

A photograph of the City of Cranston City Hall, a large, white, classical-style building with a prominent pediment and a clock tower. The building is surrounded by a well-maintained lawn and trees with autumn foliage. A paved walkway leads to the entrance, and a blue mailbox is visible in the foreground. The image is partially obscured by a blue geometric overlay on the right side.

City of Cranston
Zoning Board of Review
December 13, 2023

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)
Paula McFarland
Dean Perdikakis
Carlos Zambrano

Craig Norcliffe (1st Alternate)
Vacant (2nd Alternate)
Frank Corrao III (3rd Alternate)
Vacant (4th Alternate)

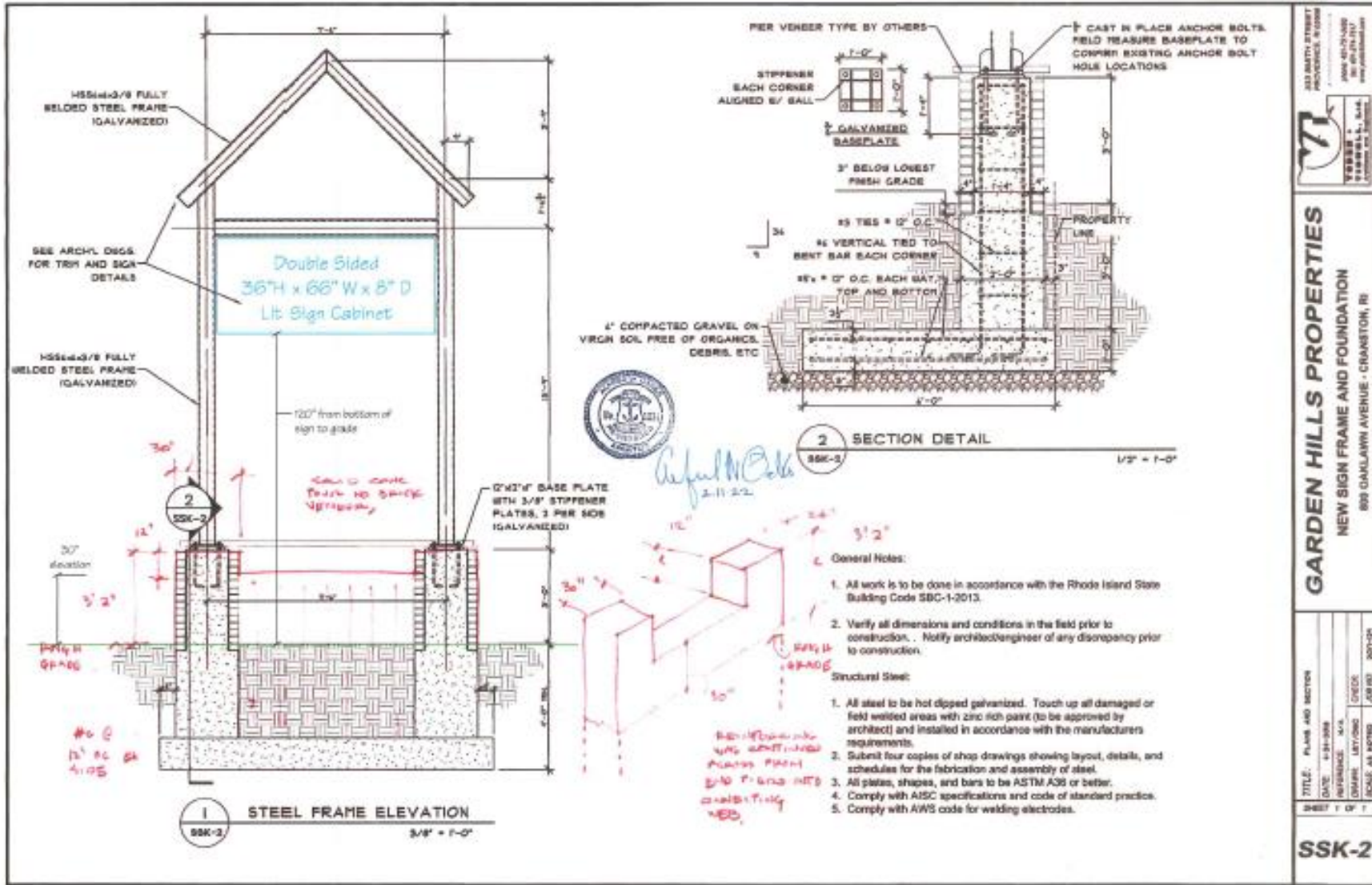
► **Ward 6**

► **DOMAIN REALTY, LLC (OWN/APP)** has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 s.f. zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq- Development Plan Review.

► Application filed 7/06/2023. Joseph P. Carnevale, Esq.







300 BATHY STREET
PROVIDENCE, RI 02903
PHONE: 401-751-4300
FAX: 401-751-4311
WWW.AA-SIGN.COM

AA Thrifty
SIGN & AWNING

GARDEN HILLS PROPERTIES
NEW SIGN FRAME AND FOUNDATION
800 GARLAWN AVENUE - CRANSTON, RI

TITLE:	PLAN AND SECTION
DATE:	6-21-2022
REFERENCE:	S.A.
DESIGNED:	LETICIA
CHECKED:	JOHN
SCALE:	AS NOTED
SHEET:	1 OF 1

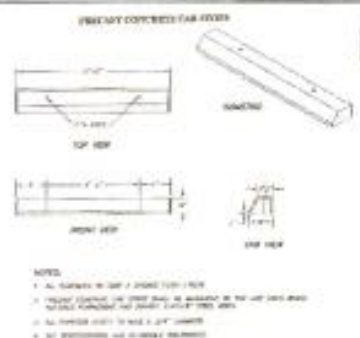
SSK-2

No Scale

JOB: 2022 Garden Hills	FILE: C-846oaklawn	PROJECT MANAGER: Kevin F	CLIENT APPROVAL: Date _____
LOCATION: 846 Oaklawn Ave., Cranston, RI	DATE: 3/1/22	DESIGNED BY: JSR	NOTICE TO CLIENT: This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

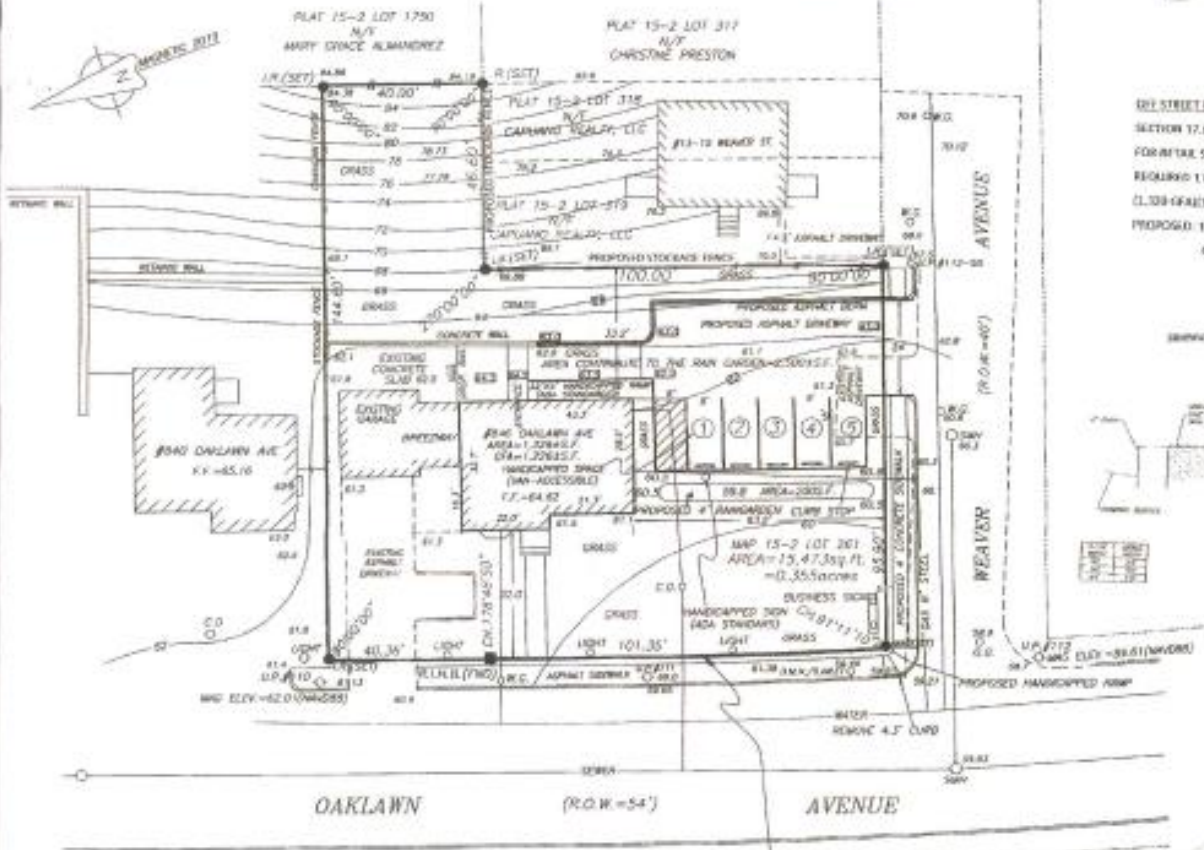


221 Jefferson Boulevard, Warwick, RI
401-756-8055 | 401-758-8334
www.aa-sign.com



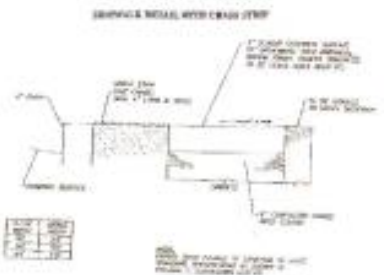
LEGEND

	PROPERTY LINE
	EXISTING POWER LINE
	EXISTING SEWER LINE
	EASEMENT
	ELEVATION
	SPOT ELEVATION
	PROPOSED FOUNDATION
	PROPOSED FOOTING
	PROPOSED WALL
	PROPOSED COLUMN
	PROPOSED BEAM
	PROPOSED SLAB
	PROPOSED DECK
	PROPOSED STAIR
	PROPOSED RAMP
	PROPOSED HANDICAP SIGN
	PROPOSED LIGHT
	PROPOSED GRASS
	PROPOSED PAVED AREA
	PROPOSED CONCRETE
	PROPOSED STEEL
	PROPOSED WOOD DECK
	PROPOSED WOOD FRAMING
	PROPOSED DRYWALL
	PROPOSED INSULATION
	PROPOSED CEILING
	PROPOSED FLOOR JOIST
	PROPOSED TRUSS
	PROPOSED ROOFING
	PROPOSED SIDING
	PROPOSED PAINT
	PROPOSED FINISH



DEVELOPER'S NOTES:

SECTION 17.64.01D
FOR RETAIL SERVICE & BUSINESS ESTABLISHMENT
REQUIRED 1 PARKING SPACE FOR EVERY 100 GFA
(1.000 GFA) (SPACE) (100) GFA = 4.4 - 5 SPACES
PROPOSED 1 HANDICAPPED VAN ACCESSIBLE SPACE
4 REGULAR SPACES



ZONING:

THIS PARCEL IS ZONED IN REGISTRATION ZONE C-2

MIN. AREA 1,000 S.F.
MIN. FRONT SETBACK 10 FT.
MIN. SIDE SETBACK 5 FT.
MIN. REAR SETBACK 10 FT.
MIN. MAX. HEIGHT 12 FT.
MIN. MAX. AREA 10,000 S.F.
MIN. LOT COVERAGE 15%

REFERENCE:

1. PLAT ENTITLED "DANFORTH PARK CONDOMINIUM" IS CORRECTED BY AN ORDER DATED 2008 (BOOK 11, PAGE 100) AND A SECOND ORDER DATED 2008 (BOOK 11, PAGE 101) IN THE CITY OF CRANSTON ON PLAT 0201.

2. PLAT ENTITLED "DANFORTH PARK PLAT 0201" IS CORRECTED BY AN ORDER DATED 2008 (BOOK 11, PAGE 100) AND A SECOND ORDER DATED 2008 (BOOK 11, PAGE 101) IN THE CITY OF CRANSTON ON PLAT 0201.

3. ZONING ORDINANCE PLAT 0201 (BOOK 11, PAGE 100)

FLOODING:

THIS PARCEL IS LOCATED IN FLOOD ZONE-A WHICH IS DETERMINED BY THE CITY OF CRANSTON, COUNTY OF PROVIDENCE. THE CITY OF CRANSTON HAS ADOPTED AS AN ORDINANCE THE 2006 ANNUAL CHARGE FLOODPLAIN MAP NUMBER 0201 (BOOK 11, PAGE 100) EFFECTIVE DATE: OCTOBER 1, 2010.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF SURVEYING FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2010 AS FOLLOWS:

TYPE OF SURVEY: BOUNDARY SURVEY - LIMITED CONVEYANCE BOUNDARY SURVEY REQUIREMENT SPECIFICATION - CLASS 1 CONVEYANCE SURVEY - 10'

THE SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF SURVEYING FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2010 AS FOLLOWS:

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TYPE OF SURVEY: BOUNDARY SURVEY - LIMITED CONVEYANCE BOUNDARY SURVEY REQUIREMENT SPECIFICATION - CLASS 1 CONVEYANCE SURVEY - 10'



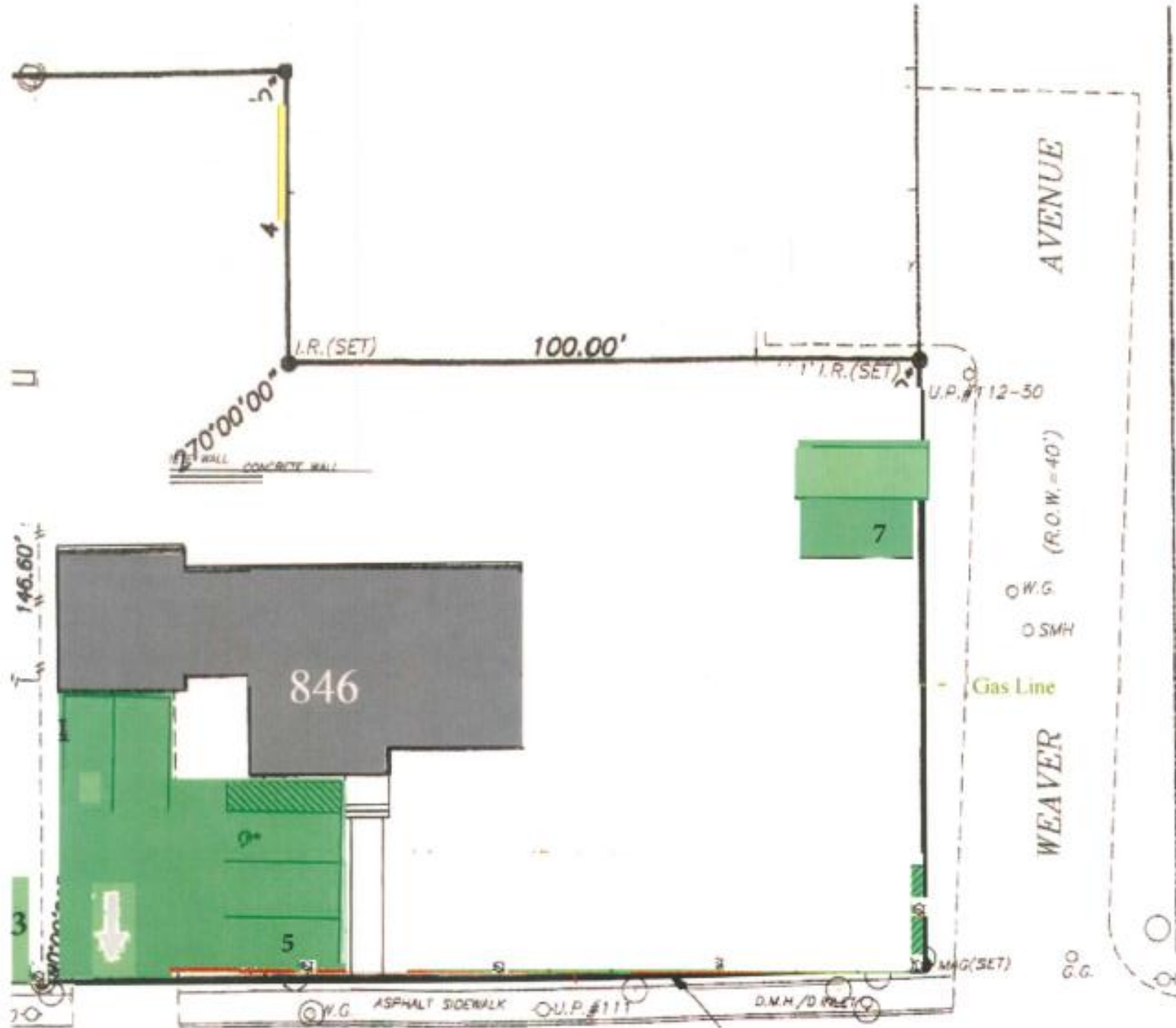
SURVEY & PLAN
FOR
MONTECATINI PROPERTIES/ DOMAIN REALTY
846 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
MAP 15-2 LOT 361

NRC ASSOCIATES
P.O. BOX 14459
EAST PROVIDENCE, RHODE ISLAND 02914
(401)954-0206

DRAWN BY	K.L.L.
CHECKED BY	N.Y.R.
APPROVED BY	N.Y.R.
SCALE	1" = 20'
DATE	JAN. 5, 2022
PROJECT NAME	OAKLAWN AVE
SHEET NO.	1 of 1

NUMBER	DATE	REVISION	BY
2	JAN. 20, 2022	REVISION	N.Y.R.
1	FEB. 7, 2022	PARKING & HANDICAPPED RAMP	N.Y.R.

NOT Proposing to do items marked proposed
Stamped plans for existing concrete base for steel frame



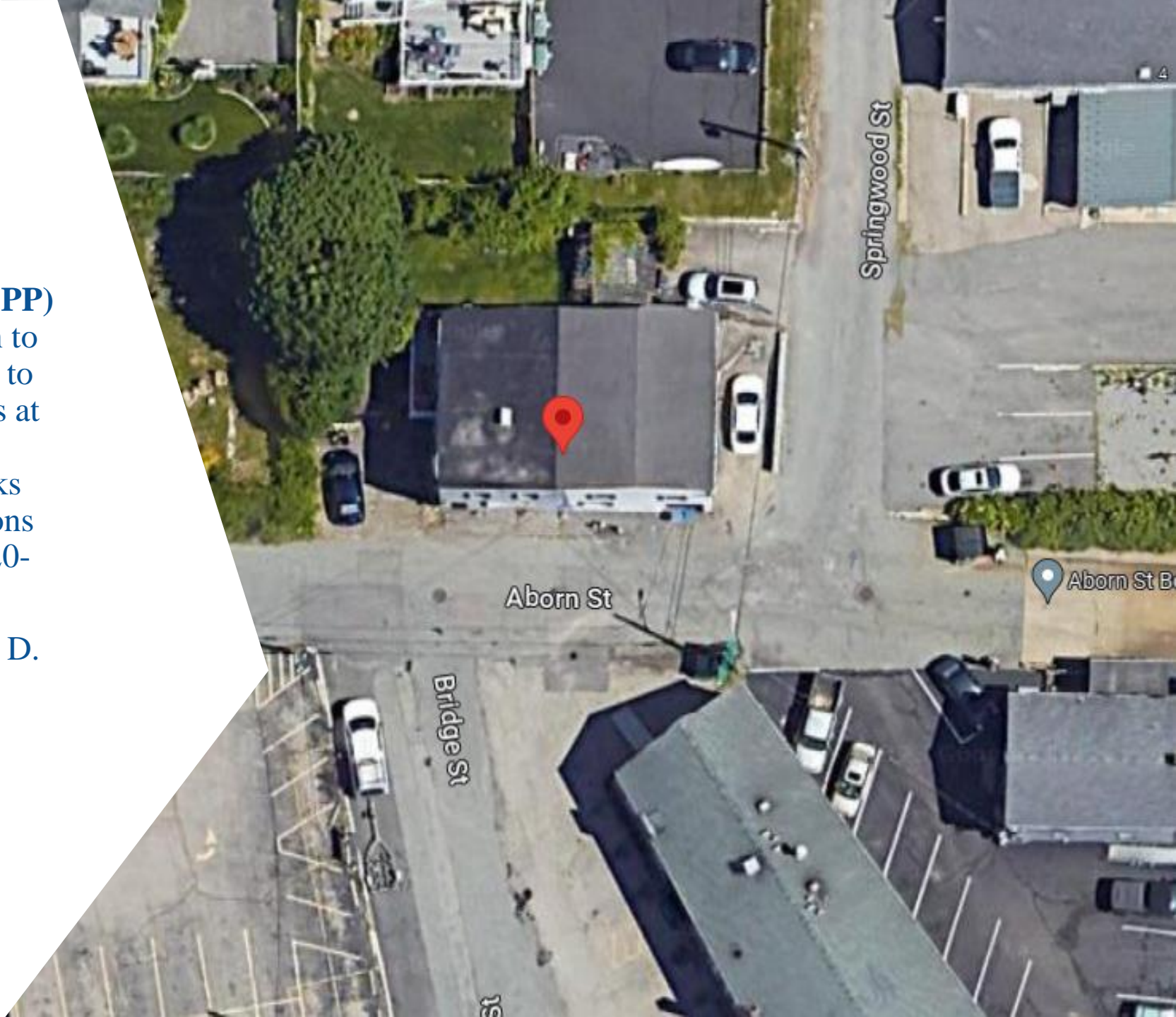
Parking needed: Mercantile 1 per 300 = 5 (1,320 sq ft Mercantile)

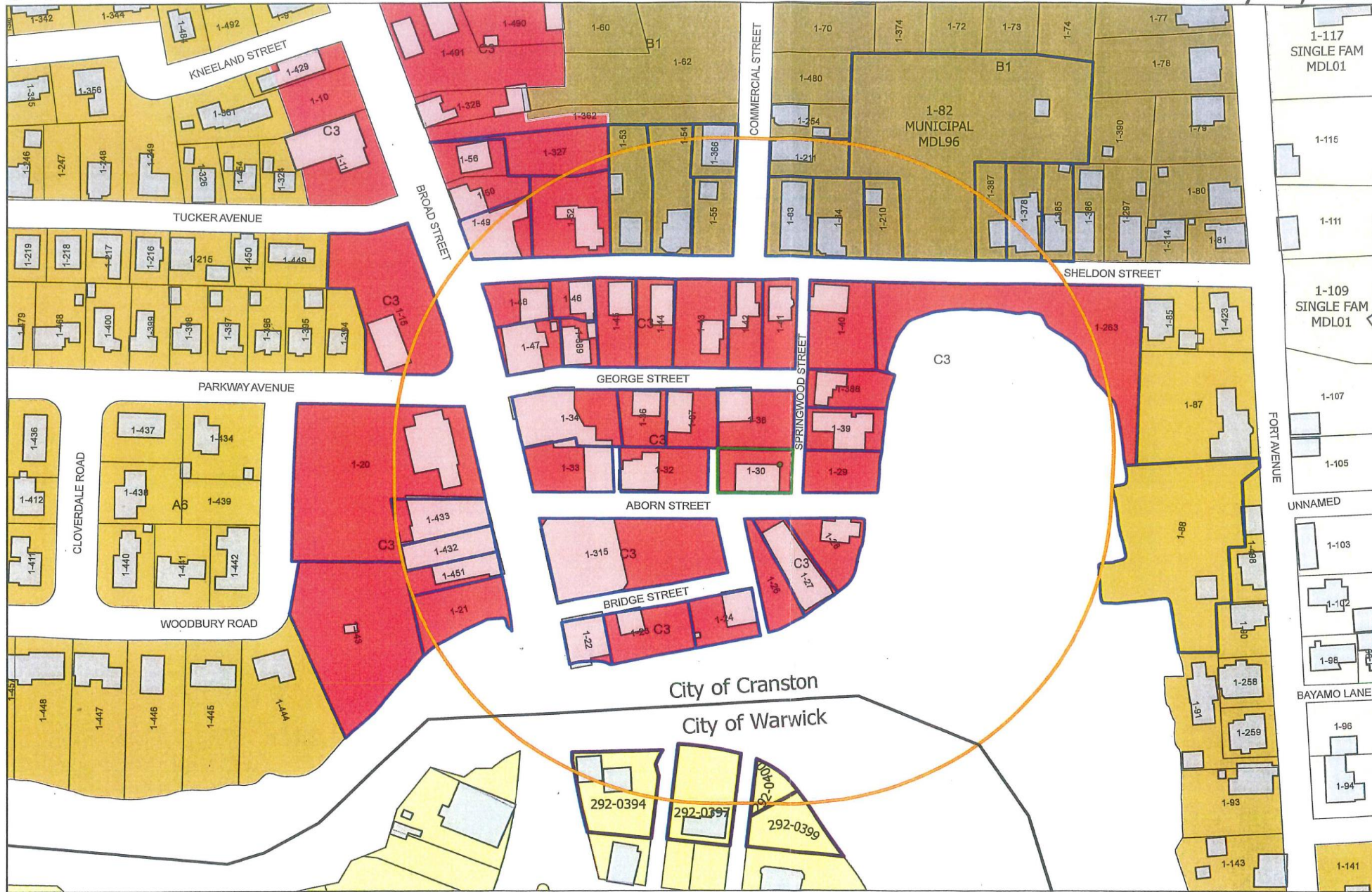




► **BRIDGE GROUP, LLC (OWN/APP)** has filed an application for permission to convert an existing industrial building to residential use with two dwelling units at **5 Aborn Street**. AP 1, lot 30, area 5217+/- SF, zoned C-3. Applicant seeks relief per 17.92.010 -Variances; Sections 17.20.030- Schedule of uses; 17.20.120- Schedule of Intensity Regulations.

► Application filed 9/24/2023. Robert D. Murray, Esq.



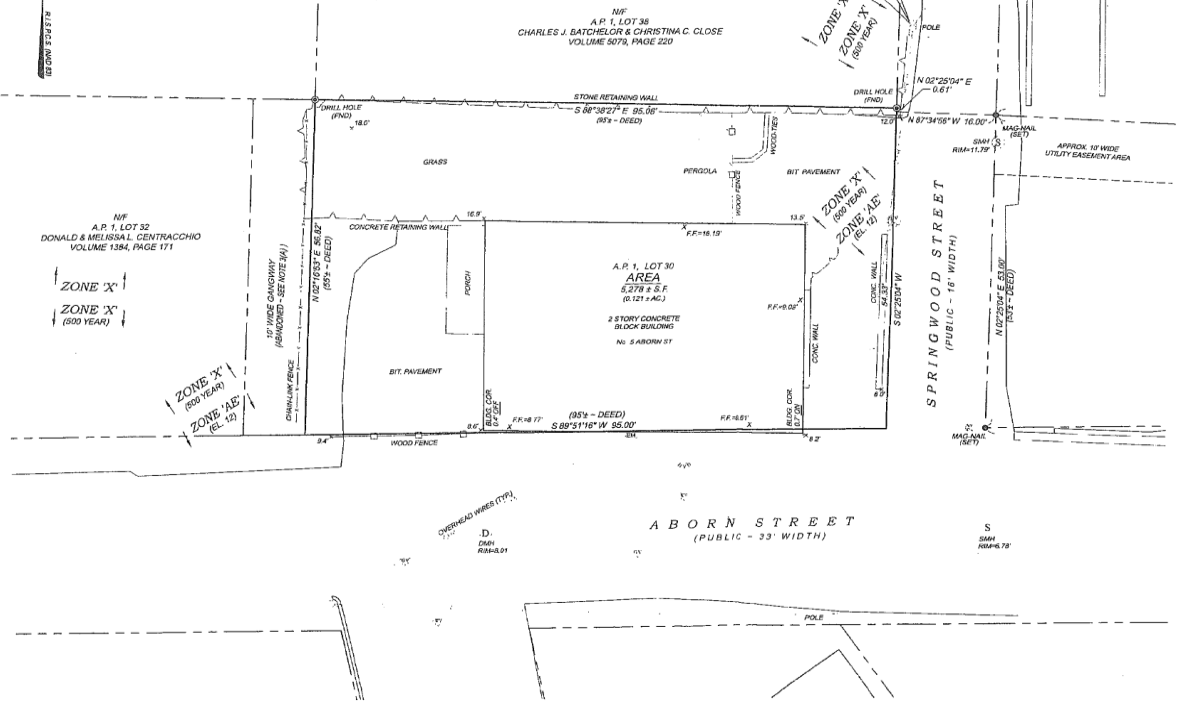


- Buildings
 - Cranston Boundary
 - Cranston Parcels
 - Warwick Parcels
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - EI
 - MPD
 - S1
 - Other
 - Historic Overlay District
 - Parcel Set Point
 - Cranston Parcels in Radius
 - Lot 30
 - 400' Radius
 - Warwick Parcels in Radius

City of Cranston
City of Warwick



This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



NF
 A.P. 1, LOT 32
 DONALD & MELISSA, CENTRACHO
 VOLUME 1384, PAGE 171
 ZONE 'X'
 ZONE 'X'
 (500 YEAR)

NF
 A.P. 1, LOT 38
 CHARLES J. BATCHELOR & CHRISTINA C. CLOSE
 VOLUME 9078, PAGE 220

ABORN STREET
 (PUBLIC - 33' WIDTH)

SPRINGWOOD STREET
 (PUBLIC - 16' WIDTH)

LEGEND & ABBREVIATIONS

NF	- NOW ON FORMERLY	---	- PROPERTY LINE
AP	- ADJACENT PLAT	---	- ZONING SETBACK LINE
SF	- SQUARE FEET	15	- EXISTING CONTOUR
AC	- ACRES	15	- NEW CONTOUR
L	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WSP	- WOOD FRAMED	---	- SANDWICH BOARD
SNP	- STATE HIGHWAY PLAT	---	- DRAIN LINE
RET.	- RETAINING WALL	---	- WATER LINE
PEI	- PAVED DRIVE	---	- GAS LINE
PN	- FOUND	---	- ELECTRIC LINE
RFB	- RI INDUSTRY SOUND	---	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	---	- CATCH BASIN
PE	- FLARED END	---	- STORM DRAIN MANHOLE
RCF	- REINFORCED CONCRETE PIPE	---	- WATER GATE
CLF	- CHAIN LINK FENCE	---	- GAS VALVE
INV	- INVERT	---	- ELECTRIC MANHOLE
10.80	- EXISTING SPOT GRADE	---	- GRANITE BOUND
	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2006, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT/ACCUACY SPECIFICATION
 COMPREHENSIVE BOUNDARY SURVEY

STATE TYPE OF SURVEY: F
 DATA ACQUISITION SURVEY: N
 TOPOGRAPHIC SURVEY (P/RT/AL): F

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

RICHARD S. LIPSTIZ
 No. 1837
 PROFESSIONAL
 LAND SURVEYOR

BY: [Signature]
 RICHARD S. LIPSTIZ, P.L.S. REG. NO. 1837
 WATERMAN ENGINEERING COMPANY (CO. NO. LS 00466) DATE: 10/24/18

NO.	DATE	REVISION	CHECKED BY
			13-034 JUL 2018
			11-10
			10/24/18
			8/8/18
			10-29-2011
			1-17-11
			8/27/07
			SU1



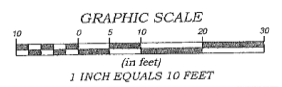
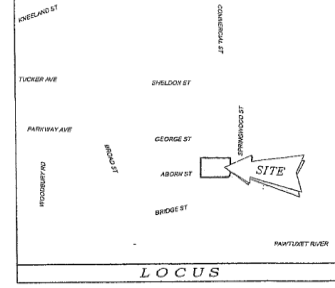
NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 25, SPRINGWOOD STREET & ABORN STREET, CRANSTON, RHODE ISLAND, PREPARED FOR PALMCO, LLC, 25th BROAD STREET, CRANSTON, RHODE ISLAND, PROJECT NO. 18-017, SCALE: 1"=40', DATE: 10/18/16, PREPARED BY WATERMAN ENGINEERING COMPANY.
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 41, SHELTON ST., SPRINGWOOD ST. & GEORGE ST., CRANSTON, RHODE ISLAND, 02916, PREPARED FOR BRIDGE GROUP, L.L.C., 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 15-041, SCALE: 1"=40', DATE: 08/17/15 BY WATERMAN ENGINEERING COMPANY.
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOTS 30, 31, 34 & 36, BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST., CRANSTON, RHODE ISLAND, 02916, PROJECT NO. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 13-024, SCALE: 1"=40', DATE: 01/06/15, REVISED 02/07/15 BY WATERMAN ENGINEERING CO.
 - PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 318, 20th BROAD STREET, CRANSTON, RHODE ISLAND, 02916, PROJECT NO. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 13-024, SCALE: 1"=40', DATE: 01/06/15, REVISED 02/07/15 BY WATERMAN ENGINEERING CO.
 - PLAN ENTITLED "SURVEY PLAN AMENDMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND, PREPARED FOR ALBERTO C. ZIBO, 2182 BROAD STREET - CRANSTON, RHODE ISLAND 02916, PROJECT NO. 10-116, SCALE: 1"=20', DATE: DEC. 11, 2010 BY WATERMAN ENGINEERING CO.
 - PLAN ENTITLED "MAP OF LAND IN PART LINES, CRANSTON, R.I. BELONGING TO HERMAN S. UPHAM BY WATERMAN ENGINEERING CO. 05/27, 1945 SCALE: 1"=40'."
 - PLAN ENTITLED "MAP OF LAND IN PART LINES, CRANSTON, R.I. BELONGING TO BEADON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN 1933 SCALE: 10 FT. TO AN INCH."
 - PLAN ENTITLED "LAND OF GEORGE SHELTON LAID OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH RECORDED ON PLAT GARD 117."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDS TITLED TO THE PREMISES SURVEYED:
 - A.P. 1, LOT 30 - BRIDGE GROUP, L.L.C. - VOLUME 4286, PAGE 21
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. (E))
- THESE PREMISES ARE SITUATED IN AN 'X' ZONE:

DIMENSIONAL REQUIREMENTS











 - MIN. LOT AREA = 6,000 SQ. FT.
 - MIN. FRONTAGE WIDTH = 60 FT.
 - MIN. 5th FRONT YARD = 0 FT.
 - MIN. 5th REAR YARD = 20 FT.
 - MIN. 5th SIDE YARD = 0 FT.
 - MAX. BUILDING HEIGHT = 35 FT.
 - MAX. LOT COVERAGE = 100%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY MANUAGES DRAINED
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE 'X' AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE AE (FE, 12AS) DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 315 OF 451 CITY OF CRANSTON MAP NUMBER 44007003151, REVISION: OCTOBER 3, 2016, FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT THE UTILITY OWNERS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTE RTR NETVGNK VIA LEICA GPST080 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS. (SEE SURVEYOR'S RECORDS.)
- THE FLOODPLAIN BOUNDARIES DEPICTED HAVE BEEN OVERLAPPED & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.



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Materials:

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

PROPOSED RENOVATION



5 Aborn Street, Cranston, RI



SOUTH COUNTY ARCHITECTURE & DESIGN, INC.
 53 Narragansett Avenue - Suite A
 Jamestown, RI 02835
 401.200.3663
 www.southcountyarchitects.com

Stamp:

General Notes:












PROJECT STATUS:
 CONCEPTUAL - NOT FOR CONSTRUCTION

Latest Revision:

No.	Date:	Description:

PROPOSED RENOVATION

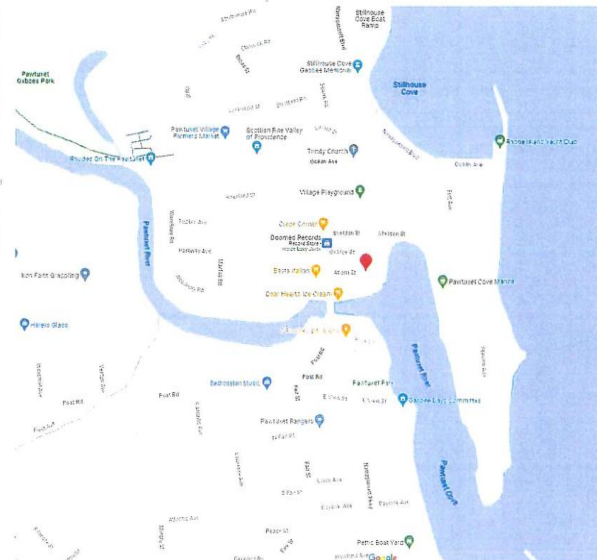
Symbols:

	View Name	PLAN/ELEVATION/DETAIL TITLE TAG
	SIM	DETAIL REFERENCE
	I/E	INTERIOR/EXTERIOR ELEVATION REFERENCE TAG
	B/W	BUILDING/WALL SECTION TAG
	Room name	ROOM NAME/NO.
	D01A	DOOR TAG
	3' - x"	CEILING HEIGHT TAG
	X	WINDOW / CURTAIN-WALL TAG
	?	FINISH/MATERIAL TAG
	XX-XX	FURNITURE, FIXTURE, & EQUIPMENT TAG
	HWXX	CASEWORK TAG

Code Review:

ZONING SUMMARY				
ENFORCING AGENCY: CITY OF CRANSTON				
PARCEL IDENTIFICATION:				
MAP / LOT	1 / 30	MIN LOT SIZE	6,000 SF	5,217 SF
ACCOUNT	02306130	MIN LOT WIDTH	60'	95'
LAND AREA	5,217 SF (0.12 AC)	MIN LOT FRONT YARD SETBACK	0' - 0"	0' - 4 3/4"
ZONING	C-3 (COMMERCIAL)	MIN REAR YARD SETBACK	20'	17' - 9"
YEAR BUILT	1900	MIN SIDE YARD SETBACK	0' - 0"	13'
STYLE	COMMERCIAL	MAX BUILDING COVERAGE	100%	36%
BEDROOMS / BATHS	1 / 1 1/2	MAX BUILDING HEIGHT	35'	25' - 10"
DESCRIPTION:				
HARDSCAPE:		PARKING REQUIREMENTS:		
BUILDING W/ OVERHANG	3039 SF	1 SPACE PER 1,500 SF OF GROSS FLOOR AREA UP TO 15,00 SF.		
DRIVEWAY		THEREAFTER, 1 ADDITIONAL SPACE FOR EACH 5,000 SF OF FLOOR AREA BEYOND 15,00 SF. 1 SPACE FOR EACH VEHICLE USED IN CONDUCTING THE BUSINESS.		

Site Location:



List of Drawings:

SHEET NUMBER	SHEET NAME
C	ZONING & GENERAL
C1.01	SITE SURVEY
C1.11	EXISTING SITE PLAN
C1.12	PROPOSED SITE PLAN
A1.01	GROUND FLOOR PLAN
A1.02	FIRST FLOOR PLAN
A1.03	SECOND FLOOR PLAN
A2.01	EXISTING AND NEW NORTH ELEVATION
A2.02	EXISTING AND NEW SOUTH ELEVATION
A2.03	EXISTING AND NEW EAST AND WEST ELEVATIONS

8/15/2023 1:07:00 PM



SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

53 Narragansett, Avenue - Suite A
Jamestown, RI 02835

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:

**PROPOSED
RENOVATION**

5 Aborn Street, Cranston, RI

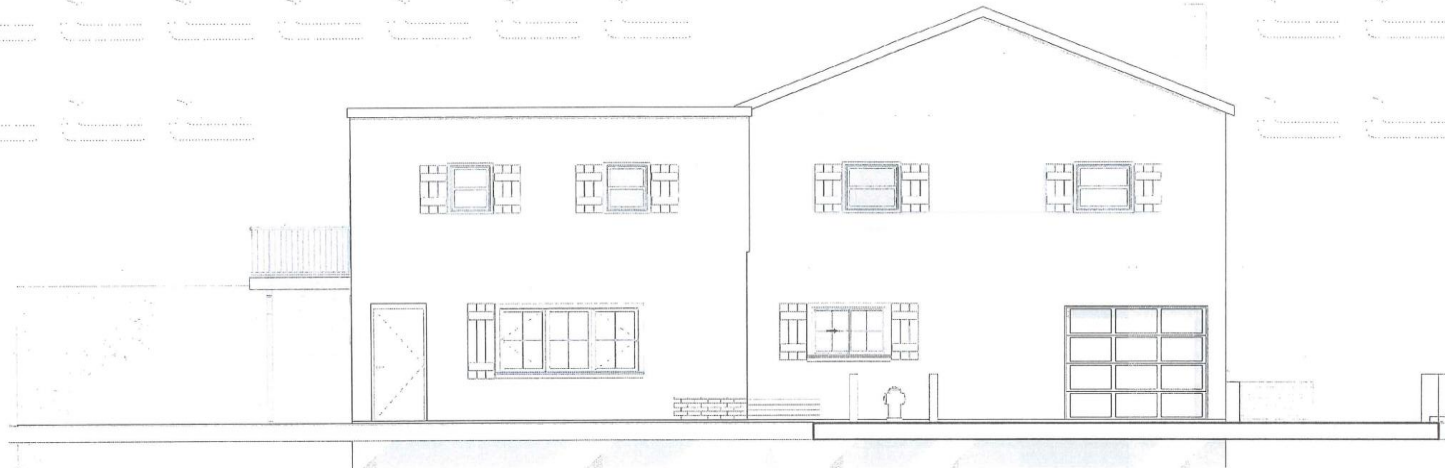
Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
07/19/2023

Title:
EXISTING AND NEW
SOUTH ELEVATION

Drawing Number:

A2.02



02 - SECOND
FLOOR
19' - 0"

01 - FIRST FLOOR
9' - 6"

00 - GROUND
FLOOR
0"

① EXISTING SOUTH ELEV.
1/4" = 1'-0"



ROOF LIMIT
35' - 0"

02 - SECOND
FLOOR
19' - 0"

01 - FIRST FLOOR
9' - 6"

00 - GROUND
FLOOR
0"

② PRO - SOUTH ELEV.
1/4" = 1'-0"



**SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.**
53 Narragansett Avenue - Suite A
Jamestown, RI 02835
401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

02 - SECOND FLOOR
19' - 0"

01 - FIRST FLOOR
9' - 6"

00 - GROUND FLOOR
0"

ROOF LIMIT
35' - 0"

02 - SECOND FLOOR
19' - 0"

01 - FIRST FLOOR
9' - 6"

00 - GROUND FLOOR
0"

Latest Revision:

No.	Date:	Description:

Project:
PROPOSED RENOVATION
5 Aborn Street, Cranston, RI

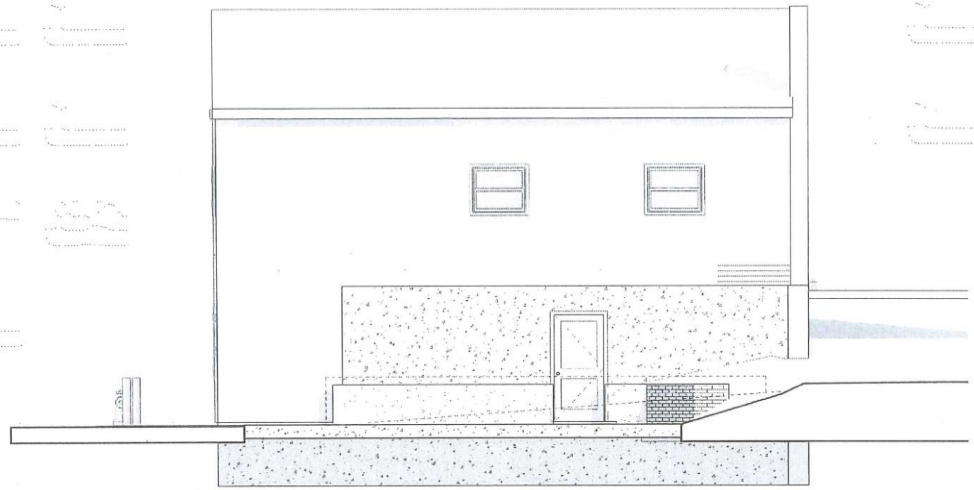
Project Status:
CONCEPTUAL - NOT FOR CONSTRUCTION

Date:
07/19/2023

Title:
EXISTING AND NEW EAST AND WEST ELEVATIONS

Drawing Number:

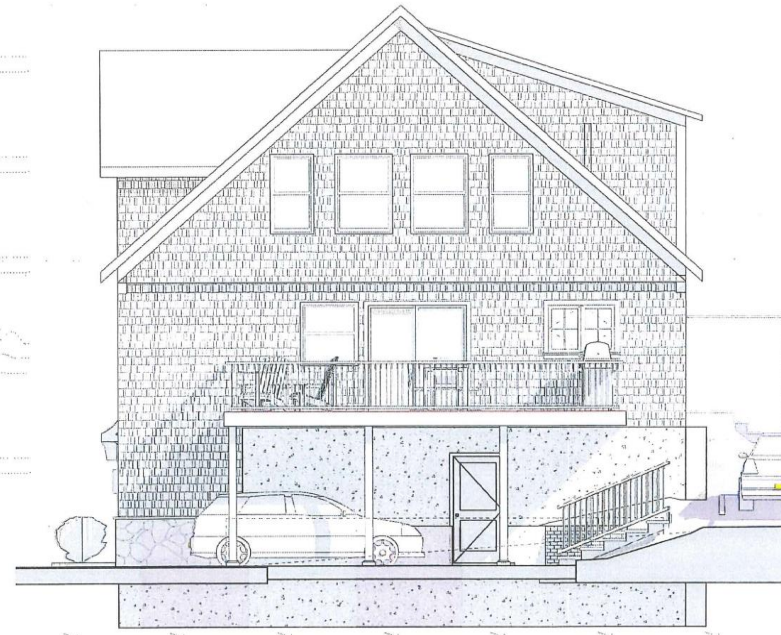
A2.03



1 EX - EAST ELEV.
1/4" = 1'-0"



3 EX - WEST ELEV.
1/4" = 1'-0"



2 PRO - EAST ELEV.
1/4" = 1'-0"



4 PRO - WEST ELEV.
1/4" = 1'-0"



SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.
53 Narragansett, Avenue - Suite A
Jamestown, RI 02835
401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date	Description

Project:

**PROPOSED
RENOVATION**

5 Aborn Street, Cranston, RI

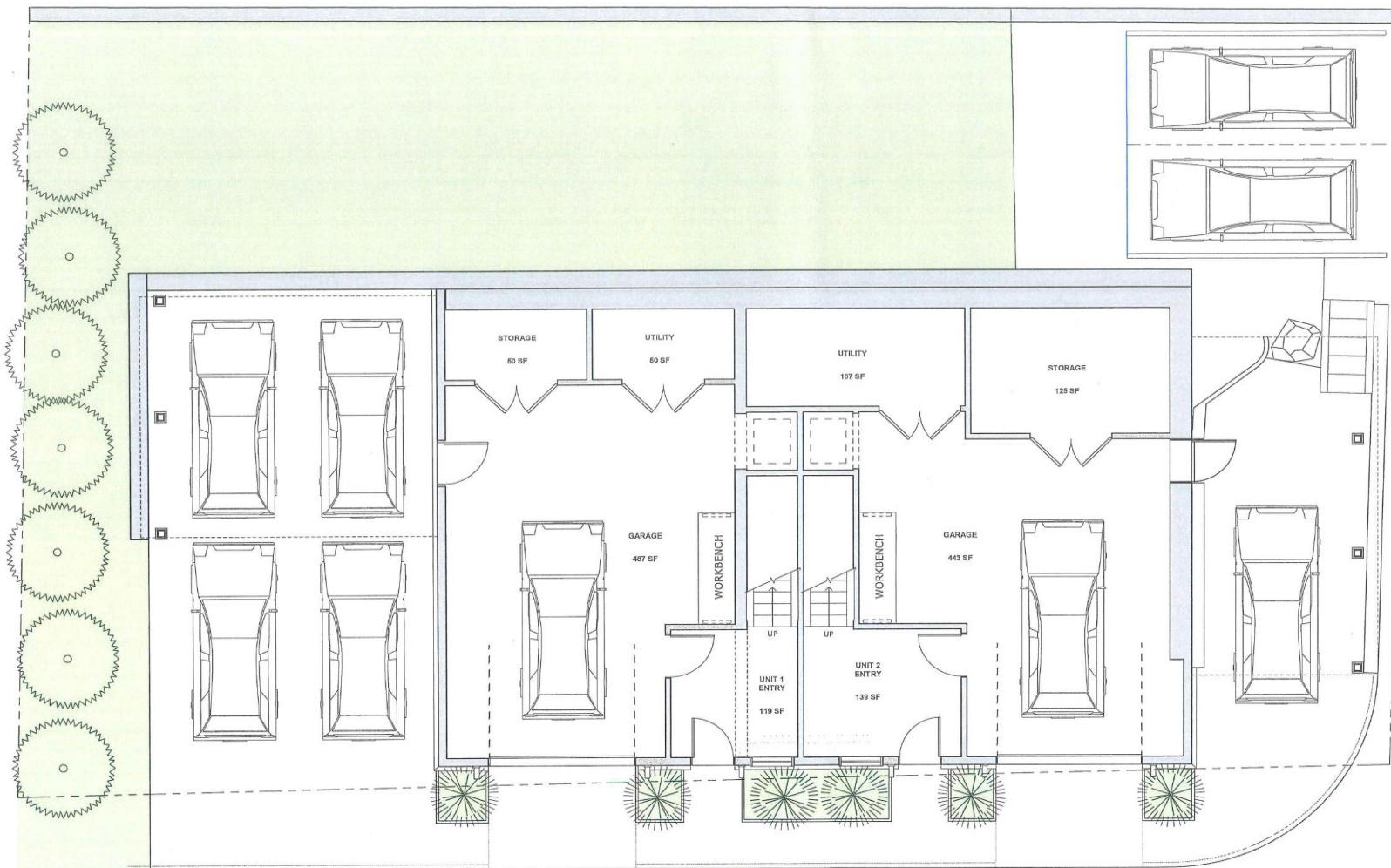
Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
07/19/2023

Title:
GROUND FLOOR PLAN

Drawing Number:

A1.01



A2.01
2

A2.03
4

A2.03
2

A2.02
2

1 GROUND FLOOR
1/4" = 1'-0"

UNIT 1 = 759 SF
UNIT 2 = 865 SF



ABORN STREET

SPRINGWOOD STREET



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ARCHITECTURE & DESIGN, INC.**
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Jamestown, RI 02835
401.200.3663
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Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:

**PROPOSED
RENOVATION**

5 Aborn Street, Cranston, RI

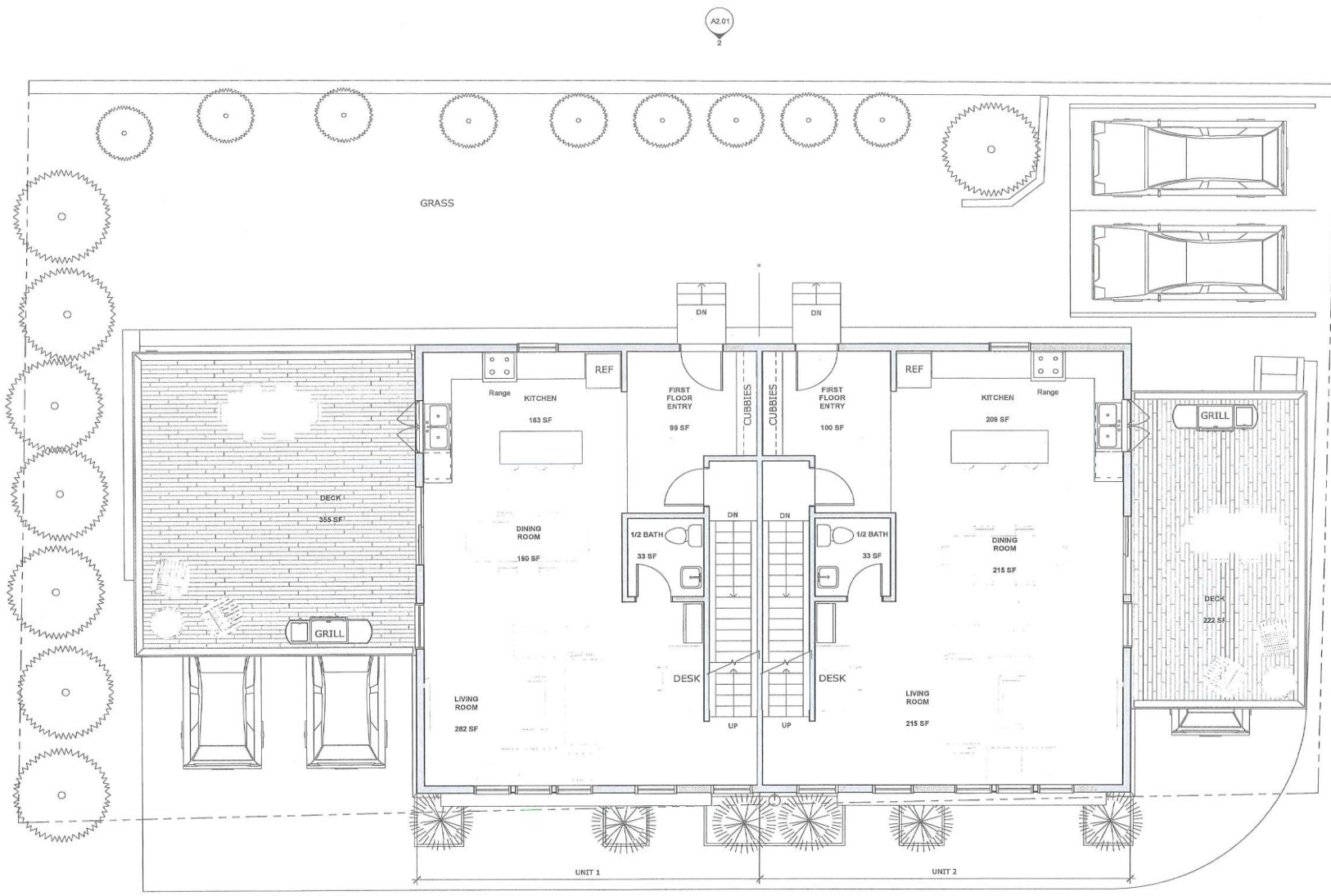
Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
07/19/2023

Title:
FIRST FLOOR PLAN

Drawing Number:

A1.02



1 FIRST FLOOR
1/4" = 1'-0"

UNIT 1 = 811 SF
UNIT 2 = 884 SF



**SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.**
53 Narragansett, Avenue - Suite A
Jamestown, RI 02835
401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:		
No.	Date:	Description:

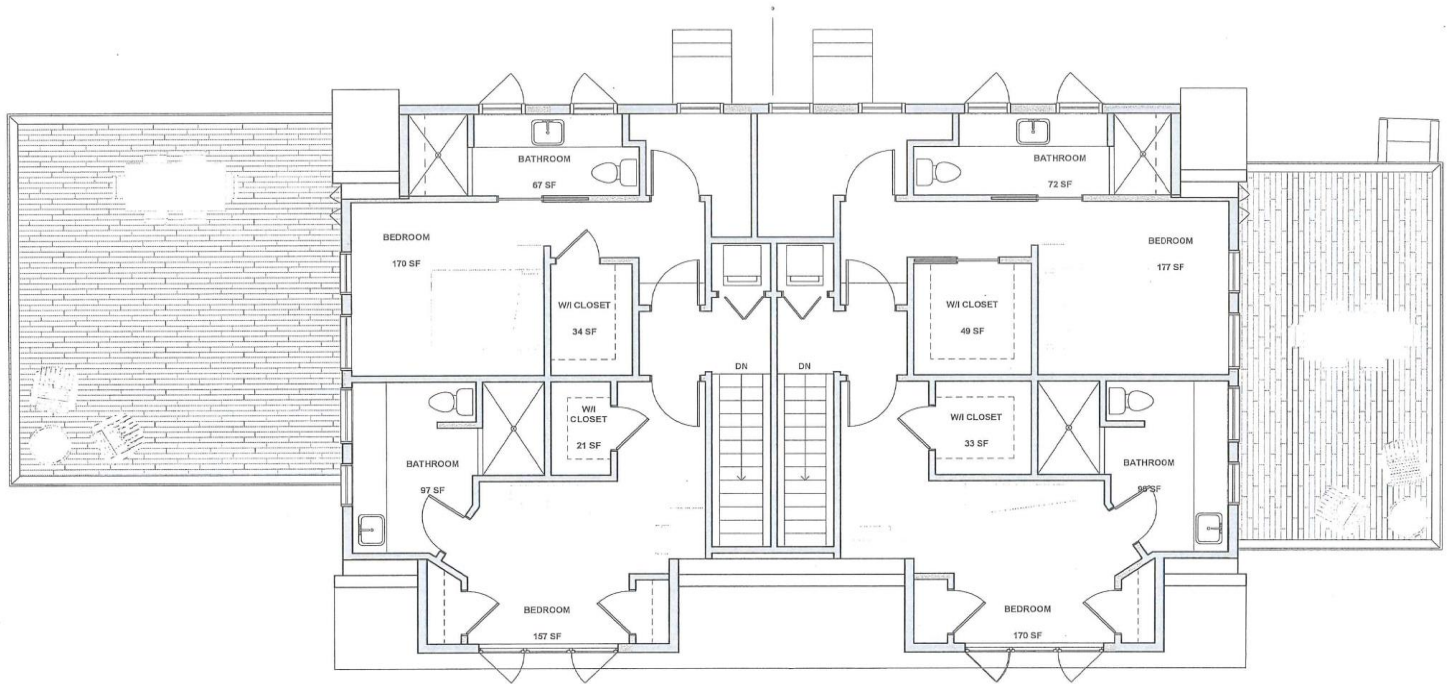
Project:
**PROPOSED
RENOVATION**
5 Aborn Street, Cranston, RI

Project Status:
CONCEPTUAL - NOT FOR
CONSTRUCTION

Date:
07/19/2023

Title:
SECOND FLOOR PLAN

Drawing Number:
A1.03



A2.01
2

A2.03
4

2
A2.03

2
A2.02

① SECOND FLOOR
1/4" = 1'-0"

UNIT 1 = 745 SF
UNIT 2 = 827 SF





► **BRIAN LONGO (OWN/APP)** has filed an application for permission to convert an existing industrial building to residential use with two dwelling units at **45 Windsor Road, A.P. 2, lot 2406**; area 6,000 SF, zoned B2. Applicant seeks relief per 17.92.010 - Variances; Sections 17.20.030- Schedule of uses; 17.20.120- Schedule of Intensity Regulations.

► Application filed 10/11/2023. Joseph C. Manera, Esq.

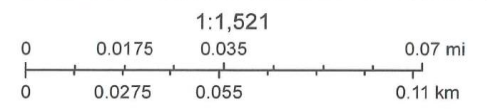


45 Windsor Rd 400' Radius Plat 2 Lot 2406



10/5/2023, 7:57:55 AM

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



City of Cranston

PREPARED FOR:
 BRIAN LONGO
 c/o CD HOME VISION, LLC
 17 HALIBURTON ROAD
 RUMFORD, R.I.
 02916

FLOOD DATA:
 ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD
 HAZARD ON FIRM COMMUNITY PANEL 44007G0319J EFFECTIVE 10/02/2015

- REFERENCES:**
- 1.) CITY OF CRANSTON ASSESSORS PLAT NO. 2-2
 - 2.) CITY OF CRANSTON DEED BOOK/PAGE;
 4406/117, 5868/117, 1103/19 & 5159/241
 - 3.) CITY OF CRANSTON RECORDED PLAT CARD 160
 "TAFT ESTATE" - AUGUST, 1904

SURVEY CERTIFICATION:

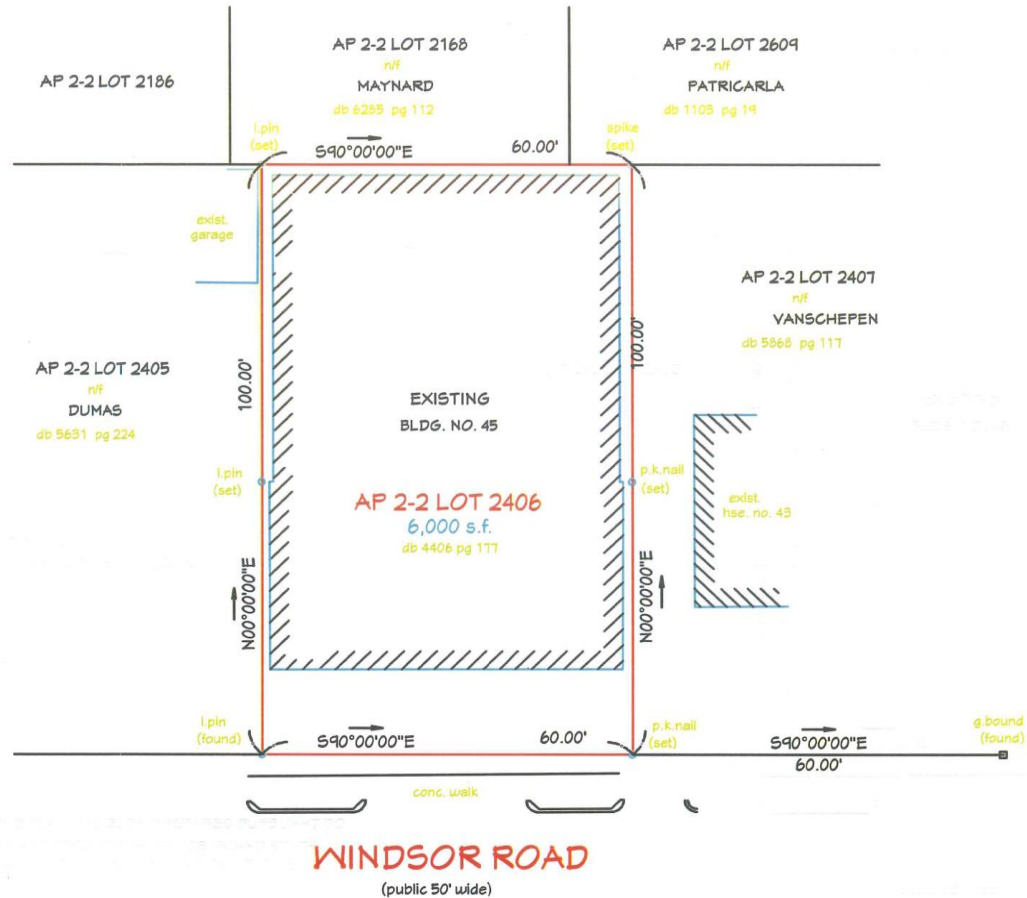
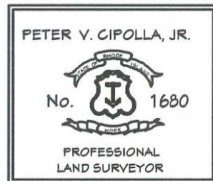
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

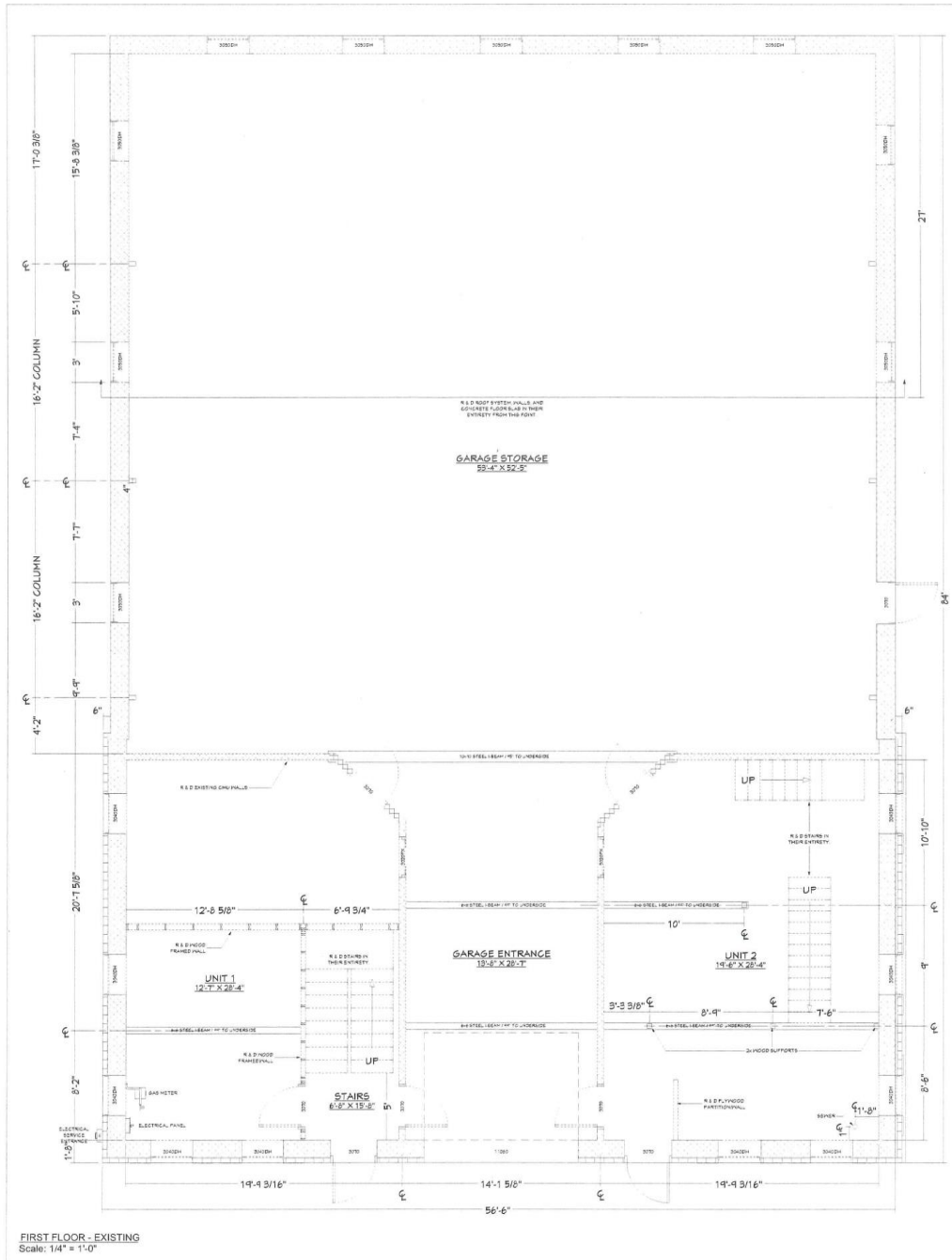
PERFORM A CLASS 1 PROPERTY SURVEY

BY: **Peter V. Cipolla, Jr**
 PETER V. CIPOLLA, JR. - RIPLS # 1680
 COA # LS-A64

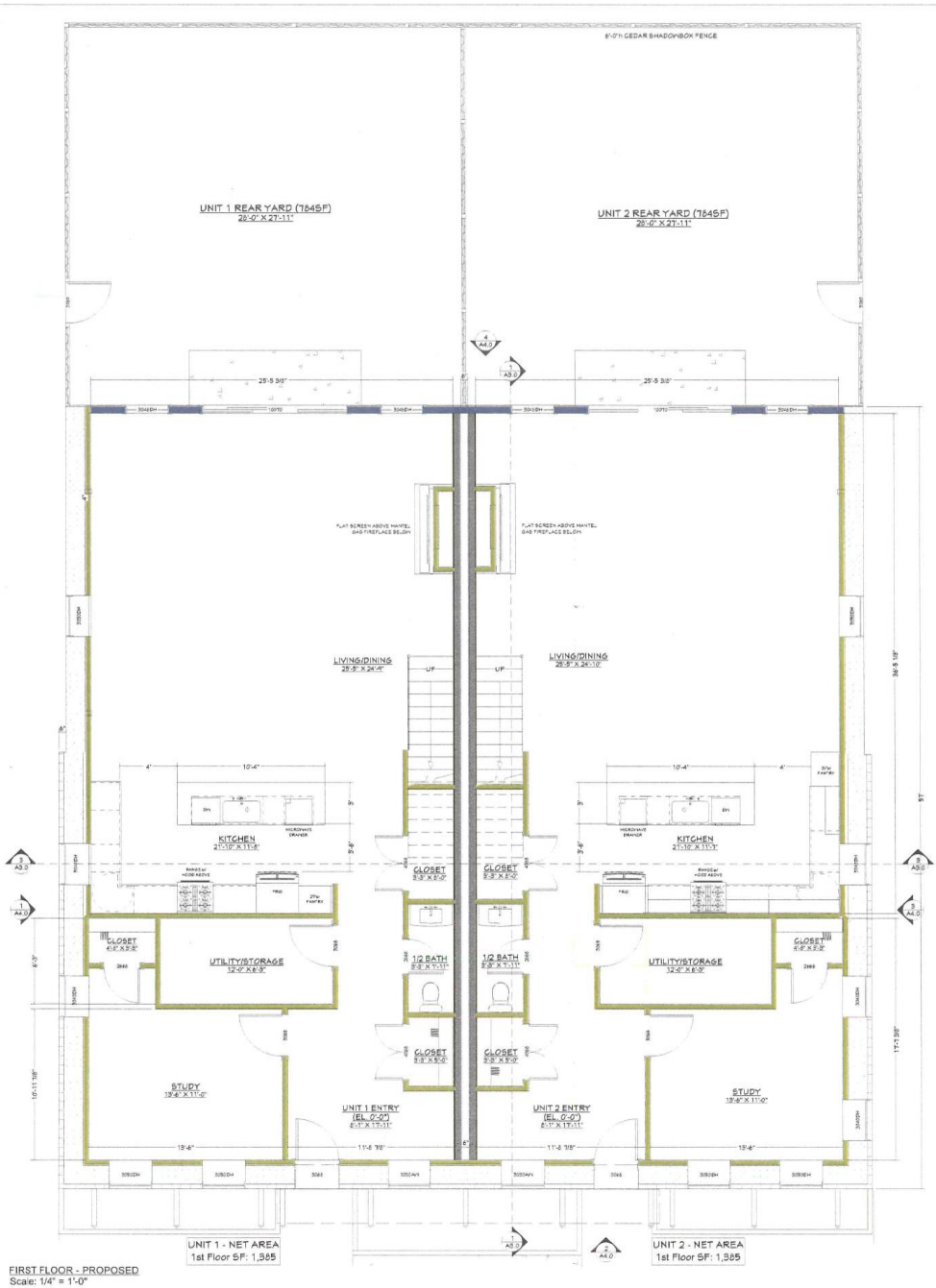


SURVEY PLOT PLAN
A.P. 2-2 LOT 2406
CRANSTON, R.I.

1" = 20' JULY 11, 2023
 PETER V. CIPOLLA, JR.
 professional land surveyor
 P.O. BOX 8662 - CRANSTON, R.I. - 02920



FIRST FLOOR - EXISTING
Scale: 1/4" = 1'-0"



FIRST FLOOR - PROPOSED
Scale: 1/4" = 1'-0"



CD HOME VISION
 COMMERCIAL DESIGN
 ARCHITECTURE
 INTERIORS
 4115 W. UNIVERSITY BLVD. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.CDHOMEVISION.COM

LONGO RESIDENCE
 45 HUNTERS CIRCLE
 GRANSTON RIDGE ISLAND 02905
 A.P. 22 LOT 2406

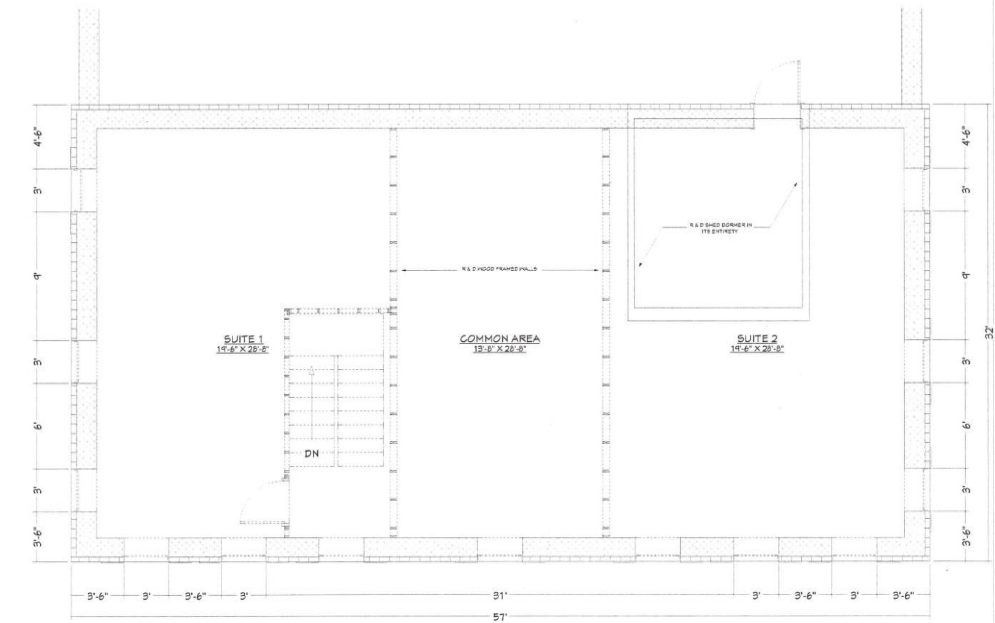
SCHEMATIC DESIGN SET

DATE: 10.10.2023

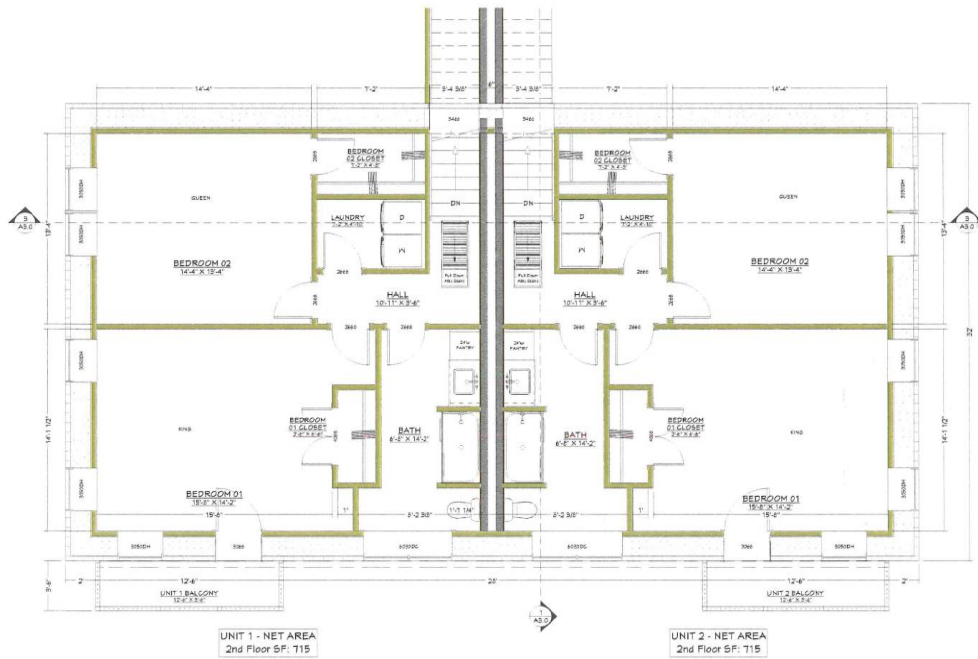
DRAWING NO. A1.0

REVISIONS

NO.	DATE	DESCRIPTION



SECOND FLOOR - EXISTING
Scale: 1/4" = 1'-0"



SECOND FLOOR - PROPOSED
Scale: 1/4" = 1'-0"



LONGO RESIDENCE
45 WINDSOR ROAD
CRANSTON, RHODE ISLAND 02905
AT: 227 LOT 2405

SCHEMATIC DESIGN SET

DATE: 10.10.2023

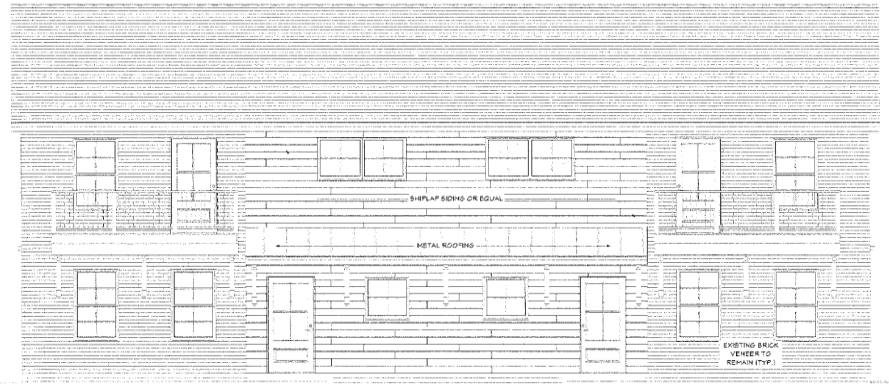
PROPERTY: CD HOME VISION, LLC 2023
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF CD HOME VISION, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CD HOME VISION, LLC. THIS DOCUMENT IS PROVIDED AS IS. CD HOME VISION, LLC MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE, EXPRESS OR IMPLIED, IN CONNECTION WITH THIS DOCUMENT. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT.

EXISTING AND PROPOSED SECOND FLOOR PLANS

A2.0



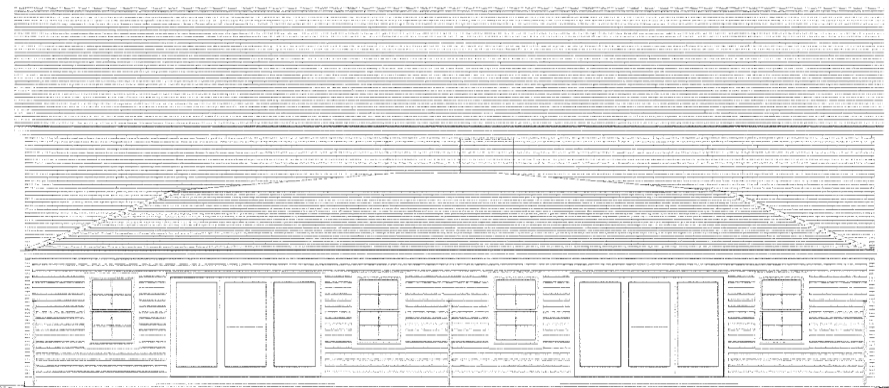
1 PROPOSED LEFT (WEST) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



3 PROPOSED RIGHT (EAST) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



4 PROPOSED REAR (NORTH) ELEVATION
A4.0 Scale: 1/4" = 1'-0"



CD HOME VISION
45 WINDSOR ROAD
CRANSTON, RHODE ISLAND 02905
A.P. 2.2 LOT 2406
P. 401.850.0000
WWW.CDHOMEVISION.COM

PROJECT NAME
LONGO RESIDENCE
45 WINDSOR ROAD
CRANSTON, RHODE ISLAND 02905
A.P. 2.2 LOT 2406

DRAWING TYPE
SCHEMATIC DESIGN SET

DATE: 10.10.2023

CONTRACTOR
CD HOME VISION, LLC 3822

REVISIONS

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NO.

A4.0



► **Ward 4**

► **GAENSLY & ERIKA LUCEUS**

(OWN/APP) have applied to construct an addition to an existing single-family residence within the required front yard setback to be used as an accessory family dwelling unit at **72 Lincoln Park Avenue**, A.P. 18, lot 331; area 9,000 SF, zoned A6. Applicant seeks relief per 17.92.010 - Variances; Sections 17.20.120- Schedule of Intensity Regulations.

► Application filed 10/24/2023. No Attorney.



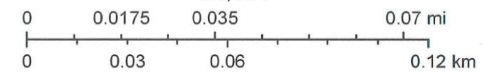
72 Lincoln Park Ave 400' Radius Plat 18 Lot 331



8/9/2023, 1:04:45 PM

1:1,591

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



City of Cranston

PLAN REFERENCES:
 CITY CLERKS OFFICE
 PLAT CARD 4 ENTITLED
 "OAKLAWN PARK"
 PLAT CARD 4 ENTITLED
 CONDEMNATION ROLL 566

DEED BOOK 4955, PAGE 311
 R.I. DEPARTMENT OF TRANSPORTATION
 R.I. HIGHWAY PLAT 1406, SHT. 6 OF 23

ZONING NOTES:
 ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONE (RESIDENTIAL)

A-6 ZONING REQUIREMENTS:
 AREA 6,000 S.F. MIN.
 FRONTAGE 60' MIN.
 FRONT SETBACK 25' MIN.
 REAR SETBACK 20' MIN.
 SIDE SETBACK 8' MIN.
 ACCESSORY USE SETBACK 5' MIN.
 BLDG. HEIGHT 35' MAX.
 LOT COVERAGE 30% MAX.

LOT COVERAGE CALCS
 LOT AREA = 9,000 S.F.
 EXISTING DWELLING 1,456 S.F.
 EXISTING DECK 440 S.F.
 PROPOSED ADDITION 144 S.F.
 TOTAL AREA 2,040 S.F.
 2,040 S.F./9,000 S.F. = 22.7%

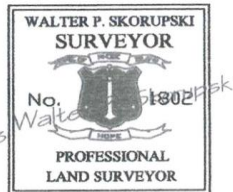
FEMA INFORMATION:
 ALL LOTS SHOWN & ALL IMPROVEMENTS THEREON ARE
 LOCATED IN A ZONE "X" PER FEMA MAP
 #44007C0313H, EFFECTIVE DATE 10/02/2015.

CERTIFICATION:
 This Survey has been conducted and the Plan prepared
 pursuant to Section 9 of the Rules and Regulations
 adopted by the Rhode Island Board of Registration
 for Professional Land Surveyors.

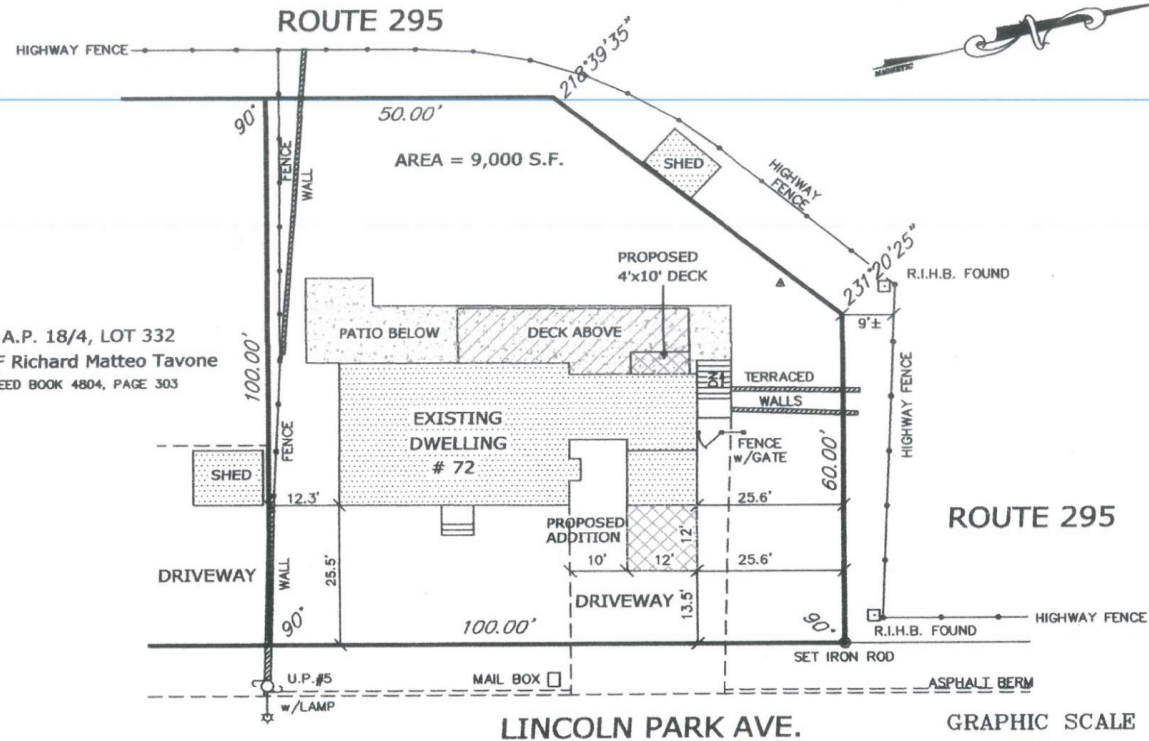
COMPREHENSIVE BOUNDARY SURVEY & SITE FEATURES - CLASS I

The Purpose and the Conduct of the Survey and for the
 Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Existing Site
 Features, Proposed Addition and Perimeter Property Lines
 at 72 Lincoln Park Ave., City of Cranston, A. P. 18/4, Lot 331.

By: Walter P. Skorupski 9/09/2023
 Date: _____
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



A.P. 18/4, LOT 332
 N/F Richard Matteo Tavone
 DEED BOOK 4804, PAGE 303



DIGSAFE:
 It is advised that prior to any
 excavation or construction, all utilities be verified by the
 appropriate utility companies and by DIGSAFE (1-888-344-7233)

OWNERS:
 N/F Erika D. & Gaensly Luceus
 72 Lincoln Park Avenue
 Cranston, R.I. 02920

JUNE, 2023 AMMENDED 9/9/23

SURVEY & PROPOSED SITE PLAN
 CITY OF CRANSTON
 72 LINCOLN PARK AVENUE
 ASSESSOR'S PLAT 18/4
 LOT 331



Luceus Residence

72 Lincoln Park Avenue
Cranston, Rhode Island 02920

Proposed In-law Suite



GENERAL NOTES:

DEFINITIONS:
(IRC) = INTERNATIONAL BUILDING CODE 2003
(RI-BP) = RHODE ISLAND BUILDING CODE ADDENDUMS
(NFPA) = NATIONAL FIRE PROTECTION ASSOCIATION
PROVIDE AN EGRESS WINDOW IN ALL BEDROOMS
AS PER CODE

INSTALL SMOKE DETECTORS AS PER FIRE NFPA
PROTECTION CODE

PROVIDE A MIN. 22" X 30" ATTIC ACCESS OPENING.

VENT ALL BATHROOMS TO EXTERIOR AS PER CODE.

DRYERS AND RANGES ARE TO BE VENTED TO EXTERIOR
AND CONFORM TO ANSI Z21.1.1 & ANSI Z21.5.1

ALL DIMENSIONS, NOTES, AND OTHER INFORMATION
CONVEYED IN THESE DRAWINGS ARE FOR CONSTRUCTION
PURPOSES AND ARE SUBJECT TO CHANGE ALL DIMENSIONS
MUST BE FIELD VERIFIED BY BUILDER/CONTRACTOR AND
SUB-CONTRACTORS. ALL WORK PERFORMED IS TO BE IN
ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES.

DISCLAIMER: THIS DRAFTSPERSON ASSUMES NO
RESPONSIBILITY FOR ANY DIMENSION DISCREPANCIES
OR CHANGES MADE TO ANY PORTION OF THE STRUCTURE.
DISCREPANCY IN STRUCTURE UNIFORMITY, SUCH AS
MATERIAL CONSISTENCY, THE STRUCTURE BEING PLUMB
& SQUARE, AS THIS WILL CAUSE DISCREPANCY THAT
WOULD MAKE THE STRUCTURE PHYSICALLY UNSAFE.

INSULATION:
2 X 6 WALLS R-19
R-38 FOR ATTICS
R-30 FLOORS
MUST MEET RI BUILDING CODE

TYPICAL NAILING SCHEDULE

TYPICAL FLOORS: FLOOR TRUSSES
JOIST TO SILL OR GIRDER, TOENAIL (3) 8D
RIM JOIST TO JOIST (3) 16D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL,
OR 14GA. 13/4" STAPLE, OR 1 1/2" RING OR SCREW SHANK
NAILS @ 6" FROM EDGE 12" O.C.

TYPICAL BUILT-UP GIRDERS AND BEAMS
NAIL EACH LAYER WITH 10D NAILS @ 32" O.C.
AT TOP AND BOTTOM STAGGERED.
TWO NAILS AT ENDS AND AT EACH SPLICE.

TYPICAL WALLS: 2 X 6 EXTERIOR / 2 X 4 INTERIOR
BOTTOM PLATE TO JOIST 16D @ 16" O.C.
STUD TO BOTTOM PLATE (2) 16D OR (3) 8D
STUD TO TOP PLATE (2) 16D OR (3) 8D
DOUBLE TOP PLATE (2) 10D @ 24" O.C.
DOUBLE STUDS (2) 16D OR (3) 8D @ 16" O.C.
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
1/2" WALL SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS
@ 6" FROM EDGES 12" O.C.

TYPICAL BUILT-UP HEADERS
TWO PIECES WITH 1/2" SPACER 16D @ 16" O.C. ALONG EACH EDGE

TYPICAL ROOFS
CEILING JOIST TO PLATE, TOE NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (3) 10D
RAFTER TO PLATE, TOE NAIL (2) 16D
1/2" ROOF SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS
@ 6" FROM EDGES 12" O.C.



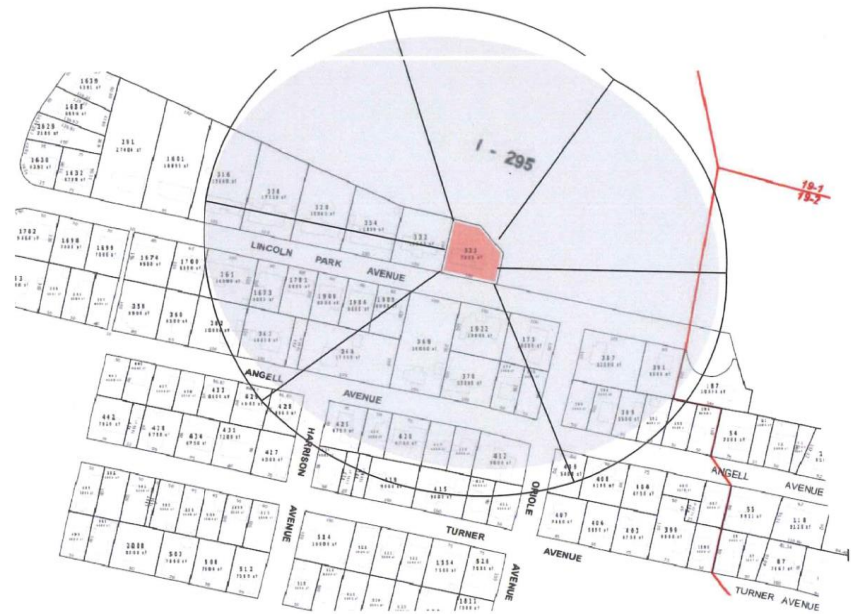
A FRONT ELEVATION
NTS



B VIEW LOOKING SOUTH
NTS



C VIEW LOOKING NORTH
NTS



ABUTTERS MAP



SITE PLAN



D BACK ELEVATION
NTS

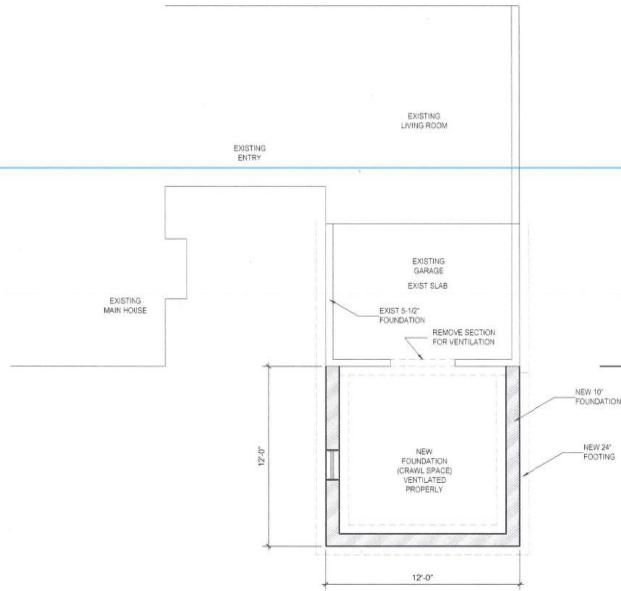
Project No.	Date	By	Revision / Issue	Date

Project Title:
Luceus Residence
Cranston, Rhode Island 02920

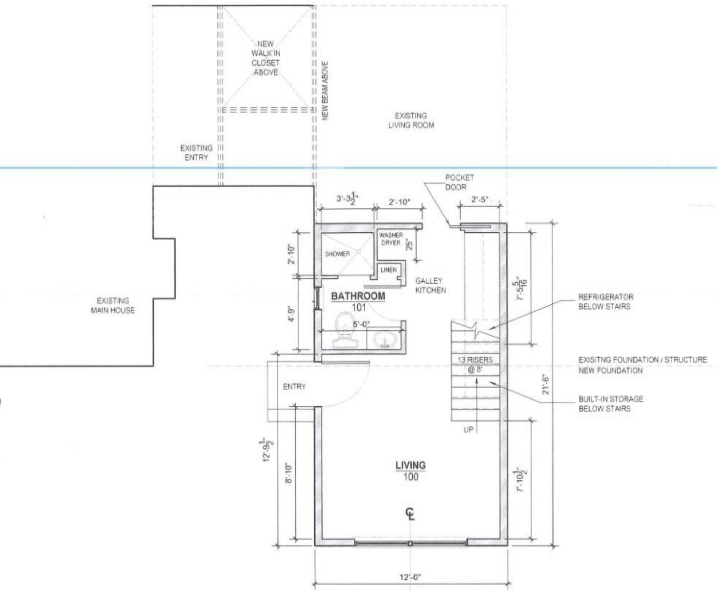
Sheet No.
A1.0



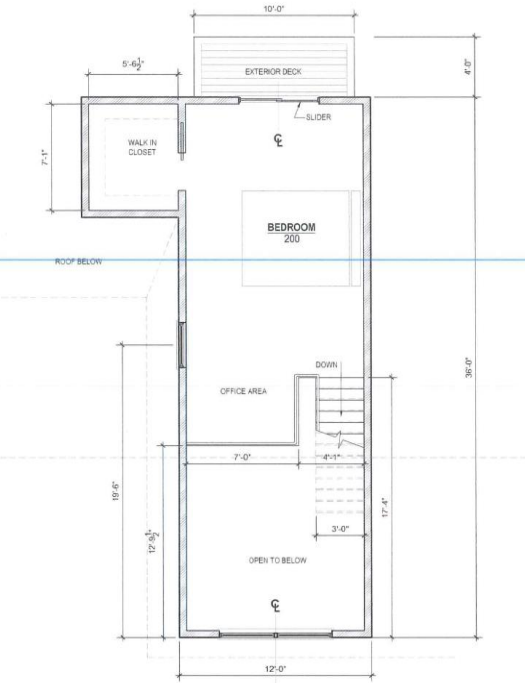
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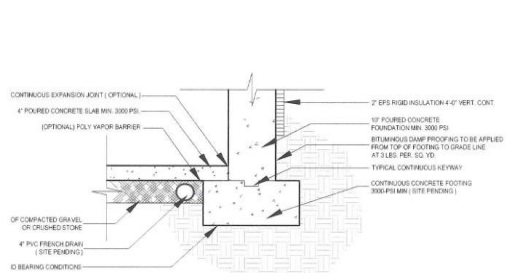
A FOUNDATION PLAN
SCALE 1/4" = 1'-0"



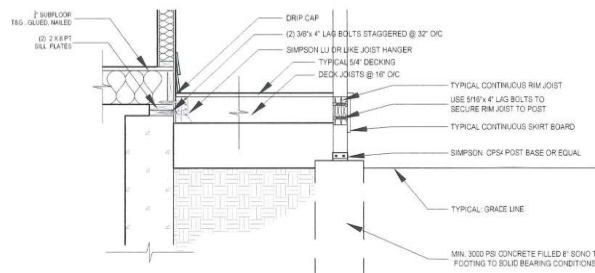
B FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



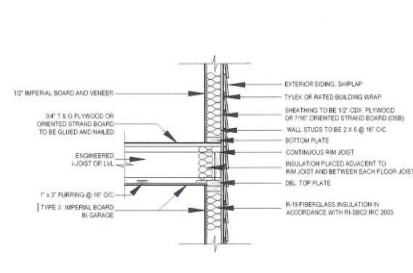
C LOFT PLAN
SCALE 1/4" = 1'-0"



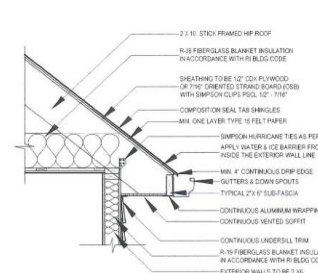
D TYPICAL FOUNDATION SLAB DETAIL
SCALE 3/4" = 1'-0"



E TYPICAL FLOOR / FOUNDATION / PORCH
SCALE 3/4" = 1'-0"



F TYPICAL FLOOR / WALL
SCALE 3/4" = 1'-0"



G TYPICAL WALL / ROOF
SCALE 3/4" = 1'-0"

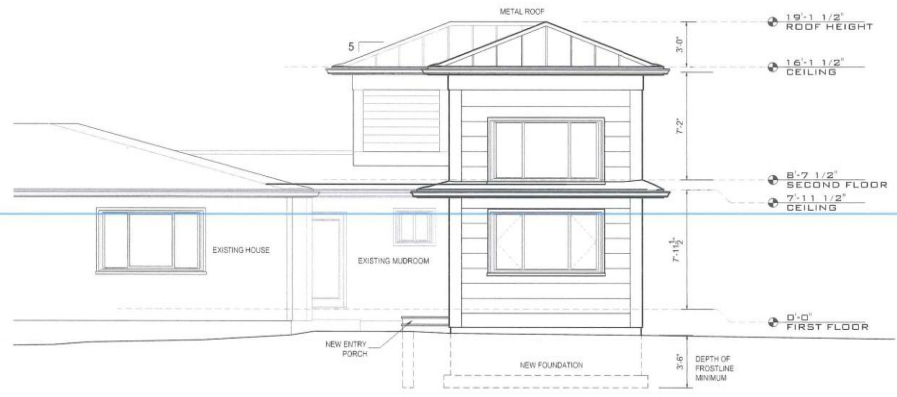
Project No. 19-0001 Date: 11/2021 No. Revision / Issue Date

Project Title:
Luceus Residence
Cranston, Rhode Island 02920

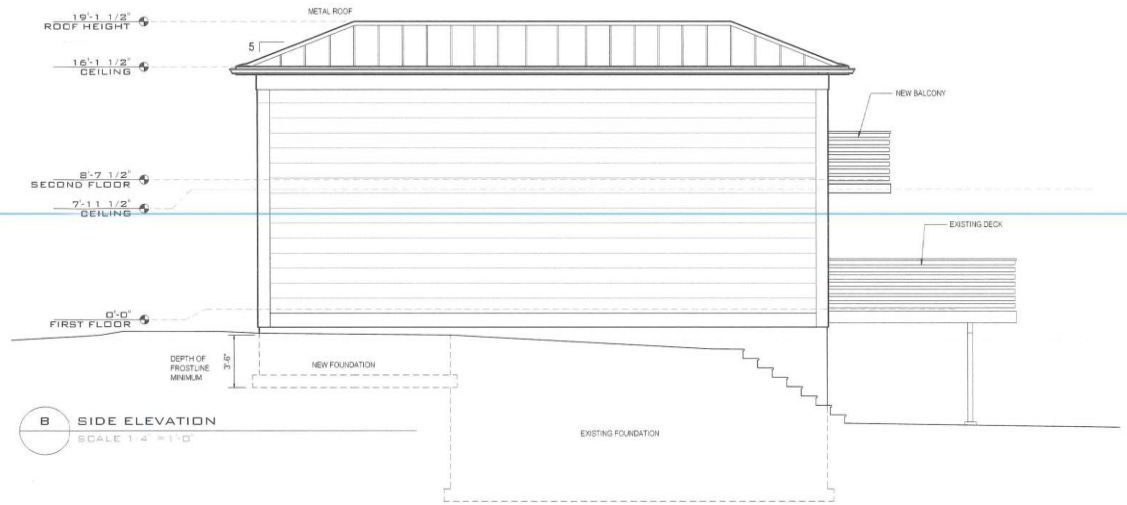
Scale: AS NOTED

Sheet No.
A2.0

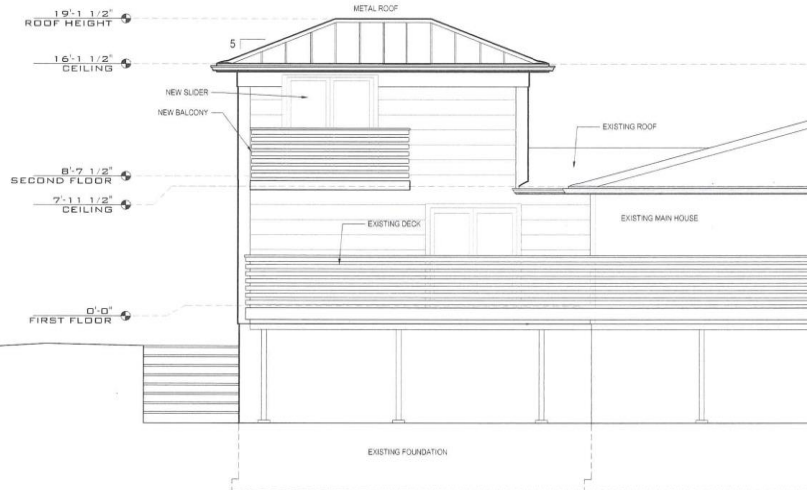




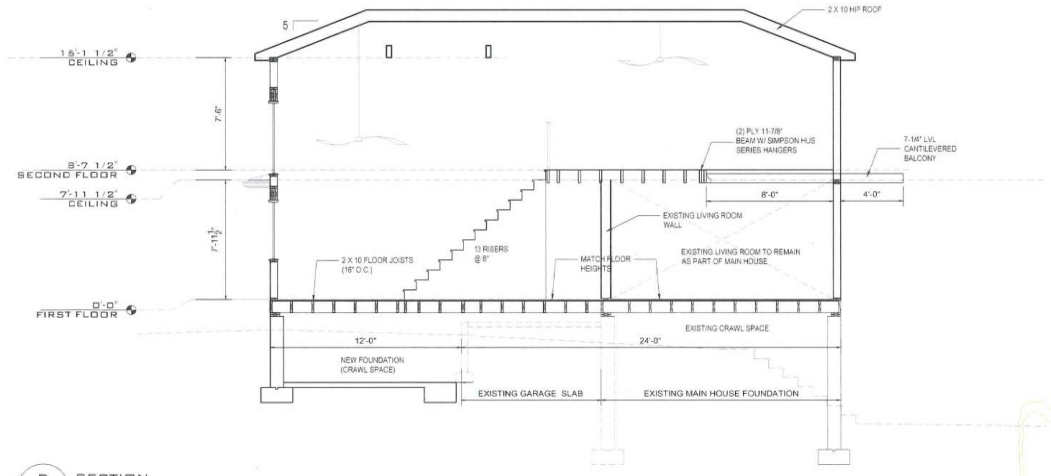
A FRONT ELEVATION
SCALE 1/4" = 1'-0"



B SIDE ELEVATION
SCALE 1/4" = 1'-0"



C BACK ELEVATION
SCALE 1/4" = 1'-0"



D SECTION
SCALE 1/4" = 1'-0"

Project No.	Date	No.	Revision / Issue	Date

Project Title:
Luceus Residence
Cranston, Rhode Island 02920

Scale: AS SHOWN

Sheet No.
A3.0

