

PROPOSED MIX USE RETAIL SPACE & 21 DWELLING UNITS 203 DOUGLAS AVENUE PROVIDENCE RI



PROPOSED ENERGY COMPLIANCE NARRATIVE

The proposed building will be designed to meet or exceed the requirements of the 2024 International Energy Conservation Code (IECC) as adopted by the State of Rhode Island, including applicable amendments.

The project incorporates a high-performance building envelope, efficient mechanical systems, and energy-conscious design strategies to reduce overall energy consumption and improve occupant comfort.

BUILDING ENVELOPE

The exterior envelope will be designed to minimize heat loss and gain through the use of:

- Continuous insulation at exterior wall assemblies
- High-performance glazing systems with low-e coatings
- Air sealing strategies to limit uncontrolled infiltration

All assemblies are designed to meet or exceed prescriptive U-values and insulation requirements per IECC.

MECHANICAL SYSTEMS

The building will utilize high-efficiency HVAC systems designed in accordance with IECC requirements. Systems are selected to optimize energy performance and may include:

- High-efficiency heat pump systems (air-source or VRF as applicable)
- Programmable thermostatic controls
- Zoned conditioning to improve operational efficiency

LIGHTING SYSTEMS

Interior and exterior lighting systems will be designed to comply with IECC lighting power density requirements and include:

- LED lighting fixtures throughout
- Occupancy sensors in common and intermittently used spaces
- Automatic lighting controls where required

ADDITIONAL ENERGY FEATURES

The project may incorporate additional energy-efficient measures to improve overall performance, including:

- Energy recovery ventilation (ERV) systems
- High-efficiency domestic hot water equipment
- Energy-efficient appliances (where applicable)

COMPLIANCE PATH

The building is anticipated to comply with the IECC using the Prescriptive Path, with all components meeting or exceeding minimum code requirements. Alternatively, a performance-based compliance method may be utilized if required.

SUMMARY

The proposed design will prioritize energy efficiency, occupant comfort, and long-term operational performance, while meeting all applicable energy code requirements for the State of Rhode Island.

TIMBER SERIES WOOD GRAIN FINISHES



These five color swatches of wood grain finishes are the best of wood to choose. They are all natural and have a warm, organic feel. They are all available in a variety of finishes, from a natural look to a more dramatic, stained look. They are all available in a variety of finishes, from a natural look to a more dramatic, stained look.

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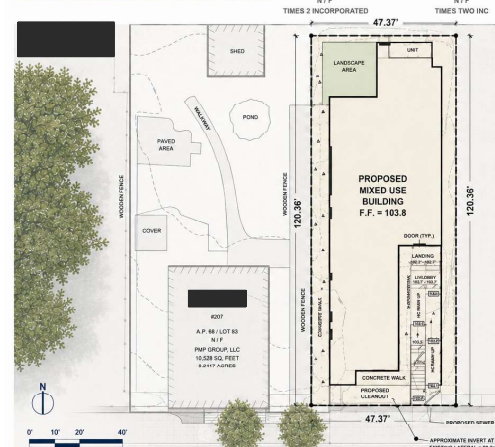
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MAXIMIZING HOUSING OPPORTUNITY ON A CONSTRAINED URBAN INFILL SITE

EXISTING SITE CONDITIONS & PROPOSED SITE PLAN



SITE SUMMARY

	APPROX 5,700 SF URBAN PARCEL 47.37' X 120.36'
	21 AFFORDABLE HOUSING UNITS One (1) fully accessible unit
	GROUND FLOOR COMMERCIAL SPACE Activates the streetscape
	ELEVATOR SERVED All floors accessible
	BICYCLE STORAGE Secure, indoor bicycle room
	MAIL & PACKAGE FACILITIES Dedicated room for residents
	INTERNAL REFUSE AREA Concealed and code compliant
	FULLY ELECTRIC BUILDING All-electric systems for a sustainable future
	FIVE STORIES Wood frame over concrete masonry podium

DESIGN APPROACH

The building footprint maximizes every buildable square foot of the site—approximately 5,700 square feet—while providing essential amenities, life-safety systems, and an accessible route from the public sidewalk.

DESIGN BY DESIGN. RESPONSIBLE BY CHOICE. BUILT FOR COMMUNITY.



PROJECT PHASE
CONCEPTUAL
ISSUED: 10/2024
PROJECT NO: 2409

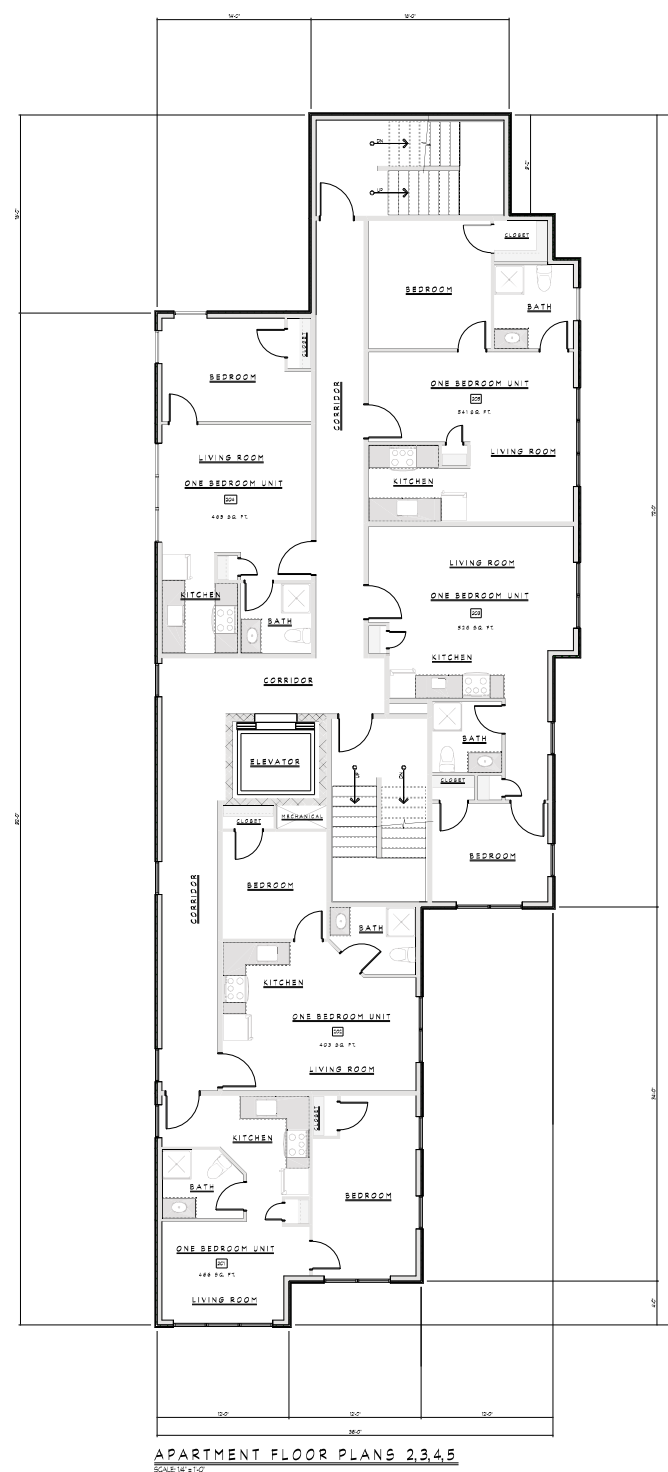
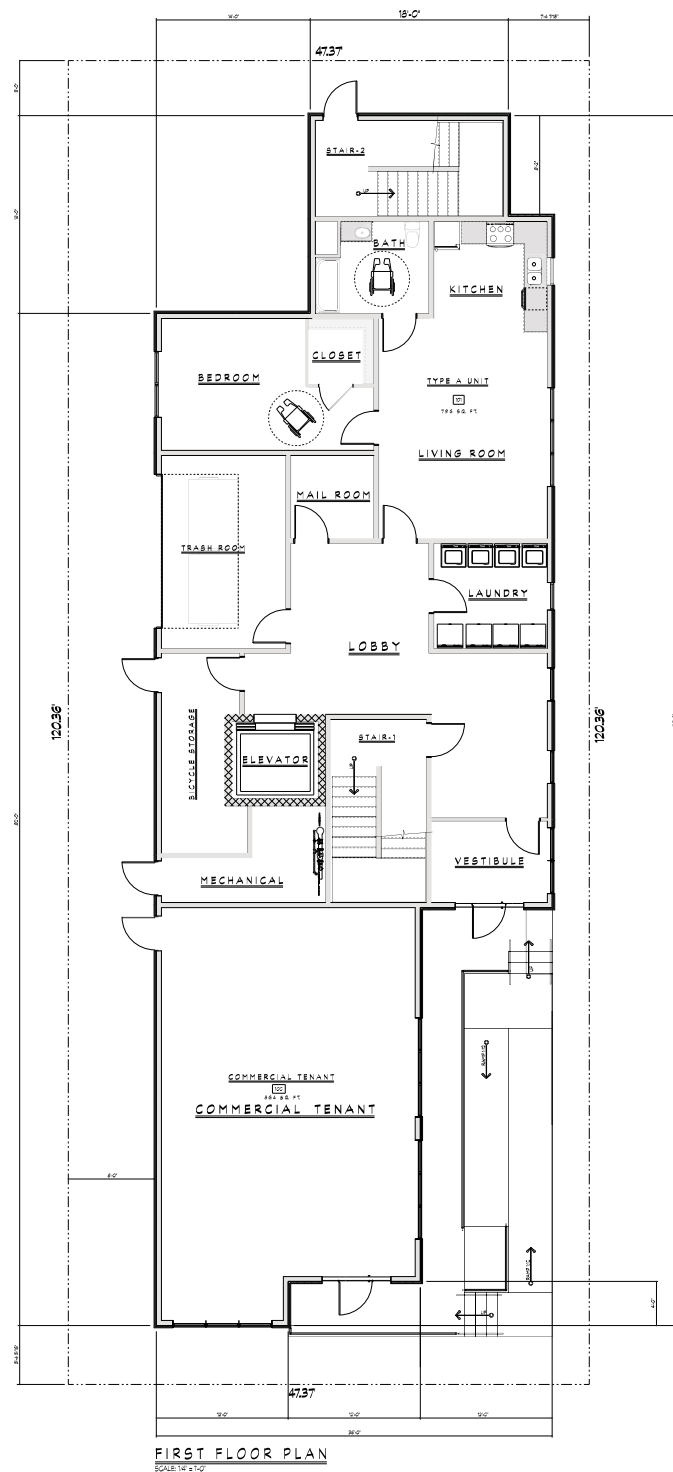
DOUGLAS MIXED USE
203 DOUGLAS
PROVIDENCE RI

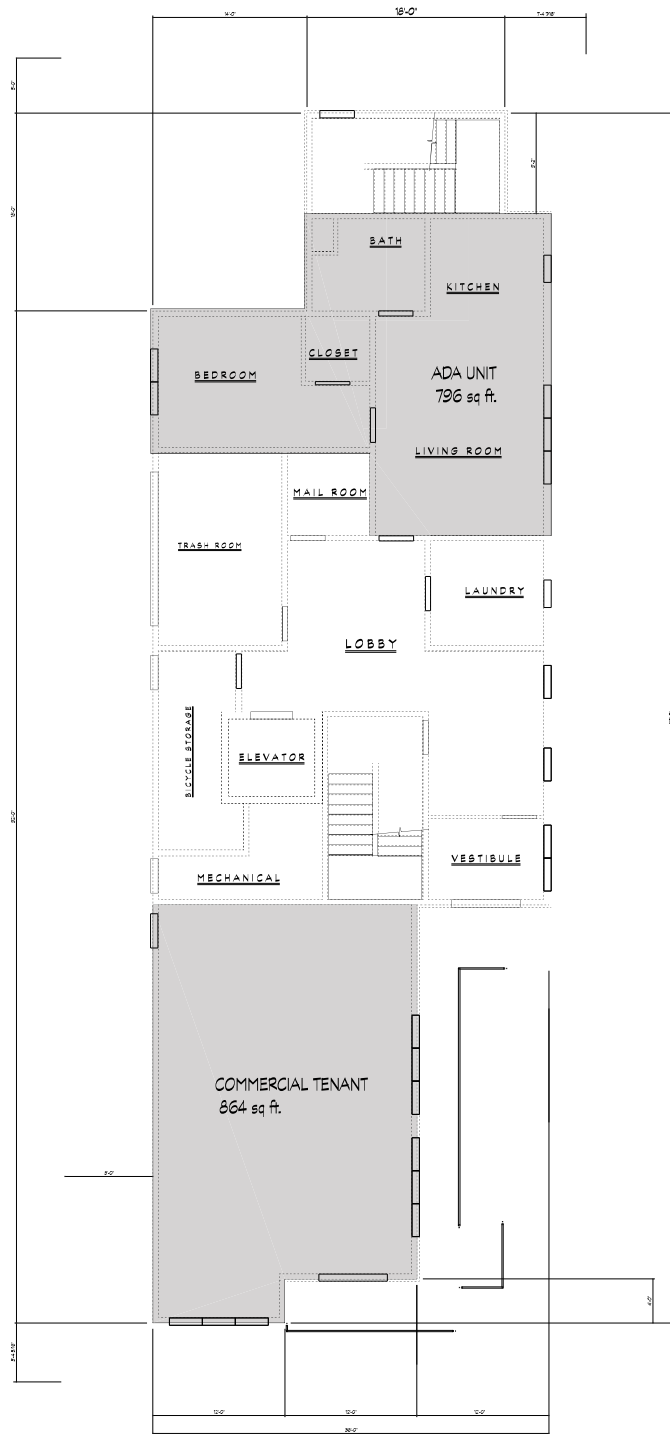
DESCRIPTION
COVER

SCALE
DRAWN BY: KJC

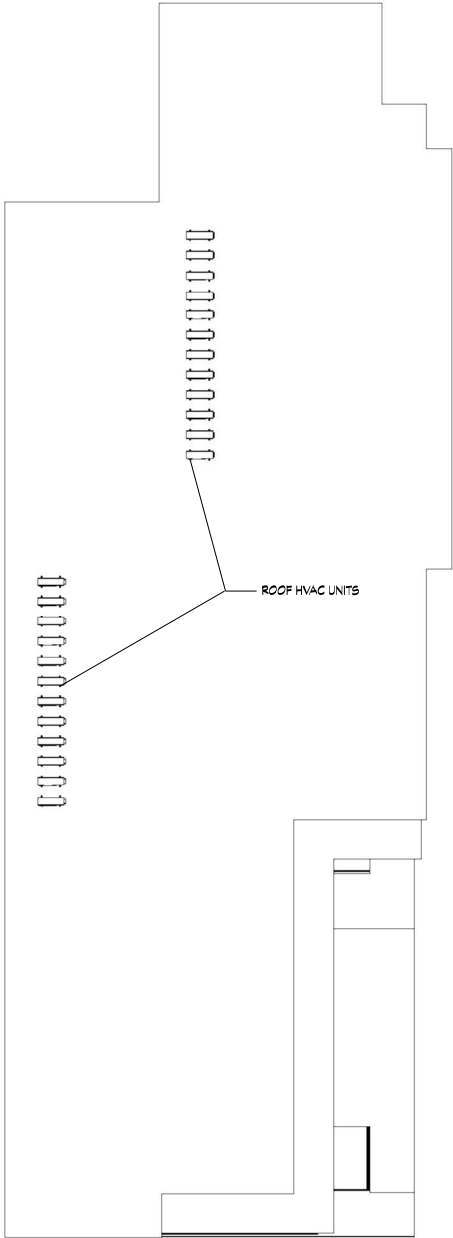
NO.	REVISION	DATE

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SHEET 1 OF 6

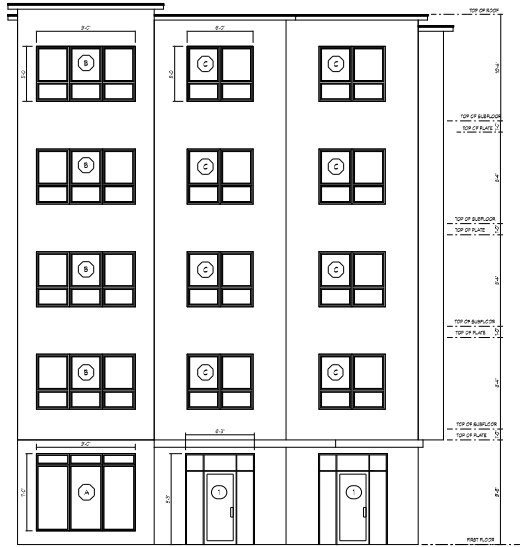




NO.	REVISION	DATE



ROOF PLAN
SCALE: 1/4" = 1'-0"



ITEM	ZONING ORDINANCE §503-A.3 COMPLIANT	REQUIRED	PROVIDED	TOTAL FACADE = 900 SQ. FT.
PRIMARY FACADE TRANSPARENCY	15% MINIMUM	APPROX. 66%	A WINDOW 1 @ 63 SQ. FT. = 63 SQ. FT.	
SECONDARY FACADE TRANSPARENCY	10% MINIMUM	COMPLIANT	B WINDOW 4 @ 48 SQ. FT. = 50 SQ. FT.	
BLANK WALL LIMITATION	12 LF MAXIMUM	COMPLIANT	C WINDOW 8 @ 50 SQ. FT. = 240 SQ. FT.	
			D WINDOW 2 @ 50 SQ. FT. = 100 SQ. FT.	
			1 DOOR 2 @ 50 SQ. FT. = 100 SQ. FT.	
			TOTAL TRANSPARENCY = 507 SQ. FT.	
			507 SQ. FT. = 900 SQ. FT. = 66%	

FRONT ELEVATION TRANSPARENCY
SCALE: 1/4" = 1'-0"

EXTERIOR FACADE TRANSPARENCY NARRATIVE
CITY OF PROVIDENCE, RHODE ISLAND
PROPOSED FIVE-STORY NEW CONSTRUCTION BUILDING

- PROVIDENCE TRANSPARENCY REQUIREMENTS
COMMONLY APPLICABLE STANDARDS
MULTIFAMILY / MIXED-USE BUILDINGS
- Per Providence Zoning Ordinance design standards and recent amendments:
- PRIMARY / STREET-FACING FACADE:
MINIMUM 15% TRANSPARENCY
 - OTHER BUILDING FACES:
MINIMUM 10% TRANSPARENCY
OR THE MAXIMUM ALLOWED BY BUILDING CODE, WHICHEVER IS LESS.

Transparency is calculated based upon the TOTAL AREA OF THE BUILDING FACADE.

APPLICABLE CODES & ORDINANCES

CITY OF PROVIDENCE ZONING ORDINANCE — §503-A.3
PROVIDENCE COMMERCIAL CORRIDOR DESIGN STANDARDS
PROVIDENCE DESIGN REVIEW GUIDELINES (WHERE APPLICABLE)
2021 INTERNATIONAL BUILDING CODE (IBC)
RHODE ISLAND STATE BUILDING CODE SBC-1 (2021 IBC ADOPTION)

TRANSPARENCY COMPLIANCE NARRATIVE

THE PROPOSED FIVE-STORY BUILDING HAS BEEN DESIGNED TO PROVIDE A PEDESTRIAN-ORIENTED STREETSCAPE THROUGH THE USE OF LARGE STOREFRONT STYLE GLAZING SYSTEMS, REGULARLY SPACED WINDOW OPENINGS, AND ACTIVE GROUND FLOOR FACADE ELEMENTS CONSISTENT WITH THE INTENT OF THE CITY OF PROVIDENCE ZONING ORDINANCE AND URBAN DESIGN OBJECTIVES.

THE PRIMARY STREET-FACING FACADE INCORPORATES TRANSPARENT GLAZING ALONG THE GROUND FLOOR LEVEL TO PROMOTE VISUAL CONNECTION BETWEEN INTERIOR COMMERCIAL / LOBBY SPACES AND THE PUBLIC WAY. UPPER FLOORS UTILIZE CONSISTENTLY PROPORTIONED WINDOW OPENINGS TO PROVIDE RHYTHM, SCALE, NATURAL LIGHT, AND VISUAL RELIEF WHILE MAINTAINING A MODERN URBAN ARCHITECTURAL CHARACTER.

THE PROPOSED DESIGN INTENTIONALLY AVOIDS LARGE BLANK WALL CONDITIONS THROUGH THE USE OF CONTINUOUS WINDOW OPENINGS, STOREFRONT GLAZING SYSTEMS, RECESSED ENTRYWAYS, MATERIAL TRANSITIONS, CANOPIES, AND VERTICAL / HORIZONTAL FACADE ARTICULATION.

GROUND FLOOR TRANSPARENCY HAS BEEN PROVIDED IN A MANNER CONSISTENT WITH TYPICAL PROVIDENCE MIXED-USE CORRIDOR DEVELOPMENT PATTERNS AND IS INTENDED TO ENHANCE PEDESTRIAN SAFETY, URBAN WALKABILITY, AND STREET ACTIVATION.

UPPER STORY GLAZING HAS BEEN DISTRIBUTED TO MAINTAIN APPROPRIATE SOLID-TO-VOID RATIOS WHILE PROVIDING ADEQUATE DAYLIGHTING, NATURAL VENTILATION, AND EXTERIOR VISUAL INTEREST. WINDOW CONFIGURATIONS HAVE BEEN ARRANGED TO MAINTAIN A COHESIVE ARCHITECTURAL COMPOSITION ACROSS ALL BUILDING ELEVATIONS.

THE PROPOSED BUILDING DESIGN IS CONSISTENT WITH THE INTENT OF THE PROVIDENCE ZONING ORDINANCE TO PROMOTE HIGH-QUALITY URBAN DESIGN, ENCOURAGE PEDESTRIAN ENGAGEMENT, REDUCE MONOTONOUS STREET WALL CONDITIONS, SUPPORT ACTIVE STREETSCAPE CONDITIONS, AND MAINTAIN COMPATIBLE URBAN DEVELOPMENT PATTERNS.

ARCHITECTURAL INTENT

THE BUILDING HAS BEEN DESIGNED WITH A CONTEMPORARY URBAN MATERIAL PALETTE UTILIZING HIGH-QUALITY EXTERIOR CLADDING, ARCHITECTURAL WINDOW SYSTEMS, AND ARTICULATED FACADE ELEMENTS TO CREATE A SCALE AND RHYTHM CONSISTENT WITH MODERN MIXED-USE DEVELOPMENT WITHIN THE CITY OF PROVIDENCE. THE OVERALL DESIGN SEEKS TO BALANCE TRANSPARENCY, PRIVACY, ENERGY PERFORMANCE, AND LONG-TERM DURABILITY WHILE CONTRIBUTING POSITIVELY TO THE PUBLIC REALM.



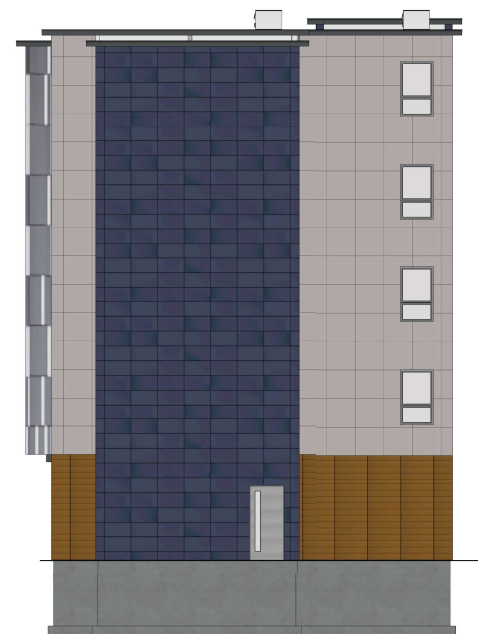
NORTH (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



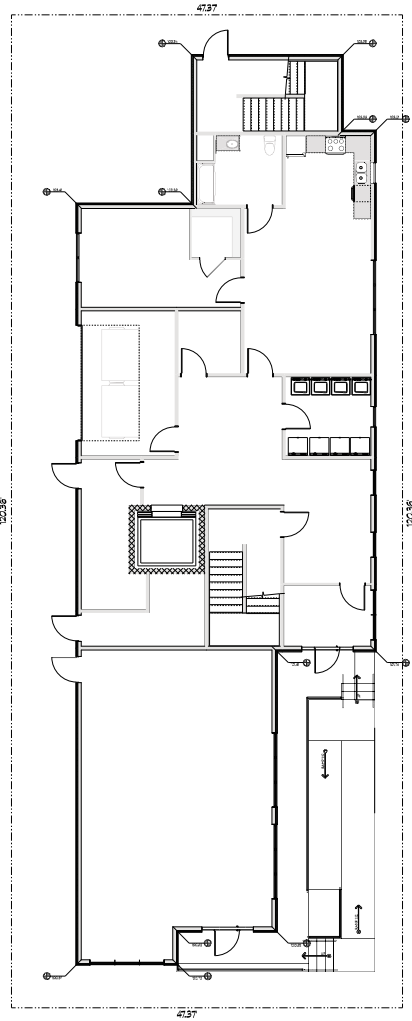
WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



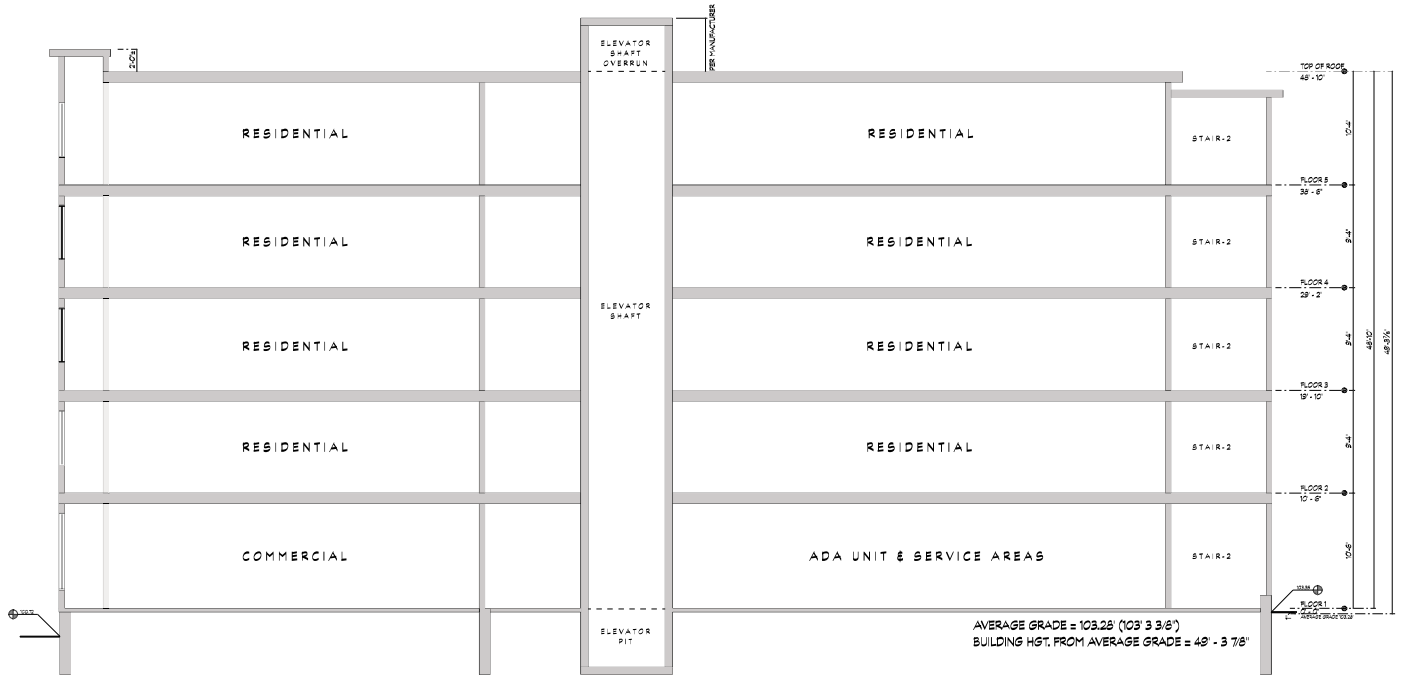
SOUTH (RIGHT) ELEVATION
SCALE: 1/4" = 1'-0"



EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - AVERAGE GRADE
SCALE: 3/8" = 1'-0"



BUILDING SECTION - AVERAGE GRADE
SCALE: 1/4" = 1'-0"

REFERENCE

1. DEED BK 1450 PG. 211
2. LOT 7X ON PLAT ENTITLED "MAP OF THE ESTATE OF JOHN B. HENNESSY HEIRS SHEET NO. TWO (OF ESTATES IN PROVIDENCE, R.I.) MRS. MARY G. FEELEY'S SHARE, PREPARED BY C.E. PAINE COPIED FOR RECORD JUNE 2, 1892 BY C.F. PAINE SUPREME COURT NO. 3551 IN EQUITY WM. J. FEELEY ET AL VS. JAMES MURPHY ET AL THIS MAP ACCOMPANIES OUR REPORT OF THIS DATE. PROVIDENCE FEB. 20, 1892. SIGNED: JAMES TIFANY, JOHN F. MURRAY, SAM'L A. NIGHTINGALE, COMMISSIONERS' PLAT CARD 653
3. LOT 8 ON PLAT ENTITLED "PLAT OF HOUSE LOTS AND STREETS ON SMITH'S HILL BELONGING TO A.W. DICK & JOHN OLD-FOOT SURVEYED & PLATTED MAY, 1864 BY H.F. WALL INC. PLAT CARD 368
4. PARCEL B ON PLAT ENTITLED "SURVEY PLAN SHOWING ADMINISTRATIVE SUBDIVISION ADJACENT TO LOT 80, 81 AND 82, DOUGLAS AVENUE PROVIDENCE, RHODE ISLAND SCALE: 1" = 20' DATE: JUNE 9, 2011 BY FLYNN SURVEYS INC. 10 FIELDVIEW ROAD HOPE, RI 02831"

DOUGLAS AVENUE / ROUTE 7
(VARIABLE WIDTH PUBLIC)

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2010, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
1. HATCHED CORNER AND ADJACENT SURVEY CLASS II
DATA ACQUISITION SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

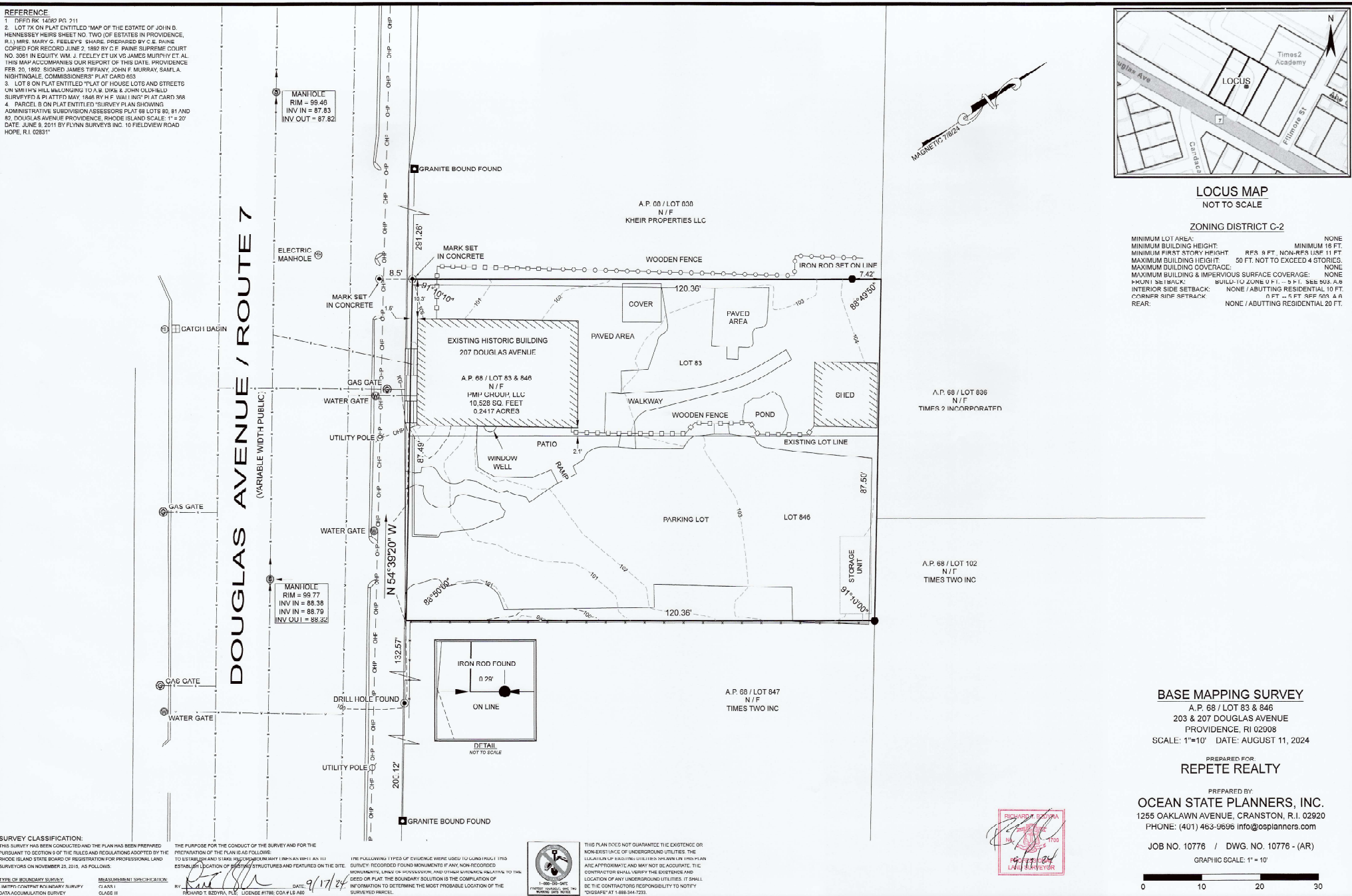
TO ESTABLISH AND STATE RECORD BOUNDARY (IN P. 1) AND (IN P. 1) TO ESTABLISH LOCATION OF RECORD BOUNDARY AND FEATURES ON THE SITE.

DATE: 9/17/24
RICHARD T. BODVIA, P.L.S. LICENSE #1786 COA #LS-480

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO DETERMINE THE LOCATION OF THE BOUNDARY SOLUTION IS THE COMPILED INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "GISAPE" AT 1-888-344-7233.



C

114 SMITHFIELD AVENUE TEL: (401) 453-3500
PAWTUCKET, RI 02860 FAX: (401) 453-4117
www.RACatalog.com CA@CatalogEng.com

RONALD W. CATALDO
No. 7140
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
3/2/26
FOR APPROVAL ONLY / NOT FOR CONSTRUCTION

Issue Date: 3/16/2026

Revisions		
No.	Date	Description
1	5/8/2026	CITY COMMENTS

Project Number: 3310-02

Scale: Not To Scale

Designed By: MAY

Product	Price	Quantity	Total
Product A	10	100	1000
Product B	20	50	1000
Product C	30	33.33	1000
Product D	40	25	1000
Product E	50	20	1000
Product F	60	16.67	1000
Product G	70	14.29	1000
Product H	80	12.5	1000
Product I	90	11.11	1000
Product J	100	10	1000

Drawn By: CD Checked By: RW

Sheet Title:

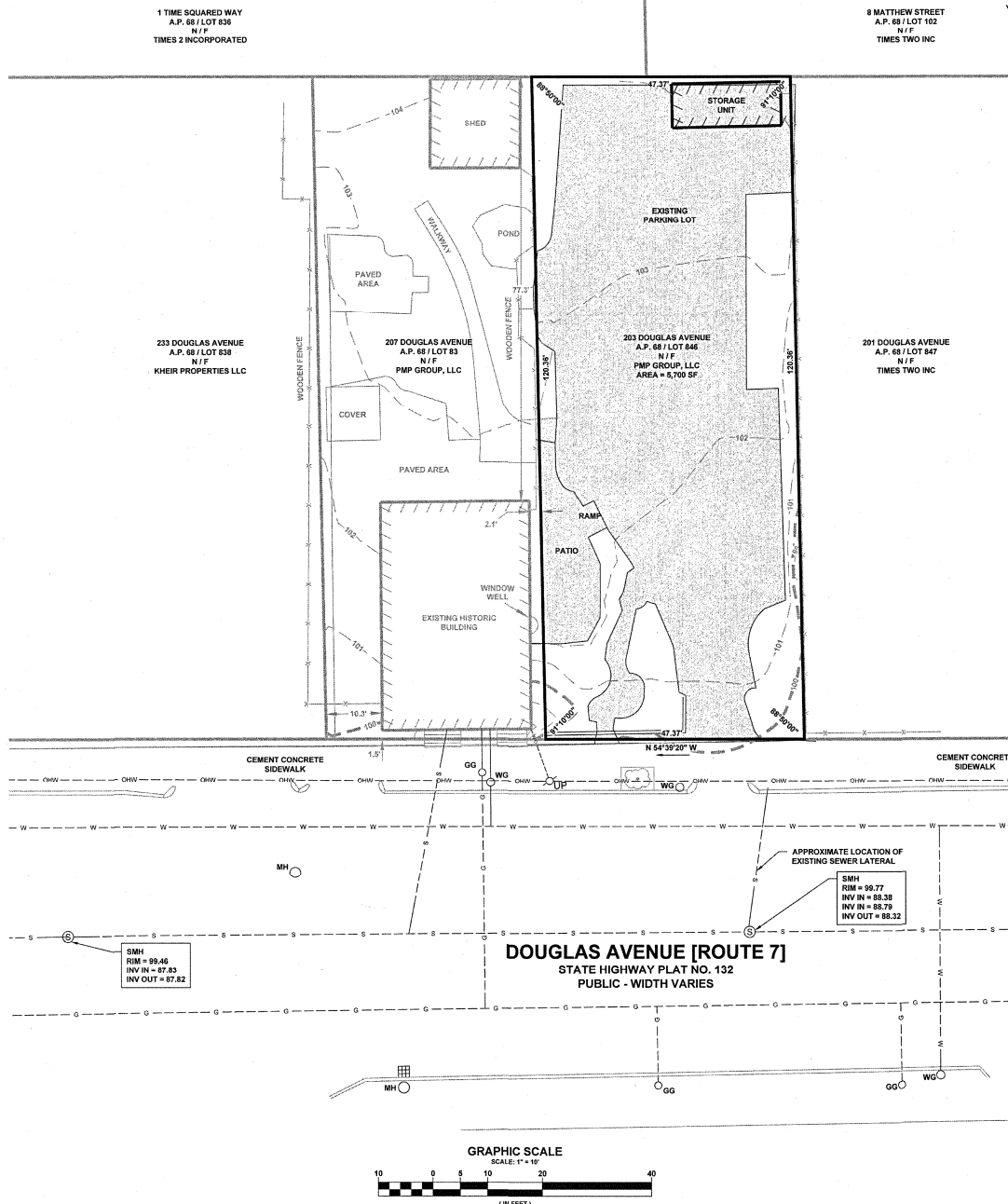
COVER SHEET

C-1

Step 4: Months 1-65

MINOR LAND DEVELOPMENT

C-2 - GENERAL COMMERCIAL DISTRICT



LEGEND

EXISTING	DESCRIPTION
---	EDGE OF PAVEMENT
---	BASELINE OR CENTERLINE
---	PROPERTY LINE
---	ENCLOSURE
---	GAS MAIN
---	STORMSEWER
---	SANITARY SEWER
---	WATER MAIN
---	OVERHEAD WIRE
---	FLARED END SECTION
---	GAS GATE
---	WATER GATE VALVE AND BOX
---	CURB STOP
---	CATCH BASIN
---	DOUBLE CATCH BASIN
---	SEWER MANHOLE
---	DRAINAGE MANHOLE
---	HYDRANT
---	UTILITY POLE
---	LIGHT POLE
---	SIGN
---	CONTOUR LINE
---	WOOD OR BRUSH LINE
---	WETLAND AREA
---	BUILDING
---	EDGE OF WETLAND

SURVEY NOTE

EXISTING CONDITIONS AND PROPERTY LINE INFORMATION (CLASS I SURVEY) OBTAINED FROM PLAN ENTITLED "BASE MAPPING SURVEY - A.P. 68 / LOT 83 & 846 203 & 207 DOUGLAS AVENUE PROVIDENCE, RI 02908" DATED AUGUST 11, 2024, REVISED MAY 7, 2025, PREPARED BY OCEAN STATE PLANNERS, INC. RICHARD T. BZDYRA, PLS. LICENSE #1786, COA #LS-A60.

FLOOD ZONE NOTE

NO FLOODPLAINS OR FLOODWAYS ARE LOCATED ON THE PROPERTY. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DETERMINED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBERS 4407/C0303 AS REVISED OCTOBER 2, 2015.

UTILITIES NOTE

THE LOCATION OF THE UTILITIES AS SHOWN HEREIN HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND AVAILABLE PLANS. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA WHETHER IN SERVICE OR ABANDONED.

ADDITIONAL NOTES

1. NO EXTRAORDINARY OR UNUSUAL NATURAL FEATURES ARE LOCATED ON THE PROPERTY.
2. NO HISTORIC AREAS OR CEMETERIES ARE LOCATED ON THE PROPERTY.



LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN ADDITION TO CONTACTING DIG SAFE AT 811 PRIOR TO ANY EXCAVATION IN ACCORDANCE WITH STATE LAW.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.

RA CATALDO & ASSOCIATES INC.
CIVIL ENGINEERS
LAND SURVEYORS

114 SMITHFIELD AVENUE TEL: (401) 453-3300
PAWBUCKET, RI 02904 FAX: (401) 453-4117
www.RACatldo.com CA@CatldoEng.com

Project:

**MIXED USE
DEVELOPMENT**

A.P. 68 / LOT 846

203 DOUGLAS AVENUE,
PROVIDENCE, RI 02908

Prepared For:

REPETE REALTY

210 EXCHANGE STREET,
PROVIDENCE, RI 02903



FOR APPROVAL ONLY /
NOT FOR CONSTRUCTION

Issue Date: 3/16/2025

Revisions

No.	Date	Description
1	5/8/2026	CITY COMMENTS

Project Number: 3210-02

Scale: 1" = 10'

Designed By: MAY

Drawn By: CD Checked By: RWC

Sheet Title:

**EXISTING
CONDITIONS
PLAN**

C-3

Sheet Number: 3 of 5

MINOR LAND DEVELOPMENT

1 TIME SQUARED WAY
A.P. 68 / LOT 638
N/F
TIMES 2 INCORPORATED

PROPOSED MEDIUM TREE PER
PROVIDENCE TREE LIST
(SPECIES TO BE DETERMINED)

8 MATTHEW STREET
A.P. 68 / LOT 102
N/F
TIMES TWO INC

233 DOUGLAS AVENUE
A.P. 68 / LOT 138
N/F
KHEIR PROPERTIES LLC

207 DOUGLAS AVENUE
A.P. 68 / LOT 83
N/F
PMP GROUP, LLC

203 DOUGLAS AVENUE
A.P. 68 / LOT 848
N/F
PMP GROUP, LLC
AREA = 5,700 SF

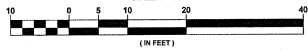
201 DOUGLAS AVENUE
A.P. 68 / LOT 847
N/F
TIMES TWO INC

PROPOSED MIXED USE
BUILDING
F.F. = 103.8

INSTALL COMPOST FILTER SOCK
ALONG PROPERTY LINE (TYP.)

DOUGLAS AVENUE [ROUTE 7]
STATE HIGHWAY PLAT NO. 132
PUBLIC - WIDTH VARIES

GRAPHIC SCALE
SCALE: 1" = 10'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	EDGE OF PAVEMENT	---
---	ELT SOCK	---
---	LIMIT OF DISTURBANCE	---
---	BASELINE OR CENTERLINE	---
---	PROPERTY LINE	---
---	BERNARDUS	---
---	GAS MAIN	---
---	STORMWATER	---
---	SEWAGE MAIN	---
---	WATER MAIN	---
---	OVERHEAD WIRE	---
---	FENCE	---
---	FLARED END SECTION	---
---	GAS GATE	---
---	WATER GATE VALVE AND BOX	---
---	CATCH BASIN	---
---	DOUBLE CATCH BASIN	---
---	SEWER MANHOLE	---
---	DRAINAGE MANHOLE	---
---	HYDRAULIC	---
---	UTILITY POLE	---
---	LIGHT POLE	---
---	SIGN	---
---	CONTOUR LINE	---
---	WOOD OR BRUSH LINE	---
---	WETLAND AREA	---
---	BUILDING	---
---	PAVEMENT AREA	---

DRAINAGE STATEMENT

THE EXISTING SITE CONSISTS OF 4,350 S.F. OF IMPERVIOUS PAVED SURFACES OF WHICH 3,800 S.F. IS PARKING AREA. THE PROPOSED PROJECT WILL CONSIST OF 4,330 S.F. OF IMPERVIOUS ROOF AND WALKWAYS. DUE TO THE NET REDUCTION IN IMPERVIOUS AREA, THERE WILL BE NO INCREASE IN STORMWATER RUNOFF VOLUME OR PEAK FLOWS DUE TO CONSTRUCTION. ADDITIONALLY, THE ELIMINATION OF THE 3,800 S.F. PARKING AREA WILL IMPROVE STORMWATER RUNOFF QUALITY FROM THE SITE.

LIGHTING NOTE

ALL EXTERIOR LIGHTING TO BE MOUNTED ON THE BUILDING. REFER TO ARCHITECTS PLANS FOR DETAILS AND LOCATIONS.

UTILITIES NOTE

THE EXISTING DOMESTIC WATER LATERAL AND SEWER LATERAL ARE TO BE USED IF DETERMINED TO BE IN ACCEPTABLE CONDITION AND TO BE OF SUFFICIENT CAPACITY FOR THE PROPOSED USE OF THE BUILDING. DETERMINE FIRE SERVICE LOCATION, IF REQUIRED, (DESIGNED BY OTHERS) TO BE DETERMINED.

AVERAGE BUILDING GRADE CALCULATION				
BLDG SEGMENT	LENGTH (FT)	AVERAGE GRADE	LENGTH x AVG GRADE	
A-B	1	100.90	100.90	
B-C	6	101.50	609.00	
C-D	6	102.50	615.00	
D-E	5	103.40	517.00	
E-F	90	103.80	6,228.00	
F-G	14	103.55	1,449.70	
G-H	14	103.40	1,447.60	
H-I	18	103.50	1,863.00	
I-J	18	103.50	1,863.00	
J-K	9.17	103.50	949.10	
K-L	4	103.45	413.80	
L-M	62.83	102.70	6,452.64	
M-N	12	103.80	1,245.60	
N-O	34	103.80	3,529.20	
O-P	12	103.80	1,245.60	
P-Q	4	103.64	414.56	
Q-A	12	101.15	1,213.80	
BUILDING PERIMETER	292		30,157.50	
AVERAGE GRADE AROUND BUILDING = 30,157.50 / 292 = 103.28				

ZONING DISTRICT DIMENSIONAL REGULATIONS		
ZONING DISTRICT:	C-2 GENERAL COMMERCIAL DISTRICT	
	REQUIRED	PROPOSED
MINIMUM LOT AREA:	NONE	5,700 SF
MINIMUM LOT FRONTAGE / WIDTH:	NONE	47 FT
MINIMUM YARD SETBACKS:		
FRONT	BUILD TO: 0-5 FT	5 FT
SIDE	NONE	3 FT
REAR	NONE	5 FT
MAXIMUM LOT COVERAGE:	NONP	55.56 %

CANOPY COVERAGE CALCULATION	
CANOPY COVERAGE REQUIRED:	15% OF 5,700 SF LOT = 855 SF
CANOPY COVERAGE PROVIDED:	EXISTING STREET TREE = 300 SF CREDIT PROPOSED MEDIUM TREE = 700 SF 1,000 SF PROVIDED
LANDSCAPE AREA:	1,375 SF LANDSCAPE AREA / 5,700 SF LOT AREA = 0.242 * 100 = 24.2%



LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN ADDITION TO CONTACTING DIG SAFE AT 811 PRIOR TO ANY EXCAVATION IN ACCORDANCE WITH STATE LAW.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.



114 SMITHFIELD AVENUE TEL: (401) 433-3309
PAWTUCKET, RI 02860 FAX: (401) 433-4117
www.RACatldo.com CAG@catldo.com

Project:

MIXED USE
DEVELOPMENT

A.P. 68 / LOT 846

203 DOUGLAS AVENUE,
PROVIDENCE, RI 02908

Prepared For:

REPETE REALTY

210 EXCHANGE STREET,
PROVIDENCE, RI 02903



FOR APPROVAL ONLY /
NOT FOR CONSTRUCTION

Issue Date: 3/16/2023

Revisions

No.	Date	Description
1	5/8/2026	CITY COMMENTS
2	7/1/2026	BLDG GRADE CALCS

Project Number: 3310-02

Scale: 1" = 10'

Designed By: MAY

Drawn By: CD Checked By: RWC

Sheet Title:

SITE & EROSION
CONTROL PLAN

C-4

Sheet Number: 4 of 5

MINOR LAND DEVELOPMENT

PLOTTED BY: PETER BERRY/13-02 DOUGLAS AVE PROVIDENCE/RI/02860 - PROPOSED PLANS/16-02 - PROPOSED PLANNING

