ZDS

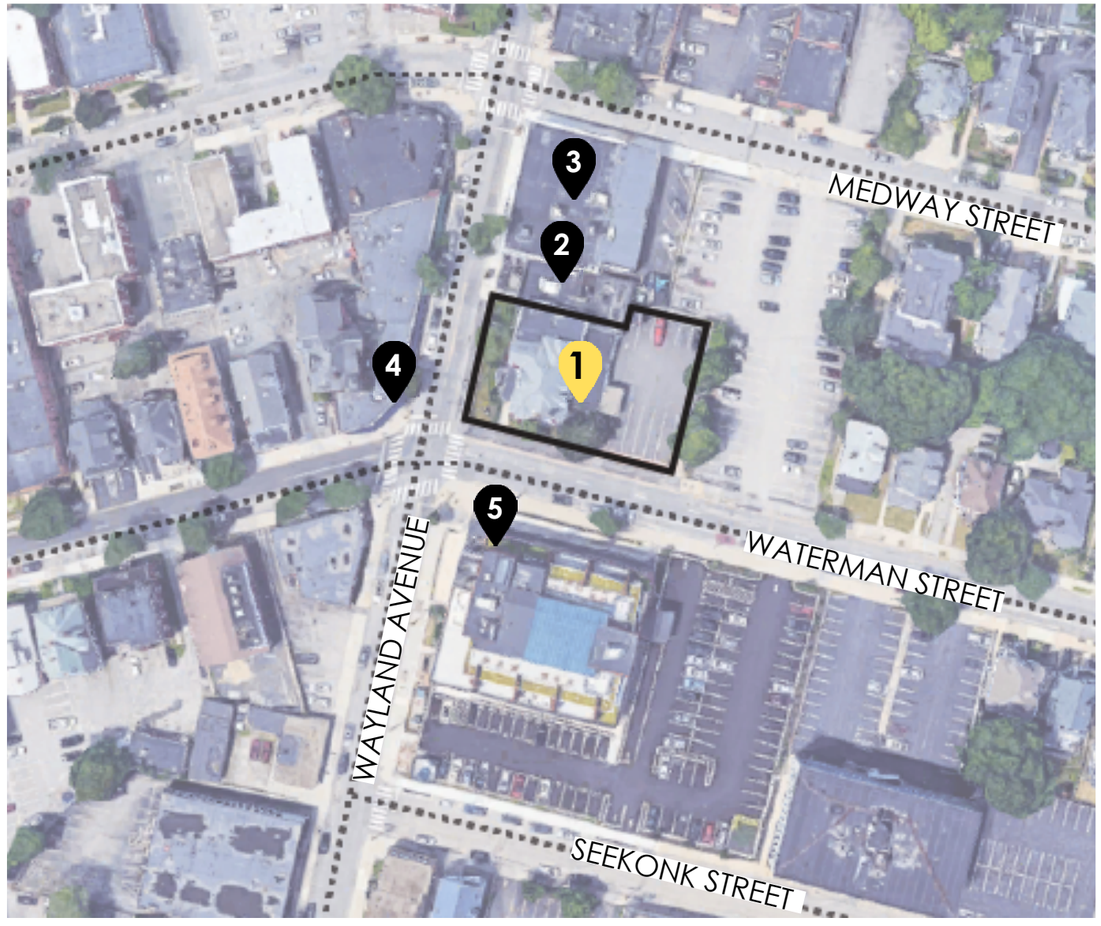
WAYLAND RESIDENCES

230 WATERMAN STREET, PROVIDENCE RI 02906

PROVIDENCE CPC - MASTER PLAN PRESENTATION, CONTINUANCE

NOVEMBER 2021

1 ***WAYLAND RESIDENCES*** 230 WATERMAN ST, PROVIDENCE RI





2 McBride's Pub
161 WAYLAND AVE



3 WEST ELM
179 WAYLAND AVE



4 HARUKI EAST
172 WAYLAND AVE



5 MARE ROOFTOP
229 WATERMAN ST

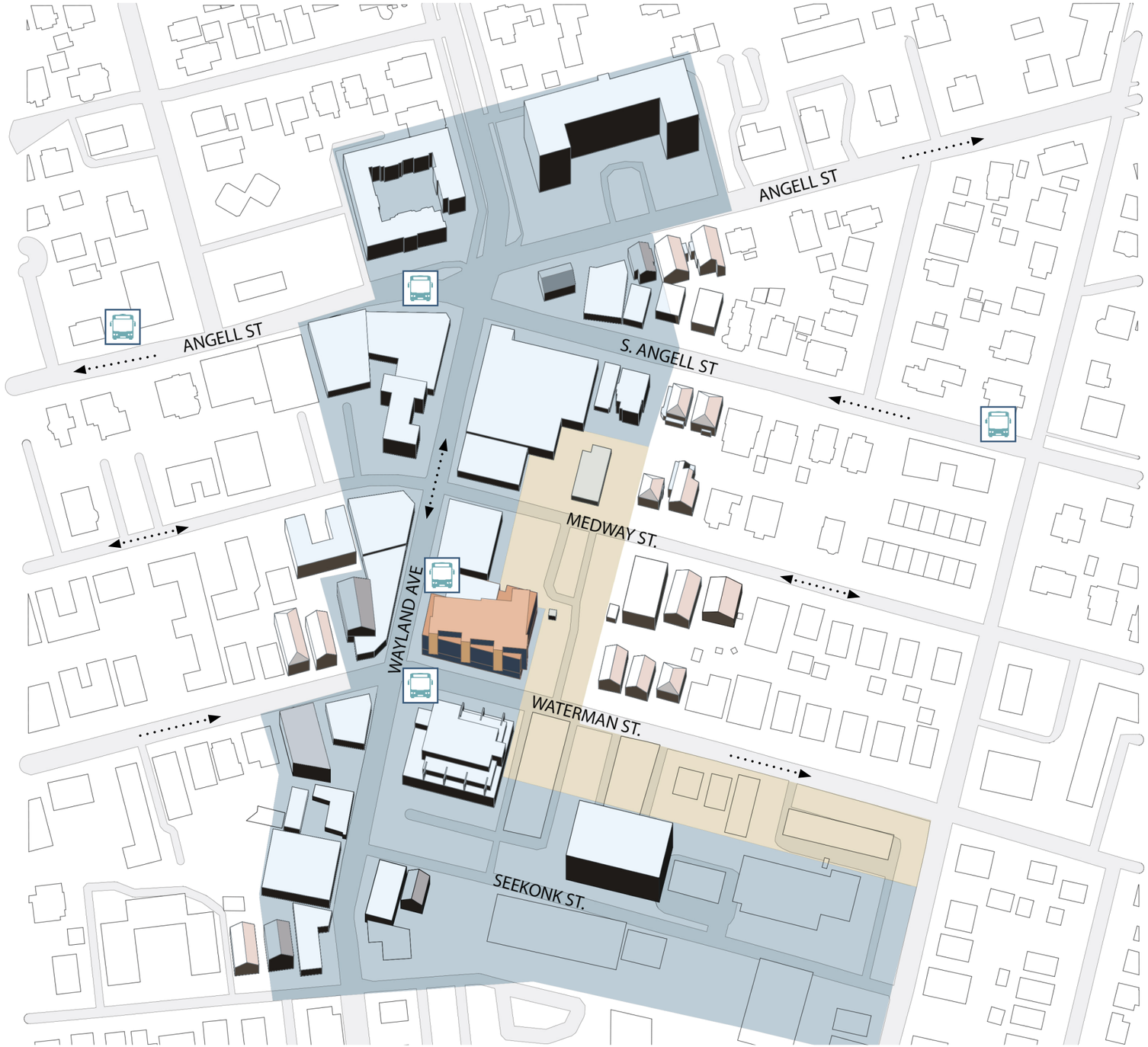
AERIAL AND CONTEXT

WAYLAND RESIDENCES

N ZDS

LEGEND

- COMMERCIAL ZONE
- BUFFER/ PARKING
- RESIDENTIAL ZONE
- BUS STOPS

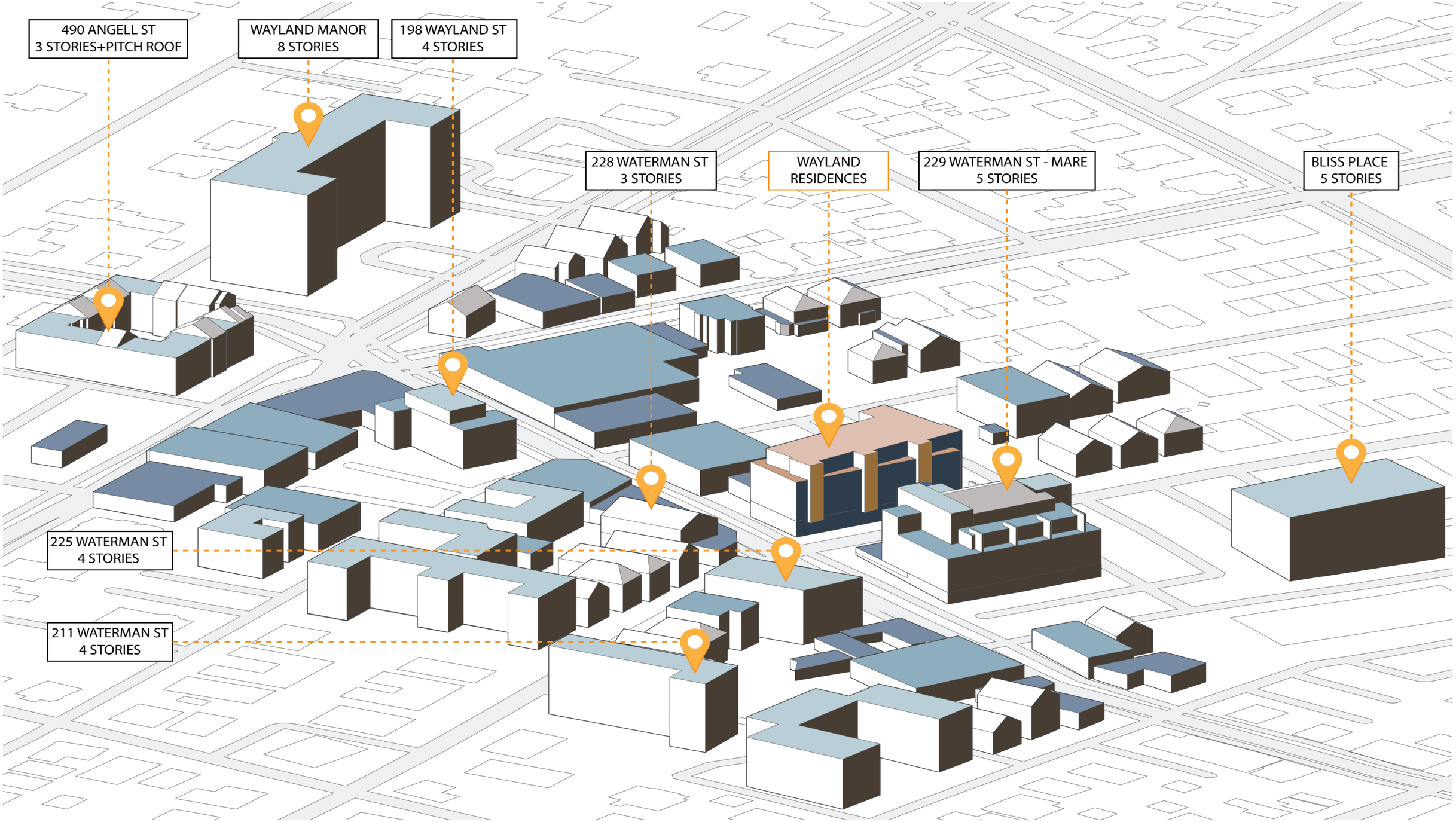


ZONNING DIAGRAM

WAYLAND RESIDENCES

N

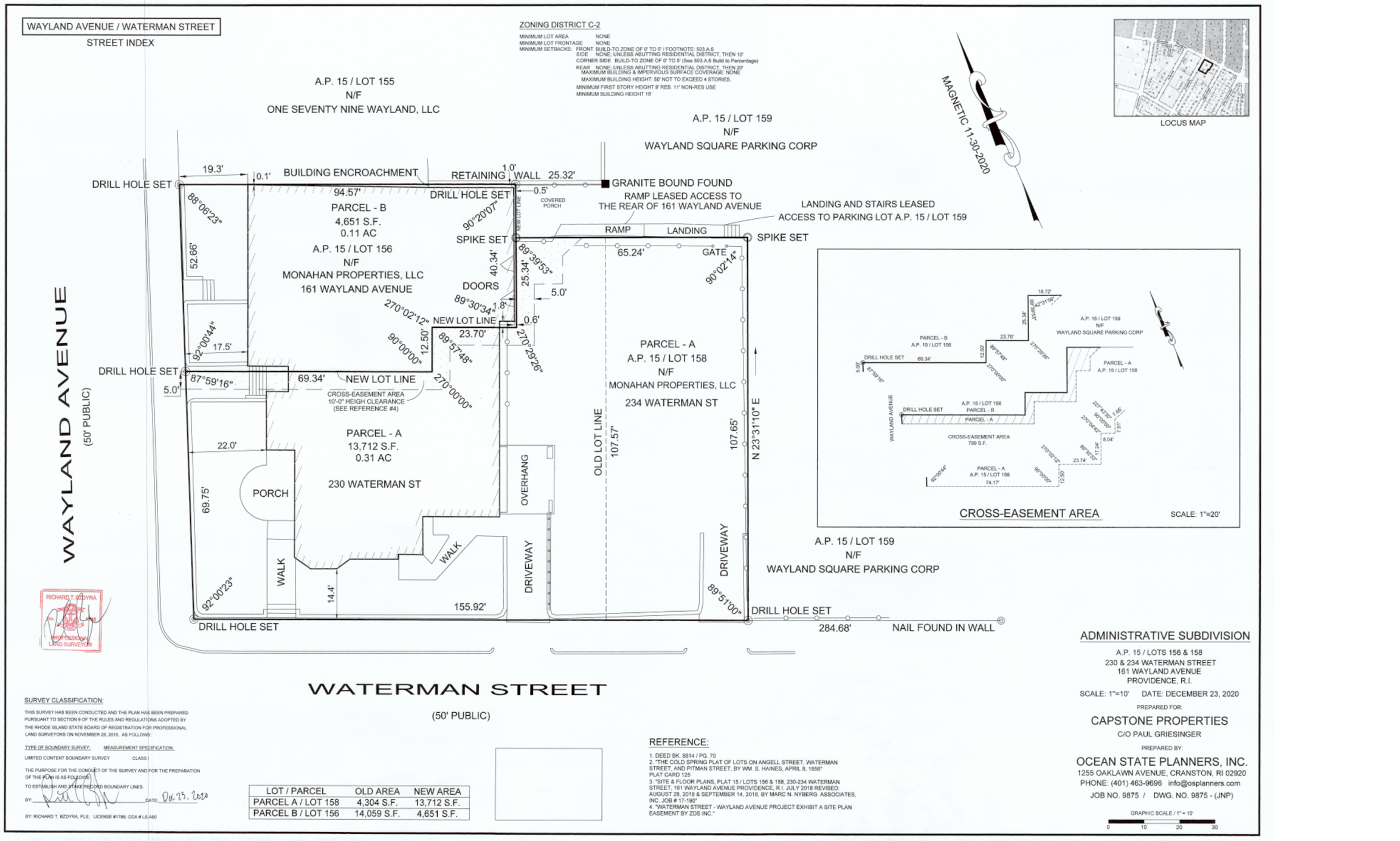
ZDS



NEIGHBORHOOD BUILDING HEIGHTS DIAGRAM

WAYLAND RESIDENCES

ZDS



SITE SURVEY

WAYLAND RESIDENCES

230 WATERMAN SUMMARY:

Plat 15, Lot 495
Area = 13,712 SF
C-2 General Commercial District

230 WATERMAN DIMENSIONAL STANDARDS		
	C2	**Proposed Relief**
Min. Building Height	16'	-
Min. 1st Floor Height	14'	-
Max Building Height	50'; not to exced 4 stories	5 Stories; 64' - 0"
Front Setback	0-5'	-
Int. Side Setback	0'	-
Corner Side Setback	0-5'	-
Rear Setback	0'	-

230 WATERMAN GROSS SQUARE FOOTAGE (CURRENT)	
BASEMENT	11,364
1ST FLOOR	5,449
1ST FLOOR INT PARKING + UTILITY	5,214
2ND FLOOR	10,013
3RD FLOOR	10,013
4TH FLOOR	10,013
5TH FLOOR	8,115
TOTAL	60,181

* RESIDENTIAL SQUARE FOOTAGE: 39,554

UNIT TYPE & NUMBER:
- 1 BED (865 SF +/-): 3
- 2 BED (1090-1140 SF +/-): 9
- 2 BED + DEN (1330-1445 SF +/-): 9
- PENTHOUSE 2 BED + DEN (1510-1580 SF +/-): 4

TOTAL UNITS: **25**

PARKING REQUIREMENTS:

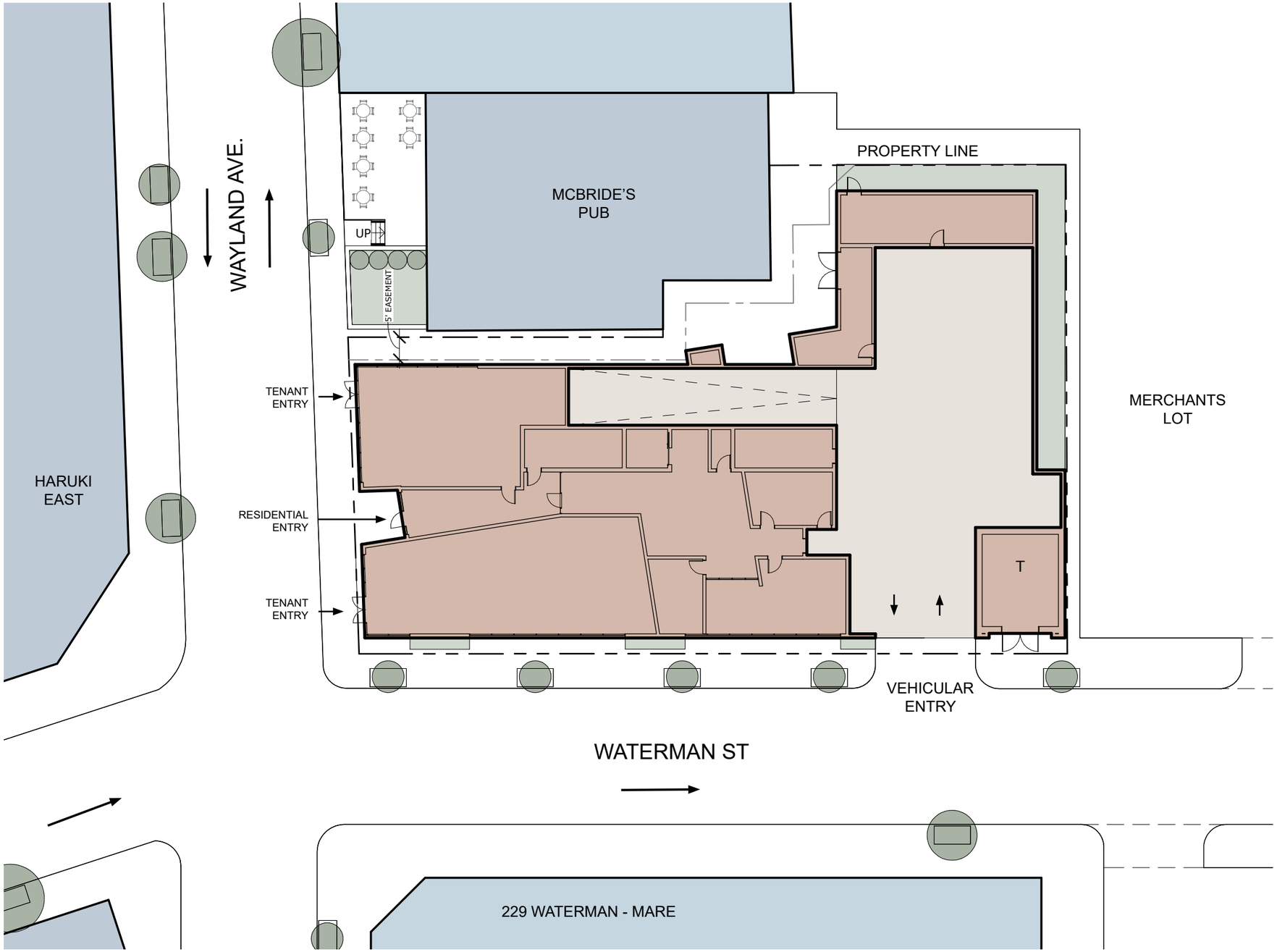
COMMERCIAL PARKING REQUIREMENT:
- VEHICLE SPACES: 1/500 GSF = 2598/500 = 5.2 VEHICLE
  - ZONING 1410.B.5 EXEMPTION: FIRST 2500 SF OF GSF FOR NON-RES. USE IN C-2 = EXEMPT FROM ALL VEHICLE AND BIKE REQUIREMENTS:
    A. 2598-2500 = 98 GSF/500 = 0.2 SPACES ~ 1 VEHICLE SPACES
- BICYCLE SPACES: 1/5000 GSF = 98/5000 = .02 BIKE ~ 0 BIKE SPACE

- **1 VEHICLE SPACE REQ'D FOR NON-RESIDENTIAL USES**

RESIDENTIAL REQUIREMENT:
- VEHICLE SPACES: 1/UNIT = 25 SPACES
- BICYCLE SPACES: 1/5 UNITS = 25/5 = 5 SPACES

TOTAL VEHICLE SPACES: 25 RES SPACES + 1 NON-RES SPACES = **26 SPACES**

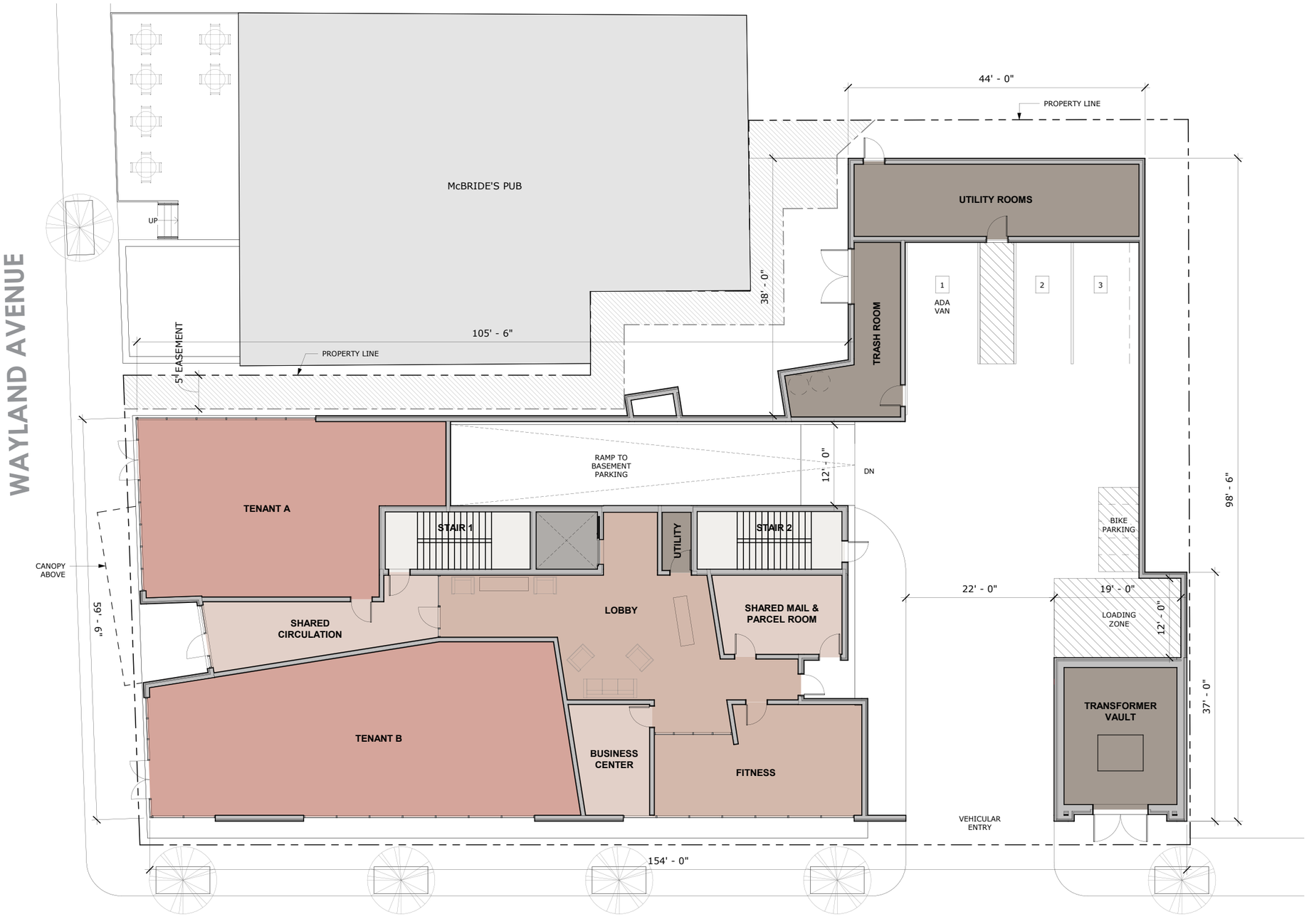
TOTAL BICYCLE SPACES:
5 SPACES + .02 SPACES = 5.02 ~ **5 BICYCLE SPACES**



ARCHITECTURAL SITE PLAN & ZONING ANALYSIS

WAYLAND RESIDENCES

FLOOR PLAN MATRIX
TENANT
RESIDENTIAL LOBBY /AMENITY
SERVICES
UTILITY/PARKING

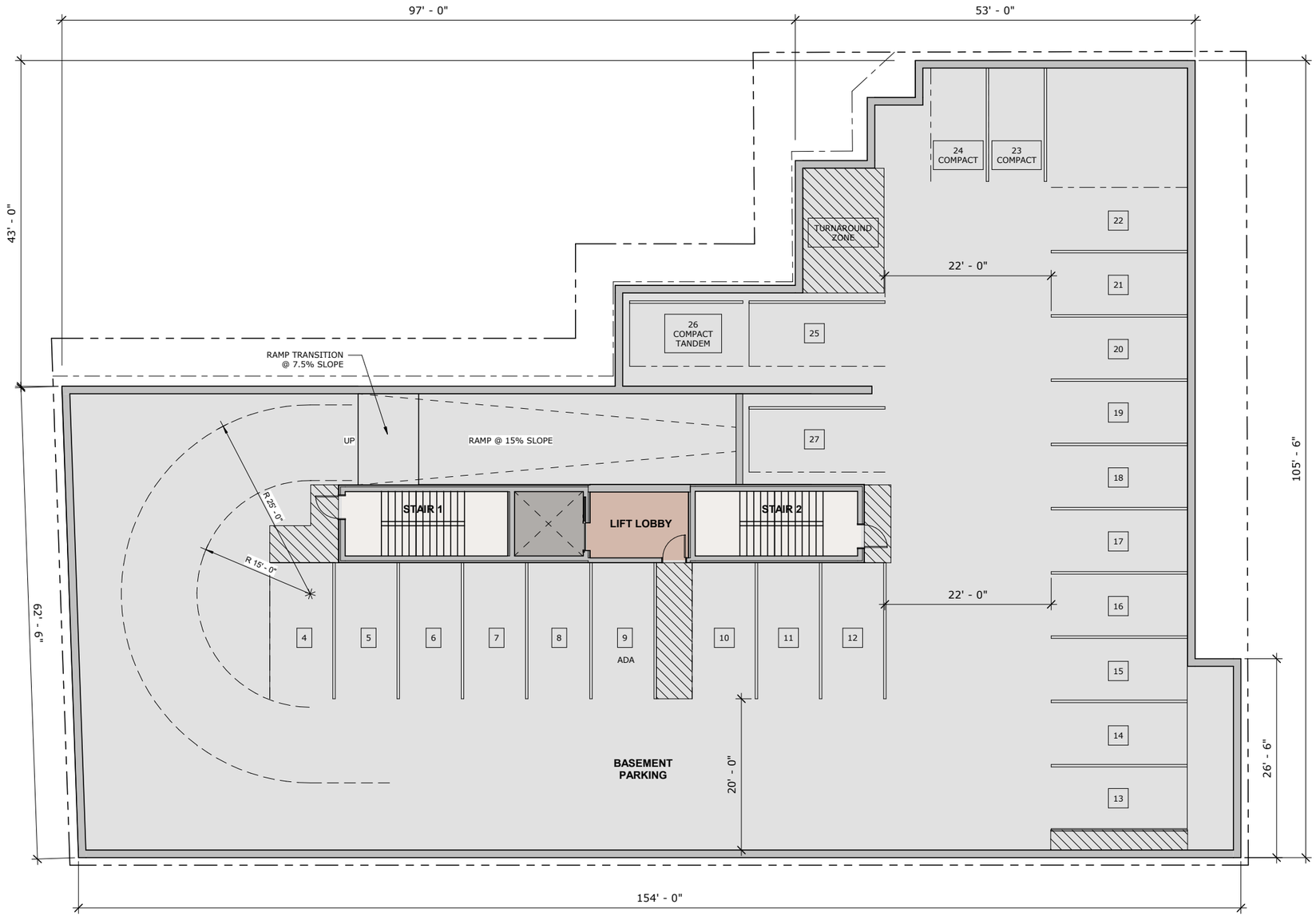


GROUND FLOOR PLAN

WAYLAND RESIDENCES

0' 4' 8' 16' 32'

ZDS



BASEMENT FLOOR PLAN

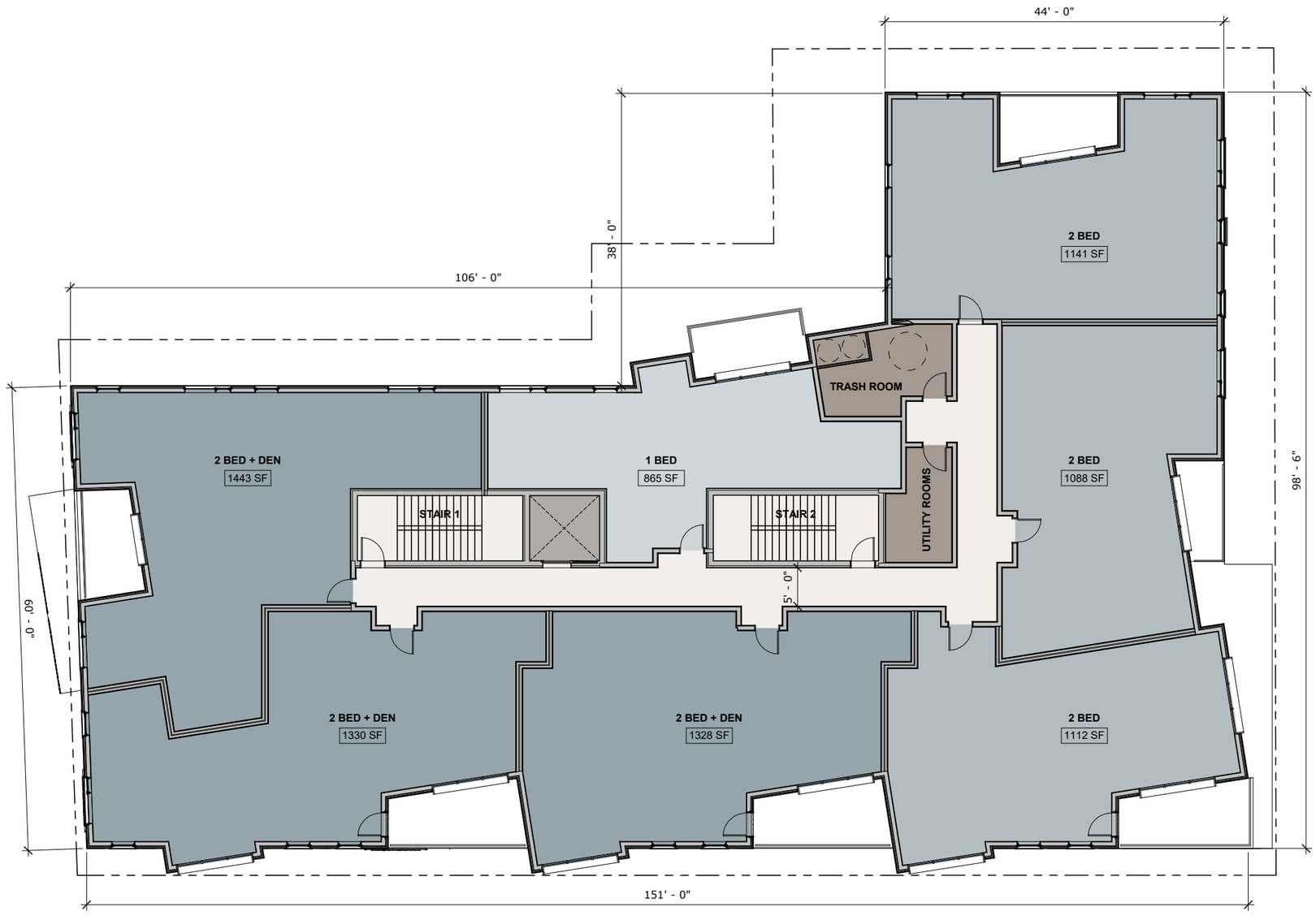
WAYLAND RESIDENCES

0' 4' 8' 16' 32'

N

ZDS

UNIT TYPE MATRIX	
1 BED (865+/- SF)	3
2 BED (1090-1140+/- SF)	9
2 BED + DEN (1330 -1445 +/- SF)	9
PENTHOUSE 2 BED + DEN (1510-1580 SF +/-)	4
TOTAL UNITS	25



TYPICAL FLOOR PLAN (FLOOR 2-4)

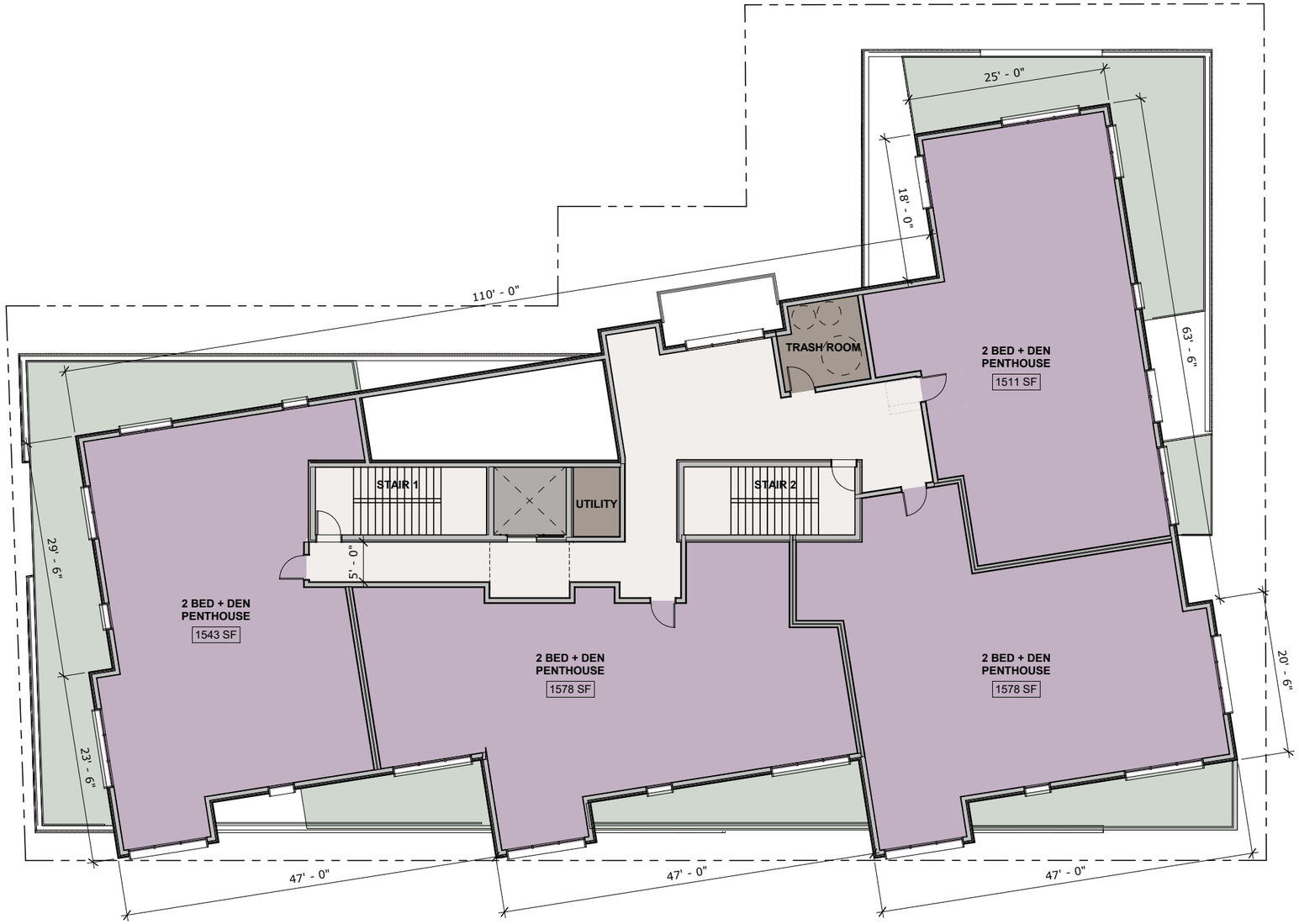
WAYLAND RESIDENCES

0' 4' 8' 16' 32'

ZDS

UNIT TYPE MATRIX	
1 BED (865+/- SF)	3
2 BED (1090-1140+/- SF)	9
2 BED + DEN (1330 -1445 +/- SF)	9
PENTHOUSE 2 BED + DEN (1510-1580 SF +/-)	4
TOTAL UNITS	25

TERRACE



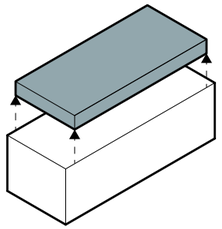
FIFTH FLOOR PLAN

WAYLAND RESIDENCES

0' 4' 8' 16' 32'

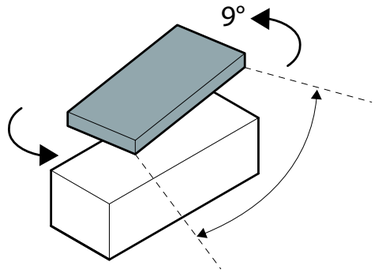
N

ZDS



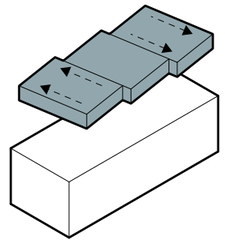
DIFFERENTIATE:

APPLY UNIQUE MATERIAL TO UPPER LEVEL



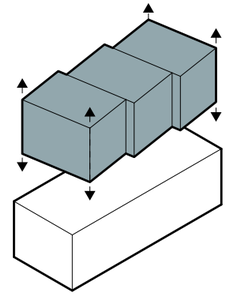
ROTATE:

OPTIMIZE VIEWING ANGLE AND RELATIONSHIP TO CONTEXT



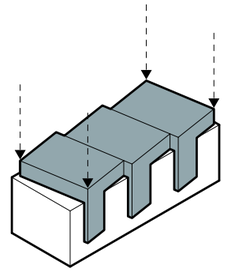
STAGGER VOLUMES:

INCREASE DECK SPACE FOR TOP LEVEL UNITS



EXTRUDE MASS:

IMPROVE ALL RESIDENTIAL LEVELS



INTERSECT FORMS:

DYNAMIC ARCHITECTURAL APPEARANCE AND CREATION OF SHELTERED BALCONIES



ARCHITECTURAL DIAGRAM & VIGNETTE RENDERING

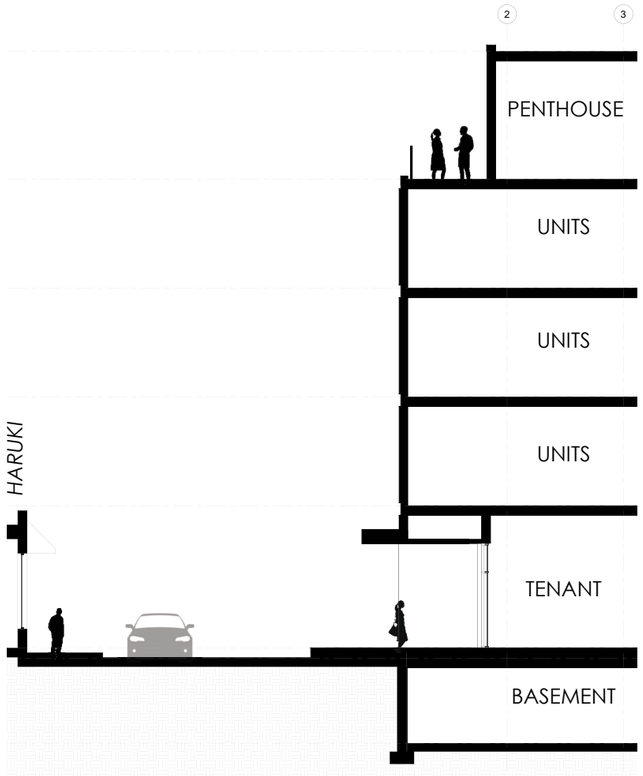
WAYLAND RESIDENCES



BUILDING HEIGHT = 64 - 0”

WEST ELEVATION (WAYLAND AVE.)

WAYLAND RESIDENCES



SECTION A @ WAYLAND AVE.



BUILDING HEIGHT = 64 - 0”

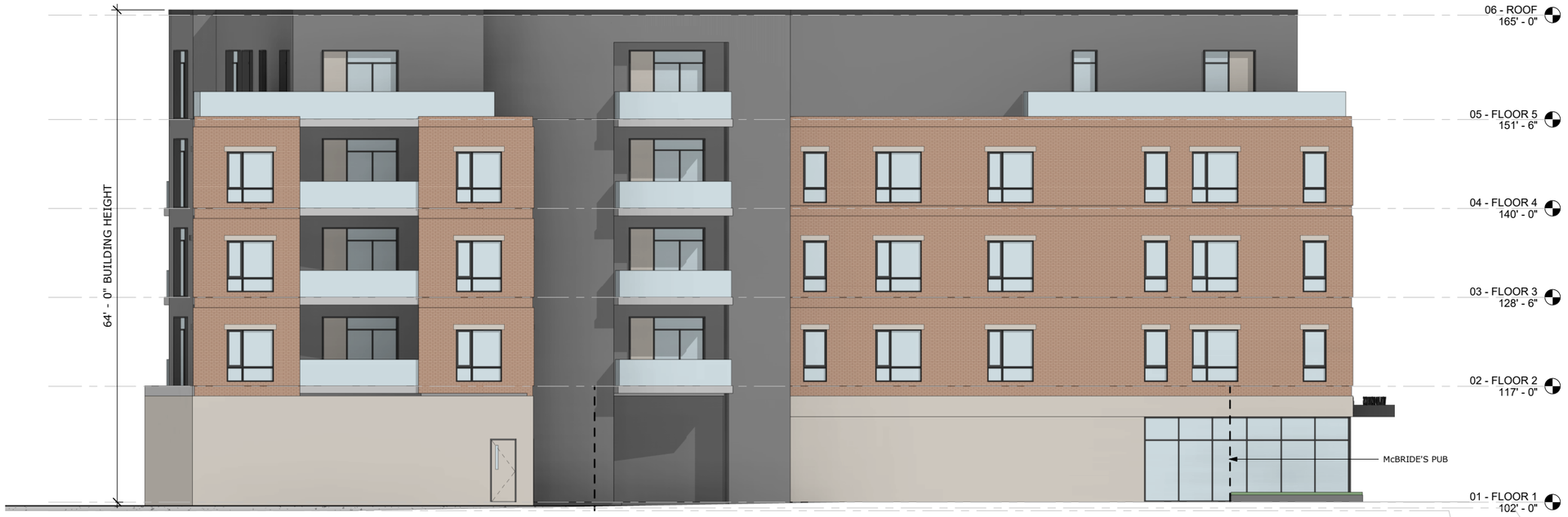
SOUTH ELEVATION (WATERMAN ST.)

WAYLAND RESIDENCES

ZDS



EAST ELEVATION

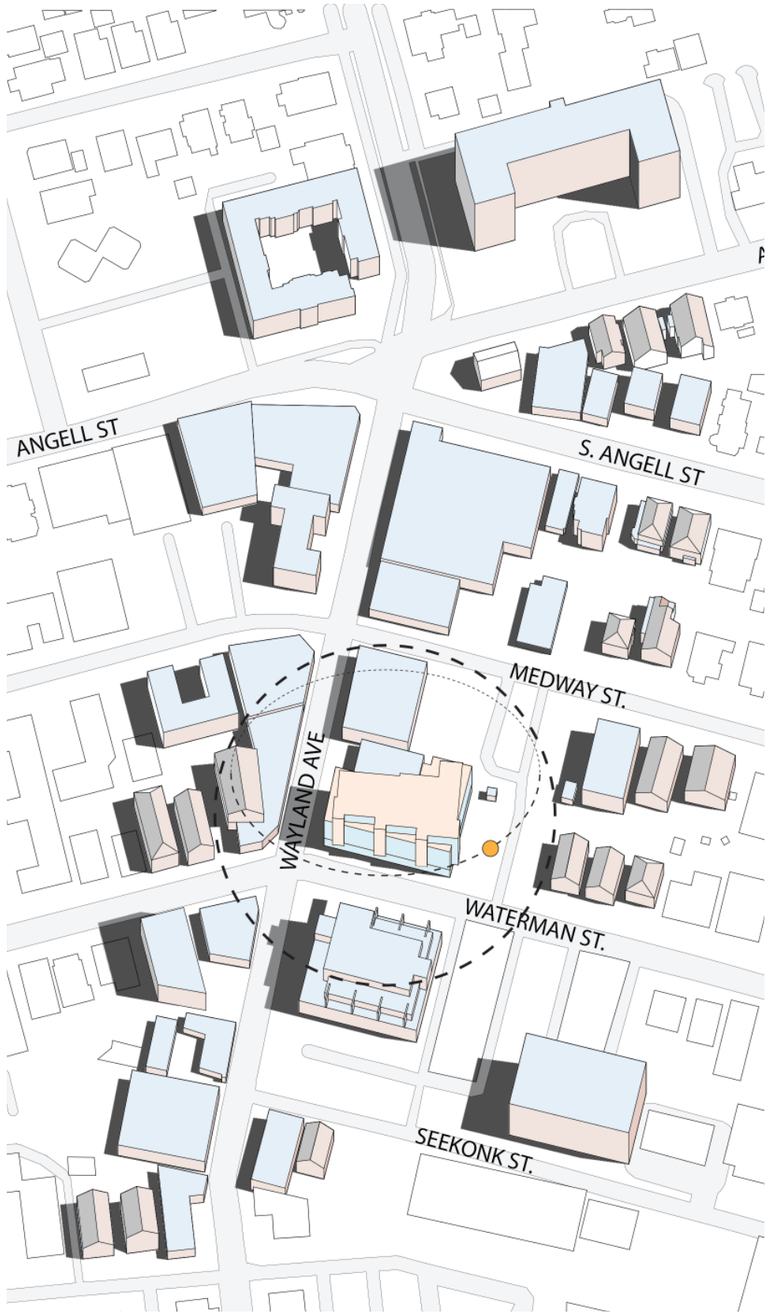


NORTH ELEVATION

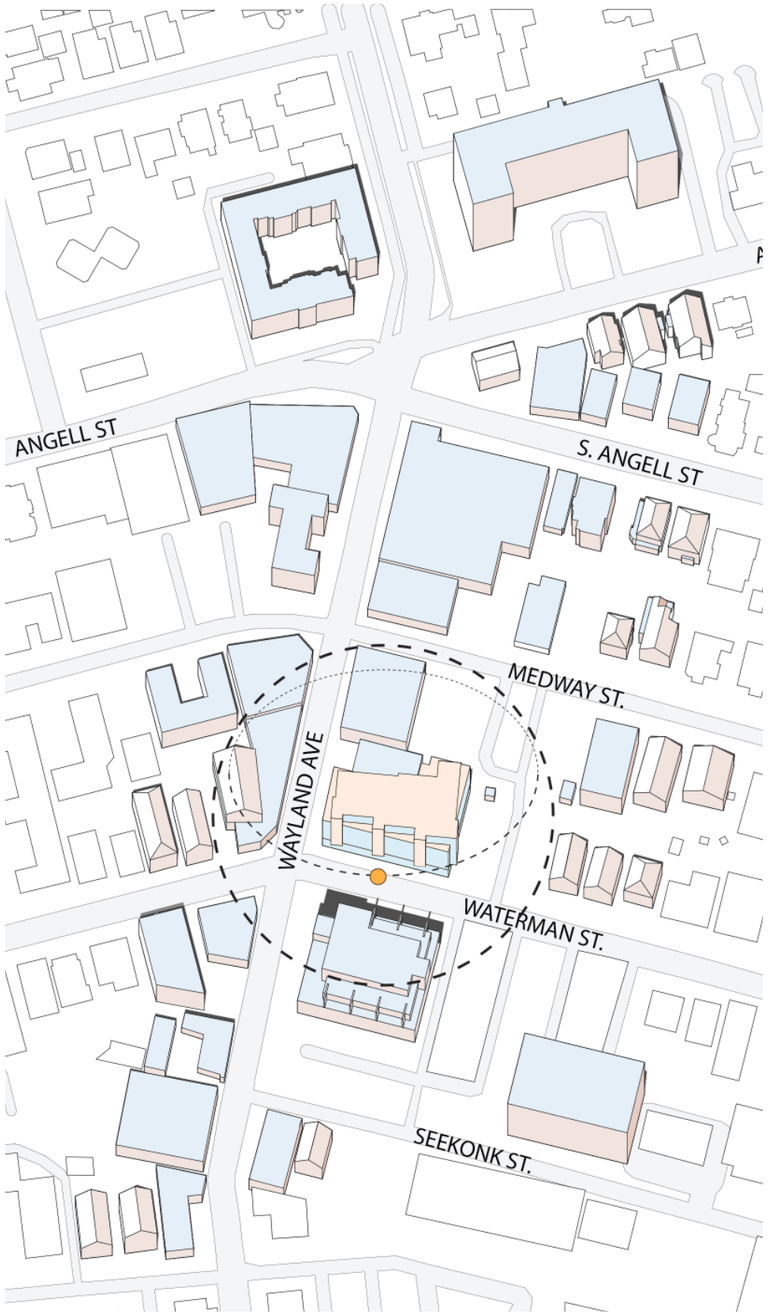
REAR AND SIDE ALLEY ELEVATION

WAYLAND RESIDENCES

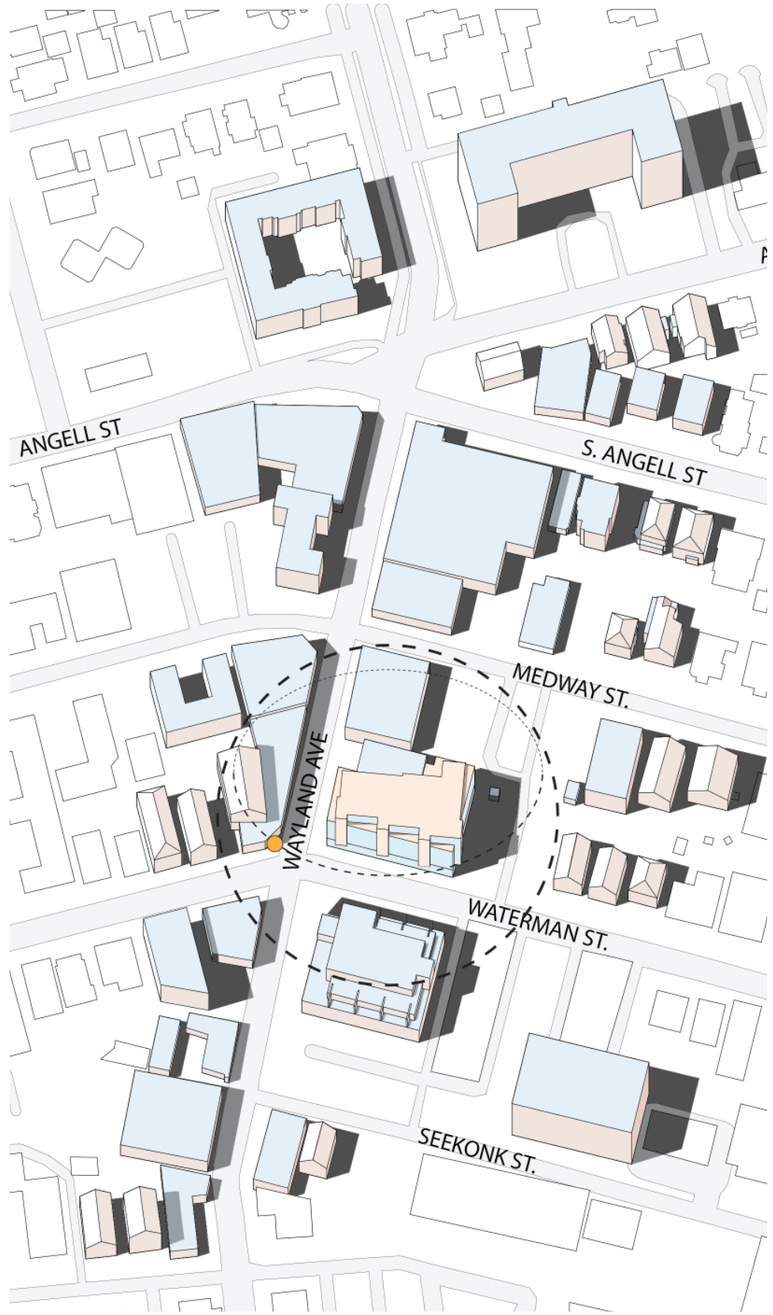
JUNE 21th - 9:00 AM



JUNE 21st -12:00 NOON



JUNE 21th - 3:00 PM



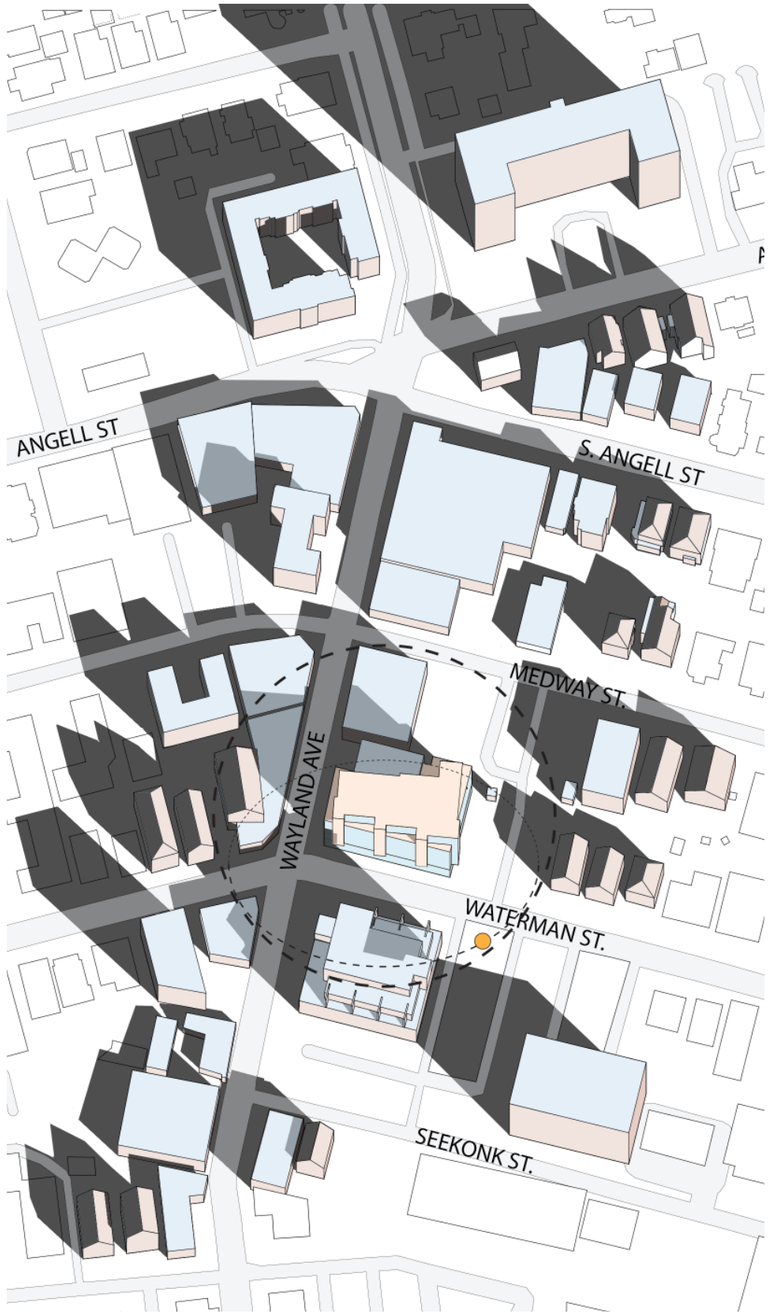
SOLAR STUDY DIAGRAM

WAYLAND RESIDENCES

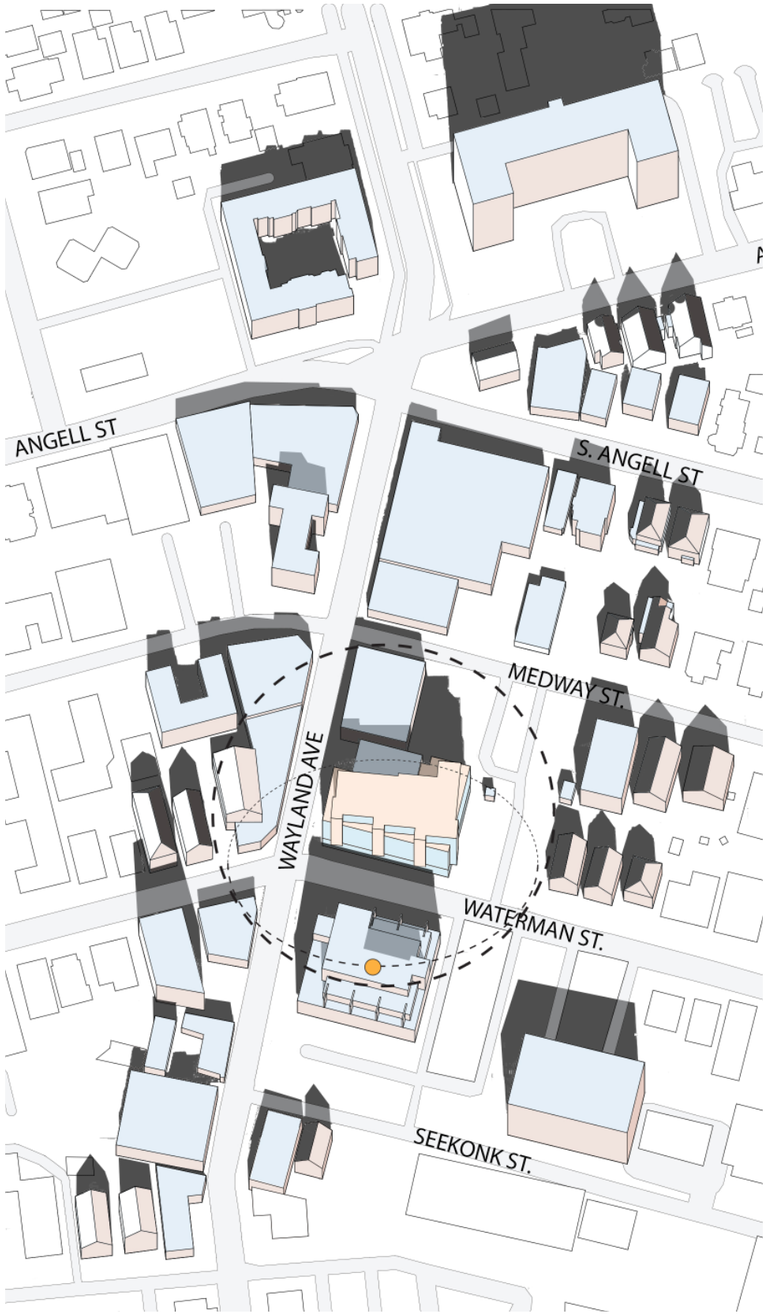
N

ZDS

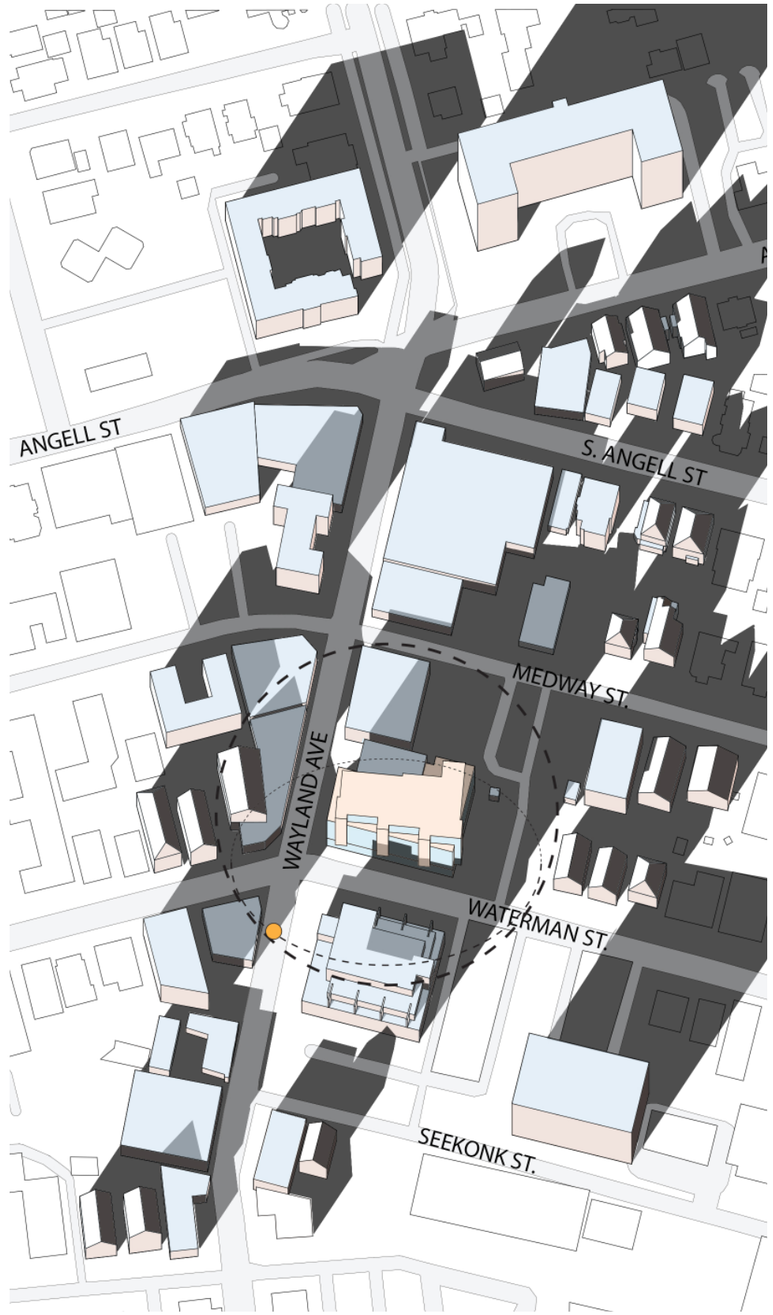
DECEMBER 21st - 9:00 AM



DECEMBER 21st - 12:00 NOON



DECEMBER 21st - 3:00 PM



SOLAR STUDY DIAGRAM

WAYLAND RESIDENCES

ZDS



ZDS