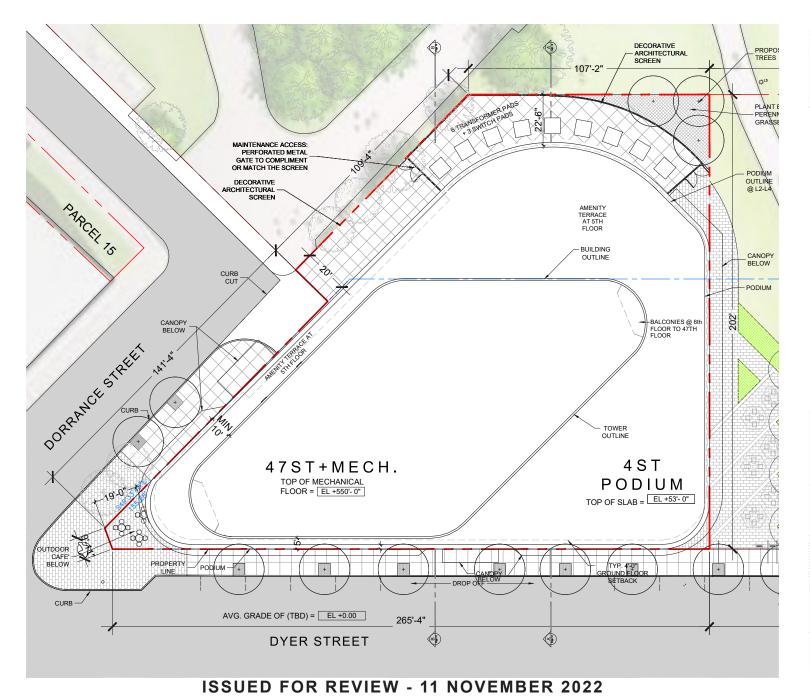
THE FANE TOWER

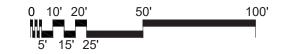
250 Dyer Street, Providence Rhode Island

ISSUED FOR I-195 COMMISSION REVIEW
03 JANUARY 2023

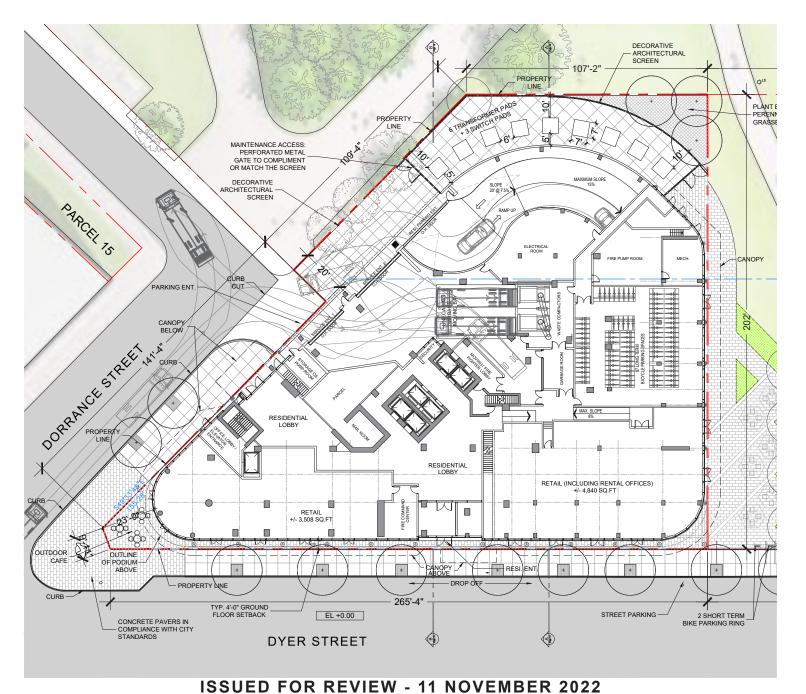


- PODIUM OUTLINE @ GROUND PODIUM OUTLINE @ L2-L6 107'-2" 6 NO. TRANSFORMERS BELOW -20. F PLANT I PERENI GRASSI DECORATIVE ARCHITECTURAL SCREEN GATE BELWO TO COMPLIMENT OR MATCH THE DECORATIVE PARCE! IS BALCONY DEPTH VARIES
0' TO 5' SETBACK FROM
PROPERTY LINE BUILDING OUTLINE PODIUM
PODIUM 46ST+MECH.TOP OF MECHANICAL FLOOR = EL +550'-0" TOP OF SLAB = EL +68'-6" BALCONY DEPTH VARIES 0' TO 5' SETBACK FROM PROPERTY LINE TYP. 4'-0" GROUND FLOOR SETBACK - DROP OFF 265'-4" AVG. GRADE OF (TBD) = EL +0.00 DYER STREET

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

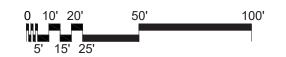




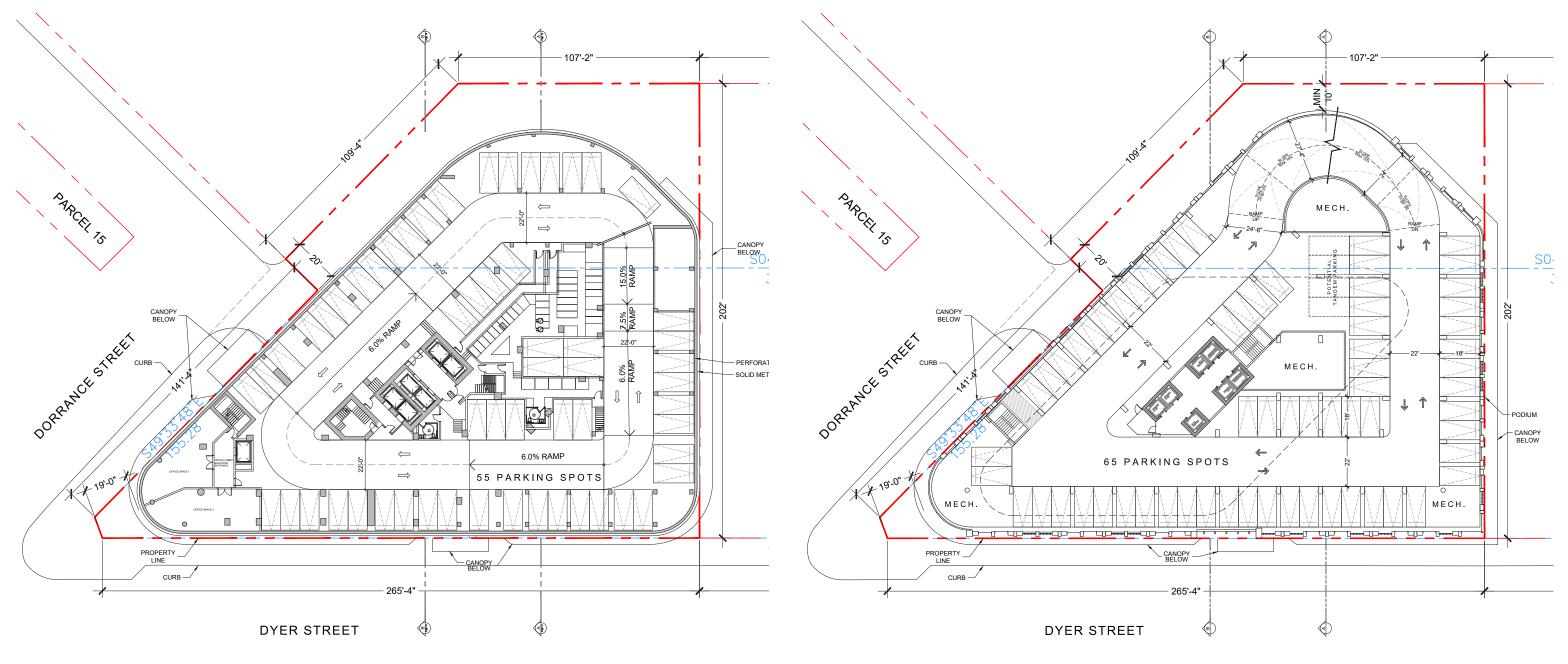


MAINTENANCE ACCESS: PERFORATED METAL GATE TO COMPLIMENT OR MATCH THE SCREEN DECORATIVE ARCHITECTURAL -SCREEN PROPO: 107'-2" PLANT I PERENI GRASSI TRANSFORMERS PROPERTY LINE MECH PERFORATED METAL GATE TO COMPLIMENT
OR MATCH THE
DECORATIVE SCREEN ØURB _ CUT GARBAGE MOVING BAY LOBBY 6'-10" ±9 537 SQ. FT. LOBBY RETAIL OUTLINE OF PODIUM — RESI. ENT. GROUND FLOOR CANOPY -- DROP OFF -CONCRETE PAVERS IN COMPLIANCE WITH CITY AVG. GRADE OF (TBD) = EL +0.00 STREET PARKING STANDARDS DYER STREET

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

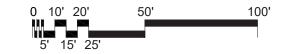




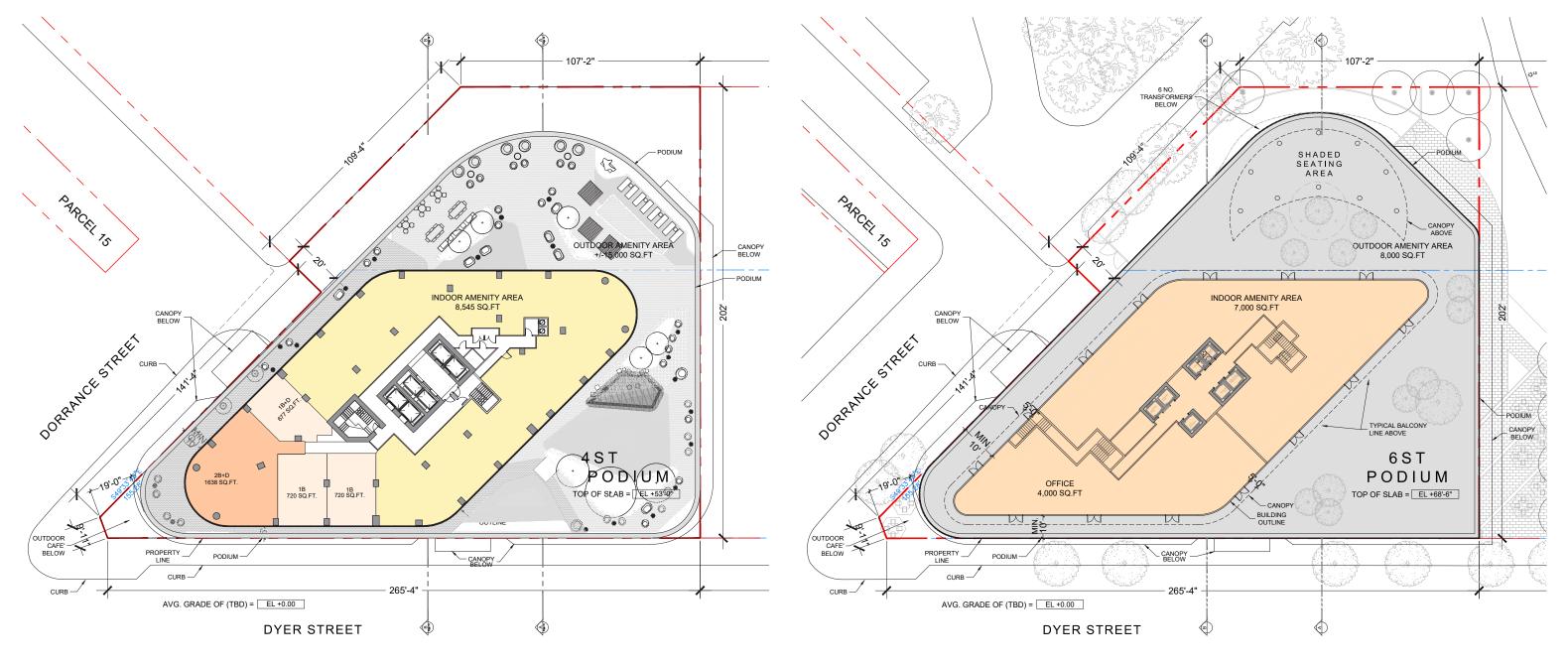


ISSUED FOR REVIEW - 11 NOVEMBER 2022

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

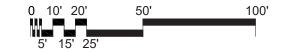




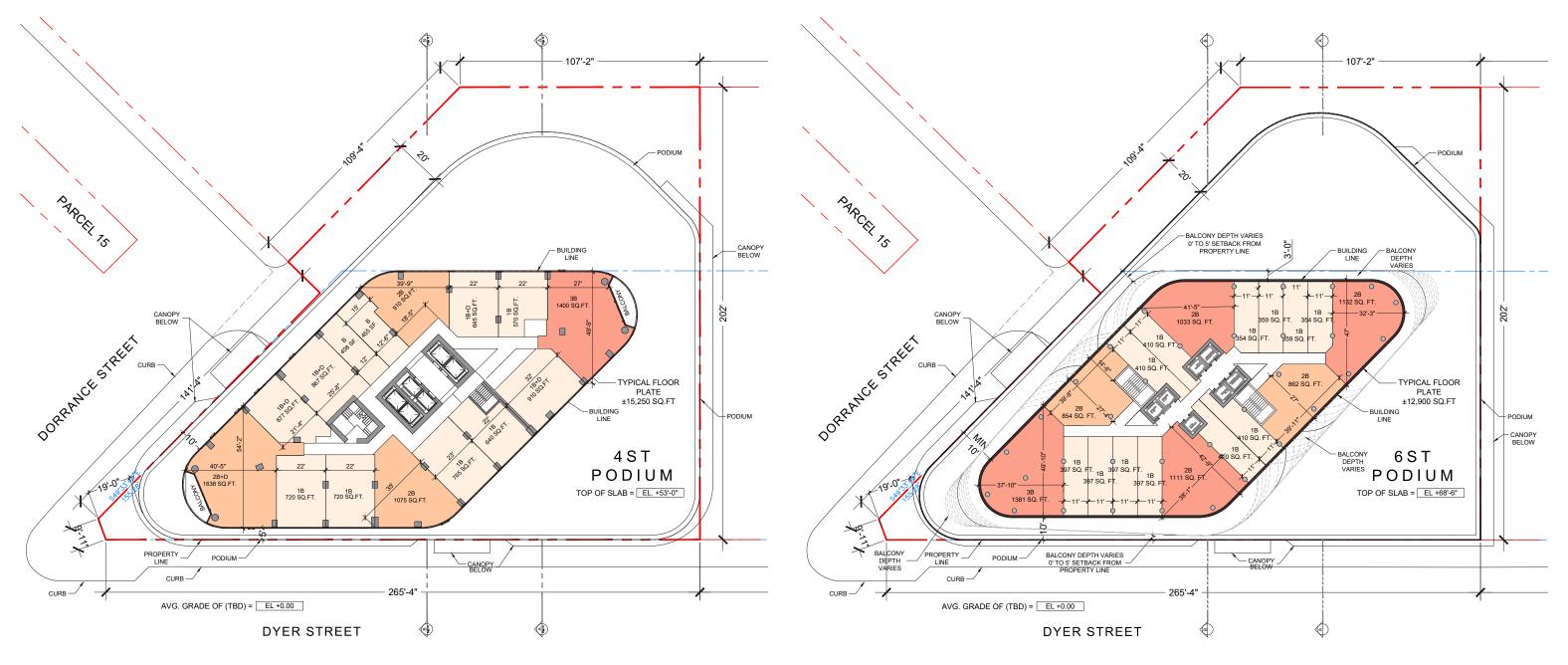


ISSUED FOR REVIEW - 11 NOVEMBER 2022

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

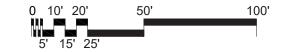


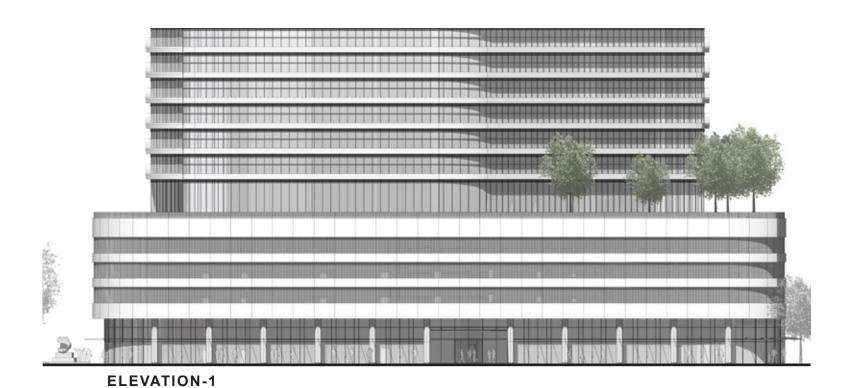




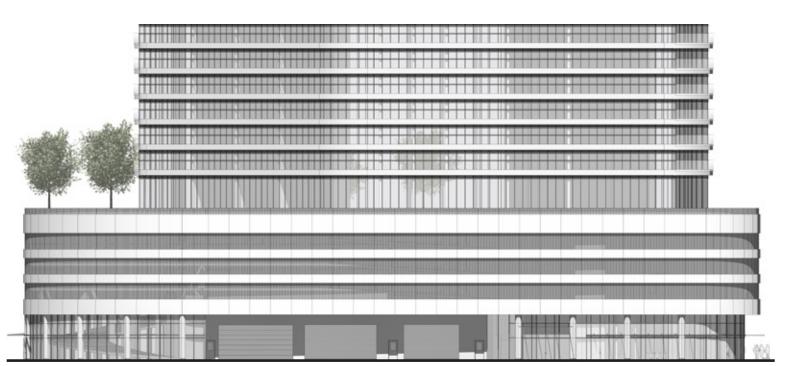
ISSUED FOR REVIEW - 11 NOVEMBER 2022

ISSUED FOR REVIEW - 25 SEPTEMBER 2019

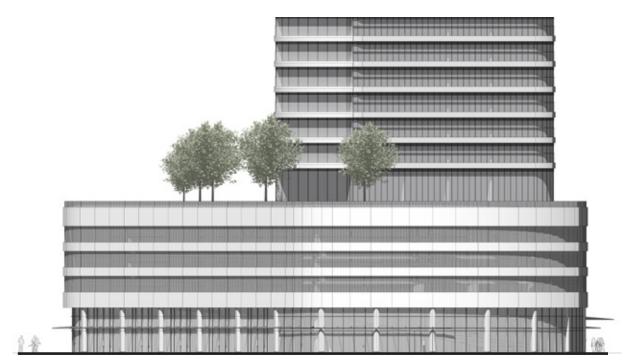




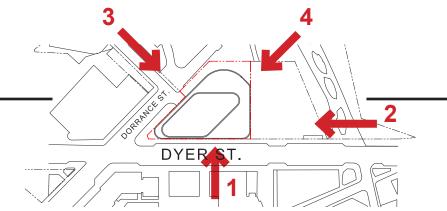
ELEVATION-2

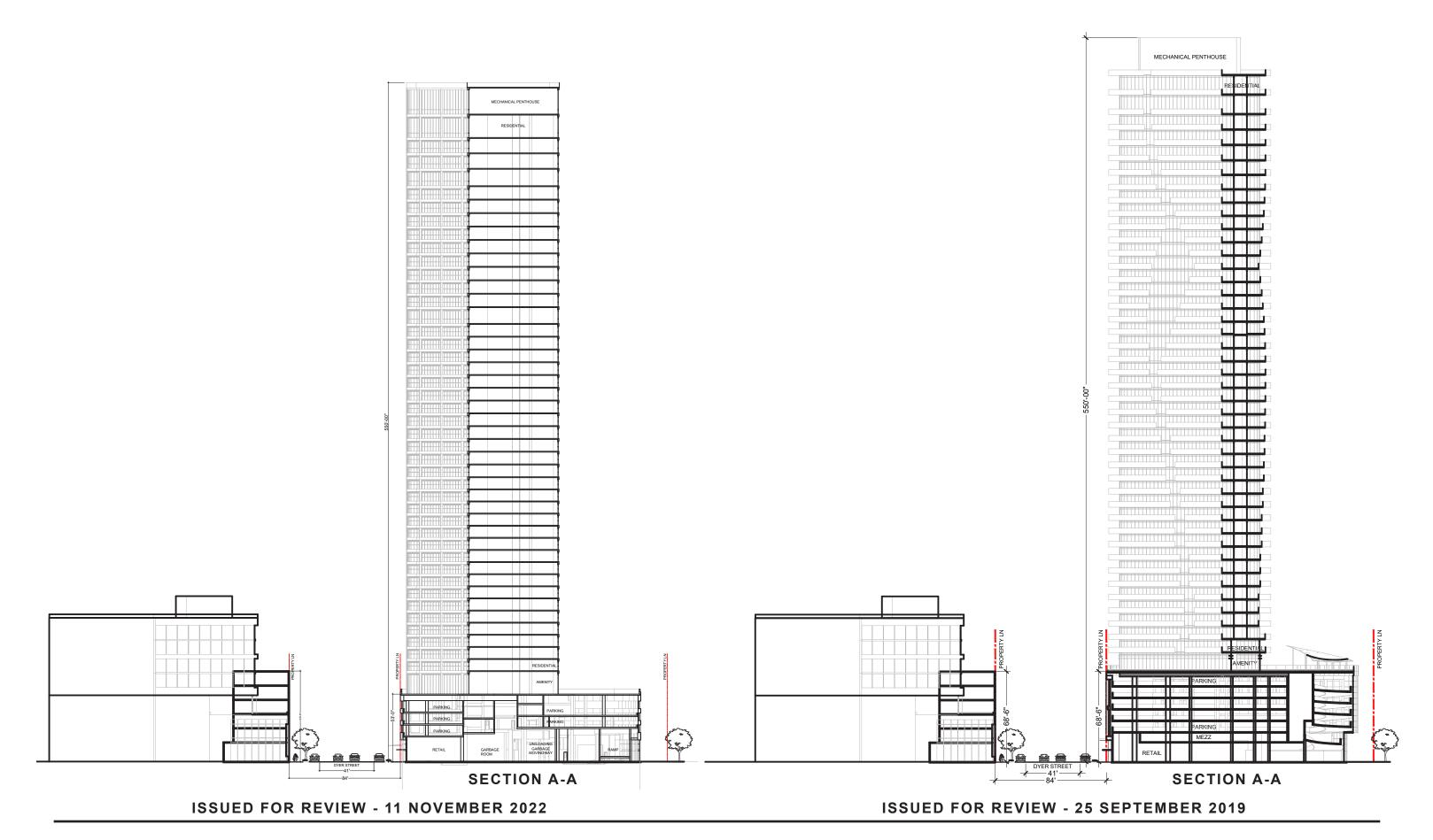


ELEVATION-3

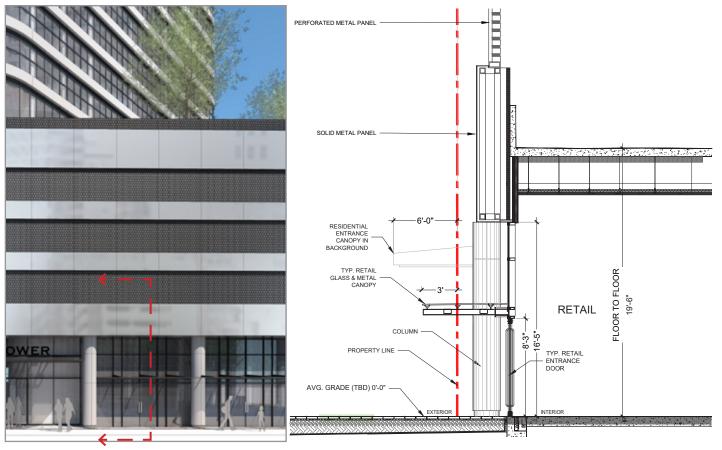


ELEVATION-4

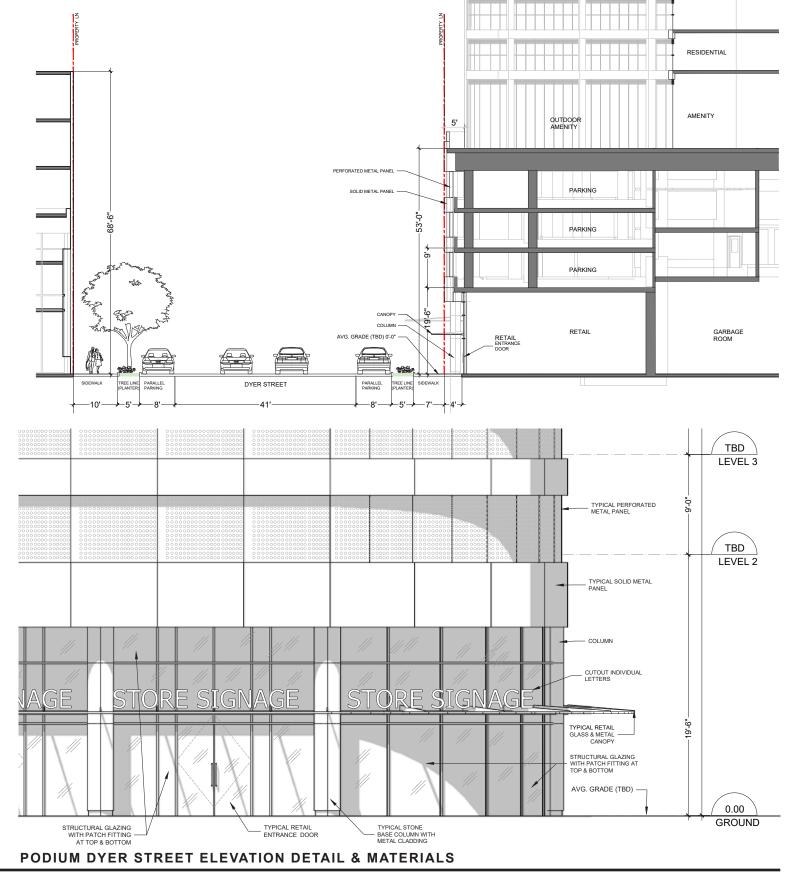




ILLUSTRATIVE BUILDING SECTIONS



GROUND FLOOR RETAIL SECTION DETAIL





DYER ST.







CameraXER ST.

THE FANE TOWER

250 Dyer St, Providence Rhode Island









ISSUED FOR REVIEW - 11 NOVEMBER 2022

DYER ST.

camera 1



THE FANE TOWER
250 Dyer St, Providence
Rhode Island

DYER STREET VIEWS





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 ft²	0.881 Acres
Proposed Staging Area	31,792 ft²	0.729 Acres
Proposed GFA	± 581,479 ft²	

GFA Breakdown

Residential	± 531,510 ft ²
Retail (Indoor)	± 12,572 ft²
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 ft²

^{*} Marked Uses are exempted from GFA Calculation.

Residential Unit Mix

Total No	of Residential Units	557 Units
TOLALINO.	oi residential onits	22/ 01116

Residential Amenity

Indoor Amenity Area	6,000 ft ²	10.77 ft² per Unit
Outdoor Amenity Area	8,000 ft ²	14.36 ft² 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 ft²	0.881 Acres
Proposed Staging Area	31,792 ft²	0.729 Acres
Proposed GFA	+ 717 400 ft ²	

GFA Breakdown

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

^{*} Marked Uses are exempted from GFA Calculation.

Residential Unit Mix

Total No. of Posidontial Units	618 Units
Total No. of Residential Units	סדס חווור?

Residential Amenity

Indoor Amenity Area	9,200 ft ²	14.88 ft ² per Unit
Outdoor Amenity Area	15,000 ft ²	24.27 ft² 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

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

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