

# City of Cranston

# Zoning Board of Review

*November 10, 2021*

## **Chairman of the Board**

Christopher E. Buonanno

## **Members**

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1<sup>st</sup> Alternate)

Vacant (2<sup>nd</sup> Alternate)

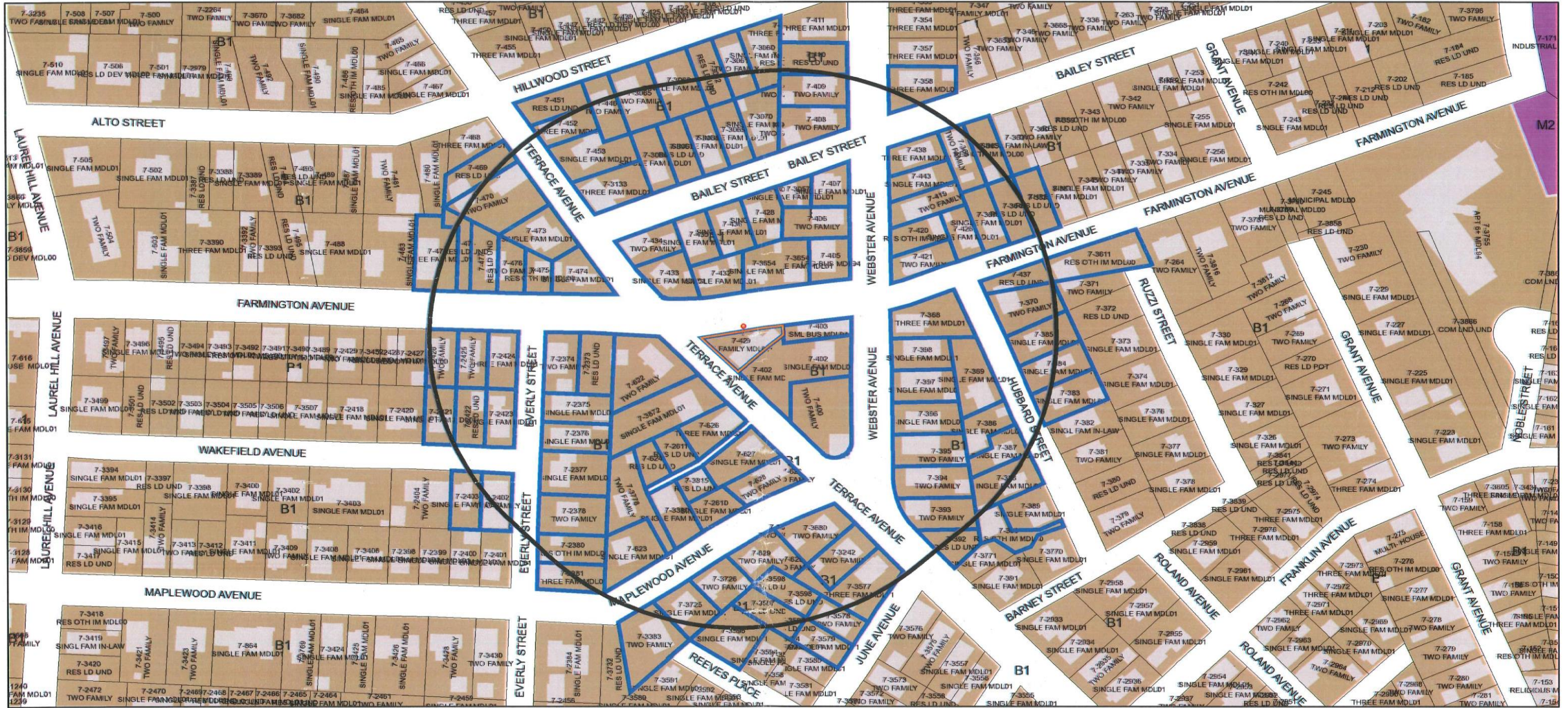
Vacant (3<sup>rd</sup> Alternate)

Thomas Barbieri (4<sup>th</sup> Alternate)

**MANUEL A. VENTURA (OWN/APP)** has filed an application to enclose a second story exterior porch encroaching into the required front yard setback at **212 Terrace Ave. A.P. 7, lot 429; area 4,170 s.f.; zoned B1.** Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations; 17.20.110-Residential yard exceptions;  
Application filed 8/25/2021. No Attorney

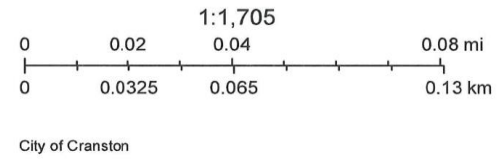


# 212 Terrace Ave 400' Radius Plat 7 Lot 429



6/3/2021, 10:44:15 AM

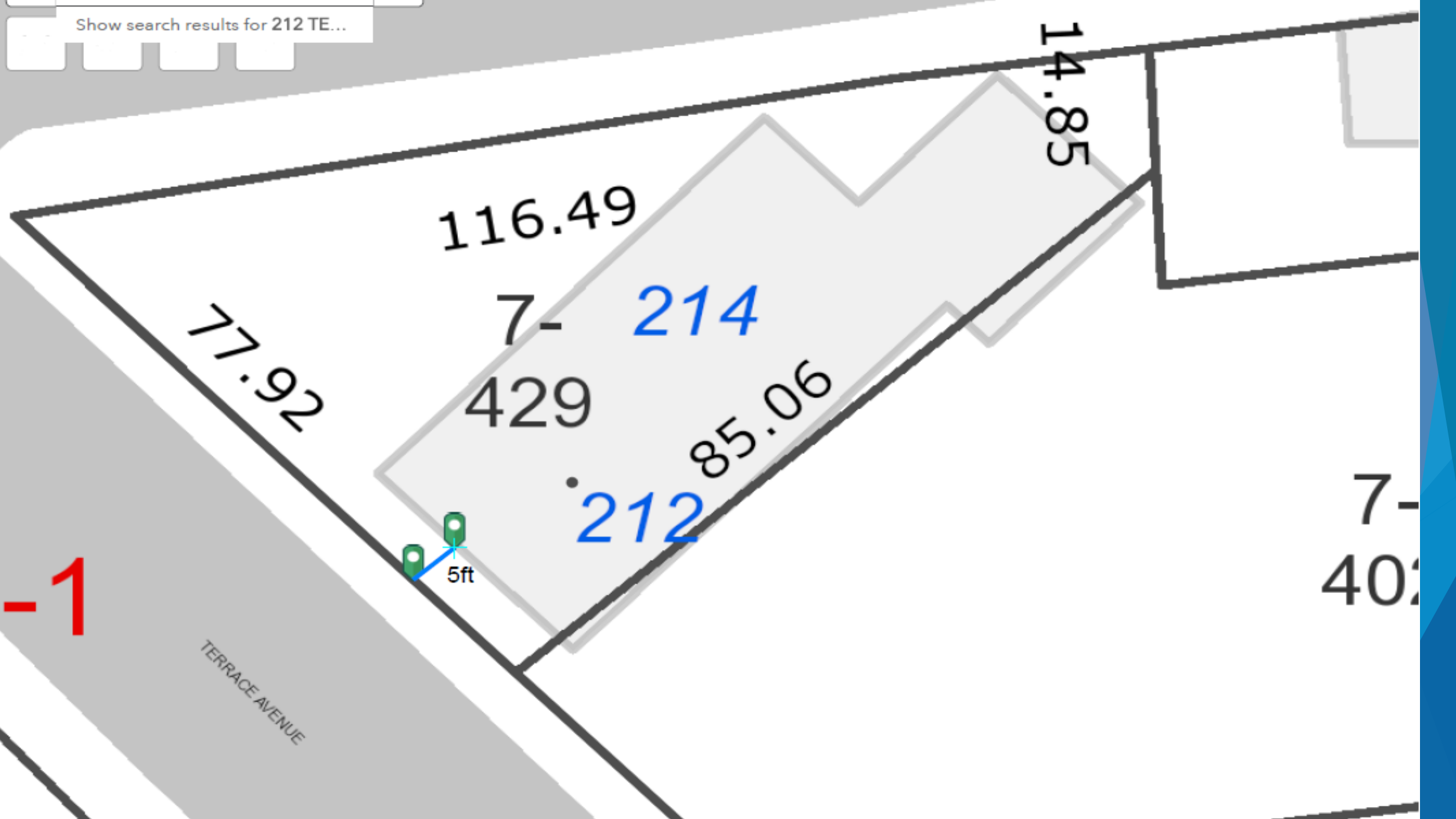
- Parcel ID Labels Historic Overlay District
- Streets Names Zoning
- Cranston Boundary none
- Parcels A80
- Buildings A20
- Zoning Dimensions A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- S1
- M1
- M2
- EI
- Other





212 TERRACE AV

Show search results for 212 TE...



7-1

TERRACE AVENUE

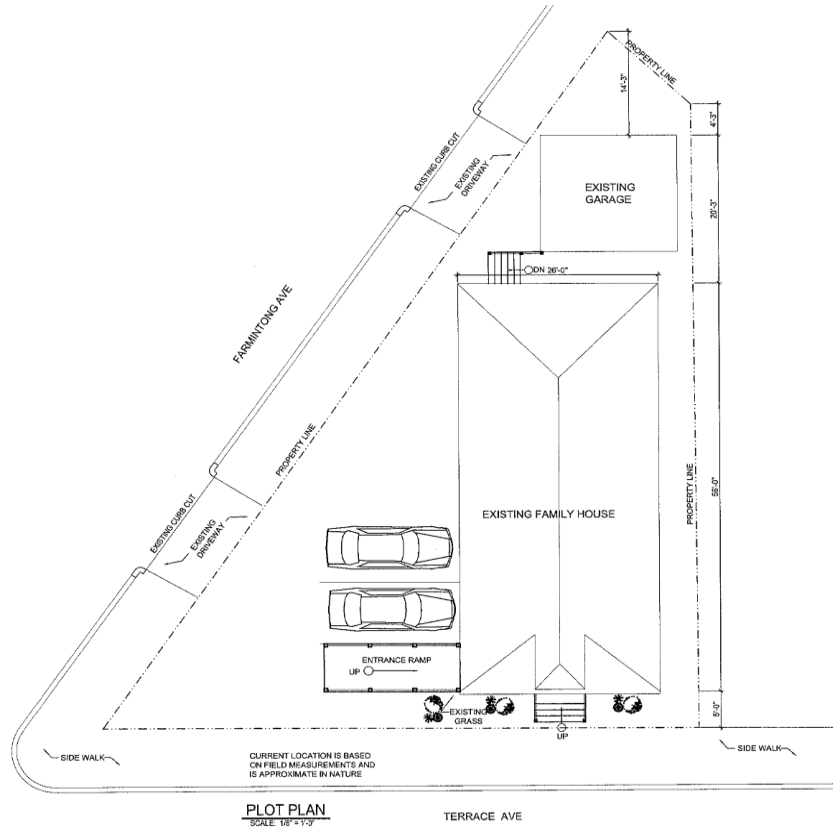
60

7-40



# ENCLOSED BALCONY

## 212 TERRACE AVE. CRANSTON, RI 02920



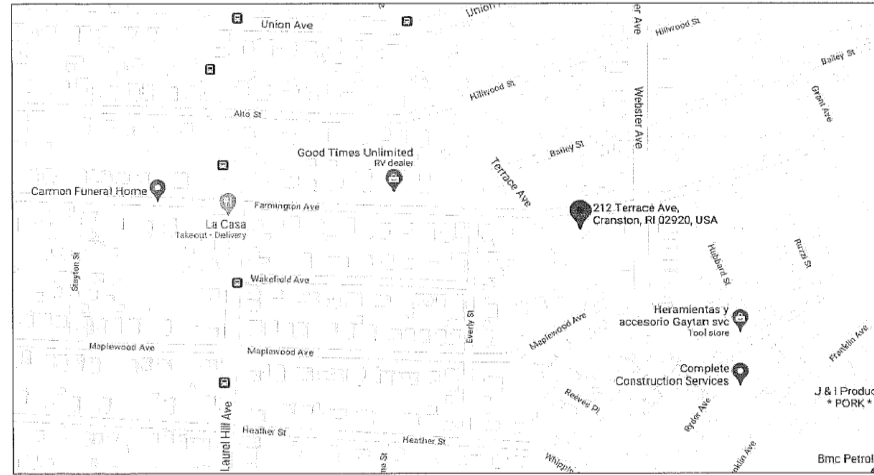
### NARRATIVE

TOW FAMILY HOUSE TO REPAIR EXISTING DECK. SCOPE OF WORKS CONSIST OF: REPLACE METAL COLUMNS FOR 6\"/>

### CONSTRUCTION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES AND SHALL CORRECT ALL DAMAGE CAUSED BY HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE HIMSELF THOROUGHLY WITH ALL DRAWINGS, SPECIFICATIONS, FIELD CONDITIONS AND OTHER REQUIREMENTS OF THIS PROJECT AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE DRAWINGS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER BUT CANNOT BE GUARANTEED BY THE ARCHITECT. ANY DELETIONS OR ADDITIONS IN THE SCOPE OF WORK MUST BE DONE BY WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

PROPERLY, PROTECT, AND MAKE SAFE, FLOORS, WALLS, AND ADJACENT PROPERTY AS CONDITIONS AND CODE REQUIRE.



### ZONING MAP

NOT TO SCALE

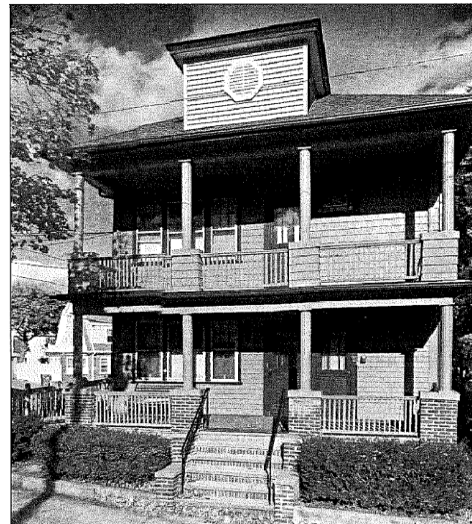
### LIST OF DRAWINGS

- A-1 PLOT PLAN & LOCATION
- A-2 PLAN & FRAME DETAILS

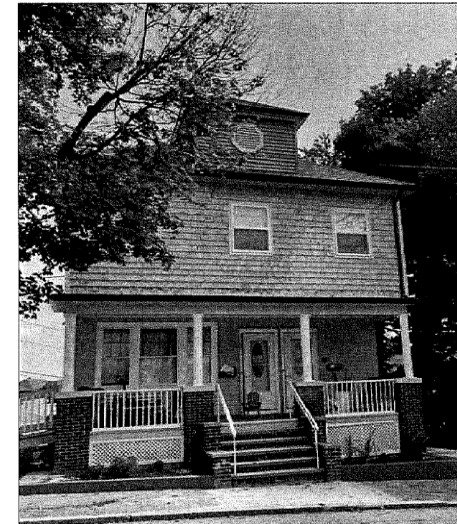
### ZONING INFORMATION

PLAT & LOT : 7/1 /0429  
 LIVING UNITS: RESIDENTIAL  
 HEIGHT: 35'-0\"/>

EXISTING



PROPOSED



### RENOVATION

212 TERRACE AVE.  
 CRANSTON, RI 02920

OWNER / CLIENT  
 VENTURA MANUEL A  
 212 TERRACE AVE.  
 CRANSTON, RI 02920  
 TEL. (401) 649-5967

PLAT & LOT: 7/1 / 429//  
 ZONING: B1  
 LEGAL USE: FOUR FAMILY  
 PROP. USE: FOUR FAMILY

DESIGNER  
 RAFAEL HUNGRIA

38 MOUNT PLEASANT AVE  
 HUNGRIA7@GMAIL.COM  
 TEL. 401 327-4664

GENERAL NOTE:  
 DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.  
 USE ANNOTATED DIMENSIONS ONLY.  
 VERIFY ALL DIMENSIONS IN FIELD (I.F.F.).  
 IN CASE OF VARIANCES OR DISCREPANCIES, NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

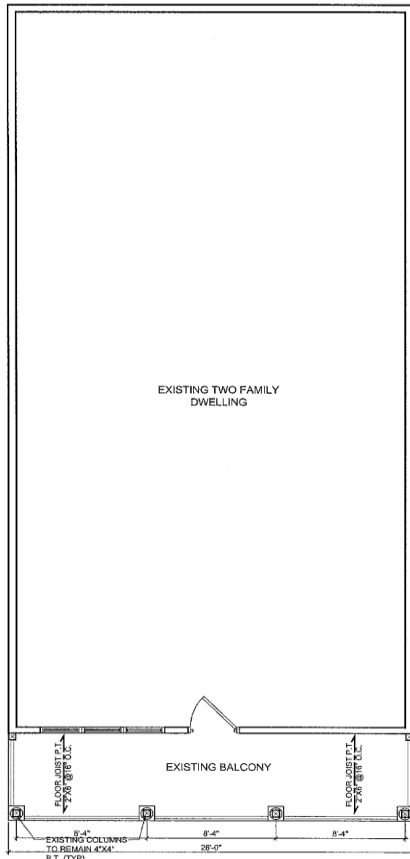
### REVISIONS:

DATE	COMPLETED
ISSUE:	

DRAWN BY:	SCALE: AS NOTED
PROJECT No.:	DATE: 8/2021
SHEET NAME:	

### PLAT & LOCATION PLAN

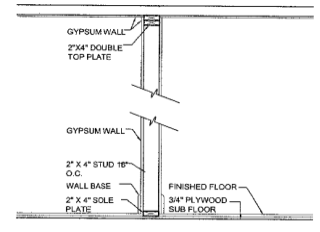
SHEET No.  
**A-1**



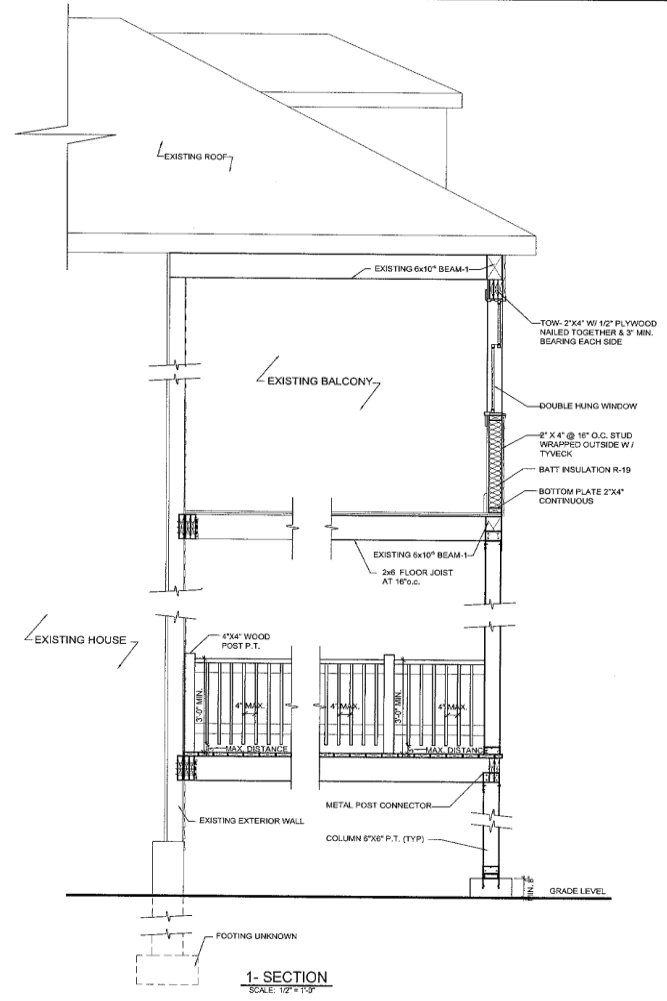
2nd FLOOR PLAN EXISTING  
SCALE: 1/8" = 1'-0"



2nd FLOOR BALCONY PLAN  
SCALE: 1/4" = 1'-0"



2- INTERIOR PARTITION WALL  
SCALE: 1/2" = 1'-0"



1- SECTION  
SCALE: 1/2" = 1'-0"

**RENOVATION**

212 TERRACE AVE.  
CRANSTON, RI 02920

OWNER / CLIENT  
VENTURA MANUEL A  
212 TERRACE AVE.  
CRANSTON, RI 02920  
TEL. (401) 649-5987

PLAT & LOT: 7/1 / 429//  
ZONING: B1  
LEGAL USE: FOUR FAMILY  
PROP. USE: FOUR FAMILY

DESIGNER  
RAFAEL HUNGRIA  
38 MOUNT PLEASANT AVE  
HUNGRIA7@GMAIL.COM  
TEL. 401 327-4664

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USE ANNOTATED DIMENSIONS ONLY.  
VERIFY ALL DIMENSIONS IN FIELD (W/F.I.) IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

**REVISIONS:**

DATE	COMPLETED

DRAWN BY:                      SCALE: AS NOTED  
PROJECT No.:                      DATE: 02/21

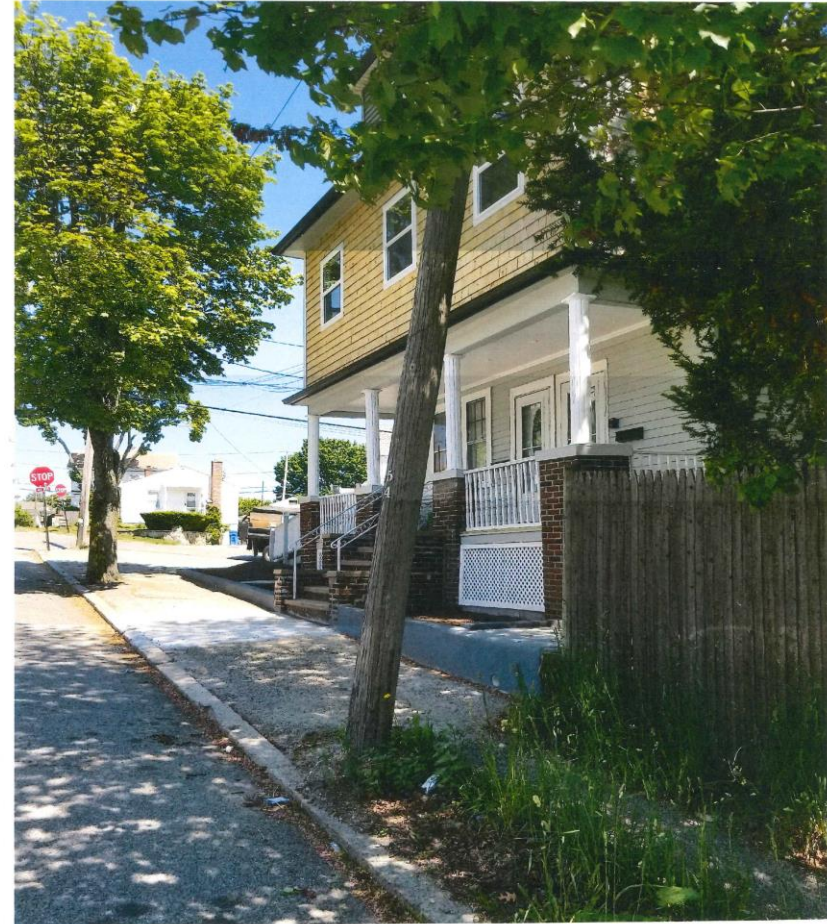
SHEET NAME:

**FLOOR PLAN & DETAILS**

SHEET No.

**A-2**





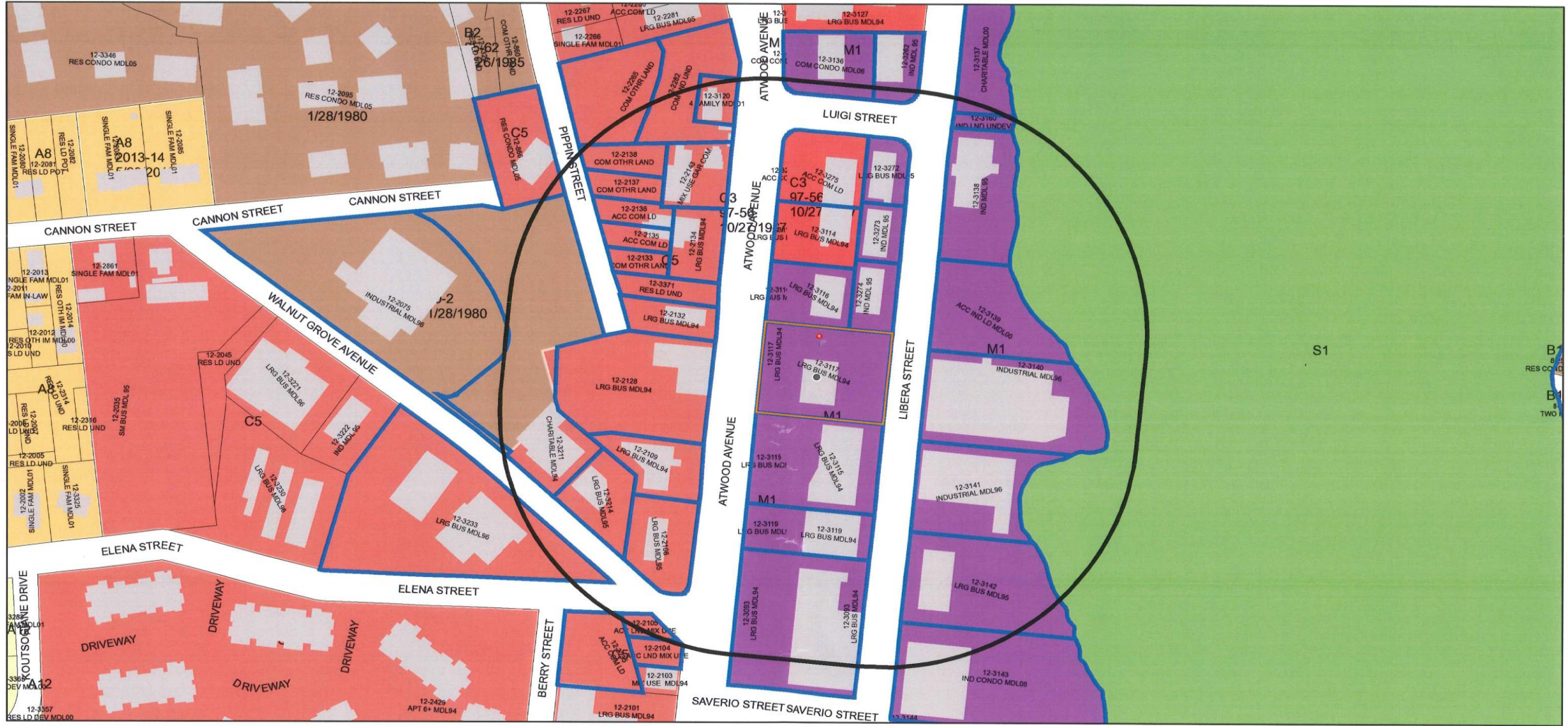


# Plan Commission Recommendation

Due to the finding that the application is generally consistent with the Cranston Comprehensive Plan and finding that relief would not significantly impair the visual character of the area, upon a motion by Mr. Vincent, seconded by Mr. Strom, the Plan Commission voted (8-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

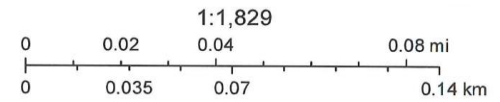
**CARTER HOLDINGS, LLC (OWN) and  
PALUMBO LAW (APP)** have filed an  
application to install signage greater than which  
is allowed and with electronic message center at  
**481 Atwood Ave**, A.P.12, lot 3117, area 30,000  
s.f; zoned M1. Applicant seeks relief per  
Section 17.92.010-Variance; Sections  
17.72.010(7)-Signs;  
Application filed 9/8/2021.  
Jeffrey H. Garabedian, Esq.

# 481 Atwood Ave 400' Radius Plat 12 Lot 3117



9/8/2021, 12:36:04 PM

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



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**FEDERAL HILL GROUP  
- ARCHITECTS -**  
222 ATWELLS AVENUE  
SECOND FLOOR  
PROVIDENCE, RI 02803  
401.404.4930  
www.fhdhgroup.com



Revisions

No.	Description	Date

- PRE DESIGN
- DESIGN CONSTRUCTION
- DESIGN CONSTRUCTION
- DESIGN CONSTRUCTION
- DESIGN CONSTRUCTION
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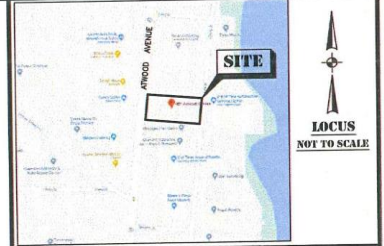
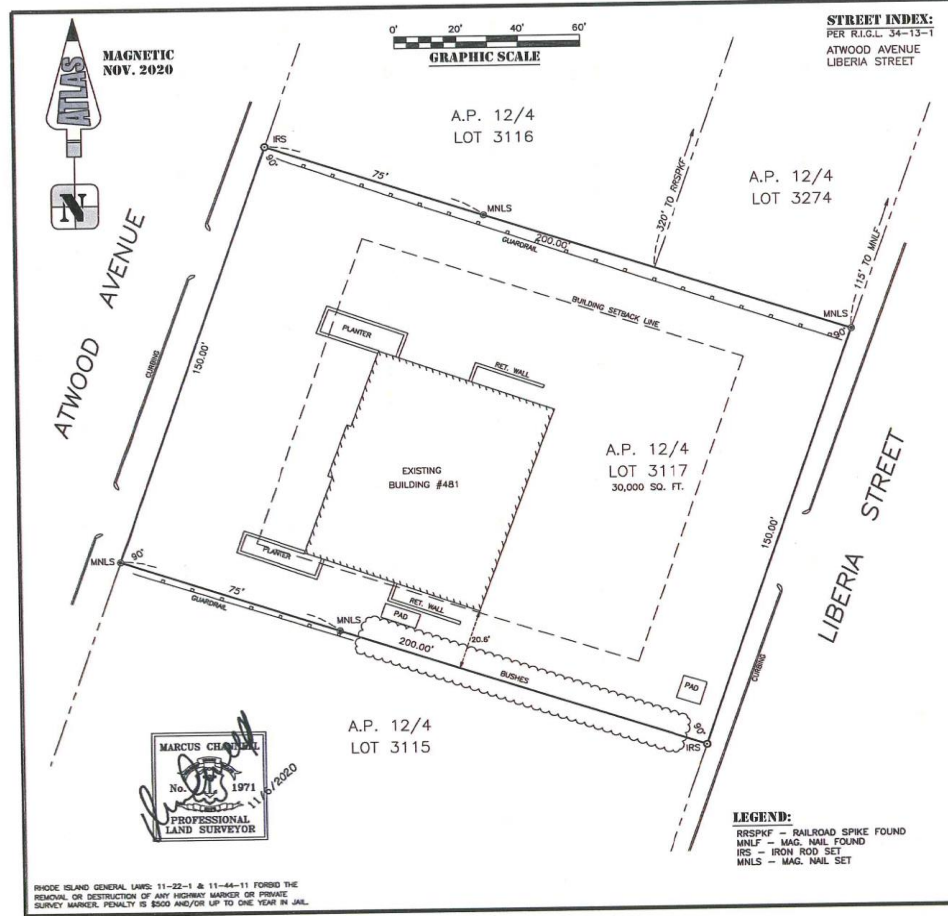
LOCUS PLAN

PROPOSED EXTERIOR STORAGE  
FOR  
**PALUMBO LAW**  
LOCATED AT:  
481 ATWOOD AVE.  
CRANSTON, RHODE ISLAND

DATE: 8/24/2021 DRAWN BY: [Signature]

SITE PLAN

**SK-2**



**REFERENCES:**  
1. DEED BOOK 5883 PAGE 157  
2. "REPLAT VALLONE, INDUSTRIAL PLAT"  
BY C.W. BVA, CO.  
NOV. 1967 PLAT CARD 483

**ZONING DISTRICT: M1**  
MINIMUM AREA - 30,000 SF  
MINIMUM FRONTAGE - 150'  
MINIMUM SETBACKS:  
FRONT - 40'  
SIDE - 20'  
REAR - 30'

**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 BOUNDARY SURVEY: LIMITED CONSENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
ESTABLISH THE PROPERTY CORNERS AT THE REQUEST OF THE OWNER.

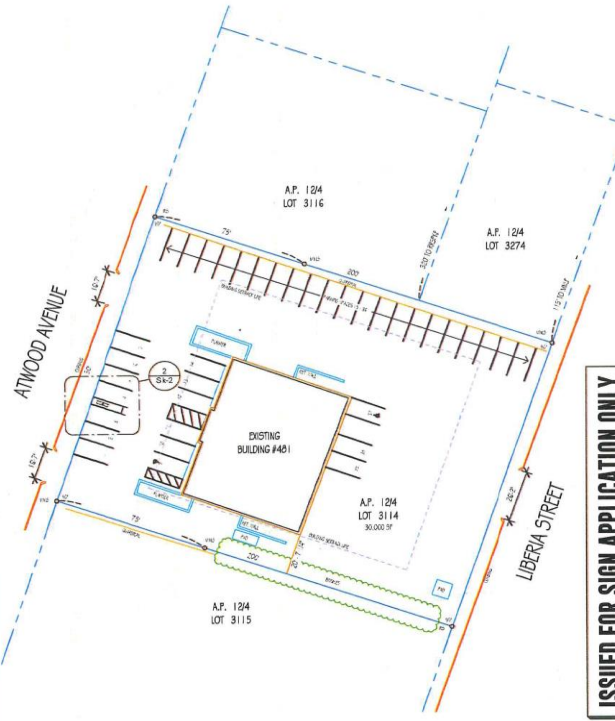
BY: *Marcus Chanell* 11/6/2020 DATE  
MARCUS CHANELL, P.L.S. #1977 (LS-1475)

DATE:	5 NOV. 2020				
DRAWN BY:	MC				
SCALE:	1" = 20'				
SHEET 1 OF 1 SHEETS					
JOB NO.:	20-1104	1	11/6/20	ADDED BLDG'S DIM.	MC
DWG.:	20-1104 PLAN	NO.	DATE	REVISION	BY

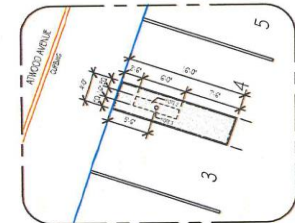
**PLAN OF SURVEY**  
ASSESSOR'S PLAT 12/4 - LOT 3117  
481 ATWOOD AVENUE - CRANSTON, RI  
PREPARED FOR:  
PALUMBO LAW ASSOCIATES

**ATLAS**  
LAND SURVEY  
12 Chapmans Avenue - Warwick, RI 02886  
www.atlaslandsurveying.com  
401-737-4407

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2020



**1 SITE**  
SCALE: 1" = 30'-0"



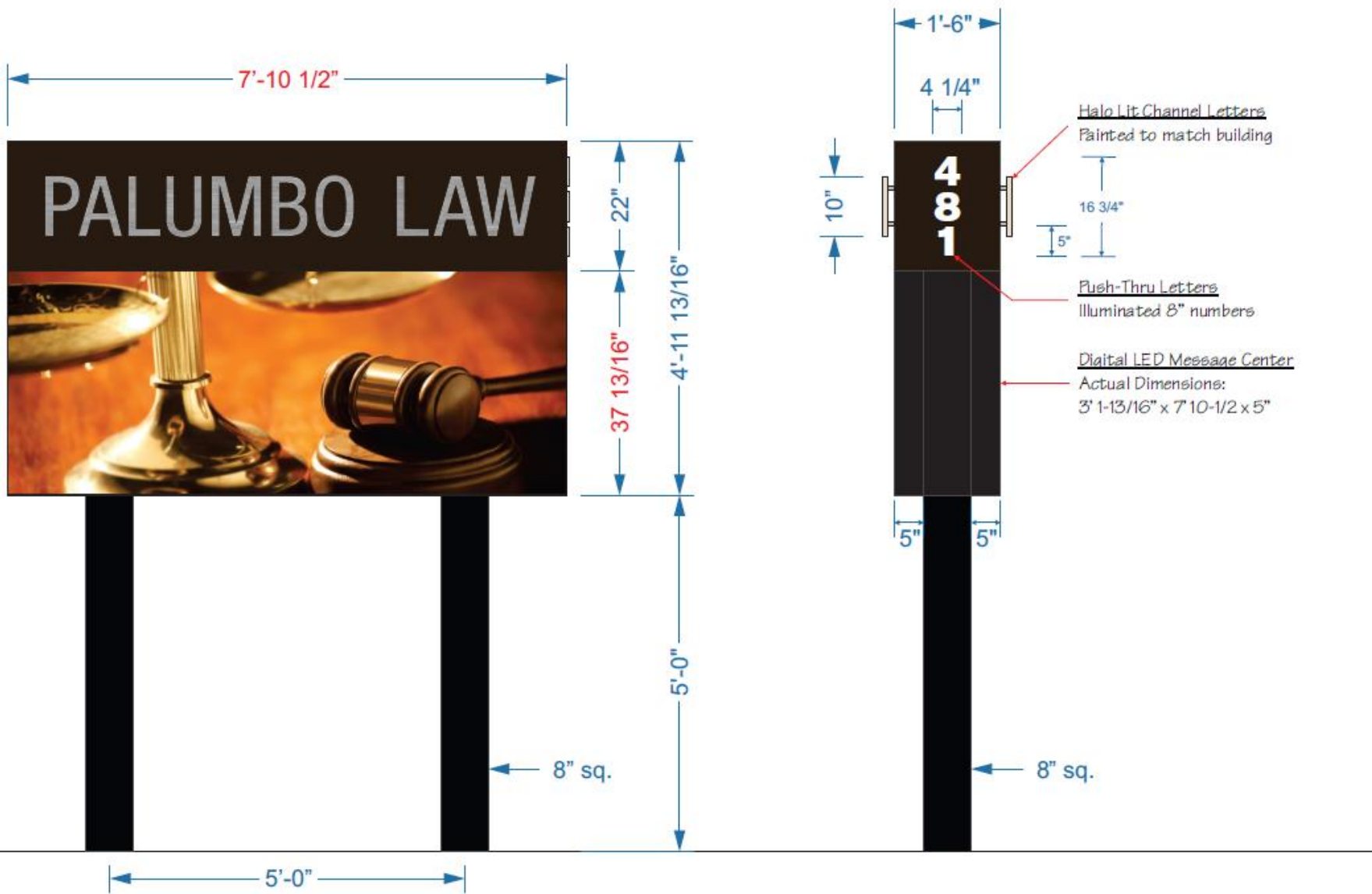
**2 SITE - CALLOUT 1**  
SCALE: 1/4" = 1'-0"

- ALL SURVEYING ELEVATIONS & STRUCTURES ARE DRAWING UNLESS OTHERWISE NOTED
- LOCATION OF PROPOSED 16'x120'x120' VERTICAL BLDG STORAGE (SHOWN BY DOTTED)
- LOCATION OF EXISTING MANUFACTURING PLANT, SHOWN BY DOTTED BLDG STORAGE SHALL BE PROTECTED DURING ANY VERTICAL BLDG STORAGE IN ORDER FOR ACCESS WITH PROPOSED STORAGE
- EXISTING STORAGE TO BE REDUCED/REMOVED IF AS REQUIRED TO FIT THE PROPOSED STORAGE

RHODE ISLAND GENERAL LAWS 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.



Revised



Scale: 1/2" = 1'

JOB:  
Palumbo Law

FILE:  
C-monument

PROJECT MANAGER:  
Brian S.

CLIENT APPROVAL

Date



221 Jefferson Boulevard & Warwick, RI

v / 401.738.8055 T / 401.738.8244

www.aathriftysign.com

LOCATION:  
481 Atwood Ave., Cranston, RI

DATE:  
10/29/21

REVISED:  
X

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.

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

Revised



Scale: 1/2" = 1'

JOB: Palumbo Law	FILE: C-monument SIM	PROJECT MANAGER: Brian S.	CLIENT APPROVAL _____ Date _____	 221 Jefferson Boulevard & Warwick, RI v / 401.738.8055 f / 401.738.8244 <a href="http://www.aathriftysign.com">www.aathriftysign.com</a>
LOCATION: 481 Atwood Ave., Cranston, RI	DATE: 10/29/21	DESIGNED BY: JSR	<b>NOTICE TO CLIENT</b> 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.	

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Revised

Existing pole sign



Proposed signage



JOB:  
Palumbo Law

FILE:  
PALUMBO\_MONUMENT\_PIC\_10 20 21

PROJECT MANAGER:  
BS

CLIENT APPROVAL

LOCATION:  
481 Atwood Avenue, Cranston, RI

DATE:  
11-2-21

DESIGNED BY:  
RML

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.



271 Jefferson Boulevard & Warwick, RI

v / 401.738.8055 T / 401.738.8044

www.aathrifty.com

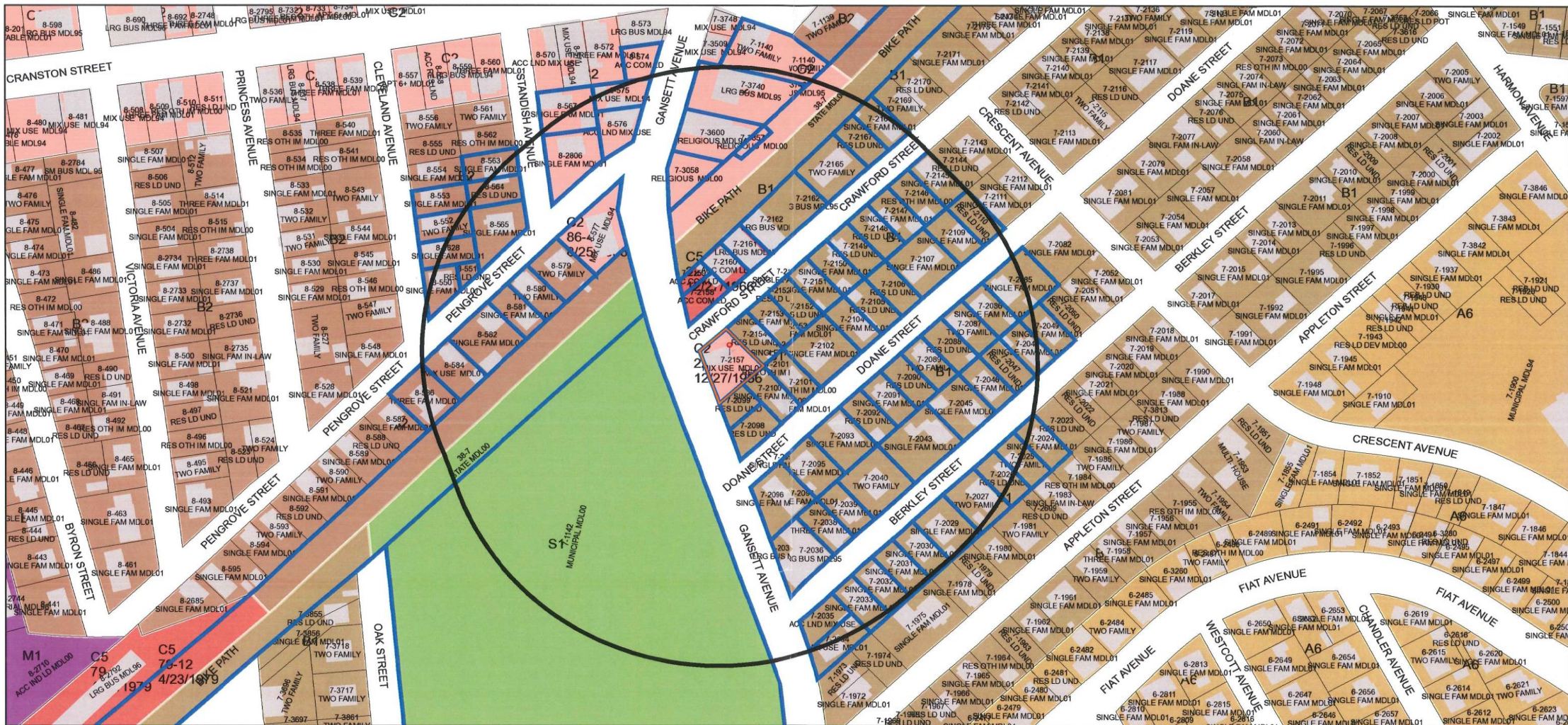




**GANSETT ENTERPRISES, LLC (OWN)**  
**and DAVID MEDEIROS (APP)** have filed an  
application to convert an existing non-  
conforming residence above first story business  
use to a two family dwelling with restricted lot  
size at **50 Gansett Ave**, A.P. 7, lot 2157; area  
5,405 sq.ft. zoned C2. Applicant seeks relief per  
Section 17.92.010-Variance; Sections,  
17.20.120- Schedule of Intensity Regulations;  
Application filed 8/24/2021. No Attorney.



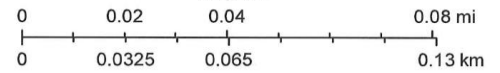
# 50 Gansett Ave 400' Radius Plat 7 Lot 2157



6/17/2021, 2:41:06 PM

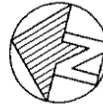
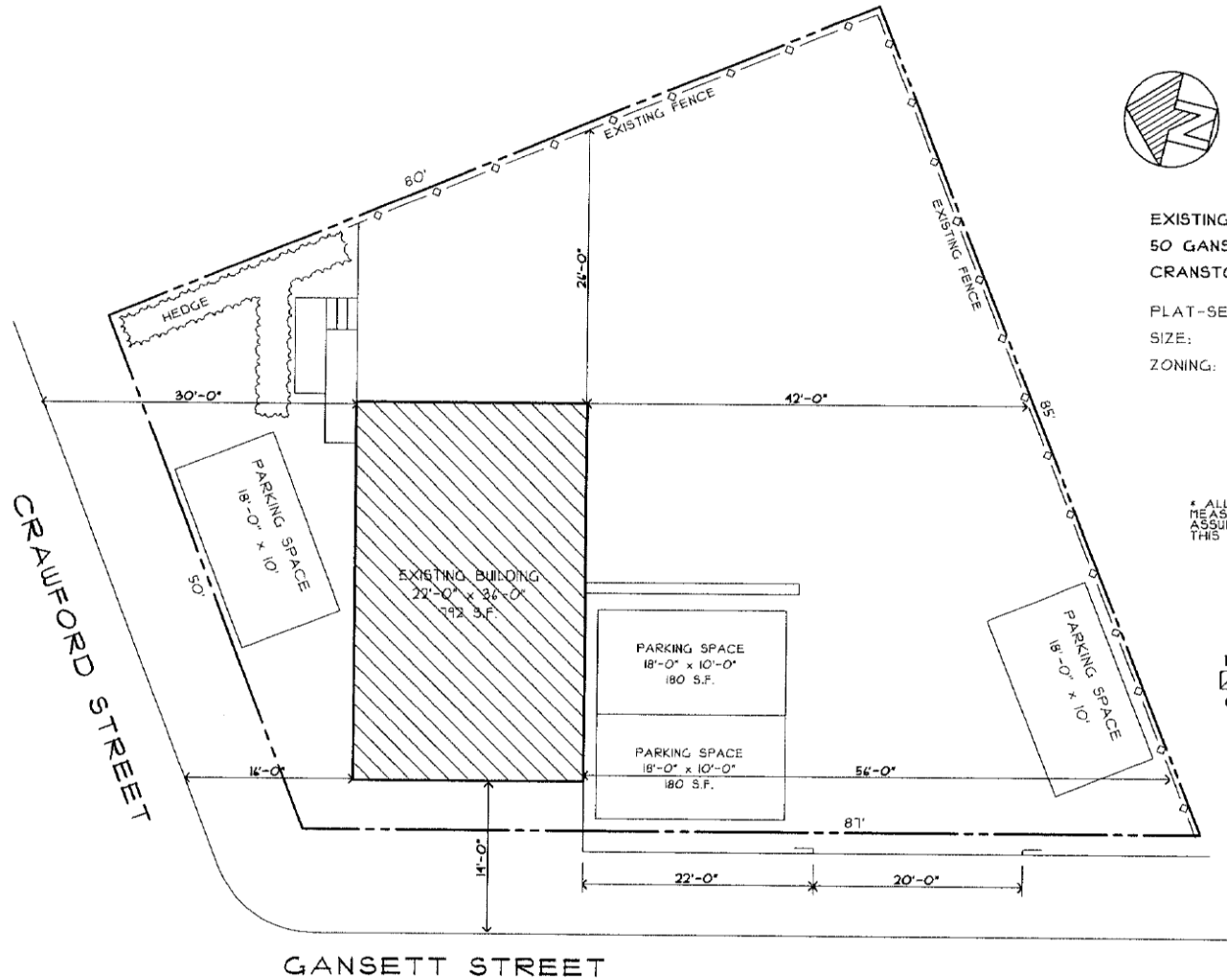
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
— Cranston Boundary		none		B1		C5		M1
		A80		B2		C1		M2
		A20		C1		M2		EI
Zoning Dimensions		A12		EI				

1:1,701



City of Cranston

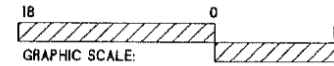




EXISTING BUILDING  
50 GANSETT AVENUE  
CRANSTON, RI

PLAT-SECTION-LOT: 7-5-2151  
SIZE: 5,405 S.F.  
ZONING: C2 - MIXED USE

\* ALL MEASUREMENTS SHOWN WERE  
MEASURED IN FIELD USING REASONABLE  
ASSUMPTIONS FOR PROPERTY LINE.  
THIS IS NOT PROFESSIONAL SURVEY.



GANSETT STREET

CRAWFORD STREET

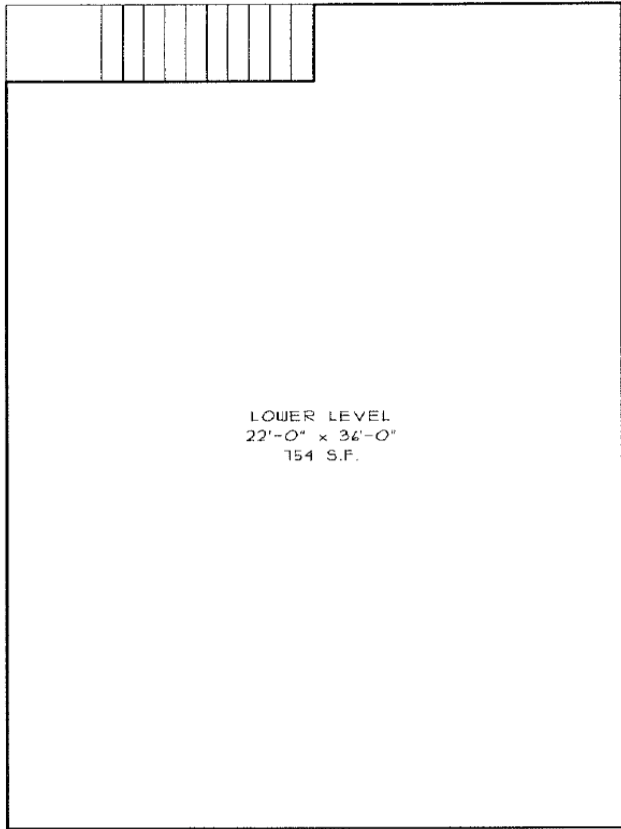
 PARKING PLAN - OPTION #5  
SCALE: 1" = 12'

EXISTING BUILDING  
50 GANSETT AVE.  
CRANSTON, RI

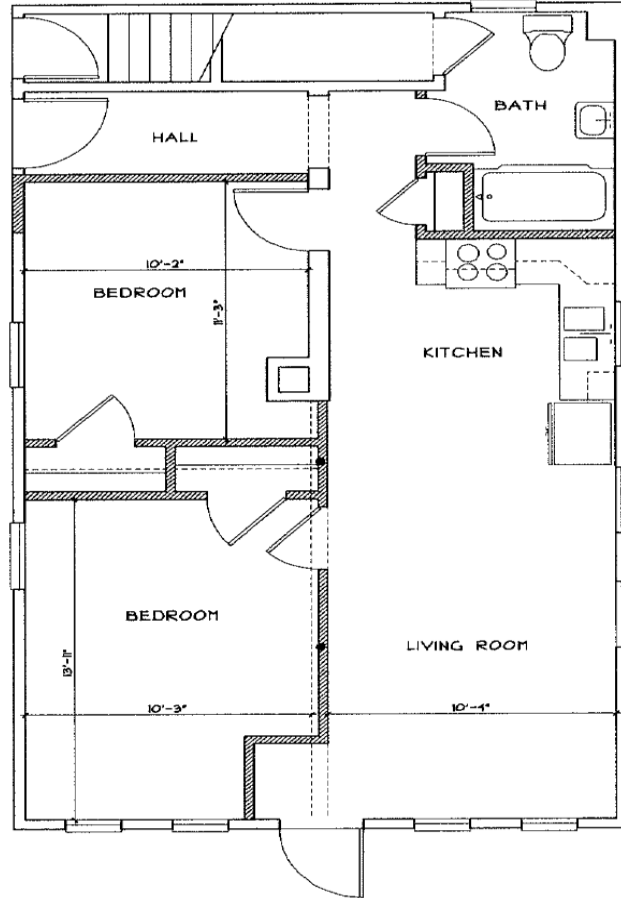
EXISTING: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE PLAN 6/28/2021

S1

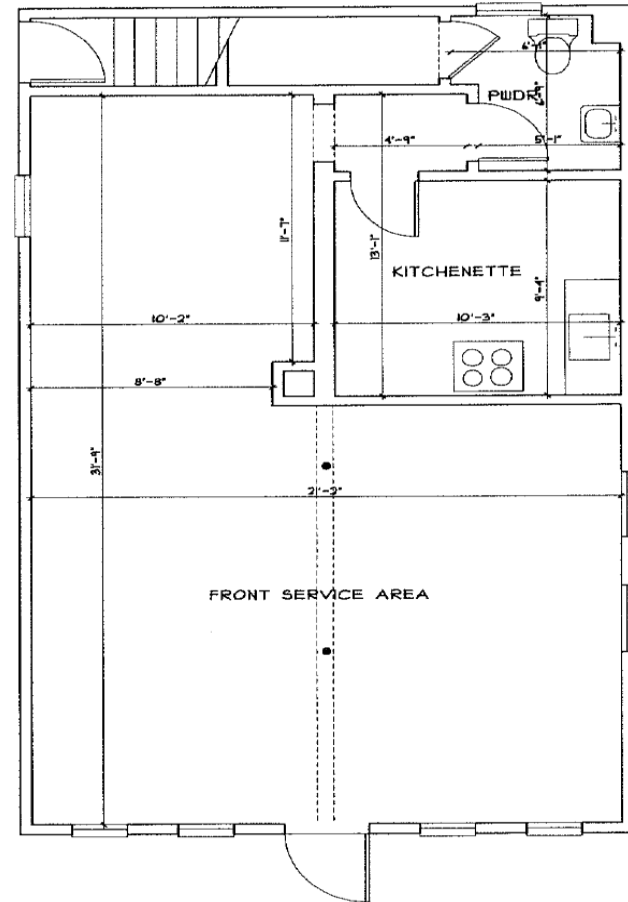




○ 1ST FLOOR S.F.  
SCALE: 3/16" = 1'-0"



○ 1ST FLOOR - PROPOSED  
SCALE: 3/16" = 1'-0"



○ 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

EXISTING BUILDING  
50 GANSETT AVE.  
CRANSTON, RI  
PROPOSED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FLOOR PLAN 6/1/2021

A1





# Plan Commission Recommendation

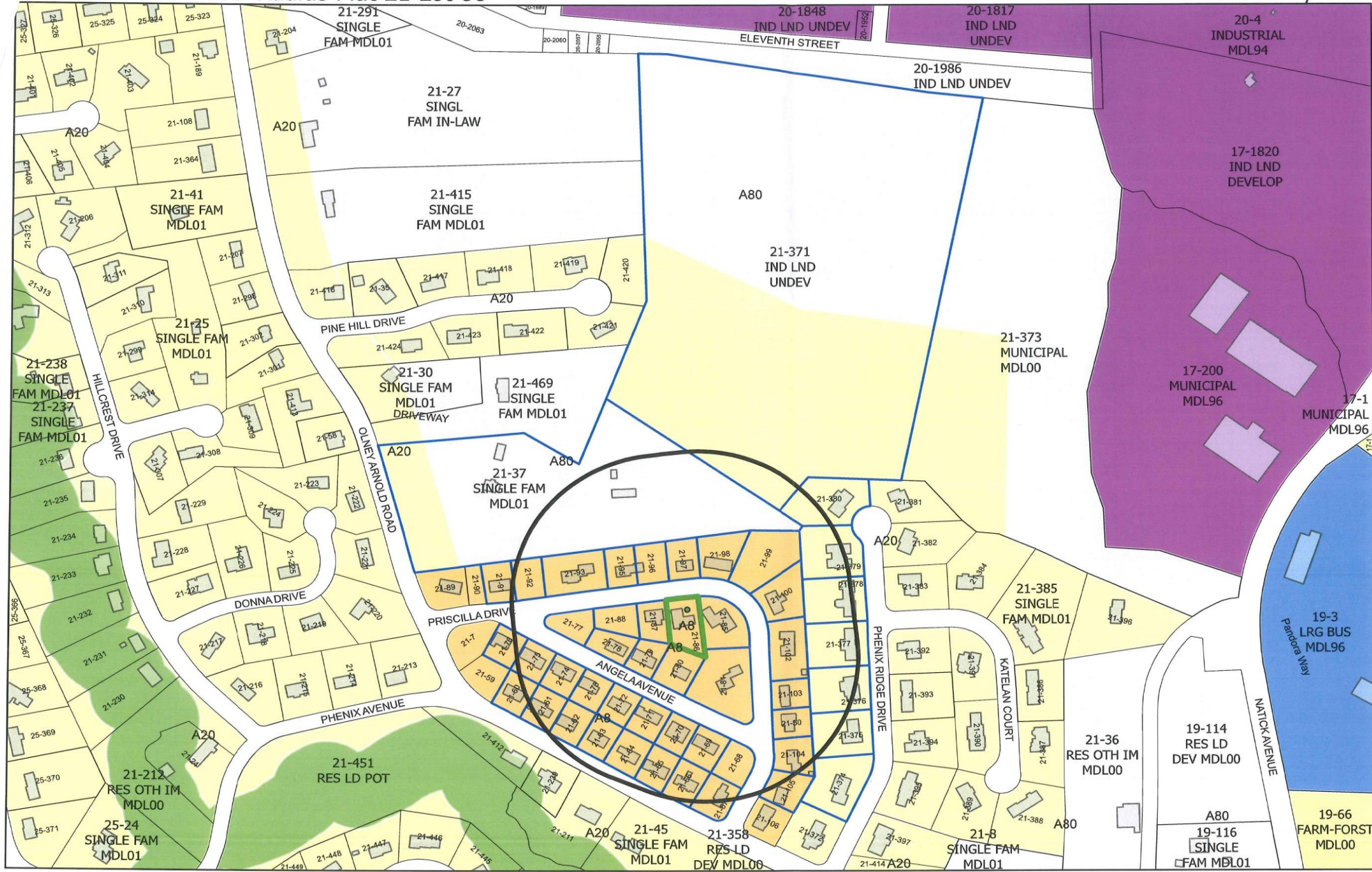
Due to the finding that the proposed land use and density are consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the character of the surrounding neighborhood, upon a motion by Ms. Maccarone, seconded by Ms. Lanphear, the Plan Commission voted (5-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

**BETHANY MURGA (OWN/APP)** has filed  
an application to construct an addition to an  
existing dwelling encroaching into the required  
side yard setback at **74 Priscilla Drive, A.P. 21,**  
lot 86; area 111,315 s.f; zoned A8. Applicant  
seeks relief per Section 17.92.010-Variance;  
Sections 17.20.120-Schedule of Intensity  
Regulations;  
Application filed 10/7/21. John S. DiBona, Esq.

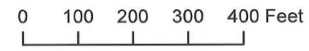


# 74 Priscilla Drive 400' Radius Plat 21 Lot 86

October 8, 2021



- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other
- Historic Overlay District
- Parcel Set Point
- Parcels in Radius
- Lot 86
- 400' Radius



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 warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

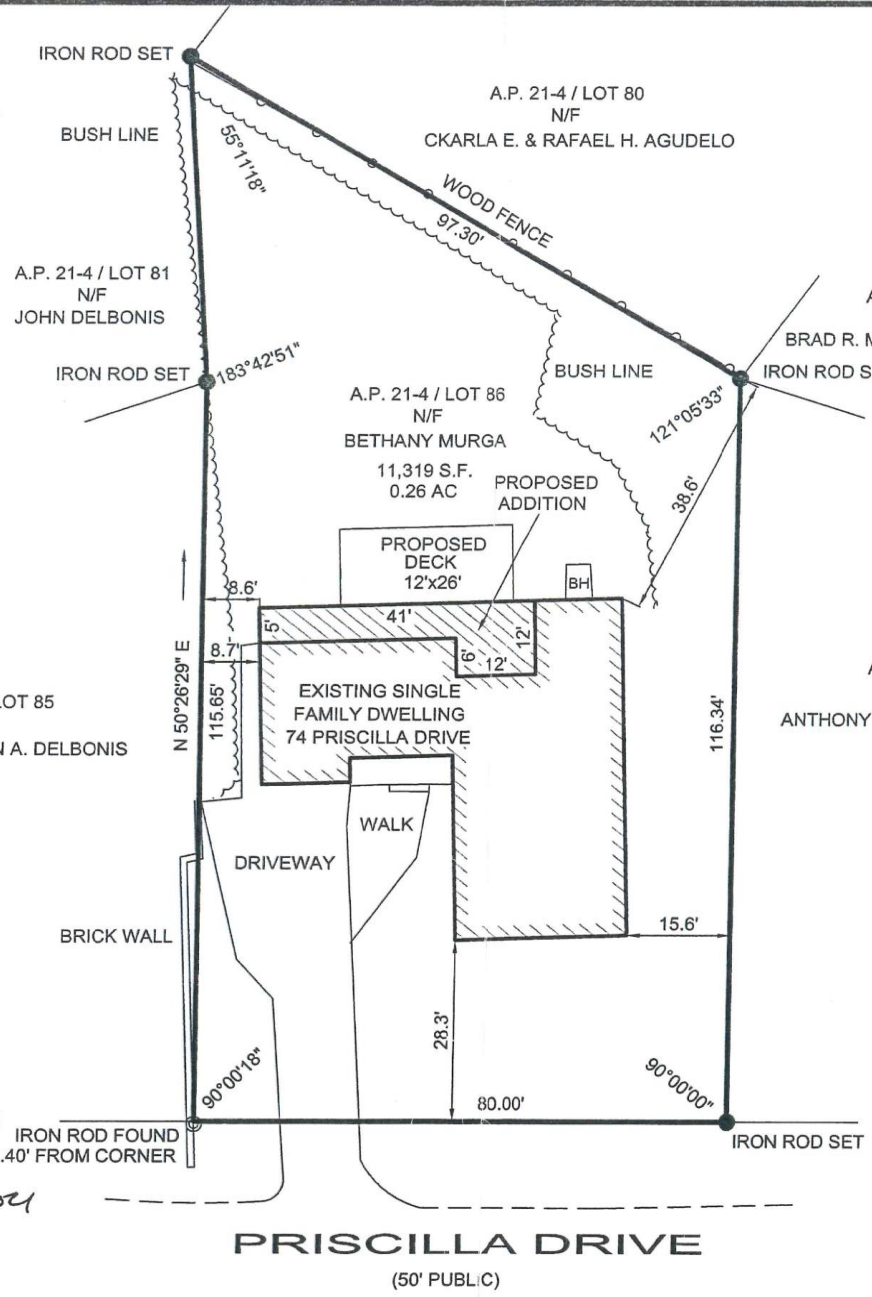
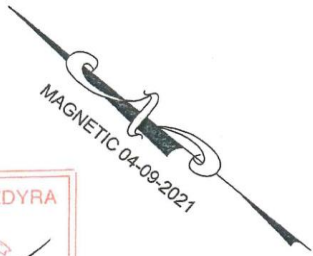


**REFERENCE:**

DEED BK. 6134 / PG. 314 DESIGNATED AS LOT 29 ON THAT PLAT ENTITLED: "HILLSIDE TERRACE, CRANSTON, R.I. BELONGING TO JOHN DEL BONIS AND PRISCILLA M. BY PETER V. CIPOLLA ENGINEER, JUNE 1949" PLAT CARD 374

**NOTE:**

PLAT BOUND FOUND AT THE POINT OF CURVATURE AT THE NORTHEAST CORNER OF A.P. 21 / LOT 81.



LOCUS MAP

**ZONING DISTRICT A-8**

MINIMUM LOT AREA	8,000 S.F.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM SETBACKS: FRONT	25 FT.
SIDE	10 FT.
REAR	20 FT.
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35 FT.

**DIMENSIONAL CONFORMANCE SURVEY**

A.P. 21 / LOT 86  
74 PRISCILLA DRIVE  
CRANSTON, R.I.

SCALE: 1"=20'    DATE: SEPTEMBER 1, 2021

PREPARED FOR:

**BETHANY MURGA**

74 PRISCILLA DRIVE  
CRANSTON, R.I. 02921

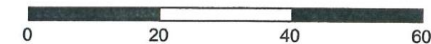
PREPARED BY:

**OCEAN STATE PLANNERS, INC.**

1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9959 / DWG. NO. 9959 - (JNP)

GRAPHIC SCALE / 1" = 20'



**SURVEY CLASSIFICATION:**

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:    MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY    CLASS I

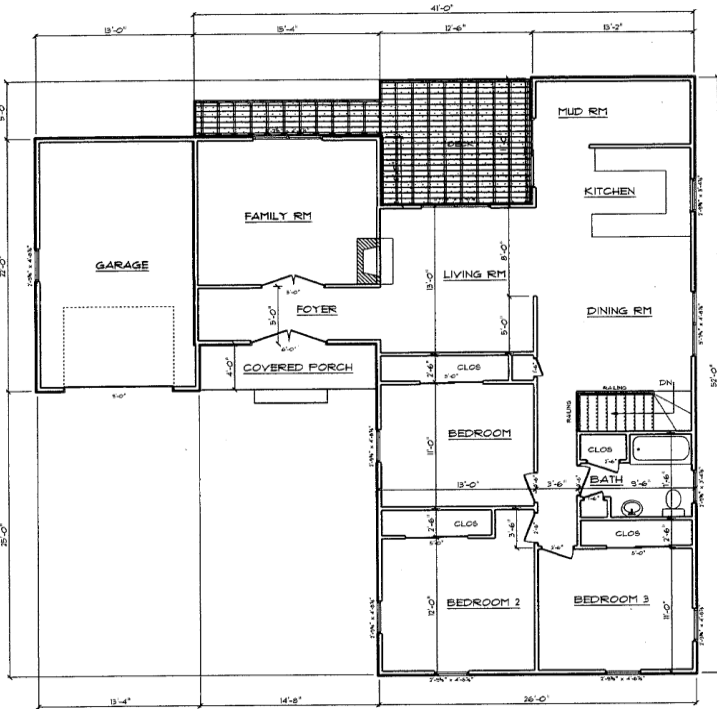
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR ADDITION

BY: *[Signature]*    DATE: *Sept. 1, 2021*

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

**PRISCILLA DRIVE**  
(50' PUBLIC)





**EXISTING FLOOR PLAN 3/16"=1'-0"**

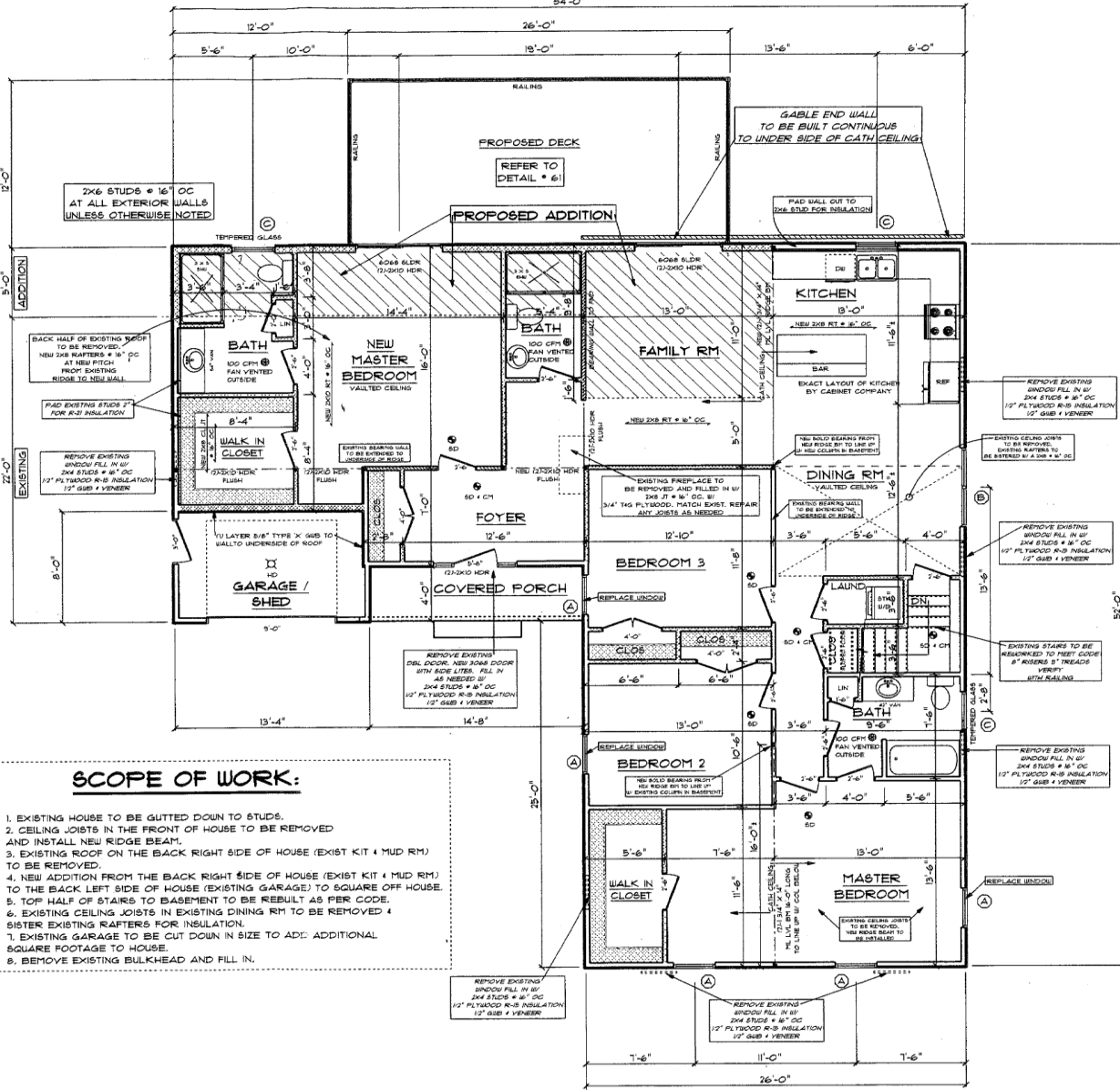
ALL INTERIOR DIMENSIONS ARE APPROXIMATE

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. RIBSIC - 2 - 2019
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGN: 40 PSF LIVING AREA LOADS  
30 PSF SLEEPING AREA LOADS  
30 PSF DEAD LOADS  
30 PSF ATTIC LOADS  
60 PSF EXTERIOR DECK LOADS  
30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 60
7. BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE FINISHES AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.4 OF THE ENERGY CONSERVATION CODES.

**LEGEND:**

- SOLID BEARING TO FOUNDATION
- ▽ TEMPERED GLASS
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE DETECTOR 4 CARBON MONOXIDE
- ⊙ HOT WATER
- ⊙ HEATING UNIT/ BOILER
- ⊙ 100 CFM FAN VENTED TO OUTSIDE
- ⊙ HEAT DETECTOR
- ⊙ WALK IN CLOSET
- ⊙ MAKE UP COUNTER
- ▬ BEARING WALL
- ▬ NEW EXTERIOR WALL
- ▬ NEW INTERIOR WALL
- ▬ EXISTING EXTERIOR WALLS TO REMAIN
- ▬ EXISTING INTERIOR WALLS TO REMAIN
- ▬ EXISTING TO BE REMOVED
- ⊙ WINDOW UNIT NUMBER
- ⊙ DOOR UNIT NUMBER



**SCOPE OF WORK:**

1. EXISTING HOUSE TO BE GUTTED DOWN TO STUDS.
2. CEILING JOISTS IN THE FRONT OF HOUSE TO BE REMOVED AND INSTALL NEW RIDGE BEAM.
3. EXISTING ROOF ON THE BACK RIGHT SIDE OF HOUSE (EXIST KIT + MUD RM) TO BE REMOVED.
4. NEW ADDITION FROM THE BACK RIGHT SIDE OF HOUSE (EXIST KIT + MUD RM) TO THE BACK LEFT SIDE OF HOUSE (EXISTING GARAGE) TO SQUARE OFF HOUSE.
5. TOP HALF OF STAIRS TO BASEMENT TO BE REBUILT AS PER CODE.
6. EXISTING CEILING JOISTS IN EXISTING DINING RM TO BE REMOVED & SISTER EXISTING RAFTERS FOR INSULATION.
7. EXISTING GARAGE TO BE CUT DOWN IN SIZE TO ADD ADDITIONAL SQUARE FOOTAGE TO HOUSE.
8. REMOVE EXISTING BULKHEAD AND FILL IN.

**EXISTING & PROPOSED FLOOR PLAN 1/4"=1'-0"**

POINT LOAD FROM ABOVE PROVIDE THE FOLLOWING:  
 1) SOLID BLOCKING BETWEEN BEAM OR WALL AND PLYWOOD SUB-FLOOR  
 2) A MINIMUM OF THREE STUDS IN 6" BEARING WALL. ALL BEARING WALLS.

**PROPOSED ADDITION & RENOVATION**  
 PREPARED FOR:  
 ORCHARD BUILDERS  
 14 FRISCELLA DRIVE  
 CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR ENGLISH ONLY.  
 DLR DIMENSIONS, INC. DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES.

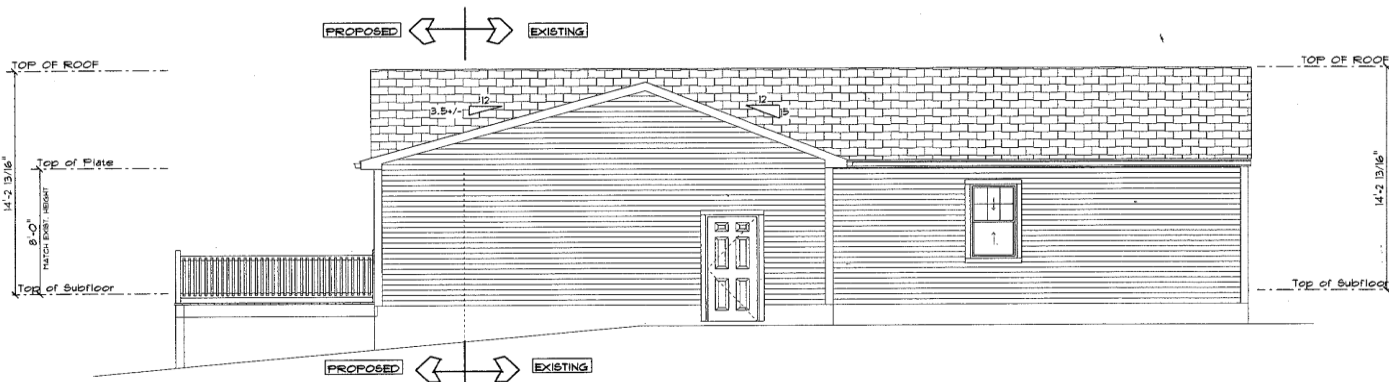
EST. 1981  
**DLR DIMENSIONS**  
 RESIDENTIAL DESIGNERS & CONSULTANTS  
 401.738.3156  
 DLRDIMENSIONS.COM

SCALE NOTED  
 DATE  
 Tuesday, August 31, 2021

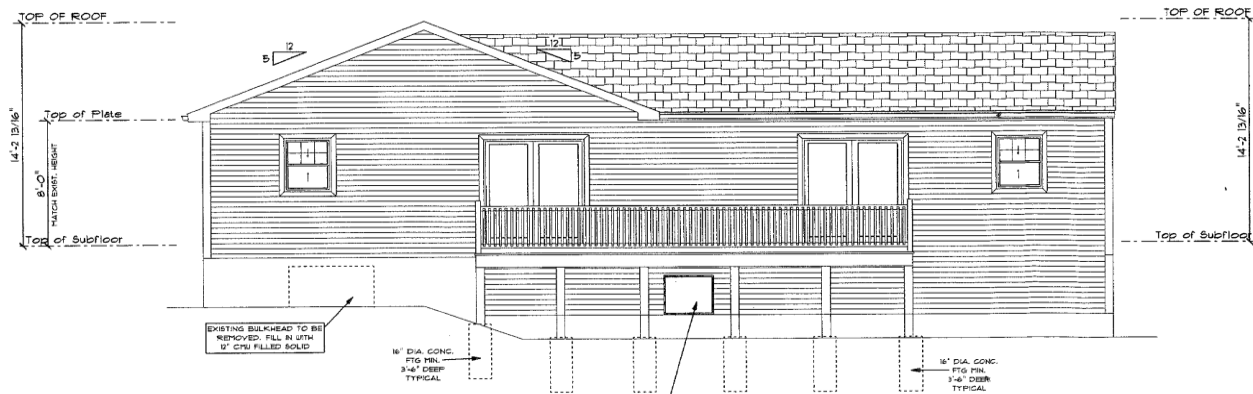
APPROVED  
 DRR  
 DRAWN BY  
 DRR  
 DRAWING NUMBER  
 6429  
 1 OF 4



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



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



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

**WINDOW SCHEDULE**

TYPICAL HEADER: 2" X 10" TYPICAL HEADER HEIGHT: 6"4"

(EXCEPTIONS ARE NOTED ON PLANS)

NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, RAFTERS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER. ALL LOADS FOR FLOOR, JOIST, RAFTERS, HEADERS AND BEAMS, ARE BASED ON THE FOLLOWING:  
 FLOOR JOIST LIVING AREA: 40 PSF LIVE LOAD 30 PSF DEAD LOAD  
 FLOOR JOIST SLEEPING AREA: 30 PSF LIVE LOAD 30 PSF DEAD LOAD

MANUFACTURER (OR EQUIVALENT):	HARVEY WINDOWS MIN. U-FACTOR .35				GLZ. OPN.	DESIGN PRESSURE
UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL EFF		
A	2046 2'-0" X 4'-8 1/2"	DW	3	15.2 / 2.1"	5.03	30
B	2046-2 5'-6 1/4" X 4'-8 1/2"	DW PBL	1	24.0 / 2.1"	5.03 EA	30
C	2021 2'-0" X 3'-5 1/2"	DW	3	9.9 / 2.5"	3.37	30
D						
E						
F						
G						

**DOOR SCHEDULE**

TYPICAL HEADER: 2" X 10" TYPICAL HEADER HEIGHT: 6"4"

(EXCEPTIONS ARE NOTED ON PLANS)

INTERIOR AND EXTERIOR DOOR SEES ARE NOTED ON PLANS.  
 INTERIOR DOORS: 6'-0" HIGH (TYPICAL)  
 EXTERIOR DOORS: 6'-0" HIGH (TYPICAL)

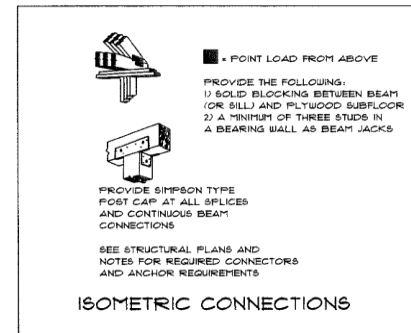
TEMP. DESIG. PRESSURE FOR 6'-0" DOORS / FRENCH DOORS	DESIGN PRESSURE PROVIDED
20	30

**DESIGN PRESSURE**

DESIGN PRESSURE REQUIRED	DESIGN PRESSURE PROVIDED
10.0 / -10.5	30

WIND ZONE: 100 MPH  
 WIND EXPOSURE: B  
 HEIGHT ADJ.: 30'-0"  
 PRESSURE ZONES: 4 + 5



**PROPOSED ADDITION & RENOVATION**

PREPARED FOR:  
 ORCHARD BUILDERS  
 14 PRISCILLA DRIVE  
 CRANSTON, RHODE ISLAND

---

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE USE ONLY  
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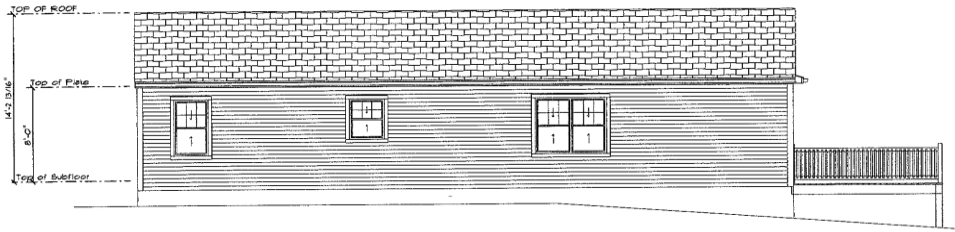
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**DLR DIMENSIONS**  
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 401.738.3156  
 DLRDIMENSIONS.COM

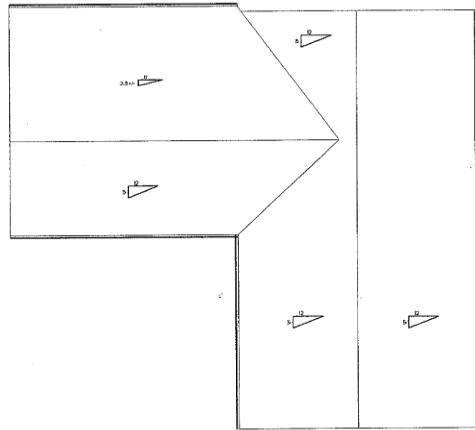
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 DATE: Tuesday, August 31, 2021  
 APPROVED: DRR  
 DRAWN BY: DRR  
 DRAWING NUMBER: 6429  
 2 OF 4

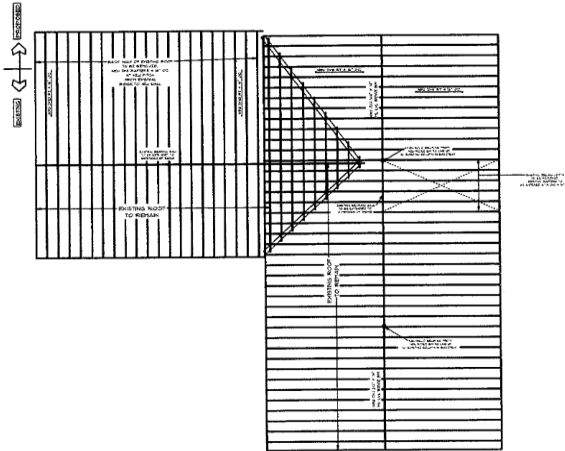




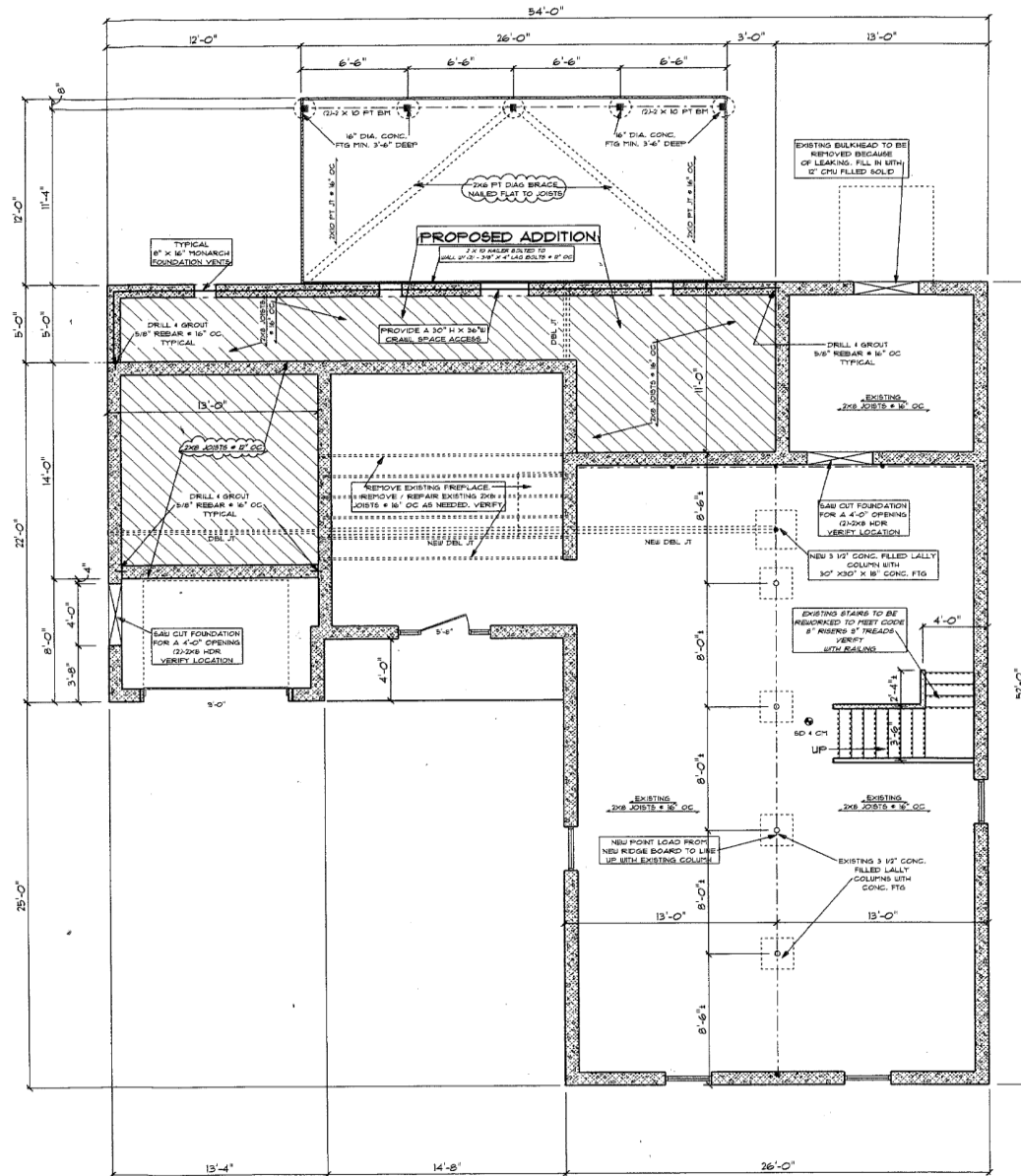
RIGHT SIDE ELEVATION 3/16"=1'-0"



ROOF PLAN 1/8"=1'-0"



ROOF FRAMING PLAN 1/8"=1'-0"



EXISTING & PROPOSED FOUNDATION PLAN 1/4"=1'-0"

PROPOSED ADDITION & RENOVATION  
 PREPARED FOR:  
 ORCHARD BUILDERS  
 14 FRIGILLIA DRIVE  
 CRANSTON, RHODE ISLAND

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EST. 1981  
**DLR DIMENSIONS**  
 RESIDENTIAL DESIGNERS & CONSULTANTS  
 401.738.3156 DLRDIMENSIONS.COM

DLR DIMENSIONS, INC.  
 20 HUNTINGTON AVENUE  
 CHASSIS, MASSACHUSETTS 01928  
 AND/OR PROVIDING  
 PROFESSIONAL DESIGN SERVICES  
 UNDER CONTRACT TO THE  
 ABOVE NAMED CLIENTS  
 ALL WORK SHALL BE IN ACCORDANCE WITH  
 LOCAL CODES  
 DURING CONSTRUCTION

SCALE NOTED

DATE  
 Tuesday, August 31, 2021

APPROVED

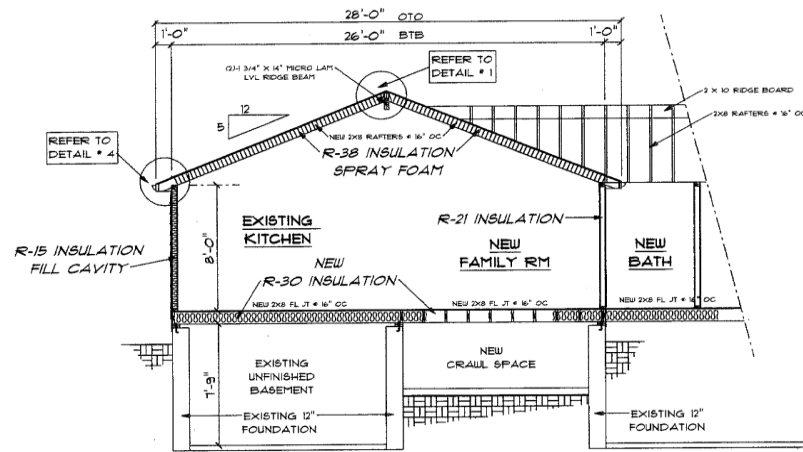
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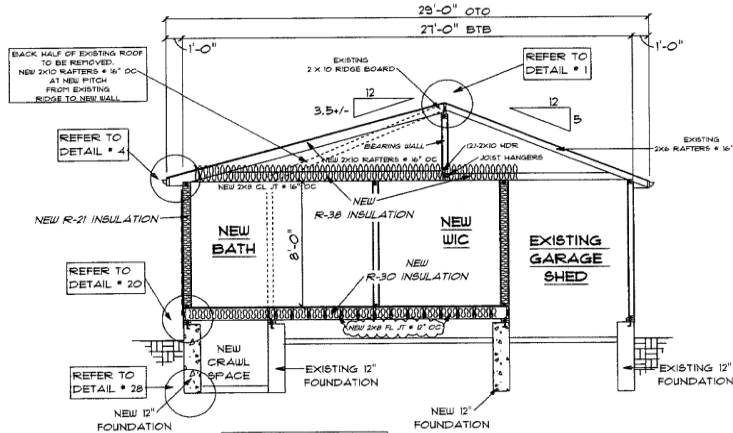
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DRAWING NUMBER

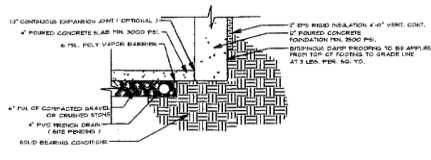
6428



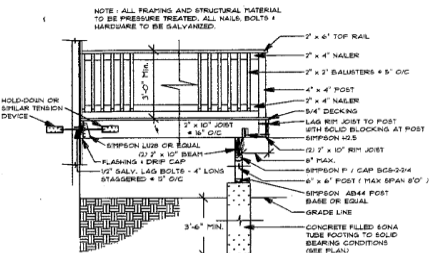
**CROSS SECTION 'A' 1/4"=1'-0"**



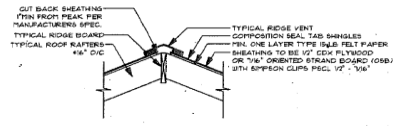
**CROSS SECTION 'B' 1/4"=1'-0"**



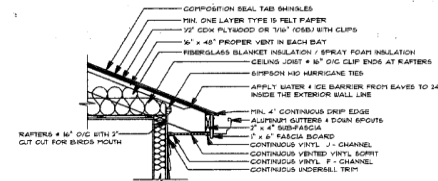
**TYPICAL FOOTING W/ FLOOR DETAIL #28**  
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



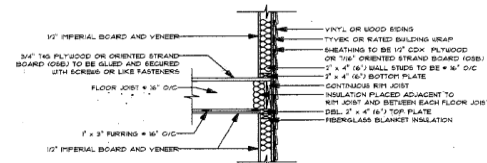
**TYPICAL DECK DETAIL #61**



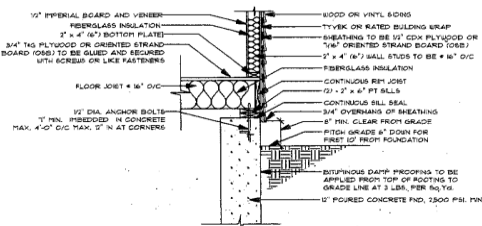
**TYPICAL RIDGE W/ RAFTERS DETAIL #1**  
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



**TYPICAL RAFTER W/ VINYL SOFFIT DETAIL #4**  
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



**TYPICAL WALL TO FLOOR TO WALL DETAIL #12**



**TYPICAL FLOOR TO FOUNDATION DETAIL #20**

**TYPICAL NAILING SCHEDULE**  
**TYPICAL FLOORS**  
 JOIST TO SILL OR GIRDER, 10E NAIL (3) 8D RIM JOIST TO JOIST (3) 16D 3/4" OSG. SHEATHING TO FRAMING 80 COMMON NAIL OR 16GA, 15/4" STAPLE OR 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGES 12" O.C.  
**TYPICAL BUILT-UP GIRDERS AND BEAMS**  
 NAIL EACH LAYER WITH 10D NAILS 8" O.C. AT TOP AND BOTTOM STAGGERED. TWO NAILS AT EACH END AND AT EACH SPLICE.  
**TYPICAL WALLS**  
 BOTTOM PLATE TO JOIST 16D 8" O.C. STUD TO BOTTOM PLATE (2) 16D OR (3) 8D STUD TO TOP PLATE (2) 16D OR (3) 8D DOUBLE STUDS (2) 16D OR (3) 8D 16" O.C. PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D 12" WALL SHEATHING TO FRAMING 80 OR 16 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 8" O.C. ALONG EACH EDGE  
**TYPICAL ROOFS**  
 CEILING JOIST TO PLATE, 10E NAIL (3) 8D CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D RAFTERS TO PLATE, 10E NAIL (3) 10D 1/2" ROOF SHEATHING TO FRAMING 80 OR 16 GA. 1 1/2" STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGES 12" O.C.

**GENERAL NOTE**  
 EGRESS WINDOWS IN ALL BEDROOMS AS PER CODE  
 SMOKE DETECTORS + CARBON MONOXIDE AS PER FIRE PROTECTION CODE.  
 PROVIDE A 32" X 30" ATTIC ACCESS OPENING.  
 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.  
 THIS 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 THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO INSURE STRUCTURAL STABILITY AND CONFORMANCE TO APPLICABLE CODES.

**PROPOSED ADDITION & RENOVATION**

PREPARED FOR:  
 ORCHARD BUILDERS  
 14 FRICILLIA DRIVE  
 CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE USE ONLY

DLR DIMENSIONS INC. PLANS DOES NOT HAVE BEEN TAPESEAL WITH BY OUTSIDE PARTIES

DLR DIMENSIONS INC. RESIDENTIAL DESIGNERS & CONSULTANTS  
 401.738.3155  
 DIRDIMENSIONS.COM

SCALE NOTED  
 DATE Tuesday, August 31, 2021  
 APPROVED  
 DRR  
 DRAWN BY  
 DRR  
 DRAWING NUMBER  
 6429



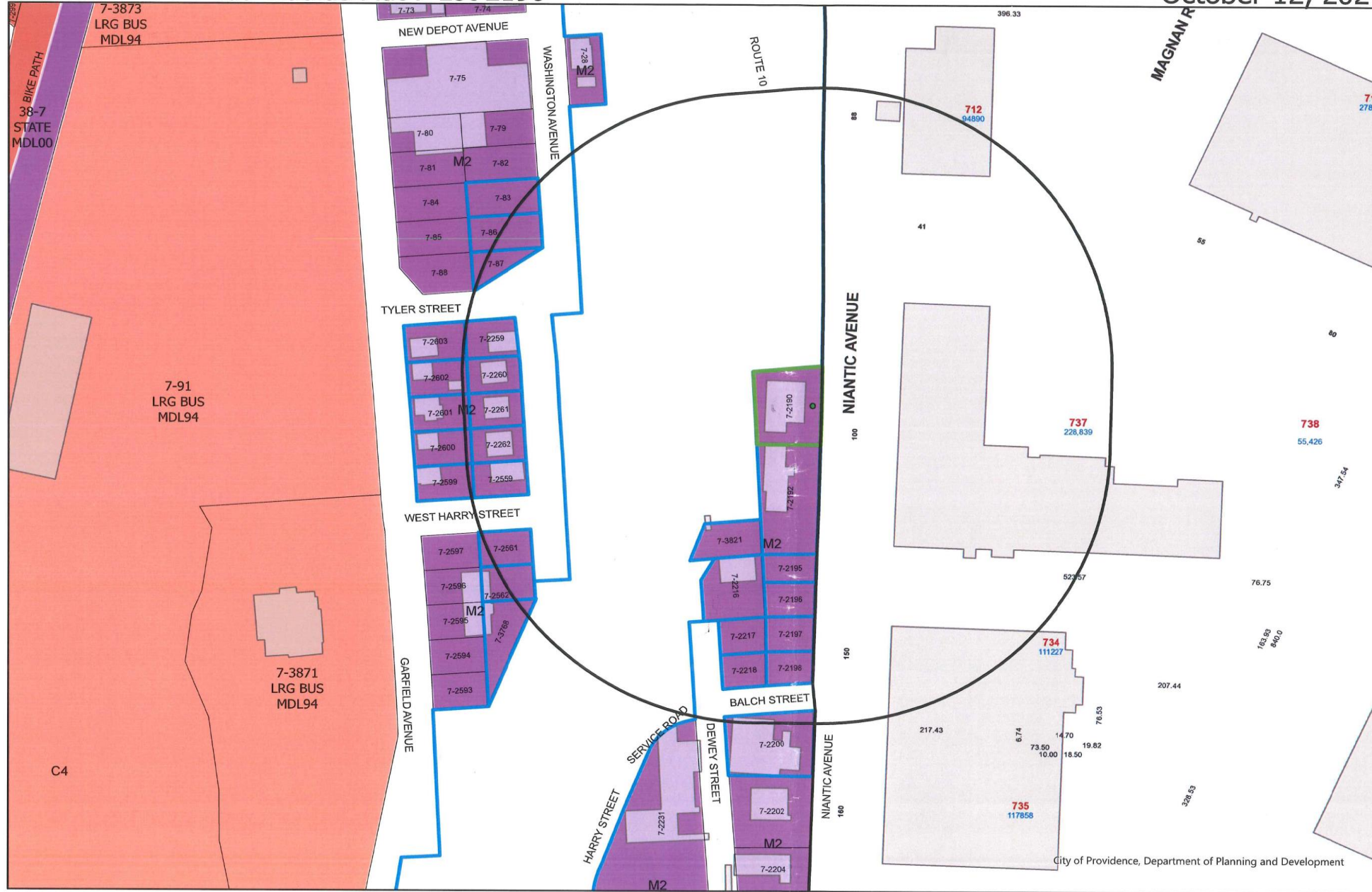
# Plan Commission Recommendation

Due to the findings that the application is generally consistent with the Cranston Comprehensive Plan and that relief would not impair the visual character of the area, upon a motion by Mr. Vincent, seconded by Ms. Lanphear, the Plan Commission voted (5-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

**F9 PROPERTIES, LLC (OWN/APP)** has filed an application to convert an existing building to be used as a showroom and for retail sales at **115 Niantic Avenue** A.P. 7, lot 2190; area 8,917 sq. ft. ; zoned M2. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.120-Schedule of Intensity Regulations; 17.64.010 - Off Street Parking; 17.72.010- Signs; 17.88.040-Change of Use.

Application filed 10/13/21.  
Robert D. Murray, Esq.



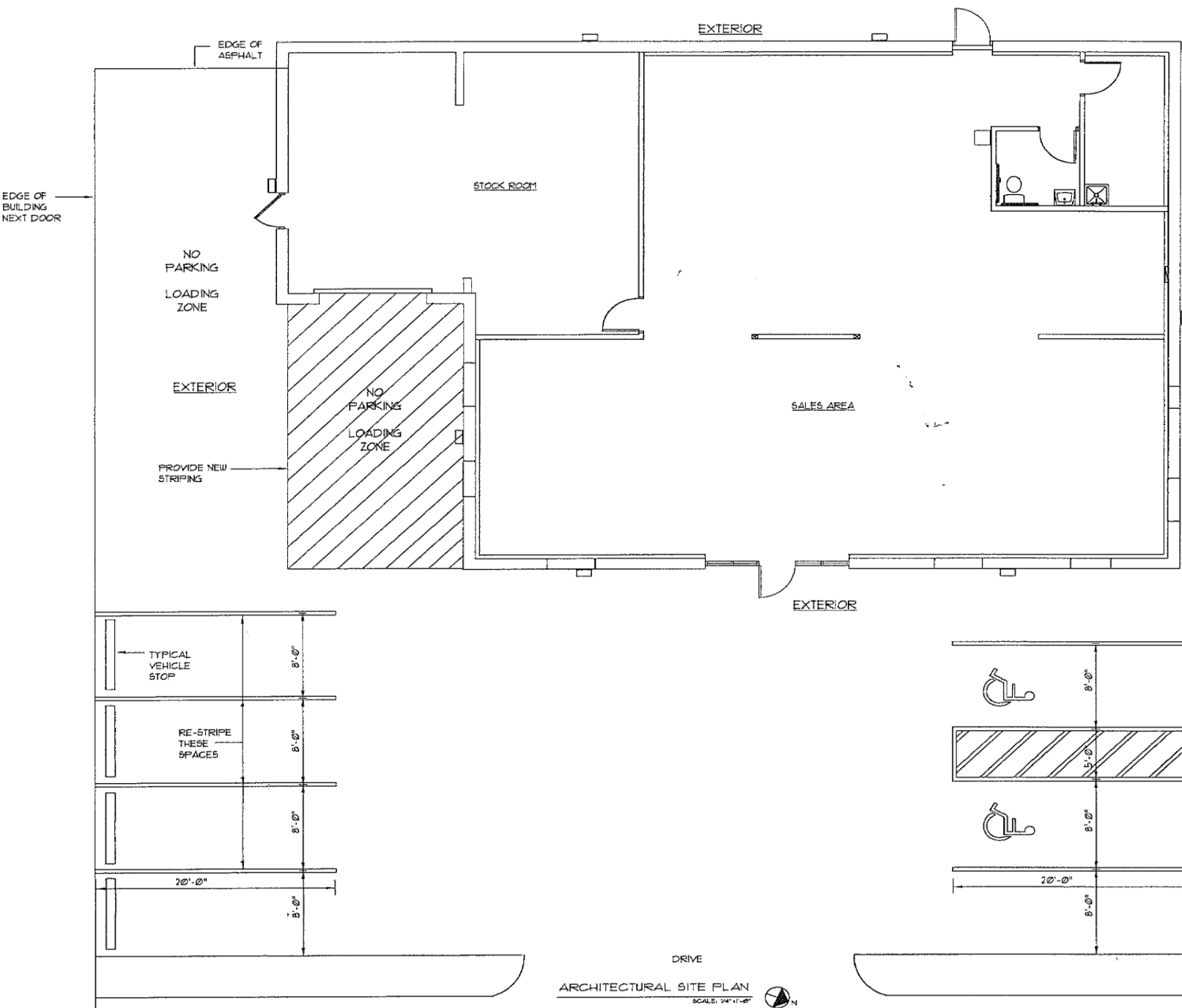


- Buildings
- Cranston Boundary
- Cranston Parcels
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- EI
- MPD
- S1
- Other
- Historic Overlay District
- Parcel Set Point
- Cranston Parcels in Radius
- Lot 2190
- 400' Radius

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.



City of Providence, Department of Planning and Development



**NEW WORK NOTES:**

- TUCK POINT AND REPAIR EXTERIOR WALLS AT BACK LEFT AND FRONT RIGHT OF THE BUILDING.
- PAINT EXTERIOR
- ADD (7) EXTERIOR LIGHTS
- (2) SIGN LOCATIONS
- SEAL COAT PARKING LOT
- NEW PARKING LAYOUT
- NEW A/C SPLIT SYSTEM
- NEW 30 YEAR DIMENSIONAL SHINGLE ROOF
- SLAB HAS TRACK SYSTEM THAT NEEDS TO BE CUT OUT AND REPAID

**PARKING NOTES:**

SECTION 17.64.010 - OFF STREET PARKING REQUIREMENTS  
 RETAIL BUSINESS SHALL HAVE ONE PARKING SPACE FOR EACH 300 SQUARE FOOT OF GROSS AREA OF THE BUILDING  
 2,925 SQ. FT / 300 = 10 SPACES REQUIRED 7 SPACES ARE PROPOSED

**SIGN:**

**SECTION 17.72 - SIGN REQUIREMENTS**

Sign Type	Max. Area (sq ft)	Max. Height (ft) <sup>1</sup>	Min. Setback (ft)	Min. Vertical Clearance From Sidewalk (ft)	Min. Vertical Clearance From Public Street (ft)
Monument	50	4	2	N/A	N/A
Building Marker	45	10	N/A	N/A	N/A
Canopy	40	9	N/A	5	12
Identification	10	8	5	N/A	N/A
Trail	45	20	N/A	N/A	N/A
Window	Openings window area	N/A	N/A	N/A	N/A
Projecting <sup>2</sup>	20	18	N/A	5	16
Incidental	4	8	5	N/A	N/A
Billboard (4x1) <sup>3</sup>	300	12	N/A	N/A	N/A
Freestanding <sup>1</sup>	15	15	5	N/A	N/A

- 1 One freestanding sign shall be permitted per street frontage.
- 2 The height of a sign shall be computed as the distance from the base of the sign at a normal grade to the highest attached component of the sign.
- 3 Projecting sign areas pertaining to projecting signs shall not exceed ten (10) square feet per side.
- 4 Billboards in an M-1 zone shall not be within five hundred (500) feet of an abutting residential zoning district boundary, nor shall they be within five hundred (500) feet of an existing billboard. (see section 17.24.010)

DATE: 7/28/21  
 JOB NO: 21-405  
 DRAWN: STAFF  
 CHECKED: CU



711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5886  
 FAX: (817) 635-5889

CABINETS TO GO  
 115 NIANTIC AVE.  
 CRANSTON, RHODE ISLAND 02907



REVISIONS  
 ZONING REQUIREMENTS

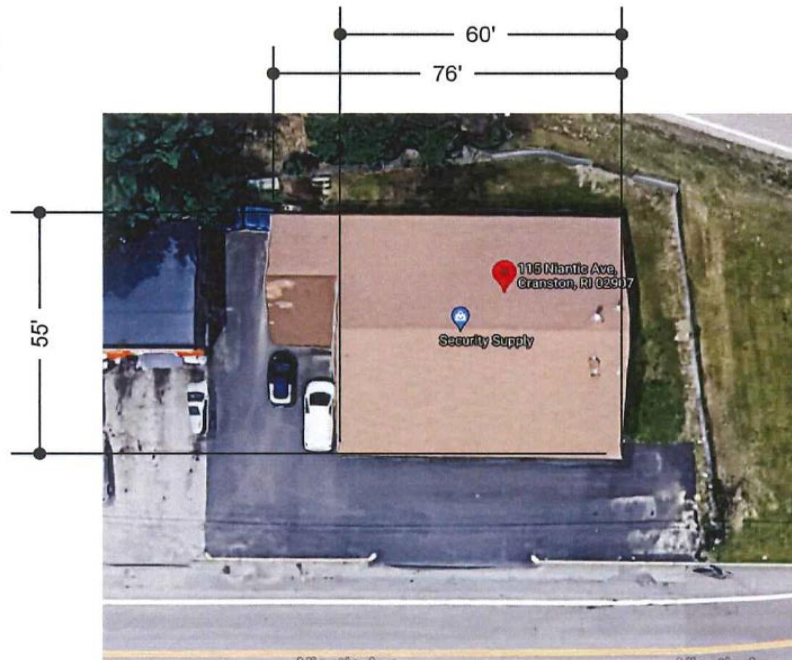
TITLE  
**ARCHITECTURAL SITE PLAN**

SHEET NUMBER

**ASITE**



Cabinets To Go  
115 Niantic Avenue  
Cranston, RI, 02907



CTG 3 x 12

CTG-3 x 12



Cabinets To Go  
115 Niantic Avenue  
Cranston, RI, 02907

DRAWN BY: RMS  
Date: 8/5/2021

A



# Plan Commission Recommendation

Due to the finding that the proposal is not consistent with the Comprehensive Plan - Future Land Use Map, the Plan Commission did not provide a positive recommendation on this application. However, it should be noted that the Plan Commission does not have any outstanding concerns with the proposed use and is of the view that small-scale retail at this site will not negative alter the character of the surrounding neighborhood. Therefore, upon a motion by Mr. Mason, seconded by Ms. Maccarone, the Plan Commission voted (4-1, Ms. Lanphear voted nay) to forward *no specific recommendation* on this application to the Zoning Board of Review.