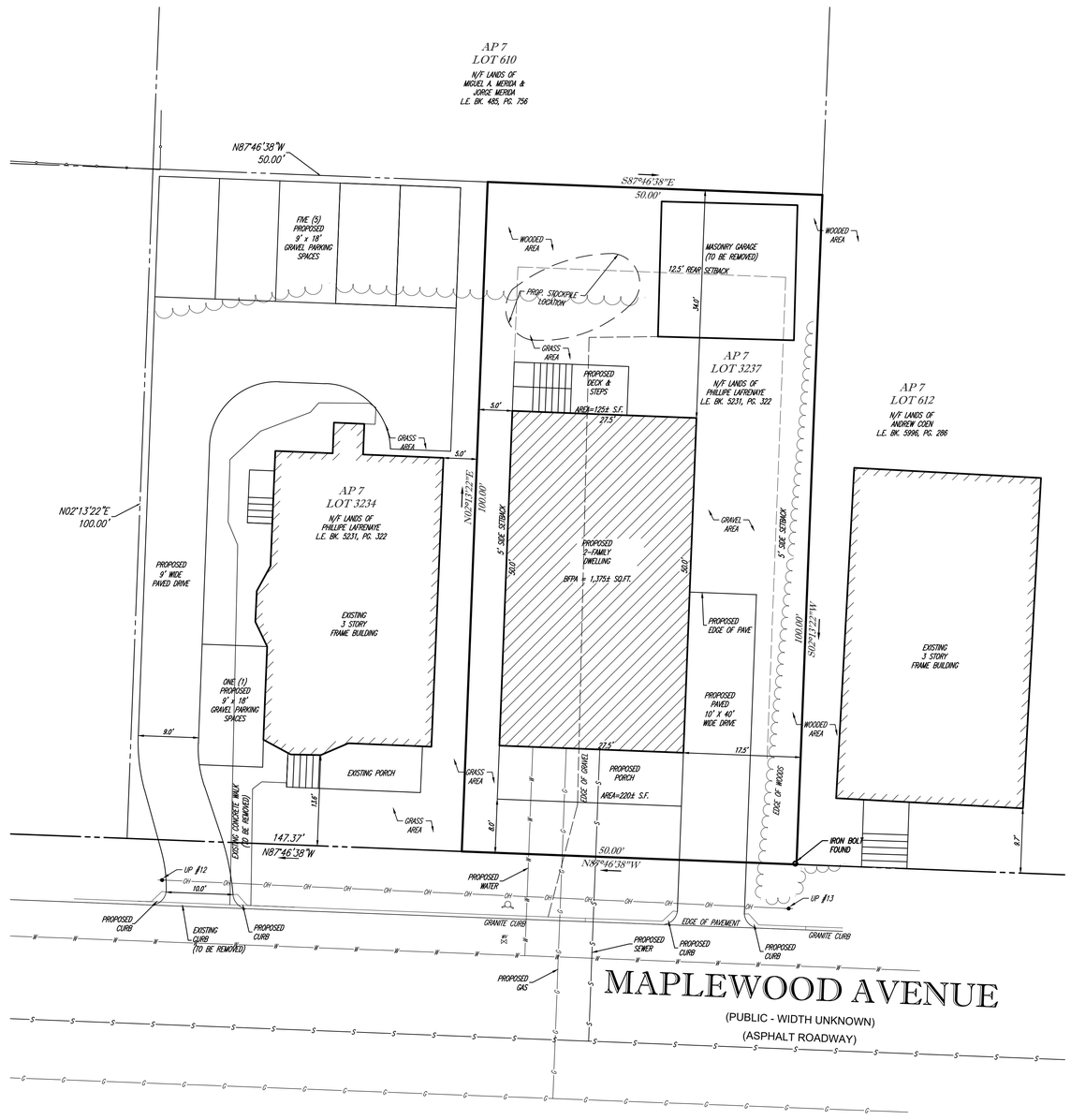
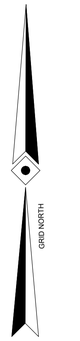
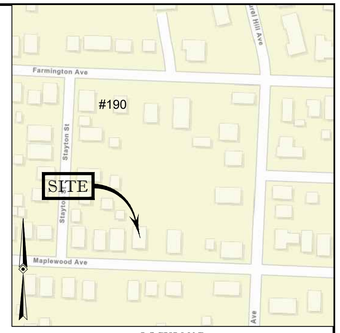
LEGEND

EM	ELECTRIC METER
OH	OVERHEAD WIRES
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
MH	UNKNOWN MANHOLE
O.H.	OVERHEAD
L.E. BK.	LAND EVIDENCE BOOK
PG.	PAGE
L.S.A.	LANDSCAPED AREA
BFPA	BUILDING FOOTPRINT AREA
S.F.	SQUARE FEET
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
C	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
W	APPROX. LOC. UNDERGROUND WATER LINE







LOCUS MAP
©2021 ESRI WORLD STREET MAPS

NOTES:

1. PROPERTY KNOWN AS LOT 3237 ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 7.
2. AREA = 5,000 SQUARE FEET OR 0.115 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. SARDELLI SURVEY, LLC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY SARDELLI SURVEY, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
7. ELEVATIONS HAVE NOT BEEN SHOWN, PER CONTRACTUAL AGREEMENT WITH CLIENT.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THIS SITE IS VACANT; PRIMARILY GRASS AND GRAVEL WITH GARAGE IN BACK. NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY. APPARENT LIMITS OF OCCUPATION ARE AS SHOWN.
10. SITE WAS LOCATED ON JUNE 25, 2026 BY SARDELLI SURVEY, LLC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, SHEET #7.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 317," MAP NUMBER 44007C0312H, EFFECTIVE DATE: OCTOBER 2, 2015.

ZONING INFORMATION
B-1 (RESIDENTIAL) DISTRICT
SOURCE: PROVIDENCE ZONING REGS

ITEMS	CITY (MULTI)	STATE
MIN LOT AREA	8,000 S.F.	5,000 S.F. (62.5%)
MIN LOT WIDTH	60'	37.5'
MIN FRONT YARD	25'	15.6'
MIN SIDE YARD	8'	5'
MIN REAR YARD	20'	12.5
MAX BUILDING HEIGHT	35'	35'
MAX BUILDING COVERAGE	35%	48.1%

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

* PROPOSED IMPERVIOUS COVER LOT 3234 = 51.7%

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

STREET INDEX:
1) MAPLEWOOD AVENUE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SITE FEATURES RELATIVE TO THE PROPERTY BOUNDARY LINES.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015.

COMPREHENSIVE BOUNDARY SURVEY
HORIZONTAL ACCURACY: CLASS I (1:10,000)
VERTICAL ACCURACY: NONE (SEE NOTE #7)

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

JAMIE L. SARDELLI
No. 2505
PROFESSIONAL LAND SURVEYOR

7-10-26
DATE

JAMIE L. SARDELLI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #2505, COA #710

FIELD DATE	6-25-26
FIELD BOOK NO.	-
FIELD BOOK PG.	-
FIELD CREW	J.L.S.
DRAWN:	J.L.S.

SITE PLAN - PROPOSED BUILDING LAYOUT
VINCENT MANN
118 MAPLEWOOD AVENUE
A.P. 7, LOT 3237
CITY OF CRANSTON
STATE OF RHODE ISLAND

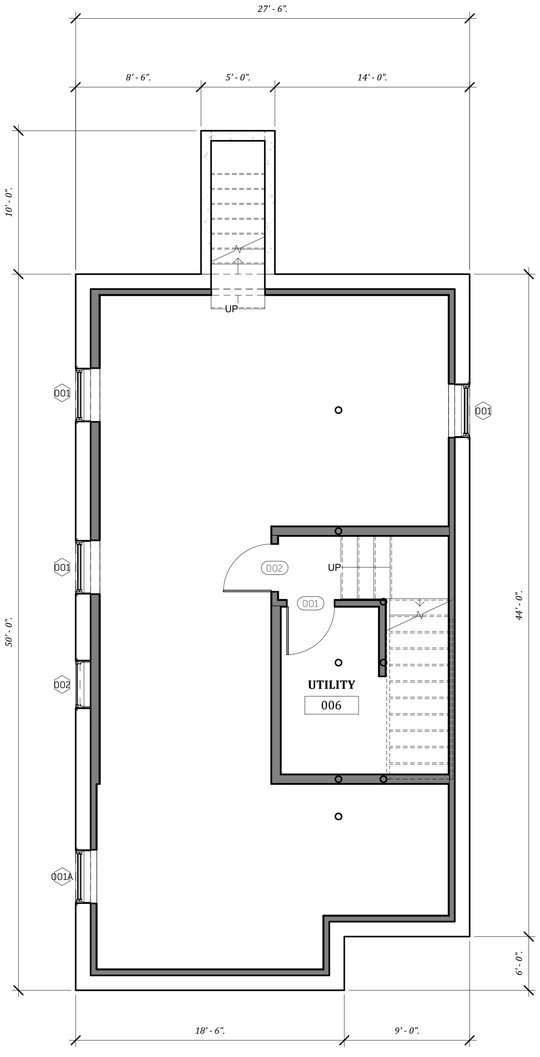
Sardelli Survey, LLC & Environmental Services
WWW.SARDELLISURVEY.COM
MAILING: P.O. BOX 1017
CHARLESTOWN, RI 02813
OFFICE – (401)837-3364

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
J.L.S.	J.L.S.	7-10-26	1"=10'	SS26072	1 OF 1

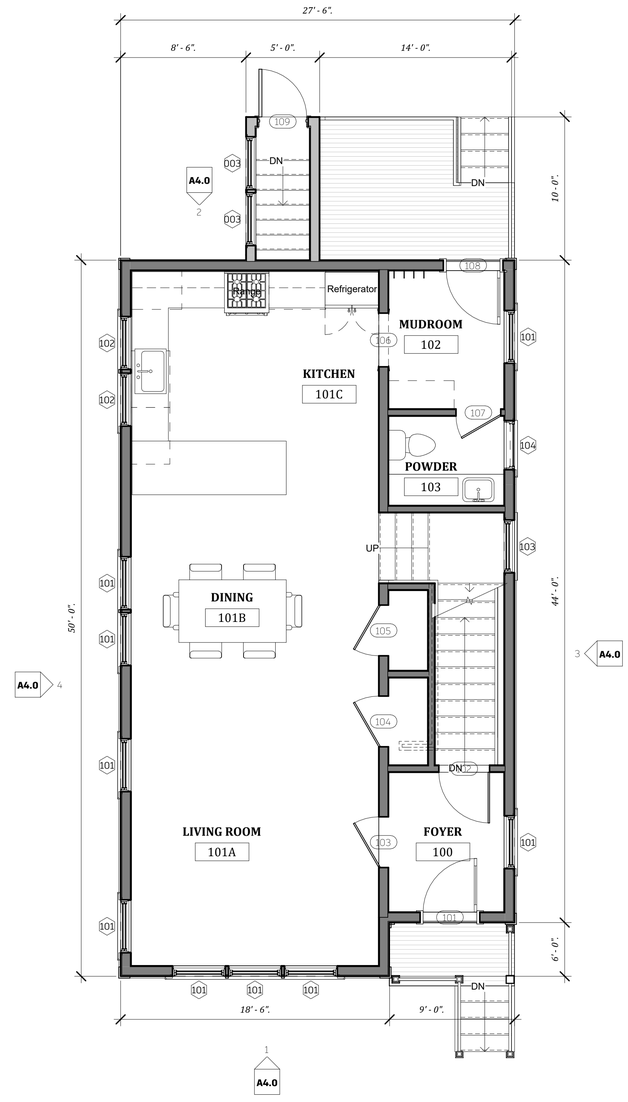
SARDELLI SURVEY, LLC. ALL RIGHTS RESERVED
THE COPYRIGHT IN THIS DOCUMENT, ORIGINALLY ISSUED BY SARDELLI SURVEY, LLC. IS RESERVED. USE OF THIS DOCUMENT FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF SARDELLI SURVEY, LLC. IS PROHIBITED.

STOP - CALL BEFORE YOU DIG!

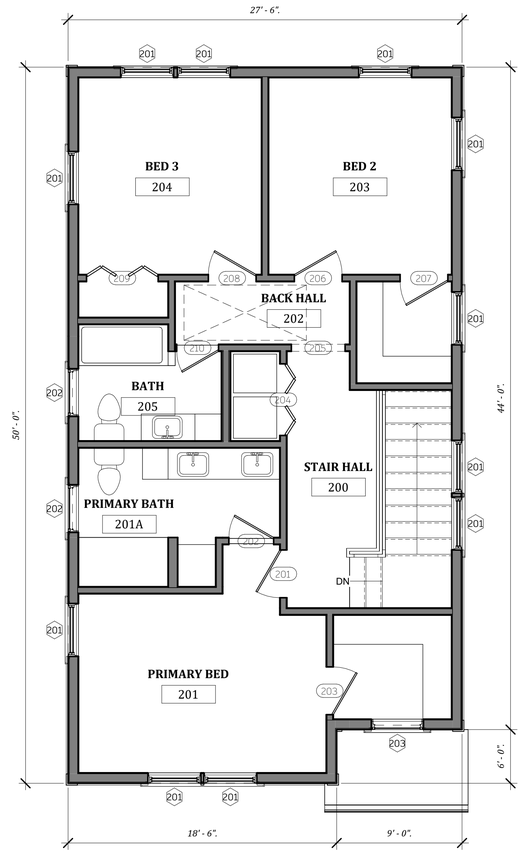
THESTATE OF RHODE ISLAND REQUIRES NOTIFCATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



1 PROPOSED PLAN - BASEMENT LEVEL
~~1/4" = 1'-0"~~



2 PROPOSED PLAN - FIRST FLOOR
~~1/4" = 1'-0"~~



3 PROPOSED PLAN- SECOND FLOOR
~~1/4" = 1'-0"~~

ZONING PLANS - 9/20/26
DO NOT SCALE DRAWINGS

PARCEL: 7-3237-0-0 MAPLEWOOD AVE

CASTILLO REYES ARCHITECTURE
131 Providence St Norwich, CT
T: 508-818-6044
O: 508-840-2351
E:Wilmer@crarchitecturellc.com

SCALE: 1/4" = 1'-0"
DATE: 9/20/2026
APPROVED BY: Checker
DRAWN BY: WC
REVISED:

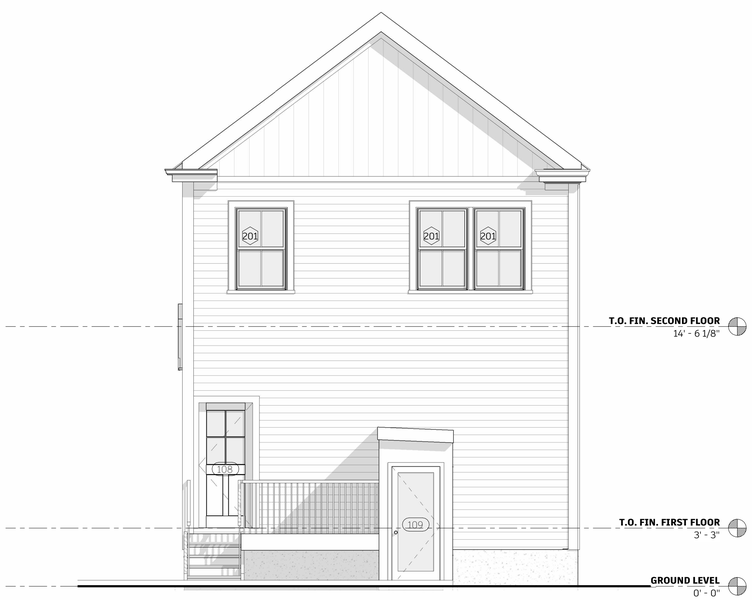
REV #	DATE

PROPOSED FLOOR PLANS

A2.0

1 PROPOSED ELEVATION - FRONT
1/4" = 1'-0"

4 PROPOSED ELEVATION - LEFT SIDE
1/4" = 1'-0"



2 PROPOSED ELEVATION - REAR
1/4" = 1'-0"

3 PROPOSED ELEVATION - RIGHT SIDE
1/4" = 1'-0"

PARCEL: 7-3237-0-0 MAPLEWOOD AVE

CASTILLO REYES ARCHITECTURE

131 Providence St Norwich, CT
T: 508-818-6044
O: 508-840-2351
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SCALE: 1/4" = 1'-0"
DATE: 9/20/2026
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DRAWN BY: WC
REVISED:

REV #	DATE

PROPOSED ELEVATIONS

A4.0

118
120