

PARCEL 28 - PROVIDENCE, RI

CONCEPT REVIEW SET
AUGUST 26, 2019



EM 28 PROVIDENCE, LLC

101 West Elm Street
Suite 2500
Conshohocken, PA 19428
Phone: 240.638.6673
Email: blamb@exeterpg.com



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SILVER SPRING, MD 20910
t: 301.588.4800 f: 301.650.2255
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Parcel 28
Providence, RI

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
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MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

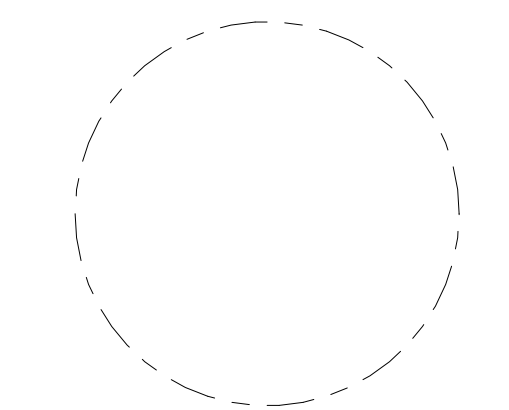
CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



Cover Sheet

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
G001

Concept Review Package

August 23, 2019

PROJECT CALCUATIONS SUMMARY

UNIT CALCULATIONS BY TYPE		
	NET SF	Count
STUDIO		
0A	450 sf	23
0B	473 sf	15
0C	477 sf	5
AVERAGE NET SQUARE FEET	467 sf	
SUBTOTAL UNIT COUNT		43 Units
1 BEDROOM JUNIOR		
0D	528 sf	35
AVERAGE NET SQUARE FEET	528 sf	
SUBTOTAL UNIT COUNT		35 Units
1 BEDROOM		
1A	810 sf	1
1B	660 sf	67
1C	709 sf	5
1D	650 sf	5
1E	700 sf	10
1F	661 sf	10
1G	682 sf	5
1H	681 sf	5
1J	643 sf	4
1K	625 sf	4
1L	695 sf	4
1M	753 sf	8
AVERAGE NET SQUARE FEET	689 sf	
SUBTOTAL UNIT COUNT		128 Units
1 BEDROOM + DEN		
1N	793 sf	5
AVERAGE SF	793 sf	
SUBTOTAL UNIT COUNT		5 Units
2 BEDROOM		
2A	1,086 sf	10
2B	1,165 sf	5
2C	1,085 sf	5
2D	1,063 sf	4
2E	1,033 sf	4
AVERAGE NET SQUARE FEET	1,086 sf	
SUBTOTAL UNIT COUNT		28 Units
FLEX UNITS		
F1	1,088 sf	10
AVERAGE NET SQUARE FEET	1,088 sf	
SUBTOTAL UNIT COUNT		10 Units
TOTAL AVERAGE NET SF	775 sf	
TOTAL UNIT COUNT		249 Units

UNIT COUNT BY FLOOR						
	Studio	1 Br Jr	1 Br	1 Br + D	2 Br	Flex
6th Floor	7	7	22	1	4	
5th Floor	7	7	20	1	4	
4th Floor	9	7	27	1	6	
3rd Floor	9	7	27	1	6	
2nd Floor	9	7	27	1	6	
Mezzanine	2		5		2	
1st Floor						10
TOTAL UNIT COUNT	43 Units	35 Units	128 Units	5 Units	28 Units	10 Units

ADDITIONAL NET RESIDENTAL SPACES					
	Lounge	Roof Terrace	Fitness	Bike Storage	Conf Rooms
5th Floor	2,145 sf	6,322 sf			
1st Floor			2,219 sf	659 sf	681 sf
TOTAL AMENITY SF	2,145 sf	6,322 sf	2,219 sf	659 sf	681 sf

RETAIL GLA	
	Retail
1st Floor	21,291 sf
TOTAL AMENITY SF	21,291 sf

PARKING	
	Structured
	28
TTL PARKING	28

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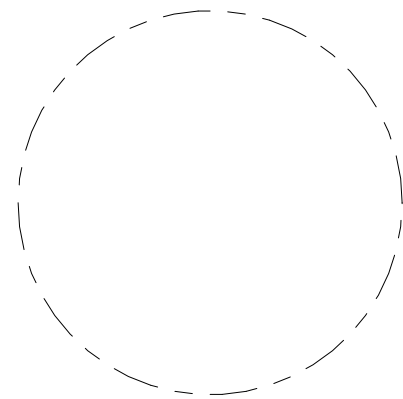
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Development
Program Data

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G002



BUILDING MASSING LEGEND

- Residential (249 Units, 169,775 sf)
- Retail (21,291 sf)
- Residential Amenity (14,271 sf)

BUILDING PROGRAMING SUMMARY

- 6th Floor: Residential (41 Units)
- 5th Floor: Residential (39 Units)
- 4th Floor: Residential (50 Units, Typical Plan)
- 3rd Floor: Residential (50 Units, Typical Plan)
- 2nd Floor: Residential (50 Units, Typical Plan)
- Mezzanine: Residential (9 Units)
- 1st Floor: Residential Flex Units (10 Units), Residential Amenities, Retail, Parking

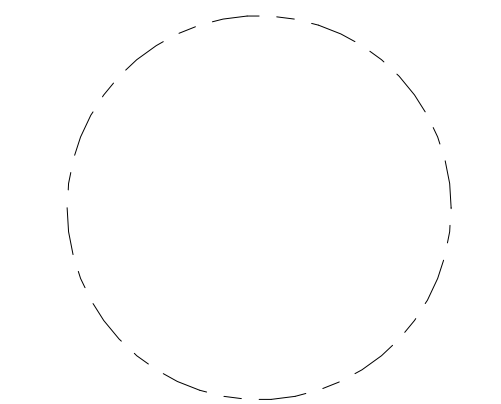
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Building Massing

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G003

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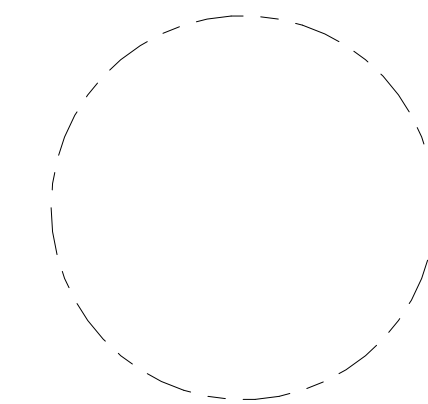
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1st Floor Plan

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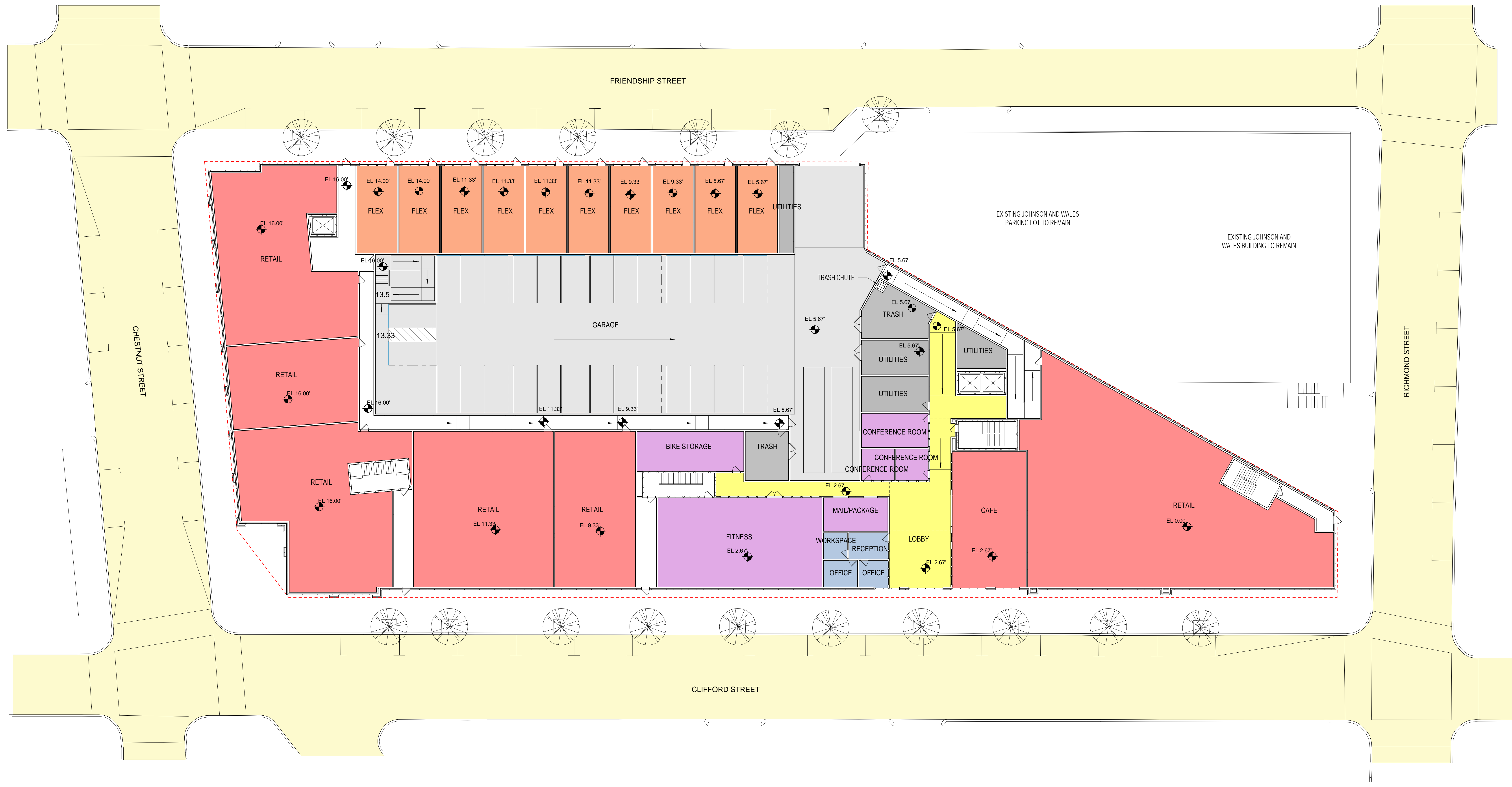
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09-26-2019

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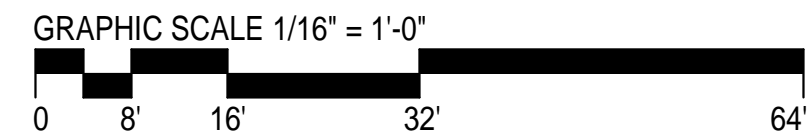
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A201

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1 1st Floor 5
1/16" = 1'-0"



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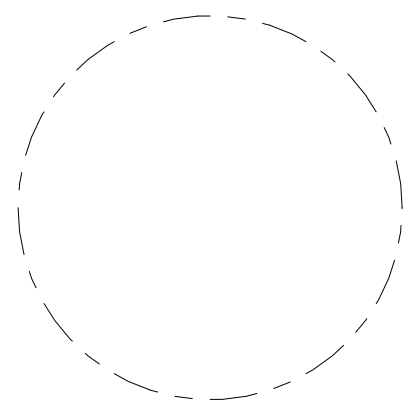
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**Mezzanine Floor
Plan**

PRINCIPAL IN CHARGE
M.R.

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G.G.

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09-26-2019

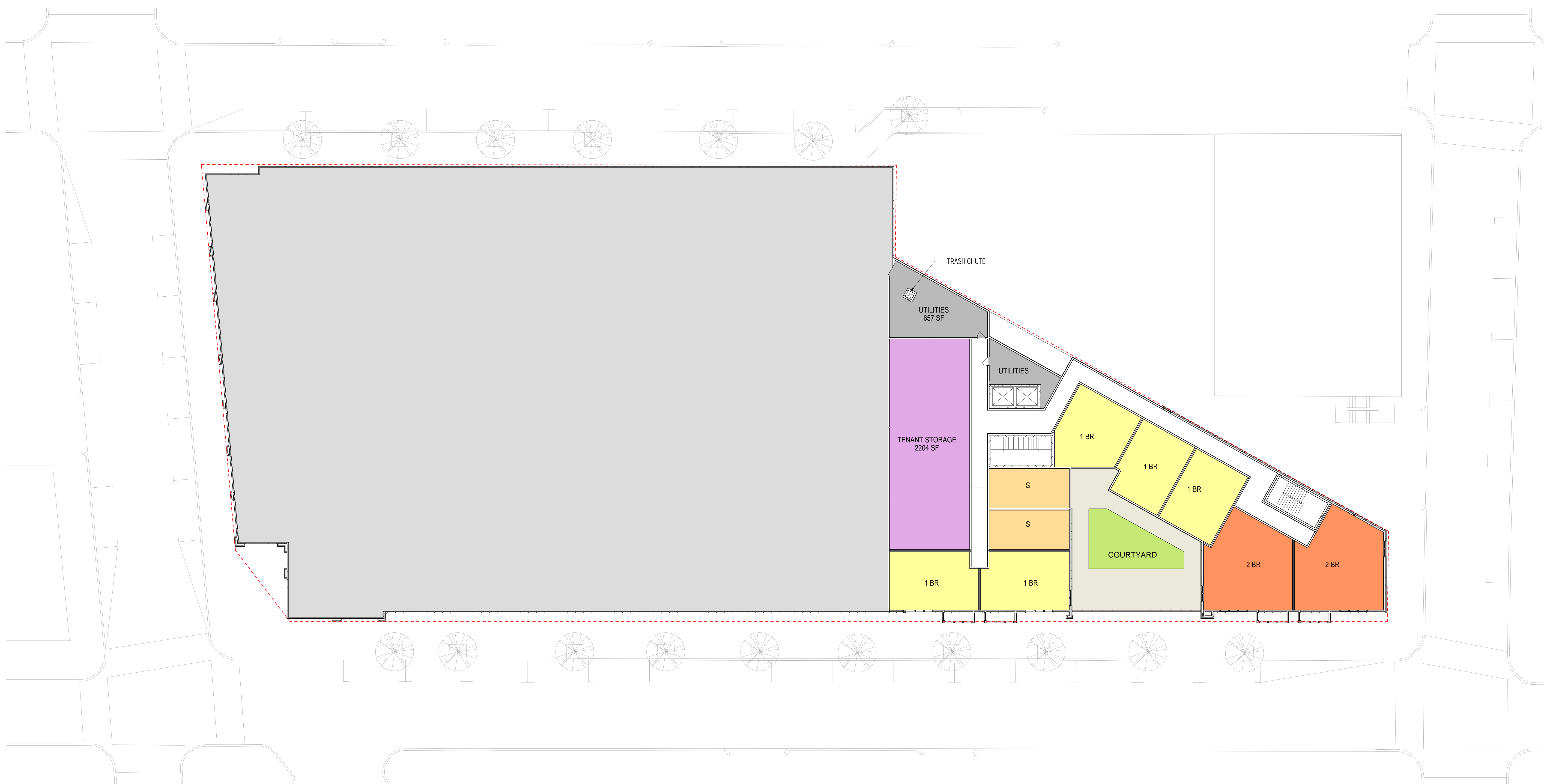
SCALE:
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A202

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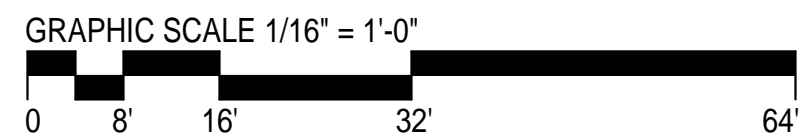
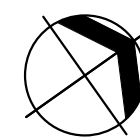
JOB NO.
18390.03

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1 Mezzanine Floor

1/16" = 1'-0"



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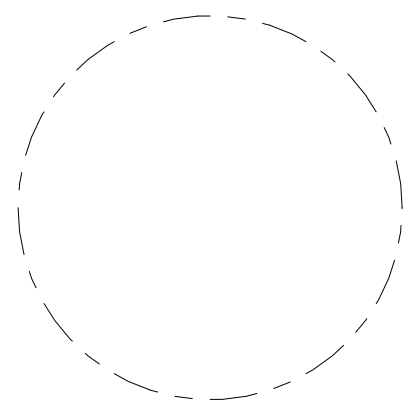
Key Plan

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NO. DATE



2nd Floor Plan

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SCALE:
1/16" = 1'-0"

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A203

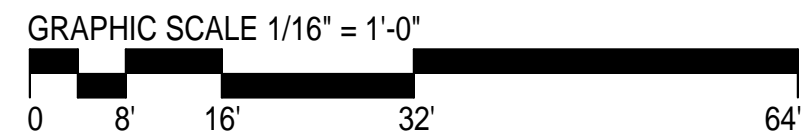
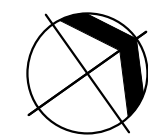
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1 2nd Floor
1/16" = 1'-0"



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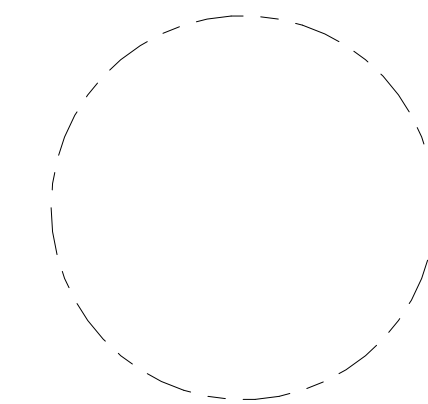
Key Plan

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Revisions

NO. DATE



3rd Floor Plan

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G.G.

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A.M., F.L., G.G.

DATE
09-26-2019

SCALE:
1/16" = 1'-0"

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A204

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Concept Review Package



1 3rd Floor
1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

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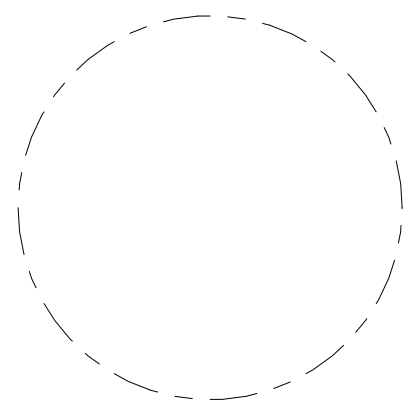
Key Plan

Issue

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NO. DATE



4th Floor Plan

PRINCIPAL IN CHARGE
M.R.

PROJECT ARCHITECT
G.G.

DRAWN
A.M., F.L., G.G.

DATE
09-26-2019

SCALE:
1/16" = 1'-0"

DRAWING NO.
A205

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X.Y.

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18390.03

Concept Review Package



1 4th Floor
1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

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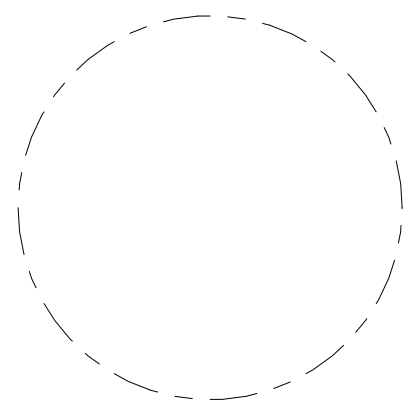
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



5th Floor Plan

PRINCIPAL IN CHARGE
M.R.

PROJECT ARCHITECT
G.G.

DRAWN
A.M., F.L., G.G.

DATE
09-26-2019

SCALE:
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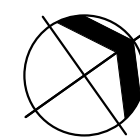
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A206

Concept Review Package



1 5th Floor
1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

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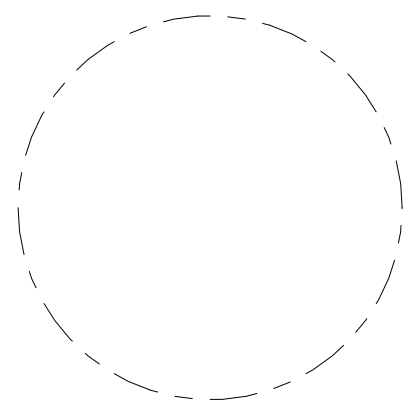
Key Plan

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6th Floor Plan

PRINCIPAL IN CHARGE
M.R.

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G.G.

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A.M., F.L., G.G.

DATE
09-26-2019

SCALE:
1/16" = 1'-0"

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A207

Concept Review Package



1 6th Floor
1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

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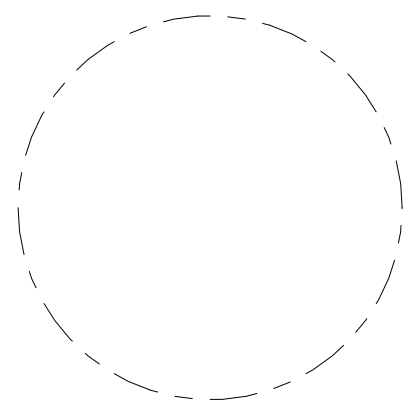
Key Plan

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Roof Plan

PRINCIPAL IN CHARGE
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G.G.

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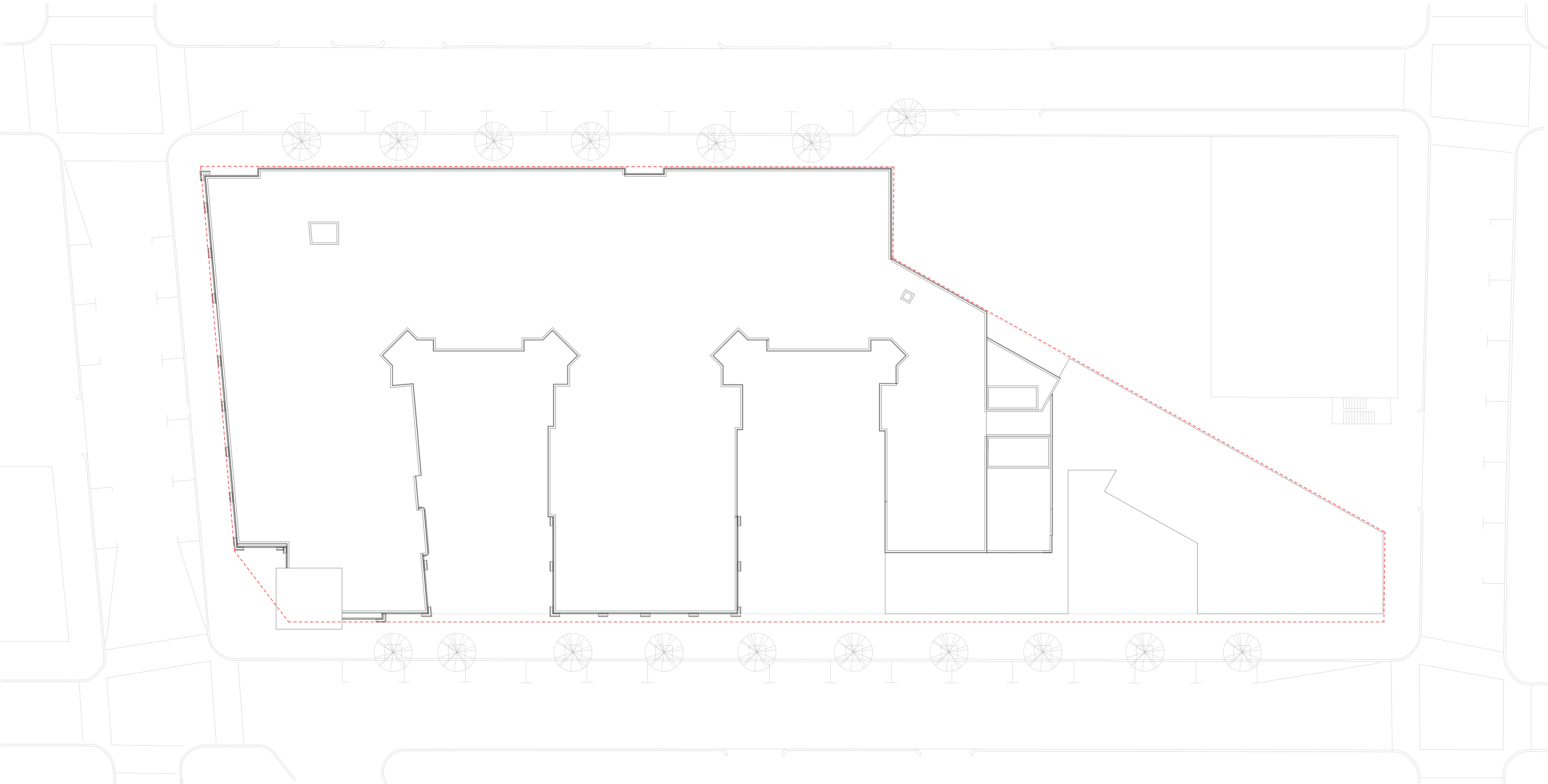
SCALE:
1/16" = 1'-0"

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A208

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JOB NO.
18390.03

Concept Review Package



1 Roof
1/16" = 1'-0"



GRAPHIC SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

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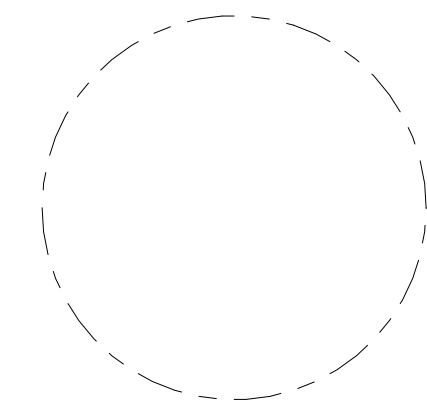
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Building
Elevations

PRINCIPAL IN CHARGE
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G.G.

DRAWN
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DATE
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Concept Review Package



1 South Elevation
1/16" = 1'-0"



2 West Elevation
1/16" = 1'-0"

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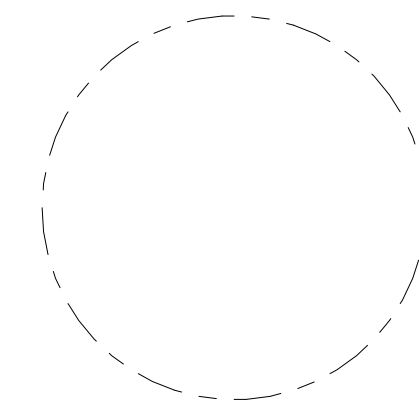
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Building
Elevations

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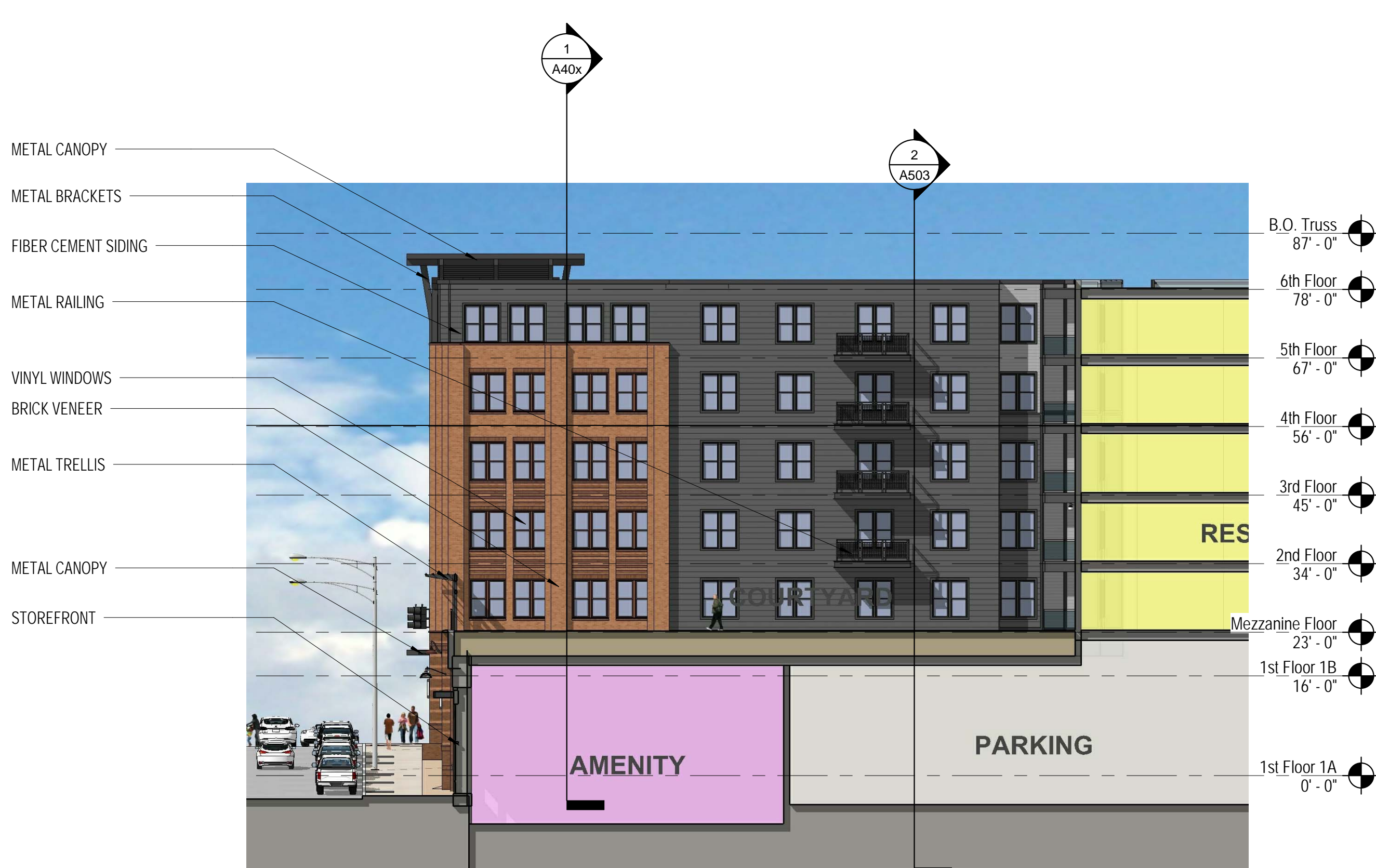
1 North Elevation

1/16" = 1'-0"



2 East Elevation

1/16" = 1'-0"



1 Courtyard Elevation 2C
1/16" = 1'-0"



2 Courtyard Elevation 2B
1/16" = 1'-0"



3 Courtyard Elevation 2A
1/16" = 1'-0"

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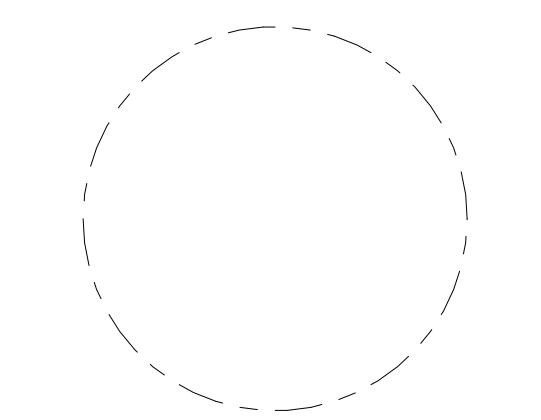
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**Building
Elevations**

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A.M., F.L., G.G.
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A503

Concept Review Package



Looking NORTH
(from corner of Chestnut Street and Clifford Street)

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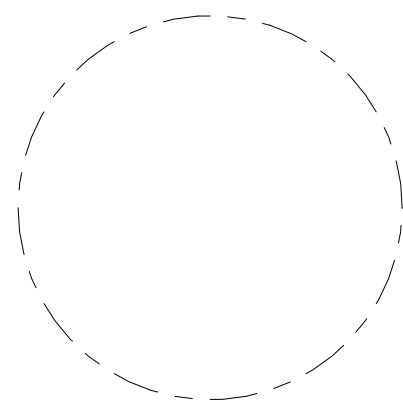
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Revisions
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**Building
Renderings**

PRINCIPAL IN CHARGE
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PROJECT ARCHITECT
G.G.

DRAWN
A.M., F.L., G.G.

DATE
09-26-2019

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A504

Concept Review Package



Looking WEST
(from corner of Clifford Street Street and Richmond Street)

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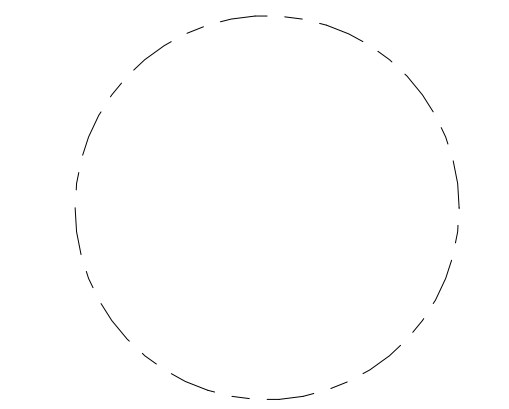
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**Building
Renderings**

PRINCIPAL IN CHARGE M.R.	
PROJECT ARCHITECT G.G.	
DRAWN A.M., F.L., G.G.	
DATE 09-26-2019	APPROVED X.Y.
SCALE:	JOB NO. 18390.03

DRAWING NO.
A505

Concept Review Package



Looking NORTHWEST
(from Clifford Street)

**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

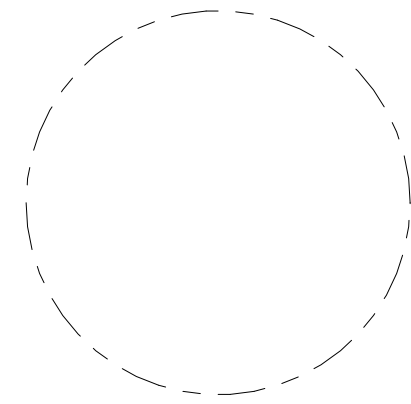
CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Building
Renderings**

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
A506

Concept Review Package



Looking NORTH
(from corner of Chestnut Street and Clifford Street)

Parcel 28
Providence, RI

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

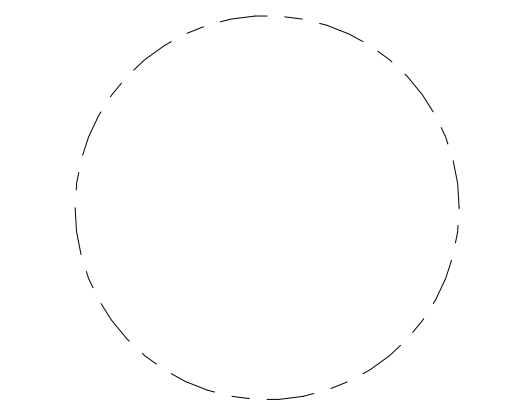
Key Plan

Issue

NO.	DATE
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Revisions

NO.	DATE
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Building
Renderings

PRINCIPAL IN CHARGE M.R.	
PROJECT ARCHITECT G.G.	
DRAWN A.M., F.L., G.G.	
DATE 09-26-2019	APPROVED X.Y.
SCALE:	JOB NO. 18390.03

DRAWING NO.
A507

Concept Review Package



Looking EAST
(from corner of Friendship Street and Chestnut Street)

**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

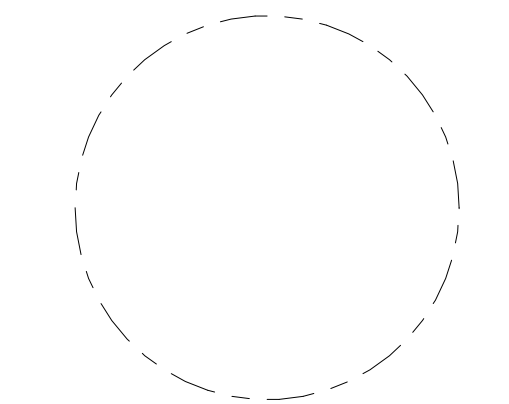
Key Plan

Issue

NO. DATE

Revisions

NO. DATE



**Building
Renderings**

PRINCIPAL IN CHARGE
M.R.

PROJECT ARCHITECT
G.G.

DRAWN
A.M., F.L., G.G.

DATE
09-26-2019

SCALE:

APPROVED
X.Y.

JOB NO.
18390.03

DRAWING NO.
A508

Concept Review Package



Looking SOUTH
(from corner of Richmond Street and Friendship Street)

**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

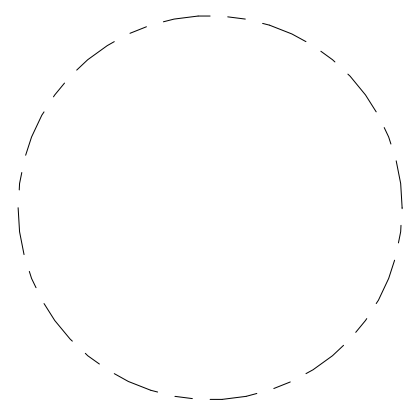
CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Building
Renderings**

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
A509

Concept Review Package



75 Chestnut Street
(Johnson & Wales University, John J. Bowen Center for Science and Innovation)



222 Richmond Street
(The Warren Alpert Medical School)



30 Chestnut Street
(Johnson & Wales University, John Hazen White College of Arts & Sciences)



95 Chestnut Street
(Irons & Russell Building)

**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

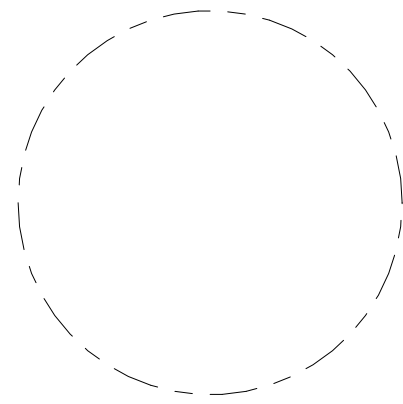
CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Existing Site
Photographs
(Adjacent Bldgs.
Context)**

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
A601

Concept Review Package



View from Center of Site Looking NORTHEAST
(Towards the Corner of Richard Street and Clifford Street)



View from Center of Site Looking NORTH
(Towards the Corner of Richard Street and Friendship Street)



View from Center of Site Looking NORTHWEST
(Towards Friendship Street)



View from Center of Site Looking SOUTHEAST
(Towards Clifford Street)

**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

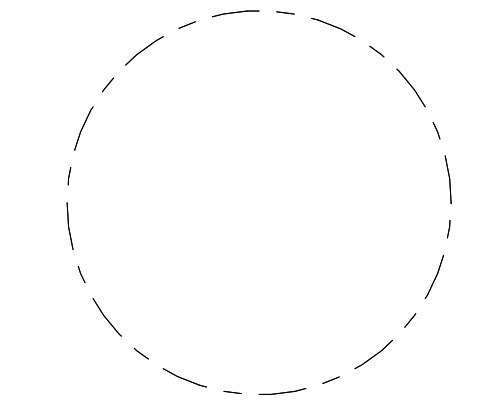
CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Existing Site
Photographs
(From Center
of Site)**

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
A602

Concept Review Package



Looking NORTH
(from corner of Chestnut Street and Clifford Street)



Looking WEST
(from corner of Clifford Street and Richmond Street)



Looking EAST
(from corner of Friendship Street and Chestnut Street)



Looking SOUTH
(from corner of Richmond Street and Friendship Street)

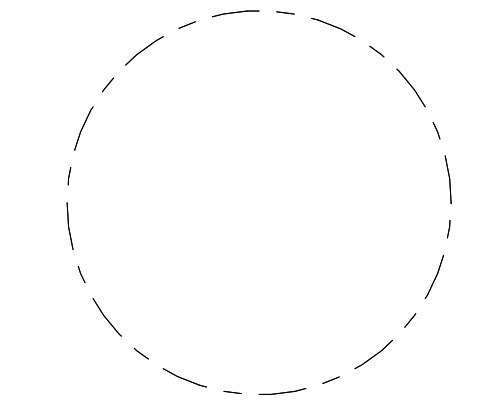
**Parcel 28
Providence, RI**

125
CLIFFORD STREET
PROVIDENCE, RI
OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673
STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771
MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382
CIVIL ENGINEER
VHB
401.457.2018
LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue
NO. DATE

Revisions
NO. DATE



**Existing Site
Photographs
(of Site from
Corners)**

PRINCIPAL IN CHARGE
M.R.
PROJECT ARCHITECT
G.G.
DRAWN
A.M., F.L., G.G.
DATE
09-26-2019
SCALE:
APPROVED
X.Y.
JOB NO.
18390.03

DRAWING NO.
A603

Concept Review Package

Parcel 28
Providence, RI

125
CLIFFORD STREET
PROVIDENCE, RI

OWNER / DEVELOPER
EM 28 PROVIDENCE, LLC
240.638.6673

STRUCTURAL ENGINEER
ODEH ENGINEERS
401.724.1771

MEP ENGINEER
WILKINSON ASSOCIATES
401.737.6382

CIVIL ENGINEER
VHB
401.457.2018

LANDSCAPE ENGINEER
STUDIO BRYAN HANES
215.923.2858

Key Plan

Issue

NO. DATE

Revisions

NO. DATE

Site Plan

PRINCIPAL IN CHARGE
M.R.

PROJECT ARCHITECT
G.G.

DRAWN
A.M., F.L., G.G.

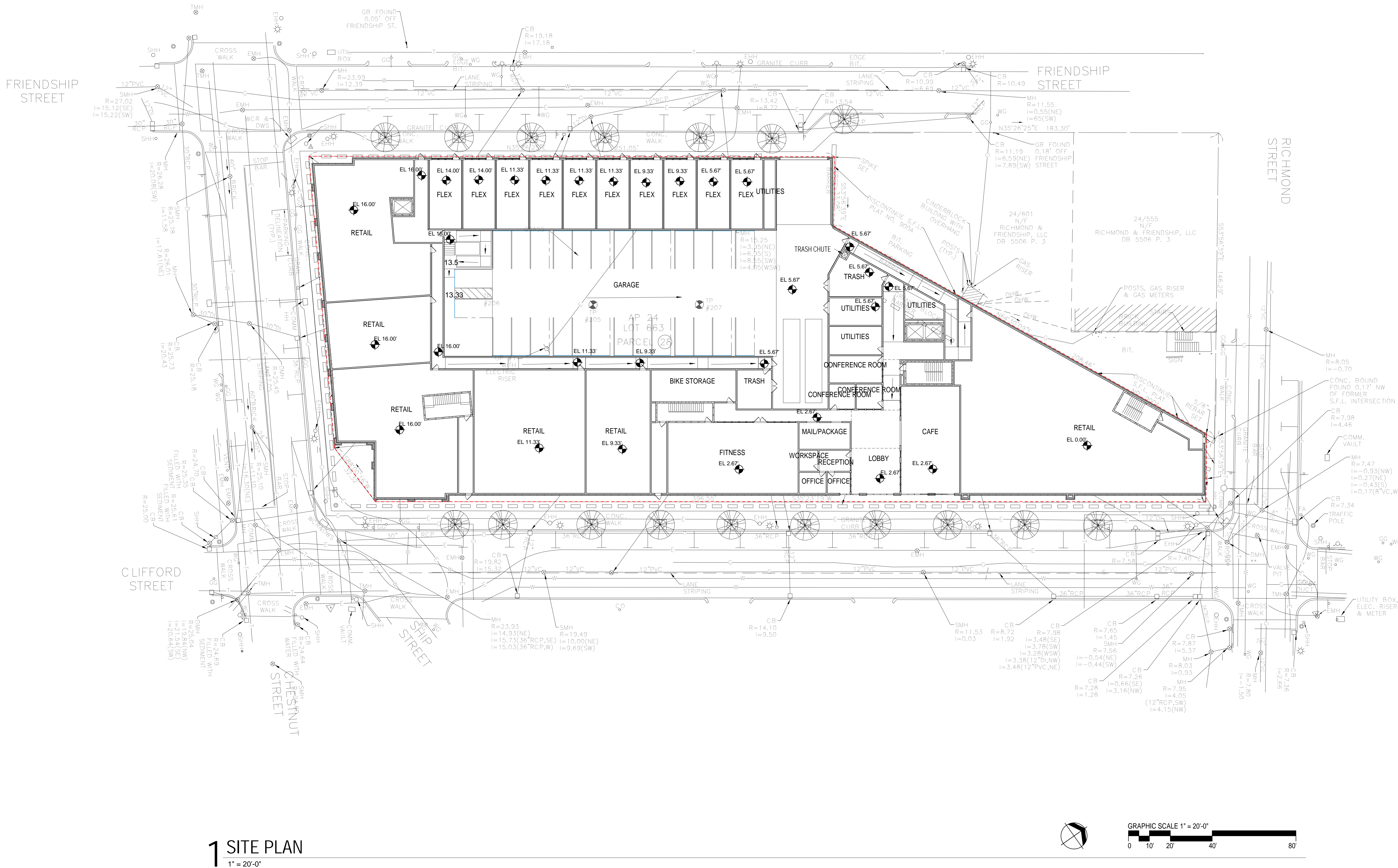
DATE
09-26-2019

SCALE:
1" = 20'-0"

DRAWING NO.
C001

APPROVED
X.Y.

JOB NO.
18390.03



1 SITE PLAN
1" = 20'-0"