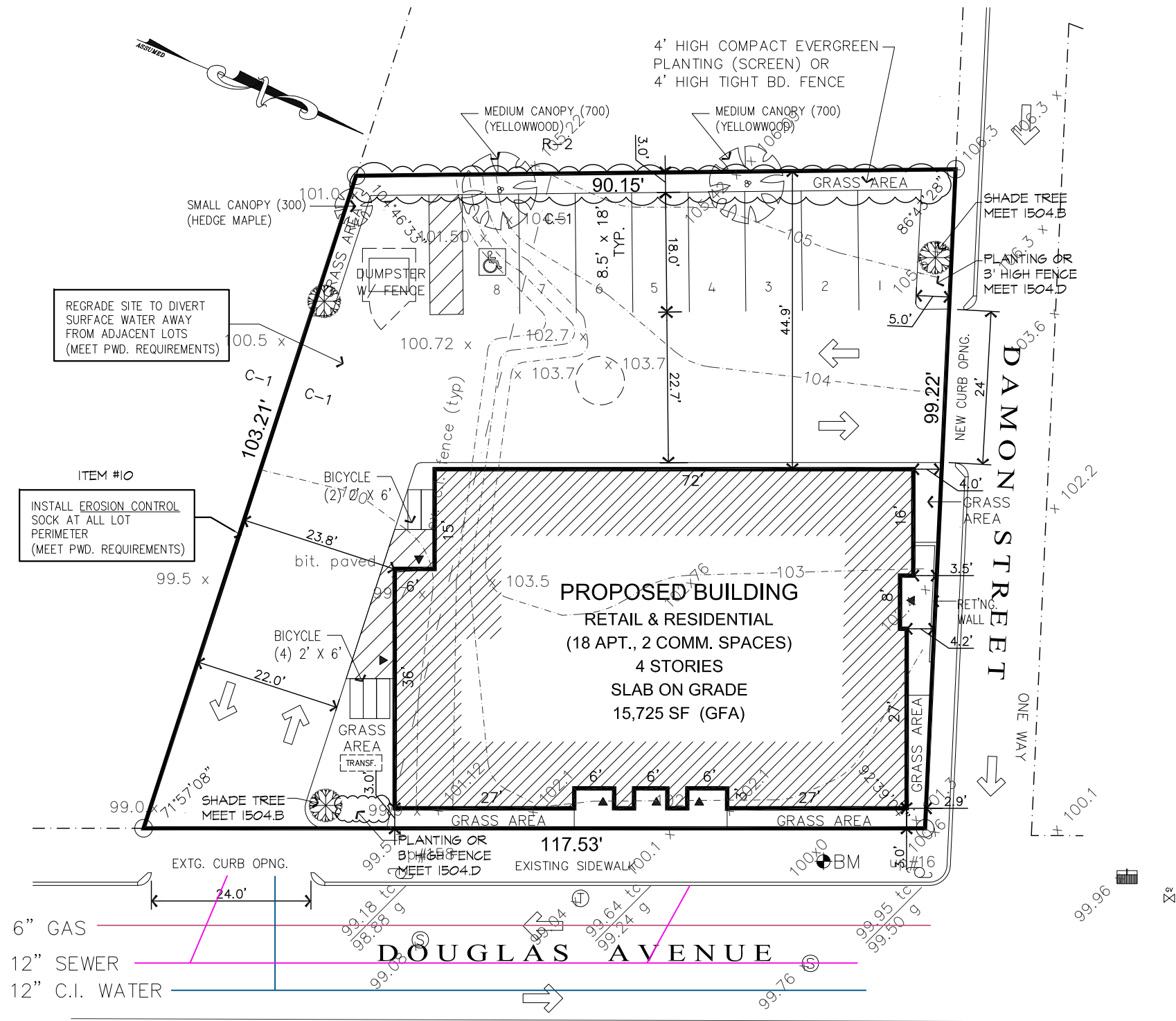






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1 SITE PLAN
A-0 SCALE: 1" = 20'

SEE SURVEY (BY OTHERS)
FOR FINAL LOT DIMENSIONS,
BUILDING SIZE & LAYOUT

SITE DATA [722 DOUGLAS AVENUE] [Table 5-1]

	REQUIRED	PROPOSED	
A. P.:		123	
LOT:		31	
ZONE:		C-1	
TOTAL LOT AREA:		10,232 SF.	
MAX.. TOTAL BLDG. COVERAGE:	NONE	37%	OK
MAX. HGT:(4 STORIES)	45'	44'±	OK
SIDE YARD:	NONE	21.1'±	OK
REAR YARD:	10'	44.9'±	OK
FRONT YARD SETBACK: (503.A.6) (60% & 40%)	0'-5'	3', 2.9', 4'	OK (76.6% & 84.3%)
MAX. PAVING: (TOTAL)	NONE	--	OK
TOTAL GROSS FLOOR AREA = 15,725 GFA.			
TREE CANOPY (15.C.d.)			
10232(15%) = 1535			
2 MEDIUM CANOPY (YELLOWWOOD)= 1400			
1 SMALL CANOPY (HEDGE MAPLE) = 300			
1400+300 = 1700/10232(100)= 16.6%	15%	16.6%	OK
TRANSPARENCY:			
DOUGLAS AVE.			
GROUND FL. (.50%) (503.3.a)			
BETWEEN 2'-9' HIGH			
693sf (.50) = 347sf Transparency			
WINDOWS = 280sf			
DOORS = 69 sf			
= 249 sf			
Transparency = 249/693(100) = 50.4%	50%	50.4%	OK
UPPER FLOORS. (10%) (503.3.d) = 653 sf			
653(.1) = 65.3 sf Transparency			
WINDOWS = (14sf) 33 = 462sf			
Transparency, 462/653(100) = 70.8%	10%	70.8%	OK
DAMON STREET.			
GROUND FL. (CORNER LOT) (503.A.3.a)		NOT APPLICABLE	
UPPER FLOORS. (10%) (503.A.3.d) = 653 sf			
AREA = 1455 (.1) = 145.5 sf Transparency			
WINDOWS = 154sf			
Transparency, 154/1455(100) = 10.6%	10%	10.6%	OK

PARKING:
EXEMPT FROM PARKING (PER APPROVAL LETTER JUNE 28, 2024)

TOTAL DWELLING UNITS = 18
 PARKING SPACES PROVIDED = 8
 BICYCLES: 1 PER 5 UNITS = 4 + (1/5000) = 1, PROVIDED 6 SPACES
TOTAL COMMERCIAL UNITS:
 (A=896sf + B=873 sf) = 1,769 SF LESS THAN 2,500
 (NO PARKING REQUIRED (1410.B.5))

SCOPE OF PROPOSED PROJECT:

PROPOSING TO BUILD 4 STORY, MULTI-USE
 18 RESIDENTIAL UNITS
 2 RETAILS SPACES ON THE FIRST FLOOR FOR SMALL NEIGHBORHOOD USE
 BUILDING IS SLAB ON GRADE (NO BASEMENT)
 9 PARKING SPACES PROVIDED IN BACK OF BUILDING

BUILDING HEIGHT: (202.B)
 FRONT ELEVATION = 44'-4"
 REAR ELEVATION = 37'-6"±
 AVERAGE HEIGHT = 41'-0"



Revisions	
1.	7-08-2024
2.	7-31-2024
3.	8-05-2024

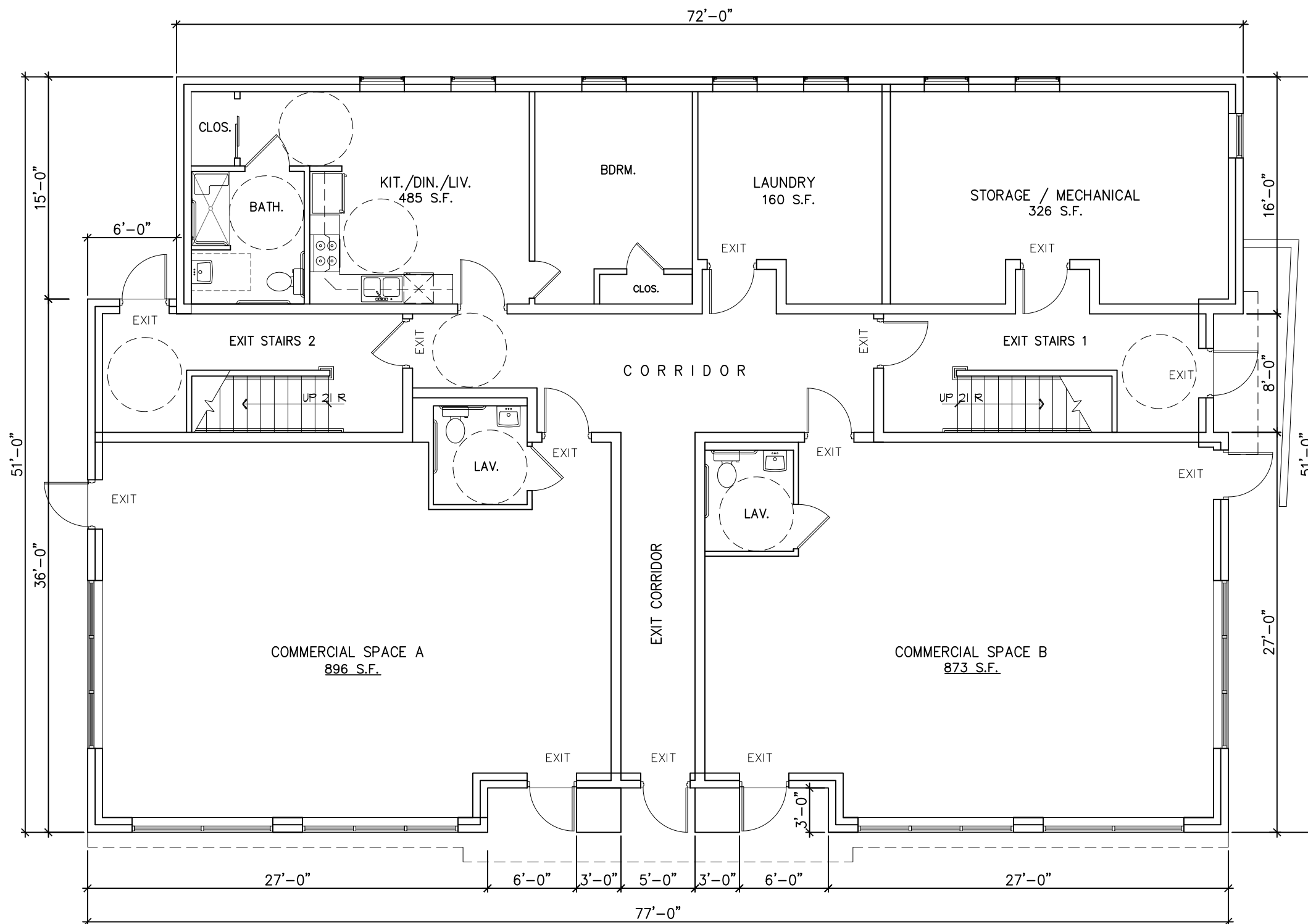
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A.P. 123 - LOT 31

722
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Drawing Number:
A-0
 SITE PLAN
 SITE DATA
 File: 23-006
 Date: 6-12-24
 Sheet: ___ of ___

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1
A-1 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(1ST. FL.) = 3,794 SF (GFA)

1ST. FL. UNIT COUNT :

1 BDRM UNITS = 1

TOTAL APT. UNITS = 1

TOTAL COMM. UNITS = 2

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3.	8-05-2024

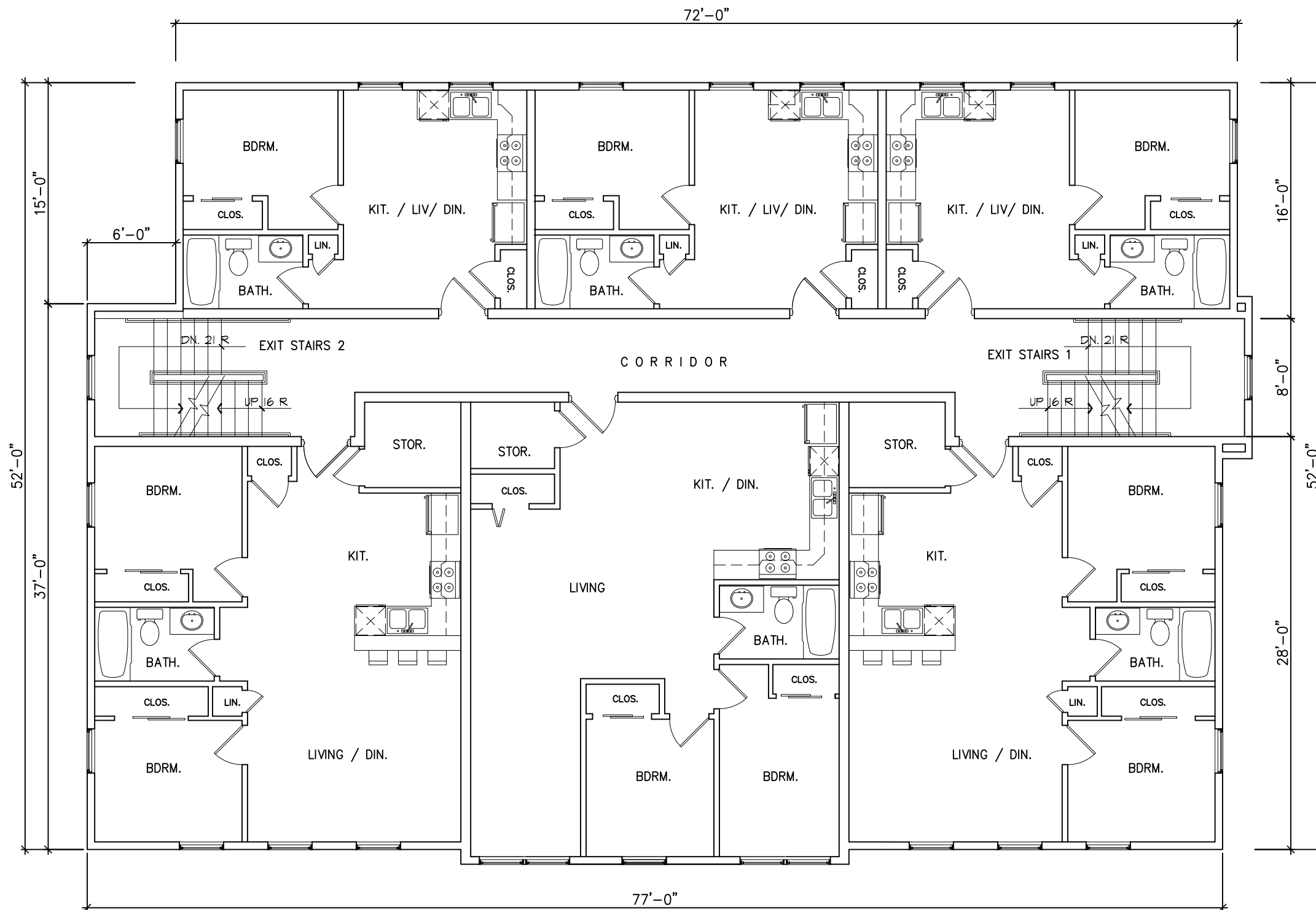
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Drawing Number:
A-1
1ST. FL. PLAN

File: 23-006
Date: 6-12-24
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2ND. FL. UNIT COUNT :

1 BDRM UNITS	= 3
2 BDRM UNITS	= 3
TOTAL UNITS	= 6

1
A-2 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(2ND. FL.) = 3,977 SF (GFA)

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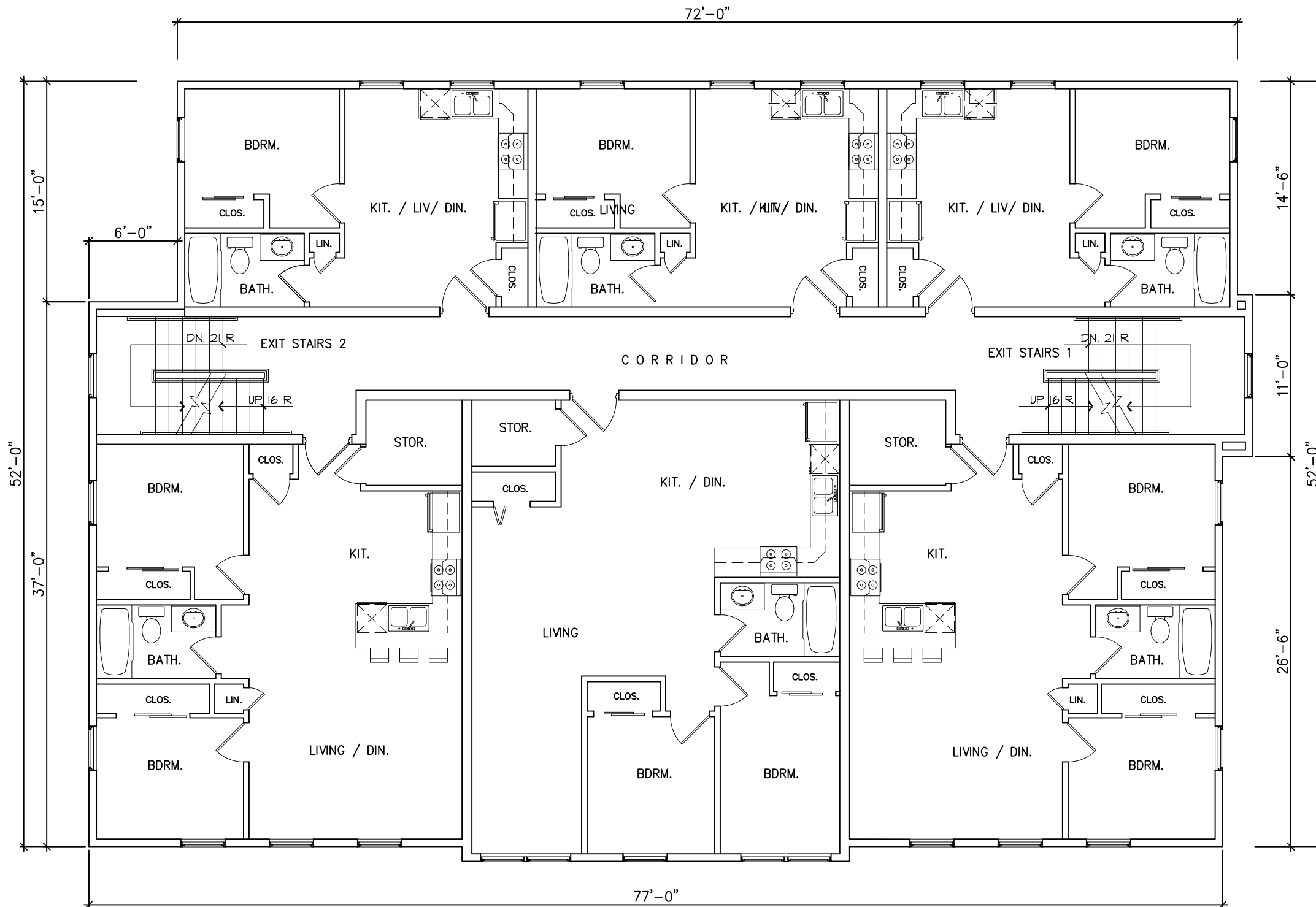
A.P. 123 - LOT 31
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Drawing Number:
A-2
2nd FL. PLAN

File:	23-006
Date:	6-12-24
Sheet:	__ of __

File: Mag_PROVIDENCE_722 Douglas Ave--2.dwg

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3RD. FL. UNIT COUNT :	
1 BDRM UNITS	= 3
2 BDRM UNITS	= 3
TOTAL UNITS	= 6

1
A-3 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(3RD. FL.) = 3,977 SF (GFA)

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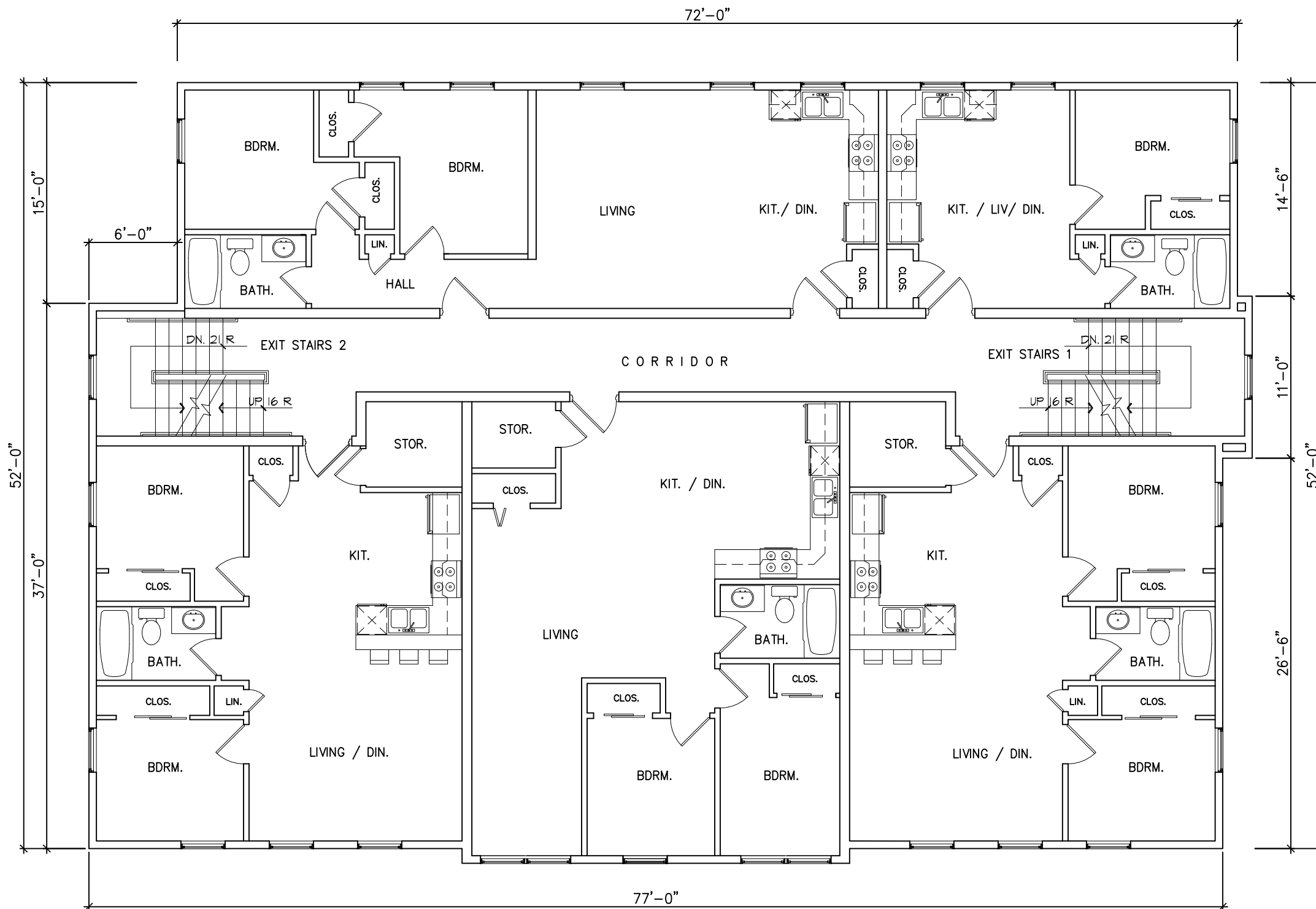
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722
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Drawing Number:
A-3
3rd FL. PLAN

File:	23-006
Date:	6-12-24
Sheet:	__ of __

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1
A-4 **FOURTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"
(4TH. FL.) = 3,977 SF (GFA)

4TH. FL. UNIT COUNT :
1 BDRM UNITS = 2
2 BDRM UNITS = 3
TOTAL UNITS = 5

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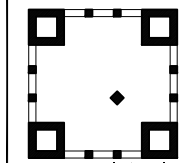
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722
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Drawing Number:
A-4
4th FL. PLAN

File:	23-006
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1 FRONT ELEVATION
 A-5 SCALE: 1/8" = 1'-0"

A.P. 123 - LOT 31

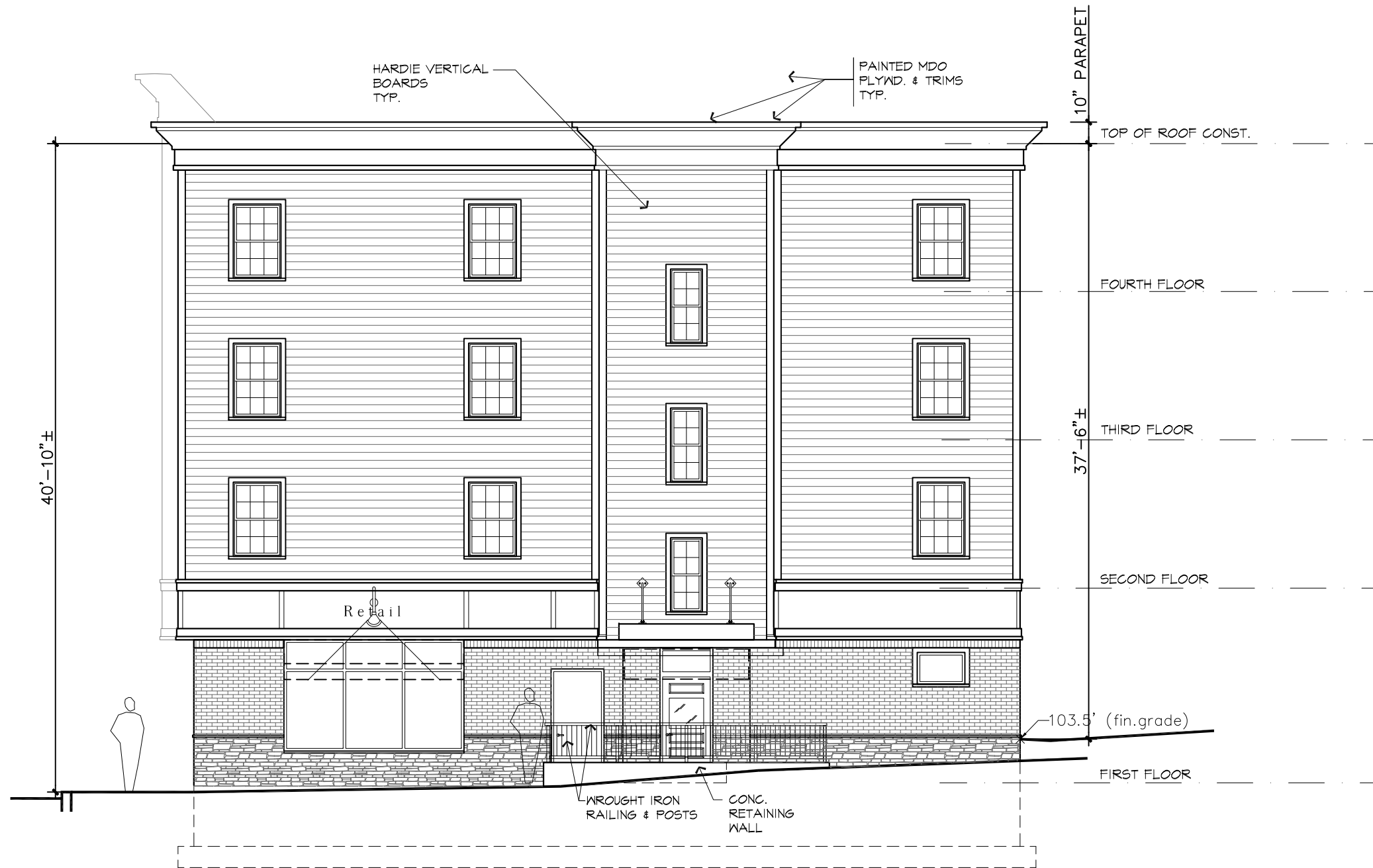
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Drawing Number:
A-6
 FRONT ELEV.

File:	23-006
Date:	6-12-24
Sheet:	__ of __

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1 RIGHT SIDE ELEVATION
A-6 SCALE: 1/8" = 1'-0"

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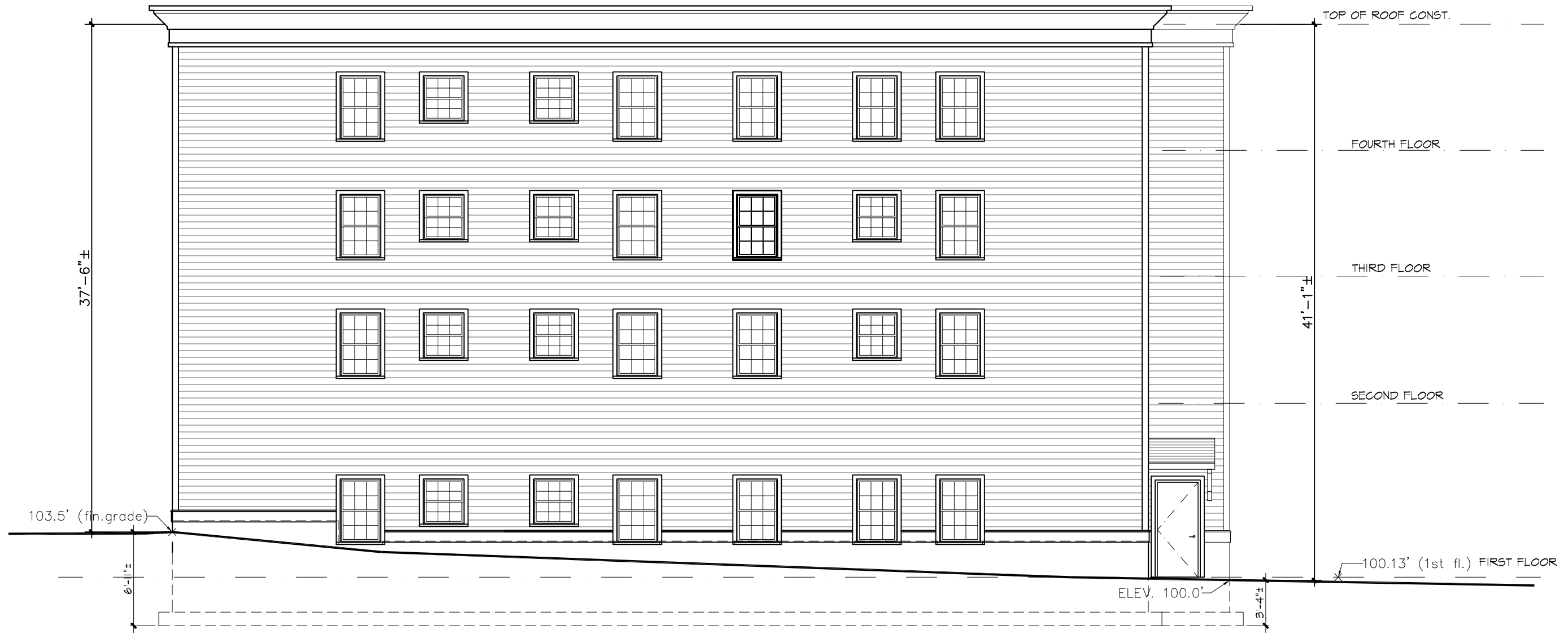
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Drawing Number:
A-7
RIGHT SIDE ELEV.

File:	23-006H
Date:	6-12-24
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1 REAR ELEVATION
 A-8 SCALE: 1/8" = 1'-0"


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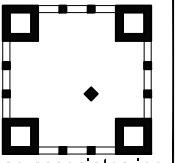
Drawing Number:	
A-8	
REAR ELEV.	
File:	23-006
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1 LEFT SIDE ELEVATION
A-9 SCALE: 1/8" = 1'-0"



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Drawing Number:	
A-9	
LEFT SIDE ELEV.	
File:	23-006
Date:	6-12-24
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