



**ARCHITECT:**

TORRADO ARCHITECTS  
35 Greenwich Street  
Providence, RI 02907  
(401) 781-0633  
(401) 781-0661 FAX  
la.torrado@torrado-architects.com



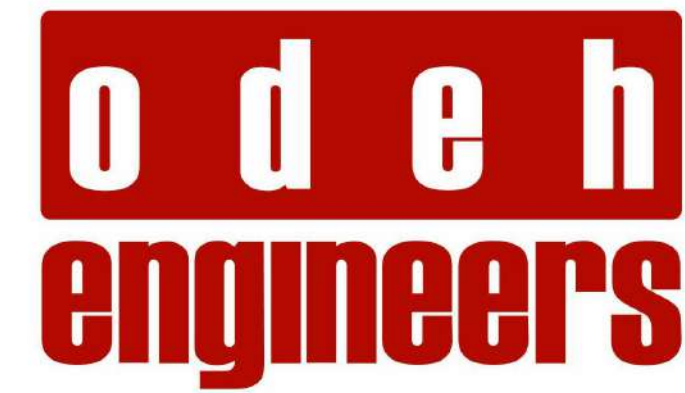
**ARCHITECT:**

Antinozzi Associates Architecture & Interior  
271 Fairfield Ave,  
Bridgeport, CT 06604  
(203) 377-1300  
architects@antinozzi.com



**MECHANICAL ENGINEER:**

Engineering Design Services, INC.  
141 Industrial Highway  
Slatersville, RI 02876  
(401) 765-7659  
(401) 765-2984 FAX



**Structural Engineer**

Odeh Engineers  
1223 Mineral Spring Ave  
North Providence, RI 02904  
(401) 724-1771  
(401) 724-2984 FAX



**Civil Engineer:**

D' Amico Engineering Tech, Inc.  
2080 Mineral Spring Avenue  
North Providence, RI 02904  
(401) 724-1771  
(401) 765-2984 FAX



**LANDSCAPE ARCHITECTURE:**

Diane C Soule & Associates, ASLA  
422 Farnum Pike  
Smithfield, RI 02917  
www.dianesouleandassociates.com  
(401) 231-0736  
email: diane@dcsa.ws



**Code:**

Jensen Hughes  
3610 Commerce Drive, Suite 817  
Baltimore, MD 21227  
(410)-737-8677



**Security:**

Secure Our City  
20 Walnut St, Suite 1  
Wellesley, MA 02771  
(508) 966-7897

# PROJECT: MARY E. FOGARTY ELEMENTARY SCHOOL

## 199 OXFORD STREET PROVIDENCE, RI 02905



**OWNER:**  
PROVIDENCE SCHOOL DEPARTMENT  
717 WESTMINSTER STREET,  
PROVIDENCE RI 02903

**DRAWING LIST:**

**CIVIL**

- C1.0 CLASS I EXISTING CONDITIONS SURVEY
- C2.0 EXISTING CONDITIONS & DEMOLITION PLAN
- C3.0 SITE PLAN
- C3.0 GRADING, DRAINAGE & UTILITY PLAN

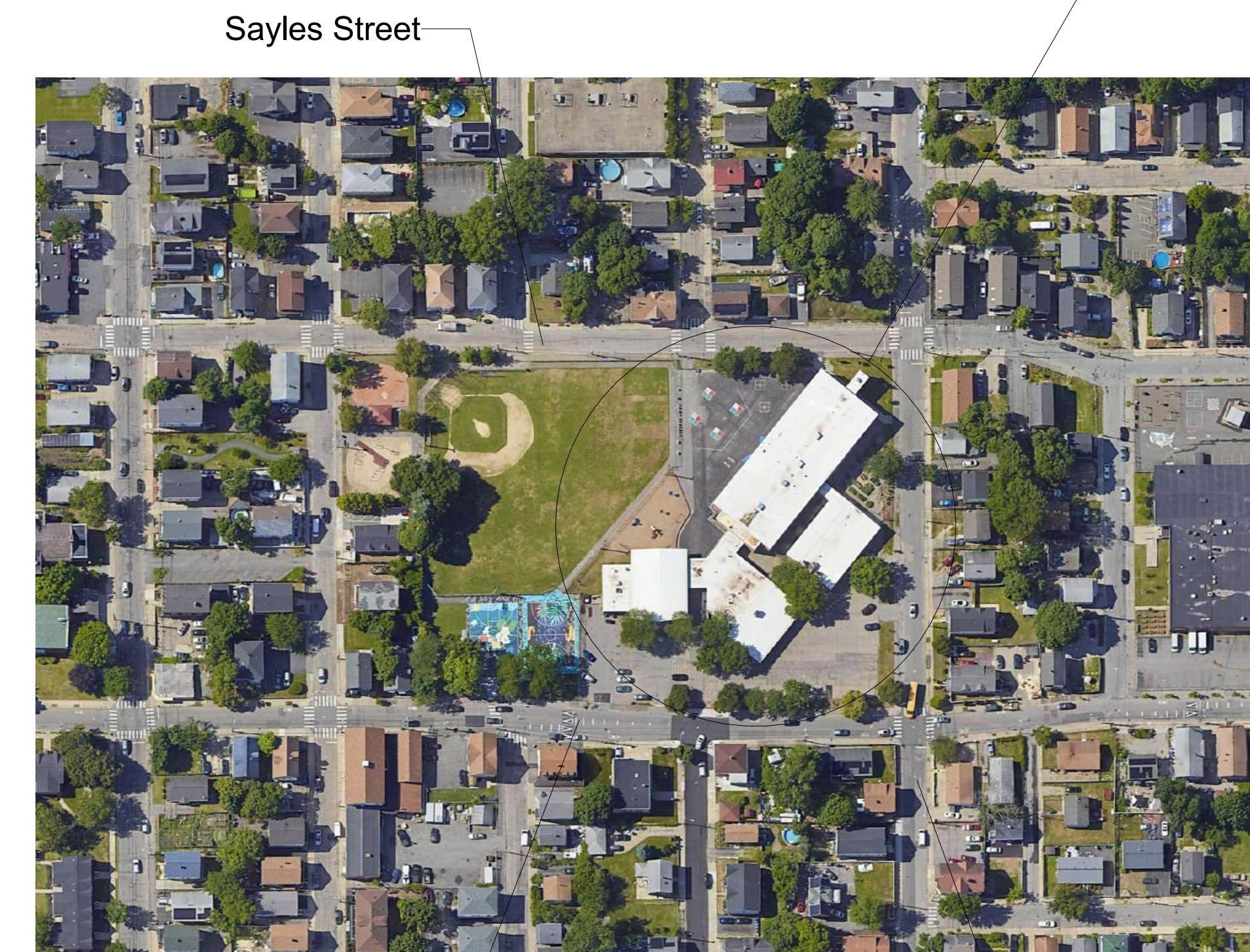
**LANDSCAPE**

- L1.0 LANDSCAPE PLAN

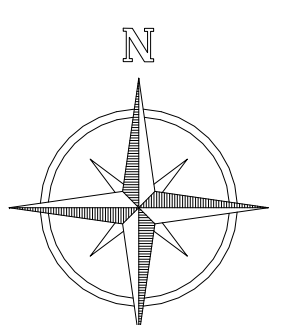
**ARCHITECTURAL**

- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 BUILDING SECTIONS
- AC1.0 SITE PHOTOS
- AC1.1 SITE PHOTOS
- AC1.2 SITE PHOTOS
- AC1.3 BUILDING HEIGHT DIAGRAM
- EXTERIOR RENDERS

## MARY E. FOGARTY ELEMENTARY SCHOOL



Oxford Street      Ocean Street



LOCUS MAP

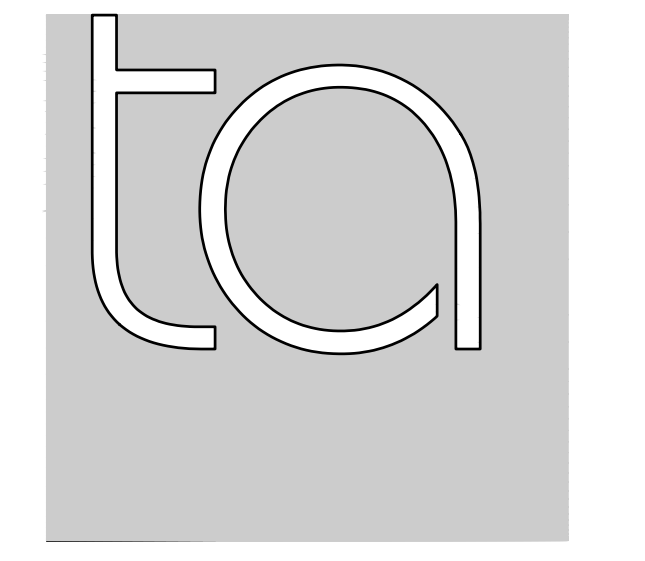
UNIFIED DEVELOPMENT  
REVIEW

MAY 20, 2024









**TORRADO ARCHITECTS**

35 GREENWICH ST.  
 PROVIDENCE, RI 02907  
 401.781.0633 P  
 401.781.0661 F



**KEY PLAN**

**PROJECT:**  
 CITY OF PROVIDENCE

Providence City Hall  
 25 Dorrance Street  
 Providence, RI 02903

**PROJECT:**  
 NEW SCHOOL:  
 MARY E. FOGARTY  
 ELEMENTARY  
 SCHOOL

199 OXFORD STREET  
 Providence, RI 02903

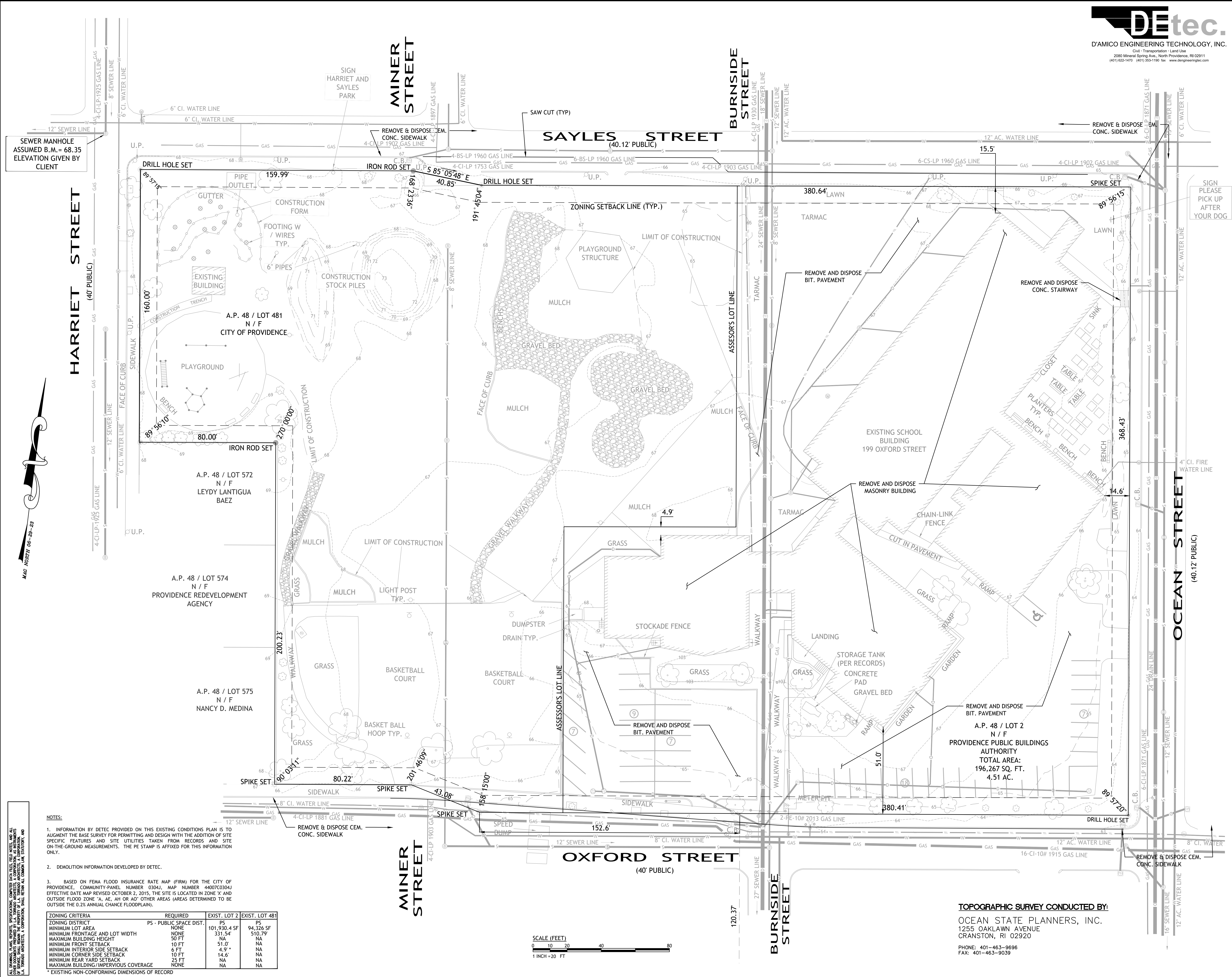
**EXISTING CONDITIONS AND DEMOLITION PLAN**

**STAGE II SCHEMATIC PLAN FOR PERMIT**

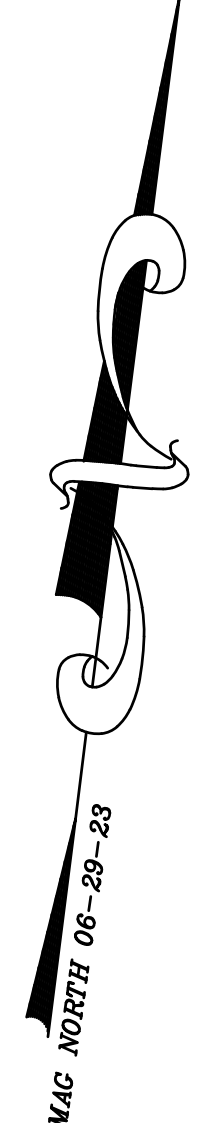
DATE:	REV. #	DESCRIPTION
REVISIONS:		

DATE:	APRIL 23, 2024
JOB No:	
DRWN BY:	D.M.D.
CHECKED BY:	D.M.D.
SCALE:	AS NOTED

**C1.0**  
 SHEET OF



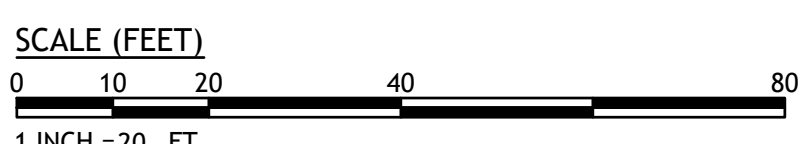
SEWER MANHOLE ASSUMED B.M. = 68.35 ELEVATION GIVEN BY CLIENT



- NOTES:**
- INFORMATION BY DETEC PROVIDED ON THIS EXISTING CONDITIONS PLAN IS TO AUGMENT THE BASE SURVEY FOR PERMITTING AND DESIGN WITH THE ADDITION OF SITE SPECIFIC FEATURES AND SITE UTILITIES TAKEN FROM RECORDS AND SITE ON-THE-GROUND MEASUREMENTS. THE PE STAMP IS AFFIXED FOR THIS INFORMATION ONLY.
  - DEMOLITION INFORMATION DEVELOPED BY DETEC.
  - BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF PROVIDENCE, COMMUNITY-PANEL NUMBER 0304J, MAP NUMBER 44070304J EFFECTIVE DATE MAP REVISED OCTOBER 2, 2015. THE SITE IS LOCATED IN ZONE "X" AND OUTSIDE FLOOD ZONE "A", "AE", "AH OR AO" OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ZONING CRITERIA	REQUIRED	EXIST. LOT 2	EXIST. LOT 481
ZONING DISTRICT	PS - PUBLIC SPACE DIST.	PS	PS
MINIMUM LOT AREA	NONE	101,930.4 SF	94,326 SF
MINIMUM FRONTAGE AND LOT WIDTH	NONE	331.54'	510.79'
MAXIMUM BUILDING HEIGHT	50 FT	NA	NA
MINIMUM FRONT SETBACK	10 FT	51.0'	NA
MINIMUM INTERIOR SIDE SETBACK	6 FT	4.9'	NA
MINIMUM CORNER SIDE SETBACK	10 FT	14.6'	NA
MINIMUM REAR YARD SETBACK	25 FT	NA	NA
MAXIMUM BUILDING/IMPERVIOUS COVERAGE	NONE	NA	NA

\* EXISTING NON-CONFORMING DIMENSIONS OF RECORD



**TOPOGRAPHIC SURVEY CONDUCTED BY:**  
 OCEAN STATE PLANNERS, INC.  
 1255 OAKLAND AVENUE  
 CRANSTON, RI 02920  
 PHONE: 401-463-9696  
 FAX: 401-463-9039





**KEY PLAN**

**PROJECT:**  
 CITY OF PROVIDENCE  
 Providence City Hall  
 25 Dorrance Street  
 Providence, RI 02903

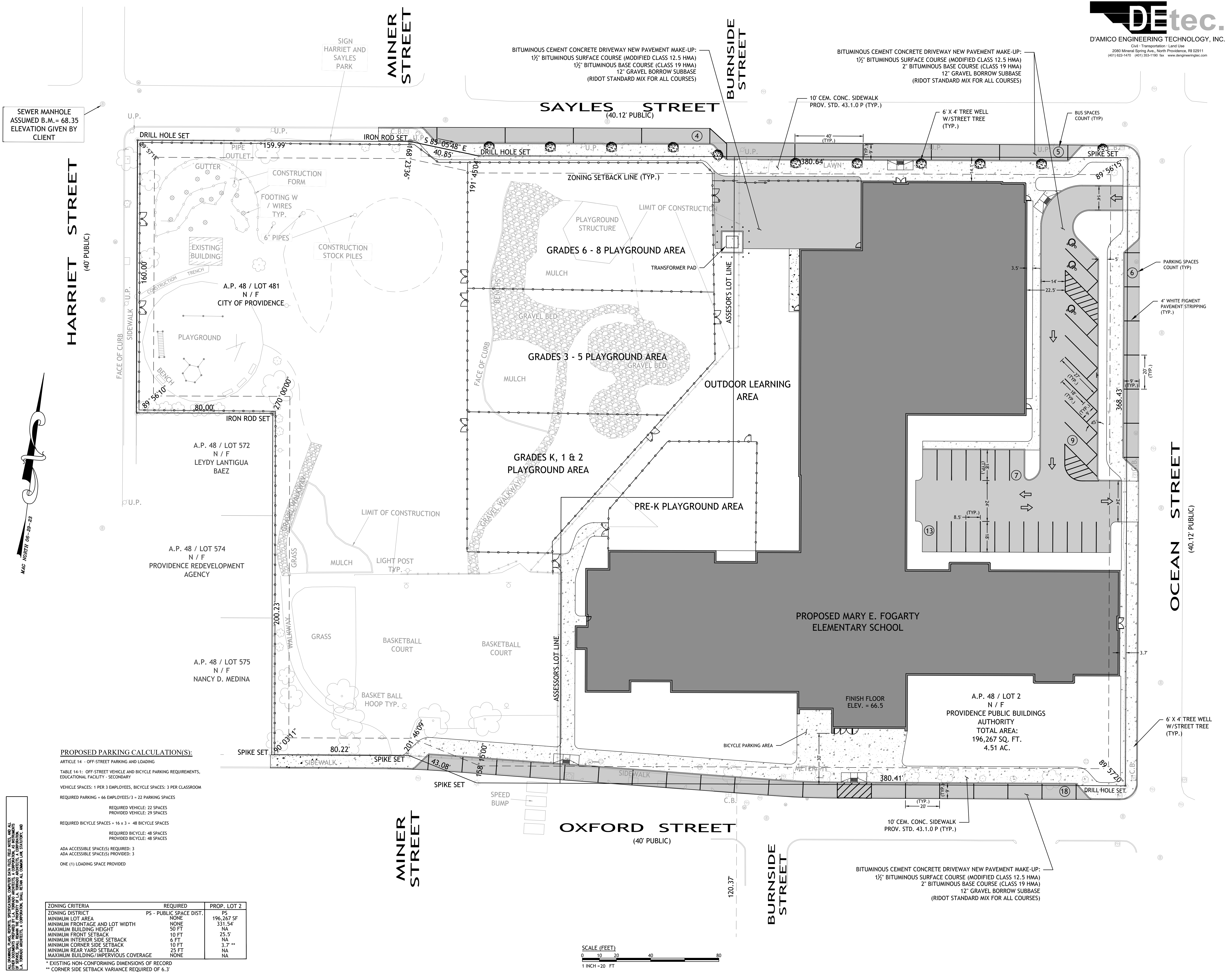
**PROJECT:**  
 NEW SCHOOL:  
**MARY E. FOGARTY ELEMENTARY SCHOOL**

199 OXFORD STREET  
 Providence, RI 02903

**SITE PLAN**

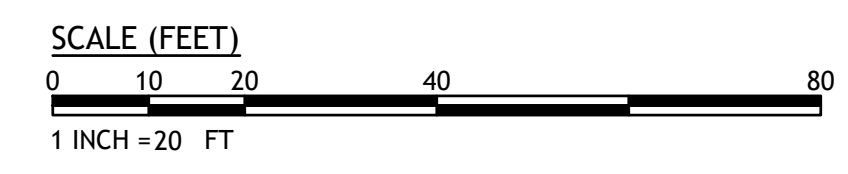
**STAGE II SCHEMATIC PLAN FOR PERMIT**

DATE:	REV. #	DESCRIPTION
<b>REVISIONS:</b>		
DATE:	APRIL 23, 2024	
JOB No:		
DRWN BY:	D.M.D.	
CHECKED BY:	D.M.D.	
SCALE:	AS NOTED	
<b>C2.0</b>		
SHEET		OF



**PROPOSED PARKING CALCULATION(S):**  
 ARTICLE 14 - OFF-STREET PARKING AND LOADING  
 TABLE 14-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS, EDUCATIONAL FACILITY - SECONDARY  
 VEHICLE SPACES: 1 PER 3 EMPLOYEES, BICYCLE SPACES: 3 PER CLASSROOM  
 REQUIRED PARKING = 66 EMPLOYEES/3 = 22 PARKING SPACES  
 REQUIRED VEHICLE: 22 SPACES  
 PROVIDED VEHICLE: 29 SPACES  
 REQUIRED BICYCLE SPACES = 16 x 3 = 48 BICYCLE SPACES  
 REQUIRED BICYCLE: 48 SPACES  
 PROVIDED BICYCLE: 48 SPACES  
 ADA ACCESSIBLE SPACE(S) REQUIRED: 3  
 ADA ACCESSIBLE SPACE(S) PROVIDED: 3  
 ONE (1) LOADING SPACE PROVIDED

ZONING CRITERIA	REQUIRED	PROP. LOT 2
ZONING DISTRICT	PS - PUBLIC SPACE DIST.	PS
MINIMUM LOT AREA	NONE	196,267 SF
MINIMUM FRONTAGE AND LOT WIDTH	NONE	331.54'
MAXIMUM BUILDING HEIGHT	50 FT	NA
MINIMUM FRONT SETBACK	10 FT	25.5'
MINIMUM INTERIOR SIDE SETBACK	6 FT	NA
MINIMUM CORNER SIDE SETBACK	10 FT	3.7'
MINIMUM REAR YARD SETBACK	25 FT	NA
MAXIMUM BUILDING/IMPERVIOUS COVERAGE	NONE	NA



ALL DIMENSIONS, PLANS, ELEVATIONS, SPECIFICATIONS, COMPUTER DATA FILES, FIELD NOTES, AND ALL OTHER DOCUMENTS PREPARED BY T.A. TORRADO ARCHITECTS & ASSOCIATES, AS INSTRUMENTS OF SERVICE, SHALL BE THE PROPERTY OF T.A. TORRADO ARCHITECTS & ASSOCIATES. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF T.A. TORRADO ARCHITECTS & ASSOCIATES.

\* EXISTING NON-CONFORMING DIMENSIONS OF RECORD  
 \*\* CORNER SIDE SETBACK VARIANCE REQUIRED OF 6.3'





KEY PLAN

PROJECT:  
**CITY OF PROVIDENCE**  
 Providence City Hall  
 25 Dorrance Street  
 Providence, RI 02903

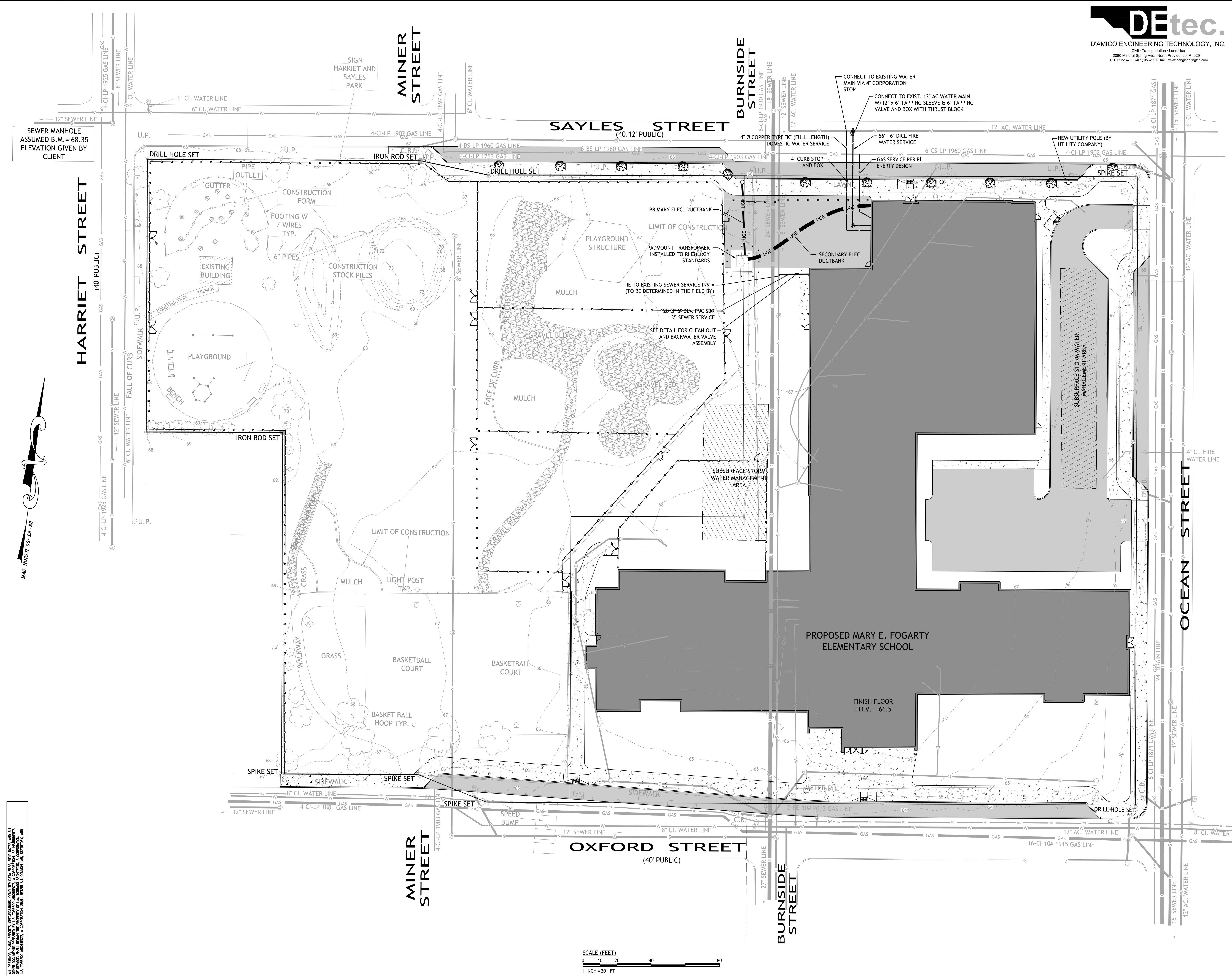
PROJECT:  
 NEW SCHOOL:  
**MARY E. FOGARTY ELEMENTARY SCHOOL**

199 OXFORD STREET  
 Providence, RI 02903

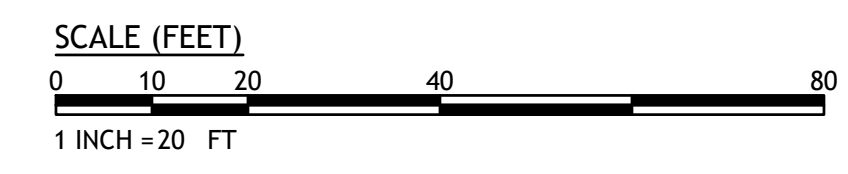
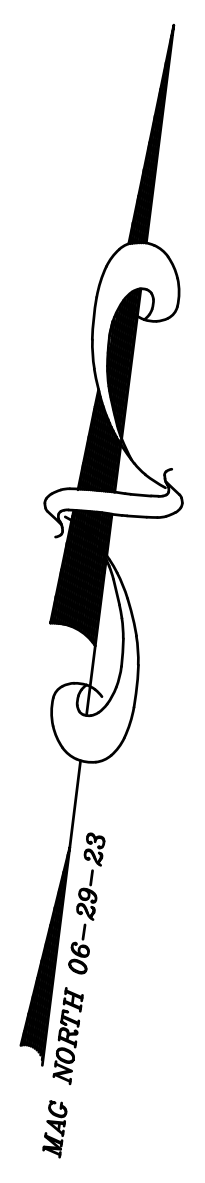
CONTENT:  
**GRADING, DRAINAGE AND UTILITY PLAN**

STATUS:  
 STAGE II SCHEMATIC PLAN FOR PERMIT

DATE:	REV. #	DESCRIPTION
REVISIONS:		
DATE:	APRIL 23, 2024	
JOB No:		
DRWN BY:	D.M.D.	
CHECKED BY:	D.M.D.	
SCALE:	AS NOTED	



SEWER MANHOLE ASSUMED B.M. = 68.35 ELEVATION GIVEN BY CLIENT



ALL DRAWINGS, PLANS, SPECIFICATIONS, CONTRACT DATA, ETC., BEING HEREIN, AND ALL OTHER DOCUMENTS PREPARED BY LA TORRADO ARCHITECTS, A CORPORATION, AS INSTRUMENTS OF SERVICE, SHALL BE THE PROPERTY OF LA TORRADO ARCHITECTS, A CORPORATION, AND SHALL REMAIN THE PROPERTY OF LA TORRADO ARCHITECTS, A CORPORATION, AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LA TORRADO ARCHITECTS, A CORPORATION.





**TORRADO**  
ARCHITECTS

35 GREENWICH ST.  
 PROVIDENCE, RI 02907  
 401.781.0633 P  
 401.781.0661 F



KEY PLAN

PROJECT:  
**CITY OF PROVIDENCE**  
 Providence City Hall  
 25 Dorrance Street  
 Providence, RI 02903

PROJECT:  
 NEW SCHOOL:  
**MARY E. FOGARTY ELEMENTARY SCHOOL**

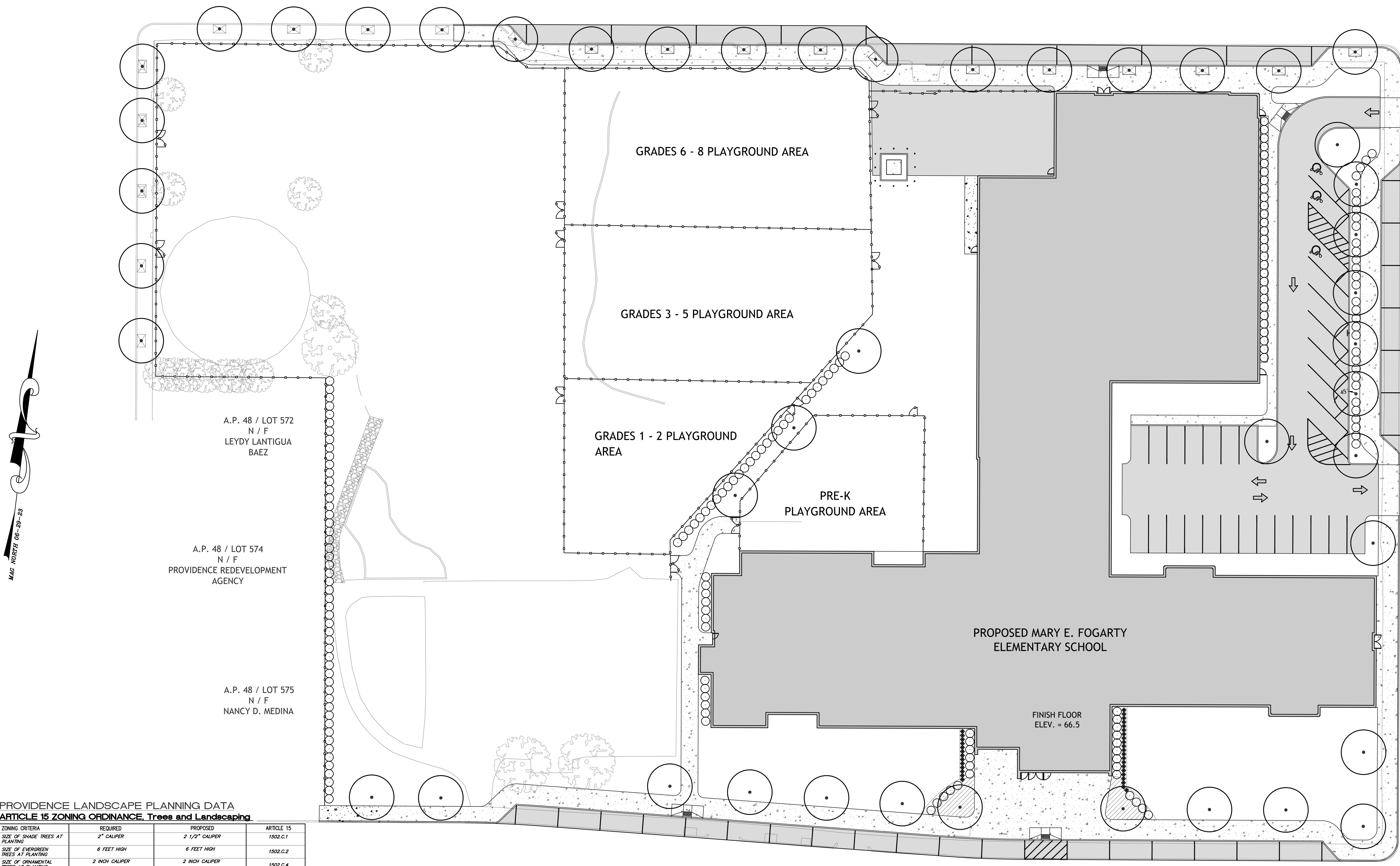
199 OXFORD STREET  
 Providence, RI 02903

CONTENT:  
**LANDSCAPE PLAN**

STATUS:  
 STAGE II SCHEMATIC PLAN FOR PERMIT

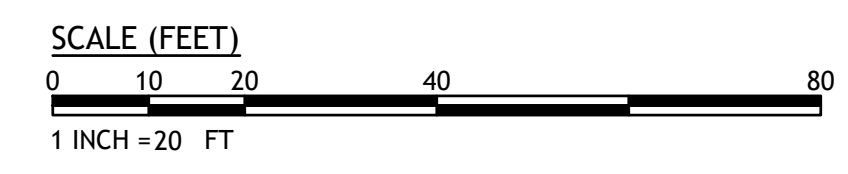
DATE:	REV. #	DESCRIPTION
DATE:	APRIL 23, 2024	
JOB No:		D.M.D.
DRWN BY:		D.M.D.
CHECKED BY:		D.M.D.
SCALE:		AS NOTED

**L1.0**  
 SHEET OF

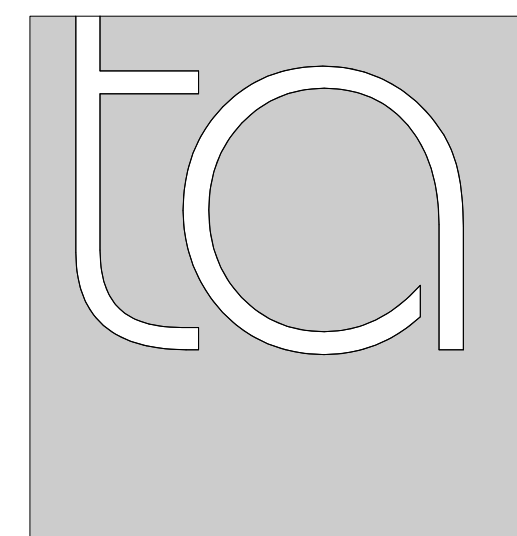


**PROVIDENCE LANDSCAPE PLANNING DATA**  
**ARTICLE 15 ZONING ORDINANCE, Trees and Landscaping**

ZONING CRITERIA	REQUIRED	PROPOSED	ARTICLE 15
SIZE OF SHADE TREES AT PLANTING	2" CALIPER	2 1/2" CALIPER	1502.C.1
SIZE OF EVERGREEN TREES AT PLANTING	6 FEET HIGH	6 FEET HIGH	1502.C.2
SIZE OF ORNAMENTAL TREES AT PLANTING	2 INCH CALIPER	2 INCH CALIPER	1502.C.4
SIZE OF LARGE SHRUBS AT PLANTING	3 FEET HIGH	3 FEET HIGH	1502.C.4
SIZE OF SMALL SHRUBS AT PLANTING	18 INCHES HIGH	18 INCHES HIGH	1502.C.4
REQUIRED TREE CANOPY	30% OF TOTAL LOT FOR FS ZONE <small>CALCULATIONS:            Total Lot square footage = 195,202 SF            X .30% = 58,560 square feet            minimum shading required</small>	59,000 SQUARE FEET PROVIDED <small>CALCULATIONS:            48 large trees (1,000sqft=48,000 square feet (proposed))            13 large trees (13,000sqft=1,71,000 square feet (existing))</small>	1503.C.1
PARKING LOT PERIMETER LANDSCAPE STRIP	PERIMETER LANDSCAPE STRIP SHALL BE MINIMUM 5 FEET WIDE AND HAVE 1 SHADE TREE EVERY 25 FEET SPACED LINEARLY. THE LANDSCAPE STRIP SHALL BE PLANTED OVER A MINIMUM OF 50% OF ITS LENGTH WITH LARGE SHRUBS. <small>CALCULATIONS:            Ocean Street Parking Lot=160 linear feet excluding curb cuts or 6 shade trees req'd AND            96 linear feet of shrubs</small>	PERIMETER LANDSCAPE 3 TO 6 FEET WIDE AT PARKING LOT PERIMETER 7 SHADE TREES AND 140 LINEAR FEET OF SHRUBS	1504.A-C
INTERIOR PARKING LOT LANDSCAPING	PARKING LOTS OVER 20,000 GROSS SQUARE FEET: 1 ISLAND EVERY 10 SPACES 108 LANDSCAPING 1 SHADE TREE/ISLAND	N/A PARKING LOT UNDER 20,000 SQUARE FEET (11,503 SF)	1505.A-E
SCREENING OF PARKING LOTS FROM RESIDENTIAL DISTRICTS	4 FOOT SCREEN REQUIRED BETWEEN RESIDENTIAL LOT AND PARKING	4 FOOT SCREEN PROVIDED BETWEEN RESIDENTIAL LOT AND PARKING	1506







**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

FIRST FLOOR  
PLAN

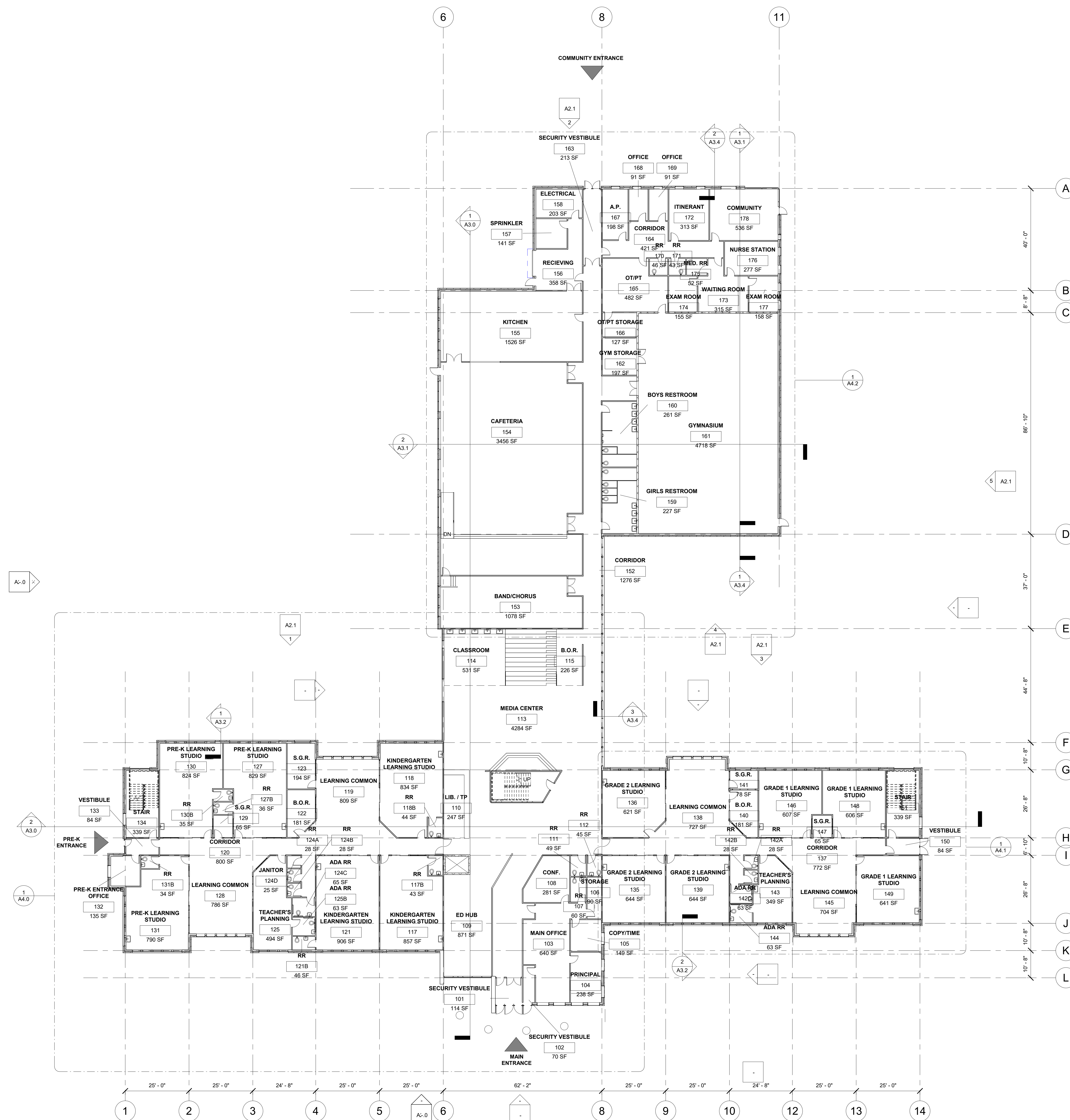
DATE REV.# DESCRIPTION

REVISIONS:

DATE: 03/12/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

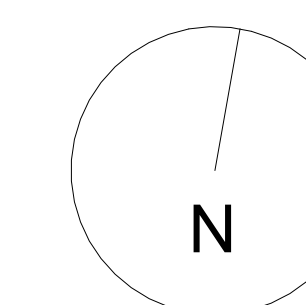
**A1.1**

SHEET OF



ALL DRAWINGS SHALL BE SUBJECT TO THE PROVISIONS OF THE RI BUILDING CODE, THE RI ELECTRICAL CODE, THE RI PLUMBING AND MECHANICAL CODES, AND ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

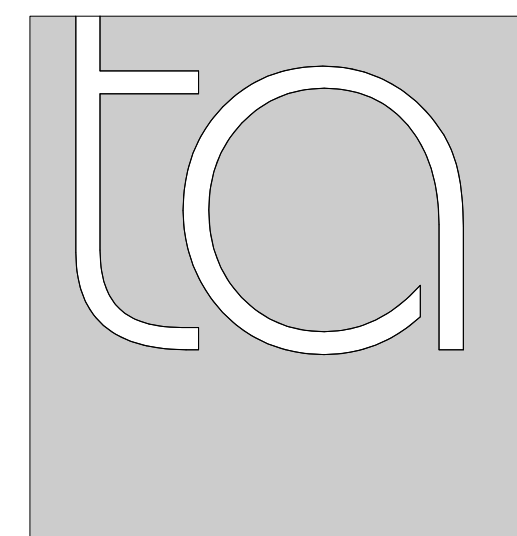
1 FIRST FLOOR PLAN  
1/16" = 1'-0"











**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

THIRD FLOOR  
PLAN

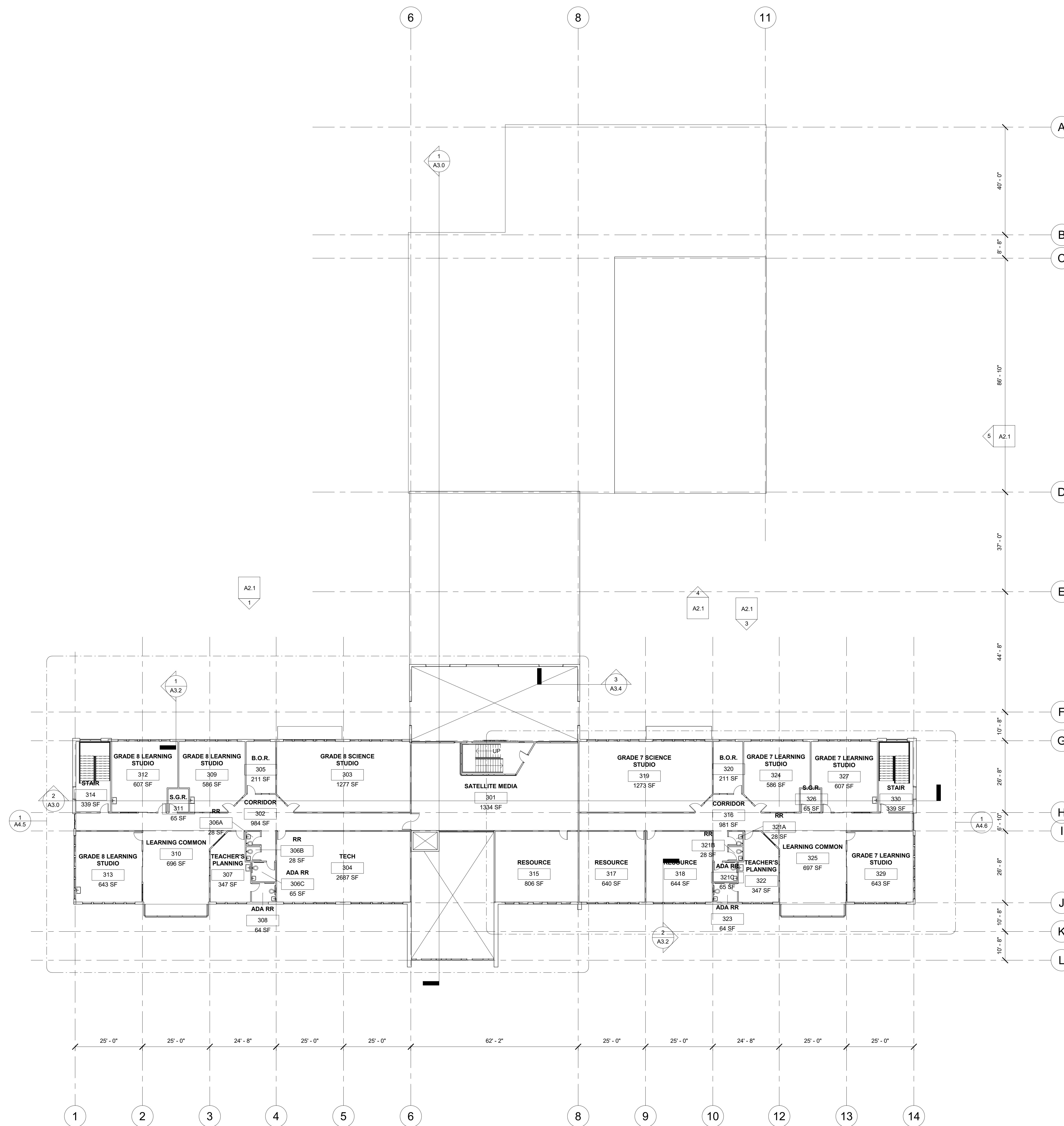
DATE REV.# DESCRIPTION

REVISIONS:

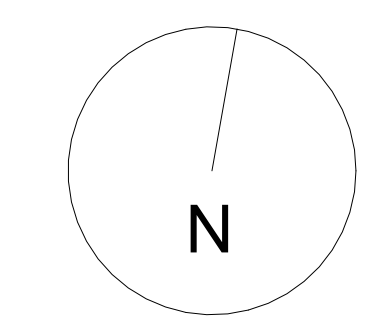
DATE: 03/12/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

**A1.3**

SHEET OF

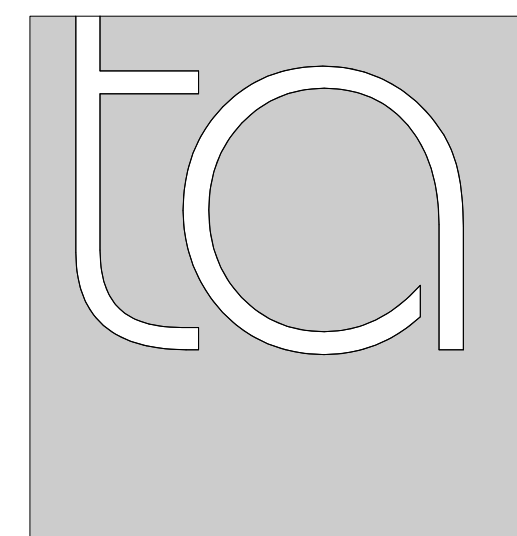


1 3rd Floor Plan  
1/16" = 1'-0"



ALL DRAWINGS, PLANS, SPECIFICATIONS, COMPUTER DATAFILES, PRELIMINARIES, AND ALL OTHER DOCUMENTS ARE THE PROPERTY OF TORRADO ARCHITECTS. ANY REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF TORRADO ARCHITECTS IS PROHIBITED. TORRADO ARCHITECTS ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DOCUMENTS. TORRADO ARCHITECTS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DOCUMENTS.





TORRADO ARCHITECTS

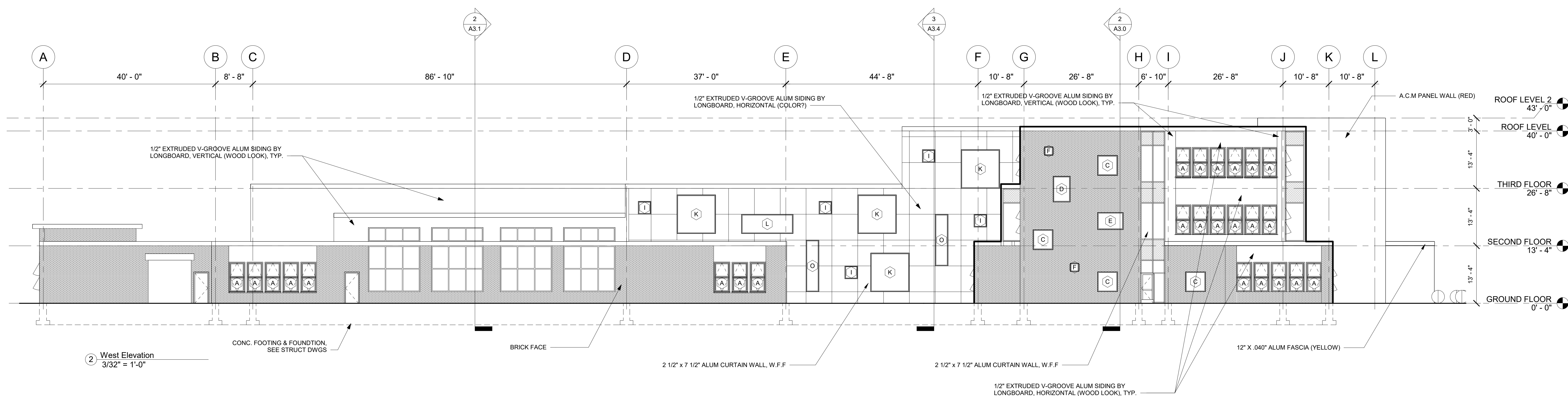
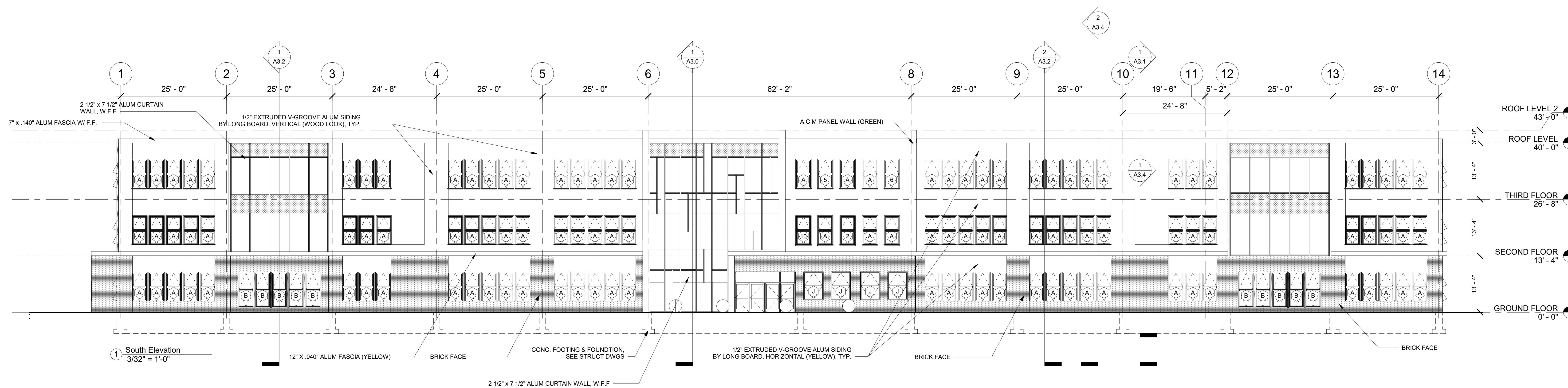
35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

EXTERIOR  
ELEVATIONS



ALL DRAWINGS SHALL BE PRINTED ON ARCHITECTURAL PAPER. PRINTED DRAWINGS SHALL BE USED FOR CONSTRUCTION. PRINTED DRAWINGS SHALL BE USED FOR CONSTRUCTION. PRINTED DRAWINGS SHALL BE USED FOR CONSTRUCTION.

WINDOW GLASS LEGEND	
[Symbol]	1" INSULATED, CLEAR TEMPERED GLASS
[Symbol]	1" INSULATED, FROSTED TEMPERED GLASS (LOCATED @ RESTROOMS)
[Symbol]	1" INSULATED, OPAQUE, TEMPERED GLASS
[Symbol]	1" INSULATED, TINTED TEMPERED GLASS
[Symbol]	1" SPANDREL GLASS - COLOR TO BE SELECTED BY ARCHITECT
[Symbol]	1" BULLET RESISTANT GLASS TINTED - COLOR TO BE SELECTED BY ARCHITECT

TINTED GLASS LEGEND	
[Symbol]	1" INSULATED, GREEN TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, BLUE TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, RED TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, ORANGE TEMPERED GLASS, TINTED

DATE REV.# DESCRIPTION

REVISIONS:

DATE: 03/14/24  
 DRWN: Author  
 SCALE: AS NOTED  
 CHECKED BY: Checker

A2.0

SHEET OF





**TORRADO**  
ARCHITECTS

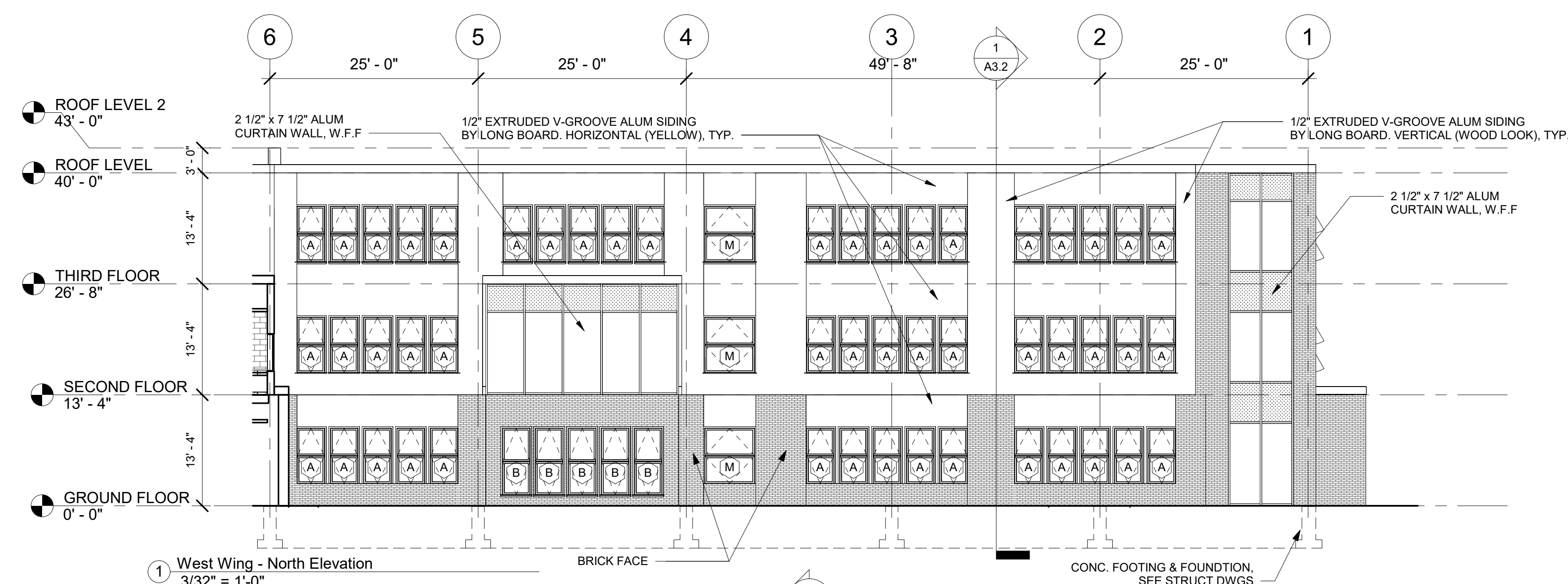
35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

EXTERIOR  
ELEVATIONS

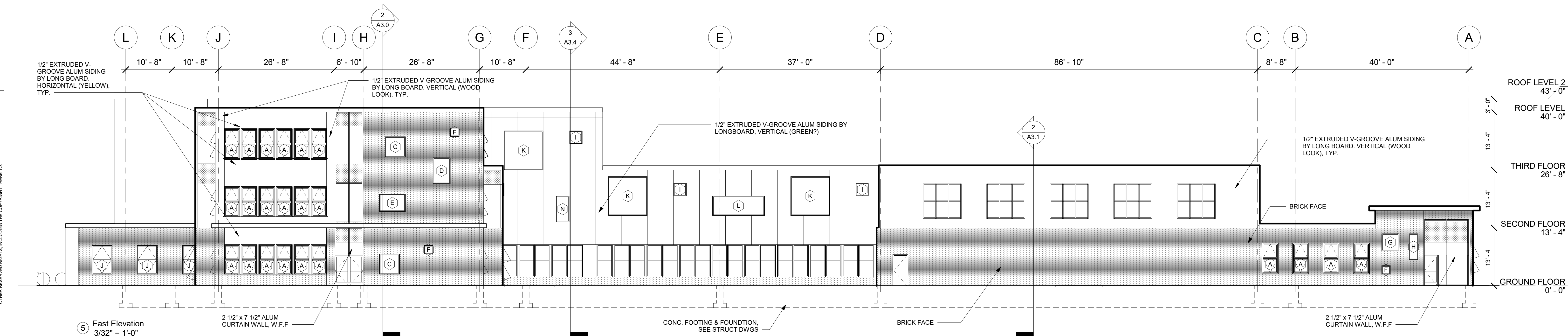
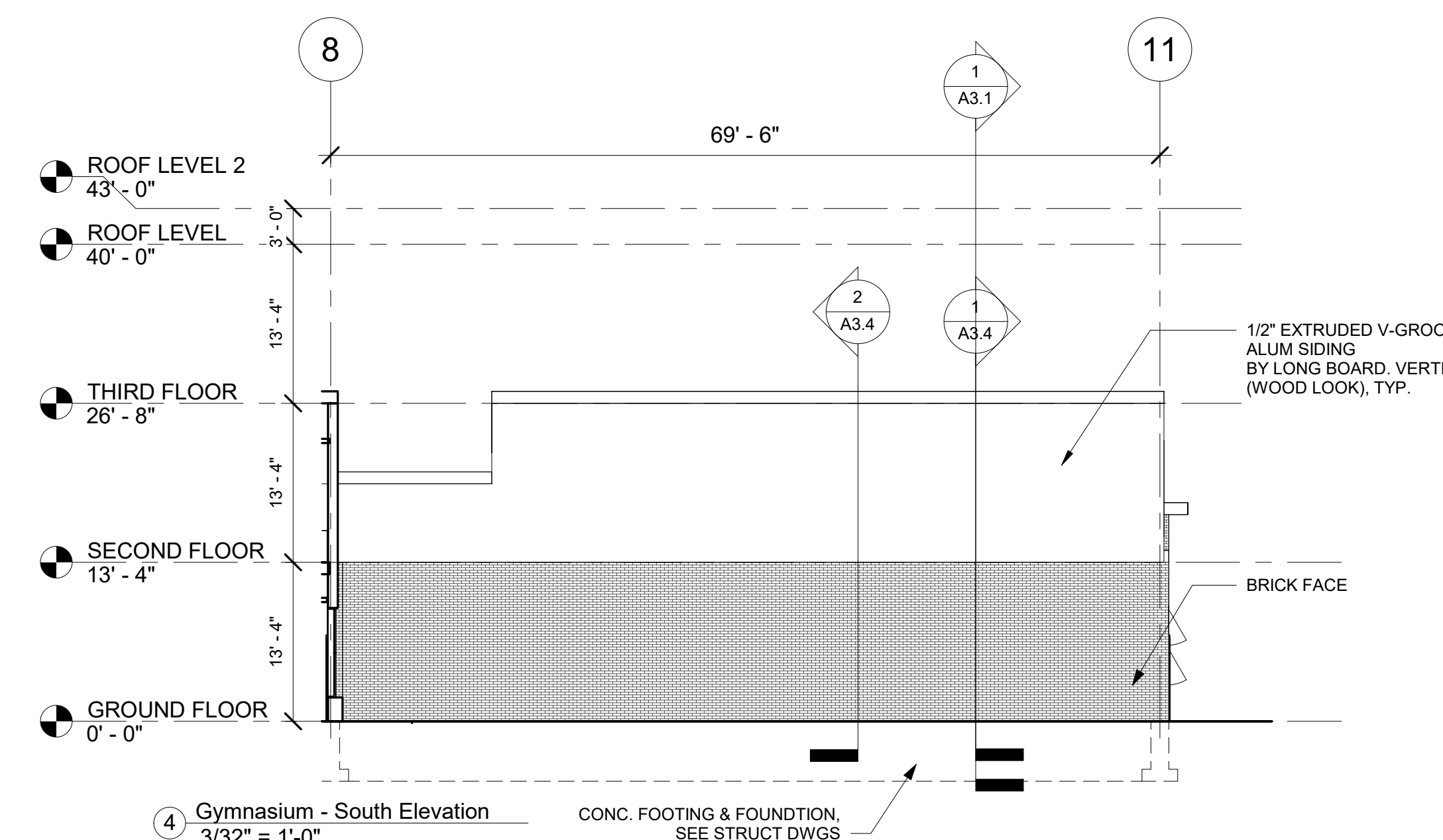
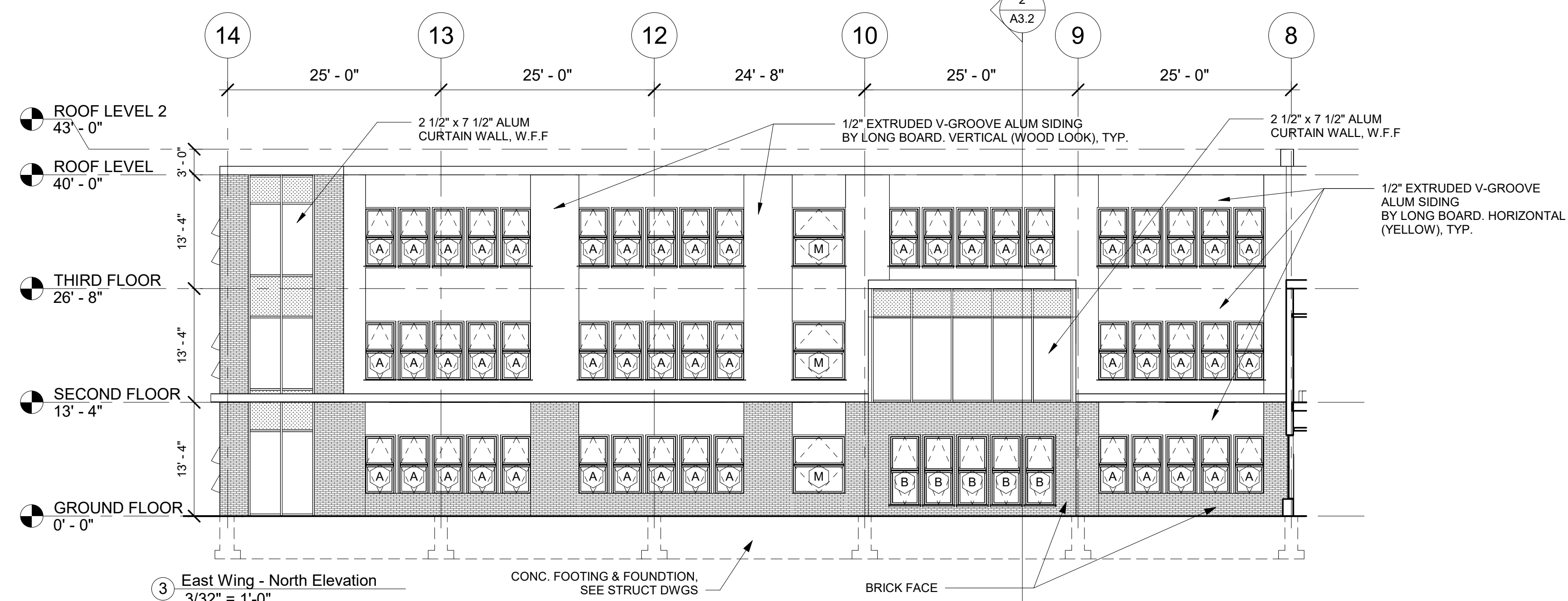
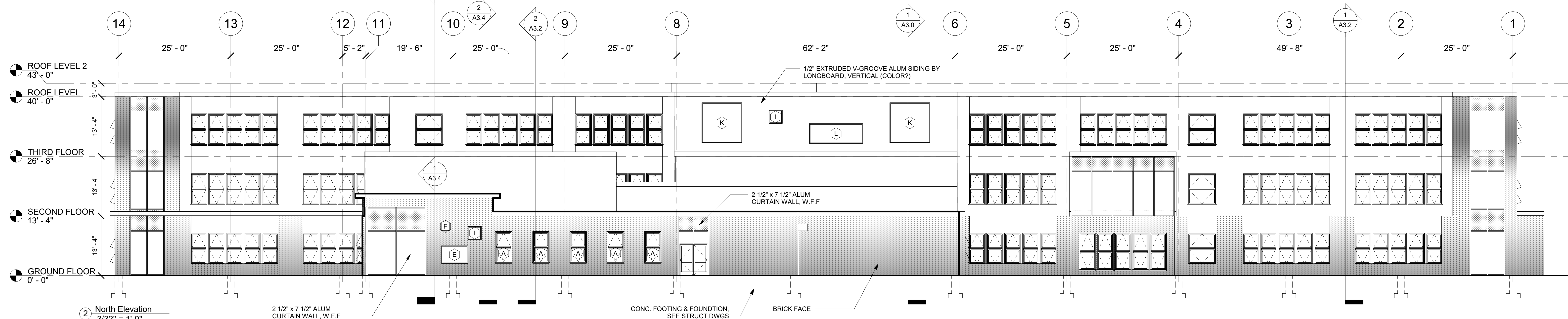


WINDOW GLASS LEGEND

[Symbol]	1" INSULATED, CLEAR TEMPERED GLASS
[Symbol]	1" INSULATED, FROSTED TEMPERED GLASS (LOCATED @ RESTROOMS)
[Symbol]	1" INSULATED, OPAQUE, TEMPERED GLASS
[Symbol]	1" INSULATED, TINTED TEMPERED GLASS
[Symbol]	1" SPANDREL GLASS - COLOR TO BE SELECTED BY ARCHITECT
[Symbol]	1" BULLET RESISTANT GLASS TINTED - COLOR TO BE SELECTED BY ARCHITECT

TINTED GLASS LEGEND

[Symbol]	1" INSULATED, GREEN TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, BLUE TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, RED TEMPERED GLASS, TINTED
[Symbol]	1" INSULATED, ORANGE TEMPERED GLASS, TINTED



ALL DRAWINGS SHALL BE SUBJECT TO THE SPECIFICATIONS, COMPUTER GENERATED DIMENSIONS, REVISIONS, AND ALL OTHER DOCUMENTS REFERENCED HEREIN. TORRADO ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND MATERIALS SHOWN ON THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

DATE	REV.#	DESCRIPTION
REVISIONS:		
DATE:	03/14/24	
DRWN:	Author	
SCALE:	AS NOTED	
CHECKED BY:	Checker	
<b>A2.1</b>		
SHEET		OF





**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

BUILDING  
SECTIONS

DD

DATE REV.# DESCRIPTION

REVISIONS:

DATE: 04/08/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

**A3.0**

SHEET OF

**TYPICAL ROOF**  
PVC ROOFING MEMBRANE FULLY ADHERED  
TO 1/2" COVER BOARD & TAPERED INSUL.  
TO BE MECHANICALLY FASTENED  
TO FLAT METAL DECK, W/ AM AVG. R-VALUE OF R30

**TYPICAL FLOOR**  
3 1/4" CONCRETE SLAB  
ON 3" METAL DECK  
ON STEEL FRAMING  
SEE STRUC. DWGS

**TYPICAL ON GRADE FLOOR**  
4" REINFORCED CONCRETE SLAB  
ON 15MIL VAPOR BARRIER  
ON 6" GRAVEL  
ON 6" COMPACTED STRUC. FILL  
SEE STRUCTURAL DWGS

CONCRETE FOOTING AND FOUNDATION,  
SEE STRUCTURAL DWGS

2 Section 1 @ Learning Commons  
3/32" = 1'-0"

**TYPICAL ROOF**  
PVC ROOFING MEMBRANE FULLY ADHERED  
TO 1/2" COVER BOARD & TAPERED INSUL.  
TO BE MECHANICALLY FASTENED  
TO FLAT METAL DECK, W/ AM AVG. R-VALUE OF R30

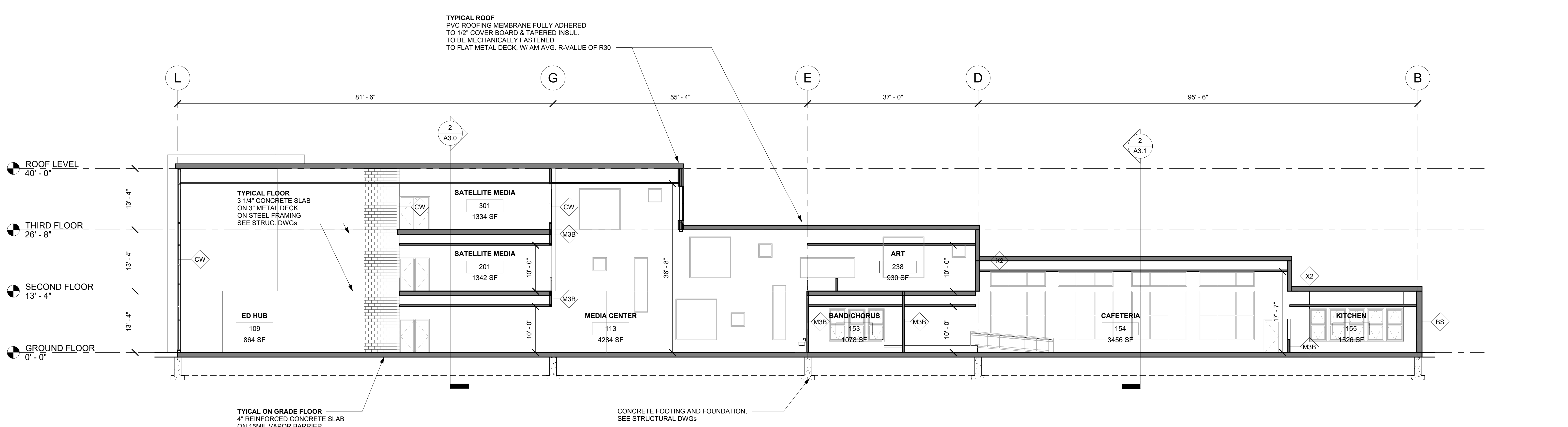
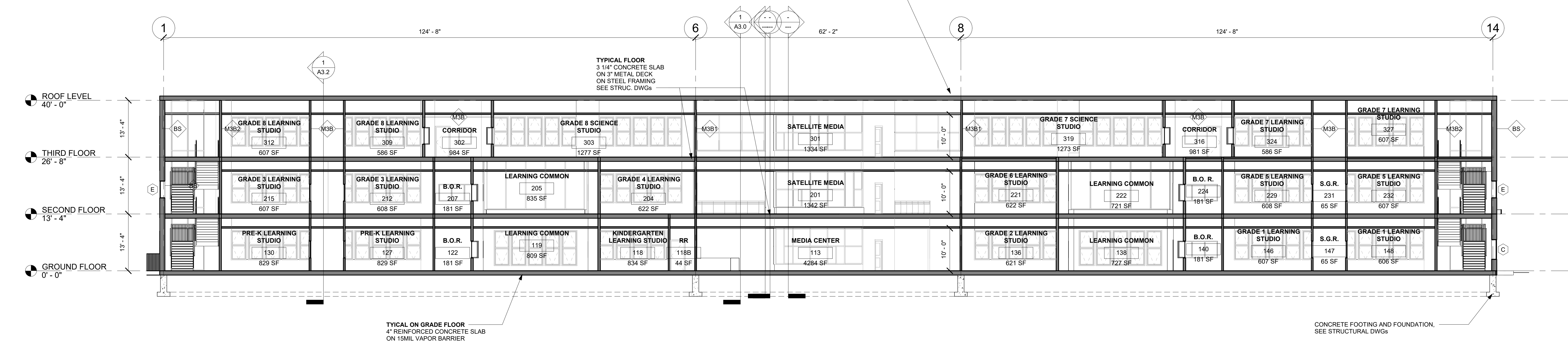
**TYPICAL FLOOR**  
3 1/4" CONCRETE SLAB  
ON 3" METAL DECK  
ON STEEL FRAMING  
SEE STRUC. DWGS

**TYPICAL ON GRADE FLOOR**  
4" REINFORCED CONCRETE SLAB  
ON 15MIL VAPOR BARRIER  
ON 6" GRAVEL  
ON 6" COMPACTED STRUC. FILL  
SEE STRUCTURAL DWGS

CONCRETE FOOTING AND FOUNDATION,  
SEE STRUCTURAL DWGS

1 Section 2 @ Cafeteria  
3/32" = 1'-0"

ALL DRAWINGS SHALL BE PRINTED ON 24" X 36" ARCH DRAWING PAPER. ALL DIMENSIONS SHALL BE SHOWN IN FEET AND INCHES. DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE SHOWN TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE SHOWN TO THE FACE UNLESS OTHERWISE NOTED.







TORRADO ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED DEVELOPMENT REVIEW

MARY E. FOGARTY SCHOOL

199 Oxford Street, Providence, RI 02905

BUILDING SECTIONS

DD

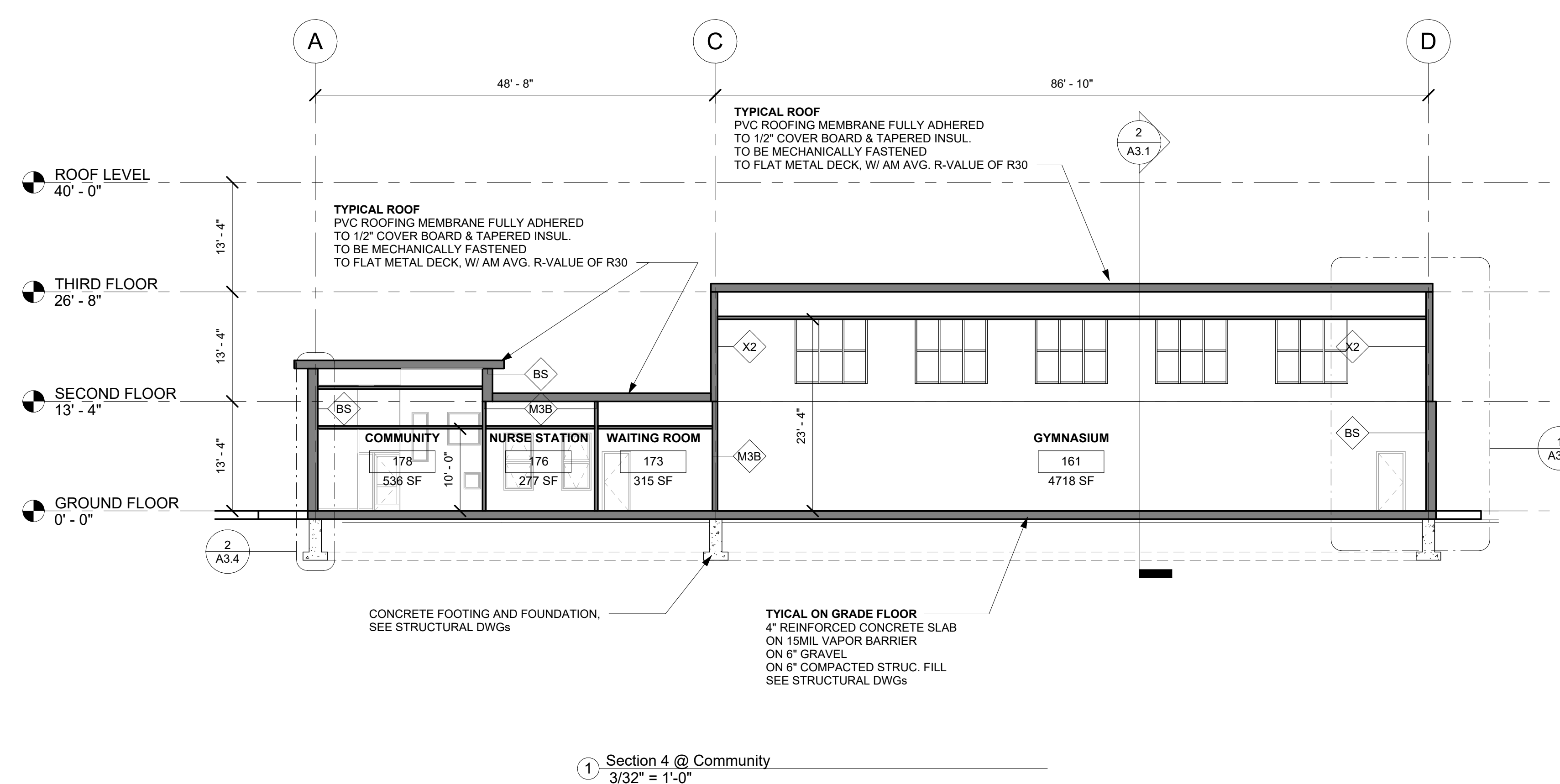
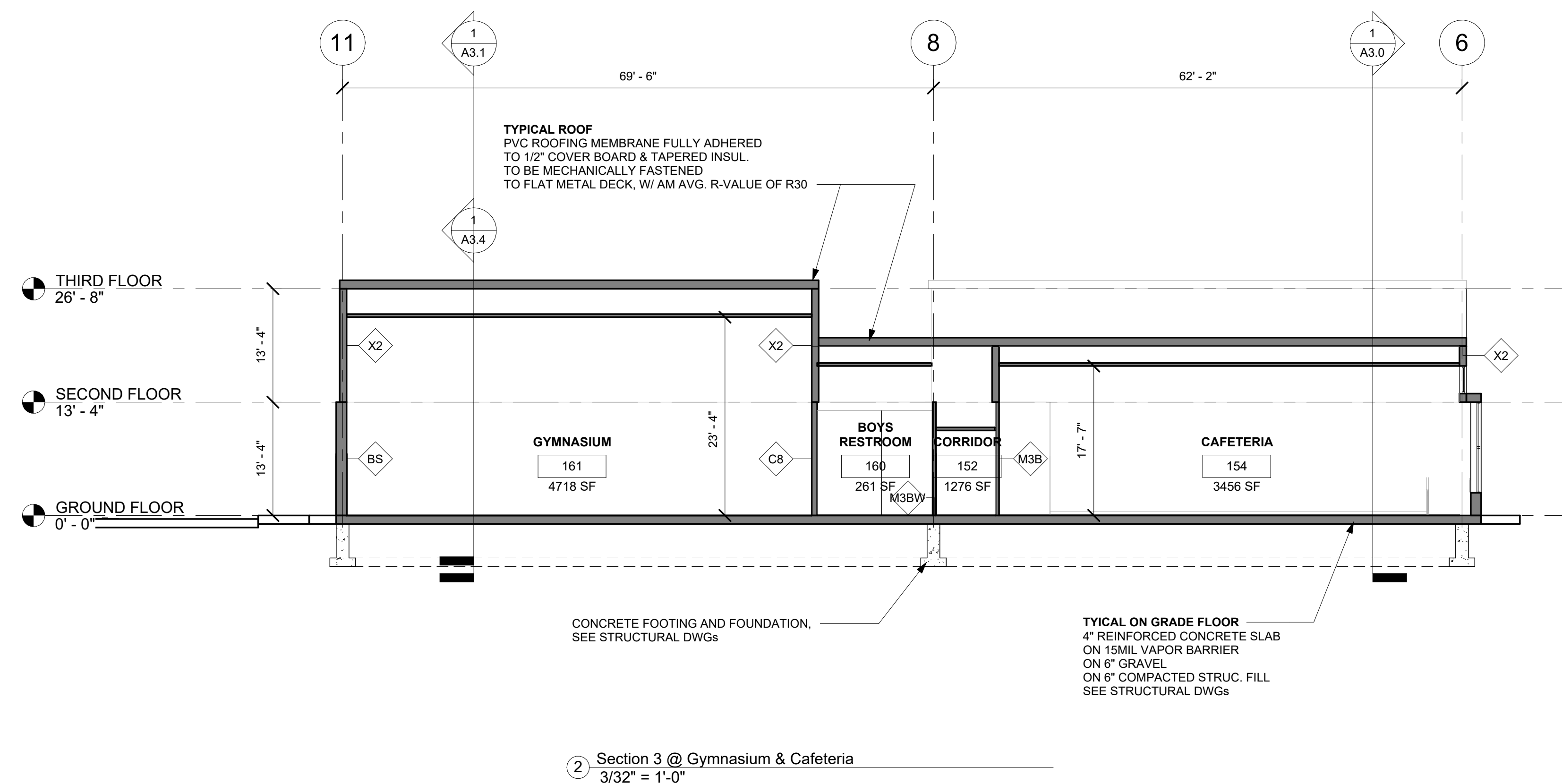
DATE REV.# DESCRIPTION

REVISIONS:

DATE: 04/08/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

A3.1

SHEET OF



ALL DRAWINGS, PLANS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD NOTES, AND ALL OTHER DOCUMENTS ARE THE PROPERTY OF TORRADO ARCHITECTS. ANY REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF TORRADO ARCHITECTS IS STRICTLY PROHIBITED. THIS INCLUDES THE REPRODUCTION OF ANY PART OF THESE DOCUMENTS IN ANY MANNER, INCLUDING THE REPRODUCTION OF ANY PART OF THESE DOCUMENTS IN ANY MANNER, INCLUDING THE REPRODUCTION OF ANY PART OF THESE DOCUMENTS IN ANY MANNER.





Ocean Street Photo Looking South



Ocean Street Photo Looking North

ALL DRAWINGS, PLANS, REPORTS, SPECIFICATIONS, COMPUTER DATAFILES, FIELD NOTES, AND ALL OTHER DOCUMENTS PREPARED BY TORRADO ARCHITECTS ARE THE PROPERTY OF TORRADO ARCHITECTS AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TORRADO ARCHITECTS.



**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

Street Views

DD

DATE	REV. #	DESCRIPTION
REVISIONS:		
DATE:	03/12/24	
DRWN:	Author	
SCALE:	AS NOTED	
CHECKED BY:	Checker	

DATE: 03/12/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

**AC1.0**

SHEET OF



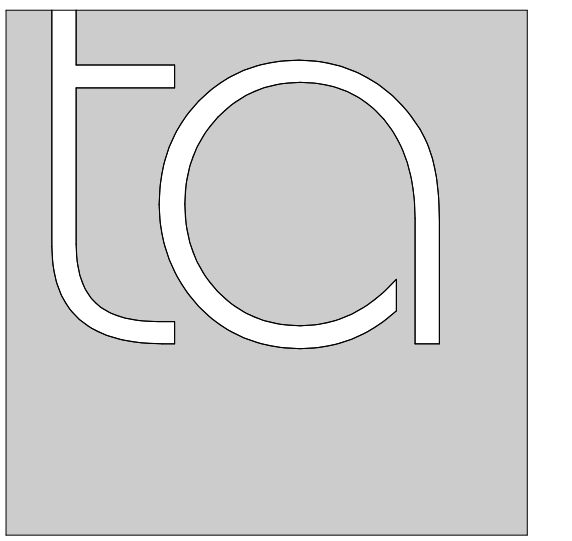


Oxford Street Photo Looking East



Oxford Street Photo Looking West

ALL DRAWINGS, PLANS, REPORTS, SPECIFICATIONS, COMPUTER DATAFILES, FIELD NOTES, AND ALL OTHER DOCUMENTS PREPARED BY TORRADO ARCHITECTS ARE THE PROPERTY OF TORRADO ARCHITECTS AND WILL BE KEPT ON FILE IN OUR OFFICE. NO PART OF THESE DOCUMENTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TORRADO ARCHITECTS.



**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

Street Views

DD

DATE	REV. #	DESCRIPTION
REVISIONS:		
DATE:	03/12/24	
DRWN:	Author	
SCALE:	AS NOTED	
CHECKED BY:	Checker	

**AC1.1**

SHEET OF





Sayles Street Photo Looking West



Sayles Street Photo Looking East

ALL DRAWINGS, PLANS, REPORTS, SPECIFICATIONS, COMPUTER DATAFILES, FIELD NOTES, AND ALL OTHER DOCUMENTS PREPARED BY TORRADO ARCHITECTS, INC. ARE THE PROPERTY OF TORRADO ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TORRADO ARCHITECTS, INC.



**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

UNIFIED  
DEVELOPMENT  
REVIEW

MARY E. FOGARTY  
SCHOOL

199 Oxford Street, Providence, RI 02905

Street Views

DD

DATE	REV. #	DESCRIPTION
REVISIONS:		
DATE:	03/12/24	
DRWN:	Author	
SCALE:	AS NOTED	
CHECKED BY:	Checker	

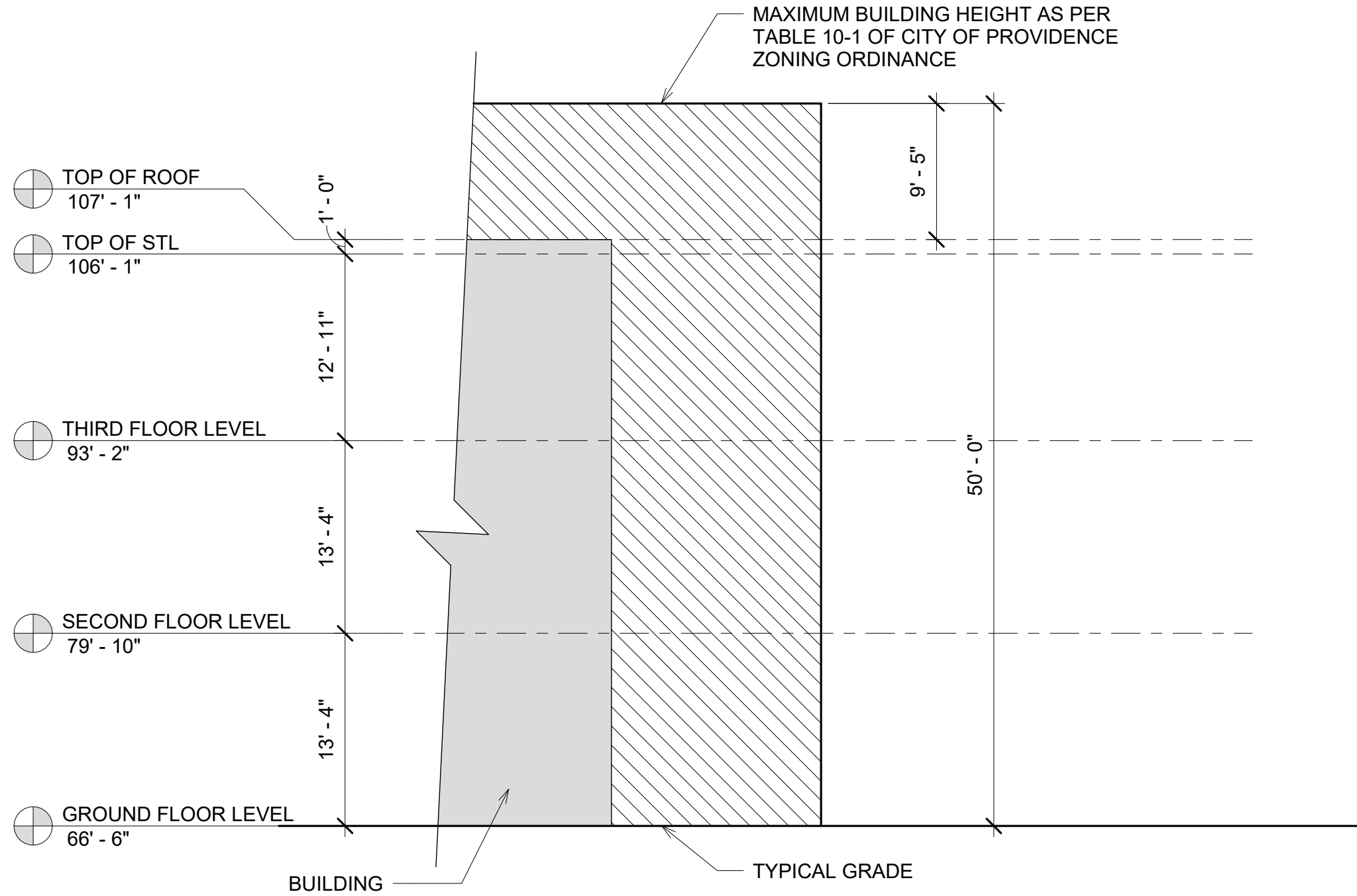
DATE: 03/12/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

**AC1.2**

SHEET OF



TABLE 10-1: OPEN SPACE AND PUBLIC SPACE DISTRICT DIMENSIONAL STANDARDS		
	OS	PS
<b>BULK STANDARDS</b>		
MINIMUM LOT AREA	0	0
MINIMUM LOT WIDTH	0	0
MAXIMUM BUILDING HEIGHT	50'	50'
<b>MINIMUM SETBACK REQUIREMENTS</b>		
FRONT SETBACK	10'	10'
INTERIOR SETBACK	6'	6'
CORNER SIDE SETBACK	10'	10'
REAR SETBACK	25'	25'



① AVERAGE BUILDING HEIGHT DIAGRAM  
1/8" = 1'-0"

ALL DRAWINGS, PLANS, REPORTS, SPECIFICATIONS, COMPUTER DATA FILES, FIELD NOTES, AND ALL OTHER DOCUMENTS PREPARED BY LA TORRADO ARCHITECTS, A CORPORATION, AS INSTRUMENT OF SERVICE, SHALL REMAIN THE PROPERTY OF LA TORRADO ARCHITECTS, A CORPORATION. LA TORRADO ARCHITECTS, A CORPORATION SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERE TO.



**TORRADO**  
ARCHITECTS

35 GREENWICH ST  
PROVIDENCE, RI 02907  
401.781.0633P  
401.781.0661F

REVISIONS TO:

MARY E.  
FOGARTY  
SCHOOL

Building  
Height  
Diagram

REVISION:

REFER TO:

A2.0

DATE: 05/01/24  
DRWN: Author  
SCALE: AS NOTED  
CHECKED BY: Checker

**AC1.3**

SHEET: OF:





Providence  
Schools



MARY E. FOGARTY ELEMENTARY SCHOOL  
PRE K - GRADE 5 | 3 TRACK  
GRADE 6 - GRADE 8 | 4 TRACK

TORRADO  
ARCHITECTS







Providence  
Schools



MARY E. FOGARTY ELEMENTARY SCHOOL  
PRE K - GRADE 5 | 3 TRACK  
GRADE 6 - GRADE 8 | 4 TRACK

TORRADO  
ARCHITECTS

