

SCHEMATIC DESIGN

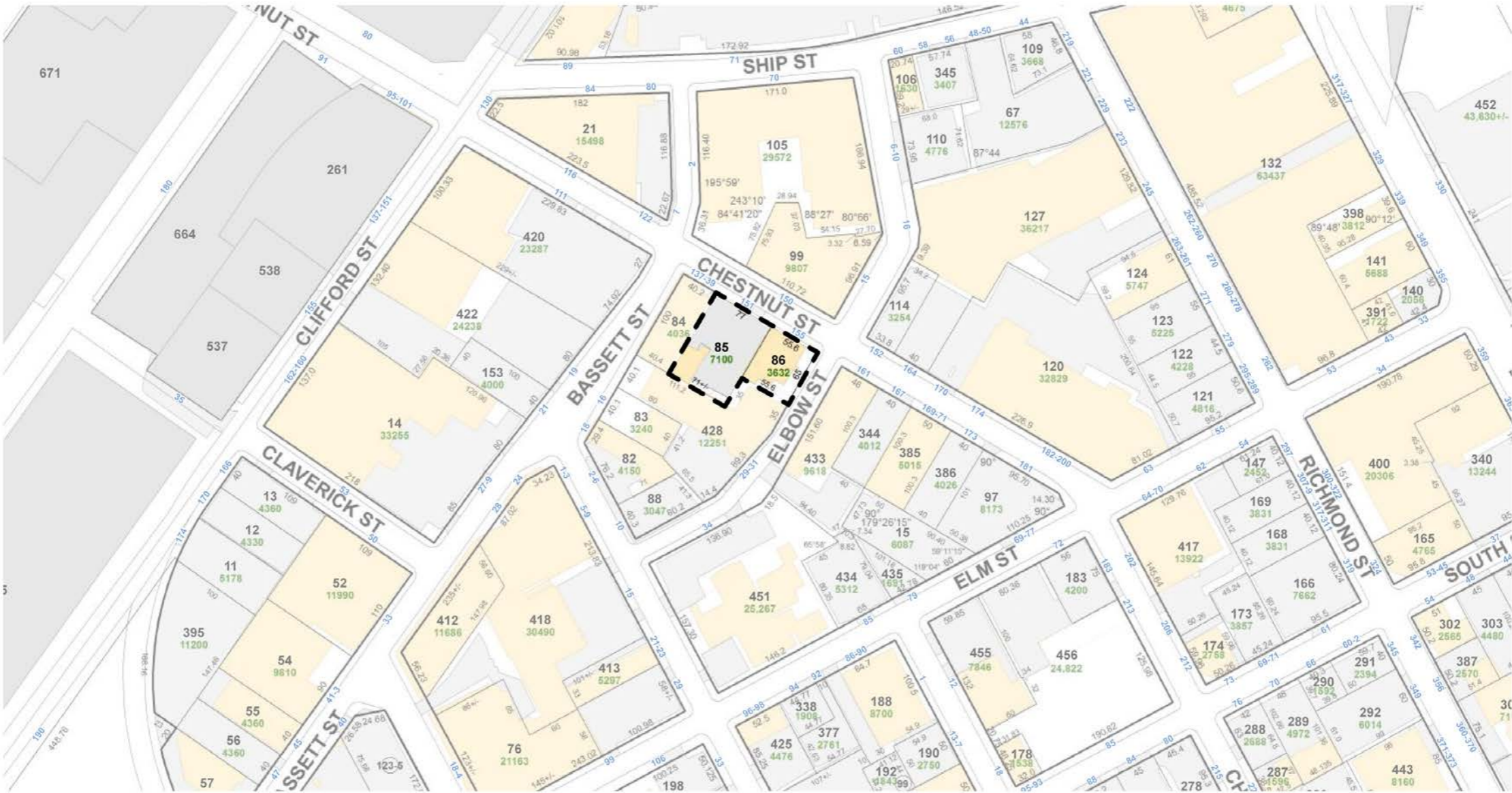
151-155 Chestnut Street, Providence, RI
09/09/19

Client: PROVIDENCE CHESTNUT I, LLC

Gerner Kronick + Valcarcel Architects, DPC

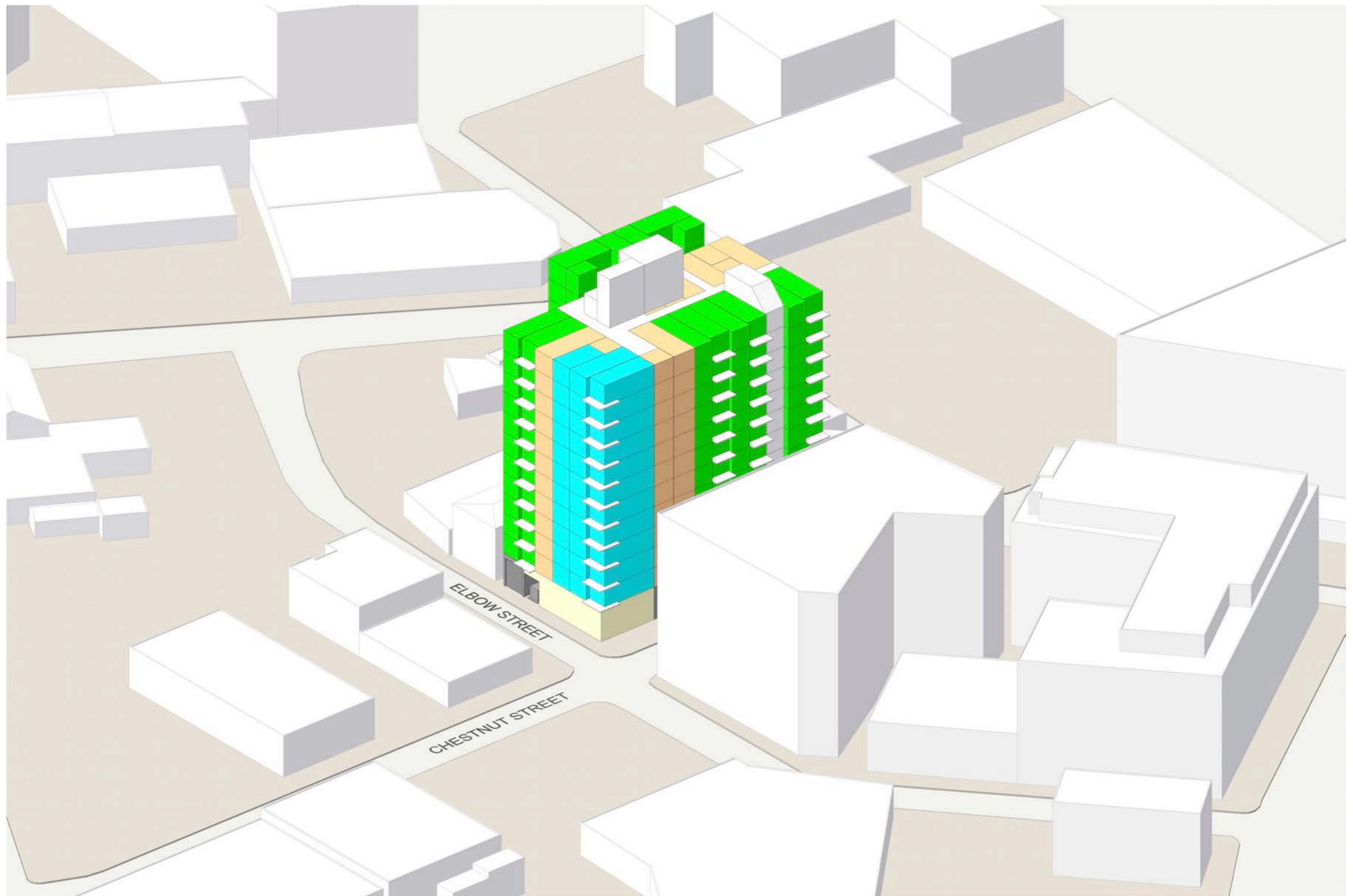
SITE PLAN

TAX MAP - PLAT #21

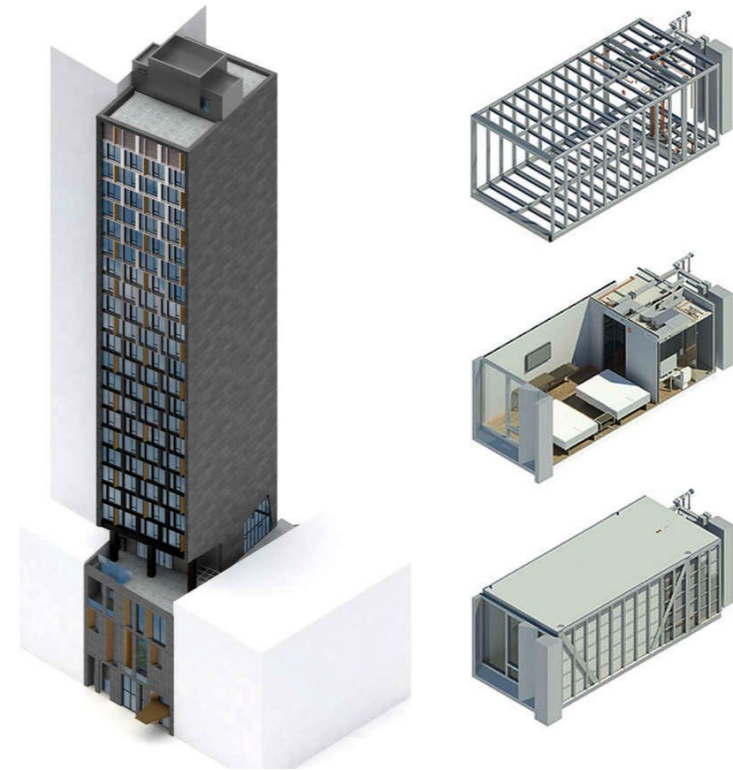


Property	Lot Size	Lot Frontage (A Street)	Lot Frontage (B Street)
151 Chestnut St	7,100 S.F.	77 Ft.	0 Ft.
155 Chestnut St	3,632 S.F.	55.6 Ft.	65 Ft.
Combined Lot	10,732 S.F.	132.6 Ft.	65 Ft.

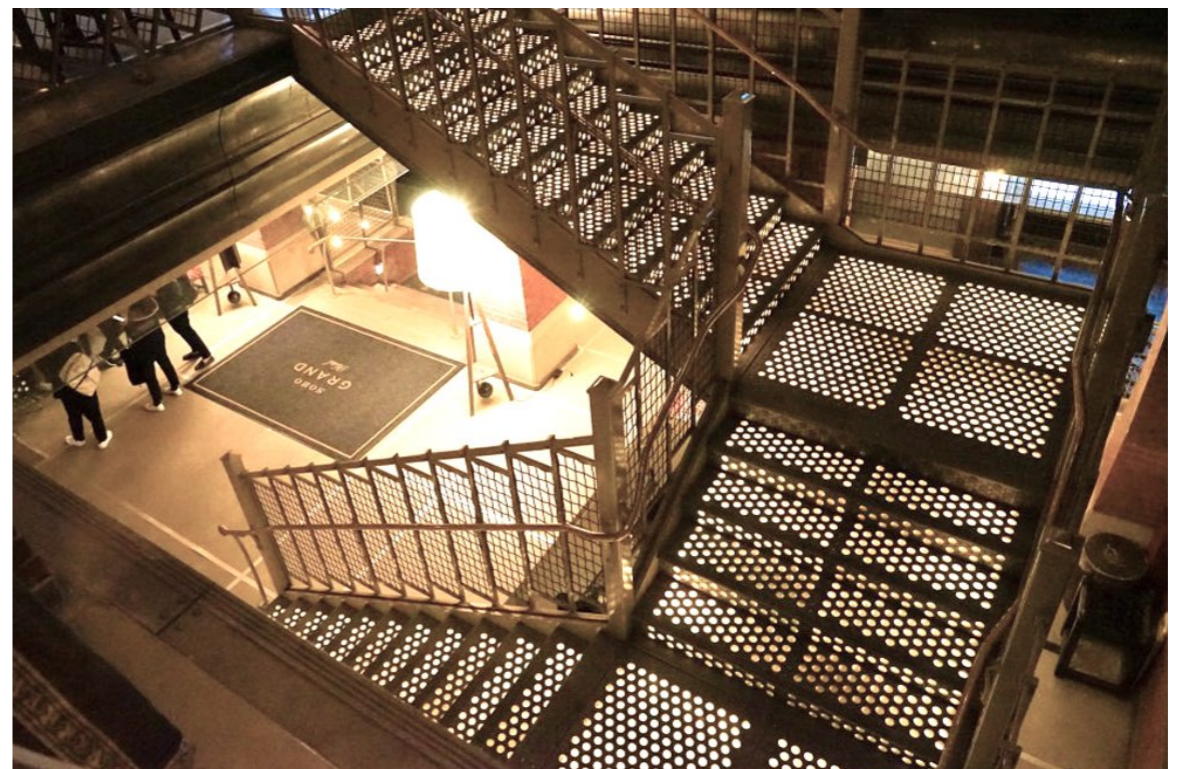
MASSING



PROPOSED MODULAR CONSTRUCTION



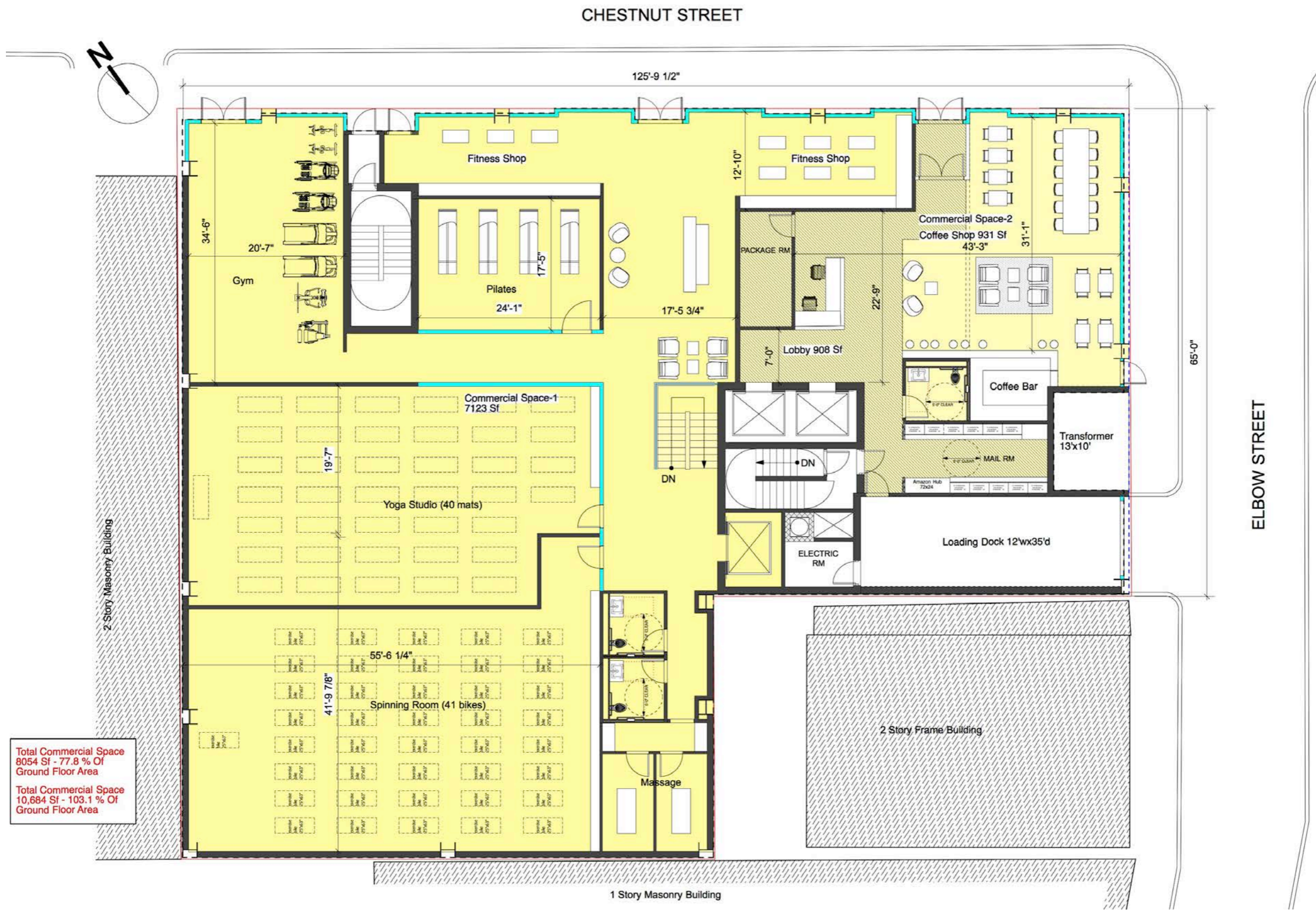
INSPIRATION



HISTORICAL REFERENCES



GROUND FLOOR PLAN



CELLAR FLOOR PLAN



2ND FLOOR PLAN



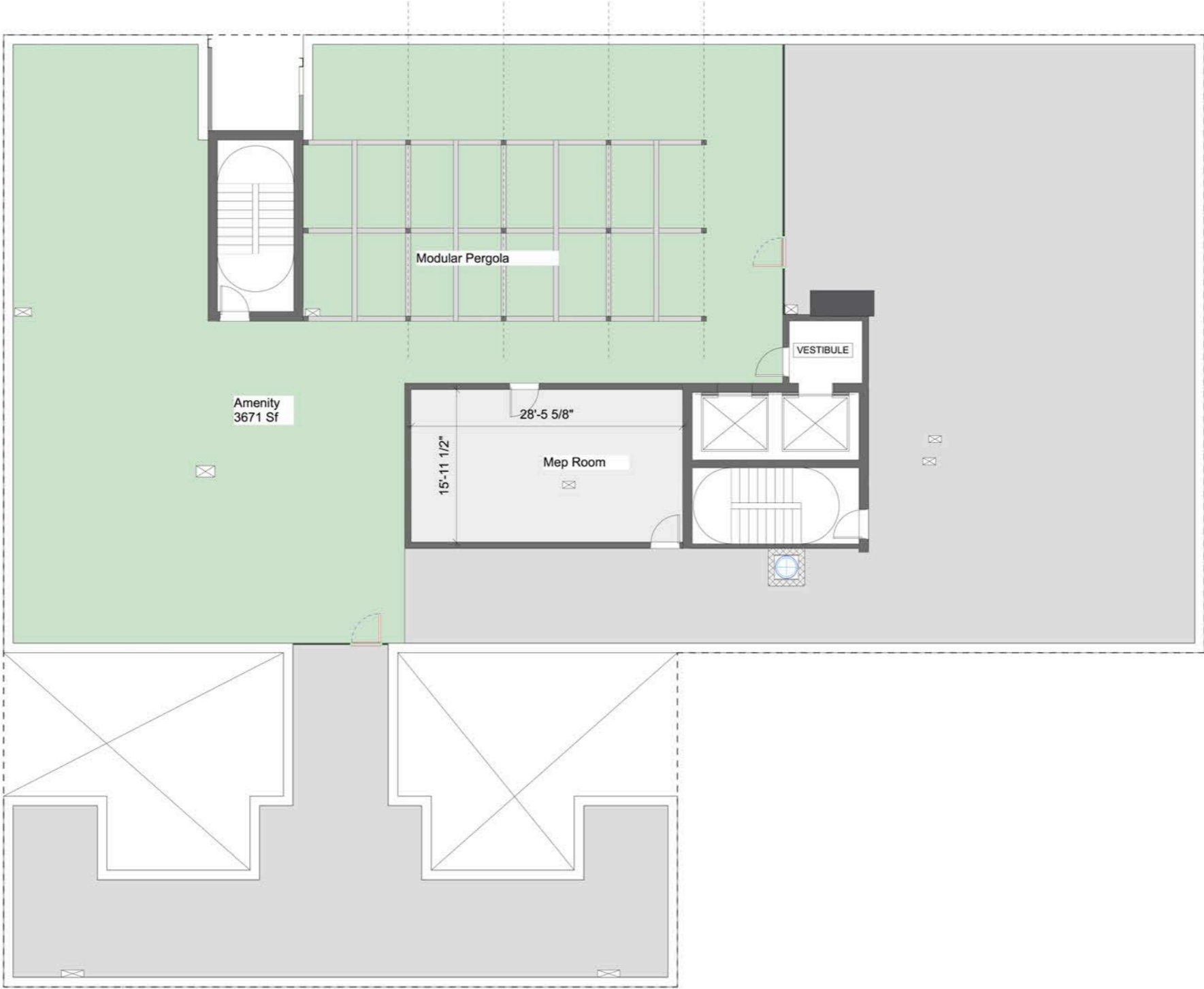
3RD-6TH FLOOR PLAN



7TH-12TH FLOOR PLAN



ROOFTOP FLOOR PLAN



MODULAR UNITS



1 BR UNIT



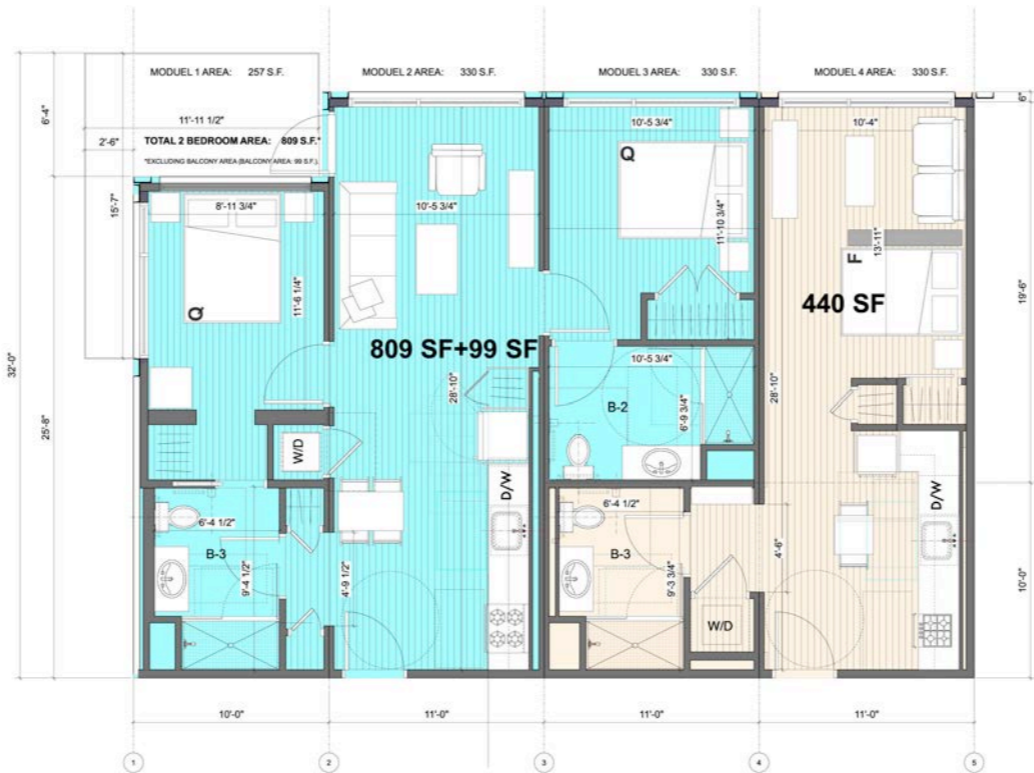
1 BR UNIT



STUDIO & STUDIO UNIT



1 BR UNIT



2 BR & STUDIO UNIT



2 BR UNIT

ALLOCATION CHART

D-1-100 DOWNTOWN DISTRICT											
Floor	Use	Floor to Floor Height (ft)	Cumulative Height (ft)	Gross Buildable Area per Floor (Square feet)	Rentable Floor Area per Floor (Square Feet) (Includes Balcony)	Residential Efficiency per Floor (2-13)	# Of Studios	# Of 1-BR	# Of 2-BR	Total # Of BR	Total # Of Beds
Cellar	Mechanical & Retail & Core	11'-0"	0'-0"	7,310	2,630	-	-	-	-	-	-
1st	Residential Lobby	16'-0"		908	-	-	-	-	-	-	-
1st	Loading Dock	16'-0"		420							
1st	Core / Walls	16'-0"		971	-	-	-	-	-	-	-
1st	Commercial (77.8%)	16'-0"	16'-0"	8,054	8,054	-	-	-	-	-	-
2nd	Residential	10'-0"	26'-0"	10,529	4,385	41.65%	2	4	1	7	8
3rd	Residential	10'-0"	36'-0"	9,387	7,590	80.86%	6	6	1	13	14
4th	Residential	10'-0"	46'-0"	9,387	7,590	80.86%	6	6	1	13	14
5th	Residential	10'-0"	56'-0"	9,387	7,590	80.86%	6	6	1	13	14
6th	Residential	10'-0"	66'-0"	9,387	7,590	80.86%	6	6	1	13	14
7th	Residential	10'-0"	76'-0"	9,387	7,590	80.86%	4	6	2	12	14
8th	Residential	10'-0"	86'-0"	9,387	7,590	80.86%	4	6	2	12	14
9th	Residential	10'-0"	96'-0"	9,387	7,590	80.86%	4	6	2	12	14
10th	Residential	10'-0"	106'-0"	9,387	7,590	80.86%	4	6	2	12	14
11th	Residential	10'-0"	116'-0"	9,387	7,590	80.86%	4	6	2	12	14
12th	Residential	11'-0"	127'-0"	9,387	7,590	80.86%	4	6	2	12	14
ROOF	Vestibule & MEP Room	-	-	505	-	-	-	-	-	-	-
	TOTALS		128'-0"	122,567	88,339	83.11%	50	64	17	131	148

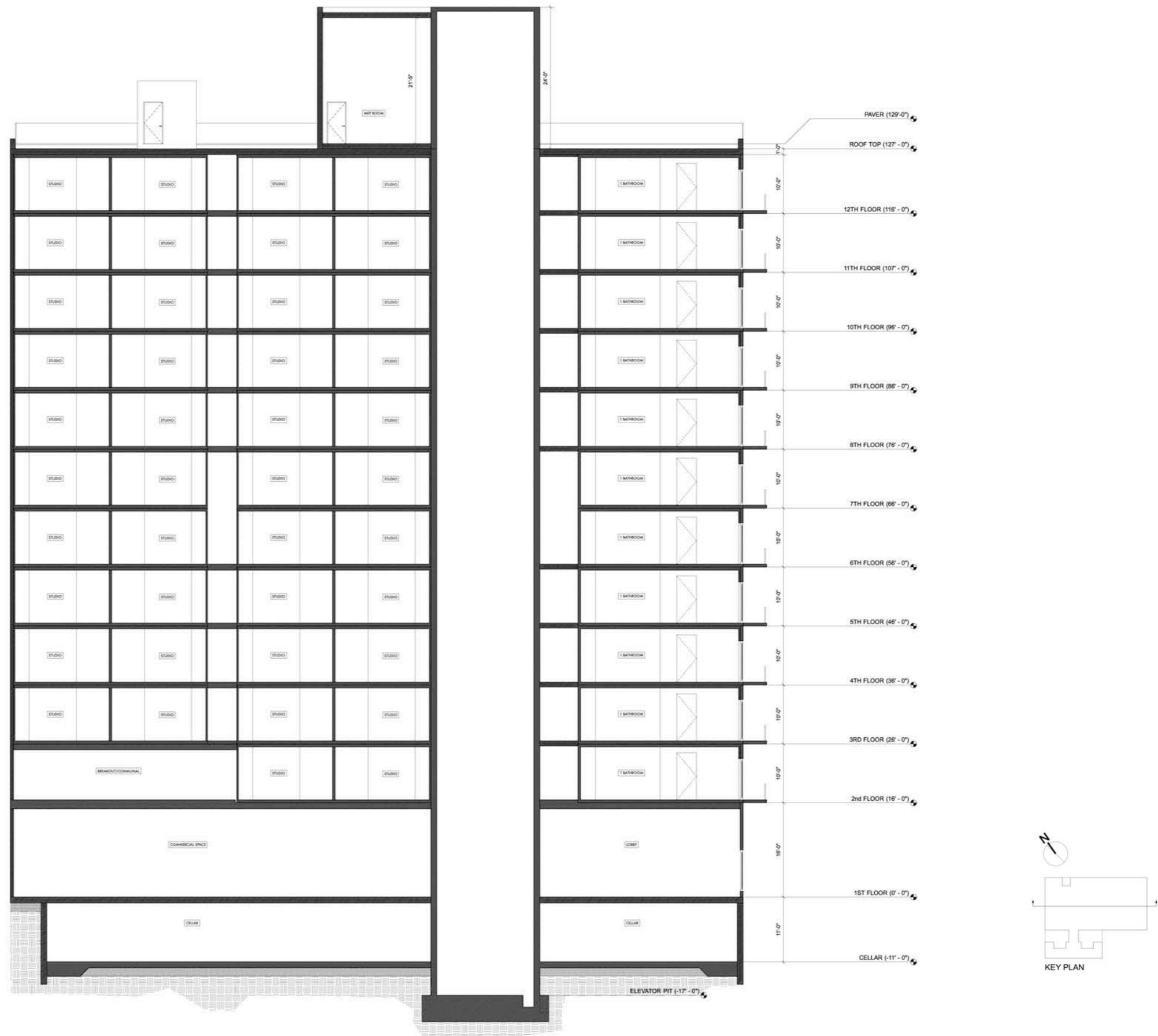
REQUESTS FOR WAIVER

- SETBACK REQUIREMENT
606.A.4 Buildings over six stories tall have a recess line at least 10 feet above the third story and below the seventh story.
- STOREFRONT GLAZING PERCENTAGE
606.E.1 All building facades shall provide areas of transparency equal to at least 70% of the wall area between the height of one and 12 feet.
- DEMOLITION OF EXISTING BUILDINGS IN A HISTORIC DISTRICT

APPROVAL

- BUILDING HEIGHT BONUS
603.E.1 Bonus is based on the percentage of ground-floor space dedicated to active ground-floor use. 76-100% of ground-floor use constitutes a height bonus of 30%.

SECTION



NORTH ELEVATION (CHESTNUT STREET)



EAST ELEVATION (ELBOW STREET)

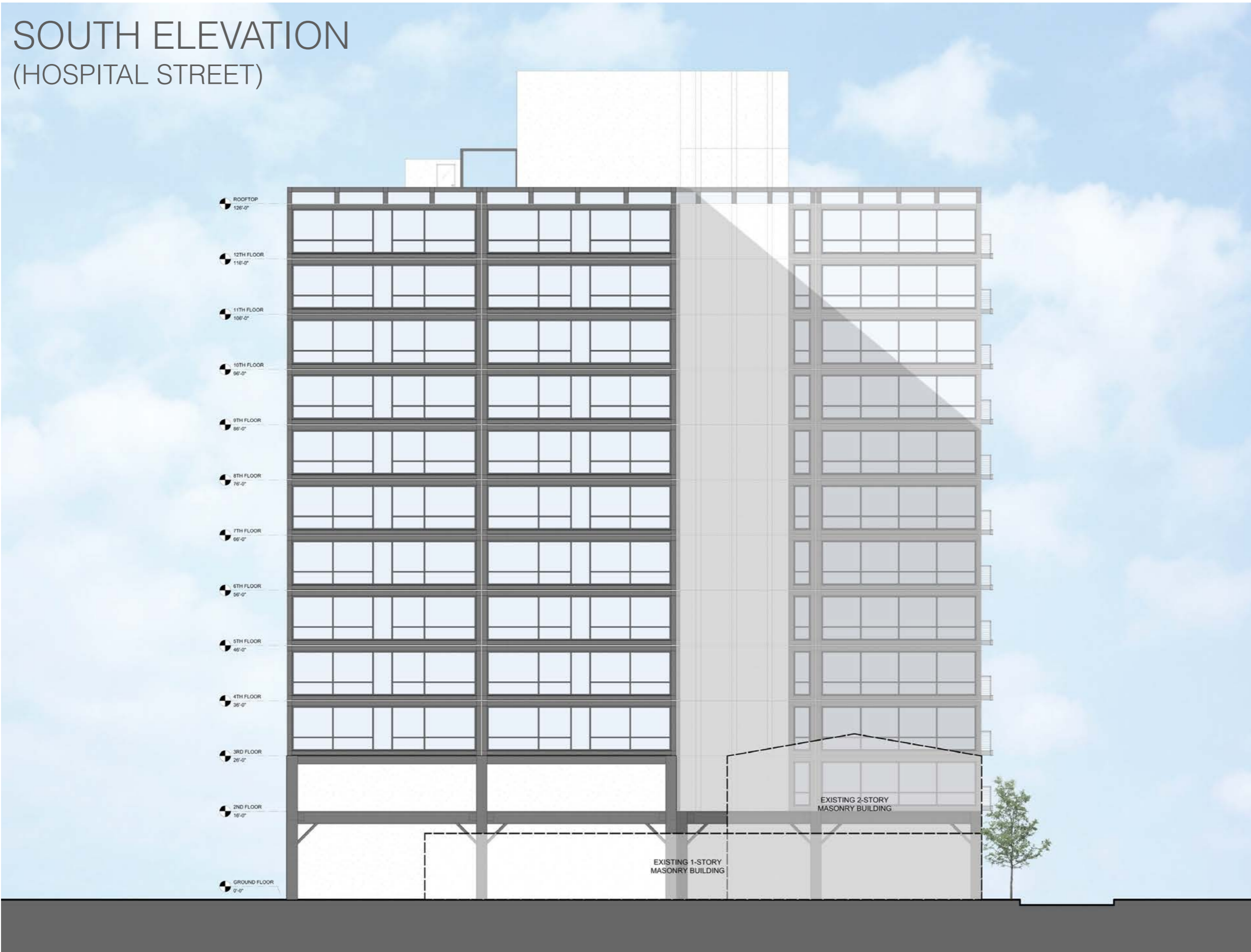


WEST ELEVATION (BASSETT STREET)



SOUTH ELEVATION

(HOSPITAL STREET)



RENDERING



RENDERING



RENDERING

