



Record No: ZBR-26-2

Zoning Board of Review Application

Status: Active

Submitted On: 1/12/2026

Primary Location

555 PARK AVENUE
Cranston, RI 02910

Owner

MICHAEL SOLOMON
174 ENFIELD AVENUE PROVIDENCE, RI 02908-1243

Applicant

I hereby certify that I am the owner/authorized agent of the subject property. I further certify that I am the owner/authorized agent of the developmental rights for this property. By acknowledging this application, the Applicant(s) and Landowner(s) give permission to the City/Town staff and members of the Zoning Board of Review to access the property individually or as a group for purposes of a site inspection.

Name of Applicant*

Alexander Arango

Who is Submitting this Application?*

Other

Other Relation Description*

Designer

Owners Name*

Michael Solomon

Owner Authorization Affidavit* 



12122025_OWNER AFFIDAVIT
(2).pdf

PLEASE NOTE THAT IF THE OWNER OF SUBJECT PROPERTY IS AN LLC OR CORPORATION YOU WILL BE REQUIRED TO HAVE ATTORNEY REPRESENTATION.

Location for Application

Please Note - The Address and/or Plat/ lot is required to continue with this application

Property Location Type* Plat*

Plat/Lot 3

Lot(s)* ?

1577

Type of Application

Application Type* Proposed*

Dimensional Variance New Building

New Building Type* Total Square Footage*

One Family Dwelling 2484

Width in Feet* Length in Feet*

23 36

Height Above Grade* Number of Stories*

34 3

Setbacks:

Indicate the amount of Dimensional Relief being sought from the property boundaries (if none please indicate 0)

Front Yard in Feet*

2.3

Rear Yard in Feet*

0

Side Yard in Feet*

0

Corner Side Yard in Feet*

0

Height in Feet*

0

Provision(s) of the Zoning Ordinance (if known)

17.20.120 front yards

Describe the extent of the proposed alterations and the reasons for the requesting relief*

Develop substandard lot for a proposed one family dwelling building.

Existing Lot Specifications

Current Use of Premises*

Residential

Lot Area*

2718

Lot Frontage*

43.21

Lot Depth*

64

Applicant Sign off

I , the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY knowledge complete and correct in every detail.

Digital Signature*

 Willmar Arango

Jan 5, 2026

**ELMWOOD AVENUE
PARK AVENUE
STREET INDEX**

GENERAL

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION BOTH ON-SITE AND OFF-SITE. THIS PLAN IS INTENDED TO ALLOW ANY EROSION APPROVALS TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF, UPON ISSUANCE OF ANY ORDER, APPROVAL OR PERMIT BY ANY MUNICIPAL, STATE OR FEDERAL ENTITY, ANY ITEMS SPECIFIED HEREIN ARE IN CONFLICT WHICH SUCH ORDER, SAID ORDERS SHALL SUPERCEDE THE REQUIREMENTS SPECIFIED ON THIS PLAN.
2. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE TOWN OF GLOCESTER OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDER ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLE SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

1. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS, DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIAL SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
2. NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS. EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACES UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE. TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZED EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

SURVEY CLASSIFICATION:

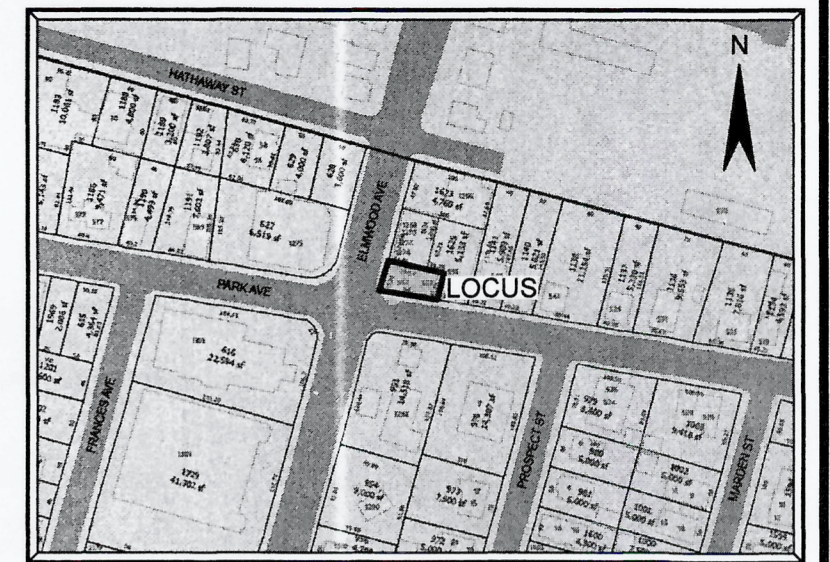
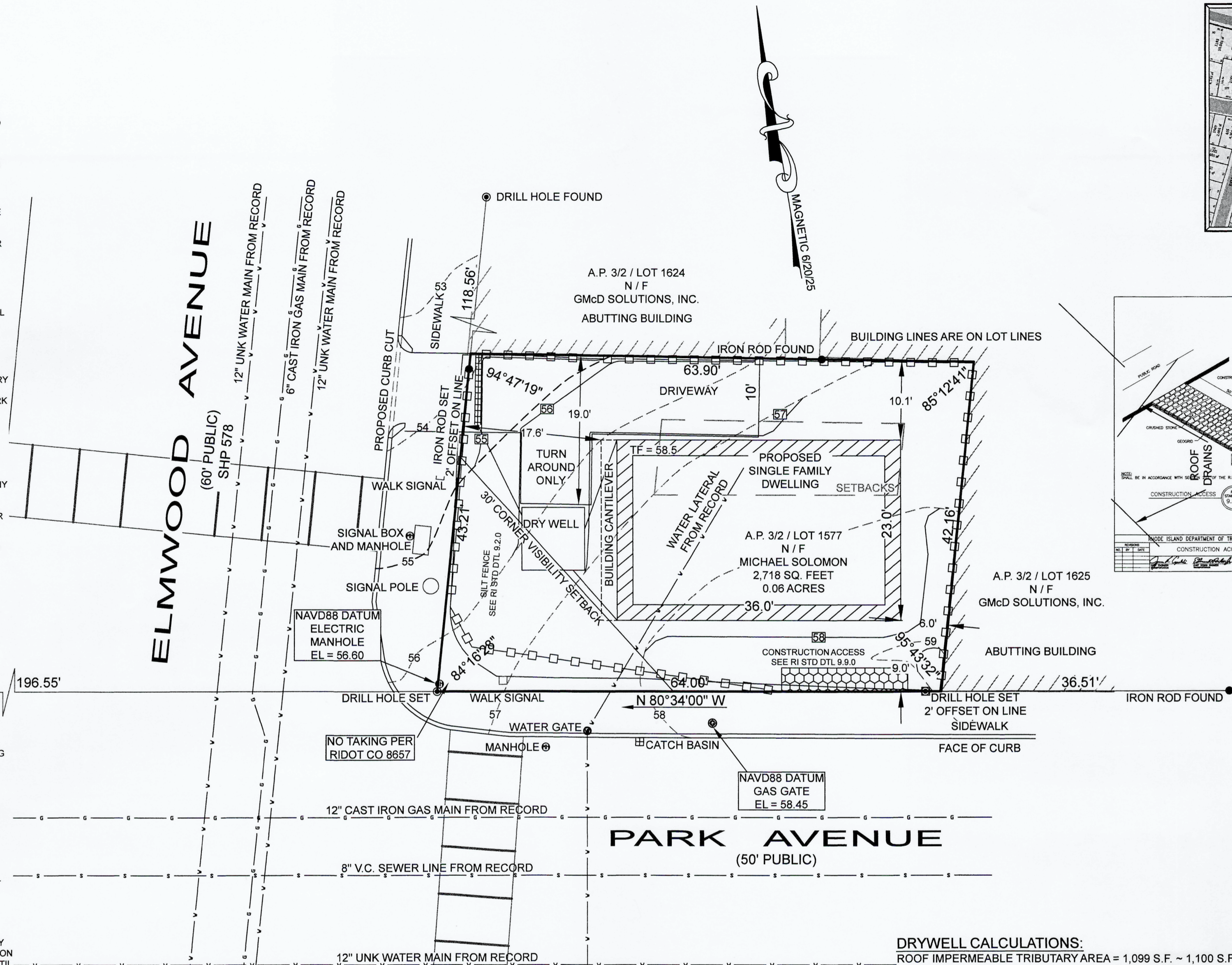
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

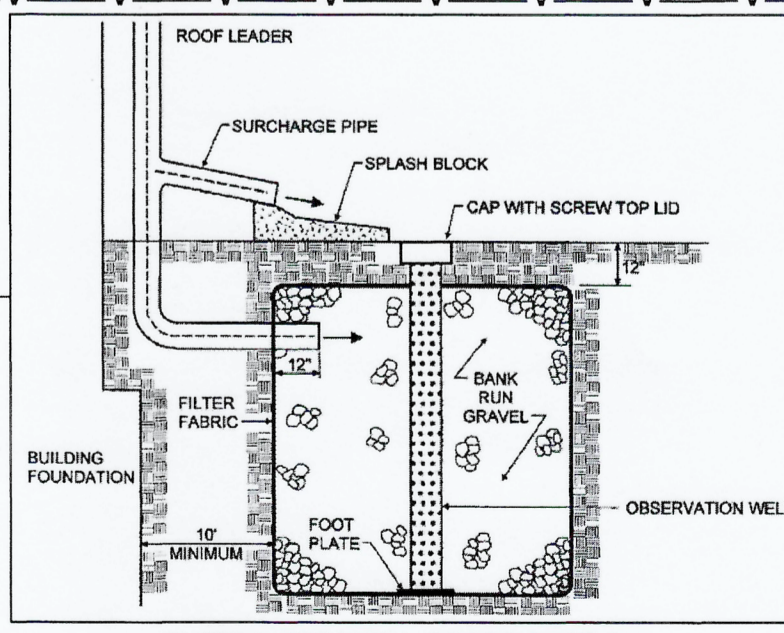
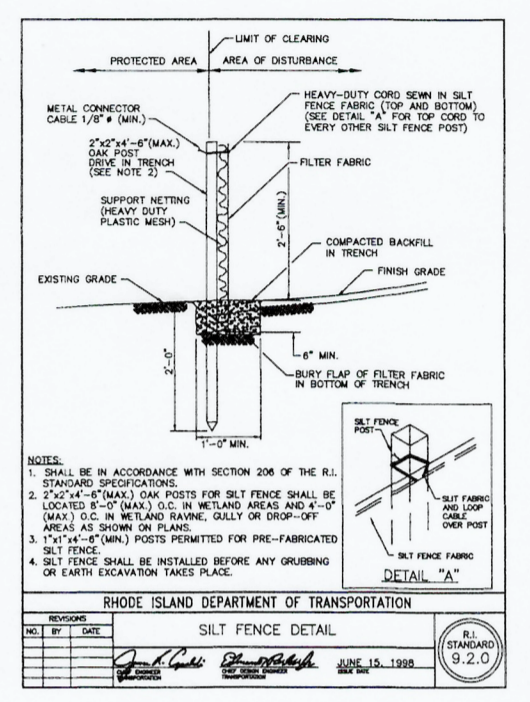
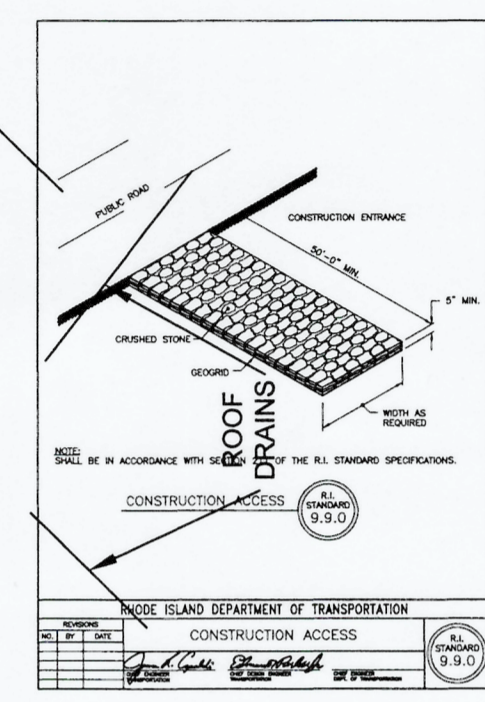
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

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

BY: *Richard T. Bzdyra* DATE: 10/07/25
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



**LOCUS MAP
NOT TO SCALE**



DRYWELL CALCULATIONS:
ROOF IMPERMEABLE TRIBUTARY AREA = 1,099 S.F. ~ 1,100 S.F.
WATER QUALITY VOLUME = 0.002104377104 ACRE-FT.
DRYWELL DEPTH = 48 IN.
POROSITY = 0.33
TIME TO FILL = 2 HR.
INFILTRATION RATE = 1.42 IN./HR.
BOTTOM AREA REQUIRED = 59 S.F.

1:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH = 8 FT, WIDTH = 8 FT.
8 FT. * 8 FT. = 64 S.F. 48" DRYWELL PROPOSED

- NOTE:**
1. FEMA ZONE: X / MAP: 44007C0318H / DATED: 09-18-13
 2. S.H.G.W.T. = 6 FT.
 3. SOILS ON SITE CONSISTS ENTIRELY OF MERRIMAC-URBAN LAND COMPLEX (MU), WHICH ARE CONSIDERED SUITABLE FOR DEVELOPMENT.

**ZONING DISTRICT B-2
SINGLE FAMILY**

	REQUIRED	ALLOWED	PROPOSED
MINIMUM LOT AREA:	6,000 S.F.	2,718 S.F. (45%)	2,718 S.F.
MINIMUM LOT FRONTAGE:	60 FT.	27 FT.	43.2 FT.
MINIMUM SETBACKS: FRONT:	25 FT.	11.3 FT.	17.5 FT.
SIDE:	8 FT.	3.6 FT.	9.0 FT.
REAR:	20 FT.	9 FT.	6.0 FT.
MAXIMUM LOT COVERAGE:	35%	35%	48.8%
MAXIMUM STRUCTURE HEIGHT:	35 FT.	35 FT.	35 FT.

**SOIL EROSION &
SEDIMENTARY CONTROL PLAN**

A.P. 3/2 / LOT 1577
555 PARK AVENUE
CRANSTON, RI 02910
SCALE: 1"=10' DATE: JULY 24, 2025
REVISED: OCTOBER 7, 2025

PREPARED FOR:
JUAN DEL CARMEN
15 PINE CREST DRIVE
JOHNSTON, RI 02919
PHONE: (401) 390-1118



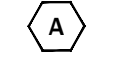
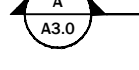
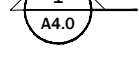
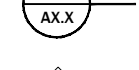
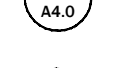






SHEET: 3 OF 3
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 11125 / DWG. NO. 11125 - (AR)
GRAPHIC SCALE: 1" = 10'
0 10 20 30

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
- THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
- ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND DESIGNER FOR THEIR RECORDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE DESIGNER PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE DESIGNER DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE DESIGNER OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
- CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
- THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ANY VARIATIONS FROM INDICATED DIMENSIONS OR CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGNER.
- NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER.
- PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION. IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
- ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
- THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B. OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
- ALL WALLS TO BE LAID OUT AT 90-DEGREE ANGLES UNLESS OTHERWISE NOTED.
- THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
- ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
- MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
- THERMOSTATS SHALL NOT BE LOCATED IN THE CENTER OF A WALL, ON AN ACCENT/SPECIALTY WALL, OR IN A LOCATION WHICH CONFLICTS WITH FURNISHINGS WITHOUT THE ARCHITECT'S APPROVAL.
- WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE DESIGNER SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
- ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE DESIGNERS WRITTEN AUTHORIZATION.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
- DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES. DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS UNLESS OTHERWISE NOTED.

SYMBOL LEGEND

-  Wall Type (see wall type schedule)
-  Door Type (see door schedule)
-  Window Type (see window schedule)
-  Building Section
-  Wall Section
-  Detail Number
-  Elevation (without line)
-  Interior Elevation Mark
-  Elevation Mark
-  Room Name / Number
-  Column Line
-  Centerline
-  Revision Tag

ABBREVIATIONS

- A.C.I. AMERICAN CONCRETE INSTITUTE
- BLDG. BUILDING
- CONC. CONCRETE
- C.J. CONTROL JOINT
- COL. COLUMN
- DET. DETAIL
- DIA. DIAMETER
- DN. DOWN
- EL/ELEV. ELEVATION
- ELEC. ELECTRICAL
- EQ. EQUAL
- FIN. FINISH
- FLR. FLOOR
- GALV. GALVANIZED
- GYP. GYPSUM
- I.D. INSIDE DIAMETER
- JT. JOINT
- MECH. MECHANICAL
- MIN. MINIMUM
- N.T.S. NOT TO SCALE
- NO. NUMBER
- O.C. ON CENTER
- OPG. OPENING
- O.D. OUTSIDE DIAMETER
- U.N.O. UNLESS NOTED OTHERWISE
- REF. REFERENCE
- R. RISER
- R.O. ROUGH OPENING
- RM. ROOM
- S/STL. STAINLESS STEEL
- STRUCT. STRUCTURAL
- SPEC. SPECIFICATIONS
- T.O. TOP OF (...)
- T.O.CONC. TOP OF CONCRETE
- T.O.F. TOP OF FRAMING
- T.O.STL. TOP OF STEEL
- T.O.W. TOP OF WALL
- T. TREAD
- TYP. TYPICAL
- @ AT
- + AND
- BD. BOARD
- A.F.F. ABOVE FINISHED FLOOR
- U.O.N. UNLESS OTHERWISE NOTED
- V.I.F. VERIFY IN FIELD

SCOPE OF WORK

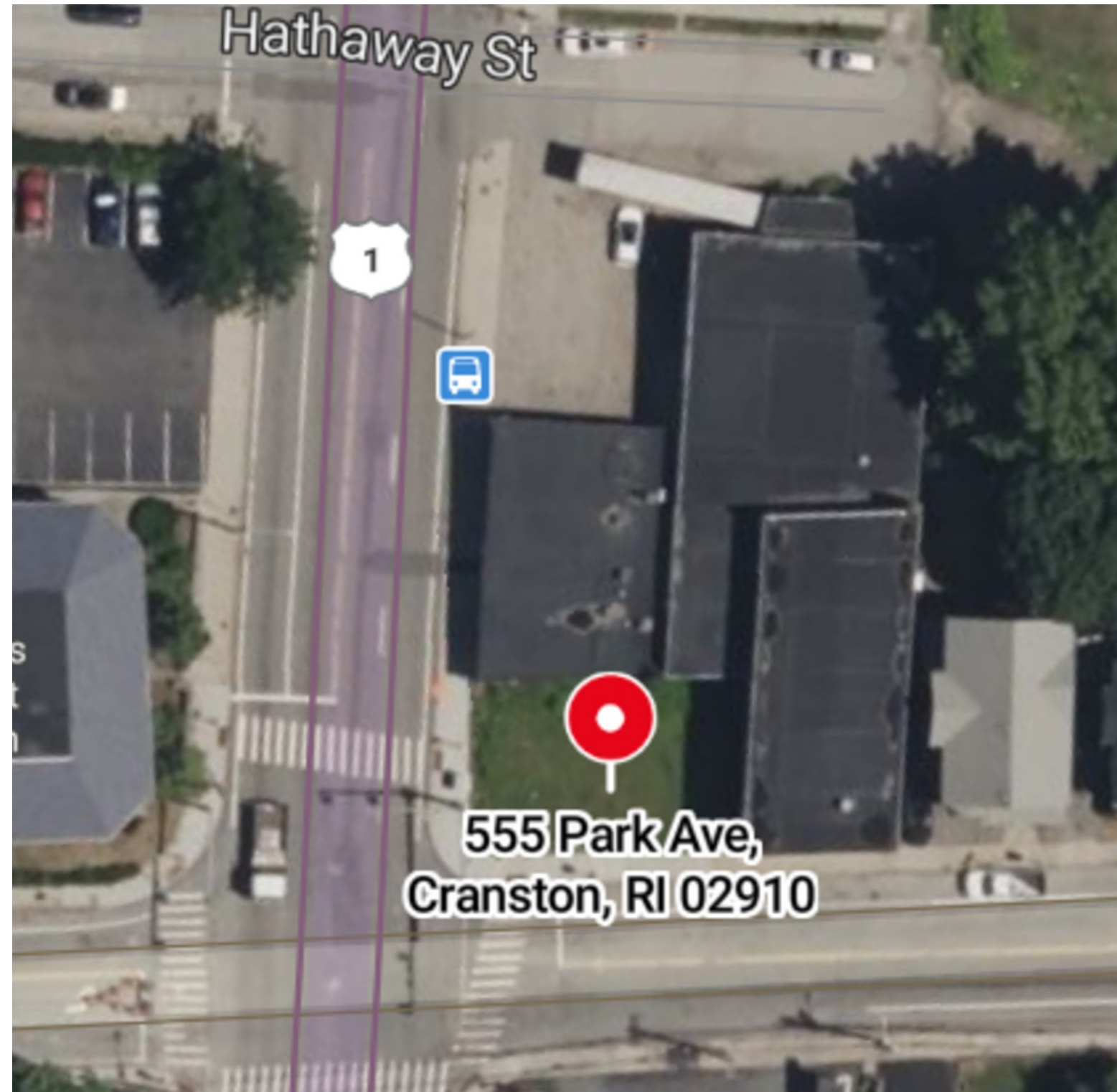
LEGALIZE AS BUILT CAR PORT. OBTAIN BUILDING PERMIT TO LIFT STOP WORK ORDER. COMPLY WITH SIDE & REAR SETBACK REGULATIONS.

SCHEDULES

WINDOW SCHEDULE
DOOR SCHEDULE
PLUMBING SCHEDULE

DRAWING LIST

- GENERAL NOTES & LOCUS
- ZONING MAP, TAX MAP, SITE PLAN
- FLOOR PLANS
- FLOOR, ROOF PLAN, DETAILS
- ELEVATIONS
- SECTIONS, DETAILS



LOCUS + 555 PARK AVE

IN SITU

DESIGN & BUILD LLC.

03.15.2025
ISSUED FOR CONSTRUCTION PERMIT

DESIGNER
W. ALEXANDER ARANGO
125 FREET ST.
PAWTUCKET RI 02860
401-603-7345
alexander.arango@institudesignbuild.com

CONTRACTOR
name
address
phone

CONSULTANT
name
address
phone

CONSULTANT
name
address
phone

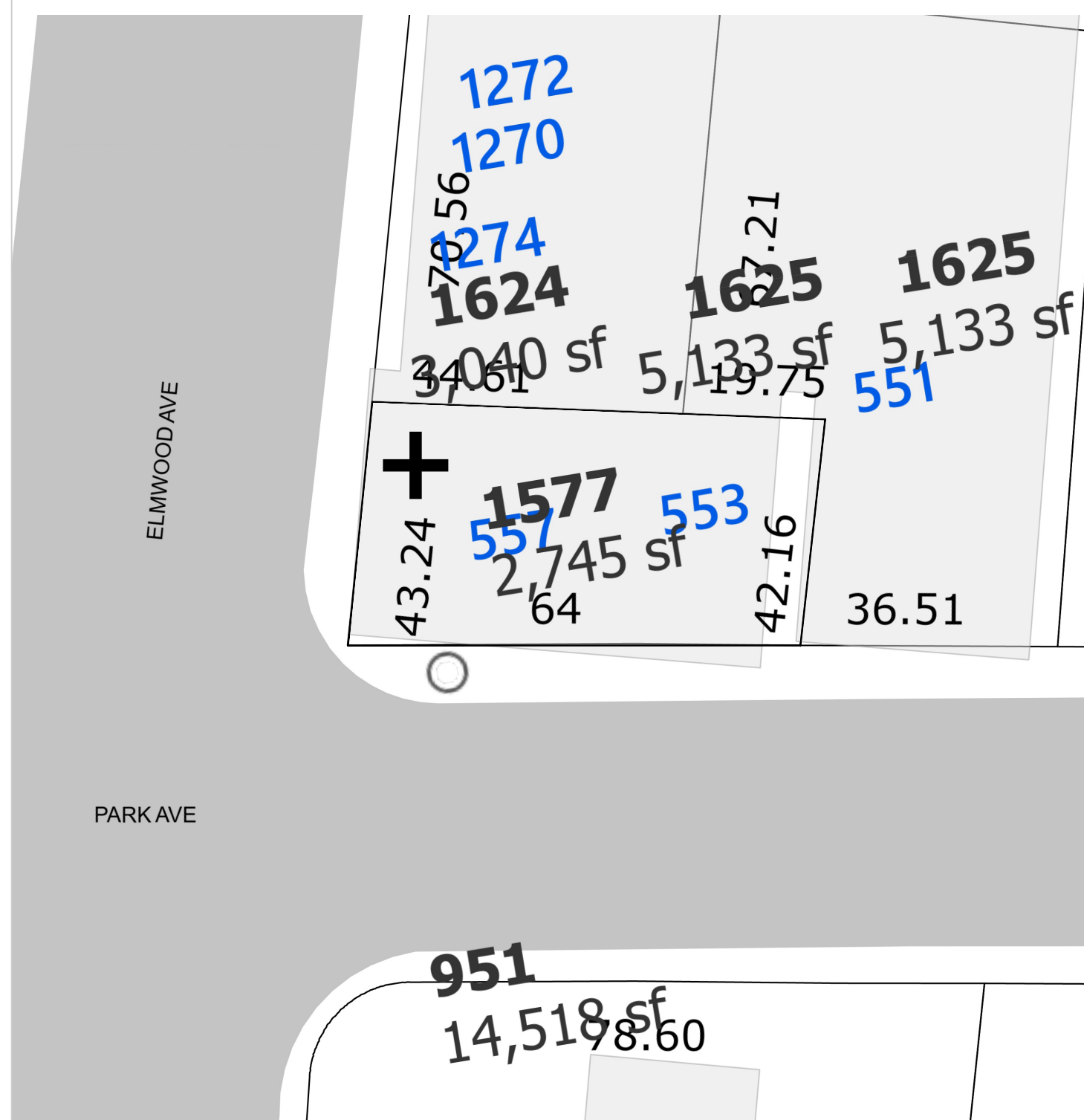
CONSULTANT
name
address
phone

CONSULTANT
name
address
phone

5555 PARK AVE.



1 CITY OF CRANSTON ZONING MAP
Scale: NTS.



2 CITY OF CRANSTON TAX MAP
Scale: NTS.

ZONING

RESIDENTIAL USE. B2

DIMENSIONAL REGULATIONS:

MIN. LOT AREA= 6,000 SF
EXIST. SUBSTANDARD LOT SIZE= 2,745 SF

MAX. BLDG. HEIGHT = 35'-0"
PROPOSED BLDG. HEIGHT 34'-10"

MAX. BLDG. COVERAGE= 35% (2,745 SF x 35%)= 960.75 SF
PROPOSED LOT COVERAGE = 45.7% (2,745 SF x 45.7%)= 1,254.47 SF

17.20.040 - CONFORMANCE TO DISTRICT REGULATIONS REQUIRED.

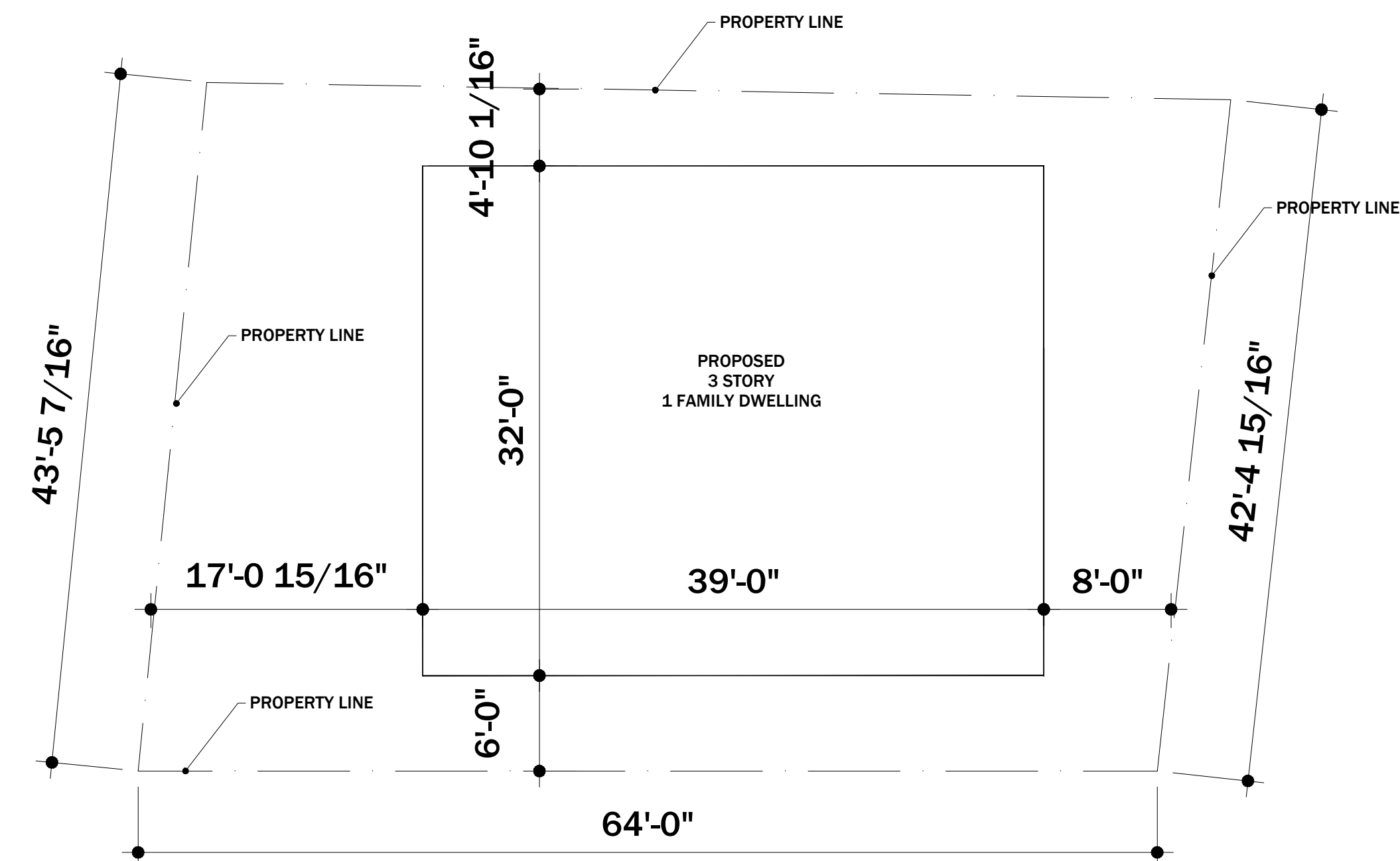
B. DEVELOPMENT PROPOSALS.

1. PRIMARY STRUCTURES SHALL BE PERMITTED ON SUBSTANDARD LOTS OF RECORD UNLESS SAID LOT IS MERGED TO FORM A CONFORMING LOT PER SECTION 17.88.010, SUBSTANDARD LOTS OF RECORDS AND LOT MERGERS, AND PROVIDED THAT THE LOT HAS SUFFICIENT ACCOMMODATIONS FOR VEHICULAR ACCESS INCLUDING THAT REQUIRED FOR EMERGENCY VEHICLES AS DETERMINED BY THE FIRE CHIEF OR HIS/HER DESIGNEE. SUCH PROPOSALS SHALL NOT REQUIRE CONFORMANCE WITH MINIMUM LOT AREA AND LOT WIDTH AND FRONTAGE.

THE SETBACK, FRONTAGE, AND/OR LOT WIDTH REQUIREMENTS FOR A STRUCTURE SUBJECT TO THIS SECTION AND SECTION 17.88.010 SHALL BE REDUCED AND THE MAXIMUM BUILDING COVERAGE SHALL BE INCREASED BY THE SAME PROPORTION AS THE LOT AREA OF THE SUBSTANDARD LOT IS TO THE MINIMUM LOT REQUIREMENT OF THE ZONING DISTRICT IN WHICH THE LOT IS LOCATED. THIS PROVISION SHALL NOT APPLY TO MULTI-FAMILY DEVELOPMENT WHICH ARE SUBJECT TO SECTION 17.20.090, SPECIFIC REQUIREMENTS AND SECTION 17.20.120, SCHEDULE OF INTENSITY REGULATIONS.

CODES

CITY OF CRANSTON ZONING ORDINANCE
IBC 2021 1&2 FAMILY RESIDENTIAL CODE



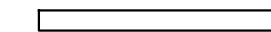
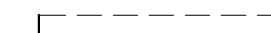
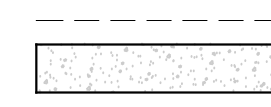
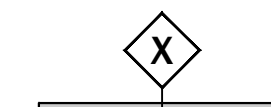
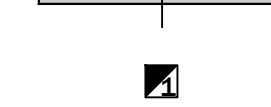



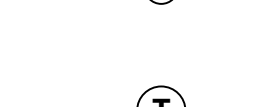
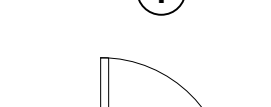
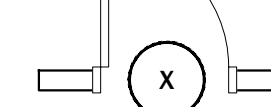
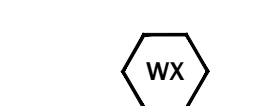
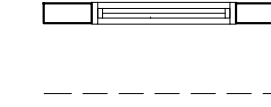
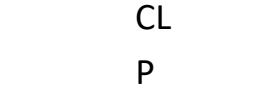
NOTE:

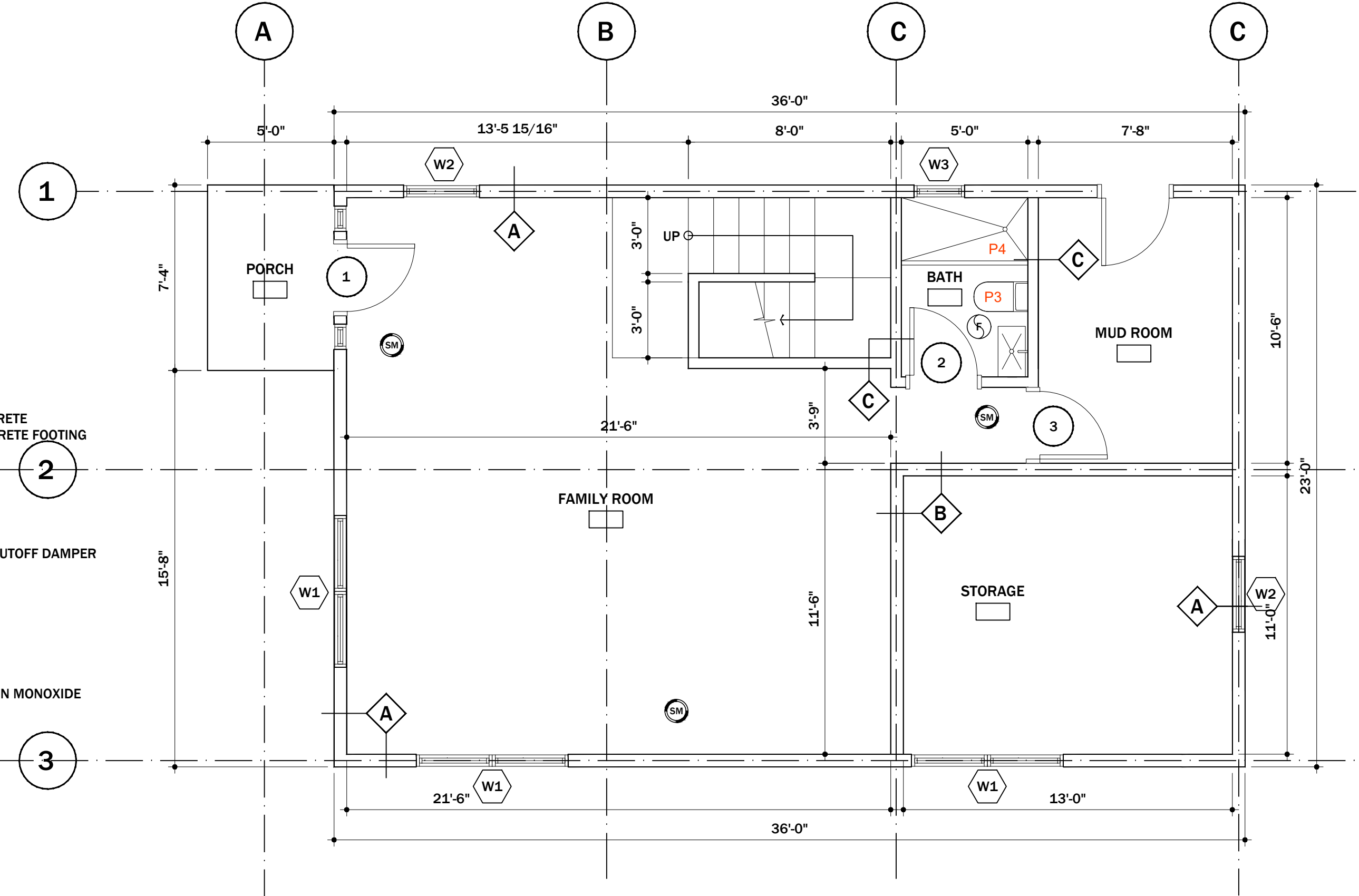
SITE PLAN HAS BEEN DRAWN WITH INFORMATION GATHERED FROM THE CITY OF CRANSTON, TAX ASSESSOR DEPARTMENT AND ZONING DEPARTMENT.

3 SITE PLAN
Scale: 1/8"=1'-0"

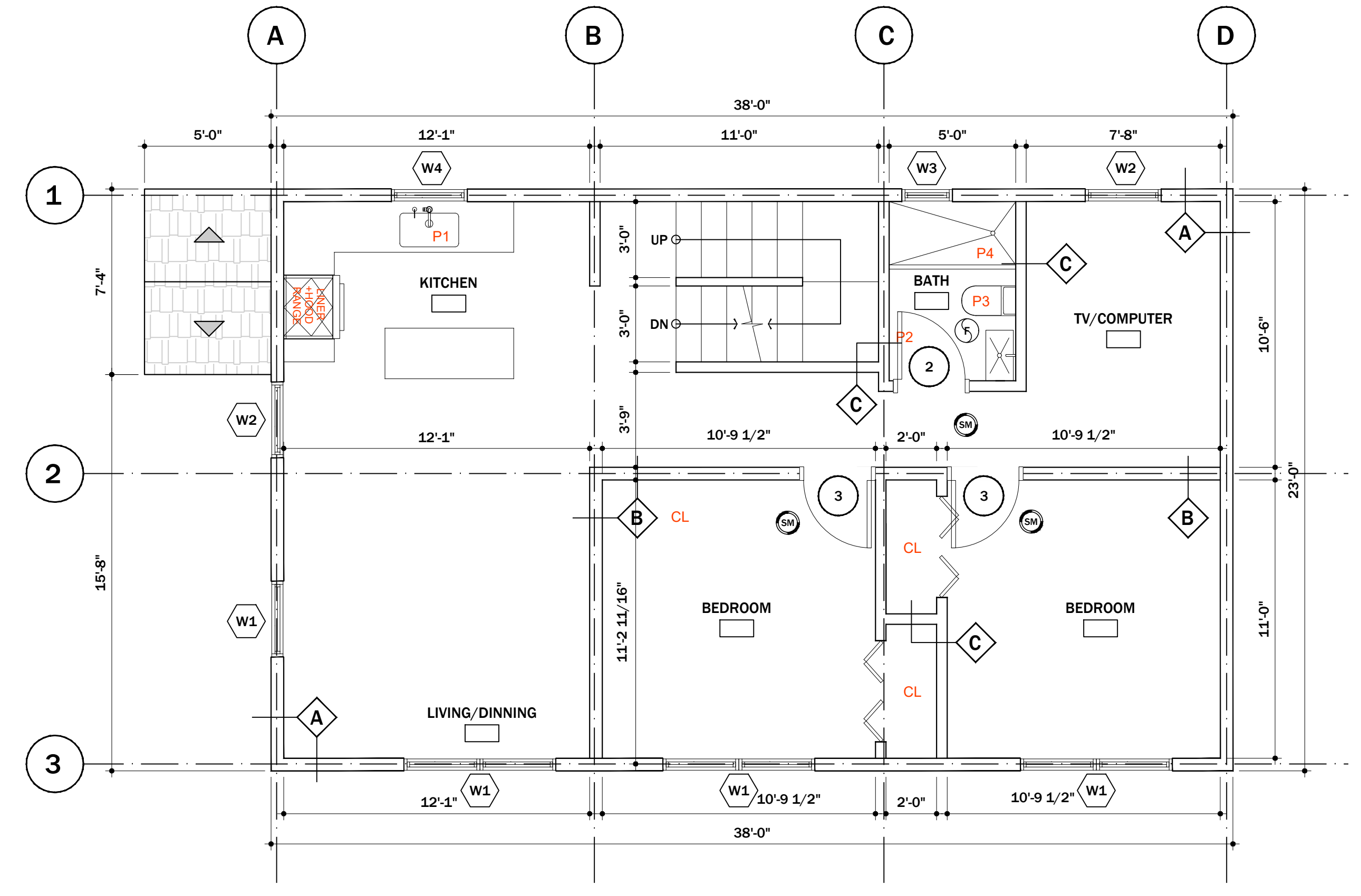


LEGEND

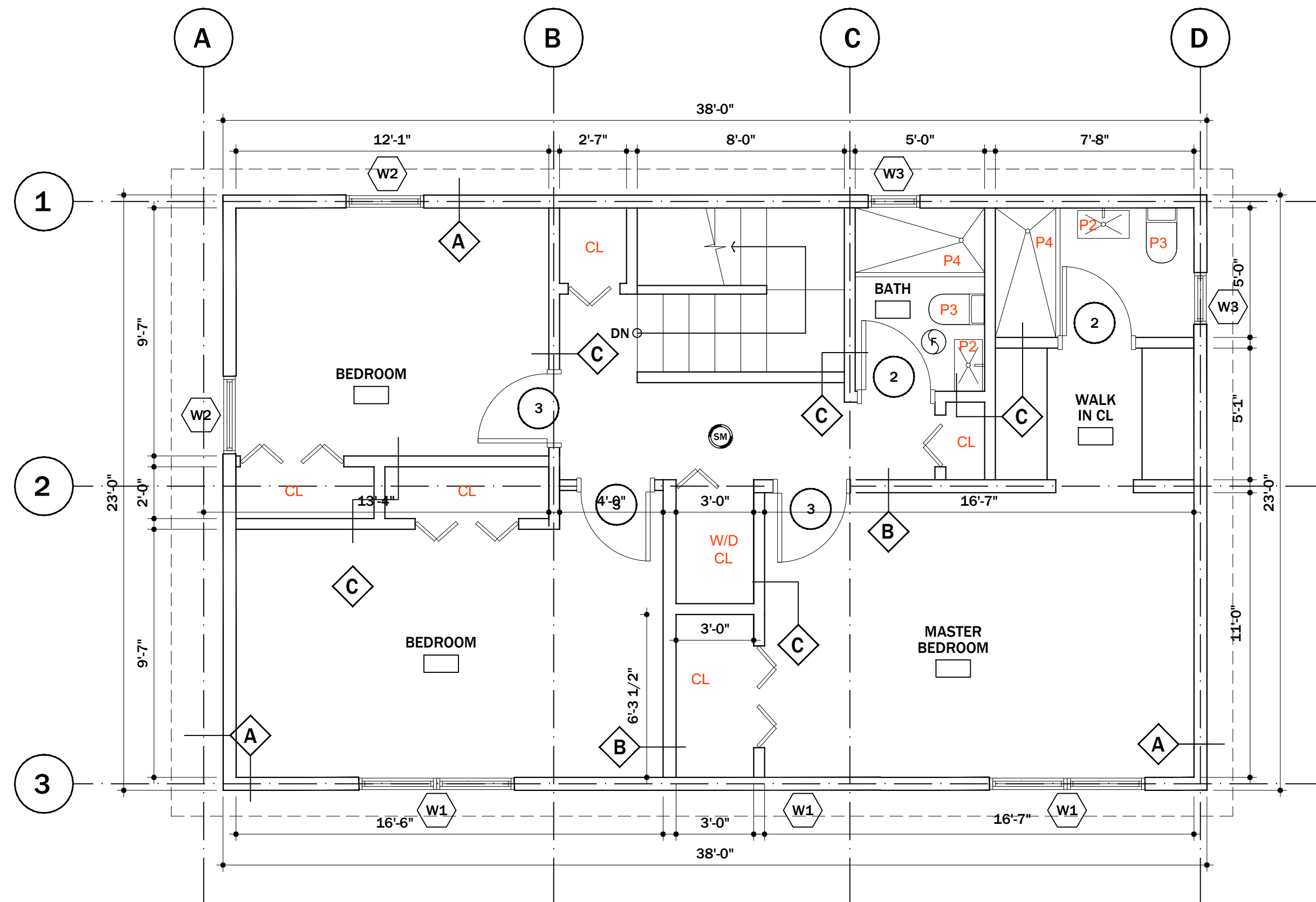
-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED
-  PROPOSED 12" CAST-IN-PLACE CONCRETE FOUNDATION WALL w/ 24"x12" CONCRETE FOOTING
-  PROPOSED WALL, SEE WALL TYPES
-  EXHAUST TO OUTSIDE w/ GRAVITY SHUTOFF DAMPER
1: 70 cfm (MIN 1.4 cfm/W);
2: 250 cfm (MIN 2.8 cfm/W)
(SUGGESTED LOCATION)
-  FLOOR / AREA DRAIN
(SUGGESTED LOCATION)
-  BATTERY-OPERATED SMOKE / CARBON MONOXIDE DETECTOR (SUGGESTED LOCATION)
-  HEAT DETECTOR (SUGGESTED LOCATION)
-  PROPOSED THERMOSTAT CONTROL (SUGGESTED LOCATION)
-  INDICATES NEW DOOR
-  INDICATES NEW WINDOW
-  = CABINETS OR SHELVES ABOVE
-  = CLOSET
-  = PANTRY



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



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



3 THIRD FLOOR PLAN
Scale: 1/4"=1'-0"

555 PARK AVE.

BOSTON, RHODE ISLAND

Project No. 25-13

IN SITU
DESIGN & BUILD LLC.
arqinsitu99@gmail.com
401-6037345

W. ALEXANDER ARANGO
BACHELOR IN ARCHITECTURE
MASTER IN URBAN DESIGN
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

Consultant.

Revisions

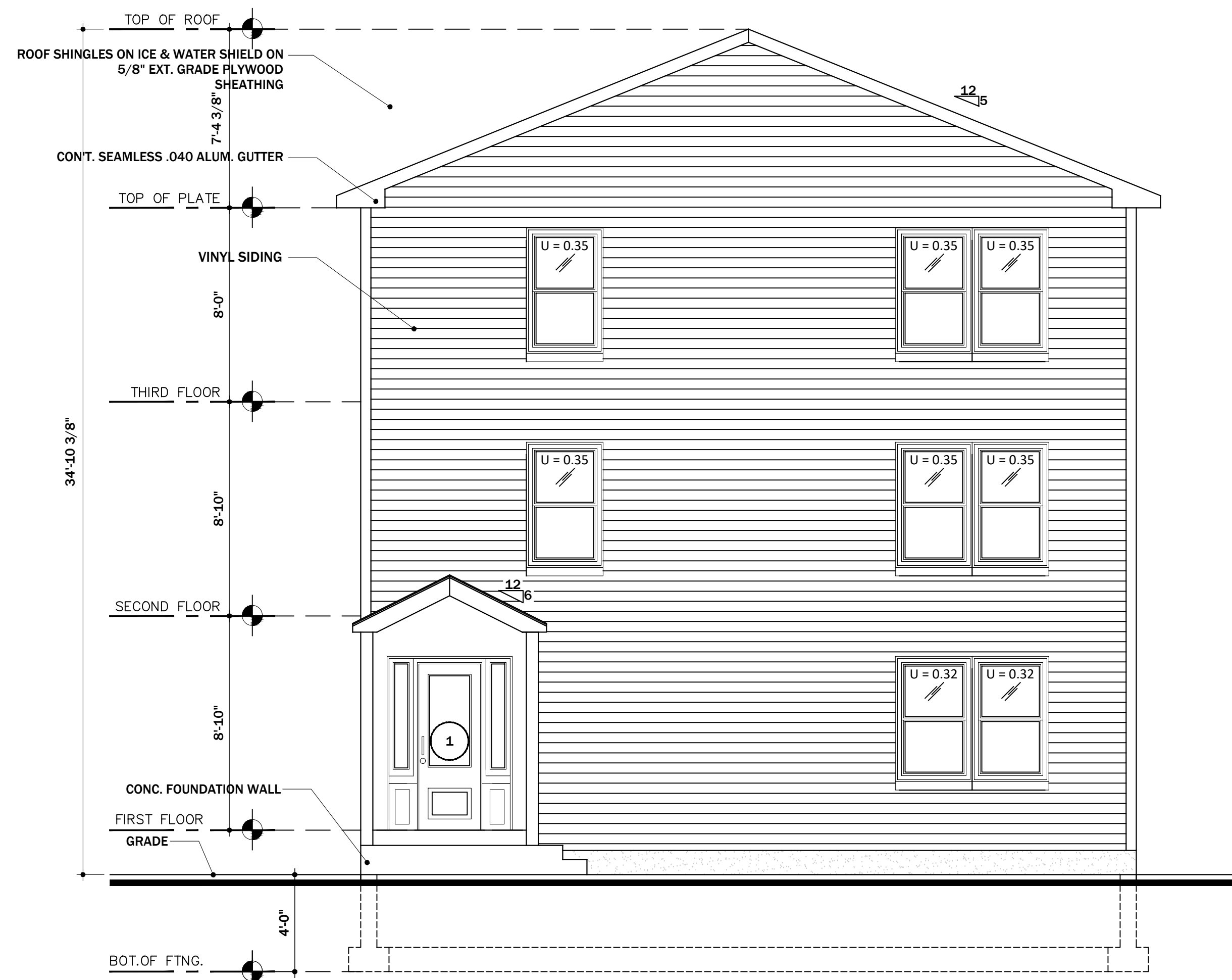
1	

03-15-2025

Project North



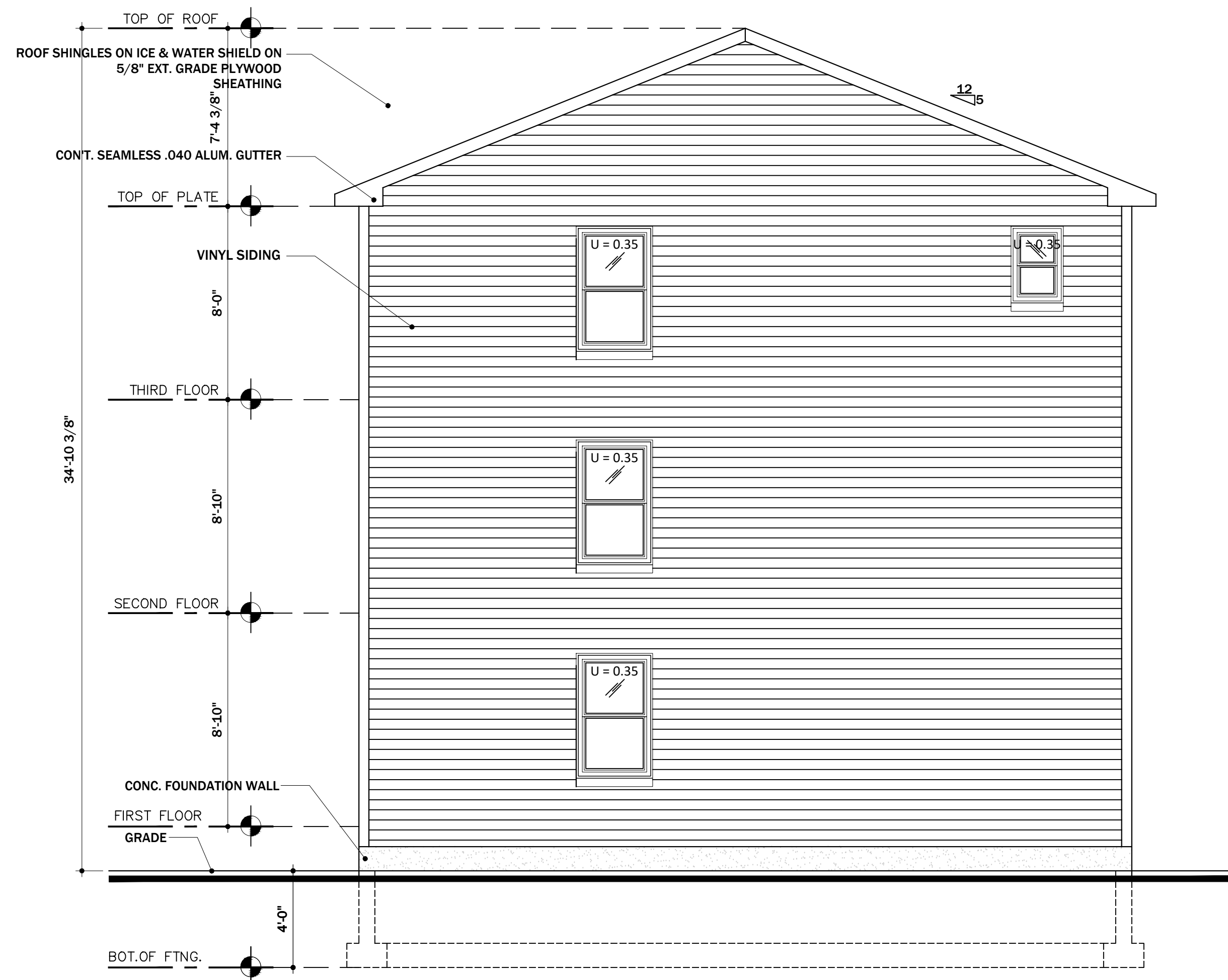
Scale 1/4"=1'-0"



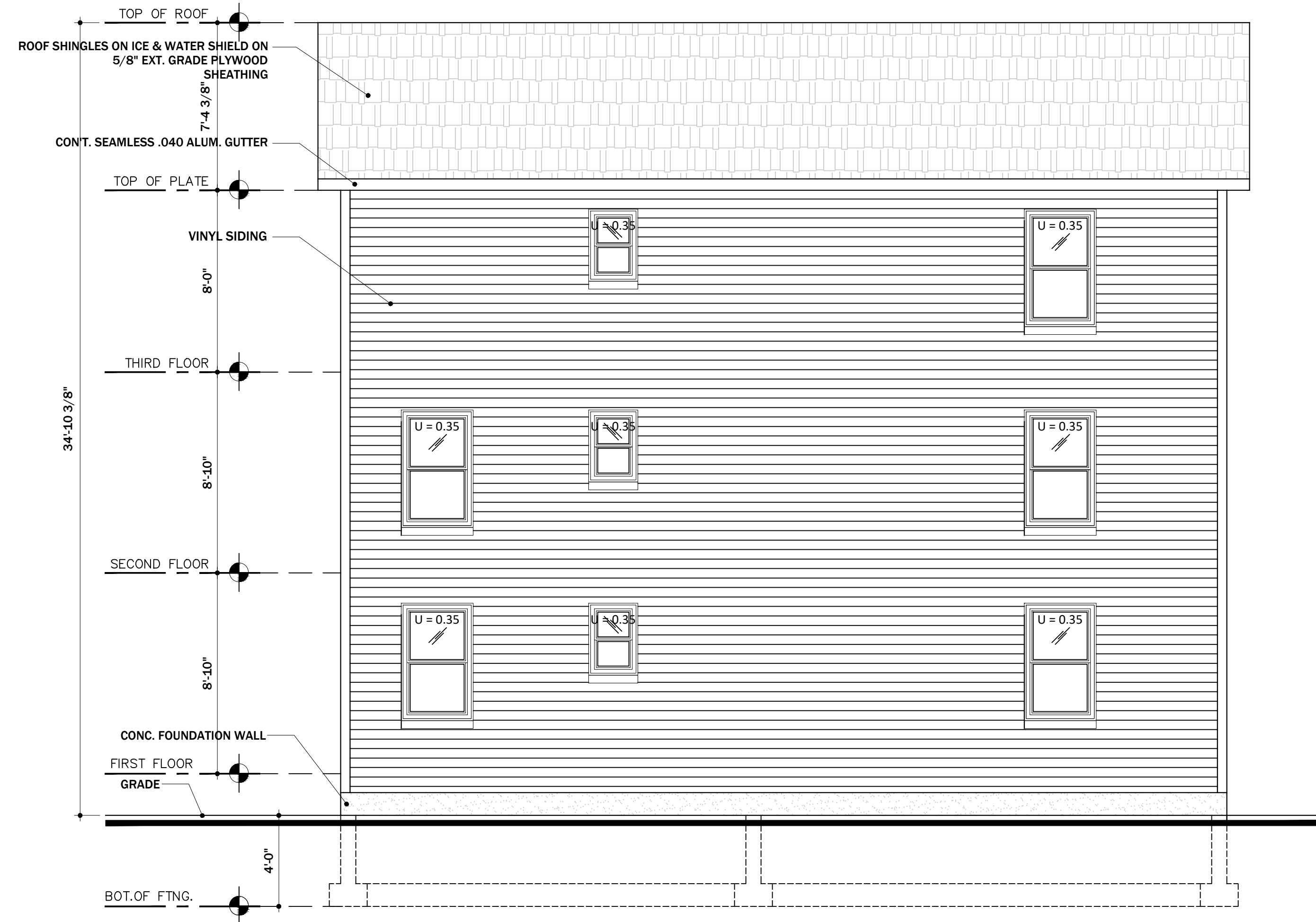
1 FRONT ELEVATION @ ELMWOOD AVE
Scale: 1/4"=1'-0"



2 FRONT ELEVATION @ PARK AVE
Scale: 1/4"=1'-0"



3 RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"



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

555 PARK AVE.
BRANFORD, RHODE ISLAND

Project No. 25-13

IN SITU
DESIGN & BUILD LLC.
arqinsitu99@gmail.com
401-6037345

W. ALEXANDER ARANGO
BACHELOR IN ARCHITECTURE
MASTER IN URBAN DESIGN
AMERICAN INSTITUTE OF ARCHITECTS ASSOCIATE

Consultant.

Revisions



03-15-2025

Project North

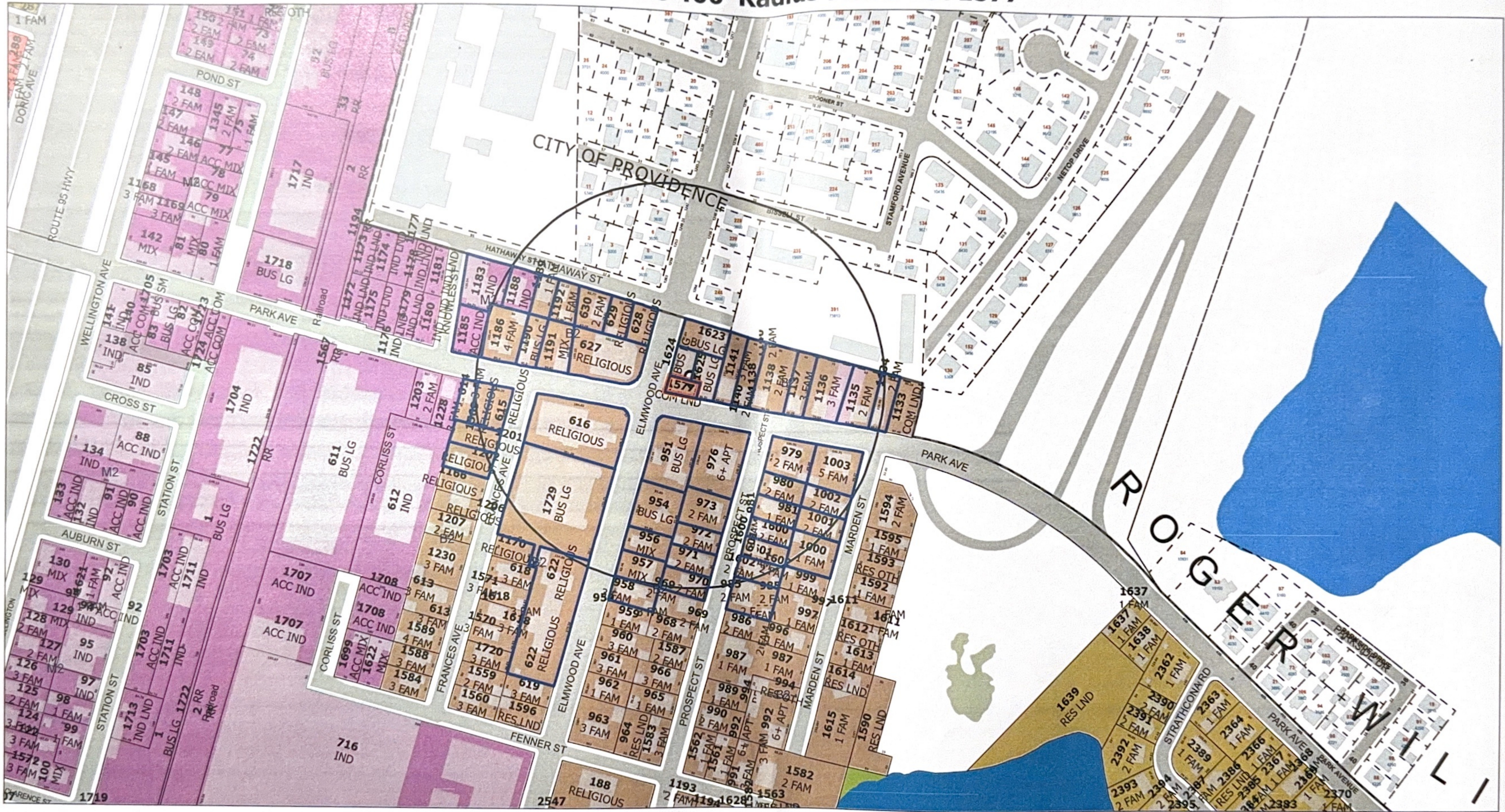


Scale 1/4"=1'-0"

4 of 6

Sheet No. © 2025

555 Park Ave 400' Radius Plat 3 Lot 1577



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

- | | | | | | |
|-------------------------------------|-------------------|---------------------------|-----|----|-------|
| Parcel in Buffer | Prov Parcels | Parcels | A80 | B2 | M1 |
| Selected Parcels | Hydro Poly 2001 | Cemeteries | A20 | C1 | M2 |
| Selected Parcels Buffer | Stream/Water Body | Cranston Boundary | A12 | C2 | EI |
| Labels Radius Maps Lot and LU v2 | Swamp | Roads | A8 | C3 | MPD |
| Streets Names | Buildings | Historic Overlay District | A6 | C4 | S1 |
| West Warwick Parcels-Reference Only | Cranston Boundary | Zoning none | A6 | C5 | Other |
| | Easements partial | | B1 | | |



Map created by Web Application on 9/24/2025 9:41 AM

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

Abbuter's List: 555 Park Ave 400 Radius Plat 3 Lot 1577

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
3-1000-0	17 MARDEN STREET SINGLE FAM MDL01	JOAN E BOULANGER DAVID M BOULANGER T/E 17 MARDEN ST CRANSTON, RI 02910
3-1001-0	13 MARDEN STREET TWO FAMILY	CYNTHIA R WOODBINE 13 MARDEN STREET CRANSTON, RI 02910-2213
3-1002-0	9 MARDEN STREET TWO FAMILY	CARLA A PACHECO PAUL A PACHECO T/E 8 CASTLETON DRIVE CRANSTON, RI 02921-2413
3-1003-0	526 PARK AVENUE 5 FAMILY MDL01	PEDRO MONTESINO 526 PARK AVE CRANSTON, RI 02910-2349
3-1134-0	519 PARK AVENUE TWO FAMILY	ALINO ROSARIO YOLANDA NEGRON JT 519 PARK AVENUE CRANSTON, RI 02910-2346
3-1135-0	521 PARK AVENUE TWO FAMILY	CARMEN X NUNEZ DETEJADA BRYLEN RAFAEL TEJADA NUNEZ 63 SALMON ST #302 PROVIDENCE, RI 02909-4135
3-1136-0	531 PARK AVENUE THREE FAM MDL01	WILLIAN ROBLES 531 PARK AVENUE CRANSTON, RI 02910-2371
3-1137-0	535 PARK AVENUE THREE FAM MDL01	AGNES H GAN P.O. BOX 10125 CRANSTON, RI 02910-0097
3-1138-0	541 PARK AVENUE TWO FAMILY	VIBOL PRUM 541 PARK AVENUE CRANSTON, RI 02910-2346
3-1140-0	545 PARK AVENUE TWO FAMILY	RRJ MANAGEMENT LLC 99 HAZAEL STREET PROVIDENCE, RI 02908-1312
3-1141-0	547 PARK AVENUE THREE FAM MDL01	YOLANDA O ROSA 547 PARK AVE CRANSTON, RI 02910-2346
3-1183-0	80 HATHAWAY STREET INDUSTRIAL MDL96	SANFORD THIRD STEP LLC P O BOX 6154 WARWICK, RI 02887-6154
3-1185-0	0 PARK AVENUE ACC IND LD MDL00	SANFORD THIRD STEP LLC P O BOX 6154 WARWICK, RI 02887-6154
3-1186-0	579 PARK AVENUE 4 FAMILY MDL01	BELCHIKOO LLC 49 NORTH UNION ST PAWTUCKET, RI 02860-2030
3-1188-0	70 HATHAWAY STREET IND MDL 95	TOMLIN NICHOLAS 70 HATHAWAY STREET CRANSTON, RI 02907
3-1189-0	68 HATHAWAY STREET SINGLE FAM MDL01	ANTONIO ACOSTA 68 HATHAWAY ST CRANSTON, RI 02907-3726
3-1190-0	575 PARK AVENUE LRG BUS MDL94	GERALD J GIACOBBI STEPHEN M GREENE 575 PARK AVE CRANSTON, RI 02910-2324
3-1191-0	569 PARK AVENUE MIX USE MDL01	GERALD J GIACOBBI RESERVOIR ADVENTURES LLC 575 PARK AVE CRANSTON, RI 02910-2324
3-1192-0	66 HATHAWAY STREET SINGLE FAM MDL01	SOPHIA COLON 66 HATHAWAY CRANSTON, RI 02907-3726

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
3-1201-0	9 FRANCES AVENUE RELIGIOUS MDL00	ST MATTHEWS CHURCH CORP 15 FRANCES AVE CRANSTON, RI 02910
3-1202-0	13 FRANCES AVENUE RELIGIOUS MDL00	ST MATTHEWS CHURCH CORP 15 FRANCES AVE CRANSTON, RI 02910
3-1569-0	0 PARK AVENUE RELIGIOUS MDL00	ST MATTHEWS CHURCH CORP 15 FRANCES AVE CRANSTON, RI 02910
3-1577-0	555 PARK AVENUE COM LND POT	MICHAEL SOLOMON 174 ENFIELD AVENUE PROVIDENCE, RI 02908-1243
3-1600-0	14 PROSPECT STREET TWO FAMILY	JOSEPH NATALE 145 FOX RIDGE DRIVE CRANSTON, RI 02921
3-1601-0	18 PROSPECT STREET TWO FAMILY	MAUREEN ROMANO 20 PROSPECT ST CRANSTON, RI 02910
3-1602-0	22 PROSPECT STREET TWO FAMILY	JAMES A ARNALDO LIFE ESTATE 22 PROSPECT STREET CRANSTON, RI 02910-2216
3-1623-0	1266 ELMWOOD AVENUE LRG BUS MDL96	GMCD SOLUTIONS INC 95 KING PHILIP CIRCLE WARWICK, RI 02888-5515
3-1624-0	1272 ELMWOOD AVENUE LRG BUS MDL94	GMCD SOLUTIONS INC 95 KING PHILIP CIRCLE WARWICK, RI 02888-5515
3-1625-0	551 PARK AVENUE LRG BUS MDL96	GMCD SOLUTIONS INC 95 KING PHILIP CIRCLE WARWICK, RI 02888-5515
3-1729-0	1301 ELMWOOD AVENUE LRG BUS MDL94	ERISSA LLC 1600 MARKET ST STE 3300 PHILADELPHIA, PA 19103-7214
3-614-0	582 PARK AVENUE THREE FAM MDL01	LAUREN A FORTINI 582 PARK AVE CRANSTON, RI 02910-2352
3-615-0	1 FRANCES AVENUE RELIGIOUS MDL00	ST MATTHEWS CHURCH CORP 15 FRANCES AVE CRANSTON, RI 02910
3-616-0	1291 ELMWOOD AVENUE RELIGIOUS MDL94	SAINT MATTHEWS CHURCH CORPORATION 15 FRANCES AVENUE CRANSTON, RI 02910
3-622-0	1303 ELMWOOD AVENUE RELIGIOUS MDL94	THIRTEEN HUNDRED THREE ELMWOOD AVENUE ASSOCIATES 250 CENTERVILLE ROAD #E11 C/O PHOENIX PROPERTY MANAGEMENT INC
3-627-0	1275 ELMWOOD AVENUE RELIGIOUS MDL94	PEOPLES BAPTIST CHURCH 1275 ELMWOOD AVE CRANSTON, RI 02907
3-628-0	1265 ELMWOOD AVENUE RELIGIOUS MDL00	PEOPLES BAPTIST CHURCH 1275 ELMWOOD AVE CRANSTON, RI 02907
3-629-0	0 HATHAWAY STREET RELIGIOUS MDL00	PEOPLES BAPTIST CHURCH 1275 ELMWOOD AVE CRANSTON, RI 02907
3-630-0	56 HATHAWAY STREET TWO FAMILY	TORRES FRANCISCO 56 HATHAWAY ST CRANSTON, RI 02905
3-951-0	1282 ELMWOOD AVENUE LRG BUS MDL94	CARL C FERRUCCI FRANCES S FERRUCCI TRUSTEES 7 DARTMOUTH ROAD CRANSTON, RI 02920-6132

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
3-954-0	1290 ELMWOOD AVENUE LRG BUS MDL95	FORTINI ENTERPRISES LTD 1282 ELMWOOD AVE CRANSTON, RI 02910
3-956-0	1300 ELMWOOD AVENUE MIX USE MDL01	1300 ELMWOOD AVE LLC 1300 ELMWOOD AVE CRANSTON, RI 02910-2201
3-957-0	1302 ELMWOOD AVENUE MIX USE MDL94	SAINT GEORGE ENTERPRISES LLC 1341 HUGUENOT AVENUE STATEN ISLAND, NY 10312-5722
3-958-0	1306 ELMWOOD AVENUE THREE FAM MDL01	LIRIANA QUEZADA GENAODETORRES GERARDO A TORRES T/E 1306 ELMWOOD AVE CRANSTON, RI 02910-2201
3-970-0	27 PROSPECT STREET TWO FAMILY	JAMES L DAWSON PAUL DRAGON JT 27 PROSPECT STREET CRANSTON, RI 02910-2215
3-971-0	23 PROSPECT STREET TWO FAMILY	DANIEL R DYER DONNA M DYER T/E 19 PROSPECT ST CRANSTON, RI 02910-2215
3-972-0	19 PROSPECT STREET TWO FAMILY	DANIEL R DYER DONNA M DYER T/E 19 PROSPECT ST CRANSTON, RI 02910-2215
3-973-0	17 PROSPECT STREET TWO FAMILY	DANIEL R DYER DONNA M DYER T/E 19 PROSPECT ST CRANSTON, RI 02910-2215
3-976-0	7 PROSPECT STREET APT 6+ MDL94	BSJ PROPERTIES LLC SOUTH SIDE LLC 181 KNIGHT STREET WARWICK, RI 02886-1398
3-979-0	534 PARK AVENUE TWO FAMILY	SARA D FERRERAS 536 PARK AVE CRANSTON, RI 02910-2349
3-980-0	6 PROSPECT STREET TWO FAMILY	ROY C COSTA BARBARA L COSTA TRUSTEES 122 PARK VIEW BLVD CRANSTON, RI 02910-2333
3-981-0	8 PROSPECT STREET SINGLE FAM MDL01	TODD G LINTON JENNIFER R EIBEL JT 8 PROSPECT ST CRANSTON, RI 02910-2216
3-985-0	26 PROSPECT STREET TWO FAMILY	MARCOS MARTINEZ 26 PROSPECT ST CRANSTON, RI 02910-2216