

Providence City Plan Commission

December 14, 2021



AGENDA ITEM 2 ■ 663 ADMIRAL STREET



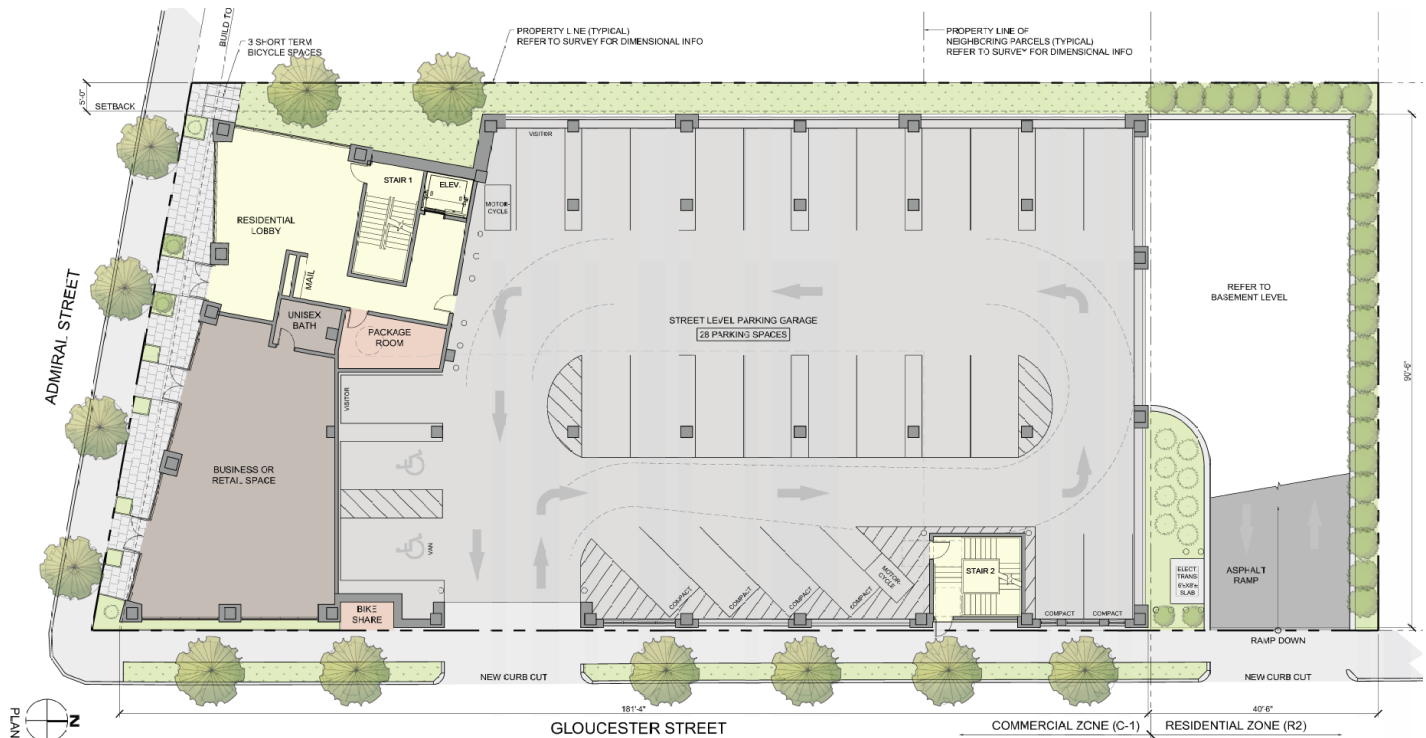
Building rendering from Admiral Street



Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Strive Realty, Applicant Citadel Properties LLC, Owner	PROJECT DESCRIPTION:	The applicant is requesting master plan approval to construct a five story mixed-use development with commercial on the ground floor and 46 residences. Sixty three internal parking spaces will be provided. The applicant is requesting a dimensional adjustment for building height.
CASE NO./ PROJECT TYPE:	21-035 MA Master Plan		
PROJECT LOCATION:	659-663 Admiral Street (AP 123 Lots 165 and 166) — zoned C-1 22 Glocester (AP 123 Lot 171) — zoned R-2	RECOMMENDATION:	Approval of the Master Plan subject to the noted findings
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar



Ground floor site plan

PROJECT OVERVIEW

The applicant is requesting master plan approval to construct a five story mixed-use development with commercial on the ground floor, internal parking and 46 residences, after an administrative subdivision to merge the subject lots. A dimensional adjustment for height is requested where a height of 60' and five stories is proposed, over the C-1 zone's height limit of 45' and four stories.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

Lots 165 and 166 where the building will be located are zoned C-1. Lot 171, which will be merged with the development is zoned R-2. Mixed use development consisting of retail and residential is permitted by right in the C-1 zone. The portion of the lot zoned R-2 will provide access to the development.

Dimensions and site design

The site is located at the corner of Admiral and Gloucester Streets and will measure approximately 21,026 SF upon merging the subject lots. Ground floor retail will front on and be accessible from Admiral Street. Pedestrian and vehicular access to the parking area which includes a loading space, will be provided on the area occupied by lot 171 and accessible from Gloucester Street. Two levels of parking, in the basement and ground level, will provide a total of 63 parking spaces.

A height of 60' and five stories is proposed where a height limit of 45' and four stories is permitted by right. A dimensional adjustment for height is being requested.

Forty six units will be located on the four upper stories. Based on provided plans, the building will conform to the design guidelines for multifamily development

outlined in Section 1202 K of the ordinance. The design meets this requirement by employing a varying, but consistent treatment for the exterior with a recess between two prominent projections and a fifth story that is set back from the façade. The façade will mainly employ brick on the ground floor with prefinished metal panels on the upper stories. Other materials like plank wood cladding and prefinished aluminum trim will also be incorporated. All listed materials are permitted by right in the C-1 zone. A portion of the second floor will be used as a green roof.

The upper stories are located at the lot line and the ground floor frontage will be located within the five foot build-to zone. Complete transparency will be provided on the ground level with significant amounts of fenestration provided on the upper stories.

The 46 units will be broken down as 16 three-bedroom, 20 two-bedroom, and 10 one-bedroom units. Based on floor plans, most units will be located along the perimeter with different amenities like a media room and gym located toward the middle of each floor.

Parking

The applicant will meet the parking requirement with a total of 63 vehicle parking spaces provided for 46 dwelling units. Parking will be provided in the basement and on the ground floor in addition to bicycle and motorcycle parking. Thirty five spaces in the basement will be composed of 14 rows of tandem parking and one row of seven single spaces. Parking at street level will consist of 28 spaces of which six will be compact. Two motorcycle spaces and a bike parking area will also be located on this level. The parking area will be accessed from Gloucester Street with the loading zone and transformer located in the northern portion of the access area. Standard parking spaces will measure 8.5' x 18' and compact spaces will measure 7.5' x 15' which will meet the parking space dimensions required by the ordinance. The drive aisles on both parking levels will meet the minimum width requirement of 22'.

Landscaping

With the parcel measuring 21,026 SF, approximately 3,150 SF of canopy coverage is required. As the area for lot 171 is in the R-2 zone, the total impervious surface coverage shall not exceed 65%. Per plans, the applicant will meet the canopy coverage requirement by providing street trees along Admiral and Gloucester Streets. Part of the area corresponding to lot 171 is paved to provide access to parking. The rear of the lot will be treated with permeable pavers for the loading area and crushed stone for the location of the transformer. This would not exceed the impervious coverage limit of 65 percent in the R-2 zone as 35 percent of this area will remain pervious.

Site landscaping shall be subject to the Forester's approval prior to the final plan stage.

Environmental Impact

As the development area exceeds 20,000 SF, a stormwater management plan is required in addition to erosion control and site maintenance plans at the preliminary plan stage.

With the development in proximity to Providence College, it is likely that the development will cater to college students. The behavior of college students and their effect on neighborhood character has been the subject of citywide discussion and resulted in changes to the zoning ordinance. Given the potential number of students, the applicant should provide a plan for managing the behavior of residents and attending to any negative outcomes that would affect the welfare of the surroundings.

Dimensional Adjustment

The applicant is requesting a dimensional adjustment from the height requirement. A height of five stories and 60' is proposed over the C-1 limit of four stories and 45'. Per section 1904 of the ordinance the CPC may grant dimensional adjustments for provision of certain amenities. The applicant is eligible for the adjustment, providing mixed use

development and internal structured parking. The request for additional height is appropriate given that it is being requested to accommodate amenities that are encouraged by the Ordinance.

FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Master Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Neighborhood Commercial/Mixed Use development. The plan describes this area as one intended for traditional, pedestrian transit oriented uses that serve neighborhood needs and where multifamily development is encouraged. The development conforms to this land use designation and is also in conformance with objective H-2 of the plan which encourages building new housing in the City.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: The proposed retail and residential mixed-use development is permitted by right in the C-1 zone.

Dimension: The development largely conforms to the dimensional and design requirements of the C-1 zone.

Subject to the CPC granting the requested dimensional adjustment for height, the development will conform to the requirements of the C-1 zone.

Parking: The applicant will meet the parking requirement by providing 63 spaces for 46 units. .

Landscaping: A conceptual landscaping plan has been submitted showing street trees and landscaping areas to be installed around the site. A detailed landscaping plan which shall be subject to the Forester's approval is required at the preliminary plan stage.

Lighting: A lighting plan is required at the preliminary plan stage.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

The applicant is expected to come into conformance with applicable environmental regulations. The applicant should provide a plan for managing the behavior and effects of residents on the surrounding community.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

The applicant shall apply for an administrative subdivision to merge the lots for the development. Subject to the subdivision being approved, there are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-1 and R-2 zones.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate vehicular and pedestrian access will be provided from Admiral and Gloucester Streets.

RECOMMENDATION

Based on the foregoing discussion, the DPD recommends that CPC approve the master plan subject to the following conditions:

1. The CPC should grant the height adjustment for the proposed height of 60' and five stories.
2. The applicant should provide plans for management of resident behavior and curbing the effects of students on neighboring property.



© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED

MIXED USE DEVELOPMENT

663 ADMIRAL STREET
PROVIDENCE RI, 02908

PROVIDENCE CITY PLANING COMMISSION SUBMISSION
DECEMBER 03, 2021

ZONING SUMMARY

PLAT: 123 LOTS: 165, 166 & 171 (MERGED W/ NO ZONE CHANGE)

C-1 COMMERCIAL DISTRICT & R-2 RESIDENTIAL DISTRICT

DIMENSIONAL REQUIREMENTS

	C-1 ZONE	R-2 ZONE	PROPOSED RELIEF
MINIMUM BUILDING HEIGHT:	16 FEET	-	-
MINIMUM FIRST FLOOR HEIGHT:	11 FEET NON-RESIDENTIAL	-	-
MAX BUILDING HEIGHT:	45 FEET - 4 STORY MAX	-	60 FEET 5 STORIES (C-1)
FRONT SETBACK	0-5 FEET (60% MINIMUM)	-	-
INTERIOR SIDE SETBACK:	5 FEET FROM RESIDENTIAL	-	-
CORNER SIDE SETBACK:	0-5 FEET (40% MINIMUM)	-	-
REAR SETBACK:	10 FEET FROM RESIDENTIAL	-	-
MINIMUM LOT AREA:	NONE	5000 SF NON-RESIDENTIAL	-
MAXIMUM BUILDING COVERAGE:	NONE	-	-
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	NONE	65%	-

PER ZONING 1904 E.1: CPC CAN ALLOW ADJUSTMENTS OF DIMENSIONAL REGULATIONS UP TO 24’ AND/OR 2 STORIES WHERE STRUCTURED PARKING IS PROVIDED AND A VERTICAL MIXED-USE DEVELOPMENT IS PROVIDED, OF WHICH AT LEAST 50% IS DEVOTED TO RESIDENTIAL USE.

PER ZONING SECTION 202(B)

THE FOLLOWING BUILDING ELEMENTS SHALL BE EXEMPT FROM MAXIMUM BUILDING HEIGHT LIMITATIONS
BUILDING APPURTENANCES SUCH AS PARAPET WALLS, SKYLIGHTS, 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, NECESSARY MECHANICAL APPURTENANCES, OR PENTHOUSES TO HOUSE MECHANICAL APPURTENANCES

PERMITTED ENCROACHMENTS: TABLE 13-2

EAVES - INTERIOR SIDE SETBACK
FENCE OR WALL INTERIOR SIDE AND REAR SETBACK
MECHANICAL EQUIPMENT - INTERIOR SIDE AND REAR SETBACK
SILLS, BELT COURSE, CORNICE AND ORNAMENTAL FEATURES - ALL SETBACKS

PERMITTED ENCROACHMENTS INTO PUBLIC RIGHT OF WAY: 13 (B)

AN 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 OTHER 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. 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.

PARKING REQUIREMENTS

COMMERCIAL PARKING REQUIREMENT:

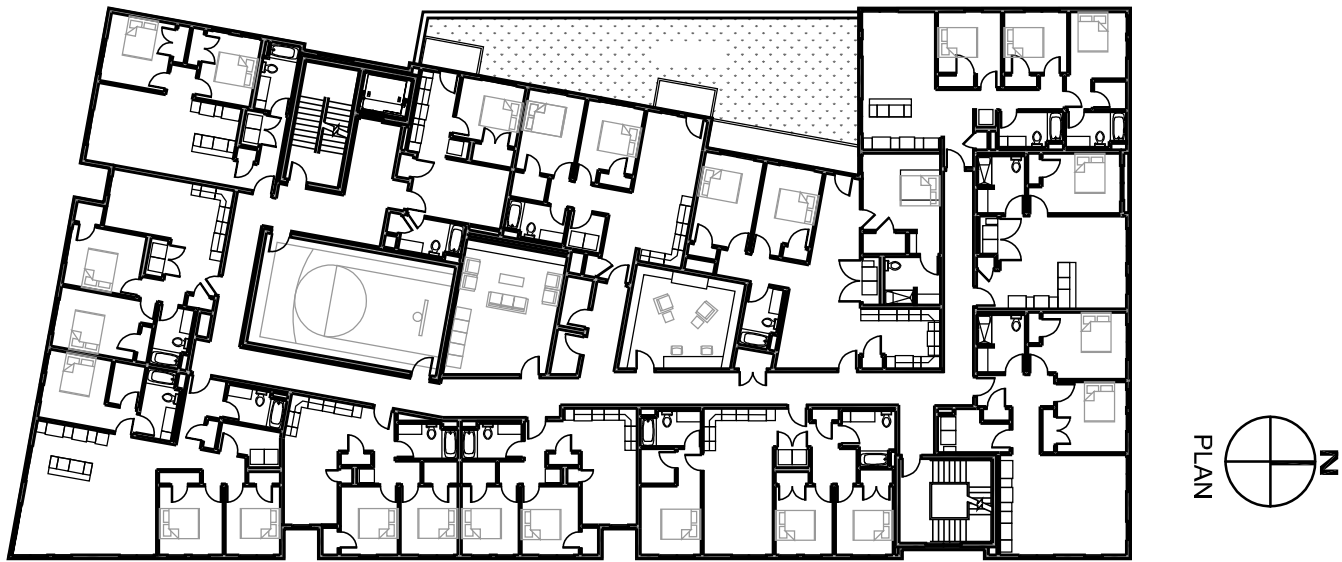
- ZONING PARKING EXEMPTION 1410 (B) 5 - THE FIRST 2,500 SQUARE FEET OF GROSS FLOOR AREA FOR NON-RESIDENTIAL USES IN THE R-P, C-1, C-2, AND C-3
- DISTRICTS ARE EXEMPT FROM ALL OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

RESIDENTIAL PARKING REQUIREMENT: (TABLE 14-1)

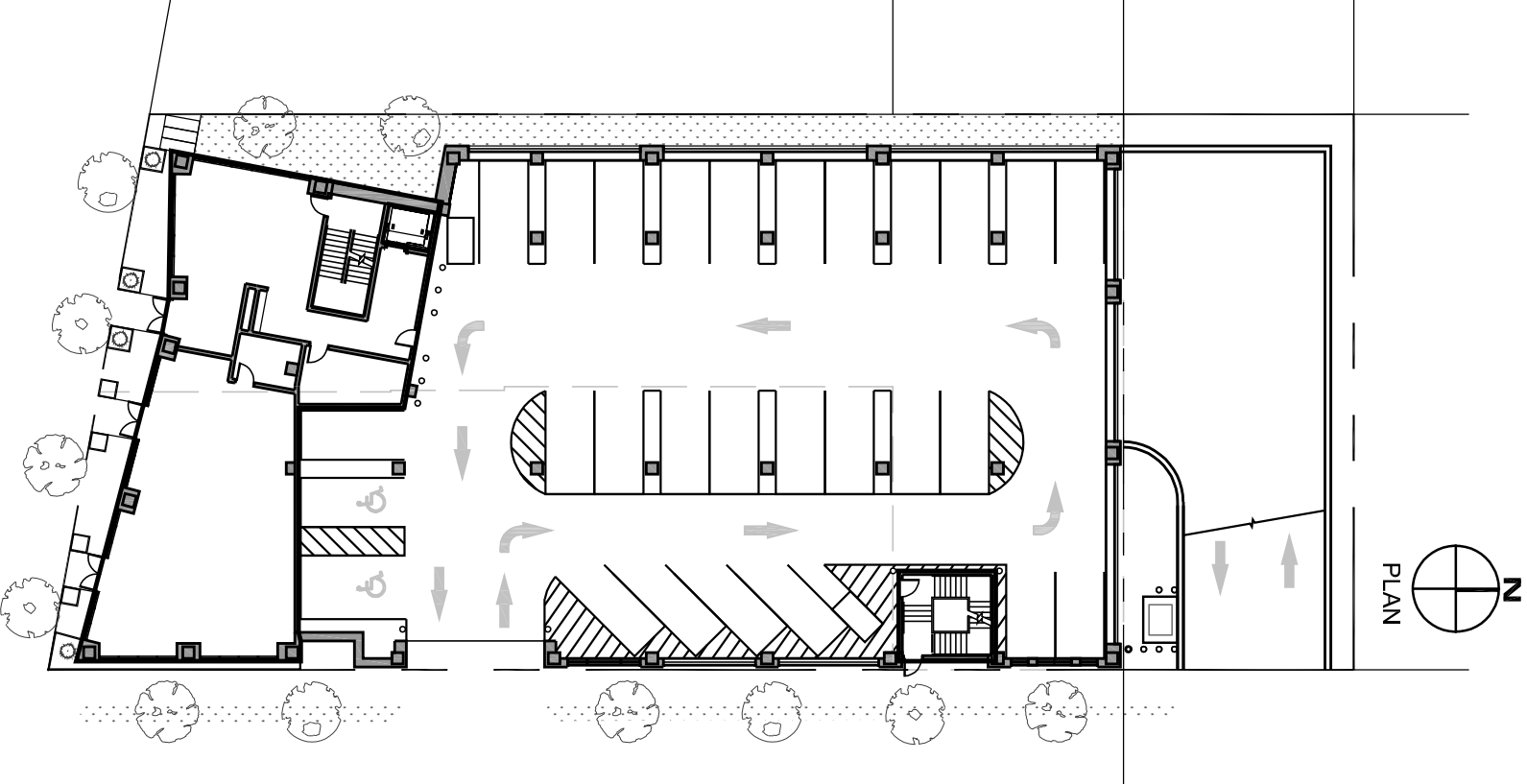
	REQUIRED	PROVIDED
VEHICLE SPACES: 1 PER DWELLING UNIT	46	63 (6 ARE COMPACT) +2 MOTORCYCLE SPACES
LOADING SPACE: 1 PER 40,000 GFA	1	1.5
BICYCLE SPACES: 1 PER 5 DWELLING UNITS	10	11 (3 SHORT TERM)
LONG TERM BICYCLE SPACES: 80%	8	8

- 1402 (D) - 5% REDUCTION PERMITTED IF PROVIDING BIKE-SHARE
- 1404(B) - 10% OF THE REQUIRED SPACES MAY BE UP TO 10% OF THE REQUIRED SPACES (5 SPACES PERMITTED)
- FIGURE 14-1 - STANDARD PARKING SPACE DIMENSIONAL REQUIREMENT - 8.5 FEET WIDE X 18 FEET DEEP
- FIGURE 14-1 - COMPACT PARKING SPACE DIMENSIONAL REQUIREMENT - 7.5 FEET WIDE X 15 FEET DEEP
- 1405(B) - BICYCLE PARKING SPACE DIMENSIONAL REQUIREMENT - 2FEET X 6 FEET
- 1405(A) - SHORT TERM BICYCLE SPACES TO BE LOCATED WITHIN 50 FT OF THE PRINCIPAL BUILDING ENTRANCE

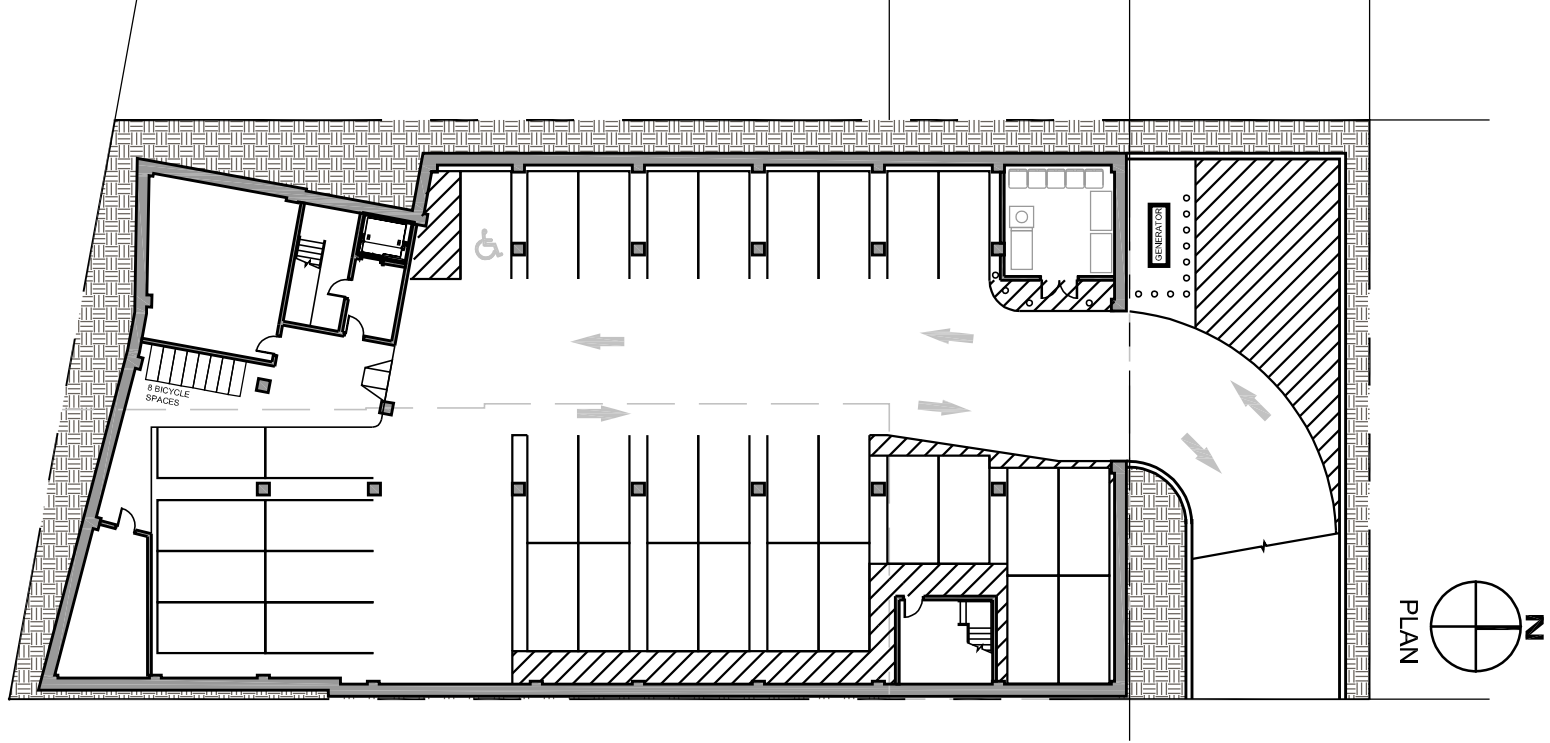
STRIVE



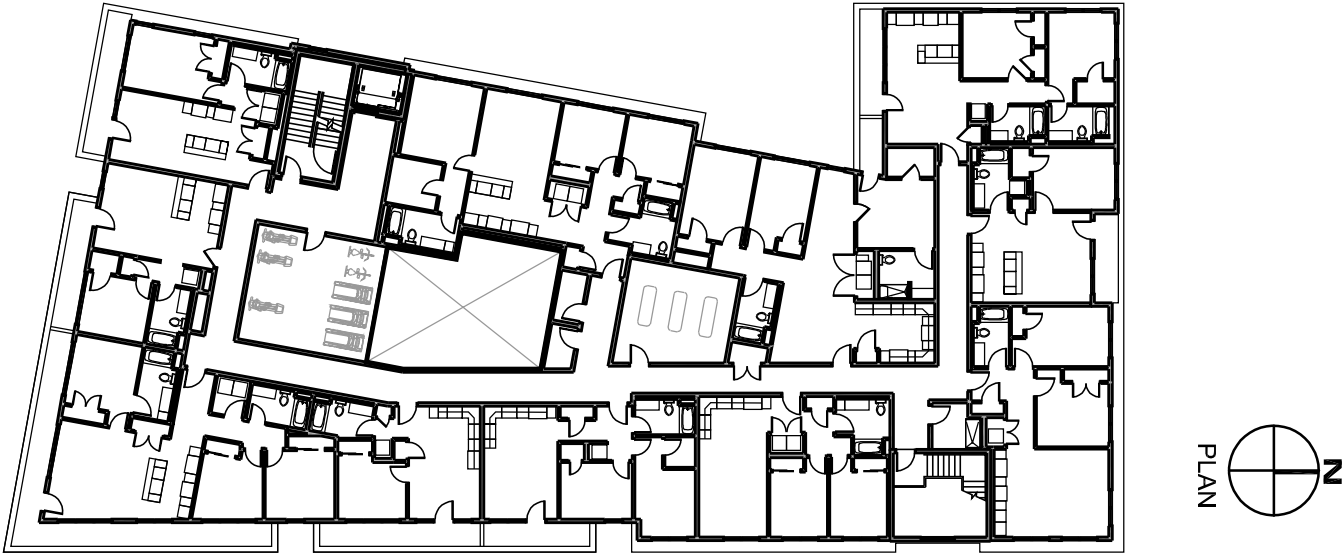
SECOND FLOOR



GROUND FLOOR



BASEMENT LEVEL



FIFTH FLOOR



FOURTH FLOOR



THIRD FLOOR

GROSS SQUARE FOOTAGE

BASEMENT LEVEL	2,364
BASEMENT LEVEL (COVERED PARKING)	12,801
GROUND FLOOR	3,537
GROUND FLOOR (COVERED PARKING)	11,596
SECOND FLOOR	14,628
THIRD FLOOR	14,036
FOURTH FLOOR	14,628
FIFTH FLOOR	12,500
TOTAL:	86,090
TOTAL WITHOUT PARKING:	61,693
TOTAL WITH BALC.AND PARKING:	87,392
*GREEN ROOF NOT INCLUDED IN GSF TOTALS	

UNIT TYPE MATRIX

1 BEDROOM	10
2 BEDROOM	20
3 BEDROOM	16
TOTAL UNITS:	46
TOTAL BEDROOMS:	98





ZONING ANALYSIS AND BUILDING FOOTPRINT PLANS
663 ADMIRAL STREET MIXED USE APARTMENTS

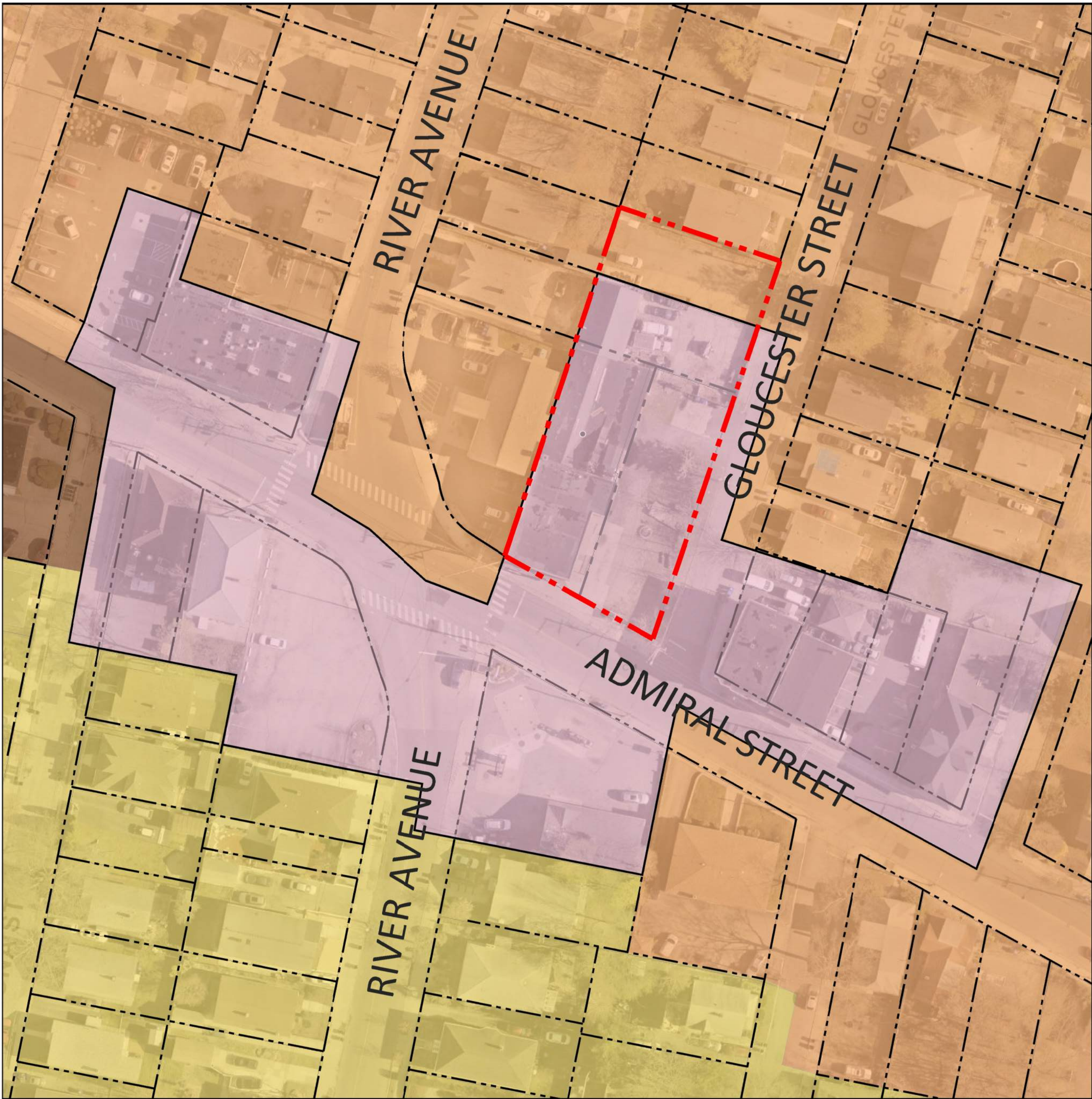
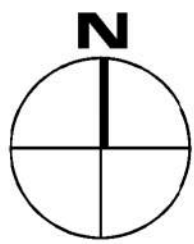
CLIENT: STRIVE REALTY, LLC PROJECT No.: 6653
566 SMITH STREET, PROVIDENCE RI, 02908 DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED

50 Holden Street, Providence, RI 02908 t: 401.272.1730 www.rgb.net



LEGEND	
 C-1 ZONE	 PROJECT SITE
 R-3 ZONE	 NEIGHBORING PARCELS
 R-2 ZONE	
 R-1 ZONE	



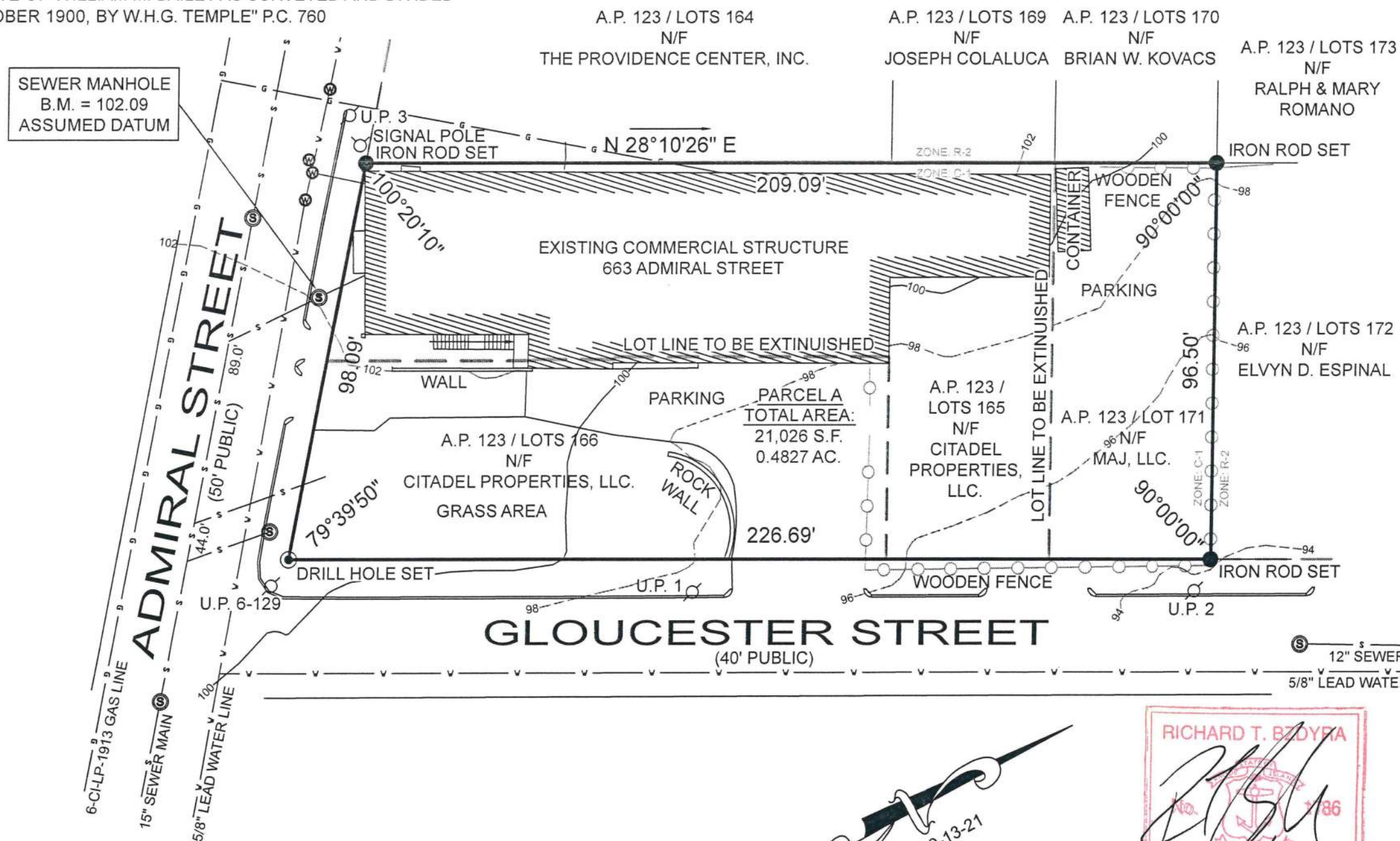
ARIEL CONTEXT AND ZONING MAPS
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908
PROJECT No.: 6653
DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



REFERENCE:

1. DEED BK. 13176 PG. 151
2. DEED BK. 13176 PG. 158
3. DEED BK. 12990 PG. 204
4. DEED BK. 11882 PG. 14
5. LOTS 3, 4, 5, 6 & 9 "PLAT OF HOUSE LOTS BELONGING TO THE ESTATE OF WILLIAM M. BAILEY AS SURVEYED AND DIVIDED OCTOBER 1900, BY W.H.G. TEMPLE" P.C. 760



LOCUS MAP NOT TO SCALE ZONING DISTRICT C-1

MINIMUM LOT AREA:	NONE
MINIMUM LOT FRONTAGE:	NONE
MINIMUM SETBACKS: FRONT:	BUILD-TO ZONE OF 0 FT. TO 5 FT.
SIDE:	10 FT.
CORNER SIDE:	BUILD-TO ZONE OF 0 FT. TO 5 FT.
REAR:	20 FT.
MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	45 FT. NOT TO EXCEED 4 STORIES.
MINIMUM FIRST STORY HEIGHT:	RES. 9 FT.; NON-RES USE 11 FT.
MINIMUM BUILDING HEIGHT:	16 FT.

BOUNDARY STAKE-OUT SURVEY

A.P. 123 / LOTS 165, 166 & 171
663 ADMIRAL STREET
PROVIDENCE, R.I. 02608

SCALE: 1"=30' DATE: SEPTEMBER 16, 2021

PREPARED FOR:

JOSEPH COLALUCA
566 SMITH STREET, PROVIDENCE, R.I. 02908
PHONE: (401) 569-2208

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10059 / DWG. NO. 10059 - (AJB)

GRAPHIC SCALE / 1" = 30'



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:

LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:

CLASS I
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

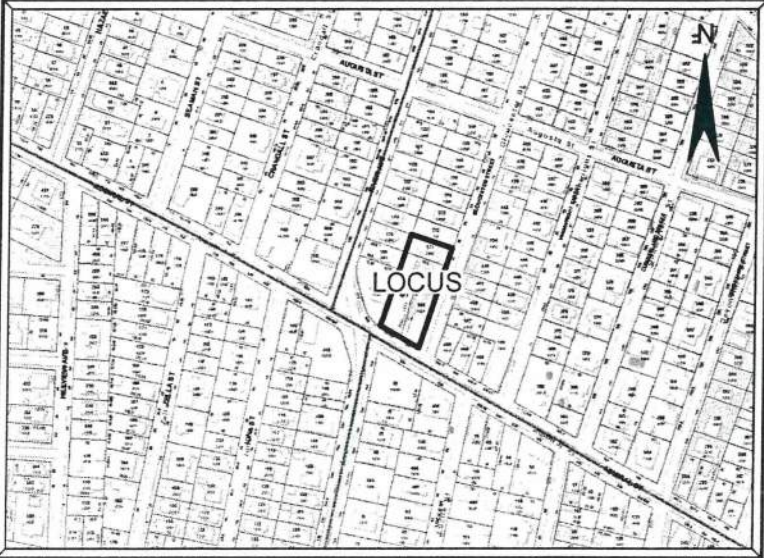
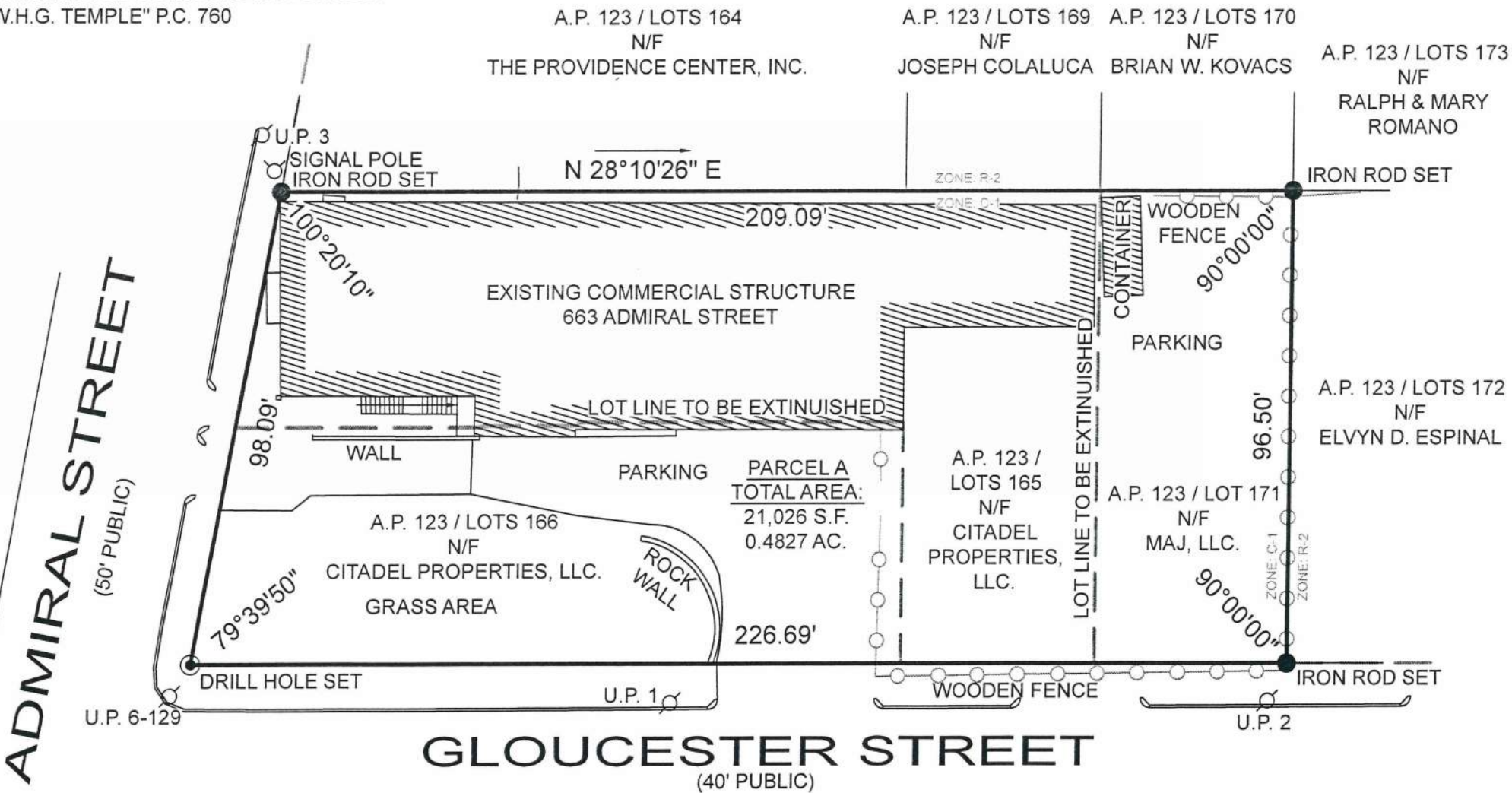
BY: *Richard T. Bzdyra* DATE: 9/21/21
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



REFERENCE:

1. DEED BK. 13176 PG. 151
2. DEED BK. 13176 PG. 158
3. DEED BK. 12990 PG. 204
4. DEED BK. 11882 PG. 14
5. LOTS 3, 4, 5, 6 & 9 "PLAT OF HOUSE LOTS BELONGING TO THE ESTATE OF WILLIAM M. BAILEY AS SURVEYED AND DIVIDED OCTOBER 1900, BY W.H.G. TEMPLE" P.C. 760



LOCUS MAP
NOT TO SCALE
ZONING DISTRICT C-1

MINIMUM LOT AREA:	NONE
MINIMUM LOT FRONTAGE:	NONE
MINIMUM SETBACKS: FRONT:	BUILD-TO ZONE OF 0 FT. TO 5 FT.
SIDE:	10 FT.
CORNER SIDE:	BUILD-TO ZONE OF 0 FT. TO 5 FT.
REAR:	20 FT.
MAXIMUM BUILDING & IMPERVIOUS SURFACE COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	45 FT. NOT TO EXCEED 4 STORIES.
MINIMUM FIRST STORY HEIGHT:	RES. 9 FT.; NON-RES USE 11 FT.
MINIMUM BUILDING HEIGHT:	16 FT.

ADMINISTRATIVE SUBDIVISION

A.P. 123 / LOTS 165, 166 & 171
663 ADMIRAL STREET
PROVIDENCE, R.I. 02608

SCALE: 1"=30' DATE: SEPTEMBER 17, 2021

PREPARED FOR:

JOSEPH COLALUCA
566 SMITH STREET, PROVIDENCE, R.I. 02908
PHONE: (401) 569-2208

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10059 / DWG. NO. 10059 - ADMIN - (AJB)

GRAPHIC SCALE / 1" = 30'



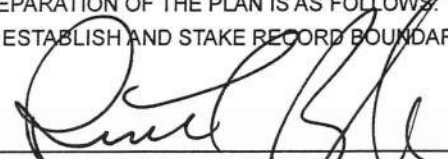
SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY:  DATE: 9/21/21
RICHARD T. BZDYRA, PLS, LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



MAGNETIC 09-13-21

LEGEND

- 1 BEDROOM

2 BEDROOM

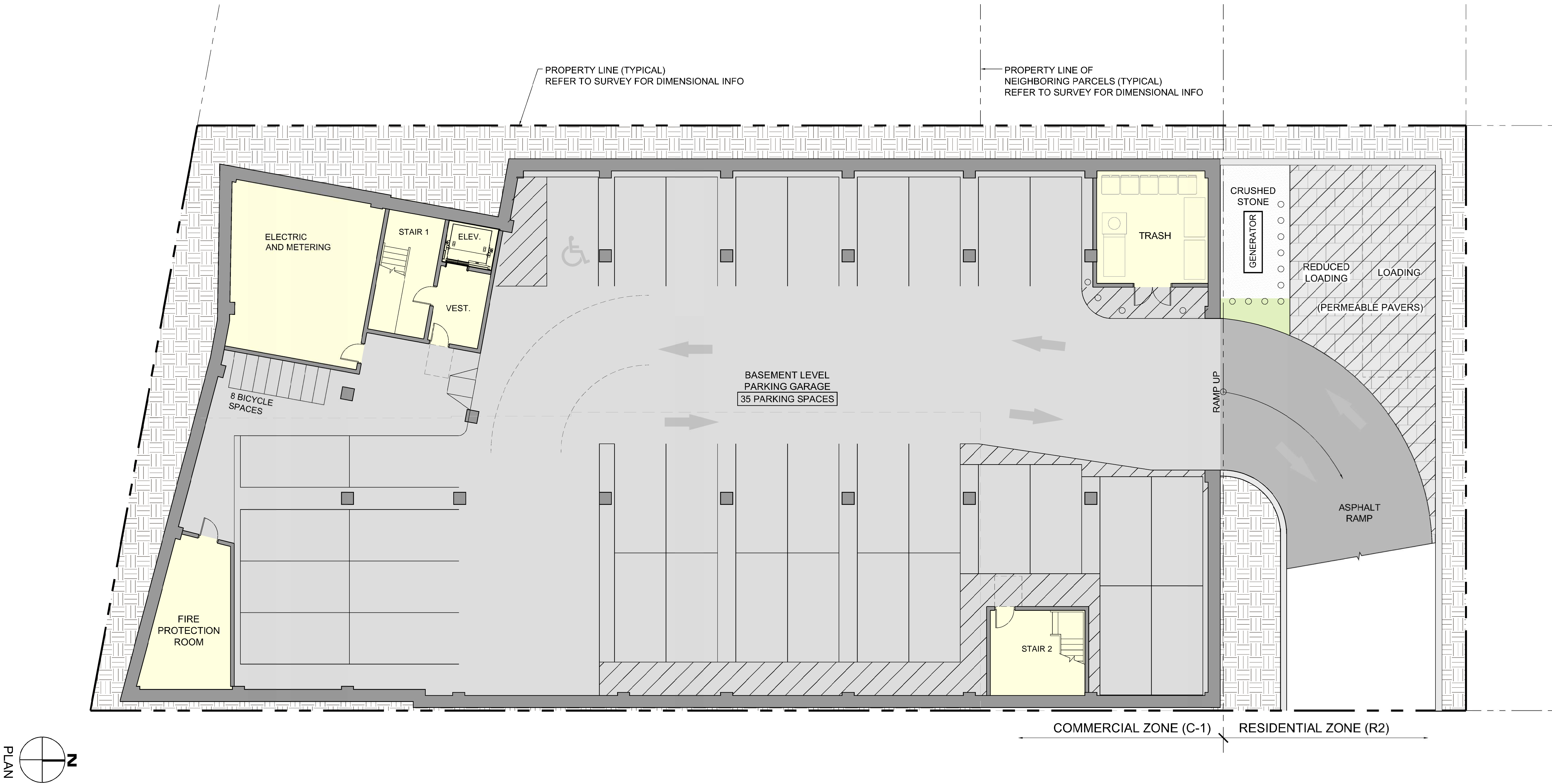
3 BEDROOM

AMENITY SPACE
- TENANT/RETAIL

CIRCULATION/UTILITY

GARAGE

LANDSCAPING



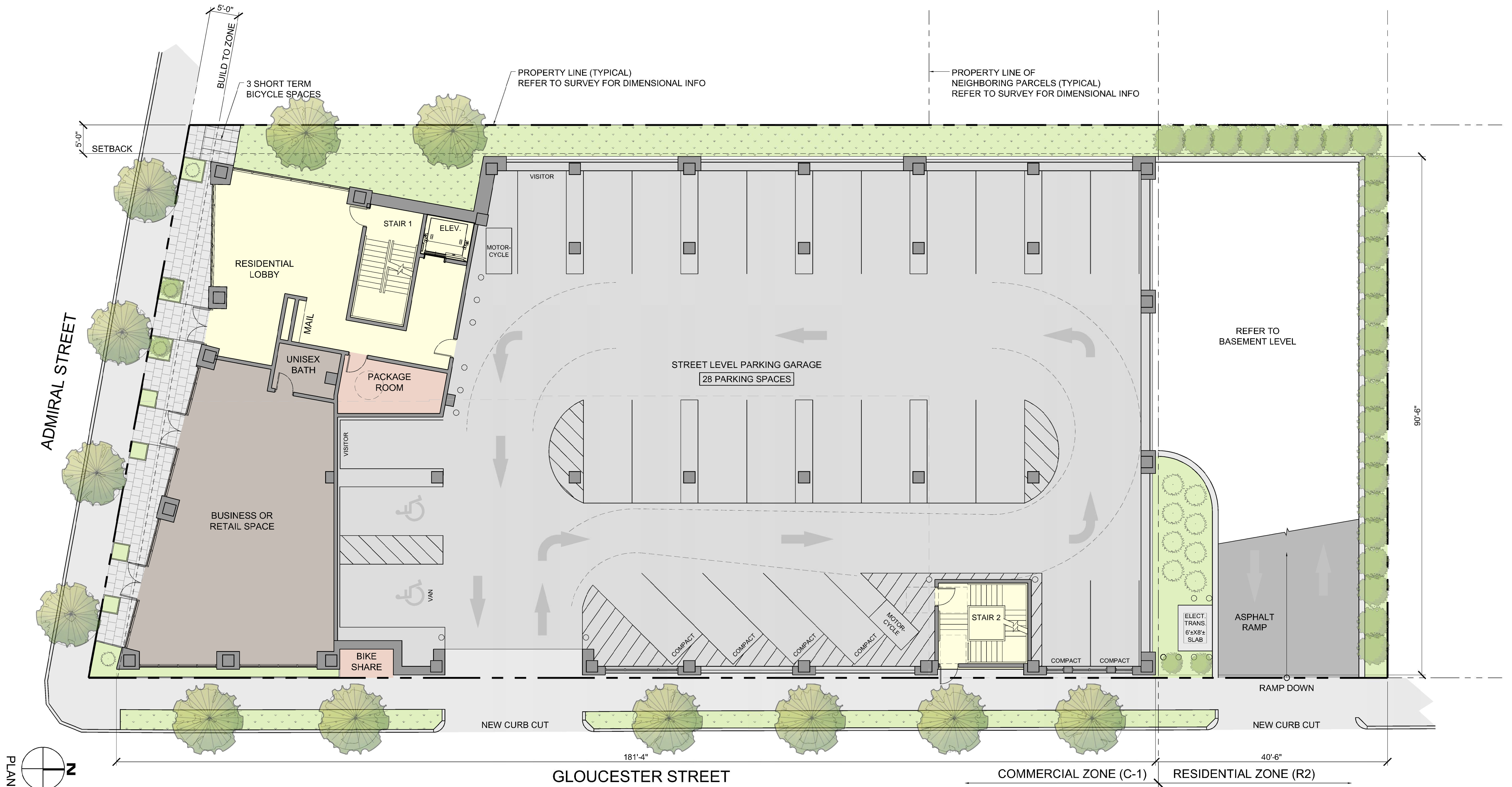
BASEMENT LEVEL PLAN
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908
PROJECT No.: 6653
DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



LEGEND

 1 BEDROOM	 TENANT/RETAIL
 2 BEDROOM	 CIRCULATION/UTILITY
 3 BEDROOM	 GARAGE
 AMENITY SPACE	 LANDSCAPING



GROUND FLOOR PLAN/CONCEPTUAL SITE PLAN

663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED

LEGEND

- 1 BEDROOM

2 BEDROOM

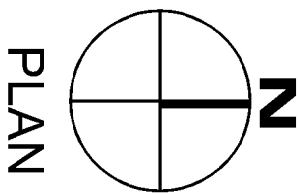
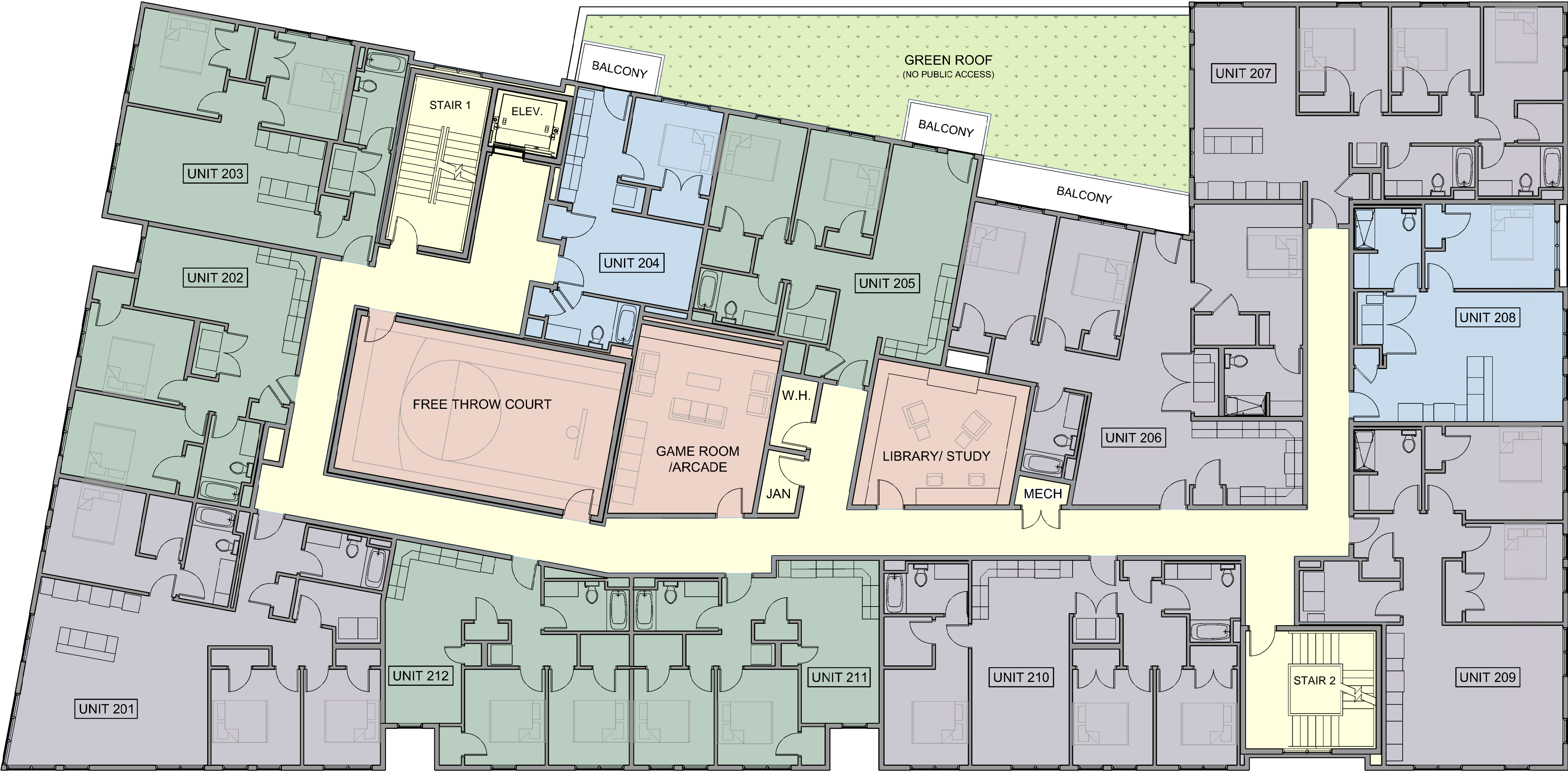
3 BEDROOM

AMENITY SPACE
- TENANT/RETAIL

CIRCULATION/UTILITY

GARAGE

LANDSCAPING



SECOND FLOOR PLAN

663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

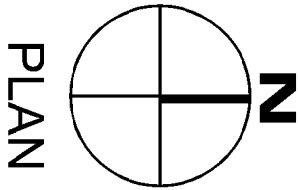
PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



LEGEND

<div></div> 1 BEDROOM	<div></div> TENANT/RETAIL
<div></div> 2 BEDROOM	<div></div> CIRCULATION/UTILITY
<div></div> 3 BEDROOM	<div></div> GARAGE
<div></div> AMENITY SPACE	<div></div> LANDSCAPING



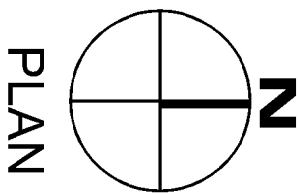
THIRD FLOOR PLAN
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908
PROJECT No.: 6653
DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



LEGEND

<div></div> 1 BEDROOM	<div></div> TENANT/RETAIL
<div></div> 2 BEDROOM	<div></div> CIRCULATION/UTILITY
<div></div> 3 BEDROOM	<div></div> GARAGE
<div></div> AMENITY SPACE	<div></div> LANDSCAPING



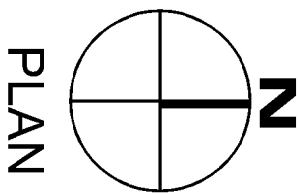
FOURTH FLOOR PLAN
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908
PROJECT No.: 6653
DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



LEGEND

<div></div> 1 BEDROOM	<div></div> TENANT/RETAIL
<div></div> 2 BEDROOM	<div></div> CIRCULATION/UTILITY
<div></div> 3 BEDROOM	<div></div> GARAGE
<div></div> AMENITY SPACE	<div></div> LANDSCAPING



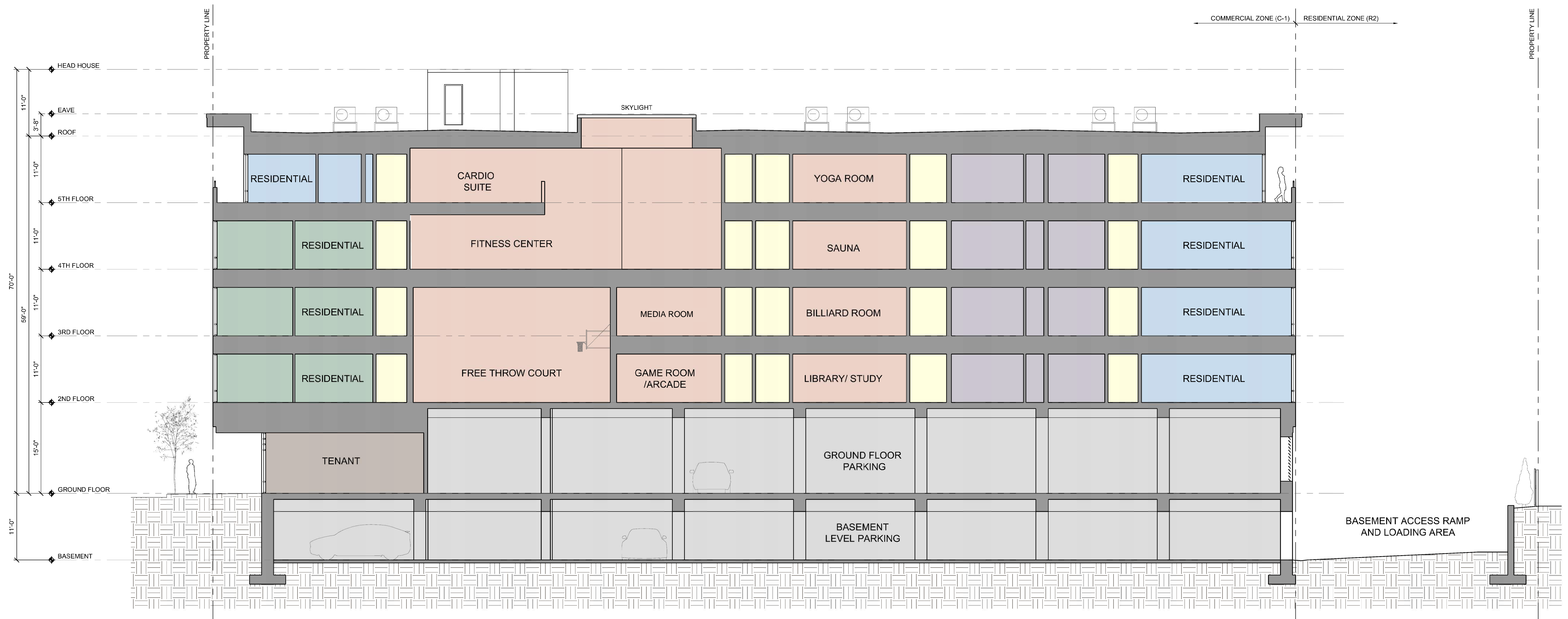
FIFTH FLOOR PLAN
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908
PROJECT No.: 6653
DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



LEGEND

 1 BEDROOM	 TENANT/RETAIL
 2 BEDROOM	 CIRCULATION/UTILITY
 3 BEDROOM	 GARAGE
 AMENITY SPACE	 LANDSCAPING



BUILDING SECTION

663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



CONCEPTUAL RENDERING - SOUTH ELEVATION

663 ADMIRAL STREET MIXED USE APARTMENTS

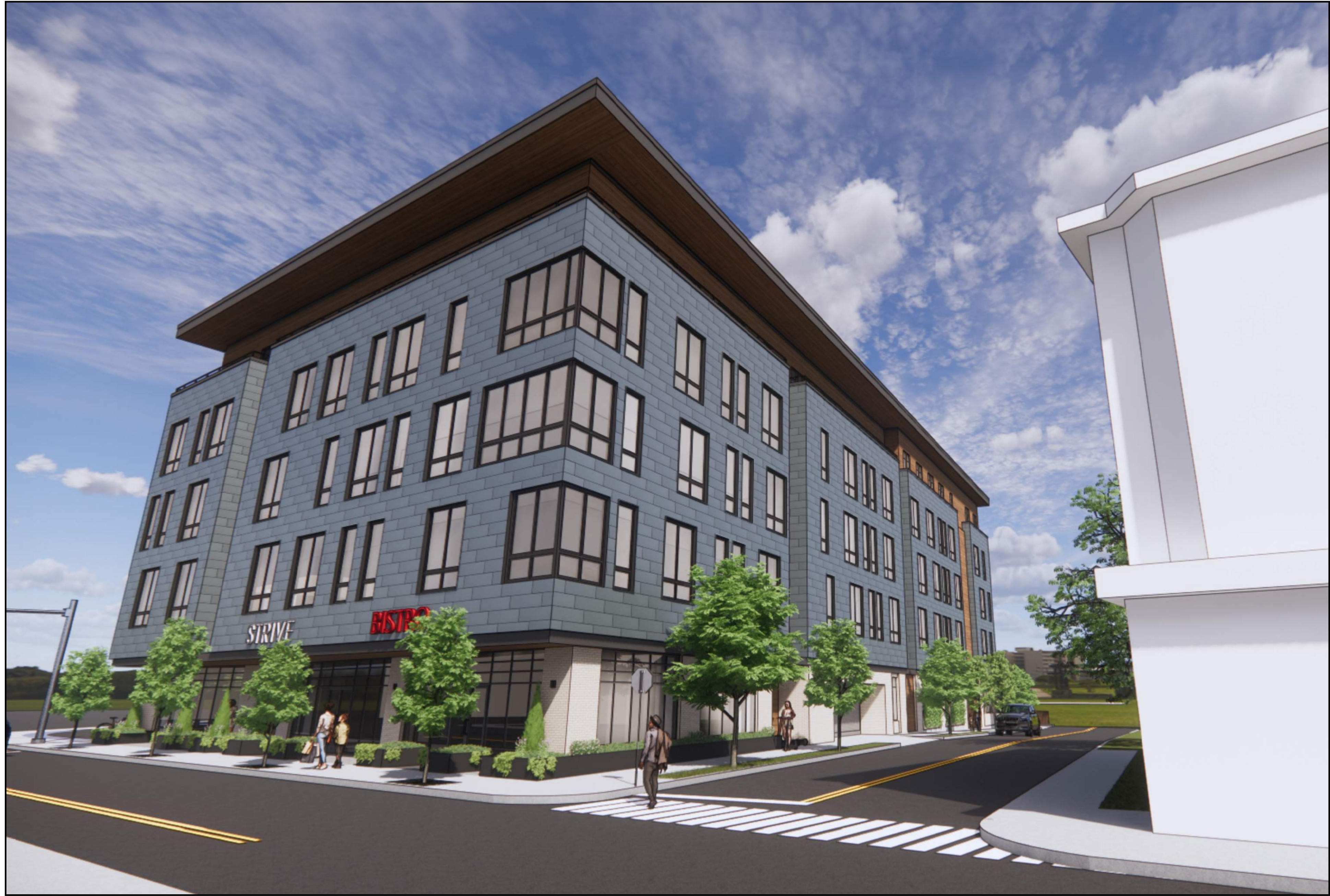
CLIENT: STRIVE REALTY, LLC
566 SMITH STREET, PROVIDENCE RI, 02908

PROJECT No.: 6653
DATE: 12/03/2021

© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



RENDERING LOCATION MAP



 SOUTH EAST CORNER

CONCEPTUAL RENDERINGS
663 ADMIRAL STREET MIXED USE APARTMENTS

CLIENT: STRIVE REALTY, LLC PROJECT No.: 6653
566 SMITH STREET, PROVIDENCE RI, 02908 DATE: 12/03/2021
© ROBINSON GREEN BERETTA CORPORATION ALL RIGHTS RESERVED



 NORTH EAST CORNER



 SOUTH WEST CORNER