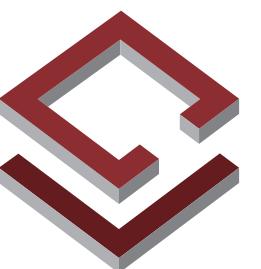




DYER WHARF I-195 DESIGN PRESENTATION

2.2.2026

SCA CopleyWolff



CV Properties LLC
DEVELOPMENT + INVESTMENT + MANAGEMENT

WAIVER 1 LONG-TERM BICYCLE PARKING

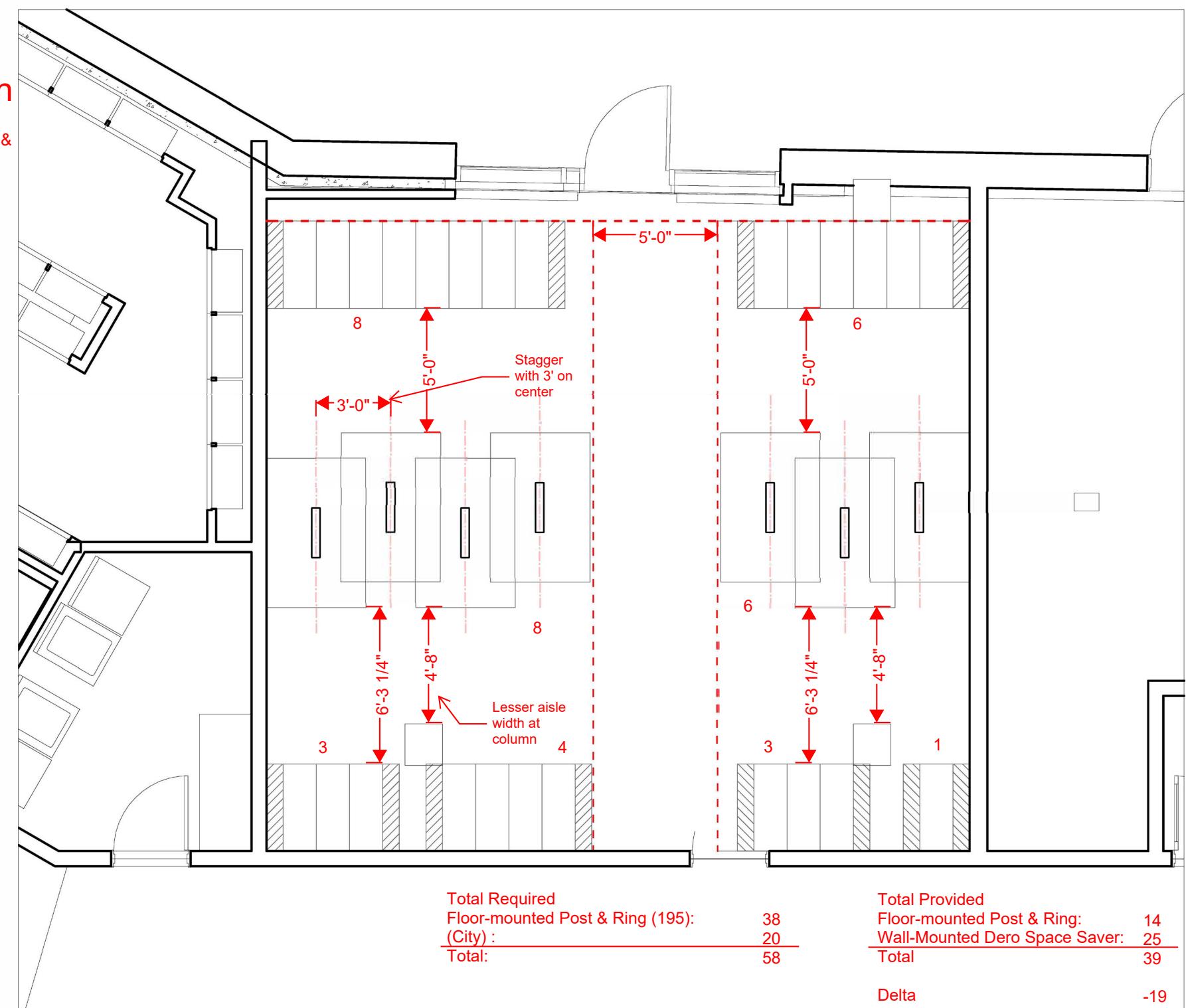
LONG-TERM BICYCLE PARKING:

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

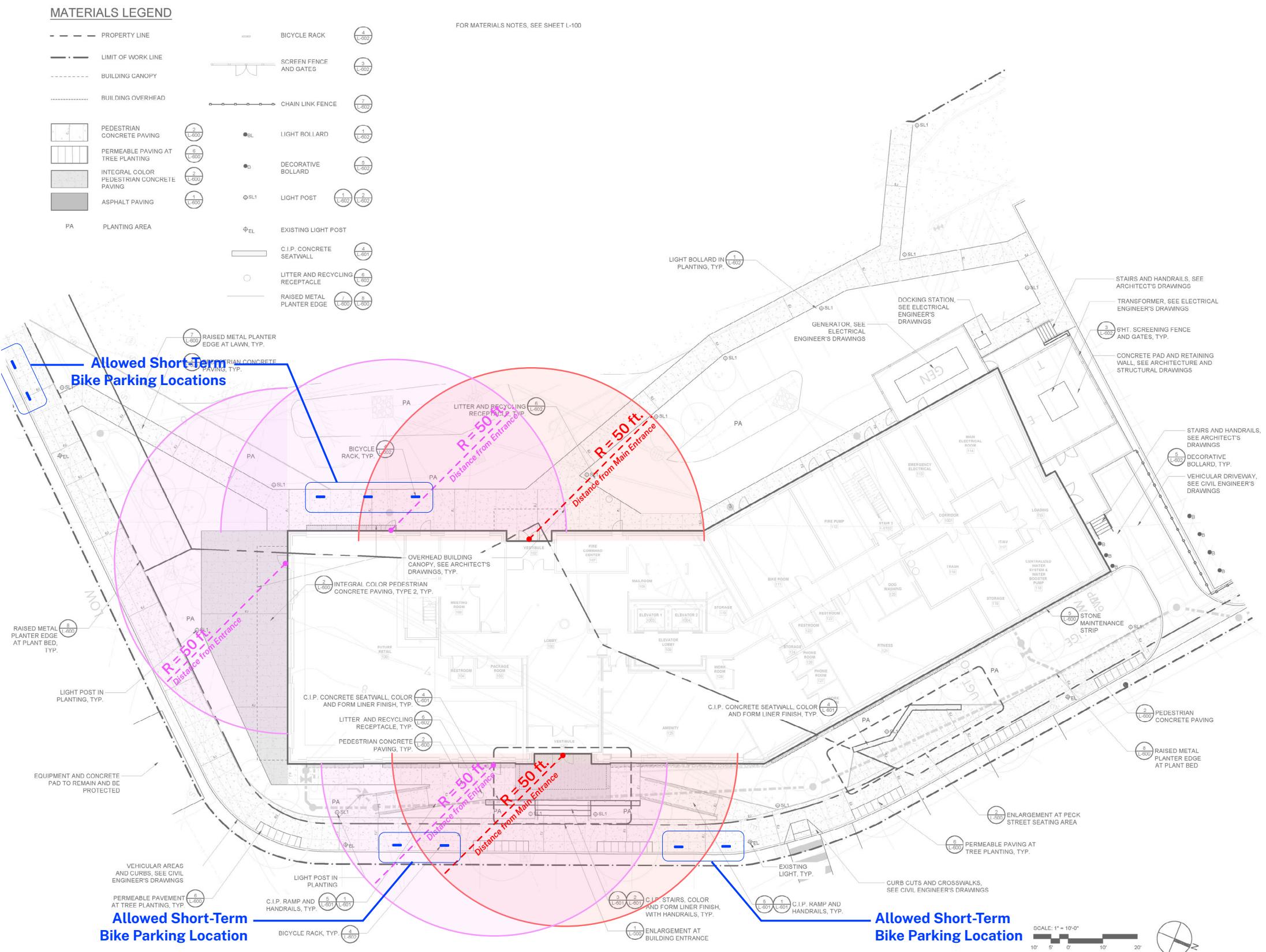


WAIVER 2 SHORT-TERM BICYCLE PARKING

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.

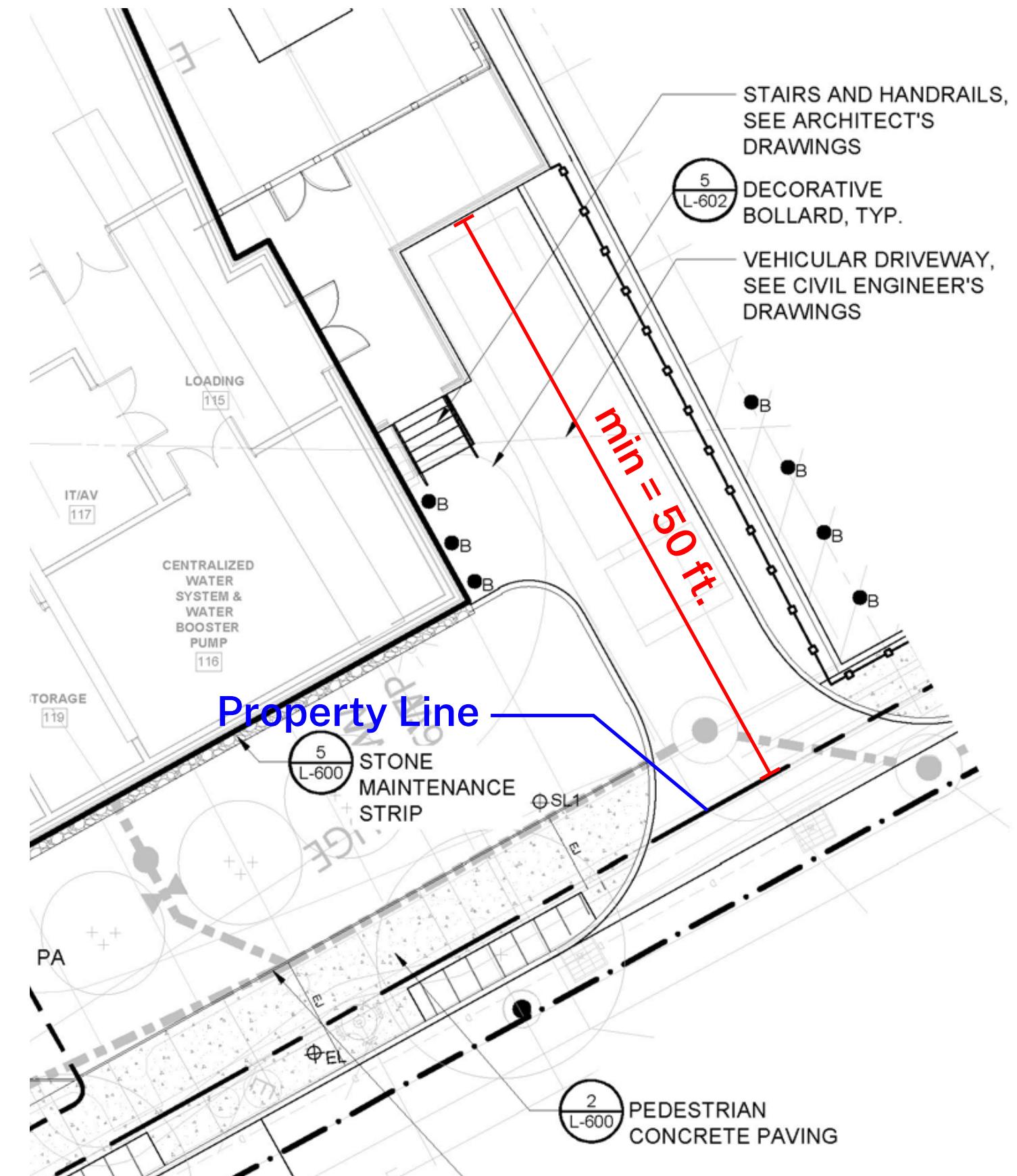


WAIVER 3 EXTERIOR LOADING DOCKS

EXTERIOR LOADING DOCKS:

2.4 PARKING & LOADING, SECTION 2.4.E.3

ALLOW AN EXTERIOR LOADING DOCK ALONG PECK ST WHERE THERE WILL BE THE LEAST IMPACT ON PUBLIC REALM EXPERIENCE, PROVIDED THEY ARE SET BACK FROM THE PROPERTY LINE BY AT LEAST 50 FEET AS INDICATED IN THE ATTACHED EXHIBIT 3 AND ALL LOADING SUPPORT SPACES, INCLUDING TRASH, ARE LOCATED ON THE INTERIOR OF THE BUILDING. STAIRWAYS AND PEDESTRIAN ACCESS TO THE LOADING DOCK AND ASSOCIATED INTERIOR SPACES ARE PERMITTED BE CLOSER TO THE PROPERTY LINE.



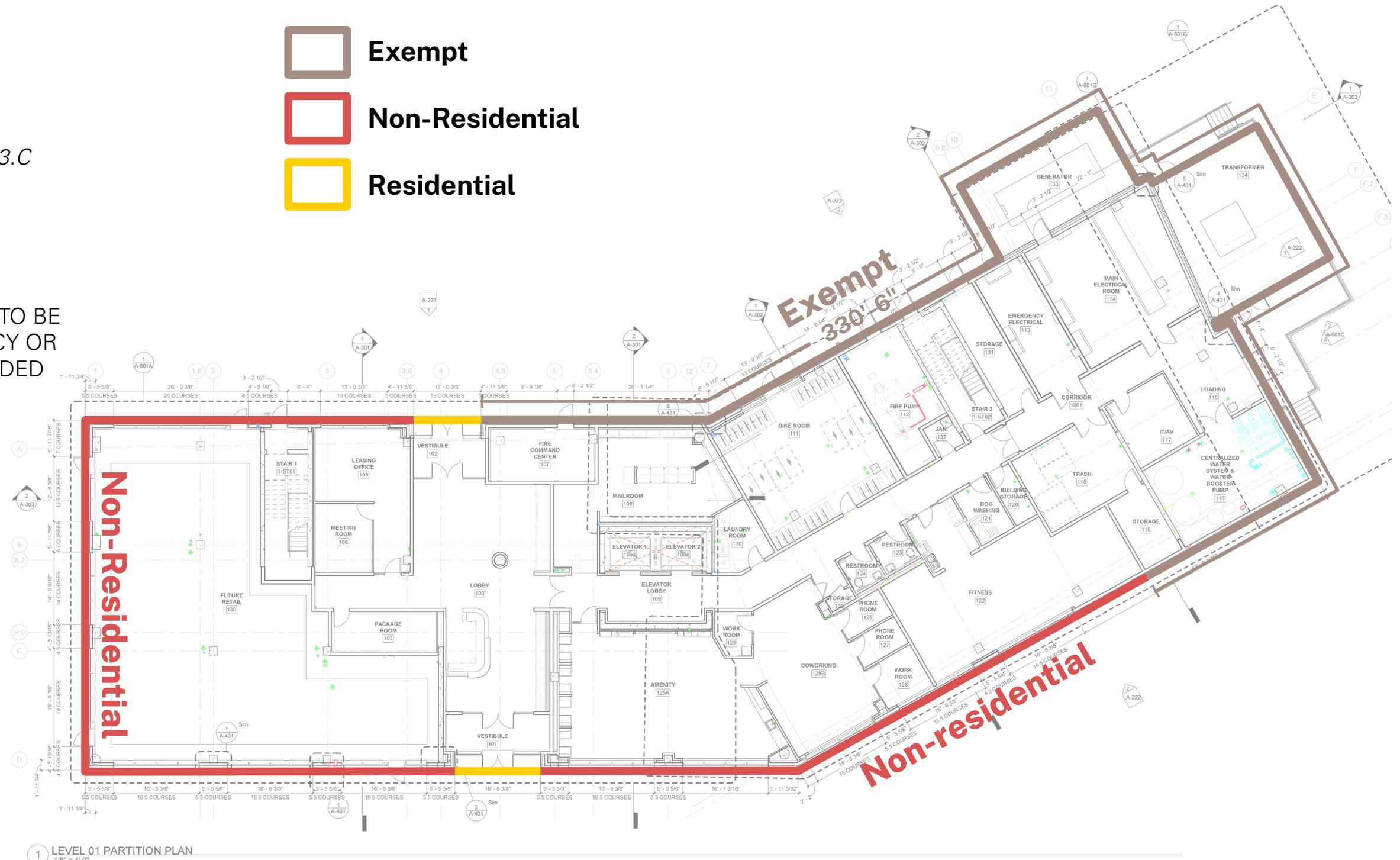
WAIVER 4 BLANK WALL, GROUND FLOOR TRANSPARENCY AND ENTRANCE REQUIREMENTS:

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 FAÇADE
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

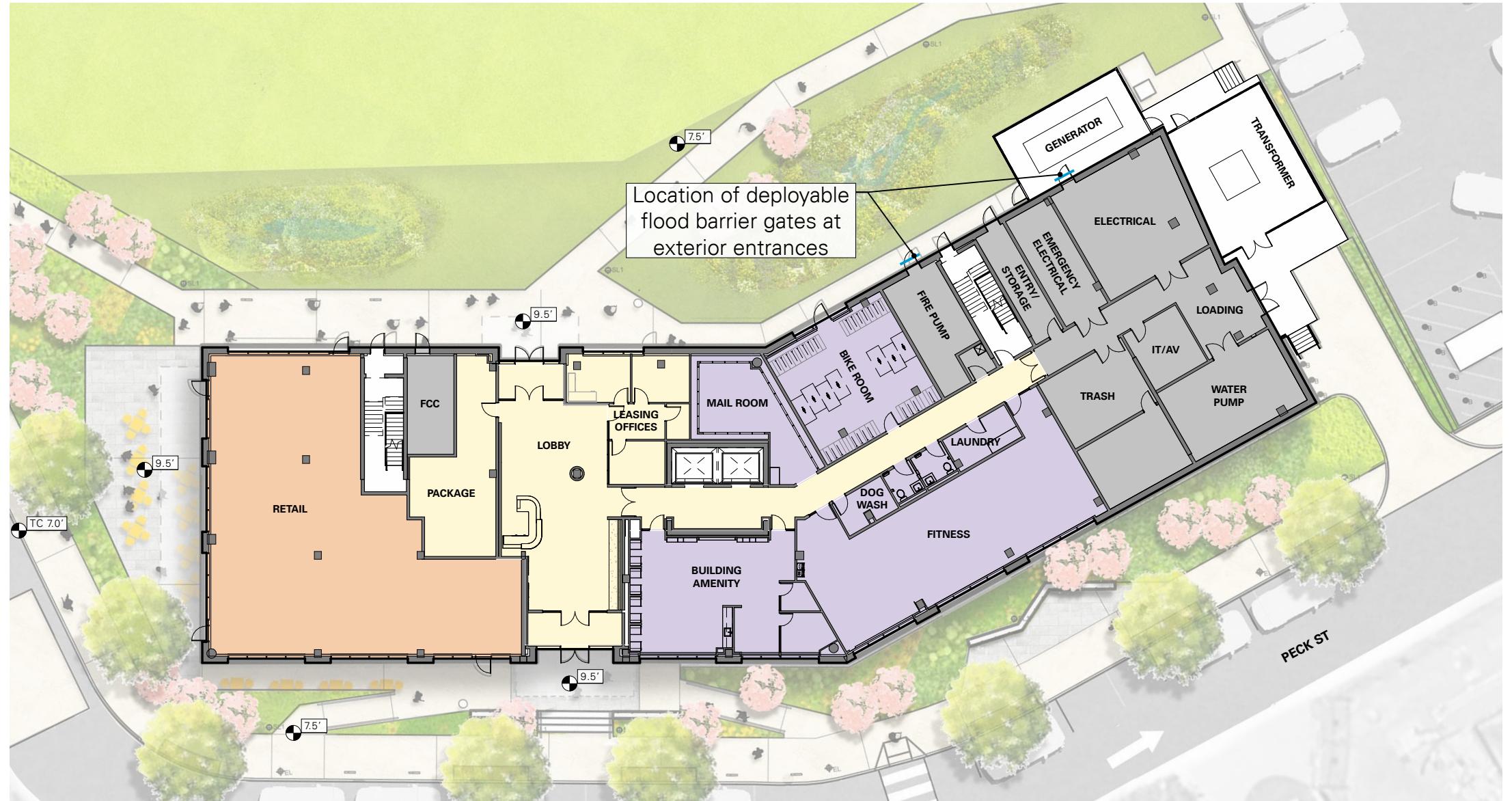


WAIVER 5 CRITICAL SYSTEMS MEETING DESIGN FLOOD ELEVATION 2 (DFE-2):

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

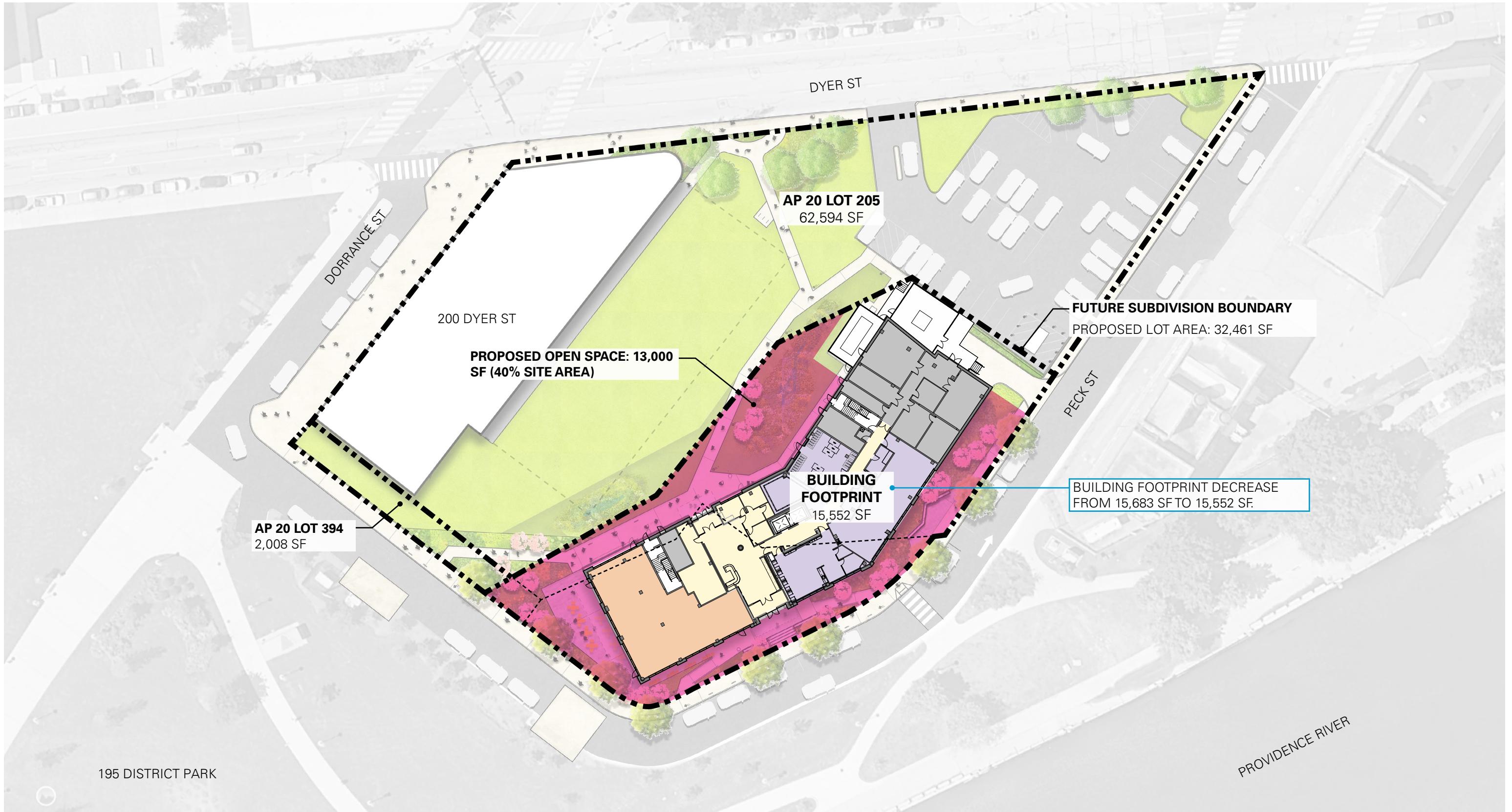
HEIGHT OF FENCES AND WALLS:

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
TOTAL	190,259 GSF

UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	116 UNITS
2 BEDROOM	25 UNITS
TOTAL	214 UNITS

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
TOTAL	192,176 GSF

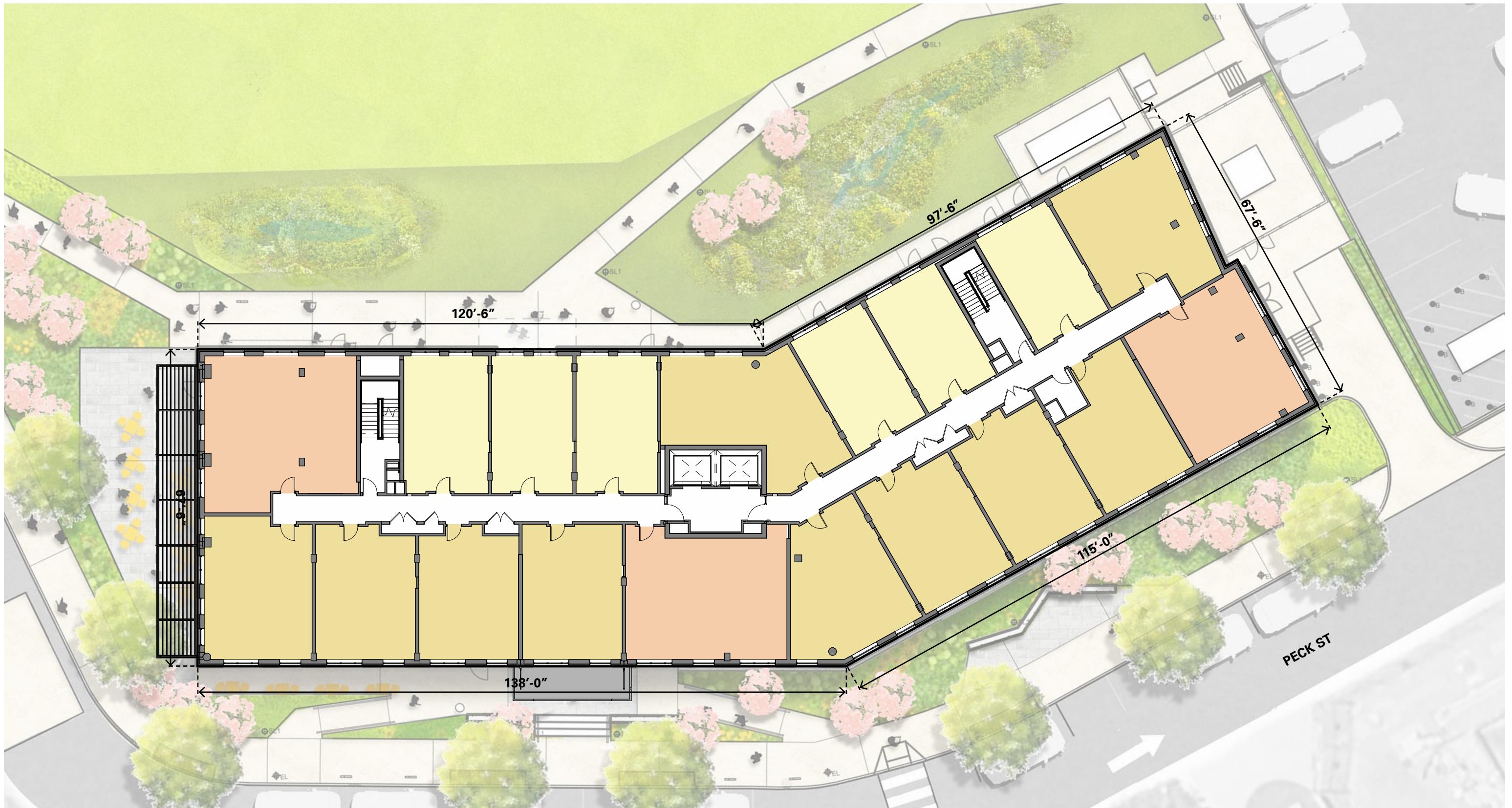
UNIT TYPE	UNIT COUNT
STUDIO	73 UNITS
1 BEDROOM	114 UNITS
2 BEDROOM	27 UNITS
TOTAL	214 UNITS



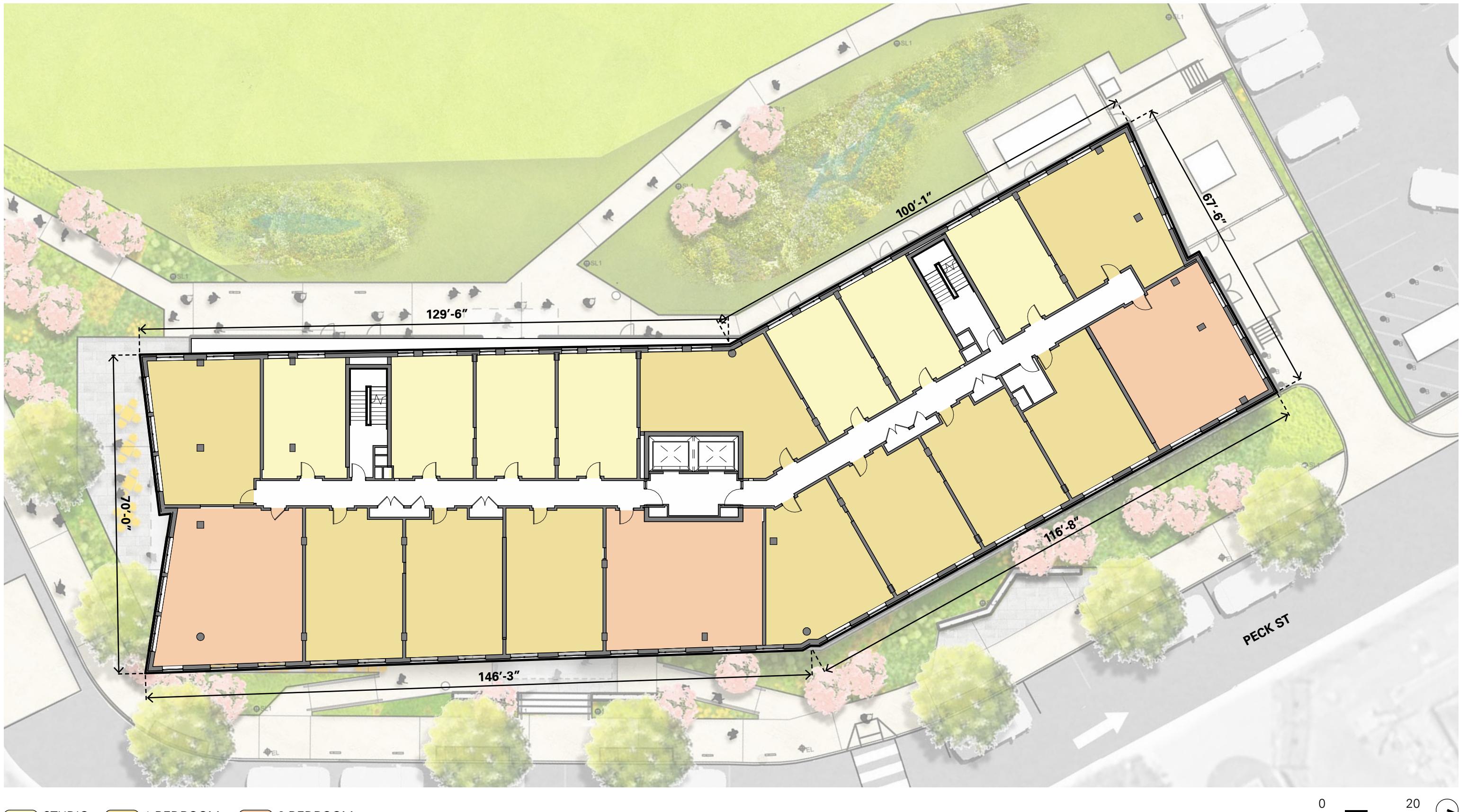
LOBBY AMENITY / BIKE PARKING RETAIL BACK OF HOUSE

0 20

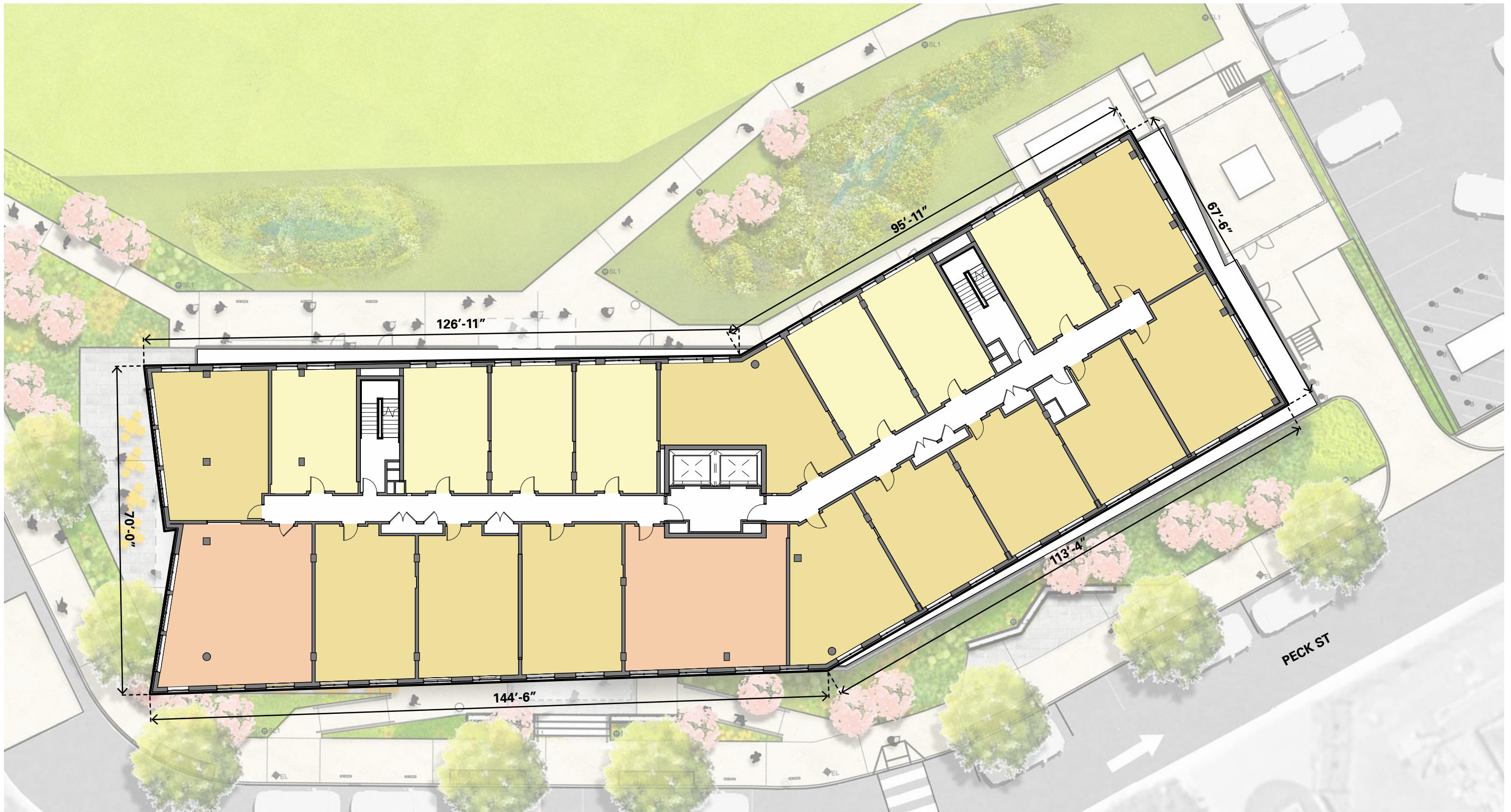
FLOOR PLAN LEVELS 2-5



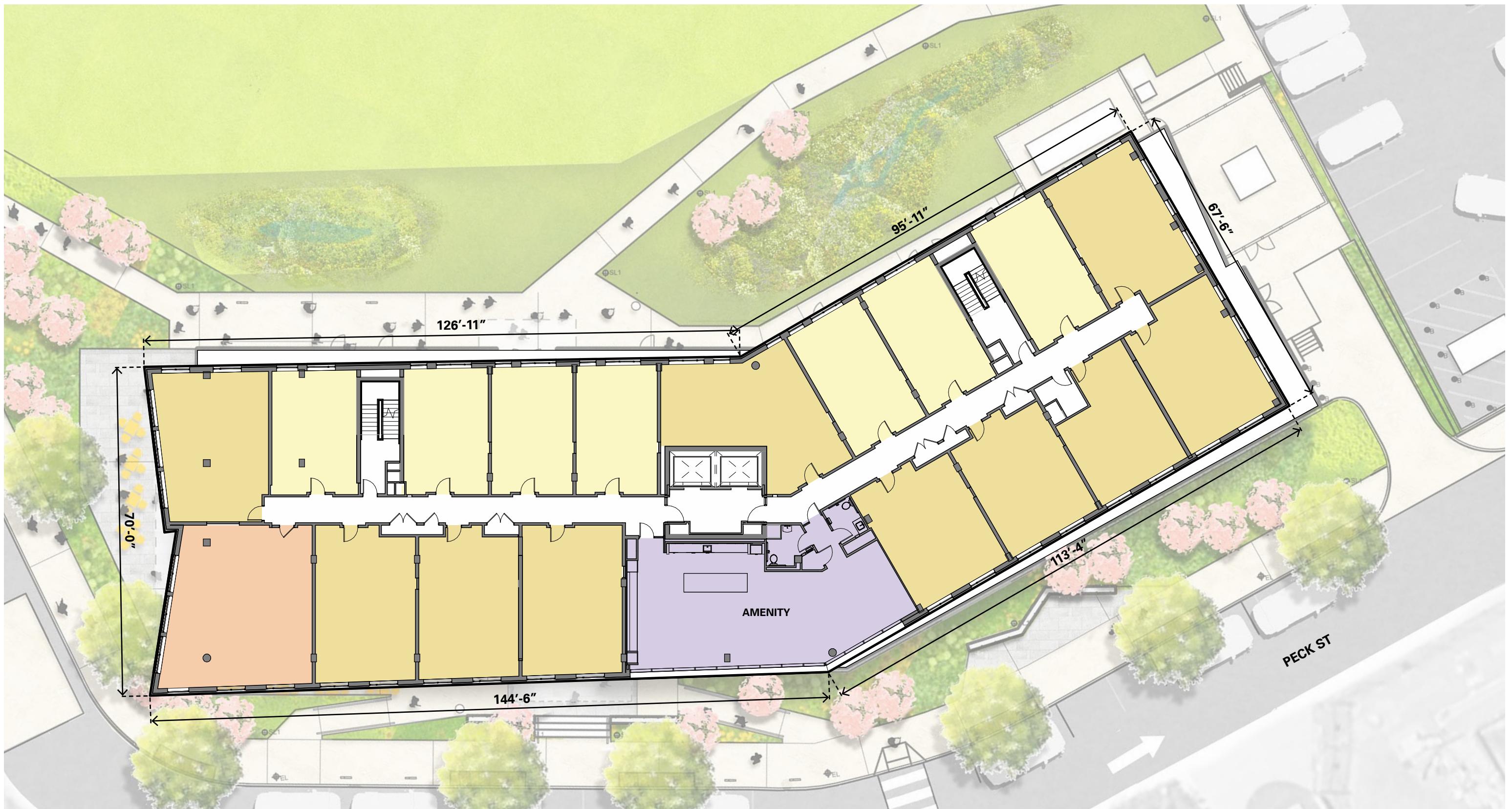
FLOOR PLAN LEVELS 6-7



FLOOR PLAN LEVELS 8 AND 12



FLOOR PLAN LEVEL 10



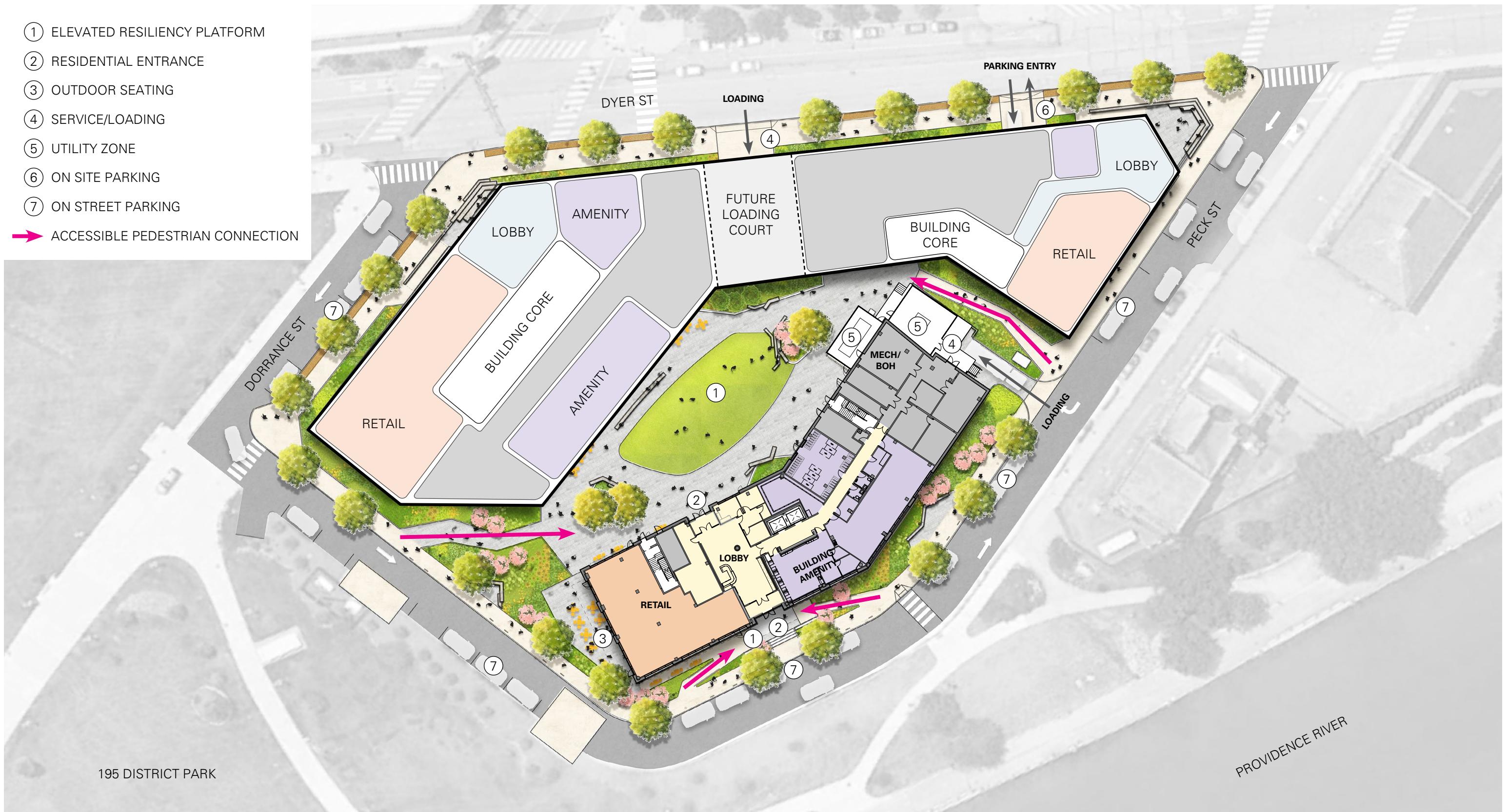
STUDIO 1 BEDROOM 2 BEDROOM

AMENITY

0 20

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



0 50

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



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

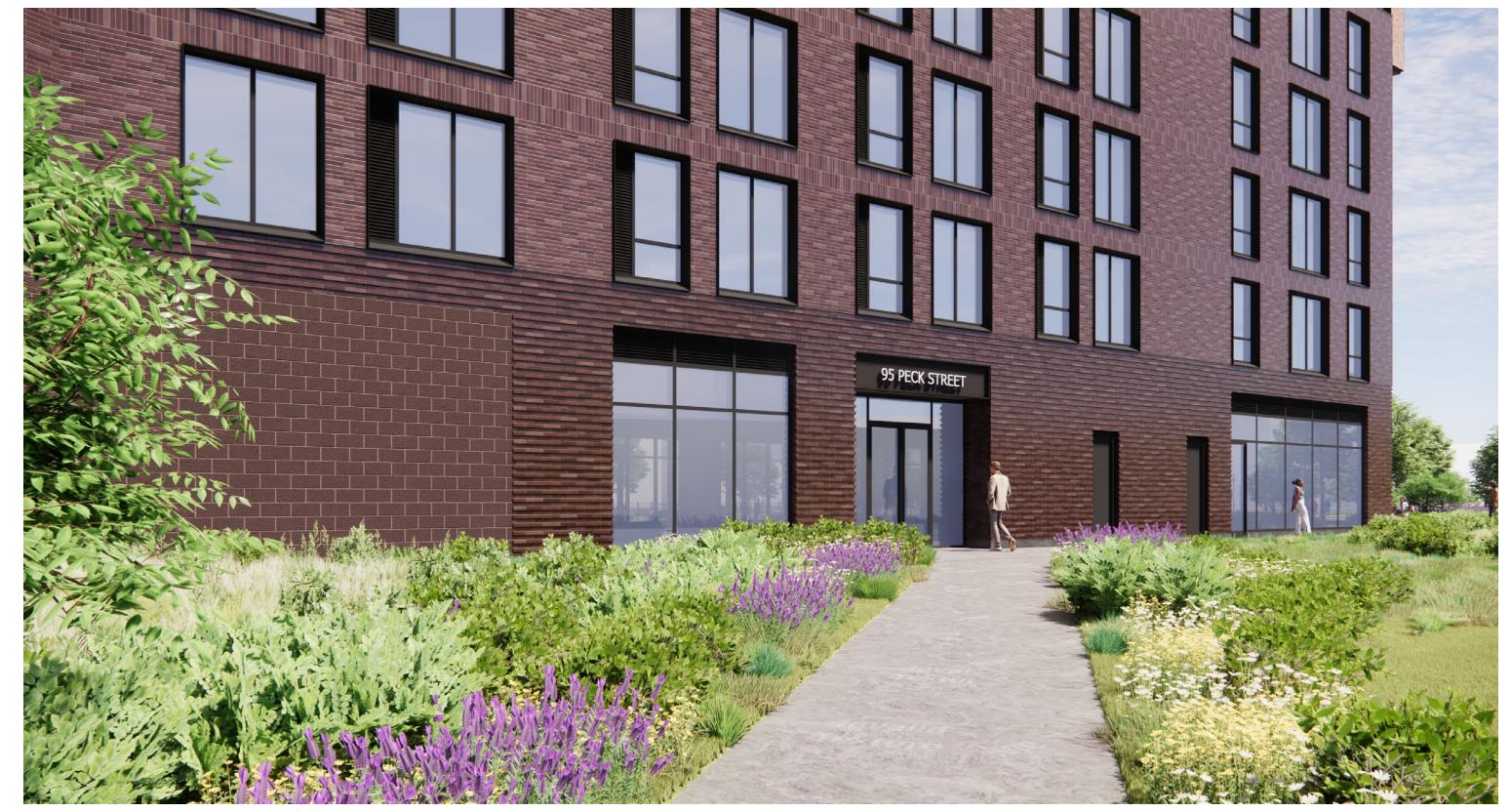
LOWER VOLUME SOUTH ELEVATION WINDOWS
ADJUSTED TO COORDINATE WITH UNIT LAYOUT
HORIZONTAL LOUVERS IN CANOPY CHANGED FROM
WOOD COLOR TO DARK BRONZE

FACADE COMPARISON WEST ELEVATION GROUND LEVEL DESIGN

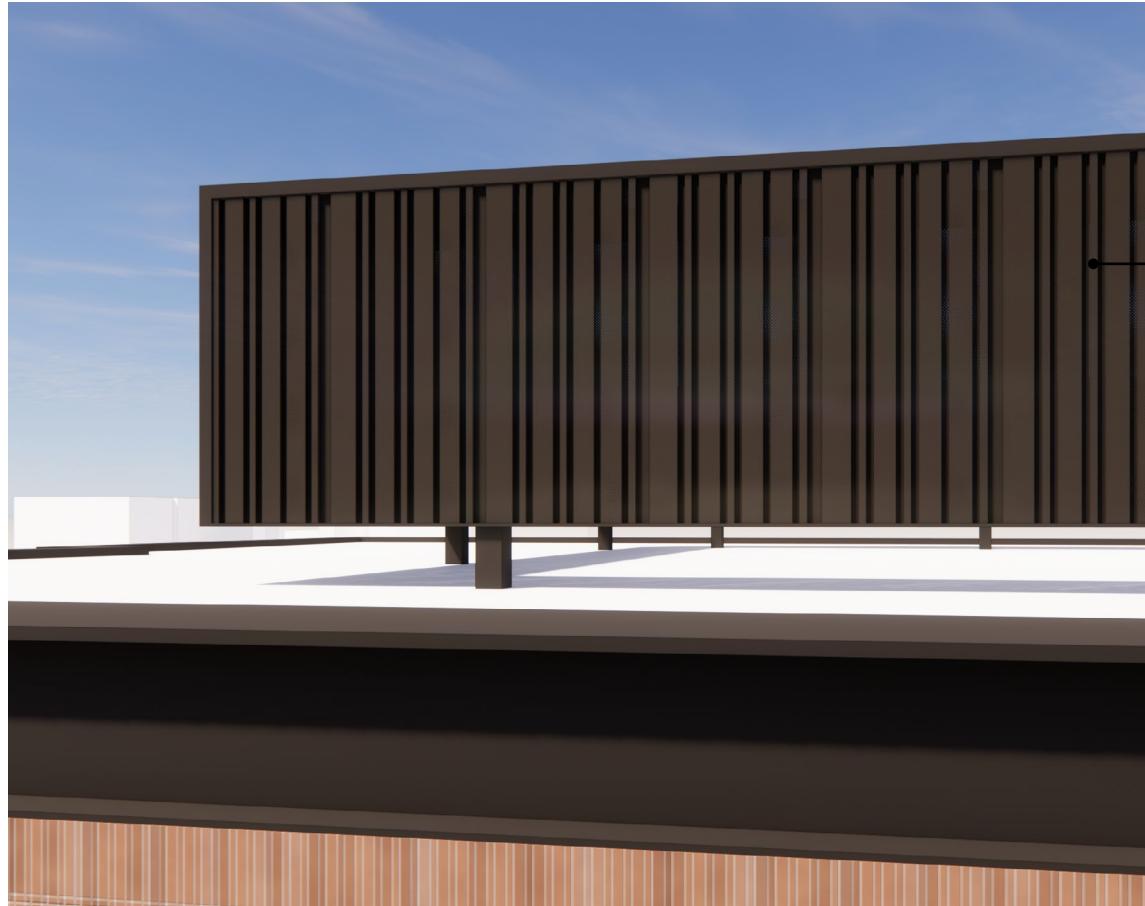
02.19.2025 I-195 PRESENTATION



PROPOSED DESIGN



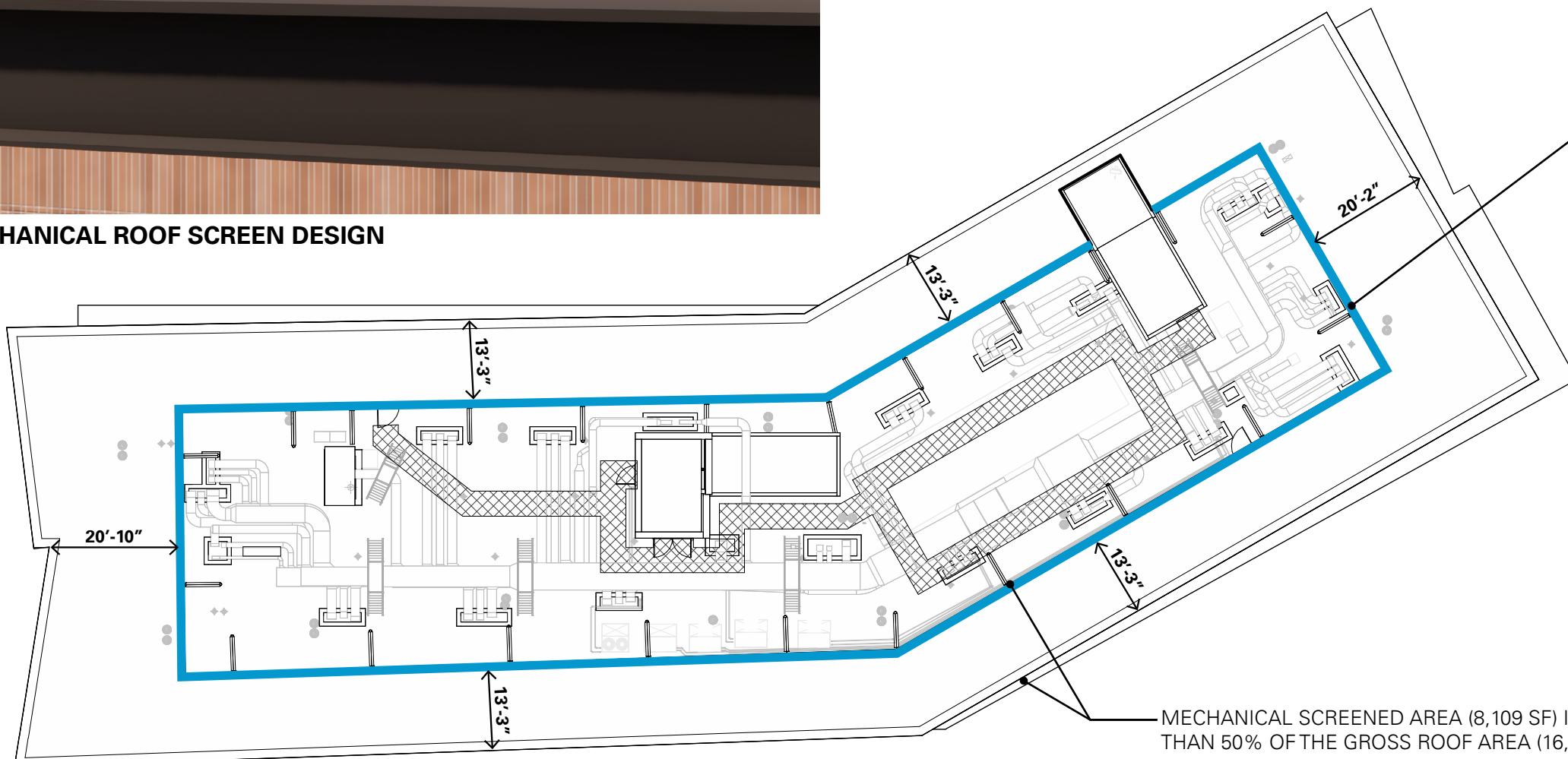
ROOF SCREEN



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



ROOF PLAN

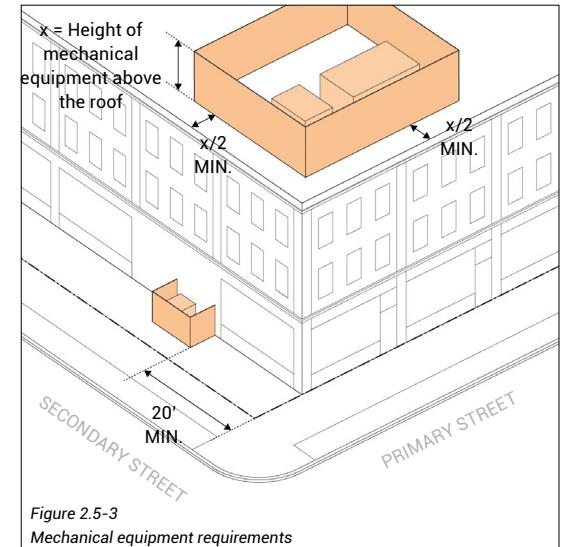
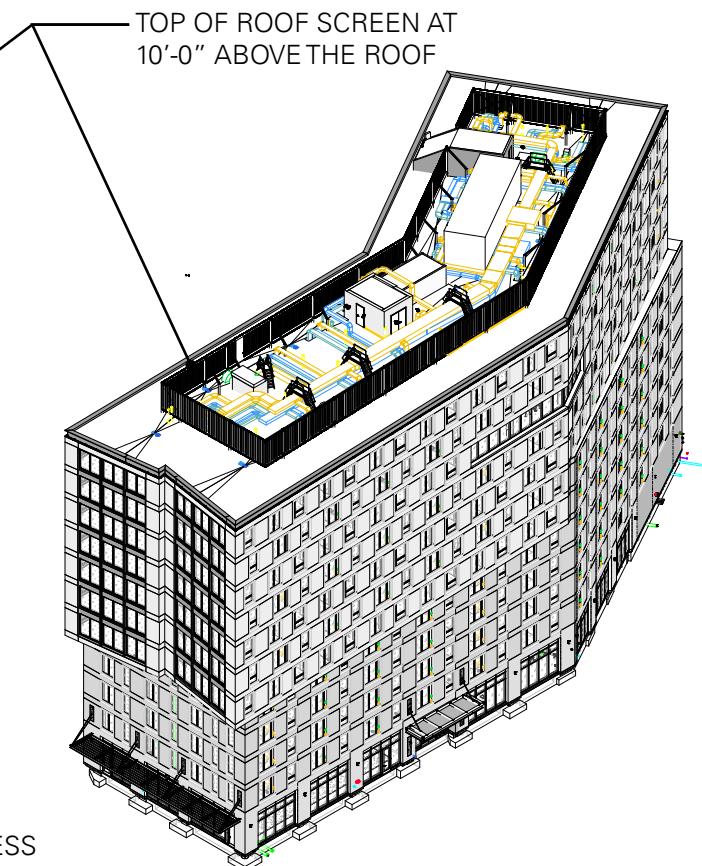


Figure 2.5-3
Mechanical equipment requirements

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



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



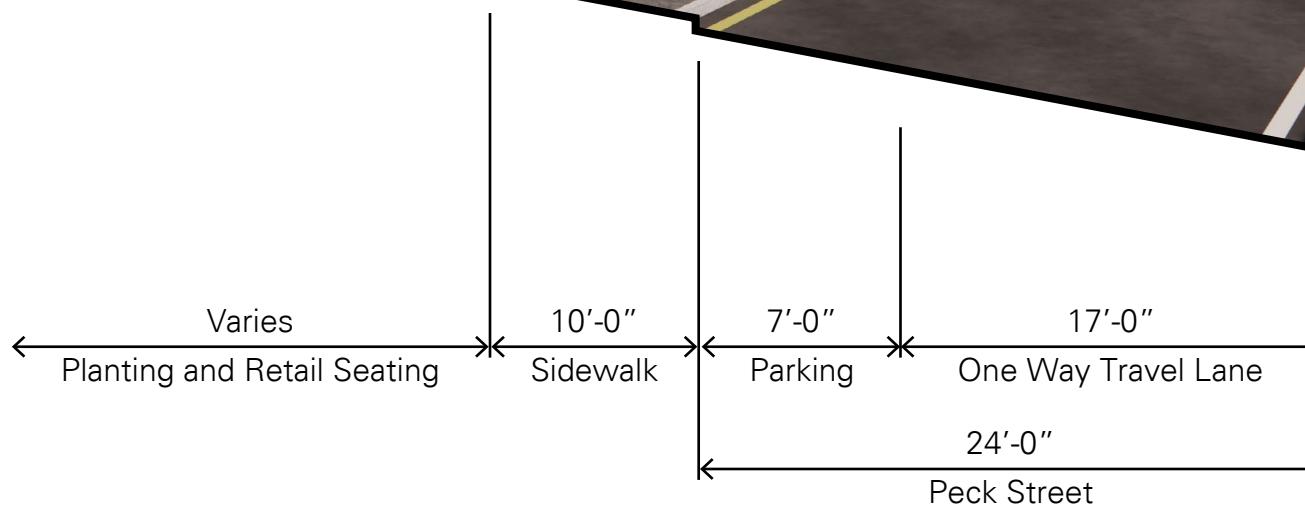
Granite Base and Accents
Mesabi Black



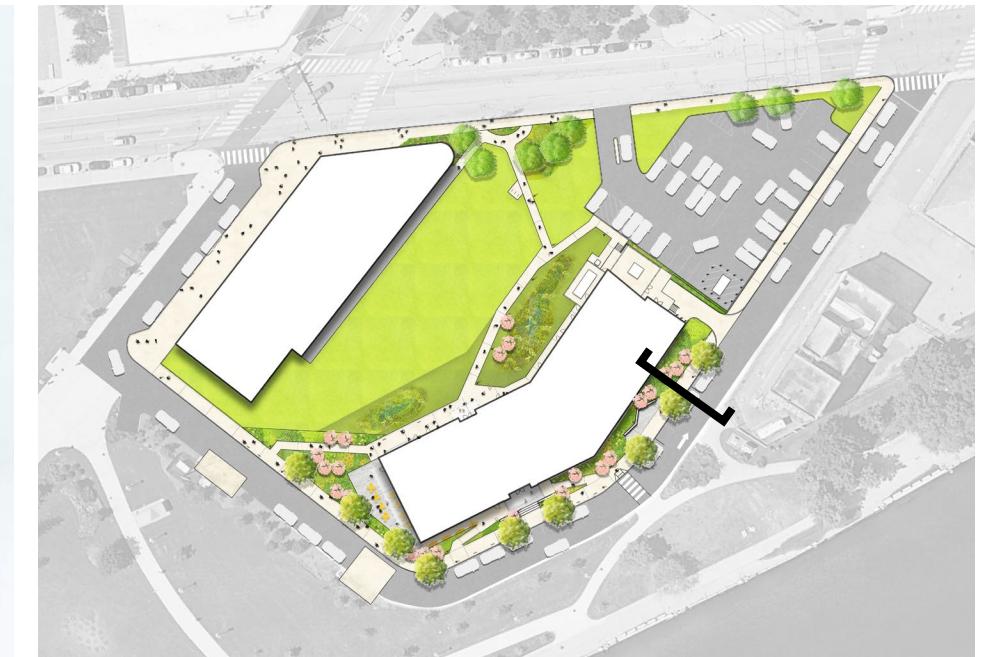
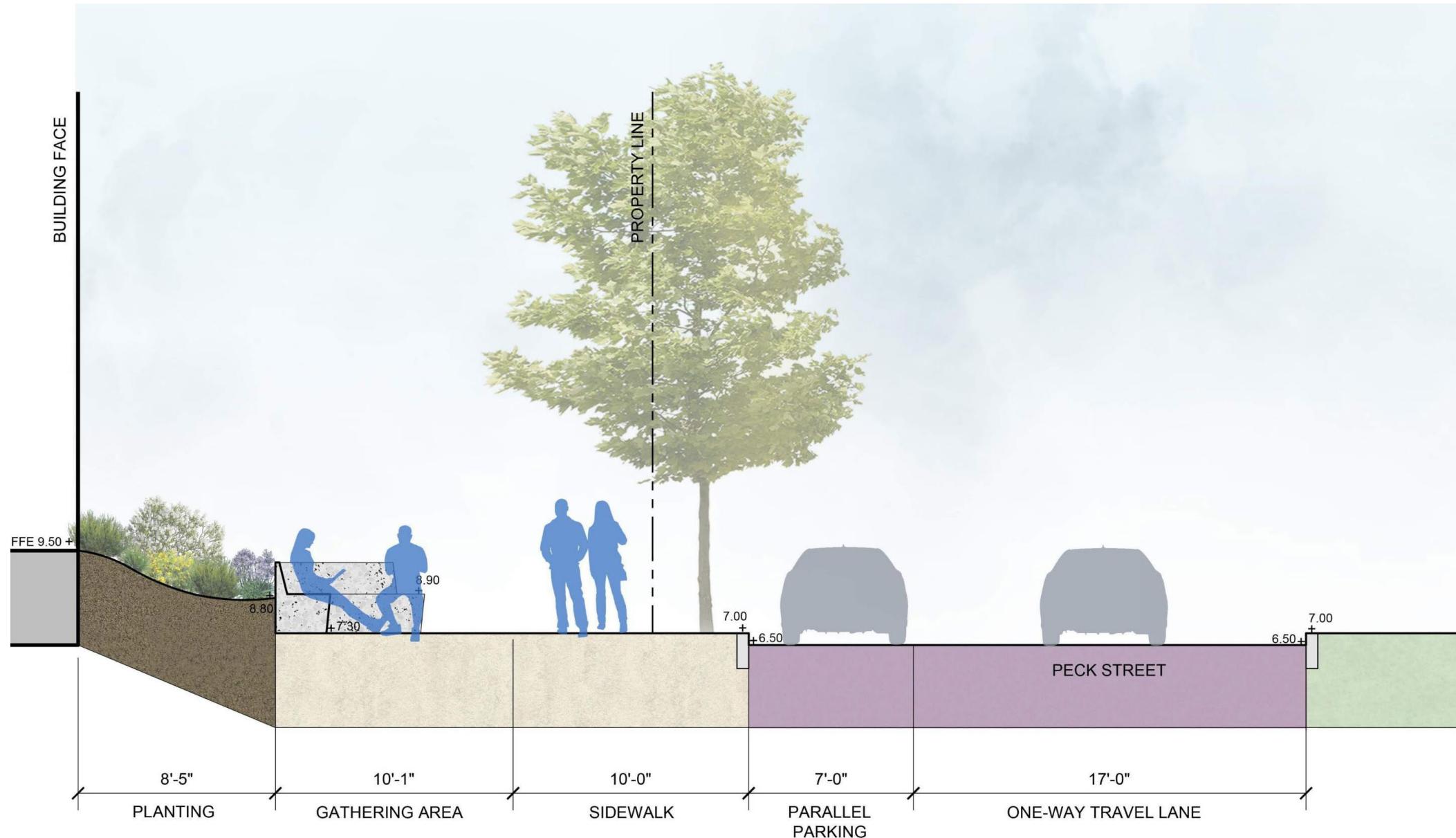
Upper Brick
Interstate Brick - Copperstone

Lower Brick
Glen-Gery - Midtown Ironspot

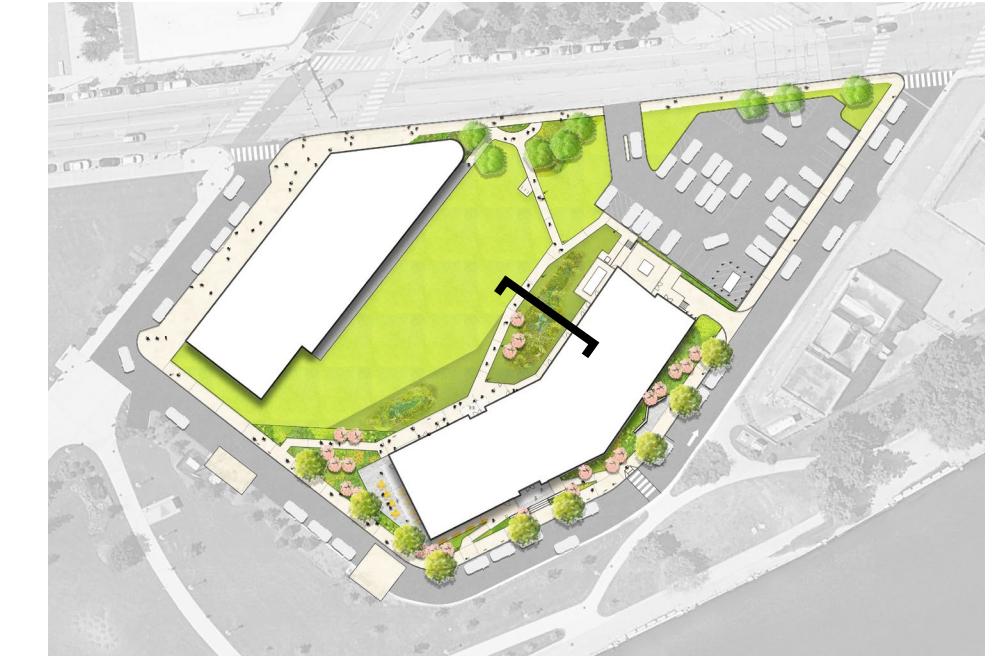
PUBLIC REALM SITE SECTION AT PECK STREET RETAIL



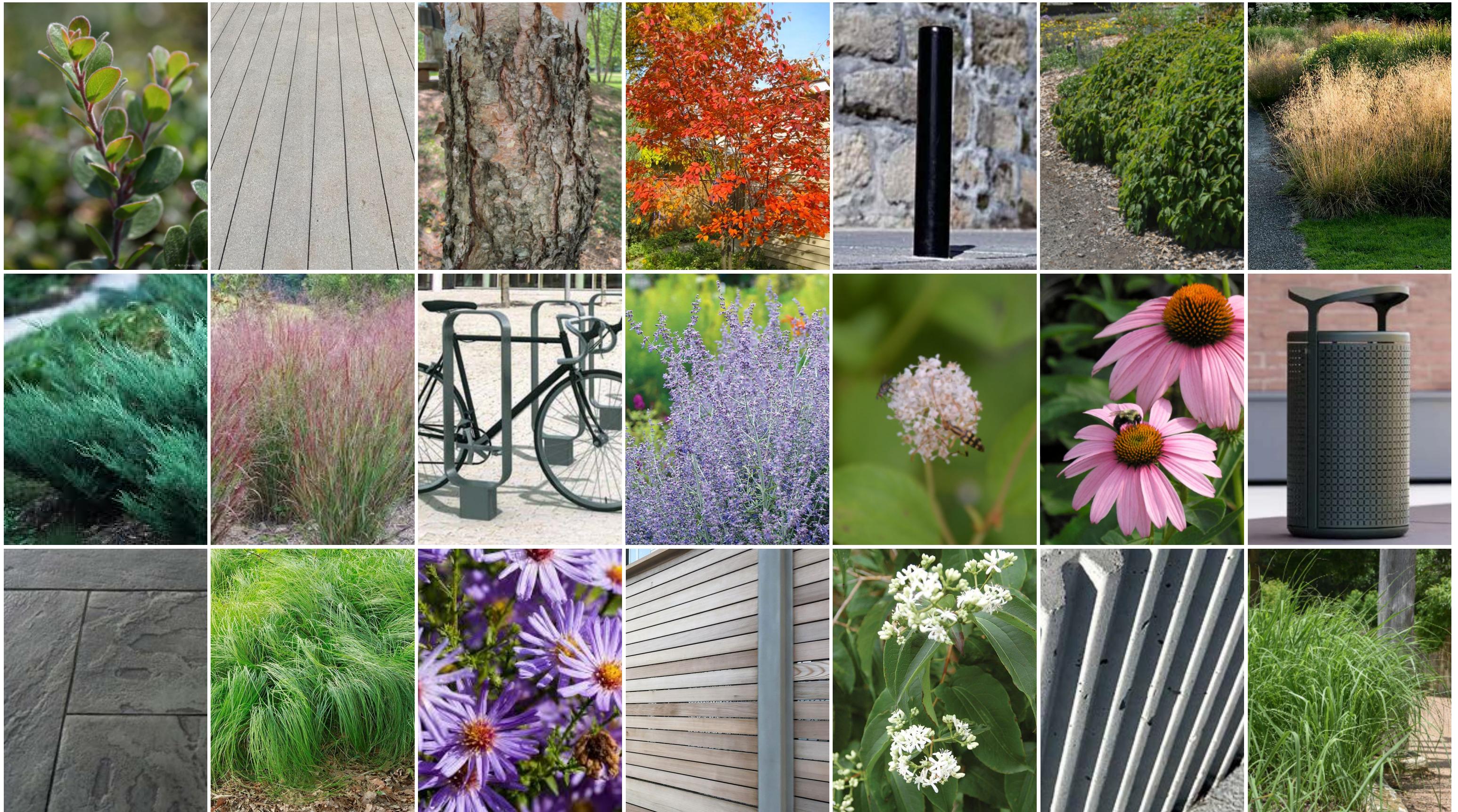
PUBLIC REALM SITE SECTION AT PECK STREET PEDESTRIAN GATHERING AREA



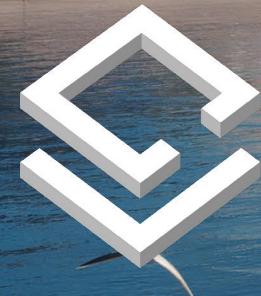
PUBLIC REALM SITE SECTION AT WEST PLANTING AREA AND PARKING



PUBLIC REALM LANDSCAPE MATERIALS AND PLANTINGS



Thank You



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REAV