

Preliminary Plan Approval
TPG Tower

PART 1



DD-DPR

For office use only
Application No: 2024-058
Date Received: 4/19/24
Date Accepted: 4/18/24
By: cl
 Ddowncity District D-1
Review: Admin DDRC
Hearing Date: 5/13/24
NR Status: _____

City of Providence Application for Downtown District Development Plan Review

1. General Information

Property Address: <u>21 Atwells Avenue, Providence</u>	Assessor's Plat: <u>AP 26 Lot: 347-2</u>
Property Name (if any): <u>n/a</u>	
Owner Name: <u>PRI I, LP, Delaware Limited Partnership</u> Phone: <u>401-946-4600</u> Email: <u>ngiacobbi@tpgcompanies.com</u>	
Mailing Address: <u>1140 Reservoir Avenue, Cranston RI 02920-6032</u>	
Applicant Name: <u>PRI I, LP, Delaware Limited Partnership</u> Phone: <u>401-946-4600</u> Email: <u>ngiacobbi@tpgcompanies.com</u>	
Mailing Address: <u>1140 Reservoir Avenue, Cranston RI 02920-6032</u>	
Architect/Contractor Name (If Any): <u>ZDS Architecture & Interiors</u>	
Mailing Address: <u>2 Charles Street, Suite 1A, Prov. RI 02904</u>	
Contact Person: <u>Eric Zuena</u> Phone: <u>401-680-6699</u> Email: <u>ezuena@z-ds.com</u>	

2. Description of Proposed Work (check as many as necessary):

This application is for: Development Plan Review Waiver Development Incentive

Application Category (check as many as necessary):

- | | | |
|---|--|--|
| <input type="checkbox"/> Repair/Replacement/Restoration | <input type="checkbox"/> Minor Alterations/Additions | <input type="checkbox"/> Major Alterations/Additions |
| <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Site Improvements |
| <input type="checkbox"/> Moving of Structures | <input type="checkbox"/> Public Art | <input type="checkbox"/> Temporary Use |

Waiver Category (check as many as necessary):

- Development Standard Design Standard Demolition Waiver

Briefly but completely describe the entire scope of work. For large projects, an itemized list is recommended. Attach additional pages if necessary.

The project consists of a multi-story building at 21 Atwells Avenue consisting primarily of residential and tenant amenity spaces as well as a podium parking deck of 8 stories. There are 216 apartment units (Studio, 1 Bed, 2 Bed and 3 Bed) and there are 248 parking spaces. The proposed building is adjacent to the existing Hilton Hotel. The parking garage is accessed from LaSalle Street (lower elevation at the AMP side) and the main entrance for the tenants and drop off is at Atwells Avenue.

(continued on next page)

3. Documentation Submitted

The Administrative Officer will provide checklists of specific documentation required for your project (see **City of Providence Land Development and Subdivision Regulations, Appendix G: Downtown District Formal and Administrative Development Plan Review Submission Requirements**). Incomplete applications cannot be submitted for review. All documentation must be labeled and dated. All documentation will be retained by the DDRC as part of the public record. Please check off all items submitted as required documentation for your application.

- Photographs**
- Plans, Elevations, and Sections** (as necessary to illustrate the project. Include existing and proposed conditions)
- Shop Drawings, Product Literature, Specifications**
- Material/Color Samples**
- Model** (*new construction projects only*)
- Financial Data** (*demolition proposals only*)
- List of Professional Witnesses or Owner's Representatives** (*public hearings only. Include name, business address, and professional qualifications.*)
- Application Fee** (amount: \$ _____ - checks or money orders only, made payable to City of Providence. Cash not accepted.)
- Description of Eligibility for Incentives** (see Section 603 of the Providence Zoning Ordinance).

4. List of Abutting Property Owners

When an application is to be reviewed at a public meeting, all owners of abutting properties must be given advance written notice of the meeting and an opportunity to comment on the application. For applications for development plan review, "abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; streets are considered common property lines. For applications for waivers or incentives, "abutters" are those properties within 200 feet of any lot line of the subject property. Names and complete mailing addresses are to be obtained from the most current records of the City Tax Assessor (Providence City Hall, 25 Dorrance Street, Providence, telephone (401) 421-7740, TDD (401) 751-0203). Abutting lots which lie outside the plat in which the subject property is located must also be included. Attach additional sheets if necessary.

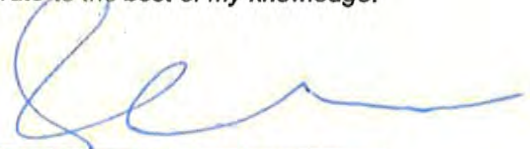
<u>Plat/Lot</u>	<u>Street Address</u>	<u>Owner Name and Address (include city, state, zip code)</u>
<u>See attached List</u>		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

5. Signatures

Both signatures are required. Please print or type name under signature. Owner's signature authorizes DDRC members and staff to make periodic site visits during project review.

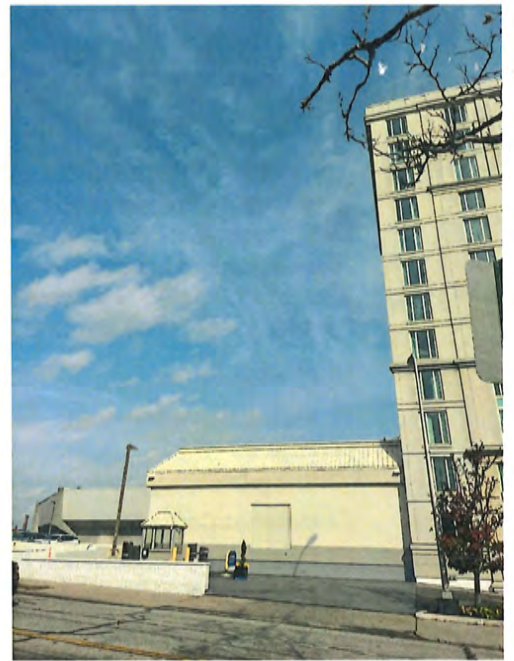
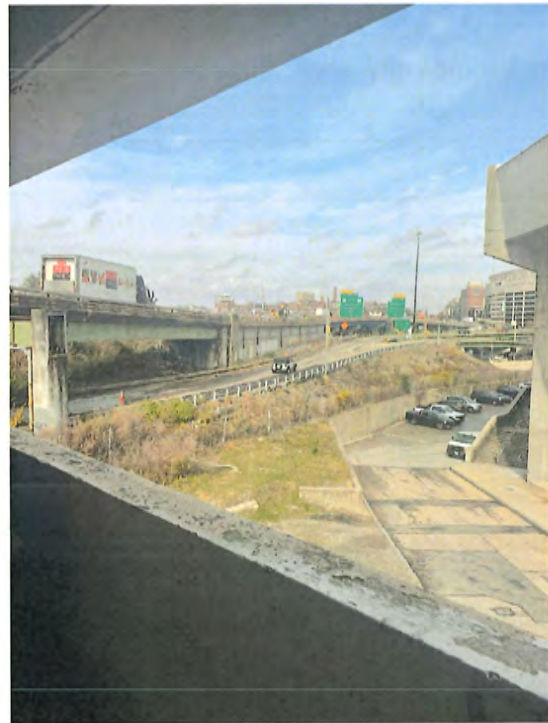
I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant: 

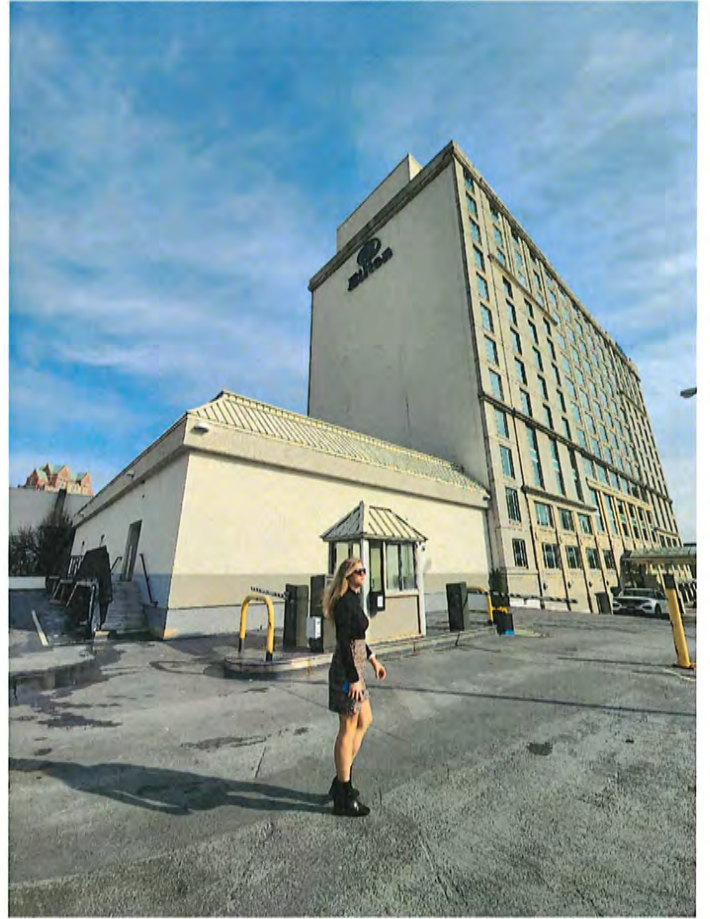
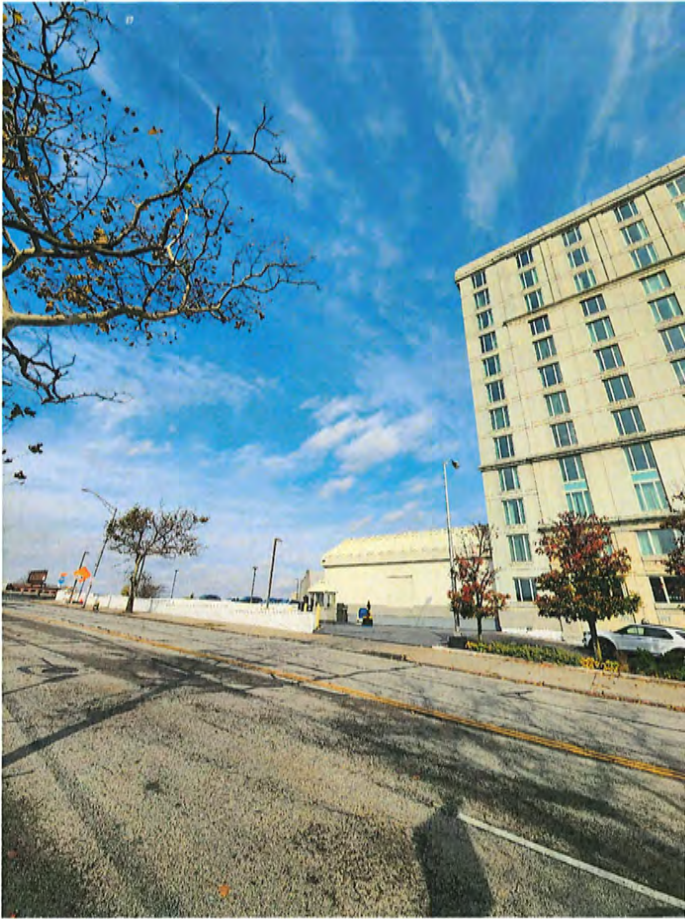
Owner: 

PRI I, LP, Delaware Limited Partnership
By: RON M. HAVAR, authorized signatory

PRI I, LP, Delaware Limited Partnership
By: RON M. HAVAR, authorized signatory

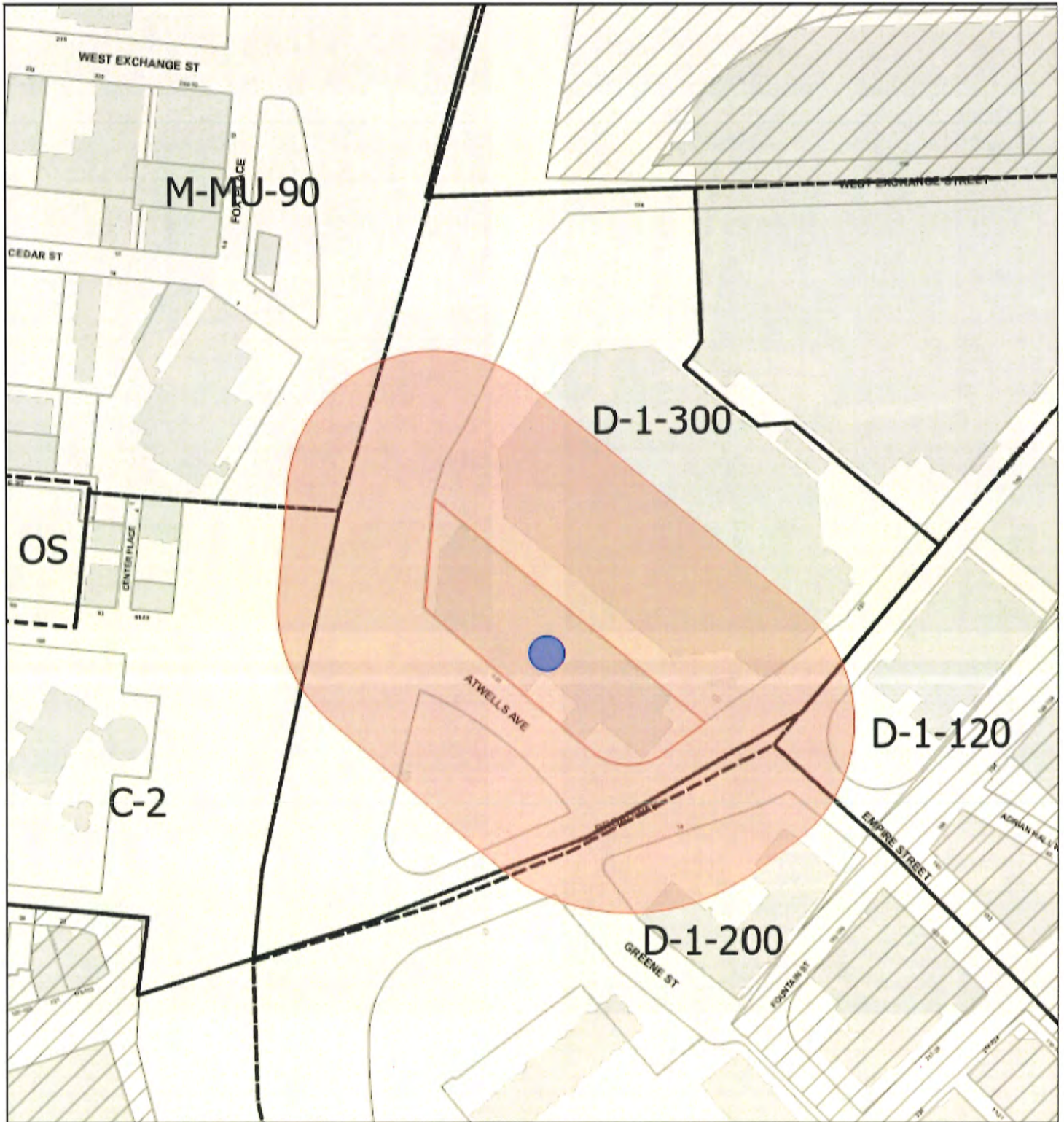


Existing Conditions Photographs

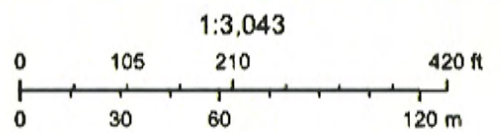


Existing Conditions Photographs

Radius Map



4/10/2024, 11:14:13 AM



**200 Foot List of Abutters for 21 Atwells Avenue, Providence, Rhode Island
Assessors Plat 26 Lot 347**

Plat	Lot	Parcel Address	Owner Name	Owner Address	Owner City	State	Owner Zip
26	254	101 Sabin St	RI Convention Center Authority	1 LA SALLE SQ	PROVIDENCE	RI	02903-1802
26	347	27 Atwells Ave Unit 2	PRI I LP	1140 Reservoir Ave	Cranston	RI	2920
26	347	27 Atwells Ave Unit 1	PRI I LP	1140 Reservoir Ave	Cranston	RI	2920
25	423	1 At&t Plaza	Inland Diversified Prov Lasalle Square LLC	11995 El Camino Real	San Diego	CA	92130
26	349	25 Broadway St	25 Assoc LLC	100 Westminster St	Providence	RI	2903
25	460	0 Regency Plaza	Regency Plaza I LLC	300 Independence Dr	Chestnut Hill	MA	2467
25	466	10 Broadway St	PRI XIV LP	1140 Reservoir Ave	Cranston	RI	2920

Preliminary Plan Approval
TPG Tower

PART 2



Request for Development Incentive – Building Height

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 602.B.7 which requires:

“The maximum building height within each of the D-1 District height sub-districts is as follows:

7. D-1-300 equals a maximum building height of 300’

Sub reference Article 202.B.1

For a vacant parcel of land, building height shall be measured from the average, existing, elevation where the foundation is structure is proposed.

This Application for Development Incentive is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for height as required in Article 602.B.7 that limits the height in this subdistrict to 300 feet.2.c.ii. for the reasons stated below.

Checklist for Development Incentives:

1. [A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.](#)

Attached in Part 1

2. [Application fee](#)

Included with Application

3. [Written description of the projects eligibility for a height bonus, and the bonus amount requested, consistent with the provisions of section 603 of the Providence Zoning Ordinance.](#)

The project has originally been planned to be +/-300 feet above the sidewalk elevation along Atwells Avenue. The site is sloped with Atwells Avenue at a higher elevation (between 44 and 49.5 feet above sea level) than Aborn Street (at +/-23 feet above sea level). The average grade of the site is 33.62 feet. The building height relative to average grade is 312’-5” to the roof level. The building presents at +/-300’ on Atwells Avenue and +/-326’ on Aborn Street facing the Amica Pavilion. The building, as designed, consists of an 8-story podium, 6 of which floors are integrated into the building footprint beneath the tower to provide suitable parking for tenants and supplement the adjacent hotel parking. Consistent with the Provisions of Article 603 of the Providence Zoning Ordinance, this Development Incentive is requested for a height bonus consistent with Article 603.D.3 for Parking Structures, which states that “Parking structures shall be integrated into or on the same lot as a building for which a bonus is being sought”. Refer to Sections in Part 3 for clarification.

4. Where the project will provide certain uses in exchange for a bonus, one set of scaled floor plans of the structure showing the floor plan dedicated to active ground floor uses and or publicly acceptable space. Projects are also eligible for a height bonus with the inclusion of a parking structure.

Request for Eligibility for Height bonus is made based on inclusion of Parking Structure.

5. Ten complete sets of plans size 11 by 17 for mailing purposes required only for formal development plan review

Included in Submission

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter "is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1

DEMOLITION WAIVER REQUEST

Request for Waiver #1 - Demolition

As provided for in Section 502 of the Providence Zoning Ordinance for the following category: Demolition
21 Atwells Avenue, Providence, MA

Checklist of Requirements

Includes partial or whole demolition of a structure.

- 1 = A completed application form for a Certificate of Design Approval or waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached in Part 1

- 2 = Application fee.

Included with Application

- 3 = Digital photographs of the property, showing the entire building elevation(s) and close-ups of the areas where work will occur.

Attached in Part 1

- 4 Public hearing notice (to be placed in the Providence Journal). noticed this to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

- 5 List of the names and mailing addresses of all owners of abutting property within 200 feet of the subject property, derived from the most current records of the City Tax Assessor.

Attached in Part 1

- 6 = Written description of the architectural and historic significance of the building.

There are 2 existing structures on the site which will be razed to accommodate the proposed new structure. Both structures are architecturally and historically insignificant. The first is a multi-level Cast-in-place concrete parking structure with concrete pan joist system, descending below grade from Atwells Avenue. The date of construction is unknown. Due to its configuration and footprint, it cannot be adapted to the new structure as a structural podium for the new tower loads and also due to its inefficiencies to reach desired parking counts. The other structure on the site to be razed is the function room which was added onto the original hotel structure. This structure is a light-framed structure, with a mansard and flat roof. The walls are finished in stucco/ EIFS and the roof in metal. It is of no architectural significance and cannot be adapted to meet the functionality or configuration of the new facility.

- 7 = Written evaluation of the structural condition of the building and its adaptability for rehabilitation, by the building inspector or professional structural engineer licensed in Rhode Island. All dangerous conditions should be identified. Include a copy of any outstanding building code violations cited on the property.

Rehabilitation or adaptation of the existing structures for the development of the site was deemed infeasible given the proposed use and scale of the project. There is currently a multi-level parking garage on the property as well as an addition onto the original hotel for a function room. It has been determined that razing these is a pre-requisite for the TPG tower

DEMOLITION WAIVER REQUEST

project to proceed forward. Due to the proposed configurations, floor levels, massing of the proposed tower and podium parking (not to mention the required efficiency needed to get adequate apartments and parking to make the project viable), it was determined that the existing structures could in no way be salvaged for reuse, either partially or in its entirety. The structure of the new podium, providing a structural base for the high-rise tower above, is infeasible with reusing any part of the existing structures. All structures and foundations will need to be removed in their entirety so that geotechnical analysis can be completed of subsurface conditions to determine if ground improvements, piles, or shoring will need to be implemented.

8. An itemized breakdown of the feasibility of all possible alternatives to demolition that were considered, and reasons why such alternatives were rejected. Alternatives may include rehabilitation, adaptive reuse, relocation, or sale of the property to another owner willing to preserve it. Include financial data comparing the costs of all alternatives.

From an economic standpoint, there were no reasonable alternatives for adaptation of the existing structures in development of the property. Development of the site required changing uses from parking and hotel amenity space to a multi-use facility to include both parking and a residential component. Given the housing shortage in the Providence area, the residential component was more viable than commercial, retail or other type of uses.

9. One (1) full-size site plan, to scale, showing the location of the structure proposed to be demolished in relationship to other structures on the property, and to the property lines.

Attached in Part 3

10. Ten complete sets of plans sized 11x17 for mailing purposes (required only for formal development review).

Attached in Part 3

11. Form of ownership of the property, including the names and addresses of the owners. If the owner is an organization, governmental entity, or corporation. Include the name, address and telephone number of a contact person.

PRI I, LP, Delaware Limited Partnership
c/o Michael A Voccola, Esq.
1140 Reservoir Avenue
Cranston RI 02920-6032

12. The fair market value of the property as determined by a qualified professional expert.

Not applicable as the proposed demolition is of a parking garage and is not of any historic or aesthetic value – see #15. The entire property (AP 26, Lots 347-1 and 347-2 are valued at \$14.4 million as of November 2022.

13. The amount paid for the property, the date of purchase, and the name of the seller, including the relationship between the applicant or owner of record and the party from whom the property was purchased.

Not applicable as the proposed demolition is of a parking garage and is not of any historic or aesthetic value. Owned by PRI I, LP for over 45 years.

DEMOLITION WAIVER REQUEST

14 The price asked for the property and any offers received in the previous three years.

Not applicable

15 If the property is commercial or income-producing: the gross annual income from the property for the past three years, the itemized operating and maintenance expenses for the previous three years, the depreciation deduction and annual cash flow before and after debt service for the previous three years.

Not applicable as finances are combined with AP 26, Lot 347-1

16 = The remaining balance on any mortgage or other financing secured by the property and the annual debt service for the past three years.

Not applicable as mortgage is combined with AP 26, Lot 347-1

17 = Three bids for the cost of the proposed demolition compared to the cost of stabilizing or "mothballing" the structure and compared to the cost of rehabilitating the structure.

Not applicable

18 = A list of all economic incentives for preserving the structure available to the applicant through federal, state, city or private programs, including tax incentives, grants and loans.

Not applicable as the current improvement is a parking garage with no historical or aesthetic value, not the structural integrity to support the new development.

Request for Waiver #2 – non-conforming New Construction

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 604.E.4 which requires:

“the permitting authority may waive regulations pertaining to roof mechanical equipment to permit up to 100% of the roof to be covered by such structures without counting as an additional story.”

Sub reference: Article 202.B.2.c.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 two feet by which the equipment extends above the roof.

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for setbacks of a roof screen for mechanical equipment as required in Article 202.B.2.c.ii. for the reasons stated below. The non-conforming condition occurs on side of the building facing Atwells Avenue, Aborn Street, Route 95 on-ramp and facing toward the existing Hilton Hotel

Checklist for Waivers:

[Other Requirements for Waiver:](#)

1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached Part 1

2. [Application fee](#)

Included with Application

3. [Digital photographs of the property, showing the entire building elevation\(s\) and close-ups of the area\(s\) where work will occur](#)

Attached in Part 1

4. [Written description of the specific reason\(s\) for the waivers](#)

In the assessment of the design, the position of the roof screen became both a condition of functionality as well as design appropriateness. The roof will serve as space for mechanical equipment which will augment the mezzanine floor areas in the podium which are designated for MEP/ HVAC equipment. The nature of HVAC systems for residential apartments require numerous

individual condensers in lieu of larger packaged DOAS units. The space requirements to house this equipment become significant. Although the exact quantity and layout for the units has not been established for this preliminary submission, we anticipate that maximizing the roof area for HVAC equipment is critical at this time.

From a Design standpoint, the top of the building has been designed so that the lines of the tower continue to the skyline with no significant setbacks from the exterior facades (with the exception of the elements with the bowed-out faces directed toward the hotel and the highway.) The top of the building is expressed with the vertical extension of the façade curtainwall system above the roof elevation with an angled top that slopes down toward the northwest (as shown in images below). The roof screen is set back slightly from the roof edge but then maintains a flat horizontal line with its top rail at the elevation of the top of the sloped curtainwall. This establishes a consistent flat top of the building, consistent with the overall geometry and composition of the massing.



5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1

Request for Waiver #3 – non-conforming New Construction

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 606A.4 which requires:

“On both A&B St. facades, buildings over six stories shall have a recess line at least 10 feet above the third story and below the seventh story. The recess line should relate to the form of any buildings adjacent to or across the street from the building. Permitting authority may grant a waiver to allow a building in excess of six stories not to have a recess line if it is determined that the building can exist compatibly with neighboring buildings. In such cases a transition line may be required.”

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement in Article 606A.4 for the reasons stated below. The non-conforming condition occurs on side of the building facing Atwells Avenue, Aborn Street, Route 95 on-ramp and facing toward the existing Hilton Hotel

Checklist for Waivers:

[Other Requirements for Waiver:](#)

1. [A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.](#)

Attached Part 1

2. [Application fee](#)

Included with Application

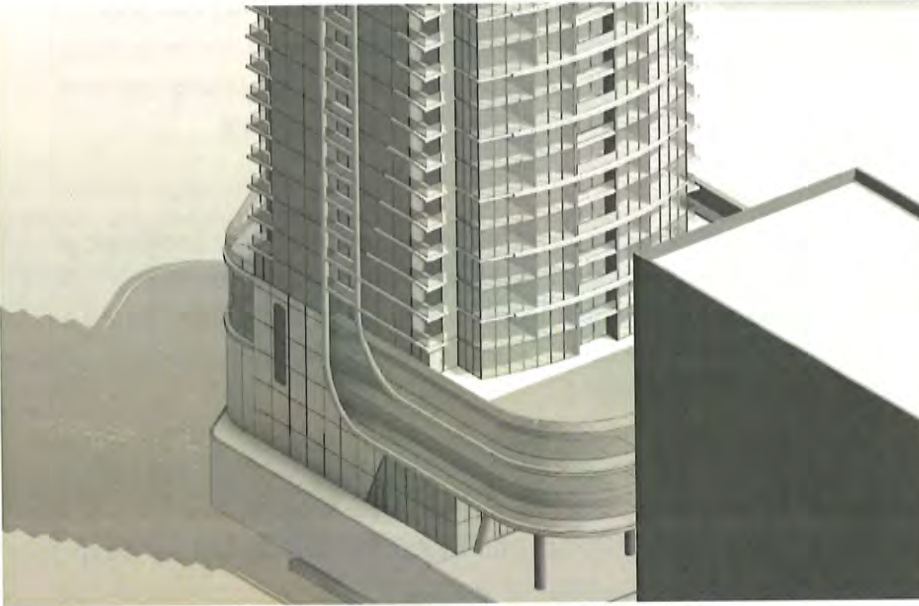
3. [Digital photographs of the property, showing the entire building elevation\(s\) and close-ups of the area\(s\) where work will occur](#)

Attached in Part 1

4. [Written description of the specific reason\(s\) for the waivers](#)

The building has a step back on the elevations and massing elements where it is important to respond to other adjacent buildings, responding to views from Sabin Street and from the East side of the highway. The primary elevation at Atwells Avenue has an element which is part of the core/base of the tower which is non-conforming due to an important element in the design. The proposed building mass steps down toward the highway and also toward the hotel structure, responding appropriately to the smaller massing and datum lines in the façade of the hotel. The proposed

building has dominant horizontal lines (tying to horizontal datums at the hotel façade) that define separation of floor levels in the garage screen which are then carried continuously up the core of the tower as very prominent features in the design (lighted at night) which help to emphasize the verticality of the building and offer a dynamic ribbon tying the horizontal mass of the podium to the tower. We feel that this will provide a “flagship” entry into the downtown area. Stepping the building back at this location would depress the magnitude of this gesture and compromise the continuity which is important. In our assessment, the shelf, though important near the hotel building, is not necessary at this location due to adjacent context.



5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. “Abutter” is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1

Request for Waiver #4 – non-conforming New Construction

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 606.C.2 which requires:

“Buildings shall be designed to have multiple entrances combined with no more than 35 feet between entrances. This provision may be waived by the permitting authority.”

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for spacing of entrances as required in Article 606.C.2 for the reasons stated below. The non-conforming condition occurs on both sides of the building fronting on B Street (Atwells Avenue and Aborn Street)

Checklist for Waivers:

Other Requirements for Waiver:

1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached Part 1

2. Application fee

Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

Attached in Part 1

4. Written description of the specific reason(s) for the waivers

Aborn Street – The entire building elevation at the -2 Level consists of Parking Garage which will be screened from Aborn Street with either a perforated screen or solid wall material, to be determined as the design evolves. On this façade/ elevation, there will only be an overhead door for loading area and a gated opening for access to the garage. There will be a single exit door for egress from the stairs at the east end serving the garage levels. Due to appropriateness based on program, as well as exposure on this façade, other doors are unnecessary and excluded, and a waiver is requested.

Atwells Avenue – Along the front elevation at Atwell Avenue, the entry point for the building is consolidated to the corner of the lobby contiguous to the drop off area. This is due to program as

well as security and surveillance. At this point in the progress of the design, the door locations, as planned, will exceed 35' therefore a waiver for this requirement is requested.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1

Request for Waiver #5 – non-conforming New Construction

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 606.E.1 which requires:

“all building facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one and 12 feet from the ground, of each building facade. This provision may be weighed by the permitting authority”

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement transparency at ground floors as required in Article 606.E.1. for the reasons stated below. The non-conforming condition occurs on the side of the building facing Atwells Avenue and Aborn Street.

Checklist for Waivers:

[Other Requirements for Waiver:](#)

1. [A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.](#)

Attached Part 1

2. [Application fee](#)

Included with Application

3. [Digital photographs of the property, showing the entire building elevation\(s\) and close-ups of the area\(s\) where work will occur](#)

Attached in Part 1

4. [Written description of the specific reason\(s\) for the waivers](#)

The design of the ground floor levels at both Atwells Avenue and Aborn Streets takes into consideration both the contextual appropriateness of transparency as well as the program at ground level for this particular facility.

Aborn Street is a dead end which principally serves service access to the rear of the Amica Pavilion as well as access to our parking garage. Though the elevation material and fenestration has not been completely resolved on this elevation, it is likely to be fairly solid with a cost-effective finish, given its exposure. Transparency at this level, consistent with a commercial retail district, would be inappropriate in this application.

Atwells Avenue is located at the edge of the downtown district and is not a commercially viable location for a potential retail storefront. Its location relative to the ramp to Highway 95 also makes this corner and façade unfavorable for commercial opportunities. Currently the program along Atwells Avenue consists of Entrance Lobby, Leasing Office and Ramp for Garage. The development team may, over the course of the design process, elect to commit a small area of the first floor for a small café or shop, but due to the uncertainty of this, at this time, a waiver for this requirement is requested.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1

Request for Waiver #6 – non-conforming New Construction

21 Atwells Avenue

Providence, MA

April 17, 2024

Re: 604.E.3 which requires:

“Upper story façade shall provide areas of transparency equal to at least 35% of the wall area of the story. For parking structures, the area of transparency may be met with windowless openings. This provision may be waived by the permanent authority.”

This application for Waiver is being submitted as an amendment to the Application for Certificate of Design and Waiver for Demolition for 21 Atwells Avenue, Providence, MA, submitted on April 17, 2024. The building design does not conform to the requirement for upper story transparency as required in Article 604.E.3. for the reasons stated below.

Checklist for Waivers:

Other Requirements for Waiver:

1. A completed application form for a Certificate of Design Approval or Waiver, signed by the applicant and the property owner, describing the proposed scope of work.

Attached Part 1

2. Application fee

Included with Application

3. Digital photographs of the property, showing the entire building elevation(s) and close-ups of the area(s) where work will occur

Attached in Part 1

4. Written description of the specific reason(s) for the waivers

This waiver is specifically for the garage/podium levels and NOT for the upper floors of the “tower”. The waiver is being requested for all elevations although it is likely that the Atwells Avenue can achieve the required openness factor with the configuration and sizing of the perforations in the metal screen. The exposure to the highway ramp and to Aborn Streets will likely be more solid, utilizing more cost-effective materials and details as the exposure becomes less prevalent. In this case, the openness factor may not be met and therefore a waiver for this requirement is requested.

The option of windowless openings, provided for in the ordinance, is not fitting with the nature of the continuous perforated metal that is used to conceal the parking deck from pedestrians and vehicles at street level.

5. public hearing notice (to be placed in the Providence journal). Notice is to appear once, 14 days prior to the hearing date.

Advertisement to be written by DDRC staff and will be placed in Providence Journal on April 22, 2024.

6. List of the names and mailing addresses of all owners of the abutting property within 200 feet of the subject property, derived from the most current records of the Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines (see page 2 of application form). The applicant is to provide printed mailing labels.

Attached in Part 1



21 ATWELLS AVE.

PROVIDENCE, RI

CONCEPTUAL PLANNING PROGRESS

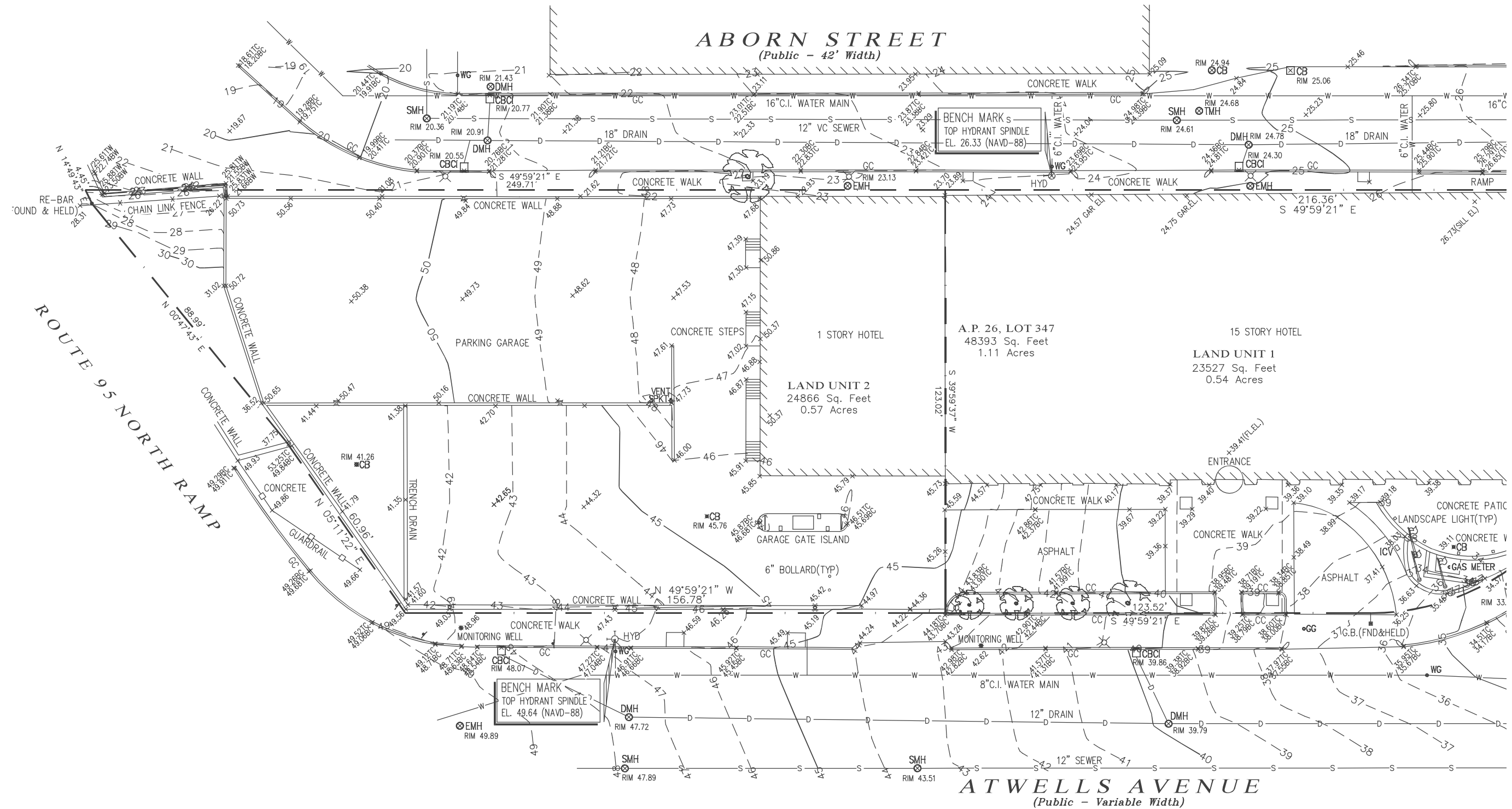
APRIL 9, 2024

Draft Print

04/09/2024 12:19:06 PM



SITE CIVIL PLAN



Draft Print

04/09/2024 12:20:43 PM

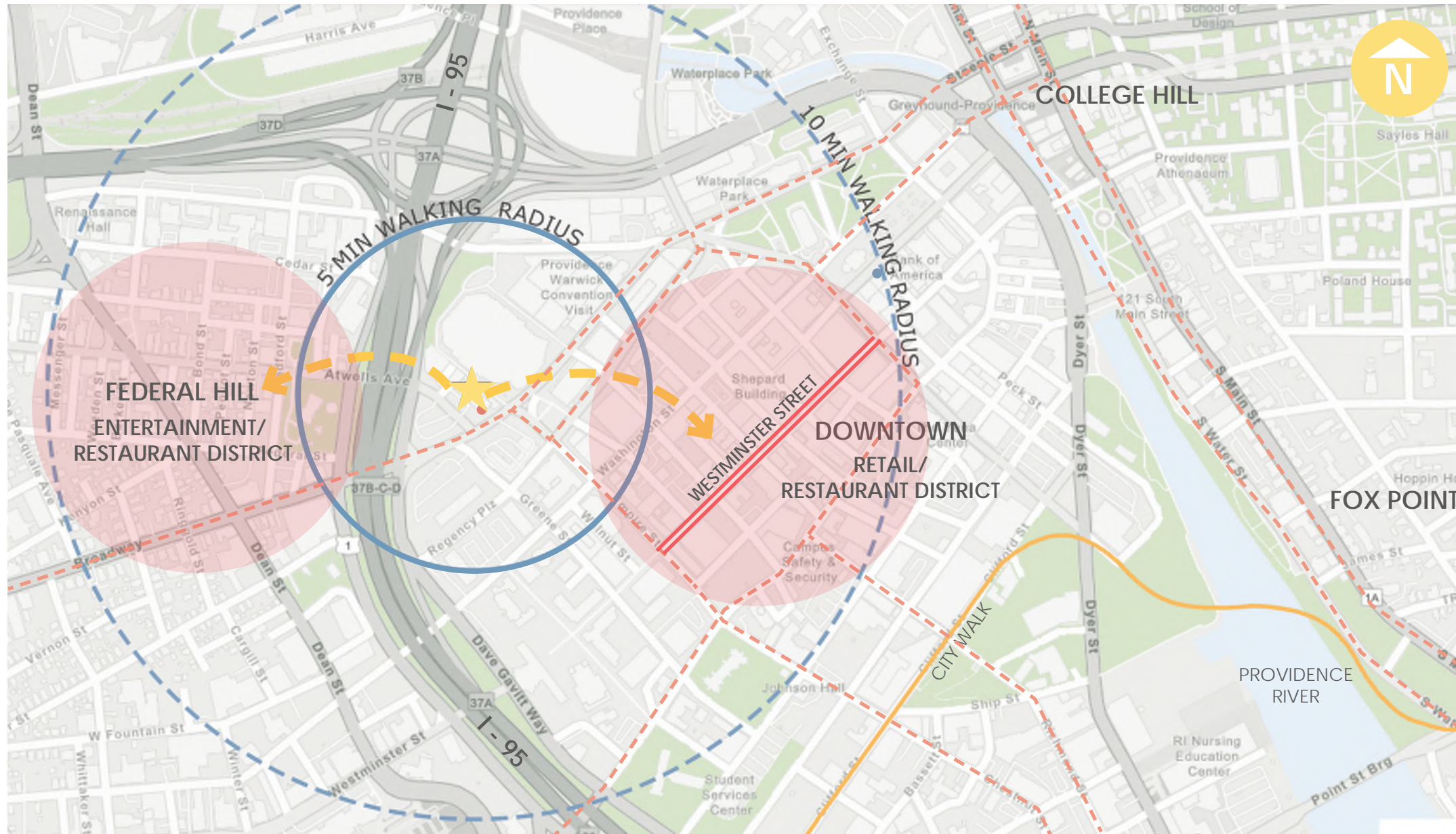
ZONING

PROJECT DATA					
PROJECT ADDRESS:	21 ATWELLS AVE, PROVIDENCE RI				
SQUARE LOT:	24,866 SF				
ZONING DISTRICT	D-1-300				
LOT AREA:	24,866 SF				
UNIT COUNT	216 UNITS				
CONSTRUCTION TYPE:	-				
NUMBER OF STORIES:	30 STORIES ABOVE GRADE				
FIRE SUPPRESSION SYSTEM:	BUILDING TO BE FULLY SPRINKLERED WITH A NFPA 13 FIRE SUPPRESSION SYSTEM				
ZONING ANALYSIS - CITY OF PROVIDENCE ZONING ORDINANCE (2014)					
SECTION	ZONING REGULATION	PERMITTED D-1-300	PROPOSED D-1-300	NOTES	
Building Height					
602.B	Height	Max 300'-0"		606. On A & B Streets, Buildings over six stories shall have a recess line of at least ten feet above the third story and below the seventh story	
Front Yard Setback					
602.C	Front Yard Setback	A Street: Build-to zone of 0' to 8', with minimum build-to percentage of 80%	-		
Side Yard Setback					
602.C	Side Yard Setback	0' to Build to line			
Rear Yard Setback					
602.C	Rear Yard Setback	No Setback requirements	-		
Car Parking					
14.1	Parking	1 per dwelling unit	+/- 248 parking spaces provided		
Bicycle Parking					
		Long Term	Short Term	Long Term	Short Term
14.1	Residential	1 Space per 5 dwelling units with 80% long term		40	
	Total	-	-	-	-
Loading Requirements					
	Residential	1 Loading Berth Required		1 Provided	
	Loading Berth Size	10' x 22', 10' vertical clear			






Draft Print

04/09/2024 12:22:00 PM

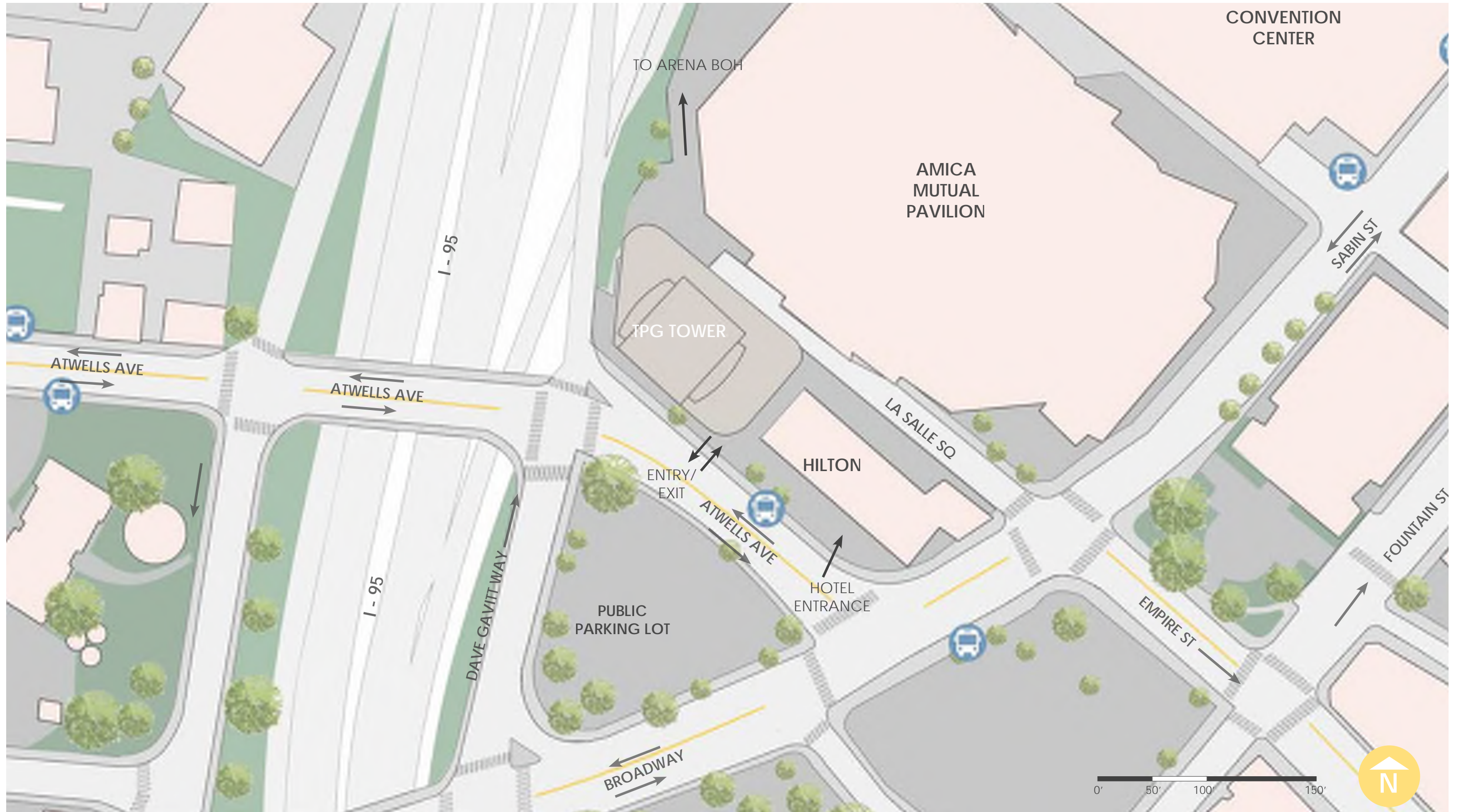
DIAGRAMS
SITE VICINITY MAP



PROXIMITY LEGEND

-  SITE
-  CITY WALK
-  5 MIN. WALKING RADIUS
-  RETAIL CORRIDOR
-  BIKE PATH
-  10 MIN. WALKING RADIUS

DIAGRAMS
SITE PLAN



SITE
SITE PHOTOS



VIEW LOOKING NORTHWEST TOWARDS HIGHWAY RAMP



EAST VIEW OF EXISTING HOTEL ENTRANCE



LA SALLE ST. HOTEL LOADING/TRASH



VIEW LOOKING NORTH AT SITE

RENDERING
SOUTH-EAST AERIAL



RENDERING
NORTH-WEST AERIAL

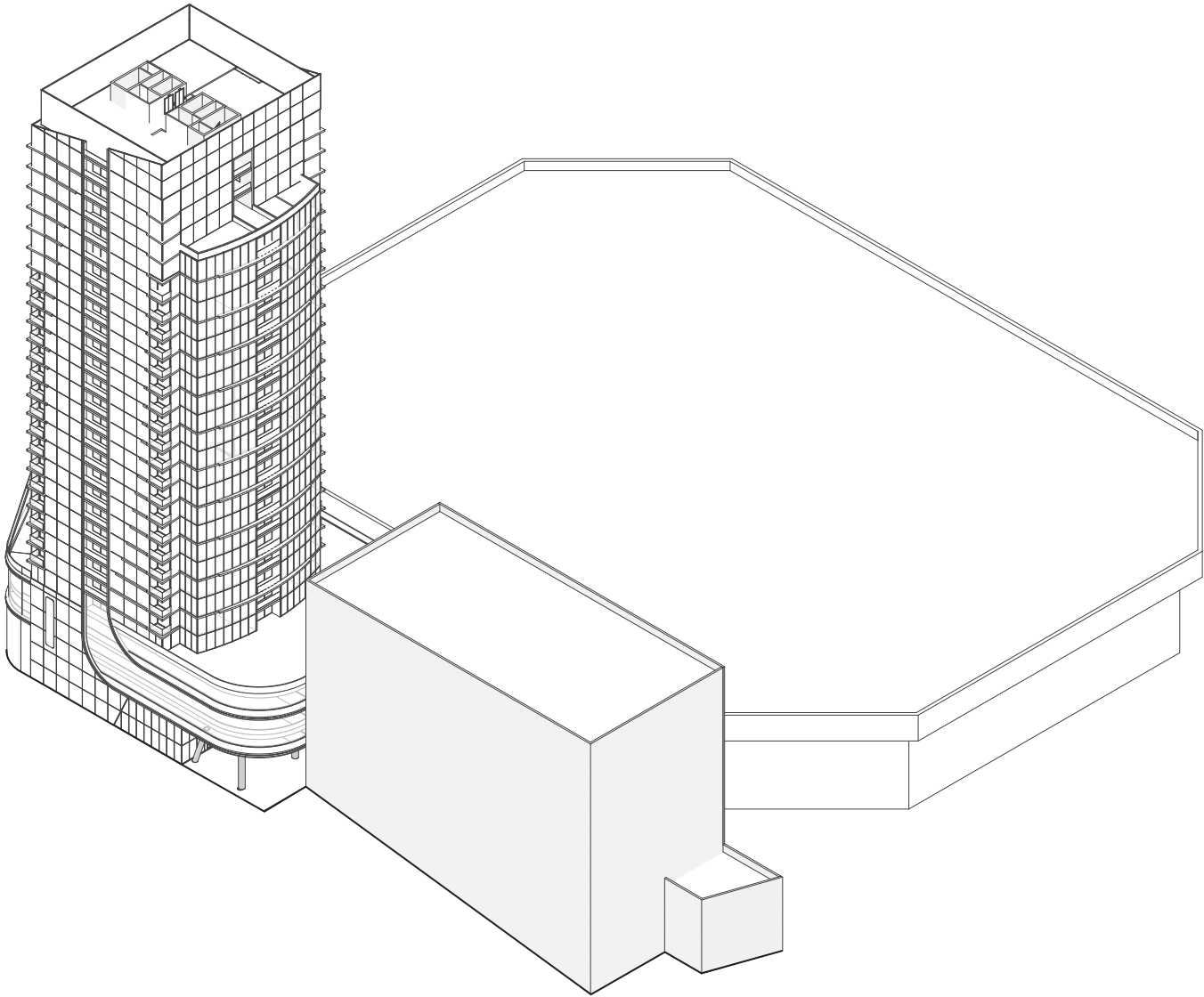


RENDERING
SOUTH-EAST AT GROUND

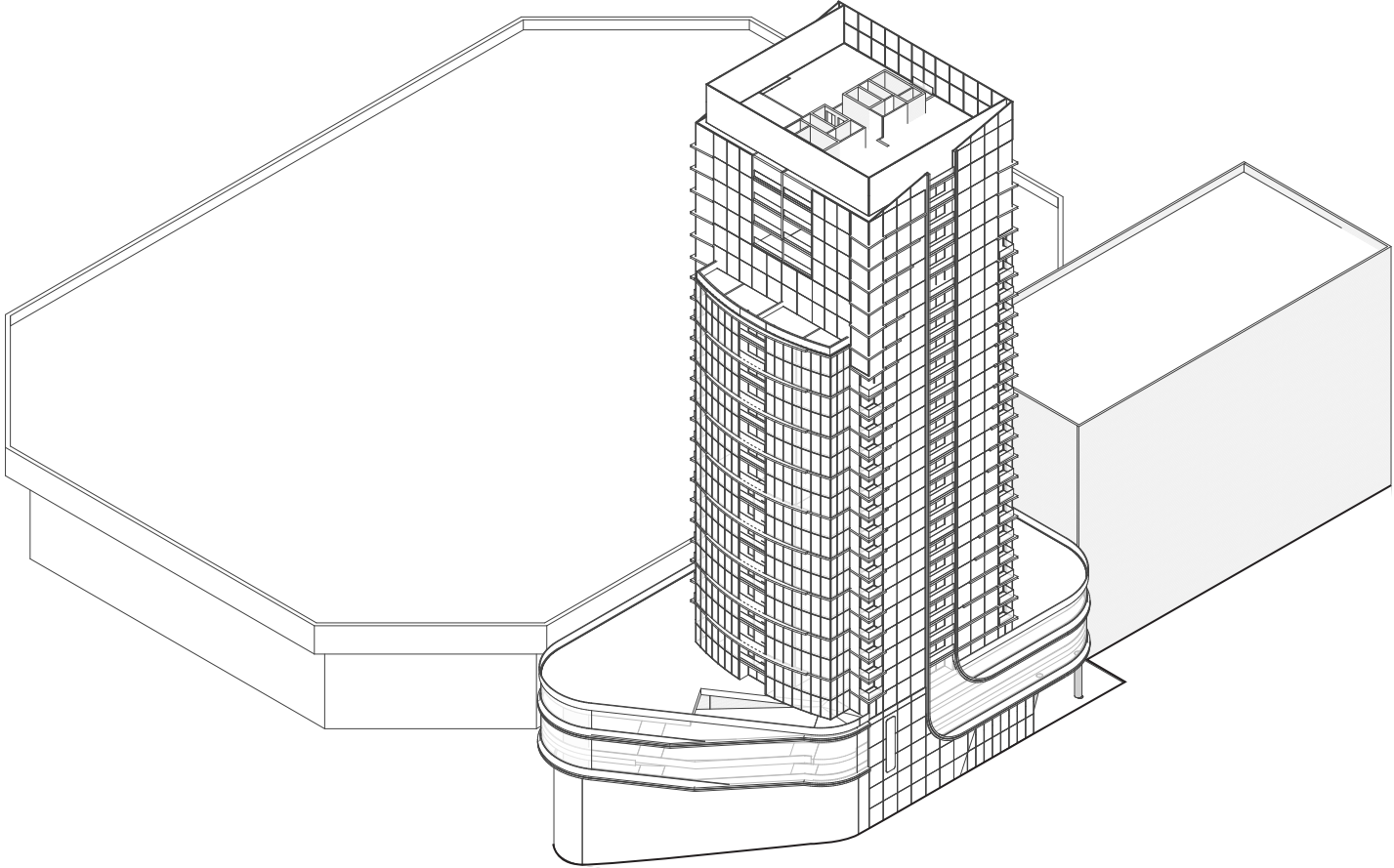


DIAGRAM

MASSING



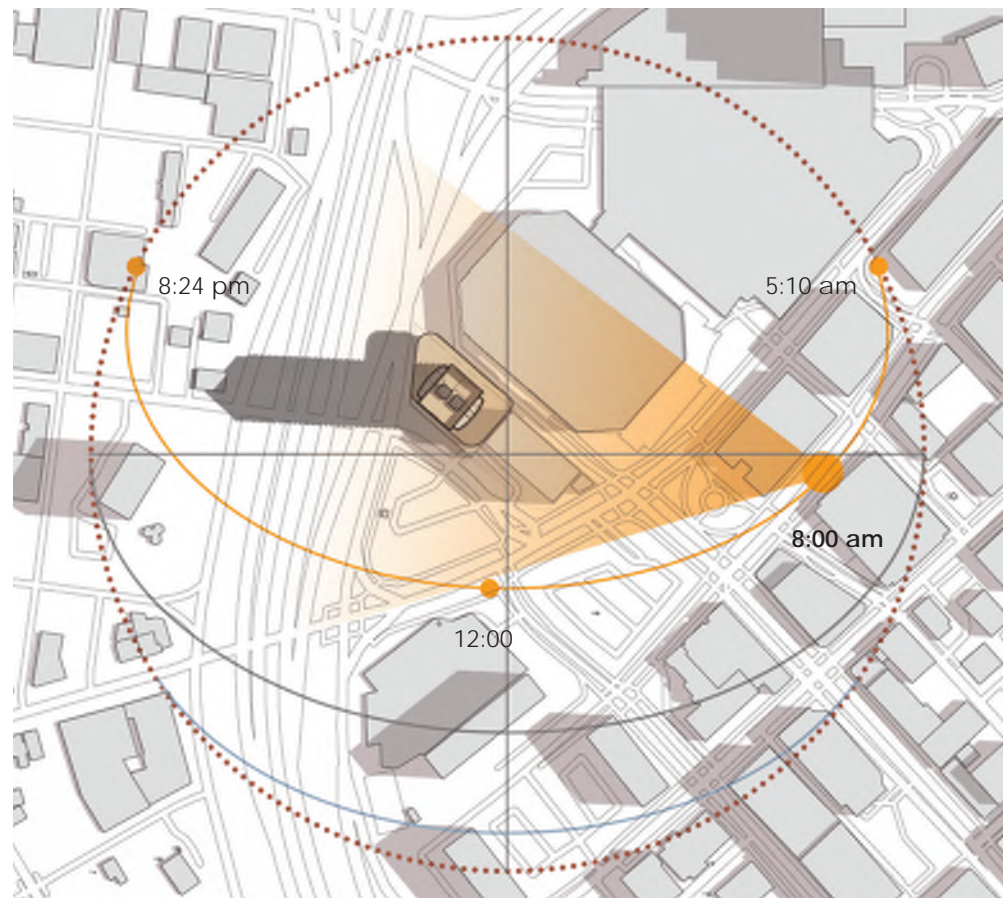
SOUTH-EAST AXONOMETRIC VIEW



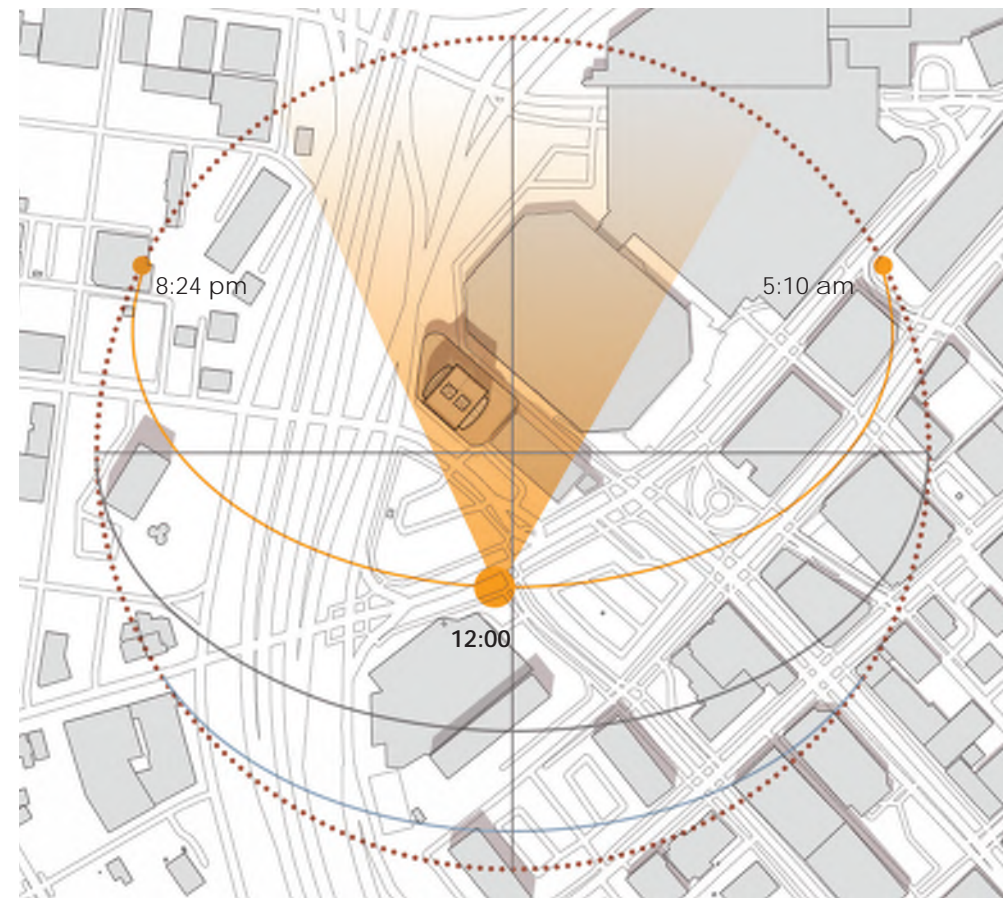
SOUTH-WEST AXONOMETRIC VIEW

DIAGRAM
SOLAR DIAGRAM

SUMMER SOLSTICE 8:00 AM



SUMMER SOLSTICE 12:00 NOON



SUMMER SOLSTICE 4:00 PM

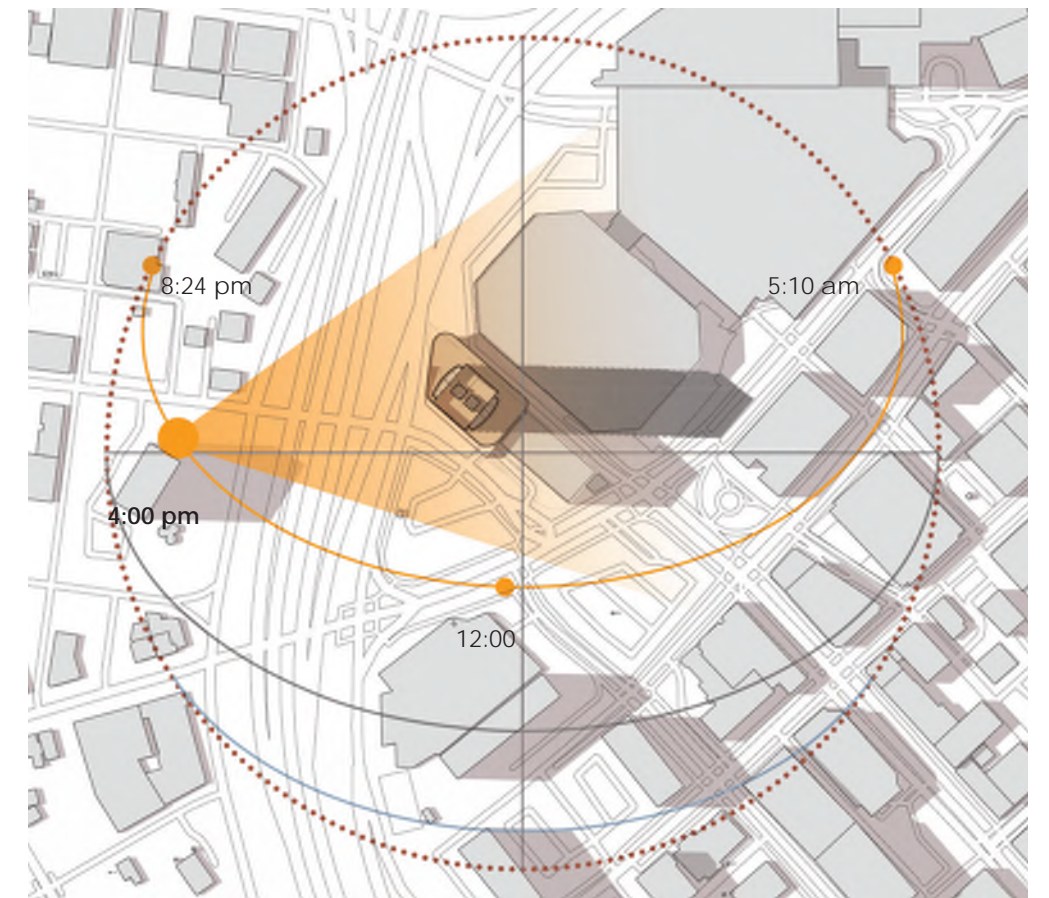
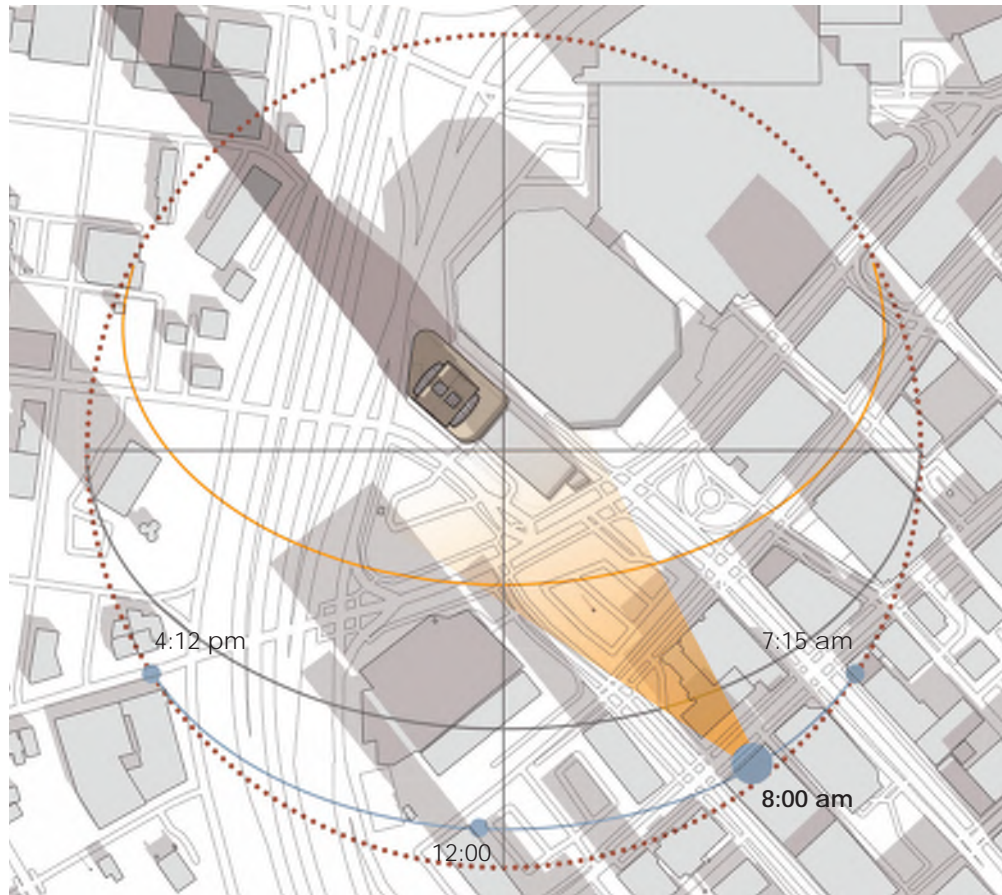
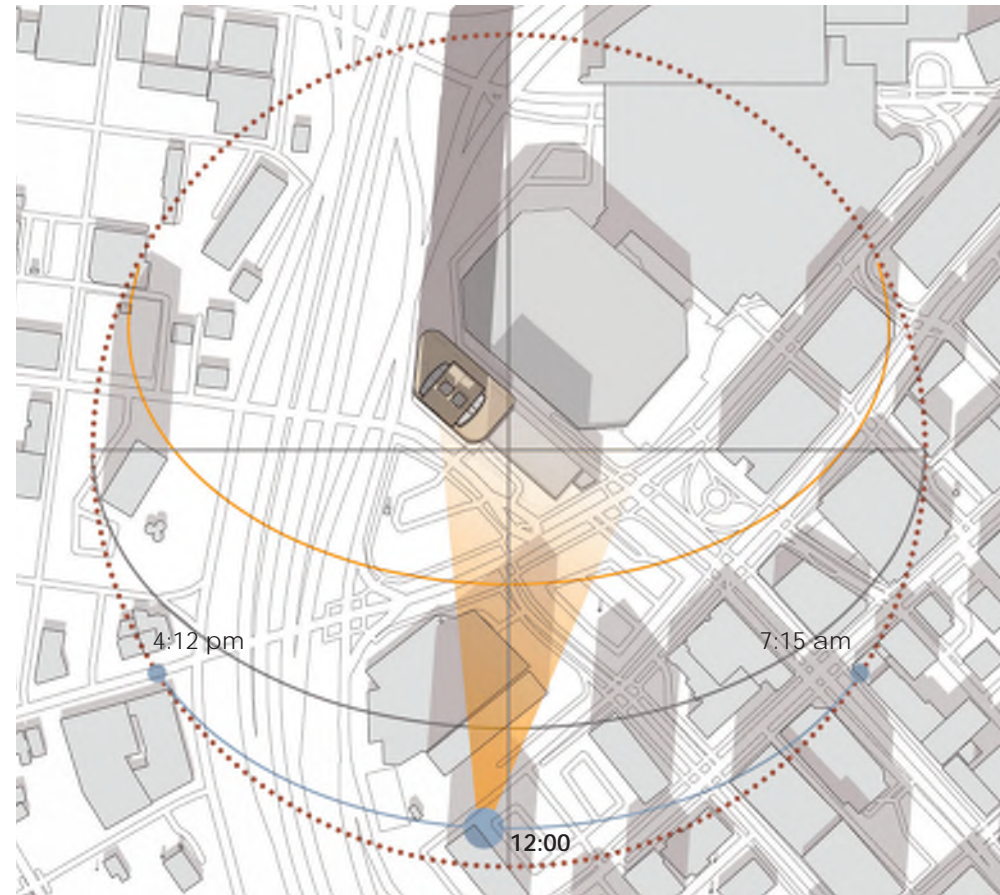


DIAGRAM
SOLAR DIAGRAM

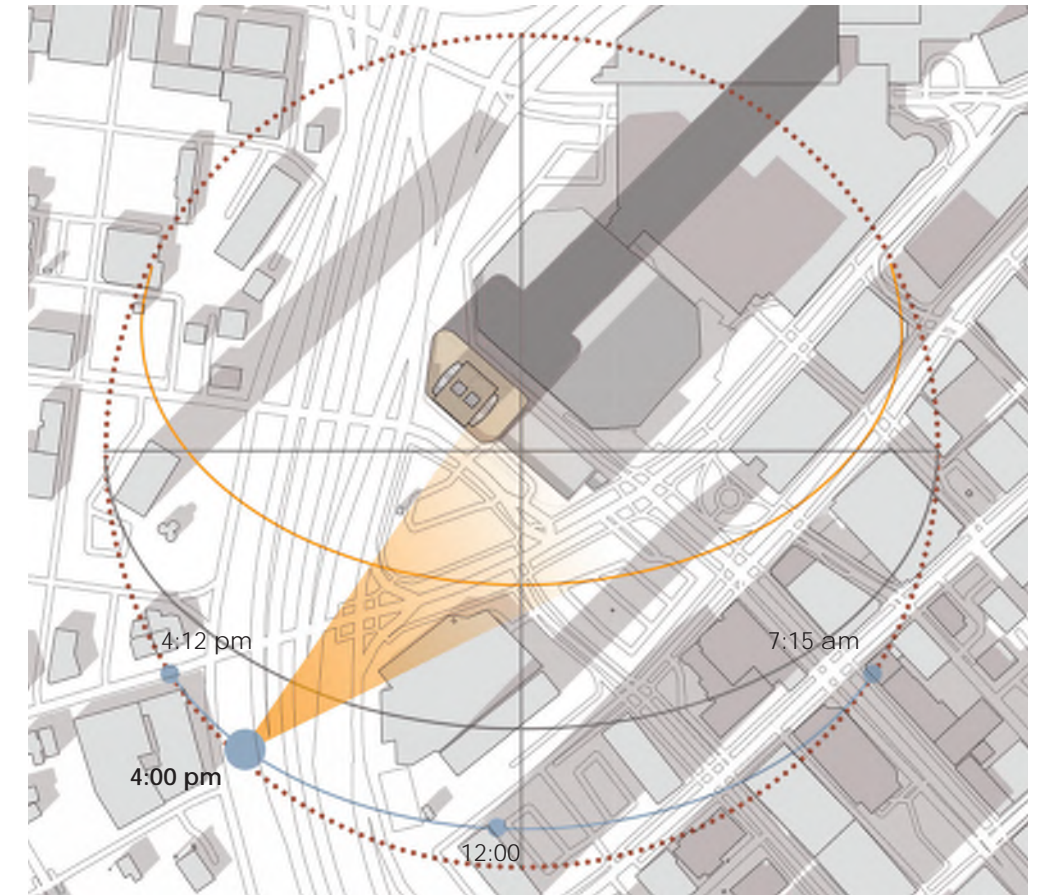
WINTER SOLSTICE 9:00 AM



WINTER SOLSTICE 12:00 NOON



WINTER SOLSTICE 3:00 PM



DIAGRAM

SUMMER SOLSTICE 8 A.M.

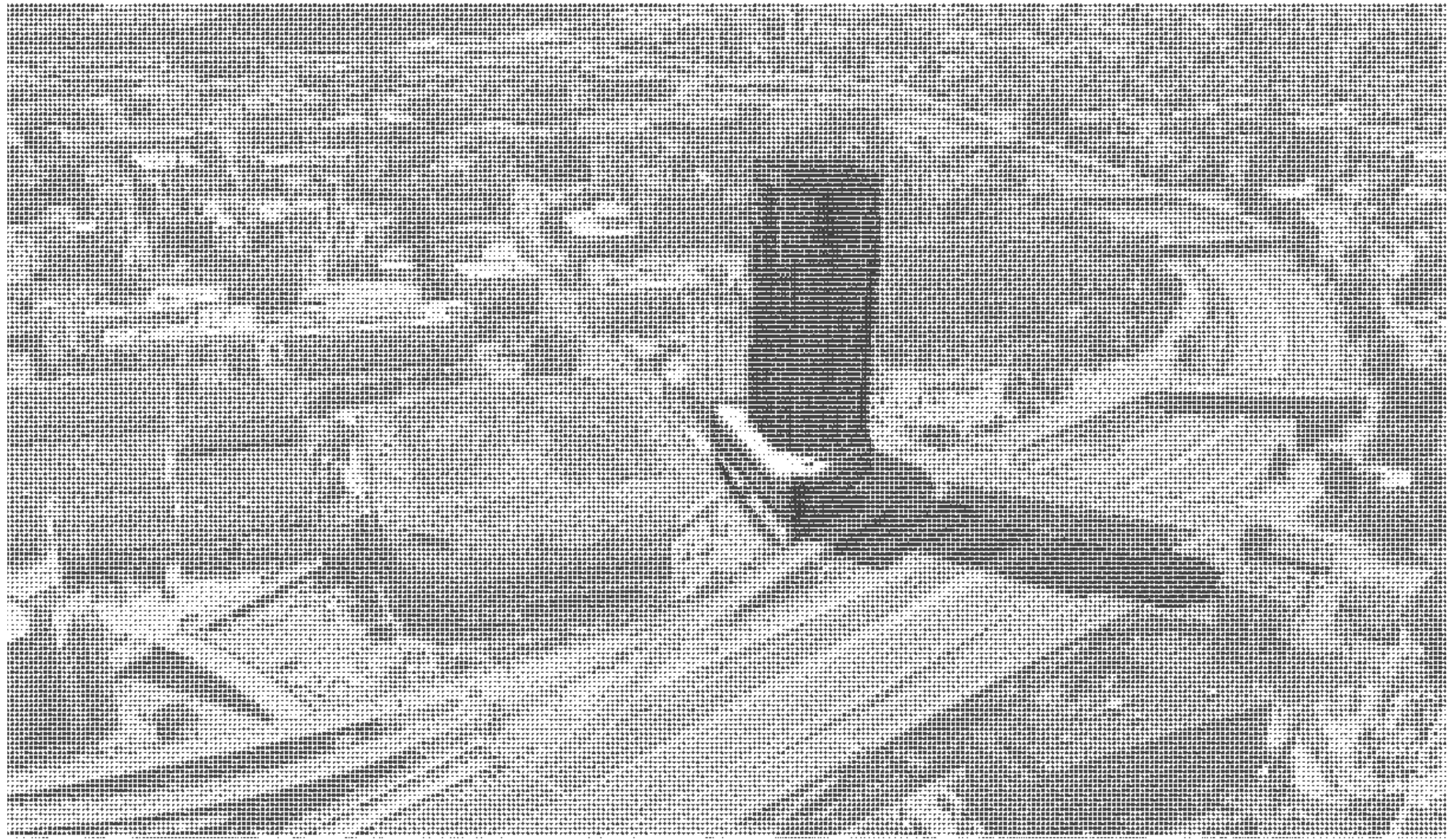


DIAGRAM
SUMMER SOLSTICE 4 P.M.

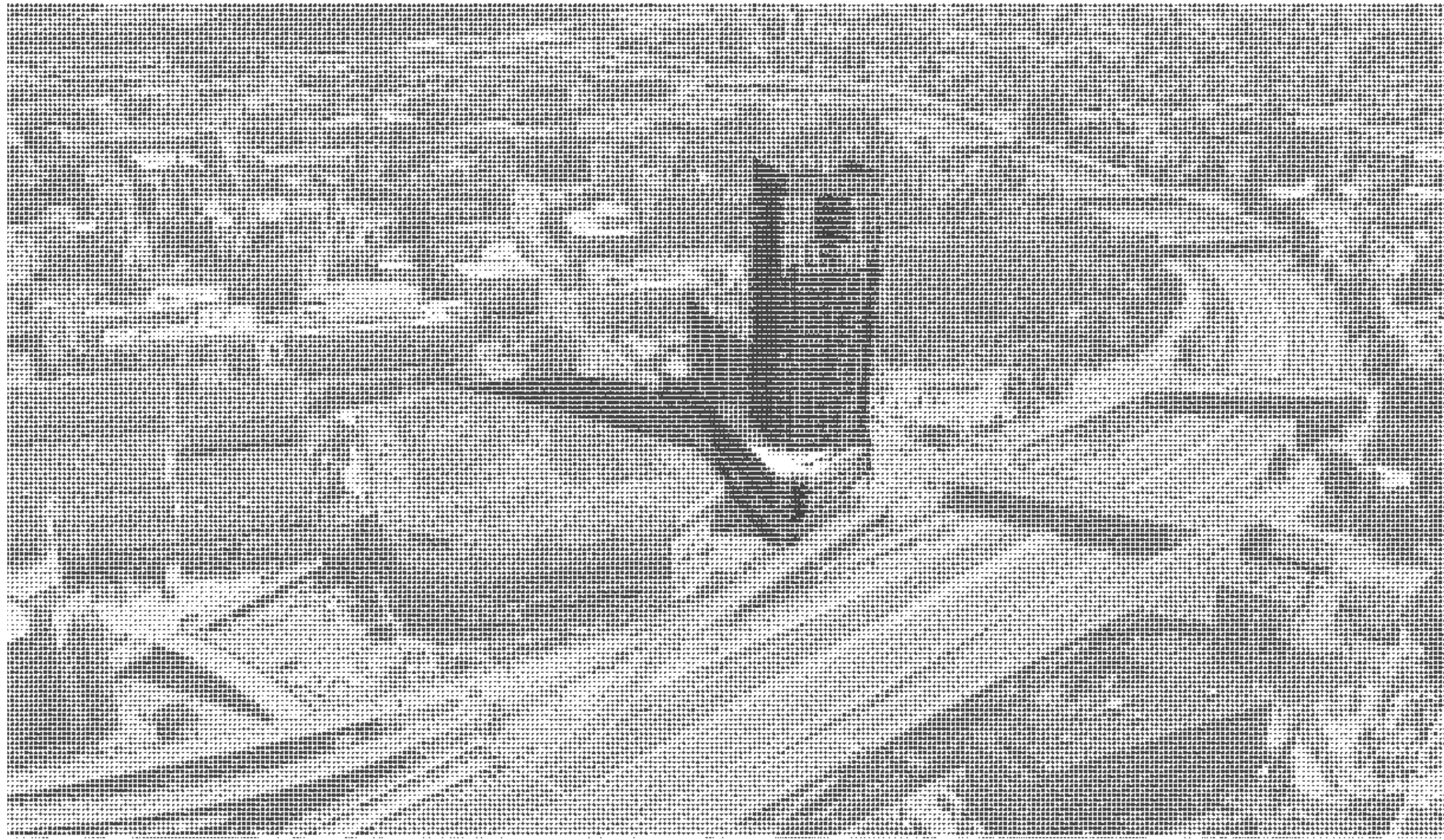


DIAGRAM
WINTER SOLSTICE 9 A.M.

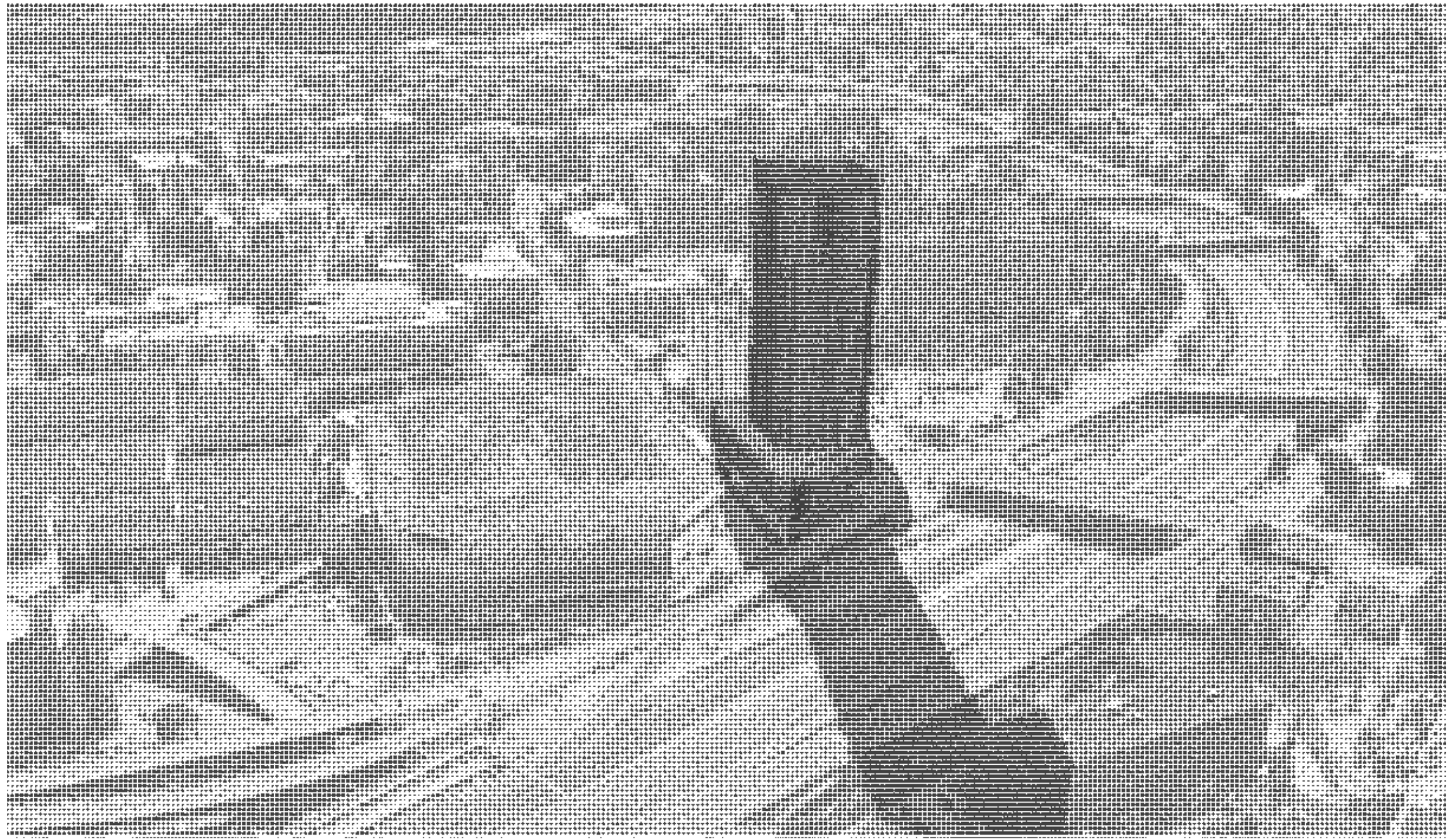
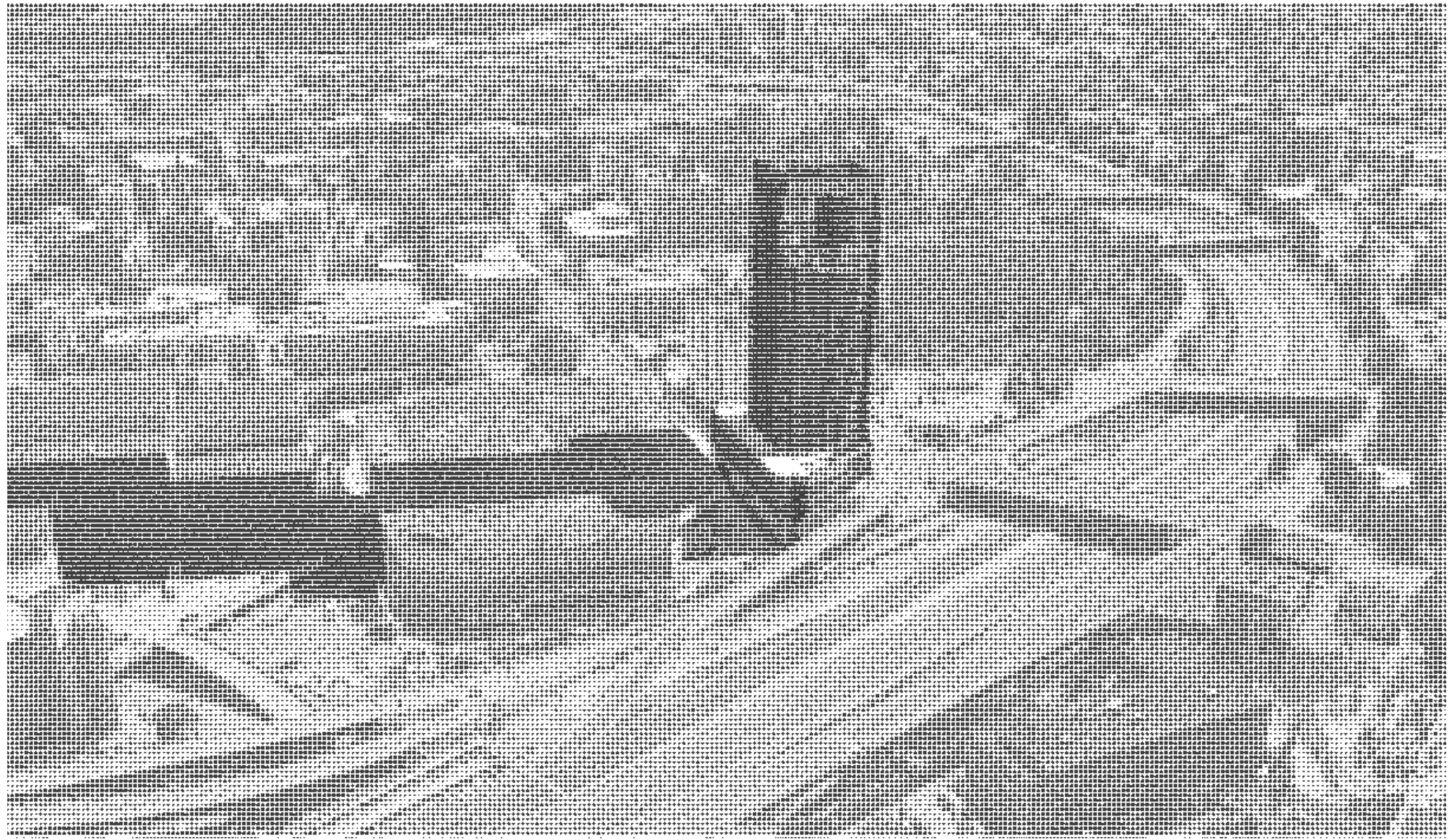


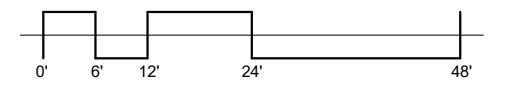
DIAGRAM
WINTER SOLSTICE 3 P.M.



PLANS
LEVEL -2

TOTAL: +/- 248 PARKING SPACES

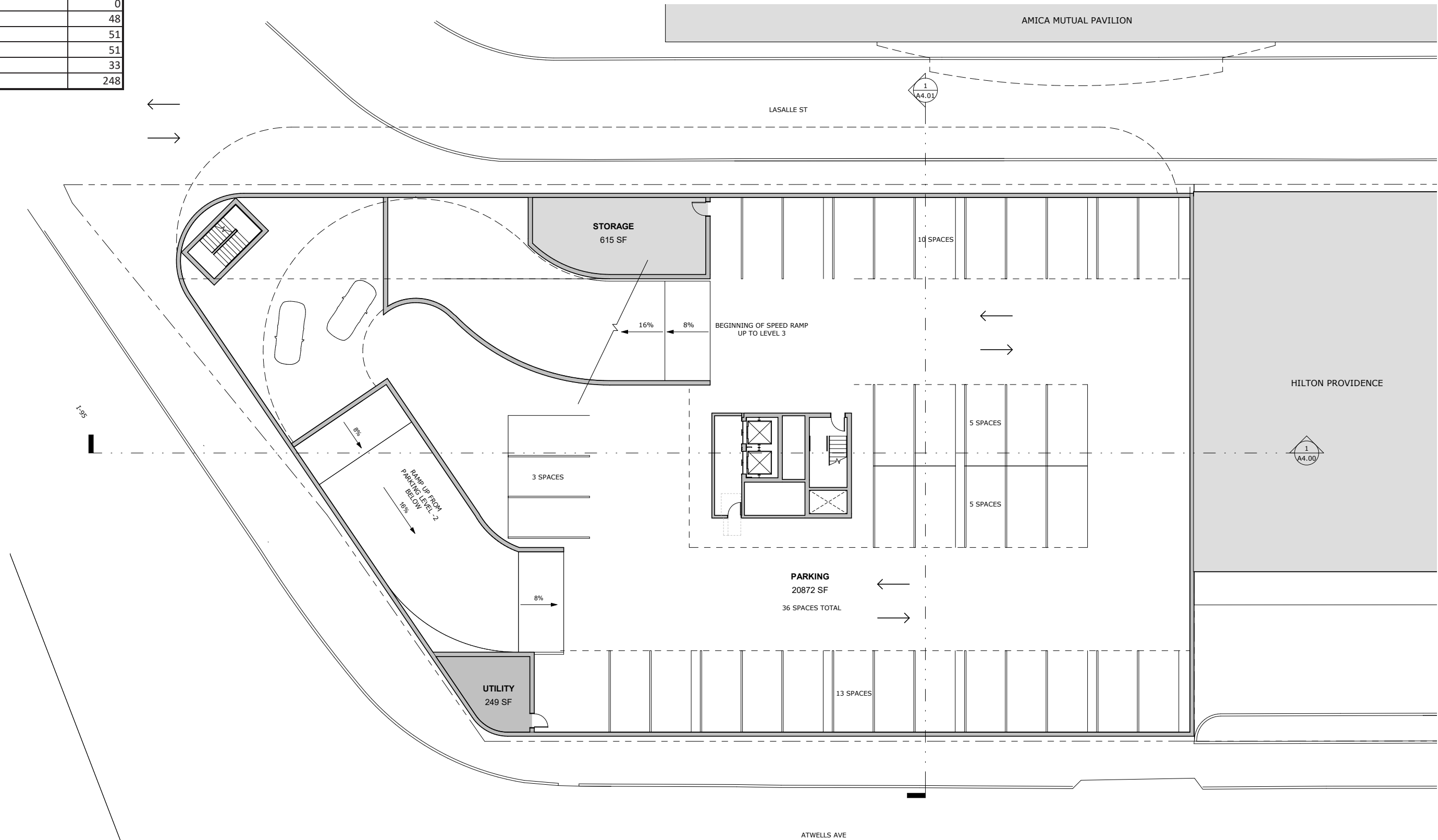
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



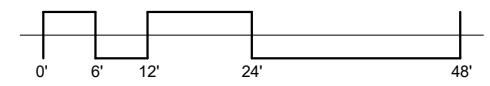
PLANS
LEVEL -1

TOTAL: +/- 248 PARKING SPACES

	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



1-95



LEVEL 1 (ATWELLS)

	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248

AMICA MUTUAL PAVILION

LASALLE ST

1
A4.01

SPEED RAMP FROM
LEVEL -1 TO LEVEL 3

HILTON PROVIDENCE

BATHROOM
337 SF

MAIL/PARCEL
321 SF

PACKAGE ROOM
187 SF

CONCIERGE

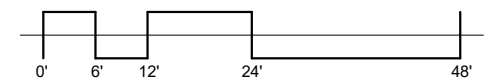
1
A4.00

LOBBY/RESIDENT
CO-WORK
5567 SF

LEASING
796 SF

1-95

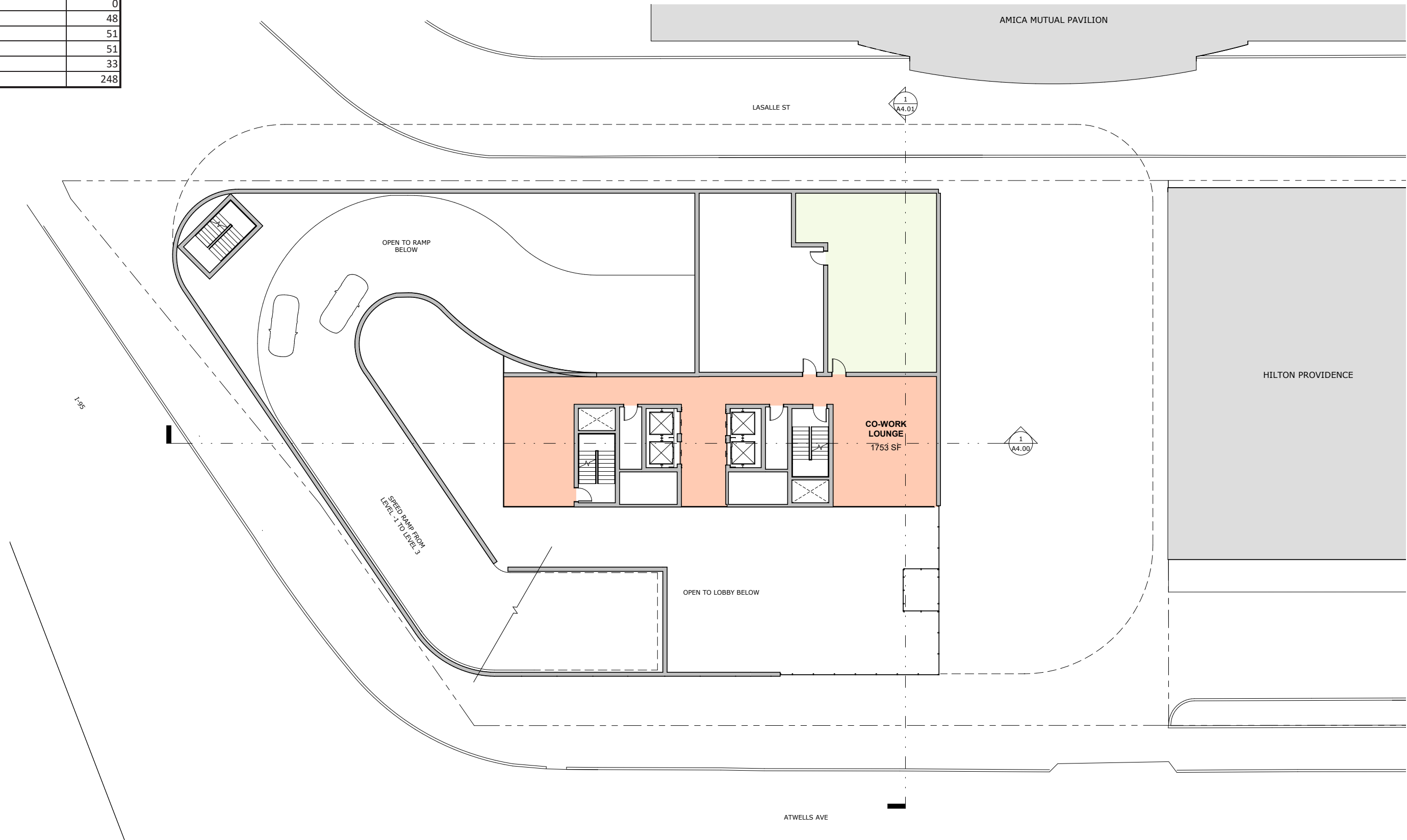
ATWELLS AVE



PLANS
LEVEL 2

TOTAL: +/- 248 PARKING SPACES

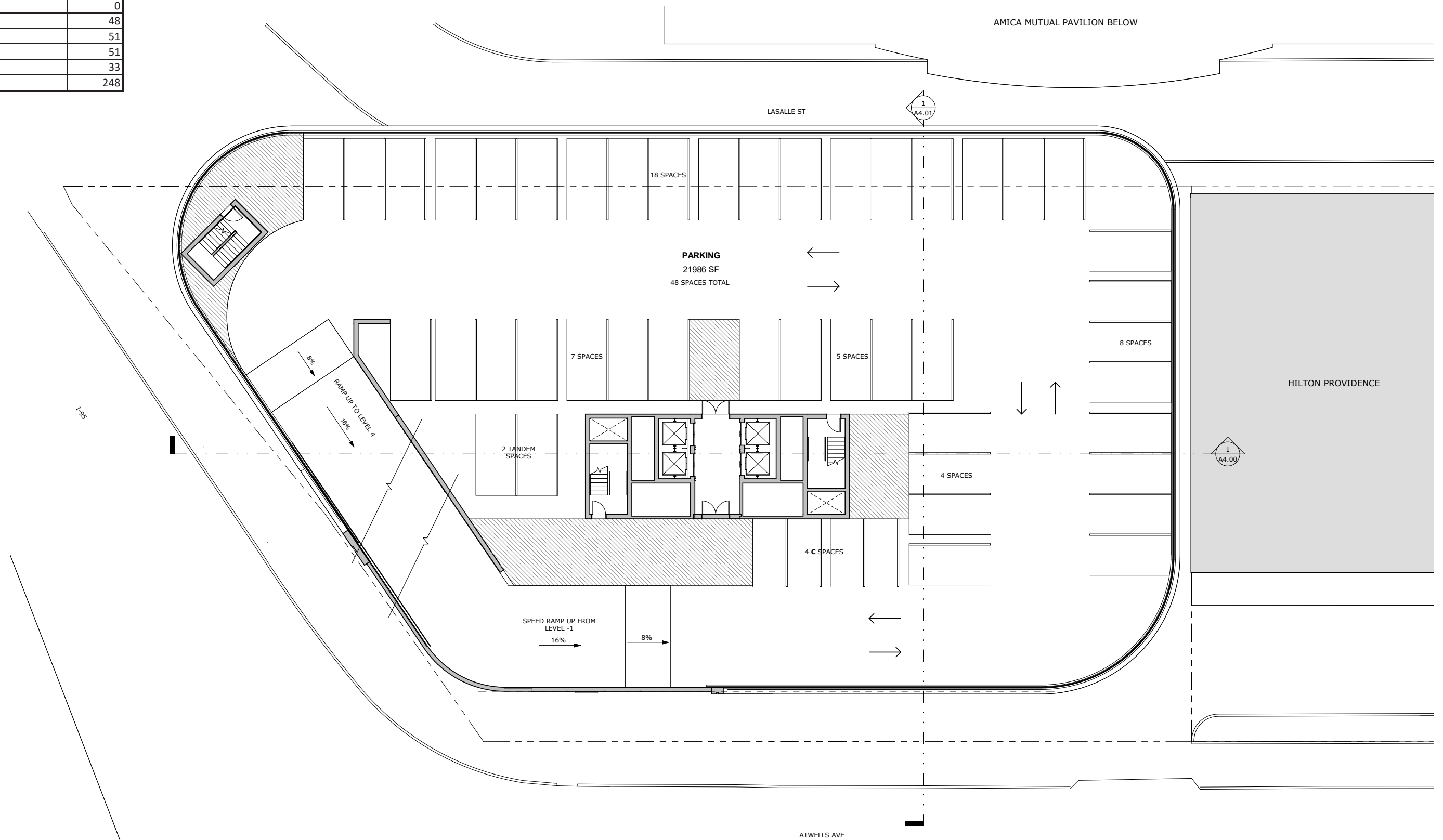
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



PLANS
LEVEL 3

TOTAL: +/- 248 PARKING SPACES

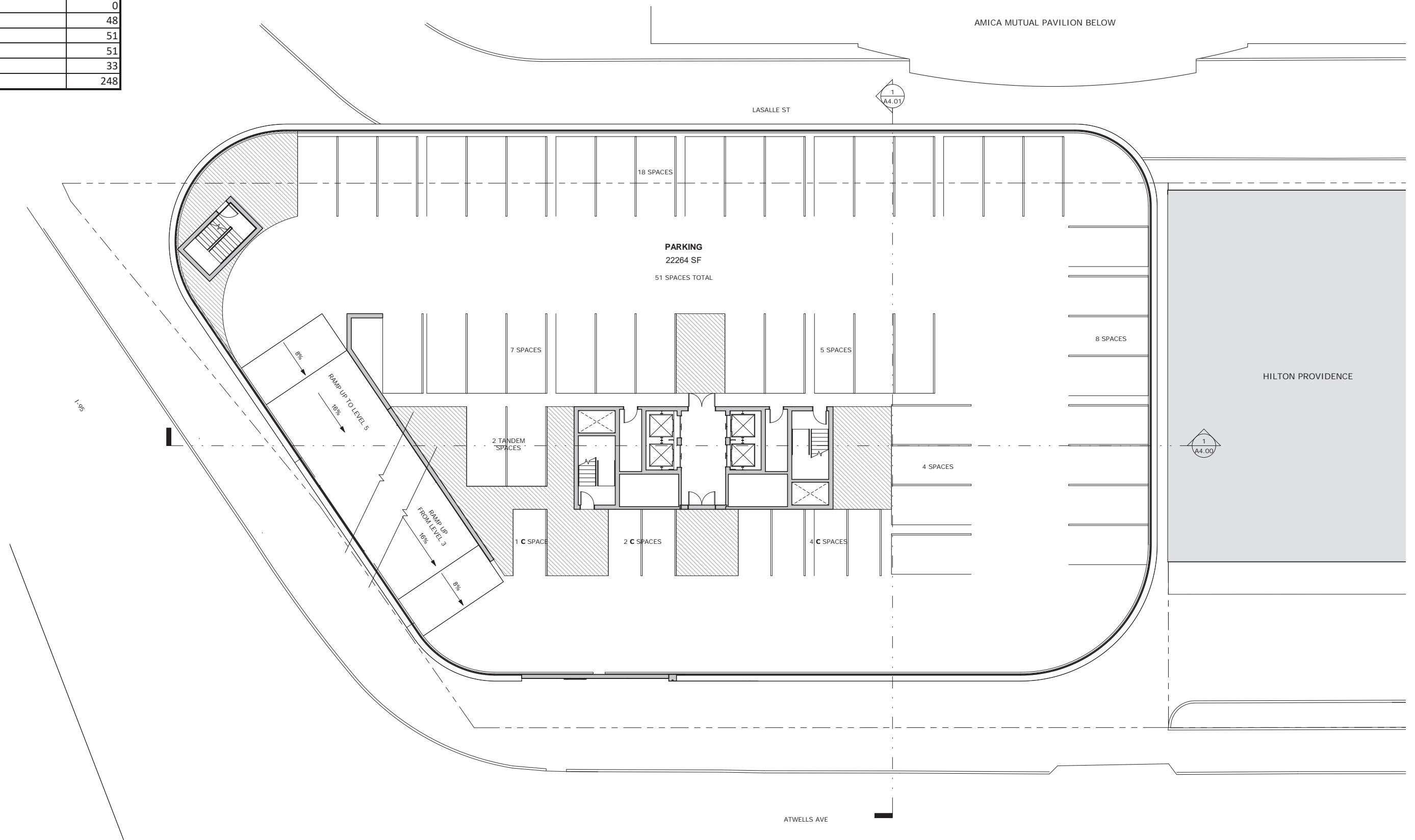
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



PLANS
LEVEL 4

TOTAL: +/- 248 PARKING SPACES

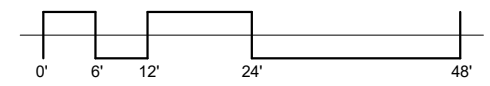
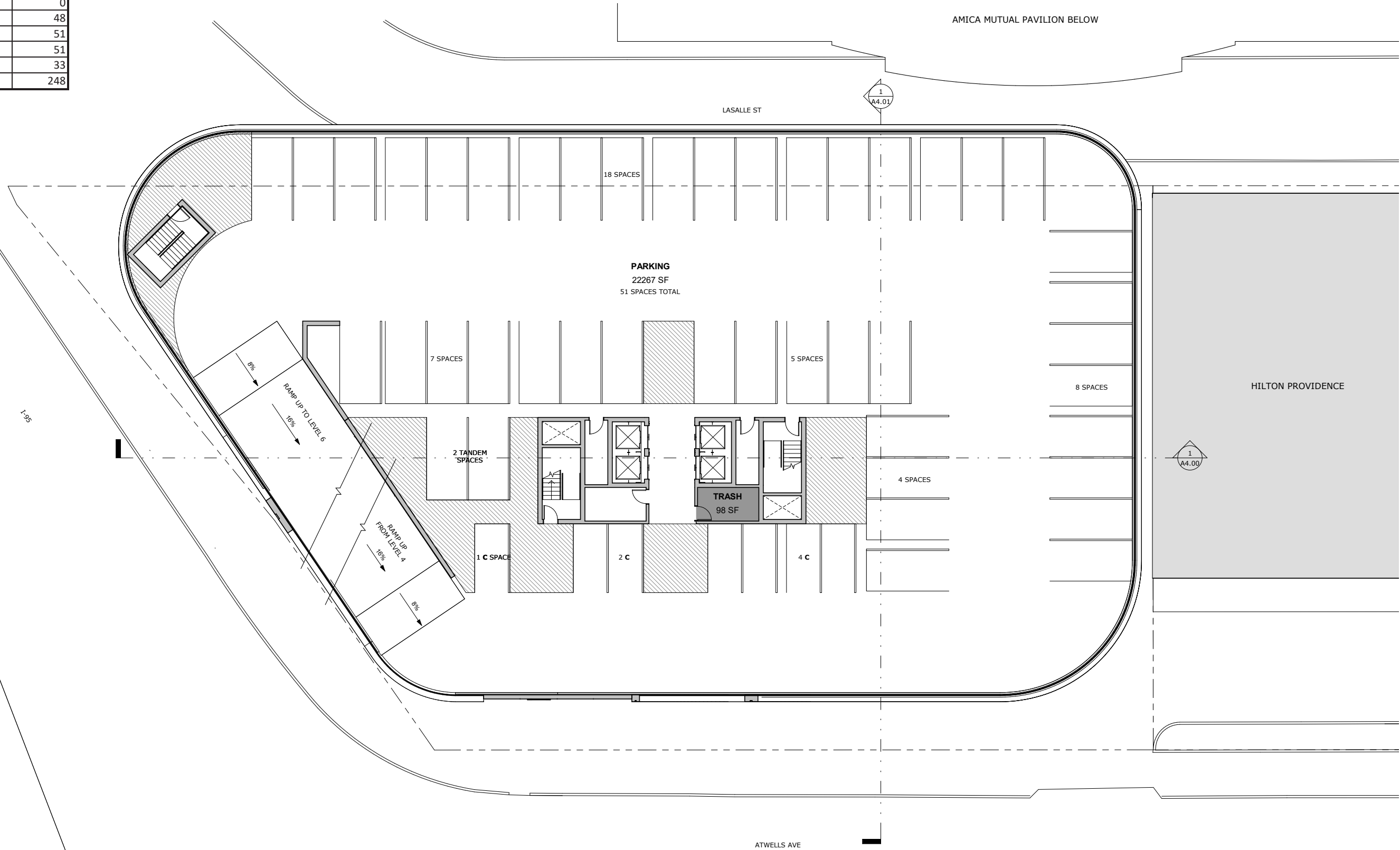
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



PLANS
LEVEL 5

TOTAL: +/- 248 PARKING SPACES

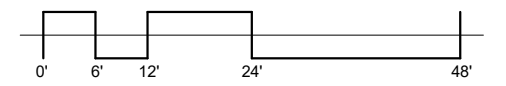
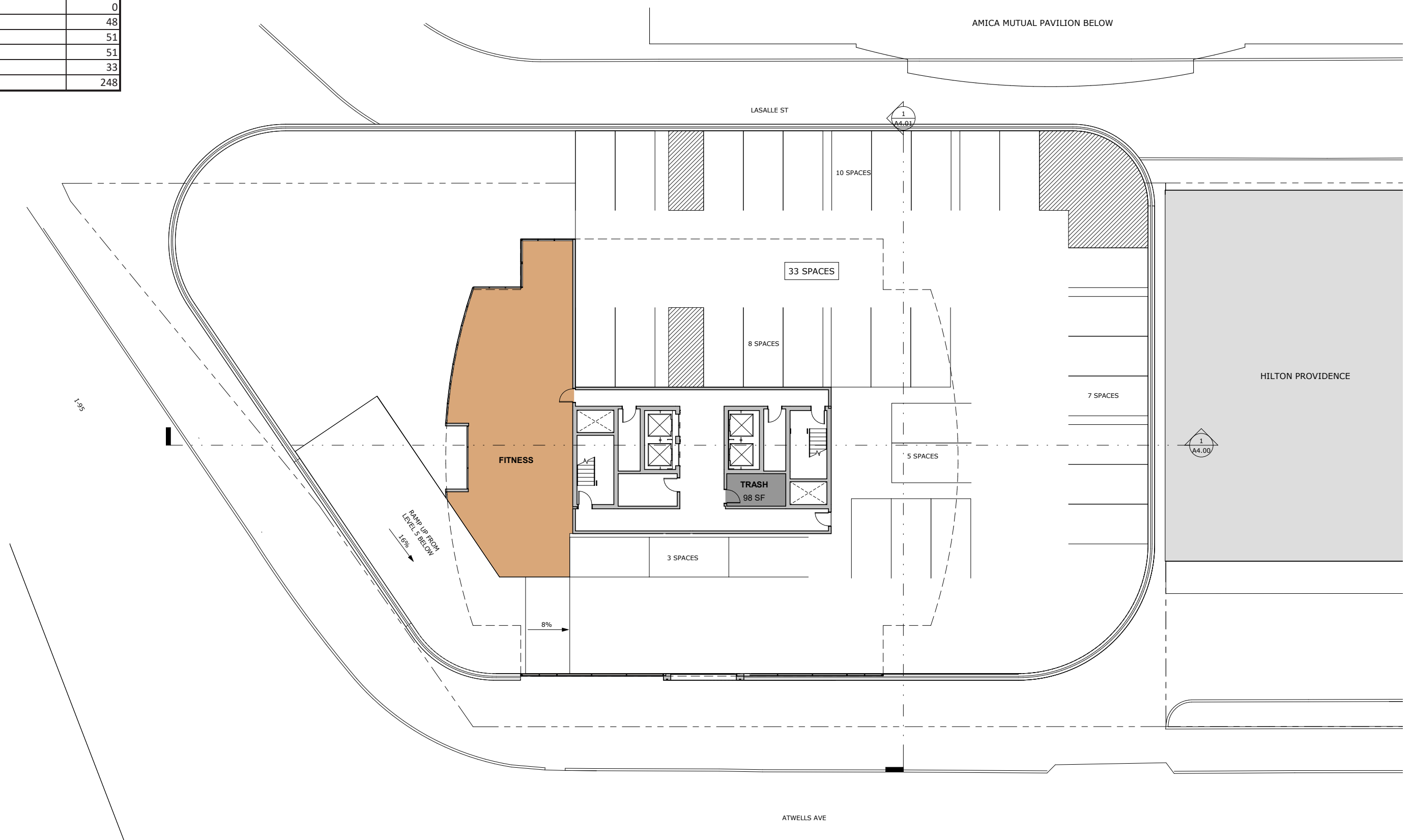
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



PLANS
LEVEL 6

TOTAL: +/- 248 PARKING SPACES

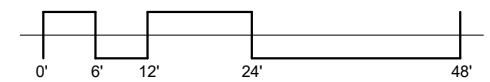
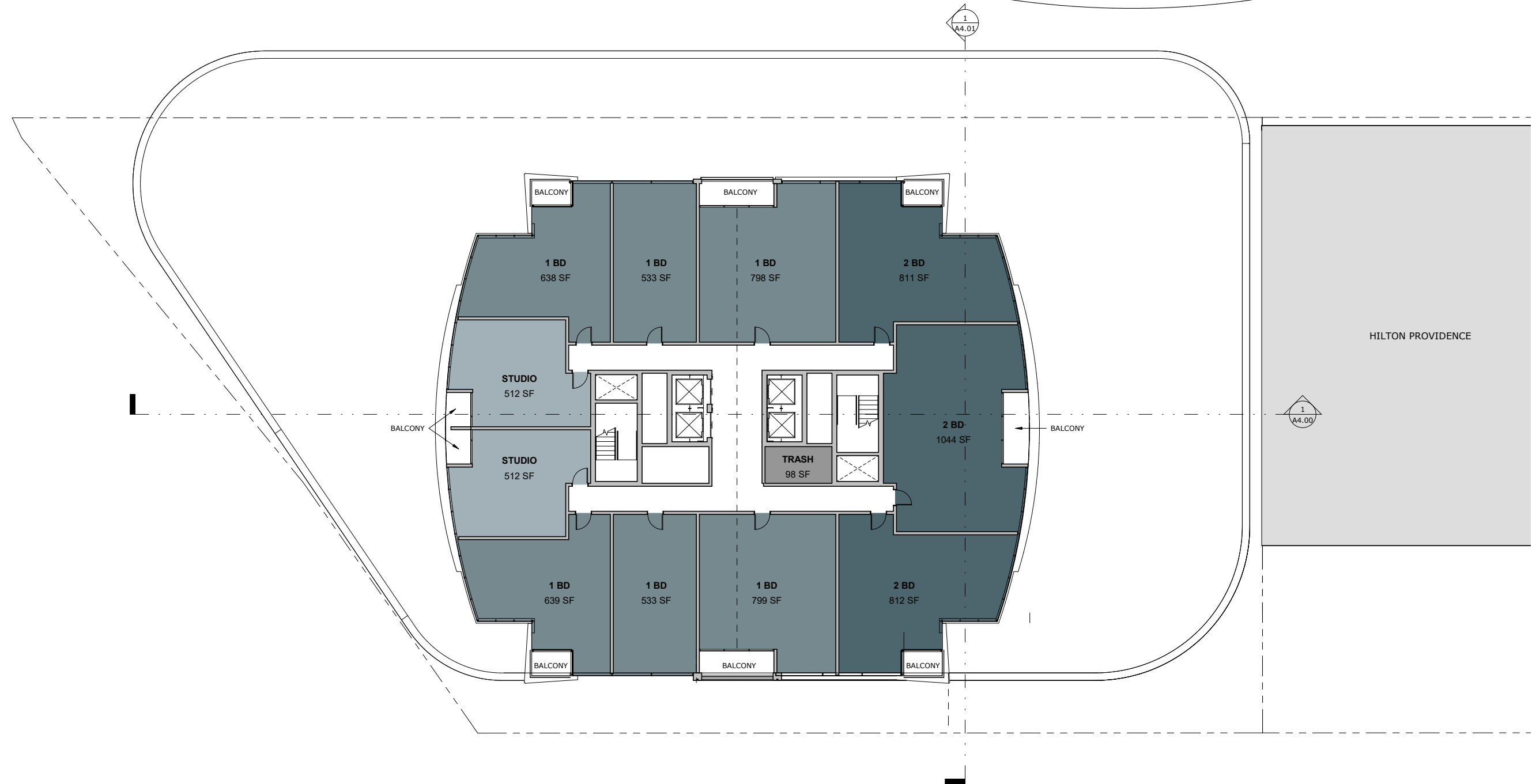
	TOTAL
LEVEL -2 (La Salle Square)	27
LEVEL -1	36
LEVEL 1 (Atwells Ave)	2
LEVEL 2	0
LEVEL 3	48
LEVEL 4	51
LEVEL 5	51
LEVEL 6	33
TOTAL	248



PLANS
LEVEL 7-15

	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216

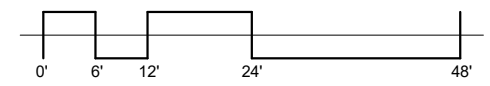
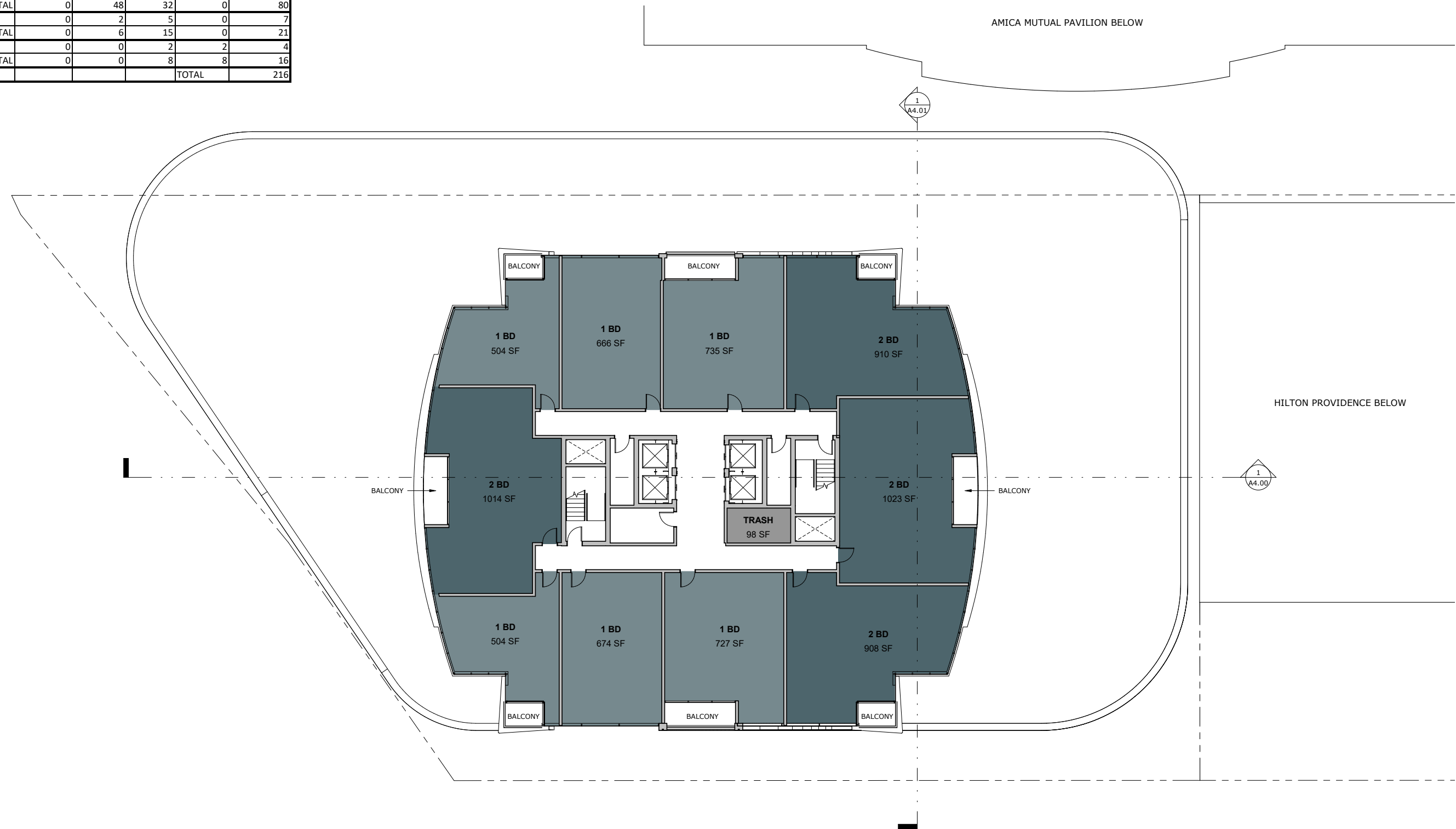
AMICA MUTUAL PAVILION BELOW



PLANS

LEVEL 16-22

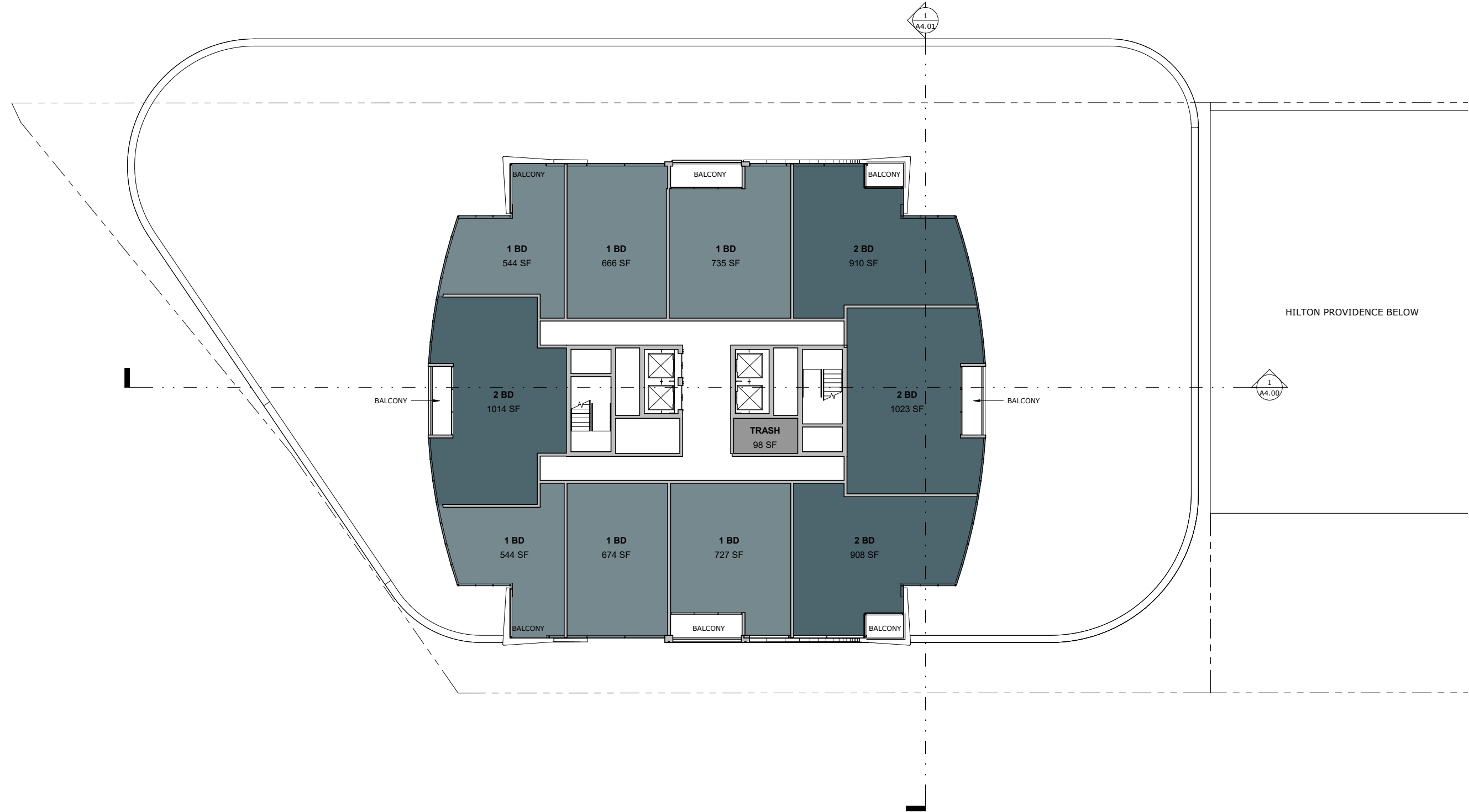
	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216



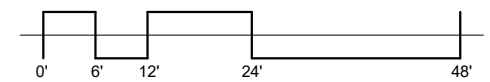
PLANS
LEVEL 23

	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216

AMICA MUTUAL PAVILION BELOW



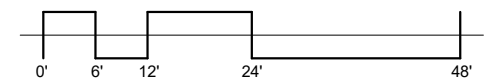
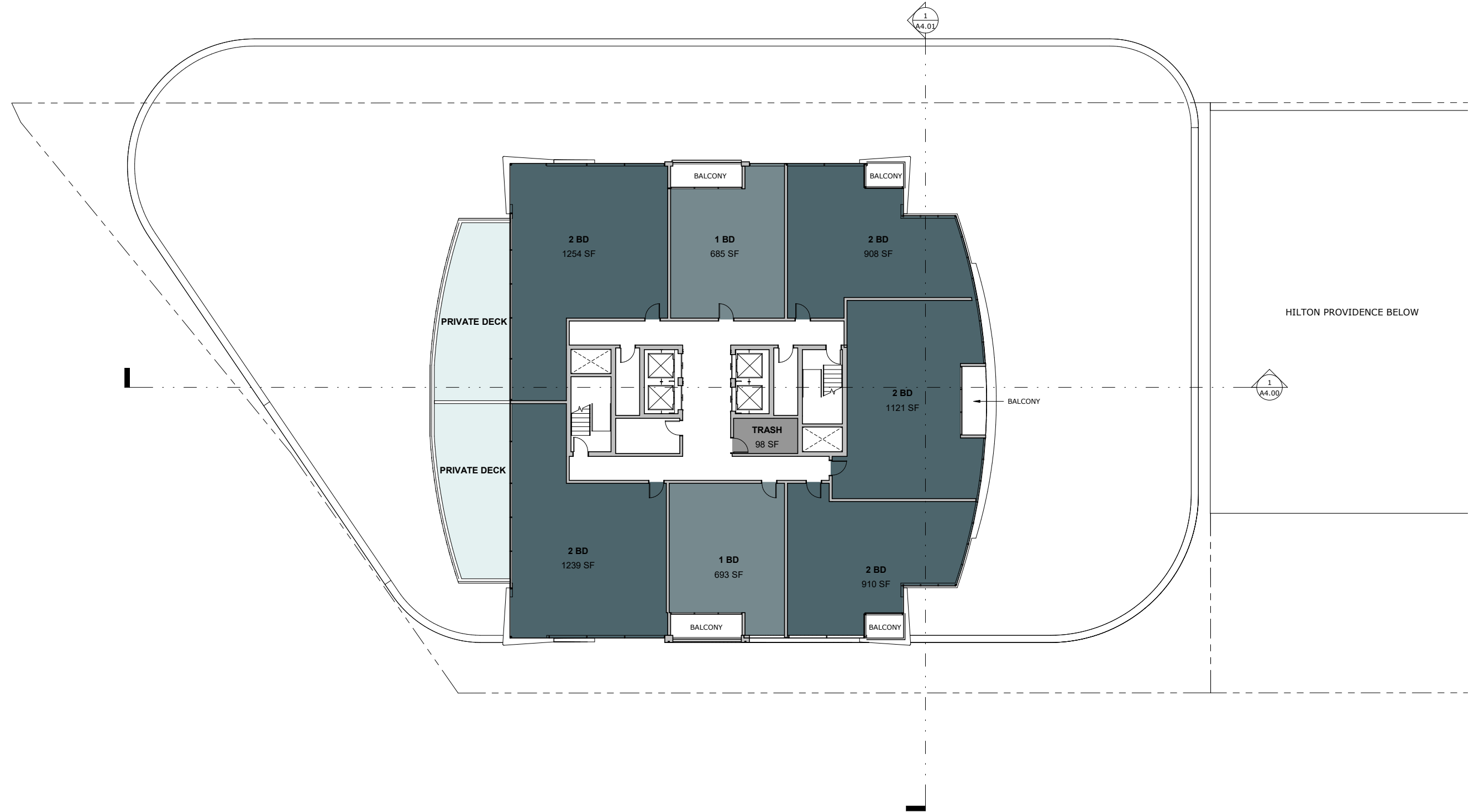
HILTON PROVIDENCE BELOW



PLANS
LEVEL 24

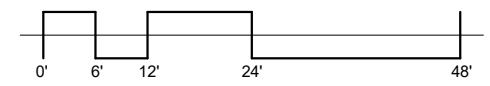
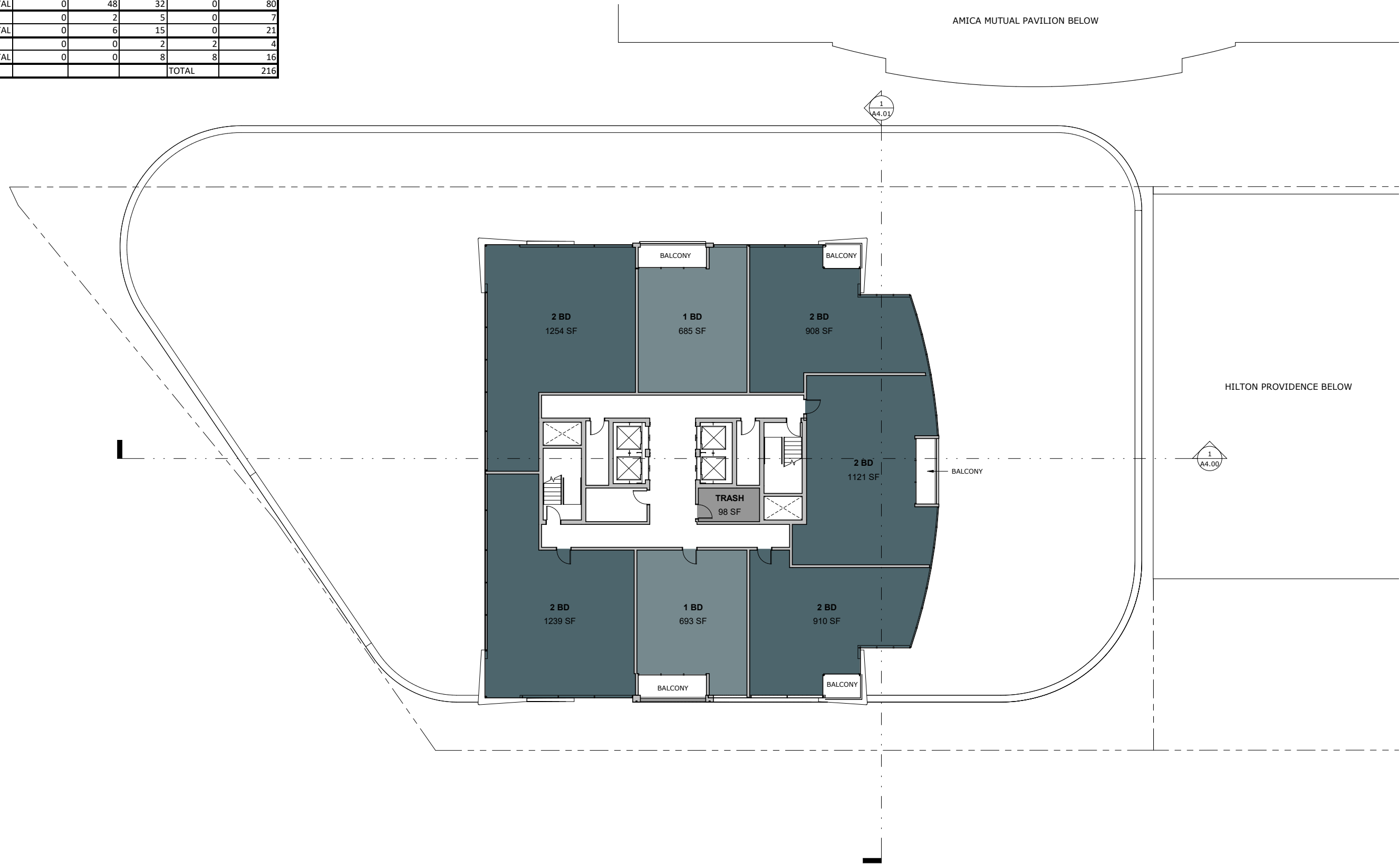
	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216

AMICA MUTUAL PAVILION BELOW



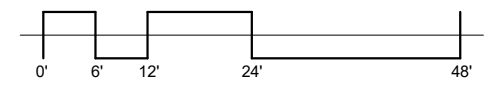
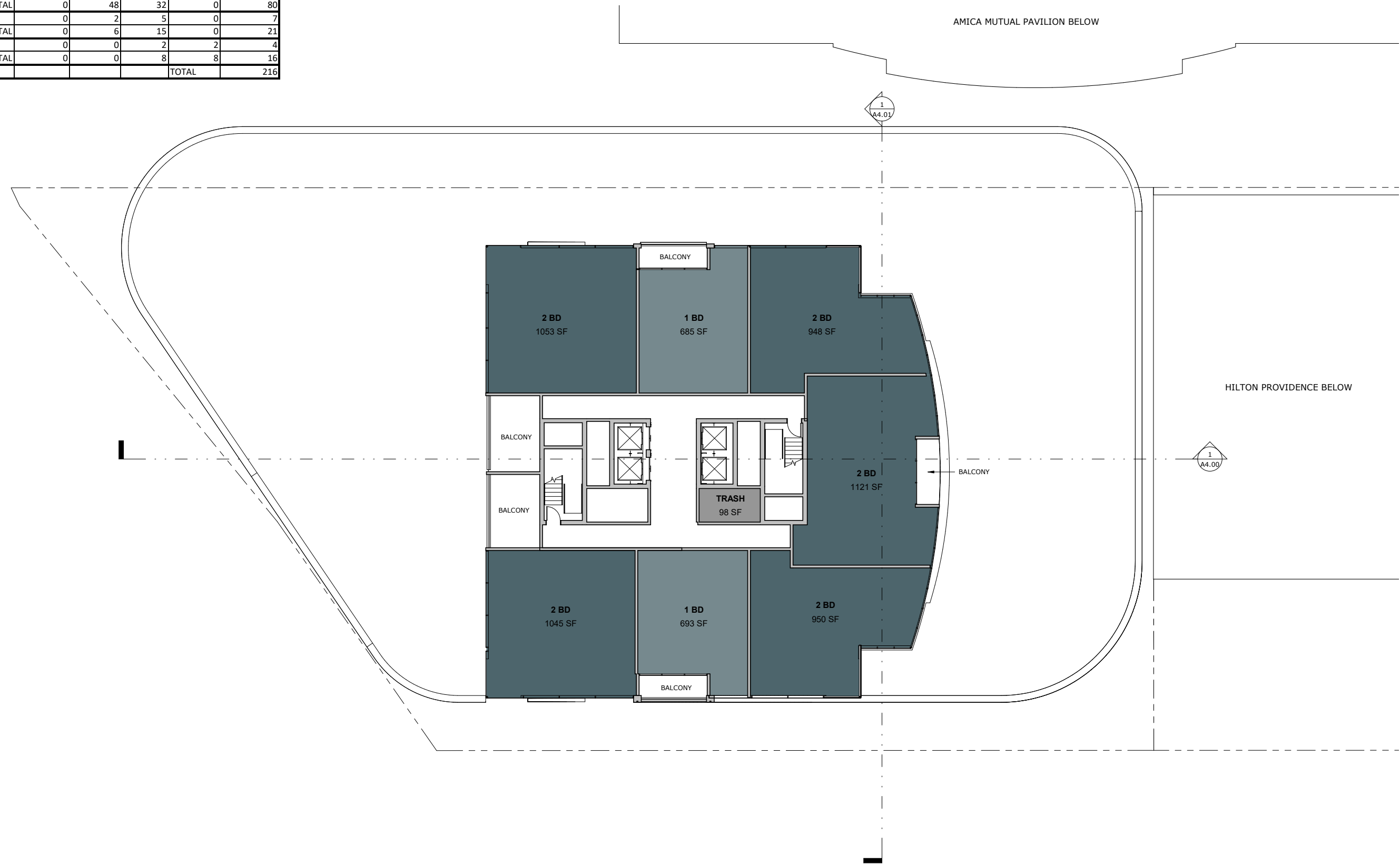
PLANS
LEVEL 25

	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216



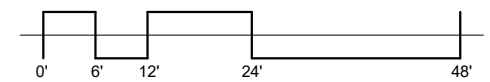
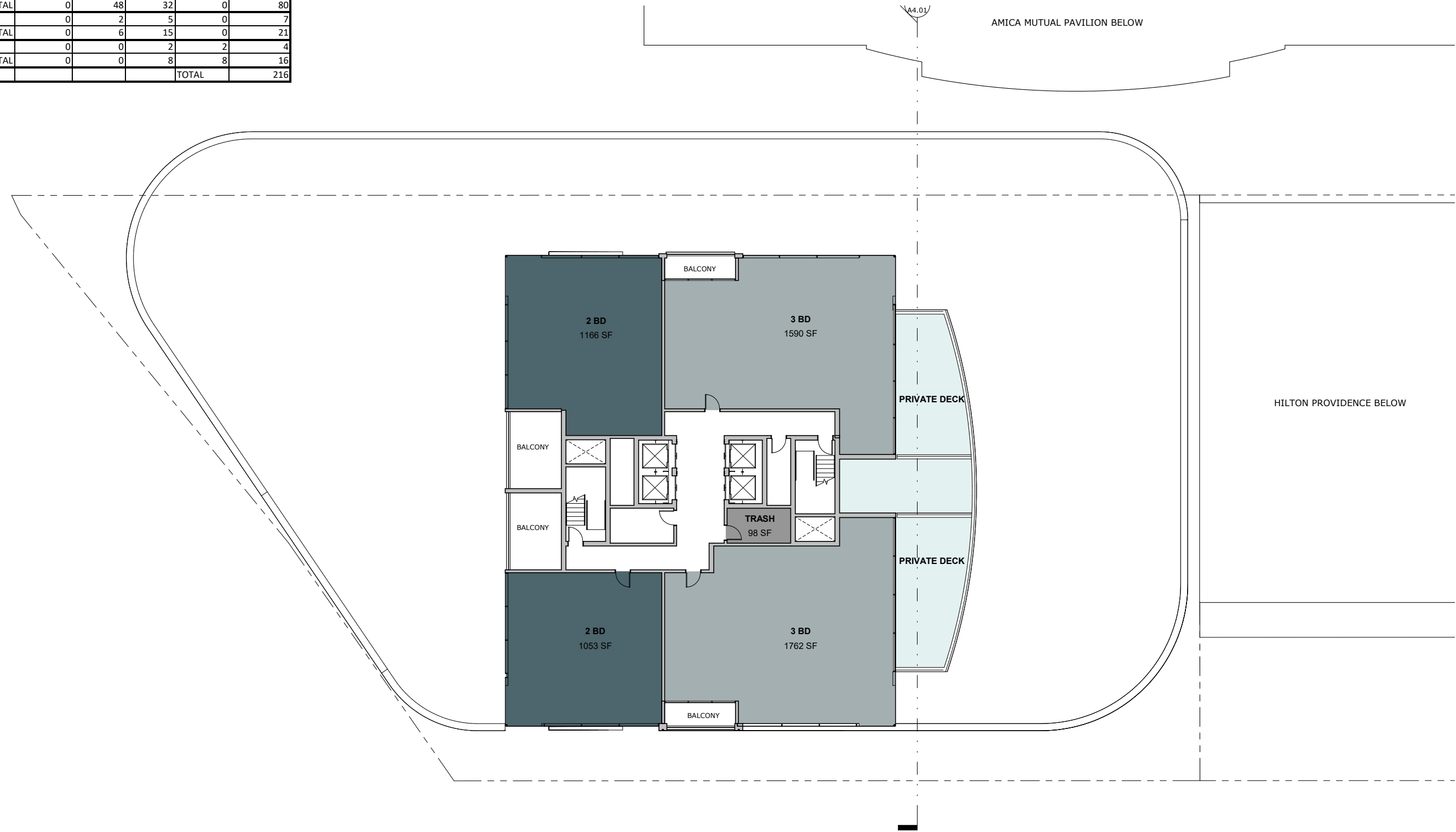
PLANS
LEVEL 26

	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216



PLANS
LEVEL 27

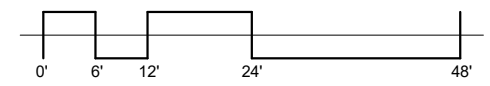
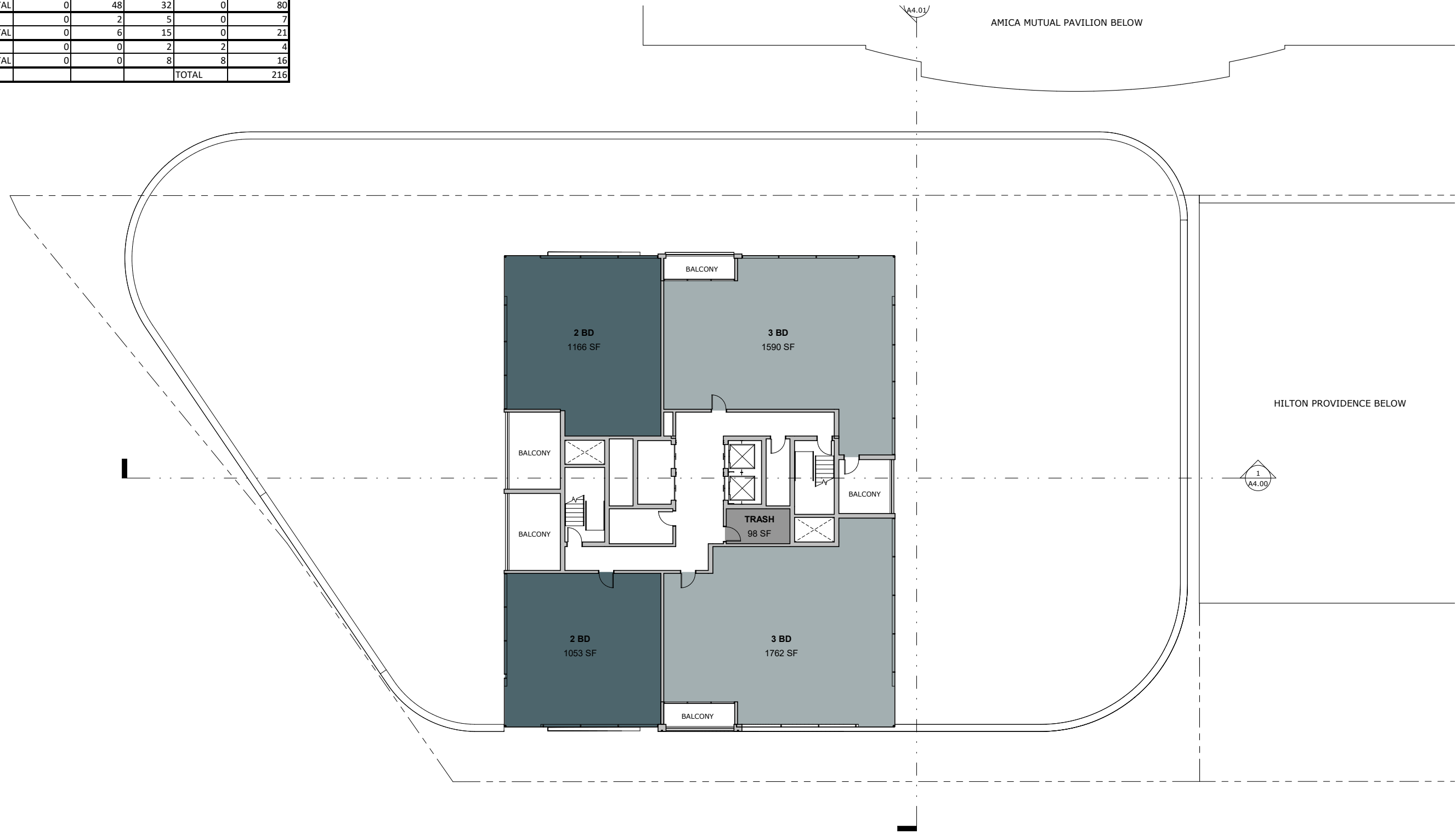
	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216



PLANS

LEVEL 28-30

	STUDIO	1 BD	2 BD	3 BD	TOTAL
LEVEL 7 - LEVEL 15 EACH	2	6	3	0	11
TOTAL	18	54	27	0	99
LEVEL 16 - LEVEL 23 EACH	0	6	4	0	10
TOTAL	0	48	32	0	80
LEVEL 24 - 26 EACH	0	2	5	0	7
TOTAL	0	6	15	0	21
LEVEL 27 - 30 EACH	0	0	2	2	4
TOTAL	0	0	8	8	16
			TOTAL		216



ELEVATIONS

SOUTH



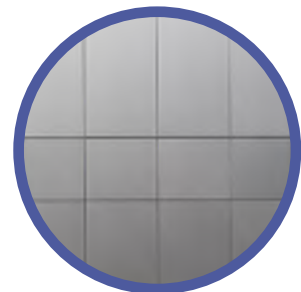
HORIZONTAL ACM FINS



CLAMPED GLASS RAILING



LINEAR LIGHT STRIP ACCENT



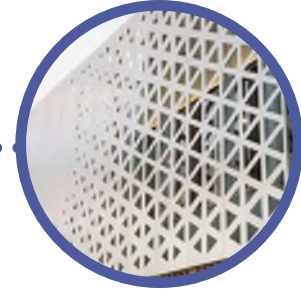
METAL PANEL



GLAZING COLOR 01



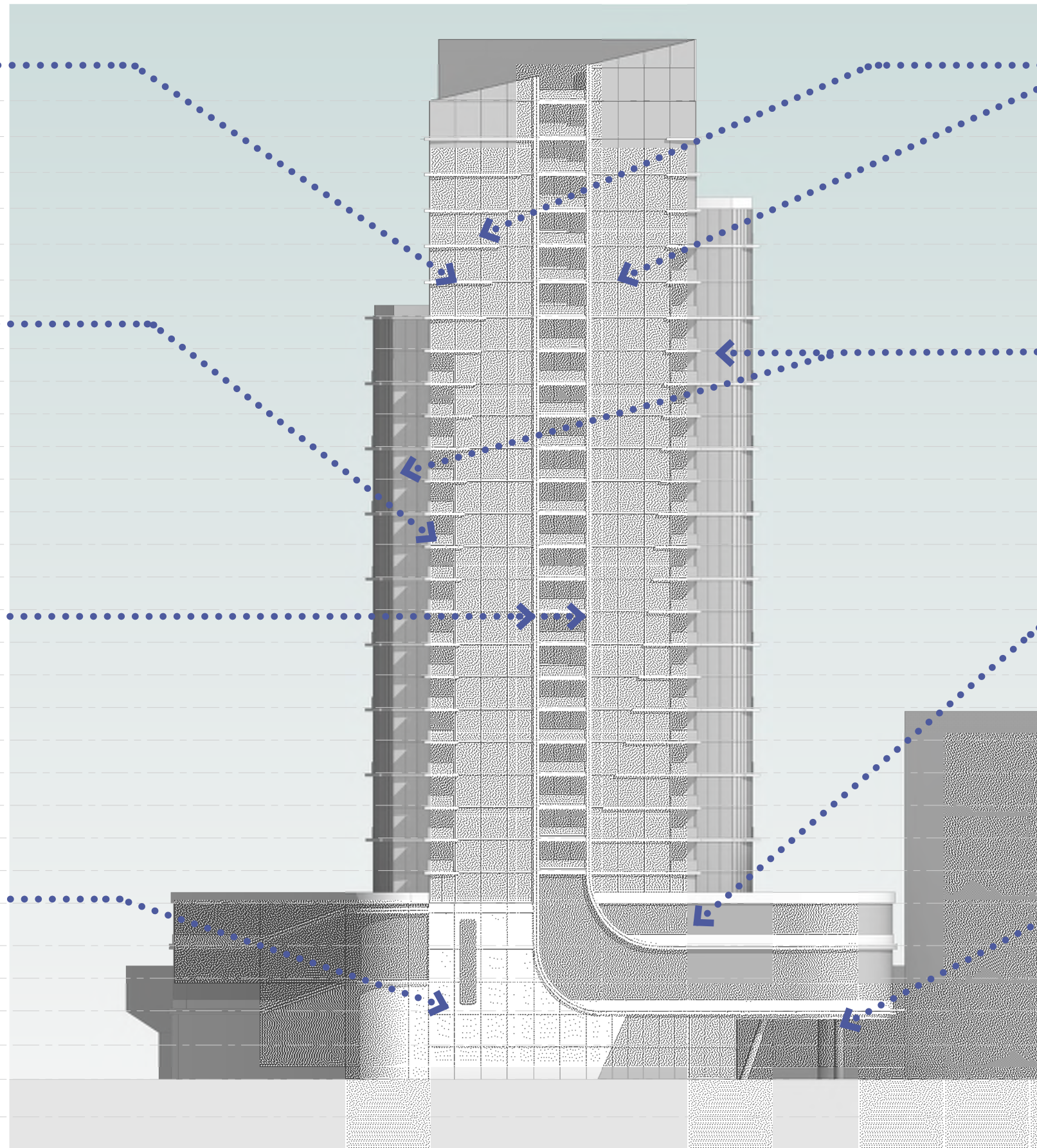
GLAZING COLOR 02



PARKING SCREEN



ACM COLUMN COVER



- 30 - LEVEL 30
300' - 0"
- 29 - LEVEL 29
289' - 0"
- 28 - LEVEL 28
278' - 0"
- 27 - LEVEL 27
267' - 0"
- 26 - LEVEL 26
256' - 0"
- 25 - LEVEL 25
245' - 0"
- 24 - LEVEL 24
234' - 0"
- 23 - LEVEL 23
224' - 0"
- 22 - LEVEL 22
214' - 0"
- 21 - LEVEL 21
204' - 0"
- 20 - LEVEL 20
194' - 0"
- 19 - LEVEL 19
184' - 0"
- 18 - LEVEL 18
174' - 0"
- 17 - LEVEL 17
164' - 0"
- 16 - LEVEL 16
154' - 0"
- 15 - LEVEL 15
144' - 0"
- 14 - LEVEL 14
134' - 0"
- 13 - LEVEL 13
124' - 0"
- 12 - LEVEL 12
114' - 0"
- 11 - LEVEL 11
104' - 0"
- 10 - LEVEL 10
94' - 0"
- 9 - LEVEL 9
84' - 0"
- 8 - LEVEL 8
74' - 0"
- 7 - LEVEL 7
64' - 0"
- 6 - LEVEL 6
54' - 0"
- 05 - LEVEL 5
41' - 0"
- 04 - LEVEL 4
31' - 0"
- 03 - LEVEL 3
21' - 0"
- 02 - LEVEL 2
10' - 6"
- 01 - LEVEL 1
0'
- 01 - LEVEL -1
-11' - 6"
- 02 - LEVEL 2



ELEVATIONS

WEST



HORIZONTAL ACM FINS



CLAMPED GLASS RAILING



ACM SPANDREL



LINEAR LIGHT STRIP ACCENT



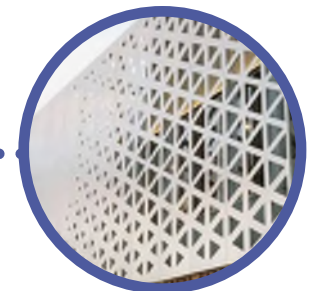
ACM COLUMN COVER



GLAZING COLOR 01



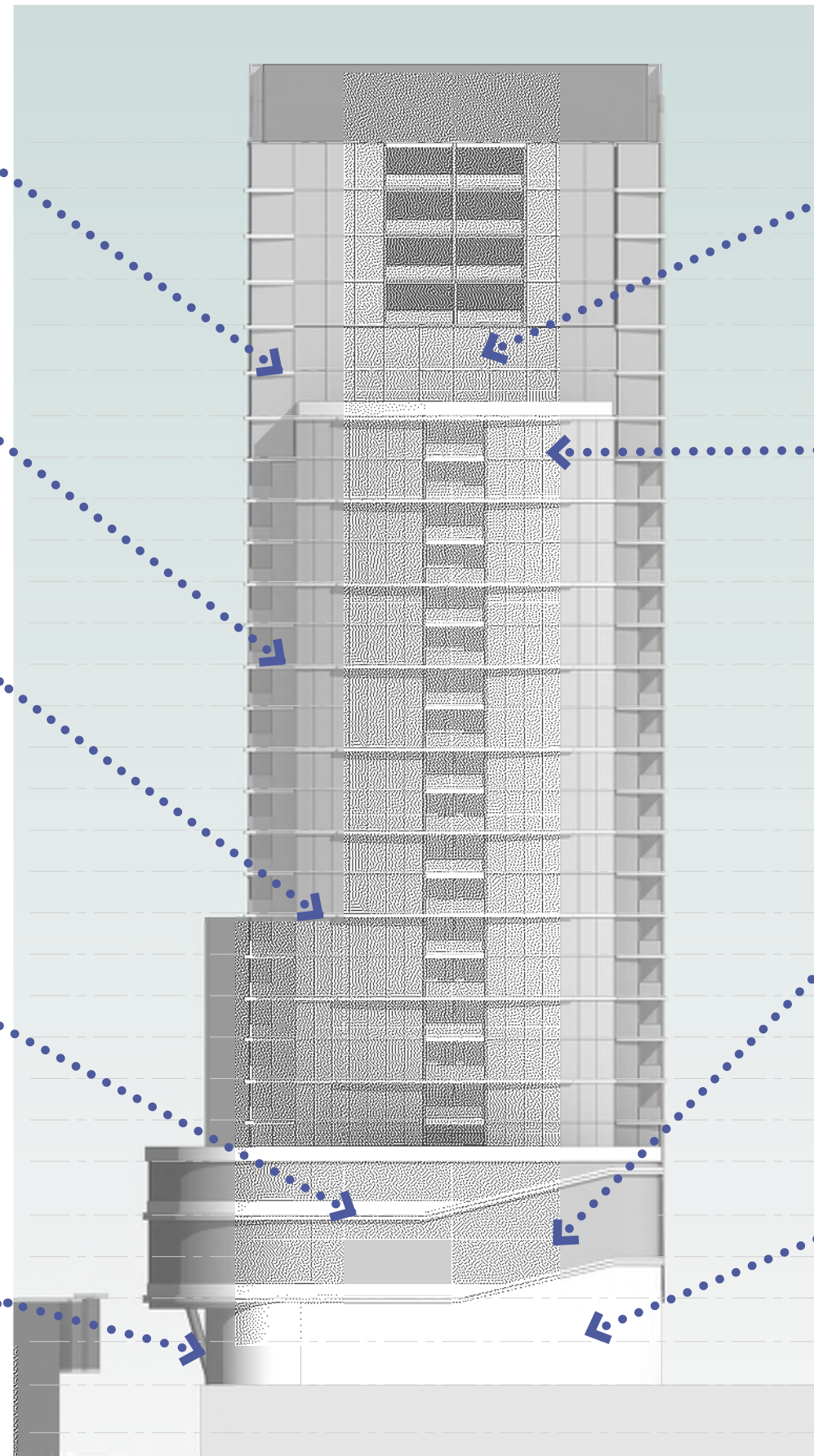
GLAZING COLOR 02



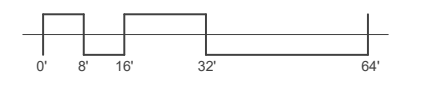
PARKING SCREEN



PARKING EXTERIOR



- 30 - LEVEL 30
300' - 0"
- 29 - LEVEL 29
289' - 0"
- 28 - LEVEL 28
278' - 0"
- 27 - LEVEL 27
267' - 0"
- 26 - LEVEL 26
256' - 0"
- 25 - LEVEL 25
245' - 0"
- 24 - LEVEL 24
234' - 0"
- 23 - LEVEL 23
224' - 0"
- 22 - LEVEL 22
214' - 0"
- 21 - LEVEL 21
204' - 0"
- 20 - LEVEL 20
194' - 0"
- 19 - LEVEL 19
184' - 0"
- 18 - LEVEL 18
174' - 0"
- 17 - LEVEL 17
164' - 0"
- 16 - LEVEL 16
154' - 0"
- 15 - LEVEL 15
144' - 0"
- 14 - LEVEL 14
134' - 0"
- 13 - LEVEL 13
124' - 0"
- 12 - LEVEL 12
114' - 0"
- 11 - LEVEL 11
104' - 0"
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- 05 - LEVEL 5
41' - 0"
- 04 - LEVEL 4
31' - 0"
- 03 - LEVEL 3
21' - 0"
- 02 - LEVEL 2
10' - 6"
- 01 - LEVEL 1
0"
- 01 - LEVEL -1
-11' - 6"



ELEVATIONS

NORTH



HORIZONTAL ACM FINS



CLAMPED GLASS RAILING



LINEAR LIGHT STRIP ACCENT



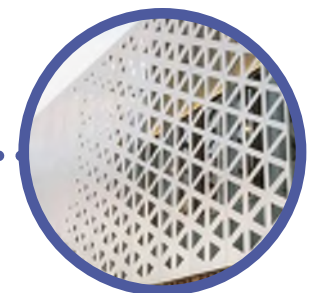
PARKING EXTERIOR



GLAZING COLOR 01



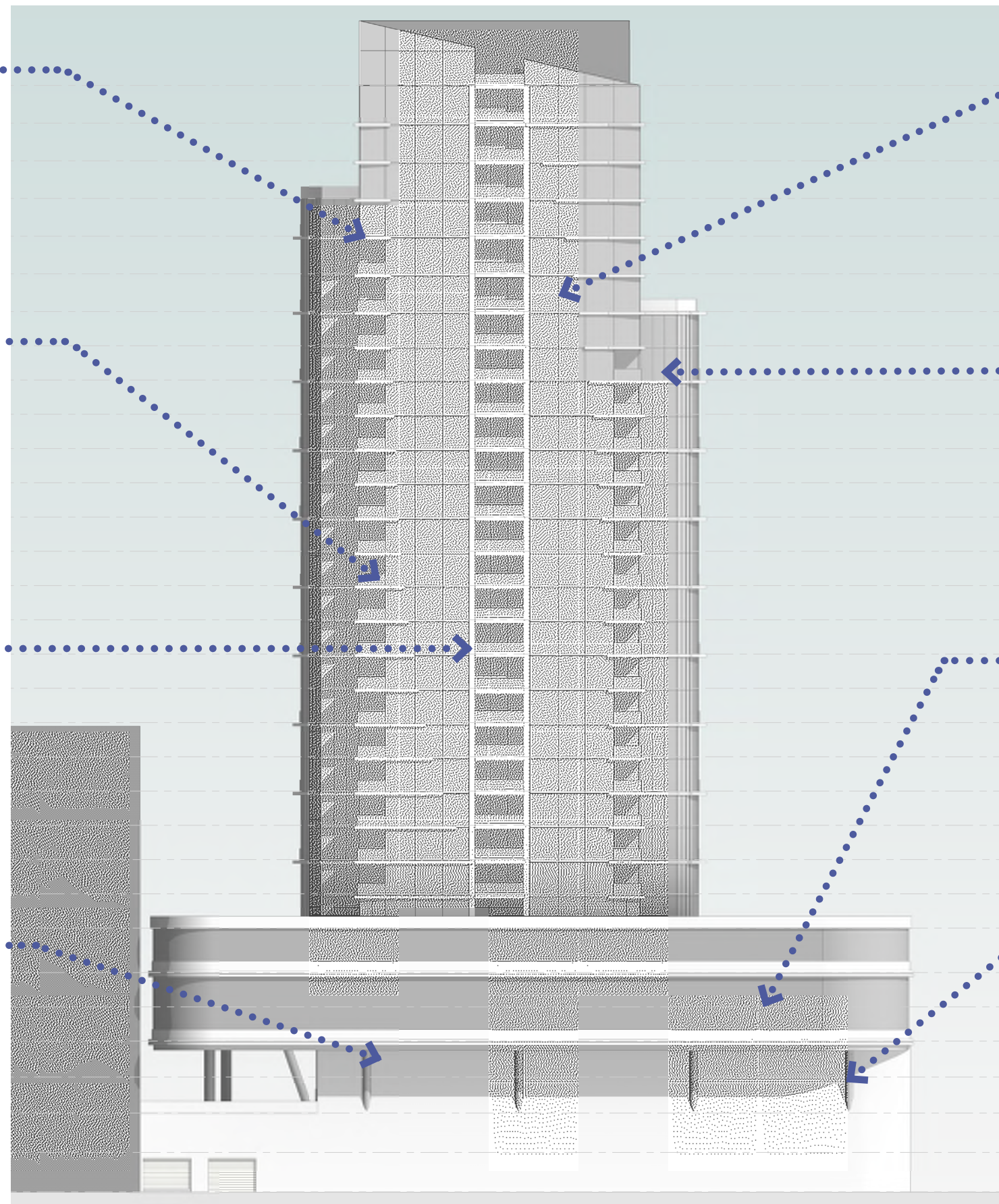
GLAZING COLOR 02



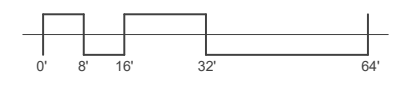
PARKING SCREEN



ACM COLUMN COVER



- 30 - LEVEL 30
300' - 0"
- 29 - LEVEL 29
289' - 0"
- 28 - LEVEL 28
278' - 0"
- 27 - LEVEL 27
267' - 0"
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- 22 - LEVEL 22
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64' - 0"
- 06 - LEVEL 6
54' - 0"
- 05 - LEVEL 5
41' - 0"
- 04 - LEVEL 4
31' - 0"
- 03 - LEVEL 3
21' - 0"
- 02 - LEVEL 2
10' - 6"
- 01 - LEVEL 1
0'
- 01 - LEVEL -1
-11' - 6"
- 02 - LEVEL -2
-23' - 0"



ELEVATIONS

EAST



HORIZONTAL ACM FINIS



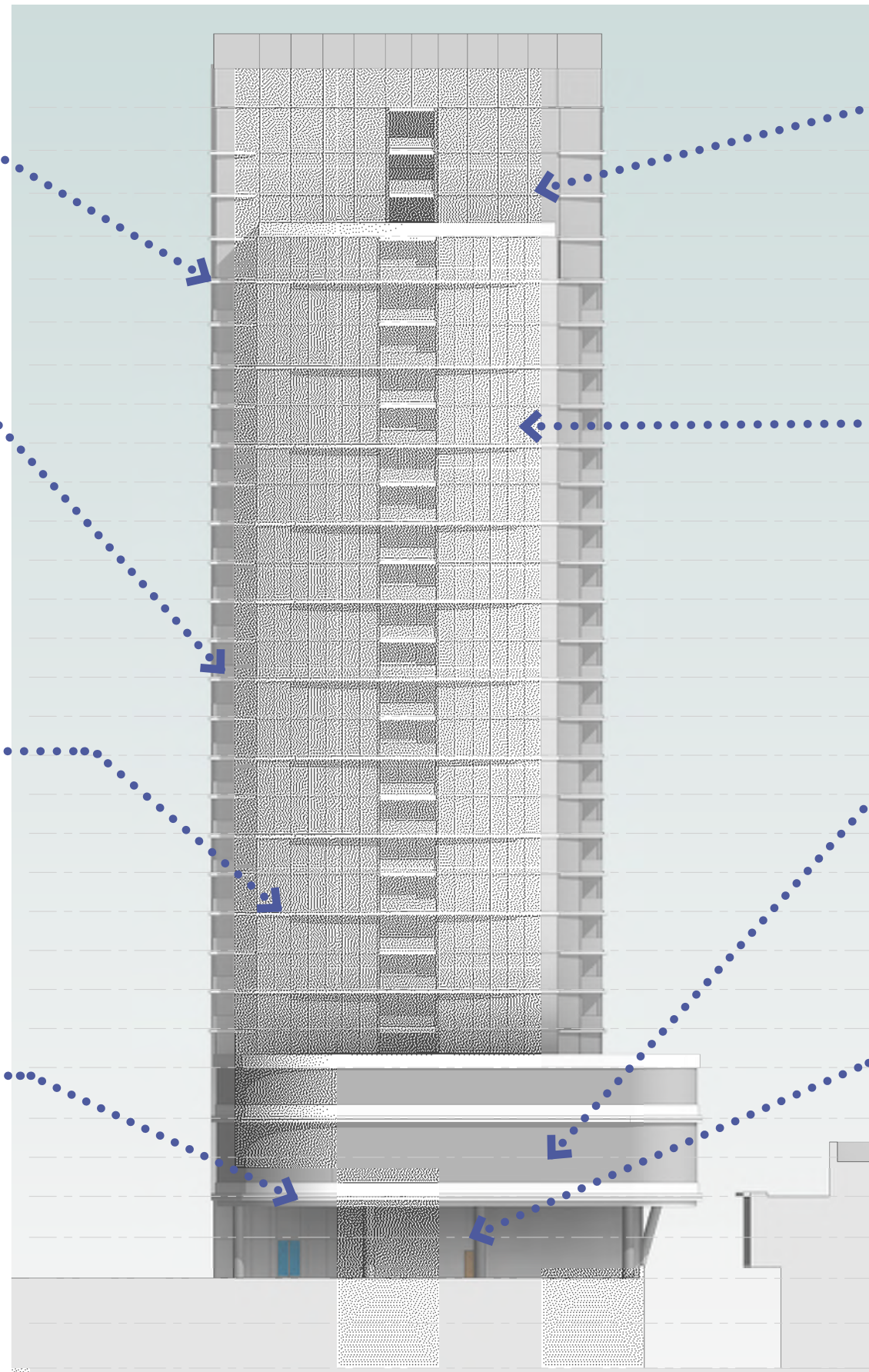
CLAMPED GLASS RAILING



ACM SPANDREL



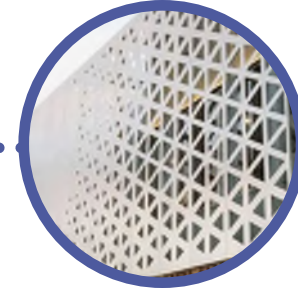
LINEAR LIGHT STRIP ACCENT



GLAZING COLOR 01



GLAZING COLOR 02

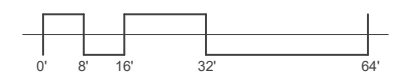


PARKING SCREEN

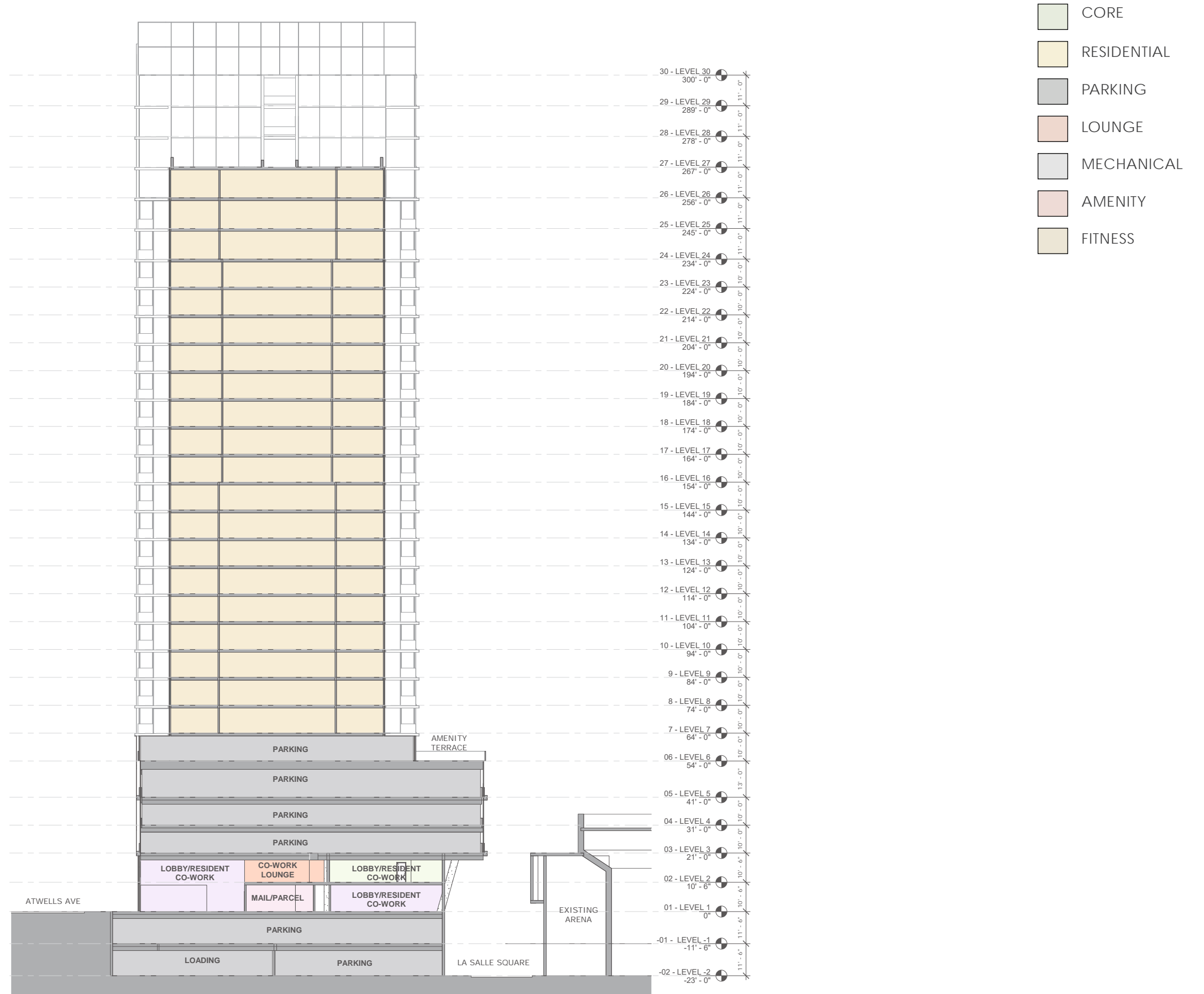


ACM COLUMN COVER

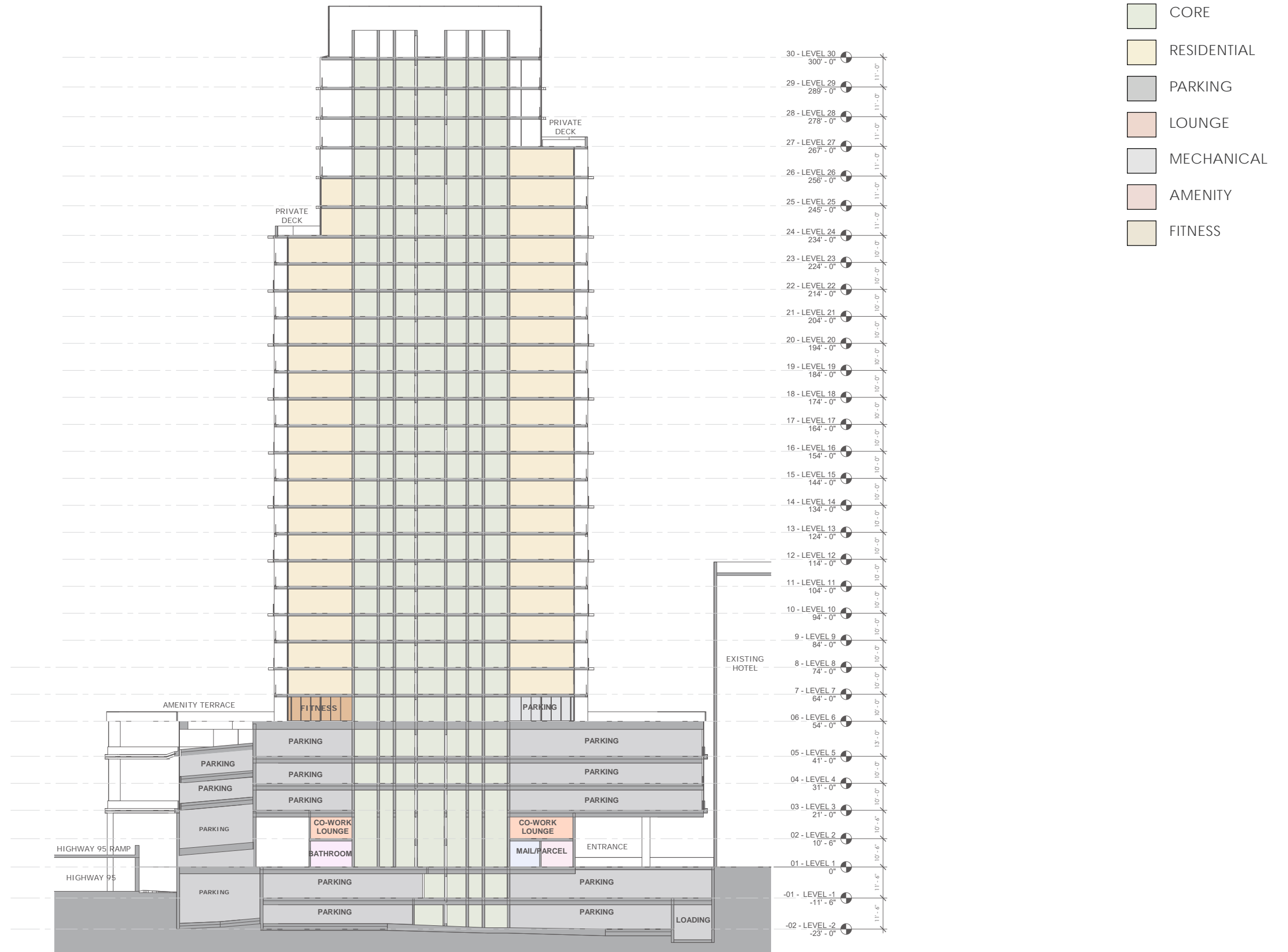
- 30 - LEVEL 30
300' - 0"
- 29 - LEVEL 29
289' - 0"
- 28 - LEVEL 28
278' - 0"
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267' - 0"
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- 04 - LEVEL 4
31' - 0"
- 03 - LEVEL 3
21' - 0"
- 02 - LEVEL 2
10' - 6"
- 01 - LEVEL 1
0'
- 01 - LEVEL -1
-11' - 6"
- 02 - LEVEL -2
-22' - 0"



SECTIONS SECTION



SECTIONS SECTION



UNIT MATRIX

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
LEVEL 7	2	6	3	0	11
LEVEL 8	2	6	3	0	11
LEVEL 9	2	6	3	0	11
LEVEL 10	2	6	3	0	11
LEVEL 11	2	6	3	0	11
LEVEL 12	2	6	3	0	11
LEVEL 13	2	6	3	0	11
LEVEL 14	2	6	3	0	11
LEVEL 15	2	6	3	0	11
LEVEL 16	0	6	4	0	10
LEVEL 17	0	6	4	0	10
LEVEL 18	0	6	4	0	10
LEVEL 19	0	6	4	0	10
LEVEL 20	0	6	4	0	10
LEVEL 21	0	6	4	0	10
LEVEL 22	0	6	4	0	10
LEVEL 23	0	6	4	0	10
LEVEL 24	0	2	5	0	7
LEVEL 25	0	2	5	0	7
LEVEL 26	0	2	5	0	7
LEVEL 27	0	0	2	2	4
LEVEL 28	0	0	2	2	4
LEVEL 29	0	0	2	2	4
LEVEL 30	0	0	2	2	4
TOTAL	18	108	82	8	216



THANK YOU

ZDS



Amendment 1

Preliminary Plan Approval

Original Submission – April 26, 2024

TPG Tower - 21 Atwells Avenue Providence, MA

Amend Design Incentive Request #1 as follows:

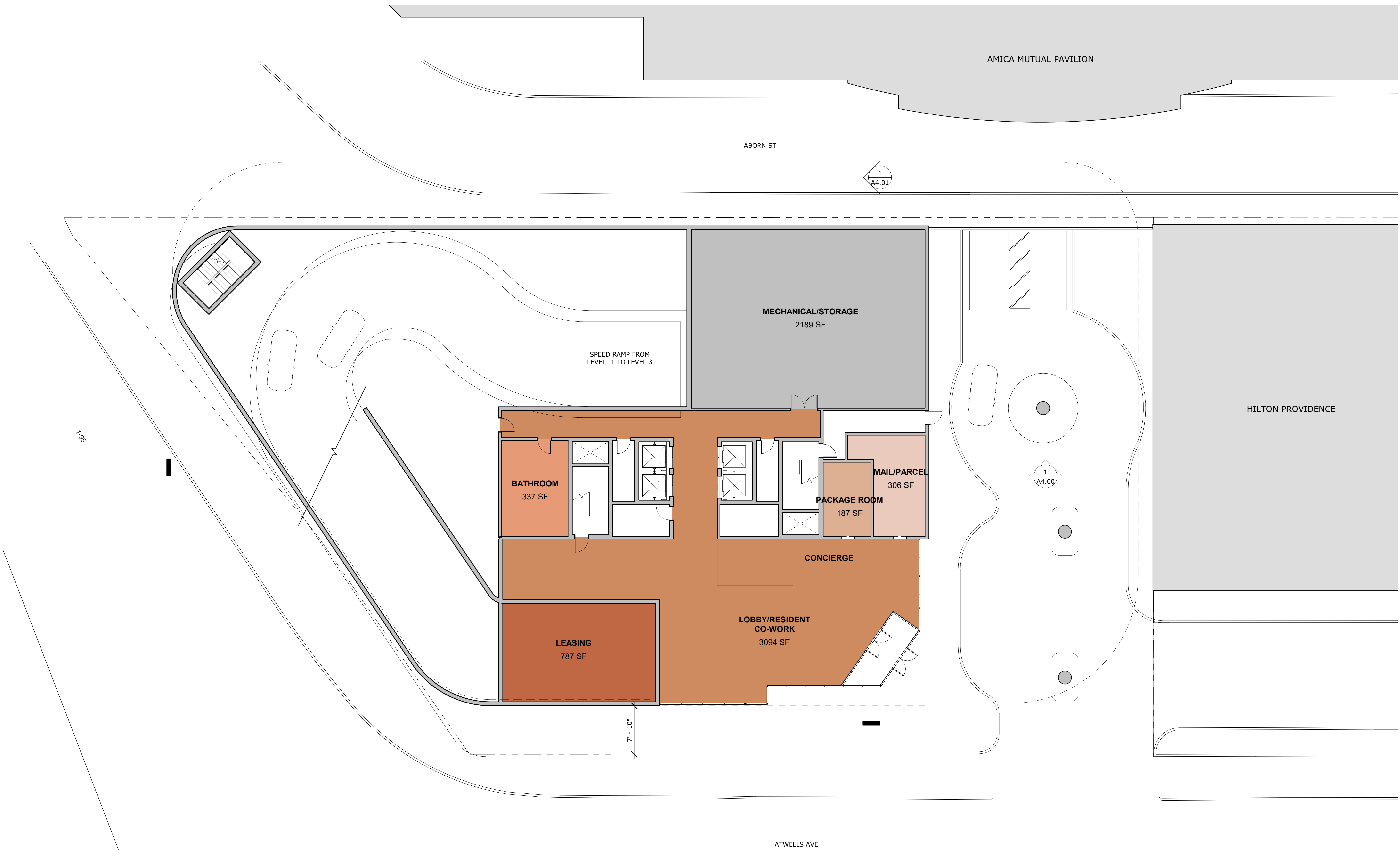
1. Please see calculation below regarding Design Incentive request for increase in Building Height. The building height relative to average grade is 312'-5" to the roof level. As such, a part of the 28th floor and all of the 29th floor are above the maximum 300' height restriction for zone D-1-300. Par Zoning Article 603.E.3, *for each square foot of parking in the parking structure, an equivalent amount of floor area may be added to the building above the maximum height, not to exceed two additional stories.*

Parking Area total area = 99,976sf allowable

Area Level 28 & 29 = 16,112 sf designed

16,112 - 2 stories (less than) 99,976 = compliance

2. See attached diagram and calculation for Average Grade Calculation and Survey Plan highlighting elevations used for Average Grade Calculation.
3. Amend Part 3, Plans, Level 1 (Atwells), Page 15, showing enlarged Main Entrance on Atwells Avenue (identified as a "B" street) leading to doors at corner favoring drop off lane where most pedestrian traffic will originate. (shown graphically on following page)



CLIENT
CLIENT NAME

ARCHITECT **ZDS**
ZDS inc.
2 CHARLES STREET, SUITE A1
PROVIDENCE, RI 02904
+1.401.680.6699
1405 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20005
+1.202.660.0555

STAMP

CONSULTANT

PROJECT NAME
TPG TOWER

21 ATWELLS AVE. PROVIDENCE,
RI 02903

PROJECT NO. XXXXX
THESE DRAWINGS ARE FOR THE
CONSTRUCTION OF THE PROJECT LISTED
ABOVE AND ARE NOT TO BE COPIED IN
ANY FORM WITHOUT THE EXPRESS
WRITTEN PERMISSION OF ZDS, INC.
THE GENERAL CONTRACTOR SHALL NOT
SCALE DRAWINGS FOR MEASUREMENTS,
BUT SHALL VERIFY AT THE SITE ALL
LEVELS AND MEASUREMENTS NECESSARY
FOR COMPLETE FABRICATION, ASSEMBLY
AND INSTALLATION OF THE WORK.
MINOR DETAILS OF THE WORK NOT
SPECIFICALLY SHOWN ON THE
DRAWINGS SHALL BE ASCERTAINED BY
THE CONTRACTOR AT THE SITE OF THE
WORK, AND SHALL BE ACCOMPLISHED
WITH THE INTENT OF THIS PROJECT.

REVISIONS

NO.	DESCRIPTION	DATE

**PROJECT
STATUS**

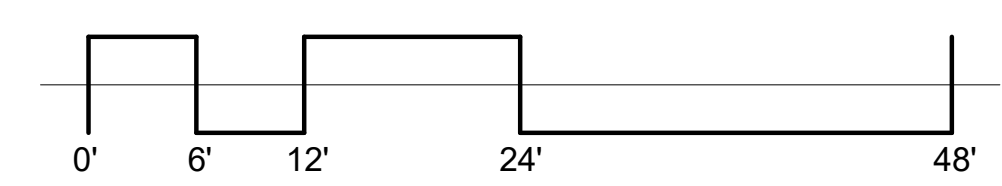
ISSUED DATE: MONTH YEAR

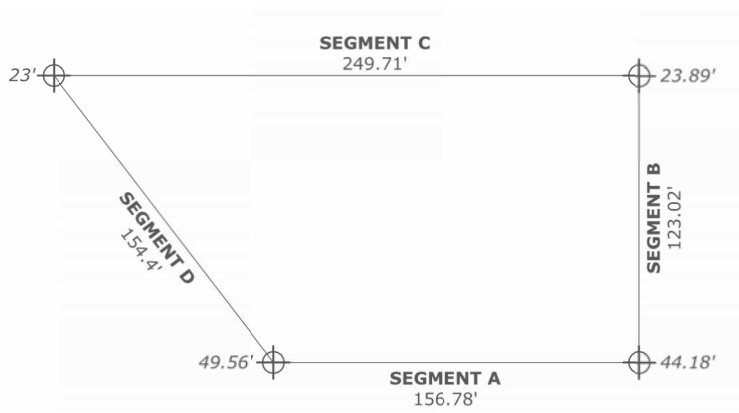
SHEET TITLE
LEVEL 1

DRAWING NO.
A1.03

PLOT CREATED: 4/26/2024 2:27:20 PM

① 01 - LEVEL 1
3/32" = 1'-0"





AVERAGE GRADE CALCULATION:
SEGMENT A
$((49.56' + 44.18') / 2) * 156.78' = 7,348.28'$
SEGMENT B
$((44.18' + 23.89') / 2) * 123' = 4,186.3'$
SEGMENT C
$((23.89' + 23') / 2) * 249.71' = 5,854.45'$
SEGMENT D
$((23' + 49.56') / 2) * 154.4' = 5,601.6'$
PERIMETER TOTAL = <u>683.89'</u>
WEIGHTED AVG. GRADE TOTAL= 22,990.63'
$22,990.63' / 683.89' = 33.62'$
AVG. GRADE = 33.62'

33.62' - 23' = 10.63' OR 10' - 7"

