

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS* ABSTRACTED FROM CITY OF PROVIDENCE ZONING ORDINANCE, CHAPTER 27: ZONING

ACTION	MIN. LOT AREA C-2	MAX. FIRST LEVEL HEIGHT (ft) C-2	MAX. STRUCTURE HEIGHT (ft) C-2	MAX. BUILDING COVERAGE C-2	TOTAL MAX. IMPERVIOUS SURFACE COVERAGE C-2	MIN. FRONT SETBACK (ft) C-2	MIN. INTERIOR SIDE SETBACK (ft) C-2	MIN. CORNER SIDE SETBACK (ft) C-2	MIN. REAR SETBACK (ft) C-2	TABLE 14-1
										PARKING REQUIREMENT
REQUIRED	E. Lots: None	9' Residential Use 11' Non-Residential Use	50', not to exceed 4 stories	None	None	Build-to zone of 0' to 5' see 503.A.6 for built-to percentage requirement	None; unless abuttin residential district, then 10'	Build-to zone of 0' to 5' see 503.A.6 for built-to percentage requirement	None unless abuttin residential district, then 20'	In the R-4, C-1 and C-2 districts, all lots of 10,000sqft or less are exempt from parking requirements
PROPOSED	2,185 SF	11'	39'	80.5%	91%	0'	0'	0'	Request for <i>Dimensional Variance</i> . 10' Relief	-

PROJECT SUMMARY

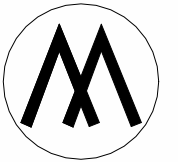
PROJECT:
372 Plainfield St.
Providence, RI 02909, USA

DESCRIPTION:
Mix Used Building -
02 Retail Spaces and 04 Residential Units

ZONING:
C-2 Commercial District

APPLICABLE CODES:
RISBC-2 RHODE ISLAND BUILDING CODE
510-RICR-BUILDING CODE COMMISSION
2021 RI FIRE CODE
2021 RI LIFE SAFETY CODE

CONSTRUCTION TYPE
(Type IIB)



MICHIE DESIGN & BUILD
PERUNOVO LLC GC - 44956
70 KENNEDY PLAZA, SUITE 6,
PROVIDENCE, RI 02903

Designer
Bryan Michie

**372
PLAINFIELD
ST.**
PROVIDENCE

Client
Elio Olivero

372 PLAINFIELD ST.
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PROJECT: 372 PLAINFIELD ST.

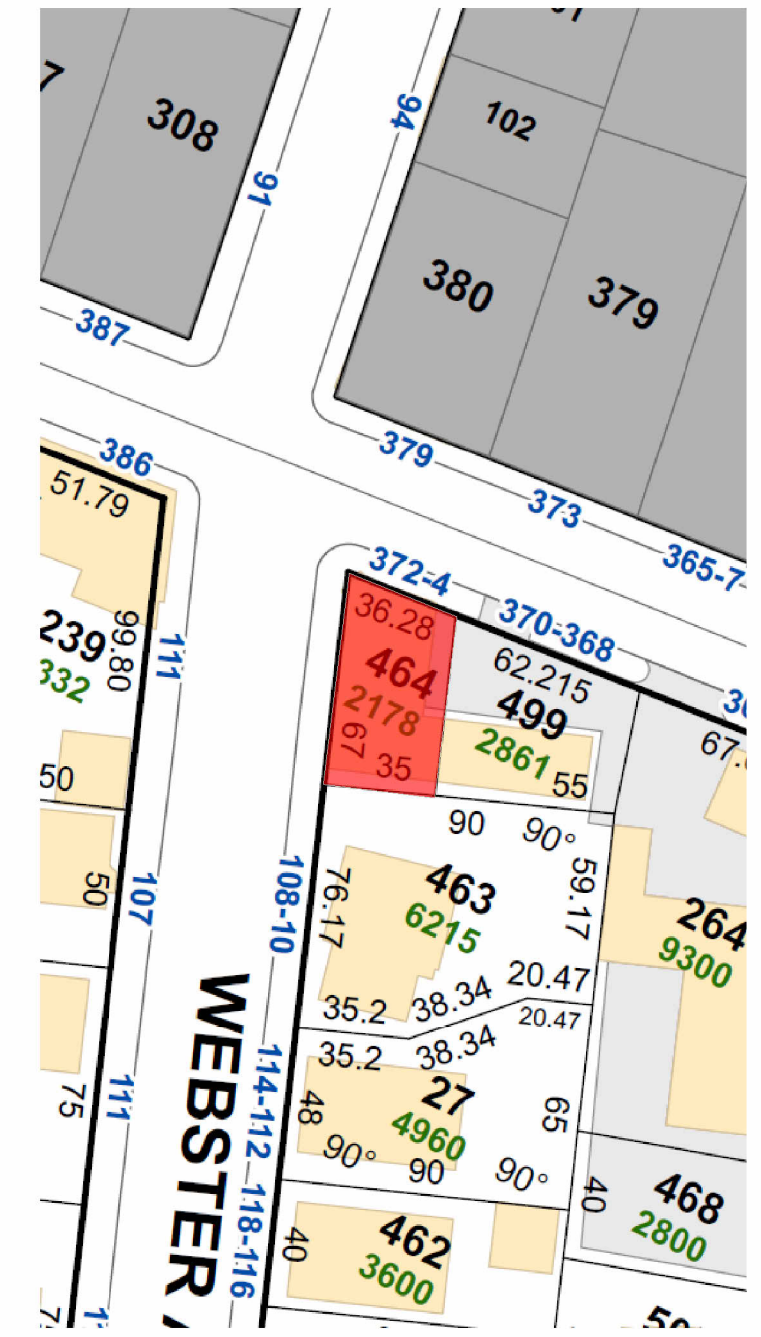
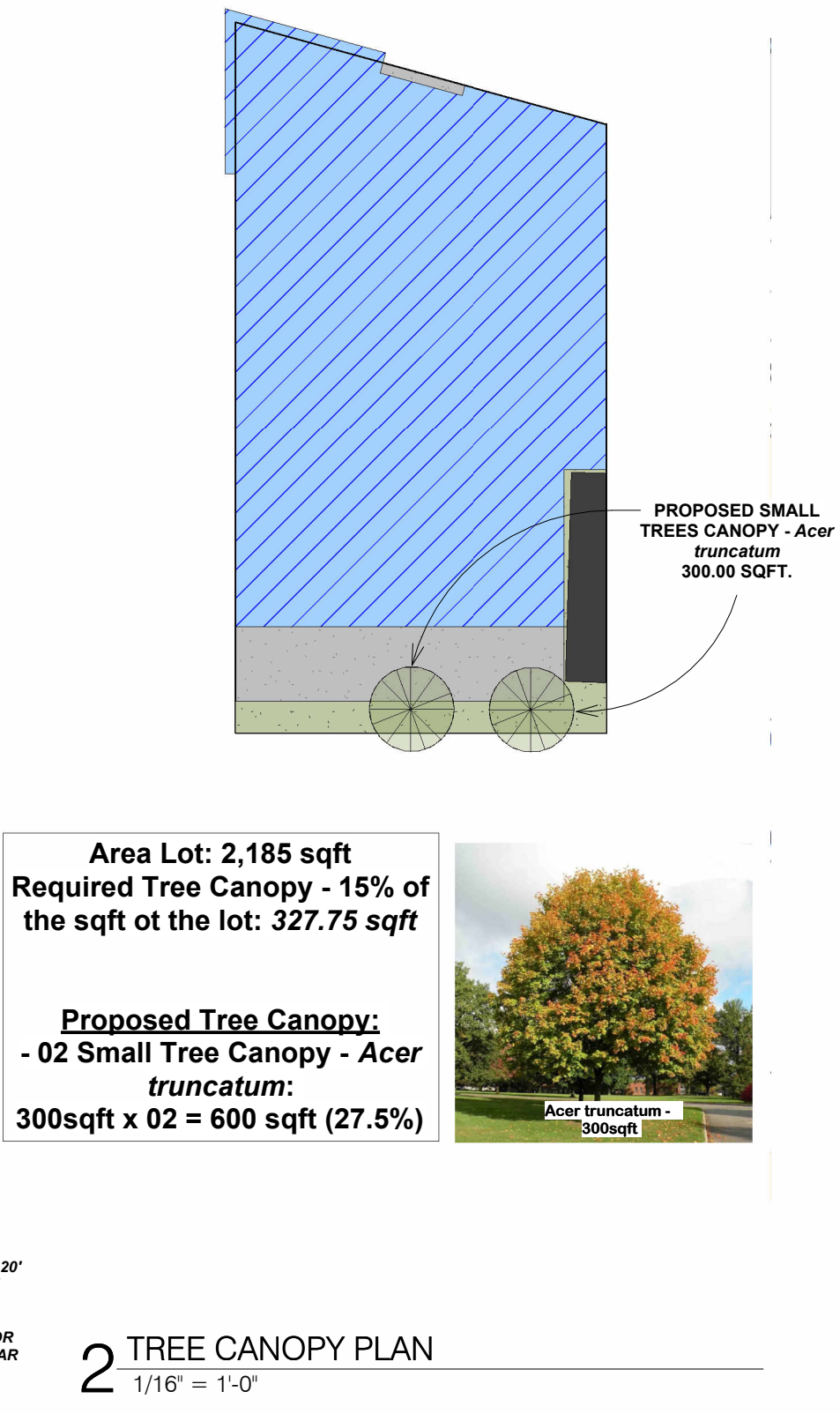
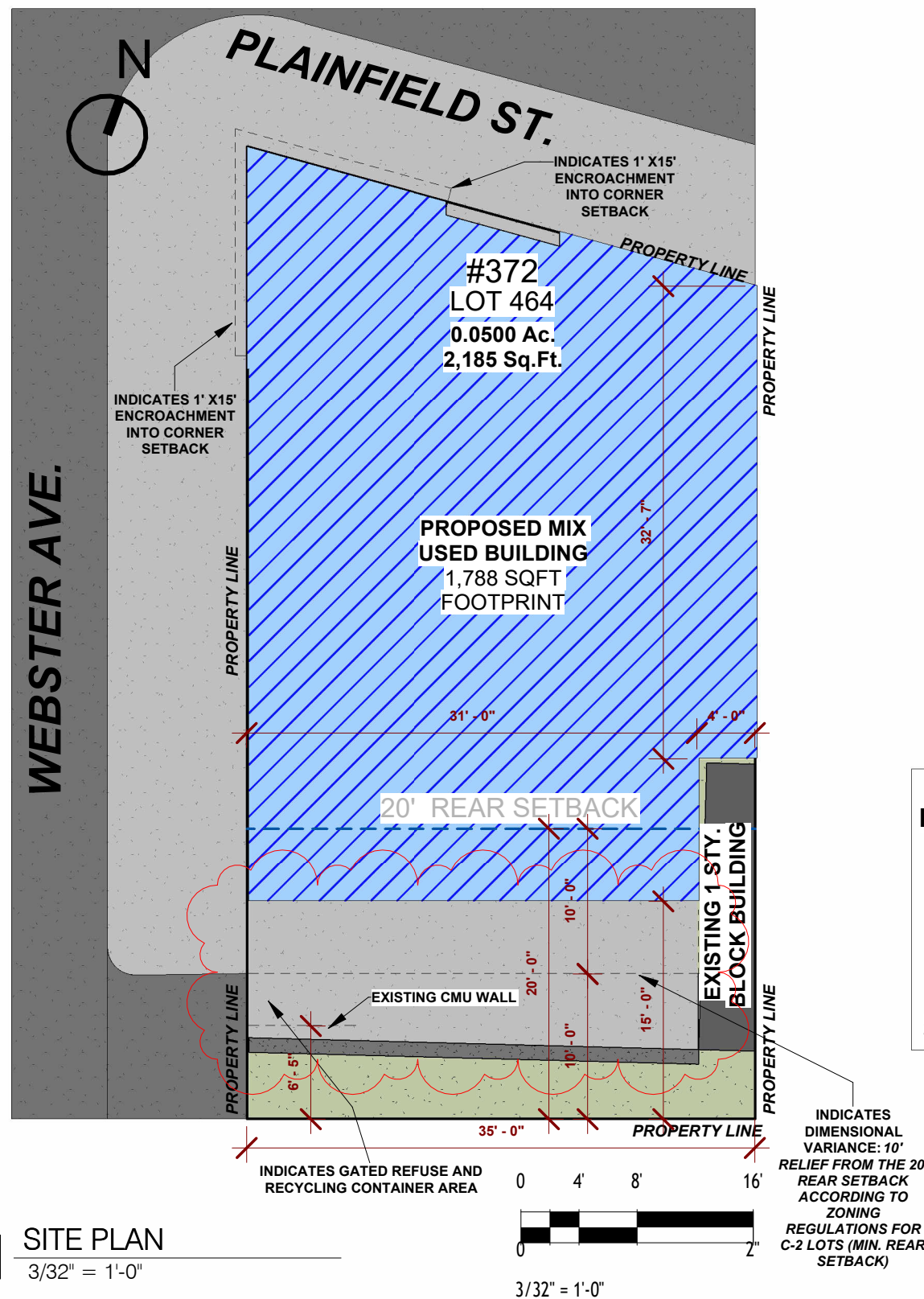
Rev No.	Description	Date
2	Sebastian xd	09.03

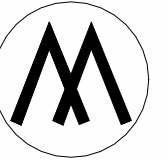
DATE: OCTOBER 2024

SCALE: As indicated

ZONING AND BUILDING
CODE

P'00





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DATE: OCTOBER 2024

SCALE:

SURVEY PLAN

P'01

PREPARED FOR:
 PERUNOVO LLC
 70 KENNEDY PLAZA apt 6
 PROVIDENCE, R.I.
 02903-2000

ZONING DATA:
 CLASSIFICATION : C-2

FLOOD DATA:
 ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD
 ON FIRM COMMUNITY PANEL 44007C0304J EFFECTIVE 10/02/2015

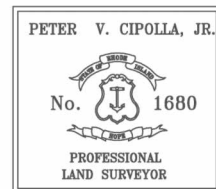
- REFERENCES:**
- 1.) PROVIDENCE ASSESSORS PLAT NO. 108
 - 2.) PROVIDENCE DEED BOOK/PAGE;
 13179/97, 9040/186, 13275/120 & 12331/82
 - 3.) PROVIDENCE RECORDED PLAT CARD 813
 "THE WEST PROV. LAND CO'S. PLAIN FARM HOMESTED PLAT" - 1891

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

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

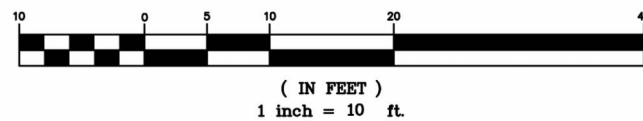
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY AND SHOW EXISTING CONDITIONS



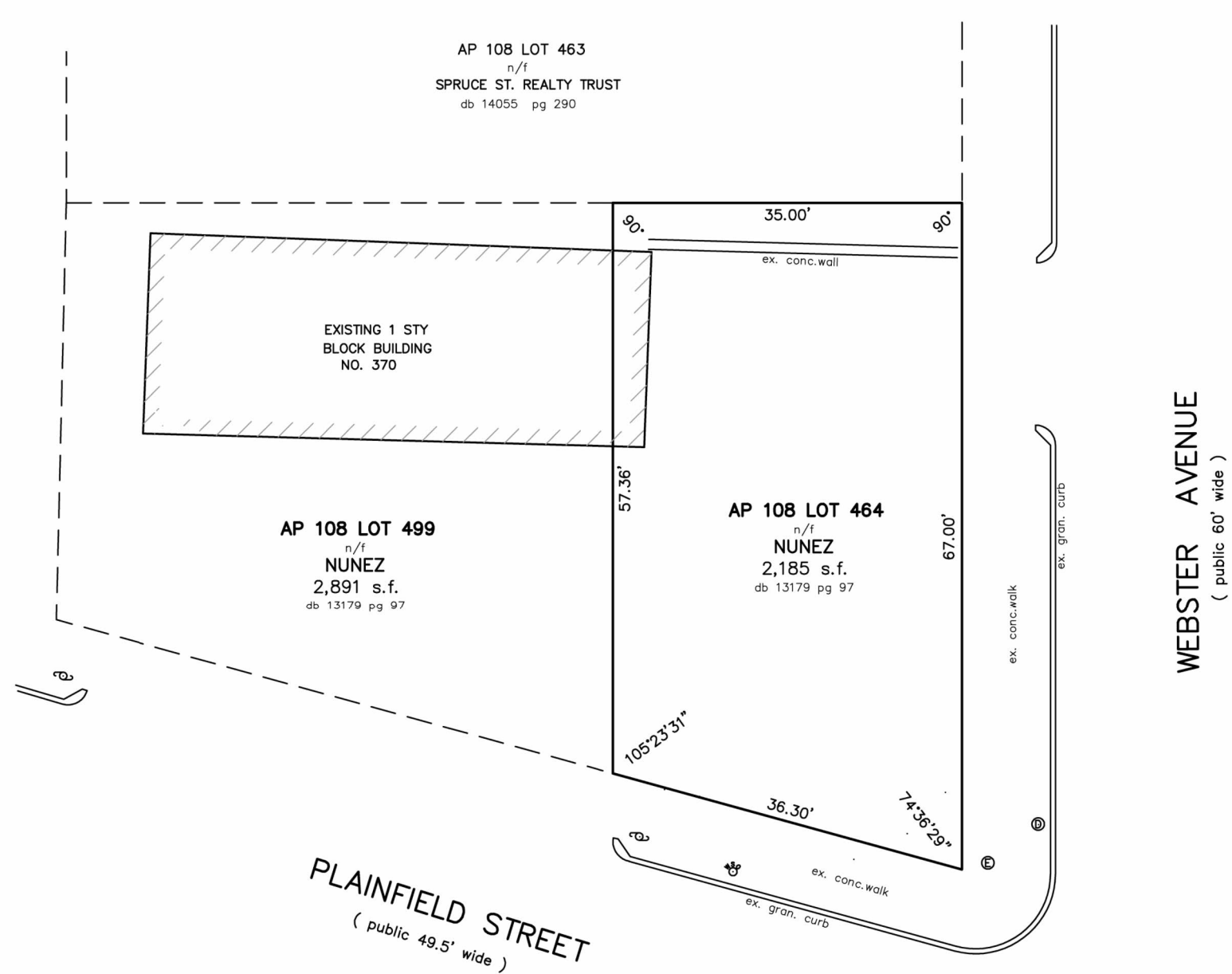
BY: Peter V. Cipolla, Jr.
 PETER V. CIPOLLA, JR. - RIPLS # 1680
 COA # LS-A64

GRAPHIC SCALE

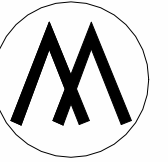


LEGEND :

- ⊙ = SEWER MANHOLE
- ⊕ = SIGNAL MANHOLE
- ⊖ = DRAIN CATCH BASIN
- ⊙ = UTILITY POLE
- ⊕ = WATER SHUT OFF



SURVEY PLOT PLAN
 371 PLAINFIELD STREET
 A.P. 108 LOT 464
 PROVIDENCE, R.I.
 1" = 10' JULY 17, 2024
 PETER V. CIPOLLA, JR.
 professional land surveyor
 P.O. BOX 8662 - CRANSTON, R.I. - 02920



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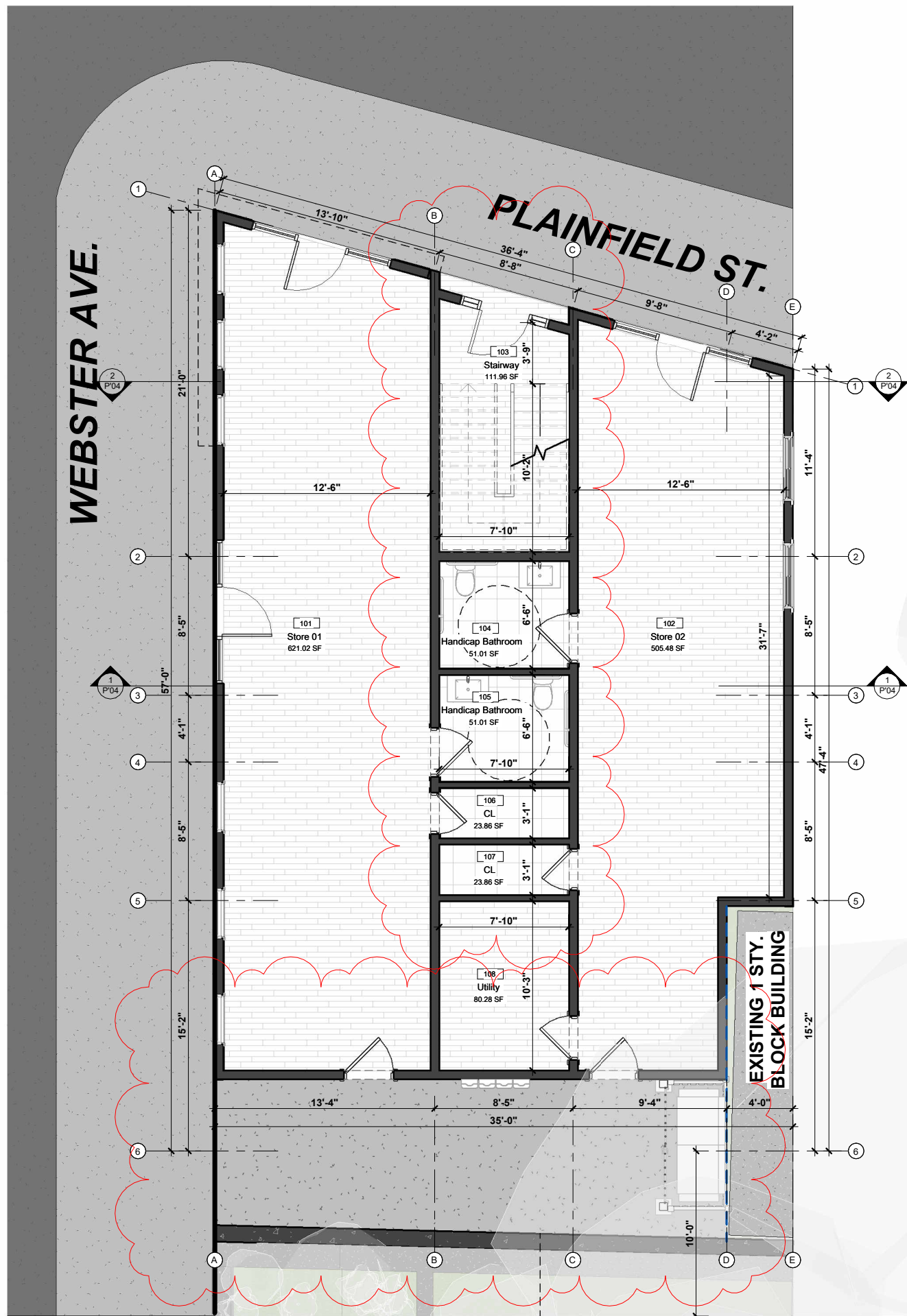
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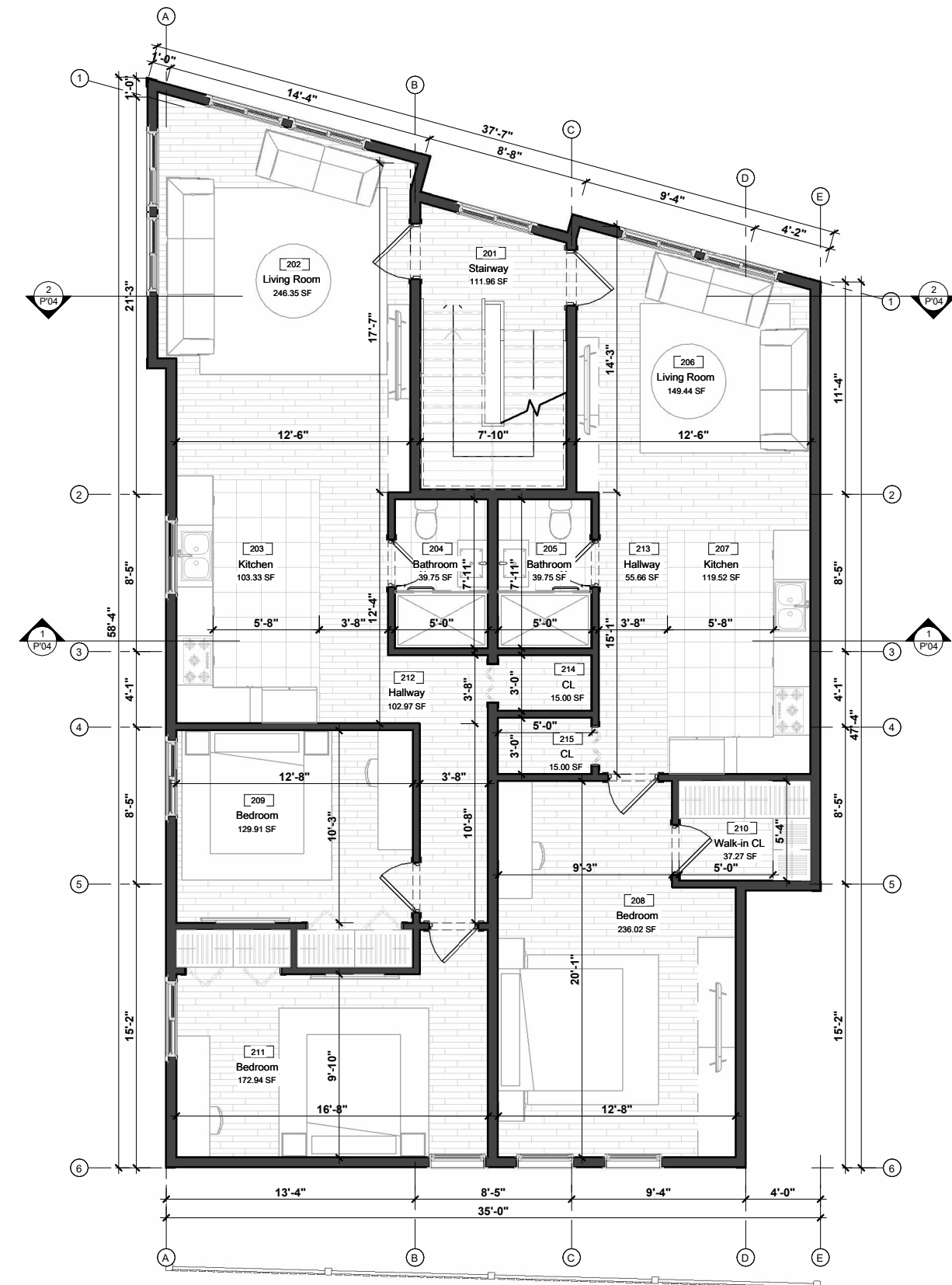
SCALE: 1/8" = 1'-0"

FIRST LEVEL AND SECOND
 LEVEL

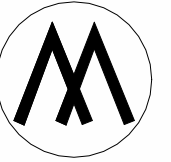
P'02



1 01_FIRST FLOOR
 1/8" = 1'-0"



2 02_SECOND FLOOR
 1/8" = 1'-0"



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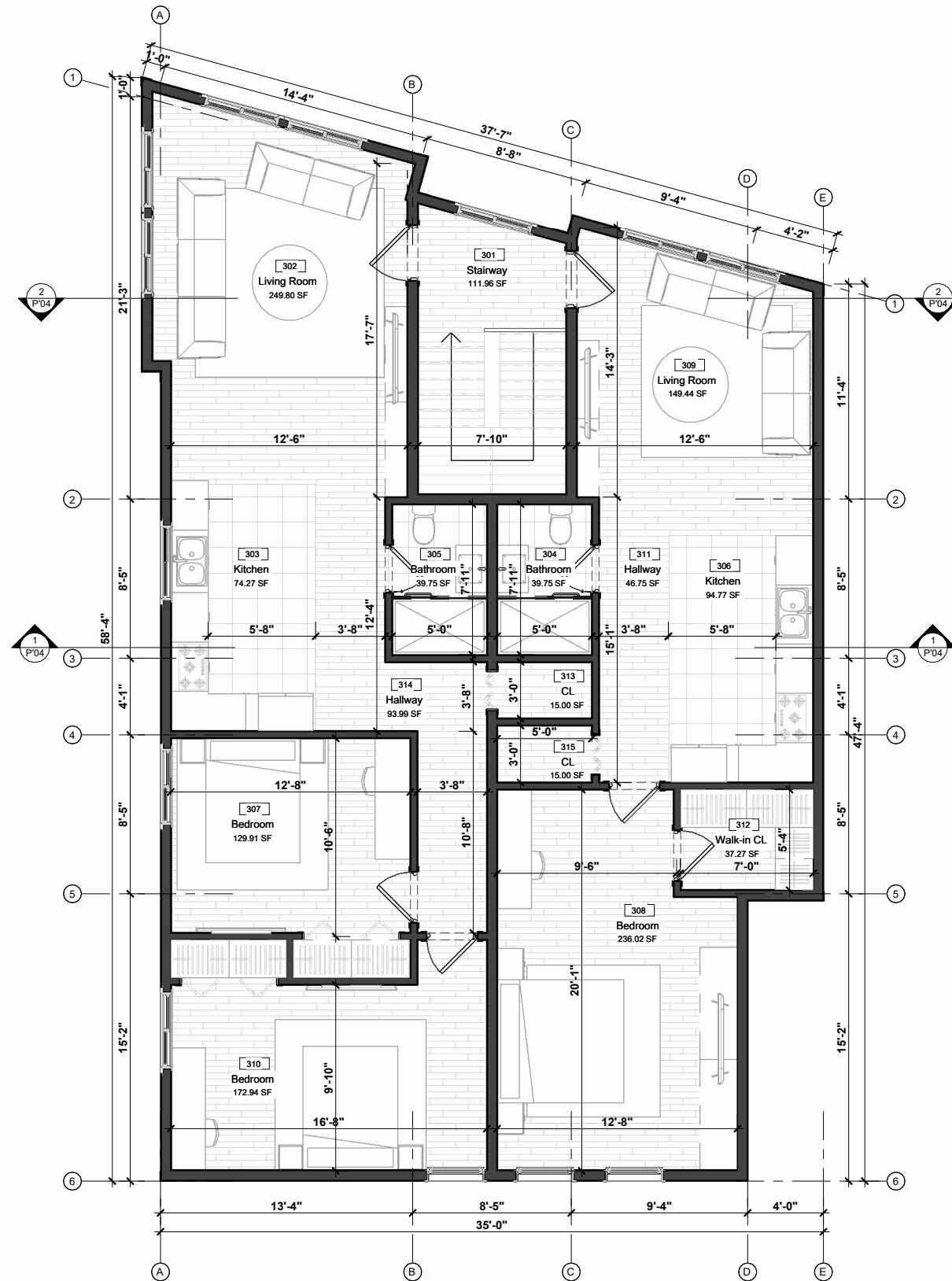
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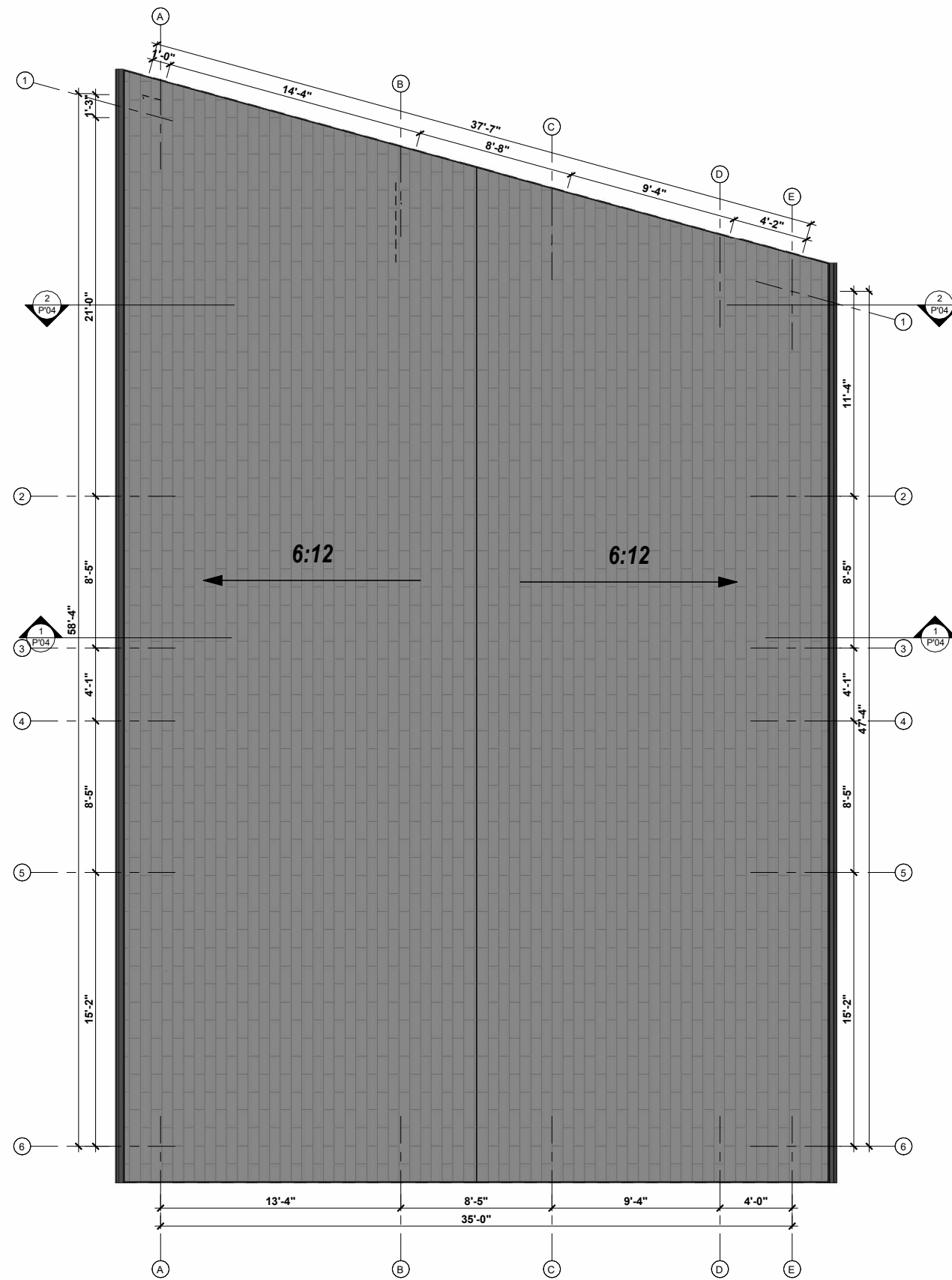
SCALE: 1/8" = 1'-0"

THIRD LEVEL AND TOP OF
 THE ROOF

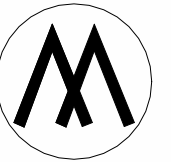
P'03



1 03 THIRD FLOOR
 1/8" = 1'-0"



2 05 TOP OF ROOF
 1/8" = 1'-0"



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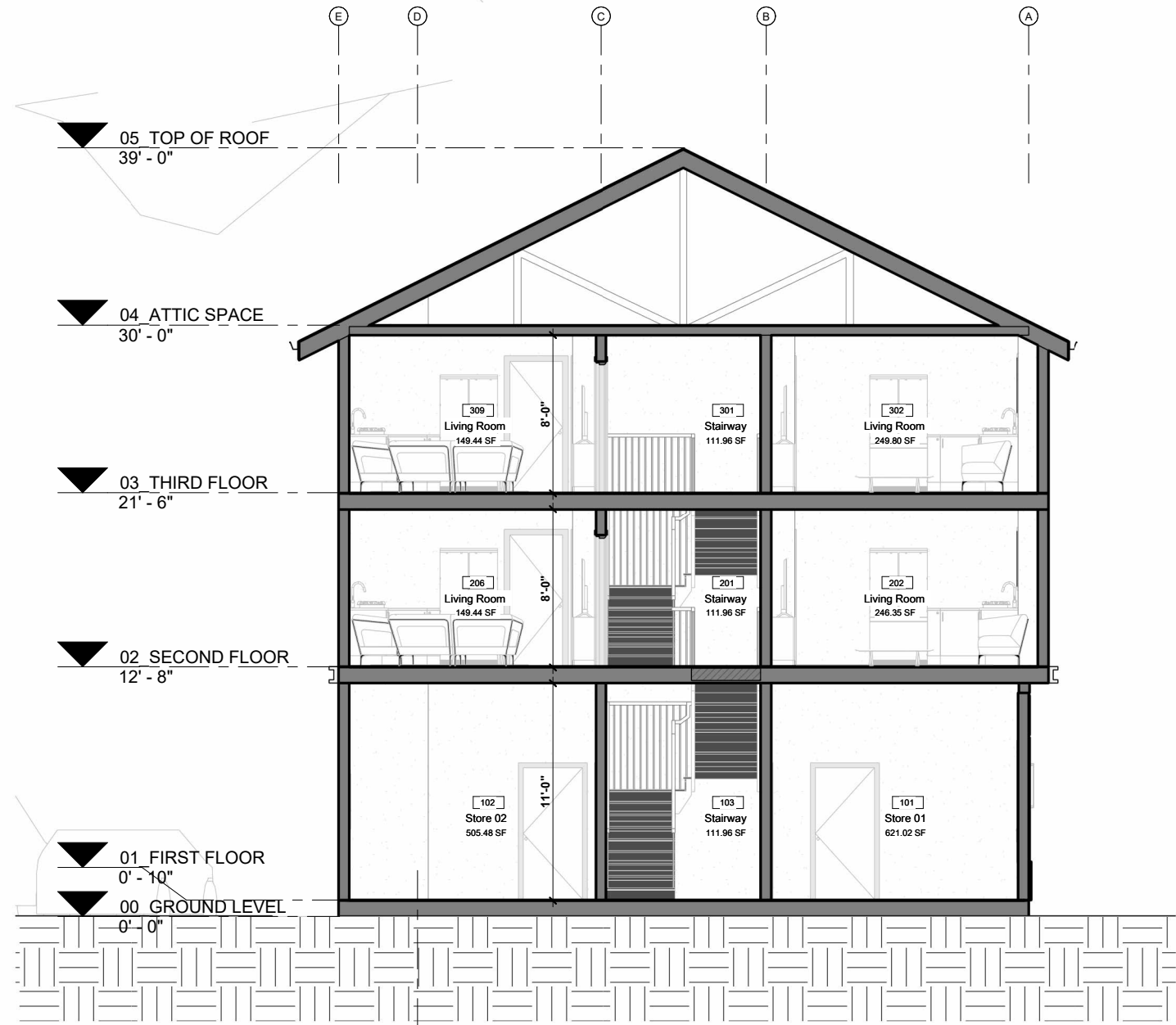
SCALE: 1/8" = 1'-0"

SECTIONS

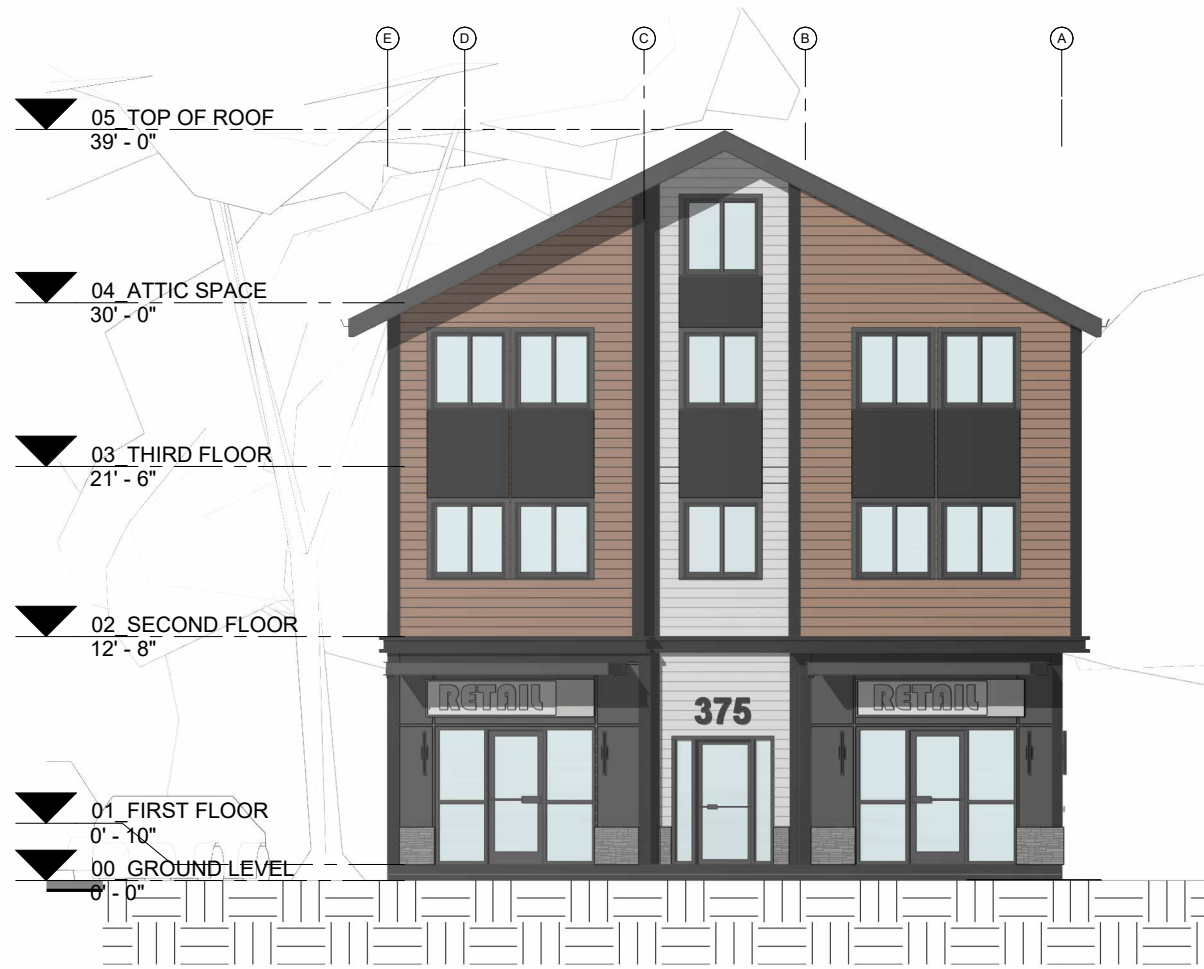
P'04



1 SECTION A-A
 1/8" = 1'-0"



2 SECTION B-B
 1/8" = 1'-0"



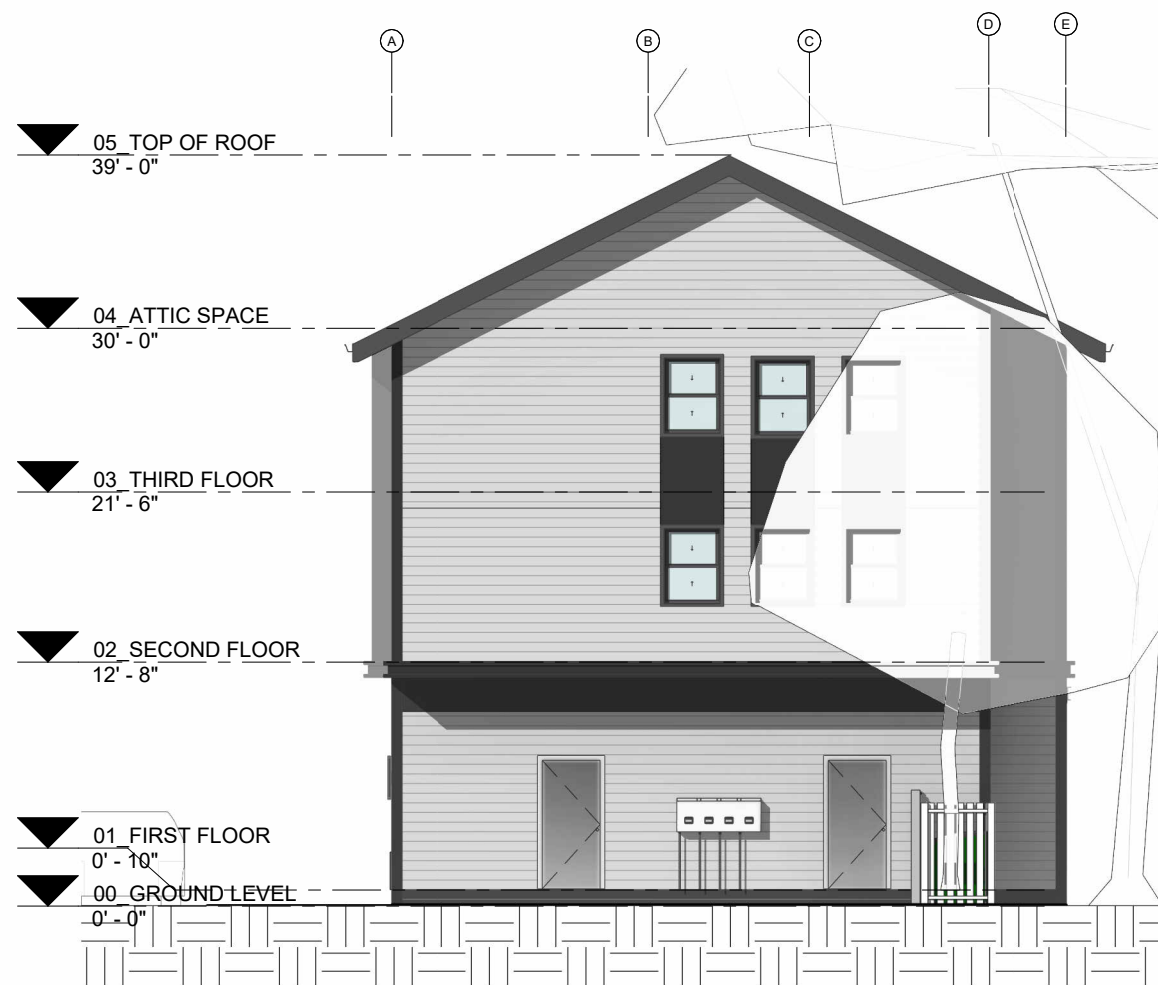
1 EAST ELEVATION
1" = 10'-0"

East Elevation Area: 1229.65 SQ FT
Transparency Area: 194 SQ FT
Required percentage (15%): 15.7%

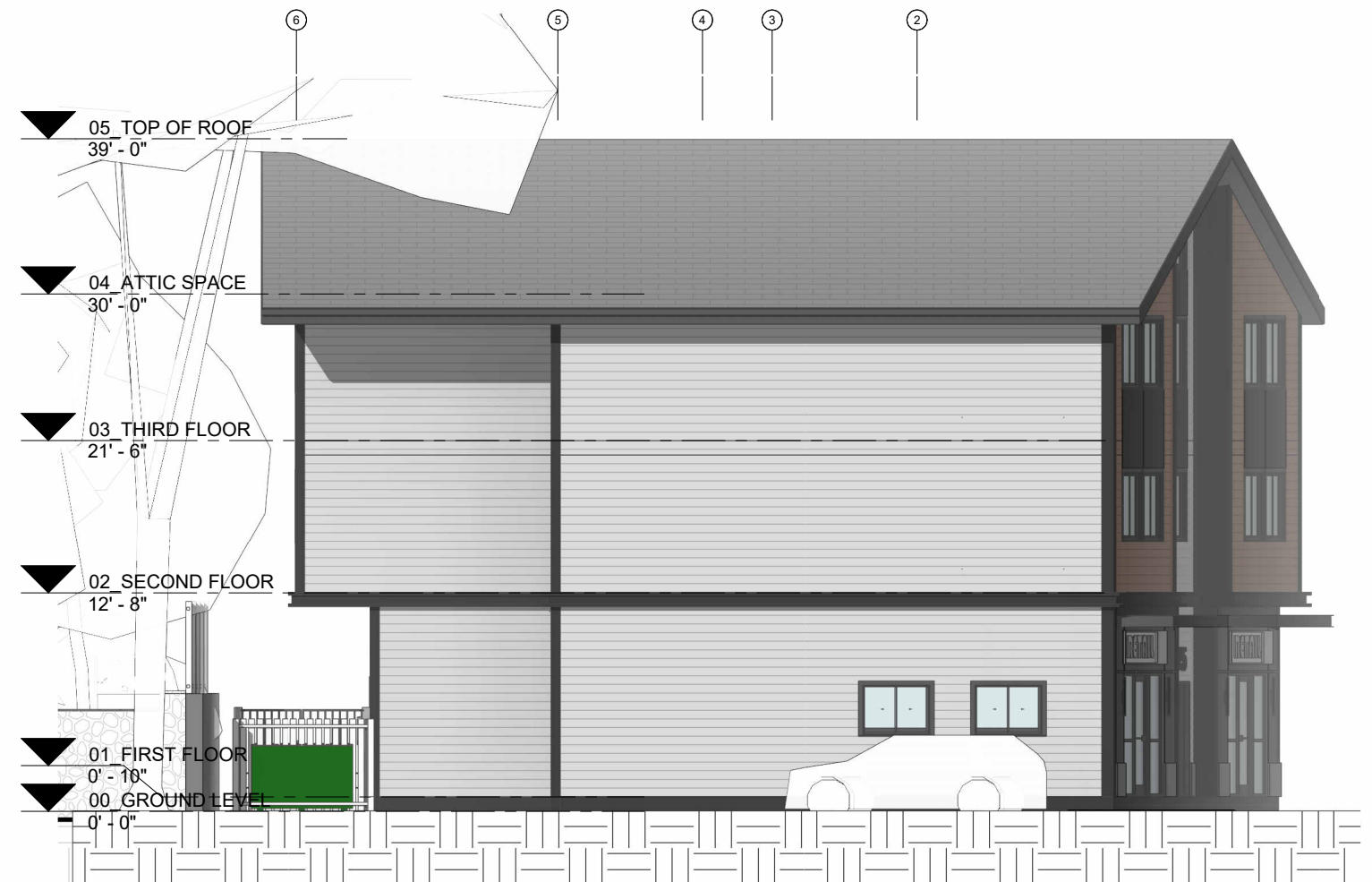


2 NORTH ELEVATION
1" = 10'-0"

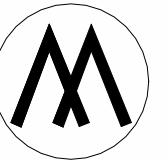
North Elevation Area: 1634.37 SQ FT
Transparency Area: 253 SQ FT
Required percentage (15%): 15.4%



3 WEST ELEVATION
1" = 10'-0"



4 SOUTH ELEVATION
1" = 10'-0"



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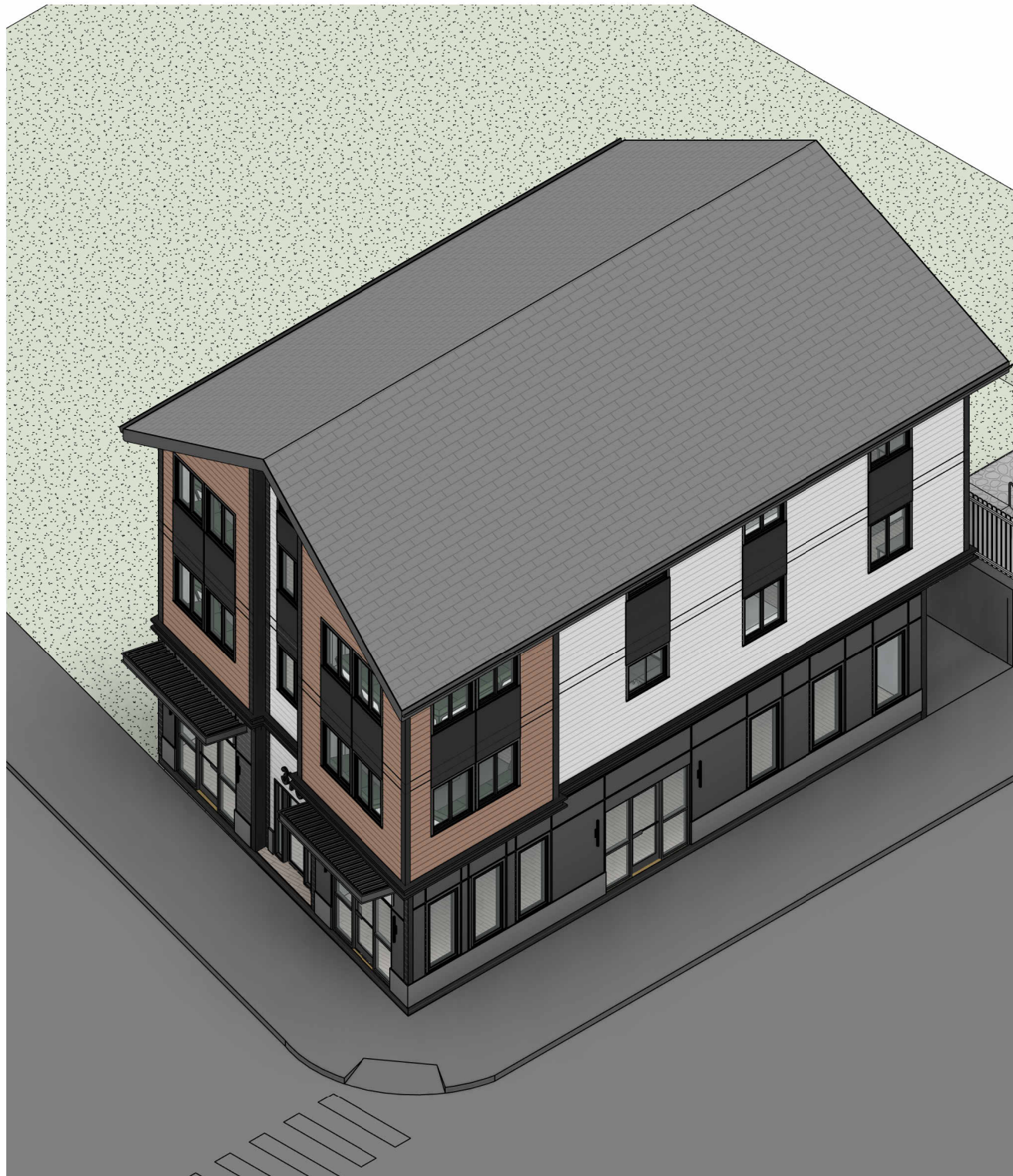
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SCALE: 1" = 10'-0"

ELEVATIONS

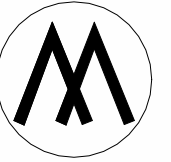
P'05



1 ISO VIEW 01



2 ISO VIEW 02



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SCALE:

3D VIEWS

P'06