



VIEW FROM THE SOUTH



VIEW FROM PROSPECT TERRACE

## **CANAL STREET APARTMENTS**

### DDRC DEVELOPMENT INCENTIVE AND WAIVER SUBMISSION

**Canal Street Apartments**  
169 Canal Street, Providence RI 02903

Cover Sheet  
1/3/2017

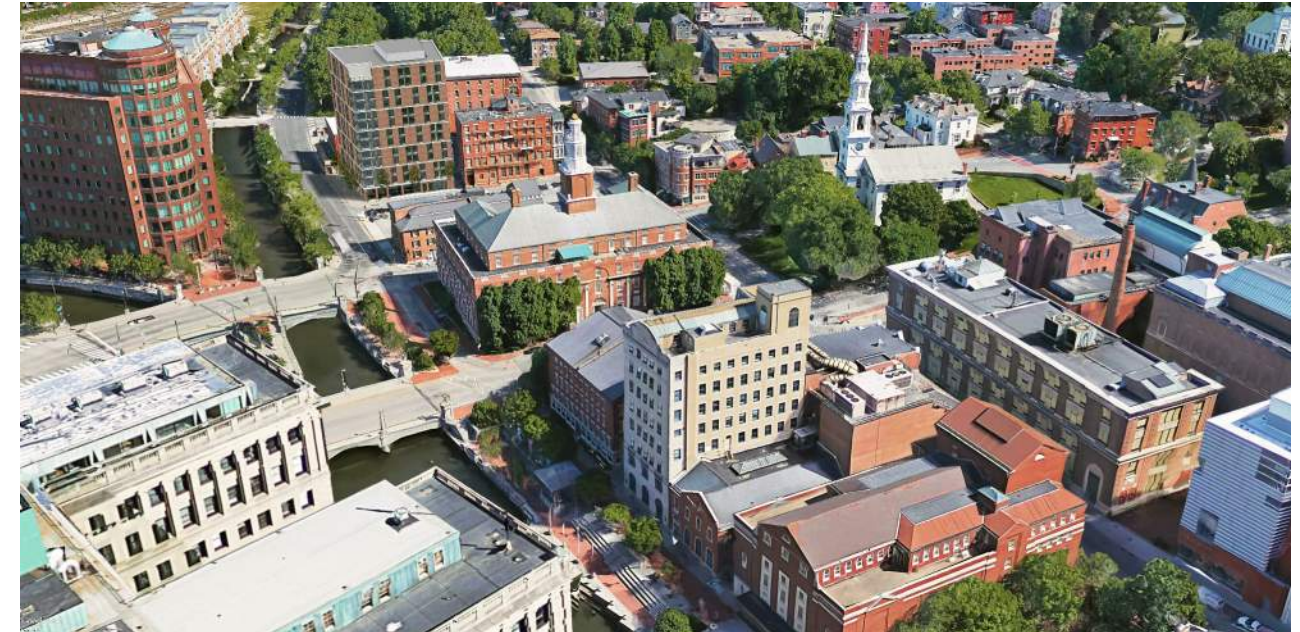
**VISION PROPERTIES**  
401 E. ELM STREET  
SUITE 150  
CONSHOHOCKEN, PA 19428  
610.828.9690

**DBVW**  
ARCHITECTS





AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE SOUTH



VIEW FROM THE NORTH



VIEW FROM THE SOUTH EAST

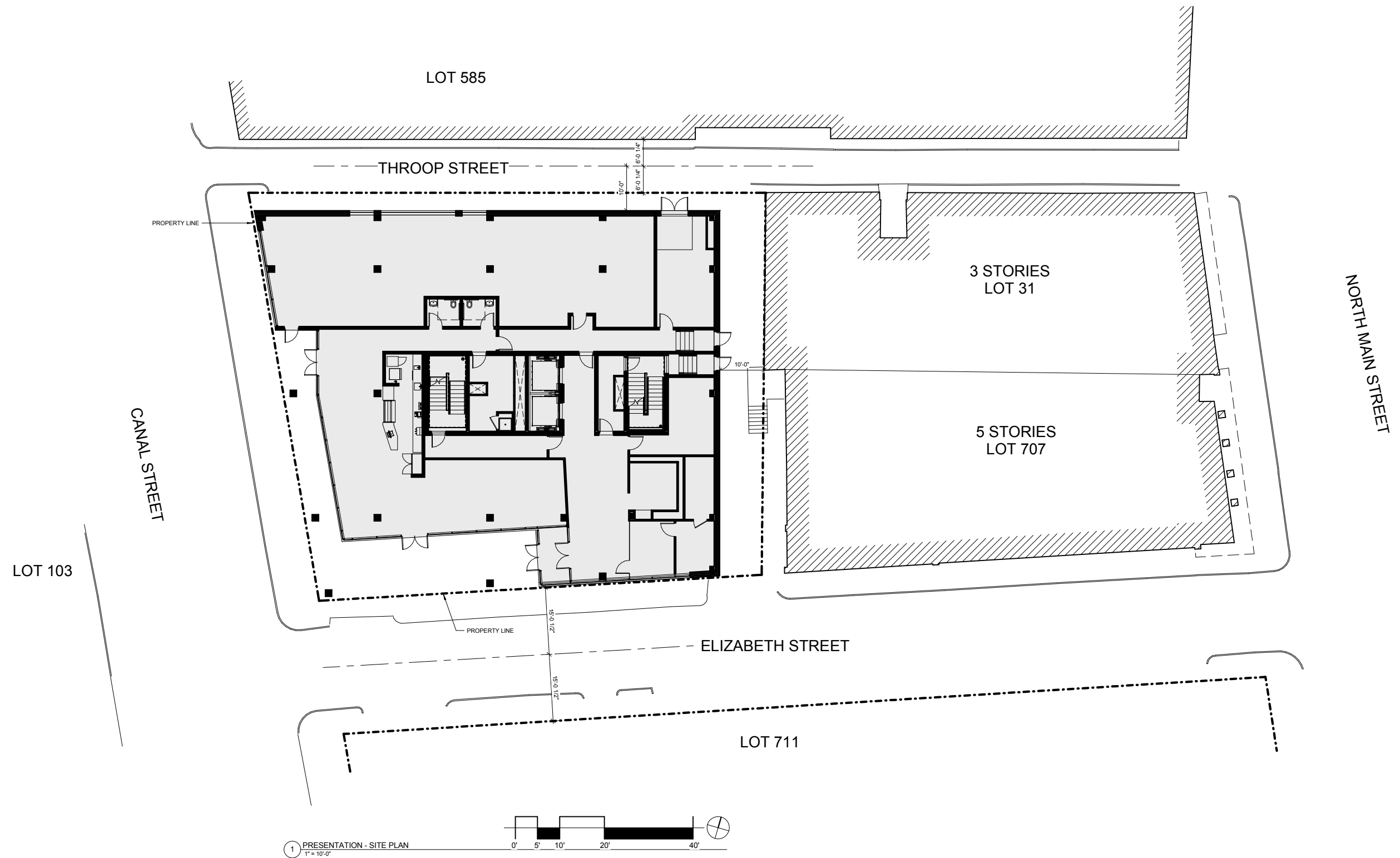
**Canal Street Apartments**  
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Renderings  
1/3/2017

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Site Plan  
1/3/2017

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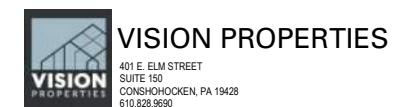
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# Canal Street Apartments

169 Canal Street, Providence RI 02903

Basement Floor Plan  
1/3/2017



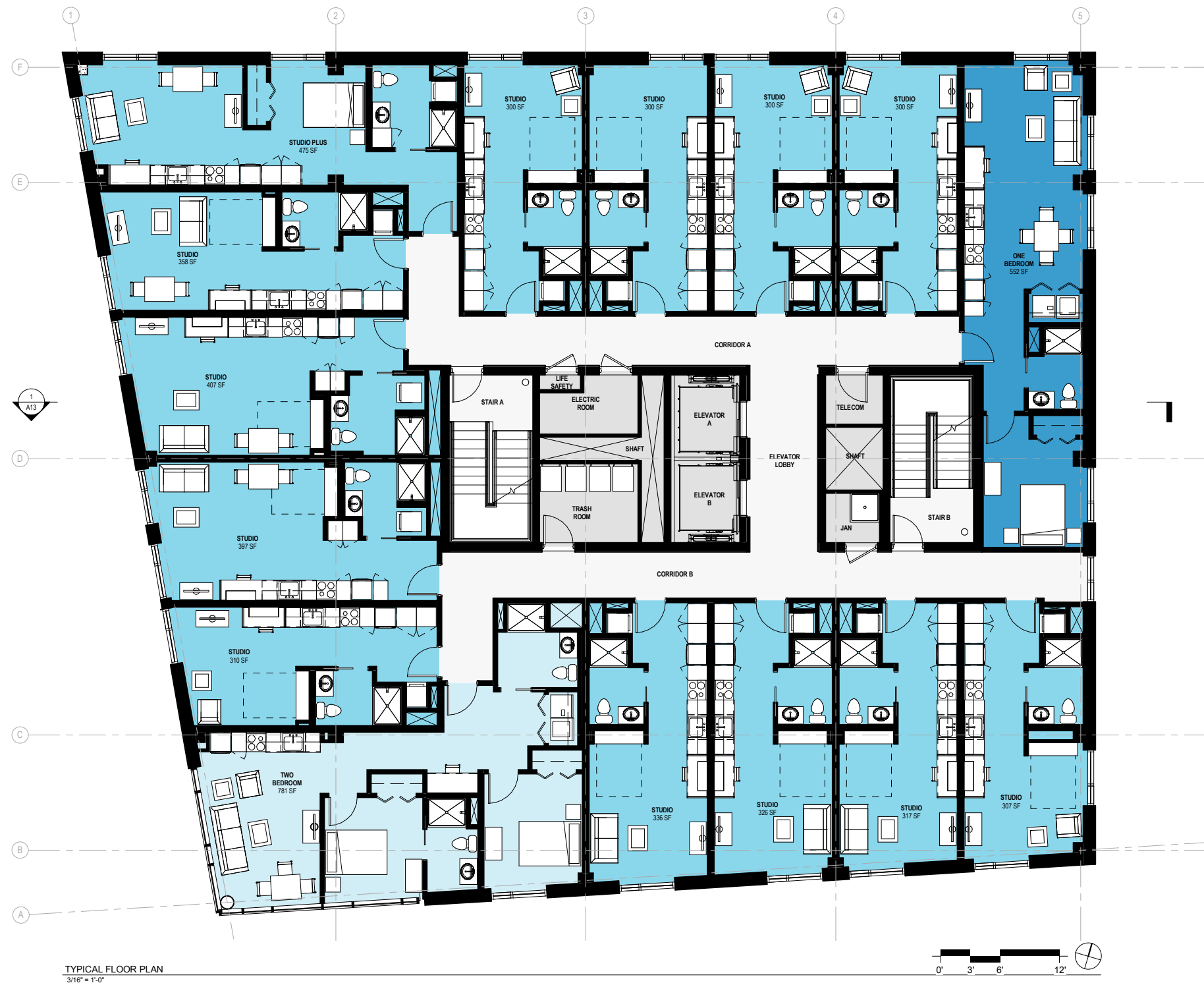


# Canal Street Apartments

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Ground Floor Plan  
1/3/2017





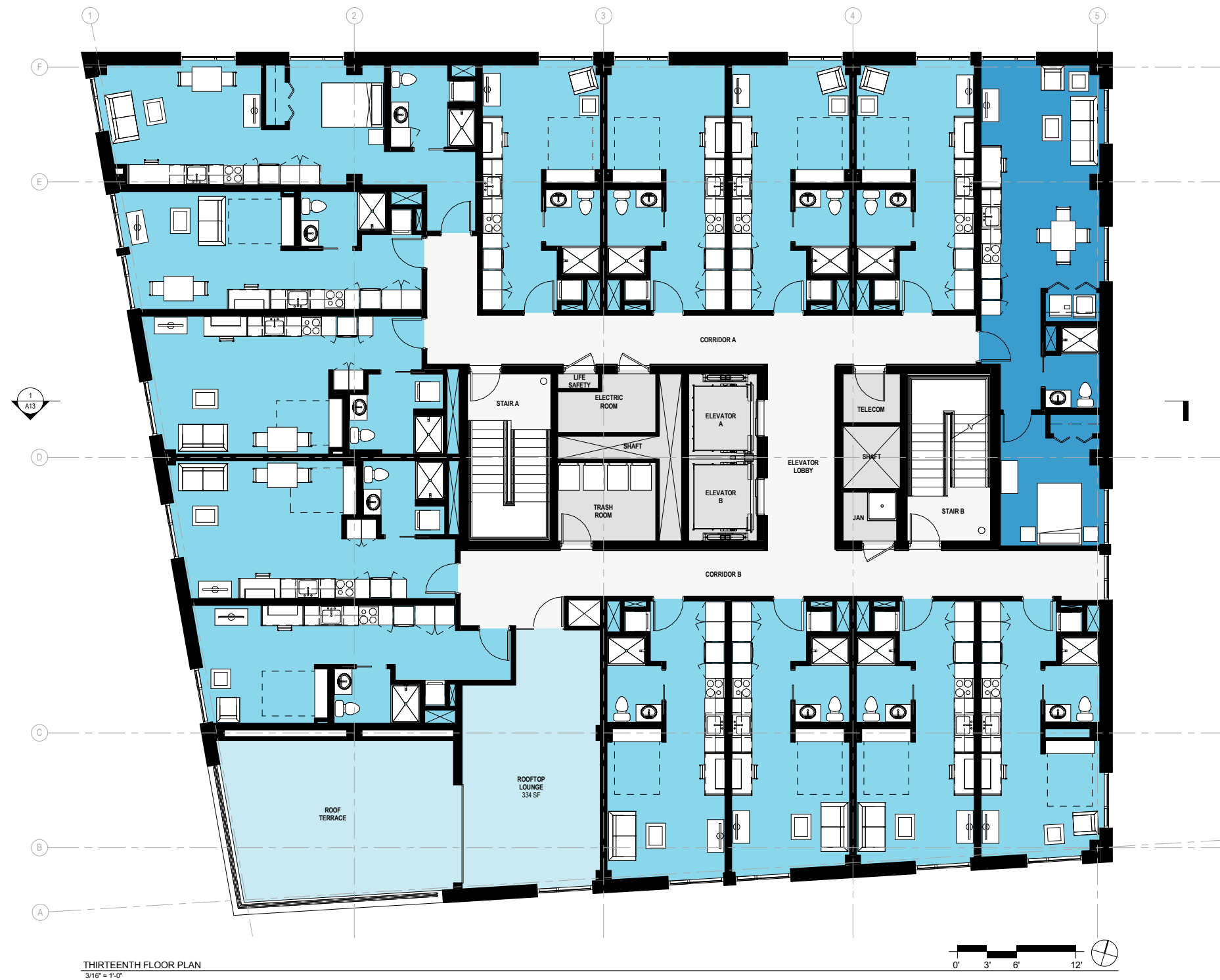
# Canal Street Apartments

169 Canal Street, Providence RI 02903

Typical Floor Plan  
1/3/2017

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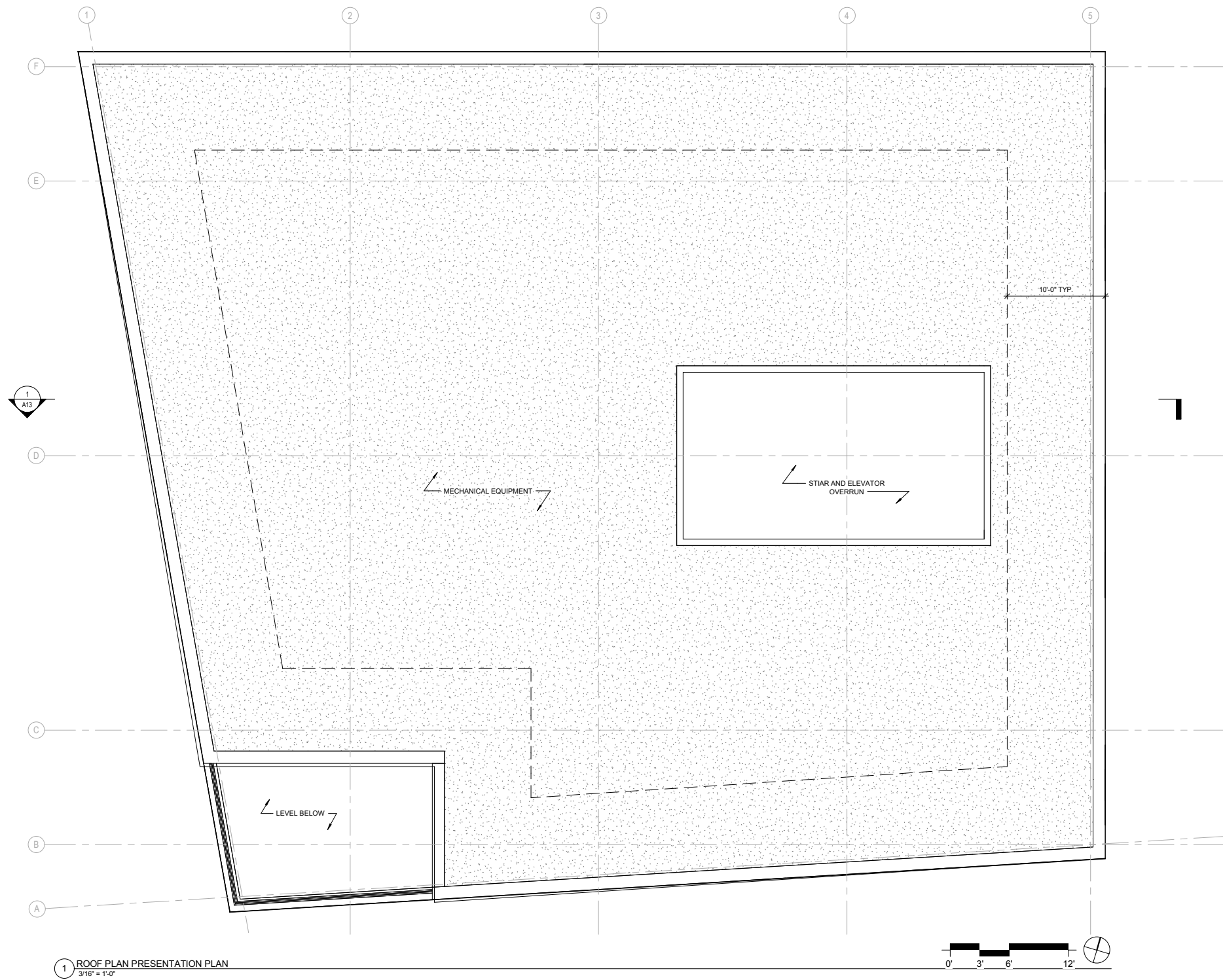


**Canal Street Apartments**  
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Thirteenth Floor Plan  
1/3/2017

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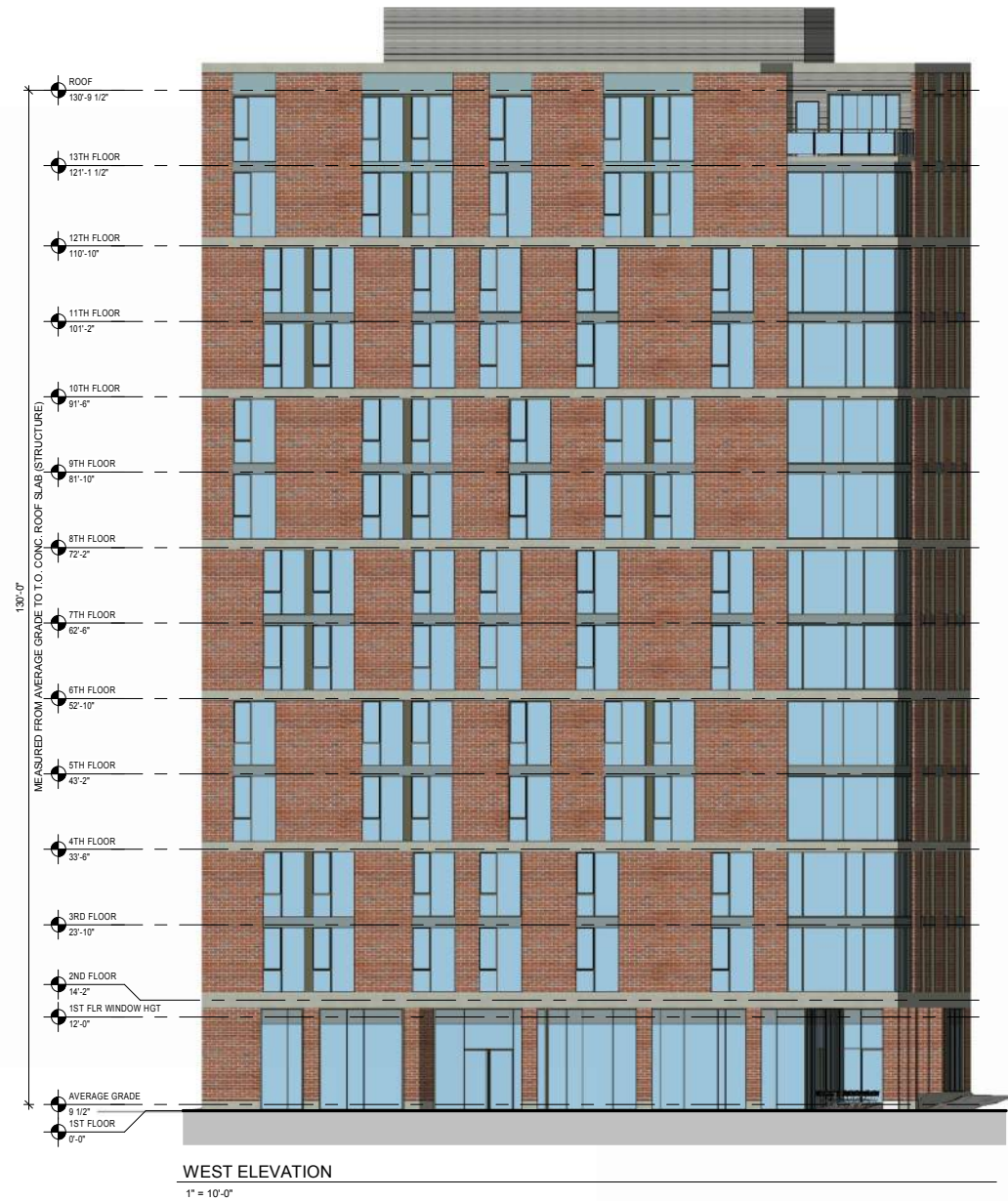
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**Roof Plan**  
1/3/2017

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# Canal Street Apartments

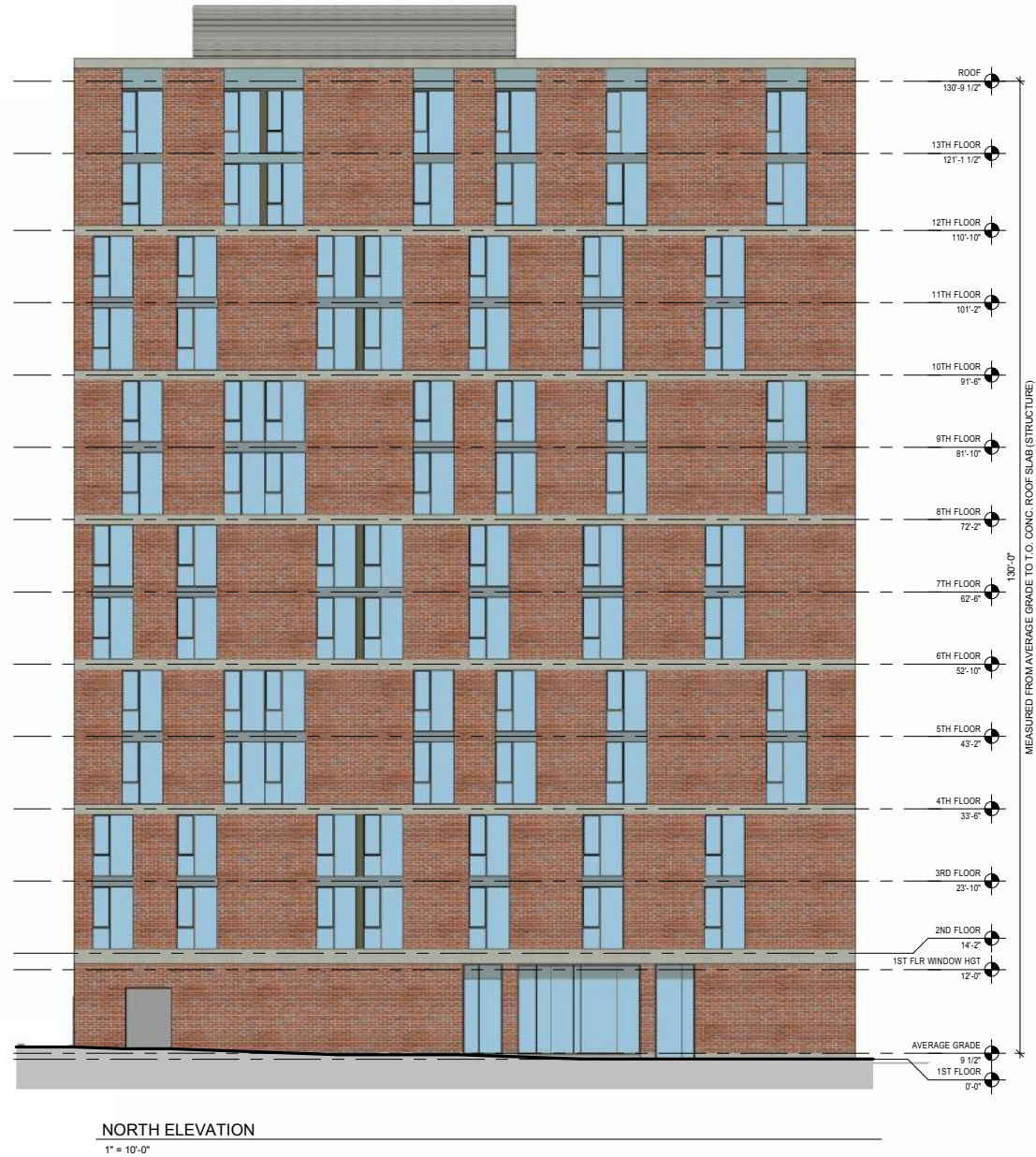
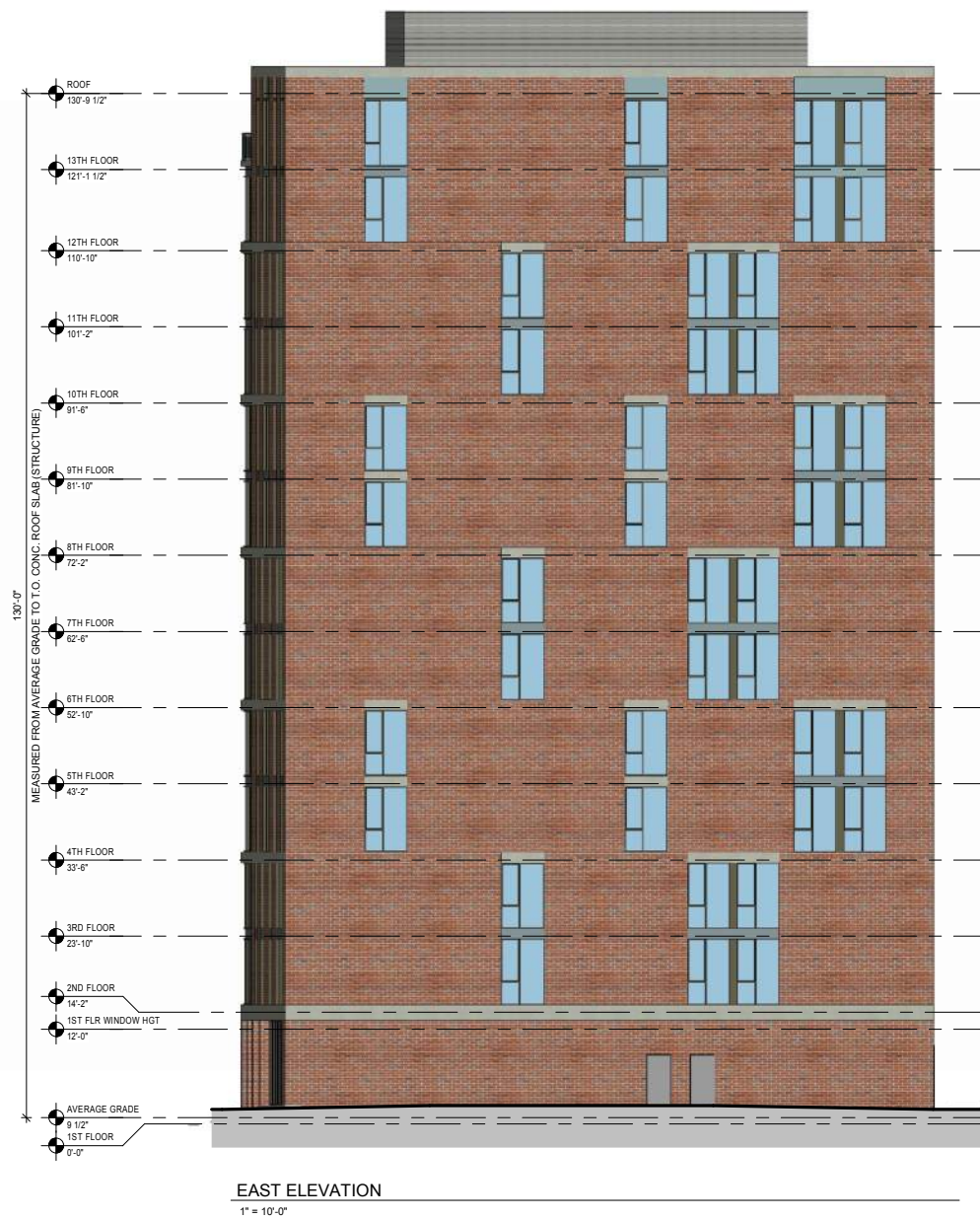
169 Canal Street, Providence RI 02903

ELEVATIONS  
1/3/2017

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# Canal Street Apartments

169 Canal Street, Providence RI 02903

ELEVATIONS  
1/3/2017





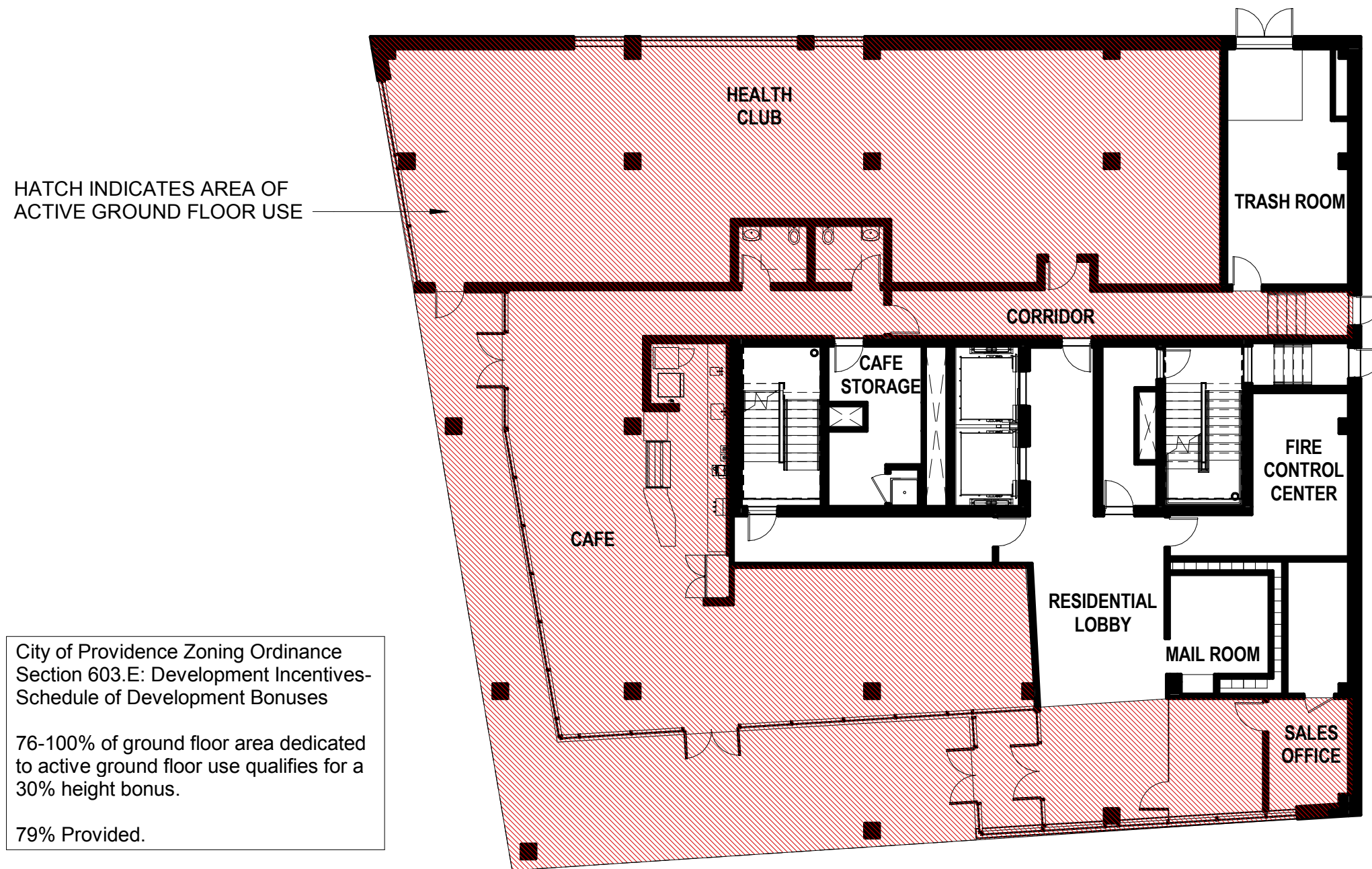
**Canal Street Apartments**  
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Building Section  
01/03/17

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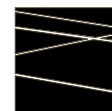
GROUND FLOOR PLAN

## Canal Street Apartments

169 Canal Street, Providence RI 02903

HEIGHT BONUS DIAGRAM  
1/3/2017

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## 169 Canal Street Apartments

1/3/2017

	GROUND FLOOR		UPPER FLOORS					
	<i>All building facades shall provide areas of transparency equal to at least 70% of the wall area, between the height of one and 12 feet from the ground, of each building facade. This provision may be waived by the DDRC.</i>		<i>Upper story façade shall provide areas of transparency equal to at least 35% of the wall area of the story. This provision may be waived by the DDRC.</i>					
	Floor 1		Floors 2,3,6,7,10,11		Floors 4,5,8,9,12,13		Floor 13	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
<b>WEST ELEVATION (Canal Street)</b>	70%	77%	35%	43%	35%	43%	35%	40%
<i>Total Area (SF)</i>		1,070		862		862		862
<i>(SF)</i>		823		367		367		346
<b>NORTH ELEVATION (Throop Alley)</b>	70%	22%	35%	29%	35%	29%	35%	29%
<i>Total Area (SF)</i>		1,254		1,010		1,010		1,010
<i>(SF)</i>		272		294		294		294
<b>EAST ELEVATION (At Property Line)</b>	NA	0%	NA	16%	NA	21%	NA	21%
<i>Total Area (SF)</i>		0		795		795		795
<i>(SF)</i>		0		126		168		168
<b>SOUTH ELEVATION (Elizabeth Street)</b>	70%	77%	35%	40%	35%	58%	35%	24%
<i>Total Area (SF)</i>		1,079		869		869		869
<i>(SF)</i>		830		351		508		210
<b>Canal, Elizabeth and Throop Streets</b>	<i>On both A and B Street facades, buildings over six stories shall have a recess line of at least ten feet above the third story and below the seventh story. The recess line should relate to the form of any buildings adjacent to or across the street from the building. The DDRC may grant a waiver to allow a building in excess of six stories not to have a recess line if it is determined that the building can exist compatibly with neighboring buildings. In such cases, a transition line may be required.</i>							



Highlighted values require DDRC Ground Floor Transparency Waiver  
 Highlighted values require DDRC Upper Story Transparency Waiver  
 Highlighted item requires DDRC Recess Line Waiver