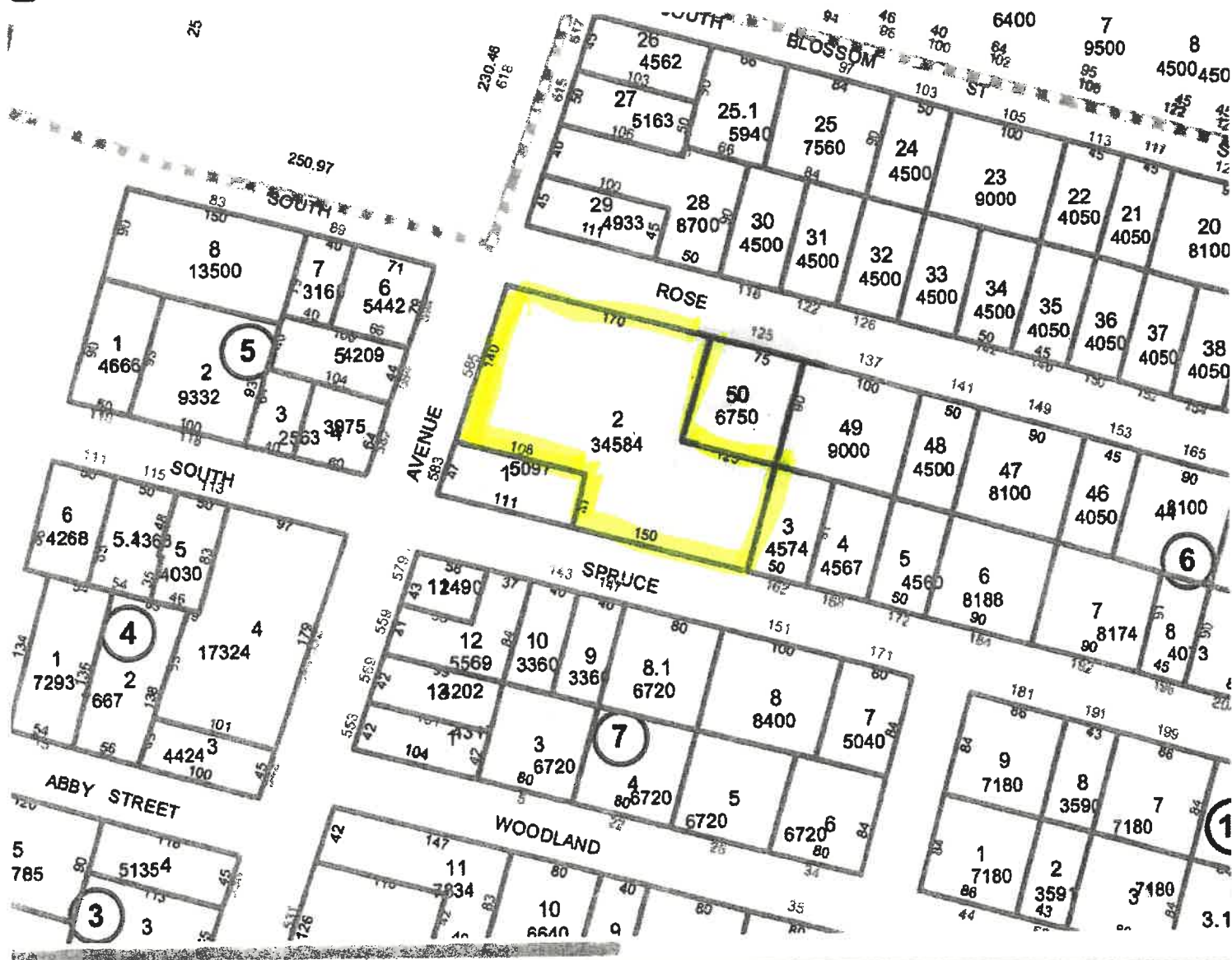
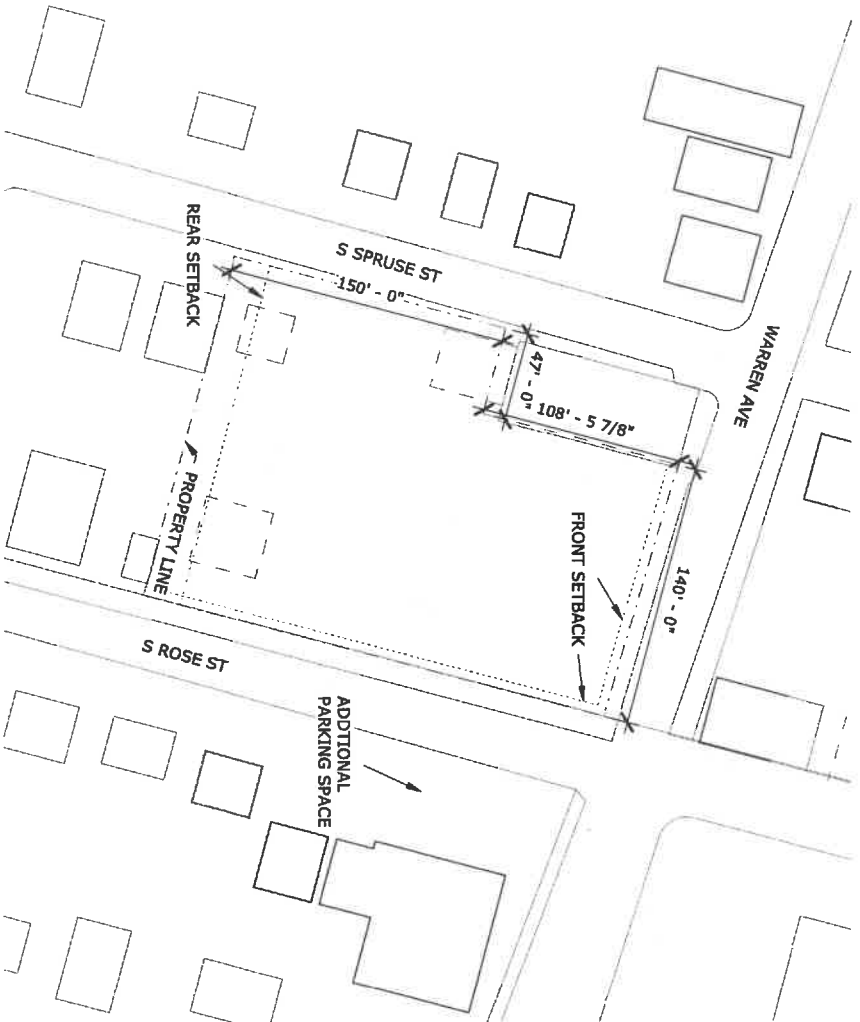




FLOOR PLANS SITE PLAN



WARREN AVE APARTMENTS

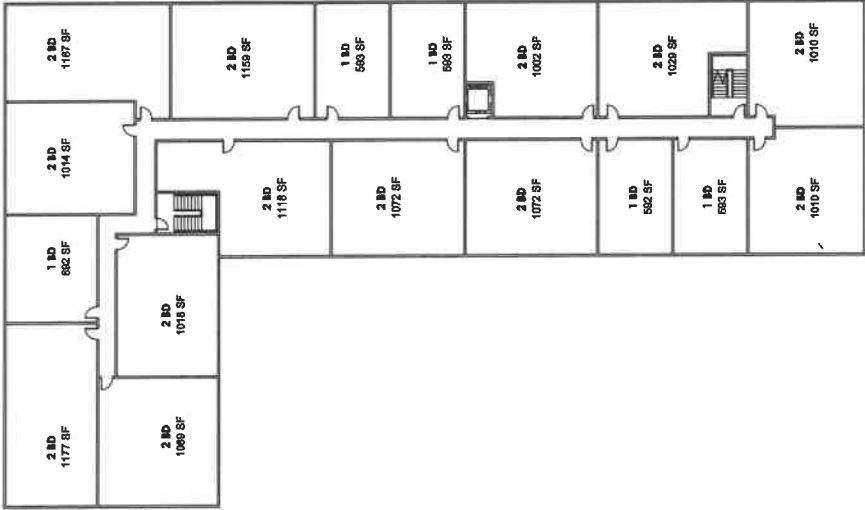
EAST PROVIDENCE, RI

SCHEMATIC DESIGN SUBMISSION

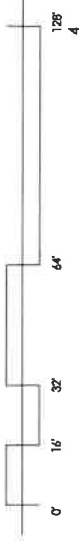
FEBRUARY 19, 2024

ZDS

FLOOR PLANS
LEVEL 2 - 4



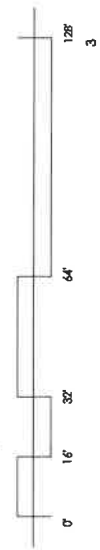
FLOOR 2 - 4 ROOM SCHEDULE			
Level	Name	Area	
02 - FLOOR 2	1 BD	692 SF	
02 - FLOOR 2	1 BD	592 SF	
02 - FLOOR 2	1 BD	593 SF	
02 - FLOOR 2	1 BD	593 SF	
02 - FLOOR 2	1 BD	593 SF	
02 - FLOOR 2	2 BD	1010 SF	
02 - FLOOR 2	2 BD	1167 SF	
02 - FLOOR 2	2 BD	1010 SF	
02 - FLOOR 2	2 BD	1177 SF	
02 - FLOOR 2	2 BD	1072 SF	
02 - FLOOR 2	2 BD	1118 SF	
02 - FLOOR 2	2 BD	1014 SF	
02 - FLOOR 2	2 BD	1089 SF	
02 - FLOOR 2	2 BD	1018 SF	
02 - FLOOR 2	2 BD	1159 SF	
02 - FLOOR 2	2 BD	1029 SF	
02 - FLOOR 2	2 BD	1072 SF	
02 - FLOOR 2	2 BD	1002 SF	
18			



ZONING INFORMATION

PROJECT DATA					
PROJECT ADDRESS:	585 WARREN AVE, EAST PROVIDENCE, RI 02914				
SQUARE LOT:	307-06-002-00				
ZONING DISTRICT	C3	Sec. 19-322. - (3)Warren Avenue Overlay District			
LOT AREA:	42873 SF				
TOTAL UNIT COUNT	61				
NUMBER OF STORIES:	4				
ZONING ANALYSIS - CITY OF EAST PROVIDENCE ZONING ORDINANCE					
SECTION	ZONING REGULATION	PERMITTED	PROPOSED	NOTES	
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
01 - FLOOR 1	2 BD	1013 SF
01 - 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	1283 SF
01 - FLOOR 1	COMMERCIAL	2591 SF
01 - FLOOR 1	COMMERCIAL	3789 SF
01 - FLOOR 1	LOBBY	1785 SF
01 - FLOOR 1	UTILITY	1112 SF



