

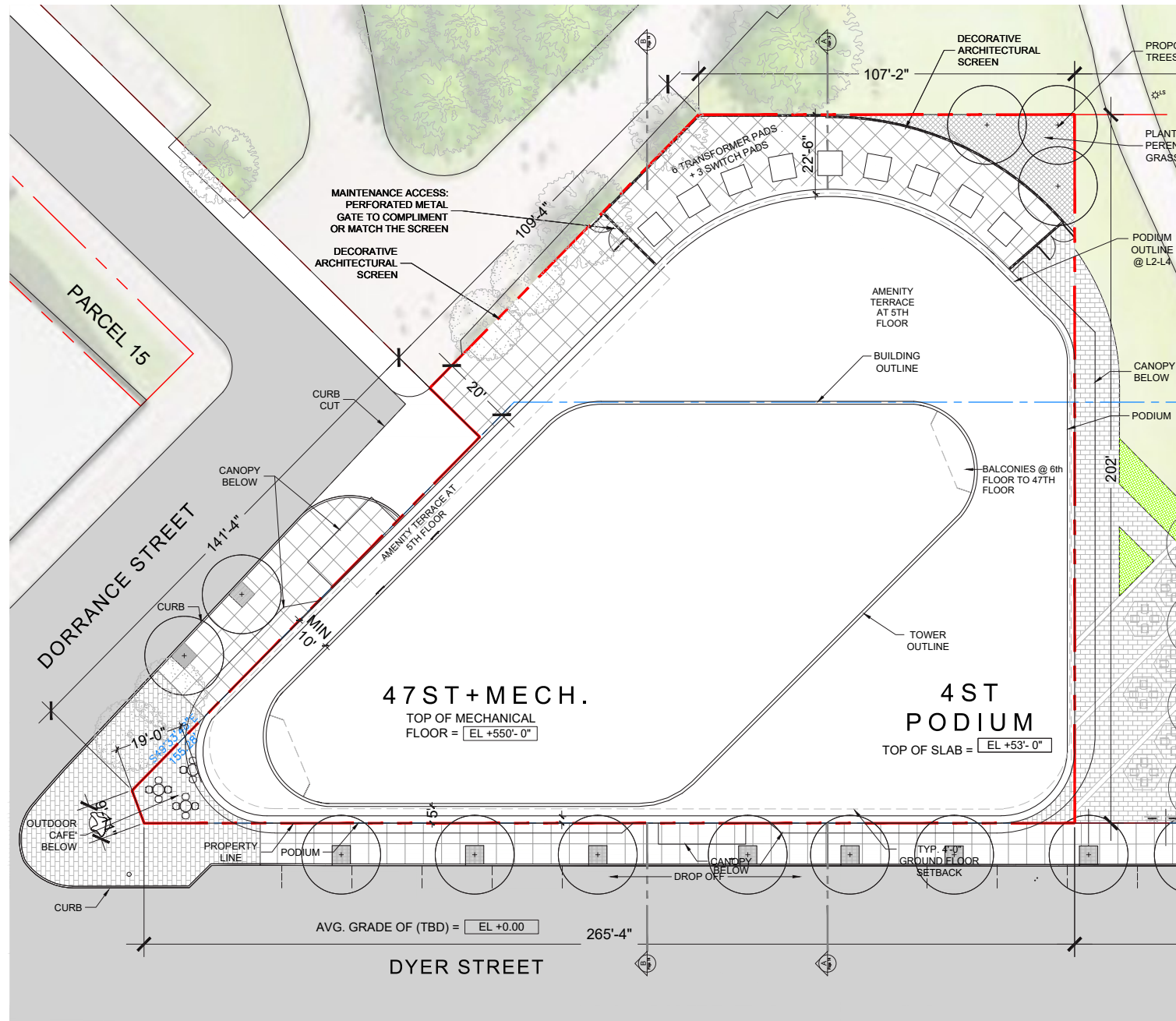
THE FANE TOWER

**250 Dyer Street, Providence
Rhode Island**

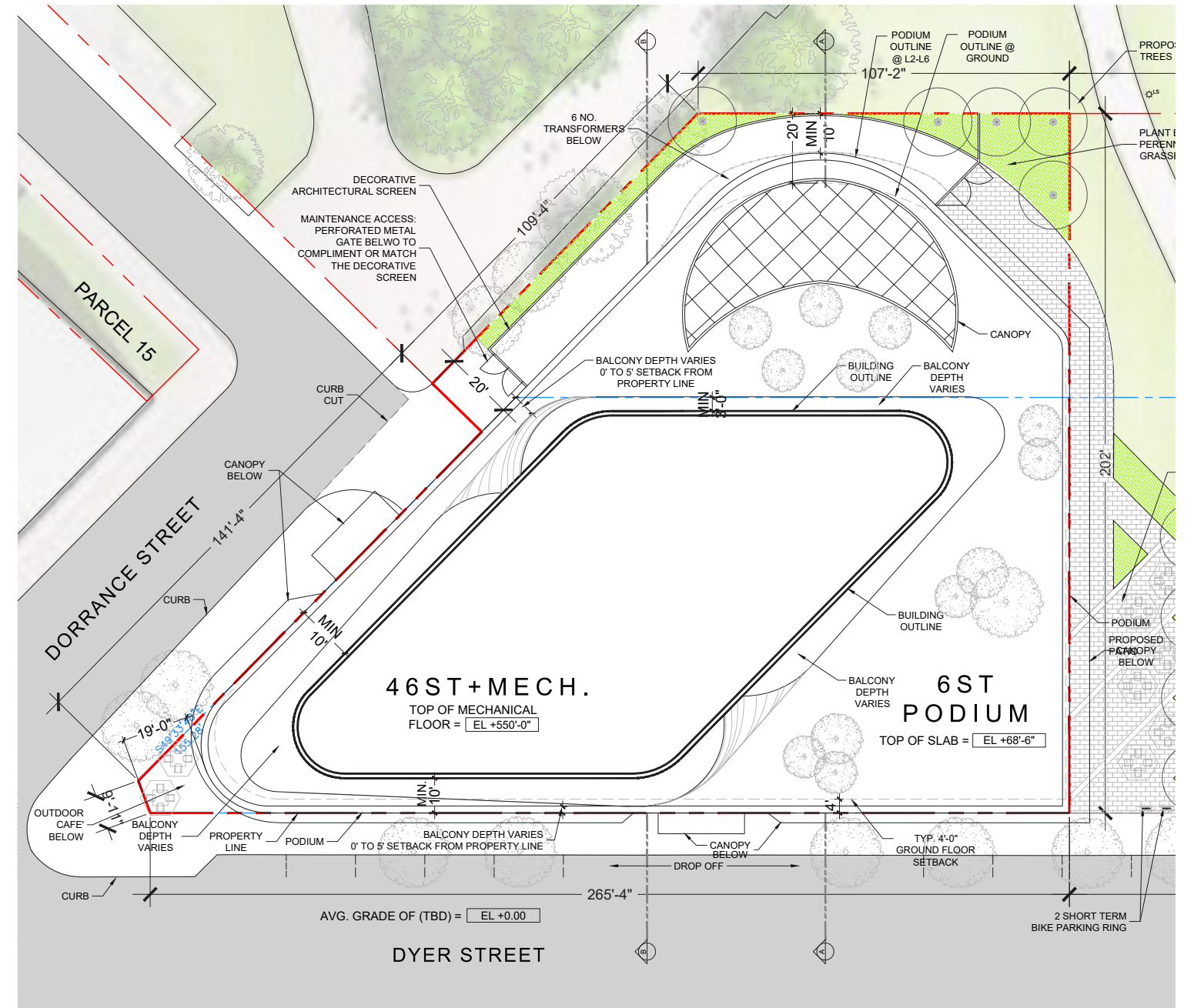
ISSUED FOR I-195 COMMISSION REVIEW

03 JANUARY 2023

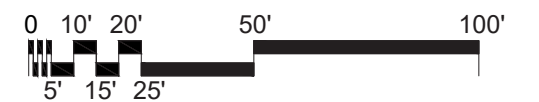


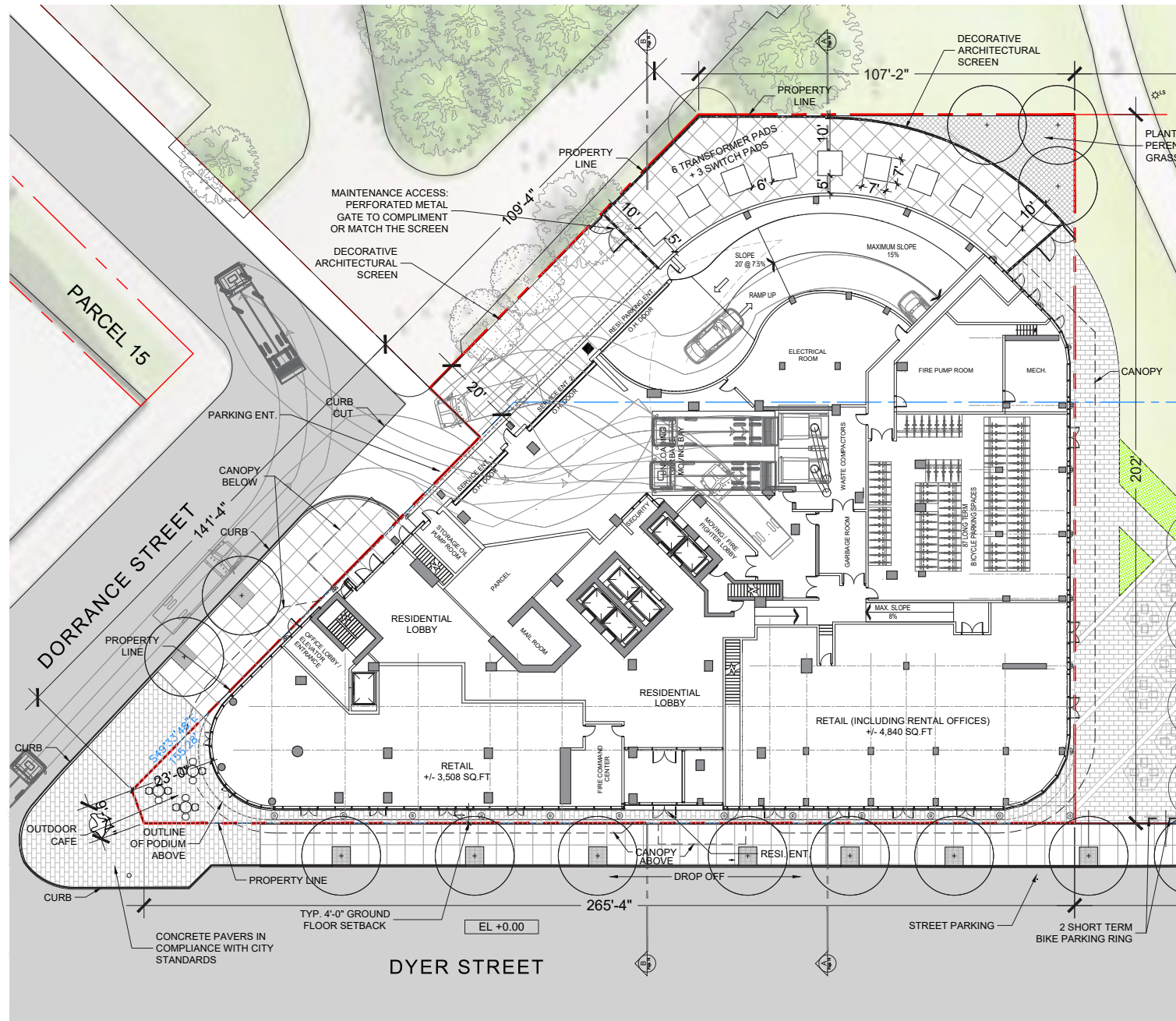


ISSUED FOR REVIEW - 11 NOVEMBER 2022

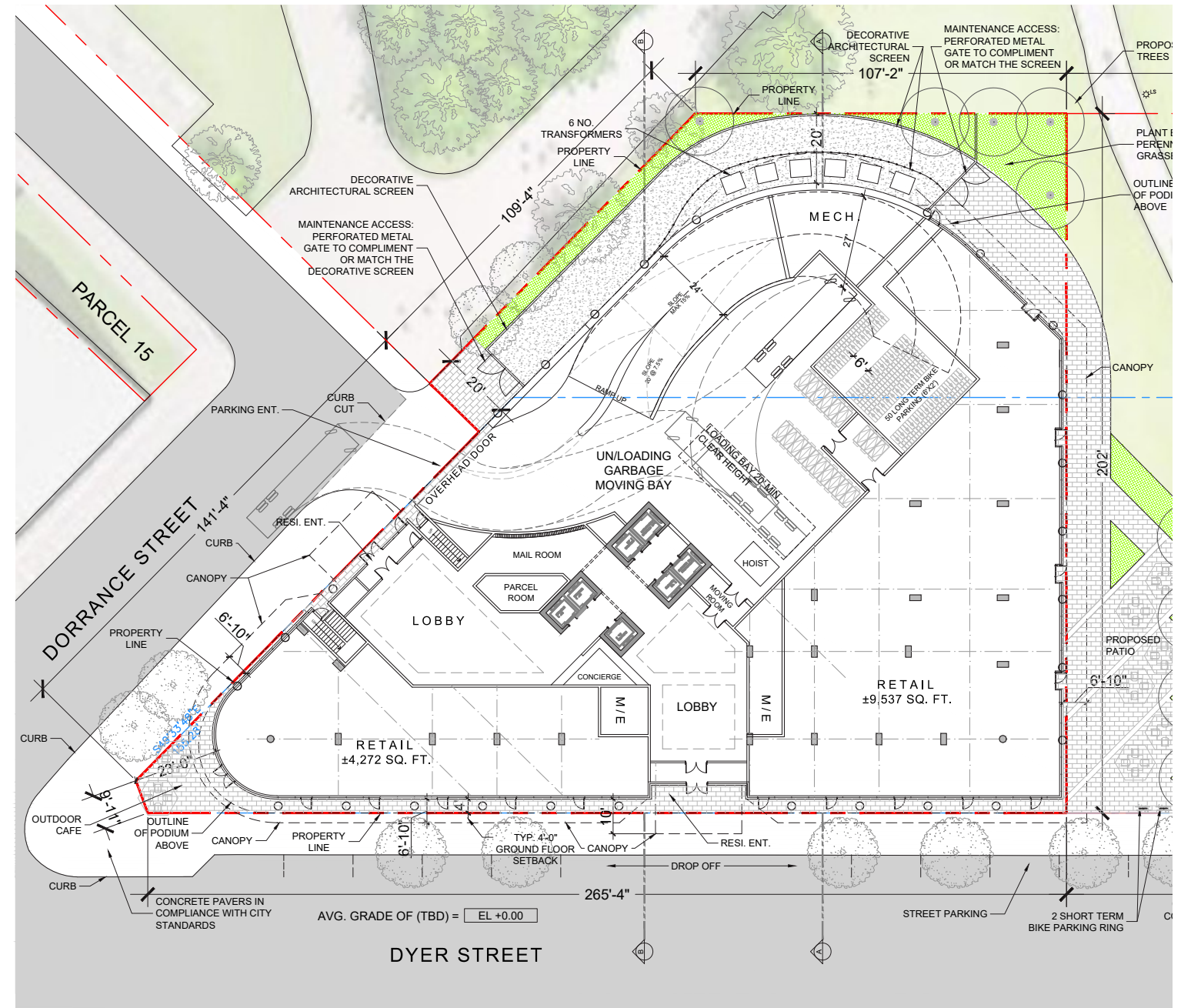


ISSUED FOR REVIEW - 25 SEPTEMBER 2019

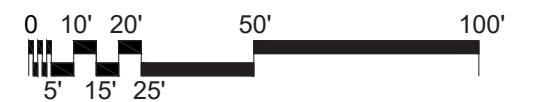


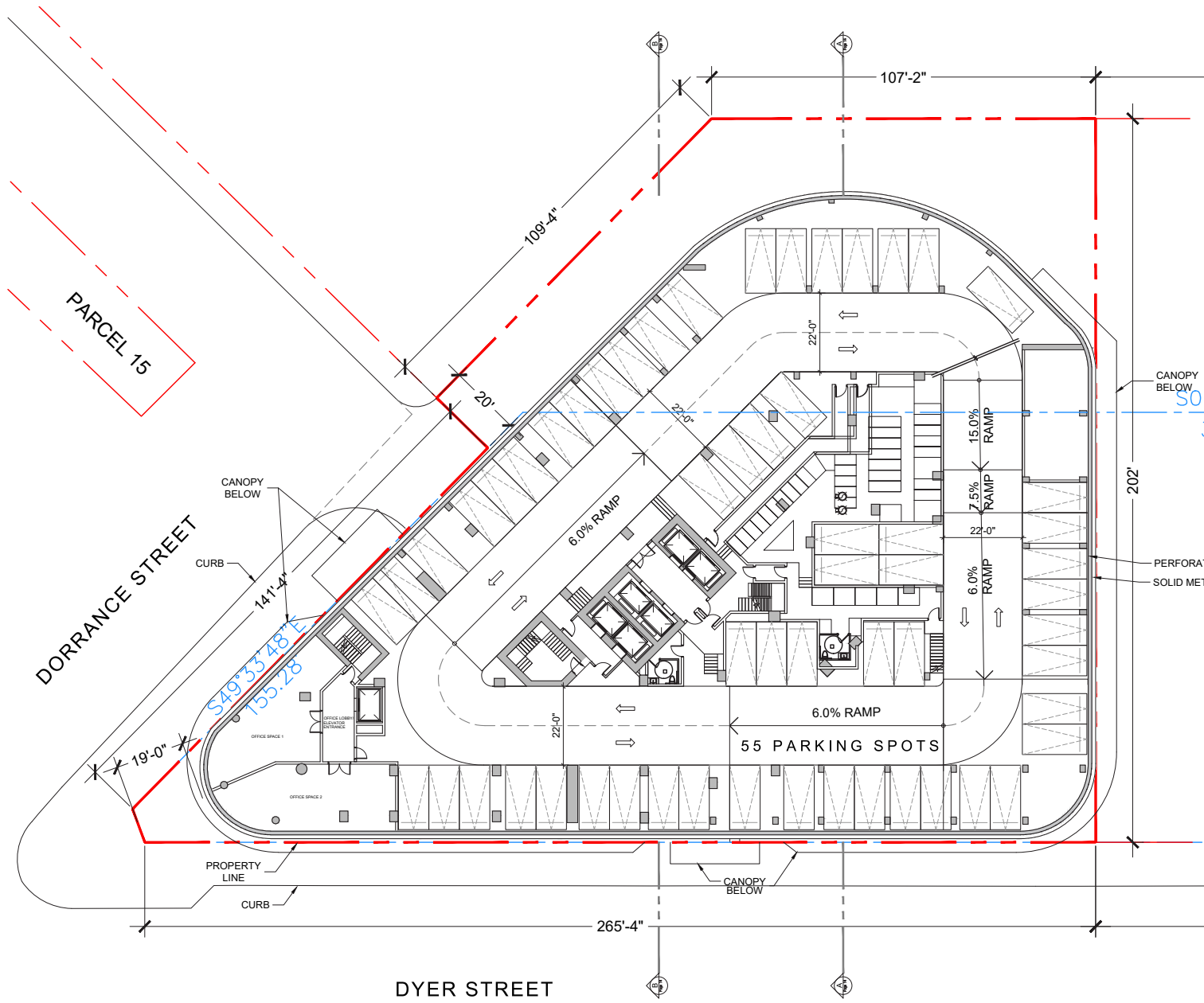


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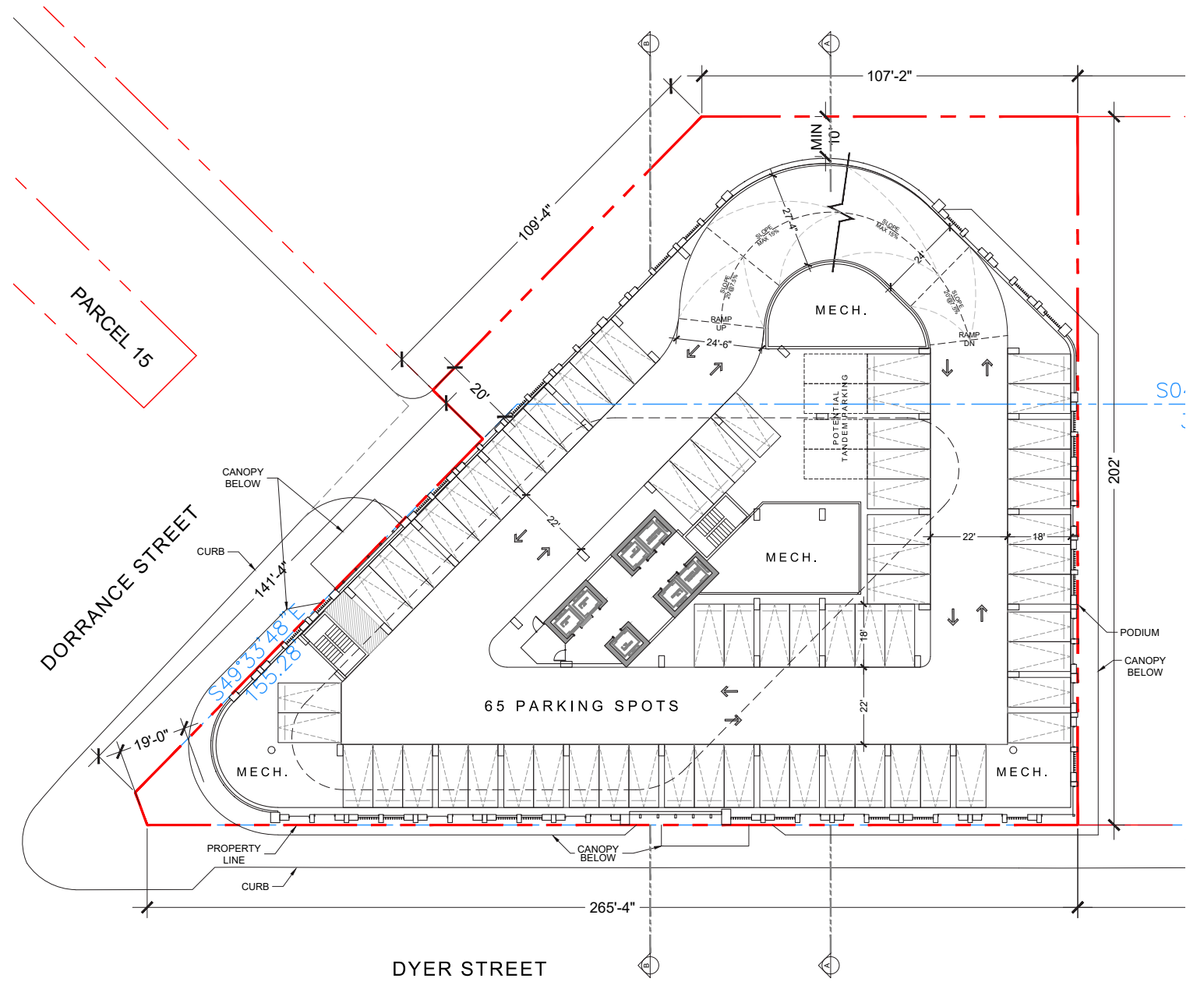


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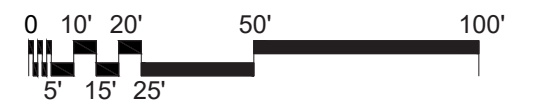


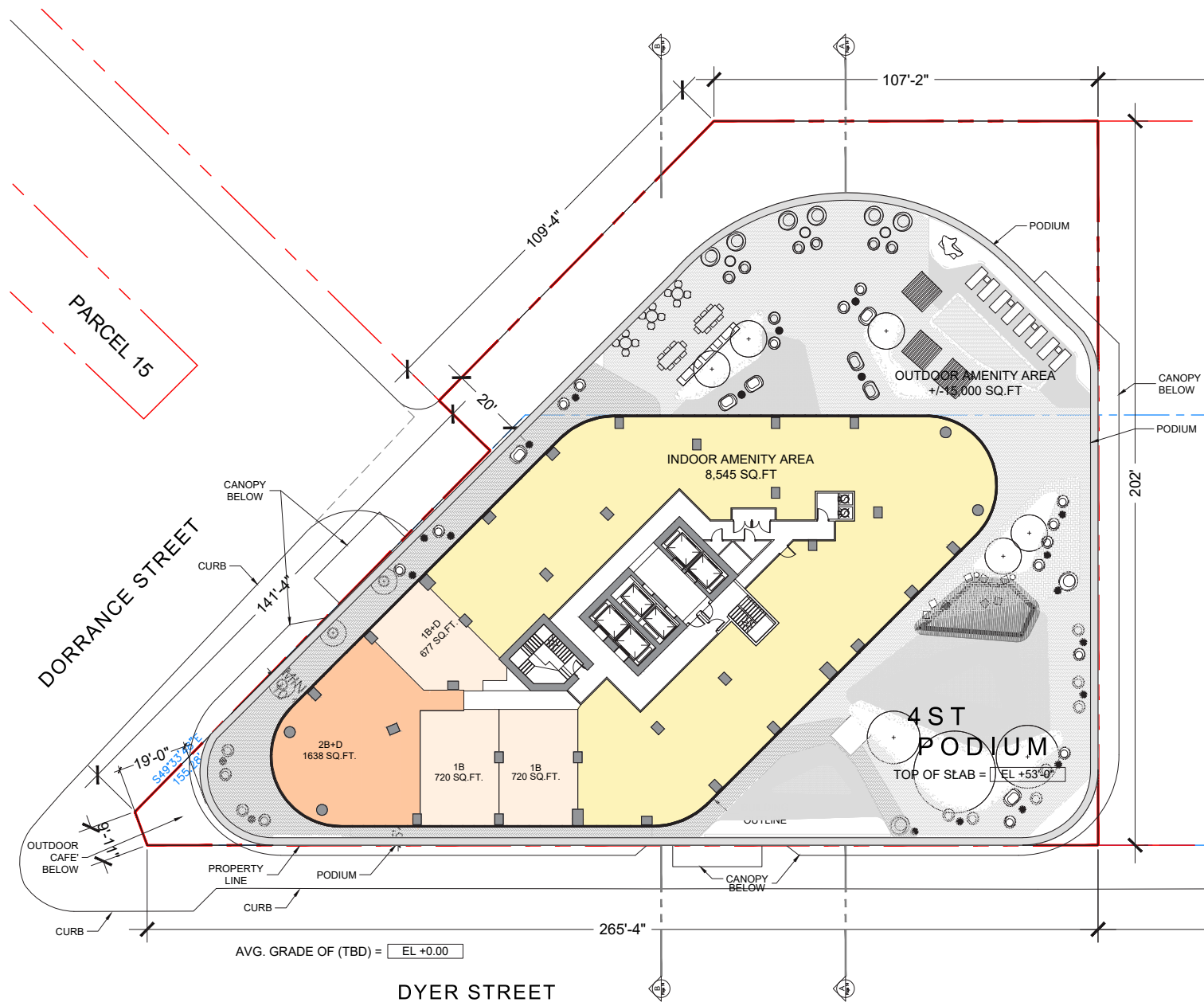


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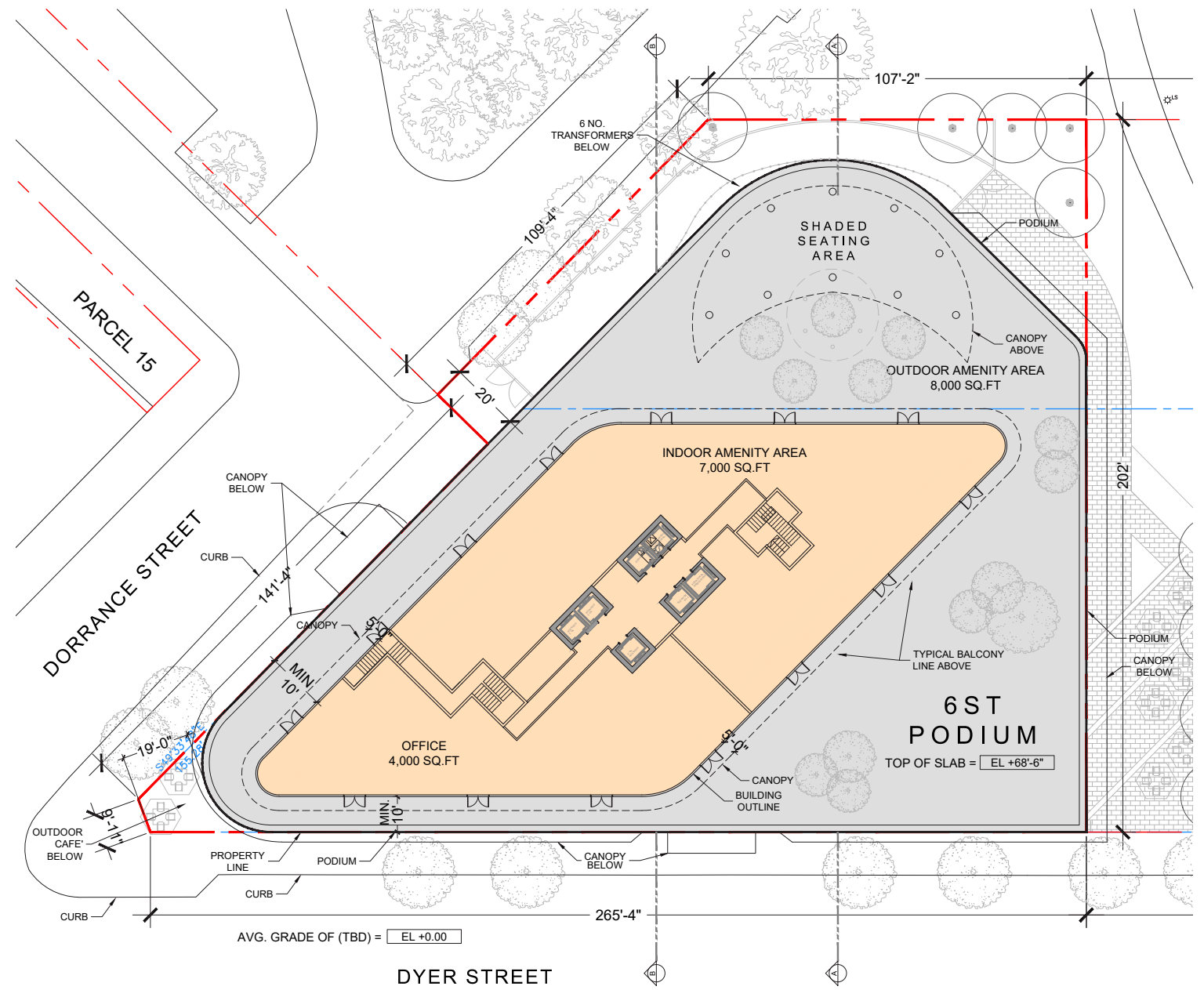


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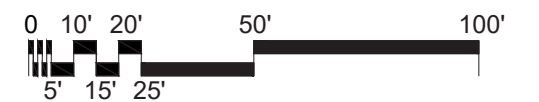


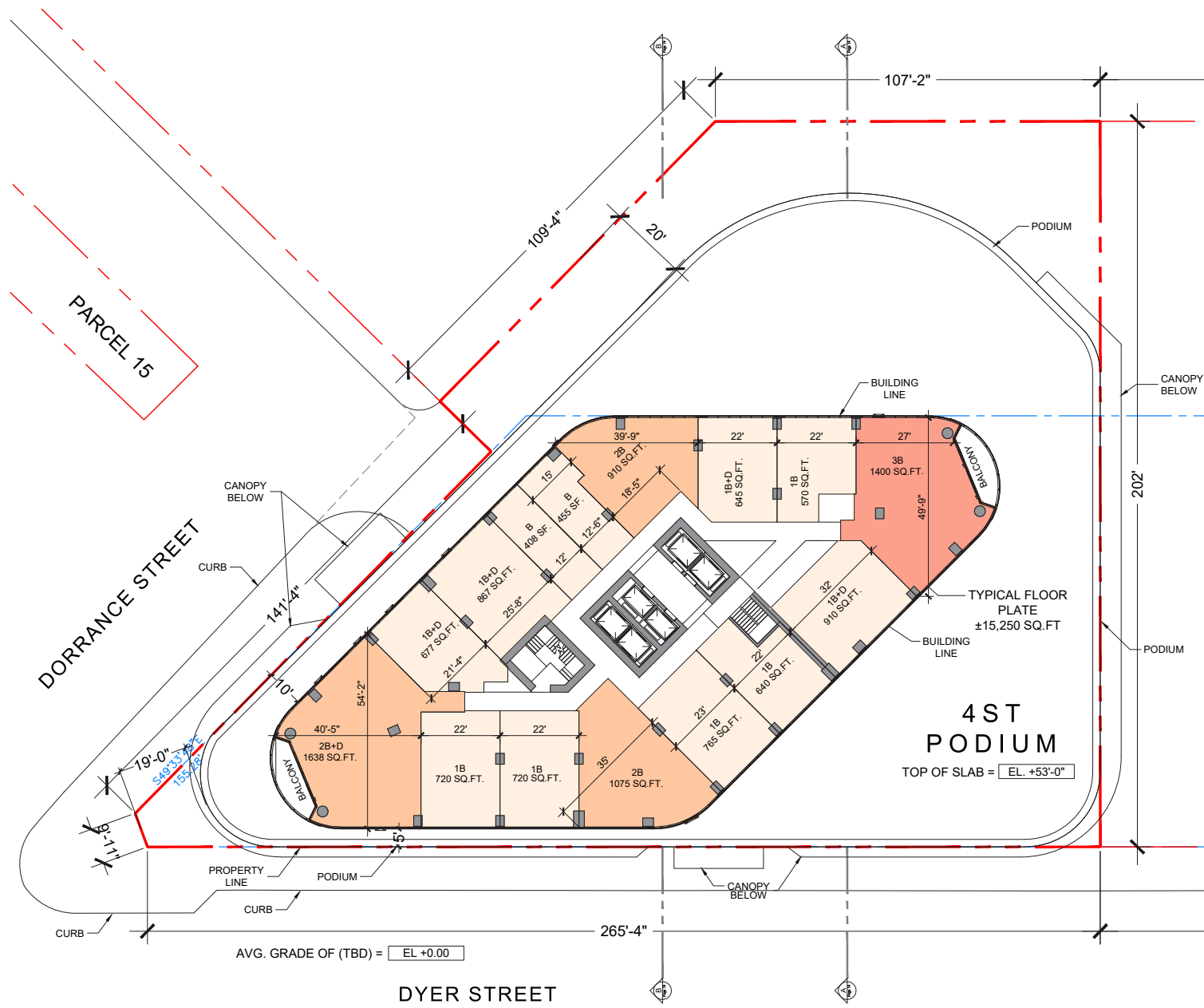


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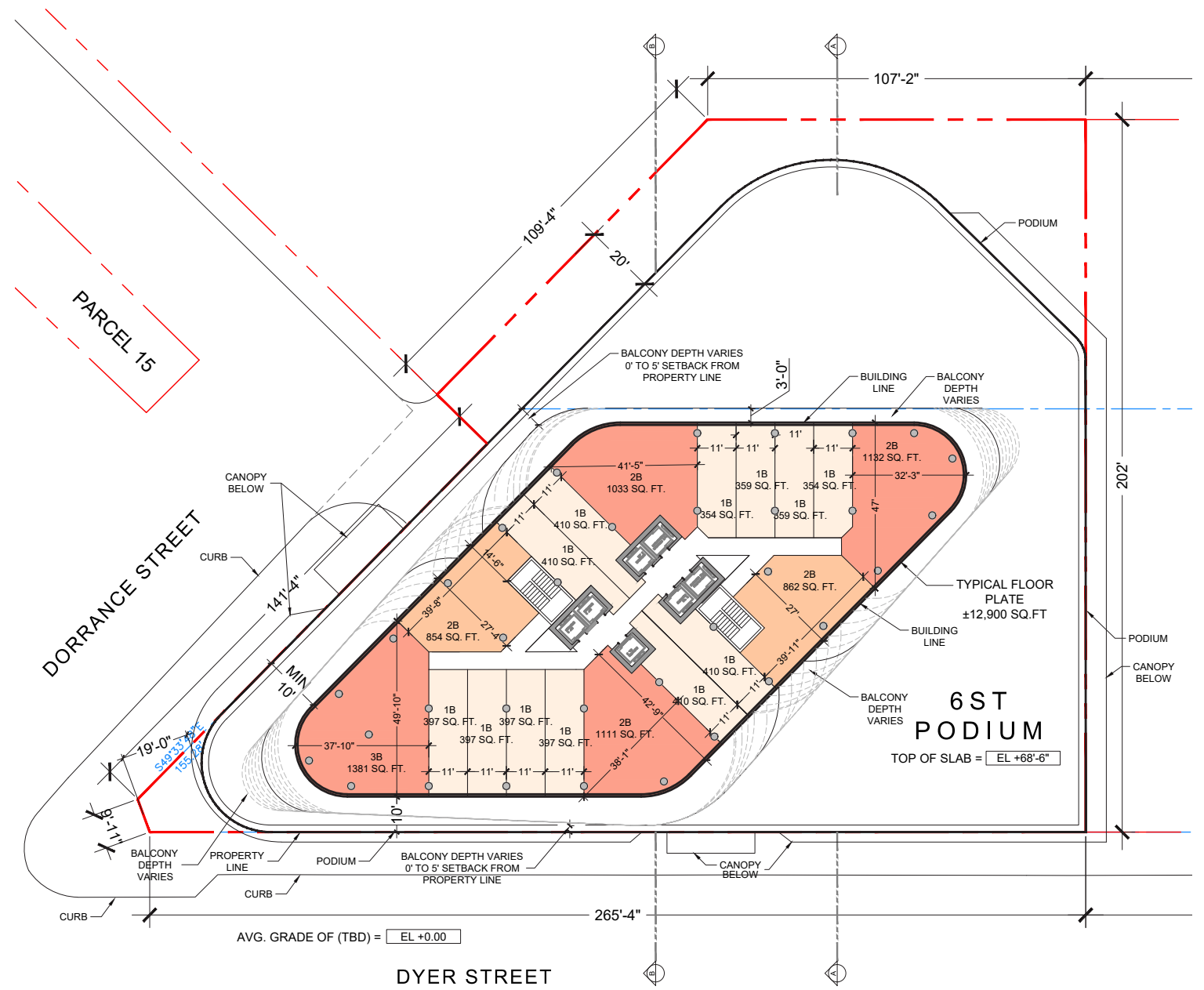


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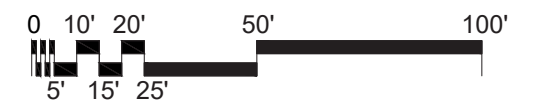




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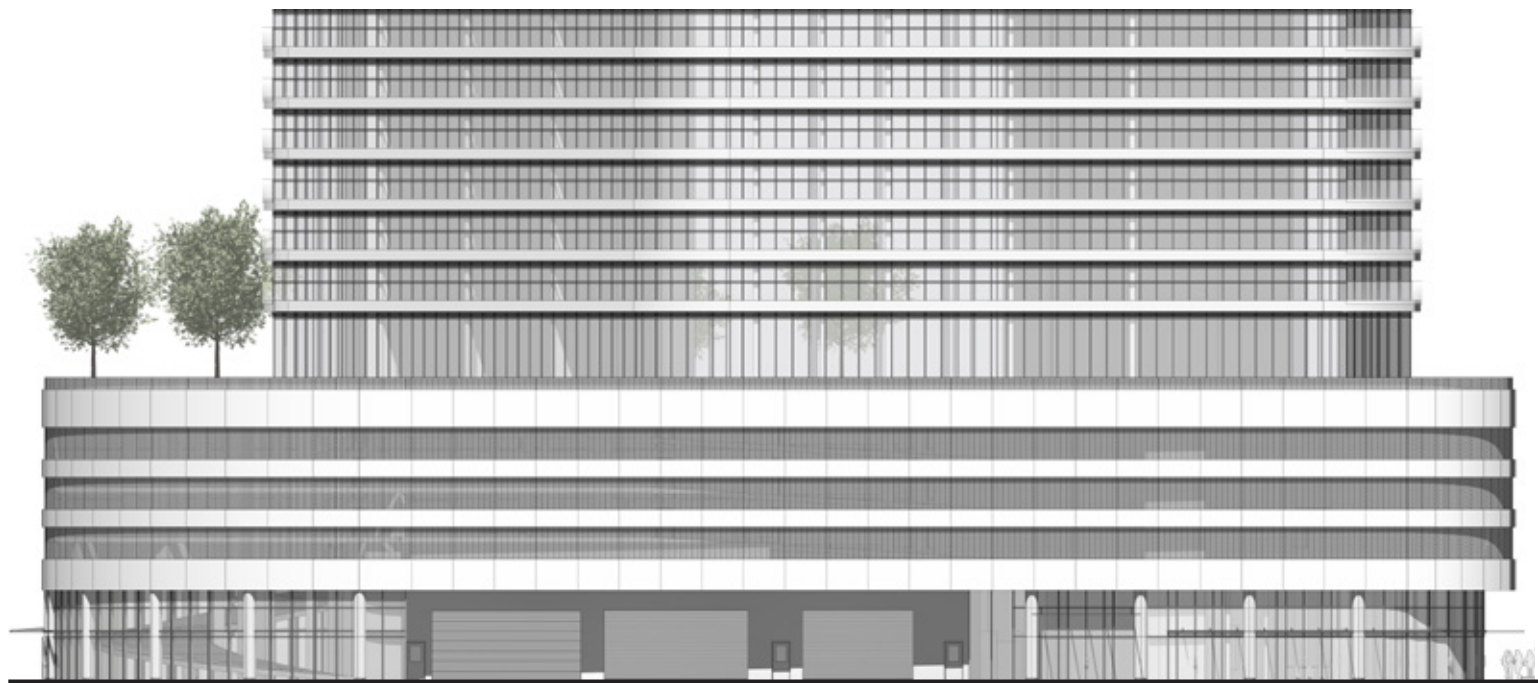




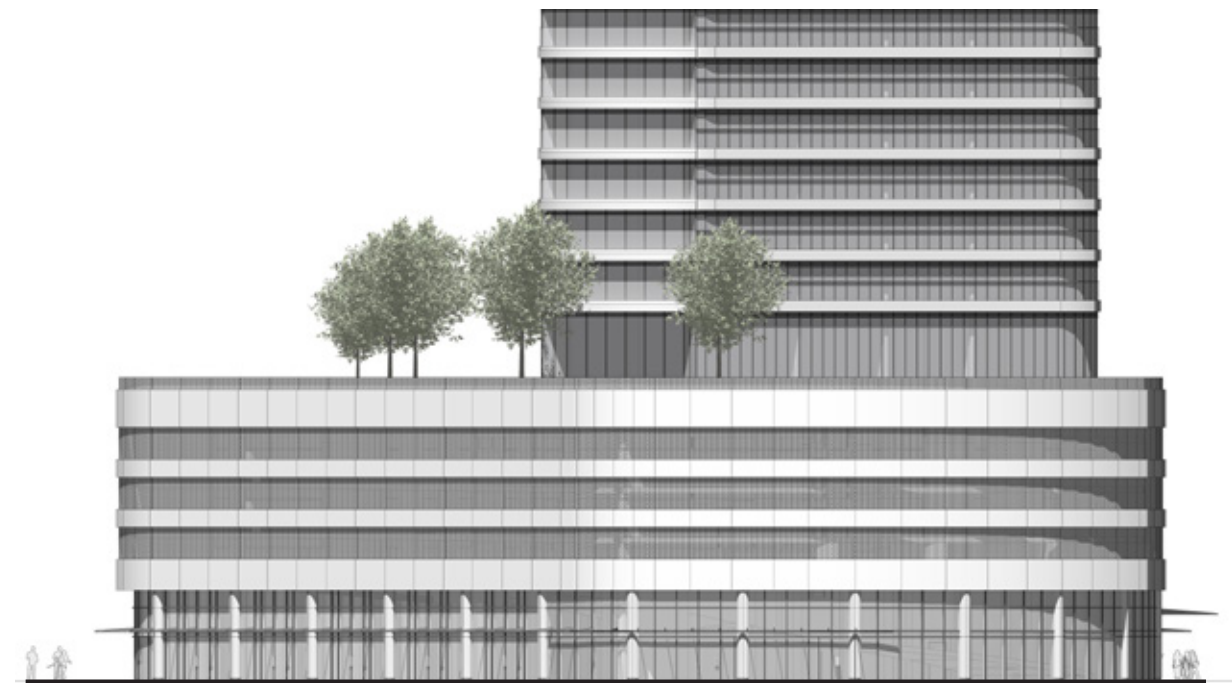
ELEVATION-1



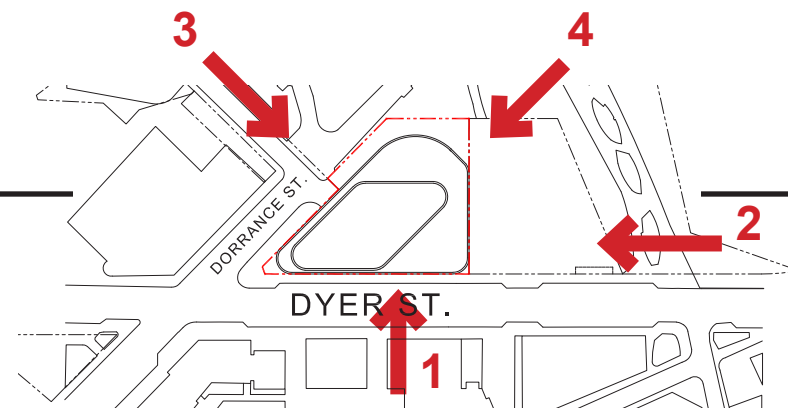
ELEVATION-2

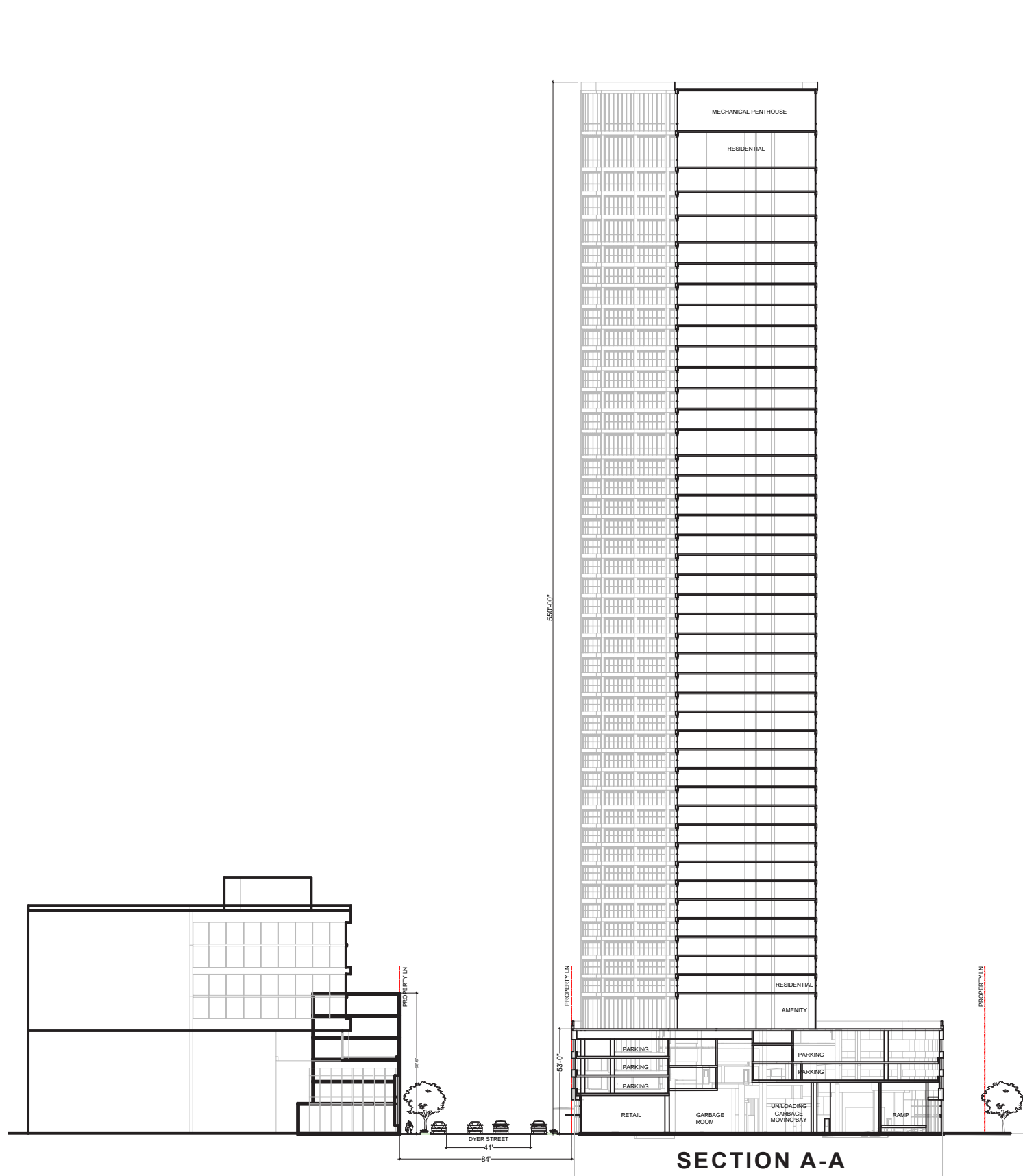


ELEVATION-3

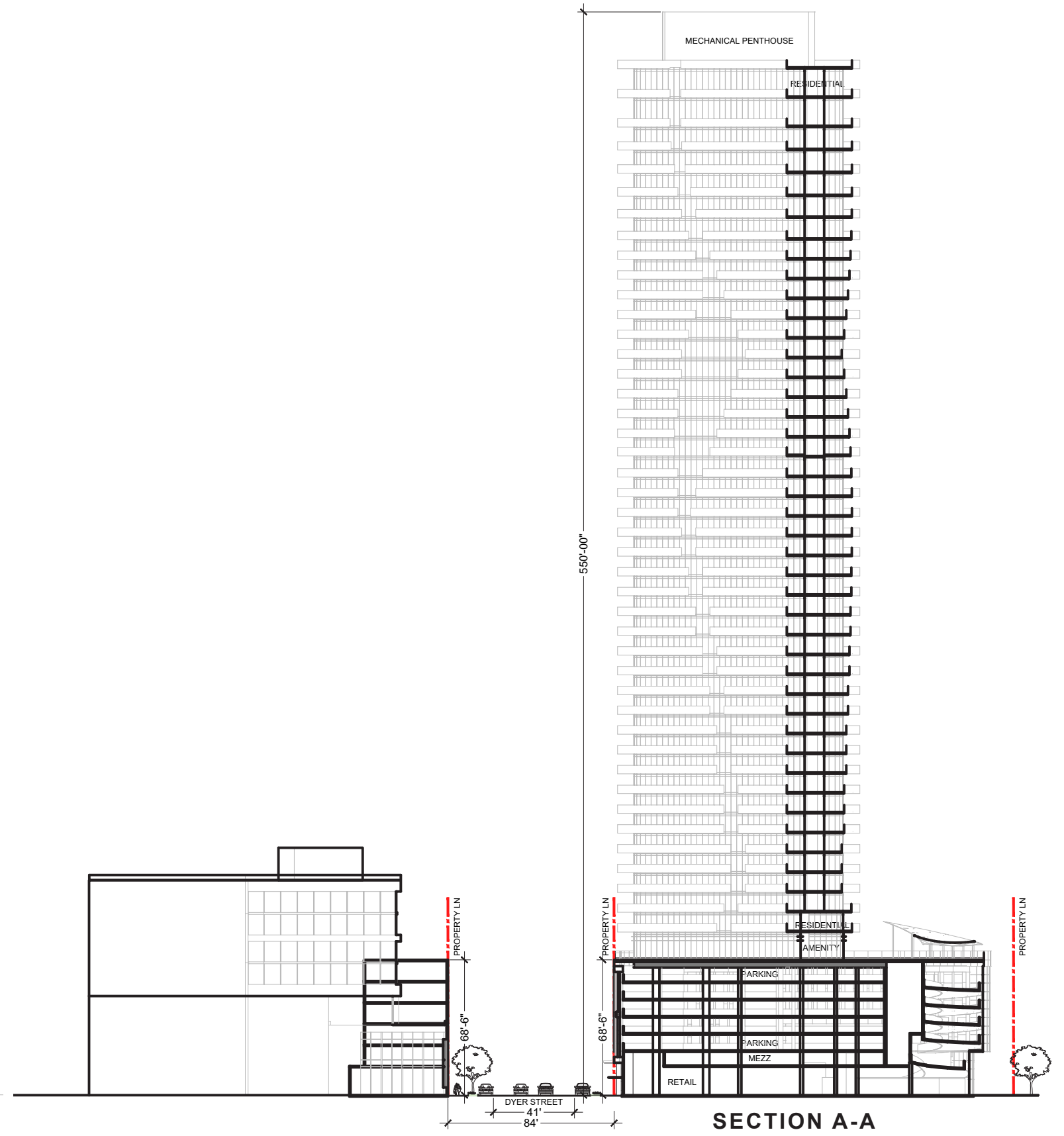


ELEVATION-4

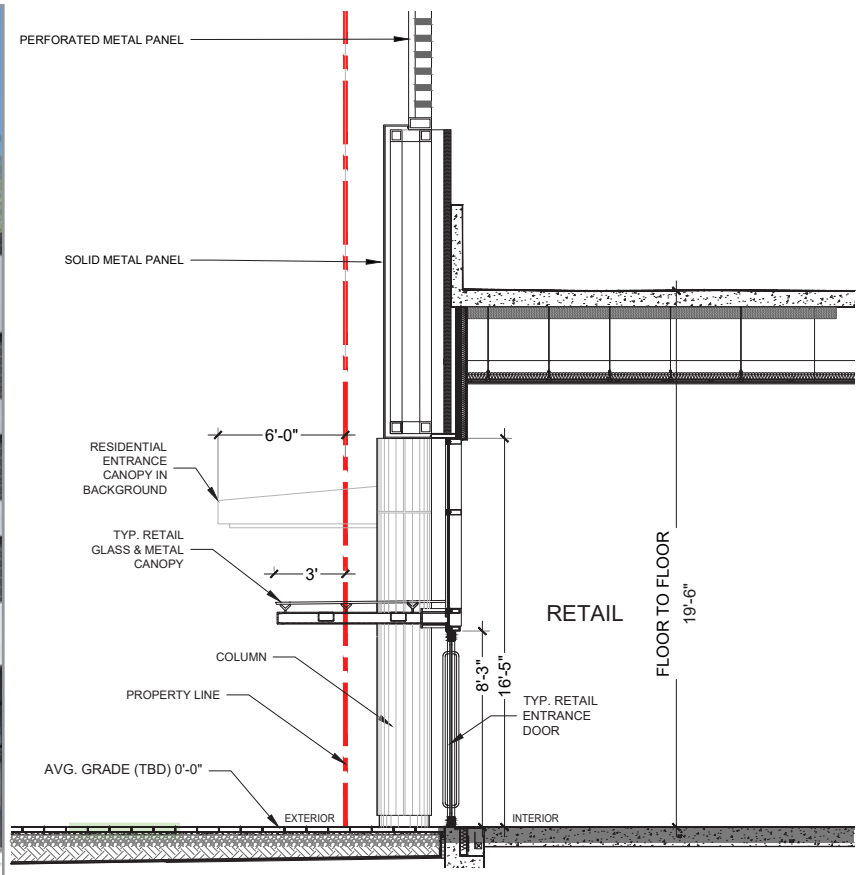




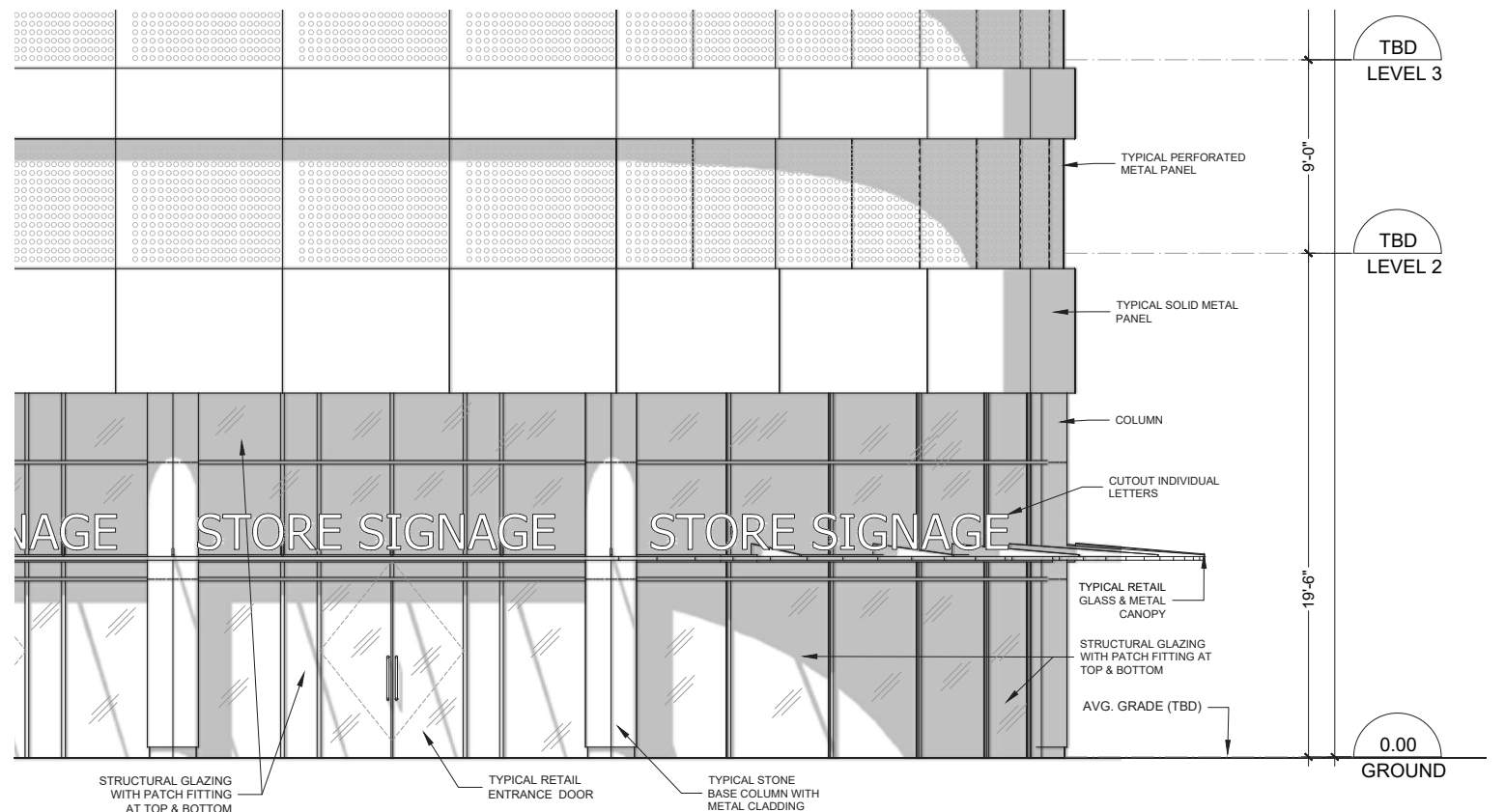
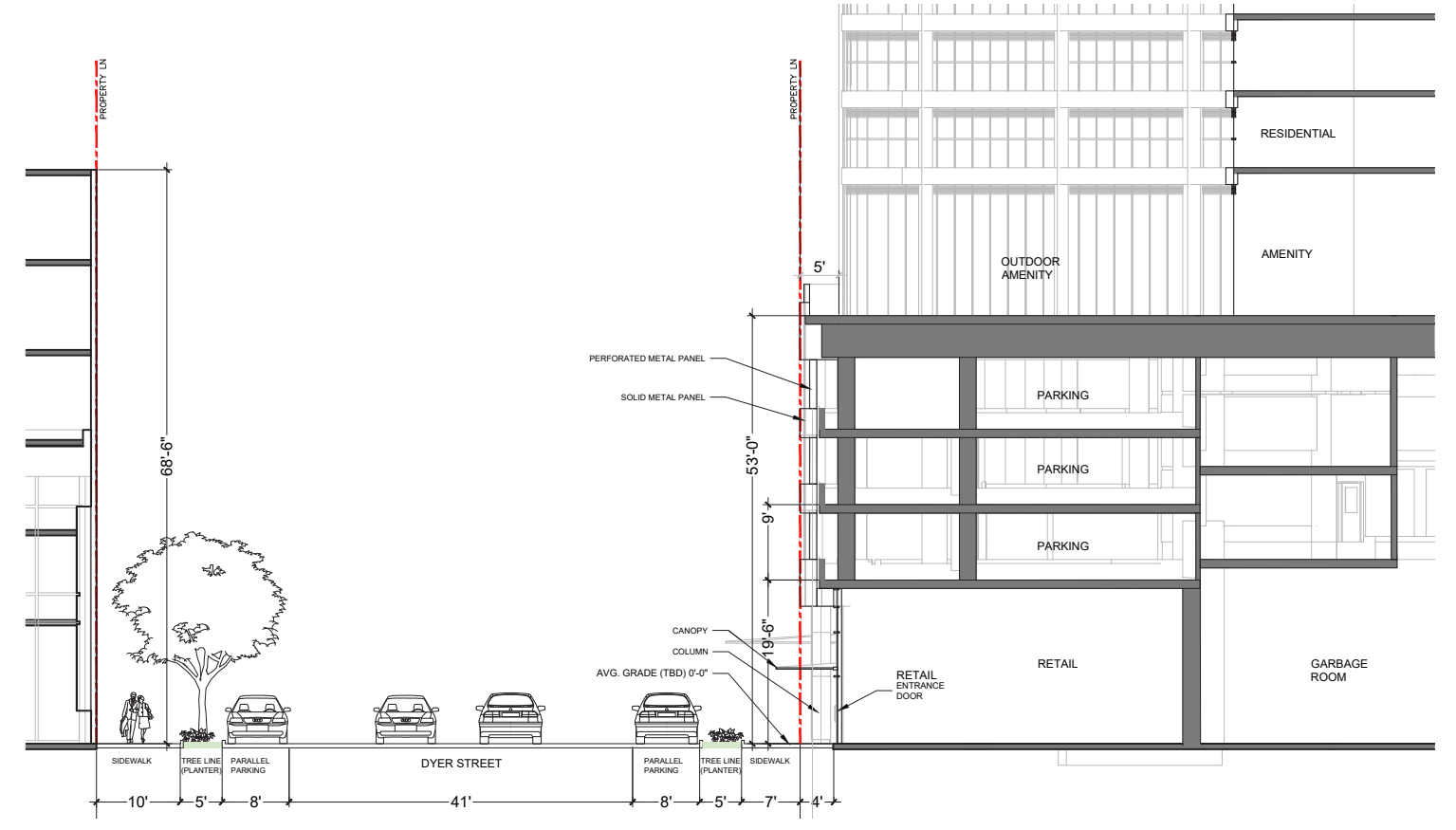
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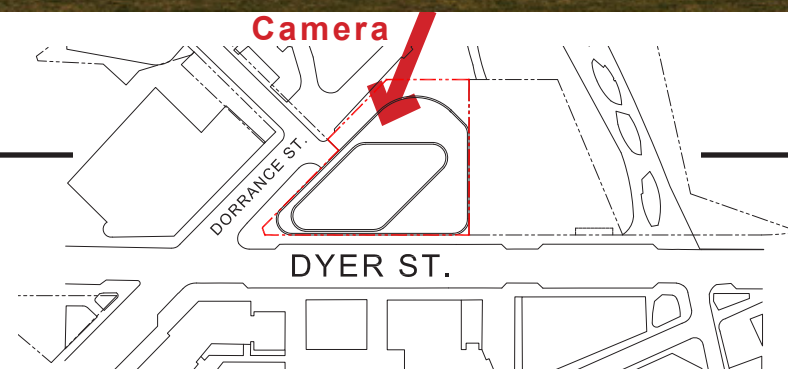
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GROUND FLOOR RETAIL SECTION DETAIL



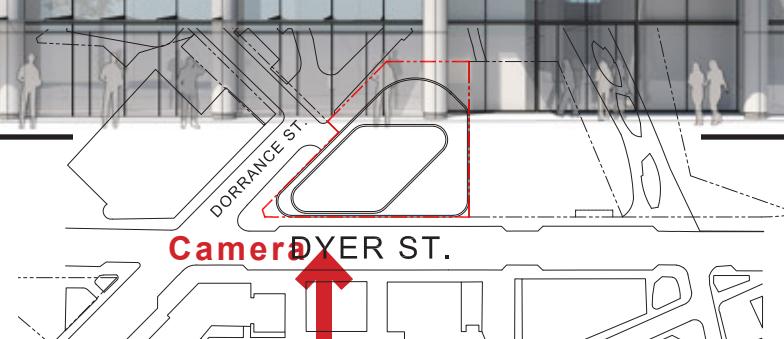
PODIUM DYER STREET ELEVATION DETAIL & MATERIALS

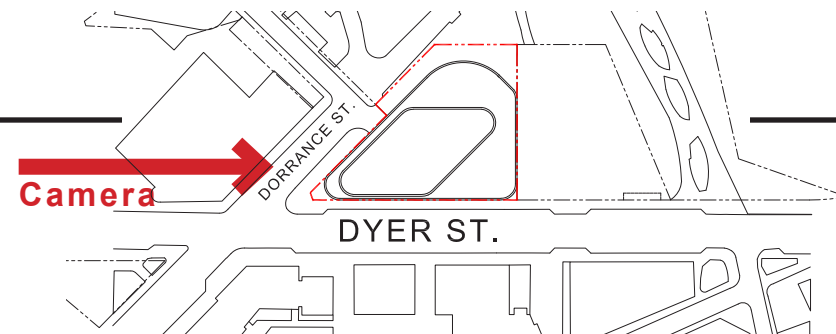


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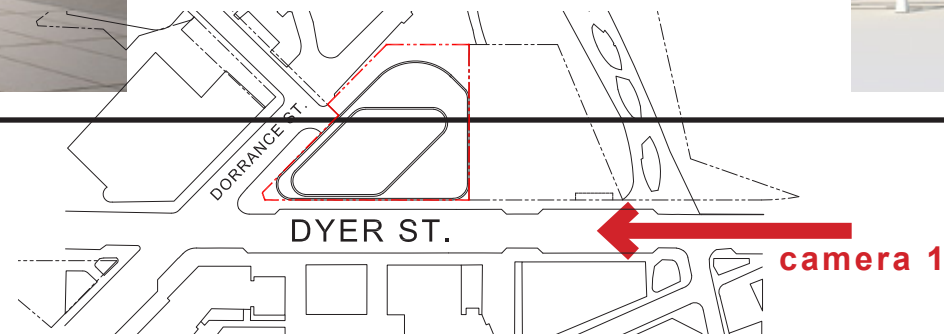
CAMERA 1

ISSUED FOR REVIEW - 11 NOVEMBER 2022



CAMERA 1

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PROJECT STATISTICS - 25 SEPTEMBER 2019

Proposed Development Area is located within Providence D-1 Downtown district area

Zoning GFA Summary

Proposed Development Area	38,389 ft ²	0.881 Acres
Proposed Staging Area	31,792 ft ²	0.729 Acres
Proposed GFA	± 581,479 ft ²	

GFA Breakdown

Residential	± 531,510 ft ²
Retail (Indoor)	± 12,572 ft ²
Retail (Outdoor)*	2,000 ft ²
Office	4,000 ft ²
Amenity (Indoor)	6,000 ft ²
Amenity (Outdoor)*	8,000 ft ²
Mechanical & Services**	± 27,397 ft ²
Parking*	± 165,875 ft ²

* Marked Uses are exempted from GFA Calculation.

** Marked Uses are comprised of Un/Loading Area, Garbage Rooms, Bike Rooms and MEP Areas.

Residential Unit Mix

Total No. of Residential Units	557 Units
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Residential Amenity

Indoor Amenity Area	6,000 ft ²	10.77 ft ² per Unit
Outdoor Amenity Area	8,000 ft ²	14.36 ft ² per Unit

Car Parking

Required	557 (1 Parking Spot Per Unit)
Provided	330 (0.608 Parking Spot Per Unit)

Building Height

Proposed building height to top of mech. penthouse	550 ft
Proposed building height to top of podium slab	68.5 ft
Proposed building height to top of last resi. Floor	530 ft
Top of podium to top of last resi. Floor	461.5 ft
Mechanical penthouse height	20 ft

PROJECT STATISTICS - 11 DECEMBER 2022

Proposed Development Area is located within Providence D-1 Downtown district area

Zoning GFA Summary

Proposed Development Area	38,389 ft ²	0.881 Acres
Proposed Staging Area	31,792 ft ²	0.729 Acres
Proposed GFA	± 717,400 ft ²	

GFA Breakdown

Residential	± 658,680 ft ²
Retail (Indoor)	± 8,500 ft ²
Retail (Outdoor)*	2,000 ft ²
Office	3,000 ft ²
Amenity (Indoor)	9,200 ft ²
Amenity (Outdoor)*	15,000 ft ²
Mechanical & Services**	± 38,020 ft ²
Parking*	± 80,970 ft ²

* Marked Uses are exempted from GFA Calculation.

** Marked Uses are comprised of Un/Loading Area, Garbage Rooms, Bike Rooms and MEP Areas.

Residential Unit Mix

Total No. of Residential Units	618 Units
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Residential Amenity

Indoor Amenity Area	9,200 ft ²	14.88 ft ² per Unit
Outdoor Amenity Area	15,000 ft ²	24.27 ft ² per Unit

Car Parking

Required	618 (1 Parking Spot Per Unit)
Provided	166 (0.268 Parking Spot Per Unit)

Building Height

Proposed building height to top of mech. penthouse	550 ft
Proposed building height to top of podium slab	53 ft
Proposed building height to top of last resi. Floor	530 ft
Top of podium to top of last resi. Floor	477 ft
Mechanical penthouse height	20 ft