

WARREN AVE APARTMENTS

EAST PROVIDENCE, RI

SCHEMATIC DESIGN SUBMISSION

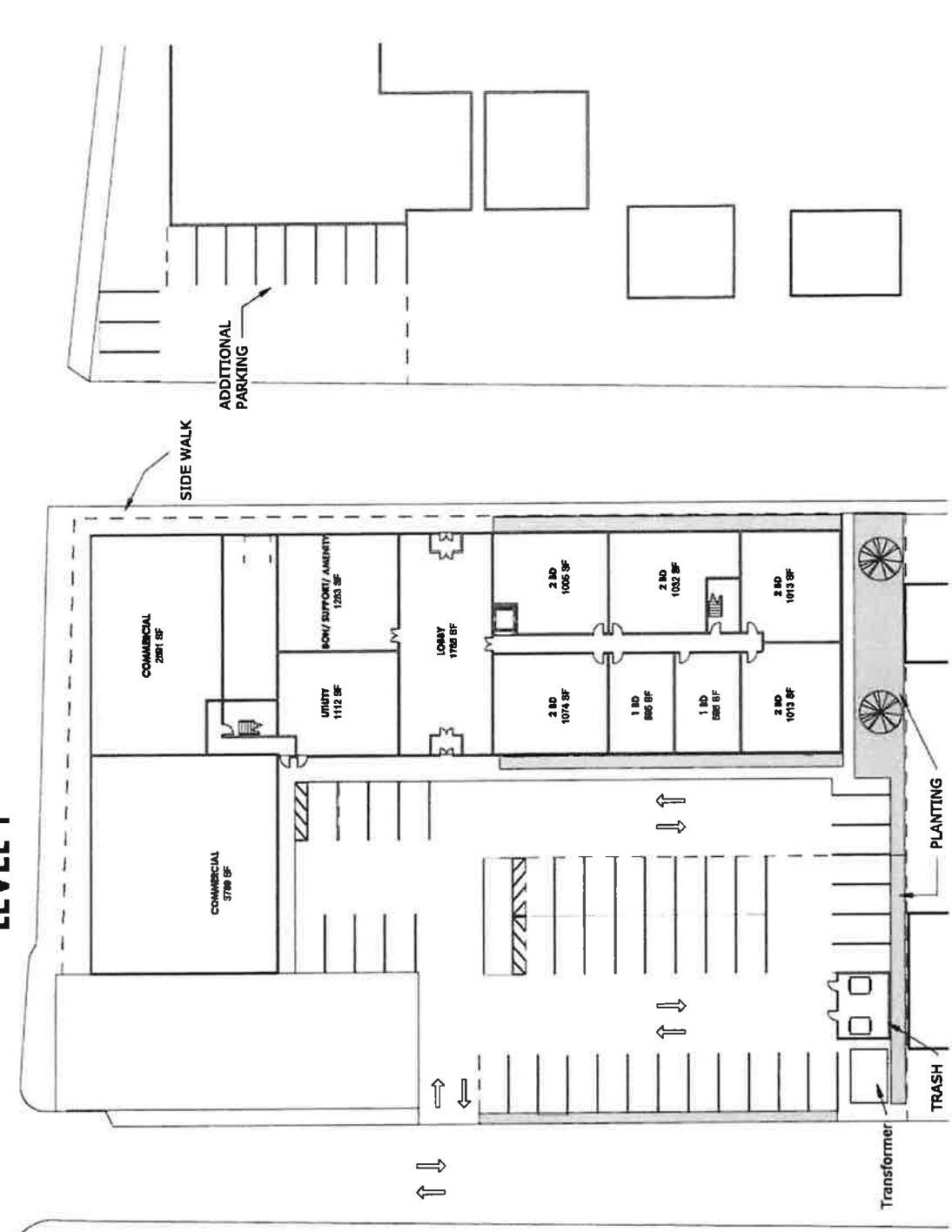
FEBRUARY 19, 2024

ZDS

ZONING INFORMATION

PROJECT DATA			
PROJECT ADDRESS:	585 WARREN AVE, EAST PROVIDENCE, RI 02914		
SQUARE LOT:	307-06-002-00		
ZONING DISTRICT	C3		
LOT AREA:	42873 SF	Sec. 19-322. - (3)Warren Avenue Overlay District	
TOTAL UNIT COUNT	61		
NUMBER OF STORIES:	4		
ZONING ANALYSIS - CITY OF EAST PROVIDENCE ZONING ORDINANCE			
SECTION	ZONING REGULATION	PERMITTED	PROPOSED
Sec. 19-145. - Schedule	MIN AREA (SF)	10,000	19238
Sec. 19-145. - Schedule	MIN Width	100'	135'
Sec. 19-145. - Schedule	MIN Depth	100'	230'
Sec. 19-145. - Schedule	MIN FRONT SET BACK	5'	5'
Sec. 19-145. - Schedule	MIN SIDE SET BACK		
Sec. 19-145. - Schedule	MIN REAR SET BACK	20'	20'
Sec. 19-145. - Schedule	STORY	3	4
Sec. 19-145. - Schedule	HEIGHT	40'	40'
Sec. 19-145. - Schedule	MAX PERCENTAGE OF COVERAGE (%)	60	44.8
Sec. 19-284.	PARKING	MULTIFAMILY = 103 COMMERCIAL/RETAIL = 40	55
			PARKING REQUIREMENT IS FLEXIBLE BASED ON Sec. 19-322 (Main Street and Neighborhood Center Overlay Districts)

FLOOR PLANS
LEVEL 1

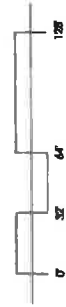
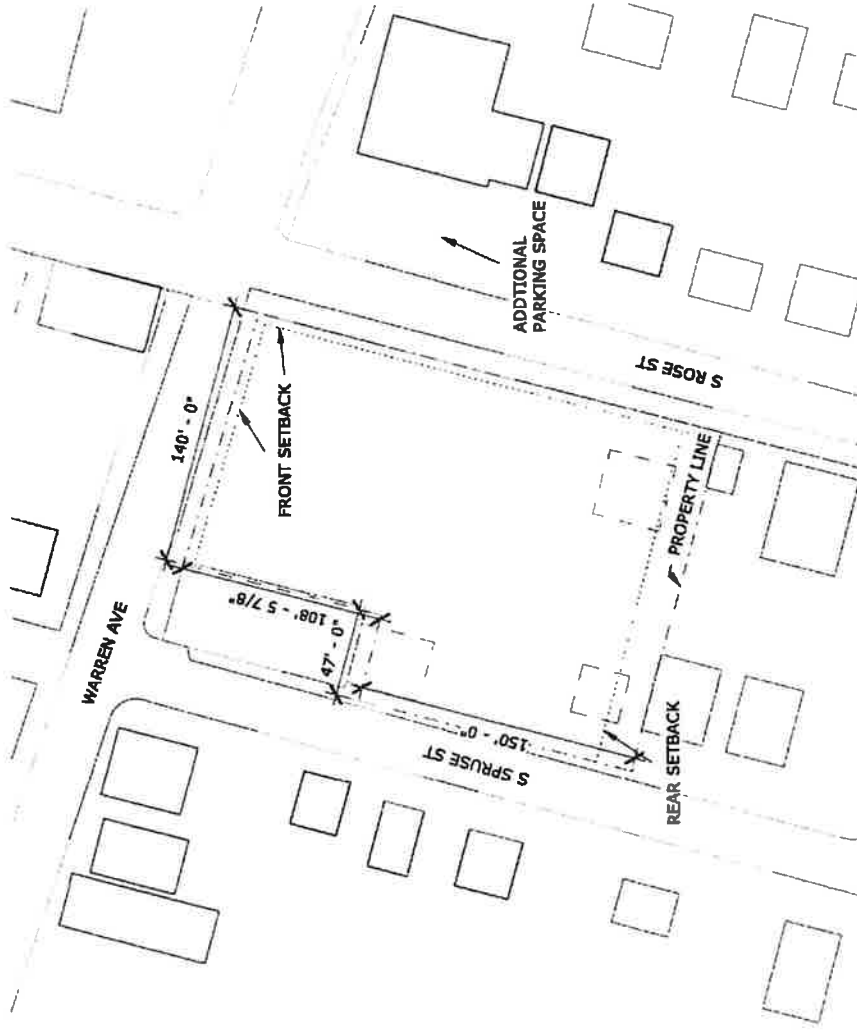


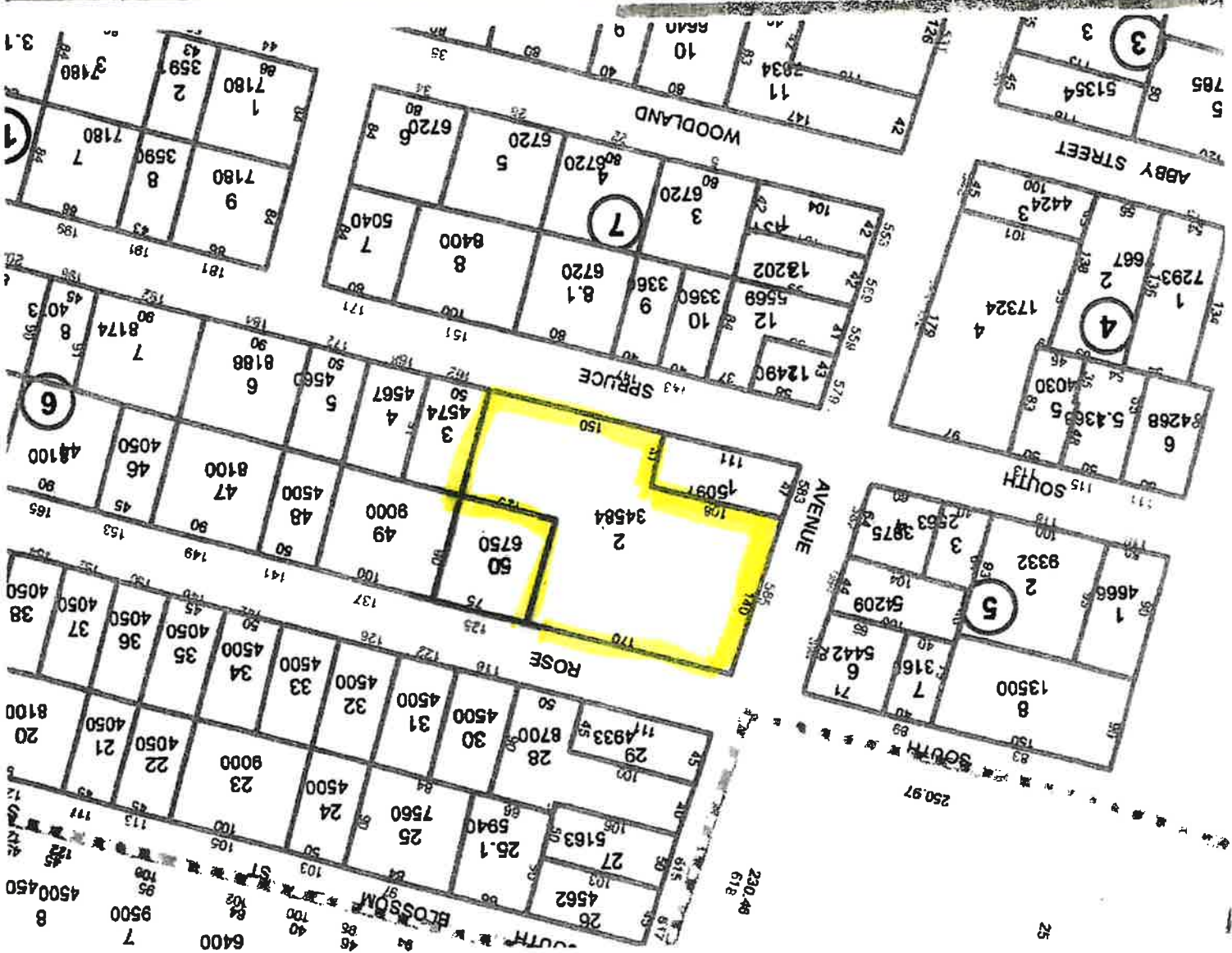
FLOOR 1 SCHEDULE		
Level	Name	Area
01 - FLOOR 1	1 BD	595 SF
01 - FLOOR 1	1 BD	595 SF
01 - FLOOR 1	2 BD	1032 SF
FLOOR 1	2 BD	1013 SF
FLOOR 1	2 BD	1013 SF
01 - FLOOR 1	2 BD	1005 SF
01 - FLOOR 1	2 BD	1074 SF
01 - FLOOR 1	BOH/ SUPPORT/ AMENITY	1293 SF
01 - FLOOR 1	COMMERCIAL	2591 SF
01 - FLOOR 1	COMMERCIAL	3789 SF
01 - FLOOR 1	LOBBY	1789 SF
01 - FLOOR 1	UTILITY	1112 SF

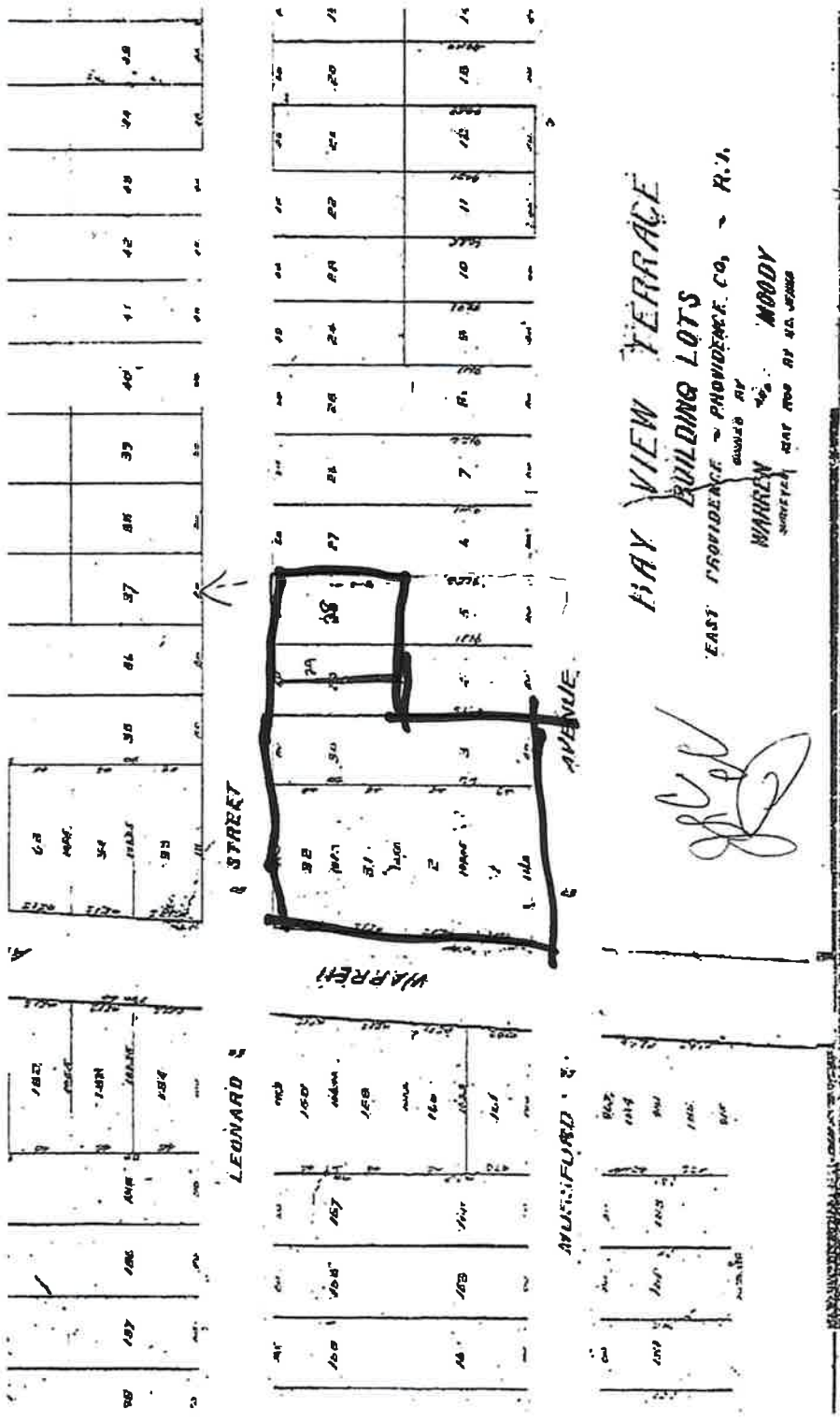
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FLOOR PLANS
SITE PLAN

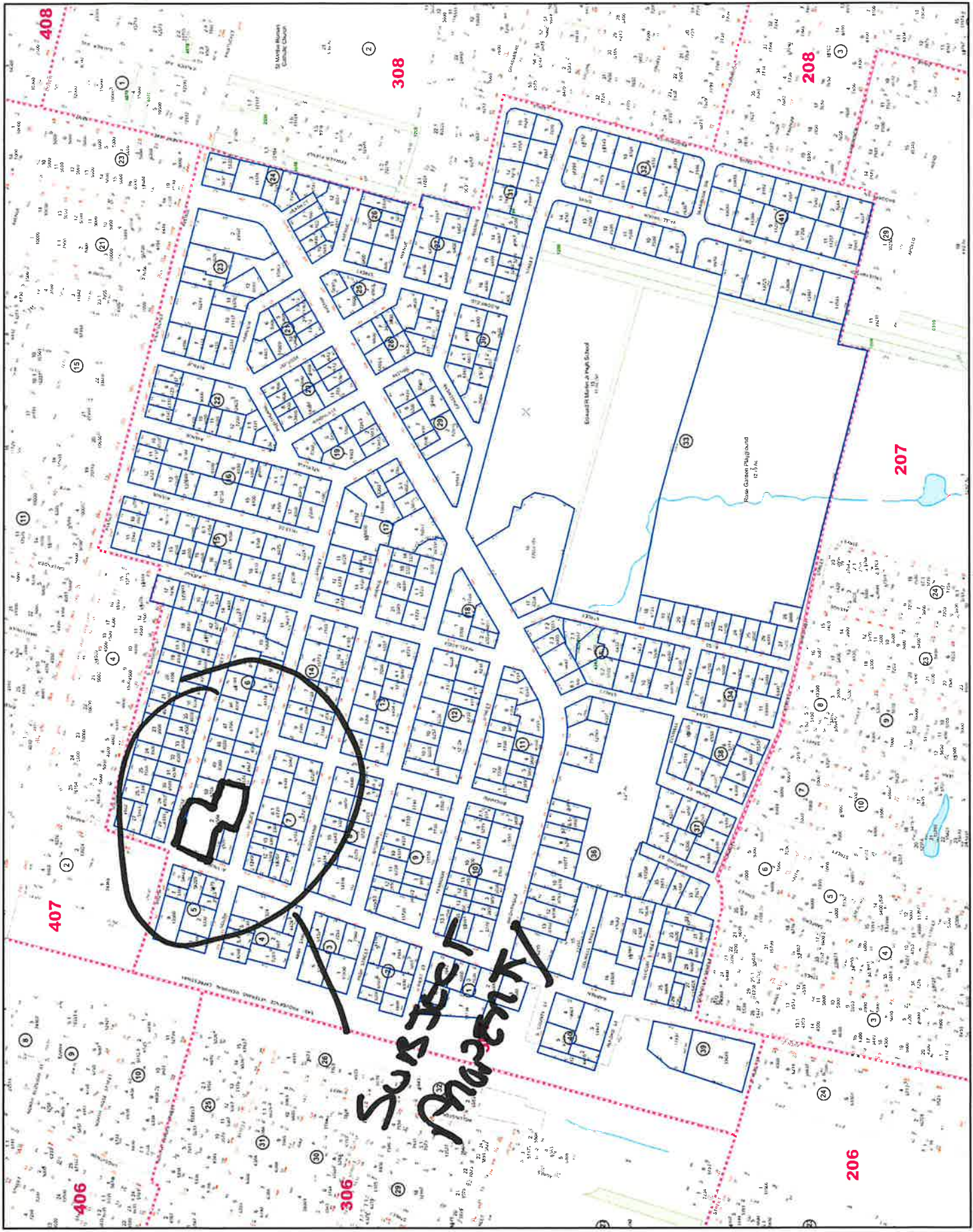






PC 93 also p 010 p 95

- Legend**
- Dirt Roads
 - Railroad Line
 - ① BlockID Points
 - Parcel Bound
 - Parcel, located on this map
 - MapBoundary
 - 108 MapLumbar
 - Essements
 - Paper Street
 - Historical
 - CEM Cemetry



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City of East Providence, Rhode Island
Assessors Map
 NOT FOR CONVEYANCE OF TITLE



MAP NUMBER
307
 December, 2019

