

11-21 WEST FRIENDSHIP ST.
PROVIDENCE, RI
02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ
189 Salina Street-1st Floor
Providence, RI 02908
patty810924@gmail.com
401-219-2722

PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING,
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

-
-
-

ARCHITECT
JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffreylykins.architect@gmail.com

REVISIONS:	

DRAWN BY: jll SCALE: AS NOTED
PROJECT No: 23-008 DATE: 7/03/2024

SHEET NAME:

SITE PLAN

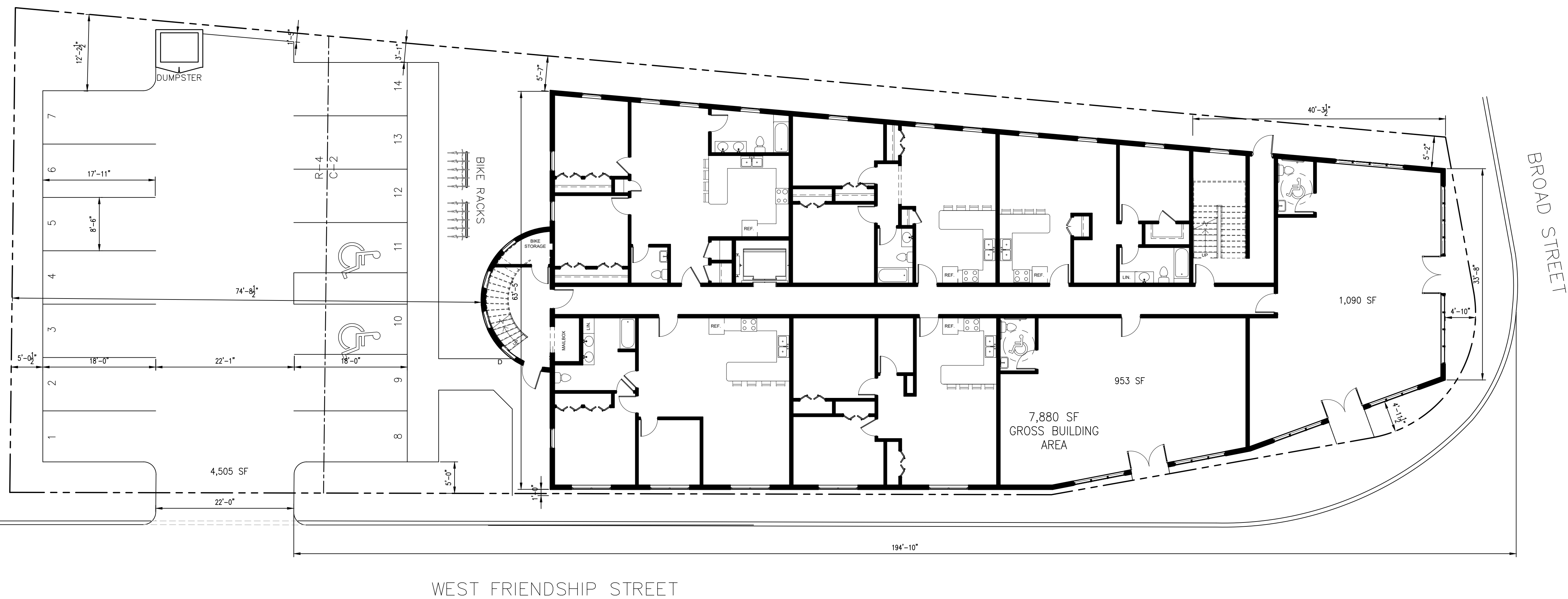
SHEET No.
C1.0

Date & Time: Jul 23, 2024 - 7:08pm

ZONING DATA

11-21 WEST FRIENDSHIP STREET PLAT 30, LOT 615
DISTRICT C-1, R-4
USE: MIXED-USE: RETAIL, RESIDENTIAL.

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	NONE	15,080 SF	15,080 SF
LOT COVERAGE (BUILDING)	-	7,900 SF	51.7%
PAVEMENT AND STRUCTURE COVERAGE	4,505F + 7,900SF =	12,405 SF	81%
FRONTAGE	NONE	-	232.75'
FRONT SETBACKS	0' TO 5'	-	1.0' TO 5.0'
SIDE SETBACK	0'	-	74.67'
REAR SETBACK	0'	-	5.18'
MAXIMUM HEIGHT	45', FOUR STORIES	-	40.18', FOUR STORIES
BUILD TO BROAD STREET	60%	41'	33.67' / 41' = 82%
BUILD TO FRIENDSHIP STREET	40%	217.80'	145.1 / 217.8 = 67%
	-	-	-
	-	-	-
PARKING			
RESIDENTIAL 1 SPACE PER UNIT	26 UNTS = 26 SPACES		14 SPACES
RETAIL 1 SPACE PER 500SF, OVER 2,500SF	2,043 SF = 0 SPACES		
BICYCLE SPACES			
RESIDENTIAL 1 PER 5 UNITS, 80% PERMANENT	24 UNITS=5 SPACES, 4 LONG-TERM		22 SPACES, 8 LONG-TERM
RETAIL OVER 10,000 SF, 1 PER 2,500 SF.	2,043 SF < 10,000SF 0 REQUIRED		



WEST FRIENDSHIP STREET

SITE PLAN
SCALE: 1" = 10'

REFERENCE:

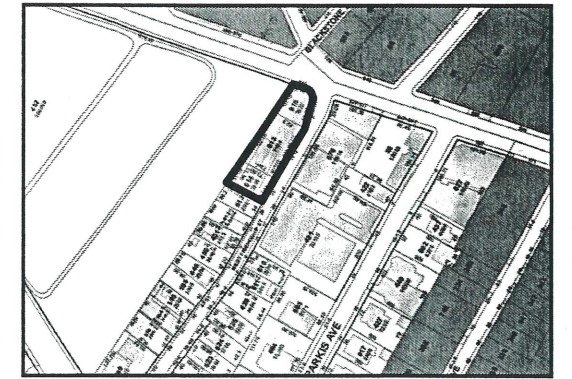
- DEED BK. 13798 / PG. 73
- "ADMINISTRATIVE SUBDIVISION OF LAND PROVIDENCE, R.I. MERGE LOTS 1-4, ON PLAT IN PROVIDENCE, GEO.W. SHERMAN FOR PATRICK T. CONLEY, ESQ. A.P. 30 / LOTS 615 & 616, 11-23-01, LOUIS FEDERICI & ASSOCIATES"
- "MAP OF WEST FRIENDSHIP ST FROM BROAD ST TO GREENWICH ST. CITY ENGINEERING OFFICE 96/A-21"
- "AREA PURCHASED FOR HIGHWAY PURPOSES SEPT. 25, 1913, ORRIN E. JONES DEED BK. 536 / PG. 371" CITY ENGINEERING OFFICE PLAN 22070
- "MAP OF SHERMANS AVENUE APRIL 23, 1866 WEST FRIENDSHIP STREET BY C.E. PAINE CITY ENGINEERING OFFICE PLAN 81/A-31"

ZONING DISTRICT R-4

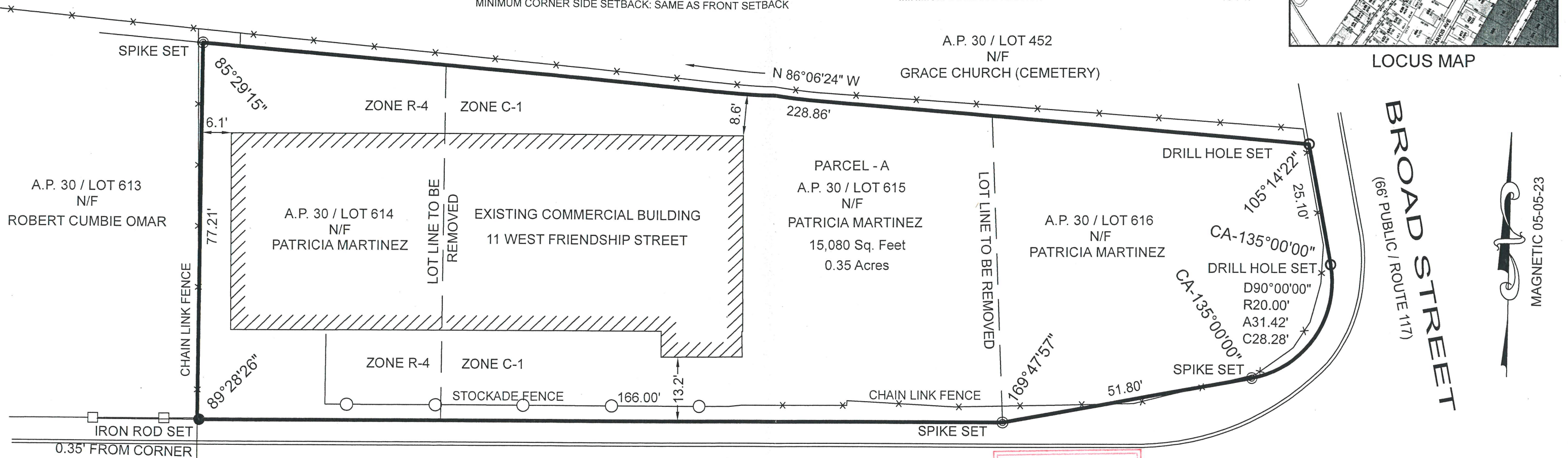
MINIMUM LOT AREA NONE
 MINIMUM LOT FRONTAGE NONE
 MINIMUM SETBACKS: FRONT AVERAGE ALIGNMENT / FOOTNOTE 402.B
 SIDE LOT WIDTH OVER 40' : 6' MINIMUM PER SIDE
 REAR 25% OF LOT DEPTH OR 25' WHICHEVER IS LESS
 TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65% / NON-RESIDENTIAL 70% (See Table 4-1)
 MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD: 50%
 ARTICLE 15-1 TREE CANOPY COVERAGE 30%
 MINIMUM CORNER SIDE SETBACK: SAME AS FRONT SETBACK

ZONING DISTRICT C-1

MINIMUM LOT AREA: NONE
 MINIMUM LOT FRONTAGE: NONE
 MINIMUM SETBACKS: FRONT: BUILD TO 60% OF FRONT LOT LINE
 SIDE: RES. 10 FT.; NON-RES. NONE
 CORNER SIDE: BUILD TO 40% OF SIDE LOT LINE
 REAR: RES. 20 FT.; NON-RES. NONE
 MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE: NONE
 MAXIMUM BUILDING HEIGHT: 45 FT. NOT TO EXCEED 4 STORIES.
 MINIMUM FIRST STORY HEIGHT: RES. 9 FT.; NON-RES USE 11 FT.
 MINIMUM BUILDING HEIGHT: 16 FT.



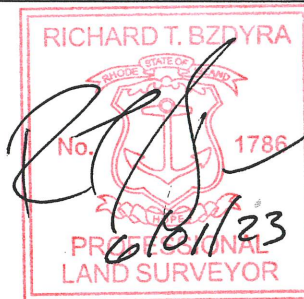
LOCUS MAP



BROAD STREET
 (66' PUBLIC / ROUTE 117)



WEST FRIENDSHIP STREET
 (30' PUBLIC)



ADMINISTRATIVE SUBDIVISION PLAN

A.P. 30 / LOTS 614, 615 & 616
 11 WEST FRIENDSHIP STREET
 PROVIDENCE, R.I. 02907

SCALE: 1"=20' DATE: JUNE 1, 2023

PREPARED FOR:

MARCO MARTINEZ
 189 SALINA STREET
 PROVIDENCE, R.I. 02908

PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10501 / DWG. NO. 10501 - (JNP)

GRAPHIC SCALE / 1" = 20'



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

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 6/01/23

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

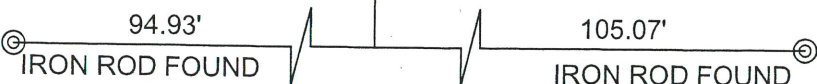
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

SURVEY CLASSIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

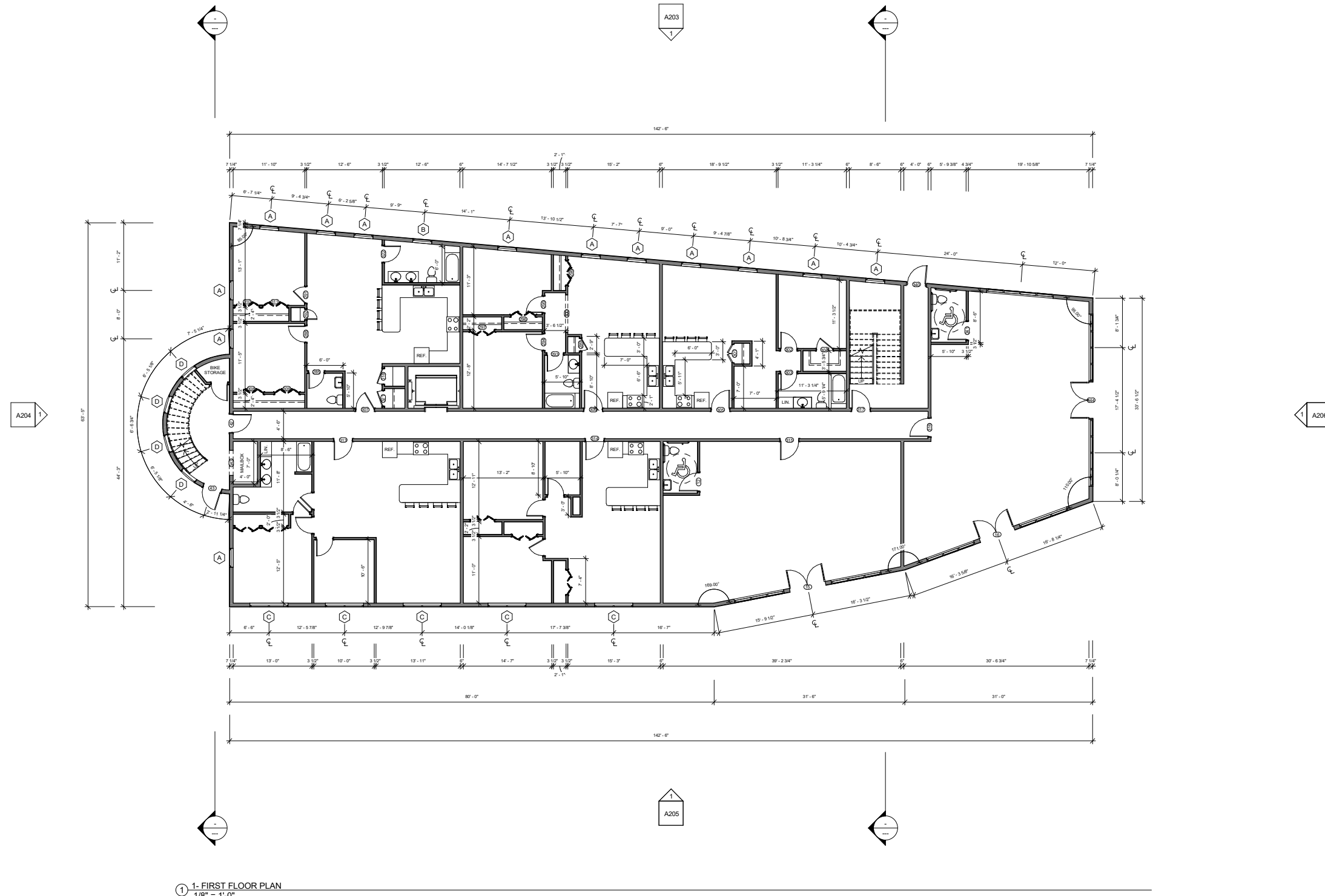
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I



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1- FIRST FLOOR PLAN
1/8" = 1'-0"

11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

PLAT: 30 & LOT: 615
ZONING: C-1

NEW CONSTRUCTION
MIXED USE
FIVE STORY
RESIDENTIAL UNITS
& COMMERCIAL SPACES

ARCHITECT
JEFFREY LYKINS
110-1/2 SOUTH KILLINGLY
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FIRST FLOOR PLAN

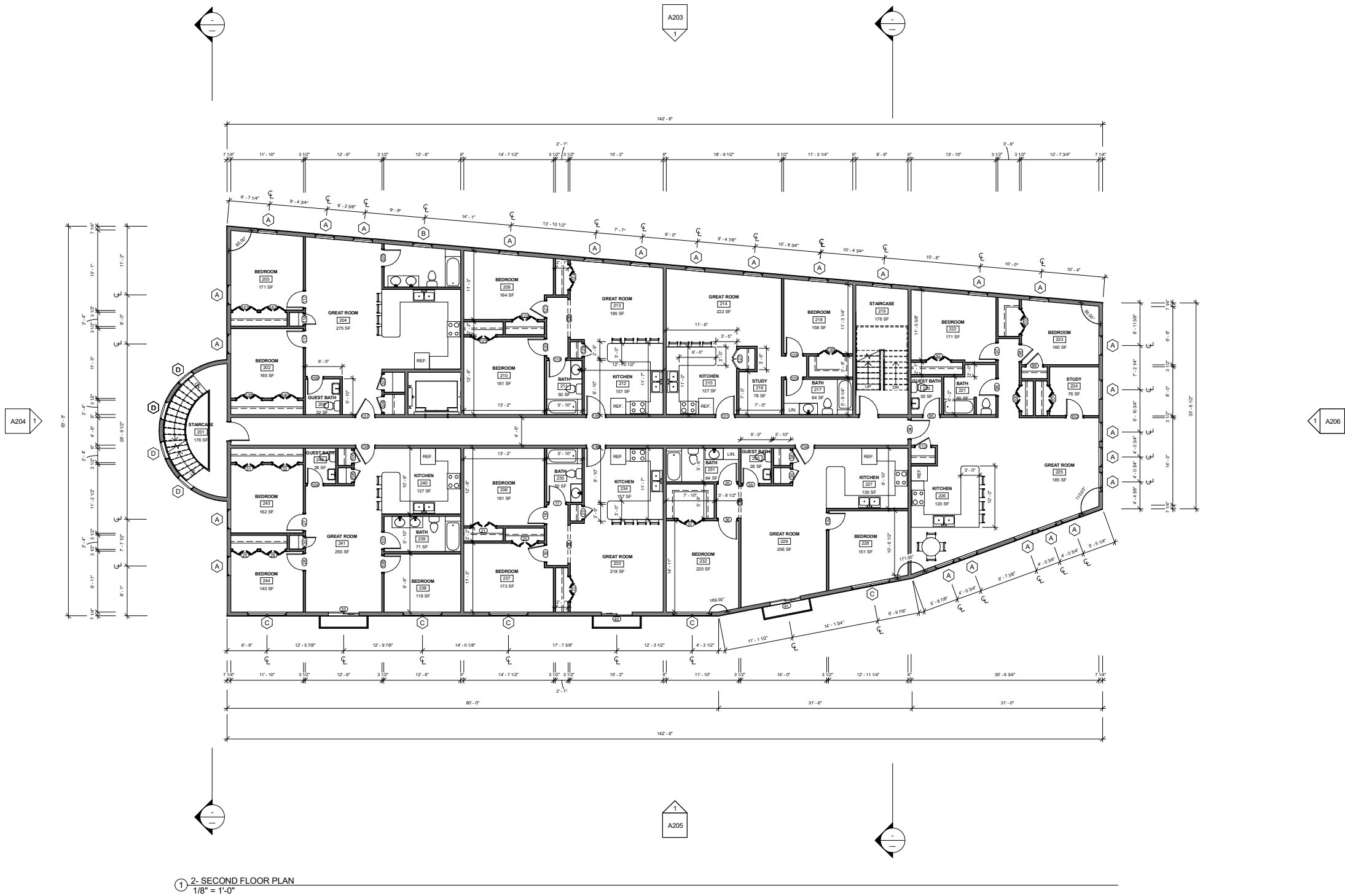
Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL
A101	
Scale	1/8" = 1'-0"

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1 2- SECOND FLOOR PLAN
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SECOND FLOOR
PLAN

Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL

A102

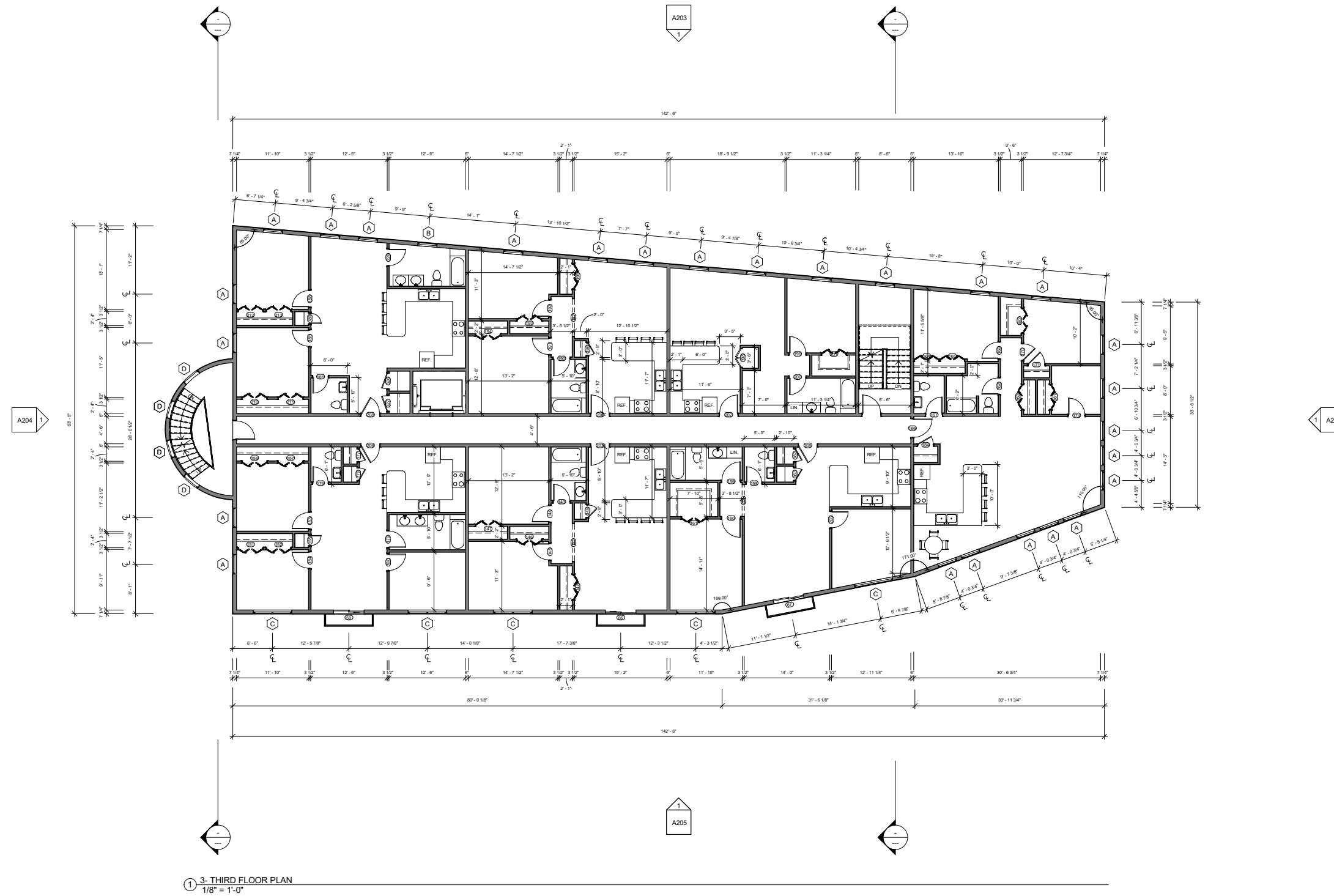
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PLAT: 30 & LOT: 615
ZONING: C-1

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THIRD FLOOR PLAN

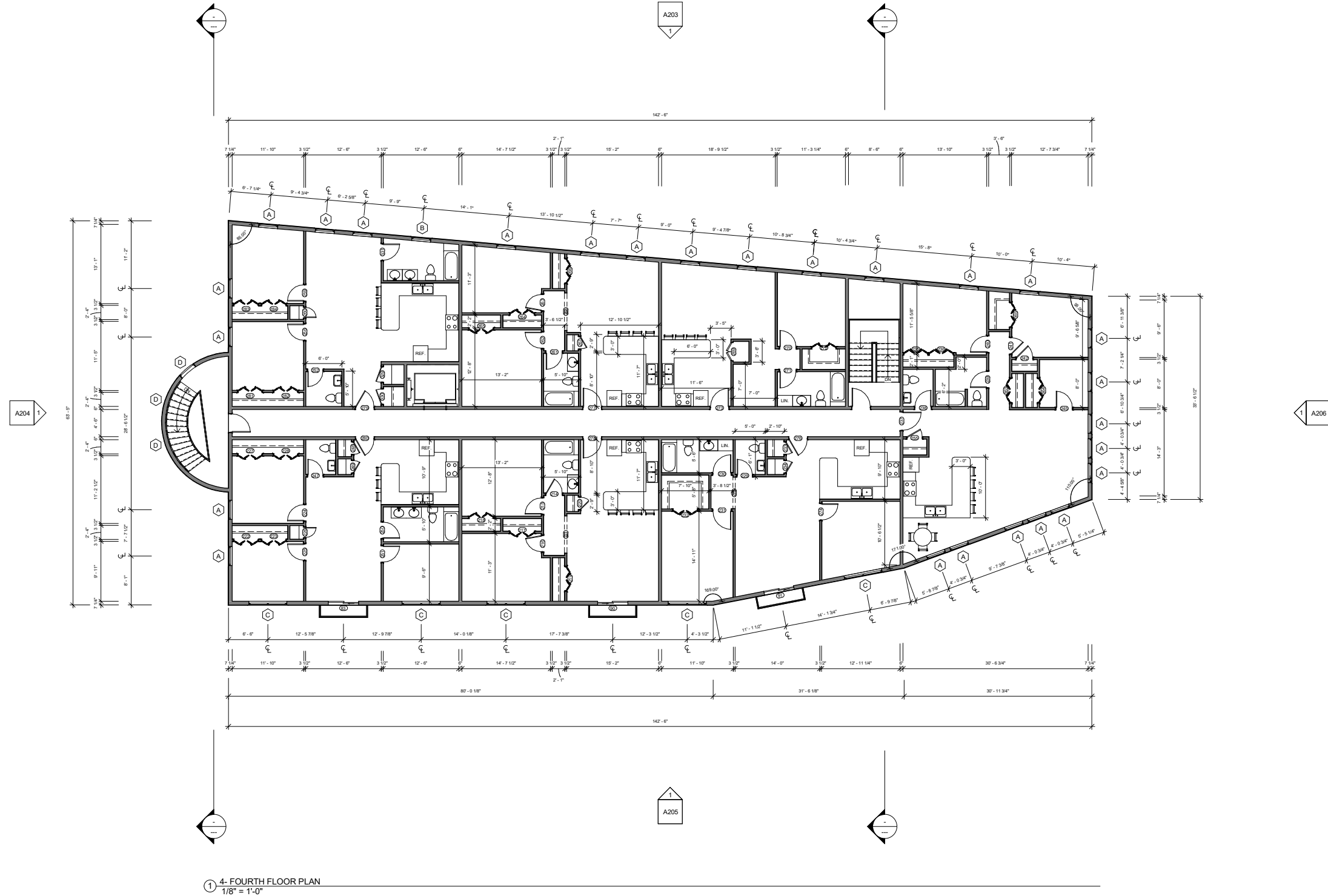
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Date	4/24/24
Drawn by	Author
Checked by	Checker
A103	
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① 4- FOURTH FLOOR PLAN
1/8" = 1'-0"

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ZONING: C-1

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FOURTH FLOOR
PLAN

Project number	24-4-2
Date	4/24/24
Drawn by	Author
Checked by	Checker

A104

Scale 1/8" = 1'-0"

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1- SOUTH ELEVATION
1/8" = 1'-0"

11-19 WEST
FRIENDSHIP ST.
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PLAT: 30 & LOT: 615
ZONING: C-1

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SOUTH ELEVATION

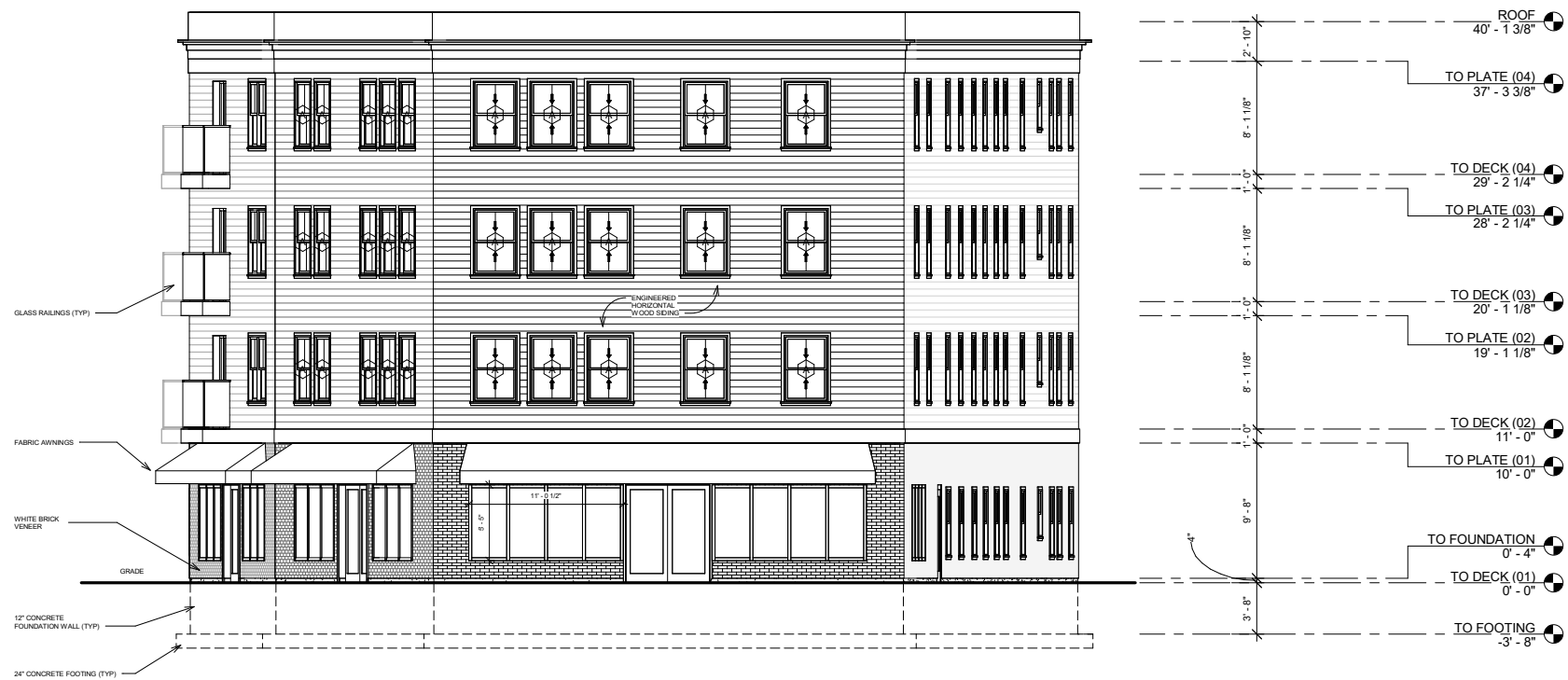
Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL
A201	
Scale	1/8" = 1'-0"

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1 2- EAST ELEVATION
3/16" = 1'-0"

11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

PLAT: 30 & LOT: 615
ZONING: C-1

NEW CONSTRUCTION
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EAST ELEVATION

Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL

A202

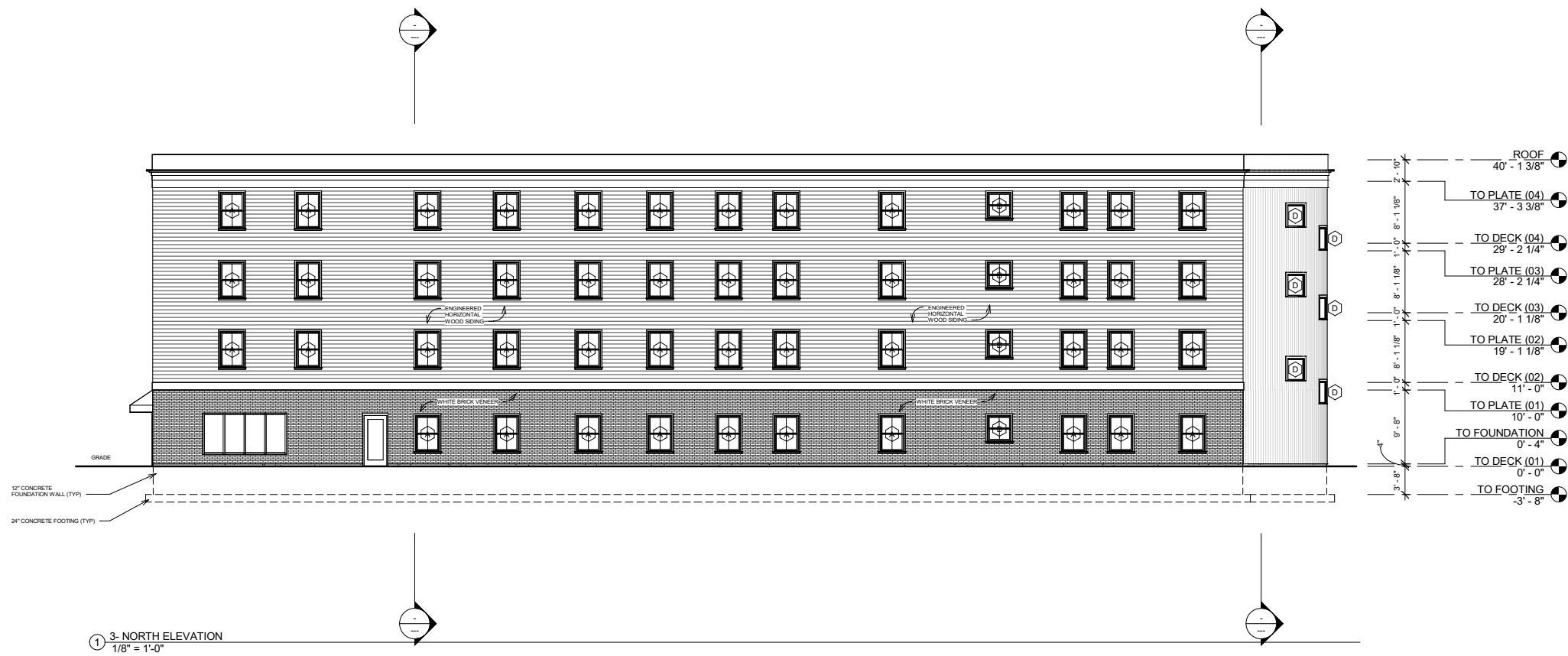
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① 3- NORTH ELEVATION
1/8" = 1'-0"

11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

PLAT: 30 & LOT: 615
ZONING: C-1

NEW CONSTRUCTION
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NORTH ELEVATION

Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL

A203

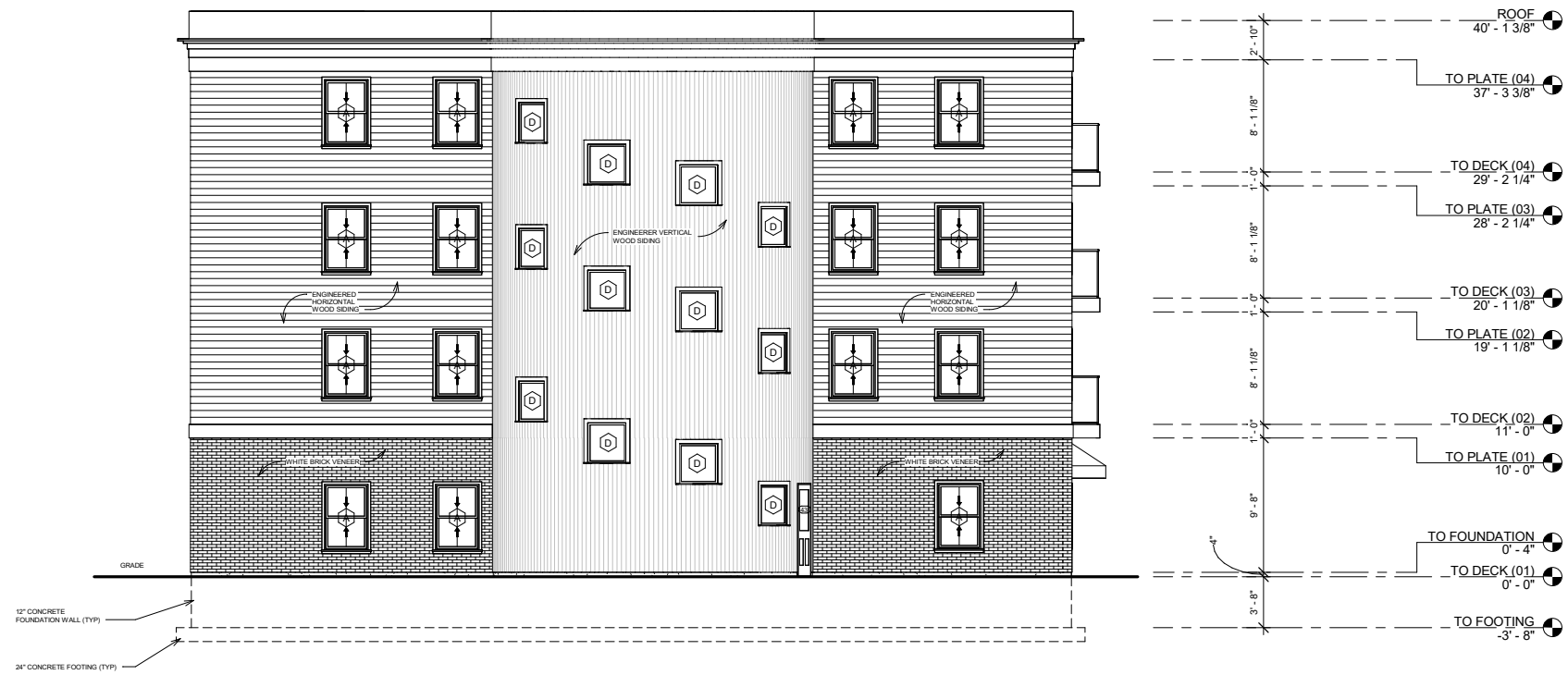
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① 4- WEST ELEVATION
3/16" = 1'-0"

11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
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PLAT: 30 & LOT: 615
ZONING: C-1

NEW CONSTRUCTION
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WEST ELEVATION

Project number 24-4-2
Date 4/24/24
Drawn by JSO
Checked by JLL

A204

Scale 3/16" = 1'-0"

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FOURTH FLOOR FACADE AREA: 1,728 SQ.FT
 10% REQ. TRANSPARENCY: 173 SQ.FT
 FOURTH FLOOR TRANSPARENCY: 312 SQ.FT OK
 TRANSPARENCY PROPOSED = 18%

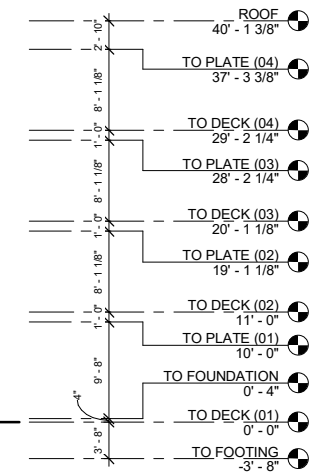
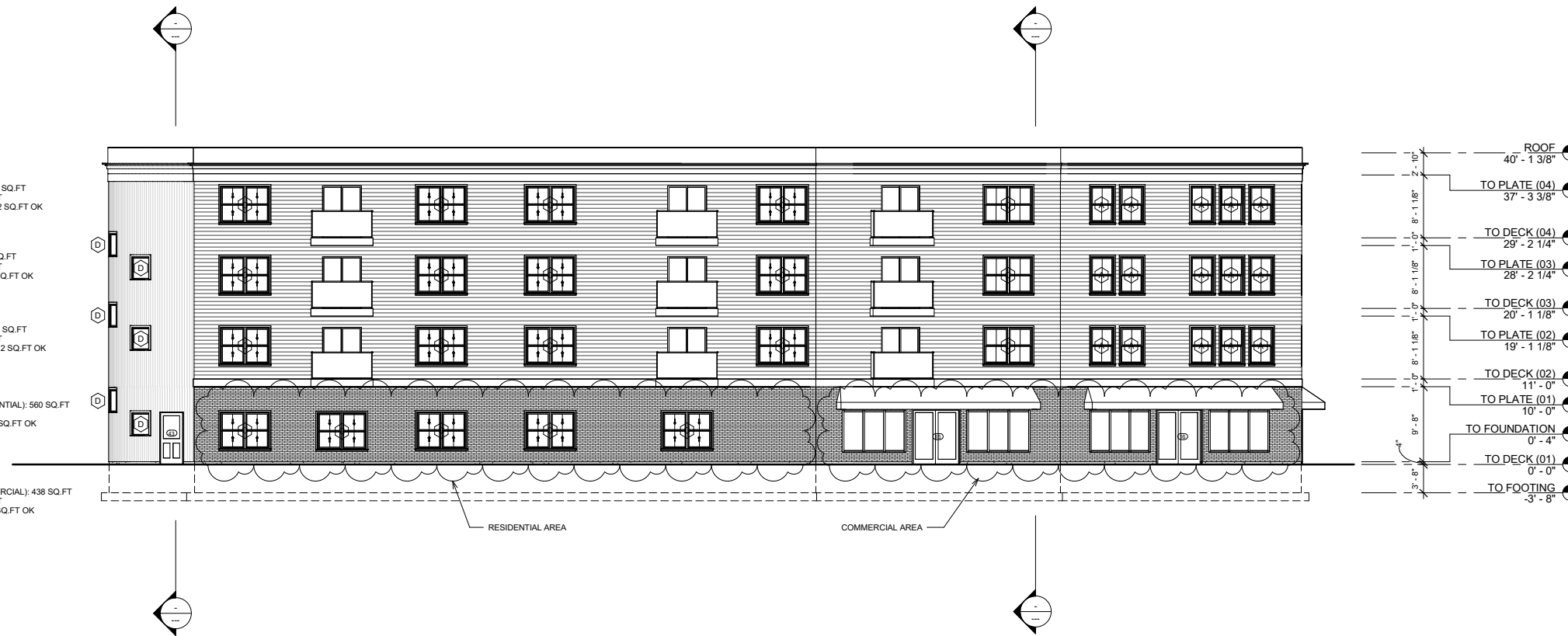
 THIRD FLOOR FACADE AREA: 1,296 SQ.FT
 10% REQ. TRANSPARENCY: 130 SQ.FT
 THIRD FLOOR TRANSPARENCY: 312 SQ.FT OK
 TRANSPARENCY PROPOSED = 24%

 SECOND FLOOR FACADE AREA: 1,296 SQ.FT
 10% REQ. TRANSPARENCY: 130 SQ.FT
 SECOND FLOOR TRANSPARENCY: 312 SQ.FT OK
 TRANSPARENCY PROPOSED = 24%

 FIRST FLOOR FACADE AREA (RESIDENTIAL): 580 SQ.FT
 15% REQ. TRANSPARENCY: 84 SQ.FT
 FIRST FLOOR TRANSPARENCY: 120 SQ.FT OK
 TRANSPARENCY PROPOSED = 21%

 FIRST FLOOR FACADE AREA (COMMERCIAL): 438 SQ.FT
 50% REQ. TRANSPARENCY: 219 SQ.FT
 FIRST FLOOR TRANSPARENCY: 240 SQ.FT OK
 TRANSPARENCY PROPOSED = 55%

① 5- SOUTH ELEVATION TRANSPARENCY
1/8" = 1'-0"



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**SOUTH ELEVATION
TRANSPARENCY**

Project number	24-4-2
Date	4/24/24
Drawn by	Author
Checked by	Checker

A205

Scale 1/8" = 1'-0"

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FOURTH FLOOR FACADE AREA: 306 SQ.FT
 10% REQ. TRANSPARENCY: 31 SQ.FT
 FOURTH FLOOR TRANSPARENCY: 70 SQ.FT OK
 TRANSPARENCY PROPOSED = 23%

THIRD FLOOR FACADE AREA: 306 SQ.FT
 10% REQ. TRANSPARENCY: 31 SQ.FT
 THIRD FLOOR TRANSPARENCY: 70 SQ.FT OK
 TRANSPARENCY PROPOSED = 23%

SECOND FLOOR FACADE AREA: 306 SQ.FT
 10% REQ. TRANSPARENCY: 31 SQ.FT
 SECOND FLOOR TRANSPARENCY: 70 SQ.FT OK
 TRANSPARENCY PROPOSED = 23%

FIRST FLOOR FACADE AREA: 238 SQ.FT
 50% REQ. TRANSPARENCY: 119 SQ.FT
 FIRST FLOOR TRANSPARENCY: 152 SQ.FT OK
 TRANSPARENCY PROPOSED = 64%



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

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EAST ELEVATION
 TRANSPARENCY

Project number	24-4-2
Date	4/24/24
Drawn by	Author
Checked by	Checker

A206

Scale 3/16" = 1'-0"

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① FRONT 3D VIEW

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3D VIEW

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Checked by	JLL

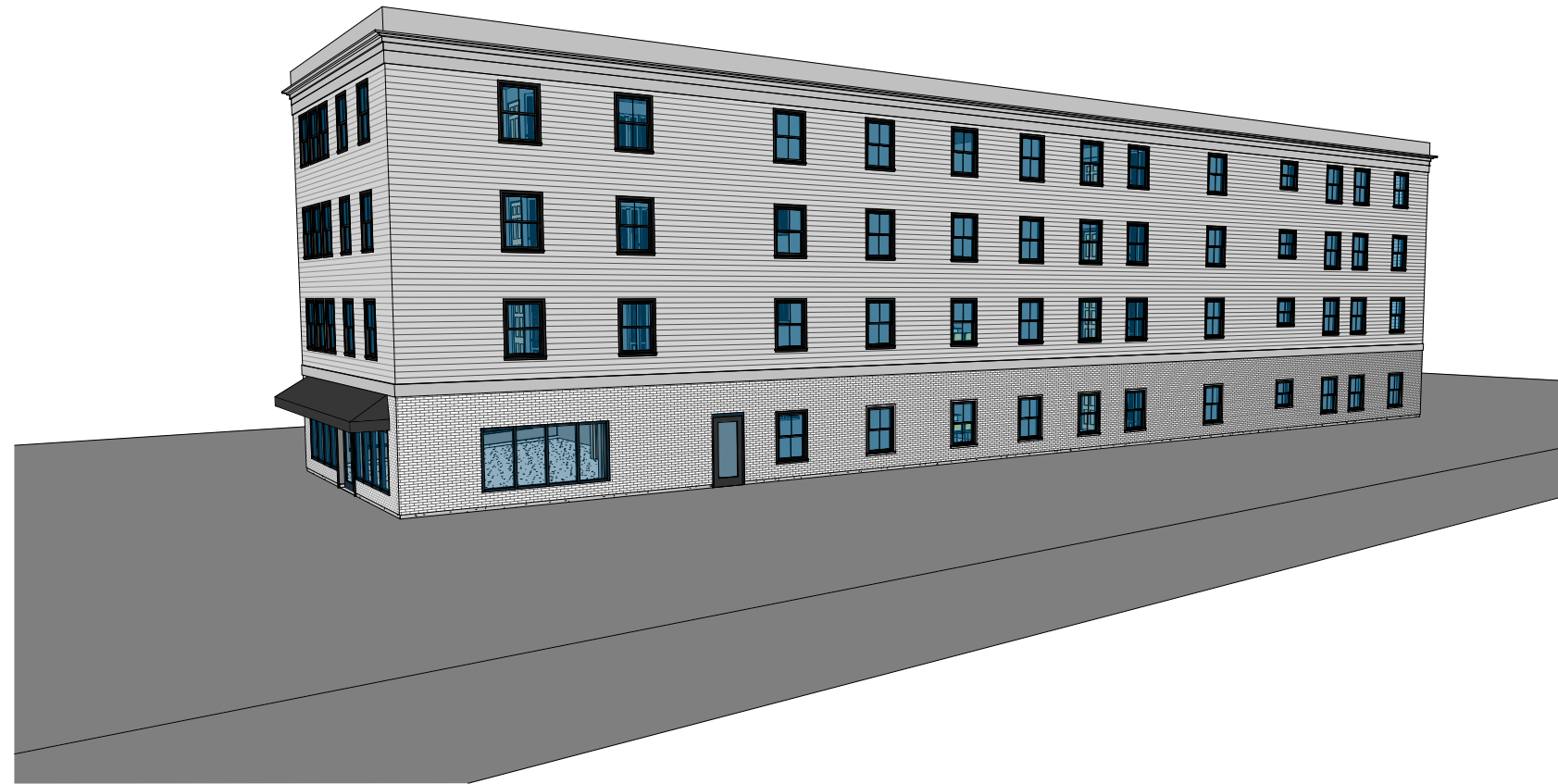
A901

Scale

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

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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

11-19 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

PLAT: 30 & LOT: 615
ZONING: C-1

NEW CONSTRUCTION
MIXED USE
FIVE STORY
RESIDENTIAL UNITS
& COMMERCIAL SPACES

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

REVISIONS

OWNER / CLIENT
PATRICIA MARTINEZ
189 Salina Street-1st Fl
Providence, RI 02908

3D VIEW

Project number	24-4-2
Date	4/24/24
Drawn by	JSO
Checked by	JLL

A902

Scale

LANDSCAPE PLANS

MIXED USE BUILDING

LOCATED AT:

11-19 West Friendship Street
Assessor's Plat 30, Lots 614,615, 616
Providence, Rhode Island 02907

PREPARED FOR:

Patricia Martinez
189 Salina Street, 1st Floor
Providence, Rhode Island 02908

SHEET INDEX

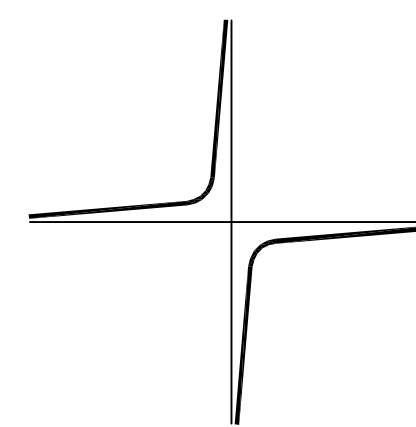
NUMBER	TITLE	ISSUED FOR PERMITTING	REVISIONS
	COVER SHEET		
1	LANDSCAPE PLAN	07-11-2024	
2	LANDSCAPE NOTES & DETAILS	07-11-2024	

Architect

Jeffrey L. Lykins, Architect

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

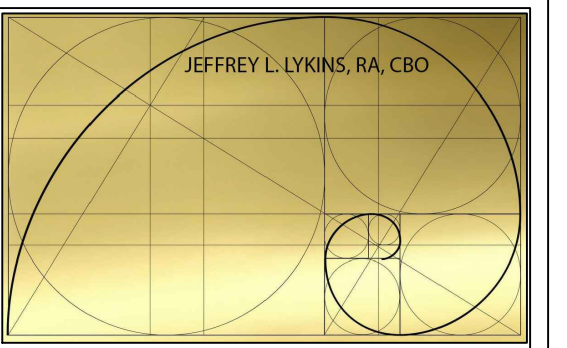
PREPARED BY:



JOHN C. CARTER & CO., INC.

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

LANDSCAPE ARCHITECTURE
DESIGN & BUILD



11-21 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ
189 Salina Street-1st Floor
Providence, RI 02908
patty810924@gmail.com
401-219-2722

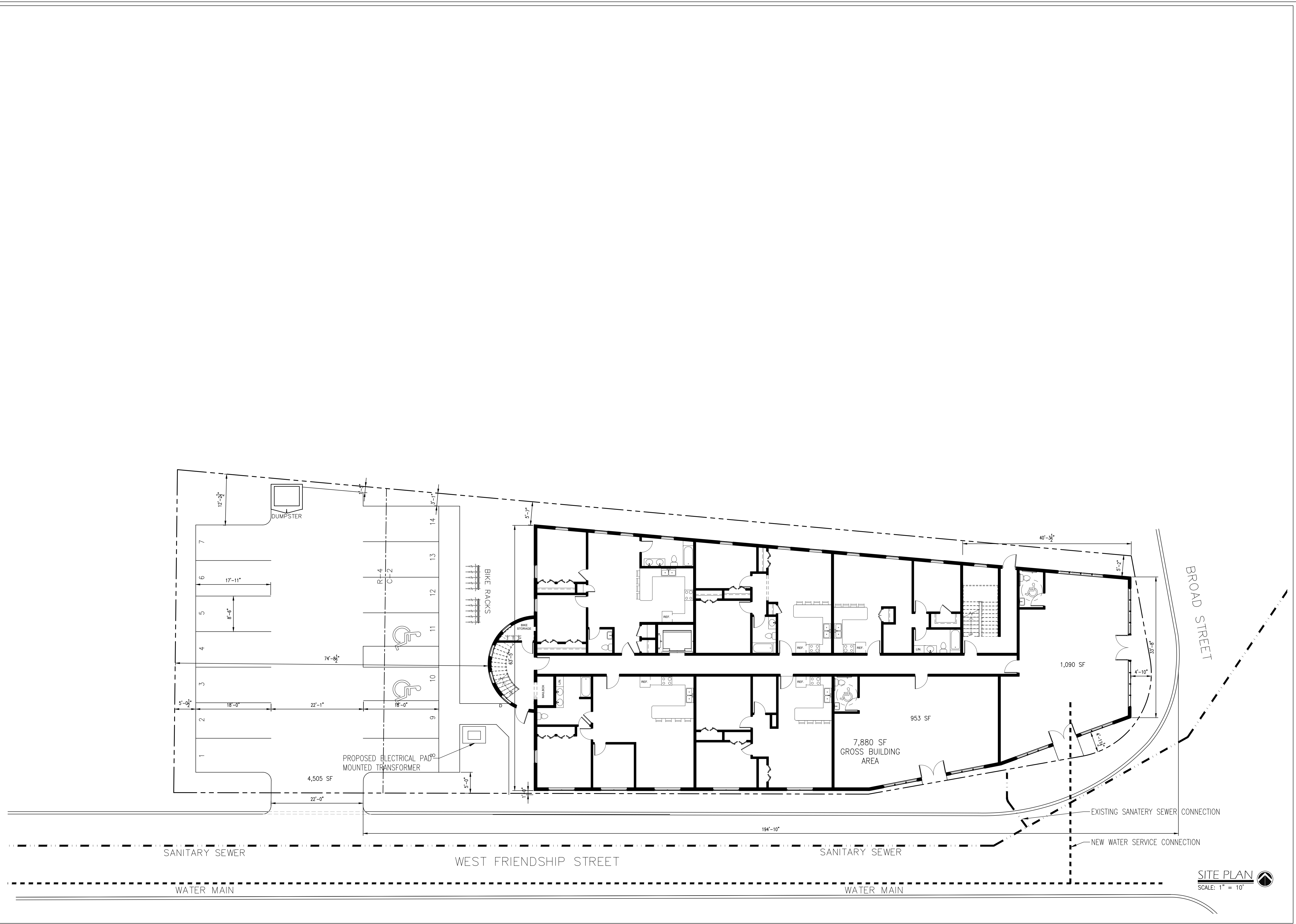
PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING,
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:
-
-
-

ARCHITECT
JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffreylykins.architect@gmail.com



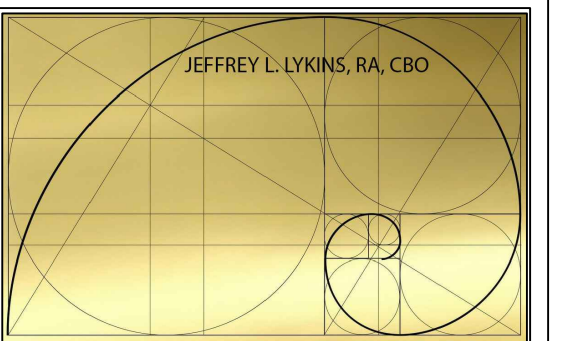
REVISIONS:	

DRAWN BY: jll SCALE: AS NOTED
PROJECT No.: 23-008 DATE: 7/03/2024

SHEET NAME:

SITE UTILITY
PLAN

SHEET No.
C1.2



11-21 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ
189 Salina Street-1st Floor
Providence, RI 02908
patty810924@gmail.com
401-219-2722

PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING,
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:

-
-
-

ARCHITECT
JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
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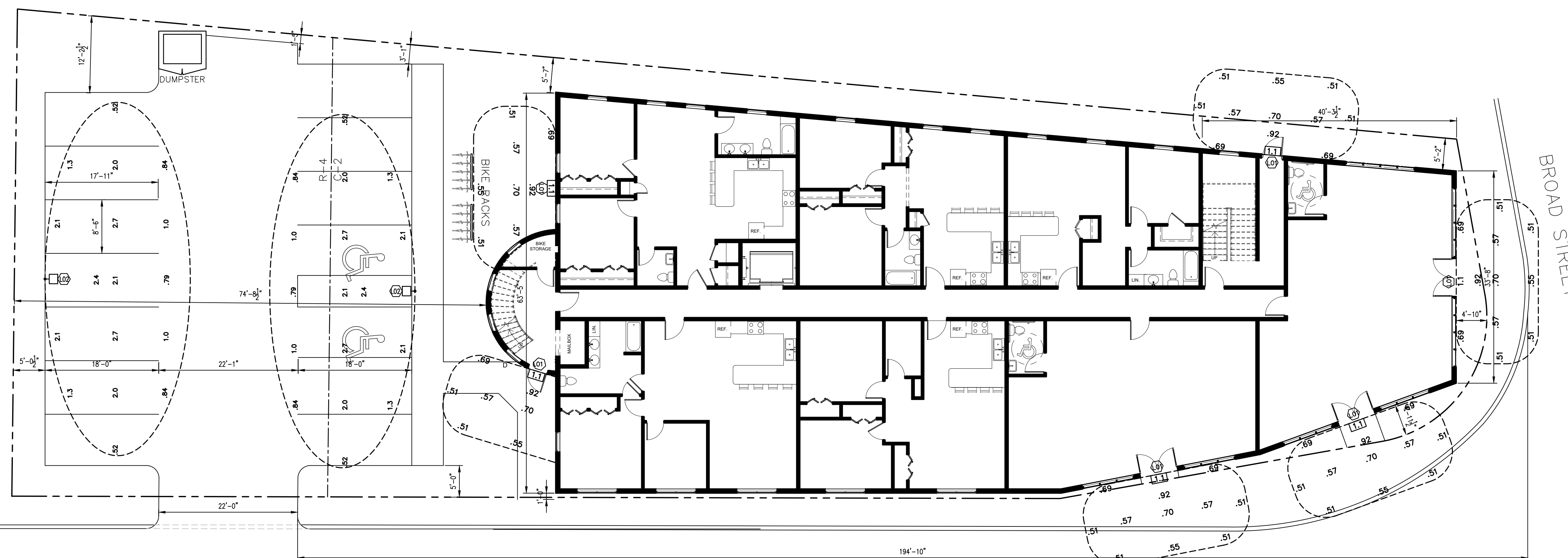
LIGHTING SCHEDULE			
(NO)	SYMBOL	DESCRIPTION	REMARKS
L01		PROPOSED SURFACE MTD LED EXTERIOR WALL SCONCE	DOWN LIGHT FULL CUT OFF
L02		PROPOSED POLE MTD LED EXTERIOR AREA LIGHT	DOWN LIGHT FULL CUT OFF



L01: INVUE ENTRI LED



L02



WEST FRIENDSHIP STREET

BROAD STREET

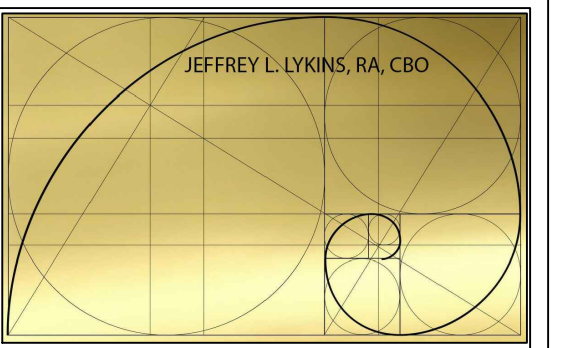
SITE PLAN
SCALE: 1" = 10'

REVISIONS:	

DRAWN BY: JLL SCALE: AS NOTED
PROJECT No: 23-008 DATE: 7/03/2024

SHEET NAME:
SITE LIGHTING PLAN

SHEET No:
C1.3



11-21 WEST
FRIENDSHIP ST.
PROVIDENCE, RI
02907

MIXED USE BUILDING

OWNERS / CLIENTS

PATRICIA MARTINEZ
189 Salina Street-1st Floor
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patty810924@gmail.com
401-219-2722

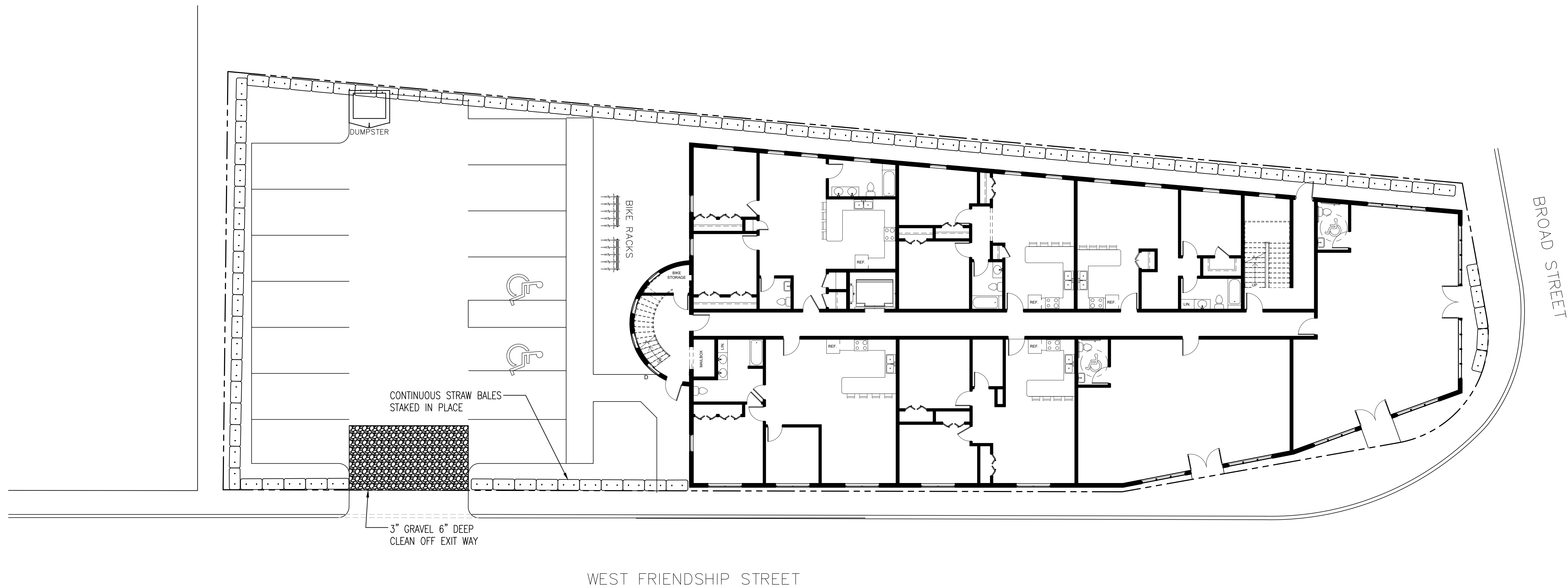
PARCEL ID: 030-0615-0000

DISTRICT: C1
LEGAL USE: RESTAURANT
PROPOSED USE: MULTI USE BUILDING,
RETAIL, MULTIFAMILY RESIDENTIAL

REVISION DATE:
-
-
-

ARCHITECT
JEFFREY LYKINS

110-1/2 SOUTH KILLINGLY RD
FOSTER, RI 02825
401-474-9901
jeffreilykins.architect@gmail.com



SITE PLAN
SCALE: 1" = 10'

REVISIONS:	-
DRAWN BY: jll	SCALE: AS NOTED
PROJECT No.: 23-008	DATE: 7/03/2024

SHEET NAME:
EROSION
CONTROL
PLAN

SHEET No.
C1.4