

PRAIRIE AVENUE

PLAT PLAN
SCALE: 1"=10'

GALLUP STREET

TOTAL LOT AREA
12,000 SQ. FT.
ZONING DATA: R-4
Max. Building Height: 45'
Max. Building Coverage Multi-Family: 55%
Max. Impervious Front Yard: 33%
Max. Impervious Rear Yard: 50%
Max. Impervious Coverage Multi-Family: 70%

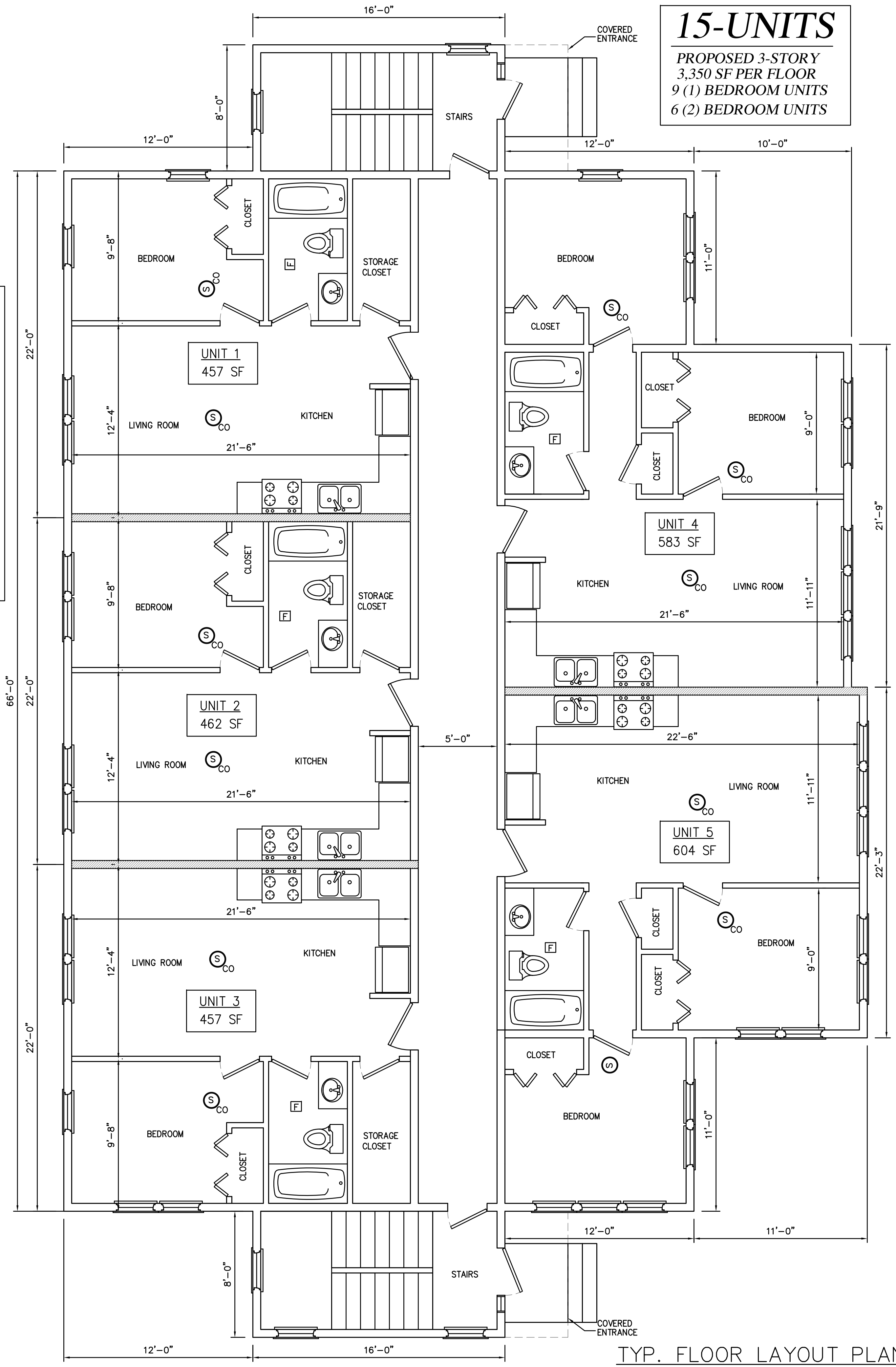
SETBACKS
Average frontage within 100' is approximate 6.0'
FRONT: 5' (within 5ft of Average)
MIN. SIDE: 6 ft (lot width more than 40')
REAR: 19' ft
25% of lot depth or 25', whichever is less
lot depth: 75x0.25=18.75'

Maximum Building Coverage Allowed: 55%
Lot Area: 12,000 sf
Building Area: 3,350 sf
 $(3,350/12,000)100 = 28\%$

Maximum Impervious Surface Front Yard: 33%
Frontage along Gallup Street
Front Yard Area: 910
Parking Area: 182 sf
Walkway Area: 44 sf
 $(226/910)100 = 25\%$

Maximum Impervious Surface Rear Yard: 50%
Rear Yard Area: 3,040 sf
Parking Area: 1,140 sf
 $(1,140/3,040)100 = 37.5\%$

Total Maximum Impervious Surface Allowed: 70%
Lot Area: 12,000 sf
Building Area: 3,350 sf
Parking Area: 4,203 sf
Walkway Area: 224 sf
Total Imp. Area: 7,777 sf
 $(7,777/12,000)100 = 64.8\%$



15-UNITS
PROPOSED 3-STORY
3,350 SF PER FLOOR
9 (1) BEDROOM UNITS
6 (2) BEDROOM UNITS

TYP. FLOOR LAYOUT PLAN
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

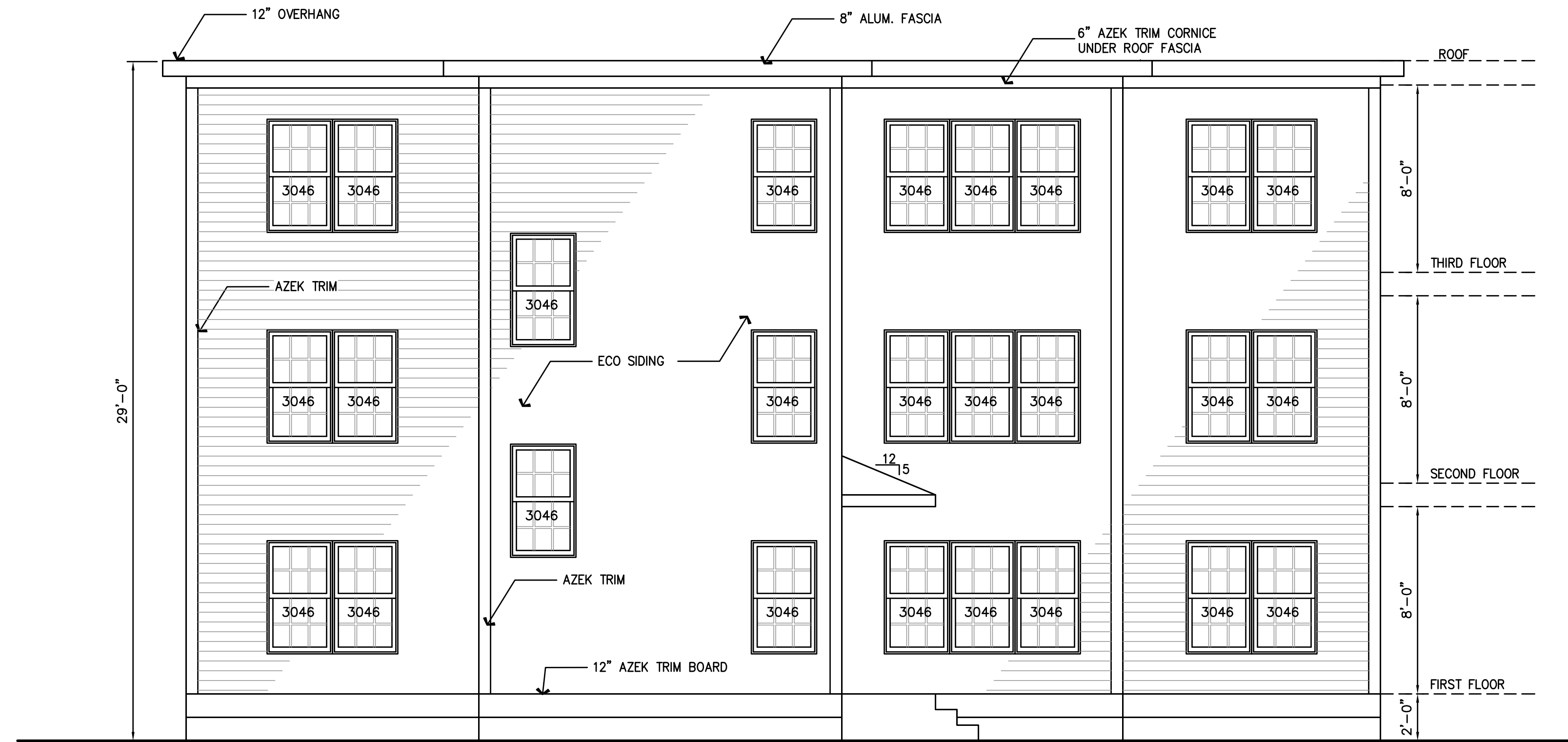
SHEET DESCRIPTION
PROPOSED 15-UNITS
515 PRAIRIE AVENUE
PROVIDENCE, RI

PREPARED FOR:
VINCENT MANN
515 PRAIRIE AVENUE
PROVIDENCE, RI

DATE: MAY 2023
SCALE: AS SHOWN
OWNED BY: RM
DRAWN BY: MH
JOB NO.
SHEET NO.

1 OF 3

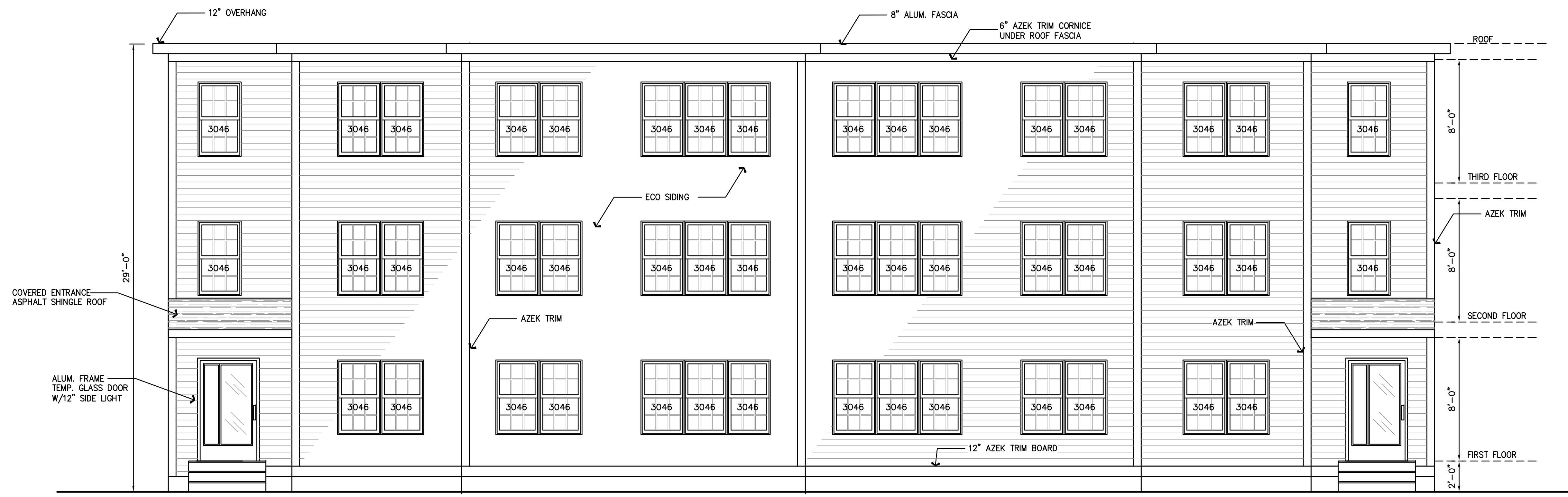
TRANSPARENCY DATA ALONG PRAIRIE AVENUE
 MULTI-FAMILY DWELLING 25% TRANSPARENCY REQUIRED
 FRONT FACADE AREA: 51'x29'=1,479 SF x 25%=369.75 SF REQUIRED
 26 (3046 DH) WINDOWS= 373.1 SF PROVIDED



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EAST ELEVATION (PRAIRIE AVENUE)
 SCALE: 1/4"=1'-0"

TRANSPARENCY DATA ALONG GALLUP STREET
 MULTI-FAMILY DWELLING 25% TRANSPARENCY REQUIRED
 FRONT FACADE AREA: 82'x29'=2,378 SF x 25%=594.5 SF REQUIRED
 46 (3046 DH) WINDOWS= 660.1 SF PROVIDED



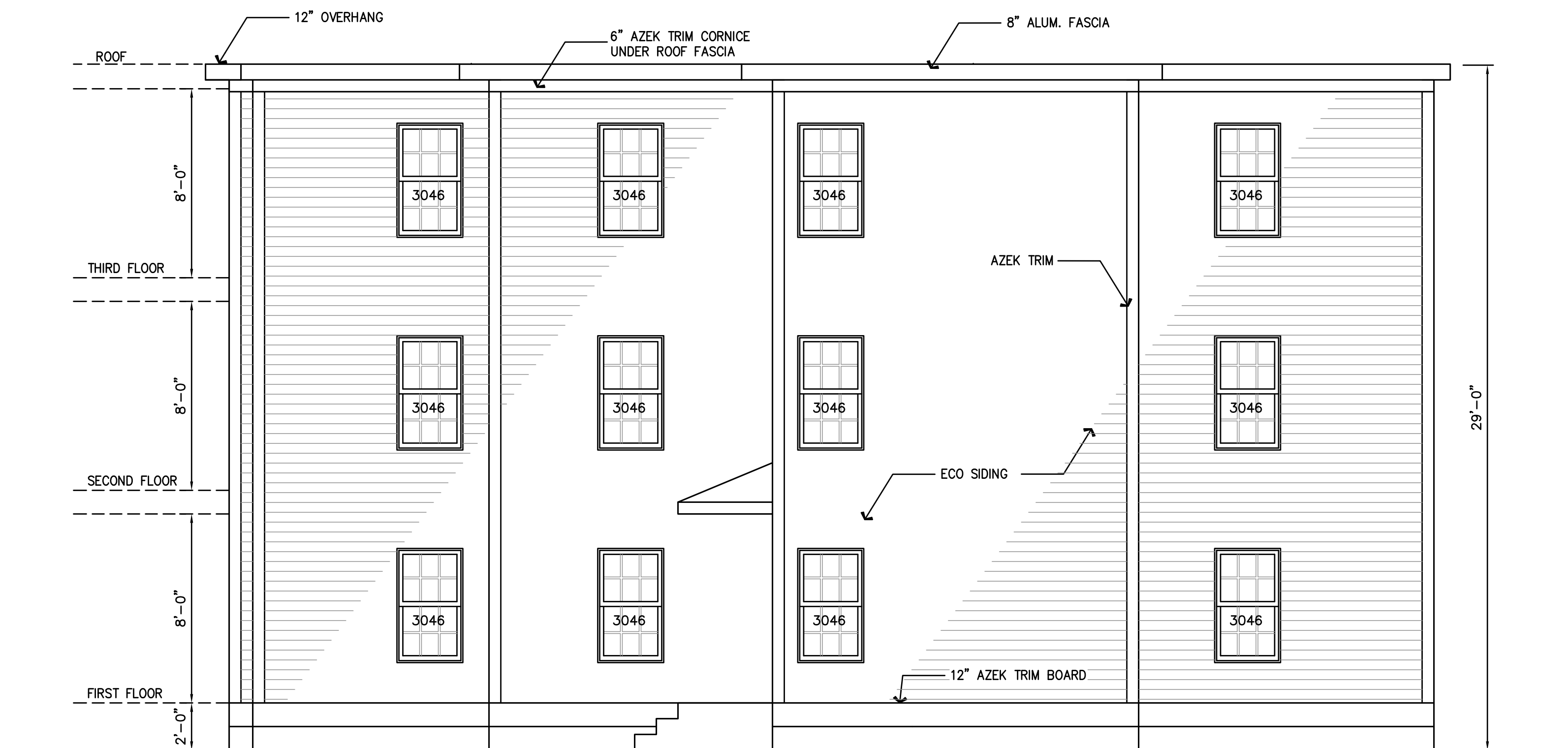
NORTH ELEVATION (GALLUP STREET)
 SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

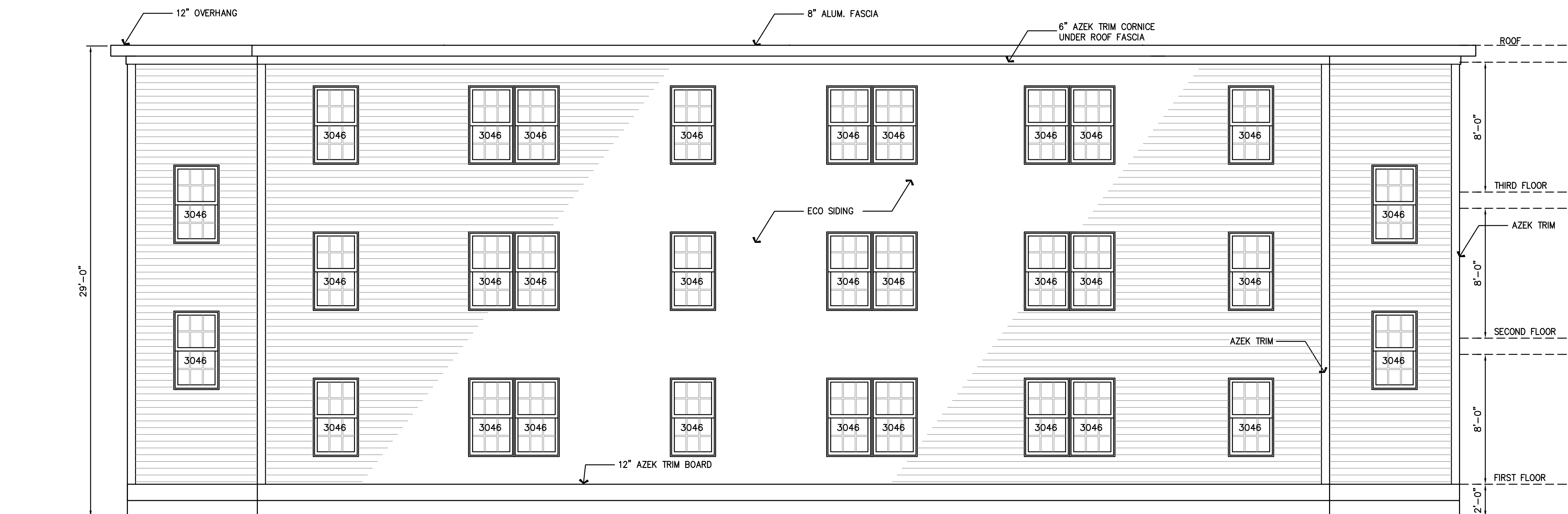
SHEET DESCRIPTION	PROPOSED 15-UNITS
	515 PRAIRIE AVENUE PROVIDENCE, RI

PREPARED FOR:	VINCENT MANN
	515 PRAIRIE AVENUE
	PROVIDENCE, RI

DATE:	MAY 2023
SCALE:	AS SHOWN
DWYBY:	RM
CDDBY:	MH
JOB NO.	
SHEET NO.	



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION (REAR)
SCALE: 1/4"=1'-0"

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6 (2) BEDROOM UNITS

REVISIONS		
NO.	DATE	BY

SHEET DESCRIPTION
PROPOSED 15-UNITS
515 PRAIRIE AVENUE
PROVIDENCE, RI

PREPARED FOR:
VINCENT MANN
515 PRAIRIE AVENUE
PROVIDENCE, RI

DATE: MAY 2023
 SCALE: AS SHOWN
 DWN BY: RM
 CDD BY: MH
 JOB NO.
 SHEET NO.