



Millstone LLC

ENGINEERING • SURVEYING • PERMITTING

July 24, 2024

Jason Pezzullo
Planning Director
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

via Hand Delivery

Re: Pre-Application Submission
A.P. 6/4, Lot 1250
12 Walter Street
Cranston, Rhode Island
MSE Project No. 23.539.832

Mr. Pezzullo:

The following documentation is submitted to you for the purpose of requesting a Pre-Application meeting as part of Development Plan Review.

Enclosed herewith, please find the following:

1. Six (6) copies of a draft plan entitled, "Conceptual Site Layout Plan; Proposed Storage Facility; A.P.6/4, Lot 1250; 12 Walter Street; Cranston, RI; Prepared for Walter St. Realty LLC" Prepared by Millstone LLC, Dated July 2024.
2. Six (6) copies of Architectural Renderings prepared by Designhaus Architecture.

The applicant respectfully requests to be placed on the next available agenda.

Please call at your convenience should you have questions or require additional information.

Sincerely,

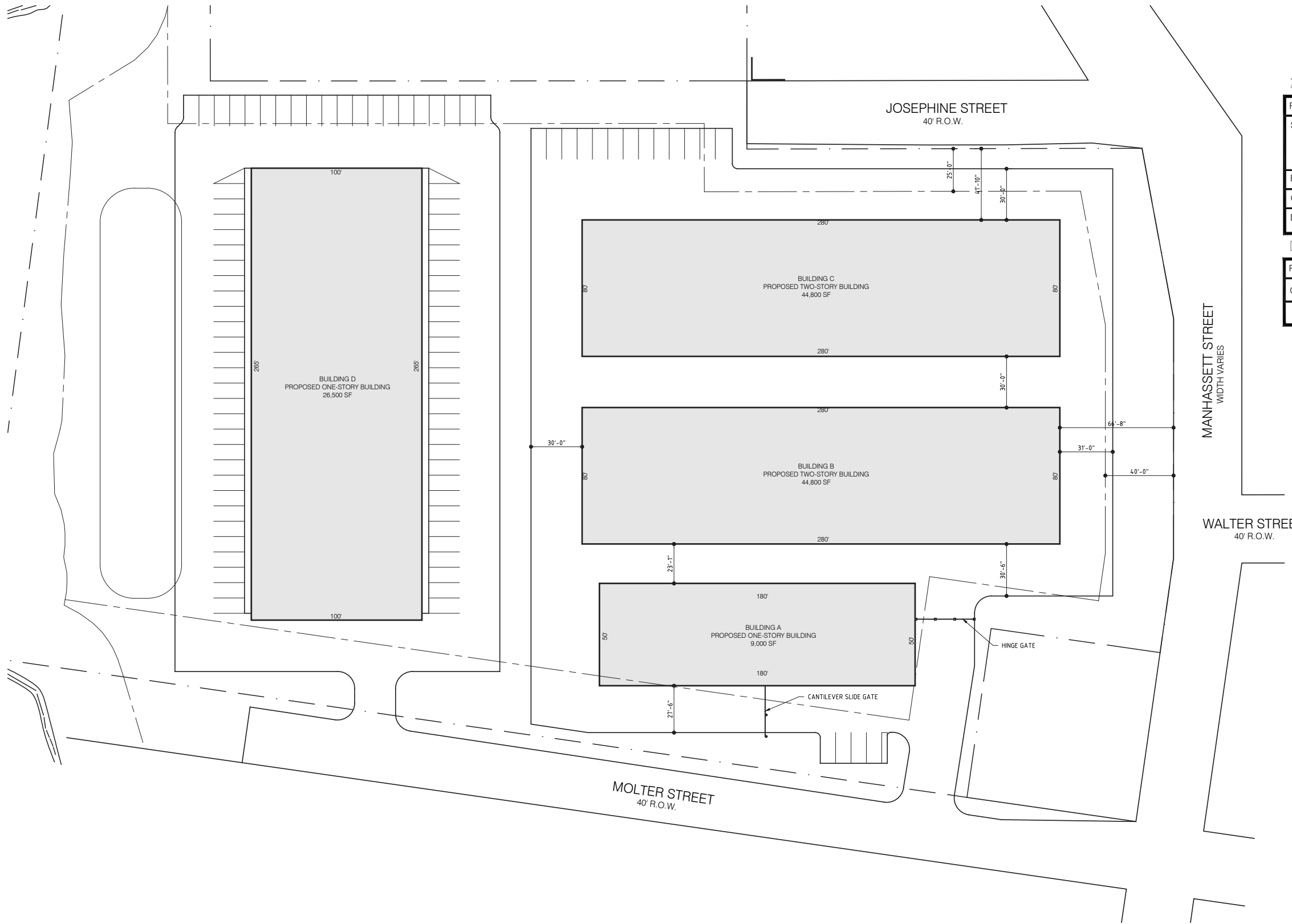
Millstone LLC

Maxwell Viana, E.I.T.

401 Self-Storage

12 Walter Street, Cranston, RI





SITE DATA	
Regulation	Information
Parcel I.D.	6-1250-0
Address	12 Walter Street, Cranston, RI
Zoning	M-2 - General Industry
Parcel Area	6.14 Acres (267,358 SF)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required for M-2	Provided
Setbacks	Front: 40' Sides: 25' Rear: 30'	Front: 40' Sides: 35.2' Rear: N/A
Building Height	Maximum: 35'	50'
Coverage	60%	30% (Building Coverage)
Density	FAR - n/a	n/a

PARKING SUMMARY

Regulation	Required	Provided
Commercial	18 Spaces Required	16 Spaces standard 1 Handicap 17 Total

ARCHITECTURAL SITE PLAN

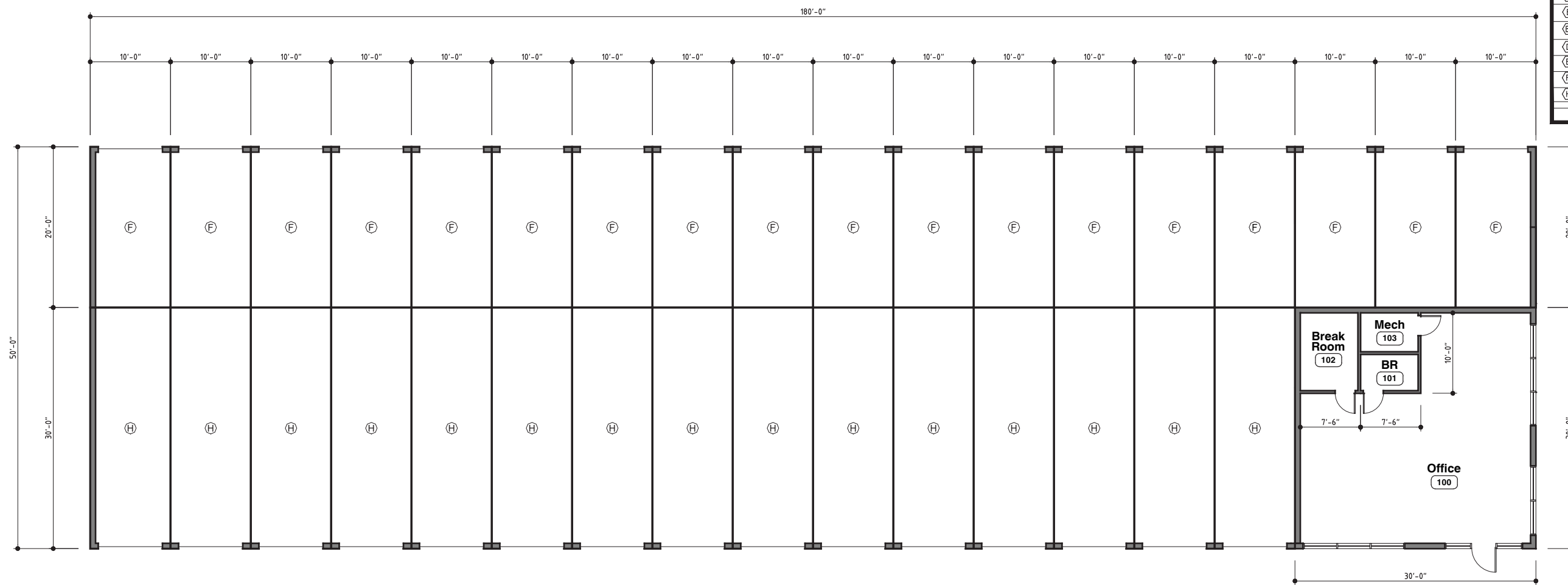


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401 SELF-STORAGE |

06.15.24

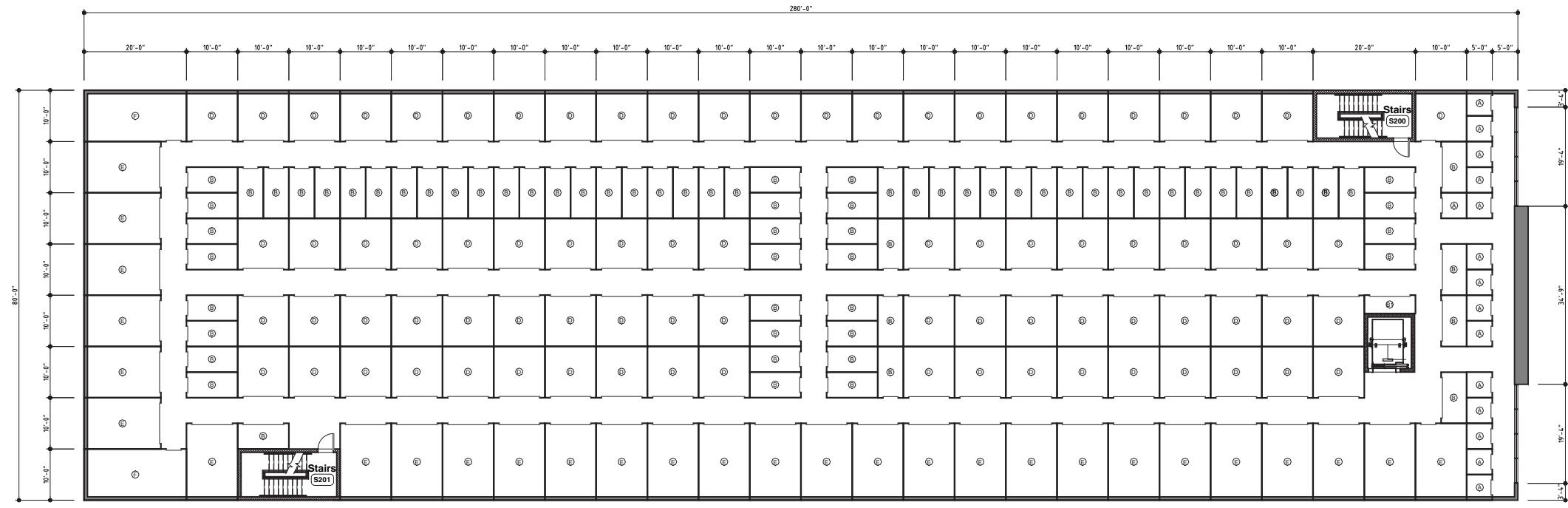
Unit Matrix						
Building A						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
Ⓔ	10 x 20	200	18		18	3,600 sf
Ⓗ	10 x 30	300	15		15	4,500 sf
Total			33		33	9,000 sf
Building B						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
Ⓐ	5 x 5	25	2	15	17	425 sf
Ⓑ	5 x 10	50	17	75	92	4,600 sf
Ⓒ	4 x 10	40	0	1	1	40 sf
Ⓓ	10 x 10	100	41	80	121	12,100 sf
Ⓔ	10 x 15	150	0	29	29	4,350 sf
Ⓕ	10 x 20	200	27	2	29	5,800 sf
Ⓗ	10 x 30	300	25	0	25	7,500 sf
Total			112	202	314	34,815 sf
Building C						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
Ⓐ	5 x 5	25	2	15	17	425 sf
Ⓑ	5 x 10	50	17	75	92	4,600 sf
Ⓒ	4 x 10	40	0	1	1	40 sf
Ⓓ	10 x 10	100	41	80	121	12,100 sf
Ⓔ	10 x 15	150	0	29	29	4,350 sf
Ⓕ	10 x 20	200	27	2	29	5,800 sf
Ⓗ	10 x 30	300	25	0	25	7,500 sf
Total			112	202	314	34,815 sf



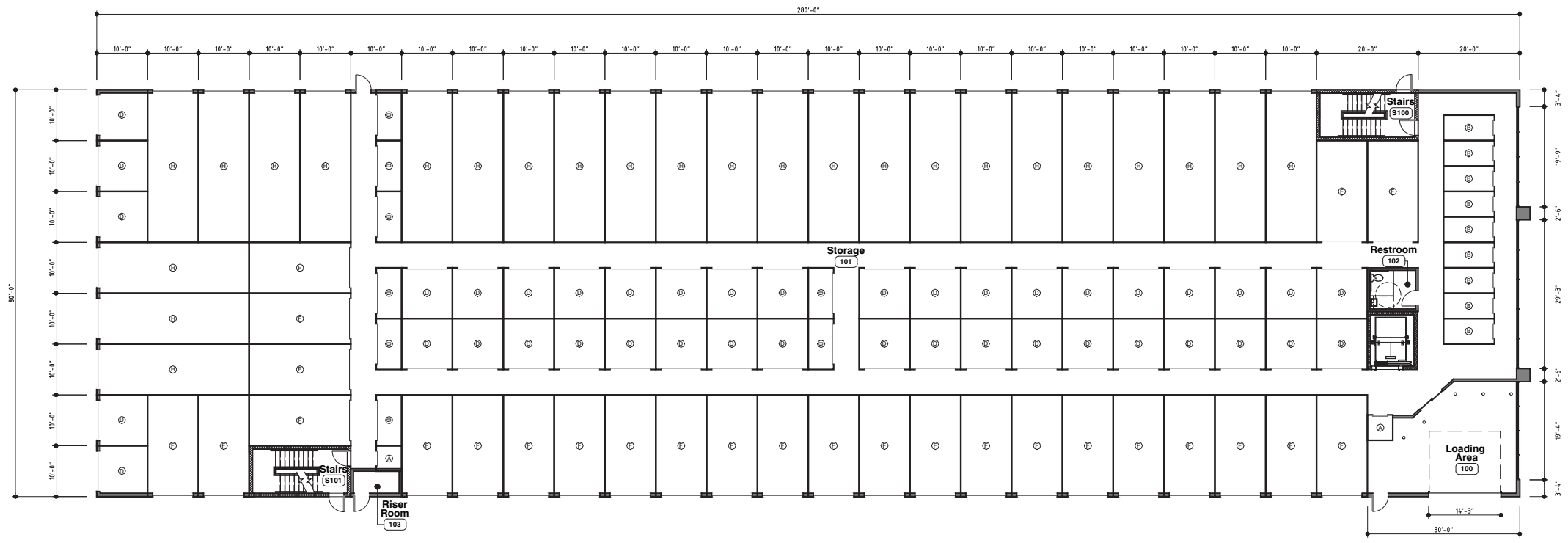
1 Building A First Floor

SCALE: 1/8" = 1' NORTH

BUILDING A FLOOR PLAN



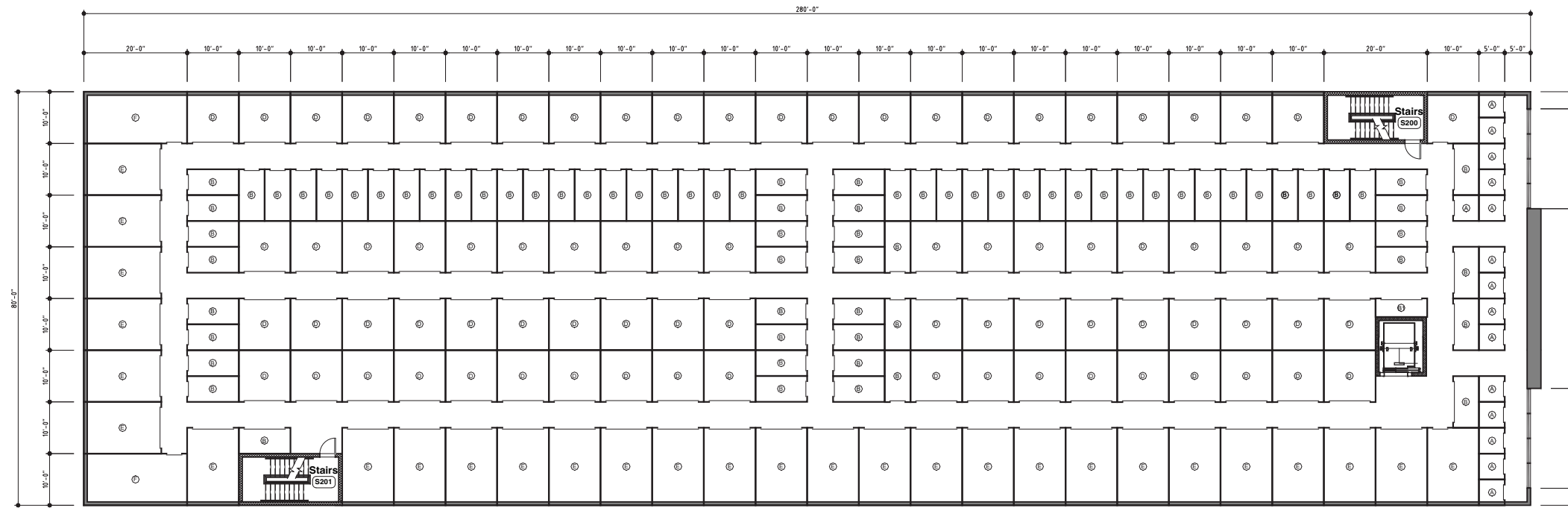
2 Building B Second Floor
SCALE: 3/32" = 1'
NORTH



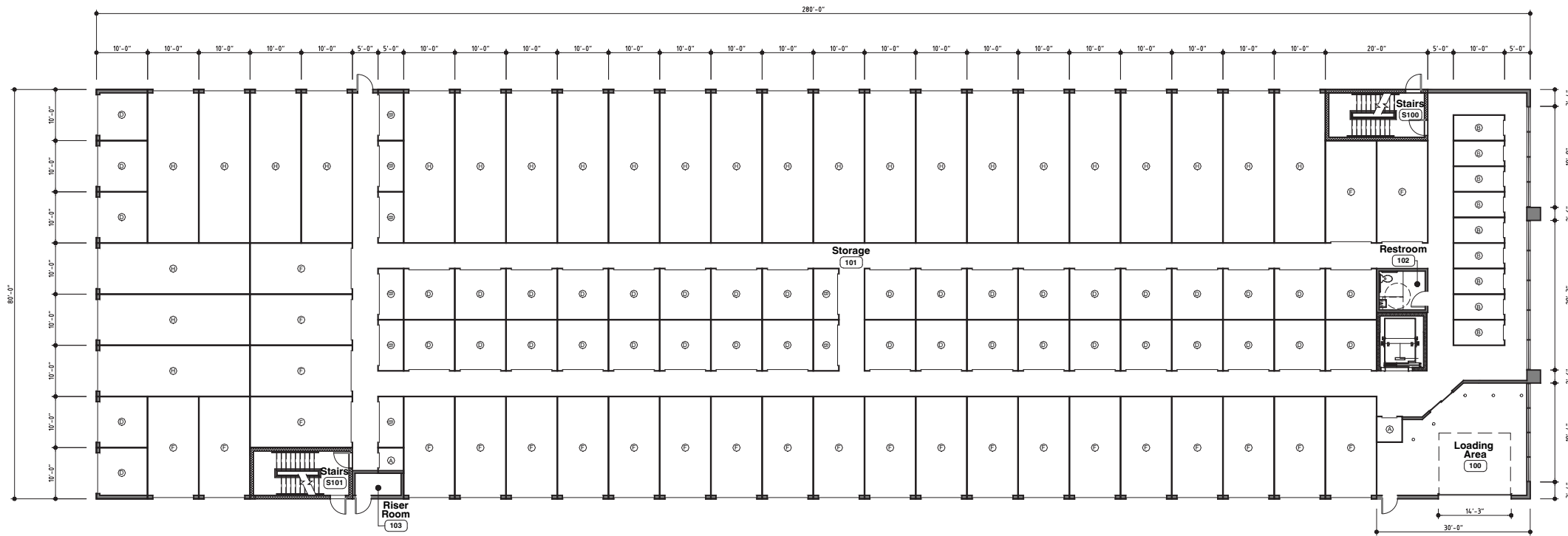
1 Building B First Floor
SCALE: 3/32" = 1'
NORTH

Unit Matrix						
Building A						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
(E)	10 x 20	200	18		18	3,600 sf
(H)	10 x 30	300	15		15	4,500 sf
Total					33	9,000 sf
Building B						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
(A)	5 x 5	25	2	15	17	425 sf
(B)	5 x 10	50	17	75	92	4,600 sf
(C)	4 x 10	40	0	1	1	40 sf
(D)	10 x 10	100	41	80	121	12,100 sf
(E)	10 x 15	150	0	29	29	4,350 sf
(F)	10 x 20	200	27	2	29	5,800 sf
(H)	10 x 30	300	25	0	25	7,500 sf
Total					112	34,815 sf
Building C						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
(A)	5 x 5	25	2	15	17	425 sf
(B)	5 x 10	50	17	75	92	4,600 sf
(C)	4 x 10	40	0	1	1	40 sf
(D)	10 x 10	100	41	80	121	12,100 sf
(E)	10 x 15	150	0	29	29	4,350 sf
(F)	10 x 20	200	27	2	29	5,800 sf
(H)	10 x 30	300	25	0	25	7,500 sf
Total					112	34,815 sf

BUILDING B FLOOR PLANS



2 Building C Second Floor
SCALE: 3/32" = 1'



1 Building C First Floor
SCALE: 3/32" = 1'

Unit Matrix						
Building A						
Unit	Size	Unit SF	Level 1		Unit Totals	Unit Area
(F)	10 x 20	200	18		18	3,600 sf
(H)	10 x 30	300	15		15	4,500 sf
Total					33	9,000 sf
Building B						
Unit	Size	Unit SF	Level 1	Level 2	Unit Totals	Unit Area
(A)	5 x 5	25	2	15	17	425 sf
(B)	5 x 10	50	17	75	92	4,600 sf
(B)	4 x 10	40	0	1	1	40 sf
(D)	10 x 10	100	41	80	121	12,100 sf
(E)	10 x 15	150	0	29	29	4,350 sf
(F)	10 x 20	200	27	2	29	5,800 sf
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Total					112	34,815 sf
Building C						
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(A)	5 x 5	25	2	15	17	425 sf
(B)	5 x 10	50	17	75	92	4,600 sf
(B)	4 x 10	40	0	1	1	40 sf
(D)	10 x 10	100	41	80	121	12,100 sf
(E)	10 x 15	150	0	29	29	4,350 sf
(F)	10 x 20	200	27	2	29	5,800 sf
(H)	10 x 30	300	25	0	25	7,500 sf
Total					112	34,815 sf

BUILDING C FLOOR PLANS



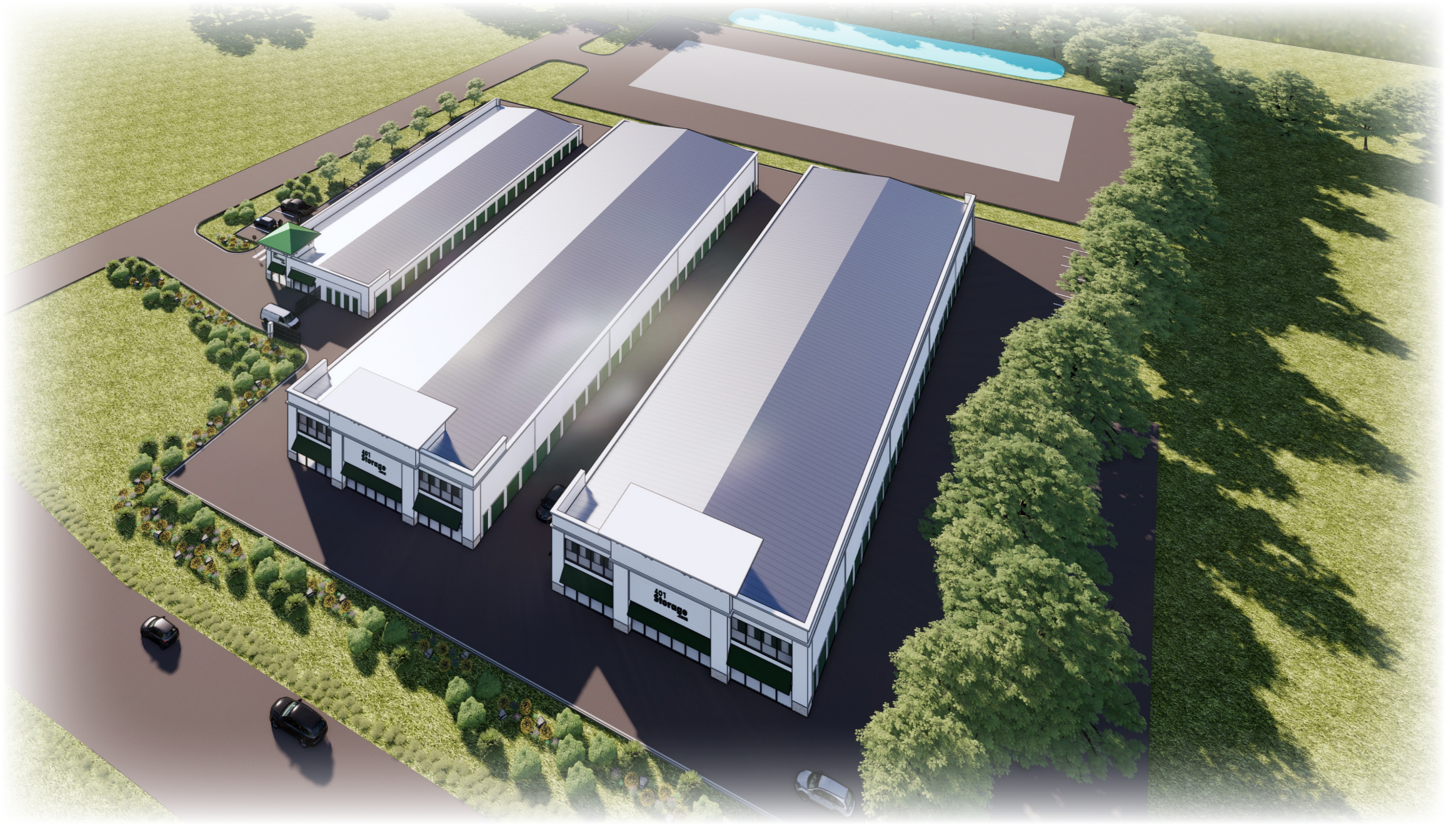
FACADE VIEWS



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AERIAL VIEW



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BUILDING A- OFFICE VIEW



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COMPLEX VIEW



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