

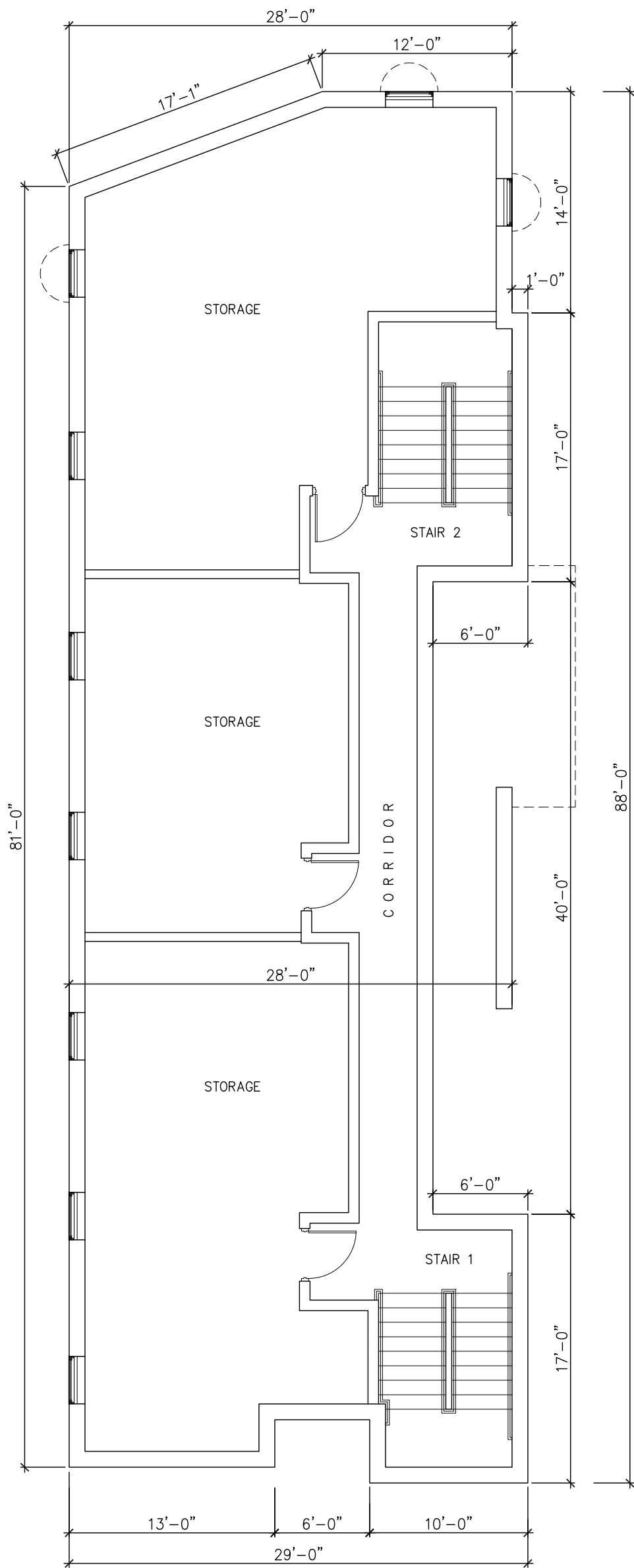
SITE DATA [ 16 BORINQUEN ST ] [ Table 8-1 ]			
	REQUIRED	PROPOSED	
A. P.:	46		
LOT:	218		
ZONE:	M-MU-75		
TOTAL LOT AREA:	4,864 SF.		
MAX.. TOTAL BLDG. COVERAGE:	NONE	50%	OK
MAX. HGT: (4 STORIES)	75'	43'±	OK
SIDE YARD:	NONE	5' & 10'	OK
REAR YARD:	NONE	5.3'±	OK
FRONT YARD SETBACK:	NONE	1.7' & 4.8'±	OK
MAX. PAVING: (TOTAL)	NONE	--	OK
TREE CANOPY (1503.C.d.)	15%	17.7%	OK
PARKING:	0	0	OK
<b>FRONT FACADE TRANSPARENCY:</b>			
<b>GROUND FL.</b>	MULTI-FAMILY (503.3.a)	15%	16.0% OK
TOTAL AREA = 322.7sf (.15) = 48.4sf			
WINDOWS = 34.5sf			
DOORS = 17.0sf			
= 51.5sf			
Transparency = 51.5/322.7(100) = 51.5 = 16.0%			
<b>UPPER FLOORS.</b>	(503.3.d)	10%	12.2% OK
TOTAL AREA = 783sf (10%) = 78.3 sf			
WINDOWS = 74.4 + 18.6 + 2.6 = 95.6sf			
Transparency, 95.6/74.4 (100) = 12.2%			
<b>TREE CANOPY</b>	(1503.C.d.)		
4,864sf (15%) = 730			
1 MEDIUM CANOPY (YELLOWWOOD) = 700			
1 SMALL CANOPY (HEDGE MAPLE) = 300			
	15%	21%	OK
<b>BUILDING HEIGHT:</b> (202.B)			
FRONT ELEVATION = 44'-3"±			
REAR ELEVATION = 40'-7"±			
AVERAGE HEIGHT = 41'-0"±			

Revisions

PRELIMINARY  
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 8/26/2024

A.P. 46 - LOT 218  
**16 BORINQUEN ST.**  
 PROVIDENCE, RI.

Drawing Number:	
A-0.1	
SITE PLAN	
SITE DATA	
File:	24-1043
Date:	8-26-24
Sheet:	1_of_9



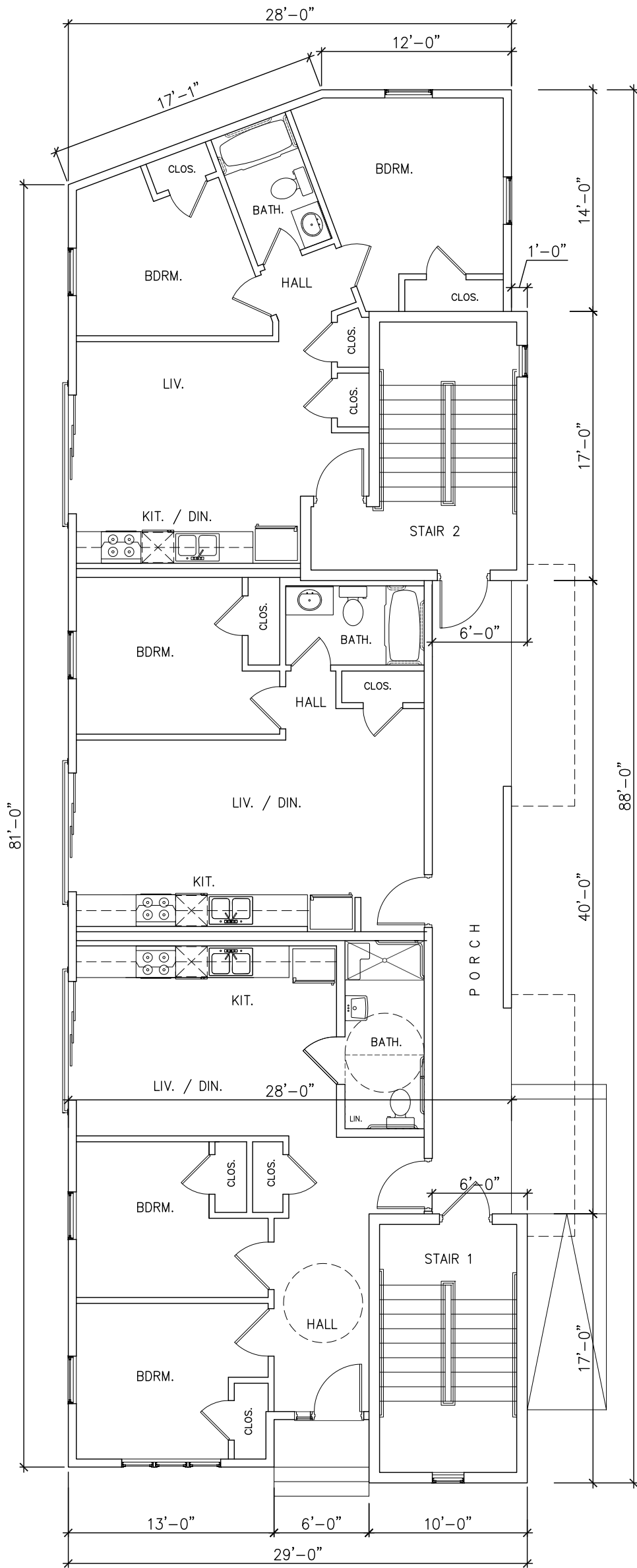
1 BASEMENT PLAN  
A-1.1 SCALE: 1/8" = 1'-0"

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A.P. 46 - LOT 218  
16 BORINQUEN ST.  
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Drawing Number:	
<b>A-1.1</b>	
BASEMENT PLAN	
File:	24-11043
Date:	8-26-24
Sheet:	2_of_9



1 FIRST FLOOR PLAN  
 A-1.2 SCALE: 1/8" = 1'-0"  
 2,213 GFA


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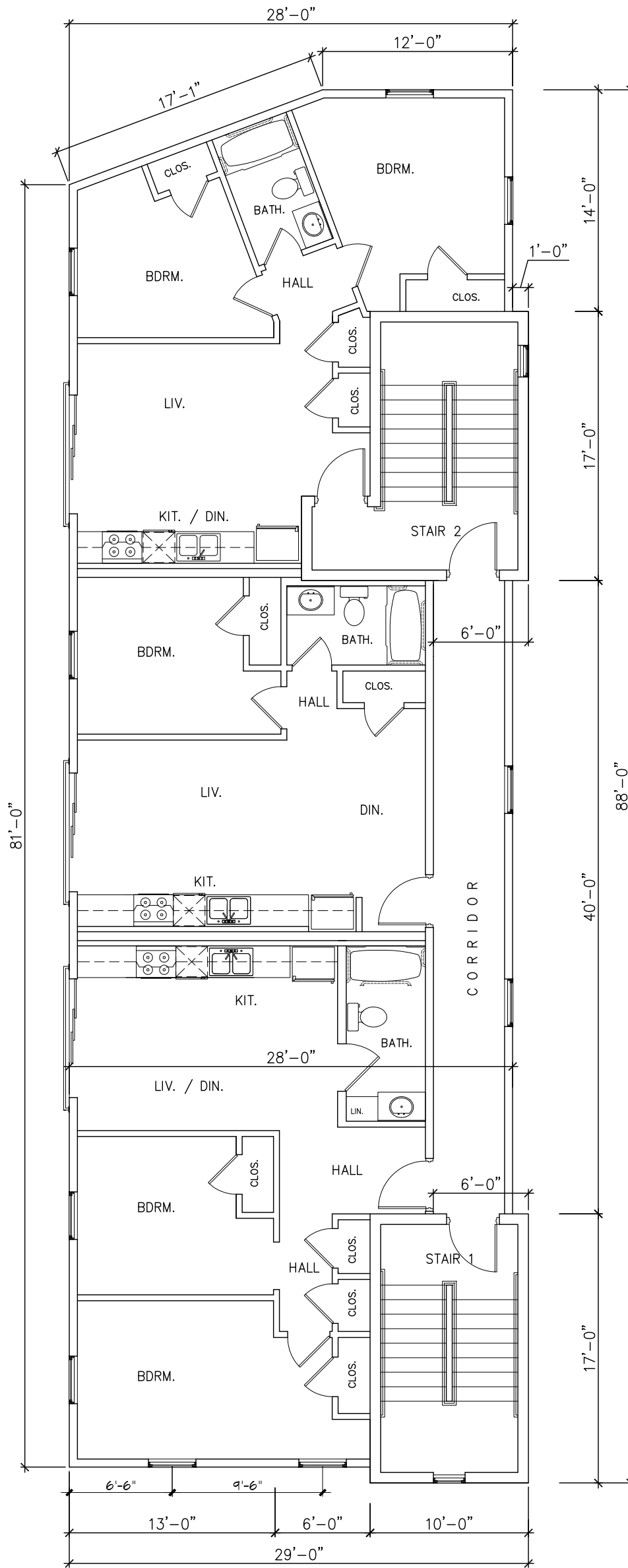
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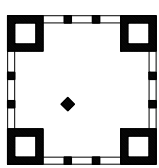
Drawing Number:	
<b>A-1.2</b>	
FIRST FLOOR PLAN	
File:	24-11043
Date:	8-26-24
Sheet:	3_of_9

File: Mag\_PROVIDENCE\_16 Borinquen St-1-2.dwg



1 TYPICAL FLOOR PLAN (2nd., 3rd. & 4th.)  
 A-1.3 SCALE: 1/8" = 1'-0"  
 2,431 SF / FL ( 7,293 GFA )

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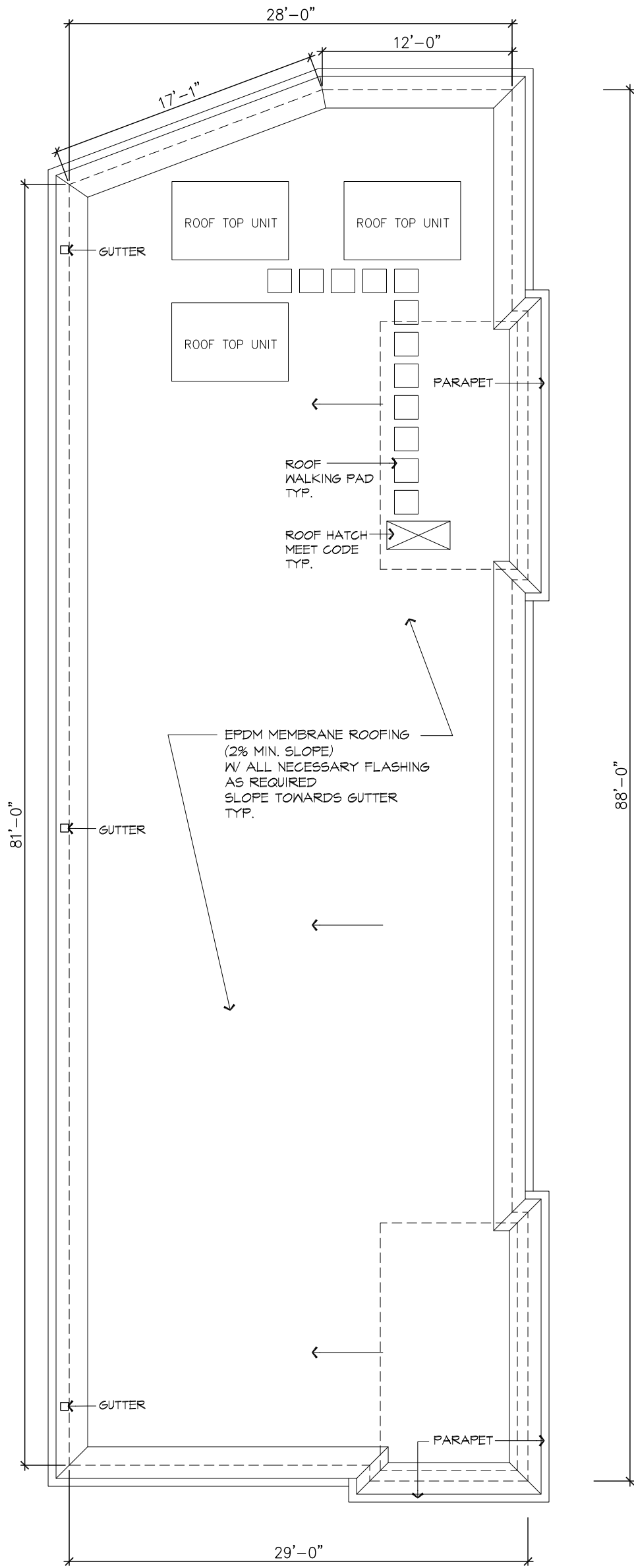


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Drawing Number:	
<b>A-1.3</b>	
TYPICAL FL. PLAN	
File:	24-11043
Date:	8-26-24
Sheet:	4_of_9



1 ROOF PLAN  
A-1.4 SCALE: 1/8" = 1'-0"

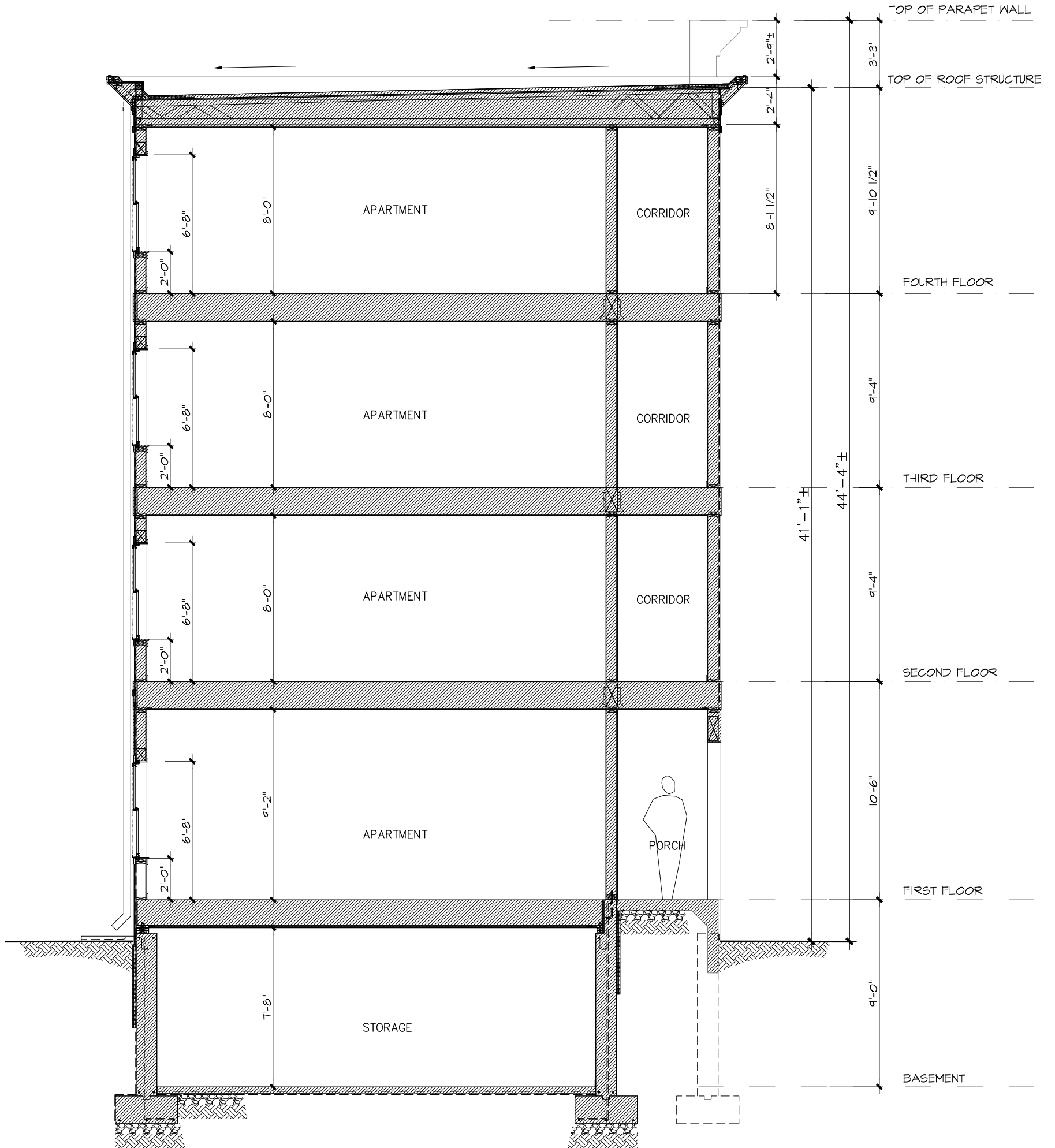
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**16 BORINQUEN ST.**  
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Drawing Number:	
<b>A-1.4</b>	
ROOF PLAN	
File:	24-11043
Date:	8-26-24
Sheet:	5_of_9

BUILDING HEIGHT: (202.B)  
 FRONT ELEVATION = 41'-3"±  
 REAR ELEVATION = 40'-7"±  
 AVERAGE HEIGHT = 41'-0"±



1 TYPICAL SECTION  
 A-2.1 SCALE: 3/16" = 1'-0"


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A.P. 46 - LOT 218  
 16 BORINQUEN ST.  
 PROVIDENCE, RI.

Drawing Number:  
A-2.1  
 TYP. SECTION  
 File: 24-11043  
 Date: 8-26-24  
 Sheet: 6\_of\_9

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BUILDING HEIGHT: (202.B)  
 FRONT ELEVATION = 41'-3"±  
 REAR ELEVATION = 40'-7"±  
 AVERAGE HEIGHT = 41'-0"±



1 FRONT ELEVATION  
 A-3.1 SCALE: 1/8" = 1'-0"

2 REAR ELEVATION  
 A-3.1 SCALE: 1/8" = 1'-0"

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A.P. 46 - LOT 218  
 16 BORINQUEN ST.  
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Drawing Number:  
**A-3.1**  
 ELEVATIONS

File:	24-11043
Date:	8-26-24
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1 RIGHT SIDE ELEVATION  
A-3.2 SCALE: 1/8" = 1'-0"

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Revisions	
1.	10-15-2024

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A.P. 46 - LOT 218  
**16 BORINQUEN ST.**  
PROVIDENCE, RI.

Drawing Number:  
**A-3.2**  
ELEVATION

File:	24-11043
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1 LEFT SIDE ELEVATION  
A-3.3 SCALE: 1/8" = 1'-0"

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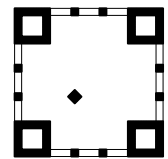
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A.P. 46 - LOT 218  
16 BORINQUEN ST.  
PROVIDENCE, RI.

Drawing Number:	
A-3.3	
ELEVATION	
File:	24-11043
Date:	8-26-24
Sheet:	9_of_9



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1.	10-15-2024

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A.P. 46 - LOT 218  
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Drawing Number:	
A-3.4	
RENDERING	
File:	24-11043
Date:	8-26-24
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File: Mag ASSOCIATES 16 BORINQUEN ST-2.dwg