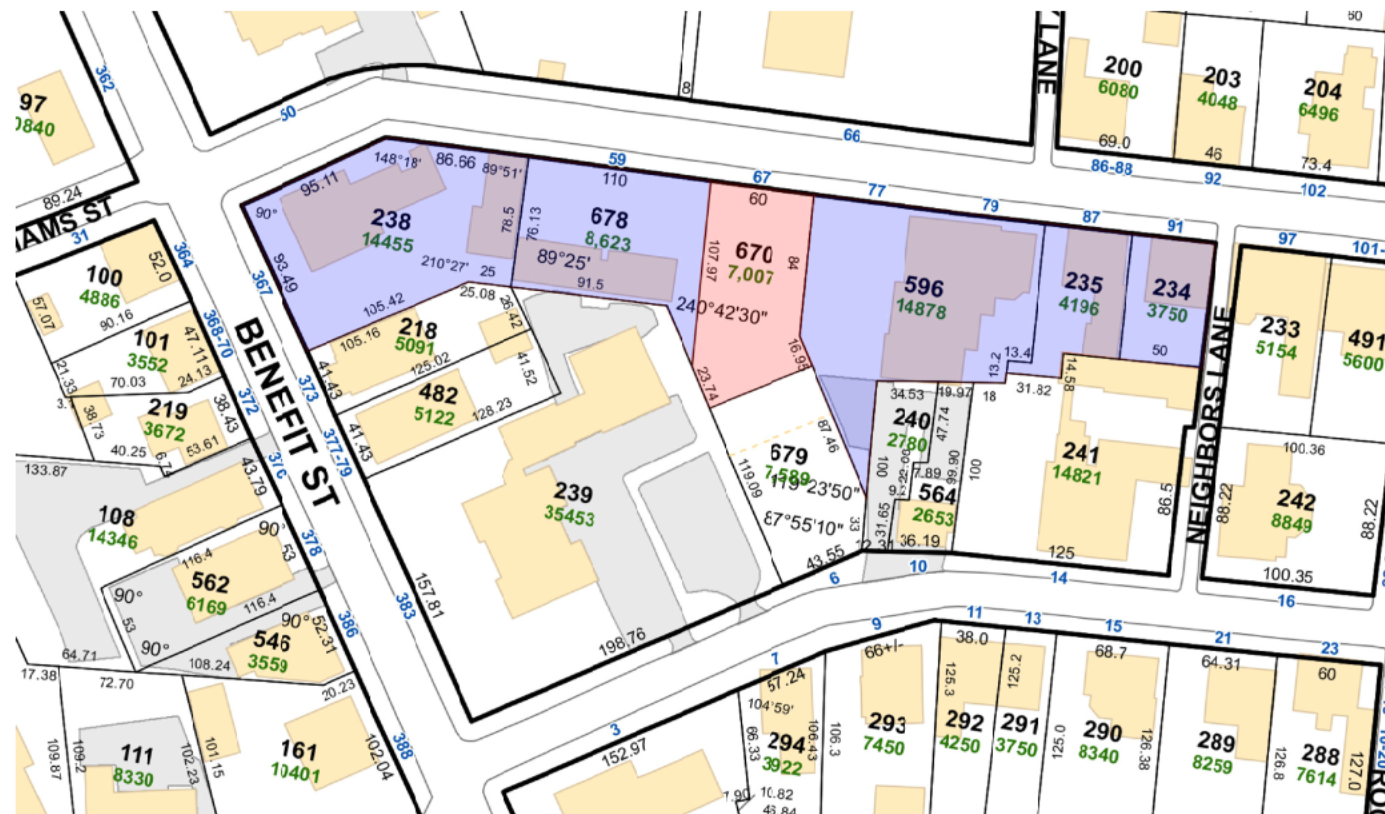


HIRSCH RESIDENCE

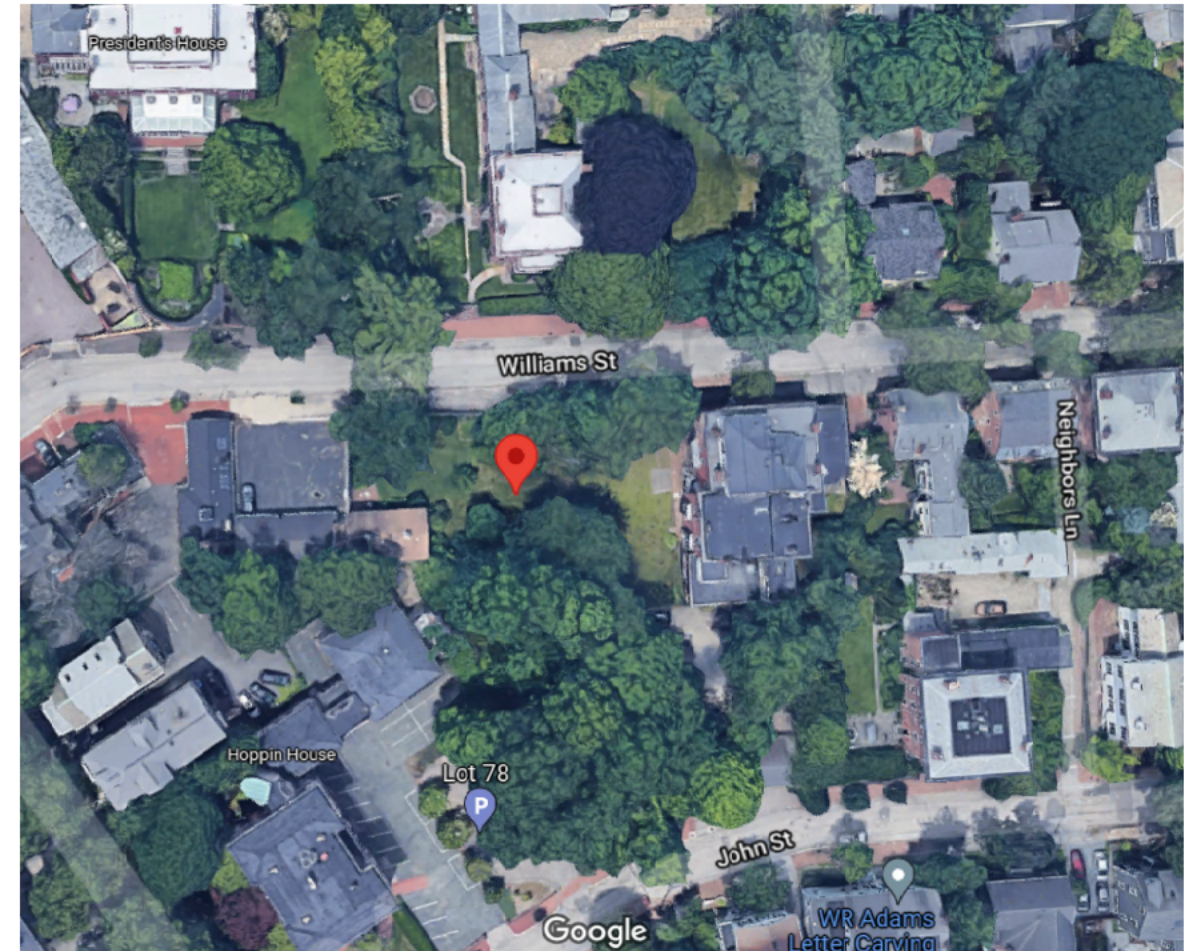
NEW SINGLE FAMILY RESIDENCE
67 WILLIAMS STREET
PROVIDENCE RI

DATE: 3/28/22
UPDATE #1

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



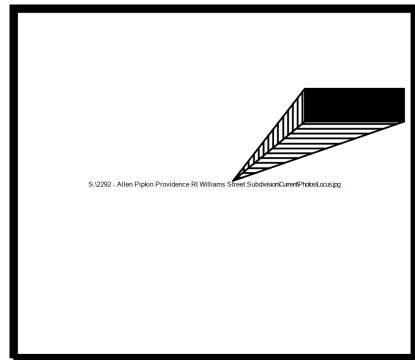
1 EXISTING PLOT PLAN AREA
SCALE: NO SCALE



2 AERIAL VIEW
SCALE: NO SCALE



3 PHOTO OF EXISTING SITE
SCALE: NO SCALE



Location Map

LEGEND

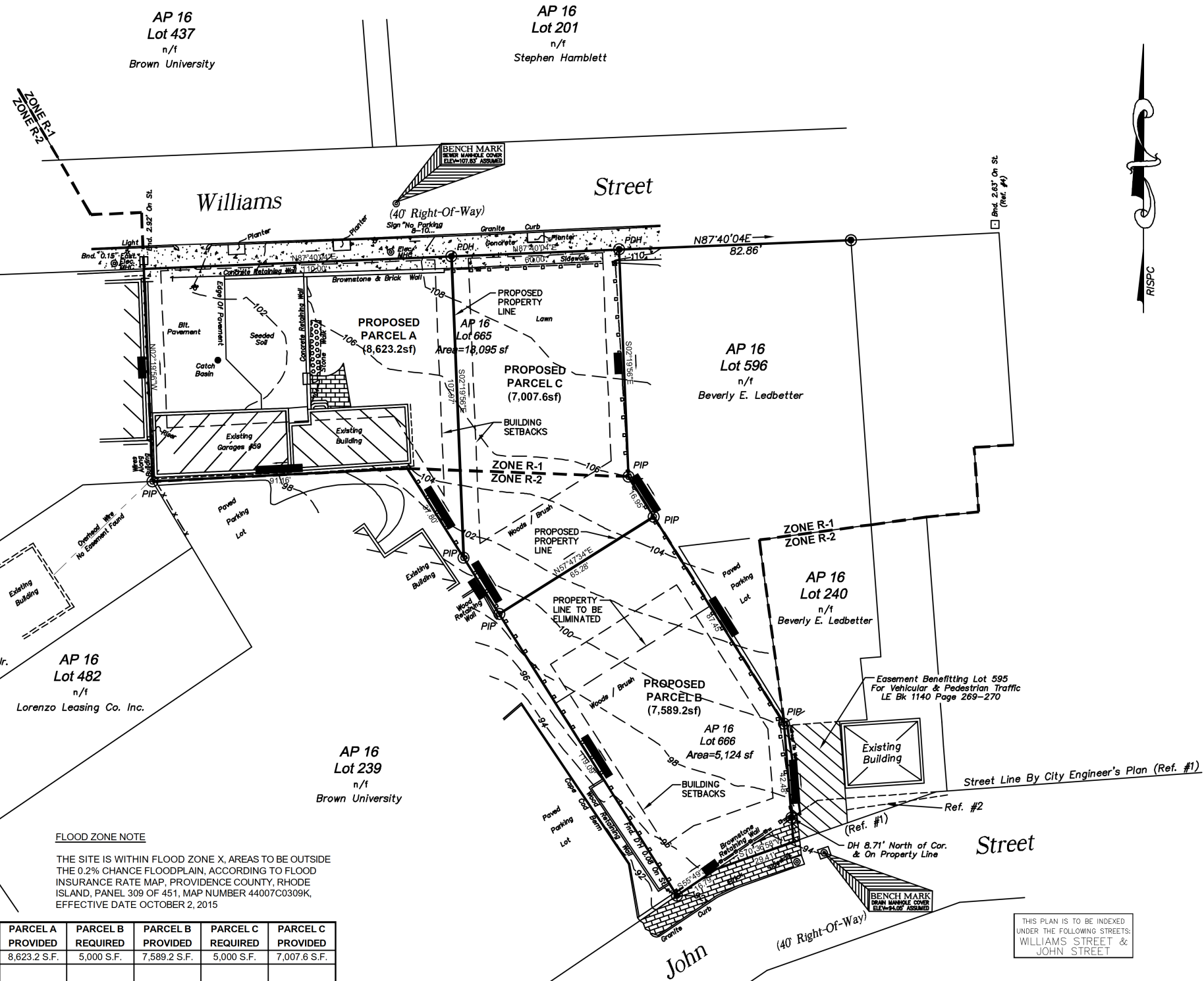
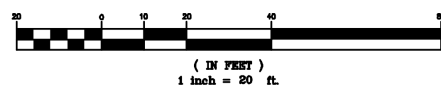
- 100.00' ——— EXISTING PROPERTY LINE
- ——— STOCKADE FENCE
- x-x- CHAIN LINK FENCE
- DHF ● DRILL HOLE FOUND
- PDH ● PROPOSED DRILL HOLE
- PIP ○ PROPOSED IRON PIN
- ⊕ WATER CURB STOP
- ⊙ MANHOLE COVER
- ⊙ UTILITY POLE
- BRICK COLUMN
- - - - - EXISTING CONTOUR
- - - - - ZONE LINE
- - - - - BUILDING SETBACKS
- - - - - 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'		4'	1.0' (EXISTING)	4'	>6'	4'	>6'
LOT WIDTH MORE THAN 40'	1.0'	6'		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'	40' AND	<40'	40' AND	--	40' AND	--
1.5 STORIES	3 STORIES	1.5 STORIES	3 STORIES			3 STORIES	
MAXIMUM BUILDING COVERAGE	8.5%	45%	23.0%	45%	0%	45%	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE							
FRONT YARD	30%	33%	33%	33%	0%	33%	0%
REAR YARD	0%	50%	0%	50%	0%	50%	0%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	20%	65%	45.0%	65%	0%	65%	0%

REFERENCES:

- 1) MAP OF JOHN ST. FROM BENEFIT ST. TO GOVERNOR ST. IN FIVE SHEETS CITY ENGINEERS OFFICE OCT. 16, 1879 SCALE 40FT PER INCH.
- 2) MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO MALCOLM G. CHACE SURVEYED AND DRAWN BY WATERMAN ENGINEERING CO. JANUARY 1927. SCALE 1"=20'
- 3) 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'
- 4) PLAN OF LAND IN PROVIDENCE, R.I. SURVEYED FOR ARTHUR C. O'LEARY BY WATERMAN ENGINEERING CO. MAY 1948 SCALE: 1"=20'0".
- 5) 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

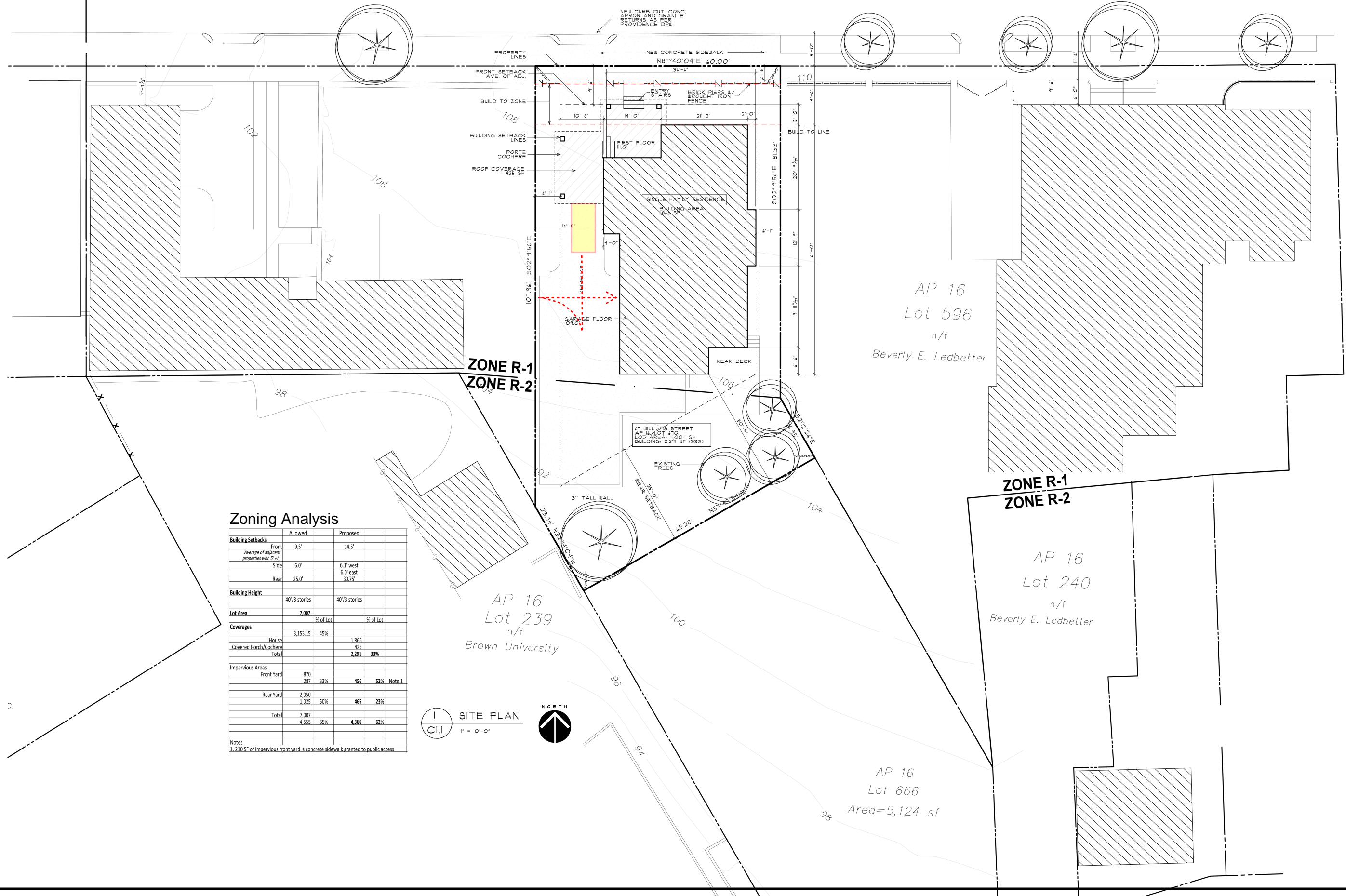
REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
 SHEET: 1 OF 1

Williams

Street



Zoning Analysis

	Allowed	Proposed	
Building Setbacks			
Front	9.5'	14.5'	
Average of adjacent properties with 5'-ft			
Side	6.0'	6.1' west 6.0' east	
Rear	25.0'	30.75'	
Building Height			
	40/3 stories	40/3 stories	
Lot Area	7,007		
	% of Lot	% of Lot	
Coverages			
House	3,153.15	1,866	45%
Covered Porch/Coche		425	
Total		2,291	33%
Impervious Areas			
Front Yard	870	456	52% Note 1
	787		33%
Rear Yard	2,050	465	23%
	1,025		50%
Total	7,007	4,366	62%
	4,555		65%

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"

SHEET
C1.1

22-05

HDC SUBMISSION

ZONE R-1
ZONE R-2

ZONE R-1
ZONE R-2

AP 16
Lot 239
n/f
Brown University

AP 16
Lot 596
n/f
Beverly E. Ledbetter

AP 16
Lot 240
n/f
Beverly E. Ledbetter

AP 16
Lot 666
Area=5,124 sf





Contextual Model Update 3/28/22



Contextual Model Update 3/28/22



Contextual Model Update 3/28/22



Contextual Model Update 3/28/22



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

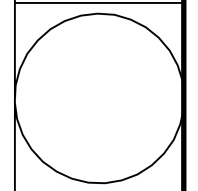


2 WEST ELEVATION
A2.1 1/4" = 1'-0"

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

ACME ARCHITECT L.L.C.

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MarkRappArchitect.com



HDC SUBMISSION - FINAL

EXTERIOR ELEVATIONS

DATE: 3/28/22
SCALE: 1/4" = 1'-0"
REVISIONS:

SHEET
A2.1



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



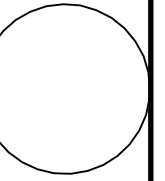
2 EAST ELEVATION
A2.1 1/4" = 1'-0"

HDC SUBMISSION - FINAL

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

ACME ARCHITECT L.L.C.

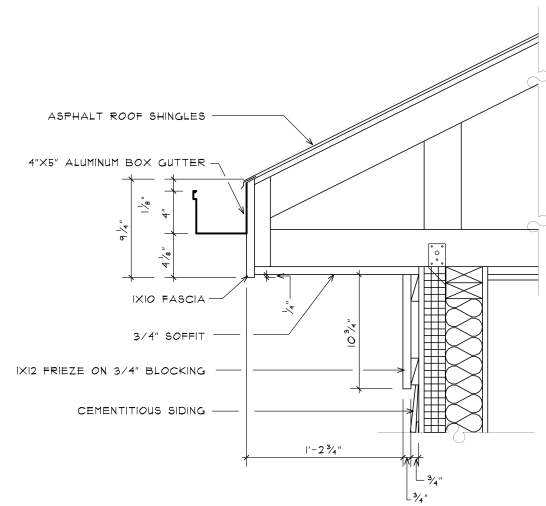
9 SIMMONS ROAD
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MarkRappArchitect.com



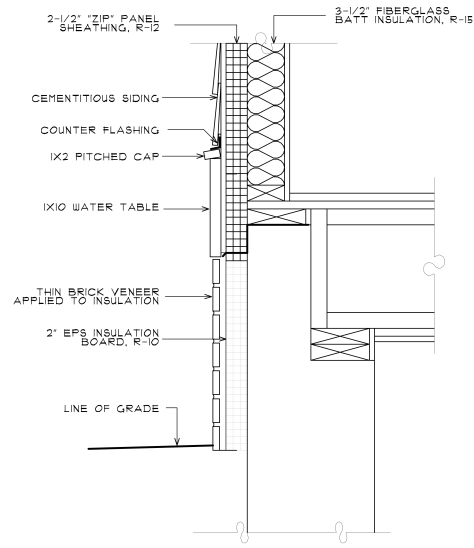
EXTERIOR ELEVATIONS

REVISIONS:
DATE: 3/28/22
SCALE: 1/4" = 1'-0"

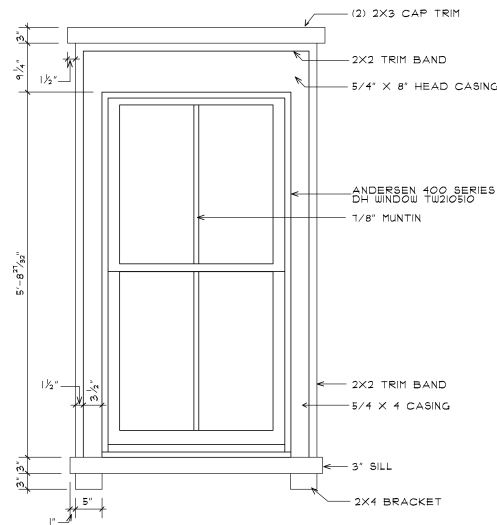
SHEET
A2.2



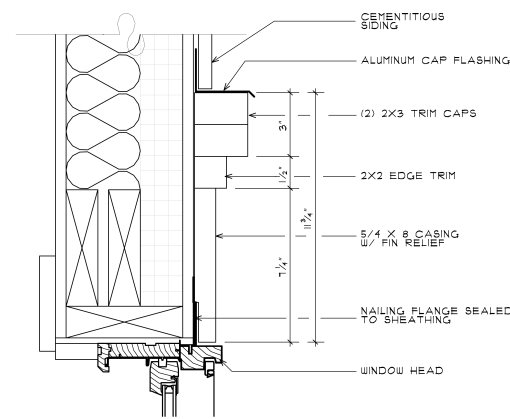
X SOFFIT DETAIL
A4.1 1-1/2" = 1'-0"



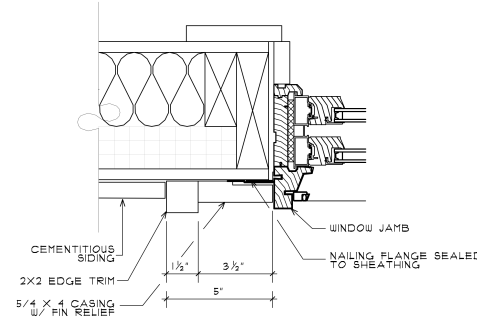
X FOUNDATION DETAIL
A4.1 1-1/2" = 1'-0"



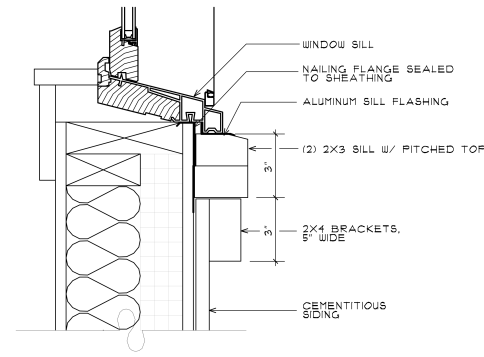
X WINDOW TRIM
A1.1 3/4" = 1'-0"



X WINDOW HEAD
A4.1 1" = 1'-0"



X WINDOW JAMB
A4.1 1" = 1'-0"



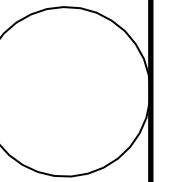
X WINDOW SILL
A4.1 1" = 1'-0"

HDC SUBMISSION - FINAL

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

ACME ARCHITECT L.L.C.

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DETAILS

REVISIONS:
DATE: 3/28/22
SCALE: AS NOTED

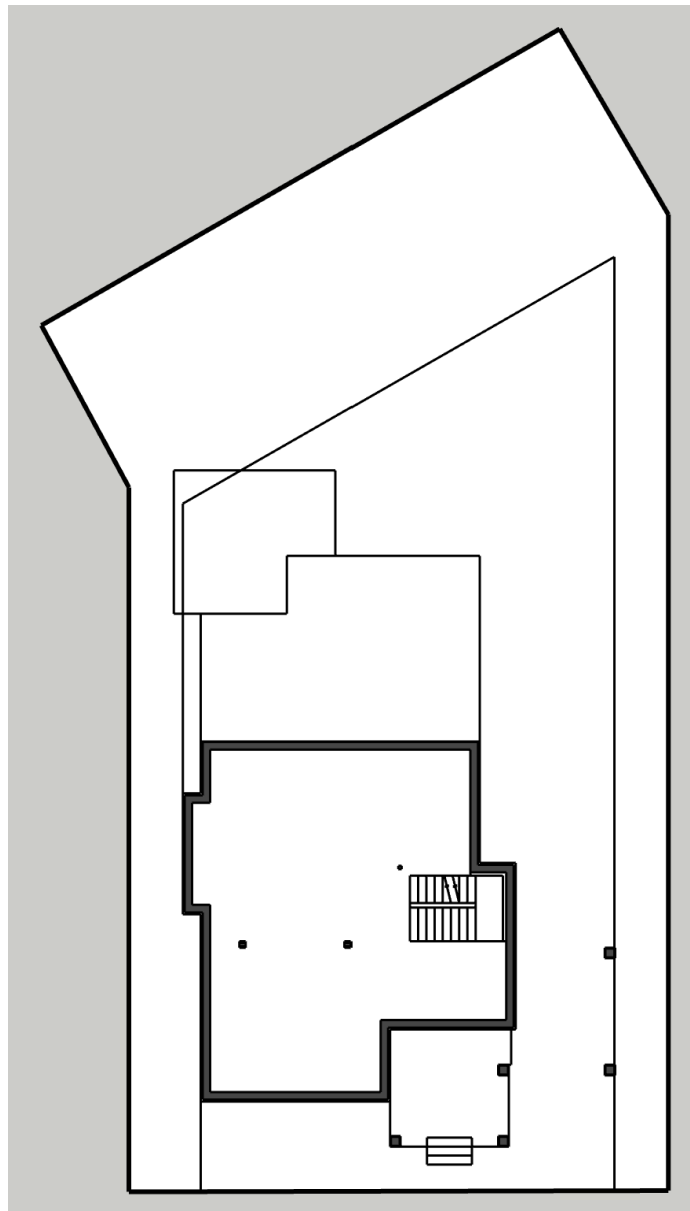
SHEET

A4.1

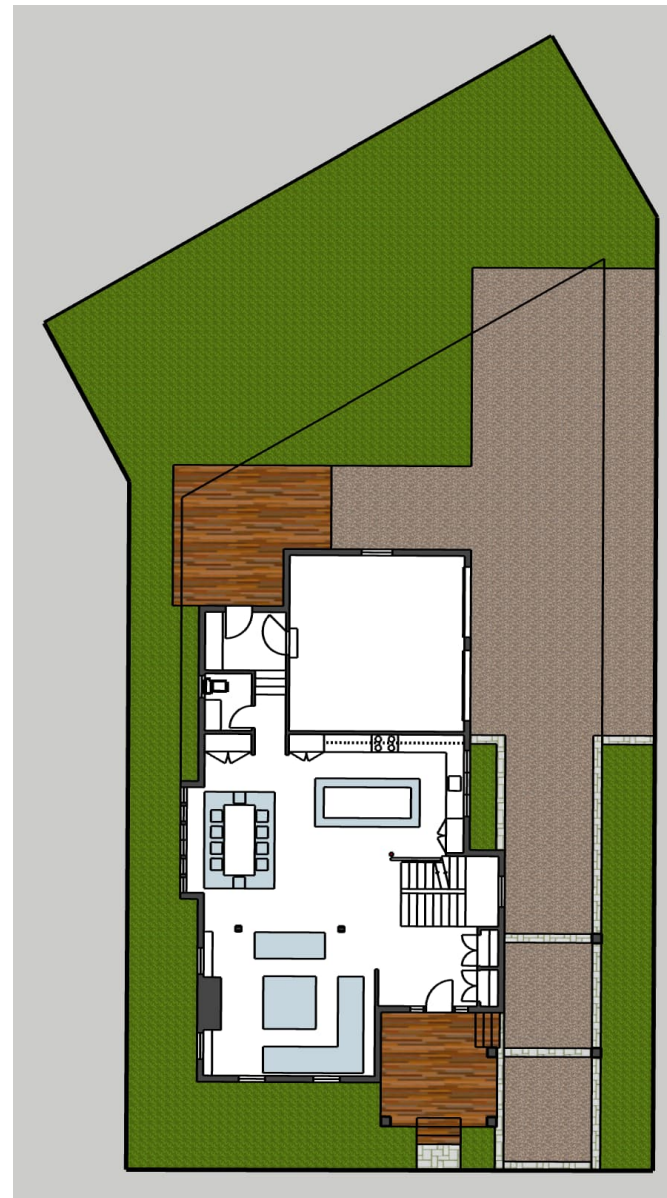
Building Areas

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.

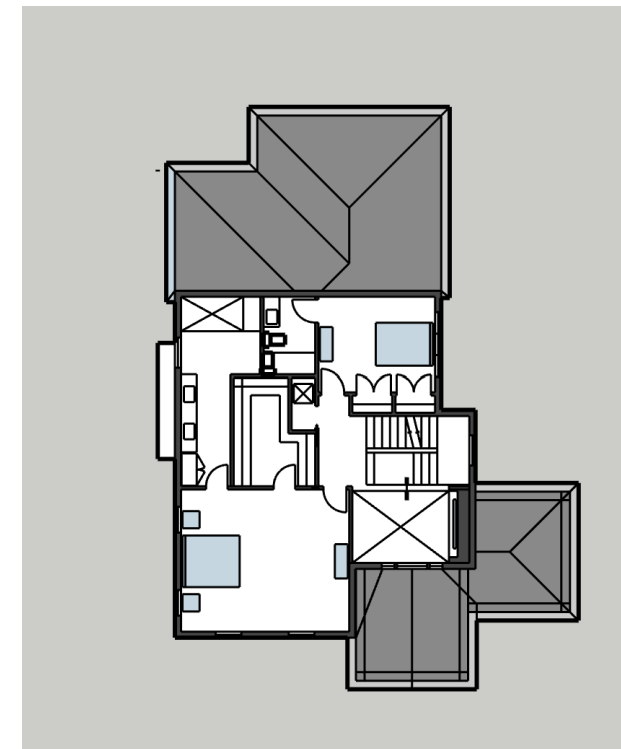
TOTAL LIVING 3,251 s.f.
TOTAL BUILDABLE 4,771 s.f.



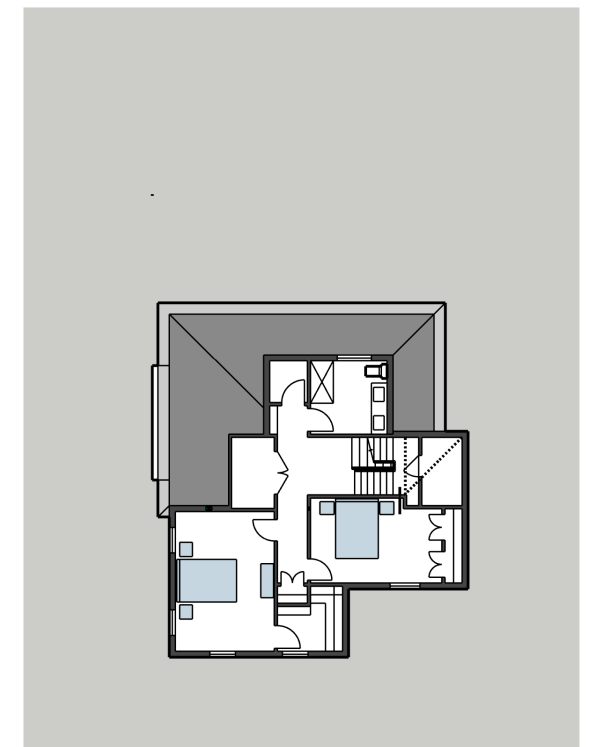
Basement Plan



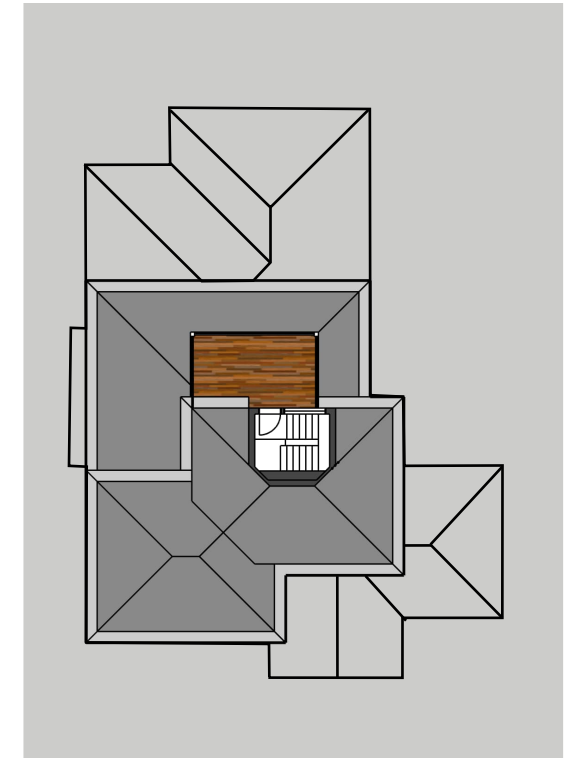
First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan

Outline Specifications and Options

Windows and Glazing

Option 1

Anderson 400 Series - clad (black), DH and Awning, 7/8" muntins, half screen on DH units

Option 2

Pella Architect Series

Option 3

Marvin Elevate Series



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.

EXTERIOR COLORS**



INTERIOR OPTIONS**



Design your window at andersenwindows.com/design-tool

Exterior Doors

Option 1

Therma True - Classic Craft, Fiber Classic, or Smooth - w/ sidelights and transom

Option 2

Anderson - Straight Panel or Arts and Crafts with sidelights and transom

Option 3

Custom

Engineered to Work Together

Our complete door systems feature doors, glass and components engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.



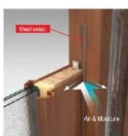
1 Sill and bottom sweep form a tight seal against wind-driven moisture infiltration at the bottom of the door system and help prevent moisture from the home. Sill pan (recommended) acts as extra level of protection to help keep moisture away from the substrate.



2 Corner seal (shown) must be properly compressed to complete the seal between the sill cap, bottom sweep and weatherstripping to help block potential paths where wind-driven moisture can infiltrate the bottom corner of the door system.



3 Hinges position the door to properly compress the weatherstripping to help create a tight, even seal against air and moisture infiltration when the door closes.



4 Weatherstripping is specifically engineered in a variety of profiles to provide the best possible fit with our door systems, helping to deliver a proven seal between the door and frame.



Exterior Siding

Option 1

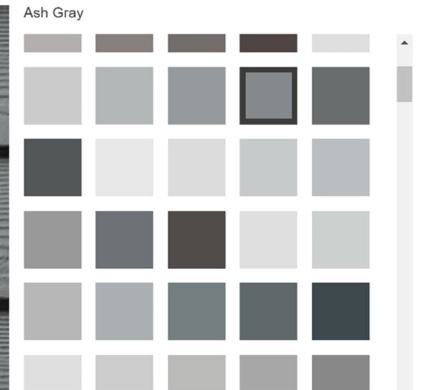
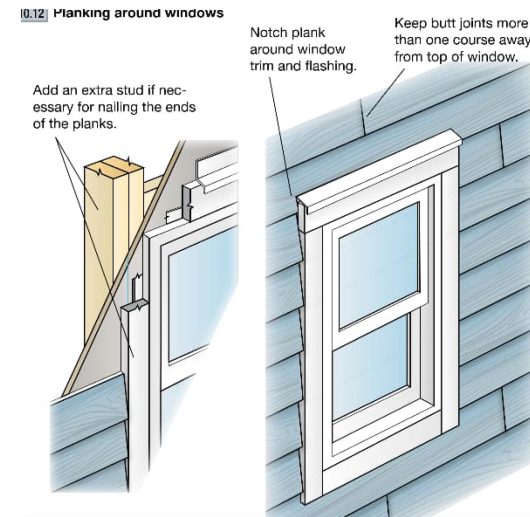
Hardie Plank, Lap siding

Option 2

Westlake / True Exterior (Boral) - composite fly ash

Option 3

Allura (formerly Certain Teed)



Exterior Trim

Option 1

Westlake / True Exterior (Boral) - composite fly ash

Option 2

Hardie

Option 3

CertainTeed



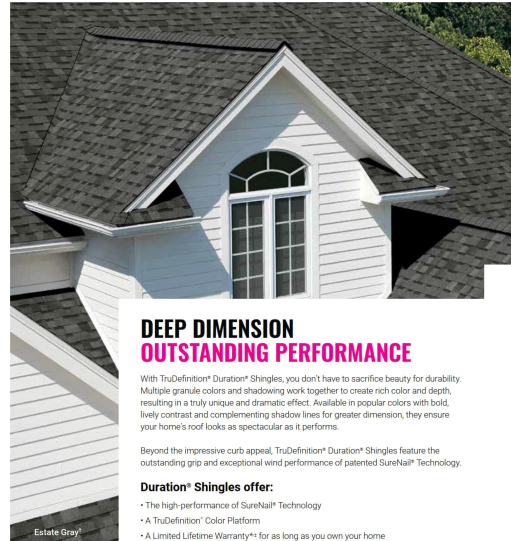
5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

Roofing Shingles

Option 1
Owens Corning - Duration, Oakridge or Berkshire architectural shingles

Option 2
GAF Timberline or Slateline

Option 3
CertainTeed

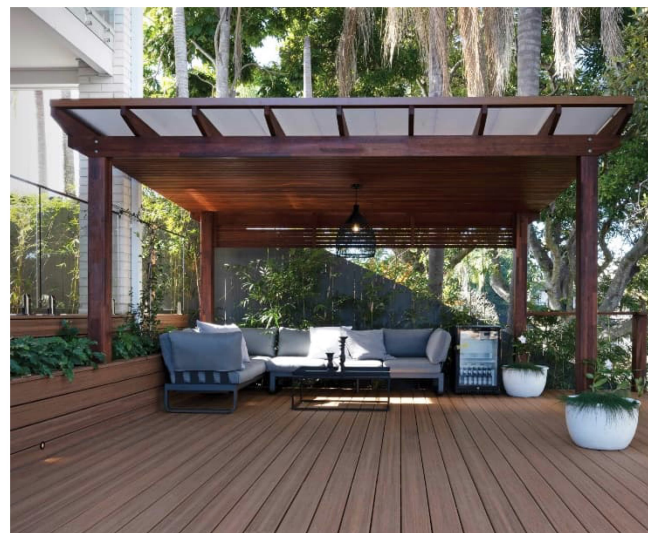


Decking

Option 1
Trex - Transcend, Select, or Enhance

Option 2
Fiberon - Concordia, Sanctuary, Good Life, or ArmorGuard

Option 3
TimberTech - Azek, Pro, or Edge



Railings

Option 1
Trex - Transcend, Select - composite and aluminum

Option 2
Fiberon - Brio, Countryside, or Armorguard

Option 3
TimberTech - Classic Composite, Builder, or Impressions Composite and Metal

TREX SELECT RAILING

Complete your look with our simple choice. Sturdy and safe, Select Railing ensures your view is the focal point. p. 39



COMPOSITE: top & bottom rails

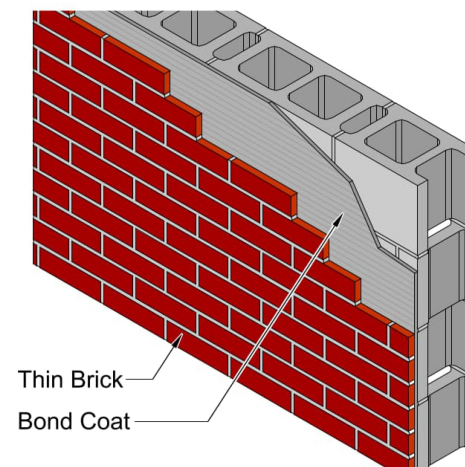
ALUMINUM: round balusters

Classic White

Charcoal Black

Exterior Brick

Option 1
Beldan brick – Thin Brick and standard modular brick



Garage Doors

Option 1
Overhead Door

Option 2
Coplay

Option 3
Custom



Custom garage door and transom shown

Gutters and Downspouts



Driveway Paving

Option 1
Beldan Pavers - Belcrest



Belcrest Black Paver



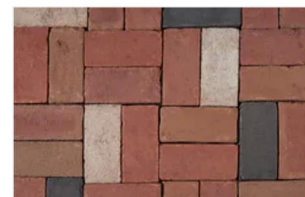
Heritage Blend Paver



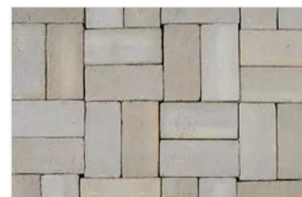
Lakeshore Blend Paver



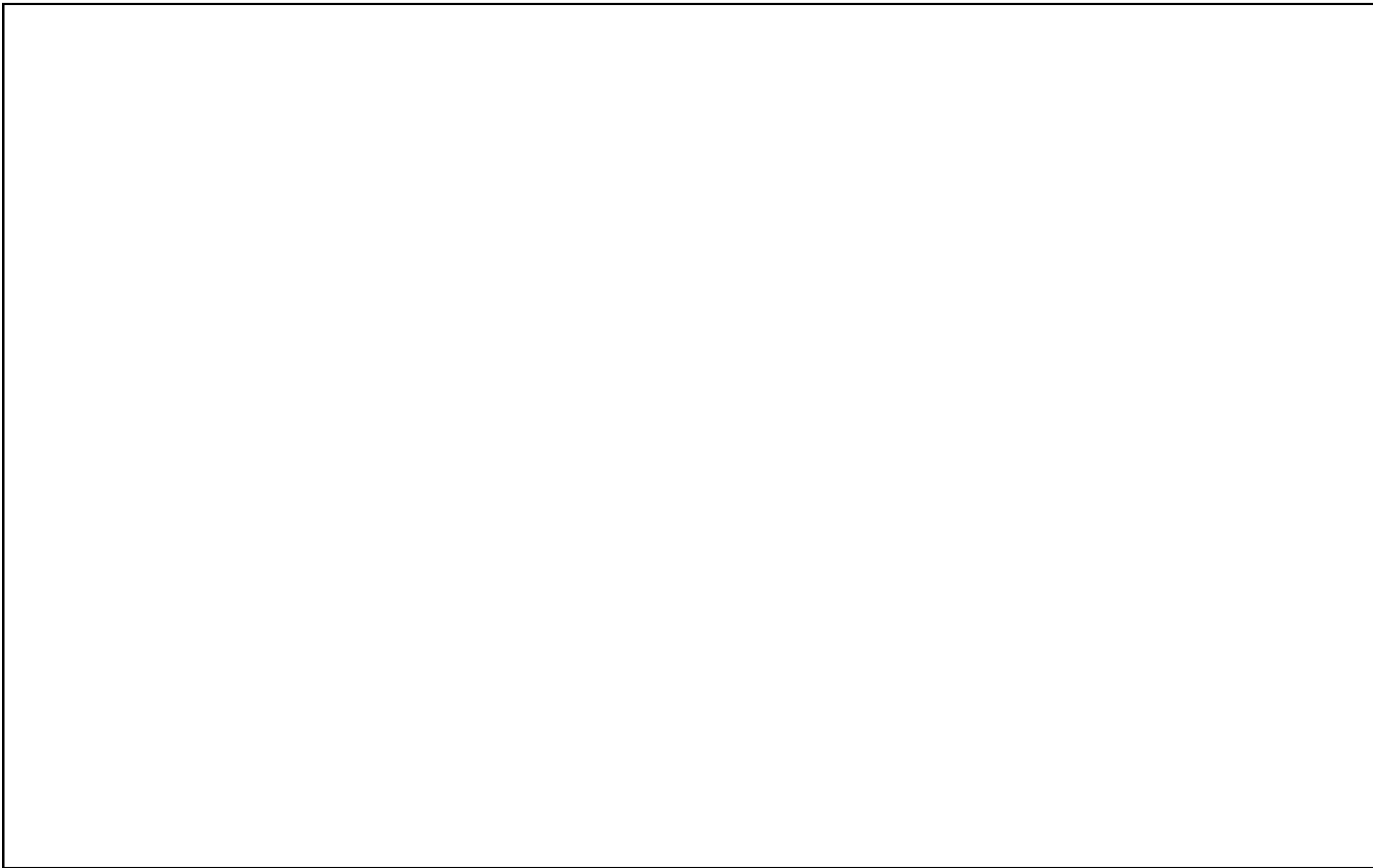
Princess Blend Paver



Provincial Blend Paver



Saxony Paver





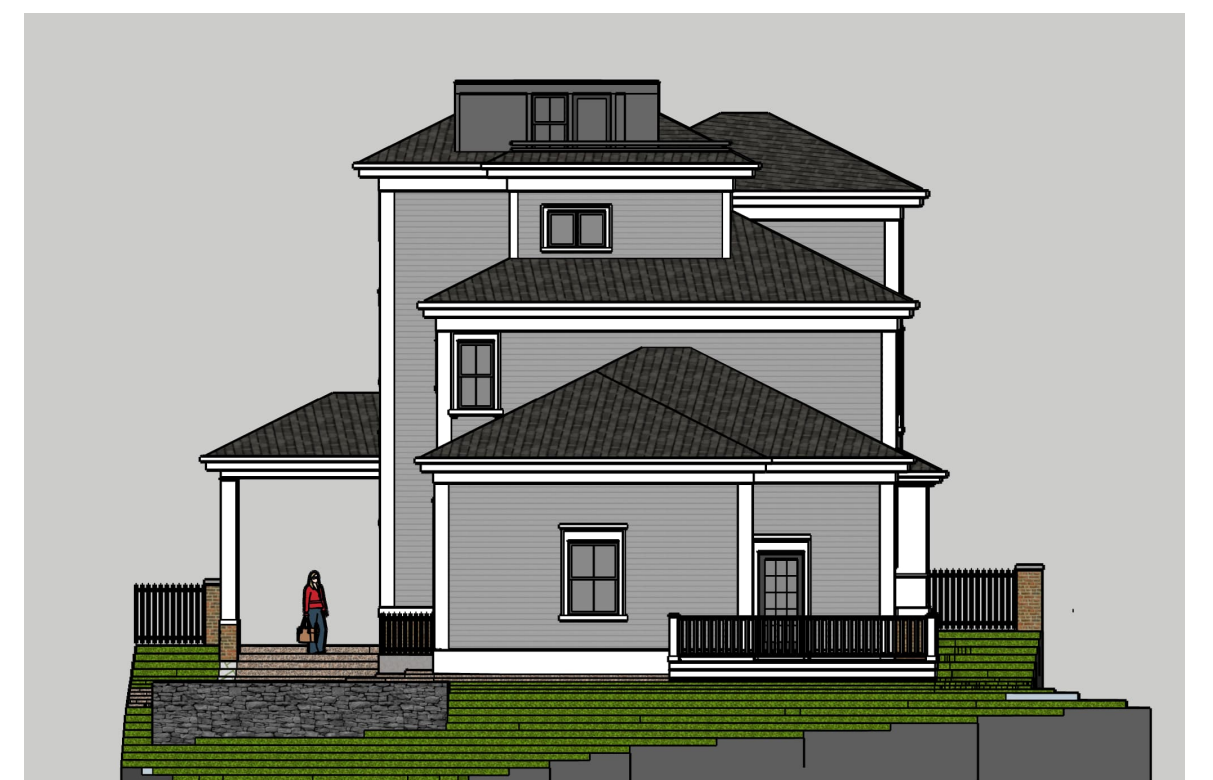
North / Williams St. Elevation



West / Side Elevation



East / Side Elevation



South Side Elevation