

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

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

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

Date: April 10, 2021

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

OWNER: Marie Properties, LLC

ADDRESS: 62 Sage Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: Marie Properties, LLC

ADDRESS: 62 Sage Drive, Cranston, RI ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 757 Park Avenue

2. ASSESSOR'S PLAT #: 6/1 BLOCK #: _____ ASSESSOR'S LOT #: 118 WARD: 1

3. LOT FRONTAGE: 59.30' LOT DEPTH: 105.59' LOT AREA: 6,065 sq. ft.

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

5. BUILDING HEIGHT, PRESENT: 2 story PROPOSED: 2 story

6. LOT COVERAGE, PRESENT: 44.3 % PROPOSED: 44.3%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 10/19/20

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

9. GIVE SIZE OF EXISTING BUILDING(S): 51' x 52'

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? Former florist shop

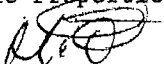

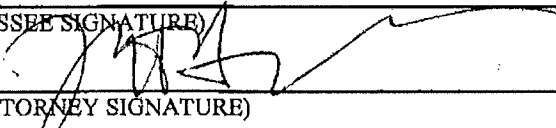
12. WHAT IS THE PROPOSED USE? Residence above business use. Beauty/Nail salon with 2 apartments

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Convert second floor to residences
above business use. First floor already permitted for beauty/nail salon.
Two apartments will be built on second floor.
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes for second floor
16. WERE YOU REFUSED A PERMIT? yes for second floor
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.20.090 (Specific requirements) (B) for lot size; 17.20.120 (Schedule of intensity
regulations) for pre-existing conditions (lot frontage and width, side setback and rear
setback; 17.64.010 (Off Street Parking) and 17.92.010 (Variances) and all other applicable
sections of the zoning code
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Proposed use of residences above a
business use is permitted in C-1 zone. Relief is principally sought for lot size
requirement of 10,000 sq. ft. and for off street parking. Seven spaces provided when
eleven needed under code. Frontage and setbacks issues are pre-existing from 1988
variance.

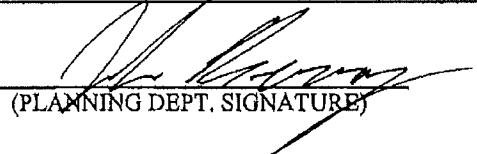
SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

Marie Properties, LLC	
By: 	996-7165
(OWNER SIGNATURE)	(PHONE NUMBER)
 (OWNER SIGNATURE)	 (PHONE NUMBER)
Marie Properties, LLC	996-7165
By: 	(PHONE NUMBER)
(APPLICANT SIGNATURE)	
 (LESSEE SIGNATURE)	 (PHONE NUMBER)
	946-3800
(ATTORNEY SIGNATURE)	(PHONE NUMBER)
Robert D. Murray, Esq.	
(ATTORNEY NAME-PLEASE PRINT)	

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

PRE-ZONING APPLICATION MEETING:

	4-15-21
(PLANNING DEPT. SIGNATURE)	(DATE)

MARIE PROPERTIES, LLC (“OWNER/APPLICANT”)

757 Park Avenue
Cranston, RI 02910
AP No. 6/1 Lot No. 118

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Marie Properties, LLC for permission to establish two apartments above a first floor business use at 757 Park Avenue. The first floor will be occupied with a beauty/nail salon. In the C-1 zone, residences above a first floor business use are a permitted use.

The applicable definition in the zoning code is "Residence above first story of business uses" means a mixed use property housing a business use on the first level with residential uses on the upper level(s).

The property is designated as Lot No. 118 on Assessor’s Plat 6/1.

The Building Official has already issued the necessary permits for the beauty/nail salon on the first floor. The existing free standing sign will be removed for the driveway access.

Relief is needed from the Zoning Board of Review for the conversion of the second floor for the two apartments. Under the zoning code, the residences above the first floor business use each need 2,000 square feet of area in addition to the minimum area for the zone of 6,000 square feet. The lot area is 6,065 square feet +/- which requires a dimensional variance of approximately 3,935 square feet.

The proposed uses require a total of eleven (11) parking spaces for the service establishment on first floor (9) and the second floor apartments (2). As designed and proposed, a dimensional variance is required for the proposed seven (7) spaces or the shortage of four (4) spaces.

The existing building was constructed after a former owner received a variance approval in 1988 for a two story florist shop. The existing building is a legal non-conforming structure that does not comply with the side and rear setback requirements.

The following dimensional variances are sought from the Zoning Board of Review

17.20.090 (Specific requirements) (B)

A. For the two apartments dimensional relief is needed for the ten thousand (10,000) square feet of land requirement. The subject lot only has 6,065 square feet.

17.20.120 (Schedule of intensity regulations) * Existing conditions**

Minimum Width and Lot Frontage ***

Property has 59.3 linear feet of frontage based on survey. In a C-1 zone 60 feet is the minimum.

Side yard setback ***

Existing building is 1.40’ off the easterly property line and 2.21 feet off the westerly property line.

Rear yard setback ***

The existing rear yard setback is 4 feet where normally a 20 foot setback would be required.

17.64.010 (Off Street Parking) RESIDENTIAL LAND UNDEVELOPABLE 3

Proposed uses require eleven (11) parking spaces for the service establishments on first floor (9) and the second floor apartments (2). As designed, dimensional variance is required for the proposed seven (7) spaces

17.92.010 Variance for dimensional relief

Dimensional variances are sought for the needed relief.

MARIE PROPERTIES, LLC (“OWNER/APPLICANT”)

757 Park Avenue

Cranston, RI 02910

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and mixed use lot sizes within the 400’ radius of the subject application for the property at 757 Park Avenue designated as Lot No. 118 on Assessor’s Plat No. 6/1.

The property is located in a C-1 zone and is legal non-conforming structure that served as a former florist shop for over thirty years. It is surrounded by a diverse neighborhood of housing choices, businesses and mixed uses. The Tax Assessor identifies the following land uses in the area.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF PARCELS</u>
SINGLE FAMILY	46
TWO FAMILY	16
THREE FAMILY	9
FOUR FAMILY	2
FOUR + FIVE FAMILY	1
FIVE FAMILY	1
APARTMENT 6+	2
RESIDENTIAL LAND UNDEVELOPABLE	3
RESIDENTIAL LAND DEVELOPABLE	1
RESIDENTIAL OTHER IMPROVEMENTS	6
RESIDENTIAL LAND POTENTIAL	1
MIXED USE	10
LARGE BUSINESS	4
ACCESSORY LAND MIX	5
ACCESSORY COMMERCIAL LAND	<u>4</u>
	111

The subject lot is 6,065 square feet. The average lot size within the 400’ radius of ten (10) mixed use lots is 5,115 square feet in the area. There are five accessory mixed use lots with an average lot size of 5,284 square feet. In total the fifteen lots average 5,171 square feet. The subject lot exceeds the average size of so-called mix use lots.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 4-14-21

June 8, 1988

Paul J. DiMaio, 215 Broadway, Prov., RI to operate a used auto sales & repair business from a bldg., 1850 Broad St., Lots #3248, 3249, A.P. 2/3, C-2 zone, area 19,980± sq. ft. This application was **WITHDRAWN**, on motion by Mr. Gerardi, seconded by Mr. Anderson, in favor of withdrawal, George N. DiMuro, Esq., Mr. Mari & Mr. DiMuccio. Objectors present. Atty: Timothy Dodd.

Geoffrey W. Ellinwood, 1830 Cranston St., to const. a 2-family dwell. 9-11 "B" St., Lots #915, 916, A.P. 11/3, B-1 zone, area 8,000± sq. ft. Note Exist. garage bldg. with restricted front & side areas to remain on same property. This application was granted, with restrictions, on motion by Mr. Anderson, seconded by Mr. Gerardi, in favor George N. DiMuro, Esq., Mr. DiMuccio & Mr. Mari. Objectors present. Atty: Robert Murray.

DECISION: In this case, the Board feels that granting a permit will not prove detrimental to the neighborhood. Applicant met the requirements of the Zoning Code, Sec. 30-49 (m,n).

- RESTRICTIONS:
- 1.) Existing garage to be used for parking exclusively for proposed 2-family dwelling only (no commercial enterprises or storage).
 - 2.) Provide two additional paved parking spaces behind existing garage with driveway located between existing garage and proposed duplex.
 - 3.) Install precast concrete curbing along street line where required.
 - 4.) Provide new front on garage with exterior siding to conform with proposed duplex.
 - 5.) Provide front door entryway with "A" roof type canopy over front steps.

Benjamin P. Pagliarini & wf. Joyce W., 55 Manhasset St., to remove existing bldg. & construct a 2 story bldg. (2,100± sq. ft. per floor) & renovate greenhouse with restricted rear & side yard areas, for use as retail flower shop with greenhouse 757 Park Ave., Lot #118, A.P. 6, C-1 zone, area 6,254± sq. ft. Note Applicants also seek relief from Sec. 30-28 (signage) & 30-26 (off street parking & lot coverage Sec. 30-19). This application was granted on motion by Mr. Gerardi, seconded by Mr. DeCesaris, in favor Chairman, George N. DiMuro, Mr. Mari, Mr. DiMuccio. One objector. Atty: Steve Ferdinandi.

DECISION: In this case, the Board feels that granting a permit will not prove detrimental to the neighborhood. Applicant met the requirements of the Zoning Code, Sec. 30-49 (m,n).

George M. DeLeone, 2034 Cranston St., to construct a five (5) unit commercial office & storage bldg. (50'x100') with rest. street front minimum rear & side & street yard areas, 492 Dyer Ave., (corner of Gladstone St.), Lots No. 88, 89, A.P. 8, C-4 comm. zone, area 11,034± sq. ft. This application was tabled for further study on motion by Mr. Anderson, seconded by Mr. DiMuccio and so voted unanimously.

Barbara D'Allesandro, Pole #18, Peepthead Road, Scituate, RI (owner), Joseph & Sandra D'Ercole, 9 D'Ercole Dr., (app.), D'Ercole Const., Inc., 9 D'Ercole Dr., (app.), D'Ercole Const., Inc., 9 D'Ercole Dr. (lessee), to park & store construction equipment & related materials at 2814 Plainfield Pike, Lot #22, A.P. 33, A-20 zone, area 1.44± acres. This application was granted, with restrictions, on motion by Mr. Mari, seconded by Mr. Gerardi, in favor George N. DiMuro, Esq., Mr. DiMuccio and Mr. DeCesaris. No objectors. Steve Ferdinandi, Esq.



CONSULTANT



Stamp
R.A. Castellone

INTERIOR ALTERATIONS
757 PARK AVENUE
CRANSTON, RI 02910

DRAWING TITLE:

DRAWN BY: PAC
CHECKED BY:
DATE: NOV 30, 2020
NO. DATE DESCRIPTION
#1 12/14/20 CODE DATA
#2 12/29/20 SCOPE REDUCTION
#3
#4
DRAWING NUMBER:

ISSUED FOR PERMIT
T1

PROJECT TEAM

APPLICANT/OWNER:
CASTELLONE ARCHITECTURE, LLC
42 SAGE DRIVE
CRANSTON, RI 02921
CONTACT: MAX RAMOS
ramosmax@castellone.com
401-455-0861

ARCHITECT:
CASTELLONE ARCHITECTURE, LLC
42 SAGE DRIVE
CRANSTON, RI 02921
CONTACT: MAX RAMOS
ramosmax@castellone.com
401-455-0861

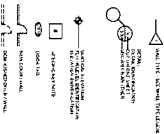
LIST OF DRAWINGS

T1	ARCHITECTURAL TEAM
	LOCUS PLAN
T2	LIST OF DRAWINGS
T3	GENERAL NOTES
T3	PROJECT CODE DATA
T3	FORECAST AND LIFE SAFETY PLANS
01-1	DEMOLITION PLAN, FIRST FL
A1-1	FIRST FLOOR PLAN
A2-1	RENOVATION PLAN
A2-2	DETAILS SCHEDULES
A2-3	REV

NOTE TO MUNICIPAL PLAN REVIEWERS:
THESE DRAWINGS ARE SUBMITTED FOR ARCHITECTURAL, BUILDING PERMIT REVIEW AND APPROVAL ONLY. ANY CHANGES TO THE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED BY HIM/HER BEFORE ANY CONSTRUCTION BEGINS. ANY CHANGES TO THE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED BY HIM/HER BEFORE ANY CONSTRUCTION BEGINS. ANY CHANGES TO THE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND APPROVED BY HIM/HER BEFORE ANY CONSTRUCTION BEGINS.

INTERIOR
ALTERATIONS
757 Park Avenue
Cranston, RI 02910

SYMBOLS
LEGEND



CONSULTANT

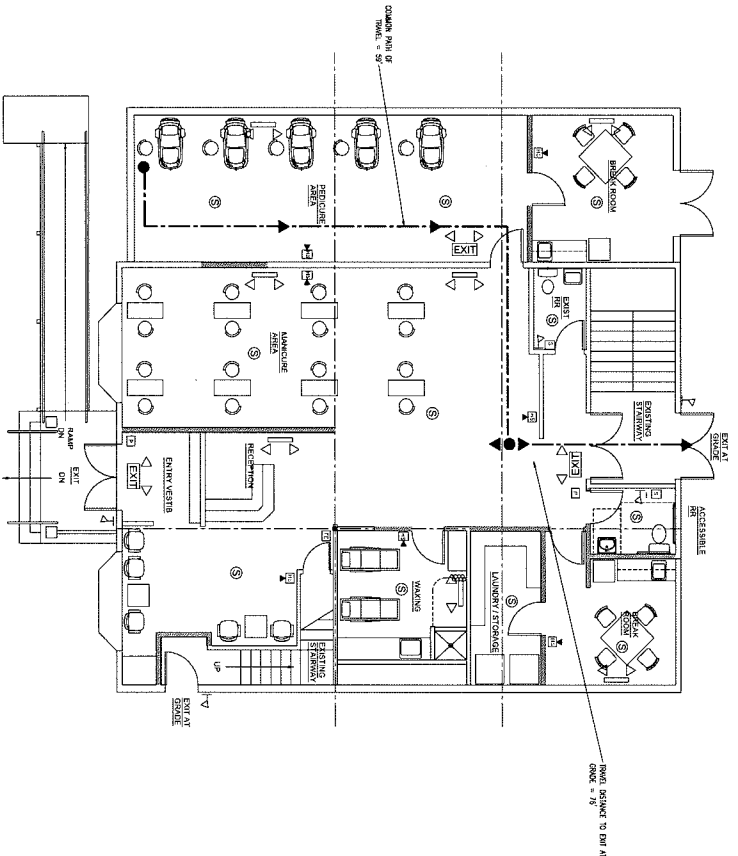
STAMP
P.J. A. Castellone

INTERIOR ALTERATIONS
757 PARK AVENUE
CRANSTON, RI 02910

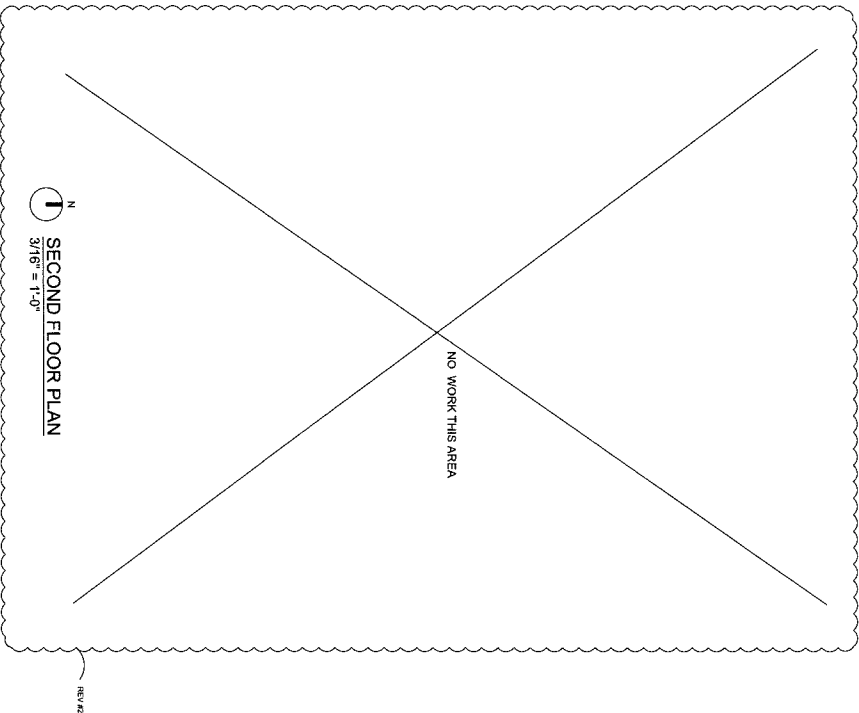
DRAWING TITLE:
EGRESS
LIFE SAFETY PLAN

DRAWN BY: PAC
CHECKED BY: JAC
REVISIONS:
#1 12/4/20 CODE DATA
#2 12/29/20 SCOPE REDUCTION
#3
#4
DRAWING NUMBER:

ISSUED FOR PERMIT
T3



1 FIRST FLOOR PLAN
3/16" = 1'-0"



1 SECOND FLOOR PLAN
3/16" = 1'-0"

LIFE SAFETY SYMBOLS LEGEND

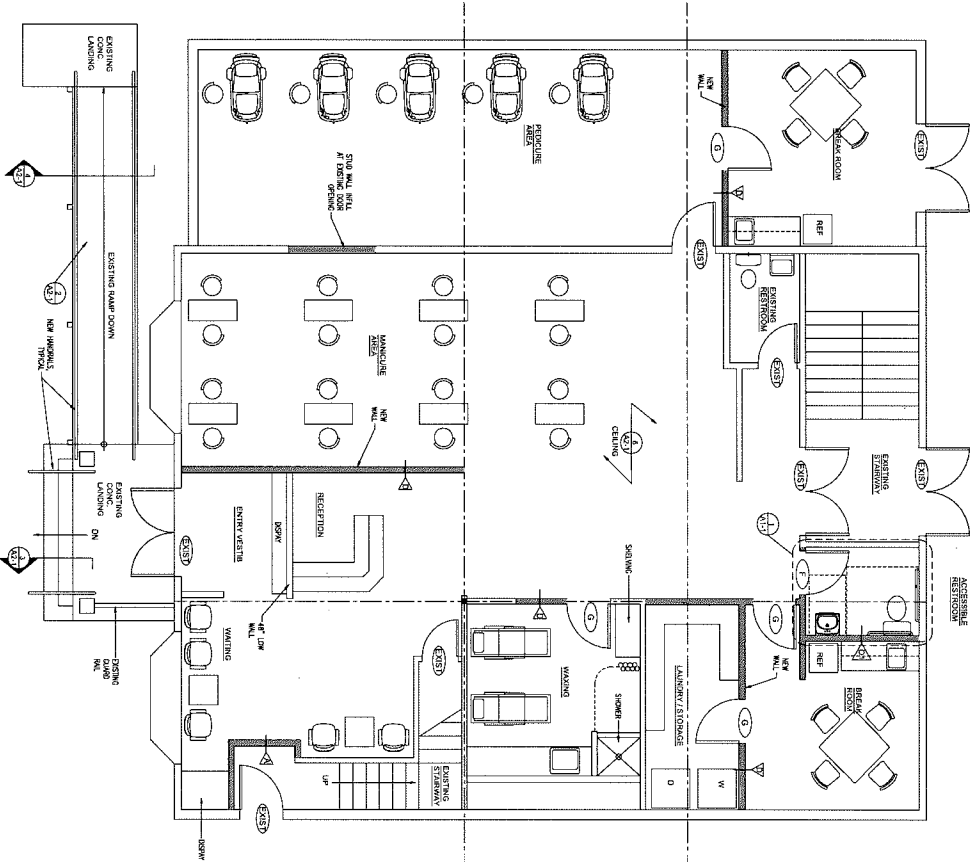
- 1 EXIT AT GROUND LEVEL
- 2 EXIT AT GROUND LEVEL
- 3 EXIT AT GROUND LEVEL
- 4 EXIT AT GROUND LEVEL
- 5 EXIT AT GROUND LEVEL
- 6 EXIT AT GROUND LEVEL
- 7 EXIT AT GROUND LEVEL
- 8 EXIT AT GROUND LEVEL
- 9 EXIT AT GROUND LEVEL
- 10 EXIT AT GROUND LEVEL

NOTE TO MUNICIPAL PLAN REVIEWERS:
THESE DRAWINGS ARE SUBMITTED FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, AND SMOKE/HEAT DETECTION SYSTEMS DESIGN. DRAWINGS WILL BE REVISITED AND REVISED BY THE DESIGNER FOR PERMIT APPROVAL.

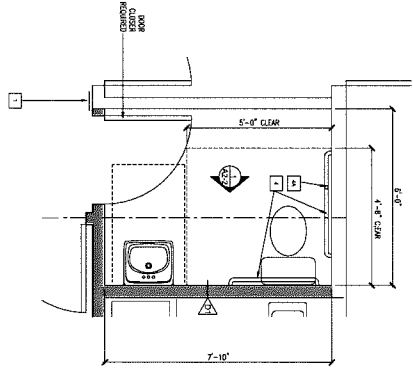
INTERIOR ALTERATIONS
752 PARK AVENUE
CRANSTON, RI 02910

DRAWING TITLE:
FIRST FLOOR PLAN

DRAWN BY: PAC
CHECKED BY:
DATE: NOV 20, 2020
DESIGNED BY:
DATE:
NO. DATE DESCRIPTION
#1 10/14/20 CODE DATA
#2 12/30/20 SCOPE REDUCTION
#3
#4
DRAWING NUMBER:



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



1 ACCESSIBLE RESTROOM
1/2" = 1'-0"

SYN	ACCESSORY	MANUFACTURER	DESCRIPTION
1	TOILET	BRUNNEN	TOILET WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE TOILET REQUIREMENTS.
2	SINK	BRUNNEN	SINK WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE SINK REQUIREMENTS.
3	MIRROR	BRUNNEN	MIRROR WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE MIRROR REQUIREMENTS.
4	GRAB BAR	BRUNNEN	GRAB BAR WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE GRAB BAR REQUIREMENTS.
5	DOOR	BRUNNEN	DOOR WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE DOOR REQUIREMENTS.
6	TOILET TISSUE DISPENSER	BRUNNEN	TOILET TISSUE DISPENSER WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE TOILET TISSUE DISPENSER REQUIREMENTS.
7	PAPER TOWEL DISPENSER	BRUNNEN	PAPER TOWEL DISPENSER WITH UNIVERSAL SYMBOLS FOR EASY IDENTIFICATION. SEE NOTE 1 FOR ACCESSIBLE PAPER TOWEL DISPENSER REQUIREMENTS.



CONSULTANT



PLA Cotton

INTERIOR ALTERATIONS

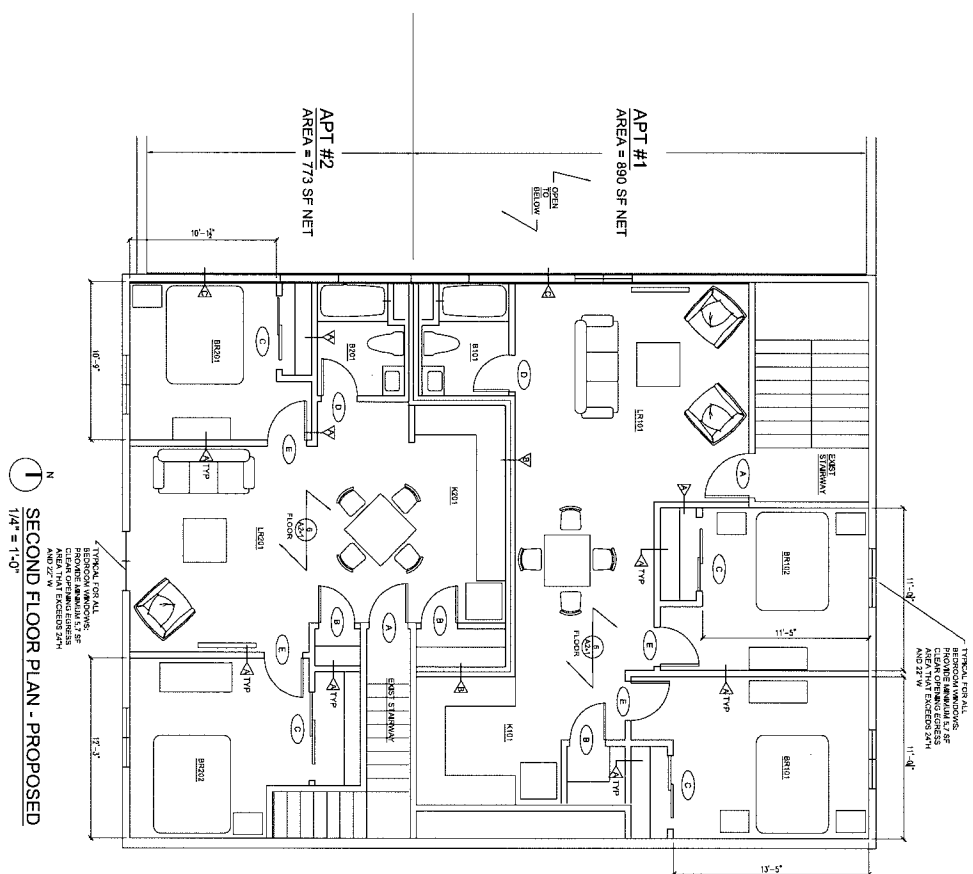
757 PARK AVENUE
CRANSTON, RI 02910

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SECOND FLOOR
PLAN

DRAWN BY: PAC
CHECKED BY:
DATE: NOV 30, 2020
REVISIONS:
No. DATE DESCRIPTION
#1 12/14/20 CODE DATA
#2 12/30/20 SCOPE REDUCTION
#3
#4
DRAWING NUMBER:

A1-2

ISSUED FOR PERMIT





Stamp
P. A. Cottrell

INTERIOR ALTERATIONS

757 PARK AVENUE
CRANSTON, RI 02910

DRAWING TITLE:
DETAILS,
SCHEDULES

DRAWN BY: PAC	
CHECKED BY:	
DATE: NOV 30, 2020	
REVISONS:	
No.	DATE DESCRIPTION
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#2	12/30/20 SCOPE REDUCTION
#3	
#4	

A2-2

ISSUED FOR PERMIT

[illegible]

- [illegible]

TYPE	LOCATION	DOOR		DOOR SCHEDULE		FRAME
		TYPE	SIZE MAT. LABEL	FINISH	MAT. LABEL	
A	NOT USED					
B	NOT USED					
C	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
D	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
E	NOT USED					
F	NOT USED					
G	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
H	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
I	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
J	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
K	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
L	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
M	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
N	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
O	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
P	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
Q	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
R	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
S	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
T	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
U	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
V	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
W	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
X	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
Y	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001
Z	GLASS	FINISH	3 1/2" 36" 10"	FINISH	3 1/2" 36" 10"	15001

DOOR / FRAME NOTES:
1. HOLLOW METAL FRAMES SHALL BE FACTORY PRIMED, KNOCK-DOWN WITH MITRED CORNERS.
2. FLUSH WOOD DOORS SHALL BE 7-PLY 1 1/2" SOLID CORE WITH ROTARY UNIFORM LIGHT BIRCH VENEER.
BOOK MATCHED, FACTORY FINISH, SATIN OR SEMI GLOSS.






HARDWARE SCHEDULE		
SET	DOORS	HARDWARE
HWS	A	•
HWS	B NOT USED	
HWS	C CLOSET	• HEAD LUNG TRACK • PULS • 3 SLINGERS EACH LEAF
HWS	D CLOSET	• 1 1/2"R. BRINGERS • 1 1/2"R. BRINGERS • 1 WALL/FLOOR STOP • 3 SL. ENCLERS
HWS	E	•
HWS	F NOT USED	
HWS	G PUBLIC RESTROOM	• 1 1/2"R. BRINGERS • 1 LEVER LOCKSET (PENNAC) • 1 WALL/FLOOR STOP • 1 CLOSERS

DOOR HARDWARE NOTES:

2. ALL DOOR HARDWARE TO BE ADA / ANSI A17.1 COMPLIANT.

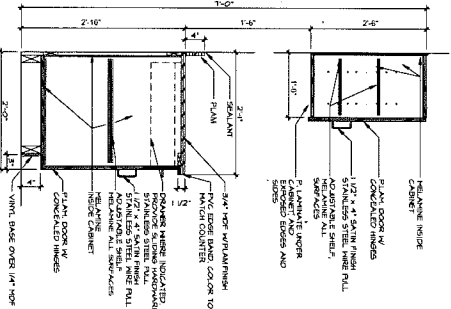
WALL TYPE LEGEND

FERRO-CEMENT WALL TYPE NOTES, SHEET 12

-  INTERIOR DWELLING UNIT WALLS
1. LAYER 1: GYPSUM BOARD ON EACH SIDE
2 X 4 STUDS @ 16" O.C., FILL STUD CAVITY
WITH 3" GYPSUM ATTENUATION BATT
EXTENDED WALL TO INSIDE OF ROOF
STRUCTURE
-  FIRE RATED 1 HR
SOLID (STC 34)
- REFLECTING AND SOUNDING WALLS
REFLECTING SOUND AND SOUND DAMPING
TREATING CEILING WALL 2 X 4 STUD WALL
WITH 1 LAYER GYPSUM BOARD EACH SIDE
ON EACH SIDE OF EXISTING WALL, INSTALL
FLOOR CHANNELS @ 16" O.C., INSTALL 1
LAYER TYPE X FIRE RESISTANT 1/2 GYPSUM
BOARD
-  FIRE RATED 1 HR
- EXISTING 1/2" FIRE-RESISTANT GYPSUM
SHEATHING OVER EACH SIDE OF EXISTING
WALL.
-  NON-BEARING WALL
1. LAYER 2: GYPSUM
BOARD ON EACH SIDE BACK TO BACK TO EXISTING
UNDERSCORE IF EXISTING STRUCTURE ABOVE
CEILING
-  TYPE 11: INSTALL MOISTURE-RESISTANT
GYPSUM BOARD IN WET AREAS, INSTALL
STUDS IN EXISTING BATT BETWEEN WALL
STUDS.

CABINET SECTION
1" = 1'-0"

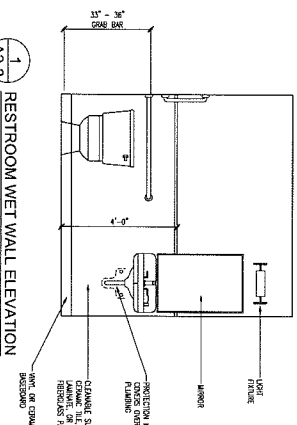
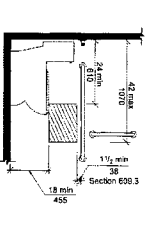
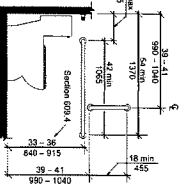
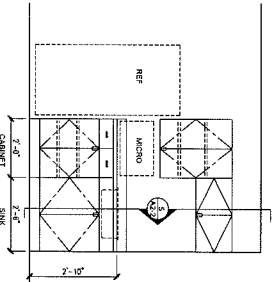
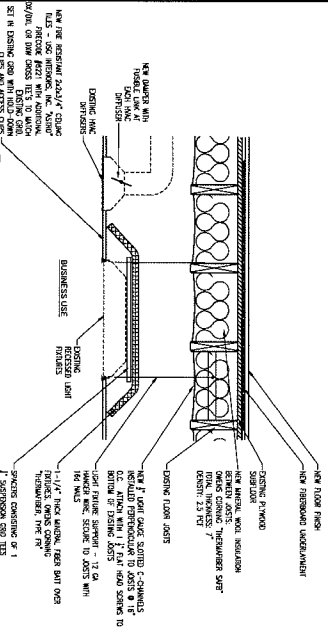
- 5
A2-2 CABINET SECTION
1" = 1'-0"



FLOOR / CEILING SECTION DETAIL

FLOOR

UL DESIGN L202

CONSULTANT

792 Great Road
Lincoln, N 02565

Lincoln, 71 025655

CONSULTANT



Stamp
P. A. Cottrell

INTERIOR ALTERATIONS

757 PARK AVENUE
CRANSTON, RI 02910

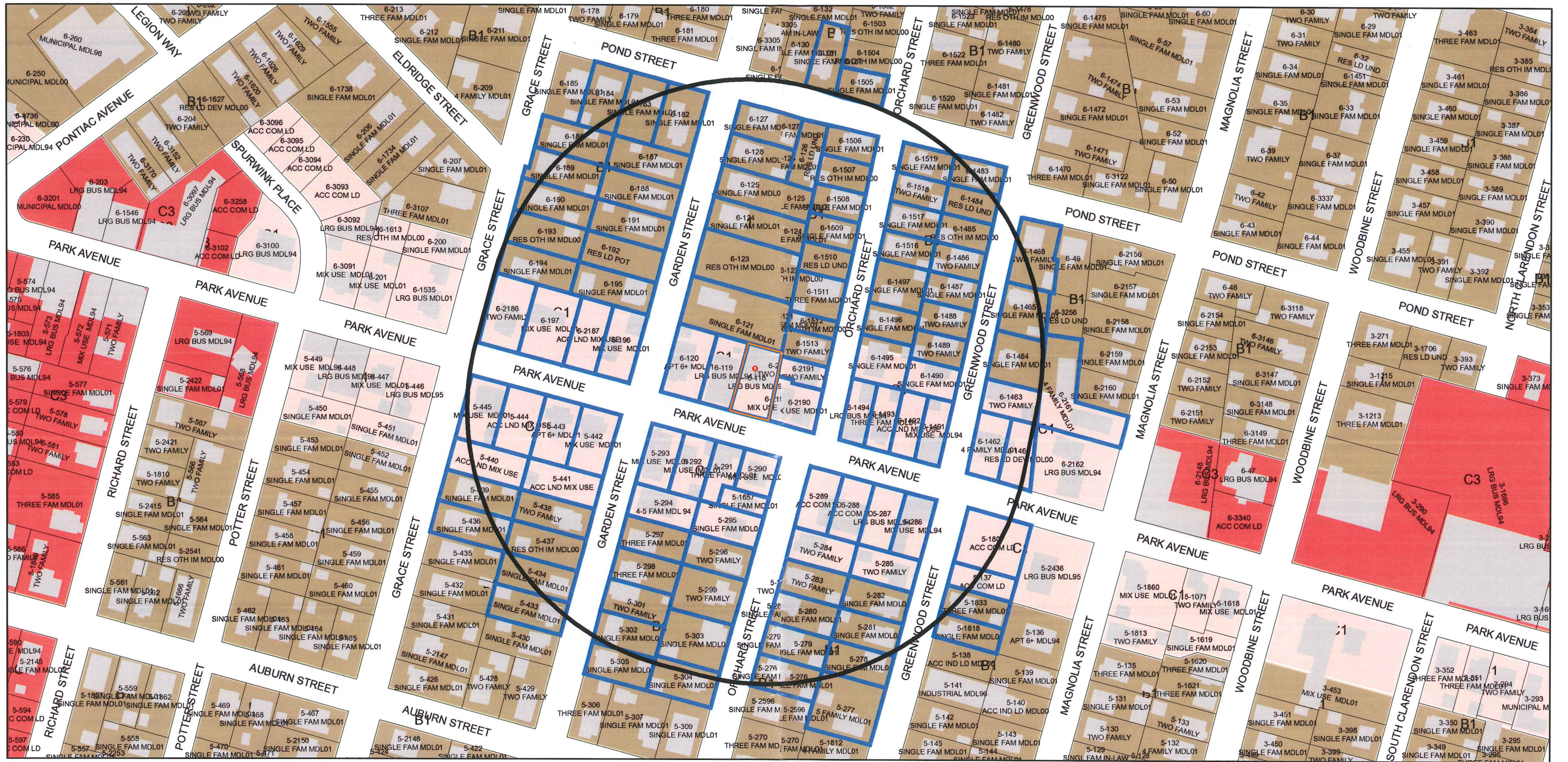
DRAWING TITLE:
DETAILS,
SCHEDULES

DRAWN BY: PAC	
CHECKED BY:	
DATE: NOV 30, 2020	
REVISONS:	
No.	DATE DESCRIPTION
#1	12/14/20 CODE DATA
#2	12/30/20 SCOPE REDUCTION
#3	
#4	

A2-2
























ISSUED FOR PERMIT

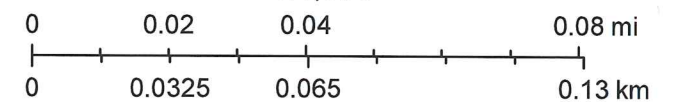
757 Park Ave 400' Radius Plat 6 Lot 118



4/12/2021, 9:37:40 AM

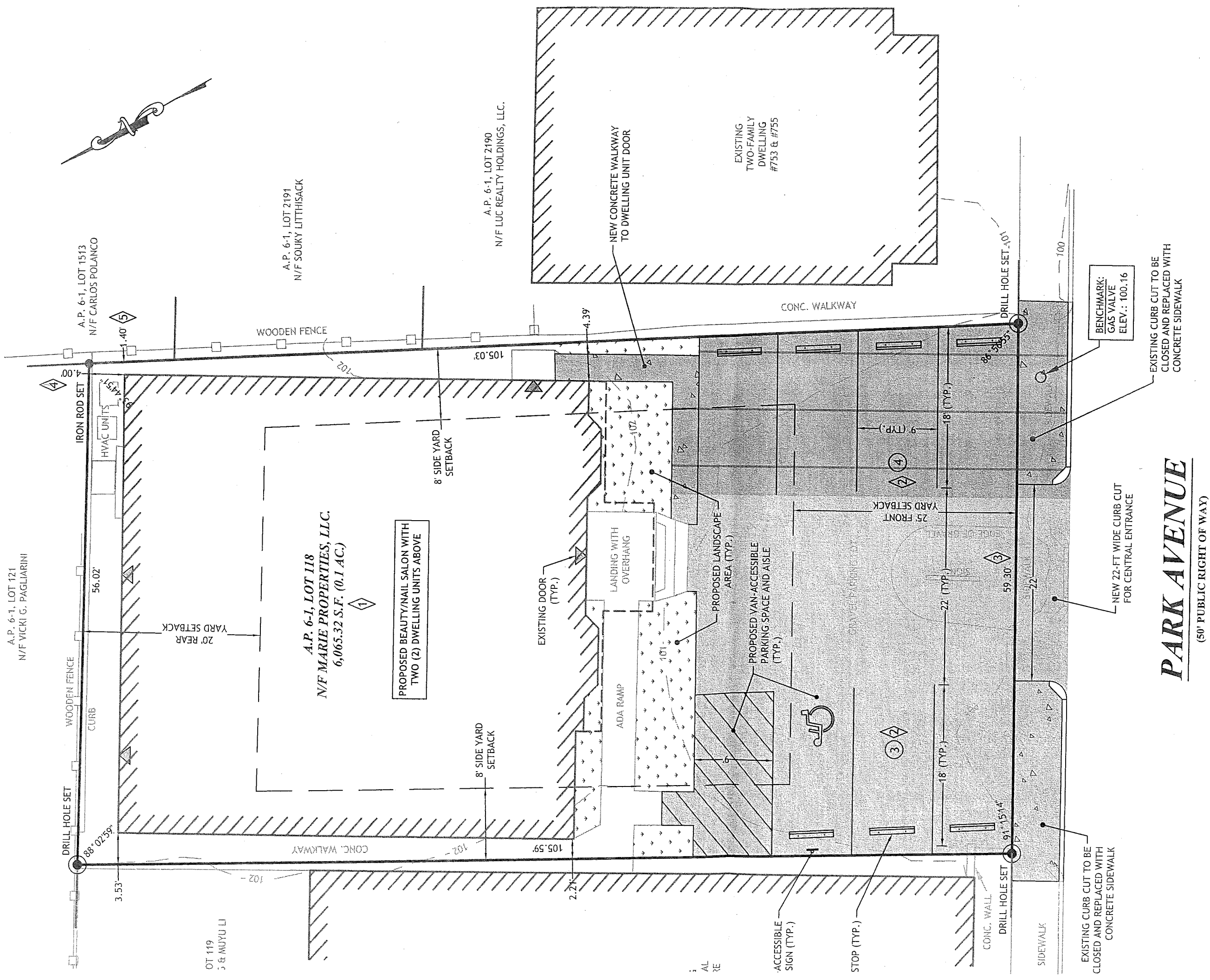
1:1,770

- | | | | | | | | | | |
|---|-------------------|---|---------------------------|---|-----|---|----|---|-------|
|  | Parcel Outlines |  | Buildings |  | A20 |  | C1 |  | M2 |
|  | Plat Boundaries | | 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 |
|  | Parcels | | A80 |  | B2 |  | M1 | | |



City of Cranston
City of Providence, Department of Planning and Development

A.P. 6-1, LOT 121
N/F VICKI G. PAGLIARINI



PARK AVENUE

(50' PUBLIC RIGHT OF WAY)