



**City of Cranston**  
**Zoning Board of Review**  
*February 8, 2023*

**Chairman of the Board**  
Christopher E. Buonanno

**Members**

Joy Montanaro (Vice-Chair)  
Paula McFarland  
Dean Perdikakis  
Carlos Zambrano

Craig Norcliffe (1<sup>st</sup> Alternate)  
Vacant (2<sup>nd</sup> Alternate)  
Frank Corrao III (3<sup>rd</sup> Alternate)  
Vacant (4<sup>th</sup> Alternate)

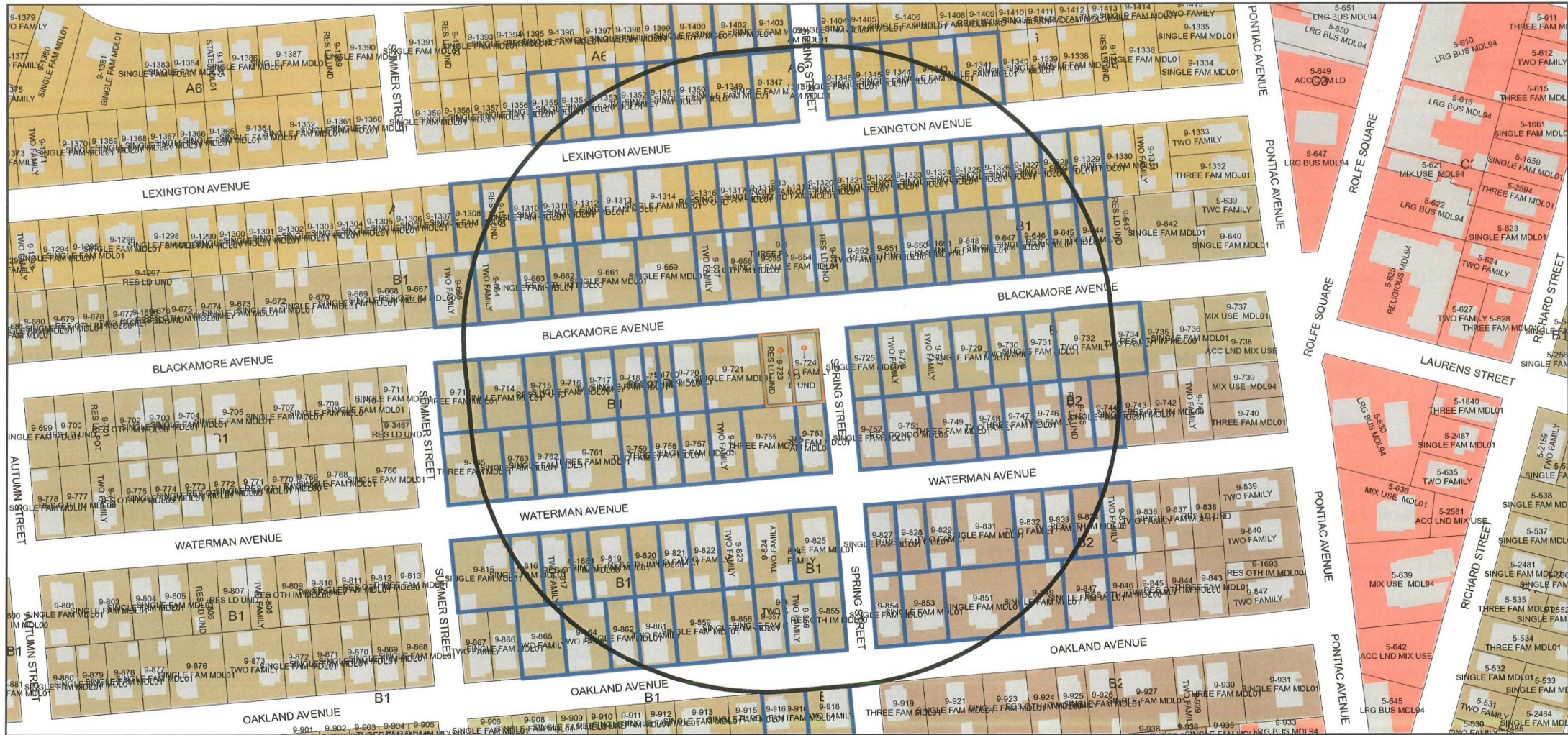
► Ward 2

► **MATTHEW B NELSON 50 BLACKAMORE AVENUE CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to convert an existing detached 2 story garage with new addition into a residential dwelling unit with restricted rear and corner side yard setback at **50 Blackamore Avenue**. AP 9/3, Lot 724, 723, area 8000+/- SF; zoned B-1. Applicant seeks relief per Section 17.92.010 Variance, Sections 17.20.120 Schedule of Intensity; 17.20.070 More than one dwelling structure on any lot prohibited.

► No attorney. Filed 11/09/22.



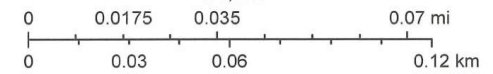
# 50 Blackamore Ave 400' Radius Plat 9 Lots 724, 723



11/8/2022, 7:56:53 AM

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

1:1,587



City of Cranston

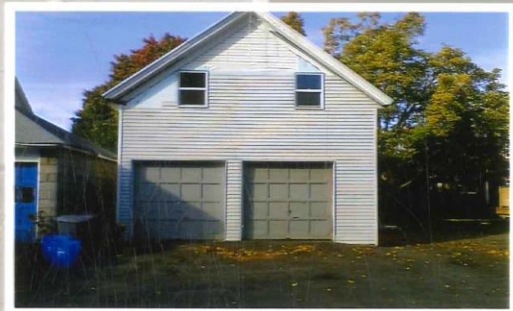


**Photos  
submitted by  
Applicant  
2022**



Exito B.

Photos submitted  
by Applicant 2010





# March 2021 Aerial Photos from GIS Tax Maps

# PROPOSED RENOVATIONS 50 BLACKAMORE AVENUE

CRANSTON, R.I.  
OCTOBER 28, 2022

## GENERAL NOTES:

GENERAL INTERIOR & EXTERIOR RENOVATIONS TO EXISTING 2 STORY GARAGE AT REAR OF PROPERTY TO CONVERT TO NEW ONE FAMILY DWELLING

THIS CHANGE OF USE WAS ORIGINALLY STARTED AFTER THE SAME OWNER WAS GRANTED A ZONING APPROVAL BY THE CITY OF CRANSTON FOR THIS CHANGE OF USE IN 2010. HOWEVER, THIS WORK WAS NEVER COMPLETED.

OWNER NOW WISHES TO COMPLETE RENOVATION WORK NEEDED INCLUDING A NEW 2ND FLOOR ADDITION 22'X16' WHICH WILL REPLACE AN APPROVED DECK AT THIS LOCATION

REBUILD 4' WIDE STAIRS UP TO NEW 2ND FLOOR BEDROOM ADDITION AND SMALL DECK AS PER PLANS

REMOVE SPIRAL STAIRWAY ORIGINALLY PROPOSED FROM LIVING ROOM UP TO 2ND FLOOR WITH NEW STAIRWAY TO CODE.

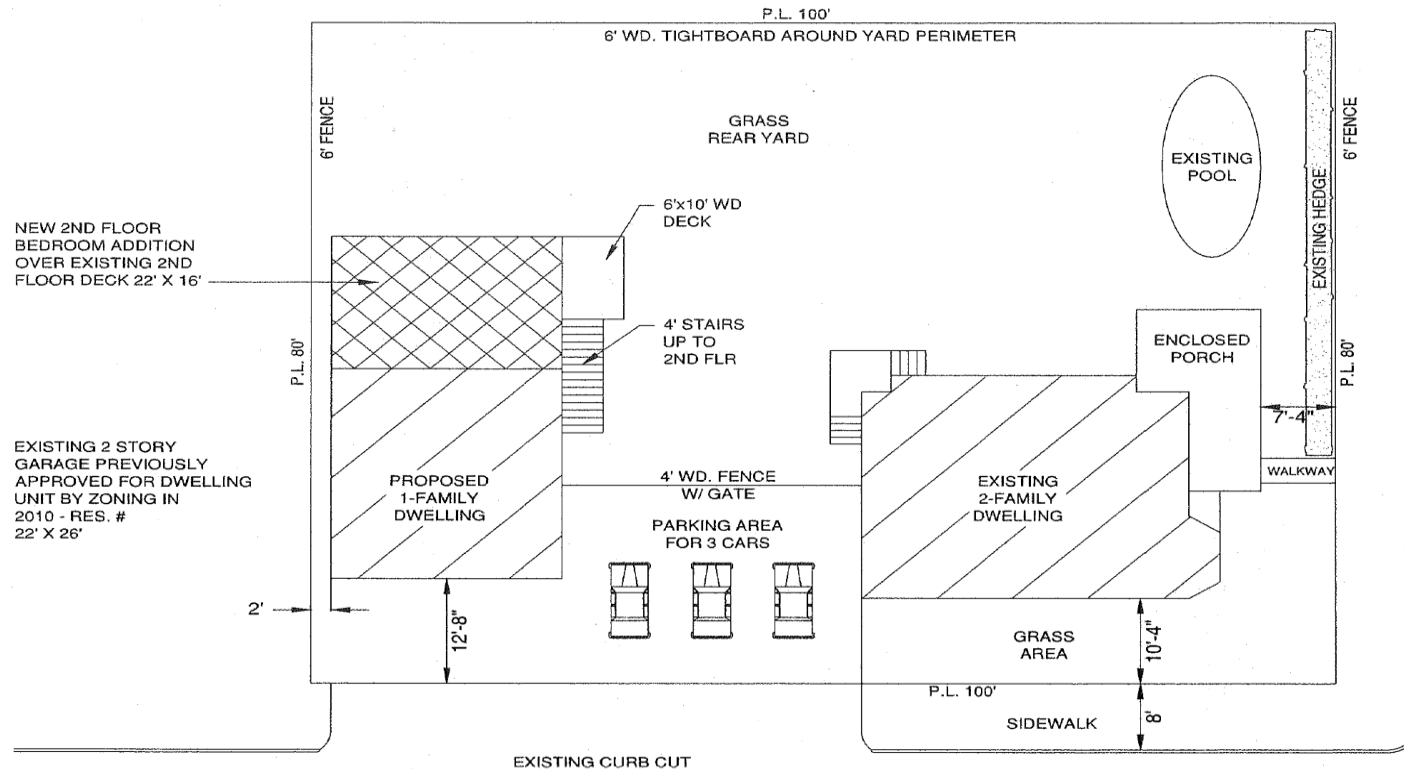
FINISH BATHROOMS AND KITCHEN AREA AS ORIGINALLY APPROVED

THIS REDESIGN BASICALLY FOLLOWS THE ORIGINAL Z.B. DESIGNS BUT HAS BEEN UPGRADED FOR A MORE USABLE HABITABLE SPACE

ALL ELECTRICAL WORK...

ALL PLUMBING WORK...

ALL HVAC WORK...



## SITE PLAN

SCALE: 1" = 10'

## NOTES:

LOCATION: 50 BLACKAMORE AVE  
CRANSTON  
ASSESSORS MAP: 9/3  
LOTS: 724, 723  
ZONE: B-1  
AREA: 8000 SQ. FT.  
USE GROUP: 1-FAMILY DWELLING  
BUILD. CLASS.: WOOD FRAMED  
BUILD. HEIGHT: 2 STORIES



**FRONT EXTERIOR ELEVATION**  
SCALE : 1/4" = 1'-0"



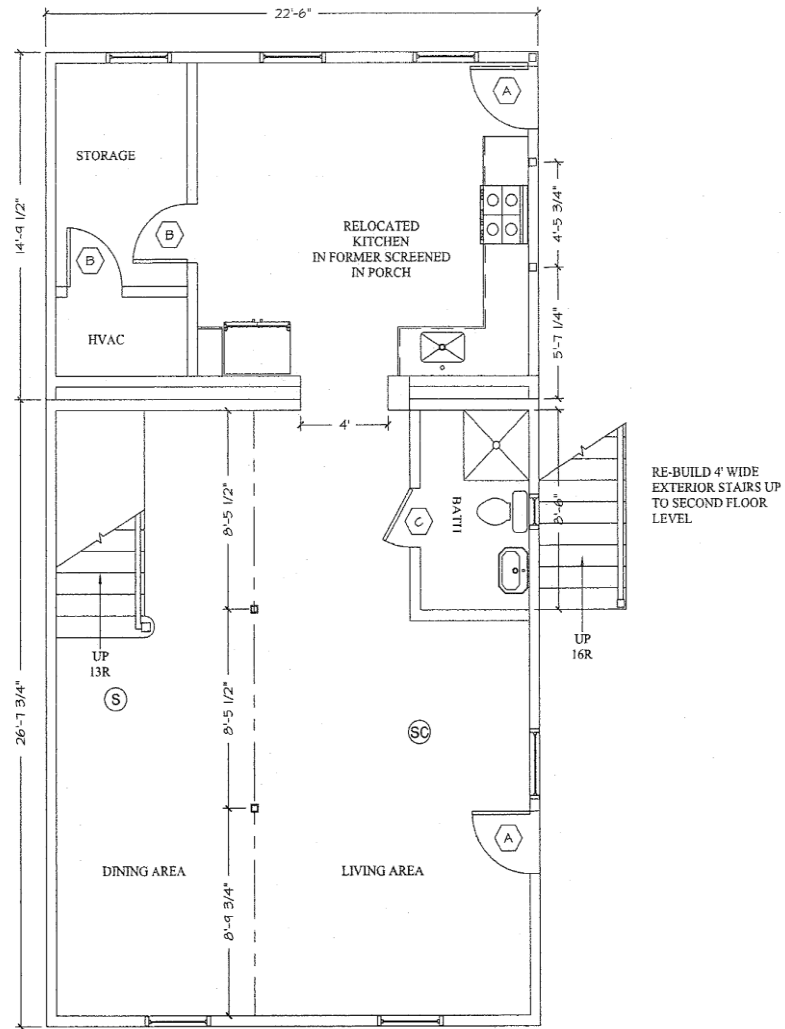
**SIDE EXTERIOR ELEVATION**  
SCALE : 1/4" = 1'-0"



**REAR EXTERIOR ELEVATION**  
SCALE : 1/4" = 1'-0"

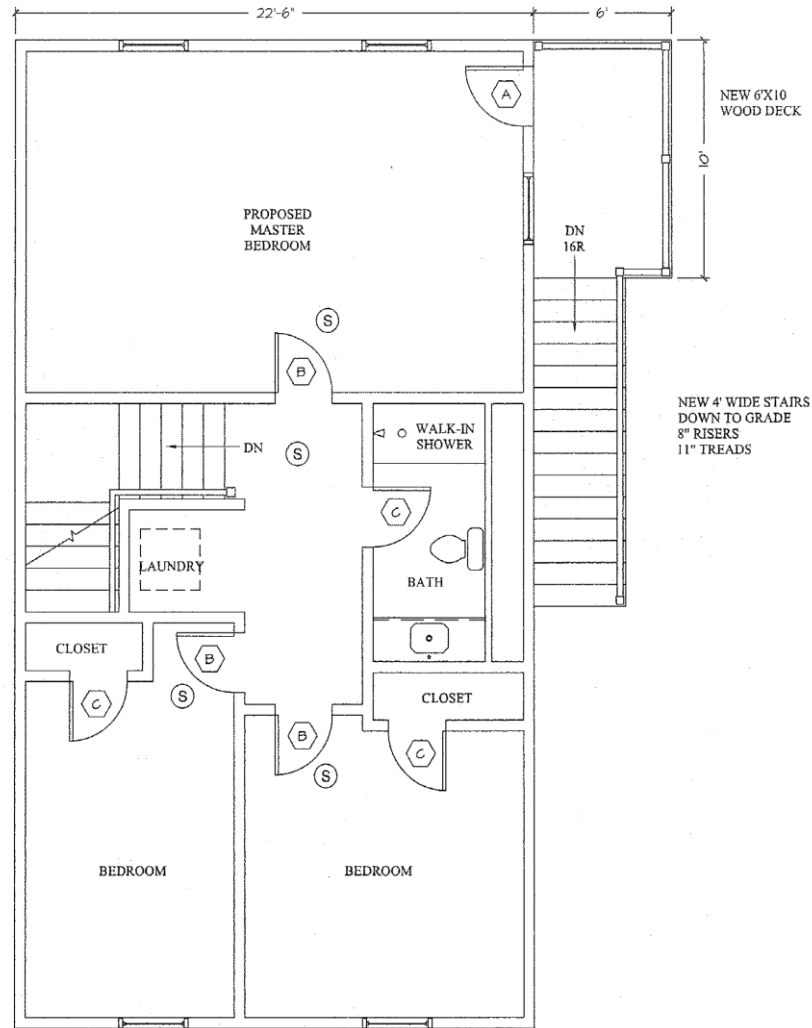
PROPOSED RENOVATIONS 50 BLACKMORE AVE (REAR) CRANSTON, RI	DATE: 10-31-22 DRAWN: MCM CHECKED: REVISED:
<b>MCM DESIGN</b> ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A3





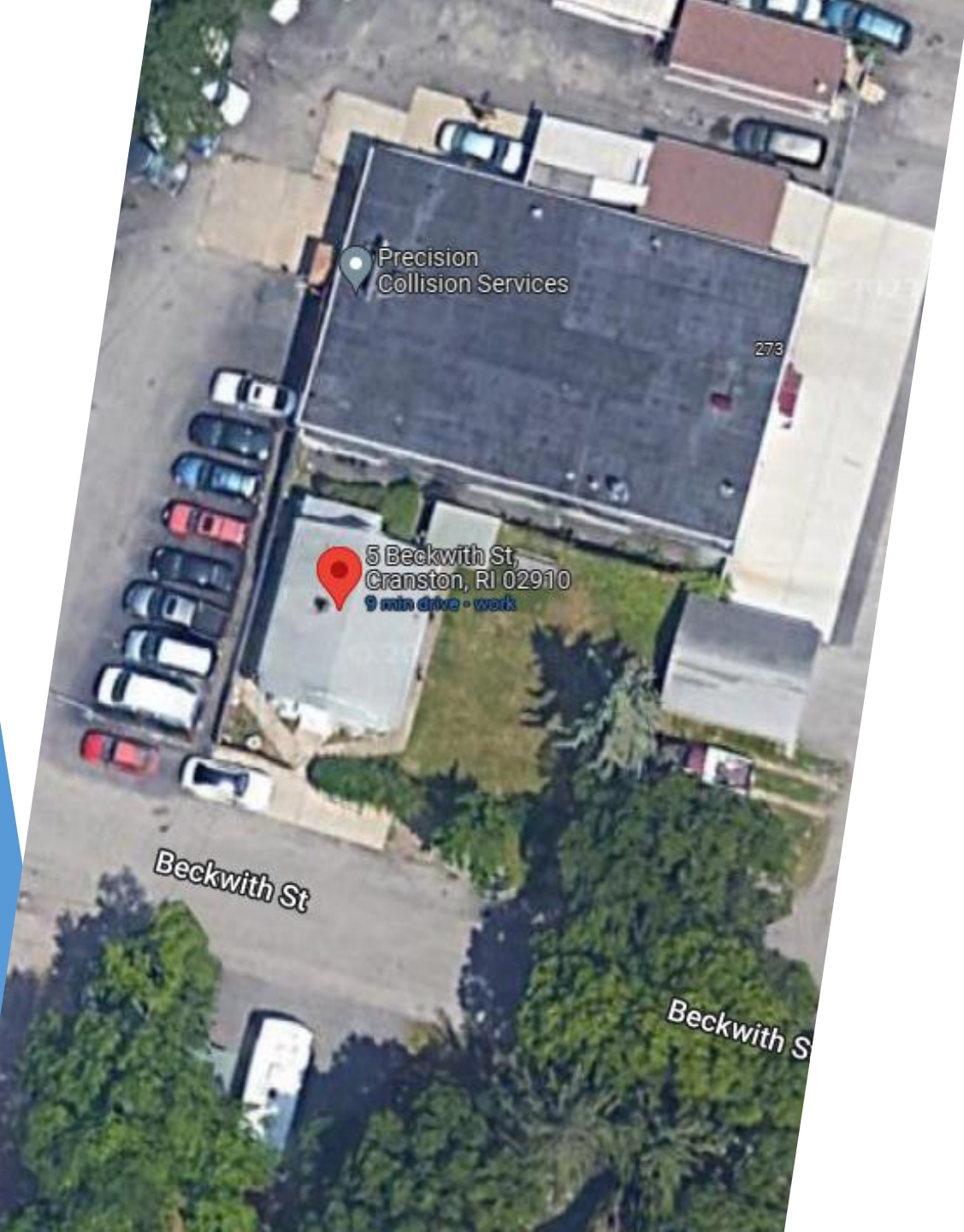
**FIRST FLOOR PLAN**

SCALE : 1/4" = 1'-0"



**SECOND FLOOR PLAN**

SCALE : 1/4" = 1'-0"



► **Ward 1**

► **BASSIL ELKHOURY and LORI YEREMIAN (OWN/APP)** have filed an application to legalize second dwelling unit in an existing single-family dwelling at **5 Beckwith Street**, A.P. 3, lot 65; total area 5,000 s.f.; zoned M2. Applicant seeks relief per 17.92.010- Variances; Section 17.20.030- Schedule of Uses.

► Application filed 12/28/22. No attorney.

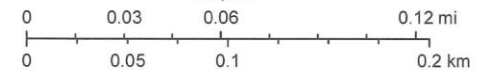
# 5 Beckwith St 400' Radius Plat 3 Lot 65



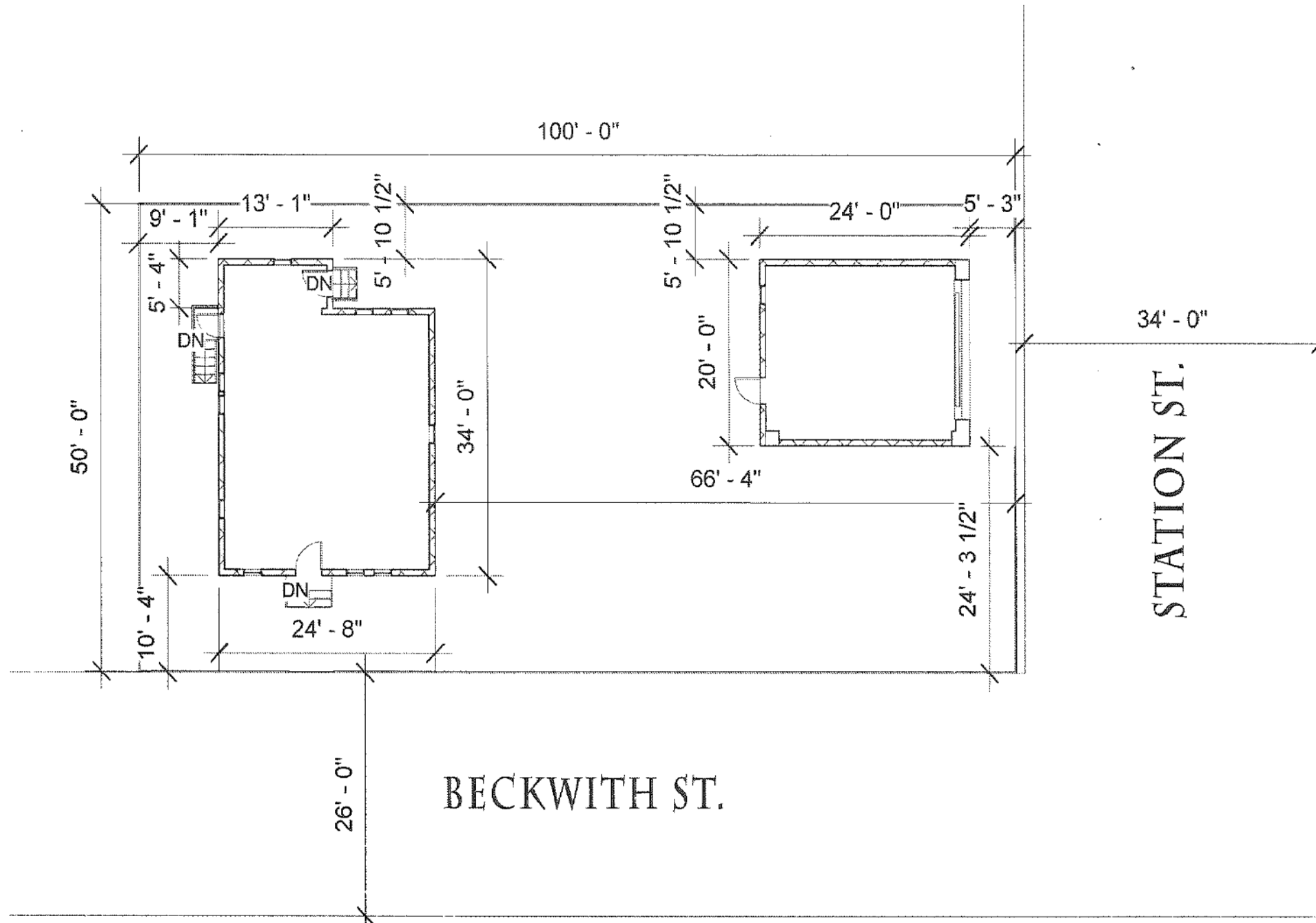
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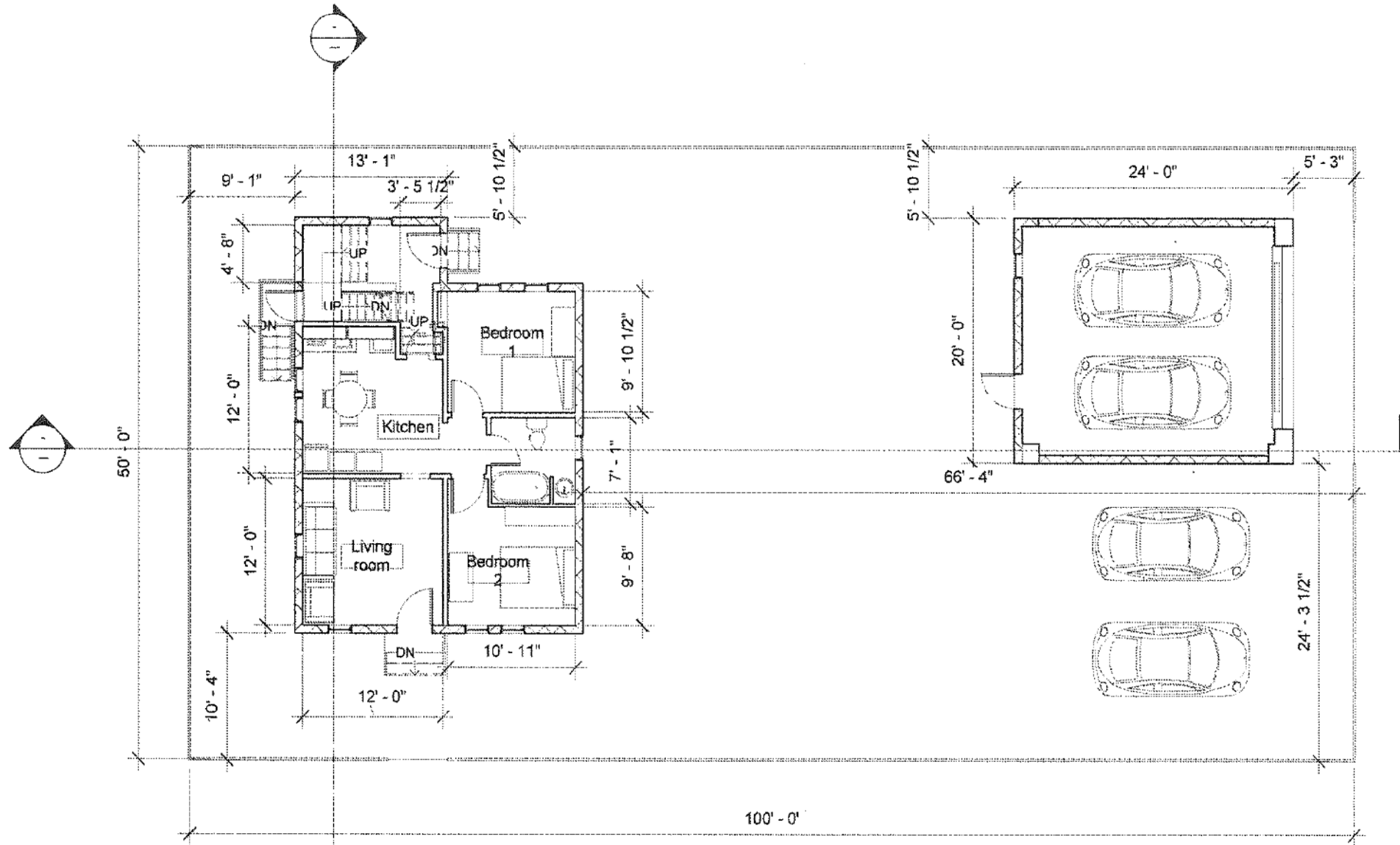
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
—		none		B1		C5		Other
		A80		B2		M1		
		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		

1:2,567

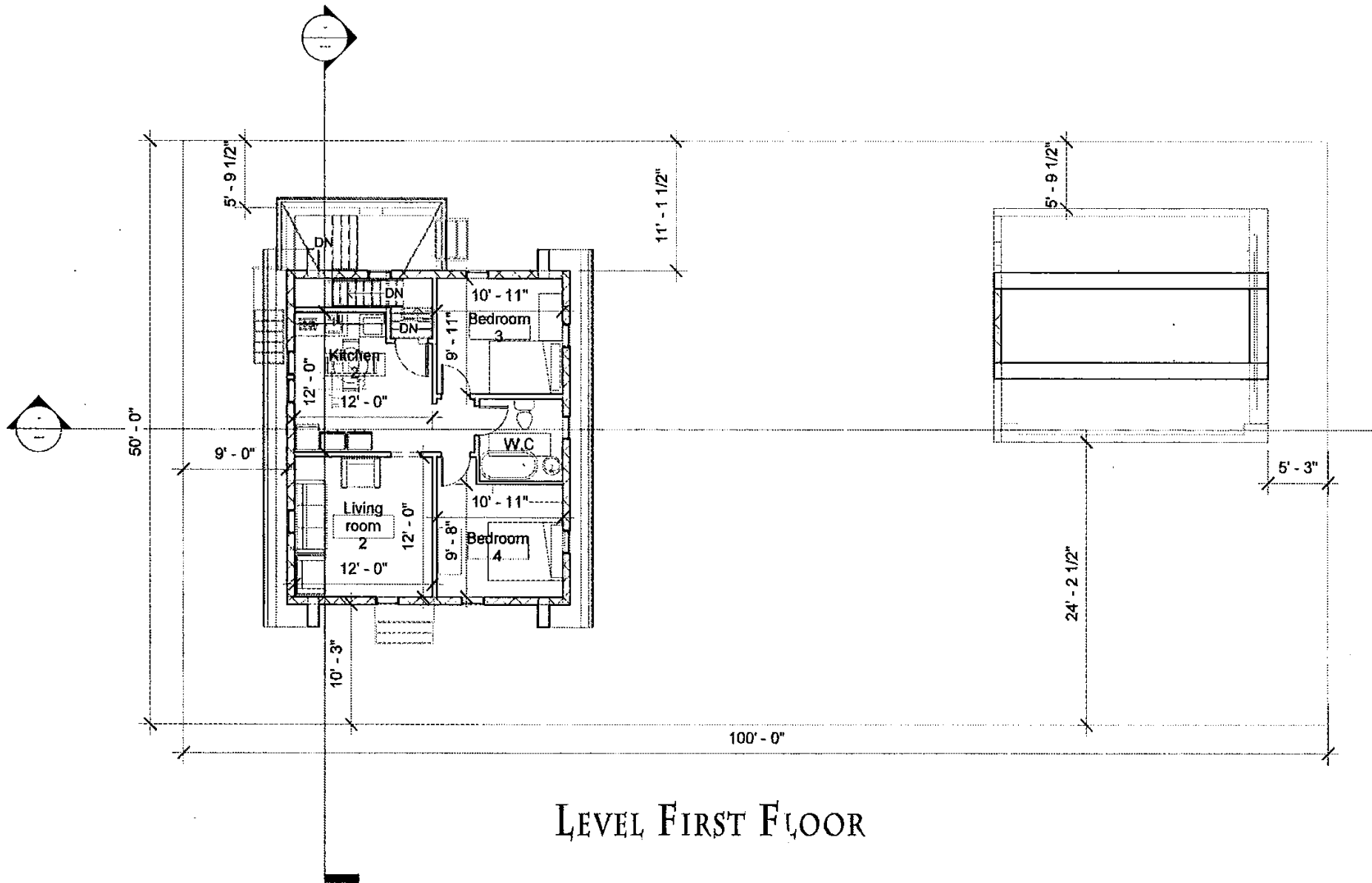


City of Cranston

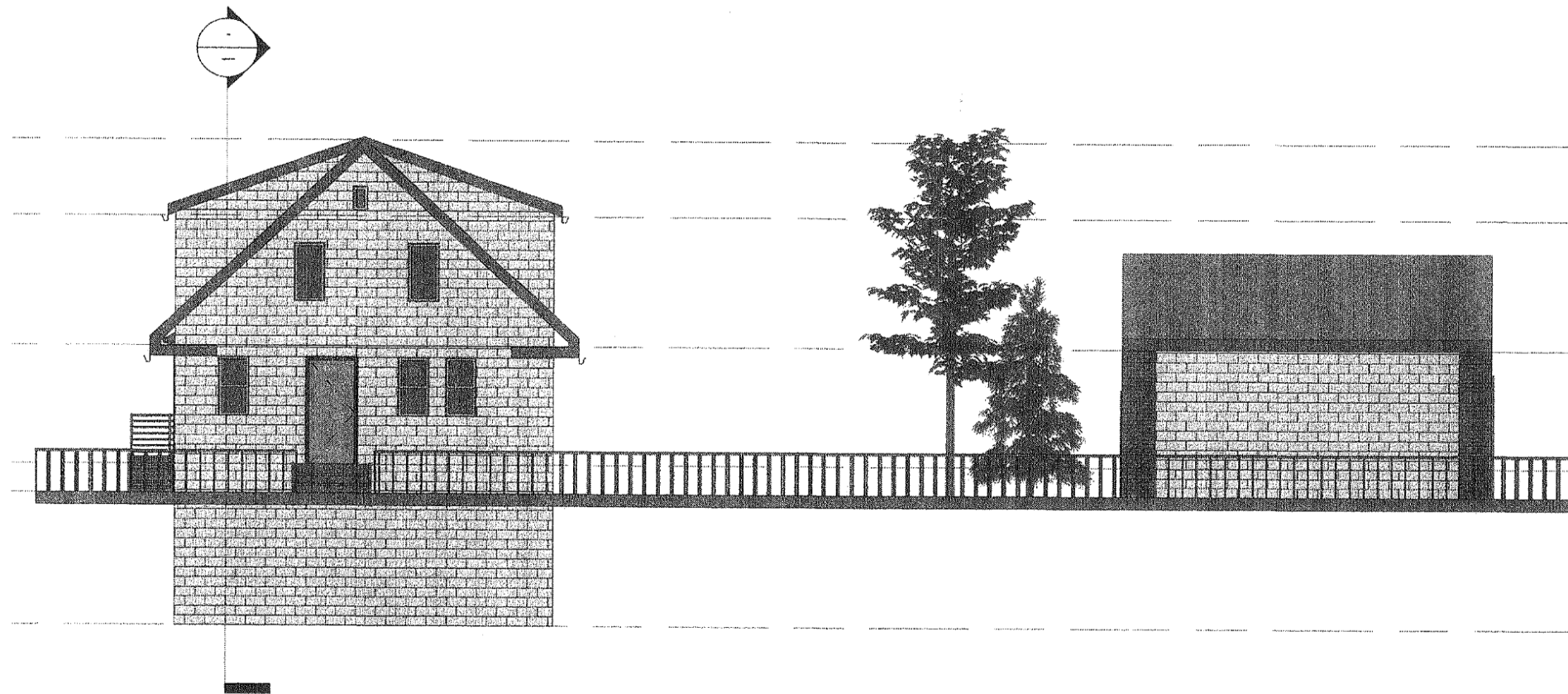




LEVEL GROUND FLOOR



LEVEL FIRST FLOOR



Level 4  
22' - 0"



Level 3  
16' - 10"



Level 2  
8' - 0"



Level 1  
Level 0  
-2' - 0"



Level -1  
-11' - 0"





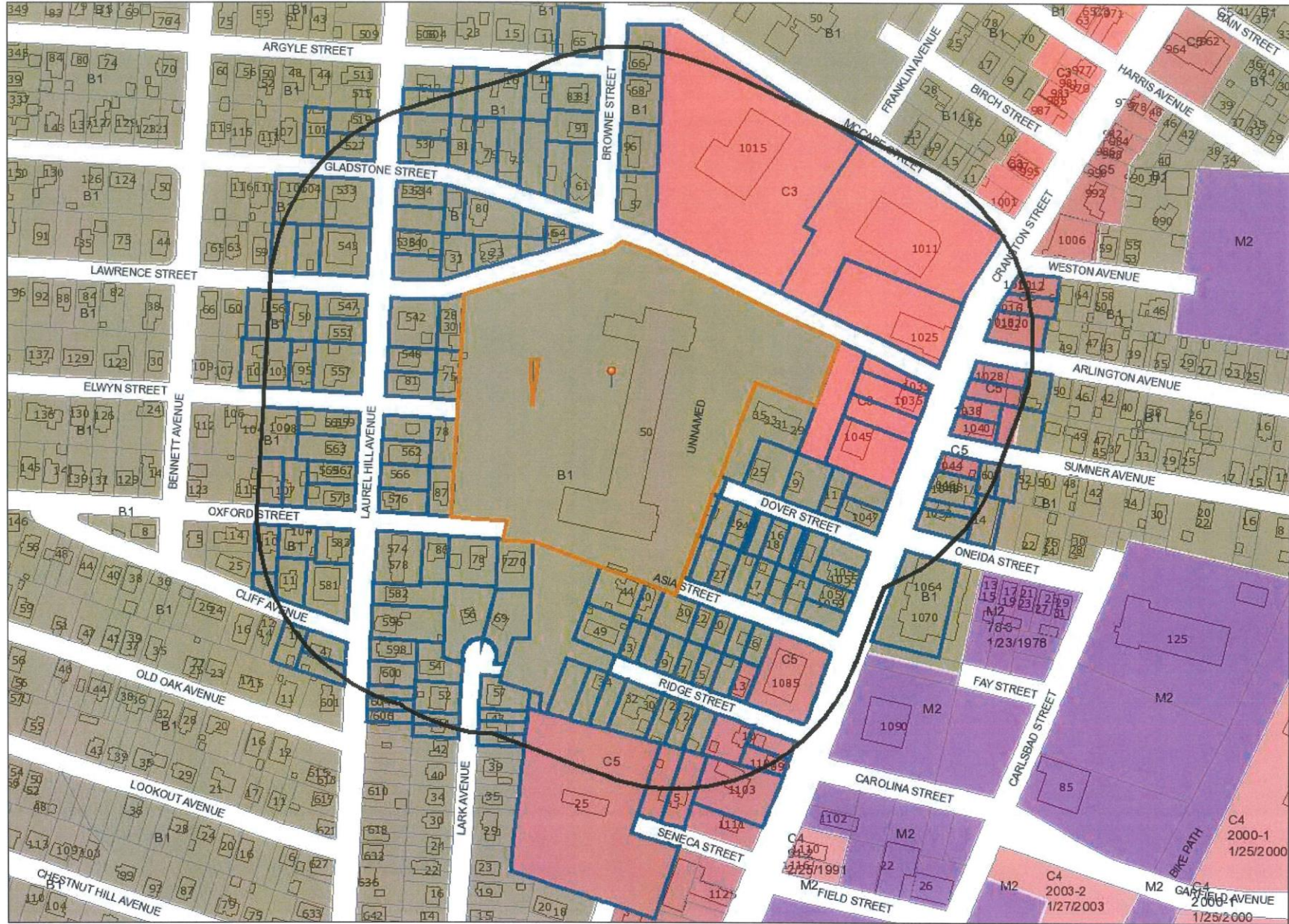
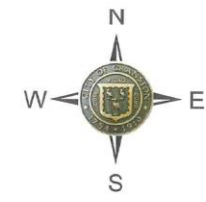
▶ **Ward 3**

▶ **CRANSTON PUBLIC SCHOOLS (OWN/APP)** has applied to the Board to construct a new elementary school building exceeding the allowable height at **50 Gladstone Street, A.P. 7**, lot 2357; area 7.96 ac; zoned B1. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations. Application filed 1/6/2023. No Attorney.



# Gladstone Elementary - 400-Foot Abutters

12/15/2022, 2:27:25 PM



- UserSelectedParcels
- vParcels\_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- E1
- MPD
- S1
- Other
- Addresses E911 Sites
- Street Names
- Buildings

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.

0 0.055 0.11 0.165 mi



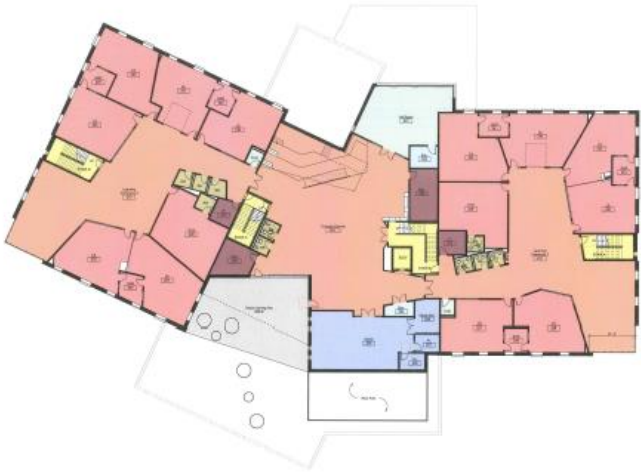
GLADSTONE ELEMENTARY SCHOOL  
WEST FACADE - VIEW TO EAST FROM SITE BETWEEN  
ELWYN & OXFORD STREETS



GLADSTONE ELEMENTARY SCHOOL  
SOUTH & EAST FACADE - VIEW TO NORTHWEST FROM  
ACCESS DRIVEWAY



GLADSTONE ELEMENTARY SCHOOL  
EAST FACADE - VIEW TO SOUTH ALONG ACCESS DRIVEWAY



Second Floor Presentation Plan



Gladstone Elementary School  
50 Gladstone Street, Cranston, RI 02910

Project Alexander Architects Inc.  
01002003

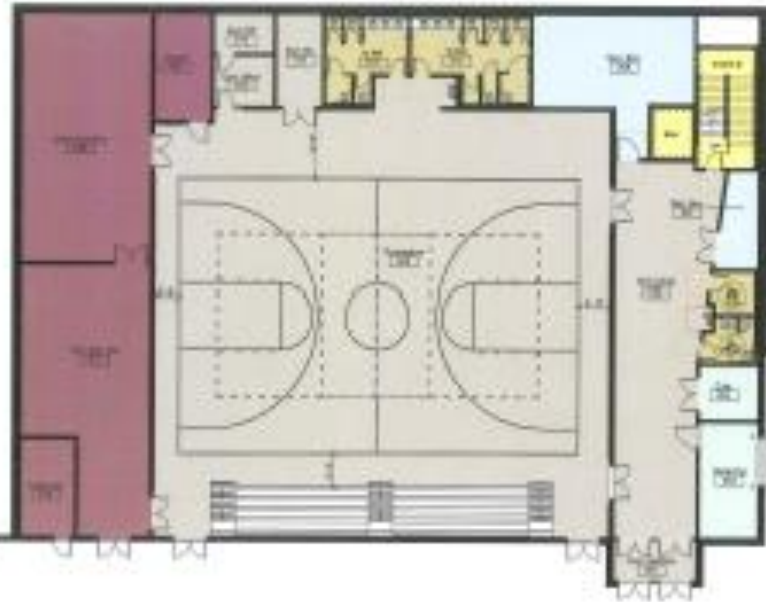


First Floor Presentation Plan



Gladstone Elementary School  
50 Gladstone Street, Cranston, RI 02910

Project Alexander Architects Inc.  
01002003



First Floor Presentation Plan



Gladstone Elementary School  
50 Gladstone Street, Cranston, RI 02910



① Exterior Elevation - West



① Exterior Elevation - South

Exterior Elevations

Gladstone Elementary School  
99 Gladstone Street, Cranston, RI 02910

Pingali Alexander Architects Inc  
01933023



① Exterior Elevation - North



① Exterior Elevation - East

Exterior Elevations

Gladstone Elementary School  
99 Gladstone Street, Cranston, RI 02910

Pingali Alexander Architects Inc  
01933023

**ON-SITE PARKING REQUIREMENTS/TABLETAGE**  
 THE NUMBER OF SPACES FOR THE PROJECT AND THE TOTAL NUMBER OF SPACES REQUIRED FOR THE PROJECT ARE AS FOLLOWS:

NO. OF TOTAL SPACES REQUIRED FOR THE PROJECT  
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**PAVING/CONCRETE DATA**  
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PLAN VIEW

Project: Alexander Architects

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Scale: 1/8" = 1'-0"

DATE: 10/15/2010  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 PROJECT: 100  
 SHEET: 100

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**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND RECORD THE SAME ON THE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

**SITE NOTES**

1. THE EXISTING GRADE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE.
3. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS TO ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE FOR THE SITE.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR THE SITE.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE SECURITY FOR THE SITE.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE FENCING FOR THE SITE.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE FOR THE SITE.

**UTILITY NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE CLEARANCE FOR ALL UTILITIES.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE MARKING FOR ALL UTILITIES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE RECORDING FOR ALL UTILITIES.

**GRADE AND ELEVATIONS**

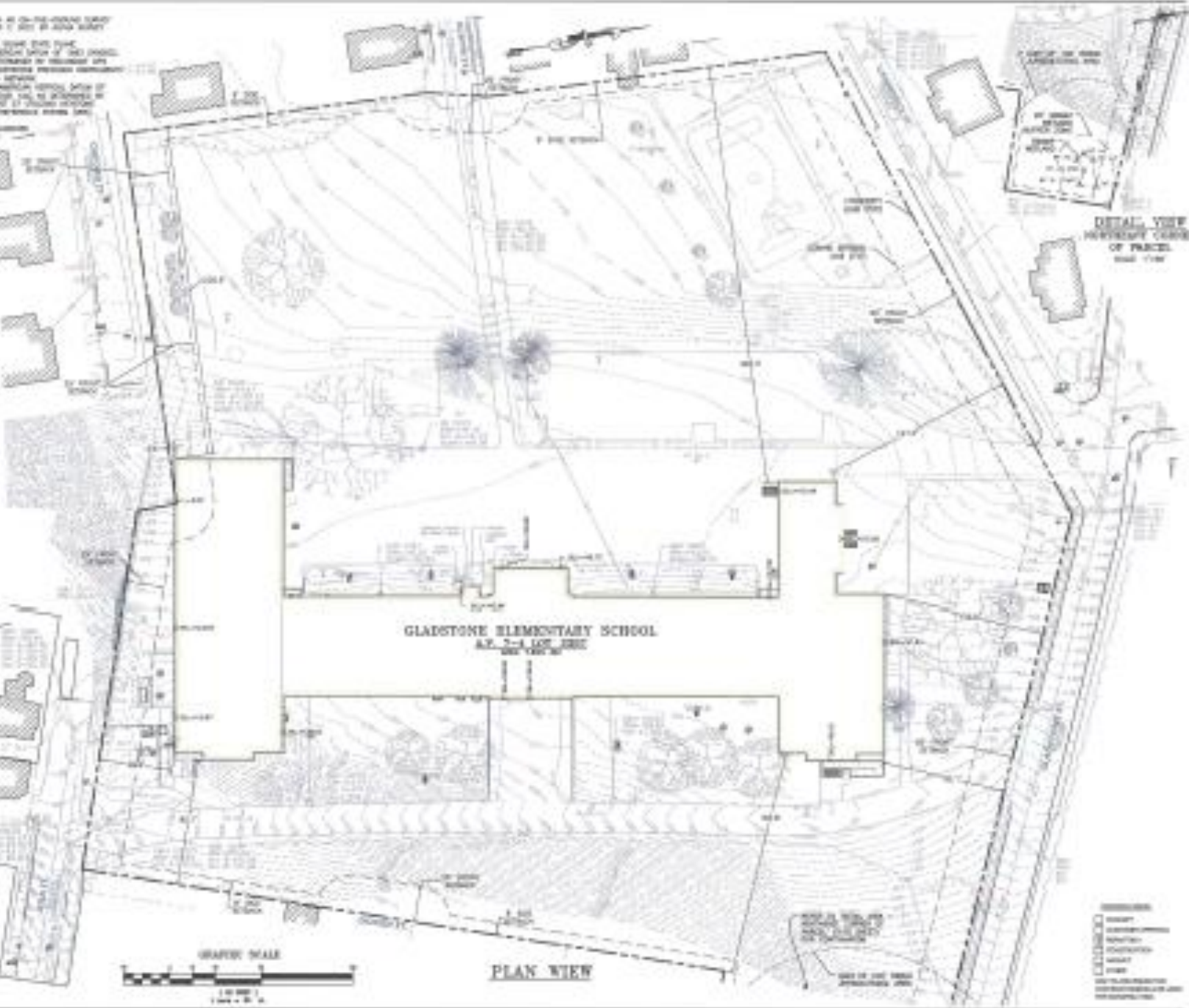
1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE EXCEPT WHERE SHOWN OTHERWISE.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE FOR THE SITE.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR THE SITE.
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5. THE CONTRACTOR SHALL PROVIDE ADEQUATE FENCING FOR THE SITE.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE FOR THE SITE.

**CONSTRUCTION DATA**

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE EXCEPT WHERE SHOWN OTHERWISE.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE FOR THE SITE.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR THE SITE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE SECURITY FOR THE SITE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE FENCING FOR THE SITE.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE FOR THE SITE.

**STREET INDEX**

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE EXCEPT WHERE SHOWN OTHERWISE.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE FOR THE SITE.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR THE SITE.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE SECURITY FOR THE SITE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE FENCING FOR THE SITE.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE FOR THE SITE.



Prepared by: [Name]

- DATE: [Date]
- PROJECT: [Project Name]
- CLIENT: [Client Name]
- SCALE: [Scale]
- DATE: [Date]
- PROJECT: [Project Name]
- CLIENT: [Client Name]
- SCALE: [Scale]
- DATE: [Date]
- PROJECT: [Project Name]
- CLIENT: [Client Name]
- SCALE: [Scale]



GLADSTONE ELEMENTARY SCHOOL

DATE: [Date]

PROJECT: [Project Name]

CLIENT: [Client Name]

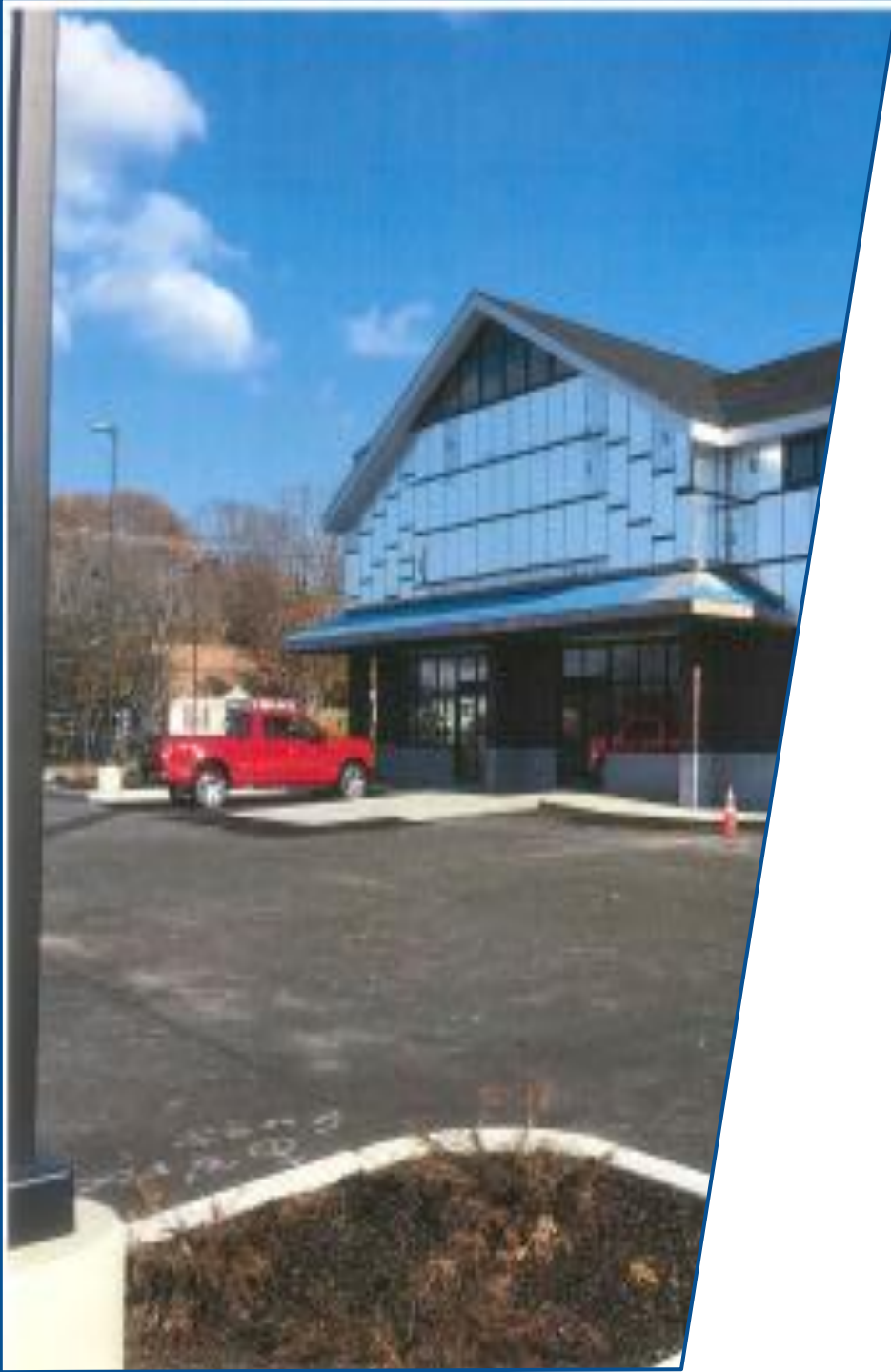
SCALE: [Scale]

DATE: [Date]

PROJECT: [Project Name]

PLAN VIEW

C-0.2



▶ **Ward 6**

▶ **CHRISTY, LLC and MARLEY ROSE, LLC (OWN) and CHRISTY, LLC (APP)** have filed an application for permission to install an electronic message board and to allow all signage to exceed the allowable areas at **1350 Oaklawn Avenue**, A.P. 15, lot 47; area 124,581 s.f, zoned C4. Applicant seeks relief per 17.92.010-Variance, Section 17.72.010 (5) Signs. Regulations.

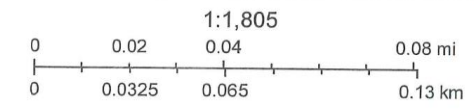
▶ Application filed 1/10/2023. Robert D. Murray, Esq.

# 1350 Oaklawn Ave 400' Radius Plat 15 Lot 47



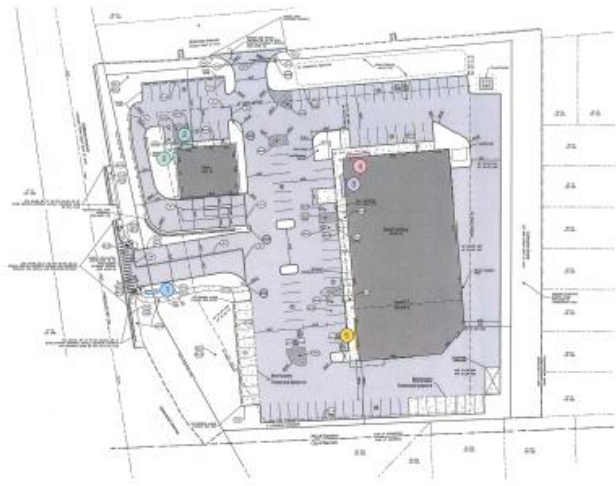
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Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
— Cranston Boundary		none		B1		C5		Other
⋯ Parcels		A80		B2		M1		
▬ Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston





A Site Plan - 1/24/15  
1/24/15

- Sign Type List
- 1 Sign Sign - Page 42  
28 Sq Ft
  - 2 Channel Letters By Other -  
Back 19 - 25 Sq Ft per Sign
  - 3 Building Sign - Page 34  
10.09 sq Ft
  - 4 Building Sign - Page 44  
28.81 sq Ft
  - 5 Channel Letters - Page 43  
Back 19 Collection - 140.74 sq Ft

**Dion**  
**SIGNS**  
A Project Company

Christy's Liquors  
1000 Oaklawn Avenue  
Columbia, IL 62202

Project: 10788  
Client: Christy's Liquors  
Sales: Jeff Carter  
Date: 11/02/15  
Designer: LP

Note:  
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Permitted:


Approved By:

Date:

Site Plan

Site Plan

Site Plan



W.S.A.  
WISCONSIN SIGNAGE ASSOCIATES, INC.  
1000 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
TEL: 414.224.1111  
WWW.WSASIGNS.COM

W.S.A. SIGNAGE ASSOCIATES, INC.  
1000 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
TEL: 414.224.1111  
WWW.WSASIGNS.COM

W.S.A. SIGNAGE ASSOCIATES, INC.

W.S.A. SIGNAGE ASSOCIATES, INC.

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**Dion**  
**SIGNS**  
A Project Company

Christy's Liquors  
1000 Oaklawn Avenue  
Columbia, IL 62202

Project: 10788  
Client: Christy's Liquors  
Sales: Jeff Carter  
Date: 11/02/15  
Designer: LP

Note:  
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Permitted:


Approved By:

Date:

Channel Letters By Other

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Channel Letters By Other

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Channel Letters By Other

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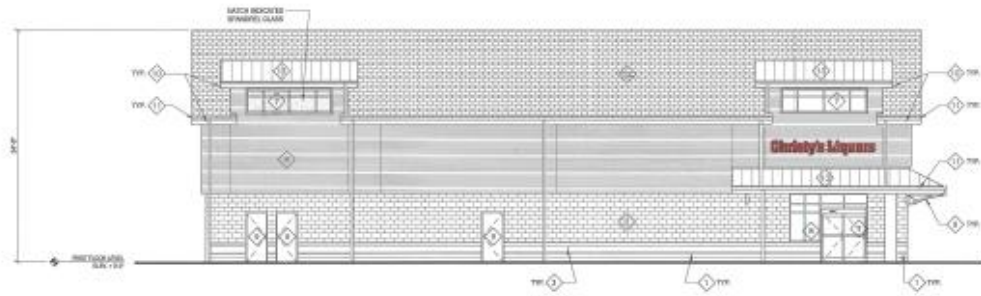
Channel Letters By Other

Channel Letters By Other

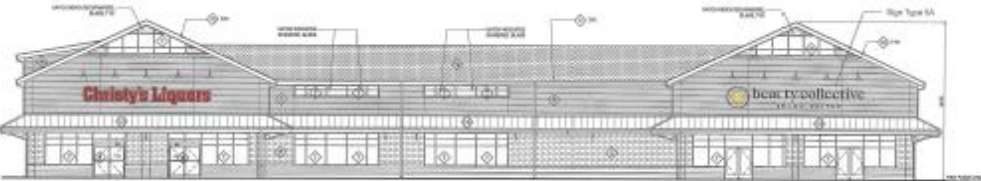
Channel Letters By Other

Channel Letters By Other

Channel Letters By Other



A Sign Elevation - Side View  
Scale: 1/8" = 1'-0"



A Sign Elevation - Front View  
Scale: 1/8" = 1'-0"

**Dion**  
**SIGNS**  
A Poyett Company

Christy's Liquors

1440 Oaklawn Avenue  
Clemson, SC 29630

Project: 9798  
Christy's Liquors

Drawn: JMF/CML  
Date: 11/09/20  
Designer: LB

Note:  
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Revisions:

11/11/20 JMF/CML  
11/11/20 JMF/CML  
11/11/20 JMF/CML

Approved By:

Date:

Project: 13/06/2018

**DION**  
**SIGNS**  
A Poyett Company

Christy's Liquors

1440 Oaklawn Avenue  
Clemson, SC 29630

Project: 9798  
Christy's Liquors

Drawn: JMF/CML  
Date: 11/09/20  
Designer: LB

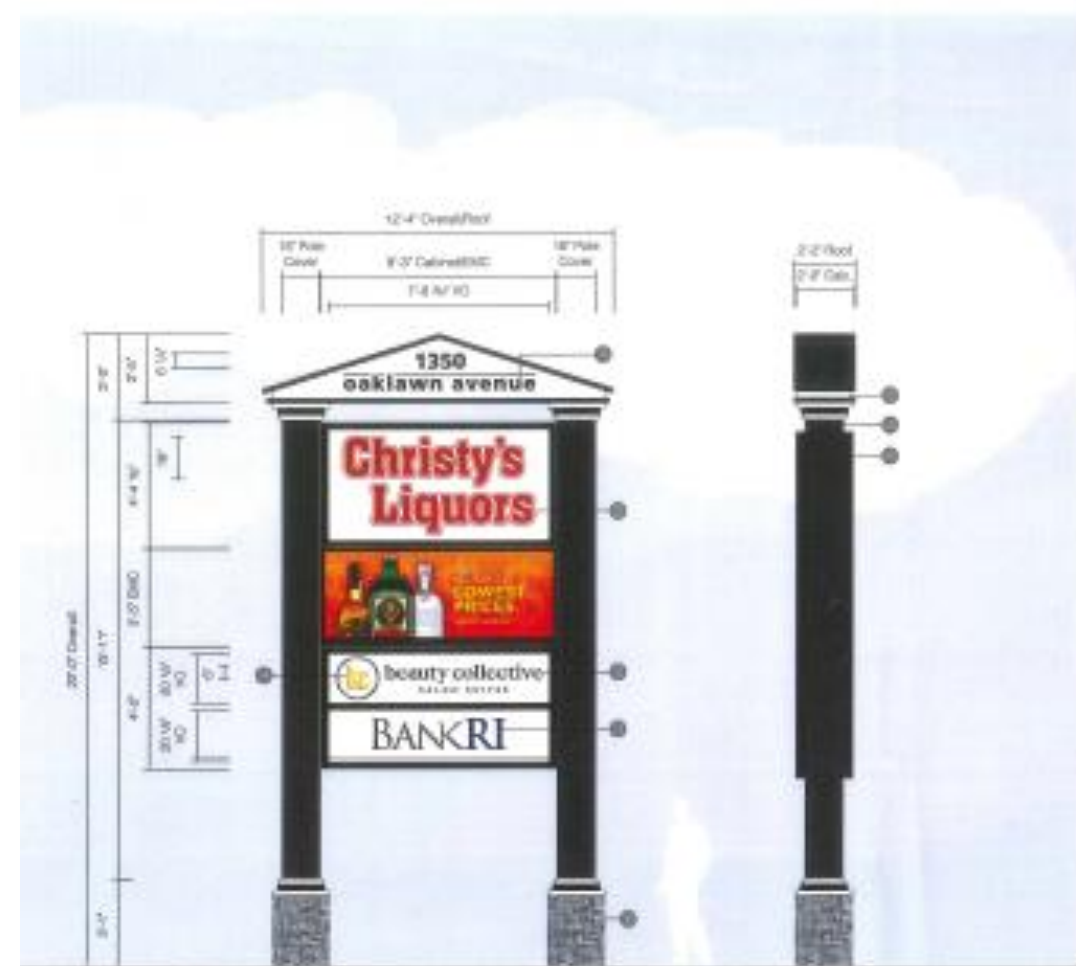
Note:  
This is an original unpublished drawing created by Poyett Signs, Inc. It is submitted for your personal use in connection with a project being prepared for you by Poyett Signs, Inc. It is not to be shown to anyone outside your organization, nor to be reproduced, copied or submitted in any fashion until authorized.

Revisions:

11/11/20 JMF/CML  
11/11/20 JMF/CML  
11/11/20 JMF/CML

Approved By:

Date:



A Sign Elevation - Front View  
Scale: 1/4" = 1'-0"

B Sign Elevation - Side View  
Scale: 1/4" = 1'-0"

Specifications  
Qty = 1

Double Shot

- Custom label
- 1/2" push thru
- Custom sheet
- 24" Deep into
- 3/4" White in
- White LED
- 32x32 Aluminum
- 303 Aluminum
- 303 Aluminum
- 32x32 5x8x5
- 32x32 4-1/2x4-1/2
- 44 color 12"

\* Sign to be installed  
\* Primary object

Provided By:

- 100/1017/18 P
- Sign bases in machinery

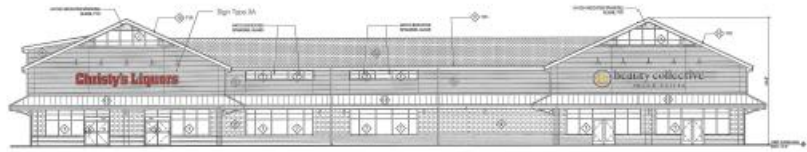
Customer to:

- Approve final to allow for 1
- Supply notes early in process
- Confirm sheet
- Confirm sign
- Confirm sign
- Confirm sign

Colors & Fonts

White	1/2"
Black	1/2"
Red	1/2"
Blue	1/2"
Green	1/2"
Yellow	1/2"
Orange	1/2"
Pink	1/2"
Grey	1/2"
Dark Grey	1/2"
Light Grey	1/2"
White	1/2"
Black	1/2"
Red	1/2"
Blue	1/2"
Green	1/2"
Yellow	1/2"
Orange	1/2"
Pink	1/2"
Grey	1/2"
Dark Grey	1/2"
Light Grey	1/2"





▲ Main Elevation  
Scale: 1/8" = 1'-0"



Christy's Liquors  
1400 Colburn Avenue  
Clemens, PA 17007

Project: 1928  
Christy's Liquors  
Sales: Jeff Colton  
Date: 11/28/21  
Designer: J.S.

**NOTE:** This is an original and all other drawings created by Pappas Signs, Inc. It is authorized for your personal use in connection with a project being planned for you by Pappas Signs, Inc. It is not to be reproduced or otherwise used for any other project, project, or project without the written consent of Pappas Signs, Inc.

Revisions:  
1. 11/28/21 J.S.

In our commitment to quality, we ensure all our work is done to the highest standards. Please contact us for more information on our products and services.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

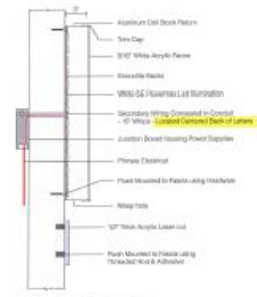
Building Sign: Signage

Option A  
Rev. No. 11/28/21  
D.S. J.M.Z.



▲ Main Elevation  
Scale: 1/8" = 1'-0"

▲ Main Elevation  
Scale: 1/8" = 1'-0"



▲ Main Elevation  
Scale: 1/8" = 1'-0"

**Specifications**  
Qty = 1 116.18 by Ft

Face of Channel Letters with Dimensional Depth  
- Flush to face of back using fasteners  
- 1/2" Min. recess depth to sign holder  
- For outside/inside construction by state

Customer In Approval  
- Approve identified Signage/Collective Logo  
- Signage to be changed to allow use to be larger & more legible

Notes on Field CRT  
- Customer approval for use before installation (Back to H.O. is needed)  
- Face of letter Confirm mounting type of backing  
- Confirm Power Location and the correct terminal used  
- Confirm 12-0 of Long Run  
- Confirm Backward Location Corner Back of Letters

- Colors Description**
- Dark Blue
  - Black, Glass Panel
  - Silver
  - Grey Cap
  - Jennifer Black
  - White
  - White Over Color Film (M 900-000)
  - Red
  - Black, Side Panel
  - Red Line Art
  - Red
  - 7000 Series Panel - **PHD** to match Series
  - Laser Vinyl
  - White
  - Black, Color (24000)
  - Laser Vinyl
  - White
  - Black, Color (24000)
  - Laser Vinyl
  - Digital Print
  - 25x12.5" x 30"
  - Printed from Screen Print
  - Clear UV Laminates
  - Back of all signs printed, with the background to be installed out of the door application.



Christy's Liquors  
1400 Colburn Avenue  
Clemens, PA 17007

Project: 1928  
Christy's Liquors  
Sales: Jeff Colton  
Date: 11/28/21  
Designer: J.S.

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Revisions:  
1. 11/28/21 J.S.

In our commitment to quality, we ensure all our work is done to the highest standards. Please contact us for more information on our products and services.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

Building Sign: Signage

Option A  
Rev. No. 11/28/21  
D.S. J.M.Z.





**125 Sockanosset Crossroad**



**529 Reservoir Avenue**



► **Ward 1**

► **THE CITY OF CRANSTON (OWN/APP)** has applied to The Board to sub-divide a parcel of land with an existing vacant school building into four substandard lots to allow future development of a new single family dwelling to be built on a 5,640 s.f lot at **41 Heath Avenue, A.P. 4, lot 300, A.K.A. Parcels A, B, C, and D;** area 5,640 s.f. zoned A6. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations.

► Application filed 1/10/2023. No Attorney.

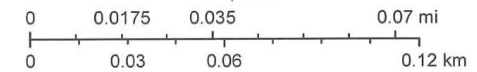
# 41 Heath Ave 400' Radius Plat 4 Lot 300



1/11/2023, 7:59:34 AM

Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	<b>Zoning</b>	A6	C4	S1
Cranston Boundary	none	B1	C5	Other
Parcels	A80	B2	M1	
Buildings	A20	C1	M2	
Zoning Dimensions	A12	C2	E1	

1:1,643



City of Cranston







► **Ward 4**

► **COLBEA ENTERPRISES LLC (OWN/APP)** has filed an application to construct a new fuel station minimart and drive-in use with increased curb opening sizes, reduced driveway to property line separation, landscape buffer, and signage requirements at **2050 Plainfield Pike**, A.P. 36, lot 116 & 117, area 1.36 ac. zoned C5. Applicant seeks relief per 17.92.010-Variance, Sections 17.48.010 Construction Standards, 17.72.010 (6).

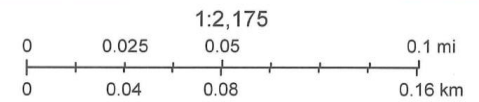
► Application filed 1/10/2023. Danielle DuFault, Esq.

# 2050 Plainfield Pike 400' Radius Plat 36 Lots 117, 116



12/6/2022, 9:09:34 AM

Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	<b>Zoning</b>	A6	C4	S1
— Cranston Boundary	none	B1	C5	Other
⋮ Parcels	A80	B2	M1	
▨ Buildings	A20	C1	M2	
Zoning Dimensions	A12	C2	EI	



City of Cranston



**Diprete Engineering**  
 Two Shalford Court, Cranston, RI 02920  
 Tel: 401-943-3000 Fax: 401-464-6506 www.diprete-eng.com

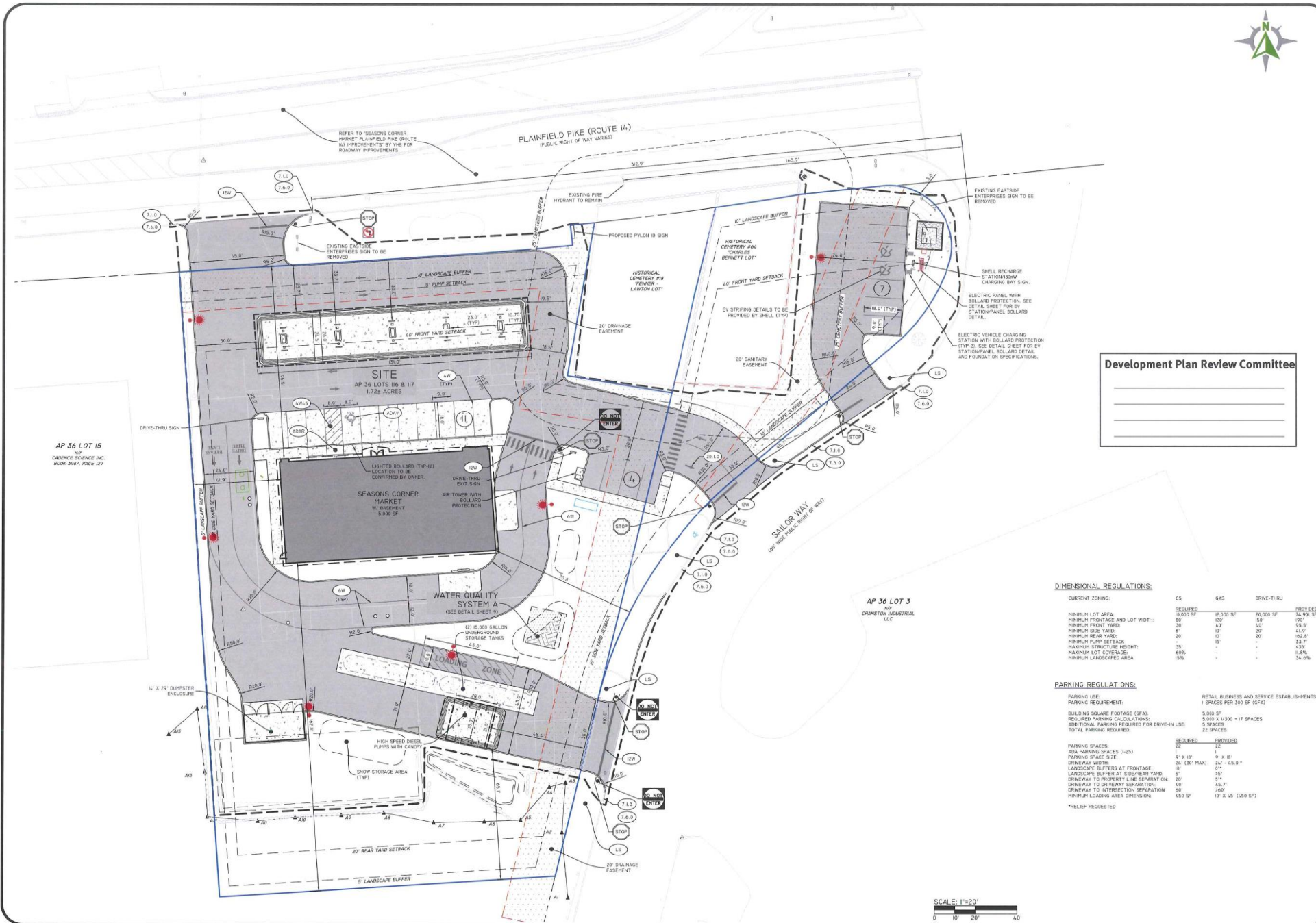
LEONARD R. BRADEN, P.E.  
 No. 6610  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

Boston • Providence • Newport

Development Plan Review Committee

THIS PLAN IS PREPARED BY THE ENGINEER FOR THE PROJECT DESCRIBED HEREIN. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT TO PREPARE THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO HIM BY THE CLIENT.

DATE	DESCRIPTION	BY
11/15/2022	PRELIMINARY PLAN SUBMITTED	L.R.B.
11/15/2022	REVISIONS TO PRELIMINARY PLAN	L.R.B.
11/15/2022	FINAL PLAN SUBMITTED	L.R.B.
11/15/2022	REVISIONS TO FINAL PLAN	L.R.B.
11/15/2022	FINAL PLAN	L.R.B.



**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	CS	GAS	DRIVE-THRU	PROVIDED
MINIMUM LOT AREA:	12,000 SF	12,000 SF	20,000 SF	74,961 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'	100'	100'	199'
MINIMUM FRONT YARD:	30'	10'	50'	95.5'
MINIMUM SIDE YARD:	8'	0'	20'	41.9'
MINIMUM REAR YARD:	20'	0'	0'	52.8'
MINIMUM PUMP SETBACK:	35'	0'	0'	1.20'
MINIMUM STRUCTURE HEIGHT:	35'	0'	0'	0.8%
MINIMUM LOT COVERAGE:	95%	-	-	34.8%
MINIMUM LANDSCAPED AREA:	-	-	-	-

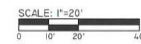
**PARKING REGULATIONS:**

PARKING USE:	REQUIRED	PROVIDED
PARKING REQUIREMENT:	4 SPACES PER 300 SF (GFA)	22 SPACES
BUILDING SQUARE FOOTAGE (SFA):	5,000 SF	
REQUIRED PARKING CALCULATIONS:	5,000 X 1/300 = 17 SPACES	
ADDITIONAL PARKING REQUIRED FOR DRIVE-IN USE:	5 SPACES	
TOTAL PARKING REQUIRED:	22 SPACES	

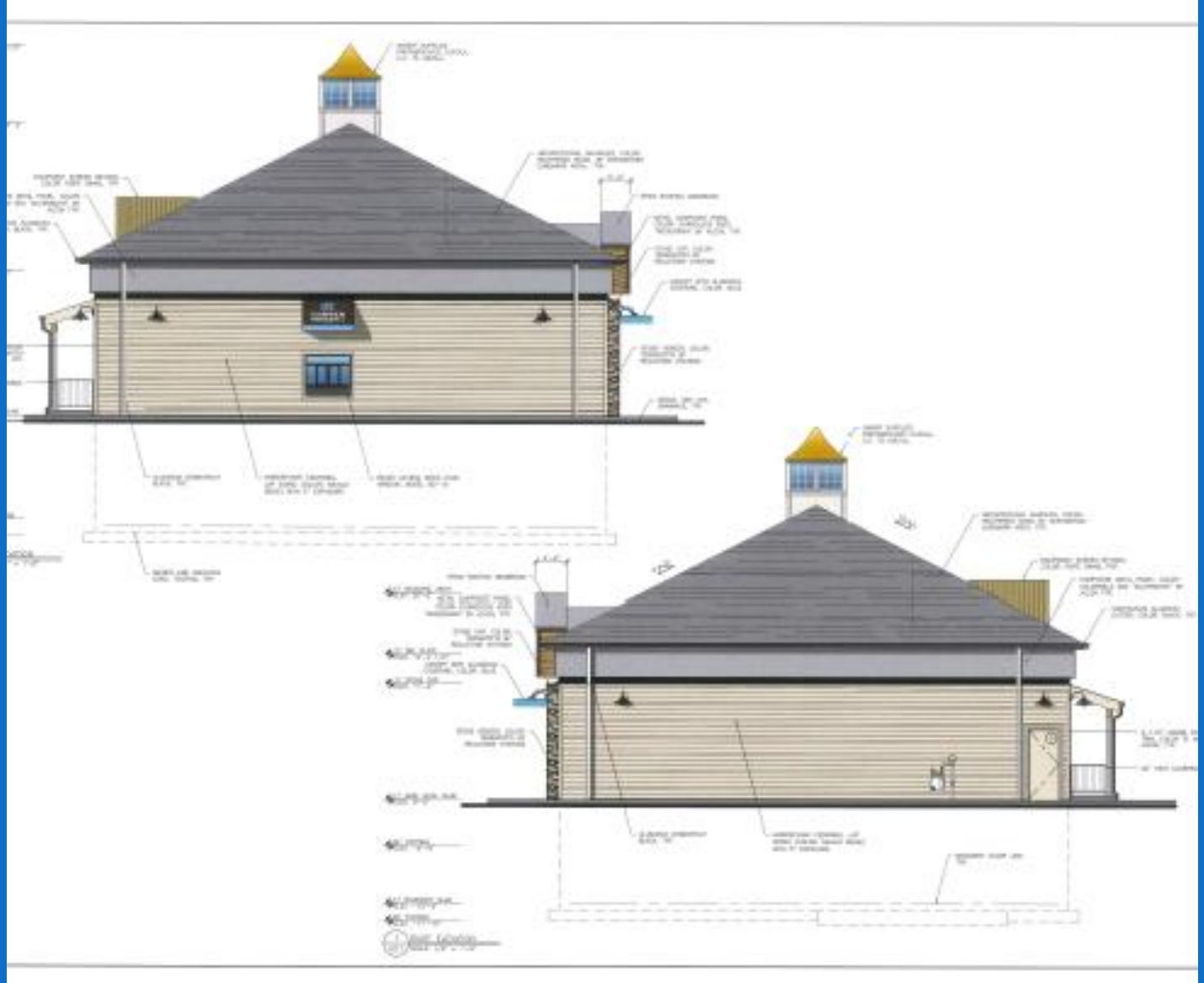
PARKING SPACES:	REQUIRED	PROVIDED
ADA PARKING SPACES (1-25):	74	74
PARKING SPACE SIZE:	9' X 18'	9' X 18'
DRIVEWAY WIDTH:	20' (30' MAX)	26' - 45.0'
LANDSCAPE BUFFERS AT FRONTAGE:	10'	0'
LANDSCAPE BUFFER AT SIDE/REAR YARD:	5'	35'
DRIVEWAY TO PROPERTY LINE SEPARATION:	20'	0'
DRIVEWAY TO DRIVEWAY SEPARATION:	40'	45.7'
DRIVEWAY TO INTERSECTION SEPARATION:	60'	160'
MINIMUM LOADING AREA DIMENSION:	450 SF	10' X 45' (450 SF)

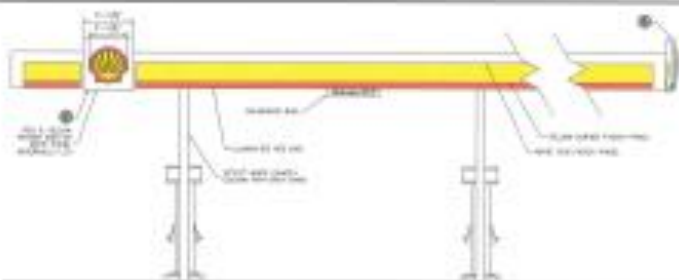
\*RELIEF REQUESTED



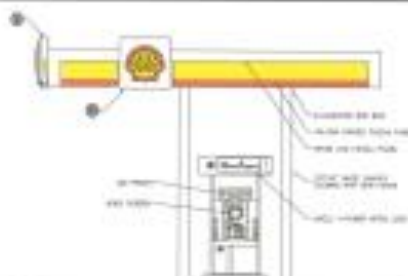
**SITE LAYOUT PLAN**  
 SEASONS CORNER MARKET  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
 COLBEA ENTERPRISES  
 605 GEORGE WASHINGTON HIGHWAY, LINCOLN, RHODE ISLAND 02865  
 TEL: 401-943-6058

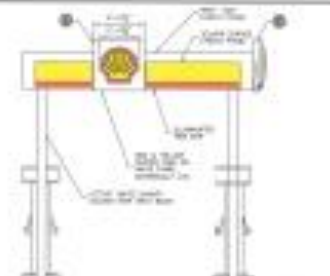




Front View Elevation



Right Side Elevation



Left Side Elevation

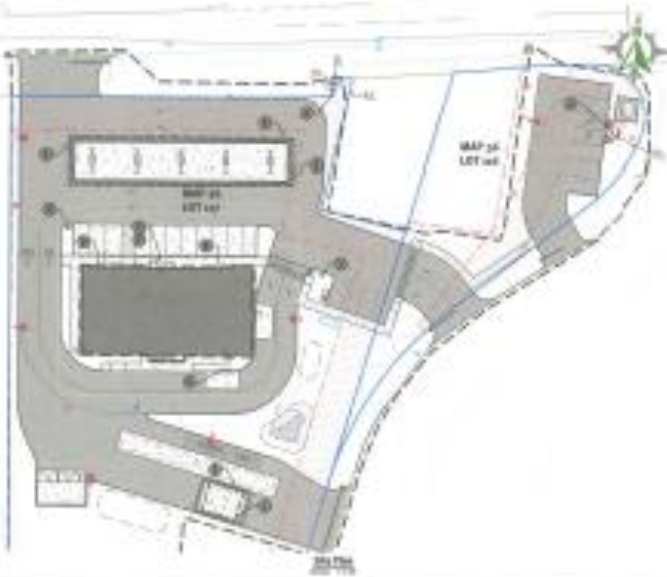
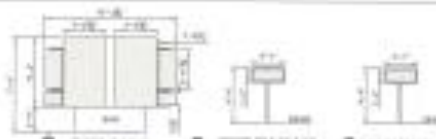


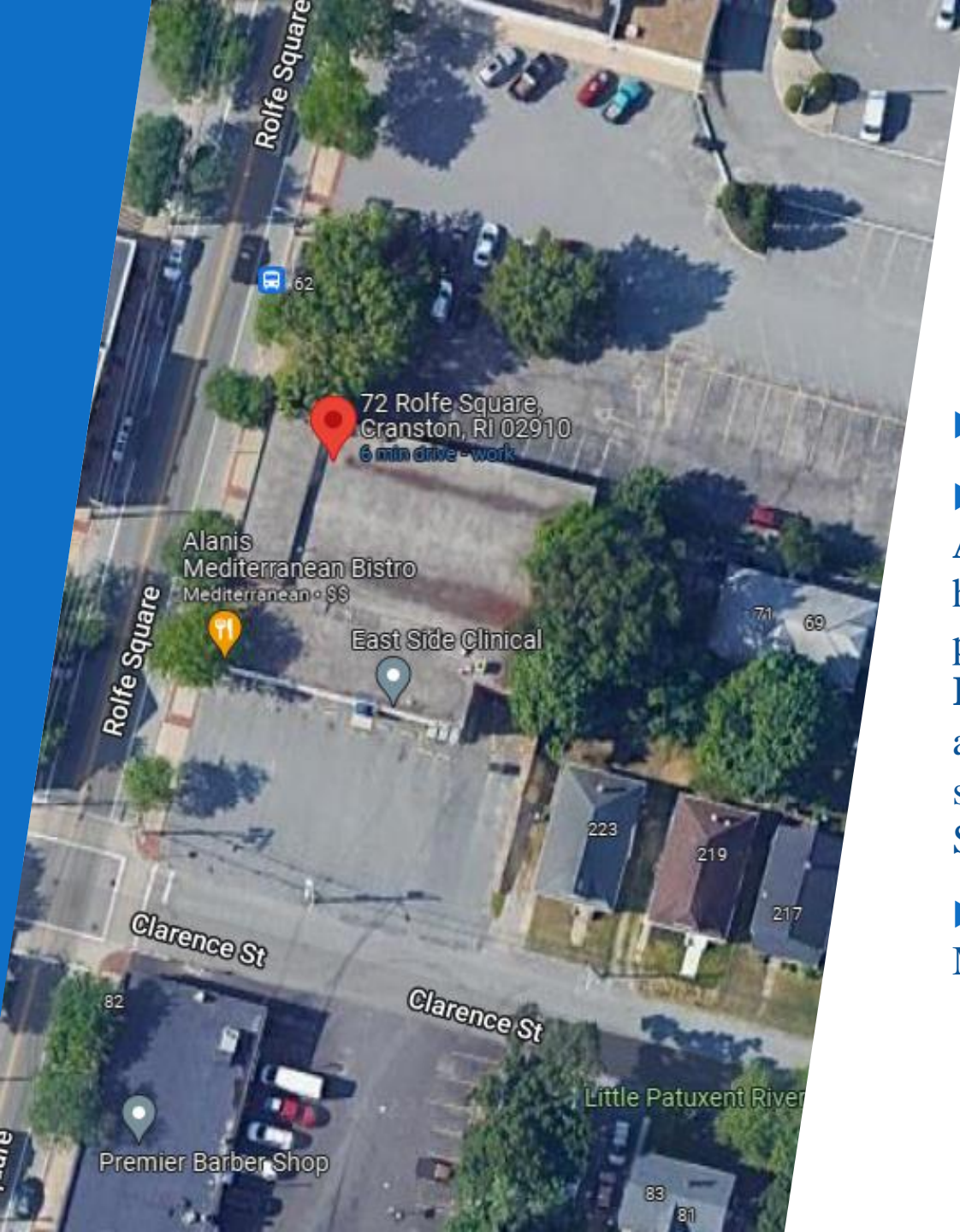
TABLE OF SPECIFICATIONS

ITEM	DESCRIPTION	QTY	UNIT	MANUFACTURER	NOTES
1	Shell logo	1	sq ft	Shell	See drawing for details.
2	Seasons logo	1	sq ft	Seasons	See drawing for details.
3	CO-OP logo	1	sq ft	CO-OP	See drawing for details.
4	Support post	2	ea	Standard	See drawing for details.
5	Foundation	2	ea	Standard	See drawing for details.

**Notes:**  
 1. All signs shall be made of aluminum.  
 2. All signs shall be illuminated.  
 3. All signs shall be weather-resistant.  
 4. All signs shall be installed in accordance with local codes.

Storage Plan & Elevations  
 Seasons Corner Market  
 20000th Ave  
 Eagan, MN  
 Project No: 20000



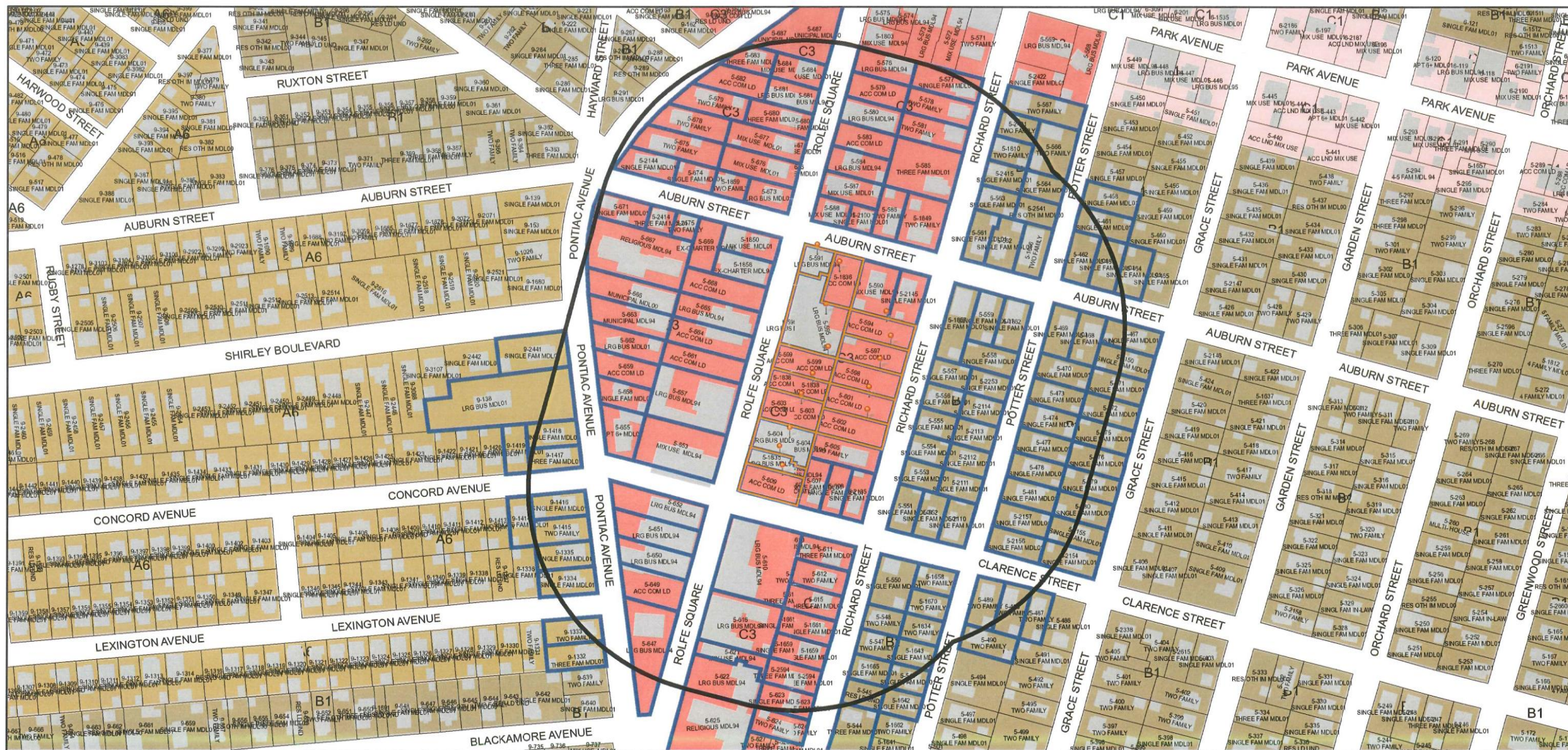


► **Ward 2**

► **FORCE REALTY LLC (OWN) and ANTLER ALE WORKS LLC (APP)** has applied to the Board to request permission to operate a brewery at **72 Rolfe Square**, A.P. 5, lots 604 & 1835, area 10,350 s.f. zoned C3. Applicant seeks relief per 17.92.010-Variance, Section 17.20.030 Schedule of Uses.

► Application filed 1/10/2023. Robert D. Murray, Esq.

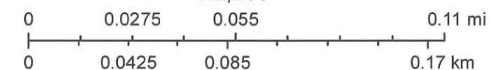
# 72 Rolfe Sq 400' Radius Plat 5 Lot 604, etc



1/11/2023, 9:01:07 AM

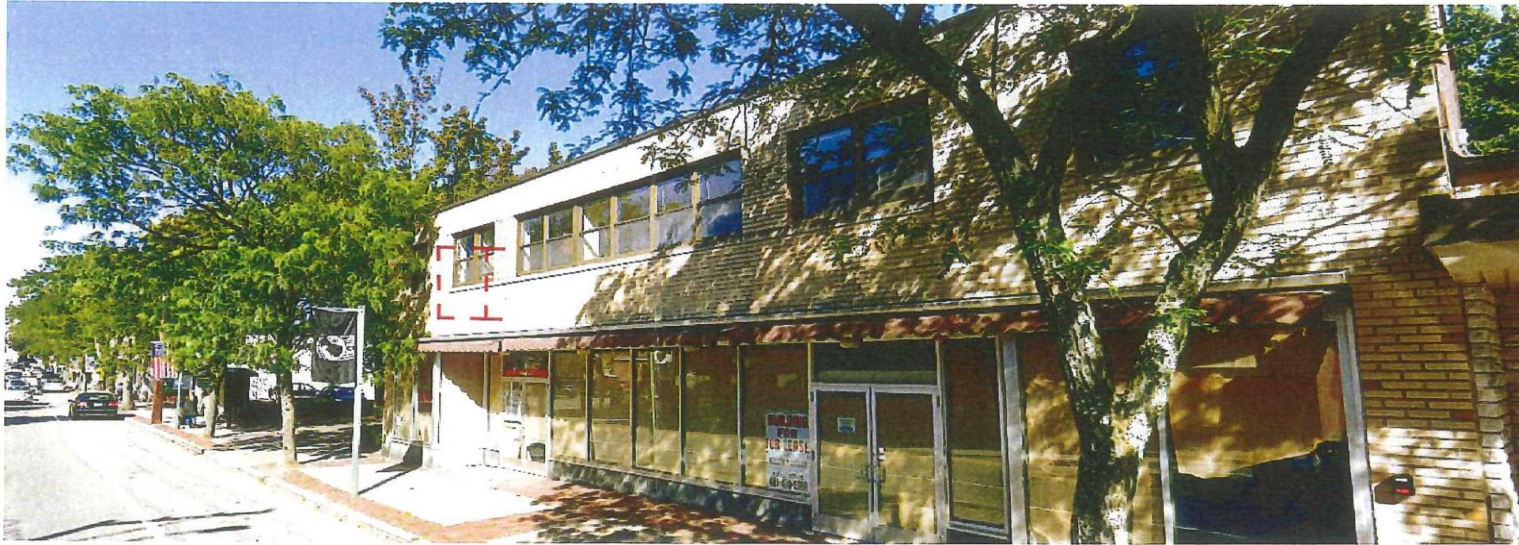
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
—		Cranston Boundary	none		B1			Other
⋮		Parcels	A80		B2			M1
—		Buildings	A20		C1			M2
Zoning Dimensions		A12			C2			EI

1:2,253



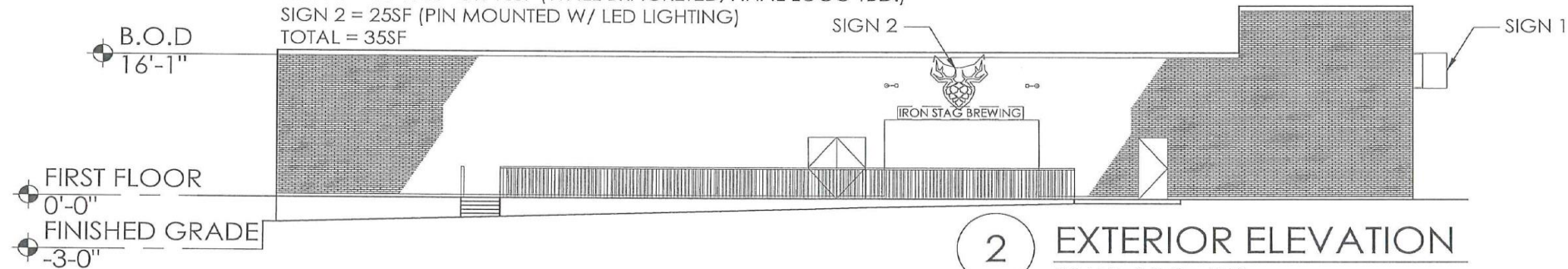
City of Cranston





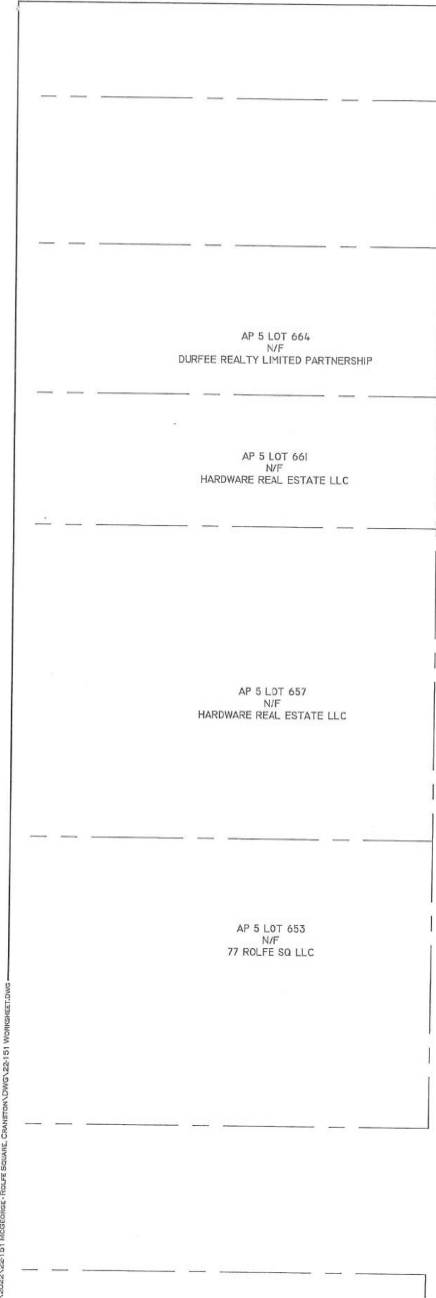
1 SIGN 2 PERSPECTIVE VIEW  
SCALE: N.T.S

SIGNAGE : 2 SIGNS  
SIGN 1 = 48" X 30" OR 10SF (WALL BRACKETED, FINAL LOGO TBD.)  
SIGN 2 = 25SF (PIN MOUNTED W/ LED LIGHTING)  
TOTAL = 35SF

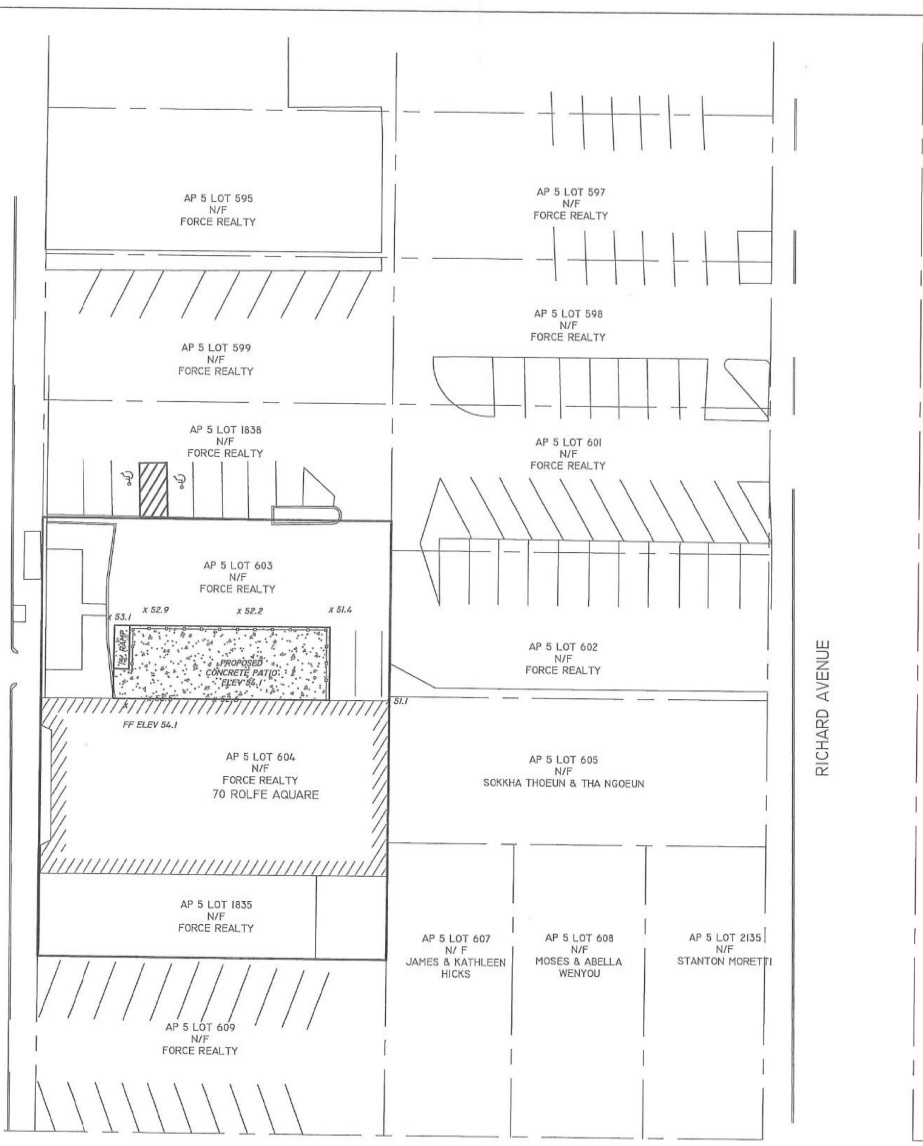


2 EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0"

PL 2022-200-151 MICROSOFT - IRON STAG BREWERY, CRANSTON (00634) 21 ST WORTHINGTON



ROLFE AVENUE



CLARENCE STREET

RICHARD AVENUE



LOCATION MAP (NOT TO SCALE)

**GENERAL NOTES:**

- LOT SHOWN IS DESIGNATED AS LOTS 604 & 1835 ON ASSESSORS MAP 5.
- OWNER OF RECORD: FORCE REALTY, LLC  
419 ALBION ROAD  
LINCOLN, RI 02865
- PROPERTY DOES NOT LIE WITHIN A HISTORIC OVERLAY DISTRICT
- FEMA REFERENCE: SITE IS NOT LOCATED IN A FLOOD ZONE AS DEPICTED UPON FIRN MAP 44007C0318H WITH AN EFFECTIVE DATE OF 10/02/2015.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAN REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREIN AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

**PLAN REFERENCE:**

- DEED BOOK LR3562 PAGE 82
- SECTION H PLAN ENTITLED "REVERE PLAN BELONGING TO ASA LYMAN, SITUATED IN CRANSTON, RI SURVEYED BY JOHN BOWENHAY 1875 AND LOCATED IN LAND EVIDENCE PLAT BOOK 28 PAGE 76 ON PLAT CARD 85

**ZONING DISTRICT:**

GENERAL BUSINESS - C3\*

MINIMUM FRONTAGE	= 60'
MINIMUM AREA	= 5,000 S.F.
MINIMUM SETBACKS -	
FRONT	= 0'
SIDE	= 0'
REAR	= 20'
COVERAGE	= 100%

VARIANCE PLAN

"IRON STAG BREWERY"  
AP 5 LOTS 604 & 1835  
72 ROLFE SQUARE, CRANSTON, RI



APPLICANT: IRON STAG BREWERY  
72 ROLFE SQUARE, CRANSTON, RI

Job #	SCALE: 1" = 20"	DRAWN BY: GTE	DATE: 1/9/2023
-------	-----------------	---------------	----------------

PROFESSIONAL SEAL

REVISED:



**INSITE** Engineering Services, LLC  
PROFESSIONAL ENGINEERS | LAND SURVEYORS  
Precision. Clarity. Certainty.

501 Great Road, Unit 104  
North Smithfield, RI 02888  
Phone: (401) 782-2873 Fax: (401) 782-2871  
Web Address: insiteEngineers.com

### GENERAL CODE INFORMATION

THE BUILDING RENOVATION SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

- SBC-1 RHODE ISLAND STATE BUILDING CODE, INCORPORATING THE INTERNATIONAL BUILDING CODE, 2018 EDITION
- SBC-3 RHODE ISLAND STATE PLUMBING CODE
- SBC-4 RHODE ISLAND STATE MECHANICAL CODE
- SBC-5 RHODE ISLAND STATE ELECTRICAL CODE
- SBC-8 RHODE ISLAND STATE ENERGY CONSERVATION CODE
- SBC-19 RHODE ISLAND STATE FUEL GAS CODE
- 2018 NFPA 1 FIRE CODE
- 2018 NFPA 101 LIFE SAFETY CODE
- ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- TITLE III OF THE ADA, 28 CFR PART 36 REV. 7/19/94 ED

NOTE: THIS CODE REVIEW IS LIMITED TO THE IRON STAG BREWERY. THE ADJACENT SPACES HAVE NOT BEEN VETTED FOR FULL COMPLIANCE AND SHALL BE THE RESPONSIBILITY OF THE LANDLORD.

### PROJECT SCOPE:

THE SCOPE IS GENERALLY DEFINED AS THE DEMISING AND BUILD OUT OF A NEW TENANT SPACE FOR A MICROBREWERY WITH TAP ROOM AND BUILDING COMMON TOILET ROOMS, AN OUTDOOR PATIO WILL BE PROVIDED BY A DESIGN BUILD LANDSCAPE CONTRACTOR. CONSTRUCTION OF A NEW TYPE 2B STRUCTURE FOR USE AS A GROCERY STORE.

### BUILDING SUMMARY

ITEM	ALLOWABLE/REQUIRED	PROPOSED/PROVIDED
USE GROUP: IBC-1 §304.2	GROUP F-2 LOW HAZARD FACTORY INDUSTRIAL BY SPECIAL USE GROUP A-2 ASSEMBLY FOR ACCESSORY TAP ROOM.	GROUP F-2: MICRO BREWERY <16% ALCOHOL MANUFACTURING GROUP A-2: ASSEMBLY FOR ACCESSORY TAP ROOM.
BUILDING HEIGHT: IBC-1 §304.3 & §304.4	55'-0"; 2 STORIES ABOVE GRADE PLANE MAXIMUM [NON-SPRINKLERED]	EXISTING BUILDING COMPLIES WITH MOST RESTRICTIVE
BUILDING AREA: SBC-1 TABLE 206.2 SBC-1 §504.3	TABULAR ALLOWANCE = 9,500 SF [FOR UNSPRINKLERED BLDGS.] MOST RESTRICTIVE A-2 USE (TENANT SPACE = 1,824 S.F.)	7,253 GSF (BUILDING FOOTPRINT AT GRADE)
SEPARATION OF OCCUPANCIES: SBC-1 §508.4	2 HOUR FIRE SEPARATION REQUIREMENT BETWEEN MOST RESTRICTIVE A-2 AND CURRENT ADJACENT S-1 USE, POSSIBLE M OR B IN FUTURE.	
CONSTRUCTION TYPE: SBC-1 §409.2	TYPE 3B: CMU LOAD BEARING EXTERIOR WALL AND COMBUSTIBLE ROOF AND INTERIOR PARTITIONS.	
FIRE PROTECTION SYSTEMS: SBC-1 §903.2.2	THE EXISTING BUILDING IS NOT PROTECTED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE SCOPE OF WORK DOES NOT TRIGGER THE REQUIREMENTS FOR A FIRE PROTECTION SYSTEM.	

### OCCUPANT LOAD & MEANS OF EGRESS SUMMARY

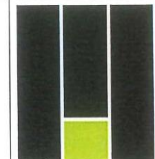
DESIGN OCCUPANT LOAD: SBC-1 TABLE 1004.1.2 NFPA 101 TABLE 7.3.1.2	IRON STAG - GROUND FLOOR: F-2 LOW HAZARD: A-2 ASSEMBLY TAP ROOM: A-2 ASSEMBLY PATIO:	998 S.F. + 100 = 10 811 S.F. + 15 = 54 1,000 S.F. + 15 = 67
	TOTAL TENANT OCCUPANCY = 131	
	FUTURE ADJACENT SPACE OCCUPANT LOADS ARE BY OTHERS AND ALL COMPLIANCE SHALL BE BY OTHERS/LANDLORD.	
FIRE ALARM AND DETECTION SYSTEMS:	THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 IBC AS AMENDED BY RHODE ISLAND STATE BUILDING CODE, 11TH EDITION, AND NFPA 101, LIFE SAFETY CODE, AND COORDINATE WITH THE LOCAL FIRE DEPARTMENT FOR ALL FIRE ALARM/DETECTION SYSTEMS REQUIREMENTS PRIOR TO BIDDING/COMMERCIAL WORK.	

### MEANS OF EGRESS SUMMARY

MEANS OF EGRESS SIZING: IBC-1 §1005.3.2 (OTHER) NFPA-101 §7.3.1.2	OTHER: • IRON STAG: 64 OCCUPANTS x 0.2' PER PERSON = 12.8" WIDE REQ'D	OTHER: • IRON STAG: (8) DOORS PROVIDED, 108" PROVIDED
NUMBER OF EXITS: IBC-1 TABLE §1006.3.1 NFPA-101 §7.3.1.4.1 & §8.6.10.3.2	(2) EXITS REQUIRED BASED ON OCCUPANT LOAD: • 2 REQUIRED AS OCCUPANT LOAD EXCEEDS 49	IRON STAG: • FIRST FLOOR: (2) EXITS PROVIDED, ALL AT LEVEL OF EXIT DISCHARGE
COMMON PATH OF TRAVEL DISTANCE: IBC-1 TABLE 1006.2.1 NFPA-101 TABLE A7.6	ANY SPACE WITH OCCUPANT LOADS > 49 ARE PROVIDED WITH TWO MEANS OF EGRESS.	
EXIT REMOTENESS: IBC-1 §1007.1.1 NFPA-101 §7.3.1.3.2	OVERALL DIAGONAL: IRON STAG: 73'-8" + 2 = 56'-9" PATIO: 61'-6" + 2 = 32'-9"	PROVIDED EXIT SEPARATION DISTANCES: INTERIOR: 37'-6" PROVIDED PATIO: 37'-0" PROVIDED
EXIT ACCESS TRAVEL DISTANCE: IBC-1 TABLE 1007.2 NFPA-101 TABLE A7.6	M = 150'-0" (NFPA-101); 200'-0" (IBC-1) DISTANCES BASED UPON UNSPRINKLERED BUILDING REQUIREMENTS.	FIRST FLOOR: 93'-11 1/2" [MEAT PREP 105 TO EXIT #2] SECOND FLOOR: 91'-7 1/2" [BREAK ROOM 202 TO EXIT #3] • ONLY LONGEST TRAVEL DISTANCE INDICATED. • TRAVEL DISTANCES FOR TENANT SPACE TO BE DETERMINED AT TIME OF TENANT FIT-OUTS.
DEAD ENDS: IBC-1 §1020.4 NFPA-101 TABLE A7.6	MAXIMUM ALLOWABLE DEAD END = 97'-0"	MAX. DEAD END: NO DEAD END CORRIDORS
EXIT SIGNS, LIGHTS, AND EMERGENCY LIGHTING:	EXIT SIGNS AND LIGHTS SHALL COMPLY WITH SECTION 101.1, MEC, AND NEC. MEANS OF EGRESS AND EMERGENCY LIGHTING SHALL COMPLY WITH SECTION 1006, MEC, AND NEC.	

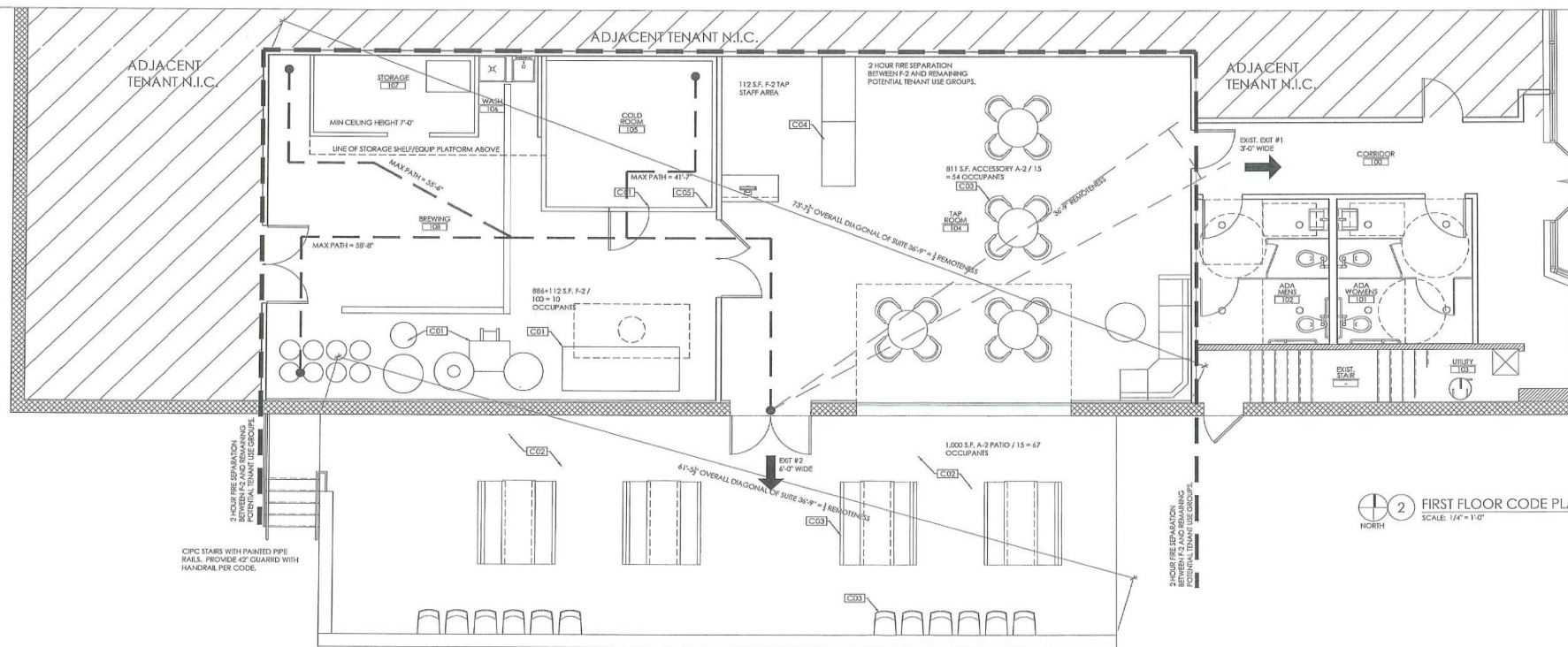
### PLUMBING FIXTURE CALCULATIONS

PLUMBING FIXTURES CALCULATIONS: IBC-1 TABLE 2002.1	T-2 AND A-2 OCCUPANCY: 131 (84 EACH MEN & WOMEN) A USE MOST RESTRICTIVE SHALL BE USED	TOTAL PROVIDED FIXTURES: • (2) TOILET ROOMS EACH WITH: (2) TOILET (1) LAV • DRINKING FOUNTAINS: POTABLE WATER IS PROVIDED BY IRON STAG SECTION 410.4 PROVIDES EXCEPTION FROM D.F. • MCP SINK: (1) EXISTING PROVIDED
	• TOILETS: 1 PER 40 OCCUPANTS 131 OCCUPANTS ÷ 40 = 3.3 → 4 REQUIRED	
	• LAVATORIES: 1 PER 75 OCCUPANTS 131 OCCUPANTS ÷ 75 = 1.7 → 2 REQUIRED	



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401.398.7205  
mcgeorge.com  
mth@mcgeorge.com 401.215.0766  
rls@mcgeorge.com 401.215.0866

NOT FOR CONSTRUCTION



PROJECT:	IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910	
CLIENT:	IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910	
REVISION:	NO.	DATE DESCRIPTION
SCALE:	AS NOTED	DRAWN BY: SL/MM
DATE:	12/23/22	DATE PLOTTED: 2022-97
TITLE:	CODE PLAN AND SUMMARY	
DRAWN:	A0.2	
ISSUED FOR REVIEW:		

NOT FOR CONSTRUCTION

PROJECT: IRON STAG  
72 ROLFE SQUARE  
CRANSTON, RI 02910

CLIENT: IRON STAG  
72 ROLFE SQUARE  
CRANSTON, RI 02910

REVISIONS:

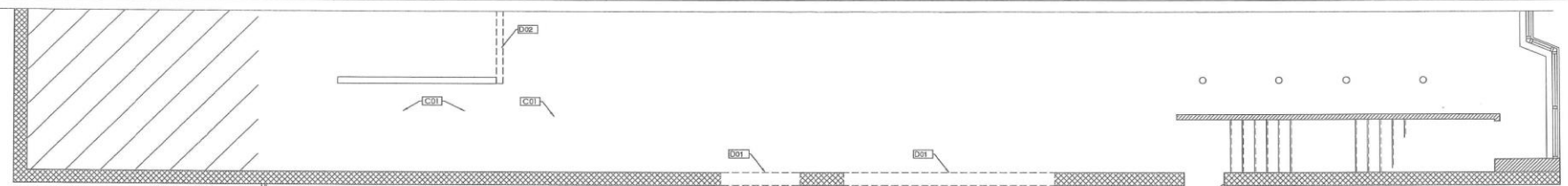
NO.	DATE	DESCRIPTION

SCALE: AS NOTED DRAWN BY: SL/MAM  
DATE: 12.23.22 PERIOD: 2022-97

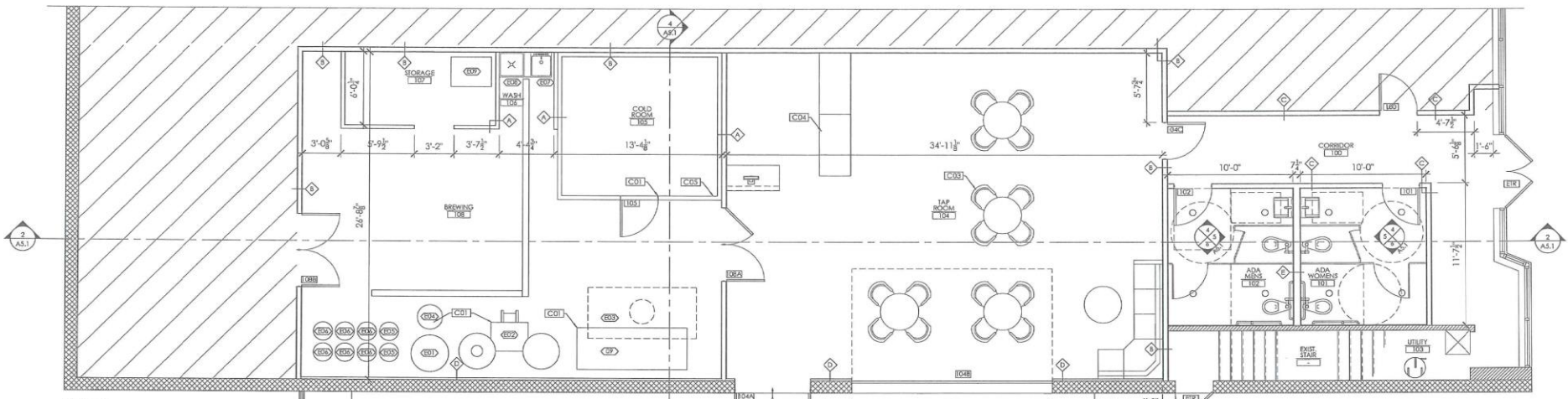
TITLE: FIRST FLOOR PLAN AND DEMOLITION PLAN

DWG NO.: A1.1

ISSUED FOR REVIEW



1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

**GENERAL PLAN NOTES**

- ALL FINISHES SHALL BE SELECTED BY TENANT AND G.C. SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8.
- REFER TO ENGINEER'S DRAWINGS FOR ALL MEP SCOPE OF WORK.

**KEYED FLOOR PLAN NOTES**

- CG1** G.C. SHALL COORDINATE ALL UTILITY CONNECTIONS AND EQUIPMENT LOCATIONS WITH BREWERY OPERATOR.
- CG2** PATIO SHALL BE CONSTRUCTED ON A DESIGN BUILD BASIS BY YARDWORKS OF EQUAL. ACCESSIBILITY AND MEANS OF EGRESS SHALL MATCH THAT DEPICTED HEREIN.
- CG3** ALL FURNITURE SHALL BE SELECTED BY THE TENANT.
- CG4** BEER TAP AND POS. COORDINATE POWER DATA AND FINAL MILLWORK DESIGN WITH TOWANE.
- CG5** TENANT PROVIDED WALL IN COOLER. G.C. TO COORDINATE FINAL CONFIGURATION OF UNIT AND CONDENSER WITH ENGINEER AND TENANT.

**WALL TYPES**

- 2X4 WOOD INTERIOR WALL ASSEMBLY:  
2X4 WOOD STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE. HEIGHTS VARY.
- INTERIOR WALL ASSEMBLY FIRE SEPARATION:  
2X4 @ 16" O.C. WITH 2 LAYERS OF 5/8" TYPE X FIRE RATED GYPSUM BOARD EACH SIDE. PROVIDE SOUND ATTENUATION BATHS IN CAVITY. BOND ENTIRE ASSEMBLY TO DECK AND SEAL. PROVIDE DEFLECTION TRACK AT HEAD. PROVIDE FIRE RESISTANT CAULKING TO CREATE ADEQUATE FIRE SEPARATION BETWEEN USE GROUPS AND SEAL ALL PENETRATIONS.
- 2X4 WOOD INTERIOR WALL ASSEMBLY:  
2X4 WOOD STUD @ 16" O.C. WITH 1/2" GYPSUM BOARD ON EACH SIDE. CONSTRUCT AS IS U/F 1 HOUR RATED PARTITION.
- EXTERIOR WALL ASSEMBLY INTERIOR FINISHING:  
PROVIDE STRAPPING AND 2" OF RIGID INSULATION TO EXISTING MATCHING EXTERIOR WALL AND FINISH WITH 1/2" GYPSUM BOARD AND FRP IN BREWERY ROOM AND PAINT IN TASTING ROOM.

**GENERAL DEMOLITION PLAN NOTES**

- G.C. SHALL PERFORM WEALTH THROUGH TO IDENTIFY ALL OTHER INCIDENTAL SELECTIVE DEMOLITION THAT MIGHT NOT BE CAPTURED HEREIN GENERAL DEMOLITION NOTE HERE.

**KEYED DEMOLITION PLAN NOTES**

- DX1** TEMPORARILY SHORE AND OVERHANG MAKE SAFE EXISTING BLOCK WALL AND DEMOLISH EXISTING AS SHOWN. PREP FOR NEW OVERHEAD DOOR AND NEW PATIO DOOR.
- DX2** SAWCUT EXISTING SLAB TO EXTERIOR AND PROVIDE NEW TRENCH DRAIN AND SANITARY LINE TO NEW SINK.

**EQUIPMENT SCHEDULE**

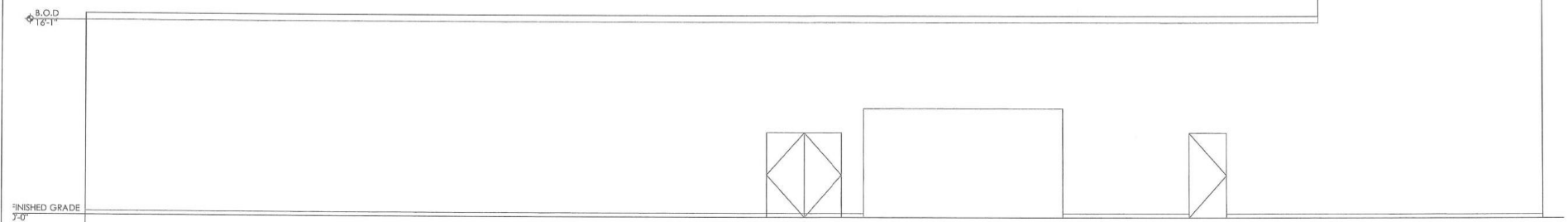
ITEM	DESCRIPTION	MANUF. MODEL NUMBER	REMARKS
01	BREWERY EQUIPMENT TBD	TBD	TBD
02	BREWERY EQUIPMENT TBD	TBD	TBD
03	500 GALLON WASTE WATER TREATMENT TANK	TBD	TBD
04	BREWERY EQUIPMENT TBD	TBD	TBD
05	BREWERY EQUIPMENT TBD	TBD	TBD
06	BREWERY EQUIPMENT TBD	TBD	TBD
07	UTILITY SINK	TBD	TBD
08	UTILITY SINK	TBD	TBD
09	AHU	TBD	TBD
09	BURNER	TBD	SEE MECHANICAL DRAWINGS FOR HOOD WITH ANSUL SYSTEM



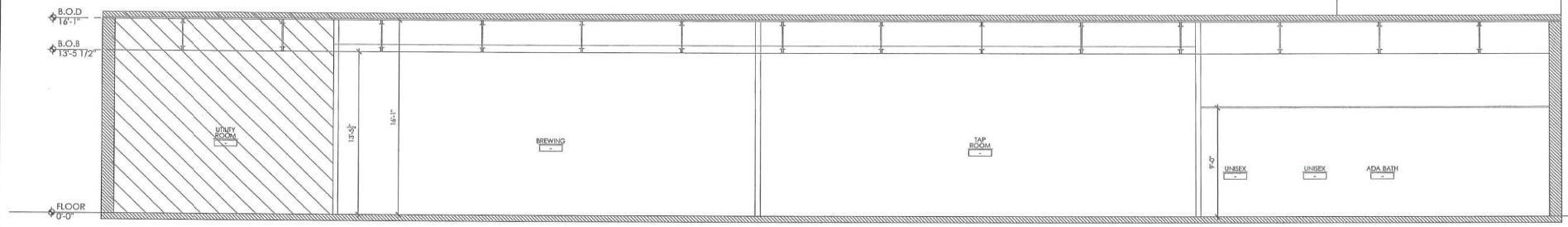
**McGeorge**  
Architecture Interiors

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EAST GREENWICH, RHODE ISLAND 02818  
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mcgeorge@aia.com  
matthew@mcgeorgeaia.com 401.215.0777 c  
rebecca@mcgeorgeaia.com 401.215.0867 e

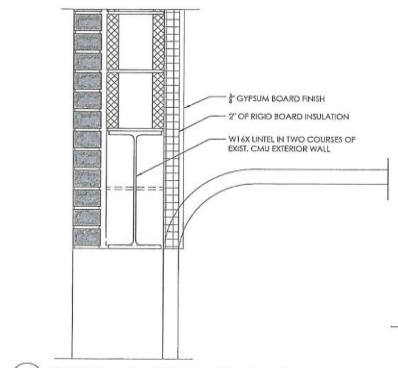
NOT FOR  
CONSTRUCTION



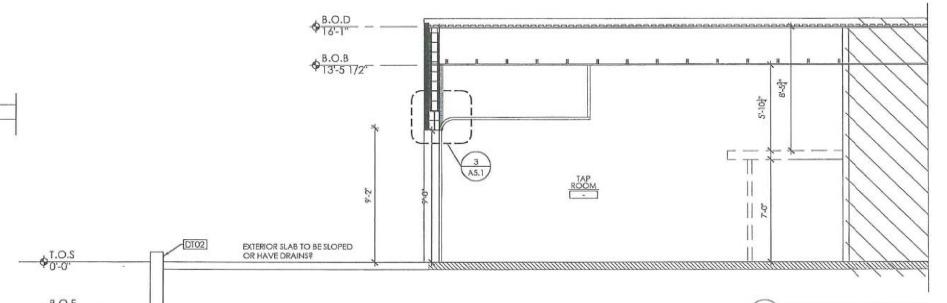
1 EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



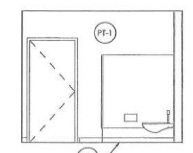
2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



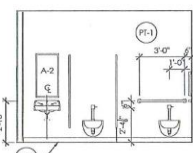
3 OVERHEAD DOOR LINTEL DETAIL  
SCALE: 1-1/2" = 1'-0"



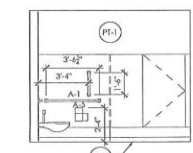
4 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



5 ADA RESTROOM  
SCALE: 1/4" = 1'-0"



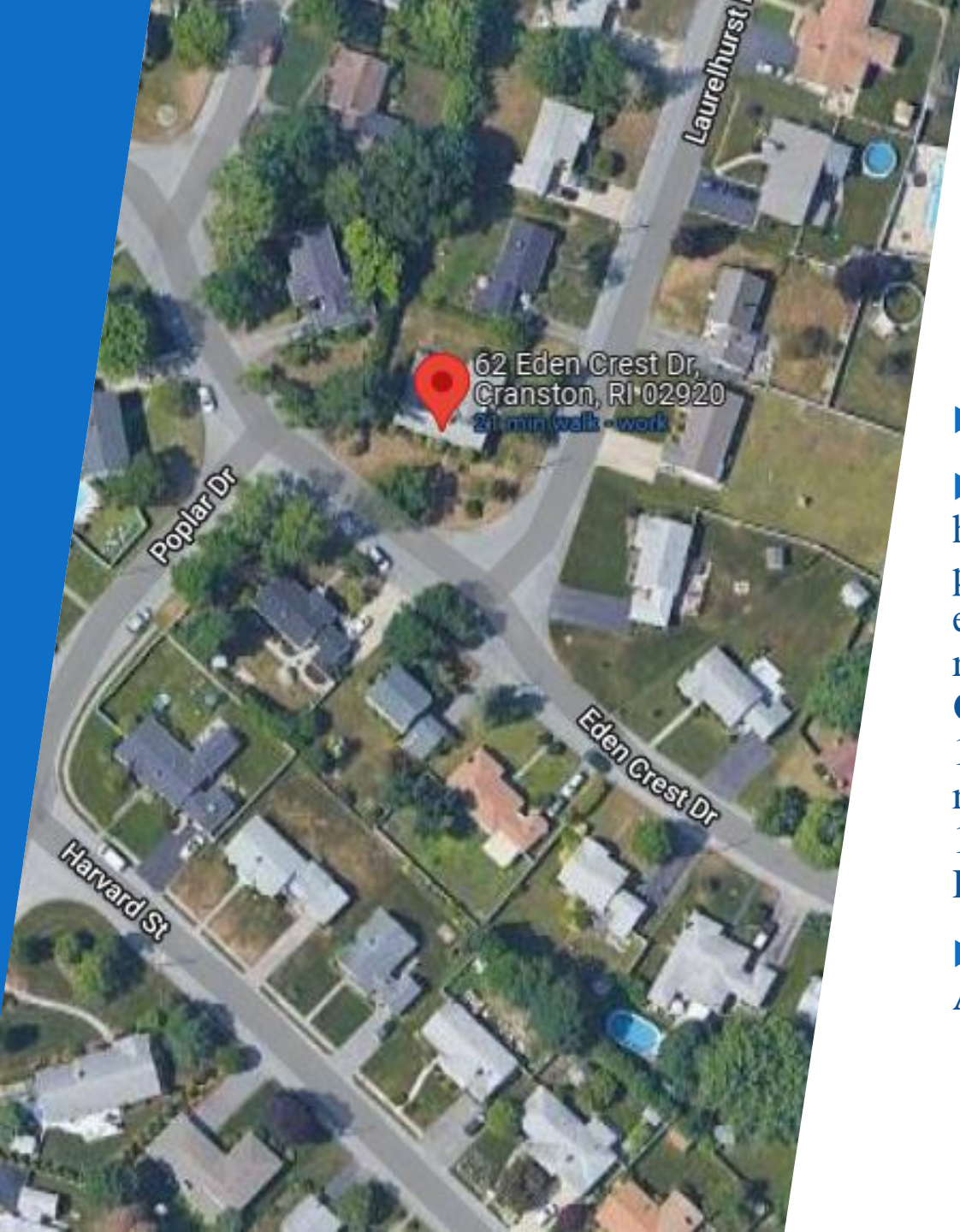
6 ADA RESTROOM  
SCALE: 1/4" = 1'-0"



7 ADA RESTROOM  
SCALE: 1/4" = 1'-0"

PROJECT:		IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910	
CLIENT:		IRON STAG 72 ROLFE SQUARE CRANSTON, RI 02910	
REVISION:	NO.	DATE	DESCRIPTION
SCALE:	AS NOTED	DESIGNED BY:	SL/AMM
DATE:	12.23.22	JOB NO.:	2022-97
TITLE: BUILDING SECTIONS AND ELEVATION			
DWG NO.:			
A5.1			
ISSUED FOR REVIEW			





► **Ward 6**

► **PAUL DAVID CARTER (OWN/APP)** has filed an application to request permission to construct an addition on an existing garage extending into the required front yard setbacks at **62 Eden Crest Drive**, A.P. 10, lot 1148, area 10,153 s.f., zoned A8. Applicant seeks relief per 17.92.010-Variance, Section 17.20.120 Schedule of Intensity Regulations.

► Application filed 1/10/2023. No Attorney.

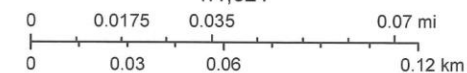
# 62 Eden Crest Dr 400' Radius Plat 10 Lot 1148



1/5/2023, 8:20:22 AM

1:1,621

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

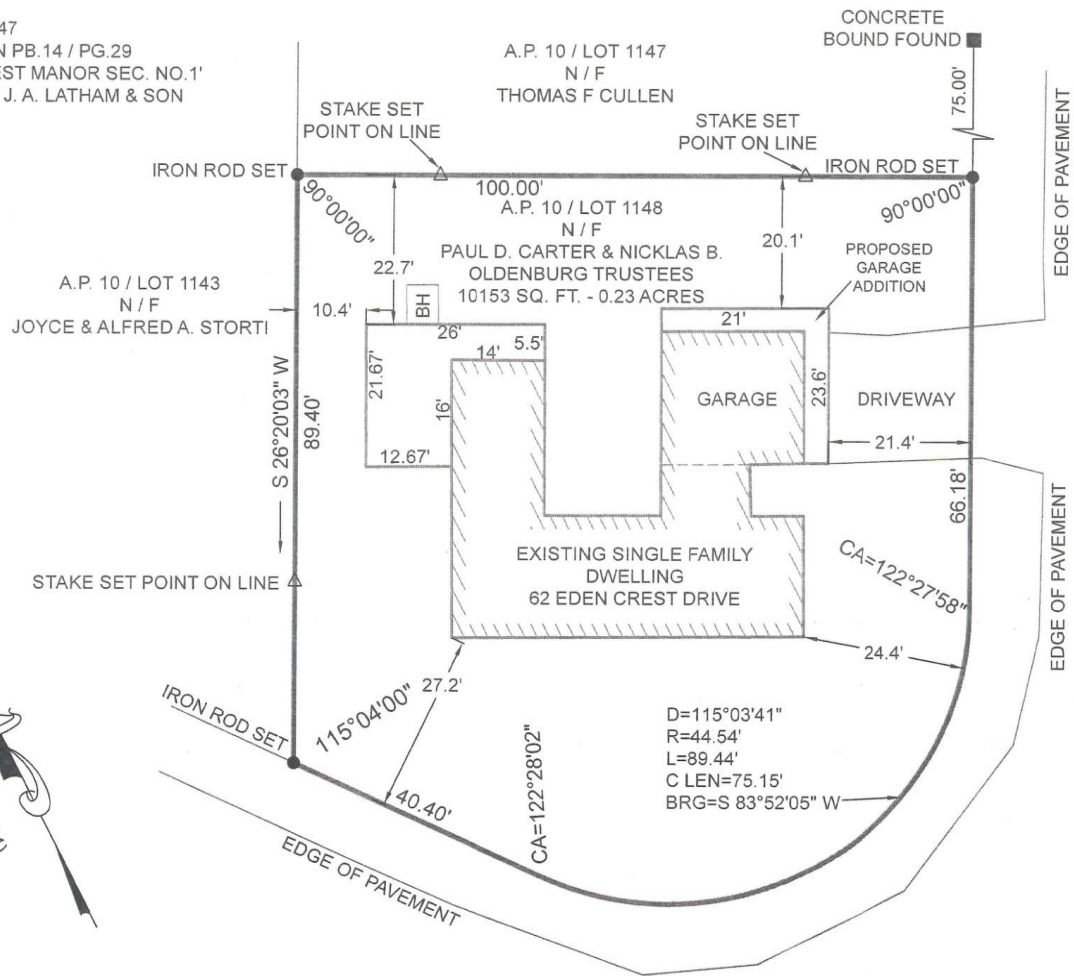


City of Cranston



**REFERENCE:**

- 1. DEED BK.6316 / PG.47
- 2. LOT 11 ON PC.386 IN PB.14 / PG.29 ENTITLED, "EDEN CREST MANOR SEC. NO.1" IN CRANSTON, R.I. BY J. A. LATHAM & SON ENGR'S. APR. 1952"



**EDEN CREST DRIVE**

(50' PUBLIC)

BY: *[Signature]* DATE: 7/30/22  
 RICHARD T. BZDYRA, PLS, LICENSE #1786, COA # A 348

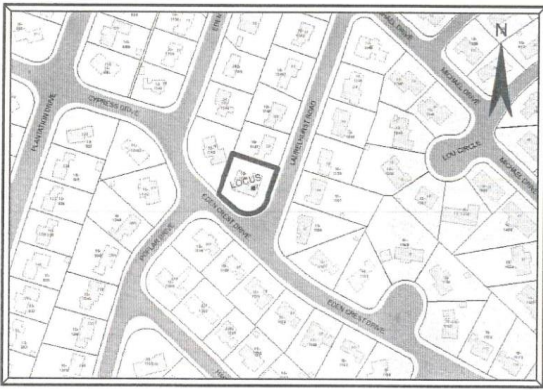
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED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

**SURVEY CLASSIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS I

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, IN ORDER TO CONSTRUCT AN ADDITION TO THE EXISTING DWELLING.



**LOCUS MAP**  
NOT TO SCALE

**ZONING DISTRICT A-8**

- MINIMUM LOT AREA: 8,000 S.F.
- MINIMUM LOT FRONTAGE: 80 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 10 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 30%
- PROPOSED LOT COVERAGE: 26%

**DIMENSIONAL CONFORMANCE SURVEY**

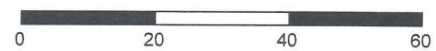
A.P. 10 / LOT 1148  
 62 EDEN CREST DRIVE  
 CRANSTON, R.I. 02920  
 SCALE: 1"=20' DATE: JUNE 16, 2022

PREPARED FOR:  
**PAUL CARTER**  
 62 EDEN CREST DRIVE  
 CRANSTON, R.I. 02920

PREPARED BY:  
**LAND PLANNERS**  
 9 BENJAMIN STREET, WARWICK RI 02818  
 PHONE: (401) 884-2220

JOB NO. 2161 / DWG. NO. 2161 - (ZTDS)

GRAPHIC SCALE / 1" = 20'



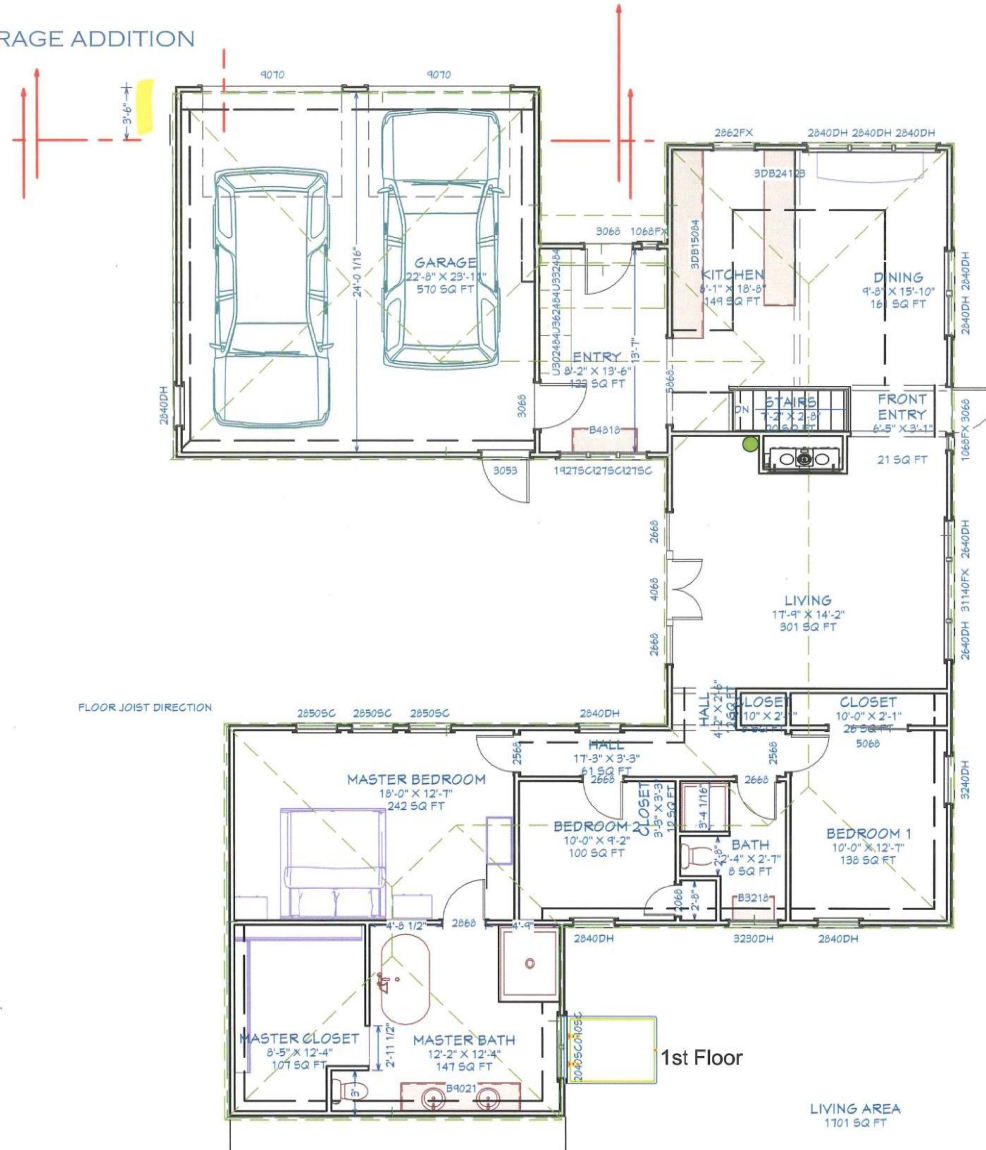
**LAURELHURST ROAD**  
(50' PUBLIC)



LAURELHURST ROAD

Elevation 1

GARAGE ADDITION



1st Floor

LIVING AREA  
1701 SQ FT

EDENCREST DRIVE

Elevation 2

Elevation 3

E4  
Elevation 4

SCALE 1/8"=1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SHEET TITLE**

PROJECT DESCRIPTION:  
**62 EDENCREST DRIVE  
GARAGE EXTENSION**

DRAWINGS PROVIDED BY:  
**CARRIAGE HOUSE  
CUSTOM HOMES**

DATE:  
1/8/2023

SHEET:  
**A-1**



