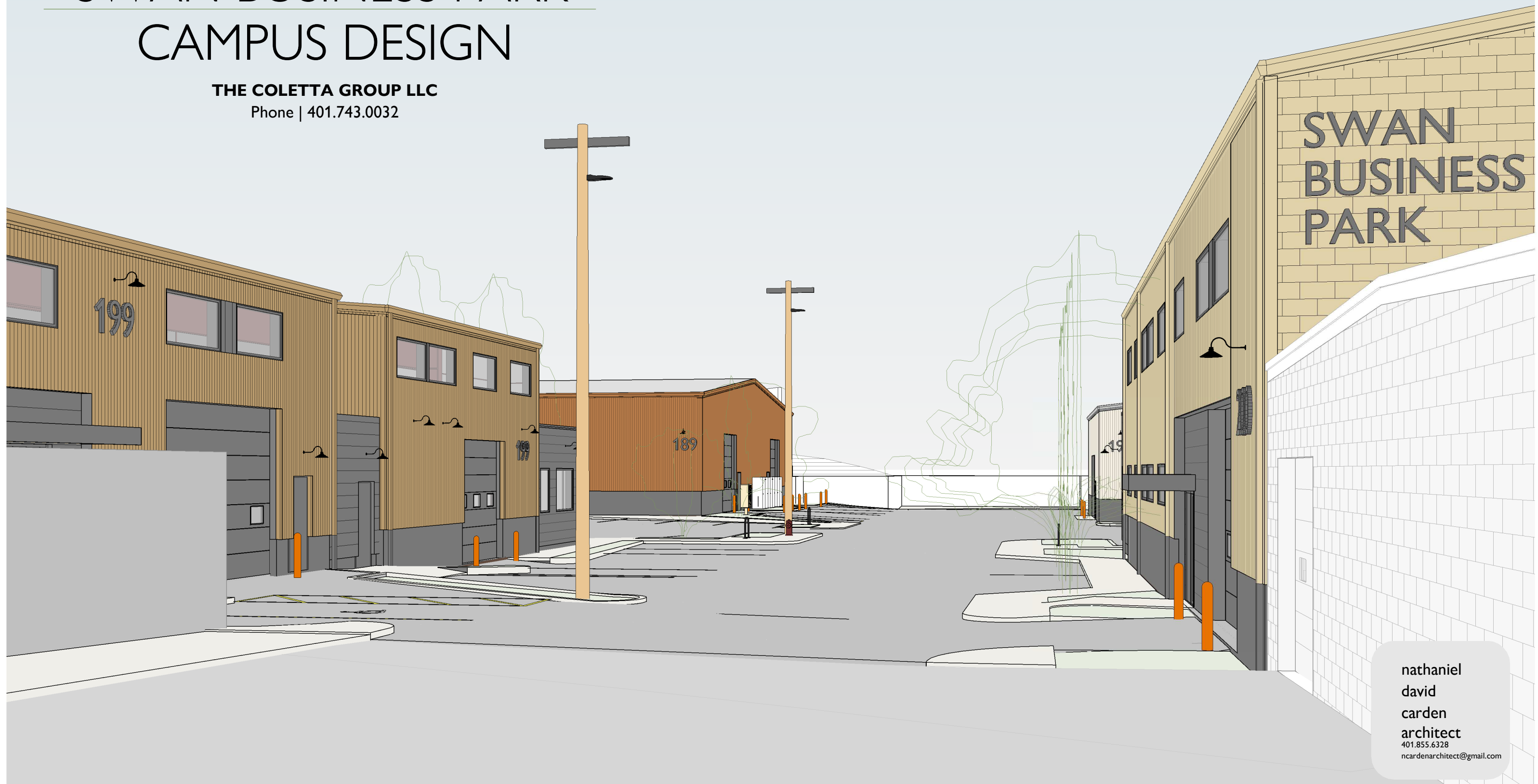


SWAN BUSINESS PARK CAMPUS DESIGN

THE COLETTA GROUP LLC

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KEYNOTES

- 1 BICYCLE PARKING SPACE(S)
- 2 MAIL BOX
- 3 TRANSFORMER
- 4 (E) UTILITY POLE
- 5 FENCED DOG RUN AREA
- 6 DUMPSTER/WASTE/RECYCLING AREA
- 7 RAISED LOADING DOCK

LEGEND

- ← PEDESTRIAN ENTRY
- ↔ TRUCK ACCESS
- ▭ CONCRETE/SIDEWALK
- ▨ EXISTING BUILDING
- ▭ LANDSCAPED AREA
- ▭ PROPOSED BUILDING

SITE AREA AND TREE CANOPY SUMMARY

PREVIOUS SWAN PVD NORTH LOT 850 AREA = 36,861 SF
 209 SITE AREA: 4,936 SF
 ADD'L ABANDONED PORTION OF SWAN ST = +/- 2,015 SF
 SWAN PVD NORTH LOT 850 NEW AREA = 43,812 SF
 SWAN PVD SOUTH LOT 851 AREA = 53,182 SF
 TOTAL PROJECT SITE AREA = 96,994 SF
 15% TREE CANOPY AREA REQ'D = 14,549 SF (COMPLIANT)

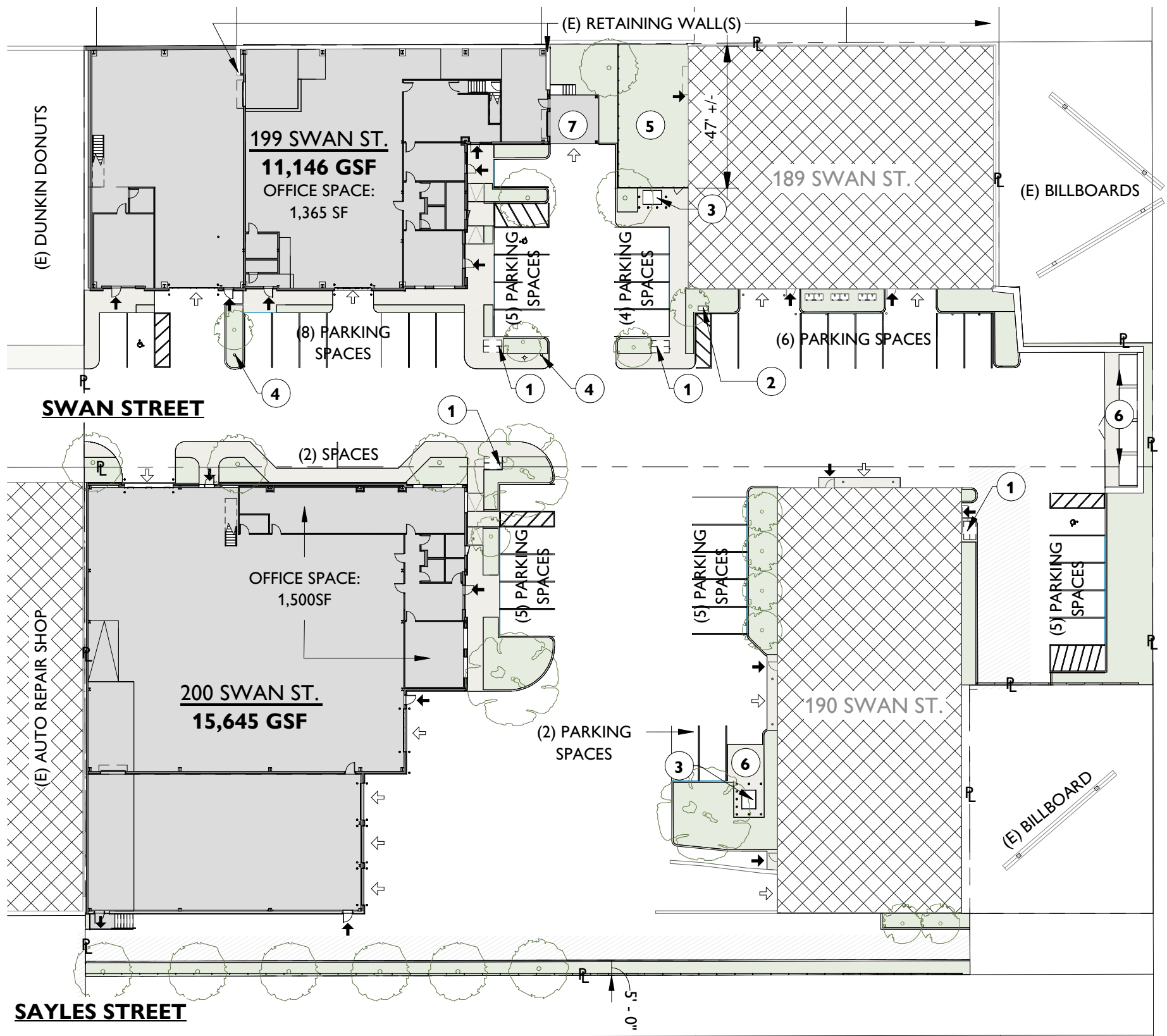
PHASE 2 BUILDING AREA CHANGE SUMMARY

200: NO CHANGE
 199 PREVIOUS AREA = 7,296 GSF
 199 NEW AREA (TO PRIOR PROPERTY LINE) = 7,268 GSF
 199 NEW AREA (ADDITION OF 209 SWAN) = 3,878 GSF
 199 TOTAL AREA = 11,146 GSF

PARKING SUMMARY

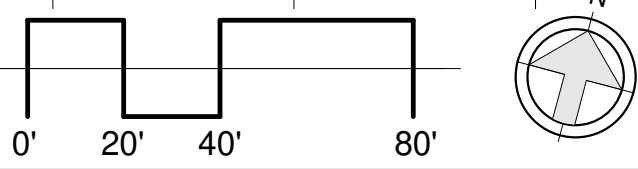
189 SWAN ST: 10 PARKING SPACES
 190 SWAN ST: 12 PARKING SPACES
 199 SWAN ST: 13 PARKING SPACES
 200 SWAN ST: 7 PARKING SPACES
TOTAL = 42 PARKING SPACES

INTERSTATE ROUTE 95



CONCEPTUAL SITE PLAN

1" = 40'-0"



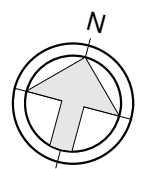
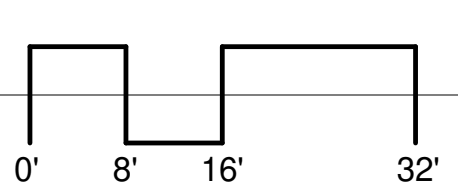


KEYNOTES

- 1 OVERHEAD SECTIONAL DOOR
- 2 STOREFRONT ENTRY DOOR/WINDOWS
- 3 PRE-ENGINEERED STEEL BUILDING FRAMES ON CONC PIER FOUNDATION - BY OTHERS
- 4 DRINKING FOUNTAIN W/ BOTTLE FILLER
- 6 (E) RETAINING WALL
- 7 CANOPY ABOVE
- 8 COVERED CONC LOADING DOCK

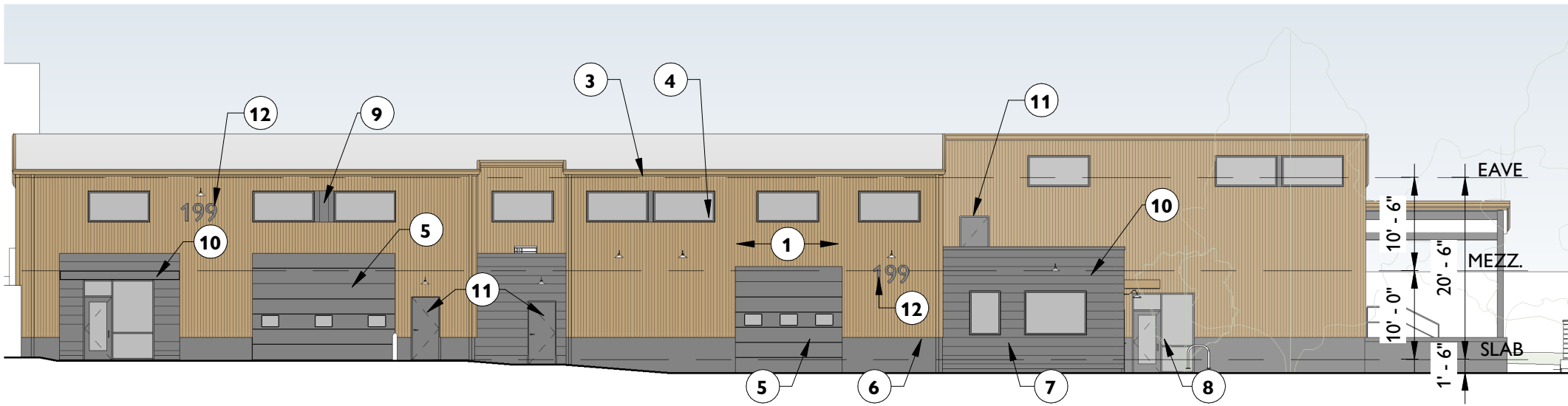
ROOM NAME	AREA
BREAK ROOM	253 SF
HALL	92 SF
RR	55 SF
RR	55 SF
HIGH BAY 1	3907 SF
LOADING	779 SF
HIGH BAY 2	3323 SF
RR	66 SF
STAIR	94 SF
STOR. MEZZ. 1	531 SF
STOR. MEZZ. 2	473 SF
GENERAL INDUSTRIAL	9628 SF
OFFICE	472 SF
OFFICE	354 SF
OFFICE	539 SF
OFFICE	1365 SF
MEP	97 SF
FIRE SPR	86 SF
MEP	44 SF
UTILITIES	227 SF
GROSS LEASABLE AREA	11221 SF

1 GROUND FLOOR PLAN
1/16" = 1'-0"

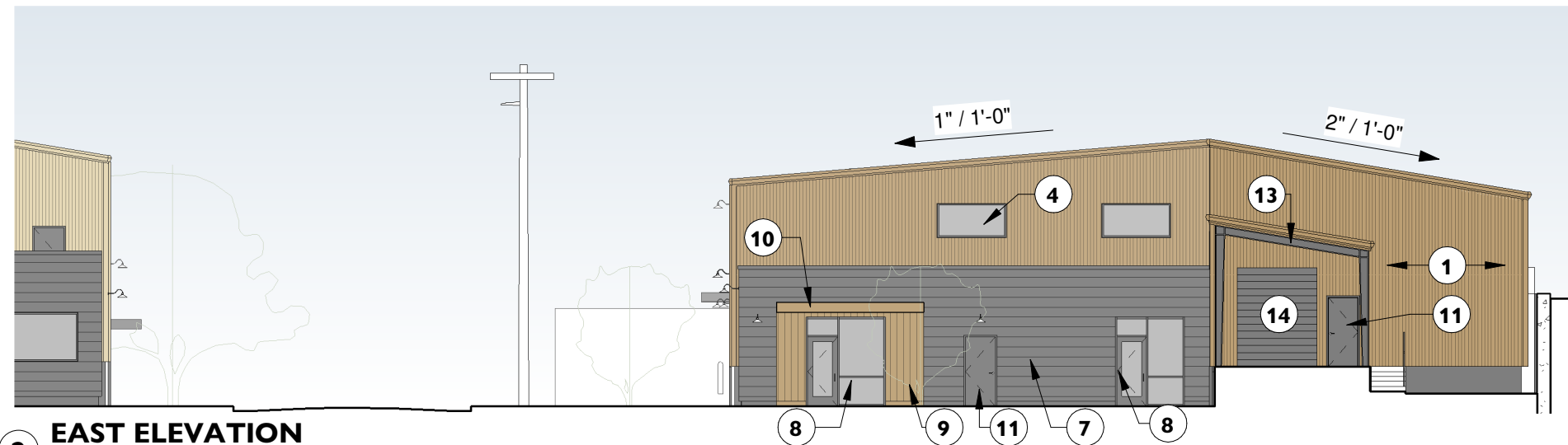


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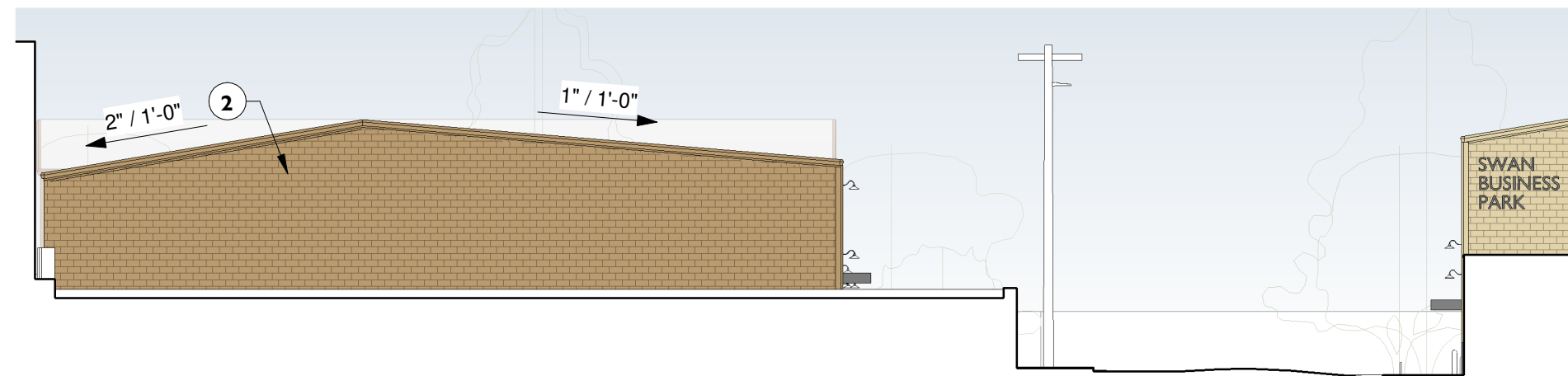
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1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



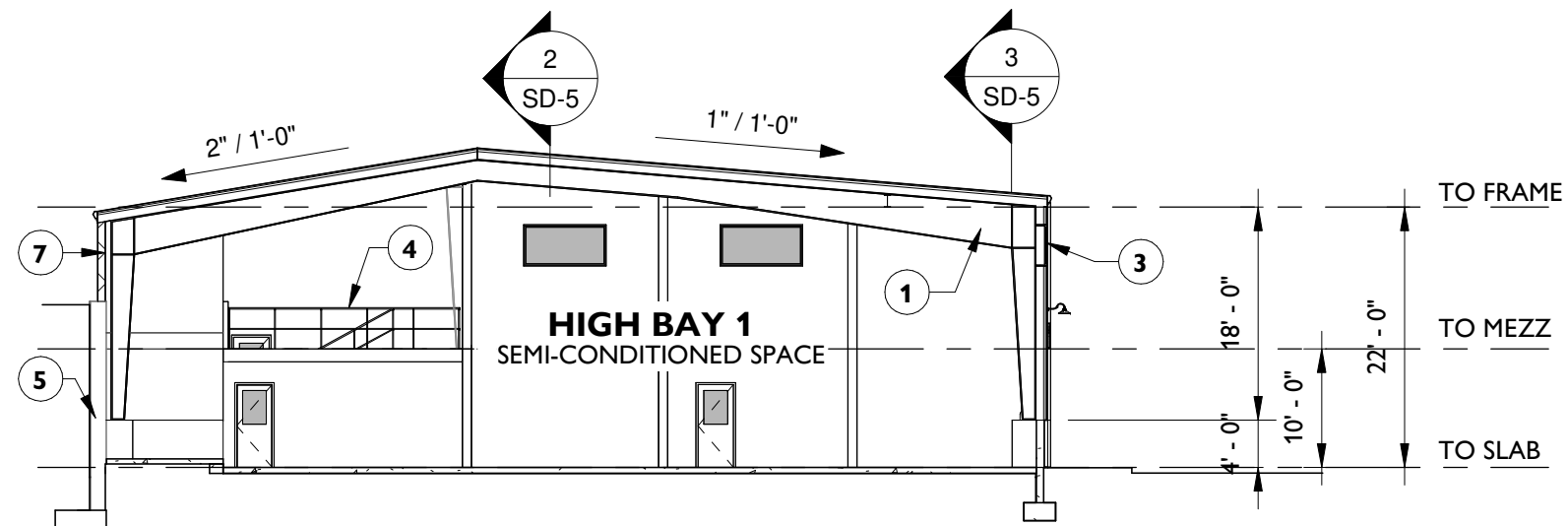
3 WEST ELEVATION
1/16" = 1'-0"

KEYNOTES

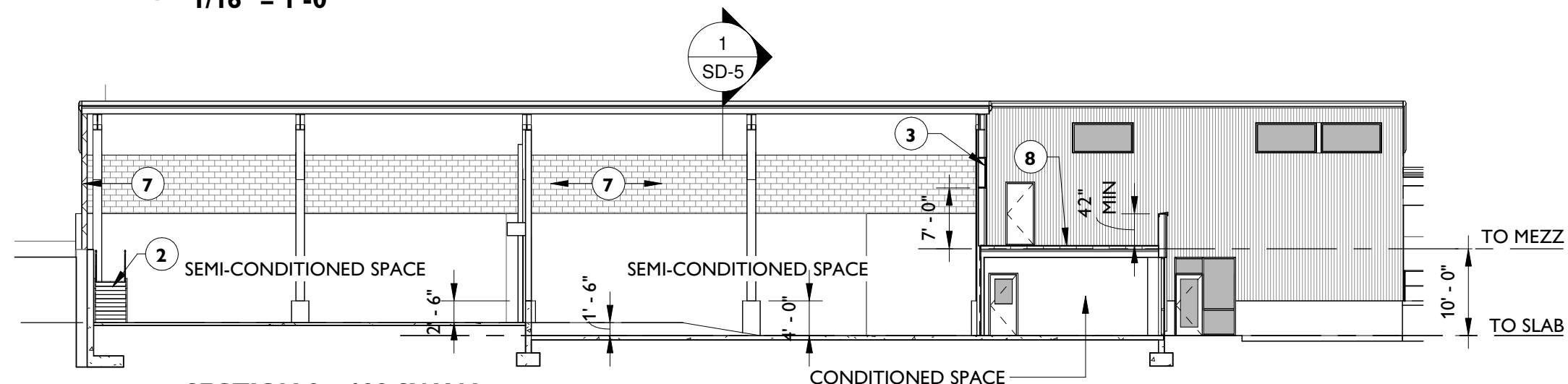
- 1 PREFINISHED PANELIZED BOX RIB METAL PANEL SIDING
- 2 PAINTED CONC MASONRY UNITS TO MATCH SIDING
- 3 PREFINISHED METAL GUTTER TO MATCH SIDING
- 4 METAL BUILDING SUPPLIER STANDARD WINDOW UNITS. GRAY OR BLACK FRAMES
- 5 OVERHEAD SECTIONAL DOOR. CHARCOAL GREY FINISH
- 6 CONCRETE STEM WALL - CHARCOAL GREY FINISH
- 7 PREFINISHED HORIZ. CONCEALED FASTENER METAL PANEL SIDING - 12" COVERAGE
- 8 ALUM ANODIZED STOREFRONT DOOR/WINDOW. GRAY OR BLACK FINISH
- 9 PREFINISHED VERTICAL CONCEALED FASTENER METAL PANEL SIDING - 8" COVERAGE
- 10 STEEL ENTRY CANOPY - FINISH TO MATCH SIDING
- 11 PERSONNEL DOOR - CHARCOAL GREY FINISH
- 12 POWDER COATED METAL BUILDING NUMBER LETTERING
- 13 PRE-ENGINEERED STEEL COVERED LOADING DOCK CANOPY
- 14 8'X10' OVERHEAD COILING DOOR

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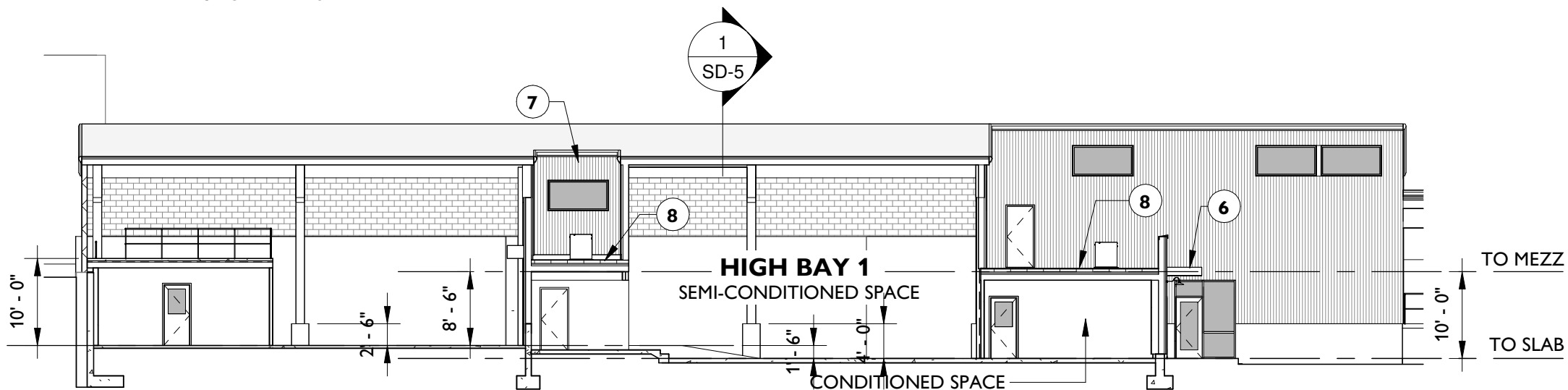
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1 SECTION 1 - 199 SWAN
1/16" = 1'-0"



2 SECTION 2 - 199 SWAN
1/16" = 1'-0"



3 SECTION 3 - 199 SWAN
1/16" = 1'-0"

KEYNOTES

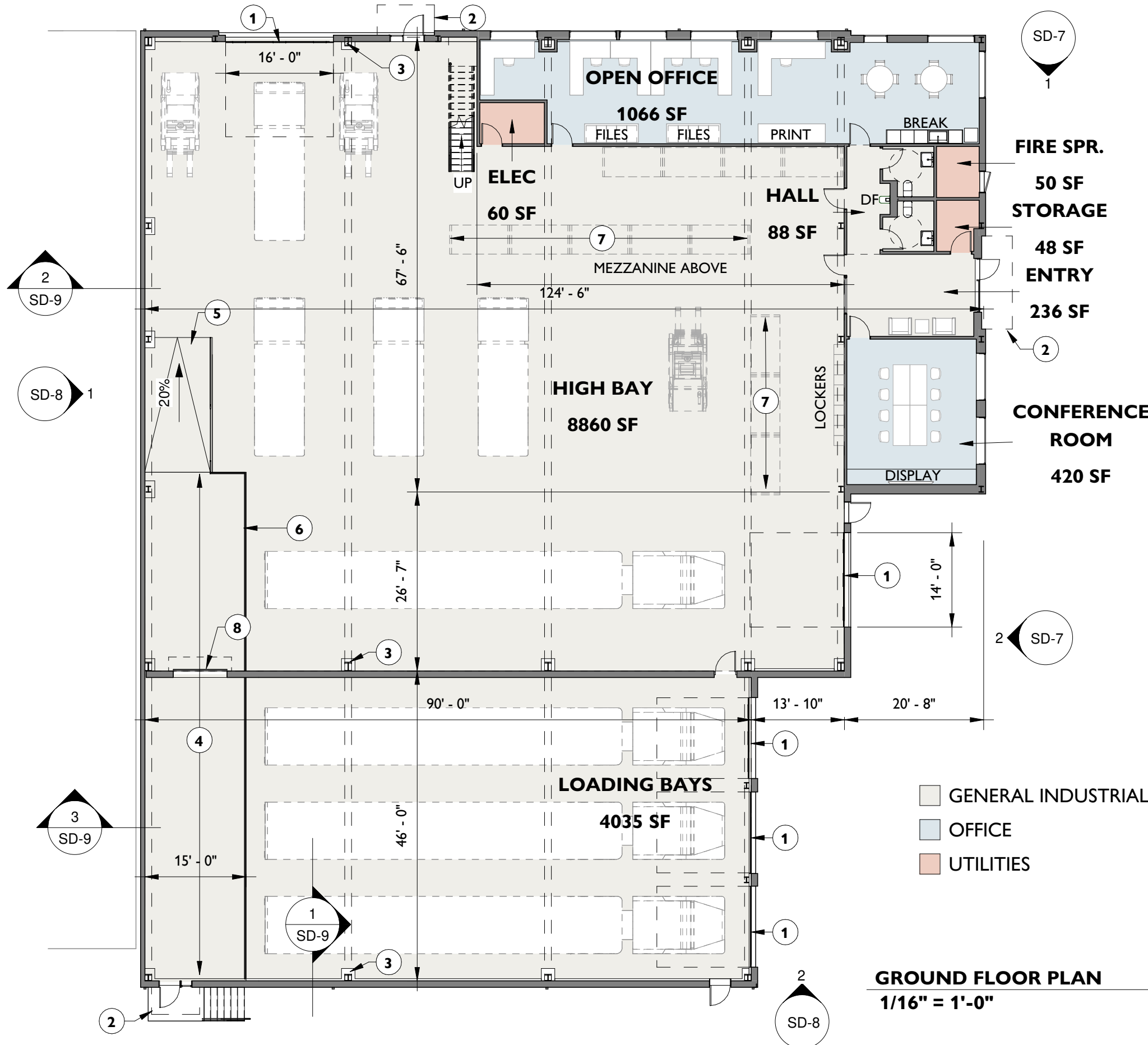
- 1 PRE-ENGINEERED STEEL BUILDING FRAMES ON CONC PIER FOUNDATION - BY OTHERS
- 2 PRE-FABRICATED STEEL STAIR W/ GUARDRAIL AND HANDRAIL SYSTEM
- 3 METAL BUILDING SUPPLIER STANDARD WINDOW UNITS. GRAY OR BLACK FRAMES
- 4 REMOVABLE METAL GUARDRAIL SYSTEM
- 5 EXISTING CONC RETAINING WALL. SEE SITE SURVEY BY OTHERS. VERIFY FIELD CONDITIONS
- 6 SHOP FABRICATED, PREFINISHED STEEL ENTRY CANOPIES W/ METAL SOFFIT PANELS AND RECESSED LIGHTING BELOW (TYP)
- 7 CONCRETE BLOCK WALL TO UNDERSIDE OF ROOFING
- 8 BUILT-UP FULLY ADHERED SINGLE PLY TPO MEMBRANE ROOFING

GENERAL NOTES

1. PRE-ENGINEERED METAL BUILDING FRAMES BY SUPPLIER. CONCRETE FOUNDATIONS AND STRUCTURAL DESIGN BY OTHERS.
2. DRAWINGS FOR SCHEMATIC DESIGN ONLY, NOT ISSUED FOR CONSTRUCTION.

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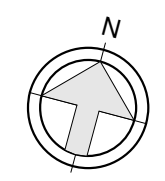
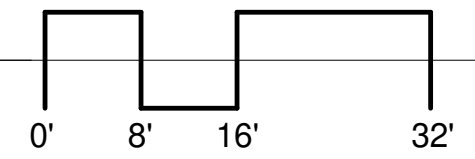


- # KEYNOTES**
- OVERHEAD SECTIONAL DOOR
 - CANOPY ABOVE
 - PRE-ENGINEERED STEEL BUILDING FRAMES ON CONC PIER FOUNDATION - BY OTHERS
 - CONCRETE LOADING DOCK - 48" HEIGHT
 - CONCRETE FORKLIFT RAMP - 20% MAX SLOPE
 - REMOVABLE GUARDRAILS
 - RACK STORAGE SYSTEM - SHOWN DASHED
 - 8'X10' OVERHEAD COILING DOOR

ROOM NAME	AREA
ENTRY	236 SF
HALL	88 SF
RR 1	53 SF
RR 2	53 SF
HIGH BAY	8860 SF
LOADING BAYS	4035 SF
MEZZANINE	902 SF
GENERAL INDUSTRIAL	14226 SF
CONFERENCE ROOM	420 SF
OPEN OFFICE	1066 SF
OFFICE	1486 SF
ELEC	60 SF
FIRE SPR.	50 SF
STORAGE	48 SF
UTILITIES	158 SF
GROSS LEASABLE AREA	15870 SF

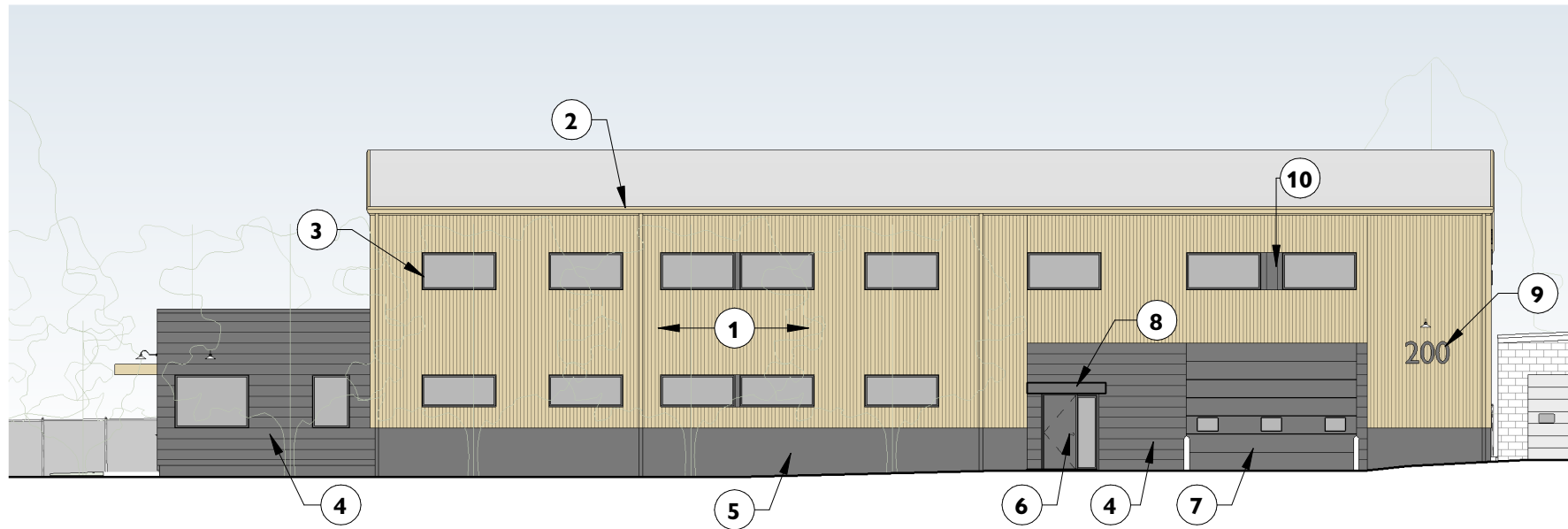
GENERAL INDUSTRIAL
 OFFICE
 UTILITIES

GROUND FLOOR PLAN
1/16" = 1'-0"

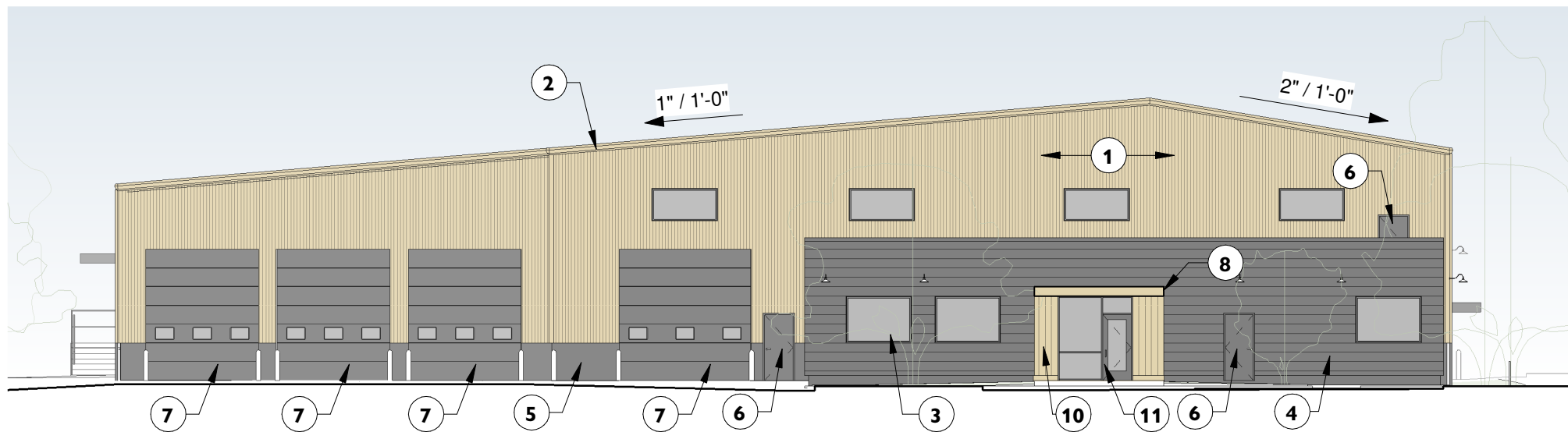


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1 NORTH ELEVATION
1/16" = 1'-0"



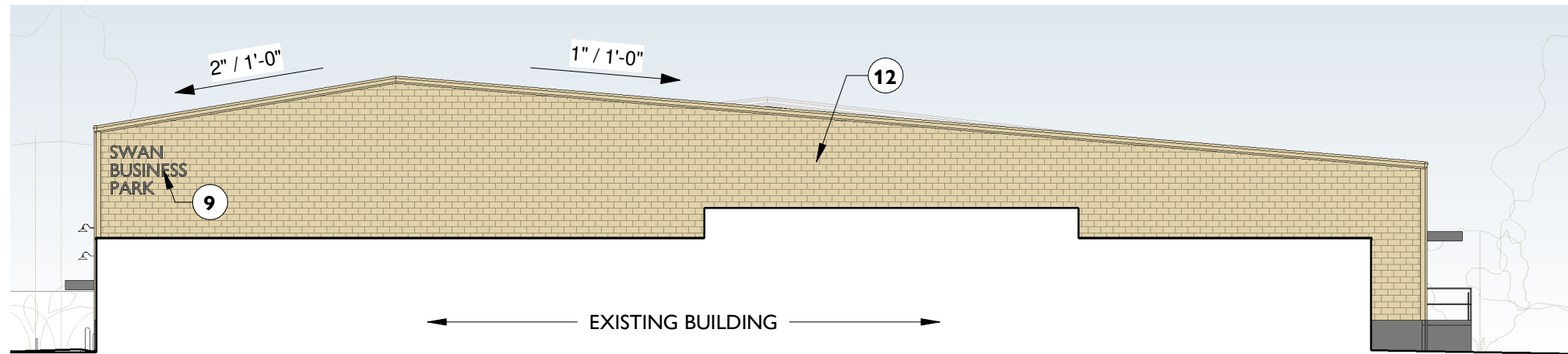
2 EAST ELEVATION
1/16" = 1'-0"

KEYNOTES

- 1 PREFINISHED PANELIZED BOX RIB METAL PANEL
- 2 PREFINISHED METAL GUTTER/TRIM TO MATCH SIDING
- 3 METAL BUILDING SUPPLIER STANDARD WINDOW UNITS. GRAY OR BLACK FRAMES
- 4 PREFINISHED HORIZ. CONCEALED FASTENER METAL PANEL SIDING - 12" COVERAGE
- 5 CONCRETE STEM WALL - CHARCOAL GREY FINISH
- 6 PERSONNEL DOOR - CHARCOAL GREY FINISH
- 7 OVERHEAD SECTIONAL DOOR. CHARCOAL GREY FINISH
- 8 STEEL ENTRY CANOPY - FINISH TO MATCH
- 9 POWDER COATED RAISED METAL LETTERING/NUMBERING. CHARCOAL GREY FINISH
- 10 PREFINISHED VERTICAL CONCEALED FASTENER METAL PANEL SIDING - 8" COVERAGE
- 11 ALUM ANODIZED STOREFRONT DOOR/WINDOW. GRAY OR BLACK FINISH
- 12 PAINTED CONC MASONRY UNITS TO MATCH SIDING

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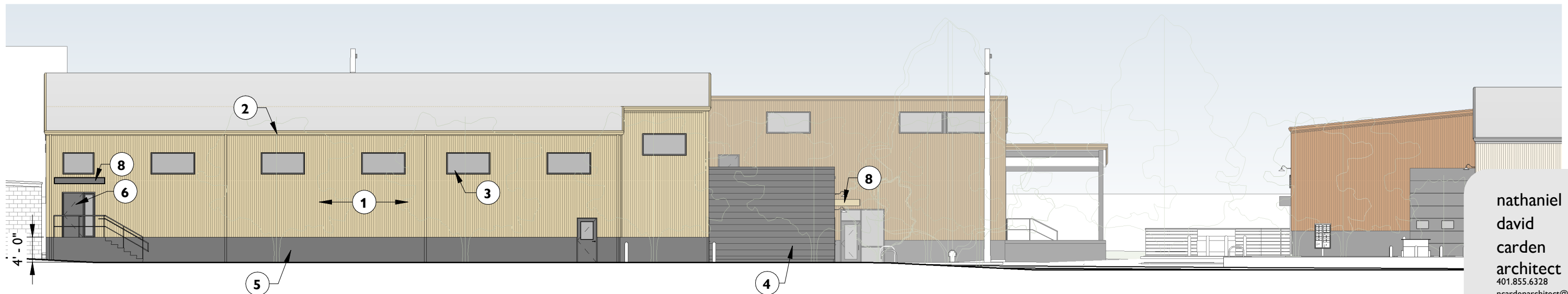
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1 WEST ELEVATION
1/16" = 1'-0"

KEYNOTES

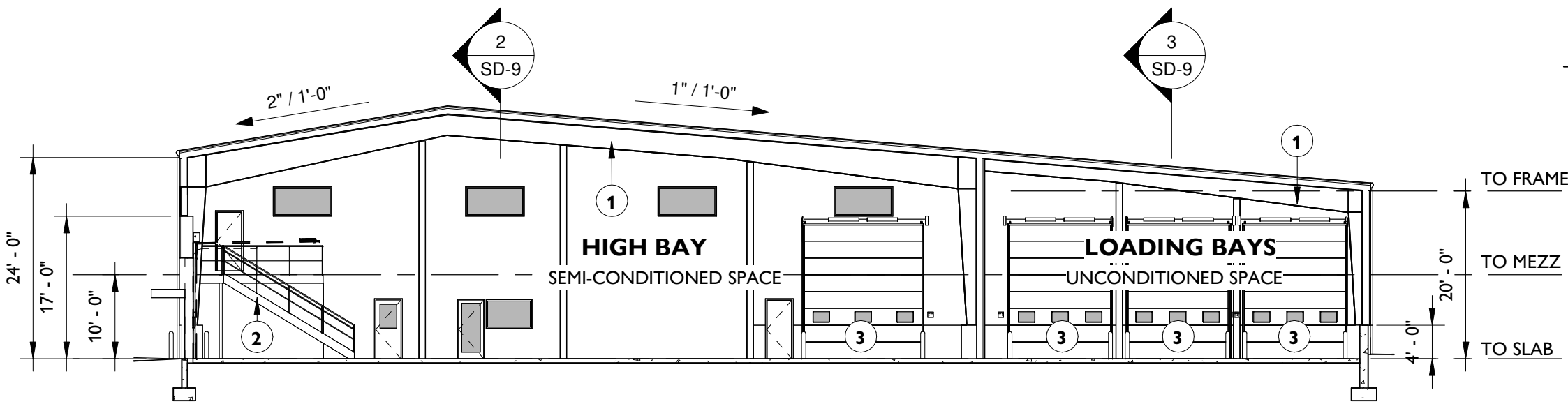
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- 7 OVERHEAD SECTIONAL DOOR. CHARCOAL GREY FINISH
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- 9 POWDER COATED RAISED METAL LETTERING/NUMBERING. CHARCOAL GREY FINISH
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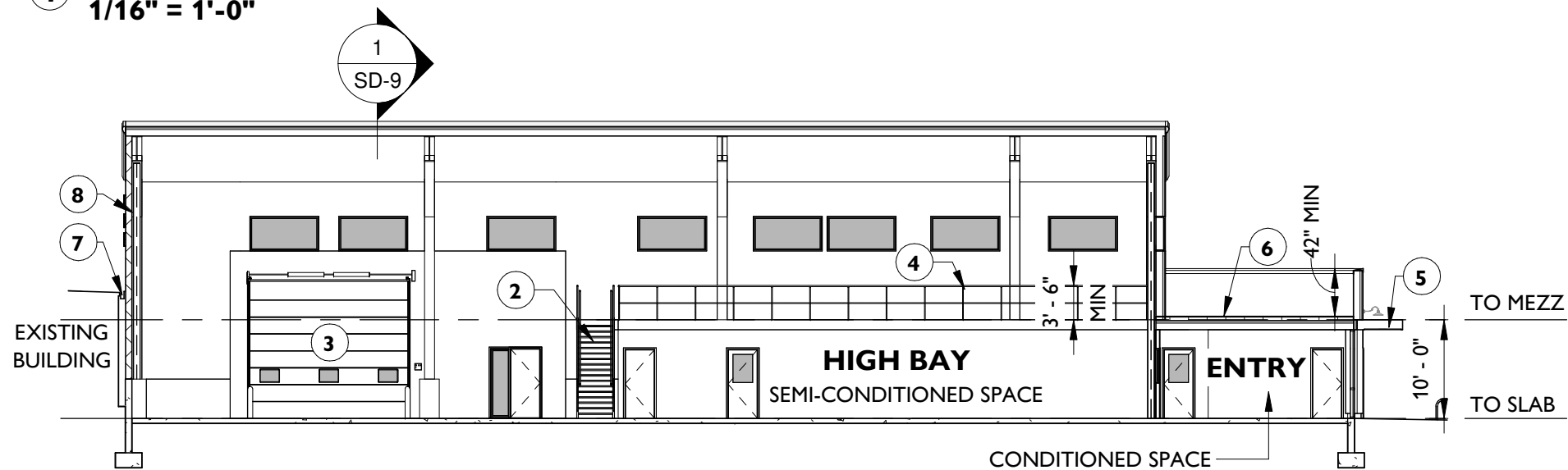
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1/16" = 1'-0"

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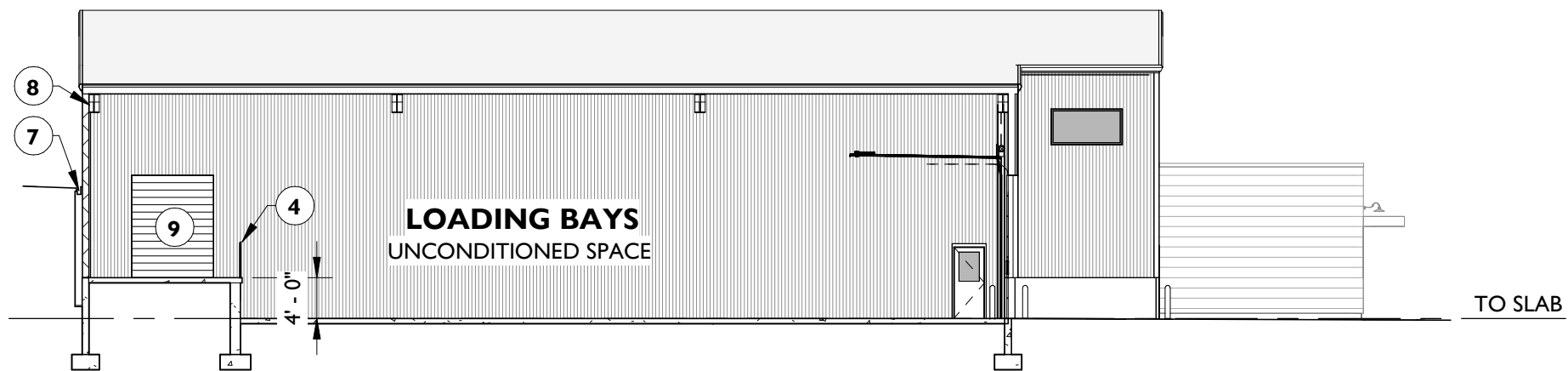
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1 SECTION 1 - 200 SWAN
1/16" = 1'-0"



2 SECTION 2 - 200 SWAN
1/16" = 1'-0"



3 SECTION 3 - 200 SWAN
1/16" = 1'-0"

KEYNOTES

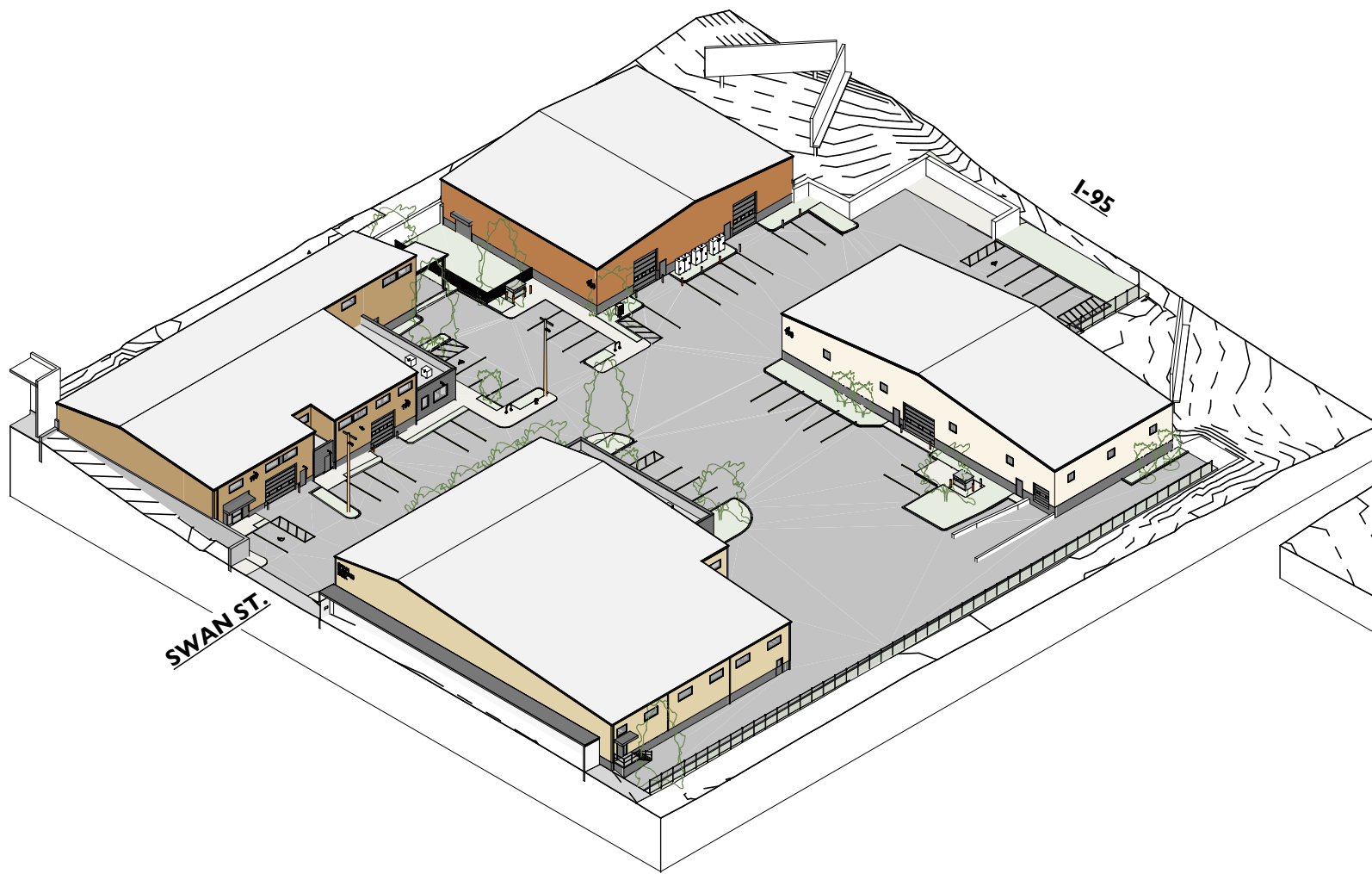
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- 2 PRE-FABRICATED STEEL STAIR W/ GUARDRAIL AND HANDRAIL SYSTEM
- 3 OVERHEAD SECTIONAL DOOR
- 4 REMOVABLE METAL GUARDRAIL SYSTEM
- 5 SHOP FABRICATED PREFINISHED STEEL PLATE ENTRY CANOPIES W/ METAL SOFFIT PANELS AND RECESSED LIGHTING BELOW (TYP)
- 6 BUILT-UP FULLY ADHERED SINGLE PLY TPO MEMBRANE ROOFING
- 7 PROVIDE FLASHING, GUTTER, DOWNSPOUTS AND PIPING TO DRAIN AT EXISTING BUILDING EDGE AS REQ'D
- 8 CONCRETE BLOCK WALL TO UNDERSIDE OF ROOFING
- 9 8'X10' OVERHEAD COILING DOOR

GENERAL NOTES

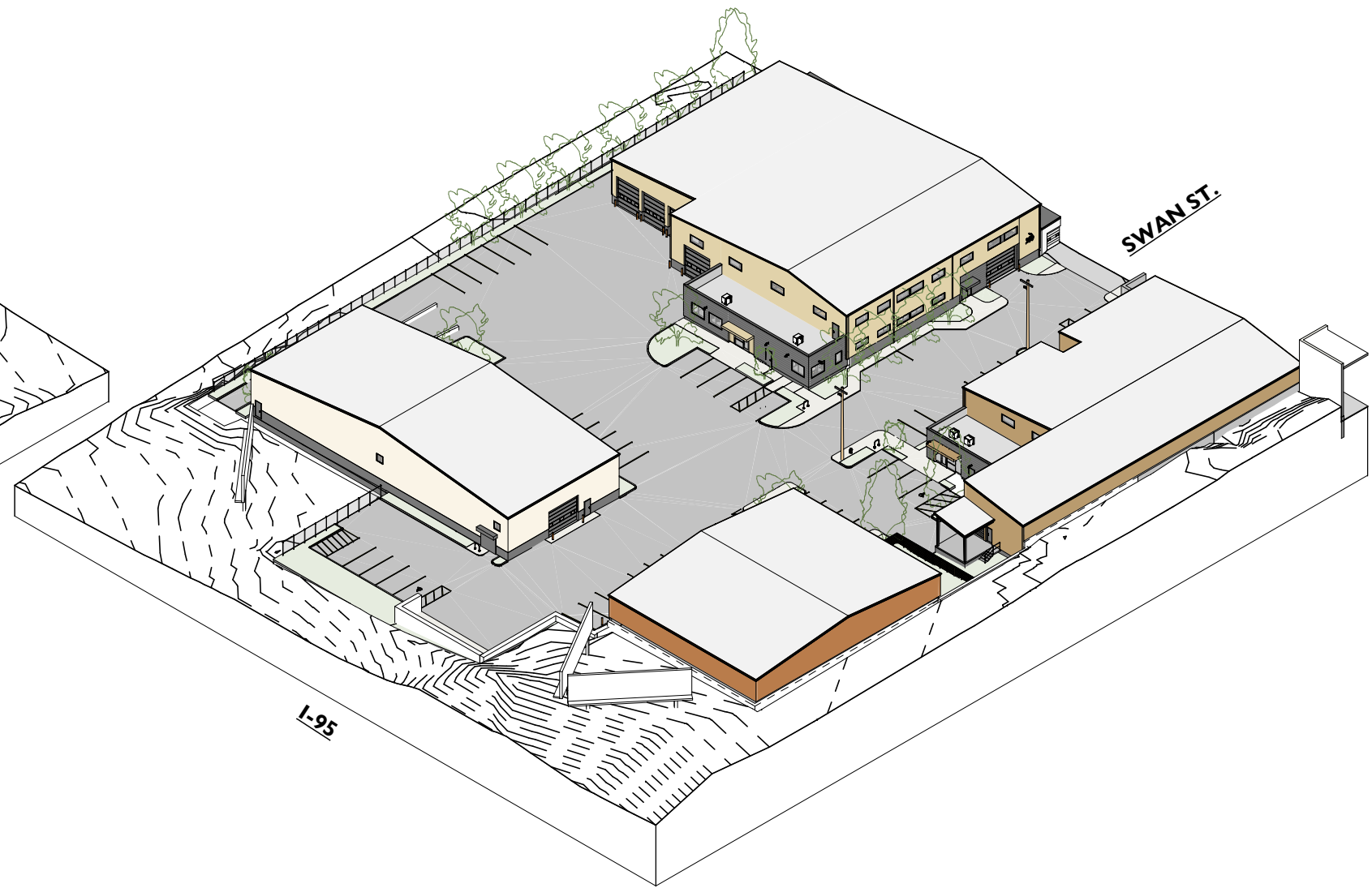
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SWAN BUSINESS PARK CAMPUS DESIGN PROVIDENCE, RI

CORNER VIEW OF 199 SWAN

SCALE

SD-12