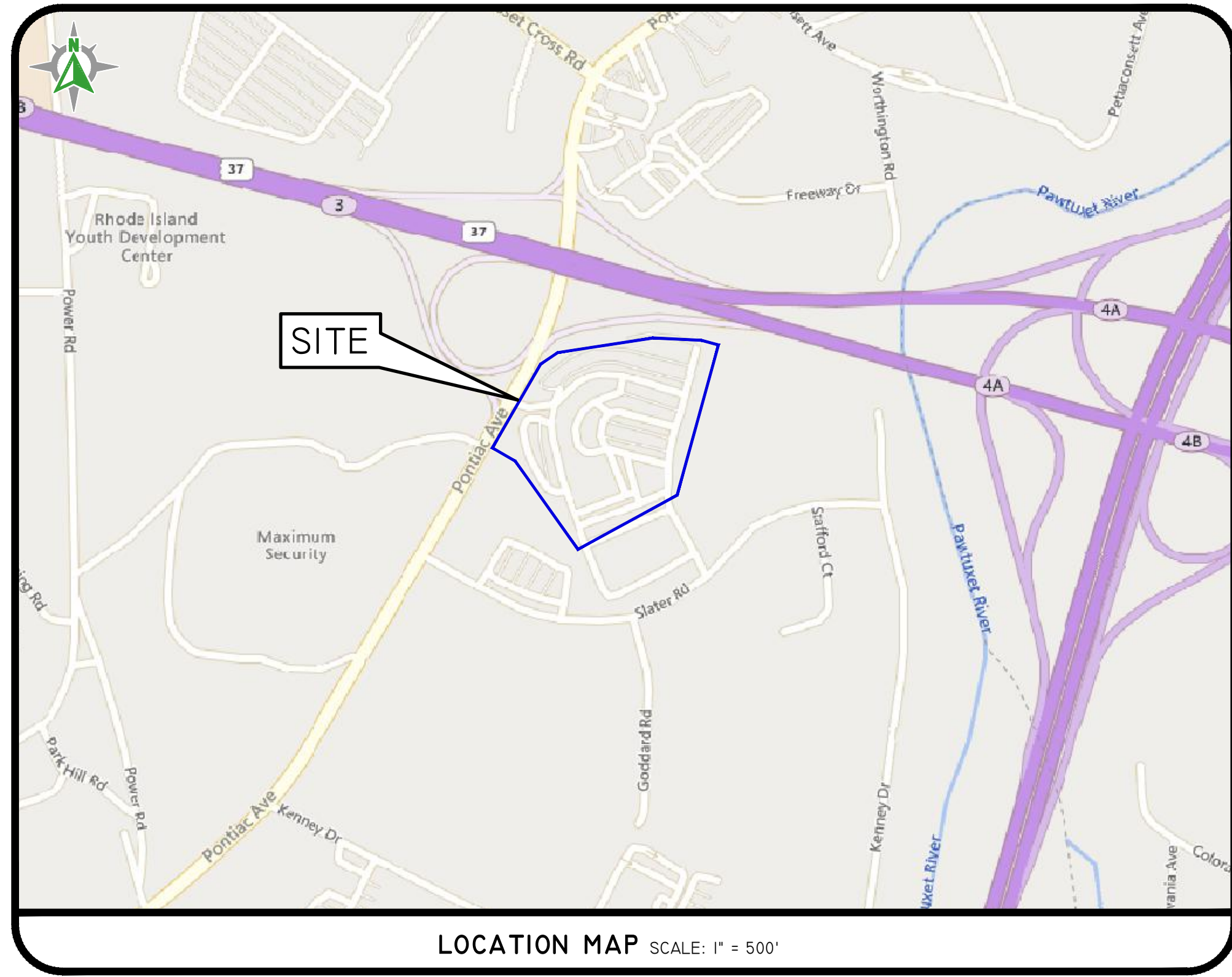


PRE-APPLICATION SUBMISSION

TASCA BUILDING EXPANSION

1300 PONTIAC AVENUE
CRANSTON, RHODE ISLAND
ASSESSOR'S PLAT 13 LOT 76



SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL & HALF-MILE RADIUS
- 3 OVERALL SITE LAYOUT
- 4 SITE LAYOUT PLAN-1
- 5 SITE LAYOUT PLAN-2

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
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BRIAN P THALMANN
No. 14100
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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NO.	DATE	DESCRIPTION	M.I.D.	BY:	DESIGN BY:
01	07-11-2022	PRE-APPLICATION SUBMISSION			D.R.N.
02	08-29-2022	PRE-APPLICATION SUBMISSION			

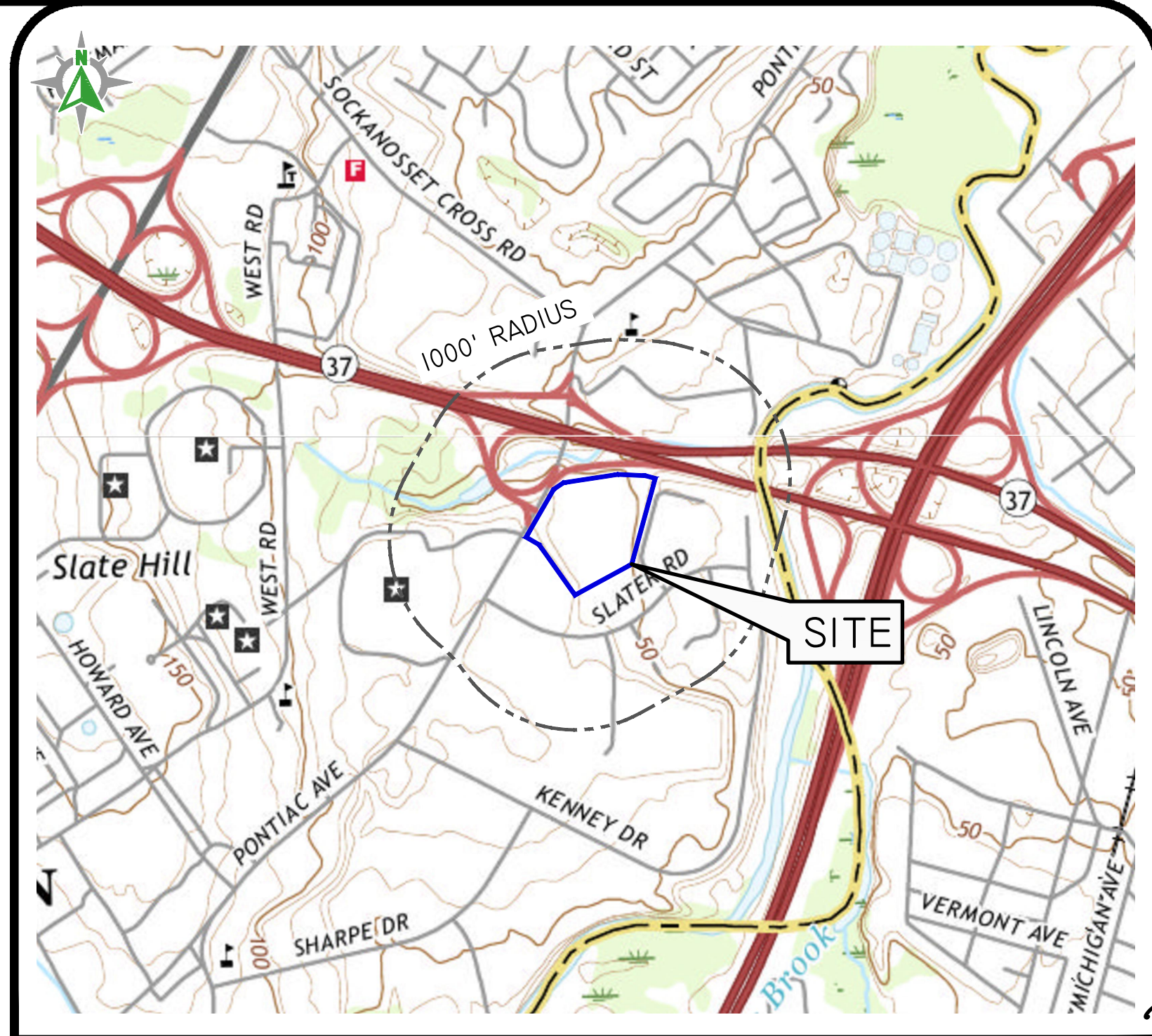
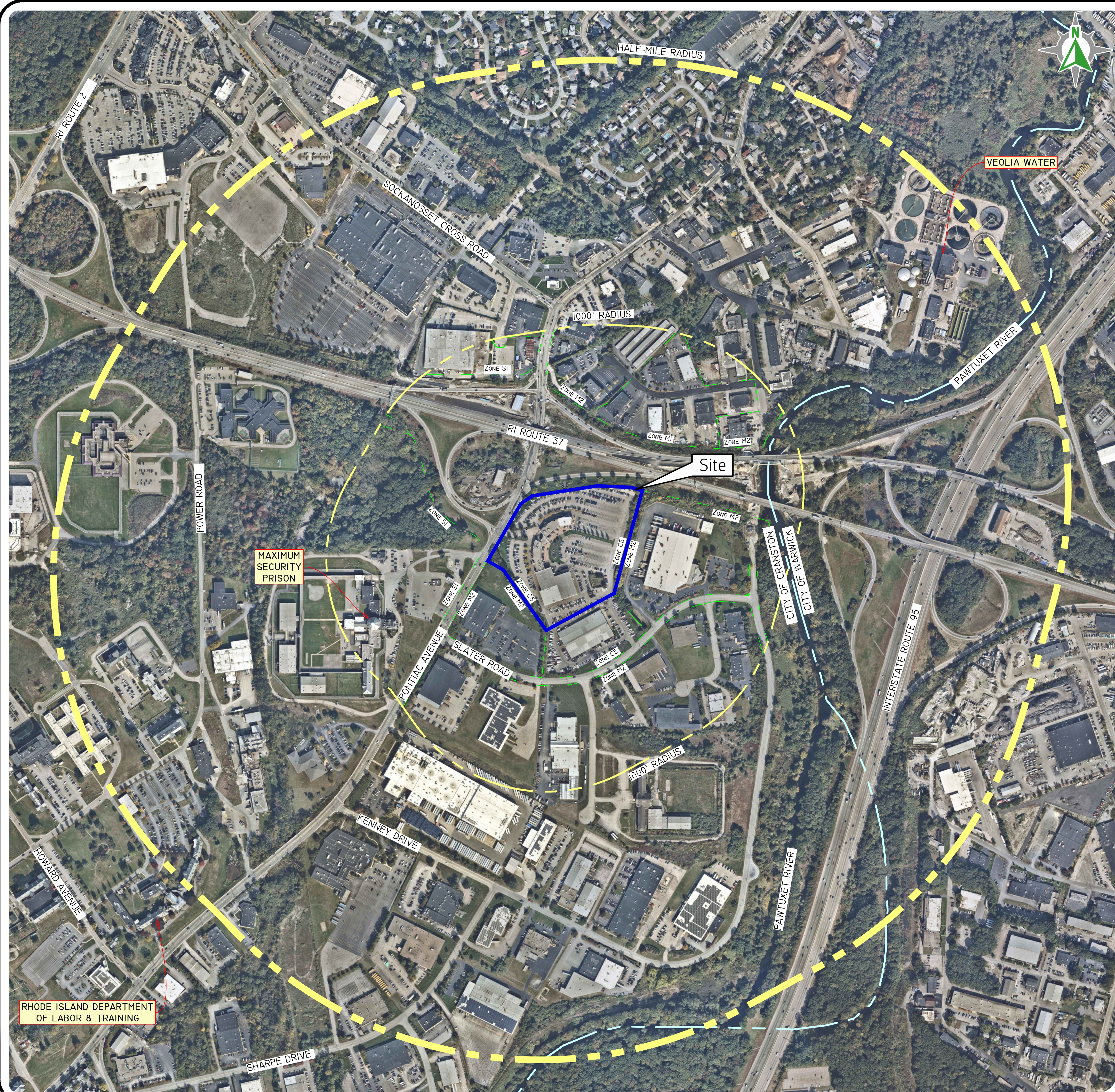
COVER SHEET
TASCA BUILDING EXPANSION
ASSESSOR'S PLAT 13 LOT 76
CRANSTON, RHODE ISLAND

PREPARED FOR:
BOWERMAN ASSOCIATES
ONE RICHMOND SQUARE, SUITE 220E
PROVIDENCE, RHODE ISLAND 02906

Z:\BROWNP\PROJECTS\1645-001 PONTIAC AVENUE TASCA\AUTOCAD DRAWINGS\1645-001-COVER.DWG PLOTTED: 7/11/2022

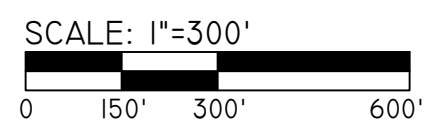
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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 10/12/2021.



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NO.	DATE	DESCRIPTION	M.I.D.	BY:
1	07-11-2022	PRE-APPLICATION SUBMISSION		
2	06-29-2022	APPLICATION SUBMISSION		
3				

DESIGN BY: D.R.N.

AERIAL & HALF-MILE RADIUS
TASCA BUILDING EXPANSION
ASSESSOR'S PLAT 13 LOT 76
CRANSTON, RHODE ISLAND

PREPARED FOR:
BOWERMAN ASSOCIATES
ONE RICHMOND SQUARE, SUITE 2206
PROVIDENCE, RHODE ISLAND 02906

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DEVELOPMENT DATA:

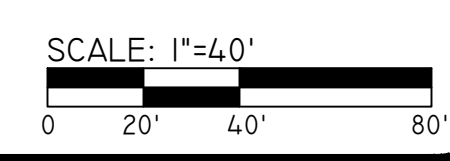
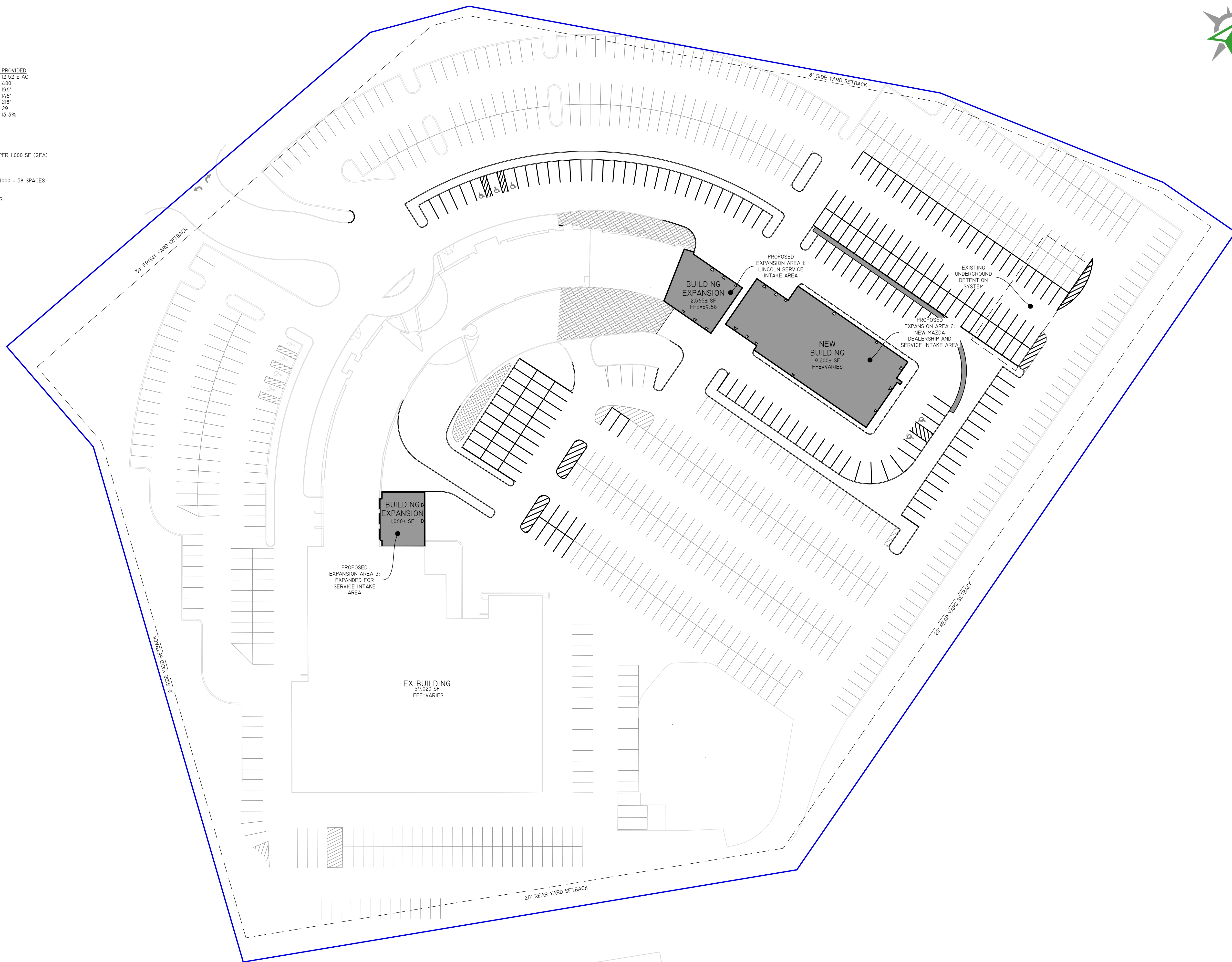
TOTAL SITE AREA: 12.52 ± ACRES
 TOTAL NUMBER OF BUILDINGS: 1

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C-5 REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	12,52 ± AC
MINIMUM FRONTAGE AND LOT WIDTH:	80'	400'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	196'
MINIMUM SIDE YARD:	8'	146'
MINIMUM REAR YARD:	20'	218'
MAXIMUM STRUCTURE HEIGHT:	35'	29'
MAXIMUM BUILDING COVERAGE:	60%	13.3%

PARKING REGULATIONS:

PARKING USE:	RETAIL
PARKING REQUIREMENT:	3 SPACES PER 1,000 SF (GFA)
ADA PARKING REQUIRED:	2 SPACES
ADDITIONAL BUILDING SQUARE FOOTAGE (GFA):	12,825 ± SF
REQUIRED PARKING CALCULATIONS:	12,825 X 3/1000 = 38 SPACES
ADA PARKING PROVIDED:	9 SPACES
TOTAL PARKING SPACES PROVIDED:	890 SPACES



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NO.	DATE	DESCRIPTION	M.I.D.	BY
1	07-11-2022	PRE-APPLICATION SUBMISSION		
2	08-22-2022	APPLICATION SUBMISSION		

DESIGN BY: D.R.N.
 DRAWN BY: M.I.D.

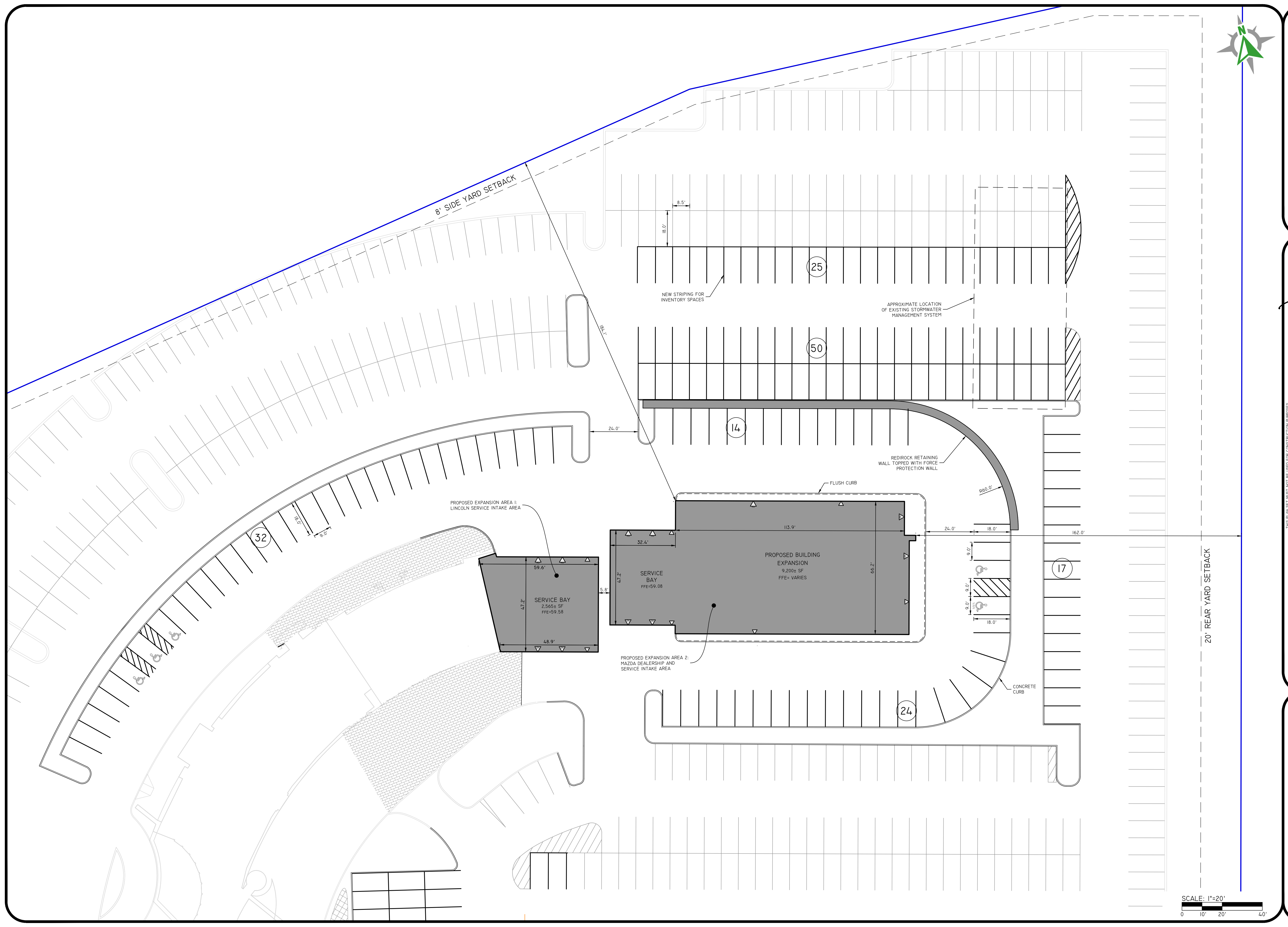
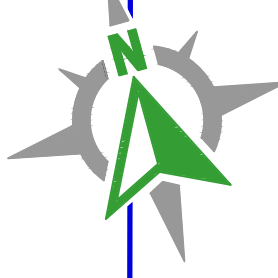
OVERALL SITE LAYOUT PLAN
TASCA BUILDING EXPANSION
 ASSESSOR'S PLAT 13 LOT 76
 CRANSTON, RHODE ISLAND

PREPARED FOR:
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 ONE RICHMOND SQUARE, SUITE 220E
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SHEET **3** OF 5

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NO.	DATE	DESCRIPTION	M.I.D.	BY:
1	07-11-2022	PRE-APPLICATION SUBMISSION		
2	06-29-2022	APPLICATION SUBMISSION		
				DESIGN BY: D.R.N.

SITE LAYOUT PLAN - I

TASCA BUILDING EXPANSION

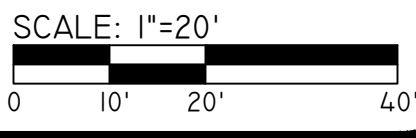
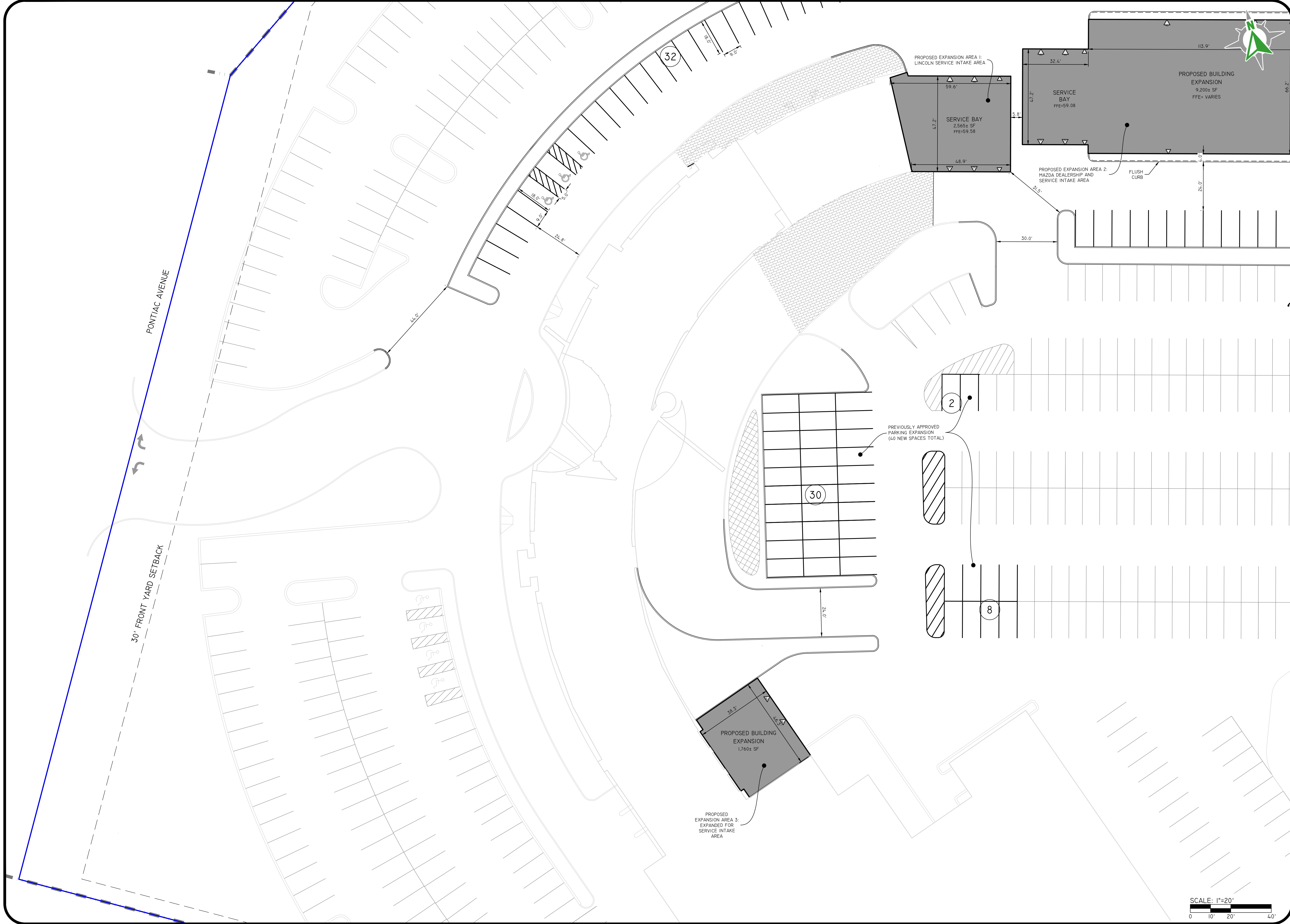
ASSESSOR'S PLAT IS LOT 76
CRANSTON, RHODE ISLAND

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NO.	DATE	DESCRIPTION	M.I.D.	BY	DESIGN BY
1	07-11-2022	PRE-APPLICATION SUBMISSION	M.I.D.	BT	DESIGN BY: D.R.N.
2	06-29-2022	APPLICATION SUBMISSION	M.I.D.	BT	

SITE LAYOUT PLAN - 2
TASCA BUILDING EXPANSION
 ASSESSOR'S PLAT IS LOT 76
 CRANSTON, RHODE ISLAND

PREPARED FOR:
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