

108 WATERMAN STREET REDEVELOPMENT

A PROPOSED MIXED-USE BUILDING CONSISTING OF 1 COMMERCIAL UNIT & 26 RESIDENTIAL UNITS

**108 & 110 WATERMAN STREET
PROVIDENCE, RHODE ISLAND
AP 12, LOTS 183 & 184**

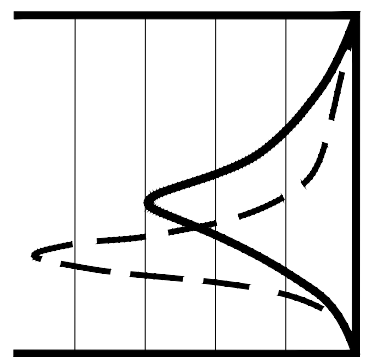
**ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT &
I3-E EDUCATIONAL INSTITUTIONAL OVERLAY DISTRICT**



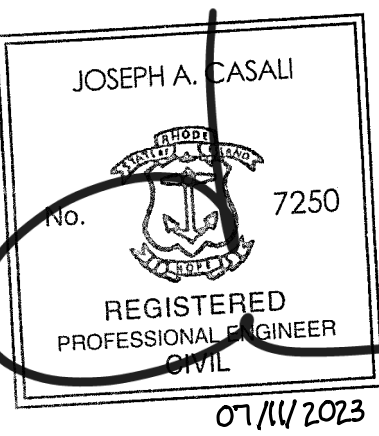
IMAGE COURTESY OF AHRONIAN & ASSOCIATES, INC., DATED APRIL 2023

FILINGS:

MASTER PLAN: PROVIDENCE CITY PLAN COMMISSION (CPC)



JCE
JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING & ARCHITECTURE
DRAINAGE - WATER CONTROL - SITE DEVELOPMENT
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 WWW.JOECASALI.COM



**108 WATERMAN STREET REDEVELOPMENT
108 & 110 WATERMAN STREET
PROVIDENCE, RHODE ISLAND
AP 12, LOTS 183 & 184**

REVISIONS:		
NO.	DATE	DESCRIPTION

DESIGNED BY: WMLJR
DRAWN BY: SEP
CHECKED BY: JAC
DATE: APRIL 2023
PROJECT NO: 19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 3

PROJECT TEAM

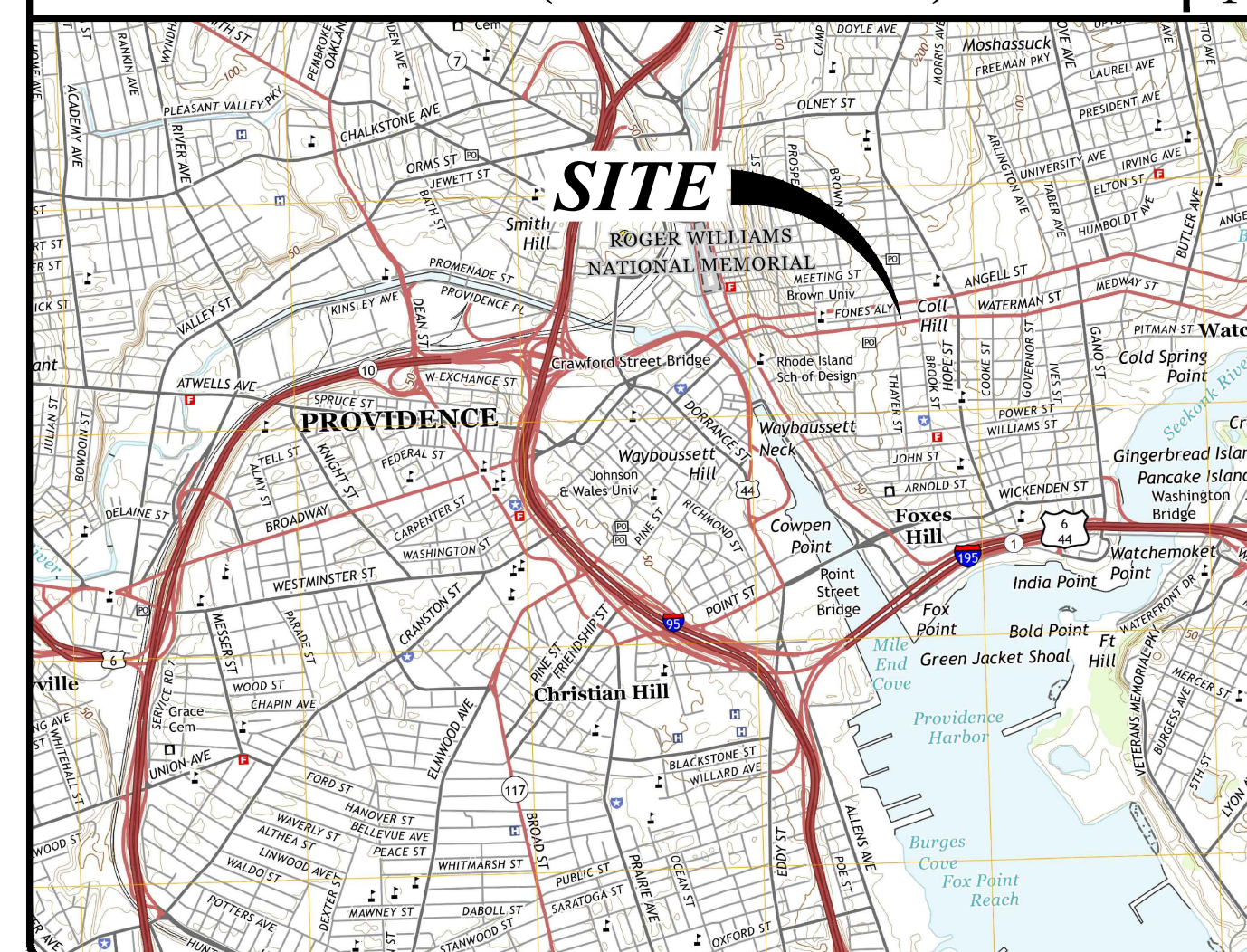
OWNER: WALTER BRONHARD
972 HIGHLAND AVENUE
FALL RIVER, MA 02720

ARCHITECT: AHARONIAN & ASSOCIATES, INC.
310 GEORGE WASHINGTON HIGHWAY
SMITHFIELD, RI 02917
PHONE: 401-232-5010

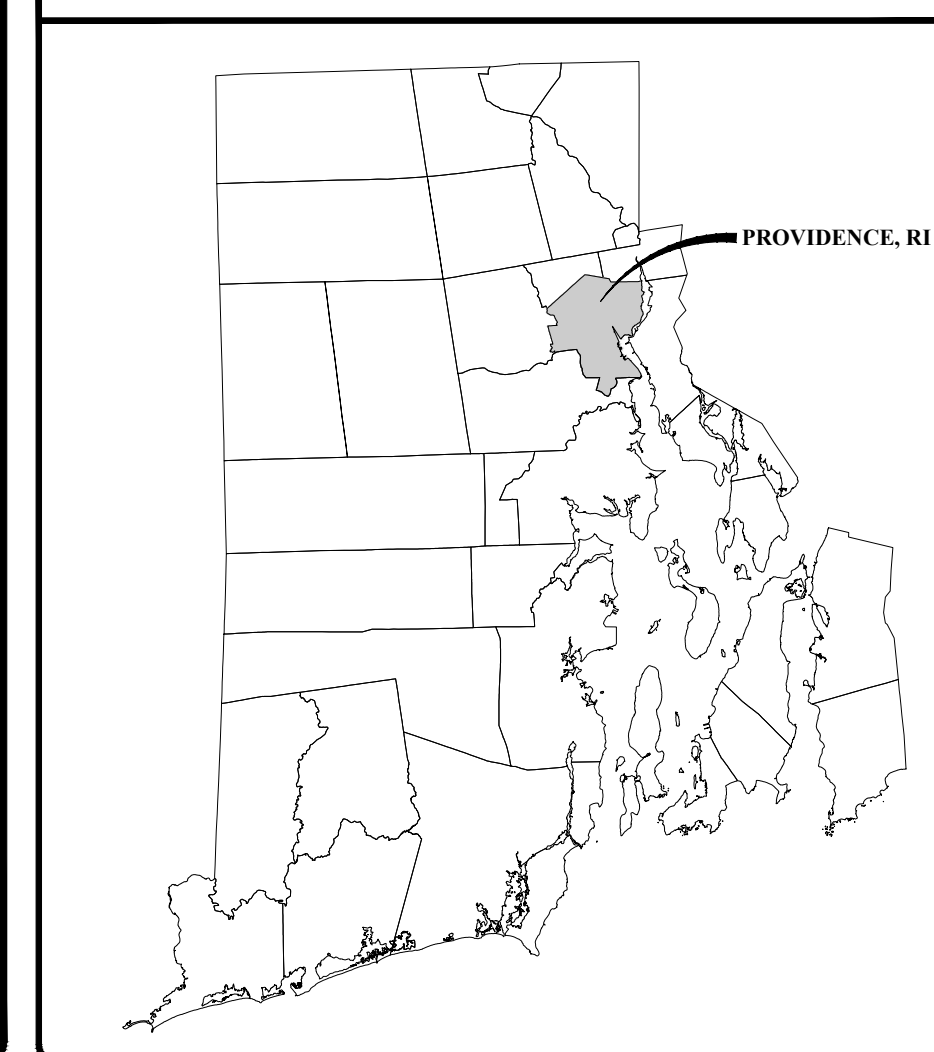
CIVIL: JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
PHONE: 401-944-1300
FAX: 401-944-1313

SURVEYOR: WATERMAN ENGINEERING COMPANY
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914
PHONE: 401-438-5773

LOCUS MAP (SCALE: 1" = 500')



STATE WIDE MAP



INDEX OF DRAWINGS

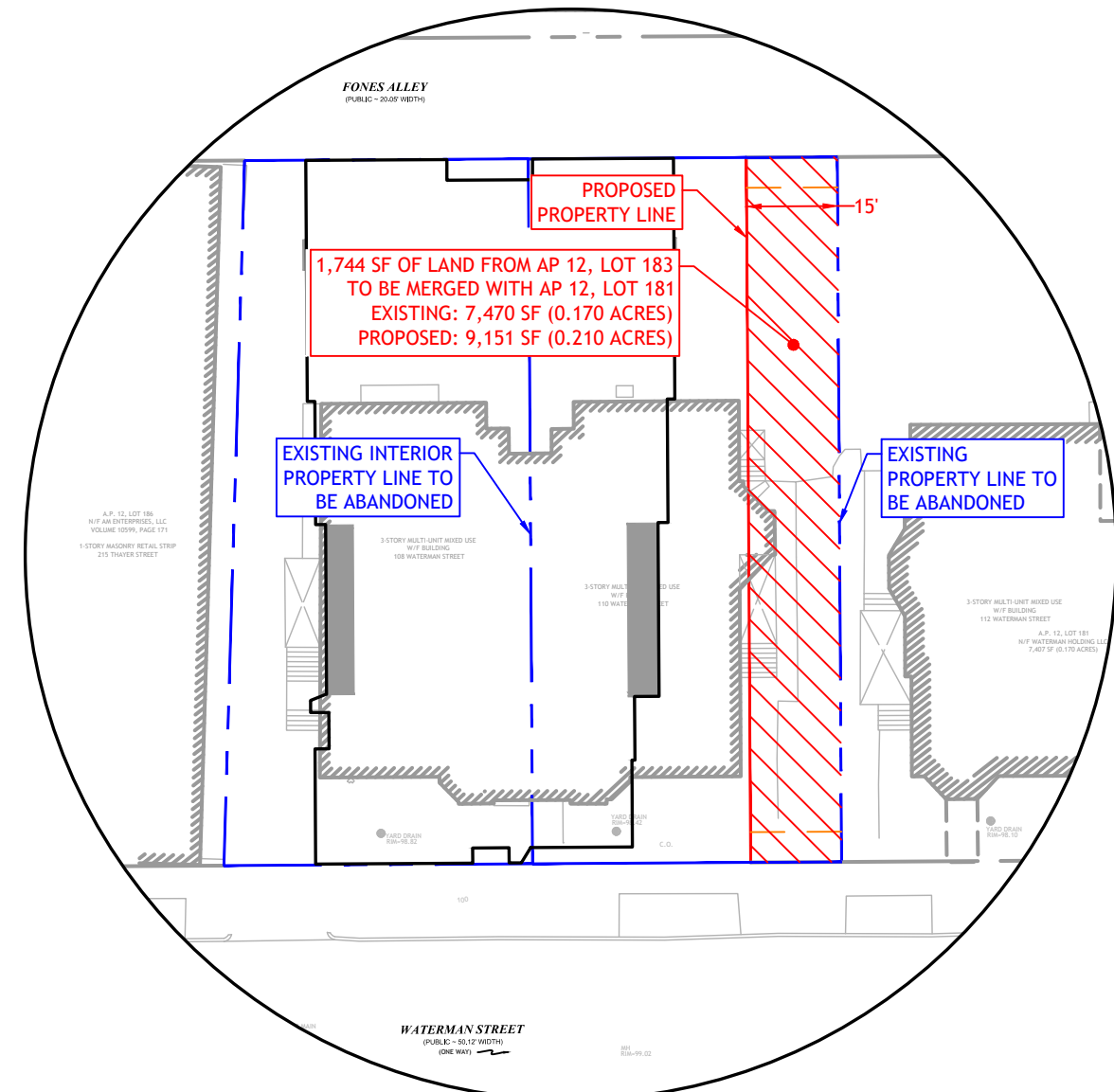
SHEET NO.	PLAN
1	COVER SHEET
2	EXISTING CONDITIONS
3	CONCEPTUAL SITE PLAN

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	C-2
MINIMUM LOT AREA	NONE
MINIMUM BUILDING HEIGHT	16 FT
MINIMUM FIRST STORY HEIGHT	9 FT
MAXIMUM BUILDING HEIGHT (-4 STORIES)	50 FT
MAXIMUM BUILDING COVERAGE	NONE
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE
MINIMUM FRONT SETBACK ¹	BUILD-TO ZONE 0' TO 5'
MINIMUM SIDE SETBACK ²	NONE
MINIMUM CORNER SETBACK ³	BUILD-TO ZONE 0' TO 5'
MINIMUM REAR SETBACK ⁴	NONE

1. THE REQUIRED BUILD-TO PERCENTAGE IS 60% ON THE FRONT LOT LINE
2. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 10'
3. THE REQUIRED BUILD-TO PERCENTAGE IS 40% ON THE CORNER SIDE LOT LINE
4. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'

GENERAL NOTES:

1. THIS PLAN IS BASED ON CLASS I COMPREHENSIVE BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY DATED AUGUST 2020, PERFORMED BY WATERMAN ENGINEERING COMPANY LOCATED AT 46 SUTTON AVENUE, EAST PROVIDENCE, RI.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THE SITE IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, MAP NUMBER 440007C0309K, BASED ON THE FEMA FLOOD INSURANCE RATE MAP, DATED OCTOBER 2, 2015. THE SITE AND ALL ADJACENT SITES LIE IN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL-CHANCE FLOOD HAZARD AREA.
4. SOILS ON THE SITE CONSIST OF PAXTON-URBAN LAND COMPLEX, 3 TO 15 PERCENT SLOPES (PD). THESE SOILS ARE GENERALLY WELL DRAINED, WITH A DEPTH TO THE SEASONAL HIGH GROUNDWATER OF 18 TO 37-INCHES, BELONGING TO HYDROLOGIC GROUP C.
5. THERE ARE NO KNOWN WETLANDS ON SITE. THE SITE IS LOCATED WITHIN THE SEEKONK-PROVIDENCE RIVER WATERSHED (RIDEM INVENTORY NO. 010900040901).
6. THERE ARE NO EXISTING EASEMENTS WITHIN THE SUBJECT PROPERTY.



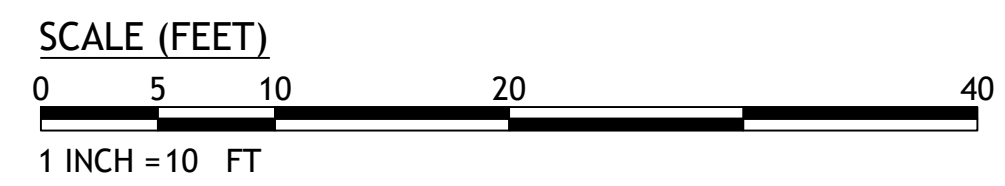
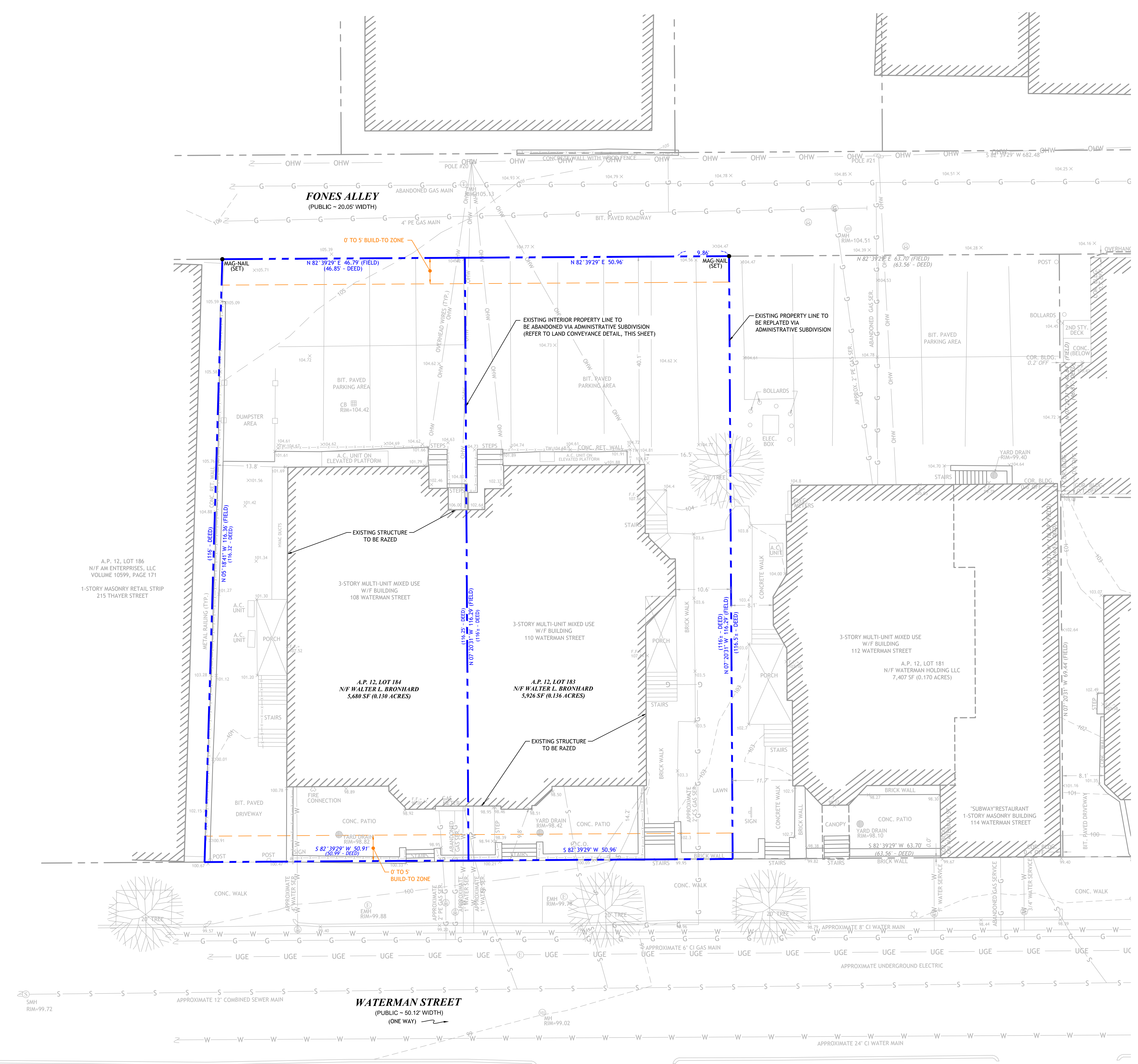
LAND CONVEYANCE DETAIL

SCALE: 1" = 30'

LAND CONVEYANCE CALCULATION:

EXISTING (LOT 183): 5,926 SF (0.136 ACRES)
 EXISTING (LOT 184): 5,680 SF (0.130 ACRES)
 EXISTING (LOT 181): 7,470 SF (0.170 ACRES)
 1,744 SF OF LAND FROM AP 12, LOT 183 TO BE MERGED WITH AP 12, LOT 181
 PROPOSED (LOT 181): 9,151 SF (0.210 ACRES)
 PROPOSED (LOT 183): 4,182 SF (0.096 ACRES)

AP 12, LOTS 183 & 184 TO BE MERGED
 PROPOSED (LOTS 183 & 184): 9,862 SF (0.226 ACRES)
 NOTE: LAND CONVEYANCE TO BE COMPLETED VIA AN ADMINISTRATIVE SUBDIVISION FILING



JOE CASALI ENGINEERING, INC.
 CIVIL ENGINEERING & ARCHITECTURE
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (601) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 07/11/2023

108 WATERMAN STREET REDEVELOPMENT
108 & 110 WATERMAN STREET
PROVIDENCE, RHODE ISLAND
AP 12, LOTS 183 & 184

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: WMLR
 DRAWN BY: SEP
 CHECKED BY: JAC
 DATE: APRIL 2023
 PROJECT NO: 19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET 2 OF 3

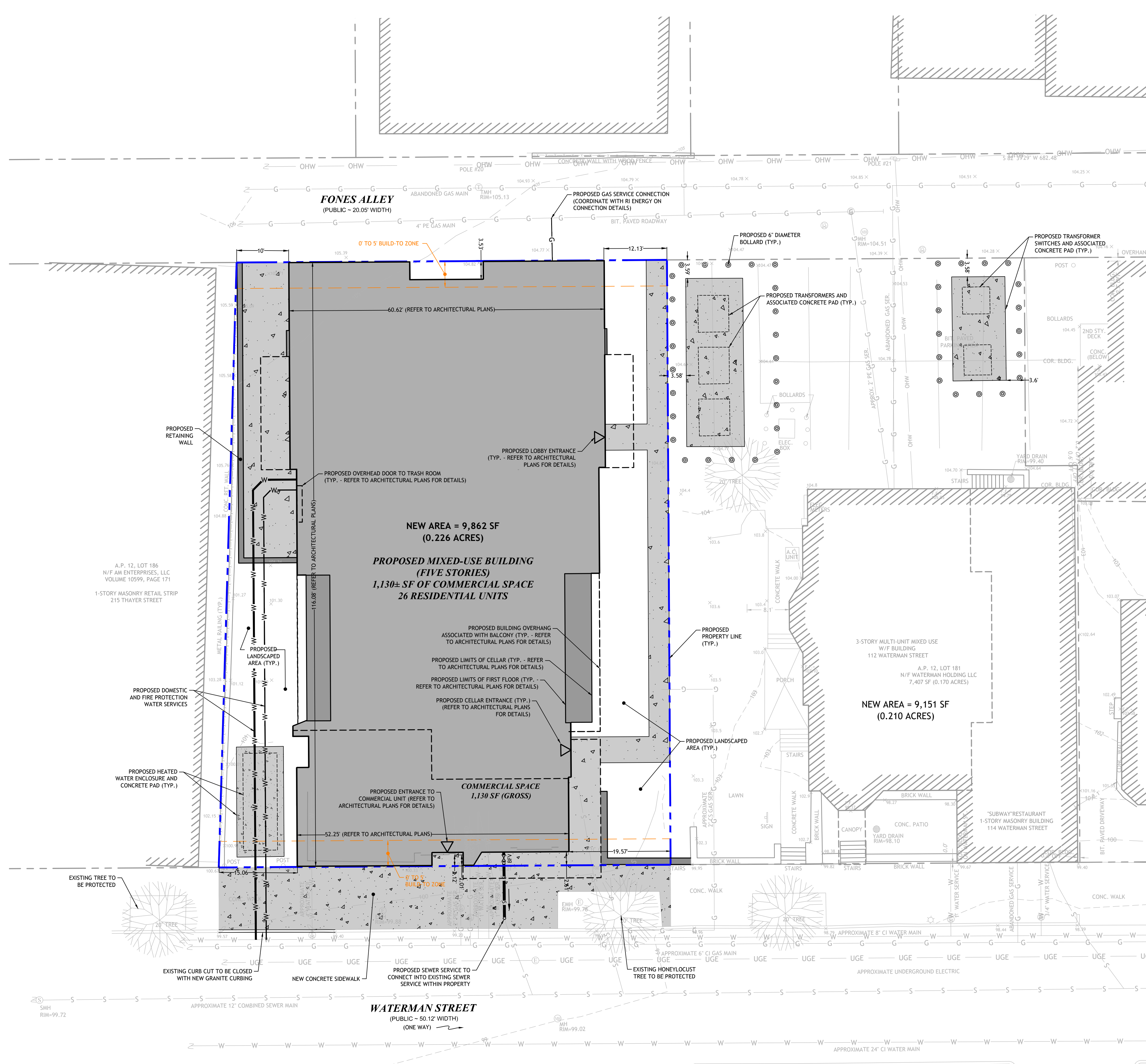
LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION. CALL DIGSAFE AT 1-888-DIG-SAFE. 1-888-344-7233

ZONING CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT	C-2	C-2
MINIMUM LOT AREA	NONE	9,862 SF
MINIMUM BUILDING HEIGHT	16 FT	60 FT
MINIMUM FIRST STORY HEIGHT	11 FT NON-RESIDENTIAL	11 FT
MAXIMUM BUILDING HEIGHT (<=4 STORIES)	50 FT	60 FT (5 STORIES) ¹
MAXIMUM BUILDING COVERAGE	NONE	65.6%
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE	72.7%
MINIMUM FRONT SETBACK ¹	BUILD-TO ZONE 0' TO 5'	VARIES (0 FT - 3.50 FT)
MINIMUM SIDE SETBACK ²	NONE	N/A
MINIMUM CORNER SETBACK ³	BUILD-TO ZONE 0' TO 5'	VARIES (0 FT - 3.50 FT)
MINIMUM REAR SETBACK ⁴	NONE	N/A

1. THE REQUIRED BUILD-TO PERCENTAGE IS 40% ON THE FRONT LOT LINE
2. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 10'
3. THE REQUIRED BUILD-TO PERCENTAGE IS 40% ON THE CORNER SIDE LOT LINE
4. NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
5. ADJUSTMENT REQUESTED FOR ONE (1) ADDITIONAL STORY (+12 FEET); 2 ALLOWED

LANDSCAPING REQUIREMENTS:
 PER SECTION 1503, - ONSITE LANDSCAPING AND REQUIRED TREES
 SECTION C - REQUIRED TREE CANOPY
 (ALL OTHER DISTRICTS: 15% OF THE SF OF THE LOT)
 9,862 SF TOTAL LOT AREA x 15% OF LOT AREA
 = 1,479 SF OF TREE CANOPY
 REQUIRED: 1,479 SF OF TREE CANOPY
 EXISTING: 1,000 SF OF TREE CANOPY PROVIDED BY THE HONEYLOCUST STREET TREE ON WATERMAN STREET (PER PROVIDENCE TREE LIST)
 MIN. PROPOSED: 700 SF OF TREE OF CANOPY (1 MEDIUM TREE)
 PROVIDED: 1,700 SF OF TREE OF CANOPY
 APPLICANT WILL COORDINATE WITH CITY FORESTER TO PRESERVE EXISTING TREE AND COMPLY FULLY WITH LANDSCAPE ORDINANCE

VEHICLE AND BICYCLE PARKING REQUIREMENTS:
 VEHICLE PARKING: PER SECTION 1410.B.7 OF THE PROVIDENCE ZONING ORDINANCE, IN THE C-1 AND C-2 DISTRICTS, ALL LOTS OF 10,000 SQ. FT. OF LESS ARE EXEMPT FROM PARKING REQUIREMENTS. THEREFORE, NO VEHICLE PARKING IS PROPOSED.
 BICYCLE PARKING: PER SECTION SECTION 1402, TABLE 14-1, OF THE PROVIDENCE ZONING ORDINANCE, ONE (1) BICYCLE SPACE IS REQUIRED PER FIVE (5) DWELLINGS. TWENTY-SIX (26) DWELLING UNITS ARE PROPOSED, THEREFORE SIX (6) BICYCLE SPACES ARE REQUIRED; 8 SPACES ARE PROPOSED. ALL BICYCLE SPACES ARE PROPOSED WITHIN THE CELLAR OF THE STRUCTURE; REFER TO ARCHITECTURAL PLANS FOR DETAILED LOCATIONS.



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL ENGINEERING ARCHITECTURE
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
 NO. 7250
 REGISTERED PROFESSIONAL ENGINEER
 07/11/2023

**108 WATERMAN STREET REDEVELOPMENT
 108 & 110 WATERMAN STREET
 PROVIDENCE, RHODE ISLAND
 AP 12, LOTS 183 & 184**

REVISIONS:

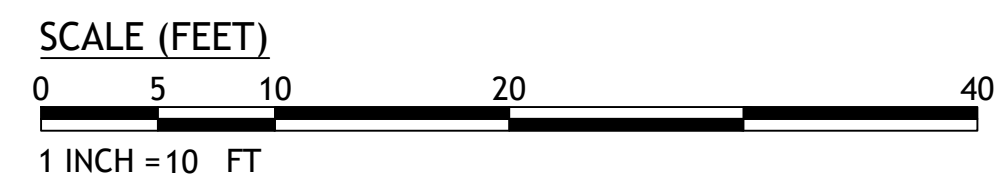
NO.	DATE	DESCRIPTION

DESIGNED BY: WMLJR
 DRAWN BY: SEP
 CHECKED BY: JAC
 DATE: APRIL 2023
 PROJECT NO: 19-19p

PRELIMINARY, NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

SHEET 3 OF 3



C:\19-19\Abrahamian & Associates\09-19p-108 Waterman\ACAD\Waterman Street Master Plan R17.dwg, Jul. 11, 2023 1:33pm

1-888-DIG-SAFE
 PROTECT YOURSELF, GIVE OTHERS WARNING, SAVE LIVES
 LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DEGRATE AT 1-888-DIG-SAFE 1-888-344-7233



GRADE @ WATERMAN ST
EL = (-) 5'-0" AF

COMPOSITE SIDING

MASONRY VENEER

ROOF
EL = 60'-0" AF

FIFTH FLOOR
EL = 41'-0" AF

FOURTH FLOOR
EL = 36'-0" AF

THIRD FLOOR
EL = 25'-0" AF

SECOND FLOOR
EL = 14'-0" AF

FIRST FLOOR
EL = 5'-0" AF

GRADE @ FONES ALLEY
REF EL = 0'-0" AF

CELLAR
EL = (-) 8'-6" AF

PROPOSED EAST ELEVATION

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



MASONRY VENEER

COMPOSITE PANEL SYSTEM

PROPOSED NORTH ELEVATION (FONES ALLEY)

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



FIRST FLOOR
 EL = 9'-0" AF
 GRADE @ FONES ALLEY
 REF EL = 0'-0" AF

PROPOSED WEST ELEVATION

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



ROOF
EL = 60'-0" AF

FIFTH FLOOR
EL = 41'-0" AF

FOURTH FLOOR
EL = 36'-0" AF

THIRD FLOOR
EL = 25'-0" AF

SECOND FLOOR
EL = 14'-0" AF

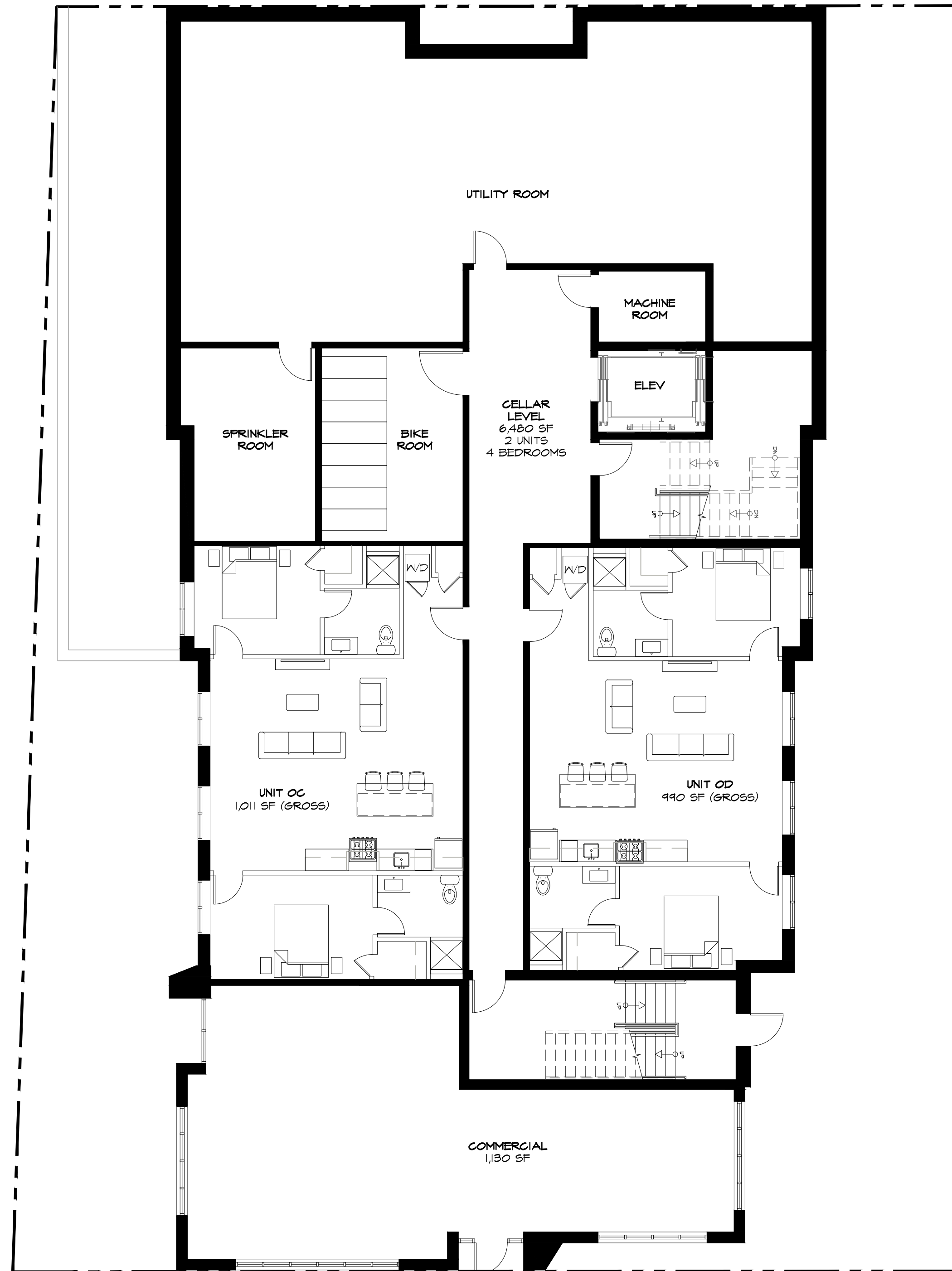
GRADE @ WATERMAN ST
EL = (-) 5'-0" AF

CELLAR
EL = (-) 8'-6" AF

PROPOSED SOUTH ELEVATION (WATERMAN STREET)

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

FONES ALLEY

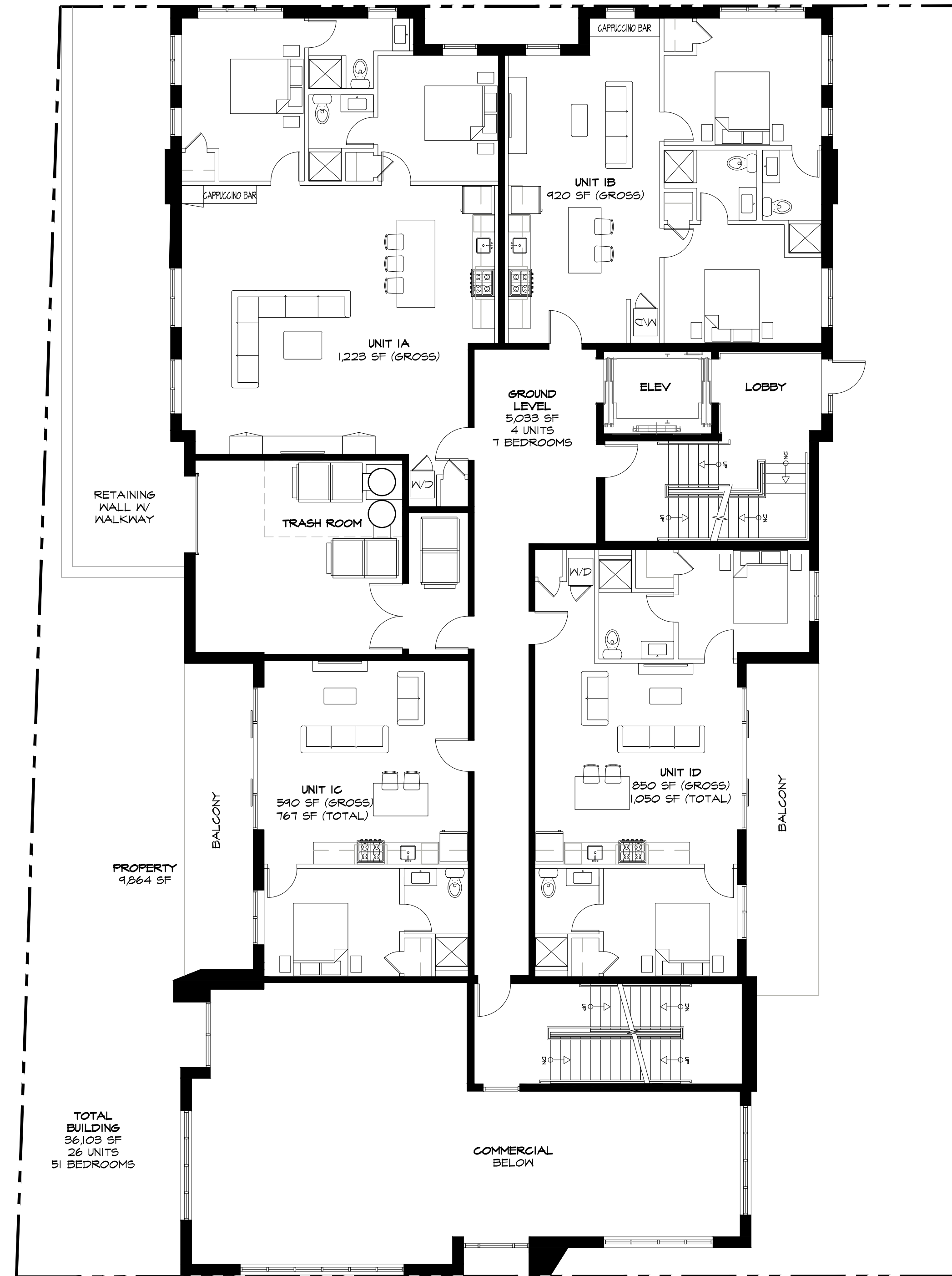


WATERMAN STREET

PROPOSED CELLAR LEVEL

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

FONES ALLEY

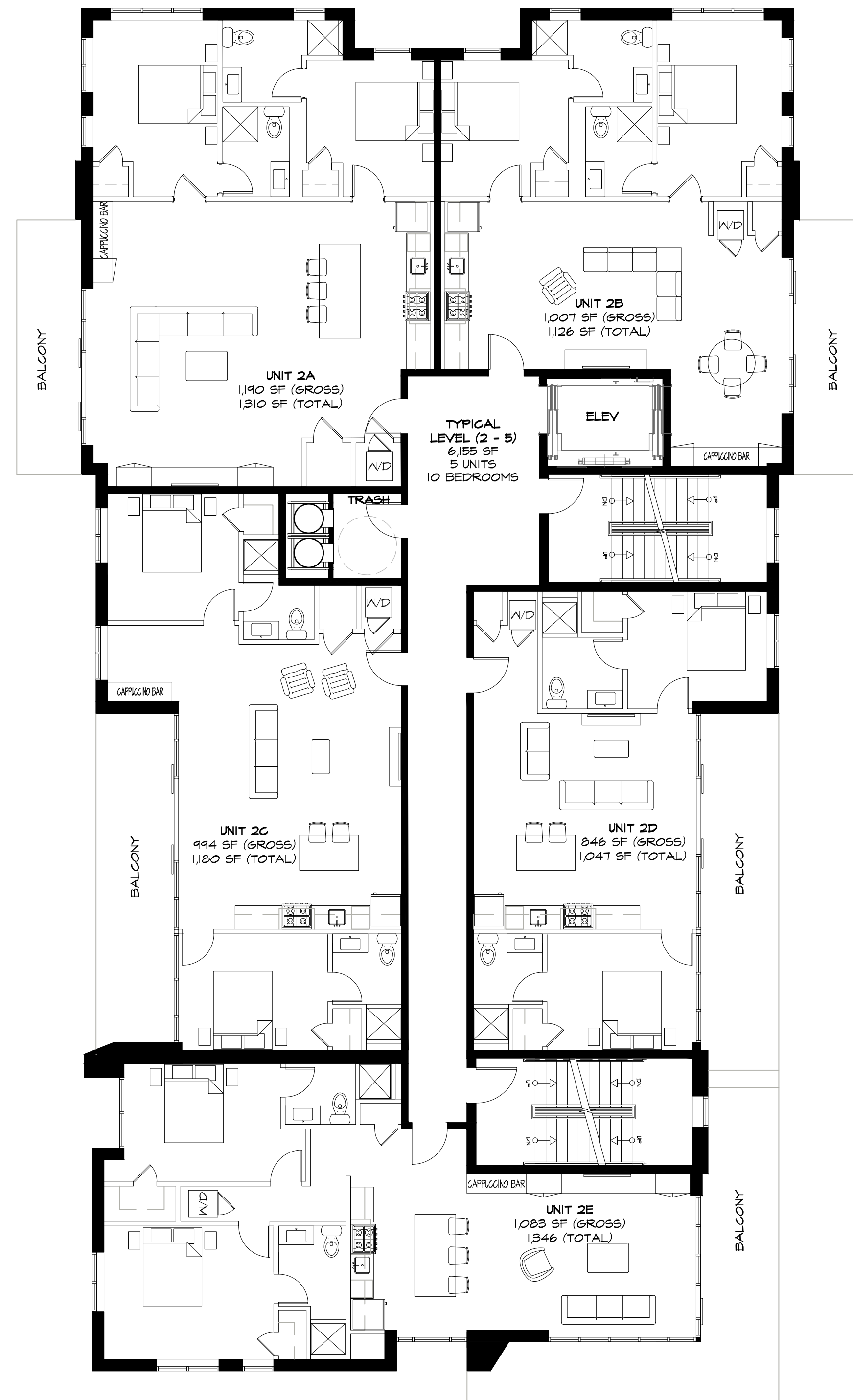


WATERMAN STREET

PROPOSED GROUND LEVEL

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

FONES ALLEY



WATERMAN STREET

PROPOSED TYPICAL LEVEL

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

FONES ALLEY



WATERMAN STREET

PROPOSED ROOF PLAN

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