

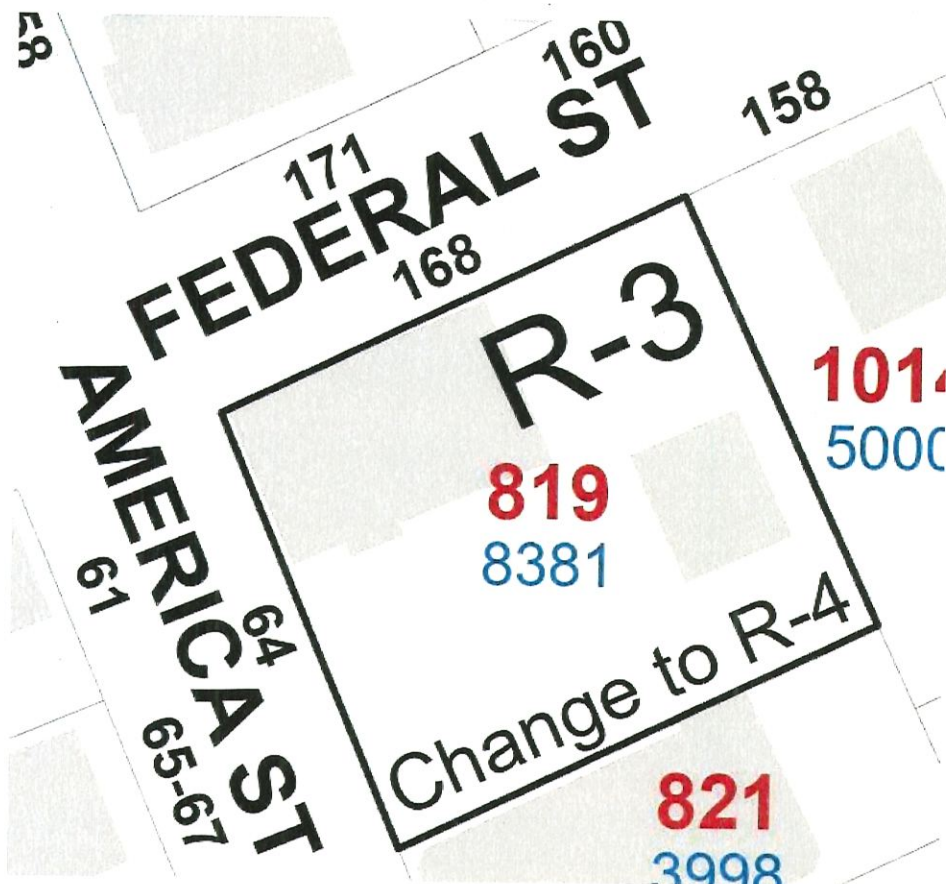
CHAPTER 2024-31

No. 287 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 28, LOT 819 (64 AMERICA STREET) (A.K.A. 62 AMERICA STREET), FROM R-3 TO R-4

Approved June 25, 2024

*Be it ordained by the City of Providence:*

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 28, Lot 819 (64 America Street) (a.k.a. 62 America Street), from R-3 to R-4. A footnote shall be added to the map that states that short-term rentals shall be prohibited on this property.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUN 06 2024  
FIRST READING  
READ AND PASSED

*Tina L. Mastice*  
CLERK

IN CITY COUNCIL  
JUN 20 2024  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Tina L. Mastice*  
CLERK

I HEREBY APPROVE.

*Butt*  
Mayor

Date: 6/25/24

# City of Providence

STATE OF RHODE ISLAND

## PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

*The undersigned respectfully petitions your honorable body*

I, **Dylan Conley**, Attorney on behalf of applicant landowner, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at:

***64 America Street, Providence, Rhode Island, (a.k.a 62  
America Street) Assessor's Plat 028, Lot 819,***

and shown on the accompanying map attached hereto as Exhibit A, from ***R-3 to R-4***.

Petitioner, by and through their attorney:

/s/ Dylan Conley

Dylan Conley (R.I. Bar No. 8969)

Conley Law Associates

123 Dyer St., Ste 2b

Providence, R.I. 02903

(401) 415-9835

[dconley@conleylawri.com](mailto:dconley@conleylawri.com)

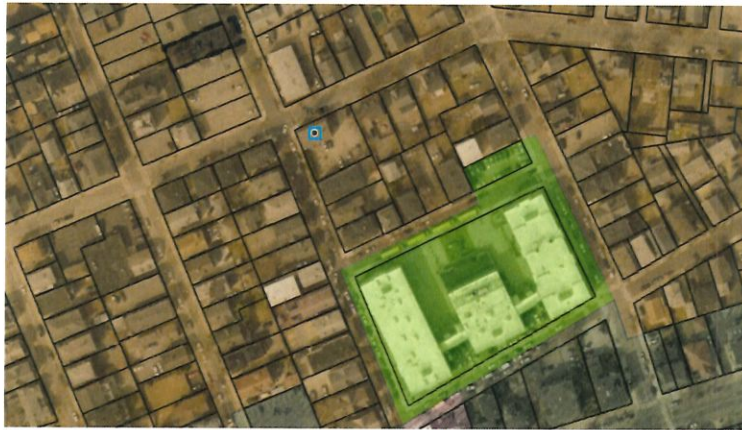
5052 OCT 5J V & 35

ED

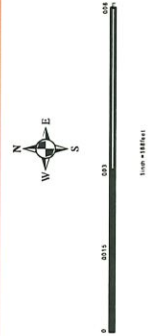
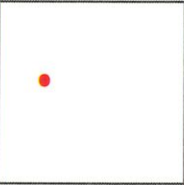
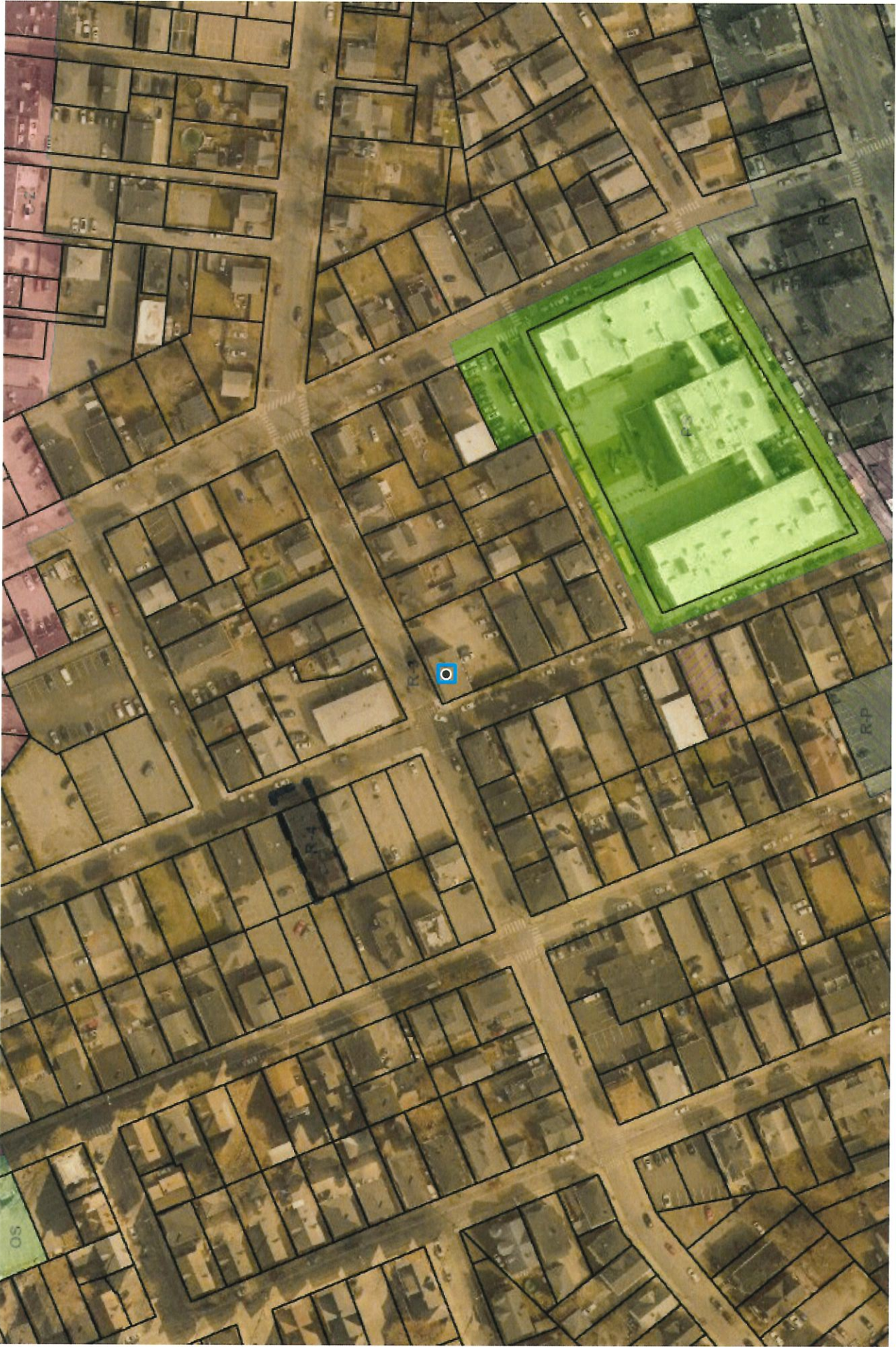


## Exhibit A

64 America Street,  
Providence, Rhode Island  
AP 028, Lot 819  
Current Zone: R-3  
Proposed Zone: R-4







The information depicted on this map is for planning purposes only. It is not intended to be used for legal or financial purposes. It is provided as is and is not intended to be used for any other purpose.

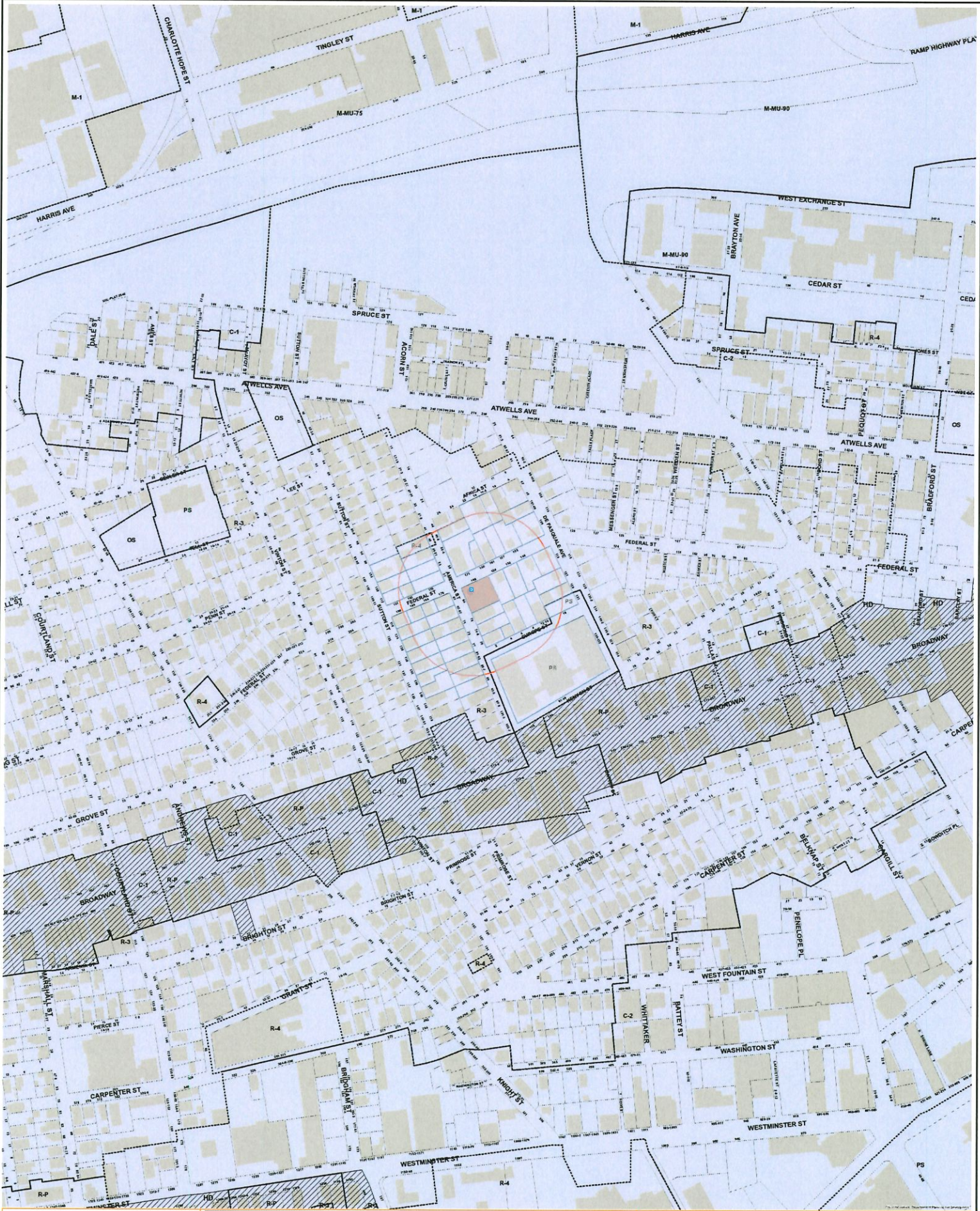
Prepared by the Providence Planning and Development Department, Providence, Rhode Island.

Date: 10/06/2021

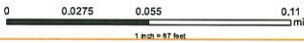
PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JOHN E. O. BLORZA, MAYOR | BOBIE NICKERSON ACP, DIRECTOR





The information depicted on this map is for planning purposes only.  
It is not adequate for right boundary definition, regulatory interpretation, or parcelwise analysis.  
Produced by the Providence Planning and Development GIS Lab,  
444 Westminster Street, Providence, R.I. 02903  
Data Source:  
Providence Geographic Information System  
Date: 10/25/2023



PROVIDENCE, RHODE ISLAND

**PROVIDENCE** THE CREATIVE CAPITAL  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
JORDGE D. BLOOM, MAYOR | BONNIE WICKERMAN, AICP, DIRECTOR





CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

January 17, 2024

Councilman Pedro Espinal  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3569 – Petition to rezone 64 America Street (AP 28 Lot 819) from R-3 to R-4**  
**Petitioner: Providence Growth 2019 Fund Holdings LLC**

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on January 16, 2024 requesting a rezoning of the subject lot from R-3 to R-4.

**FINDINGS OF FACT**

The lot measures approximately 8,381 SF and is occupied by a three family dwelling. The petitioner is requesting the rezoning to allow for a second building with four stories and 26 units, which will be subject to administrative review should the change be approved.

When reviewing requests for zone changes to R-4, the CPC reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood, proposed plans and the existing use of the property. Per the future land use map, which is not intended for parcel level analysis, the lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings and multifamily dwellings. The CPC found that the character of the surrounding area conforms to this description with a number of multifamily dwellings observable in proximity.

Given the neighborhood's makeup and the future land use map, the CPC found that it would be appropriate to rezone the lot to R-4 as it would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing. The CPC reviewed conceptual plans of the development and found that it would comply with the dimensional and design regulations of the R-4 zone. However, the CPC recommends that a footnote be added to the map to

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

prohibit short term rentals on the lot to allow for more long term housing.

The CPC found that a development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and will be consistent with section 101 of the zoning ordinance.

**RECOMMENDATION**

On a motion by Commissioner Caldwell, seconded by Commissioner Sherry, the CPC voted to recommend that the City Council approve the zone change to R-4 based on their findings and subject to the following condition:

A footnote shall be added to the map to prohibit short term rentals on the lot.

The CPC voted as follows:

AYE: D. Caldwell, W. Sherry, N. Sanchez, C. Lipschitz, M. Quezada, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer

4B

**Mastroianni, Tina**

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**From:** Paul Bohn <naniutau@gmail.com>  
**Sent:** Monday, April 22, 2024 1:02 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] 62 - 64 America St Rezoning

Hello,

This is Paul Bohn of 109 De Pasquale Ave, Providence, RI 02903.

I have extreme concerns regarding the rezoning and additional housing that could be built on America St.

The neighborhood is already extremely overcrowded and filthy. Rats and vermin overrun the streets , peoples yards , and it is a health risk to residents and their children.

I am picking up trash daily around the streets. An issue the businesses and city should be doing. Instead it is pushed on to myself and my neighbors to clean up after the "guests" of Atwells Ave.

Noise levels at night are also an issue, as well as weekend parking.

What are the plans in place for these already outstanding issues ? Until a successful plan to address these concerns are in place , I cannot support the rezone. Adding additional residents and traffic to the area will only make the problems dramatically worse.

Best regards  
Paul Bohn



**Mastroianni, Tina**

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**From:** Michael Puppi <mikepuppi87@gmail.com>  
**Sent:** Monday, April 22, 2024 1:03 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] 62-64 America Street rezone request

Good Afternoon,

I'm a resident of De Pasquale Ave emailing you regarding the rezoning request made for 62-64 America Street. I have major concerns and objections to this request for a number of reasons. Besides the obvious loss of parking spaces which would force the residents to park their cars on our already overcrowded streets, I worry how it would further exacerbate the issues of the trash buildup on the streets and the rodent infestation that is already plaguing the neighborhood. I have to clean up all the litter around my property at least once a week, as well as chasing off rats and cleaning up their waste to keep my kids safe. That being said, I can't help but feel that adding more residents will only make these situations worse. We should be focusing on making this area a clean, well maintained, and continuously desirable place to live and visit to justify adding more residential space. No one wants to live in a dirty, unhealthy, crowded environment.

Thank you and I look forward to seeing how this moves forward,

-A concerned citizen who loves his city

## **Mastroianni, Tina**

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**From:** Vanessa Crum <vecesq@gmail.com>  
**Sent:** Monday, April 22, 2024 1:32 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] RE:20 America Street /64 America Street. REZONE REQUESTS R3 to R4

Dear City Council members ,  
I have Reviewed the section below from the City of Providence Zoning Ordinance regarding these requests for change of zoning.

### E. R-4 Residential District

The R-4 Residential District accommodates a variety of residential structures: single-family, two-family and semi-detached, three-family, rowhouses, and multi-family housing. The R-4 District accommodates higher density residential development in areas that minimize negative impacts to lower density residential neighborhoods. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be allowed.

I own 77 America St, Providence, RI 02903. I've lived here for 25 years. Federal hill has very limited parking.

The loss of a parking lots to build additional housing is laughable in this neighborhood and specifically on America Street.

20 America Street proposes 19 units. 64 America Street proposes 26 units. This lot already has 12 bedrooms.

Realistically there is not enough parking now. This would be a nightmare for current residents.  
As a homeowner I would be very likely to sell. As it is, hosting anything at my home is a parking issue. To have 45 additional units and /or cars is of no benefit to the neighborhood. The only one benefiting is the developer that won't live or work on America Street.

Therefore please empathize with the residents of America Street. This request MUST BE DENIED. Clearly the code in this section E talks about" minimizing negative impacts to lower density residential neighborhoods." This will MAXIMIZE the negative impact on the residents of America Street.

I appreciate the council's due diligence and willingness to work for the residents of Providence.

Vanessa Crum  
Owner  
77 America St, Providence, RI 02903



**Mastroianni, Tina**

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**From:** David Hand <dhand@handcg.com>  
**Sent:** Monday, April 22, 2024 1:48 PM  
**To:** Clerk, City  
**Cc:** David Hand  
**Subject:** [EXTERNAL] Zoning Change at 62/64 America Street (Plat 28/Lo t819)

Re: #4 on the Docket - Zoning Change at 62/64 America Street from R-3 to R-4.

To Whom It May Concern:

I am an owner at 81 America Street (via Federal Hill Holdings, llc.) and have been a part of the Federal Hill community since 2005. I would like to go on record as **opposing** the zoning change pertaining to Assessor's Plat 28, Lot 819 (62- 64 America Street) from R-3 to R-4.

The R-3 Zoning designation has been in place for decades and is an integral part of the whole Federal Hill scheme of the residential parts of this neighborhood. A change in zoning for that property does not benefit the neighborhood, nor does it in any way enhance the area. Right now, without changes, the Federal Hill residential neighborhood and in particular the area around this corner of America + Federal Streets is already "bursting at the seams" with people living in the neighborhood, excessive traffic and garbage issues, along with the pressures generated by pedestrians/vehicles overflowing from Atwells Avenue in search of parking, etc.

The proposed zoning change will be a very negative influence on this portion of America Street. A change to an R-4 designation will increase the unit density at 62/64 America Street, from what is already a 12 bedroom property, to a combined 40 bedroom property on one very small lot, and which is definitely not in keeping with the other properties in the neighborhood. In addition, even though it is not a factor provided for in the applicable statute, the question of dealing with the additional parking needed to sustain a 40 bedroom property keeps coming to the forefront – there currently is not sufficient parking in the area, and much of the existing parking 62/64 America Street currently has will now be eliminated in order to build the new building. With eliminating current parking spots AND adding 28 new bedrooms, this will significantly exacerbate the neighborhood's parking problems. If a zoning change is approved which results in a significant increase in density of units at 62/64 America Street, where will the additional vehicles park that are introduced into the neighborhood by the zoning change? On the street? - where, even now, sufficient parking is a major challenge. This new property would no longer qualify for 'residential parking permit' status – so, how will this be dealt with? With a further request for a variance based on a no parking hardship that they've now created by eliminating the parking they currently have?

We do not have issues with what the petitioners are trying to achieve. However, there are other locations that are more conducive to this type of development. In addition, there are other processes within the Providence Zoning and Building Codes to achieve the goals necessary, and re-zoning should not be the remedy that allows the petitioners to achieve the "easy way out" by not having to deal with the immediate negative impacts that will be felt in our neighborhood. It does not seem fair that the many property owners that live near 62/64 America Street, *many of whom are long-time owner occupants*, should now see their investments in their properties diminish due to the proposed zoning change that only benefits the developer. As such, we would request that the application to re-zone 62/64 America Street be denied.

Sincerely,  
David Hand, for:  
Federal Hill Holdings, llc.





**Mastroianni, Tina**

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**From:** Joshua Pacheco <joshpacheco93@gmail.com>  
**Sent:** Monday, April 22, 2024 2:49 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] Re-zoning America St Providence

Hello City Clerk.

To whom this may concern over the re-zoning of America St. My name is Joshua Pacheco I am a condo owner at 58 America St and also the condo association President. I would like to send this email in saying that I disagree with the Re-zoning of America Street.

The street parking is already hard enough as it is, especially in the summer and adding all these units to the street without the correct number of parking spaces per unit seems extremely irresponsible, unnecessary and greedy. There are so many people parking on the street and surrounding streets to walk up Atwells ave that this rezoning makes zero logical sense. Also not only are 26 additional cars on the road but could possibly double with spouses and friends. We are looking at 52 Potential spots that simply don't exist.

Also these apartments are tiny and this is a complete money grab by the developer trying to squeeze every possible unit they can in the city of providence. I don't see how this would improve the street in any way shape or form.

A link below to a reminder of the developer you are voting on.

<https://www.providencejournal.com/story/news/local/2022/01/31/providence-tenants-faced-mold-leaks-chilly-temperatures-maddening/9210255002/>

Best Wish,

Joshua Pacheco

**Mastroianni, Tina**

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**From:** rose S. <rose@diamondrose.com>  
**Sent:** Monday, April 22, 2024 3:04 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] Opposition to R4 zoning of 64 America Street  
**Attachments:** Providence city council R4 zoning opposition to 62-64 America Street.pdf

To the Providence City Council,

Regarding the proposed change of zoning to 62/64 America Street, 02903.

My name is Rose Siegel, one of the owners of 70 America street, located right next door to this proposed project. America Street is a tiny, narrow street, where the houses are already too close together, not allowing for adequate traffic flow even in the best of circumstances and weather. When there is even a couple of inches of snow, it is impossible for cars to even pass down the street.

On a weekly basis Waste Management does not pick up our trash and recycling, because cars block the curbs and do not allow any access to trash barrels, creating a health hazard with overflowing trash from week to week.

When we have tried to move our barrels to the opposite side of the street to facilitate trash removal, neighboring homeowners have threatened to sue among other unfriendly actions.

America Street is packed with people and houses already. There is no capacity to add more housing in a safe and functional way.

While I know we need more housing in Providence and in Rhode Island, it would be a disaster to put any more housing on America Street. There are many other vacant lots and locations where this proposal would be appropriate. Not here.

Lastly, I have young families at 70 America Street including a young couple with a newborn baby. I cannot imagine I could retain my excellent tenants and that they would continue to live next door to a construction site.

Please do not re-zone this land.

Thank you for your consideration.



## Mastroianni, Tina

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**From:** Leslie Hand <notifylch@gmail.com>  
**Sent:** Monday, April 22, 2024 4:31 PM  
**To:** Clerk, City  
**Subject:** [EXTERNAL] Objection to 62/64 America St rezoning request

Hello:

My name is Leslie Hand. I'm an owner at 83 America Street, and I live in the immediate neighborhood that will be impacted by the property requesting the zoning change. I am asking that the Council deny the request for the change of zoning at 62/64 America Street.

America Street functions adequately (just barely) as an R/3 zoned neighborhood and has done so for many years. This change to zoning would add a significant increase to density (from 12 bedrooms/3 units to 40 bedrooms/29 units), all while not addressing any of the parking, trash and other impacts that will burden this neighborhood greatly and as such, there is no doubt this request will negatively impact the quality of life for residents in this area.

In the abstract, going from an R-3 to an R-4 zoning does not seem like a major change. However, it's my understanding that this change will enable the developer to eliminate the majority of his off-street parking that is currently reserved on the same lot to service the existing 12 bedroom/3 unit property at 62/64 America Street, in order to add 28 MORE bedrooms to the same, very small parcel of land. This will add to the already stressed parking situation in this neighborhood. In addition, he already has a separate request to change zoning and thus eliminate another 17 space parking lot on the same street in order to create an additional 25 bedroom building, again with zero parking provided for in the new plan, just a bit farther down the street at 20 America Street.

The property sits directly on a small lot at the corner of America and Federal streets – already a very densely populated area made up of mostly single, duplex and 3-plex properties. There are currently 233 registered voters on America street over the age of 18, with 158 more on Federal street. Many of these folks are owner occupants and long time residents of Federal Hill. The parking and trash situation is already strained with the number of people in this very small neighborhood. This particular property has been a constant issue in the past with excessive trash complaints, piles of mattresses etc among the residents in the neighborhood ... this situation with just 3 units. What will it be like with 29 micro units packed in like sardines on a small lot, with little thought given to dealing with the trash /recycling overflow and significant increase in parking requirements?

I find it interesting that the Providence City Regulations regarding On Street Parking Permits caps the availability of on street parking permits to 6 unit or smaller buildings. With 29 units on this lot, the proposed project is far over that number of units. The current configuration on that lot, a 12 bedroom / 3 family unit, has adequate parking to meet the existing building's needs and with that, the provided parking lot for the current tenants is completely full every night. Where will the current tenants of the 12 bedroom building park now? The plan is to eliminate the majority of the current off street parking, in order to build an additional 26 units, all with no extra parking provided to meet the EXTRA demand that will surely exist.

29 units, with one, two, and four bedroom units on this small single lot that is currently zoned for a 3-family will now generate a need for at least 60 off-street parking spots. Will it be that the hardship they are creating for themselves by both eliminating EXISTING parking and adding MORE parking need, give them the right to now seek additional off-street parking permits via a hardship variance? This is another example of the issues created by a development project that is being "shoe horned" in, without any concern for exacerbating issues that already exist in a neighborhood.

This rezoning request does not benefit the neighborhood and only detracts from what makes this residential section of Federal Hill very special. The neighbors have been and will be here for a long time and are looking to the Council to maintain the integrity of America Street and Federal Hill as a neighborhood.

In sum, the proposed re-zoning does not add anything positive to the America Street and should be denied.

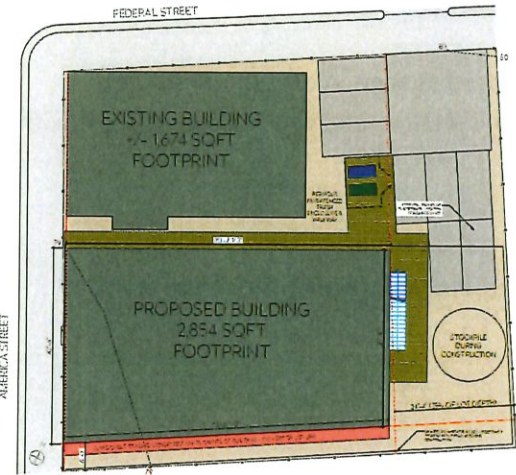
Thank you.



Providence  
City Plan Commission  
January 16, 2024



AGENDA ITEM 7 ■ 64 AMERICA STREET



Proposed rendering and site plan

Aerial view of lot and view from America Street

OVERVIEW

<b>OWNER/ APPLICANT:</b>	Providence Growth 2019 Fund Holdings LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lot from R-3 to R-4
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3569 Rezoning from R-3 to R-4		
<b>PROJECT LOCATION:</b>	64 America Street AP 28 Lot 819 R-3 zoning district	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Federal Hill	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



**Discussion**

The petitioner is requesting a rezoning of 64 America Street (AP 28 Lot 819) from R-3 to R-4. The lot measures approximately 8,381 SF and is occupied by a three family dwelling. The rezoning is being requested to allow for a second apartment building on the lot.

When reviewing requests for zone changes to R-4, the DPD reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood, the design of the proposed plans, and existing use of the property. Per the future land use map, which is not intended for parcel level analysis, the lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings and multifamily dwellings. The character of the surrounding area conforms to this description with a number of multifamily dwellings observed in proximity.

The applicant has submitted plans for a four-story, 26 unit dwelling, which will be subject to administrative review if the zone change is approved. Given the neighborhood’s makeup, it is the DPD’s opinion that it would be appropriate to rezone the lot to R-4 to allow for the proposed development. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

The neighborhood’s character and the future land use map support the proposed change. A development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and would be consistent with section 101 of the zoning ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council.





STORMWATERMANAGMENT STATEMENT:

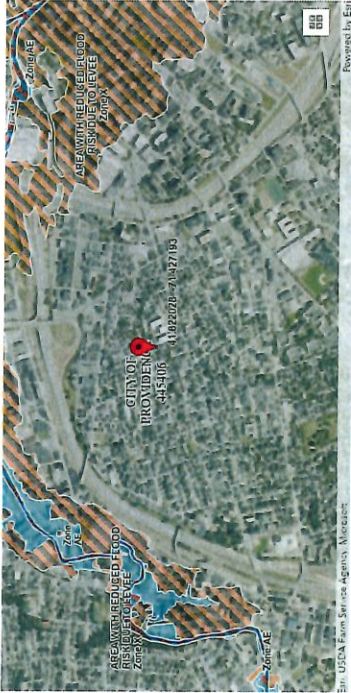
GUTTERS & DOWNSPOUTS TO BE INSTALLED AT PERIMETER OF STRUCTURE & DISCHARGED AT VEGETATIVE AREAS ON SITE. SITE TO BE GRADED TO RETAIN STORMWATER ON SITE TO AVOID RUNOFF.

SEDIMENT CONTROL PLAN:

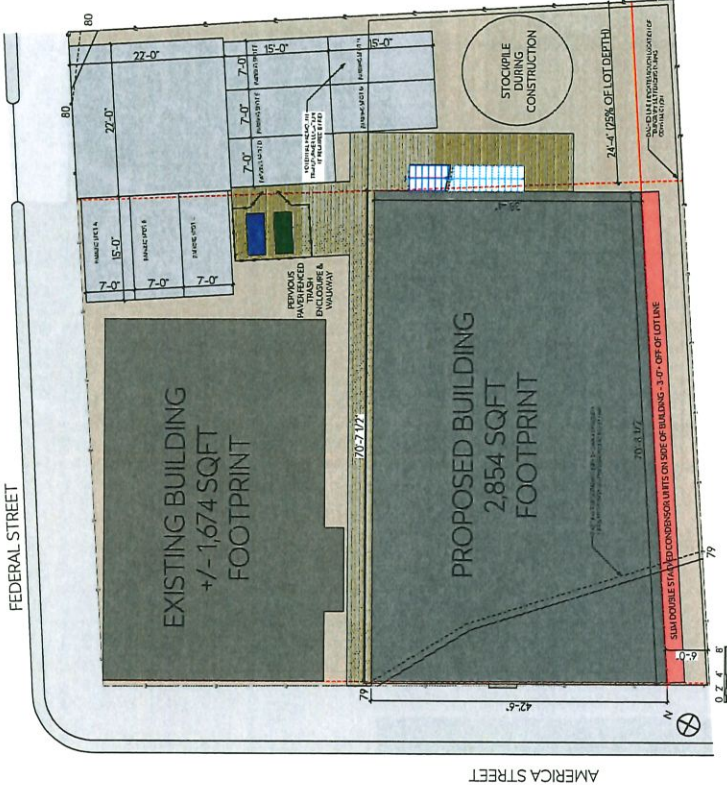
THROUGHOUT CONSTRUCTION, APPROPRIATE MEASURES WILL BE TAKEN TO AVOID EROSION & PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES SHALL INCLUDE TEMPORARY SILT FENCING AT THE PERIMETER OF THE SITE AT ALL LOT LINES. ADDITIONALLY, HIGH-FLOW INLET PROTECTION FILTERS, SUCH AS GUTTERBUDDIES, WILL BE INSTALLED WHERE THE SITE MEETS THE CURB/ROW TO PREVENT SEDIMENT FROM FLOWING INTO THE CITY'S STORMWATERSYSTEM DURING CONSTRUCTION.

TRANSFORMER:

BASED ON RECENT DISCUSSIONS WITH RI ENERGY & THE SIZE OF THE PROPOSED BUILDING, ADEQUATE 3PH ELECTRICAL SERVICE WILL LIKLEY BE AVAILABLE OVERHEAD FROM EXISTING POWER LINES WITH NECESSARY IMPROVEMENTS MADE OVER-HEAD/AT THE POLE RATHER THAN REQUIRING A PAD-MOUNT TRANSFORMER



FEMA FLOOD MAP



Architectural Site Plan  
SCALE 1/8" = 1'-0"

ZONING INFORMATION			
ZONING ITEM	REQUIRED	PROPOSED	
MINIMUM LOT AREA	3,500 SQFT	8,321 SQFT	
MINIMUM LOT WIDTH	35'-0"	86'-10 1/2"	
MAXIMUM BUILDING HEIGHT	45'-0"	45'-0"	
MAXIMUM BUILDING COVERAGE	55%	54%	
MAXIMUM IMPERVIOUS SURFACE	70%	70%	
MAXIMUM REAR YARD IMPERVIOUS SURFACE	50%	47%	
FRONT SETBACK	BUILD TO ZONE	1'-0"	
INTERIOR SIDE SETBACK	6'-0"	6'-0"	
REAR SETBACK	25% OF DEPTH OR 25'-0"	24'-4" (25% OF DEPTH)	
PARKING SPOTS REQUIRED	0	8	
BIKE PARKING SPOTS REQUIRED	6	6	

PROVIDENCE  
ARCHITECTURE Co.

244 Weybosset Street  
Providence, Rhode Island

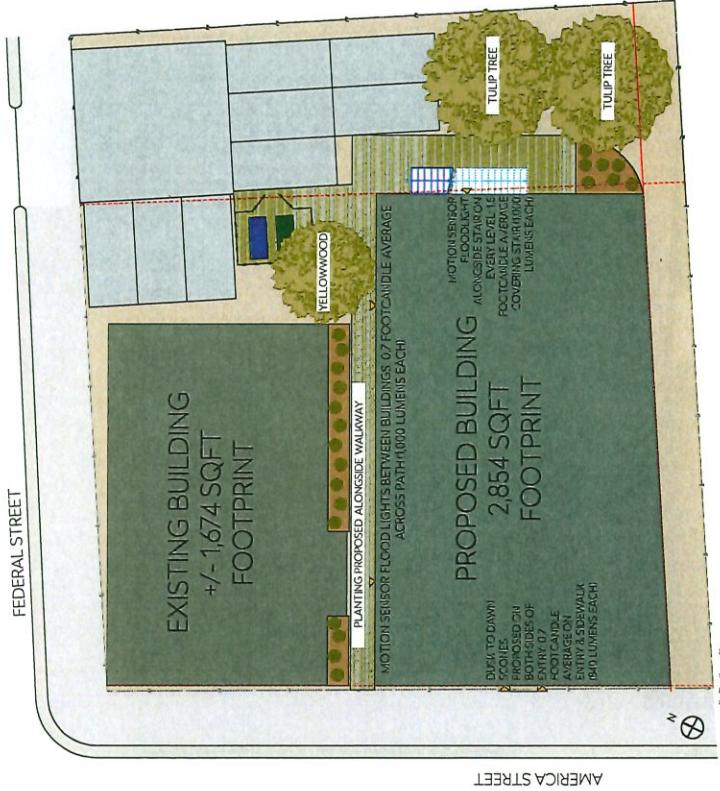
NOT FOR  
CONSTRUCTION  
OR PERMIT  
REVIEW

Proposed Multi-Family Home  
62 America St  
Providence, Rhode Island 02903

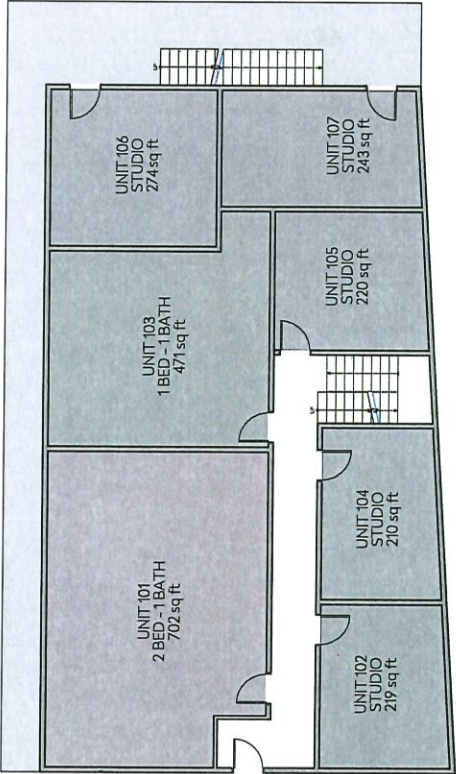
Architectural Site Plan

AS-001  
SHEET 15  
OF 39

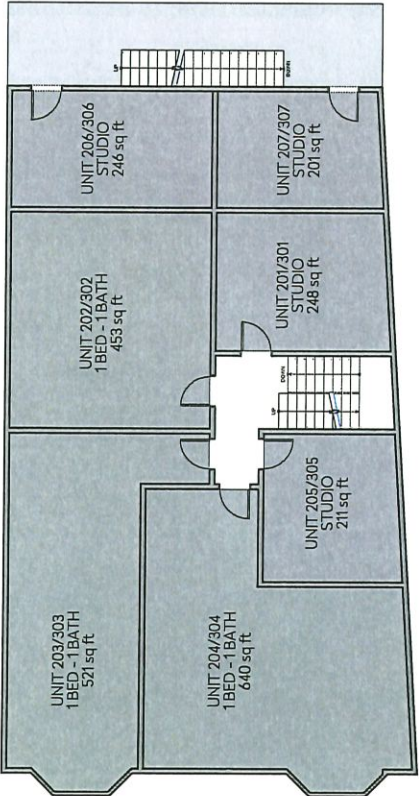




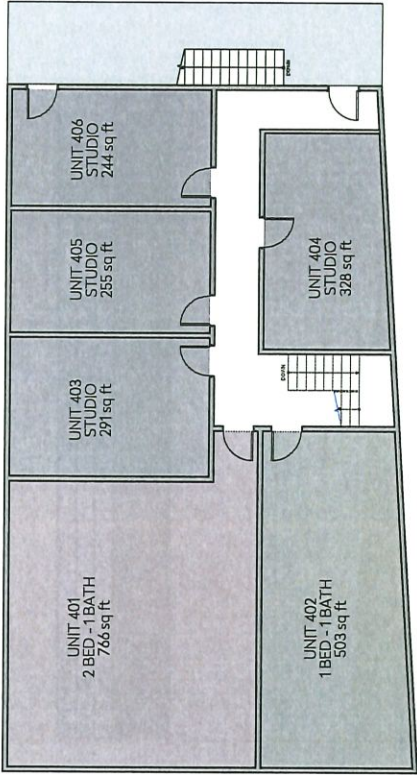
1 Landscaping & Lighting Plan  
AS-002  
SCALE 1/8" = 1'-0"



1 First Floor Plan  
A-101



2 Second & Third Floor Plan  
A-101



3 Fourth Floor Plan  
A-101



PROVIDENCE  
ARCHITECTURE Co.

244 Weybosset Street  
Providence, Rhode Island

NOT FOR  
CONSTRUCTION  
OR PERMIT  
REVIEW

Proposed Multi-Family Home  
62 America St.  
Providence, Rhode Island 02903

Exterior Elevations

A-201

SHEET 23  
OF 39

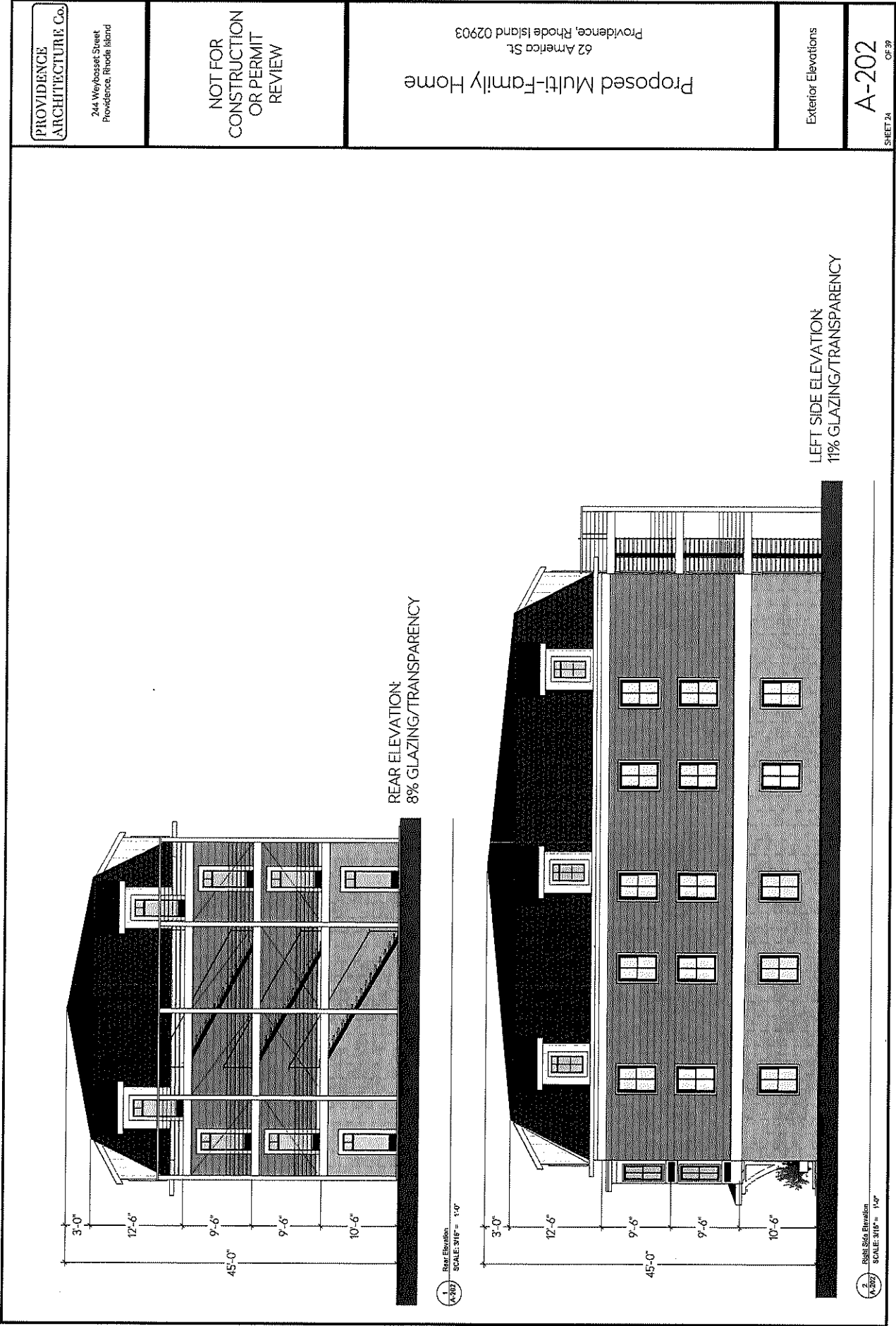


1  
A-201  
Front Elevation  
SCALE: 3/16" = 1'-0"



2  
A-201  
Left Side Elevation  
SCALE: 3/16" = 1'-0"





Proposed Multi-Family Home

62 America St  
Providence, Rhode Island 02903

NOT FOR  
CONSTRUCTION  
OR PERMIT  
REVIEW

PROVIDENCE  
ARCHITECTURE Co.

244 Weybosset Street  
Providence, Rhode Island

