

DD-DPR

For office use only
Application No: 2025-06
Date Received: 3/6/25
Date Accepted: 3/10/25
By: CI
 Downcity District D-1
Review: Admin DDRC
Hearing Date: _____
NR Status: /

City of Providence Application for Downtown District Development Plan Review

1. General Information

Property Address: 222 Chestnut Street, Providence, RI	Assessor's Plat: <u>21</u>	Lot: <u>287</u>
Property Name (if any):		
Owner Name: Point Chestnut, LLC	Phone:	Email:
Mailing Address: Point Chestnut, LLC, 90 Elm Street Providence, RI		
Applicant Name: Ed Wojcik Architect, Ltd.	Phone: 401-861-7139	Email: ewojcik@edwojckarchitecture.com
Mailing Address: One Richmond Square, Providence, RI 02906		
Architect/Contractor Name (If Any): Ed Wojcik Architect, Ltd.		
Mailing Address: One Richmond Square, Providence, RI 02906		
Contact Person: Ed Wojcik	Phone: 401-861-7139	Email: ewojcik@edwojckarchitecture.com

2. Description of Proposed Work (check as many as necessary):

This application is for: Development Plan Review Waiver Development Incentive

Application Category (check as many as necessary):

- Repair/Replacement/Restoration Minor Alterations/Additions Major Alterations/Additions
 New Construction Demolition Site Improvements
 Moving of Structures Public Art Temporary Use

Waiver Category (check as many as necessary):

- Development Standard Design Standard Demolition Waiver

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

This project entails the design and construction of a new 1 story addition of approximately 110 s.f. built over an existing exterior stair to a basement. The structure is intended to provide cover from the elements over the existing stair. The materials will be similar to the existing building including fiber cement clapboards, wood trim, and appropriately detailed aluminum clad windows.

(continued on next page)

3. Documentation Submitted

The Administrative Officer will provide checklists of specific documentation required for your project (see **City of Providence Land Development and Subdivision Regulations, Appendix G: Downtown District Formal and Administrative Development Plan Review Submission Requirements**). Incomplete applications cannot be submitted for review. All documentation must be labeled and dated. All documentation will be retained by the DDRRC as part of the public record. Please check off all items submitted as required documentation for your application.

- Photographs**
- Plans, Elevations, and Sections** (as necessary to illustrate the project. Include existing and proposed conditions)
- Shop Drawings, Product Literature, Specifications**
- Material/Color Samples**
- Model** (*new construction projects only*)
- Financial Data** (*demolition proposals only*)
- List of Professional Witnesses or Owner's Representatives** (*public hearings only. Include name, business address, and professional qualifications.*)
- Application Fee** (amount: \$ 300.00 - checks or money orders only, made payable to City of Providence. Cash not accepted.)
- Description of Eligibility for Incentives** (see Section 603 of the Providence Zoning Ordinance).

4. List of Abutting Property Owners


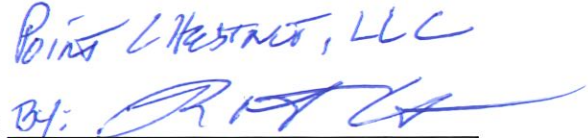
When an application is to be reviewed at a public meeting, all owners of abutting properties must be given advance written notice of the meeting and an opportunity to comment on the application. For applications for development plan review, "abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; streets are considered common property lines. For applications for waivers or incentives, "abutters" are those properties within 200 feet of any lot line of the subject property. Names and complete mailing addresses are to be obtained from the most current records of the City Tax Assessor (Providence City Hall, 25 Dorrance Street, Providence, telephone (401) 421-7740, TDD (401) 751-0203). Abutting lots which lie outside the plat in which the subject property is located must also be included. Attach additional sheets if necessary.

<u>Plat/Lot</u>	<u>Street Address</u>	<u>Owner Name and Address (include city, state, zip code)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. Signatures

Both signatures are required. Please print or type name under signature. Owner's signature authorizes DDRRC members and staff to make periodic site visits during project review.

I certify that all information contained in this application is true and accurate to the best of my knowledge.

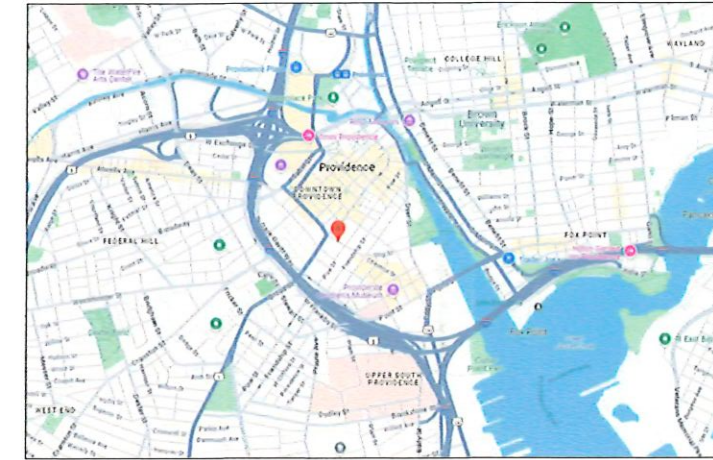
Applicant:  Owner: 
 (ROBERT GAUMONT, MANAGER)





New Addition to: 222 Chestnut Street

222 Chestnut Street
Providence, RI 02912



LOCUS MAP

NTS

ARCHITECT
Ed Wojcik, Architect, Ltd.
One Richmond Square, Suite 100K
Providence, RI 02906
P: 401-861-7139
F: 401-861-7165

OWNER
Point Chestnut, LLC
90 Elm Street
Providence, RI

DATE: SEPTEMBER 30, 2024
RELEASED FOR PERMIT:

DRAWINGS

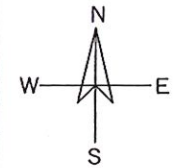
ARCHITECTURAL

- D1: Demo Plans
- A1: Foundation Plan
- Floor Plan
- Roof Framing
- Door Schedule
- Details
- A1.1 Enlarged Plan
- A2.0 Elevations
- A3.0 Sections



PERSPECTIVE VIEW

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Renovations For:
222 Chestnut Street

222 Chestnut Street
Providence, RI 02912



SHEET CONTENTS:
Cover Info

PROJECT # 0924

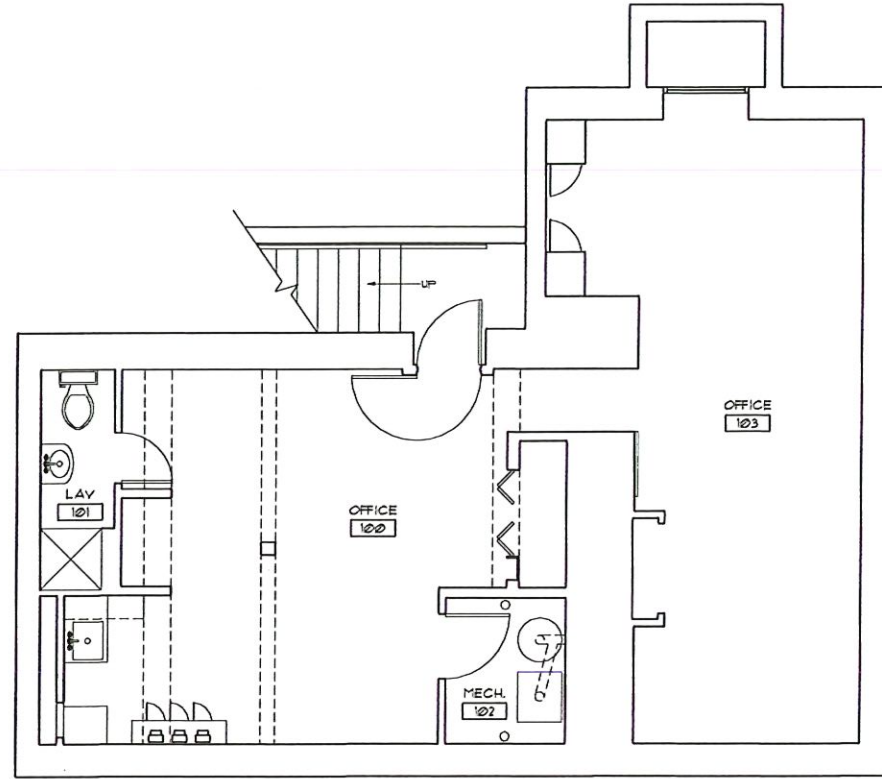
DATE: 09/30/2024
REVISED DATE:

PERMIT DOCUMENTS

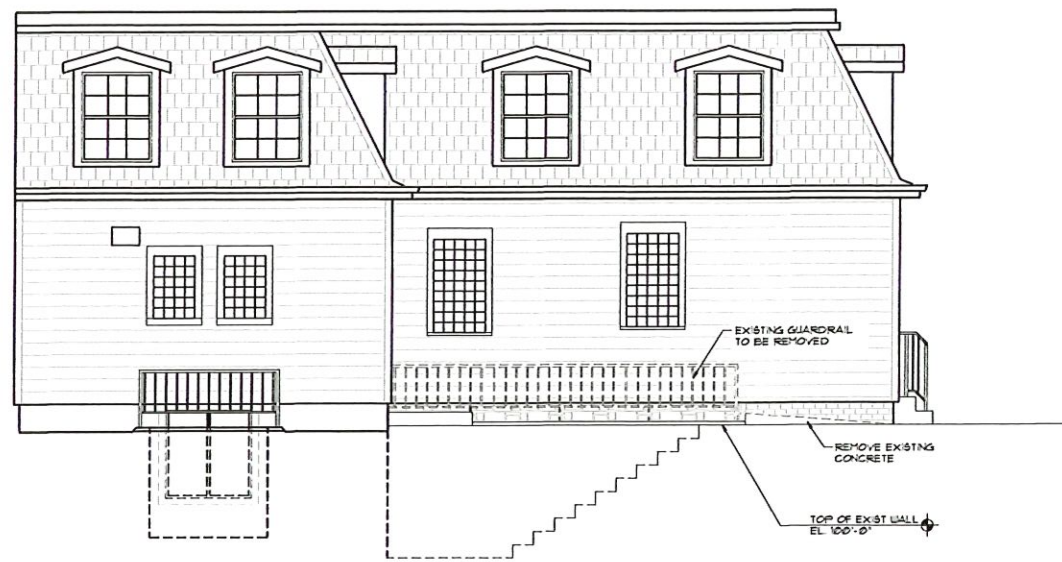
CVR

GENERAL DEMOLITION NOTES:

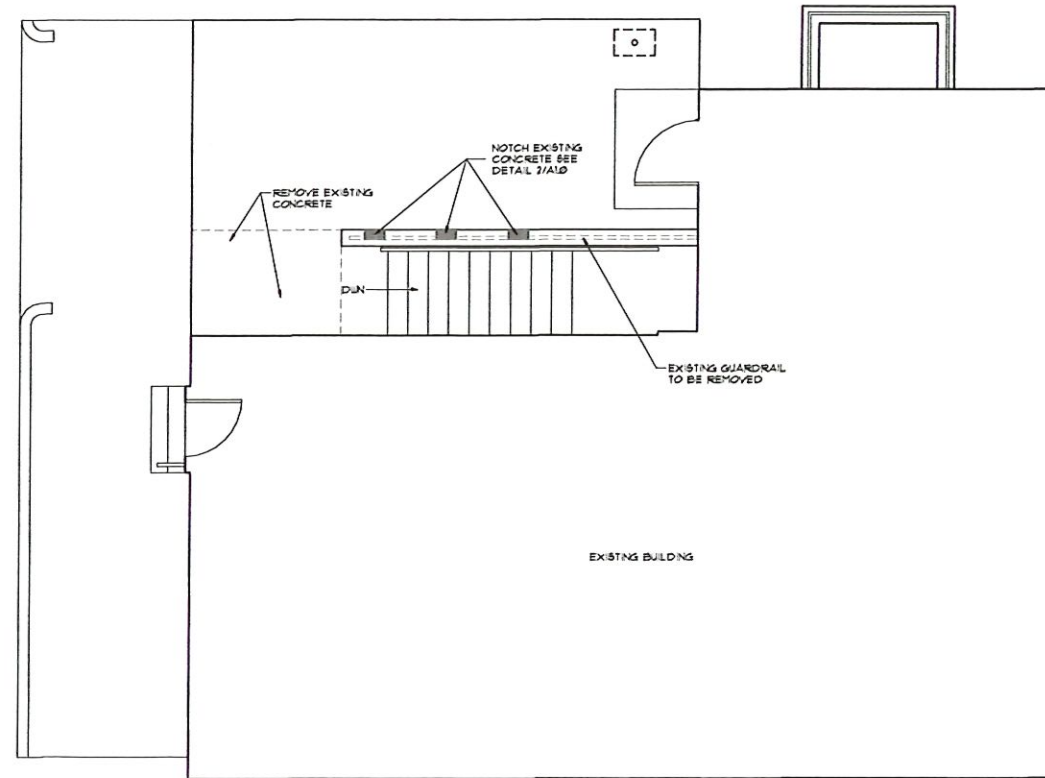
- A. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. SECURE REQUIRED DEMOLITION PERMITS. ARRANGE WITH OWNER AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS OR WORK, HARDWARE AND DEVICES SCHEDULED TO REMAIN, OR TO BE SALVAGED FOR REUSE.
- B. BUILDING MAY BE OCCUPIED DURING DEMOLITION OPERATIONS. COORDINATE ALL DEMOLITION OPERATIONS WITH OWNER FOR SHUTDOWN PERIODS AND SEQUENCE OF WORK. PROVIDE TEMPORARY DUST PARTITIONS, BARRICADES AND PROTECTIVE ENCLOSURES REQUIRED TO PROPERLY SECURE AND ISOLATE AREAS OF WORK AND TO ASSURE CONTINUING FACILITY OPERATION.
- C. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE OR THOSE TO BECOME PROPERTY OF THE OWNER AND DISPOSE OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONFIRM ALL ITEMS TO BE SALVAGED FOR REUSE AND ALL ITEMS TO BE SALVAGED AND RETURNED TO THE OWNER. DEMOLITION CONTRACTOR SHALL PROTECT ALL ITEMS SCHEDULED FOR SALVAGE AND SHALL REPLACE ANY SUCH ITEMS WHICH HAVE BECOME DAMAGED AS A RESULT OF DEMOLITION OPERATIONS.
- D. REUSE OF SALVAGED MATERIALS, NOT SPECIFICALLY SCHEDULED, WILL BE AT THE SOLE DISCRETION OF THE OWNER. IN NO CASE SHALL SALVAGED MATERIALS BE INCORPORATED IN THE WORK THAT DO NOT MEET MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND REGULATIONS.
- E. IT IS NOT THE INTENT TO SHOW EVERY PIECE OR ITEM TO BE REMOVED. IN DEMOLITION WORK, MECHANICAL, ELECTRICAL, AND OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL, SHALL BE PERFORMED WHETHER SO NOTED OR NOT. PROTECT ALL ITEMS INTENDED FOR SALVAGE AND REUSE, OR SCHEDULED TO REMAIN.
- F. DEMOLITION SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION AND THE BOUNDARIES INDICATED ON THIS DEMOLITION PLAN.
- G. PATCH/REPAIR/REFINISH ALL SURFACES EXPOSED BY DEMOLITION WORK AND MATCH/ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN. PREP SURFACES TO RECEIVE ALL LABOR AND MATERIALS REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN RECOMMENDATIONS.
- H. WHEN WALLS OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR ADJACENT CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURE IS IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
- I. DEMOLITION CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF WORK TO BE FULLY AWARE OF ALL EXISTING CONDITIONS.
- J. PRIOR TO ANY SITE DEMOLITION OR EXCAVATION, CONTRACTOR MUST NOTIFY "DIGSAFE" AT 1-888-344-1233.



EXISTING BASEMENT PLAN NO CHANGES 1 1/4" = 1'-0"



DEMO SOUTH ELEVATION 1 1/4" = 1'-0"



DEMO GROUND FLOOR PLAN 2 1/4" = 1'-0"

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Renovations For:
222 Chestnut Street

222 Chestnut Street
Providence, RI 02912



SHEET CONTENTS:
Demo Ground Floor Plan
Exist. Basement Plan
Demo South Elev.

PROJECT # 0924

DATE: 09/30/2024
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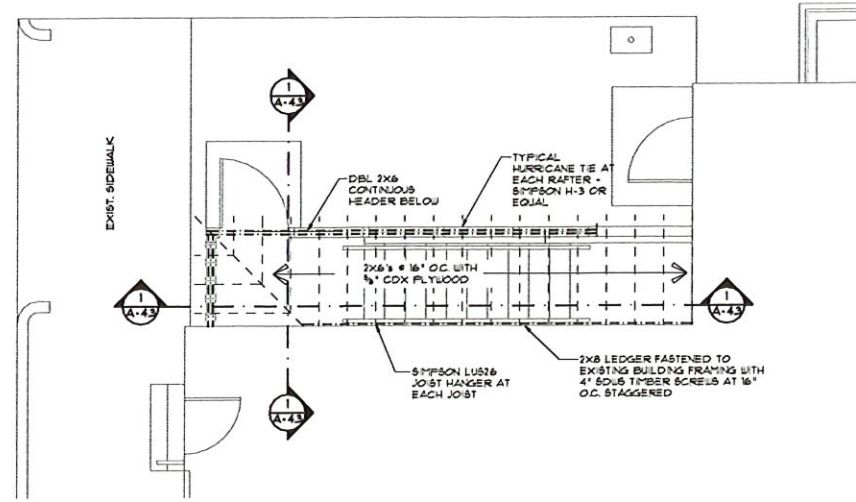
PERMIT DOCUMENTS

D1.0

DOOR SCHEDULE

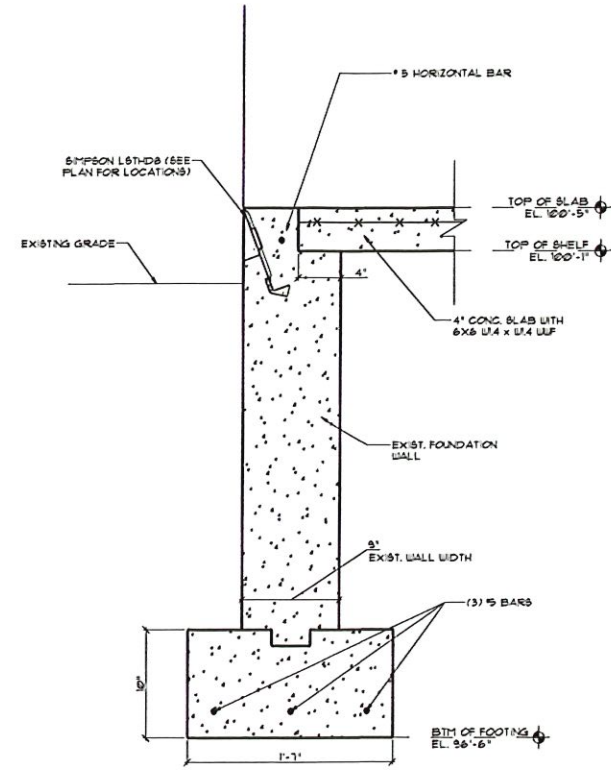
KEY	TYPE	MANUFACTURER	DOOR SIZE	TRANSOM SIZE	GLAZING	REMARKS
01	OUTSUNG ALUMINUM CLAD FRENCH DOOR	FELLA RESERVE SERIES	36 x 86	36 x 11	INSULATED LOUVE TEMPERED	PROVIDE LOUVE TRANSOM TO MATCH DOOR BELOW
02	ALUMINUM CLAD FIXED DOOR	FELLA RESERVE SERIES	36 x 86	36 x 11	INSULATED LOUVE TEMPERED	WIDE TRANSOM TO MATCH DOOR BELOW

VERIFY ALL DETAILS AND DIMENSIONS WITH MANUFACTURER



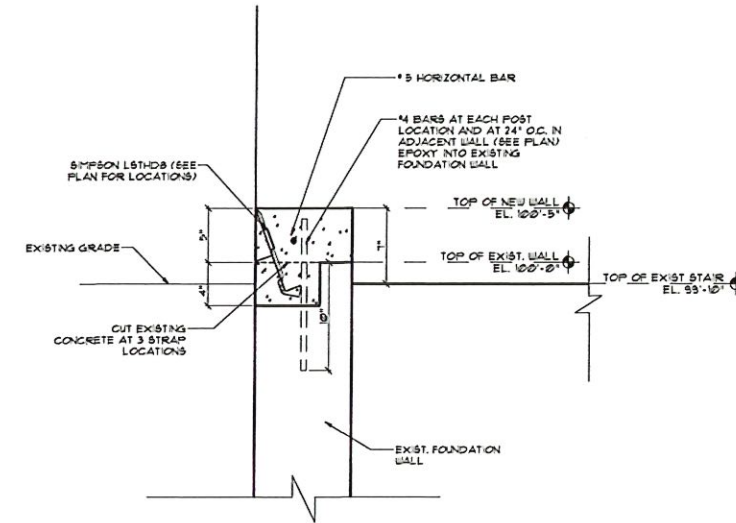
ROOF FRAMING

1 1/4" x 1'-0"



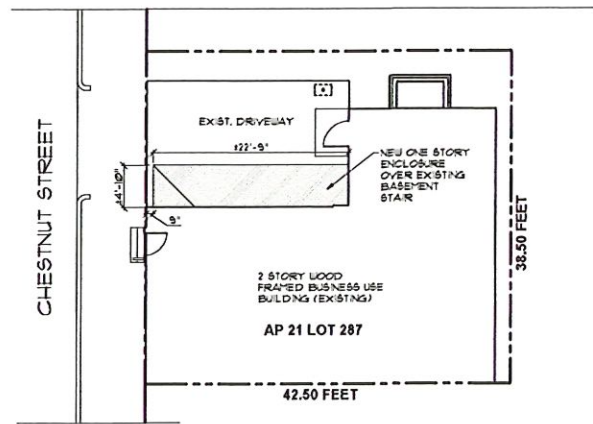
FOUND. DETAIL

2 1 1/2" x 1'-0"



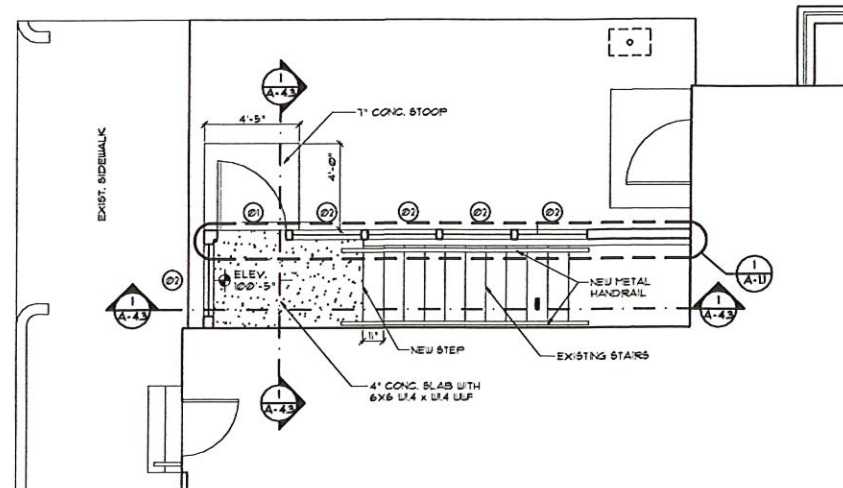
FOUND. DETAIL

3 1 1/2" x 1'-0"



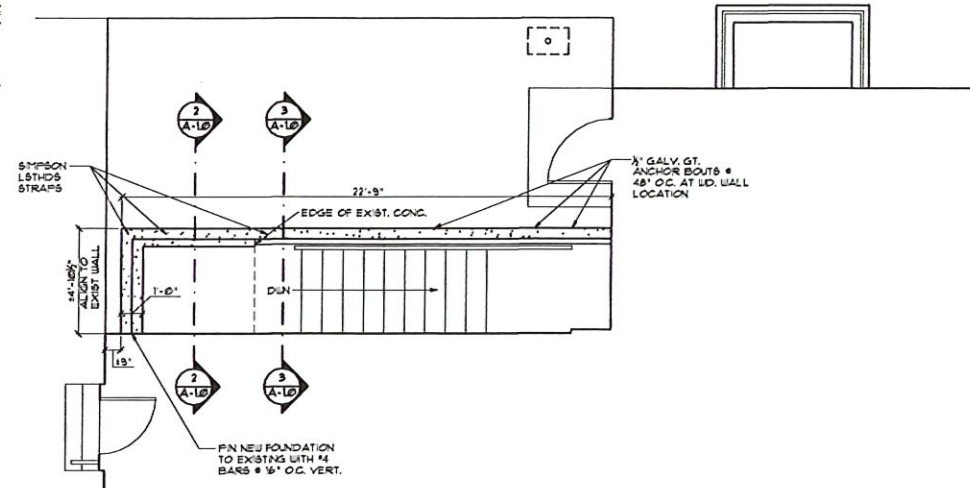
SITE PLAN

4 1/4" x 1'-0"



FLOOR PLAN

5 1/4" x 1'-0"



FOUNDATION PLAN

6 1/4" x 1'-0"

PERMIT DOCUMENTS

SHEET CONTENTS:
Ground Floor Plan
Basement Plan

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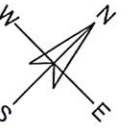
A1.0

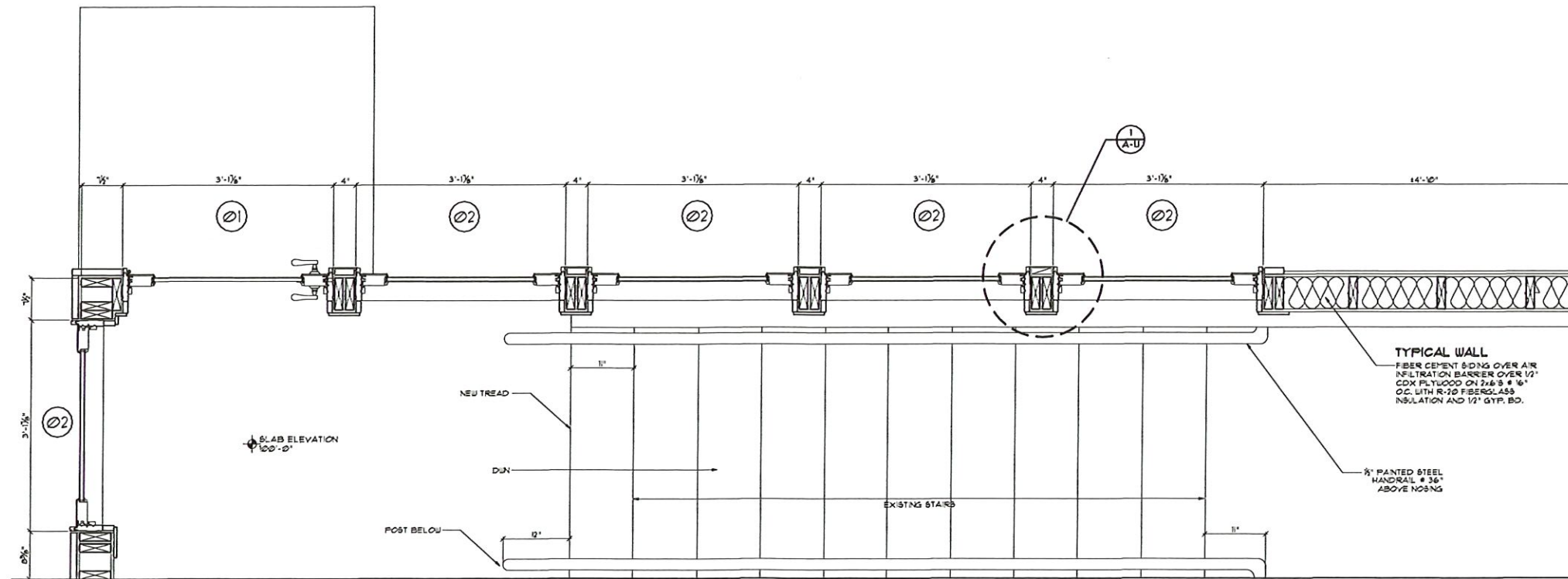
Renovations For:
222 Chestnut Street

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Providence, RI 02912



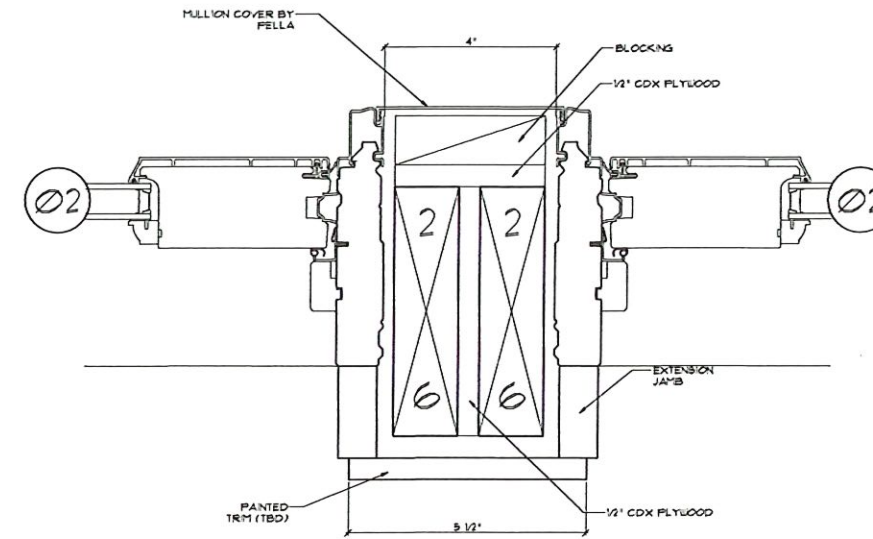
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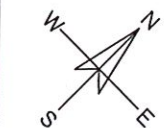
ENLARGED PLAN

② 1" = 1'-0"



DETAIL

① 6" = 1'-0"



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SHEET CONTENTS:
Enlarged Plan

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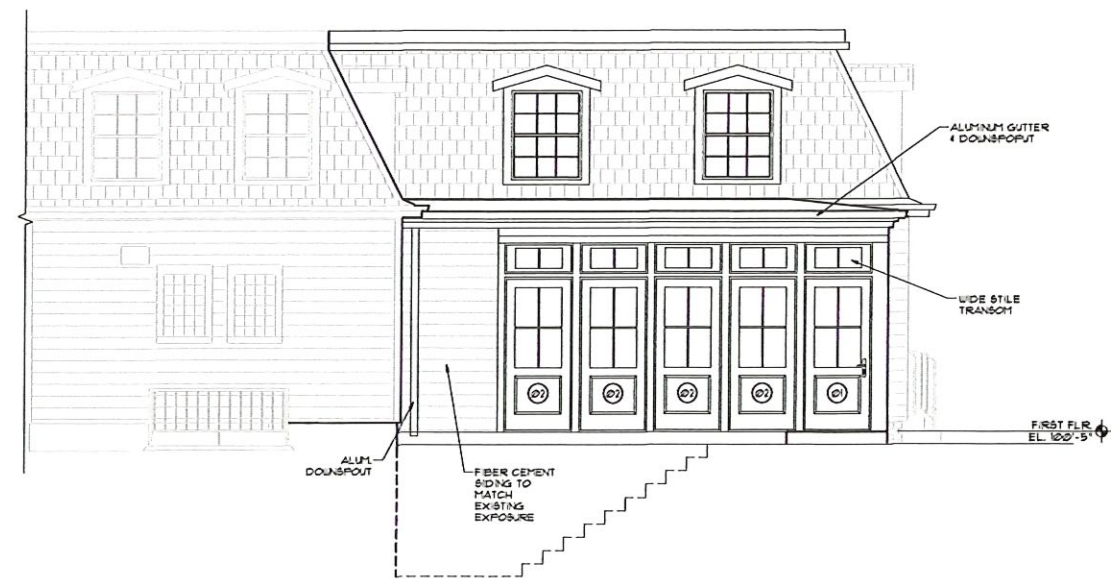
PERMIT DOCUMENTS

A1.1



WEST ELEVATION

1 1/4" = 1'-0"



NORTH ELEVATION

2 1/4" = 1'-0"

PERMIT DOCUMENTS

SHEET CONTENTS:
South Elevation
West Elevation

PROJECT # 0924

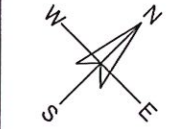
DATE: 09/30/2024
REVISED DATE:

A2.0

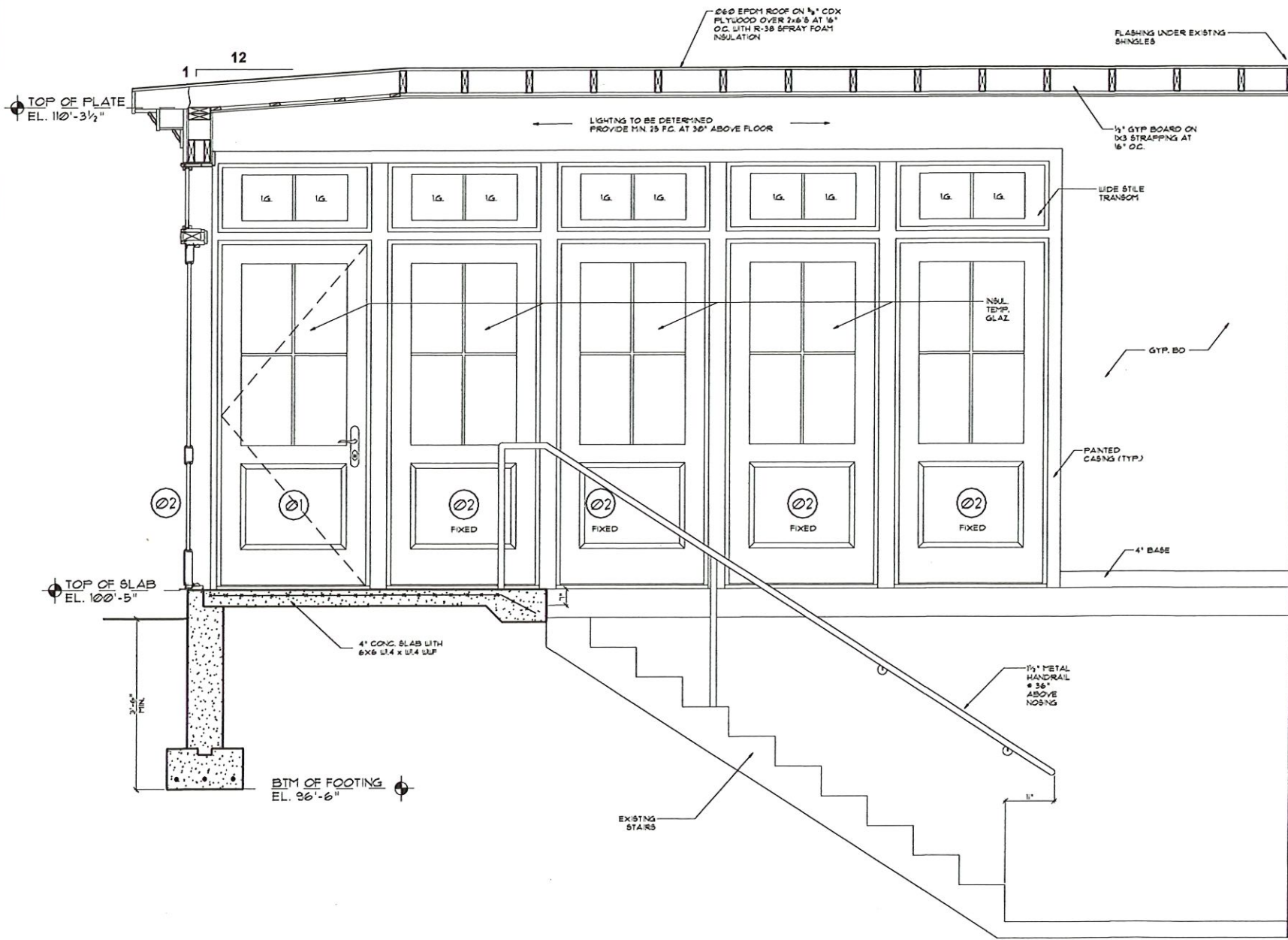


Renovations For:
222 Chestnut Street

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Providence, RI 02912

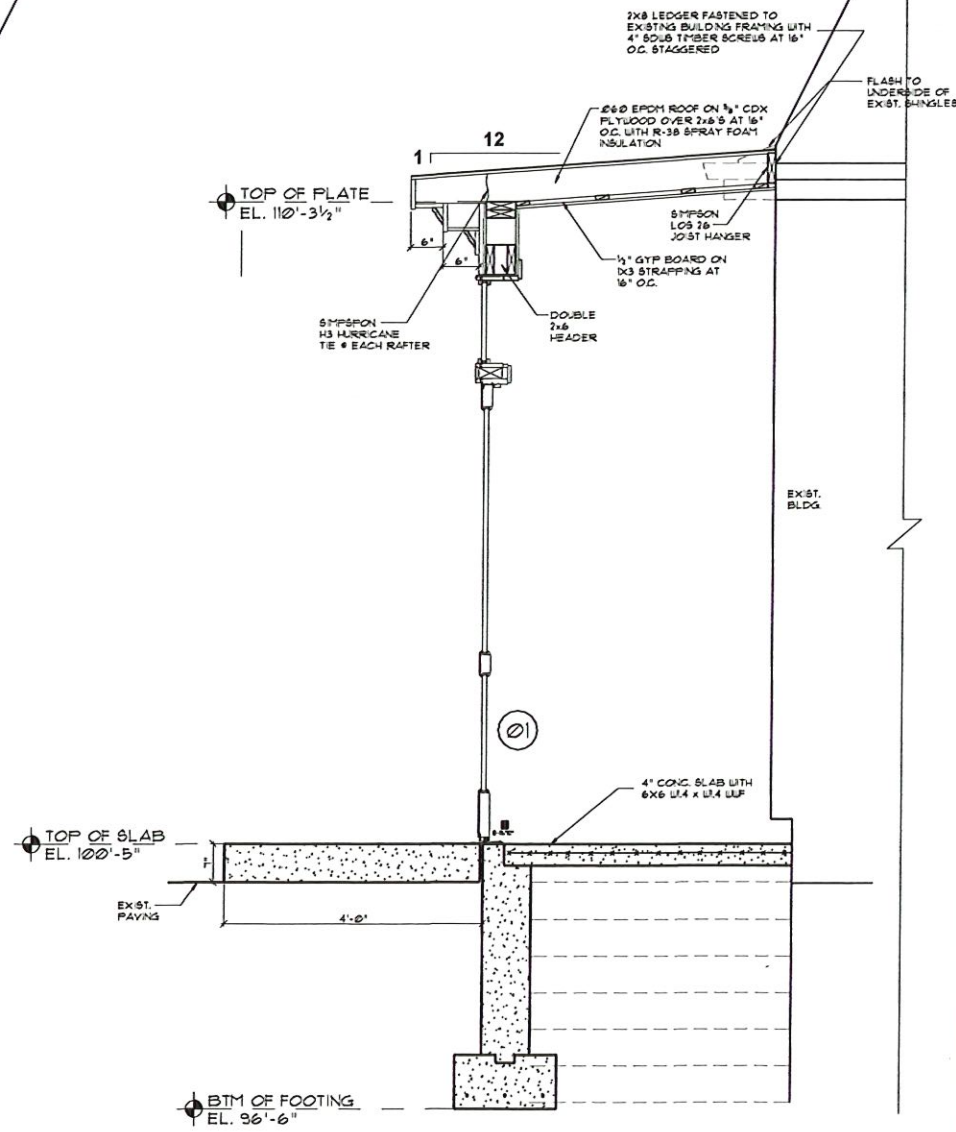


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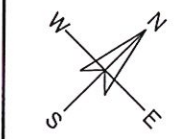
SECTION

1 1/2" = 1'-0"



SECTION

2 3/4" = 1'-0"



Renovations For:
222 Chestnut Street



SHEET CONTENTS:
 Sections

PROJECT # 0924
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PERMIT DOCUMENTS

A3.0