

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: August 22, 2022

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: FJ Investment LLC

ADDRESS: 800 Reservoir Avenue, Cranston, RI ZIP CODE: 02910

APPLICANT: Ingrid Guzman dba Dulce Vida

ADDRESS: 804 Reservoir Avenue, Cranston, RI ZIP CODE: 02910

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 804 Reservoir Avenue

2. ASSESSOR'S PLAT #: 9/5 BLOCK #: _____ ASSESSOR'S LOT #: 572 & 573 WARD: 2

3. LOT FRONTAGE: 81 ft +/- LOT DEPTH: 121 ft +/- LOT AREA: 9,189 sq ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: C-1 6,000 sq ft 35 ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: no change

6. LOT COVERAGE, PRESENT: 56% PROPOSED: no change

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6/18/2021

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes

9. GIVE SIZE OF EXISTING BUILDING(S): 60' x 86'

10. GIVE SIZE OF PROPOSED BUILDING(S): no change

11. WHAT IS THE PRESENT USE? commercial (former bakery)

12. WHAT IS THE PROPOSED USE? commercial (office and event venue)

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: _____

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant desires to use portion of former Rainbow Bakery as a small event venue to host weddings, birthdays, showers and other family events to coincide with event planning business.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes

16. WERE YOU REFUSED A PERMIT? yes

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.030 (Schedule of Uses), 17.64.010 (Off Street Parking), 17.92.010

(Variances) and all other applicable sections of zoning code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Property is Zoned C-1 and applicant operates an event planning business. To host events will allow families to use space for small gatherings. Adequate parking can be provided.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

FJ Investment LLC

By:

(OWNER SIGNATURE)

(PHONE NUMBER)

603-264-1920

(OWNER SIGNATURE)

(PHONE NUMBER)

401-403-2787

(APPLICANT SIGNATURE)

Ingrid Guzman dba Dulce Vida

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

946-3800

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

Robert B. Murray, Esq.

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)



Frank D. Mileto AIA
 Architect-Professional Planner
 14 BEAVER BROOK DRIVE
 LONG VALLEY, N.J. 07935
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 FAX: (908) 876-4455

JD DESIGN & RENDERING INC.
 2 ALLEN STREET, SUITE 4H, NY 10002
 TEL: (212) 666-1029 FAX: (949) 863-5112

This set of drawings shall be used for the
 construction of the project only and shall
 not be used for any other location.
 BE USED AT ANY OTHER LOCATION.

PROJECT:
 INTERIOR RENOVATION
 800 RESERVOIR AVE.
 CRANSTON, RI 02910

PROJ. NO.: 10221
 DATE: 8/23/2021
 SCALE: AS NOTED
 DRAWN BY: SNN
 CHECKED BY:

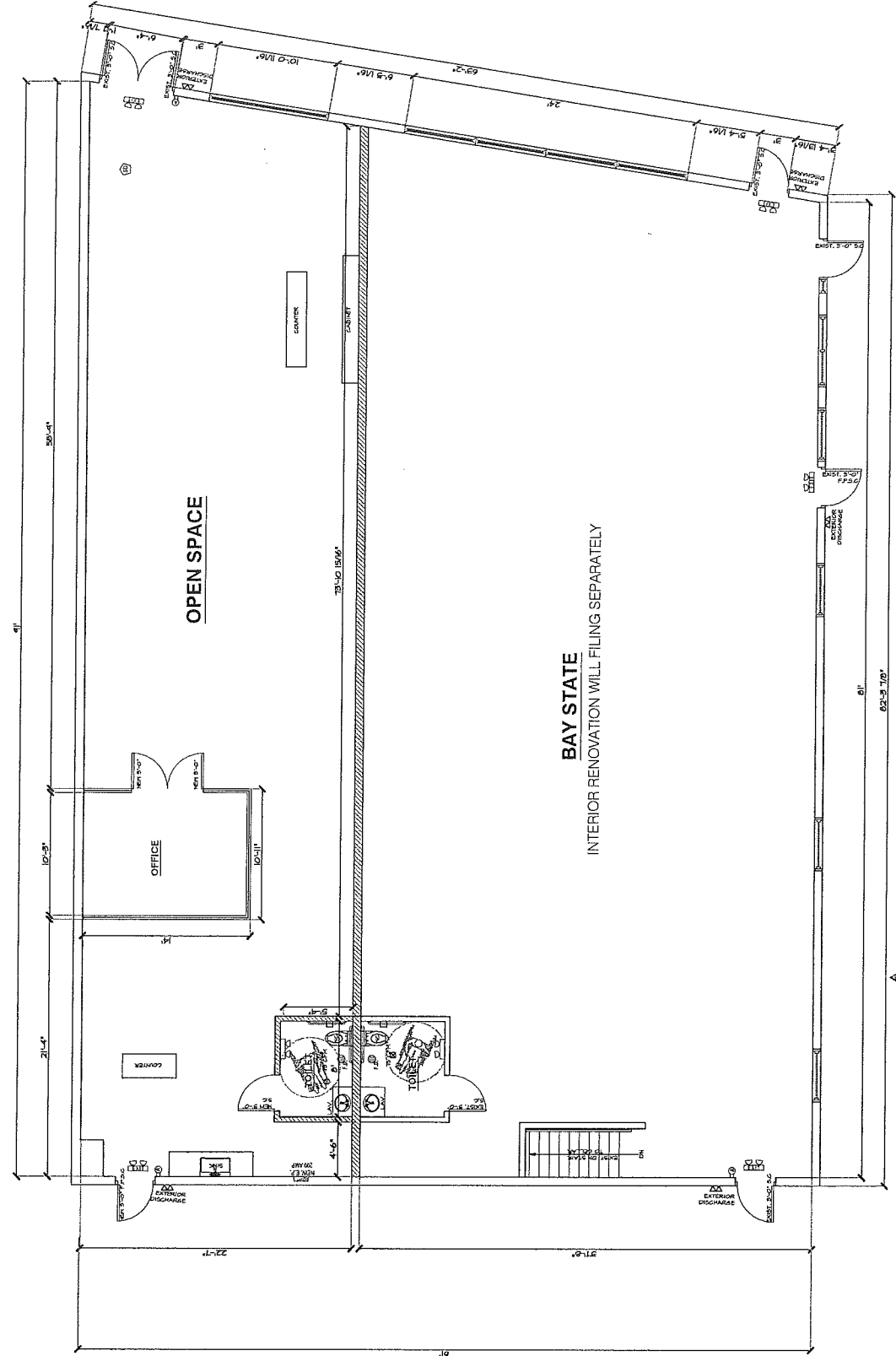
FLOOR PLAN

NO.	REVISIONS	DATE
1		

SEAL & SIGNATURE:

REF. NO.: JD-07321

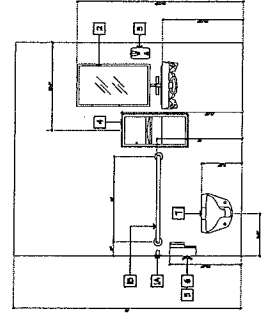
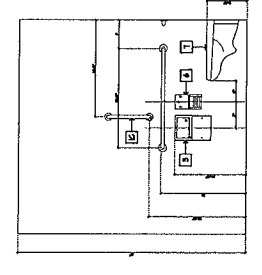
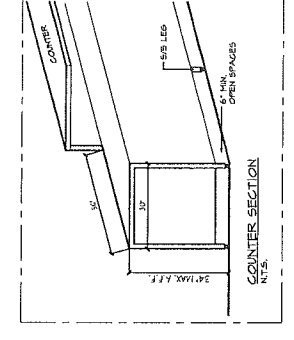
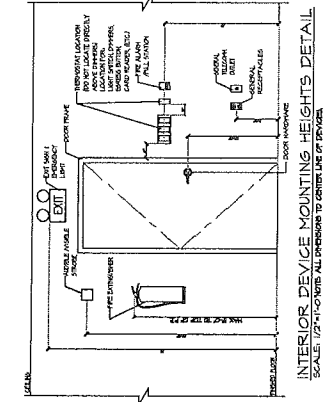
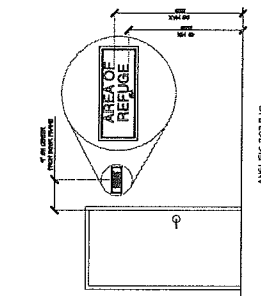
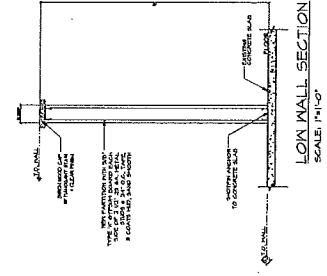
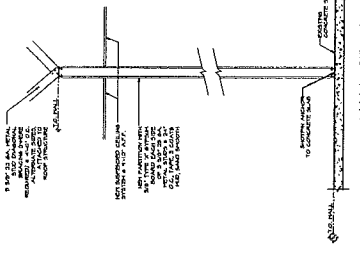
DWG. NO.: A-1-0



LEGEND

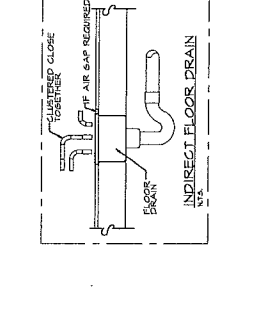
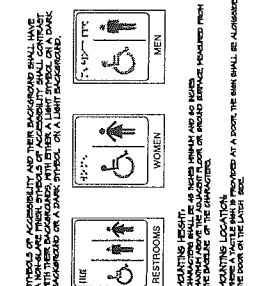
SYMBOL	DESCRIPTION
	EXISTING WALL OR PARTITION TO REMAIN
	NEW WALL PARTITION, LUMBER, 2x4 @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE TO 1/2" GYPSUM BOARD EACH SIDE AND EXISTING PARTITION
	STORAGE CABINET
	NEW PARTITION WITH 1/2" GYPSUM BOARD EACH SIDE @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE
	EMERGENCY LIGHT WITH BATTERY BACKUP, WIRE TO LOCAL LUMINA CREDIT HOUSING ON NEW
	SMOKE DETECTOR
	FLOOR DRAIN
	ELECTRICAL PANEL

FLOOR PLAN
 SCALE: 1/4"=1'-0"



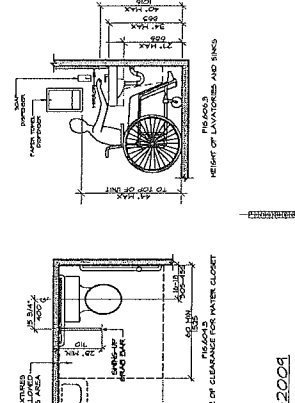
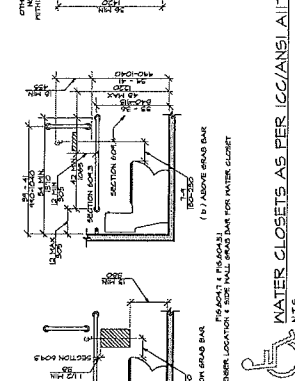
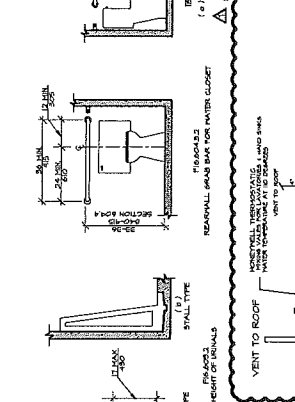
BATHROOM AND TOILET ACCESSORIES SCHEDULE

NO.	DESCRIPTION
1	36" GRAB BAR
2	34" GRAB BAR
3	1/4" VERTICAL GRAB BAR
4	1/4" VERTICAL WITH SWANNECK STEEL FINISH
5	SPRINKLER-HEATED SOAP DISPENSER
6	SPRINKLER-HEATED TAPER TYPE DISPENSER AND JACKET INSULATED OR BLANK (W/ND DRIVE)
7	SPRINKLER-HEATED SANITARY WIPER (CERAMIC WIPERS) (TOILET ONLY)
8	SPRINKLER-HEATED MULTI-PHASE TOILET TISSUE DISPENSER
9	SPRINKLER-HEATED TOILET TISSUE DISPENSER

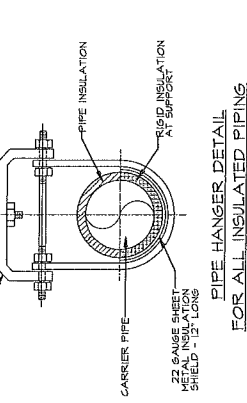
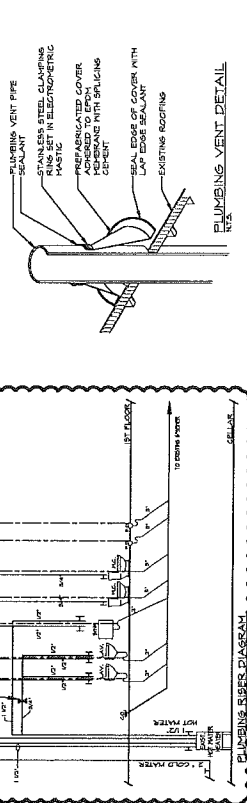


ICC/ANSI A117.1-2009 REQUIREMENT NOTES:

- TOILET PAPER DISPENSERS MAY BE MOUNTED ON THE FRONT OF WATER CLOSET.
- TOILET PAPER DISPENSERS MOUNTED ON THE FRONT OF WATER CLOSET SHALL BE INSULATED.
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- TOILET PAPER DISPENSERS MOUNTED ON THE FRONT OF WATER CLOSET SHALL BE INSULATED.
- ALL STRESSORS ON GRAB BARS AND COMPONENTS SHALL BE BASED ON FINISHED FLOOR FINISH.
- PROVIDE LEVER TYPE ACCESSIBLE DOOR HARDWARE ON TOILET STALLS.
- DOOR HARDWARE SHALL BE CLEAR AT 10 INCHES OPEN.
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- PLUMBING REQUIREMENTS**
- ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
 - INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 3/4" PERIGRADE PIPE INSULATION.
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These drawings shall be used for the project as shown on the drawings with the title block and shall not be used at any other location.
PROJECT:
INTERIOR RENOVATION
800 RESERVOIR AVE.
CRANSTON, RI 02910

PROJ. NO.: 10221
DATE: 8/03/2021
SCALE: AS NOTED
DRAWN BY: SINN
CHECK BY:

REVISIONS

NO.	REVISIONS	DATE
1		8/12/21

DETAIL
SEAL & SIGNATURE:

REF. NO.: JD-07321
DWG. NO.: A-20



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These drawings shall be used for the
 construction of the project and
 shall not be used for any other
 purpose without the written consent
 of the architect. This drawing
 shall not be used at ANY OTHER LOCATION,
 PROJECT:

PROJECT:
 INTERIOR RENOVATION
 800 RESERVOIR AVE,
 CRANSTON, RI 02910

PROJ. NO.:	10221
DATE:	8/03/2020
SCALE:	AS NOTED
DRWN BY:	SNN
CHKD BY:	

**REFLECTED CEILING
 &
 LIGHTING PLAN**

NO.	REVISIONS	DATE
1		08/22/22

SEAL & SIGNATURE:

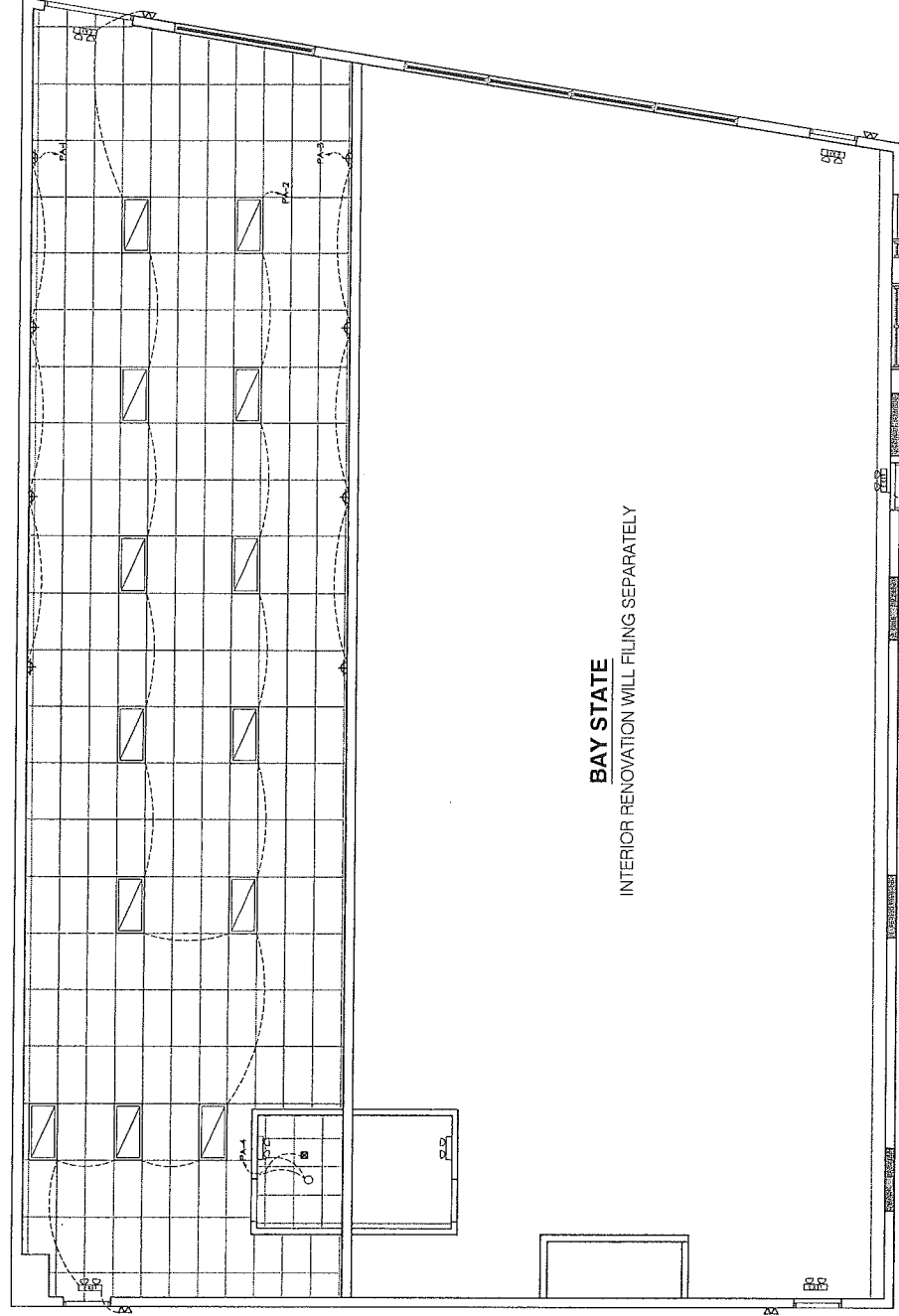


REF. NO.:

JD-07321

DWG NO.:

A-30



BAY STATE
 INTERIOR RENOVATION WILL FILING SEPARATELY

REFLECTED CEILING & LIGHTING PLAN
 SCALE: 1/4"=1'-0"

SYMBOL	DESCRIPTION
□	EXIT SIGN (EXIT SIGNAGE IS SEPARATELY LISTED IN THE SPECIFICATIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, CHAPTER 7-10.1.1)
◇	250A, 250V, CONVENIENCE RECEPTACLE POINT AT 18" AFF. UNLESS OTHERWISE NOTED
□	250A, 250V, CONVENIENCE RECEPTACLE POINT AT 18" AFF. UNLESS OTHERWISE NOTED
AA	EXIT DISCHARGE
□	250A, 250V, IN-RECESSIBLE LIGHT FIXTURE SUPPORTED BY STRUCTURE



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 TEL: (212) 964-3020 FAX: (646) 893-8102

These drawings shall be used only for the
 specific project location indicated
 and shall not be used for any other
 location without the written consent of
 the author.

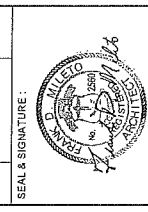
PROJECT:

INTERIOR RENOVATION
 800 RESERVOIR AVE.
 CRANSTON, RI 02910

DATE	8/03/2020
SCALE	AS NOTED
DRAWN BY	SJNN
CHKD BY	

NO.	REVISIONS	DATE
1		06/22/22

SEAL & SIGNATURE:

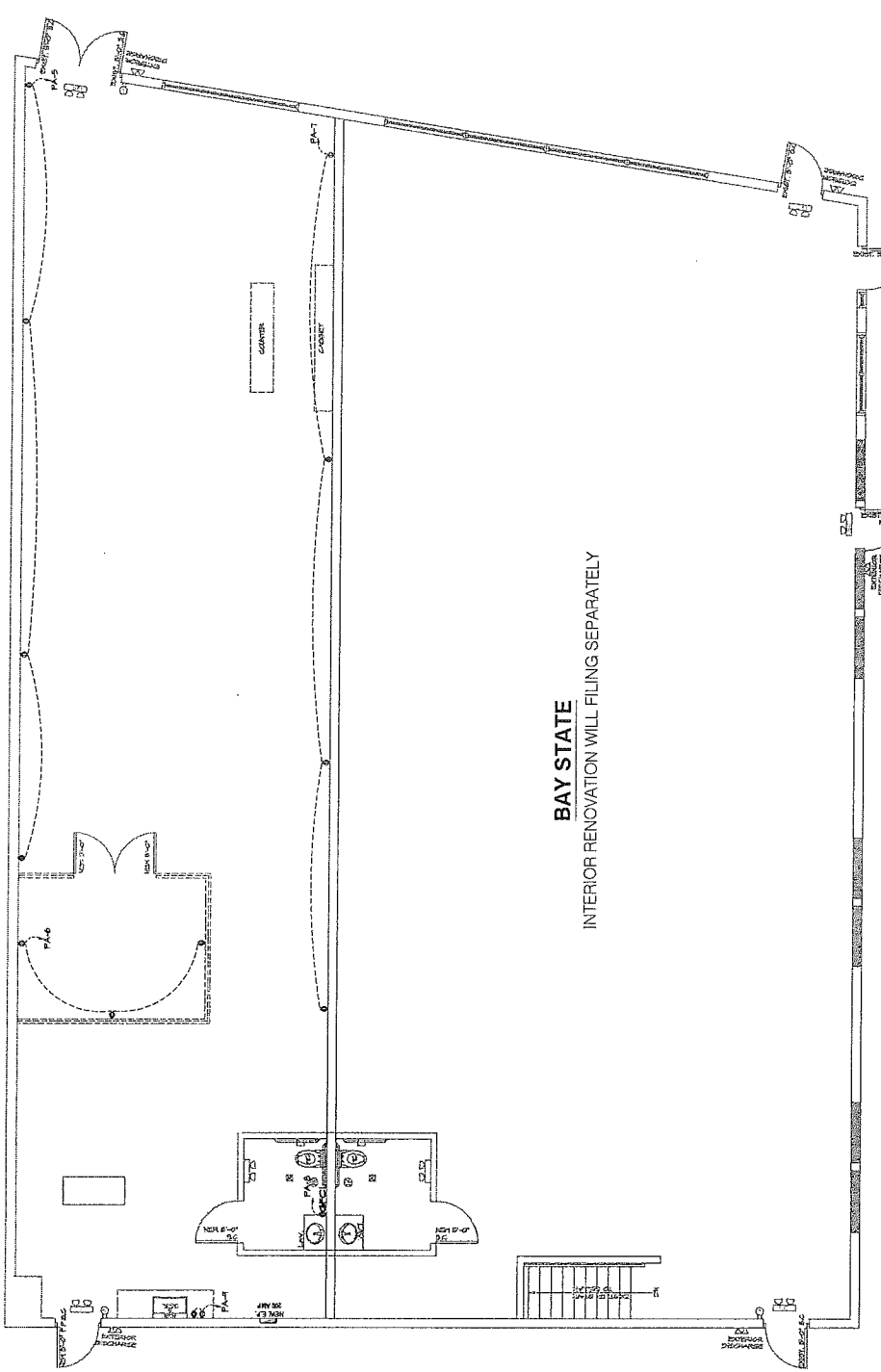


REF. NO.: JD-07321

DWG NO.: A-4-0

BAY STATE
 INTERIOR RENOVATION WILL FILING SEPARATELY

POWER PLAN
 SCALE: 1/4"=1'-0"





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JD DESIGN & RENDERING INC.
 2 ALLEN STREET, SUITE 414 NY 08002
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These drawings shall be used for the project with the "JOB BLOCK" and shall NOT BE USED AT ANY OTHER LOCATION.

PROJECT:

INTERIOR RENOVATION
 800 RESERVOIR AVE
 CRANSTON, RI 02910

NO.	REVISIONS	DATE
1	AS NOTED	07/03/2021
2	SNN	

DETAILS

PROJ. NO.: 10221

DATE: 07/03/2021

SCALE: AS NOTED

DRAWN BY: SNN

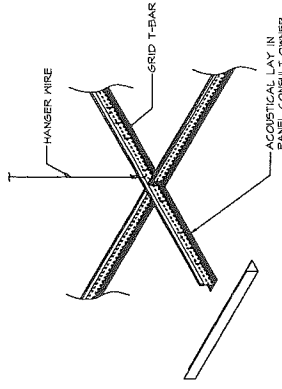
CHKD BY:

SEAL & SIGNATURE:

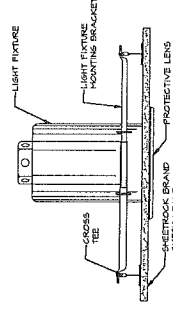


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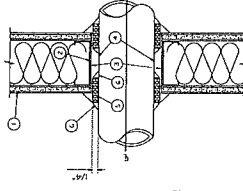
DWG. NO.: A-5-0



TYPICAL DROP CEILING GRID DETAIL
 N.T.S.



INCANDESCENT FIXTURE RECESSED
 N.T.S.



PIPE THRU RESIST. WALL
 N.T.S.

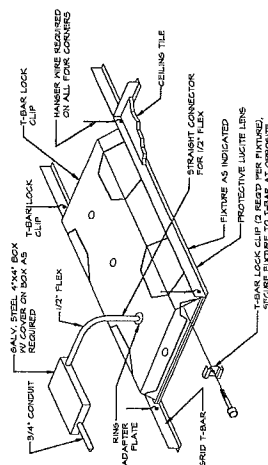
- ELECTRICAL NOTES & REQUIREMENTS**
1. ALL WIRING TO COMPLY WITH NEC 2017 OR LATEST ADOPTED, AND LOCAL REQUIREMENTS.
 2. CIRCUIT TO BE 20 AMP. BREAKER, 12" IN 3/4"
 3. WIRE SIZES BASED ON THE COPPER RULE.
 4. VERIFY ALL REQUIREMENTS FOR KITCHEN EQUIPMENT WITH EQUIPMENT SUPPLIER.
 5. VERIFY ALL ELECTRICAL CIRCUITS AND SWITCHES AS REQUIRED BY THE ADA AND THE LOCAL STATE BARRIER FREE RULES.
 6. BALANCE THE LOADS EVENLY BETWEEN THE PHASES OF THE ENTIRE SYSTEM.
 7. MAINTAIN MINIMUM VOLTAGE DROP OF 5% THROUGHOUT THE AND PLUMBING TRADES IN FIELD.
 8. VERIFY ALL EXISTING JOB CONDITIONS AND ACCOMMODATE ELECTRICAL PANEL WORK A COMPLETE INSTALLATION.
 9. ELECTRICAL PANEL SHALL BE ENCLOSED INTO THE WALL.

ELECTRICAL SPECIFICATIONS:

CONDUIT SHALL BE RIGID GALVANIZED STEEL, RIGID ALUMINUM OR EMT. FLEXIBLE CONDUIT SHALL BE TYPE AC AND MAY BE USED FOR BRANCH CIRCUIT WIRING.
 WIRE AND CABLE SHALL BE COPPER WITH 600V TYPE "THHN" OR "THWN" WIRE SMALLER THAN #2 AWG SHALL NOT BE USED. ISOLATED WIRE SHALL BE TYPE "RHH" OR "RHW" WIRE.
 OUTLET BOXES SHALL BE FRESSED STEEL IN DRY LOCATIONS AND CAST ALLOY WITH THREADED HBS IN WET AND DAMP LOCATIONS. WIRING DEVICES SHALL BE SPECIFICATION GRADE WITH COLOR OF DEVICES AND PLATES CHOSEN BY THE OWNER.
 LIGHTING FIXTURES AND LAMPS SHALL BE FURNISHED, INSTALLED AND WIRED COMPLETE BY THE ELECTRICAL CONTRACTOR. ALL LAMPS USED SHALL COMPLY WITH THE IRE ENERGY POLICY ACT INDICATING THE STANDARDS FOR ENERGY SAVING LAMPS AND MINIMUM LAMP LIFE PER WATT.
 ALL ELECTRICAL WORK SHALL BE AS INDICATED ON THE DRAWINGS, AS MANUFACTURED BY THE SQUARE D OR THE SAME MANUFACTURER MANUFACTURED BY THE SQUARE D OR THE SAME MANUFACTURER BOLL-ON CIRCUIT BREAKERS AND A TYPEWRITTEN PANEL DIRECTORY.

LIGHTING GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO CONFORM WITH ALL LIGHTING FIXTURES.
2. ALL FLUORESCENT LAMPS SHALL BE 800 DELTA WAVE INDICATED BY THE FACILITY.
3. ARCHITECT TO CONFIRM AND COORDINATE ALL MOUNTING HEIGHTS.
4. ALL PENDANT CABLE MOUNTED LIGHTING FIXTURES SHALL HAVE THE FEED CONDS THAT ARE TO BE TIGHT TO CABLE AND SECURED BY THE WRAFS TO MATCH THE FINISH OF THE CABLE.
5. ARCHITECT TO CONFIRM FINISHES ON ALL LIGHTING FIXTURES.
6. GENERAL CONTRACTOR & ELECTRICAL CONTRACTOR TO VERIFY AND COORDINATE CEILING CONDITION WITH FIXTURE TRIM SPECIFIED.
7. INSTALLING CONTRACTOR TO PROVIDE ALL THE NECESSARY HARDWARE, SUPPORT AND BLOCKING TO SECURE RECESSED FIXTURE TO CEILING STRUCTURE.
8. ELECTRICAL CONTRACTOR TO VERIFY AND COORDINATE ALL ELECTRICAL COMPONENTS, FEEDS, JOINTS, END CAPS AND ANY OTHER REQUIRED HARDWARE NECESSARY FOR A PROPER CODE COMPLIANT INSTALLATION.
9. LIGHTING FIXTURE BALLASTS ARE TO BE AS SPECIFIED TO ADHERE TO REQUIRED CODES.
10. LIGHTING FIXTURE EMERGENCY BATTERY BALLAST ACCEPTABLE MANUFACTURERS ARE IDTA AND BODINE. EMERGENCY LUMEN OUTPUT MUST BE AS SPECIFIED.
11. SPACES WHERE FIXTURE IS USED.



TYPICAL FLUORESCENT LIGHTING FIXTURE MOUNTING (RECESSED)
 N.T.S.

NEW PANEL SCHEDULE

DESCRIPTION	PHASE 1				PHASE 2				TOTAL
	A	B	C	D	A	B	C	D	
HALL LIGHTING	1	1	1	1	1	1	1	1	8
RECEPTION AREA	1	1	1	1	1	1	1	1	8
GENERAL RECEP.	1	1	1	1	1	1	1	1	8
GENERAL RECEP.	1	1	1	1	1	1	1	1	8
SPARE									
TOTAL FOR PHASE	4	4	4	4	4	4	4	4	32
TOTAL CONNECTED LOAD	800	800	800	800	800	800	800	800	3200

DESIGN
 ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA 70). ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA 70). ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA 70). ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA 70).

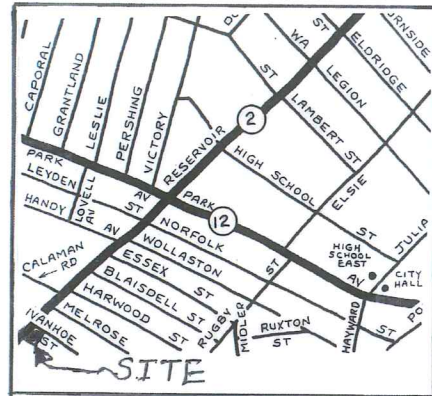






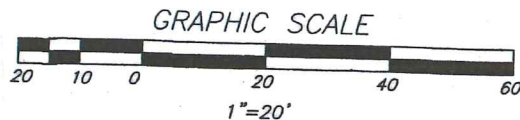
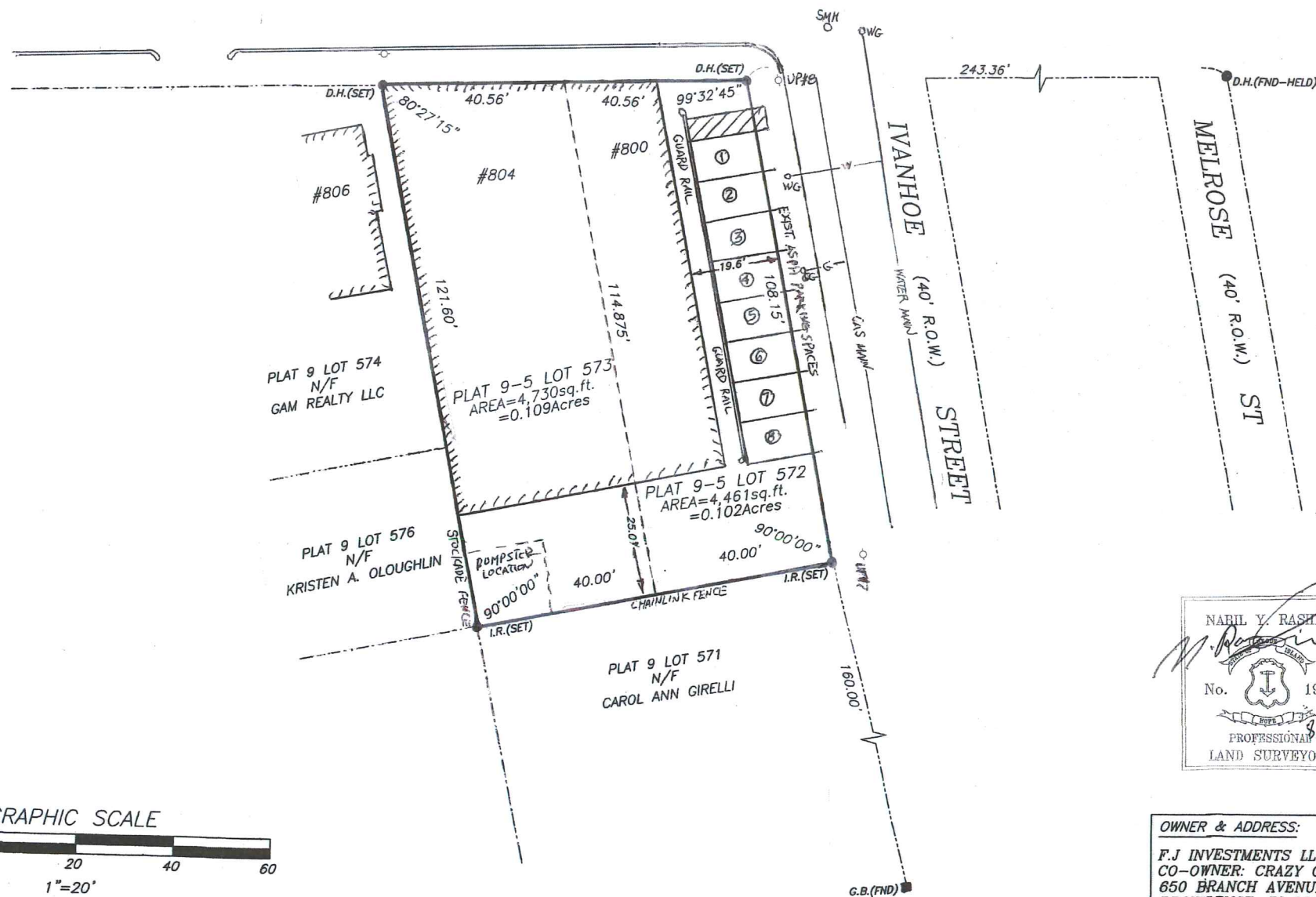






LOCUS MAP
N.T.S.

RESERVOIR (80' R.O.W.) AVENUE



LEGEND

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	EXISTING DWELLING
N/F	NOW OR FORMERLY
---	EDGE OF ASPHALT
---	BUILDING ENVELOP SETBACK
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
G.B.(FND)	GRANITE BOUND FOUND
C.B.(FND)	CONCRETE BOUND FOUND
PK(SET)	PK NAIL SET
SPIKE(SET)	R.R. SPIKE SET
MAG(SET)	MAG NAIL SET
I.R.(SET)	IRON REBAR SET
I.R.(FND)	IRON REBAR FOUND
D.H.(FND)	DRILL HOLE FOUND
D.H.(SET)	DRILL HOLE SET
SMH	SEWER MANHOLE
WG	WATER GATE
UP	UTILITY POLE
C.O.	SEWER CLEANOUT

ZONING:

THIS PARCEL IS LOCATED IN COMMERCIAL DISTRICT C-1
 MIN. LOT AREA: 6,000 S.F.
 MIN. LOT FRONTAGE: 60 F.T.
 MIN. LOT WIDTH: 60 F.T.
 MIN. FRONT YARD SETBACK: 25 F.T.
 MIN. SIDE YARD SETBACK: 8 F.T.
 MIN. REAR YARD SETBACK: 20 F.T.
 MAX. BUILDING HEIGHT: 35' FT.
 MAX BUILDING COVERAGE: 60%

REFERENCE:

1. PLAT ENTITLED: "AUBURN PLATEAU BELONGING TO WOOD, HARMON & CO. BY J.A. LATHAM, DECEMBER 1894" WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID CITY OF CRANSTON IN PLAT BOOK AT PAGE 27 AND ON PLAT CARD 39.
2. DEED BOOKS & PAGES: 6272/121, 5051/79, 5724/89 & 6366/321.

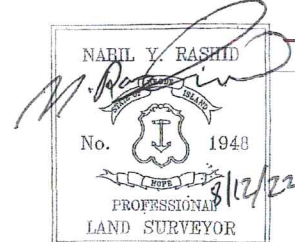
FLOOD NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY FEMA MAPS FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING. MAP NUMBER 44007C0314H MAP EFFECTIVE DATE: OCTOBER 2, 2015.

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 NOVEMBER 25, 2015 AS FOLLOWS:
 TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION- CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 DETERMINE PROPERTY LINES

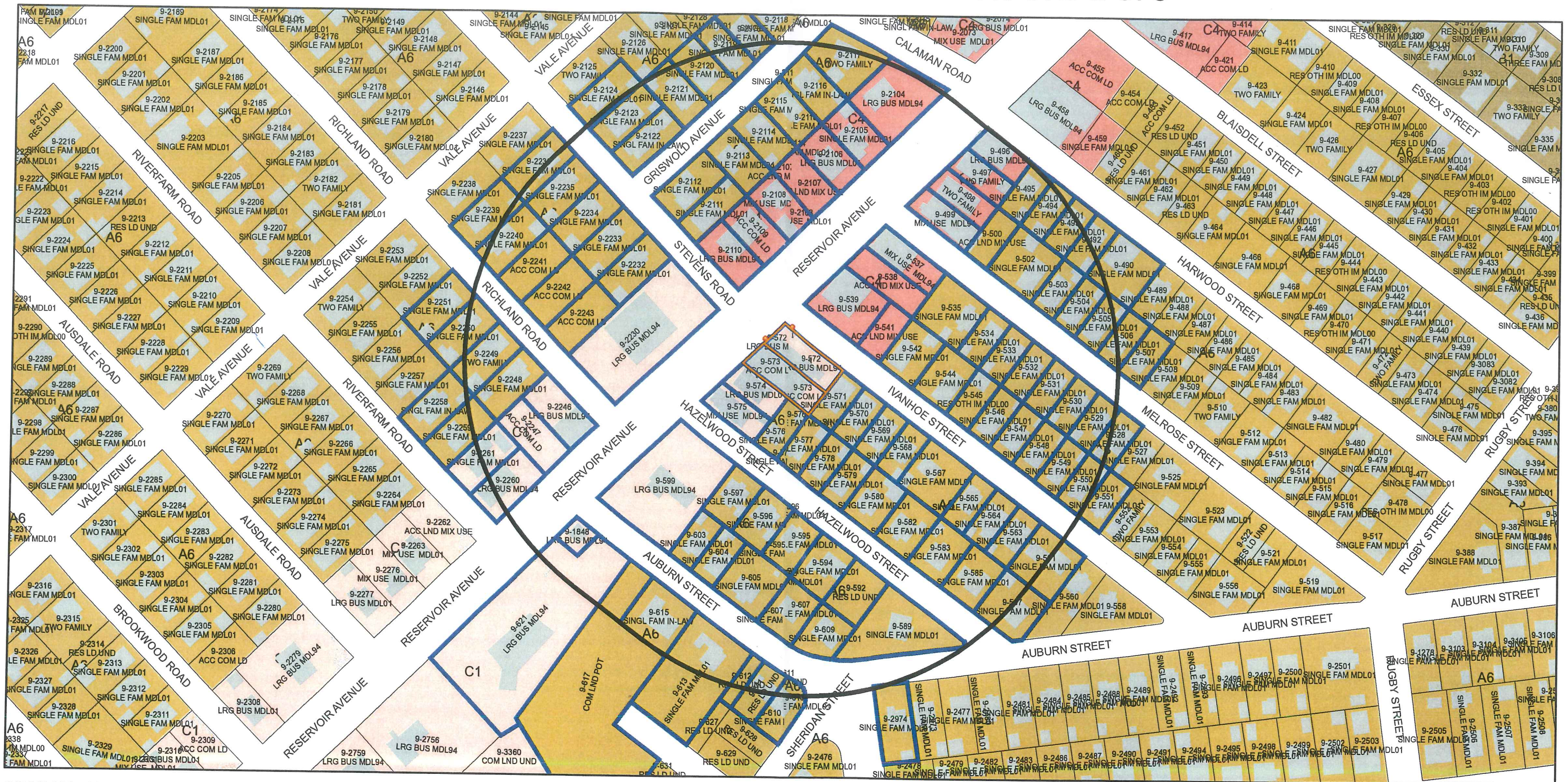
BY: *Nabil Rashid* DATE: 8/12/22
 NABIL RASHID PLS#1948 LS-A427
 REGISTERED PROFESSIONAL LAND SURVEYOR



OWNER & ADDRESS:
 F.J INVESTMENTS LLC
 CO-OWNER: CRAZY CRAB
 650 BRANCH AVENUE
 PROVIDENCE, RI 02904

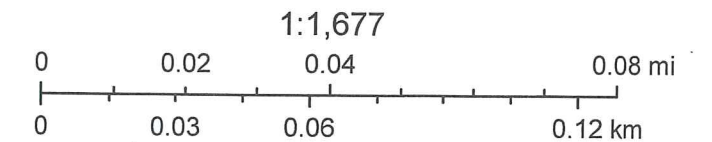
SURVEY AND PLAN FOR INGRID GUZMAN 800-804 RESERVOIR AVENUE CRANSTON RHODE ISLAND PLAT 9-5 LOT 572 AND 573	
NRC ASSOCIATES P.O. BOX 14459 EAST PROVIDENCE, RHODE ISLAND 02914 (401) 954-0206	
DRAWN BY KLL	CHECKED BY NYR
APPROVED BY NYR	SCALE 1"=20'
REVISION	DATE 8/12/22
FILENAME Reservoir	DATE 8/12/22
	1 of 1

800 Reservoir Ave 400' Radius Plat 9 Lots 572 & 573



8/29/2022, 11:01:50 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
Cranston Boundary		none		B1		C5		Other
Parcels		A80		B2		M1		
Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston