

327 Elmwood Ave

Providence, RI



MINOR LAND DEVELOPMENT APPLICATION

March 18, 2025





1 - View of site from Elmwood Avenue



2 - View of site at the intersection of Elmwood Avenue and Burnett Street



3 - View of site from Burnett Street



EXISTING CONDITIONS & NEIGHBORHOOD CONTEXT



4 - View of existing development on Burnett Street (west of site)



5 - View of existing buildings on Elmwood Avenue (south of site)



6 - View of existing buildings on Elmwood Avenue (east of site)

GROSS FLOOR AREA				
FIRST FLOOR			6,662 SF	
TYPICAL UPPER FLOOR (X4 LEVELS)			6,862 SF	
TOTAL			34,110 SF	
UNIT MATRIX				
<u>UNIT TYPE</u>	<u>AVERAGE UNIT SIZE</u>	<u>FIRST</u>	<u>TYPICAL FLOOR (x4)</u>	<u>TOTAL UNITS</u>
STUDIO	380 SF	4	4	20 (45%)
1 BED	650 SF		5	20 (45%)
2 BED	900 SF		1	4 (10%)
		4	40	44

LEGEND

STUDIO APT

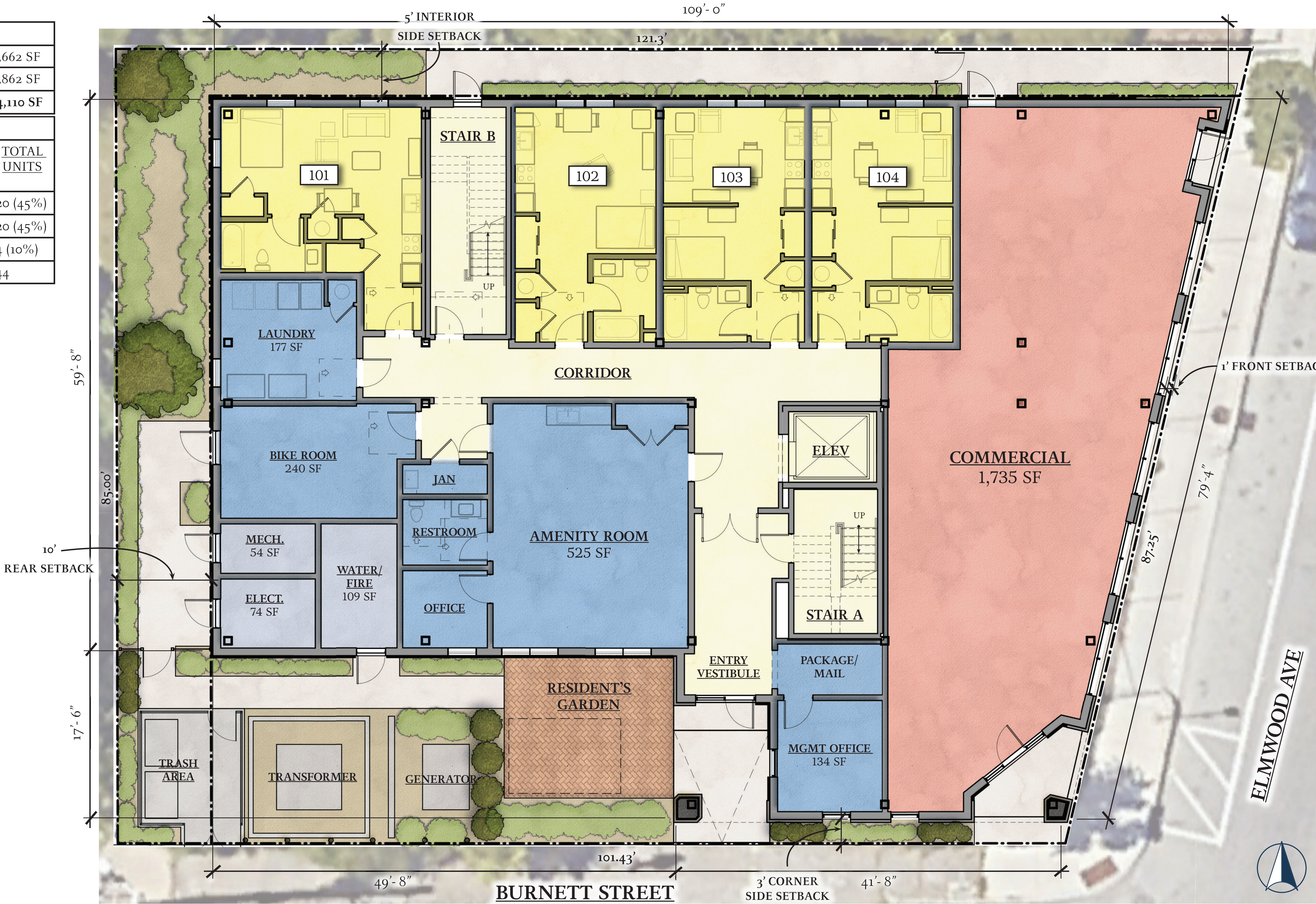
ONE-BED APT

TWO-BED APT

COMMERCIAL

RESIDENT AMENITY & SUPPORT

MECH & UTILITY



FIRST FLOOR & SITE PLAN

GROSS FLOOR AREA				
FIRST FLOOR			6,662 SF	
TYPICAL UPPER FLOOR (X4 LEVELS)			6,862 SF	
TOTAL			34,110 SF	
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LEGEND

STUDIO APT

ONE-BED APT

TWO-BED APT

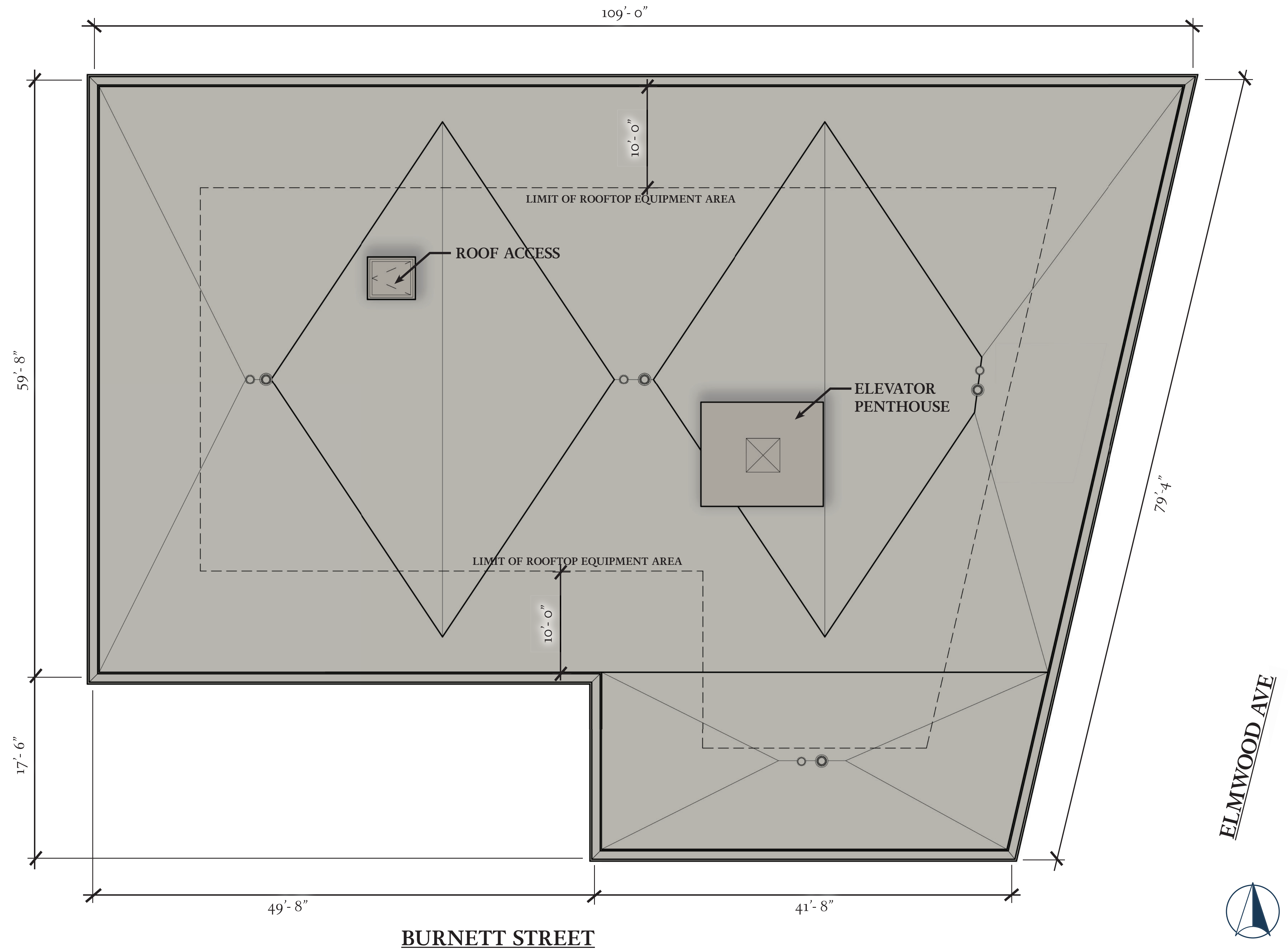
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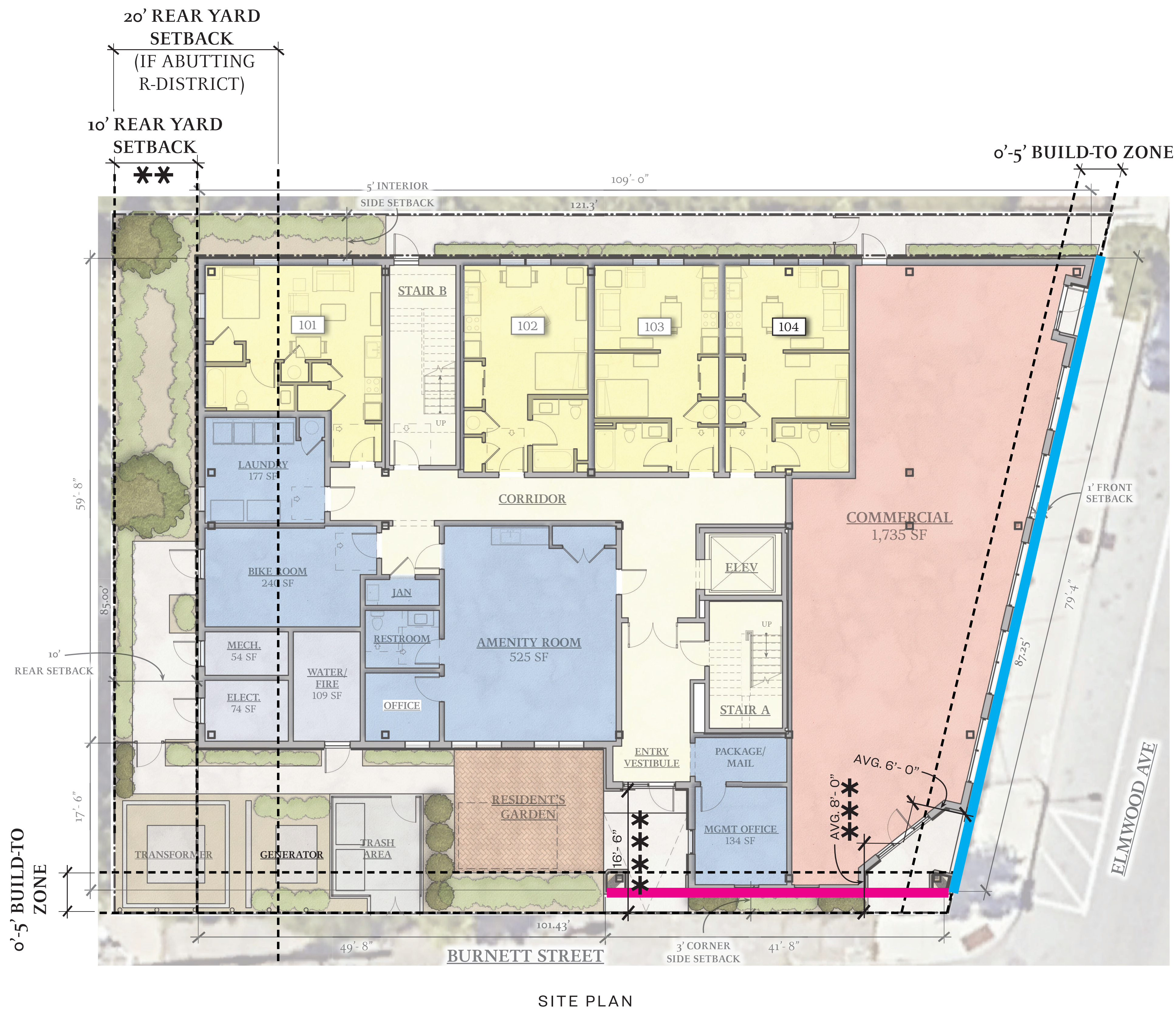


UPPER FLOOR PLAN (TYPICAL FLOORS 2-5)



ROOF PLAN

SCALE: 3/16"=1'-0"
0 1' 2' 5' 10' 20'



DIMENSIONAL TABLE (PER SEC 502)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	NONE	9,466 SF <i>(EXISTING)</i>
MINIMUM FIRST STORY HEIGHT	11' (NON-RESIDENTIAL)	11'-3"
MAXIMUM BUILDING HEIGHT <i>(SEE ** ON ELEVATIONS)</i>	50', NOT TO EXCEED 4 STORIES	+/- 59', 5 STORIES <i>(SEE AVG. EXIST. GRADE DIAGRAM ON ELEVATION DRAWINGS)</i>
FRONT SETBACK	BUILD TO ZONE OF 0' - 5'	0.25'
INTERIOR SIDE SETBACK <i>(ABUTTING C-DISTRICT)</i>	NONE	5.1'
CORNER SIDE SETBACK	BUILD TO ZONE OF 0' - 5'	2.2'
REAR SETBACK <i>(ABUTTING R-DISTRICT)</i> <i>(SEE *** ON PLAN)</i>	20'	10'

ADJUSTMENTS REQUESTED

DESIGN STANDARDS (PER SEC 503)		
	REQUIRED	PROPOSED
BUILD-TO PERCENTAGE (503.A.6)		
FRONT LOT LINE	60%	91%
CORNER SIDE LOT LINE	40%	41%*
*If building entry recess adjustment is granted, corner side lot line build-to-percentage will be met.		
FRONT LOT LINE BUILD-TO AREA		
CORNER SIDE LOT LINE BUILD-TO AREA		
BUILDING ENTRANCE RECESS (503.A.2.b)		
FRONT LOT LINE (SE DOOR)	MAX. RECESS: 6' DEPTH, 8' WIDTH	6' AVG. DEPTH, 8' WIDTH
CORNER SIDE LOT LINE (SE DOOR) ***	MAX. RECESS: 6' DEPTH, 8' WIDTH	8' AVG. DEPTH, 7' WIDTH
CORNER SIDE LOT LINE (SW DOOR) ****	MAX. RECESS: 6' DEPTH, 8' WIDTH	16'-6" AVG. DEPTH, 7' WIDTH
FRONT FACADE GROUND FLOOR FENESTRATION (SEC 503.A.3.a)		
TRANSPARENCY	MIN. 50%	58% (SEE EAST ELEVATION, PAGE 7)

ADJUSTMENTS REQUESTED

ZONING ANALYSIS



ELMWOOD AVE ELEVATION (EAST)



BURNETT STREET ELEVATION (SOUTH)

SCALE: 3/16"=1'-0"
0' 1" 2' 5' 10' 20'



WEST ELEVATION





VIEW OF PROPOSED BUILDING FROM ELMWOOD AVE



VIEW OF PROPOSED BUILDING FROM BURNETT STREET



VIEW OF PROPOSED RESIDENTIAL ENTRY ON BURNETT STREET

PROJECTING SIGN (PER 1607.H, TABLE 16-2)		
	REQUIRED/ALLOWED	PROPOSED
MAXIMUM SIGN AREA PER SIGN	20 SF	10 SF
MINIMUM VERTICAL CLEARANCE	8'	11' - 9"
ILLUMINATION	INTERNAL OR EXTERNAL (DOWN-LIGHT ONLY)	INTERNAL



PROJECTING SIGN ABOVE RESIDENTIAL ENTRY AT BURNETT STREET

WALL SIGN (PER 1607.K, FIGURE 16-9)				
	REQUIRED/ALLOWED		PROPOSED	
MAXIMUM SIGN AREA PER SIGN	2 SF PER LINEAR FOOT OF BUILDING WALL			
	ELMWOOD	BURNETT	ELMWOOD	BURNETT
	79' WALL=158 SF	23' WALL=46 SF	14 SF	14 SF
MAXIMUM PROJECTION FROM WALL	15"		3"	
ILLUMINATION	INTERNAL OR EXTERNAL (DOWNLIGHT ONLY)		EXTERNAL (DOWNLIGHT)	

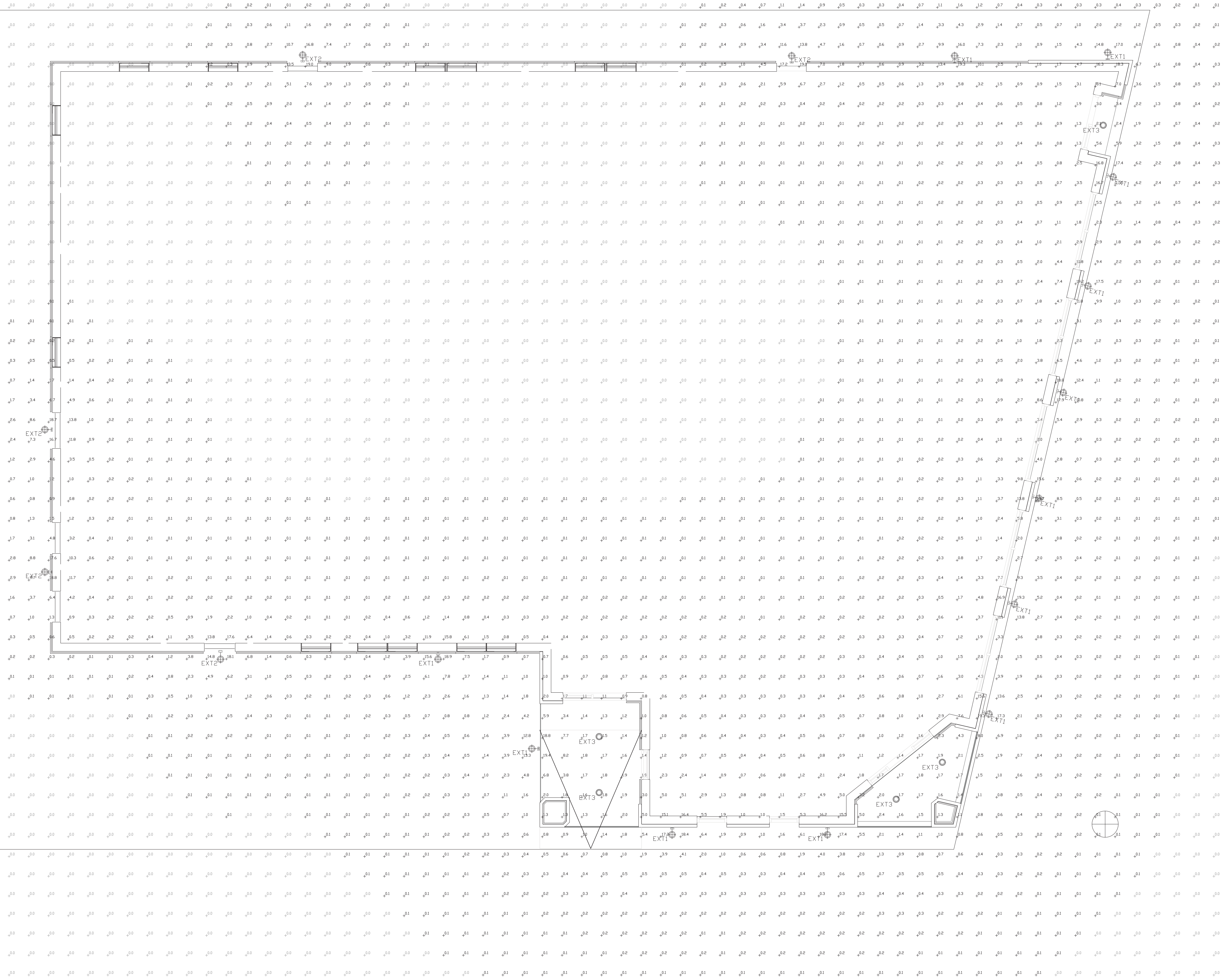
UNDER-AWNING SIGN (PER 1607.A.9, FIGURE 16.1)		
	REQUIRED/ALLOWED	PROPOSED
MAXIMUM SIGN AREA PER SIGN	6 SF	<6 SF
MINIMUM VERTICAL CLEARANCE	7'	7' - 6"
PROJECTION BEYOND AWNING	NONE	NONE
ILLUMINATION	INTERNAL OR EXTERNAL (FOCUSED ONLY)	EXTERNAL (FOCUSED)
QUANTITY	ONE PER BUSINESS ESTABLISHMENT PER FRONTAGE	ONE PER BUSINESS ESTABLISHMENT PER FRONTAGE



WALL SIGNS AND UNDER-AWNING SIGNS AT RETAIL ENTRY

SIGNAGE PLAN





EXTERIOR LIGHT FIXTURES		
FIXTURE	DESCRIPTION	MODEL
	LED 9” CYLINDER DOWNLIGHT	WAC925043
	LED WALL PACK	LMW-10-24W-MCTP-P
	LED RECESSED CEILING FIX-TURE	WAC1266958

PHOTOMETRIC PLAN AND EXTERIOR LIGHT FIXTURES