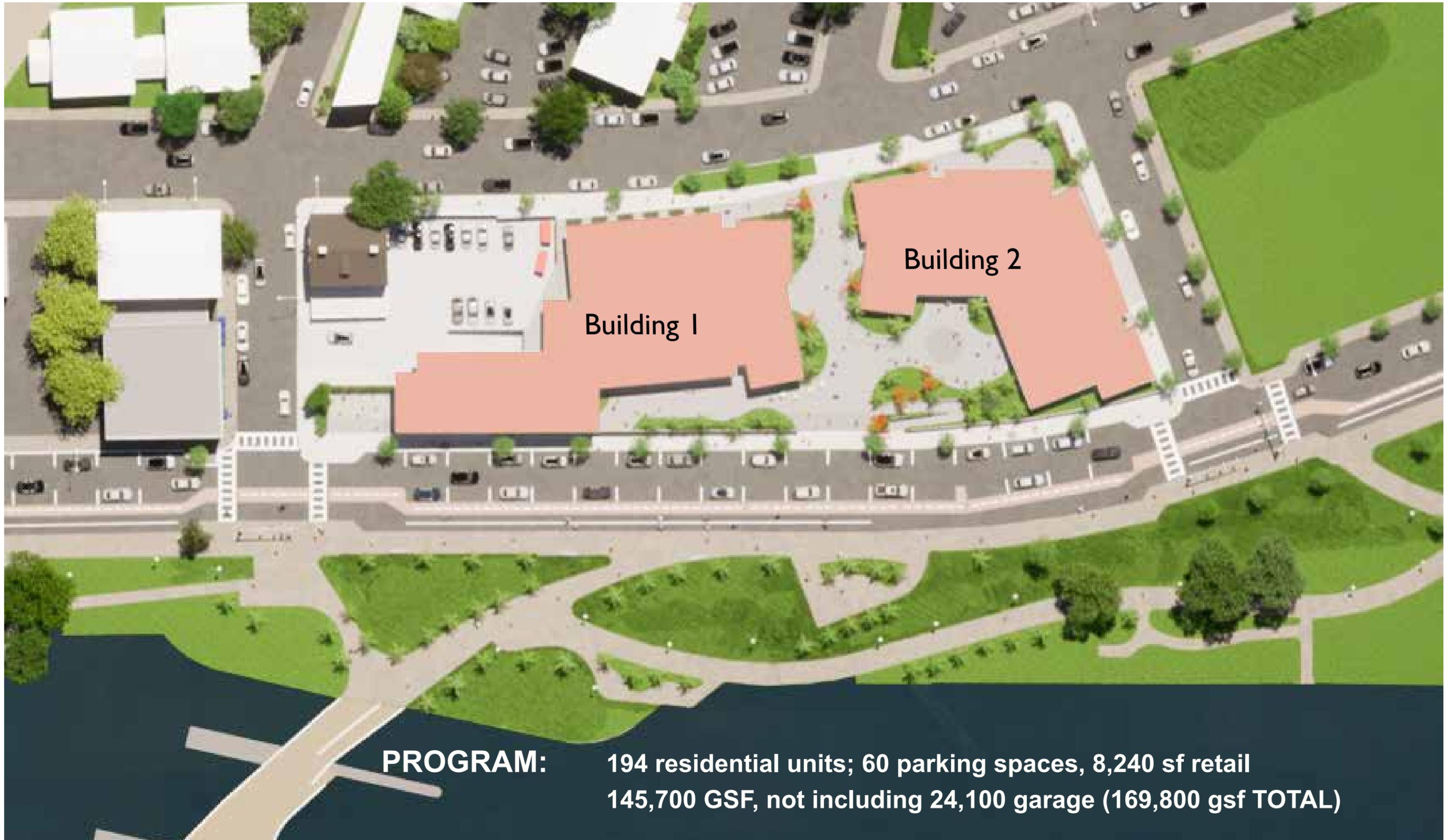


Final Plan- Program



PROGRAM: 194 residential units; 60 parking spaces, 8,240 sf retail
145,700 GSF, not including 24,100 garage (169,800 gsf TOTAL)

Updates from Concept Design

a. Facade Design and Materials

We replaced the terra cotta shingles with traditional brick. The composition of the façade has been simplified. The inset detailing will be a wood-look fiber cement panel and the vertical battens will be matching stock trim pieces. Lastly, we introduced standing seam metal cladding in some areas. We propose to use this material as an accent for "indented" areas, some penthouses, and for party walls.

b. Accessible Ramp

The location of the accessible ramp has been updated to be immediately adjacent to the main stair for convenience. The design of the ramp has also been updated so that it is better integrated with the landscape plan.

c. Landscape Design

We developed the landscape design- generally by reducing the amount of paving and replacing it with more green spaces. We also proposed "mounds", which will create enough bedding depth to be able to plant some larger trees on the plaza. We updated various elements along South Water Street with the intent to mitigate the "wall-like" effect we had in previous iterations. We stepped the concrete retaining walls to create more surfaces for planting and also to provide some informal seating areas.

d. Corner of James Street and South Water Street

We shifted the public stair at the corner southward in order to create a a more visible and transparent corner at the café. For the areas where we have some tall walls, we plan to plant ivy over its surfaces. The café terrace is now defined by a brick wall and tall planting. The brick wall screens the drop off area and driveway into the garage. The planting provides a visual screen to the loading dock and trash areas for the abutters, but is also more permeable than a solid wall and will feel connected to the sidewalk and pedestrian life as a result.

Note: The overhead trellis was removed because it extended past one of the property lines and would potentially create a permitting challenge.

e. Additional Comments

- i. We have added trash chutes on every floor and a trash room on garage levels for both buildings.
- ii. We developed the bike room locations for both buildings with a focus on convenience and accessibility for residents. We have the capacity for 104 bikes indoors for residents. And we propose two public outdoor bike racks. We are open to the providing the number that is desired.

Final Plan- Landscape Plan



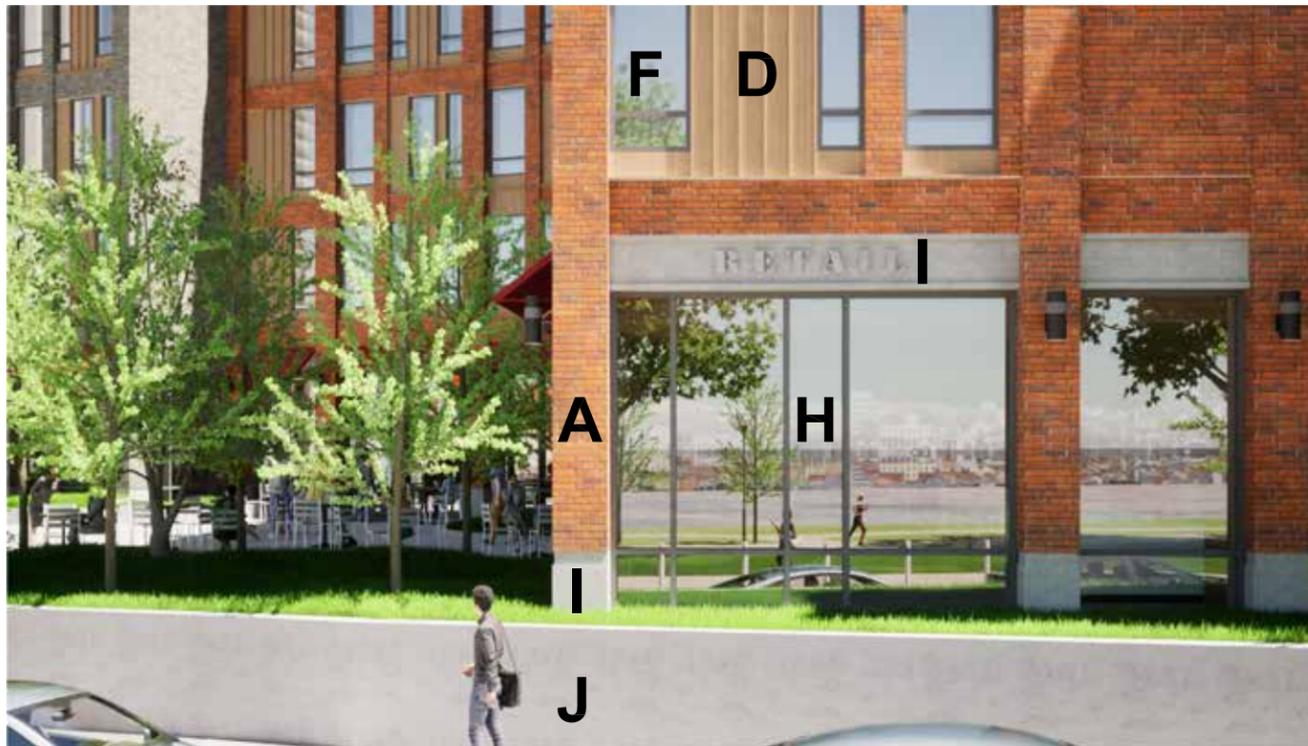
Final Plan- Exterior Materials

EXTERIOR MATERIALS:

- A. Red Brick
- B. Standing Seam Metal Panel
- C. Gray Brick
- D. Wood-look fiber-cement panel with matching battens
- E. Black PVC Windows
- F. Canvas Awning
- G. Metal Panel
- H. Black Aluminum Storefront
- I. "Arriscraft" Masonry
- J. Poured in place Concrete



PARTIAL MAIN ST ELEVATION



PARTIAL WATER ST ELEVATION

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PARCEL 2
 Providence, RI

Revisions	Date
DESIGN DEVELOPMENT	12.06.2023

A.15

Final Plan- Looking South on Main Street



Final Plan- Looking South on Main St



Final Plan- Looking towards "gateway" from Transit St



Final Plan- "Gateway" on Main St



Final Plan- Looking North across plaza to Building I



Final Plan- Looking South on Plaza to Building 2



Final Plan- Gateway and grand stair from South Water St



Final Plan- Looking South at Grand stair and Building 2 on Water St



Final Plan- Residential Units overlooking South Water St



Final Plan- Cafe terrace on James St/ South Water St



Final Plan- Corner detail of James St/ South Water St



Current Proposal- Looking South on South Water St



Current Proposal- Looking North on Main St



Parking Plan

Residents

- 60 covered parking spaces for exclusive use of residents
 - Unit mix is skewed towards studios. Residents renting these units typically do not have cars per our experience
- Additional monthly parking spaces for our residents at nearby parking lots (less than 0.3 mile)

Restaurant

- Local parking provider, Untied Parking
- Valet Service for restaurant patrons and employees
- 4-5 nights per week (peak times will be adjusted based on seasonal demand)

Multimodal transportation

- 104 indoor bicycle parking spaces for residents, additional outdoor bike racks for public
- Bus stop at corner of South Main and James Street and South Water and James Street
 - Three routes (RIPTA Routes 35, 60, and 78) with service from Downtown all the way to Newport
- Promote public transportation (resident incentive programs and live schedule boards in the resident lobbies)
- Passenger pick-up/drop off area on Dollar Street for passenger loading and ride sharing vehicles
- Dedicated off-street loading facilities for commercial trucks and delivery vehicles



THANK YOU!