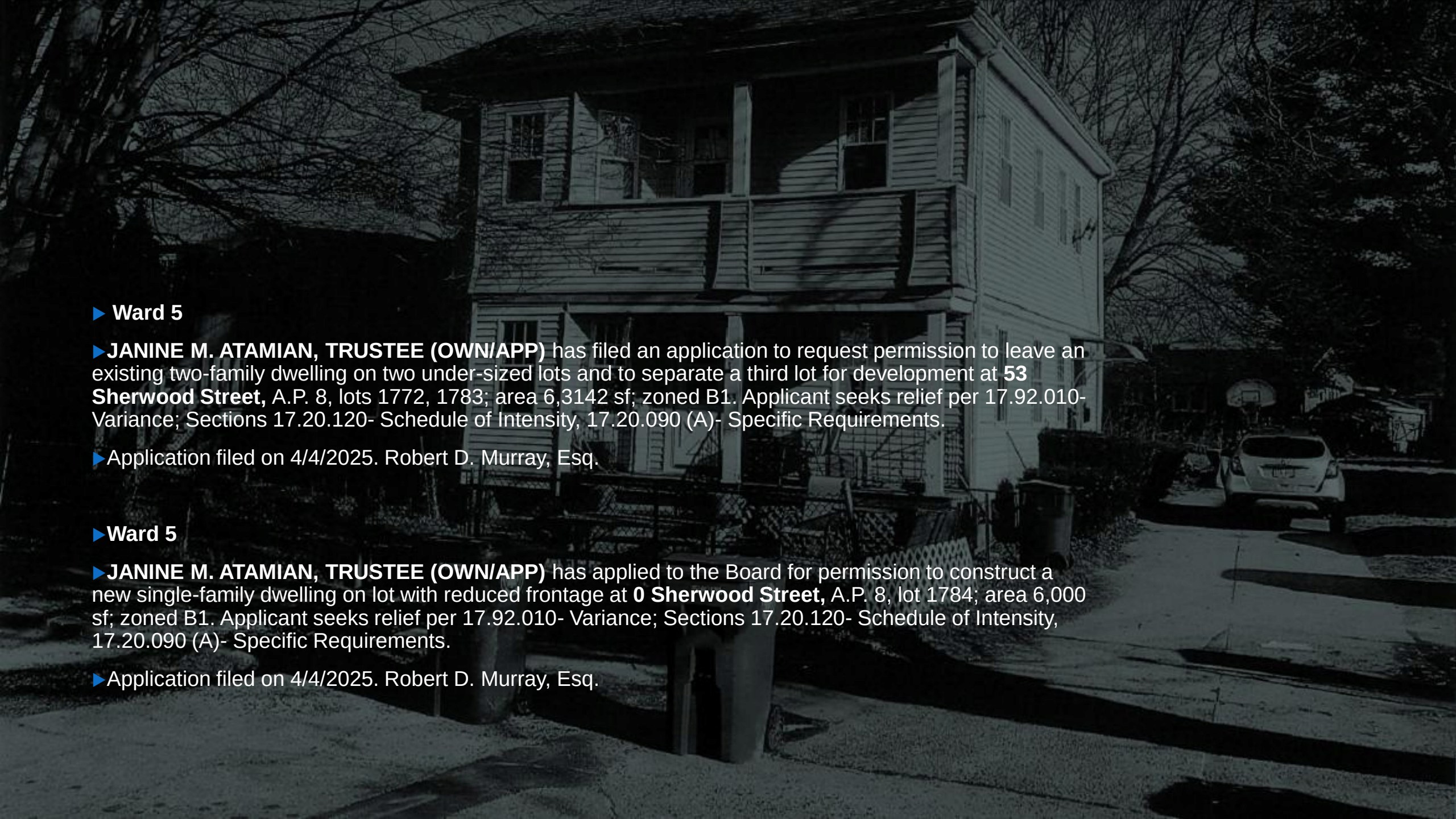
City of Cranston
Zoning Board of Review
July 9, 2025

Chairman of the Board
Dean Perdikakis

Members
Joy Montanaro (Vice-Chair)
Ivy Swinski
Carlos Zambrano
Kenneth J. Filarski

Anthony Mastantuono (1st Alternate)
Mario Carlino (2nd Alternate)
Vacant(3rd Alternate)
Justin McCarthy (4th Alternate)



▶ **Ward 5**

▶**JANINE M. ATAMIAN, TRUSTEE (OWN/APP)** has filed an application to request permission to leave an existing two-family dwelling on two under-sized lots and to separate a third lot for development at **53 Sherwood Street,** A.P. 8, lots 1772, 1783; area 6,3142 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements.

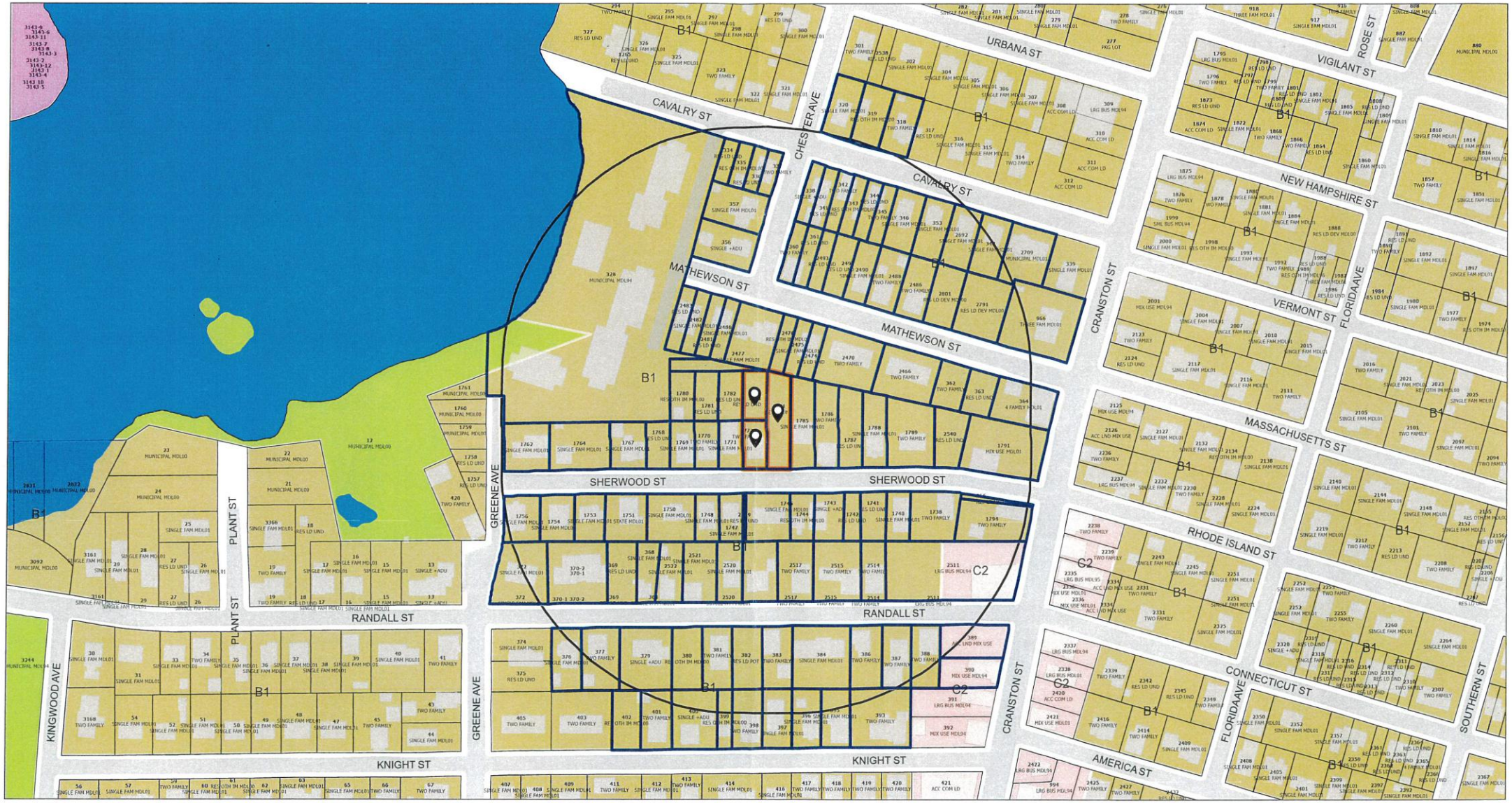
▶Application filed on 4/4/2025. Robert D. Murray, Esq.

▶**Ward 5**

▶**JANINE M. ATAMIAN, TRUSTEE (OWN/APP)** has applied to the Board for permission to construct a new single-family dwelling on lot with reduced frontage at **0 Sherwood Street,** A.P. 8, lot 1784; area 6,000 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements.

▶Application filed on 4/4/2025. Robert D. Murray, Esq.

53 Sheerwood St 400' Radius Plat 8 Lots 1772, 1783, 1784



CITY OF CRANSTON
VIGILO DUM CURO
1754 - 1910

https://geohub-cranston.hub.arcgis.com/

ParcelsInBuffer
SelectedParcels
SelectedParcelsBuffer
Hydro Poly 2001
Stream/Water Body
Swamp
Buildings
Cranston Boundary
Parcels
Cranston Boundary
Roads
Historic Overlay District
Zoning
A12
A20
A6
A8
A80
B1
B2
C1
C2
C3
C4
C5
EI
M1
M2
MPD
Other
S1

0 200 400 ft

Map Scale: 1:2,432
*Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/31/2024 10:07 AM

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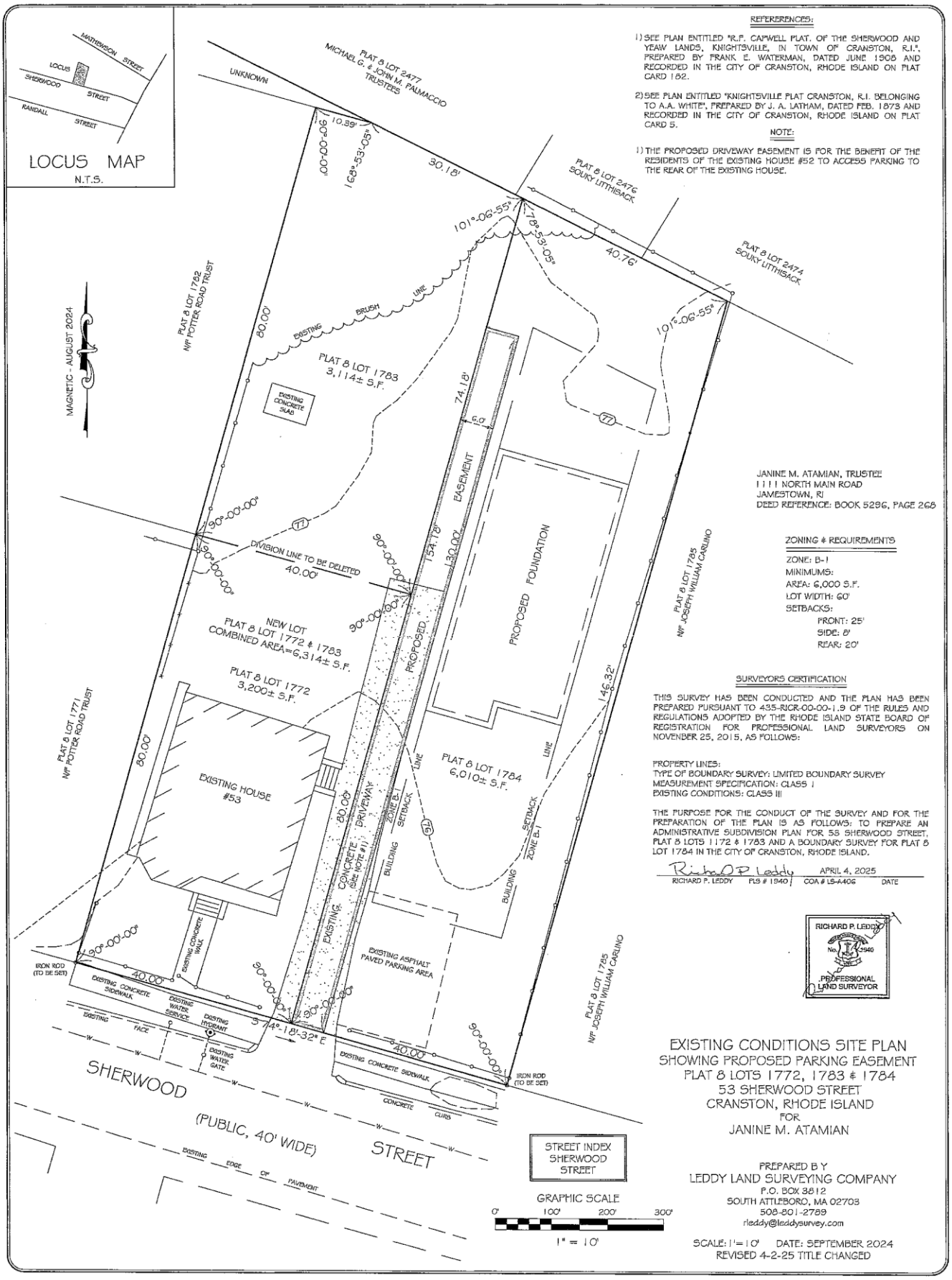
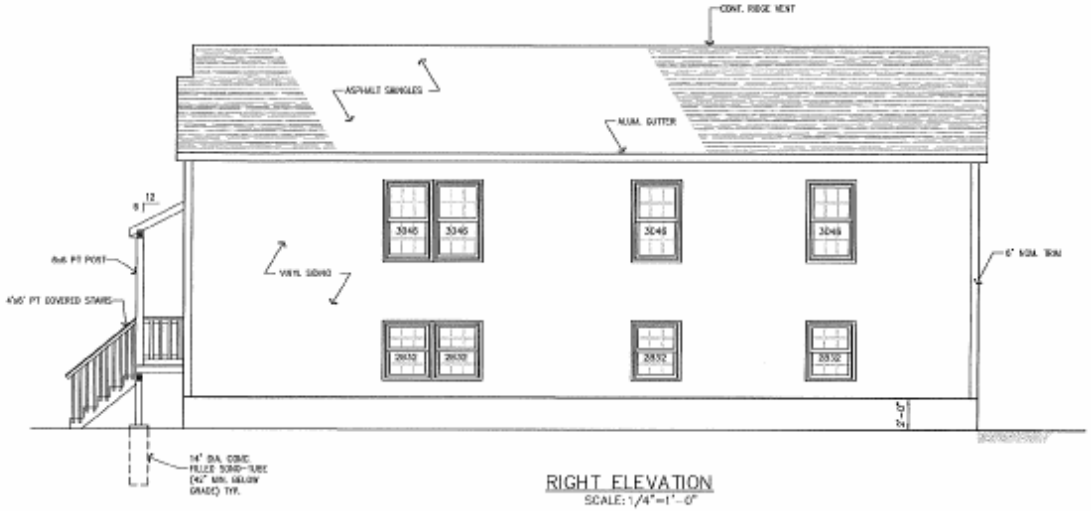
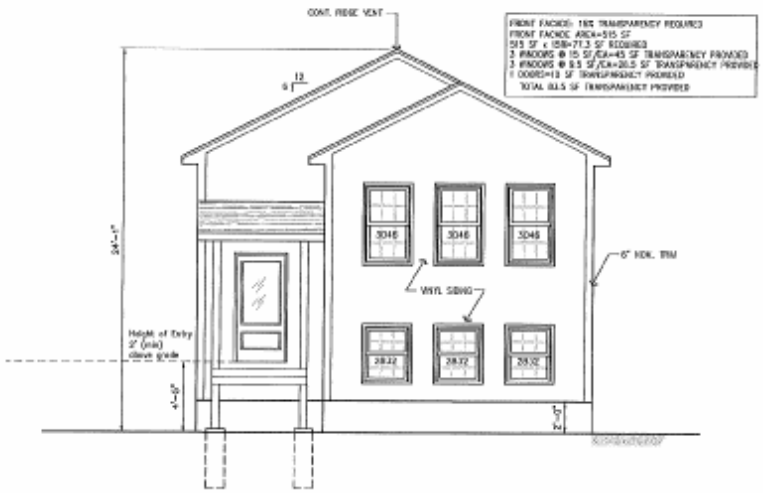
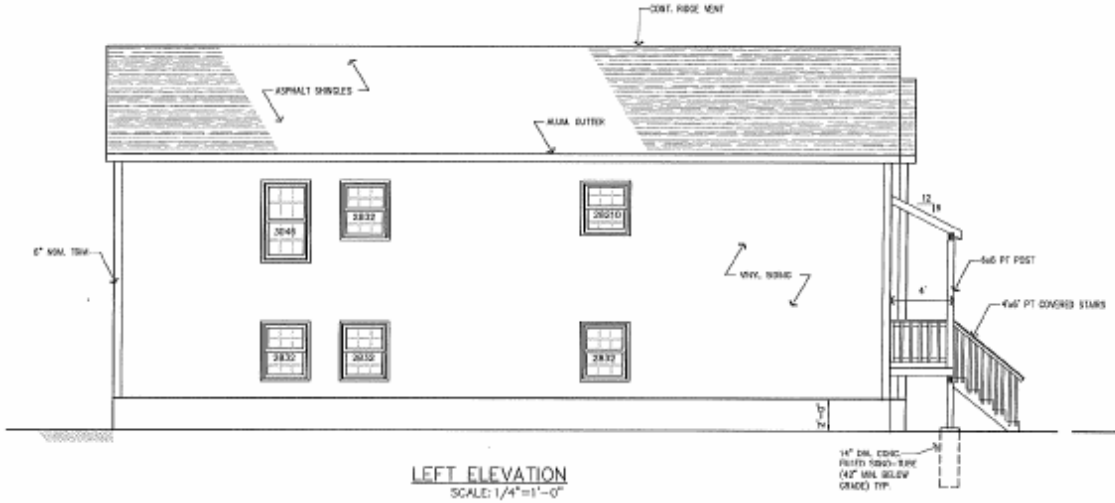

LOCUS MAP
N.T.S.
MATHEWSON STREET
LOCUS
SHERWOOD STREET
RANDALL STREET
REFERENCES:
1) SEE PLAN ENTITLED "R.F. CAPWELL PLAT, OF THE SHERWOOD AND YEAW LANDS, KNIGHTSVILLE, IN TOWN OF CRANSTON, R.I.", PREPARED BY FRANK E. WATERMAN, DATED JUNE 1908 AND RECORDED IN THE CITY OF CRANSTON, RHODE ISLAND ON PLAT CARD 182.
2) SEE PLAN ENTITLED "KNIGHTSVILLE PLAT CRANSTON, R.I. BELONGING TO A.A. WHITE", PREPARED BY J. A. LATHAM, DATED FEB. 1873 AND RECORDED IN THE CITY OF CRANSTON, RHODE ISLAND ON PLAT CARD 5.
NOTE:
1) THE PROPOSED DRIVEWAY EASEMENT IS FOR THE BENEFIT OF THE RESIDENTS OF THE EXISTING HOUSE #52 TO ACCESS PARKING TO THE REAR OF THE EXISTING HOUSE.
PLAT 8 LOT 2477
MICHAEL G. & JOHN M. PALMACCIO
TRUSTEES
UNKNOWN
PLAT 8 LOT 2476
SOUKY LITTHISACK
PLAT 8 LOT 2474
SOUKY LITTHISACK
PLAT 8 LOT 1782
N/F POTTER ROAD TRUST
PLAT 8 LOT 1781
N/F POTTER ROAD TRUST
PLAT 8 LOT 1785
N/F JOSEPH WILLIAM CARLINO
MAGNETIC - AUGUST 2024
EXISTING BRUSH LINE
PLAT 8 LOT 1783
3,114± S.F.
EXISTING CONCRETE SLAB
DIVISION LINE TO BE DELETED
40.00'
NEW LOT
PLAT 8 LOT 1772 & 1783
COMBINED AREA=6,314± S.F.
PLAT 8 LOT 1772
3,200± S.F.
EXISTING HOUSE
#53
PROPOSED EASEMENT
PROPOSED FOUNDATION
PLAT 8 LOT 1784
6,010± S.F.
EXISTING CONCRETE DRIVEWAY (SEE NOTE #1)
ZONE B-1 SETBACK
BUILDING LINE
EXISTING ASPHALT PAVED PARKING AREA
EXISTING CONCRETE WALK
IRON ROD (TO BE SET)
EXISTING CONCRETE SIDEWALK
EXISTING WATER SERVICE
EXISTING HYDRANT
EXISTING WATER GATE
EXISTING FACE
S 74°-18'-32" E
SHERWOOD STREET
(PUBLIC, 40' WIDE)
EXISTING EDGE OF PAVEMENT
CONCRETE CURB
STREET INDEX
SHERWOOD STREET
GRAPHIC SCALE
0' 100' 200' 300'
1" = 10'
JANINE M. ATAMIAN, TRUSTEE
1111 NORTH MAIN ROAD
JAMESTOWN, RI
DEED REFERENCE: BOOK 5296, PAGE 268
ZONING & REQUIREMENTS
ZONE: B-1
MINIMUMS:
AREA: 6,000 S.F.
LOT WIDTH: 60'
SETBACKS:
FRONT: 25'
SIDE: 8'
REAR: 20'
SURVEYORS CERTIFICATION
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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVENBER 25, 2015, AS FOLLOWS:
PROPERTY LINES:
TYPE OF BOUNDARY SURVEY: LIMITED BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
EXISTING CONDITIONS: CLASS III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN FOR 53 SHERWOOD STREET, PLAT 8 LOTS 1772 & 1783 AND A BOUNDARY SURVEY FOR PLAT 8 LOT 1784 IN THE CITY OF CRANSTON, RHODE ISLAND.
RICHARD P. LEDDY PLS # 1940 COA # LS-A406 APRIL 4, 2025 DATE
RICHARD P. LEDDY
No. 1940
PROFESSIONAL LAND SURVEYOR
EXISTING CONDITIONS SITE PLAN
SHOWING PROPOSED PARKING EASEMENT
PLAT 8 LOTS 1772, 1783 & 1784
53 SHERWOOD STREET
CRANSTON, RHODE ISLAND
FOR
JANINE M. ATAMIAN
PREPARED B Y
LEDDY LAND SURVEYING COMPANY
P.O. BOX 3812
SOUTH ATTLEBORO, MA 02703
508-801-2789
rleddy@leddysurvey.com
SCALE: 1"=10' DATE: SEPTEMBER 2024
REVISED 4-2-25 TITLE CHANGED



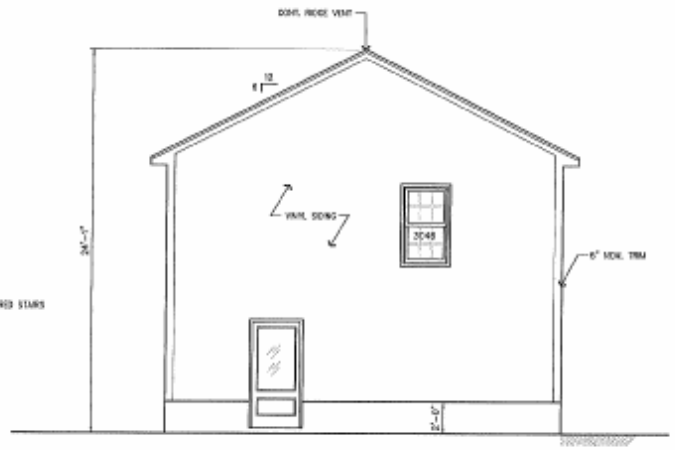
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



LEFT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	BY

SHEET DESCRIPTION

PROPOSED SINGLE FAMILY

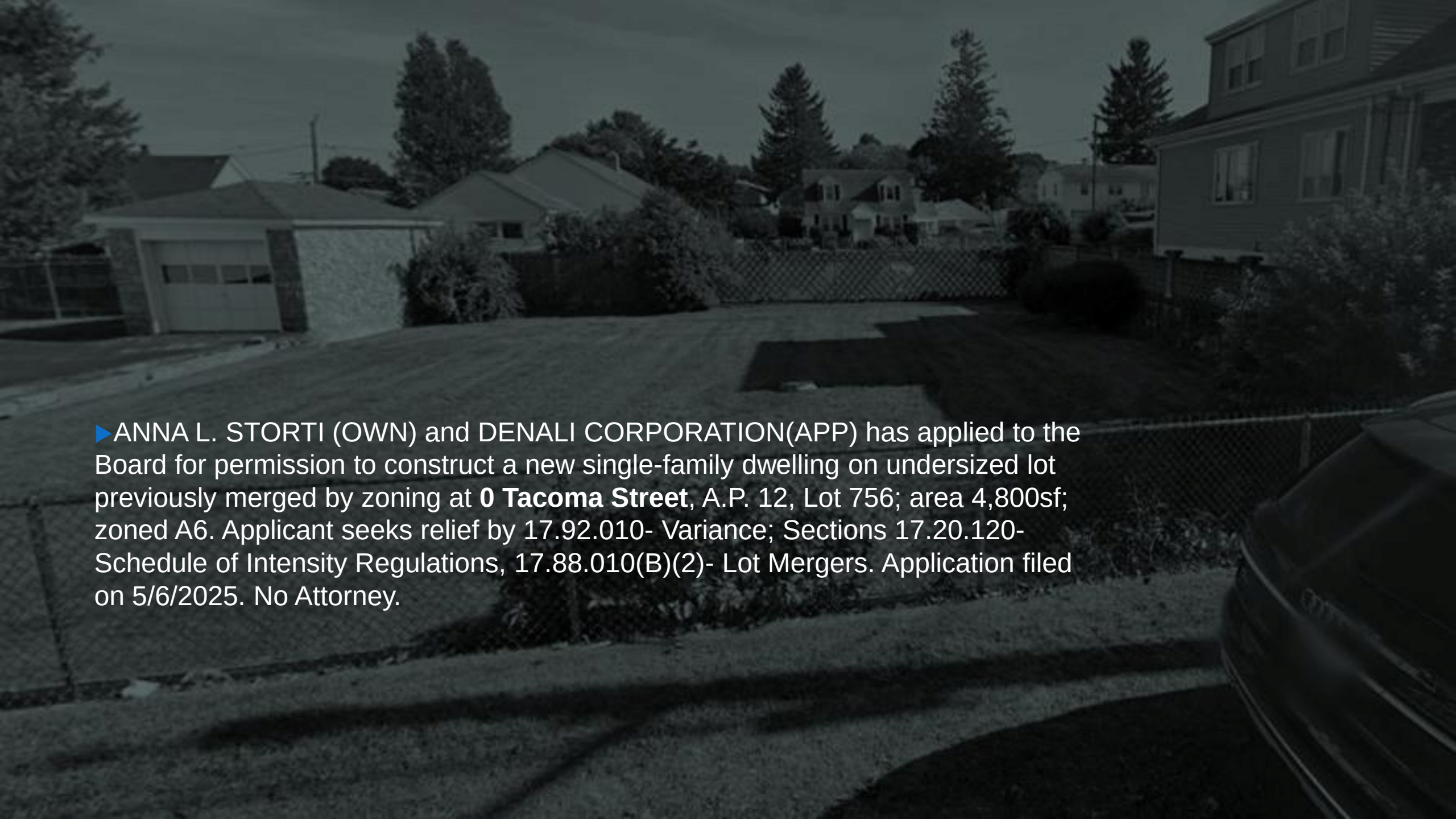
67 CHESTER STREET
PROVIDENCE, RI

PREPARED FOR:

VINCENT MANN
CHESTER STREET
PROVIDENCE, RI

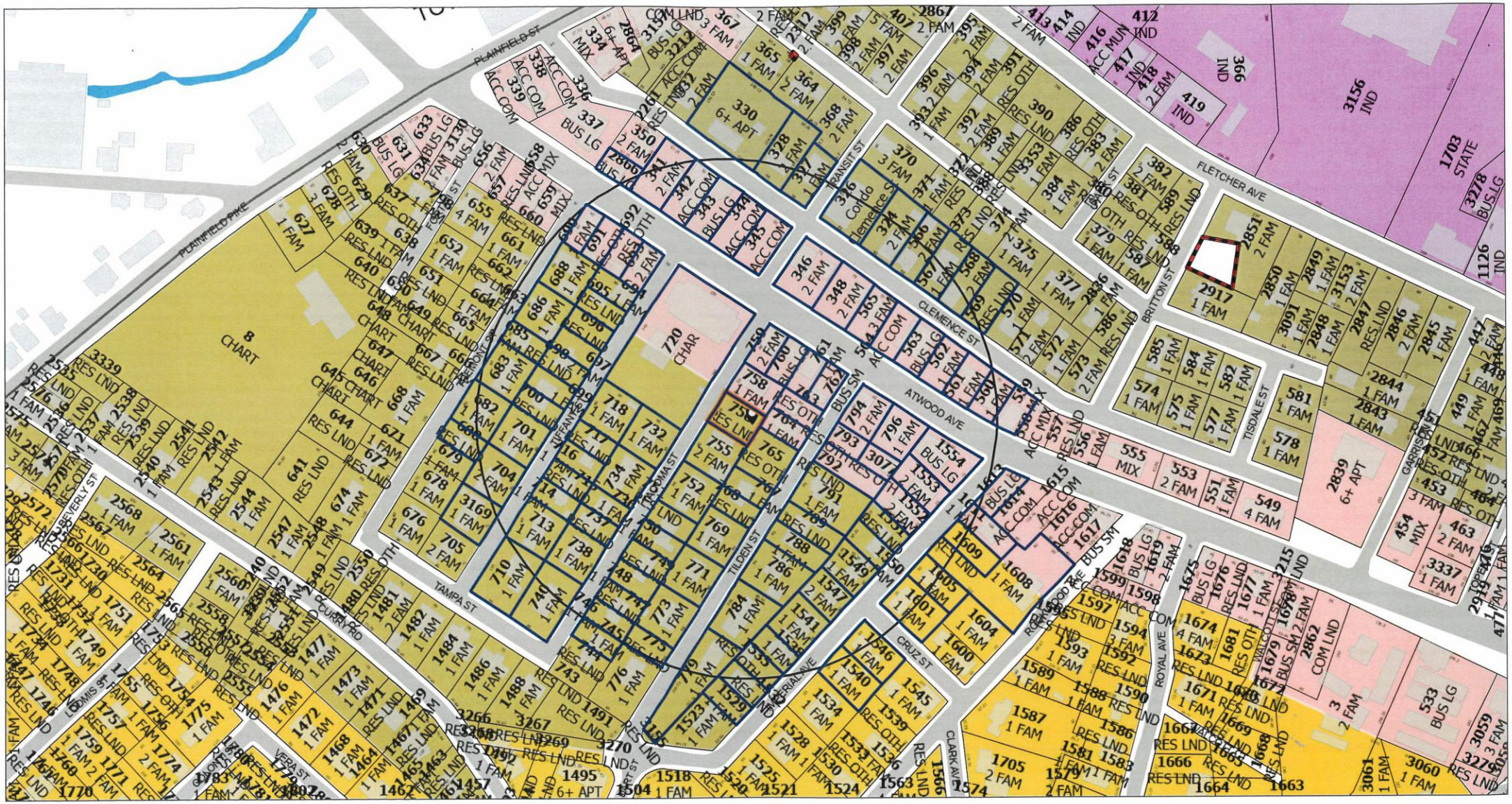
DATE: AUGUST 2022
SCALE: AS SHOWN
DWN: RM
CHKD: MH
APVD:
SHEET NO.

3 OF 4



▶ANNA L. STORTI (OWN) and DENALI CORPORATION(APP) has applied to the Board for permission to construct a new single-family dwelling on undersized lot previously merged by zoning at **0 Tacoma Street**, A.P. 12, Lot 756; area 4,800sf; zoned A6. Applicant seeks relief by 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010(B)(2)- Lot Mergers. Application filed on 5/6/2025. No Attorney.

0 Tacoma St 400' Radius Plat 12 Lot 756



ParcelsInBuffer
SelectedParcelsBuffer
SelectedParcels
Labels_Radius Maps_Lot and LU v2
Streets Names

Hydro Poly 2001
Stream/Water Body
Swamp
Buildings
Cranston Boundary
Easements partial
Parcels

Cemeteries
Cranston Boundary
Roads
Historic Overlay District

Zoning
A12
A20
A6
A8
A80
B1
B2
C1
C2
C3
C4
C5
EI
M1
M2
MPD
Other
S1

0 200 400 ft

Map Scale: 1:2,531
*Scale bar formatted at 1:2400 scale

Map created by Web Application on 5/5/2025 10:01 AM

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https://geohub-cranston.hub.arcgis.com/

REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE

PLAT CARD 167 ENTITLED
"Elisha Westcott Plat"

PLAT CARD 838 ENTITLED
"Tacoma Ave. Survey"
Dd. Bk. 2584, Pg. 80

CITY OF CRANSTON, DEPT OF PUBLIC WORKS
Sewer As-Built – Pocasset Part 9, Sht 15

ZONING NOTES:

ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONE
A-6 ZONING REQUIREMENTS: (Single Family)

AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN. (5'Min.Accessory Use)
SIDE SETBACK	8' MIN. (5'Min.Accessory Use)
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

LOT COVERAGE CALCULATIONS

LOT AREA = 4,800 S .F.

PROPOSED DWELLING	1,074 S.F.
PROPOSED DECK	144 S.F.
PROPOSED PORCH	114 S.F.
TOTAL AREA	1,332 S.F.

1,332 S.F./4,800 S.F.= 27.8%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00311H, 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.

SITE PLAN SURVEY – 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 Site Features, Property Lines, Proposed Dwelling and prepare Site Plan for Tacoma St. on Lots 756, Assessor Plat 12/2 in the City of Cranston.

By: Walter P. Skorupski 4/26/2025

Walter P. Skorupski
Registered Professional Land Surveyor
LS A135-COA

Zoning Code 17.20.110-C
"Required Front Yards in Developed Blocks".

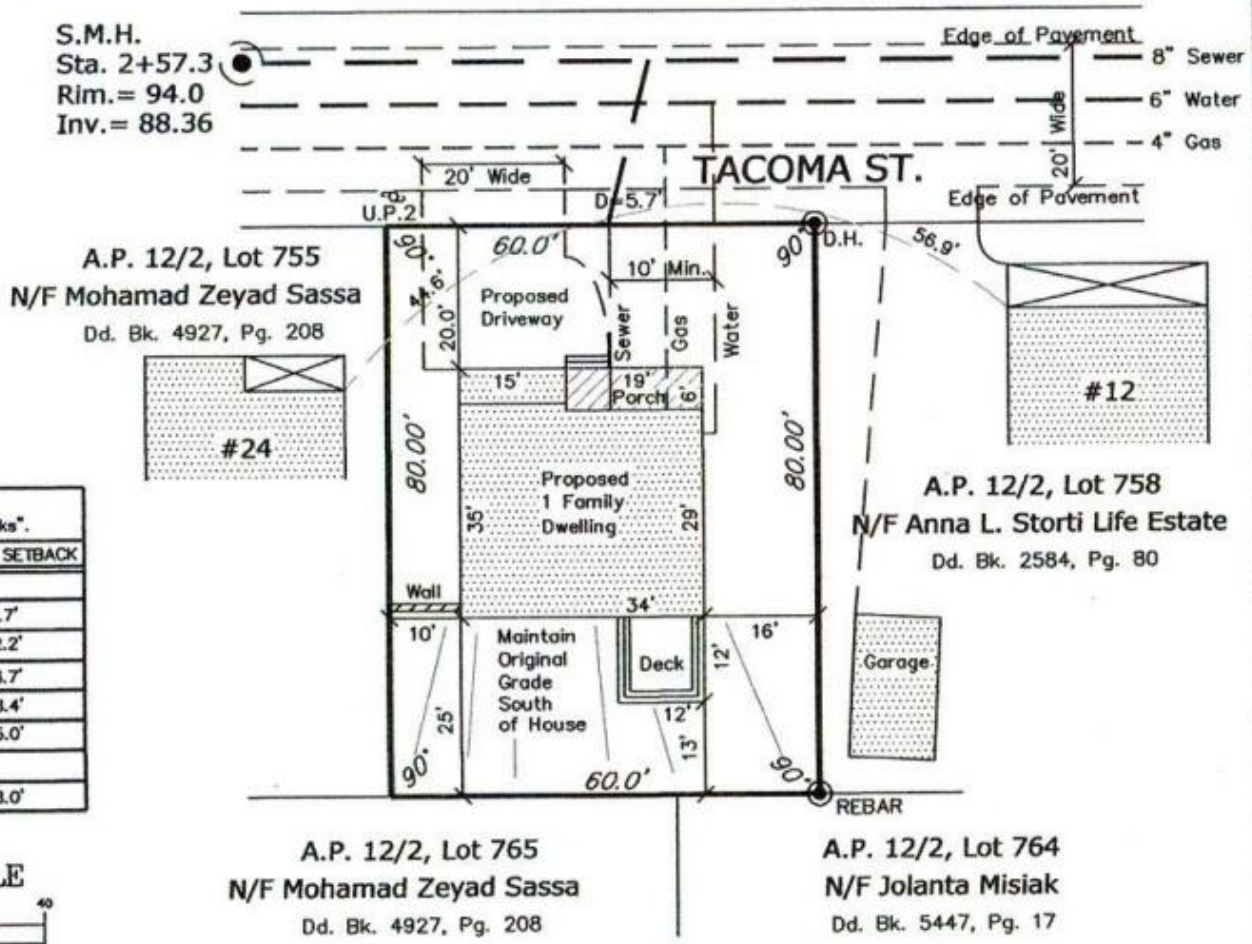
A.P. LOT#	ADDRESS	FRONT SETBACK
12/2, 759	832 Atwood Ave.	5.7'
12/2, 758	12 Tacoma St.	12.2'
12/2, 755	24 Tacoma St.	18.7'
12/2, 752	34 Tacoma St.	28.4'
12/2, 751	42 Tacoma St.	25.0'
	AVERAGE FRONT SETBACK	18.0'

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

WALTER P. SKORUPSKI
SURVEYOR
No. 1802
PROFESSIONAL LAND SURVEYOR



DIGSAFE:

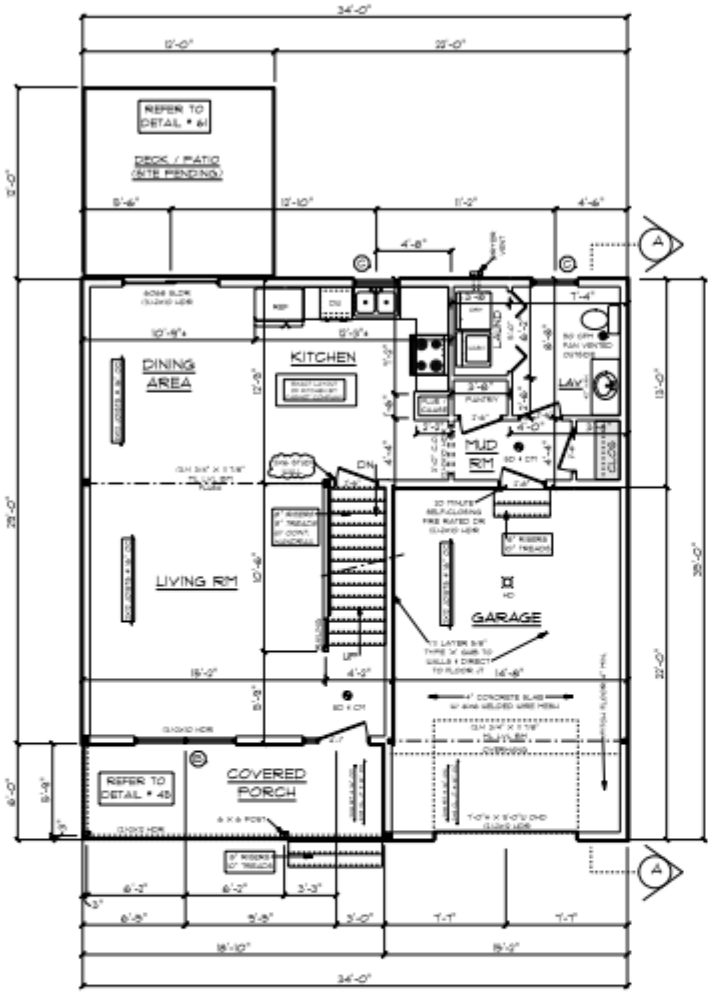
All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities by verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

Owners:
Anna L. Storti
218 Lake Garden Drive
Cranston, R.I. 02920

April, 2025

PROPOSED SITE PLAN

CITY OF CRANSTON
TACOMA STREET
ASSESSORS PLAT 12/2
LOT 756

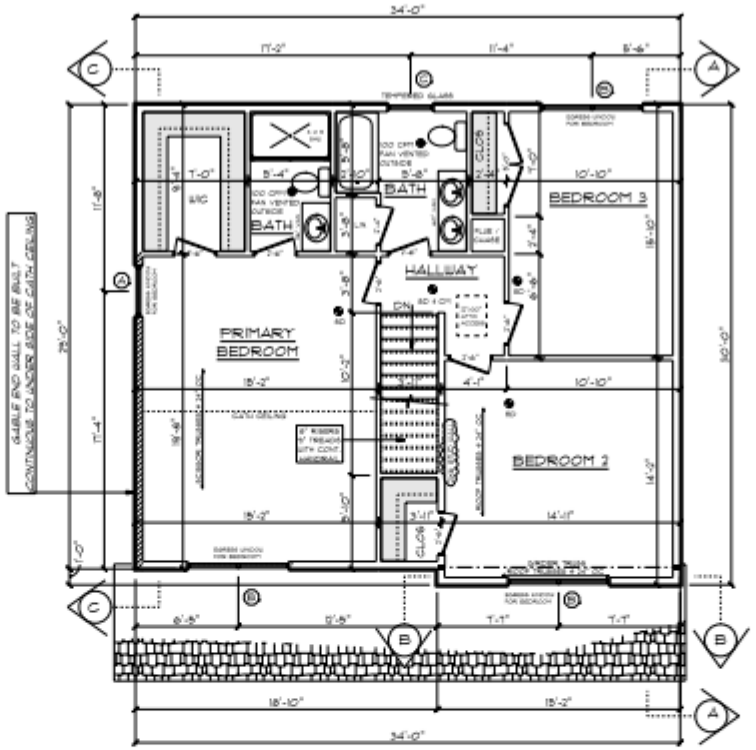


FIRST FLOOR PLAN 1/4"=1'-0"

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

■ = POINT LOAD FROM ABOVE

PROVIDE THE FOLLOWING:
1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS



SECOND FLOOR PLAN 1/4"=1'-0"

■ = POINT LOAD FROM ABOVE

PROVIDE THE FOLLOWING:
1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

2x6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

PRELIMINARY PLANS ONLY FOR ZONING AND PRICING ONLY

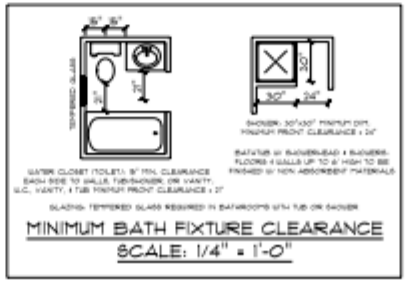
■ = POINT LOAD FROM ABOVE

PROVIDE THE FOLLOWING:
1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

PROVIDE SIMPSON TYPE POST CAP AT ALL SPLICES AND CONTINUOUS BEAM CONNECTIONS

SEE STRUCTURAL PLANS AND NOTES FOR REQUIRED CONNECTORS AND ANCHOR REQUIREMENTS

ISOMETRIC CONNECTIONS



WATER CLOSET (TOILET): 15" MIN. CLEARANCE EACH SIDE TO WALLS, TUB/SHOWER, OR VANITY. L.C. VANITY, & TUB MINIMUM FRONT CLEARANCE = 21"

BATHTUB W/ BACKERBOARD & BACKERBOARD FLOORS & WALLS UP TO 6' HIGH TO BE FINISHED W/ NON ABSORBENT MATERIALS

GLAZING: TEMPERED GLASS REQUIRED IN BATHROOMS WITH TUB OR SHOWER

MINIMUM BATH FIXTURE CLEARANCE
SCALE: 1/4" = 1'-0"

LEGEND:

- SOLID BEARING TO FOUNDATION
- SD SMOKE DETECTOR
- SD + CO SMOKE DETECTOR & CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- 50 or 100 CFM FAN VENTED TO OUTSIDE
- W WINDOW UNIT NUMBER
- HD HEAT DETECTOR (GARAGE)
- EXTERIOR LIGHT (IF APPLICABLE)
- T.G. TEMPERED GLASS (HAZARDOUS LOCATIONS)

WINDOW SCHEDULE

TYPICAL HEADER = (1)2x10 DBL JACK REQUIRED FOR OPENINGS OVER 6'-0"
TYPICAL HEADER HEIGHT = 6'-0" (EXCEPTIONS ARE NOTED ON PLANS)

NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE NO SPECIES NO. 2 OR BETTER. ALL LOADS FOR FLOOR JOISTS, RAFTERS, VENDERS AND BEAMS ARE BASED ON THE FOLLOWING:
FLOOR JOISTS LIVING AREAS: 40 psf LIVE LOAD 20 psf DEAD LOAD
FLOOR JOISTS SLEEPING AREAS: 30 psf LIVE LOAD 20 psf DEAD LOAD

MANUFACTURER / OR EQUIVALENT: HARVEST WINDOWS FSN. U-FACTOR .28

UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL HT	NET AREA	DESIGN PRESSURE
A	30"x60"	DH	1	9.5 / 1'-10"	3.60	30
B	60"x60"	DH PIC	1	20.0 / 1'-10"	8.80 SQ.	30
C	48"x	DH	1	6.5 / 5'-6"	4.07	30
D						
E						
F						
G						
H						

ALL TEMPERED WINDOWS ARE CALLED OUT ON FLOOR PLANS. BOTH PLANS TO BE TEMPERED

DOOR SCHEDULE

TYPICAL HEADER = (1)2x10 DBL JACK REQUIRED FOR OPENINGS OVER 6'-0"
TYPICAL HEADER HEIGHT = 6'-0" (EXCEPTIONS ARE NOTED ON PLANS)

EXTERIOR AND INTERIOR DOORS SIZES ARE NOTED ON PLANS
INTERIOR DOORS = 6'-0" HIGH (TYPICAL)
EXTERIOR DOORS = 6'-0" HIGH (TYPICAL)

MINIMUM DESIGN PRESSURE FOR DOORS: 30

DESIGN PRESSURE

WIND SPEED: 100 MPH
WIND EXPOSURE: B
HEIGHT (MEAN): 30'-0"
PRESSURE ZONES: 4 & 5

DESIGN PRESSURE REQUIRED	DESIGN PRESSURE PROVIDED
30.0 / -35.8	30

EMERGENCY ESCAPE & RESCUE OPENINGS FOR BEDROOMS

SILL HEIGHT (MINIMUM AREA)

EMERGENCY AND RESCUE RESCUE OPENINGS SHALL HAVE A
NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT.
THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING. NOT MORE THAN ONE SILL HEIGHT OPENING SHALL BE NOT LESS THAN 20 INCHES AND
THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

SILL HEIGHT (BLOCKING)

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA

RHODE ISLAND ONE & TWO FAMILY DWELLING CODES 2015 INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
RHODE ISLAND ENERGY CONSERVATION CODES INCORPORATES INTERNATIONAL ENERGY CODES, 2009 EDITION.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA
DESIGN CRITERIA OF THE RHODE ISLAND STATE BUILDING CODE

GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD
30 PSF	100 MPH	NO	SD/NE	NO	MODERATE TO HEAVY	SLIGHT TO MODERATE	2 DEG F & 5 DEG F (SALT STORM)	YES	SEE FIRM MAP (FEMA)

INSULATION & FENERSTRATION REQUIREMENTS DESIGN CRITERIA
DESIGN CRITERIA OF THE RHODE ISLAND STATE BUILDING CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	CRAWLSPACE WALL R-VALUE
5	0.35	0.60	NR	49	20 or 13+5	8.5	30	15	10/13

PLANS HAVE BEEN PREPARED BASED ON A SOIL CAPACITY OF 2000lbs / SF

TYPICAL LOAD DESIGNS:
40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
30 PSF SNOW LOADS

FROST DEPTH: MINIMUM 2'-6" DEEP

TYPICAL CONSTRUCTION TYPE: 5B

BUILDING HEIGHT: MAXIMUM HEIGHT: HEIGHT WILL VARY (1 TOTAL)

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL & STATE REGULATION. THE CONTRACTOR SHALL PROTECT & INDEMNIFY THE DESIGNER AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.

ALL INSTALLATION AND APPLICATIONS SHALL CONFORM TO MANUFACTURES SPECS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ALL SECTIONS, DETAILS, ETC SHOWN ON ANY PLAN SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.

ALL DIMENSIONS, NOTES, AND OTHER INFORMATION CONVEYED IN THESE DRAWINGS FOR CONSTRUCTION PURPOSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED IN FIELD BY BUILDER / CONTRACTOR ACCORDING TO LOCAL AND STATE BUILDING CODES.

THE DRAFTSPERSON SHALL NOT BE RESPONSIBLE FOR ANY CHANGES THAT WOULD MAKE THE STRUCTURE PHYSICALLY UNSAFE.

UNFORESEEN SITE CONDITIONS MAY CAUSE A DEVIATION FROM THE CONSTRUCTION DOCUMENTS AND IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO INSURE STRUCTURAL STABILITY AND CONFORMANCE TO APPLICABLE CODES.

29 X 34 COLONIAL

PREPARED FOR:
DENALI BUILDING COMPANY

LOT 756, TACOMA STREET
CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-FAMILY ONLY

DLR DIMENSIONS, INC DOES NOT CERTIFY THE USE OF PLANS THAT HAVE BEEN ALTERED BY OUTSIDE PARTIES

DLR DIMENSIONS
EST. 1995
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156 DLRDIMENSIONS.COM

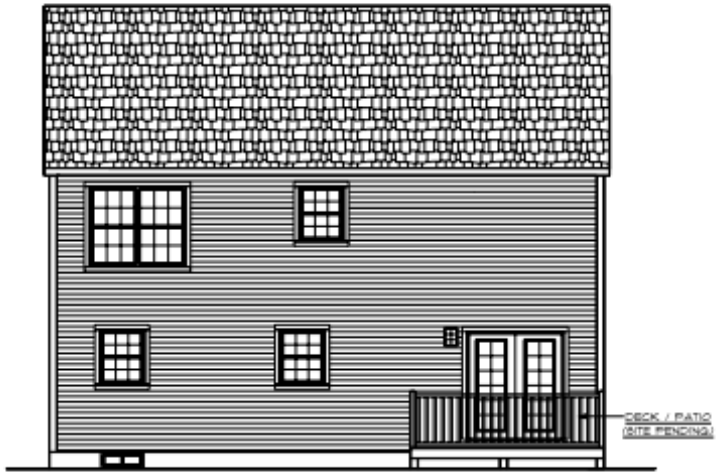
THE DIMENSIONS THAT ARE NOT LABELED FOR FURTHER CONSTRUCTION PURPOSES, ARE FOR REFERENCE ONLY. ALL DIMENSIONS AND ANGLES MUST BE FIELD VERIFIED. LEGAL CLOSURE AND/OR SURVEY NOT ENGAGED FOR CONSTRUCTION.

SCALE	NOTED
DATE	Tuesday, May 6, 2025
APPROVED	DRR
DRAWN BY	DRR
DRAWING NUMBER	6652-756

1 OF 5

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

NOTE:
GUARD RAILS NOT REQUIRED UNLESS DECK IS 30" ABOVE GRADE

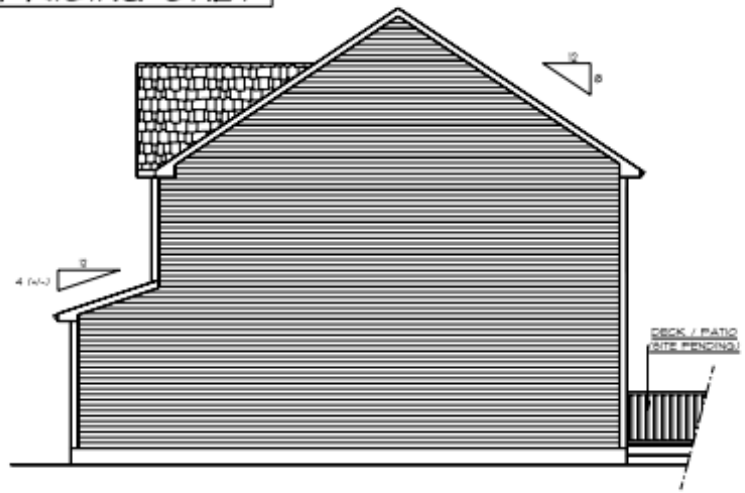


BACK ELEVATION 1/4"=1'-0"

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY

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

NOTE:
GUARD RAILS NOT REQUIRED UNLESS DECK IS 30" ABOVE GRADE



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

GENERAL REQUIREMENTS

TYPICAL WINDOWS:
PLANS REFLECT EGRESS WINDOW IN ALL BEDROOMS
AS PER CODE R310.1 (TYPICAL 5.7 SQ FT)
PLANS REFLECT AGGREGATE GLAZING OF A MINIMUM 8% FOR ALL HABITABLE ROOTS WITH AN OPENABLE AREA TO THE OUTDOORS NO LESS THAN 4% OF THE FLOOR AREA AS PER CODE R303.1

TYPICAL DETECTORS:
HEAT, STOKE + CARBON DETECTORS
TO BE LOCATED ON PLANS AS PER
FIRE PROTECTION CODE R314 + R315

TYPICAL ATTIC ACCESS:
PROVIDE PANFUT OF A 22" X 30"ATTIC ACCESS OPENING WITH A VERTICAL CLEARANCE OF NOT LESS THAN 30" AS PER CODE R807.1

TYPICAL TRUSS SYSTEM:
TRUSSES TO BE DESIGNED, HANDLED, INSTALLED
AND BRACED IN ACCORDANCE WITH TPI RECOMMENDATIONS
CONTRACTOR TO PROVIDE APPROVED TRUSS ENGINEERING
AND LAYOUT TO BUILDING OFFICIAL PRIOR TO
START OF CONSTRUCTION.

TYPICAL SUBCONTRACTOR TRADES:
HVAC, ELECTRICAL AND PLUMBING DESIGN + CONSTRUCTION
TO BE SPECIFIED BY CONTRACTOR / SUBCONTRACTOR
AND CONFORM TO ALL APPLICABLE CODES + REQUIRED STANDARDS
CORRESPONDING CONSTRUCTION DOCUMENTS
SHALL BE PROVIDED BY CONTRACTOR (IF REQUIRED)
LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, BOXES, ETC
TO BE SPECIFIED BY CONTRACTOR / SUBCONTRACTOR

TYPICAL NAILING SCHEDULE

TYPICAL FLOORS:
JOIST TO SILL OR GIRDER, TOE NAIL (3) 8D
RIM JOIST TO JOIST (3) 8D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL
OR HSAL 3/4" STAPLE OR 1/2" RING OR SCREW SHANK
NAILS 4 6" FROM EDGE 2" OC

TYPICAL BUILT-UP GIRDERS AND BEAMS:
NAIL EACH LAYER WITH 10D NAILS 4 32" OC
AT TOP AND BOTTOT STAGGERED
TWO NAILS AT ENDS AND AT EACH SPLICE

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

TYPICAL BUILT-UP HEADERS:
THREE PIECES WITH 1/2" SPACER 8D 4 16" OC
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 (5) 8D
RAFTER TO PLATE, TOE NAIL (3) 16D
5/8 TAG" ROOF SHEATHING TO FRAMING 8D OR 16 GA. 1 1/2"
STAPLES OR 1/2 RING OR SCREW SHANK NAILS
4 6" FROM EDGES 2" OC

TYPICAL FRAMING SCHEDULE

TYPICAL MATERIAL REQUIREMENTS:
ALL FRAMING LUMBER TO BE
SPF #1 GRADE OR BETTER

TYPICAL SHEATHING:
FLOOR TO BE 3/4" "LOCK TAG DSB / PLYWOOD
(OR EQUIVALENT) GLUED AND SCREWED
ROOF TO BE 5/8" "LOCK TAG DSB / PLYWOOD
(OR EQUIVALENT)
WALL TO BE 1/2" (7/16") THICK
EXTERIOR GRADE DSB / PLYWOOD (OR EQUIVALENT)

TYPICAL FLOOR FRAMING:
ALL FLOOR JOISTS TO OVERLAP MIN 3"
SQUASH-BLOCKING TO BE ADDED
AS REQUIRED TO TRANSFER POINT LOADS
DOWN TO FOUNDATION

TYPICAL EXTERIOR DECK:
ALL DECK FRAMING MATERIALS
TO BE PREMIUM-TREATED
AND ALL HARDWARE TO BE GALVANIZED
ALL CUT-ENDS OF PREMIUM-TREATED LUMBER
TO BE COATED FOR PROTECTION

TYPICAL FLASHING:
CORROSION RESISTANT FLASHING SHALL BE APPLIED
AT ALL WINDOW + DOORS, CURVED END OF MASONRY
SILLS, PORCHES, DECKS, ETC AS PER CODE R703.4
PROVIDE FLASHING AT WALLS + ROOF INTERSECTIONS
AS PER CODE R903.2.1

TYPICAL WEATHERSTRIPPING:
PROVIDE WEATHERSTRIPPING + INSULATION BETWEEN
CONDITIONED + NON-CONDITIONED SPACES
AS PER CODE N1101.1

TYPICAL ROOF FRAMING:
ALL ROOF RAFTERS TO OVERLAP MIN 3"
SQUASH-BLOCKING TO BE ADDED
AS REQUIRED TO TRANSFER POINT LOADS
DOWN TO FOUNDATION

29 X 34 COLONIAL

PREPARED FOR:
DENALI BUILDING COMPANY

LOT 756, TACOMA STREET
CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR ENGINEERING ONLY
DLR DIMENSIONS, INC
DOES NOT WARRANT THAT PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

DLR DIMENSIONS
EST. 1993
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156
DLRDIMENSIONS.COM

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IS NOT LIABLE FOR
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DRAWINGS
ANDOR DRAWINGS
ALTERED WITHOUT
THEIR WRITTEN
ALL DRAWINGS AND
SPECIFICATIONS MUST
LOCAL CODES
PRIOR TO AND
DURING CONSTRUCTION.

SCALE
NOTED

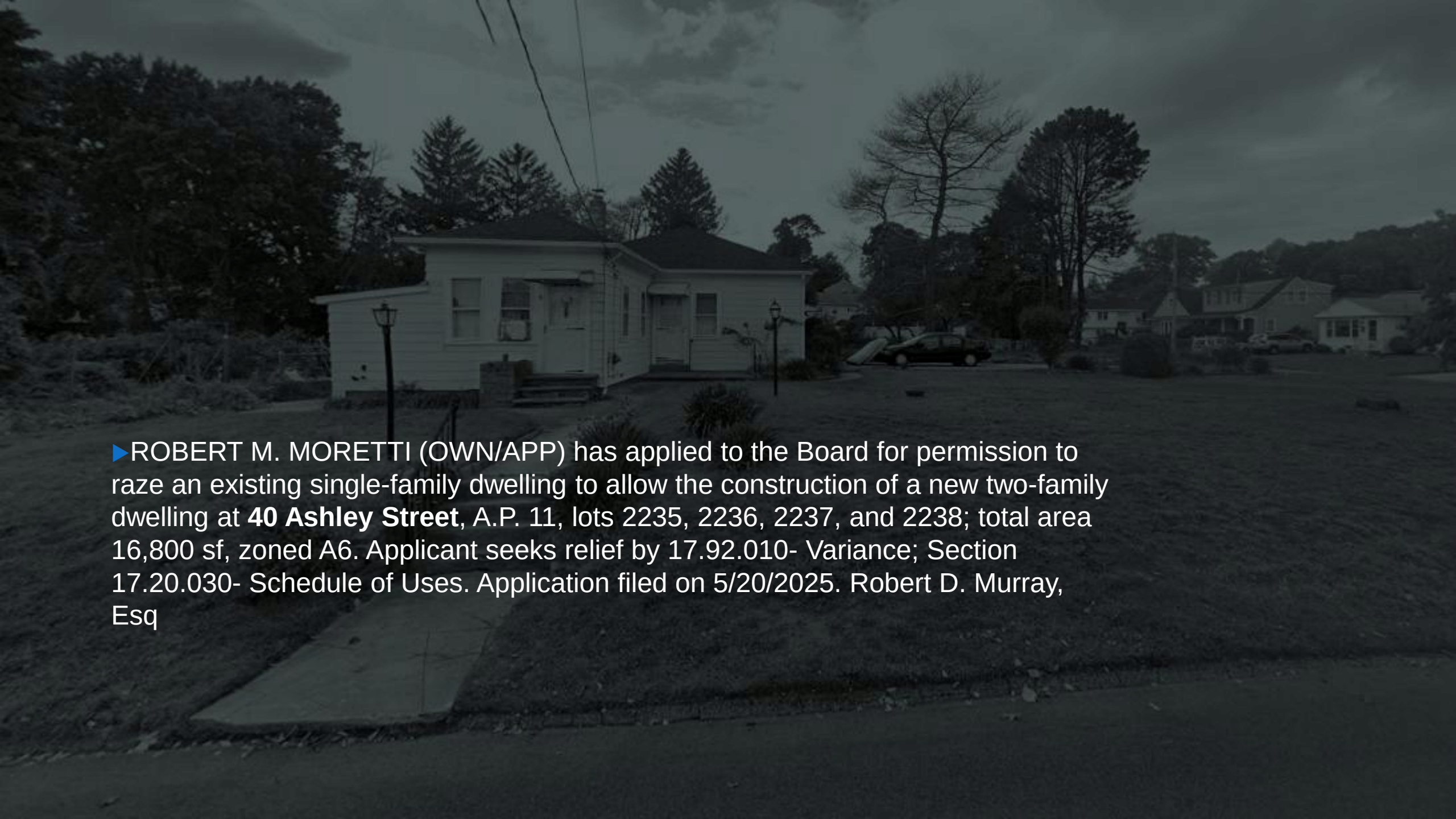
DATE
Tuesday, May 6, 2025

APPROVED
DRR

DRAWN BY
DRR

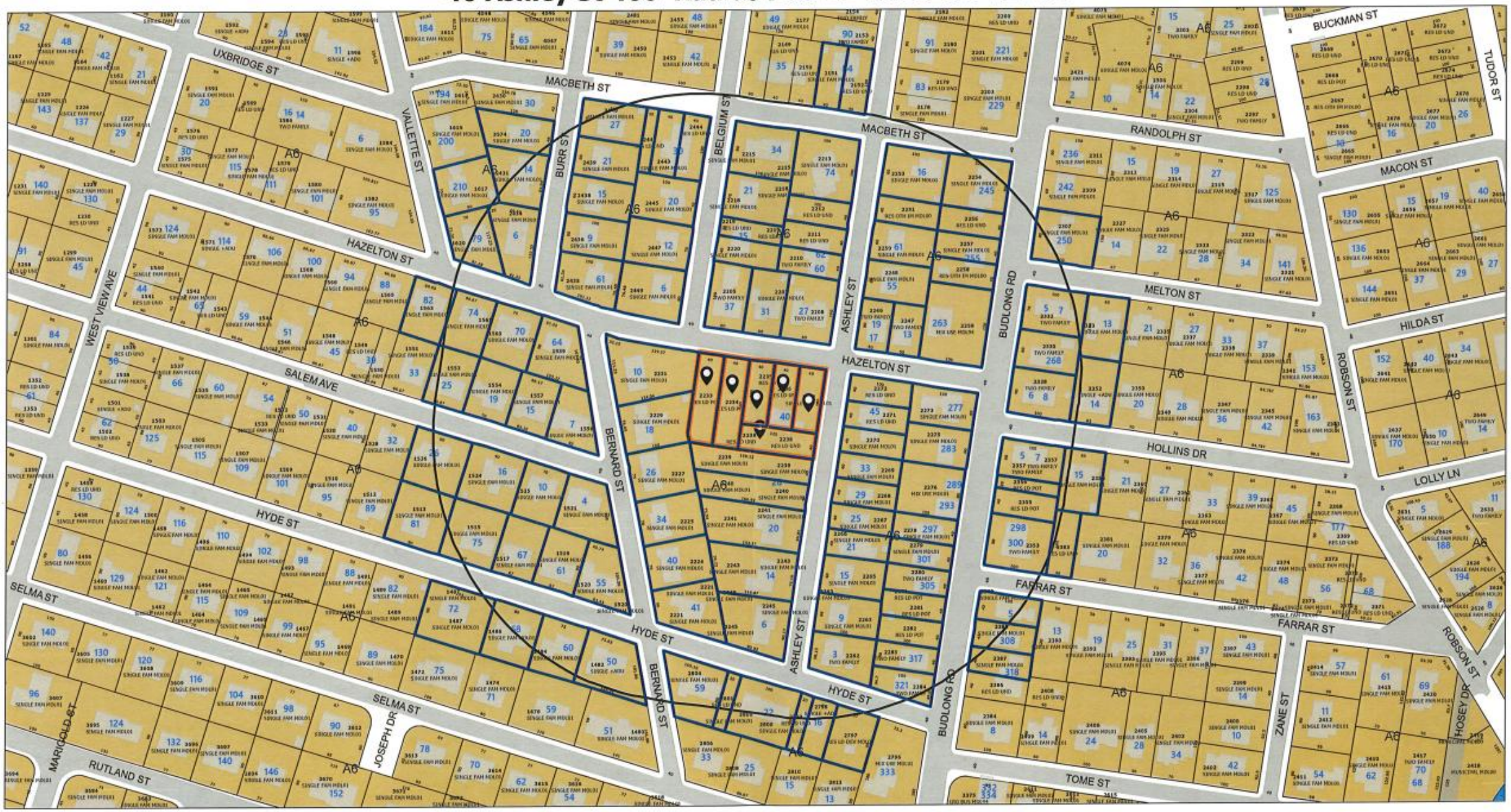
DRAWING NUMBER
6652-756

FOR SALE



▶ROBERT M. MORETTI (OWN/APP) has applied to the Board for permission to raze an existing single-family dwelling to allow the construction of a new two-family dwelling at **40 Ashley Street**, A.P. 11, lots 2235, 2236, 2237, and 2238; total area 16,800 sf, zoned A6. Applicant seeks relief by 17.92.010- Variance; Section 17.20.030- Schedule of Uses. Application filed on 5/20/2025. Robert D. Murray, Esq

40 Ashley St 400' Radius Plat 11 Lot 2233-22238



ParcelsInBuffer
SelectedParcels
SelectedParcelsBuffer
Hydro Poly 2001
Stream/Water Body
Swamp
Buildings

Cranston Boundary
Parcels
Cranston Boundary
Roads
Historic Overlay District
Zoning
A12

A20
A6
A8
A80
B1
B2

C1
C2
C3
C4
C5
EI

M1
M2
MPD
Other
S1

0 200 400 ft

Map Scale: 1:2,290

Map created by Web Application on 1/31/2025 8:46 AM

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https://geohub-cranston.hub.arcgis.com/

ASHLEY STREET
HAZELTON STREET
STREET INDEX

U.P. 19

U.P. 21

W.G.

HAZELTON STREET
(40' PUBLIC)

EDGE OF PAVEMENT

EDGE OF PAVEMENT

IRON ROD SET

IRON ROD SET

120.00'

90°00'00"

90°00'00"

32.0'

PROPOSED TWO FAMILY BUILDING

PORCH

GARAGE

FIREWALL BETWEEN UNITS

GARAGE

PORCH

28.0'

33.0'

140.00'

140.00'

MANHOLE

BUILDING SETBACK

A.P. 11/4 / LOT 2235, 2236, 2237 & 2238
N / F
ROBERT M. MORETTI
16,800 SQ. FEET
0.39 ACRES

27.0'

90°00'00"

90°00'00"

120.00'

IRON ROD SET

IRON ROD FOUND OFF POINT
1' WIDE WALL

A.P. 11/4 / LOT 2239
N / F
HEIDY THOMAS

A.P. 11/4 / LOT 2234
N / F
ROBERT M. MORETTI

EDGE OF PAVEMENT

EDGE OF PAVEMENT

ASHLEY STREET
(40' PUBLIC)

U.P. 10

U.P. 10-1

360.0'

GRANITE BOUND FOUND

240.00'

90°00'00"

50.00'

90°00'00"

BUDLONG ROAD

217.42'

GRANITE BOUND FOUND

90°00'00"

62.56'

GRANITE BOUND FOUND

LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-6

MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM LOT COVERAGE: 35%
MAXIMUM STRUCTURE HEIGHT 35 FT.

LEGEND

AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
●	IRON ROD
■	GRANITE BOUND
	DRAINAGE MANHOLE / UNKNOWN
	WATER GATE
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
— S — S —	SEWER PIPE LINE
— G — G —	GAS PIPE LINE
— W — W —	WATER PIPE LINE
— D — D —	DRAIN PIPE LINE
— OP — OP —	OVER HEAD POWER LINE

ZONING PLAN

A.P. 11/4 / LOT 2236-2238
42 ASHLEY STREET
CRANSTON, RI 02920
SCALE: 1"=10' DATE: APRIL 8, 2025

PREPARED FOR:
ROBERT MORETTI
3478 PALMERO WAY
DUBLIN, CA 94568
PHONE: (925) 909-8304

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@oceanplanners.com

JOB NO: 11035 / DWG. NO. 11035 - (AR)

GRAPHIC SCALE: 1" = 10'

0 10 20 30

SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2014, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED-CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND OTHER RECORD BOUNDARY LINES

BY: RICHARD T. SZOPA, PLS, LICENSE NO. 2464 DATE 5/20/25

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THE SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:
1. LOCUS DEED BK. 8569 PG. 145
2. RECORD LOTS 19-18 ON PLAT ENTITLED "BUDLONG PARK NO. 4 CITY OF CRANSTON, R.I. BELONGING TO THE BODWELL LAND CO. ESTEN & BLACK, ENGRS. AUG 1918" PLAT CARD 235

NOTE:
1. FEMA ZONE: X / MAP: 44007C0314H / DATED: 10-02-15
2. 1 S.H.O.W.T. = 6 FT.

MASTER SUITE
15'-10" X 12'-0"
OPT. 10' BOXED CEILING.
COVERED PORCH
11'-6" X 6'-0"
BRKFAST / HEARTH RM.
10'-0" X 14'-4"
ISLAND FIREPLACE
LIN
M.BATH
12'-0" X 13'-8"
WHP TUB
GLASS BLOCKS
GREAT ROOM
16'-0" X 17'-4"
OPT. 10' BOXED CEILING
DW
RG
REF
KIT.
10'-0" X 15'-8"
PANTRY
LAU.
6'-4" X 6'-3"
D.
W.
BEDROOM 2
9'-8" X 11'-0"
FOYER
7'-0" X 5'-0"
10' CEILING
BEDROOM 3 / STUDY
12'-0" X 11'-4"
BOOK SHELVES
PRCH
7'-0" X 5'-0"
10' CEILING
GARAGE
19'-0" X 24'-8"

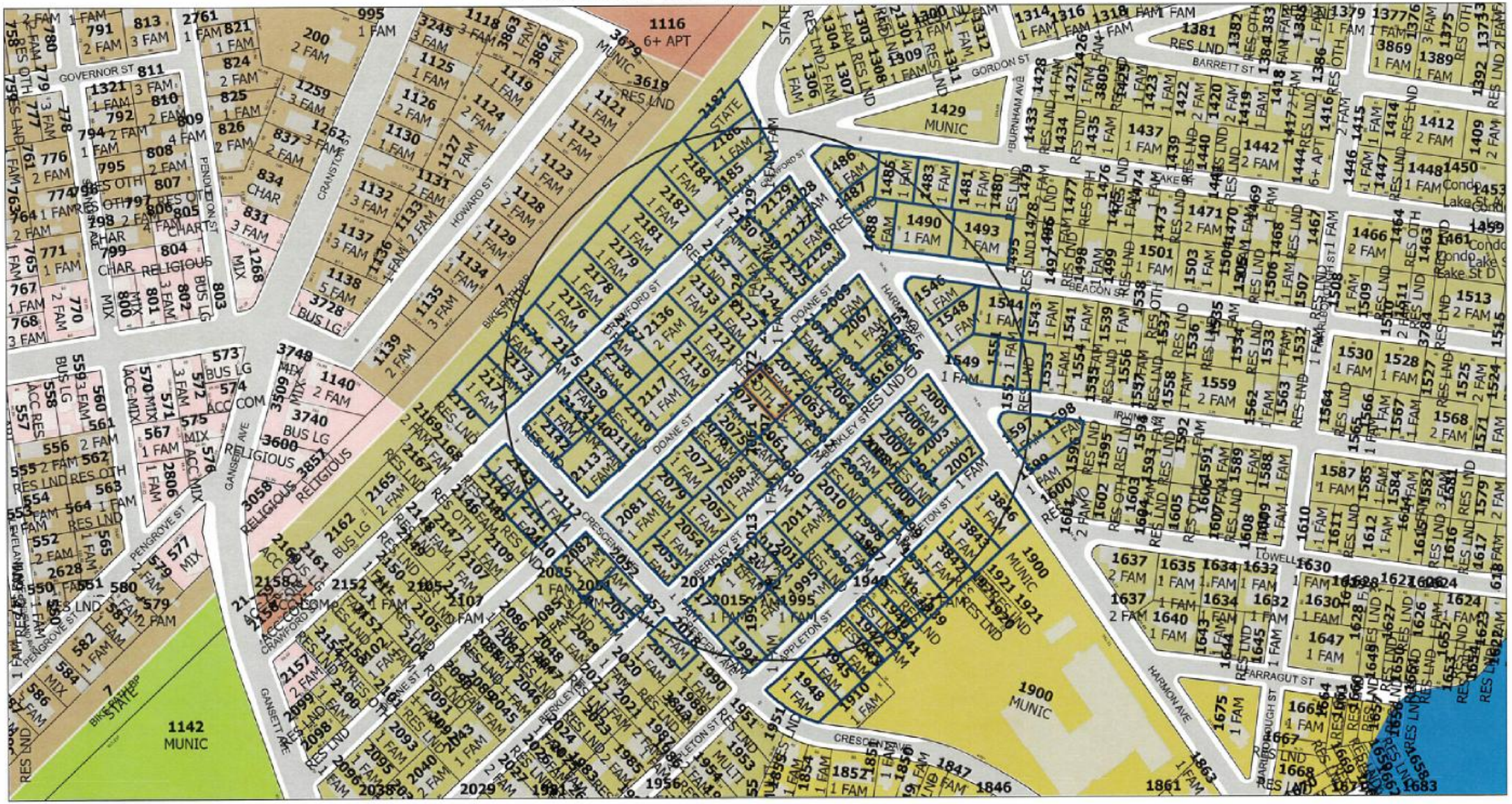
LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

▶**VALENTINO & KELLY CAIRO (OWN/APP)** have applied to the Board for permission to construct a new single-family dwelling on an undersized lot previously merged with A.P. 7, lot 2074 with reduced area and frontage at **0 Doane Street, A.P. 7, lot 2073**; area 3200 sf; zoned B1. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, Application filed on 5/22/2025. John O. Mancini, Esq.

0 Doane St 400' Radius Plat 7 Lot 2073



ParcelsInBuffer
SelectedParcels
SelectedParcelsBuffer
Labels_Radius Maps_Lot and LU v2
Swamp
Buildings
Cranston Boundary
Parcels

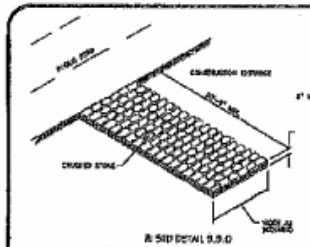
Zoning
A12
A20
A8
A8
B2
C1
C2
C3
M1
M2
MPD
Other

0 200 400 ft

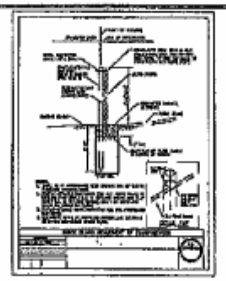
Map Scale: 1:2,458

Map created by Web Application on 3/31/2025 7:56 AM

Disclaimer: This map/data/image/spatial product is not the product of a Professional Land Survey. It was

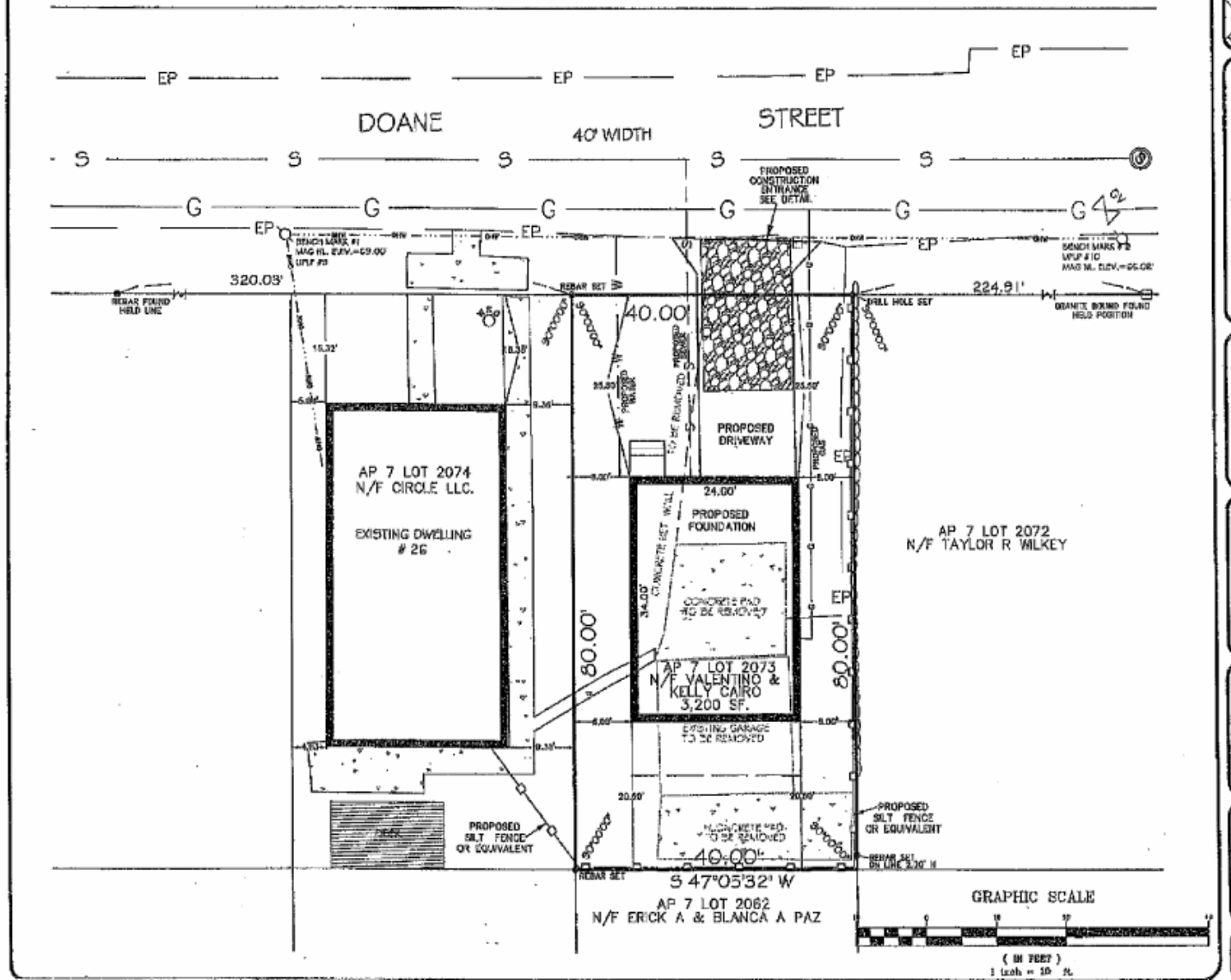


CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

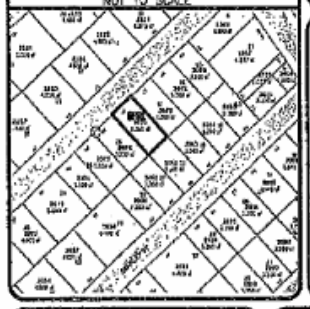


NOTE:
THIS FOUNDATION AS SHOWN REFLECTS THE DIMENSIONS PROVIDED TO CANAVAN & ASSOCIATES CONST. SURVEYING INC. LOCATIONS OF FOUNDATION, STAIRWAYS, CHIMNEYS, OVERHANGS, SETBACKS & ZONE DESIGNATION MUST BE REVIEWED WITH THE BUILDING INSPECTOR FOR ZONING COMPLIANCE AND ACCURACY.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO EXCAVATION AND SHALL NOTIFY LOCAL UTILITY COMPANIES BEFORE COMMENCEMENT OF WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND RELOCATE UTILITIES AS REQUIRED, SHOULD THERE BE A CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NOT TO SCALE



DRAWN BY: M.G.L.
CHECKED BY: M.C.

NO.	DATE	REVISION
1		
2		
3		
4		
5		

LEGEND

- O.H.W. OVER HEAD WIRES
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- CATCH BASIN
- GAS VALVE
- WATER SHUT-OFF
- EP — EDGE OF PAVEMENT
- OHW — OVERHEAD WIRES
- FIRE HYDRANT
- BOULDER WALL

GENERAL NOTES
1. INFORMATION ON THIS PLAN WAS OBTAINED BY A FIELD SURVEY.
2. CONTACT DIG SAFE PRIOR TO CONSTRUCTION CALL 811 OR 888-DIG SAFE. REQUIRED BY LAW
3. ZONING INFO PER TOWN WEBSITE

REFERENCES
1. PLAT "WEST ARLINGTON BELONGING TO WOOD HARRIS & CO. BY J.A. LATHAM MARCH, 1884 PROVIDENCE, R.I."

PROPOSED IMPROVEMENT
PREPARED FOR: VALENTINO CAIRO
ASSESSORS PLAT 7 LOT 2073
DOANE STREET
CRANSTON, RHODE ISLAND
DATE: NOV. 4, 2024
SCALE: 1"=10'

MARTIN G. CANAVAN
1998
NO.
PROFESSIONAL LAND SURVEYOR

NORTH ARROW
(ASSUMED)
North

ZONING
ZONING DIST. R1
SINGLE FAMILY
MINIMUM REQ.

LOT AREA	6,000
LOT FRONTAGE	60'
FRONT YARD	20'
SIDE YARD	8'
REAR YARD	20'
MAX. BLDG. HGT.	30'

SEE ZONING REG'S. FOR ADD. INFO.

THIS SURVEY WAS NOT PERFORMED AND THE PLAN HAS NOT BEEN PREPARED PURSUANT TO SECTION 5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS
EFFECTIVE AUGUST 2014
THE PROPOSED IMPROVEMENTS SHOWN HEREON WERE PLACED BY THE SURVEYOR AND THE PLAN REPRESENTS THE IMPROVEMENTS AS THEY WERE PLACED BY THE SURVEYOR
CONSTRUCTION SURVEY PURSUANT TO RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS
BY: Martin G. Canavan DATE 11/4/2024
MARTIN CANAVAN – #1998
CSA NUMBER: 15-4258

THIS PLAN TO BE RECORDED BY THE FOLLOWING:
DOANE STREET

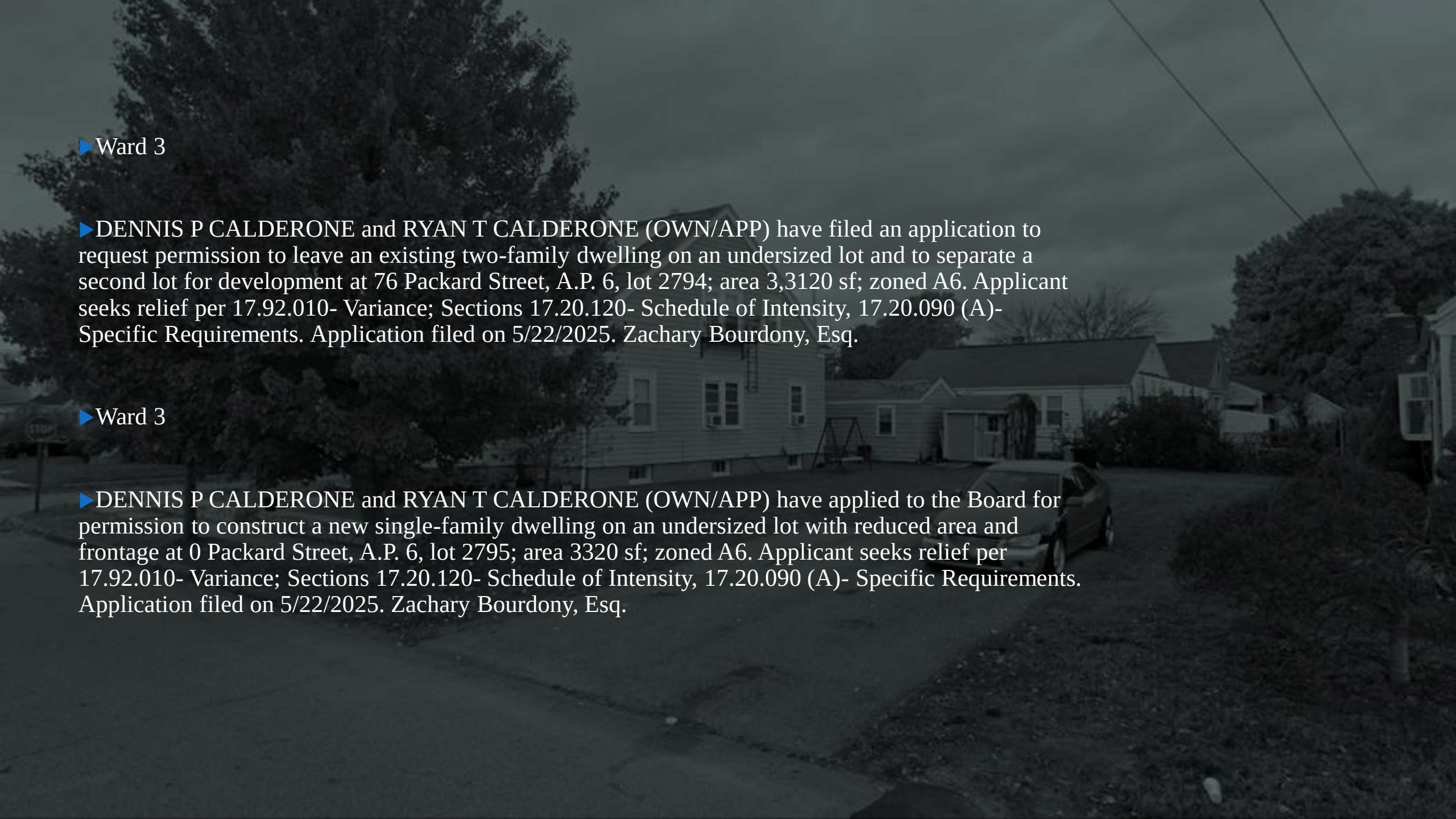
CANAVAN & Associates
Construction Surveying, Inc.
Construction • Land Development • Residential
458 George Washington Highway
Smithfield, R.I. 02917
P-(401)232-1996 F-(401)232-1994

SHEET
1 OF 1

Google

Google

Google



- Ward 3

- DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP) have filed an application to request permission to leave an existing two-family dwelling on an undersized lot and to separate a second lot for development at 76 Packard Street, A.P. 6, lot 2794; area 3,3120 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

- Ward 3

- DENNIS P CALDERONE and RYAN T CALDERONE (OWN/APP) have applied to the Board for permission to construct a new single-family dwelling on an undersized lot with reduced area and frontage at 0 Packard Street, A.P. 6, lot 2795; area 3320 sf; zoned A6. Applicant seeks relief per 17.92.010- Variance; Sections 17.20.120- Schedule of Intensity, 17.20.090 (A)- Specific Requirements. Application filed on 5/22/2025. Zachary Bourdony, Esq.

0 Packard St 400' Radius Plat 6 Lot 2795

ParcelsInBuffer
SelectedParcelsBuffer
SelectedParcels
Streets Names
Labels_Radius Maps_Lot and LU
Hydro Poly 2001
Stream/Water Body
Swamp
Buildings
Cranston Boundary
Parcels
Cranston Boundary
Roads
Historic Overlay District

Zoning
A12
A20
A6
A8
A80
B1
B2
C1
C2
C3
C4
C5
EI
M1
M2
MPD
Other
S1

0 200 400 ft

Map Scale: 1:2,202

Map created by Web Application on 3/12/2025 10:02 AM

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REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
PLAT CARD 258 ENTITLED
"Narragansett Park Speedway Plat"
Dd. Bk. 4095, Pg. 168
CITY OF CRANSTON, DEPT OF PUBLIC WORKS
Sewer As-Built – Pocasset Part 4, Sht 27

ZONING NOTES:

ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONE

A-6 ZONING REQUIREMENTS: (Single Family)

AREA	6,000 S.F. MIN.
FRONTAGE	60' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN. (5'Min.Accessory Use)
SIDE SETBACK	8' MIN. (5'Min.Accessory Use)
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

LOT COVERAGE CALCULATIONS

LOT AREA = 3,320 S .F.

PROPOSED DWELLING	859 S.F.
PROPOSED DECK	108 S.F.
PROPOSED PORCH	28 S.F.
TOTAL AREA	995 S.F.

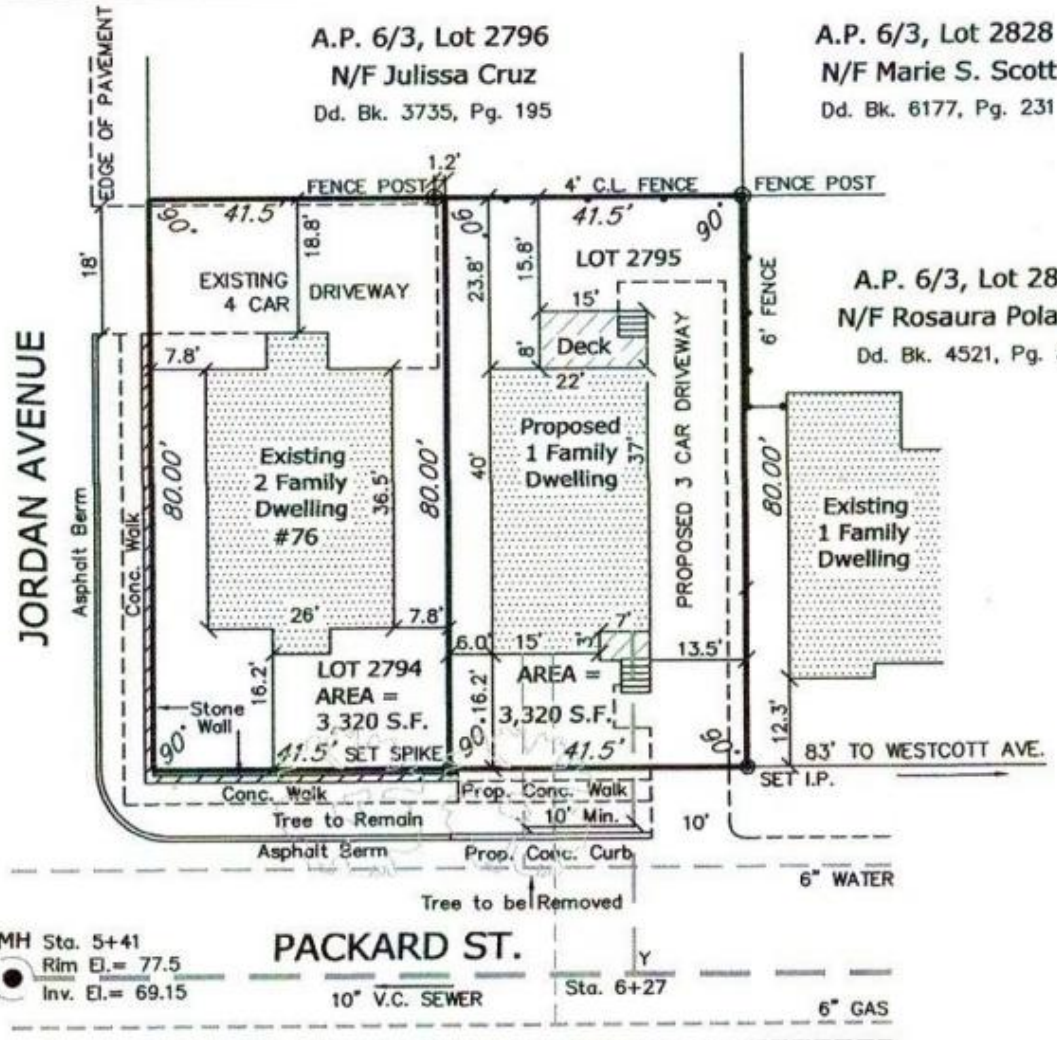
995 S.F./3,320 S.F.= 30.0%

FEMA INFO:

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00312H, 10/02/2015.

Zoning Code 17.20.110-C
"Required Front Yards in Developed Blocks".

A.P. LOT#	ADDRESS	FRONT SETBACK
6/3, 2794	76 Packard St.	16.0'
6/3, 2863	68 Packard St.	18.5'
6/3, 2832	60 Packard St.	13.0'
6/3, 2831	99 Overland Ave.	20.0'
6/3, 2830	84 Packard St.	12.0'
6/3, 2633	96 Packard St.	16.5'
	AVERAGE FRONT SETBACK	16.0'



GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

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.

SITE PLAN SURVEY – 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 Site Features, Property Lines, Proposed Dwelling and prepare Site Plan for Packard St. on Lots 2795, Assessor Plat 6/3 in the City of Cranston.

By: Walter P. Skorupski 3/2/2025

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA

WALTER P. SKORUPSKI
SURVEYOR
No. 1802
PROFESSIONAL LAND SURVEYOR

DIGSAFE:

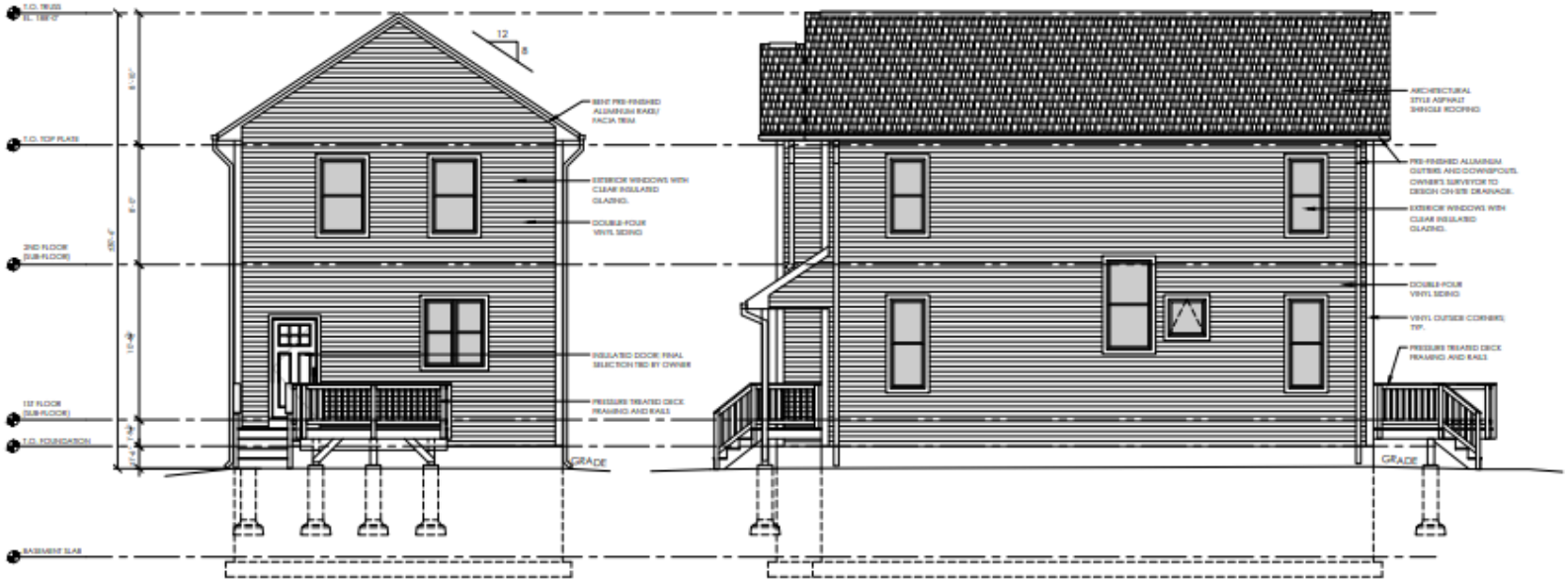
All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities by verified by the appropriate utility companies and by DIGSAFE (1-888-344-7233)

Owners:
Dennis P., Ryan T. &
Joseph G. Caldarone
76 Packard Street
Cranston, R.I. 02910

February, 2025

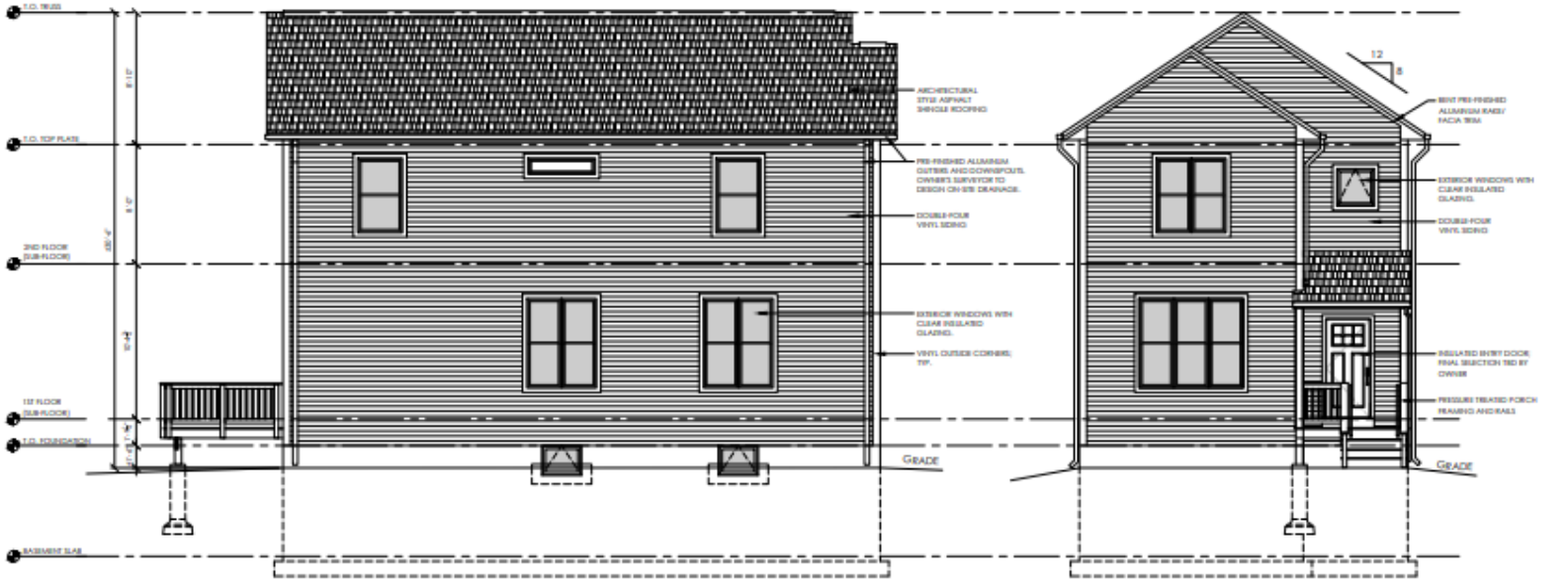
PROPOSED SITE PLAN

CITY OF CRANSTON
76 PACKARD STREET
ASSESSORS PLAT 6/3
A. P. 6/3, LOTS 2794 & 2795



1 SD-2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

2 SD-2 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



3 SD-2 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

4 SD-2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

DRAFT MODERN
DESIGN SERVICES
EMAIL: INFO@DRAFTMODERN.COM

SINGLE-FAMILY RESIDENCE
76 PACKARD STREET SUBDIVISION
CRANSTON, RI 02910
PLAT: 6/3 LOTS: 2794 & 2795

DRAWING STATUS
ZONING SUBMISSION
NOT FOR CONSTRUCTION

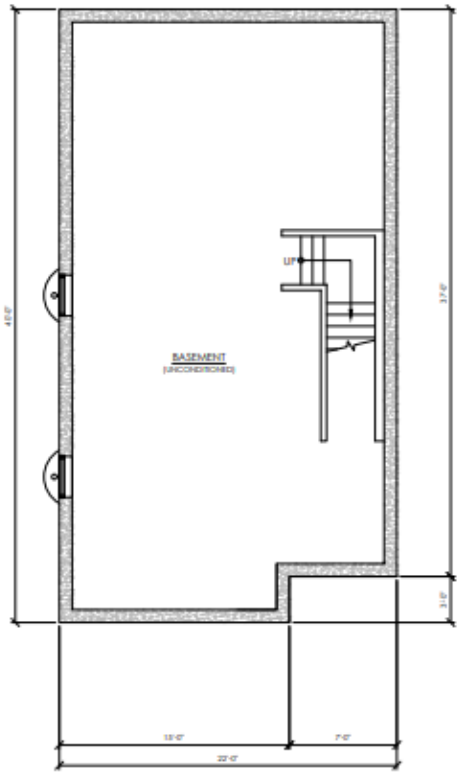
OWNER/CLIENT
JOE AND RYAN CALDARONE

DOCUMENT DATE: 01/20/2021

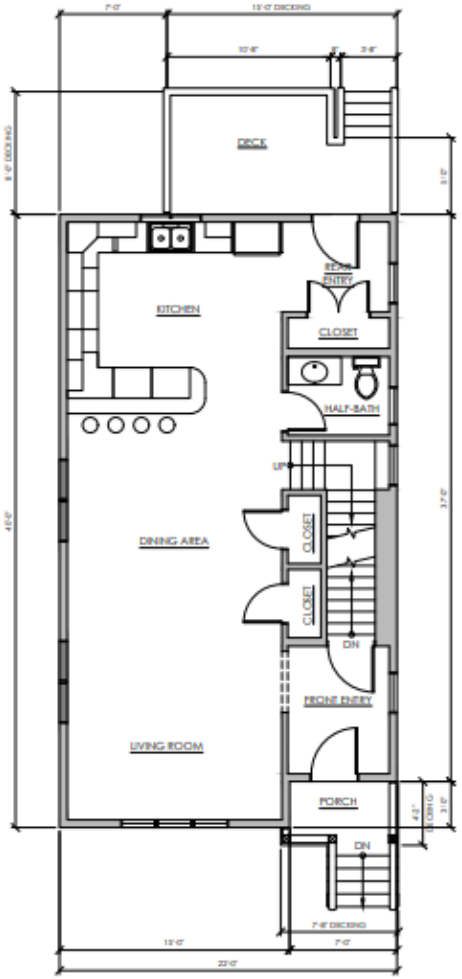
REVISIONS
REV. DATE DESCRIPTION

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

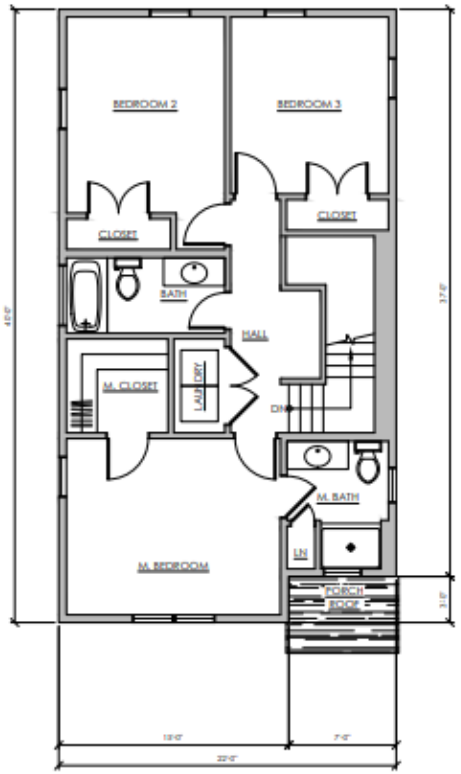
SHEET NUMBER
SD-2



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



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



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

DRAFT MODERN
DESIGN SERVICES
EMAIL: INFO@DRAFTMODERN.COM

SINGLE-FAMILY RESIDENCE
76 PACKARD STREET SUBDIVISION
CRANSTON, RI 02910
PLAT: 6/3 LOTS: 279 & 2795

DRAWING STATUS
ZONING SUBMISSION
NOT FOR CONSTRUCTION

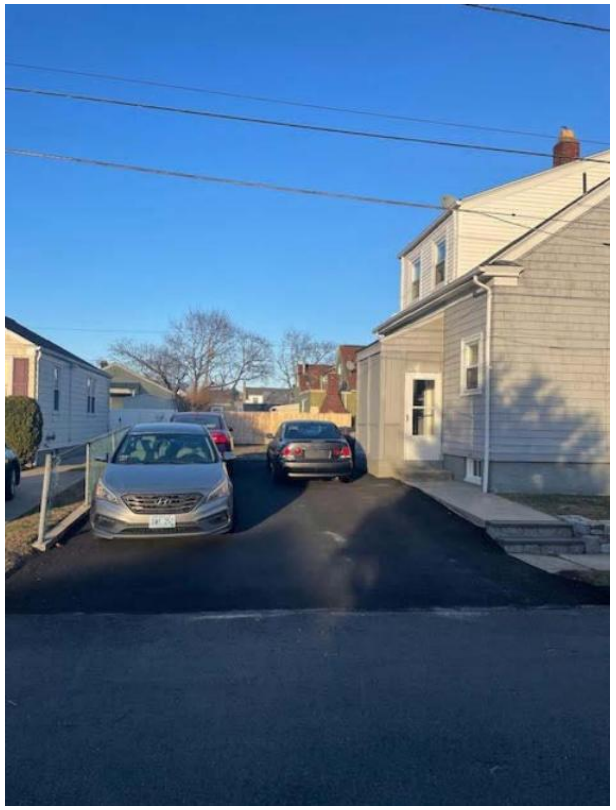
OWNER/CLIENT
JOE AND RYAN CALDARONE

DOCUMENT DATE: 01/20/2025

REVISIONS
REV. DATE DESCRIPTION

SHEET TITLE
PROPOSED
FLOOR PLANS

SHEET NUMBER
SD-1

0 Packard St

76 Packard St