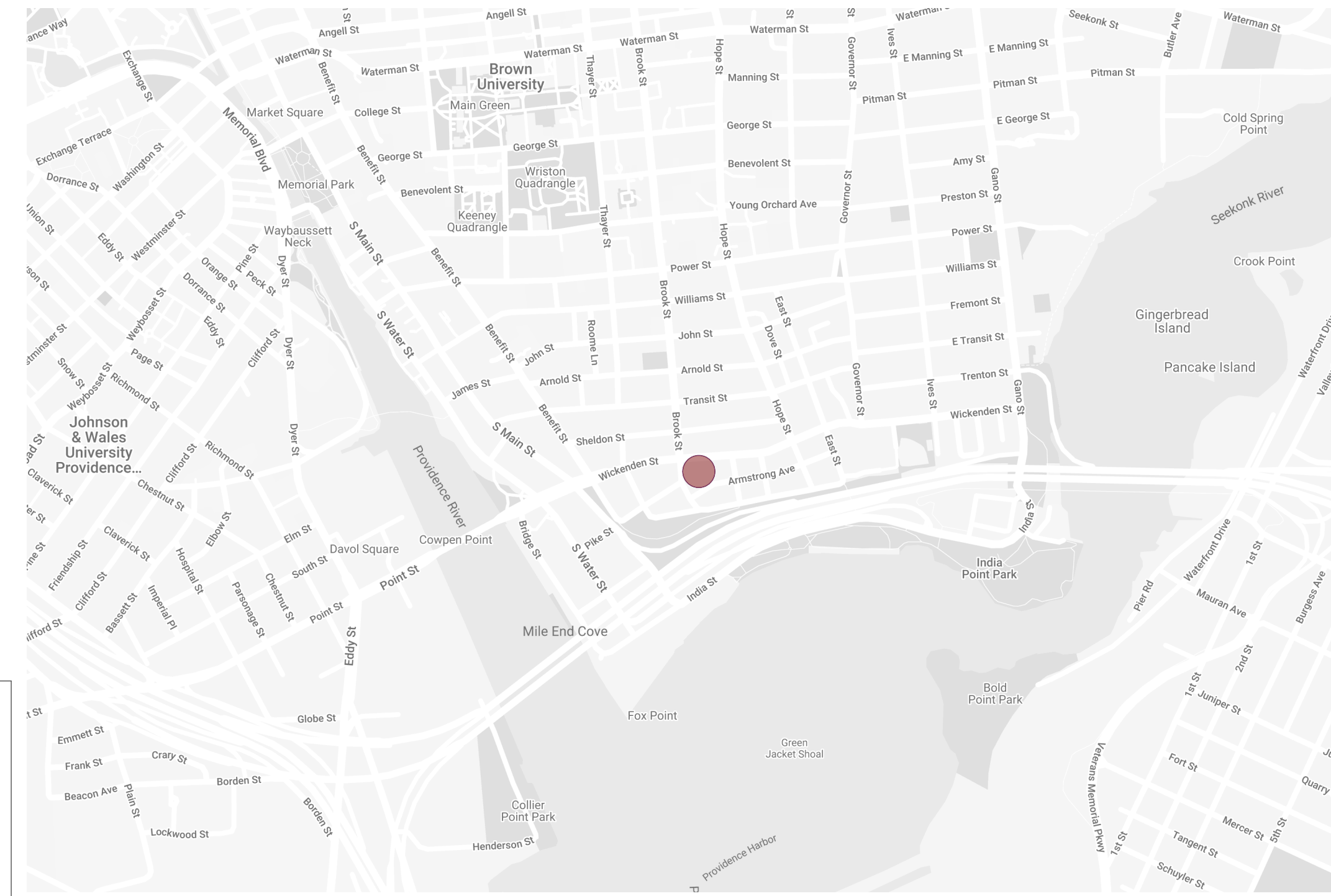


FOX POINT MIXED-USE REDEVELOPMENT



PROVIDENCE
ARCHITECTURE Co.

244 WEYBOSSET STREET
PROVIDENCE, RHODE ISLAND 02906

CONSULTANTS

Proposed Building Information

75 Residential Units (39,999 SQFT)
2 Commercial Units (6,000 SQFT)
12 Parking Spaces
5 Stories + Cellar

Relief Items

ARTICLE 502.A - TABLE 5-1

Allowed Number of Stories: 4
Maximum Building Height: 50'-0"
Proposed Number of Stories: 5
Proposed Building Height: 66'-5"

ARTICLE 503.A.3.c

Windows on the ground floor
are higher than 2'-0" above
adjacent grade at certain
points due to sloping of the site.

ARTICLE 503.A.8

66'-0" of Residential Use
along Wickenden Street



FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903

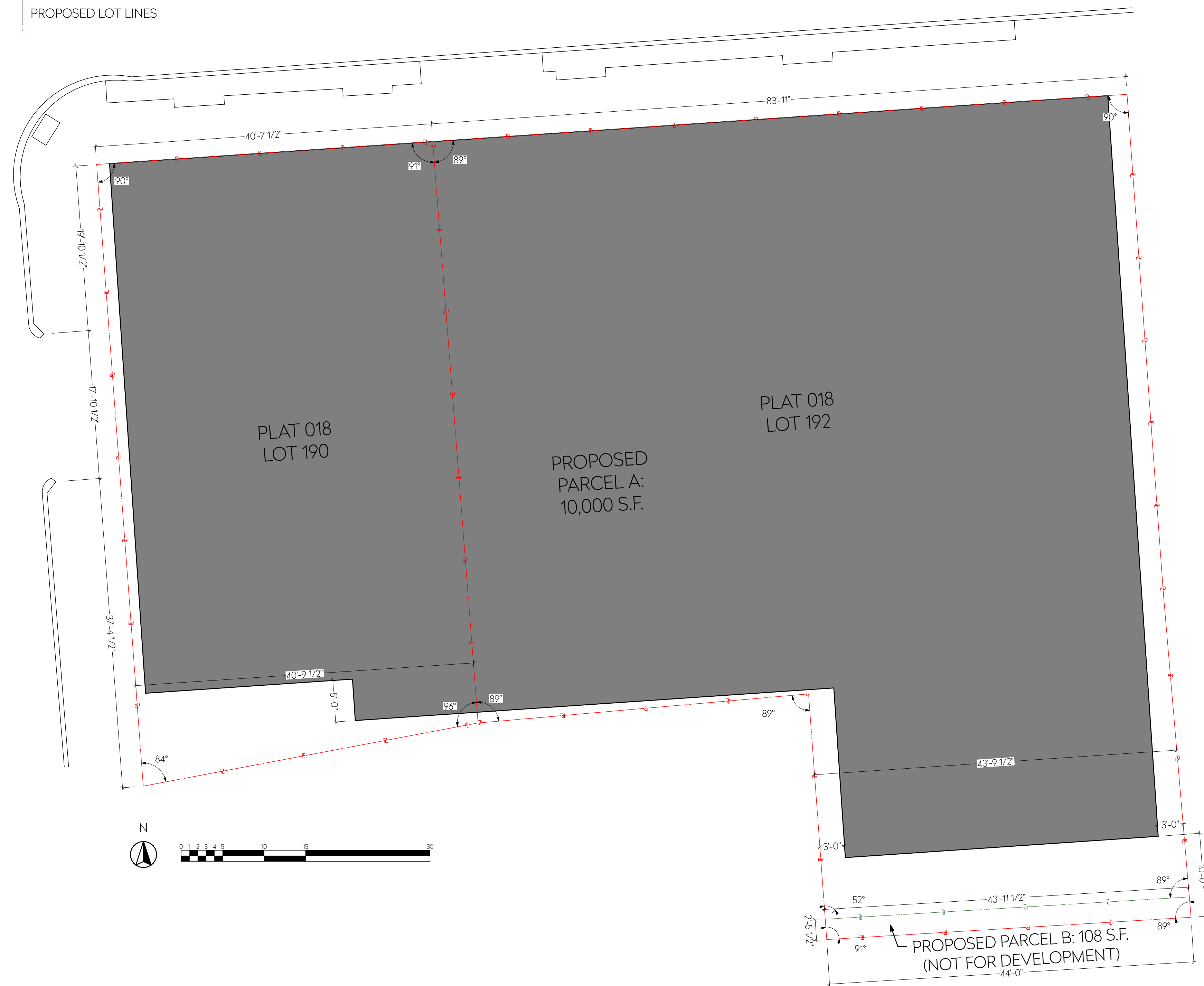
DRAWING SET: CPC PRESENTATION

DATE: 09/19/2023

Cover Sheet

SD1

- PROPOSED BUILDING FOOTPRINT
- SITE FEATURES (CURBS, PLANTERS, ETC.)
- EXISTING LOT LINES
- PROPOSED LOT LINES



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



Project Notes

Street Address:
251-269 Wickenden Street
Providence, Rhode Island

Lots/Plats:
Lot 190 Plat 18 & Lot 192 Plat 18

Lot Size:
Lot 190: 0.07 Acres
Lot 192: 0.16 Acres


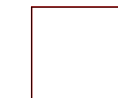


Zoned:
C-2

Neighborhood:
Fox Point

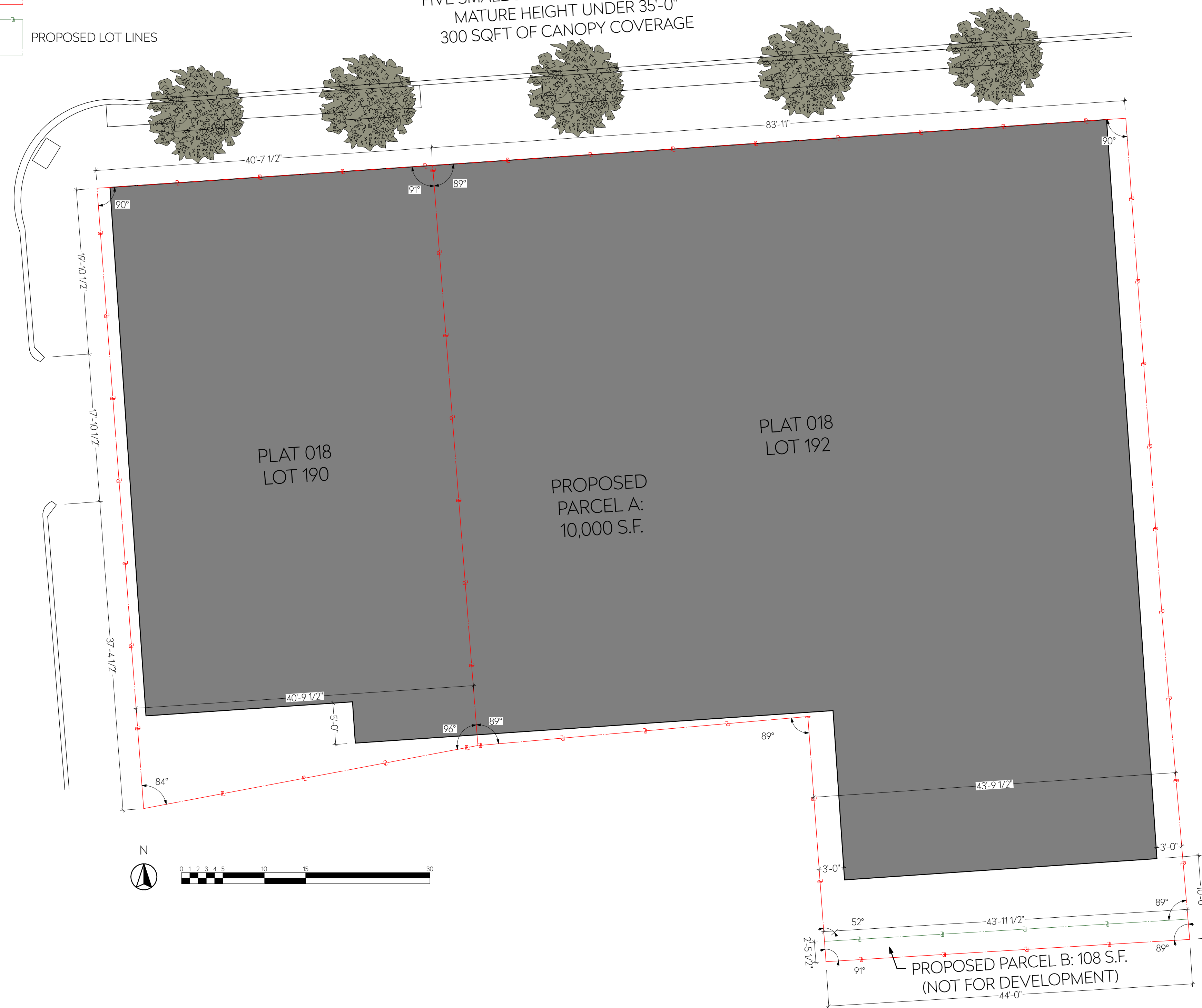
CONSULTANTS

FOX POINT
 MIXED-USE
 REDEVELOPMENT
 269 WICKENDEN STREET
 PROVIDENCE, RHODE ISLAND 02903

/Users/maddiewalsh/PSL Dropbox/PSL Team Folder/Active Past Projects/Current Projects/_ARCHICAD TEAMWORKS MAIN FILES/269 Wickenden/269 Wickenden St.pln

-  PROPOSED BUILDING FOOTPRINT
-  SITE FEATURES (CURBS, PLANTERS, ETC.)
-  EXISTING LOT LINES
-  PROPOSED LOT LINES

FIVE SMALL STREET TREES PROPOSED
MATURE HEIGHT UNDER 35'-0"
300 SQFT OF CANOPY COVERAGE



LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"

PROVIDENCE ARCHITECTURE

269 Wickenden St. Providence
Rhode Island 02903

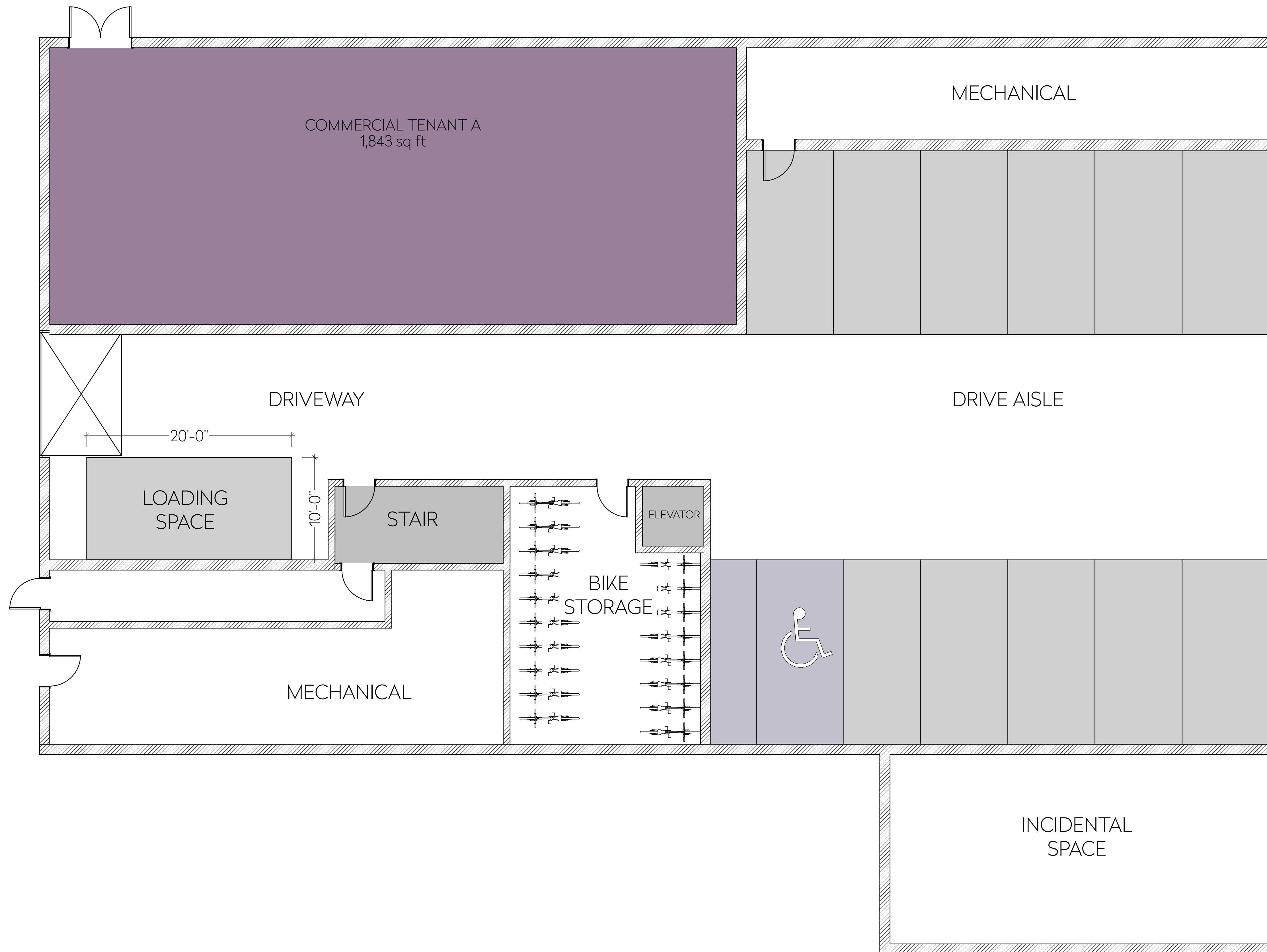
CONSULTANTS

FoxPoint Flats

269 Wickenden St.
Providence, Rhode Island 02906

Landscaping Plan

SD3



CELLAR/PARKING PLAN

SCALE: 3/16" = 1'-0"

FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903

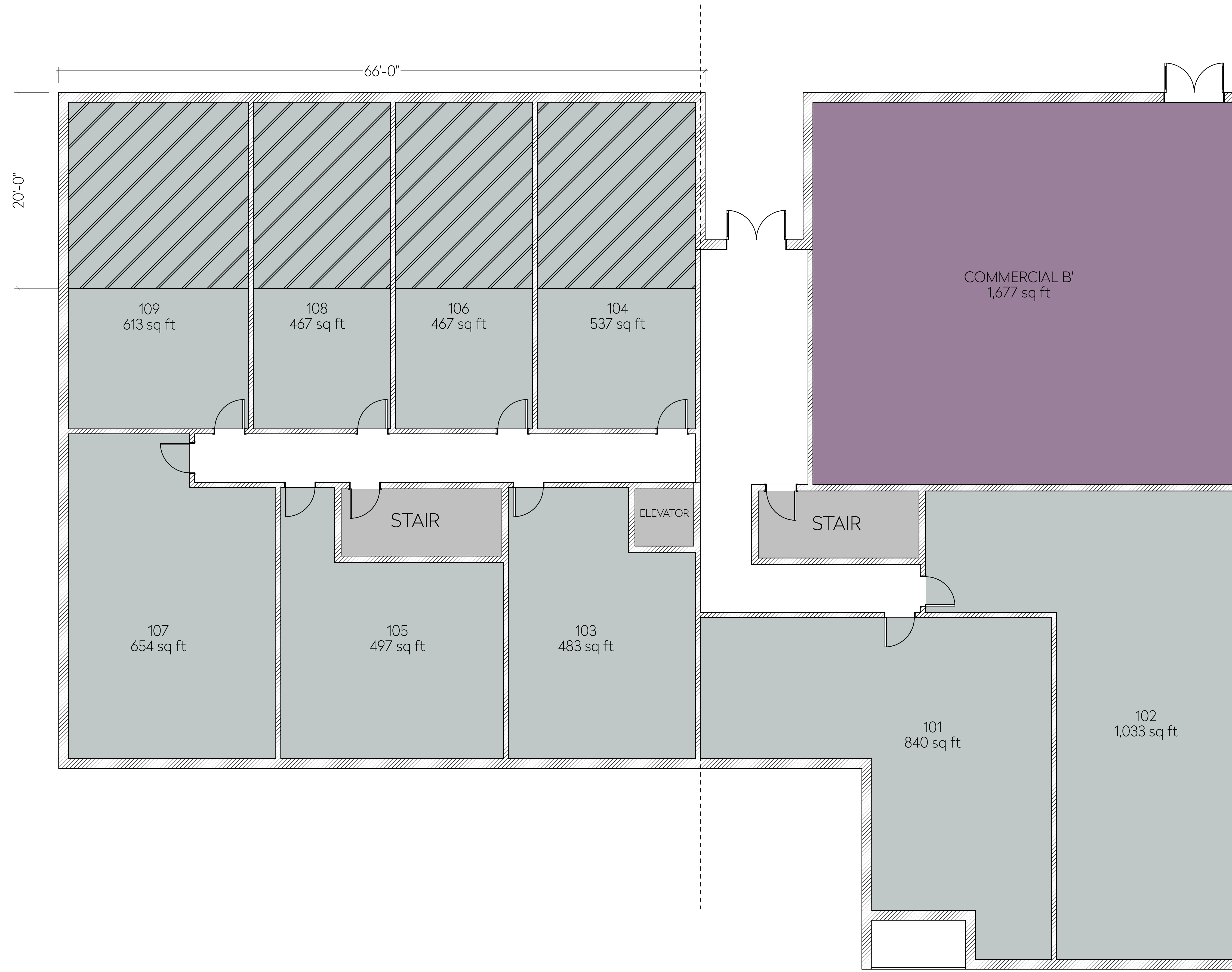
DRAWING SET: CPC PRESENTATION

DATE: 09/19/2023

Basement/Parking Plan

SD4

FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903



FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903



*AVERAGE GRADE OF 0'-0"
IS 25'-9 1/2" ABOVE SEA LEVEL



*AVERAGE GRADE OF 0'-0"
IS 25'-9 1/2" ABOVE SEA LEVEL



PROVIDENCE
ARCHITECTURE Co.

244 WEYBOSSET STREET
PROVIDENCE, RHODE ISLAND 02906

CONSULTANTS

FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903

DRAWING SET: CPC PRESENTATION

DATE: 09/19/2023

Renderings

SD8

PROVIDENCE
ARCHITECTURE Co.

244 WEYBOSSET STREET
PROVIDENCE, RHODE ISLAND 02906

CONSULTANTS



FOX POINT
MIXED-USE
REDEVELOPMENT
269 WICKENDEN STREET
PROVIDENCE, RHODE ISLAND 02903

DRAWING SET: CPC PRESENTATION
DATE: 09/19/2023

Renderings

SD9