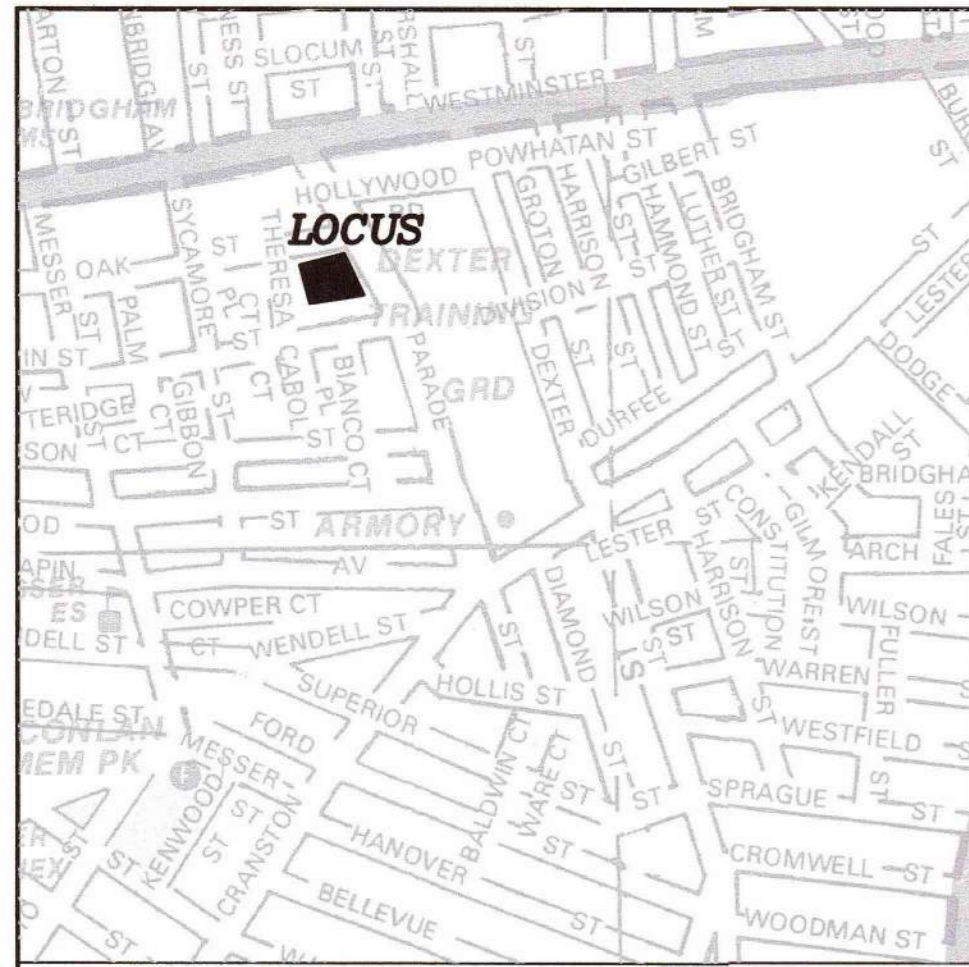




<p>JACK RYAN ARCHITECT, LLC 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM</p>	<p>45 PARADE, LLC 334 BROADWAY PROVIDENCE, RI 02909</p>	<p>APARTMENT BUILDING 45 PARADE STREET PROVIDENCE, RHODE ISLAND 02909</p>	<p>CITY PLANNING COMMISSION MINOR LAND DEVELOPMENT - PRELIMINARY REVIEW OCTOBER 17, 2023 HEARING</p>	<p>DATE: 09/19/2023</p> <p>SCALE:</p>	<p>■</p>
---	--	---	--	--	----------



LOCATION MAP

LEGEND

- EDGE OF WOODS
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE

OWNER/APPLICANT

RCG ARMORY PARK VIEW LLC
334 BROADWAY
PROVIDENCE, RI 02909
L.E. BOOK 12143 PAGE 51

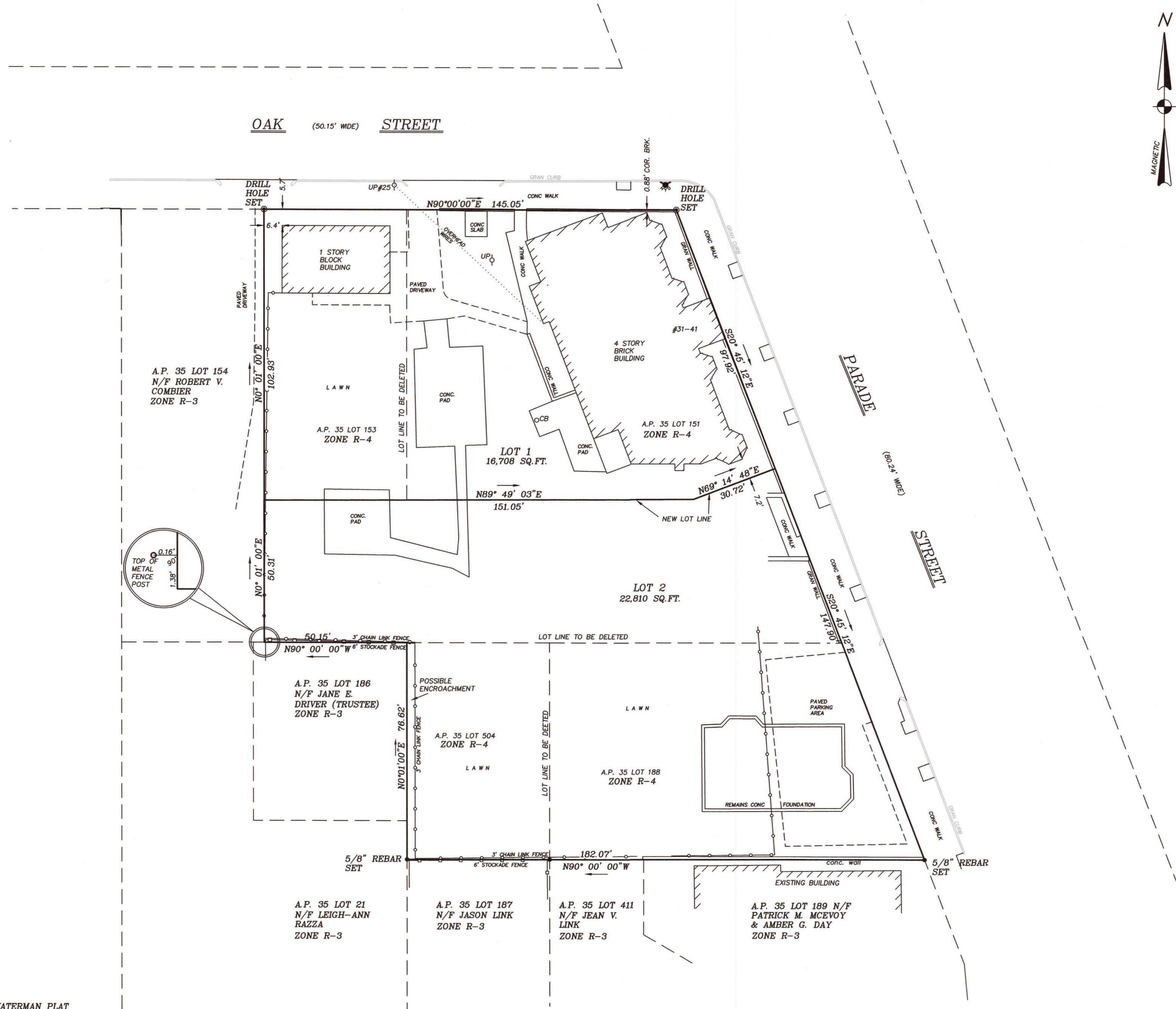
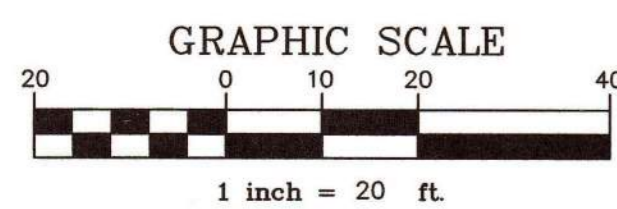
ZONING R-4 (HISTORIC OVERLAY DISTRICT)

NOTES

- 1.) THE EXISTING IMPERVIOUS AREAS ARE AS FOLLOWS
LOT 1 = 8,147 SQ.FT OR 48.76%
LOT 2 = 3,100 SQ.FT OR 13.6%

REFERENCES

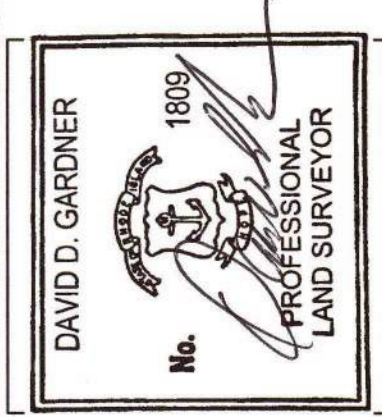
- 1.) CITY ENGINEERING DEPARTMENT SECTION MAPS 52/18 & 52/19
- 2.) "PLAT OF LAND BELONGING TO D.R. WHITMORE BEING LOTS NUMBERED 67,68,69 & 70 ON WATERMAN PLAT BOOK OF PLATS 1 PAGE 5 DRAWN BY C.E. PAINE 1868 SCALE 20 FT PER INCH"
- 3.) "MAP OF OAK ST. FROM PARADE ST. TO SYCAMORE ST. AND WILLOW ST. FROM PARADE ST. TO MESSER ST. CITY ENGINEERS OFFICE AUGUST 1876"



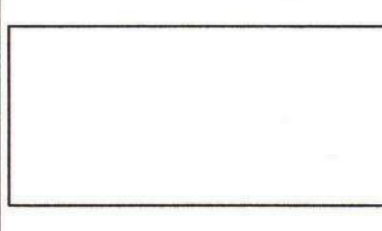
CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY CLASS 1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
REPLAT EXISTING FOUR LOTS INTO TWO

BY
DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359

DATE	REVISIONS



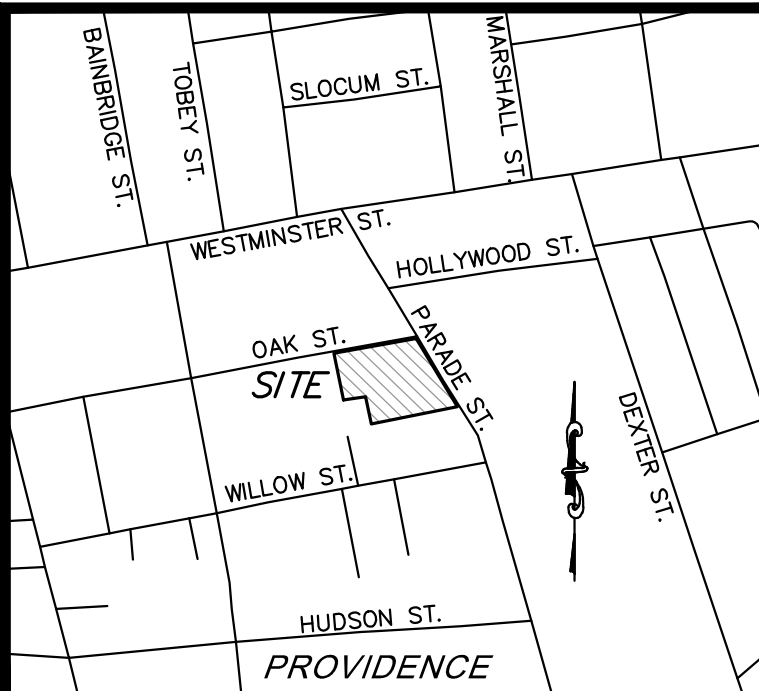
DAVID D. GARDNER
& ASSOCIATES, INC.
200 METRO CENTER BOULEVARD
WARWICK, RHODE ISLAND 02886
(401) 738-3200 / FAX: (401) 739-4740
ENGINEERS • SURVEYORS • PLANNERS



ADMINISTRATIVE SUBDIVISION
PARADE-ARMORY PLAT
COMPREHENSIVE BOUNDARY SURVEY
PROVIDENCE, R.I.
FOR
RCG ARMORY PARK VIEW LLC
A.P. 35 LOTS 151, 153, 188, & 504

DATE ISSUED: 01/11/21
SCALE: 1"=20'
DESIGNED BY: D.D.G.
DRAWN BY: D.D.G.
CHECKED BY:
JOB NO.: 18-025
DWG NO.:

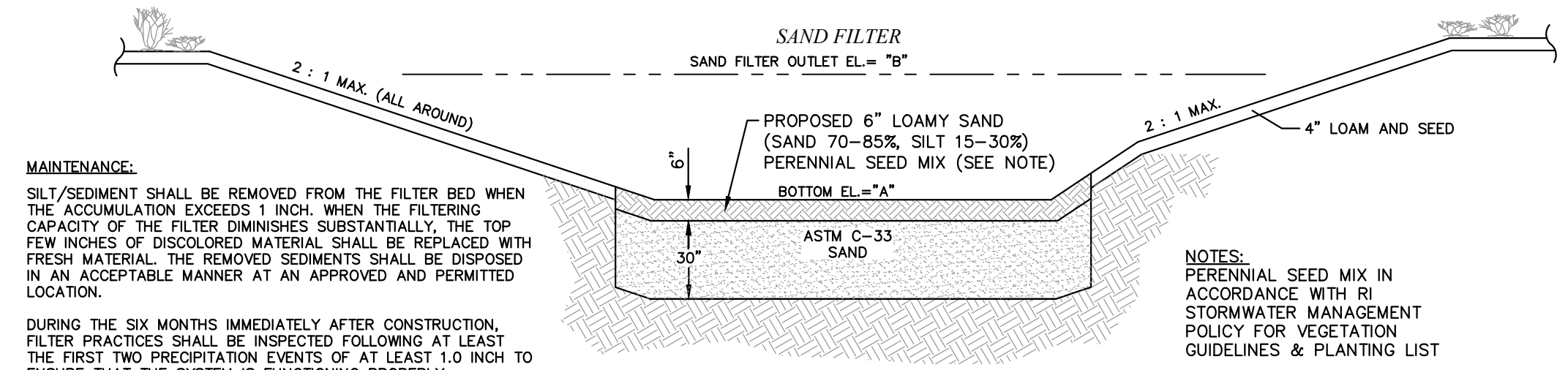
This drawing is the property of David D. Gardner & Associates, Inc. and shall not be reproduced or copied without permission.
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LOCUS NOT TO SCALE

NOTES:

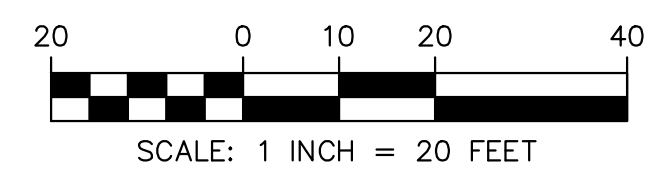
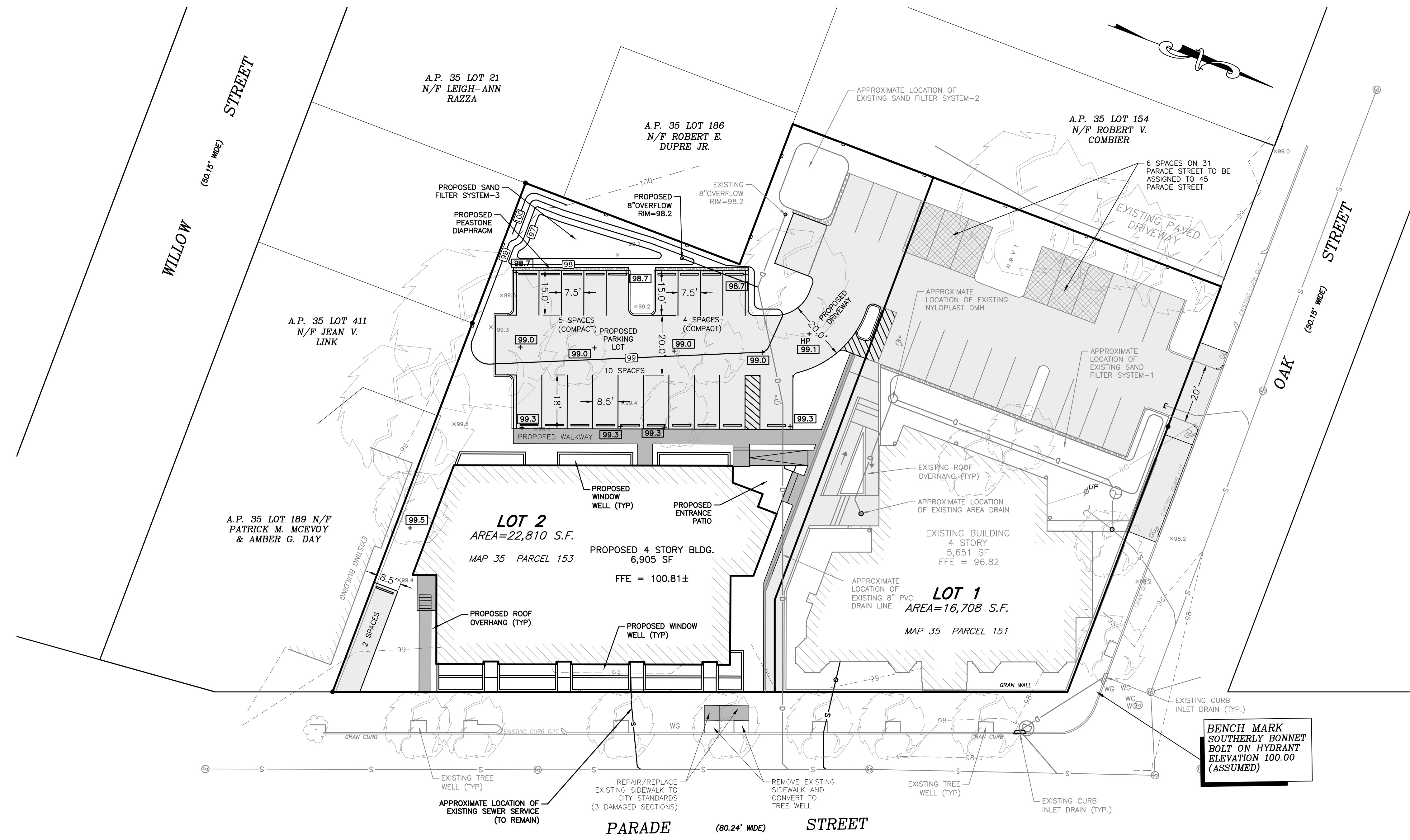
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY DAVID d. GARDNER & ASSOCIATES.
- ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
- PROPERTY LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF PROVIDENCE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44007 C0308J.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING SEWER & DRAIN LINES SHOWN ON THIS PLAN ARE TAKEN FROM THE LATEST AVAILABLE RECORDS ON FILE WITH THE CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- ABANDONMENT OF EXISTING SERVICES TO BE COORDINATED WITH RESPECTED UTILITY COMPANIES AND DEPARTMENTS.
- EXISTING GAS GATES WITHIN SIDEWALK RECONSTRUCTION AREA TO BE ADJUSTED AS NECESSARY. COORDINATE WITH NATIONAL GRID
- PROPERTY LINES SHOWN ARE REFLECTIVE OF AN ADMINISTRATIVE SUBDIVISION PLAN ENTITLED, ADMINISTRATIVE SUBDIVISION PARADE - ARMORY PLAT COMPREHENSIVE BOUNDARY SURVEY, BY DAVID D. GARDNER & ASSOCIATES, INC. DATED JANUARY 11, 2021.



MAINTENANCE:
SILT/SEDIMENT SHALL BE REMOVED FROM THE FILTER BED WHEN THE ACCUMULATION EXCEEDS 1 INCH. WHEN THE FILTERING CAPACITY OF THE FILTER DIMINISHES SUBSTANTIALLY, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REPLACED WITH FRESH MATERIAL. THE REMOVED SEDIMENTS SHALL BE DISPOSED IN AN ACCEPTABLE MANNER AT AN APPROVED AND PERMITTED LOCATION.
DURING THE SIX MONTHS IMMEDIATELY AFTER CONSTRUCTION, FILTER PRACTICES SHALL BE INSPECTED FOLLOWING AT LEAST THE FIRST TWO PRECIPITATION EVENTS OF AT LEAST 1.0 INCH TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. THEREAFTER, INSPECTIONS SHALL BE CONDUCTED ON AN ANNUAL BASIS AND AFTER STORM EVENTS OF GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.

SAND FILTER DETAIL
NOT TO SCALE

SAND FILTER DATA							
SAND FILTER	EXISTING ELEV.	BOTTOM OF FILTER "A"	TOP OF FILTER	TOP OF BERM	OUTLET ELEV. "B"	WQV	PROVIDED FILTER BED SIZE
3	99.5	94.0	97.0	99.0	98.2	749	271



LDEC
Land Development Engineering & Consulting, LLC
680 Aquidneck Avenue
Middletown, RI 02842
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: SEPTEMBER 19, 2023

DRAWN BY: SJE DESIGN BY: SJE CHECK BY: MER

PROJECT NO: 18150

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7856
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLANS

45 PARADE STREET
ASSESSOR'S MAP 35, PARCEL 153
PROVIDENCE, RHODE ISLAND

PREPARED FOR ARMORY MANAGEMENT CO.

DRAWING TITLE:

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

SHEET NO.

1 of 1

45 Parade Street Zoning Analysis

19-Sep-23 Prepared by Jack Ryan Architect, LLC

Total Lot Area	22,810 sq.ft.		
Zone	R-4		
	Required by Zoning Ordinance	Existing	Proposed
Minimum Lot Area	3,500 sq.ft. for multi-family	22,810 sq.ft.	22,810 sq.ft.
Minimum Lot Width	35' for multi-family	147'-11"	147'-11"
Maximum Height	45'		43'-4"
Maximum Building Coverage Building area:	55% for multi-family		31.4% 7,163 sq.ft.
Maximum Impervious Surface - Front Yard Front yard area	33% for multi-family 1,344 sq.ft.		31.1% 420 sq.ft.
Maximum Impervious Surface - Rear Yard Rear yard area	50% for multi-family 12,228 sq.ft.		61.6% 7,538 sq.ft.
Total Maximum Impervious Surface	70% for multi-family		69.7% - (Requesting 72%) 15,911 sq.ft.
Front Set Back build to line	Street Average Build to Line		9'-2"
Parade Street:	5'-4" (0'-4" to 10'-4" average plus/minus 5'-0")		
25 Parade St		9'-6"	
31-41 Parade St		6'-6" - Front of Bay	
53 Parade St		2'-9"	
59 Parade St		3'-8"	
Minimum Interior Side Setback	6'-0" for lots 40' wide and greater		11'-0" left and 9'-6" right
Minimum Rear Setback	25% of lot depth or 25'		67'-4"
Off Street Parking	1 Vehicle parking space per unit (26 needed) 10% Allowed to be compact (2.6 spaces) 1 Bicycle space per 5 dwellings (9 needed) 80% of bicycle spaces to be long term (8 needed) 18'-0" parking stall depth -full sized 8'-6" parking stall width -full sized 15'-0" parking stall depth -compact sized 7'-6" parking stall width -compact sized 22'-0" parking area aisle width		28 (22 parking spaces on site + 6 deed restricted on 31 Parade St) 32% Compact spaces (9 spaces) 26 bicycle parking spaces 26 long term bicycle spaces 18'-0" parking stall depth -full sized 8'-6" parking stall width -full sized 15'-0" parking stall depth -compact sized 7'-6" parking stall width -compact sized 20'-0" parking area aisle width

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PROVIDENCE, RI 02909

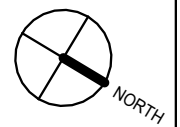
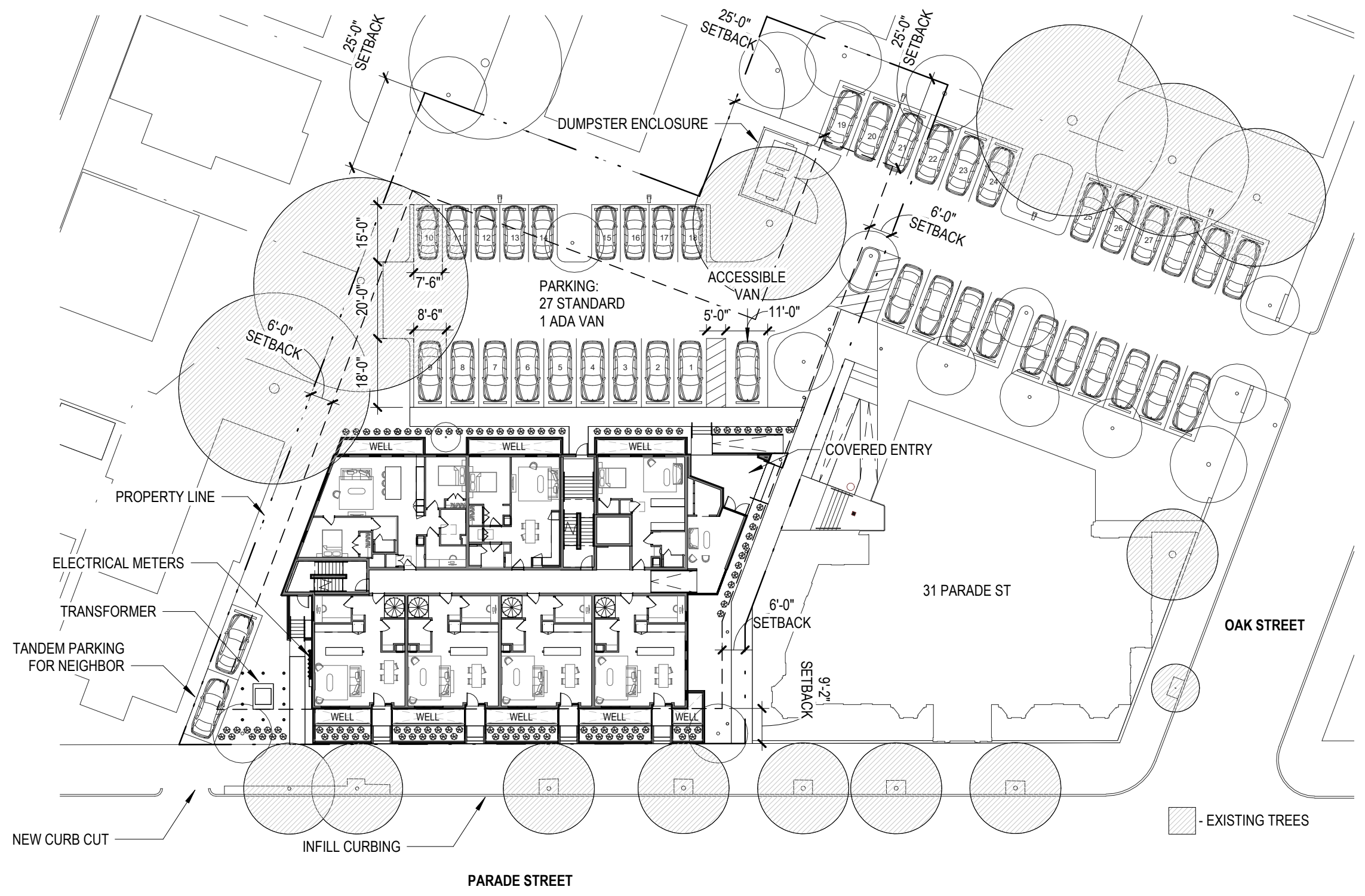
APARTMENT BUILDING
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PROVIDENCE, RHODE ISLAND 02909

ZONING ANALYSIS

DATE:
09/19/2023

SCALE:

ZA



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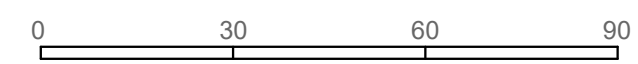
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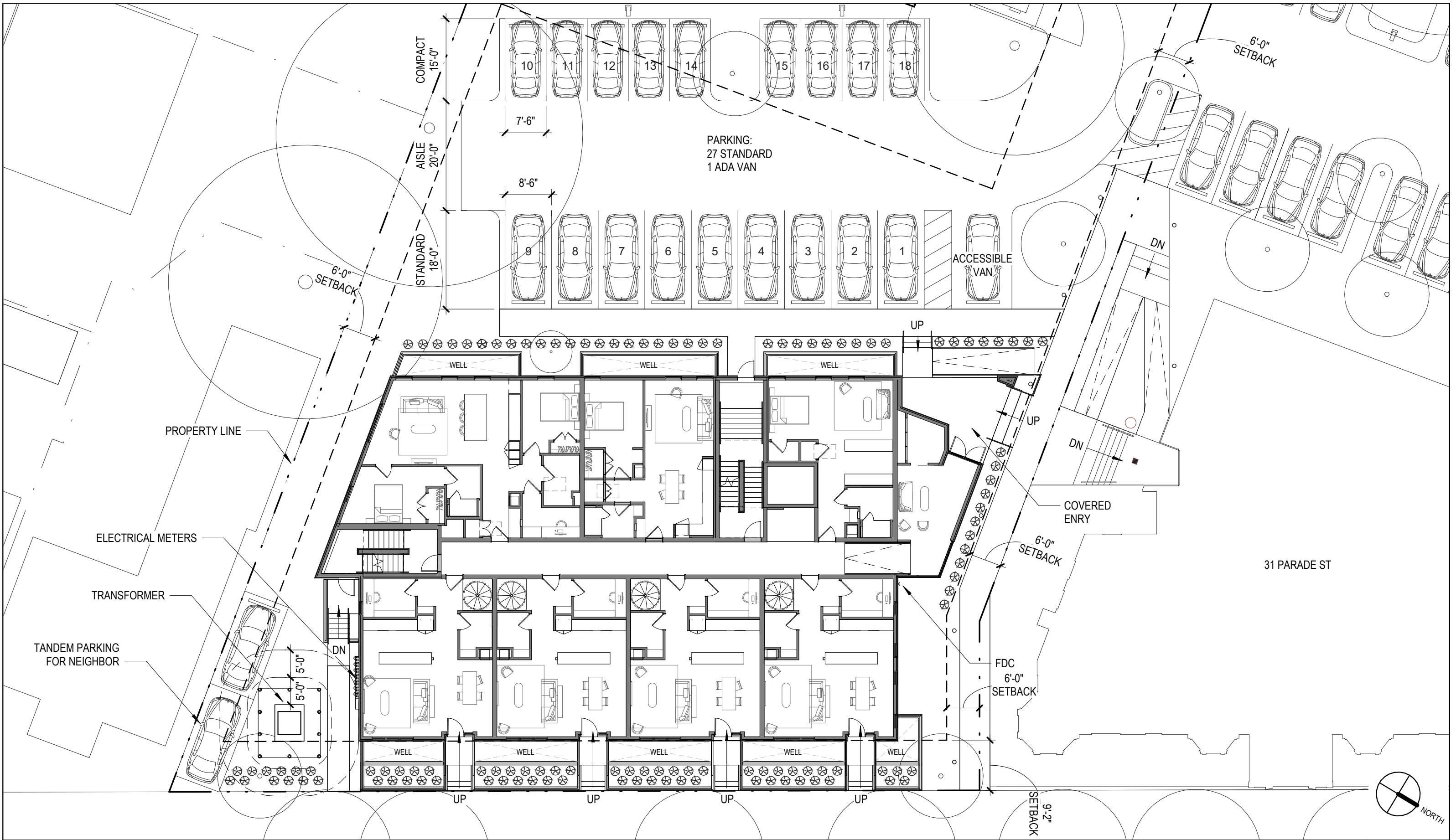
APARTMENT BUILDING
 45 PARADE STREET
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SITE PLAN

DATE:
 09/19/2023
 SCALE:
 1" = 30'-0"

S01





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SITE PLAN

0 16 40

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

DATE:
 09/19/2023

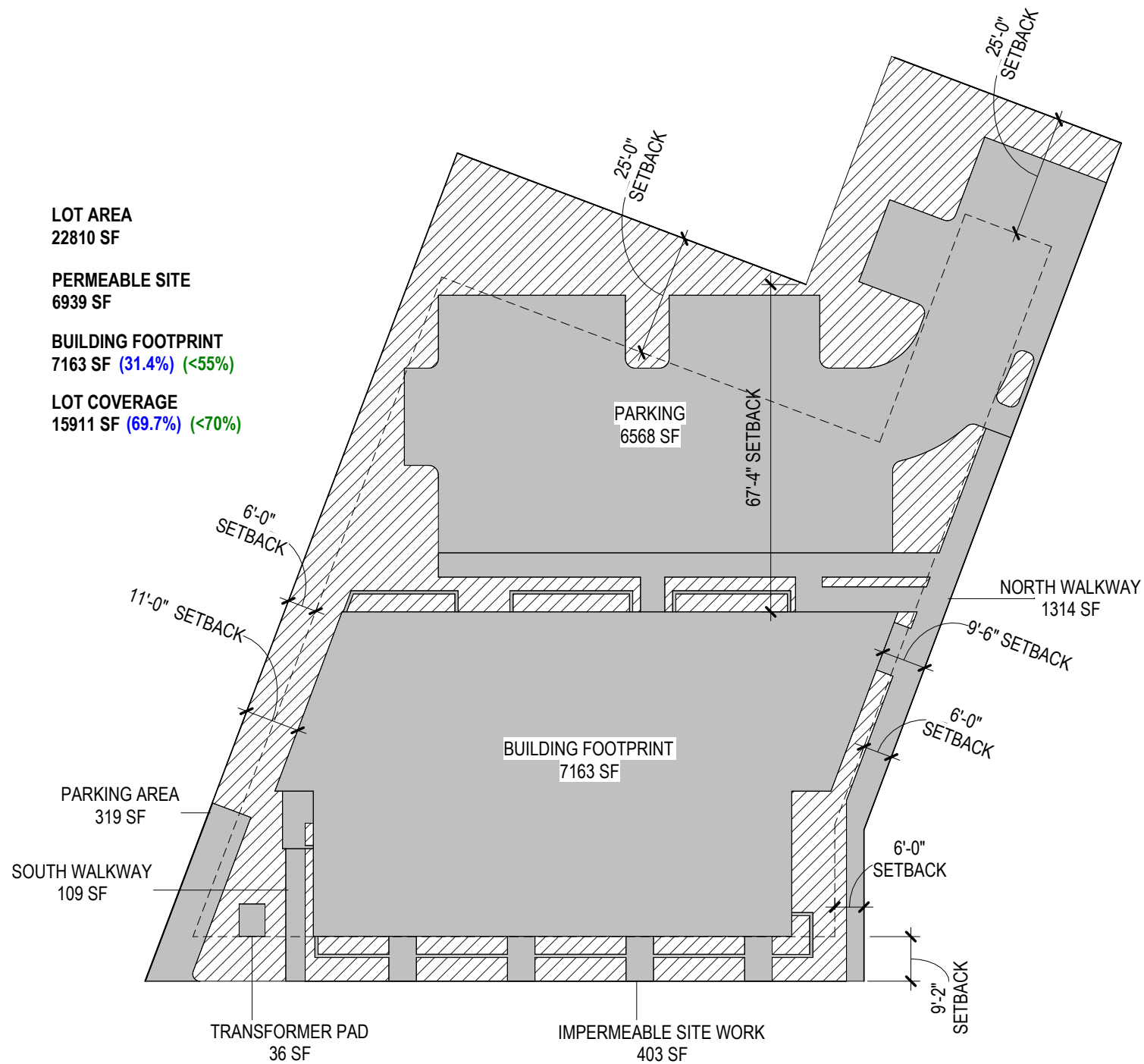
S02

LOT AREA
 22810 SF

PERMEABLE SITE
 6939 SF

BUILDING FOOTPRINT
 7163 SF (31.4%) (<55%)

LOT COVERAGE
 15911 SF (69.7%) (<70%)



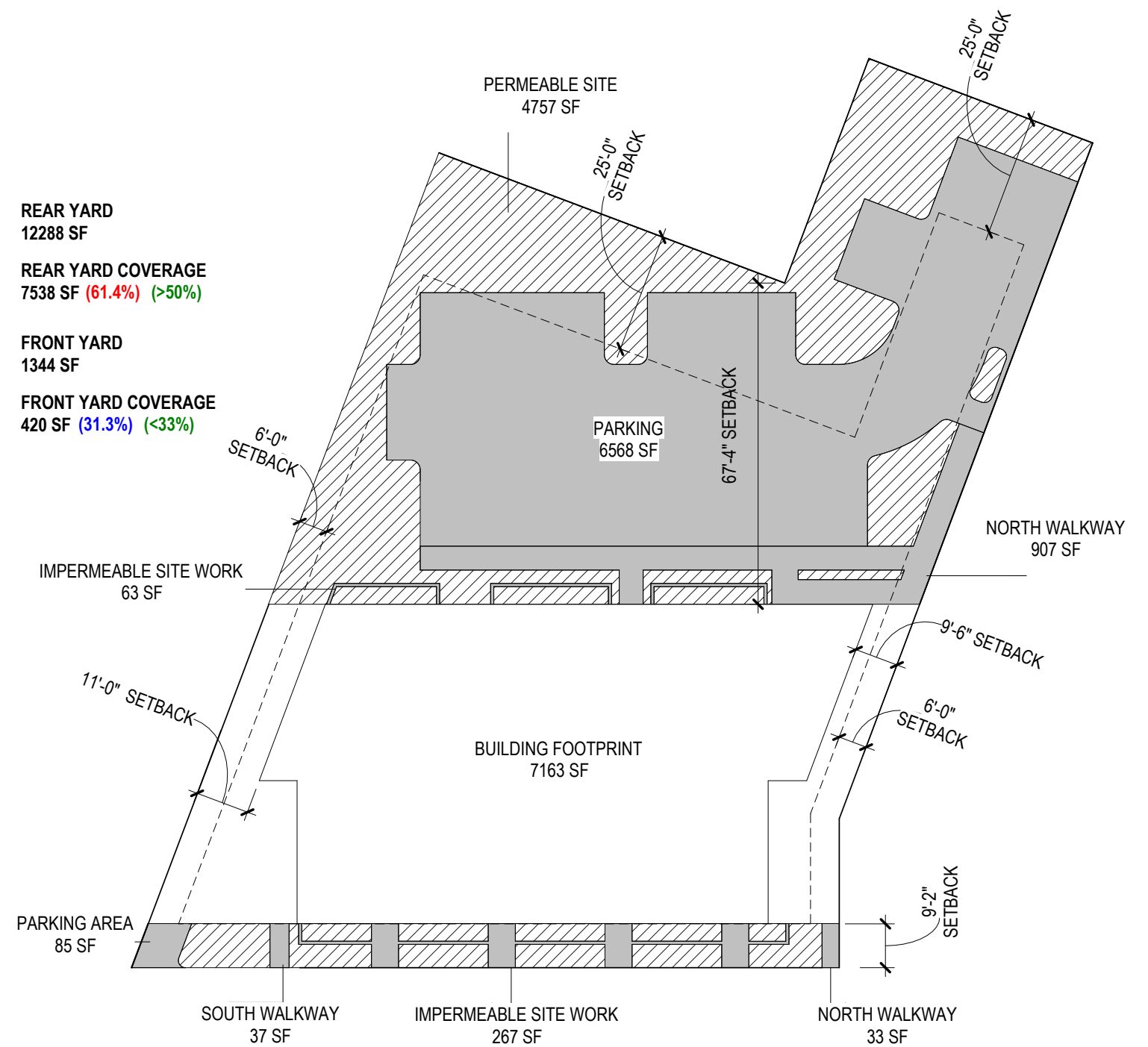
TOTAL LOT COVERAGE DIAGRAM

REAR YARD
 12288 SF

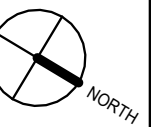
REAR YARD COVERAGE
 7538 SF (61.4%) (>50%)

FRONT YARD
 1344 SF

FRONT YARD COVERAGE
 420 SF (31.3%) (<33%)



FRONT & REAR LOT COVERAGE DIAGRAMS



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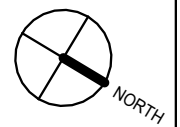
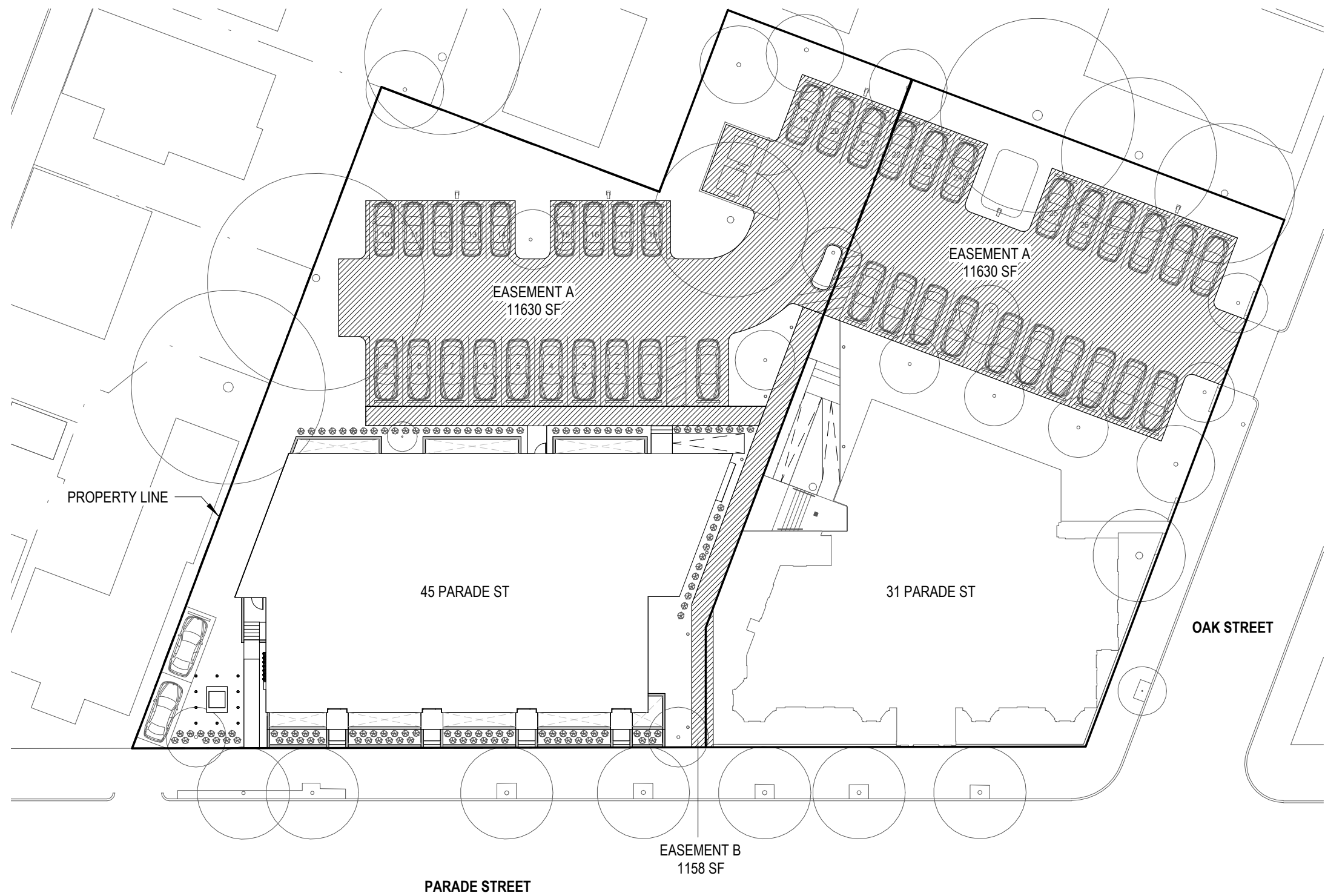
LOT COVERAGE DIAGRAMS



DATE:
 09/19/2023

SCALE:
 1" = 30'-0"

S03



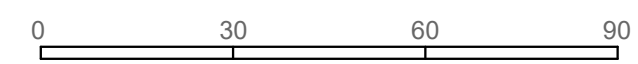
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EASEMENT DIAGRAM

DATE:
 09/19/2023
 SCALE:
 1" = 30'-0"



S04

LEVEL	STUDIO	1 BD	1 BD +	2 BD	2 BD+	2 BD+ TH	3 BD	TOTAL	USABLE SF ¹	GROSS SF
LEVEL 4			1	1	1		2	5	5922	7460
LEVEL 3			1	1	1		2	5	5922	7460
LEVEL 2			3	1	1		1	6	5895	7460
LEVEL 1	1	1			1	4		7	4990	6869
BASEMENT	1	1	1			(4)*		3	4422	7056
TOTAL	2	2	6	3	4	4	5	26	27151	36306
% OF TOTAL	8%	8%	23%	12%	15%	15%	19%	-	74.78%	
AVERAGE UNIT AREA	517	665	721	1189	1148	1312	1411	995		

PARKING SPACES² 27 + 1 ADA

BIKE STORAGE³ 26

¹ Usable square footage calculated as actual tenant occupied space within units, measured from wall to wall

² Count includes easement and parking located on 31 Parade Street, dedicated to 45 Parade Street

³ Count reflects permanent indoor bike storage; outdoor bike parking is not counted here

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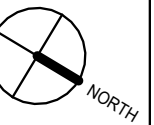
UNIT MATRIX

DATE:
09/19/2023

SCALE:

UM

- UTILITIES
- STUDIO UNIT
- 1-BED UNIT
- 1-BED PLUS
- 2-BED UNIT
- 2-BED PLUS
- 2-BED PLUS TH
- 3-BED



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BASEMENT PLAN

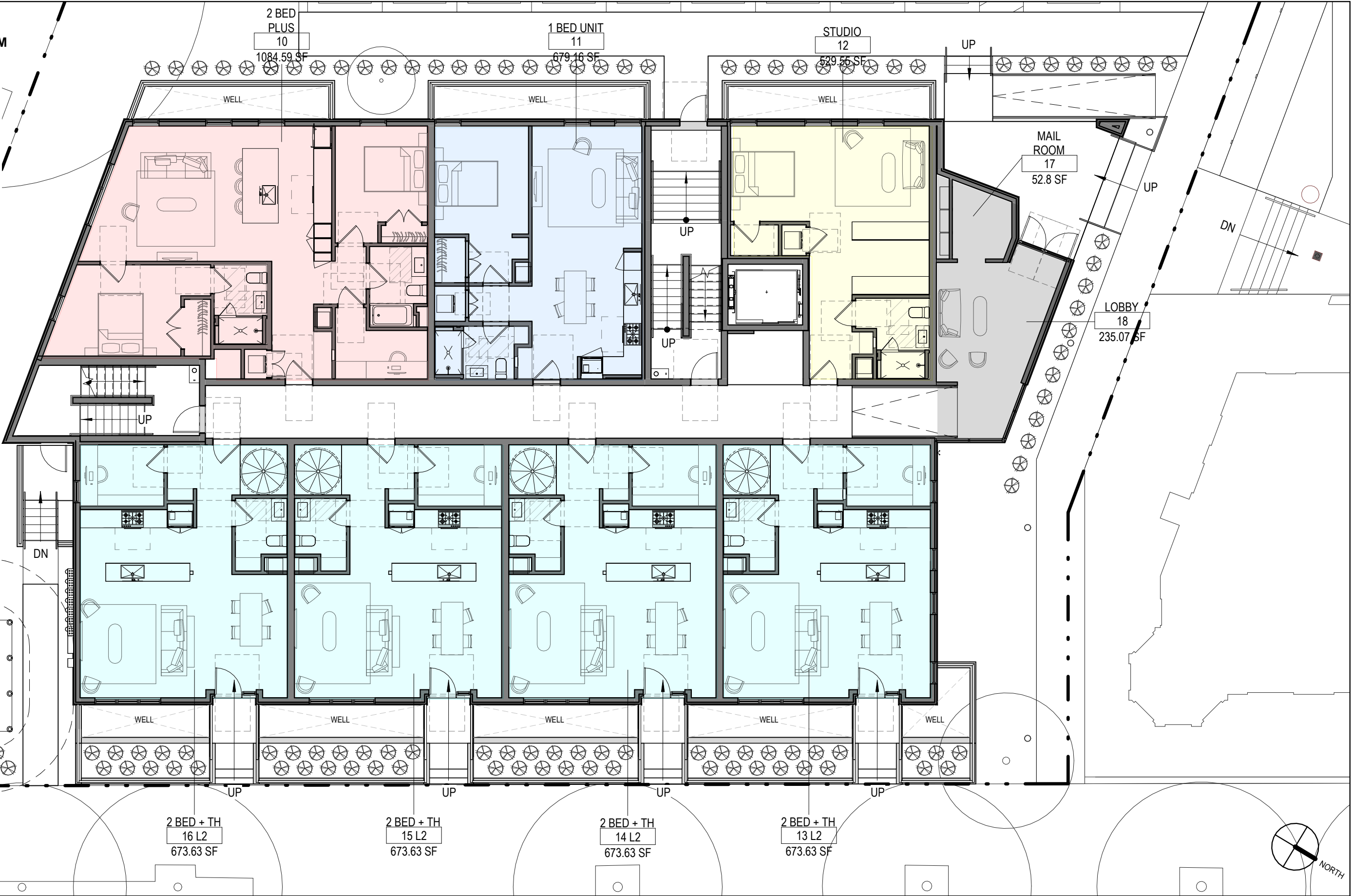
DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A00



- LOBBY/MAILROOM
- STUDIO UNIT
- 1-BED UNIT
- 1-BED PLUS
- 2-BED UNIT
- 2-BED PLUS
- 2-BED PLUS TH
- 3-BED



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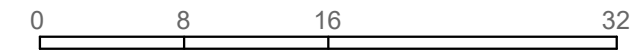
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FIRST FLOOR PLAN

DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A01



- LOBBY/MAILROOM
- STUDIO UNIT
- 1-BED UNIT
- 1-BED PLUS
- 2-BED UNIT
- 2-BED PLUS
- 2-BED PLUS TH
- 3-BED



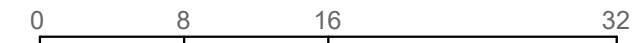
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SECOND FLOOR PLAN

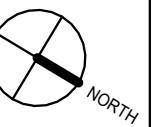
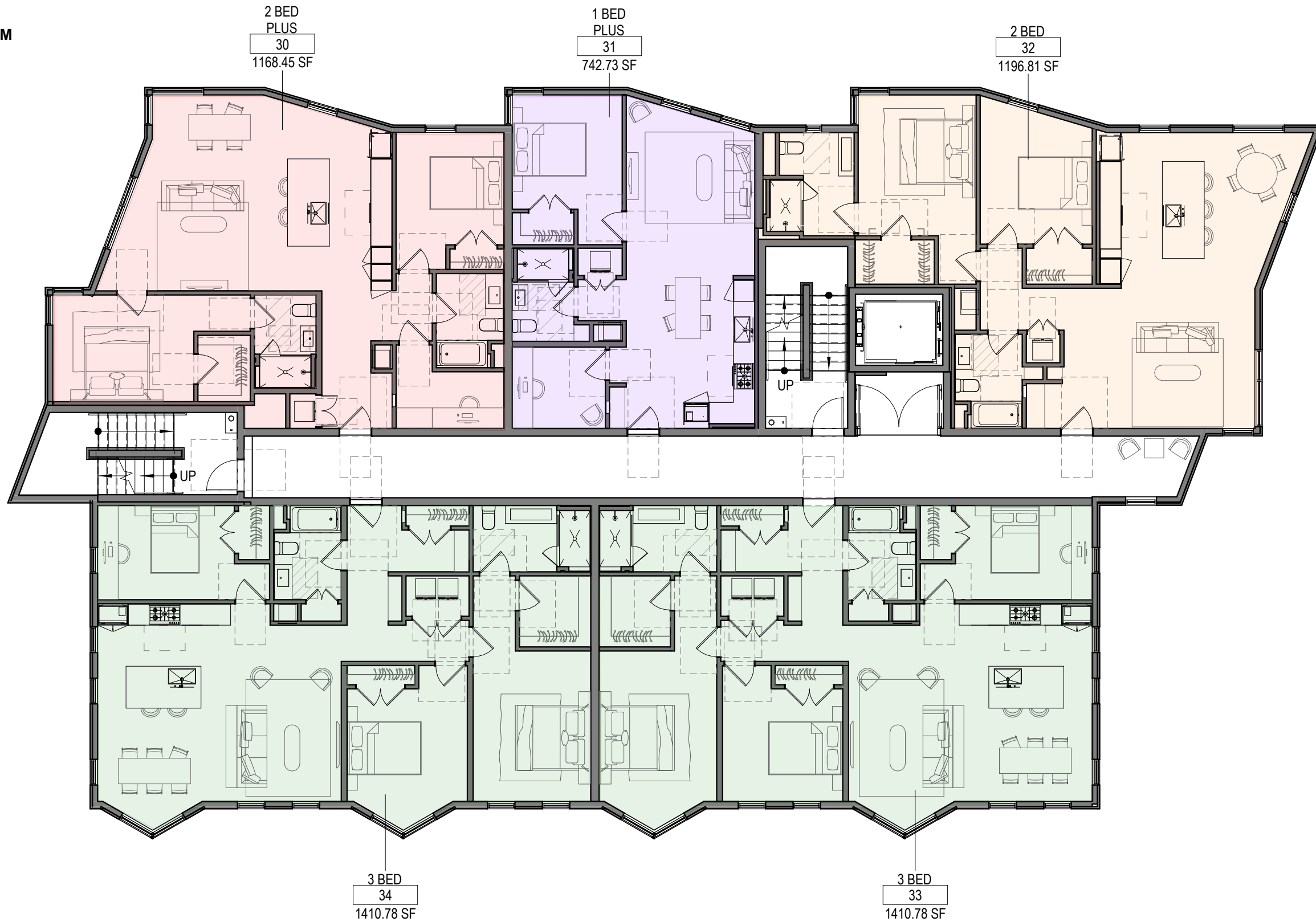


DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A02

- LOBBY/MAILROOM
- STUDIO UNIT
- 1-BED UNIT
- 1-BED PLUS
- 2-BED UNIT
- 2-BED PLUS
- 2-BED PLUS TH
- 3-BED

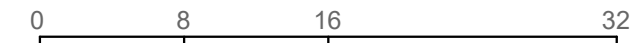


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THIRD FLOOR PLAN

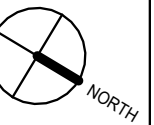


DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A03

- LOBBY/MAILROOM
- STUDIO UNIT
- 1-BED UNIT
- 1-BED PLUS
- 2-BED UNIT
- 2-BED PLUS
- 2-BED PLUS TH
- 3-BED



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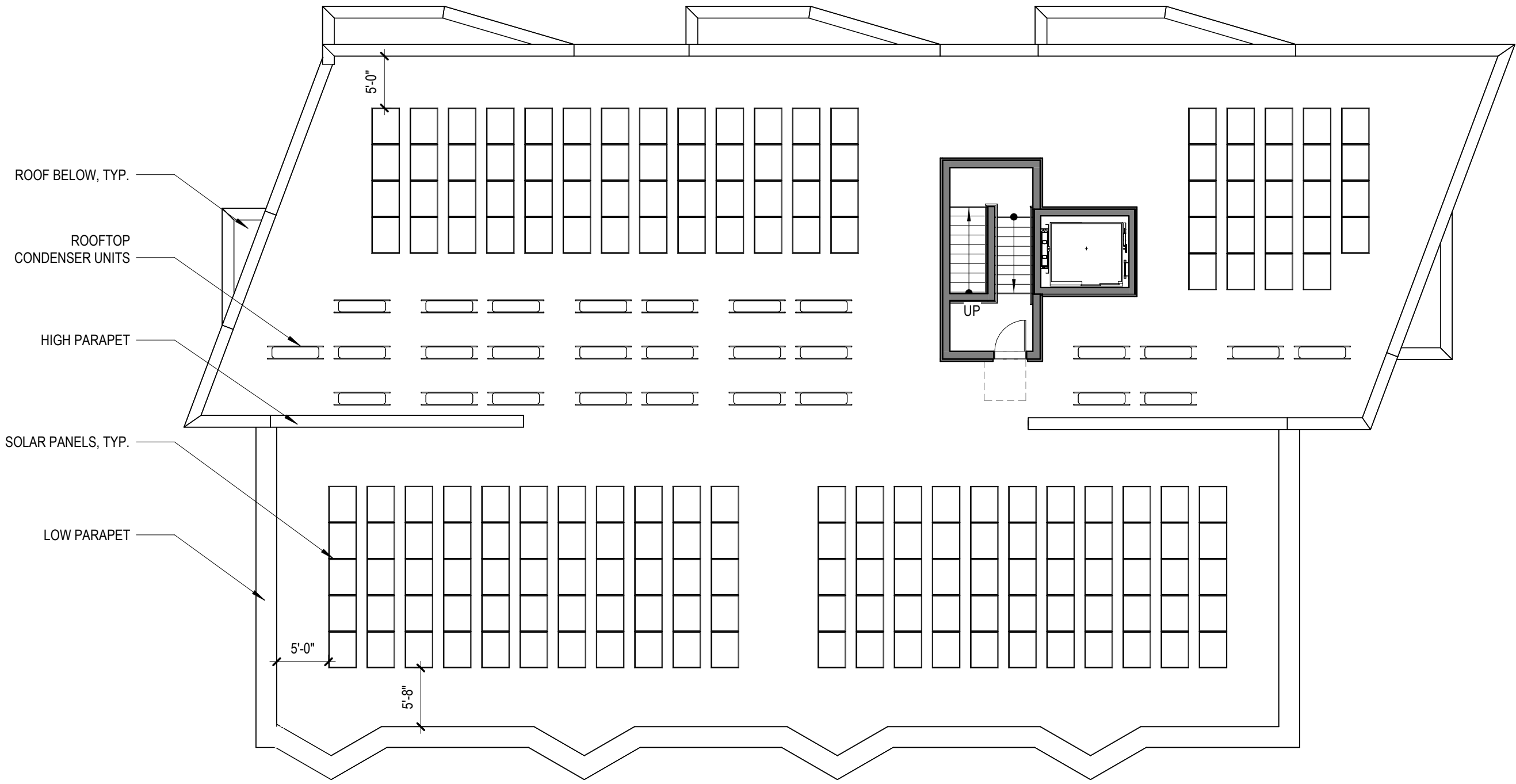
FOURTH FLOOR PLAN



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A04



NOT SHOWN ON PLAN:
 - HVAC EXHAUST
 - KITCHEN EXHAUST
 - PLUMBING VENTSTACK

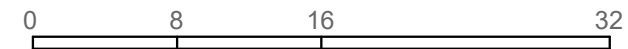


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ROOF PLAN



DATE:
 09/19/2023
 SCALE:
 3/32" = 1'-0"

A05

N. STAIR BULKHEAD
153'-0 3/4"

ELEVATOR OVERRUN
149'-9 3/4"

ROOF - T.O. SHEATHING
142'-9 3/4"

LEVEL 4 - T.O. SUBFLOOR
132'-3 3/4"

LEVEL 3 - T.O. SUBFLOOR
121'-9 3/4"

LEVEL 2 - T.O. SUBFLOOR
111'-3 3/4"

LEVEL 1 - T.O. SUBFLOOR
100'-9 3/4"

GRADE AT N/S SIDE
99'-6"



JACK RYAN ARCHITECT, LLC

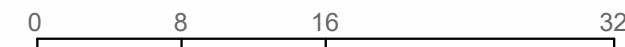
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401 749 1797
WWW.JACKRYANARCHITECT.COM

45 PARADE, LLC

334 BROADWAY
PROVIDENCE, RI 02909

APARTMENT BUILDING
45 PARADE STREET
PROVIDENCE, RHODE ISLAND 02909

EAST ELEVATION



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A06

N. STAIR BULKHEAD
153'-0 3/4"

ELEVATOR OVERRUN
149'-9 3/4"

ROOF - T.O. SHEATHING
142'-9 3/4"

LEVEL 4 - T.O. SUBFLOOR
132'-3 3/4"

LEVEL 3 - T.O. SUBFLOOR
121'-9 3/4"

LEVEL 2 - T.O. SUBFLOOR
111'-3 3/4"

LEVEL 1 - T.O. SUBFLOOR
100'-9 3/4"

GRADE AT N/S SIDE
99'-6"



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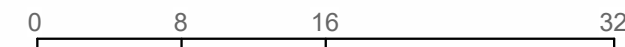
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EAST ELEVATION AT WELLS



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A07

N. STAIR BULKHEAD
153'-0 3/4"

ELEVATOR OVERRUN
149'-9 3/4"

ROOF - T.O. SHEATHING
142'-9 3/4"

LEVEL 4 - T.O. SUBFLOOR
132'-3 3/4"

LEVEL 3 - T.O. SUBFLOOR
121'-9 3/4"

LEVEL 2 - T.O. SUBFLOOR
111'-3 3/4"

LEVEL 1 - T.O. SUBFLOOR
100'-9 3/4"

GRADE AT N/S SIDE
99'-6"



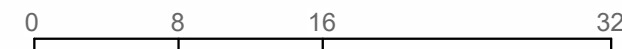
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NORTH ELEVATION



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A08

N. STAIR BULKHEAD
153'-0 3/4"

ELEVATOR OVERRUN
149'-9 3/4"

ROOF - T.O. SHEATHING
142'-9 3/4"

LEVEL 4 - T.O. SUBFLOOR
132'-3 3/4"

LEVEL 3 - T.O. SUBFLOOR
121'-9 3/4"

LEVEL 2 - T.O. SUBFLOOR
111'-3 3/4"

LEVEL 1 - T.O. SUBFLOOR
100'-9 3/4"

GRADE AT N/S SIDE
99'-6"

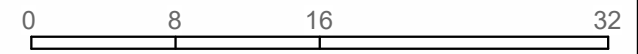


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WEST ELEVATION



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A09

N. STAIR BULKHEAD
153'-0 3/4"

ELEVATOR OVERRUN
149'-9 3/4"

ROOF - T.O. SHEATHING
142'-9 3/4"

LEVEL 4 - T.O. SUBFLOOR
132'-3 3/4"

LEVEL 3 - T.O. SUBFLOOR
121'-9 3/4"

LEVEL 2 - T.O. SUBFLOOR
111'-3 3/4"

LEVEL 1 - T.O. SUBFLOOR
100'-9 3/4"

GRADE AT N/S SIDE
99'-6"



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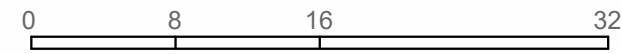
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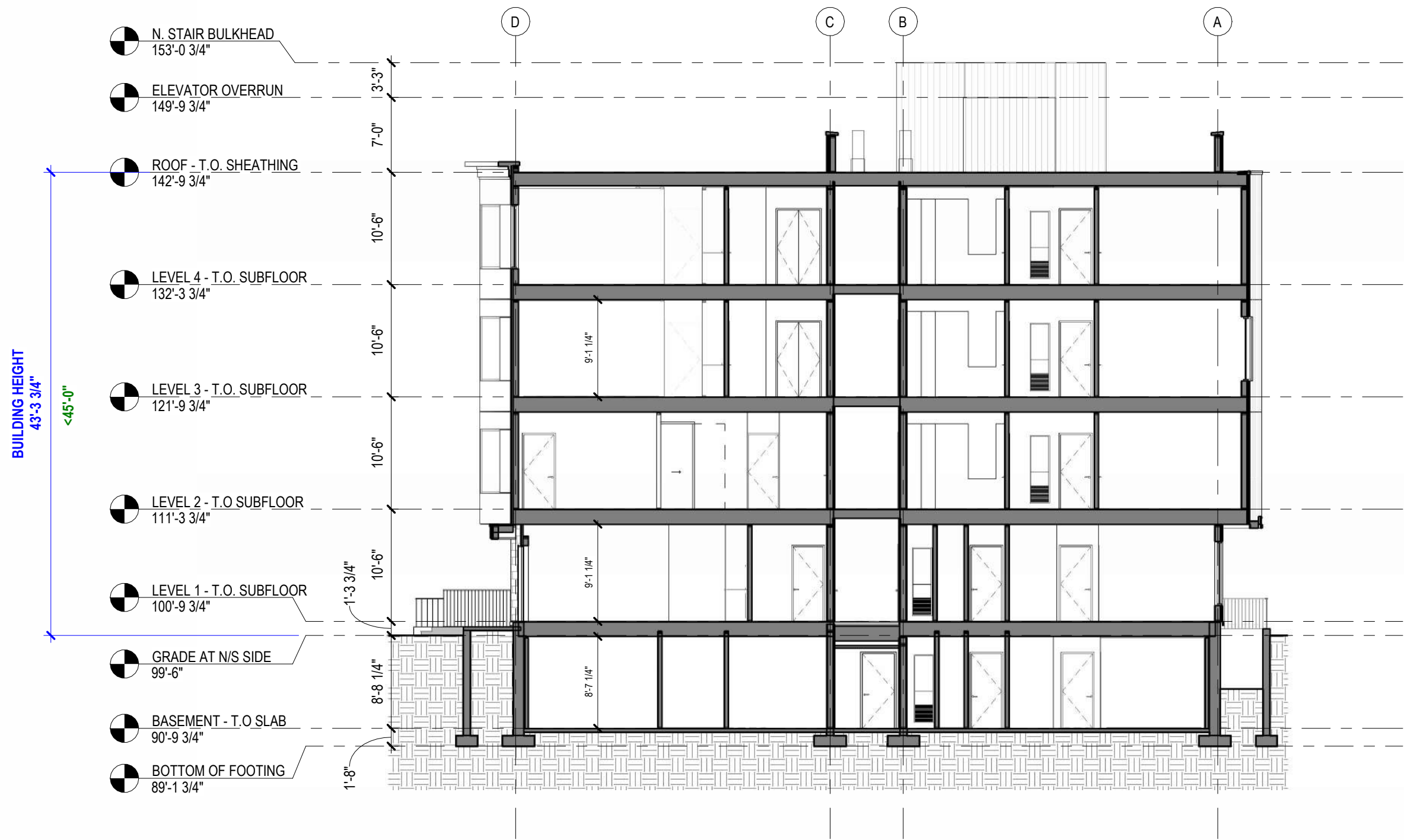
SOUTH ELEVATION



DATE:
09/19/2023

SCALE:
3/32" = 1'-0"

A10

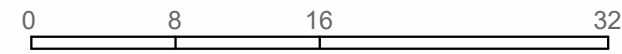


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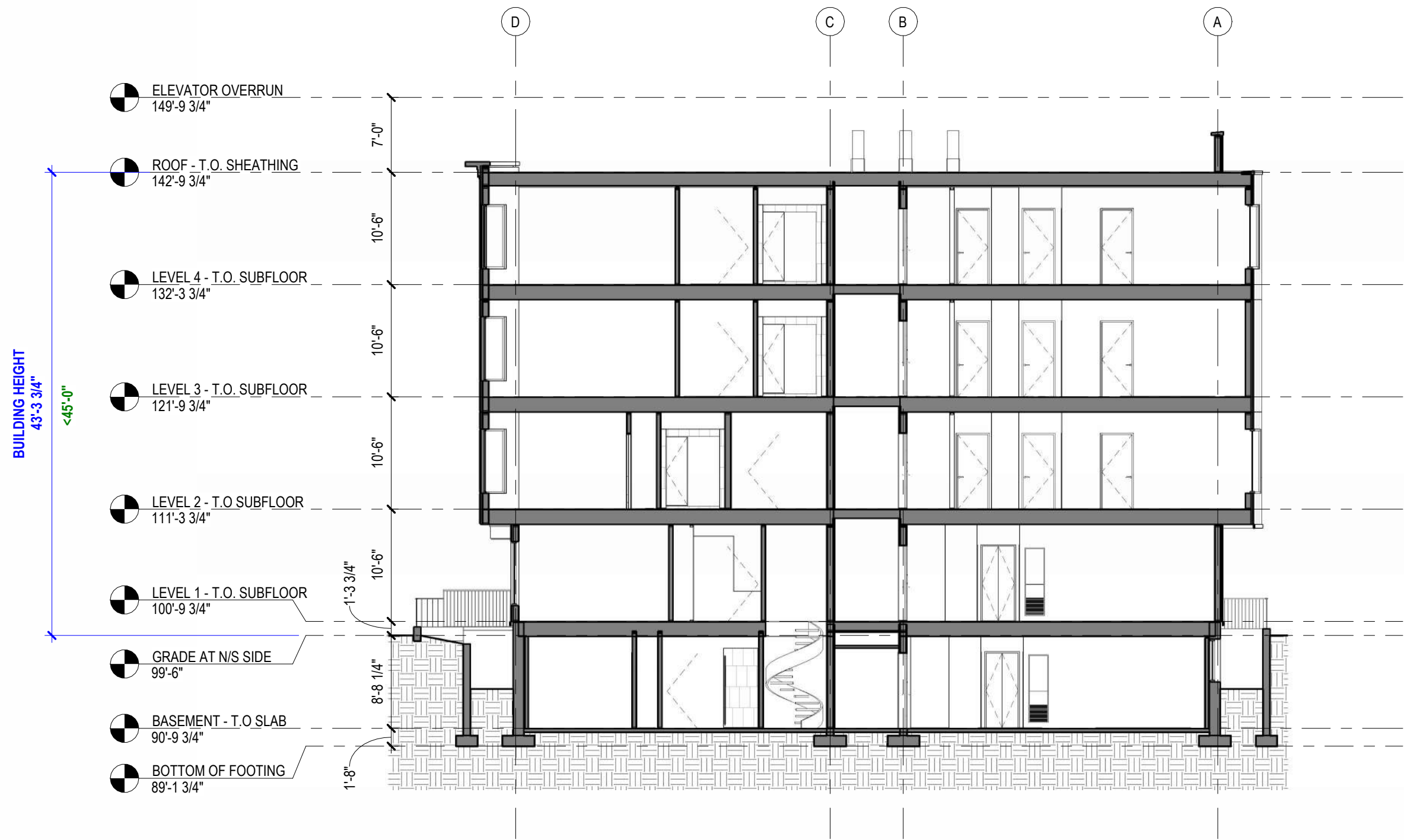
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TRANSVERSE SECTION - THROUGH STOOP



DATE:
 09/19/2023
 SCALE:
 3/32" = 1'-0"

A11

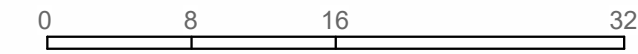


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TRANSVERSE SECTION - THROUGH WELL



DATE:
 09/19/2023
 SCALE:
 3/32" = 1'-0"

A12



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STREET ELEVATION

DATE:
09/19/2023

SCALE:

V00



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V01



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V03



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V04



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V05



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V06



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VISUALIZATIONS

DATE:
09/19/2023

SCALE:

V07