

RIVERVIEW RESIDENCES on EAST RIVER

27 E RIVER ST,
PROVIDENCE RI 02906



CONTEXT MAP



LOCUS MAP

APPLICATION: MINOR LAND DEVELOPMENT PROJECT
SUBMISSION: PRELIMINARY PLAN
DATE: 11/18/2025

APPLICANT
PROVIDENCE ARCHITECTURE & BUILDING CO.
244 WEYBOSSET STREET,
PROVIDENCE, RI 02903
KEVIN@PABCOR.COM

OWNER
27 EAST RIVER LLC
244 WEYBOSSET STREET,
PROVIDENCE, RI 02903

ARCHITECT
PROVIDENCE ARCHITECTURE & BUILDING CO.
244 WEYBOSSET STREET,
PROVIDENCE, RI 02903

CIVIL/SURVEY
GARAFOLO & ASSOCIATES, INC
CIVIL ENGINEERS / SURVEYORS
85 CORLISS STREET
PROVIDENCE, RI 02940

LIST OF DRAWINGS - PLAN SET	
No.	Sheet Name
PP-00.00	COVER SHEET
PP-00.01	DEVELOPMENT RENDERINGS
S1-00.00	EXISTING CONDITIONS PLAN
S1-00.01	SITE PLAN
PP-LP.00	ARCHITECTURAL SITE AND GRADING PLAN
PP-LP.01	LANDSCAPE PLAN
PP-LP.02	LANDSCAPE DETAILS
PP-LP.03	DRAINAGE & EROSION PLAN

LIST OF DRAWINGS - PLAN SET	
No.	Sheet Name
PP-A0.00	BUILDING AREA PLANS
PP-A0.01	AVERAGE GRADE AND HEIGHT
PP-A1.00	PARKING LEVELS - 1ST AND 2ND FLOORS
PP-A1.01	RESIDENT LEVELS - 3RD AND 4TH FLOORS
PP-A1.02	TYPICAL RESIDENT LEVELS - 5TH AND 7TH FLOORS - 4th, 6th AND 8TH FLOORS
PP-A1.03	RESIDENT LEVEL - 9TH FLOOR AND ROOF PLAN
PP-A2.00	EXTERIOR ELEVATIONS
PP-A2.01	EXTERIOR LIGHTING PLAN AND CUT SHEETS
PP-A2.02	EXTERIOR LIGHTING PHOTOMETRICS

PROJECT INFORMATION:

THE APPLICANT IS SEEKING TO PERMIT A 335 UNIT APARTMENT BUILDING LOCATED AT 27 RIVER STREET IN THE WATERFRONT W-2 DISTRICT. THE PROPERTY FROTS RIVER STREET TO THE WEST AND SLOPES DOWN TO THE SEASON RIVER WITH VIEWS EAST. THE EXISTING 87,784 SF LOT IS DENSELY WOODED WITH A VARIETY OF TALL DECIDUOUS MATURE TREES. THE SITE IS IMPROVED BY A SMALL SINGLE STORY STRUCTURE AT THE SOUTH PROPERTY LINE ADJACENT TO RICHMOND SQUARE. THE SITE WILL BE RE DEVELOPED BASED ON THE DESIGN HEREIN THESE DOCUMENTS.

PARKING WILL BE PROVIDED OFF STREET WITHIN THE BUILDING. AN ENCLOSED PARKING GARAGE WILL ACCOMMODATE A TOTAL OF 281 SPACES IN A VARIETY OF STANDARD COMPACT, TANDER, AND HANDICAP SPACES ON THREE (3) FLOORS. THERE ARE TWO ACCESS POINTS INTO AND OUT OF THE GARAGE FROM EAST RIVER STREET LOCATED AT THE 1ST AND SECOND FLOORS.

A TOTAL OF 48 BICYCLE SPACES SHALL BE PROVIDED. AFTER THE FIRST 25 BICYCLE SPACE ADDITIONAL SPACES ARE REQUIRED AT A 50% REDUCTION. SPACE TO ACCOMMODATE 26 LONG-TERM BICYCLES WILL BE PROVIDED WITHIN THE BUILDING ON THE GARAGE FLOOR LEVELS. SHORT TERM BICYCLE SPACE FOR 10 BICYCLES SHALL BE LOCATED WITHIN 50 FEET OF THE MAIN ENTRY OF THE BUILDING. NEW CURB CUTS ARE PROPOSED THAT WILL PROVIDE ACCESS TO THE SITE FROM EAST RIVER STREET. TWO NEW CURB CUTS WILL PROVIDE ACCESS FOR THE PARKING GARAGE ENTRANCES. A THIRD CURB CUT WILL PROVIDE ACCESS TO THE BUILDING AND LOADING DOCK AT THE NORTHERN END OF THE SITE.

BUILDING CHARACTERISTICS	
USE:	MULTI-FAMILY
NUMBER OF UNITS:	335 APARTMENTS
NUMBER OF STORIES ABOVE AVE. GRADE:	8
CELLAR FLOORS:	1
TOTAL FLOORS:	9
PARKING STANDARD:	162
COMPACT:	115
ACCESSIBLE:	5
VAN:	2
TOTAL SPACES:	284

ZONING AND USE REGULATIONS

Table 9-1: Waterfront District Dimensional Standards			
Block/Zone	Required	Allowed	Proposed
Zoning District	W-2		W-2
Historic District	No		
Min. Lot Area SF	None		87,784 SF
Min. Lot Width	None		N/A
Max. Building Height	75'		99'-0" (88'-4" actual)
Max. Building Coverage	N/A		Approved 10/31/2024
Surface Coverage - Front Yard	N/A		
Max. Impervious Surface Coverage - Rear Yard	N/A		
Total Max. Impervious Surface Coverage	N/A		
Total Min. Previous Surface Coverage	N/A		
Setback Requirements			
Front Setback Zone	None		0'
Min. Interior Side and Min. Corner Side Setback	6'		29' north 8' south
Min. Rear Setback	None, unless abutting a residential district, then 20'		57'
Table 12-1 Use Matrix			
Dwelling Multi-Family	Permitted		Multi-Family
SEC. 1202 K	Facade transparency facing a street		See elevations
	Multi-family 25%		
Table 13-1 Exterior Lighting			
Lighting Plan	Required		
Table 13-2 Permitted Encroachments			
Obstruction	6' into front setback		6' Balcony(s)
Table 14-1 Off-Street Vehicle and Bicycle Parking Requirements			
Parking Spaces	1 per dwelling unit		284 Parking Spaces
Bicycle Spaces	1 per 5 dwelling units - *After the first 25 provided - 50% reduction 80% long term / 20% short term		350 / 5 = 71 71 - 25 = 46 46 x 50% = 23 23 + 23 = 48 spaces (80 long term / 20 short term)
Off-Street Loading Zone	Multi-family 40,000 SF - 3 space required		325,729 sf / required
Trees and Landscaping			
Landscape Plan	Required		Refer to sheet PP-LP-01
Signs - Exempt from Permit			
Exempt	Directory sign Nameplate, name and address of the building Property identification sign - management co. Parking Lot Signs.		Building name and address

The PROVIDENCE ARCHITECTURE & BUILDING Co.

Revision Schedule
No. Date Description

RIVERVIEW RESIDENCES on EAST RIVER
27 E RIVER ST., PROVIDENCE RI 02906

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Project No.: Project Number
Checked By: PABCO
Drawn By: PABCO
Scale: 12" = 1'-0"
Date: 11/18/2025
Current Issue: Project Status

Drawing No.
PP-00.00

Revision Schedule

No.	Date	Description



RIVERVIEW RESIDENCES on EAST RIVER
27 E RIVER ST., PROVIDENCE RI 02906

DEVELOPMENT RENDERINGS

Stamp:

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Project No.: Project Number
Checked By: PABCO
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Scale:
Date: 11/18/2025
Current Issue: Project Status

Drawing No.
PP-00.01

11/21/2025 2:05:06 PM



LOCUS MAP
N.T.S.

PARCEL DATA

A.P. 15, LOT 483
1/4
27 EAST RIVER LLC
DEED BK 13947 / PG. 26
#27 EAST RIVER STREET
LOT AREA:
87,784 S.F. OR
2.015 ACRES±

ZONING DATA

WATERFRONT DISTRICT - W2
MIN. LOT AREA: NONE
MIN. LOT WIDTH: NONE
MAX. BLDG. HEIGHT: 75'
MIN. SETBACKS REQUIREMENT:
FRONT SETBACK: NONE
INTERIOR SIDE SETBACK: 6'
CORNER SIDE SETBACK: NONE
REAR SETBACK: NONE, 20' IF
ABUTTING A RESIDENTIAL DISTRICT.
* PLEASE REFER TO ZONING REGS.
FOR ADDITIONAL INFORMATION.

PLAN REFERENCES:

- ADMINISTRATIVE SUBDIVISION PLAN AP 15 - LOTS 2, 343, 452 & 453 EAST RIVER ST. & RICHMOND SQUARE - PROVIDENCE, RHODE ISLAND PREPARED FOR BROWN & IVES LAND COMPANY BY WATERMAN ENGINEERING CO., DATED JAN. 13, 2003, FILED IN BOOK 62 PLAN 11.
- RHODE ISLAND DEPARTMENT OF PUBLIC WORKS DIVISION OF ROADS AND BRIDGES:
A. PLAT NO. 782: PROVIDENCE EAST RIVER STREET AT WATERMAN ST. AND AT SOUTH ANSELL ST., DATED DECEMBER 29, 1945, IN TWO SHEETS.
B. PLAT NO. 1283: FREEWAY NO. 49 PROVIDENCE SEEKONK RIVER CROSSING FROM - PITMAN STREET TO - SEEKONK RIVER, DATED JANUARY 23, 1963, IN FOUR SHEETS.
C. PLAT NO. 1729: PLAT SHOWING LAND SITUATED IN CITY OF PROVIDENCE CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS DEPARTMENT OF TRANSPORTATION DIVISION OF PUBLIC WORKS ON THE 9TH DAY JULY 9TH, 1975, IN ONE SHEET.
- PROVIDENCE, R.I. CITY ENGINEERING OFFICE STREET LINE DEPARTMENT:
A. MAP OF EAST RIVER STREET, WATERMAN & PITMAN STREETS FROM GANO ST. EASTWARD, MADE BY ORDER OF CHAS. ANTHONY, SAM'L. L. BLAISDELL, & WM. S. HANES. A COMMITTEE APPOINTED TO LAY OUT THE SAME, BY THE BOARD OF ALDERMEN, SURVEYED & DRAWN BY WM. S. HANES, OCT. 15, 1874, DRAWER 74, SHEET C-1.
B. EAST RIVER STREET FROM PITMAN ST. TO SOUTH ANSELL ST., DATED DEC. 6, 1895, DRAWER 96, SHEET B-31.
C. PROVIDENCE - EAST PROVIDENCE - PAWTUCKET CITY LINES, AND SEEKONK HARBOR LINE, DATED APRIL 10, 1993, DRAWER 753, SHEET 67.
D. PROVIDENCE SECTION MAP 41/22.

NOTES:

- THE PROJECT SITE IS LOCATED WITHIN ZONE AE WITH BASE FLOOD ELEVATION OF 12 FEET (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AND ZONE X* (AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND, COMMUNITY MAP NO. 14007C0309K, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DISGATE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- THE DATUM: RHODE ISLAND STATE PLANE - NAD 83
VERTICAL DATUM: NAVD 88
*DATUM WAS DERIVED BY OBSERVED GPS DYNAMIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.
- TOPOGRAPHIC PROVIDENCE BY DOUGLAS DESIGN GROUP.
- LOT IS TREED NO REAL SIGNIFICANT TREES ON SITE.

GENERAL LEGEND & ABBREVIATIONS

ASSESSORS LINE	• BOLLARD	BIT.	BITUMINOUS
ABANDONED LOT LINE	• CATCH BASIN	BK./PG.	BOOK/PAGE
LOCUS PROPERTY LINE	• CATCH BASIN/GUARD INLET	BRK/W	BRICK WALK
STATE HIGHWAY LINE	▬ DETECTABLE WARNING STRIP	CC	CONCRETE CURB
SURVEY TIE LINE	• DRAIN MANHOLE	CONC.	CONCRETE
FLOODWAY AREA	• ELECTRIC MANHOLE	CONC.	CONCRETE RETAINING WALL
FENCE - CHAIN LINK	• ELECTRIC MANHOLE	CW	CONCRETE WALK
FENCE - METAL	• GAS GATE	DIL	DOUBLE YELLOW LINE
FENCE - STOCKADE	• GUARD RAIL - METAL	GD	GRAVEL DRIVE
COMMUNICATION SCALE LINE	• HOB	INV	INVERT
ELECTRIC SCALE LINE	• HOB (UNKNOWN)	N/F	NOW OR FORMERLY
GAS SCALE LINE	• HOB	P	PLANTER
SEWER SCALE LINE	• HOB	SWL	SINGLE DASHED WHITE LINE
TELEPHONE SCALE LINE	• HOB	SW	SINGLE WHITE LINE
VERIZON SCALE LINE	• HOB	INL.S	SPOT GRADE ELEVATION
WATER SCALE LINE	• HOB	SEW	STONE RETAINING WALL
EXISTING CONTOUR MAJOR	• HOB	ELY	EASTERLY
EXISTING CONTOUR MINOR	• HOB	ELY	WESTERLY
	• HOB	S/LY	SOUTHERLY
	• HOB	W/LY	WASTERLY
	• HOB	C/U	CONTINUATION UNKNOWN

STREET INDEX

EAST RIVER STREET
WATERMAN STREET

Ri State Plane - NAD 83

DIMENSIONAL VARIANCE

PER ZONING BOARD OF REVIEW, RESOLUTION NO. 8075 DATED MAY 15, 2005

THE APPLICANT IS GRANTED DIMENSIONAL VARIANCES FROM SECTIONS 307, 412, AND 420.2 MAXIMUM BUILDING HEIGHT, MAXIMUM LOT COVERAGE AND ROOF STRUCTURES

PARKING DATA

OFF STREET PARKING IS DESIGNED BY USE AS OF THIS SURVEY THE LOT IS VACANT THEREFORE THERE IS NO WAY TO COMPUTE THE REQUIRED PARKING OR LOADING AREAS.

PERIMETER AND TOPOGRAPHY SURVEY
AP 15, LOT 483
SITUATION ON
27 EAST RIVER STREET
PROVIDENCE, RHODE ISLAND
PREPARED FOR
PROVIDENCE ARCHITECTURE
+ BUILDING CO.

NO.	REVISION	BY	DATE



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

88 CORLIS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02860
TEL. 401-273-8000

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
CLASS II-3
CLASS III

DATA ACCUMULATION SURVEY TOPOGRAPHIC SURVEY ACCURACY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A PROPERTY AND EXISTING CONDITION SURVEY FOR ASSESSOR'S LOT 483, PLAT 15 IN CITY OF PROVIDENCE, RHODE ISLAND.

By: *Samuel A. White, Jr.*
SAMUEL A. WHITE LICENSE NO. 1781
LS 459-C04

JOB NO. 7500.00
DWG. NO. 7500-00-ECS
SCALE: 1"=30'
SHEET

DRAWN BY LFA
CALCS BY RSE
APPROVED SAW
DATE: MAY 2024

1

OF 1 SHEETS



LOCUS MAP
N.T.S.

PARCEL DATA

A.P. 15, LOT 483
N/A
27 EAST RIVER LLC
DEED BK. 13947 / PG. 26
#27 EAST RIVER STREET
LOT AREA =
87,784 S.F. ± OR
2.015 ACRES ±

ZONING DATA

WATERFRONT DISTRICT - W2
MIN. LOT AREA: NONE
MIN. LOT WIDTH: NONE
MAX. BLDG. HEIGHT: 75'
MIN. SETBACKS REQUIREMENT:
FRONT SETBACK: NONE
INTERIOR SIDE SETBACK: 6'
CORNER SIDE SETBACK: NONE
REAR SETBACK: NONE, 20' IF
ABUTTING A RESIDENTIAL DISTRICT.
* PLEASE REFER TO ZONING REGS.
FOR ADDITIONAL INFORMATION.

- PLAN REFERENCES:**
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 - PROVIDENCE, R.I. CITY ENGINEERING OFFICE STREET LINE DEPARTMENT:
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B. EAST RIVER STREET FROM PITMAN ST. TO SOUTH ANSELL ST., DATED DEC. 6, 1895, DRAWER 96, SHEET B-31.
C. PROVIDENCE - EAST PROVIDENCE: PATWICKET CITY LINES, AND SEEKONK HARBOR LINE, DATED APRIL 10, 1913, DRAWER 753, SHEET 67.
D. PROVIDENCE SECTION MAP 41/22.

- NOTES:**
- THE PROJECT SITE IS LOCATED WITHIN ZONE AE WITH BASE FLOOD ELEVATION OF 12 FEET (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AND ZONE X* (AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND, COMMUNITY MAP NO. 14007C0309K, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
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 - HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
VERTICAL DATUM: NAVD 83
*DATUM WAS DERIVED BY OBSERVED GPS DYNAMIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.
 - TOPOGRAPHIC PROVIDENCE BY DOUGLAS DESIGN GROUP.
 - LOT IS TREED NO SIGNIFICANT TREES OBSERVED ON SITE PER 1503.B
 - LOT FALLS WITHIN THE 200 FT BUFFER OF C.R.M.C.

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RIC-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY
CLASS: CLASS II-3
MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY
CLASS: CLASS II-3
TOPOGRAPHIC SURVEY ACCURACY: CLASS II-3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A PROPERTY AND EXISTING CONDITION SURVEY FOR ASSESSOR'S LOT 483, PLAT 15 IN CITY OF PROVIDENCE, RHODE ISLAND.

BY: *Samuel A. White, Jr.*
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-00A

GENERAL LEGEND & ABBREVIATIONS

ASSESSORS LINE	• BOLLARD
ABANDONED LOT LINE	BK./PG. BOOK/PAGE
LOCUS PROPERTY LINE	BRK.W. BRICK WALK
STATE HIGHWAY LINE	CC CONCRETE CURB
SURVEYOR'S LINE	CONC. CONCRETE
FLOODWAY AREA	CRW CONCRETE RETAINING WALL
FENCE - CHAIN LINK	CW CONCRETE WALK
FENCE - METAL	DIL DOUBLE YELLOW LINE
FENCE - STOCKADE	GD GRAVEL DRIVE
GUARD RAIL - METAL	INV. INVERT
STONE WALL	INV. NOW OR FORMERLY
MONITORING WELL	P PLANTER
SEWER MANHOLE	SWL SINGLE WHITE LINE
TELEPHONE MANHOLE	184.5 SPOT GRADE ELEVATION
WATER GATE	SRW STONE RETAINING WALL
WATER SHUTOFF	NORTH
EXISTING DRILL HOLE	ELY EASTERLY
EXISTING GRANITE MONUMENT	ELY WESTERLY
EXISTING IRON PIPE	WLY WESTERLY
EXISTING IRON ROD	C/U CONTINUATION UNKNOWN
EXISTING RAIL ROAD SPIKE	
EXISTING RHODE ISLAND HIGHWAY BOUND	

WATERFRONT DISTRICT - W-2

BULK STANDARDS	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	None	87,784 S.F. ±	Same
Minimum Lot Width	None	470' ±	Same
Maximum Building Height	75'	None	88' 3"
MINIMUM SETBACKS REQUIREMENTS			
Front setback	None	None	0'
Interior side setbacks	6'	None	14.3'
Corner side setbacks	None	None	42.3'
Rear setbacks	None, unless abutting residential, then 20'	None	0
Maximum building coverage	55%	None	55%
Maximum impervious coverage	55%	None	57%
Minimum pervious coverage	None	None	14,304 S.F. ±

Ri State Plane - NAD 83

DIMENSIONAL VARIANCE

PER ZONING BOARD OF REVIEW, RESOLUTION NO. 8075 DATED MAY 16, 2009

THE APPLICANT IS GRANTED DIMENSIONAL VARIANCES FROM SECTIONS 307, 412, AND 420.2 MAXIMUM BUILDING HEIGHT, MAXIMUM LOT COVERAGE AND ROOF STRUCTURES

PARKING DATA

OFF STREET PARKING IS DESIGNED BY USE AS OF THIS SURVEY THE LOT IS VACANT THEREFORE THERE IS NO WAY TO COMPUTE THE REQUIRED PARKING OR LOADING AREAS.

STREET INDEX

EAST RIVER STREET	
WATERMAN STREET	

PERIMETER AND TOPOGRAPHY SURVEY
AP 15, LOT 483
SITUATION ON
27 EAST RIVER STREET
PROVIDENCE, RHODE ISLAND
PREPARED FOR
PROVIDENCE ARCHITECTURE
+ BUILDING CO.

NO.	REVISION	BY	DATE
1.	PROPOSED FEATURES	LFA	11/17/2023
2.	PROPOSED FEATURES	LFA	11/18/2023

SAMUEL A. WHITE, JR.
LAND SURVEYOR
11-17-2025

GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

88 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02980
TEL: 401-273-9300

JOB NO. 7500.00
DWG. NO. 7500-00-ECS

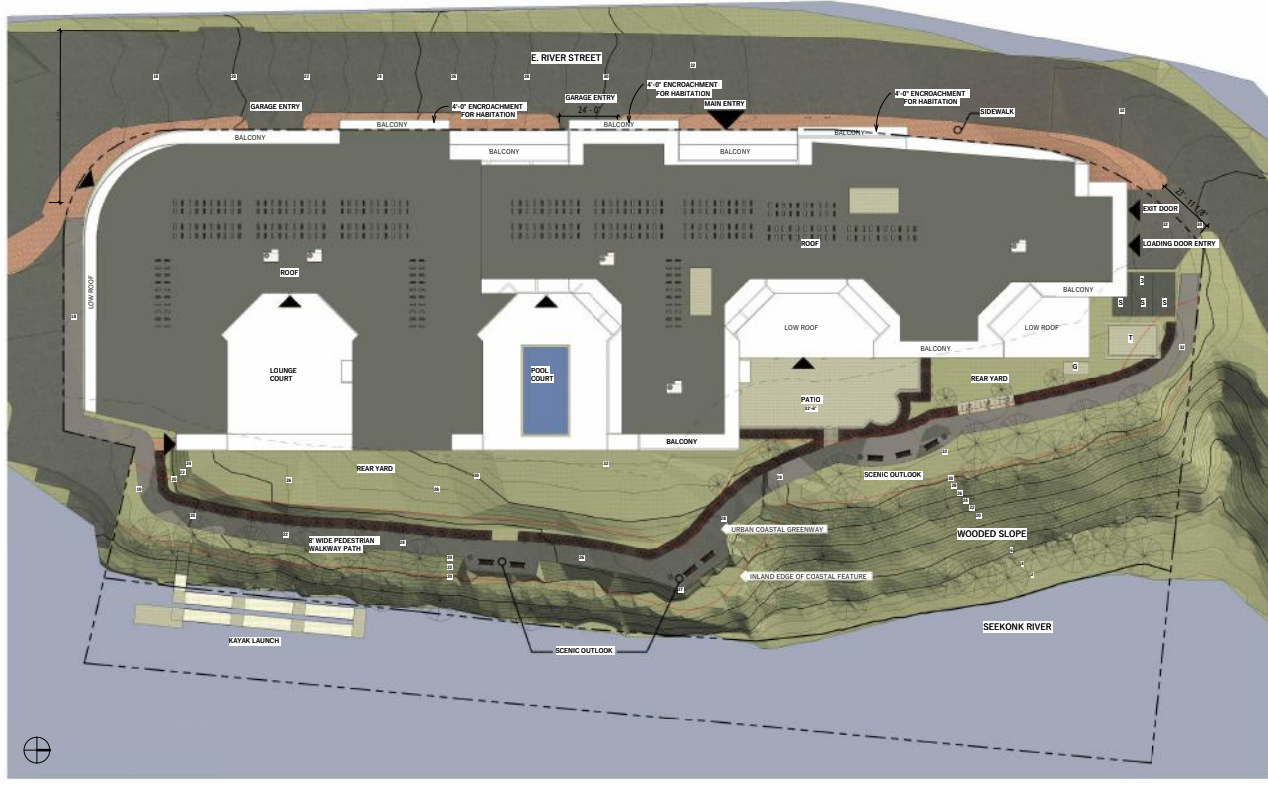
DRAWN BY LFA
CALCS BY RSE
APPROVED ASW

SCALE: 1"=30'
DATE: SEPTEMBER 2025

SHEET
1
OF 11 SHEETS

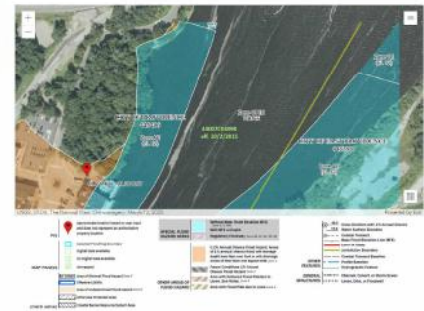
Revision Schedule

No.	Date	Description



Site Plan
3/64" = 1'-0"

FEMA FLOODPLAIN MAP



ZONING AND USE REGULATIONS			
Table 9-3: Waterfront District Dimensional Standards			
Code Standards	Proposed / Allowed	Proposed	Rebut Items
Zoning District	W-2	W-2	
Historic District	No		
Min. Lot Area SF	None	81,784 SF	
Min. Lot Width	None	N/A	
Max. Building Height	25'	50'-0" (38'-4" actual)	Approved 10/31/2024
Max. Building Coverage	N/A		
Surface Coverage - Front Yard	N/A		
Max. Impervious Surface Coverage - Rear Yard	N/A		
Total Max. Impervious Surface Coverage	N/A		
Total Min. Permeous Surface Coverage	N/A		
Setback Requirements			
Front Setback Zone	None	0'	
Min. Interior Side and Min. Corner Side Setback	0'	25' north 0' south	
Min. Rear Setback	None, unless abutting a residential district, then 25'	57'	

RIVERVIEW RESIDENCES on EAST RIVER
27 E RIVER ST., PROVIDENCE RI 02906

ARCHITECTURAL SITE AND GRADING PLAN

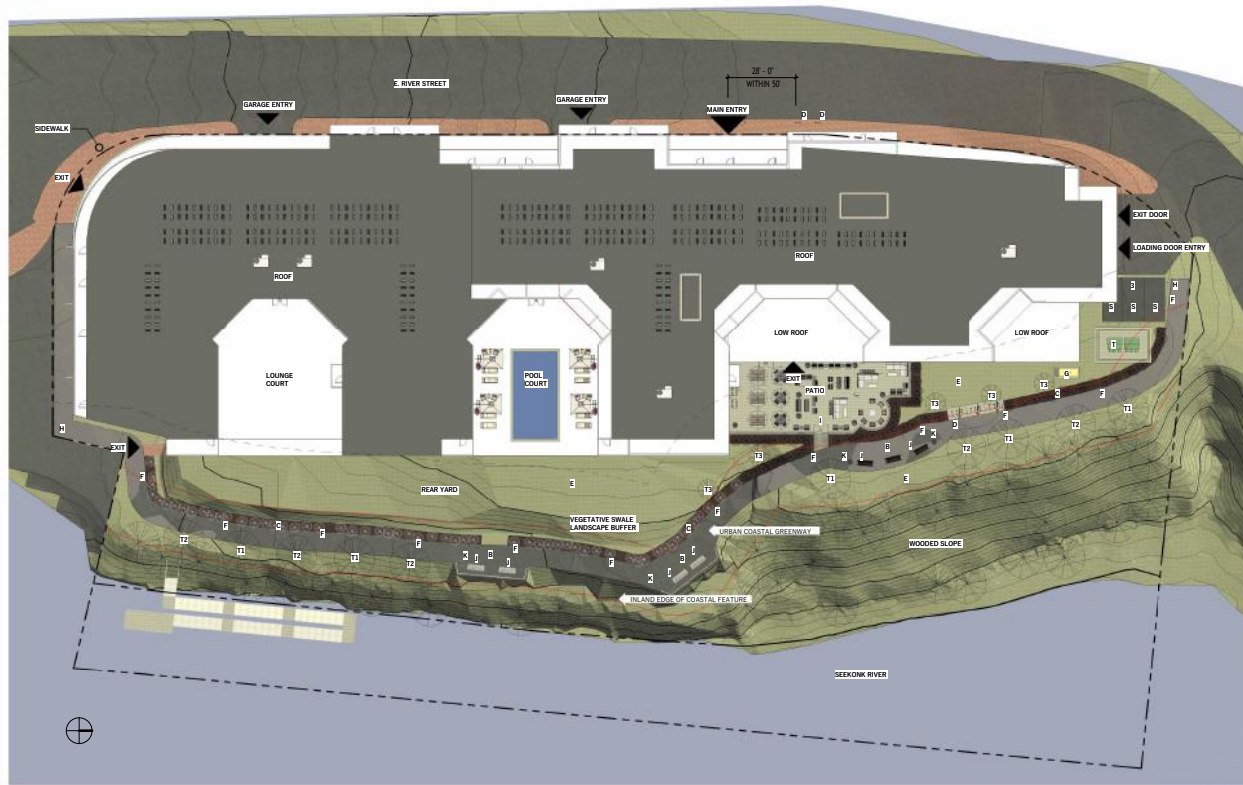
Stamp:

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Project No.: Project Number
Checked By: PABCO
Drawn By: PABCO
Scale: As indicated
Date: 11/18/2025
Current Issue: Project Status

Drawing No.
PP-LP.00

Revision Schedule

No.	Date	Description



1 LANDSCAPE PLAN
3/64" = 1'-0"

LANDSCAPE PLAN LEGEND	
A	ASPHALT WALKING PATH
B	SCENIC OVERLOOK
C	4' WIDE MIXED DENSE SHRUBBERY - VEGETATIVE SWALE
D	SHORT-TERM BIKE RACK
E	SEED & LOAM
F	LIGHT POLE
G	STANDBY GENERATOR
H	USG WALKING PATH SIGN
I	PATIO
J	PARK BENCH
K	TRASH RECEPTACLE
T1	RED MAPLE
T2	RED OAK
T3	RED HORSECHESNUT

RIVERVIEW RESIDENCES on EAST RIVER
27 E RIVER ST., PROVIDENCE RI 02906

LANDSCAPE PLAN

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RIVERVIEW RESIDENCES on EAST RIVER
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LANDSCAPE DETAILS

DESIGN INSPIRATION - PEDESTRIAN BICYCLE / WALKING TRAIL



ASPHALT PATH WITH LIGHT POLES



ASPHALT PATH WITH LIGHT POLES

DESIGN INSPIRATION - SCENIC OVERLOOK



PEDESTRIAN BENCH WITH SCENIC VIEWS



PEDESTRIAN BENCH WITH SCENIC VIEWS

ARTICLE 15- TREES AND LANDSCAPING

1500: LANDSCAPING REQUIRED

A2 IF LAND WITHIN THE LIMITS OF DISTURBANCE EQUALS MORE THAN 50% OF THE AREA OF THE LOT OR LOTS BEING DEVELOPED, THE ENTIRE DEVELOPMENT SHALL FULLY CONFORM TO THE REQUIREMENTS OF THIS ARTICLE.

1503: ON-SITE LANDSCAPING AND TREES REQUIRED

A GENERAL REQUIREMENTS

1. ALL PORTIONS OF A LOT NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED WITH TREES, SHRUBBERY, GRASS, LIVE GROUNDCOVERS, AND OTHER PLANTINGS. THE LANDSCAPE DESIGN MAY ALSO INCLUDE THE USE OF STONE, MULCH BEDS, OR OTHER PERVIOUS LANDSCAPING MATERIALS (THIS EXCLUDES PERVIOUS PAVEMENT).
2. ALL EXISTING PLANTINGS THAT ARE MAINTAINED ON A SITE MAY BE COUNTED TOWARD ANY REQUIRED ON-SITE LANDSCAPING.

B SIGNIFICANT TREE PRESERVATION

1. A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT 4 1/2 FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE REMOVED WITHOUT THE PERMISSION OF THE CITY FORESTER.

C REQUIRED TREE CANOPY

1. 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. PERCENTAGE IS BY DISTRICT:
 - a. ALL OTHER DISTRICTS - 15% OF THE LOT SQUARE FOOTAGE.
2. CALCULATION OF TREE CANOPY COVERAGE
 - a. LARGE: 3,000 SF
 - b. MEDIUM: 700 SF
 - c. SMALL: 300 SF

4. STREET TREE ACCOMMODATION

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.

1507 WATERBODY VEGETATIVE BUFFERS

A. UNLESS OTHERWISE SPECIFIED BY THE RHODE ISLAND COASTAL RESOURCES PROGRAM SPECIAL MANAGEMENT PLAN, A VEGETATIVE BUFFER A MINIMUM OF 25 FEET IN WIDTH IS REQUIRED TO THE ENTIRE LENGTH OF ANY WATER BODY. THIS BUFFER IS MEASURED FROM THE WATER'S EDGE OR INLAND EDGE OF A COASTAL SHORELINE.

B. THIS BUFFER SHALL INCLUDE TREES AND PLANT MATERIAL THAT FILTER STORMWATER RUNOFF AND HELP TO IMPROVE THE QUALITY OF THE WATER BODY.

C. NO PARKING OR STRUCTURES ARE PERMITTED WITHIN THIS BUFFER. HOWEVER, PAVING FOR RA WALKING PATH, BICYCLES PATH, OR ACCESS TO DOCKS, PIER, OR REACHES MAY BE INCLUDED WITHIN THIS BUFFER.

ARTICLE 15- REQUIRED AND PROPOSED TREES AND LANDSCAPING

1500: LANDSCAPING REQUIRED

LOT SIZE: 87,784 SF
DISTRICT: W-2
REQUIRED CANOPY (%) 15%
REQUIRED CANOPY (LOT SIZE x 30%) 87,784 x 15% = 13,168 SF

PROPOSED COVERAGE:

LARGE TREES 10 x 1,000 = 10,000 SF
MEDIUM TREES 5 x 750 = 3,500 SF
TOTAL CANOPY 13,500 SF

TREE LIST				
TYPE	LATIN NAME	COMMON NAME	SIZE	QTY
T1	Acer rubrum	Red Maple	Large - 1,000 SF	5
T2	Quercus rubra	Red Oak	Large - 1,000 SF	5
T3	Aesculus x carnea	Red Horsechestnut	Medium - 700 SF	5
Total	(1,000 x 10 = 10,000) + (750 x 5 = 3,500) = 13,500 SF			15

STORMWATER AND SEDIMENT

STORMWATER MANAGEMENT STATEMENT:

1. STORMWATER MAY NOT BE TIED INTO SANITARY SEWER LINE. ONLY DEDICATED STORMWATER (DRAIN) LINE.

SEDIMENT CONTROL PLAN:

1. THROUGHOUT CONSTRUCTION, APPROPRIATE MEASURES WILL BE TAKEN TO AVOID EROSION & PREVENT SEDIMENT FROM LEAVING THE SITE. MEASURES SHALL INCLUDE TEMPORARY SILT FENCING AT THE PERIMETER OF THE SITE AT ALL LOT LINES. ADDITIONALLY, HIGH FLOW INLET PROTECTION FILTERS, SUCH AS SUTTERBUCKLES, WILL BE INSTALLED WHERE THE SITE MEETS THE CURB ROW TO PREVENT SEDIMENT FROM FLOWING INTO THE CITY'S STORMWATER SYSTEM DURING CONSTRUCTION.
2. EROSION CONTROL TO BE INSPECTED PERIODICALLY OR AFTER SIGNIFICANT RAINFALL, AND REPAIRED OR REPLACED AS NECESSARY.
3. EROSION CONTROL SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND AREA HAS STABILIZED.

TREES



T1 - RED MAPLE



T2 - RED OAK



T3 - RED HORSEHESTNUT

SHRUBS



S1 - HASS HALO WILD HYDRANGEA



S2 - HUMMINGBIRD



S3 - LEADPLANT



S3 - INKERRY

PERENNIALS



P1 - HASS HALO WILD HYDRANGEA



P2 - RUBY SWAN



P3 - WHITE SWAN



G1 - LITTLE BLUESTEM CULTIVAR

ORNAMENTAL GRASS

SITE AMENITIES



6 RECYCLED PLASTIC BENCH



RECYCLED PLASTIC SLAT ROUND RECEPTACLE CEDAR_45 GAL

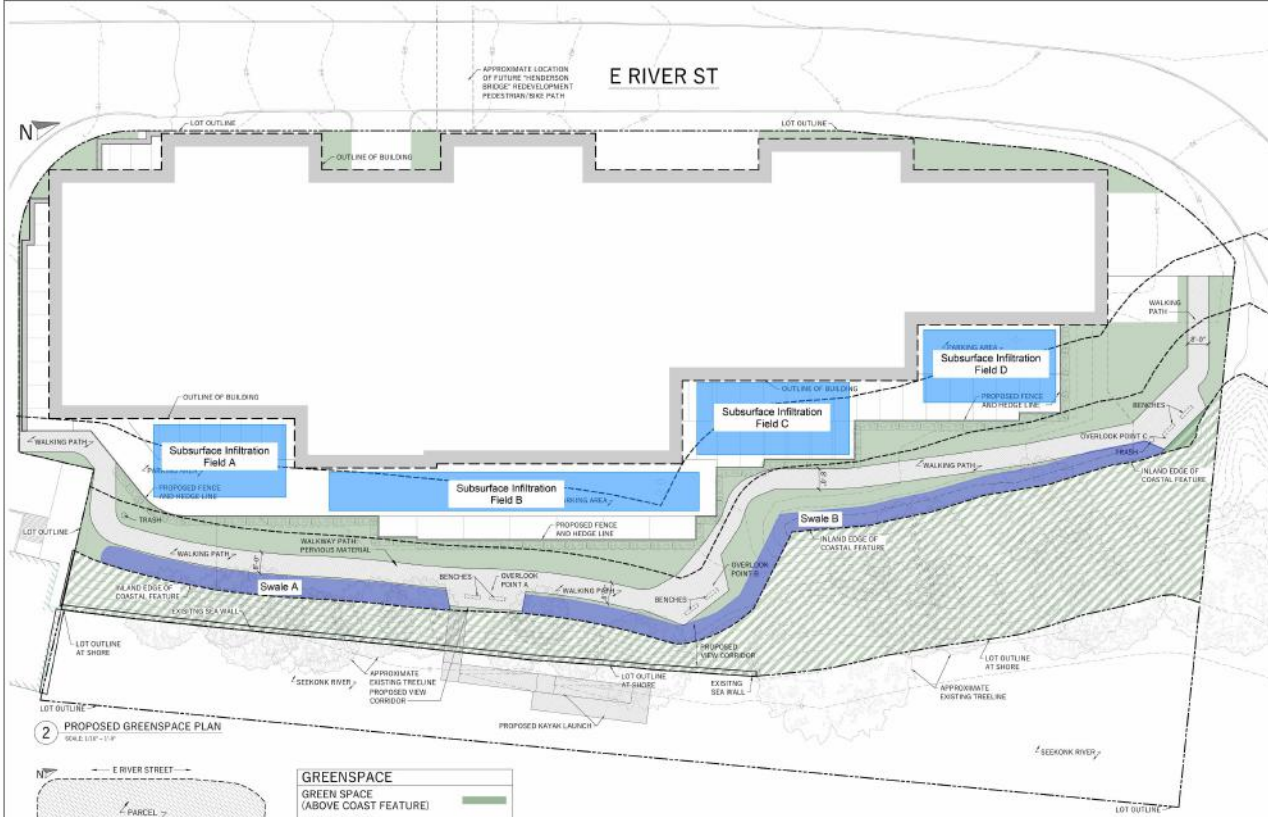


U-SHAPE BIKE RACK

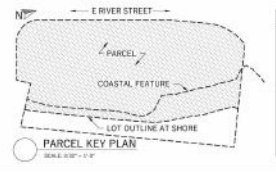


SPLIT-RAIL FENCE_HEMLOCK / SPRUCE

Revision Schedule		
No.	Date	Description



2 PROPOSED GREENSPACE PLAN
SCALE 1/16" = 1'-0"



GREENSPACE	
GREEN SPACE (ABOVE COAST FEATURE)	12,776 SF
GREEN SPACE (BELOW COASTAL FEATURE)	6,524 SF
TOTAL LOT:	88,074 SF
TOTAL GREEN SPACE:	19,700 SF
GREEN SPACE % (19,700/88,074):	22.37%

Project Name:	EAST RIVER STREET DEVELOPMENT 27 EAST RIVER STREET, PROVIDENCE, RI 02906
Sheet Name:	PROPOSED GREENSPACE PLAN
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DRAINAGE & EROSION PLAN

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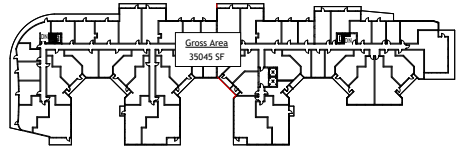
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BUILDING AREA PLANS

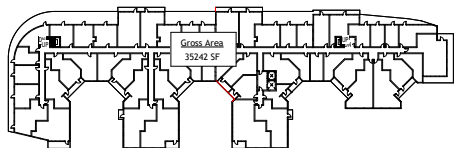
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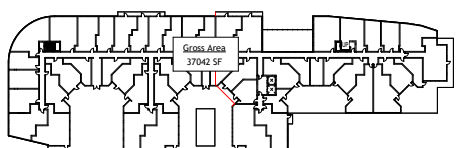
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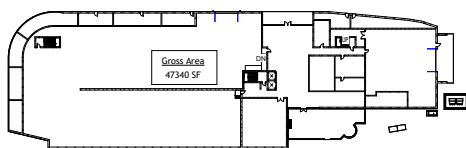
5TH FLOOR PLAN
1" = 50'-0"



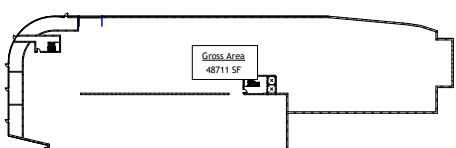
4TH FLOOR PLAN
1" = 50'-0"



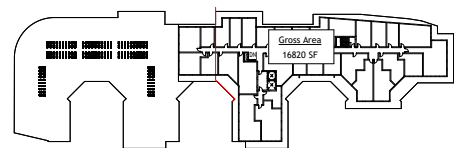
3RD FLOOR PLAN
1" = 50'-0"



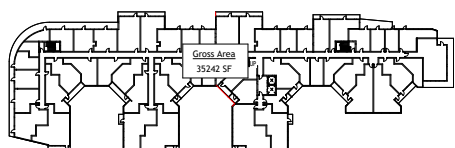
2ND FLOOR PLAN
1" = 50'-0"



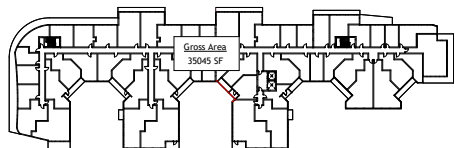
1ST FLOOR PLAN
1" = 50'-0"



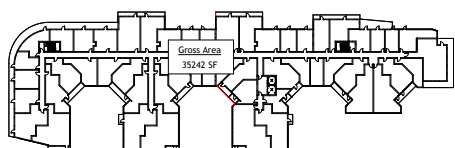
9TH FLOOR PLAN
1" = 50'-0"



8TH FLOOR PLAN
1" = 50'-0"



7TH FLOOR PLAN
1" = 50'-0"



6TH FLOOR PLAN
1" = 50'-0"

THIS SHEET USED TO ILLUSTRATE THE OFF-STREET LOADING REQUIREMENT PER TABLE 14-2.

TABLE 14-2 OFF-STREET LOADING REQUIREMENTS	
USE TYPE	NUMBER OF SPACES
MULTI-FAMILY DWELLING 40,000 SF OR MORE GFA	1 LOADING SPACE REQ'D.

GROSS RESIDENTIAL BUILDING SQUARE FOOTAGE			
LEVEL	USE	AREA	UNITS
9	RESIDENTIAL	16,820	31
8	RESIDENTIAL	35,242	53
7	RESIDENTIAL	35,045	53
6	RESIDENTIAL	35,242	53
5	RESIDENTIAL	35,045	53
4	RESIDENTIAL	35,242	53
3	RESIDENTIAL	37,042	50
2	PARKING	47,340	5
1	PARKING	48,711	4
TOTAL		325,729 GSF	355 UNITS

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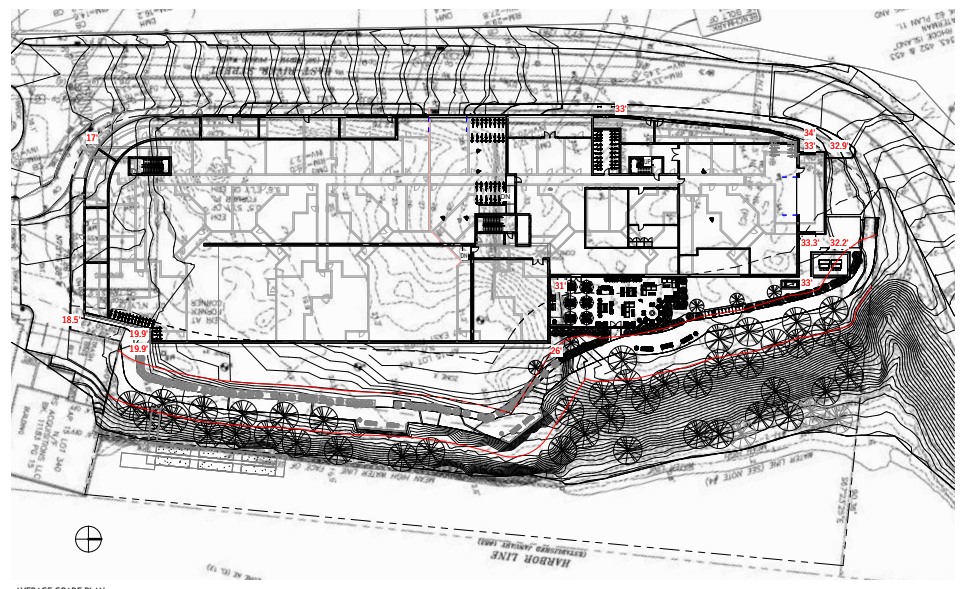
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1 AVERAGE GRADE SECTION
3/64" = 1'-0"

AVERAGE GRADE	
Spot Elevation	
17'	
33'	
34'	
33'	
32.9'	
32.2'	
33.3'	
33'	
31'	
28'	
19.9'	
19.9'	
18.5'	
Total	363.5 / 13 = 28'



2 AVERAGE GRADE PLAN
1" = 30'-0"

AVERAGE GRADE AND BUILDING HEIGHT

202: BUILDING HEIGHT - BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE, EXISTING GRADE ELEVATION WHERE THE FOUNDATION OF THE STRUCTURE IS PROPOSED

- EXEMPT - BUILDING APPURTENANCES SUCH AS CHIMNEYS, PARAPET WALLS, SKYLIGHTS, STEEPLES, COOLING TOWERS, ELEVATOR BULKHEADS, STAIR TOWERS.
- STORY - THAT PORTION OF A BUILDING BETWEEN THE UPPER SURFACE OF ANY FLOOR AND THE UPPER SURFACE OF THE FLOOR NEXT ABOVE.
- GRADE - A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING.
- CELLAR - THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF ITS FLOOR AND THE UPPER SURFACE OF THE FLOOR NEXT ABOVE, HAVING LESS THAN ONE-HALF ITS HEIGHT ABOVE THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE.
- SITE PLAN - CALCULATED AVERAGE GRADE SEE 'AVERAGE GRADE PLAN' ON THIS SHEET WHICH ILLUSTRATES THE CALCULATED AVERAGE GRADE.
- AVERAGE GRADE = 28' (SITE/SURVEY)
28'-0" (ARCHITECTURAL)

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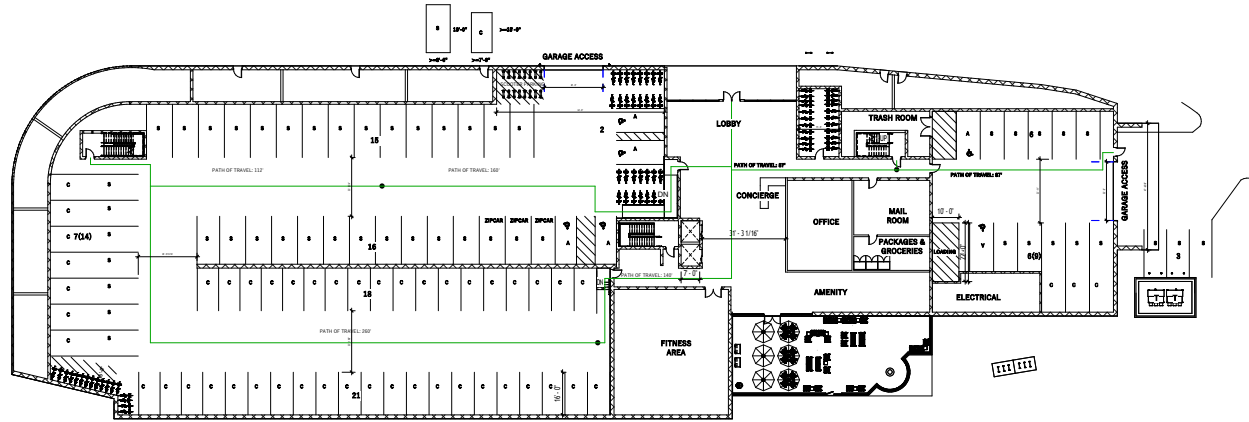
AVERAGE GRADE AND HEIGHT

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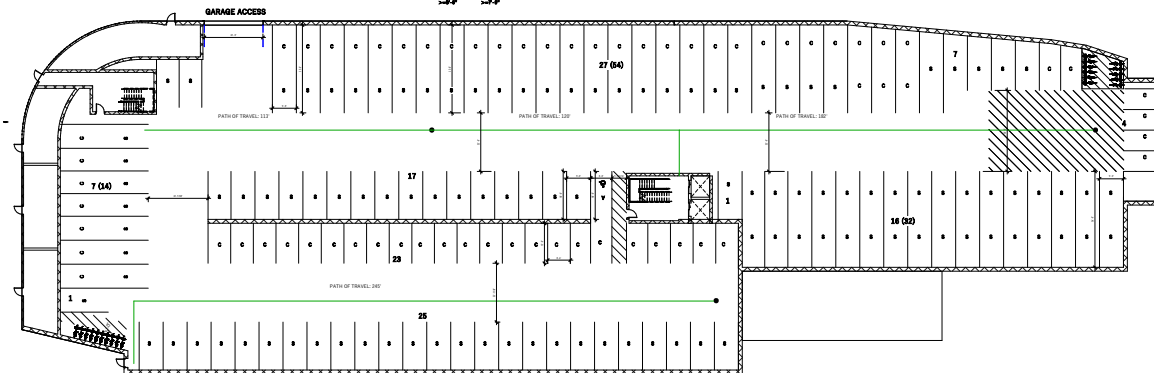
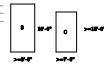
2 2ND FLOOR PLAN
3/64" = 1'-0"

PARKING CALCULATIONS

Space Type	# Spaces	% Compliant Spaces
Compliant Standard Spaces	362	87.1%
Compliant Accessible Spaces	7	2.0%
Compliant Compact Spaces per §1404B(2)(7)	17	9.1%
Total Compliant Spaces	386	100%
§1404B(2) - non-compliant Compact Functional Spaces	88	
Parking Spaces Grand Total	298	

*10% of the 178 Required Spaces (20% of 352 Units) may be compact

**NUMBER CALCULATIONS
TOTAL IN BICYCLE SPOTS**



1 1ST FLOOR PLAN
3/64" = 1'-0"

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PARKING LEVELS - 1ST AND 2ND FLOORS

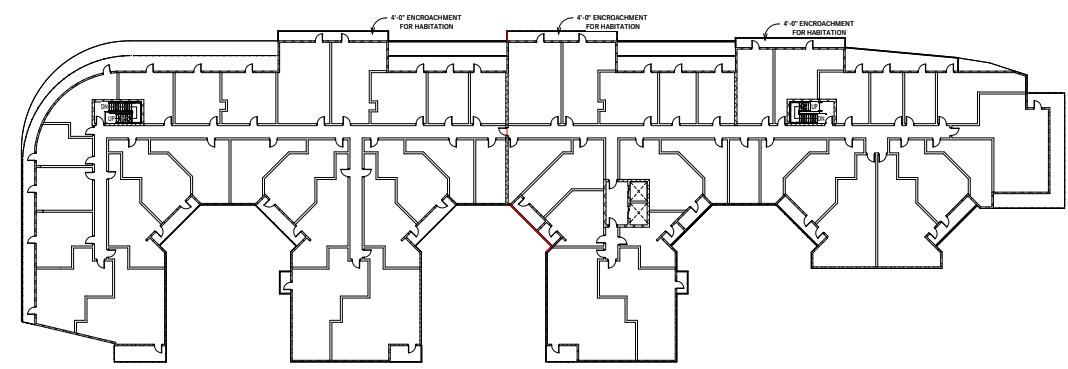
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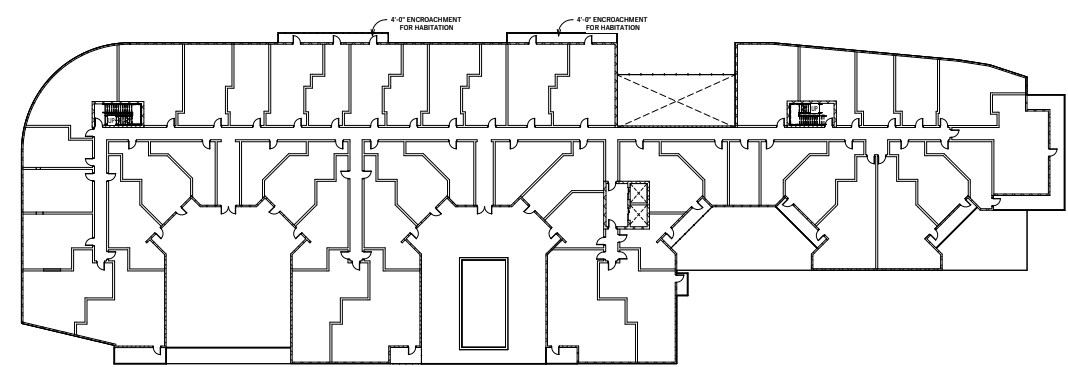
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④ 4TH FLOOR PLAN
3/64" = 1'-0"



③ 3RD FLOOR PLAN
3/64" = 1'-0"

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RESIDENT LEVELS - 3RD AND 4TH FLOORS

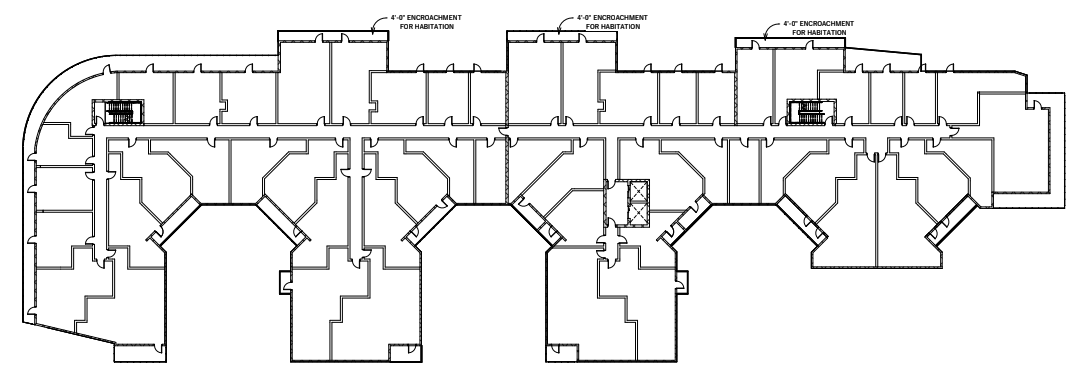
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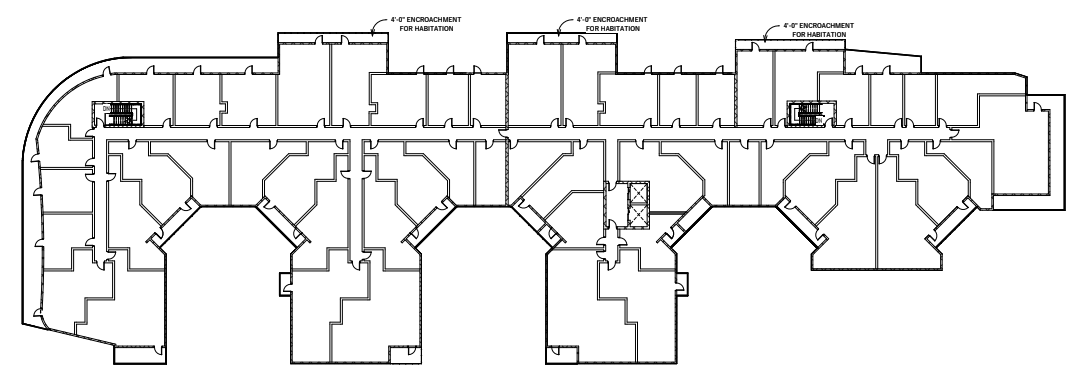
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Revision Schedule

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② 4, 6, & 8TH FLOOR PLAN
3/64" = 1'-0"



① 5 & 7TH FLOOR PLAN
3/64" = 1'-0"

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TYPICAL RESIDENT LEVELS - 5TH AND 7TH FLOORS, 4th, 6TH
AND 8TH FLOORS

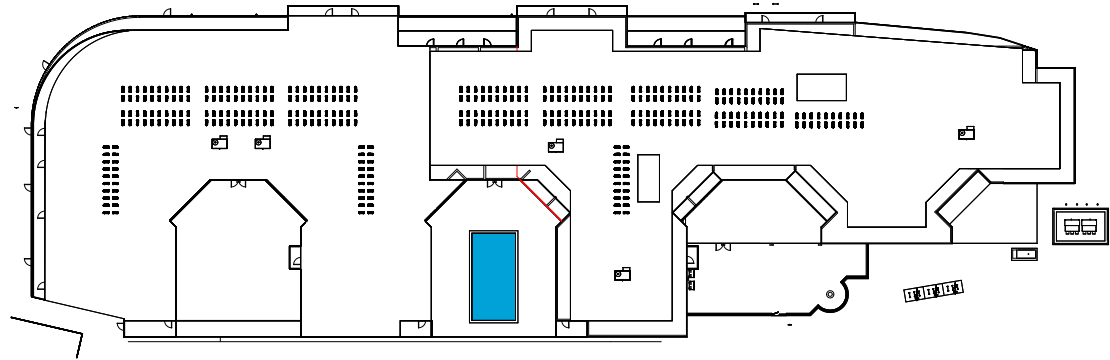
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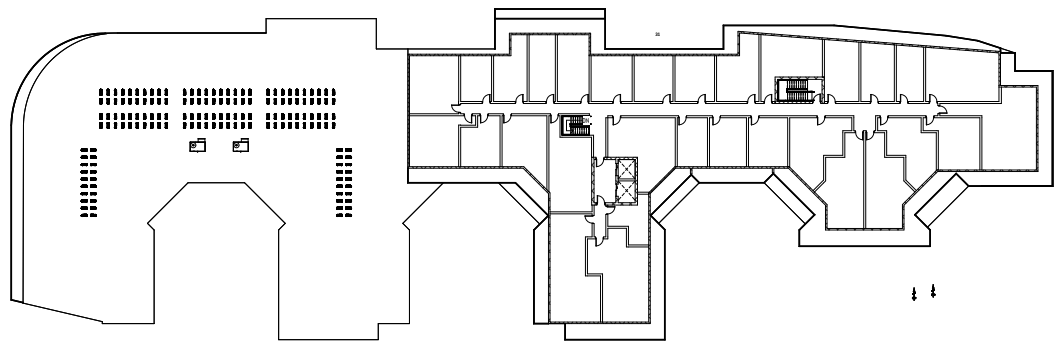
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① ROOF PLAN
3/64" = 1'-0"



① 9TH FLOOR PLAN
3/64" = 1'-0"

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RESIDENT LEVEL - 9TH FLOOR AND ROOF PLAN

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WEST ELEVATION - EAST RIVER STREET FACADE



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION - SEEKONK RIVER

LEGEND

A	METAL COMPOSITE PANEL
B	CANTILEVER BALCONY
C	BRICK VENEER
D	ALUMINUM RAILING

FACADE TRANSPARENCY

SEC 903 C:	
WEST ELEVATION:	41.00%
SOUTH ELEVATION:	38.12%
NORTH ELEVATION:	27.81%
EAST ELEVATION:	31.19%

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EXTERIOR ELEVATIONS

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Revision Schedule

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Plan View
Scale - 1" = 15ft

NOTES:
 REFLECTANCES ASSUMED:
 CEILING: 80
 WALL: 50
 FLOOR: 20
 MOUNTING HEIGHTS:
 WALLPACK: 8'-0"
 POLE: 10'-0"
 C: 15'-0"
 D: 8'-0"
 TASK HEIGHT: 0' ABOVE GRADE
 CALCULATION POINT SPACING: 10x10 OC

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SCHEDULE							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	A	12	Lithonia Lighting	RADPT P1 30K PATH	RADIAN Post-Top with P1 3000K Pathway distribution "ADVISE POLE"	0.9	25-41
	B	9	Lithonia Lighting	WIDGE2 LED P1 30K 80CRI T15	WIDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 1 SHORT OPTIC	0.9	11,1658
	C	12	LUMINIS	SN8000-L1L11-40K	Scene - Ceiling Round 8.5in	0.9	13.9
	D	4	Lithonia Lighting	WMC46 Downlight Only - 3000K 75 Beam	LED lamp	0.9	19

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
GROUND	+	0.5 fc	25.6 fc	0.0 fc	N/A	N/A
PATHWAY	+	1.2 fc	4.3 fc	0.1 fc	41.0:1	12.0:1

RIVERVIEW RESIDENCES on EAST RIVER
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 Exterior Lighting Photometrics
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