City of Cranston
Zoning Board of Review
October 11, 2023

Chairman of the Board
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Carlos Zambrano

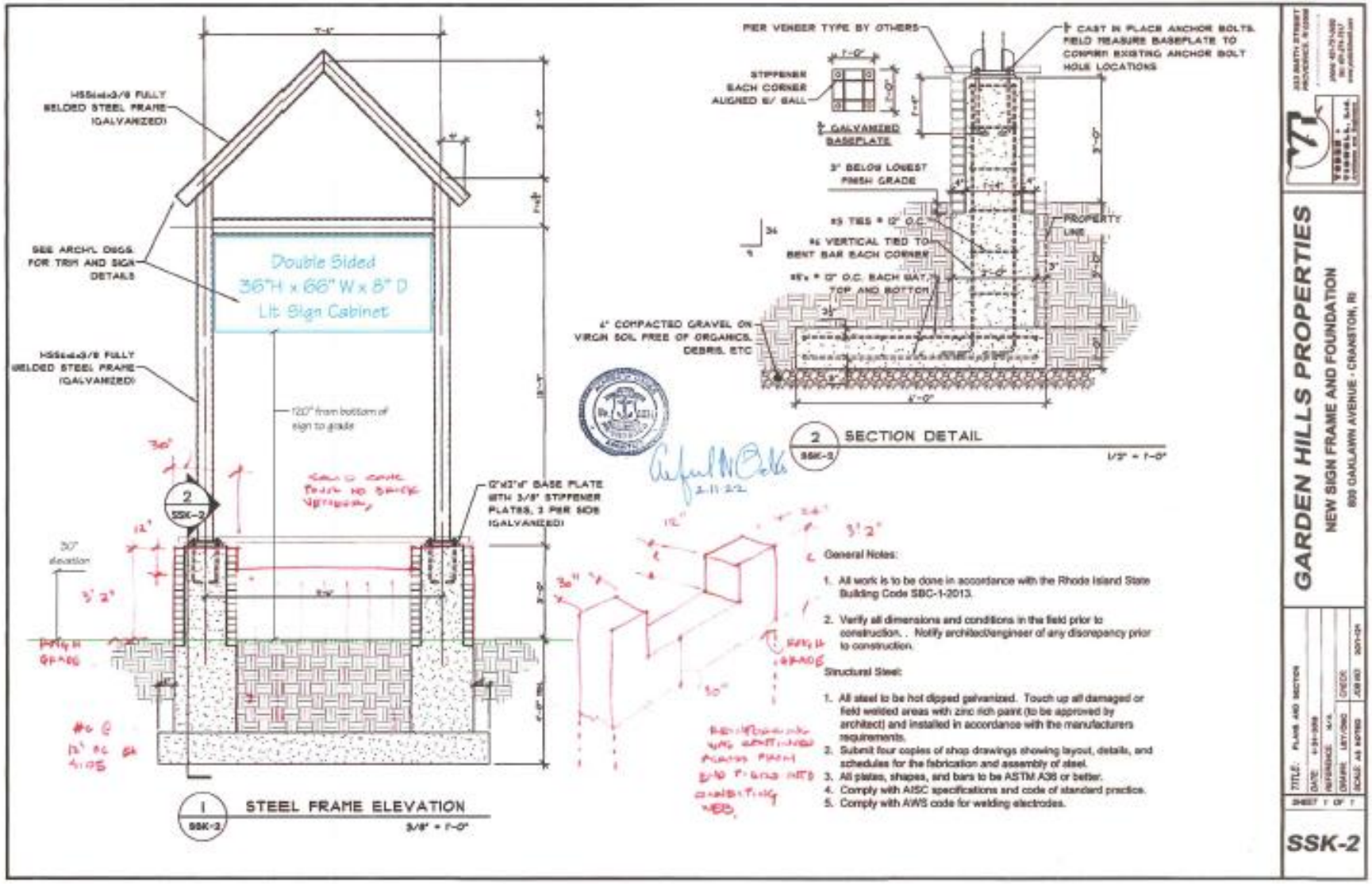
Craig Norcliffe (1st Alternate)
Vacant (2nd Alternate)
Frank Corrao III (3rd Alternate)
Vacant (4th Alternate)

- **Ward 6**

- **DOMAIN REALTY, LLC (OWN/APP)** has applied to the Board to construct a new free-standing sign within the required setbacks from the street(s) and within the area required as to not impede corner visibility; and to waive the required Development Review Process for the site at **846 Oaklawn Avenue**, A.P. 15, lot 361; area 15,490 s.f. zoned C3. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.100(A)- Corner Visibility; 17.72.010- Signs; 17.84, et seq- Development Plan Review.

- Application filed 7/06/2023. Joseph P. Carnevale, Esq.

ROUTE 295
ROUTE 295
ROUTE 295
LINCOLN PARK AVENUE
ANGELL AVENUE
ANGELL AVENUE
ANGELL AVENUE
HARRISON AVENUE
MILES AVENUE
OAKLAWN AVENUE
WARMAN AVENUE
GARDEN HILLS DRIVE
MOUNT VIEW DRIVE
WILDACRE DR
OREGON AVENUE
DANIELS AVENUE
OLIVE AVENUE
SEARLE AVENUE
WEAVER STREET
WEAVER STREET
TURNER AVENUE
WILBUR AVENUE
WHEELOCK AVENUE
BIKE PATH
BRUCE AVENUE
MOUNT VIEW DRIVE
WILDWOOD DRIVE
WOODMONT DRIVE
VINTON AVENUE
FRUIT STREET
WILBUR AVENUE
WHITEHEAD STREET
ASPEN DRIVE
300ft
-71.485 41.750 Degrees

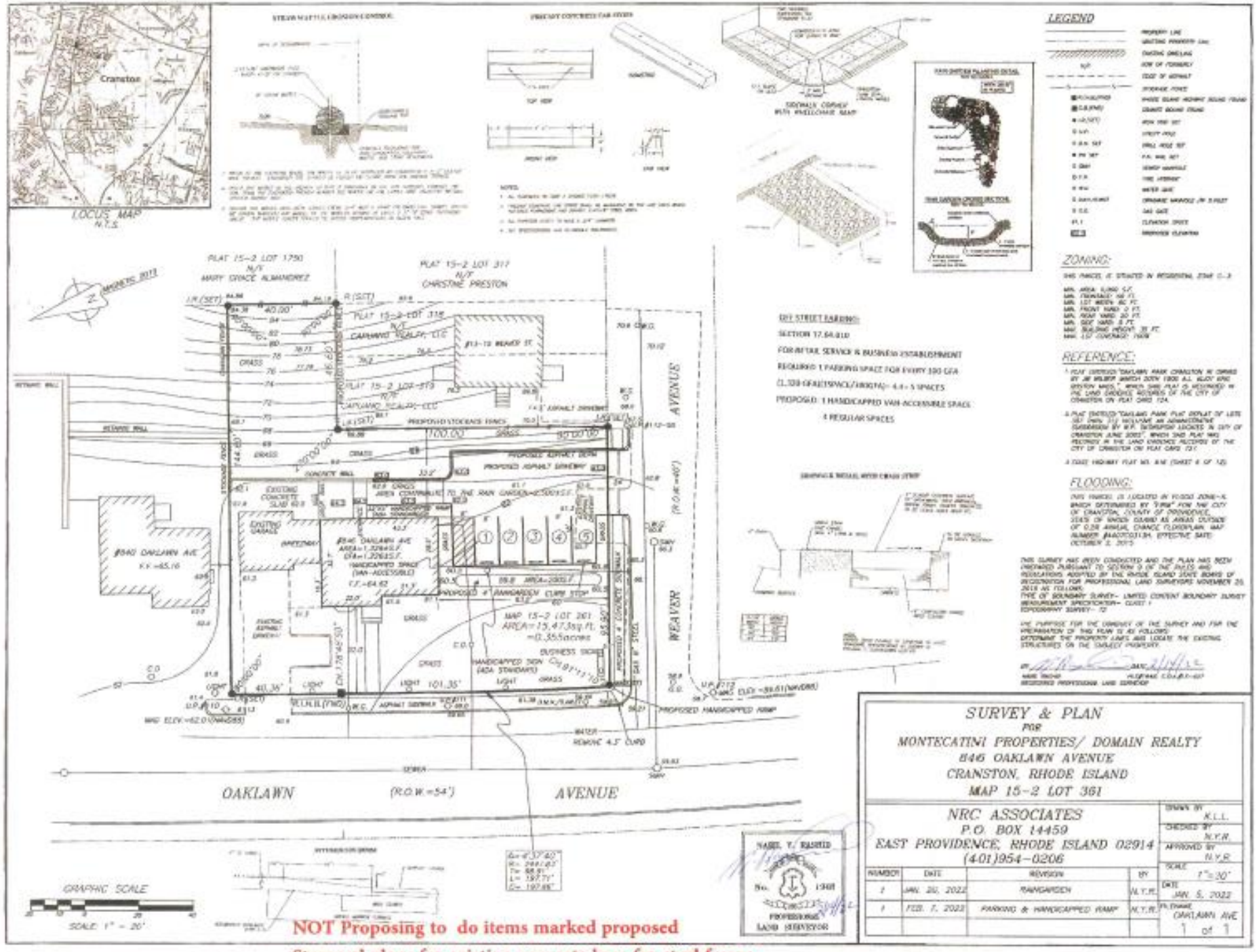


No Scale

JOB: 2022 Garden Hills	FILE: C-846oaklawn	PROJECT MANAGER: Kevin F	CLIENT APPROVAL
LOCATION: 846 Oaklawn Ave., Cranston, RI	DATE: 3/1/22 REVISED: X	DESIGNED BY: JSR	NOTICE TO CLIENT This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

Thrifty sign & awning

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

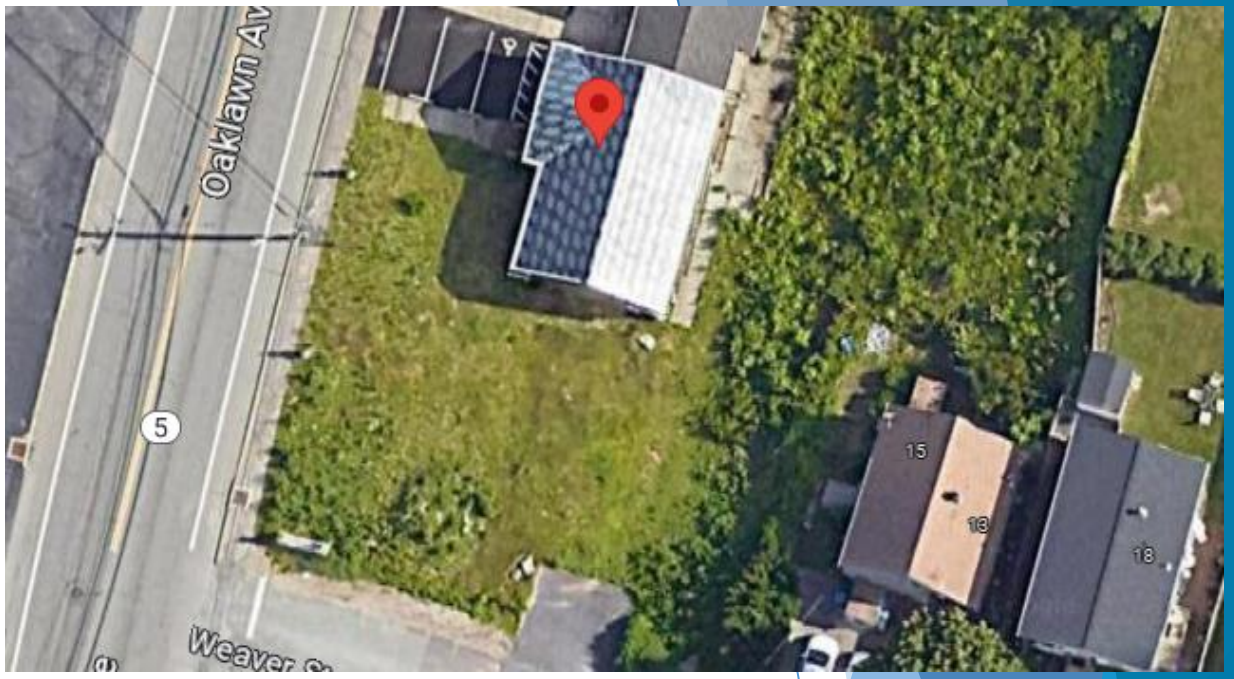


NOT Proposing to do items marked proposed

Stamped plans for existing concrete base for steel frame

Parking needed: Mercantile 1 per 300 = 5 (1,320 sq ft Mercantile)

No Paking - Tow Zone
No Paking - Tow Zone
800 Oaklawn
Garden Hills Center
No Paking - Tow Zone
No Paking - Tow Zone
828-836
840
846

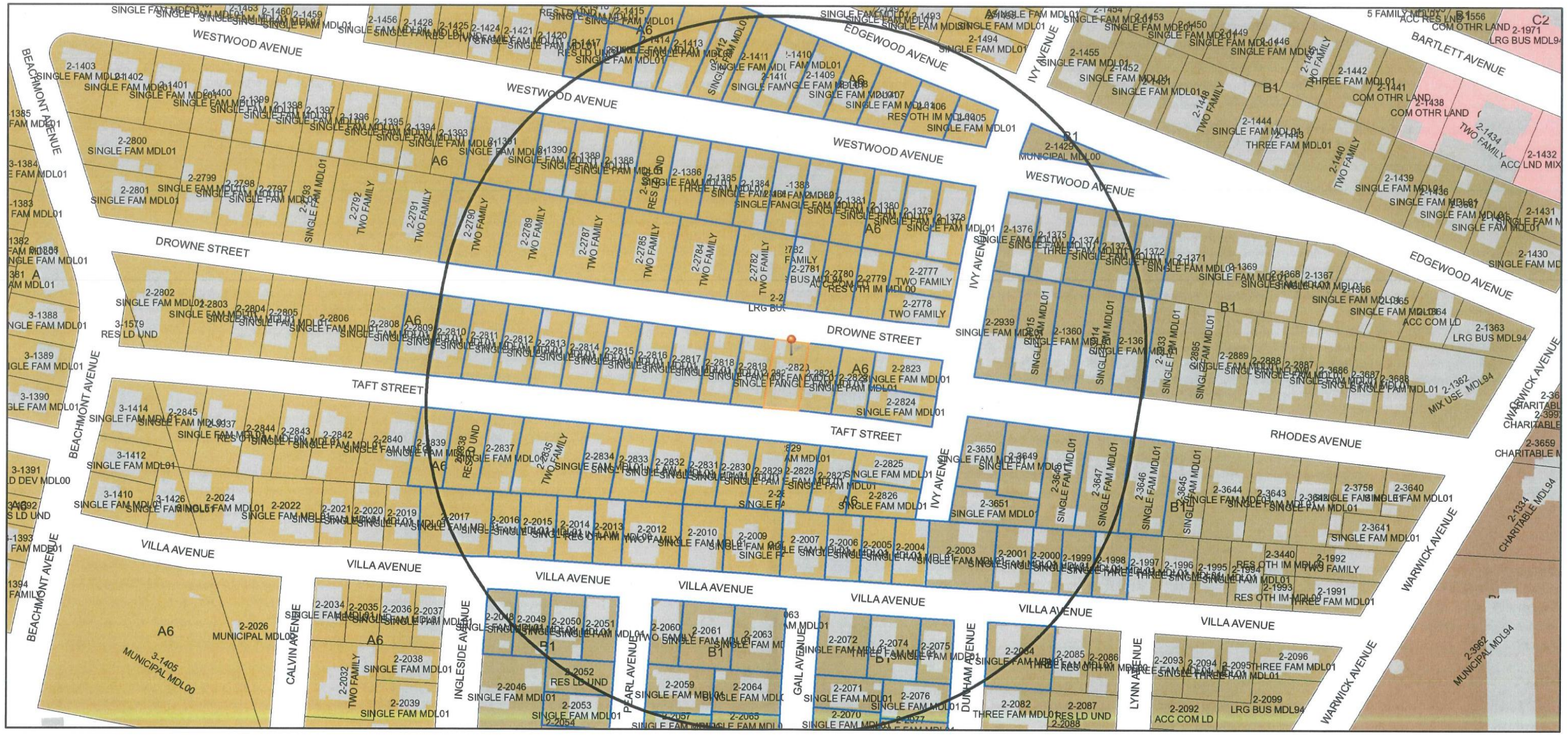

Oaklawn Av
5
15
18

- **Ward 1**

- **SUSAN P SPARKS & MATTHEW P ALDRED JT. (OWN) and DAVID SISSON ARCHITECTURE (APP)** have applied to demolish an existing garage and construct a new garage with a rooftop deck connected to the existing single- family dwelling at **15 Taft Street,** A.P. 2, lot 2820, area 3,467 s.f, zoned A6. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations. 17.88.100- Substandard lots of record.

- Application filed 8/04/2023. No Attorney.

15 Taft St 400' Radius Plat 2 Lot 2820



5/22/2023, 8:19:55 AM

1:1,384

0 0.015 0.03 0.06 mi

0 0.025 0.05 0.1 km

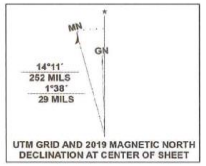
City of Cranston

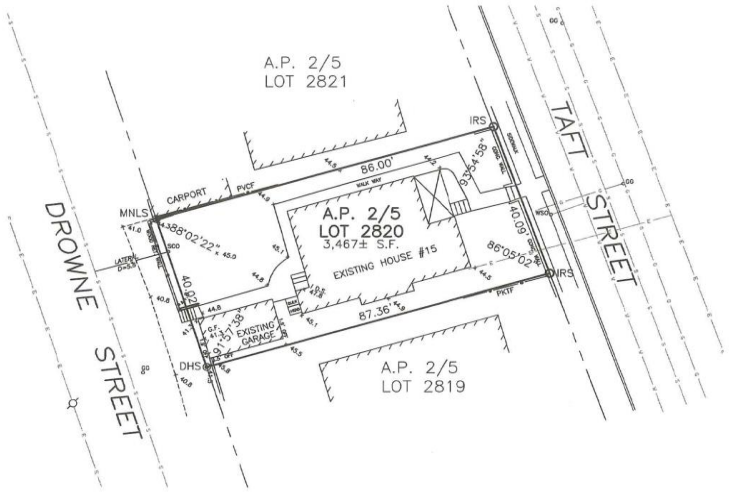
UserSelectedParcels	Parcels	A80	B2	M1
vParcels_Buffer	Buildings	A20	C1	M2
ParcelsInBufferOutput	Zoning Dimensions	A12	C2	EI
Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	Zoning	A6	C4	S1
Cranston Boundary	none	B1	C5	Other

Web User
City of Cranston |

STREET INDEX:
PER R.I.G.L. 34-13-1
TAFT STREET
DROWNE STREET

MAGNETIC
JAN. 2023





0' 20' 40' 60'
GRAPHIC SCALE

RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS $500 AND/OR UP TO ONE YEAR IN JAIL.

EROSION CONTROL NOTES:

EROSION CONTROL PROGRAM
PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES & ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE.
CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES & STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSENT ORDER SHALL BE ADHERED TO.
THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.
SEDIMENTATION CONTROL PROGRAM
ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS. THIS WILL INCLUDE LOAMING & SEEDING, MULCHING, HAYMATS, ETC TO STABLIZE THE AREA.
ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.
SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIALTEY CLEAN & RESTORE THE EFFECTED AREA.
GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY & ALL PERMITS REQUIRED BY THE STATE & THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISITING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHAL BE FULLY BORNE BY THE CONTRACTOR.
3. ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNCIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
4. CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISITING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES & ALL OTHER REQUIRED PARTIES & SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
6. ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS & SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION & SHALL CLARIFY ANY QUESTIONS BEFOREHAND.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDING.

UTILITY NOTE:

ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY 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 THE INFORMATION PROVIDED. CONTACT ALL LOCAL UTILITY COMPANIES AND DIG SAFE (1-800-DIG-SAFE) PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

ANY USE, APPROPRIATION, COPYING, DUPLICATION, ADAPTATION, OR MODIFICATION OF THIS PLAN WITHOUT THE PRIOR WRITTEN CONSENT OF ATLAS LAND SURVEYING, LLC IS STRICTLY PROHIBITED, AND THE SAME SHALL CONSTITUTE A COPYRIGHT INFRINGEMENT. THIS PLAN HAS BEEN PREPARED FOR EXCLUSIVE USE BY THIS CLIENT AND FOR A SINGLE USE AND A SINGLE PURPOSE ONLY. BY ACCEPTING THIS PLAN, THE CLIENT AGREES TO THE ABOVE TERMS.

UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY.

NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK BEING STARTED.

FLOOD ZONE NOTE:

THIS LOT LIES WITH ZONE "X" ON MAP 44007C0319J
PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

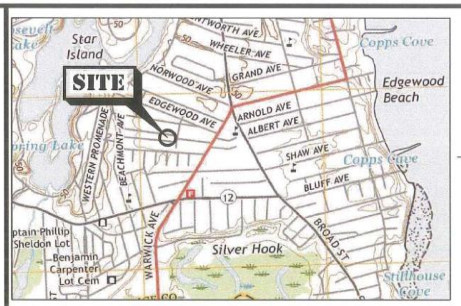
BENCHMARK ELEVATION IS ON NAVD88 FROM CRANSTON GIS

LEGEND:

GBF – GRANITE BOUND FOUND
IRS – IRON ROD SET
IRF – IRON ROD FOUND
DHF – DRILL HOLE FOUND
DHS – DRILL HOLE SET
IPF – IRON PIPE FOUND
MNLS – MAG. NAIL SET
PKTF – PICKET FENCE
PVCF – PVC FENCE
GG – GAS GATE
WSO – WATER SHUT OFF
x ## – SPOT GRADE

MARCUS CHANNELL
No. 1971
PROFESSIONAL LAND SURVEYOR
2/14/2023

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2023



LOCUS - NOT TO SCALE

REFERENCES:

1. DEED BOOK 6242 PAGE 158
2. "AMMENDED PLAT LOCKWOOD LOT" BY J.A. LATHAM MARCH 1909 PLAT CARD 187

ZONING DISTRICT: A-6

MINIMUM AREA – 6,000 SF
MINIMUM FRONTAGE – 60'
MINIMUM SETBACKS:
FRONT – 25'
SIDE – 8' (5' ACCESSORY)
REAR – 20' (5' ACCESSORY)

*THIS LOT IS COMPRISED OF A PRE-EXISTING NON-CONFORMING LOT OF RECORD.

SURVEY CERTIFICATION:

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 NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
PERIMETER SURVEY	CLASS I
DATA ACCUMULATION – TOPOGRAPHY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
SURVEY PROPERTY & PREPARE PLAN FOR PROPOSED NEW GARAGE.

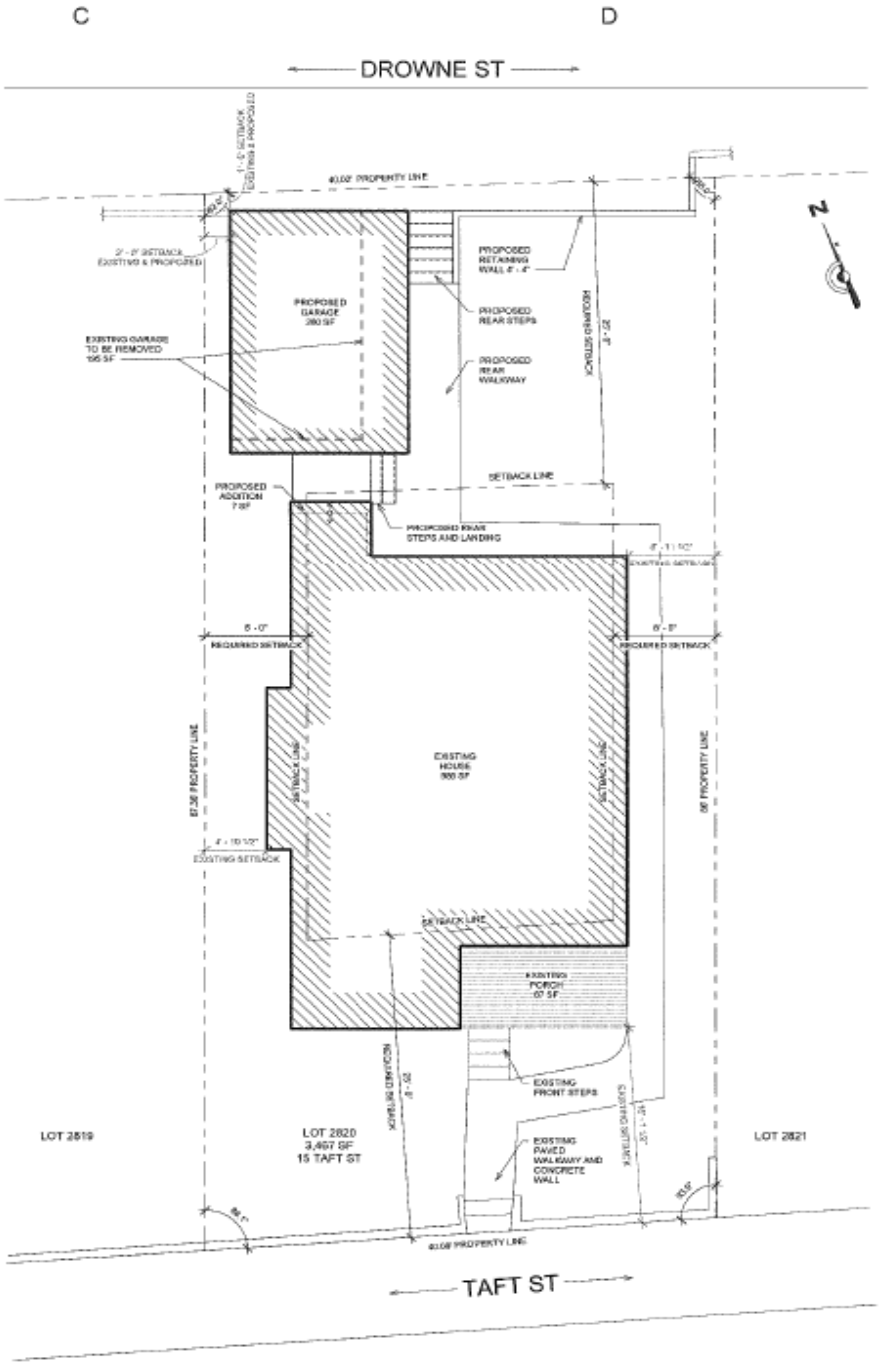
BY: 2/14/2023
MARCUS CHANNELL, P.L.S. #1971 (LS-A479) DATE

DATE: 14 FEB 2023				
DRAWN BY: MC				
SCALE: 1"= 20'				
SHEET 1 OF 1 SHEETS				
JOB NO.: 23-0130				
DWG. 23-0130 PLAN	NO.	DATE	REVISION	BY

PLAN OF SURVEY

ASSESSOR'S PLAT 2/5 - LOT 2820
15 TAFT STREET ~ CRANSTON, RI
PREPARED FOR:
SUSAN P. SPARKS & MATTHEW P. ALDRED

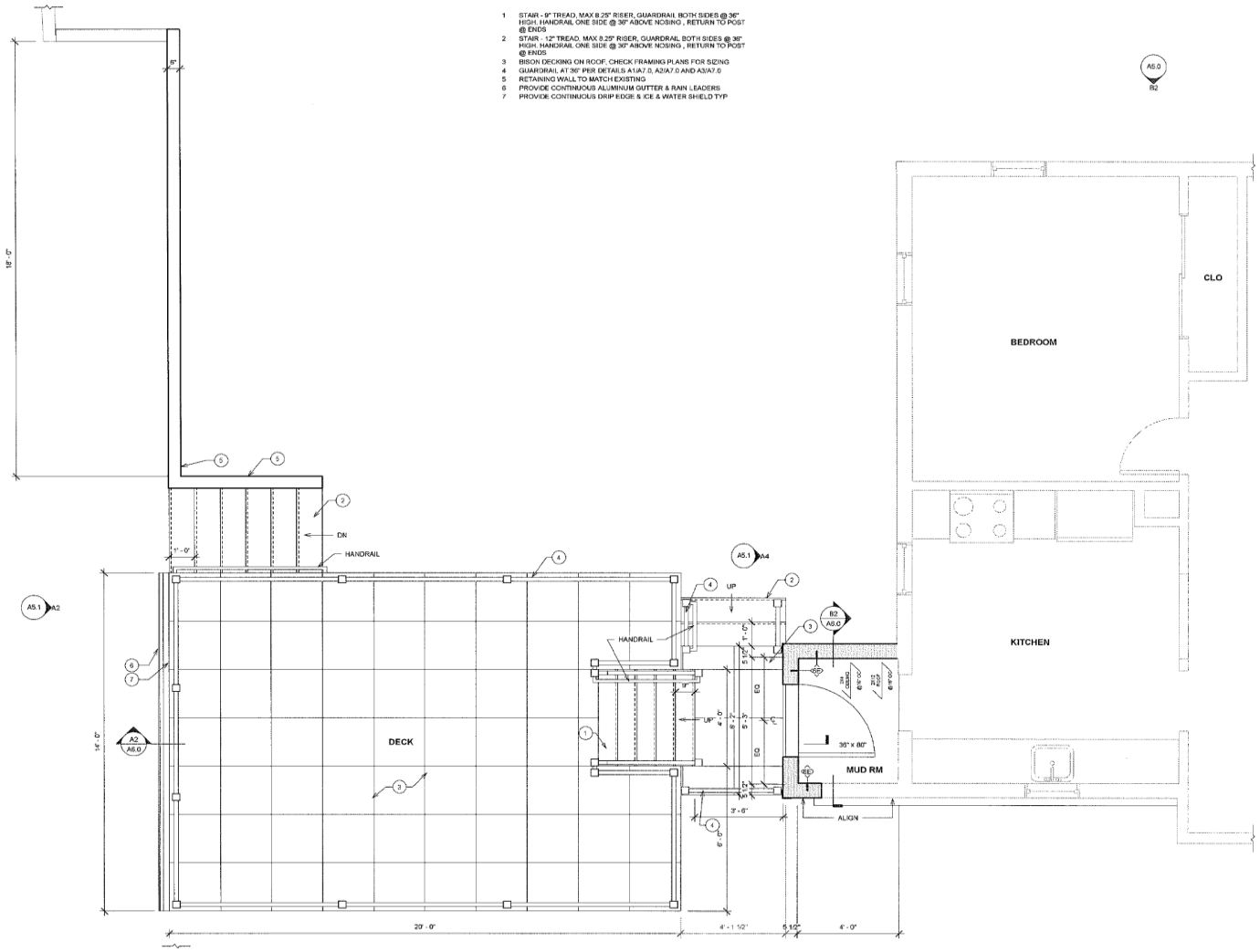
ATLAS
LAND SURVEYING
12 Chapmans Avenue ~ Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407



SITE - PROPOSED

A B C D

1 2 3 4



A4 FLOOR PLAN - 1ST FL
1/2" = 1'-0"

KEYED NOTES

1 STAIR - 9" TREAD, MAX 8.25" RISER, GUARDRAIL BOTH SIDES @ 36" HIGH, HANDRAIL ONE SIDE @ 36" ABOVE NOSING , RETURN TO POST @ ENDS
2 STAIR - 12" TREAD, MAX 8.25" RISER, GUARDRAIL BOTH SIDES @ 36" HIGH, HANDRAIL ONE SIDE @ 36" ABOVE NOSING , RETURN TO POST @ ENDS
3 BISON DECKING ON ROOF. CHECK FRAMING PLANS FOR SIZING
4 GUARDRAIL AT 36" PER DETAILS A1/A7.0, A2/A7.0 AND A3/A7.0
5 RETAINING WALL TO MATCH EXISTING
6 PROVIDE CONTINUOUS ALUMINUM GUTTER & RAIN LEADERS
7 PROVIDE CONTINUOUS DRIP EDGE & ICE & WATER SHIELD TYP

PLAN LEGEND

EXISTING DOOR
EXISTING PARTITION
NEW DOOR
FULL HEIGHT PARTITION
PARTIAL HEIGHT PARTITION
BEAM OVERHEAD
DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
DIMENSION TO THE FACE OF FINISH
COLUMN LOCATION
CO CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
SD SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
HD HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
60 FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE S4/A6.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

david sisson architecture pc
345 Taunton Ave
East Providence, RI 02914
www.davidsissonarchitecture.com 401-658-3070

REV. #	DATE:	ISSUED FOR:
	2023-08-09	ZONING

15 Taft St
Cranston, RI 02905
PROJECT NUMBER 22074

PLAN 1ST FL

NOT FOR CONSTRUCTION
ZONING REVIEW ONLY
ISSUED: 2023-08-09

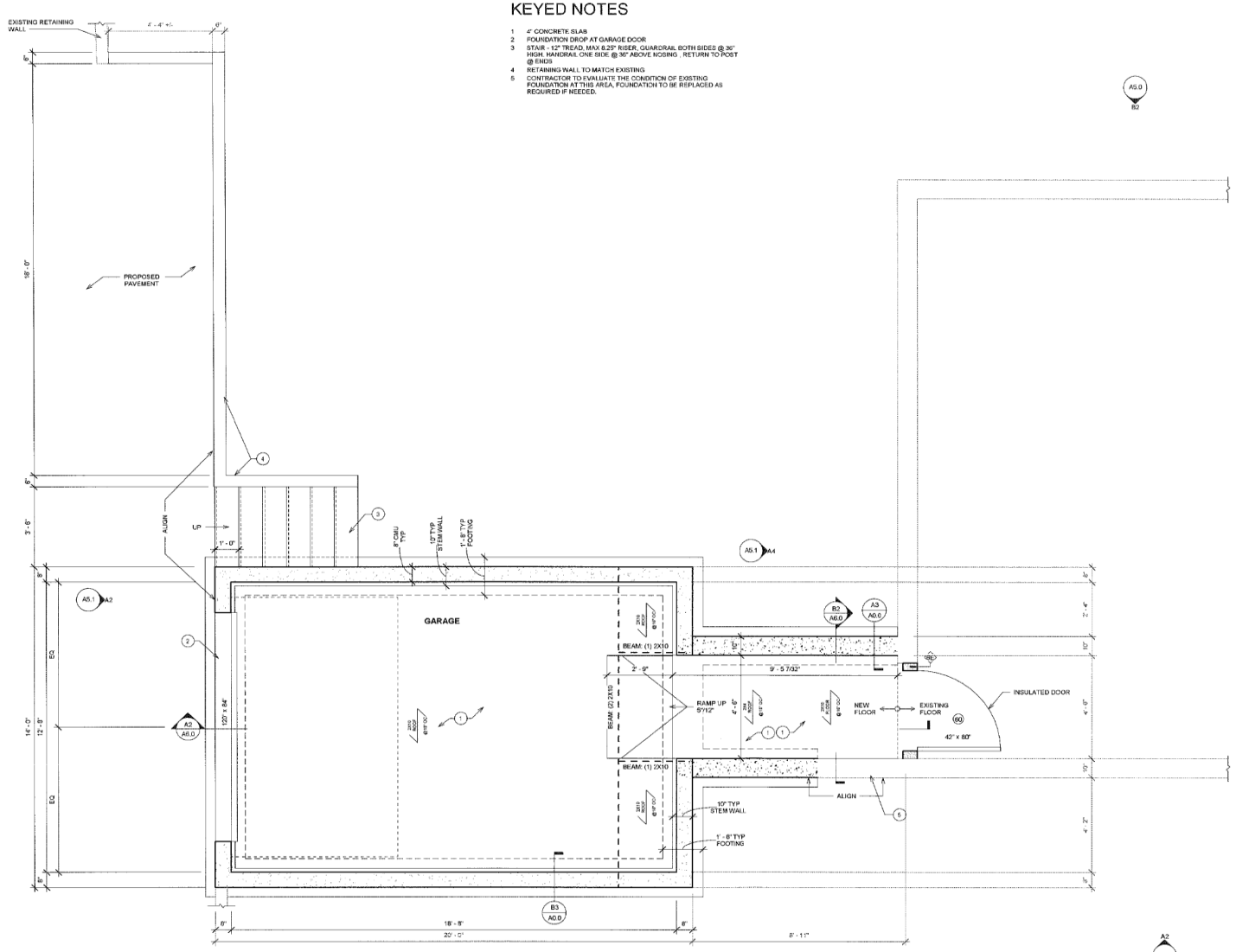
A4.1

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

A B C D

KEYED NOTES

1 4" CONCRETE SLAB
2 FOUNDATION DROP AT GARAGE DOOR
3 STAIR - 12" TREAD, MAX 8.25" RISER, GUARDRAIL BOTH SIDES @ 36" HIGH, HANDRAIL ONE SIDE @ 36" ABOVE NOSING , RETURN TO POST @ ENDS
4 RETAINING WALL TO MATCH EXISTING
5 CONTRACTOR TO EVALUATE THE CONDITION OF EXISTING FOUNDATION AT THIS AREA, FOUNDATION TO BE REPLACED AS REQUIRED IF NEEDED.



A5 FLOOR PLAN - BASEMENT
1/2" = 1'-0"

PLAN LEGEND

EXISTING DOOR
EXISTING PARTITION
NEW DOOR
FULL HEIGHT PARTITION
PARTIAL HEIGHT PARTITION
BEAM OVERHEAD
DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
DIMENSION TO THE FACE OF FINISH
COLUMN LOCATION
CO CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
SD SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
HD HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
60 FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1.VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2.ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3.ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4.CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5.PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6.PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7.PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8.PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9.PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.

10.DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

11.PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12.PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13.HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14.PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15.PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16.INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17.COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18.PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE

19.ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20.RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21.PROVIDE DIMMERS AS DIRECTED BY OWNER

22.A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.davidsisson.com info@dsarch.com 401-658-7070

REV. #	DATE:	ISSUED FOR:
	2023-08-30	ZONING

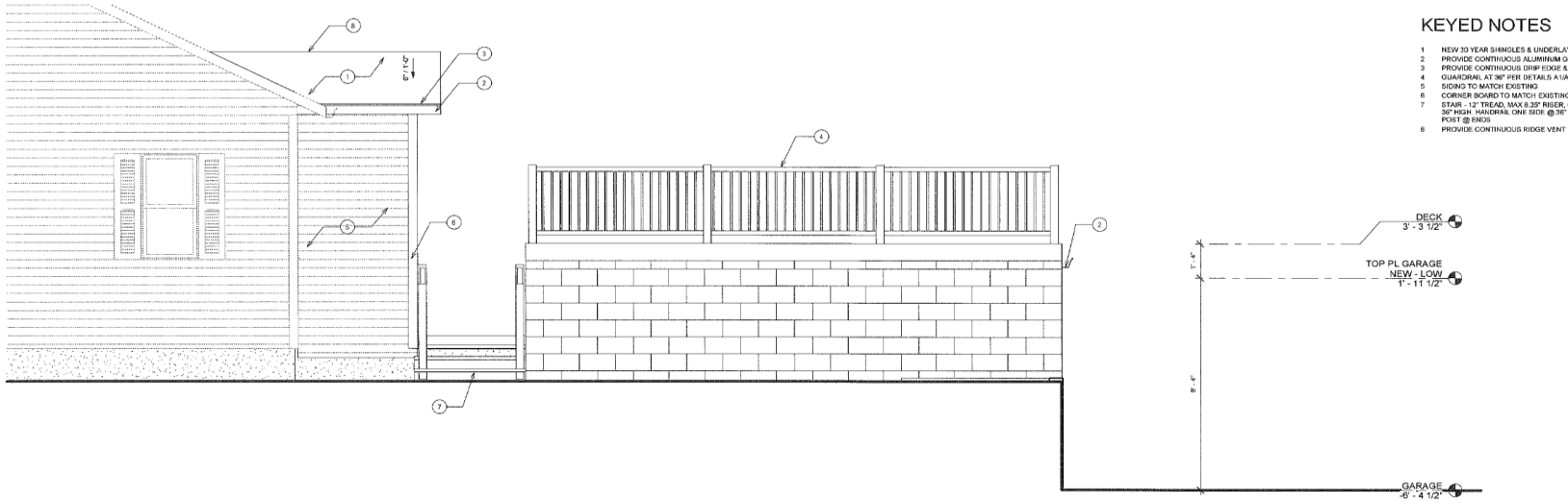
15 Taft St
Cranston, RI 02905
PROJECT NUMBER: 22074

PLAN BASEMENT

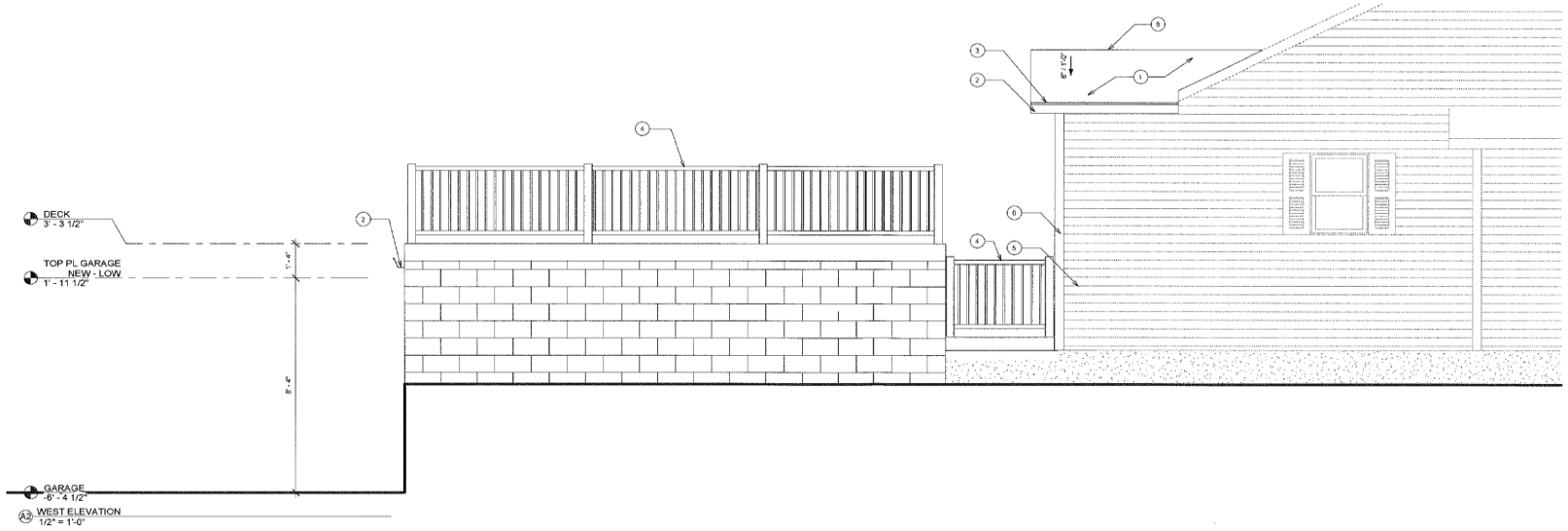
NOT FOR CONSTRUCTION
ZONING REVIEW ONLY
ISSUED:
2023-08-09

A4.0

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED



B2 EAST ELEVATION
1/2" = 1'-0"



A2 WEST ELEVATION
1/2" = 1'-0"

KEYED NOTES

1. NEW 30 YEAR SHINGLES & UNDERLAYMENT
2. PROVIDE CONTINUOUS ALUMINUM GUTTER & RAIN LEADERS
3. PROVIDE CONTINUOUS DRIP EDGE & ICE & WATER SHIELD TYP
4. GUARDRAIL AT 36" PER DETAILS A1/A7.0, A2/A7.0 AND A3/A7.0
5. SIDING TO MATCH EXISTING
6. CORNER BOARD TO MATCH EXISTING
7. STAIR - 12" TREAD, MAX 8.25" RISER, GUARDRAIL BOTH SIDES @ 36" HIGH. HANDRAIL ONE SIDE @ 36" ABOVE NOSING , RETURN TO POST @ ENDS
8. PROVIDE CONTINUOUS RIDGE VENT

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REV #	DATE:	ISSUED FOR:
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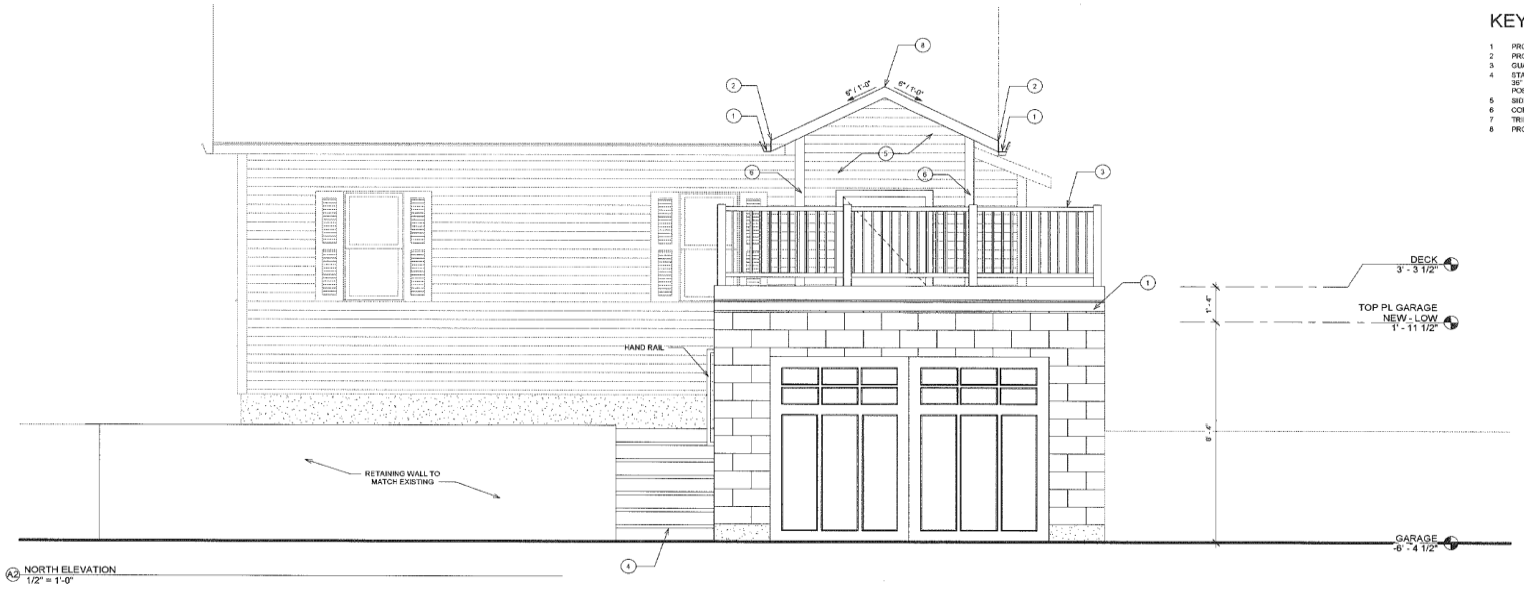
15 Taft St
Cranston, RI 02905
PROJECT NUMBER: 22074

ELEVATIONS

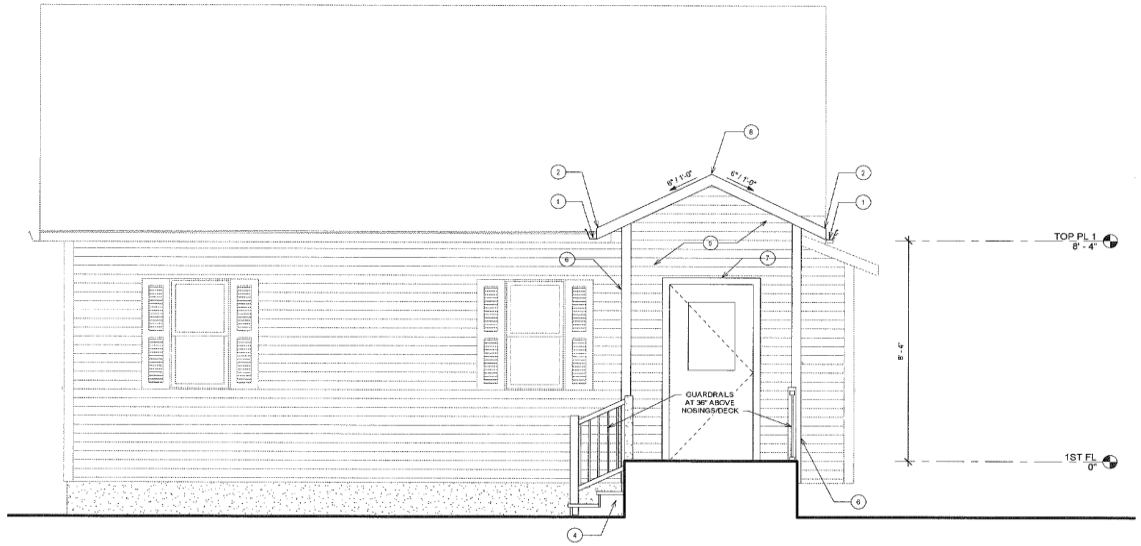
NOT FOR CONSTRUCTION
ZONING REVIEW ONLY
ISSUED:
2023-08-09

A5.0

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED



A2 NORTH ELEVATION
1/2" = 1'-0"



A4 NORTH ELEVATION 2
1/2" = 1'-0"

KEYED NOTES

1. PROVIDE CONTINUOUS ALUMINUM GUTTER & RAIN LEADERS
2. PROVIDE CONTINUOUS DRIP EDGE & ICE & WATER SHIELD TYP
3. GUARDRAIL AT 36" PER DETAILS A1/A7.0, A2/A7.0 AND A3/A7.0
4. STAIR - 12" TREAD, MAX 8.25" RISER, GUARDRAIL BOTH SIDES @ 36" HIGH, HANDRAIL ONE SIDE @ 36" ABOVE NOSING , RETURN TO POST @ ENDS
5. SIDING TO MATCH EXISTING
6. CORNER BOARD TO MATCH EXISTING
7. TRIM TO MATCH EXISTING
8. PROVIDE CONTINUOUS RIDGE VENT

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.davidsisson.com info@ds-arch.com 401-595-7070

REV. #	DATE:	ISSUED FOR:
	2023-08-09	ZONING

15 Taft St
Cranston, RI 02905
PROJECT NUMBER: 22074

ELEVATIONS

NOT FOR CONSTRUCTION
ZONING REVIEW ONLY
ISSUED: 2023-08-09

A5.1

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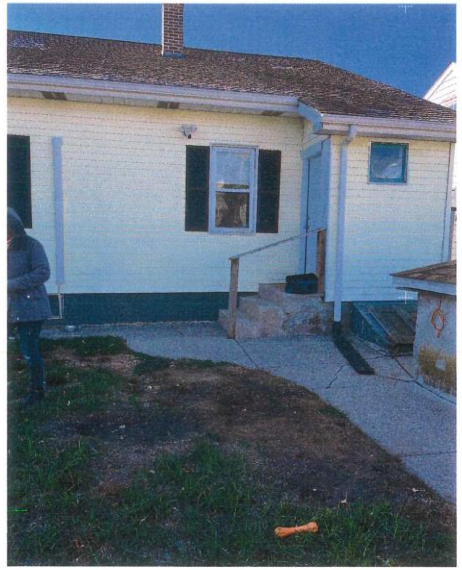
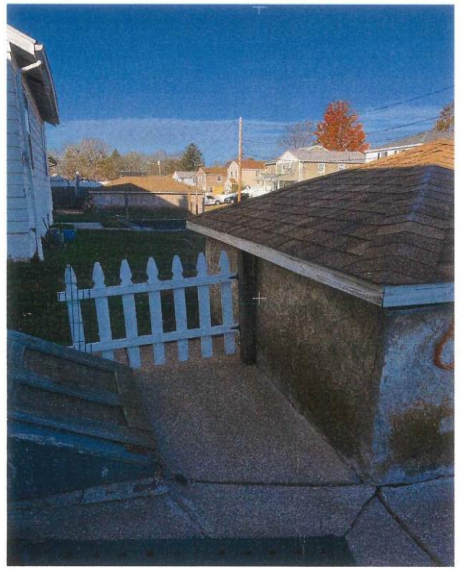
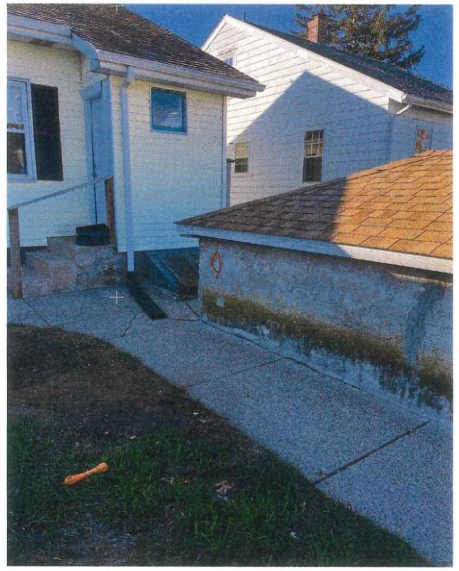
A B C D

1







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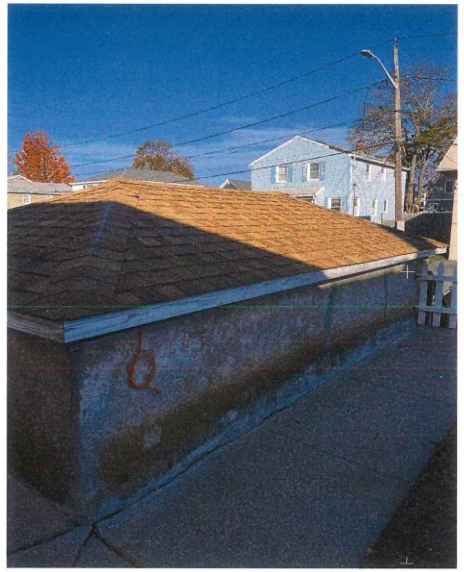
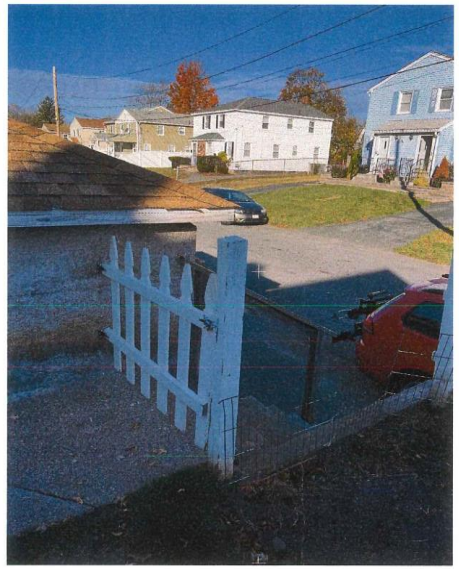
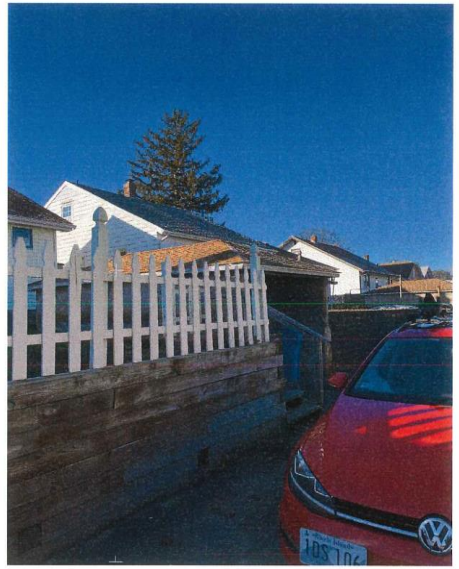
3







4

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.dsarchitecture.pro@dsa-arch.com 401-595-7070

REV. #	DATE:	ISSUED FOR:
	2023-08-09	ZONING

15 Taft St
Cranston, RI 02905
PROJECT NUMBER 22074

PHOTOS

NOT FOR CONSTRUCTION
ZONING REVIEW ONLY
ISSUED: 2023-08-09

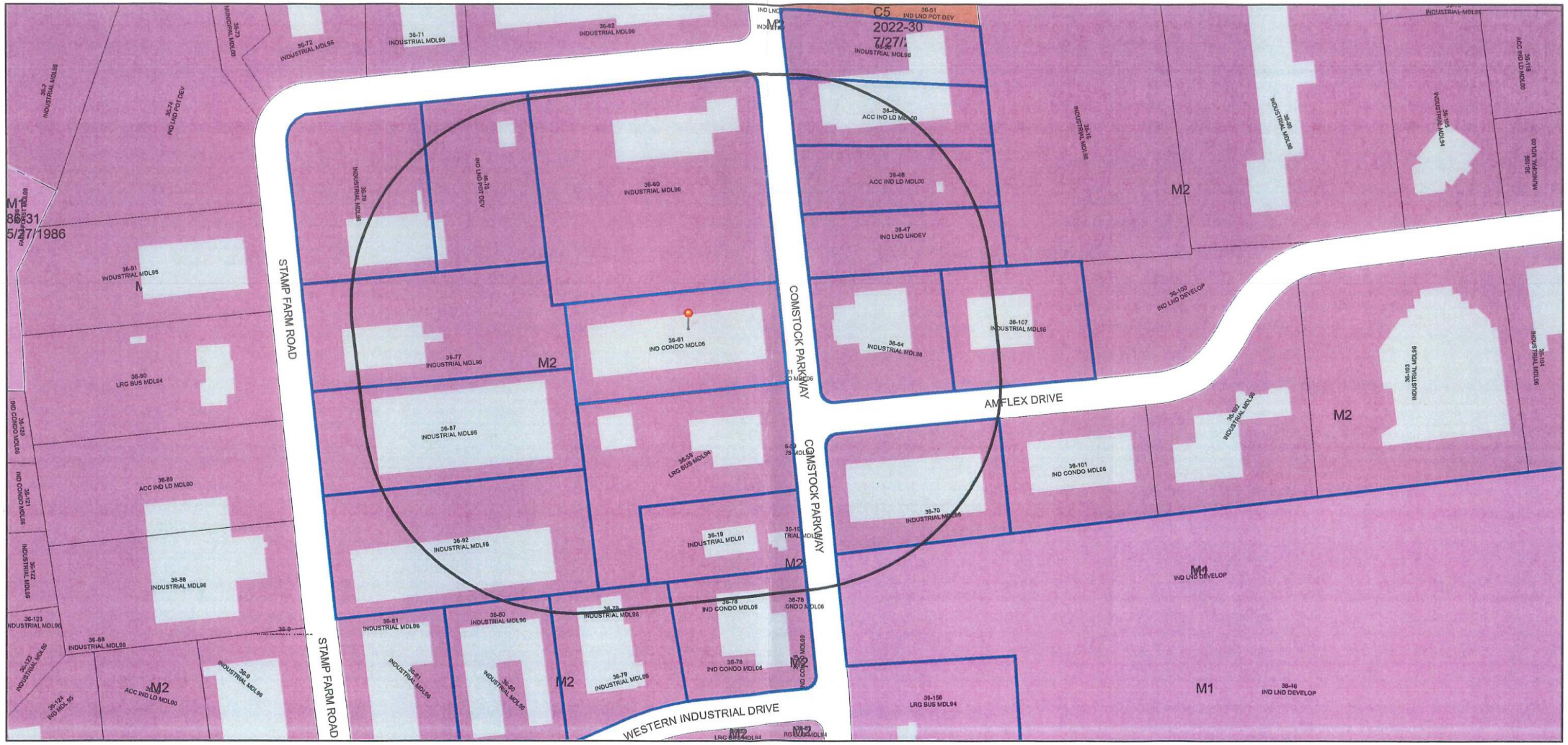
AXX

▶ **Ward 4**

▶**101 COMSTOCK 24, LLC. (OWN) and JOHN B. CANNING III (APP)** have filed an application to operate a motor vehicle repair and service establishment (light) at **101 Comstock Parkway, Suite 24,** A.P. 36, lot 64-24, area 1.827 ac, zoned M2. Applicant seeks permission per 17.92.020- Special Use Permit.

▶Application filed 9/05/2023. Robert D. Murray, Esq.

101 Comstock Pkwy 400' Radius Plat 36 Lot 61



8/17/2023, 8:11:25 AM

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0 0.025 0.05 0.1 mi

0 0.04 0.08 0.16 km

City of Cranston

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

Web User
City of Cranston |

REFERENCES:

CITY CLERKS OFFICE

CONDO BOOK 3, PAGES 32 – 34 ENTITLED

"ONE HUNDRED ONE COMSTOCK COMMERCIAL CONDOMINIUMS"

DEED BOOK 624, PAGE 422
DEED BOOK 6465, PAGE 93

R.I. DEPT. OF TRANSPORTATION
HIGHWAY PLAT 1269

ALL LOTS SHOWN ARE LOCATED IN A M-2 ZONED AREA

PARKING NOTES:

ALL PARKING SHOWN AS OBSERVED 8/02/23

TOTAL # OF TYPICAL SPACES = 78

TOTAL # OF HANDICAP SPACES = 4

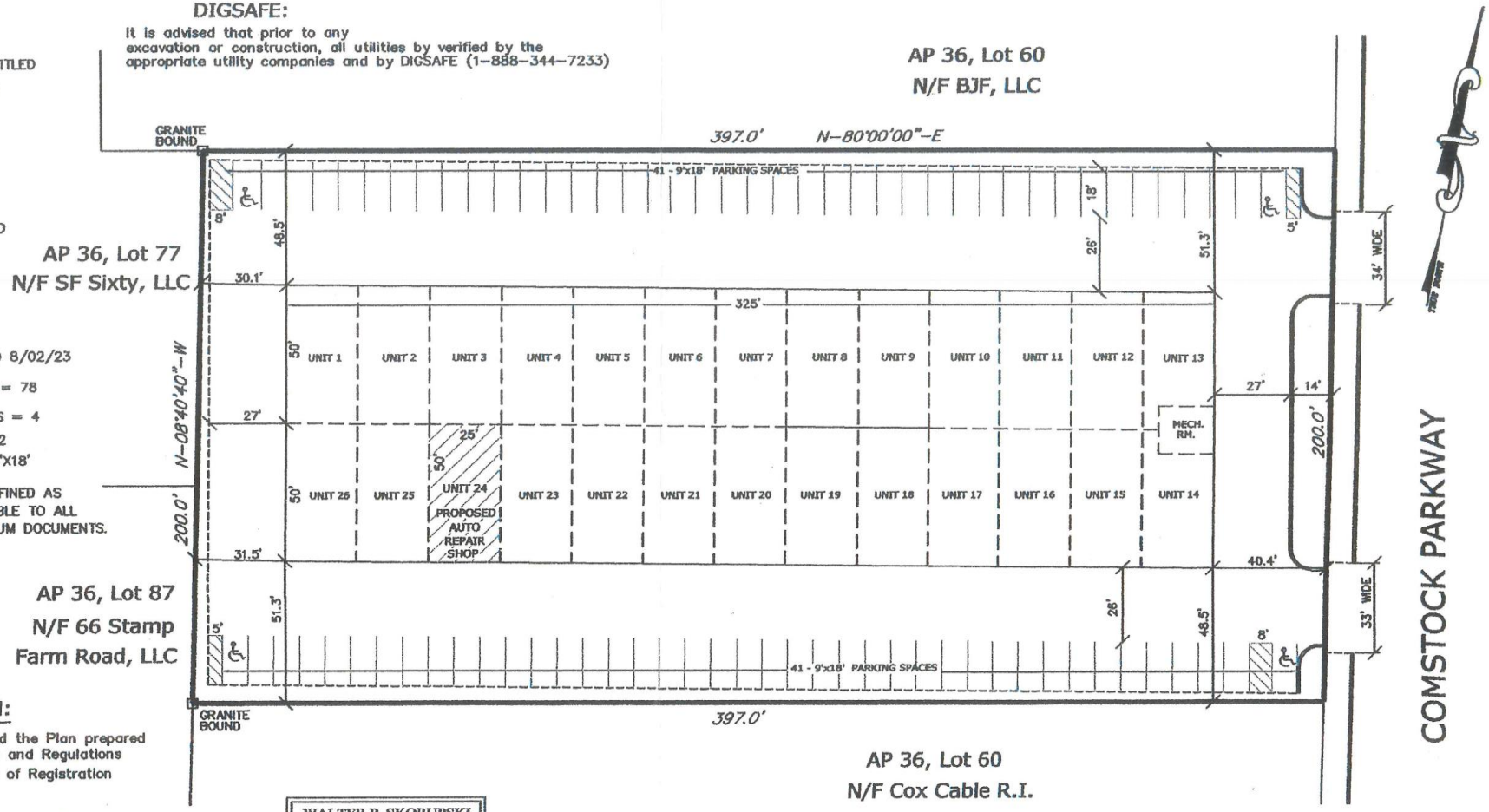
TOTAL # OF SPACES = 82

ALL PARKING SPACES ARE 9'X18'

ALL PARKING SPACES ARE DEFINED AS COMMON ELEMENTS AND AVAILABLE TO ALL OWNERS AS NEEDED PER CONDOMINIUM DOCUMENTS.

DIGSAFE:

It is advised that prior to any excavation or construction, all utilities by verified by the appropriate utility companies and by DIGSAFE (1–888–344–7233)



CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDRY SURVEY – CLASS III

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Existing, Commercial Condos, Parking & Property Lines for 101 Comstock Pkwy, City of Cranston, Assessor Plat 36, Lot 61.

By: Walter P. Skorupski 9/5/2023

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378–COA

Date:

WALTER P. SKORUPSKI
SURVEYOR
No. 1802
Walter P. Skorupski
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

Unit 24 Owner:
101 Comstock 24 LLC
140 Hillcrest Drive North
Cranston, R.I. 02921

Date: August, 2023

EXISTING SITE PLAN

"ONE HUNDRED ONE COMSTOCK COMMERCIAL CONDOMINIUMS"

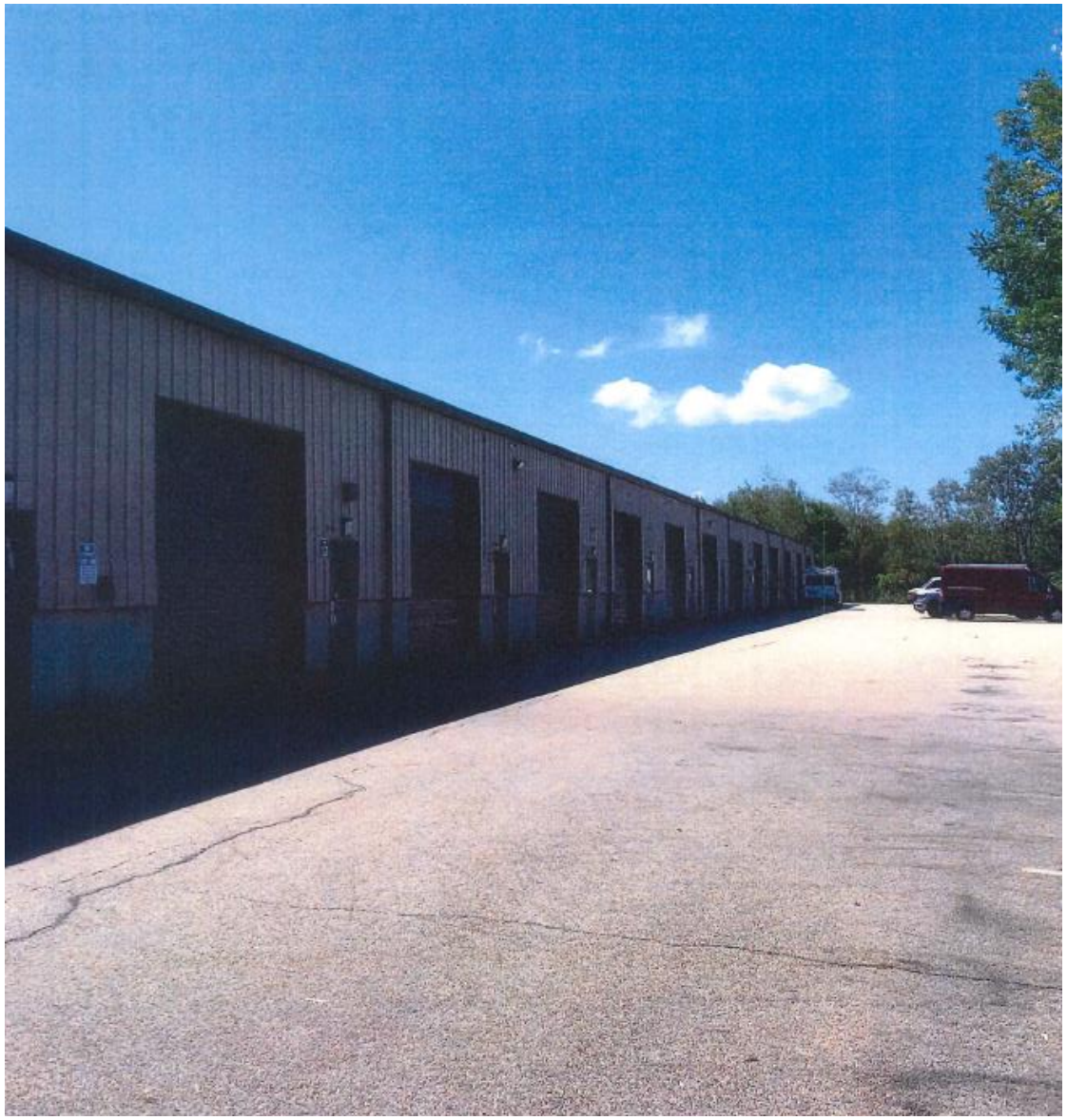
CITY OF CRANSTON
101 COMSTOCK PARKWAY
ASSESSOR'S PLAT 36, LOT 61

UNIT
22

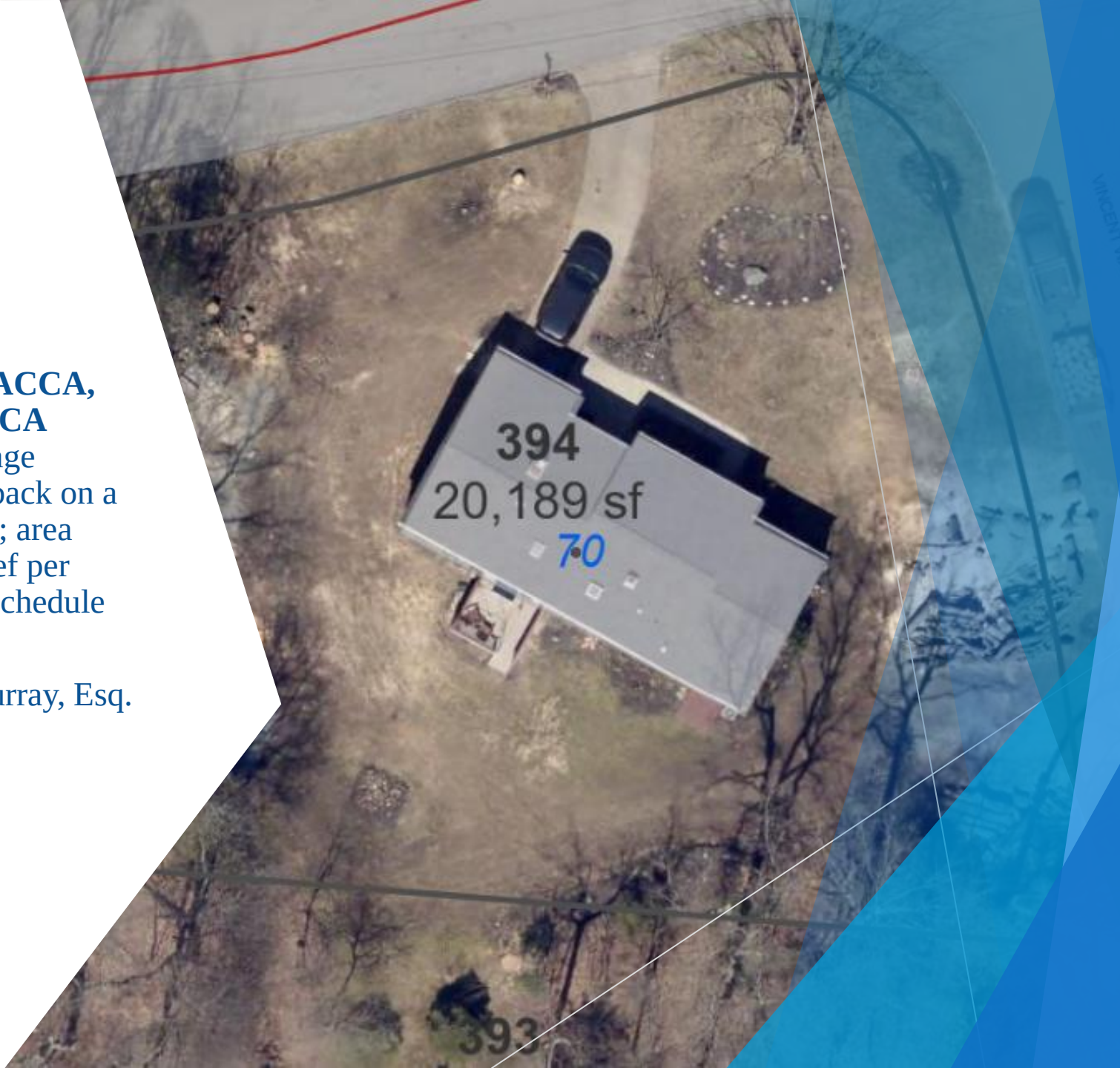
24

UNIT
24

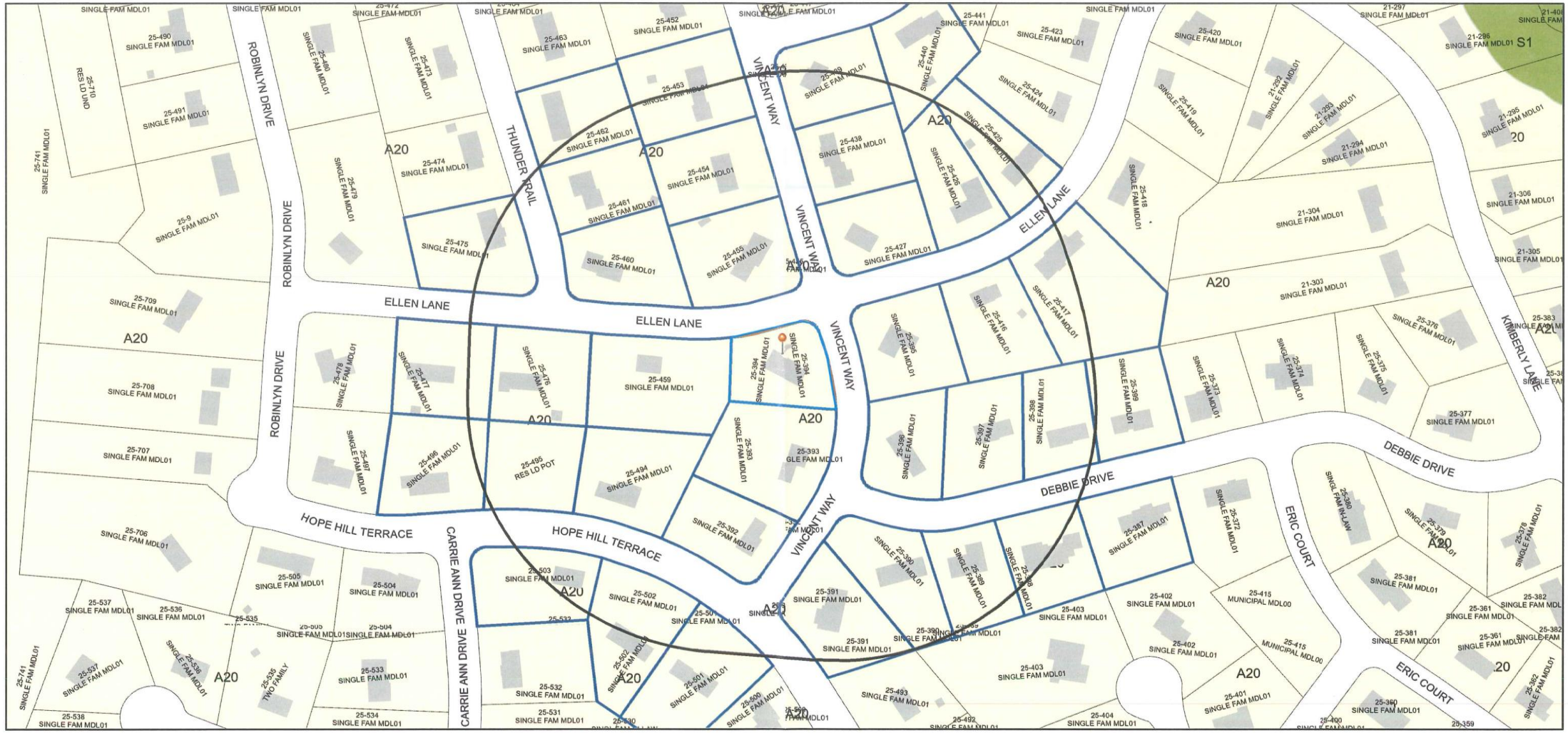
101
Comstock Parkway



- **Ward 4**
- **JAMES A. BACCA & KRISTINA K. BACCA, TRUSTEES (OWN) and JAMES A. BACCA (APP)** are seeking a variance to allow a garage addition to be constructed within a front setback on a corner lot at **70 Ellen Lane,** A.P. 25, lot 394; area 20,189 s.f; zoned A-20. Applicant seeks relief per 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations.
- Application filed 9/13/2023. Robert D. Murray, Esq.



70 Ellen Ln 400' Radius Plat 25 Lot 394



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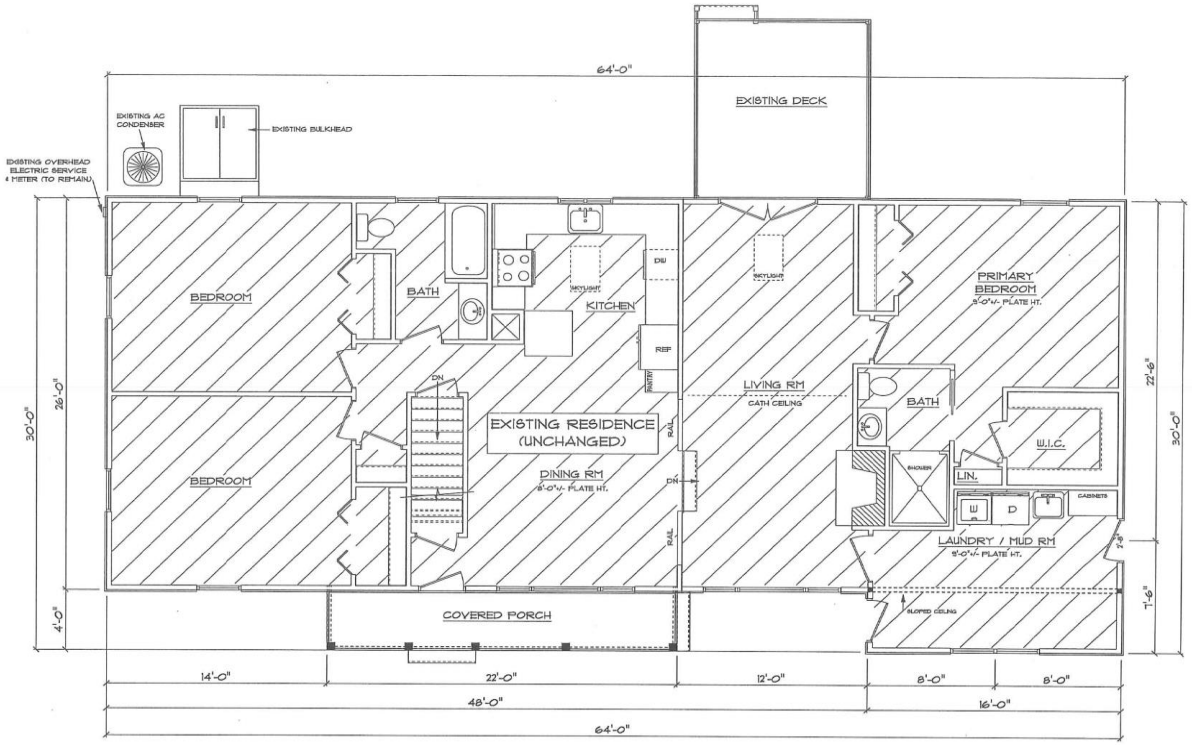
0 0.0325 0.065 0.13 km

City of Cranston

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

Web User
City of Cranston |



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

PROPOSED GARAGE ADDITION
FOR JAMES & KRISTINA BACCA
70 ELLEN LANE, CRANSTON, RI

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY

EXISTING FRONT

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. RIRBC - 2 - 2021
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGNS: 40 PSF LIVING AREA LOADS
   30 PSF SLEEPING AREA LOADS
   20 PSF DEAD LOADS
   20 PSF ATTIC LOADS
   60 PSF EXTERIOR DECK LOADS
   30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 5B
7. BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N1102.1.1 OF THE ENERGY CONSERVATION CODES.

2 CAR GARAGE ADDITION

PREPARED FOR:
JAMES & KRISTINA BACCA

70 ELLEN LANE
CRANSTON, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY
DLR DIMENSIONS, INC DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

DLR DIMENSIONS
EST. 1985
RESIDENTIAL DESIGNERS & CONSULTANTS
401.738.3156
DLRDIMENSIONS.COM

DLR DIMENSIONS, INC. IS NOT LIABLE FOR ERRORS, OMISSIONS, CHANGES TO DIMENSIONS, AND/OR DRAWINGS. ALL CONTRACTORS MUST VERIFY ALL DIMENSIONS AND PLANS WITH LOCAL CODES PRIOR TO STARTING CONSTRUCTION.

SCALE
NOTED

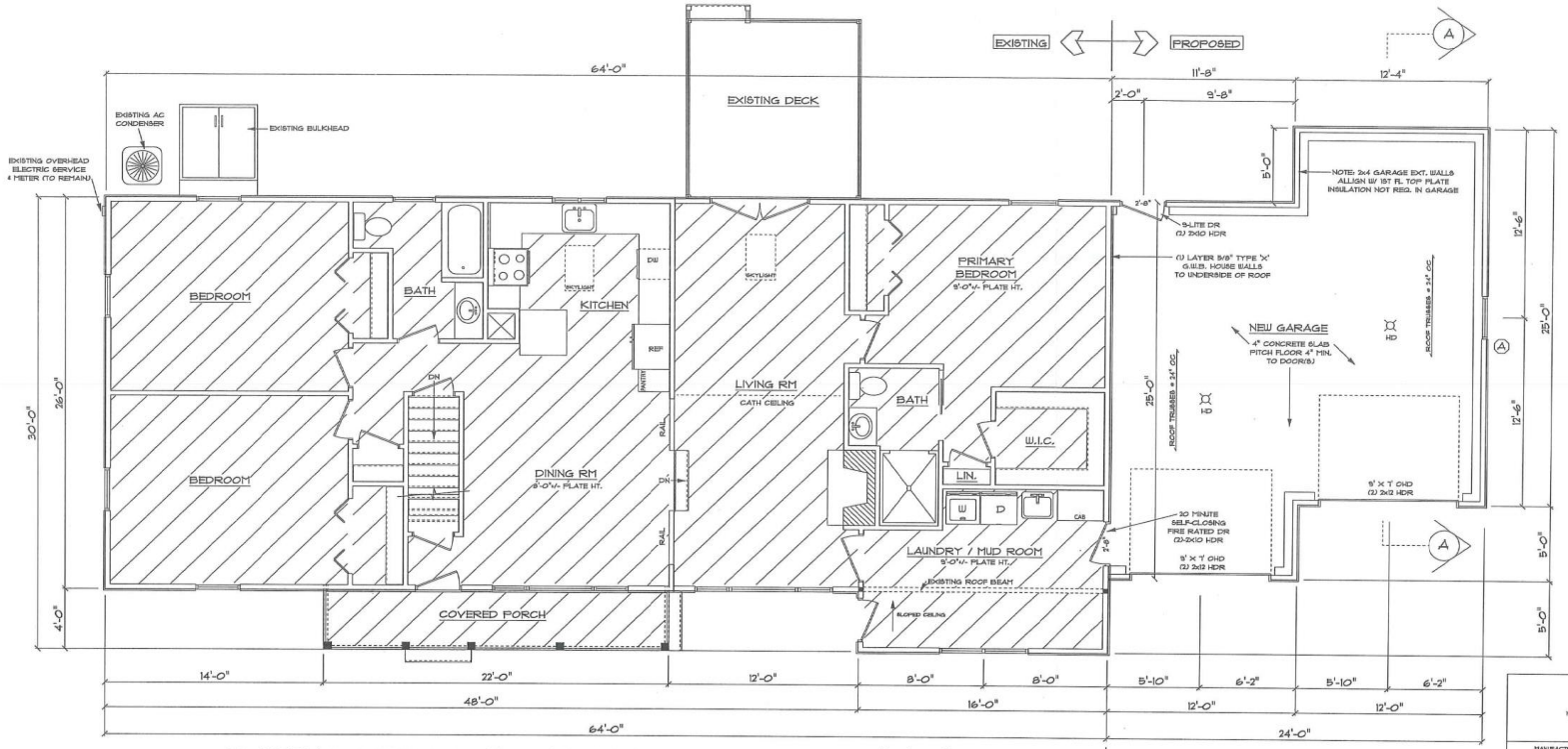
DATE
Monday, August 21, 2023

APPROVED
DRR

DRAWN BY
DRR

DRAWING NUMBER
6977-2

1 OF 3



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

EXISTING ⟷ PROPOSED

LEGEND:

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- SD SMOKE DETECTOR
- SD + CM SMOKE DETECTOR & CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- 100 CFM FAN VENTED TO OUTSIDE
- HD HEAT DETECTOR
- WIC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- (A) WINDOW UNIT NUMBER
- (1) DOOR UNIT NUMBER

■ = POINT LOAD FROM ABOVE

PROVIDE THE FOLLOWING:
1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS

WINDOW SCHEDULE

TYPICAL HEADER= (3) 2" X 10" TYPICAL HEADER HEIGHT = 6'-8"
(EXCEPTIONS ARE NOTED ON PLANS)

NOTES: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE #2 SPRUCE NO. 2 OR BETTER.
ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:
FLOOR JOISTS LIVING AREAS: 40 psf LIVE LOAD 30 psf DEAD LOAD
FLOOR JOISTS SLEEPING AREAS: 30 psf LIVE LOAD 20 psf DEAD LOAD

MANUFACTURER (OR EQUIVALENT): ANDERSEN WINDOWS 400 SERIES MIN. U-FACTOR .35

	UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL HT	CLR. OPN.	DESIGN PRESSURE
A	TW3846	3'-10 1/8" X 4'-8 1/8"	DH	1	13.38 / 3'-0"	5.86	30
B							

DOOR SCHEDULE

TYPICAL HEADER= (3) 2" X 10" TYPICAL HEADER HEIGHT = 6'-8"
(EXCEPTIONS ARE NOTED ON PLANS)
INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.
INTERIOR / EXTERIOR DOOR R.O.: NOTED WIDTH + 3 1/2" (TYPICAL)
POCKET DOOR R.O.: NOTED WIDTH X 2 + 1" X 1'-0 1/2" HIGH (TYPICAL)

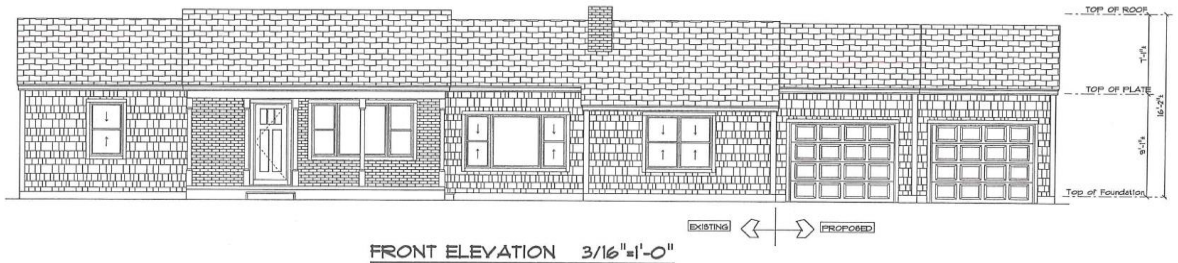
MINIMUM DESIGN PRESSURE FOR SLIDERS / FRENCH DOORS: 20

DESIGN PRESSURE

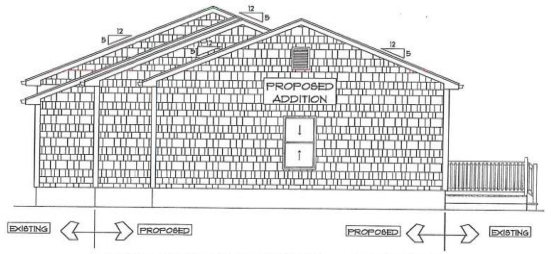
		DESIGN REQUIRED	PRESSURE PROVIDED
WIND ZONE:	100 MPH		
WIND EXPOSURE:	B		
HEIGHT (MAX):	35'-0"	31.0 / -35.5	30
PRESSURE ZONES:	4 & 5		

PRELIMINARY PLANS ONLY
FOR ZONING AND PRICING ONLY

AREA CALCULATIONS:
EXISTING 1ST FL: 1728 SQ FT
GARAGE ADDITION: 600 SQ FT



FRONT ELEVATION 3/16"=1'-0"



RIGHT SIDE ELEVATION 3/16"=1'-0"

2 CAR GARAGE ADDITION

PREPARED FOR:
JAMES & KRISTINA BACCA

TO ELLEN LANE
CRANSTON, RHODE ISLAND

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SCALE
NOTED

DATE
Monday, August 21, 2023

APPROVED
DRR

DRAWN BY
DRR

DRAWING NUMBER
6971-2