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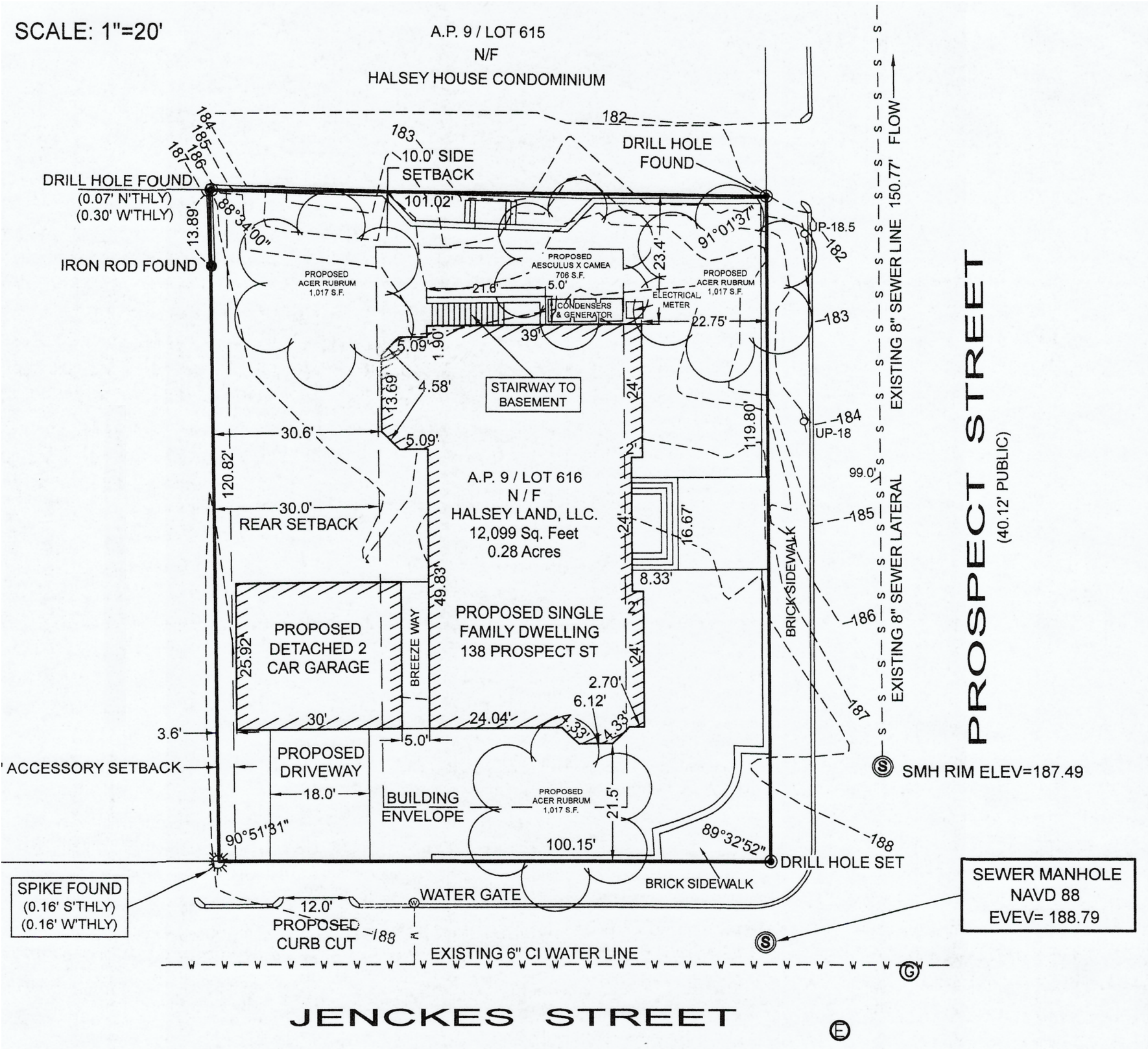
138 PROSPECT STREET

PROVIDENCE, RI 02906

HISTORIC DISTRICT COMMISSION | FEBRUARY 24, 2025



SITE PLAN



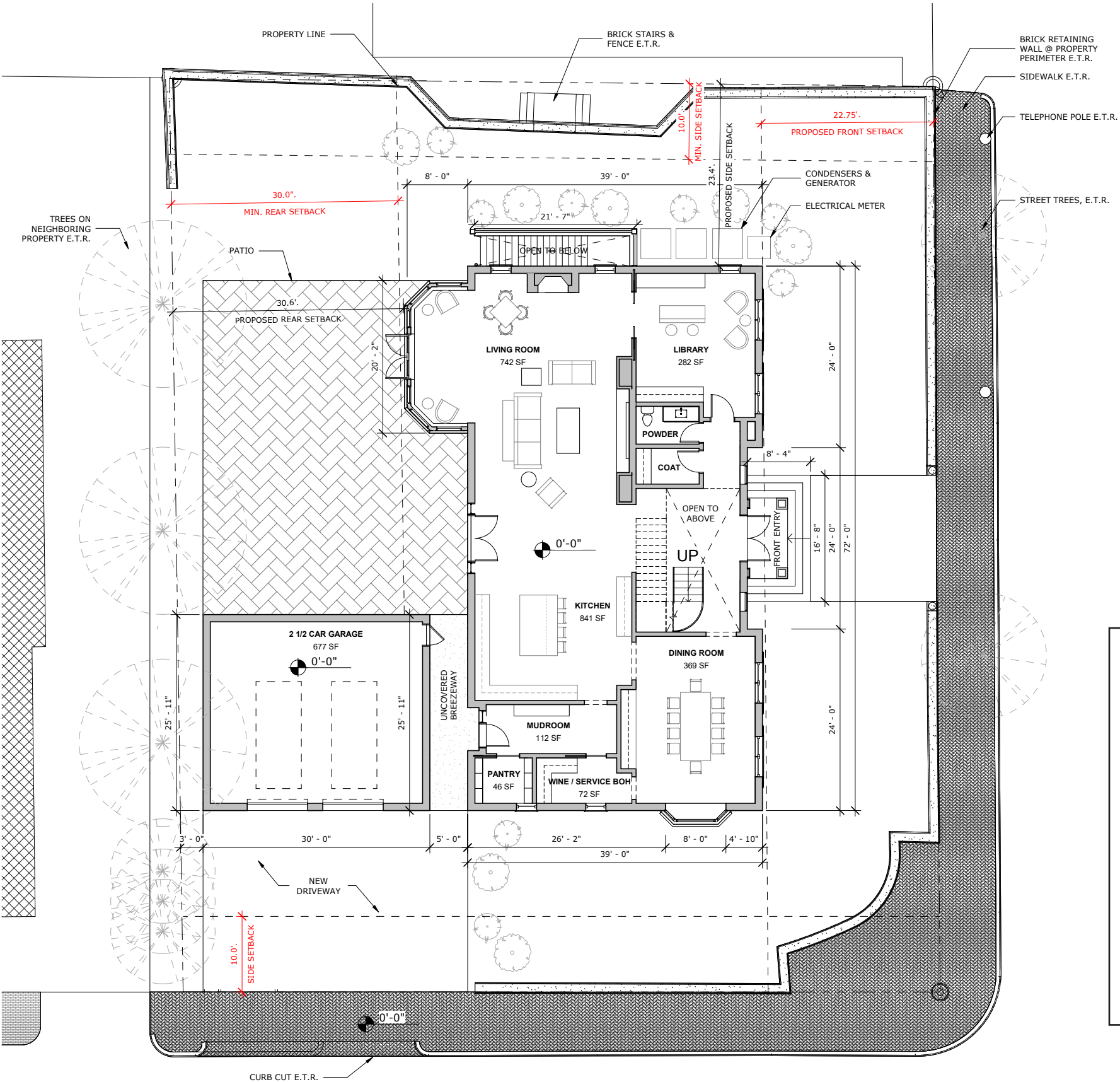
ZONING INFORMATION		
PLAT/LOT:	PLAT 009; LOT 616	
ZONE:	R-1	
DISTRICT OVERLAY:	HISTORIC DISTRICT	
LOT AREA:	12,099 SF	
LOT WIDTH:	119.80 FT	
BUILDING HEIGHT	REQUIRED: 40'-0" MAX.	PROPOSED: 35'-4"
BUILDING COVERAGE:	45% MAX.	31%
FRONT IMPERVIOUS SURFACE COVERAGE:	33% MAX.	26%
REAR IMPERVIOUS SURFACE COVERAGE:	50% MAX.	28%
TOTAL IMPERVIOUS SURFACE COVERAGE:	65% MAX	39%
TOTAL PERVIOUS SURFACE COVERAGE:	1,000 SF MIN.	7,427 SF
FRONT SETBACK:	*26' MIN.	22.75 FT
SIDE SETBACK:	10' MIN.	23.4 FT
SIDE SETBACK, JENCKES ST:	10' MIN.	21.5 FT
REAR SETBACK:	30' MIN.	30.6 FT
TREE CANOPY COVERAGE:	30% MIN.	31%
* NOTE: PER ZONING ORDINANCE SECT. 401.B.2 130 PROSPECT STREET 18' 140 PROSPECT STREET 44' AVERAGE: 18' + 44' = 62' 62'/2 = 31' 31' +/- 5' ADMIN. RELIEF = 26'		

BUILDING SQUARE FOOTAGE	
LEVEL-3:	1,030 SF
LEVEL-2:	2,780 SF
LEVEL-1:	2,935 SF + 777.6 SF (GARAGE)
TOTAL:	6,745 SF + 777.6 SF (GARAGE)



FLOOR PLANS

FIRST LEVEL

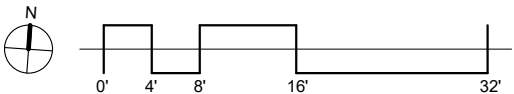


FOOTPRINT ON SITE

	<u>PREVIOUS</u>	<u>PROPOSED</u>
HOUSE :	3,085 GSF	2,935 GSF
GARAGE:	970 GSF	777.6 GSF
TOTAL	4,055 GSF	3,712.6 GSF

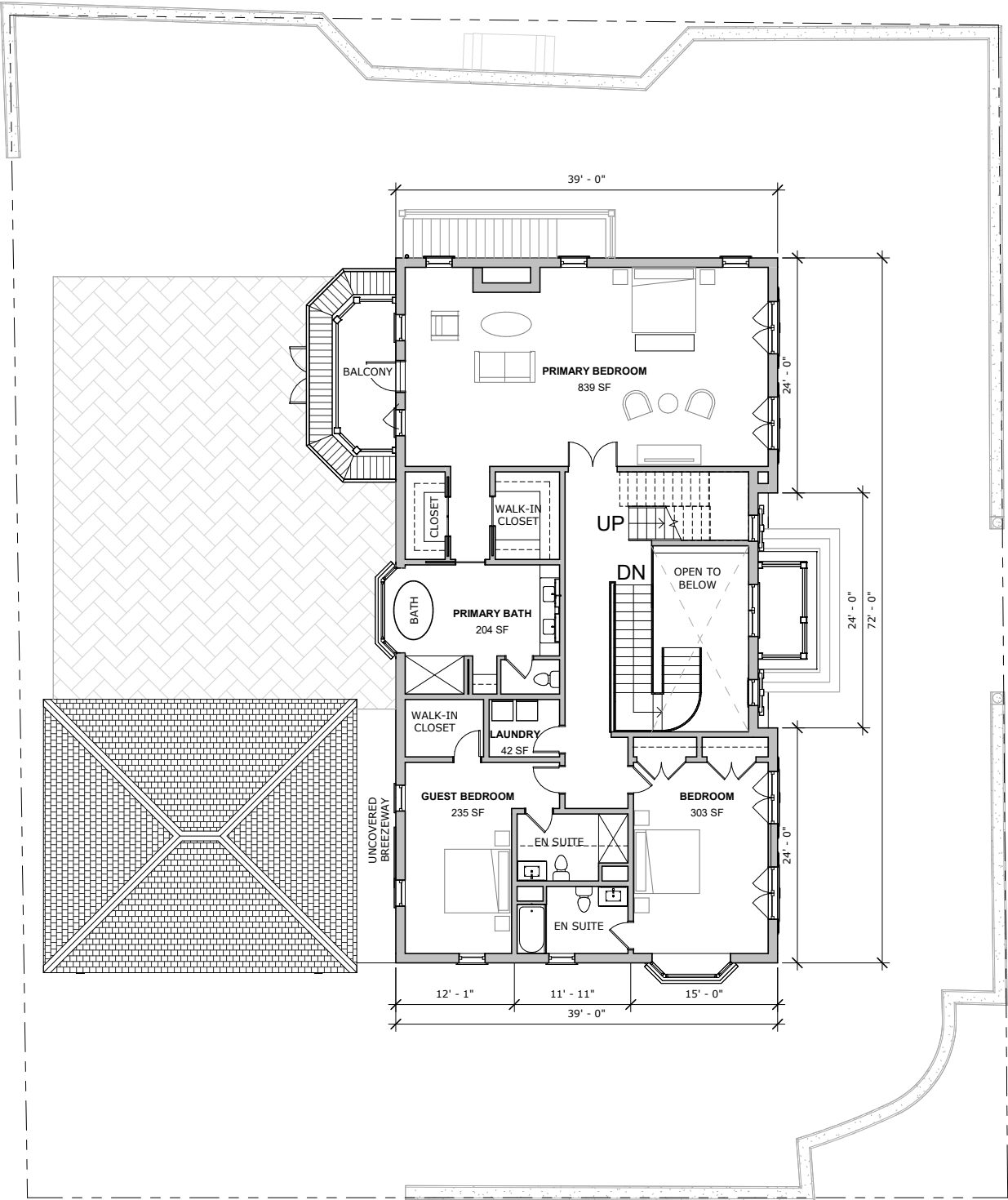
BUILDING AREA

	<u>PREVIOUS</u>	<u>PROPOSED</u>
3RD LEVEL:	2,535 GSF	1,030 GSF
2ND LEVEL:	2,980 GSF	2,780 GSF
1ST LEVEL:	3,085 GSF	2,935 GSF
TOTAL:	8,600 GSF	6,745 GSF
		21% REDUCTION



FLOOR PLANS

SECOND LEVEL

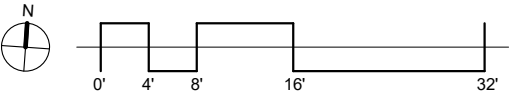


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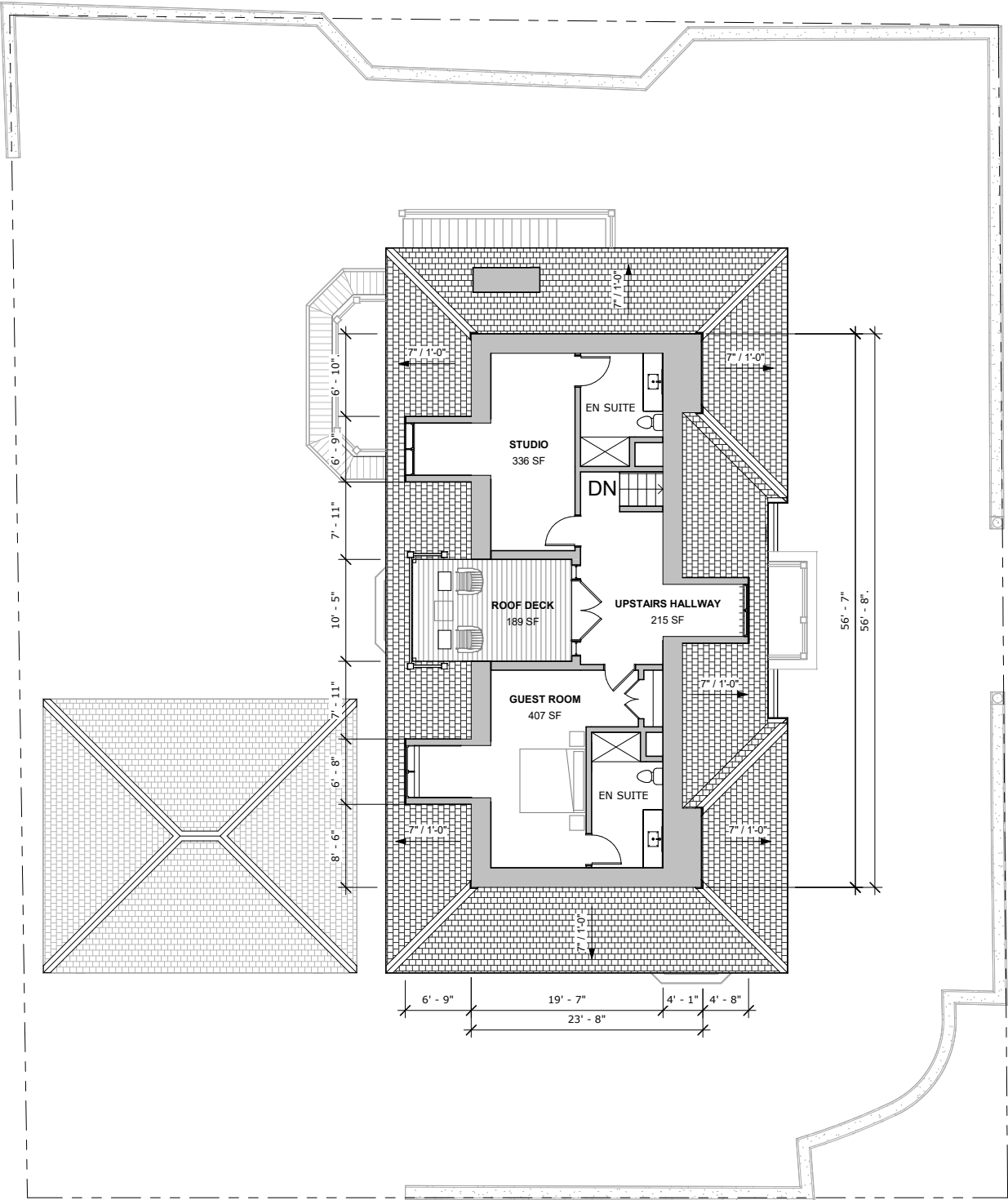
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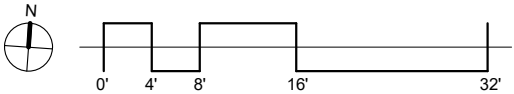
FLOOR PLANS

THIRD LEVEL



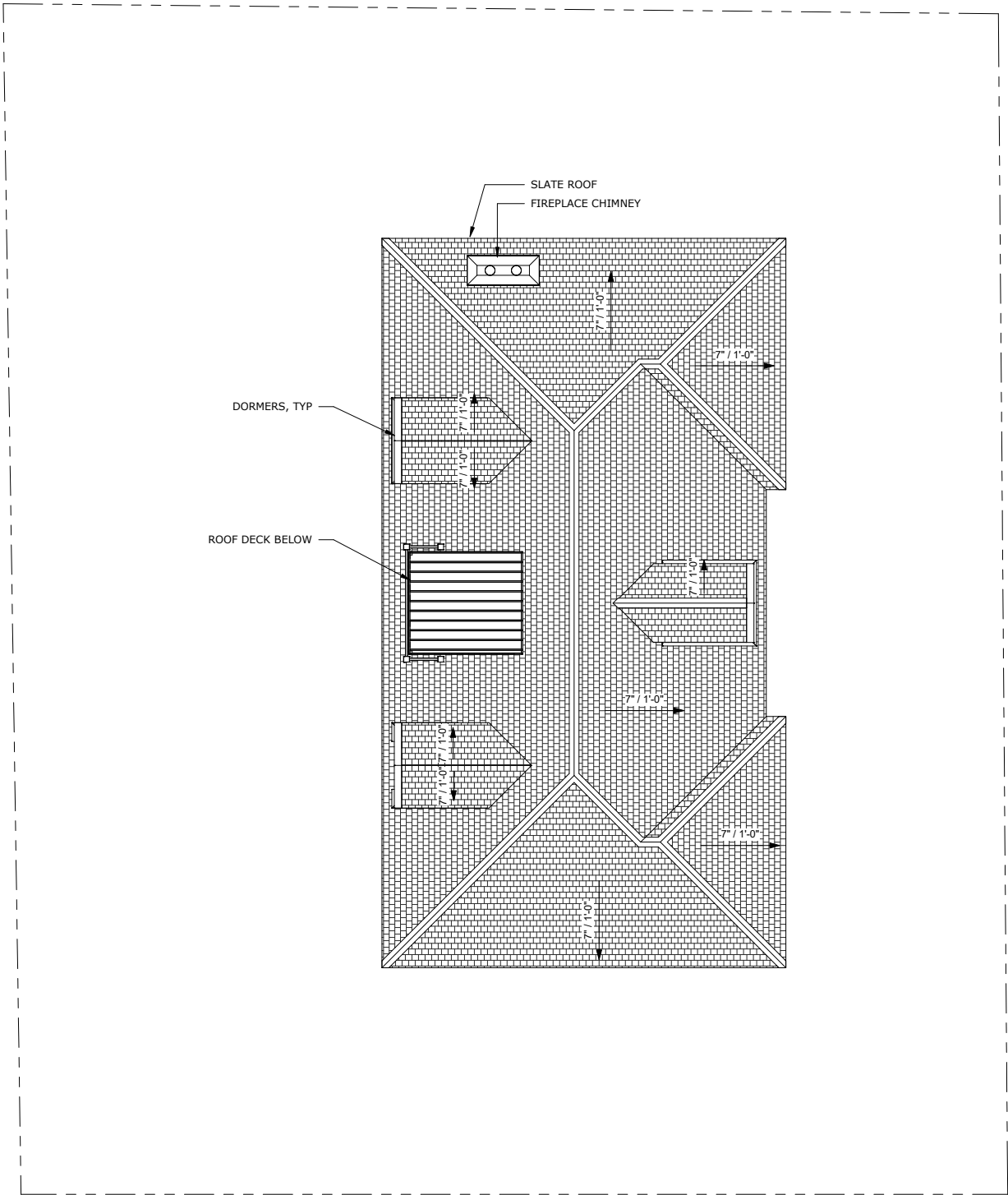
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PLANS

ROOF



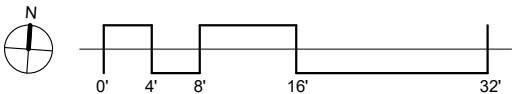
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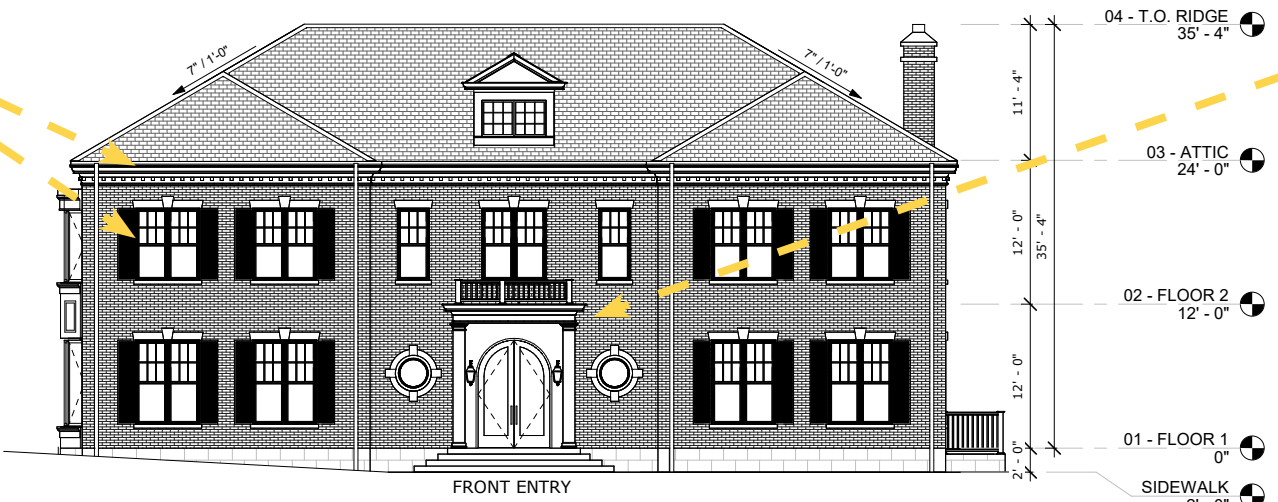


STREET ELEVATIONS

CORNICE MOULDING



ENTRY PORTICO

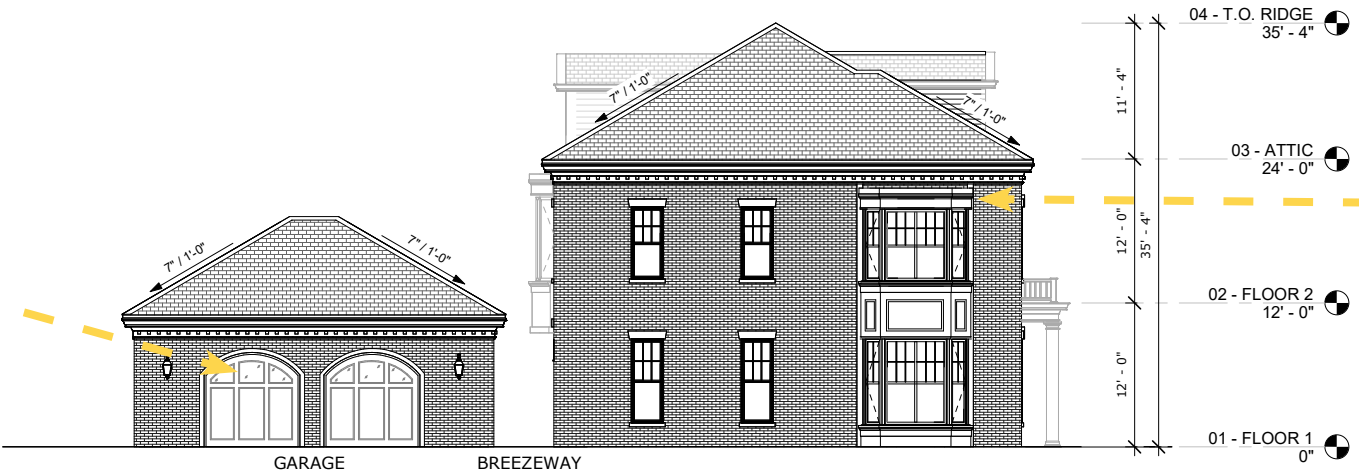


③ EAST ELEVATION - PROSPECT STREET
1/8" = 1'-0"

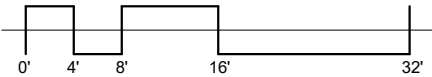
BAY WINDOWS



GARAGE DOOR



④ SOUTH ELEVATION - JENCKES STREET
1/8" = 1'-0"

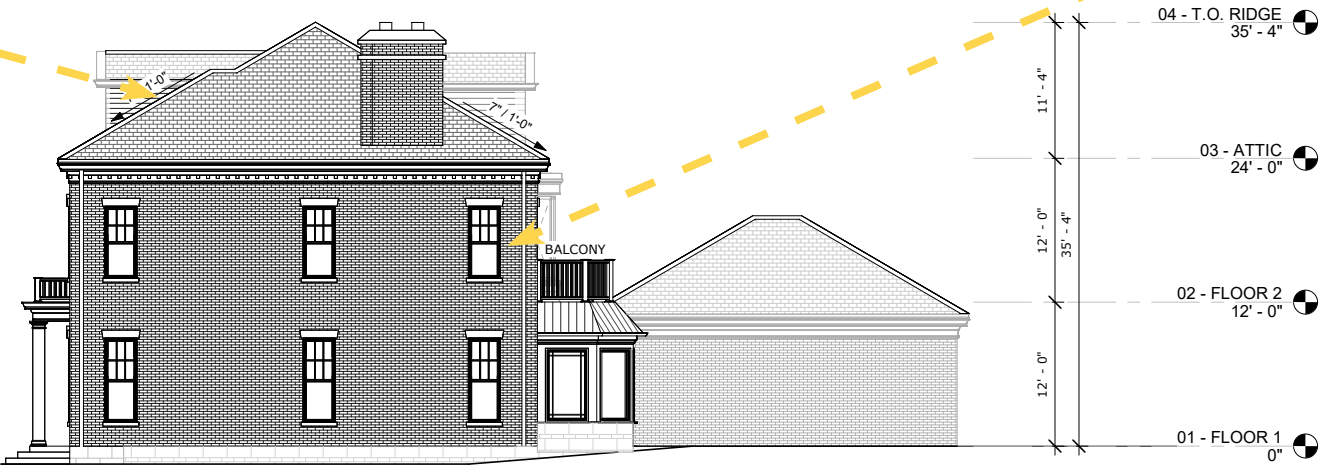


REAR & SIDE ELEVATIONS

SLATE ROOF



HIGH WINDOWS

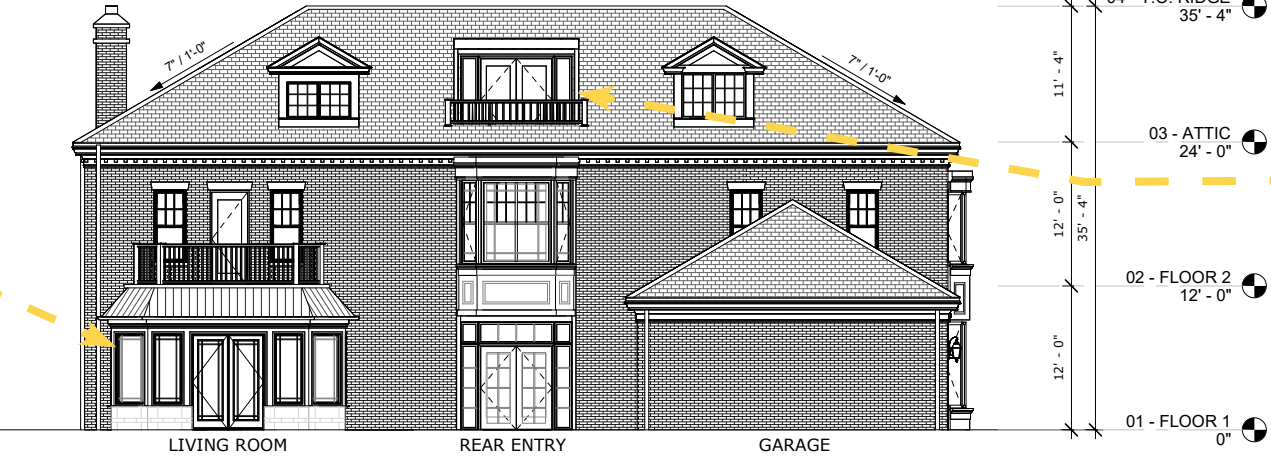


① NORTH ELEVATION - SIDE YARD
1/8" = 1'-0"

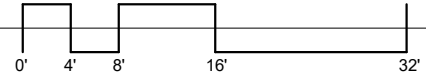
ACCENT APPENDITURES



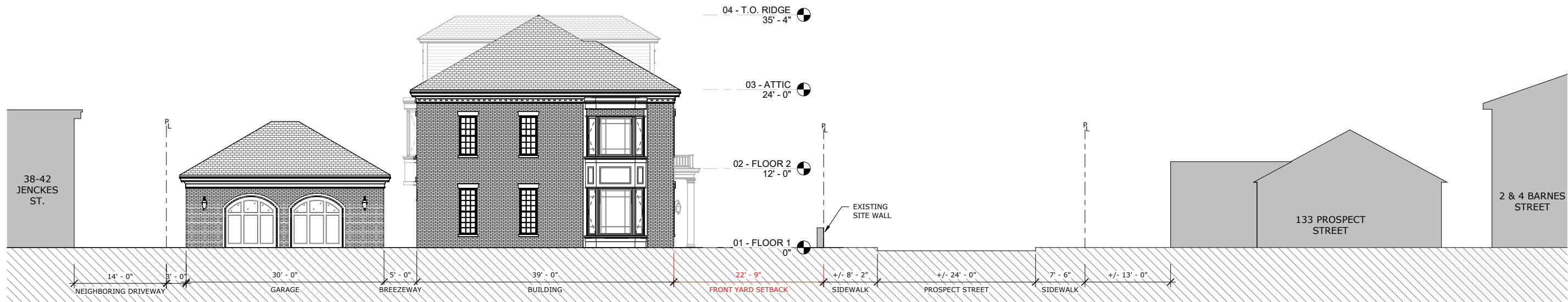
ROOFTOP BALCONY



② WEST ELEVATION - REAR WITH GARAGE
1/8" = 1'-0"



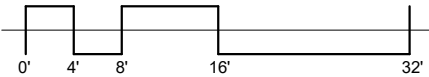
CONTEXTUAL ELEVATIONS



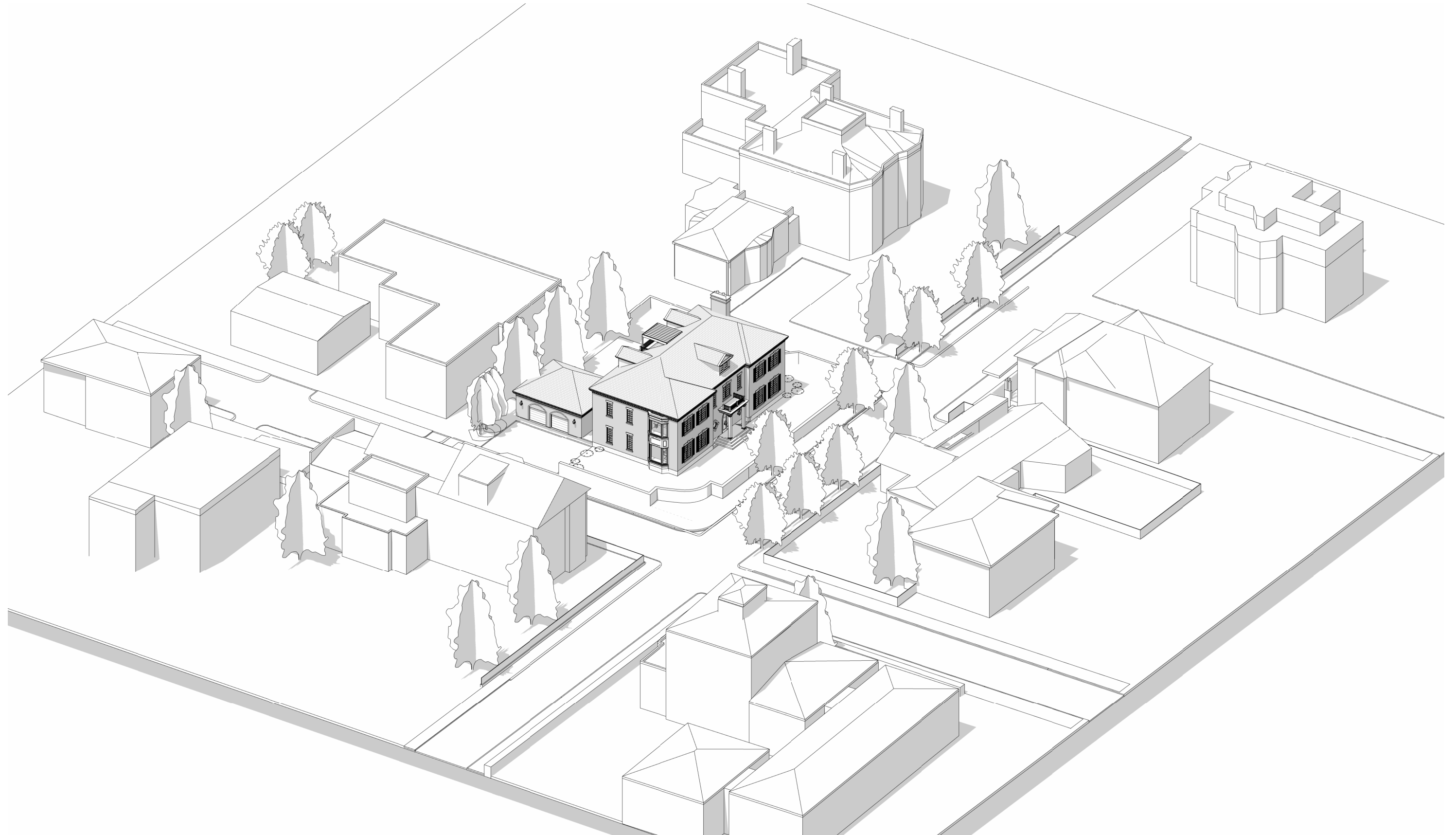
① SOUTH ELEVATION - JENCKES STREET
1/8" = 1'-0"



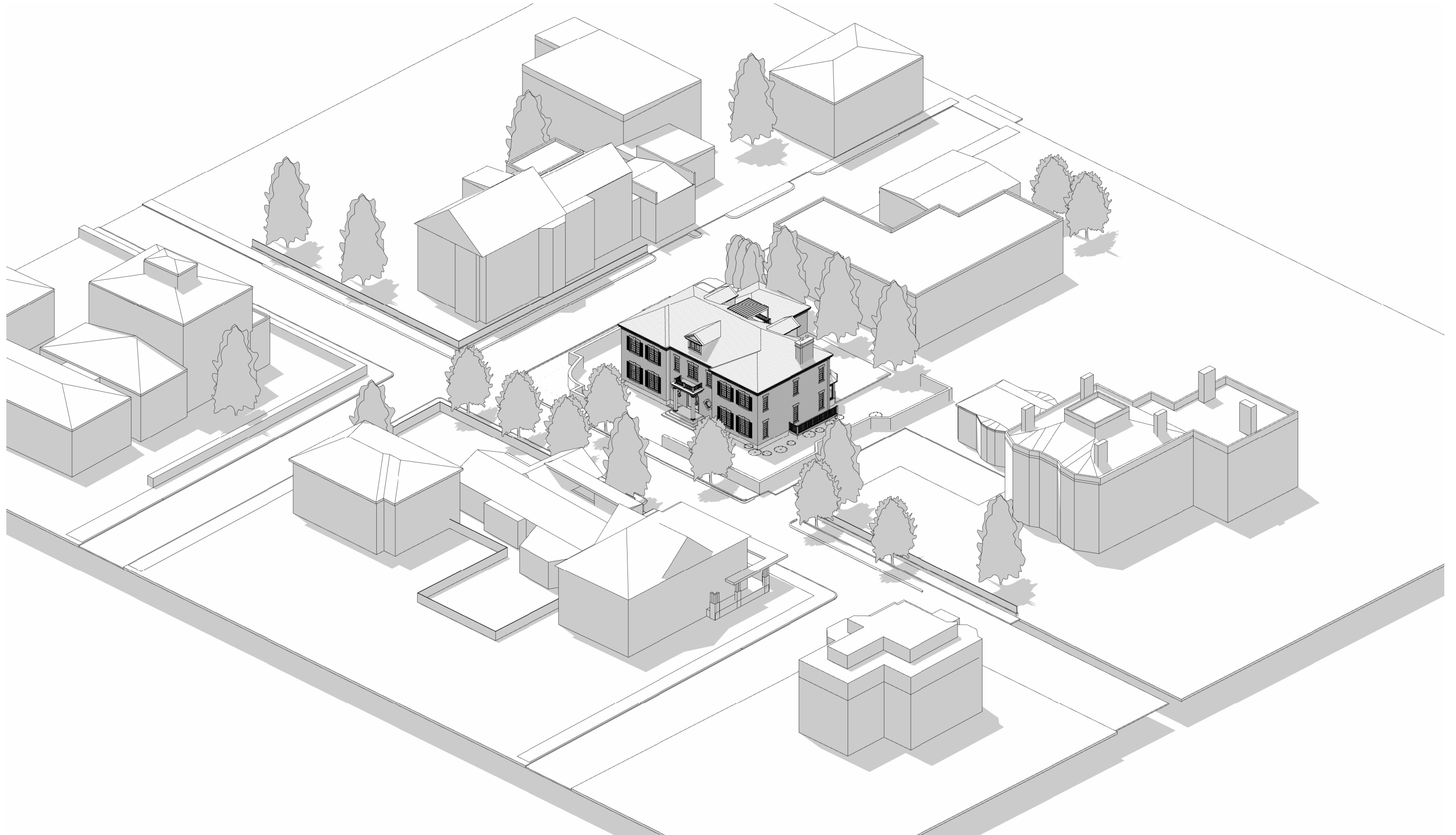
② CONTEXTUAL ELEVATION - PROSPECT STREET
1/8" = 1'-0"



AXONOMETRIC
SITE CONTEXT



AXONOMETRIC
SITE CONTEXT







THANK YOU

