

# New Development of: Richmond Square Apartments

5 Richmond Square  
Providence, RI 02906

L&R HOLDINGS  
Michael Lemoi  
334 Carpenter Street  
Providence RI, 02909

March 20, 2024

## DRAWINGS

### ARCHITECTURAL

- A1.0: First Floor Plan
- A1.1: Second Floor Plan
- A1.2: Third Floor Plan
- A1.3: Fourth Floor Plan
- A1.4: Fifth Floor Plan
- A1.5: Sixth Floor Plan
- A1.6: Roof Plan
- A1.7: Unit Types A, B, & C Enlarged Plans
- A1.8: Unit Type D & E Enlarged Plans
- A2.0: North Exterior Elevation
- A2.1: South Exterior Elevation
- A2.2: East Exterior Elevation
- A2.3: West Exterior Elevation



LOCUS MAP NTS

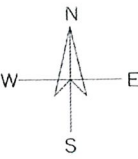
ARCHITECT  
Ed Wojcik, Architect, Ltd.  
One Richmond Square, Suite 100K  
Providence, RI 02906  
P: 401-861-7139

CIVIL ENGINEER  
Joe Casali Engineering  
300 Post Road  
Warwick, RI 02888  
P: 401-944-1300  
F: 401-944-1313

STRUCTURAL ENGINEER  
Structures Workshop, Inc.  
18 Imperial Place  
Providence, RI 02903  
P: 401-383-8988

INTERIOR DESIGNER  
Blakely Interior Design  
650 Ten Rod Road  
North Kingstown, RI 02852  
P: 401-789-1516

Ed Wojcik  
architect, ltd.  
One Richmond Square  
Providence, RI 02906  
401-861-7139



New Development of:  
Richmond Square  
Apartments  
5 Richmond Square

SHEET CONTENTS:  
Locus Map

PROJECT # 1823

DATE: 03/20/2024  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

CVF

City of Providence City Plan Commission <i>Minor Subdivision or Land Development Project</i>	
Name: <u>5 Richmond D.59</u>	
CPC Project # <u>24-003711</u>	
Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on _____ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.	
	6/12/24 Date
Administrative Officer/ Dept. of Planning & Development	
	6/12/24 Date
Chair/ Providence City Plan Commission	

City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

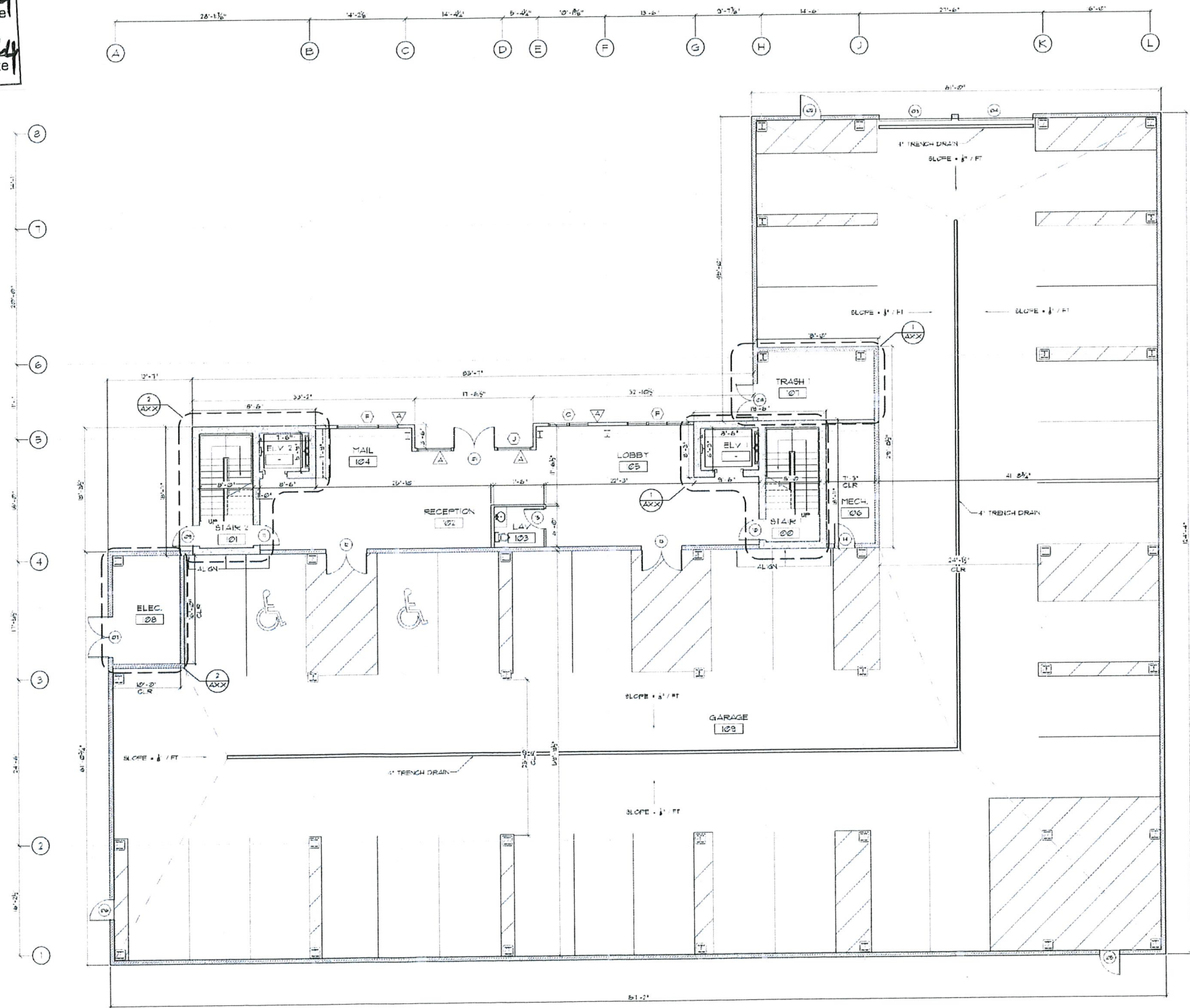
Name: 5 RICHMOND SQ  
 CPC Project # 24-003 ml

Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on \_\_\_\_\_ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.

Administrative Officer/ Dept. of Planning & Development Date: 6/12/24  
 Chair/ Providence City Plan Commission Date: 6/12/24

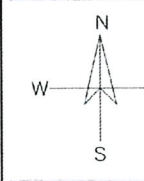
GROSS AREA OF TYP FLOOR 13,492 SF  
 GROSS AREA OF TYP FLOOR W/ BALCONIES 4,388 SF

FLOOR	NUMBER OF UNITS
GROUND	0
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



FIRST FLOOR PLAN

**Ed Wojcik**  
 Architect, Ltd  
 One Richmond Square  
 Providence, RI 02906  
 401-861-7139



New Development of:  
**Richmond Square  
 Apartments**  
 5 Richmond Square

SHEET CONTENTS:  
 First Floor Plan

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # 1823  
 DATE: 03/20/2024  
 REVISED DATE:

**A1.0**



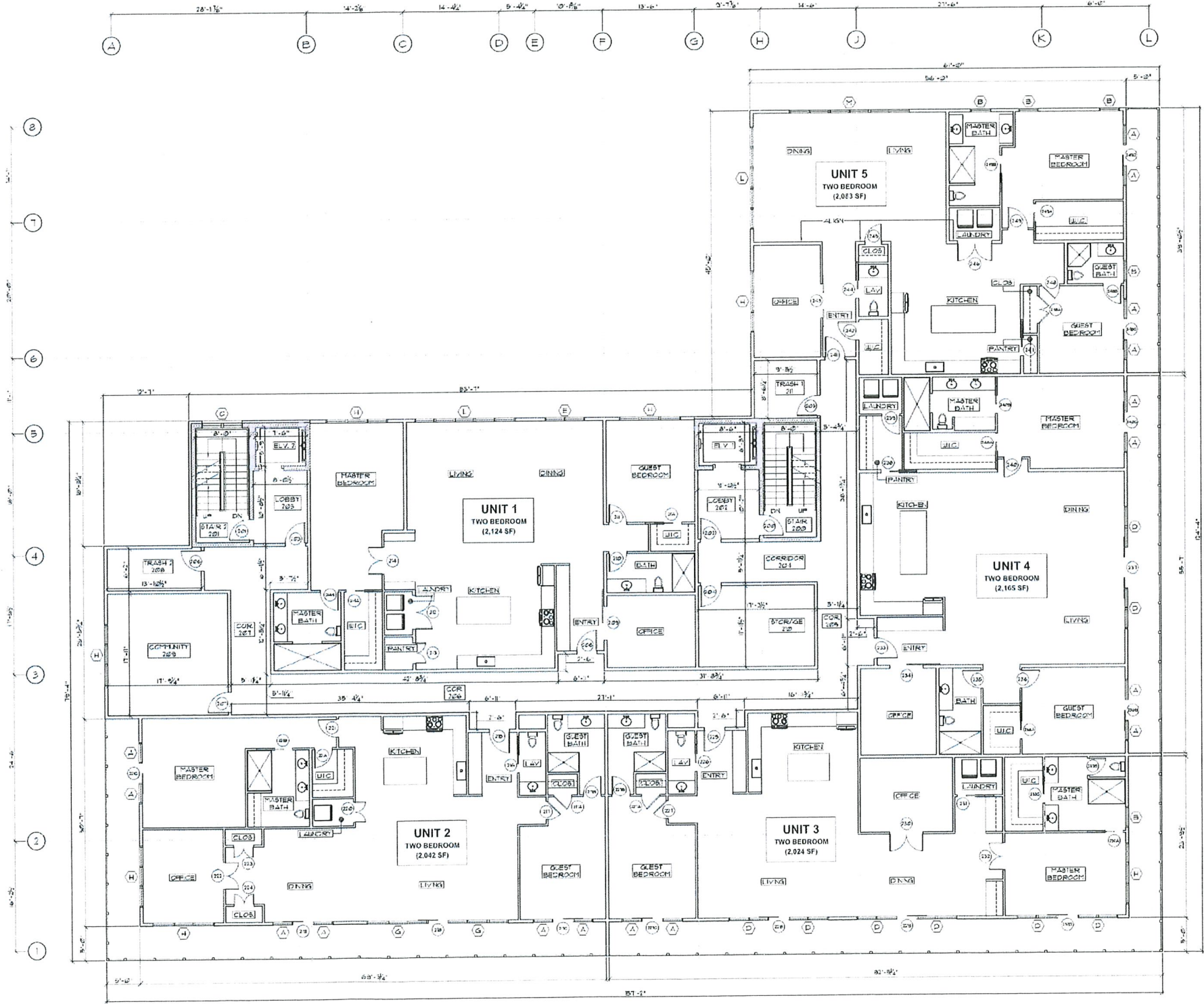
City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project  
 Name: 5 RICHMOND SQ  
 CPC Project # 24-003 m  
 Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on \_\_\_\_\_ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.

Administrative Officer/ Dept. of Planning & Development Date: 6/12/24  
 Chair/ Providence City Plan Commission Date: 6/12/24



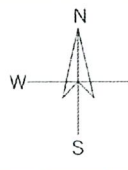
GROSS AREA OF THE FLOOR 13,152 SF  
 GROSS AREA OF THE FLOOR W/ BALCONIES 14,828 SF

FLOOR	NUMBER OF UNITS
FIRST	5
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



SECOND FLOOR PLAN

**Ed Wojcik** architect, ltd  
 One Richmond Square  
 Providence, RI 02906  
 401-861-7139



New Development of:  
**Richmond Square Apartments**  
 5 Richmond Square

SHEET CONTENTS:  
 Second Floor Plan

PROJECT # 1823

DATE: 03/20/2024  
 REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

**A1.1**



City of Providence  
City Plan Commission



Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ  
CPC Project # 24-003 m

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Administrative Officer/ Dept. of Planning & Development

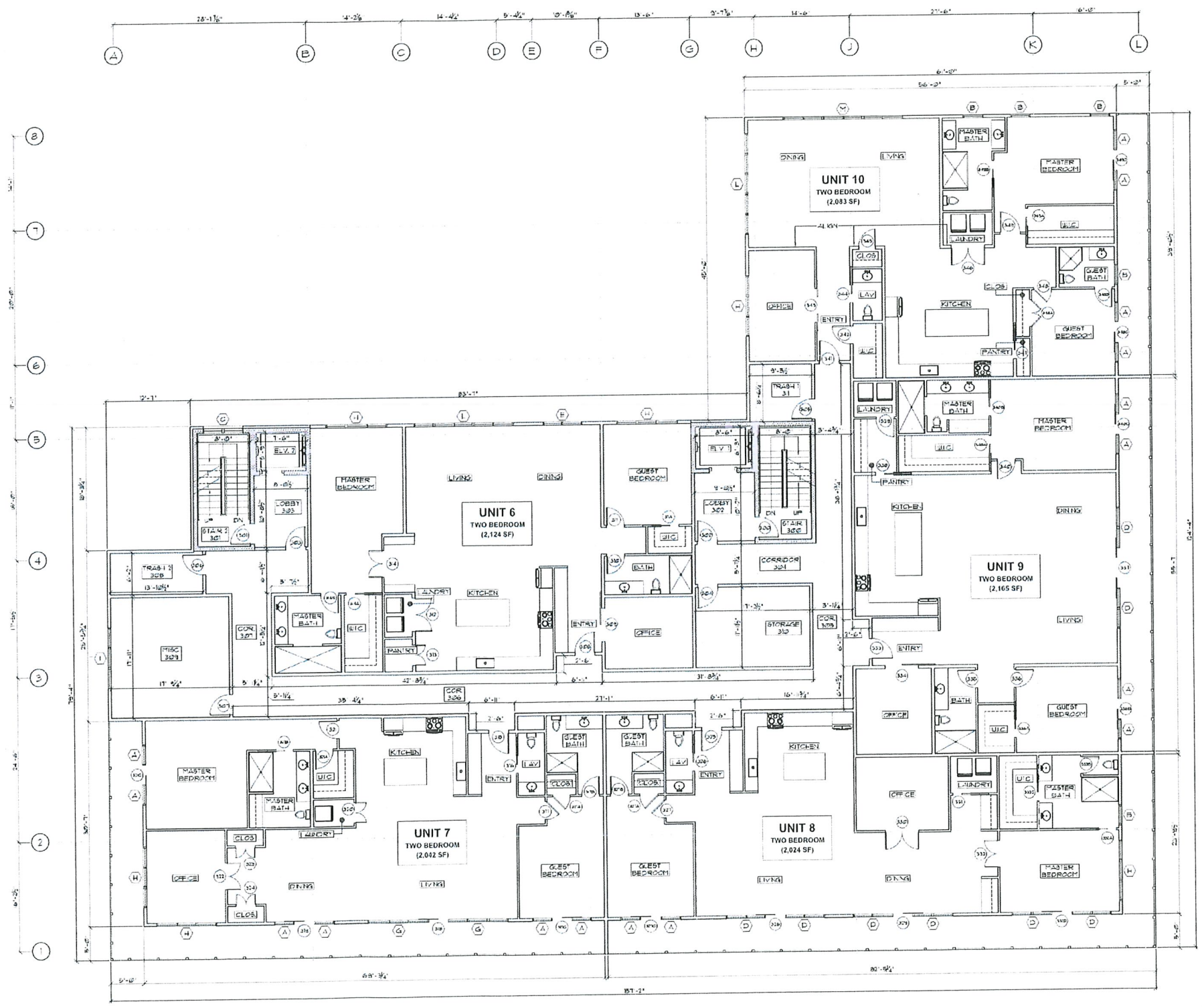
6/12/24  
Date

Chair/ Providence City Plan Commission

6/12/24  
Date

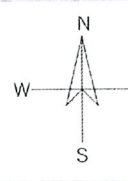
GROSS AREA OF TYP FLOOR: 13,152 SF  
GROSS AREA OF TYP FLOOR W/ BALCONIES: 14,928 SF

FLOOR	NUMBER OF UNITS
FIRST	5
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



THIRD FLOOR PLAN

**Ed Wojcik**  
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One Richmond Square  
Providence, RI 02906  
401-861-7139



New Development of:  
**Richmond Square  
Apartments**  
5 Richmond Square

SHEET CONTENTS:  
Third Floor Plan

PROJECT # 1823

DATE: 03/20/2024  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

**A1.2**



City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ  
 CPC Project # 24-003MI

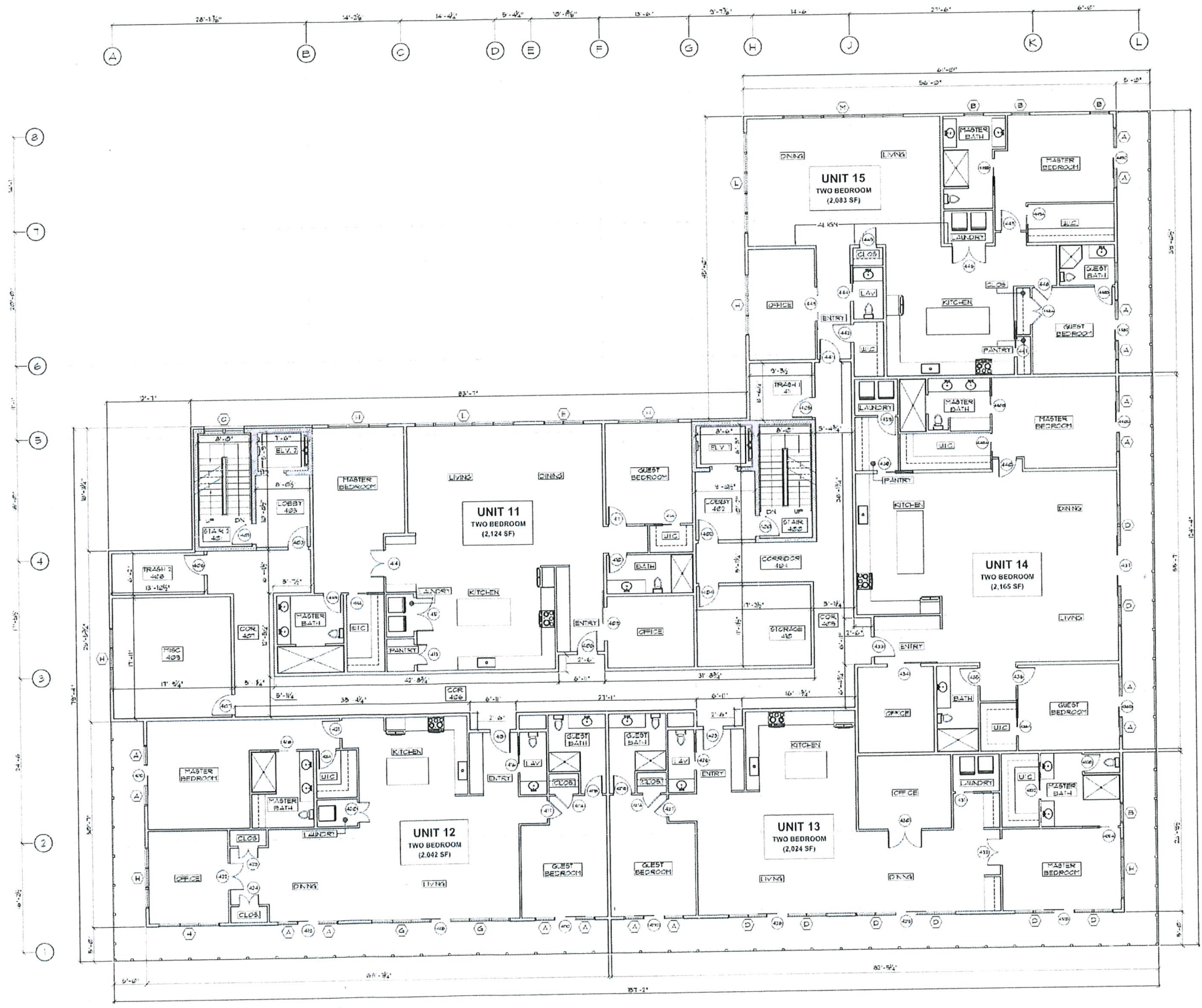
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Administrative Officer/ Dept. of Planning & Development Date: 6/12/24  
 Chair/ Providence City Plan Commission Date: 6/12/24



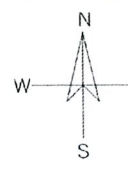
GROSS AREA OF THE FLOOR: 13,153 SF  
 GROSS AREA OF THE FLOOR W/ BALCONIES: 14,588 SF

FLOOR	NUMBER OF UNITS
GROUND	5
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



FOURTH FLOOR PLAN

**Ed Wojcik**  
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 One Richmond Square  
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 401-861-7135



New Development of:  
**Richmond Square  
 Apartments**  
 5 Richmond Square

SHEET CONTENTS:  
 Fourth Floor Plan

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # 1823  
 DATE: 03/20/2024  
 REVISED DATE:

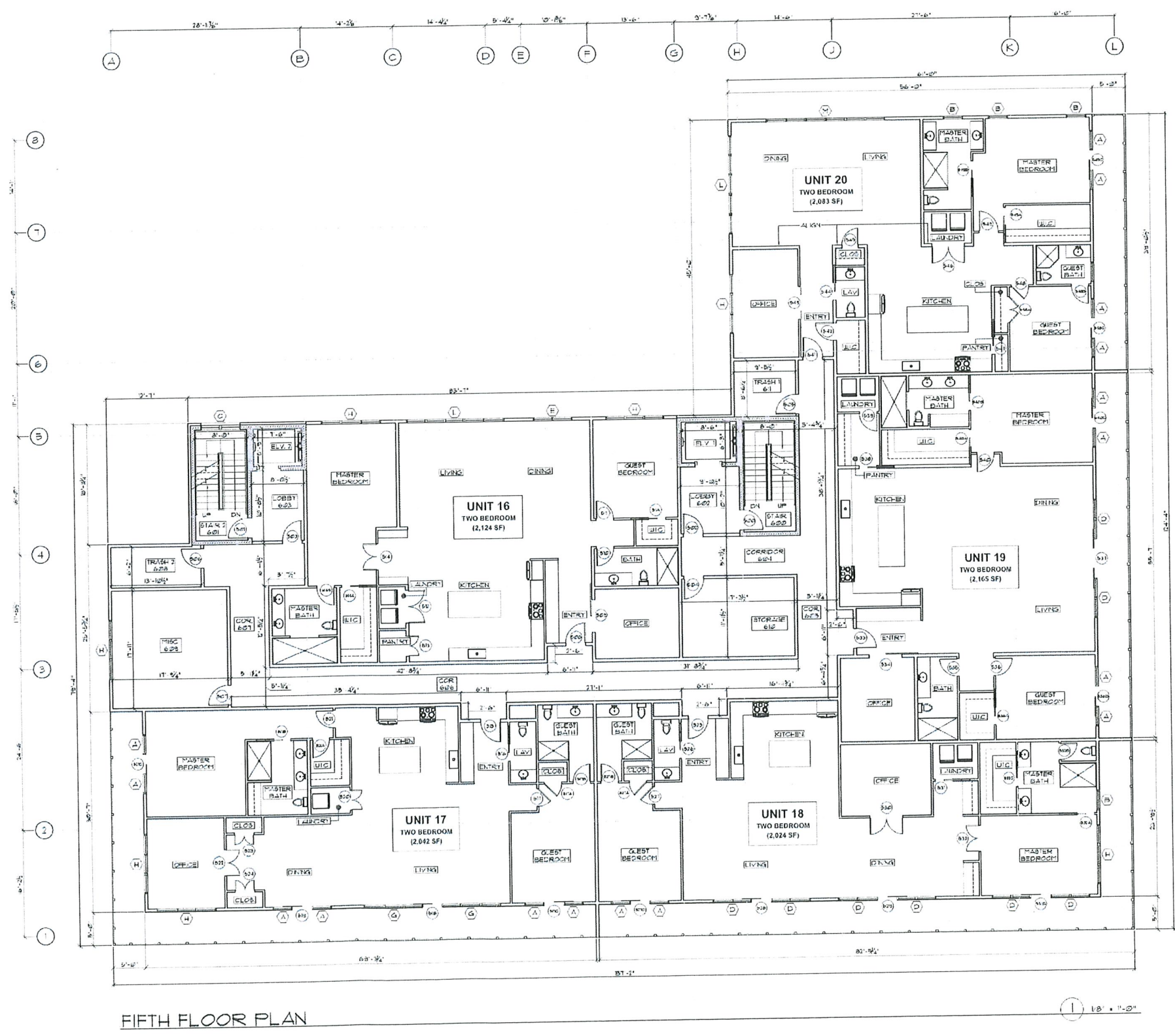
A1.3



City of Providence  
City Plan Commission  
Minor Subdivision or Land Development Project  
Name: 5 RICHMOND SQ  
CPC Project # 24-003m  
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Administrative Officer/ Dept. of Planning & Development Date 6/12/24  
[Signature]  
Chair/ Providence City Plan Commission Date 6/12/24

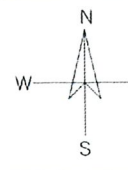
GROSS AREA OF TYP FLOOR: 13,153 SF  
GROSS AREA OF TYP FLOOR W/ BALCONIES: 4,988 SF

FLOOR	NUMBER OF UNITS
FIRST	5
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



FIFTH FLOOR PLAN

**Ed Wojcik**  
architect, itc  
One Richmond Square  
Providence, RI 02906  
401-861-7139



New Development of:  
**Richmond Square  
Apartments**  
5 Richmond Square

SHEET CONTENTS:  
Fifth Floor Plan

PROJECT #: 1823  
DATE: 03/20/2024  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

**A1.4**



City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ  
 CPC Project # 24-003M

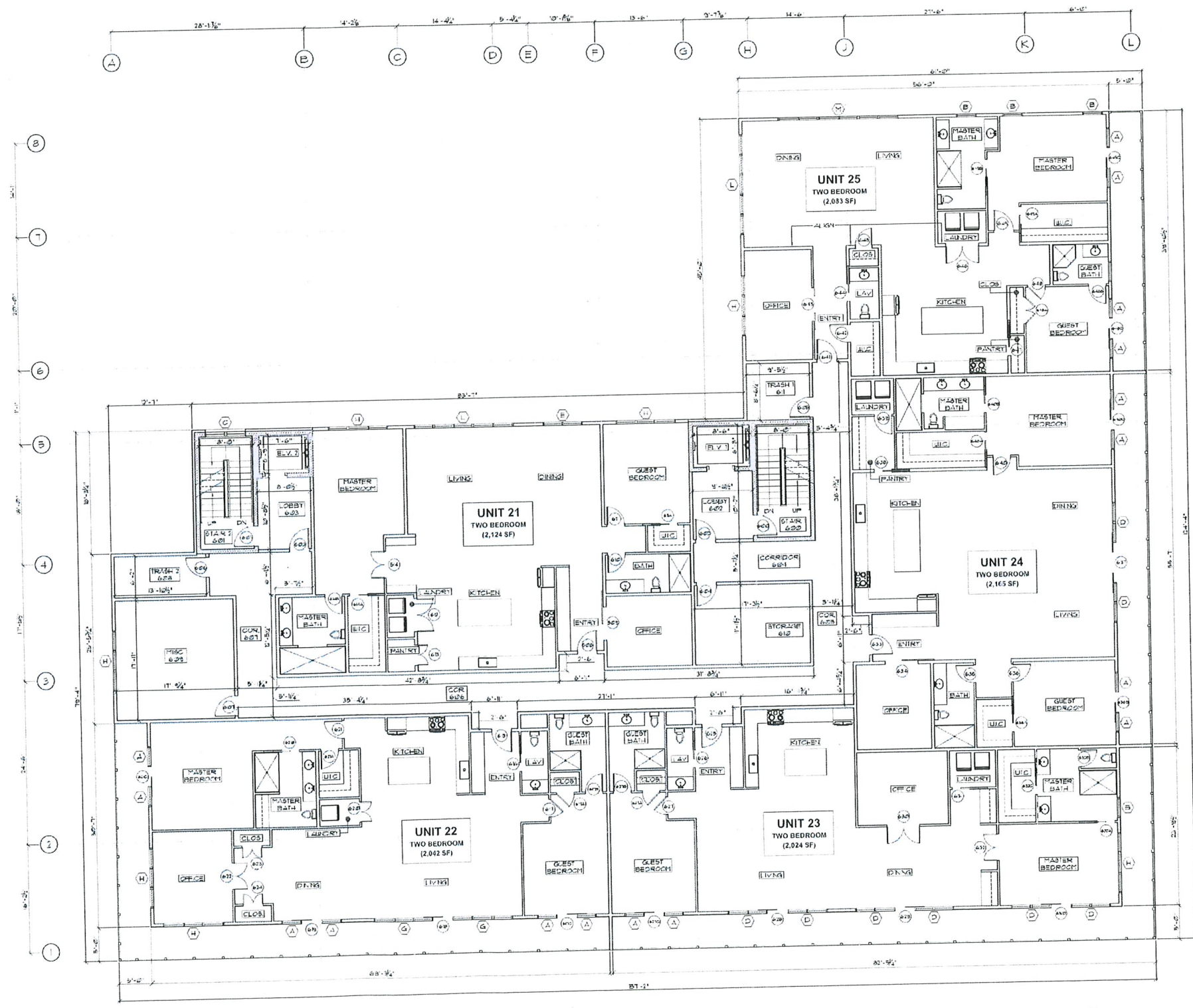
Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on \_\_\_\_\_ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.

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 Chair/ Providence City Plan Commission Date: 6/12/24



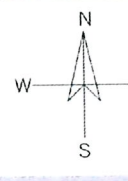
GROSS AREA OF TYP. FLOOR = 13,492 SF  
 GROSS AREA OF TYP. FLOOR W/ BALCONIES = 14,328 SF

FLOOR	NUMBER OF UNITS
GROUND	0
FIRST	5
SECOND	5
THIRD	5
FOURTH	5
FIFTH	5
SIXTH	5
TOTAL	25



SIXTH FLOOR PLAN

**Ed Wojcik**  
 architect, ltd  
 One Richmond Square  
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 401-861-7139



New Development of:  
**Richmond Square  
 Apartments**

SHEET CONTENTS:  
 Sixth Floor Plan

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT # 1823  
 DATE: 03/20/2024  
 REVISED DATE:

**A1.**





City of Providence  
City Plan Commission



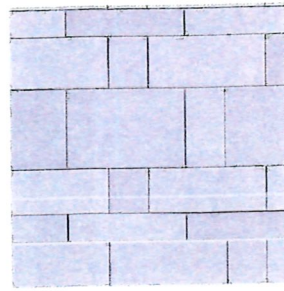
Minor Subdivision or Land Development Project

Name: 5 Richmond Sq  
CPC Project # 24-003M  
Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on \_\_\_\_\_ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.

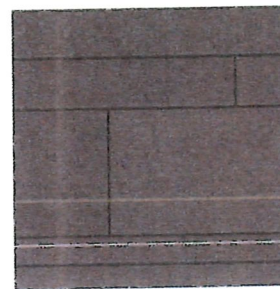
Administrative Officer/ Dept. of Planning & Development Date 6/12/24  
Chair/ Providence City Plan Commission Date 6/12/24



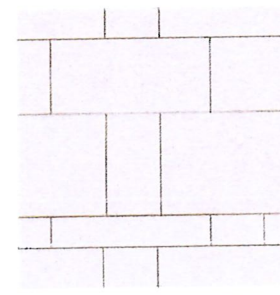
NEWTECHWOOD ALL LEATHER SIDING  
COLOR: BRAZILIAN IPE



EQUITONE TECTIVA FIBER CEMENT PANELS  
COLOR: TEIS



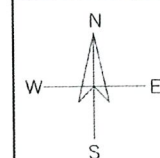
EQUITONE TECTIVA FIBER CEMENT PANELS  
COLOR: TEB5 GRAPHITE



EQUITONE TECTIVA FIBER CEMENT PANELS  
COLOR: TE10

SIDING DETAILS

1 NTS



NORTH ELEVATION

2 1/8" = 1'-0"

**Ed Wojcik**  
architect, ltd  
One Richmond Square  
Providence, RI 02906  
401-861-7139

New Development of:  
**Richmond Square  
Apartments**  
5 Richmond Square

SHEET CONTENTS:  
Exterior Elevations

PROJECT # 1823

DATE: 03/20/2024  
REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A2.0



City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

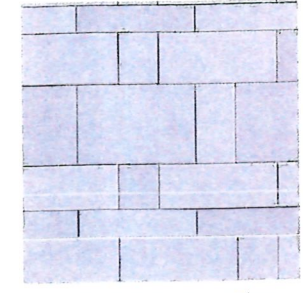
Name: 5 RICHMOND SQ  
 CPC Project # 24-003M

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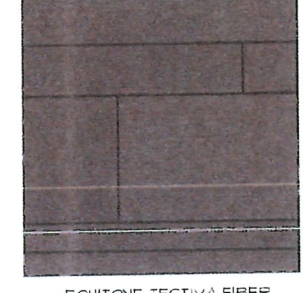
Administrative Officer/ Dept. of Planning & Development Date 6/12/24  
 Chair/ Providence City Plan Commission Date 6/12/24



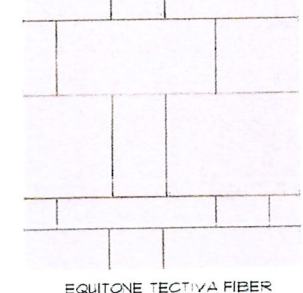
NEWTECHWOOD ALL WEATHER SIDING  
 COLOR: BRAZILIAN IPE



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE15



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE85 GRAPHITE



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE10

SIDING DETAILS

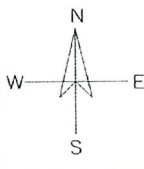
1 NTS



SOUTH ELEVATION

2 1/8" = 1'-0"

**Ed Wojcik** architect, ltd  
 One Richmond Square  
 Providence, RI 02906  
 401-861-7139



New Development of:  
**Richmond Square  
 Apartments**  
 5 Richmond Square

SHEET CONTENTS:  
 Exterior Elevations

PROJECT # 1823  
 DATE: 03/20/2024  
 REVISED DATE:

PRELIMINARY - NOT FOR CONSTRUCTION

A2.1



City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ

CPC Project # 24-003M

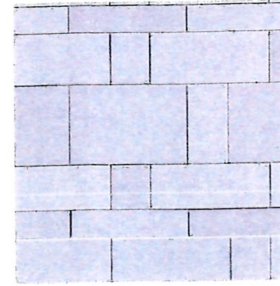
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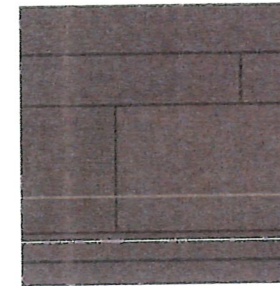
*[Signature]*  
 Chair/ Providence City Plan Commission Date 6/12/24



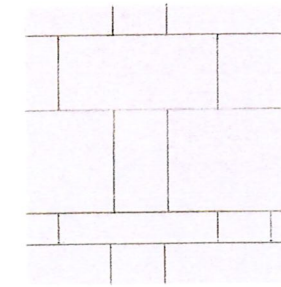
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 COLOR: BRAZILIAN IPE



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE15



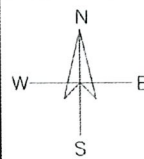
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 COLOR: TE55 GRAPHITE



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE10

SIDING DETAILS

1 NTS



EAST ELEVATION

2 1/8" = 1'-0"



City of Providence  
 City Plan Commission  
 Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ  
 CPC Project # 24-003 M

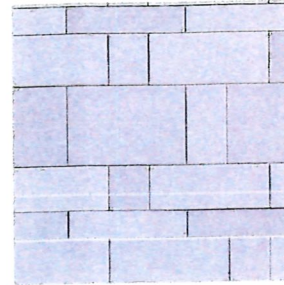
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*[Signature]* 6/12/24  
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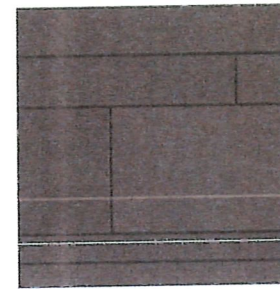
*[Signature]* 6/12/24  
 Chair/ Providence City Plan Commission Date



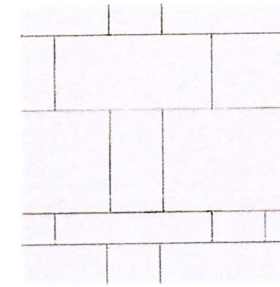
NEWTECHWOOD ALL LEATHER SIDING  
 COLOR: BRAZILIAN IPE



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE15



EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE55 GRAPHITE

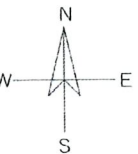


EQUITONE TECTIVA FIBER CEMENT PANELS  
 COLOR: TE10

SIDING DETAILS

1 NTS

Ed Wojcik  
 architect, ltd  
 One Richmond Square  
 Providence, RI 02906  
 401-861-7135



WEST ELEVATION

2 1/8" = 1'-0"

New Development of:  
 Richmond Square  
 Apartments

SHEET CONTENTS:  
 Exterior Elevations

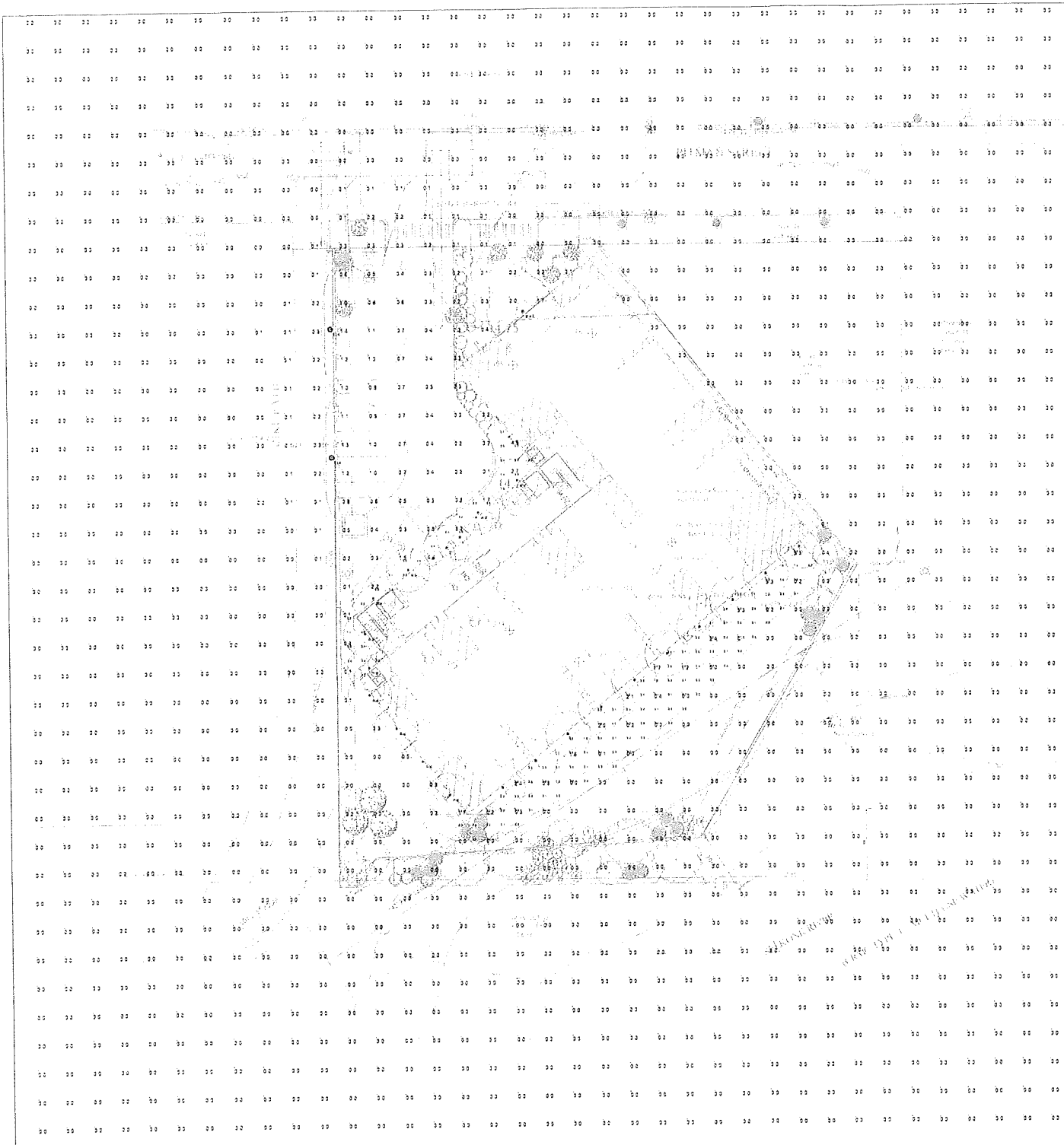
PROJECT # 1823

DATE: 03/20/2024  
 REVISED DATE:

A2.3

PRELIMINARY - NOT FOR CONSTRUCTION





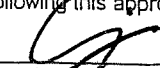
City of Providence  
City Plan Commission

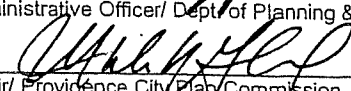
Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ

CPC Project #: 24-003711

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 Administrative Officer/ Dept of Planning & Development 6/12/24  
 Date

  
 Chair/ Providence City Plan Commission 6/12/24  
 Date

DATE: 6/12/24  
 TIME: 10:00 AM  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
13	L	Single	487	10.6	0.900	B1-U0-G0	LOL P3ROL05930MCLZ10U / RECESSED IN CEILING
2	SL4	Single	2254	37.57	0.900	B0-U0-G1	LUMEC OOS-30W16LED3K-T-LE4F-HS / MOUNTED TO 20FT POLE / OPTICAL HT @ 20F
11	WM	Single	527	6.35	0.900	B1-U0-G0	FC LTG FCC400-14-SF-UNV-940-05L-8KE-72 / WALL MOUNTED @ 10FT AFG TO BOF
1	WM3	Single	1051	9.7	0.900	B1-U0-G0	STONCO LPW-7-10-WW-G3-2-6 / WALL MOUNTED @ 9FT AFG TO BOF

Label	Grnd Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.07	4.9	0.0	N/A	N/A
PATIO	0	0.96	4.9	0.0	N/A	N/A
SIDEWALK	0	2.76	5.0	0.2	13.90	25.00

**GENERAL DISCLAIMER**  
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, variations in input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.  
 \*LLF Determined Using Current Published Lamp Data

**NOTE TO REVIEWER**  
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect LDD or LDD Factor (LDF) will result in forecasts of performance that will not accurately depict actual results.  
 For proper comparison of photometric layouts, it is essential that you insert all designers use correct Light Loss Factors.



PROJECT TITLE  
5 RICHMOND SQUARE

SCALE: 1"=20'-0"

DATE: 5/6/24

DRAWING TITLE  
SITE LIGHTING  
PHOTOMETRIC CALCULATION

DRAWN BY: DM  
SHEET: SL-1

FILE NAME: 2024-03-06 SL-1 5 RICHMOND SQUARE - DM.swg

City of Providence  
City Plan Commission  
Minor Subdivision or Land Development Project

Name: 5 RICHMOND SQ  
CPC Project # 24-003 M

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Administrative Officer/ Dept. of Planning & Development [Signature] Date 6/12/24  
Chair/ Providence City Plan Commission [Signature] Date 6/12/24



HEIGHT DIAGRAM

1/16" = 1'-0"



City of Providence  
City Plan Commission  
Minor Subdivision or Land Development Project

Name: 5 RICH MOND SQ  
CPC Project # 24-00371

Approved Pursuant to Article 4 of the City of Providence Development Review Regulations, as amended, and RIGL 45-23-38 on \_\_\_\_\_ and shall be recorded and filed with the Recorder of Deeds no later than ninety (90) days following this approval, unless extended.

[Signature] 6/12/24  
Administrative Officer/ Dept. of Planning & Development Date

[Signature] 6/12/24  
Chair/ Providence City Plan Commission Date

