

# HIRSCH RESIDENCE

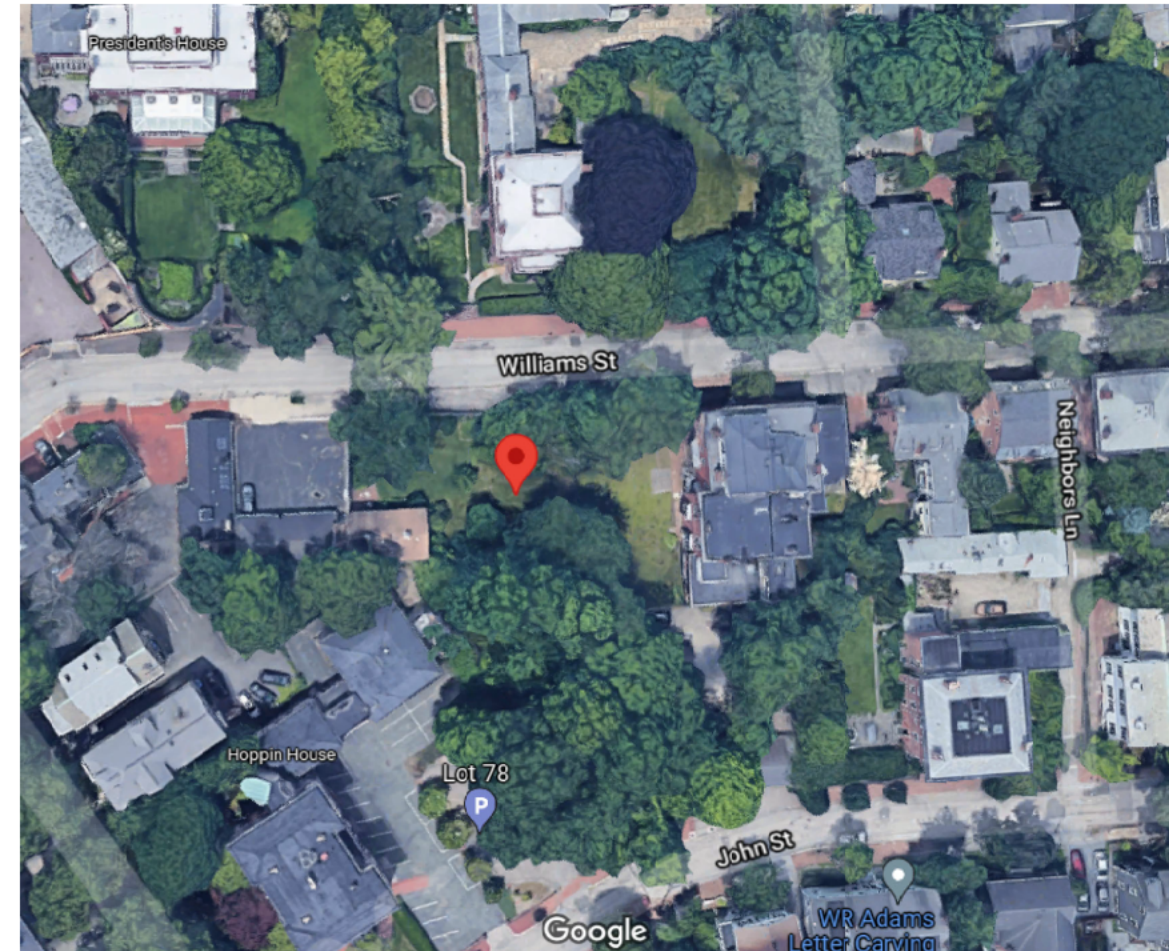
NEW SINGLE FAMILY RESIDENCE

67 WILLIAMS STREET

PROVIDENCE RI

DATE: 2/28/22

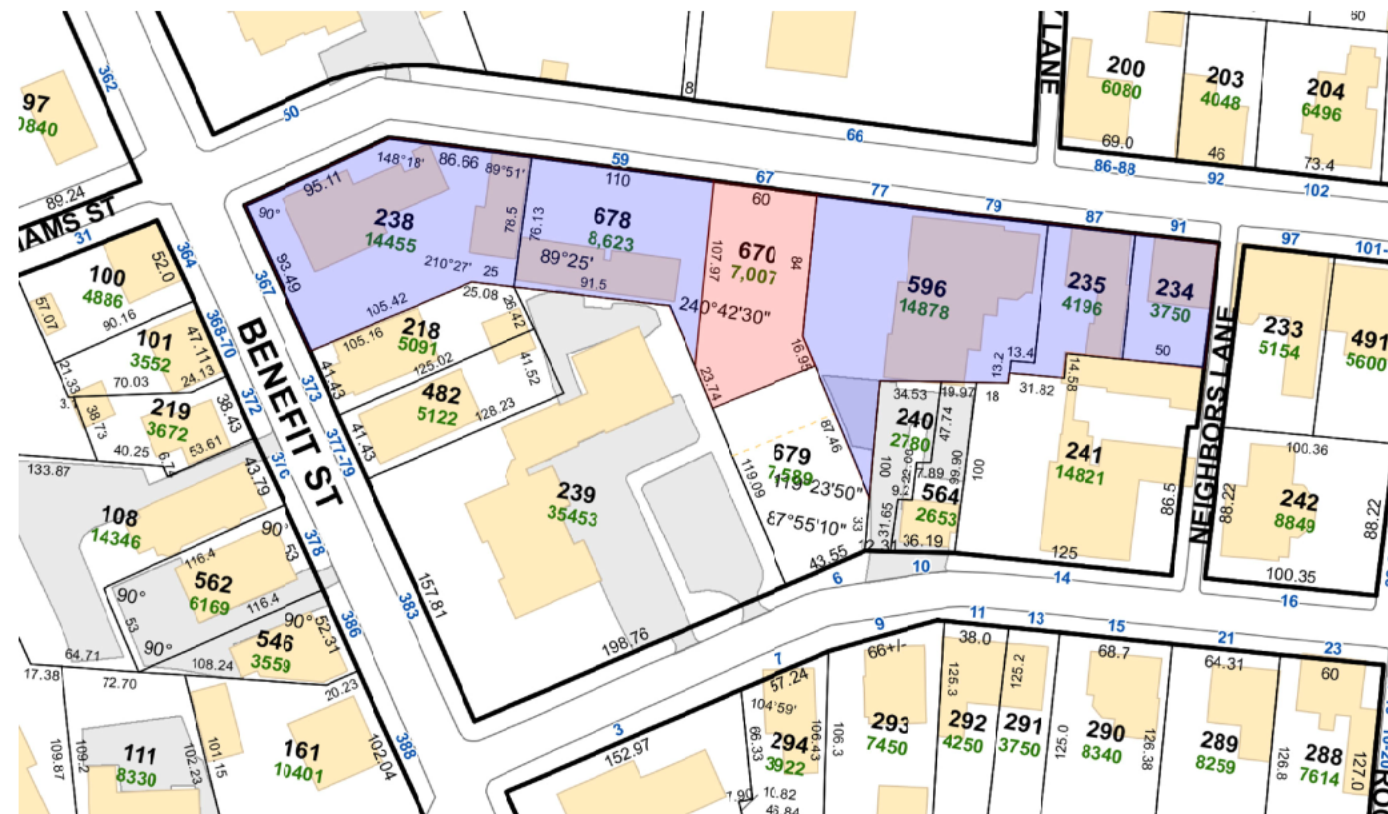
OWNER:  
JEFF & KAREN HIRSCH  
6 MONTERY LN  
FRAMINGHAM MA  
617-388-0370



2 AERIAL VIEW  
SCALE: NO SCALE

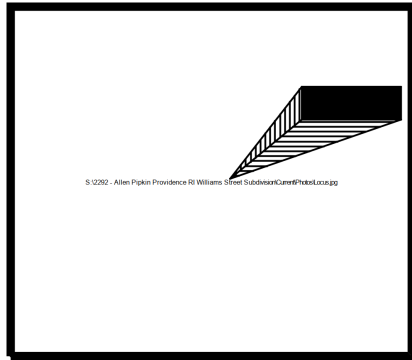


3 PHOTO OF EXISTING SITE  
SCALE: NO SCALE



1 EXISTING PLOT PLAN AREA  
SCALE: NO SCALE





Location Map

**LEGEND**

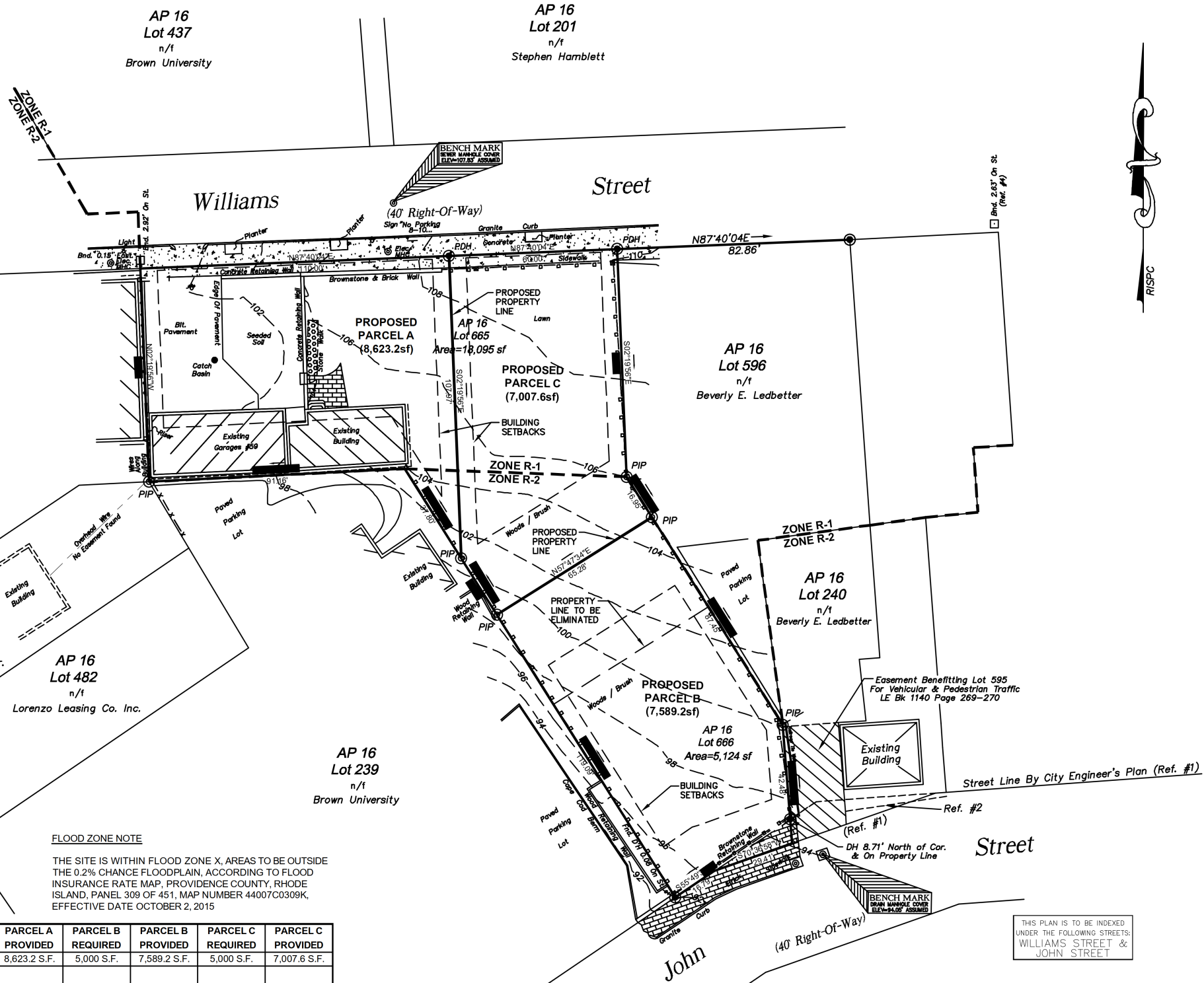
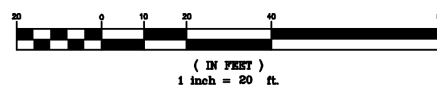
	100.00'	EXISTING PROPERTY LINE
		STOCKADE FENCE
		CHAIN LINK FENCE
		DRILL HOLE FOUND
		PROPOSED DRILL HOLE
		PROPOSED IRON PIN
		WATER CURB STOP
		MANHOLE COVER
		UTILITY POLE
		BRICK COLUMN
	-56-	EXISTING CONTOUR
		ZONE LINE
		BUILDING SETBACKS
		PROPOSED PROPERTY LINE
		PROPERTY LINE TO BE ABANDONED

**FLOOD ZONE NOTE**  
 THE SITE IS WITHIN FLOOD ZONE X, AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, PANEL 309 OF 451, MAP NUMBER 44007C0309K, EFFECTIVE DATE OCTOBER 2, 2015

DIMENSIONAL REGULATIONS - SINGLE FAMILY ZONE: R-1 & R-2	LOT 595 EXISTING	PARCEL A REQUIRED	PARCEL A PROVIDED	PARCEL B REQUIRED	PARCEL B PROVIDED	PARCEL C REQUIRED	PARCEL C PROVIDED
MINIMUM LOT AREA	23,219 S.F.	5,000 S.F.	8,623.2 S.F.	5,000 S.F.	7,589.2 S.F.	5,000 S.F.	7,007.6 S.F.
MINIMUM LOT WIDTH MEASURED AT FRONT YARD SETBACK	170'	50'	110'	50'	58.8'	50'	60'
MINIMUM SIDE YARD SETBACK LOT WIDTH LESS THAN 40' LOT WIDTH MORE THAN 40'	1.0'	4' 6'	1.0' (EXISTING)	4' 6'	>6'	4' 6'	>6'
MINIMUM REAR YARD SETBACK 25% OF LOT DEPTH OR 25', WHICHEVER IS LESS	1.2'	18.83' (75.3' x 25%)	1.2' (EXISTING)	25'	>25'	25'	>25'
MINIMUM FRONT YARD SETBACK AVERAGE OF FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET (SECTION 402.B.1)	51.6'	1'	51.6' (EXISTING)	17.25'	>17.25'	1'	>1'
MAXIMUM BUILDING HEIGHT	<40' 1.5 STORIES	40' AND 3 STORIES	<40' 1.5 STORIES	40' AND 3 STORIES	--	40' AND 3 STORIES	--
MAXIMUM BUILDING COVERAGE	8.5%	45%	23.0%	45%	0%	45%	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD REAR YARD	30% 0%	33% 50%	33% 0%	33% 50%	0% 0%	33% 50%	0% 0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

**REFERENCES:**

- MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- MAP OF LAND IN PROVIDENCE, R.I., BELONGING TO DONALD WALLACE O'LEARY REALTY CORPORATION BY WATERMAN ENGINEERING CO. SEPT. 1946 RESURVEYED SEPT 13, 1966 SCALE: 1"=30'
- PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- PROPOSED SUBDIVISION PLAN, PLAT 16 LOT 595, 59 WILLIAMS STREET, PROVIDENCE RI, BY BOYER ASSOCIATES & CROSSMAN ENGINEERING. APRIL 2018 SCALE: 1"=20'. GRAPHIC SCALE



**PROJECT TITLE:**  
**PROPOSED SUBDIVISION PLAN**  
 PLAT 16, LOTS 665 and 666 (FORMERLY LOT 595)  
 ZONING DISTRICTS R-1 and R-2  
 RESIDENTIAL DISTRICTS HISTORIC DISTRICT  
 59 WILLIAMS STREET  
 PROVIDENCE, RI 02906

**APPLICANT:**  
**ALLEN and ANN PIPKIN**  
 59 WILLIAMS STREET  
 PROVIDENCE, RI 02906

**DRAWING TITLE:**  
**FINAL SUBDIVISION PLAN**

**DATE:** APRIL 2020 **SCALE:** 1"=20'

**DWG. NAME:** 59 Williams St - Proposed Subdivision

**REVISIONS**

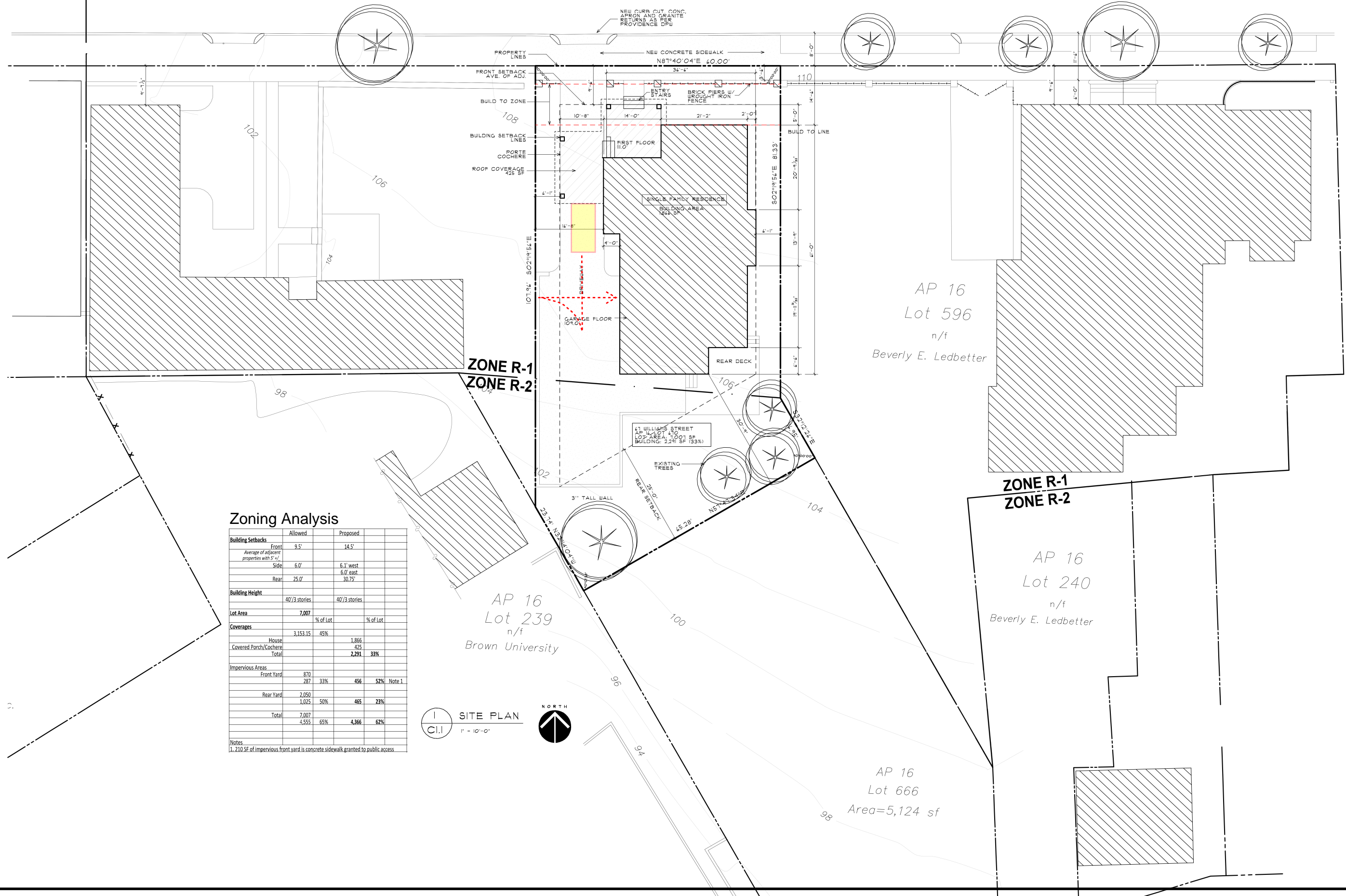
NUMBER	REMARKS	DATE
--	--	--

**DRAWING NUMBER**  
**C1**  
 SHEET: 1 OF 1



Williams

Street



**Zoning Analysis**

	Allowed	Proposed	
<b>Building Setbacks</b>			
Front	9.5'	14.5'	
Average of adjacent properties with 5'+ setback			
Side	6.0'	6.1' west 6.0' east	
Rear	25.0'	30.75'	
<b>Building Height</b>			
	40/3 stories	40/3 stories	
<b>Lot Area</b>	7,007		
	% of Lot	% of Lot	
<b>Coverages</b>			
House	3,153.15	1,866	45%
Covered Porch/Coche		425	
Total		2,291	33%
<b>Impervious Areas</b>			
Front Yard	870		
	787	456	33% 52% Note 1
Rear Yard	2,050		
	1,025	465	50% 23%
Total	7,007	4,366	65% 62%

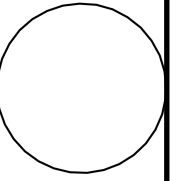
Notes  
1. 210 SF of impervious front yard is concrete sidewalk granted to public access.

1 SITE PLAN  
C1.1 1" = 10'-0"



NEW SINGLE FAMILY HOME  
**HIRSCH RESIDENCE**  
67 WILLIAMS STREET  
PROVIDENCE, RHODE ISLAND 02904

**ACME ARCHITECT L.L.C.**  
9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T: 401 465 5247  
F: 401 635 8662  
MarkRappArchitect.com



SITE PLAN  
DATE: 2/25/22  
SCALE: 1" = 10'-0"  
REVISIONS:

SHEET  
**C1.1**

**HDC SUBMISSION**



66 Williams St.  
Stories - 3  
Gross Area - 17,373  
Living Area - 12,669  
Dist. to Sidewalk - 24'-6"

77 Williams St.  
Stories - 3.5  
Gross Area - 19,285  
Living Area - 12,632  
Dist. to Sidewalk - 6'-0"

87 Williams St.  
Stories - 2.25  
Gross Area - 7,250  
Living Area - 4,377  
Dist. to Sidewalk - 0'-0"

91 Williams St.  
Stories - 2.75  
Gross Area - 5,404  
Living Area - 3,528  
Dist. to Sidewalk 0'-0"

88 Williams St.  
Stories - 2.25  
Gross Area - 6,148  
Living Area - 3,501  
Dist. to Sidewalk 7'-6"

92 Williams St.  
Stories - 2  
Gross Area - 5,872  
Living Area - 3,215  
Dist. to Sidewalk 4'-0"

357 Benefit St.  
Stories - 3  
Gross Area - 19,000+  
Living Area -  
Dist. to Sidewalk - 27'-6"

67 Williams St.  
Stories 3  
Gross Area - 4,771  
Living Area - 3,251  
Distance to Sidewalk - 10'-0"

59 Williams St.  
Stories - 1.25  
Gross Area - 3,846  
Living Area - 2,450  
Dist. to Sidewalk 5'-0"

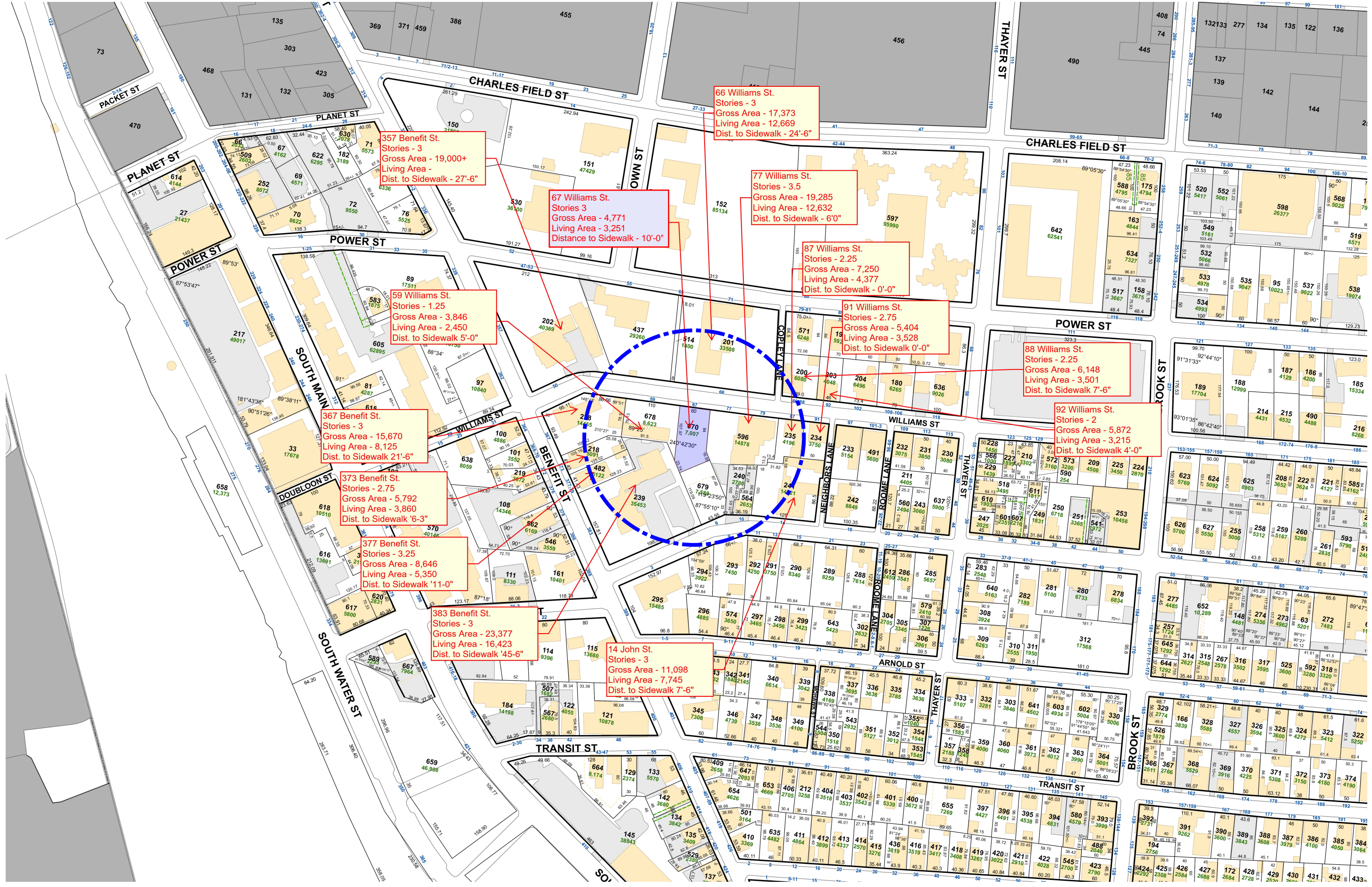
367 Benefit St.  
Stories - 3  
Gross Area - 15,670  
Living Area - 8,125  
Dist. to Sidewalk 21'-6"

373 Benefit St.  
Stories - 2.75  
Gross Area - 5,792  
Living Area - 3,860  
Dist. to Sidewalk 6'-3"

377 Benefit St.  
Stories - 3.25  
Gross Area - 8,646  
Living Area - 5,350  
Dist. to Sidewalk 11'-0"

383 Benefit St.  
Stories - 3  
Gross Area - 23,377  
Living Area - 16,423  
Dist. to Sidewalk 45'-6"

14 John St.  
Stories - 3  
Gross Area - 11,098  
Living Area - 7,745  
Dist. to Sidewalk 7'-6"







1 NORTH ELEVATION - WILLIAMS STREET  
A2.1 1/4" = 1'-0"

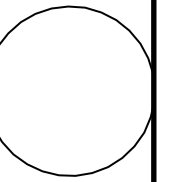


2 WEST ELEVATION  
A2.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME  
**HIRSCH RESIDENCE**  
67 WILLIAMS STREET  
PROVIDENCE, RHODE ISLAND 02906

**ACME ARCHITECT L.L.C.**

9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662  
MarkRappArchitect.com



EXTERIOR ELEVATIONS

DATE: 2/25/22  
SCALE: 1/4" = 1'-0"  
REVISIONS:

SHEET

**A2.1**

**HDC SUBMISSION**





1 SOUTH ELEVATION  
A2.2 1/4" = 1'-0"

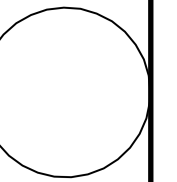


2 EAST ELEVATION  
A2.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME  
**HIRSCH RESIDENCE**  
& T WILLIAMS STREET  
PROVIDENCE, RHODE ISLAND 02904

**ACME**  
ARCHITECT  
L.L.C.

9 SIMMONS ROAD  
LITTLE COMPTON  
RHODE ISLAND 02837  
T. 401 465 5247  
F. 401 635 8662  
MarkRappArchitect.com



EXTERIOR ELEVATIONS

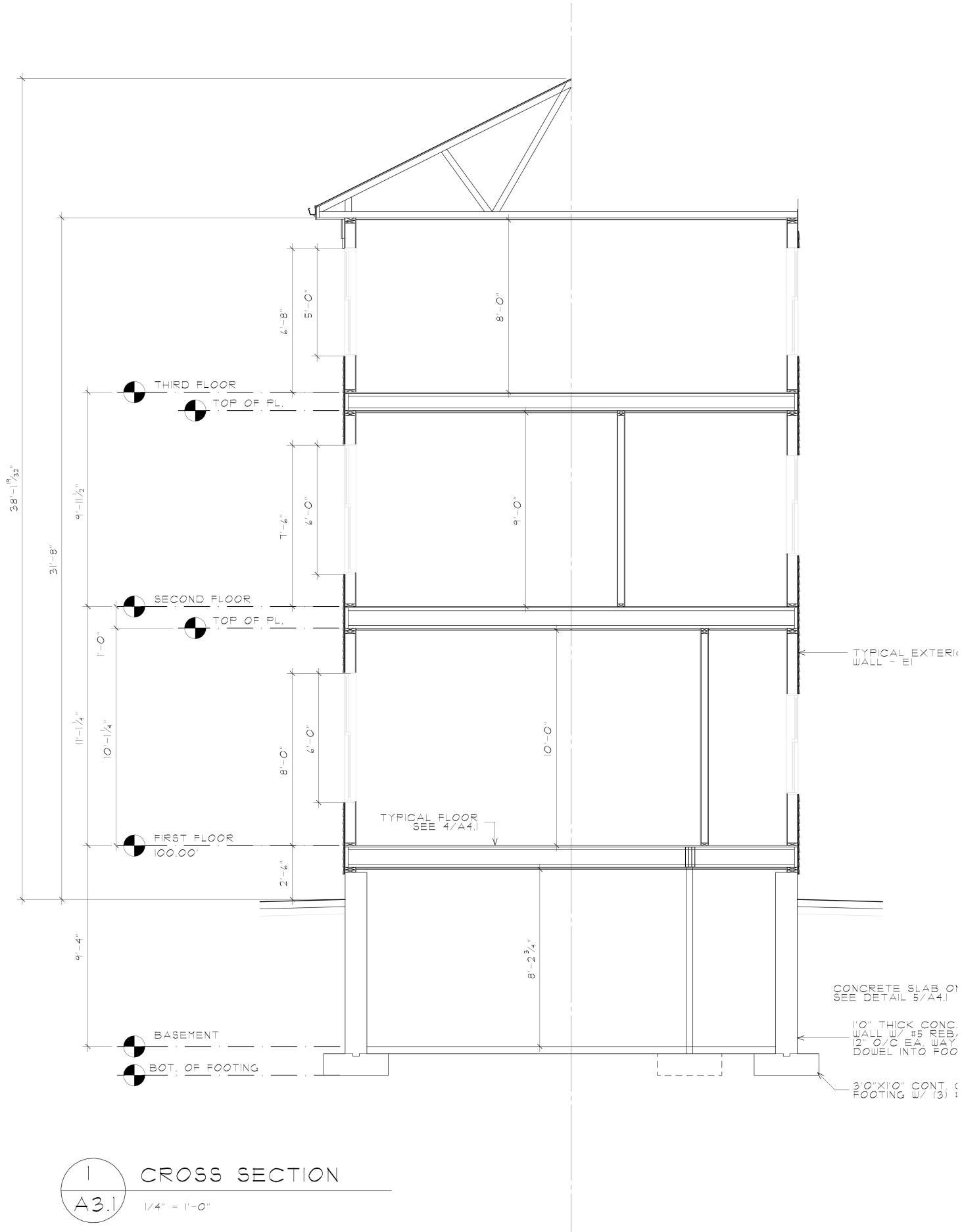
REVISIONS:  
DATE: 2/25/22  
SCALE: 1/4" = 1'-0"

SHEET

**A2.2**

**HDC SUBMISSION**



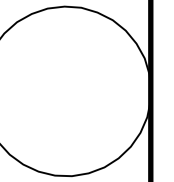


1 CROSS SECTION  
 A3.1 1/4" = 1'-0"

NEW SINGLE FAMILY HOME  
**HIRSCH RESIDENCE**  
 67 WILLIAMS STREET  
 PROVIDENCE, RHODE ISLAND 02904

**ACME ARCHITECT L.L.C.**

9 SIMMONS ROAD  
 LITTLE COMPTON  
 RHODE ISLAND 02837  
 T. 401 465 5247  
 F. 401 635 8662  
 MarkRappArchitect.com



**BUILDING SECTION**

DATE: 01/11/22  
 SCALE: 1/4" = 1'-0"  
 REVISIONS:

SHEET  
**A3.1**

**HDC SUBMISSION**









North / Williams St. Elevation



West / Side Elevation



East / Side Elevation



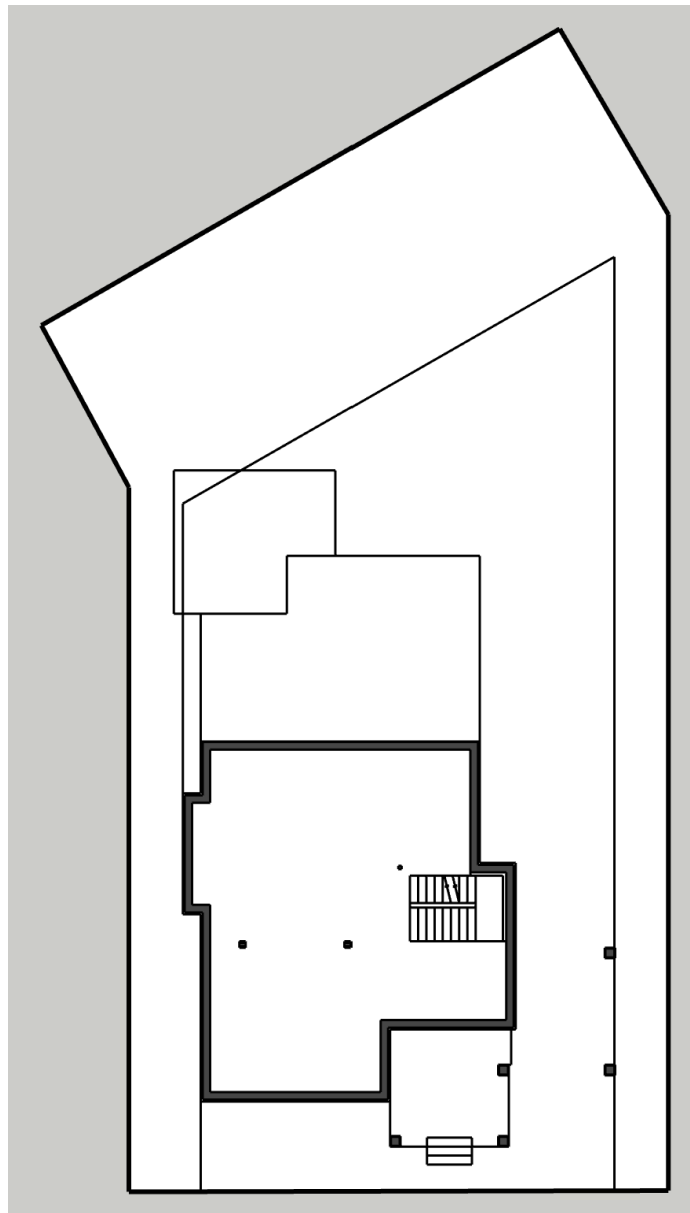
South Side Elevation



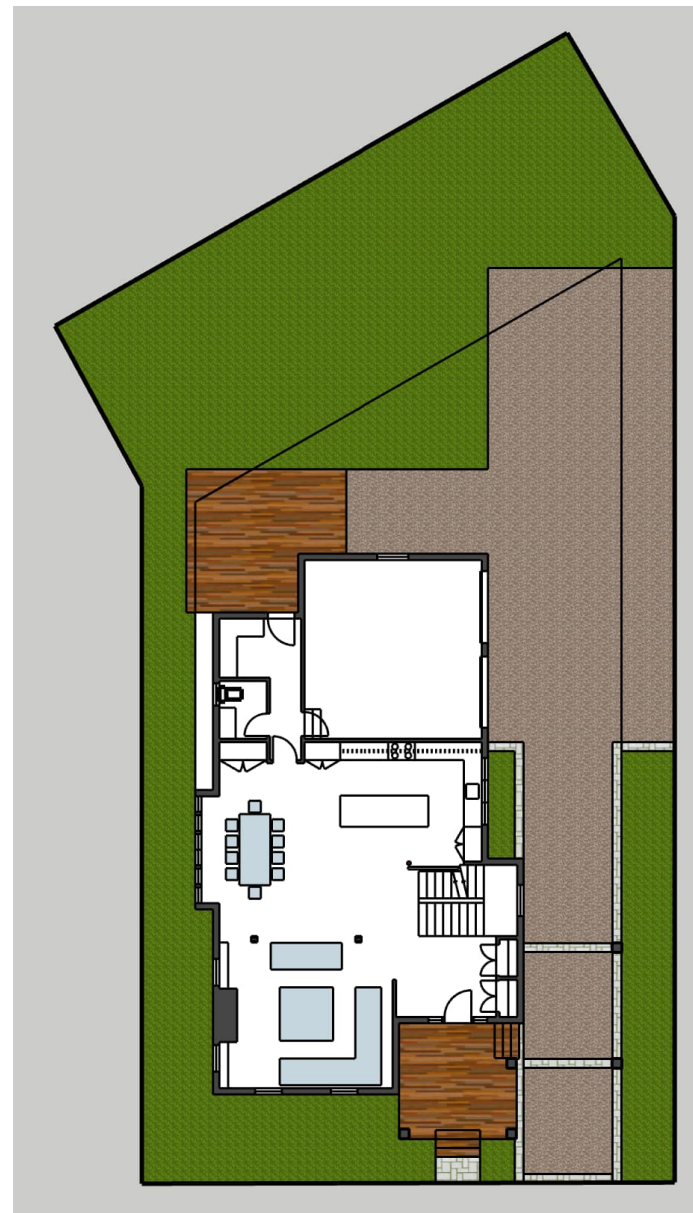
## Building Areas

Garage	420 s.f.
First floor	1,396 s.f.
Second floor	936 s.f.
Third floor	844 s.f.
Head house	75 s.f.
Basement	1,100 s.f.

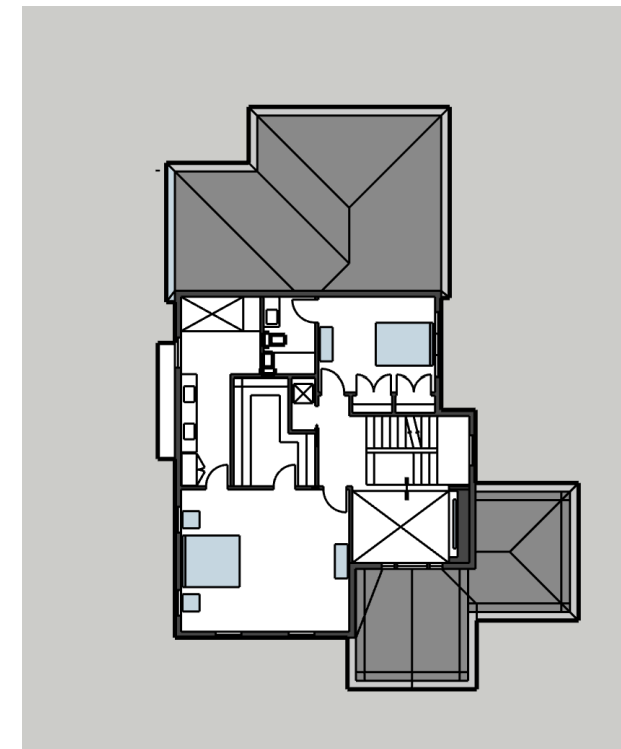
TOTAL LIVING 3,251 s.f.  
TOTAL BUILDABLE 4,771 s.f.



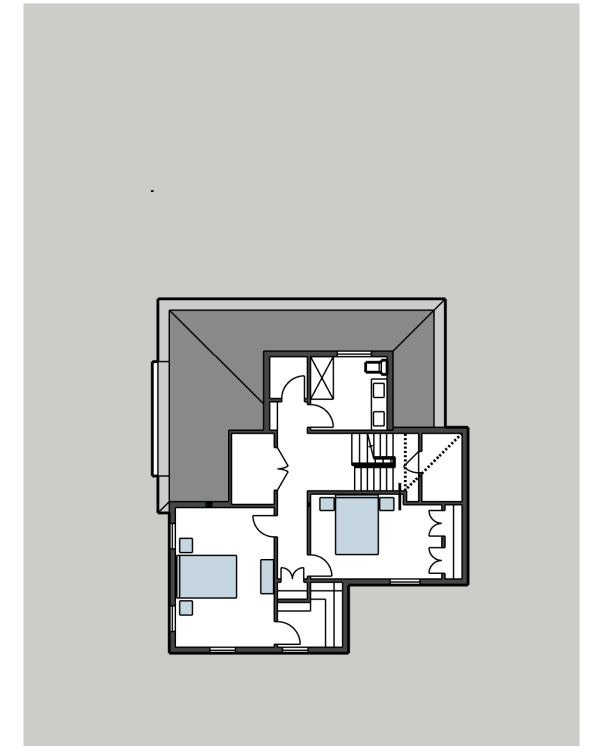
Basement Plan



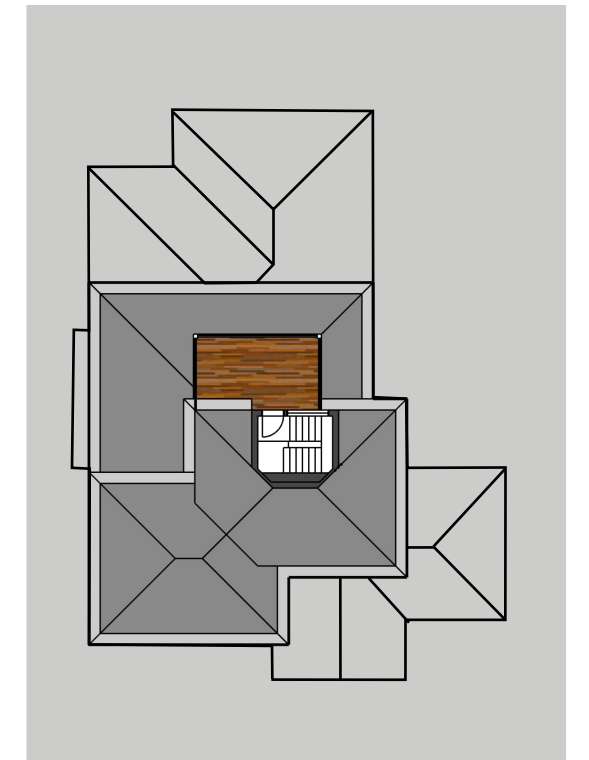
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan

Front facade element reduced in scale

Deletion of "farmers" porch

Removal of 2nd floor balcony

Relocation and revised integration of Porte Cochere

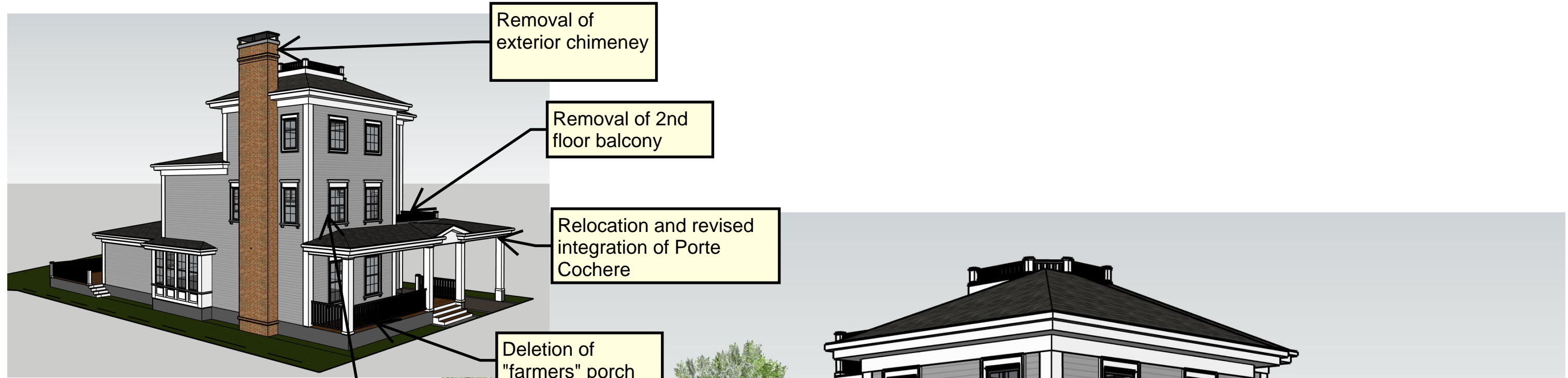
Centering of pediment and main entrance

Previous Design

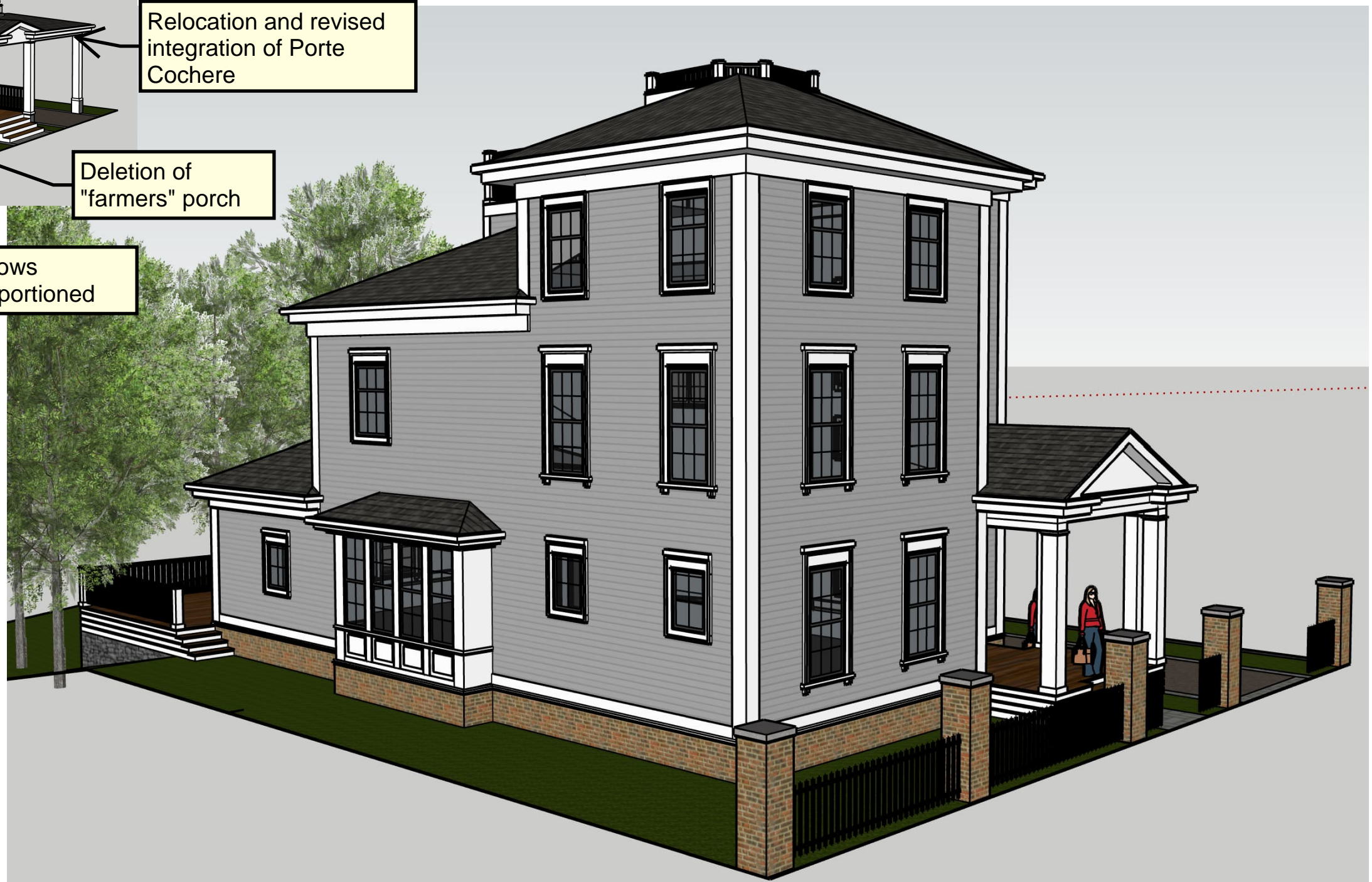


Updated Design 2/28/22



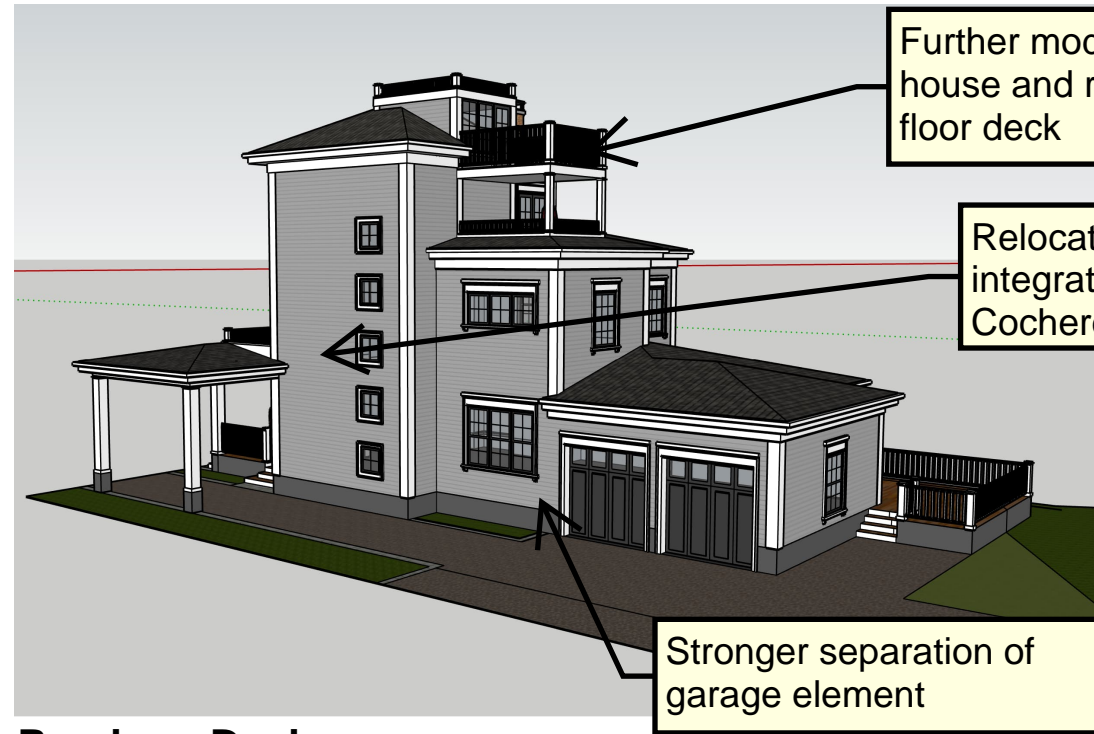


Previous Design



Updated Design 2/28/22



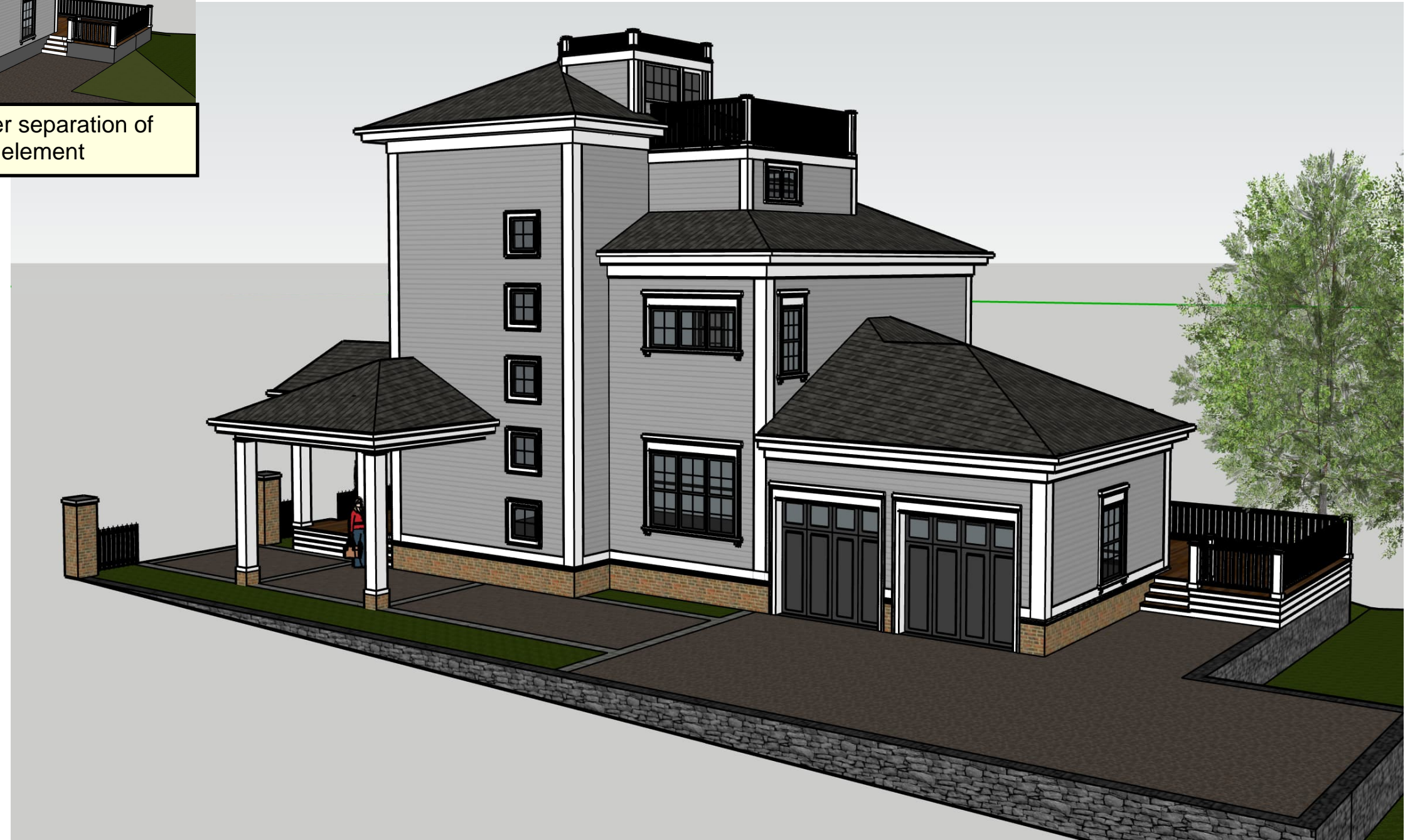


Further modification of head house and removal of 3rd floor deck

Relocation and revised integration of Porte Cochere

Stronger separation of garage element

Previous Design



Updated Design 2/28/22





Contextual Model Update 2/28/22



Contextual Model Update 2/28/22



Contextual Model Update 2/28/22



Contextual Model Update 2/28/22





Contextual Model Update 2/28/22





Contextual Model Update 2/28/22

