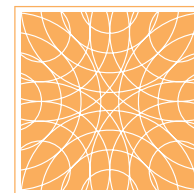


# SCHEMATIC DESIGN

417 FOREST AVENUE  
MIDDLETOWN, RHODE ISLAND 02842

SEPTEMBER 17, 2021



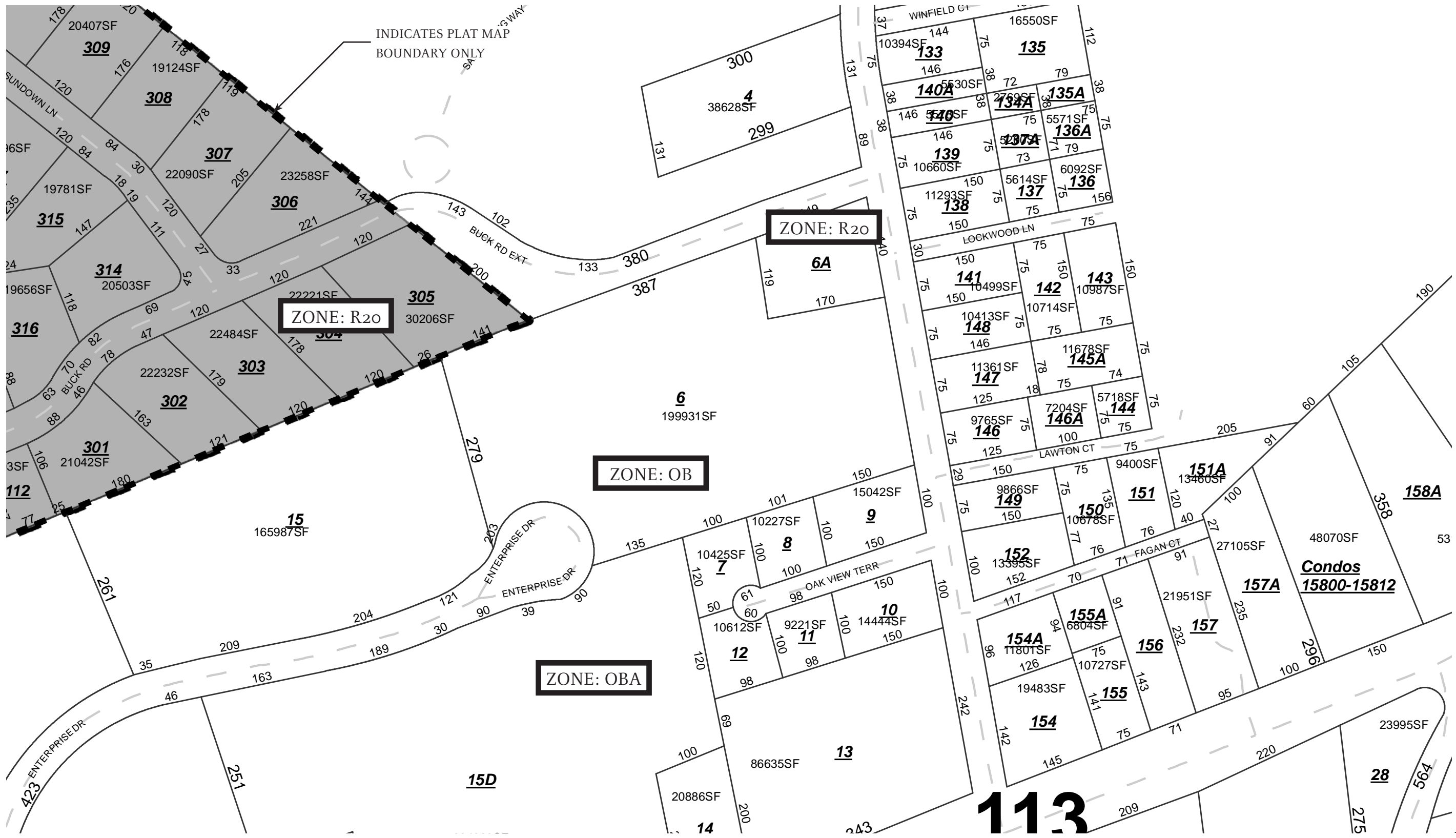
UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

[www.unionstudioarch.com](http://www.unionstudioarch.com)

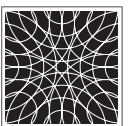
140 Union Street Providence, RI 02903

t 401.272.4724 f 401.272.4825



# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PLAT MAP  
SEPTEMBER 17, 2021

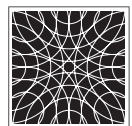


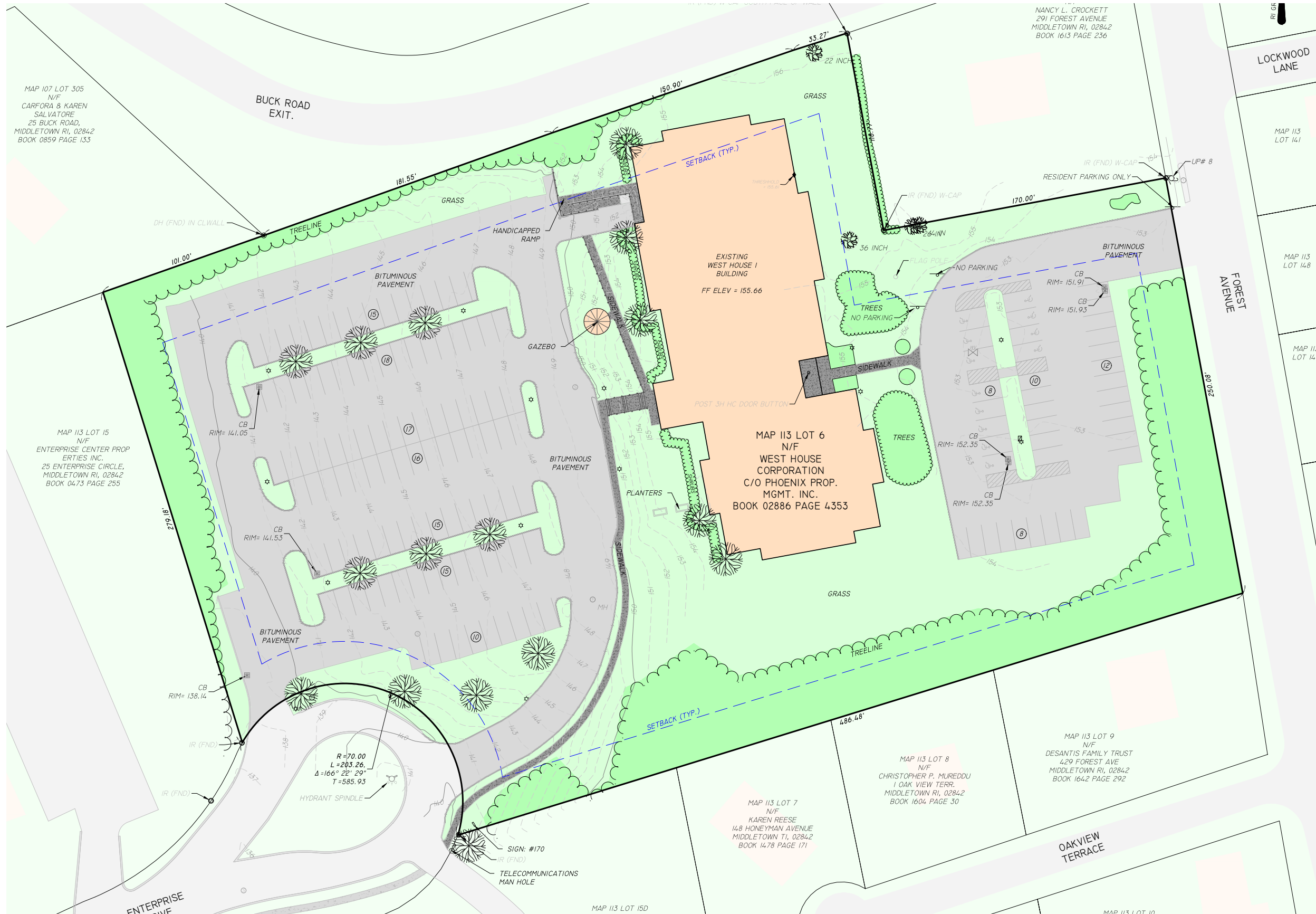


# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

EXISTING CONDITIONS - AERIAL

SEPTEMBER 17, 2021





**NEWPORT EAST**

LOCATION (NOT TO SCALE) MAP

**GENERAL NOTES:**

- LOT SHOWN IS DESIGNATED AS LOT 6 ON MIDDLETOWN ASSESSORS MAP 113
- ZONING DISTRICT: OB - OFFICE BUSINESS
- OWNER OF RECORD: - WEST HOUSE CORPORATION  
C/O PHOENIX PROP MGMT INC.  
WARWICK RI, 02886  
BOOK 0398 PAGE 234
- SITE IS NOT LOCATED IN FEMA FLOOD ZONE (AREA OF MINIMAL FLOOD HAZARD).  
PANEL 44005C 0093 J EFFECTIVE ON SEPTEMBER 4, 2013.

**DIMENSIONAL ZONING REQUIREMENTS:**

OFFICE BUSINESS - OB - ZONING DISTRICT - MULTIFAMILY DWELLING STRUCTURE

MINIMUM AREA	= 40,000 S.F.
MINIMUM FRONTAGE	= 150'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 25'
MINIMUM REAR YARD SETBACK	= 40'
MAXIMUM BUILDING HEIGHT	= 35'
MAXIMUM % COVERAGE	= 30%

**GRAPHIC SCALE**

1 INCH = 30 FEET

**EXISTING CONDITIONS PLAN**

**"WEST HOUSE II - AFFORDABLE S**  
417 FOREST AVENUE, MIDDLETOWN, RI  
ASSESSORS MAP 113 L

APPLICANT: THE WEST HOUSE CO  
C/O PHOENIX PROPERTY MGMT. INC. W

JOB # 21-038 SCALE: 1" = 30' DRAWN BY: LJC

REVISED:

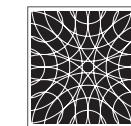
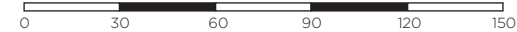
**PAUL D. CARLSON**  
No. 7142  
REGISTERED PROFESSIONAL ENGINEER CIVIL  
PROFESSIONAL SEAL

# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

SITE SURVEY

SEPTEMBER 17, 2021

SCALE: 1"=60'-0"



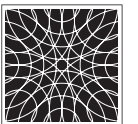


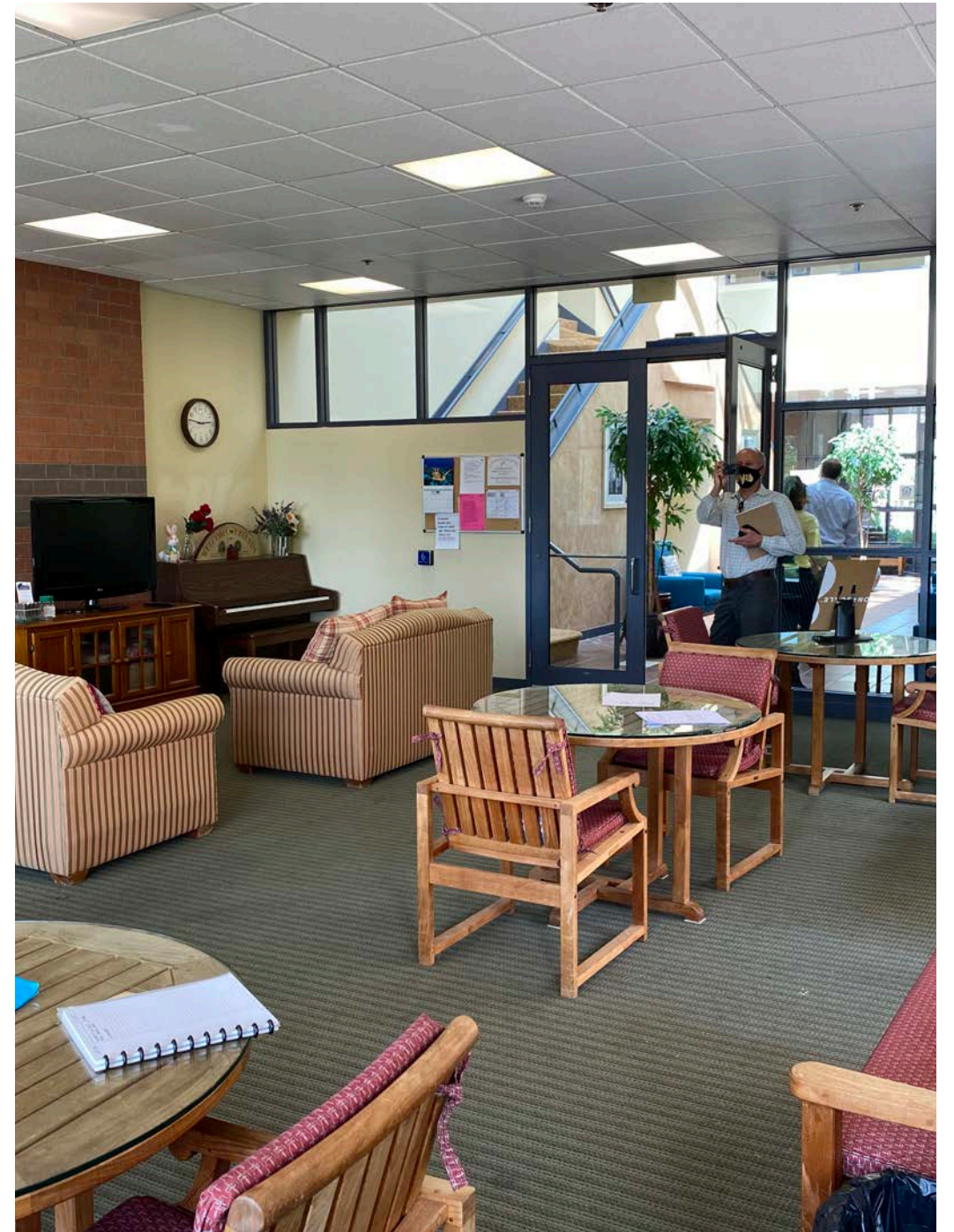
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

EXISTING CONDITIONS

SEPTEMBER 17, 2021

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



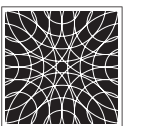


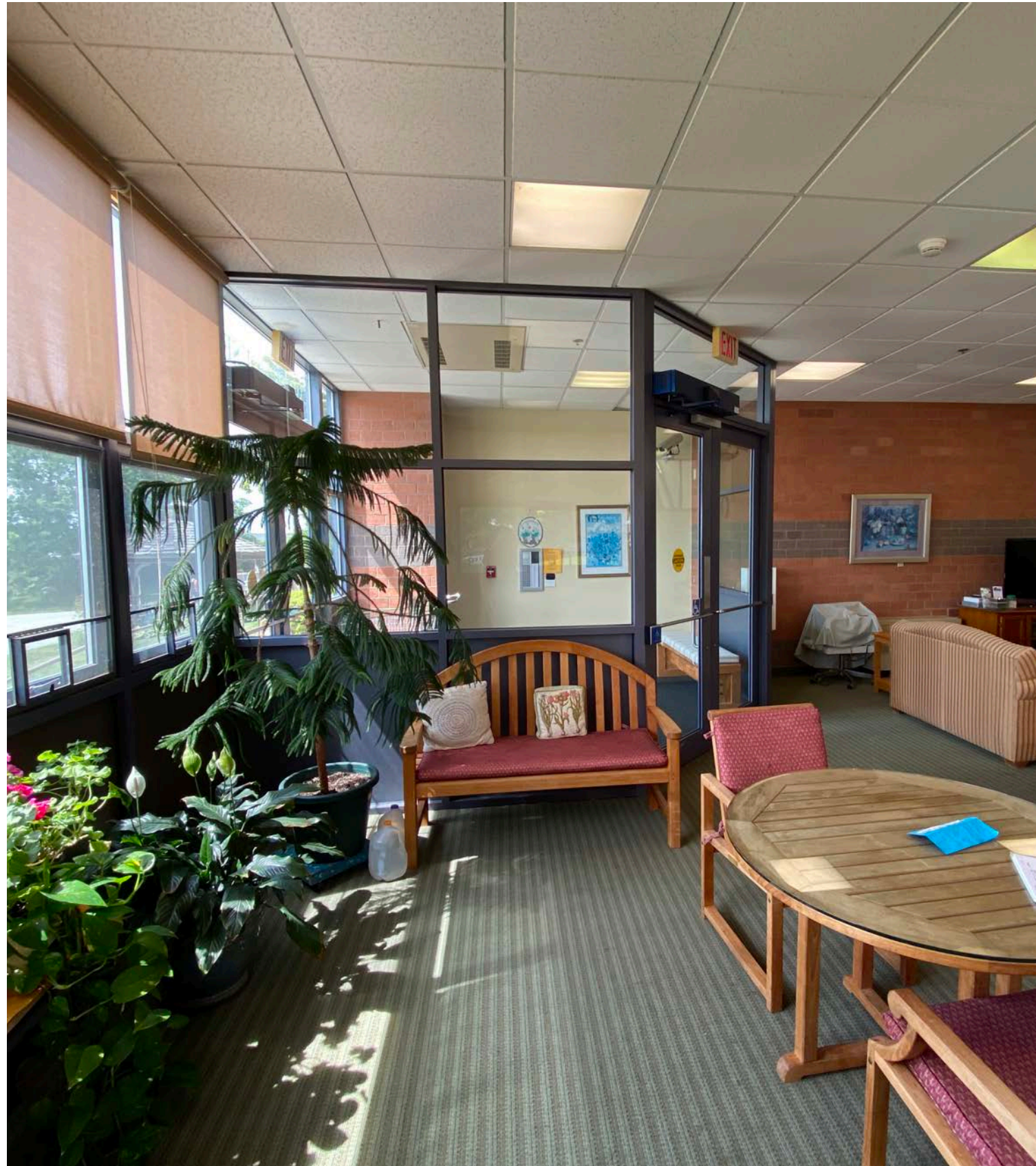
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

EXISTING CONDITIONS

SEPTEMBER 17, 2021

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





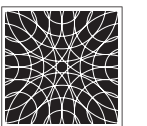
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

EXISTING CONDITIONS

SEPTEMBER 17, 2021

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

0' 1' 2' 4' 8' 16' 32'



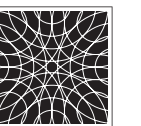


# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

EXISTING CONDITIONS

SEPTEMBER 17, 2021

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



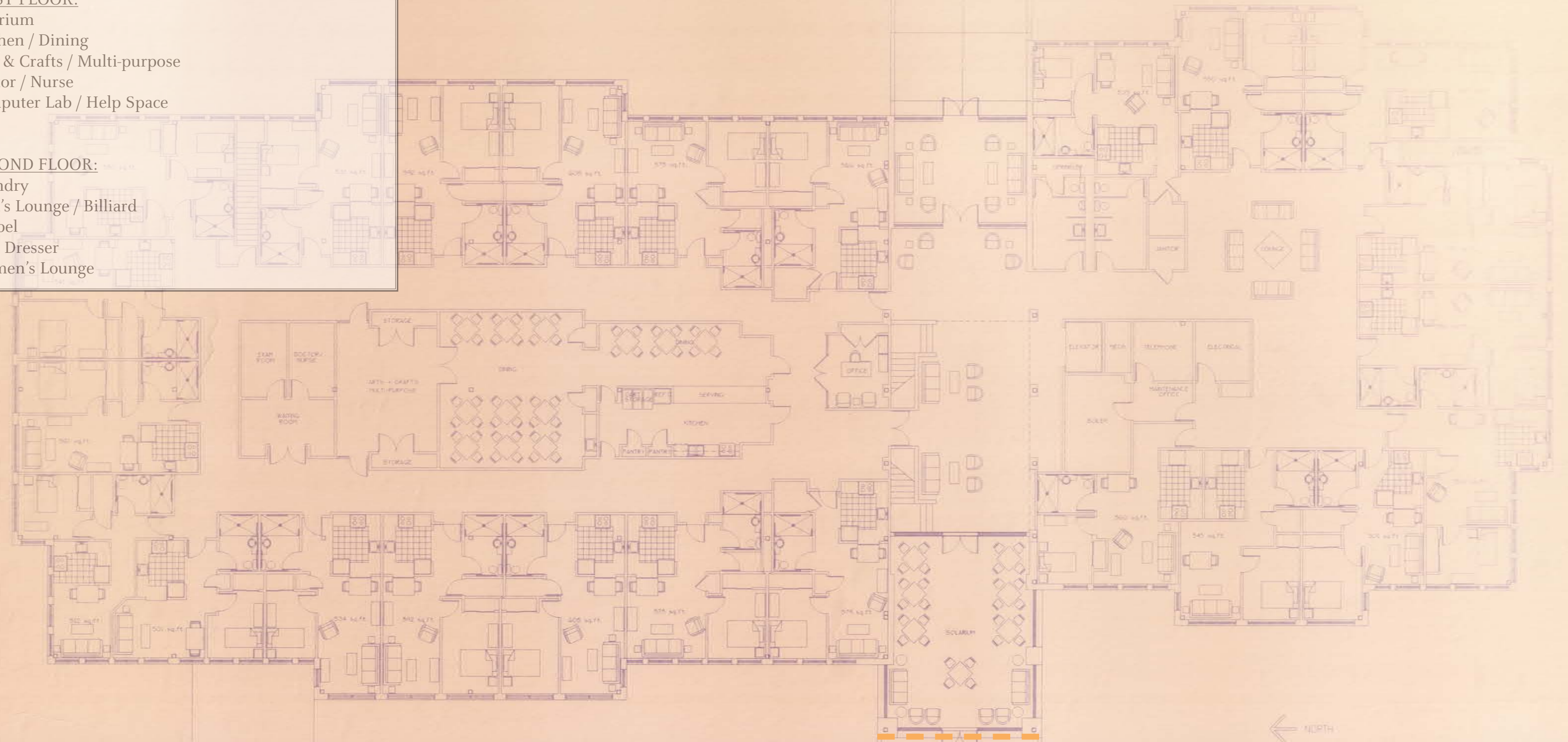
EXISTING AMENITIES WEST HOUSE I:

FIRST FLOOR:

- Solarium
- Kitchen / Dining
- Arts & Crafts / Multi-purpose
- Doctor / Nurse
- Computer Lab / Help Space

SECOND FLOOR:

- Laundry
- Men's Lounge / Billiard
- Chapel
- Hair Dresser
- Women's Lounge



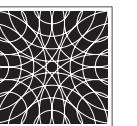
PROPOSED CONNECTION

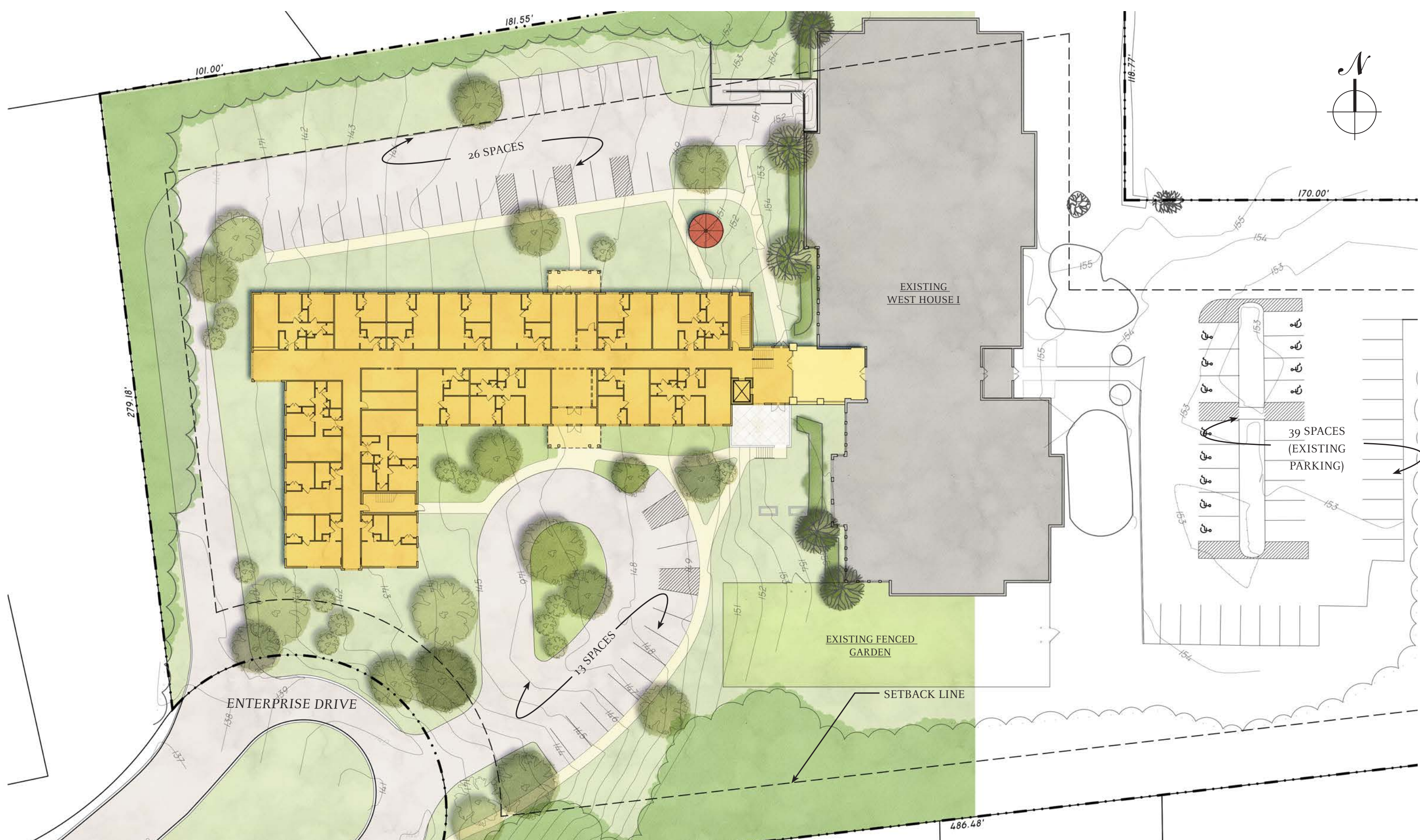
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

SECTION

SEPTEMBER 17, 2021

SCALE: 1"=40'-0"



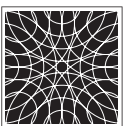


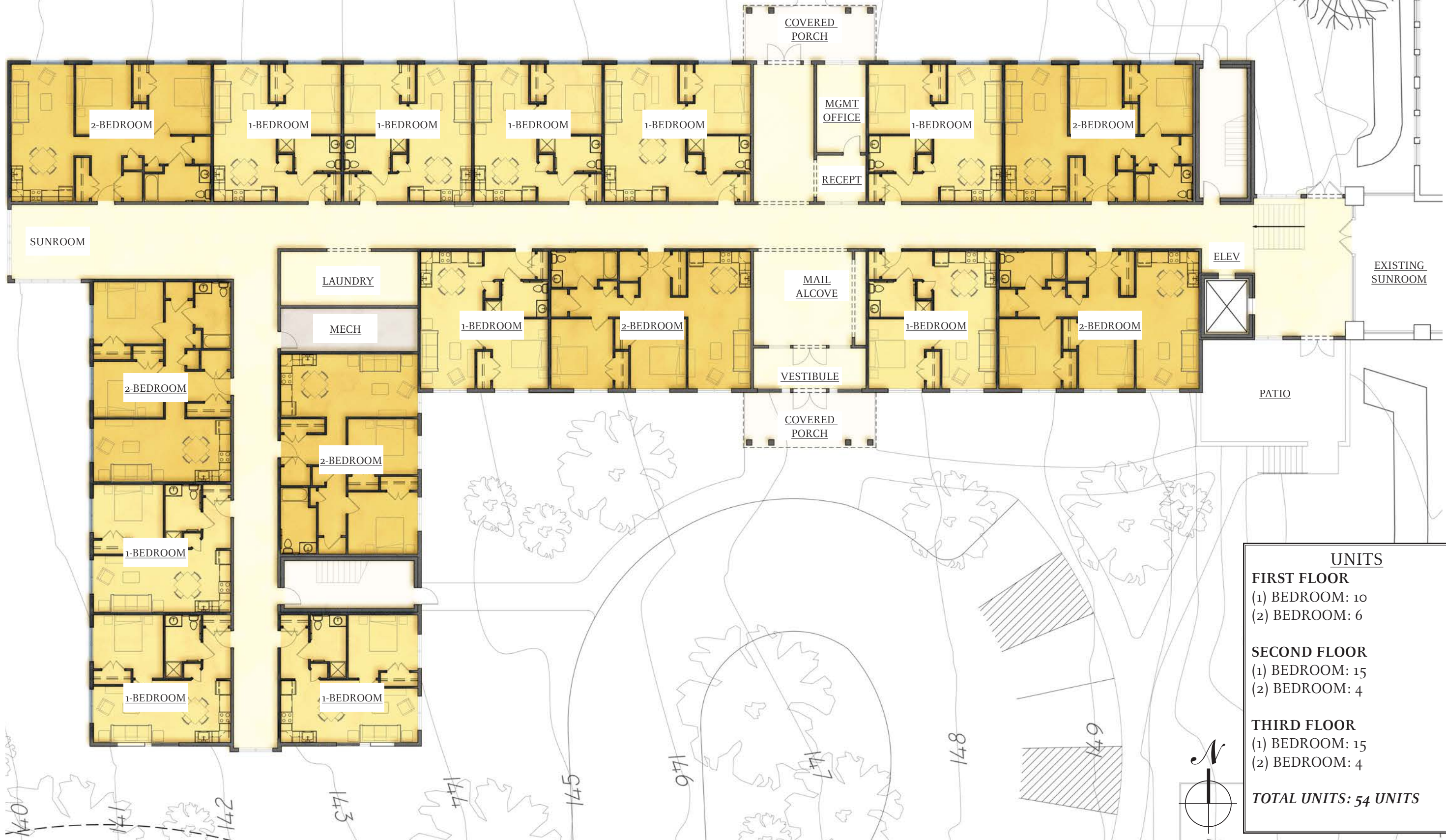
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PROPOSED SITE PLAN

SEPTEMBER 17, 2021

SCALE: 1"=40'-0"



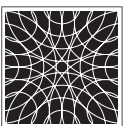


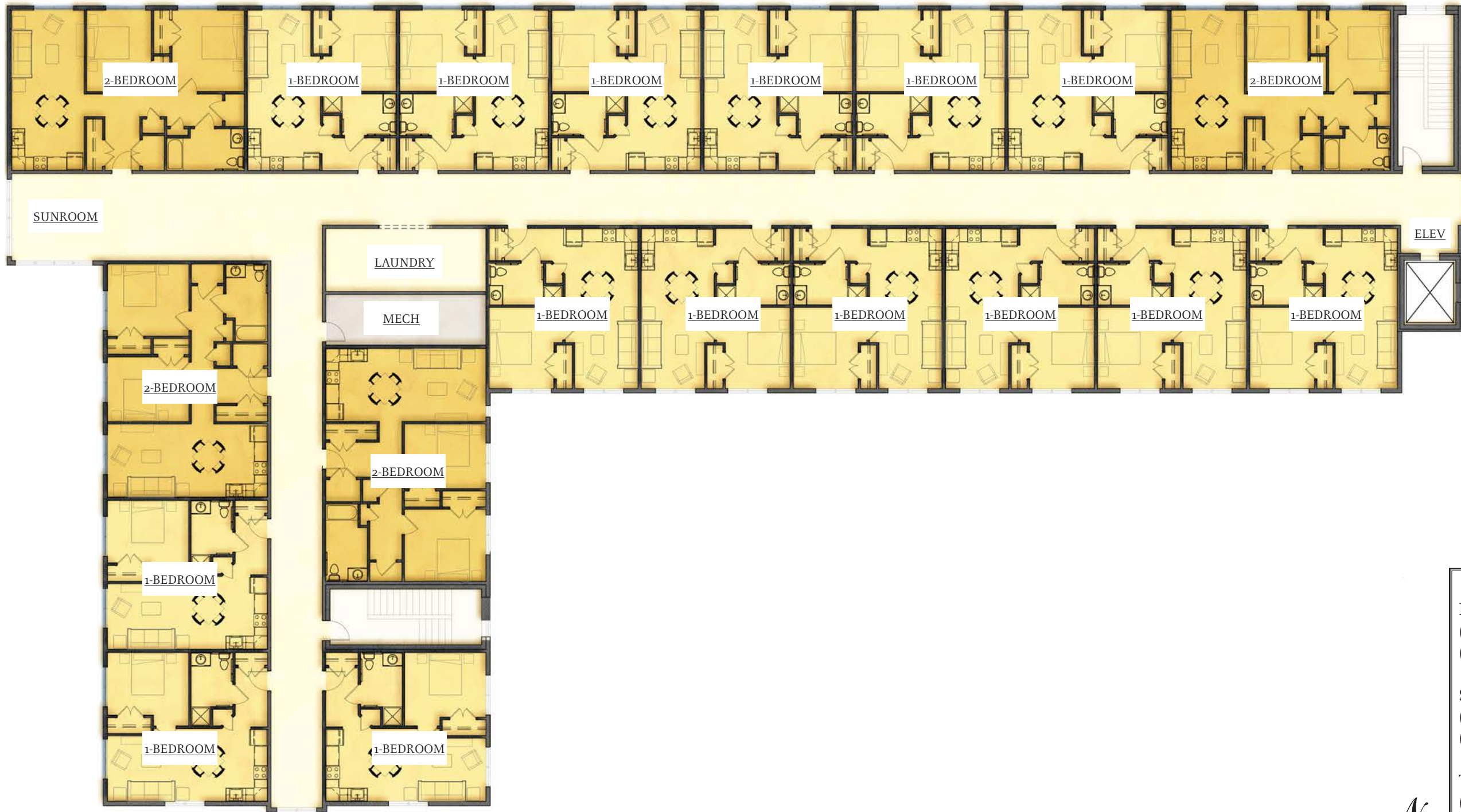
# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PROPOSED FIRST FLOOR PLAN

SEPTEMBER 17, 2021

SCALE: 1/16"=1'-0"





UNITS	
<b>FIRST FLOOR</b>	
(1) BEDROOM:	10
(2) BEDROOM:	6
<b>SECOND FLOOR</b>	
(1) BEDROOM:	15
(2) BEDROOM:	4
<b>THIRD FLOOR</b>	
(1) BEDROOM:	15
(2) BEDROOM:	4
<b>TOTAL UNITS: 54 UNITS</b>	



# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PROPOSED SECOND & THIRD FLOOR PLAN

SEPTEMBER 17, 2021

SCALE: 1/16"=1'-0"

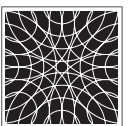




# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PRECEDENT IMAGES

SEPTEMBER 17, 2021



TYPICAL EXTERIOR:

- PNTD HARDI-PLANK 8" EXPOSURE ARTISAN CLAPS WITH MITERED CORNERS
- PNTD HARDI-PLANK 4" EXPOSURE LAP SIDING WITH PNTD CORNER-BOARDS & WINDO TRIM
- PRE-FINISHED ALUMINUM / CEMENTITIOUS / COMPOSITE PANELS
- STONE VENEER AT PATIO



# 417 FOREST AVE - AFFORDABLE SENIOR HOUSING

PROPOSED SOUTH ELEVATION

SEPTEMBER 17, 2021

SCALE: 1/16"=1'-0"

