

NEW AFFORDABLE HOUSING
327 ELMWOOD AVE.
 PROVIDENCE, RI

DRAWING LIST - ZONING UPDATE	
G0.00	COVER
1 of X	EXISTING CONDITIONS/PROPERTY SURVEY...
A1.00	LOCUS PLAN
A1.01	LAYOUT PLAN
A1.02	FLOOR PLANS
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS

ZONING REQUIREMENTS: DISTRICT C-2	PROPOSED	ALLOWED/ REQUIRED	STATUS
LOT SIZE (SF)	9,467sf	n/a	CONFORMS
TOTAL NUMBER OF UNITS	32	n/a	CONFORMS
TOTAL AREA	34,587sf	n/a	CONFORMS
MAX. BUILDING HEIGHT	58ft (5 STORIES)	50ft (4 STORIES)	RELIEF REQ
BUILDING COVERAGE (SF)	6,917sf	NONE	CONFORMS
OPEN SPACE (SF)	2,550sf	NONE	CONFORMS
MIN. FRONT SETBACK	0ft	0ft - 5ft	RELIEF REQ
MIN. CORNER SIDE SETBACK	0ft	0ft - 5ft	RELIEF REQ
MIN. INTERIOR SIDE SETBACK	5ft	NONE	CONFORMS
MIN. REAR SETBACK	5ft	10ft	RELIEF REQ
PARKING	NONE	NONE	CONFORMS

GROUND COVERAGE SUMMARY		
SITE FOOTPRINT	6,917 SF	73%
SITE OPEN SPACE	2,550 SF	27%
GRAND TOTAL	9,467 SF	

UNIT COUNT	
LEVEL	COUNT
LEVEL 01	4
LEVEL 02	7
LEVEL 03	7
LEVEL 04	7
LEVEL 05	7
GRAND TOTAL:	32

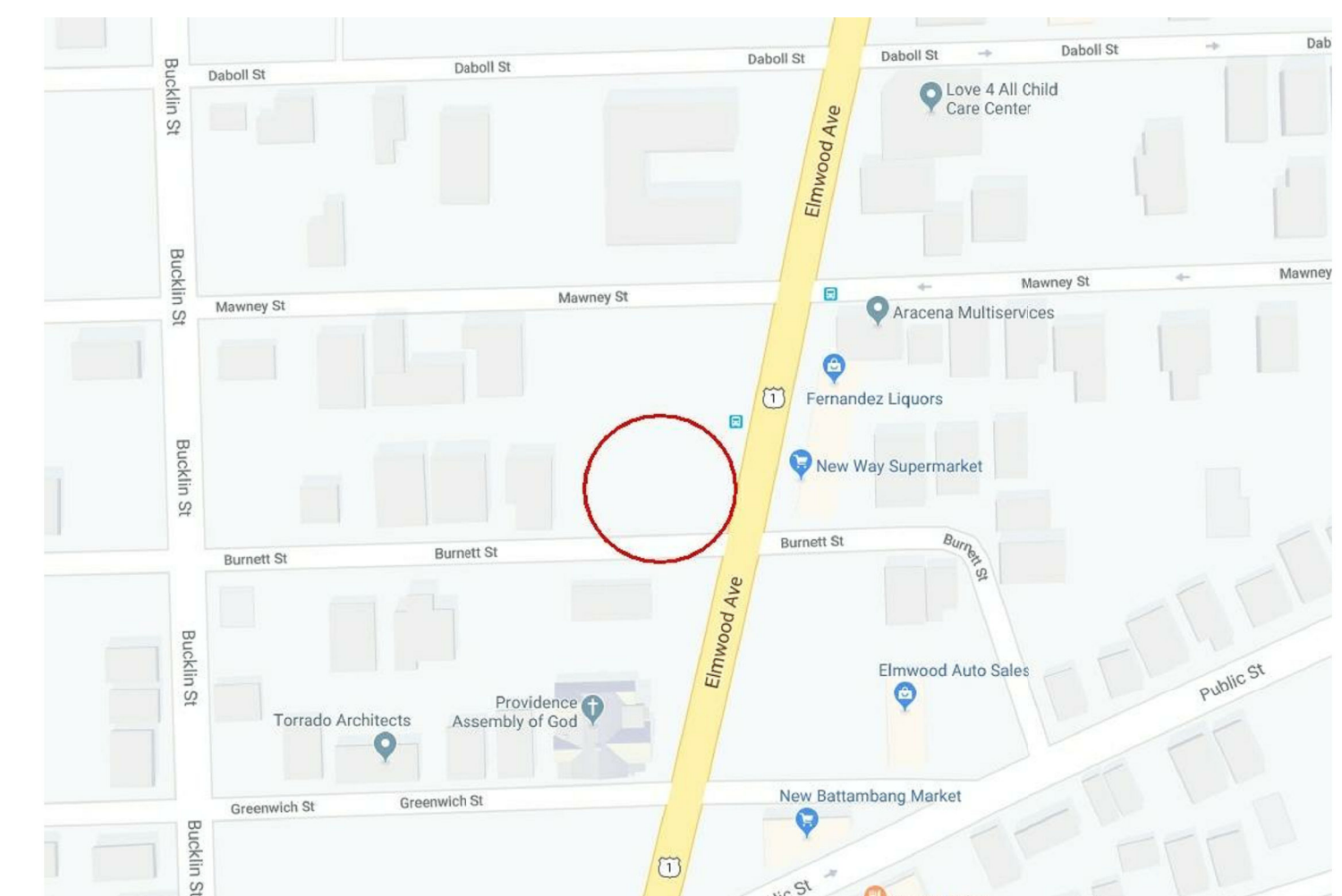
GROSS SQUARE FOOTAGE TOTAL: 34,587sf



UNIT ADDRESS SUMMARY						
UNIT NUMBER	UNIT TYPE	NET AREA	BED COUNT	BATH COUNT	ACCESSIBLE	HIV IMPAIRED
LEVEL 01						
101		897 SF	3	1.5	No	No
102		1,020 SF	3	1.5	No	No
103		743 SF	2	1	No	No
104		956 SF	3	1.5	No	No
4		3,616 SF				
LEVEL 02						
201		958 SF	3	1.5	No	No
202		953 SF	3	1.5	No	No
203		749 SF	2	1	No	No
204		745 SF	2	1	No	No
205		749 SF	2	1	No	No
206		406 SF	0	1	No	No
207		740 SF	2	1	No	No
7		5,300 SF				
LEVEL 03						
301		958 SF	3	1.5	No	No
302		953 SF	3	1.5	No	No
303		749 SF	2	1	No	No
304		745 SF	2	1	No	No
305		749 SF	2	1	No	No
306		406 SF	0	1	No	No

UNIT ADDRESS SUMMARY						
UNIT NUMBER	UNIT TYPE	NET AREA	BED COUNT	BATH COUNT	ACCESSIBLE	HIV IMPAIRED
307		740 SF	2	1	No	No
7		5,300 SF				
LEVEL 04						
401		958 SF	3	1.5	No	No
402		953 SF	2	1	No	No
403		749 SF	2	1	No	No
404		745 SF	2	1	No	Yes
405		749 SF	2	1	No	No
406		406 SF	0	1	No	No
407		740 SF	2	1	No	No
7		5,300 SF				
LEVEL 05						
501		958 SF	3	1.5	No	No
502		953 SF	3	1.5	No	No
503		749 SF	2	1	No	No
504		745 SF	2	1	No	No
505		749 SF	2	1	No	No
506		406 SF	0	1	No	No
507		740 SF	2	1	No	No
7		5,300 SF				
TOTAL		24,818 SF OF RESIDENTIAL				
UNITS:	32					

LOCATION MAP



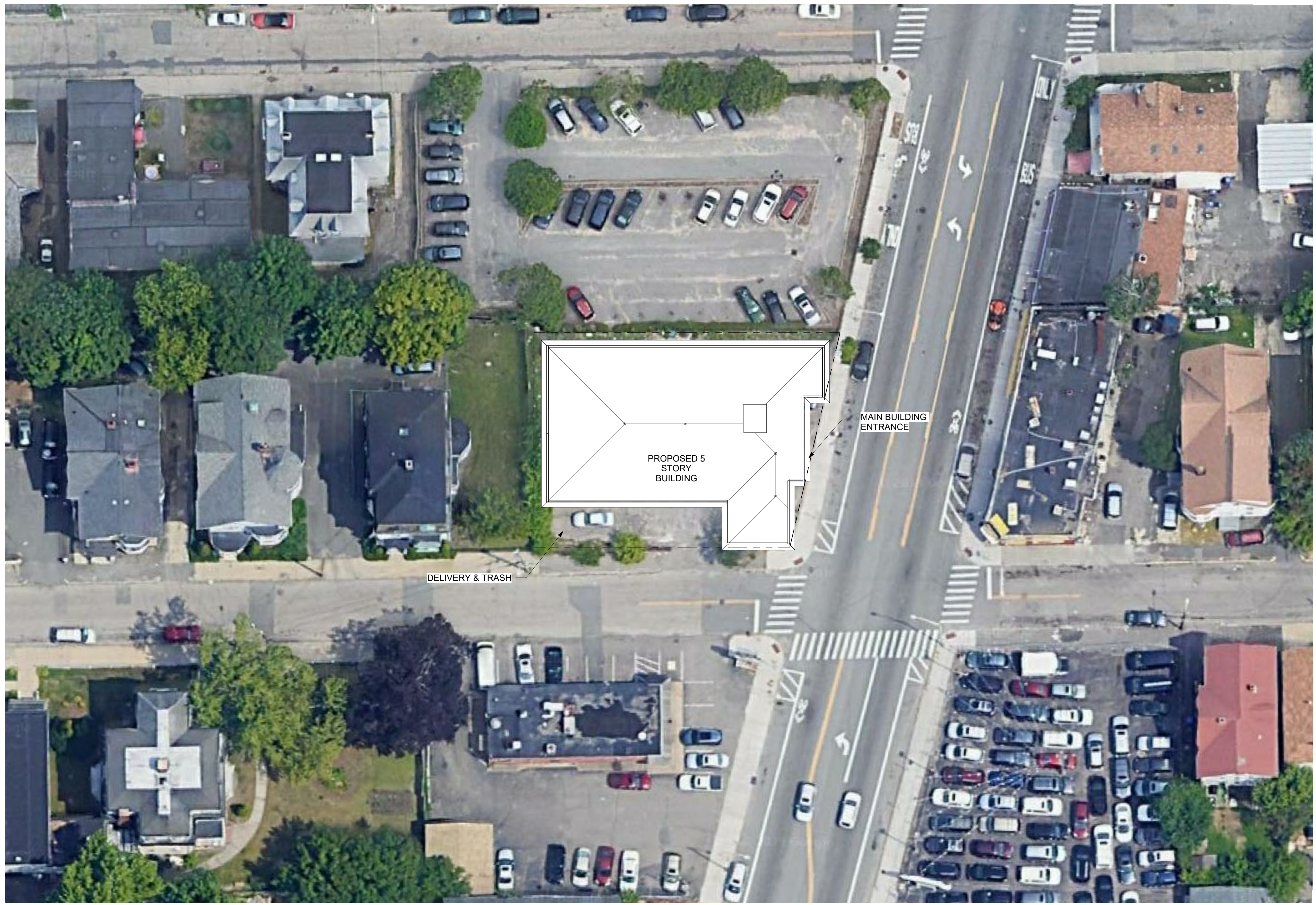
ZONING
 11/10/2022



DAVIS
 SQUARE
 ARCHITECTS

PROJECT NO.
 2020001.00

- OWNER:
 ■ CARIBBEAN INTEGRATION COMMUNITY DEVELOPMENT
 19 TESLA STREET, MATAPAN, MA 02126
 617.942.3591 (T) www.cicdofboston.org
- ARCHITECT:
 ■ DAVIS SQUARE ARCHITECTS
 240A ELM STREET, SOMERVILLE, MA 02144
 617.628.5700 (T) 617.628.1717 (F)
- CIVIL ENGINEER:
 ■ DeVELLIS ZREIN INC.
 PO BOX 307, FOXBOROUGH, MA 02035
 508.473.4114 (T) 774.215.0631(F)
- STRUCTURAL ENGINEER:
 ■ SOUZA, TRUE, & PARTNERS, INC.
 265 WINTER STREET, 3rd FLOOR, WALTHAM, MA 02451
 617.926.6100 (T)
- MEP-FP ENGINEER:
 ■ BLW ENGINEERING, INC.
 311 GREAT ROAD, LITTLETON, MA 01460
 978.486.4301 (T) 978.428.0067(F)



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
 240A Elm St.,
 Somerville, MA 02144
 617.628.5700
 www.davissquarearchitects.com

Consultant

Project **NEW AFFORDABLE HOUSING
327 ELMWOOD AVE.
PROVIDENCE, RI**

Title **LOCUS PLAN**

UNIT COUNT	
LEVEL	COUNT
LEVEL 01	4
LEVEL 02	7
LEVEL 03	7
LEVEL 04	7
LEVEL 05	7
GRAND TOTAL:	32

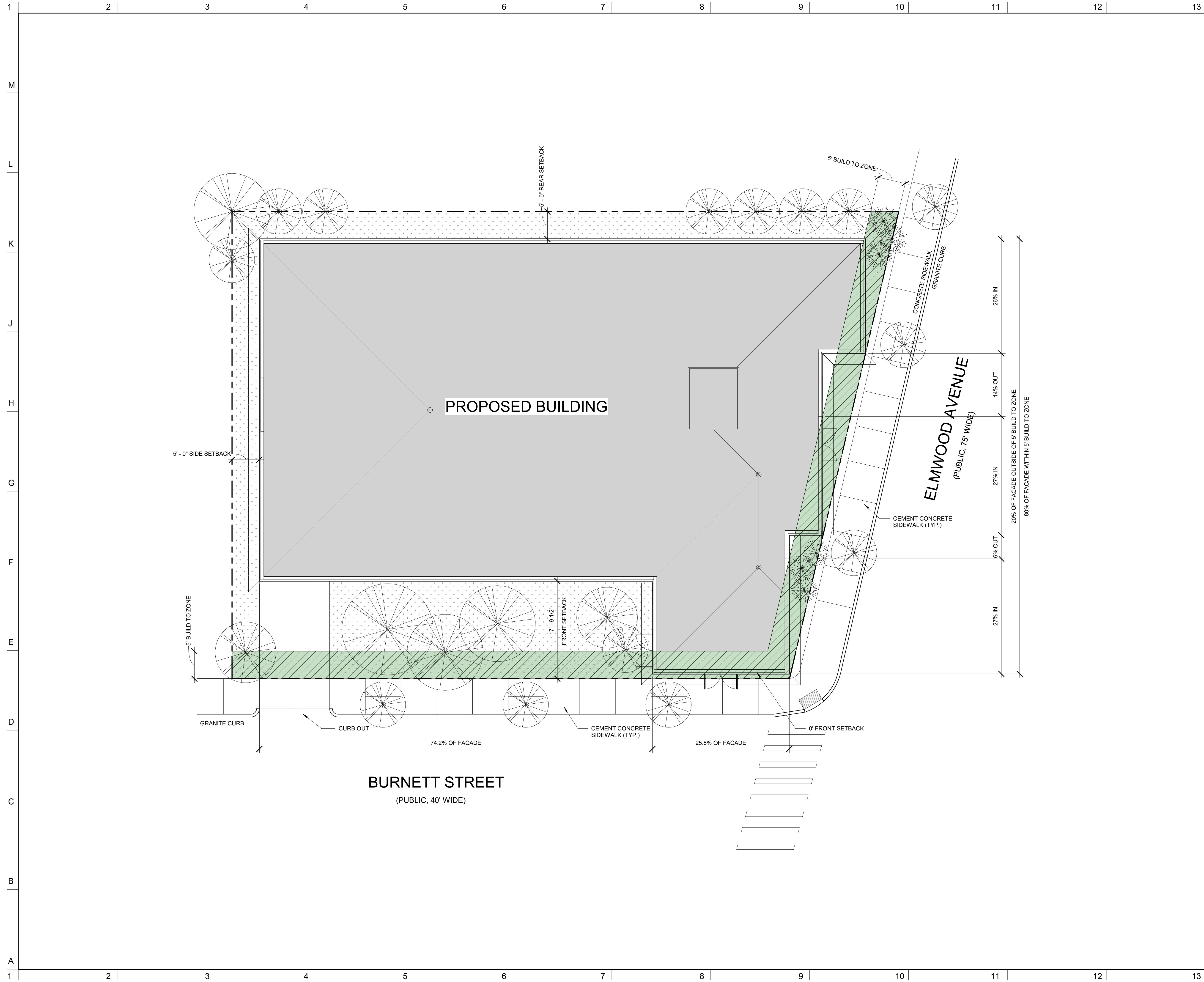


Designed: R.H.
 Checked: R.H.
 Project No.: 2020001.00
 Scale: 1" = 20'-0"
 Date: 11/10/2022

A1.00

A-1
1" = 20'-0"

LOCUS PLAN



NOTES

- DO NOT SCALE DRAWINGS.
- NOTES**
- FRONT = BURNETT STREET
 - GROSS SQUARE FOOTAGE = 34,587 SF
 - APPROXIMATELY 1,500 SF OF CANOPY COVERAGE IS REQUIRED TO MEET THE LANDSCAPING REQUIREMENT. THE A1.01 SIT LAYOUT PLAN SHOWS 14 TREES ON THE PROPERTY FOR A CANOPY TOTALING 4,200 SF (BASED ON "SMALL TREE" = 300 SF CANOPY). IN ADDITION, 6 SIDEWALK TREES ARE PROPOSED FOR AN ADDITIONAL 1,800 SF. THE TOTAL PROPOSED CANOPY COVERAGE WILL EXCEED 6,000 SF

KEY

5' BUILD-TO ZONE

No.	REVISIONS/SUBMISSIONS	Date



DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

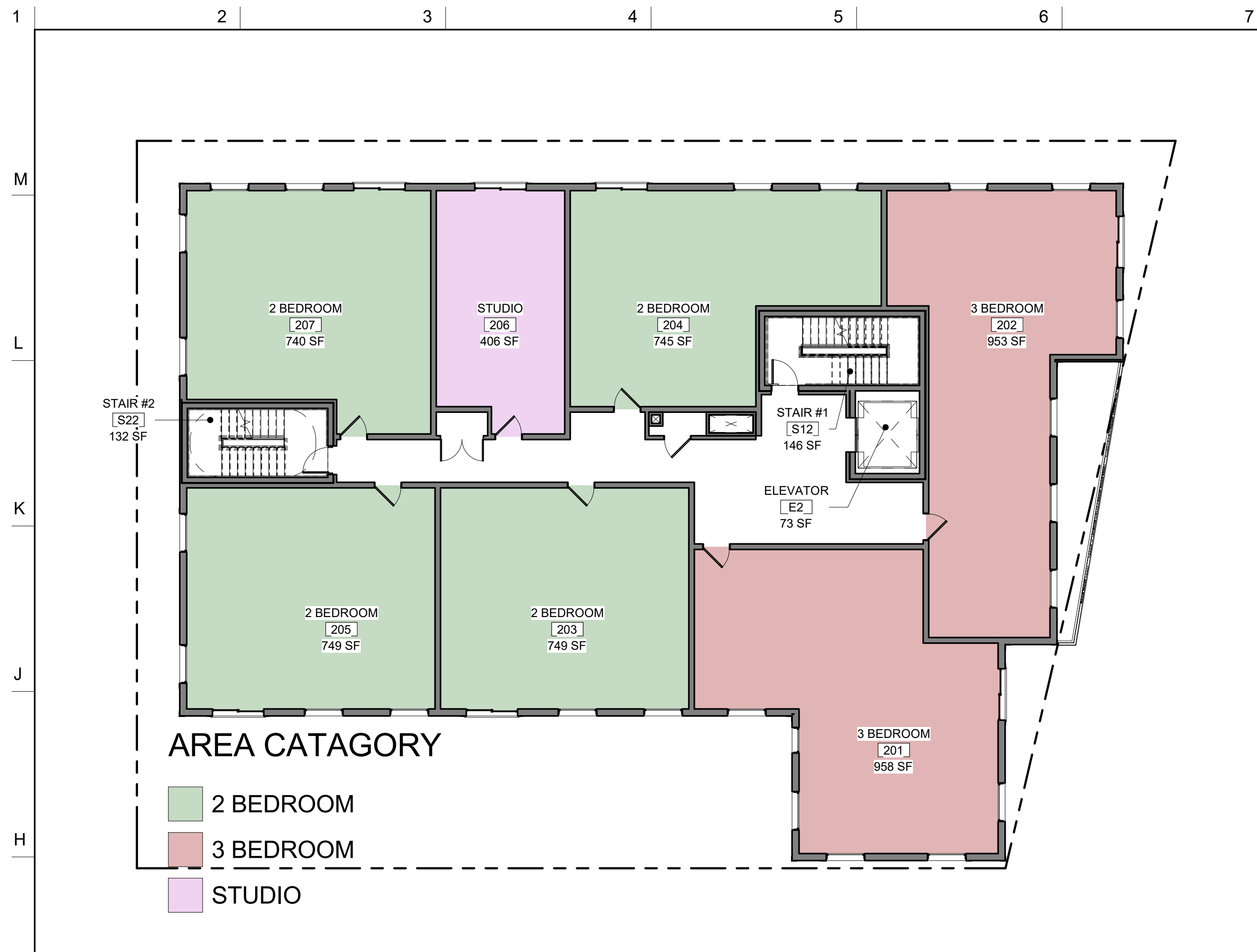
Consultant

Project **NEW AFFORDABLE HOUSING
327 ELMWOOD AVE.
PROVIDENCE, RI**

Title **LAYOUT PLAN**

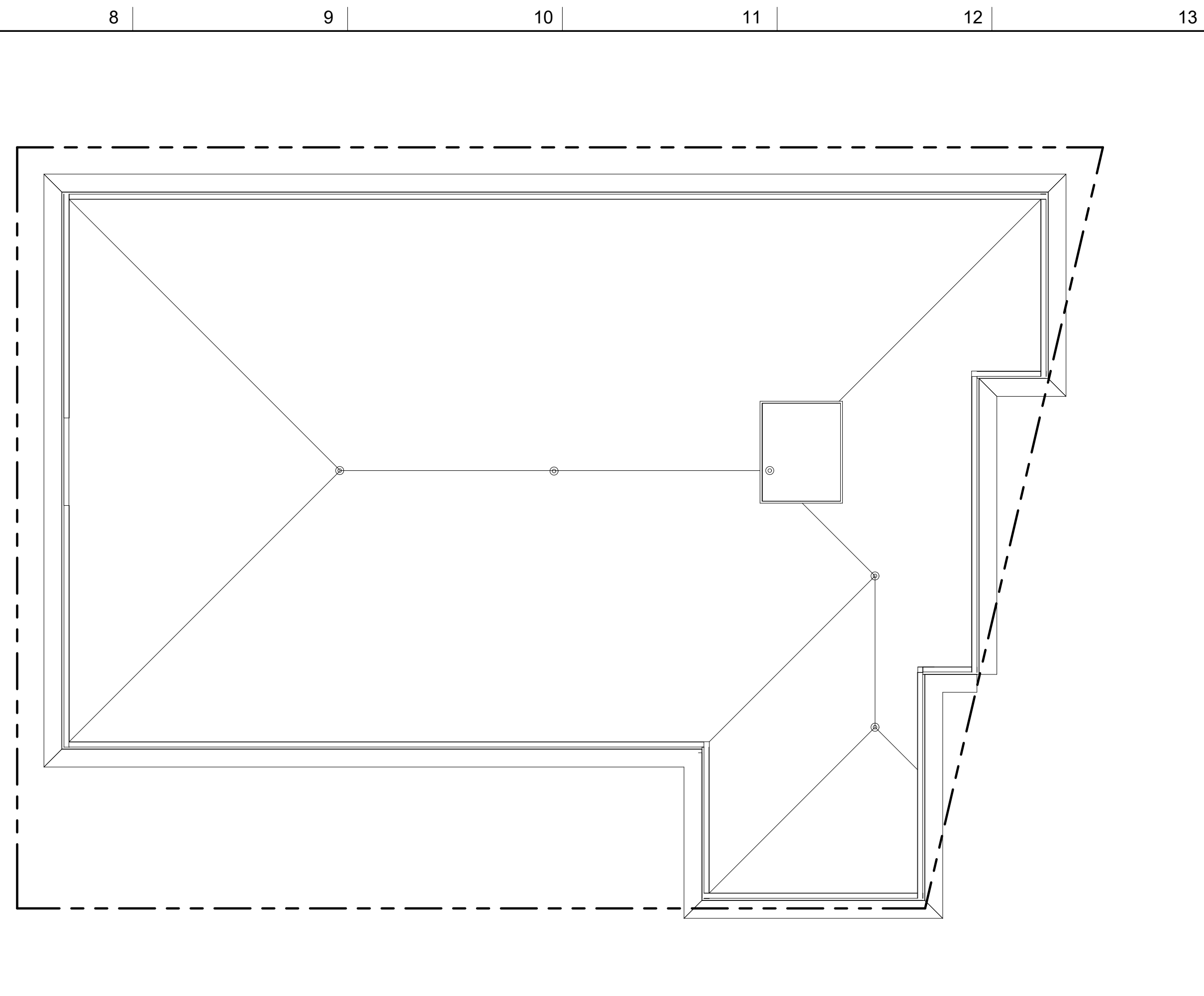
Designed		Drawing No.
Design		
Check		
Author		
Project No.	2020001.00	
Scale	As indicated	A1.01
Date	11/10/2022	

A1.01



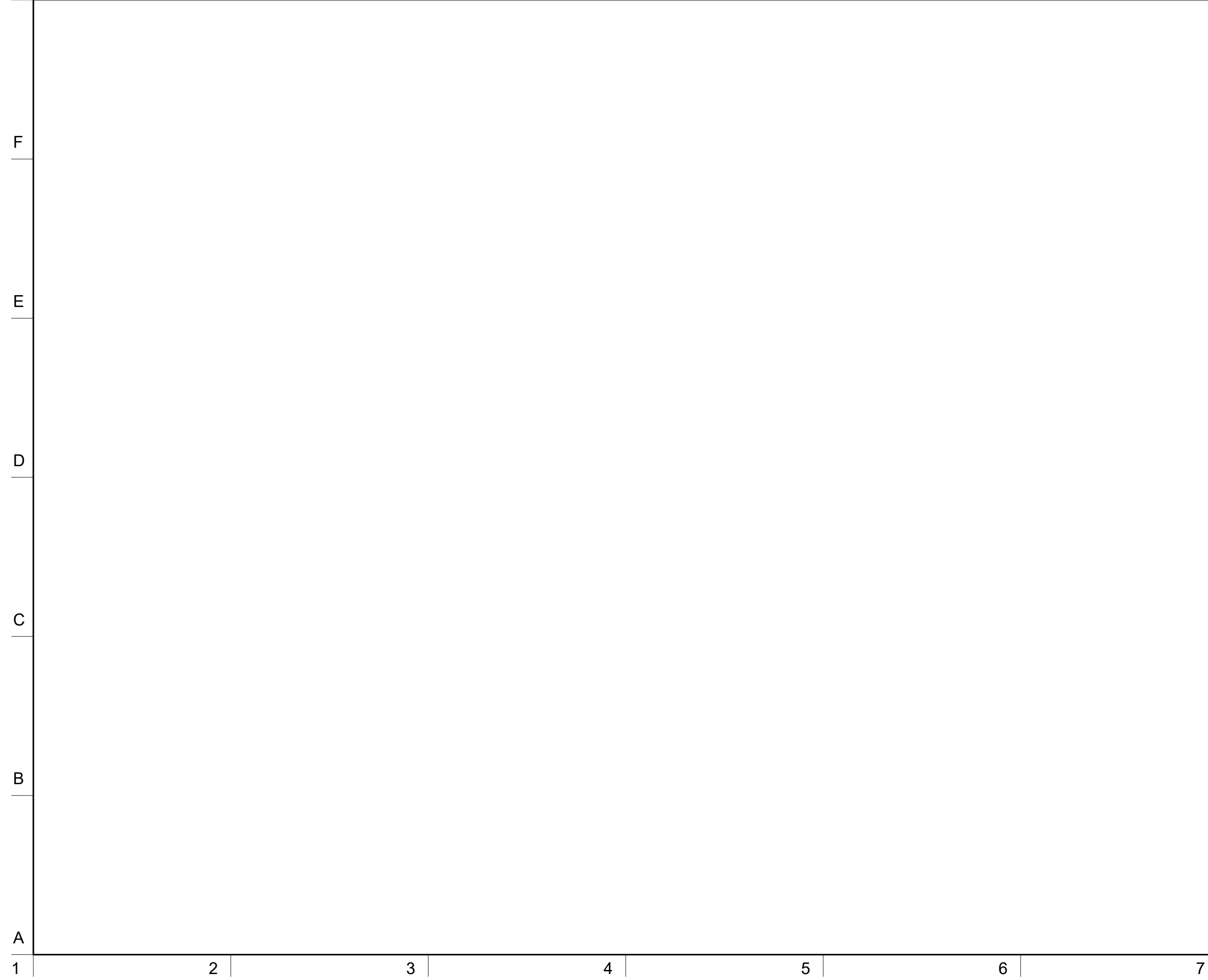
G-1 SECOND - FIFTH FLOOR PLANS

3/32" = 1'-0"



G-7 ROOF PLAN

3/32" = 1'-0"



A-7 FIRST FLOOR PLAN

3/32" = 1'-0"

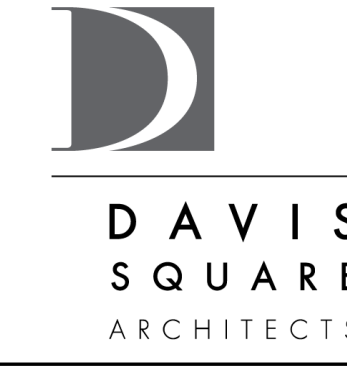
NOTES

DO NOT SCALE DRAWINGS.

UNIT MIX BY FLOOR		
UNIT SIZE	QTY	
LEVEL 01		
2 BEDROOM	1	
3 BEDROOM	3	
4		
LEVEL 02		
2 BEDROOM	4	
3 BEDROOM	2	
STUDIO	1	
7		
LEVEL 03		
2 BEDROOM	4	
3 BEDROOM	2	
STUDIO	1	
7		
LEVEL 04		
2 BEDROOM	4	
3 BEDROOM	2	
STUDIO	1	
7		
LEVEL 05		
2 BEDROOM	4	
3 BEDROOM	2	
Room	1	
7		
GRAND TOTAL: 32		

OVERALL UNIT MIX		
UNIT SIZE	QTY	
2 BEDROOM	17	
3 BEDROOM	11	
Room	1	
STUDIO	3	
GRAND TOTAL: 32		

No.	REVISIONS/SUBMISSIONS	Date



240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project NEW AFFORDABLE HOUSING
327 ELMWOOD AVE.
PROVIDENCE, RI

Title FLOOR PLANS

Designed
R.H.
Checked
R.H.
Project No.
2020001.00
Scale
3/32" = 1'-0"
Date
11/10/2022

Drawing No.

A1.02

1 2 3 4 5 6 7 8 9 10 11 12 13

M

L

K

J

H

G

F

E

D

C

B

A

1 2 3 4 5 6 7 8 9 10 11 12 13

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2020 Davis Square Architects, Inc.



G-5 EXTERIOR ELEVATION - SOUTH (BURNETT ST.)

1/8" = 1'-0"



A-5 EXTERIOR ELEVATION - EAST (ELMWOOD AVE.)

1/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date



DAVIS SQUARE
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project NEW AFFORDABLE HOUSING
327 ELMWOOD AVE.
PROVIDENCE, RI

Title BUILDING ELEVATIONS

Designed	Author	Project No.	2020001.00
Checked	Author	Scale	1/8" = 1'-0"
		Date	11/10/2022

A2.01

1 2 3 4 5 6 7 8 9 10 11 12 13

M

L

K

J

H

G

F

E

D

C

B

A

1 2 3 4 5 6 7 8 9 10 11 12 13



G-5 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"



A-5 EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date



DAVIS SQUARE ARCHITECTS
 240A Elm St.,
 Somerville, MA 02144
 617.628.5700
 www.davissquarearchitects.com

Consultant

Project NEW AFFORDABLE HOUSING
 327 ELMWOOD AVE.
 PROVIDENCE, RI

Title BUILDING ELEVATIONS

Designed	R.H.
Checked	R.H.
Project No.	2020001.00
Scale	1/8" = 1'-0"
Date	11/10/2022

Drawing No.

A2.02