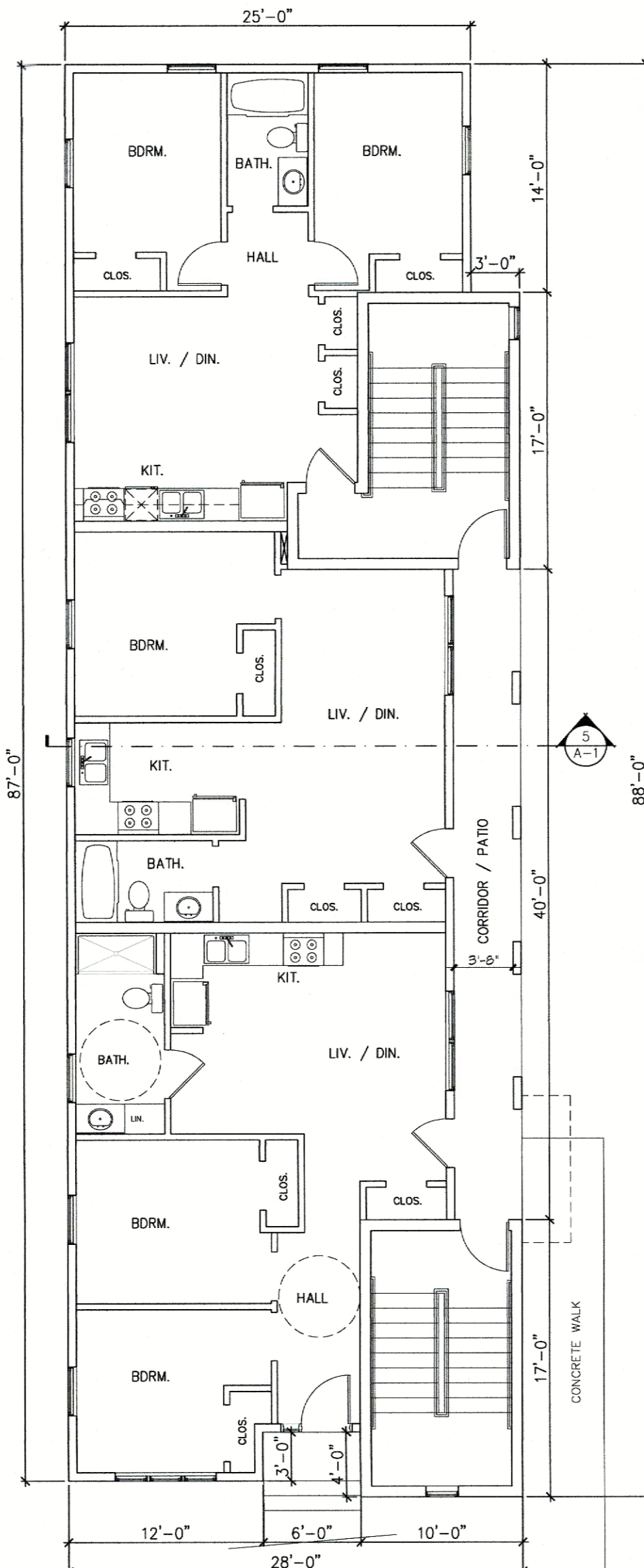
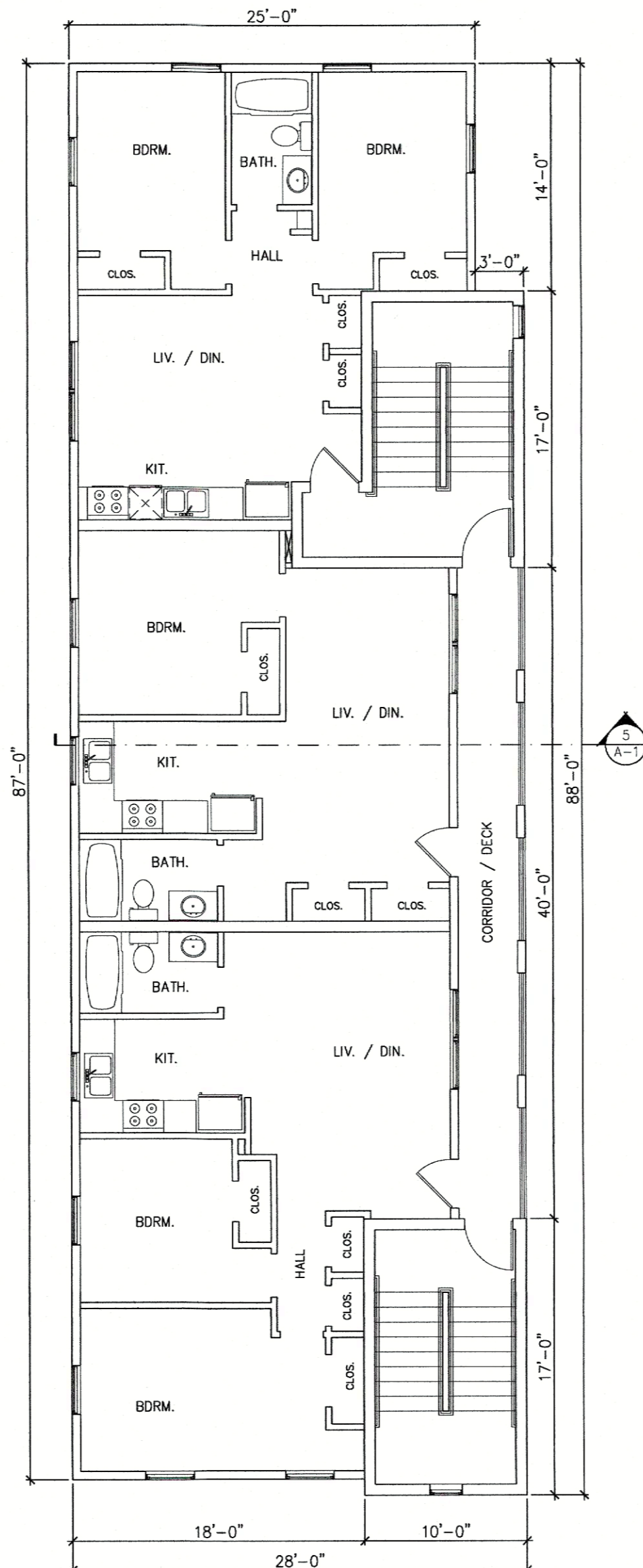


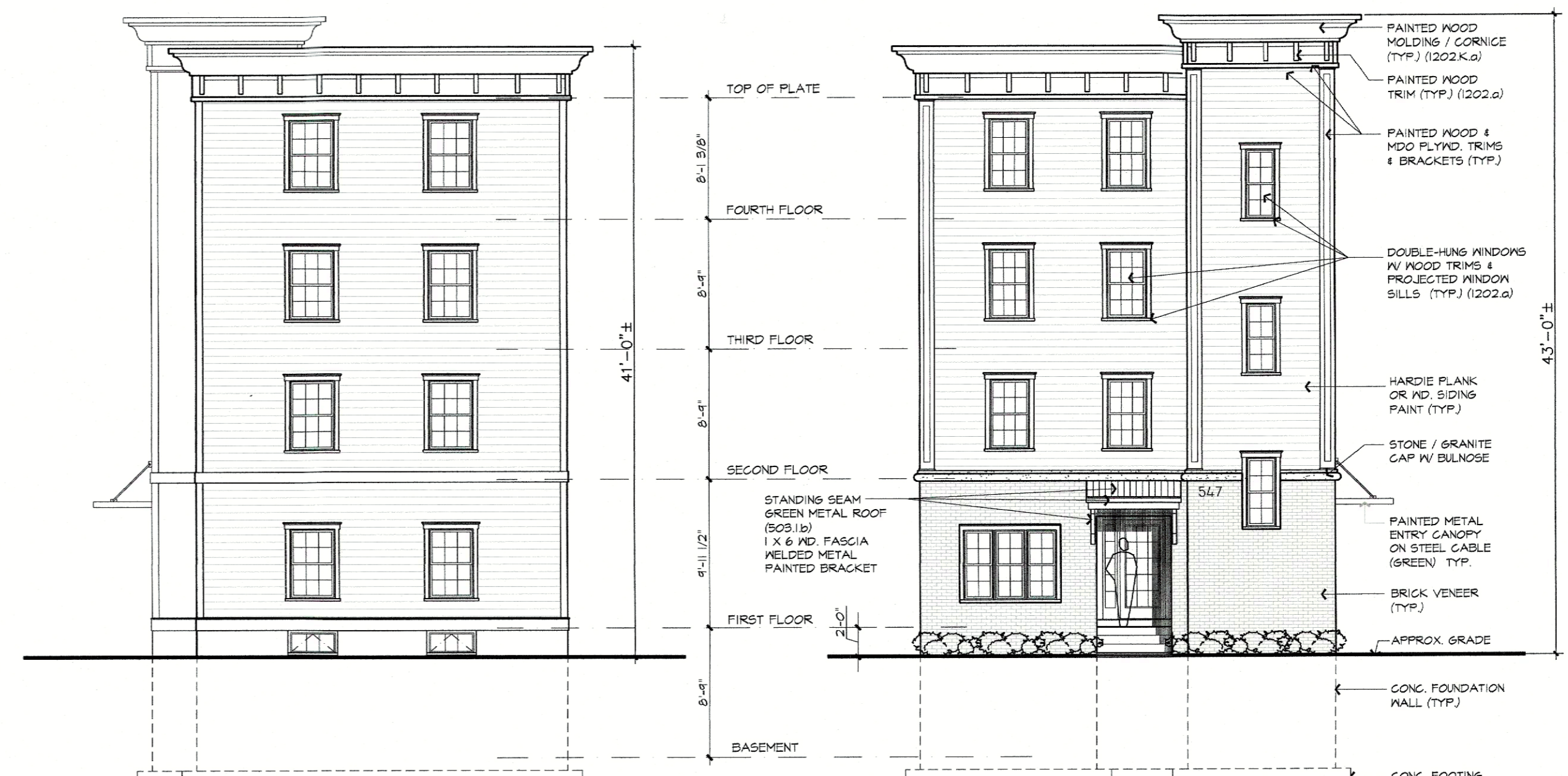
1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
2,220 GFA



3 TYPICAL FLOOR PLAN (2nd, 3rd, & 4th)
SCALE: 1/8" = 1'-0"
2,239 SF / FL (6,717 GFA)



6 REAR ELEVATION
SCALE: 1/8" = 1'-0"

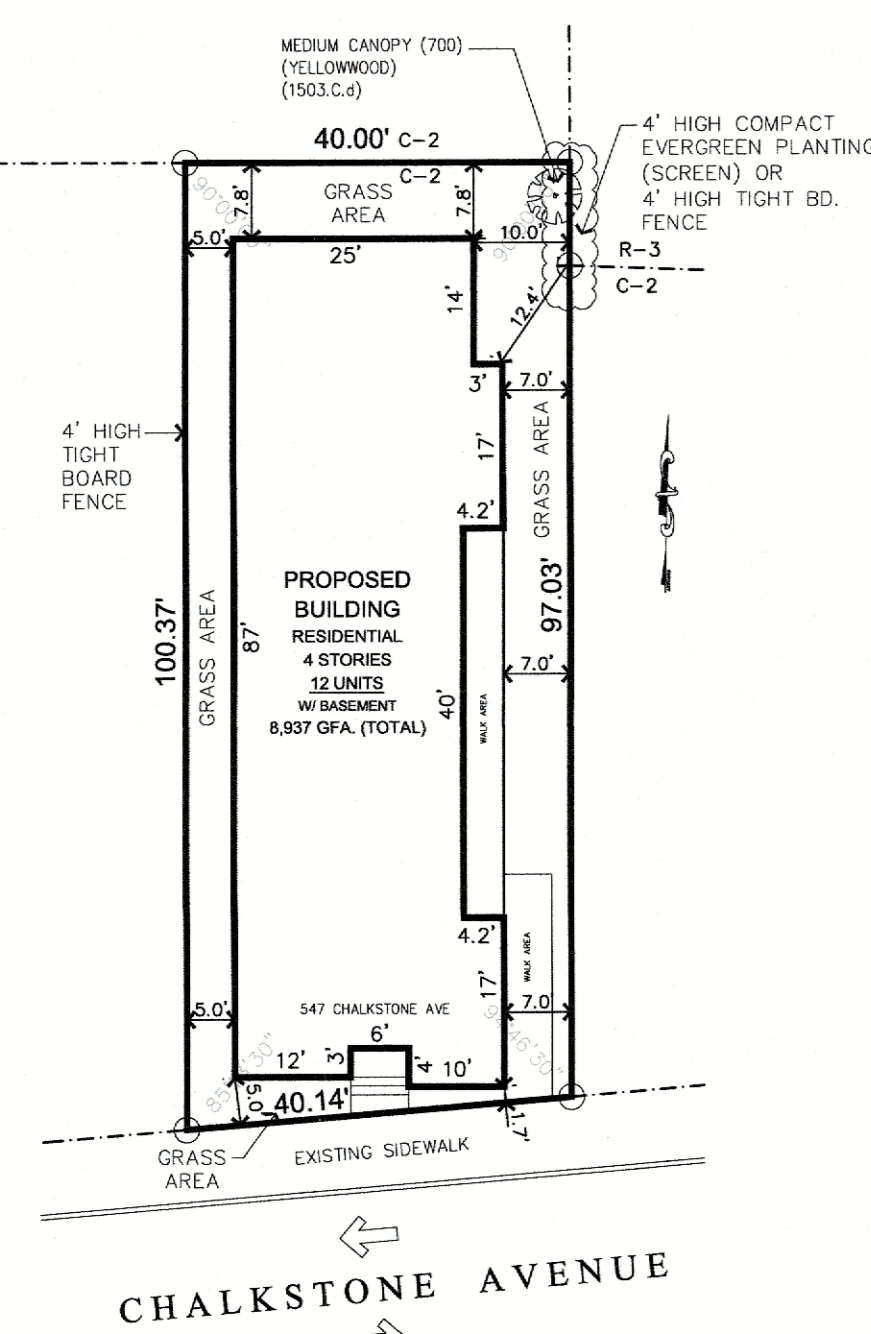
7 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



8 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



4 SITE PLAN
SCALE: 1" = 20'

THIS SITE PLAN IS ONLY A GUIDE
SEE SURVEY (BY OWNER'S FORCES)
FOR FINAL LOT DIMENSIONS,
BUILDING SIZE & LOCATION

SITE DATA [547 CHALKSTONE AVENUE] [Table 5-1]

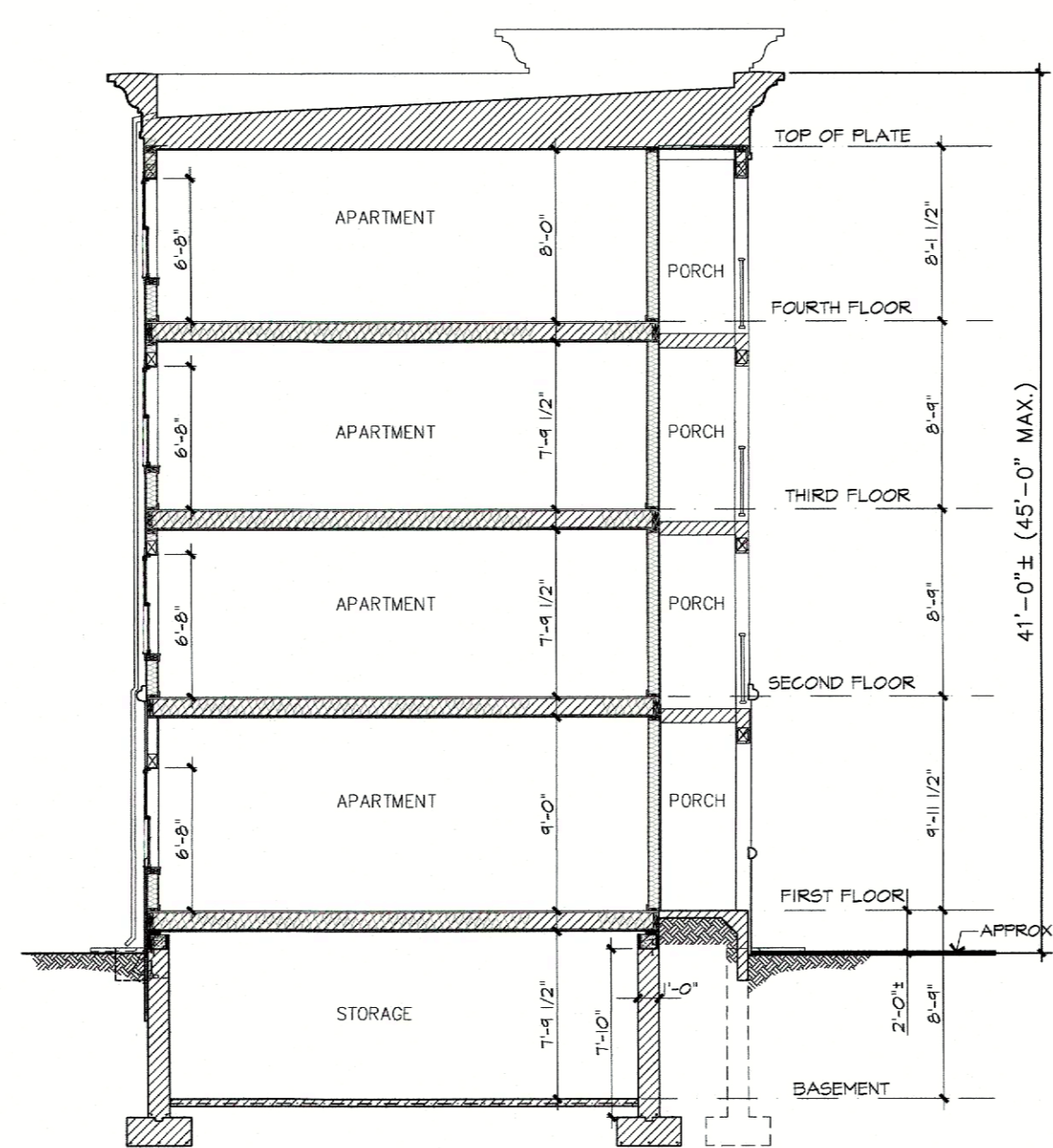
	REQUIRED	PROPOSED	
A. P.:	69		
LOT:	261		
ZONE:	C-2		
TOTAL LOT AREA:	3,948 SF.		
MAX. TOTAL BLDG. COVERAGE:	NONE	56.2%	OK
MAX. HGT. (4 STORIES)	50'	43'	OK
SIDE YARD:	0' & 10'	5' & 10'	OK
REAR YARD:	NONE	5.3'±	OK
FRONT YARD SETBACK:	0' & 5'	1.7' & 4.8'±	OK
MAX. PAVING: (TOTAL)	NONE	--	OK
TREE CANOPY (1503.C.d.)	15%	17.7%	OK
PARKING: COM.	0	0	OK

FRONT FACADE TRANSPARENCY:

FLOOR	DESCRIPTION	REQUIRED	PROPOSED	
GROUND FL.	MULTI-FAMILY (503.3.a)	15%	16.0%	OK
TOTAL AREA	= 322.7sf (15)=48.4sf			
WINDOWS	= 34.5sf			
DOORS	= 17.0sf			
Transparency	= 51.5/322.7(100) = 15.9%			

FLOOR	DESCRIPTION	REQUIRED	PROPOSED	
UPPER FLOORS.	(503.3.d)	10%	12.2%	OK
TOTAL AREA	= 783sf (10%) = 78.3sf			
WINDOWS	= 74.4 + 18.6 + 2.6 = 95.6sf			
Transparency	= 95.6/74.4(100) = 12.8%			

TREE CANOPY	DESCRIPTION	REQUIRED	PROPOSED	
3,948sf (15%)	= 592.2			
1 MEDIUM CANOPY (YELLOWWOOD)	= 700			
700/3,948(100)	= 17.7%	15%	17.7%	OK



5 TYPICAL SECTION
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS

mag associates inc.
architecture · planning · interiors
61 Potter Street
East Providence, RI 02914
Tel: 401-580-6800
magassociates@yahoo.com

PRELIMINARY
FOR REVIEW ONLY
6/9/2023

BUILDING	Proposed
Renovation	<input type="checkbox"/>
Addition	<input type="checkbox"/>

A.P. 69 - LOT 261
547 CHALKSTONE AVE.
PROVIDENCE, RI.

Scale:	AS NOTED
Design:	M.E.E.
Drawn:	M.E.E.
Checked:	A.M.
Date:	
For:	<input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> REVIEW ONLY <input type="checkbox"/> PERMIT <input type="checkbox"/> ZONING

A-1
SITE PLAN
BASEMENT PLAN
FIRST FLOOR PLAN
TYP. SECTION & ELEVATIONS
Sheet_Tot_3