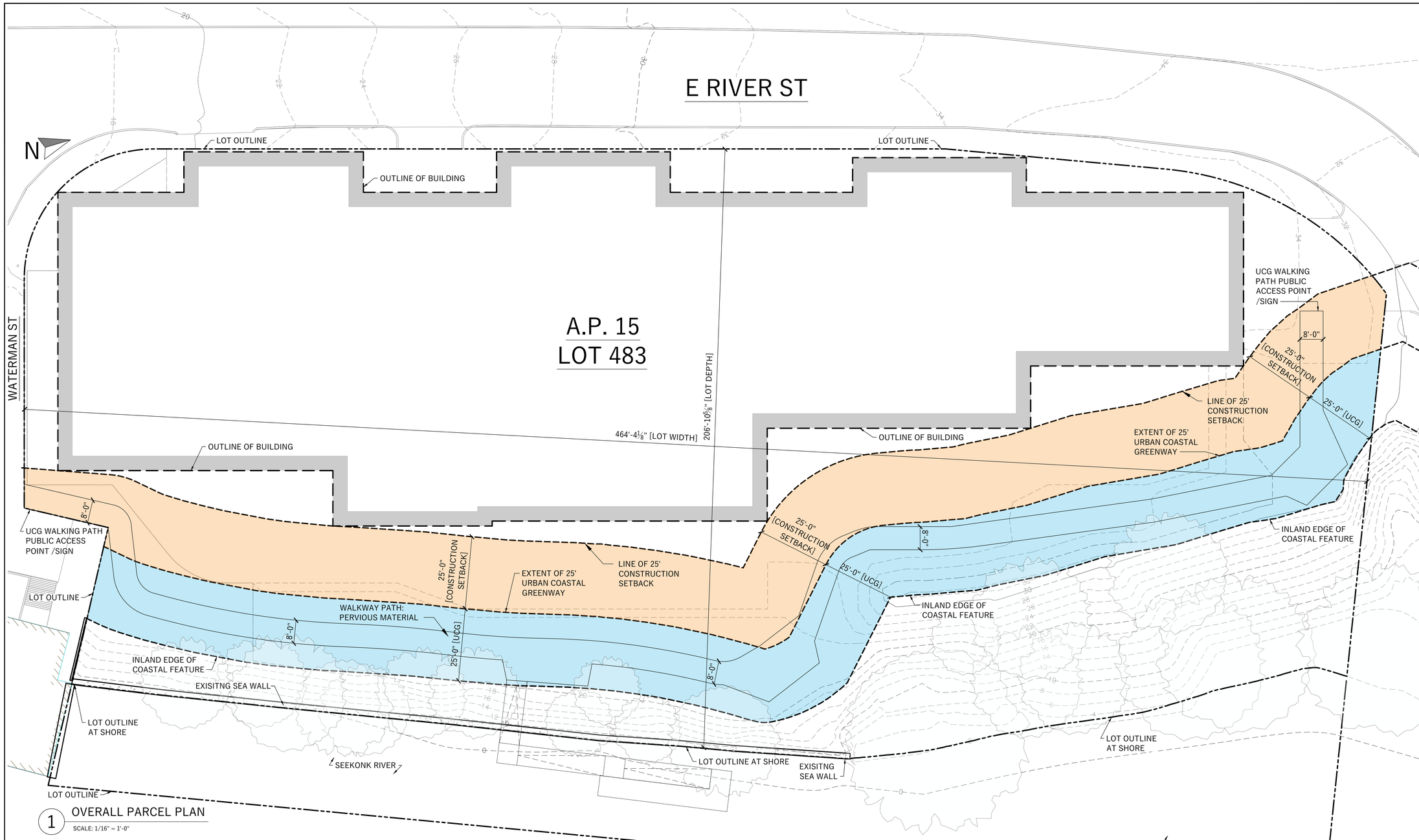
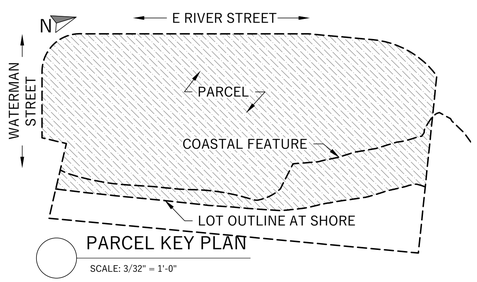


1 OVERALL PARCEL PLAN

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



PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

LOT INFORMATION

LOT INFO	A.P. 15	LOT 483
DEED BK.	13947	PG. 26
TOTAL LOT AREA (AT GRADE):	88,784 SF	

URBAN COASTAL GREENWAY

URBAN COASTAL GREENWAY	
URBAN COASTAL GREENWAY AREA:	12,162 SF
25' CONSTRUCTION SETBACK	
25' CONSTRUCTION SETBACK AREA:	12,518 SF

ZONING

ITEM	EX/REQ	PROPOSED
DISTRICT	W2	NO CHANGE
MIN LOT AREA	NONE	88,784 SF (EXISTING)
MIN LOT WIDTH	NONE	464'-4⅛"
MAX BLDG HEIGHT	75'-0"	90'-0"
MIN SETBACKS		
FRONT	0'	0'
INTERIOR SIDE	6'	> 6'
CORNER SIDE	0'	0'
REAR	0'	> 0'

Revision Schedule		
No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
OVERALL PARCEL PLAN

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No.
SD1.1

E RIVER ST

APPROXIMATE LOCATION OF FUTURE "HENDERSON BRIDGE" REDEVELOPMENT PEDESTRIAN/BIKE PATH

N

WATERMAN ST

LOT OUTLINE

OUTLINE OF BUILDING

PARKING AREA

WALKING PATH

8'-0"

PROPOSED FENCE AND HEDGE LINE

BENCHES

OVERLOOK POINT C

TRASH

INLAND EDGE OF COASTAL FEATURE

WALKWAY PATH: PERVIOUS MATERIAL

OVERLOOK POINT A

OVERLOOK POINT B

EXISITNG SEA WALL

LOT OUTLINE AT SHORE

SEEKONK RIVER

APPROXIMATE EXISTING TREELINE

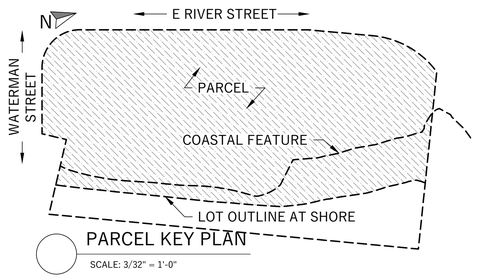
PROPOSED VIEW CORRIDOR

PROPOSED KAYAK LAUNCH

EXISITNG SEA WALL

2 PROPOSED GREENSPACE PLAN

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



PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

GREENSPACE	
GREEN SPACE (ABOVE COAST FEATURE)	
GREEN SPACE (BELOW COASTAL FEATURE)	
TOTAL LOT:	88,784 SF
GREEN SPACE (ABOVE CF):	14,390 SF
GREEN SPACE (BELOW CF):	13,727 SF
TOTAL GREEN SPACE:	28,117 SF
GREEN SPACE % (28,117 SF / 88,784 SF)	31.7%

Revision Schedule

No.	Date	Description

Project Name: EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

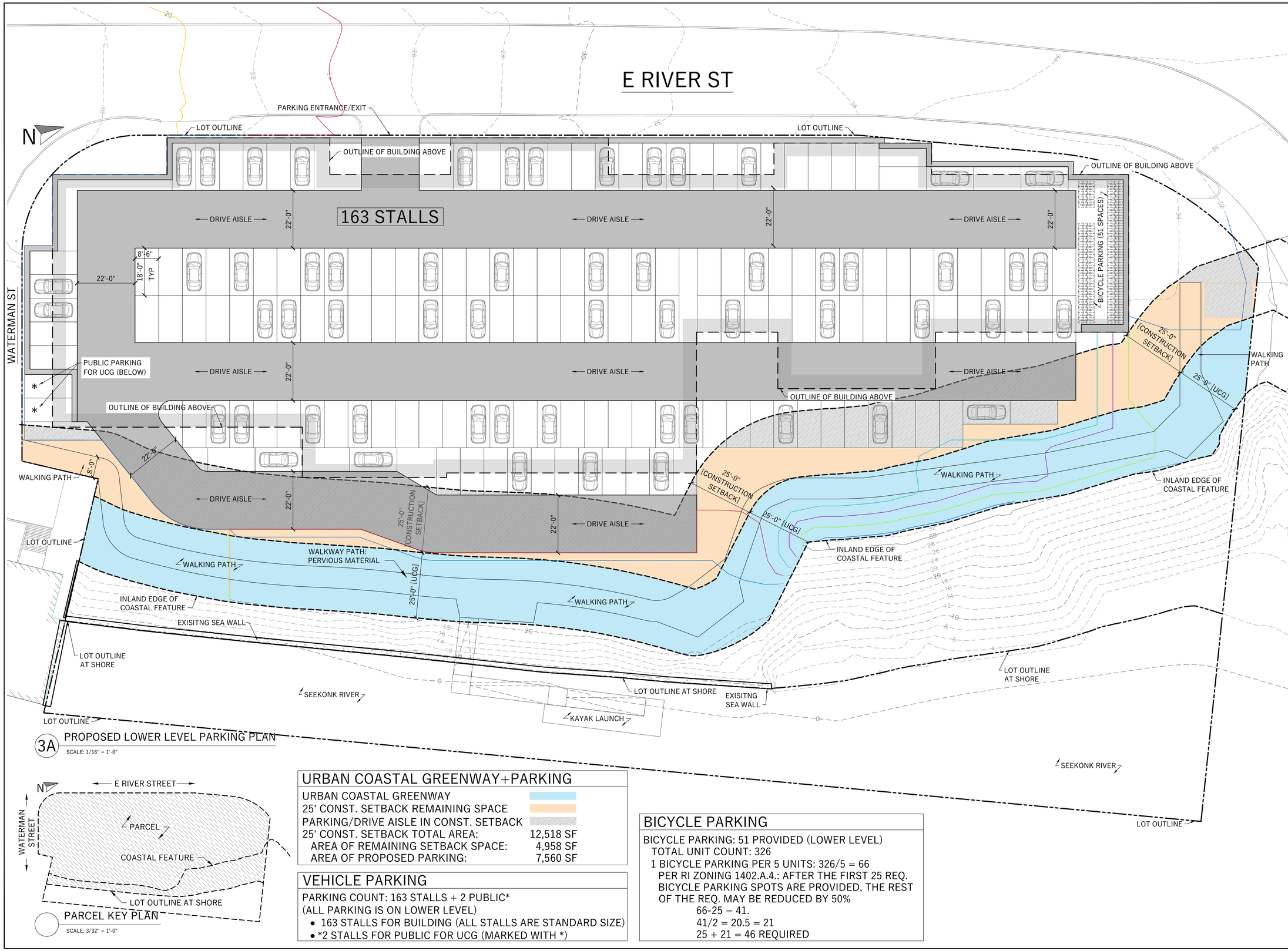
Sheet Name: PROPOSED GREENSPACE PLAN

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No. SD1.2



3A PROPOSED LOWER LEVEL PARKING PLAN

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

PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

URBAN COASTAL GREENWAY+PARKING

URBAN COASTAL GREENWAY	
25' CONST. SETBACK REMAINING SPACE	
PARKING/DRIVE AISLE IN CONST. SETBACK	
25' CONST. SETBACK TOTAL AREA:	12,518 SF
AREA OF REMAINING SETBACK SPACE:	4,958 SF
AREA OF PROPOSED PARKING:	7,560 SF

VEHICLE PARKING

PARKING COUNT: 163 STALLS + 2 PUBLIC*
(ALL PARKING IS ON LOWER LEVEL)

- 163 STALLS FOR BUILDING (ALL STALLS ARE STANDARD SIZE)
- *2 STALLS FOR PUBLIC FOR UCG (MARKED WITH *)

BICYCLE PARKING

BICYCLE PARKING: 51 PROVIDED (LOWER LEVEL)
TOTAL UNIT COUNT: 326
1 BICYCLE PARKING PER 5 UNITS: 326/5 = 66
PER RI ZONING 1402.A.4.: AFTER THE FIRST 25 REQ. BICYCLE PARKING SPOTS ARE PROVIDED, THE REST OF THE REQ. MAY BE REDUCED BY 50%
66-25 = 41.
41/2 = 20.5 = 21
25 + 21 = 46 REQUIRED

Revision Schedule		
No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

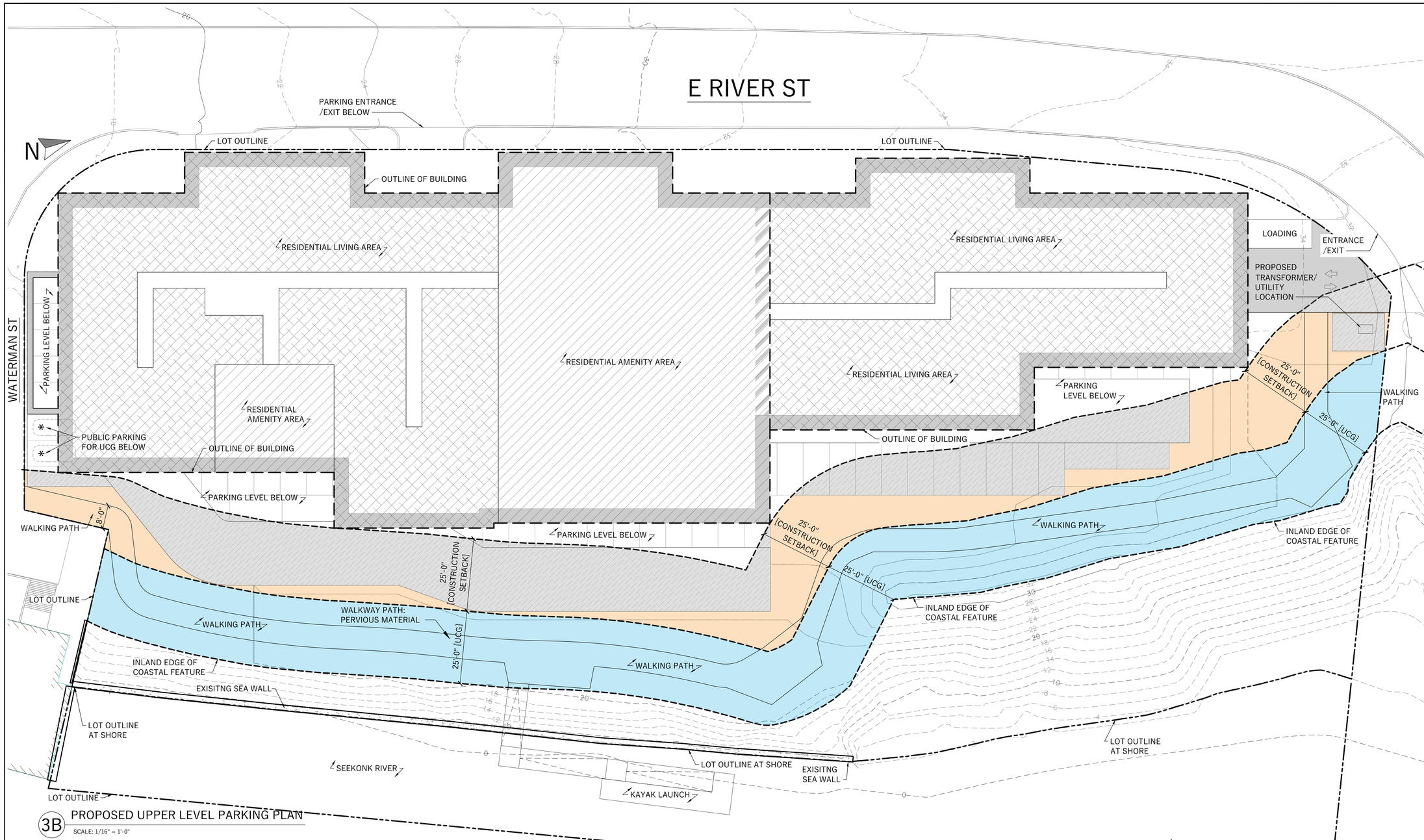
Sheet Name:
PROPOSED PARKING PLAN [LOWER LEVEL]

Stamp:

Copyright ©2024

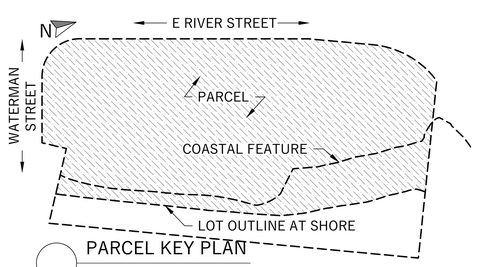
Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No.
SD1.3A



3B PROPOSED UPPER LEVEL PARKING PLAN

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



PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

URBAN COASTAL GREENWAY+PARKING

URBAN COASTAL GREENWAY	
25' CONST. SETBACK REMAINING SPACE	
PARKING/DRIVE AISLE IN CONST. SETBACK	
25' CONST. SETBACK TOTAL AREA:	12,518 SF
AREA OF REMAINING SETBACK SPACE:	4,958 SF
AREA OF PROPOSED PARKING:	7,560 SF

VEHICLE PARKING

PARKING COUNT: 163 STALLS + 2 PUBLIC*
(ALL PARKING IS ON LOWER LEVEL)

- 163 STALLS FOR BUILDING (ALL STALLS ARE STANDARD SIZE)
- *2 STALLS FOR PUBLIC FOR UCG (MARKED WITH *)

BICYCLE PARKING

BICYCLE PARKING: 51 PROVIDED (LOWER LEVEL)
TOTAL UNIT COUNT: 326
1 BICYCLE PARKING PER 5 UNITS: 326/5 = 66
PER RI ZONING 1402.A.4.: AFTER THE FIRST 25 REQ. BICYCLE PARKING SPOTS ARE PROVIDED, THE REST OF THE REQ. MAY BE REDUCED BY 50%
66-25 = 41.
41/2 = 20.5 = 21
25 + 21 = 46 REQUIRED

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

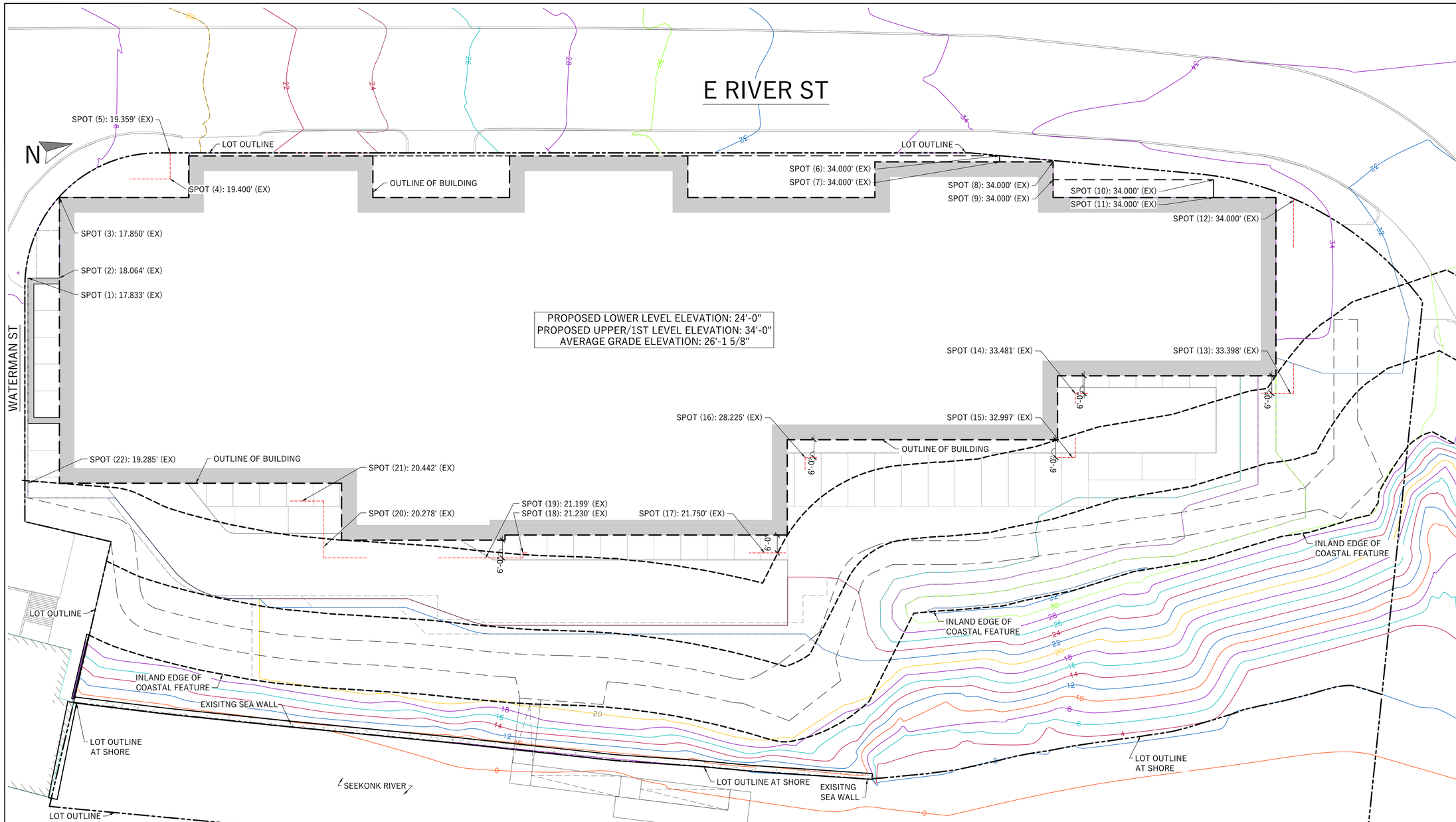
Sheet Name:
PROPOSED PARKING PLAN [UPPER LEVEL]

Stamp:

Copyright ©2024

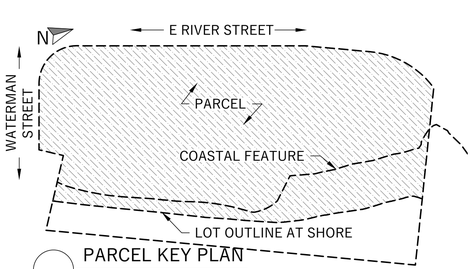
Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No.
SD1.3B



4 PROPOSED CONCEPTUAL GRADING PLAN

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



PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

SPOT ELEVATIONS

SPOT #	ELEVATION (EXISTING)	SEGMENT			ELEVATION x LENGTH
		SPOT #-#	AVG ELEV	LENGTH	
1	17.833'	SPOT 1-2	17.95'	10.606'	190.362
2	18.064'	SPOT 2-3	17.96'	27.084'	486.347
3	17.850'	SPOT 3-4	18.63'	37.794'	703.913
4	19.400'	SPOT 4-5	19.38'	8.766'	169.881
5	19.359'	SPOT 5-6	26.68'	279.235'	7449.850
6	34.000'	SPOT 6-7	34.00'	2.000'	68.000
7	34.000'	SPOT 7-8	34.00'	18.000'	612.000
8	34.000'	SPOT 8-9	34.00'	6.000'	204.000
9	34.000'	SPOT 9-10	34.00'	54.000'	1836.000
10	34.000'	SPOT 10-11	34.00'	5.979'	203.286
11	34.000'	SPOT 11-12	34.00'	27.015'	918.510
12	34.000'	SPOT 12-13	33.70'	65.076'	2192.996
13	33.398'	SPOT 13-14	33.44'	72.452'	2422.759
14	33.481'	SPOT 14-15	33.24'	21.254'	706.462
15	32.997'	SPOT 15-16	30.61'	89.992'	2754.745
16	28.225'	SPOT 16-17	24.99'	34.880'	871.564
17	21.750'	SPOT 17-18	21.49'	81.354'	1748.297
18	21.230'	SPOT 18-19	21.21'	12.636'	268.066
19	21.199'	SPOT 19-20	20.74'	54.612'	1132.571
20	20.278'	SPOT 20-21	20.36'	16.975'	345.611
21	20.442'	SPOT 21-22	19.86'	92.499'	1837.354
22	19.285'	SPOT 22-1	18.56'	67.000'	1243.453
TOTALS		1085.209			28366.028

AVERAGE GRADE
TOTAL ELEVATION x LENGTH: 28366.028
TOTAL SEGMENT LENGTHS 1085.209
TOTAL AVERAGE ELEV x LENGTH/ TOTAL SEGMENT LENGTH 26.139' (26'-1 5/8")

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
PROPOSED CONCEPTUAL GRADING PLAN

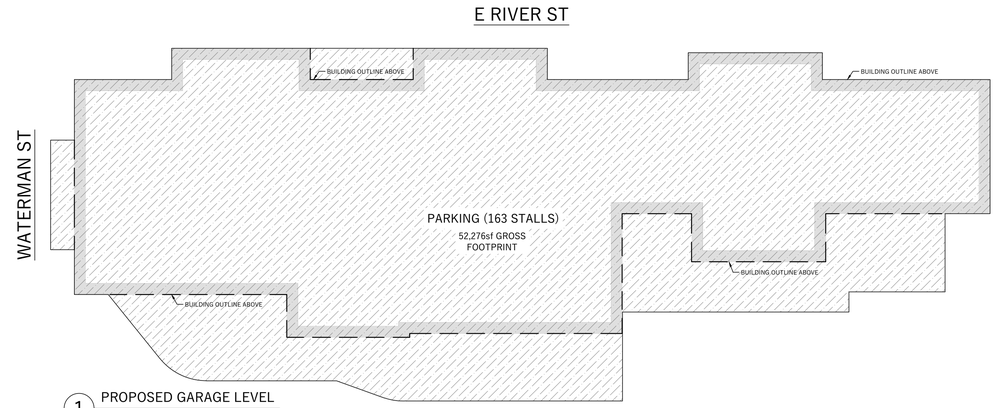
Stamp:

Copyright ©2024

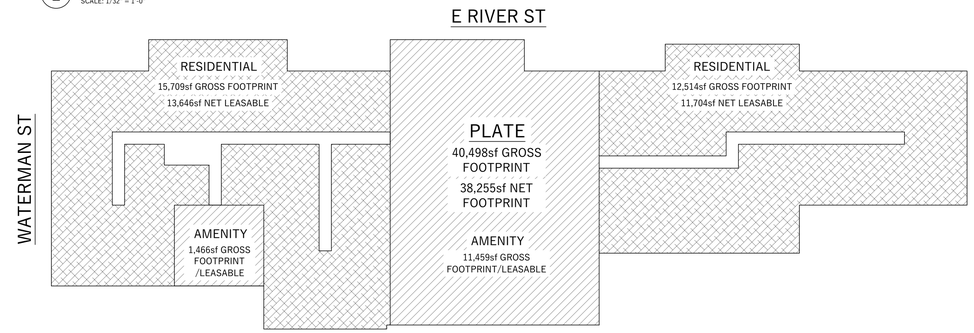
Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No.
SD1.4

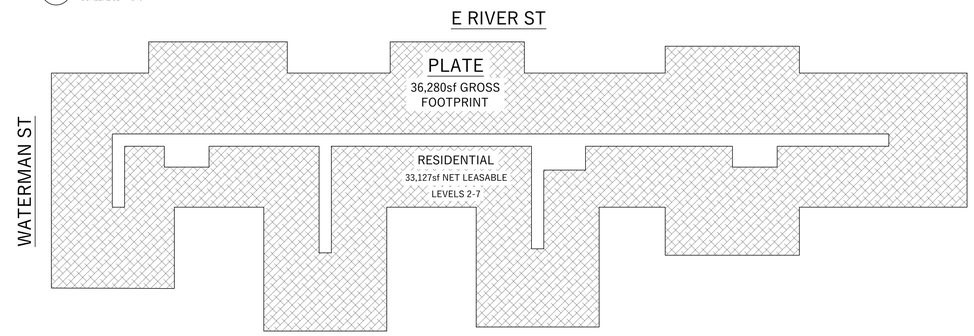
UNIT COUNT			
FLOOR	NET LEASABLE	# OF UNITS	AVG AREA
1	25351 SF	39	650 SF
2	33127 SF	49	676 SF
3	33127 SF	49	676 SF
4	33127 SF	49	676 SF
5	33127 SF	49	676 SF
6	33127 SF	49	676 SF
7	33127 SF	42	789 SF
TOTAL UNIT COUNT:		326	



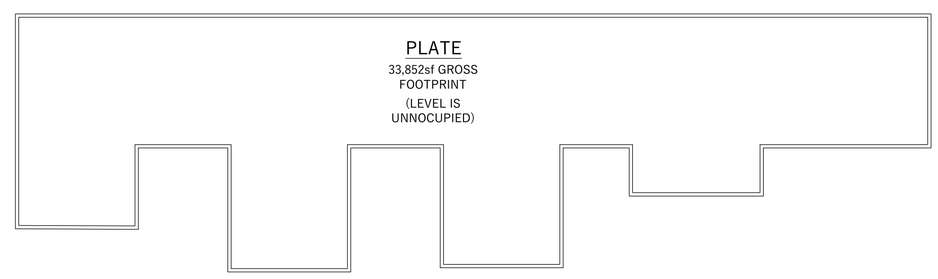
1 PROPOSED GARAGE LEVEL
SCALE: 1/32" = 1'-0"



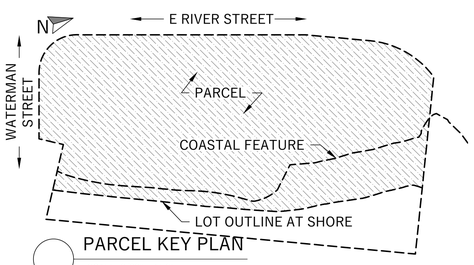
2 PROPOSED SCHEMATIC FLOOR PLATE: 1st FLOOR
SCALE: 1/32" = 1'-0"



3 PROPOSED SCHEMATIC FLOOR PLATE: 2nd to 7th FLOORS
SCALE: 1/32" = 1'-0"



4 PROPOSED SCHEMATIC PLATE: ROOF
SCALE: 1/32" = 1'-0"



PARCEL KEY PLAN
SCALE: 3/32" = 1'-0"

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
PROPOSED SCHEMATIC FLOOR PLATES

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-09-2024
Current Issue:	-

Drawing No.
SD1.5

1 PROPOSED FRONT (WEST) ELEVATION

NOT TO SCALE

2 PROPOSED RIGHT (SOUTH) ELEVATION

NOT TO SCALE

3 PROPOSED LEFT (NORTH) ELEVATION

NOT TO SCALE

4 PROPOSED REAR (EAST) ELEVATION

NOT TO SCALE

Revision Schedule		
No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERED ELEVATIONS

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.1

5 AERIAL VIEW (LOOKING FROM NORTH EAST)
NOT TO SCALE

Revision Schedule		
No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERING

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.2

6 VIEW FROM PROVIDENCE RIVER (LOOKING FROM NORTH EAST)
NOT TO SCALE

Revision Schedule		
No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERING

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.3

7 VIEW FROM PROVIDENCE RIVER (LOOKING FROM SOUTH EAST)
NOT TO SCALE

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERING

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.4

8 VIEW FROM EAST RIVER STREET (LOOKING FROM SOUTH WEST)
NOT TO SCALE

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERING

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.5

9 VIEW ALONG UCG (LOOKING FROM SOUTH EAST)
NOT TO SCALE

10 VIEW ALONG UCG (LOOKING FROM NORTH EAST)
NOT TO SCALE

11 VIEW ALONG UCG (LOOKING FROM NORTH EAST)
NOT TO SCALE

12 VIEW FROM EAST RIVER STREET (LOOKING FROM NORTH WEST)
NOT TO SCALE

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERINGS - URBAN COASTAL GREENWAY

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.6

13 AERIAL VIEW (LOOKING FROM SOUTH EAST)
NOT TO SCALE

14 VIEW CORRIDOR/OVERLOOK POINT A (LOOKING FROM EAST)
NOT TO SCALE

15 VIEW CORRIDOR/OVERLOOK POINT B (LOOKING FROM NORTH EAST)
NOT TO SCALE

16 VIEW CORRIDOR/OVERLOOK POINT C (LOOKING FROM NORTH EAST)
NOT TO SCALE

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

Sheet Name:
RENDERINGS - VIEW CORRIDORS AND OVERLOOK POINTS

Stamp:

Copyright ©2024

Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	08-08-2024
Current Issue:	-

Drawing No.
SD2.7

E RIVER ST

APPROXIMATE LOCATION OF FUTURE "HENDERSON BRIDGE" REDEVELOPMENT PEDESTRIAN/BIKE PATH

N

LOT OUTLINE

OUTLINE OF BUILDING

Subsurface Infiltration Field A

Subsurface Infiltration Field B

Subsurface Infiltration Field C

Subsurface Infiltration Field D

PARKING AREA

PROPOSED FENCE AND HEDGE LINE

WALKING PATH

TRASH

WALKWAY PATH: PERVIOUS MATERIAL

8'-0"

Swale A

Swale B

INLAND EDGE OF COASTAL FEATURE

EXISITNG SEA WALL

BENCHES

OVERLOOK POINT A

OVERLOOK POINT B

OVERLOOK POINT C

LOT OUTLINE AT SHORE

PROPOSED VIEW CORRIDOR

SEEKONK RIVER

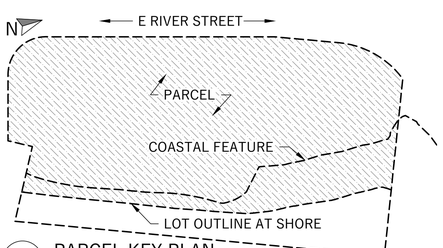
APPROXIMATE EXISTING TREELINE

PROPOSED KAYAK LAUNCH

EXISITNG SEA WALL

2 PROPOSED GREENSPACE PLAN

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



PARCEL KEY PLAN

SCALE: 3/32" = 1'-0"

GREENSPACE	
GREEN SPACE (ABOVE COAST FEATURE)	
GREEN SPACE (BELOW COASTAL FEATURE)	
TOTAL LOT:	88,074 SF
GREEN SPACE (ABOVE CF):	12,776 SF
GREEN SPACE (BELOW CF):	6,924 SF
TOTAL GREEN SPACE:	19,700 SF
GREEN SPACE % (19,700/88,074):	22.37%

Revision Schedule

No.	Date	Description

Project Name:
EAST RIVER STREET DEVELOPMENT
27 EAST RIVER STREET, PROVIDENCE, RI 02906

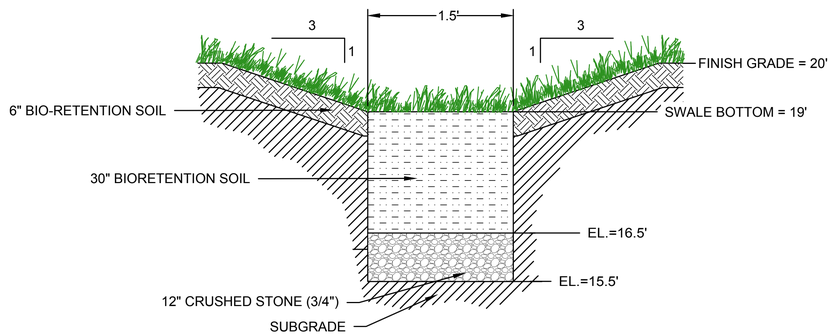
Sheet Name:
PROPOSED GREENSPACE PLAN

Stamp:

Copyright ©2024

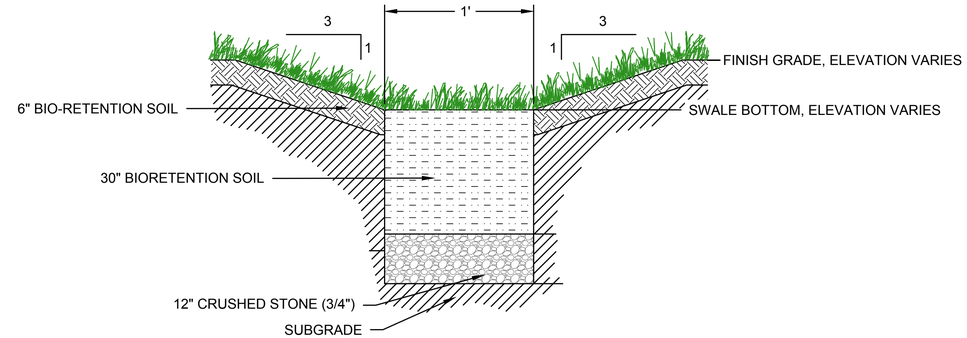
Project No.:	-
Checked By:	KB
Drawn By:	KB
Scale:	AS NOTED
Date:	05-17-2024
Current Issue:	-

Drawing No.
SD1.2



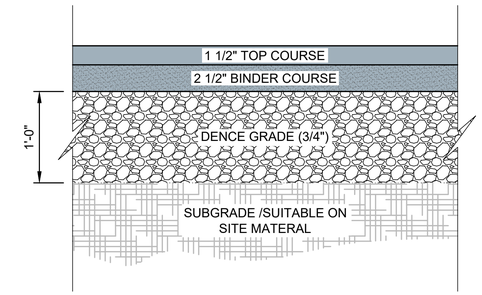
DRY SWALE A

NOT TO SCALE



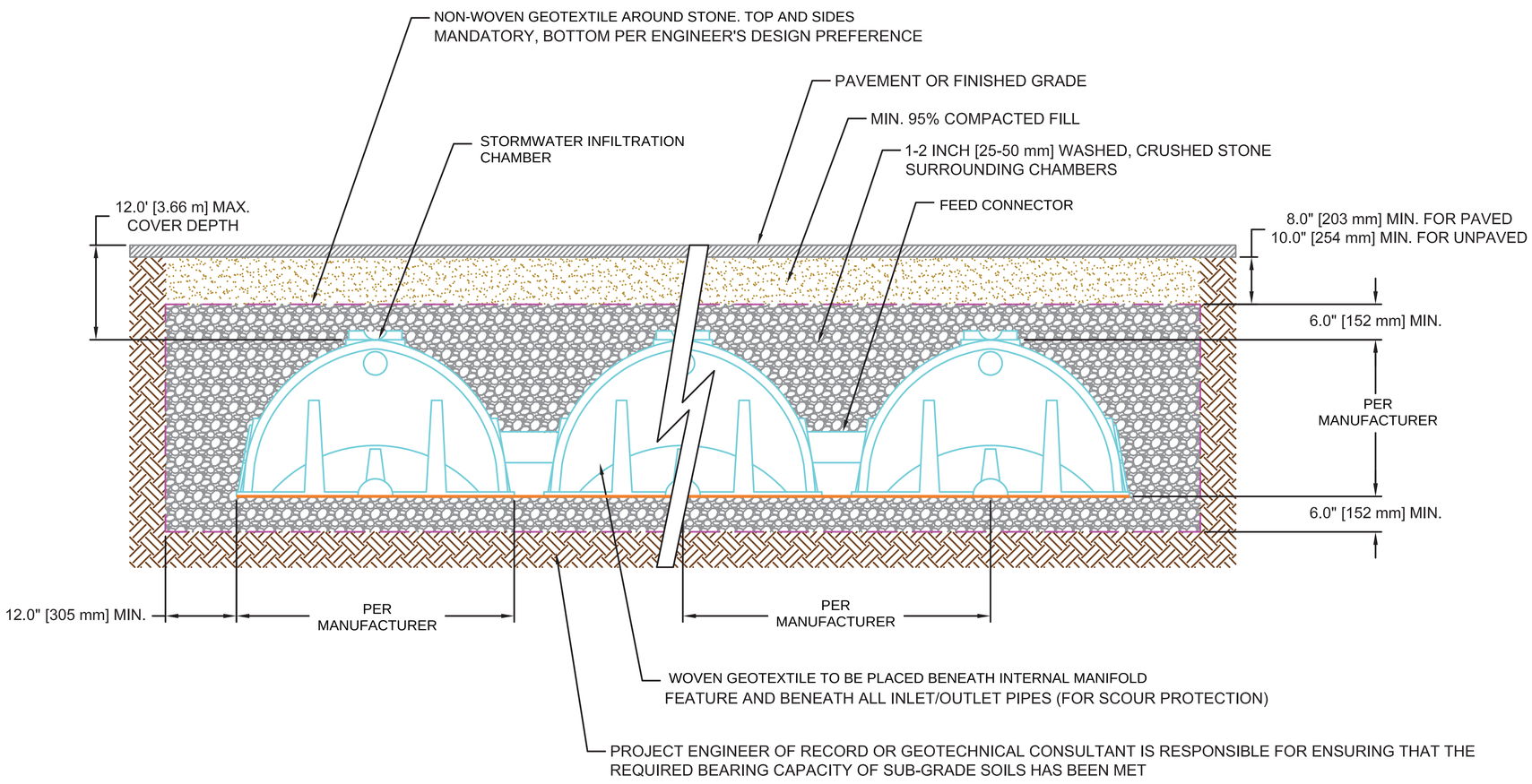
DRY SWALE B

NOT TO SCALE



PAVMENT DETAIL

NOT TO SCALE



SUBSURFACE INFILTRATION DETAIL

NOT TO SCALE