

# COMPREHENSIVE PERMIT-PRELIMINARY PLAN SUBMISSION

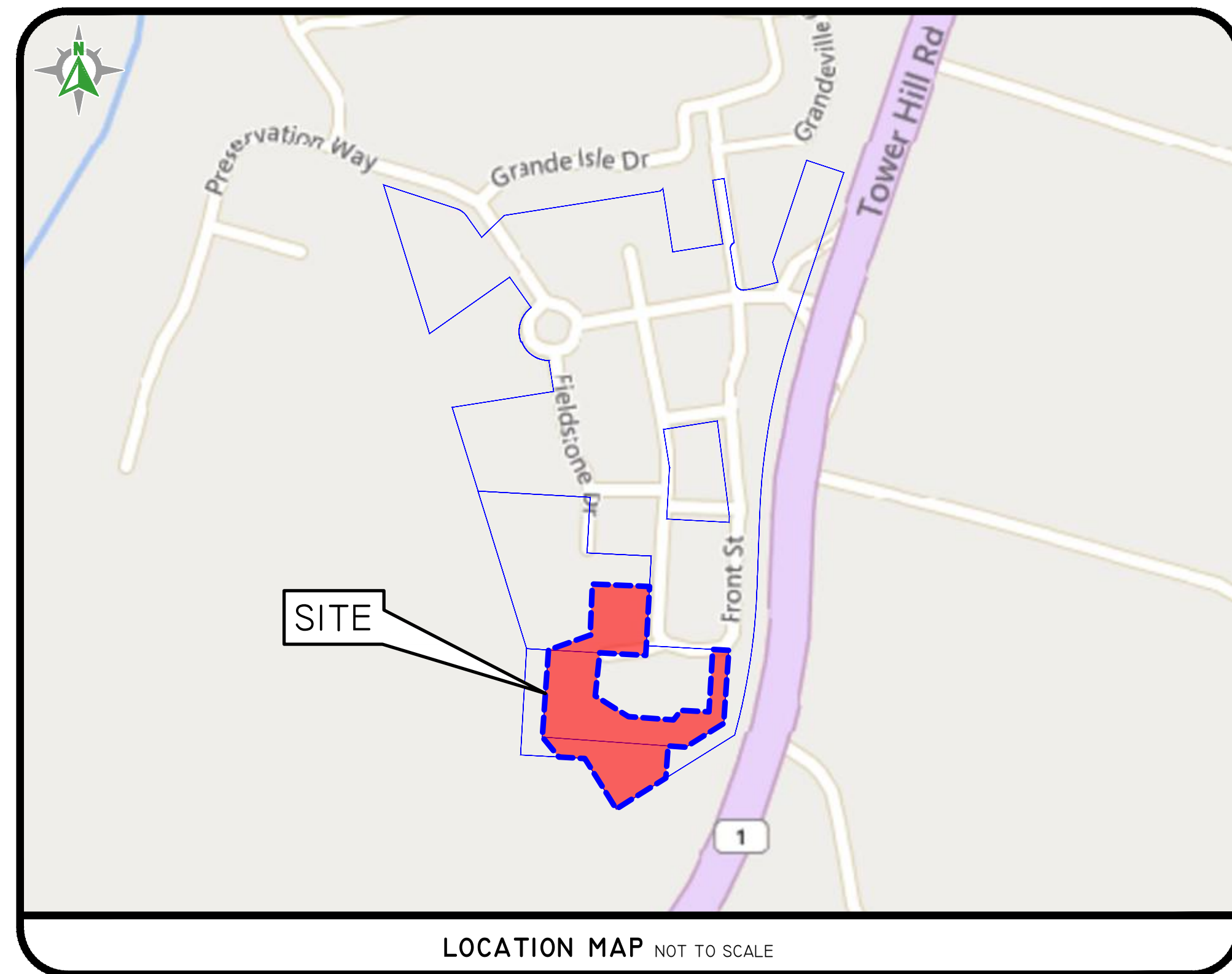
## THE VILLAGE AT SOUTH COUNTY COMMONS

### BUILDINGS 26 & 28

VILLAGE SQUARE DRIVE & PRESERVATION WAY

SOUTH KINGSTOWN, RHODE ISLAND

ASSESSOR'S PLAT 50 LOTS 14, 15, 21



### SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL & HALF-MILE RADIUS
- 3 NOTES AND LEGEND
- 4 BOUNDARY & TOPOGRAPHIC SURVEY - BUILDING 26
- 5 BOUNDARY & TOPOGRAPHIC SURVEY - BUILDING 28
- 6 OVERALL PLAN
- 7 SESC PLAN
- 8 SITE LAYOUT PLAN
- 9 GRADING, DRAINAGE, & UTILITIES PLAN
- 10 DETAIL SHEET
- 11 LANDSCAPE PLAN
- 12 LANDSCAPE NOTES & DETAILS

### ARCHITECTURAL PLANS (BY OTHERS)

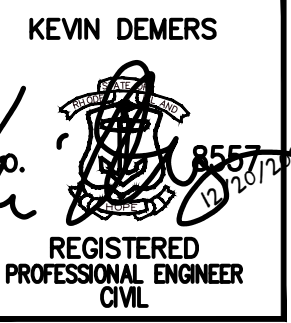
- A2.00 BUILDING 26 ELEVATIONS
- A1.01 BUILDING 26 FLOOR PLANS 1 & 2
- A1.02 BUILDING 26 FLOOR PLANS 3 & 4
- A2.00 BUILDING 28 ELEVATIONS
- A1.01 BUILDING 28 FLOOR PLANS 1 & 2
- A1.02 BUILDING 28 FLOOR PLANS 3 & 4

SESC / O&M  
 THE SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC) AND STORMWATER OPERATION AND MAINTENANCE PLAN (O&M) ARE REQUIRED DOCUMENTS WITH THIS PLAN SET AND MUST BE MAINTAINED BY THE CONTRACTOR AND OWNER ON SITE.

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE APPROVAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE PROFESSIONAL ENGINEER DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN STANDARDS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAN. SEE 'UTILITY NOTE' ON SHEET 3.

|     |            |                             |                   |
|-----|------------|-----------------------------|-------------------|
| NO. | DATE       | DESCRIPTION                 | DESIGN BY         |
| 1   | 12/20/2024 | PRELIMINARY PLAN SUBMISSION | K.W.R.            |
| 2   |            |                             | B.T.              |
|     |            |                             | DESIGN BY: B.E.G. |

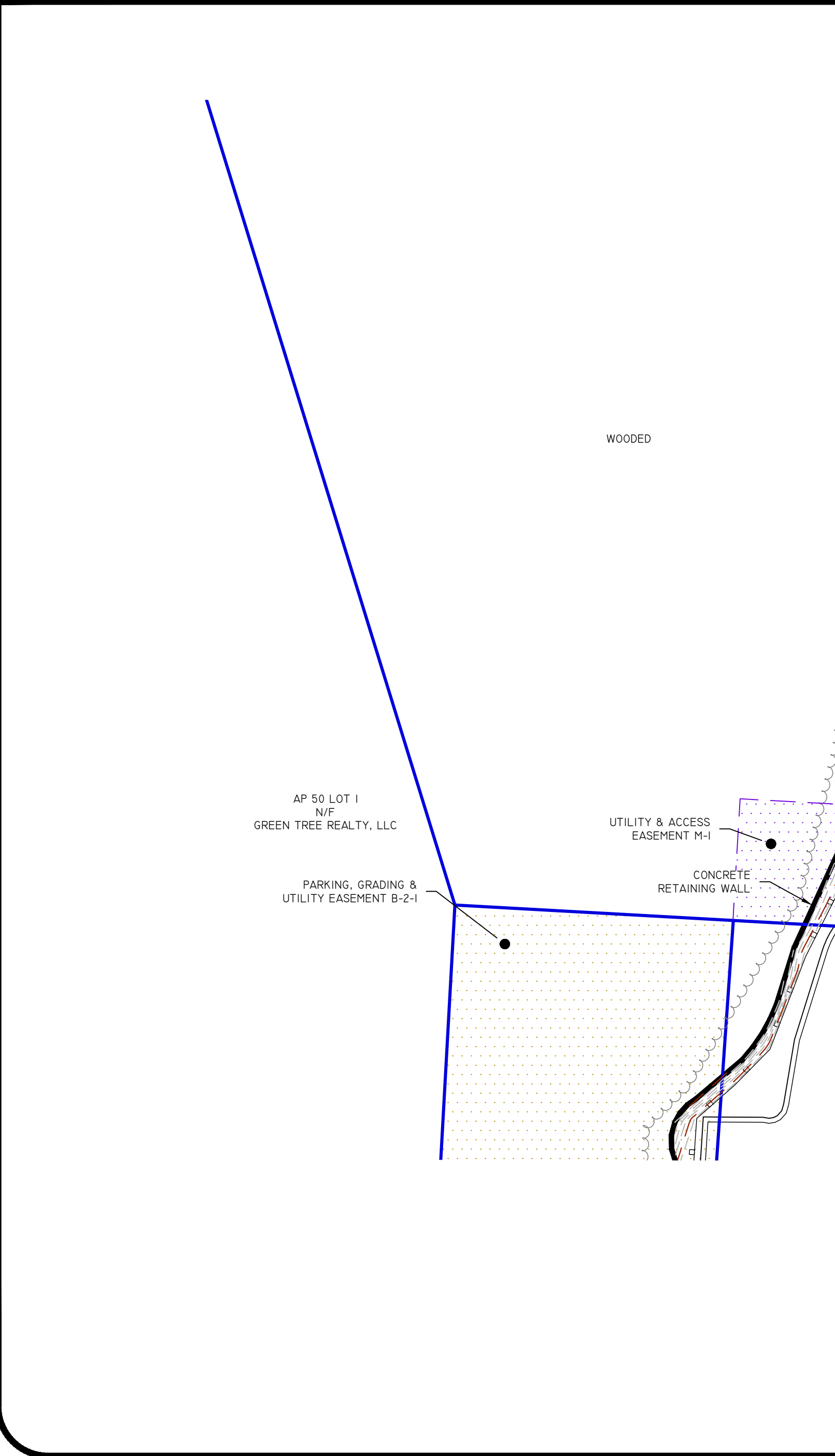
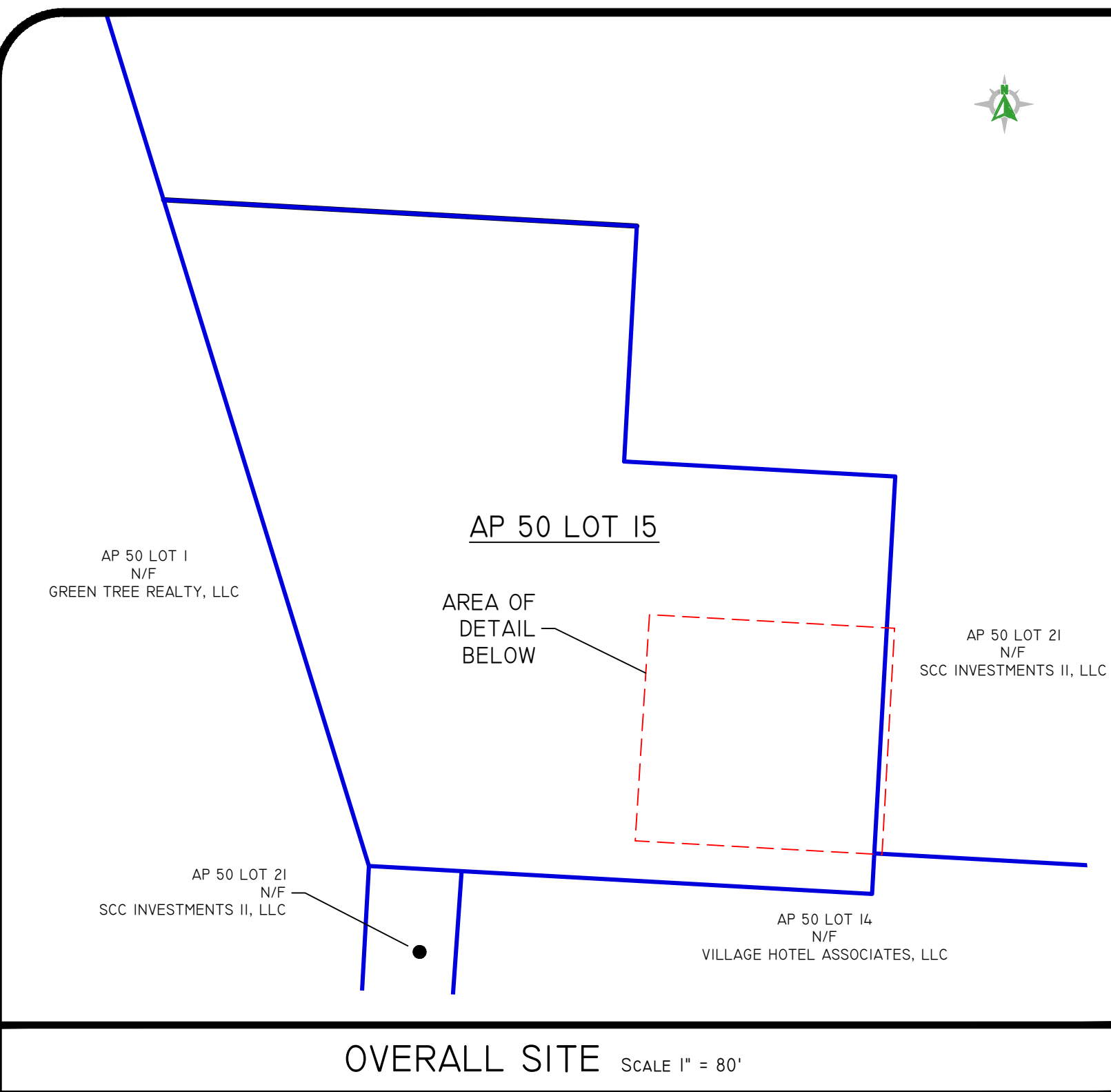
**COVER SHEET**  
**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOTS 14, 15, 21  
 SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON, RHODE ISLAND 02920

Z:\BENHAIN\PROJECTS\0267-059 SOUTH COUNTY COMMONS\AUTOCAD DRAWINGS\0267-059-A09-CVAR-B26 & B28 DWG PLOTTED 02/20/2024

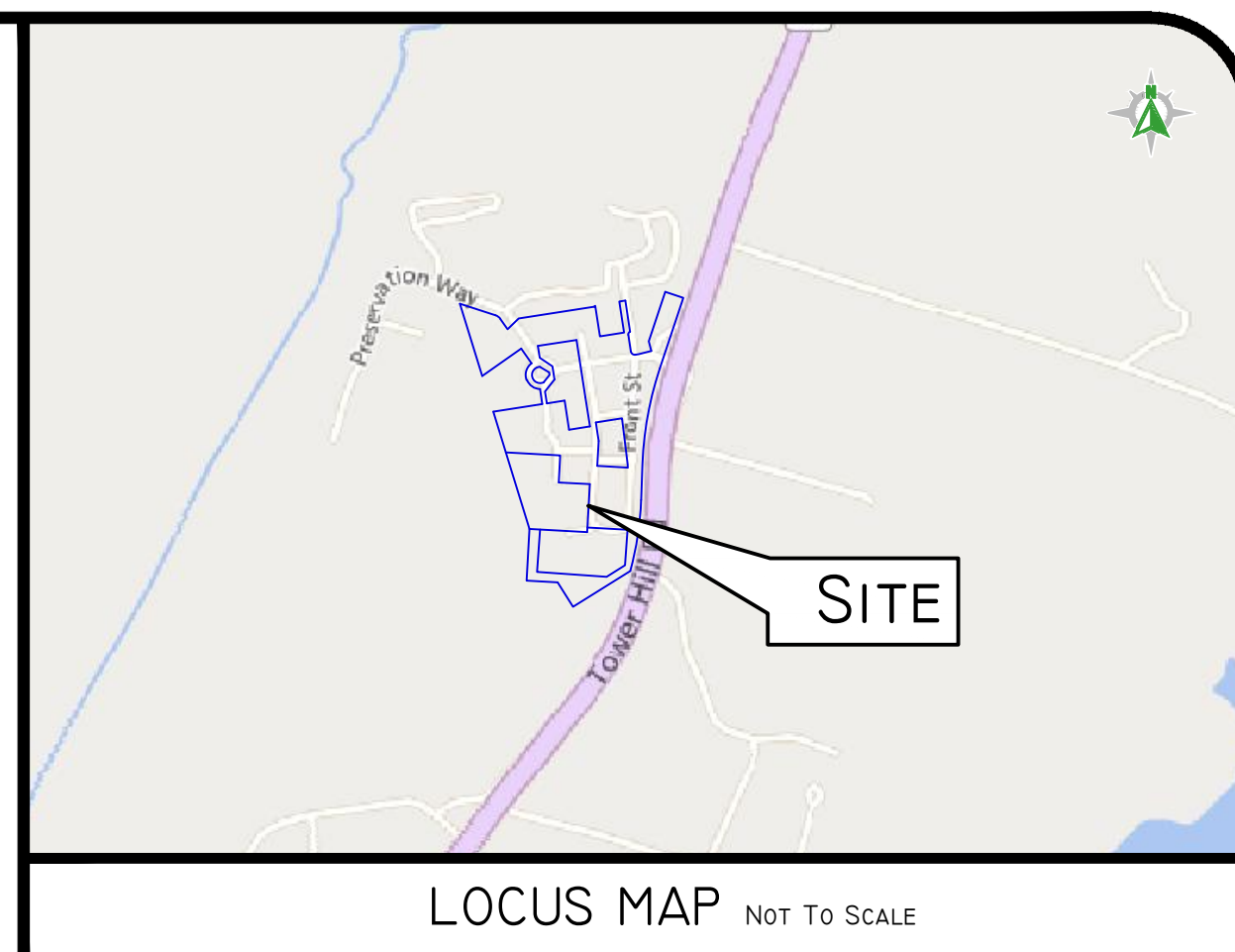






**LEGEND**

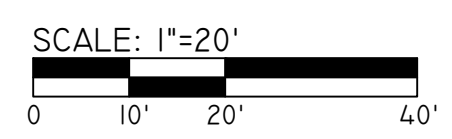
|                        |                                |                      |
|------------------------|--------------------------------|----------------------|
| — WATER LINE           | 125/1234 DEED BOOK/PAGE        | ○ BOLLARD            |
| — SEWER LINE           | AP ASSESSOR'S PLAT             | ⊙ SOIL EVALUATION    |
| — SFM SEWER FORCE MAIN | N/F NOW OR FORMERLY            | ⊕ CATCH BASIN        |
| — GAS LINE             | (R) RECORD                     | ⊕ DOUBLE CATCH BASIN |
| — ELECTRIC LINE        | CHORD ANGLE                    | ⊕ WATER VALVE        |
| — OHW OVERHEAD WIRES   | ▲/▲(CA) NAIL/SPIKE FOUND/SET   | ⊕ GAS VALVE          |
| — DRAINAGE LINE        | ○/○(D) DRILL HOLE FOUND/SET    | ⊕ WETLAND FLAG       |
| — MINOR CONTOUR LINE   | ○/○(R) IRON ROD/PIPE FOUND/SET | ⊕ DRAINAGE MANHOLE   |
| — MAJOR CONTOUR LINE   | ○/○(B) BOUND FOUND/SET         | ⊕ FLARED END SECTION |
| — PROPERTY LINE        | HC HANDICAPPED                 | ⊕ GUY POLE           |
| — ASSESSOR'S LINE      | LC LANDSCAPING                 | ⊕ ELECTRIC MANHOLE   |
| — TREELINE             | ⊕ SIGN POST                    | ⊕ UTILITY/POWER POLE |
| — GUARDRAIL            | ⊕ SEWER MANHOLE                | ⊕ WELL               |
| — FENCE                | ⊕ SEWER CLEANOUT               | ⊕ MONITORING WELL    |
| — RETAINING WALL       | ⊕ HYDRANT                      | ⊕ LIGHTPOST          |
| — STONE WALL           | ⊕ IRRIGATION VALVE             | ⊕ BENCH MARK         |
|                        | ⊕ UNKNOWN MANHOLE              | ⊕ TREE               |



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 50, LOT 15 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
  - THE OWNER PER DEED BOOK 1568, PAGE 269 IS SCC INVESTMENTS III, LLC.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 4409C0203K, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
  - THE PARCEL IS ZONED SMD BASED ON THE TOWN OF SOUTH KINGSTOWN GIS DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
  - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN OCTOBER, 2023 AND MAY AND JUNE, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  - ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD'29), AS DETERMINED BY DIPRETE ENGINEERING FROM PRIOR PERMITTING PLANS.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

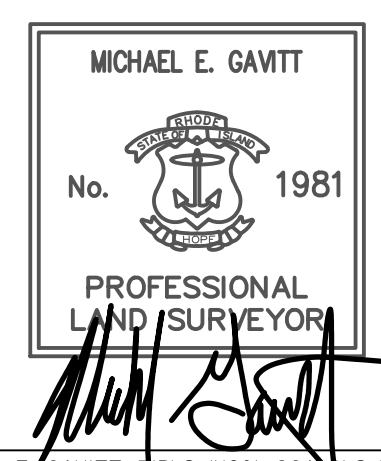
- PLAN REFERENCES**
- ADMINISTRATIVE SUBDIVISION-B, THE VILLAGE AT SOUTH COUNTY COMMONS PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR SOUTH COUNTY COMMONS, LTD, SCALE 1" = 60' AND RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE ON PLAT CARDS C2007-06 AND C2007-07.

- UTILITY NOTES**
- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
  - ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
  - PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
  - DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
  - UTILITY PLAN REFERENCES
    - SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
    - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- HOTEL DRIVE
- FIELDSTONE DRIVE



**SURVEYOR'S CERTIFICATE**

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 REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

|   |           |
|---|-----------|
| • LIMITED CONTENT BOUNDARY SURVEY - PERIMETER | CLASS I   |
| • TOPOGRAPHIC SURVEY                          | CLASS T-2 |
| • DATA ACCUMULATION SURVEY (PLANIMETRIC)      | CLASS III |

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

12/19/2024

MICHAEL E. GAVITT, HPLS #1981, COA #LS.000A160

**DiPrete Engineering**

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**EXISTING CONDITIONS PLAN - BUILDING 26**

**SCC BUILDINGS 26 & 28**

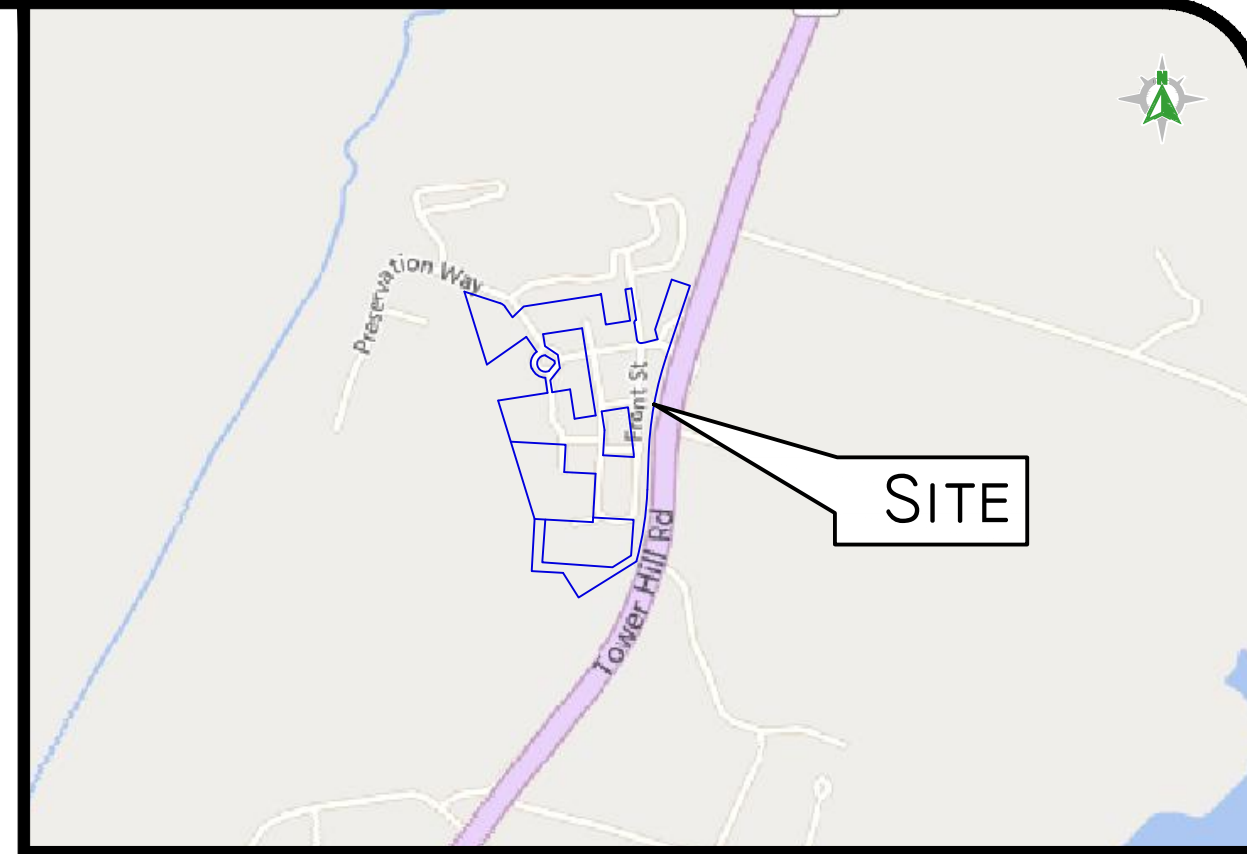
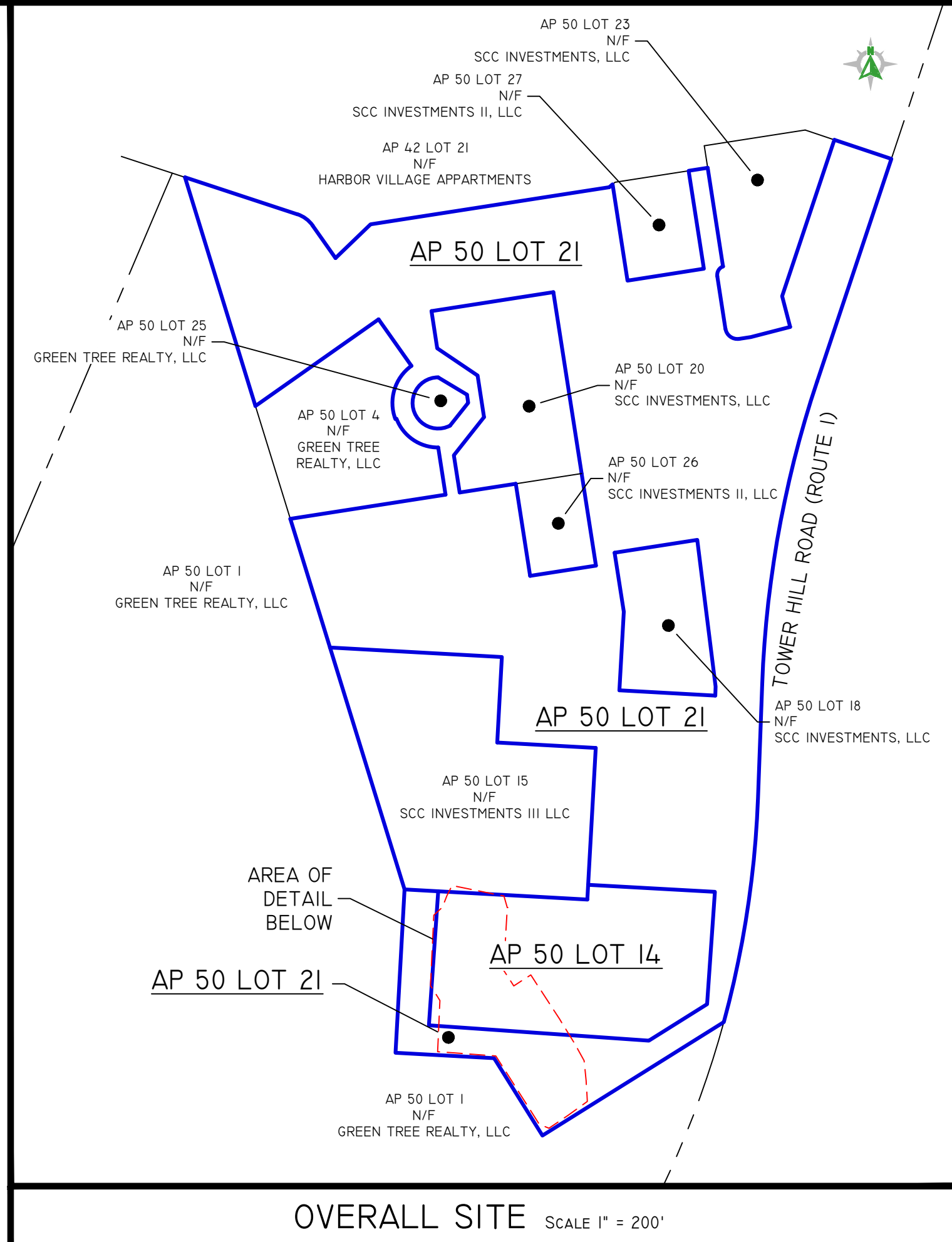
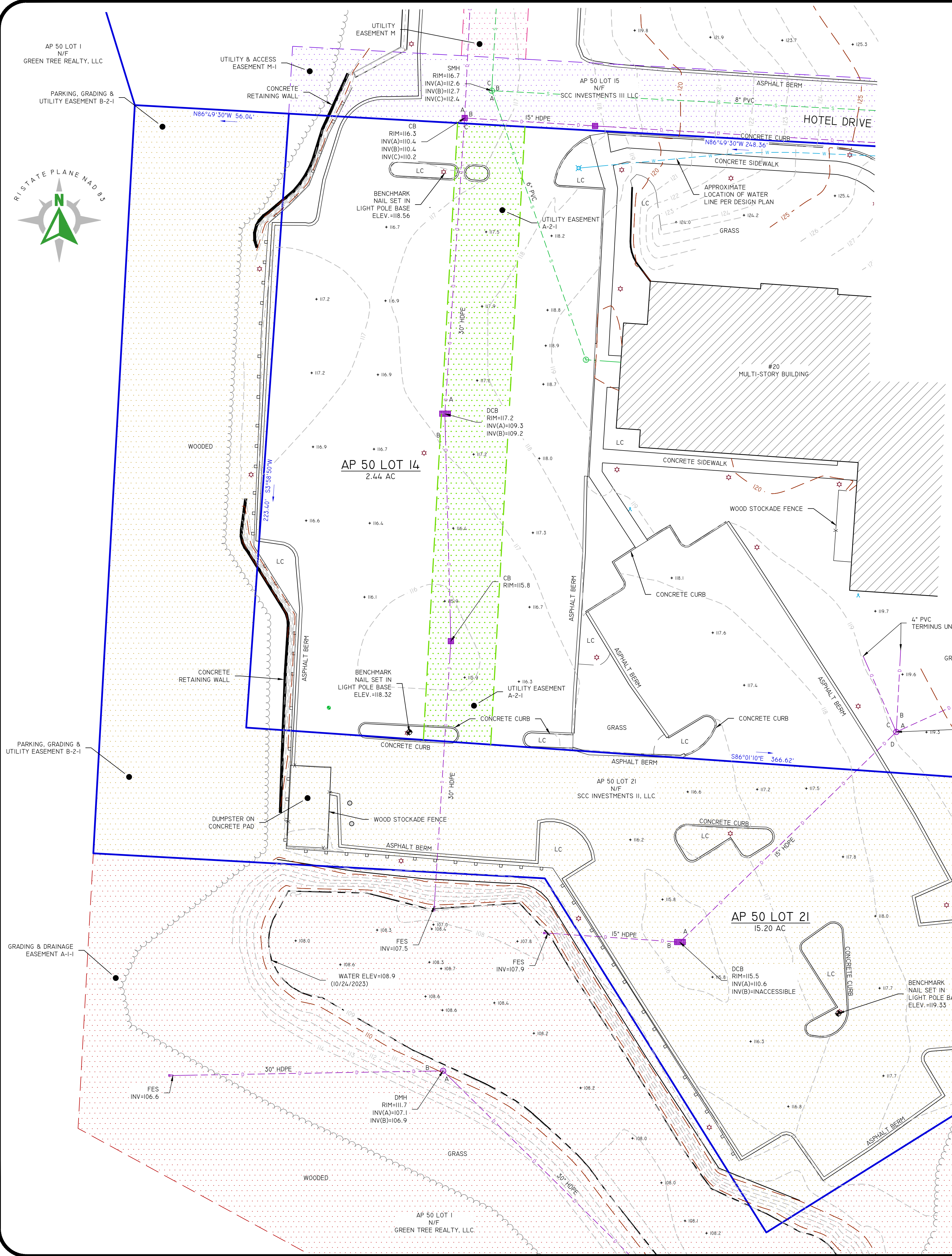
ASSESSOR'S PLAT 50, LOTS 14, 15, & 21  
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
95 SOCKANOSSETT CROSSROAD #203,  
CRANSTON, RHODE ISLAND 02919

DATE: 12/19/2024

DESCRIPTION: BOUNDARY & TOPOGRAPHIC SURVEY

J.S.:  
B.T.:



LOCUS MAP Not To Scale

GENERAL NOTES

- 1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 50, LOTS 14 & 21 IN THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER OF LOT 14 PER DEED BOOK 1262, PAGE 8 IS VILLAGE HOTEL ASSOCIATED, LLC.
3. THE OWNER OF LOT 21 PER DEED BOOK 1307, PAGE 185 IS SCC INVESTMENTS II, LLC.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0203K, MAP REVISED APRIL 3, 2020. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
5. THE PARCEL IS ZONED SMD BASED ON THE TOWN OF SOUTH KINGSTOWN GIS DATABASE. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
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9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES

- 1. ADMINISTRATIVE SUBDIVISION-B, THE VILLAGE AT SOUTH COUNTY COMMONS PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR SOUTH COUNTY COMMONS, LTD. SCALE 1" = 60' AND RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE ON PLAT CARDS C2007-06 AND C2007-07.

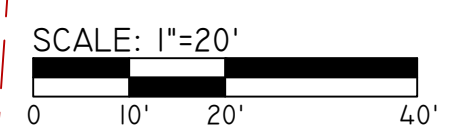
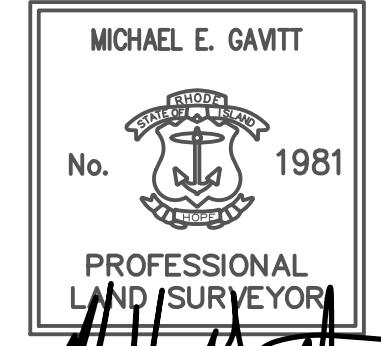
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3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
5.1. SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
5.2. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

LEGEND table with symbols for WATER LINE, SEWER LINE, GAS LINE, ELECTRIC LINE, OVERHEAD WIRES, DRAINAGE LINE, MINOR CONTOUR LINE, MAJOR CONTOUR LINE, PROPERTY LINE, ASSESSORS LINE, TREELINE, GUARDRAIL, FENCE, RETAINING WALL, STONE WALL, BOLLARD, SOIL EVALUATION, CATCH BASIN, DOUBLE CATCH BASIN, WATER VALVE, GAS VALVE, DRILL HOLE FOUND/SET, IRON ROD/PIPE FOUND/SET, BOUND FOUND/SET, HANDICAPPED, LANDSCAPING, SIGN POST, SEWER MANHOLE, SEWER CLEANOUT, HYDRANT, IRRIGATION VALVE, UNKNOWN MANHOLE, WETLAND FLAG, DRAINAGE MANHOLE, FLARED END SECTION, GUY POLE, ELECTRIC MANHOLE, UTILITY/POWER POLE, LIGHTPOST, MONITORING WELL, BENCH MARK, TREE.

SURVEYOR'S CERTIFICATE

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LIMITED CONTENT BOUNDARY SURVEY - PERIMETER CLASS I
TOPOGRAPHIC SURVEY CLASS T-2
DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:
HOTEL DRIVE
FIELDSTONE DRIVE

MICHAEL E. GAVITT, M.P.L.S. #1981, CO. S. S. 0001610 12/19/2024

Diprete Engineering logo and contact information: Two Stafford Court Cranston, RI 02920, tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

EXISTING CONDITIONS PLAN - BUILDING 28

SCC BUILDINGS 26 & 28
ASSESSORS PLAT 50, LOTS 14, 15 & 21
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:
SCC INVESTMENTS III LLC
95 SOCRANOSSET CROSSROAD #203,
CRANSTON, RHODE ISLAND 02919

DATE: 12/19/2024
DESCRIPTION: BOUNDARY & TOPOGRAPHIC SURVEY

SHEET 5 OF 12

PARCEL SUMMARY:

|               | EXISTING        | PROPOSED        |
|---------------|-----------------|-----------------|
| AP 50 LOT 1:  | 38.87 AC        | 38.87 AC        |
| AP 50 LOT 14: | 2.44 AC         | 1.59 AC         |
| AP 50 LOT 15: | 2.89 AC         | 2.41 AC         |
| AP 50 LOT 18: | 0.81 AC         | 0.81 AC         |
| AP 50 LOT 20: | 1.27 AC         | 1.27 AC         |
| AP 50 LOT 21: | 15.20 AC        | 14.18 AC        |
| AP 50 LOT 23: | 1.11 AC         | 1.11 AC         |
| AP 50 LOT 24: | 1.43 AC         | 1.43 AC         |
| AP 50 LOT 25: | 0.13 AC         | 0.13 AC         |
| AP 50 LOT 26: | 0.39 AC         | 0.39 AC         |
| AP 50 LOT 27: | 0.49 AC         | 0.49 AC         |
| NEW PARCEL A: | N/A             | 1.87 AC         |
| NEW PARCEL B: | N/A             | 0.48 AC         |
| <b>TOTAL:</b> | <b>65.03 AC</b> | <b>65.03 AC</b> |



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**Boston • Providence • Newport**

**KEVIN DEMERS**  
 No. 8567  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.  
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE PROFESSIONAL ENGINEER OF RHODE ISLAND ENGINEERING. DIPRETE ENGINEERING ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF ANY PROJECTS BASED ON THIS PLAN. THE CLIENTS USE, NOT WITHSTANDING THE PROFESSIONAL ENGINEER'S DESIGN, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN, IS THE RESPONSIBILITY OF THE CLIENT.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION OF ANY EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 3.

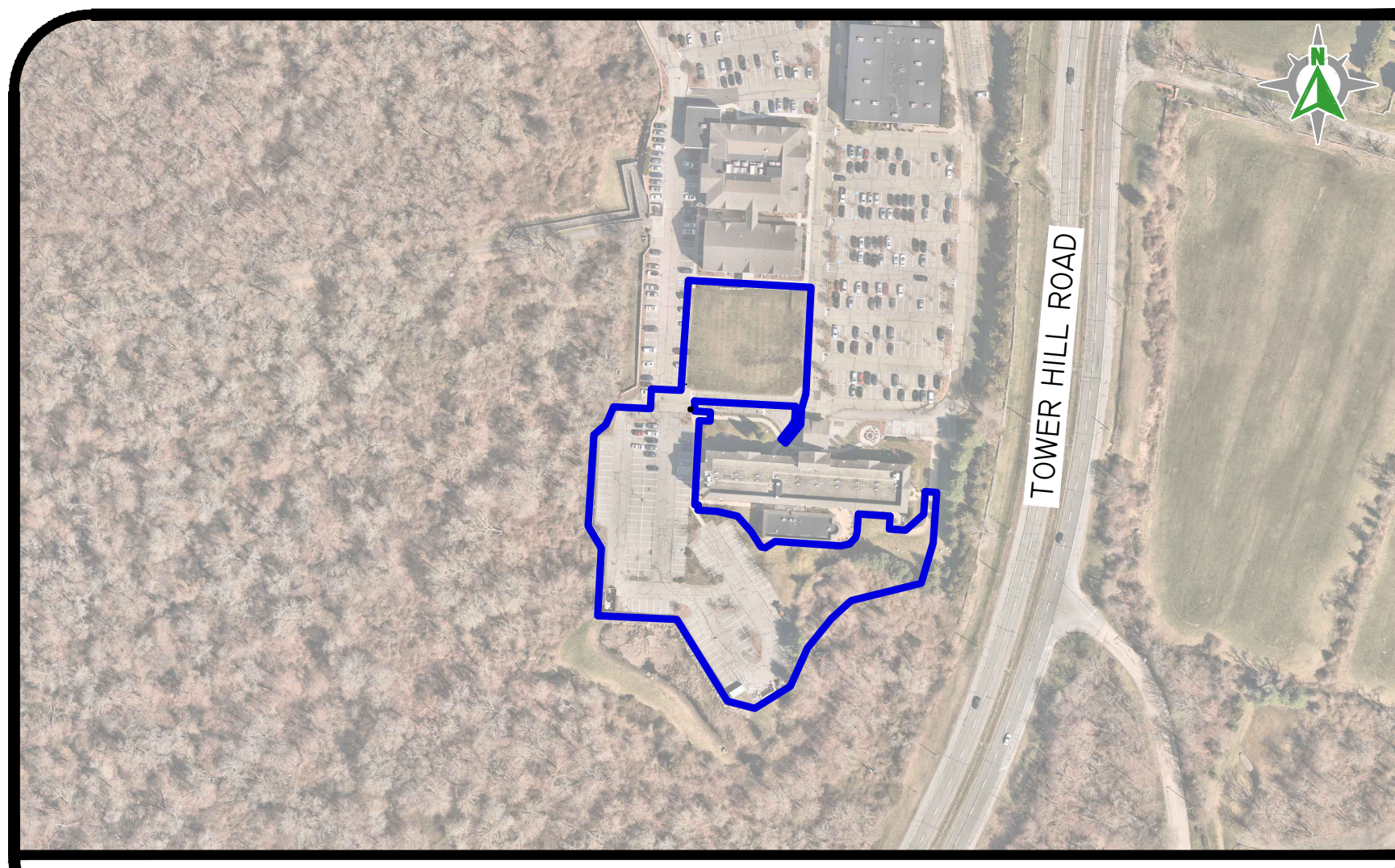
| NO. | DATE       | DESCRIPTION                 | K/C/R | B/T | DESIGN BY |
|-----|------------|-----------------------------|-------|-----|-----------|
| 1   | 12/20/2024 | PRELIMINARY PLAN SUBMISSION |       |     | W.E.C.    |

**OVERALL PLAN**  
**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOTS 14, 15, 21  
 SOUTH KINGSTOWN, RHODE ISLAND

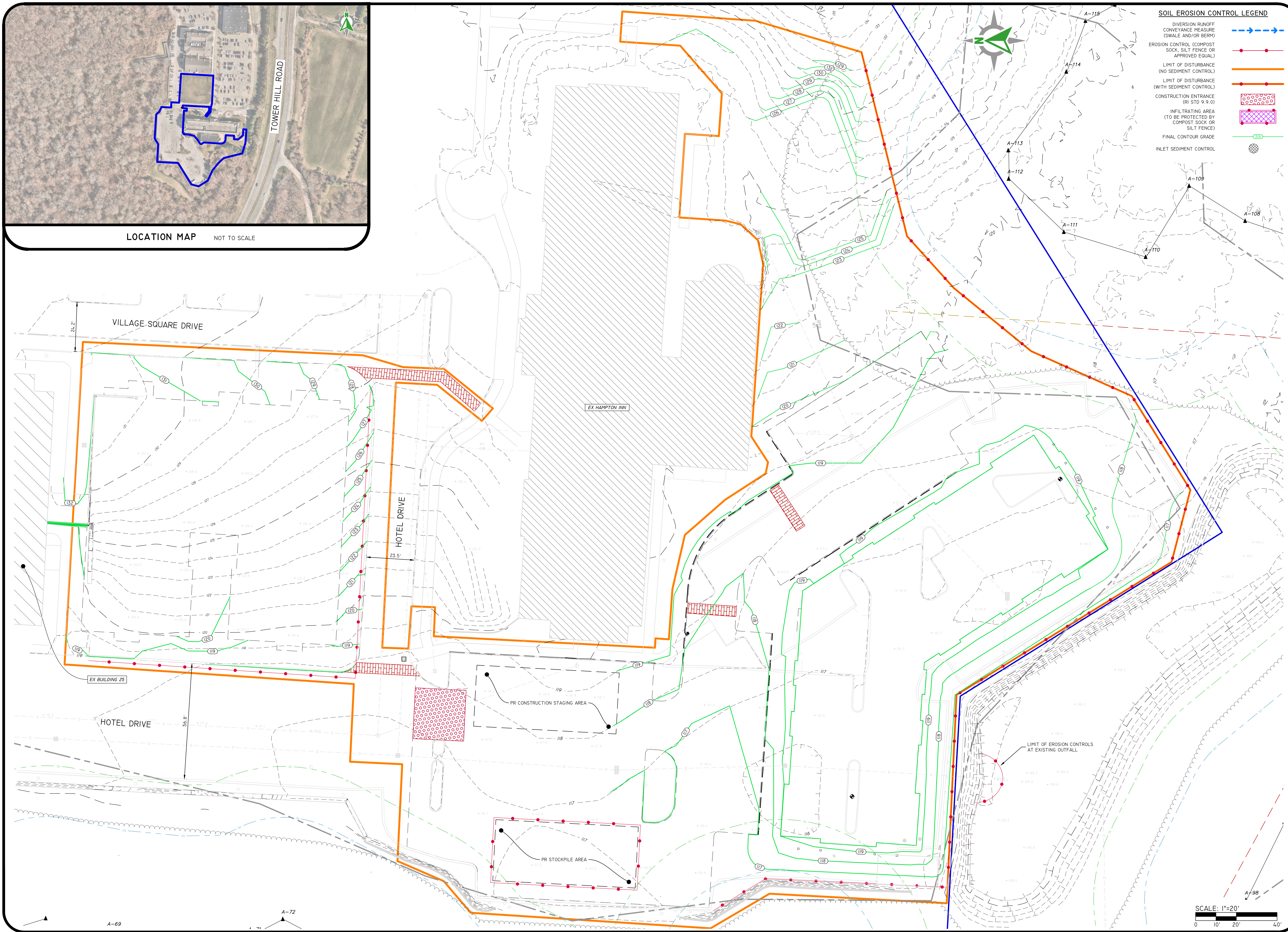
PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON, RHODE ISLAND 02920

DE JOB NO. 2024-059-007 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **6** OF 12



LOCATION MAP NOT TO SCALE



- SOIL EROSION CONTROL LEGEND**
- DIVERSION RUNOFF CONVEYANCE MEASURE (SWALE AND/OR BERM)
  - EROSION CONTROL (COMPOST SOCK, SILT FENCE OR APPROVED EQUAL)
  - LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
  - LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
  - CONSTRUCTION ENTRANCE (RI STD 9.9.0)
  - INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
  - FINAL CONTOUR GRADE
  - INLET SEDIMENT CONTROL

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 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.

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| NO. | DATE       | DESCRIPTION                 | BY     | CHK'D BY |
|-----|------------|-----------------------------|--------|----------|
| 1   | 12/20/2024 | PRELIMINARY PLAN SUBMISSION | W.E.C. | W.E.C.   |
| 2   |            |                             |        |          |

DESIGN BY: W.E.C.

**SESC PLAN**

**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOTS 14, 15, 21  
 SOUTH KINGSTOWN, RHODE ISLAND

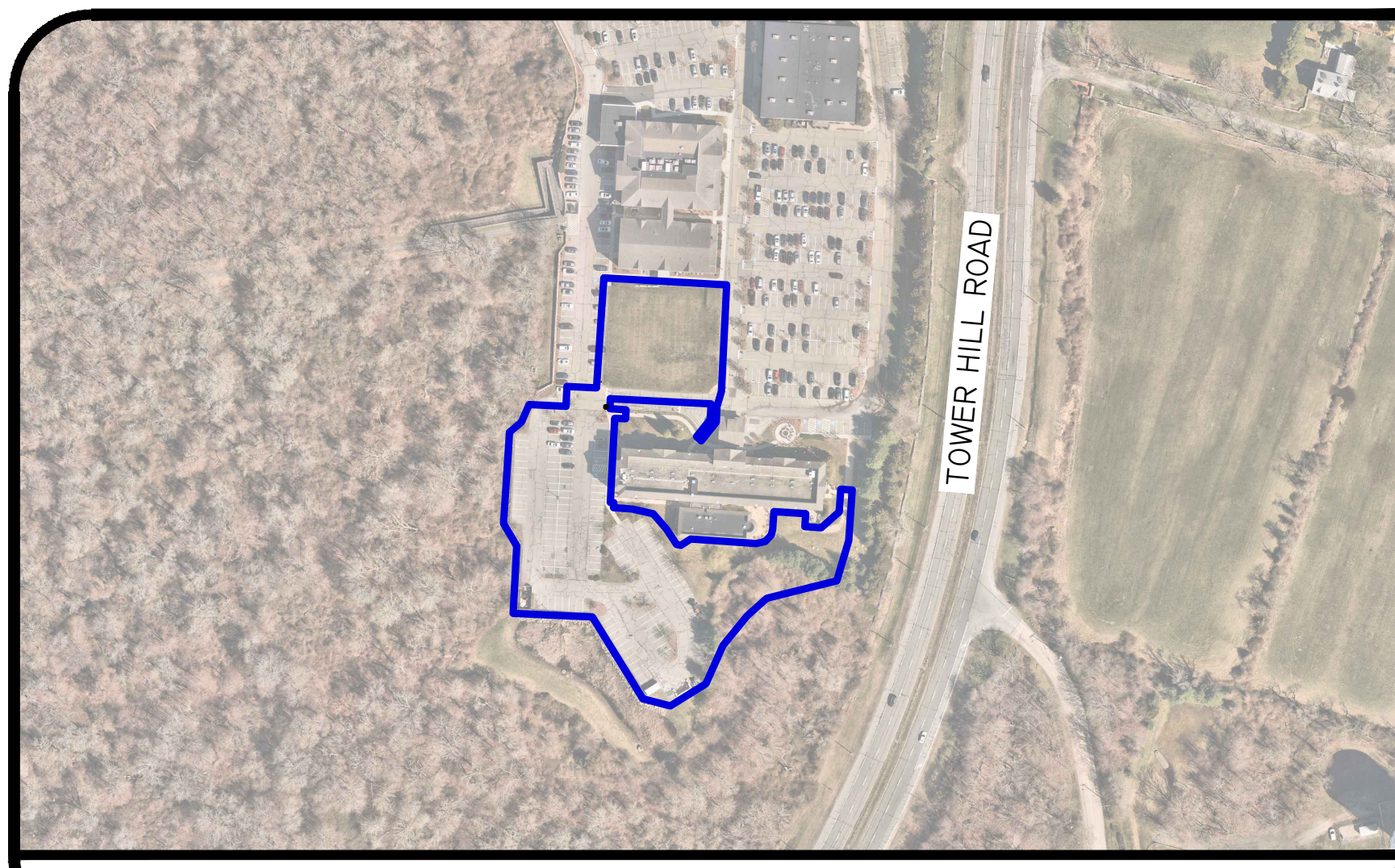
PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON, RHODE ISLAND 02920

DE JOB NO. 2024-059-007 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SCALE: 1"=20'

SHEET 7 OF 12

Z:\DEMANPROJECTS\0267-059 SOUTH COUNTY COMMONS\AUTOCAD DRAWINGS\0267-059-ADP-PLAN-B26 & B28 DWG PLUITEE 12/20/2024



LOCATION MAP NOT TO SCALE

See Inset



**DEVELOPMENT DATA:**

TOTAL PROPOSED SITE AREA: 20.8+ ACRES  
 TOTAL NUMBER OF BUILDINGS: 2  
 TOTAL NUMBER OF APARTMENT UNITS: 104

**DIMENSIONAL REGULATIONS:**

| CURRENT ZONING:                       | ROUTE 1 SMD REQUIRED: | PROVIDED:                       |
|---------------------------------------|-----------------------|---------------------------------|
| MINIMUM LOT AREA:                     | 5,000 SF              | 20,473 SF MIN                   |
| MINIMUM FRONTAGE AND LOT WIDTH:       | 50'                   | N/A                             |
| FRONT YARD:                           | 10' MIN/25' MAX       | 15' MIN                         |
| MINIMUM SIDE YARD:                    | 10'                   | 10' MIN                         |
| MINIMUM REAR YARD:                    | 25'                   | N/A                             |
| MAXIMUM STRUCTURE HEIGHT:             | 45'                   | 52' *                           |
| MAXIMUM LOT BUILDING COVERAGE:        | 40%                   | <40%                            |
| MINIMUM PAVEMENT AREA:                | 50%                   | >50%                            |
| MINIMUM SEPARATION BETWEEN BUILDINGS: | 20'-50' (VARIES)      | 18' MIN *<br>* RELIEF REQUESTED |

**PARKING REGULATIONS:**

| PARKING USE:                   | APARTMENTS                                      |
|--------------------------------|---|
| BUILDING 26 DWELLING UNITS:    | 52 DWELLING UNITS                               |
| BUILDING 28 DWELLING UNITS:    | 52 DWELLING UNITS                               |
| REQUIRED PARKING CALCULATIONS: | 104 X 2 = 208 SPACES                            |
| ADA PARKING REQUIRED:          | 5 SPACES PER BUILDING                           |
| ADA PARKING PROVIDED:          | 10 SPACES*                                      |
| TOTAL PARKING SPACES PROVIDED: | (SEE LATEST SOUTH COUNTY COMMONS PARKING STUDY) |

\* 5 NEW ADA SPACES AT BUILDING 28 & 5 SPACES TO BE STRIPED WITHIN EXISTING PARKING AREA ADJACENT TO BUILDING 26.

**LAND UNSUITABLE FOR DEVELOPMENT:**

- A. FRESH WATER WETLANDS, EXCEPT THAT AREA OF PERIMETER WETLAND WITHIN 50 FEET OF THE EDGE OF ANY BOG, MARSH, SWAMP OR POND; OR ANY APPLICABLE 100 FT OR 200 FT RIVERBANK WETLANDS: 0 ACRES
- B. COASTAL WETLANDS, EXCEPT ANY DIRECTLY ASSOCIATED CONTIGUOUS AREAS: 0 ACRES
- C. AREAS WITHIN A HIGH FLOOD DANGER ZONE: 0 ACRES
- D. LAND WITHIN ANY PUBLICLY OF PRIVATELY HELD EASEMENT ON WHICH ABOVE-GROUND UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL TRANSMISSION LINES, ARE CONSTRUCTED: 0 ACRES

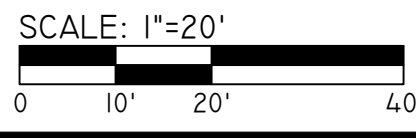


**BUILDING 26**  
 13,900 SF  
 FFE=132.0  
 W/O=120.5

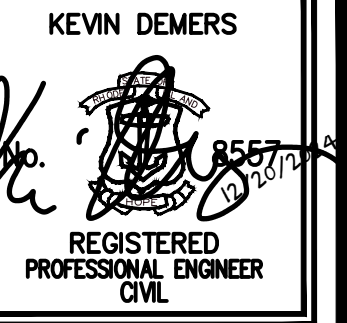
**BUILDING 28**  
 14,620 SF  
 FFE=120.0

RELOCATE EXISTING MATERIAL STORAGE AREA FROM REAR HOTEL PARKING LOT TO FRONT LEFT OF HOTEL.

See Upper Left



INSET 1" = 20'



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| NO. | DATE       | DESCRIPTION                 | BY     |
|-----|------------|-----------------------------|--------|
| 1   | 12/20/2024 | PRELIMINARY PLAN SUBMISSION | K.W.R. |
| 2   |            |                             | B.T.   |

DESIGN BY: B.E.G.  
 DRAWN BY: W.E.C.

**SITE LAYOUT PLAN**  
**SCC BUILDINGS 26 & 28**  
 ASSESSOR'S PLAT 50 LOTS 14, 15, 21  
 SOUTH KINGSTOWN, RHODE ISLAND  
 PREPARED FOR:  
**SCC INVESTMENTS III LLC**  
 95 SOCKANOSSET CROSSROAD #203, CRANSTON, RHODE ISLAND 02920

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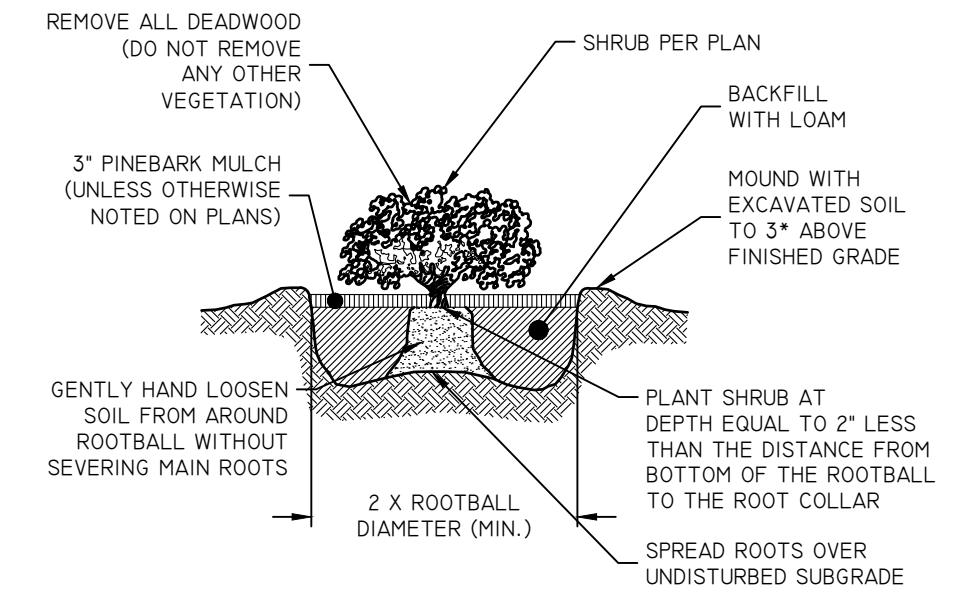




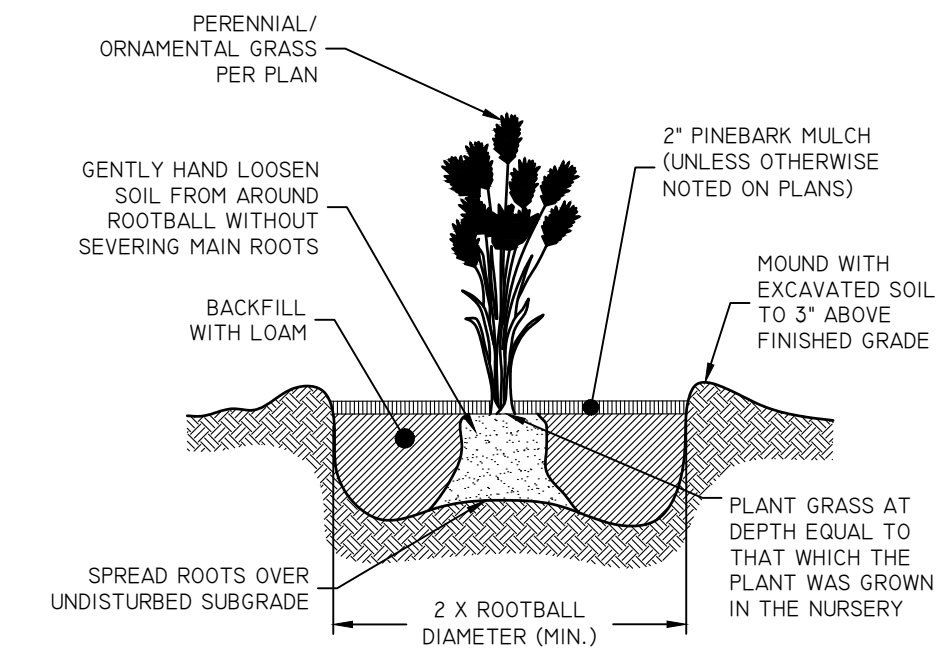


PLANT SCHEDULE

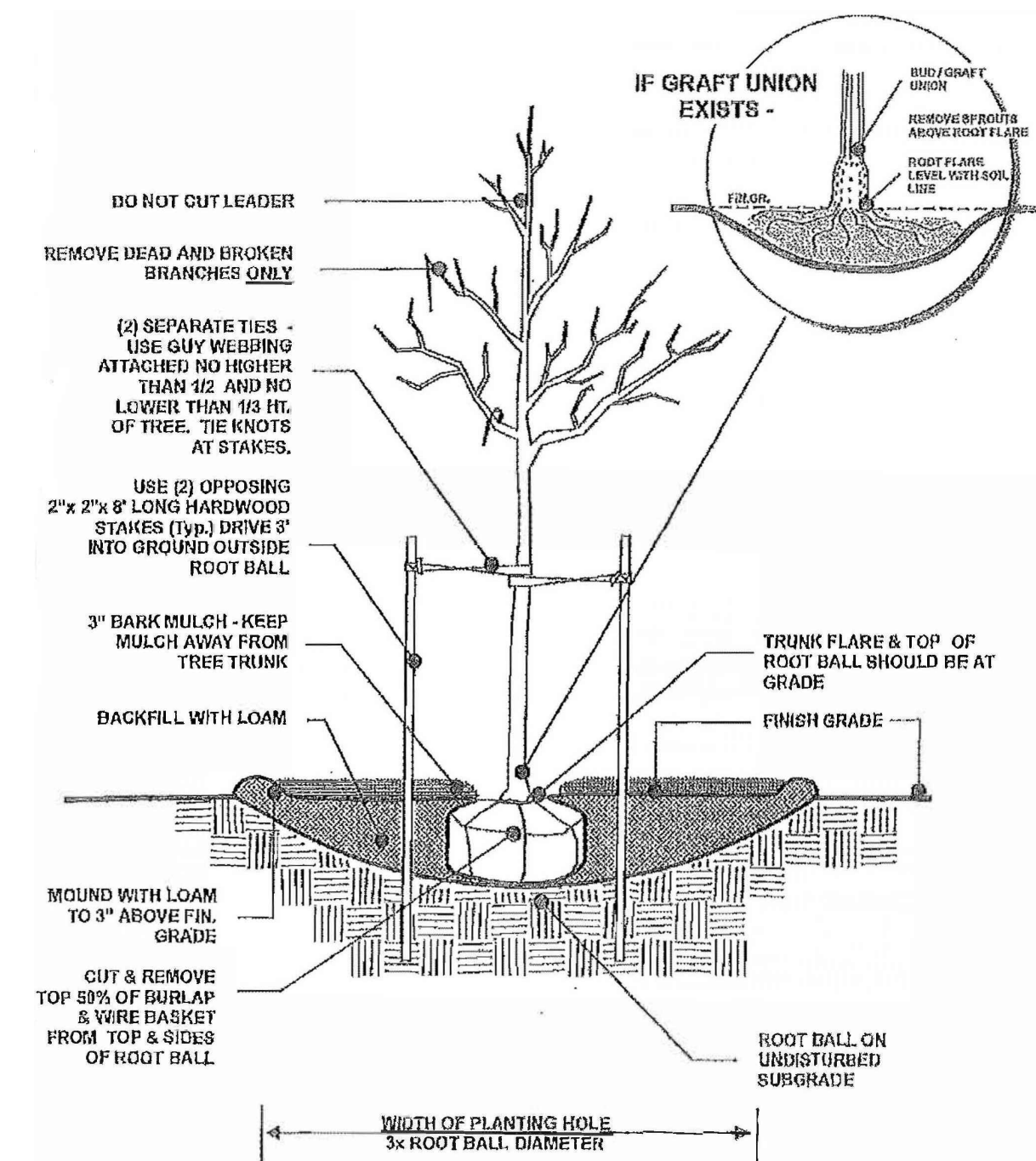
| SYMBOL                    | CODE | QTY | BOTANICAL NAME                               | COMMON NAME                           | CONT                | CAL            |
|---------------------------|------|-----|--|---------------------------------------|---------------------|----------------|
| <b>TREES</b>              |      |     |  |                                       |                     |                |
|                           | AP   | 1   | ACER PALMATUM                                | JAPANESE MAPLE                        | 10/12" HT B&B CLUMP |                |
|                           | BJ   | 6   | BETULA JACQUEMONTII                          | JACQUEMONTII BIRCH                    | B & B               | 8/10" HT CLUMP |
|                           | CF   | 4   | CORNUS FLORIDA                               | EASTERN DOGWOOD                       | B & B               | 1.5"-2.0"      |
|                           | IA   | 1   | ILEX OPACA                                   | AMERICAN HOLLY                        | 7/8" B&B            |                |
|                           | LS   | 5   | LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' | AMERICAN SWEET GUM SLENDER SILHOUETTE | 2/2.5" CAL B&B      |                |
|                           | PSA  | 2   | PRUNUS SUBHIRTELLA 'AUTUMNALIS'              | AUTUMN FLOWERING CHERRY               | 2/2.5" CAL B&B      |                |
|                           | QRU  | 3   | QUERCUS RUBRA                                | RED OAK                               | B & B               | 3-3.5"         |
|                           | SR   | 4   | SYRINGA RETICULATA                           | JAPANESE TREE LILAC                   | B & B               | 1.5"-2.0"      |
|                           | TCG  | 2   | TILIA CORDATA 'GREENSPIRE'                   | GREENSPIRE LITTLELEAF LINDEN          | B & B               | 3-3.5"         |
| SYMBOL                    | CODE | QTY | BOTANICAL NAME                               | COMMON NAME                           | SIZE                | FIELD2         |
| <b>SHRUBS</b>             |      |     |  |                                       |                     |                |
|                           | BMJ  | 27  | BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'      | WINTER GEM JAPANESE BOXWOOD           | 3 GAL               |                |
|                           | CAH  | 6   | CLETHRA ALNIFOLIA 'HUMMINGBIRD'              | SUMMERSWEET                           | 5 GAL               |                |
|                           | CSA  | 3   | CORNUS SERICEA 'ARTIC FIRE'                  | ARTIC FIRE RED TWIG DOGWOOD           | 5 GAL               |                |
|                           | HA   | 27  | HYDRANGEA ARBORESCENS 'INCREDIBALL'          | INCREDIBALL WHITE HYDRANGEA           | 5 GAL               |                |
|                           | IC   | 40  | ILEX CRENATA 'HELERII'                       | HELER JAPANESE HOLLY                  | 3 GAL               |                |
|                           | IG   | 12  | ILEX GLABRA 'SHAMROCK'                       | INKBERRY                              | 3-4" HT             |                |
|                           | PL   | 3   | PRUNUS LAUROCERASUS 'OTTO LUYKEN'            | LUYKENS LAUREL                        | 5 GAL               |                |
|                           | RXP  | 6   | ROSA x 'PINK KNOCKOUT'                       | ROSE                                  | 3 GAL               |                |
|                           | VT   | 1   | VIBURNUM TRILOBUM                            | AMERICAN CRANBERRYBUSH                | 4/5" HT             |                |
| <b>GRASSES</b>            |      |     |  |                                       |                     |                |
|                           | FG   | 17  | FESTUCA GLAUCA 'ELIJAH BLUE'                 | BLUE FESCUE                           | 1 GAL               |                |
|                           | LM   | 62  | LIRIOPE MUSCARI 'ALBA'                       | WHITE LILY TURF                       | 1 GAL               |                |
|                           | PVP  | 24  | PANICUM VIRGATUM 'PRAIRIE SKY'               | PRAIRIE SKY SWITCH GRASS              | 2 GAL               |                |
|                           | PVS  | 20  | PANICUM VIRGATUM 'SHENENDOAH'                | BURGUNDY SWITCH GRASS                 | 2 GAL               |                |
|                           | PAH  | 82  | PENNISETUM ALOPECUROIDES 'HAMELN'            | HAMELN DWARF FOUNTAIN GRASS           | 3 GAL               |                |
|                           | PAL  | 16  | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'      | LITTLE BUNNY FOUNTAIN GRASS           | 1 GAL               |                |
| <b>ANNUALS/PERENNIALS</b> |      |     |  |                                       |                     |                |
|                           | AXB  | 12  | ASTILBE x ARENSII 'BRIDAL VEIL'              | BRIDAL VEIL ASTILBE                   | 1 GAL               |                |



CONTAINER GROWN SHRUB PLANTING DETAIL  
NOT TO SCALE



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING DETAIL - TYPICAL

TOWN OF SOUTH KINGSTOWN, R.I.



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|                  |                             |                   |
|------------------|-----------------------------|-------------------|
| DATE             | DESCRIPTION                 | BY                |
| 11/22/2024       | PRELIMINARY PLAN SUBMISSION | K.C.R.            |
| 11/22/2024       | DESCRIPTION                 | B.T.              |
|                  |                             | B.E.G.            |
| DRAWN BY: W.E.C. |                             | DESIGN BY: B.E.G. |

LANDSCAPE NOTES & DETAILS

SCC BUILDINGS 26 & 28

ASSESSOR'S PLAT 50 LOTS 14, 15, 21

SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR:

SCC INVESTMENTS III LLC

95 SOCKANOSSET CROSSROAD #203, CRANSTON, RHODE ISLAND 02920

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DiPrete Engineering

Two Stafford Court Cranston, RI 02920

tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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**ARCHITECTURAL SCHEMATIC**  
 ARCHITECTURAL DESIGN AND FLOOR PLANS ARE  
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 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 : |
|-------|--------|-----------|
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Project :  
**South County Commons**

Rhode Island

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

Drawing Title :

**Building 26**  
**'Front' Elevation**

Seal :

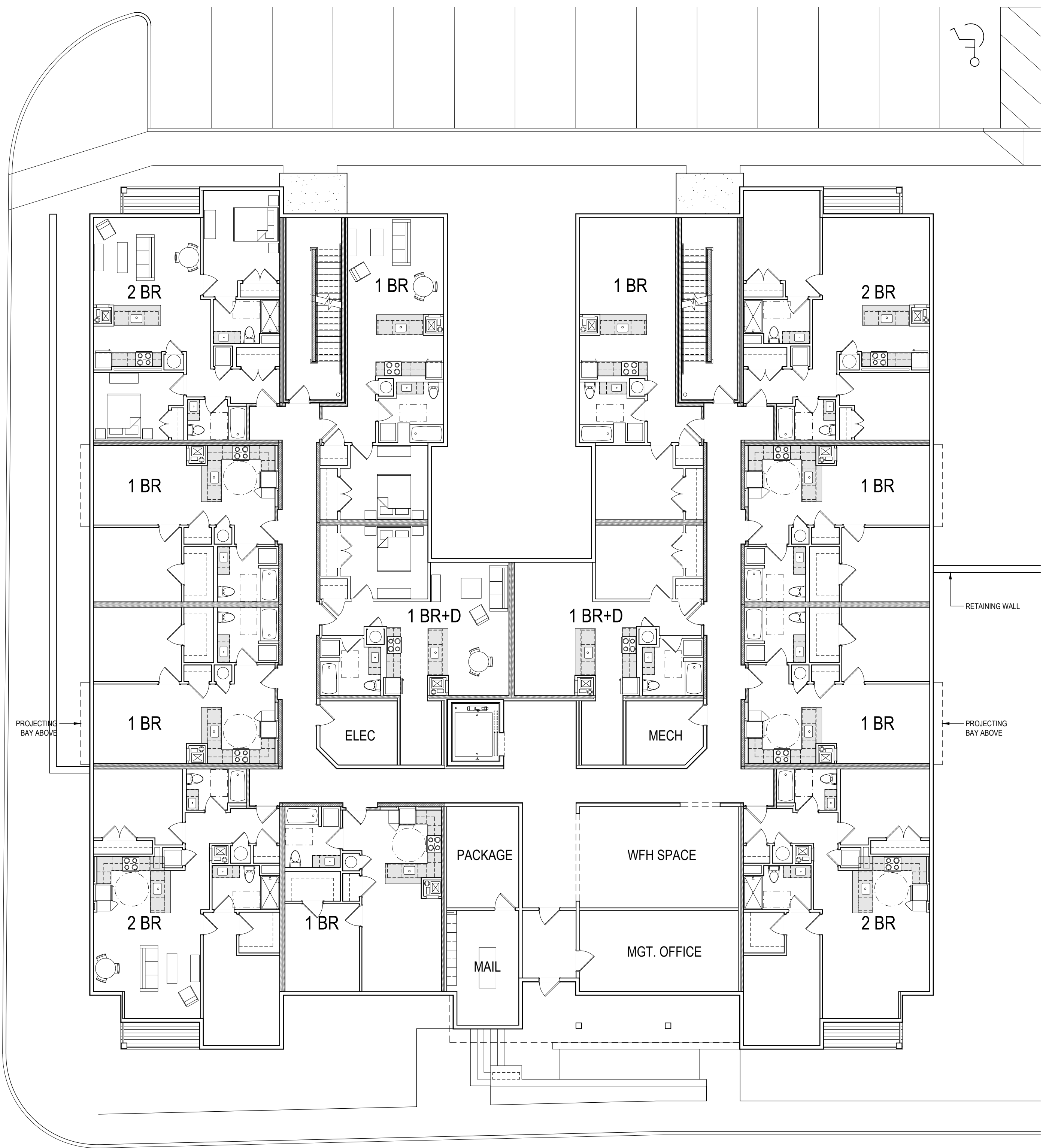
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**ARCHITECTURAL SCHEMATIC**  
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 AND ADJUSTED DURING FUTURE SUBMISSIONS.



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



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

Revisions :

| No. : | Date : | Remarks : |
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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**  
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 AND ADJUSTED DURING FUTURE SUBMISSIONS.

Consultant :

Revisions :

| No. : | Date : | Remarks : |
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Project :

**BUILDING 26**

South Kingstown  
 Rhode Island

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

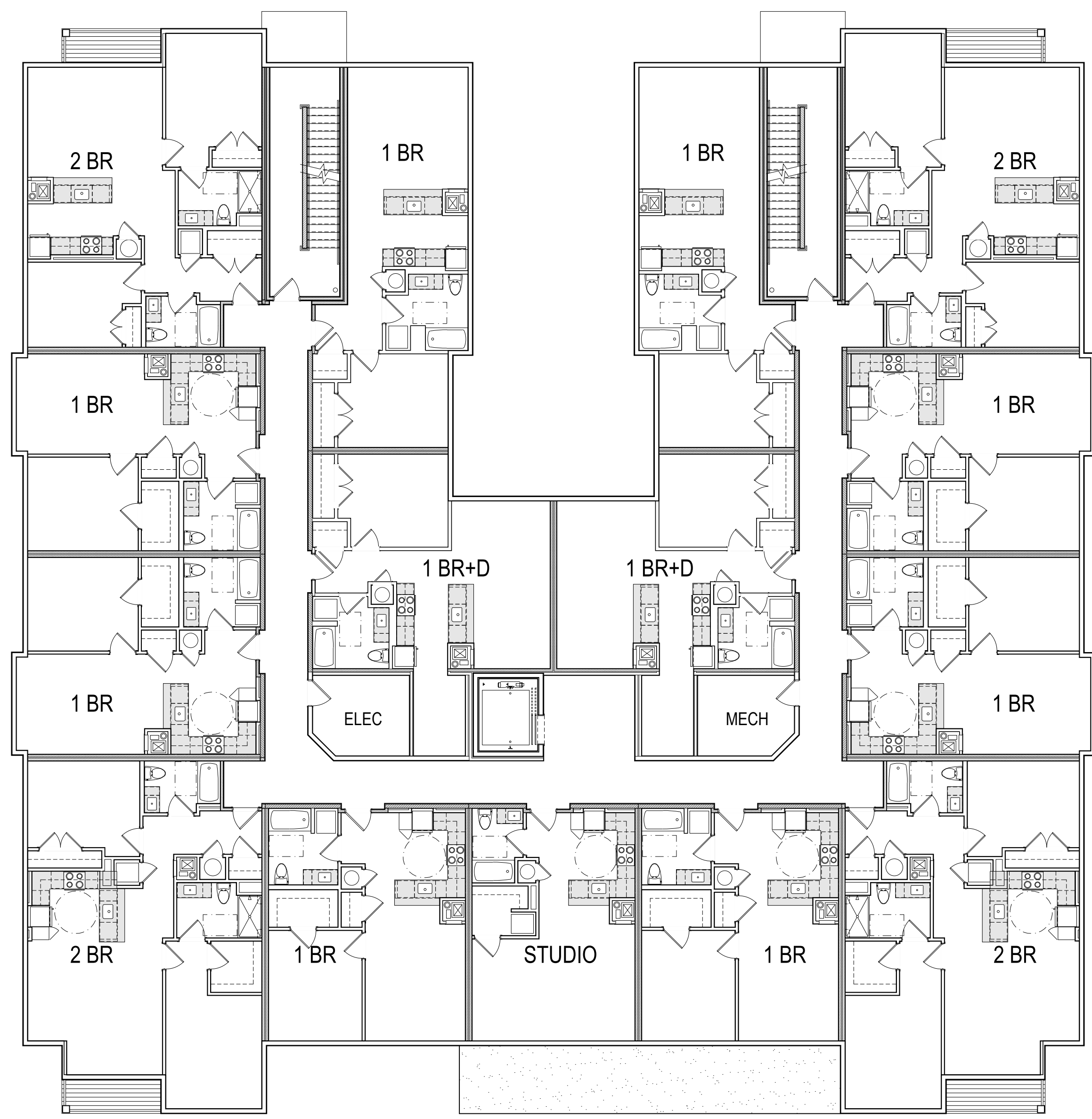
Drawing Title :

**Third & Fourth  
 Floor Plans**

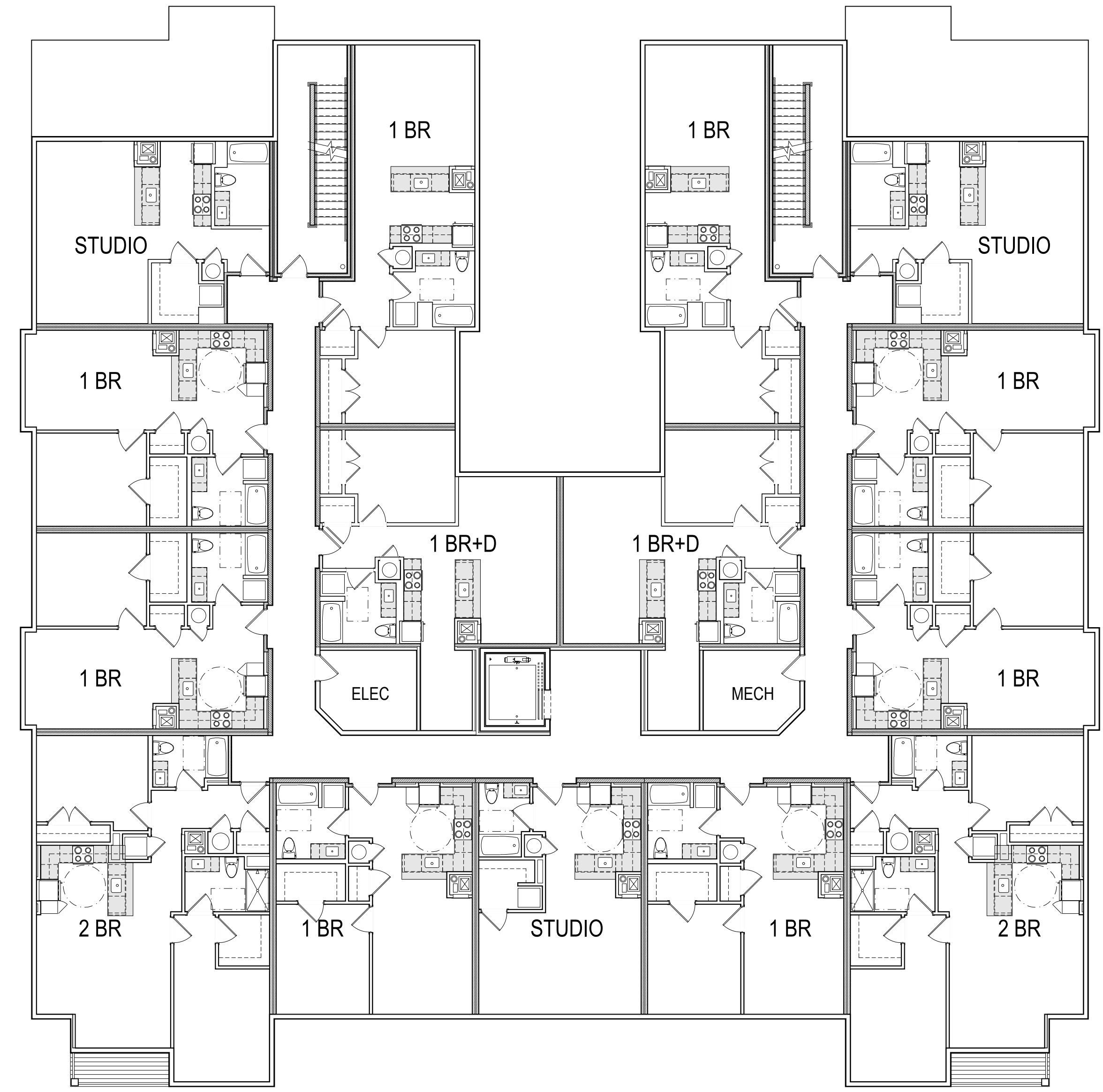
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**A1.02**



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



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

**ARCHITECTURAL SCHEMATIC**

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Consultant :



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



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

Revisions :

| No. : | Date : | Remarks : |
|-------|--------|-----------|
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Project :  
**South County Commons**

Rhode Island

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

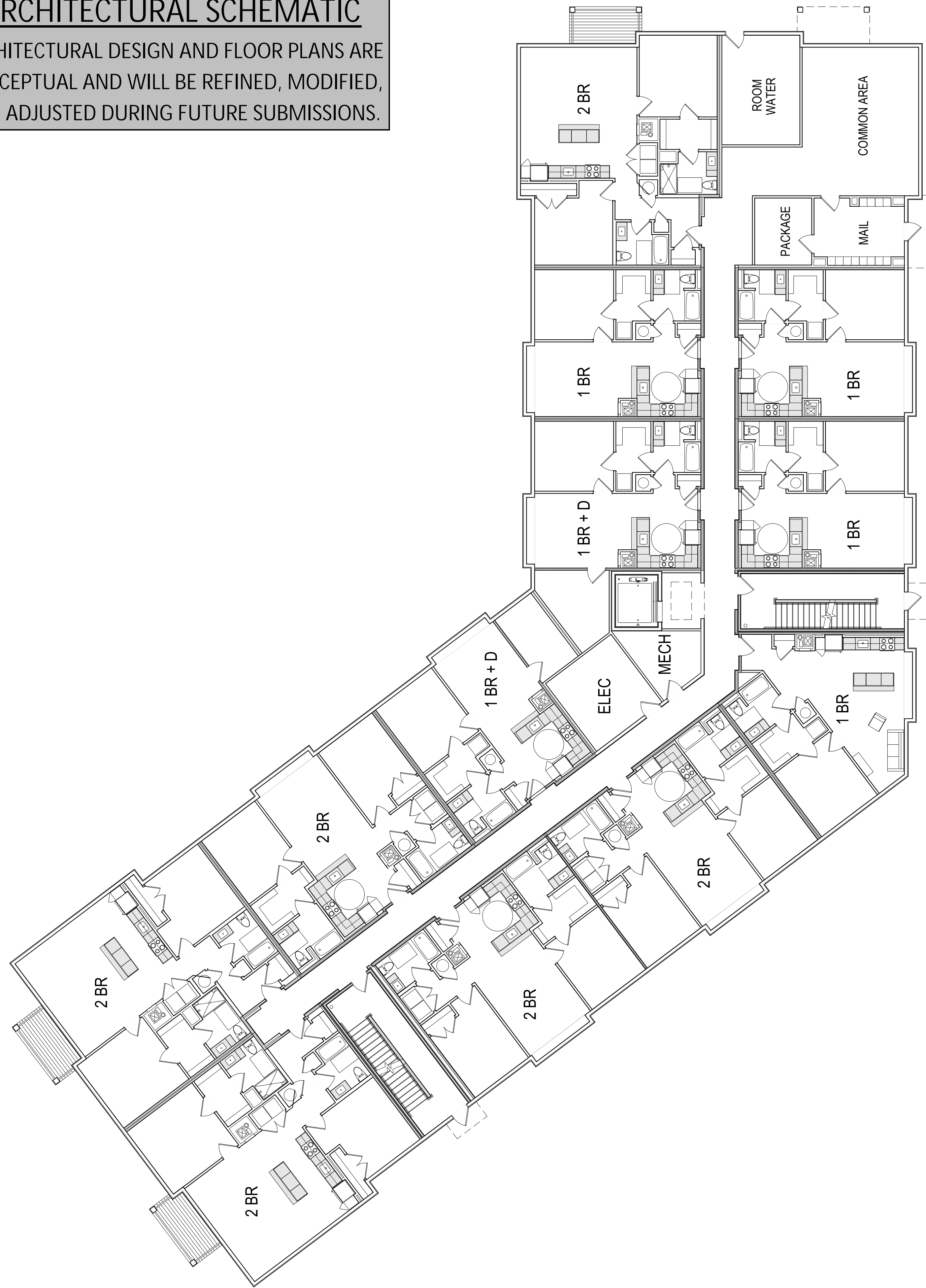
Drawing Title :  
**Building 28**  
**'Front' Elevation**

Seal :

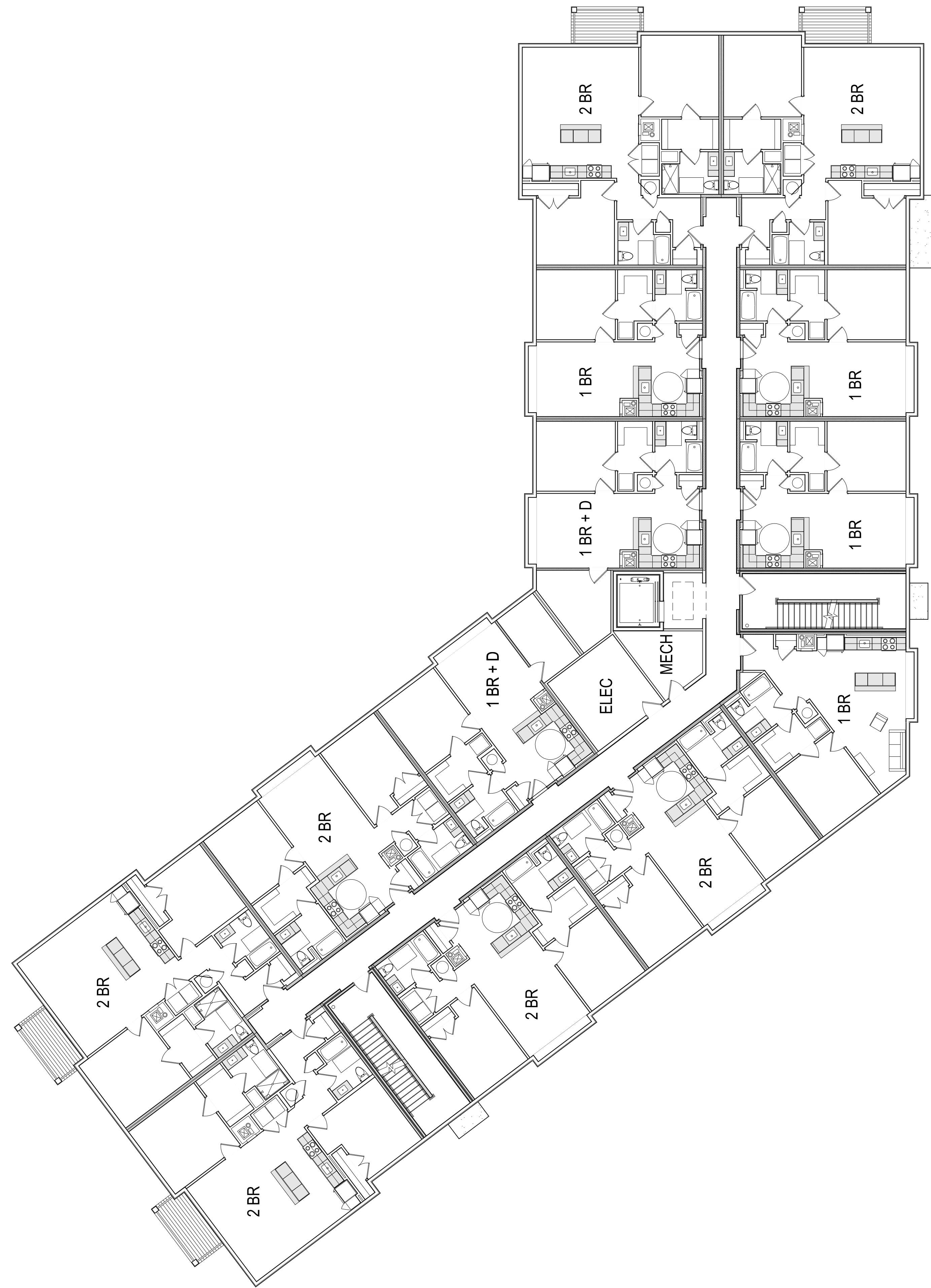
Sheet No. :

# 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"



625 Mount Auburn St  
Cambridge, MA 02138  
www.hdsarchitecture.com  
hds@hdsarchitecture.com

Consultant :

Revisions :

| No. : | Date : | Remarks : |
|-------|--------|-----------|
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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. :

# A1.01

