

A photograph of the City of Cranston City Hall, a large white building with a classical facade, including a pediment with a crest and a clock tower. The building is surrounded by trees with autumn foliage and a paved area in the foreground.

City of Cranston Zoning Board of Review *March 12, 2025*

Chairman of the Board
Dean Perdikakis

Members

Joy Montanaro (Vice-Chair)

Ivy Swinski

Carlos Zambrano

Kenneth J. Filarski

Anthony Mastantuono (1st Alternate)

Mario Carlino (2nd Alternate)

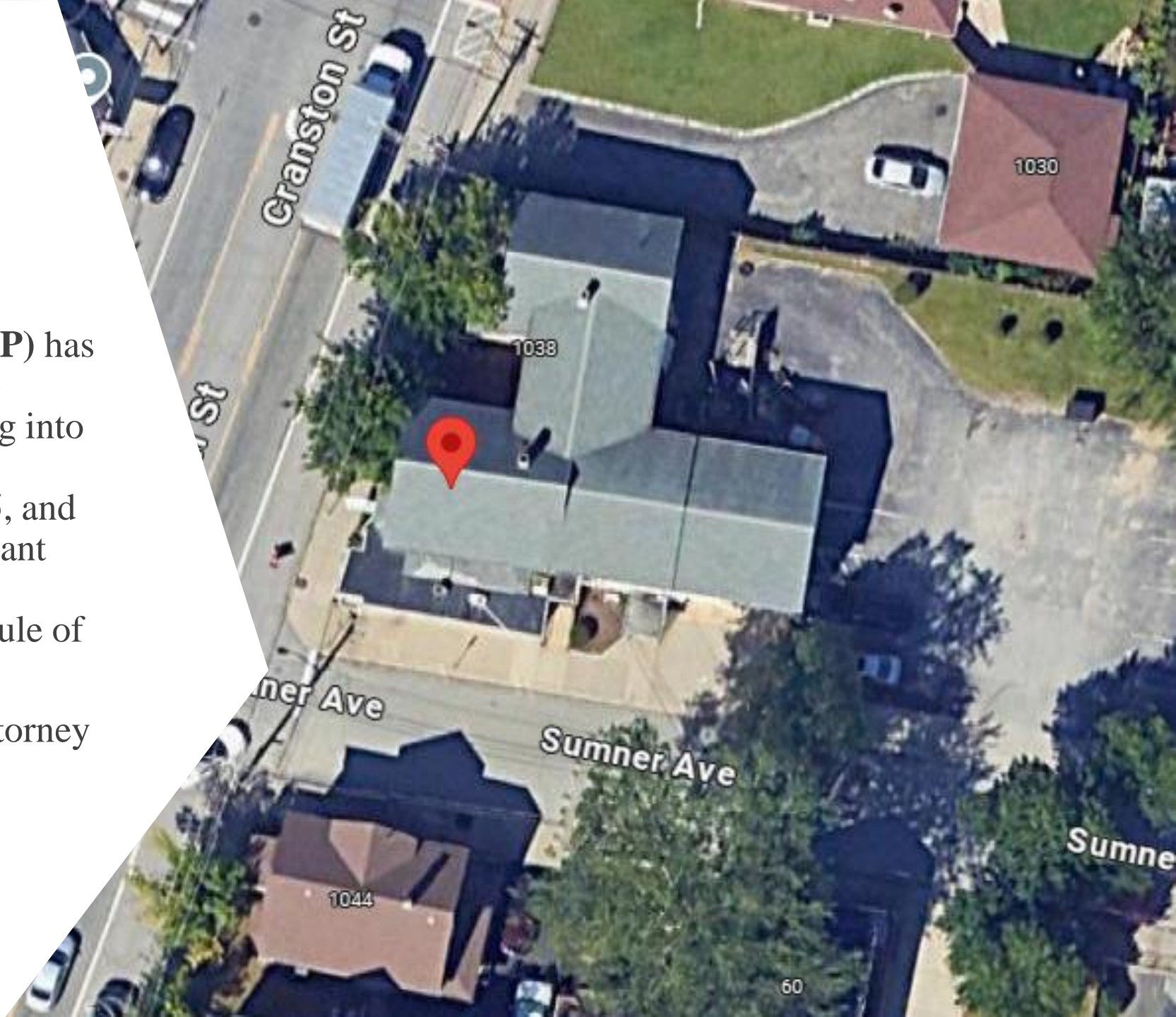
Frank Corrao III (3rd Alternate)

(4th Alternate)

► Ward 3

► **DR. JOYCE MARTIN (OWN/APP)** has applied to the Board for permission to convert an existing mixed-use building into a Rooming, boarding house at **1040 Cranston Street**; A.P. 7, lots 754, 755, and 756; area 14,254 sf; zoned C5. Applicant seeks relief per Section 17.92.010- Variances; Sections 17.20.030- Schedule of Uses.

► Application filed on 12/10/2024. Attorney John O. Mancini, Esq.



1040 Cranston St 400' Radius Plat 7 Lot 754-756



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

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels

- Hydro Poly 2001
- Stream/Water Body
 - Swamp
 - Buildings

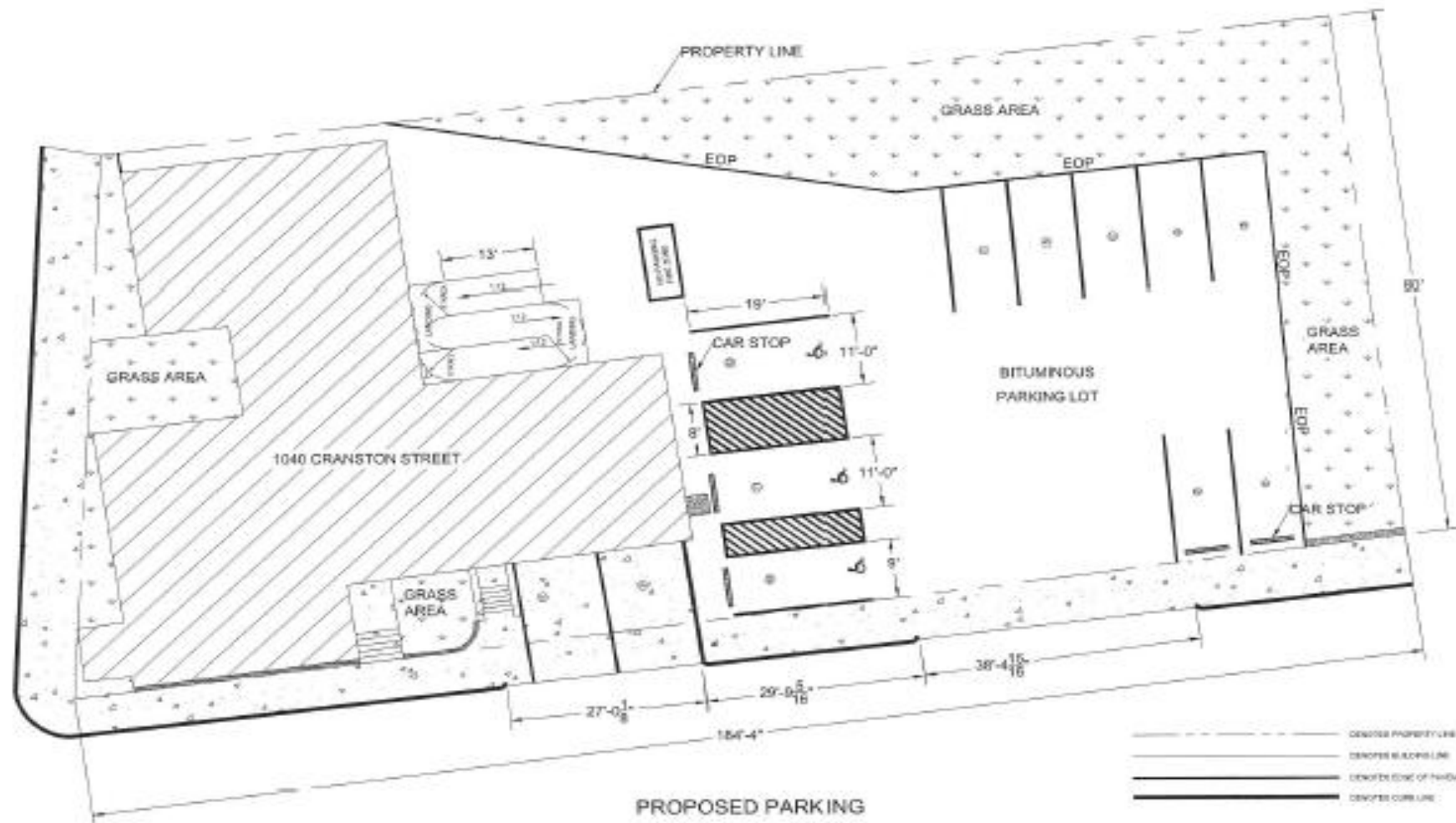
- Cranston Boundary
- Parcels
- Cranston Boundary
- Roads

0 200 400 ft

Map Scale: 1:2,439
*Scale bar formatted at 1:2400 scale

Map created by Web Application on 12/4/2024 10:03 AM

Disclaimer: 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 warranties, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



ZONING APPLICATION

PLAT 7, SECTION 2, LOTS 754, 755 & 756

1040 CRANSTON STREET

CRANSTON, R.I. 02920

MAXIMUM EXISTING
AND PROPOSED
BUILDING HEIGHT 33'-4 1/2"



SIDE ELEVATION

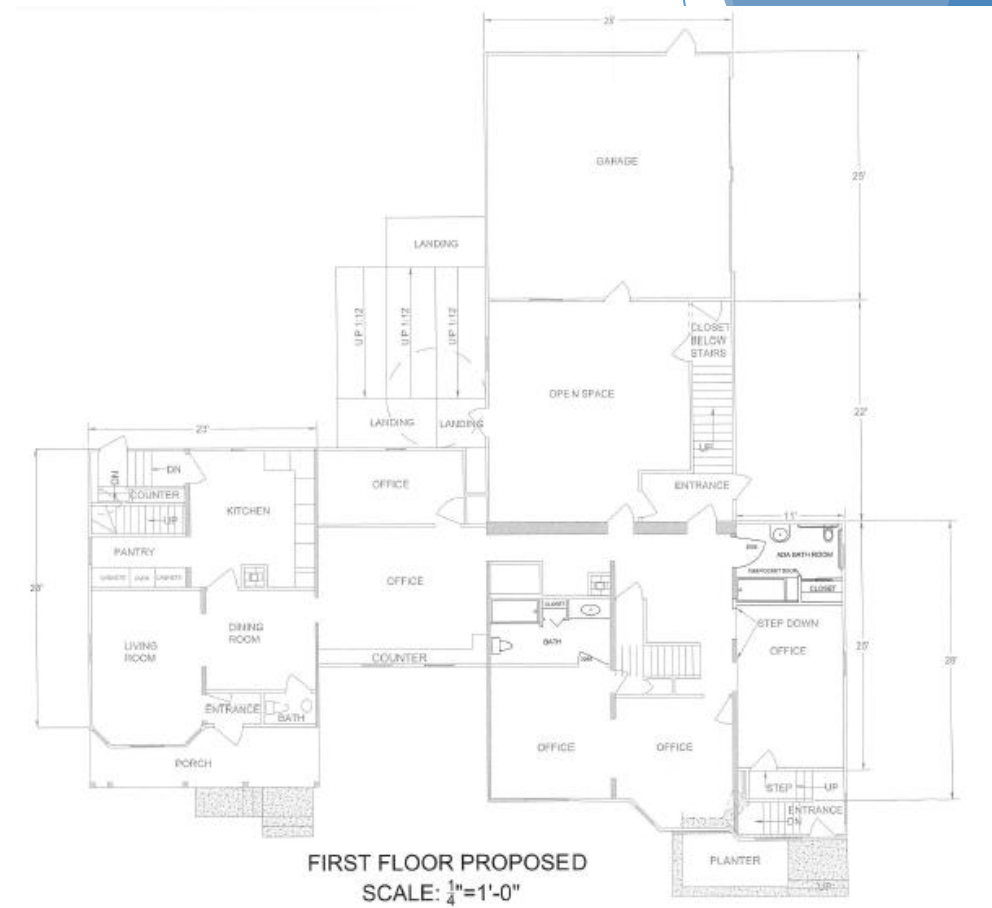
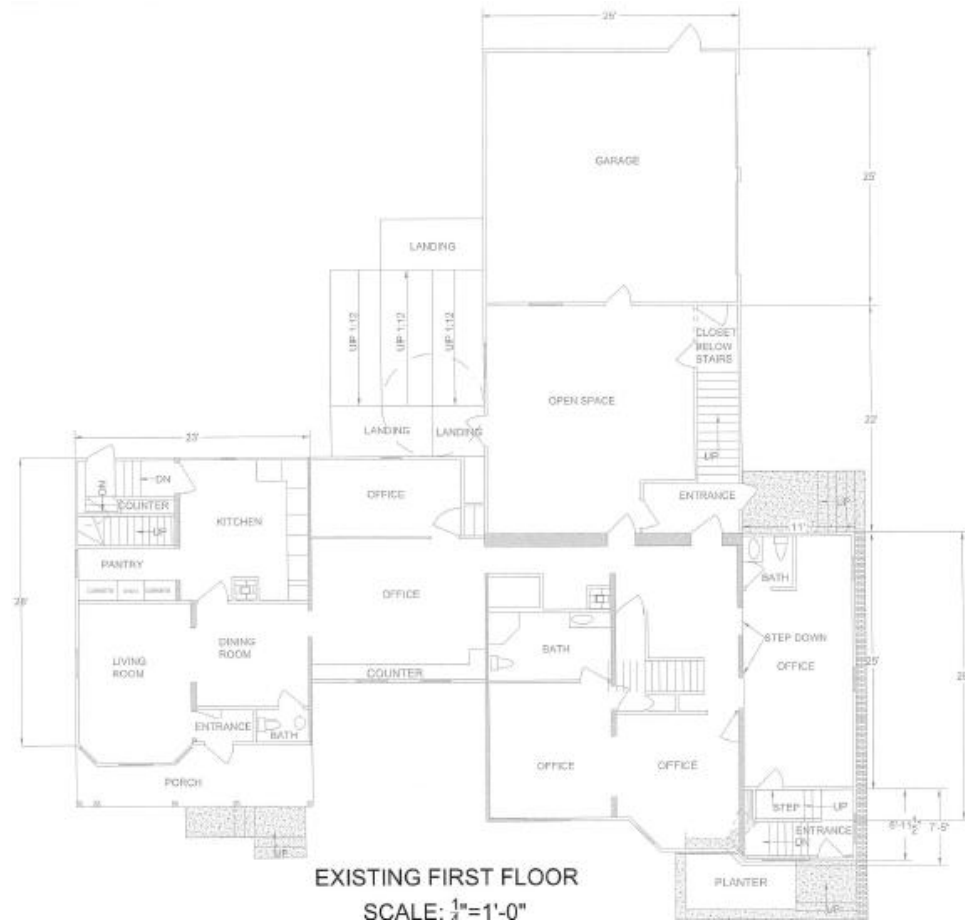


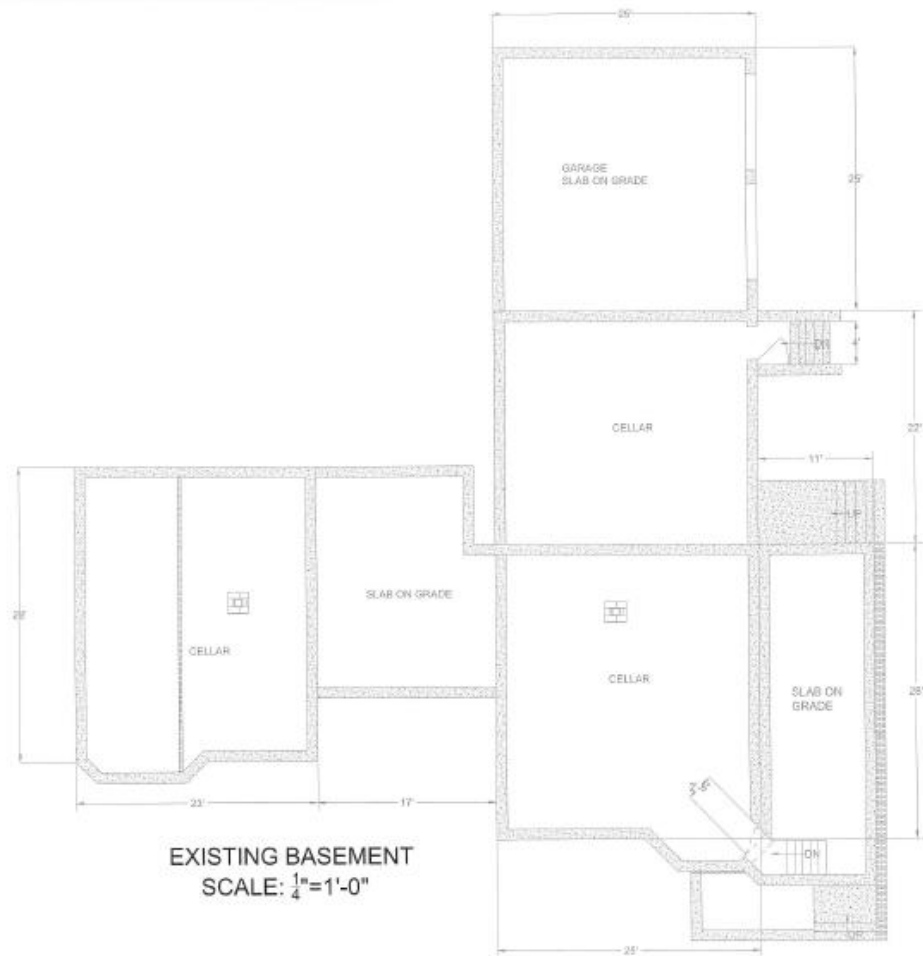
FRONT ELEVATION



REAR ELEVATION

NOT FOR CONSTRUCTION





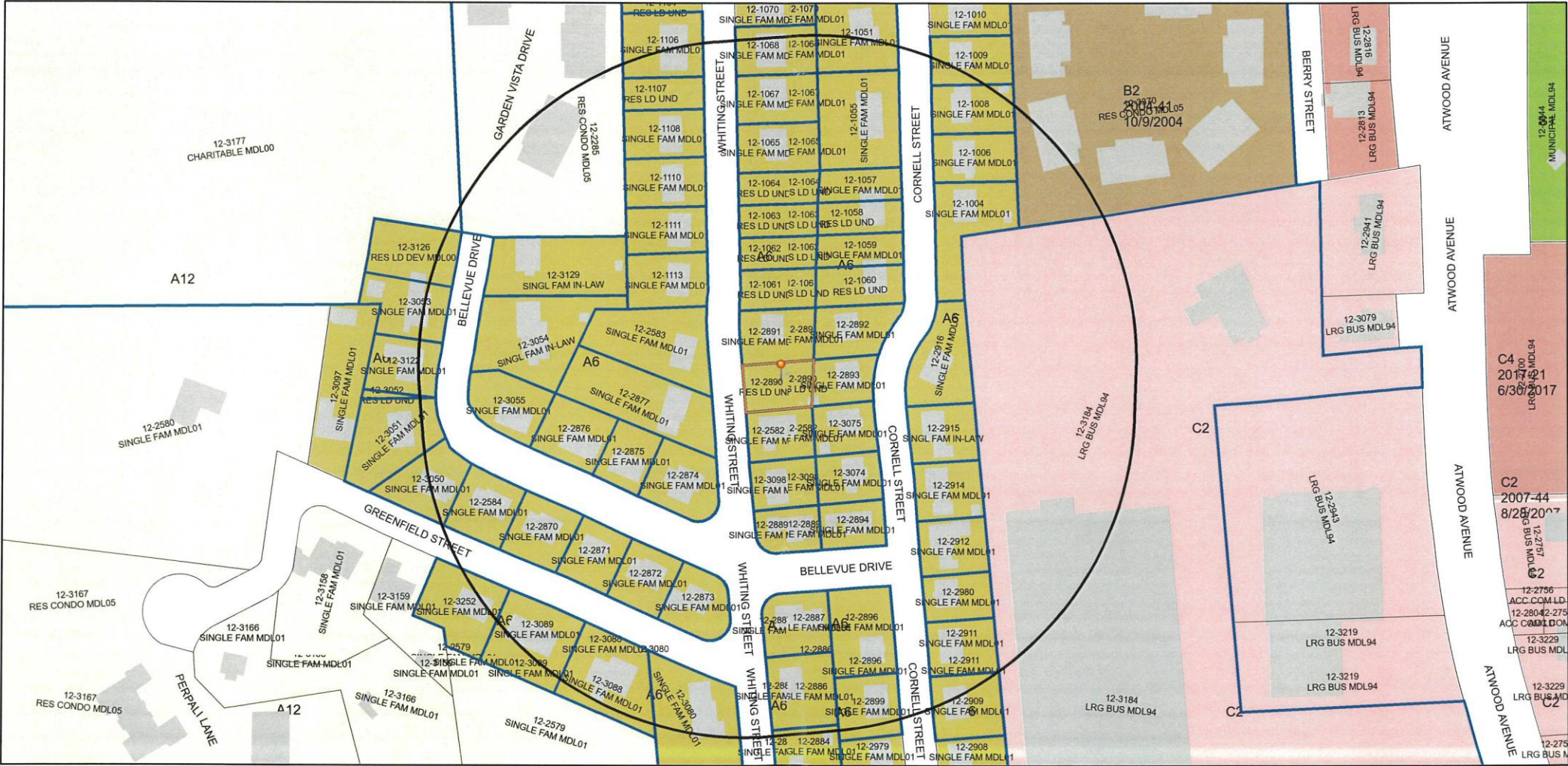
► **Ward 5**

► **JESUS COLON (OWN/APP)** has applied to the Board to construct a new single-family dwelling on an under-sized lot previously merged for zoning at **0 Whiting Street, A.P. 12, lot 2890**; area 4,736 sf; zoned A6. Applicants seek relief per Section 17.92.010-Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/22/2025.

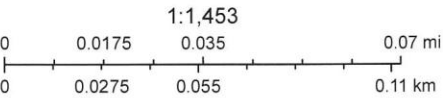


0 Whiting St 400' Radius Plat 12 Lot 2890



3/28/2024, 8:34:42 AM

Selected Parcels in Buffer	Parcels	A80	B2	M1
Selected Parcels	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



City of Cranston

CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE CITY OF CRANSTON OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDER ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

1. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS, DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIAL SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
2. NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS. EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACES UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE. TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZED EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

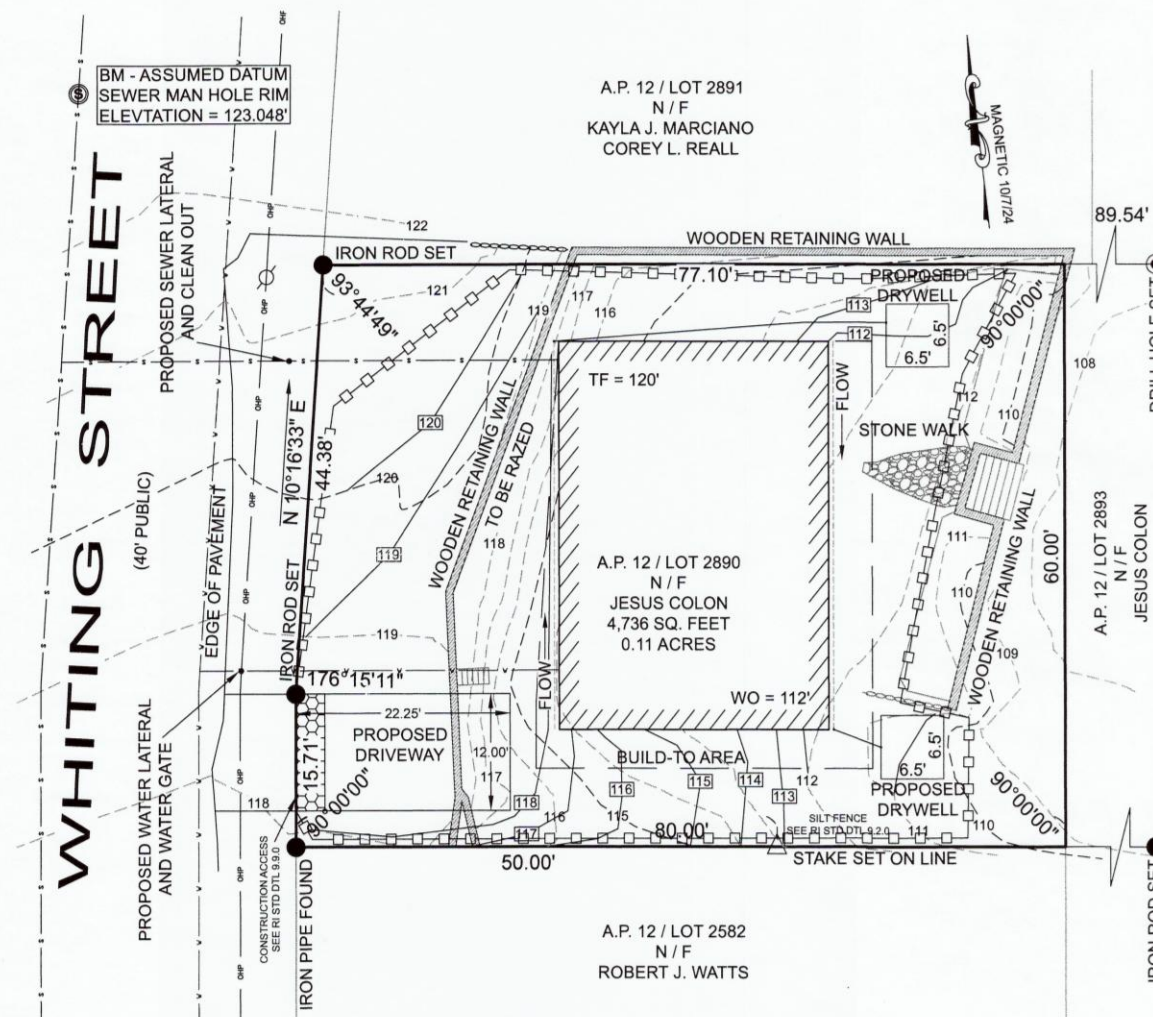
PRELIMINARY SITE WORK

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN 3 WEEKS.
2. STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

DRYWELL CALCULATIONS:

ROOF IMPERMEABLE TRIBUTARY AREA = 1,387 S.F. ~ 1,400 S.F.
WATER QUALITY VOLUME = 0.002678298133 ACRE-FT.
DRYWELL DEPTH = 48 IN.
POROSITY = 0.33
TIME TO FILL = 2 HR.
INFILTRATION RATE = 1.02 IN./HR.
BOTTOM AREA REQUIRED = 78.5 S.F.

1:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH = 6.5 FT, WIDTH = 6.5 FT.
TWO 6.5 FT. * 6.5 FT. = 84.5 S.F. 48" DRYWELL PROPOSED



A.P. 12 / LOT 2891
N / F
KAYLA J. MARCIANO
COREY L. REALL

A.P. 12 / LOT 2890
N / F
JESUS COLON
4,736 SQ. FEET
0.11 ACRES

A.P. 12 / LOT 2582
N / F
ROBERT J. WATTS

LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-6

MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM LOT COVERAGE: 30%
MAXIMUM STRUCTURE HEIGHT: 35 FT.

AVERAGE ALIGNMENT:

LOT 2891: 23.5 FT.
LOT 2582: 16.23 FT.
LOT 3098: 16.44 FT.
LOT 2889: 17.31 FT.
AVERAGE: 18.37 FT. ~ 19 FT.

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	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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 A NEW STRUCTURE UPON THE PARCEL.

BY: *Richard T. Bzdyra* DATE: 1/15/25
RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

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.

REFERENCE:

1. LOCUS DEED BK. 6046 PG. 254
2. LOTS 23 & 26 ON PLAT ENTITLED 'PHENIX TERRACE, CRANSTON, RHODE ISLAND, BELONGING TO MICHAEL BONITATI, PETER V. CIPOLLA, ENGR. AUGUST - 1948 SCALE - 1" = 50

SOIL EROSION & SEDIMENTATION CONTROL PLAN

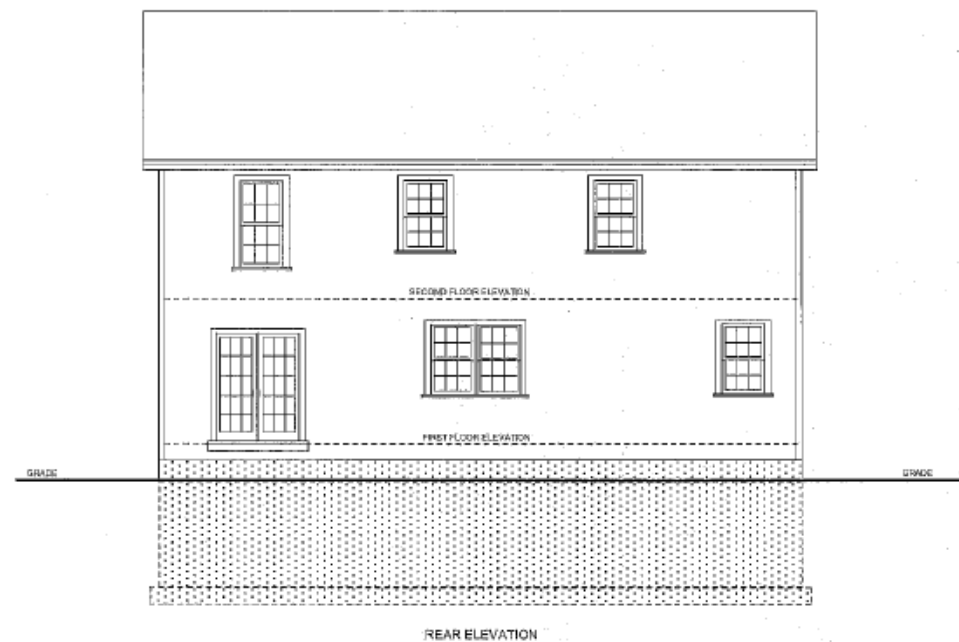
A.P. 12/6 / LOTS 2893 & 2890

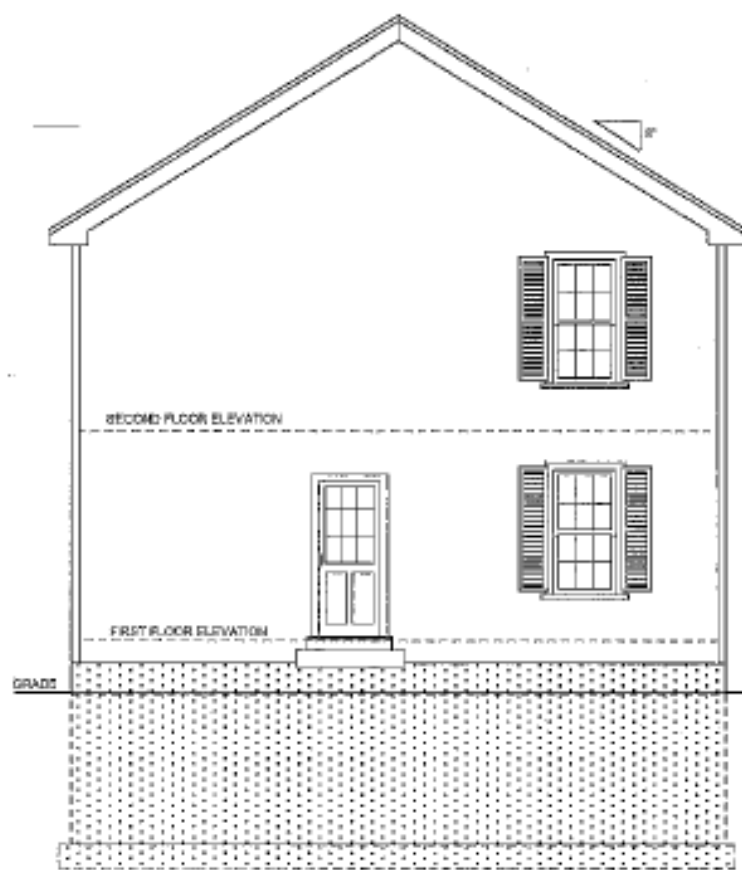
129 CORNELL STREET

CRANSTON, RI 02920

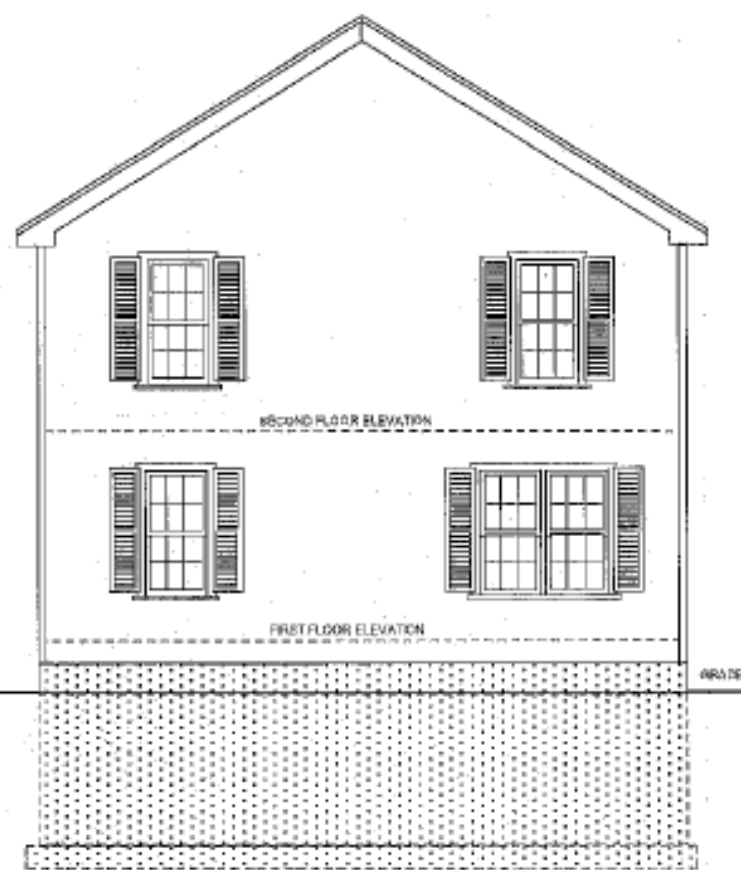
SCALE: 1"=10' DATE: JANUARY 8, 2025

PREPARED FOR:
JESUS COLON
129 CORNELL STREET
CRANSTON, RI 02920

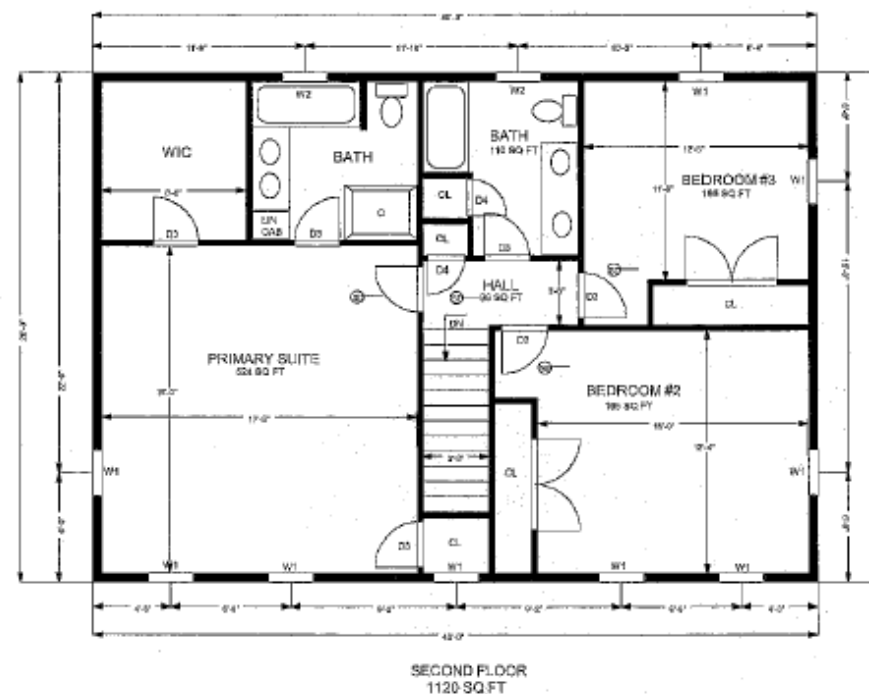
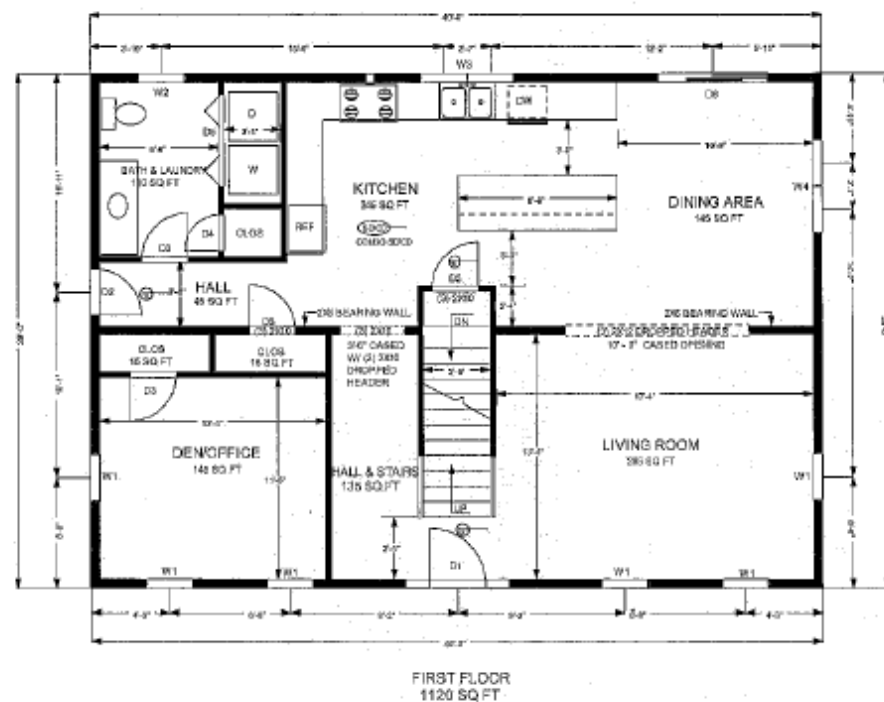




LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



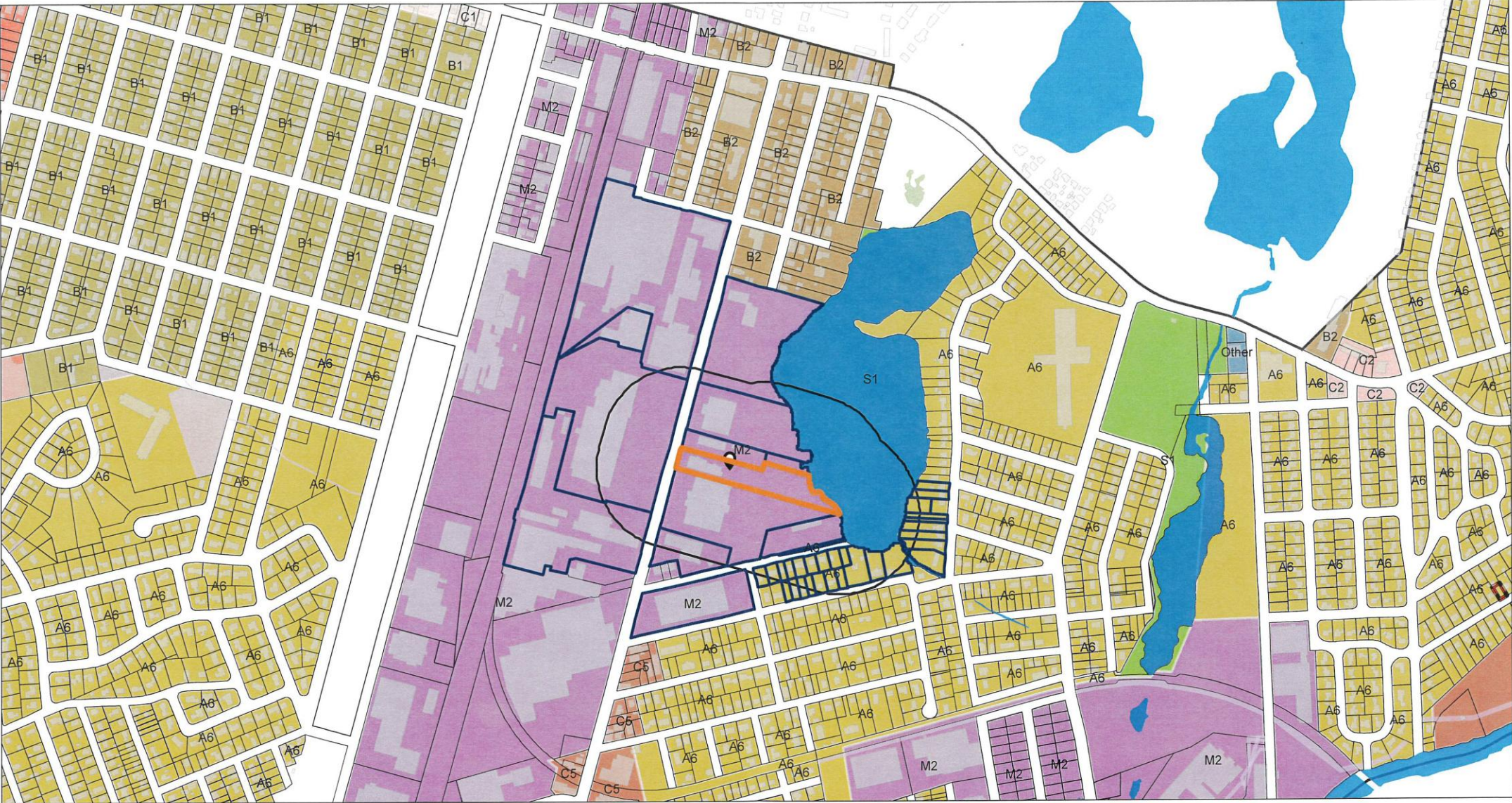
► Ward 1

► **P&P REALTY, LLC and HSM INVESTMENTS, LLC** have filed an application to allow a laundromat use in an industrial zone at **1420 Elmwood Avenue**, A.P. 4, lot 2616; area 1.97ac; zoned M2. Applicants seek relief per Section 17.92.010-Variances; Section 17.20.030-Schedule of Uses.

► Application filed 1/25/2025. John J. Garrahy, Esq.



1420 Elmwood Ave 400' Radius Plat 4 Lot 2616



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

- SelectedParcels
- ParcelsInBuffer
- SelectedParcelsBuffer
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings

- Cranston Boundary
- Easements partial
- Parcels
- Cemeteries
- Cranston Boundary
- Historic Overlay District

- Zoning**
- A12
 - A20
 - A6
 - A8
 - A80
 - B1

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

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



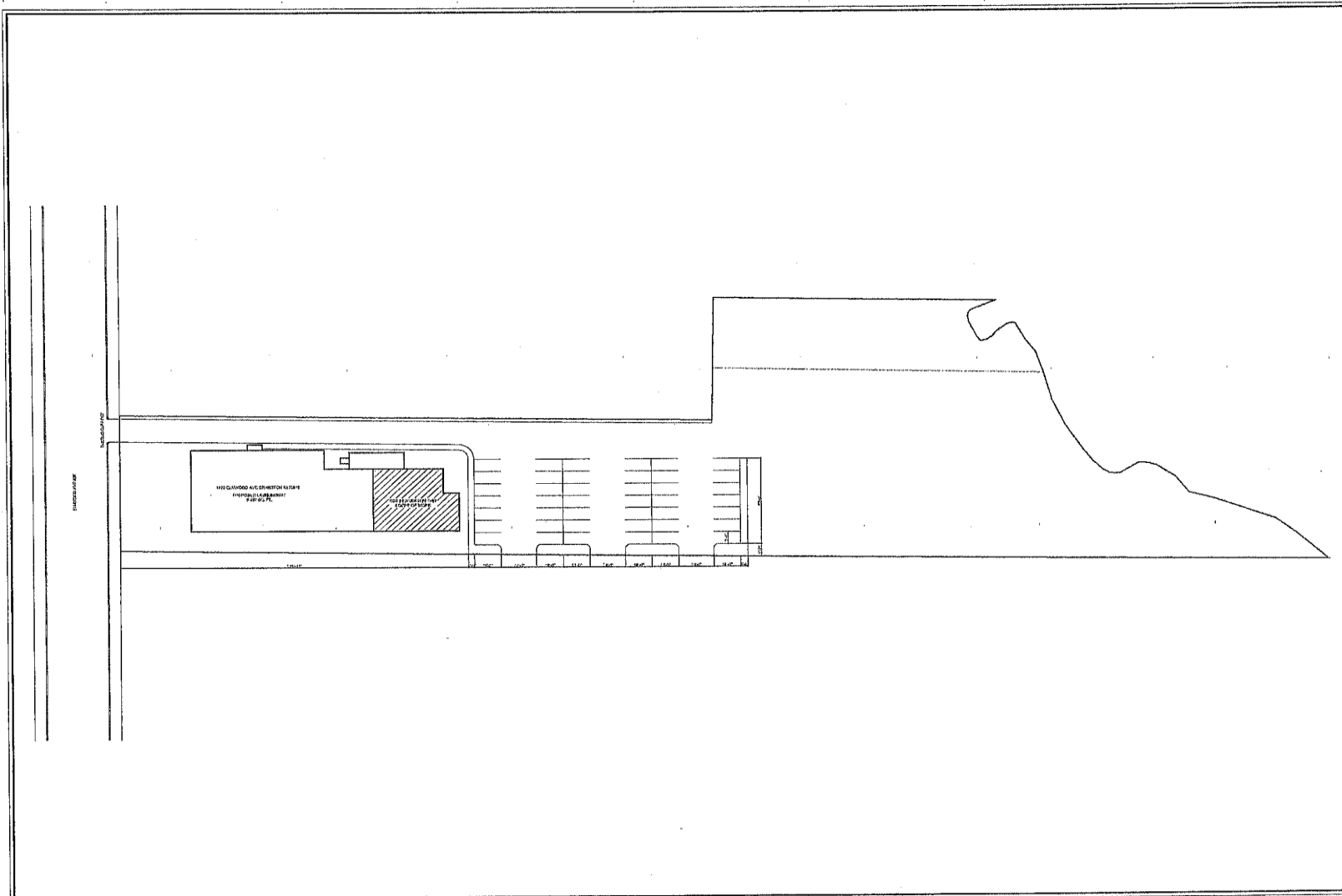
0 200 400 ft

Map Scale: 1:7,391

*Scale bar formatted at 1:2400 scale

Map created by Web Application on 2/5/2025 10:09 AM

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ELMWOOD AVE.
LAUNDROMAT

1420 ELMWOOD AVE.
CRANSTON, RI
02910

OWNERS / CLIENTS
P&P REALTY LLC
HSM INVESTMENTS

TEL. (401) 481-8166
(401) 984-7962

PLAT & LOT: 4 & 2618
ZONING: M2
LEGAL USE: VACANT
PROP. USE: LAUNDROMAT

DESIGNER

HOME DESIGNERS
AND MORE
787-360-1521
HOMEDESIGNERSANDMORE@GMAIL.COM

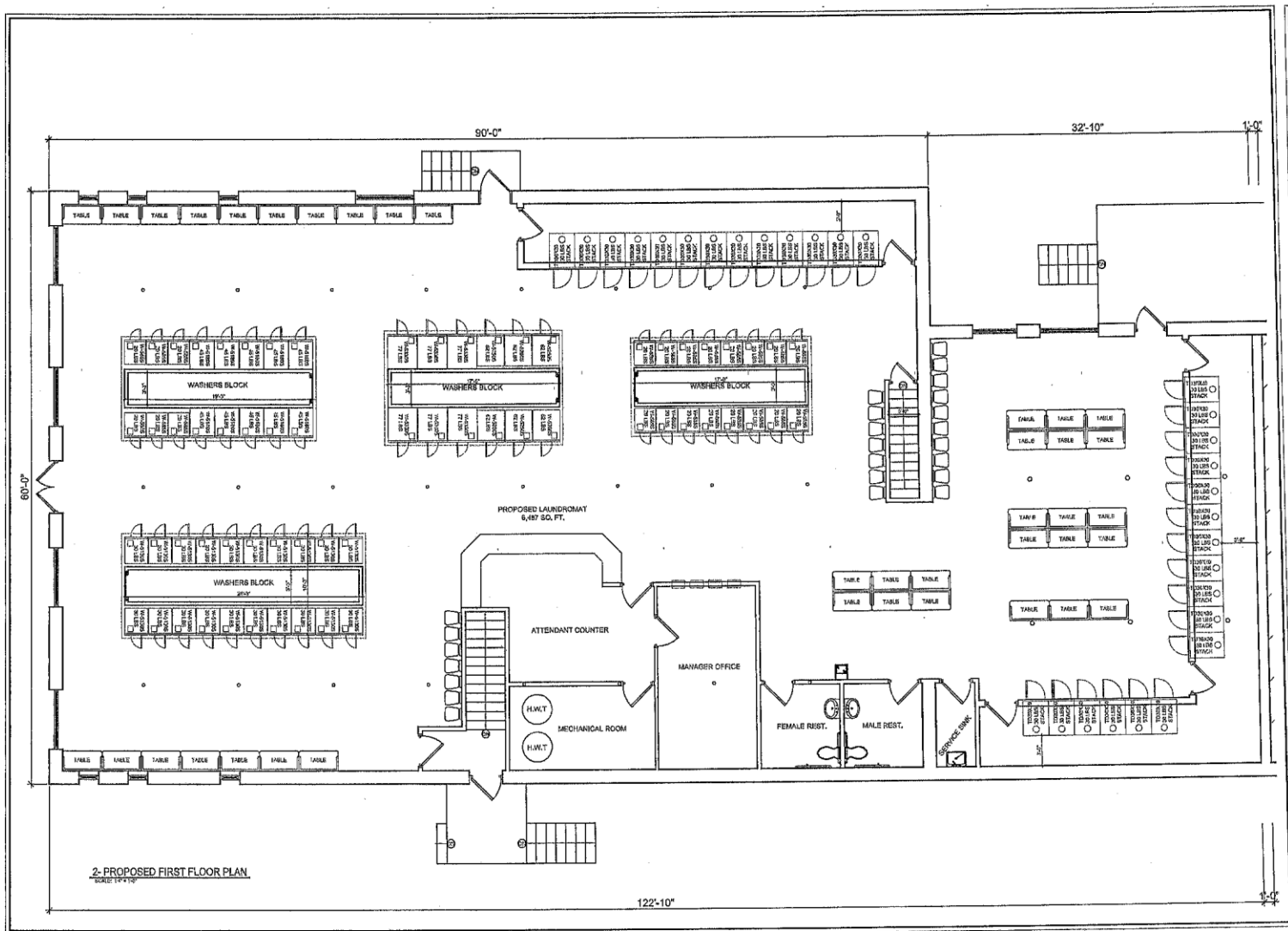
DRAWN BY: JON SCALE: AS NOTED
PROJECTED BY: JON DATE: 01/15/18

PROPOSED
PLOT PLAN

SHEET #

A-1

NO. 4 1/2" x 11" - 1/4" = 1" - 1/4" = 1/4" = 1/4"



ELMWOOD AVE.
LAUNDROMAT

1420 ELMWOOD AVE.
CRANSTON, RI
02910

OWNERS / CLIENTS

R&P REALTY LLC
HSM INVESTMENTS

TEL. (401) 481-5150
(401) 654-7662

PLAT & LOT: 4 & 2616
ZONING: M2
LEGAL USE: VACANT
PROP. USE: LAUNDROMAT

DESIGNER

HOME DESIGNERS
AND MORE
787-360-1521

HOMEDESIGNERSANDMORE@GMAIL.COM

DESIGNED BY: DMM DATE: 05/18/16
PROJECT NO.: 1001 DATE: 05/18/16

**PROPOSED FIRST
FLOOR PLAN**

SHEET NO.
A-2

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

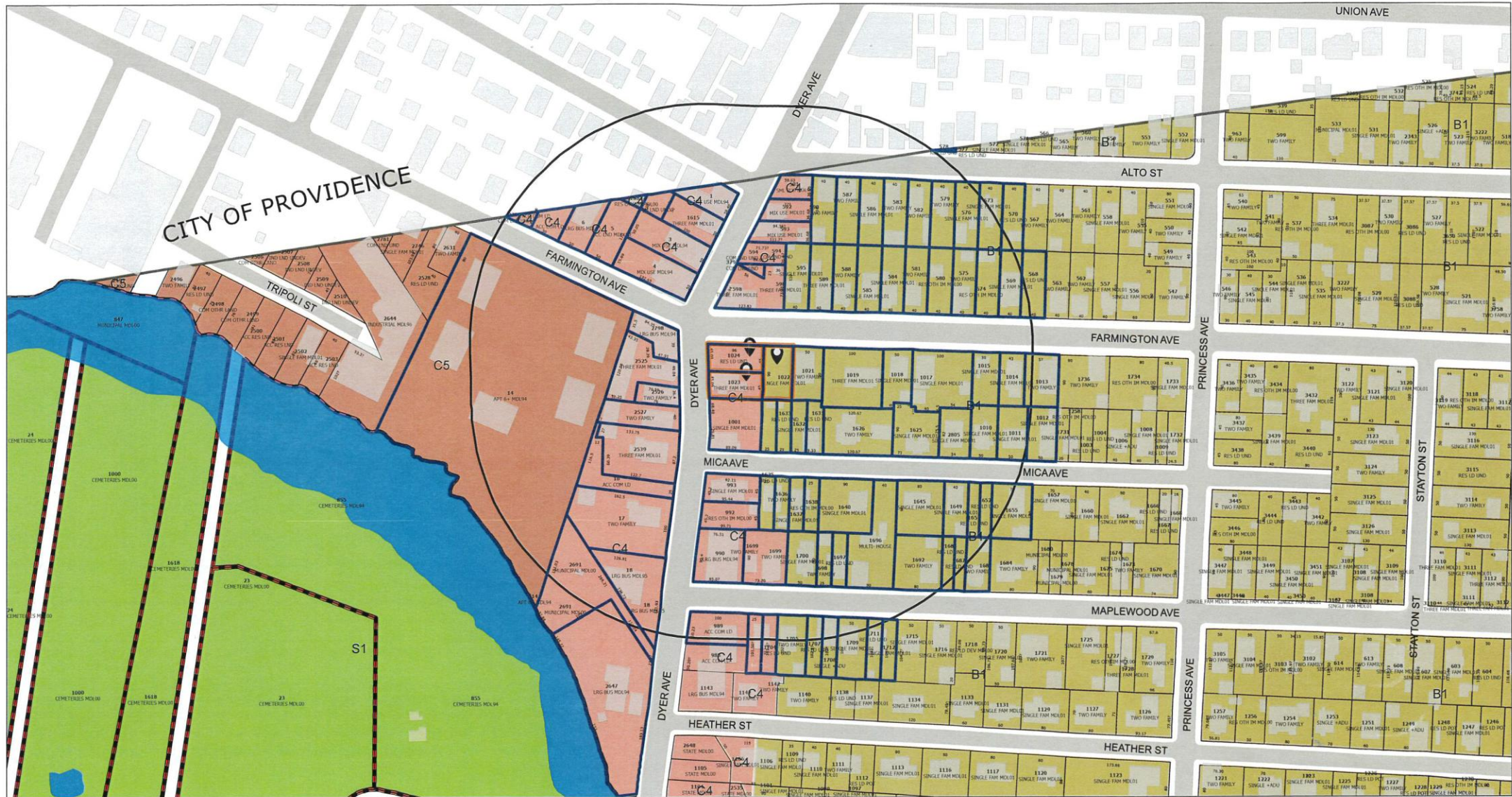
► **Ward 3**

► **HEIDY C. PAZ (OWN/APP)** has filed an application to request permission to alter a previously granted variance to construct a single-family dwelling on an under-sized lot exceeding the allowable height at **175 Farmington Avenue, A.P. 8, lot 1022**; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 2/12/22. No attorney.



175 Farmington Ave 400' Radius Plat 8 Lot 1022



- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Hydro Lines 2001
- Stream/Water Body
- Swamp

- Buildings
- Cranston Boundary
- Easements partial
- Parcels
- Cemeteries
- Cranston Boundary
- Roads

- Historic Overlay District
- Zoning
- A12
- A20
- A26
- A8
- A80

- B1
- B2
- C1
- C2
- C3
- C4
- C5

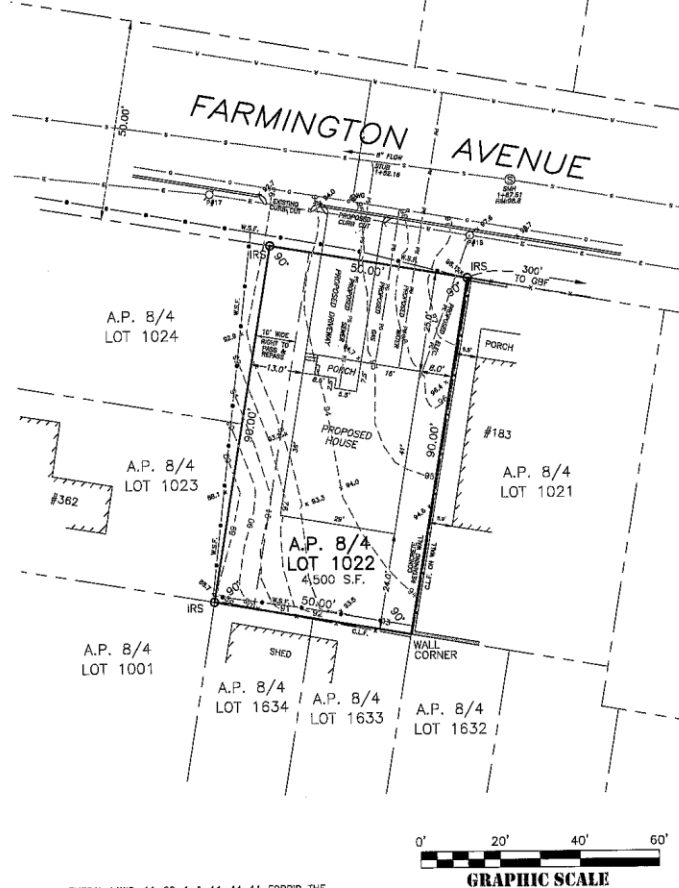
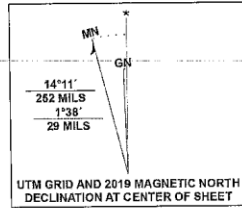
- EI
- M1
- M2
- MPD
- Other
- S1



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STREET INDEX:
PER R.I.G.L. 34-13-1
FARMINGTON AVENUE

**MAGNETIC
MAY 2022**



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 ASSESSMENT 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 STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS. SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ADJUTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY 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 EXISTING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
3. ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
4. CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING 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:

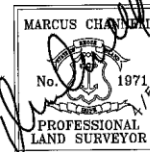
THIS LOT LIES WITH ZONE "X" ON MAP 44007C0312H
PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

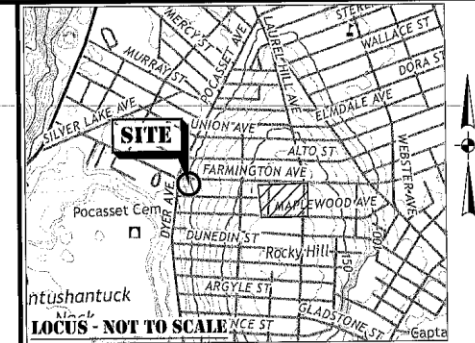
ELEVATIONS ARE ON CRANSTON DATUM

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
C.L.F. - CHAIN LINK FENCE
W.S.F. - WOOD STOCKADE FENCE



ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2022



REFERENCES:

1. DEED BOOK 5013 PAGE 59
2. "OAK PLAT"
BY J.A. LATHAM
SEPT., 1908 PLAT CARD 185

ZONING DISTRICT: B-1

MINIMUM AREA - 6,000 SF
MINIMUM FRONTAGE - 60'
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 8'
REAR - 20'

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: PERIMETER SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION - TOPOGRAPHY
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN WAS AS FOLLOWS:
SHOW EXISTING CONDITIONS FOR PROPOSED NEW HOUSE CONSTRUCTION.

BY: *Marcus Channell* 4/5/2022
DATE: 4/5/2022

DATE:	5 APRIL 2022				
DRAWN BY:	MC				
SCALE:	1" = 20'				
SHEET	1 OF 1 SHEETS				
JOB NO.:	22-0322				
DWG.	22-0322 PLAN	NO.	DATE	REVISION	BY

PLAN OF SURVEY

ASSESSOR'S PLAT 8/4 - LOT 1022
FARMINGTON AVENUE - CRANSTON, RI
PREPARED FOR:
HEIDY PAZ

ATLAS

LAND SURVEYING

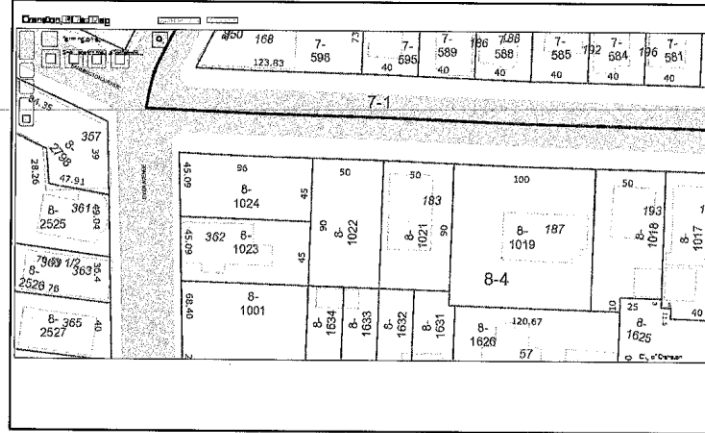
12 Chapmans Avenue - Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407

As-Built
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE IRC 2021 REQUIREMENTS AND ITS APPLICABLE REFERENCED STANDARDS. THESE DRAWINGS WERE PRODUCED USING THE PRESCRIPTIVE METHODS OF THE CODE. ITEMS NOT REFERENCED IN THE CODE WILL BE DESIGNED BY A REGISTERED PROFESSIONAL AND/OR A MANUFACTURER AND INSTALLATION SHALL BE DONE AS DEPICTED IN THE LISTING.
 2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE ARCHITECT/ENGINEER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
 3. THIS SET OF CONSTRUCTION DRAWINGS IS COPYRIGHTED MATERIAL AND SHALL NOT BE REPRODUCED WITHOUT AUTHORIZATION FROM THE DESIGNER.
 4. THIS PLANS ARE FOR THE CONSTRUCTION OF AN ADDITION PROJECT LOCATED AT 0 FARMINGTON ST, CRANSTON, RI MAP 08 LOT 1022 AND IT IS NOT AUTHORIZED TO BE USED AT ANY OTHER LOCATION. IF MUNICIPALITY FEELS THIS PLANS ARE REPLICATED FOR OTHER LOCATIONS, CONTACT DESIGNER AT 401-426-1593.
 5. SHALL MUNICIPALITY REVIEWING THIS DOCUMENTS NEEDS TO CONTACT DESIGNER. HEIGHTS SHALL USE EITHER CONTACT PROVIDED ABOVE OR THE FOLLOWING EMAIL: DESIGN@ELEVATEDESIGN.COM
 6. THESE DRAWINGS PRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY TO THE VARIOUS COMPONENTS.
 7. CONTRACTOR AND OWNER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DOCUMENT REPAIRER FOR JUSTIFICATION AND CORRECTION BEFORE PROCEEDING WITH WORK.
 8. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR, OR ANY PERSON USING THIS PLANS TO CONSTRUCT THE INTENDED STRUCTURE AT THE INTENDED LOCATION, RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR, (INCLUDING LEGAL FEES).
 9. ALL DIMENSIONS SHOULD BE CALCULATED OR READ AND NEVER SCALED.
 10. ALL CONDITIONS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR, ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER (WHO SHOULD BE HIRED INDEPENDENTLY, AND FEES PAID BY THE OWNER OR CONTRACTOR) BEFORE WORK PROCEEDS.
 11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS AND DETAILS, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK PROCEEDS.
 12. THE DESIGNER ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THIS PLANS, EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER ON RECORD.
 13. REPRODUCTION OF THE DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIREMENTS DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE CONTRACTOR'S RESPONSIBILITY.
- II. EXISTING LOADS**
1. UNIFORM FLOOR LIVE LOADS (NON-BEDROOMS)
 - A. NON-BEDROOM 40 PSF
 - B. BEDROOM 30 PSF
 - C. ATTIC (UNINHABITABLE) 20 PSF
 2. UNIFORM FLOOR DEAD LOAD 10 PSF
 3. ROOF SNOW LOAD (AHJ)
 - A. GROUND SNOW LOAD 70PSF
 4. WIND DESIGN EXPOSURE
 - A. EXPOSURE CATEGORY (A.D. R301.2.1.4) (B IS NORMAL)
 - B. WIND SPEED ZONE (AHJ) (90 MPH 120 MI-H, MOST NORTHERN, NORTHEAST AND PORTION OF WESTERN RI)
 - C. TOPOGRAPHIC EFFECTS (AHJ) (YES/NO)
 - 5. DESIGN FROST DEPTH OF MIN. 4 (FEET) BELOW FINISHED GRADE. FOR EXCEPTIONS VERIFY AS NEEDED WITH (AHJ)



LOCATION MAP
NOT TO SCALE

LIST OF DRAWINGS		ZONING INFORMATION	
A-1	TITLE SHEET	MAP:	08
A-11	FRONT & RIGHT ELEVATIONS	BLDG.:	1022
A-2	FOUNDATION PLAN	LOT:	B1
A-3	FIRST FLOOR PLAN	UNITS:	1
A-4	SECOND FLOOR PLAN	HEIGHT:	35'-0"
A-5	ROOF PLAN	OCCUPANCY:	SINGLE FAMILY
A-6	FIRST FLOOR FRAMING PLAN	No. RESIDUAL:	2
A-7	SECOND FLOOR FRAMING PLAN	BUILDING PLANNING REVIEW Ground Snow Load: 70 PSF Wind Load: 110 MPH Seismic Design Category: C First Dyeist: 4 Feet	
A-8	CROSS SECTION & CONSTRUCTION DETAILS		
A-9	CONSTRUCTION DETAILS & SPECIFICATIONS		
A-10	REAR & LEFT ELEVATIONS		

FINISH SCHEDULE						REMARK
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	
01	BASEMENT/STORAGE	A	---	H	M	8'-0"
02	PORCH	B	---	J	W	8'-0"
101	TWO-BATH BATH	A	F	E	E	Not Applicable
103	DINING ROOM	E	F	K	K	8'-0"
104	KITCHEN	E	F	K	K	8'-0"
105	LIVING ROOM	E	F	K	K	8'-0"
106	HALLWAY	E	G	K	K	8'-0"
107	BATHROOM	C	F	K	K	8'-0"
108	BEDROOM	C	F	K	K	8'-0"
109	BEDROOM	C	F	K	K	8'-0"
110	BEDROOM	C	F	K	K	8'-0"
111	BEDROOM	C	F	K	K	8'-0"
112	BEDROOM	C	F	K	K	8'-0"
113	BEDROOM	C	F	K	K	8'-0"
114	MASTER BATH	E	F	K	K	8'-0"
115	MASTER BED ROOM	E	F	K	K	8'-0"
116	LAUNDRY ROOM	C/D	E	K	K	8'-0"
117	PANTRY	E	F	K	K	8'-0"
118	REAR PORCH	E	F	K	K	8'-0"
119	STAIRS	E	G	K	K	8'-0"
201	REAR EXTERIOR	D	F	K	K	8'-0"
202	OPEN TO BELOW	E	F	K	K	8'-0"
203	JACK & JILL BATH	C/D	G	K	K	8'-0"
204	SALON	E	F	K	K	8'-0"
205	STUDY/READING AREA	E	F	K	K	8'-0"
206	BEDROOM	E	F	K	K	8'-0"
207	CLOSET	E	G	K	K	8'-0"

MATERIALS LEGEND	
A	POURED CONCRETE
B	6" CMH P.T. SICKING
C	PORCELANE OR CERAMIC TILE
D	VINYL SERRIF
E	HARDWOOD
F	3-1/4" COLUMBIAN BASE
G	4" VINYL COVE BASE
H	FOAMED CONCRETE
J	VINYL SIDING & 2"X2" GUARDRAILS (WOOD)
K	GYPSUM WALL BOARD TAPED & PAINTED
N	VINYL JOINT

FIRE ALARM LEGENDS	
SYM.	DEVICES
50	SMOKE DETECTOR
51	CARBON MONOXIDE & SMOKE DETECTOR

New Construction
Single Family House
0 Farmington Avenue,
Cranston, RI 02920

Owner / Applicant
Heidy C Paz
39 1/2 Lincoln Ave,
Cranston RI, 02920

Tel.: (401)500-8482
email: hpaz2923@gmail.com

Plat: 008
Lot: 1022
Zoning: R1
Legal Use: Vacant Land
Proposed Use: Single Family
Dwelling



General Notes:
Do Not Measure This Drawings,
Unless Otherwise Specified
(U.O.S.) Use Annotated Dimensions
Only. Verify All Dimensions In Field
(V.D.I.F.) In Case Of Variances Or
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:	
1	2/12/2025

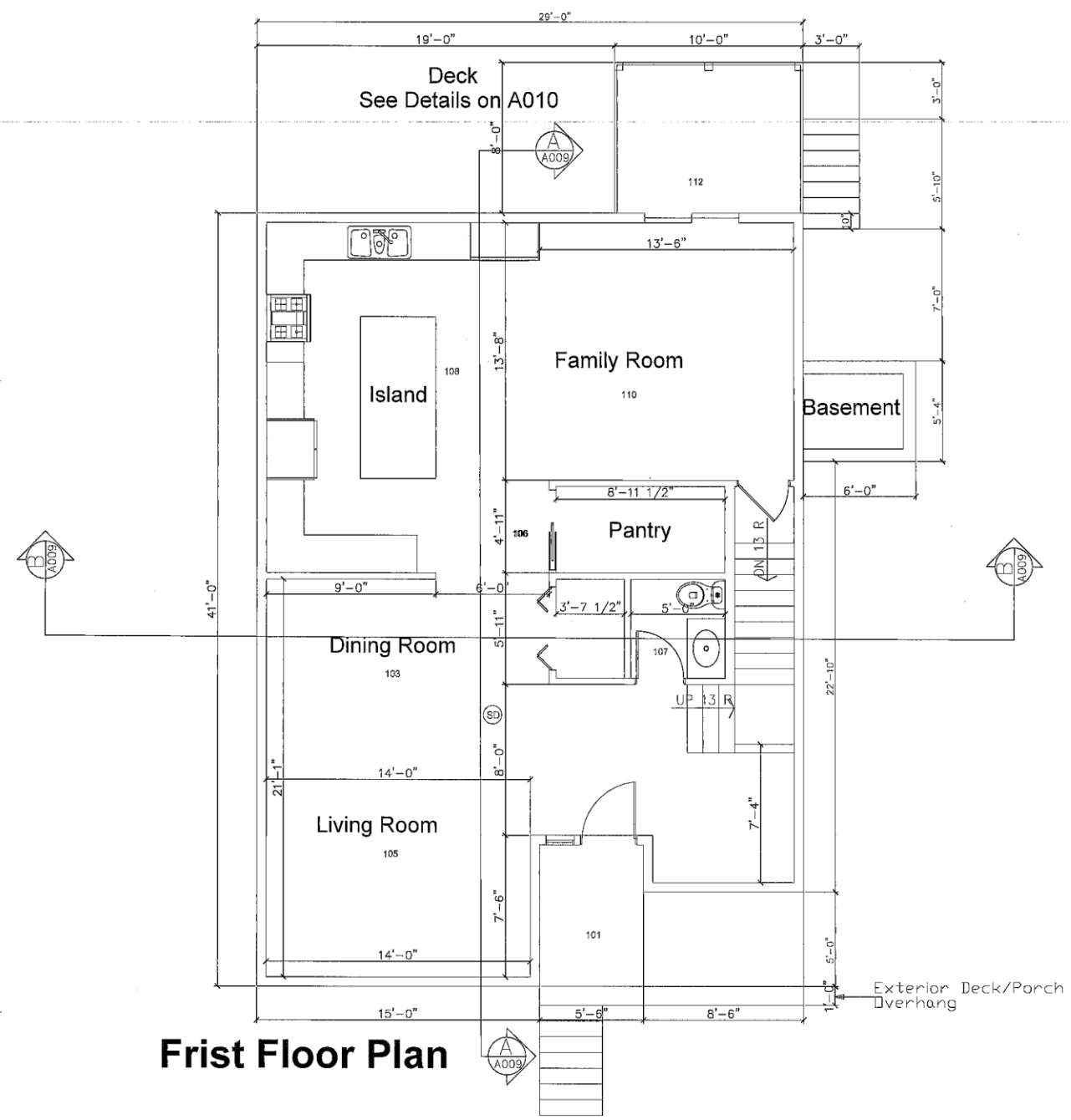
Issue:

Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:
TITLE SHEET
TS

Sheet Number: 1 of 12



Frist Floor Plan

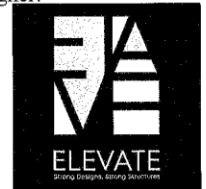
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Lot: 1022
Zoning: R1
Legal Use: Vacant Land
Proposed Use: Single Family Dwelling

Designer:



ELEVATE
Strong Designs, Solid Solutions

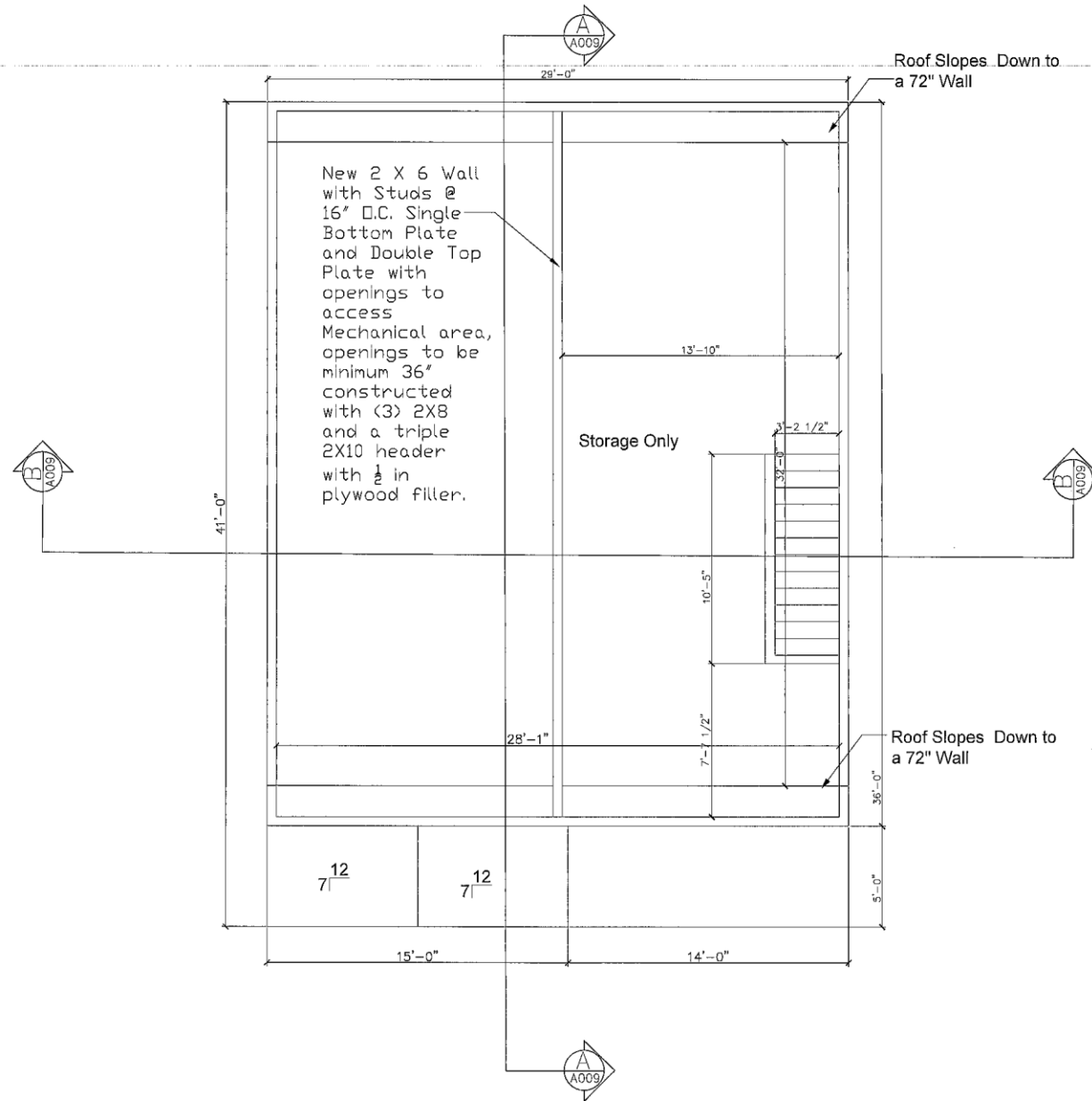
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Revisions:	
1	2/12/2025

Issue:

Drawn By: PA	Scale: 3/8"=1'
Project:	Date: 5/31/2022
Sheet Name: FIRST FLOOR PLAN	
Sheet:	A003





New Construction
Single Family House
0 Farmington Avenue,
Cranston, RI 02920

Owner / Applicant

Heidy C Paz
39 1/2 Lincoln Ave,
Cranston RI, 02920

Tel.: (401)500-8482
email: hpaz2923@gmail.com

Plat: 008
Lot: 1022
Zoning: R1
Legal Use: Vacant Land
Proposed Use: Single Family
Dwelling

Designer:

General Notes:

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Revisions:

1	2/12/2025
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Issue:

Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:

Attic Plan

Sheet:

A005

