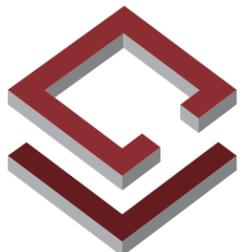




# DYER WHARF I-195 DESIGN PRESENTATION

2.2.2026



**CV Properties** LLC  
DEVELOPMENT + INVESTMENT + MANAGEMENT

# WAIVER 1 LONG-TERM BICYCLE PARKING

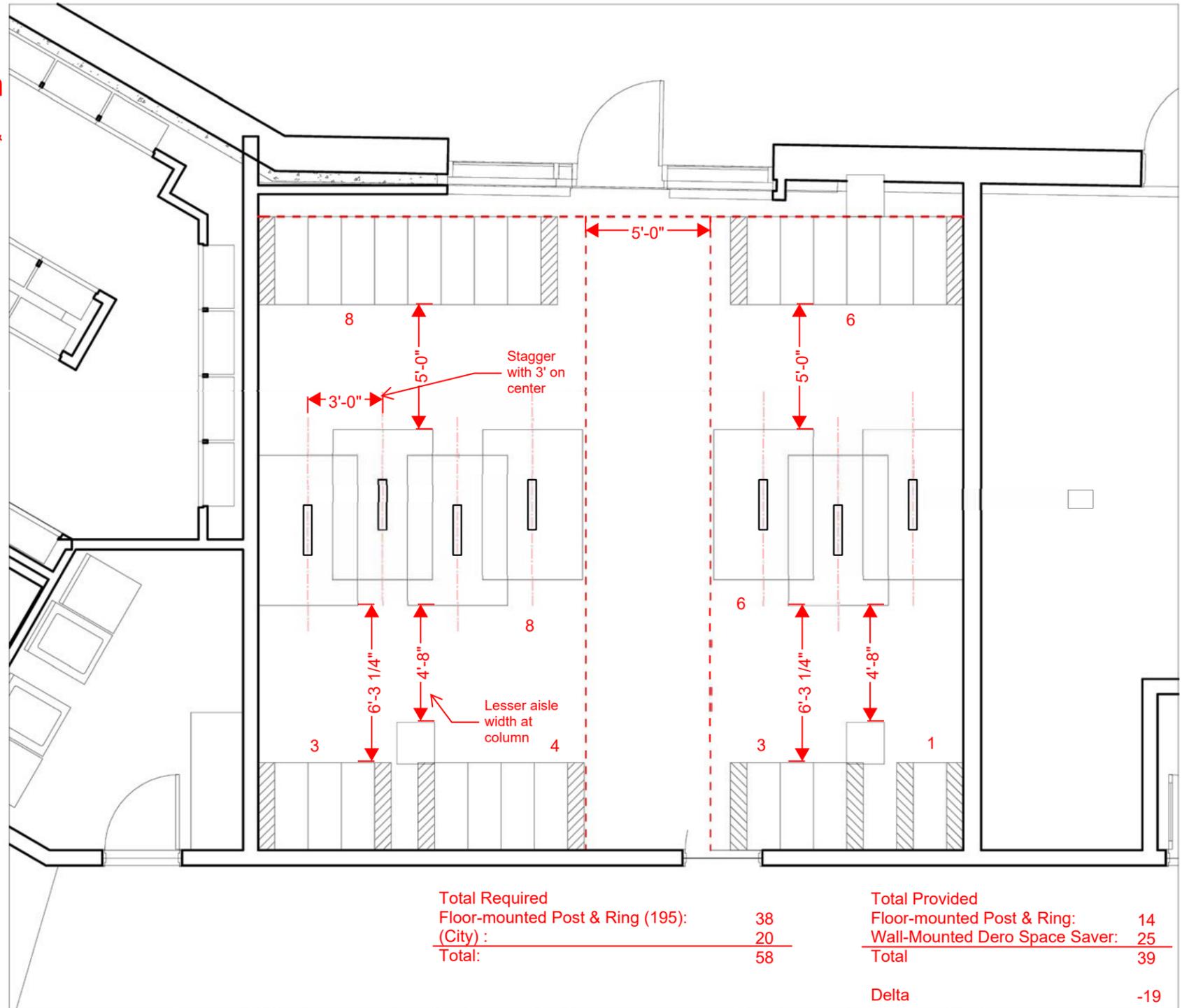
## LONG-TERM BICYCLE PARKING:

2.4 PARKING & LOADING, SECTION 2.4.D BICYCLE PARKING DESIGN STANDARDS, TABLE 2.4-1 MINIMUM BICYCLE PARKING REQUIREMENTS & DIMENSIONAL STANDARDS 2.4.D.1.A AND 2.4.D.2.C.

A REDUCTION IN THE MINIMUM NUMBER AND AN ALLOWANCE FOR ALTERED DESIGN FOR A LIMITED NUMBER OF THE REQUIRED LONG-TERM BICYCLE PARKING SPACES. SPECIFICALLY, ALLOWING THE DESIGN OF THE BIKE ROOM ATTACHED TO THIS MEMO AS EXHIBIT 1, WHICH USES A MIX OF FLOOR-MOUNTED POST AND RING RACKS AND WALL-MOUNTED RACKS, FOR A TOTAL OF 39 SPACES. BECAUSE THIS IS THE FIRST AND MOST DIMENSIONALLY CONSTRAINED PHASE OF A MULTI-PHASE DEVELOPMENT, WE RECOMMEND THAT THE DEFICIT OF 19 LONG-TERM BICYCLE PARKING SPACES ASSOCIATED WITH THIS DEVELOPMENT BE PROVIDED AS PART OF THE LATER PHASES OF THE DEVELOPMENT AND MADE AVAILABLE TO RESIDENTS OF THIS BUILDING.

## Allowed Long-Term Bike Parking Design

Wall-Mounted Dero Space Saver + Floor-mounted Post & Ring

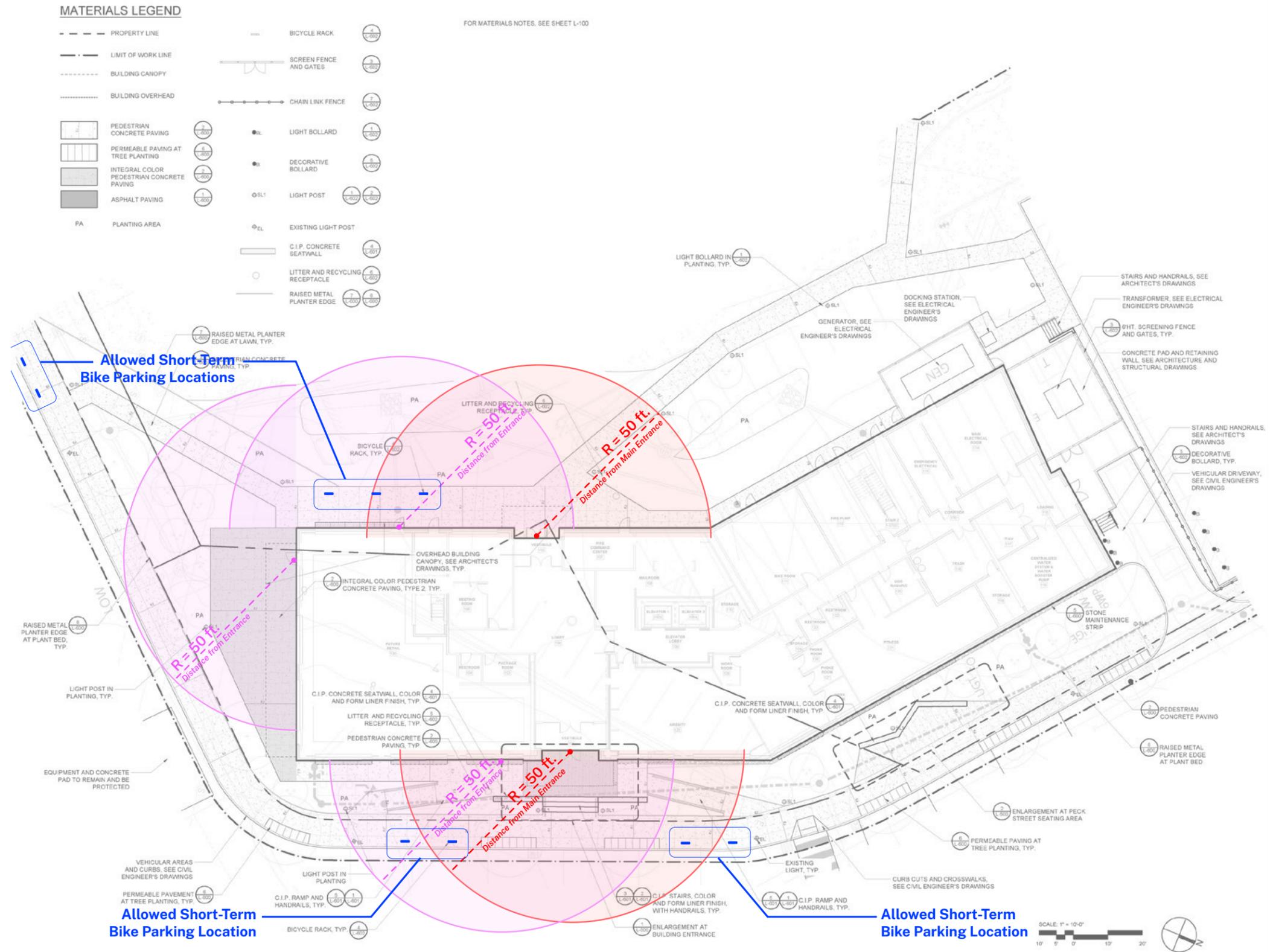


# WAIVER 2 SHORT-TERM BICYCLE PARKING

## SHORT-TERM BICYCLE PARKING:

### 2.4 PARKING & LOADING, SECTION 2.4.D.1.B BICYCLE PARKING DESIGN STANDARDS

AN ALLOWANCE FOR THE REQUIRED SHORT-TERM BICYCLE PARKING SPACES TO BE LOCATED MORE THAN 50FT FROM THE PRIMARY ENTRYWAYS TO THE RESIDENTIAL UNITS AND GROUND FLOOR RETAIL SPACE, PROVIDED THE SPACES ARE LOCATED ON THE CLOSEST AVAILABLE LEVEL SIDEWALK OR PLAZA SPACE THAT AVOIDS CONFLICTS WITH CROSSWALKS AND ACCESSIBILITY FEATURES, STREET TREES, ABOVE-GROUND UTILITY FEATURES, AND WALKWAYS FORM SIDEWALK GRADE TO DFE-1. SPECIFICALLY, ALLOWING SHORT-TERM BIKE PARKING SPACES TO BE LOCATED IN THE PLACES INDICATED BY THE DIAGRAM ATTACHED TO THIS MEMO AS EXHIBIT 2.





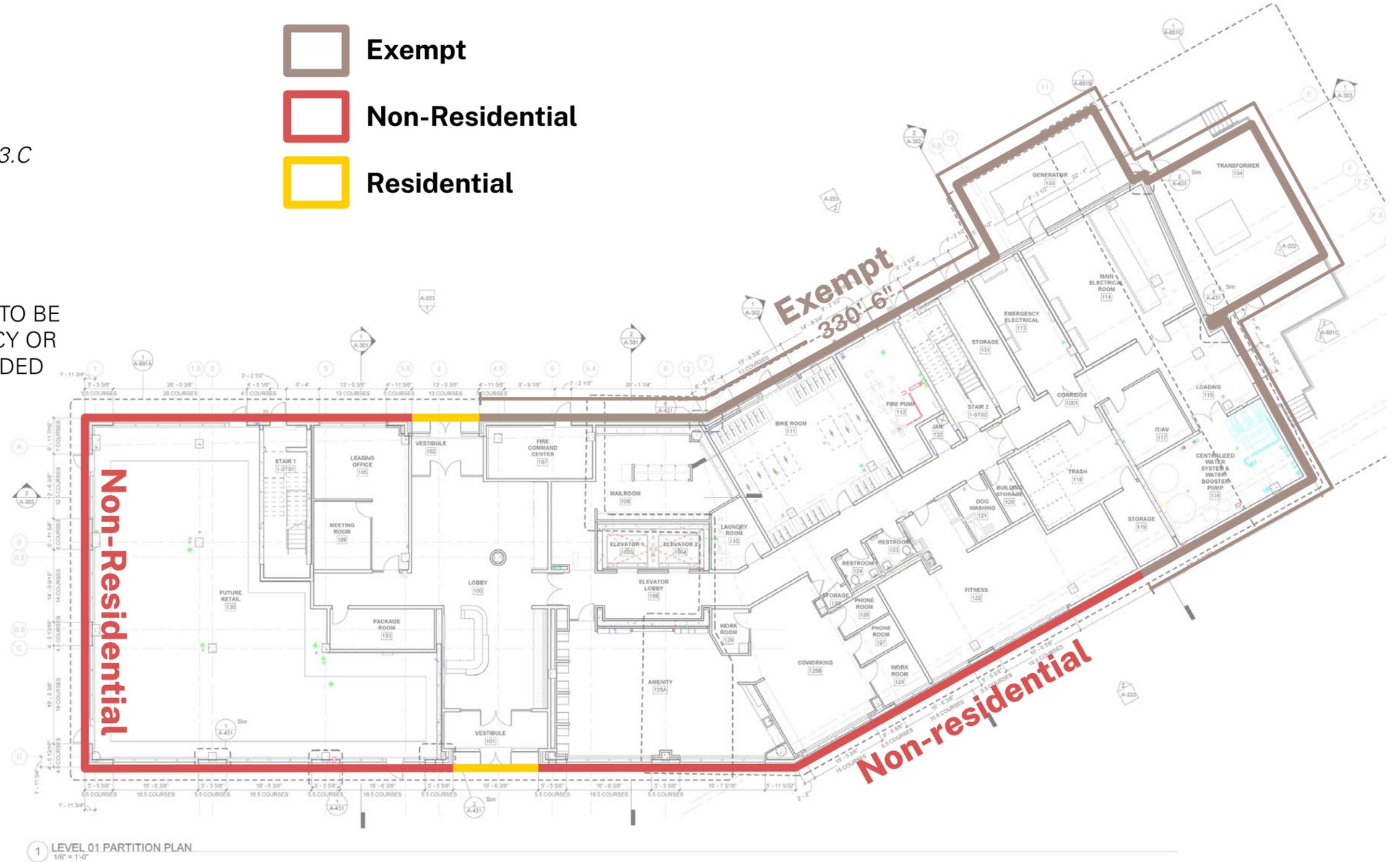
# WAIVER 4 BLANK WALL, GROUND FLOOR TRANSPARENCY AND ENTRANCE REQUIREMENTS:

## BLANK WALL, GROUND FLOOR TRANSPARENCY AND ENTRANCE REQUIREMENTS:

2.5 DESIGN STANDARDS,  
SECTIONS 2.5.A.2.A, 2.5.A.2.B AND 2.5.A.3.C  
(FIGURE 2.5-2)

ALLOW THE AREAS OF THE FACADE ENCLOSING BACK OF HOUSE SPACES AS INDICATED IN THE ATTACHED EXHIBIT 4, MEASURING UP TO 330'-6" LINEAR FEET, TO BE OPAQUE WALLS WITHOUT TRANSPARENCY OR EXTERIOR BUILDING ENTRANCES, PROVIDED THEY ARE SCREENED EFFECTIVELY BY PLANTINGS.

-  Exempt
-  Non-Residential
-  Residential

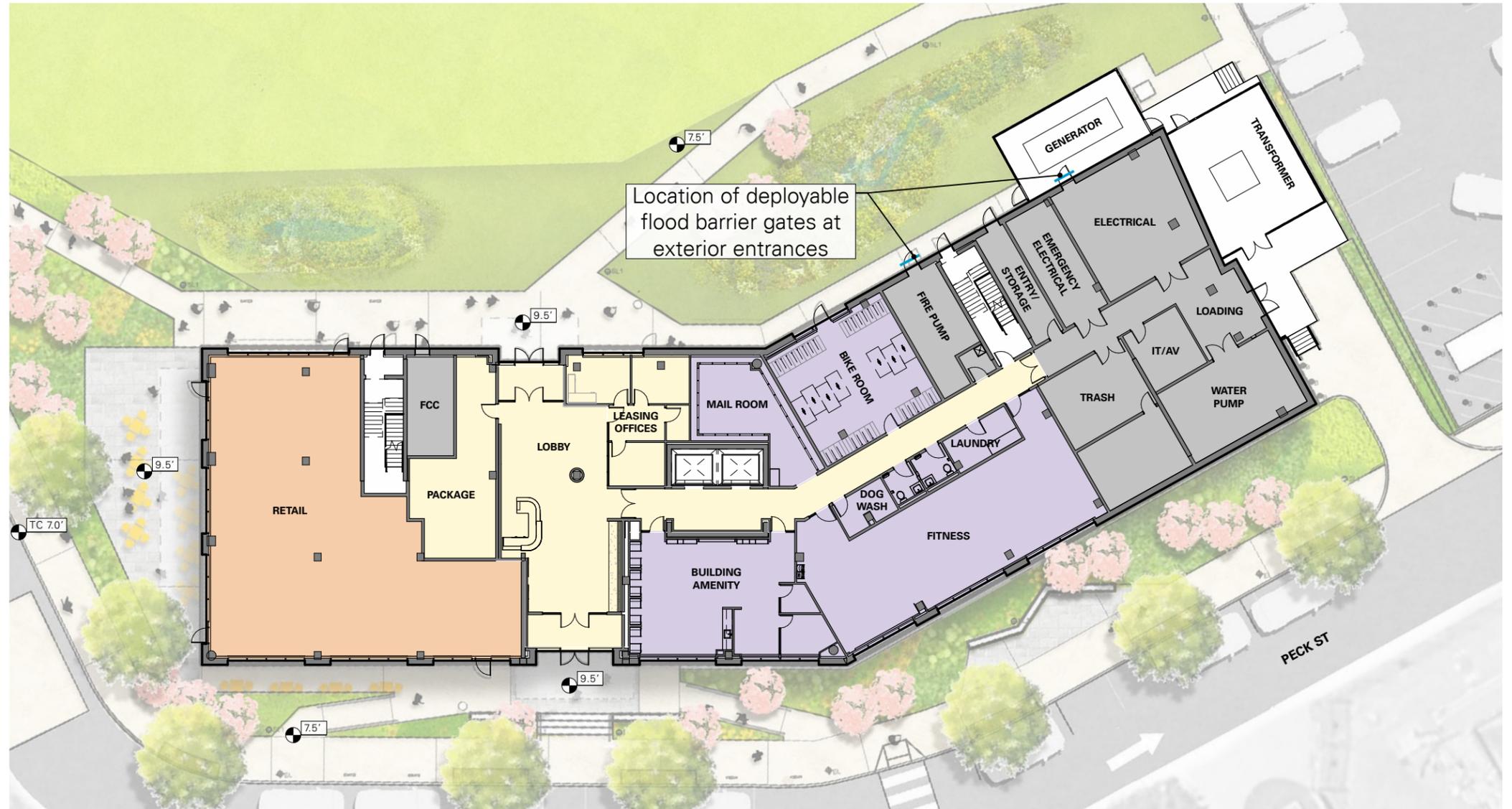


# WAIVER 5 CRITICAL SYSTEMS MEETING DESIGN FLOOD ELEVATION 2 (DFE-2):

## CRITICAL SYSTEMS MEETING DESIGN FLOOD ELEVATION 2 (DFE-2):

2.6 FLOOD RESILIENCE STANDARDS, SECTION 2.6.C.2

ALLOW CRITICAL MECHANICAL AND ELECTRICAL SYSTEMS TO BE LOCATED AT ELEVATIONS BELOW DFE-2, PROVIDED THAT DEPLOYABLE DRY FLOODPROOFING BARRIERS ARE INCORPORATED INTO THE DESIGN SUCH THAT THEY PROTECT THE MAIN ELECTRICAL EQUIPMENT, THE EMERGENCY ELECTRICAL EQUIPMENT, THE FIRE PUMP EQUIPMENT, IT/ AV EQUIPMENT AND CENTRALIZED WATER SYSTEM, AND THE EXTERIOR PAD MOUNTED ELECTRICAL TRANSFORMER AND GENERATOR FROM FLOOD DAMAGE TO THE MAXIMUM DEGREE ALLOWABLE BY RI ENERGY.



# WAIVER 6 HEIGHT OF FENCES AND WALLS

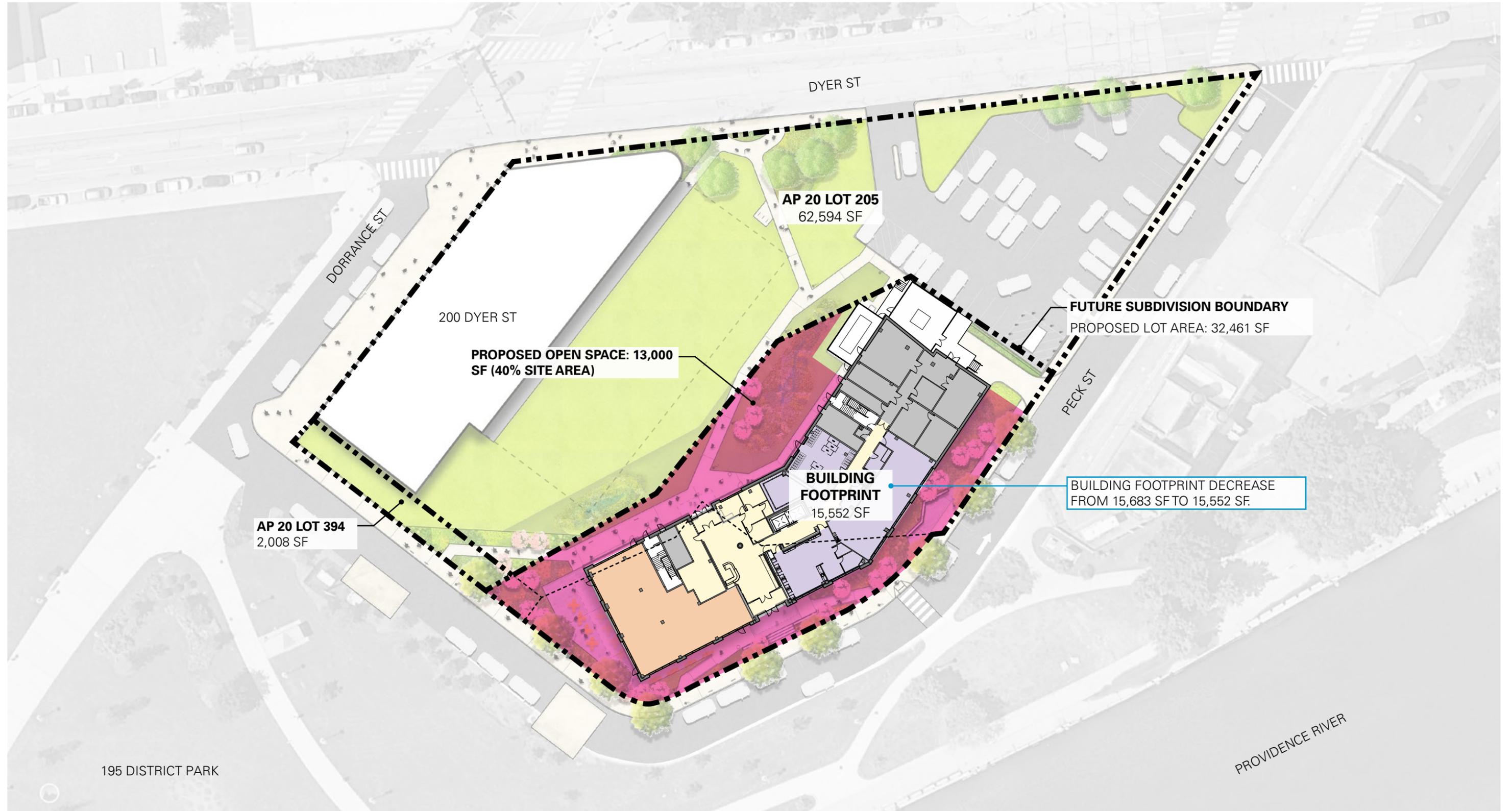
## HEIGHT OF FENCES AND WALLS:

### 2.7 SITE IMPROVEMENTS, SECTION 2.7.B.1

SCREENING OF THE GROUND-MOUNTED TRANSFORMER AND GENERATOR IS ALLOWABLE UP TO THE MINIMUM HEIGHT NECESSARY TO SCREEN THE EQUIPMENT FROM PUBLIC VIEW AT EYE-HEIGHT FOR PEDESTRIANS STANDING ON PUBLIC RIGHTS OF WAYS AND WALKWAYS ABUTTING THE EQUIPMENT.



# SITE PLAN PARCEL DIAGRAM



# FLOOR PLAN LEVEL 1

02.19.2025 I-195 APPROVAL

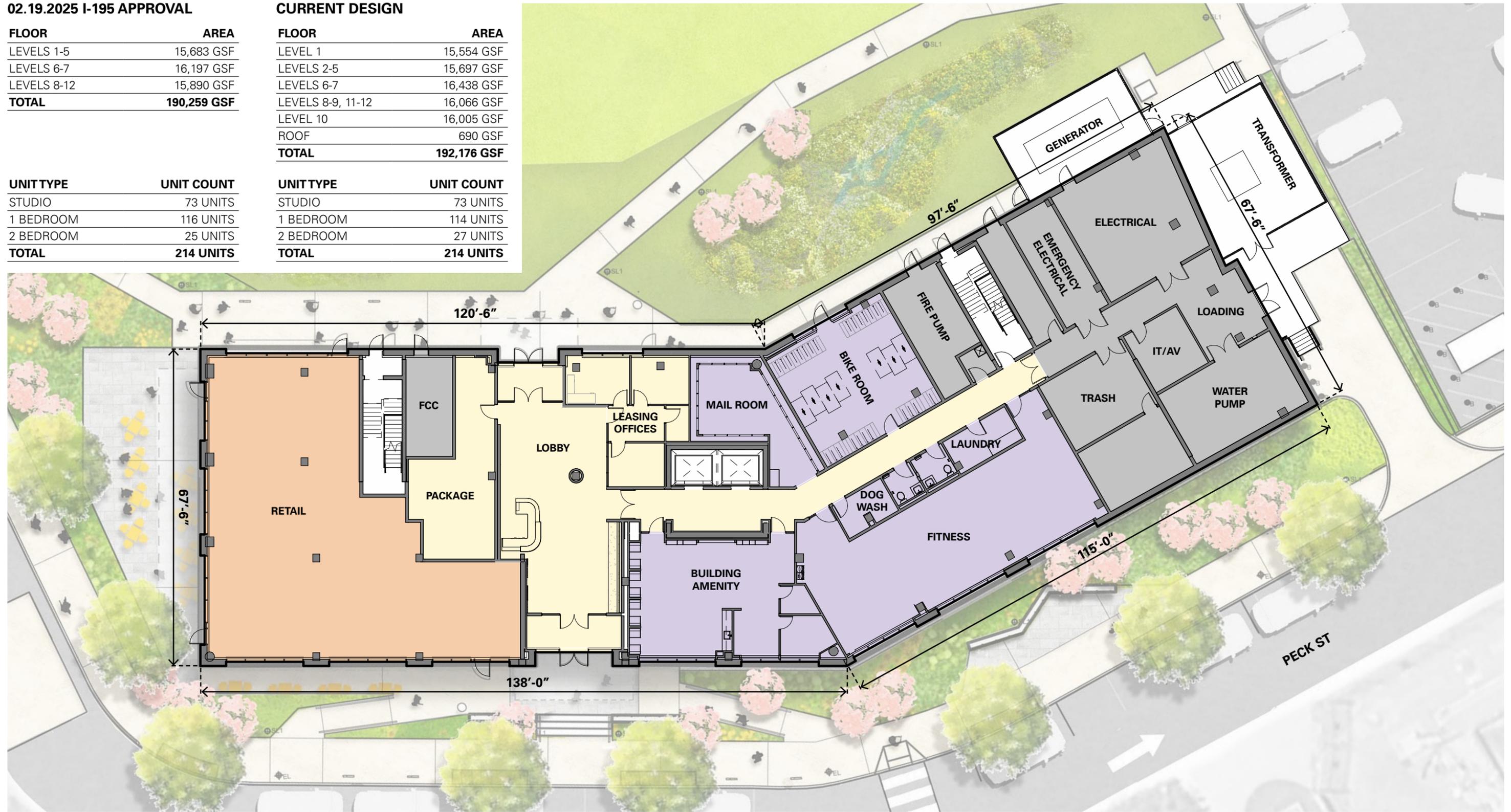
FLOOR	AREA
LEVELS 1-5	15,683 GSF
LEVELS 6-7	16,197 GSF
LEVELS 8-12	15,890 GSF
<b>TOTAL</b>	<b>190,259 GSF</b>

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
<b>TOTAL</b>	<b>214 UNITS</b>

CURRENT DESIGN

FLOOR	AREA
LEVEL 1	15,554 GSF
LEVELS 2-5	15,697 GSF
LEVELS 6-7	16,438 GSF
LEVELS 8-9, 11-12	16,066 GSF
LEVEL 10	16,005 GSF
ROOF	690 GSF
<b>TOTAL</b>	<b>192,176 GSF</b>

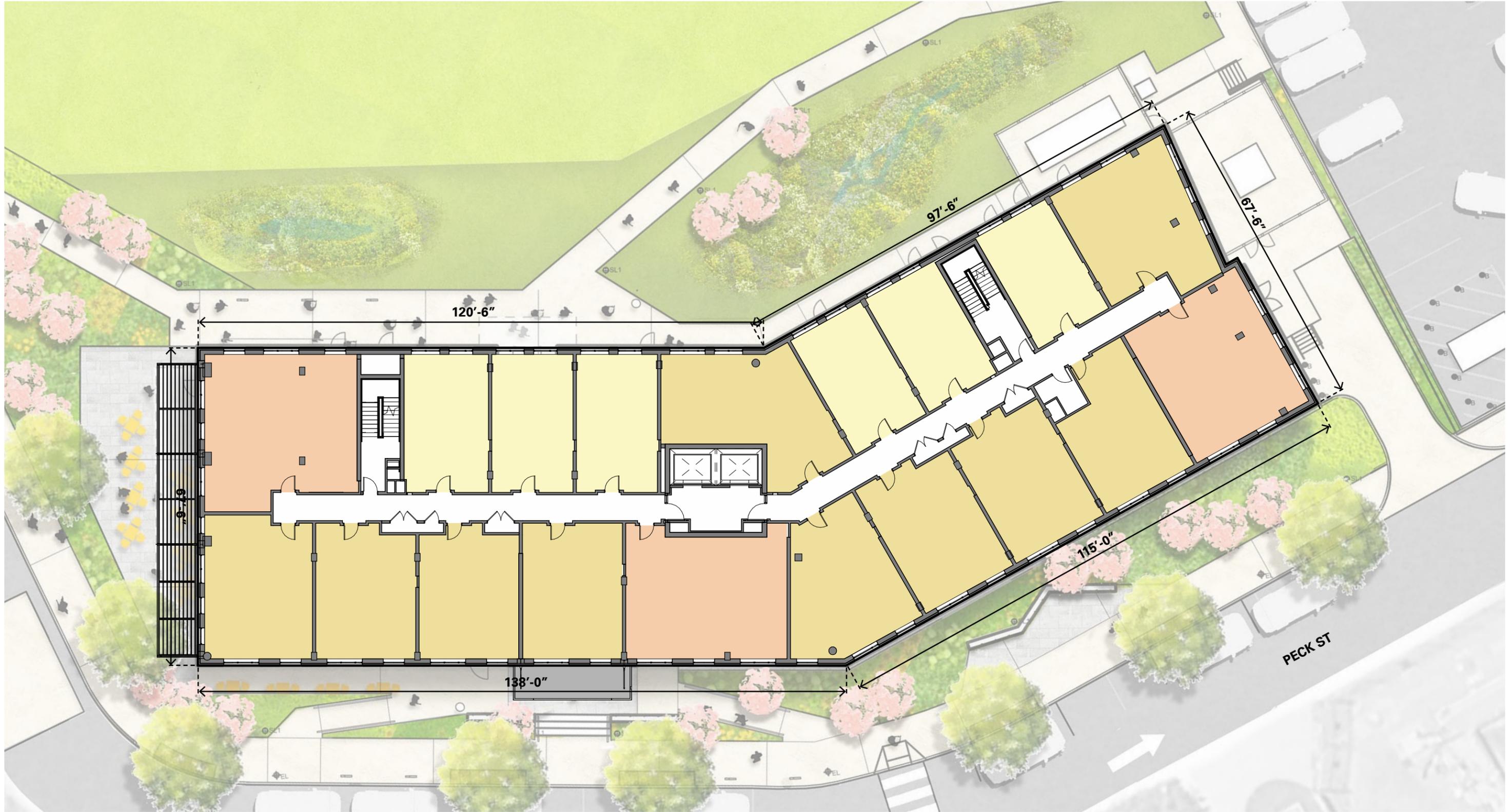
UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	114 UNITS
2 BEDROOM	27 UNITS
<b>TOTAL</b>	<b>214 UNITS</b>



LOBBY
  AMENITY / BIKE PARKING
  RETAIL
  BACK OF HOUSE



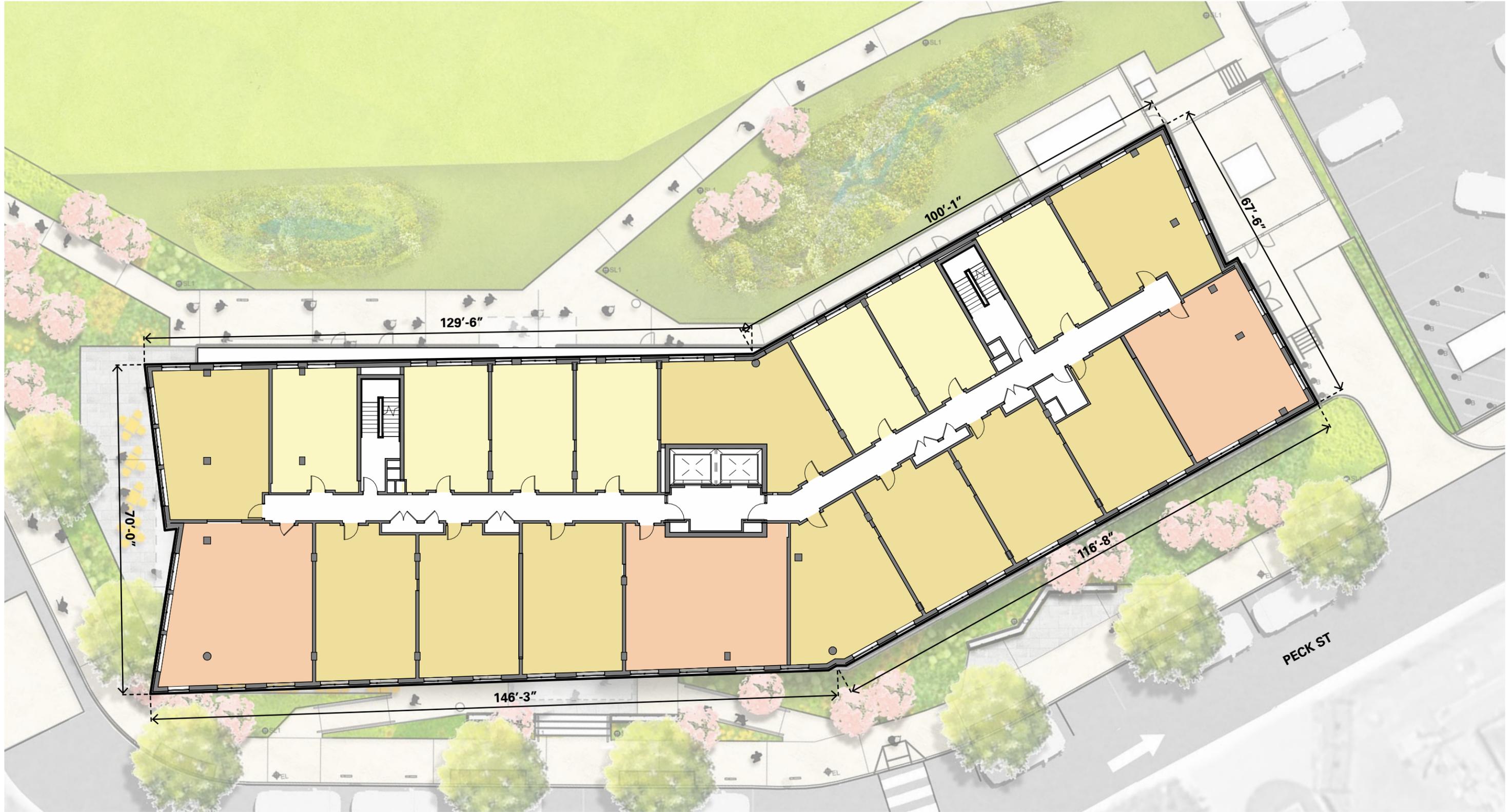
# FLOOR PLAN LEVELS 2-5



STUDIO 1 BEDROOM 2 BEDROOM



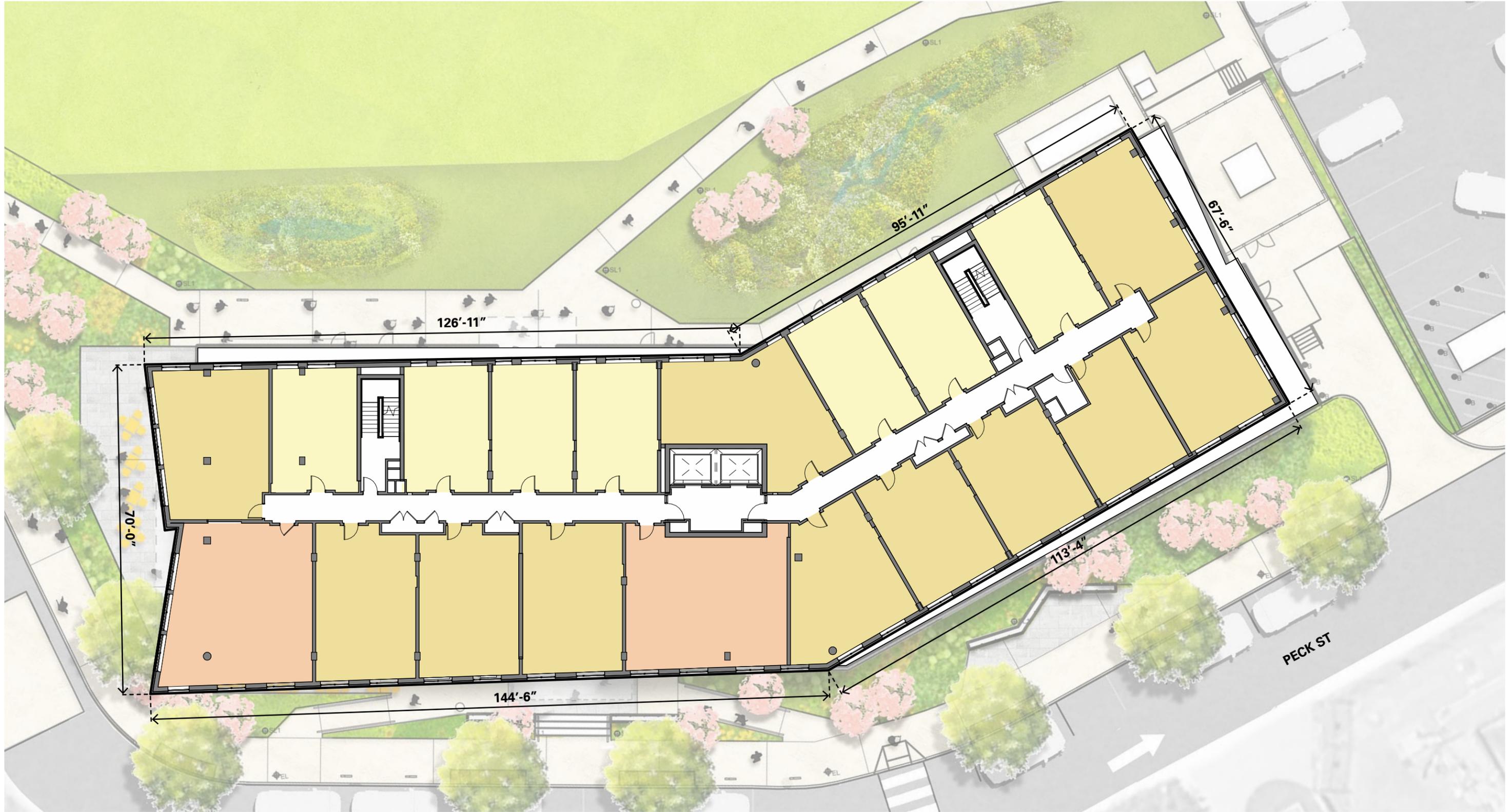
# FLOOR PLAN LEVELS 6-7



STUDIO 1 BEDROOM 2 BEDROOM



# FLOOR PLAN LEVELS 8 AND 12



STUDIO 1 BEDROOM 2 BEDROOM



# FLOOR PLAN LEVEL 10

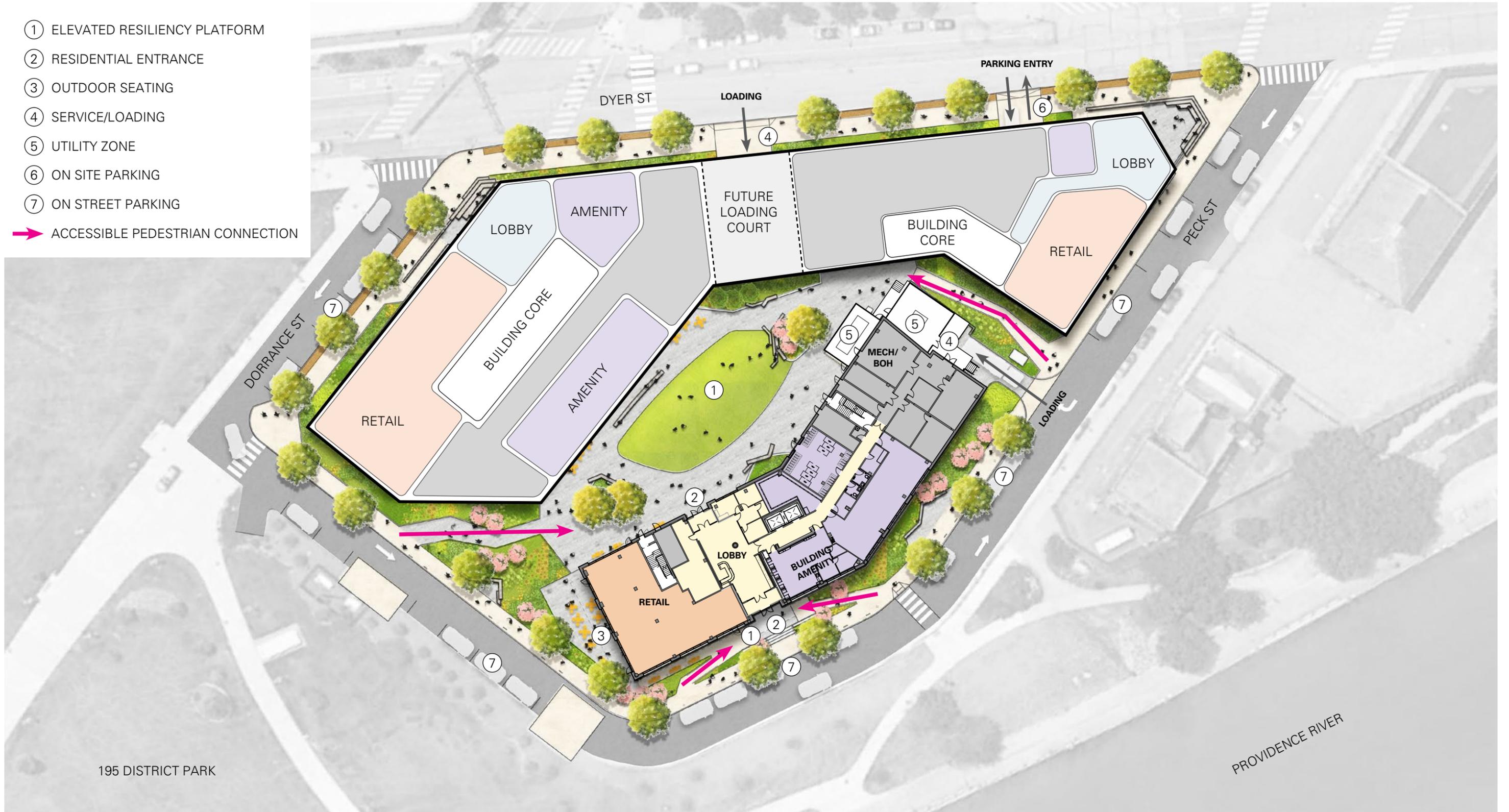


STUDIO 1 BEDROOM 2 BEDROOM AMENITY



# SITE PLAN PHASE 2 FULL BUILD CONCEPT

- ① ELEVATED RESILIENCY PLATFORM
- ② RESIDENTIAL ENTRANCE
- ③ OUTDOOR SEATING
- ④ SERVICE/LOADING
- ⑤ UTILITY ZONE
- ⑥ ON SITE PARKING
- ⑦ ON STREET PARKING
- ➔ ACCESSIBLE PEDESTRIAN CONNECTION



LOBBY
  AMENITY / BIKE PARKING
  RETAIL
  BACK OF HOUSE



# SITE PLAN PHASE 2 FULL BUILD PARKING CONCEPT

- ① ELEVATED RESILIENCY PLATFORM
- ② RESIDENTIAL ENTRANCE
- ③ OUTDOOR SEATING
- ④ SERVICE/LOADING
- ⑤ UTILITY ZONE
- ⑥ ON SITE PARKING
- ⑦ ON STREET PARKING
- ➔ ACCESSIBLE PEDESTRIAN CONNECTION



195 DISTRICT PARK

LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE



# FACADE COMPARISON VIEW FROM ACROSS PROVIDENCE RIVER



02.19.2025 I-195 PRESENTATION



CURRENT DESIGN

UPPER VOLUME WINDOW PATTERN AND LOUVER PANEL ADJUSTED TO COORDINATE WITH UNIT LAYOUT AND MECHANICAL SYSTEM

# FACADE COMPARISON VIEW FROM 195 DISTRICT PARK OF SOUTHEAST CORNER



02.19.2025 I-195 PRESENTATION



CURRENT DESIGN

LOWER VOLUME SOUTH ELEVATION WINDOWS  
ADJUSTED TO COORDINATE WITH UNIT LAYOUT

# FACADE COMPARISON VIEW FROM 195 DISTRICT PARK OF SOUTHWEST CORNER



02.19.2025 I-195 PRESENTATION



CURRENT DESIGN

LOWER VOLUME SOUTH ELEVATION WINDOWS ADJUSTED TO COORDINATE WITH UNIT LAYOUT  
WEST ELEVATION WINDOWS ADJUSTED TO COORDINATE WITH UNIT LAYOUT AND MECHANICAL SYSTEM

# FACADE COMPARISON VIEW OF NORTHEAST CORNER



02.19.2025 I-195 PRESENTATION



CURRENT DESIGN

UPPER AND LOWER VOLUME NORTH ELEVATION WINDOWS  
ADJUSTED TO COORDINATE WITH UNIT LAYOUT

# FACADE COMPARISON FACADE DETAIL AT GROUND FLOOR RETAIL



02.19.2025 I-195 PRESENTATION



CURRENT DESIGN

LOWER VOLUME SOUTH ELEVATION WINDOWS  
ADJUSTED TO COORDINATE WITH UNIT LAYOUT  
HORIZONTAL LOUVERS IN CANOPY CHANGED FROM  
WOOD COLOR TO DARK BRONZE

# FACADE COMPARISON WEST ELEVATION GROUND LEVEL DESIGN

02.19.2025 I-195 PRESENTATION

PROPOSED DESIGN



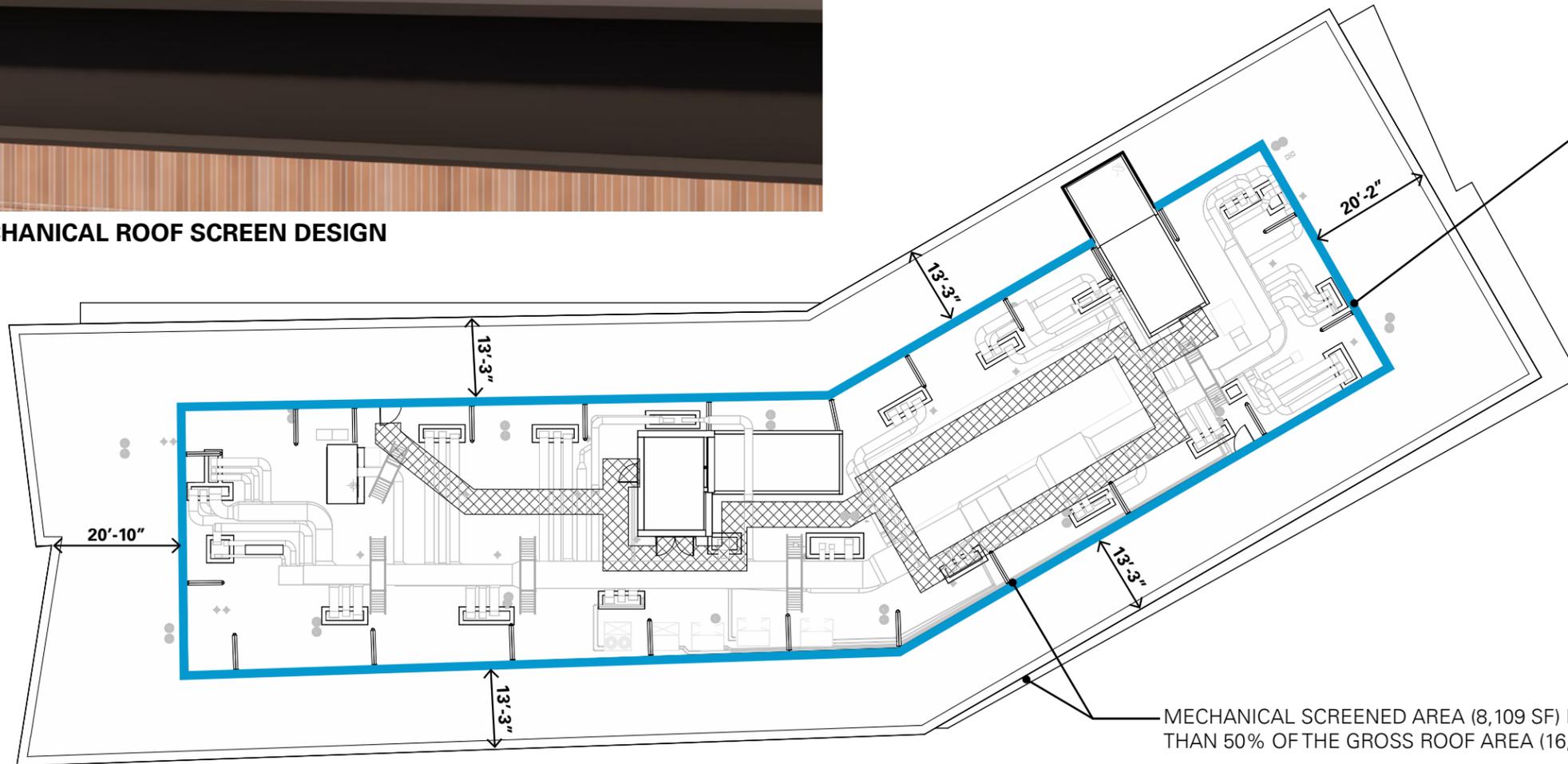
# ROOF SCREEN



DARK BRONZE COLORED, CORRUGATED METAL ROOF SCREEN

CURRENT DESIGN REMOVES PERFORATIONS IN METAL ROOF SCREEN SHOWN IN 02.19.2025 I-195 PRESENTATION

MECHANICAL ROOF SCREEN DESIGN



MECHANICAL SCREENED AREA (8,109 SF) IS LESS THAN 50% OF THE GROSS ROOF AREA (16,229 SF)

PREVIOUS MECHANICAL SCREENED AREA (7,781 SF)

ROOF PLAN

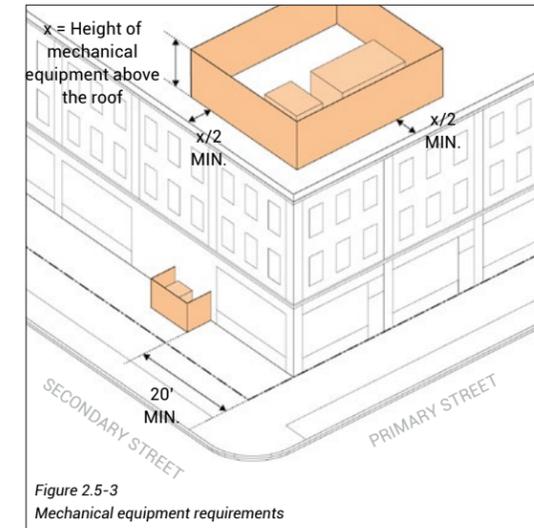
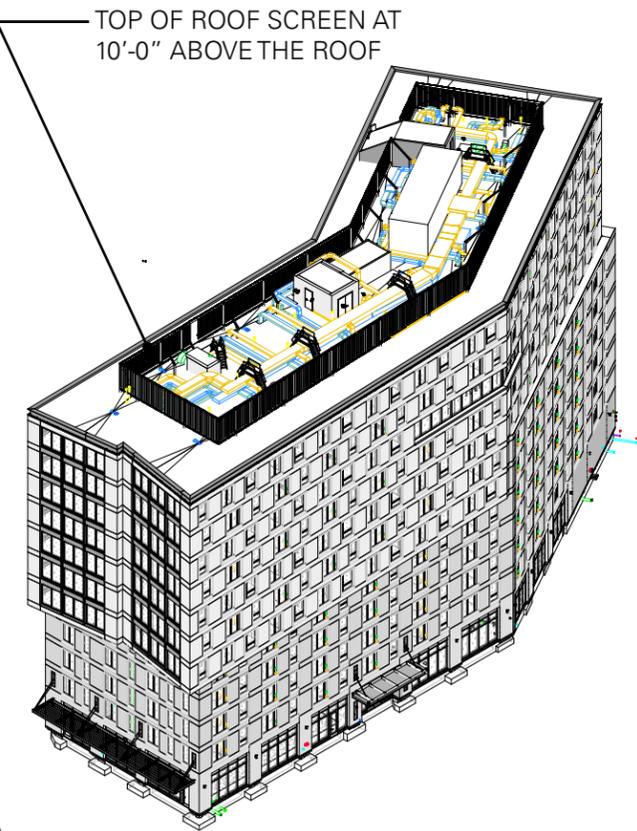


Figure 2.5-3  
Mechanical equipment requirements

MECHANICAL SCREEN DIAGRAM  
I-195 DEVELOPMENT PLAN SECTION 2.5.A



TOP OF ROOF SCREEN AT 10'-0" ABOVE THE ROOF

BUILDING AXON WITH ROOFTOP EQUIPMENT

# FACADE DESIGN MATERIAL PALETTE

## 02.19.2025 I-195 PRESENTATION



**Aluminum Metal Accents / Windows**  
Medium Bronze 710



**Upper Brick**  
Coppertone

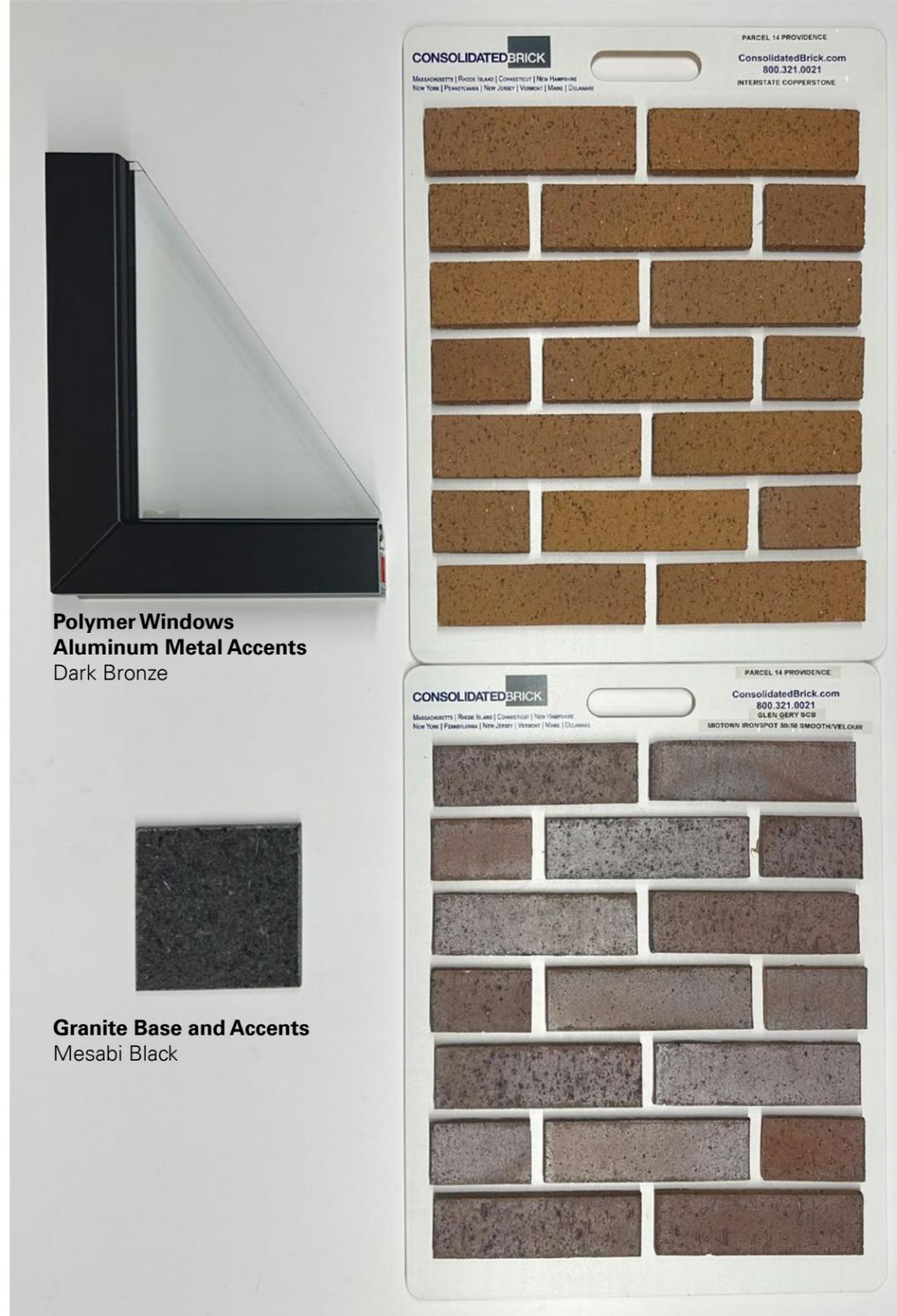


**Lower Brick**  
Sienna Ironspot



**Granite Base and Accents**  
Mesabi Black

## CURRENT DESIGN



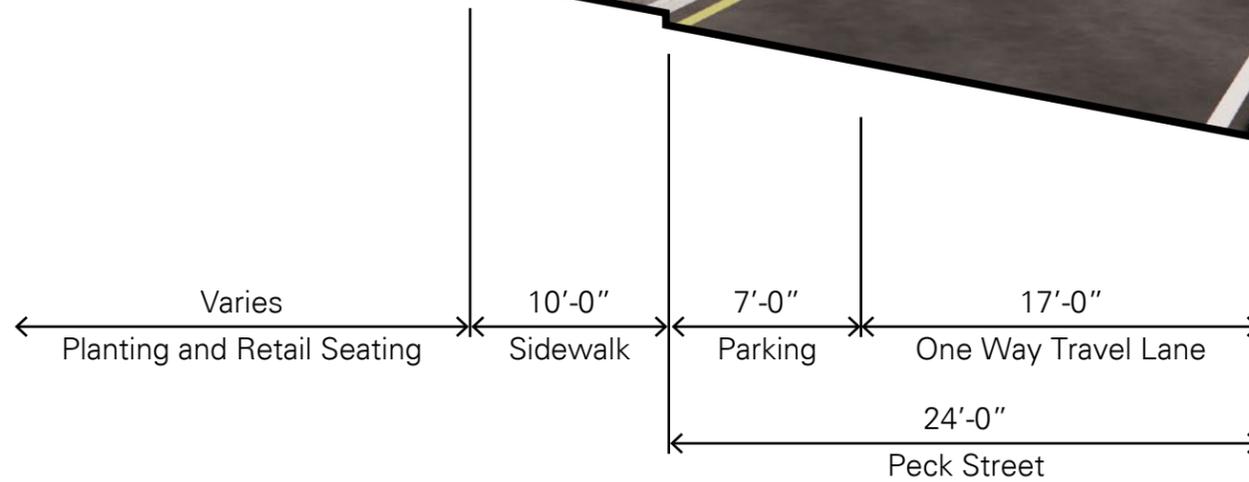
**Polymer Windows**  
**Aluminum Metal Accents**  
Dark Bronze

**Granite Base and Accents**  
Mesabi Black

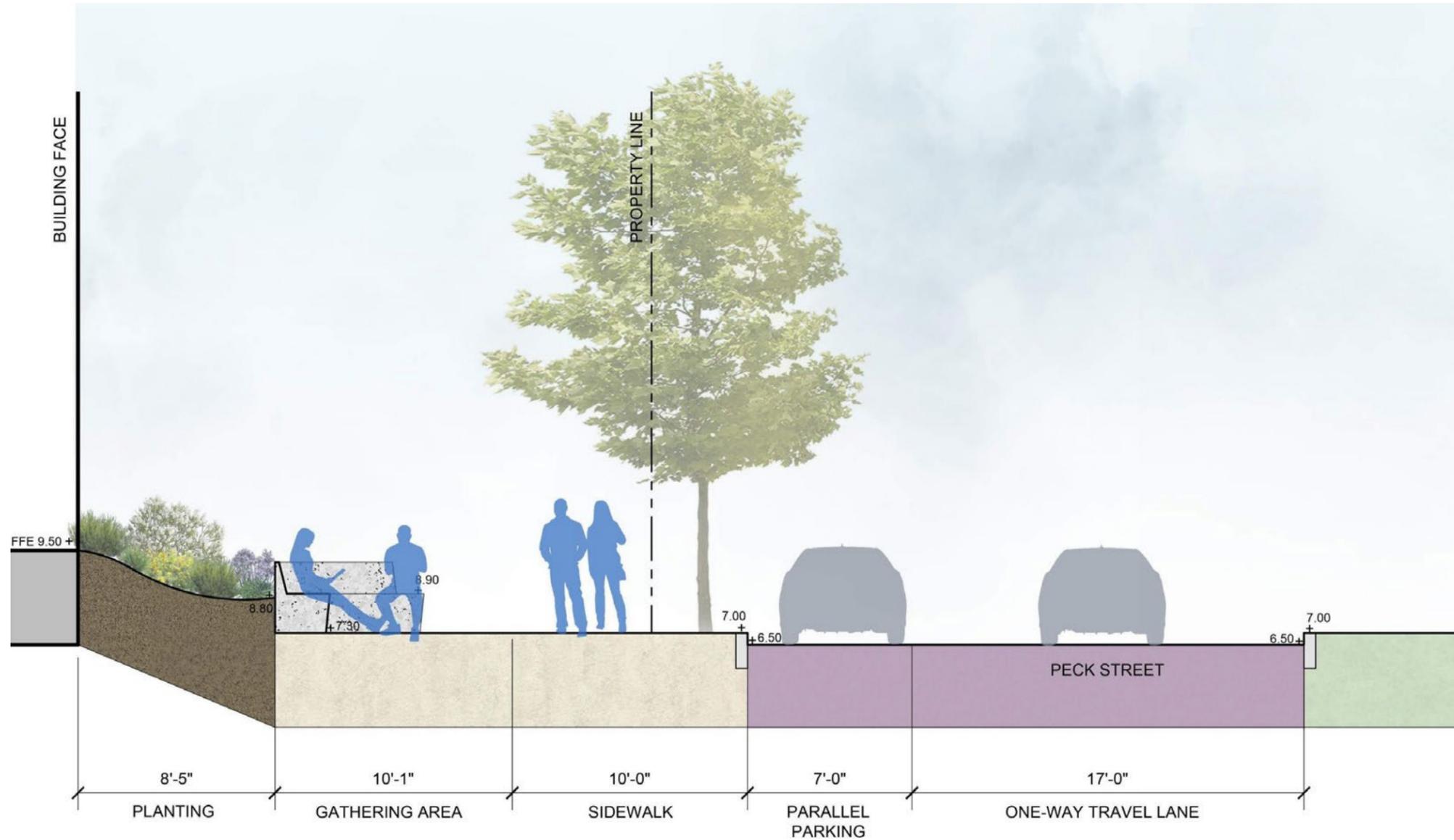
**Upper Brick**  
Interstate Brick - Copperstone

**Lower Brick**  
Glen-Gery - Midtown Ironspot

# PUBLIC REALM SITE SECTION AT PECK STREET RETAIL



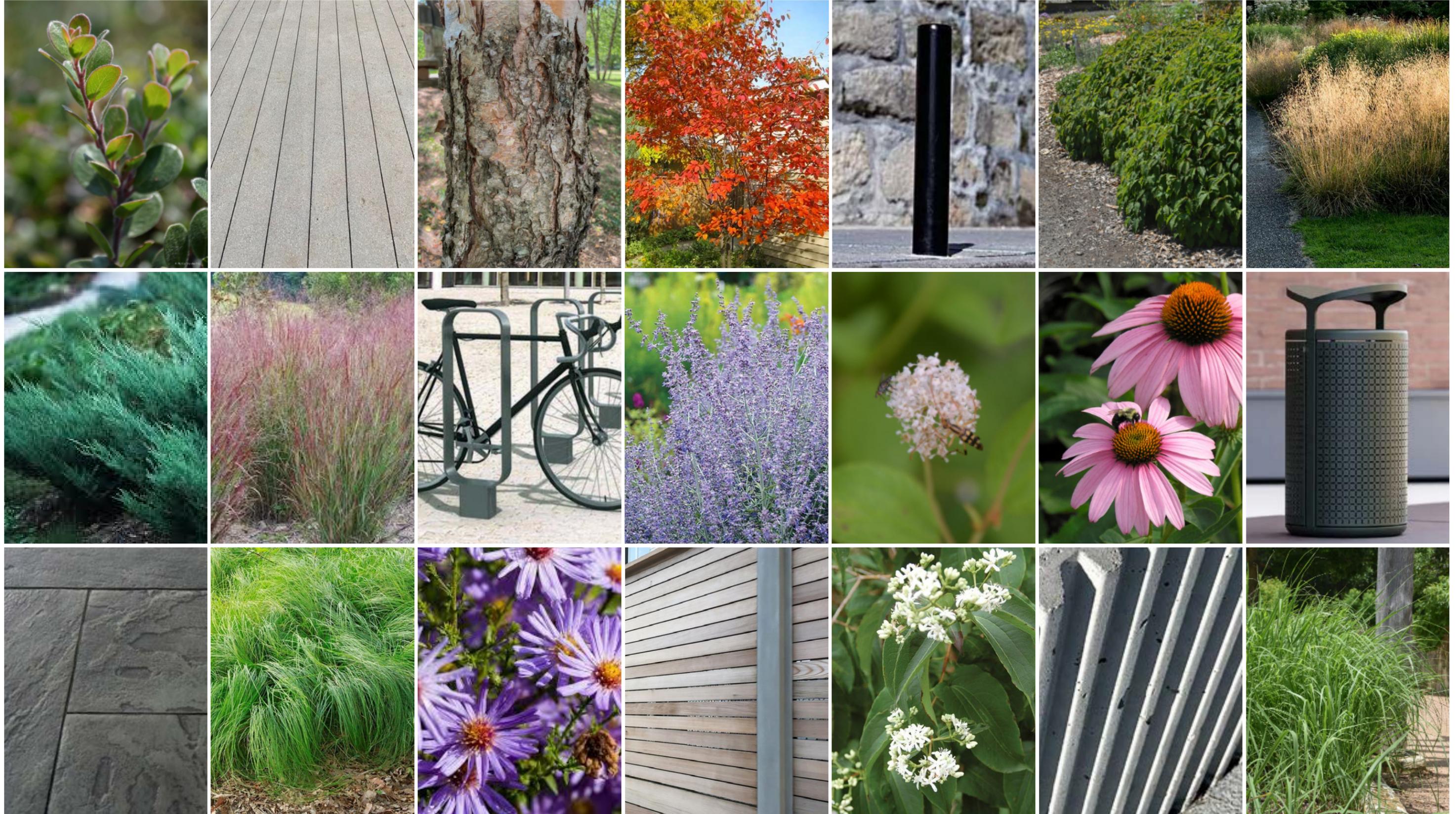
# PUBLIC REALM SITE SECTION AT PECK STREET PEDESTRIAN GATHERING AREA



# PUBLIC REALM SITE SECTION AT WEST PLANTING AREA AND PARKING



# PUBLIC REALM LANDSCAPE MATERIALS AND PLANTINGS



# Thank You



CV Properties LLC  
DEVELOPMENT + INVESTMENT + MANAGEMENT

