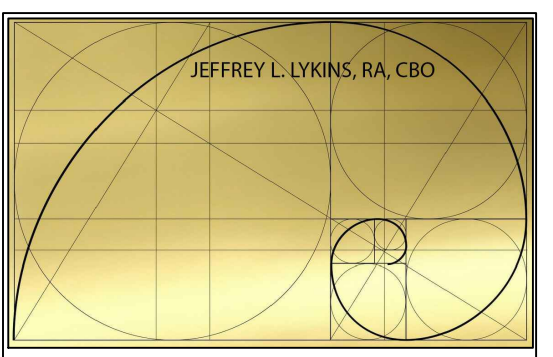
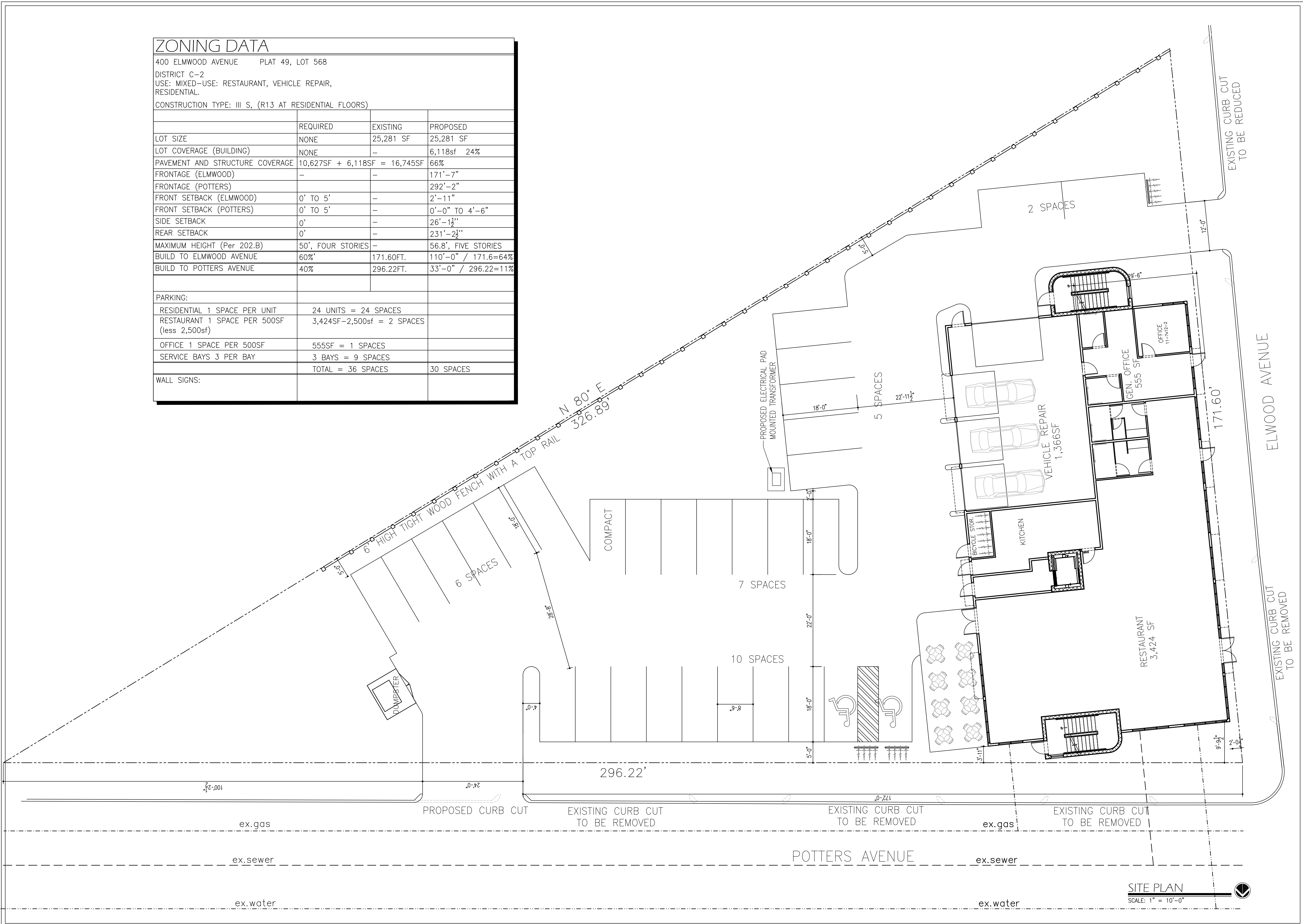


### ZONING DATA

400 ELMWOOD AVENUE PLAT 49, LOT 568			
DISTRICT C-2			
USE: MIXED-USE: RESTAURANT, VEHICLE REPAIR, RESIDENTIAL.			
CONSTRUCTION TYPE: III S, (R13 AT RESIDENTIAL FLOORS)			
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NONE	25,281 SF	25,281 SF
LOT COVERAGE (BUILDING)	NONE	-	6,118sf 24%
PAVEMENT AND STRUCTURE COVERAGE	10,627SF + 6,118SF = 16,745SF		66%
FRONTAGE (ELMWOOD)	-	-	171'-7"
FRONTAGE (POTTERS)	-	-	292'-2"
FRONT SETBACK (ELMWOOD)	0' TO 5'	-	2'-11"
FRONT SETBACK (POTTERS)	0' TO 5'	-	0'-0" TO 4'-6"
SIDE SETBACK	0'	-	26'-1 1/2"
REAR SETBACK	0'	-	231'-2 1/2"
MAXIMUM HEIGHT (Per 202.B)	50', FOUR STORIES	-	56.8', FIVE STORIES
BUILD TO ELMWOOD AVENUE	60%	171.60FT.	110'-0" / 171.6=64%
BUILD TO POTTERS AVENUE	40%	296.22FT.	33'-0" / 296.22=11%
<b>PARKING:</b>			
RESIDENTIAL 1 SPACE PER UNIT	24 UNITS = 24 SPACES		
RESTAURANT 1 SPACE PER 500SF (less 2,500sf)	3,424SF-2,500sf = 924 SF = 2 SPACES		
OFFICE 1 SPACE PER 500SF	555SF = 1 SPACES		
SERVICE BAYS 3 PER BAY	3 BAYS = 9 SPACES		
	TOTAL = 36 SPACES		30 SPACES
<b>WALL SIGNS:</b>			



400 ELMWOOD AVENUE  
PROVIDENCE, RI 02907

### FIVE STORY MIXED USE BUILDING

**OWNERS / CLIENTS**  
AYOUB REALTY, LLC  
521 BIRD ROAD  
MANSFIELD, MA 02048  
508-450-7300

PARCEL ID: 49/0568/0000  
DISTRICT: C2  
LEGAL USE: GAS STATION  
PROPOSED USE: MULTI USE  
BUILDINGS; RESTAURANT; LAUNDRY  
MAT; AUTO REPAIR, MULTIFAMILY  
RESIDENTIAL

REVISION DATE:  
.  
.  
.

**ARCHITECT**  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY RD  
FOSTER, RI 02825  
401-474-9901  
JEFFREY.LYKINS@GMAIL.COM



REVISIONS:	-

DRAWN BY: JLL SCALE: AS NOTED  
PROJECT No: 24-001 DATE: 7/22/2024

SHEET NAME:  
**SITE PLAN**

SHEET No:  
**C1.0**

**SITE PLAN**  
SCALE: 1" = 10'-0"

**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

**FLOOD DATA:**  
 ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD ON FIRM COMMUNITY PANEL 44007C0316G EFFECTIVE 3/02/2009

- REFERENCES:**
- 1.) PROVIDENCE ASSESSORS PLAT NO. 49
  - 2.) PROVIDENCE DEED BOOK/PAGE; 13942/175 & 1197/194
  - 3.) PROVIDENCE RECORDED PLAT "PLAN OF LOCUST GLEN CEMETARY" - 1889

**ZONING DATA:**  
 CLASSIFICATION : C-2

**PREPARED FOR:**  
 ELMWOOD AUTO SALES  
 358 ELMWOOD AVENUE  
 PROVIDENCE, R.I.  
 02907

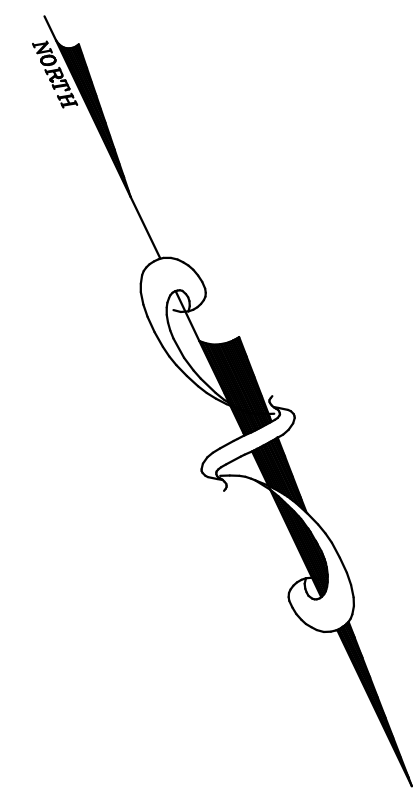
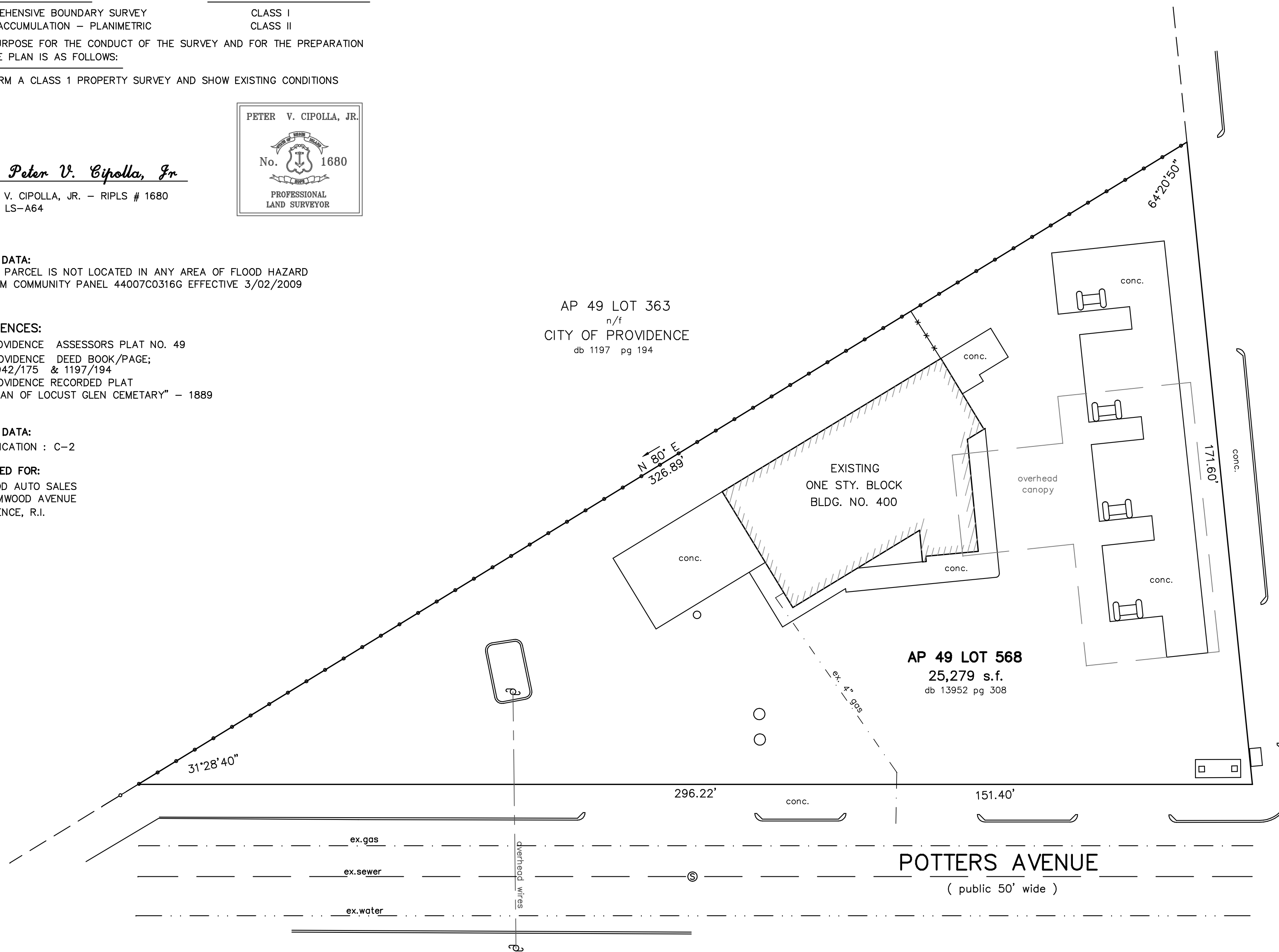
AP 49 LOT 363  
 n/f  
 CITY OF PROVIDENCE  
 db 1197 pg 194

EXISTING  
 ONE STY. BLOCK  
 BLDG. NO. 400

AP 49 LOT 568  
 25,279 s.f.  
 db 13952 pg 308

ELMWOOD AVENUE  
 ( public 60' wide )

POTTERS AVENUE  
 ( public 50' wide )



**GRAPHIC SCALE**

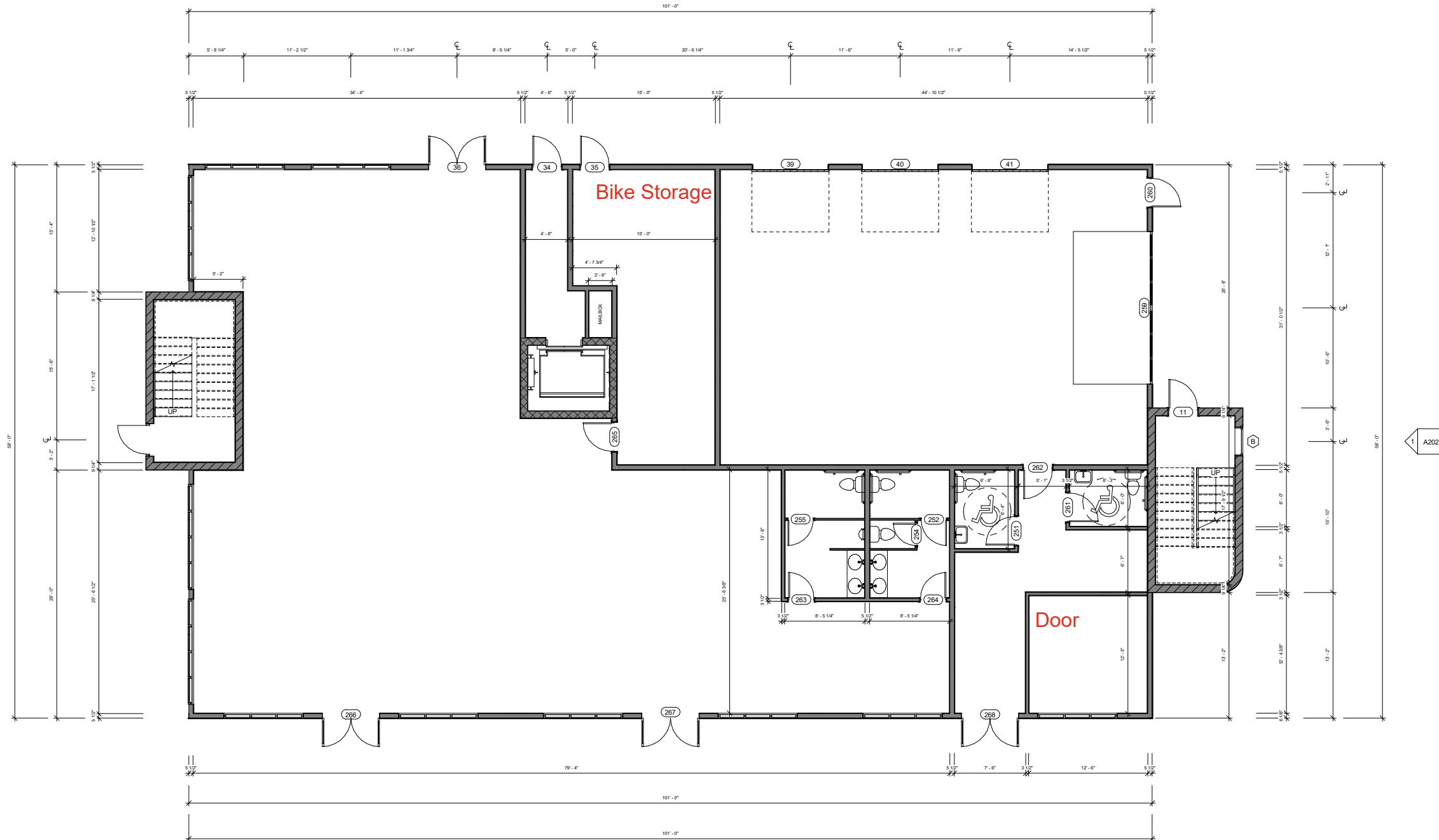


( IN FEET )  
 1 inch = 20 ft.

SURVEY PLOT PLAN  
 400 ELMWOOD AVENUE  
 A.P. 49 LOT 568  
 PROVIDENCE, R.I.  
 1" = 20' JUNE 3, 2024  
 PETER V. CIPOLLA, JR.  
 professional land surveyor  
 P.O. BOX 8662 - CRANSTON, R.I. - 02920

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1- FIRST FLOOR PLAN  
3/16" = 1'-0"

400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS	

OWNER / CLIENT

FIRST FLOOR PLAN

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
<b>A101</b>	
Scale	3/16" = 1'-0"

6/8/2024 4:34:09 PM

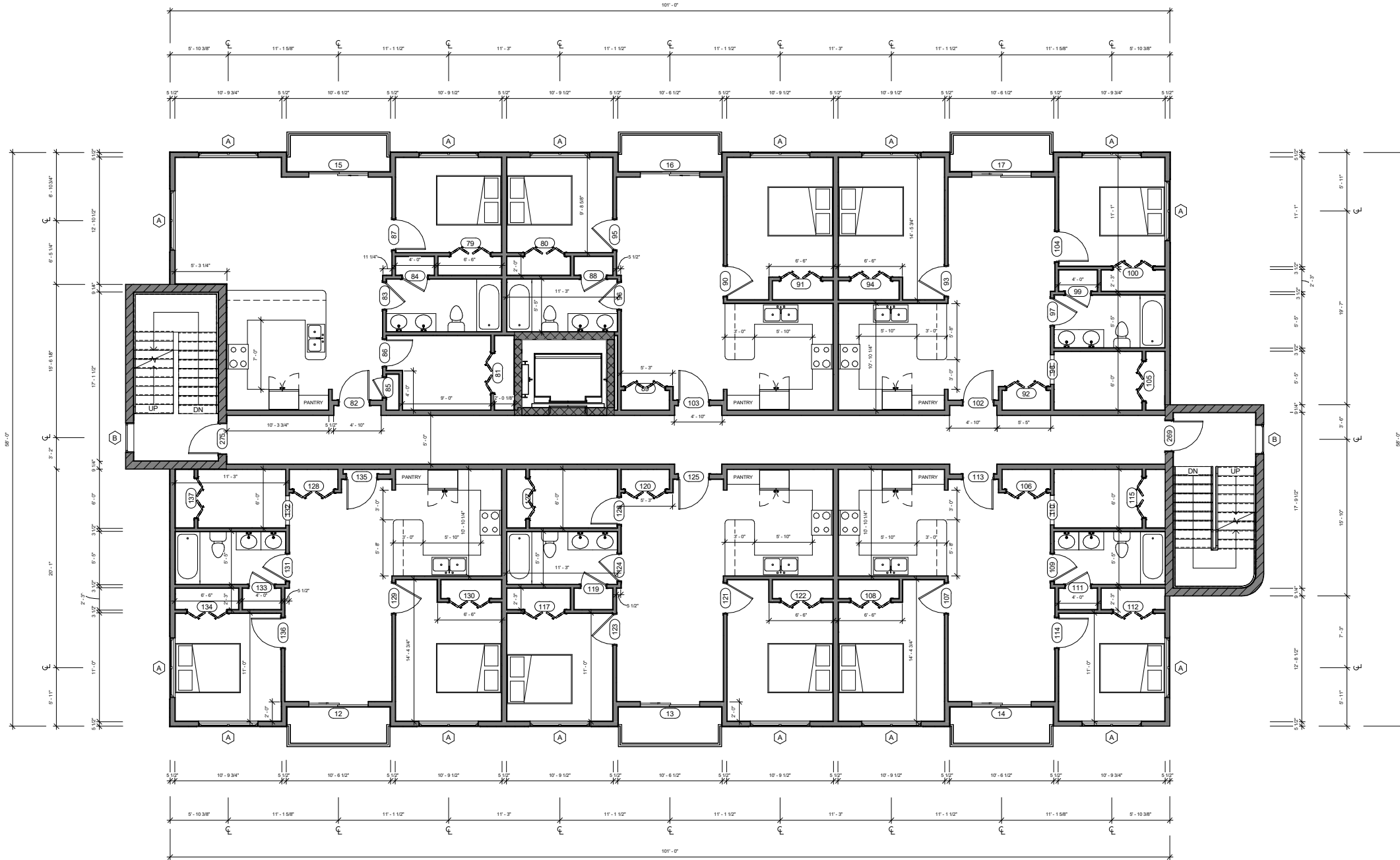
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A203  
1

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1 2- SECOND FLOOR PLAN  
3/16" = 1'-0"

A205  
1

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
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TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS	

OWNER / CLIENT

SECOND FLOOR  
PLAN

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
<b>A102</b>	
Scale	3/16" = 1'-0"

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917

PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION

OWNER / CLIENT

THIRD FLOOR PLAN

Project number	22-0
Date	9/5/22
Drawn by	Author
Checked by	Checker

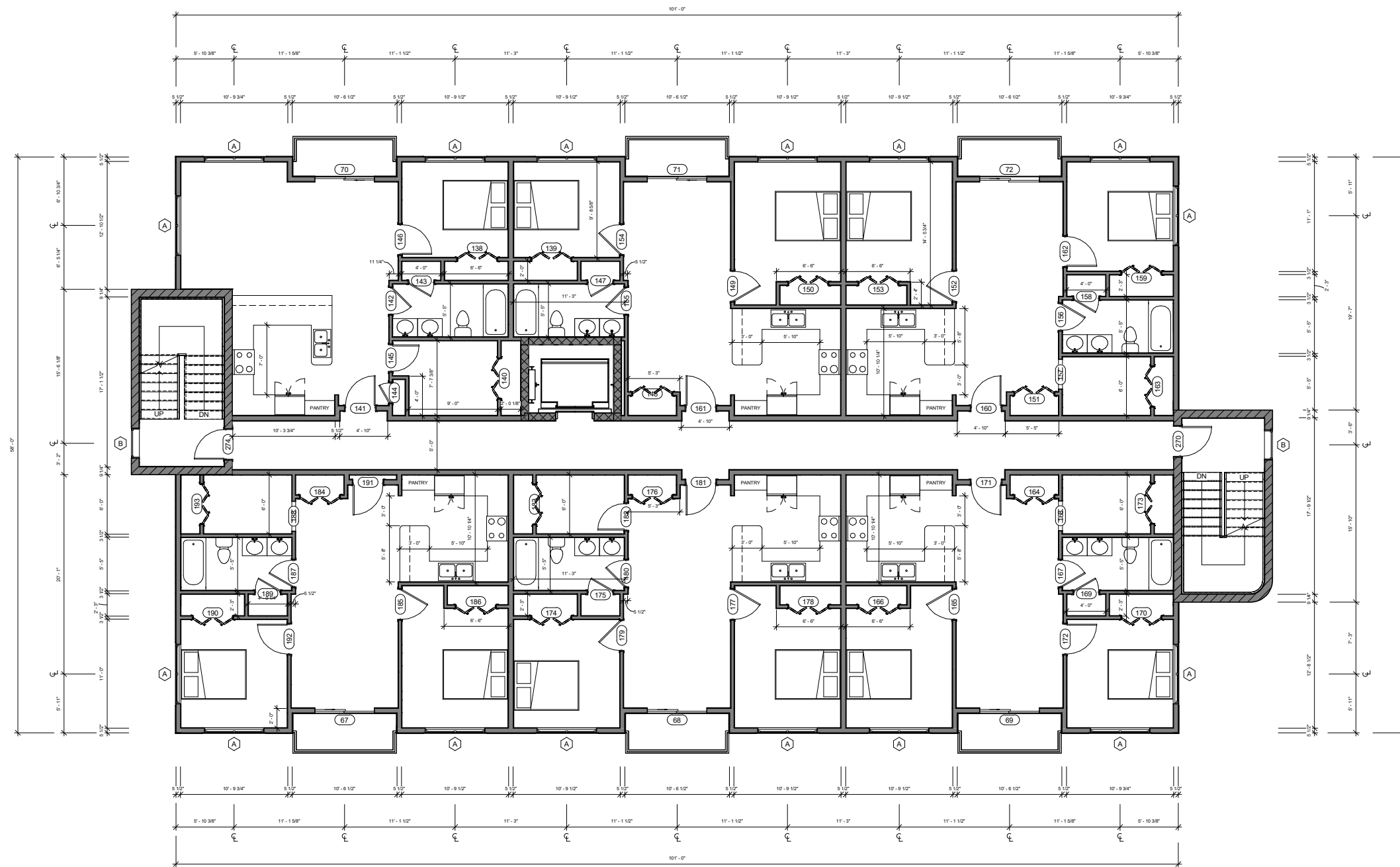
A103

Scale 3/16" = 1'-0"

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1 3 - THIRD FLOOR PLAN  
3/16" = 1'-0"

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917

PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT

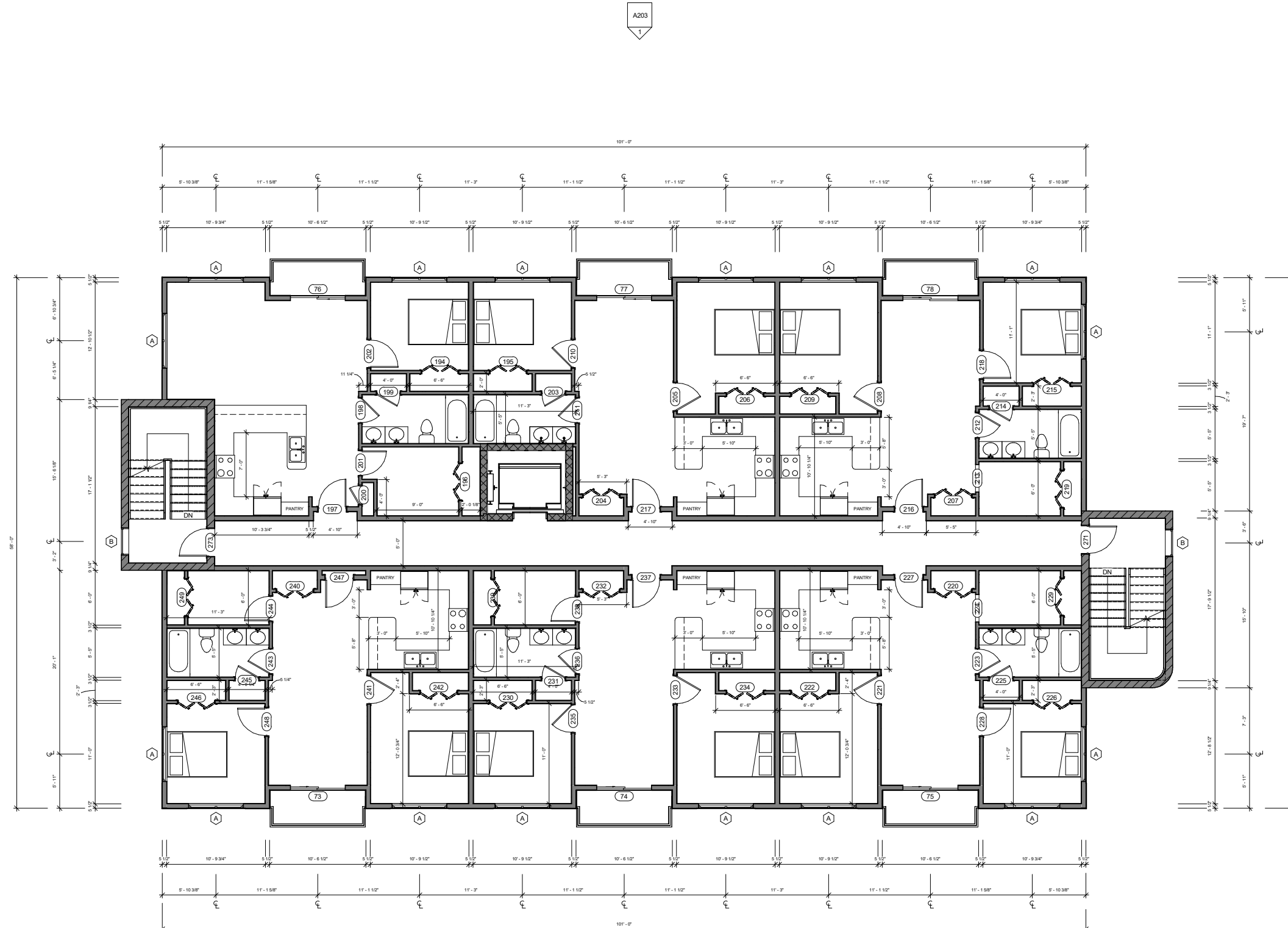
FOURTH FLOOR PLAN

Project number	22-0
Date	9/5/22
Drawn by	Author
Checked by	Checker
<b>A104</b>	
Scale	3/16" = 1'-0"

6/8/2024 4:34:24 PM

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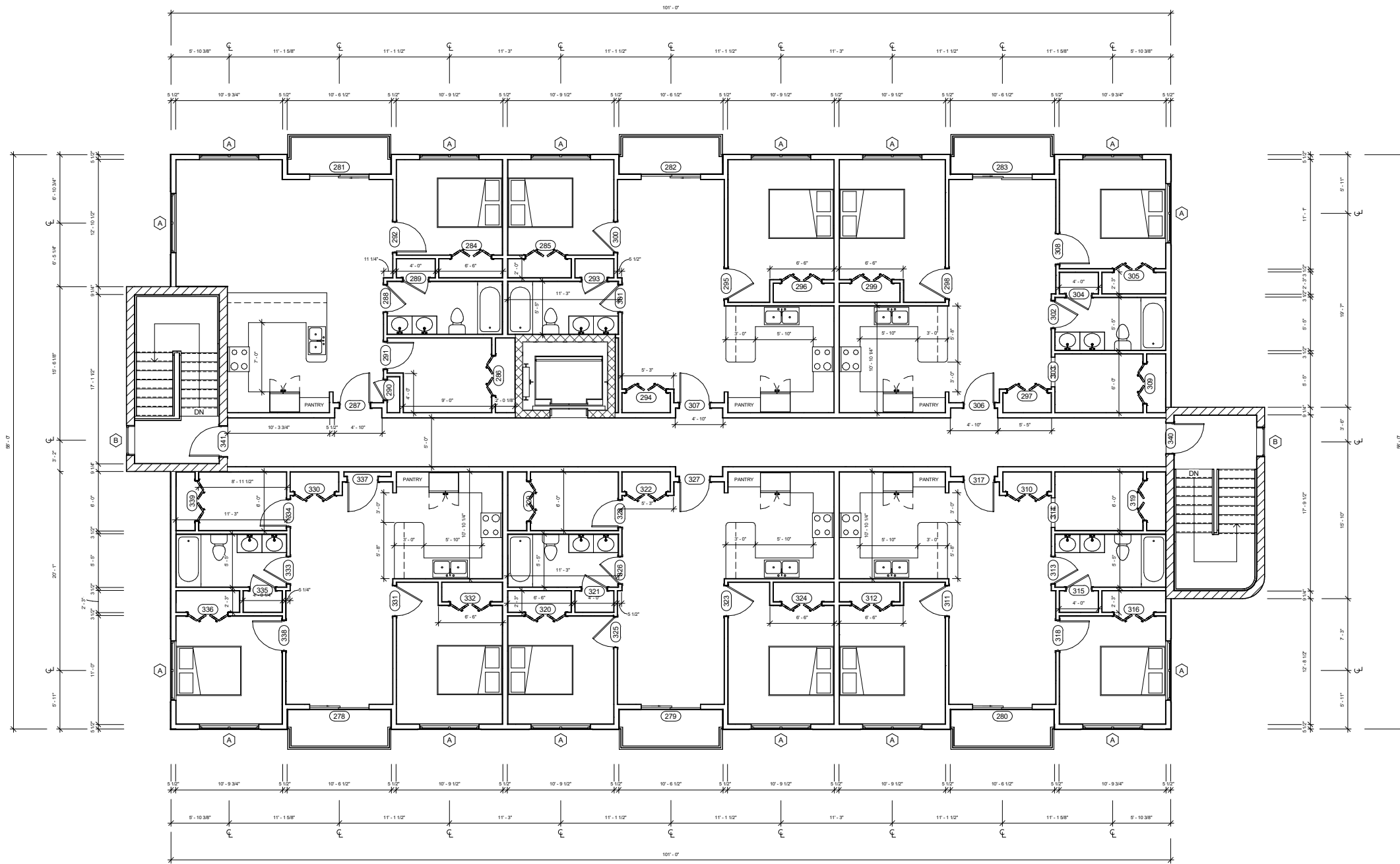
1 4 - FOURTH FLOOR PLAN  
3/16" = 1'-0"

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1

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1 5- FIFTH FLOOR PLAN  
3/16" = 1'-0"

A205  
1

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

OWNER / CLIENT

FIFTH FLOOR PLAN

Project number	22-0
Date	9/5/22
Drawn by	Author
Checked by	Checker
<b>A105</b>	
Scale	3/16" = 1'-0"

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS



① 1- SOUTH ELEVATION  
3/16" = 1'-0"

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ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DATE	DESCRIPTION

OWNER / CLIENT

SOUTH ELEVATION

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL

A201

Scale 3/16" = 1'-0"

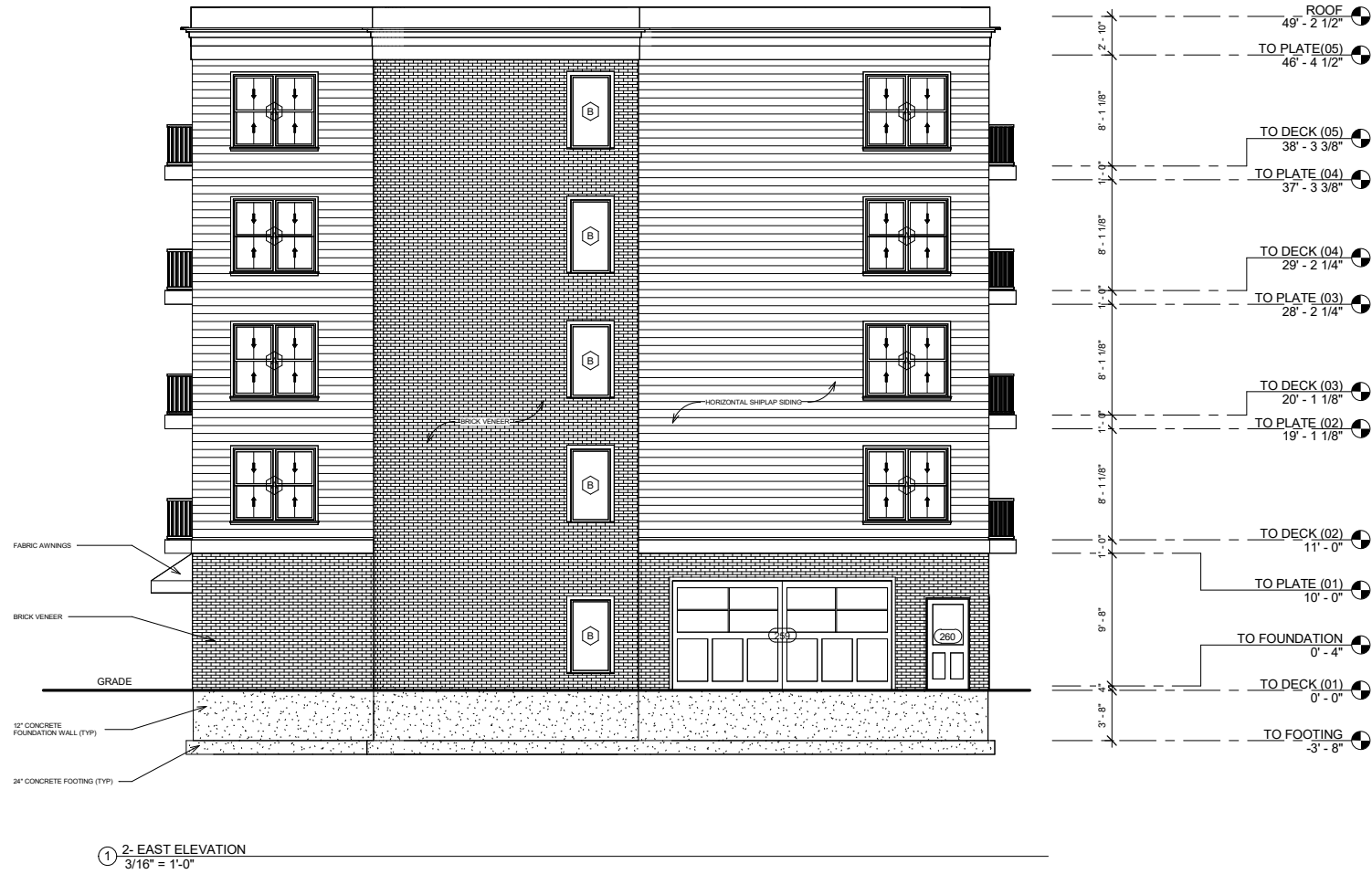
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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
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RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT

EAST ELEVATION

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
<b>A202</b>	
Scale	3/16" = 1'-0"

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① 3- NORTH ELEVATION  
3/16" = 1'-0"

400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT

NORTH ELEVATION

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL

A203

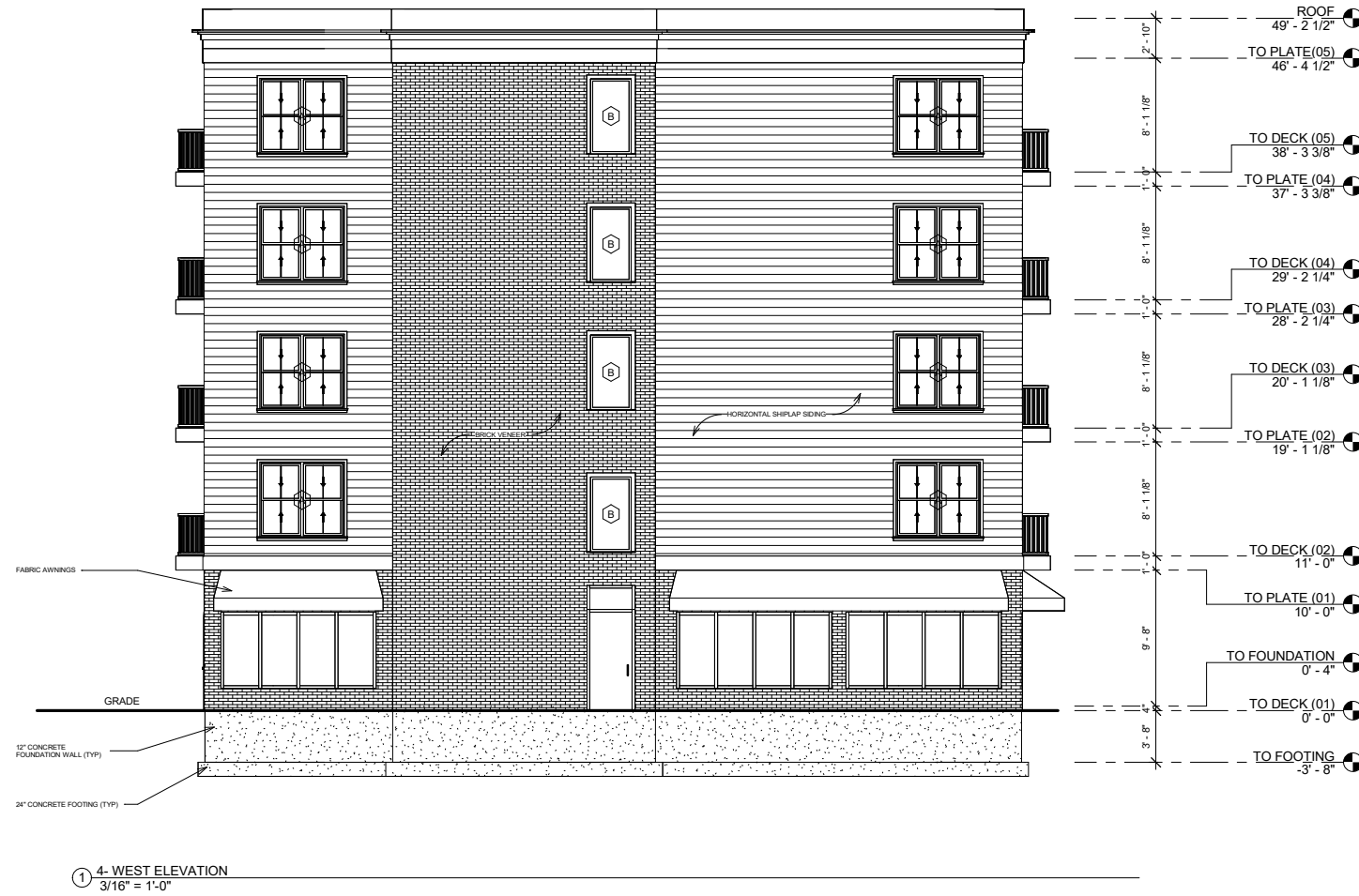
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① 4- WEST ELEVATION  
3/16" = 1'-0"

400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT

WEST ELEVATION

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
<b>A204</b>	
Scale	3/16" = 1'-0"

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917

PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

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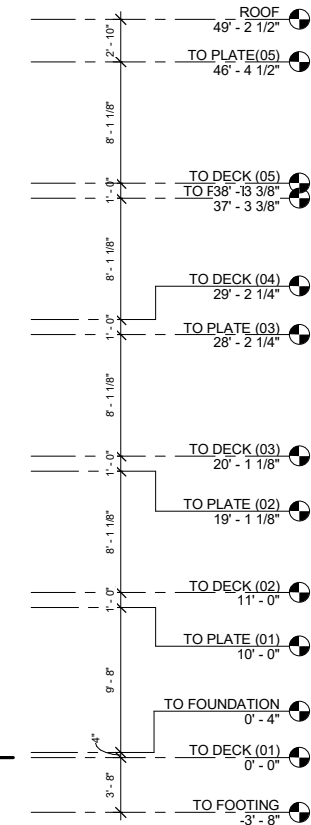
FIFTH FLOOR FACADE AREA: 909 SQ.FT  
10% REQ. TRANSPARENCY: 91 SQ.FT  
FIFTH FLOOR TRANSPARENCY: 273 SQ.FT OK

FOURTH FLOOR FACADE AREA: 909 SQ.FT  
10% REQ. TRANSPARENCY: 91 SQ.FT  
FOURTH FLOOR TRANSPARENCY: 273 SQ.FT OK

THIRD FLOOR FACADE AREA: 909 SQ.FT  
10% REQ. TRANSPARENCY: 91 SQ.FT  
THIRD FLOOR TRANSPARENCY: 273 SQ.FT OK

SECOND FLOOR FACADE AREA: 909 SQ.FT  
10% REQ. TRANSPARENCY: 91 SQ.FT  
SECOND FLOOR TRANSPARENCY: 273 SQ.FT OK

FIRST FLOOR FACADE AREA: 707 SQ.FT  
50% REQ. TRANSPARENCY: 354 SQ.FT  
FIRST FLOOR TRANSPARENCY: 480 SQ.FT OK



① 5- SOUTH ELEVATION TRANSPARENCY  
3/16" = 1'-0"

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS	

OWNER / CLIENT

SOUTH ELEVATION  
TRANSPARENCY

Project number	22-0
Date	9/5/22
Drawn by	Author
Checked by	Checker

**A205**  
Scale 3/16" = 1'-0"

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FIFTH FLOOR FACADE AREA: 522 SQ.FT  
 10% REQ. TRANSPARENCY: 53 SQ.FT  
 FIFTH FLOOR TRANSPARENCY: 68 SQ.FT OK

FIFTH FLOOR FACADE AREA: 522 SQ.FT  
 10% REQ. TRANSPARENCY: 53 SQ.FT  
 FIFTH FLOOR TRANSPARENCY: 68 SQ.FT OK

THIRD FLOOR FACADE AREA: 522 SQ.FT  
 10% REQ. TRANSPARENCY: 53 SQ.FT  
 THIRD FLOOR TRANSPARENCY: 68 SQ.FT OK

SECOND FLOOR FACADE AREA: 522 SQ.FT  
 10% REQ. TRANSPARENCY: 53 SQ.FT  
 SECOND FLOOR TRANSPARENCY: 68 SQ.FT OK

FIRST FLOOR FACADE AREA: 406 SQ.FT  
 50% REQ. TRANSPARENCY: 203 SQ.FT  
 FIRST FLOOR TRANSPARENCY: 205 SQ.FT OK



① 6- WEST ELEVATION TRANSPARENCY  
 3/16" = 1'-0"

400 ELMWOOD AVE.  
 PROVIDENCE, RI  
 02917

PLAT: 49 & LOT:568  
 ZONING: C-2

MIXED-USE: RESTAURANT,  
 LAUNDROMAT, VEHICLE REPAIR, AND  
 RESIDENTIAL 19 UNITS

ARCHITECT  
 JEFFREY LYKINS  
 110-1/2 SOUTH KILLINGLY  
 RD FOSTER, RI 02825  
 TEL. 401 474-9901  
 JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION	DATE

OWNER / CLIENT

WEST ELEVATION  
 TRANSPARENCY

Project number	22-0
Date	9/5/22
Drawn by	Author
Checked by	Checker

A206

Scale	3/16" = 1'-0"
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① FRONT 3D VIEW

400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917

PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS

NO.	DESCRIPTION

OWNER / CLIENT

3D VIEW

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL

A901

Scale

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① REAR 3D VIEW

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917

PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
TEL. 401 474-9901  
JEFFREY.LYKINS@GMAIL.COM

REVISIONS	

OWNER / CLIENT

3D VIEW

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL

**A902**

Scale

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400 ELMWOOD AVE.  
PROVIDENCE, RI  
02917  
  
PLAT: 49 & LOT:568  
ZONING: C-2

MIXED-USE: RESTAURANT,  
LAUNDROMAT, VEHICLE REPAIR, AND  
RESIDENTIAL 19 UNITS

ARCHITECT  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY  
RD FOSTER, RI 02825  
  
TEL. 401 474-9901  
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REVISIONS

NO.	DESCRIPTION

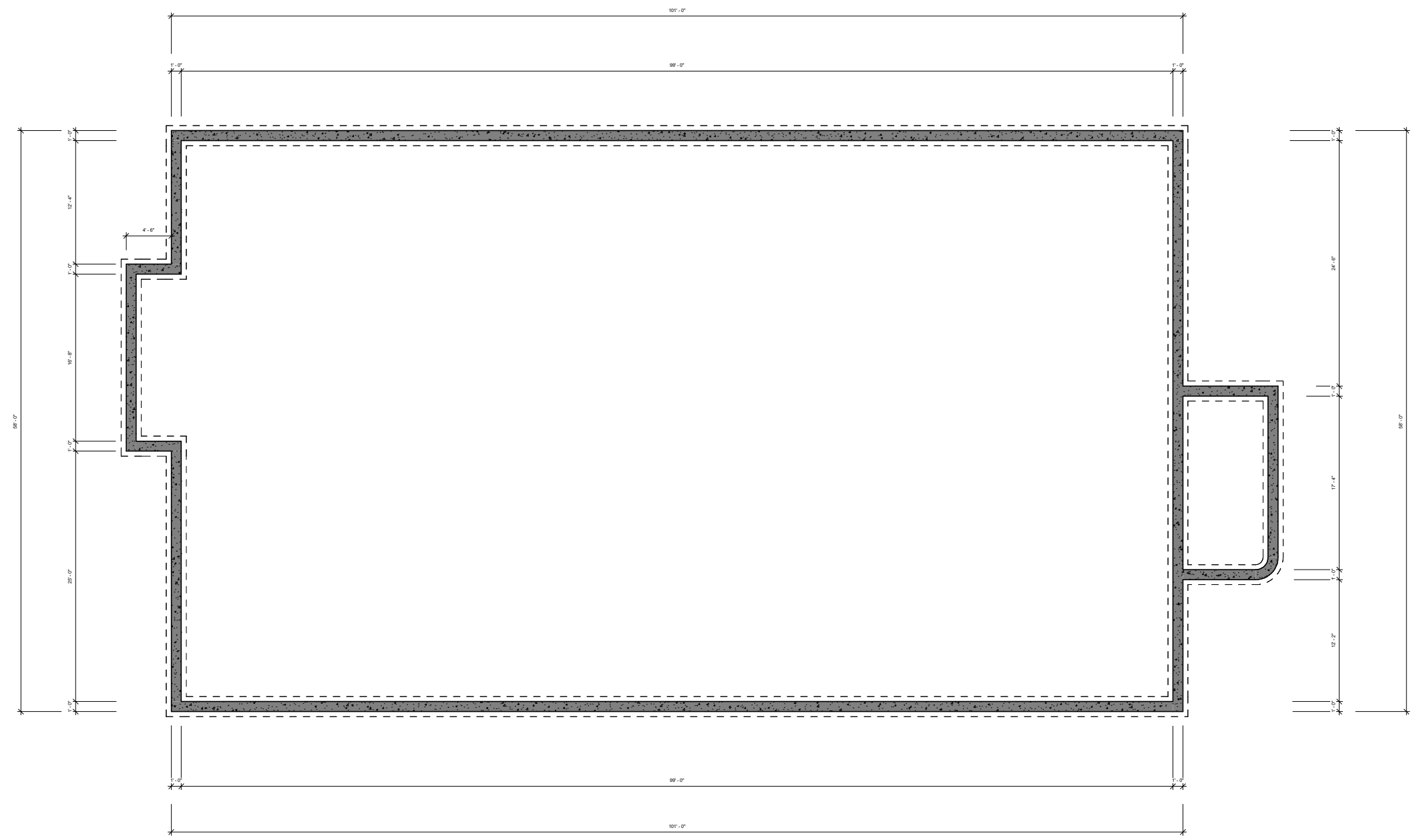
OWNER / CLIENT

FOUNDATION PLAN

Project number	22-0
Date	9/5/22
Drawn by	JSO
Checked by	JLL
<b>S100</b>	
Scale	3/16" = 1'-0"

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① 0- FOUNDATION PLAN  
3/16" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

# LANDSCAPE PLANS

## FIVE STORY MIXED USE BUILDING

LOCATED AT:

400 Elmwood Avenue  
Assessor's Plat 49, Lot 568  
Providence, Rhode Island

PREPARED FOR:

Mr. Michael Ayoub  
366 Elmwood Avenue  
Providence, Rhode Island

### SHEET INDEX

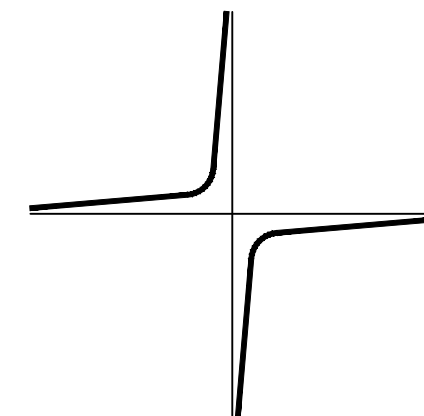
NUMBER	TITLE	ISSUED FOR PERMITTING	REVISIONS
	COVER SHEET		
1	LANDSCAPE PLAN	06-28-2024	
2	LANDSCAPE NOTES & DETAILS	06-28-2024	

Architect

Jeffrey L. Lykins, Architect

110  $\frac{1}{2}$  South Killingly Road  
Foster, RI 02825-1350  
401-474-9901

PREPARED BY:

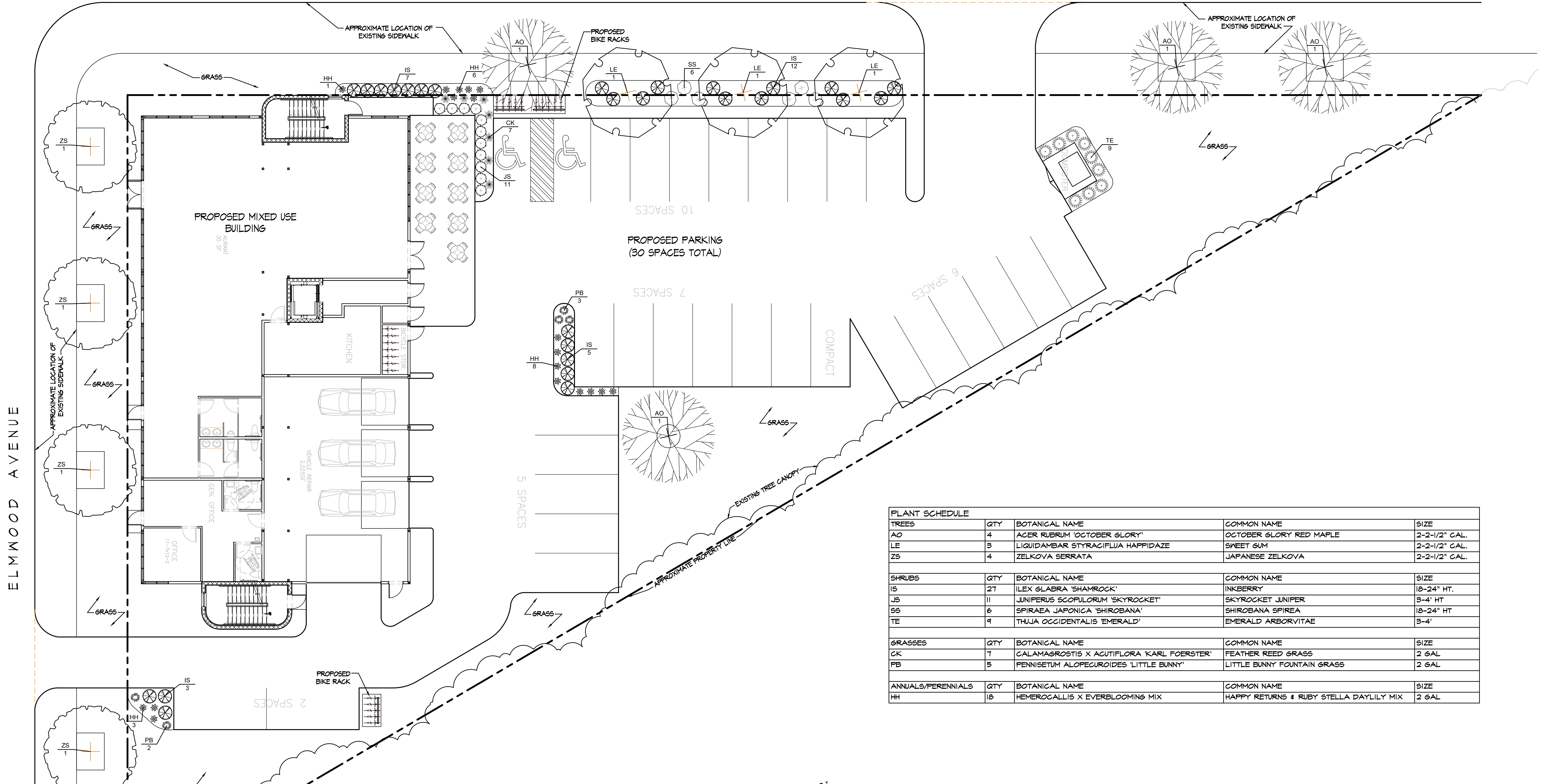


**JOHN C. CARTER & CO., INC.**

960 BOSTON NECK RD., NARRAGANSETT, RI  
(401) 783 - 3500

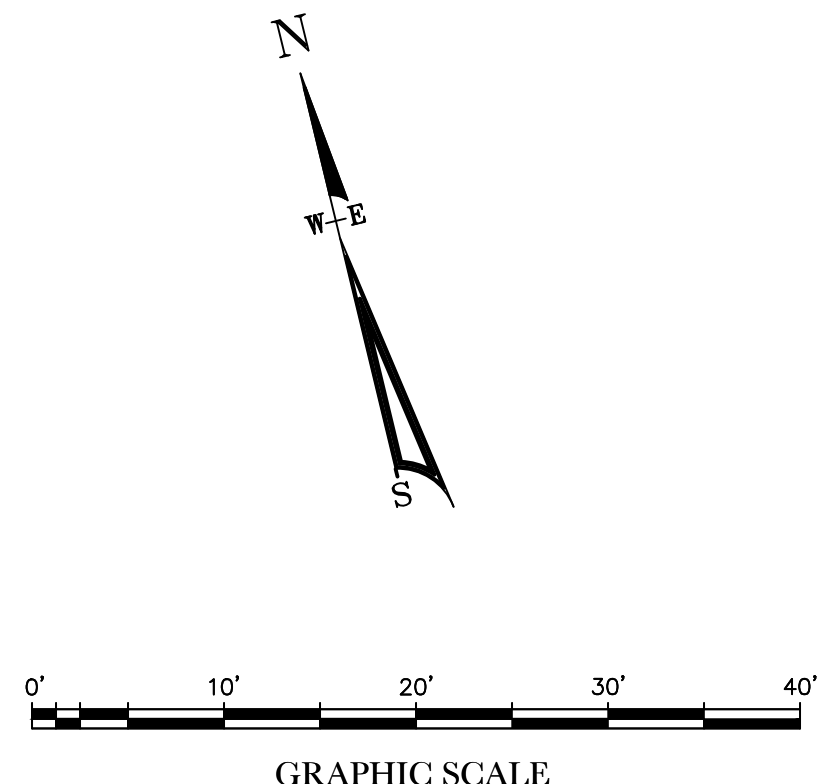
**LANDSCAPE ARCHITECTURE  
DESIGN & BUILD**





PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-2-1/2" CAL.
LE	3	LIQUIDAMBAR STYRACIFLUA HAPPIDAZE	SWEET GUM	2-2-1/2" CAL.
ZS	4	ZELKOVA SERRATA	JAPANESE ZELKOVA	2-2-1/2" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IS	27	ILEX GLABRA 'SHAMROCK'	INKBERRY	18-24" HT.
JS	11	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	3-4' HT
SS	6	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	18-24" HT
TE	9	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	3-4'
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	7	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
PB	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HH	18	HEMEROCALLIS X EVERBLOOMING MIX	HAPPY RETURNS & RUBY STELLA DAYLILY MIX	2 GAL

- NOTES:**
- GENERAL:**
1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY JEFFREY LYKINS, TITLED 'ACAD-400 Elmwood Ave A1-1', DATED 6-15-24.
  2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
  3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  4. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 12 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-800-344-1233.



NO. DATE DESCRIPTION BY

### LANDSCAPE PLAN

#### Five Story Mixed Use Building

400 Elmwood Avenue  
ASSESSOR'S PLAT 49, LOT 568  
PROVIDENCE, RHODE ISLAND 02907

PREPARED BY  
**JOHN C. CARTER & COMPANY, INC.**  
LANDSCAPE ARCHITECTURE  
960 Boston Neck Road  
Narragansett, RI 02882  
Tel: (401)783-3500

PREPARED FOR  
**Mr. Michael Ayoub**  
366 Elmwood Avenue  
Providence, Rhode Island

JUNE 28, 2024  
DWN. BY: L.M.W.

SHEET **1**



**IRRIGATION**

ALL AREAS LABELED 'GRASS' (SEED OR SOD) SHALL BE IRRIGATED WITH SPRAY HEADS. ALL PLANTING BEDS SHALL BE IRRIGATED WITH DRIP IRRIGATION.

**PLANTING BED PREPARATION**

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

- ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
- THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
- ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

**PLANTING**

- PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
- PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. IT IS RECOMMENDED THAT ALL PLANTS BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
- DELIVER FRESH DUG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
- PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
- SHRUBS ARE TO BE PLANTED IN GROUPINGS AS SHOWN ON THE PLAN. MULCH BEDS SHALL SURROUND EACH GROUPING OF PLANTS. AN EDGE SHALL BE CUT WITH A SPADE TO SEPARATE THE BED FROM THE GRASS.
- ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
- AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE SODDED OR LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
- ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
- PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

**LAYOUT**

- AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
- THE PLANTS SHALL BE ORIENTED IN SUCH A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
- AT THE DIRECTION OF THE OWNER, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND MAY INSPECT AND APPROVE THE LAYOUT BEFORE THEY ARE PLANTED.

**MAINTENANCE & WARRANTY**

- THE CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
- AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
- ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
- IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

**SEED/SOD BED PREPARATION**

- AREAS LABELED AS 'GRASS' ARE TO BE SEEDED OR SODDED AS DIRECTED BY THE OWNER.
- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS WHICH ARE LABELED AS 'GRASS', ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. IF COMPACTED, THE SUBGRADE IS TO BE SCARIFIED TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE TO RESULT IN AN UNCOMPACTED SUBSOIL. THEN 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.10.01 OF THE RI DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- LIME IS TO BE APPLIED AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATED INTO THE TOP 1-2" OF TOPSOIL.

**SEEDING**

- AFTER THE SEED BED IS PREPARED, THE AREA IS TO BE HYDRO-SEEDED. THE HYDRO-SEED SHALL BE APPLIED EVENLY OVER THE SURFACE WITH A BONDED 100% WOOD FIBER MATRIX USING ACCEPTED HORTICULTURAL PRACTICES. THE SLURRY SHALL INCLUDE WATER, SEED, WOOD FIBER AND A HIGH PHOSPHORUS STARTER FERTILIZER.
- RATHER THAN HYDRO-SEEDING AS DESCRIBED ABOVE, WITH PERMISSION FROM THE OWNER, THE CONTRACTOR MAY BROADCAST SEED. PRIOR TO SEEDING, FERTILIZE WITH A STARTER FERTILIZER APPLIED AT THE MANUFACTURER'S RECOMMENDED RATES. SEED SHALL BE BROADCAST EVENLY OVER THE PREPARED SURFACE AND WORKED INTO THE TOP 1" OF SOIL.

**SEED MIXES**

- PROVIDE QUALITY SEED AS DESCRIBED IN THE SEED MIX.
- ALL SEED IS TO BE VIABLE, HEALTHY AND FREE OF INSECTS AND DISEASE.
- SEED IS TO BE INSTALLED AS SPECIFIED IN THE SEEDING NOTES WITH ADEQUATE WATER PROVIDED TO ESTABLISH A HEALTHY GRASS CATCH.
- RECOMMENDED SEEDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15. LATE FALL AND WINTER DORMANT SEEDINGS REQUIRE AN INCREASE IN THE SEEDING RATE.
- SEED SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

**SEED MIX SHALL BE AS FOLLOWS:**

- 50% TRI-PLEX PERENNIAL RYEGRASS BLEND CONSISTING OF APPLAUD II, SOPRANO & 16 SQUARED
- 50% DARK & DURABLE
  - 27% FURY TALL FESCUE
  - 27% CORONADO TALL FESCUE
  - 26% ENDEAVOR TALL FESCUE
  - 10% IQ PERENNIAL RYEGRASS
  - 10% BROOKLAWN KENTUCKY BLUEGRASS

**SODDING**

IF THE AREAS THAT ARE LABELED 'GRASS' ARE TO BE SODDED:

- SOD SHALL BE LIVE, FRESH, AND OF SUITABLE CHARACTER FOR THE PURPOSE INTENDED AND FOR THE SOIL ON WHICH IT WILL BE PLACED. SODS SHALL BE AT LEAST 2-SQUARE FEET IN AREA AND SHALL BE THICK ENOUGH TO CONTAIN ALL NATURAL ROOTS WITHOUT MUTILATION. IN NO CASE WILL SODS BE PERMITTED TO BE UNDER 3/4" THICK OR OVER 1" THICK, UNLESS EXPRESS WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT IS PROCURED. SOD STORED LONGER THAN 36 HOURS WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- RECOMMENDED SODDING DATES ARE APRIL 1 TO JUNE 30 AND AUGUST 15 TO NOVEMBER 15.
- SOD INSTALLATION: THE SOD BED SHALL BE MOIST AND BE WATERED CONTINUOUSLY DURING THE SODDING OPERATION. SOD SHALL BE LAID IN THE LONGEST DIMENSION PARALLEL TO THE CONTOURS. THE FIRST ROW OF SOD SHALL BE LAID A STRAIGHT LINE WITH THE SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY AGAINST EACH OTHER. LATERAL/VERTICAL JOINTS SHALL BE STAGGERED BY A MINIMUM OF 12" TO PROMOTE UNIFORM GROWTH AND STRENGTH. SOD SHALL NOT BE STRETCHED OR OVERLAPPED AND ALL JOINTS SHALL BE BUTTED TIGHT.
- AFTER THE SOD IS PLACED, IT SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SOD BED BY TAMPING OR HAND ROLLING. THIS PROCEDURE SHALL NOT DEFORM THE SOD. THE CONTRACTOR SHALL CUT THE SOD TO LINE AS INDICATED ON THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**CITY OF PROVIDENCE**

**ZONING ORDINANCE**

**ARTICLE 15. TREES AND LANDSCAPING**

**1503 ON-SITE LANDSCAPING AND REQUIRED TREES**

**C. REQUIRED TREE CANOPY**

**1. REQUIRED TREE CANOPY PERCENTAGE**

SUFFICIENT TREES SHALL BE RETAINED AND/OR PLANTED ON A LOT SO THAT THE SQUARE FOOTAGE OF VEGETATIVE CANOPY OF SUCH TREES, WHEN MATURE, EQUALS A CERTAIN PERCENTAGE OF THE SQUARE FOOTAGE OF THE LOT. THIS REQUIRED PERCENTAGE IS ESTABLISHED BY DISTRICT AS FOLLOWS:

- a. ALL RESIDENTIAL DISTRICTS, AND THE PS, OS, AND GD DISTRICTS: 30% OF THE SQUARE FOOTAGE OF THE LOT.

THE SUBJECT PROPERTY IS LOCATED IN THE C-2 ZONING DISTRICT. 30% OF THE SQUARE FOOTAGE OF THE LOT IS REQUIRED TO BE SHADED BY TREE CANOPY.

LOT SIZE = 25,281 SQ. FT. TREE CANOPY REQUIRED 30% = 7,584 SQ. FT.

**2. CALCULATION OF TREE CANOPY COVERAGE**

THE TOTAL CANOPY COVERAGE FOR A LOT IS THE SUM OF THE CANOPY, AT MATURITY, OF THE INDIVIDUAL TREES LOCATED ON THE LOT. THE SQUARE FOOTAGE OF CANOPY COVER VARIES ACCORDING TO TREE SPECIES. THE CITY FORESTER MAINTAINS A LIST OF TREES SPECIES AND THE EXPECTED SIZE OF THE CANOPY FOR EACH SPECIES, AT MATURITY WHEN PLANTED. TREES ARE CLASSIFIED AS SMALL, MEDIUM, OR LARGE AND THE CANOPY COVERAGE CREDIT FOR EACH CLASSIFICATION IS AS FOLLOWS:

- a. LARGE: 1,000 SQ. FT.
- b. MEDIUM: 700 SQ. FT.
- c. SMALL: 300 SQ. FT.

TEN LARGE SHADE TREES ARE PROPOSED AND HAVE BEEN SELECTED FROM THE CITY FORESTER'S LIST. THESE TEN TREES ARE EXPECTED TO PROVIDE 10,000 SQUARE FEET OF CANOPY COVERAGE EACH UPON MATURITY FOR A TOTAL OF 10,000 SF OF TREE CANOPY, EXCEEDING THE SHADE REQUIREMENT.

AREA OF SHADE REQUIRED	AREA OF SHADE PROVIDED
7,584 SQ. FT.	10,000 SQ. FT.

**3. TREE RETENTION BONUS**

ADDITIONAL CREDIT FOR CANOPY COVERAGE MAY BE GRANTED FOR THE RETENTION OF HEALTHY TREES OF APPROPRIATE SPECIES AND IN THE PROPER LOCATION SUBJECT TO THE APPROVAL OF THE CITY FORESTER. THE FOLLOWING THRESHOLDS AND ASSOCIATED COVERAGE BONUS IS AS FOLLOWS:

- a. TREE DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND IS BETWEEN 10 AND 14 INCHES: 300 SF OF CANOPY COVERAGE CREDIT.
- b. TREE DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND IS 20 INCHES OR GREATER: 700 SF OF CANOPY COVERAGE CREDIT.

THERE ARE SEVERAL MATURE SHADE TREES ON THE SOUTH PROPERTY LINE WHICH CAST SHADE ON THE SUBJECT PROPERTY.

**4. STREET TREE ACCOMMODATION**

EXISTING OR PLANNED STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY DIRECTLY ADJACENT TO THE LOT LINE MAY BE COUNTED TOWARD THE CANOPY COVERAGE OF THE LOT.

THERE IS ONE STREET TREE THAT PRESENTLY EXISTS ON ELMWOOD AVENUE.

**1504. PARKING LOT PERIMETER LANDSCAPE STRIP**

A PERIMETER LANDSCAPE STRIP IS REQUIRED FOR ALL PARKING LOTS THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING CURB CUTS, AND SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT THAT ABUTS SUCH PUBLIC RIGHT-OF-WAY TO SCREEN THE PARKING LOT. THE LANDSCAPE TREATMENT SHALL RUN THE FULL LENGTH OF THE PARKING LOT PERIMETER ALONG THE RIGHT-OF-WAY. THE LANDSCAPE STRIP SHALL BE IMPROVED AS FOLLOWS: (FIGURE 15-1)

- A. THE PERIMETER PARKING LOT LANDSCAPE STRIP SHALL BE A MINIMUM OF FIVE FEET IN DEPTH. THERE SHALL BE A MINIMUM LINEAR DISTANCE OF SIX INCHES BETWEEN WHEELS STOPS OR CURBS AND THE LANDSCAPE STRIP TO ACCOMMODATE VEHICLE BUMPER OVERHANGS, WHICH IS NOT INCLUDED IN THE MINIMUM FIVE FOOT CALCULATION.

A 5' WIDE LANDSCAPED STRIP IS PROVIDED WHERE THE PARKING LOT ABUTS POTTERS AVENUE. A 10' WIDE LANDSCAPE STRIP IS PROVIDED WHERE THE PARKING LOT ABUTS ELMWOOD AVENUE.

- B. ONE SHADE TREE SHALL BE PLANTED FOR EVERY 25 FEET OF LANDSCAPE STRIP LENGTH, SPACED LINEARLY.

FOUR SHADE TREES ARE PROVIDED ALONG THE 48' LANDSCAPE STRIP BETWEEN THE PARKING LOT AND POTTERS AVENUE. ONE TREE IS PROVIDED ALONG THE 4' LANDSCAPE STRIP WHERE THE PARKING LOT ABUTS ELMWOOD AVENUE. ADDITIONAL TREES ARE PROPOSED ALONG BOTH ELMWOOD AVENUE AND POTTERS AVENUE.

	SHADE TREES REQUIRED	SHADE TREES PROPOSED
	4	4

- C. THE LANDSCAPE STRIP SHALL ALSO BE PLANTED OVER A MINIMUM OF 60% OF ITS LENGTH WITH SHRUBS, PERENNIALS, NATIVE GRASSES, AND OTHER PLANTING TYPES THAT PROVIDE SCREENING OF A MINIMUM OF THREE FEET IN HEIGHT.

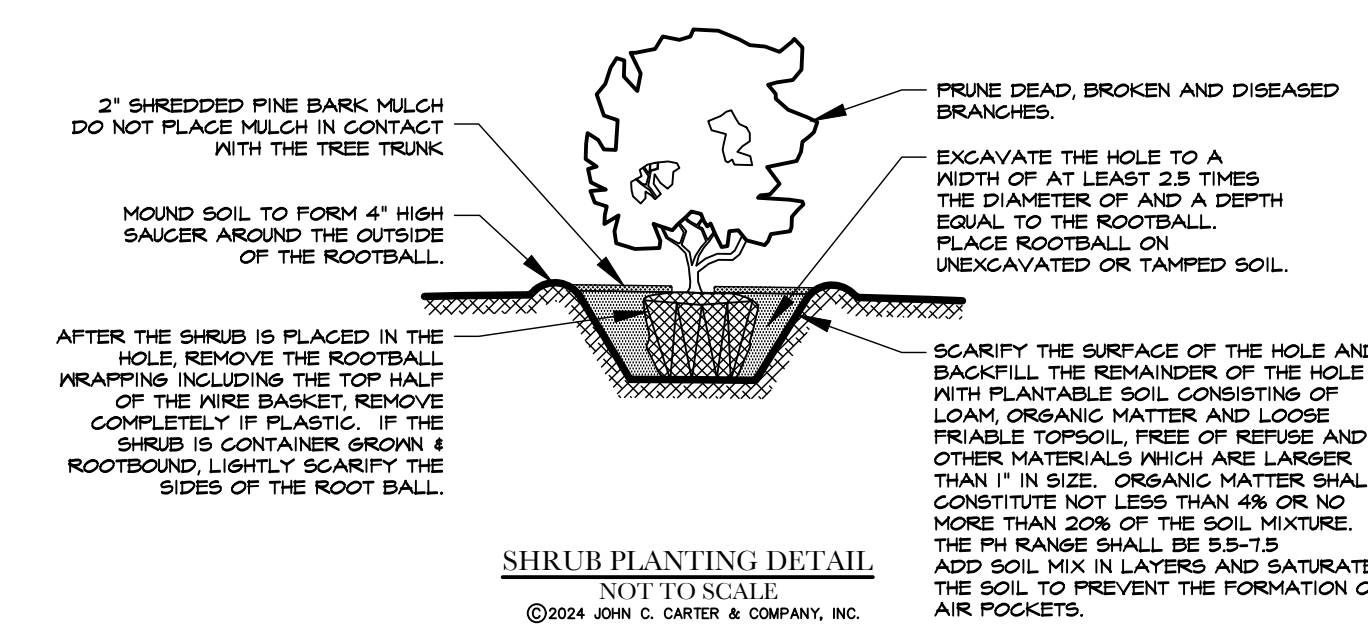
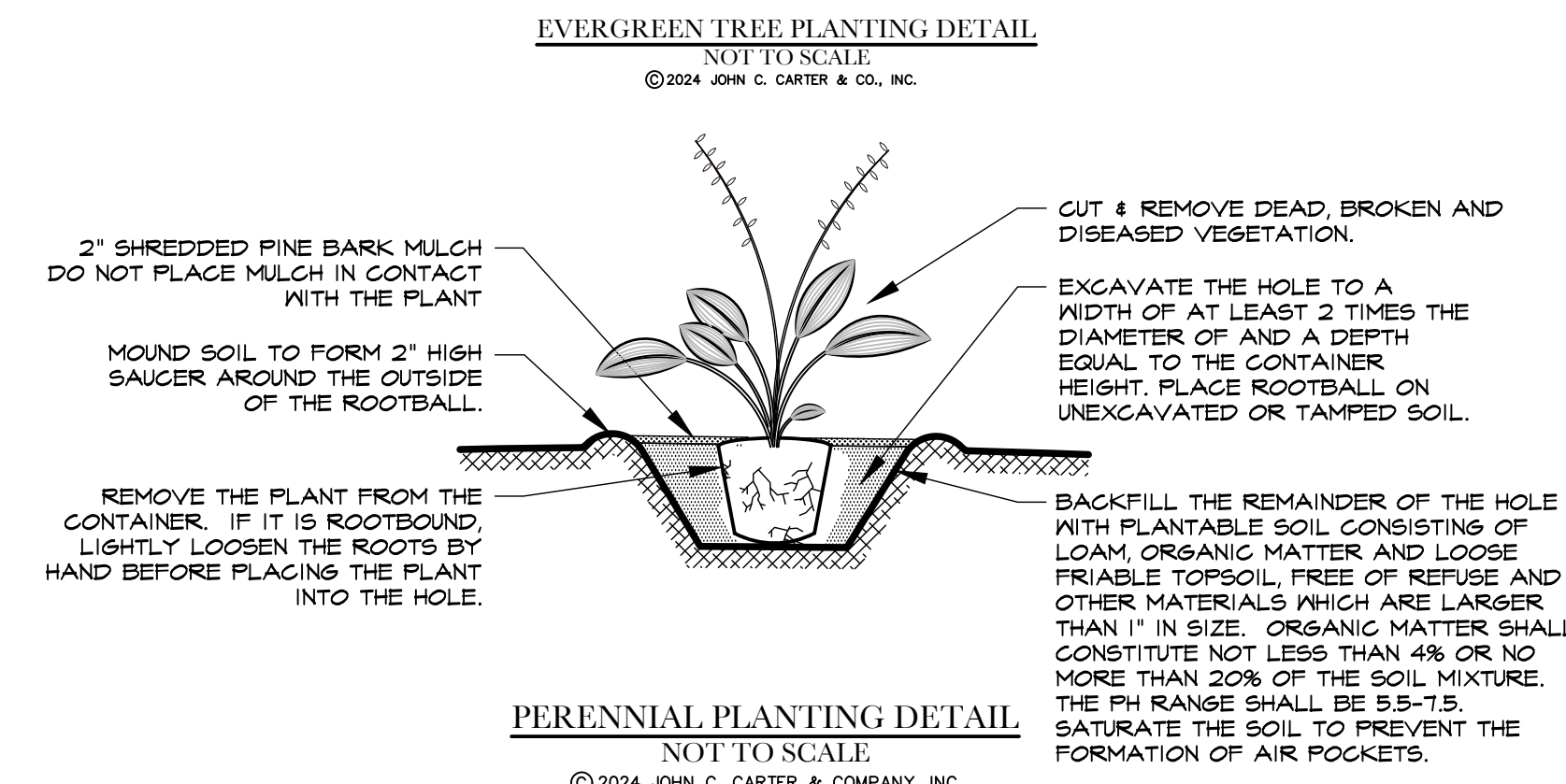
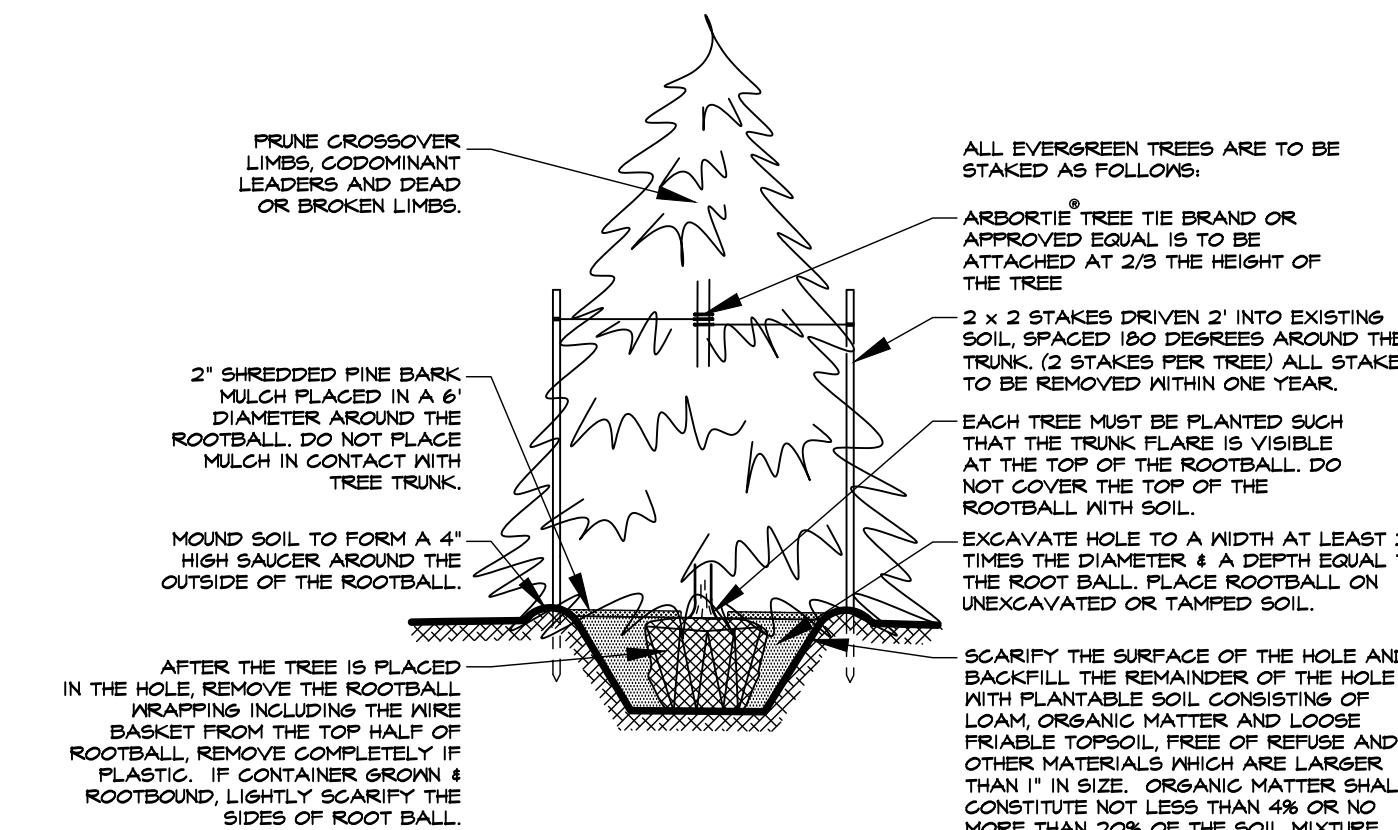
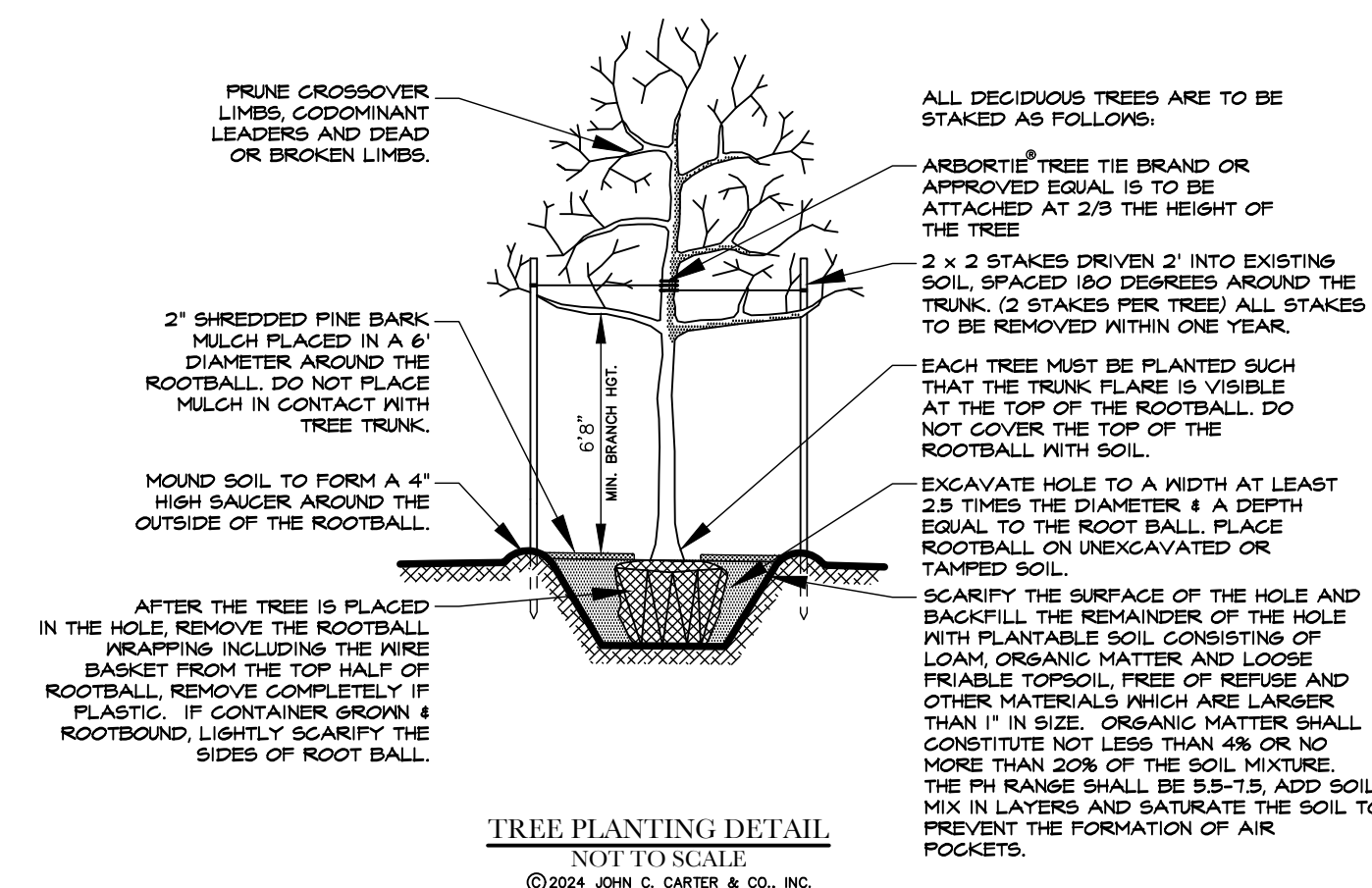
AT LEAST SIXTY PERCENT OF THE LANDSCAPE STRIP WHERE THE PARKING LOT ABUTS ELMWOOD AVENUE AND POTTERS AVENUE IS PROPOSED TO BE PLANTED.

	LENGTH OF PARKING LOT PERIMETER	60% REQUIRED LANDSCAPE STRIP	LENGTH OF LANDSCAPE STRIP PROVIDED
POTTERS AVE.	48'	56'	72'
ELMWOOD AVE.	4'	5.4'	4'

**1505 INTERIOR PARKING LOT LANDSCAPING**

ALL PARKING LOTS CONSISTING OF 20,000 GROSS SQUARE FEET OR MORE REQUIRE INTERIOR PARKING LOT LANDSCAPING AS DESCRIBED IN THIS SECTION.

THE PROPOSED PARKING LOT IS 10,626.7 SQ. FT. WHILE NO INTERIOR LANDSCAPING IS REQUIRED, INTERIOR ISLANDS HAVE BEEN PROVIDED.



**LANDSCAPE NOTES & DETAILS**

**Five Story Mixed Use Building**

400 Elmwood Avenue  
ASSESSOR'S PLAT 49, LOT 568  
PROVIDENCE, RHODE ISLAND 02907

PREPARED BY

**JOHN C. CARTER & COMPANY, INC.**

LANDSCAPE ARCHITECTURE  
960 Boston Neck Road  
Narragansett, RI 02882  
Tel: (401)783-3500

PREPARED FOR

**Mr. Michael Ayoub**

366 Elmwood Avenue  
Providence, Rhode Island

JUNE 28, 2024  
DWN. BY: L.M.W.

SHEET 2



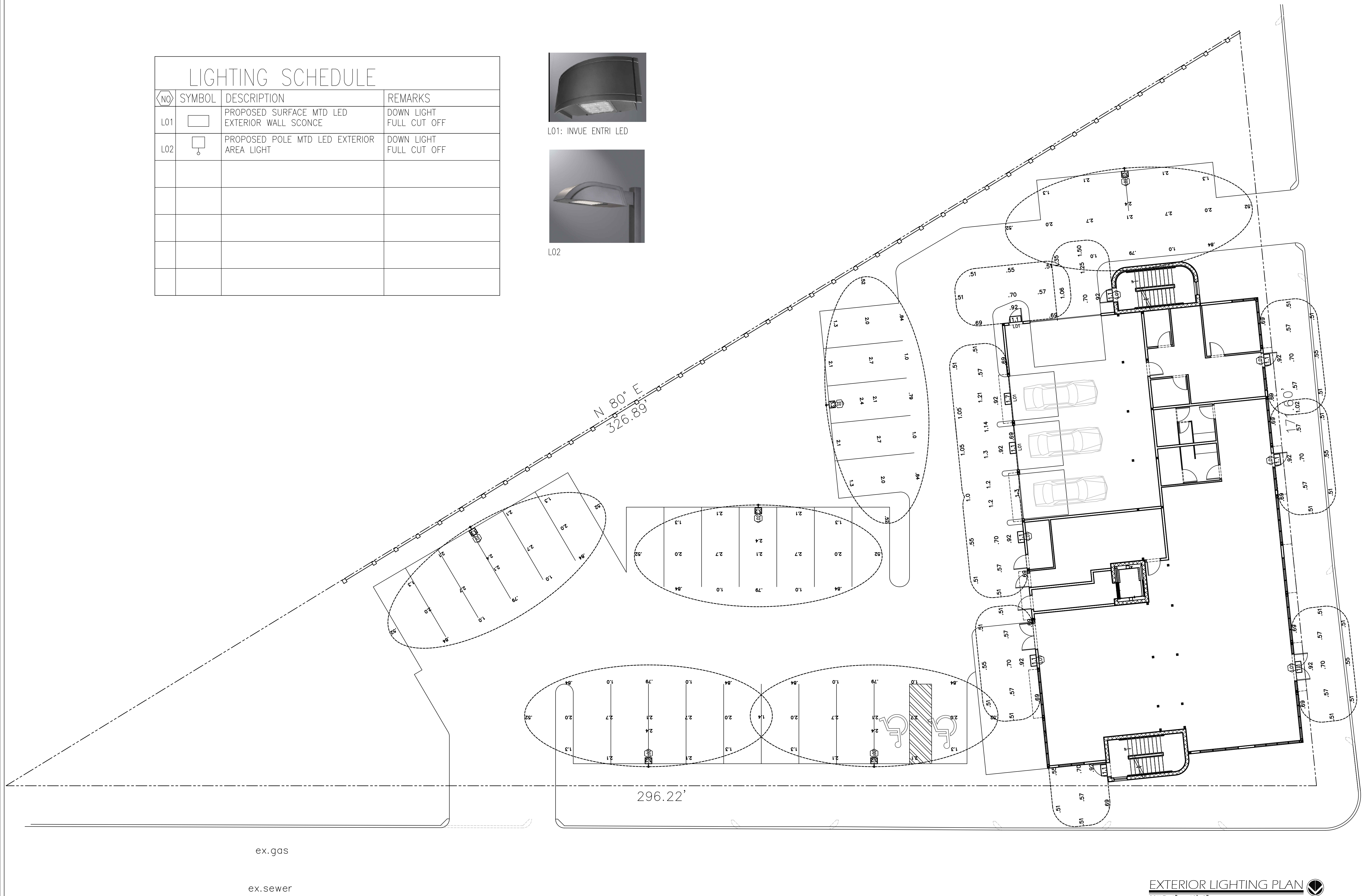
LIGHTING SCHEDULE			
NO	SYMBOL	DESCRIPTION	REMARKS
L01		PROPOSED SURFACE MTD LED EXTERIOR WALL SCNCE	DOWN LIGHT FULL CUT OFF
L02		PROPOSED POLE MTD LED EXTERIOR AREA LIGHT	DOWN LIGHT FULL CUT OFF



L01: INVUE ENTRI LED

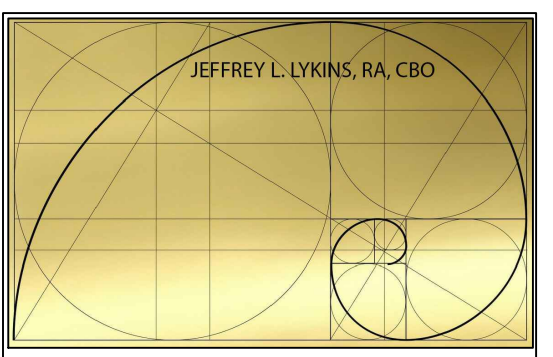


L02



ex.gas  
ex.sewer

**EXTERIOR LIGHTING PLAN**  
SCALE: 1" = 10'-0"



400 ELMWOOD AVENUE  
PROVIDENCE, RI 02907

**FIVE STORY MIXED  
USE BUILDING**

**OWNERS / CLIENTS**  
AYOUB REALTY, LLC  
521 BIRD ROAD  
MANSFIELD, MA 02048  
508-450-7300

PARCEL ID: 49/0568/0000  
DISTRICT: C2  
LEGAL USE: GAS STATION  
PROPOSED USE: MULTI USE  
BUILDINGS; RESTAURNR. LAUNDRY  
MAT. AUTO REPAIR, MULTIFAMILY  
RESIDENTIAL

REVISION DATE:  
-  
-  
-

**ARCHITECT**  
JEFFREY LYKINS  
110-1/2 SOUTH KILLINGLY RD  
FOSTER, RI 02825  
401-474-9901  
JEFFREY.LYKINS@GMAIL.COM



REVISIONS:	

DRAWN BY: jll SCALE: AS NOTED  
PROJECT No: 24-001 DATE: 7/22/2024

SHEET NAME:  
**LIGHTING  
SITE PLAN**

SHEET No:  
**E1.0**