

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

INSPECTION & STANDARDS
RECEIVED

APR 10 2024

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

- Variance – Use*
- Variance – Dimensional*
- Special Use Permit**

* Attach APPENDIX A to apply for a Use or Dimensional Variance
** Attach APPENDIX B to apply for a Special Use Permit

If a section of the application is not applicable, please indicate this by using N/A in that field.

Applicant: Mr. Fred Felder(The Fred Felder Revocable Trust)

Applicant Mailing Address

Email: fredfd@aol.com

Street: 30 Miles Avenue

Phone: 5089513195

City, State, Zip: Providence, RI 02906

Owner: _____

Owner Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Lessee: _____

Lessee Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Attorney: _____

Attorney Mailing Address

Email: _____

Street: _____

Phone: _____

City, State, Zip: _____

Does the proposal require review by any of the following:

- Downtown Design Review Committee
- I-195 Redevelopment District Commission
- Capital Center Commission
- Historic District Commission

1. Street Address of Subject Property: 90 Upton Avenue

Plat and Lot Numbers of Subject Property: 86-264

2. Base Zoning District(s): R-1
Overlay District(s): _____

3a. Date owner purchased the Property: 10/31/2023

3b. Month/year of lessee's occupancy: _____

4. Dimensions of each lot:

Lot # <u>264</u>	Width <u>93</u>	Depth <u>111.75</u>	Total area <u>10,393</u> sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.
Lot # _____	Width _____	Depth _____	Total area _____ sq. ft.

5a. Size of existing structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>2394</u>	Area of Footprint <u>512</u>
Overall Height <u>15</u>	Overall Height <u>12</u>
# of Stories <u>1</u>	# of Stories <u>1</u>

5b. Size of proposed structure(s) located on the Property:

<u>Principal Structure:</u>	<u>Accessory Structure:</u>
Area of Footprint <u>292</u>	Area of Footprint _____
Overall Height <u>15</u>	Overall Height _____
# of Stories <u>1</u>	# of Stories _____

6a. Existing Lot Coverage:

Building Coverage (area of all roofed structures) 3027

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 3964

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 572

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 81

6b. Proposed Lot Coverage:

Building Coverage (area of all roofed structures) 3550

Total Impervious Coverage Area (area of all roofed structures and impervious surfaces) 4068

Rear Yard Impervious Coverage (area of structures and impervious surface in rear yard) 625

Front Yard Impervious Coverage (area of structures and impervious surface in front yard) 81

7a. Present Zoning Use of the Property: R-1

7b. Legal Zoning Use of the Property as recorded in the Dept. of Inspection & Standards:
Single Family Residential

8. Proposed Zoning Use of the Property: R-1

9. Number of Parking Spaces:

of existing spaces 2 Off Road # of proposed spaces Existing

10. Are there outstanding violations concerning the Property under any of the following:

n/a Zoning Ordinance n/a RI State Building or Property Maintenance Code(s)

11a. List all Zoning Ordinance Sections from which a variance is sought:

<u>Section Number</u>	<u>Section Title + Quantity of relief, if applicable (eg. 4' setback where 6' required)</u>
402	Table 4-1 Residential dimensional variance, rear relief of 9.9'

11b. Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s):

<u>Section Number</u>	<u>Section Title</u>

12. Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

The existing garage at 90 Upton Avenue is currently detached from the main single family dwelling. We are seeking relief to attach the garage to the principal dwelling keeping the existing footprint, foundation and setback line, as shown in the site plan. Additionally, the owner has a health condition that would make the transition to the garage in comfort a priority, particularly as they age. We are also seeking relief for the rear sun room addition and have applied for administrative modification for this item.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements. As indicated on the instructions page, this application may not be signed by an attorney on behalf of their client(s).

Owner(s):

The Fred Felder Revocable Trust

Type Name

Mr. Fred Felder

DocuSigned by:

Signature

4/10/2024

56FE999E706E4A6...

Type Name

Signature

Applicant(s):

Mr. Fred D. Felder

Type Name

Signature

4/10/2024

56FE999E706E4A6...

Signature

Type Name

Signature

All applicable requirements listed and described on the Instruction Sheet shall be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(d) and (e) require that the Applicant for a variance demonstrate:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
2. That the hardship is not the result of any prior action of the applicant;
3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based; and
4. (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
 (b) For a **dimensional variance**: That the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

The applicant wishes to enclose the path of travel from his newly purchased home to the garage. Mr. Felder is a diabetic, has lower-extremity neuropathy and vertigo. Being exposed to the elements would be a hardship for the application. He purchased the home in hopes to retire at 90 Upton Avenue, which is a single level, single family home, and is hopeful he can make the requested modifications to alleviate this concern as he ages.

2. Specify all unique characteristics of the land or structure that cause the hardship:

Not having an enclosed egress to the garage would affect the applicants various health conditions. The unique characteristic of this land is the garage entry is placed on the corner side yard and not the typical front yard. The Location of the existing parking spaces in the garage do not allow for the addition of an enclosed path of travel into the house other than where proposed at the existing rear entry. This will be Mr. Felder's retirement home. As Mr. Felder ages there would be concern insofar as his current diagnoses of diabetes, vertigo and neuropathy would create hardship being exposed to the elements.

3. (a) Is the hardship caused by an economic disability? Yes _____ No X _____
- (b) Is the hardship caused by a physical disability? Yes _____ No X _____
- (c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.? Yes _____ No X _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes _____ No

If "yes," describe any and all such prior action(s) and state the month/year taken:

5. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district:

n/a

6. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience:

As Mr. Felder ages with his health conditions, the travel from the house to the garage, is more than a mere inconvenience. He is diagnosed with diabetes, lower extremity neuropathy and vertigo. He purchased the home to be a single level dwelling because of these reasons and is seeking to make additional the proposed improvements for a better quality of life in his retirement.

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.

APPENDIX B

APPLICATION FOR SPECIAL USE PERMIT

In accordance with Rhode Island General Laws § 45-24-42(b), Section 1901 of the Zoning Ordinance requires that the Applicant for a special use permit demonstrate:

1. That the proposed special use is set forth in the ordinance and complies with the applicable use standards for the authorization of a special use permit;
2. That the proposed special use will not substantially injure the use and enjoyment of nor significantly devalue neighboring property; and
3. That the proposed special use will not be detrimental or injurious to the general health or welfare of the community.

Please provide the following information:

1. **Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):**

n/a

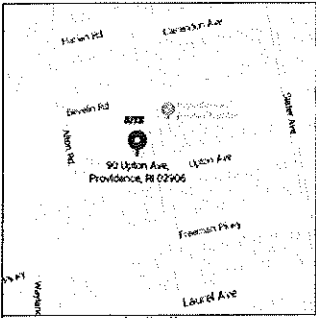
2. **State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:**

n/a

3. **State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:**

n/a

IF MORE ROOM IS NEEDED TO ANSWER ANY OF THE ABOVE QUESTIONS, PLEASE SUBMIT AN ADDENDUM TO THIS APPENDIX WITH COMPLETE RESPONSES.



A.P. 66 Lot 609
R/F Pamela Nelson Epstein

A.P. 66 Lot 608
R/F Robert A. & Judith G. Falkman

A.P. 66 Lot 612
R/F Michael B. Goldman & Susan
N. Goldman Revocable Trust

A.P. 86 Lot 264
10,393 sqft
0.2386 Acres

1 Story W/F Dwelling

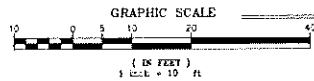
- LEGEND**
- EDGE OF WOODS
 - STOCKADE FENCE
 - STONE WALL
 - EDGE OF PAVEMENT
 - UTILITY POLE
 - DRAINAGE MANHOLE
 - CATCH-BASIN
 - SANITARY SEWER MANHOLE
 - HYDRANT
 - GATE VALVE

REFERENCES:

- Hope Street High School Alumni Flat in Providence, Rhode Island owned by Alton Realty Co. George J. Cowser & Associates-Engineers December-1982 Scale 1 inch = 50 Feet and recorded in Plat Book 42 Page 9

NOTES:

- The utilities shown herein are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown herein. Call 800-SAFE prior to start of any construction or improvements for the exact location of the utilities servicing this property.
- This project is based and referenced upon the Rhode Island State Plane Coordinate System (formerly RAD 83 and RAD 84) as determined by data transmitted from SmartNet reference stations using the SmartNet RTK Reference Network.



RULE 34-13-1 INCREASING	
ABUTTING STREETS	
Upton Avenue	
Cole Avenue	

Zoning R-1

Min Area	5,000sqft
Lot Width	20'
Dimensional Setback Requirements	
Front yard	*Average with 100'
Concave Side Yard	15'
Side Yard	10'
Rear Yard	50'
Building Height	40'
Max Impervious Front	30%
Max Impervious Rear	50%
Max Total Impervious	60%

Impervious Calculations

Front Yard Area 1,632 sqft	
Existing Imper.	81 sqft or 4.9%
Proposed Imper.	81 sqft or 4.9%
Rear Yard Area 2,666 sqft	
Existing Imper.	572 sqft or 21.4%
Proposed Imper.	655 sqft or 24.6%
Total Yard Area 10,593 sqft	
Existing Imper.	3,924 sqft or 36.9%
Proposed Imper.	4,663 sqft or 43.9%

Cole Avenue
Public 55' wide

Upton Avenue
Public 50' wide



This survey has been conducted and the plan has been prepared pursuant to 48R-23-26-00-01-18 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 10, 2010, as follows:

Type of Boundary Survey: Comprehensive Boundary Survey
Measurement Specification: 1

Type of Survey: Data Acquisition Survey
Date Acquisition Survey: 03

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To show the existing conditions within the boundary for future site improvements.

By Christopher G. Palmer, PLS #115 25230
0047 745

Christopher G. Palmer, PLS
66 Elyson Ridge Drive
Providence, Rhode Island 02822
Phone: 401-476-5233
Email: palmerc@pmail.com

Comprehensive Boundary Survey
90 Upton Avenue
Providence, Rhode Island
Assessor's Plat 86 Lot No. 264

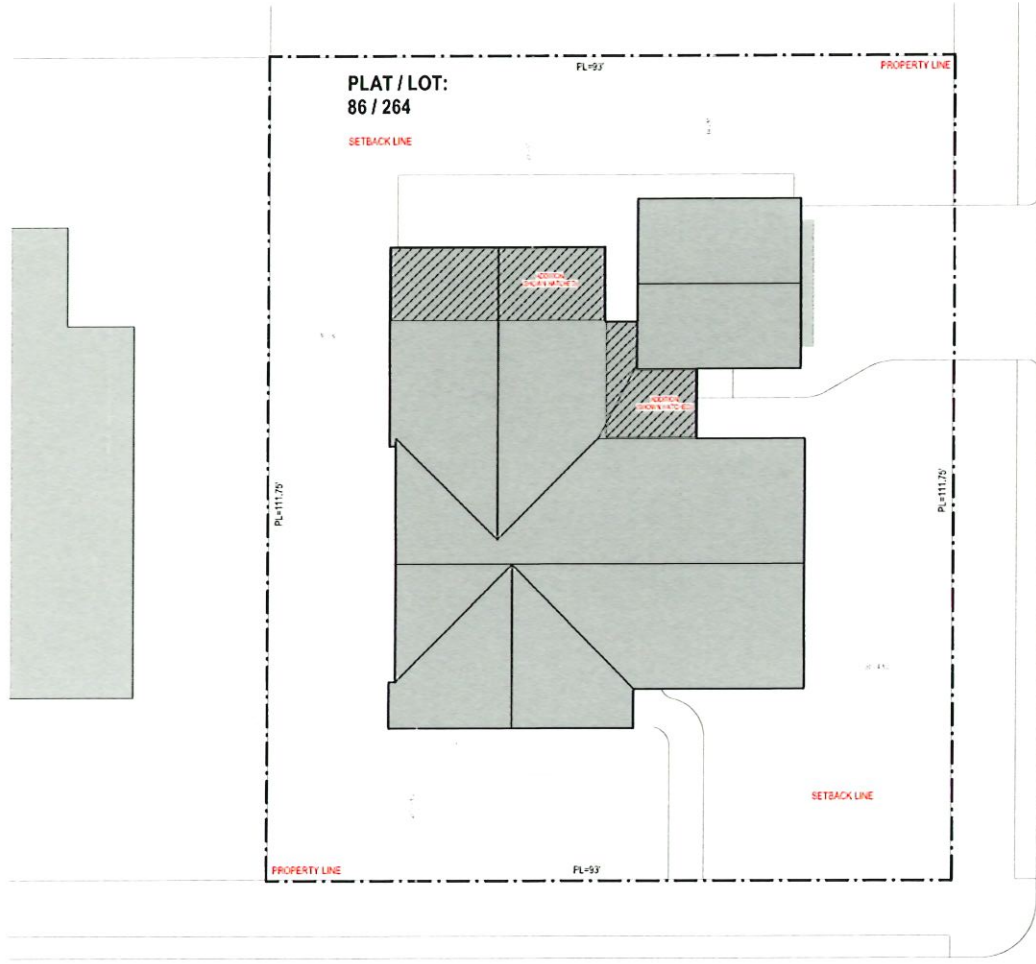
PREPARED FOR:
Fred Felder
90 Upton Avenue
Providence, Rhode Island 02822

DATE	04/09/2024
SCALE	1"=10'
PROJECT NO.	24-063
DRAWN BY	
CHECKED BY	
C.P.P.	
SHEET NO.	1

SITE PLAN NOTES

THIS MAP IS FOR PLANNING AND ASSESSMENT PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR AUTHORITY, TITLE DESCRIPTION, BOUNDARY LINE DEFINITION OR PROPERTY CONVEYANCE. IT IS NOT THE PRODUCT OF A LAND SURVEY. INFORMATION WAS RETRIEVED FROM THE CITY OF PROVIDENCE

LOT COVERAGE = 10,393 SF
 BUILDING COVERAGE = 3,574 SF - 34% < 45%
 IMPERVIOUS AREA = 1,056 SF
 TOTAL IMPERVIOUS COVERAGE = 44% < 65%



**PLAT / LOT:
86 / 264**

SETBACK LINE

PROPERTY LINE

PL-11729

PL-11729

PROPERTY LINE

PL-93

SETBACK LINE

COLE AVE

UPTON AVE

FRED FELDER
 SINGLE FAMILY RENOVATION
 90 UPTON AVE PROVIDENCE RI 02906



Sheet No. 0

Date

Note:
 This plan is for informational purposes only. It is not intended to be used for authority, title description, boundary line definition or property conveyance. It is not the product of a land survey. Information was retrieved from the City of Providence.

The information on this plan was prepared by the author and is not intended to be used for authority, title description, boundary line definition or property conveyance. It is not the product of a land survey. Information was retrieved from the City of Providence.

Project No. 20

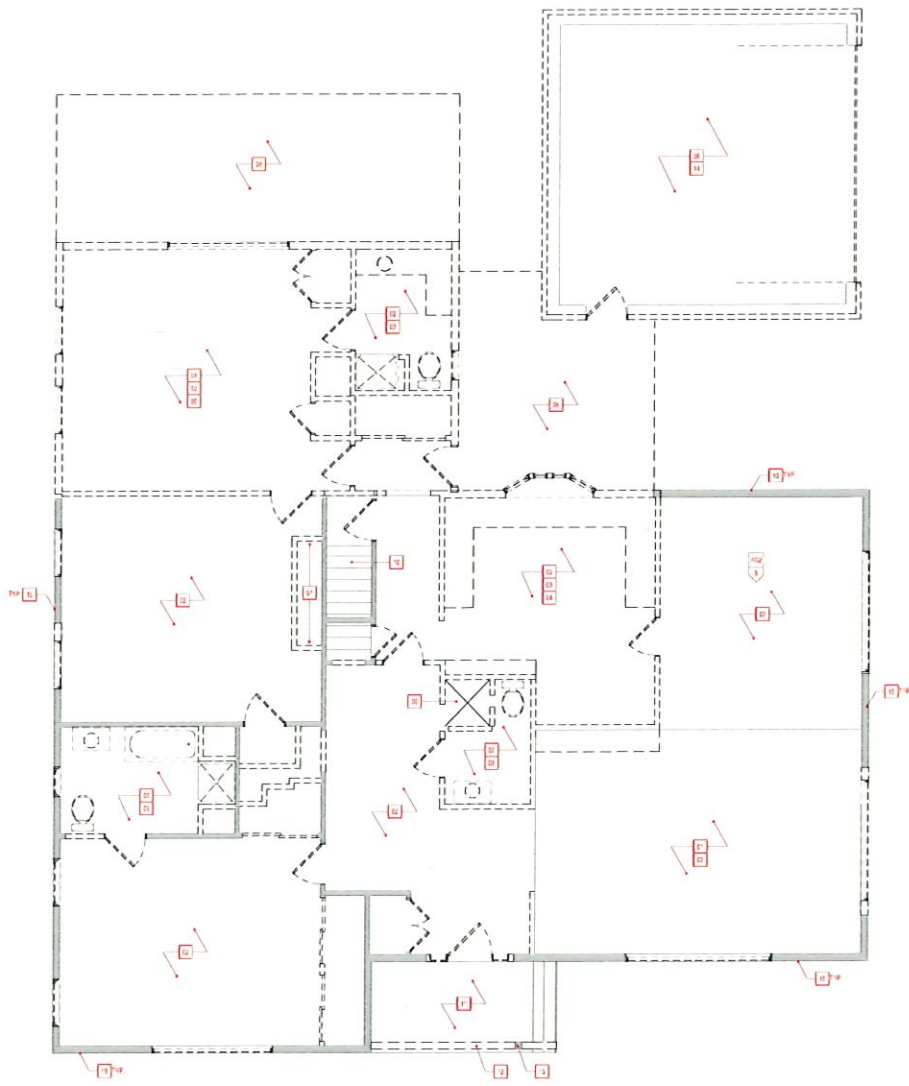
04/05/2024

NOT FOR CONSTRUCTION

Sheet No.

SITE PLAN

① SITE PLAN
 SCALE 1/8" = 1'-0"



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

DEMOLITION PLAN LEGEND

- EXI. WINDOW TO REMAIN
- EXISTING WINDOWS TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

KEYNOTES - DEMOLITION PLAN

- 01 REMOVE AND DISPOSE OF PORTION OF CEILING TO ACCOMMODATE FOR NEW COffered CEILING WORK.
- 02 REMOVE AND DISPOSE OF ALL EXISTING FLOOR, WALL BASE, AND BUILT-IN MILLWORK THROUGHOUT THE ENTIRE HOME UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
- 03 REMOVE AND DISPOSE OF ALL EXISTING PLUMBING FIXTURES IN THEIR ENTIRETY. PATCH AND PREP AREAS TO RECEIVE NEW WORK.
- 04 REMOVE AND DISPOSE OF ALL EXISTING KITCHEN APPLIANCES, EQUIPMENT, AND MILLWORK. REFER TO THE OWNER FOR ANY SALVAGED ITEMS.
- 05 REMOVE AND DISPOSE OF EXISTING ROOF IN ITS ENTIRETY. REFER TO ROOF PLAN FOR NEW WORK.
- 06 EXISTING CONCRETE FOUNDATION WALLS, SLAB, AND FOOTING TO REMAIN.
- 07 REMOVE AND DISPOSE OF EXISTING CHIMNEY IN ITS ENTIRETY.
- 08 REMOVE AND DISPOSE OF EXISTING PAVED PATIO TO RECEIVE NEW STRUCTURE.
- 09 EXISTING CHASE TO BE REVIEWED AND MODIFIED AS NEEDED TO RECEIVE NEW WORK.
- 10 EXISTING STAIRWAY TO REMAIN.
- 11 EXISTING DECK AND STAIRS TO REMAIN.
- 12 REMOVE AND DISPOSE OF EXISTING RAILING.
- 13 EXISTING COLUMN TO REMAIN.
- 14 REMOVE AND DISPOSE OF THE ROOF, WALLS, DOORS, AND WINDOWS OF THE GARAGE IN ITS ENTIRETY TO RECEIVE NEW WORK.
- 15 REMOVE AND DISPOSE OF EXISTING EXTERIOR SIDING TO BE REPLACED. PATCH AND REPAIR ANY DAMAGE TO THE EXISTING SUBSTRATE IN ORDER TO RECEIVE NEW WORK.

DEMOLITION NOTES

1. IT IS NOT THE INTENT TO SHOW EVERY ITEM TO BE REMOVED. ANY OTHER WORK RELATED TO A WALL OR AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE REMOVED WHETHER SPECIFICALLY ITEMIZED OR NOT. TERMINATE, CAP AND REMOVE ALL ABANDONED MEP ELEMENTS AS REQUIRED.
2. PATCH, REPAIR AND REFINISH ALL SURFACES TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN. PREPARE SURFACES IN ACCORDANCE TO MANUFACTURER'S WRITTEN SPECIFICATIONS.
3. DEMOLITION PLANS SHALL BE USED IN CONJUNCTION WITH NEW CONSTRUCTION DRAWINGS.
4. WHEN WALLS, COLUMNS, OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR THE ADJACENT EXISTING TO REMAIN CONSTRUCTION SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURES ARE IN PLACE AND ABLE TO SUPPORT THE LOADS.
5. NOTIFY THE TRAZA DESIGN OF ANY AND ALL STRUCTURAL BRACING DISCOVERED DURING DEMOLITION. DO NOT REMOVE ANY STRUCTURAL BRACING WITHOUT APPROVAL.
6. ANY WALL SUBSTRATES SCHEDULED TO REMAIN TO RECEIVE NEW FINISHES WORK SHALL BE DONE TO REMOVE PROJECTIONS, FILL VOIDS, REPLACE LOOSE OR UNSUITABLE SUBSTRATE MATERIALS, ETC.
7. REMOVE ALL FINISH FLOORING MATERIALS INCLUDING WALL BASE FROM FLOORS SCHEDULED TO RECEIVE NEW FLOORING. PREP SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH FLOORING. PREPARE FLOORING IN ACCORDANCE TO MANUFACTURER'S WRITTEN SPECIFICATIONS.
8. REMOVE EXISTING CEILING FINISH MATERIAL, FRAMING, LIGHT FIXTURES, ECT. AS REQUIRED TO ACCOMMODATE NEW WORK. CEILING SCHEDULED TO REMAIN SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING.
9. COORDINATE WITH THE CLIENT ANY ITEMS SCHEDULED TO REMAIN OR INTENDED TO BE SALVAGED. OWNER TO REMOVE ALL ITEMS INTENDED TO BE SALVAGED FROM THE PREMISES.
10. ANY SALVAGED ITEMS SCHEDULED FOR REUSE SHALL BE COORDINATED WITH AND BE INSTALLED AT THE DISCRETION OF THE OWNER.
11. DISCONNECT ANY UTILITIES TIED TO ANY ITEMS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
12. ANY HAZARDOUS MATERIALS DISCOVERED DURING THE DEMOLITION PHASE SHALL BE NOTIFIED TO THE OWNER. ALL WORK TO STOP.
13. REMOVE AND DISPOSE OF ALL EXISTING OUTDATED ELECTRICAL WIRING TO BE REPLACED.
14. REMOVE AND DISPOSE OF EXISTING WALL AND CEILING FINISHES NEEDED TO RECEIVE NEW WORK.
15. REMOVE AND DISPOSE OF EXTERIOR WALL FINISHES AND PREP TO RECEIVE NEW WORK.
16. REMOVE AND DISPOSE OF ROOFING SHINGLES, ETC.

FRED FELDER
SINGLE FAMILY RENOVATION
90 UPTON AVE PROVIDENCE RI 02906

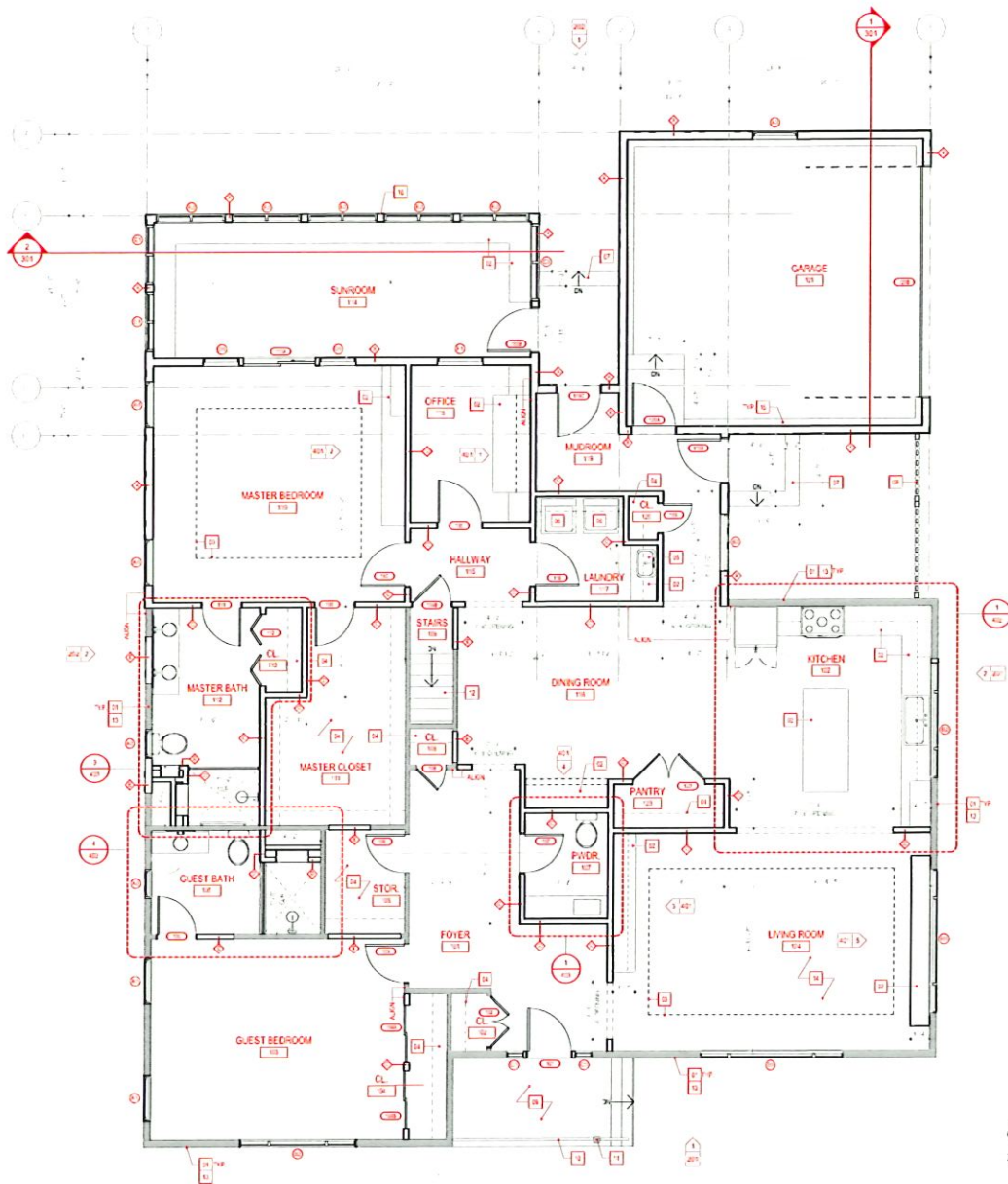


Revised	0
Drawn	
Notes	
Project No.	29

04/05/2024

NOT FOR CONSTRUCTION

FIRST FLOOR DEMOLITION PLAN



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

FLOOR PLAN LEGEND

- NEW WINDOW
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WALL TO REMAIN
- NEW WALL

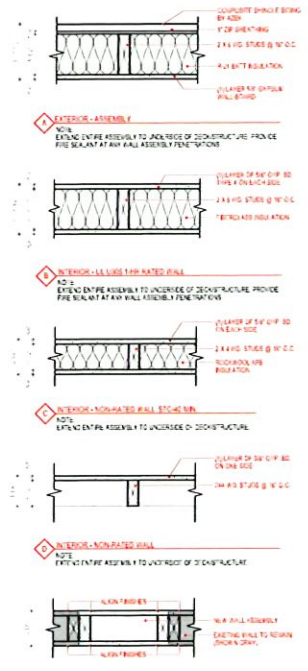
KEYNOTES - FLOOR PLAN

- 01 PROVIDE CLOSE CELL FOAM INSULATION AT EXTERIOR WALLS TO REMAIN TO AC-EAVE R-21.
- 02 MILLWORK: REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION.
- 03 COVE CEILING AND LIGHTING (SHOWN ABOVE). REFER TO REFLECTED CEILING PLAN AND INTERIOR DETAILS FOR MORE INFORMATION.
- 04 CLOSET STORAGE ASSEMBLY TO BE PROVIDED BY OTHERS.
- 05 PLUMBING FIXTURE.
- 06 WASHER AND DRYER. PROVIDE MEP SERVICES.
- 07 NEW EXTERIOR REINFORCED CONCRETE STEPS WITH STONE TOPPING. STONE TOPPING TIED BY OWNER.
- 08 NEW 6'-0" ANODIZED STEEL FABRICATED FENCE AND GATE. COLOR: DARK BRONZE. CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE OBTAINING SHOP DRAWINGS.
- 09 POWER WASH EXISTING STONE TOPPING ON ENTRY STEPS AND LANDING. SEAL ANY CRACKS.
- 10 NEW 3'-0" ANODIZED STEEL FABRICATED RAILING. COLOR: DARK BRONZE. CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE OBTAINING SHOP DRAWINGS.
- 11 EXISTING COLUMN TO REMAIN AND ENCASED IN NEW WOOD FINISH. REFER TO EXTERIOR DETAILS FOR MORE INFORMATION.
- 12 EXISTING INTERIOR STAIRS TO REMAIN.
- 13 NEW COMPOSITE CEDAR SHINGLE SIDING BY AZEK. COLOR TIED BY OWNER.
- 14 BUILT-UP 2x4 WOOD FLOOR STRUCTURE TO MATCH ADJACENT FLOOR HEIGHT. PREP SURFACE TO RECEIVE NEW FINISH.
- 15 EXISTING GARAGE FOUNDATION AND FOOTINGS TO REMAIN.
- 16 APPROXIMATE LOCATION OF GAS LINE LOCATION FOR OUTDOOR GRILL. GC TO CONFIRM WITH TRAZA DESIGN BEFORE INSTALLATION.

GENERAL FLOOR PLAN NOTES

1. CONTRACTOR TO PROVIDE CONDUIT TO GFCI EXTERIOR OUTLETS. GC TO CONFIRM LOCATIONS WITH TRAZA DESIGN BEFORE INSTALLATION.
2. SCOPE OF HVAC WORK
 1. NEW DUCTWORK
 2. REDUNDANT MINISPLIT FOR MASTER BEDROOM AND SUNROOM SIDE OF THE HOME.
 3. REPLACE 97%-88% FULL MODULATING SYSTEM.
 4. UPPER AND LOWER RETURNS REQUIRED BY THE OWNER.
3. RELOCATE OR REIN WATER HEATING VENT FROM EXISTING CHIMNEY.
4. CONTRACTOR TO INSTALL AN AUTOMATIC GENERAC TRANSFER SWITCH NEXT TO THE METER U.N.O.

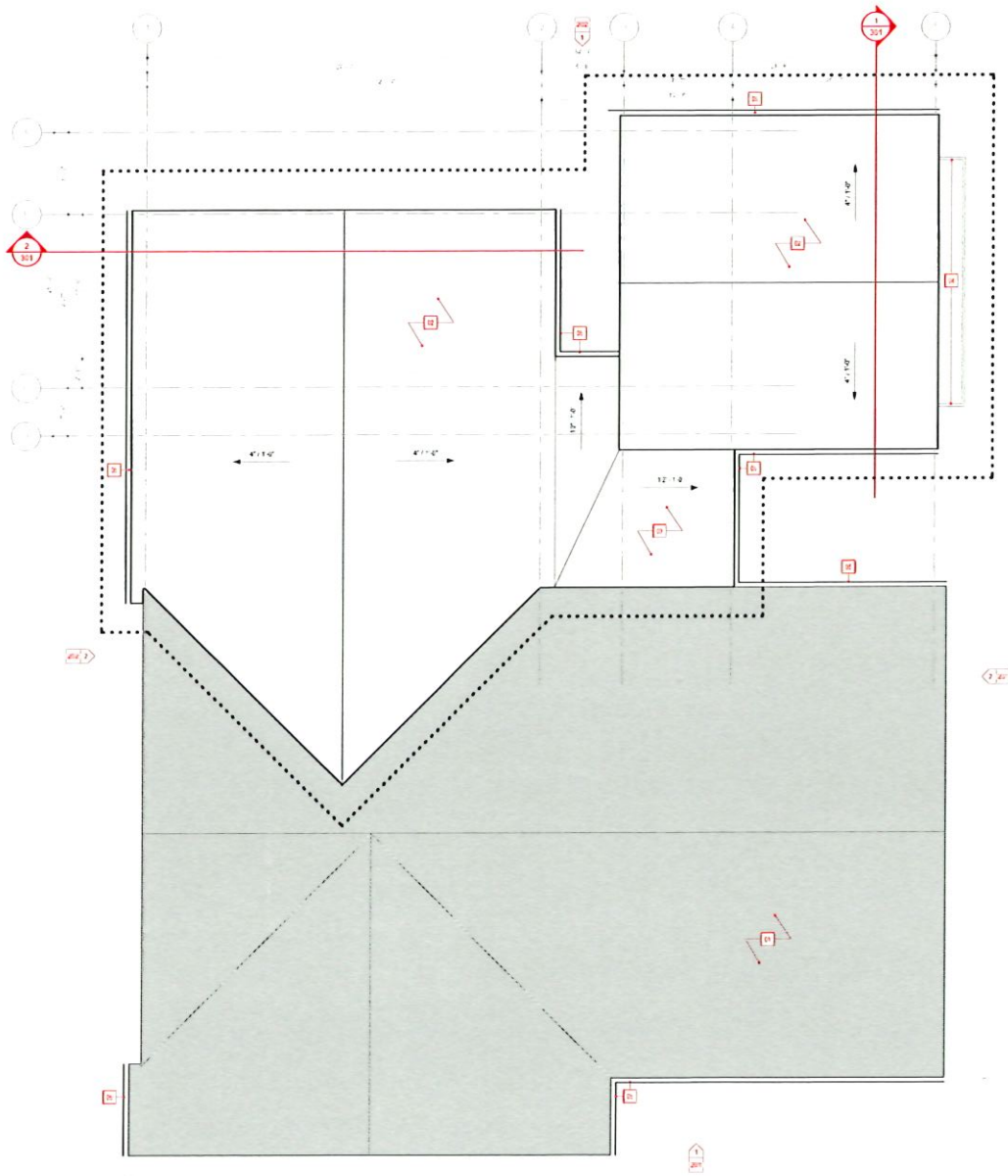
WALL TYPES



FRED FELDER
SINGLE FAMILY RENOVATION
90 UPTON AVE PROVIDENCE RI 02906



Notes
Simp
Misc
Arch No.
04/05/2024
NOT FOR CONSTRUCTION
Sheet Title
FIRST FLOOR PLAN



- KEYNOTES - ROOF PLAN**
- D1 EXISTING ROOF SHINGLES TO BE REPLACED AS NEEDED, SHINGLES AND COLOR TO MATCH NEW WORK
 - D2 ROOF SYSTEM ASPHALT SHINGLES, ROOF UNDERLAYMENT, 7'-6" BY GAF, COLOR PEWTER GRAY OR EQUAL
 - D3 NEW EPDM ROOF, 1/2" MIN. FITCH SLOPED AWAY FROM BUILDING
 - D4 PREFABRICATED METAL CANOPY ABOVE GARAGE DOOR GC TO PROVIDE SHOP DRAWINGS
 - D5 NEW ALUMINUM GUTTER, COLOR WHITE, NEW ALUMINUM DOWNSPOUT, COLOR TO MATCH SIDING

1 ROOF PLAN
SCALE 1/4" = 1'-0"

FRED FELDER
SINGLE FAMILY RENOVATION
90 UPTON AVE PROVIDENCE RI 02906



Revised: 0

Size:

Note:
1. All dimensions are shown unless otherwise noted.
2. All materials and finishes are to be as shown on the drawings unless otherwise noted.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
4. The contractor shall be responsible for coordinating with all other trades and subcontractors.
5. The contractor shall be responsible for maintaining the site in a safe and clean condition at all times.

Project No.: 204

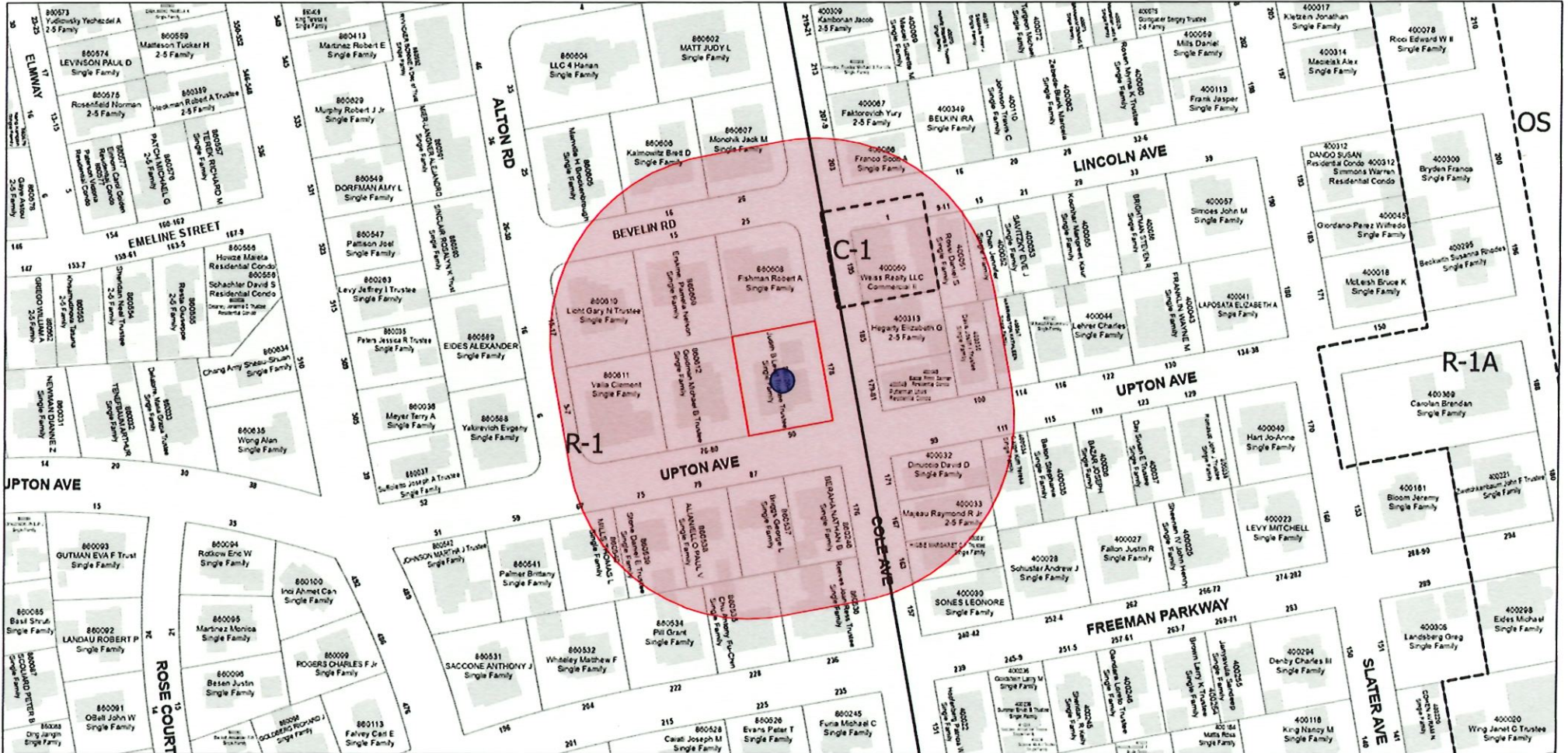
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NOT FOR CONSTRUCTION

Sheet No.:

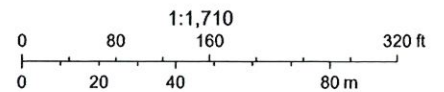
ROOF PLAN

Radius Map



3/29/2024, 11:50:09 AM

- Plat Boundaries
- Zoning
- Parcels
- Buildings



Esri Community Maps Contributors, University of Rhode Island, City of East Providence, City of Providence, MassGIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



90 UPTON AVE

PLAT = 86
LOT = 264

03/29/2024

200 FT RADIUS PLAN
SCALE 1" = 80'-0"

90 Upton Avenue Photos April 09, 2024



90 Upton Avenue Photos April 09, 2024



90 Upton Avenue Photos April 09, 2024



90 Upton Avenue Photos April 09, 2024



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