

LOCATION (NOT TO SCALE) MAP

GENERAL NOTES:

1. LOTS SHOWN ARE DESIGNATED AS LOTS 938 & 939 ON ASSESSORS MAP 48. DEED BK. / PG. - 14234 / 316
2. OWNER OF RECORD: SWAP INC.
439 PINE STREET
PROVIDENCE, RHODE ISLAND
3. SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS SHOWN ON FIRM PANEL 44007C 0316 G EFFECTIVE ON MARCH 2, 2009.
4. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AT:
[HTTPS://WWW.PROVIDENCECI.ORG/PUBLIC-WORKS/FORMS/ UNDER 'REPORTS+PUBLICATIONS'](https://www.providenceci.org/public-works/forms/under_reports+publications)
5. ELEVATIONS BASED ON THE CITY OF PROVIDENCE SEWER BASE.
6. THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
7. REQUIRED TREE CANOPY COVERAGE SHALL EQUAL 30% OF THE TOTAL LOTA AREA.
8. THERE ARE NO WETLAND AREAS ON THE PROPERTY SHOWN.
9. REPAIR ALL SIDEWALKS AS NECESSARY.
10. MINIMUM 3 FEET REQUIRED BETWEEN TREE WELLS AND BACK OF SIDEWALK.
11. UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING COMPLETELY ACCURATE OR COMPLETE. *DIGSAFE MUST BE NOTIFIED BEFORE THE START OF ANY EXCAVATIONS OR CONSTRUCTION.
12. THERE ARE NO NATIONAL REGISTER DISTRICT PROPERTIES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT.
13. SITE DOES NOT FALL WITHIN THE CITY HISTORIC DISTRICT
14. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PALP REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSESSIVE POSSESSION, ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: RP

MINIMUM LOT AREA -	NONE
MINIMUM LOT WIDTH -	NONE
MAXIMUM BUILDING HEIGHT -	4.5'
MAXIMUM BUILDING COVERAGE:	45%
MAX. IMPERVIOUS SURFACE COVERAGE FRONT YARD:	33%
MAX. IMPERVIOUS SURFACE COVERAGE REAR YARD:	50%
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE:	85%
TOTAL MIN. PERVIOUS SURFACE COVERAGE:	1,000 SF
MINIMUM SETBACKS: FRONT -	SEE NOTE*
INTERIOR SIDE AND CORNER SIDE -	10' (LOT WIDTH MORE THAN 60')
REAR -	50'

NOTE: THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO-ZONE CALCULATED ACCORDING TO AN AVERAGING PROVISION, AS FOLLOWS:

1. IF THE BUILD-TO-ZONE IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT, ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
2. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, DEVELOPED LOTS WITHIN 100 FEET IN BOTH DIRECTIONS ON THE OPPOSITE SIDE OF THE STREET ARE USED FOR AVERAGING TO CALCULATE THE REQUIRED MINIMUM FRONT SETBACK. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
3. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OR THE OPPOSITE SIDE OF THE STREET, THE REQUIRED FRONT BUILD-TO-ZONE IS SET AS THE AREA BETWEEN 5% AND 15% OF THE LOT DEPTH.

ZONING INFORMATION SHOWN ABOVE IS FROM ON-LINE RESOURCES ONLY AS NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE PURSUANT TO ITEM 6 OF TABLE A.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY MEASUREMENT SPECIFICATION: CLASS I
TOPOGRAPHIC ACCURACY CLASS: T-4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAT IS AS FOLLOWS:

I. EXISTING CONDITIONS

Marc Nyberg
MARC NYBERG, PLS/REGISTERED PROFESSIONAL LAND SURVEYOR / DATE
LICENSE NO: 1797 C.O.A. NO: A52 JULY 10, 2025

PRELIMINARY PLAN EXISTING CONDITIONS PLAN

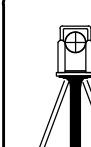
290 PUBLIC STREET
PROVIDENCE, RHODE ISLAND 02905
ASSESSORS MAP 48 LOTS 938 & 949

PREPARED FOR: SWAP, INC.
439 PLINE STREET - PROVIDENCE, RI 02907

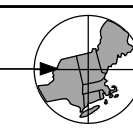
JOB # 25-087	SCALE: 1" = 10'	DRAWN BY: JRM	DATE: JULY 23, 2025
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REVISÉ:

PROFESSIONAL SEAL

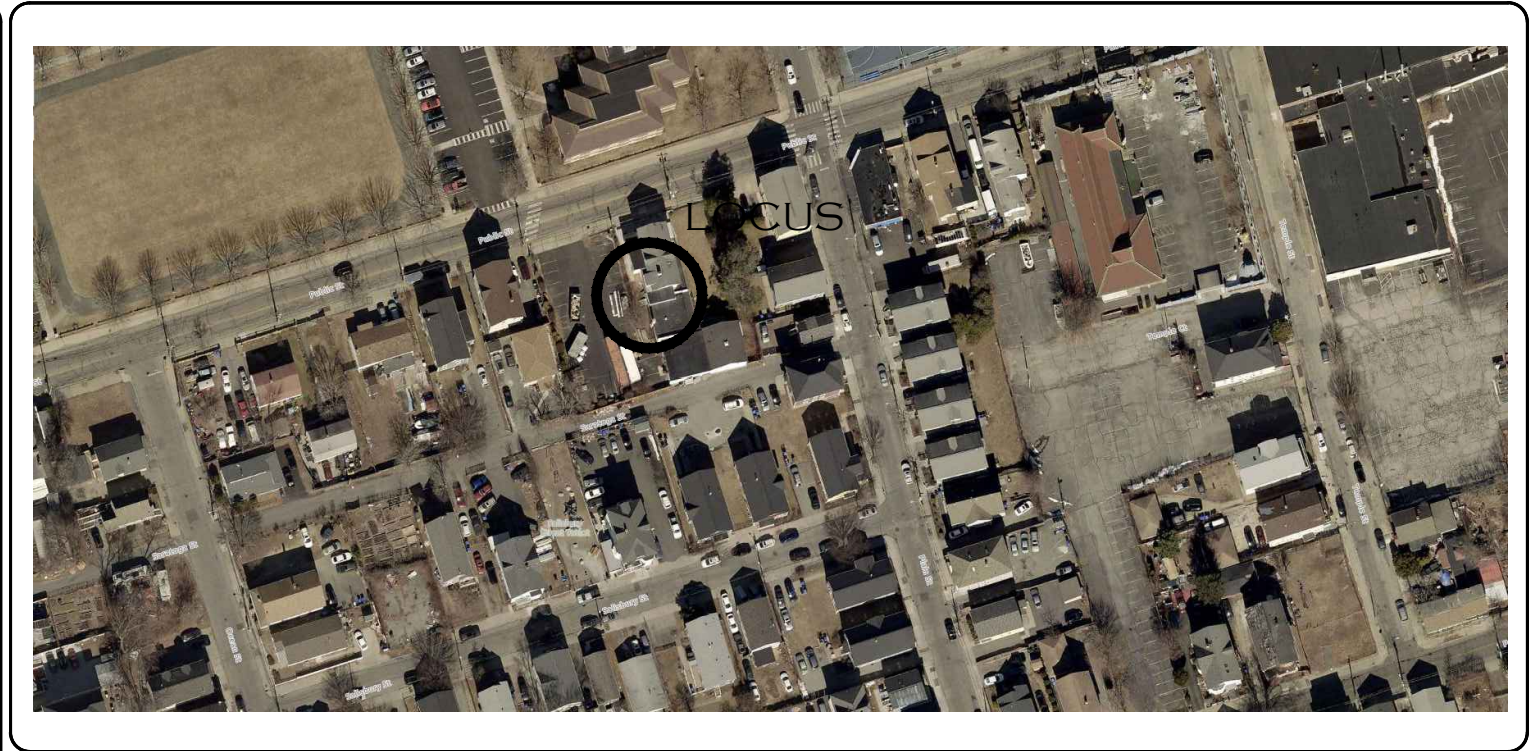


AN SITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.



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Phone: (508) 336-4500 Fax: (508) 336-4551
Web Address: InsiteEngineers.com

SHEET
1
OF 4



LOCATION (NOT TO SCALE) MAP

GENERAL NOTES:

1. LOTS SHOWN ARE DESIGNATED AS LOTS 938 & 939 ON ASSESSORS MAP 48.
2. OWNER OF RECORD: SWAP INC.
439 PINE STREET
PROVIDENCE, RHODE ISLAND
3. SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS SHOWN ON FIRM PANEL 44007C 0316 G EFFECTIVE ON MARCH 2, 2009.
4. ALL CONSTRUCTION UNDER THE EIGHTH E-WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AT: [HTTPS://WWW.PROVIDENCERI.COM/PUBLIC-WORKS/FORMS/UNDER-REPORTS+PUBLICATIONS](https://www.providenceri.com/public-works/forms/under-reports+publications)
5. ELEVATIONS BASED ON THE CITY OF PROVIDENCE SEWER BASE.
6. THERE IS NO OBSERVANCE OF EARTHMOVING, CONSTRUCTION OR LANDFILL.
7. REQUIRED TREE CANOPY COVERAGE SHALL EQUAL 30% OF THE TOTAL LOTA AREA.
8. THERE ARE NO WETLAND AREAS ON THE PROPERTY SHOWN.
9. REPAIR ALL SIDEWALKS AS NECESSARY.
10. MINIMUM 3 FEET REQUIRED BETWEEN TREE WELLS AND BACK OF SIDEWALK.
11. UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING COMPLETELY ACCURATE OR COMPLETE. *DIGSAFE MUST BE NOTIFIED BEFORE THE START OF ANY EXCAVATIONS OR CONSTRUCTION.
12. THERE ARE NO NATIONAL REGISTER DISTRICT PROPERTIES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT.
13. SITE DOES NOT FALL WITHIN THE CITY HISTORIC DISTRICT
14. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A TITLE REPORT MIGHT DISCLOSE. THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSESSIVE POSSESSION, ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: RP

		PROPOSED:
MINIMUM LOT AREA -	NONE	21,115 SF
MINIMUM LOT WIDTH -	NONE	162.00'
MAXIMUM BUILDING HEIGHT:	45' (4 STORIES)	48.67' (SEE ARCH. PLAN)
MAXIMUM BUILDING COVERAGE:	53.5%	53.50%
MAX. IMPERVIOUS SURFACE COVERAGE FRONT YARD:	33%	32%
MAX. IMPERVIOUS SURFACE COVERAGE REAR YARD:	50%	74%
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE:	65%	78.3%
TOTAL MIN. PERVIOUS SURFACE COVERAGE:	1,000 SF	4,640 SF
MINIMUM SETBACKS: FRONT -	SEE NOTE*	5'
INTERIOR SIDE AND CORNER SIDE -		5'
REAR -	30'	69.9'

*NOTE:

THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO ZONE CALCULATED ACCORDING TO AN AVERAGING PROVISION, AS FOLLOWS:

1. THE BUILD-TO ZONE IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FOOT FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO ZONE.
2. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, DEVELOPED LOTS WITHIN 100 FEET IN BOTH DIRECTIONS ON THE OPPOSITE SIDE OF THE STREET ARE USED FOR AVERAGING TO CALCULATE THE REQUIRED MINIMUM FRONT SETBACK. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO ZONE.
3. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OR THE OPPOSITE SIDE OF THE STREET, THE REQUIRED FRONT BUILD-TO ZONE IS SET AS THE AREA BETWEEN 5% AND 15% OF THE LOT DEPTH.

ZONING INFORMATION SHOWN ABOVE IS FROM ON-LINE RESOURCES ONLY AS NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE PURSUANT TO ITEM 6 OF TABLE A.

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK(S) PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AS SHOWN HEREIN. ANY DISCREPANCIES SHALL BE COORDINATED WITH THE ENGINEER.

1. ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS SHALL BE ADHERED TO. IT THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH SUCH REGULATIONS.
2. OSHA REGULATIONS SHALL BE APPLICABLE TO THE PROJECT SITE GOVERNING THE SAFETY OF ALL CONSTRUCTION ACTIVITIES.
3. ALL PROJECT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF PROVIDENCE.
4. PROTECTION OF THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS ASSOCIATED WITH SUCH NEGLIGENCE SHALL BE HANDLED BY THE CONTRACTOR.
6. IF TRUCK REFUELING AREAS AND/OR CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
7. STOCKPILE AREA(S) ARE DEPICTED ON THE PLANS AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR TO PREVENT DEBRIS FROM BECOMING A NEIGHBORLY NUISANCE.

PRELIMINARY PLAN PROPOSED SITE PLAN

290 PUBLIC STREET
PROVIDENCE, RHODE ISLAND 02905
ASSESSORS MAP 48 LOTS 938 & 949

PREPARED FOR: SWAP, INC.
439 PLINE STREET - PROVIDENCE, RI 02907

JOB # 25-087	SCALE: 1" = 10'	DRAWN BY: JRM	DATE: JULY 23, 2025
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REVISÉ:



InSite Professional Complex, Suite 1
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Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InsiteEngineers.com

SHEET
2
OF 4

PARKING REQUIREMENTS:

PER TABLE 14-1: *OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS*, MULTI-UNIT DWELLINGS SHALL PROVIDE ONE PARKING SPACE PER DWELLING UNIT.

GFA < 40,000 SF - NO LOADING ZONE REQUIRED

LOT COVERAGE:

PROPOSED BUILDING	= 8,020 SF
PROPOSED PARKING AREA	= 7,833 SF
PROPOSED SIDEWALKS	= 675 SF
PROPOSED LANDSCAPE AREA	= 4,587 SF

LOT AREA: = 21,115 SF
TOTAL PROP. BLD. COV. = 8,020 SF
TOTAL PROP. SURFACE COV. = 16,528 SF

PROP. BLD. COVERAGE (%)	= 38.0% (< 45% OK.)
PROP. SURFACE COV. (%)	= 78.3%

TREE CANOPY:

TREE CANOPY REQUIREMENT = 30%
TOTAL LOT AREA = 21,115 SF
TREE CANOPY AREA REQ. = 6,335 SF

TREE CANOPY AREA PROVIDED:
 - (2) LG. @ 1,000 SF / EA. = 2,000 SF
 - (3) MED. @ 700 SF / EA. = 2,100 SF
 - (8) SM. @ 300 SF / EA. = 2,400 SF

TOTAL CANOPY AREA PROVIDED = 6,500 SF
6,500 > 6,335 OK.

AVERAGE EXISTING GRADE:

FOUR CORNERS OF BUILDING EXISTING EL.
60.01 (NIM)

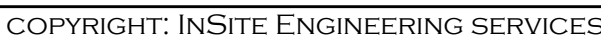
- 68.5' (NE)
- 69.5' (SW)
- 70.0' (SE)

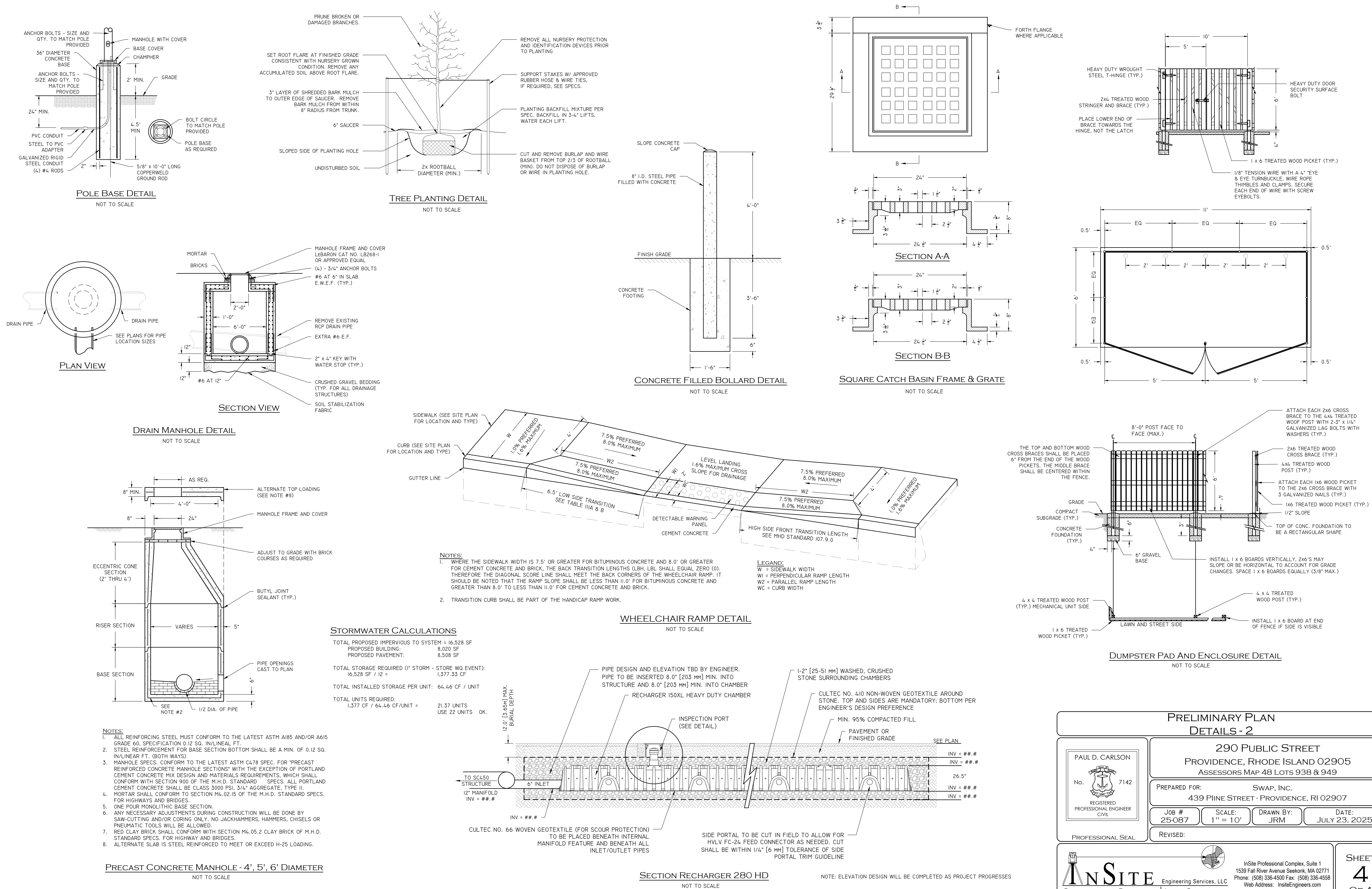
AVERAGE EXISTING GRADE EL.= 69.25'

DIMENSIONAL RELIEF:

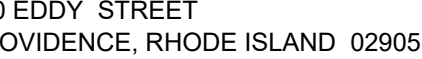
PER SECTION 402 - DIMENSIONAL STANDARDS - TABLE 4.1:

1.) MAX. BUILDING HEIGHT	45'	(48.67' PROVIDED - SEE ARCH. PLAN)
2.) MAX. IMP. SURFACE (REAR) COV.	50%	(74% PROVIDED)
3.) MAX. IMP. SURFACE COV.	65%	(79% PROVIDED)
4.) SIDE YARD SETBACK	10'	(6' PROVIDED)





P:\DPA PROJECTS\2025\2502 290 PUBLIC -SWAP\PLANNING\A101 SITE AND FIRST FLOOR PLAN.DWG



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DPA 2025

[illegible]

SUBJECT

ZONING DATA

TOTAL LOT AREA- 21,115 SQFT
(MERGE LOTS 938 & 939)

R-P ZONE

MAX BLDG HGT. 45' NOT TO EXCEED 4 STORIES
MAX BLDG COVERAGE- 55%

48'-8" PROPOSED)
38% PROPOSED)

MAX IMPERVIOUS SURFACE COVERAGE FRONT YARD- 33%
MAX IMPERVIOUS SURFACE COVERAGE REAR YARD- 50%
TOTAL MAX IMPERVIOUS SURFACE COVERAGE- 65%
TOTAL MIN PERVIOUS SURFACE COVERAGE- 1,000 SF

32% PROPOSED)
74% PROVIDED)
79% PROVIDED)
4,434 SF PROVIDED)

FRONT SETBACK (SEC. 402.B) Averaging 8.68' +/- 5'
SIDE SETBACK (10')
REAR SETBACK (30')
FRONT TRANSPARENCY 25%
PARKING REQUIREMENT 1:1 (39 SPACES PER 14-1)
RELIEF SOUGHT UNDER SECTION 1904; E.; 1.; e.; f.

5' PROPOSED)
7' & 6' PROPOSED)
69.92' PROPOSED)
26% PROVIDED)
20 SPACES PROVIDED)

CANOPY COVERAGE REQUIRED SECTION 425
LOT AREA = 21,115 S.F.
80 % COVERAGE = 6,335 S.F.

PROVIDE (7) LARGE TREES 1,000 S.F., SELECTED FROM THE PROVIDENCE TREE LIST

BUILDING TABULATION				
	FLOOR LEVEL	GROSS AREA	1 BEDROOM	2 BEDROOM
	UNIT COUNT	-	26	13
	FIRST FLOOR	8,020	8	1
	SECOND FLOOR	8,020	6	4
	THIRD FLOOR	8,020	6	4
	FOURTH FLOOR	8,020	6	4
	BASEMENT	4,295	-	-
	TOTAL GROSS FLOOR AREA	36,375	-	-

CERTIFICATION

Designed by:

DPA

rawn by:

—

checked b

—

project no

2502

sued on

7/22/20:

scale

AWING STATUS

ISSUED FOR REVIEW

MEET CONTENTS

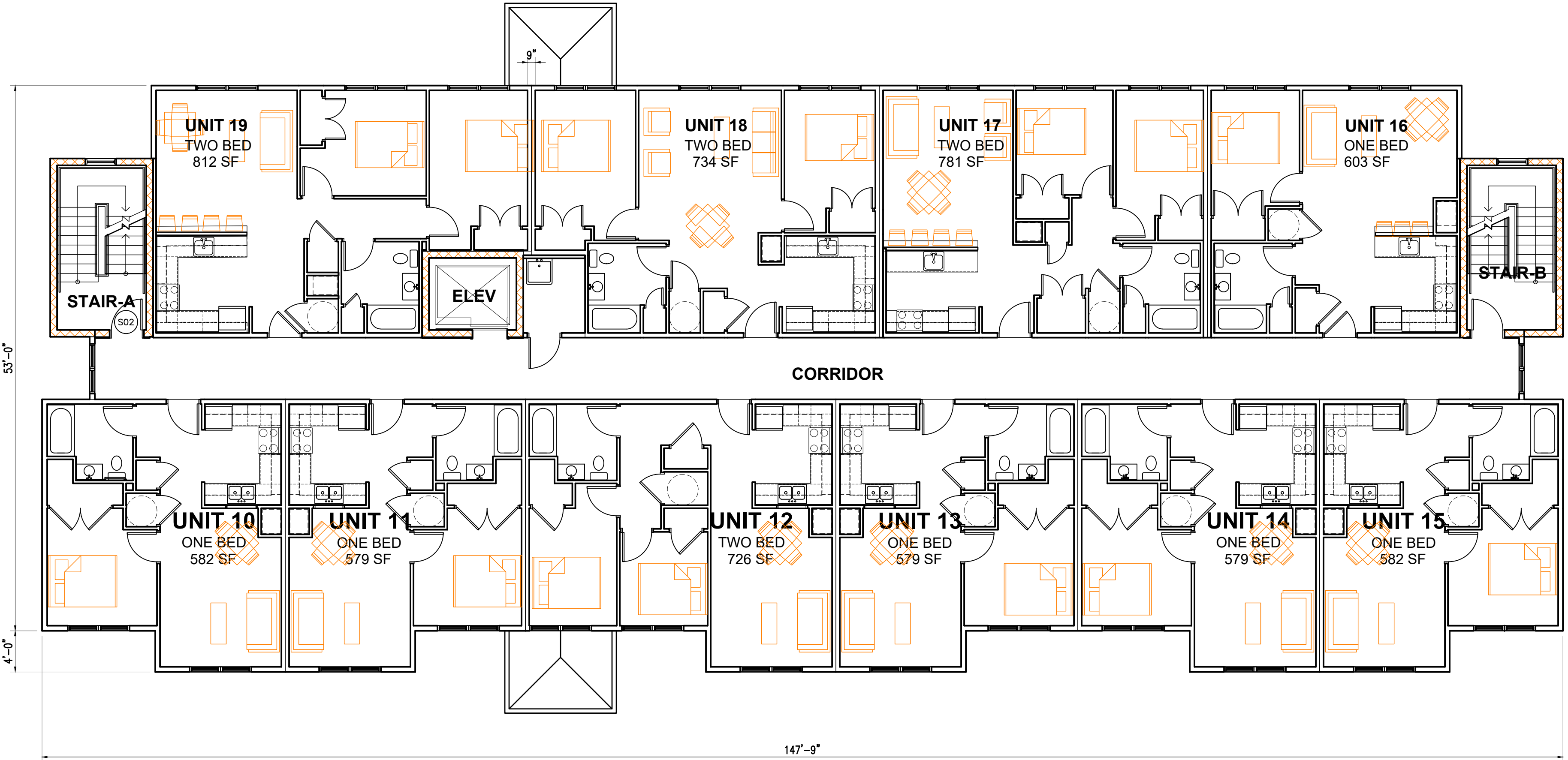
ASSESSMENT, SECOND AND THIRD FLOOR PLANS

DRAWING NO.

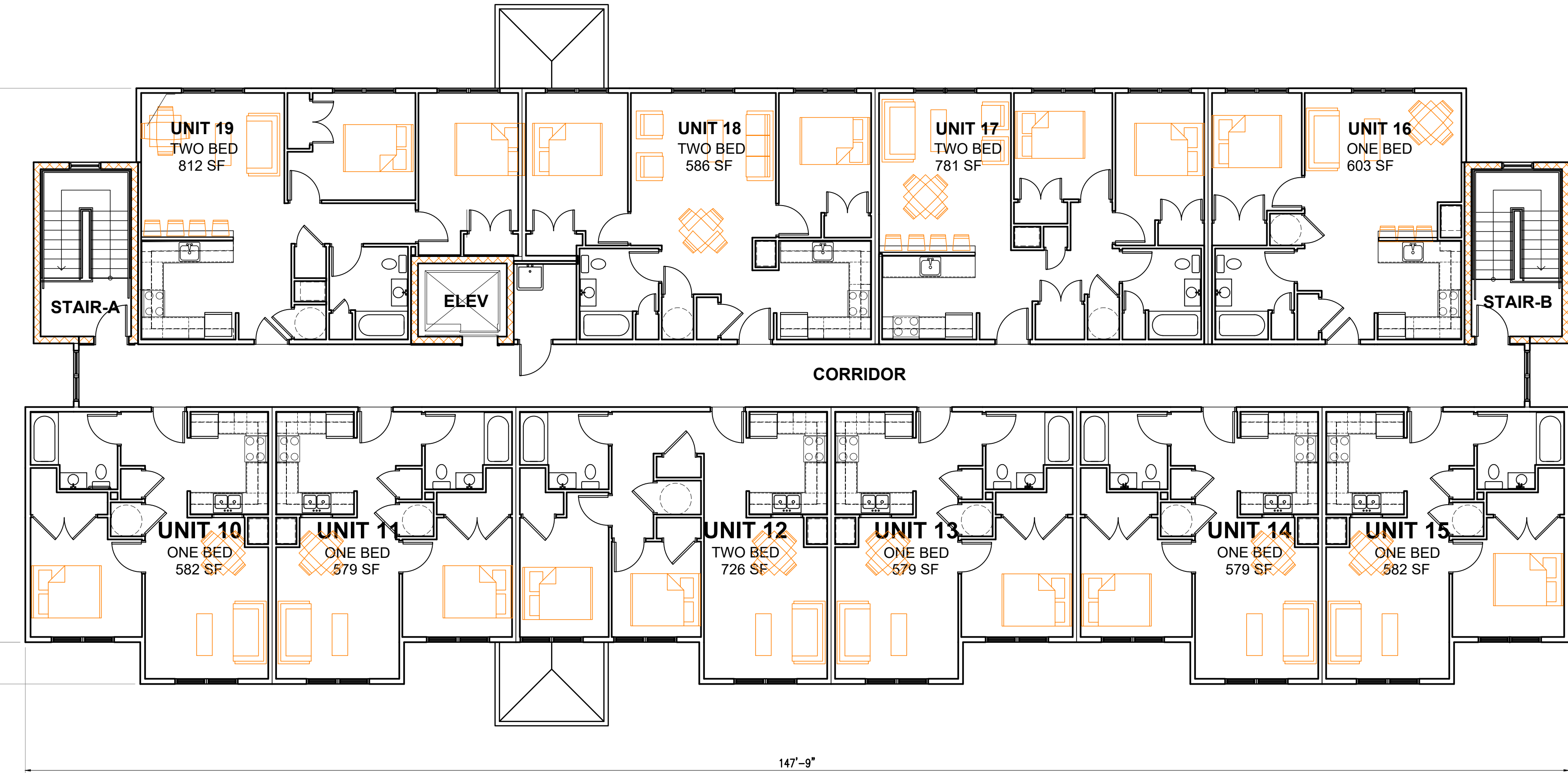
AI02

EET

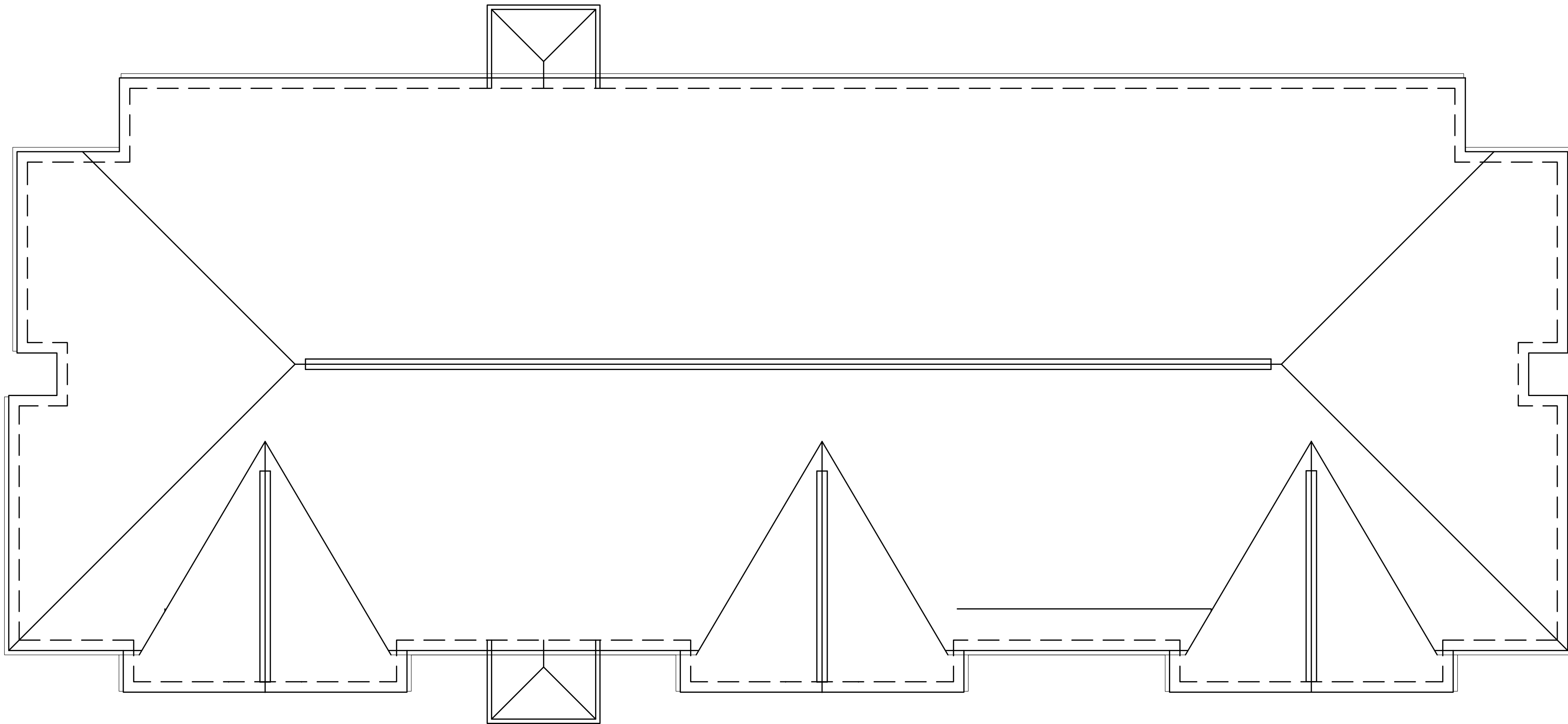
1 BASEMENT FLOOR PLAN
A102 1/8" = 1'-0"



2 SECOND AND THIRD FLOOR PLAN
A102 1/8" = 1'-0"



1 FOURTH FLOOR PLAN
A103 1/8" = 1'-0"



2 ROOF PLAN
A103 1/8" = 1'-0"

ZONING DATA

TOTAL LOT AREA- 21,115 SQFT
(MERGE LOTS 938 & 939)

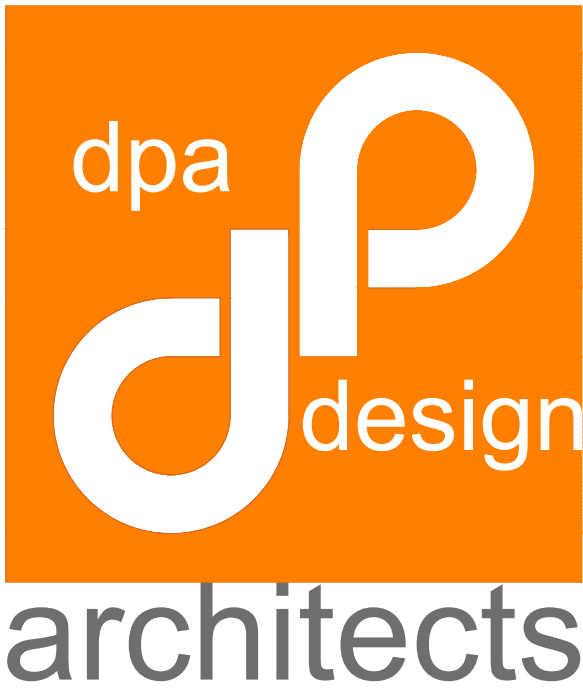
R-P ZONE

MAX BLDG HGT. 45' NOT TO EXCEED 4 STORIES	(48'-8" PROPOSED)
MAX BLDG COVERAGE- 55%	(38% PROPOSED)
MAX IMPERVIOUS SURFACE COVERAGE FRONT YARD- 33%	(32% PROPOSED)
MAX IMPERVIOUS SURFACE COVERAGE REAR YARD- 50%	(74% PROVIDED)
TOTAL MAX IMPERVIOUS SURFACE COVERAGE- 65%	(79% PROVIDED)
TOTAL MIN PERVIOUS SURFACE COVERAGE- 1,000 SF	(4,434 SF PROVIDED)
FRONT SETBACK (SEC. 402.B) Averaging 8.68' +/- 5'	(5' PROPOSED)
SIDE SETBACK (10')	(7' & 6' PROPOSED)
REAR SETBACK (30')	(69.92' PROPOSED)
FRONT TRANSPARENCY 25%	(26% PROVIDED)

CANOPY COVERAGE REQUIRED SECTION 425-
LOT AREA = 21,115 S.F.
30 % COVERAGE = 6,335 S.F.

PROVIDE (7) LARGE TREES 1,000 S.F., SELECTED FROM THE PROVIDENCE TREE LIST.

BUILDING TABULATION			
FLOOR LEVEL	GROSS AREA	1 BEDROOM	2 BEDROOM
UNIT COUNT	-	26	13
FIRST FLOOR	8,020	8	1
SECOND FLOOR	8,020	6	4
THIRD FLOOR	8,020	6	4
FOURTH FLOOR	8,020	6	4
BASEMENT	4,295	-	-
TOTAL GROSS FLOOR AREA	36,375	-	-



810 EDDY STREET
PROVIDENCE, RHODE ISLAND 02905

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REVISED ON

MARK DATE DESCRIPTION
CONSULTANTS

PROJECT



CERTIFICATION

designed by:

DPA

drawn by:

-

checked by:

-

project no.

2502

issued on

7/22/2025

scale

DRAWING STATUS

ISSUED FOR REVIEW

SHEET CONTENTS

FOURTH FLOOR AND ROOF PLAN

DRAWING NO.

A103

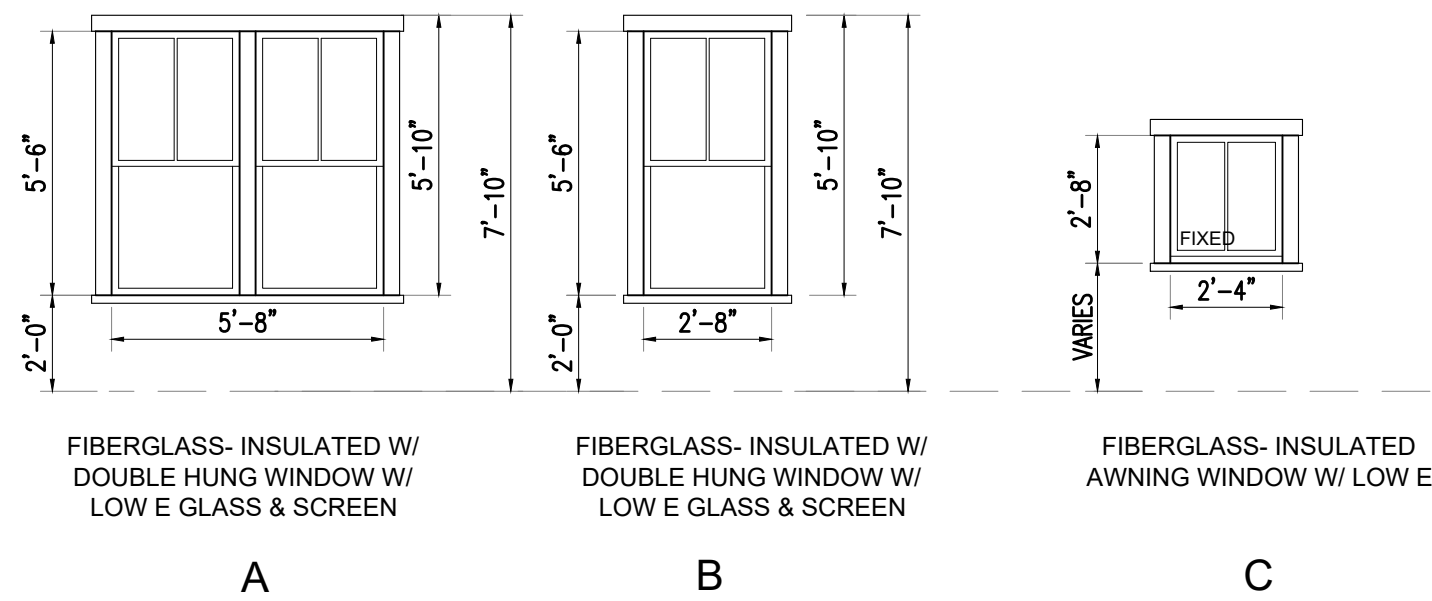
SHEET

OF

P:\PA PROJECTS\2025\2502 290 PUBLIC - SWAP\A201\A201 EXTERIOR ELEVATIONS-RECOVERING



1 EXTERIOR ELEVATION- FRONT
A201 1/8" = 1'-0"



TYP. WINDOW ELEVATIONS
1/4" = 1'-0"



2 EXTERIOR ELEVATION- RIGHT
A201 1/8" = 1'-0"

ZONING DATA

TOTAL LOT AREA- 21,115 SQFT
(MERGE LOTS 938 & 939)

R-P ZONE

MAX BLDG HGT. 45' NOT TO EXCEED 4 STORIES
MAX BLDG COVERAGE- 55%

MAX IMPERVIOUS SURFACE COVERAGE FRONT YARD- 33%
MAX IMPERVIOUS SURFACE COVERAGE REAR YARD- 50%
TOTAL MAX IMPERVIOUS SURFACE COVERAGE- 65%
TOTAL MIN PERVIOUS SURFACE COVERAGE- 1,000 SF

FRONT SETBACK (SEC. 402.B) Averaging 8.68' +/- 5'
SIDE SETBACK (10')
REAR SETBACK (30')
FRONT TRANSPARENCY 25%
PARKING REQUIREMENT 1:1 (39 SPACES PER 14-1)
(RELIEF SOUGHT UNDER SECTION 1904; E.; 1.; e.; 1.)

CANOPY COVERAGE REQUIRED SECTION 425-
LOT AREA = 21,115 S.F.
30 % COVERAGE = 6,335 S.F.

PROVIDE (7) LARGE TREES 1,000 S.F., SELECTED FROM THE PROVIDENCE TREE LIST.

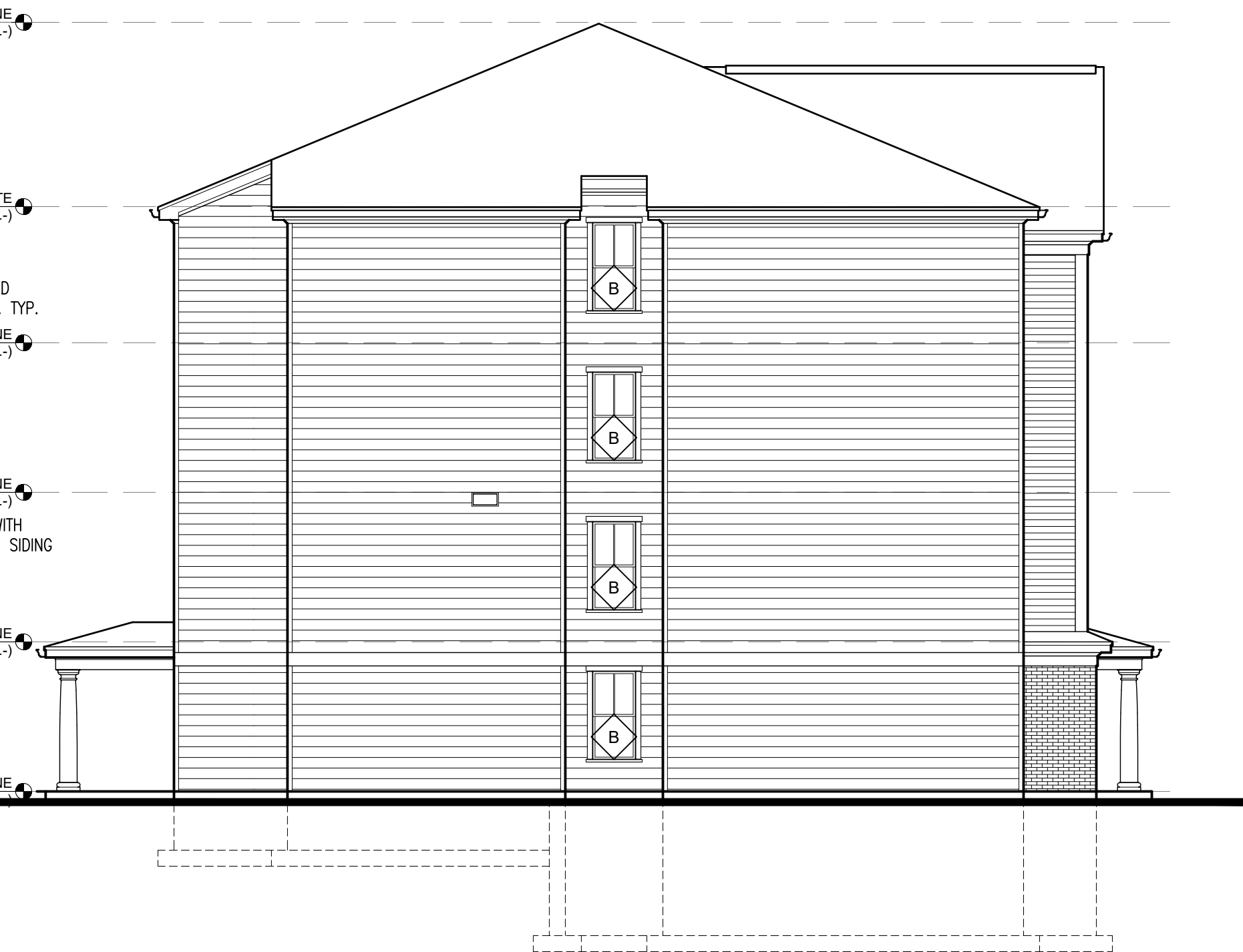
(48'-8" PROPOSED)
(38% PROPOSED)

(32% PROPOSED)
(74% PROVIDED)
(79% PROVIDED)
(4,434 SF PROVIDED)

(5' PROPOSED)
(7' & 6' PROPOSED)
(69.92' PROPOSED)
(26% PROVIDED)
(20 SPACES PROVIDED)



3 EXTERIOR ELEVATION- REAR
A201 1/8" = 1'-0"



2 EXTERIOR ELEVATION- LEFT
A201 1/8" = 1'-0"



810 EDDY STREET
PROVIDENCE, RHODE ISLAND 02905

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REVISED ON

MARK DATE DESCRIPTION
CONSULTANTS

PROJECT



CERTIFICATION

designed by:

DPA

drawn by:

-

checked by:

-

project no.

2502

issued on

7/22/25

scale

DRAWING STATUS

ISSUED FOR REVIEW

SHEET CONTENTS

BUILDING EXTERIOR
ELEVATIONS

DRAWING NO.

A201

SHEET

OF

P:\PA PROJECTS\2025\2502 290 PUBLIC - SWAP\JENNIFER\201 EXTERIOR ELEVATIONS - RECOVERING.DWG



PUBLIC STREET ELEVATION



SARATOGA STREET ELEVATION



810 EDDY STREET
PROVIDENCE, RHODE ISLAND 02905

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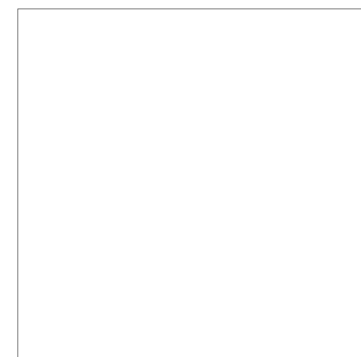
REVISED ON

MARK	DATE	DESCRIPTION
CONSULTANTS		

PROJECT



CERTIFICATION



designed by:

DPA

drawn by:

checked by:

project no.

2502

issued on

7/22/25

scale

DRAWING STATUS

ISSUED FOR REVIEW

SHEET CONTENTS

STREET ELEVATIONS

DRAWING NO.

A202

SHEET

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OF

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