



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

March 27, 2025

Ed Wojcik
Ed Wojcik Architect, Ltd.
One Richmond Square
Providence, RI 02906

**Re: Approval of Downtown District Development Plan Review (DD-DPR) Project 2025-06
222 Chestnut Street (AP 21/Lot 287)
Applicant: Ed Wojcik Architect, Ltd.
Owner: Point Chestnut, LLC**

Dear Mr. Wojcik:

Pursuant to City of Providence Land Development and Subdivision Regulations Section 604, *Administrative Development Plan Approval*, this letter confirms that the above-referenced project was reviewed and approved by the Administrative Officer. The work proposed includes the construction of a new, one-story addition of approximately 110-SF over an existing exterior stairwell on the northwest elevation of the building located at 222 Chestnut Street, Providence, RI.

Based on the project plans submitted, staff determined that the major alteration is in accord with Providence Zoning Ordinance Section 605, *Design Standards for Alterations to Existing Buildings*, and approved the plans, with the condition that any changes to the project are to be submitted to staff for review before the work begins.

Final plans have been submitted to be stamped and signed. As the plans have been approved, this letter and a stamped copy of accompanying documentation shall be recorded with the Recorder of Deeds. Once recorded, this letter will be forwarded to the Office of the City Clerk to be posted for 20 days. The approval is valid for two years from the date of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Ise".

Christopher J. Ise
Administrative Officer

cc: City Clerk's Office
Alexis Thompson, Zoning Official

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

New Addition to:
222 Chestnut Street
222 Chestnut Street
Providence, RI 02912

OWNER
Point Chestnut, LLC
90 Elm Street
Providence, RI

DATE: SEPTEMBER 30, 2024
RELEASED FOR PERMIT:

DRAWINGS

ARCHITECTURAL

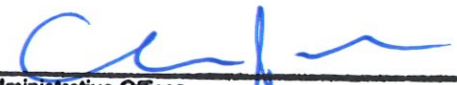
- D1: Demo Plans
- A1: Foundation Plan
- Floor Plan
- Roof Framing
- Door Schedule
- Details
- A1.1 Enlarged Plan
- A2.0 Elevations
- A3.0 Sections

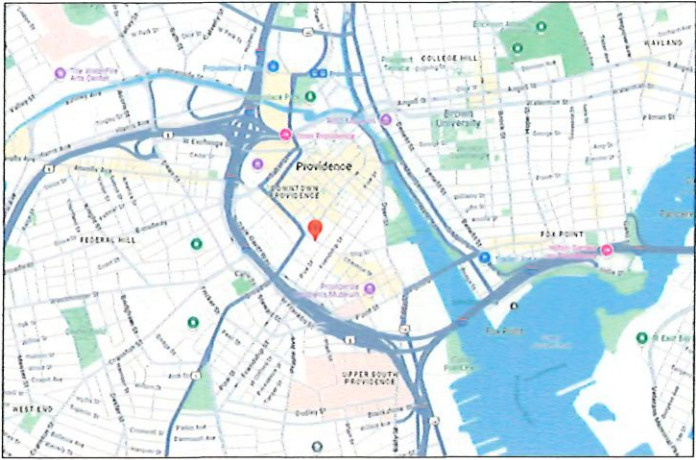
City of Providence
Downtown District Development Plan Review
Development Plan Review Approval

Project Address: 222 Chestnut Street

Project Number: 2025-06 DD-DPR

Approved pursuant to the City of Providence Zoning Ordinance and Land Development and Subdivision Review Regulations.

 3/27/2025
Administrative Officer Date
Department of Planning & Development



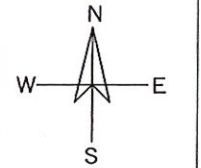
LOCUS MAP NTS

ARCHITECT
Ed Wojcik, Architect, Ltd.
One Richmond Square, Suite 100K
Providence, RI 02906
P: 401-861-7139
F: 401-861-7165



PERSPECTIVE VIEW

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139
Fax: 401-861-7165



Renovations For:
222 Chestnut Street
222 Chestnut Street
Providence, RI 02912



SHEET CONTENTS:
Cover Info

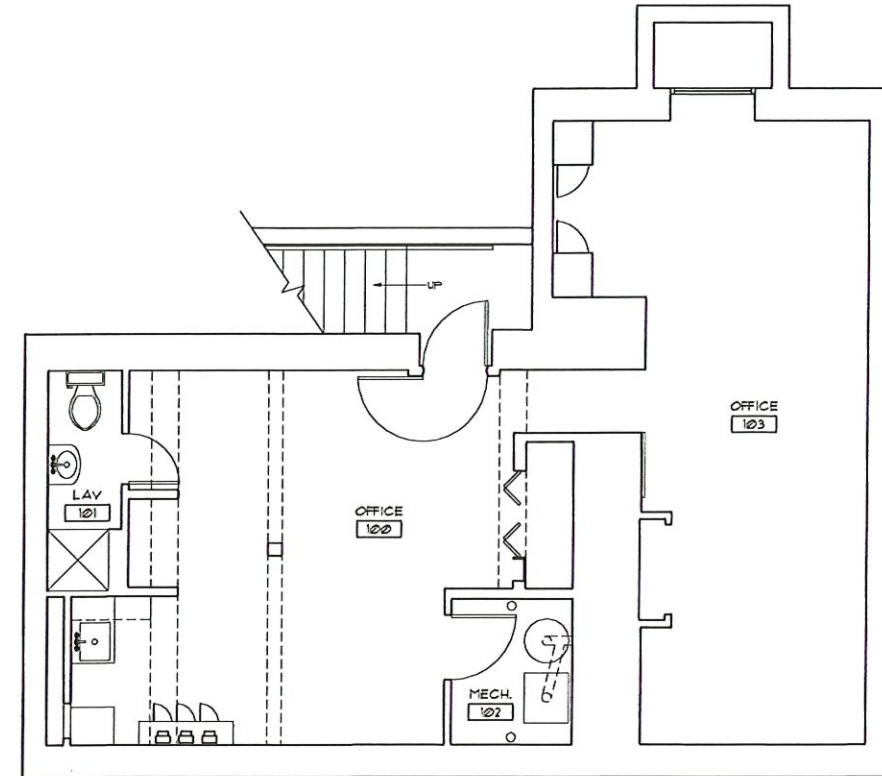
PROJECT # 0924
DATE: 09/30/2024
REVISED DATE:

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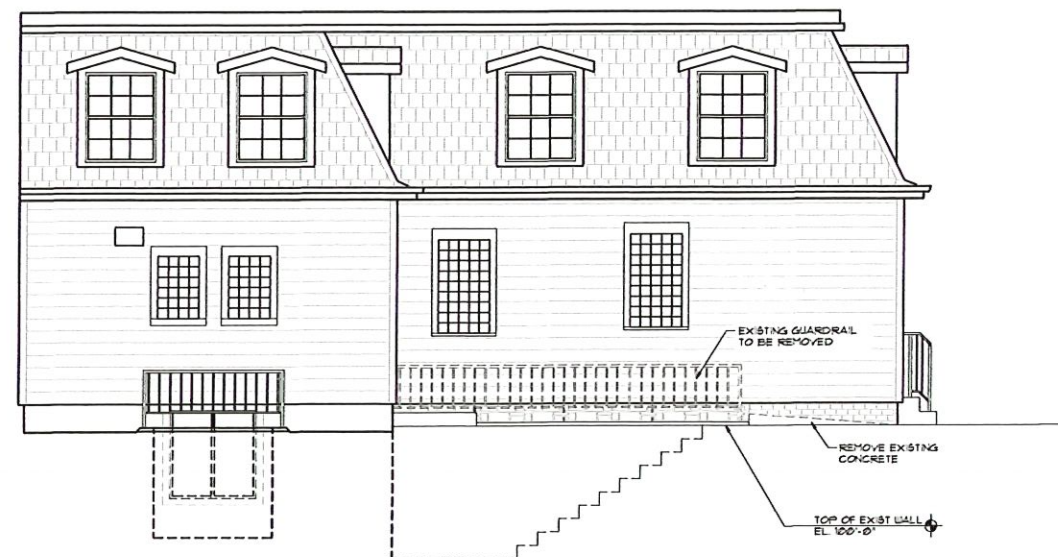
PERMIT DOCUMENTS

GENERAL DEMOLITION NOTES:

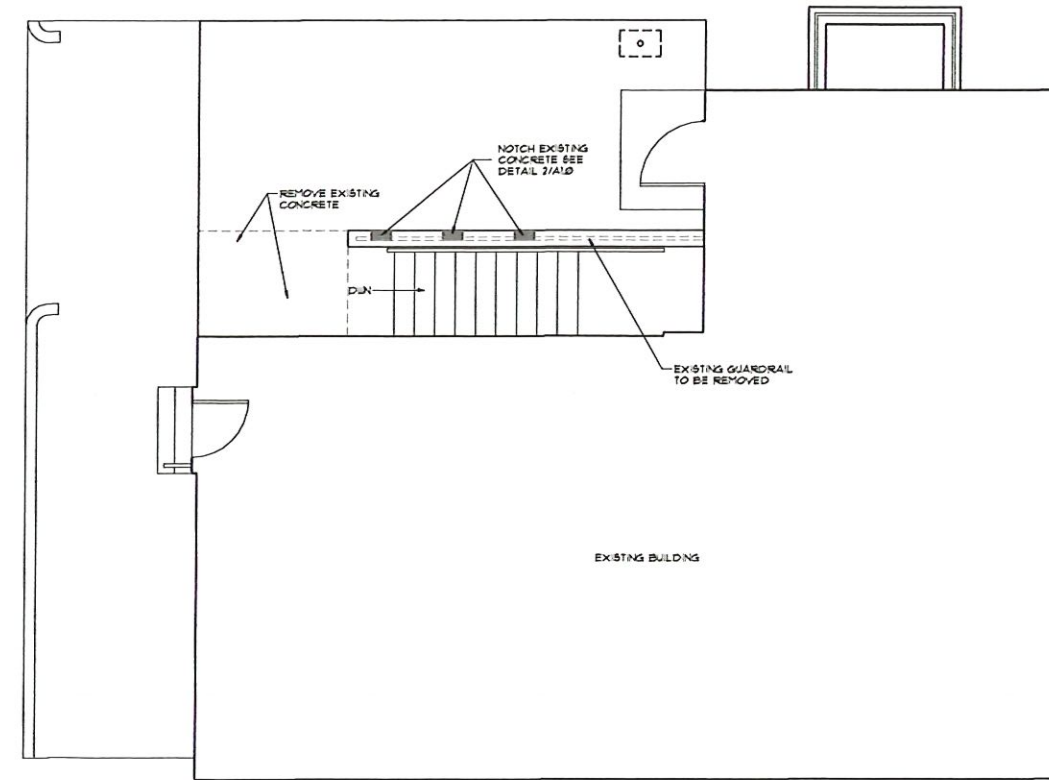
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. SECURE REQUIRED DEMOLITION PERMITS, ARRANGE WITH OWNER AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS OR WORK, HARDWARE AND DEVICES SCHEDULED TO REMAIN, OR TO BE SALVAGED FOR REUSE.
- BUILDING MAY BE OCCUPIED DURING DEMOLITION OPERATIONS. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE AND ISOLATE AREAS OF WORK AND TO ASSURE CONTINUING FACILITY OPERATION.
- REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE OR THOSE TO BECOME PROPERTY OF THE OWNER AND DISPOSE OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONFIRM ALL ITEMS TO BE SALVAGED FOR REUSE AND ALL ITEMS TO BE SALVAGED AND RETURNED TO THE OWNER. DEMOLITION CONTRACTOR SHALL PROTECT ALL ITEMS SCHEDULED FOR SALVAGE AND SHALL REPLACE ANY SUCH ITEMS WHICH HAVE BECOME DAMAGED AS A RESULT OF DEMOLITION OPERATIONS.
- REUSE OF SALVAGED MATERIALS, NOT SPECIFICALLY SCHEDULED, WILL BE AT THE SOLE DISCRETION OF THE OWNER. IN NO CASE SHALL SALVAGED MATERIALS BE INCORPORATED IN THE WORK THAT DO NOT MEET MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND REGULATIONS.
- IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED IN DEMOLITION WORK. MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE PERFORMED WHETHER SO NOTED OR NOT. PROTECT ALL ITEMS INTENDED FOR SALVAGE AND REUSE, OR SCHEDULED TO REMAIN.
- DEMOLITION SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION AND THE BOUNDARIES INDICATED ON THIS DEMOLITION PLAN.
- PATCH/REPAIR/REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK AND MATCH/ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN. PREP SURFACES TO RECEIVE ALL LABOR AND MATERIALS REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN RECOMMENDATIONS.
- WHEN WALLS OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURE IS IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
- DEMOLITION CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF WORK TO BE FULLY AWARE OF ALL EXISTING CONDITIONS.
- PRIOR TO ANY SITE DEMOLITION OR EXCAVATION, CONTRACTOR MUST NOTIFY "DIGSAFE" AT 1-888-344-1233.



EXISTING BASEMENT PLAN NO CHANGES 1 1/4" = 1'-0"



DEMO SOUTH ELEVATION 1 1/4" = 1'-0"



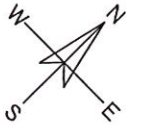
DEMO GROUND FLOOR PLAN 2 1/4" = 1'-0"

Approved

MAR 27 2025

City of Providence

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139
Fax: 401-861-7165



Renovations For:
222 Chestnut Street

222 Chestnut Street
Providence, RI 02912



SHEET CONTENTS:
Demo Ground Floor Plan
Exist. Basement Plan
Demo South Elev.

PROJECT # 0924

DATE: 09/30/2024
REVISED DATE:

D1.0

PERMIT DOCUMENTS

VERIFY ALL DETAILS AND
DIMENSIONS WITH MANUFACTURER



MAR 27 2025

City of Providence




PERMIT DOCUMENTS

DATE: 09/30/2024
REVISED DATE:

A1.0

Renovations For:
222 Chestnut Street

Renovations For:
222 Ches

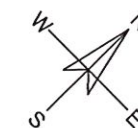


SHEET CONTENTS:
Ground Floor Plan
Basement Plan

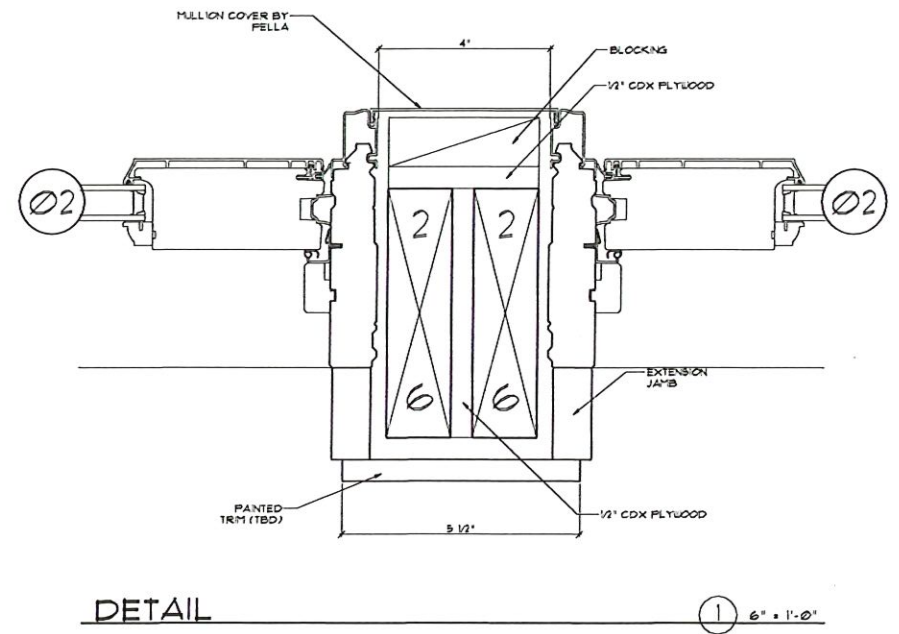
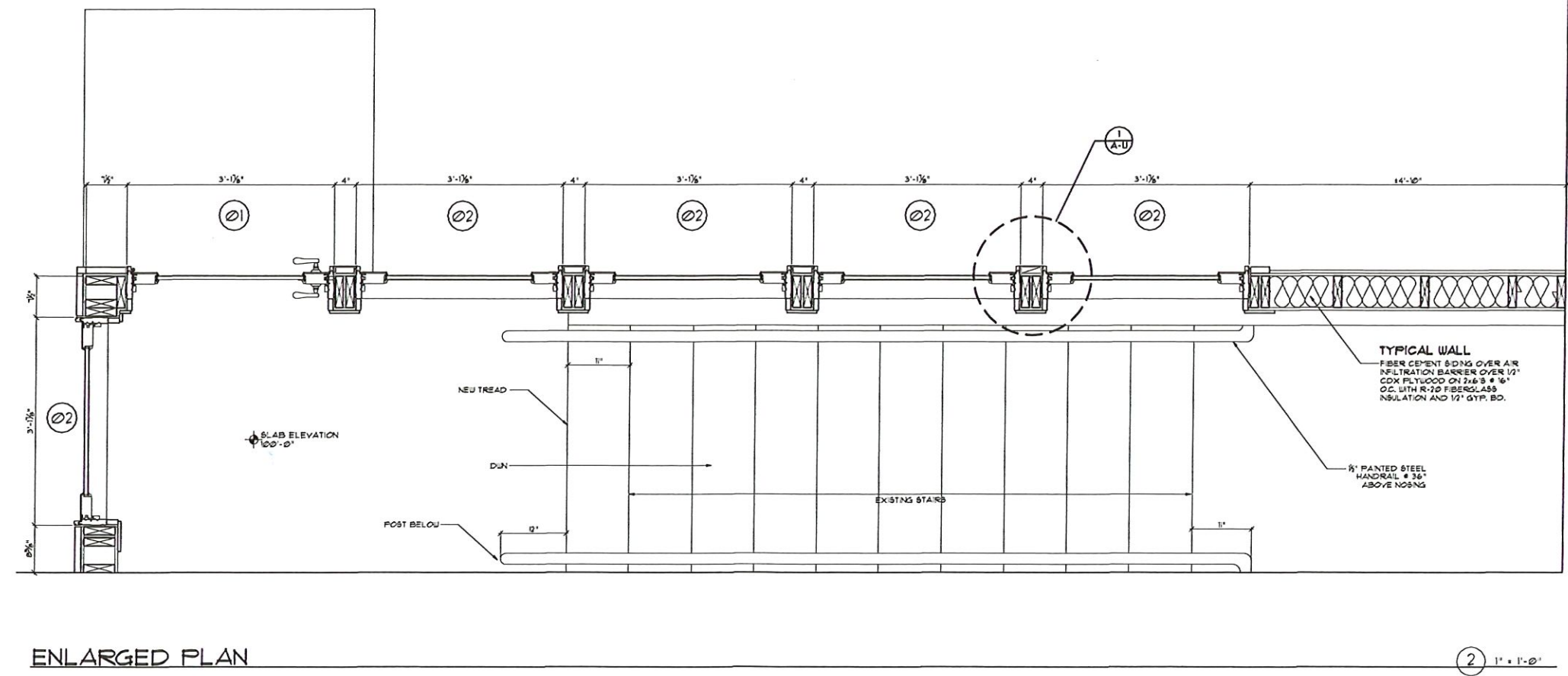
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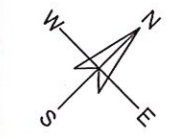
cik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139
Fax: 401-861-7165



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Ed Wojcik
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Renovations For:
222 Chestnut Street



SHEET CONTENTS:
Enlarged Plan

PROJECT # 0924
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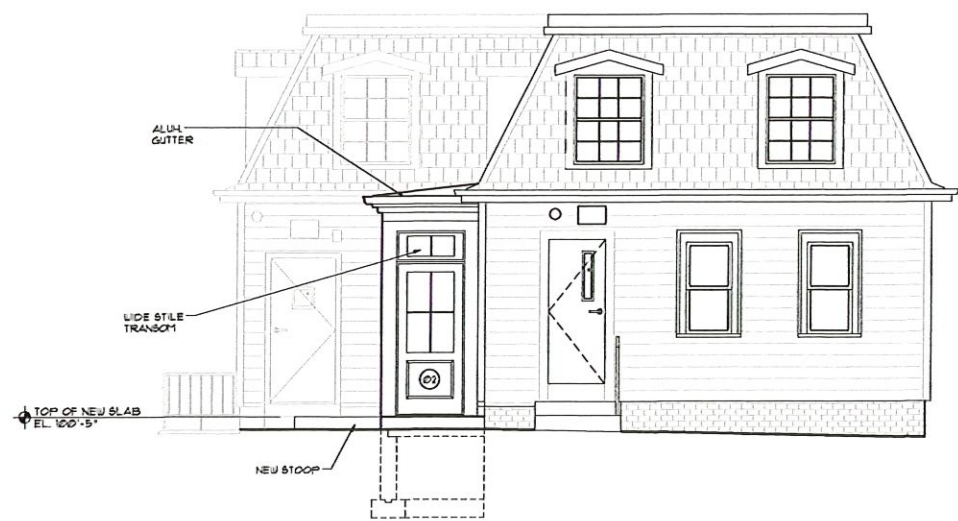
PERMIT DOCUMENTS

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Approved

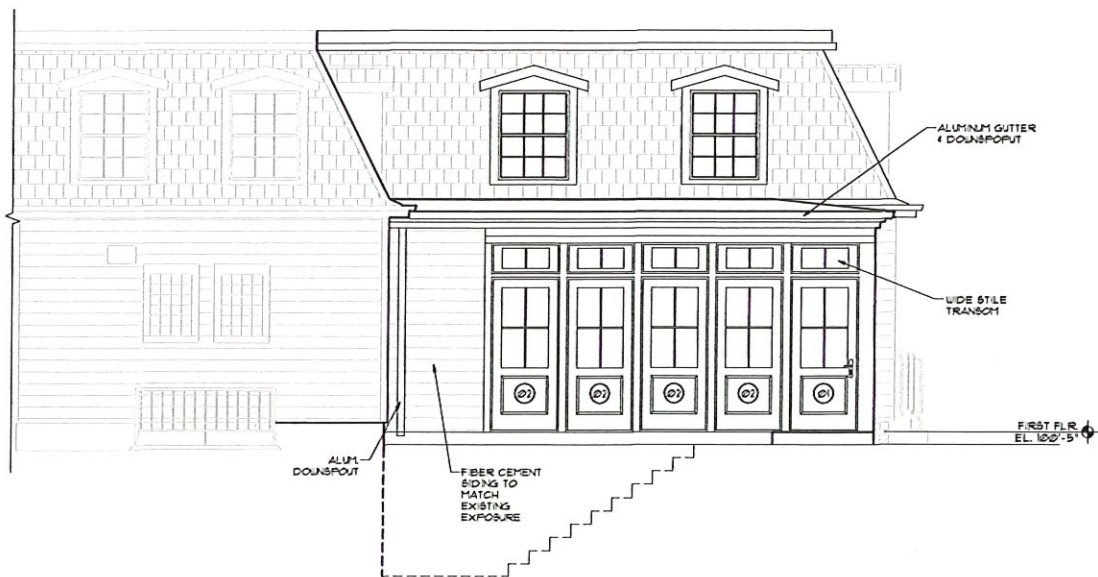
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City of Providence



WEST ELEVATION

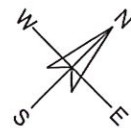
1 1/4" = 1'-0"



NORTH ELEVATION

2 1/4" = 1'-0"

Ed Wojcik
architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139
Fax: 401-861-7165



Renovations For:
222 Chestnut Street

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Providence, RI 02912



SHEET CONTENTS:
South Elevation
West Elevation

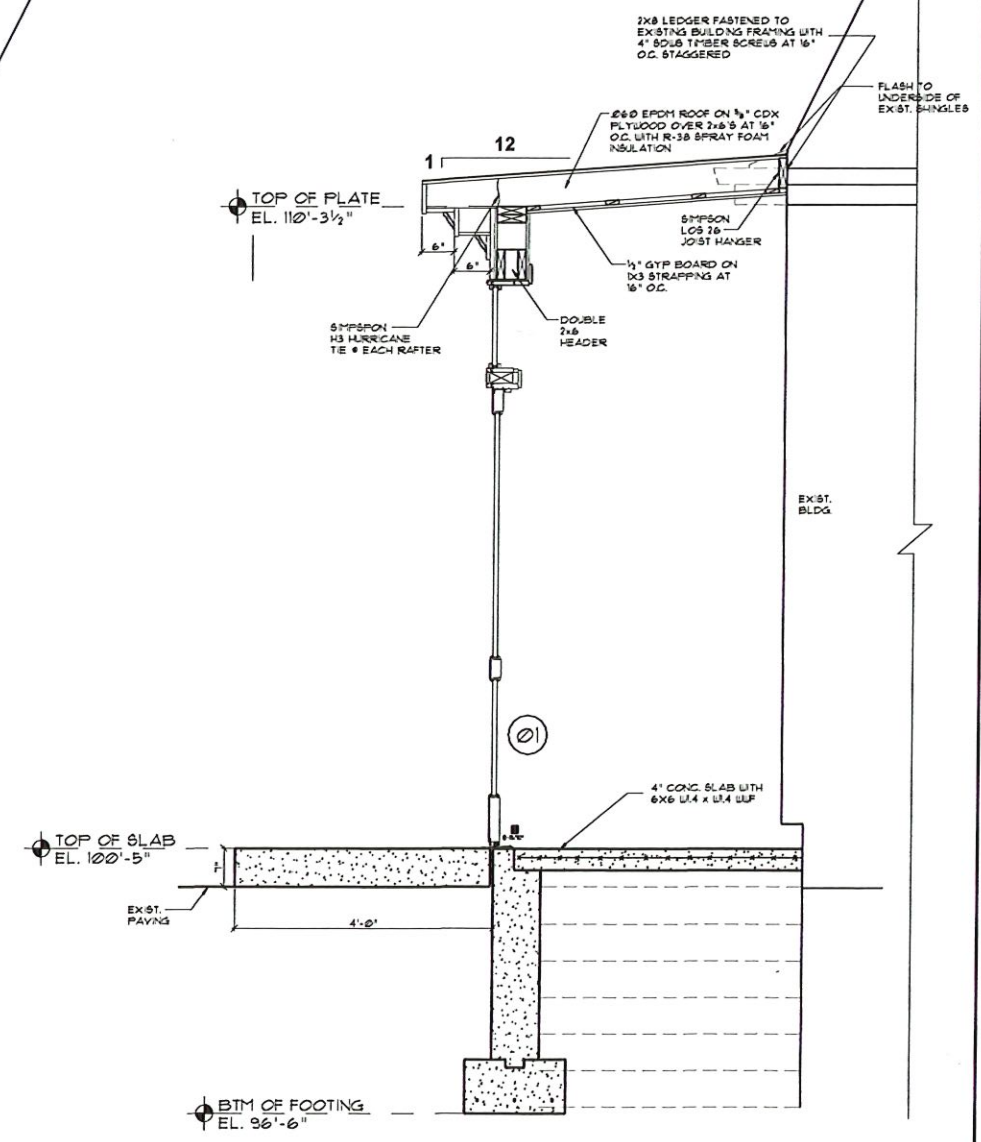
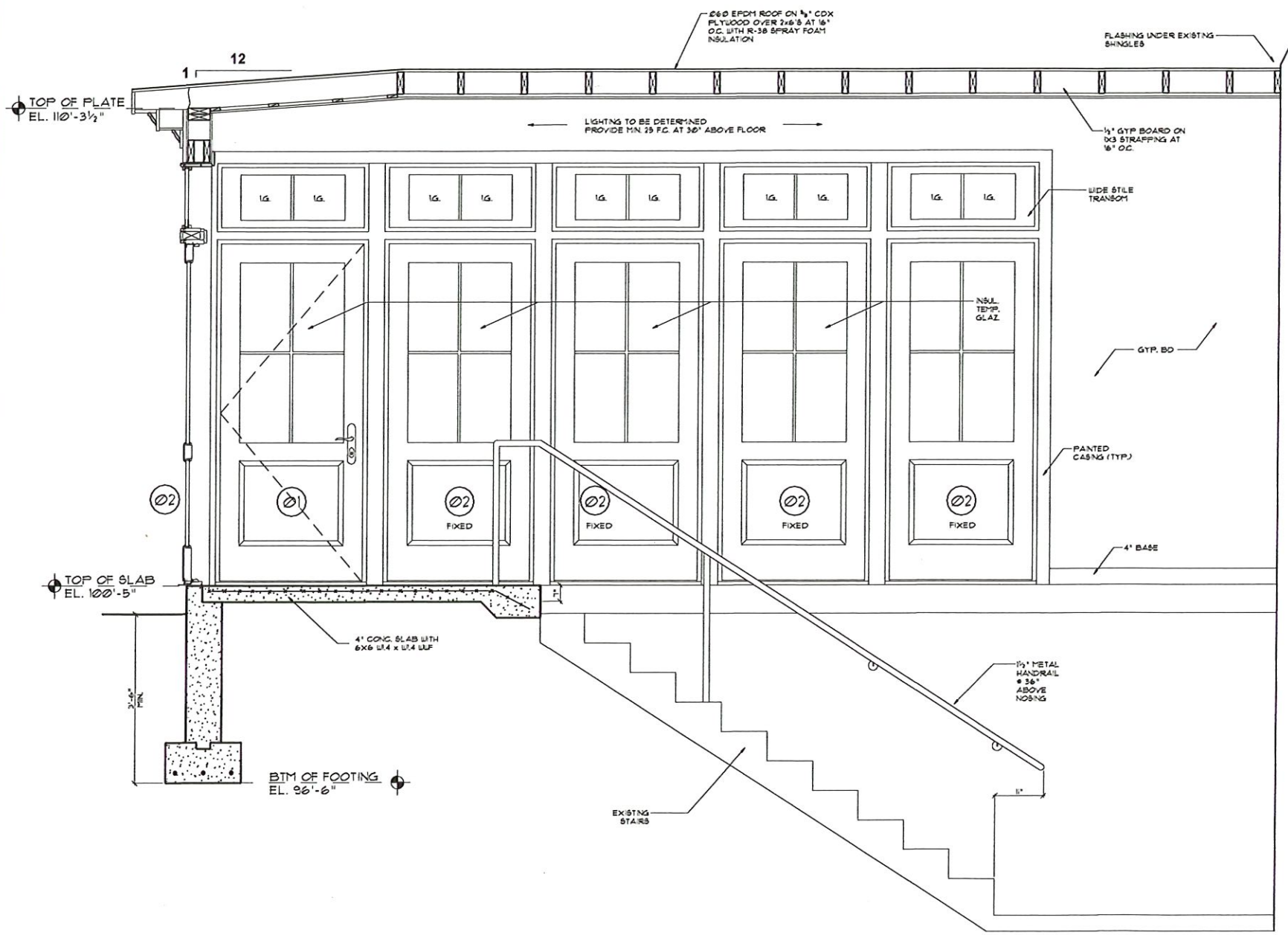
PERMIT DOCUMENTS

PROJECT # 0924

DATE: 09/30/2024
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A2.0

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architect, ltd
One Richmond Square
Providence, RI 02906
401-861-7139
Fax: 401-861-7165

Renovations For:
222 Chestnut Street



SHEET CONTENTS:
Sections

PROJECT # 0924

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A3.0