# RIPHI HEADQUARTERS

## WEST STREET
## PROVIDENCE, RHODE ISLAND 02903

## OCTOBER, 2026




PROJECT DESIGN BY:

AHARONIAN
& ASSOCIATES, INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
02917

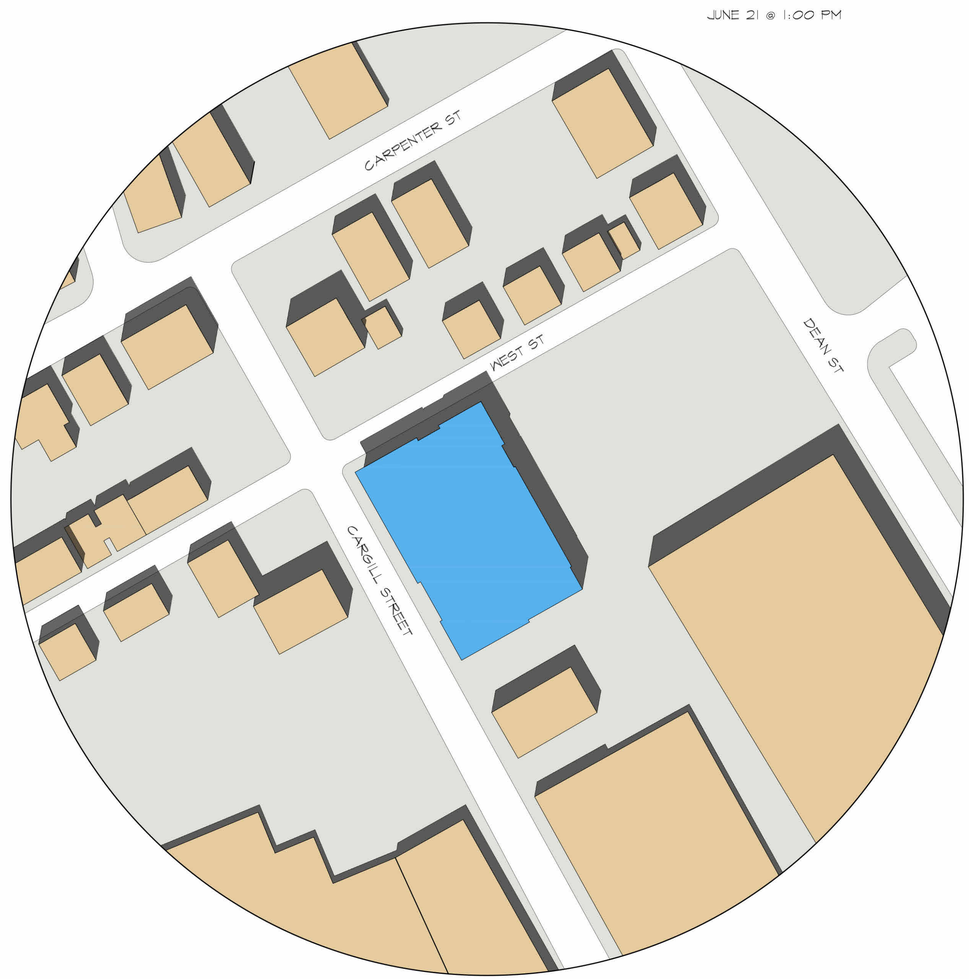
T: 401-232-5010
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SHADOW STUDY (MORNING)

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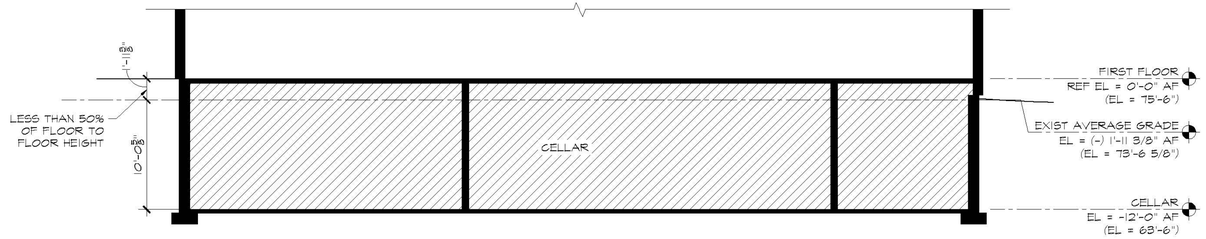



SHADOW STUDY (AFTERNOON)

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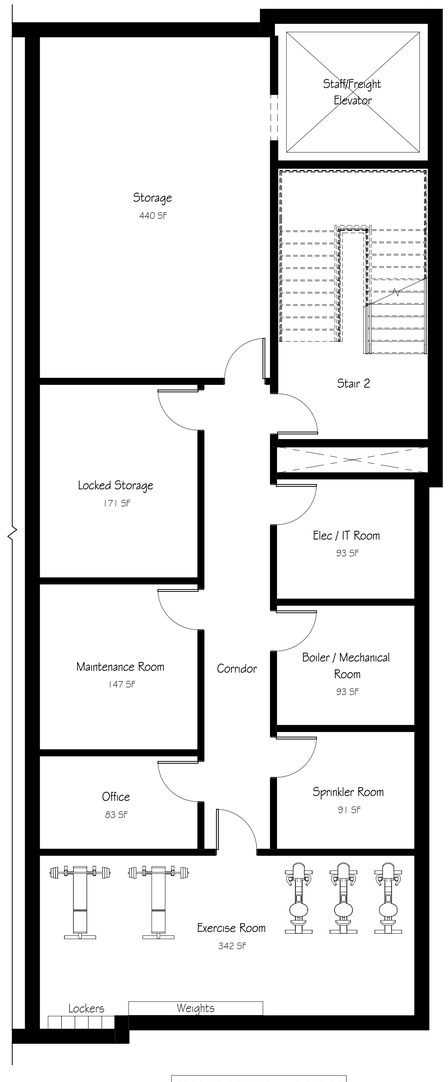
SHADOW STUDY

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WEST STREET
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OCTOBER, 2026




CELLAR CALCULATION DIAGRAM

NOT TO SCALE




GROSS FLOOR AREA = 2,358 SF

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PROPOSED CELLAR FLOOR PLAN

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

**RIPHI HEADQUARTERS**

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GROSS FLOOR AREA = 8,549 SF

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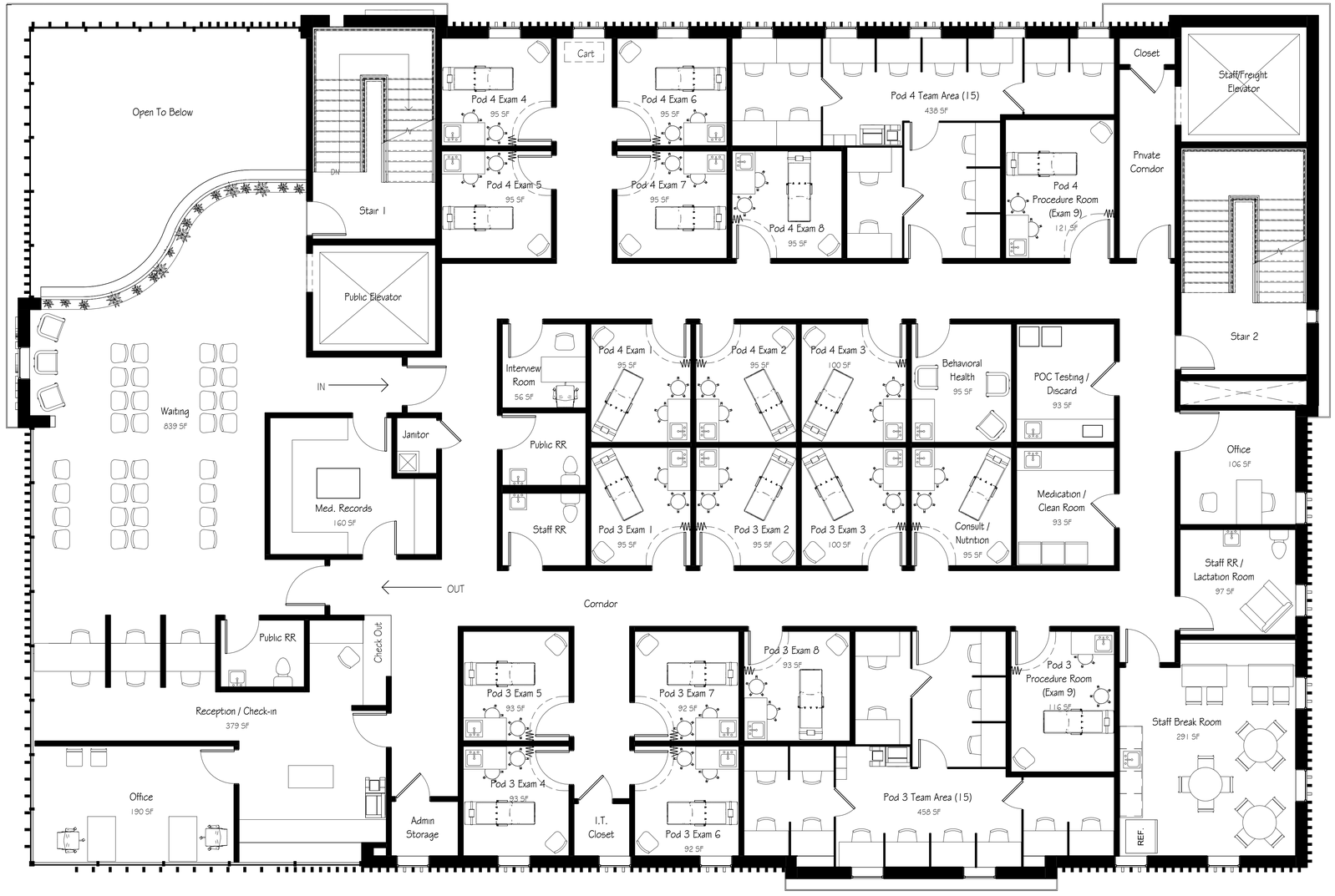
## PROPOSED FIRST FLOOR PLAN

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

**RIPHI HEADQUARTERS**

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GROSS FLOOR AREA = 8,080 SF

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## PROPOSED SECOND FLOOR PLAN

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

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GROSS FLOOR AREA = 8,549 SF

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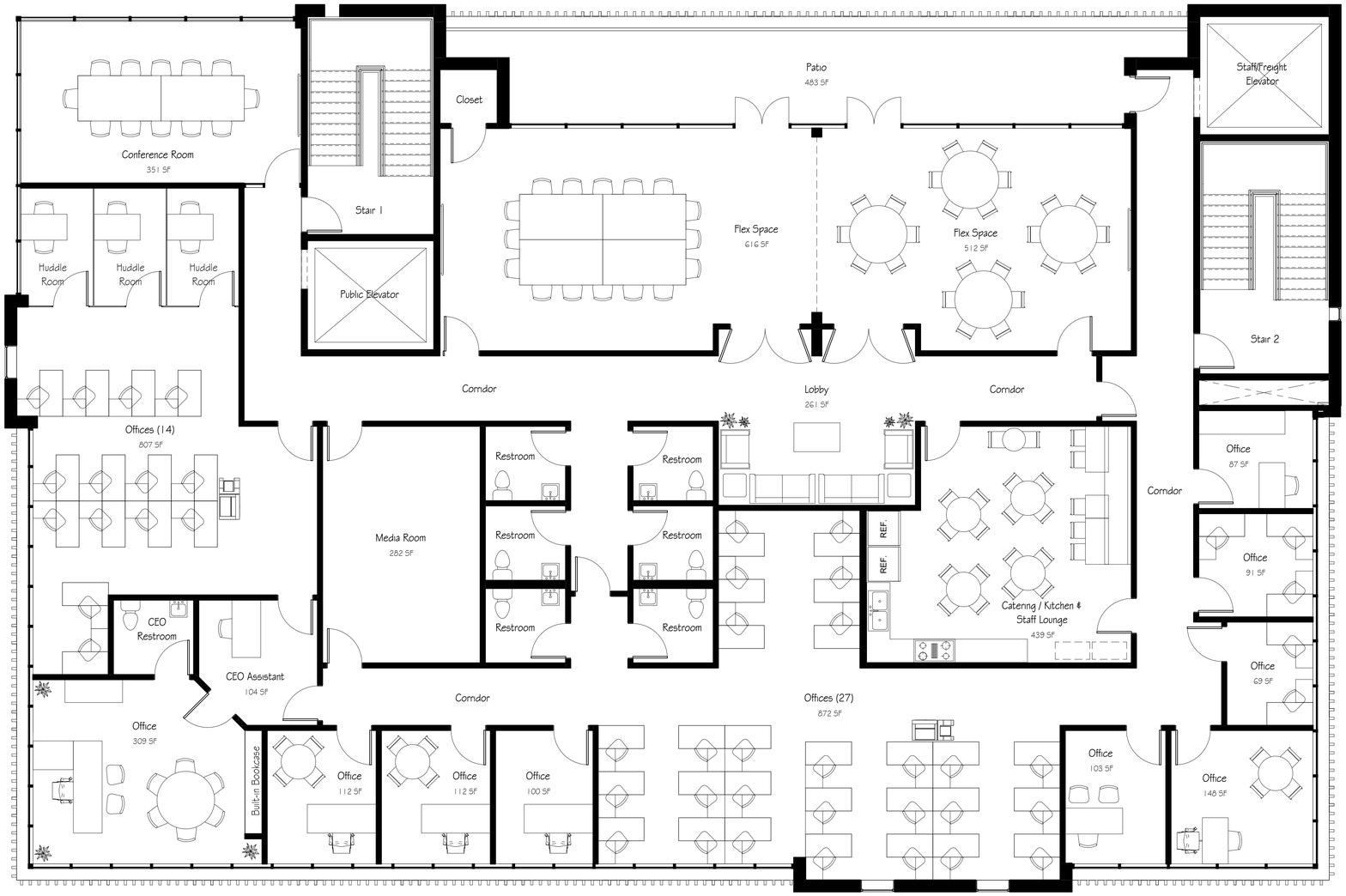
## PROPOSED THIRD FLOOR PLAN

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

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GROSS FLOOR AREA = 7,931 SF

TOTAL GROSS BUILDING AREA = 35,467 SF

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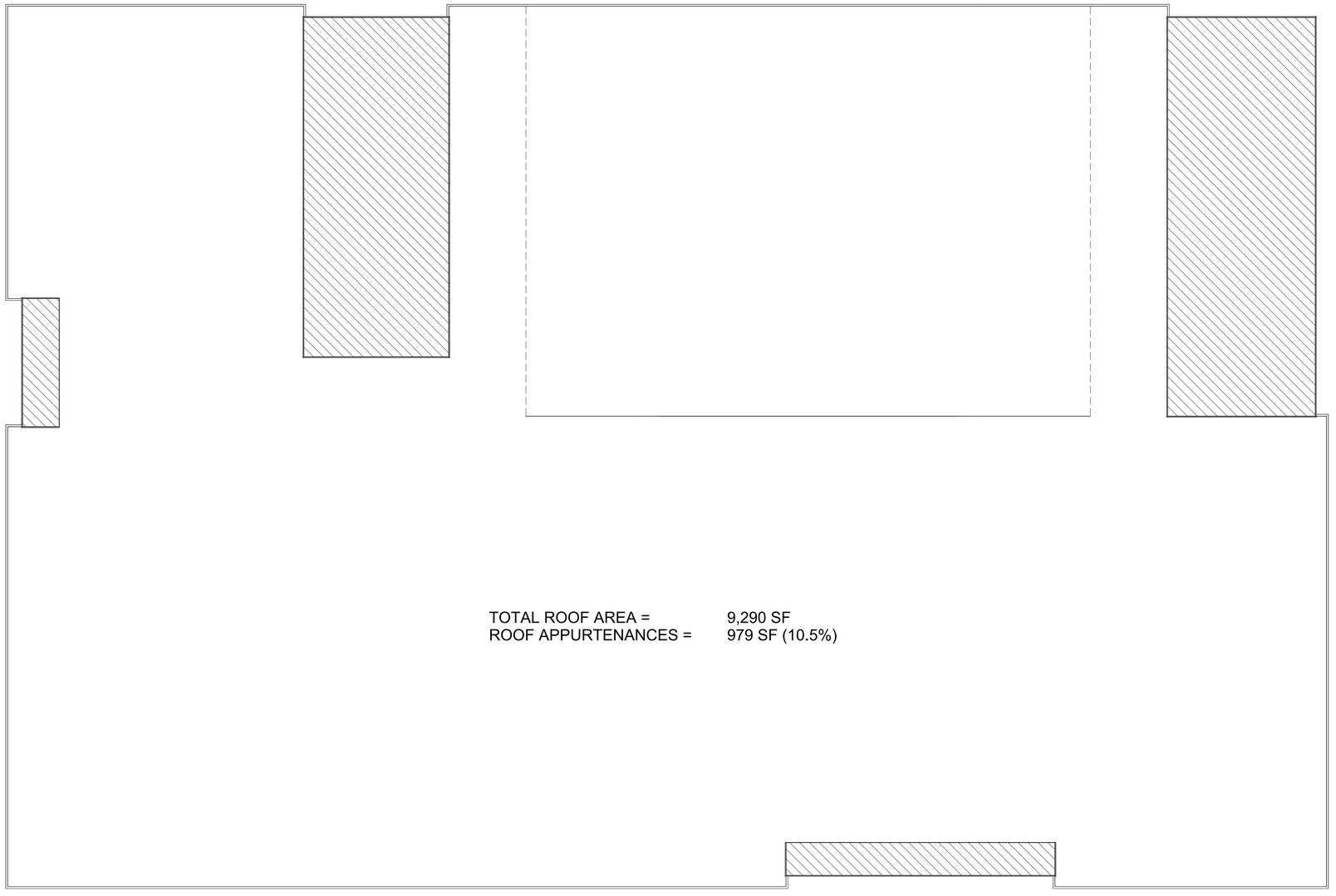
## PROPOSED FOURTH FLOOR PLAN

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

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TOTAL ROOF AREA = 9,290 SF
ROOF APPURTENANCES = 979 SF (10.5%)

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PROPOSED ROOF PLAN

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

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**AVERAGE GRADE CALCULATIONS:**

FIRST FLOOR ELEVATION = 75.5'

75.5 + 74.8 + 72.3 + 71.6 = 294.2'

294.2' / 4 = 73.55'

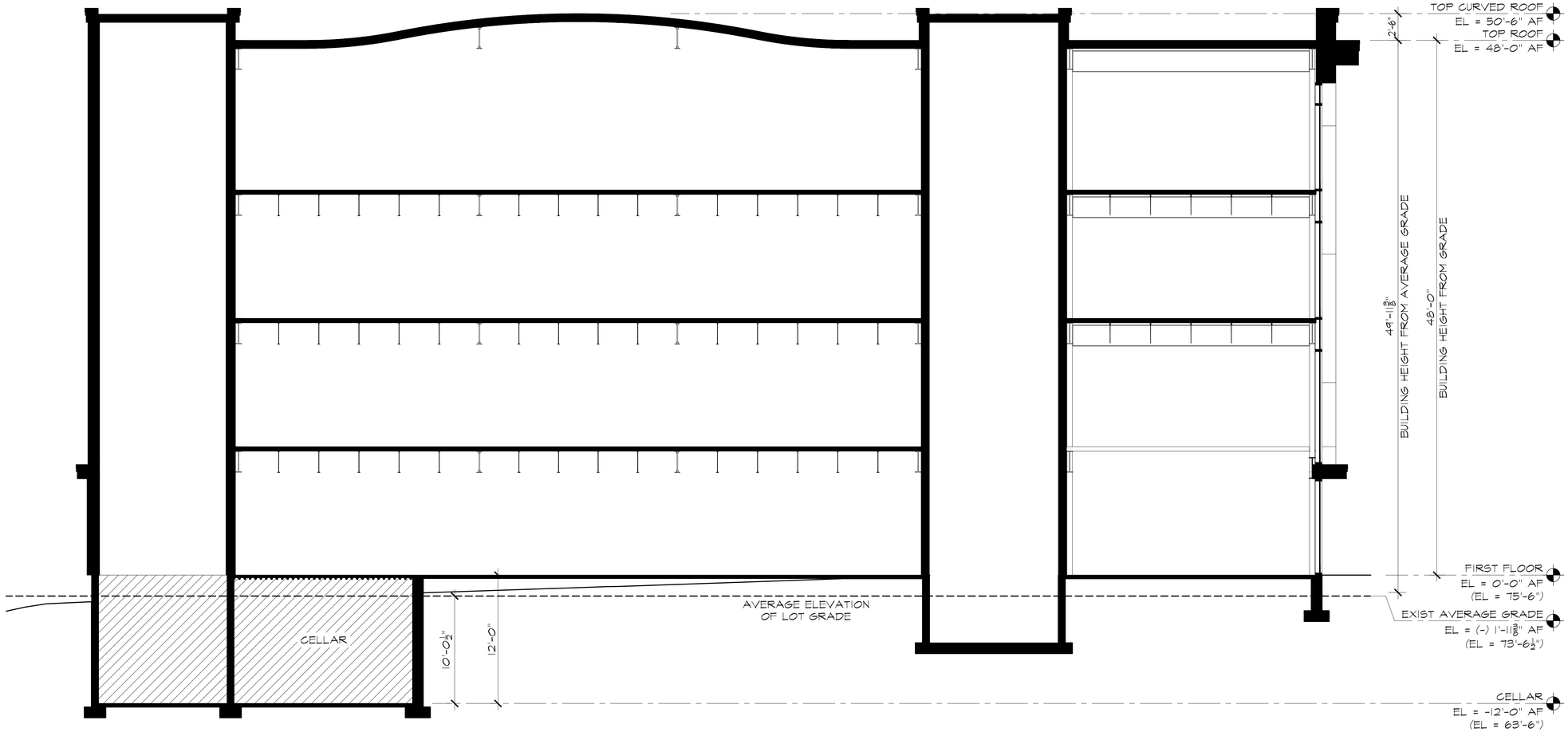
AVERAGE GRADE = 73.55'

BUILDING HEIGHT FROM GRADE = 48'-0"

BUILDING HEIGHT FROM AVERAGE GRADE = 49'-11⅜"




KEY PLAN




SECTION

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

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# AVERAGE GRADE CALCULATIONS & DIAGRAM

**RIPHI HEADQUARTERS**
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PROPOSED EAST ELEVATION

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




PROPOSED NORTH ELEVATION (WEST ST)

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




PROPOSED WEST ELEVATION (CARGILL ST)

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




PROPOSED SOUTH ELEVATION

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

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PROPOSED EXTERIOR ELEVATIONS

**RIPHI HEADQUARTERS**

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BUILDING SIGN NOTES (City of Providence Zoning Ordinance § 1301, 1601 & 1607):

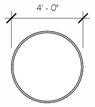
1. (§ 1607) Wall signs are permitted for non-residential uses in all districts.
2. (§ 1607) The maximum size of all wall signs for a building wall is established at two square feet per linear foot of building wall where the wall signs will be mounted.
3. (§ 1607) An additional wall sign to identify the building may be placed within the top 20 feet of the structure. The sign may not cover any fenestration or architectural features. The maximum size is established at three square feet per linear foot of building façade, measured at the roofline where the wall sign will be mounted.
4. (§ 1607) Wall signs may be internally or externally illuminated. If externally illuminated, all light shall be directed onto the sign face.
   - (§ 1607) The sign face of internally illuminated signs shall function as a filter to diffuse illumination. The sign face shall cover all internal illumination components so that no exposed bulbs or lighting components are visible.
   - (§ 1607) All external illumination of a sign shall concentrate the illumination upon the printed area of the sign face.
   - (§ 1607) The intensity of sign illumination shall meet the requirements for exterior lighting in Section 1301. For electronic message signs, the maximum brightness is limited to 5,000 nits during daylight hours, and 500 nits between dusk to dawn. The sign shall have an automatic dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.
     - (§ 1301) All luminaires shall be designed as cut off luminaires. Cut off luminaires are those with a cut off angle of 75 degrees or less. Cut off luminaires are subject to the following standards.
       - The maximum total height of a cut off luminaire, either freestanding or attached to a structure, shall be 25 feet.
   - No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare. City of Providence 16– 4 Zoning Ordinance Article 16.
5. (§ 1607) Wall signs shall be safely and securely attached to the building wall. Wall signs shall be affixed flat against the wall and shall not project more than 15 inches from the building wall. Wall signs shall not encroach into the public right-of-way for more than 15 inches.
6. (§ 1607) No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall or higher than the roofline of the structure to which it is attached.
7. (§ 1607) Wall signs shall be constructed of wood, brick, metal, or plastic.




4.17 SF

"RIPHI" SIGN (SMALL)

SCALE: 1/4" = 1'-0"




12.57 SF

LOGO SIGN (SMALL)

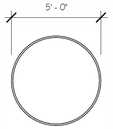
SCALE: 1/4" = 1'-0"




66.35 SF

"RIPHI" SIGN (LARGE)

SCALE: 1/4" = 1'-0"

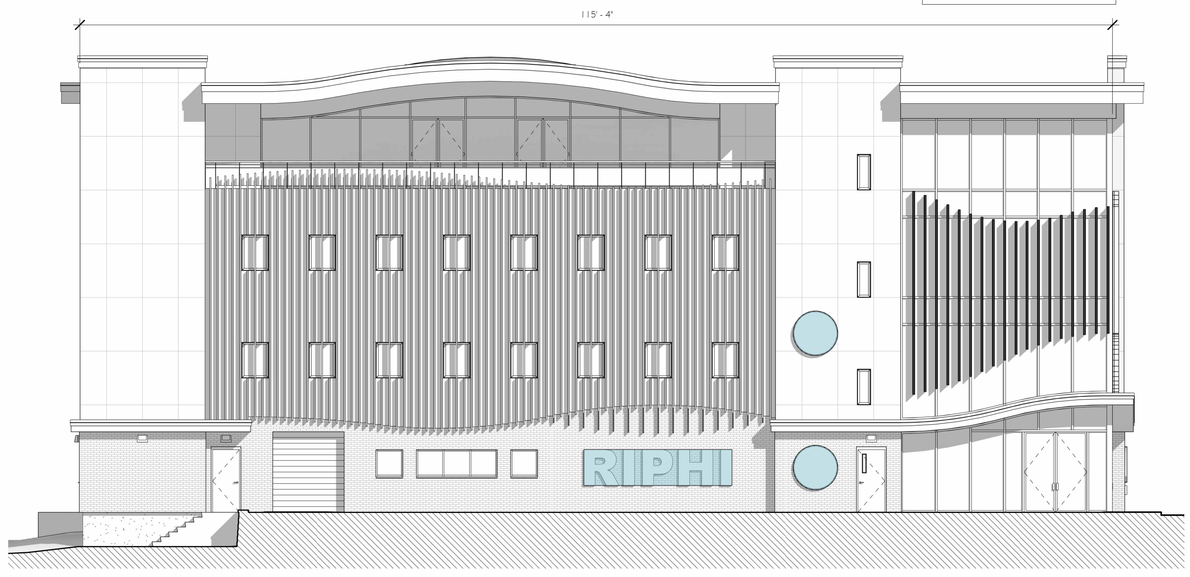



19.63 SF

LOGO SIGN (LARGE)

SCALE: 1/4" = 1'-0"

ALLOWABLE SIGN AREA = 230.67 SF
PROPOSED = 105.61 SF




PROPOSED EAST ELEVATION

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

ALLOWABLE SIGN AREA = 147.83 SF
PROPOSED = 16.73 SF




PROPOSED NORTH ELEVATION (WEST ST)

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

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SIGNAGE STUDY

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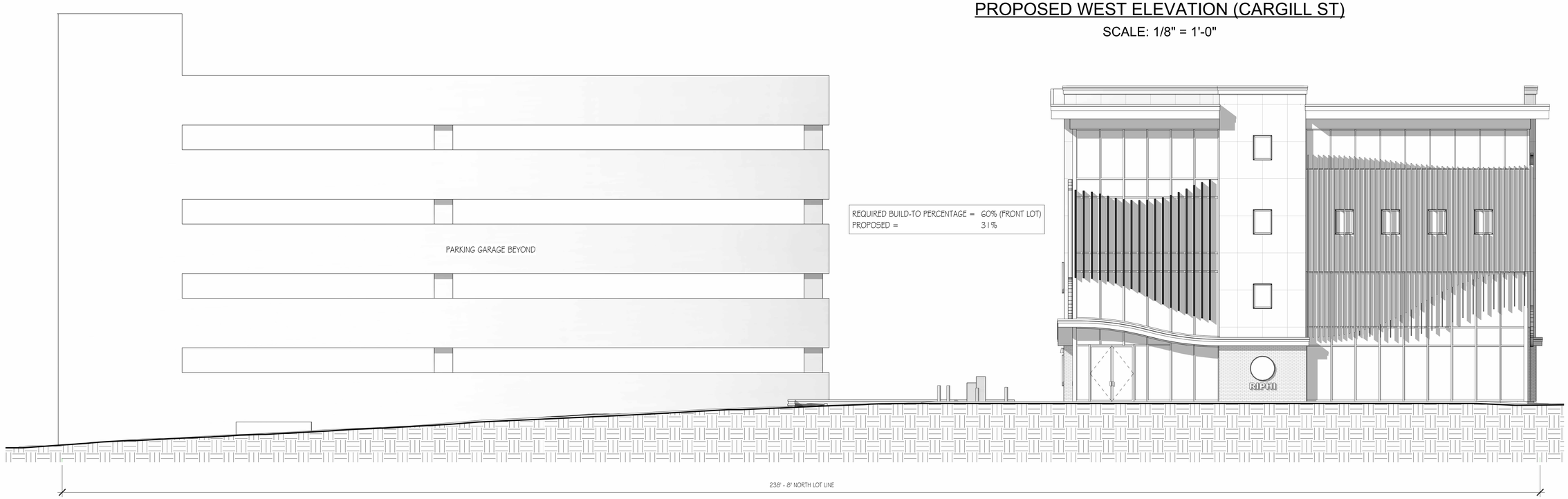
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REQUIRED BUILD-TO PERCENTAGE = 40% (CORNER SIDE LOT)
PROPOSED = 91%




## PROPOSED WEST ELEVATION (CARGILL ST)

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




## PROPOSED NORTH ELEVATION (WEST ST)

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

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## BUILD-TO ZONE STUDY

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NORTH-EAST VIEW

**RIPHI HEADQUARTERS**
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NORTH-WEST VIEW

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SOUTH-WEST VIEW

**RIPHI HEADQUARTERS**
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BEFORE




AFTER

AHARONIAN & ASSOCIATES, INC. ARCHITECTS

DEAN STREET VIEWS

**RIPHI HEADQUARTERS**
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NORTH-EAST VIEW (NIGHT)

**RIPHI HEADQUARTERS**
WEST STREET
PROVIDENCE, RHODE ISLAND 02903
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NORTH-WEST VIEW (NIGHT)

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