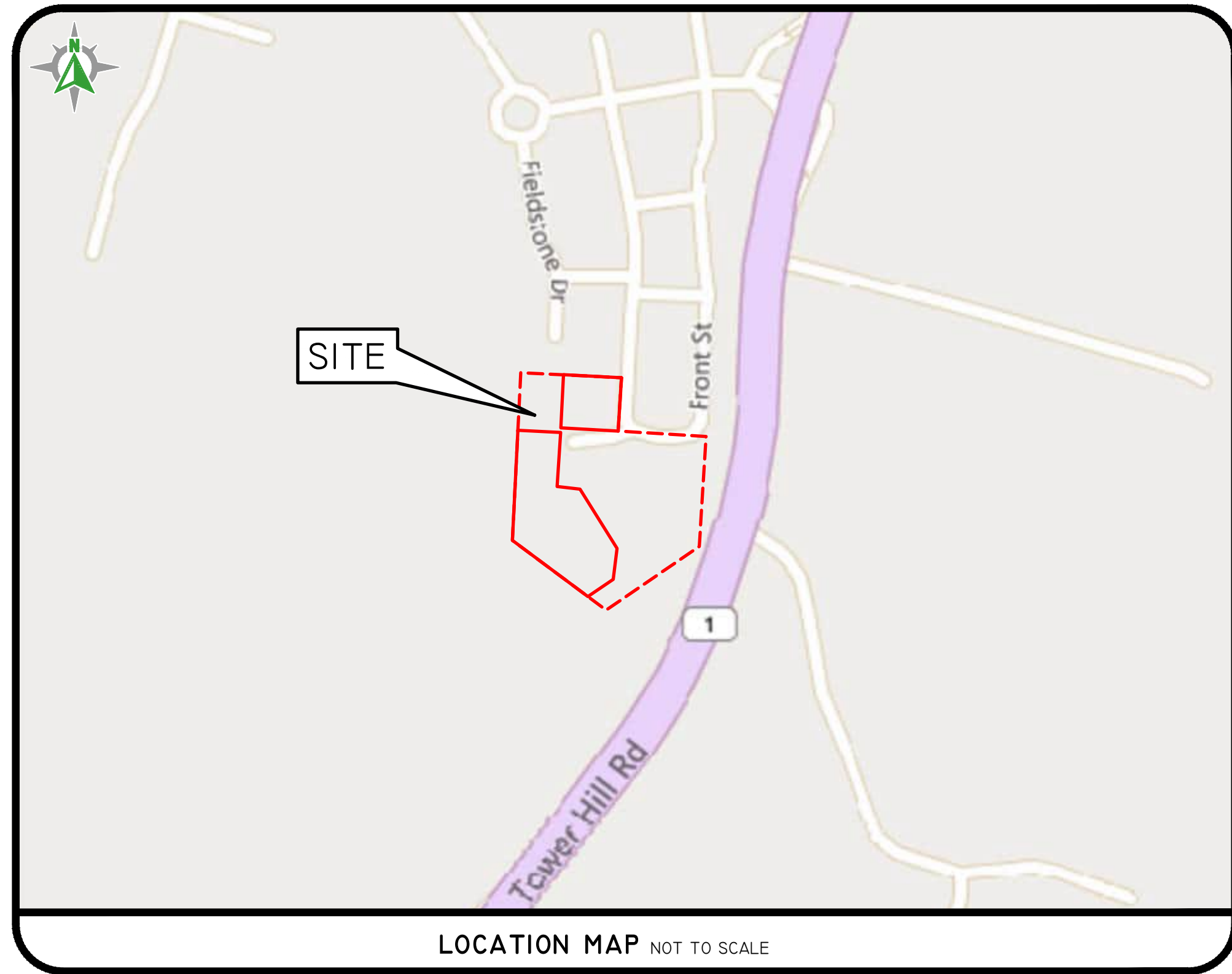


# PRE APPLICATION SUBMISSION

## THE VILLAGE AT SOUTH COUNTY COMMONS BUILDINGS 26 & 28 RESIDENCES

SOUTH KINGSTOWN, RHODE ISLAND  
ASSESSOR'S PLAT 50 LOT 15-15



ELEVATION - BUILDING #26:



ELEVATION - BUILDING #28:

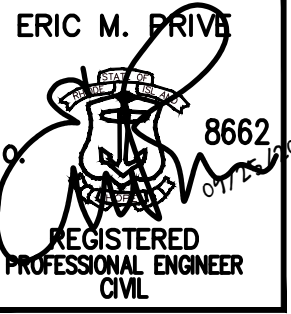
### SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL PHOTOGRAPHS
- 3 SITE RENDERING OVERLAY
- 4 SITE PLAN
- 5 BUILDING 26 ELEVATIONS
- 6 BUILDING 26 FLOOR PLANS 1 & 2
- 7 BUILDING 26 FLOOR PLANS 3 & 4
- 8 BUILDING 28 ELEVATIONS
- 9 BUILDING 28 FLOOR PLANS 1 & 2
- 10 BUILDING 28 FLOOR PLANS 3 & 4

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.  
DIPRETE ENGINEERING ONLY WARRANTS ITS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC. OR DIPRETE ENGINEERING, INC. FOR THE CLIENT'S USE. DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC. OR DIPRETE ENGINEERING, INC. DOES NOT WARRANT ITS PLANS TO ANY OTHER PARTY.  
THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO DIPRETE ENGINEERING, DIPRETE ENGINEERING ASSOCIATES, INC. OR DIPRETE ENGINEERING, INC. AND FOR THE DESIGN, CONSTRUCTION, SAFETY, PERFORMANCE AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	02/25/2024	PRE APPLICATION SUBMISSION	SCH	SCH
2			BT	BT

DESIGN BY: S.E.H.

**COVER SHEET**  
**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOT 15  
 SOUTH KINGSTOWN, RHODE ISLAND  
 PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON,  
 RHODE ISLAND 02919

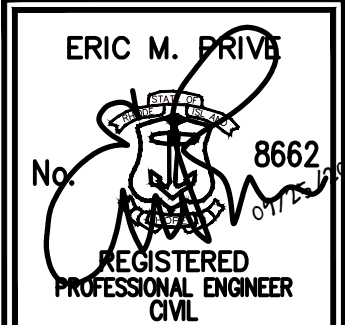
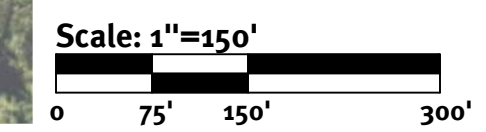
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**BUILDING 28 RESIDENCES**  
52 UNITS - 25% AFFORDABLE

**BUILDING 26 RESIDENCES**  
52 UNITS - 25% AFFORDABLE



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF DIPRETE ENGINEERING. DIPRETE ENGINEERING OR ITS SUBSIDIARIES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE RELIED UPON. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY NOTE ON SHEET 1.

NO.	DATE	DESCRIPTION	BY
1	07/25/2024	ISSUE FOR SUBMISSION	S.E.H.
2			
3			

**SITE RENDERING OVERLAY**  
SCC BUILDINGS 26 & 28  
ASSESSOR'S PLAT 50 LOT 15  
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
95 SUCKANOSSETT CROSSROAD #203, CRANSTON, RHODE ISLAND 02879



**GENERAL NOTES:**  
 1. THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND UNITS ARE PROPOSED TO BE STUDIO, 1 & 2 BEDROOM UNITS.  
 2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

**BUILDING 26 UNIT TABLE:**

# OF UNITS	UNIT OF TYPE	(1 AFFORDABLE STUDIO - 25%)	(9 AFFORDABLE 1-BEDROOM - 25%)	(3 AFFORDABLE 2-BEDROOM - 25%)
4	STUDIO			
36	1 BEDROOM			
12	2 BEDROOM			

52 TOTAL UNITS (13 AFFORDABLE UNITS)

**BUILDING 28 UNIT TABLE:**

# OF UNITS	UNIT OF TYPE	(7 AFFORDABLE 1-BEDROOM - 25%)	(6 AFFORDABLE 2-BEDROOM - 25%)
28	1 BEDROOM		
24	2 BEDROOM		

52 TOTAL UNITS (13 AFFORDABLE UNITS)

Z:\DEVELOPMENT\PROJECTS\0267-059 SOUTH COUNTY COMMONS\AUTOCAD DRAWINGS\0267-059-00P-PLAN-B26 & B28 DWG PLOTTEE: 9/25/2024

1

SCALE: 1"=30'  
 0 15' 30' 60'

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com  
 Boston • Providence • Newport

ERIC M. PRIVE  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS ITS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEER DOES NOT WARRANT ITS PLANS TO ANY OTHER PARTY.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN REQUIREMENTS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING EXISTING UTILITIES.  
 SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	09/25/2024	PRELIMINARY SUBMISSION	SCH			
2			BT			

DESIGN BY: S.E.H.  
 DRAWN BY: S.E.H.

**SITE PLAN**  
**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOT 15  
 SOUTH KINGSTOWN, RHODE ISLAND  
 PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON,  
 RHODE ISLAND 02919

**ARCHITECTURAL SCHEMATIC**  
 ARCHITECTURAL DESIGN AND FLOOR PLANS ARE  
 CONCEPTUAL AND WILL BE REFINED, MODIFIED,  
 AND ADJUSTED DURING FUTURE SUBMISSIONS.

Consultant :



1 'FRONT' ELEVATION  
 SCALE: 3/16" = 1'-0"



1 'FRONT' ELEVATION IN CONTEXT  
 SCALE: 1/8" = 1'-0"

Revisions :

No. :	Date :	Remarks :

Project :  
**South County Commons**  
 Rhode Island

Date :  
 Scale :  
 Project Number :  
 Drawn By : MBD  
 Checked By : HDS

Drawing Title :  
**Building 26**  
**'Front' Elevation**

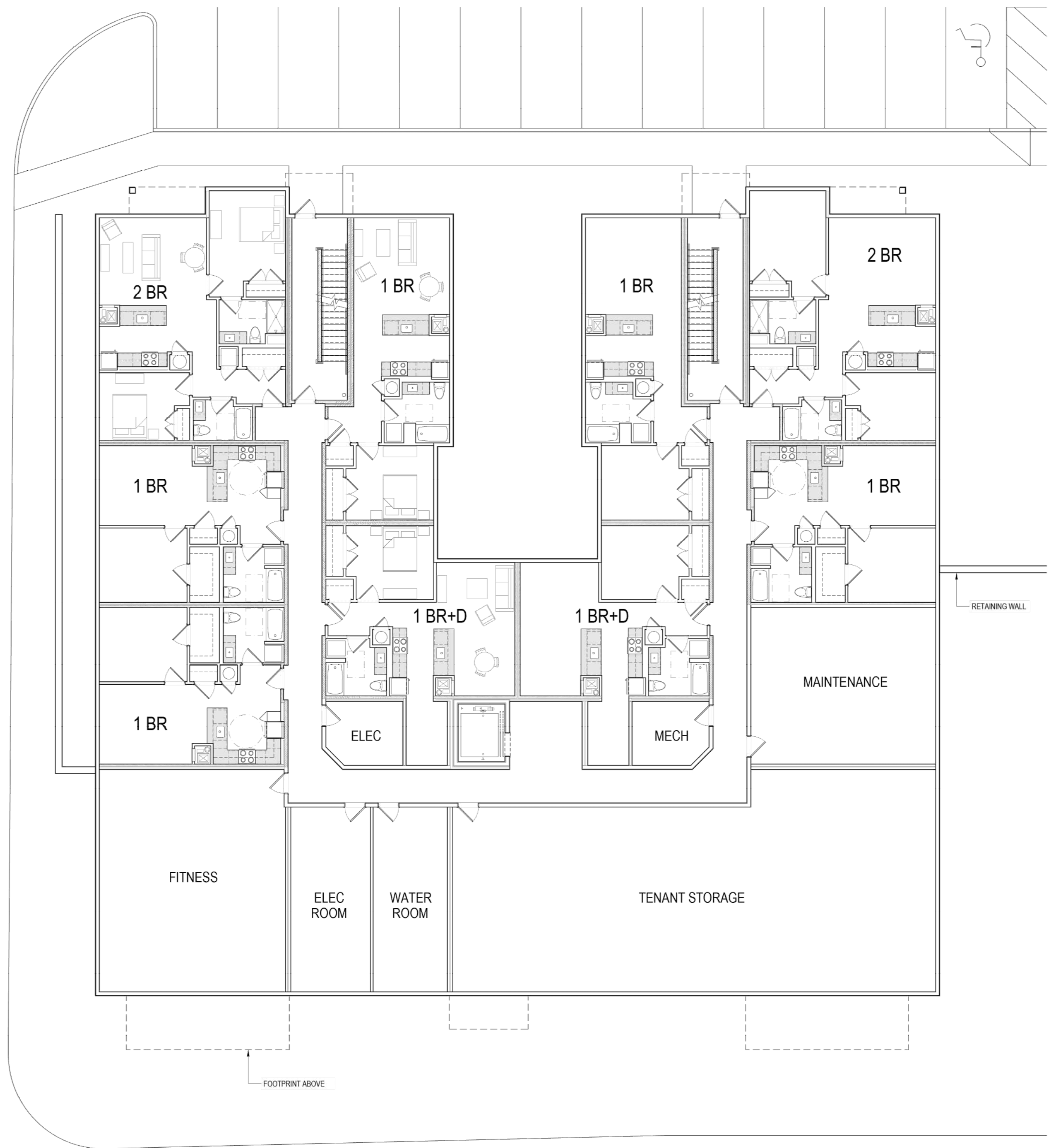
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Sheet No. :

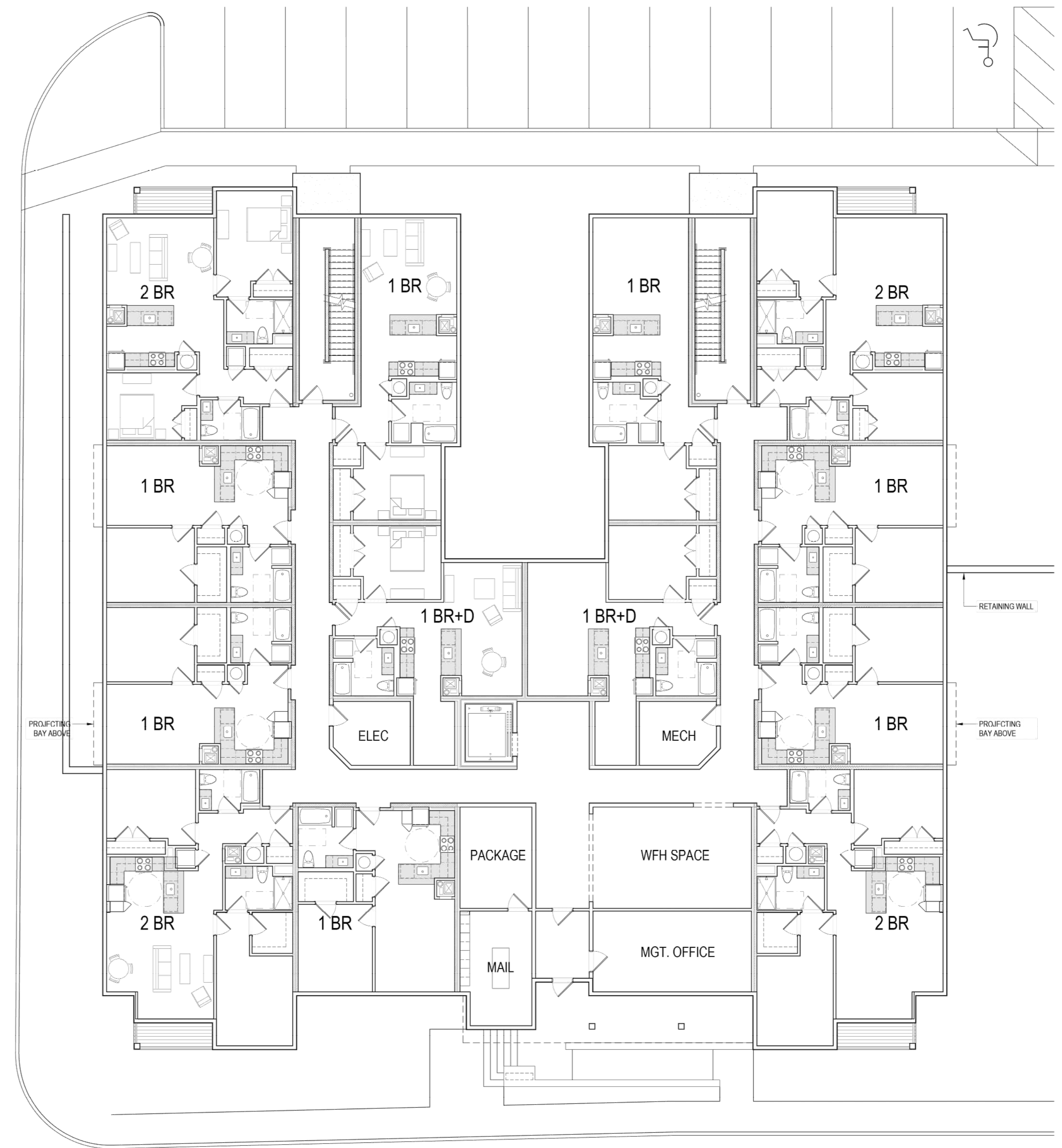
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**ARCHITECTURAL SCHEMATIC**  
 ARCHITECTURAL DESIGN AND FLOOR PLANS ARE  
 CONCEPTUAL AND WILL BE REFINED, MODIFIED,  
 AND ADJUSTED DURING FUTURE SUBMISSIONS.

Consultant :



**1 FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**2 SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

Revisions :

No. :	Date :	Remarks :

Project :

**BUILDING 26**

South Kingstown  
 Rhode Island

Date : 09/12/2024  
 Scale : 3/32" = 1'-0"  
 Project Number :  
 Drawn By : MBD / YW  
 Checked By :

Drawing Title :

**First & Second  
 Floor Plans**

Seal :

Sheet No. :

**A1.01**

**ARCHITECTURAL SCHEMATIC**  
 ARCHITECTURAL DESIGN AND FLOOR PLANS ARE  
 CONCEPTUAL AND WILL BE REFINED, MODIFIED,  
 AND ADJUSTED DURING FUTURE SUBMISSIONS.

Consultant :

Revisions :

No. :	Date :	Remarks :

Project :

**BUILDING 26**

South Kingstown  
 Rhode Island

Date : 09/12/2024  
 Scale : 3/32" = 1'-0"  
 Project Number :  
 Drawn By : MBD / YW  
 Checked By :

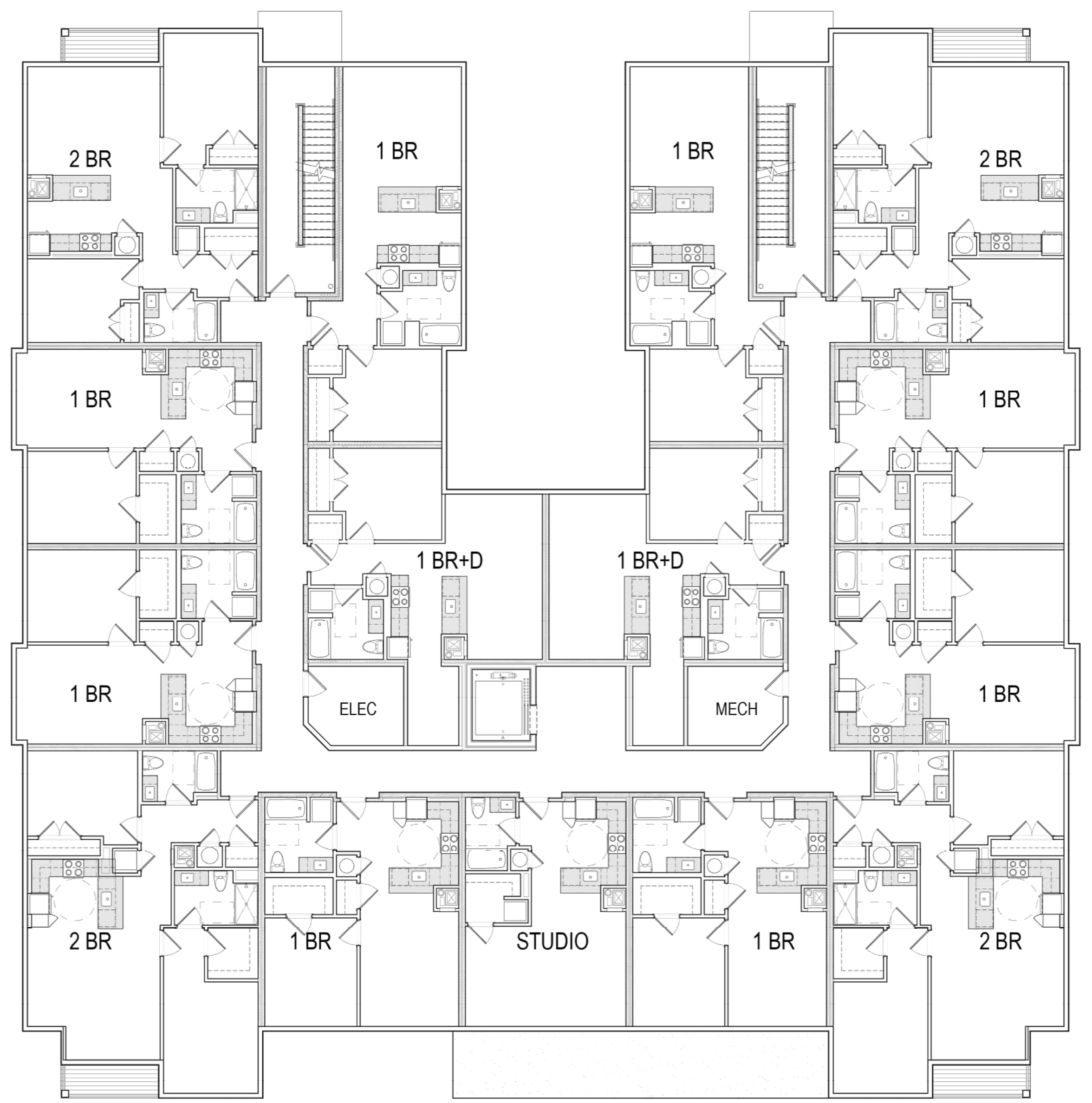
Drawing Title :

**Third & Fourth  
 Floor Plans**

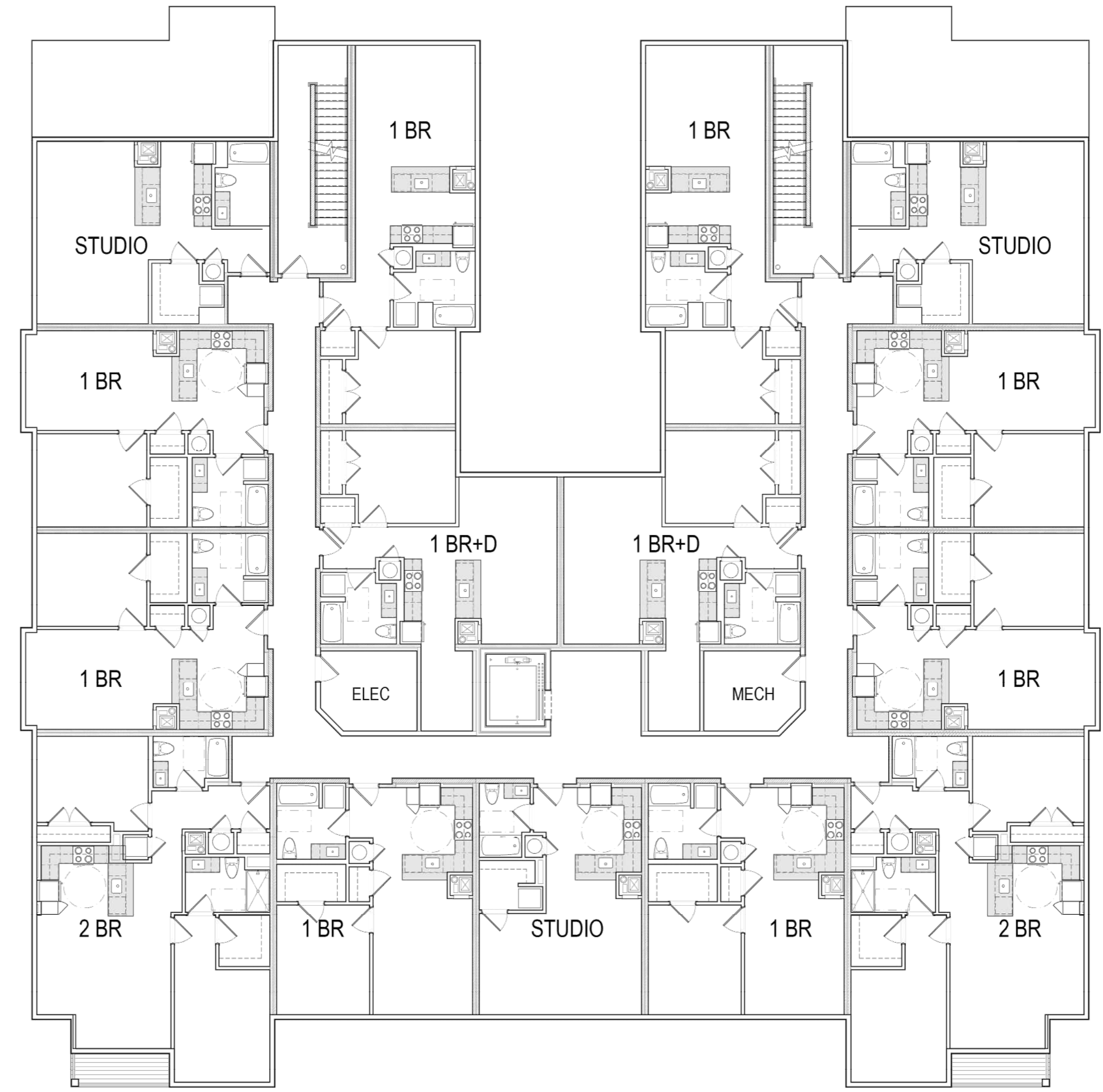
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Sheet No. :

**A1.02**



**1 THIRD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**2 FOURTH FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

**ARCHITECTURAL SCHEMATIC**

ARCHITECTURAL DESIGN AND FLOOR PLANS ARE CONCEPTUAL AND WILL BE REFINED, MODIFIED, AND ADJUSTED DURING FUTURE SUBMISSIONS.

HAMPTON INN  
BY HILTON



1 'FRONT' ELEVATION  
SCALE: 3/16" = 1'-0"



1 'FRONT' ELEVATION IN CONTEXT  
SCALE: 1/8" = 1'-0"

Consultant:

Revisions:

No.	Date	Remarks

Project:  
**South County Commons**

Rhode Island

Date: \_\_\_\_\_  
Scale: \_\_\_\_\_  
Project Number: \_\_\_\_\_  
Drawn By: MBD  
Checked By: HDS

Drawing Title:  
**Building 28**  
**'Front' Elevation**

Seal:

Sheet No.:

**ARCHITECTURAL SCHEMATIC**

ARCHITECTURAL DESIGN AND FLOOR PLANS ARE CONCEPTUAL AND WILL BE REFINED, MODIFIED, AND ADJUSTED DURING FUTURE SUBMISSIONS.



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



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

Consultant :

Revisions :

No. :	Date :	Remarks :

Project :

**BUILDING 28**

South Kingstown  
Rhode Island

Date : 09/13/2024  
Scale : 1/8" = 1'-0"  
Project Number :  
Drawn By : MBD / YW  
Checked By :

Drawing Title :

**First & Second  
Floor Plans**

Seal :

Sheet No. :

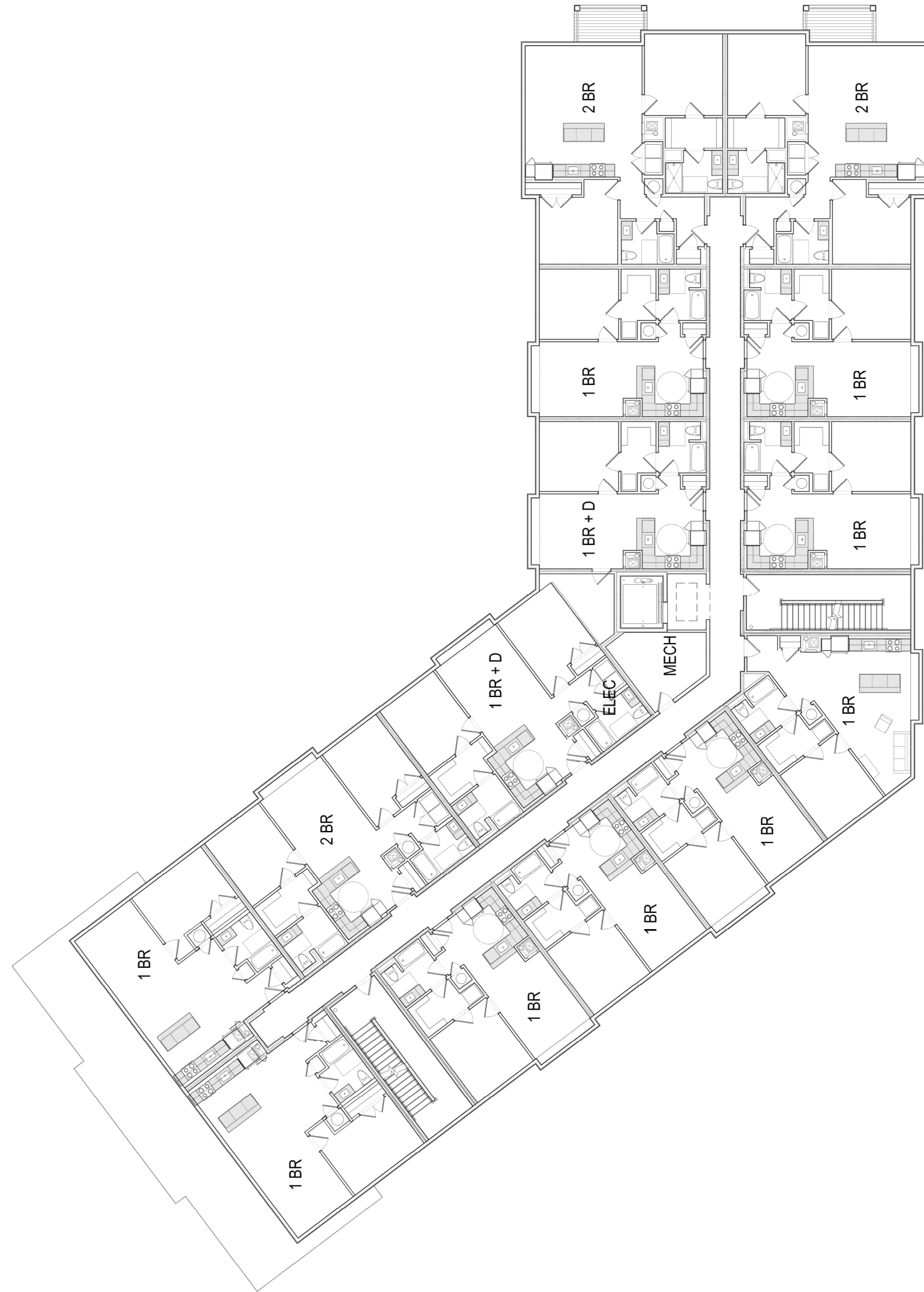
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**ARCHITECTURAL SCHEMATIC**

ARCHITECTURAL DESIGN AND FLOOR PLANS ARE CONCEPTUAL AND WILL BE REFINED, MODIFIED, AND ADJUSTED DURING FUTURE SUBMISSIONS.



**1 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2 FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

Consultant :

Revisions :

No. :	Date :	Remarks :

Project :

**BUILDING 28**

South Kingstown  
Rhode Island

Date : 09/13/2024  
Scale : 3/32" = 1'-0"  
Project Number :  
Drawn By : MBD / YW  
Checked By :

Drawing Title :

**Third & Fourth  
Floor Plans**

Seal :

Sheet No. :