

**Record No: ZBR-26-35****Zoning Board of Review Application**

Status: Active

Submitted On: 7/7/2026

Applicant

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

Name of Applicant*

Nery Cruz

Who is Submitting this Application?*

Contractor

Owners Name*

Yolanda Rosa

Owner Authorization Affidavit* ?

Owner Affidavit .pdf

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

Location for Application

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

Property Location Type*

Physical Address

Address*

547 Park Avenue

City/Town*

Cranston

Type of Application

Application Type*

Use Variance

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

3 Family to 4 units

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

Finishing basement to convert to apartment

Existing Lot Specifications

Current Use of Premises*

Multi Family

Number of Units*

3

Lot Area*

5986

Lot Frontage*

40

Lot Depth*

151

Applicant Sign off

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

Digital Signature*



Nery Cruz

Jul 7, 2026

GENERAL NOTES
THESE DRAWINGS ARE THE PROPERTY OF OWNER AND SHALL NOT BE COPIED OR DUPLICATED FOR PURPOSES NOT RELATED TO THIS PROJECT.

ALL WORK TO BE DONE IN ACCORDANCE w/ICC AND RIBC 142 FAMILY DWELLING CODE AND ALL ADDITIONAL STATE AND LOCAL CODES WHERE APPLICABLE FOR 110MPH WIND ZONE.
RIBC CHAPTER 3 FOR DESIGN CRITERIA REFERENCE.

DRAWINGS NOT TO BE SCALED.

CONTRACTOR TO REVIEW DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION AND MATERIALS ORDERS.
CONTRACTOR TO NOTIFY RDGAS OF QUESTIONS, COMMENTS, CONCERNS, OR DISCREPANCIES.

CONTRACTOR TO VERIFY ALL ON-SITE CONDITIONS AND MEASUREMENTS RELEVANT TO PROJECT.
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ALL DIMENSIONS TAKEN FROM OUTSIDE OF STUD ON ALL EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALL STUDS, DOORS, AND WINDOWS.

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ALL PREFABRICATED STRUCTURAL MEMBERS (FLOOR TRUSSES, ROOF TRUSSES, BEAMS, ETC) TO BE SPEC'D BY MANUFACTURERS.

ALL PLUMBING, ELECTRICAL, HVAC, ETC TO BE SPEC'D AND INTALLED BY LICENSED SUB-CONTRACTORS.
BUILDING THERMAL ENVELOPE CODE REFERENC R402 & R401 IECC.

WALL NOTES
2x4 WALL STUDS 16"OC, DOUBLED @ CORNERS.
2x4 PT SOLE PLATE.
2x4 DOUBLE TOP PLATE.
PLATE HT TO MATCH EXISTING.
1/2" GWB INTERIOR.
FRAMING LUMBER TO BE #1 QUALITY OR BETTER.
EXTERIOR SIDING TBD BY OWNER.

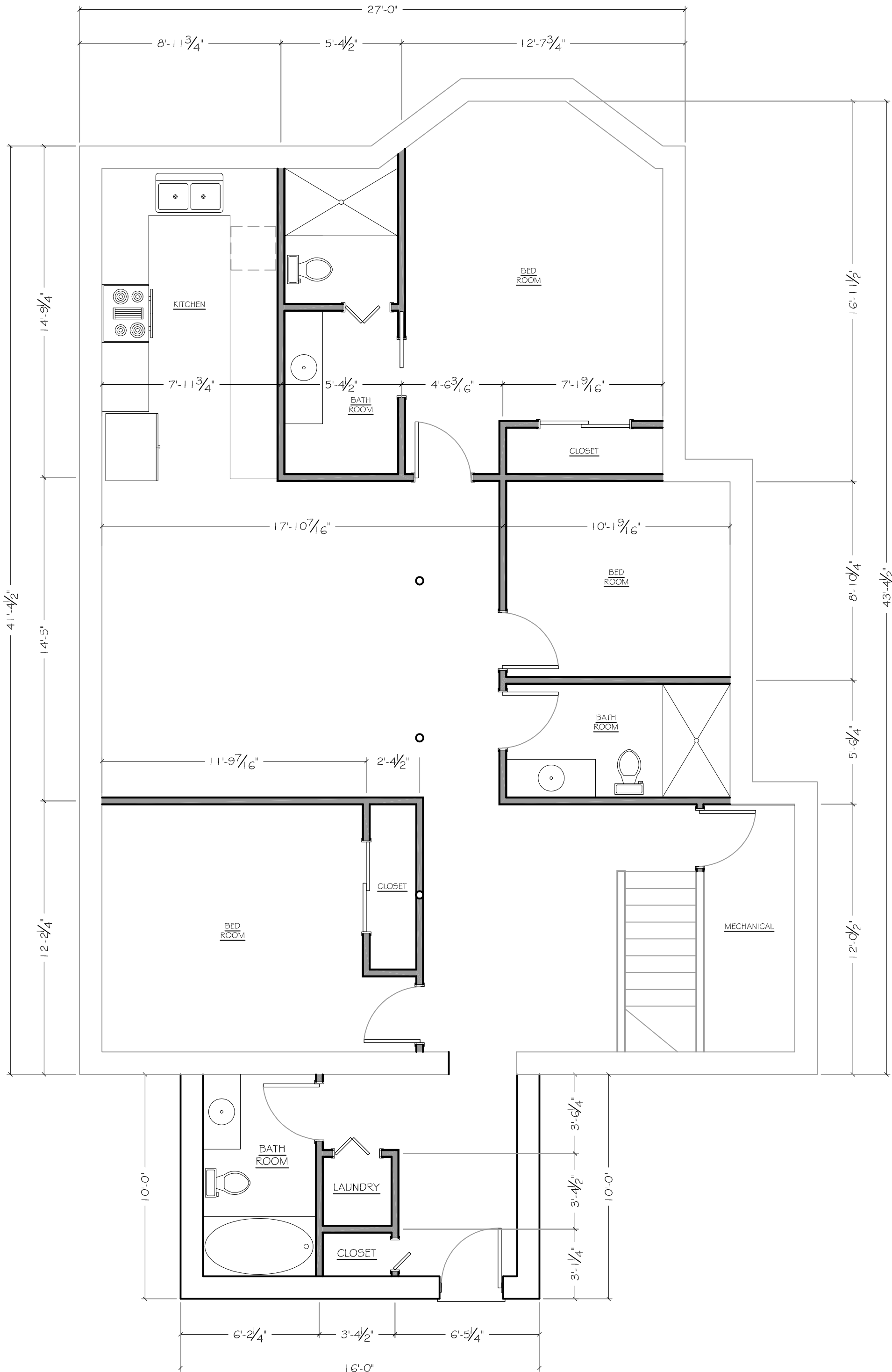
DOOR NOTES
DOOR SIZES AS NOTED ON PLAN.
STYLES TBD BY OWNER.

FINISH NOTES
ALL FLOOR, WALL, CEILING FINISHES TBD BY OWNER.
1/2" DRYWALL w/5KIMCOAT FINISH ON INTERIOR WALLS.

KITCHEN NOTES
ACTUAL KITCHEN LAYOUT AND FIXTURES/APPLIANCES TBD BY OWNER.
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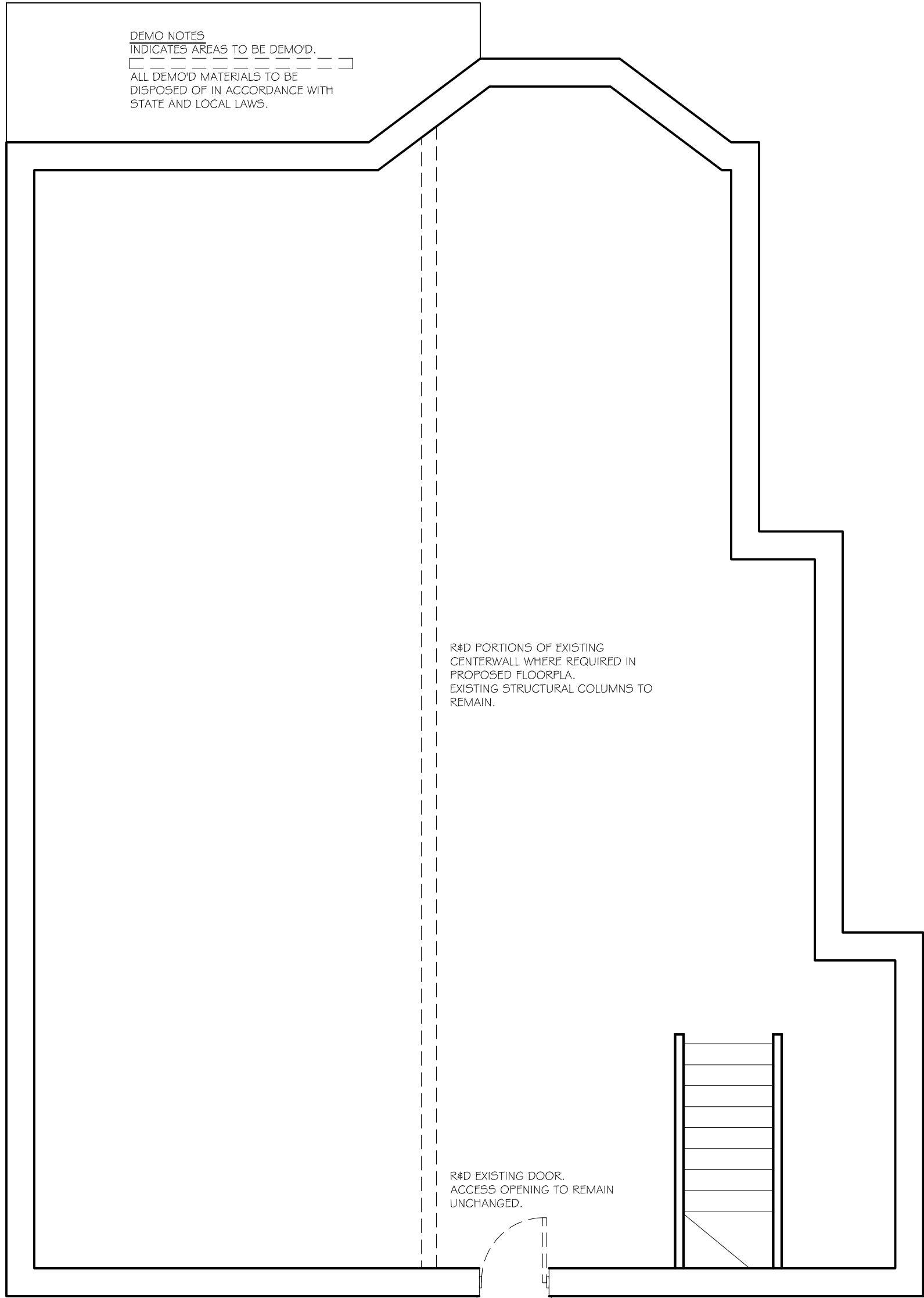
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SHOWER SORROUND TO HAVE 1/2" CEMENTITIOUS WALLBOARD FROM FLOOR TO CEILING w/FINISH TBD BY OWNER.

FIRE RATINGS
ALL FLOOR/CEILING ASSEMBLIES BETWEEN FIRST, SECOND, AND THIRD FLOOR UNITS TO BE CONSTRUCTED WITH METHODS AND MATERIALS THAT MEET OR EXCEED 60 MINUTE MINIMUM FIRE RATING REQUIREMENTS AS PER UL 263 AND RIBC SECTION 302.3 "TWO-FAMILY DWELLINGS"



PROPOSED

DEMO NOTES
INDICATES AREAS TO BE DEMOD.
ALL DEMOD MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL LAWS.



EXISTING

Basement • Dwelling • Design • Addition • Renovation • Construction

Basement • Dwelling • Design • Addition • Renovation • Construction

BASEMENT FLOORPLANS

ROSA
547 PARK AVE.,
CRANSTON, RI

DATE: 5.08.2026
DRAWN BY EP3

SCALE: 1/4"=1'-0"
ISSUE FOR PERMIT

A1

GENERAL NOTES
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ALL WORK TO BE DONE IN ACCORDANCE w/ICC AND RIBC 1#2 FAMILY DWELLING CODE AND ALL ADDITIONAL STATE AND LOCAL CODES WHERE APPLICABLE FOR 110MPH WIND ZONE.
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2x6 PT SOLE PLATE.
2x6 DOUBLE TOP PLATE.
INTERIOR - 2x4 WALL STUDS 16"OC, DOUBLED @ CORNERS.
2x4 PT SOLE PLATE.
2x4 DOUBLE TOP PLATE.
PLATE HT TO MATCH EXISTING.
1/2" GWD INTERIOR.
FRAMING LUMBER TO BE #1 QUALITY OR BETTER.
EXTERIOR SIDING TBD BY OWNER.

WINDOW NOTES
WINDOW SIZES AND STYLE TO MATCH EXISTING WINDOWS TO MEET OR EXCEED EGRESS CODE AND ENERGY CODE STANDARDS.

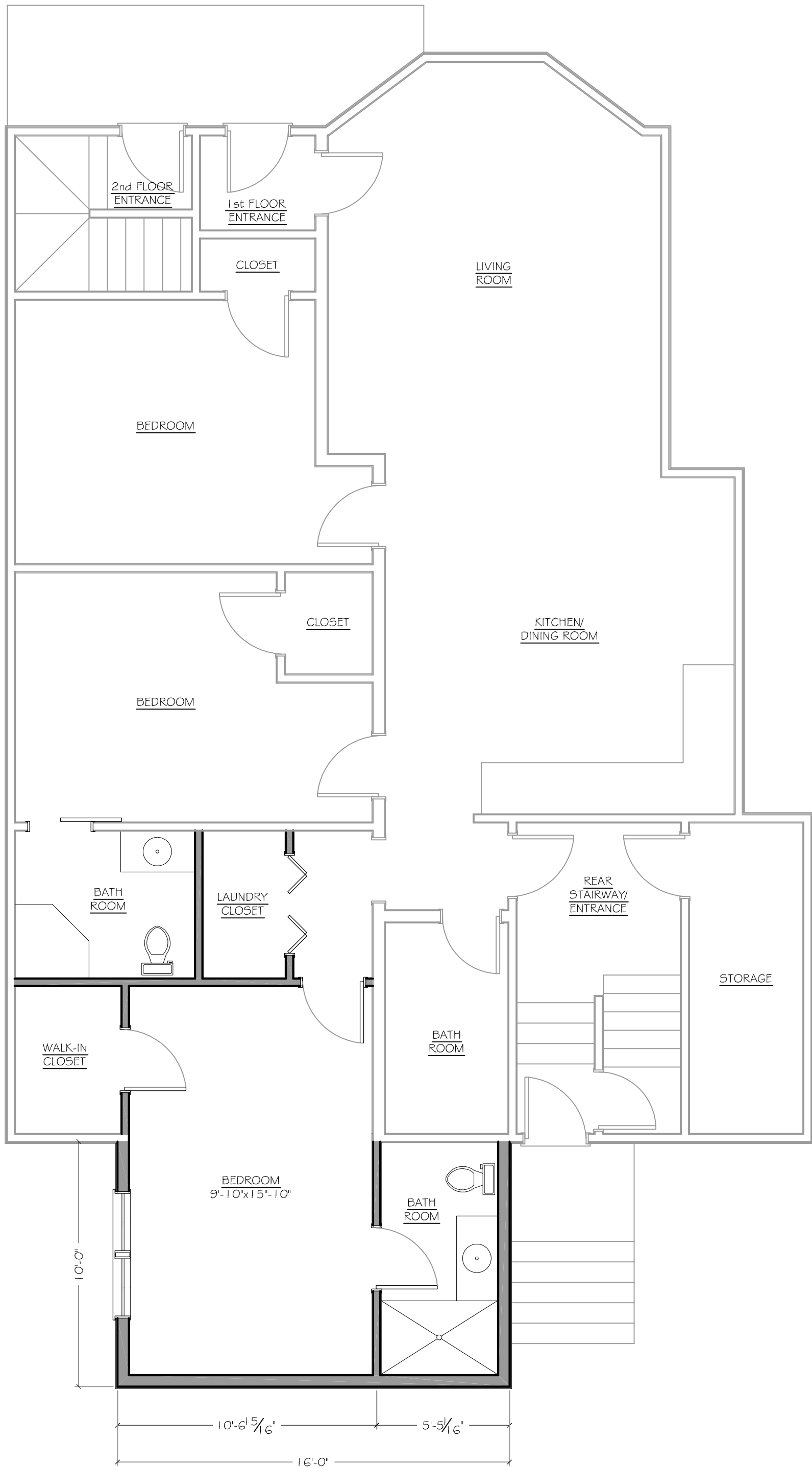
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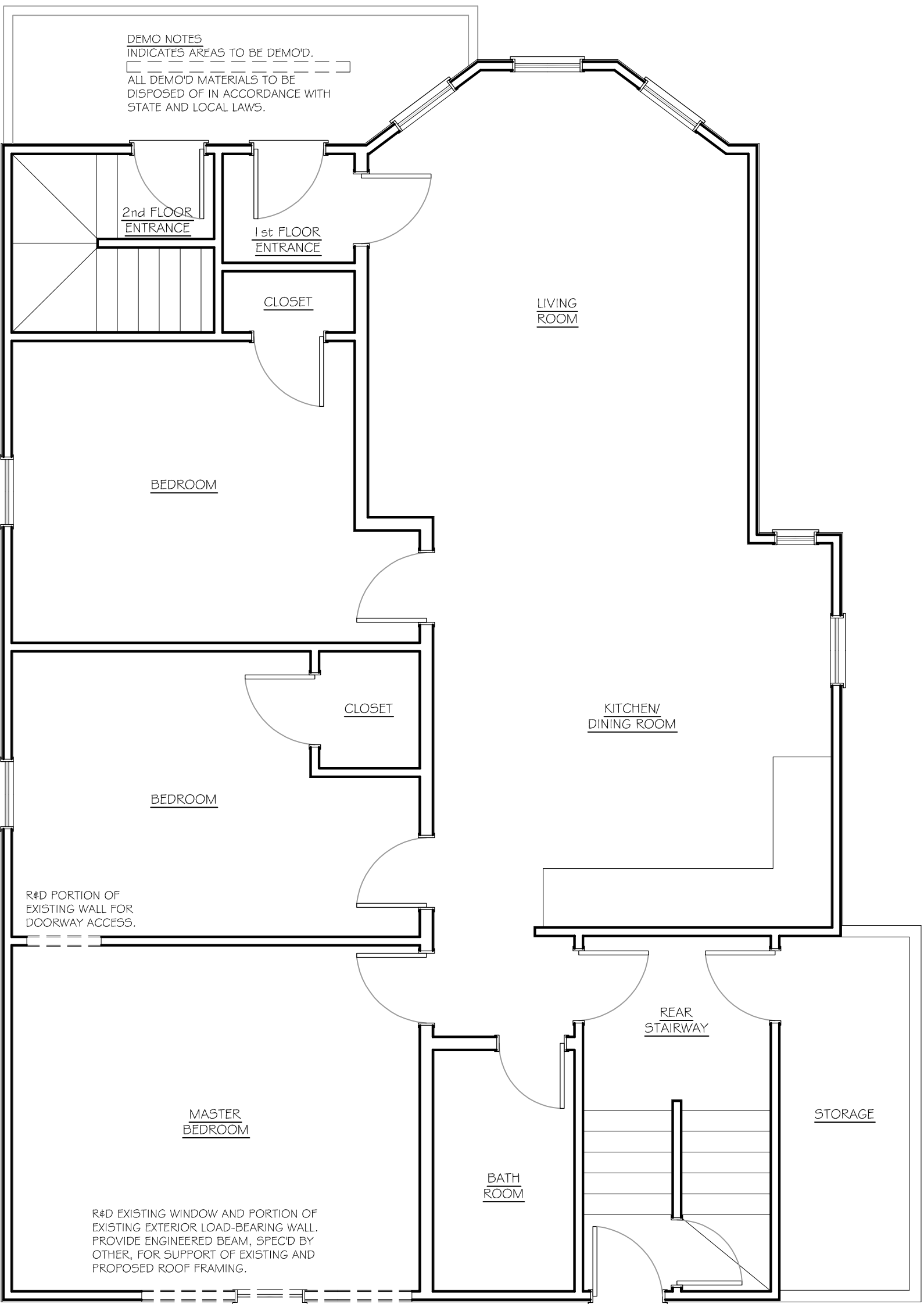
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"TWO-FAMILY DWELLINGS"

NOTE
PROPOSED NEW CONSTRUCTION AND RENOVATIONS TO SECOND FLOOR TO MATCH FIRST FLOOR PROPOSED LAYOUT.



PROPOSED



EXISTING



Direction • Drafting • Design • Admin • Reception • Office Hours
1st Fl: 9:00am - 5:00pm • 2nd Fl: 9:00am - 5:00pm • 3rd Fl: 9:00am - 5:00pm • 4th Fl: 9:00am - 5:00pm • 5th Fl: 9:00am - 5:00pm

1st & 2nd FLOORPLANS

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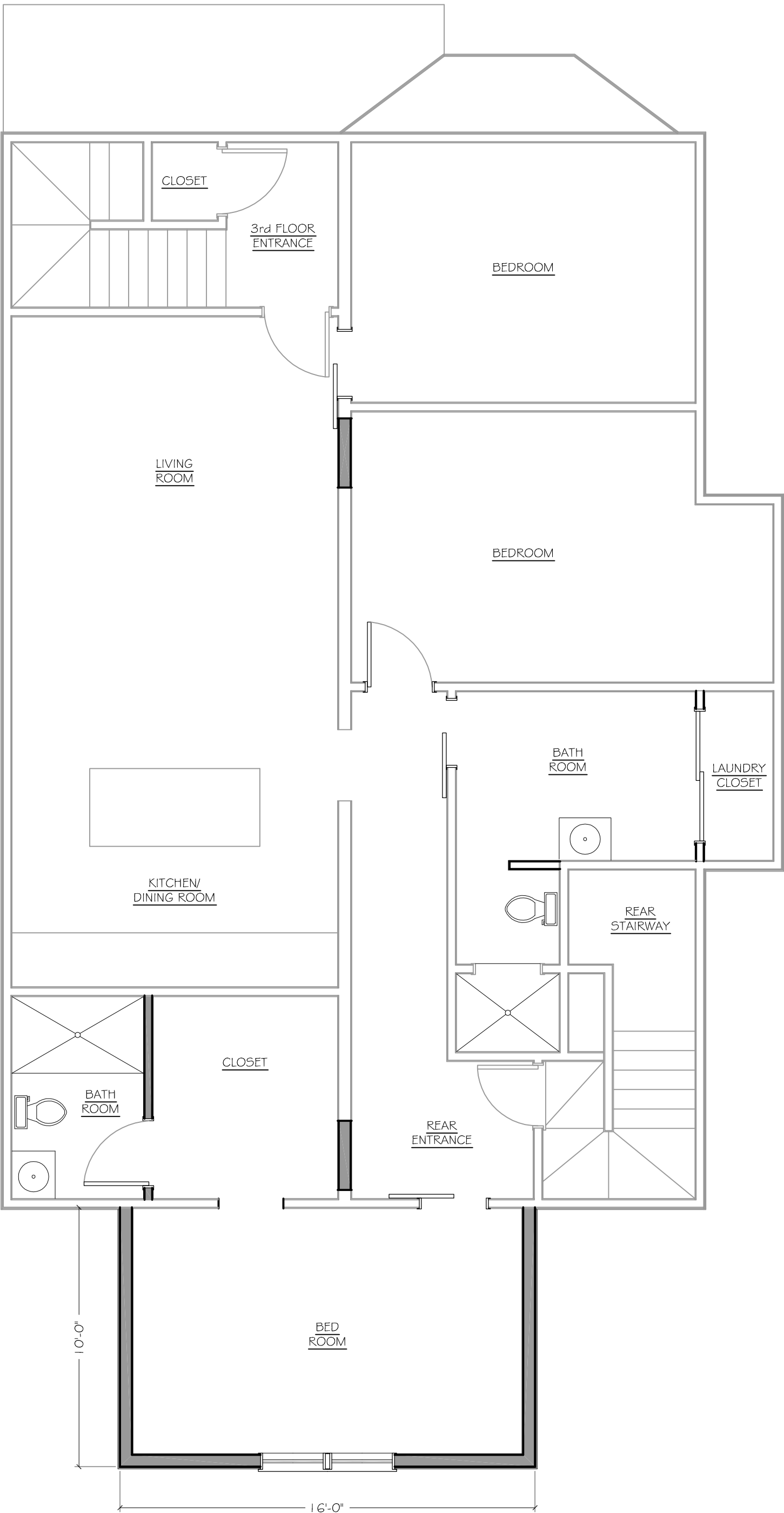
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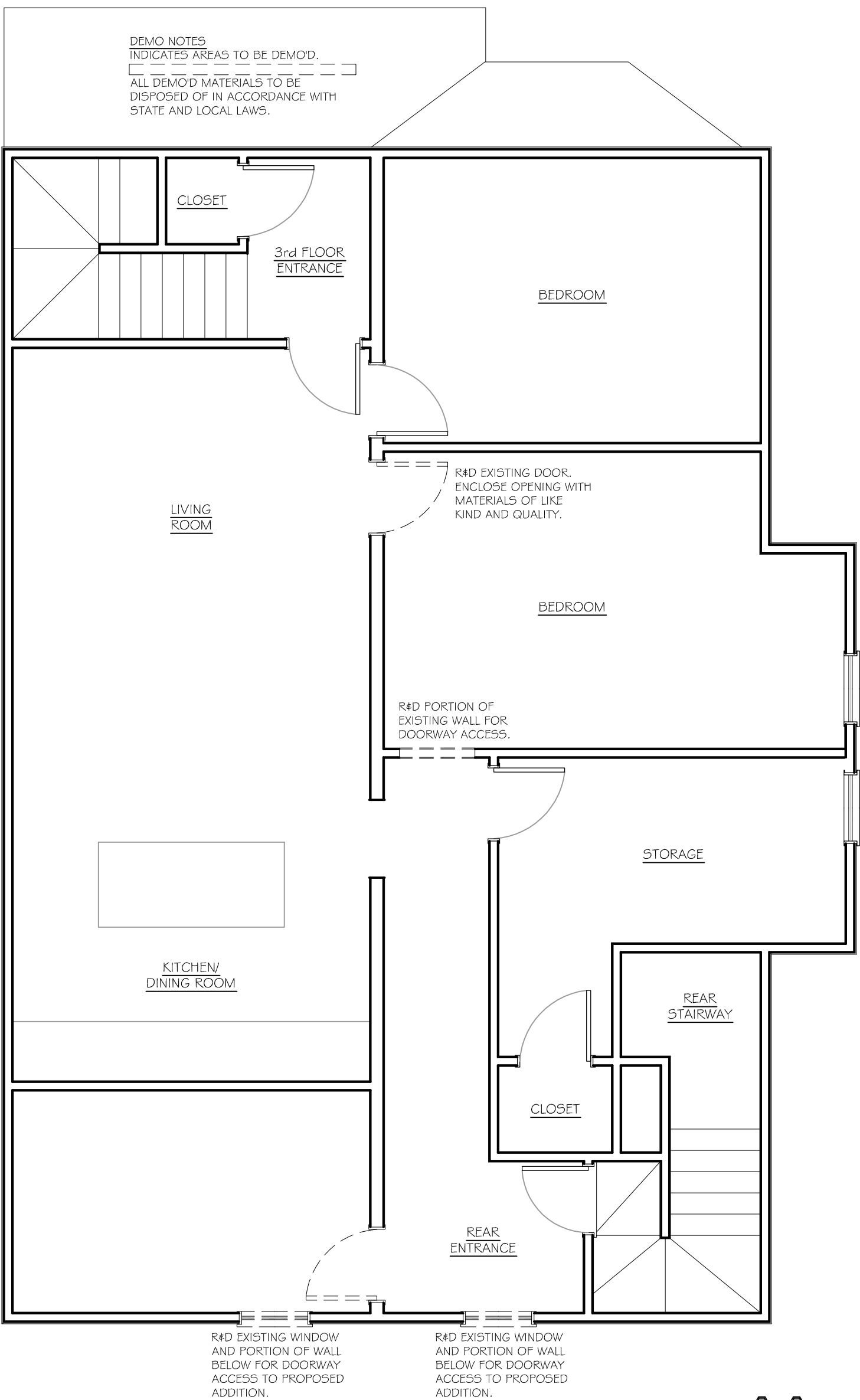
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"TWO-FAMILY DWELLINGS"



PROPOSED



EXISTING

R.D.G.
 ARCHITECTURAL SERVICES
 Services • Drafting • Design • Administration • Recordkeeping • Construction Documents
 101 Park Drive • Architectural Document Design • Norwalk, CT • 978-485-1234 • info@rdgarchitect.com

3rd FLOOR PLANS

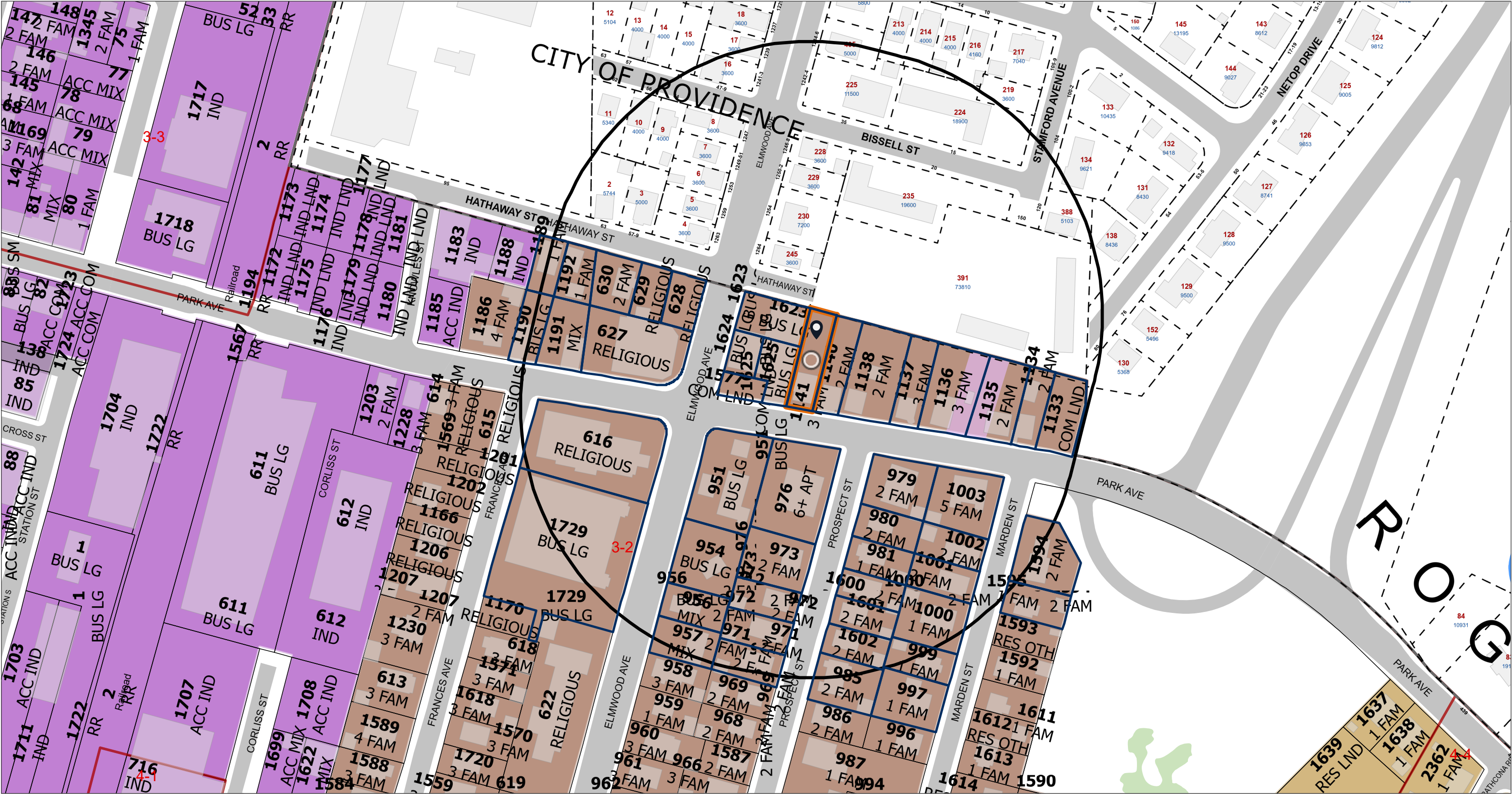
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A3

547 Park Ave 400' Radius Plat 3 Lot 1141



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

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Streets Names
- Prov_Parcels

- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

- Parcels
- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none

- A80
- A20
- A12
- A8
- A6
- B1

- B2
- C1
- C2
- C3
- C4
- C5

- M1
- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:2,212



Map created by Web Application on 7/7/2026 3:24 PM
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