



Downtown Design Review Committee

Jorge O. Elorza, Mayor

NOTICE OF STAFF REVIEW

June 25, 2021

In accordance with Providence Zoning Ordinance Section 1907.D.3.b, this is notification that the Downtown Design Review Committee (DDRC) has received a complete application for a code compliant new construction project in the D-1 Zone:

DDRC Application No. 21:20 – 137-151 Friendship Street and 194 Pine Street

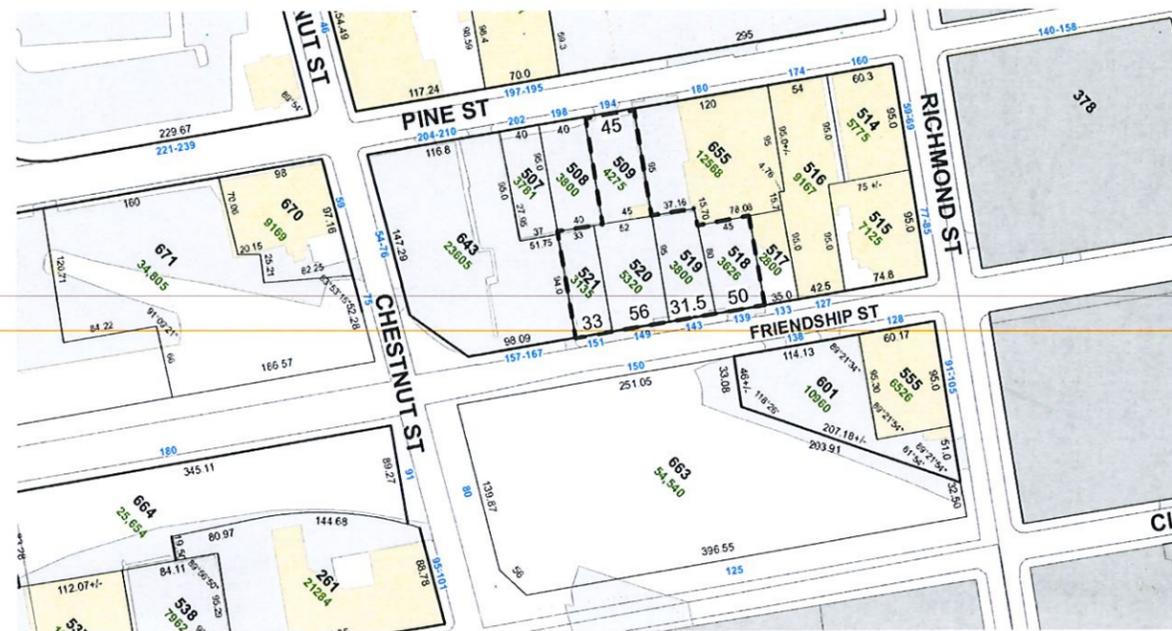
The applicant, Friendship Partners, LLC, is proposing to construct a new, 12-story residential building consisting of approximately 225 apartments and ground floor retail at 137-151 Friendship Street and 194 Pine Street, Providence, RI.

- The application will be available for review with an appointment during regular business hours.
- For any questions regarding this application, or to schedule an appointment, please contact Christopher Ise with the Department of Planning and Development at 401-680-8521 or cise@providenceri.gov.

**DDRC CONCEPTUAL AND FINAL APPROVAL
ISSUED FOR DDRC REVIEW 6/24/21
SCHEDULE OF DRAWINGS**

ARCHITECTURAL		ISSUED FOR DDRC REVIEW
1	A-000.00	COVER SHEET AND DRAWING SCHEDULE 6/24/21
2	Z-100.00	SITE PLAN AND ZONING INFORMATION 6/24/21
3	Z-101.00	ZONING COMPLIANT DIAGRAMS 6/24/21
4	Z-102.00	ZONING COMPLIANT DIAGRAMS 6/24/21
5	Z-103.00	ZONING COMPLIANT DIAGRAMS 6/24/21
6	Z-104.00	ZONING COMPLIANT DIAGRAMS 6/24/21
7	Z-105.00	ZONING COMPLIANT DIAGRAMS 6/24/21
8	Z-106.00	ZONING COMPLIANT DIAGRAMS 6/24/21
9	A-100.00	CELLAR FLOOR PLAN 6/24/21
10	A-101.00	1ST FLOOR PLAN 6/24/21
11	A-102.00	2ND FLOOR PLAN 6/24/21
12	A-103.00	3RD FLOOR PLAN 6/24/21
13	A-104.00	4TH-6TH FLOOR PLAN 6/24/21
14	A-105.00	7TH FLOOR PLAN 6/24/21
15	A-106.00	8TH-12TH FLOOR PLAN 6/24/21
16	A-107.00	ROOF FLOOR PLAN 6/24/21
17	A-300.00	SOUTH ELEVATION 6/24/21
18	A-301.00	NORTH ELEVATION 6/24/21
19	A-302.00	WEST ELEVATION 6/24/21
20	A-303.00	EAST ELEVATION 6/24/21
21	A-400.00	BUILDING SECTION 6/24/21
22	A-600.00	STOREFRONT AND SIGNAGE DETAILS 6/24/21
23	A-800.00	PROPOSED COLORWAY AND MATERIALS 6/24/21
24	A-900.00	RENDERINGS 6/24/21
25	A-901.00	RENDERINGS 6/24/21
26	A-902.00	SITE PHOTOS 6/24/21

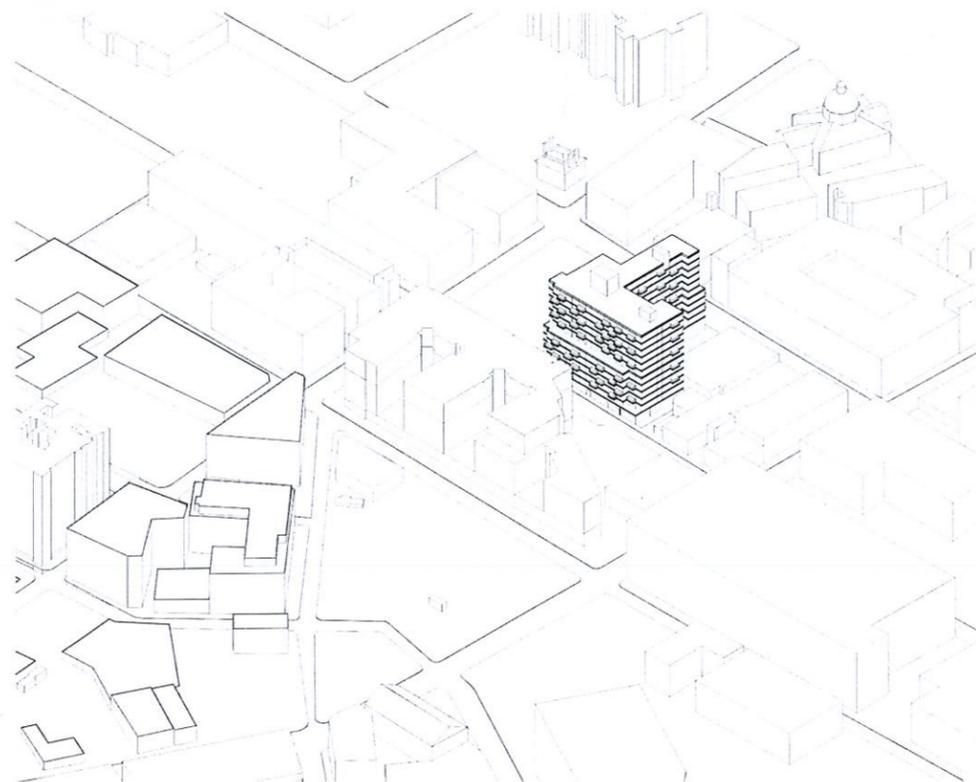
TAX MAP - PLAT #24



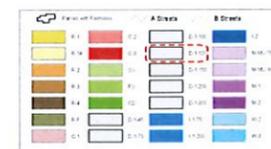
Property	Lot Number	Lot Area (S.F.)	Lot Frontage (ft Street)
139 Friendship St*	518	4,033 S.F.	50 Ft.
143 Friendship St	519	3,009 S.F.	31.50 Ft.
149 Friendship St	520	5,350 S.F.	56 Ft.
151 Friendship St	521	3,153 S.F.	33 Ft.
194 Pine St.	509	4,281 S.F.	45 Ft.
Combined Lot Area:		19,826 S.F.	170.5 Ft. (Friendship) & 45 Ft. (Pine)

*10' right of way - Deed Book 71, Page 236

3D MASSING CONTEXT MODEL



ZONING MAP - BASE MAP



BASE ZONING:
D-1 Downtown District
Sub-District : D-1-120 = Max Building Height of 120 feet*
*Without Bonus Eligibility

ZONING MAP - OVERLAY



OVERLAY ZONING:
I-3E: Educational Institutional Overlay

**137-151 FRIENDSHIP ST.
AND 194 PINE ST.
PROVIDENCE**

CLIENT
Friendship Partners, LLC
155 Chestnut Street
Providence, RI 02903

ARCHITECT
Gerner Kronick + Valcarcel Architects
675 Third Avenue, 16th Floor
New York, NY 10017
Phone: 212-679-6362

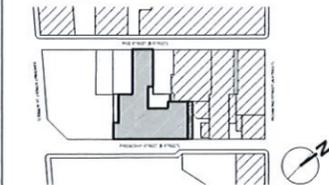
STRUCTURAL ENGINEER
Murray Engineering, PC
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CODE CONSULTANT
Jensen Hughes
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Warwick, RI 02886
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Site Plan:



Revisions:

No.	Issue	Date

1. ISSUED FOR DDRC REVIEW 6/24/21

No: Issue Date

GKV Project: 1905-01

Scale:

Drawing Title:

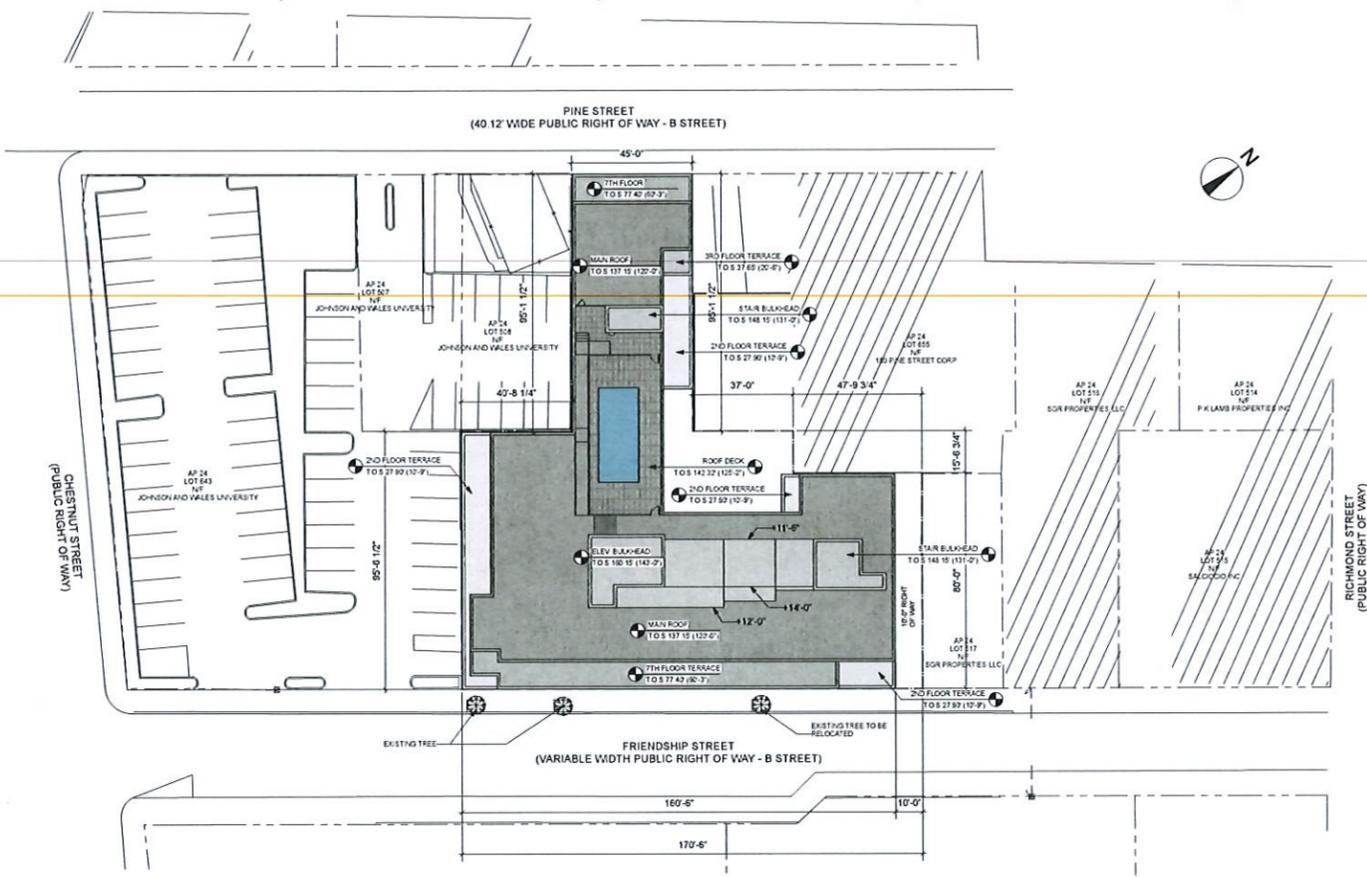
COVER PAGE

Drawing No: **A-000.00**

Sheet No: 01 of 26



SITE PLAN



GRADE PLANE CALCULATION

$20.20' + 13.43' + 18.0' + 16.98' = 68.61' / 4 = 17.15'$ DATUM

LOT AREA CALCULATION

Property	Lot Number	Lot Area (S.F.)	Lot Frontage (B Street)
139 Friendship St*	518	4,033 S.F.	50 Ft.
143 Friendship St	519	3,009 S.F.	31.50 Ft.
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Combined Lot Area:		19,826 S.F.	170.5 Ft. (Friendship) & 45 Ft. (Pine)

*10' right of way - Deed Book 71, Page 236

FLOOR AREA AND UNIT MIX SCHEDULE

Floor	Use	Floor to Floor Height (ft)	Cumulative Height (ft) Above Grade Plane	Gross Buildable Area (Including Balconies) Per Floor (S.F.)
Cellar	Mechanical, BOH Areas, Storages, and Amenities	12'-0"	-	8,647
1	Coffee Shop	13'-0"	10'-9"	1,075
	Residential Lobby, Amenities, and BOH Areas	13'-0"	10'-9"	13,245
	Residential	13'-0"	10'-9"	1,384
2	Retail at Pine Street (1st-2nd floor)	20'-6"	-	978
	Loading Dock at Pine Street (1st-2nd floor)	22'-9"	-	800
2	Residential	9'-9"	20'-6"	14,228
3	Residential	9'-9"	32'-3"	16,168
4	Residential	9'-9"	42'-0"	16,204
5	Residential	9'-9"	49'-9"	16,208
6	Residential	10'-6"	60'-3"	16,204
7	Residential	9'-9"	70'-0"	14,160
8	Residential	9'-9"	79'-9"	14,442
9	Residential	9'-9"	89'-6"	14,362
10	Residential	9'-9"	99'-3"	14,442
11	Residential	9'-9"	109'-0"	14,362
12	Residential	11'-0"	120'-0"	14,442
Roof	Bulkheads, Green House, and Pool Roof Deck	-	-	5,317
TOTAL	All Uses			198,699

Floor	Studios	1 Bedroom	2 Bedrooms	Total # of Dwelling Units
1	2	1	0	3
2	5	1	12	20
3	4	1	15	22
4	5	1	14	22
5	5	1	14	22
6	5	1	14	22
7	5	1	10	19
8	5	1	10	19
9	5	1	10	19
10	5	1	10	19
11	5	1	10	19
12	5	1	10	19
TOTAL				225

ZONING ANALYSIS (CITY OF PROVIDENCE ZONING ORDINANCE)

Article 6. Downtown District

601 Uses:

A. General Regulations Refer to Article 12 for a list of permitted and special principal uses and temporary uses for the D-1 Downtown District.

1201 Proposed Use:

Dwelling - Multi-Family Permitted Use
Retail Permitted Use

B. Use Restrictions - Not applicable because Friendship Street and Pine Street are both B Streets.

602 Dimensional Standards (Table 6-1: Downtown District Dimensional Standards)

Minimum Ground Floor Height: 12'-0"
Minimum Building Height: 3 Stories
Maximum Building Height: D-1-120 district = 120 feet
Front Setback: A Street: Build-to zone of 0'-0" to 8'-0", with minimum build-to percentage of 80%
B Street: None
Side Setback: 0'-0" build-to line
Rear Setback: None

604 Development Standards

A. Awnings: None Proposed
B. Signs - Refer to Article 16 for requirements and the following additional standards listed in Section 604 B. Refer to Z-105 00 and Z-600 00
C. Fences and Walls - Permitted and subject to the following regulations listed in 604C. Proposed fence is in compliant
D. Lighting - Light fixtures shall be decorative or concealed. They shall be shielded and directed toward a building or the ground. Electrical conduit and junction boxes shall be located so as to minimize or, if possible eliminate their visibility from the public right-of-way. Proposed light fixtures are in compliant
E. Mechanical Equipment - Located on the ground or on the roof shall be screened. The screening shall complement the design of the building through the use of similar materials, colors, finishes, and architectural details. Proposed mechanical equipments are screened on the roof
F. Security Grates: None Proposed
G. Off-Street Parking: None Proposed

1410 If a use that is exempt from vehicle parking voluntarily provides parking, bicycle parking, as required by Article 14, is required. Exemptions from Parking Requirements - The D-1 District is exempt from all off-street vehicle and bicycle parking requirements.

604 H. Loading - Off-street loading docks and areas shall be provided in accordance with Article 14 of this Ordinance and the following provisions:

- Access to loading docks and areas from A Streets is permitted only when the lot has no frontage on a B Street. Complies
- Exterior loading docks are prohibited. Complies
- Interior loading shall be screened from view by solid, non-transparent doors which shall remain closed when the loading dock is not in use. The doors used to screen the docks shall be designed to be consistent with similar building elements such as windows and doors, to reduce the industrial appearance of the loading area and be constructed of materials found elsewhere on the building. Complies
- The maximum width of the driveway access to the loading dock area is 24 feet. Complies

1403 Table 14-2 Off-Street Loading Requirements

Multi-Family Dwelling	Number of Spaces Required
40,000 or more GFA	1

Complies - 1 loading dock provided

1406 Dimensions

All required off-street loading spaces shall be a minimum 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet. Complies

606 Design Standards for New Construction

A. On both A and B Street facades, buildings over 6 stories shall have a recess line of at least 10 feet above the third story and below the seventh story. Complies - 10'-0" recess line provided on Friendship Street and Pine Street

B. Building Materials
Facade Design is in compliant with the building material requirements. Complies

C. Entrance Design - shall be designed to have multiple entrances, with no more than 35 feet between entrances. Multiple entrances provided and with no more than 35 feet between entrances. Complies

D. Facade Design

- Building facades shall be built within a build-to zone of between zero and 8 feet from the street line. Such facades shall occupy this build-to zone for at least 80% of each lot frontage of the property. Complies
- A building facade shall have a transition line. Transition lines shall be designed in proportion to the overall height and mass of the proposed building to create a distinction between the upper and lower stories. Complies

E. Fenestration Design

- All building facade shall provide areas of transparency equal to at least 70% of the wall area, between the height of 1 and 12 feet from the ground of each building facade. Complies
- Blank walls shall be separated by areas of transparency of at least 3 feet in width. Complies
- Upper story facade shall provide areas of transparency equal to at least 35% of the wall area of the story. Complies
- Windows shall only be composed of clear or lightly tinted glass. Highly reflective window coatings are prohibited. Complies

607 Trees and Landscaping - see Article 15 for landscape requirements

1503 On-Site Landscaping and Required Trees

- All portions of a lot not covered by structures or paved surfaces shall be landscaped with trees, shrubbery, grass, live groundcover, and other plantings
- All existing plantings that are maintained on a site may be counted toward any required on-site landscaping
- Required Tree Canopy Percentage - sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals a certain percentage of the square footage of the lot. This required percentage is established by district as follows:
D-1 District: 15% of the lot area not occupied by a structure
Lot area not covered by structure: 2,272 S.F. x 15% = 341 S.F.
Calculation of Tree Canopy Coverage - the total canopy coverage for a lot is the sum of the canopy, at maturity, of the individual trees located on the lot. The square footage of canopy cover varies according to the tree species. Trees are classified as small (300 s.f.), medium (700 s.f.), or large (1,000 s.f.)
Existing or planned street trees located in the public right-of-way directly adjacent to the lot line may be counted toward the canopy coverage for the lot. There are 3 existing trees along Friendship Street, which may be counted toward the canopy coverage requirement for the lot.

137-151 FRIENDSHIP ST. AND 194 PINE ST. PROVIDENCE

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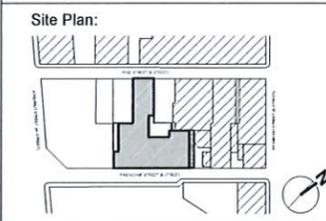
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Revisions:

No.	Issue	Date
1	ISSUED FOR DORC REVIEW	06/24/21

Scale: As Noted

Drawing Title:
SITE PLAN AND ZONING ANALYSIS

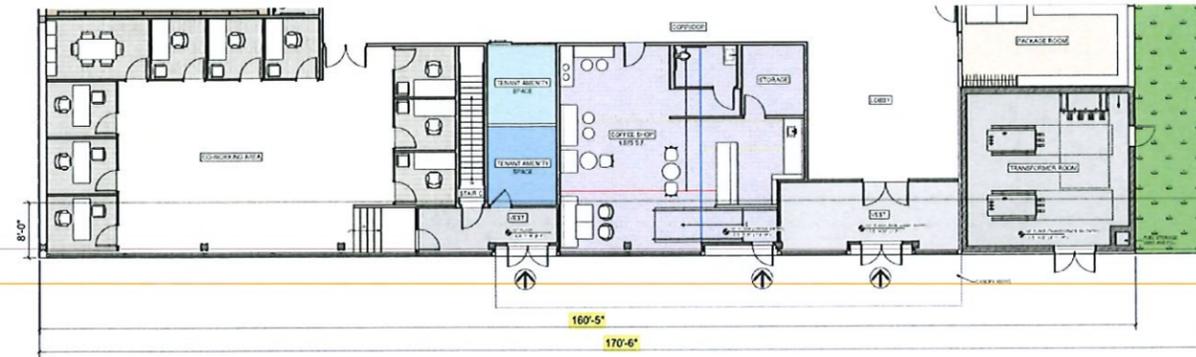
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Sheet No: 02 of 26



COMPLIANT WITH SECTION 606.D. FACADE DESIGN

Building facades shall be built within a build-to zone of between 0 and 8 feet from the street line. Such facades shall occupy this build-to zone for at least 80% of each lot frontage of the property.



FRIENDSHIP STREET FACADE CALCULATION

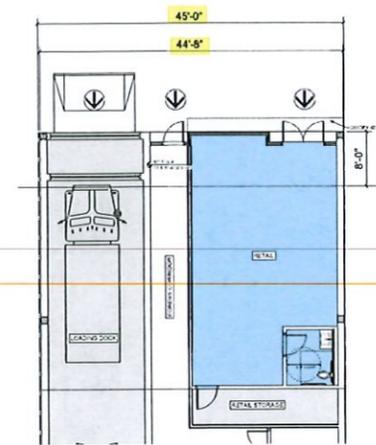
170'-6" x 80% = 136'-4 3/4" minimum required frontage

Proposed Frontage: 160'-5" > 136'-4 3/4" **Complies**

PINE STREET FACADE CALCULATION

45'-0" x 80% = 36'-0" minimum required frontage

Proposed Frontage: 44'-8" > 36'-0" **Complies**



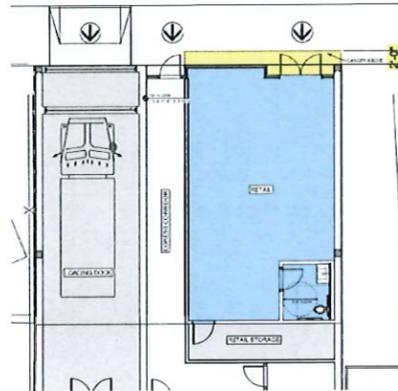
COMPLIANT WITH SECTION 1303 PERMITTED ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY AND SECTION 1607.C CANOPY SIGNS

Encroachment Not for Habitation is any construction that projects from a building over, onto, or under a public right-of-way that is not designed for and cannot accommodate human or habitation including, but not limited to, awnings, canopies, marquees, signs, architectural embellishments, foundations, wheelchair ramps, stairs, and the like, whether supported by the ground or not.

An encroachment not for habitation that encroaches over, onto, or under a public right-of-way is limited as follows:

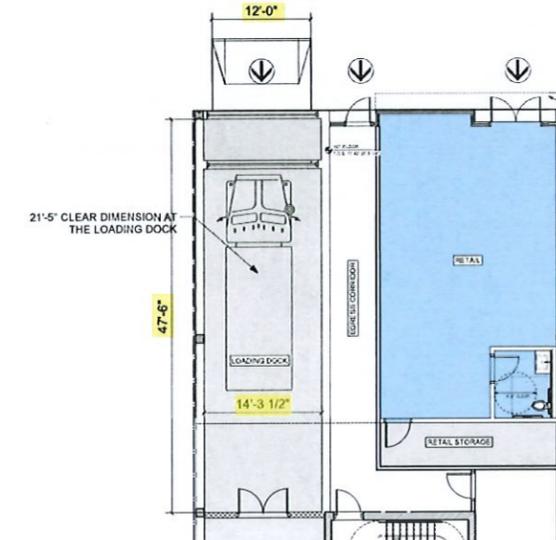
1. Awnings, canopies, marquees, and signs with less than 15 feet vertical clearance above the sidewalk may extend into or occupy up to two-thirds of the width of the sidewalk measured from the lot line. Awnings, canopies, marquees, and signs with 15 feet or more vertical clearance above the sidewalk may extend into or occupy up to 100% of the width of the sidewalk.
2. In D-1 District, canopies are permitted to be located at least 6" from the curb line.

Proposed canopy is projecting 7'-6" into the public right-of-way at Friendship Street **Complies**
 Proposed canopy is projecting 2'-0" into the public right-of-way at Pine Street **Complies**
 Refer to Z-105.00 and A-600.00 for proposed signages



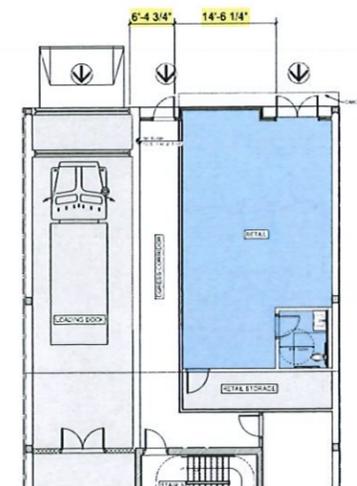
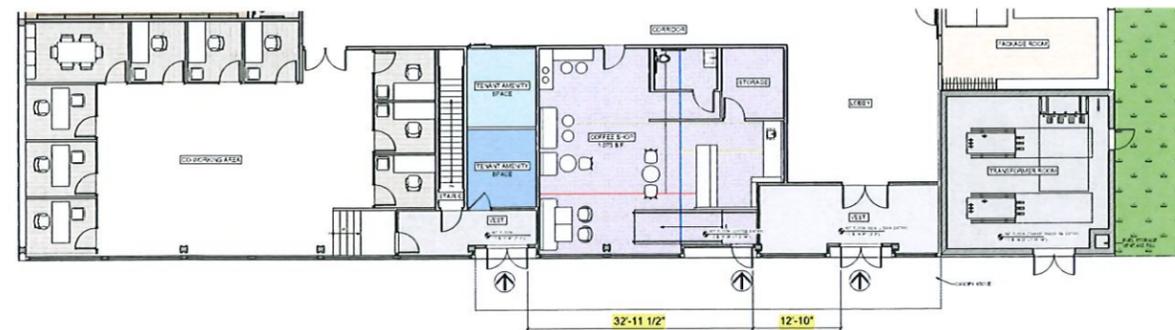
COMPLIANT WITH SECTION 604.H. AND SECTION 1406 LOADING

The maximum width of the driveway access to the loading dock area is 24 feet. All required off-street loading spaces shall be a minimum 12 feet in width, a minimum of 35 feet in length, exclusive of aisle and maneuvering space, and have a minimum vertical clearance of 15 feet. **Complies**



COMPLIANT WITH SECTION 606.C. ENTRANCE DESIGN

Buildings shall be designed to have multiple entrances, with no more than 35 feet between entrances. **Complies**



**137-151 FRIENDSHIP ST.
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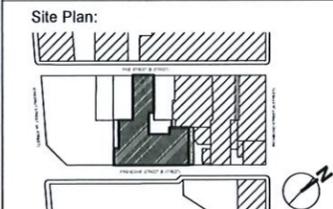
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Revisions:

1. ISSUED FOR DDRC REVIEW	06/24/21
No:	Issue Date
GKV Project: 1905-01	
Scale: As Noted	
Drawing Title: ZONING COMPLIANT DIAGRAMS	
Drawing No:	Z-101.00
Sheet No: 03 of 26	



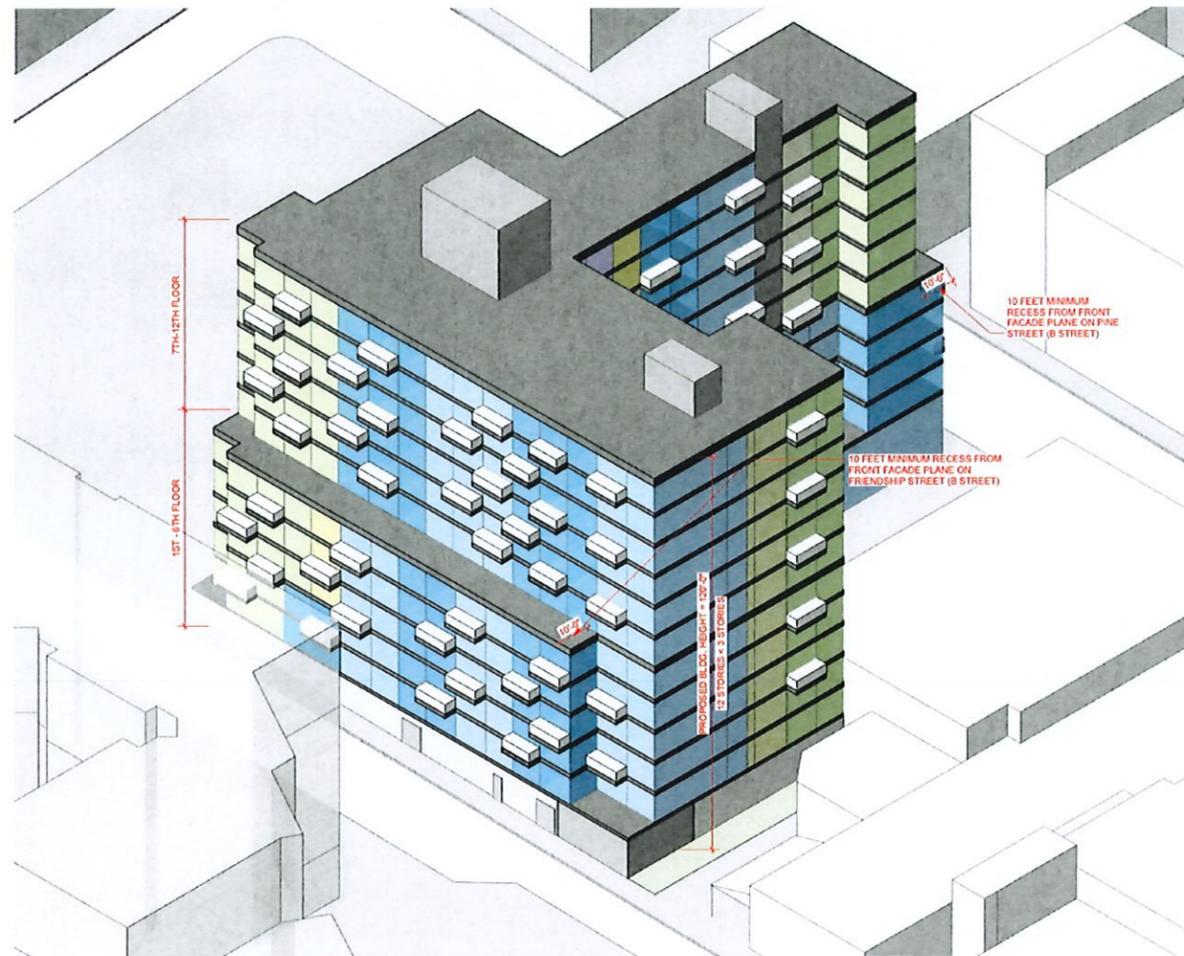
COMPLIANT WITH SECTION 606.A. BUILDING HEIGHT AND MASSING

1. Ground floors shall be a minimum of 12 feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height.



COMPLIANT WITH SECTION 606.A. BUILDING HEIGHT AND MASSING

- 1. Buildings shall be at least 3 stories in height. **Complies**
- 2. Building height and massing shall relate to adjacent structures. **Complies**
- 3. On both A and B Street facades, buildings over 6 stories shall have a recess line of at least 10 feet above the third story and below the seventh story. **Complies**



COMPLIANT WITH SECTION 1303 PERMITTED ENCROACHMENTS AND PERMITTED ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

Table 13-2: Permitted Encroachments into Required Setbacks **Complies**

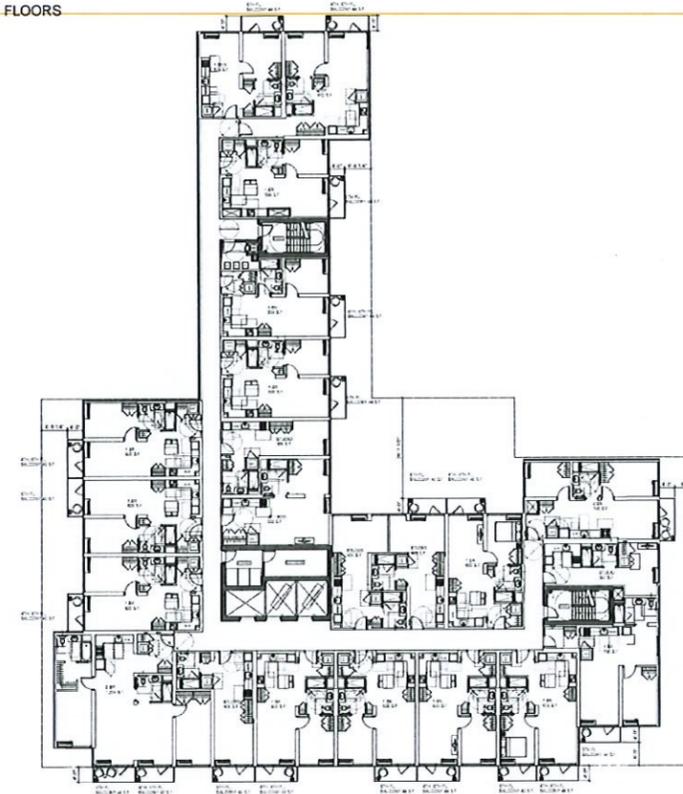
Balcony 6' into front, interior side, or corner side
8' into rear
4' from all lot lines

An encroachment for habitation is any construction that projects from a building over, onto, or under a public right-of-way that is designed for and can accommodate human or other habitation including, but not limited to, balconies, overhangs, and the like, whether supported by the ground or not.

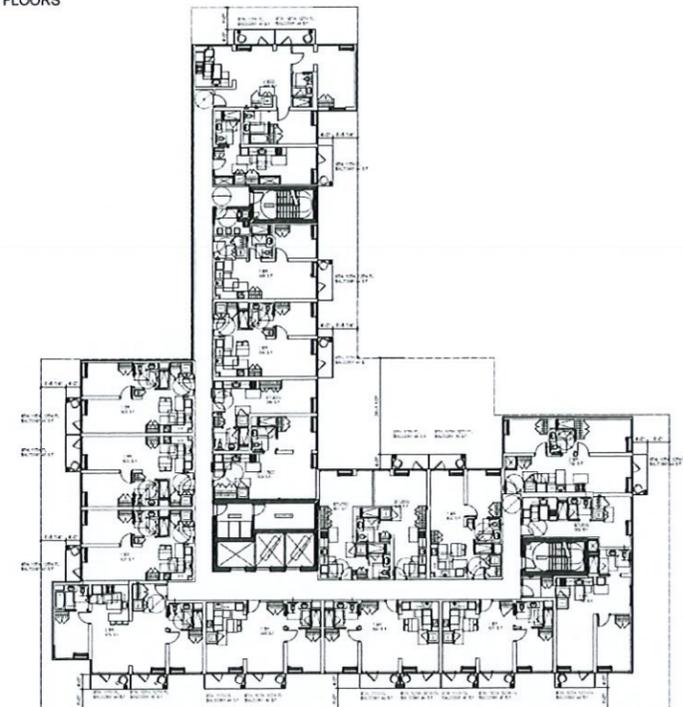
Where the vertical clearance above grade to projecting balconies is more than 8 feet, one inch of encroachment is permitted for each additional one inch of vertical above 8 feet, but the maximum encroachment is limited to a maximum of 4 feet.

Refer to below. Proposed balconies start on the 3rd floor and above and not projecting more than 4'-0". **Complies**

TYPICAL LOWER FLOORS



TYPICAL UPPER FLOORS



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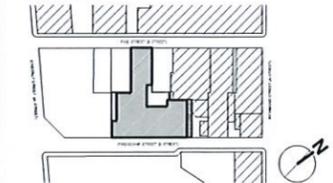
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Site Plan:



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GKV Project: 1905-01

Scale: As Noted

Drawing Title:
**ZONING COMPLIANT
DIAGRAMS**

Drawing No: **Z-102.00**

Sheet No: 04 of 26



COMPLIANT WITH SECTION 606.E. FACADE DESIGN - TRANSPARENCY DIAGRAMS

- All building facades shall provide areas of transparency equal to at least 70% of the wall area, between height of 1 and 12 feet from the ground of each building facade. **Complies**
- Blank walls shall be separated by areas of transparency of at least 3 feet in width. **Complies**
- Upper story facade shall provide areas of transparency equal to at least 35% of the wall area of the story. **Complies**

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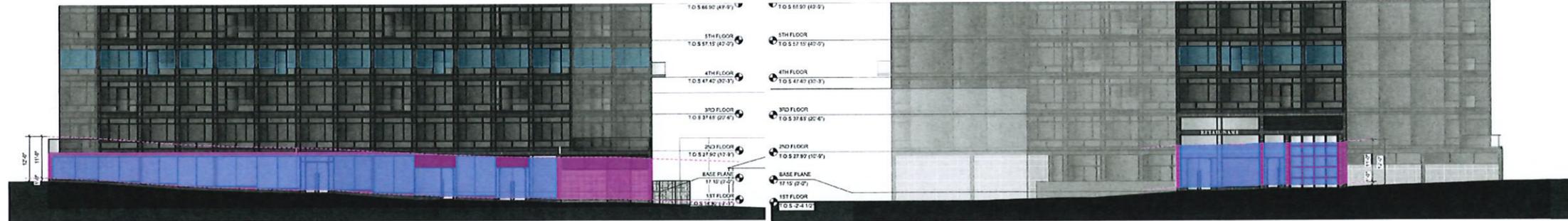
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**GROUND FLOOR AND ONE TYPICAL UPPER FLOOR TRANSPARENCY CALCULATION
FRIENDSHIP STREET**

**GROUND FLOOR AND ONE TYPICAL UPPER FLOOR TRANSPARENCY CALCULATION
PINE STREET**



GROUND FLOOR FACADE AREA = **1,588 SF**
REQUIRED 70% TRANSPARENCY = 1,588 x .70 = **1,111.6 SF**
TRANSPARENCY PROVIDED = **1,146 SF** = 72% > 70%
TRANSFORMER VAULT FACADE AREA = 265 SF = 17%

TYPICAL UPPER FLOOR FACADE AREA = **1,536 SF PER FLOOR**
REQUIRED 35% TRANSPARENCY = 1,536 x .35 = **538 SF**
TRANSPARENCY PROVIDED = **619 SF** = 40% > 35%

GROUND FLOOR FACADE AREA = **491 SF**
REQUIRED 70% TRANSPARENCY = 491 x .70 = **344 SF**
TRANSPARENCY PROVIDED = **390 SF** = 79% > 70%

TYPICAL UPPER FLOOR FACADE AREA = **436 SF PER FLOOR**
REQUIRED 35% TRANSPARENCY = 436 x .35 = **153 SF**
TRANSPARENCY PROVIDED = **174 SF** = 40% > 35%

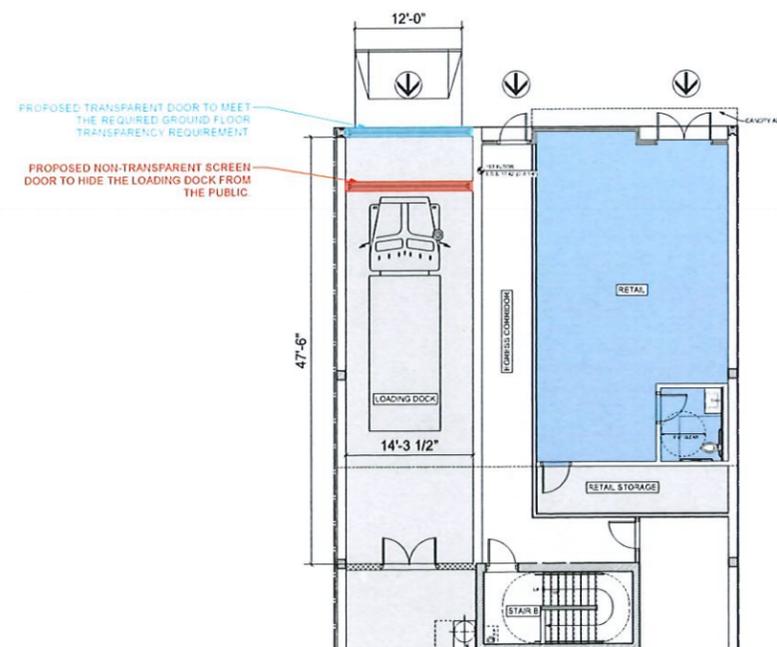
COMPLIANT WITH SECTION 604.C. FENCES AND WALLS

Fences and walls are permitted subject to the following regulations.

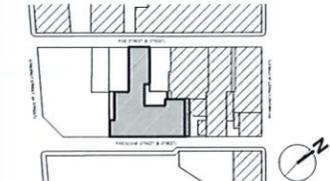
- Fences shall be constructed of steel, aluminium, or wrought iron and may include stone or brick piers. Fence colors shall blend into the landscape. **Complies**
- Fences and walls shall not exceed 6 feet in height. **Complies**

COMPLIANT WITH SECTION 604.H.

Interior loading shall be screened from view by solid, non-transparent doors, which shall remain closed when the loading dock is not in use. The doors used to screen the docks shall be designed to be consistent with similar building elements, such as windows and doors, to reduce the industrial appearance of the loading area and be constructed of materials found elsewhere on the building.



Site Plan:



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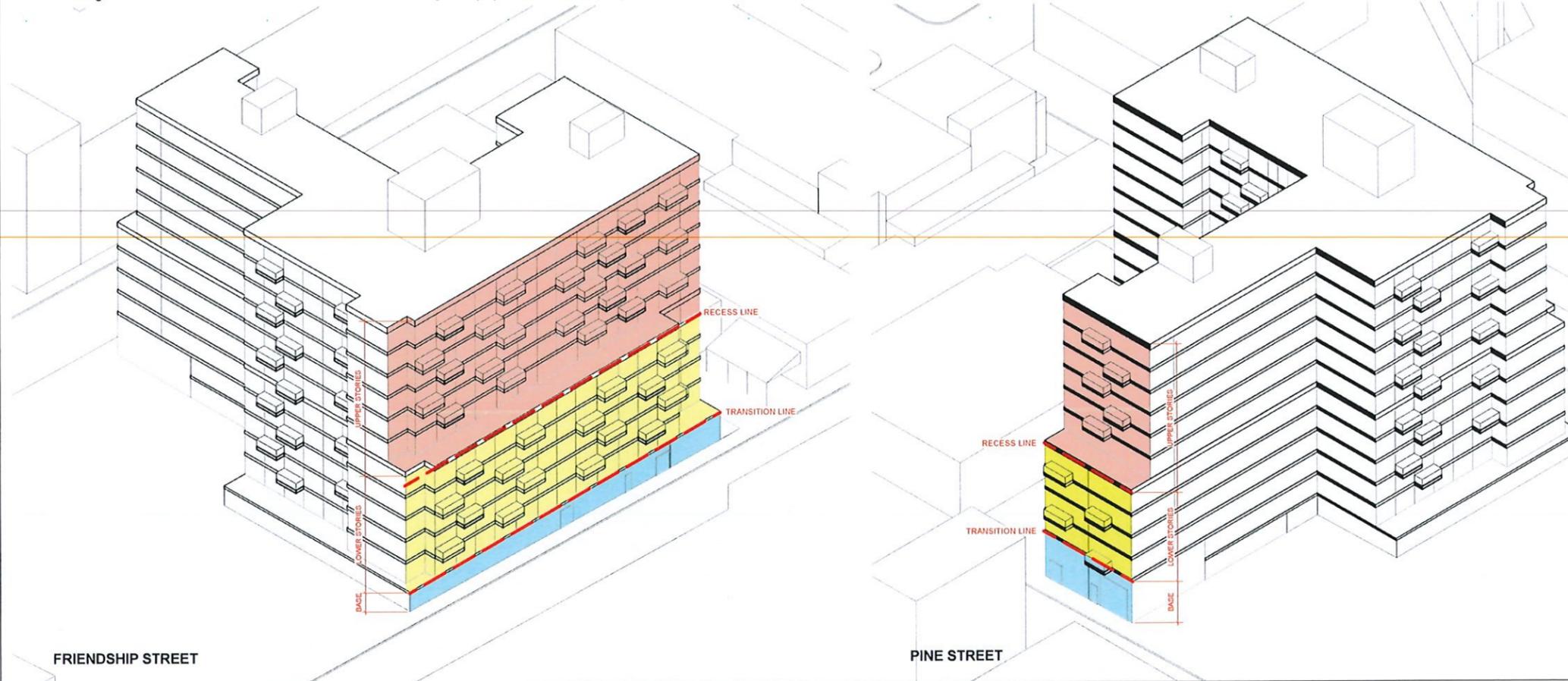
Drawing No: **Z-103.00**

Sheet No: 05 of 26



COMPLIANT WITH SECTION 606.D. FACADE DESIGN - TRANSITION LINE

A building facade shall have a transition line. Transition lines shall be designed in proportion to the overall height and mass of the proposed building to create a distinction between upper and lower stories. Transition lines shall relate to existing adjoining buildings. **Complies**



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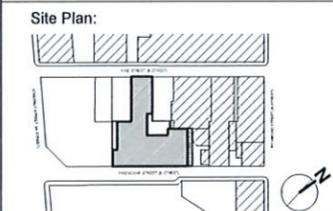
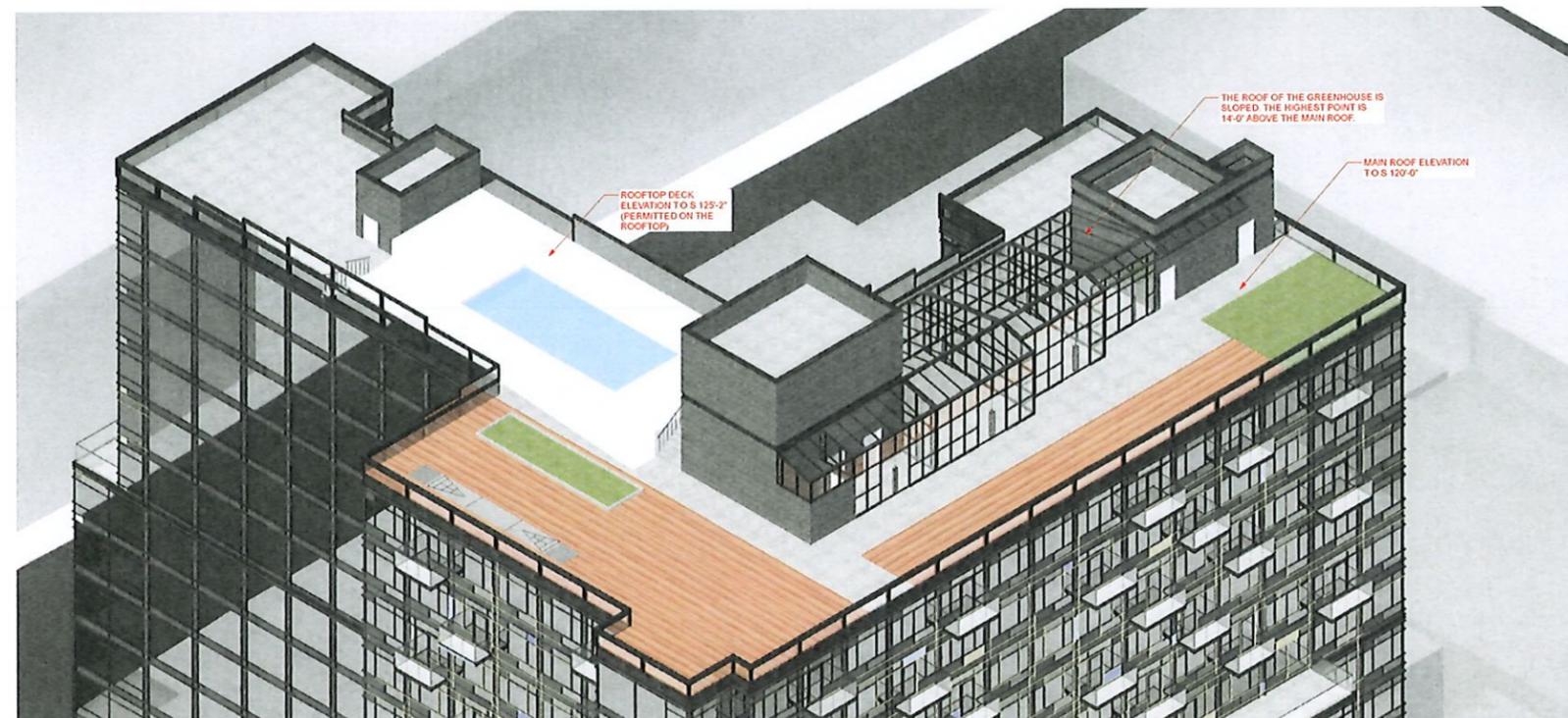
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COMPLIANT WITH SECTION 1302.O ROOFTOP ACCESSORY STRUCTURE

1. Accessory structures and rooftop features, such as green roofs, rooftop decks, rooftop gardens, stormwater detention system, and similar accessory structures and uses are permitted on rooftops. Such structures are excluded from the calculation of height. **Complies**
2. A rooftop greenhouse is excluded from building height calculations and does not count as a story. A rooftop greenhouse may exceed the building height maximum by no more than 25 feet so long as it is setback a minimum of 10 feet from the building facade. **Complies**



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Sheet No: 06 of 26



COMPLIANT WITH SECTION 604.B SIGNS, AND 1607.C CANOPY SIGNS

The maximum total area of all permanent signs on a facade shall not exceed 3 S.F. per 1 linear foot of building frontage. Window signs are not included in the above calculation.

- In the D-1 District, canopies are limited to a maximum sign area of 2 S.F. of sign area for every 1 foot of linear building frontage. Friendship Street Building Frontage: 157.50' x 2 S.F. = **315 S.F. maximum sign area** Pine Street Building Frontage: 44.67' x 2 S.F. = **89.34 S.F. maximum sign area**
- Canopy signs shall maintain a minimum vertical clearance of 7 feet and 6 inches. **Complies** - Refer to storefront diagrams below.
- In D-1 District, canopies are permitted to be located at least 6" from the curb line. **Complies** - Proposed canopy is 7'-6" in depth at Friendship Street and 2'-0" in depth at Pine Street.
- Support posts shall maintain a minimum separation of 5 feet between posts and between the posts and any building wall. No posts are proposed
- Canopy signs shall be made of a durable, weather-resistant materials such as canvas, canvas-like material, fire-resistant acrylic, or metal. **Complies**
- Printing on any canopy sign is limited to 25% of that surface area. Proposed Canopy sign is not printed
- Canopy signs may be externally illuminated and shall be focused on the printed area.

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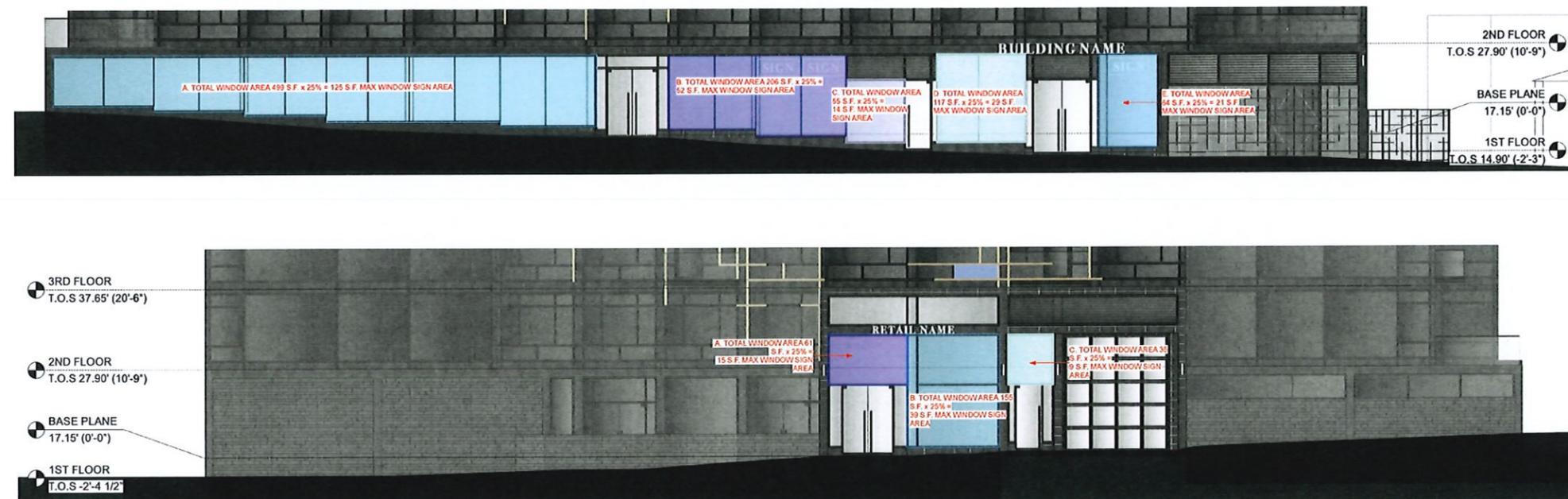
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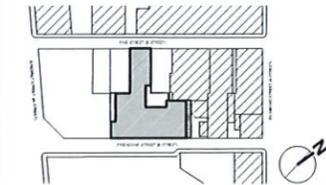


COMPLIANT WITH SECTION SECTION 1607.L WINDOW SIGNS

- All window signs, whether temporary or permanent, are limited to no more than 25% of the surface of each window area. Window area is counted as a continuous surface until divided by an architectural or structural element. Mullions are not considered an element that divides window area. **Complies** - Refer to storefront diagram below
- Window signs that are internally or externally illuminated require a permit. Neon and LED window signs are permitted only in the downtown districts.



Site Plan:



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Sheet No: 07 of 26



COMPLIANT WITH SECTION 202.B BUILDING HEIGHT

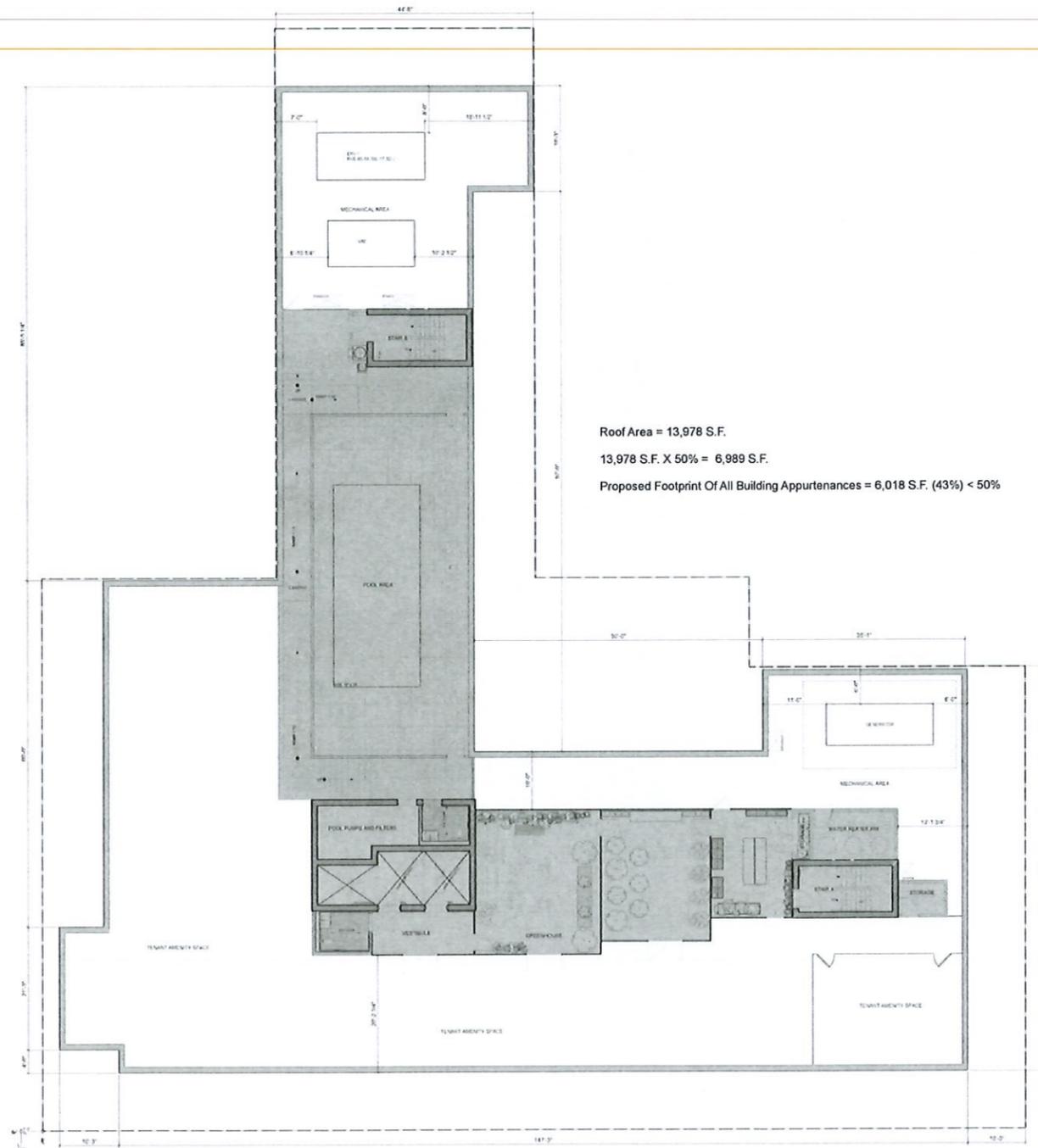
1. For a vacant parcel of land, building height shall be measured from the average, existing-grade elevation where the foundation of the structure is proposed. Refer to Grade Plane Calculation (Z-100,00) - **Complies**

2. The following structures or parts thereof are exempt from maximum height limitations.

a. Building appurtenances such as chimneys, parapet walls, skylights, steeples, flag poles, smokestacks, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, stage towers, or scenery lofts, tanks, ornamental towers and spires, rooftop accessory structures, recreational facilities, necessary mechanical appurtenances, or penthouses to house mechanical appurtenances. However, building appurtenances shall be eligible for this exemption only if they meet the following standards:

i. The footprint of all building appurtenances shall not exceed 50% of the total floor area of the roof. **Complies**

ii. All mechanical appurtenances or penthouses to house mechanical appurtenances roof equipment shall be set back from the edge of the roof a minimum distance of 1 foot for every 2 feet by which the equipment extends above the roof. **Complies**



**137-151 FRIENDSHIP ST.
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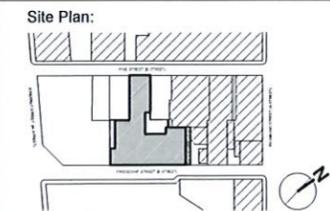
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 DIAGRAMS**

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PINE STREET
(40.12' WIDE PUBLIC RIGHT OF WAY - B STREET)

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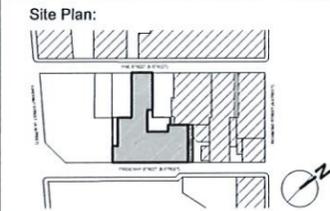
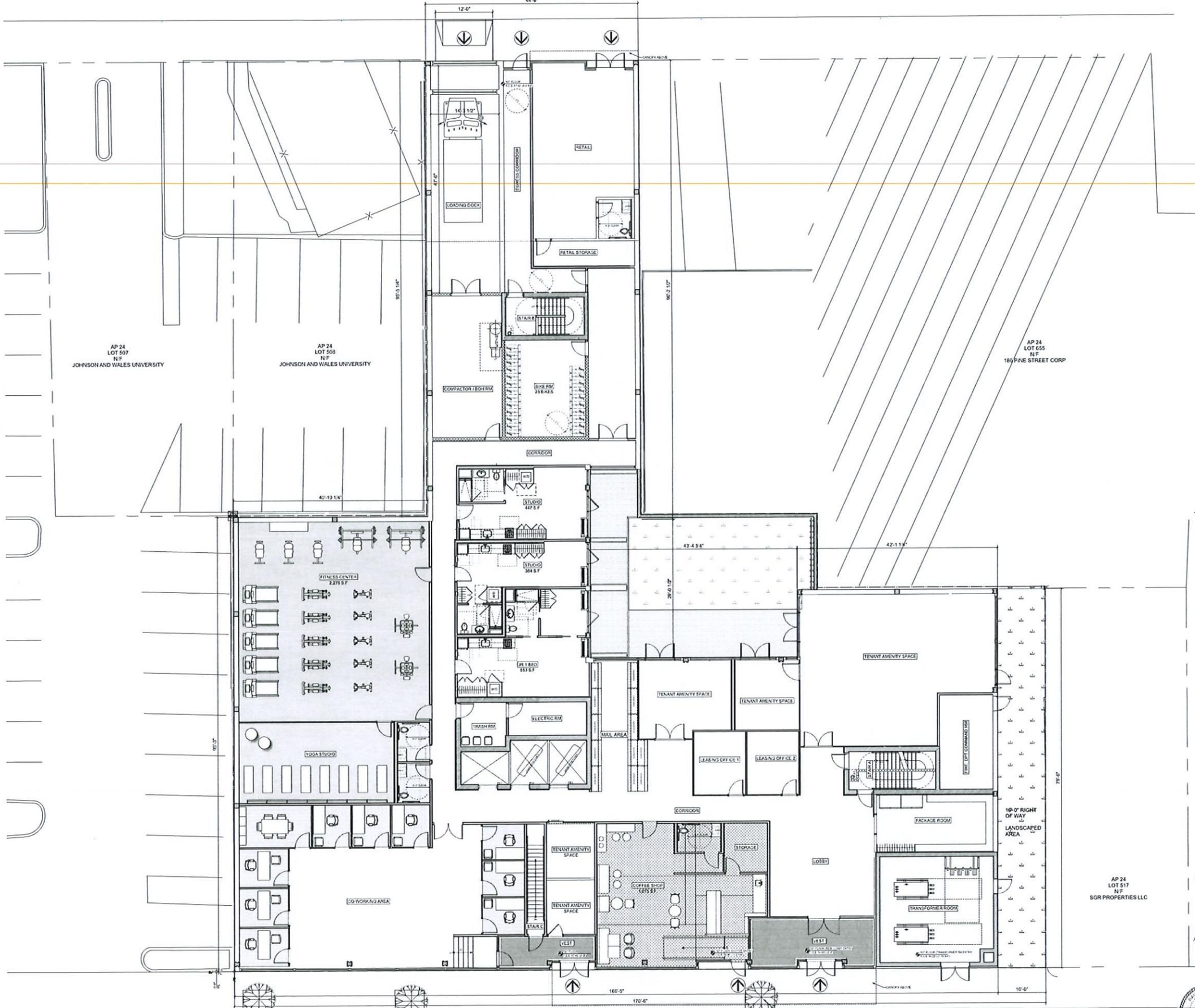
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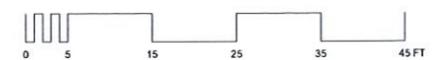
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Drawing Title:
1ST FLOOR PLAN

Drawing No: **A-101.00**

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FRIENDSHIP STREET
(VARIABLE WIDTH PUBLIC RIGHT OF WAY - B STREET)



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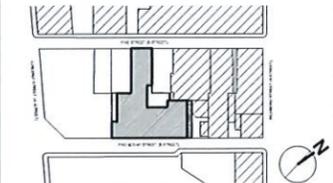
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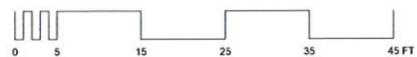
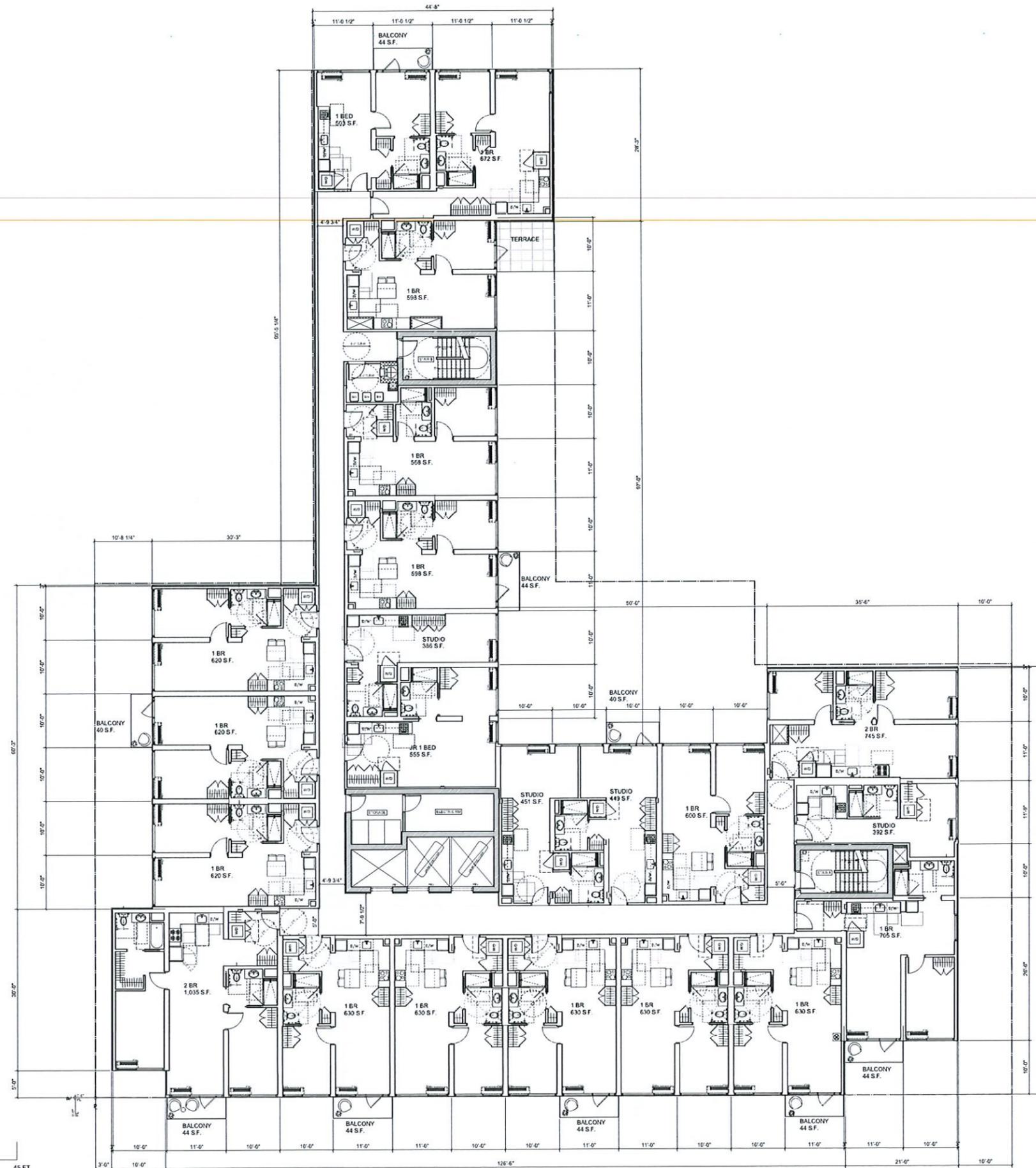
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Drawing Title:

3RD FLOOR PLAN

Drawing No: **A-103.00**

Sheet No: 12 of 26



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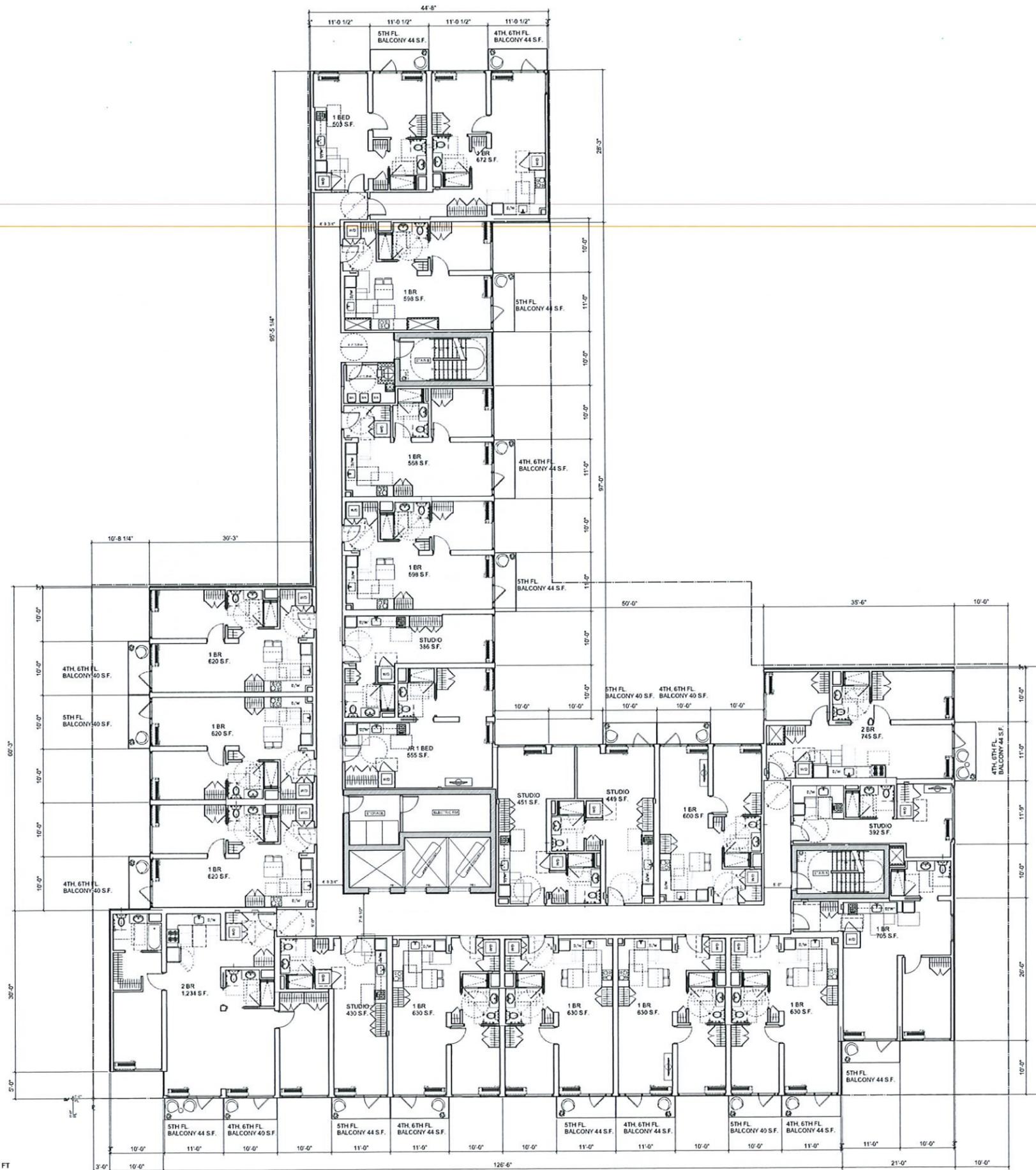
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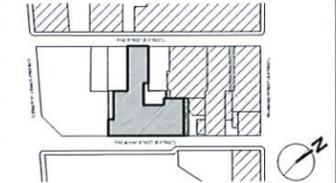
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4TH-6TH FLOOR PLAN

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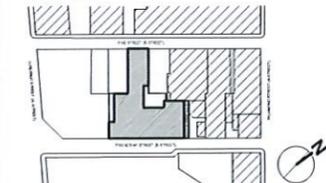
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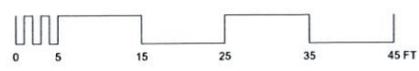
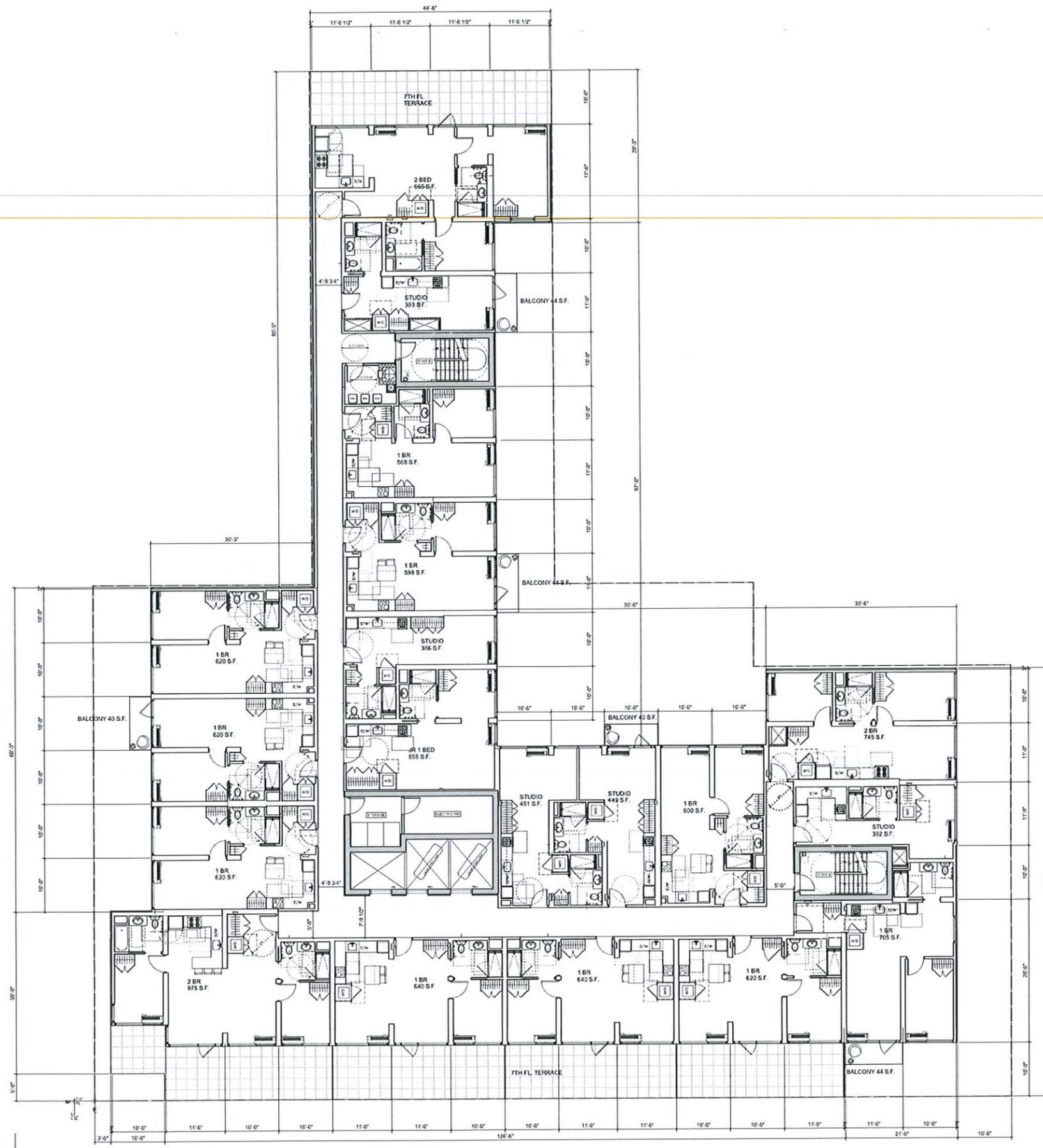
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7TH FLOOR PLAN

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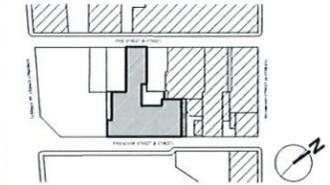
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SOUTH ELEVATION

Drawing No: **A-300.00**

Sheet No: 17 of 26



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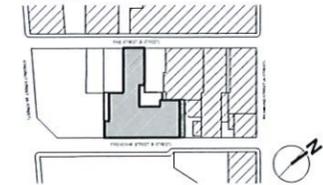
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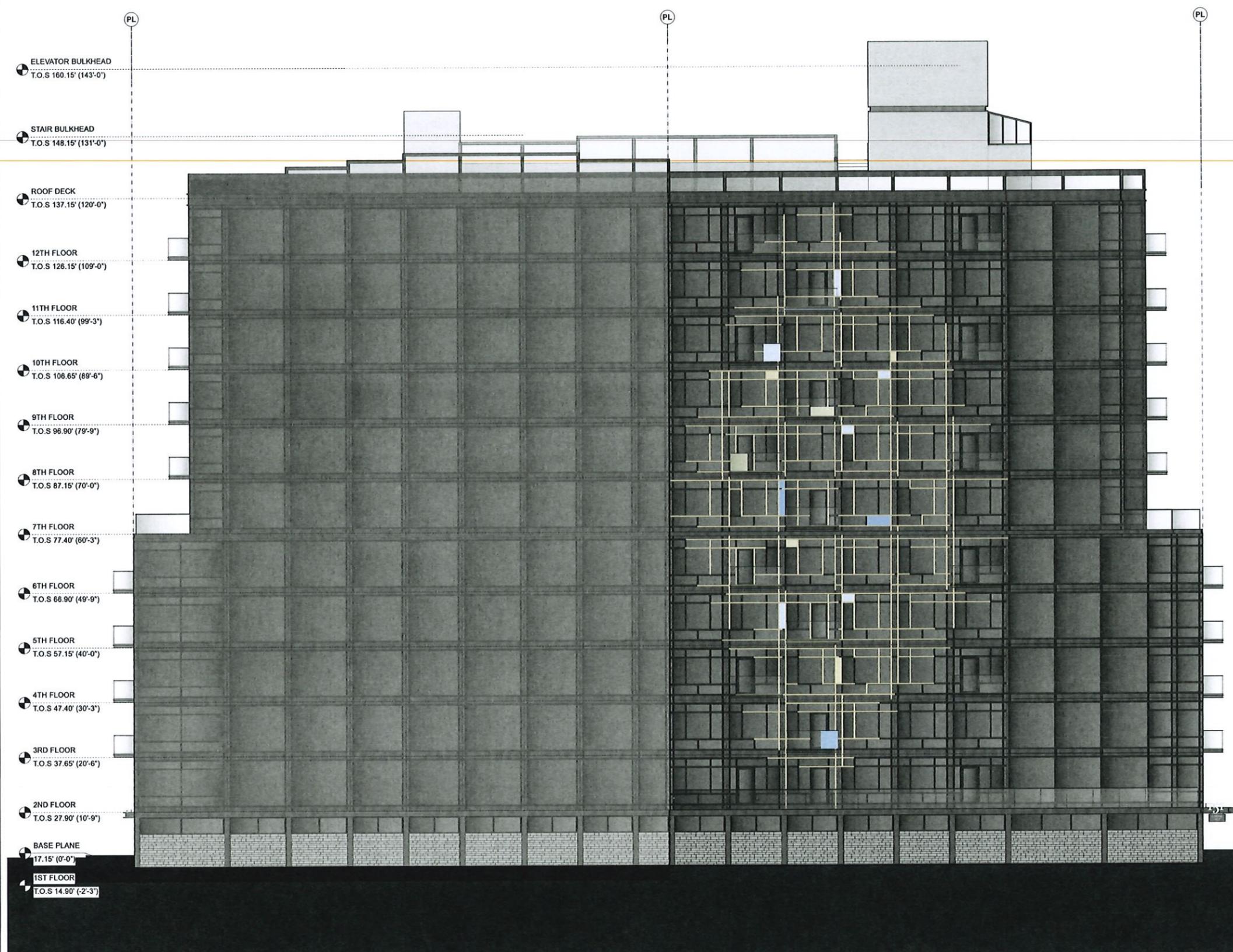
Scale: As Noted

Drawing Title:

EAST ELEVATION

Drawing No: **A-301.00**

Sheet No: 18 of 26



- ELEVATOR BULKHEAD
T.O.S 160.15' (143'-0")
- STAIR BULKHEAD
T.O.S 148.15' (131'-0")
- ROOF DECK
T.O.S 137.15' (120'-0")
- 12TH FLOOR
T.O.S 126.15' (109'-0")
- 11TH FLOOR
T.O.S 116.40' (99'-3")
- 10TH FLOOR
T.O.S 106.65' (89'-6")
- 9TH FLOOR
T.O.S 96.90' (79'-9")
- 8TH FLOOR
T.O.S 87.15' (70'-0")
- 7TH FLOOR
T.O.S 77.40' (60'-3")
- 6TH FLOOR
T.O.S 66.90' (49'-9")
- 5TH FLOOR
T.O.S 57.15' (40'-0")
- 4TH FLOOR
T.O.S 47.40' (30'-3")
- 3RD FLOOR
T.O.S 37.65' (20'-6")
- 2ND FLOOR
T.O.S 27.90' (10'-9")
- BASE PLANE
17.15' (0'-0")
- 1ST FLOOR
T.O.S 14.90' (-2'-3")



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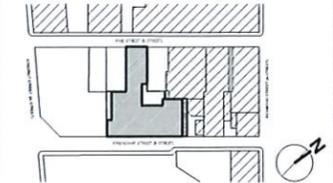
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NORTH ELEVATION

Drawing No: **A-302.00**

Sheet No: 19 of 26

ELEVATOR BULKHEAD
T.O.S 160.15' (143'-0")

STAIR BULKHEAD
T.O.S 148.15' (131'-0")

ROOF DECK
T.O.S 137.15' (120'-0")

12TH FLOOR
T.O.S 126.15' (109'-0")

11TH FLOOR
T.O.S 116.40' (99'-3")

10TH FLOOR
T.O.S 106.65' (89'-6")

9TH FLOOR
T.O.S 96.90' (79'-9")

8TH FLOOR
T.O.S 87.15' (70'-0")

7TH FLOOR
T.O.S 77.40' (60'-3")

6TH FLOOR
T.O.S 66.90' (49'-9")

5TH FLOOR
T.O.S 57.15' (40'-0")

4TH FLOOR
T.O.S 47.40' (30'-3")

3RD FLOOR
T.O.S 37.65' (20'-6")

2ND FLOOR
T.O.S 27.90' (10'-9")

BASE PLANE
17.15' (0'-0")

1ST FLOOR
T.O.S -2'-4 1/2"



**137-151 FRIENDSHIP ST.
AND 194 PINE ST.
PROVIDENCE**

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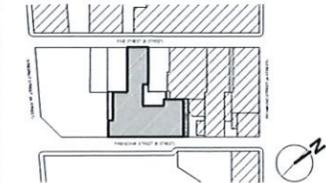
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Site Plan:



Revisions:

No.	Issue	Date

1. ISSUED FOR DDRC REVIEW 05/24/21
No. Issue Date

GKV Project: 1905-01

Scale: As Noted

Drawing Title:

WEST ELEVATION

Drawing No: **A-303.00**

Sheet No: 20 of 26



- ELEVATOR BULKHEAD
T.O.S 160.15' (143'-0")
- ROOF DECK
T.O.S 137.15' (120'-0")
- 12TH FLOOR
T.O.S 126.15' (109'-0")
- 11TH FLOOR
T.O.S 116.40' (99'-3")
- 10TH FLOOR
T.O.S 106.65' (89'-6")
- 9TH FLOOR
T.O.S 96.90' (79'-9")
- 8TH FLOOR
T.O.S 87.15' (70'-0")
- 7TH FLOOR
T.O.S 77.40' (60'-3")
- 6TH FLOOR
T.O.S 66.90' (49'-9")
- 5TH FLOOR
T.O.S 57.15' (40'-0")
- 4TH FLOOR
T.O.S 47.40' (30'-3")
- 3RD FLOOR
T.O.S 37.65' (20'-6")
- 2ND FLOOR
T.O.S 27.90' (10'-9")
- BASE PLANE
17.15' (0'-0")
- 1ST FLOOR
T.O.S -2'-4 1/2"



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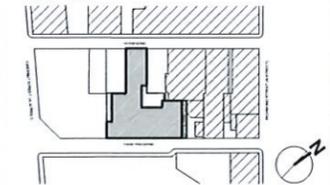
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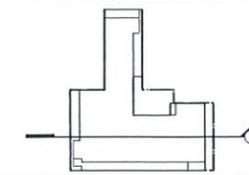
Scale: As Noted

Drawing Title:

BUILDING SECTION

Drawing No: **A-400.00**

Sheet No: 21 of 26



ELEVATOR BULKHEAD
T.O.S 160.15' (143'-0")

STAIR BULKHEAD
T.O.S 148.15' (131'-0")

ROOF DECK
T.O.S 137.15' (120'-0")

12TH FLOOR
T.O.S 126.15' (109'-0")

11TH FLOOR
T.O.S 116.40' (99'-3")

10TH FLOOR
T.O.S 106.65' (89'-6")

9TH FLOOR
T.O.S 96.90' (79'-9")

8TH FLOOR
T.O.S 87.15' (70'-0")

7TH FLOOR
T.O.S 77.40' (60'-3")

6TH FLOOR
T.O.S 66.90' (49'-9")

5TH FLOOR
T.O.S 57.15' (40'-0")

4TH FLOOR
T.O.S 47.40' (30'-3")

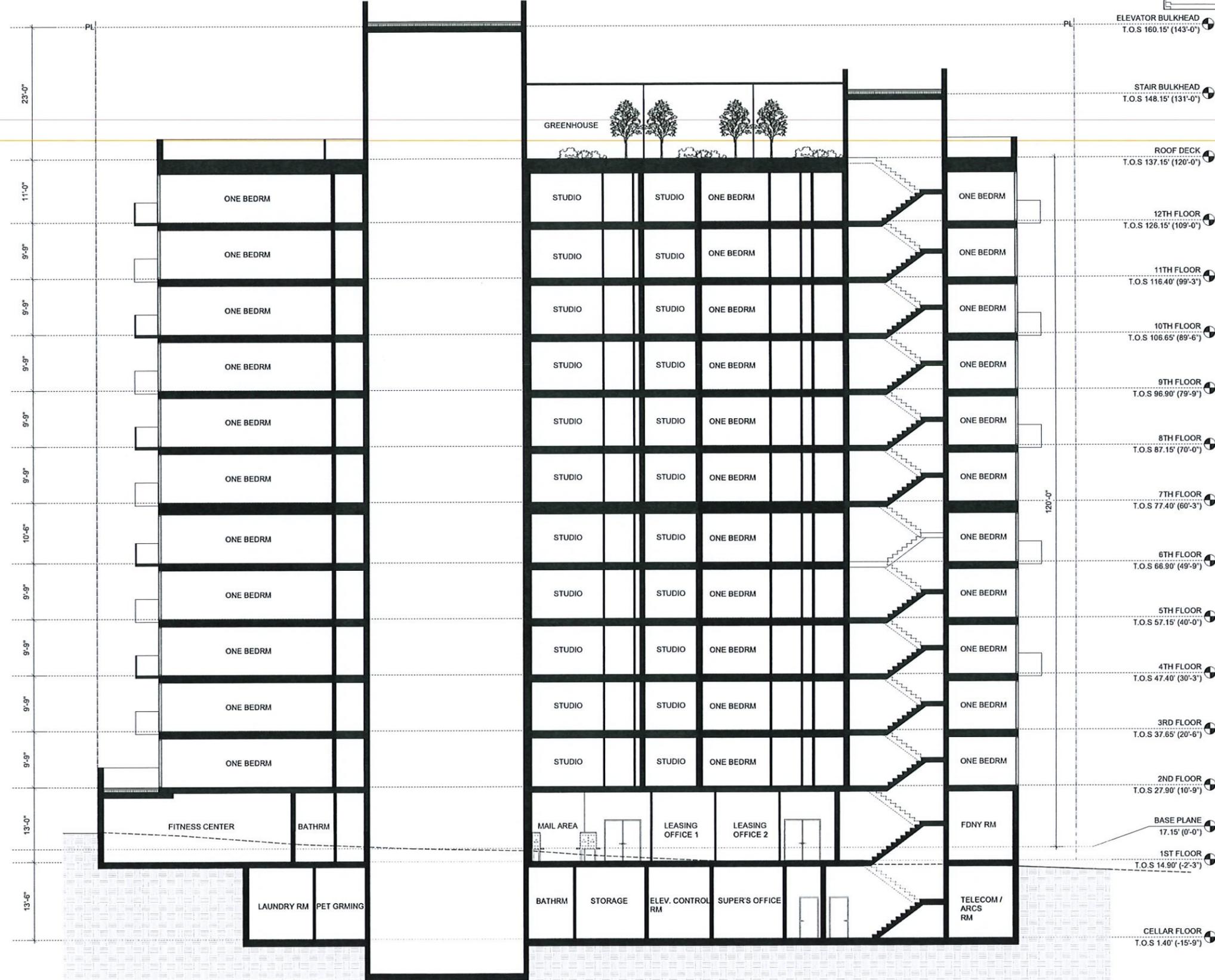
3RD FLOOR
T.O.S 37.65' (20'-6")

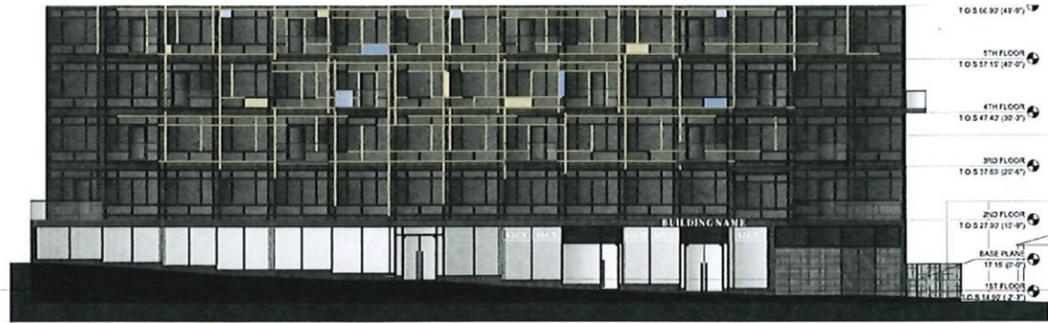
2ND FLOOR
T.O.S 27.90' (10'-9")

BASE PLANE
17.15' (0'-0")

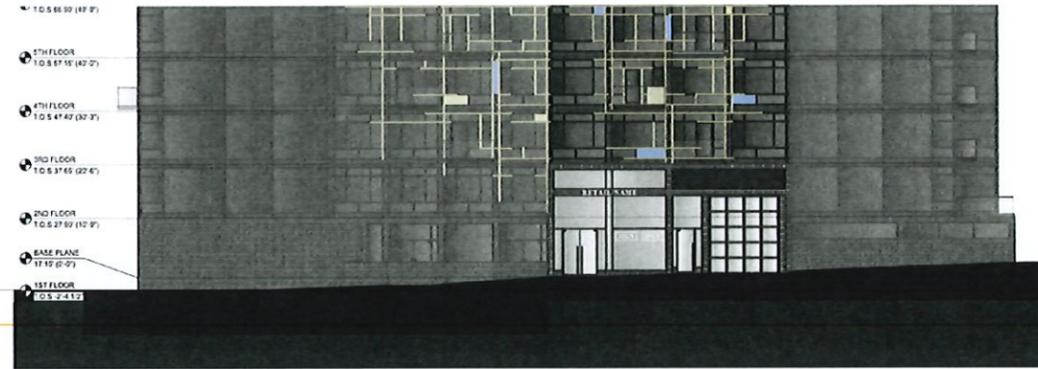
1ST FLOOR
T.O.S 14.90' (-2'-3")

CELLAR FLOOR
T.O.S 1.40' (-15'-9")





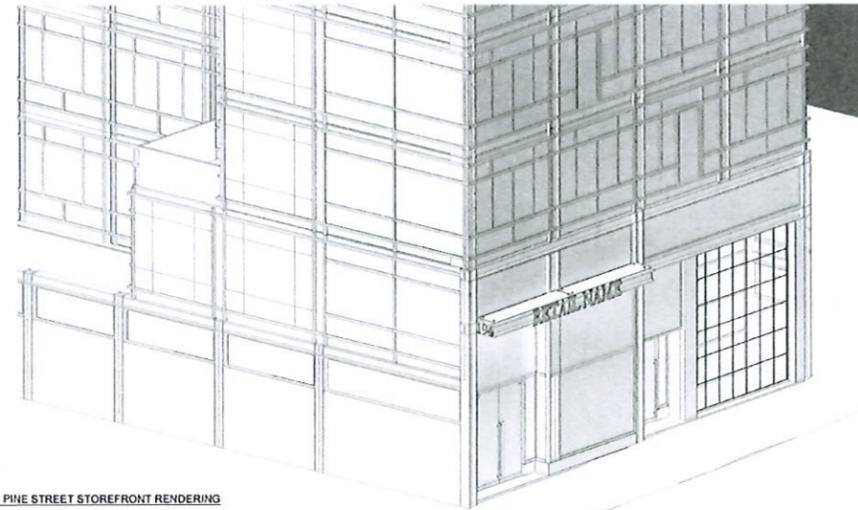
1 FRIENDSHIP STREET STOREFRONT ELEVATION



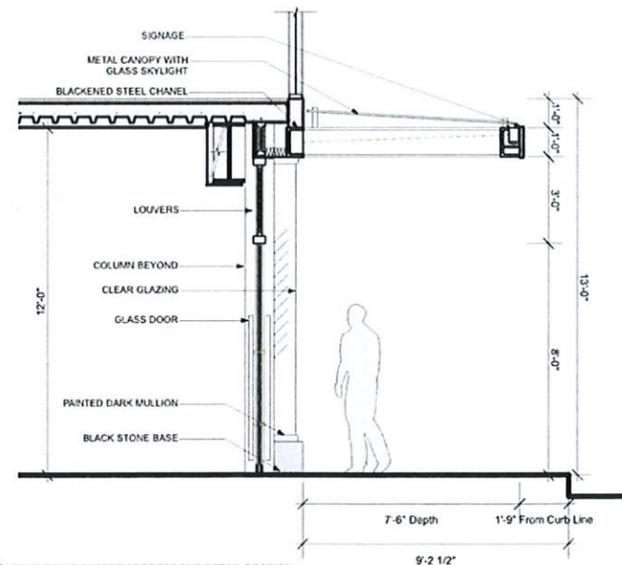
2 PINE STREET STOREFRONT ELEVATION



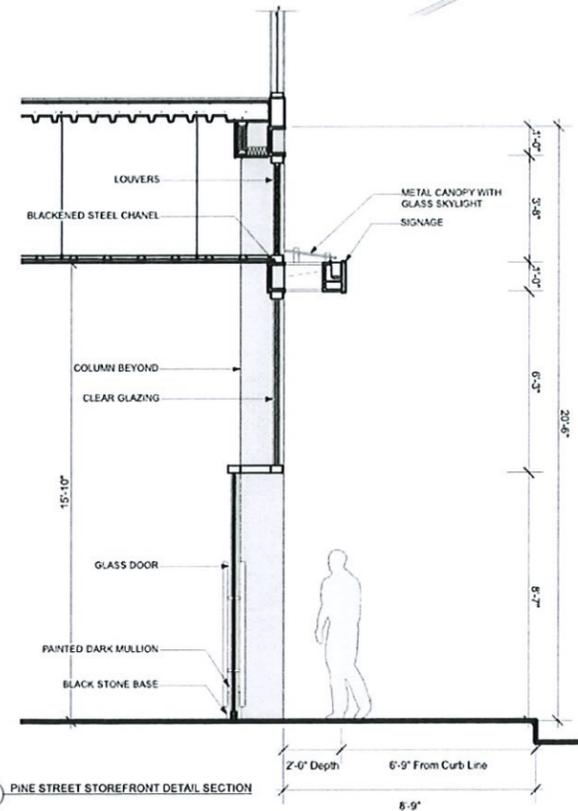
3 FRIENDSHIP STREET STOREFRONT RENDERING



4 PINE STREET STOREFRONT RENDERING



5 FRIENDSHIP STREET STOREFRONT DETAIL SECTION



6 PINE STREET STOREFRONT DETAIL SECTION

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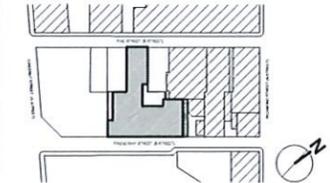
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Site Plan:



Revisions:

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Scale: As Noted

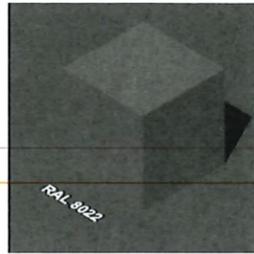
Drawing Title:
**STOREFRONT AND
SIGNAGE DETAILS**

Drawing No: **A-600.00**

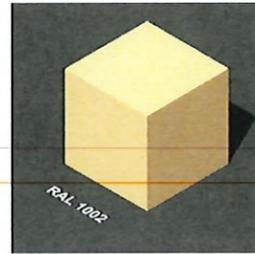
Sheet No: 22 of 26



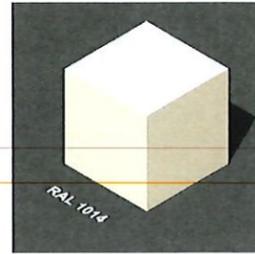
PROPOSED COLORWAY



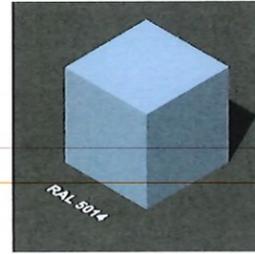
C01:
WINDOW FRAME AND METAL PANEL



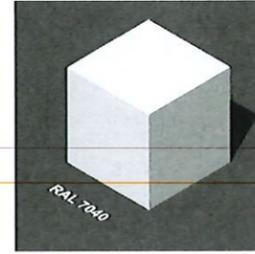
C02:
DECORATIVE STRIPS



C03:
METAL PANEL ACCENTS

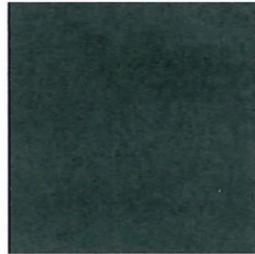


C04:
METAL PANEL ACCENTS



C05:
METAL PANEL ACCENTS

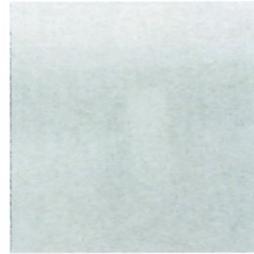
PROPOSED GLASS MATERIALS



G01:
BUILDING GLASS



G02:
SPANDREL GLASS



G03:
TRANSPARENT AT BALCONIES AND TERRACES

PROPOSED BASE MATERIALS



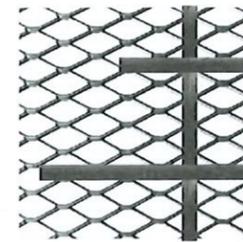
B01:
SPLASH COARSE AT STOREFRONT

PROPOSED STONE MATERIALS



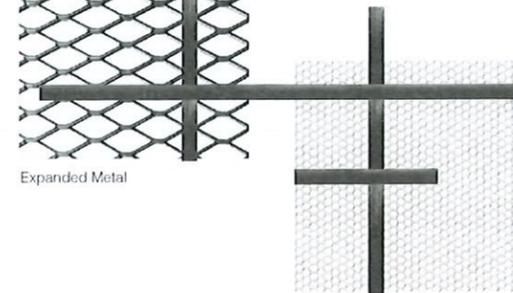
S01:
HANOVER CHAPEL STONE

PROPOSED FENCE MATERIALS



M01:
EXPANDED METAL

M01:
EXPANDED METAL (INFILL)



M02:
PERFORATED METAL

M02:
PERFORATED METAL (INFILL)

C01:
RAILING

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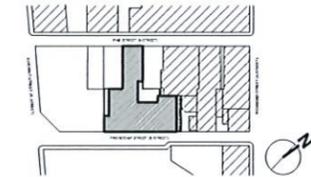
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Site Plan:



Revisions:

1 ISSUED FOR DORC REVIEW 06/24/21
No: Issue Date

GKV Project: 1905-01

Scale:

Drawing Title:
**PROPOSED COLORWAY
AND MATERIALS**

Drawing No: **A-800.00**

Sheet No: 23 of 26





**137-151 FRIENDSHIP ST.
AND 194 PINE ST.
PROVIDENCE**

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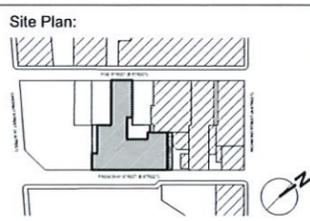
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GKV Project: 1905-01

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Drawing Title:

RENDERINGS

Drawing No: **A-900.00**

Sheet No: 24 of 26





**137-151 FRIENDSHIP ST.
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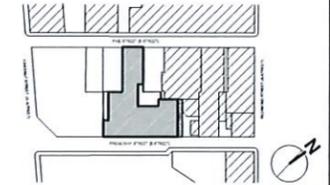
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Site Plan:



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GKV Project: 1905-01

Scale:

Drawing Title:

RENDERINGS

Drawing No: **A-901.00**

Sheet No: 25 of 26

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LOOKING SOUTH



LOOKING NORTHEAST



LOOKING EAST



LOOKING WEST

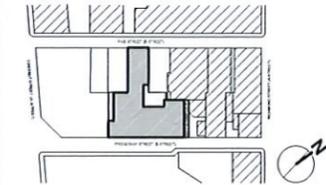


LOOKING NORTH



LOOKING SOUTHWEST

Site Plan:



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1. ISSUED FOR DDRC REVIEW 06/24/21
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GKV Project: 1905-01

Scale:

Drawing Title:

SITE PHOTOS

Drawing No: A-902.00

Sheet No: 26 of 26

