



**JACK RYAN ARCHITECT, LLC**

400 WASHINGTON STREET  
SUITE 2NB  
PROVIDENCE, RI 02903  
401 749 1797  
WWW.JACKRYANARCHITECT.COM

**45 PARADE, LLC**

334 BROADWAY  
PROVIDENCE, RI 02909

APARTMENT BUILDING  
45 PARADE STREET  
PROVIDENCE, RHODE ISLAND 02909

HISTORIC DISTRICT COMMISSION  
CONCEPTUAL AND FINAL REVIEW  
OCTOBER 23, 2023 HEARING

DATE:  
10/23/2023

SCALE:

00



LOT AREA  
22810 SF

<p><b>JACK RYAN ARCHITECT, LLC</b> 400 WASHINGTON STREET SUITE 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM</p>	<p><b>45 PARADE, LLC</b> 334 BROADWAY PROVIDENCE, RI 02909</p>	<p>APARTMENT BUILDING 45 PARADE STREET PROVIDENCE, RHODE ISLAND 02909</p>	<p>SITE AERIAL</p>	<p>DATE: 10/23/2023</p> <p>SCALE:</p>	<p><b>01</b></p>
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SITE PHOTOS

DATE:  
 10/23/2023  
 SCALE:



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SITE PHOTOS

DATE:

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SCALE:



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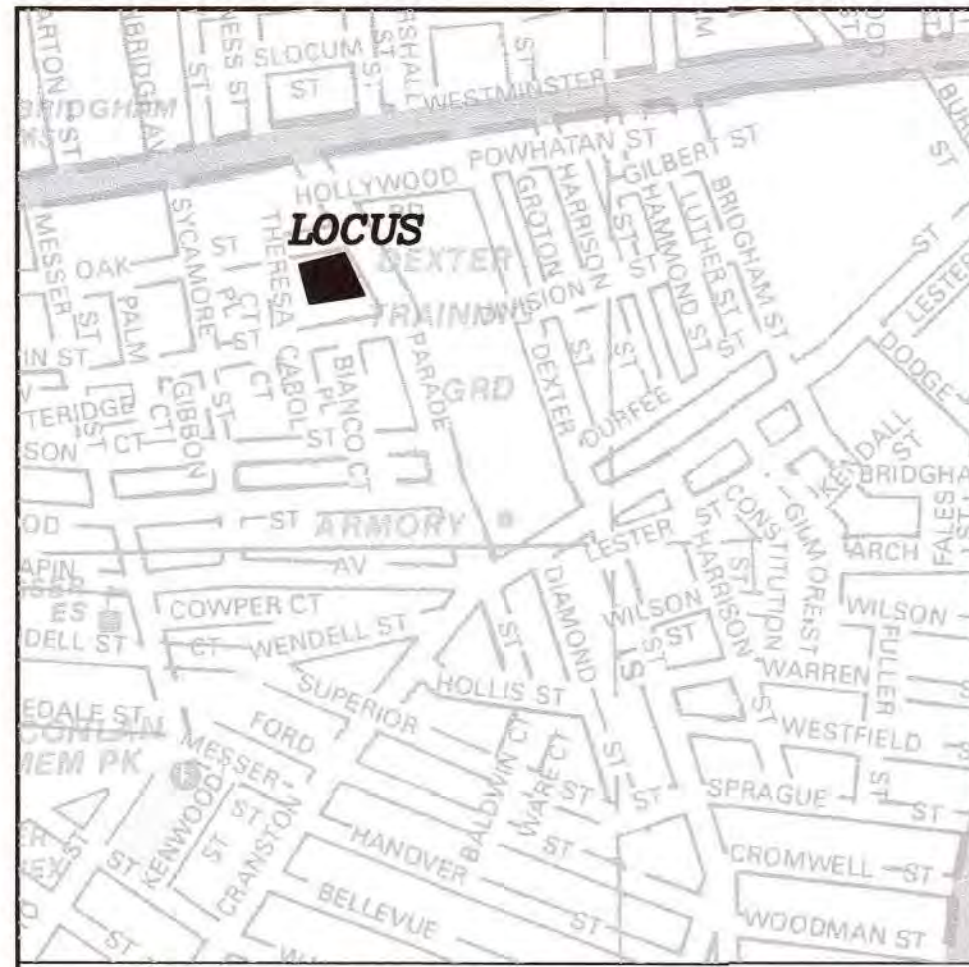
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334 BROADWAY  
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45 PARADE STREET  
PROVIDENCE, RHODE ISLAND 02909

PARADE STREET ELEVATION

DATE:  
10/23/2023

SCALE:



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

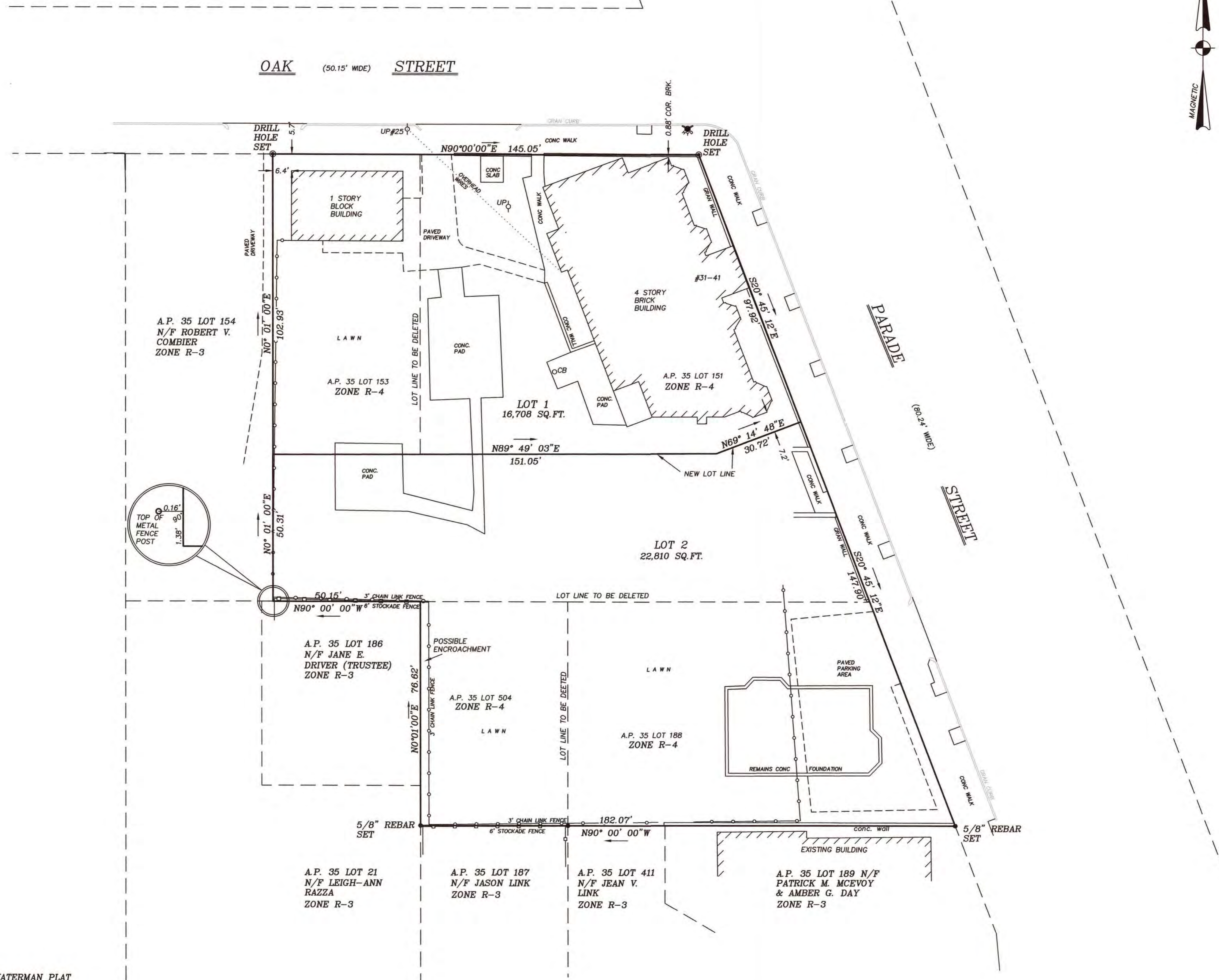
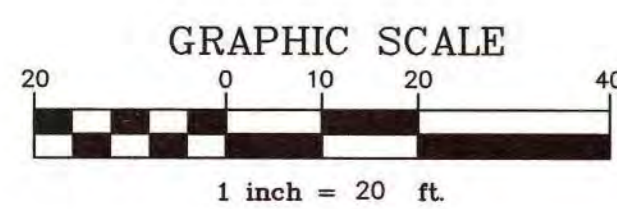
**ZONING R-4 (HISTORIC OVERLAY DISTRICT)**

**NOTES**

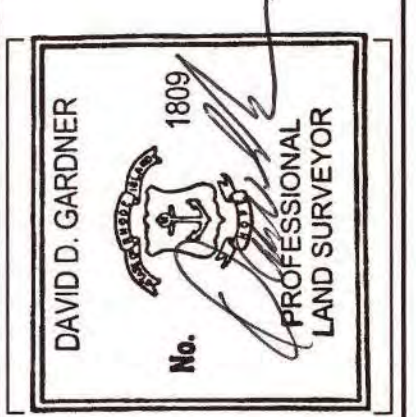
- 1.) THE EXISTING IMPERVIOUS AREAS ARE AS FOLLOWS  
 LOT 1 = 8,147 SQ.FT OR 48.76%  
 LOT 2 = 3,100 SQ.FT OR 13.6%

**REFERENCES**

- 1.) CITY ENGINEERING DEPARTMENT SECTION MAPS 52/18 & 52/19
- 2.) "PLAT OF LAND BELONGING TO D.R. WHITTEMORE 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"



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**

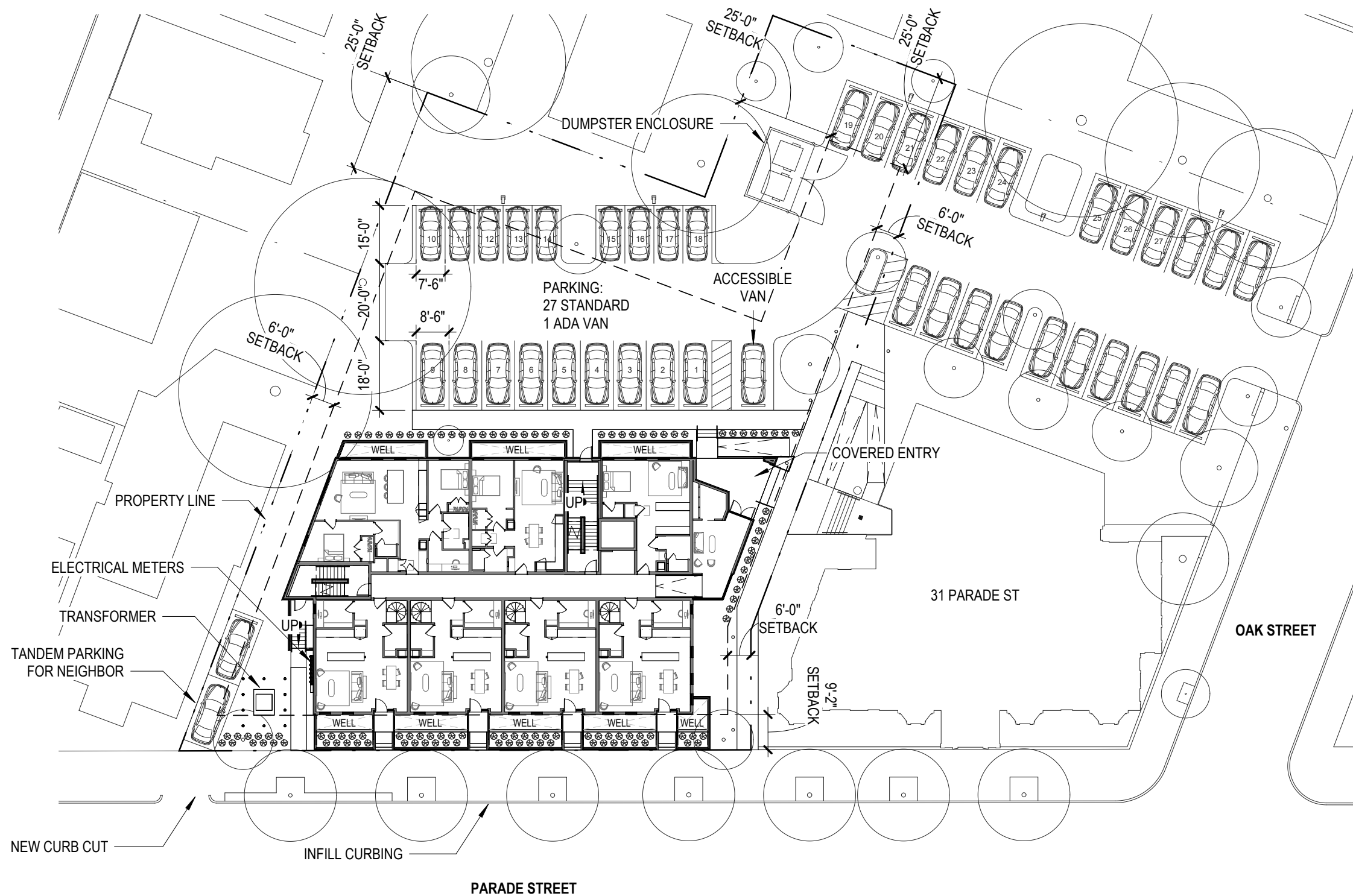
PARADE-ARMORY PLAT  
 COMPREHENSIVE BOUNDARY SURVEY  
 PROVIDENCE, R.I.  
 FOR  
 RCG ARMORY PARK VIEW LLC  
 A.P. 35 LOTS 151,153,188, & 504

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.:

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**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





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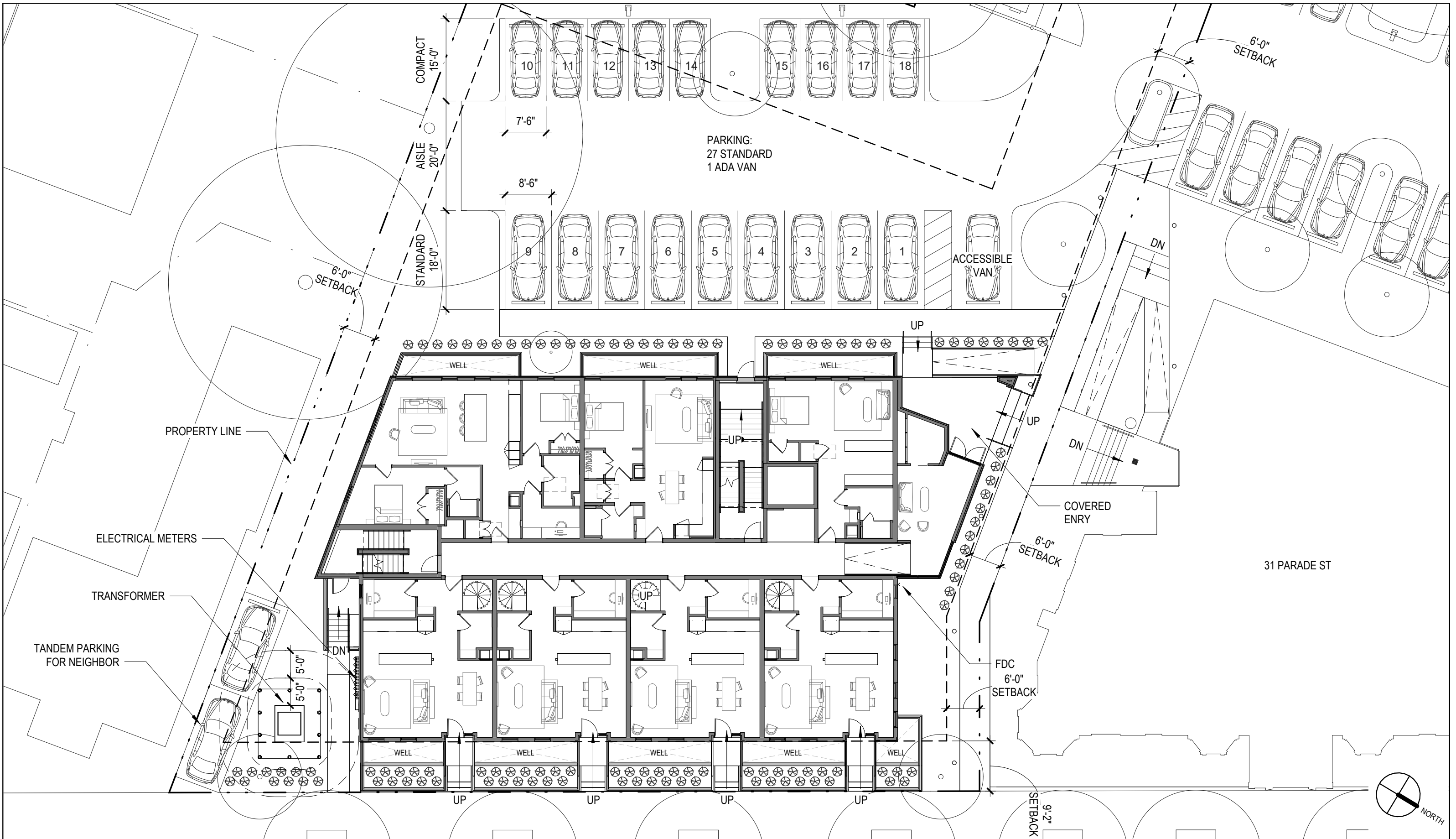
APARTMENT BUILDING  
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SITE PLAN

DATE:  
 10/23/2023

SCALE:  
 1" = 30'-0"





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SITE PLAN

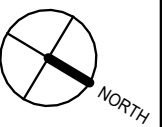
0 16 40

DATE:  
 10/23/2023

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

**09**

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



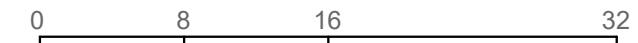
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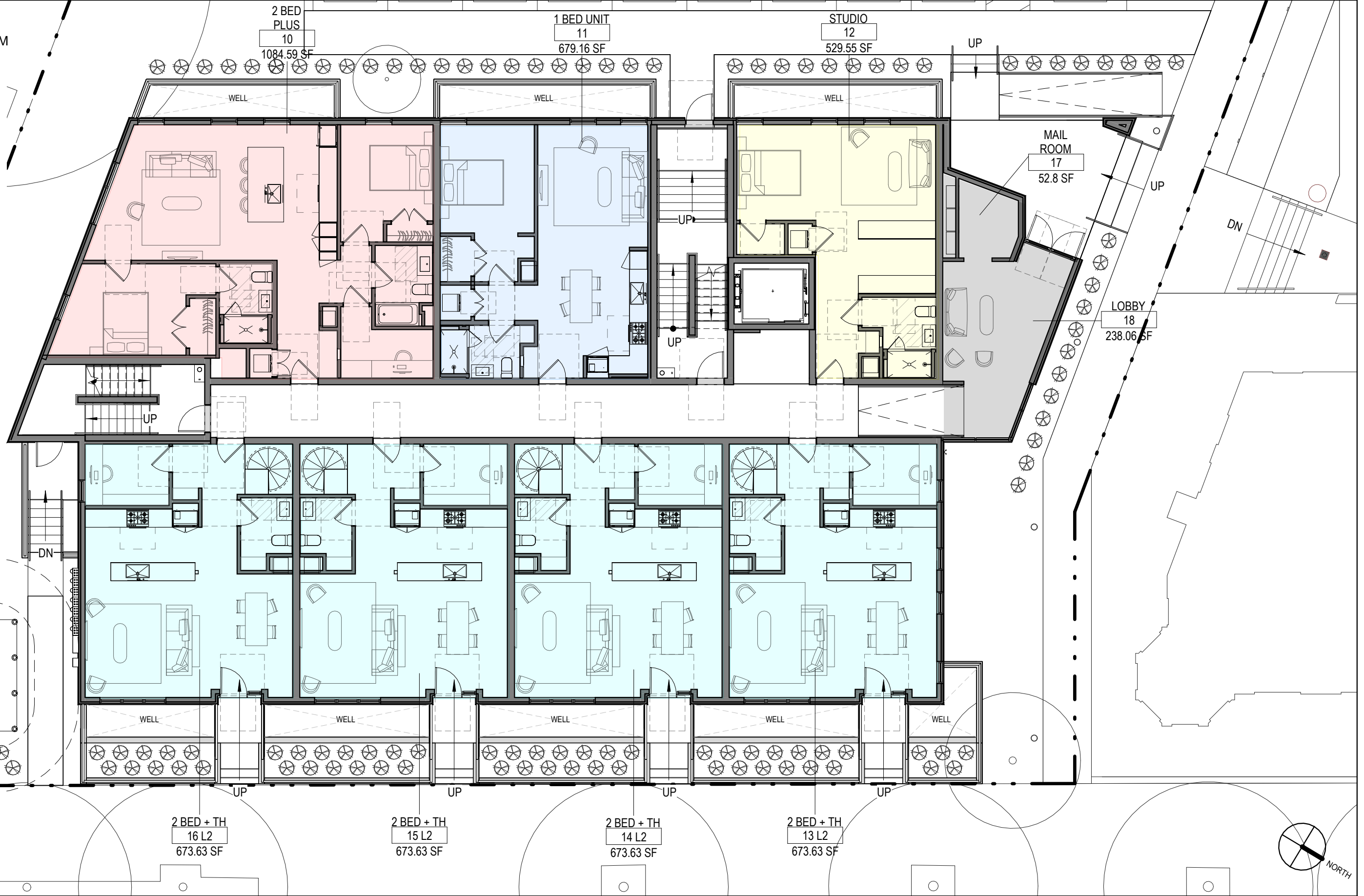
APARTMENT BUILDING  
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BASEMENT PLAN

DATE:  
10/23/2023  
 SCALE:  
3/32" = 1'-0"



- 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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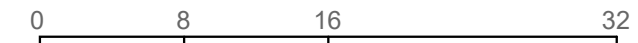
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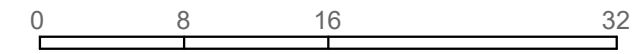
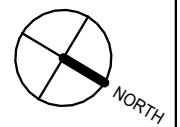
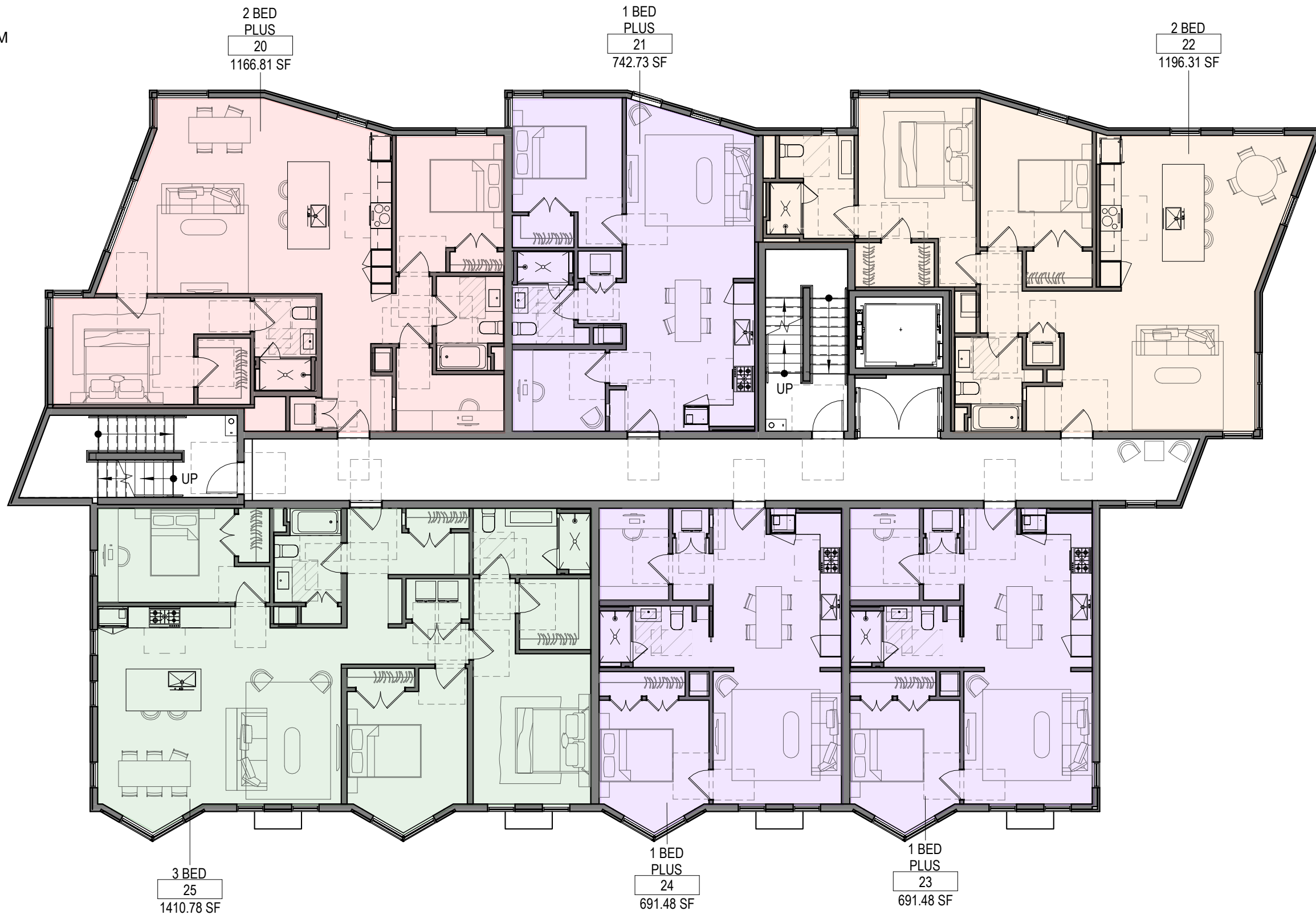
FIRST FLOOR PLAN

DATE:  
10/23/2023

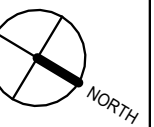
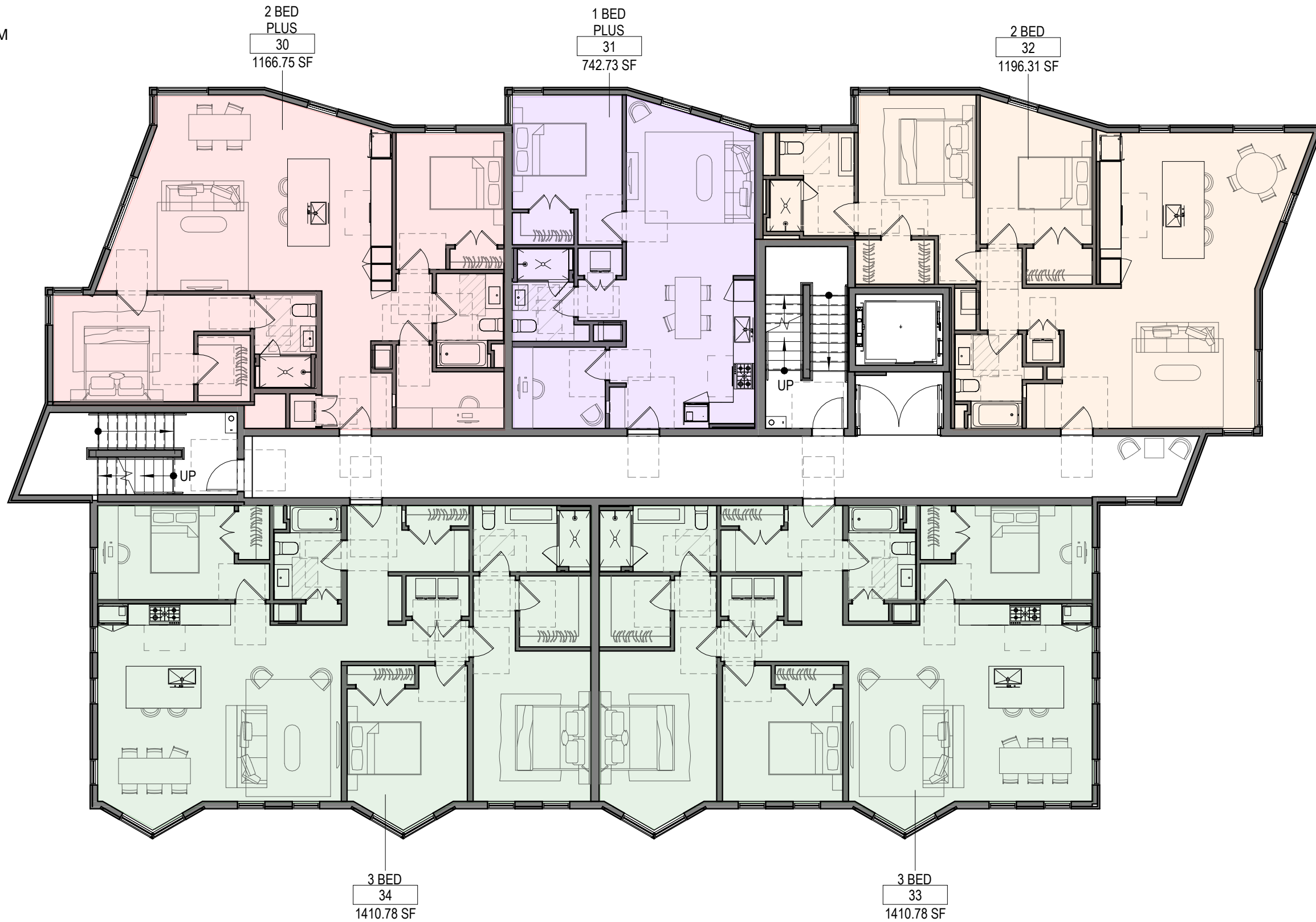
SCALE:  
3/32" = 1'-0"



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



- 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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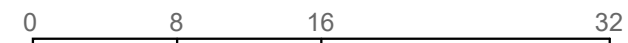
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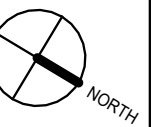
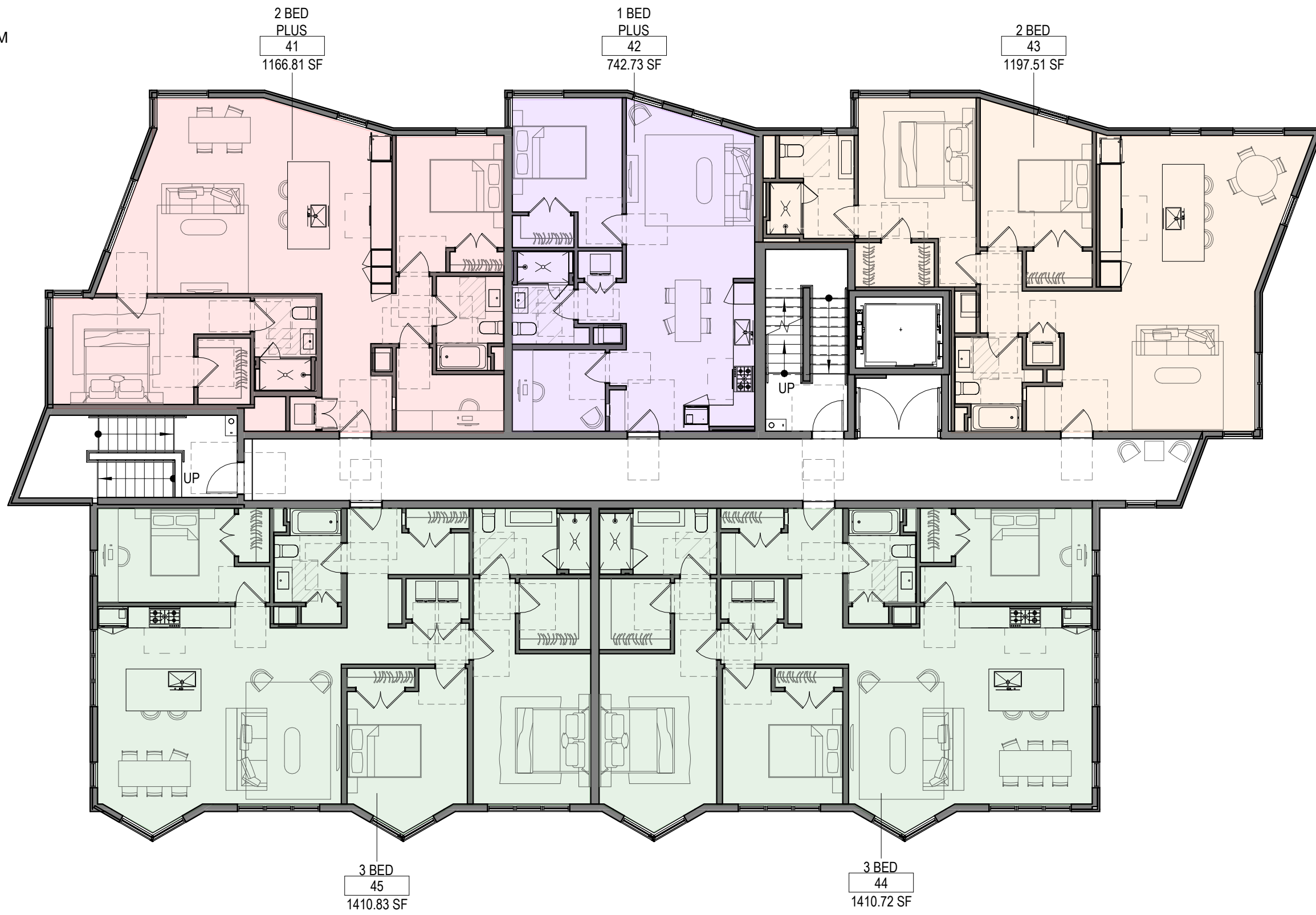
THIRD FLOOR PLAN

DATE:  
10/23/2023

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



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

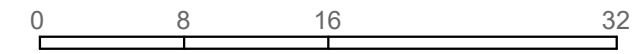


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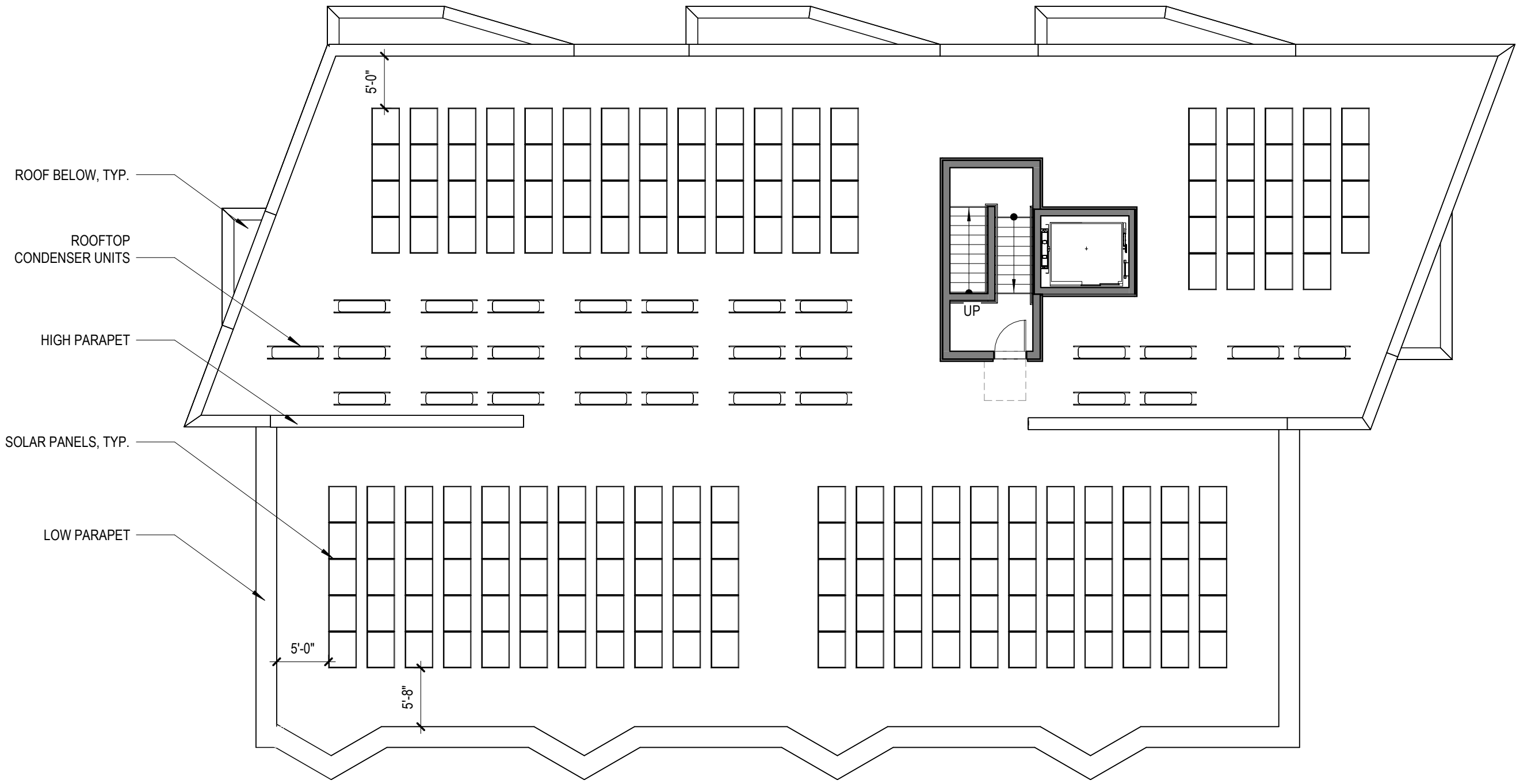
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FOURTH FLOOR PLAN

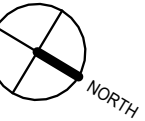


DATE:  
10/23/2023

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



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

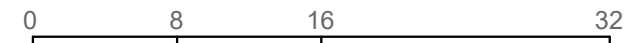


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ROOF PLAN



DATE:  
 10/23/2023  
 SCALE:  
 3/32" = 1'-0"



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"

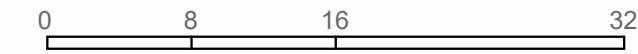


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EAST ELEVATION



DATE:  
10/23/2023  
SCALE:  
3/32" = 1'-0"

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"

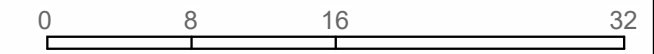


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EAST ELEVATION AT WELLS



DATE:  
10/23/2023  
SCALE:  
3/32" = 1'-0"

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"



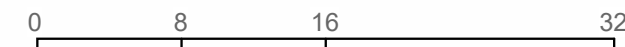
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NORTH ELEVATION



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

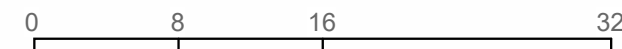
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WEST ELEVATION



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

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"

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121'-9 3/4"

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111'-3 3/4"

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

GRADE AT N/S SIDE  
99'-6"



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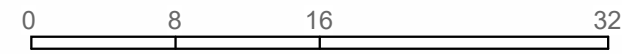
**45 PARADE, LLC**

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APARTMENT BUILDING

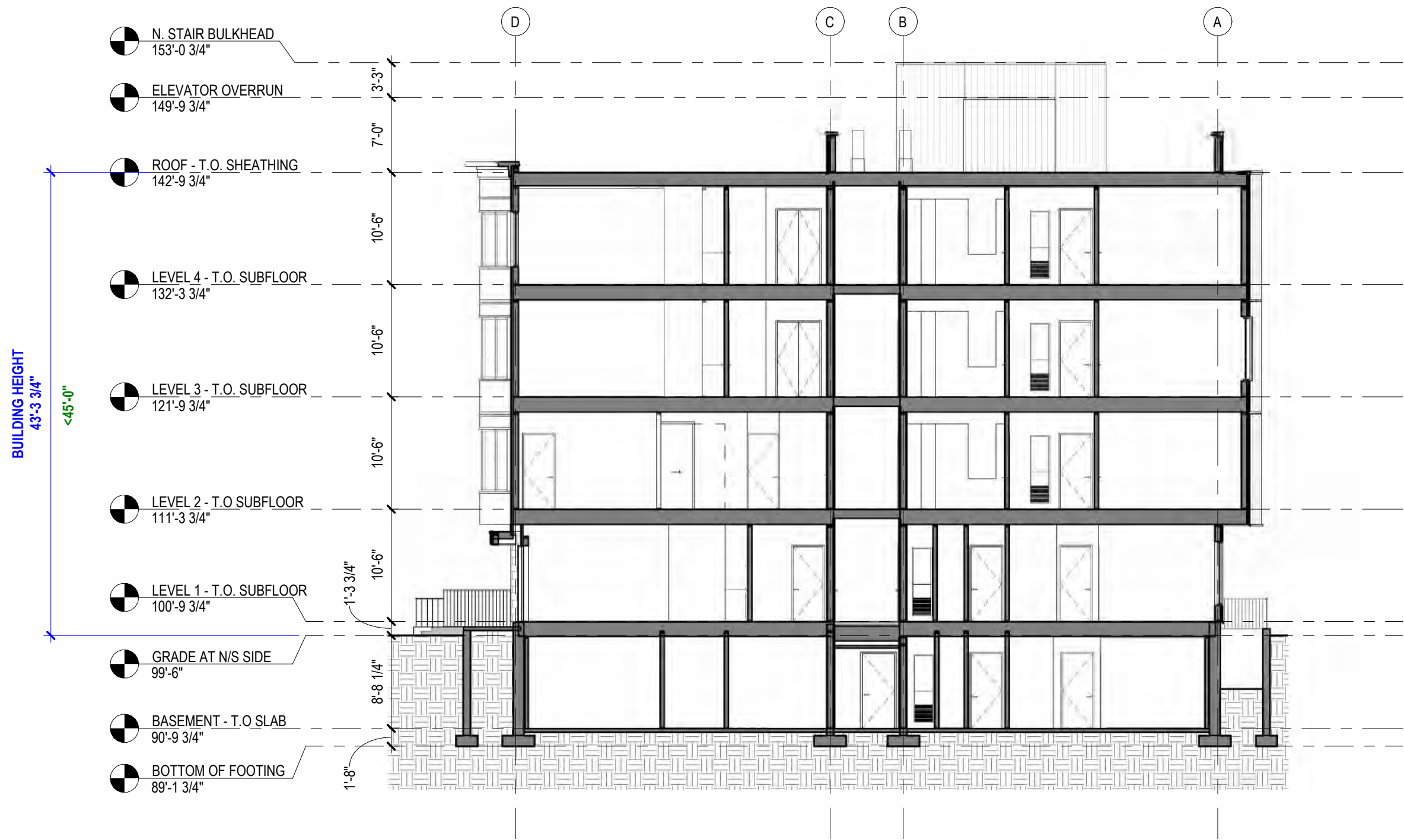
45 PARADE STREET  
PROVIDENCE, RHODE ISLAND 02909

SOUTH ELEVATION



DATE:  
10/23/2023

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

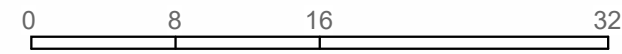


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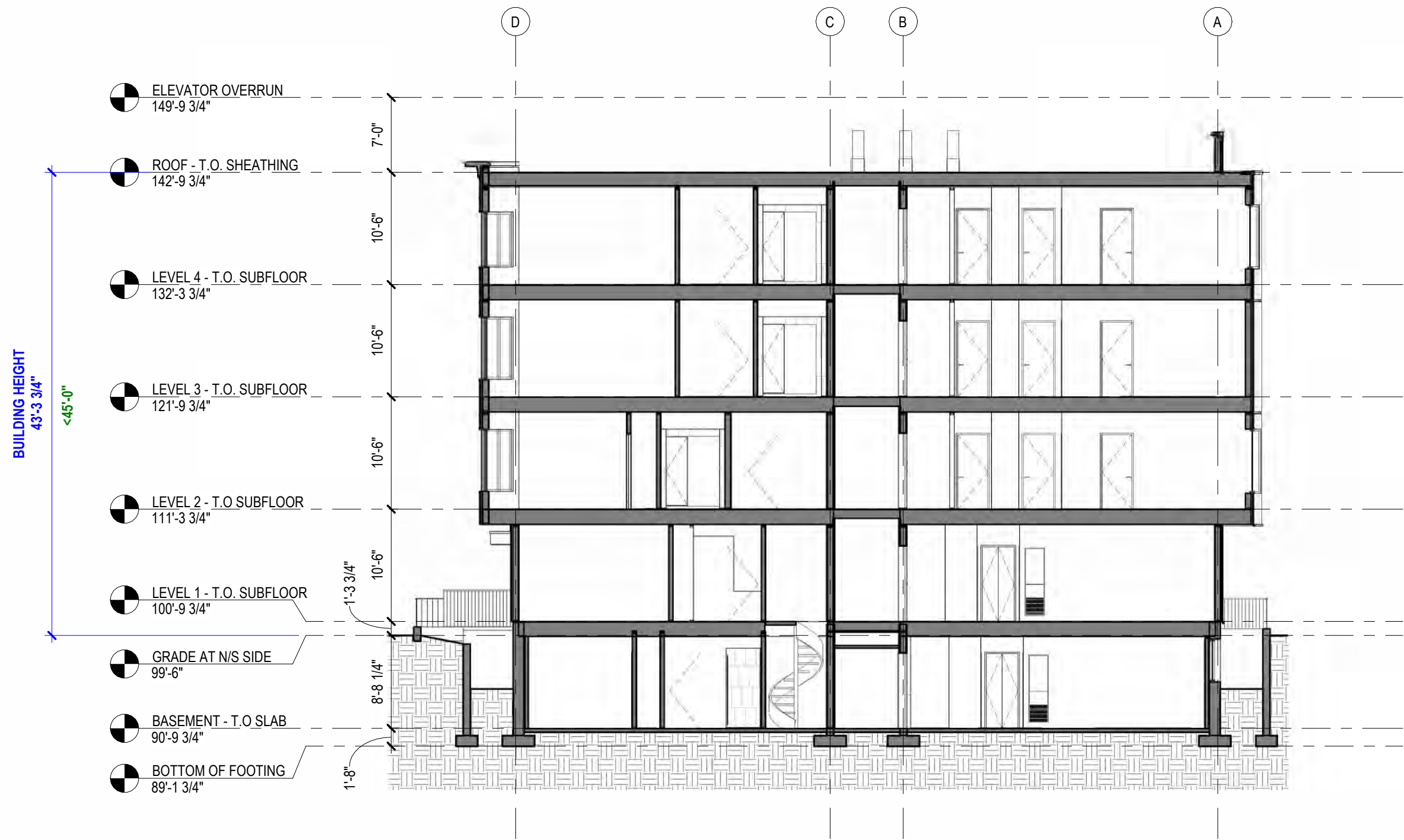
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TRANSVERSE SECTION - THROUGH STOOP



DATE:  
 10/23/2023  
 SCALE:  
 3/32" = 1'-0"

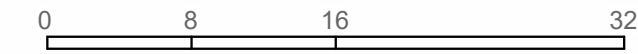


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TRANSVERSE SECTION - THROUGH WELL



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SITE PHOTO

DATE:  
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**45 PARADE, LLC**

334 BROADWAY  
PROVIDENCE, RI 02909

APARTMENT BUILDING  
45 PARADE STREET  
PROVIDENCE, RHODE ISLAND 02909

VISUALIZATIONS

DATE:  
10/23/2023

SCALE:



**JACK RYAN ARCHITECT, LLC**  
400 WASHINGTON STREET  
SUITE 2NB  
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31 PARADE STREET PHOTOS

DATE:  
10/23/2023

SCALE:



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VISUALIZATIONS

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SCALE:



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TERREAL NEXCLAD TRUE GLAZED TERRACOTTA TILES  
8" X 12"



COLOR: CLAY RED - COLOR VARIATIONS EXPECTED



SHOWN FOR COLOR

SAMPLE PROJECT: UNIVERSITY OF TEXAS, STUDENT HOUSING  
LOCATION: AUSTIN, TEXAS  
PRODUCT: TERREAL NEXCLAD 14 SHINGLE TYPE TILE  
COLOR: CLAY RED

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PROVIDENCE, RI 02909

**APARTMENT BUILDING**

45 PARADE STREET  
PROVIDENCE, RHODE ISLAND 02909

**PROPOSED MATERIALS**

DATE:

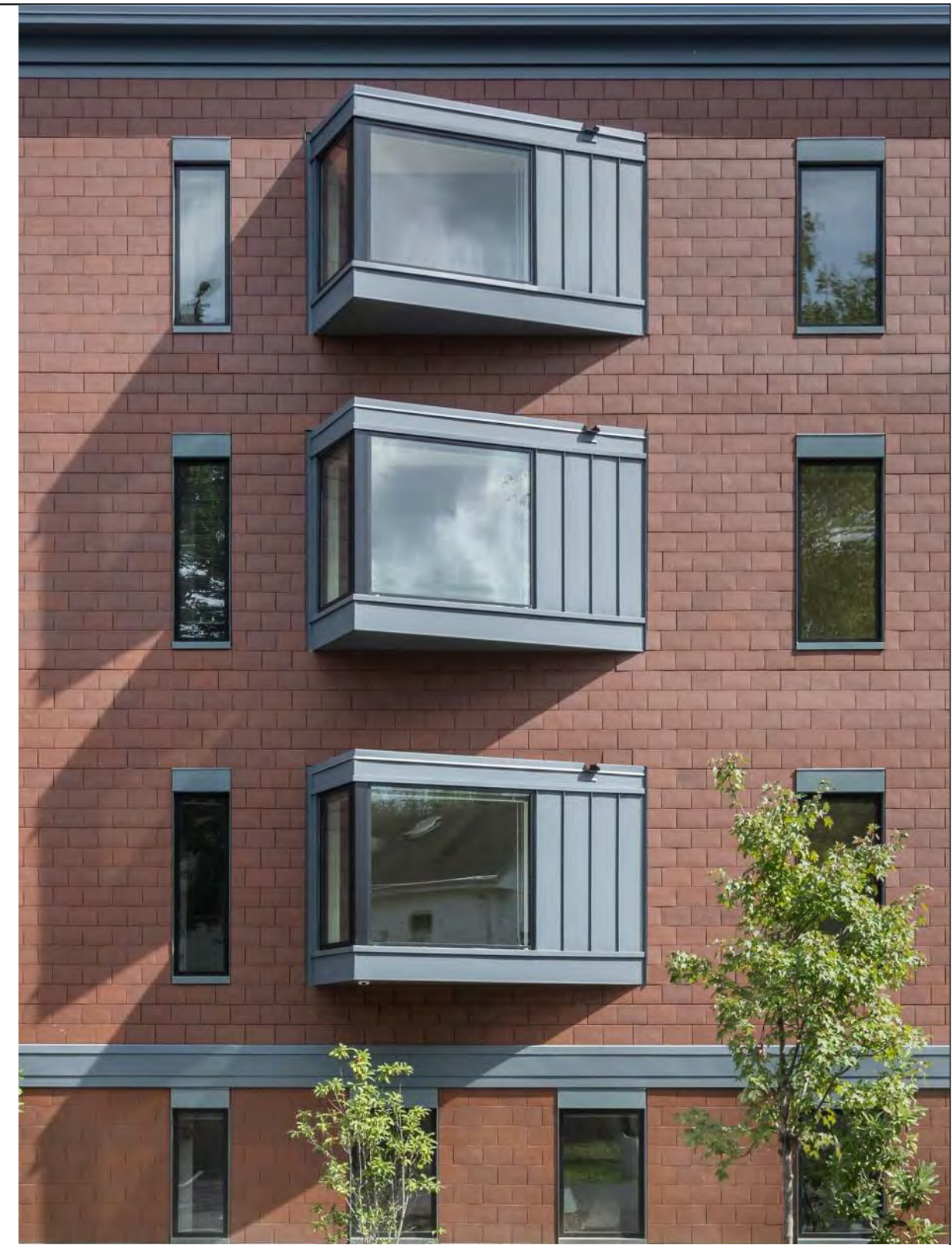
10/23/2023

SCALE:



SHOWN FOR COLOR

SAMPLE PROJECT: CLEMSON UNIVERSITY - FREEMAN HALL  
 LOCATION: CLEMSON, SOUTH CAROLINA  
 PRODUCT: TERREAL PITERAK SLIM  
 COLOR: RED



SHOWN FOR COLOR

SAMPLE PROJECT: 31 PARADE STREET APARTMENTS  
 LOCATION: PROVIDENCE, RHODE ISLAND  
 PRODUCTS: TERREAL NEXCLAS TRUE  
 COLOR: CLAY RED

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334 BROADWAY  
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**APARTMENT BUILDING**

45 PARADE STREET  
 PROVIDENCE, RHODE ISLAND 02909

**PROPOSED MATERIALS**

**DATE:**

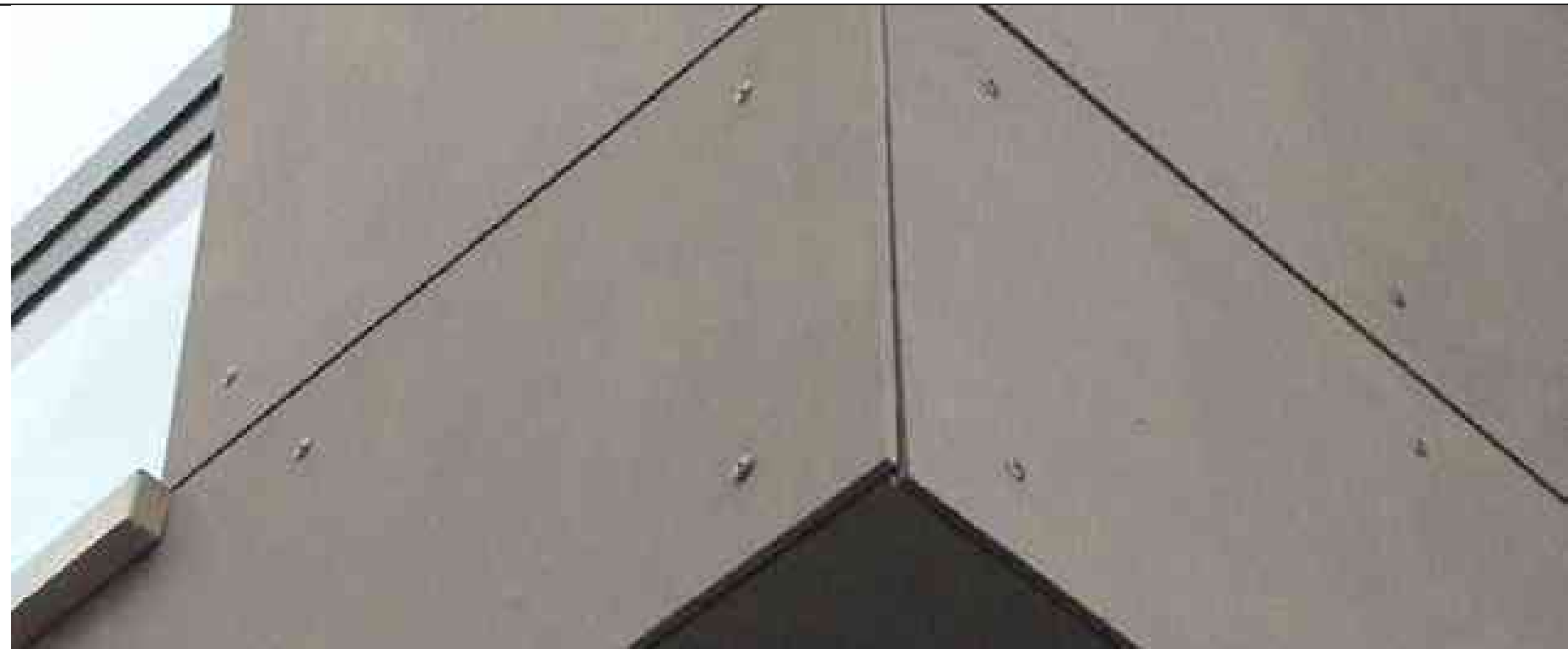
10/23/2023

**SCALE:**



SHOWN FOR COLOR

SAMPLE PROJECT: UNKNOWN SINGLE FAMILY RESIDENCE  
 LOCATION: UNKNOWN  
 PRODUCT: CEMBRIT PATINA FIBER CEMENT PANELS WITH EXPOSED FASTENERS  
 COLOR: GREY



MISC. ATTACHMENT DETAILS

SAMPLE PROJECT: UNKNOWN COMMERCIAL  
 LOCATION: UNKNOWN  
 PRODUCT: CEMBRIT PATINA FIBER CEMENT PANELS WITH EXPOSED FASTENERS  
 COLOR: BROWN



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SHOWN FOR COLOR

SAMPLE PROJECT: QUINSIGAMOND COMMUNITY COLLEGE  
 LOCATION: WORCESTER, MA  
 PRODUCT: CEMBRIT PATINA FIBER CEMENT PANELS WITH EXPOSED FASTENERS  
 COLOR: GRAY

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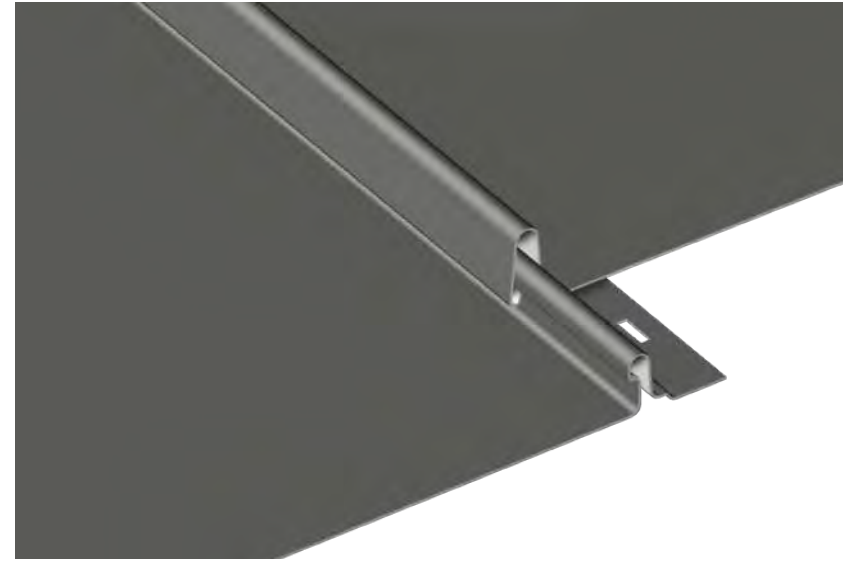
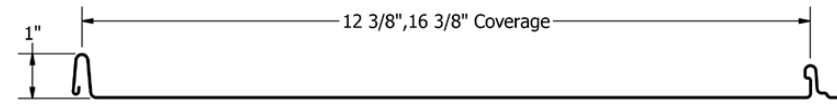
PROPOSED MATERIAL

DATE:  
 10/23/2023

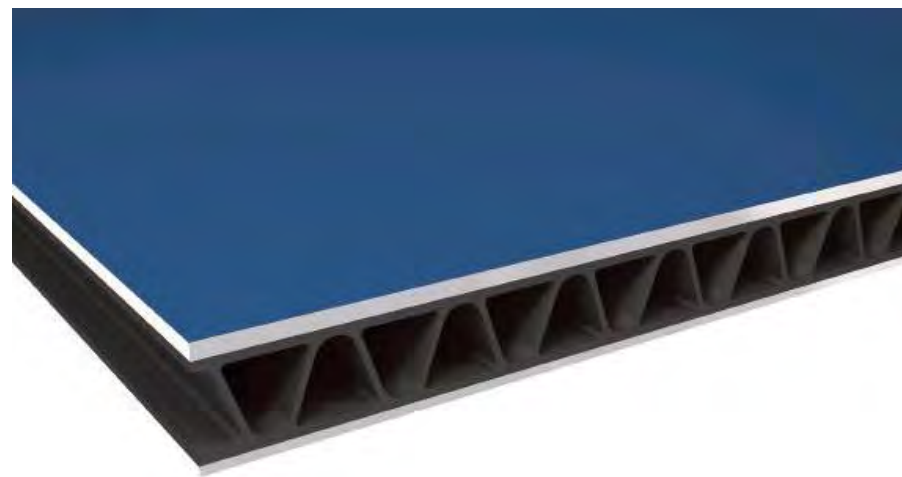
SCALE:



SAMPLE PROJECT: UNKNOWN  
 PRODUCT: ATAS VERSALINE PANEL  
 COLOR: DARK GRAY



PRODUCT: ATAS VERSALINE PANEL  
 LOCATION: PROJECT BAYS FACING PARADE ST  
 COLOR: TBD



PRODUCT: ATAS STERRACORE  
 LOCATION: PROJECT SOFFITS  
 COLOR: TBD



SAMPLE PROJECT: 31 PARADE STREET APARTMENTS  
 PRODUCT: ATAS VERSALINE PANEL  
 COLOR: THUNDER GRAY

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PROPOSED MATERIAL

DATE:  
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SCALE:

**Unmatched strength and lasting durability**

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.<sup>1</sup>

**Revolutionary hardware**

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.



# Pella® Impervia®

Fiberglass windows and patio doors

**Sleek profiles and more glass**

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.



MANUFACTURER: PELLA  
PRODUCT: IMPERVIA FIBERGLASS WINDOWS  
LOCATION ON PROJECT: ALL SIDES, SIZES VARY  
COLOR: TBD



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PROPOSED MATERIAL

DATE:

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SCALE: