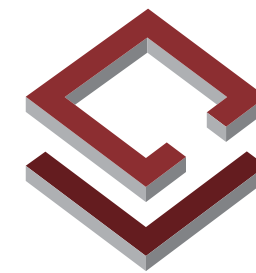




DYER WHARF I-195 DESIGN PRESENTATION

05.15.2024



CV Properties LLC
DEVELOPMENT + INVESTMENT + MANAGEMENT

SITE PLAN RESIDENTIAL GROUND FLOOR ACCESS DIAGRAM

- 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 RESIDENTIAL TYPICAL FLOOR

BUILDING AREA	PREVIOUS AREA	PROPOSED AREA	DELTA AREA
TOTAL	159,300 GSF	165,896 GSF	+6,596 GSF

UNIT TYPE	PREVIOUS UNIT COUNT	PROPOSED UNIT COUNT	DELTA UNIT COUNT
STUDIO	37 UNITS	89 UNITS	+52 UNITS
1 BEDROOM	75 UNITS	97 UNITS	+22 UNITS
2 BEDROOM	30 UNITS	12 UNITS	-18 UNITS
3 BEDROOM	7 UNITS	-	-7 UNITS
TOTAL	149 UNITS	198 UNITS	+49 UNITS



RESIDENTIAL UNITS



SITE PLAN PHASE 2 FULL BUILD

- 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



SITE PLAN PHASE 2 FULL BUILD PARKING

- 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



BUILDING DESIGN VIEW FROM 195 DISTRICT PARK OF SOUTHEAST CORNER



BUILDING DESIGN EAST ELEVATION



TOP

- Curtain wall windows with medium gray colored mullions.
- Varying light gray colored metal panel rainscreen facade.

MIDDLE

- Curtain wall windows with gray colored mullions.
- Varying blue colored metal panel rainscreen facade in smooth and corrugated texture.

BASE

- Curtain wall windows with gray colored mullions.
- Medium gray colored metal panel rainscreen facade.

BUILDING DESIGN NORTH AND SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

TOP

- Curtain wall windows with medium gray colored mullions.
- Varying light gray colored metal panel rainscreen facade.

MIDDLE

- Curtain wall windows with gray colored mullions.
- Varying blue colored metal panel rainscreen facade in smooth and corrugated texture.

BASE

- Curtain wall windows with gray colored mullions.
- Medium gray colored metal panel rainscreen facade.

BUILDING DESIGN WEST ELEVATION



TOP

- Curtain wall windows with medium gray colored mullions.
- Varying light gray colored metal panel rainscreen facade.

MIDDLE

- Curtain wall windows with gray colored mullions.
- Varying blue colored metal panel rainscreen facade in smooth and corrugated texture.

BASE

- Curtain wall windows with gray colored mullions.
- Medium gray colored metal panel rainscreen facade.

BUILDING DESIGN FACADE DETAIL AT TOP



Varying light gray colored metal panel rainscreen facade.

Curtain wall windows with medium gray colored mullions.

Varying blue colored metal panel rainscreen facade.

Blue colored corrugated metal accent panel rainscreen facade.

Curtain wall windows with gray colored mullions.

BUILDING DESIGN FACADE DETAIL AT BASE



Varying blue colored metal panel rainscreen facade.

Curtain wall windows with gray colored mullions.

Gray colored metal canopy and spandrel

Gray colored metal panel rainscreen facade.

Curtain wall windows with gray colored mullions.

Gray stone base.

PUBLIC REALM VIEW FROM ACROSS PROVIDENCE RIVER



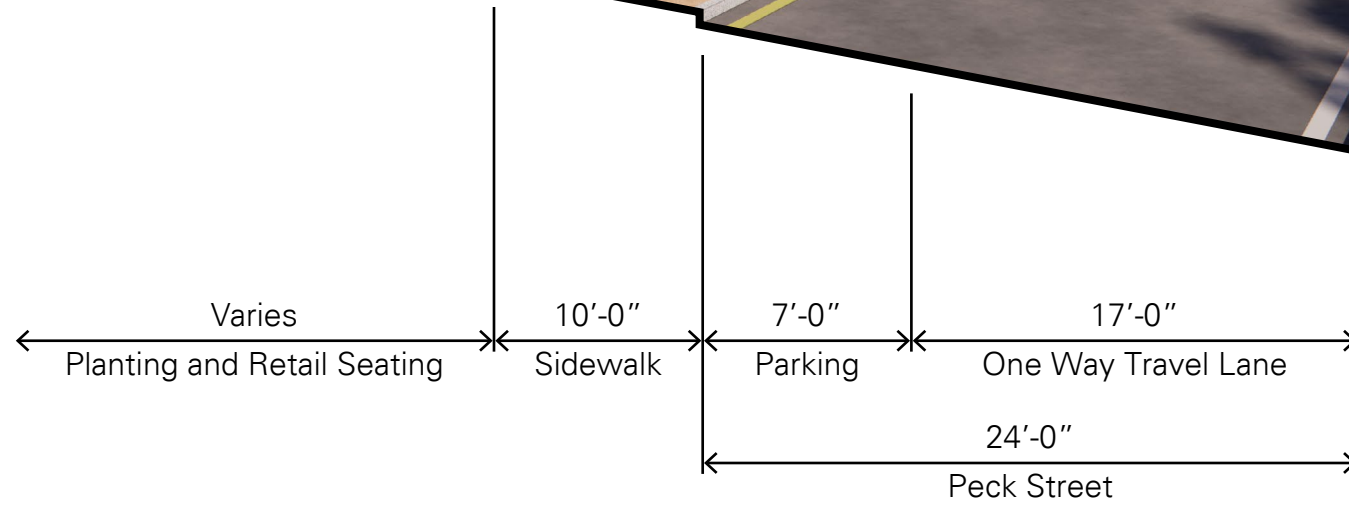
BUILDING DESIGN VIEW FROM 195 DISTRICT PARK OF SOUTHWEST CORNER



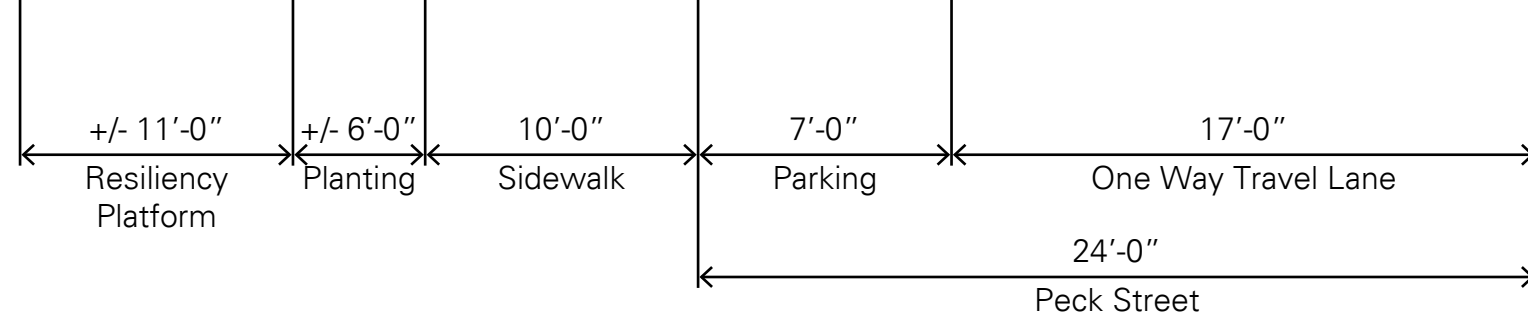
BUILDING DESIGN VIEW OF NORTHEAST CORNER



PUBLIC REALM SITE SECTION AT PECK STREET RETAIL



PUBLIC REALM SITE SECTION AT PECK STREET ENTRANCE



PUBLIC REALM SITE DESIGN PRECEDENT IMAGES



THANK YOU

