

Materials:

-  EARTH
-  CONCRETE
-  BRICK
-  CONCRETE MASONRY UNITS (CMU)
-  RIGID INSULATION
-  BLANKET INSULATION
-  PLYWOOD
-  ROUGH WOOD
-  DRYWALL
-  METAL (LARGE SCALE)

KNIGHTS CORNER DEVELOPMENT

1388 AND 1390 CRANSTON STREET
CRANSTON, RI



**SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.**
53 Narragansett Avenue - Suite A
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Stamp:

General Notes:

PROJECT STATUS:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Latest Revision:		
No.	Date:	Description:

KNIGHTS CORNER DEVELOPMENT

Symbols:

-  **View Name**
PLAN/ELEVATION/DETAIL
TITLE TAG
-  **SCALE**
DETAIL REFERENCE
-  **SIM**
INTERIOR/EXTERIOR
ELEVATION REFERENCE TAG
-  **1**
BUILDING/WALL SECTION
TAG
-  **Room name**
ROOM NAME/NO.
-  **101A**
DOOR TAG
-  **x' - x"**
CEILING HEIGHT TAG
-  **X**
WINDOW / CURTAIN-
WALL TAG
-  **?**
FINISH/MATERIAL TAG
-  **XX-XX**
FURNITURE,
FIXTURE, &
EQUIPMENT TAG
-  **MWXX**
CASEWORK TAG

Code Review:

ENFORCING AGENCY: CITY OF CRANSTON, RI

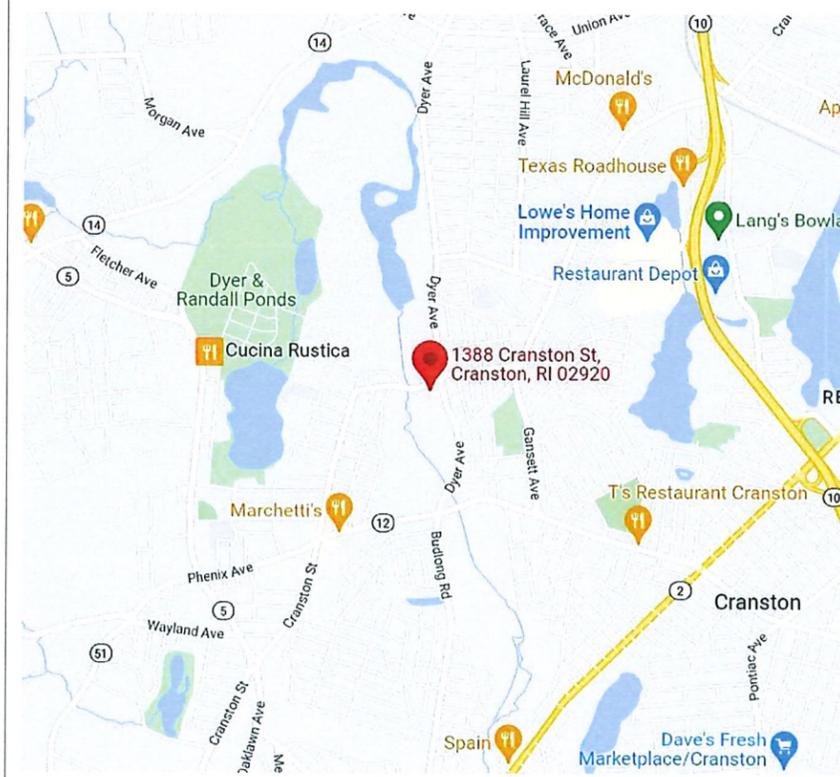
PARCEL IDENTIFICATION:

MAP/LOT	8/2
ACCOUNT	07171848
LAND AREA	4.87417 AC (212,319 SF)
ZONING	BUSINESS DISTRICT
YEAR BUILT	1825 CHURCH
ABOVE GRADE LIVING AREA	10,500 SF BUILDING FOOTPRINT 10,500 SF X 4 FLOORS = 42,000 BUILDING TOTAL 42,000 X 4 BUILDINGS = 168,000 SF LIVING AREA 10,500 SF OF RECREATION SPACE 31,500 SF OF COVERED PARKING SPACE

DESCRIPTION:
NEW FOUR (4) BUILDING APARTMENT COMPLEX. THREE OF THE BUILDINGS TO HAVE PARKING ON THE GROUND LEVEL AND THE OTHER TO HAVE A RECREATION CENTER. EACH BUILDING IS 5 STORIES HIGH TOTAL (70') 4 OF WHICH ARE RESIDENTIAL. EACH BUILDING HAS 19 UNITS FOR A TOTAL OF 156 UNITS. SEE COMPLETE UNIT MATRIX AND PARKING COUNT ON PAGE C1.02

THE EXISTING 1,600 SF CHURCH WILL BE RENOVATED INTO A NEW RESTAURANT.

Site Location:



List of Drawings:

SHEET NUMBER	SHEET NAME
C	ZONING & GENERAL
C1.00	EXISTING SURVEY
C1.02	PROPOSED SITE PLAN
C2.01	SITE PLAN IN CONTEXT
A1.10	GROUND FLOOR BLDG A
A1.11	GROUND FLOOR - BLDG B
A1.12	SECOND FLOOR PLAN - BLDGS A AND B
A1.13	3RD AND 4TH FLOOR - BLDGS A AND B
A1.14	5TH FLOOR PLAN - BLDGS A AND B
A3.10	SECTIONS - APARTMENTS
A10.01	PERSPECTIVES
A10.02	RENDERING

2/1/2023 3:13:12 PM



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Consultant:

Applicant:
333 Main St LLC
201 Lippitt Avenue
Cranston, RI 02921

Notes:

Latest Revision:

No. Date Description:

Project:
KNIGHTS CORNER DEVELOPMENT
1388 AND 1390 CRANSTON STREET
CRANSTON, RI

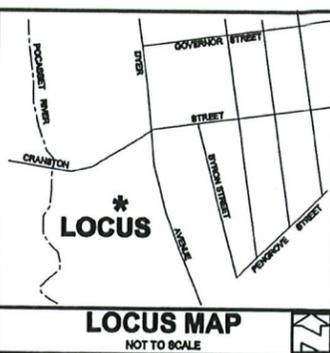
Project Status:
CONCEPTUAL - NOT FOR CONSTRUCTION

Date:
01/31/2023

Title:
EXISTING SURVEY

Drawing Number:

C1.00



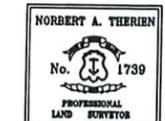
GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE IS NOT WITHIN THE FLOOD PLAN AREA AS PER FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY PANEL 312 OF 451 MAP NUMBER 440703151 MAP REVISED OCTOBER 2, 2015.
3. WETLANDS SHOWN HEREIN WERE DELINEATED NATURAL RESOURCE SERVICES INC. PO BOX 311 160 TRIGHAM LANE HARRISVILLE RHODE ISLAND 02830 ON APRIL 20, 2017.
4. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.
5. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
6. WATER INFO FROM PROVIDENCE WATER AND GAS FROM NATIONAL GRID.

REFERENCES:

1. PLAN ENTITLED "POTOWOMUT INDUSTRIAL PARK CRANSTON RHODE ISLAND BELONGING TO POTOWOMUT REALTY CO SCALE 1"=40" DATED NOVEMBER 1998" BY CLARENCE F. LAUB AND RECORDED IN THE CRANSTON REGISTRY OF DEEDS ON PLAT CARD 488.
2. PLAN ENTITLED "ALTAIRDS LAND TITLE SURVEY FOR CRANSTON PRINT WORKS COMPANY CRANSTON RHODE ISLAND SCALE 1"=40" SHEET 2 OF 8 DATED APRIL 1999" BY BIBBAULT & FLORENTZ ASSOCIATES INC.
3. GAS EASEMENT DEED: PROVIDENCE GAS COMPANY PROVIDENCE RHODE ISLAND PROPOSED RIGHT-OF-WAY BETWEEN CRANSTON & PINE STREET CRANSTON DATED OCTOBER 8, 1999 AND RECORDED IN THE CRANSTON REGISTRY OF DEEDS IN DEED BOOK 524 PAGE 68.
4. STATE HIGHWAY PLAT LAYOUT NUMBER 1155.

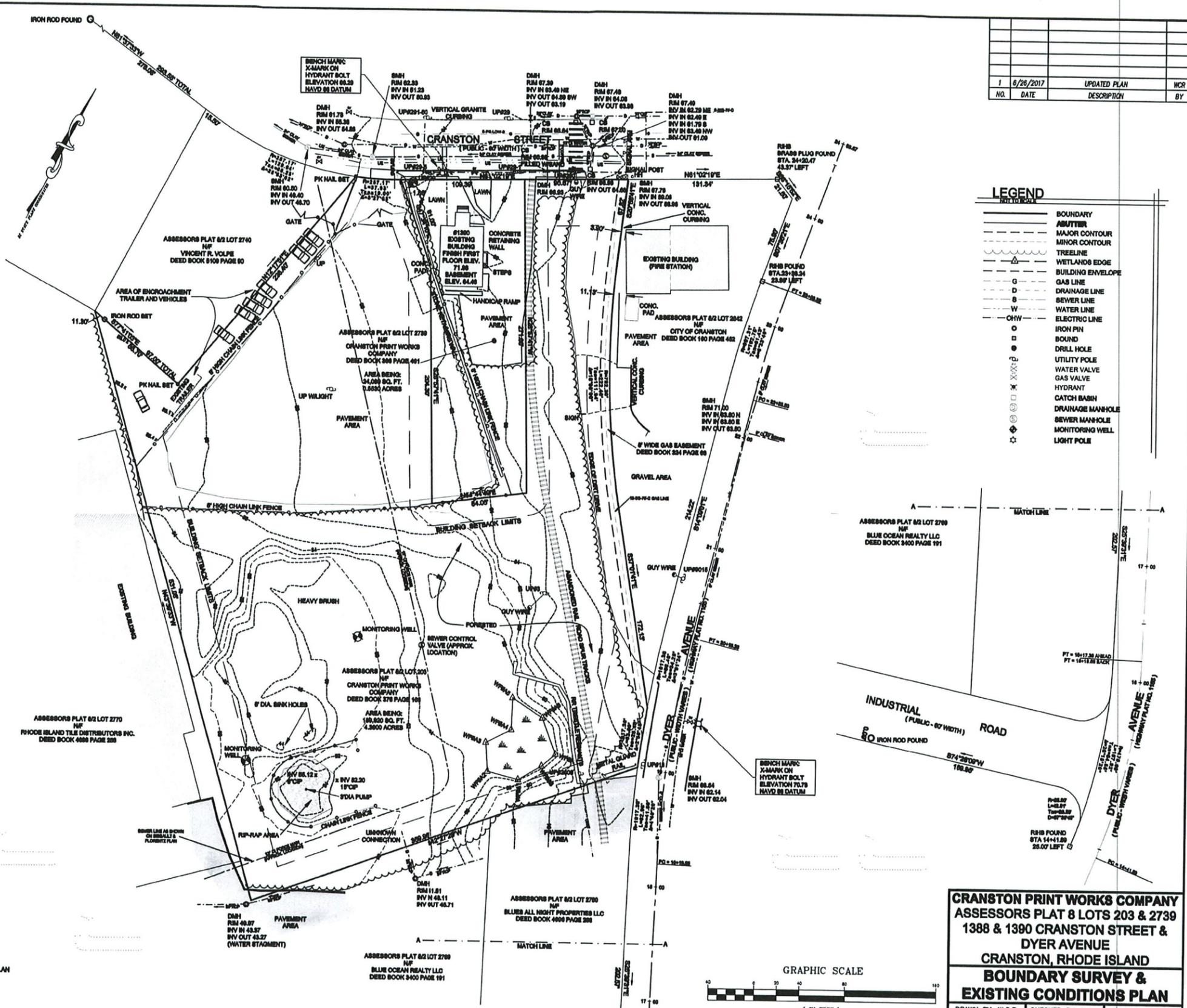
ZONING CRITERIA	
ZONING DISTRICT	M1
MINIMUM LOT AREA	30,000 SQ. FT.
MINIMUM LOT FRONTAGE	150'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM BUILDING HEIGHT	-



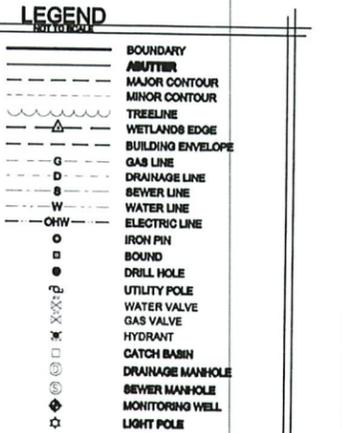
NATIONAL Surveyors-Developers Inc.
42 Hamlet Ave., Woonsocket, R.I.
(401) 789-7779

*I CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL SURVEY ON THE GROUND, THAT IT IS CORRECT AND THE SURVEY AND PLAN CONFORM TO A CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: **NORBERT A. THERIEN P.L.S.**

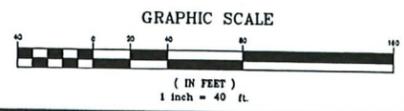


NO.	DATE	DESCRIPTION	BY
1	6/26/2017	UPDATED PLAN	WCR



CRANSTON PRINT WORKS COMPANY
ASSESSORS PLAT 8 LOTS 203 & 2739
1388 & 1390 CRANSTON STREET &
DYER AVENUE
CRANSTON, RHODE ISLAND
**BOUNDARY SURVEY &
EXISTING CONDITIONS PLAN**

DRAWN BY: W.C.R. CHECKED BY: N.A.T. FIELD BY: J.N.R.C.
MAY 2017 JOB No. 2017-94 SHEET 1 OF 1





SF INFORMATION

STUDIO:	650 SF
1 BEDROOM UNIT:	750 SF
2 BEDROOM UNIT:	950 SF
3 BEDROOM UNIT:	1,200 SF
BUILDING FOOTPRINT:	10,550 PER FLOOR
CIRCULATION / SUPPORT	1,774 SF (17%)
PARKING: (156 UNITS / 240 BEDROOMS):	1.25 PER UNIT = 195 SPACES (54 COVERED)
RESTAURANT (1,600 SF): 1 SPACE PER 3 SEATS	114 SEATS / 3 = 38 SPACES
	TOTAL = 233

BUILDING MATRIX

FLOOR	PARKING	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
GROUND FLOOR	18 SPACES	0	0	0	0	0
SECOND FLOOR		1	3	4	1	9
THIRD FLOOR		1	5	3	1	10
FOURTH FLOOR		1	5	3	1	10
FIFTH FLOOR		1	5	3	1	10
BUILDING TOTAL:	18 SPACES	4	18	13	4	39
SITE TOTAL:	54 COVERED SPACES	16	72	52	16	156

① SITE PLAN
1" = 30'-0"



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Cranston, RI 02921

Notes:

Latest Revision:

No.	Date	Description

Project:

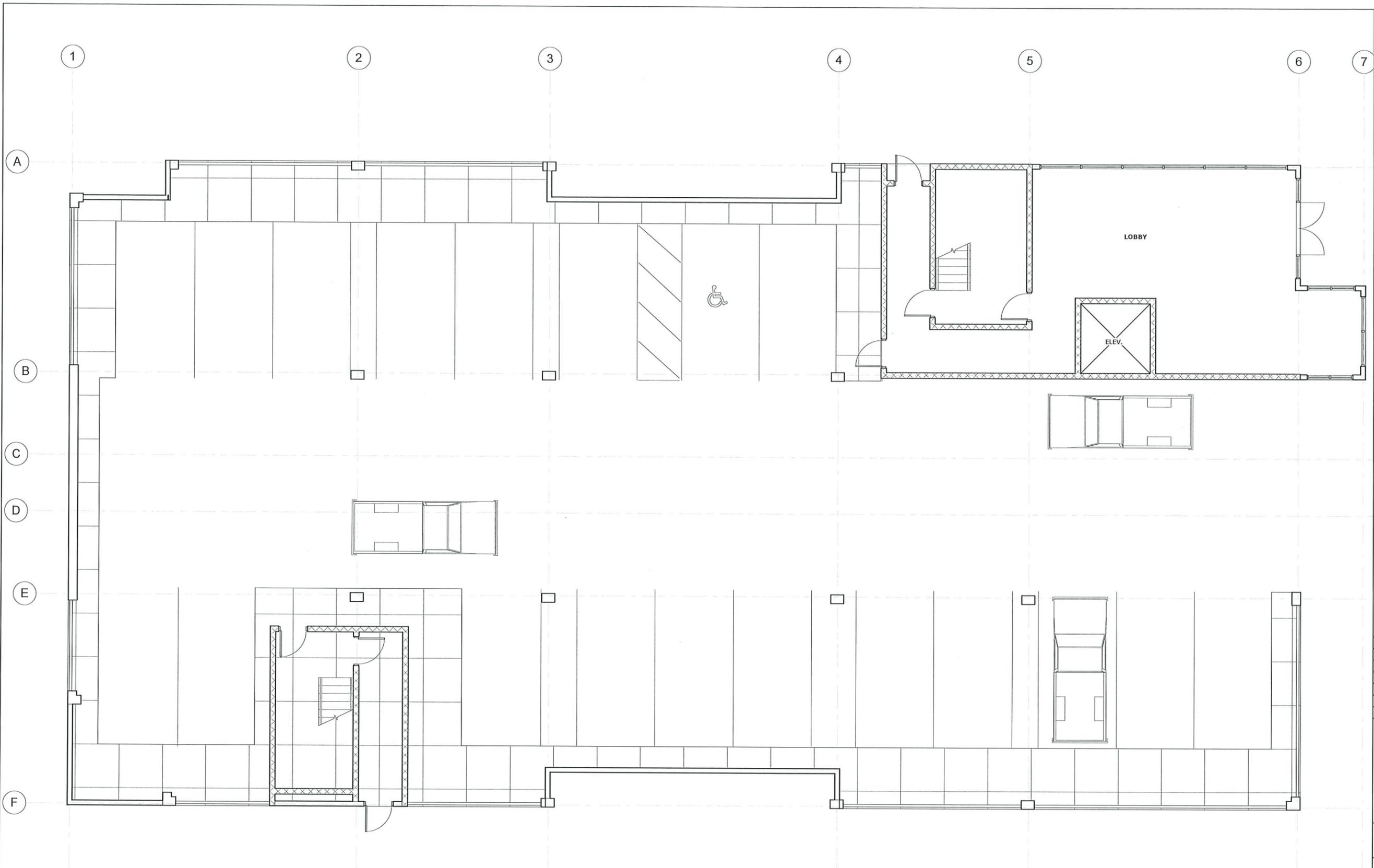
KNIGHTS CORNER DEVELOPMENT
1388 AND 1390 CRANSTON STREET
CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR CONSTRUCTION

Date:
01/31/2023

Title:
PROPOSED SITE PLAN

Drawing Number:
C1.02



1 A00 - GROUND FLOOR BUILDING A
3/16" = 1'-0"



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No.	Date:	Description:

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CORNER
DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
CRANSTON, RI

Project Status:
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Date:
01/31/2023

Title:
GROUND FLOOR BLDG A

Drawing Number:
A1.10





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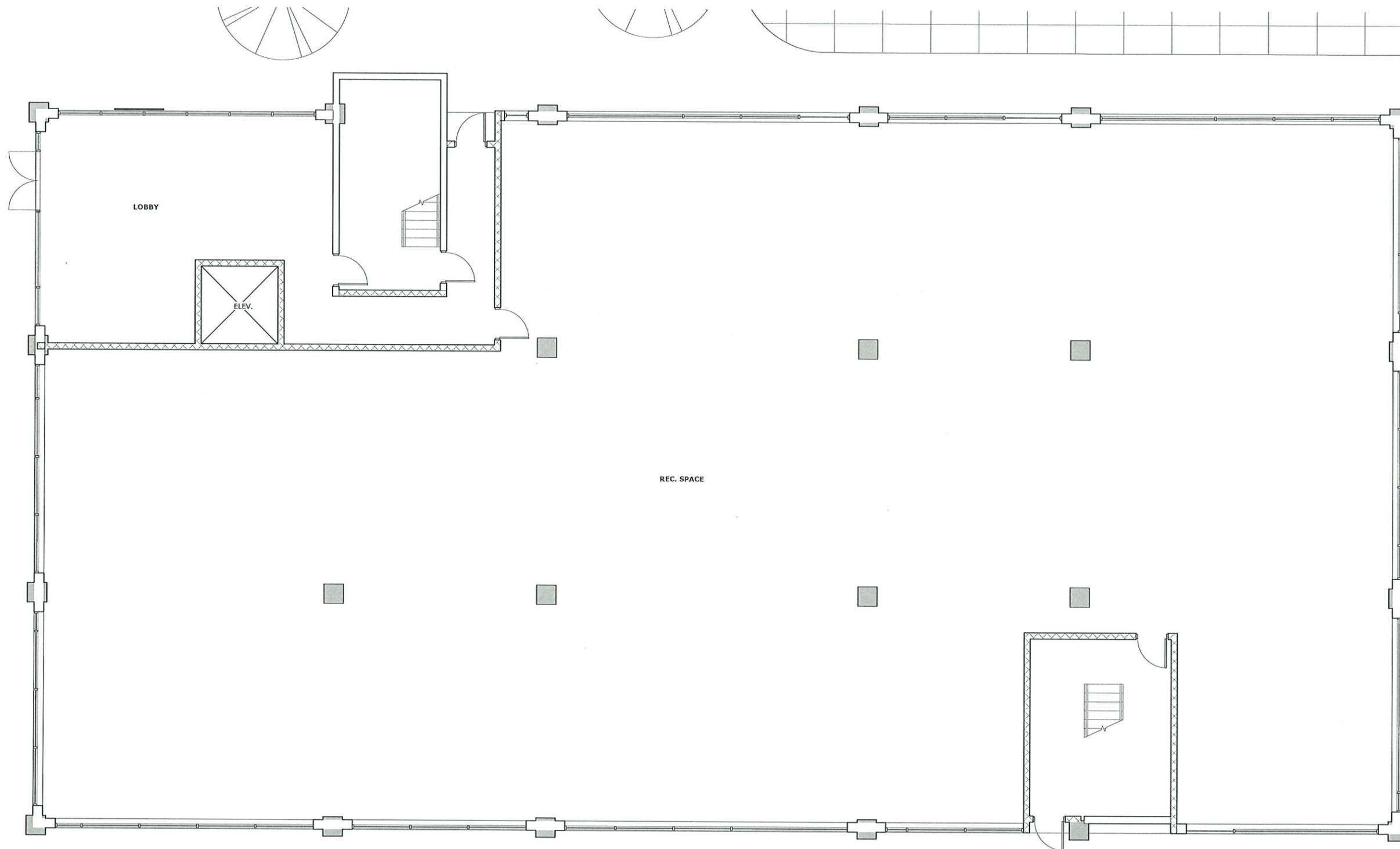
Project
**KNIGHTS
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DEVELOPMENT**
1388 AND 1390
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CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
01/31/2023

Title:
GROUND FLOOR - BLDG
B

Drawing Number:
A1.11



① A00 - GROUND FLOOR BUILDING B
3/16" = 1'-0"



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Consultant:

Applicant:
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201 Lippit Avenue
Cranston, RI 02921

Notes:

Unit Legend

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CIRCULATION
- DECK
- STUDIO
- SUPPORT

Latest Revision:

No.	Date:	Description:

Project:
**KNIGHTS
CORNER
DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
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Project Status:
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Date:
01/31/2023

Title:
SECOND FLOOR PLAN -
BLDGS A AND B

Drawing Number:

A1.12



① A02 - SECOND FLOOR
3/16" = 1'-0"



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Consultant:

Applicant:
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201 Lippit Avenue
Cranston, RI 02921

Notes:

Unit Legend

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CIRCULATION
- DECK
- STUDIO
- SUPPORT

Latest Revision:

No.	Date:	Description:

Project:
**KNIGHTS
CORNER
DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
01/31/2023

Title:
3RD AND 4TH FLOOR -
BLDGS A AND B

Drawing Number:

A1.13



① THIRD AND FOURTH FLOOR PLAN
3/16" = 1'-0"





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Consultant:

Applicant:
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201 Lippit Avenue
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Notes:

Unit Legend

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- CIRCULATION
- DECK
- STUDIO
- SUPPORT

Latest Revision:

No.	Date:	Description:

Project: **KNIGHTS
CORNER
DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
01/31/23

Title:
5TH FLOOR PLAN -
BLDG'S A AND B

Drawing Number:
A1.14



① FIFTH FLOOR PLAN
3/16" = 1'-0"





3 AXON 2



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Latest Revision:

No.	Date	Description

Project:
**KNIGHTS
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DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
01/31/2023

Title:
PERSPECTIVES

Drawing Number:
A10.01



1 2023031 - RENDERING



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CORNER
DEVELOPMENT**
1388 AND 1390
CRANSTON STREET
CRANSTON, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:

01/31/2023

Title:

RENDERING

Drawing Number:

A10.02



STUDY PLAN NOTES:

- THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 8 LOTS 203 & 2739.
- THE SITE IS APPROXIMATELY 5± ACRES AND IS ZONED INDUSTRIAL M-1 - RESTRICTED INDUSTRY.
- THE OWNER OF AP 8 LOTS 203 & 2739 IS:
GABHALAIS TEAGHLAIGH LLC
1381 CRANSTON ST ASSOCIATE
316 HIGHLAND AVENUE
WINCHESTER, MA 01890-3143
- THE APPLICANT OF AP 8 LOTS 203 & 2739 IS:
333 MAIN STREET LLC
201 LIFPITT AVENUE
CRANSTON, RI 02921
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C032H MAP REVISED OCTOBER 2, 2015.
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER URBAN REGION PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	M-1	REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 SF	20,841 SF	
MINIMUM FRONTAGE AND LOT WIDTH:	150'	221'	
MINIMUM FRONT AND CORNER SIDE YARD:	40'	20'	
MINIMUM SIDE YARD:	20'	22'	
MINIMUM REAR YARD:	30'	60'	
MAXIMUM STRUCTURE HEIGHT:	35'	35'	
MAXIMUM LOT COVERAGE:	60%	36%	
MINIMUM LANDSCAPE AREA:	15%	28%	

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY PER CITY REGULATIONS
PARKING REQUIREMENT:	FOR RESIDENTIAL STRUCTURES OR GROUPS OF STRUCTURES WITH THREE OR MORE DWELLING UNITS, TWO SPACES FOR EACH DWELLING UNIT 7 SPACES
ADA PARKING REQUIRED:	156 UNITS 156 X 1.5 = 234 SPACES
TOTAL NUMBER OF UNITS:	156 UNITS
REQUIRED PARKING CALCULATIONS:	2 SURFACE + 6 COVERED = 8 ADA SPACES
ADA PARKING PROVIDED:	161 SURFACE + 54 COVERED = 195 SPACES

PARKING USE:	EATING AND DRINKING ESTABLISHMENT
PARKING REQUIREMENT:	1 SPACE FOR EACH 3 SEATS PROVIDED FOR PATRON USE 3 SPACES
ADA PARKING REQUIRED:	90 SEATS 90 / 3 = 30 SPACES
NUMBER OF SEATS:	90 SEATS
REQUIRED PARKING CALCULATIONS:	90 / 3 = 30 SPACES
ADA PARKING PROVIDED:	3 SPACES
TOTAL PARKING SPACES PROVIDED:	38 SPACES

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

CERTIFICATION NOTE:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

DESIGN NOTES:

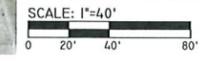
- LANDSCAPE STANDARDS, GENERAL REQUIREMENTS.**
- A MINIMUM OF FIFTEEN (15) PERCENT OF A DEVELOPMENT'S PARCEL SHALL BE LANDSCAPED.
- BUFFER AREA DIMENSIONS.**
- A MINIMUM TEN (10) FEET WIDE LANDSCAPED STRIP SHALL BE PROVIDED ALONG PROPERTY LINES PARALLEL TO A STREET WHERE PARKING OR CIRCULATION AREAS ADJUTS SAID STREET.
 - A MINIMUM FIVE FEET LANDSCAPE STRIP SHALL BE PROVIDED ALONGSIDE AND REAR PROPERTY LINES WHERE PARKING AND CIRCULATION AREAS ARE ADJACENT TO ADJUTING PROPERTIES.
 - WHERE A MORE INTENSIVE USE ADJUTS A LESS INTENSIVE USE, A 25-FOOT WIDE BUFFER STRIP MAY BE REQUIRED. THE WIDTH OF SAID STRIP TO BE DETERMINED BY THE DESIGN AND DENSITY OF THE BUFFER PROPOSED.
- PARKING AREA LANDSCAPING REQUIREMENTS.**
- IN ADDITION TO ANY REQUIRED BUFFER STRIP, A MINIMUM OF TEN (10) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED WITHIN A PARKING AREA FOR EACH PARKING SPACE IN SAID AREA.
 - A MINIMUM OF TWENTY (20) PERCENT OF A PARKING AREA SHALL BE SHADED BY DECIDUOUS TREES THAT SHALL HAVE A CROWN (CANOPY) OF THIRTY (30) FEET AT MATURITY. SAID TREES SHALL BE SURROUNDED BY AT LEAST ONE HUNDRED (100) SQUARE FEET OF UNPAVED AREA TO PROVIDE FOR GROWTH AND PROTECTION FROM VEHICLES.
 - EACH ROW OF PARKING SPACES SHALL BE TERMINATED BY A LANDSCAPED ISLAND NOT LESS THAN SIX FEET WIDE AND TWELVE (12) FEET LONG.
 - A CONTINUOUS LANDSCAPED ISLAND NOT LESS THAN EIGHT FEET WIDE SHALL BE PROVIDED BETWEEN EVERY FOUR ROWS OF PARKING SPACES.

CONCEPT PLAN 03
ASSESSOR'S MAP 8, LOT 203 & 2739
CRANSTON, RHODE ISLAND



Two Stafford Court, Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

DATE: 1/30/2023
DRAWN BY: KHR



Z:\08MAN\PROJECTS\1324-08 CRANSTON STREET RESIDENTIAL\UTFCAD DRAWINGS\1324-08 CRANSTON STREET DWG PLOTTER: 2/7/2023