



ARCHITECT : JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING: COVERSHEET	DWN BY :	DWG. NO. :
			CLOUSE	
			CKD BY :	
			RYAN	
			DATE :	
			06-26-2026	
			SCALE :	
			N.T.S.	
				A000



ZONING MAP

SCALE
N.T.S.

2



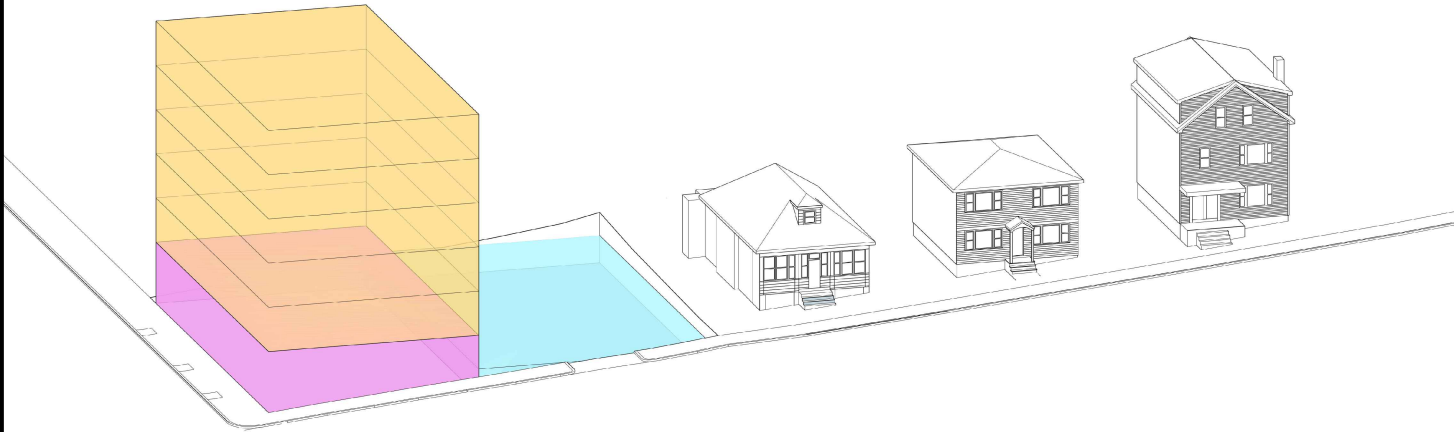
ZONING MAP - TRANSIT-ORIENTED DEVELOPMENT OVERLAY

SCALE
N.T.S.

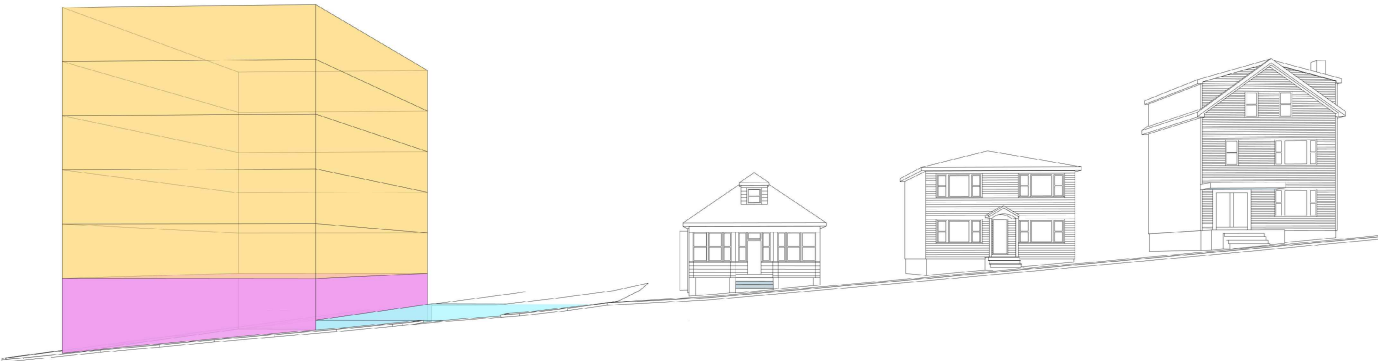
1

ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT :	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING :	EXISTING ZONING	DWG. NO. :	A002
						DWN BY : WOZNICKI	CKD BY : RYAN

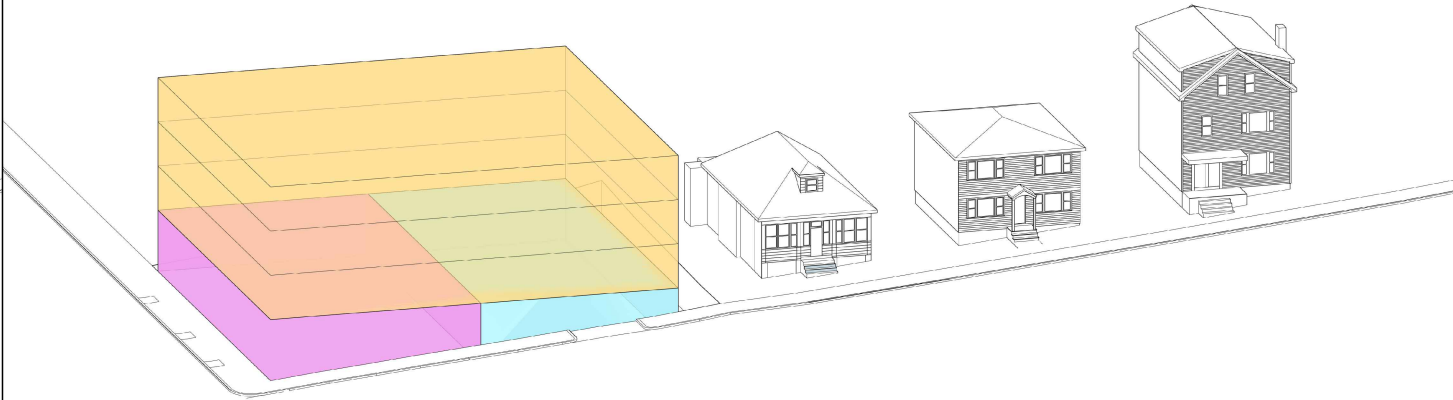
PROPOSED PROJECT



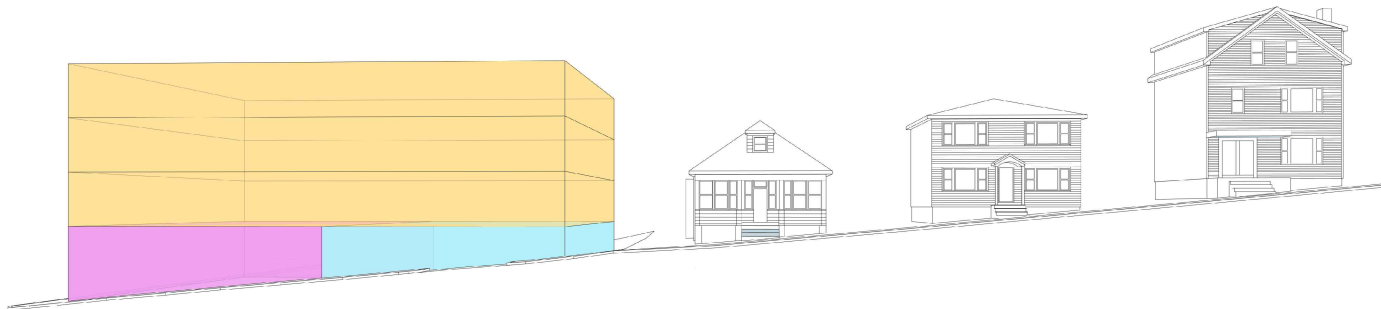
- C2 ZONE WITH TOD OVERLAY ZONE
- SIX STORY BUILDING PERMITTED
 - GROUND FLOOR COMMERCIAL
 - FIVE FLOORS OF RESIDENTIAL
 - NO RELIEF NEEDED



ALTERNATE 1



- C2 ZONE
- FOUR STORY BUILDING PERMITTED
 - GROUND FLOOR COMMERCIAL & STRUCTURED PARKING
 - THREE FLOORS OF RESIDENTIAL
 - 100% LOT COVERAGE PERMITTED W/ 10 FT SETBACK TO RESIDENTIAL ZONE
 - LAND DEVELOPMENT PROJECT
 - DIMENSIONAL ADJUSTMENT FOR REDUCTION OF PARKING UP TO -50% (FOR VERTICAL MIXED USE AND STRUCTURED PARKING)



DRAWING:
MASSING DIAGRAMS

PROJECT:
MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

ARCHITECT:
JACK RYAN ARCHITECT
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DWG. NO.:
A003

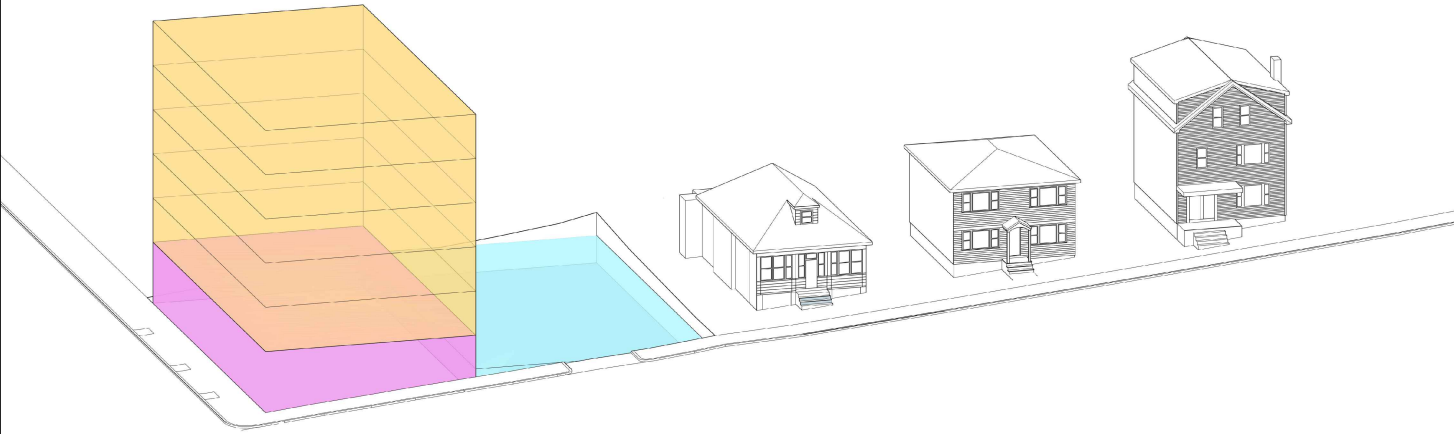
DWN BY:
WOZNICKI / RYAN

CKD BY:
RYAN

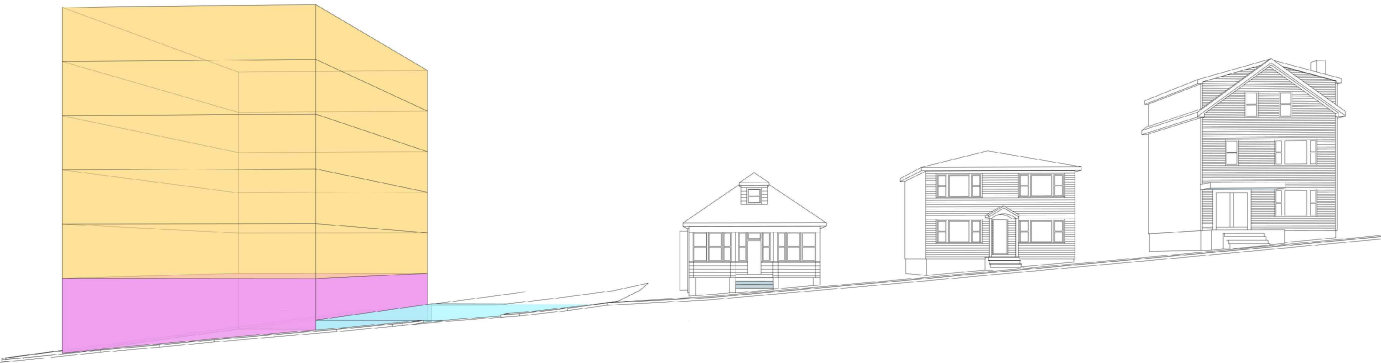
DATE:
09-23-2026

SCALE:
N.T.S.

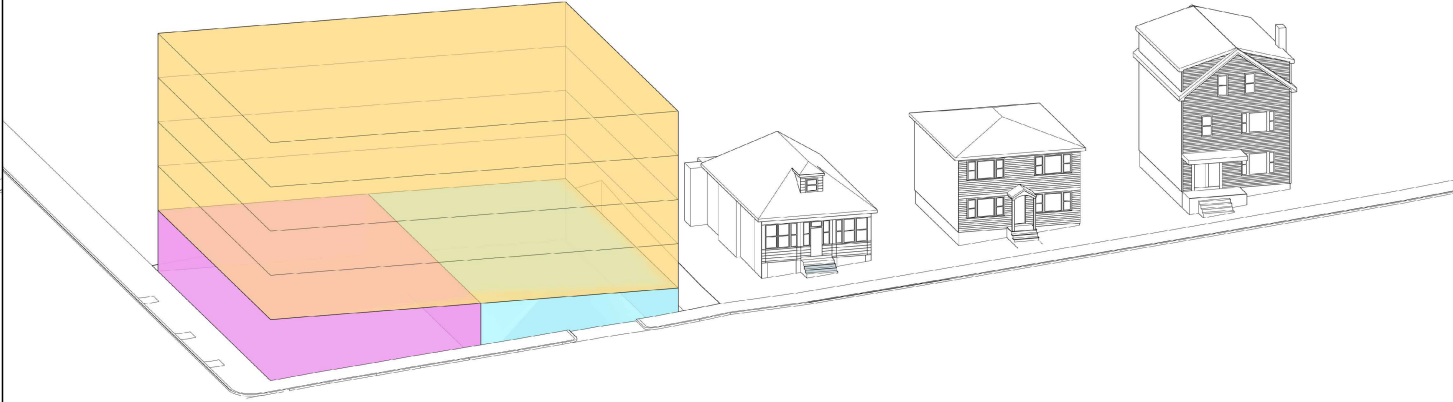
PROPOSED PROJECT



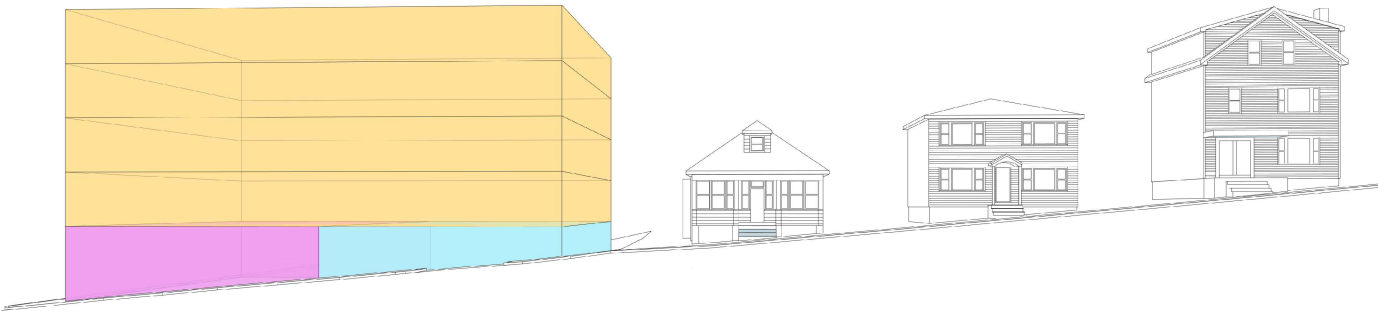
- C2 ZONE WITH TOD OVERLAY ZONE
- SIX STORY BUILDING PERMITTED
 - GROUND FLOOR COMMERCIAL
 - FIVE FLOORS OF RESIDENTIAL
 - NO RELIEF NEEDED



ALTERNATE 2



- C2 ZONE
- FIVE STORY BUILDING PERMITTED
 - GROUND FLOOR COMMERCIAL & STRUCTURED PARKING
 - THREE FLOORS OF RESIDENTIAL
 - 100% LOT COVERAGE PERMITTED W/ 10 FT SETBACK TO RESIDENTIAL ZONE
 - LAND DEVELOPMENT PROJECT
 - DIMENSIONAL ADJUSTMENT FOR REDUCTION OF PARKING UP TO -50%, ONE EXTRA STORY, AND EXTRA HEIGHT (FOR VERTICAL MIXED USE AND STRUCTURED PARKING)

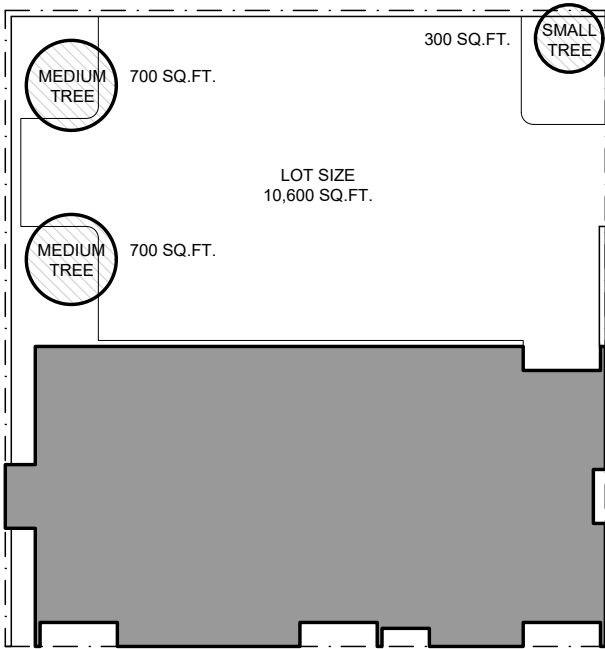


DRAWING:
MASSING DIAGRAMS

PROJECT:
MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

ARCHITECT:
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DWG. NO.:
A004
DWN BY:
WOZNICKI / RYAN
CKD BY:
RYAN
DATE:
09-23-2026
SCALE:
N.T.S.



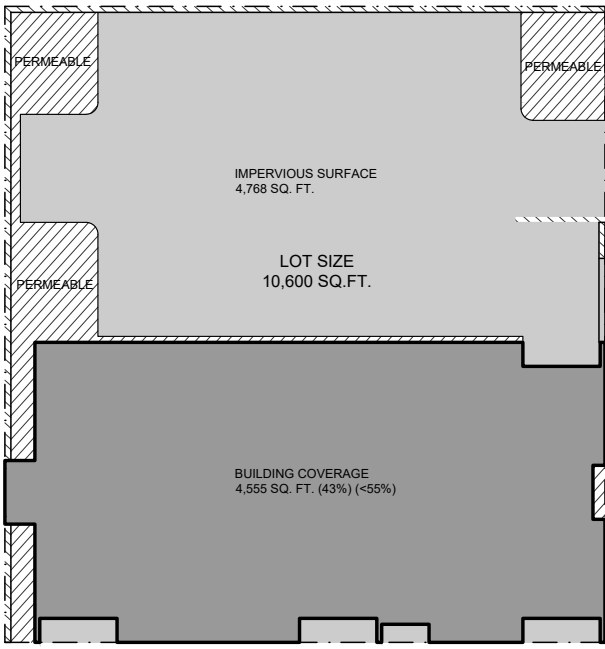
ZONING ORDINANCE 1503 ON-SITE LANDSCAPING & REQUIRED TREES		
REQUIRED TREE CANOPY PERCENTAGE	15% OF THE SQ. FT. OF THE LOT	10,600 SQ.FT. LOT x 15% 1,590 SQ.FT.
CALCULATION OF TREE CANOPY COVERAGE	A. LARGE : 1,000 SQ.FT.	0 LARGE TREES x 1,000 SQ.FT. 0 SQ.FT.
	B. MEDIUM: 700 SQ.FT.	2 MEDIUM TREES x 700 SQ.FT. 1,400 SQ.FT.
	C. SMALL: 300 SQ.FT.	1 SMALL TREES x 300 SQ.FT. 300 SQ.FT.
		1,700 SQ.FT. TOTAL CANOPY
STREET TREE ACCOMODATION		
EXISTING OR PLANNED STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY DIRECTLY ADJACENT TO THE LOT LINE MAY BE COUNTED TOWARD THE CANOPY COVERAGE FOR THE LOT.		



REQUIRED TREE CANOPY DIAGRAM

SCALE
1/32" = 1'-0"

2



LOT AREA 10,600 SQ. FT.	
BUILDING COVERAGE	4,555 SQ. FT. (43%)
OTHER IMPERVIOUS SURFACE	4,768 SQ. FT. (45%)
PERMEABLE SURFACE	1,275 SQ. FT. (12%)
TOTAL IMPERVIOUS SURFACE 9,323 SQ. FT. (88%)	
(C2 ZONE - NO MAX. IMPERVIOUS SURFACE COVERAGE REQ.)	



TOTAL LOT COVERAGE DIAGRAM

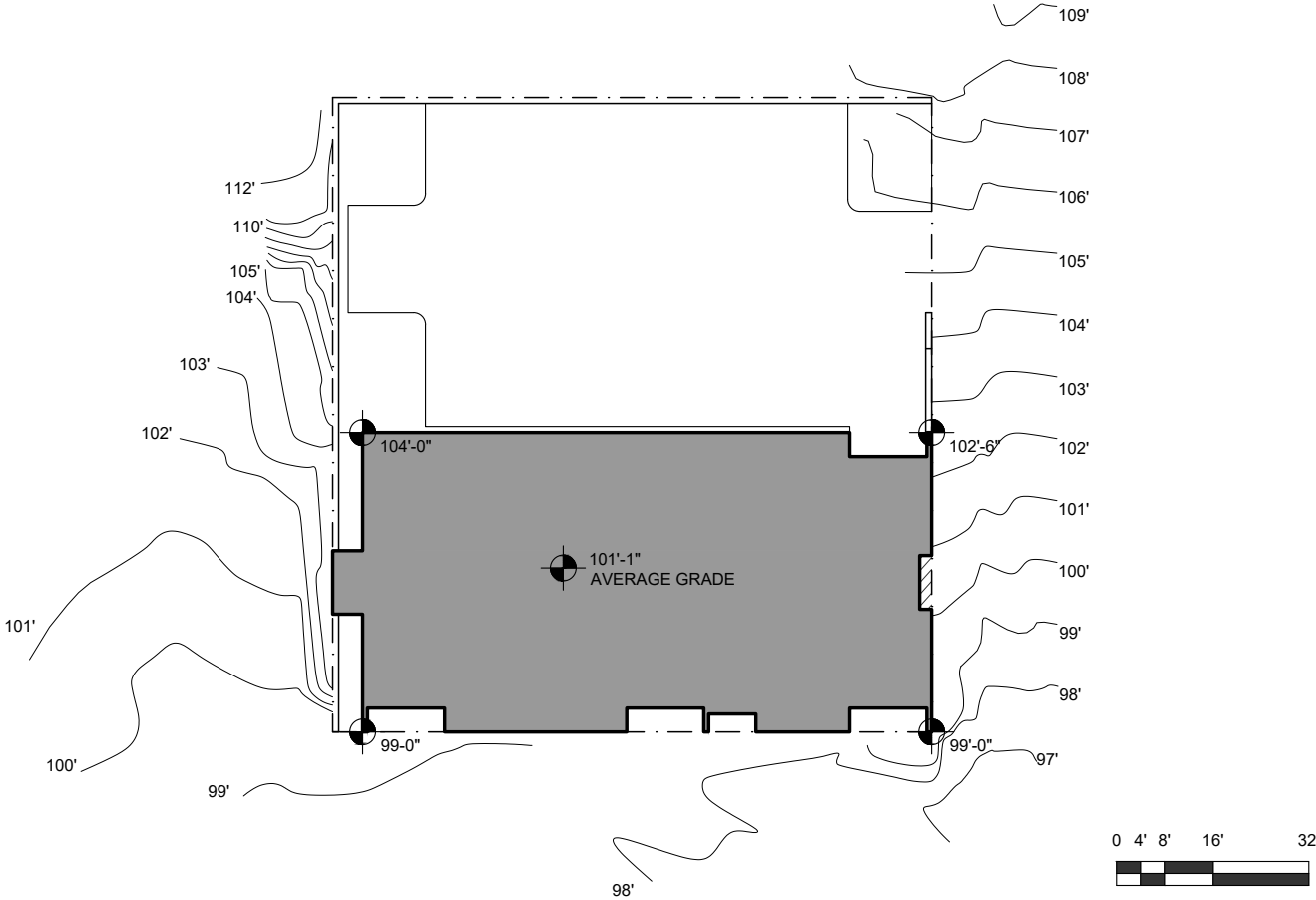
SCALE
1/32" = 1'-0"

1

ZONING ORDINANCE 502 DIMENSIONAL STANDARDS		PROPOSED
BULK STANDARDS - C2 ZONE		
MINIMUM LOT AREA	NONE	10,600 SQ.FT.
MINIMUM FIRST STORY HEIGHT	9' RESIDENTIAL USE 11' NON-RESIDENTIAL USE	13'-10" NON-RESIDENTIAL
MAXIMUM BUILDING HEIGHT	50'; NOT SO EXCEED 4 STORIES	66'-8" FROM AVG. GRADE, 6 STORIES - SEE T.O.D.
MAXIMUM BUILDING HEIGHT (T.O.D. OVERLAY ZONE)	70'	66'-8" FROM AVG. GRADE, 6 STORIES - SEE T.O.D. (TABLE 11-2)
MAXIMUM BUILDING COVERAGE	NONE	48% (5,117 / 10,600)
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE	88%
FRONT SETBACK	BUILD-TO-ZONE OF 0' TO 5' SEE 503.A.6 FOR BUILD TO PERCENTAGE	0' - BUILD TO FRONT LOT LINE
FRONT BUILD TO PERCENTAGE	60%	95% (95' / 100')
INTERIOR SIDE SETBACK	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'	0' - BUILD TO INTERIOR SIDE LOT LINE
CORNER SIDE SETBACK	BUILD-TO-ZONE OF 0' TO 5' SEE 503.A.6 FOR BUILD TO PERCENTAGE	0' - BUILD TO SIDE LOT LINE
CORNER SIDE BUILD TO PERCENTAGE	40%	47% (50' / 106')
REAR SETBACK	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'	56'

SCALE
N.T.S.

2



AVERAGE GRADE PLAN DIAGRAM

SCALE
1/32" = 1'-0"

1

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ARCHITECT :
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DRAWING:
TOTAL LOT COVERAGE &
REQUIRED TREE CANOPY
DIAGRAMS

DWG. NO. :

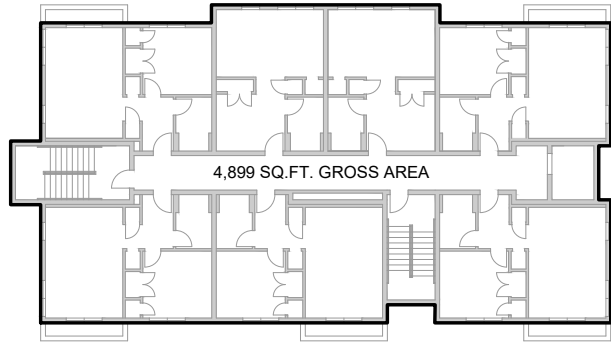
DWN BY :
WOZNICKI / RYAN

CKD BY :
RYAN

DATE :
08-26-2026

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

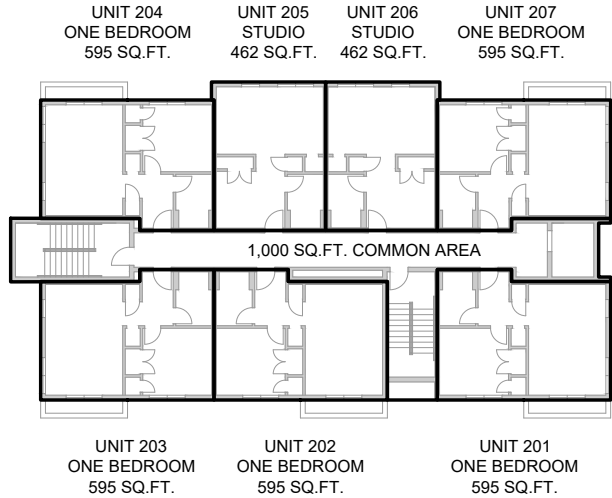
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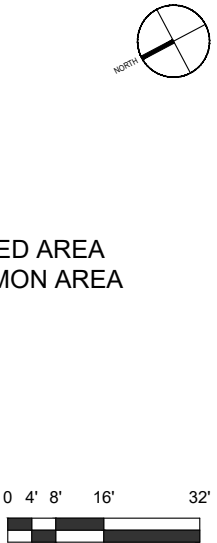
GROSS FLOOR AREA DIAGRAM - SIXTH FLOOR

SCALE
1/32" = 1'-0"

6



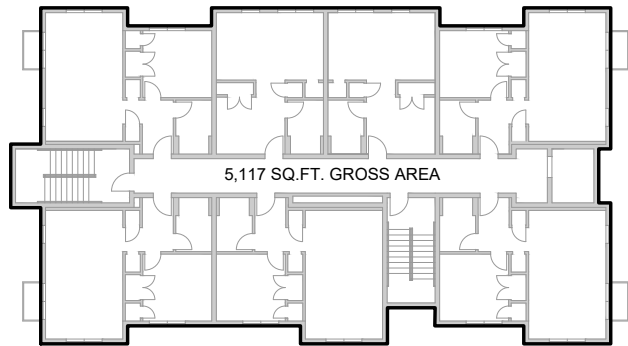
80% LEASED AREA
20% COMMON AREA



UNIT AREA DIAGRAM - SIXTH FLOOR

SCALE
1/32" = 1'-0"

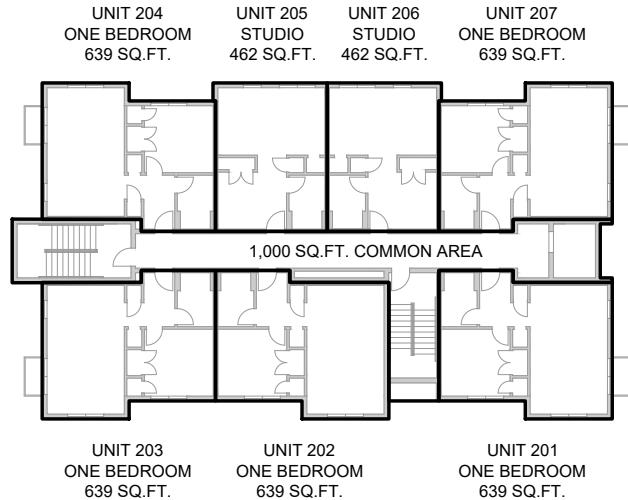
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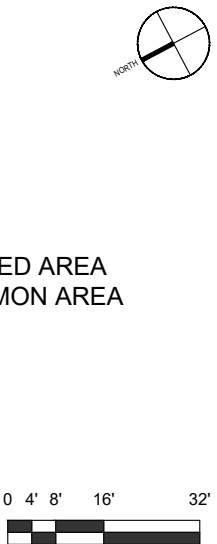
GROSS FLOOR AREA DIAGRAM - SECOND, THIRD, FOURTH, & FIFTH FL

SCALE
1/32" = 1'-0"

5



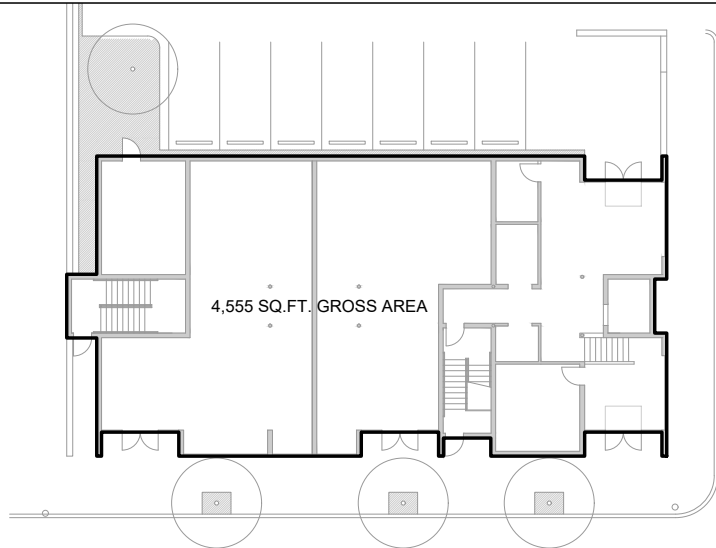
81% LEASED AREA
19% COMMON AREA



UNIT AREA DIAGRAM - SECOND, THIRD, FOURTH, & FIFTH FL

SCALE
1/32" = 1'-0"

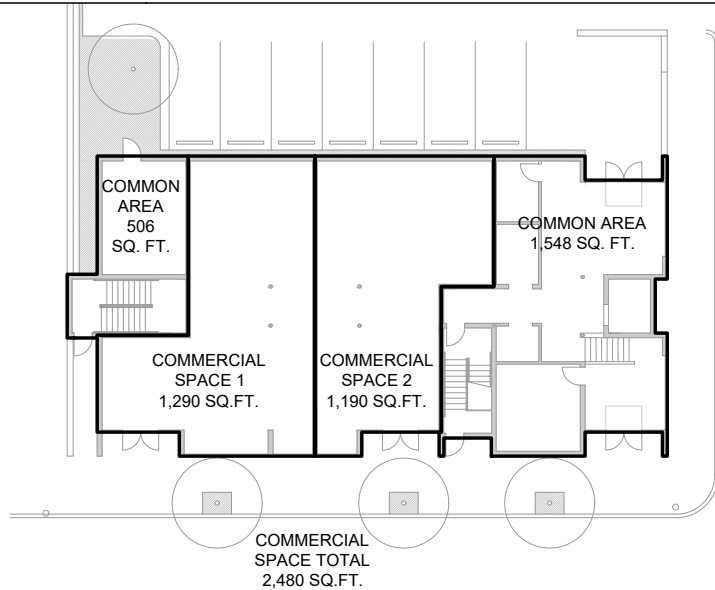
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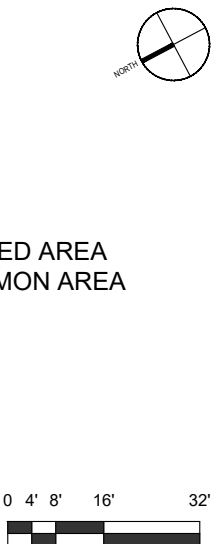
GROSS FLOOR AREA DIAGRAM - GROUND FLOOR

SCALE
1/32" = 1'-0"

4



55% LEASED AREA
45% COMMON AREA



UNIT AREA DIAGRAM - GROUND FLOOR

SCALE
1/32" = 1'-0"

1

DRAWING:
AREA DIAGRAMS

PROJECT :
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PROVIDENCE, RHODE ISLAND 02904

ARCHITECT :
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DWG. NO. :

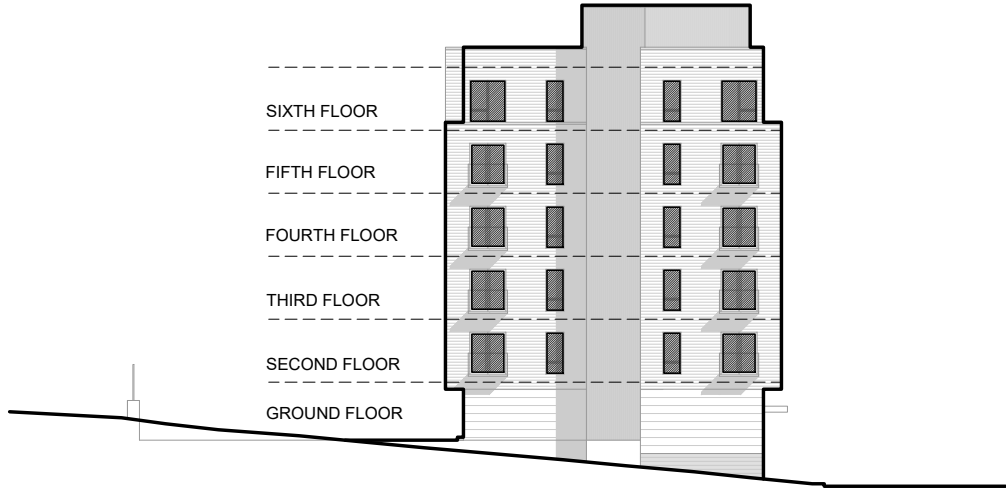
DWN BY :
WOZNICKI / RYAN

CKD BY :
RYAN

DATE :
08-26-2026

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

A006



ZONING ORDINANCE 503A DESIGN STANDARDS - REQUIRED TRANSPARENCY		CONDITIONS
BUILDING FACE	10% OR MORE OF ENTIRE BUILDING FACE	515 SQ.FT. TRANSPARENCY % 3,947 SQ. FT. WALL AREA 13% (>10%)



SCALE
1/32" = 1'-0"

4



ZONING ORDINANCE 503A DESIGN STANDARDS - REQUIRED TRANSPARENCY		CONDITIONS
GROUND FLOOR	50% OR MORE OF THE WALL AREA OF THE GROUND FLOOR, MEASURED BETWEEN TWO AND NINE FEET ABOVE THE ADJACENT GRADE	120 SQ.FT. TRANSPARENCY % 350 SQ. FT. WALL AREA 34% (>50%)
UPPER FLOORS	10% OR MORE OF THE WALL AREA OF EACH UPPER STORY FACADE	103 SQ.FT. TRANSPARENCY % 588 SQ. FT. WALL AREA 17% (>10%)



SCALE
1/32" = 1'-0"

2



ZONING ORDINANCE 503A DESIGN STANDARDS - REQUIRED TRANSPARENCY		CONDITIONS
BUILDING FACE	10% OR MORE OF ENTIRE BUILDING FACE	1,310 SQ.FT. TRANSPARENCY % 6,770 SQ. FT. WALL AREA 19% (>10%)



SCALE
1/32" = 1'-0"

3



ZONING ORDINANCE 503A DESIGN STANDARDS - REQUIRED TRANSPARENCY		CONDITIONS
GROUND FLOOR	50% OR MORE OF THE WALL AREA OF THE GROUND FLOOR, MEASURED BETWEEN TWO AND NINE FEET ABOVE THE ADJACENT GRADE	487 SQ.FT. TRANSPARENCY % 700 SQ. FT. WALL AREA 69% (>50%)
UPPER FLOORS	10% OR MORE OF THE WALL AREA OF EACH UPPER STORY FACADE	227 SQ.FT. TRANSPARENCY % 1,050 SQ. FT. WALL AREA 22% (>10%)



SCALE
1/32" = 1'-0"

1

DWG. NO. :
A007

DWN BY :
WOZNICKI / RYAN

CKD BY :
RYAN

DATE :
08-26-2026

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

DRAWING:

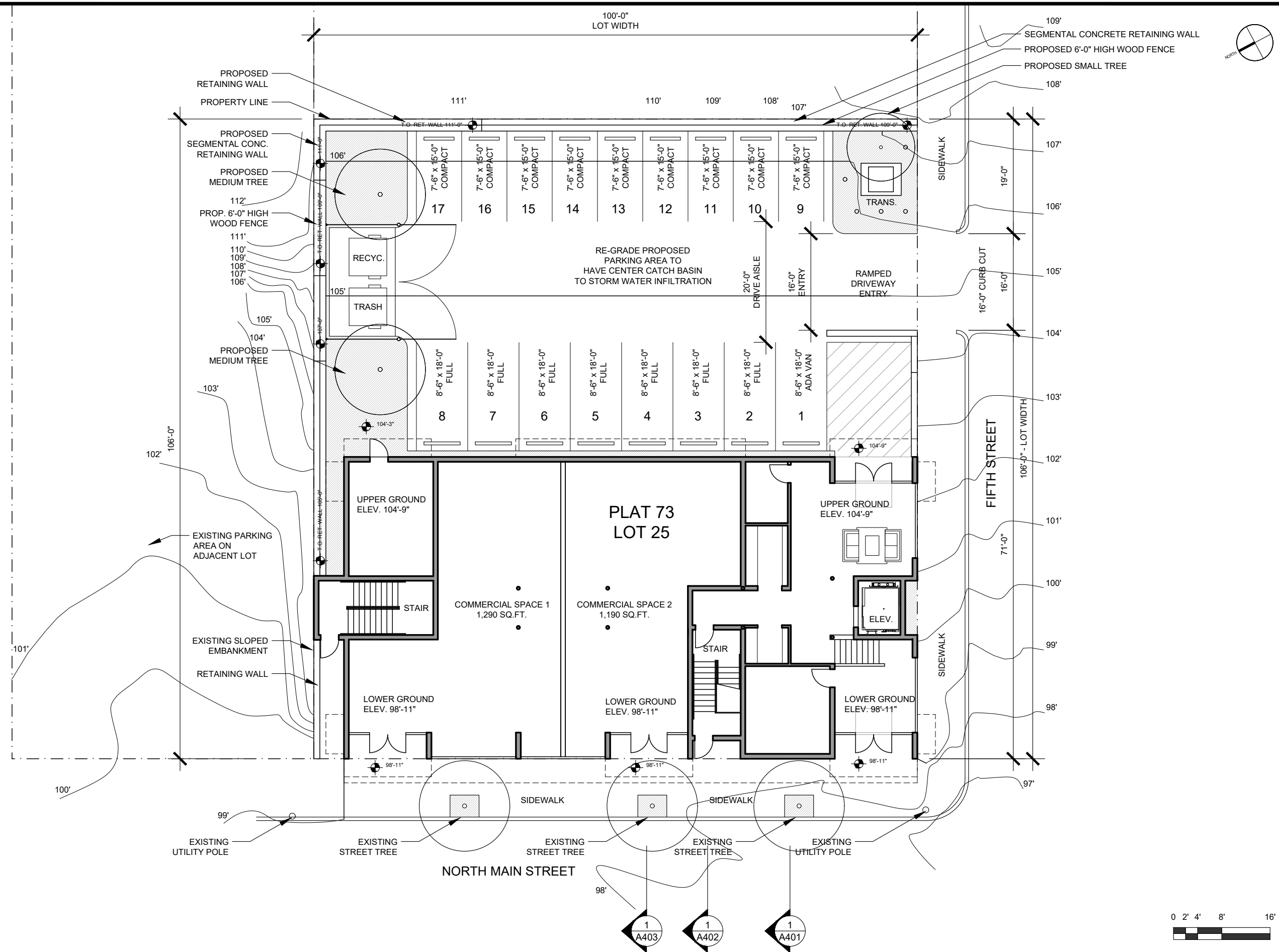
ELEVATION TRANSPARENCY DIAGRAMS

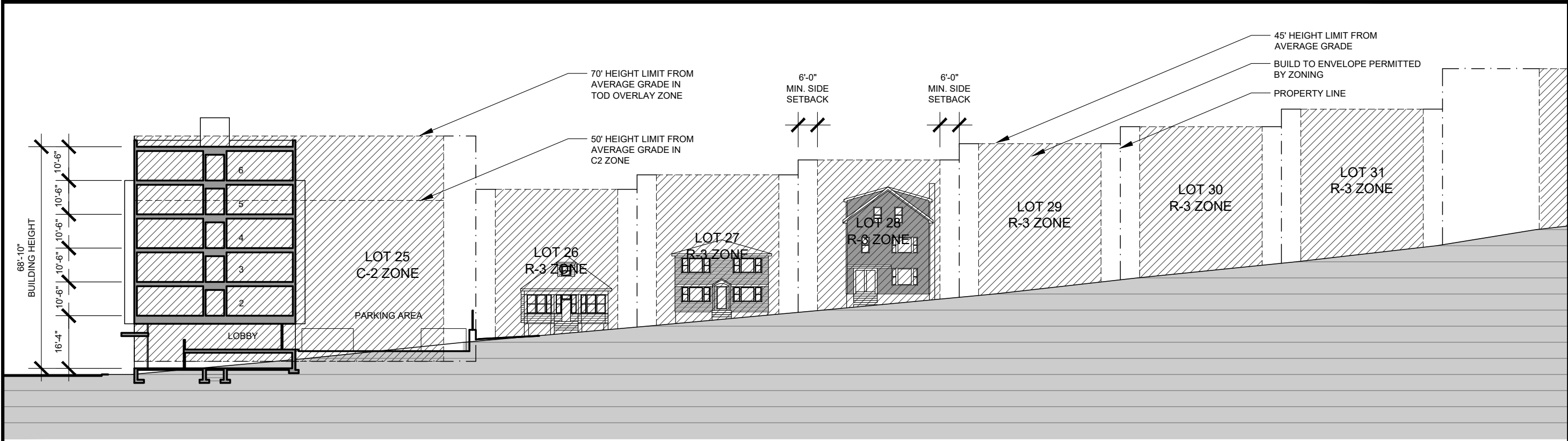
PROJECT :

MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

ARCHITECT :

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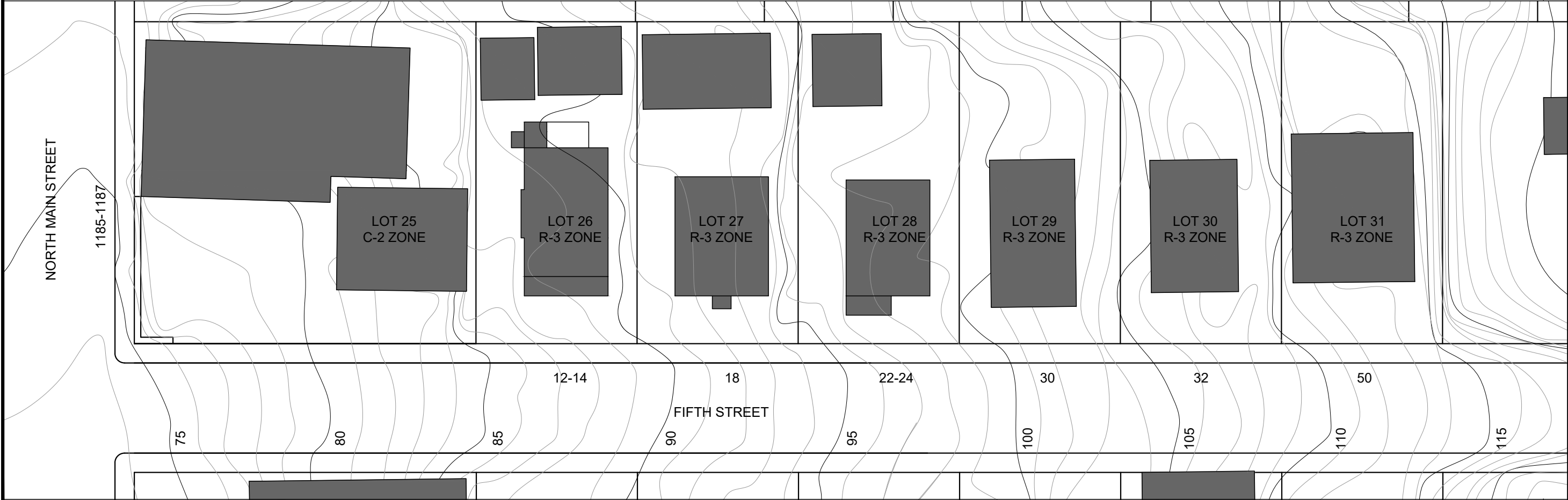




STREET ELEVATION - BUILDING DIMENSIONS DIAGRAM - FIFTH STREET

SCALE
1/32" = 1'-0"

2

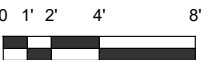
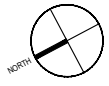
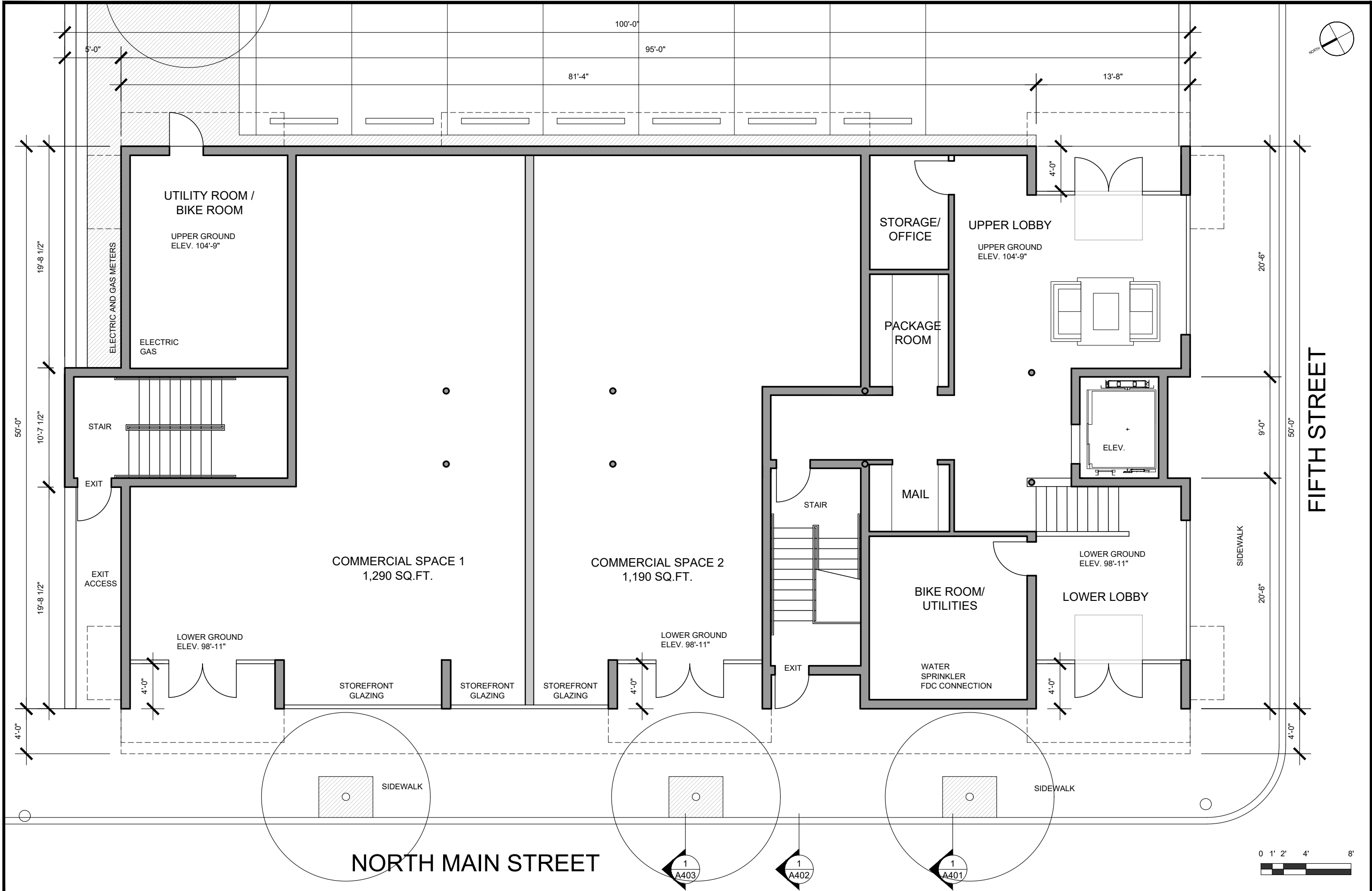


SITE CONTEXT PLAN - FIFTH STREET

SCALE
1/32" = 1'-0"

1

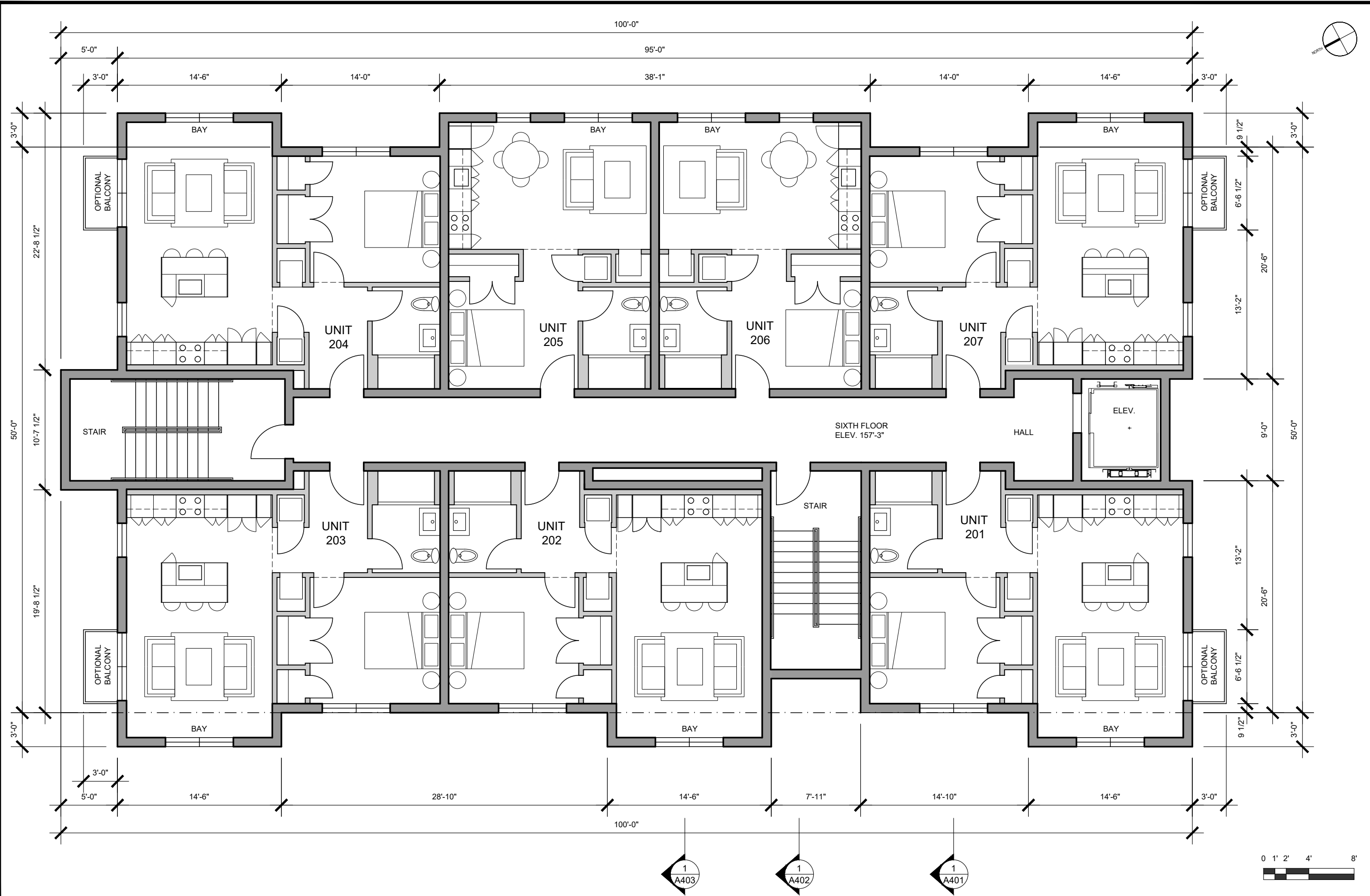
DWG. NO.:	A102		
	DWN BY: WOZNICKI / RYAN	CKD BY: RYAN	DATE: 08-26-2026
DRAWING:	PROPOSED STREET ELEVATION BUILDING DIMENSIONS DIAGRAM AND CONTEXT PLAN FIFTH STREET		
	PROJECT: MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904		
ARCHITECT:	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM		



SCALE
1/8" = 1'-0"

ARCHITECT:	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT:	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904		DRAWING:	GROUND FLOOR PLAN		DWG. NO.:	A201
			DWN BY:	RYAN		CKD BY:	RYAN		

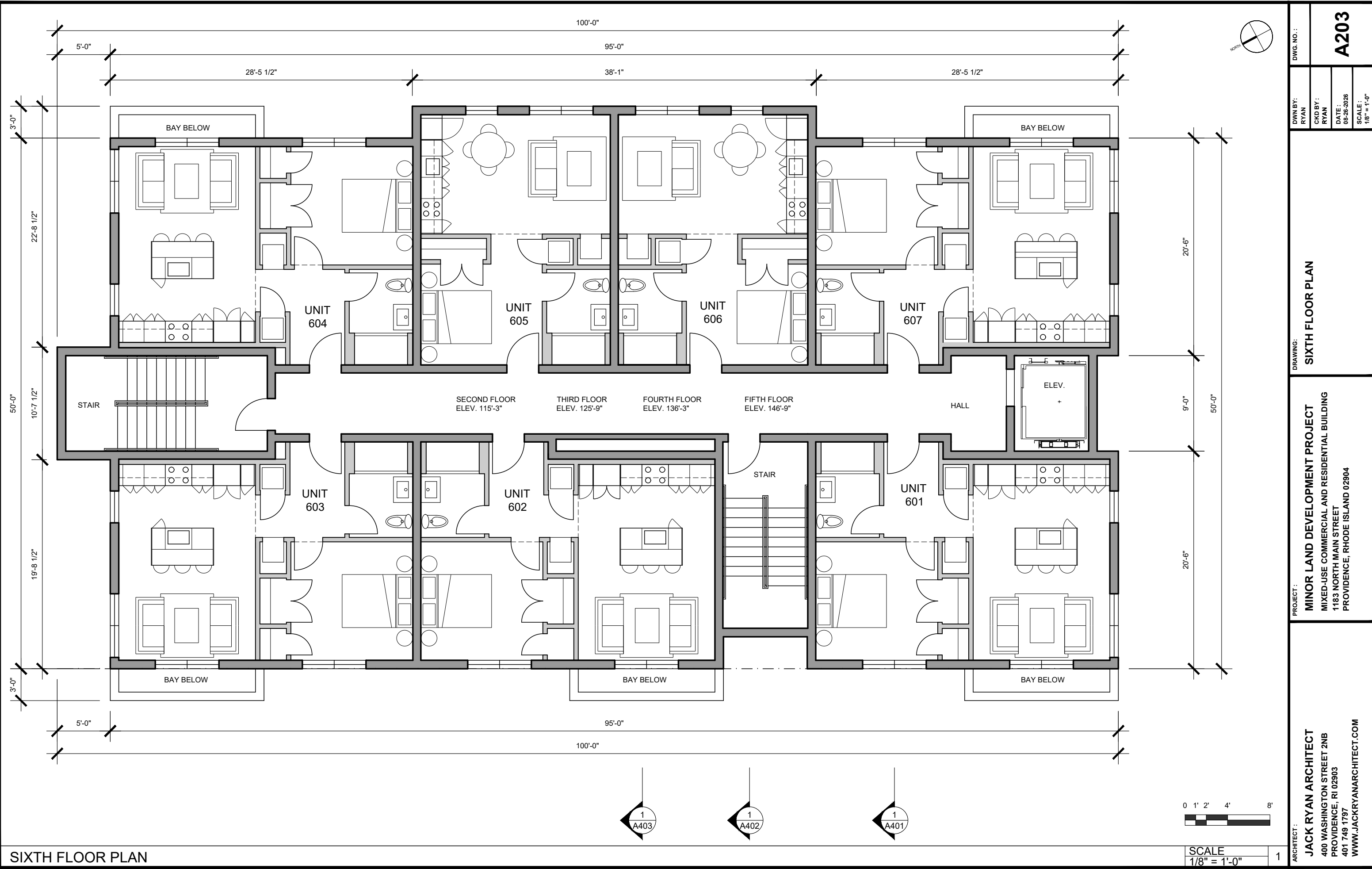
GROUND FLOOR PLAN



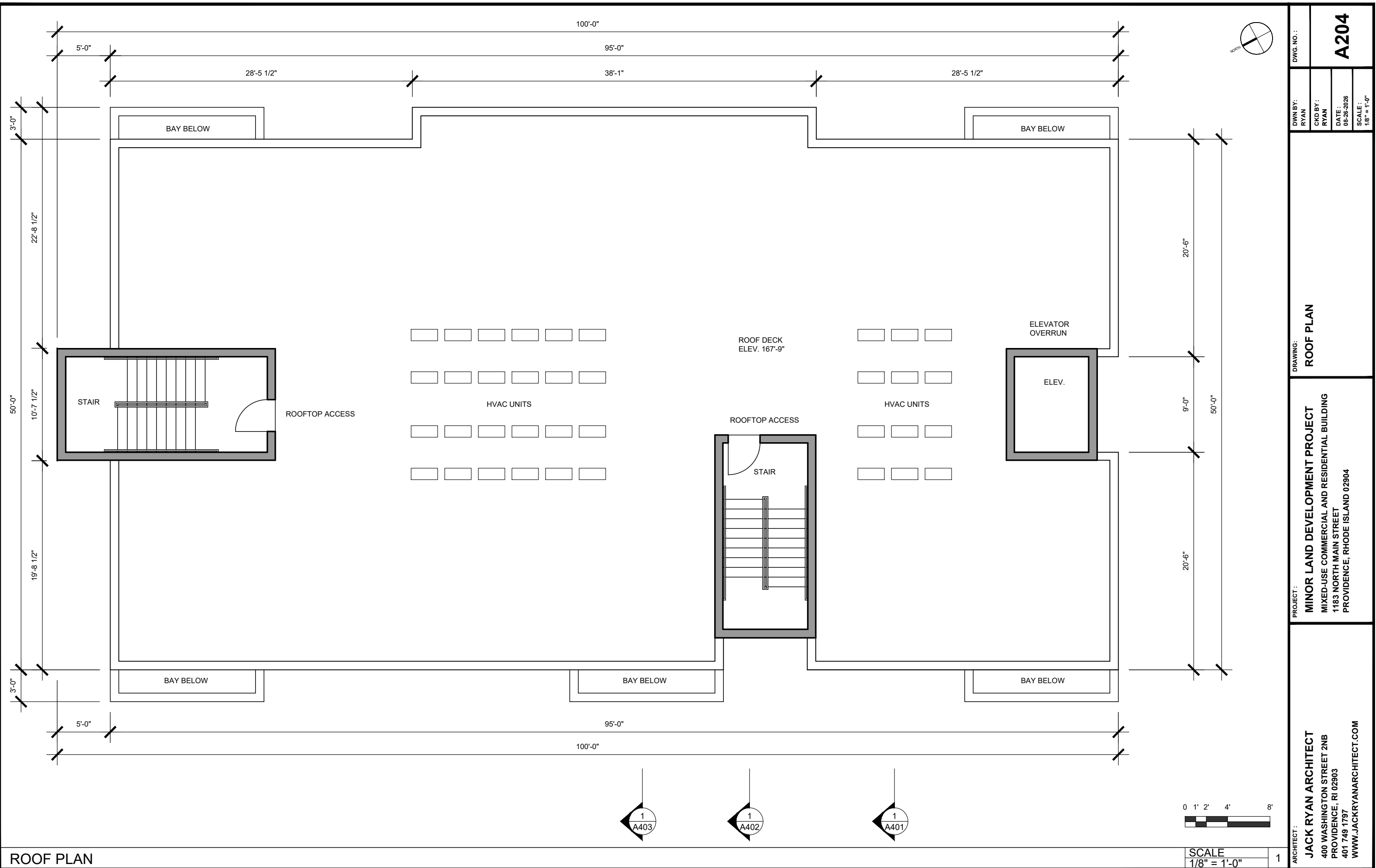
SECOND, THIRD, FOURTH, AND FIFTH FLOOR PLAN

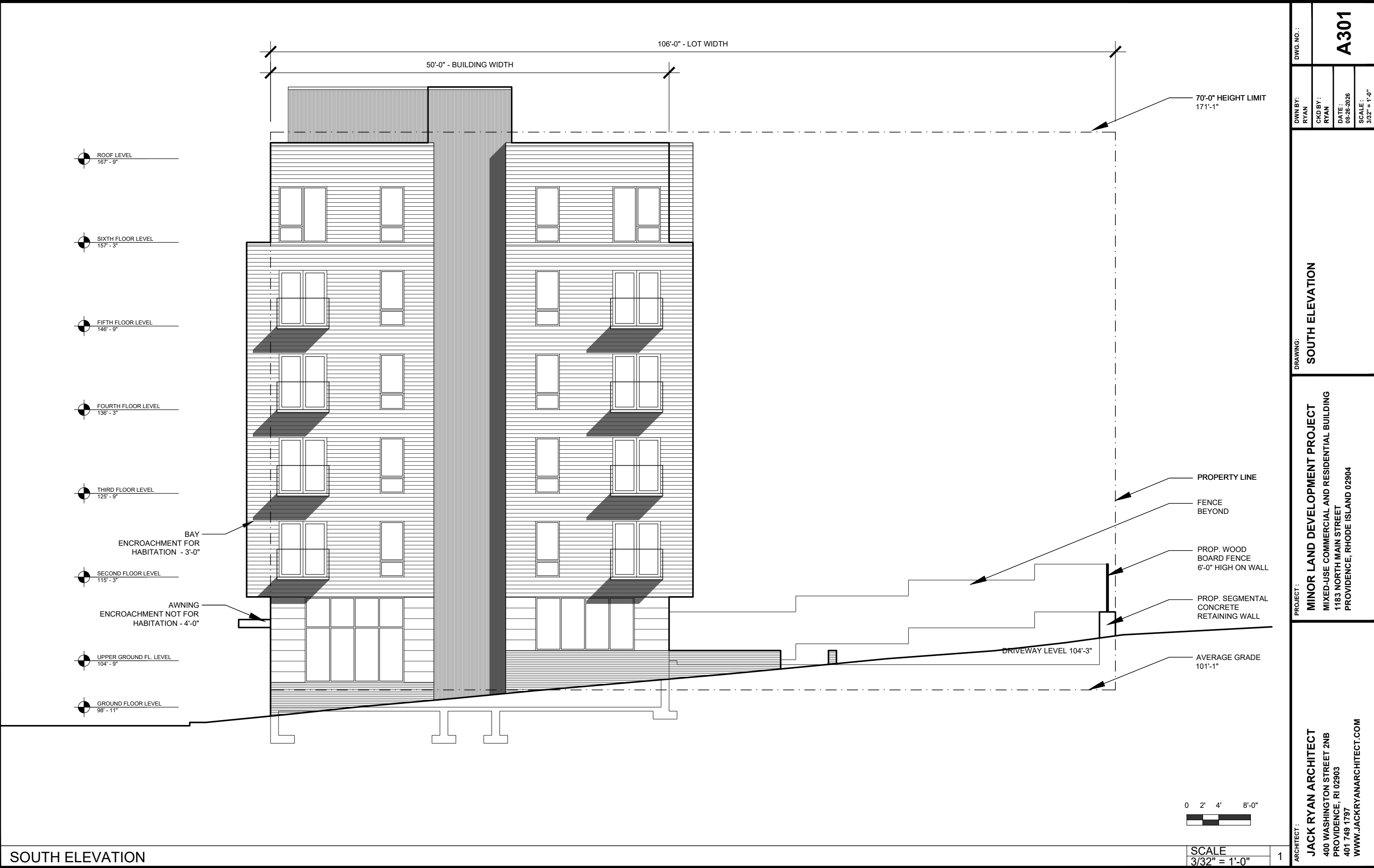
SCALE
1/8" = 1'-0"

ARCHITECT:	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT:	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904		DRAWING:	SECOND, THIRD, FOURTH, AND FIFTH FLOOR PLAN		DWG. NO.:	A202
			DWN BY:	RYAN		CKD BY:	RYAN		DATE:



ARCHITECT:	JACK RYAN ARCHITECT			
	400 WASHINGTON STREET 2NB			
	PROVIDENCE, RI 02903			
	401 749 1797			
PROJECT:	MINOR LAND DEVELOPMENT PROJECT			
	MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING			
	1183 NORTH MAIN STREET			
	PROVIDENCE, RHODE ISLAND 02904			
DRAWING:	SIXTH FLOOR PLAN			
	DWN BY:	RYAN		
	CKD BY:	RYAN		
	DATE:	08-26-2026		
DWG. NO.:		A203		
		SCALE: 1/8" = 1'-0"		





ARCHITECT:	JACK RYAN ARCHITECT			
	400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			
PROJECT:	MINOR LAND DEVELOPMENT PROJECT			
	MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904			
DRAWING:	SOUTH ELEVATION			
	DWG. NO.:	DWN BY:	CKD BY:	DATE:
	A301	RYAN	RYAN	08-26-2026
	SCALE: 3/32" = 1'-0"			

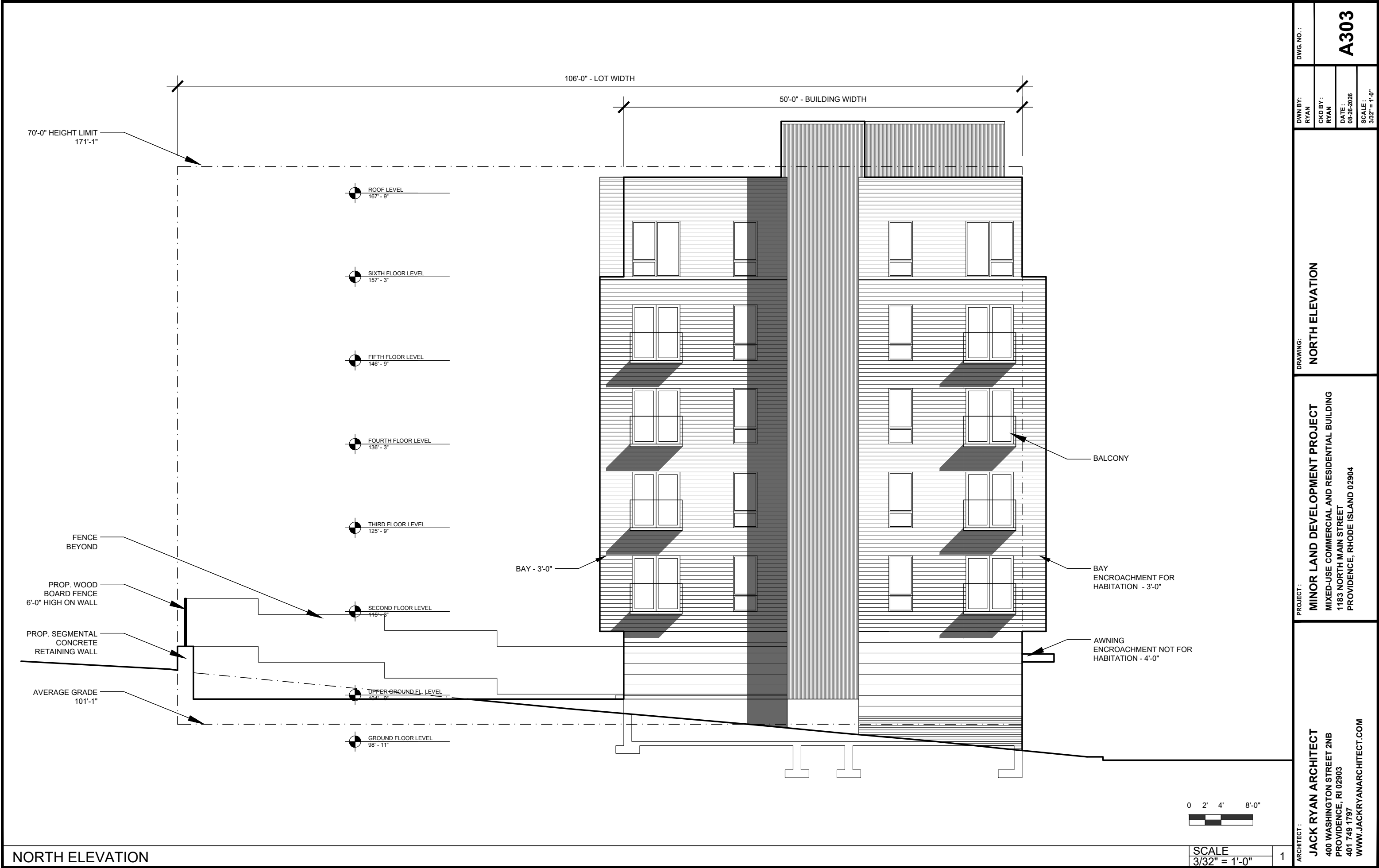


WEST ELEVATION

SCALE
3/32" = 1'-0"

1

ARCHITECT:	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT:	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING:	WEST ELEVATION	DWG. NO.:	A302
						DWN BY: RYAN	CKD BY: RYAN





EAST ELEVATION

1	ARCHITECT :
---	-------------

PROJECT:

DRAWING:
EAST ELEVATION

CKDBY:

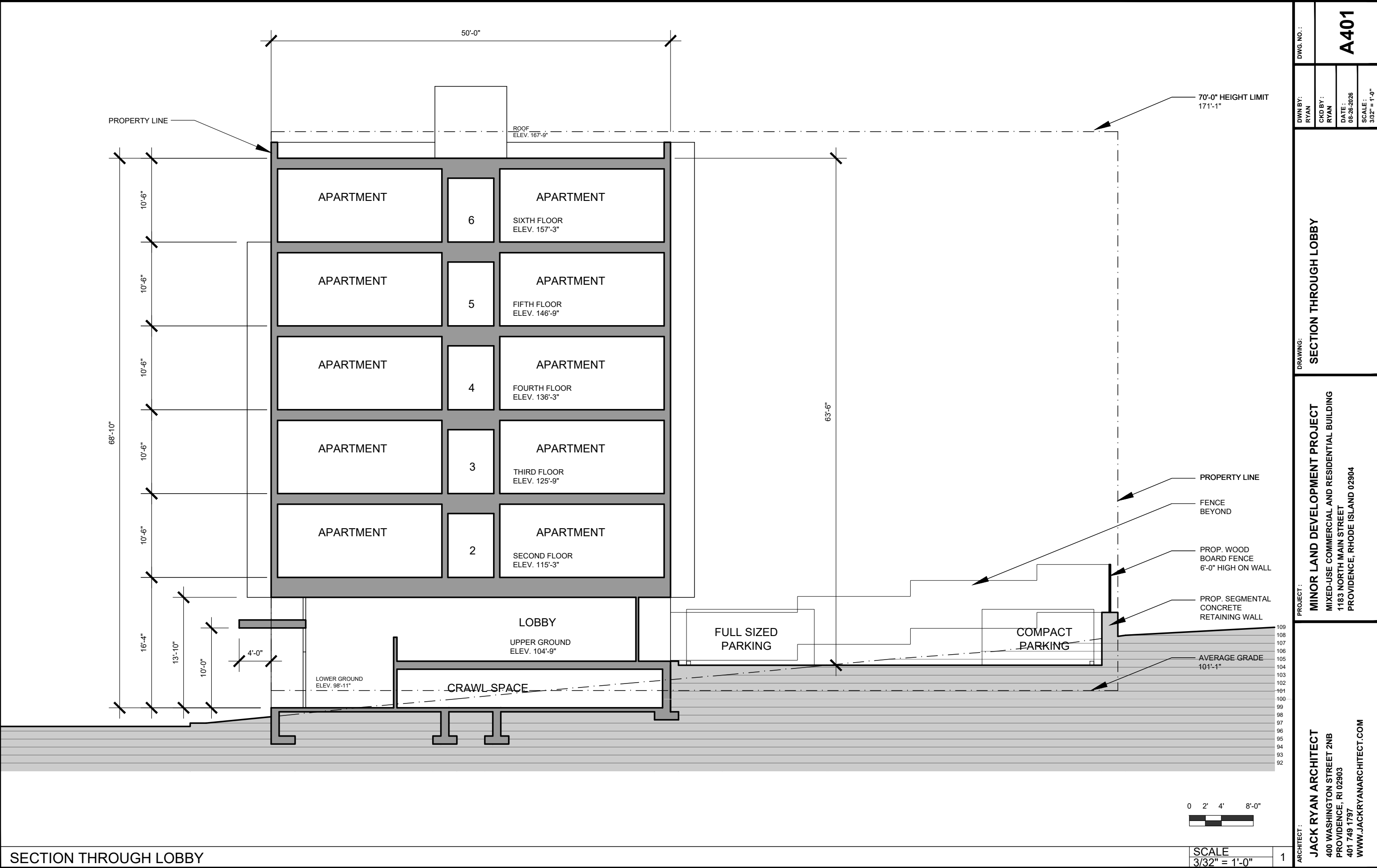
DATE:
08-26-2026

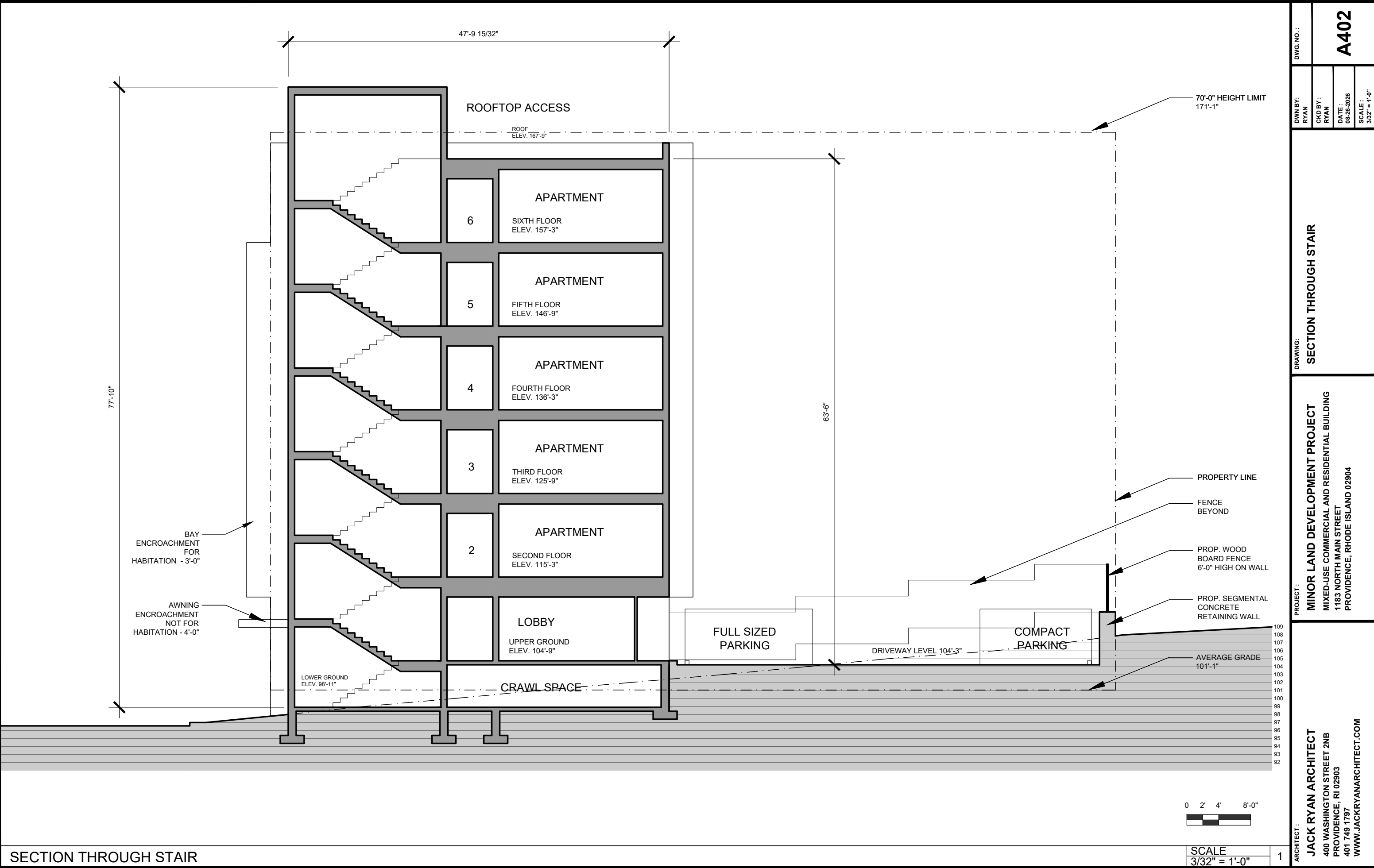
$$\frac{3}{32}'' = 1'-0''$$

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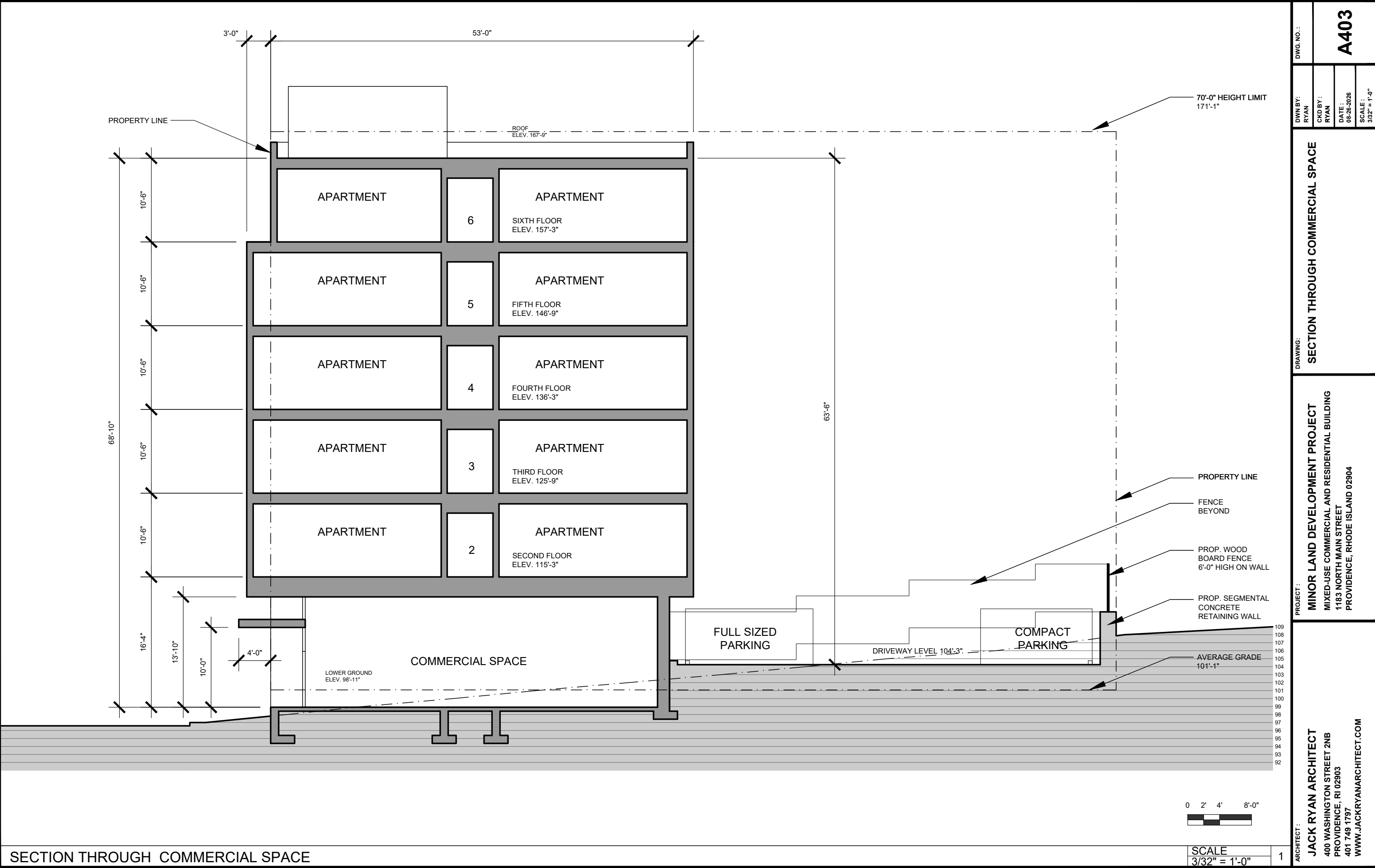
A3C

1





DWG. NO.:	A402		
	DWN BY: RYAN	CKD BY: RYAN	DATE: 08-26-2026
SCALE: 3/32" = 1'-0"			
DRAWING:	SECTION THROUGH STAIR		
	PROJECT:		
ARCHITECT:	MINOR LAND DEVELOPMENT PROJECT		
	MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904		
ARCHITECT:	JACK RYAN ARCHITECT		
	400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM		



ARCHITECT:	PROJECT:	DRAWING:	DWG. NO.:	
			DWN BY: RYAN	CKD BY: RYAN
JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	SECTION THROUGH COMMERCIAL SPACE	A403	
			DATE: 08-26-2026	SCALE: 3/32" = 1'-0"
			1	



EXISTING EXTERIOR VIEW 1 - LOOKING SOUTHEAST ACROSS NORTH MAIN STREET

SCALE
N.T.S.

1

ARCHITECT :
JACK RYAN ARCHITECT
400 WASHINGTON STREET 2NB
PROVIDENCE, RI 02903
401 749 1797
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PROJECT :
MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

DRAWING:
EXISTING EXTERIOR VIEW 1

DWN BY:
CLOUSE

CKD BY :
RYAN

DATE :
08-26-2026

SCALE :
N.T.S.

DWG. NO. :

A501
EXISTING



PROPOSED EXTERIOR VIEW 1 - LOOKING SOUTHEAST ACROSS NORTH MAIN STREET

SCALE
N.T.S.

1

ARCHITECT : JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING: PROPOSED EXTERIOR VIEW 1	DWN BY : CLOUSE	DWG. NO. :
			CKD BY : RYAN	
			DATE : 08-26-2026	
			SCALE : N.T.S.	
			A501	

EXISTING EXTERIOR VIEW 2 - LOOKING NORTHEAST ACROSS NORTH MAIN STREET



SCALE
N.T.S.

1

ARCHITECT :
JACK RYAN ARCHITECT
400 WASHINGTON STREET 2NB
PROVIDENCE, RI 02903
401 749 1797
WWW.JACKRYANARCHITECT.COM

PROJECT :
MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

DRAWING:
EXISTING EXTERIOR VIEW 2

DWN BY:
CLOUSE

CKD BY :
RYAN

DATE :
08-26-2026

SCALE :
N.T.S.

DWG. NO. :

A502
EXISTING



PROPOSED EXTERIOR VIEW 2 - LOOKING NORTHEAST ACROSS NORTH MAIN STREET

SCALE
N.T.S.

1

ARCHITECT :
JACK RYAN ARCHITECT
400 WASHINGTON STREET 2NB
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401 749 1797
WWW.JACKRYANARCHITECT.COM

PROJECT :
MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

DRAWING:
PROPOSED EXTERIOR VIEW 2

DWN BY:
CLOUSE
CKD BY:
RYAN
DATE :
08-26-2026
SCALE :
N.T.S.

DWG. NO. :

A502



EXISTING EXTERIOR VIEW 3 - LOOKING WEST DOWN FIFTH STREET

SCALE
N.T.S.

ARCHITECT : JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT : MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING: EXISTING EXTERIOR VIEW 3	DWN BY : CLOUSE	DWG. NO. :
			CKD BY : RYAN	A503 EXISTING
			DATE : 08-26-2026	SCALE : N.T.S.



PROPOSED EXTERIOR VIEW 3 - LOOKING WEST DOWN FIFTH STREET

SCALE
N.T.S.

ARCHITECT :	PROJECT :	DRAWING:	DWG. NO. :	
			DWN BY: CLOUSE	CKD BY : RYAN
JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	PROPOSED EXTERIOR VIEW 3		A503
		DATE : 08-26-2026		
		SCALE : N.T.S.		



EXTERIOR VIEW 4

SCALE
N.T.S.

4



EXTERIOR VIEW 2

SCALE
N.T.S.

2



EXTERIOR VIEW 3

SCALE
N.T.S.

3



EXTERIOR VIEW 1

SCALE
N.T.S.

1

ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			
	PROJECT : MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904			
	DRAWING: EXTERIOR RENDERINGS			
	DWN BY : CLOUSE	CKD BY : RYAN	DATE : 08-26-2026	SCALE : N.T.S.
DWG. NO. :		A510		



EXTERIOR VIEW 8

SCALE
N.T.S.

4



EXTERIOR VIEW 6

SCALE
N.T.S.

2



EXTERIOR VIEW 7

SCALE
N.T.S.

3

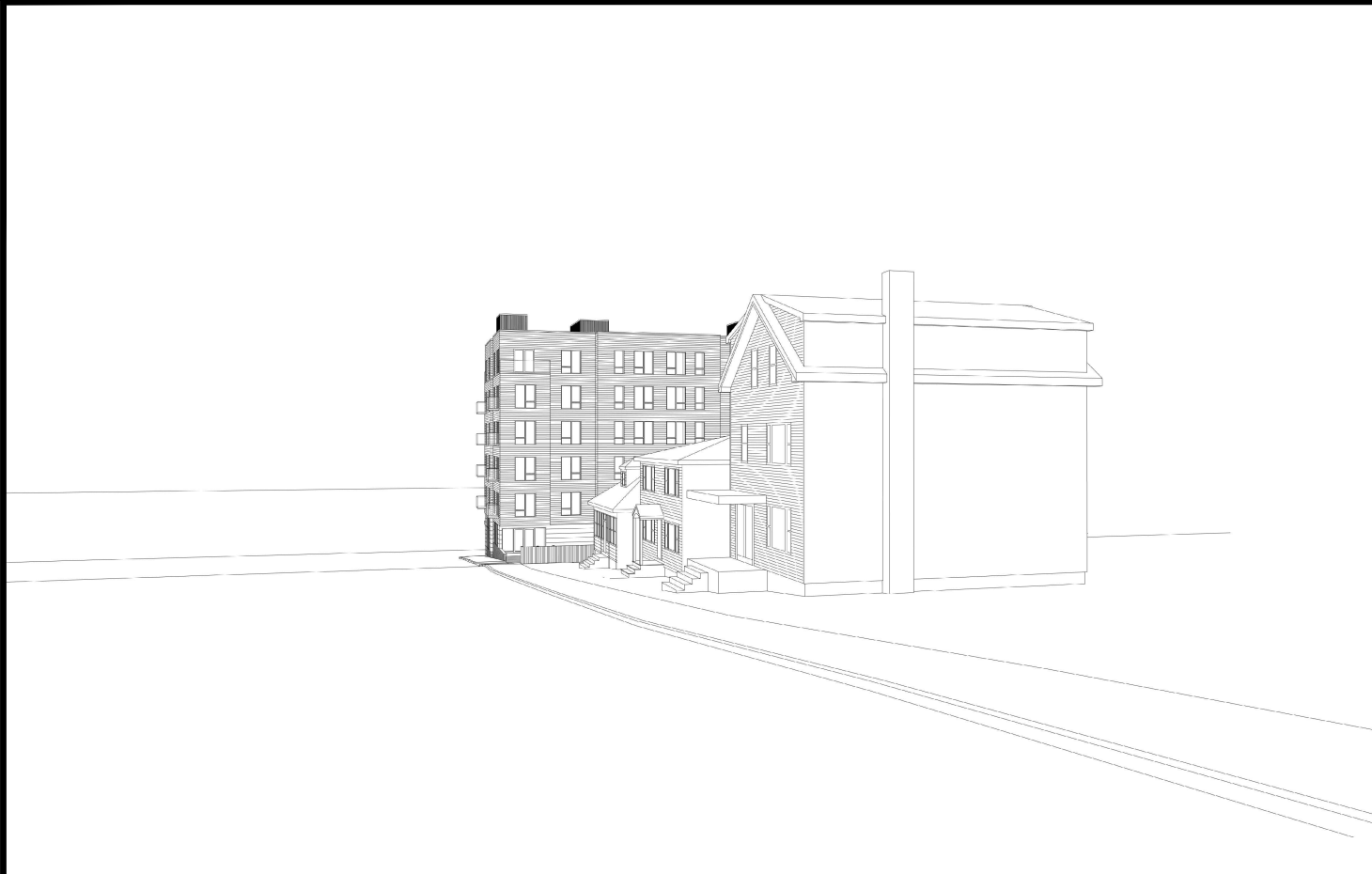


EXTERIOR VIEW 5

SCALE
N.T.S.

1

ARCHITECT :	PROJECT :	DRAWING :	DWG. NO. :			
			A511			
JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	EXTERIOR RENDERINGS	DWN BY :	CKD BY :	DATE :	SCALE :
			CLOUSE	RYAN	08-26-2026	N.T.S.



EXTERIOR VIEW 12

SCALE
N.T.S.

4



EXTERIOR VIEW 10

SCALE
N.T.S.

2



EXTERIOR VIEW 11

SCALE
N.T.S.

3



EXTERIOR VIEW 9

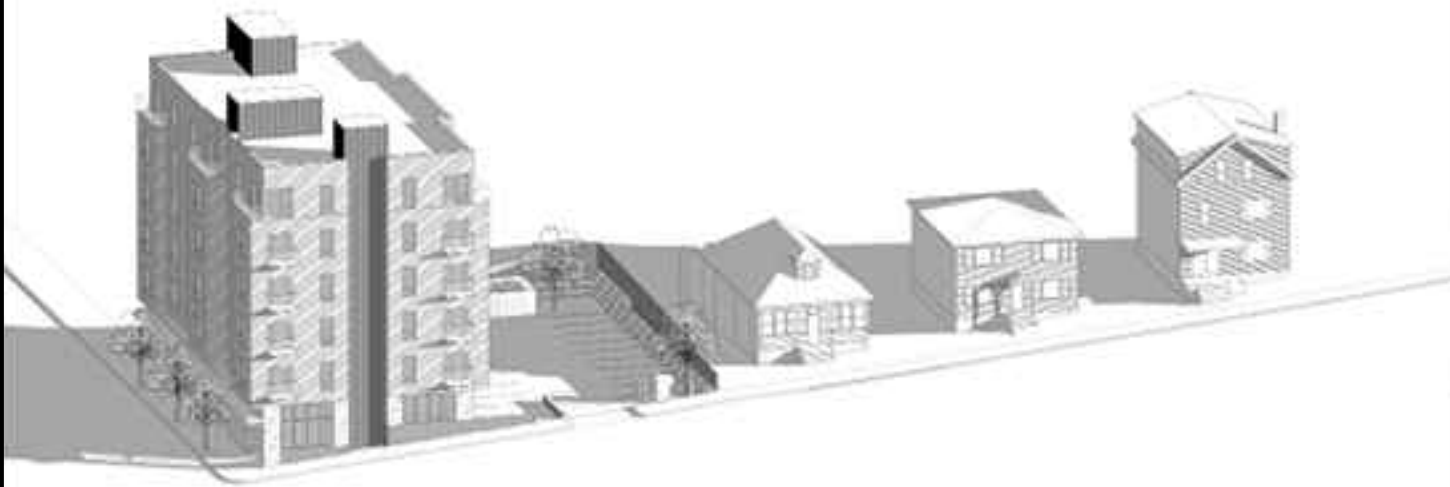
SCALE
N.T.S.

1

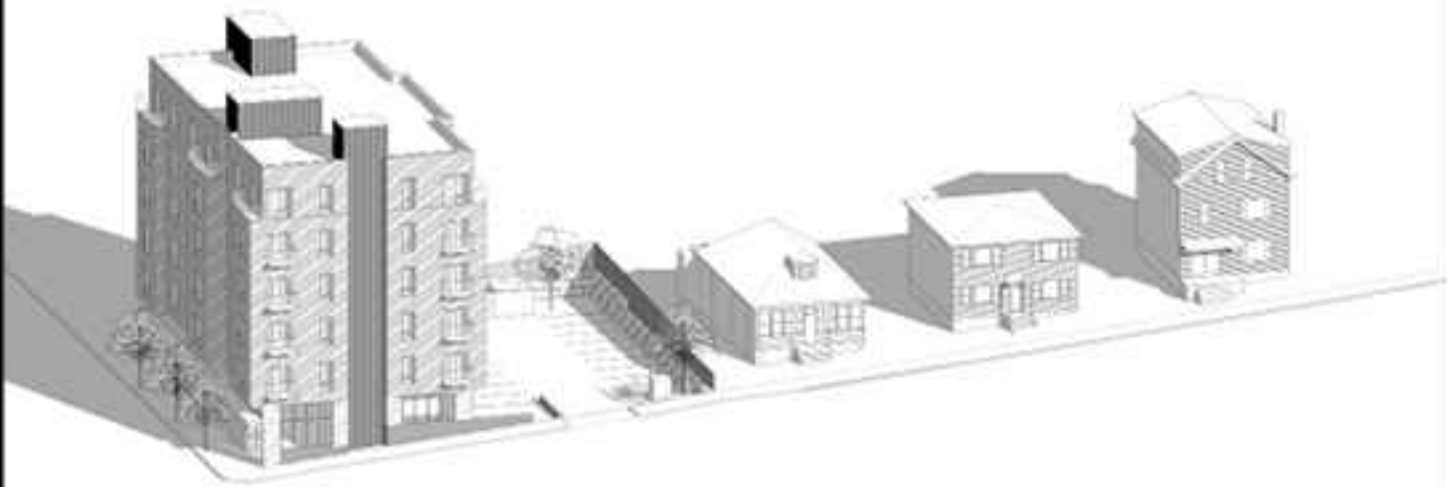
DRAWING:	DWG. NO. :	A512		
	DWN BY:	CKD BY :	DATE :	SCALE :
	CLOUSE	RYAN	08-26-2026	N.T.S.
PROJECT :	EXTERIOR RENDERINGS			
	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904			
ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM			

DECEMBER 21ST
WINTER SOLSTICE

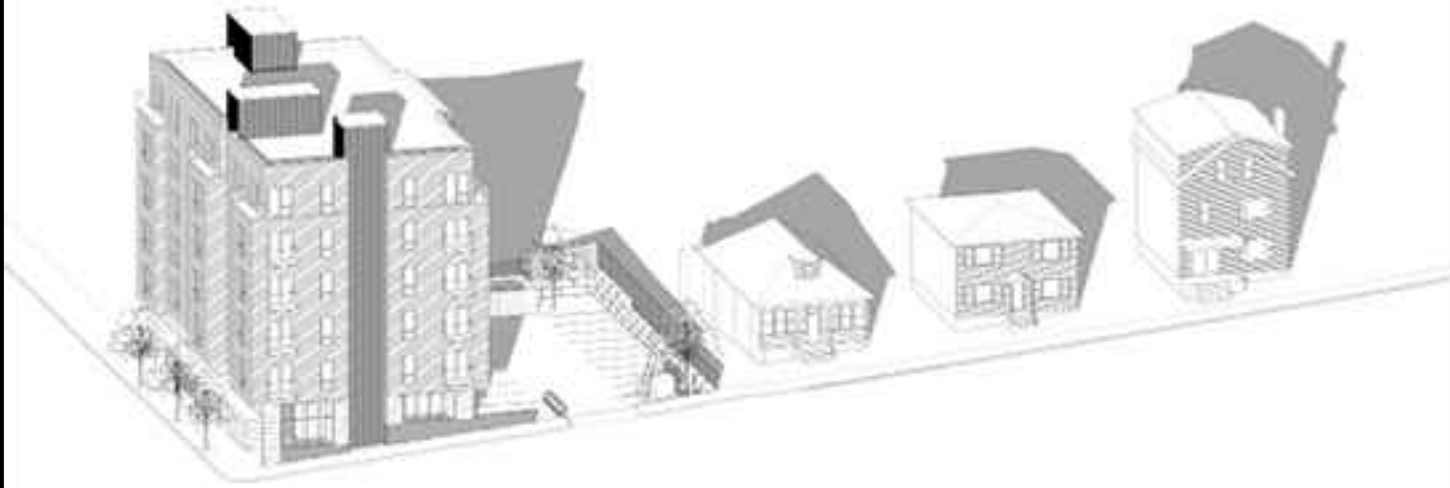
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12:00 PM UTC-5:00



3:00 PM UTC-5:00



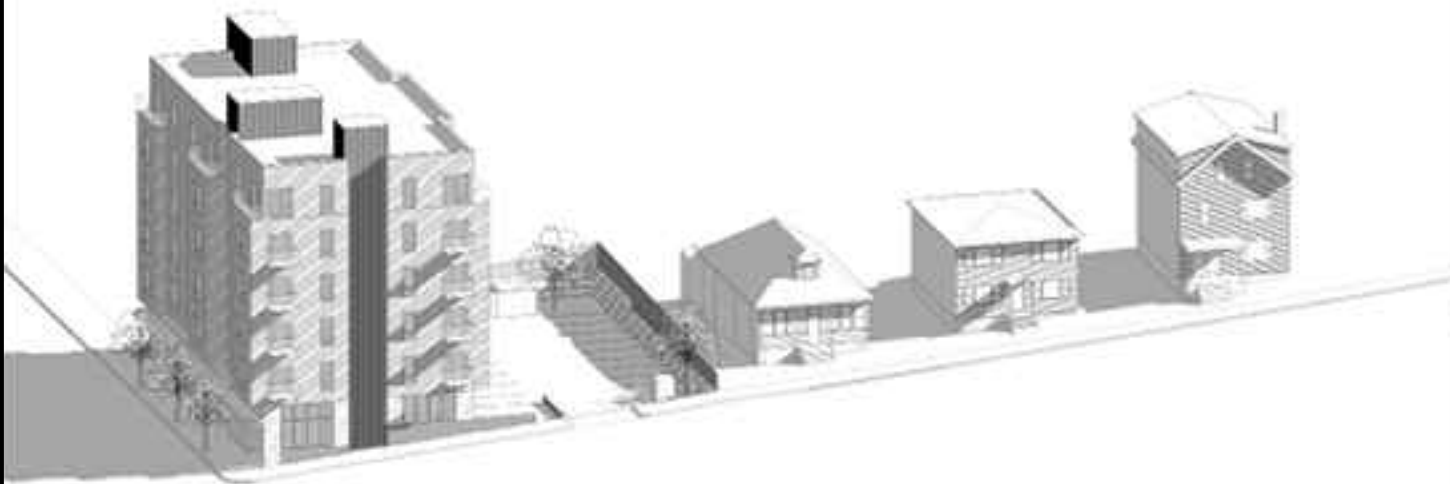
6:00 PM UTC-5:00 (AFTER SUNSET)



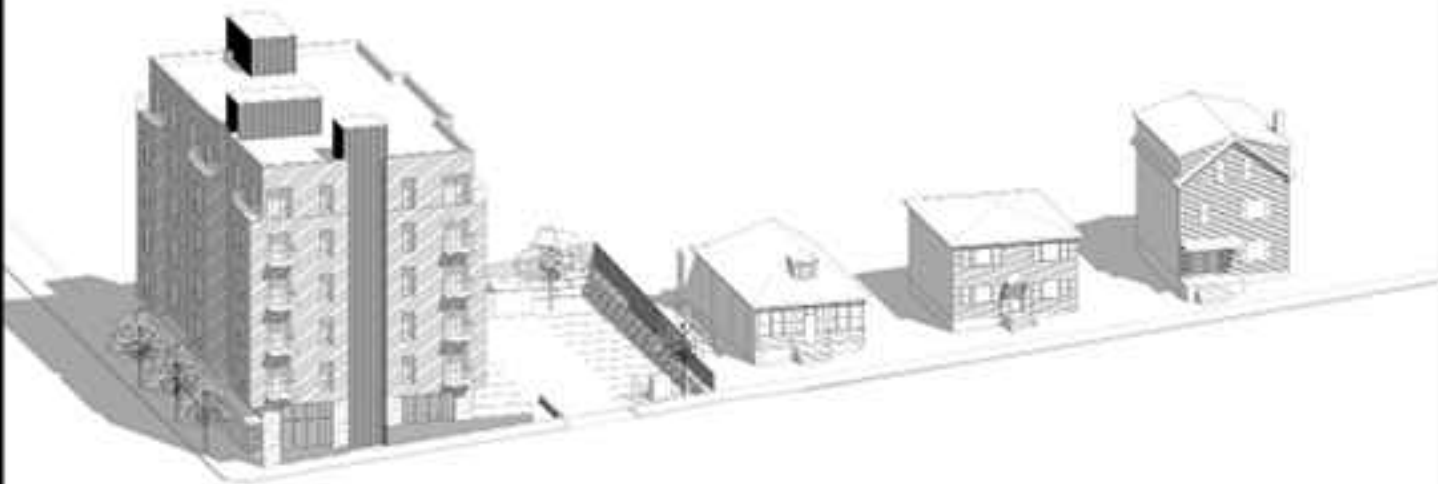
ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT :	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING :	SOLAR STUDY - WINTER SOLSTICE	DWG. NO. :	A600
						DWN BY : CLOUSE	CKD BY : RYAN

MARCH 21ST &
SEPTEMBER 21ST
EQUINOX

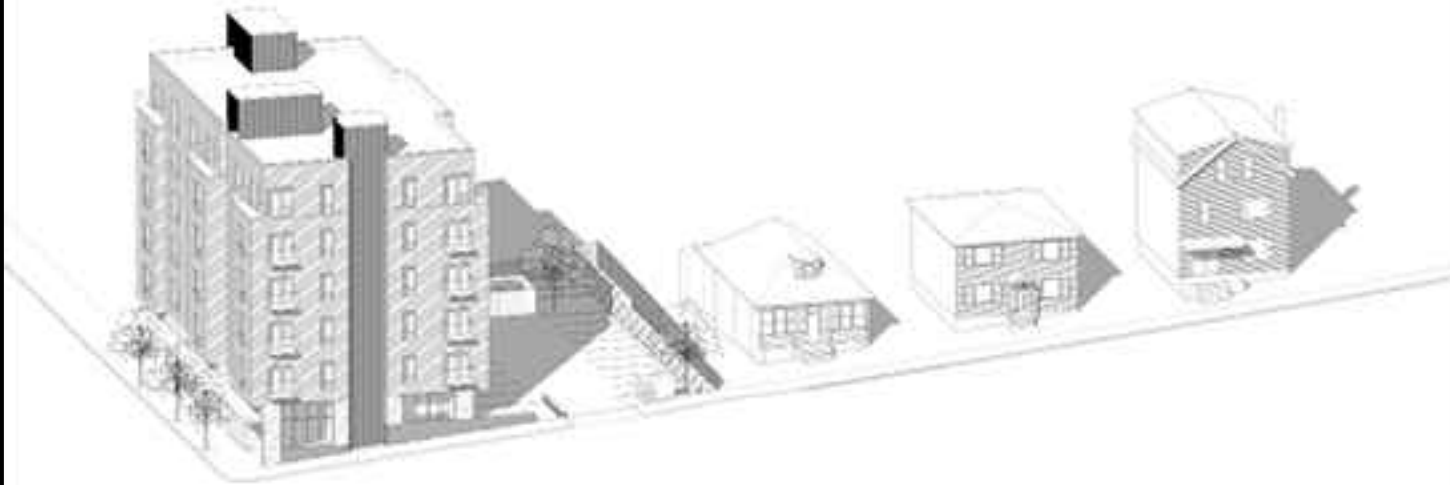
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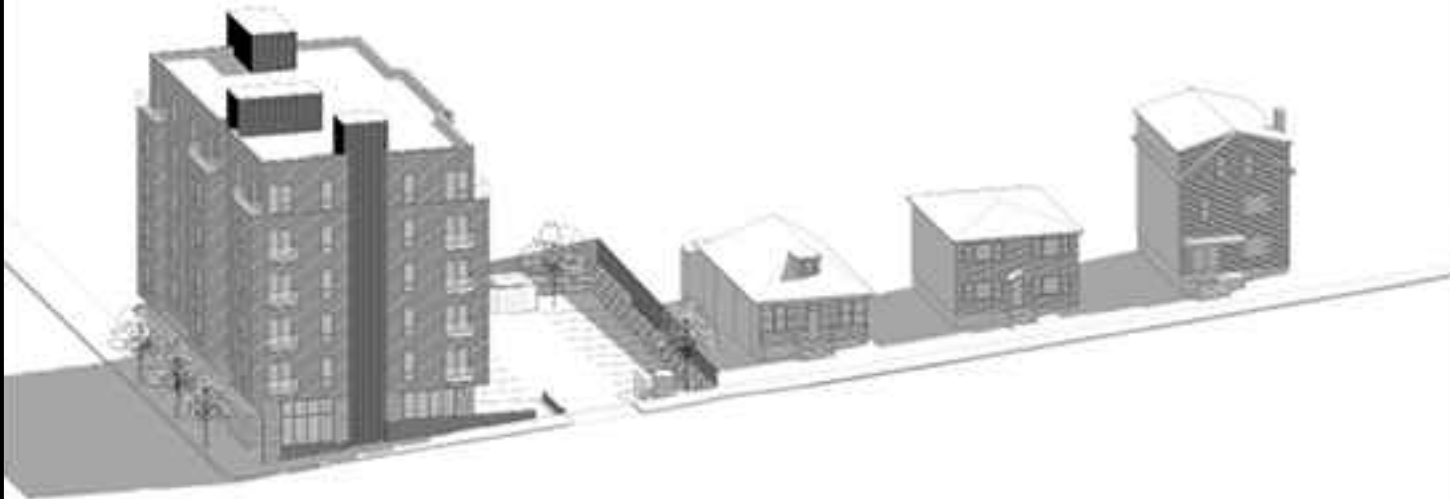
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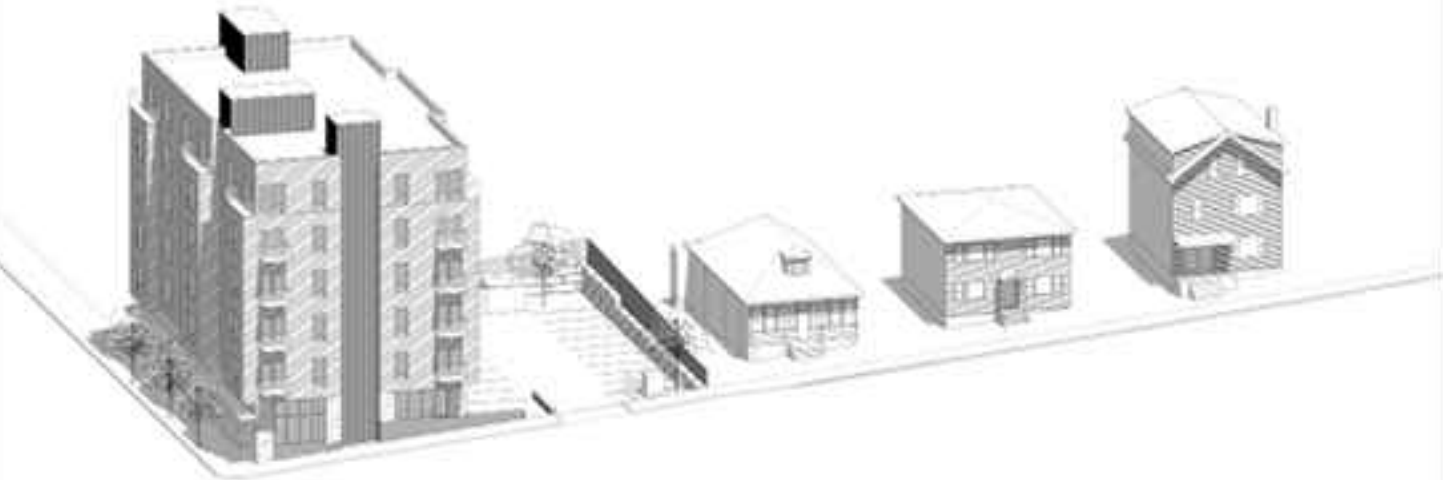
ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT :	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING :	SOLAR STUDY - EQUINOX	DWG. NO. :	A601
						DWN BY :	CLOUSE
						CKD BY :	RYAN
						DATE :	08-26-2026
						SCALE :	N.T.S.

JUNE 21ST
SUMMER SOLSTICE

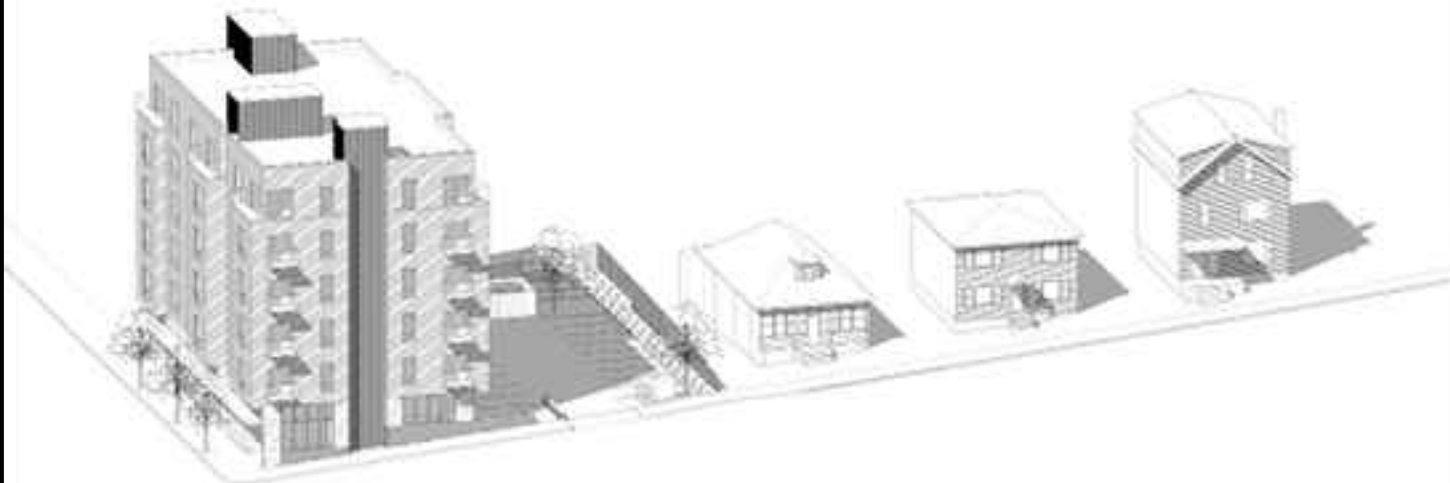
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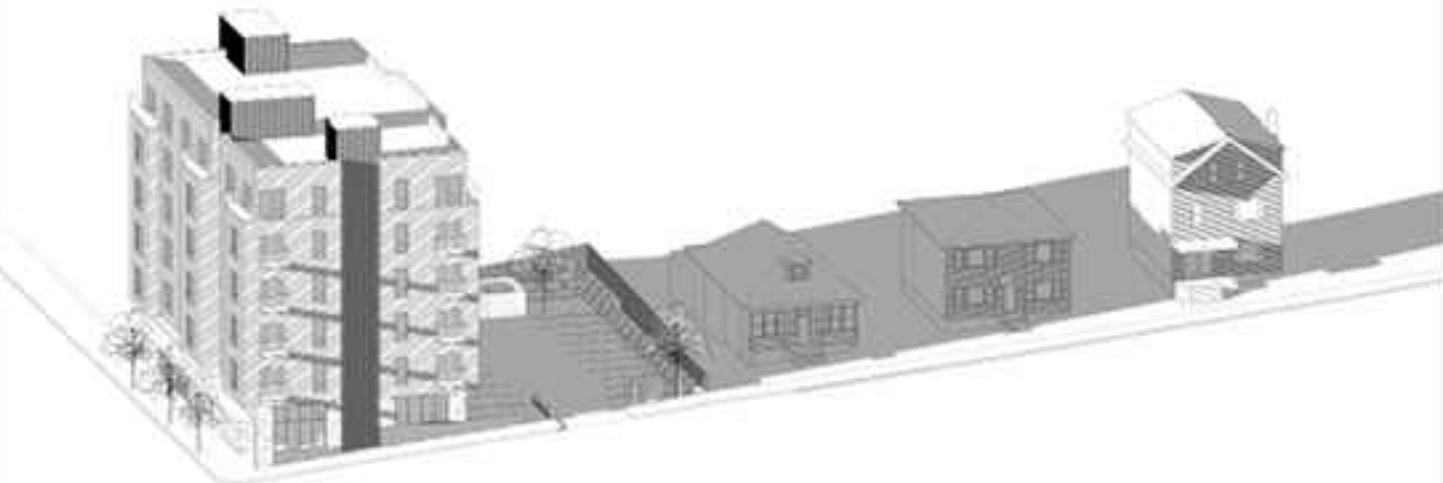
12:00 PM UTC-5:00



3:00 PM UTC-5:00



6:00 PM UTC-5:00 (AFTER SUNSET)

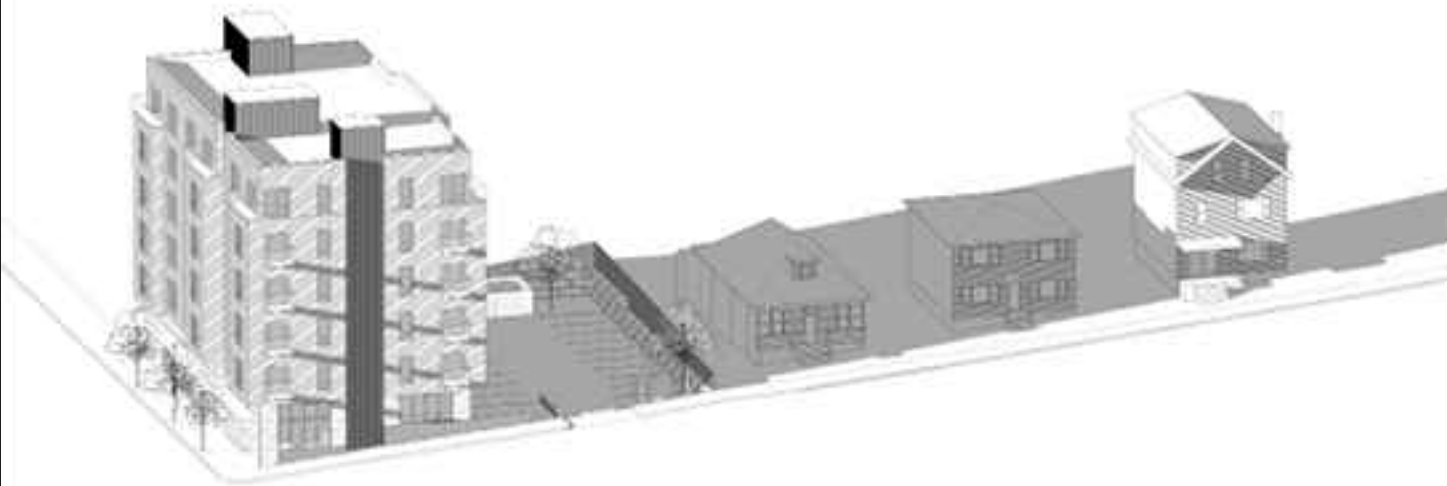


ARCHITECT :	JACK RYAN ARCHITECT 400 WASHINGTON STREET 2NB PROVIDENCE, RI 02903 401 749 1797 WWW.JACKRYANARCHITECT.COM	PROJECT :	MINOR LAND DEVELOPMENT PROJECT MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING 1183 NORTH MAIN STREET PROVIDENCE, RHODE ISLAND 02904	DRAWING :	SOLAR STUDY - SUMMER SOLSTICE	DWG. NO. :	A602
						DWN BY : CLOUSE	CKD BY : RYAN

JUNE 21ST
SUMMER SOLSTICE

SIX STORY BUILDING

6:00 PM UTC-5:00



FOUR STORY BUILDING
(MASSING MOVED 22' DOWN)

6:00 PM UTC-5:00 (AFTER SUNSET)



ARCHITECT :

JACK RYAN ARCHITECT
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401 749 1797
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PROJECT :

MINOR LAND DEVELOPMENT PROJECT
MIXED-USE COMMERCIAL AND RESIDENTIAL BUILDING
1183 NORTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02904

DRAWING :

SOLAR STUDY - HEIGHT COMPARISON

DWN BY :

CLOUSE

CKD BY :

RYAN

DATE :

08-26-2026

SCALE :

N.T.S.

DWG. NO. :

A603