

COVENTRY CENTRE, COVENTRY RI



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SITE AXON

COVENTRY CENTRE, COVENTRY RI



GAS STATION AXON

COVENTRY CENTRE, COVENTRY RI



CORNER AXON

COLWELL
GROUP

COVENTRY CENTRE, COVENTRY RI



VIEW 1

COVENTRY CENTRE, COVENTRY RI



VIEW 2

COVENTRY CENTRE, COVENTRY RI



VIEW 3

Potential Build-Out Summary

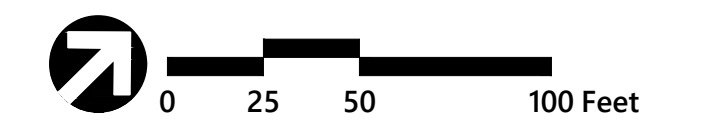
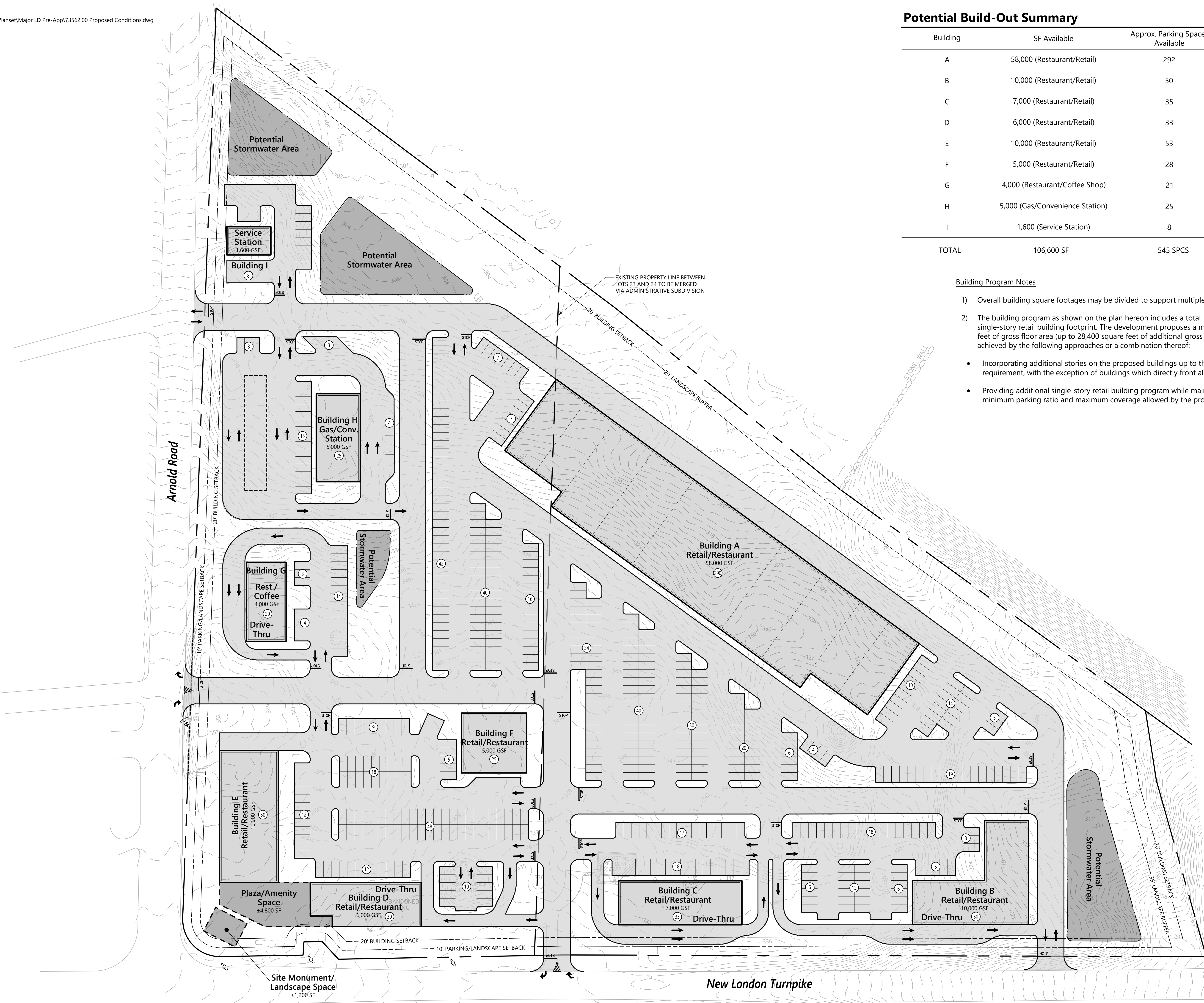
Building	SF Available	Approx. Parking Spaces Available
A	58,000 (Restaurant/Retail)	292
B	10,000 (Restaurant/Retail)	50
C	7,000 (Restaurant/Retail)	35
D	6,000 (Restaurant/Retail)	33
E	10,000 (Restaurant/Retail)	53
F	5,000 (Restaurant/Retail)	28
G	4,000 (Restaurant/Coffee Shop)	21
H	5,000 (Gas/Convenience Station)	25
I	1,600 (Service Station)	8
TOTAL	106,600 SF	545 SPCS

Building Program Notes

- Overall building square footages may be divided to support multiple uses within a building.
- The building program as shown on the plan hereon includes a total 106,600 square feet of single-story retail building footprint. The development proposes a maximum of 135,000 square feet of gross floor area (up to 28,400 square feet of additional gross floor area) which could be achieved by the following approaches or a combination thereof:
 - Incorporating additional stories on the proposed buildings up to the maximum height requirement, with the exception of buildings which directly front along New London Turnpike.
 - Providing additional single-story retail building program while maintaining the required minimum parking ratio and maximum coverage allowed by the proposed zoning.



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Coventry Centre Major Land Development

666 Arnold Rd., 2271 New London Tpk.
Coventry, Rhode Island

No.	Revision	Date	Appr.
1	20' Building Setback	01/06/2025	

Designed by	Checked by
SAP	JR

Issued for: Pre-Application Date: Jan. 3, 2025

Not Approved for Construction

Proposed Conditions Plan

Drawing Number

C3.01

Sheet 3 of 3

Project Number
73562.00

Potential Build-Out Summary

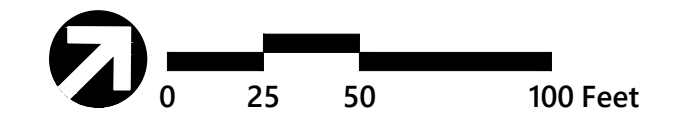
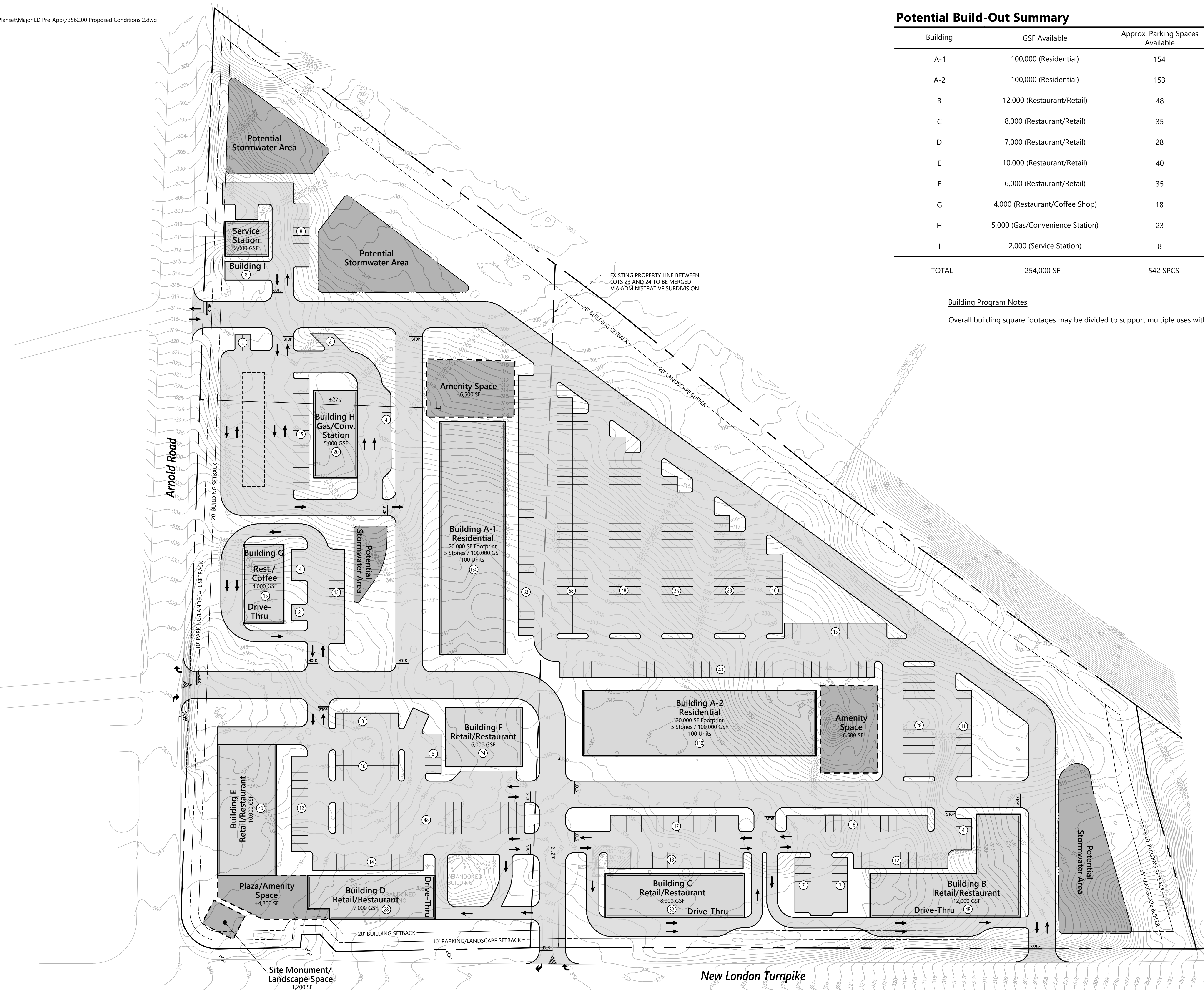
Building	GSF Available	Approx. Parking Spaces Available
A-1	100,000 (Residential)	154
A-2	100,000 (Residential)	153
B	12,000 (Restaurant/Retail)	48
C	8,000 (Restaurant/Retail)	35
D	7,000 (Restaurant/Retail)	28
E	10,000 (Restaurant/Retail)	40
F	6,000 (Restaurant/Retail)	35
G	4,000 (Restaurant/Coffee Shop)	18
H	5,000 (Gas/Convenience Station)	23
I	2,000 (Service Station)	8
TOTAL	254,000 SF	542 SPCS

Building Program Notes

Overall building square footages may be divided to support multiple uses within a building.



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Coventry Centre Major Land Development

666 Arnold Rd., 2271 New London Tpk.
Coventry, Rhode Island

No.	Revision	Date	Appr.

Designed by: SAP Checked by: JR
Issued for: Date: Jan. 29, 2025
Client Review

Not Approved for Construction

Drawing Title:
**Proposed Conditions Plan
Alternate with Residential**

Drawing Number

C3.01

Sheet 3 of 3

Project Number:
73562.00