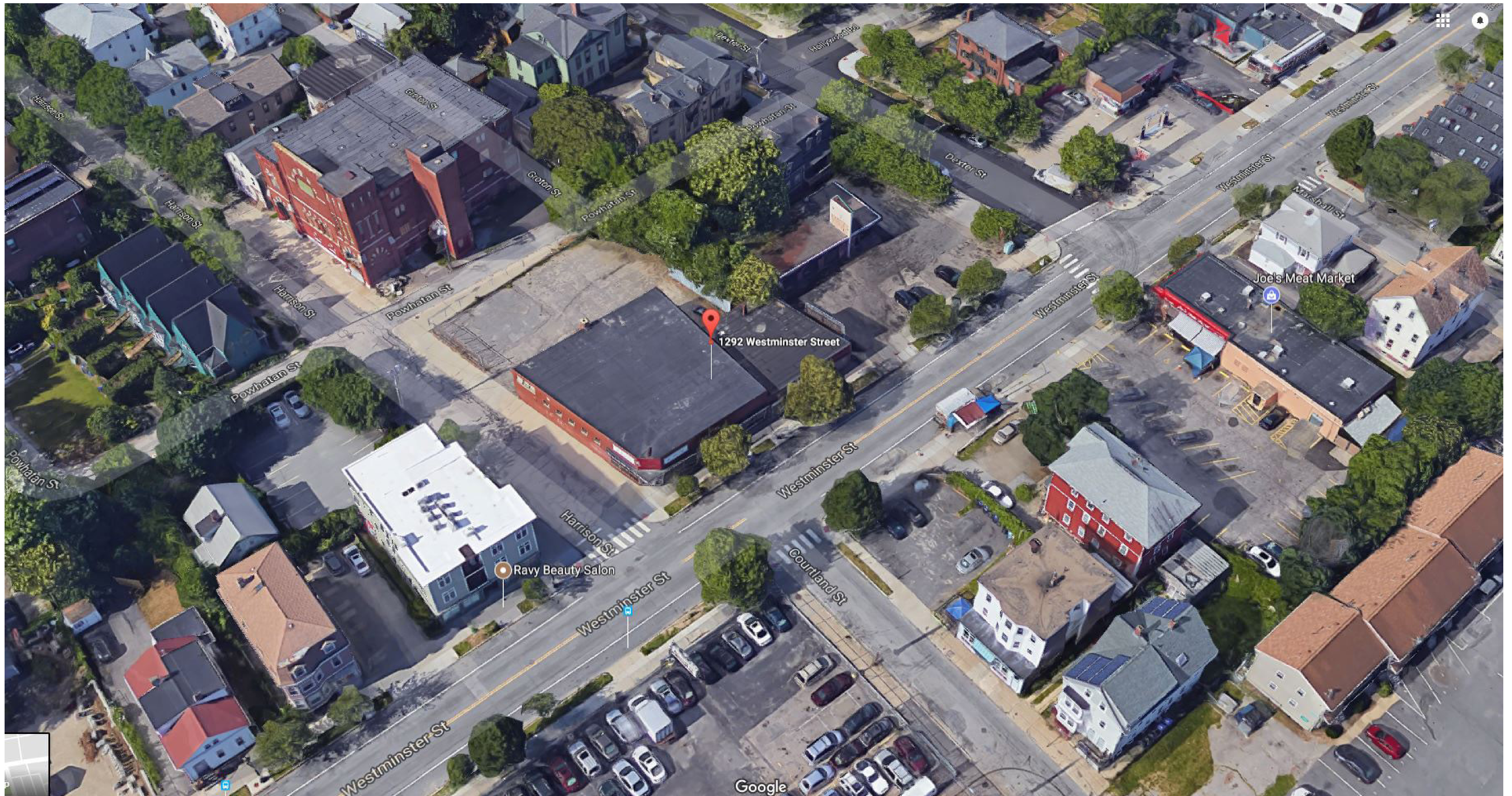




1292 WESTMINSTER ST

PROVIDENCE CITY PLANNING COMMISSION

FRIDAY AUGUST 11, 2017



AERIAL VIEW

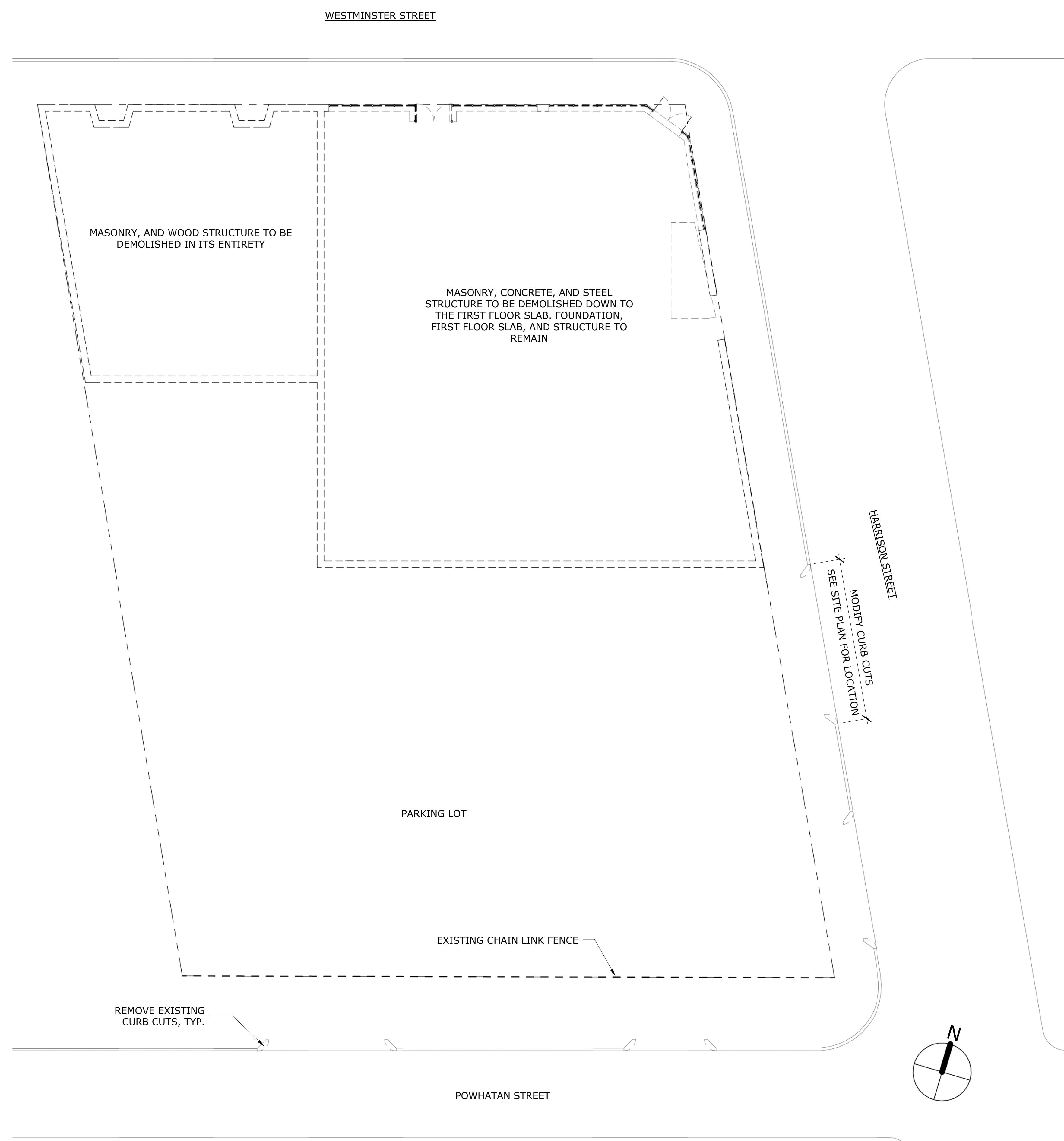
1292 WESTMINSTER ST

AUGUST 2017

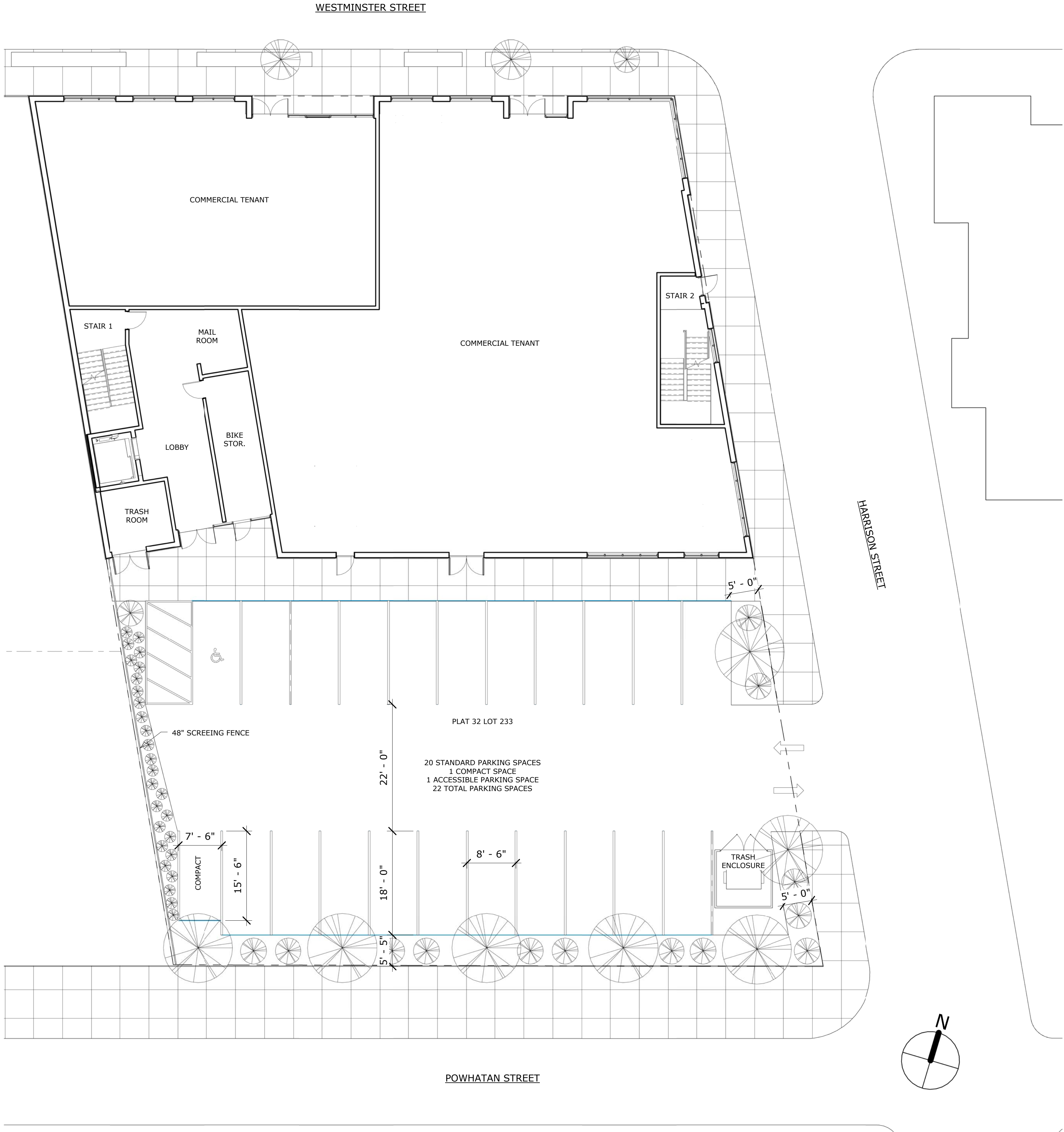
ZDS



EXISTING CONDITIONS
1292 WESTMINSTER ST
AUGUST 2017



DEMOLITION SITE PLAN
1292 WESTMINSTER ST
AUGUST 2017



UNIT MATRIX:

	TYPE	AREA	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL	%
ONE BED UNIT			9	9	9	7	34	97.1%
	A1	878 SF	1	1	1	-	3	8.6%
	A2	816 SF	6	6	6	-	18	51.4%
	A3	790 SF	1	1	1	-	3	8.6%
	A4	921 SF	1	1	1	-	3	8.6%
	A5	622 SF	-	-	-	1	1	2.9%
	A6	605 SF	-	-	-	4	4	11.4%
	A7	603 SF	-	-	-	1	1	2.9%
	A8	691 SF	-	-	-	1	1	2.9%
TWO BED UNIT			0	0	0	1	1	2.9%
	B1	1,076 SF	-	-	-	1	1	2.9%
TOTAL			9	9	9	8	35	100.0%

BUILDING SUMMARY:

PARCEL AREA - 16,824 SF
BUILDING FOOTPRINT - 8,500 SF
TOTAL BUILDING SQUARE FOOTAGE - 42,500 SF

7,220 SF TOTAL COMMERCIAL SPACE
AT GROUND FLOOR

9 UNITS PER FLOOR @ FLOORS 2-4
8 UNITS @ FLOOR 5
4 RESIDENTIAL FLOORS TOTAL
35 UNITS TOTAL
UNITS RANGE FROM 603 SF - 1,076 SF

PARKING SUMMARY:

20 STANDARD PARKING SPACES
1 COMPACT PARKING SPACE
1 ACCESSIBLE PARKING SPACE
22 TOTAL PARKING SPACES

18 INDOOR BIKE STORAGE SPACES

ZONING:

C-2 ZONE
HISTORIC OVERLAY DISTRICT (ARMORY)
MIN. LOT AREA: NONE
MIN. BUILDING HEIGHT: 16'
MIN. FIRST STORY HEIGHT: 11'
MAX. BUILDING HEIGHT: 50', NOT TO EXCEED 4 STORIES
MAX. BUILDING COVERAGE: NONE

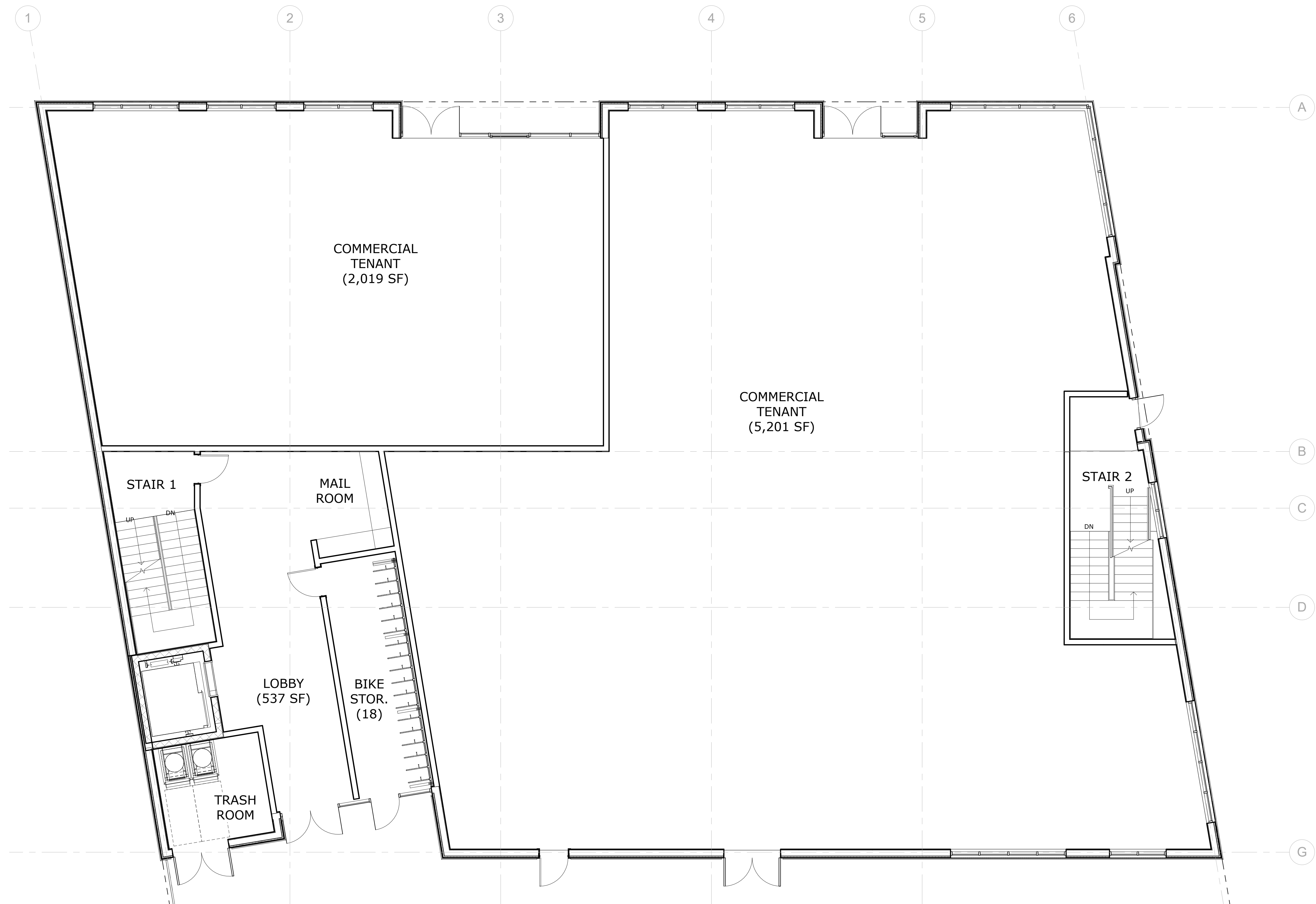
FRONT SETBACK: BUILD TO ZONE OF 0'-5'
INTERIOR SIDE SETBACK: NONE, 10' WHEN ABUTTING A RESIDENTIAL DISTRICT
CORNER SIDE SETBACK: BUILD TO ZONE 0'-5'
REAR SETBACK: NONE, 20' WHEN ABUTTING A RESIDENTIAL DISTRICT

SITE PLAN

1292 WESTMINSTER ST

AUGUST 2017



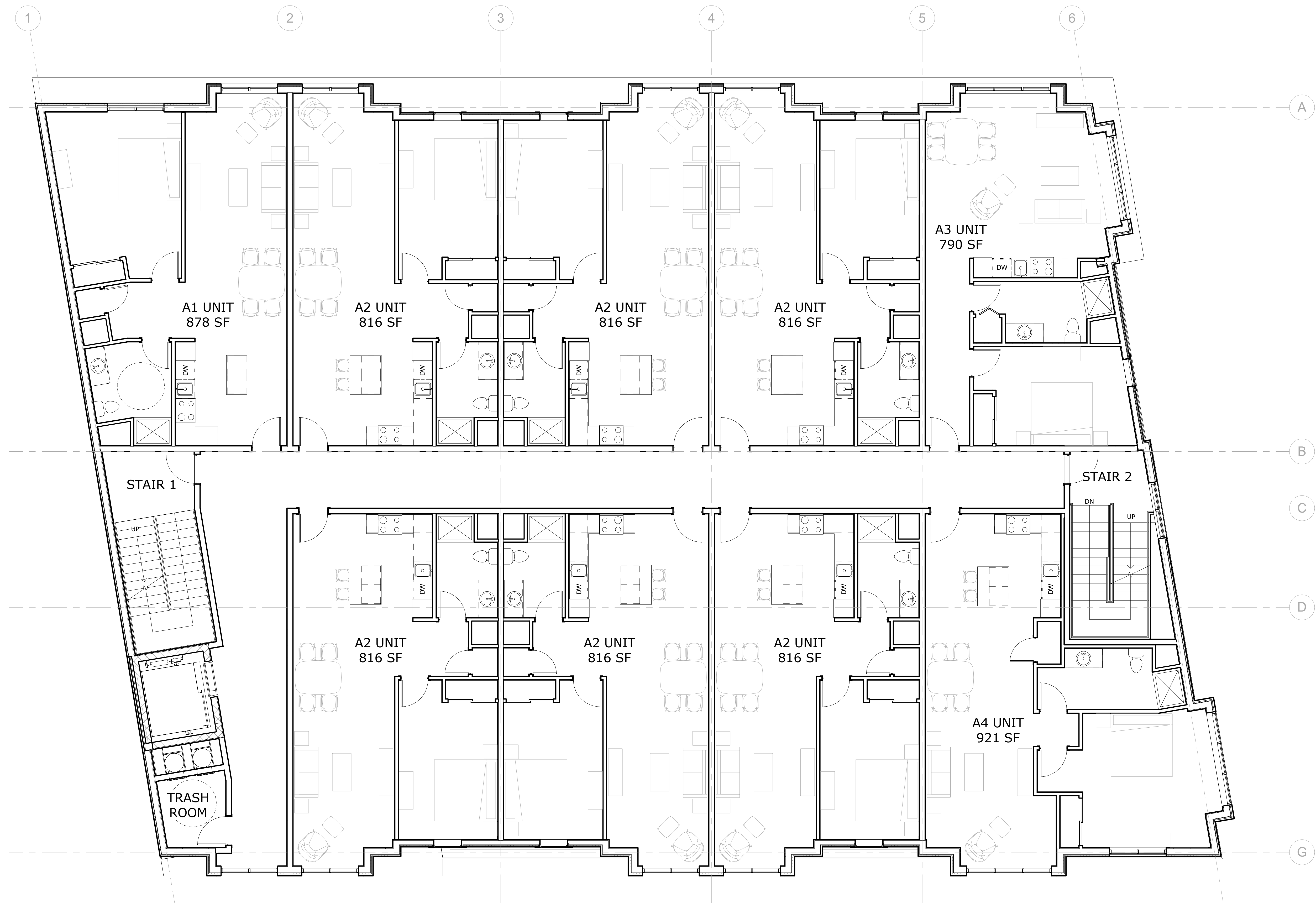


FIRST FLOOR PLAN

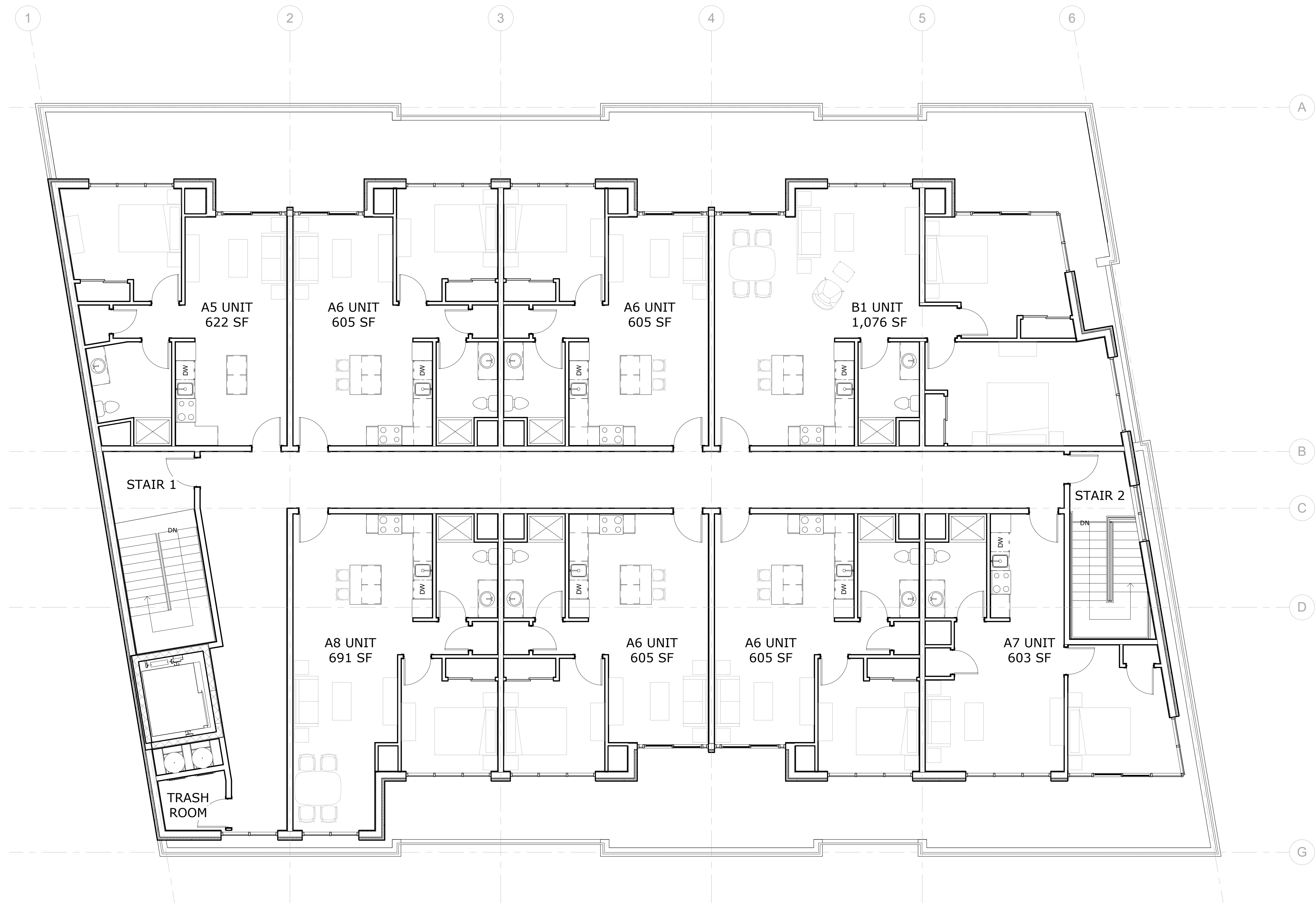
1292 WESTMINSTER ST

AUGUST 2017





TYPICAL FLOOR PLAN (2-4)
 1292 WESTMINSTER ST
 AUGUST 2017



FIFTH FLOOR PLAN

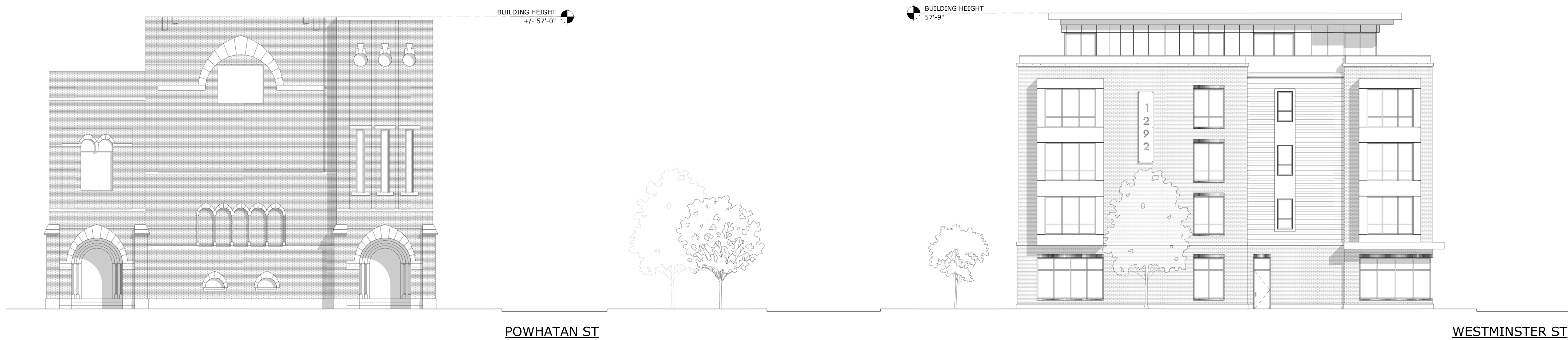
1292 WESTMINSTER ST

AUGUST 2017





WESTMINSTER STREET ELEVATION



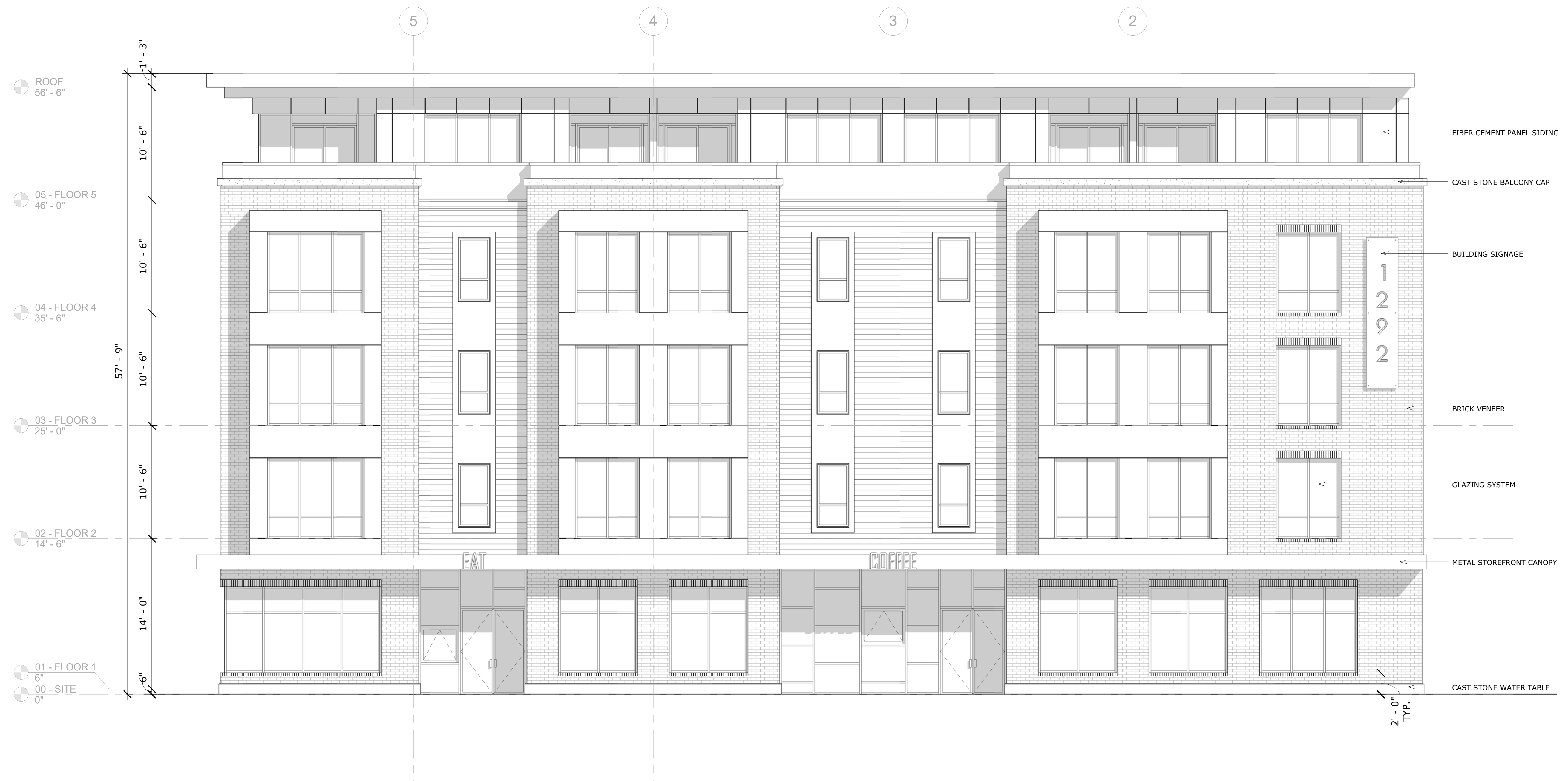
HARRISON STREET ELEVATION

SITE ELEVATIONS

1292 WESTMINSTER ST

AUGUST 2017





NORTH ELEVATION - WESTMINSTER ST

1292 WESTMINSTER ST

AUGUST 2017





EAST ELEVATION - HARRISON ST

1292 WESTMINSTER ST

AUGUST 2017



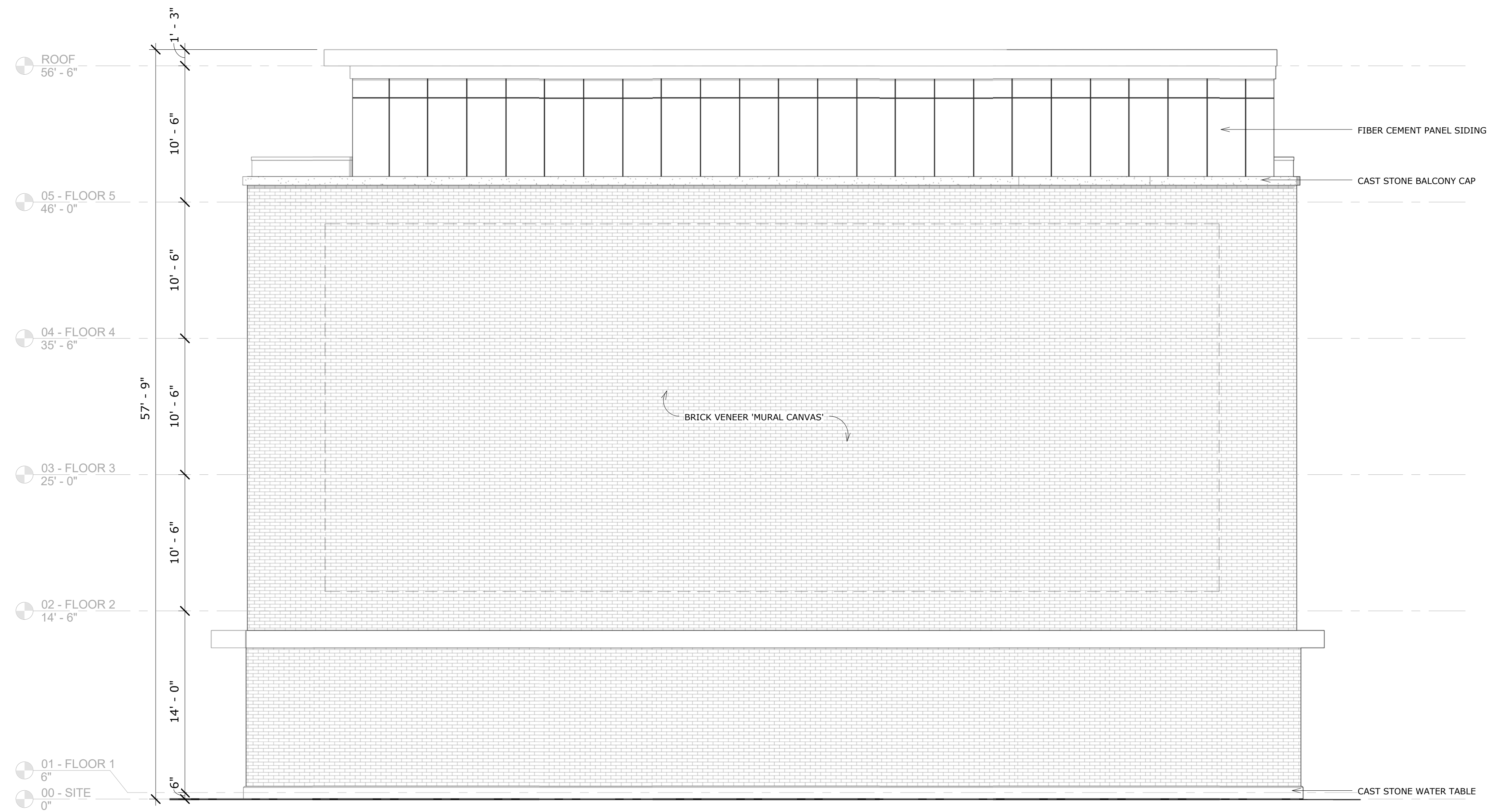


SOUTH ELEVATION - POWHATAN ST

1292 WESTMINSTER ST

AUGUST 2017





WEST ELEVATION

1292 WESTMINSTER ST

AUGUST 2017

