BRIDGE GROUP, LLC
5 Aborn Street
Cranston, RI 02905

PROJECT NARRATIVE

Bridge Group, LLC owns the property at 5 Aborn Street. It is at the intersection with Springwood Street. The subject lot is Lot No. 30 on Cranston Assessor's Plat 1. The lot is zoned C-3 (general business) under the zoning code and contains approximately 5,278 square feet.

The application for review is an adaptive reuse project The owner/applicant desires to utilize existing footprint with the ground floor for commercial parking and create two (2) dwelling units on the second and third floors. Residences above first story business use are allowed in the C-3 zone.

The project meets the off street parking requirements and will be serviced by public water and sewer.

"Adaptive reuse" means the conversion of an existing structure from the use for which it was constructed to a new use by maintaining elements of the structure and adapting such elements to a new use.

Under the zoning code Section 17.20.020 (F) entitled "Conditions for permitted uses" outlines the applicable regulations for adaptive reuse projects.

SUMMARY

The reuse of this building will conform to zoning and provide two new dwelling units in the Pawtuxet Village area.

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

Dated:5-8-26

FILE NO. _____

CRANSTON, RHODE ISLAND
APPLICATION FOR DEVELOPMENT PLAN REVIEW

PROJECT NAME:	5 Aborn Street		
ADDRESS:	5 Aborn Street		
ASSESSOR'S PLAT(s):	1	LOT(s):	30
ZONING:	C-3	AREA:	5,278 sq.ft.

OWNER:	Bridge Group LLC		
ADDRESS:	2204 Broad Street Cranston, RI 02905	PHONE #:	401-263-7991
APPLICANT: (if different)	Bridge Group LLC		
ADDRESS:	2204 Broad Street Cranston, RI 02905	PHONE #:	401-263-7991
ATTORNEY	Robert D. Murray, Esq.	PHONE #:	401-946-3800
ENGINEER:	Waterman Engineering Co.	PHONE #:	401-438-5775
SURVEYOR:		PHONE #:	
LANDSCAPE ARCHITECT:		PHONE #:	

PROJECT DESCRIPTION:

Adoptive reuse of existing building as a residence (two units) above first story business use. First floor commercial parking. Second and third floors residential.

DOCUMENTS SUBMITTED:

Plans, application, narrative, tax certificate

SIGNATURE OF OWNER (s) _____ DATE 5/8/26

SIGNATURE OF APPLICANT (s) _____ DATE _____

Outlook

5 Aborn Street

From Robert Murray <rdmurray@taftmcsally.com>
Date Mon 5/11/2026 4:12 PM
To Bruggemann,Jonas <jbruggemann@cranstonri.org>

[CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.]

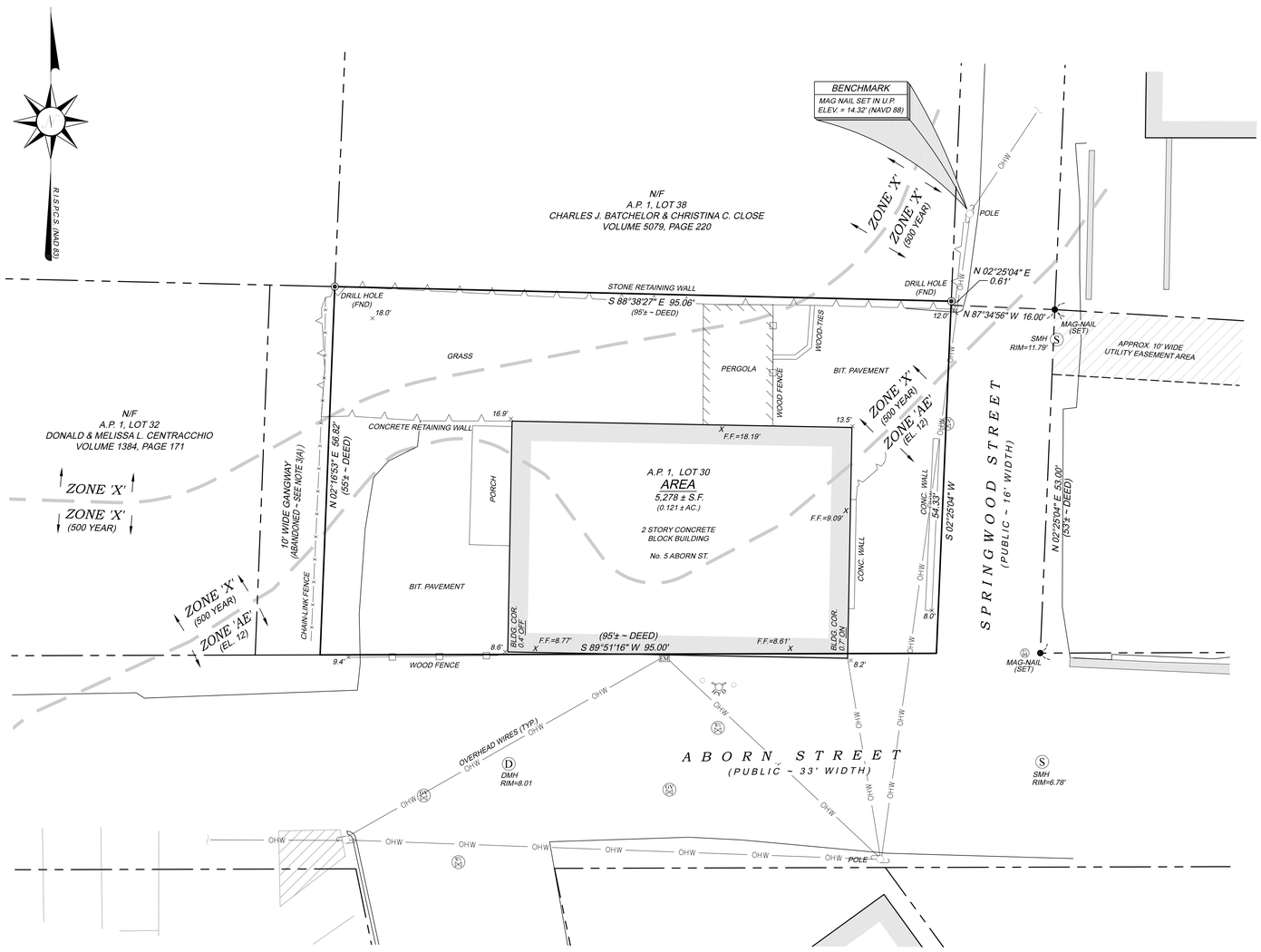
In connection with the adaptive reuse project at 5 Aborn Street the applicant would request a waiver for curbing and the drainage and erosion standards.

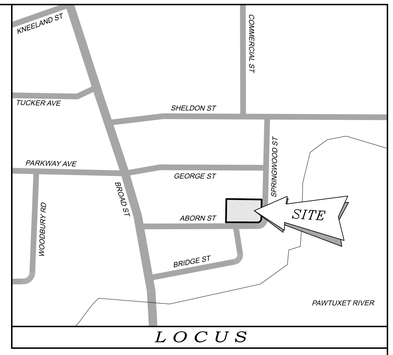
Thank you.

Bob Murray

Robert D. Murray, Esq.
Taft & McSally LLP
2l Garden City Drive
Cranston, Rhode Island 02920
rdmurray@taftmcsally.com
Tel. (401) 946-3800 (o)
Fax (401) 943-8859 (fax)

This message and any attached documents contain information which may be confidential, subject to privilege or exemption from disclosure under applicable law. These materials are intended only for the use of the intended recipient. If you are not the intended recipient of this transmission, you are hereby notified that any distribution, disclosure, printing, copying, storage, modification or the taking of any action in reliance upon this transmission is strictly prohibited. Delivery of this message to any person other than the intended recipient shall not compromise or waive such confidentiality, privilege or exemption from disclosure as to this communication. If you have received this communication in error, please immediately notify the sender and delete the message from your system.





NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;

   A.) PLAN ENTITLED "BOUNDARY SURVEY PLAN, A.P. 1, LOT 29, SPRINGWOOD STREET & ABORN STREET, CRANSTON, RHODE ISLAND. PREPARED FOR ALBACO, LLC, 2204 BROAD STREET, CRANSTON, RHODE ISLAND 02905. PROJECT No. 18-077, SCALE: 1"=10', DATE: 10/15/18, PREPARED BY WATERMAN ENGINEERING COMPANY."

   B.) PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 41 SHELDON ST., SPRINGWOOD ST. & GEORGE ST. CRANSTON, RHODE ISLAND 02905, PREPARED FOR BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT No. 15-041, SCALE: 1" = 10', DATE: 06/11/15 BY WATERMAN ENGINEERING COMPANY."

   C.) PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOTS 30, 33, 34 & 36, BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST. CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, LLC, 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT No. 13-034, SCALE: 1"=20' DATE: 01/26/15 REVISED: 02/27/15 BY WATERMAN ENGINEERING CO."

   D.) PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 315 2206 BROAD STREET CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT No. 13-034 SCALE: 1" = 20' DATE: 06/15/13, REVISED: 12/01/14 & 01/26/15 BY WATERMAN ENGINEERING CO."

   E.) PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND PREPARED FOR: ALBACO, INC. 2190 - 2192 BROAD STREET ~ CRANSTON, RHODE ISLAND 02905 PROJECT No. p02.116 SCALE: 1" = 20' DATE: DEC. 13, 2002 BY WATERMAN ENGINEERING CO. ".

   F.) PLAN ENTITLED "PLAT OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO MURRAY S. UPHAM BY WATERMAN ENGINEERING CO. SEPT. 1945 SCALE: 1" = 8'-0" ".

   G.) PLAN ENTITLED "MAP OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO BEACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930 SCALE: 10 FT. TO AN INCH."

   H.) PLAN ENTITLED "LAND OF GEORGE SHELDON LAID OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH" RECORDED ON PLAT CARD 117.

2. REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;

   A.) A.P. 1, LOT 30 ~ BRIDGE GROUP, L.L.C. ~ VOLUME 4595, PAGE 31

3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD;

   A.) ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. 1(E))

4. THESE PREMISES ARE SITUATED IN AN 'C-3 ZONE'.

   DIMENSIONAL REQUIREMENTS

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

   NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD...) AND ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 319 OF 451 CITY OF CRANSTON MAP NUMBER 44007C0319J MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".

6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)

7. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS1200 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS.

8. THE FLOODPLAIN BOUNDARY'S DEPICTED HAVE BEEN OVERLAYED & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.

LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- ZONING SETBACK LINE
S.F.	- SQUARE FEET	15	- EXISTING CONTOUR
AC.	- ACRES	15	- NEW CONTOUR
±	- PLUS OR MINUS		- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	Ⓢ	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	▦	- CATCH BASIN
F.E.	- FLARED END	Ⓓ	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	Ⓦ	- WATER GATE
CLF	- CHAIN LINK FENCE	Ⓖ	- GAS VALVE
INV.	- INVERT	Ⓔ	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊡	- GRANITE BOUND
x 10.80	- NEW SPOT GRADE	◉	- DRILL HOLE
		○	- IRON PIPE

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)

1 INCH EQUALS 10 FEET

COPYRIGHT

©

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS'

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

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY:	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY (PARTIAL)	T-1

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

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

RICHARD S. LIPSITZ
STATE OF RHODE ISLAND
No. 1837
PROFESSIONAL LAND SURVEYOR

BY: _____ 1837 10/24/18

RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)

NO.	DATE	REVISION	CHECKED BY

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN
A.P. 1, LOT 30
ABORN STREET
CRANSTON, RHODE ISLAND

BRIDGE GROUP, L.L.C.
11 KRISTEN DRIVE
NORTH PROVIDENCE, RHODE ISLAND 02911

PROJECT NO: 13-034 SU1_2018
SCALE: 1"=10'
DATE: 10/24/18
DRAWN BY: EBP/BJT
CHECKED BY: RSL
FILENAME: 18-076_SU1
1 of 1 SHTS
DRAWING #: SU1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5772
www.watermanengineering.net

Renovations at

5 ABORN ST.
CRANSTON, RI

Materials:

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

Symbols:

- 1 / A101 / SCALE — View Name — PLAN/ELEVATION/DETAIL TITLE TAG
- SIM / 1 / A101 — DETAIL REFERENCE
- 1 / 1 / A101 / 1 / 1 — INTERIOR/EXTERIOR ELEVATION REFERENCE TAG
- 1 / A101 — BUILDING/WALL SECTION TAG
- ROOM NAME/NO.
- 101A — DOOR TAG
- x' - x" — CEILING HEIGHT TAG
- X — WINDOW / CURTAIN-WALL TAG
- ? — FINISH/MATERIAL TAG
- XX-XX — FURNITURE, FIXTURE, & EQUIPMENT TAG
- MWXX — CASEWORK TAG
- INDICATES PLAN NORTH / INDICATES TRUE NORTH — NORTH ARROW

ZONING SUMMARY

ENFORCING AGENCY: CITY OF CRANSTON

PARCEL IDENTIFICATION:

PARCEL ID	---
ACCOUNT	02306130
LOT	30
LAND AREA	5,217 SF (0.12 ACRES)
ZONE	C-3
YEAR BUILT	1800
STYLE	COMMERCIAL
BEDROOMS / BATHS	1 / 1 1/2

DESCRIPTION:
MIXED USE DEVELOPMENT:
THE REMOVAL OF ALL INTERIOR NON-BEARING WALLS ON THE FIRST AND SECOND FLOOR. THE FIRST FLOOR WILL BE REPURPOSED TO BE TWO COMMERCIAL PRIVATE GARAGE SPACES WITH THE 2ND AND 3RD FLOOR BECOMING 2 RESIDENTIAL TOWN HOUSES.

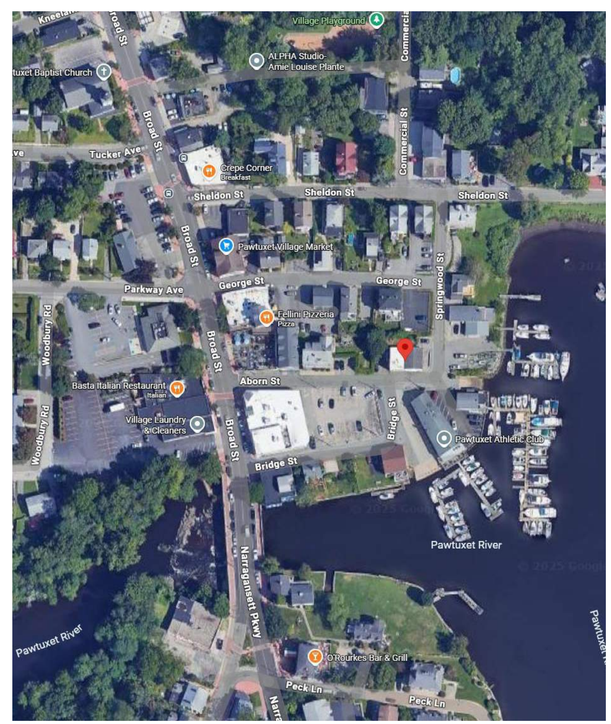
ZONING INFORMATION - BASED ON CRANSTON ZONING

	REGULATION	EXISTING	PROPOSED	COMMENTS
MIN LOT SIZE	6,000 SF	5,217 SF	---	
MIN LOT FRONTAGE	60'	95'	---	
MIN LOT FRONT YARD SETBACK	0' - 0"	0' - 4 3/4"	0' - 4 3/4"	
MIN REAR YARD SETBACK	20'	17' - 9"	17' - 9"	
MIN SIDE YARD SETBACK	0' - 0"	13'	13'	
MAX. BUILDING COVERAGE	100%	55%	55%	SEE LOT COVERAGE CALCULATION BELOW
MAX BUILDING HEIGHT	35'	25' - 10"	34' - 1"	
PARKING REQUIREMENTS	2 SPOTS	5 SPOTS	5 SPOTS	1 SPACE PER DWELLING UNIT. ONE ADDITIONAL HANDICAP SPACE FOR COMMERCIAL GARAGE STORAGE SPACE.

FLOOR AREA SF:	EXISTING	PROPOSED	COMMENTS
1ST FLOOR & GARAGE (FOOTPRINT)	1,857 SF	1,857 SF	
2ND FLOOR	1,857 SF	1,857 SF	
3RD FLOOR	--- SF	1,669 SF	
TOTAL	3,714 SF	5,383 SF	
SITE ELEMENTS SF:			
DRIVEWAY	1,664 SF	1,683 SF	
DECKS	117 SF	649 SF	
LANDSCAPE	1,389 SF	1,500 SF	

LOT COVERAGE CALCULATION:
2,885 SF (BUILDING FOOTPRINT, DRIVEWAY) / (SITE AREA) = 55%
NOT INCLUDING REAR DECKS, RAMP AND PERMEABLE SURFACE.

Site Location:



SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

General Notes:

PROJECT NUMBER:
2315

DATE:
03/25/2026

PROJECT STATUS:
ISSUED FOR PERMIT

Latest Revision:

No.	Date:	Description:

List of Drawings:

SHEET NUMBER	SHEET NAME
GENERAL	
-	COVERSHEET 22x34
G1.1	GENERAL NOTES AND WALL TYPES
G2.0	CODE SHEET & EGRESS PLANS
SITE	
C1.0	EXISTING SITE SURVEY
C1.1	DEMOLITION SITE PLAN
C1.2	NEW SITE PLAN
STRUCTURAL	
S1.0	FOUNDATION PLAN
S1.1	2nd FLOOR FRAMING PLAN
S1.2	3rd FLOOR FRAMING PLAN
S1.3	ROOF FRAMING PLAN
DEMOLITION	
AD1.1	EXISTING/DEMOLITION PLAN - 1st FLOOR
AD1.2	EXISTING/DEMOLITION PLAN - 2nd FLOOR
AD2.1	EXISTING/DEMOLITION EXTERIOR ELEVATIONS
AD2.2	EXISTING/DEMOLITION EXTERIOR ELEVATIONS
ARCHITECTURAL	
A1.1	1st FLOOR PLAN
A1.2	2nd FLOOR PLAN
A1.3	3rd FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.4	SECTIONS
A3.0	SECTIONS & DETAILS
A4.1	DOOR & WINDOW SCHEDULES

Renovations at

3/25/2026 3:34:26 PM

GENERAL WALL NOTES

1. SEE "MATERIAL MODIFIERS" FOR REQUIRED MODIFICATIONS TO THE DESIGNATED WALL TYPES.
2. ALL FIRE RATED WALL ASSEMBLIES SHALL BE CONTINUOUS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK. INSTALL FIRE SAFING, CAULK, ETC. AS REQUIRED AT INTERSECTIONS OF FIRE-RATED WALLS AND ALL STRUCTURAL OR NON-STRUCTURAL ELEMENTS. FILL SPACES BETWEEN DECK FLUTES AND TOP OF WALLS TO ACQUIRE THE CONTINUOUS DESIGNATED FIRE RATING.
3. UNLESS NOTED OTHERWISE DIMENSIONS TO MASONRY AND CONCRETE WALLS ARE TO THE WALL FACE, DIMENSIONS TO EXTERIOR WALL STUDS ARE TO THE EXTERIOR FACE OF THE STUD, AND DIMENSIONS TO INTERIOR STUDS WALLS ARE TO THE WALL CENTERLINE.
4. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WALLS SHALL GO FULL HEIGHT TO THE UNDERSIDE OF THE FLOOR/ROOF DECK ABOVE.
5. SUBSTITUTE CEMENTITIOUS BACKER BOARD AS BACK UP BEHIND ALL AREAS WHERE CERAMIC TILE OR STONE IS SCHEDULED IN LIEU OF GWB OR OTHER SPECIFIED MATERIAL. THIS INCLUDES WALLS THAT DO NOT SHOW A MODIFIER FOR CEMENTITIOUS BACKER BOARD, BUT ARE SCHEDULED WITH TILE.
6. SUBSTITUTE MOISTURE RESISTANT GWB IN LIEU OF STANDARD GWB AT ALL "WET" WALLS NOT SCHEDULED TO RECEIVE TILE, INCLUDING BEHIND WATER CLOSETS, URINALS, LAVATORIES, MOP/UTILITY SINKS, ABOVE/AROUND SHOWER ENCLOSURES, ETC.
7. ALL EXPOSED OUTSIDE CORNERS OF CMU WALLS SHALL HAVE A 1" RADIUS.
8. ALL WOOD COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. PROVIDE WOOD BLOCKING (FIRE-TREATED WHERE REQUIRED) WITHIN WALLS, FLOORS AND CEILINGS FOR PROPER INSTALLATION OF ALL WALL, FLOOR AND CEILING MOUNTED, TELEVISIONS/MONITORS, WALL CABINETS, RESTROOM AND KITCHEN ACCESSORIES AND CASEWORK, TRIM SUCH AS CHAIR RAILS/CROWN MOLDING/BASE/CASINGS/ETC., MECHANICAL (including fin tube radiation), ELECTRICAL, ELECTRONIC AND OTHER EQUIPMENT. ALSO SEE SPECIFICATIONS FOR OTHER BLOCKING REQUIREMENTS.
10. UNLESS NOTED OTHERWISE PROVIDE CONTROL JOINT TYPES AND SPACING AS SPECIFIED AND ACCORDING TO EACH MATERIAL MANUFACTURER'S RECOMMENDATIONS. LOCATE JOINTS AT DOOR FRAME JAMBS WHERE POSSIBLE.
11. ANY WALL NOT HAVING A WALL-TYPE TAG SHALL BE CONSIDERED TO BE AT A MINIMUM 2X4" STUDS @ 16" OC WITH 5/8" 'TYPE X' GWB ON EACH SIDE. NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING ANY UNDESIGNATED WALL.
12. ALL WALL SURFACES WITHIN ELECTRIC/DATA/MECHANICAL ROOMS HAVING PANELS/CONTROLS/ETC. INSTALLED ON THEM SHALL HAVE PAINTED 5/8" FIRE-TREATED PLYWOOD INSTALLED OVER THE STUDS IN LIEU OF SHEETROCK, UNLESS THE WALL IS FIRE RATED, IN WHICH CASE THE PLYWOOD SHALL BE INSTALLED OVER THE REQUIRED GWB TO KEEP THE RATING. WHERE A WALL IS CMU THE FIRE TREATED PLYWOOD SHALL BE INSTALLED OVER 7/8" METAL FURRING @ 16" OC VERTICALLY.

WALL TAG LEGEND

S3a
1

- WALL TYPE DESIGNATION
- MATERIAL MODIFIER(S)
- FIRE RATING MODIFIER

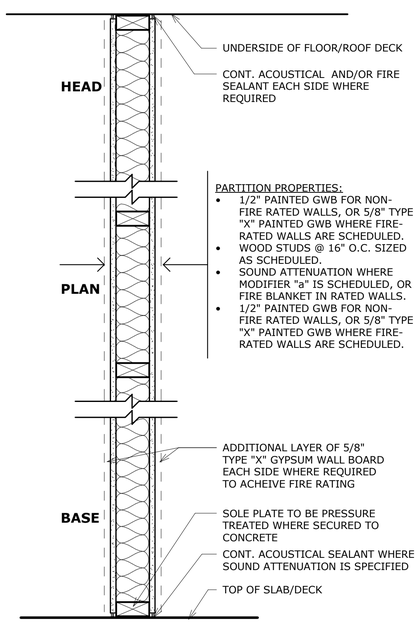
MATERIAL MODIFIERS (also see general wall notes)

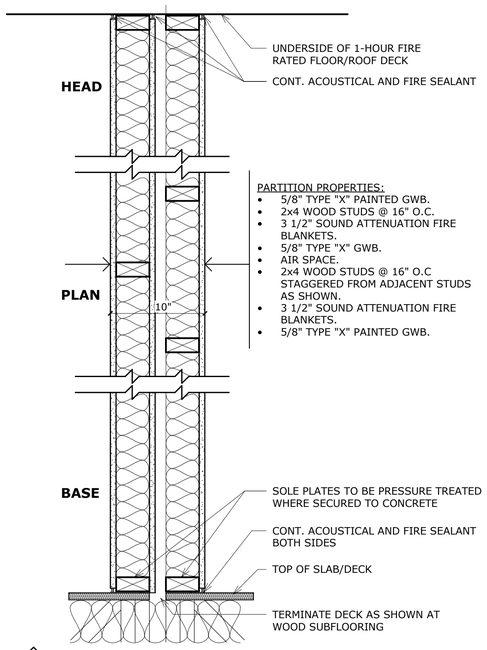
"A"= FILL STUD CAVITY FULL HEIGHT WITH SOUND ATTENUATION BATTING. WALL ASSEMBLIES HAVING THIS MODIFIER SHALL BE CONTINUOUS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FLOOR DECK ABOVE. PROVIDE CAULKING/SEALANT AS REQUIRED FOR CONTINUOUS MEMBRANE. ELECTRICAL OUTLETS IN ACOUSTICAL WALLS SHALL NOT BE BACK-TO-BACK.

"B"= OMIT GWB ON ONE SIDE.

FIRE RATING MODIFIERS (also see general wall notes)

"1" = WALL TO HAVE A MINIMUM OF ONE HOUR FIRE RATING.
UL DESIGN #U425 WHERE STEEL STUDS ARE USED.
UL DESIGN #U305 WHERE WOOD STUDS ARE USED.
UL DESIGN #U415 SYSTEM "A" WHERE 2 1/2" C-H SHAPED STEEL STUDS ARE USED.
UL DESIGN #U905 WHERE 8" NOMINAL CMU IS USED.
UL DESIGN #U906 WHERE 6" NOMINAL CMU IS USED.





W3 2x3 NOMINAL WOOD STUDS @ 16"oc

W4 2x4 NOMINAL WOOD STUDS @ 16"oc

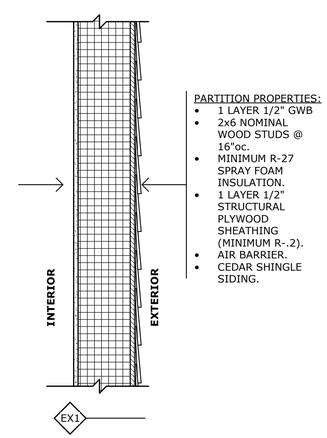
W6 2x6 NOMINAL WOOD STUDS @ 16"oc

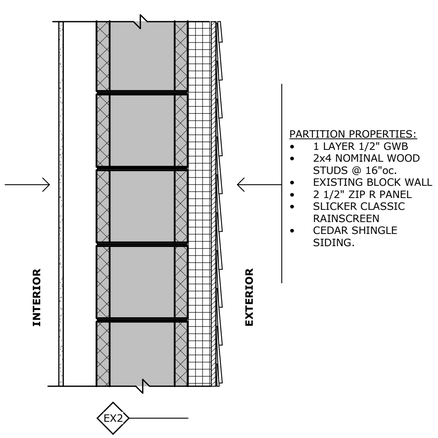
PW PARTY WALL:
SIMILAR TO USG DESIGN #GA WP 3370. (SEE DIFFERENCES OUTLINED IN DIAGRAM ABOVE).
MINIMUM 1 HOUR FIRE RATING.
MINIMUM STC 51.
DOUBLE 2x4 NOMINAL WOOD STUDS @ 16"oc STAGGERED. 1 LAYER 5/8" GWB TYPE "X" AT THREE SIDES. 3 1/2" SOUND ATTENUATION FIRE BLANKETS EACH WALL. TOTAL WALL THICKNESS = 10"

INTERIOR PARTITIONS

GENERAL NOTES
THE CONTRACTOR/S SHALL:

1. UNDERSTAND THAT THESE GENERAL NOTES PERTAIN TO THE ENTIRE SET OF DRAWINGS. SEE NOTES ON OTHER DRAWINGS THAT ARE MORE SPECIFIC TO THE INDIVIDUAL TASKS OF THE PROJECT.
2. UNDERSTAND THAT THE TERM "PROVIDE" AS LISTED ON THE ARCHITECTURAL DRAWINGS SHALL MEAN "FURNISH AND INSTALL".
3. UNDERSTAND THAT UNLESS SPECIFICALLY NOTED AS "PROVIDED BY OTHERS" OR "PROVIDED BY OWNER", ALL WORK IN THESE CONTRACT DOCUMENTS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR AND/OR THEIR SUB CONTRACTORS.
4. VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES COMPLETELY WITH ALL EXISTING CONDITIONS RELATIVE TO THE NEW WORK CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS. NO COMPENSATION FOR EXTRA WORK ON BEHALF OF THE CONTRACTOR WILL BE CONSIDERED THAT COULD HAVE BEEN DETERMINED BY VISUAL OBSERVATION PRIOR TO BIDDING.
5. BRING ANY CONFLICT BETWEEN SITE CONDITIONS & DRAWINGS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. NOTIFY ARCHITECT OF CONDITIONS WHERE "CLEAR" OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE CORRIDOR/AISLE WIDTH CANNOT MEET MINIMUM REQUIREMENTS.
6. UNDERSTAND THAT THESE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES. IF ANY DIMENSION IS INADVERTENTLY OMITTED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE CORRECT DIMENSION/S WILL BE RETURNED AS REQUIRED.
7. UNDERSTAND THAT UNLESS NOTED OTHERWISE ALL DIMENSIONS OF FIXTURES, DEVICES, ETC. ARE TO C/L OF FIXTURE, AND WHERE ITEMS ARE IN LINE, CENTERLINE OF ITEMS OR GROUPS OF ITEMS ARE TO ALIGN.
8. MAINTAIN FINISH FLOOR BASE ELEVATION THROUGHOUT THE CONTRACT AREA SUCH THAT ALL DIMENSIONS INDICATED AS "ABOVE FINISH FLOOR" ARE AT THE SAME ELEVATION.
9. UNDERSTAND THAT THE TERM "MATCH EXISTING" AS LISTED ON THESE DRAWINGS SHALL MEAN THAT ALL WORK TO BE PERFORMED MUST BE OF SIMILAR MATERIALS, CONSTRUCTION AND FINISHED TO THE LINES OF ADJACENT WORK IN ALL RESPECTS.
10. BE RESPONSIBLE FOR ALL CUTTING, DRILLING, FILLING, PATCHING AND/OR REPAIRING OF EXISTING WALLS, FLOORS, CEILINGS, ROOFS, AND ALL OTHER BUILDING ELEMENTS AS REQUIRED FOR THE INSTALLATION OF ALL NEW MECHANICAL, MECHANICAL PIPING, ELECTRICAL AND PLUMBING WORK IN THE EXISTING BUILDING. (VERIFY ALL CONDITIONS AT THE SITE).
11. PATCH AND REPAIR ALL WALLS, FLOORS, CEILINGS, ROOFS AND ALL OTHER BUILDING AND SITE ELEMENTS IN ALL AREAS AFFECTED BY DEMOLITION WORK FROM ALL TRADES. REFER TO MEP, STRUCTURAL, AND ALL OTHER DRAWINGS FOR LOCATIONS OF EXISTING PIPING, WIRING AND ALL OTHER ELEMENTS THAT WILL BE REMOVED LEAVING BEHIND HOLES/PENETRATIONS/ETC THAT WILL REQUIRE WORK/REPAIR. ALL WORK TO BE PERFORMED MUST BE OF SIMILAR MATERIALS, CONSTRUCTION AND FINISHED TO THE LINES OF ADJACENT WORK IN ALL RESPECTS.
12. COORDINATE ALL MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, FIRE ALARM CIVIL, AND ALL OTHER WORK INCLUDED IN THIS CONTRACT, WITH THE ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE NEW WORK IN ALL AREAS.
13. PROVIDE ACCESS PANELS IN HARD CEILINGS FOR MECHANICAL EQUIPMENT WHEREVER VALVES, CONTROLS, OR ACCESS IS REQUIRED. PAINT PANELS TO MATCH WALL/CEILING (TYP).
14. PROVIDE DUST PARTITIONS AS REQUIRED TO KEEP AREAS OUTSIDE OF SCOPE FREE OF DIRT AND DUST. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ANY AREAS LEFT UNPROTECTED.
15. BE RESPONSIBLE TO CLEAN THE WORK AREA AT THE END OF EACH WORK DAY. ALL TRASH AND DEBRIS TO BE REMOVED FROM THE BUILDING.
16. SUBMIT M.E.P. COORDINATION DRAWINGS TO THE ARCHITECT FOR REVIEW OF LOCATIONS OF ALL SYSTEMS TO AVOID CONFLICTS AND COORDINATE LOCATIONS OF ALL DEVICES AND LIGHTING.
17. PROVIDE WOOD BLOCKING (FIRE-RETARDANT WHERE REQUIRED) WITHIN WALLS, FLOORS AND CEILINGS FOR PROPER INSTALLATION OF ALL WALL, FLOOR AND CEILING MOUNTED, TELEVISIONS/MONITORS, WALL CABINETS, RESTROOM AND KITCHEN ACCESSORIES AND CASEWORK, TRIM SUCH AS CHAIR RAILS/CROWN MOLDING/BASE/CASINGS/ETC., ELECTRONIC AND OTHER EQUIPMENT. ALSO SEE SPECIFICATIONS FOR OTHER BLOCKING REQUIREMENTS.





EXTERIOR PARTITIONS

2 G1.1 WALL TYPES
1 1/2" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.
146 Duke Street
East Greenwich, RI 02818
401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at
5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
GENERAL NOTES AND WALL TYPES

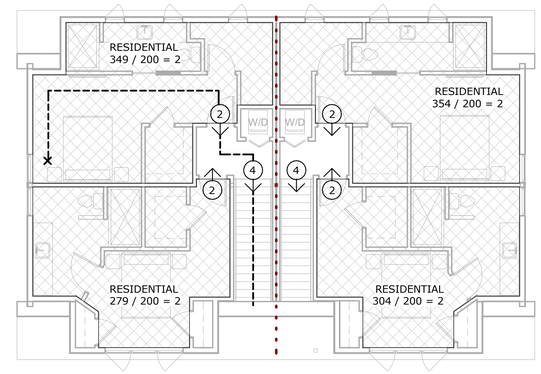
Drawing Number:
G1.1

CODE PLAN LEGEND

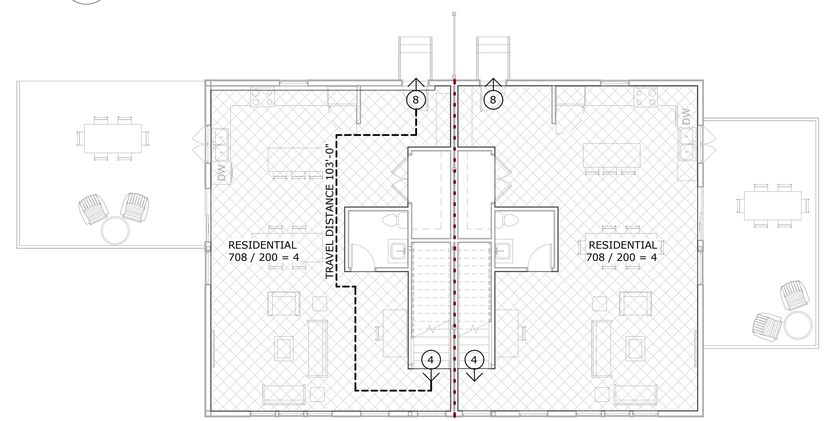
25 / 170	ACTUAL EGRESS THROUGH DOOR MAXIMUM ALLOWABLE EGRESS CAPACITY
OCCUPANCY XXSF / XXSF = X	ROOM OCCUPANCY TYPE ROOM OCCUPANCY TOTAL OCCUPANCY DIVISION AREA SF
1	OCCUPANT NUMBER AND DIRECTION OF EGRESS
XX'-X"	LENGTH AND DIRECTION OF EGRESS TRAVEL DISTANCE
XX'-X"	LENGTH AND DIRECTION OF EGRESS COMMON PATH OF TRAVEL
	1/2 HOUR RATED FIRE ASSEMBLY
	1 HOUR RATED FIRE ASSEMBLY
	2 HOUR RATED FIRE ASSEMBLY
F. E. C.	FIRE EXTINGUISHER CABINET

OCCUPANCY LEGEND

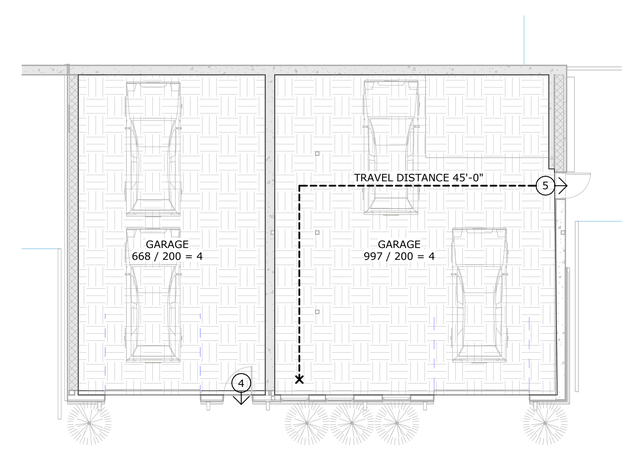
	RESIDENTIAL	200 GROSS
	PARKING GARAGE	100 GROSS



3 G2.0 EGRESS PLAN - 3rd FLOOR
1/8" = 1'-0"



2 G2.0 EGRESS PLAN - 2nd FLOOR
1/8" = 1'-0"



1 G2.0 EGRESS PLAN - 1st FLOOR
1/8" = 1'-0"

CODE SUMMARY

ENFORCING AGENCY: CITY OF CRANSTON; STATE OF RHODE ISLAND; DEPARTMENT OF BUILDING INSPECTIONS AND ZONING.

APPLICABLE CODES
RISBC-1 Rhode Island Building Code (510-RICR-00-00-1). Incorporates the International Building Code, 2021 Edition, by reference
RISBC-8 State of Rhode Island Energy Conservation Code (510-RICR-00-00-8). Incorporates the International Energy Conservation Code, 2024 Edition, by reference
RI Fire Code (450-RICR-00-00-7). Incorporates the Fire Code of the National Fire Protection Association, Inc., (NFPA 1), 2021 Edition, by reference
RI Life Safety Code (450-RICR-00-00-8). Incorporates the Life Safety Code of the National Fire Protection Association, Inc., (NFPA 101), 2021 Edition, by reference

PROJECT DESCRIPTION
THE REMOVAL OF ALL INTERIOR NON-BEARING WALLS ON THE FIRST AND SECOND FLOOR. THE FIRST FLOOR WILL BE REPURPOSED TO BE TWO COMMERCIAL PRIVATE GARAGE SPACES WITH THE 2ND AND 3RD FLOOR BECOMING 2 RESIDENTIAL TOWN HOUSES.

CODE DESCRIPTION	DESCRIPTION OR NOTES	CODE SECTION
PROPOSED USE GROUP	R-3 AND U	2021 IBC 310.4 2021 IBC 406.3.1
CONSTRUCTION TYPE	VB SPRINKLERED 13D	2021 IBC TABLE 506.2 2021 IBC TABLE 504.3 2021 IBC TABLE 504.4 2021 IBC 420.4 2021 IBC 903.2.8.1 2021 IBC 903.3.1.3
BUILDING AREA (GSF)	UNLINITED	2021 IBC TABLE 506.2
BUILDING HEIGHT - FEET	40 FT	2021 IBC TABLE 504.3
BUILDING HEIGHT - STORIES	3 STORIES	2021 IBC TABLE 504.4
REQUIRED SEPARATION OF OCCUPANCIES (hours)	SEPARATION BETWEEN GARAGE AND DWELLING UNIT SHALL BE 5/8" TYPE X GWB OR EQUIVALENT APPLIED TO STRUCTURE SUPPORTING THE SEPARATION OF THE HABITABLE ROOMS. 1/2 HOUR SEPARATION BETWEEN DWELLING UNITS.	2021 IBC 406.3.2.1 2021 IBC 708.3
OCCUPANT LOAD	PARKING GARAGE 200 RESIDENTIAL 200	2021 IBC TABLE 1004.5
EGRESS REQUIREMENTS	HANDRAILS SHALL EXTEND OUT 12 INCHES BEYOND THE TOP OF THE TOP RAISER AND SHALL CONTINUE THE TREAD DEPTH AT THE LOWEST RAISER. MAXIUM TRAVEL DISTANCE 200 FT. MIN CORRIDOR WIDTH 36" MIN HEADROOM 80" MAX STAIR RISER 7" MIN TREAD DEPTH 11"	2021 IBC 1014.6 2021 IBC 1017.2 2021 IBC TABLE 1020.3 2021 IBC 1003.3.1 2021 IBC 1011.5.2 2021 IBC 1011.5.2
GLAZING	HAZARDOUS LOCATIONS INCLUDE - GLAZING IN DOORS - GLAZING ADJACENT TO DOORS WITHIN 24" HORIZONTALLY AND LESS THEN 60" VERTICALLY FROM THE FLOOR - WINDOWS LESS THEN 18" ABOVE FLOOR, MORE THAN 9 SF, TOP EDGE IS GREATER THEN 36" ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES IS WITHIN 36" HORIZONTALLY - GLAZING 60" AWAY FROM A WET SURFACE OPERABLE WINDOWS WHERE THE SILL IS LESS THEN 36" ABOVE FINISH FLOOR AND MORE THEN 72" ABOVE FINISH GRADE MUST HAVE FALL PROTECTION THAT COMPLY WITH ASTM F2090	2021 IBC 2406.4.1 2021 IBC 2406.4.2 2021 IBC 2406.4.3 2021 IBC 2406.4.5 2021 IBC 1015.8
EMERGENCY ESCAPE AND RESCUE OPENINGS	WINDOWS WITHIN ALL SLEEPING ROOMS SHALL HAVE A MINIMUM OPENING AREA OF NO LESS THAN 5.7 SF, NO LESS THAN 24" TALL, AND NO LESS THAN 20" WIDE	2021 IBC 1030

CHAPTER 11 ENERGY EFFICIENCY	REGULATION		PROPOSED	
	FIXED FENESTRATION	.34 U	WILL MEET REGULATION OR BETTER	2024 IECC TABLE C402.1.3 / C402.5
	OPERABLE FENESTRATION	.45 U	WILL MEET REGULATION OR BETTER	
	ENTRY DOOR	.63	WILL MEET REGULATION OR BETTER	
	GLAZED VERTICAL FEN	NR	WILL MEET REGULATION OR BETTER	
	CEILING	R-49	WILL MEET REGULATION OR BETTER	
	WOOD FRAMED WALL	R27 OR R-20 + 3.8CI OR R-13 + 7.5CI OR 16CI	WILL MEET REGULATION OR BETTER	
	MASS WALL	11.4CI	WILL MEET REGULATION OR BETTER	
	FLOOR	R-30	WILL MEET REGULATION OR BETTER	

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

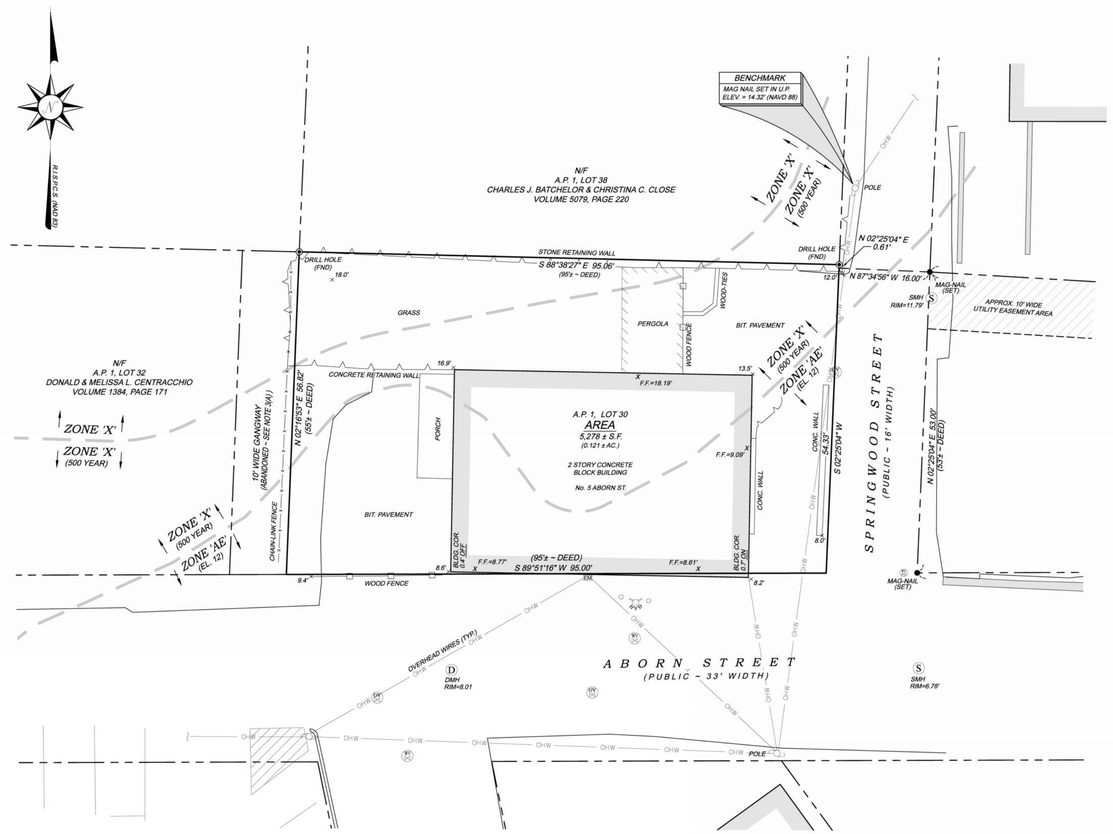
Project Number:
2315

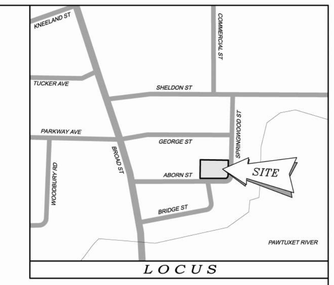
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
CODE SHEET & EGRESS PLANS

Drawing Number:
G2.0





NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;

   A.) PLAN ENTITLED "BOUNDARY SURVEY PLAN, A.P. 1, LOT 29, SPRINGWOOD STREET & ABORN STREET, CRANSTON, RHODE ISLAND, PREPARED FOR ALBACO, LLC, 2204 BROAD STREET, CRANSTON, RHODE ISLAND 02905, PROJECT No. 18-077, SCALE: 1"=10', DATE: 10/15/18, PREPARED BY WATERMAN ENGINEERING COMPANY."

   B.) PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 41 SHELDON ST., SPRINGWOOD ST. & GEORGE ST. CRANSTON, RHODE ISLAND 02905, PREPARED FOR BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT No. 15-041, SCALE: 1" = 10', DATE: 06/11/15 BY WATERMAN ENGINEERING COMPANY."

   C.) PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOTS 30, 33, 34 & 36, BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST. CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, LLC, 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT No. 13-034, SCALE: 1"=20' DATE: 01/26/15 REVISED: 02/27/15 BY WATERMAN ENGINEERING CO."

   D.) PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 315 2206 BROAD STREET CRANSTON, RHODE ISLAND 02905 BRIDGE GROUP, L.L.C. 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911 PROJECT No. 13-034 SCALE: 1" = 20' DATE: 06/15/13, REVISED: 12/01/14 & 01/26/15 BY WATERMAN ENGINEERING CO."

   E.) PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND PREPARED FOR: ALBACO, INC. 2190 - 2192 BROAD STREET – CRANSTON, RHODE ISLAND 02905 PROJECT No. p02.116 SCALE: 1" = 20' DATE: DEC. 13, 2002 BY WATERMAN ENGINEERING CO."

   F.) PLAN ENTITLED "PLAT OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO MURRAY S. UPHAM BY WATERMAN ENGINEERING CO. SEPT. 1945 SCALE: 1" = 8'-2"."

   G.) PLAN ENTITLED "MAP OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO BEACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930 SCALE: 10 FT. TO AN INCH."

   H.) PLAN ENTITLED "LAND OF GEORGE SHELDON LAID OUT ON THE 22ND OF OCTOBER, 1831 SCALE: 30 FEET TO AN INCH" RECORDED ON PLAT CARD 117.

2. REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;

   A.) A.P. 1, LOT 30 ~ BRIDGE GROUP, L.L.C. ~ VOLUME 4595, PAGE 31

3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD;

   A.) ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. 1(E))

4. THESE PREMISES ARE SITUATED IN AN 'C-3 ZONE'.

   DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 6,000 SQ.FT.
MIN. FRONTAGE/WIDTH	= 60 F.T.
MIN. S/B FRONT YARD	= 0 F.T.
MIN. S/B REAR YARD	= 20 F.T.
MIN. S/B SIDE YARD	= 0 F.T.
MAX. BUILDING HEIGHT	= 35 F.T.
MAX. LOT COVERAGE	= 100%

   NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD...) AND ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 319 OF 451 CITY OF CRANSTON MAP NUMBER 44007C0319J MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".

6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)

7. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS1200 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS.

8. THE FLOODPLAIN BOUNDARY'S DEPICTED HAVE BEEN OVERLAYED & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.

LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- EXISTING CONTOUR
AC.	- ACRES	- NEW CONTOUR
±	- PLUS OR MINUS	- STONE WALL
STY	- STORY	- FENCE
W/F	- WOOD FRAMED	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	- DRAIN LINE
RET.	- RETAINING WALL	- WATER LINE
PED.	- PEDESTRIAN	- GAS LINE
(FND.)	- FOUND	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	- CATCH BASIN
FE.	- FLARED END	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	- WATER GATE
CLF	- CHAIN LINK FENCE	- GAS VALVE
INV.	- INVERT	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	- GRANITE BOUND
x 10.80	- NEW SPOT GRADE	- DRILL HOLE
		- IRON PIPE

GRAPHIC SCALE

10 0 5 10 20 30

(in feet)
1 INCH EQUALS 10 FEET

COPYRIGHT ©
WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEERS/SURVEYOR AND HAVE BEEN PREPARED FOR USE ON THIS PROJECT AND AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS'

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

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016. AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY:	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY (PARTIAL)	T-1

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

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

RICHARD S. LIPSITZ
No. 1837
PROFESSIONAL LAND SURVEYOR

BY: _____ 1837 10/24/18
RICHARD S. LIPSITZ, PL.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.0003445I)

NO.	DATE	REVISION	CHECKED BY

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN
A.P. 1, LOT 30
ABORN STREET
CRANSTON, RHODE ISLAND

BRIDGE GROUP, L.L.C.
11 KRISTEN DRIVE
NORTH PROVIDENCE, RHODE ISLAND 02911

PROJECT NO.	13-034_SU1_2018
SCALE:	1"=10'
DATE:	10/24/18
DRAWN BY:	ERP/BJT
CHECKED BY:	RSL
FILENAME:	18-076_SU1
1 of 1 SHTS	
DRAWING #	SU1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5773
Fax: (401) - 438 - 5777
www.watermaneng@engineering.net

(REDUCED TO FIT ON PAGE)

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

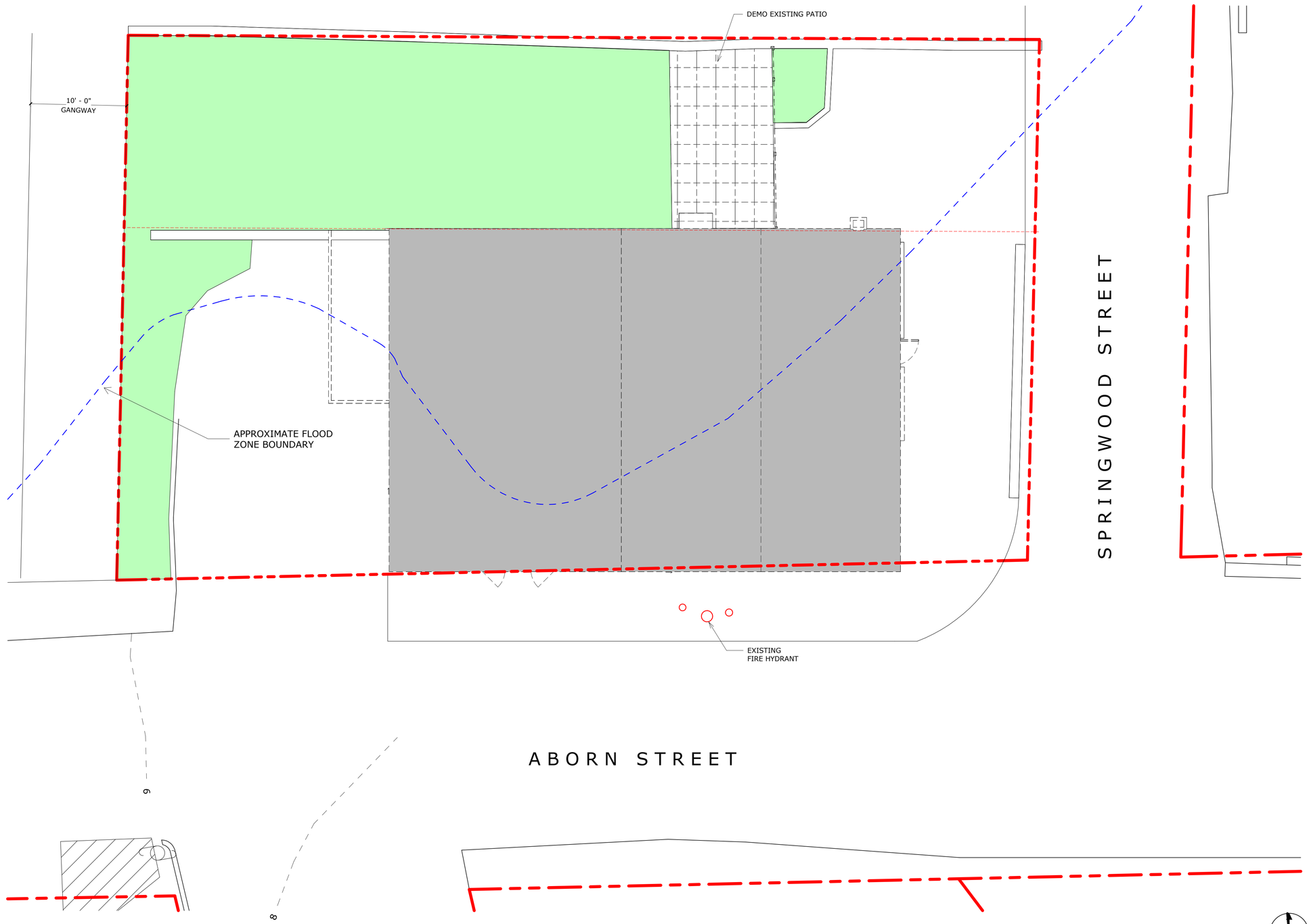
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
EXISTING SITE SURVEY

Drawing Number:
C1.0

NOTE:
THIS PLAN IS NOT AN OFFICIAL SURVEY.
THE INFORMATION WAS TAKEN FROM
ONLINE PUBLIC RECORDS



1 C1.1 EXISTING/DEMOLITION PLAN - SITE
3/16" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:

Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

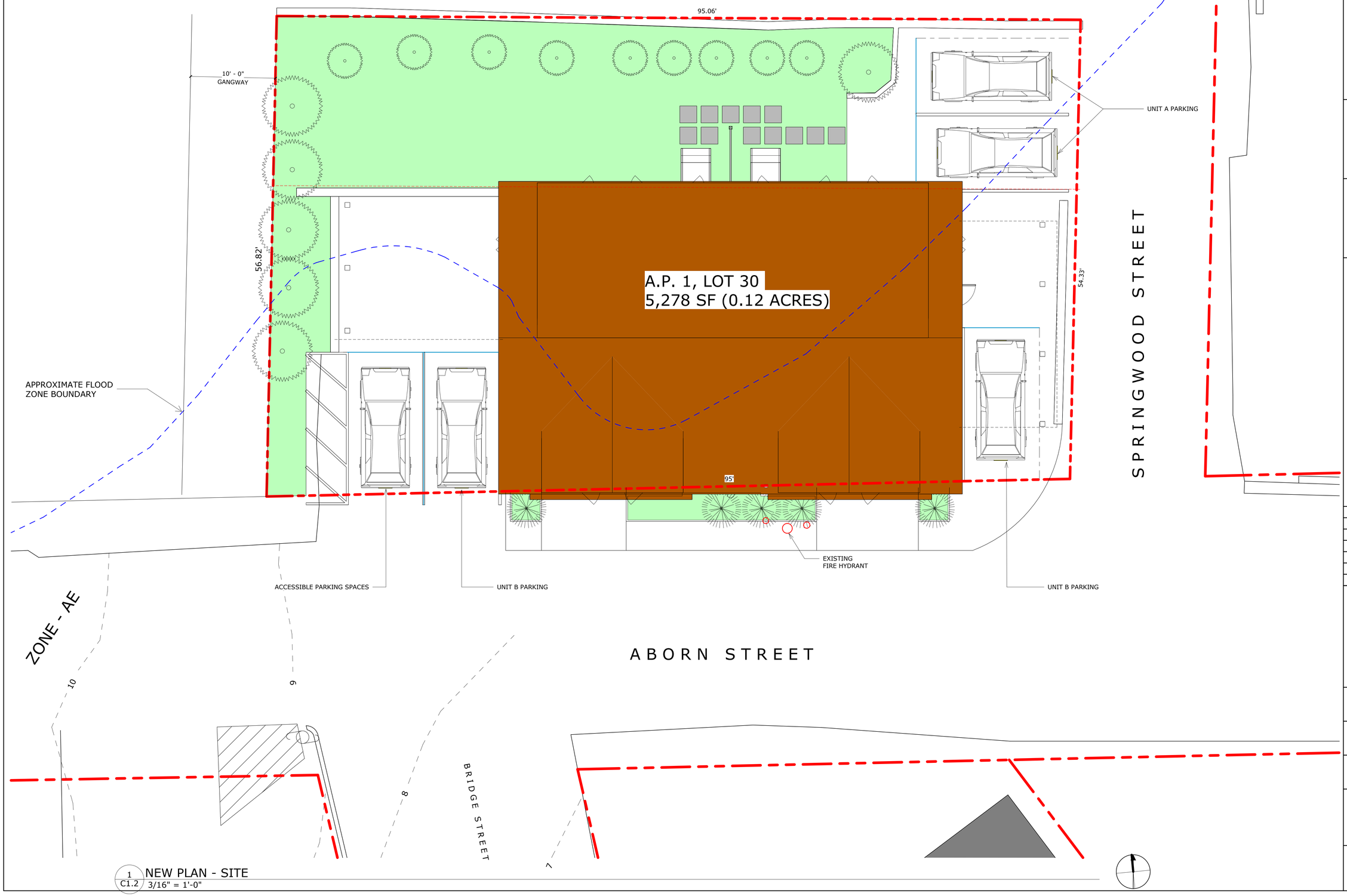
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
DEMOLITION SITE PLAN

Drawing Number:
C1.1

NOTE:
THIS PLAN IS NOT AN OFFICIAL SURVEY.
THE INFORMATION WAS TAKEN FROM
ONLINE PUBLIC RECORDS



1 C1.2 NEW PLAN - SITE
3/16" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

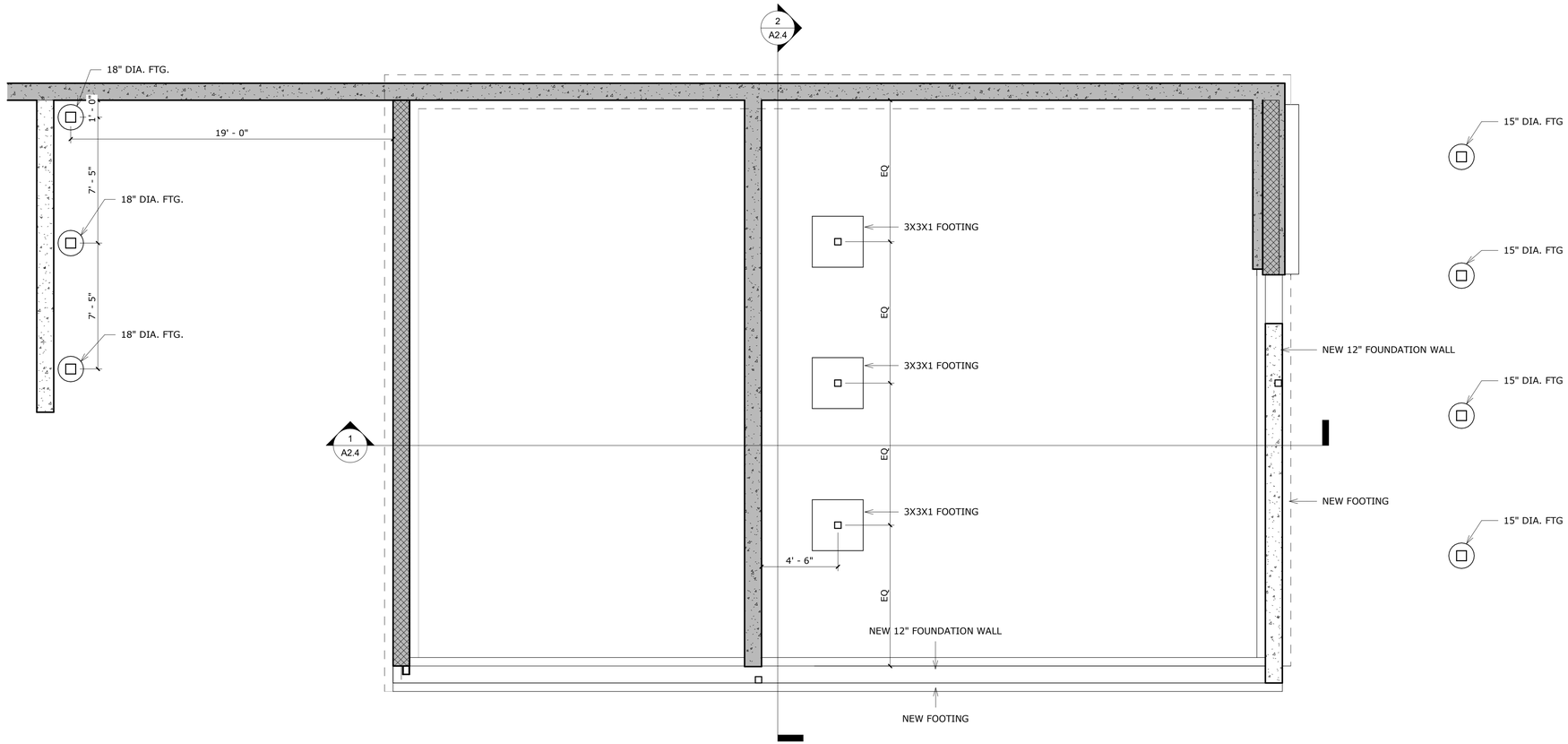
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
NEW SITE PLAN

Drawing Number:
C1.2



1 S1.0 FOUNDATION PLAN
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

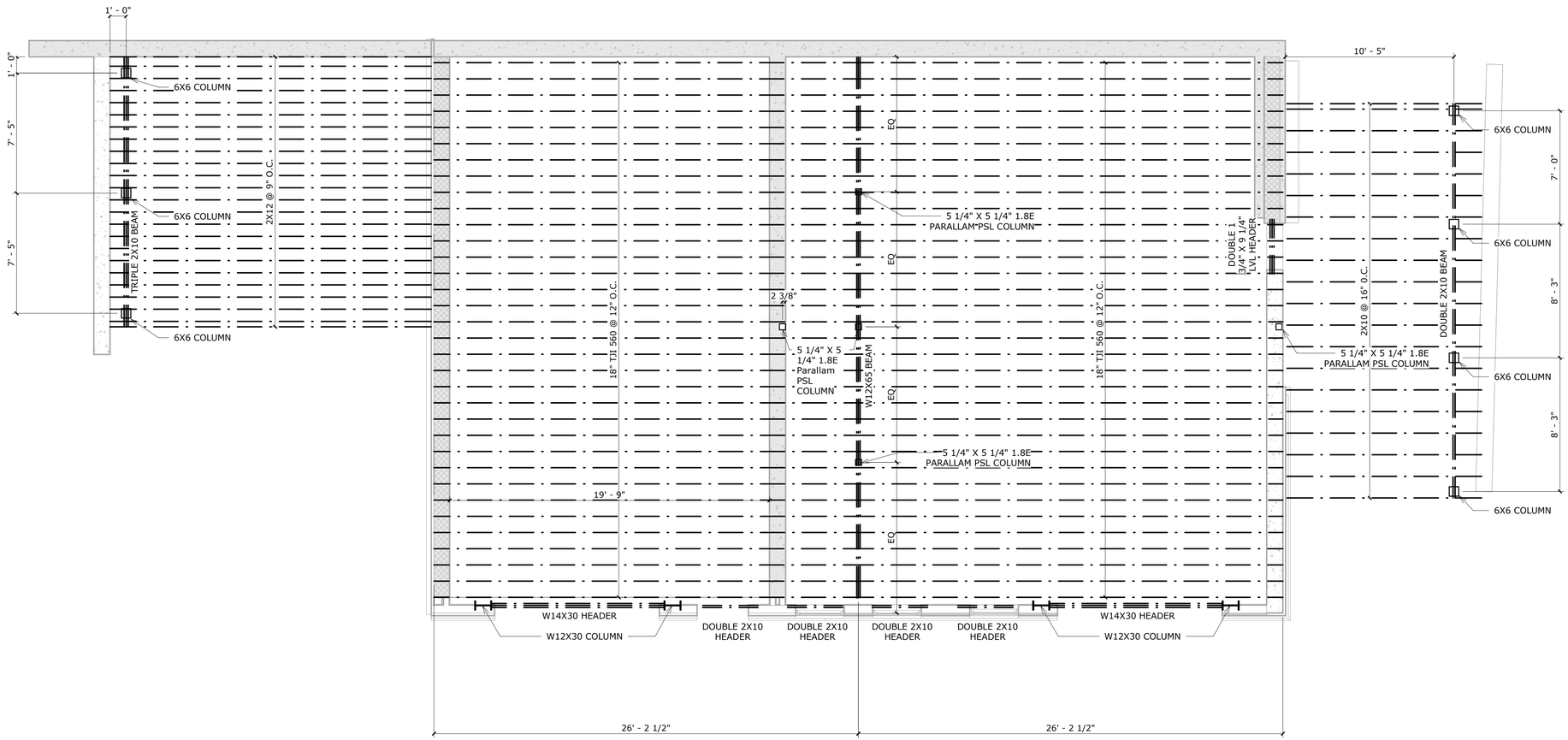
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
FOUNDATION PLAN

Drawing Number:
S1.0



1 / S1.1 NEW FRAMING PLAN - 2nd FLOOR

1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR. No. 2407 REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:

Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

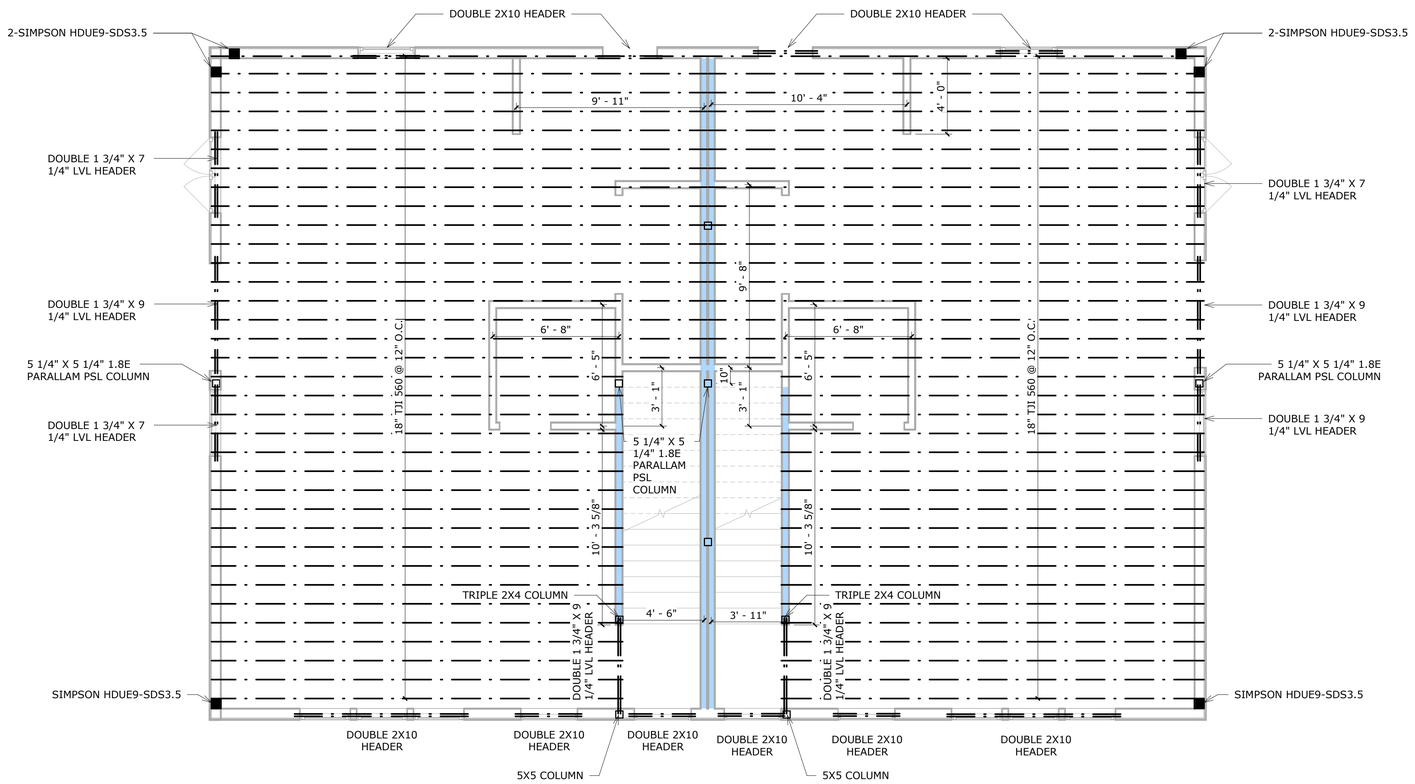
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
2nd FLOOR FRAMING PLAN

Drawing Number:

S1.1



WALL LEGEND
BEARING WALL:

1 / S1.2 NEW FRAMING PLAN - 3rd FLOOR
1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR. No. 2407 REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

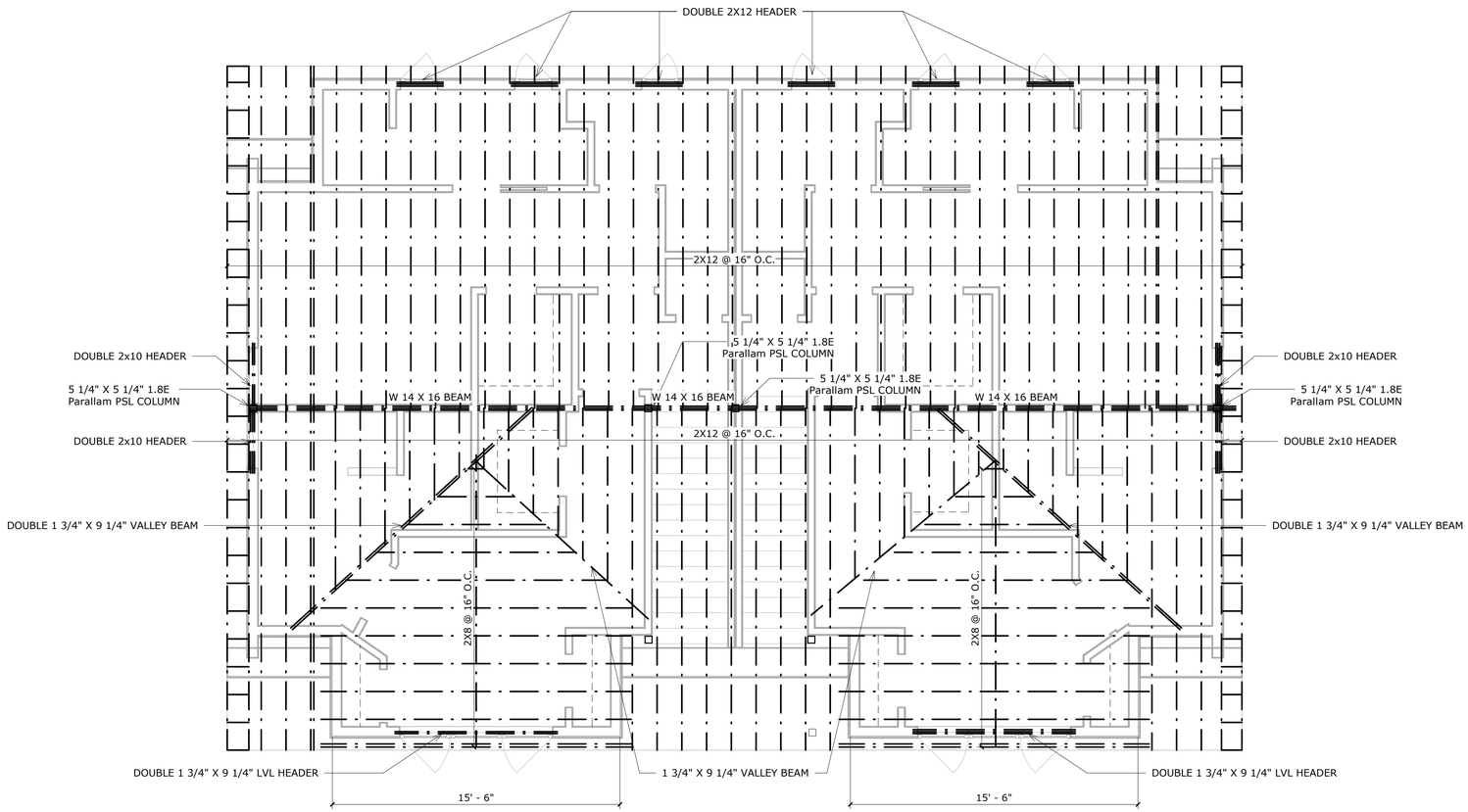
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
3rd FLOOR FRAMING PLAN

Drawing Number:
S1.2



1
S1.3
NEW FRAMING PLAN - ROOF
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
ROOF FRAMING PLAN

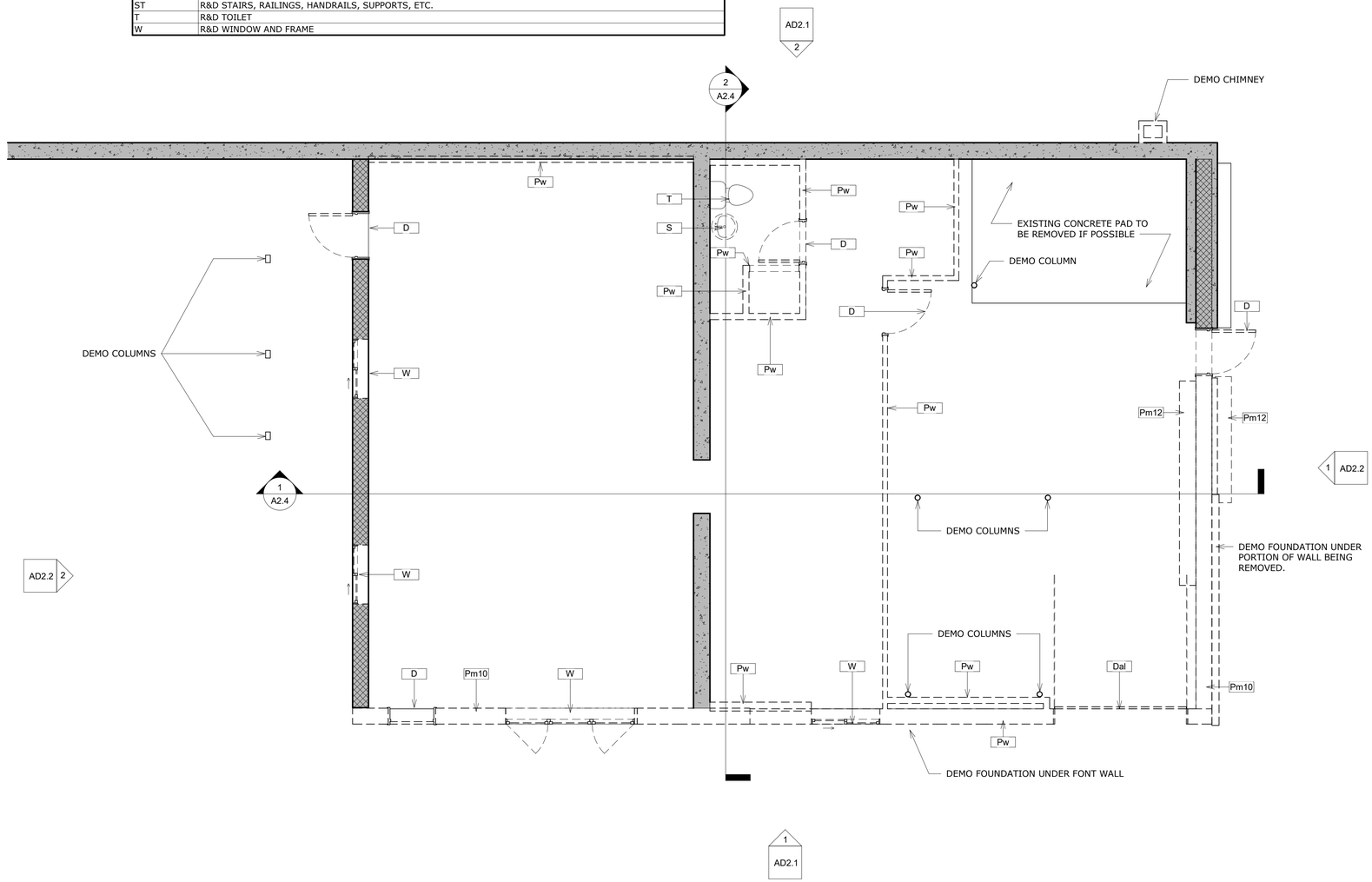
Drawing Number:
S1.3

GENERAL DEMOLITION NOTES FOR ALL DEMOLITION DRAWINGS
THE CONTRACTOR SHALL:

1. SEE NOTES ON ALL OTHER DRAWINGS INCLUDED IN THIS PROJECT.
2. IDENTIFY EXISTING BEARING WALLS, COLUMNS, OR OTHER POSSIBLE STRUCTURAL COMPONENTS PRIOR TO COMMENCING DEMOLITION. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF THE A STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING, BRACING, ETC. FOR ALL REMAINING STRUCTURE PRIOR TO DEMOLITION/REMOVAL OF ANY STRUCTURAL COMPONENT. SUCH TEMPORARY SUPPORTS SHALL BE ADEQUATE TO KEEP THE REMAINING BUILDING STATIC UNDER ALL SUBJECTED LOADING AND SHALL REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL MEMBERS ARE COMPLETELY INSTALLED.
3. DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES AND MAY NOT SHOW ALL DEMOLITION WORK REQUIRED TO COMPLETE THE CONTRACT WORK. VERIFY ALL DIMENSIONS AND SITE CONDITIONS RELATIVE TO NEW WORK AND FAMILIARIZE THEMSELVES COMPLETELY WITH ALL EXISTING CONDITIONS RELATIVE TO THE NEW WORK CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS.
4. UNDERSTAND THAT UNLESS NOTED OTHERWISE, ALL BROKEN/DASHED LINES SHOWN ON DEMOLITION DRAWINGS INDICATE ELEMENTS TO BE REMOVED AND/OR RELOCATED. ALL DIRECTION TO REMOVE AND LEGALLY DISPOSE OF ANY ITEM AND ALL OF ITS ASSOCIATED PARTS IN ITS ENTIRETY, IS NOTED BY THE USE OF KEYNOTES, AND/OR ANY OF THE FOLLOWING LANGUAGE: "REMOVE", "REMOVE AND DISPOSE", "R&D", "DEMOLISH", "DEMO". CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR THE SAFE AND LEGAL REMOVAL AND DISPOSAL OF ALL MATERIALS.
5. THE KEYNOTE SYMBOLS/BUBBLES GENERALLY POINT ONLY TO A SELECT FEW OF THESE ELEMENTS AS EXAMPLES OF HOW EACH TYPE OF ELEMENT APPEARS, AND THE DEMOLITION KEYNOTES GIVE FURTHER EXPLANATION OF THE DEMOLITION WORK TO BE DONE WHERE THESE DASHED LINES ARE SHOWN. UNLESS NOTED OTHERWISE ALL RELATED ELEMENTS (i.e. HANGERS, FASTENERS, BRACKETS, HARDWARE, MASTICS ETC.) FOR EACH ELEMENT SHALL BE REMOVED & DISPOSED OF ALONG WITH THE ELEMENT. WHERE ONLY A PORTION OF AN EXISTING ELEMENT IS SHOWN TO BE REMOVED, COORDINATE THESE PLANS WITH NEW PLANS FOR THE LIMITS OF REMOVAL, AND LIMIT REMOVAL TO THE MINIMUM POSSIBLE.
6. UNLESS NOTED OTHERWISE, CUT/REMOVE MASONRY IN A TOOTHED PATTERN AT ENDS AND IN OPENINGS OF ALL INTERIOR AND EXTERIOR MASONRY WALLS.
7. VERIFY THAT EACH PARTITION, FIXTURE/MEP ELEMENT, DOOR, WINDOW, ETC IS AS SHOWN IN THESE PLANS, AS DESCRIBED IN THE KEYNOTE LEGEND, AND AS SHOWN IN OTHER CIVIL/STRUCTURAL/MEP/ETC DEMOLITION PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO DEMOLISHING THE ELEMENT.
8. BE RESPONSIBLE FOR ALL CUTTING, FILLING, PATCHING, REPLACING, REMOVAL OF, AND/OR REPAIRING OF EXISTING ROOFS, WALLS, FLOORS AND CEILINGS AS REQUIRED FOR THE REMOVAL/INSTALLATION OF ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL POWER/LIGHTING/FIRE ALARM/SECURITY AND PLUMBING/FIRE PROTECTION WORK IN THE EXISTING BUILDING. (VERIFY ALL CONDITIONS AT THE SITE). PREPARE ALL EXISTING WALL SURFACES, NO EXCEPTION, WITHIN PROJECT WORK AREA; BY SCRAPING, CLEANING, AND FREE ALL WALLS OF MASTIC, LOOSE PAINTS, MISC. FASTENERS, HOOKS, TACKS, STAPLES, HONEYCOMBING, ETC. NOTE EXISTING CONDUIT, PIPES AND ELECTRICAL SCHEDULED TO BE DEMOLISHED ARE TO BE REMOVED AND CAPPED TO WITHIN WALL CAVITY OR ABOVE FINISHED CEILING. FLASH PATCH HOLES RESULTING FROM DEMOLITIONS, ALL PREPARATORY WORKS SHALL BE TO THE SATISFACTION OF THE MANUFACTURERS STANDARDS FOR THE NEW PRODUCT.
9. COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH THE ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE NEW WORK IN ALL AREAS. DEMOLITION SCOPE IS DESCRIBED THROUGHOUT THE DOCUMENT SET. SELECTIVE DEMOLITION FOR PIPE, DUCT, AND OTHER MEP OR STRUCTURAL PENETRATIONS ARE TO BE PROVIDED AND OVER-DEMOLISH AS REQUIRED TO PROPERLY INSTALL NEW WORK. REMOVE ALL UNNECESSARY/ ABANDONED IN PLACE/ OR EXTRANEOUS M,E,P,FP SYSTEMS WORK. GC TO VERIFY. WHERE EXISTING LIGHT FIXTURES, OUTLETS, AND WIRES ARE TO BE R&D, THEY SHALL BE REMOVED BACK TO SOURCE AT NOTED LOCATIONS.
10. PROVIDE DUST PARTITIONS AS REQUIRED TO KEEP AREAS OUTSIDE OF WORK AREA FREE OF DIRT AND DUST. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ANY AREAS LEFT UNPROTECTED.
11. BE RESPONSIBLE TO CLEAN THE WORK AREA AT THE END OF EACH WORK DAY. ALL TRASH AND DEBRIS TO BE REMOVED FROM THE BUILDING AND LEGALLY DISPOSED OF.
12. AVOID DAMAGE TO ALL SURROUNDING ARCHITECTURAL ELEMENTS AND SURFACES DURING THE DEMOLITION PHASE BY THE USE OF NECESSARY PROTECTIVE COVERINGS, PADDING, ETC. REPLACEMENT/REPAIR TO ANY ELEMENTS DAMAGED DURING DEMOLITION SHALL BE AT THE CONTRACTOR'S EXPENSE, AND ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
13. PRIOR TO COMMENCEMENT OF ANY WORK ALL LEAD & ASBESTOS TESTING SHALL BE PERFORMED BY OWNER.

DEMOLITION KEYNOTE LEGEND

Key Value	Keynote Description
A	R&D RESTROOM ACCESSORY
D	R&D DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
Dal	R&D ALUMINUM DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
F	R&D FLOORING DOWN TO SUBSTRATE
HR	R&D HANDRAIL, GUARDRAIL, BALLUSTERS, AND ALL FASTENERS, BRACKETS, ETC.
Pm4	R&D 4" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm10	R&D 10" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm12	R&D 12" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pw	R&D WOOD STUD PARTITION TO THE LIMITS SHOWN
RFw	R&D WOODEN ROOF ASSEMBLY, SHINGLES, FRAMING, ETC.
S	R&D SINK/LAVATORY
ST	R&D STAIRS, RAILINGS, HANDRAILS, SUPPORTS, ETC.
T	R&D TOILET
W	R&D WINDOW AND FRAME



1 AD1.1 EXISTING/DEMOLITION PLAN - 1st FLOOR
1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

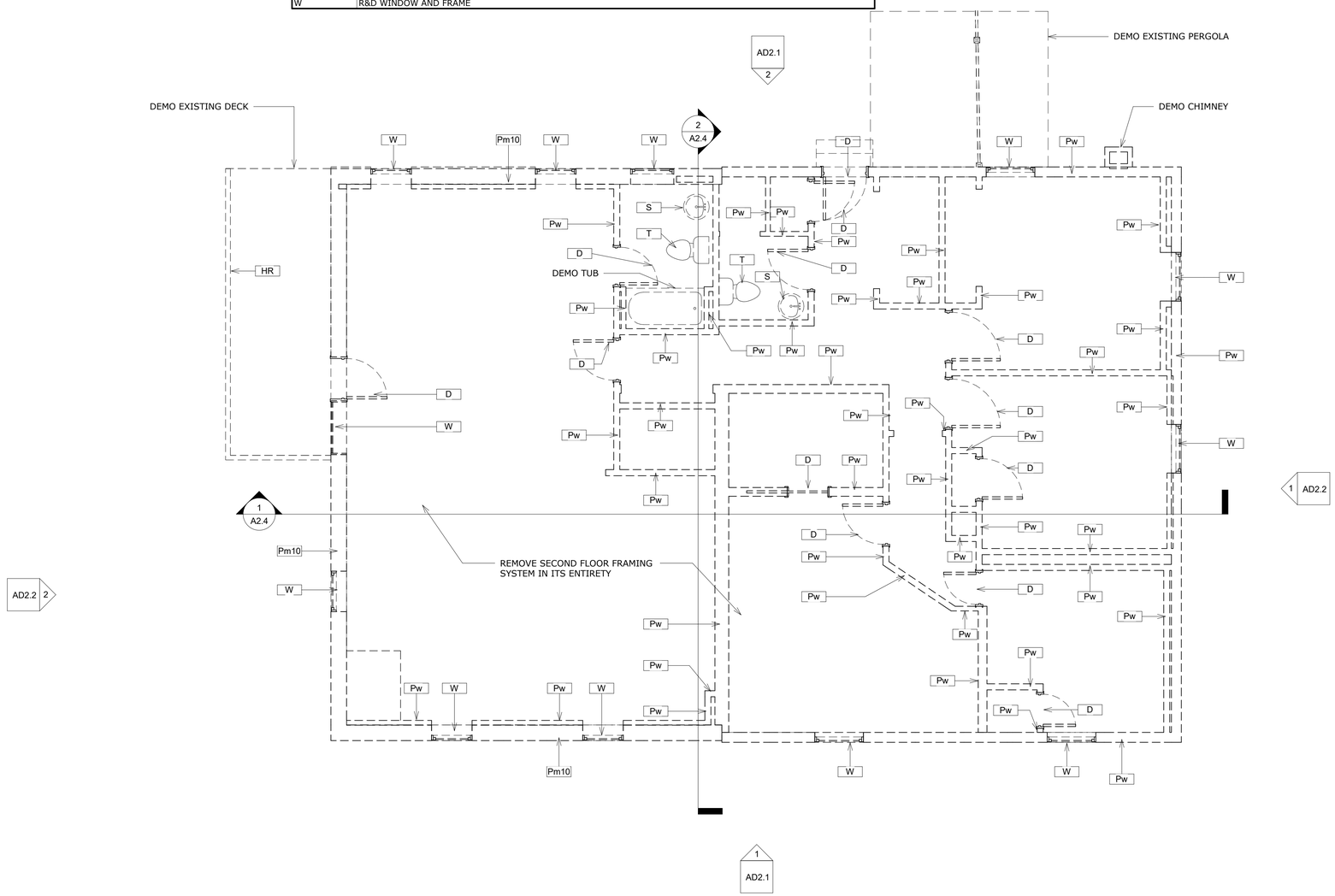
Date:
03/25/2026

Title:
EXISTING/DEMOLITION PLAN - 1st FLOOR

Drawing Number:
AD1.1

DEMOLITION KEYNOTE LEGEND

Key Value	Keynote Description
A	R&D RESTROOM ACCESSORY
D	R&D DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
Dal	R&D ALUMINUM DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
F	R&D FLOORING DOWN TO SUBSTRATE
HR	R&D HANDRAIL, GUARDRAIL, BALLUSTERS, AND ALL FASTENERS, BRACKETS, ETC.
Pm4	R&D 4" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm10	R&D 10" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm12	R&D 12" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pw	R&D WOOD STUD PARTITION TO THE LIMITS SHOWN
RFw	R&D WOODEN ROOF ASSEMBLY, SHINGLES, FRAMING, ETC.
S	R&D SINK/LAVATORY
ST	R&D STAIRS, RAILINGS, HANDRAILS, SUPPORTS, ETC.
T	R&D TOILET
W	R&D WINDOW AND FRAME



1 AD1.2 EXISTING/DEMOLITION PLAN - 2nd FLOOR
1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR. No. 2407 REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

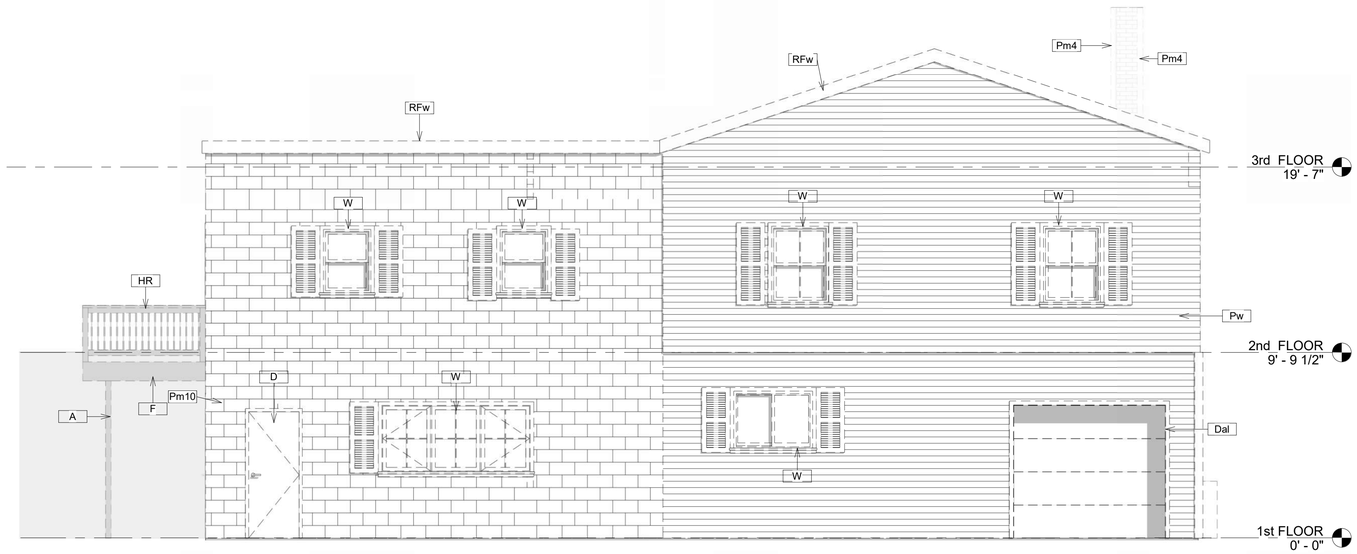
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

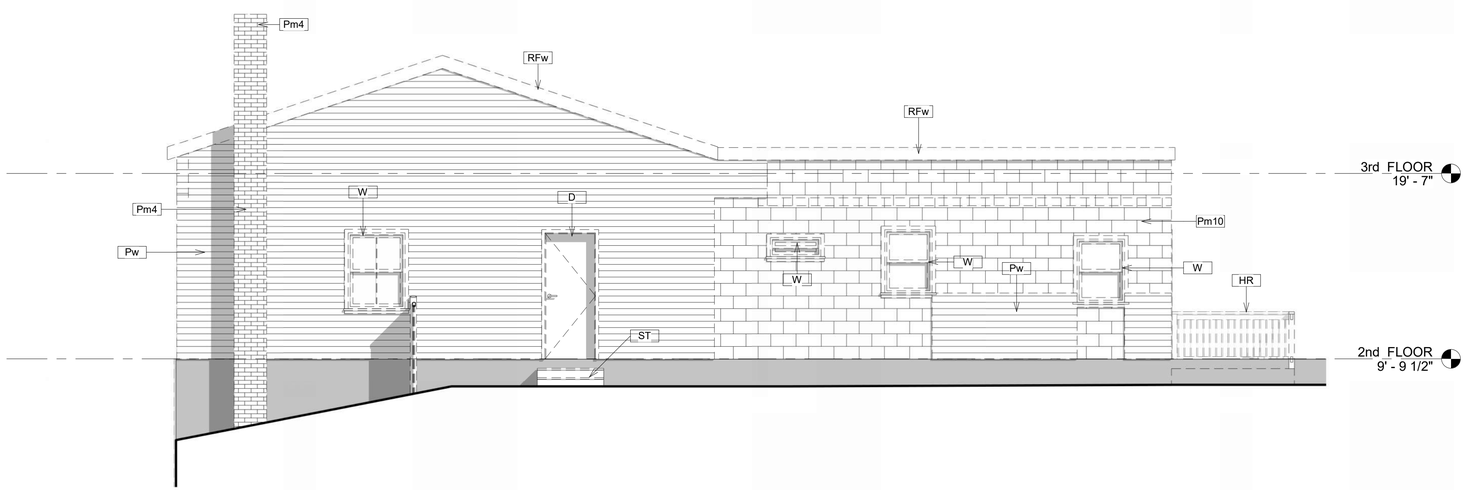
Title:
EXISTING/DEMOLITION PLAN - 2nd FLOOR

Drawing Number:
AD1.2

DEMOLITION KEYNOTE LEGEND	
Key Value	**Keynote Description**
A	R&D RESTROOM ACCESSORY
D	R&D DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
Dal	R&D ALUMINUM DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
F	R&D FLOORING DOWN TO SUBSTRATE
HR	R&D HANDRAIL, GUARDRAIL, BALLUSTERS, AND ALL FASTENERS, BRACKETS, ETC.
Pm4	R&D 4" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm10	R&D 10" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm12	R&D 12" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pw	R&D WOOD STUD PARTITION TO THE LIMITS SHOWN
RFw	R&D WOODEN ROOF ASSEMBLY, SHINGLES, FRAMING, ETC.
S	R&D SINK/LAVATORY
ST	R&D STAIRS, RAILINGS, HANDRAILS, SUPPORTS, ETC.
T	R&D TOILET
W	R&D WINDOW AND FRAME



1 AD2.1 EXISTING/DEMOLITION - SOUTH ELEVATION
1/4" = 1'-0"



2 AD2.1 EXISTING/DEMOLITION - NORTH ELEVATION
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

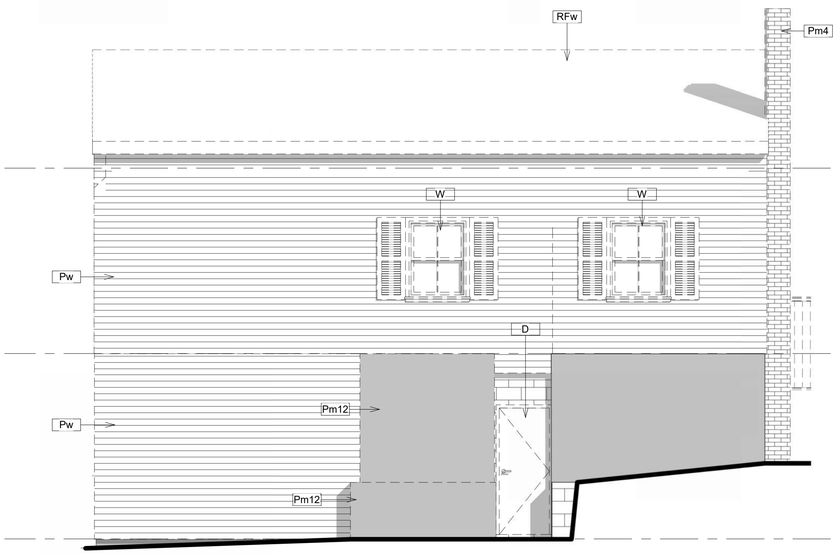
Date:
03/25/2026

Title:
EXISTING/DEMOLITION
EXTERIOR ELEVATIONS

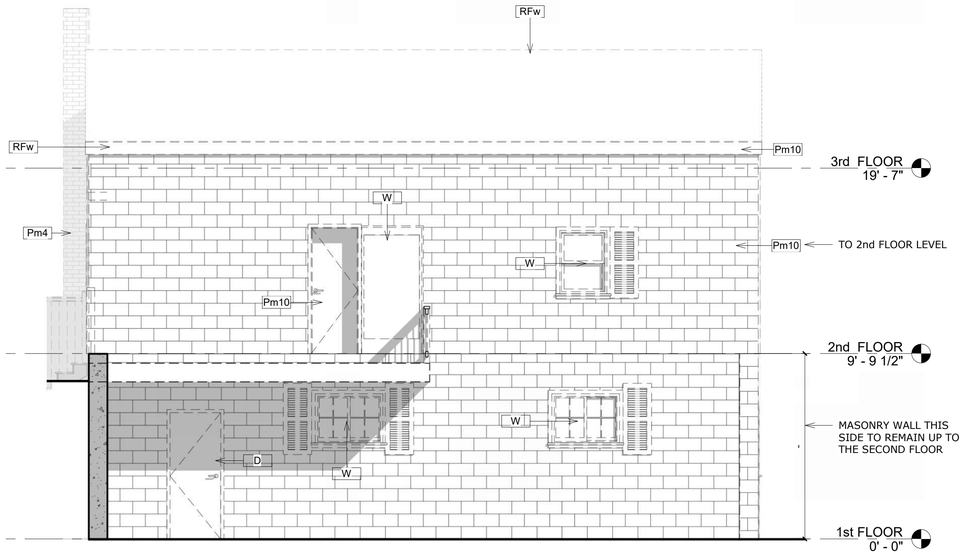
Drawing Number:
AD2.1

DEMOLITION KEYNOTE LEGEND

Key Value	Keynote Description
A	R&D RESTROOM ACCESSORY
D	R&D DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
Dal	R&D ALUMINUM DOOR AND FRAME/TRIM, (SIDELITE/TRANSOM WHERE APPLICABLE)
F	R&D FLOORING DOWN TO SUBSTRATE
HR	R&D HANDRAIL, GUARDRAIL, BALLUSTERS, AND ALL FASTENERS, BRACKETS, ETC.
Pm4	R&D 4" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm10	R&D 10" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pm12	R&D 12" MASONRY PARTITION TO THE LIMITS SHOWN. TOOTHE ENDS AND OPENINGS UNLESS NOTED OTHERWISE
Pw	R&D WOOD STUD PARTITION TO THE LIMITS SHOWN
RFw	R&D WOODEN ROOF ASSEMBLY, SHINGLES, FRAMING, ETC.
S	R&D SINK/LAVATORY
ST	R&D STAIRS, RAILINGS, HANDRAILS, SUPPORTS, ETC.
T	R&D TOILET
W	R&D WINDOW AND FRAME



1 AD2.2 EXISTING/DEMOLITION - EAST ELEVATION
1/4" = 1'-0"



2 AD2.2 EXISTING/DEMOLITION - WEST ELEVATION
1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
EXISTING/DEMOLITION
EXTERIOR ELEVATIONS

Drawing Number:
AD2.2

1 A1.1 NEW PLAN - 1st FLOOR
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

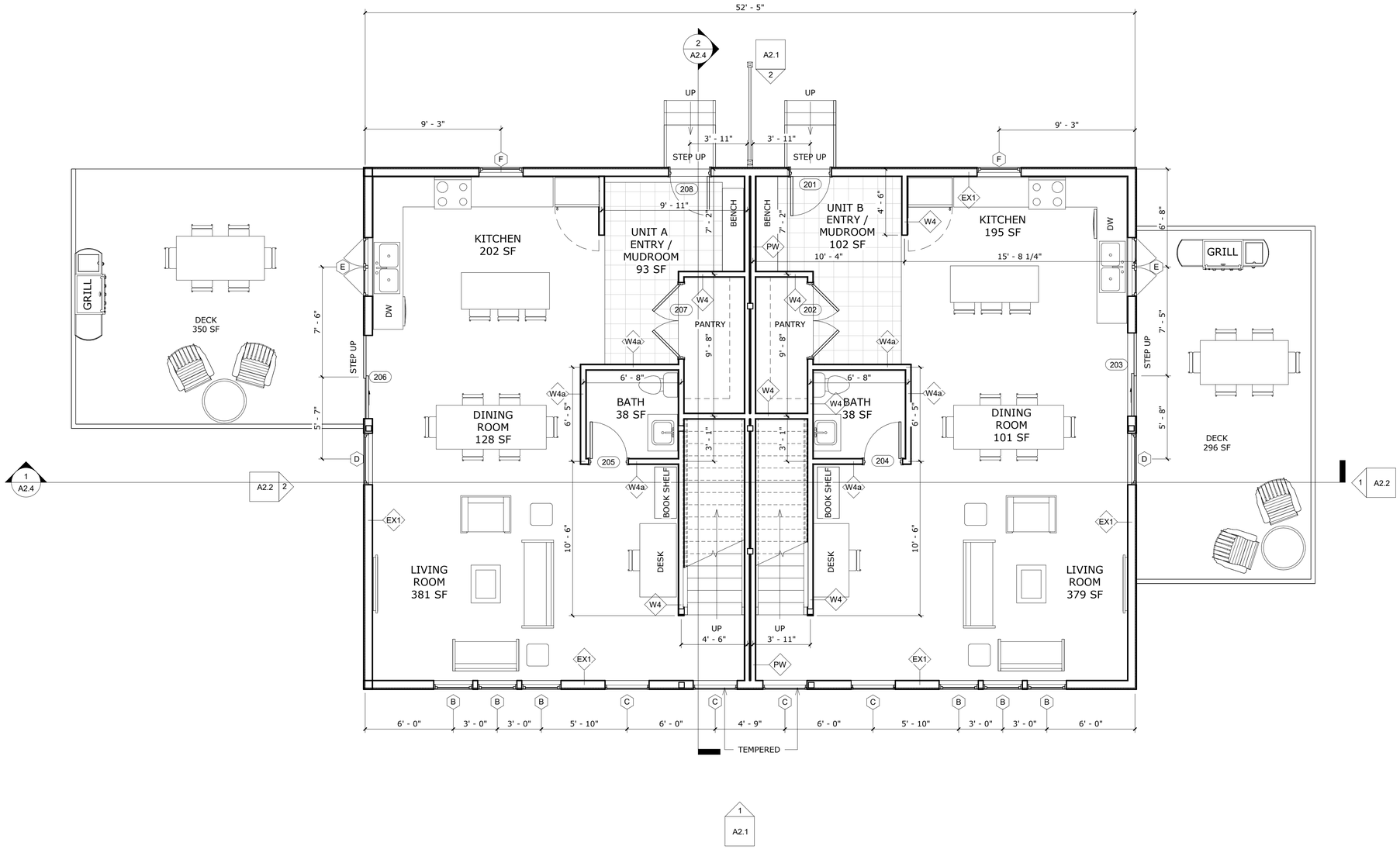
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
1st FLOOR PLAN

Drawing Number:
A1.1



1 A2.1

1 A2.4 NEW PLAN - 2nd FLOOR
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

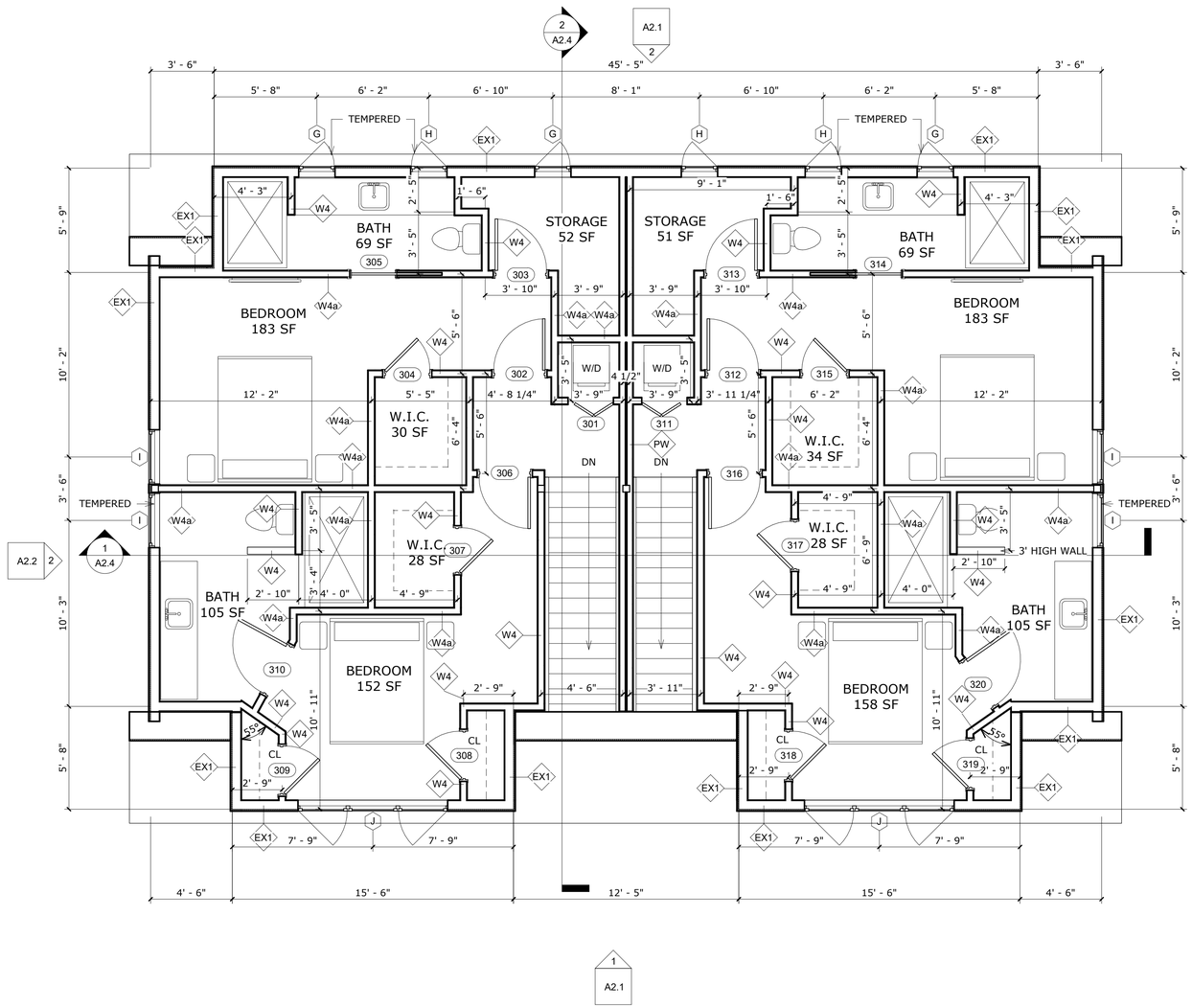
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
2nd FLOOR PLAN

Drawing Number:
A1.2



1 A1.3 NEW PLAN - 3rd FLOOR
1/4" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

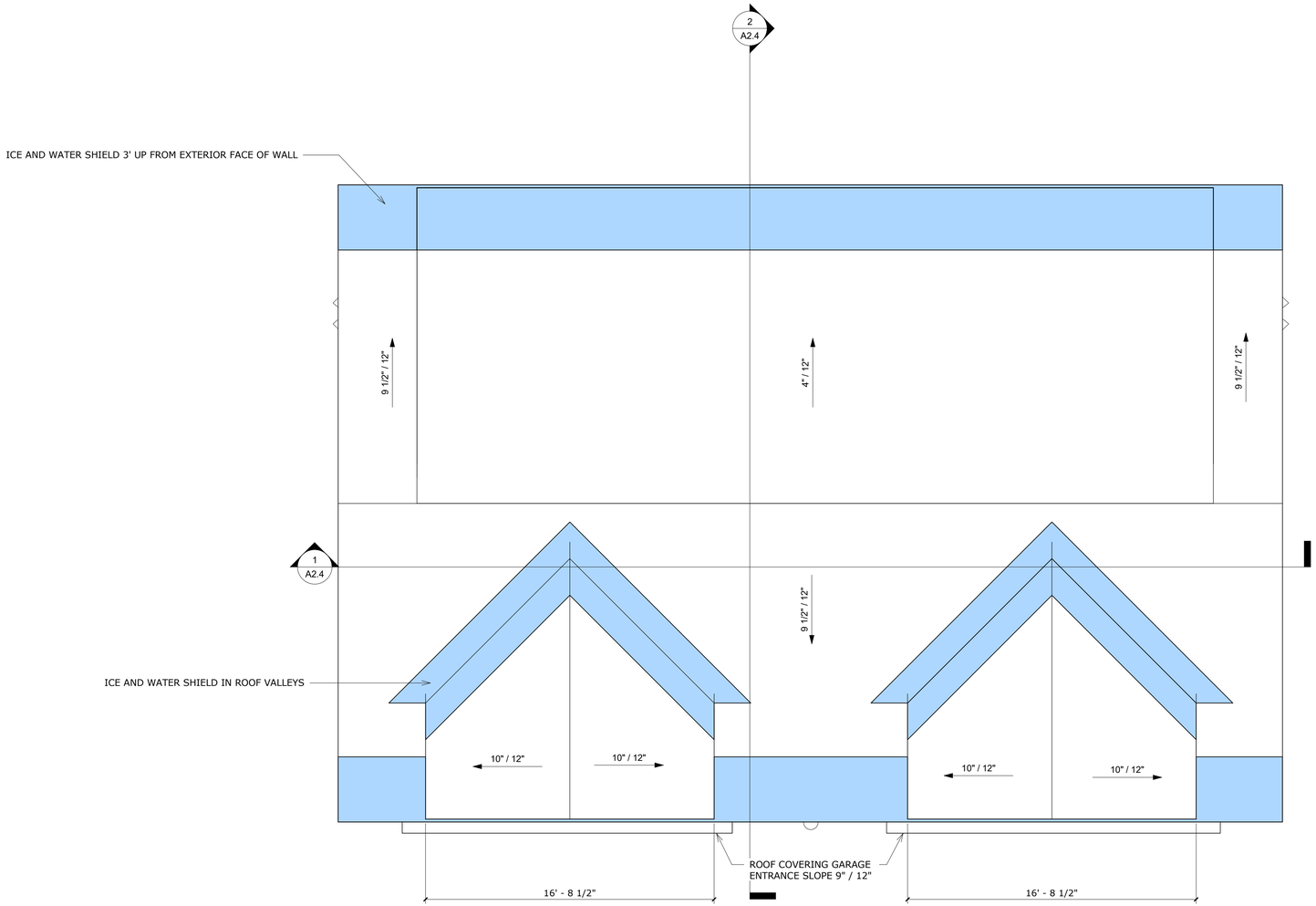
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
3rd FLOOR PLAN

Drawing Number:
A1.3



1 A1.4 NEW PLAN - ROOF
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

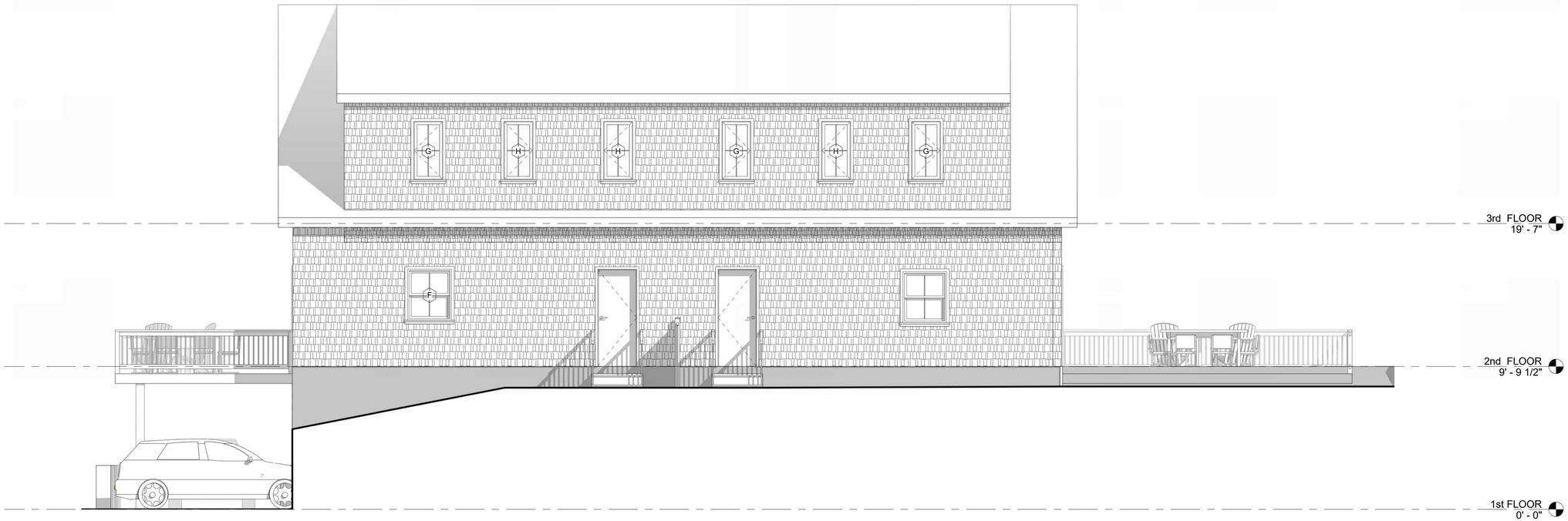
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
ROOF PLAN

Drawing Number:
A1.4



2 A2.1 NEW - NORTH ELEVATION
1/4" = 1'-0"

1 A2.1 NEW - SOUTH ELEVATION
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

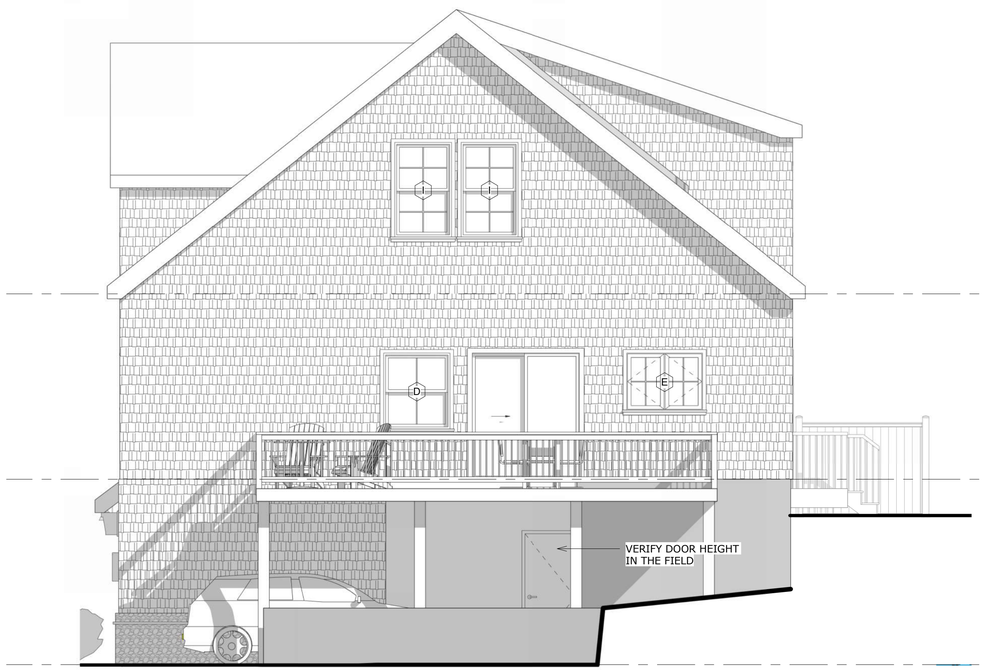
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

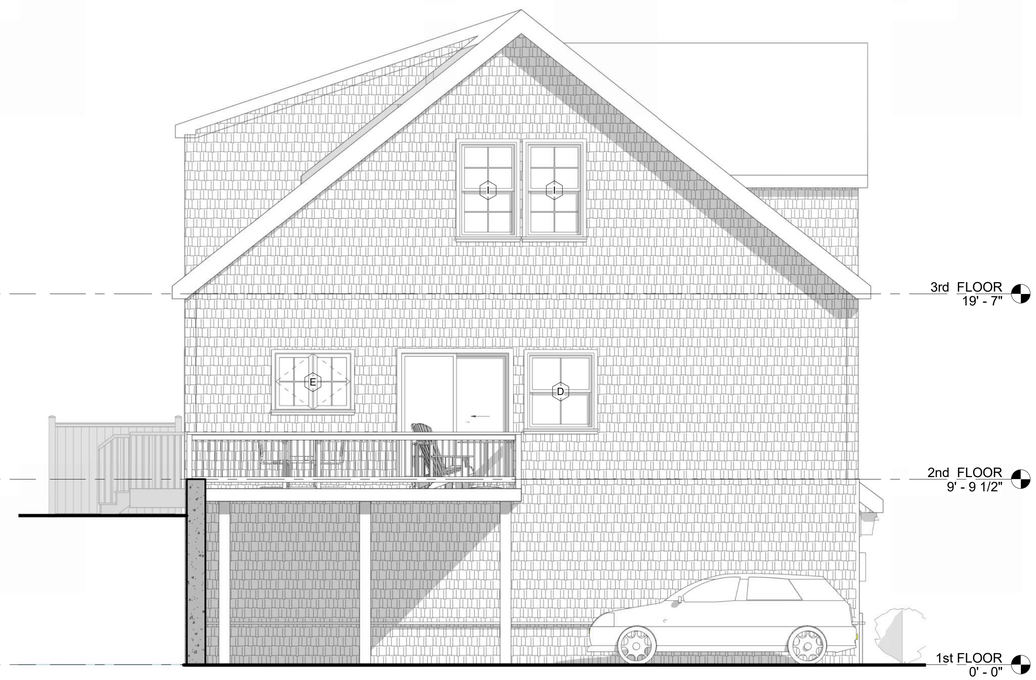
Date:
03/25/2026

Title:
EXTERIOR ELEVATIONS

Drawing Number:
A2.1



1 A2.2 NEW - EAST ELEVATION
1/4" = 1'-0"



2 A2.2 NEW - WEST ELEVATION
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR.
No. 2407
REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

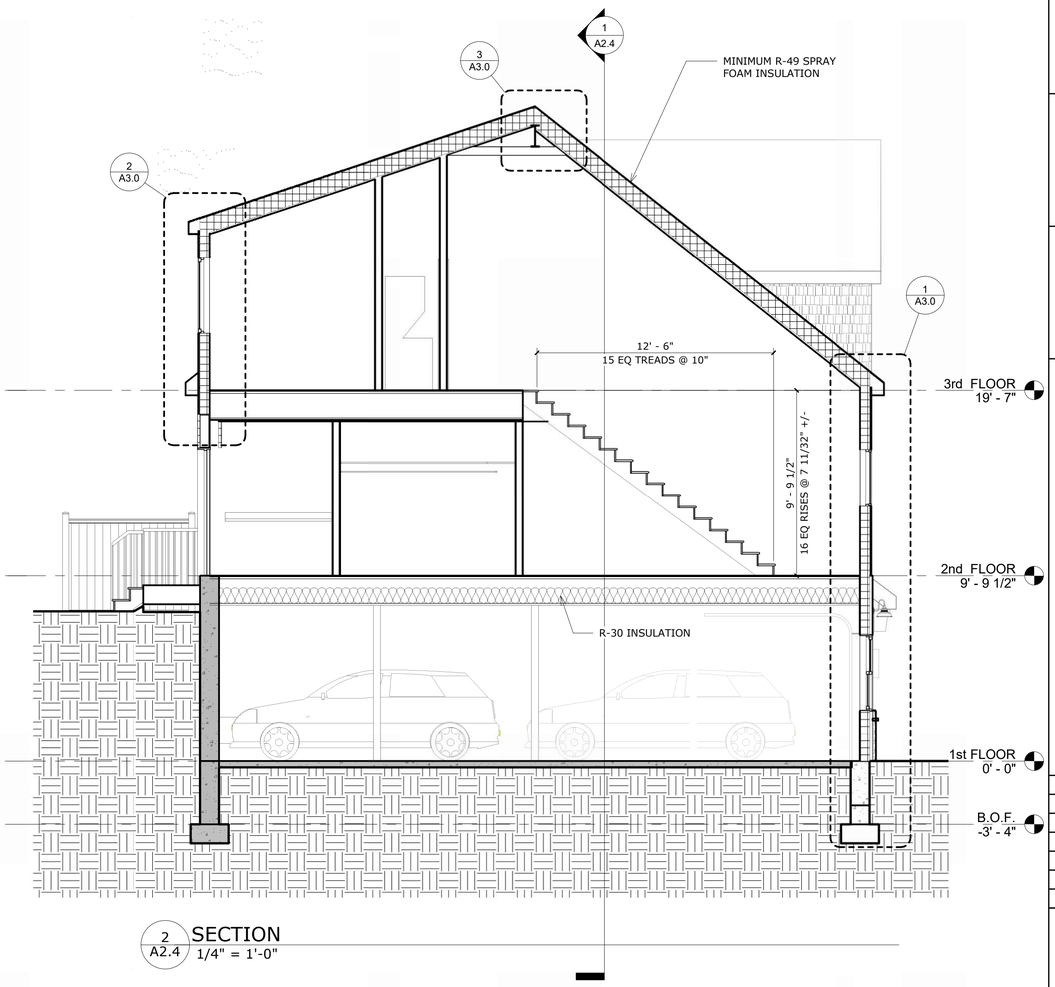
Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
EXTERIOR ELEVATIONS

Drawing Number:
A2.2

1 A2.4 SECTION
1/4" = 1'-0"



2 A2.4 SECTION
1/4" = 1'-0"

SOUTH COUNTY
ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

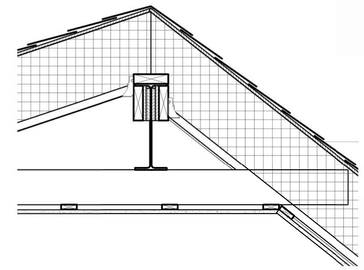
Project Number:
2315

Project Status:
ISSUED FOR PERMIT

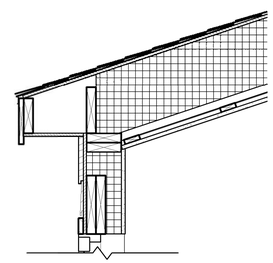
Date:
03/25/2026

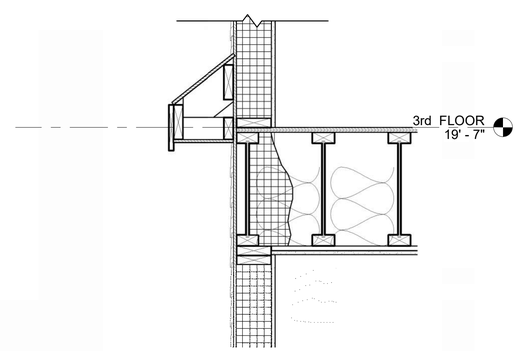
Title:
SECTIONS

Drawing Number:
A2.4

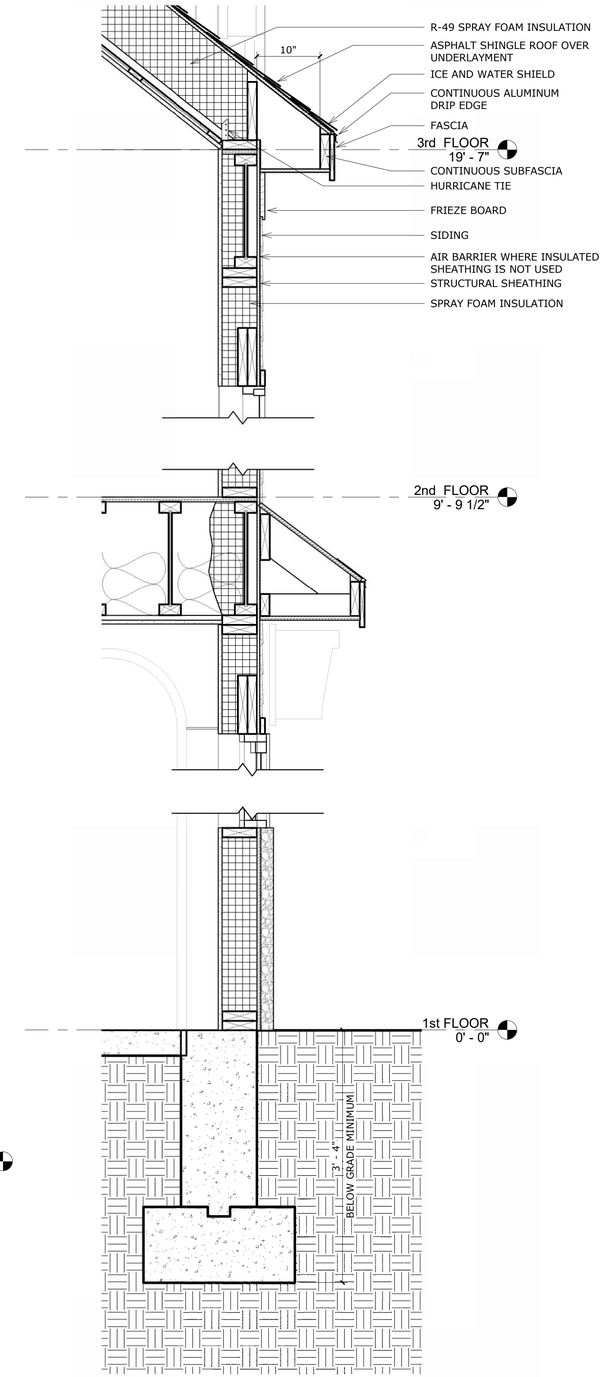


3 A3.0 RIDGE BEAM
1" = 1'-0"





2 A3.0 REAR DORMER SECTION
1" = 1'-0"



1 A3.0 FRONT WALL SECTION
1" = 1'-0"

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

RONALD E. STEVENSON, JR. No. 2407 REGISTERED ARCHITECT

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
SECTIONS & DETAILS

Drawing Number:
A3.0

DOOR SCHEDULE LEGEND

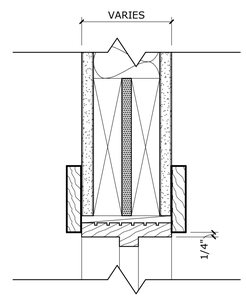
-	= NO WORK NEEDED
ALUM	= ALUMINUM
EXT	= EXISTING
FF	= FACTORY FINISH
FIN	= FINISH
FRS	= FIRE-RATED SAFETY GLASS
GHM	= GALVANIZED HOLLOW METAL
HM	= HOLLOW METAL
INSUL	= INSULATED
IR	= IMPACT RESISTANT
MAS	= MASONRY
MAT	= MATERIAL
PT	= PAINT
RM	= ROOM
RMK	= REMARK
S&F	= STAIN & FINISH
TEMP	= TEMPERED
VAS	= VERIFY AT SITE
WD	= WOOD

DOOR SCHEDULE

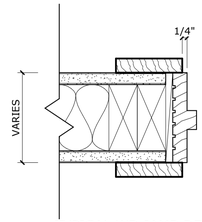
		DOOR							FRAME			DETAILS		
NUMBER	TO ROOM	WIDTH	HEIGHT	THICKNESS	ELEV	MATERIAL	FINISH	GLAZING	ELEV	MATERIAL	FINISH	HEAD	JAMB	COMMENTS
101		10' - 0"	7' - 0"	0' - 1 1/2"	E			TEMP						
102		3' - 0"	6' - 8"	0' - 1 3/8"	A	FIBERGLASS		TEMP	1	WOOD	PT	1	1	
103		10' - 0"	6' - 8"	0' - 1 1/2"	E			TEMP						
104		2' - 8"	6' - 8"	0' - 1 3/4"	A	FIBERGLASS			1	WOOD	PT	1	1	
201	ENTRY / MUDROOM	2' - 8"	6' - 8"	0' - 1 3/4"	A	FIBERGLASS		TEMP	1	WOOD	PT	1	1	
202	ENTRY / MUDROOM	5' - 0"	6' - 8"	0' - 1 3/4"	C	FIBERGLASS		TEMP	1	WOOD	PT	1	1	
203		5' - 8"	6' - 8"	0' - 2"	B	WOOD	PT		1	WOOD	PT	1	1	
204	BATH	2' - 6"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
205	BATH	2' - 6"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
206		5' - 8"	6' - 8"	0' - 2"	B	WOOD	PT		1	WOOD	PT	1	1	
207	ENTRY / MUDROOM	5' - 0"	6' - 8"	0' - 1 3/4"	C	FIBERGLASS		TEMP	1	WOOD	PT	1	1	
208	ENTRY / MUDROOM	2' - 8"	6' - 8"	0' - 1 3/4"	A	FIBERGLASS		TEMP	1	WOOD	PT	1	1	
301		2' - 6"	6' - 8"	0' - 1 1/2"	D	WOOD	PT		1	WOOD	PT	1	1	
302	BEDROOM	2' - 10"	7' - 0"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
303	STORAGE	2' - 10"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
304	BEDROOM	2' - 6"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
305	BATH	2' - 6"	6' - 8"	0' - 1 3/8"	A	WOOD	PT		1	WOOD	PT	1	1	
306		2' - 10"	7' - 0"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1		
307	BEDROOM	2' - 6"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
308	BEDROOM	2' - 8"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
309	BEDROOM	2' - 8"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
310	BATH	3' - 0"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
311		2' - 6"	6' - 8"	0' - 1 1/2"	D	WOOD	PT		1	WOOD	PT	1	1	
312	BEDROOM	2' - 10"	7' - 0"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
313		2' - 10"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
314	BEDROOM	2' - 6"	6' - 8"	0' - 1 3/8"	A	WOOD	PT		1	WOOD	PT	1	1	
315	W.I.C.	2' - 6"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
316	BEDROOM	2' - 10"	7' - 0"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
317	W.I.C.	2' - 8"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
318		2' - 8"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
319		2' - 8"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	
320	BEDROOM	3' - 0"	6' - 8"	0' - 1 3/4"	A	WOOD	PT		1	WOOD	PT	1	1	

DOOR SCHEDULE NOTES

1. ANY DOOR (UNLESS EXISTING) FOUND ON OTHER DRAWINGS BUT NOT INDICATED ON THE DOOR SCHEDULE SHALL BE CONSIDERED MINIMALLY AS A 3'-0" x 6'-8" DOOR HAVING A CLEAR COATED SOLID WOOD SLAB WITH A PAINTED HOLLOW METAL FRAME. NOTIFY ARCHITECT OF MISSING DOOR PRIOR TO ORDERING DOOR OR COMMENCING WORK.
2. ALL DOOR FRAMES SCHEDULED TO BE INSTALLED IN MASONRY WALLS SHALL HAVE 4" HEAD HEIGHTS.
3. ALL DOOR FRAME ASSEMBLIES ARE TO BE MINIMUM LABEL NOTED FOR ITS DOOR.
4. ALL DOOR GLAZING IS TO BE MINIMUM LABEL NOTED FOR ITS DOOR.
5. ALL WD DOORS ARE SOLID CORE WOOD DOORS AND ARE TO RECEIVE CLEAR FINISHES.
6. ALL HM DOORS AND FRAMES ARE TO BE PAINTED.
7. ALL DOOR FLASHING, SEALANT AND INSULATION METHODS AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFIED OR CHOSEN MANUFACTURER'S RECOMMENDATIONS FOR WATER AND AIR INFILTRATION MANAGEMENT AROUND OPENINGS..
8. PROVIDE BLOCKING (FIRE-TREATED WHERE REQUIRED) AS REQUIRED FOR THE INSTALLATION OF ALL DOOR TRIM/CASINGS, SILLS, ETC.
9. UNLESS NOTED OTHERWISE, ALL DOORS SHALL BE LOCATED MINIMALLY 6" FROM THE OPENING ON THE HINGE SIDE TO ANY ADJACENT/PERPENDICULAR WALLS OR CENTERED ON ROOM AS SHOWN.

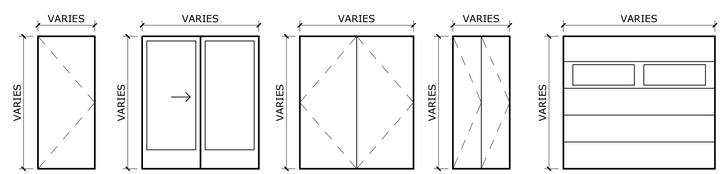


TYPICAL WD HEAD DETAIL **1**



TYPICAL WD JAMB DETAIL **1**

4 A4.1 TYPICAL DOOR DETAILS
3" = 1'-0"



DOOR TYPES **FRAME TYPES**

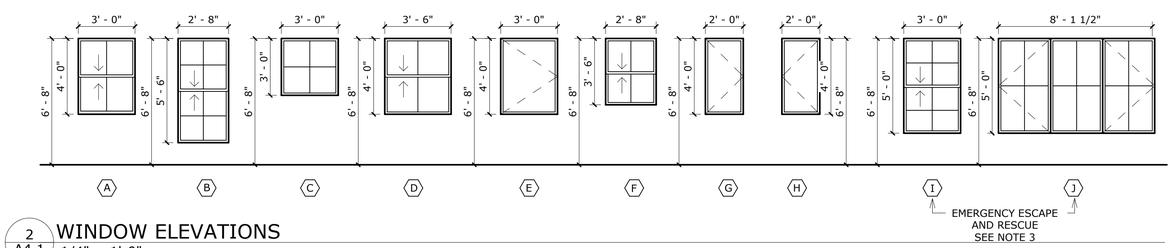
3 A4.1 DOOR AND FRAME ELEVATIONS
1/4" = 1'-0"

WINDOW SCHEDULE

MARK	Head Height	WIDTH	HEIGHT	OPERATION	COMMENTS
A	6' - 8"	3' - 0"	4' - 0"	DOUBLE HUNG	
B	6' - 8"	2' - 8"	5' - 6"	DOUBLE HUNG	
C	6' - 8"	3' - 0"	3' - 0"	FIXED	2 TEMPERED AT BASE OF STAIR
D	6' - 8"	3' - 6"	4' - 0"	DOUBLE HUNG	
E	6' - 8"	4' - 0"	3' - 0"	CASEMENT	
F	<varies>	3' - 0"	3' - 6"	DOUBLE HUNG	
G	7' - 0"	2' - 0"	4' - 0"	CASEMENT	2 TEMPERED IN BATHROOM
H	7' - 0"	2' - 0"	4' - 0"	CASEMENT	2 TEMPERED IN BATHROOM
I	8' - 0"	3' - 0"	5' - 0"	DOUBLE HUNG	2 TEMPERED IN BATHROOM / EMERGENCY ESCAPE AND RESCUE SEE NOTE 3
J	8' - 0"	8' - 3"	5' - 0"	CASEMENT / FIXED	EMERGENCY ESCAPE AND RESCUE SEE NOTE 3

GENERAL WINDOW NOTES:

1. ALL WINDOW FLASHING, SEALANT AND INSULATION METHODS AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFIED OR CHOSEN MANUFACTURER'S RECOMMENDATIONS FOR WATER AND AIR INFILTRATION MANAGEMENT AROUND OPENINGS.
2. PROVIDE BLOCKING (FIRE-TREATED WHERE REQUIRED) AS REQUIRED FOR THE INSTALLATION OF ALL WINDOW TRIM/CASINGS, SILLS, ETC. AT ALL WINDOWS.
3. WINDOW TYPES, I, J, SHALL CONFORM TO THE EMERGENCY ESCAPE AND RESCUE REQUIREMENTS IN IBC SECTION 1029.
4. ALL GLAZING IN BATHROOM WINDOWS ARE TO BE TEMPERED
5. OPERABLE WINDOWS WHERE THE SILL IS LESS THEN 36" ABOVE FINISH FLOOR AND MORE THEN 72" ABOVE FINISH GRADE MUST HAVE FALL PROTECTION THAT COMPLY WITH ASTM F2090
6. ALL WINDOW TO MEET MINIMUM CODE REQUIREMENTS
   FIXED FENESTRATION .34 U
   OPERABLE FENESTRATION .45 U



2 A4.1 WINDOW ELEVATIONS
1/4" = 1'-0"

ARCHITECTURAL ABBREVIATION LEGEND

- = NO WORK NEEDED
ACT = ACOUSTICAL CEILING TILE
ACTT = ACOUSTICAL CEILING TILE-TEGULAR
AFF = ABOVE FINISH FLOOR
ALUM = ALUMINUM
CBB = CEMENTITIOUS BACKER BOARD
CJ = CONTROL JOINT
CMU = CONCRETE MASONRY UNIT(S)
CO = CLEAN OUT
CONC = CONCRETE
CONST = CONSTRUCTION
CORR = CORRIDOR
CT = CERAMIC TILE
CPT = CARPET
CPTT = CARPET TILE
DEMO = DEMOLISH/DEMOLITION
DIA = DIAMETER
DIM = DIMENSION
DN = DOWN
DWG = DRAWING
ECT = ENTRANCE CARPET TILE
EJ = EXPANSION JOINT
ELEC = ELECTRIC/ELECTRICAL
EPX = EPOXY
EQ = EQUAL
ETR = EXISTING TO REMAIN
EXT = EXISTING
FD = FLOOR DRAIN
FE = FIRE EXTINGUISHER
FEC = FIRE EXTINGUISHER & CABINET
FF = FINISH FLOOR
FHC = FIRE HOSE CABINET
FIN = FINISH
FLR = FLOOR
FOC = FACE OF CONCRETE
FOS = FACE OF STUD
FR = FIRE RATED
FRP = FIBERGLASS REINFORCED PANEL
FRS = FIRE-RATED SAFETY GLASS
FT = FOOT/FEET
FTG = FOOTING
GA = GAUGE
GALV = GALVANIZED
GC = GENERAL CONTRACTOR
GLU.LAM = GLUE LAMINATED
GWB = GYPSUM WALL BOARD
GHM = GALVANIZED HOLLOW METAL
HB = HOSE BIBB
HM = HOLLOW METAL
HORIZ = HORIZONTAL
HR = HOUR
HVAC = HEATING/VENTILATING/AIR CONDITIONING
ID = INSIDE DIAMETER
INSUL = INSULATED
INT = INTERIOR
JAN = JANITOR
JT = JOINT
LAM = LAMINATE
LAV = LAVATORY
LWT = LIGHTWEIGHT
MAS = MASONRY
MAT = MATERIAL
MAX = MAXIMUM
MECH = MECHANICAL
MIN = MINIMUM
MISC = MISCELLANEOUS
MFR = MANUFACTURER
MO = MASONRY OPENING
MRT = MOISTURE RESISTANT TILE
NIC = NOT IN CONTRACT
NTS = NOT TO SCALE
OC = ON CENTER
OD = OUTSIDE DIAMETER
OFF = OFFICE
OPNG = OPENING
OPP = OPPOSITE
OTS = OPEN TO STRUCTURE
PC = POLISHED CONCRETE
PLAM = PLASTIC LAMINATE
PT = PAINT or PRESSURE TREATED
PVC = POLYVINYL CHLORIDE
QT = QUARRY TILE
R = RISER
R&D = REMOVE & DISPOSE OF
RAD = RADIUS
RAF = RESILIENT ATHLETIC FLOORING
RD = ROOF DRAIN
REBAR = REINFORCEMENT BAR(S)
REINF = REINFORCEMENT
RH = ROBE HOOK
RM = ROOM
RMK = REMARK
RO = ROUGH OPENING
SF = SQUARE FOOT/FEET
S&F = STAIN & FINISH
SDT = STATIC DISSIPATING TILE
SEAL = SEALED CONCRETE
SGB = SUSPENDED GYPSUM BOARD
SIM = SIMILAR
SIP = STRUCTURAL INSULATED PANEL
SQ = SQUARE
SS = STAINLESS STEEL
STL = STEEL
STOR = STORAGE
STRUC = STRUCTURAL
SV = SHEET VINYL
SWG = SPECIAL WALL GLAZE
T&G = TONGUE & GROOVE
TEMP = TEMPERED
TOS = TOP OF STEEL
TV = TELEVISION
TOW = TOP OF WALL
TYP = TYPICAL
UON = UNLESS OTHERWISE NOTED
VAS = VERIFY AT SITE
VB = VINYL BASE
VCT = VINYL COMPOSITION TILE
VERT = VERTICAL
VIF = VERIFY IN FIELD
VT = VINYL TILE
VWC = VINYL WALL COVERING
W/ = WITH
WC = WATER CLOSET
WD = WOOD
WH = WATER HEATER
W/O = WITHOUT
WP = WATERPROOF(ING)
WR = WATER RESISTANT
WWM = WELDED WIRE MESH

SOUTH COUNTY ARCHITECTURE & DESIGN, INC.

146 Duke Street
East Greenwich, RI 02818

401.200.3663
www.southcountyarchitects.com

Stamp:

Consultant:

Notes:

Latest Revision:

No.	Date:	Description:

Project:
Renovations at

5 ABORN ST.
CRANSTON, RI

Project Number:
2315

Project Status:
ISSUED FOR PERMIT

Date:
03/25/2026

Title:
DOOR & WINDOW SCHEDULES

Drawing Number:
A4.1

FILE NO. _____

CRANSTON, RHODE ISLAND
DEVELOPMENT PLAN REVIEW
SUBMISSION CHECK LIST

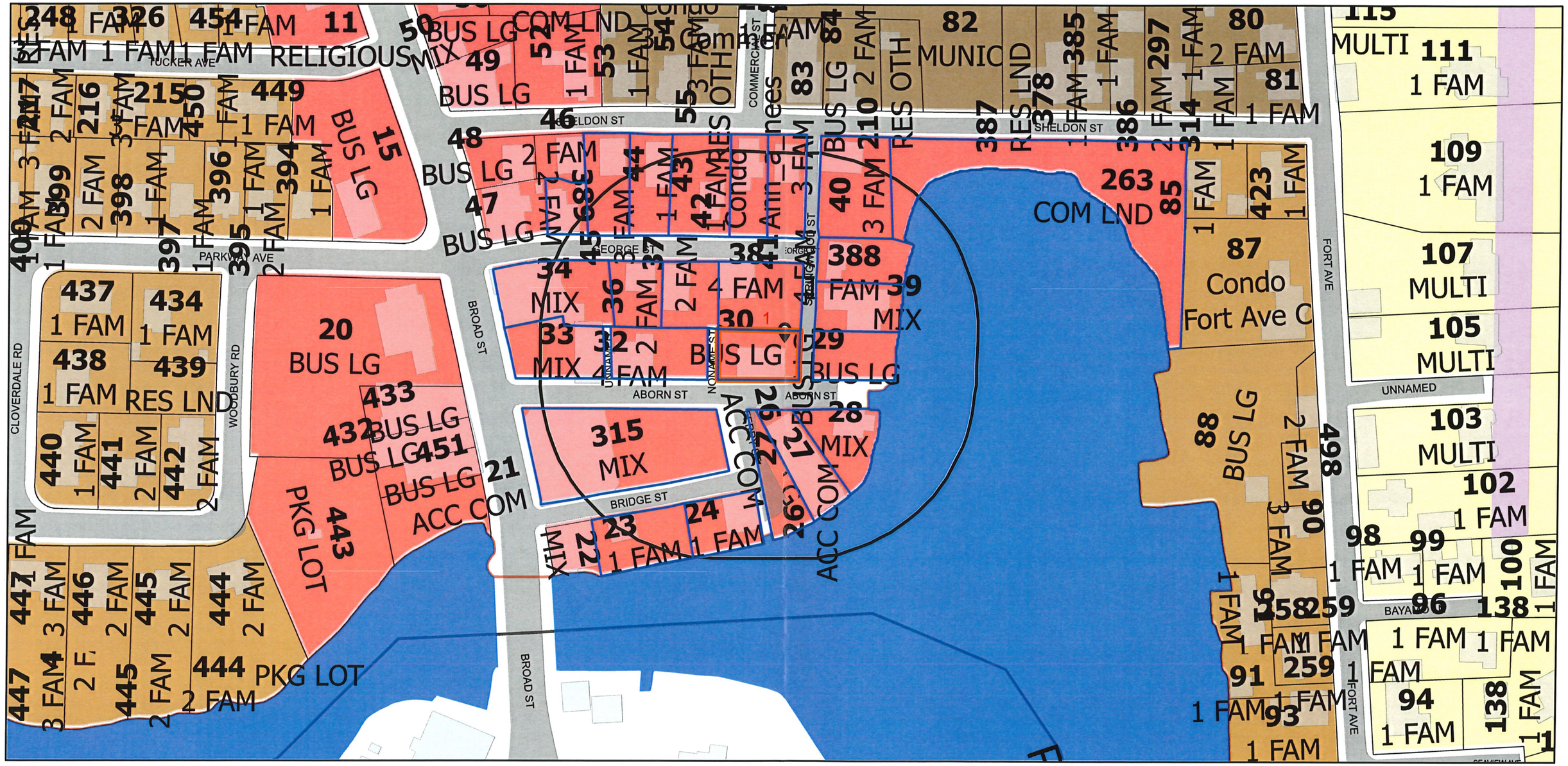
PROJECT DATA			
Project Name:	5 Aborn Street		
Address:	5 Aborn Street		
Assessor's Plat(s):	1	Lot(s):	30
Owner(s)/Applicant:	Bridge Group, LLC		
Engineer:			

SUBMISSION REQUIREMENTS	✓	DEPARTMENT COMMENTS
5 copies of the Application including plans.	✓	
1 electronic copy of the Application including all plans and documents submitted.	✓	
Filing fee of $500 plus $20 per acre for each full acre in the Development.	✓	
Identification of all permits required from state or federal agencies prior to commencement of construction.	NA	
Municipal lien certificate showing that all taxes are current.	✓	
List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.	✓	
Set of stamped envelopes addressed to the abutters in the order which they appear on said list.	✓	

PLAN REQUIREMENTS		
Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	✓	
Name of the Development, north arrow, scale, assessor's plat and lot number, benchmark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	✓	
Name and address of the owner of record, applicant and professionals preparing the plan.	✓	
Assessor's plat and lot number and names of all owners of land abutting the Development.	✓	
Zoning district boundaries and all the data necessary to show compliance with Zoning.	✓	
Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	✓	
Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	✓	
Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' counters where slopes are 15% or more. Elevations shall be referenced to the City's datum.	✓	
Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].	✓	
Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	✓	

		✓	DEPARTMENT COMMENTS
PLAN REQUIREMENTS CONT.	Location of existing/proposed utilities including sewers, water, gas and electricity with pipe sizes, elevations, slopes and directions of flow.	✓	
	Location, type and density of land uses that will be in the Development.		
	Renderings as needed to illustrate the visual impact on abutting properties.		
	Signage including location, size, design and illumination.		
	Exterior lighting including type, location, intensity, shielding and times of operation.		
	Landscape Plan including landscape materials, paving, lighting and street furniture. Said plan shall indicate the location, type and size of plantings at the time of planting and at maturity.		
	Site circulation showing access to and egress from the Development; size and location of driveways and curb cuts; parking, loading and outdoor storage areas; dumpsters and any off-site traffic improvements necessary to ensure public safety.		
	Profile and cross-section of proposed streets and sidewalks showing utilities.	✓	
SUPPORTING DOCUMENTATION	Impact assessment.	NA	
	Traffic impact study.	NA	
	Easements, Deed Restrictions, Covenants	NA	
	Maintenance plan.	NA	
	Monitoring plan.	NA	
LANDSCAPE REQUIREMENTS	15% of a Development's parcel shall be landscaped waiver request		
	One street tree shall be planted for every 35' of frontage.		
	A year-round buffer is a minimum of 8' in height.		
	Landscaped strips • Minimum 10' wide landscaped strip along property lines parallel to a street where parking or circulation areas abuts said street.		
	• Minimum 5' landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties.		
	• Where a residential use abuts non-residential use, a 25' wide buffer strip may be required.		
	Minimum of 10 SF of landscaped area shall be provided within a parking area for each parking space in said area.		
	20% of a parking area shall be shaded by deciduous trees that shall have a crown [canopy] of 30' at maturity surrounded by at least 100 SF of unpaved area.		
	Each row of parking spaces shall be terminated by a landscaped island not less than 6' wide and 12' long.		
	Continuous landscaped island not less than 8' wide shall be provided between every 4 rows of parking spaces.		

5 Aborn St 200' Radius Plat 1 Lot 30



5/6/2026, 11:16:46 AM

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial
- Parcels
- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

1:1,313

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km