

PROJECT INFO

ADDRESS: 110 LAURENS STREET
CRANSTON, RI 02910
LOT AREA: 7,600 SF
PARCEL NUMBER: 5-192-0
ZONE: B1
STORIES: 2

GENERAL NOTES

- IT IS THE SOLE RESPONSIBILITY OF THE OWNER/ BUILDER TO OBTAIN ALL BUILDING PERMITS AND TO VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS AND SITE CONDITIONS WITH THEIR CONTRACTOR, ENGINEER AND/ OR SURVEYOR PRIOR TO CONSTRUCTION.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES, AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

ABBREVIATIONS

- A

ALT

ANC

AB

AD

B

BRG

BM

BLKG

BD

BS

BW

BOT

BLDG

C

CLG

CJ

CT

CLR

COMB

CONC

CMU

CONN

CONT

D

(D)

DTL

DIAG

DIA

DIM

DR

DBL

DH

DS

D

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SPEC

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STD

STL

STN

ST STL

T

FOC

FOM

FOS

T&B

T & G

TOC

TOP

TOL

TOS

TOW

TYP

U

UNO

UG

V

V

VB

VF

VAC

VAR

VOL

W

WP

WO

WH

WD
- ALTERNATE

ANCHOR/ANCHORAGE

ANCHOR BOLT

AREA DRAIN

BEARING

BEAM

BLOCKING

BOARD

BOTH SIDES

BOTH WAYS

BOTTOM

BUILDING

CEILING

CEILING JOIST

CERAMIC TILE

CLEAR/CLEARANCE

COMBINATION

CONCRETE

CONCRETE MASONRY UNIT

CONNECTION

CONTINUOUS

DEMOLISH

DETAIL

DIAGONAL

DIAMETER

DIMENSION

DOOR

DOUBLE

DOUBLE HUNG

DOWNSPOUT

DRAIN

DRAWER

DRAWING

DOUGLAS FIR

DISH WASHER

EACH

ELEVATION

EQUAL

EXISTING

EXPOSED

EXTERIOR

FINISH

FINISH GRADE

FLASHING

FLOOR

FLOOR DRAIN

FLOOR JOIST

FOOT OR FEET

FOOTING

GAUGE

GALVANIZED

GLASS OR GLAZING

GLUE LAMINATED BEAM

GRADE

GYP SUM

HEADER

HEIGHT

HOSE BIB

INSULATION

INTERIOR

JOIST

LABEL

LAMINATE

LIGHT

MASONRY

MASONRY OPENING

MAXIMUM

MECHANICAL

NEW

NORTH

NOT IN CONTRACT

NOT TO SCALE

OVERHEAD

OVERHANG

PAINT/PAINTED

PANEL

PLASTIC LAMINATE

PLYWOOD

PROPERTY LINE

QUANTITY

REFERENCE

REGISTER

REINFORCE

REQUIRED

REVISION

SECTION

SHEDDING

SHEET

SIMILAR

SPECIFICATION

SQUARE

STANDARD

STEEL

STONE

STAINLESS STEEL

FACE OF CONCRETE

FACE OF MASONRY

FACE OF STUD

TOP AND BOTTOM

TONGUE AND GROOVE

TOP OF CONCRETE

TOP OF FOUNDATION

TOP OF LEDGE

TOP OF SLAB

TOP OF WALL

TYPICAL

UNLESS NOTED OTHERWISE

UNDERGROUND

VALVE / VOLT

VAPOR BARRIER

VERIFY IN FIELD

VACUUM

VARIABLE/VARIES

VOLUME

WATER PROOFING

WITHOUT

WATER HEATER

WOOD

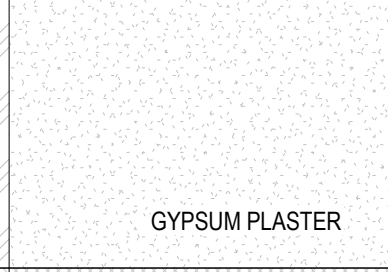
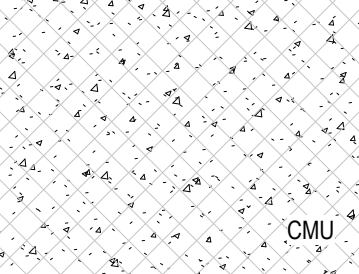
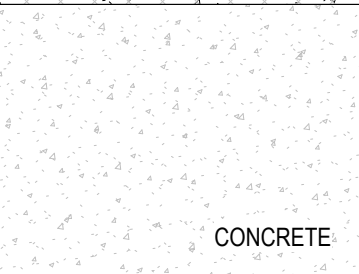
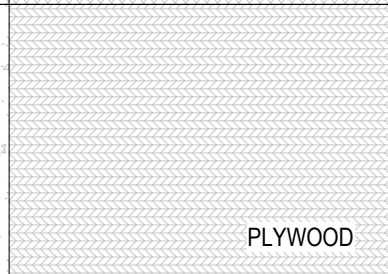
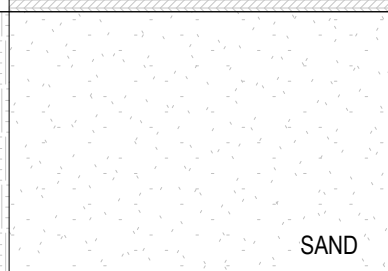
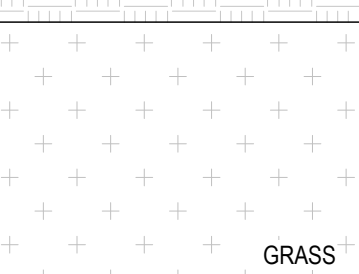
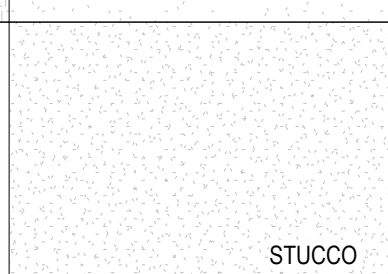
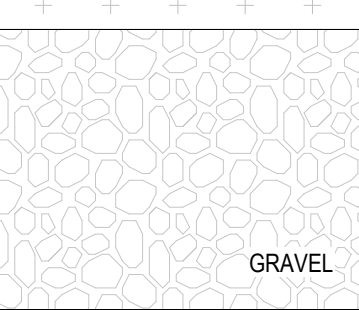
SCOPE OF WORK

IN 2004, AN APPLICANT REGIEVED APPROVAL FROM THE ZONING BOARD OF REVIEW TO CONVERT THIS SINGLE FAMILY DWELLING TO A TWO FAMILY DWELLING. HOWEVER, NO BUILDING PERMIT WAS PULLED FOLLOWING THE ZONING APPROVAL. THEREFORE THE ZBR DECISION FROM 2004 EXPIRED.

THIS DRAWING SET IS PREPARED FOR THE SAME REQUEST AT ZBR TO CONVERT THE EXISTING SINGLE FAMILY DWELLING AT 110 LAURENS STREET, CRANSTON, RI TO BE CHANGED TO A LEGAL TWO FAMILY DWELLING. THE ZBR APPLICATION IS REQUIRED PER A DIMENSIONAL VARIANCE FOR RESTRICTED FRONT, SIDE AND REAR YARD SET BACKS ON AN UNDERSIZED LOT.

THIS DRAWING SET PROVES COMPLIANCE WITH ALL OTHER ZONING REGULATIONS SUCH AS PARKING REQUIREMENTS, LOT COVERAGE, BUILDING HEIGHT AND FRONTAGE.

MATERIALS

	ALUMINUM		GYPSUM PLASTER
	CMU		INSULATION
	CONCRETE		PLYWOOD
	EARTH		SAND
	GRASS		STUCCO
	GRAVEL		WOOD

PROJECT TEAM

OWNER: APRIL WOODWORTH
DESIGNER: VISIONARY DESIGN & BUILD LLC

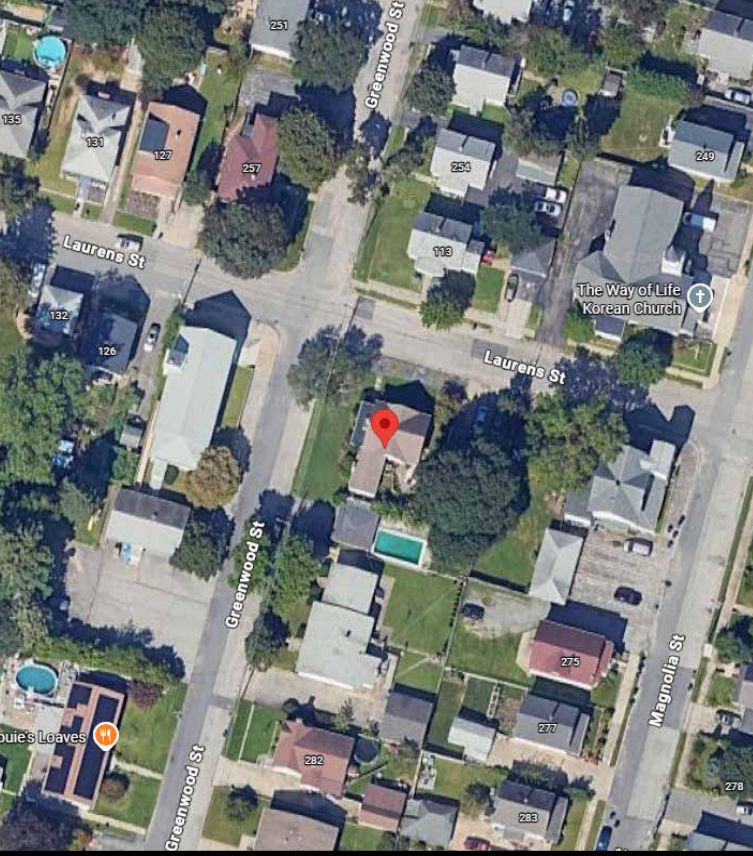
CODES

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
RHODE ISLAND STATE BUILDING CODE (RI-SBC-2), 2025 EDITION
2025 RHODE ISLAND ENERGY CONSERVATION CODE
2025 RHODE ISLAND PLUMBING CODE
2025 RHODE ISLAND MECHANICAL CODE
2025 RHODE ISLAND ELECTRICAL CODE
ALL APPLICABLE RHODE ISLAND STATE BUILDING CODES CURRENTLY ADOPTED.

SHEET INDEX

NUMBER	NAME
A0.0	COVER PAGE
A1.0	SITE PLAN
A2.0	EXISTING FLOOR PLANS
A2.1	EXISTING FLOOR PLANS
A2.2	EXISTING FLOOR PLANS
A2.3	EXISTING ROOF PLAN
A3.0	EXISTING ELEVATIONS
A3.1	EXISTING ELEVATIONS

VICINITY MAP



VISIONARY DESIGN
& BUILD,LLC
80 Congress Ave,
Providence, RI,02907
jvillaman@vdesbuild.com

RI REGISTERED CONTRACTOR:

Joseph Villaman
GC-51470

STAMP:

110 LAURENS RESIDENCE
110 LAURENS ST,
CRANSTON, RI 02910

PROJECT STATUS:

PERMIT SET

DATE: 08-25-26

PROJECT NO: 045-26

DRAWN BY: JV

CHECKED BY: JV

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COVER PAGE

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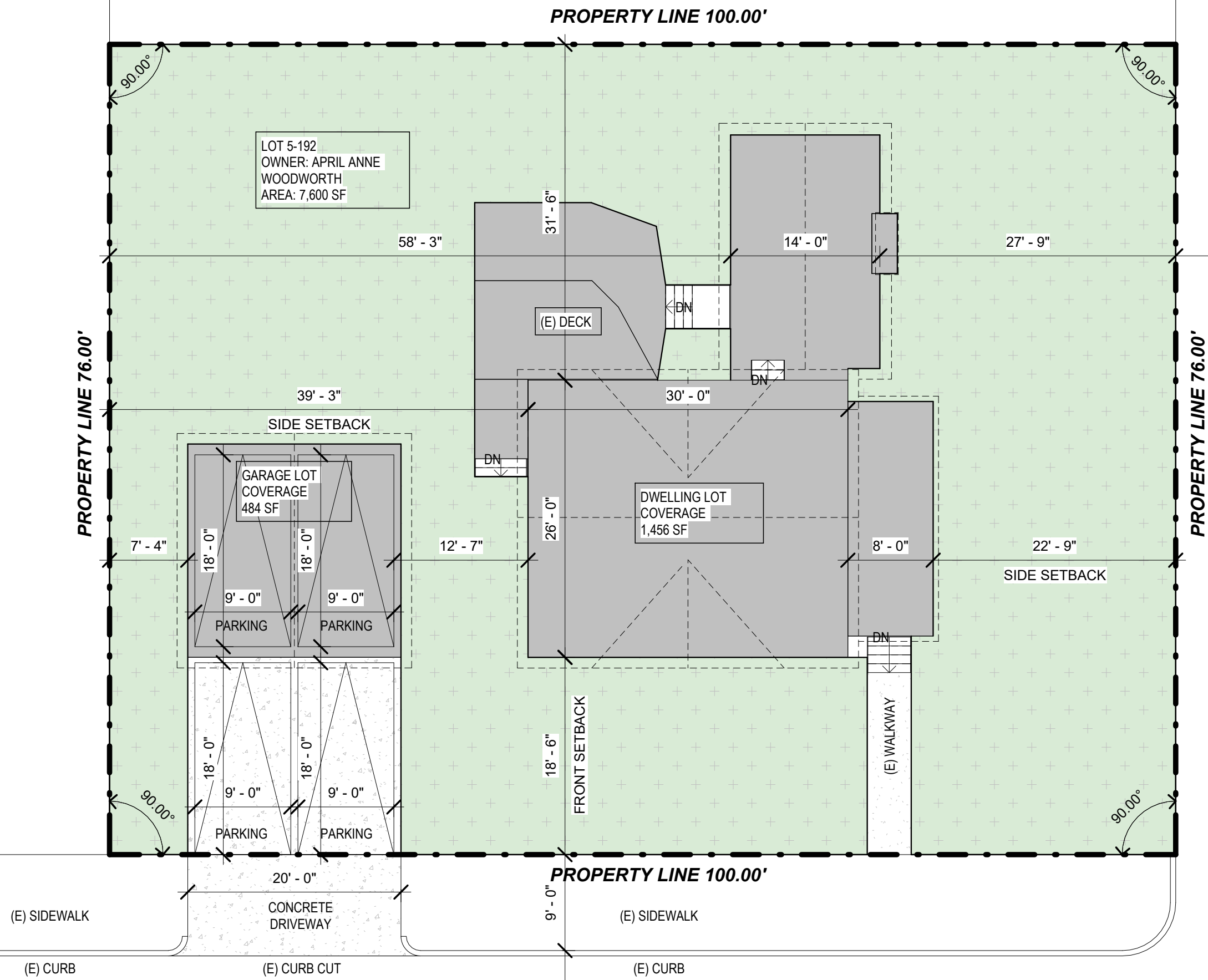
A0.0

LOT 5-195
OWNER: GERALDO A ALBA &
DANILDA ALBA CO-TRUSTEES

LOT 5-194
OWNER: ROBERT J GIARDINA

LOT 5-192
OWNER: APRIL ANNE
WOODWORTH
AREA: 7,600 SF

LOT 5-190
OWNER: JESSICA FERREIRA

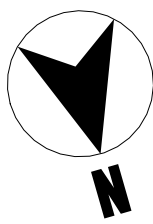


LAURENS ST
(PRIMARY FRONTAGE)

GREENWOOD ST
(SECONDARY FRONTAGE)

GREENWOOD ST

LAURENS ST



SITE PLAN NOTES

- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION ON-SITE. ANY DISCREPANCIES SHOULD BE REPORTED PRIOR TO CONSTRUCTION.
- OWNER IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO OFF-SITE IMPROVEMENTS CAUSED BY CONSTRUCTION.
- NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- CENTERLINE
- (E) WALKWAY
- EXISTING CONCRETE DRIVEWAY
- EXISTING LANDSCAPING

SITE INFO

ADDRESS: 110 LAURENS ST., CRANSTON, RI 02910
LOT AREA: 7,600 SF
PARCEL NUMBER: 5-192-0
ZONING: B1
STORIES: 2

MAIN HOUSE COVERAGE AREA = 1,456 SF
GARAGE COVERAGE AREA = 484 SF
WALKWAY AREA = 82 SF
DRIVEWAY AREA = 370 SF
TOTAL LOT COVERAGE AREA = 2,392 SF
% LOT COVERAGE AREA = 31.47%



VISIONARY DESIGN & BUILD, LLC
80 Congress Ave,
Providence, RI 02907
jvillaman@vdesbuild.com

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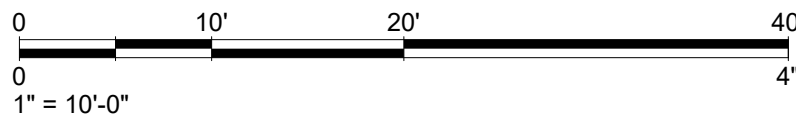
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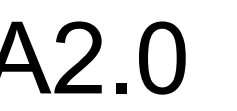
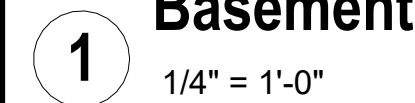
SITE PLAN

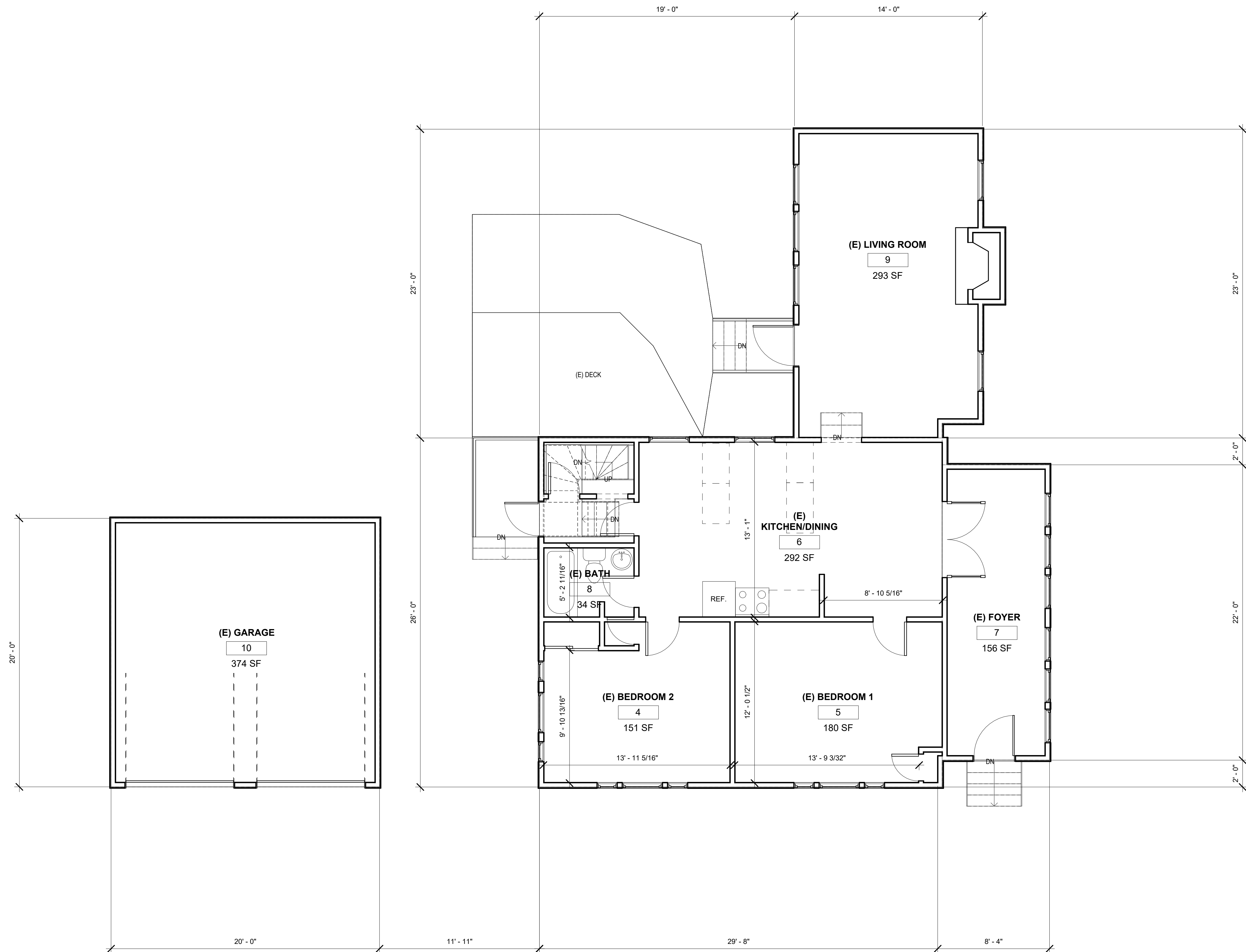
DRAWING NO.:

A1.0

1 Existing Site Plan
1" = 10'-0"







1

Existing First Floor Plan

1/4" = 1'-0"



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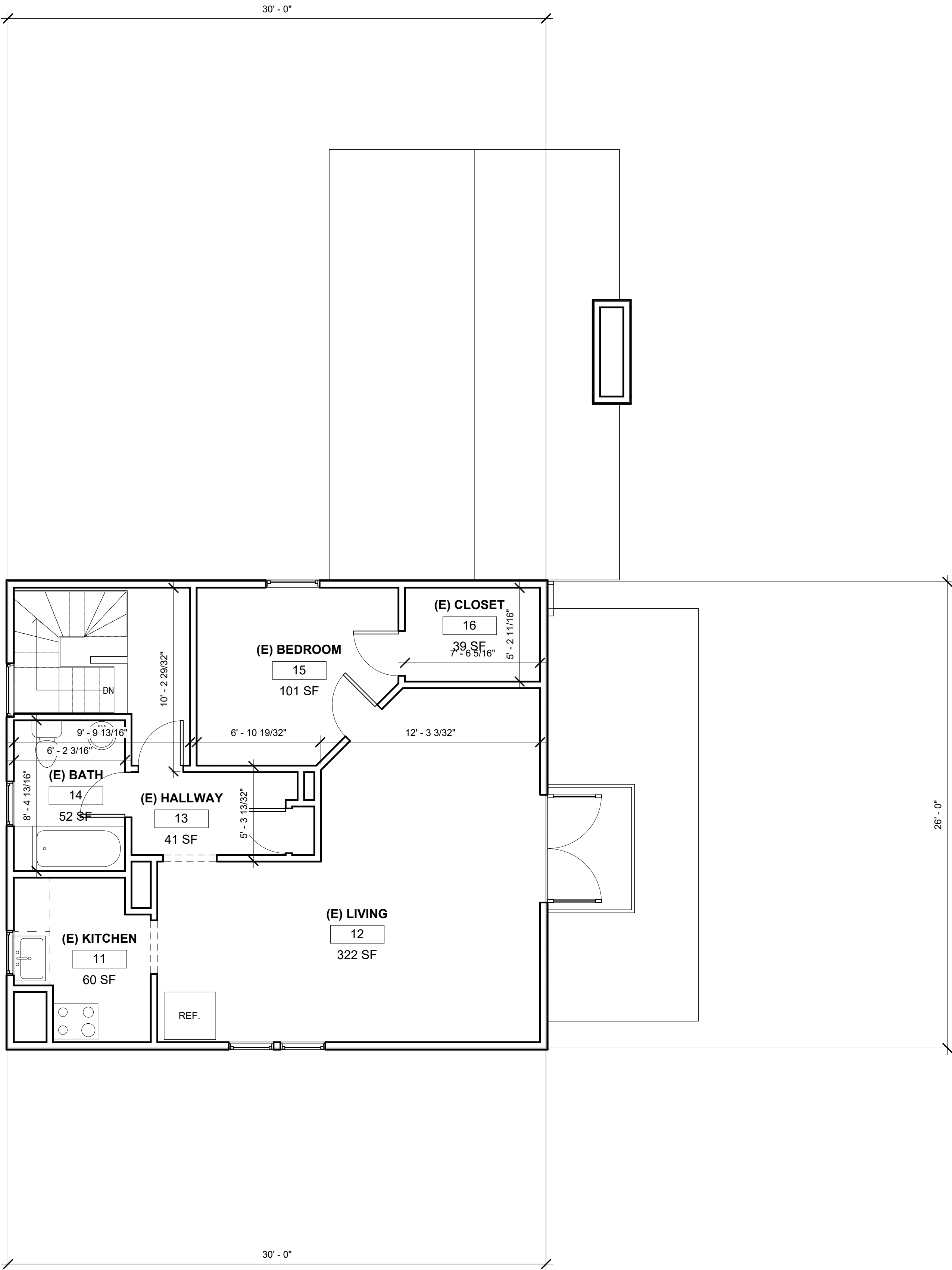
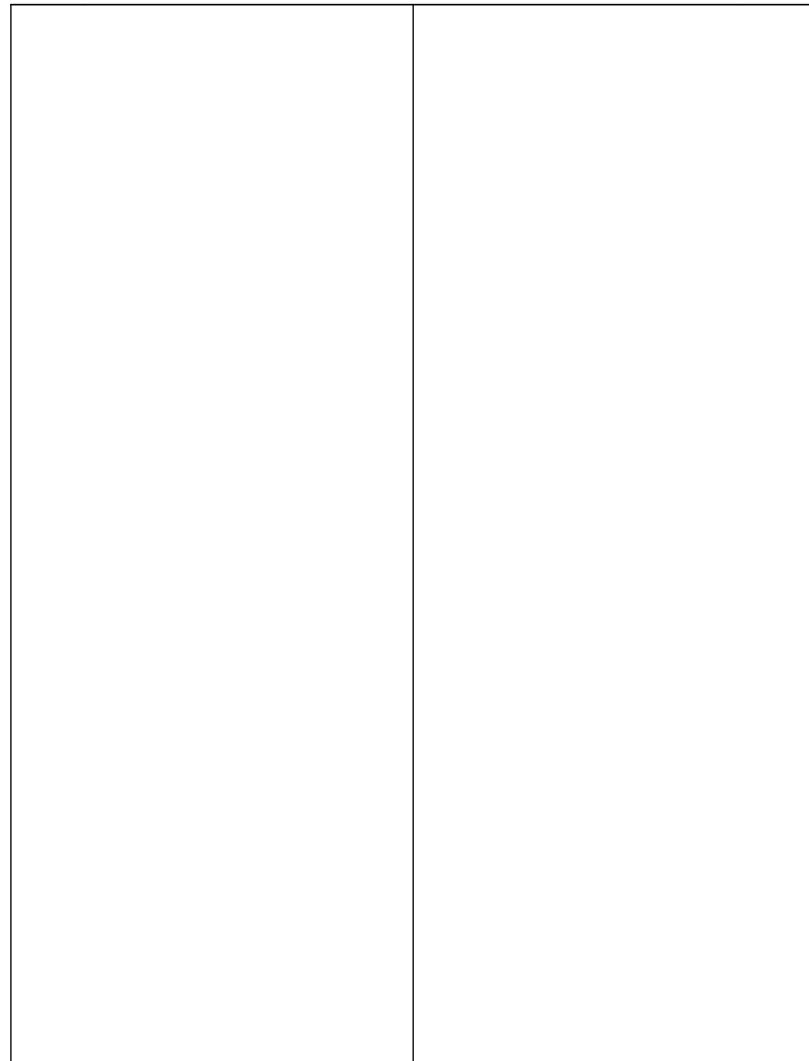
REVISIONS:

DRAWING TITLE:

EXISTING
FLOOR
PLANS

DRAWING NO.:

A2.1



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Providence, RI 02907
jvillaman@vdesbuild.com

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Joseph Villaman
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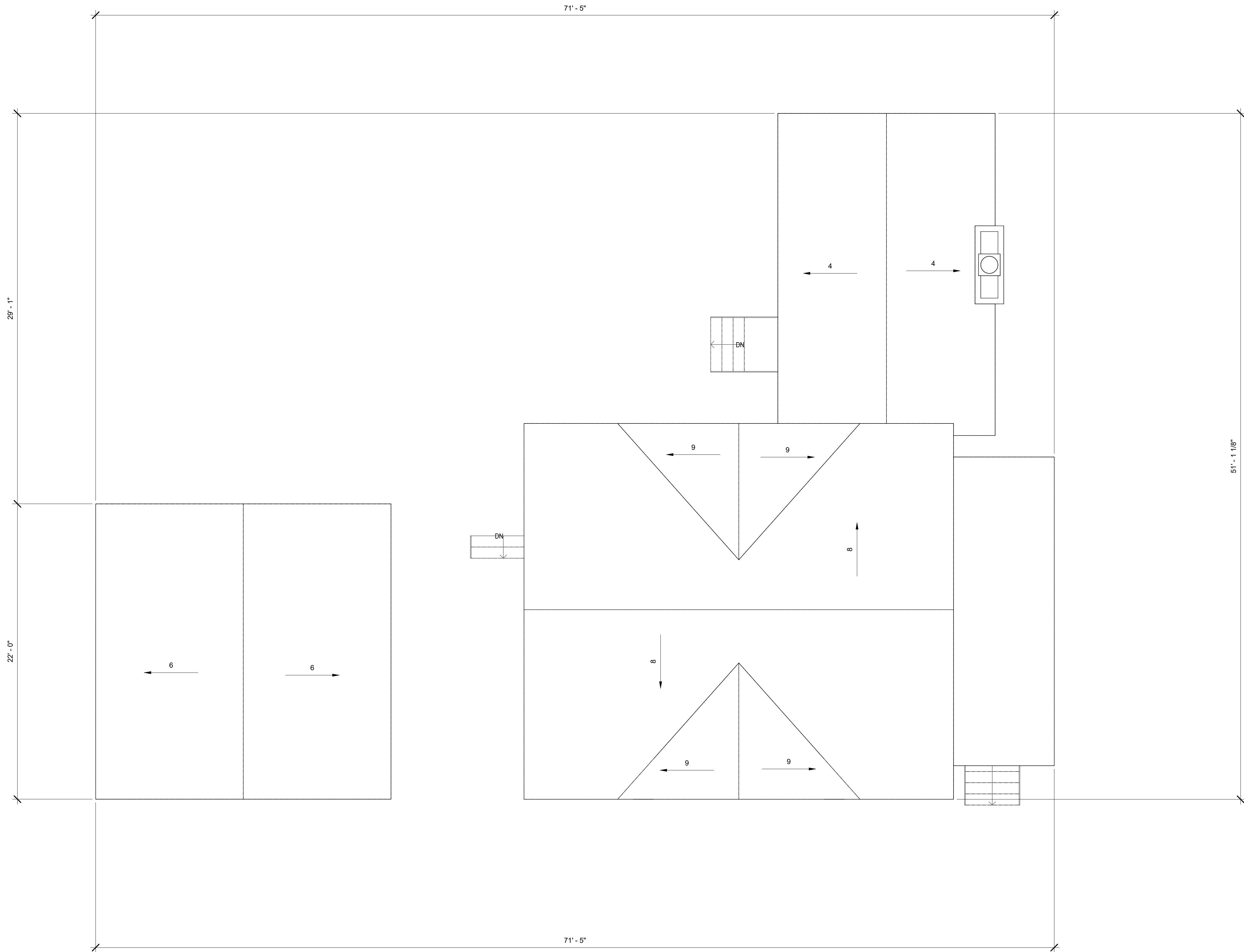
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EXISTING
FLOOR
PLANS

DRAWING NO.:

A2.2





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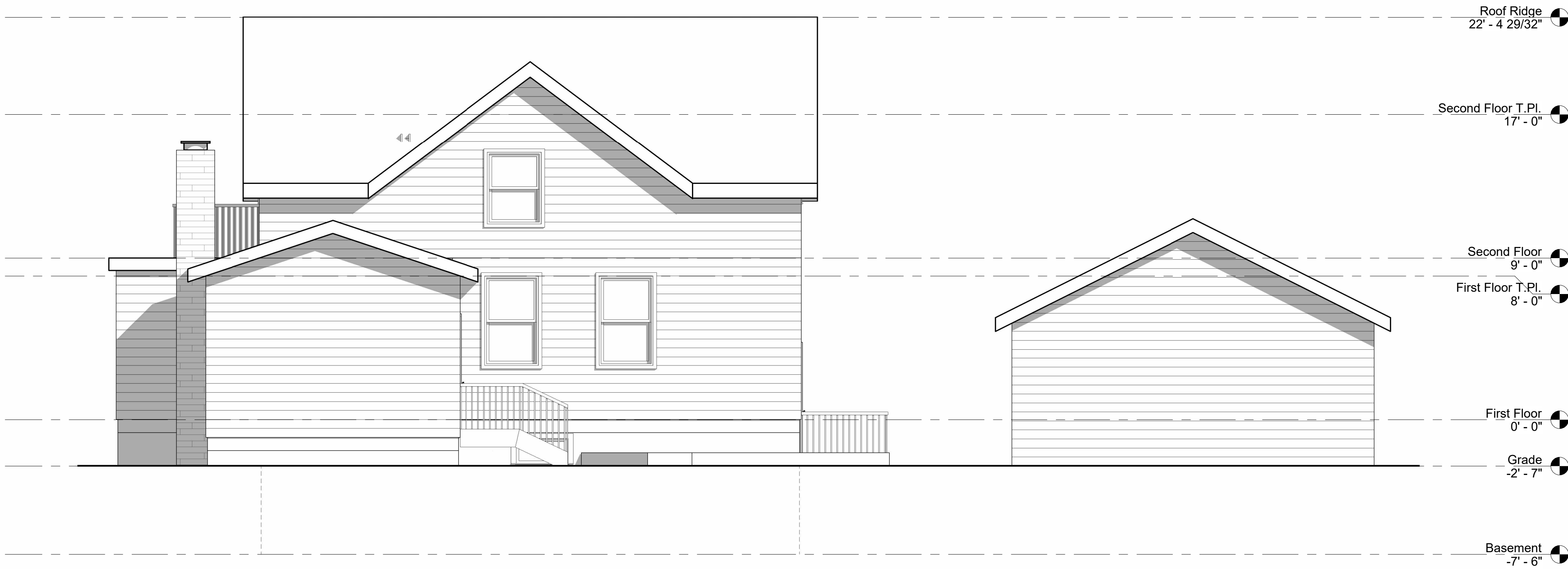
EXISTING
ROOF PLAN

DRAWING NO.:

A2.3



1 Existing Front Elevation
1/4" = 1'-0"



2 Existing Rear Elevation
1/4" = 1'-0"



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REVISIONS:

DRAWING TITLE:

EXISTING
ELEVATIONS

DRAWING NO.:

A3.0



1 Existing Left Elevation
1/4" = 1'-0"



2 Existing Right Elevation
1/4" = 1'-0"



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EXISTING
ELEVATIONS

DRAWING NO.:

A3.1