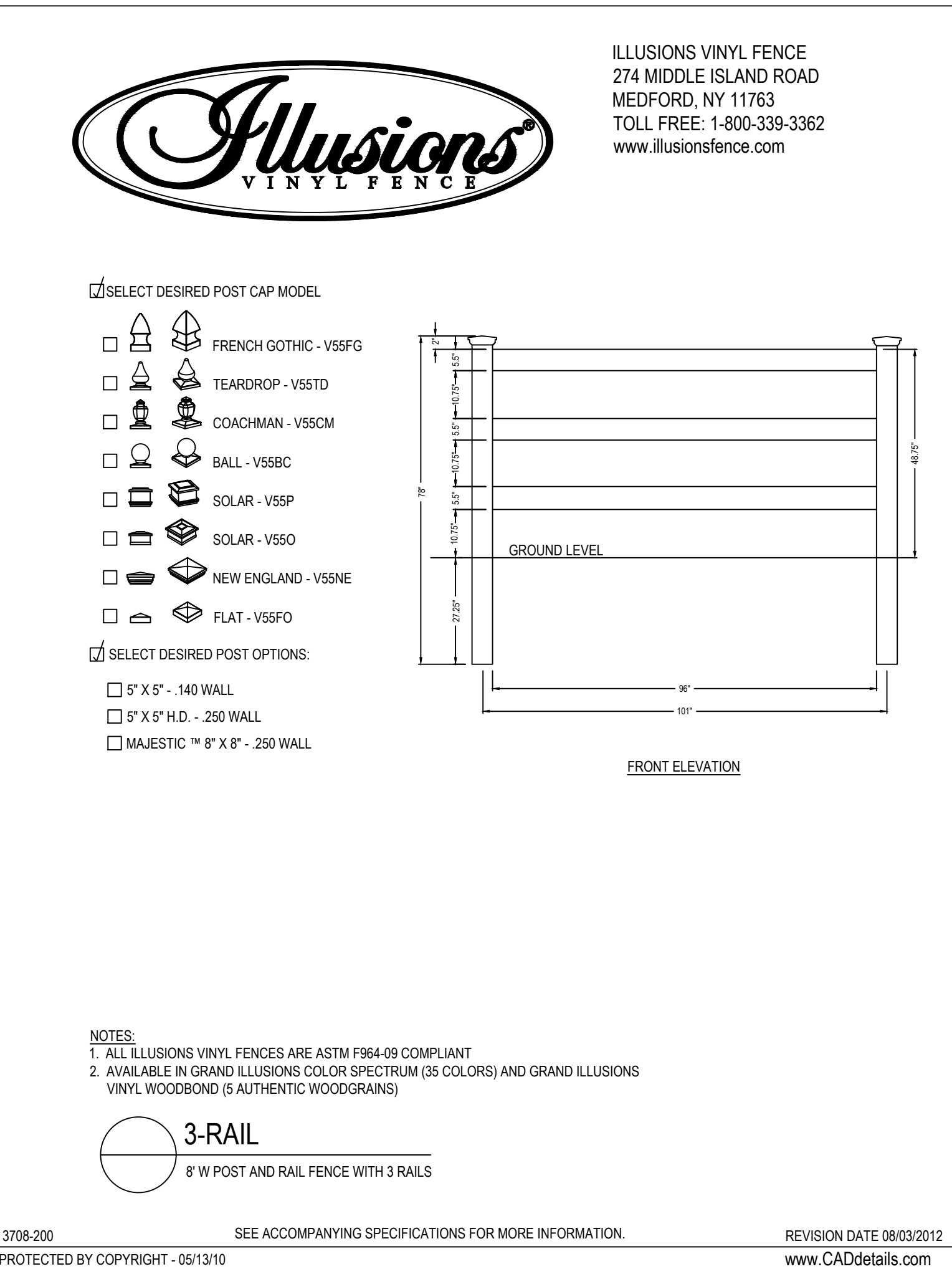
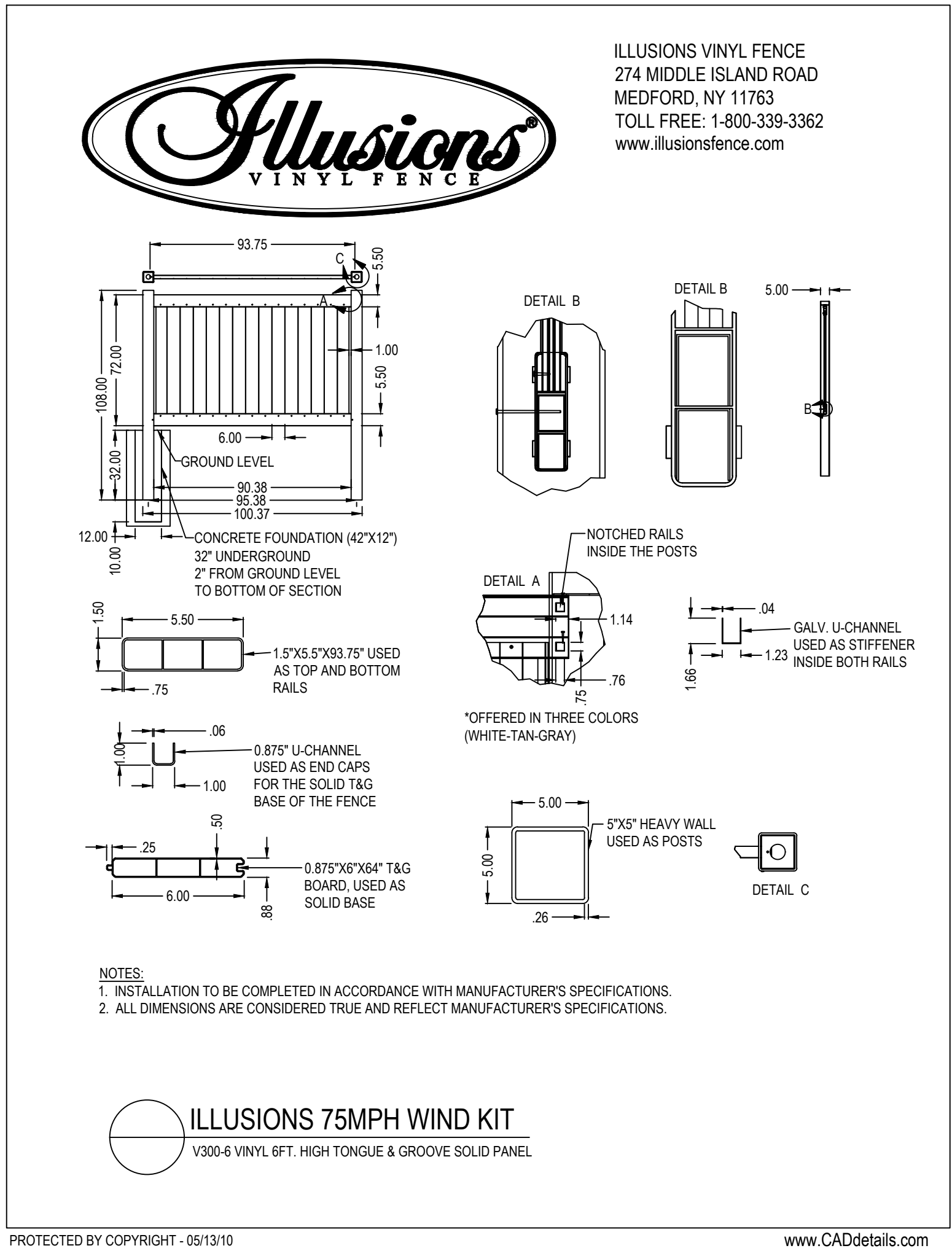
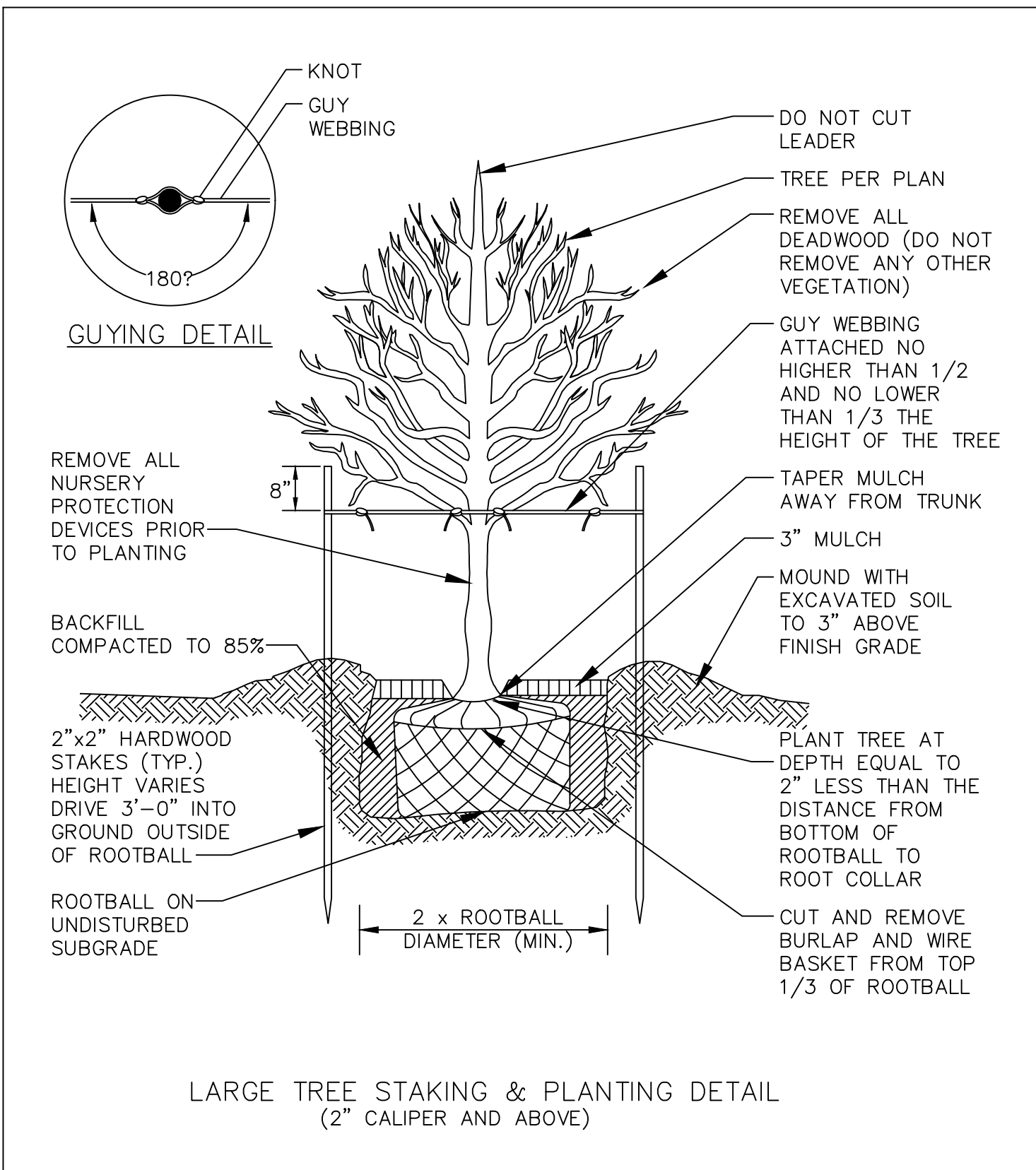
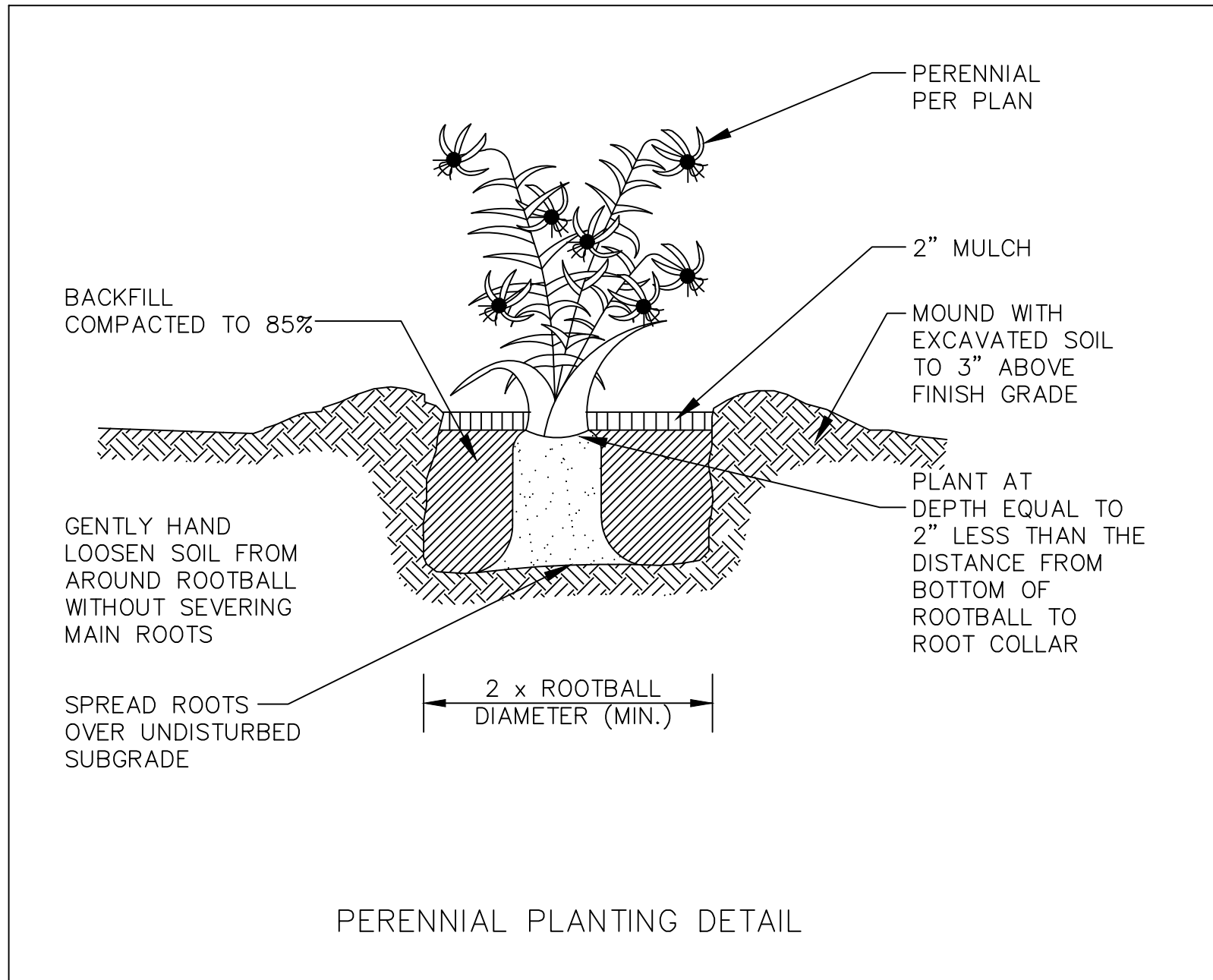
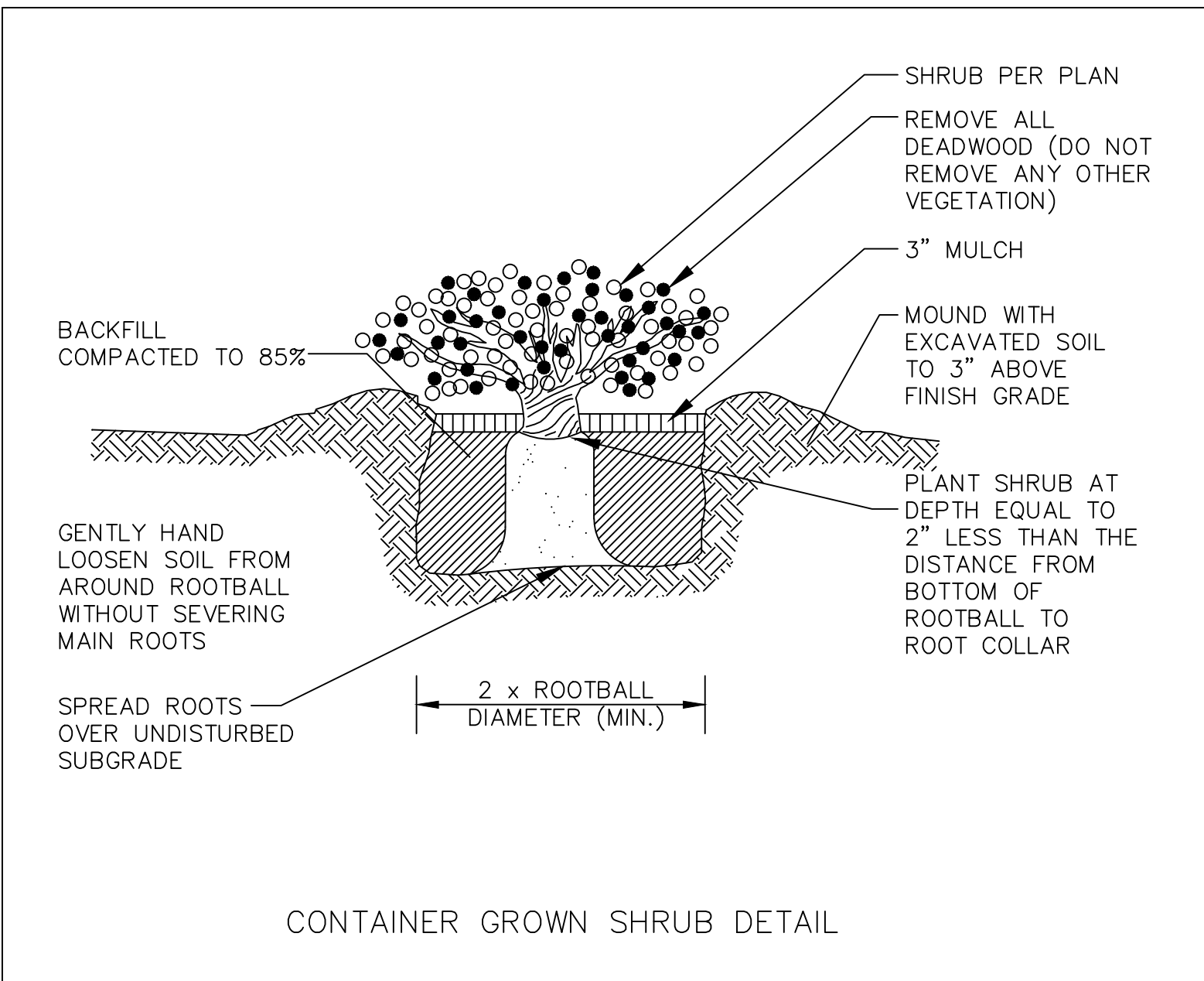
www.PrincipeEngineering.com

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF

"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 12 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

C:\Users\admin\Principe Engineering Dropbox\Land Development\2021\LD_2021-35_206 Bay View Avenue_Bristol_Daniel Ferreira\Current Working Drawings and PDFs\LD_2021-35_206 Bay View Avenue_Bristol_PRLU-25 rev.dwg, DWG To PDF.pc3



FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DRAWING ISSUE:

☐	CONCEPT
☐	CUSTOMER APPROVAL
☒	PERMITTING
☐	CONSTRUCTION
☐	AS-BUILT
☐	OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

PLANNING BOARD SIGNATURE

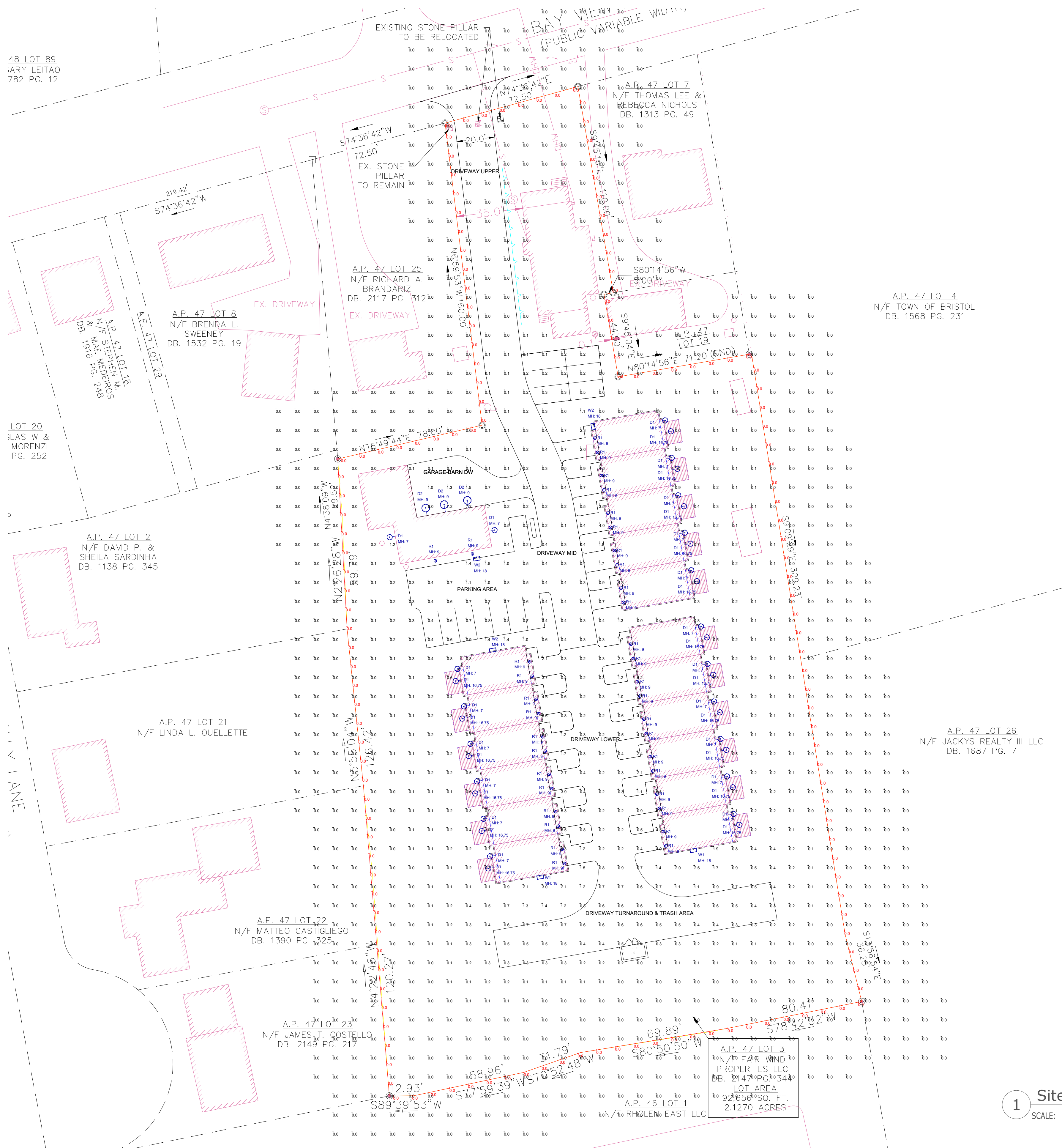
BY: _____ DATE: _____

DETAILS-6

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

PRELIMINARY PLAN SUBMISSION
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SCALE: AS NOTED	SHEET NO: 13 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025	PROJECT NO.: LD-2021-35	



Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	36	D1	TMS Lighting #MXW11-O-15LED-30K-120-BR-DIML-G11. LED driver factory set for 500 lumens	0.250	1430	6
	3	D2	TMS Lighting #2W-O-15LED-30K-120-WM-F04-DIML	0.950	1351	15
	36	R1	Renova #CLR4-LFKS-UNV-DM-9-WH. Set at 800 lumens & 3000K	0.950	800	9
	2	W1	Visionaire #PGAS-1-T4-32LC-3-3K-UNV-WM-COLOR-PC120	0.950	4380	34
	3	W2	Visionaire #PGAS-1-T4-16LC-3-3K-UNV-WM-COLOR-PC120	0.950	2142	17

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Calc Points	Illuminance	Fc	0.25	7.3	0.0	N.A.	N.A.
DRIVEWAY LOWER	Illuminance	Fc	1.81	7.3	0.2	9.05	36.50
DRIVEWAY MID	Illuminance	Fc	0.86	4.8	0.1	8.60	48.00
DRIVEWAY TURNAROUND & TRASH AREA	Illuminance	Fc	0.52	0.9	0.3	1.73	3.00
DRIVEWAY UPPER	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
GARAGE-BARN DW	Illuminance	Fc	1.96	7.2	0.1	19.60	72.00
PARKING AREA	Illuminance	Fc	0.68	1.5	0.2	3.40	7.50

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - B. MOUNTING HEIGHT (MH) ABOVE FINISHED GRADE INDICATED ON PLAN ADJACENT TO FIXTURE SYMBOL, UNDER FIXTURE IDENTIFICATION LABEL.
 - C. ALL CALCULATION POINTS ARE TAKEN AT GRADE.
 - D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

1 Site Lighting Photometrics
SCALE: 1"=30'-0"

SK & Associates
Experience the light™



20/22 Carver Circle
Canton, MA 02021

T - 781-821-1700
www.skandassociates.com

Fair Wind Village - 206 Bay View Ave

Site Lighting Photometrics, Schedules & Specifications

DATE: 5/7/25	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:	1		
DRAWN BY: TJ	2		
CHECKED BY: TJ	3		
APPROVED BY: JR	4		
SCALE: AS NOTED	5		
	6		
	7		

SL1

[illegible]

MXW11
4.71.0

PROFILE

15" (39.5CM)

3" (8CM)

18" (46CM)

0'-6 1/2"

11" (28CM)

INTEGRAL LED DRIVER ENCLOSURE

17" (43CM)

H

DIA

CUSTOM
LOGO, SIZE, FINISH, COLOR CAN BE CUSTOMIZED. DIMENSION, LAMP TYPES, ENCLOSURE, AND COLOR CAN BE MODIFIED TO SUIT YOUR LIGHTING AND ARCHITECTURAL REQUIREMENTS. CONTACT YOUR LOCAL REPRESENTATIVE FOR

TMSLIGHTING

TMS **ILLUMINANCE**

											
PROJECT: Bay View Ave D2 QUANTITY:											
2W 0123456789 0											
1 INDOOR 0 OUTDOOR											
2 ILLUMINATION											
1500N		15L6D		17LED		19LED		15W			
LED (W)		150W		15W		17W		19W			
LUMENS		2158		1361		1928 (22' SEC. 600K, 4000K, 50°)		1803			
3		—		30K		35K		40K			
LED CCT		NONE		3000K		3500K		4000K			
4		120V		277V		—		347V			
VOLTAGE		120V		277V		—		347V			
5		—		WMI		N1		N4			
DRIVER		NONE		WALL MOUNT (INTEGRAL)		REMOTE REMOTE MOUNT (ITEM A)		REMOTE OUTDOOR MOUNT (ITEM A)			
6		F04	F05	F15	F16	F09	F31	F18	F06	F07	F08
FINISH		WHITE	GLASS WHITE	BLACK	GLASS BLACK	PEWTER	SILVER METALLIC	SATIN ALUMINUM	CLAY BROWN	ZINC BROWN	MIDNIGHT BLUE
		F10	F11	F13	F14	F21	F22	F24	F25	F26	F28
		PIRE RED	CRITOL ORANGE	FOREST GREEN	SUNSHINE GREEN	MOON BRONZE	GOLD	MELTED PLATINUM	MELTED COPPER	DARK CAMOUFLAGE	—
		F32	F33	F36	F39	F40	F41	F42	F43	F44	F45
		BRONZE METALLIC	PAVING BRONZE	MEADOW GREEN	QUAIL BLUE	BUBBLE PINK	ELECTRIC PURPLE	FAUX CHROME	FAUX GOLD	FAUX COPPER	FAUX METALLIC
		RAL	RR	AN	—	—	—	—	—	—	—
		CUSTOM (SPECIFY RAL)	BRUSHED ALUMINUM	ANODIZED	—	—	—	—	—	—	—
7 DIMMING											
		—		NONE		LED DIMMING (0-10V CURRENT - SINKING)					
8		—		EM		EMC		EMR			

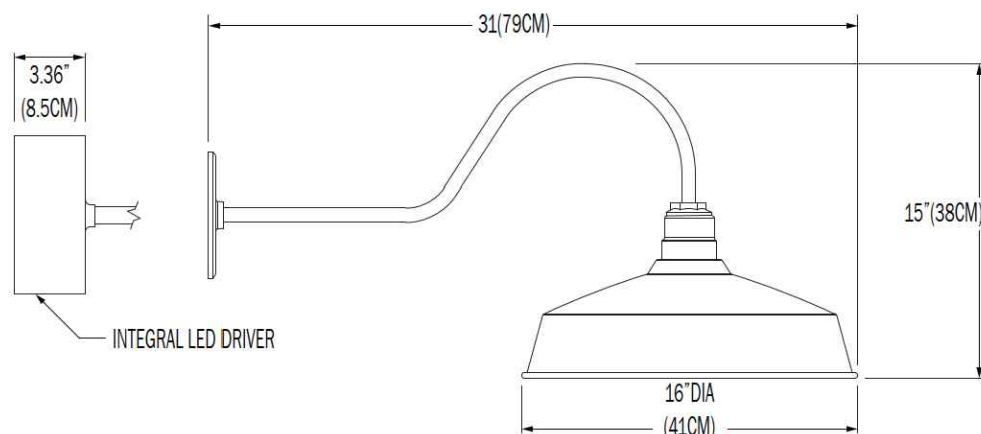
TMSLIGHTING

 ETL
Intertek

CALVIN™ WALL

2W

PROFILE



Technical drawing of the Calvin Wall light fixture showing dimensions and components:

- Integral LED Driver: 3.96" (8.5CM) wide.
- Wall Mount: 3.1" (7.8CM) wide.
- Arm Length: 31.7" (78CM).
- Arm Height: 15" (38CM).
- Light Head Diameter: 5.8" DIA (41CM).

CUSTOM

OUR LED LIGHTS CAN BE CUSTOMIZED BY COLOR, DIMENSION, LAMP TYPES, ENCLOSURE, AND COLOR CAN BE MODIFIED TO SUIT YOUR LIGHTING AND ARCHITECTURAL REQUIREMENTS. CONTACT YOUR LOCAL REPRESENTATIVE FOR MORE INFORMATION.

TMSLIGHTING

 ETL
Intertek

Category: LED

4" Field Selectable Commercial Recessed LED Downlight

Prefix: CLR4

Designed for both new construction and retrofit applications, the CLR Series is field selectable CCT and lumens output. It can be installed directly into drywall or ceiling grid or on an existing 4" CPJ mounting frame with its spring loaded retention tabs and a J-Bar cable connector. Offering a full range of dimming from on-to-zero, the base fixture is white or gold white. The versatility of this light source is perfect for commercial applications, such as educational and governmental facilities, retail and grocery lighting, offices or hospitality.

4" Commercial Recessed LED Downlight

project:

Fixture type:

catalog #:

quantity:

ORDERING GUIDE

CLR4	-	LFKS	-	UNV	-	DM	-	9	-	WH	-			
PREFIX/VERIES		LUMEN OUTPUT		BIENFIRE/VE		CRI		COLOR TEMP		CRI		FEATURE OPTIONS		
CRM - Commercial Recessed LED Downlight		1200K - Cautious white (3000K) 1200K (1200)		UNV - Universal Range (2000-9000K) 2000-9000K		CRI - 90+ CRI 90+ CRI		Blank - CCT Selectable 2700K, 3000K, 4000K, 5000K		9-30 CRI		WH - White SW - Spec White		00F - Connecting to 4" Frame 001F - Plug-in Bridge Connector 009 - Bare Wire-Kit Kit 000 - Emergency Battery Pack *

* Blank LED "options" to be Total Cautious or Warm neutral power 90° with duration threshold.

* 1" Plug-in bridge kit provides connectivity with the Plug-in mount with including 0001C1 series Energy Monitoring kit.

* 001F - Plug-in bridge kit provides connectivity with the Plug-in mount with including 0001C1 series Energy Monitoring kit.

* 009 - Bare wire kit provides connectivity with the Plug-in mount with including 0001C1 series Energy Monitoring kit.

* 000 - Emergency battery pack provides connectivity with the Plug-in mount with including 0001C1 series Energy Monitoring kit.

RENOVA Lighting Systems Inc. | 36 Ballair Avenue, Warwick, RI 02886 | 800.635.6682 | renovalo.com | ©2018 RENOVA Lighting Systems Inc.

1/1

Category: LED

4" Field Selectable Commercial Recessed LED Downlight

Prefix: CLR4

DIMENSIONS

Weight: 0.7 lbs.

CONSTRUCTION

- Aluminum housing
- Certified for direct contact with insulation
- Consult factory for all options or any modifications needed.

ELECTRICAL

- Universal input 120-277VAC (50-60Hz)
- Power factor > 0.90
- Driver delivers full range dimming from 0 - 100%
- dETLs listed for wet locations not exceeding 65°C (149°F)
- Complies with FCC Part 15, class B.
- Complies with EN60504-5 surge protection (1.5kV).

FINISH

- Matte white baffle or Specular White

INSTALLATION

- Easy installation in new construction or retrofit applications.
- Compatible with 435" ceiling cut outs and 4" mounting frames.
- Type IC, Access above ceiling required. Covered ceiling mount only.
- Suitable for wet locations
- Adjustable, surge loaded retention tabs ensure secure fixture retention.
- For installations where power surge may be possible, HCBOR recommends installing additional surge protection at the fixture or electrical distribution panel.

WARRANTY

- 5-Year limited warranty. Please refer to RENOVA's website at www.renova.com/ warranties for the latest warranty terms and conditions.
- Warranty does not cover product failure due to an over-voltage event (power surge)

NOTES:

LED Downlight has non-adjustable output capability. A wide range of foot-candle levels requires dimming or use of nodes to set a particular application. Always consult factory for the proper installation.

Photometric, ETL files and all other literature is available on request.

RENOVA products are constantly being improved. Features are discontinued without a subject to change without notice. Always consult our lighting representative or RENOVA Lighting Systems, Inc. for the latest literature.

RENOVA Lighting Systems Inc. | 36 Ballair Avenue, Wrentham, MA 02786 | 800.635.6682 | renova.com | ©2018 RENOVA Lighting Systems Inc.

2/2

Color Number: WALL, CEILING, FLOOR-1-08_29_2022

PGAS-1 LED Specifications

Project Name

FAIR WIND VILLAGE - 206 BAY VIEW AVE

Contractor

PGAS-1-T4-32LC-3-3K-UNV-UM-COLOR-PC120

Type

WI

The PGAS-1 LED luminaire from Visionaire combines contemporary design with real LED technology while maintaining a traditional fixture image. The LED performance and life are maximized by the unique integral aluminum heat sink, is an ideal replacement for the high maintenance fluorescent or HID fixture of the LED housing is cast aluminum with internal heat sink for maximum heat dissipation with 15 or 32 LEDs. The cast aluminum drive compartment allows the driver to operate cooler for long life.

Three color distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperatures of the LED's.

A durable polyester powder coat finish is guaranteed for five years and is dustless indoors or custom colors.

The PGAS-1 LED series is an exceptional choice for parking garage lighting and other wall mount applications.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
PGAS-1	T2 Type 2	16LC *WVC for 16LC Only	3 300mA	3K 3000K	UNV 120/27V	WM Wall Mount	BZ Brass	PC-120 Button Type PhotoCell
	T3 Type 3	32LC	5 500mA	4K 4000K	5 34V	WCB Combustible Free Mounting Plate With 1/2" Tapped Threading Combustible Free	SK Black	PC-208 Button Type PhotoCell
	T4 Type 4		7 700mA	5K 5000K	5 48V		SBK Smooth Black	PC-240 Button Type PhotoCell
							WH White	PC-277 Button Type PhotoCell
							SWH Smooth White	WSC-8 Motion Sensor & Mounting
						GP Granite	GY Gray	WSC-20 Motion Sensor Photo Mounting
							SL Silver Metallic	WSC-40 Motion Sensor 21-42" Mounting Height
							CC Custom Color	WSC options will be available for 120-volt line for programming
								WSC for 120-volt line
								BP Black Plate

VISIONAIRE LIGHTING

Control Number: WALL, CEILING, PGAS-148, 29, 2022

Features & Specifications

PGAS-1

Housing

Heavy duty cast aluminum housing with internal heat sink for maximum heat dissipation. Silicone gasket is used for weather tight operation.

Mounting

A Wall Mount bracket can be secured directly to a 4"-5" recessed junction box.

Thermal Management

The PGAS-1 features passive excellent thermal management by mounting the LEDs to the substantial heat sink within the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.

Optical System

The highest lumen output LEDs are utilized. High performance acrylic optics feature industry leading Type II, III and IV optical distributions. Acrylic optics are impact resistant and rated at 94 percent transmission.

L70 life of our LEDs is rated over 100,000 hours (for 700 mA). The optical system qualifies as IES full cutoff to restrict light spillage, glare and light pollution for neighborhood-friendly lighting.

* CRV values are 70.

Quali-Guard® Finish

The Finish is a Quali-Guard® finished, chemically pre-treated through a multi-stage weather, electrocoat applied, thermoset, powder-coat finish, with a minimum of 3.5 milimeter thickness. Finish is oven-baked at 400° F to promote maximum adhesion and finish hardness.

* All finishes are available in standard and custom colors.

* Finish is guaranteed for five (5) years.

Electrical Assembly

The PGAS-1 Electrical Assembly is supplied with a choice of 350, 630 or 700 high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input.

* Power factor of 90%.

* Rated for 40°C operations.

* 10M surge protector supplied as standard.

Warranty

Five (5) year Limited Warranty on electrical components, Five (5) year on Luminaire. For full warranty information, please visit www.visionairlighting.com.

Options

* Watt Stopper FSR2+11

* Button Type Wireless

* Back Plate

* Visionaire Wireless Control

* Enables high end trim

* Based on Zigbee wireless communication protocol

Listings

PGAS-1 is cUL listed, suitable for wet locations

* IP65 Rated

* Powder Coated Tough™

3020K must be selected for CA certification.

Warm white must be selected for DA dark sky certification.

PGAS-1 - Electrical Load (A)									
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V		
PGAS-1-T3-30L-350MA	18	0.14	0.08	0.07	0.06	0.05	0.04	0.04	0.04
PGAS-1-T3-16L-350MA	26	0.22	0.12	0.11	0.09	0.07	0.05		
PGAS-1-T3-16L-700MA	37	0.28	0.16	0.14	0.12	0.10	0.07		
PGAS-1-T3-32L-350MA	34	0.28	0.16	0.14	0.12	0.10	0.07		
PGAS-1-T3-32L-700MA	53	0.43	0.25	0.22	0.19	0.16	0.11		
PGAS-1-T3-32L-700MA	70	0.58	0.33	0.29	0.25	0.20	0.14		
Motion Sensor Default Setting									
FGP - 211	High Mode	Low Mode	Time Delay	Cut Off Delay	Sensitivity	PhotoCell On/Off	Ramp Up Time	Freq Duty Mod	Freq Duty Mod
WSC - Default	10V	1V	5 Min/Sec	1 Hour	Max	Disabled	Disabled	Disabled	Disabled
WSC Range	0-10V	0-8V	5-20 Minutes	1-6 Hours	Low, Med, Max	1-250°C	1-250°C	1-60 Dims	1-60 Dims

* Settings can be field modified with the FGP 120V Programming remote

19545 Franco Ave. - Franco Dominguez, CA 95022 Phone: 310 512 8430 Fax: 310 512 6486
www.visionairlighting.com

VLPA-ING-001-237

REV. 0

CRACBR22-03

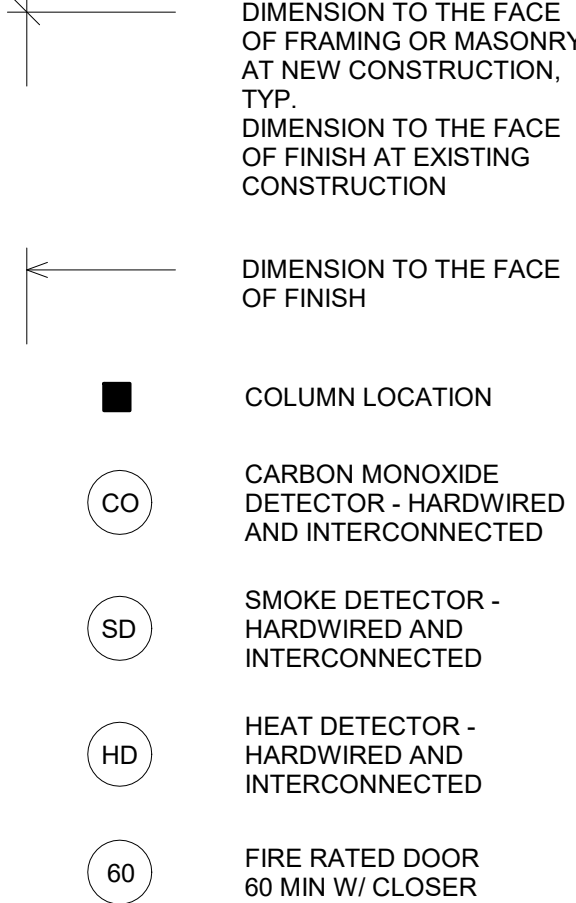
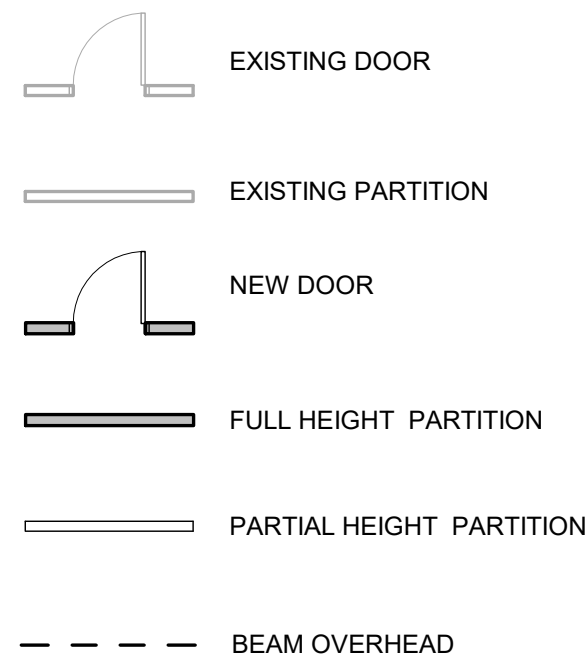
A
KEYED NOTES

B

C

D

PLAN LEGEND



GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD. PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

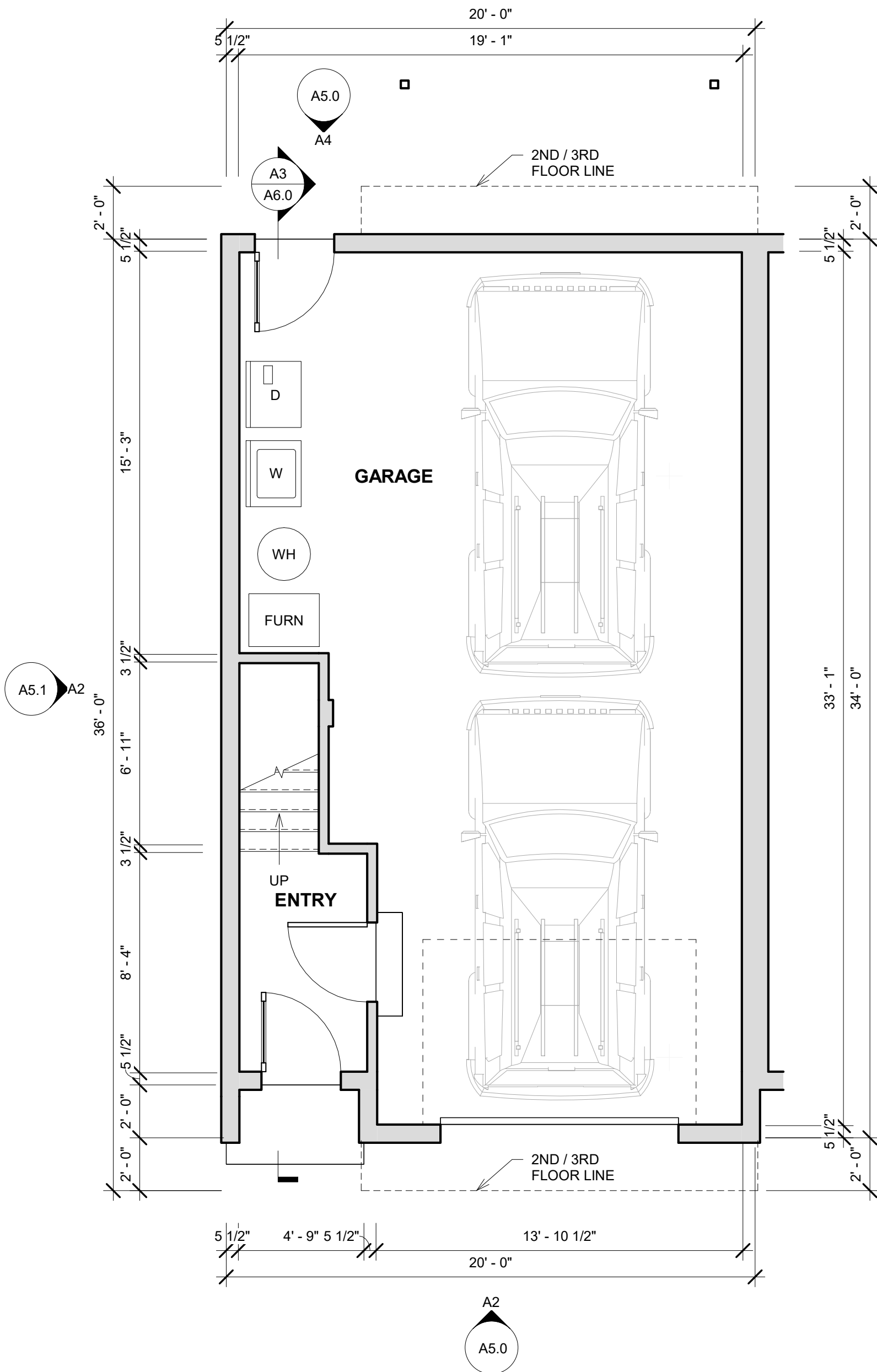
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

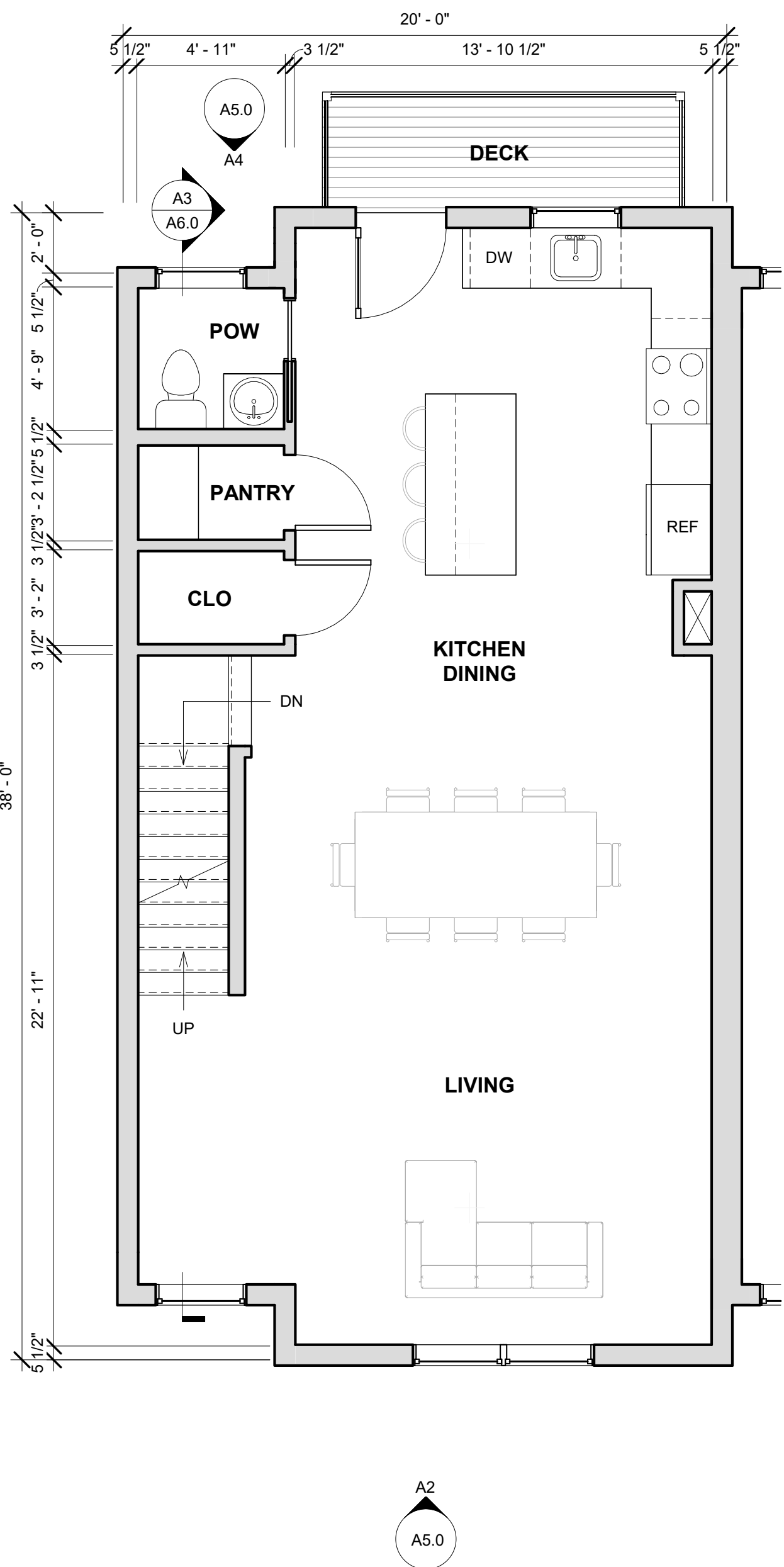
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

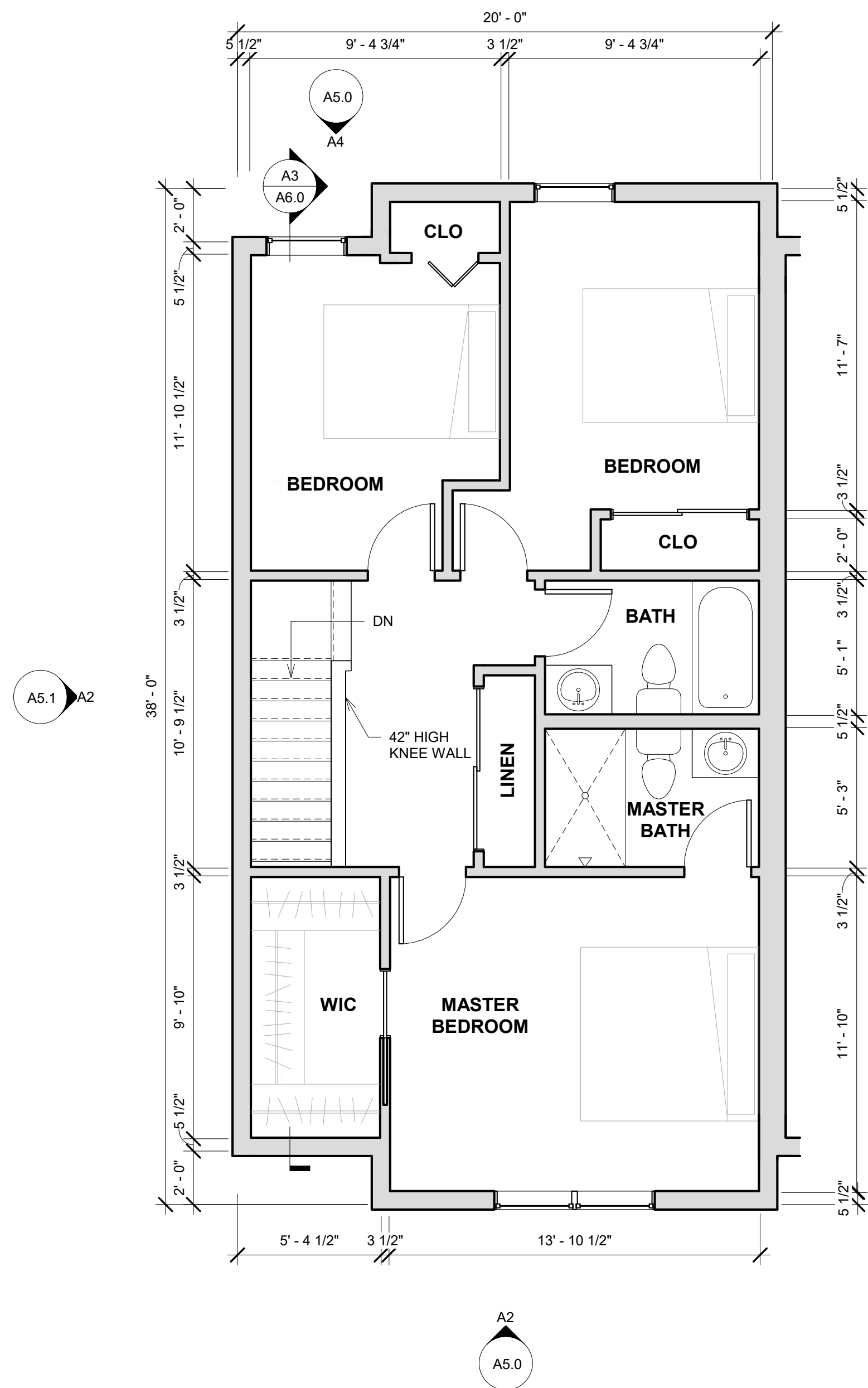
22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.



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



B4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"



C4 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

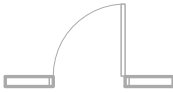
A
KEYED NOTES

B

C

D

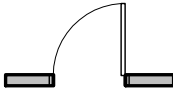
PLAN LEGEND



EXISTING DOOR



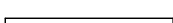
EXISTING PARTITION



NEW DOOR



FULL HEIGHT PARTITION



PARTIAL HEIGHT PARTITION



BEAM OVERHEAD



DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.



DIMENSION TO THE FACE OF FINISH



COLUMN LOCATION



CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED



SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED



HEAT DETECTOR - HARDWIRED AND INTERCONNECTED



FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

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14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

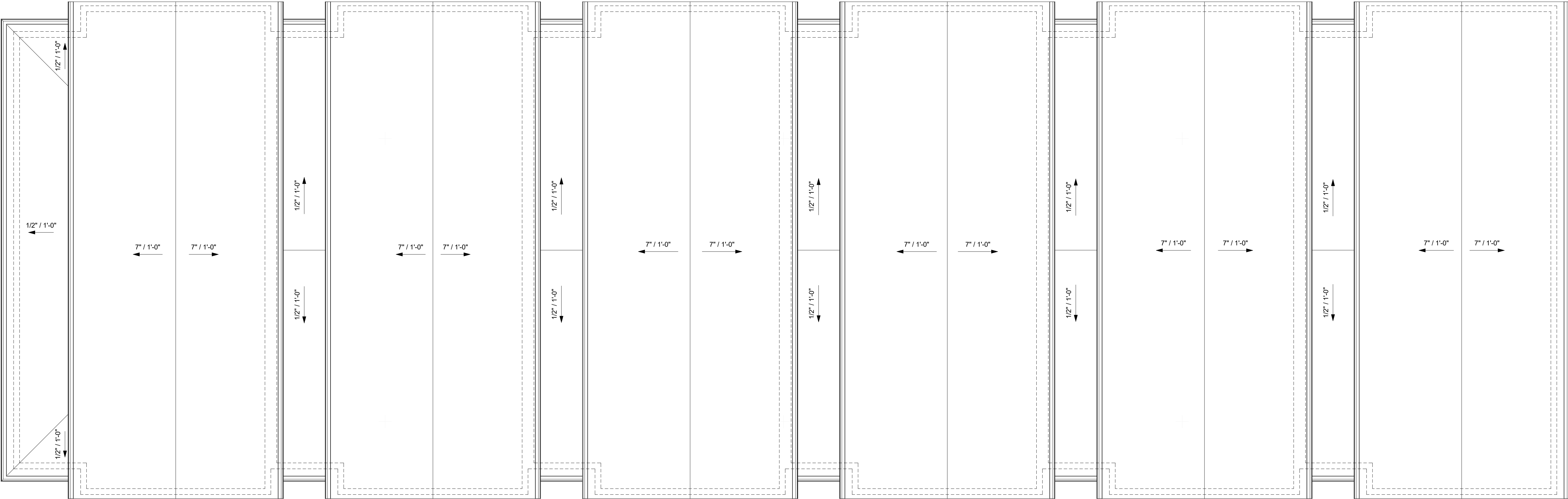
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

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



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

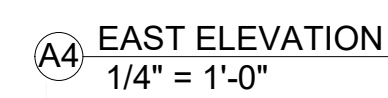
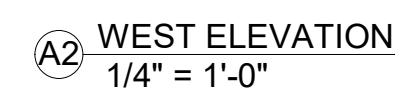
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206 Bayview Ave
Bristol, RI 02809
PROJECT NUMBER: 23031

PLANS - ROOF

OPT 11

A4.2



1

2

3

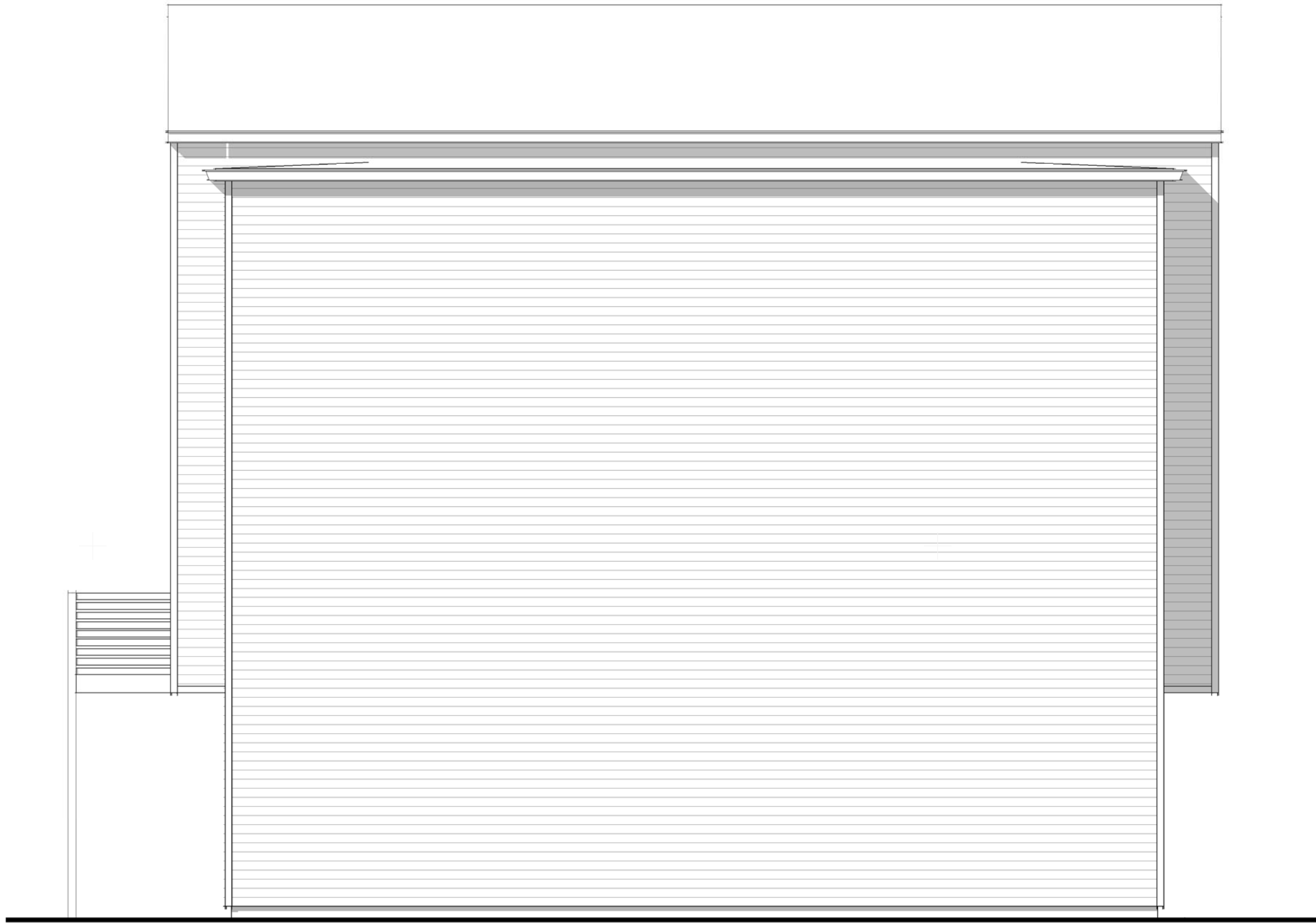
4

A

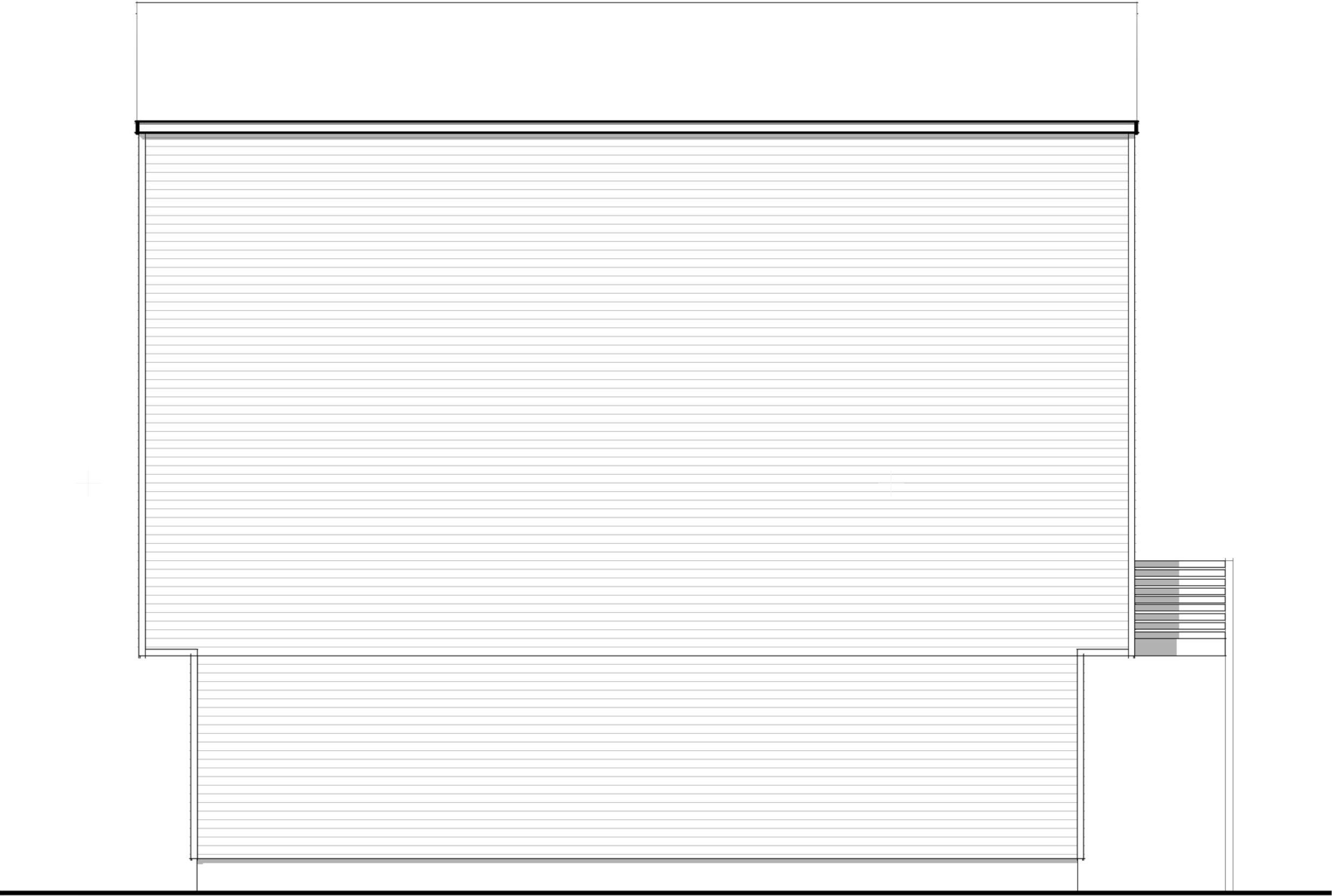
B

C

D



A2 NORTH ELEVATION
1/4" = 1'-0"



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

OPT 11

A5.1

ELEVATIONS

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DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070