

**CITY OF PROVIDENCE**  
**BUILDING BOARD OF REVIEW**

Date: \_\_\_\_\_

To the Building Board of Review:

Petition for variation or modification of the application of certain provisions of the Rhode Island State Building Code:

Owner: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Applicant: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Lessee: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

1. Location of subject property: \_\_\_\_\_

2. Assessor's Plat(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

3. Dimensions: Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

Lot # \_\_\_\_\_ frontage \_\_\_\_\_ depth \_\_\_\_\_ area \_\_\_\_\_ sq. ft.

4. Zoning District(s): \_\_\_\_\_, Overlay District: \_\_\_\_\_

5. Present Use of Premises (each lot): \_\_\_\_\_

\_\_\_\_\_

6. Legal Use of Premises as recorded in the Department of Inspection & Standards:

\_\_\_\_\_

7. Proposed Use of Premises \_\_\_\_\_

8. Type of Construction \_\_\_\_\_

9. Are the Premises located within the Historic District: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, have the plans been approved by the Providence Historic District Commission?

Yes \_\_\_\_\_ No \_\_\_\_\_

10. Are there outstanding violations concerning the:

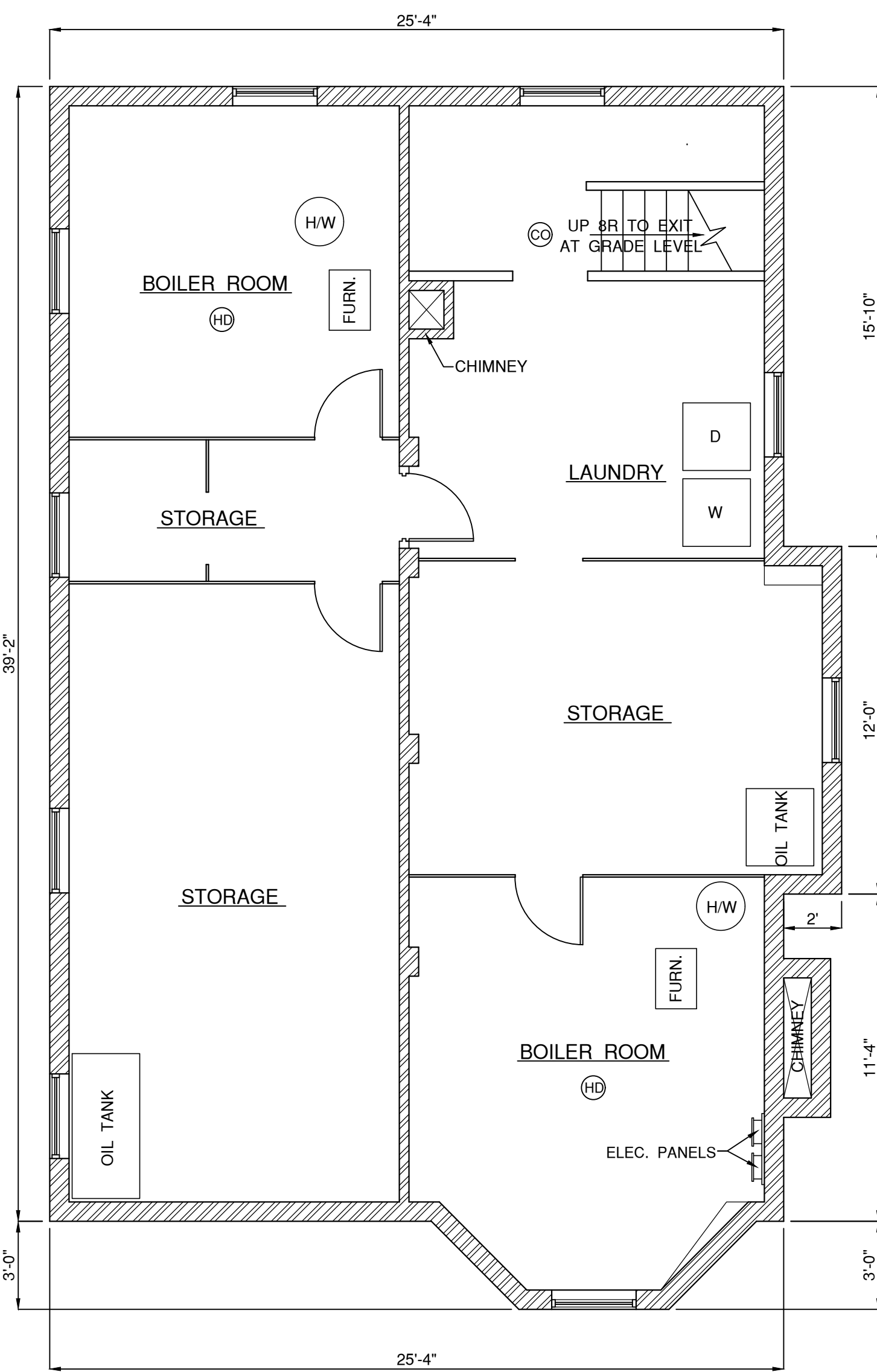
RI State Building Code

Zoning Ordinance

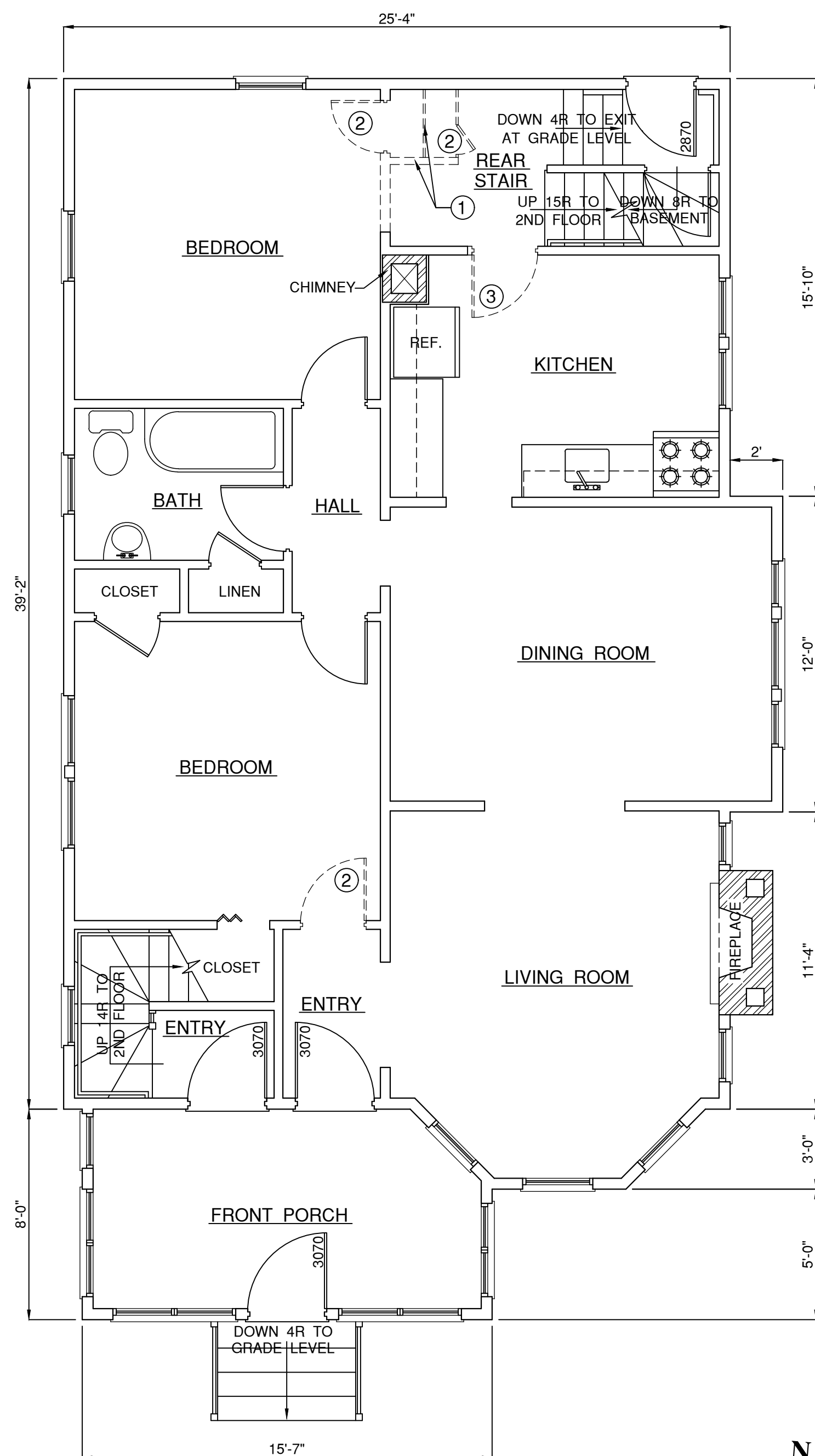
Housing Code

Revised 1/07

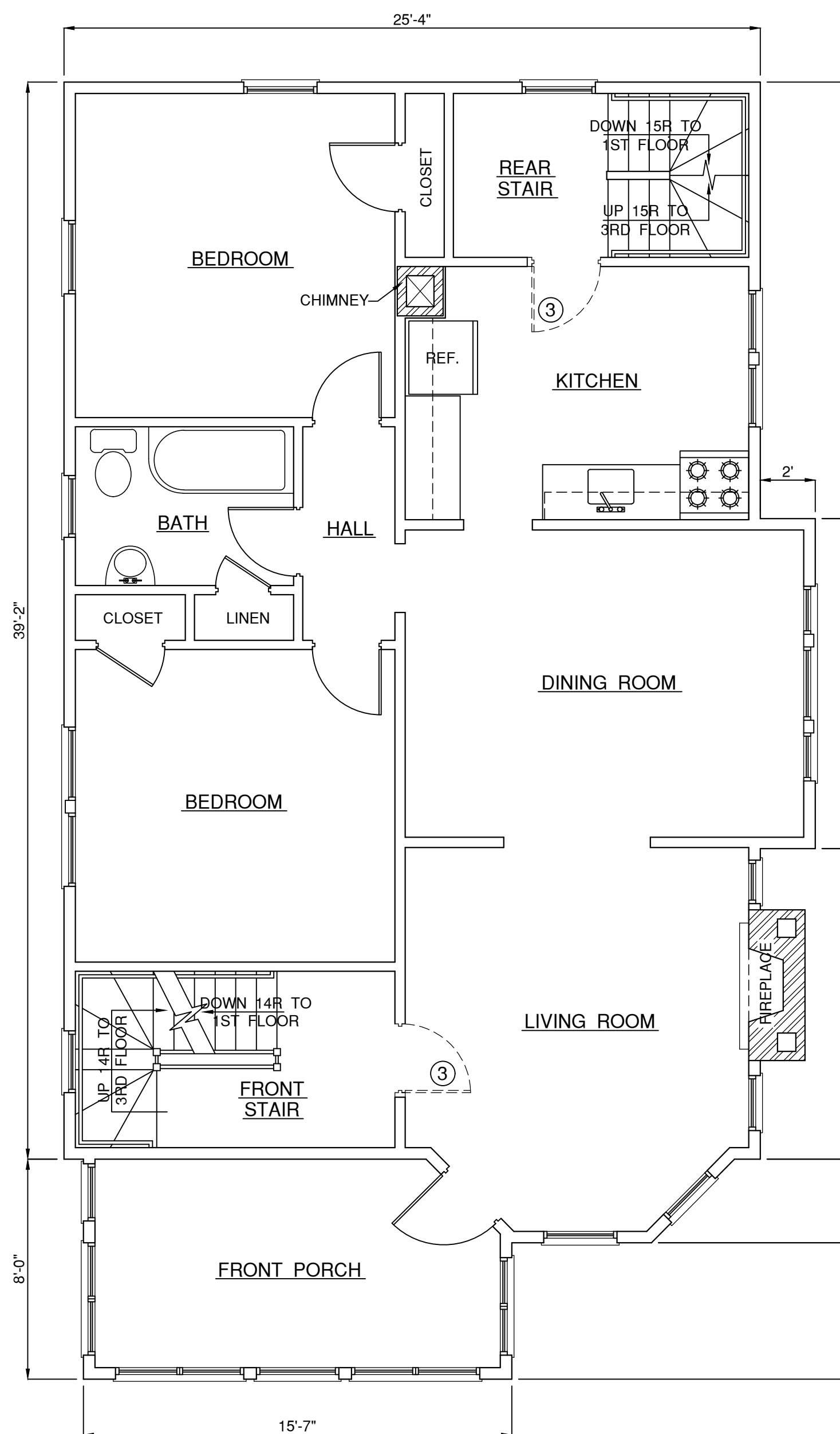
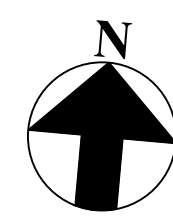




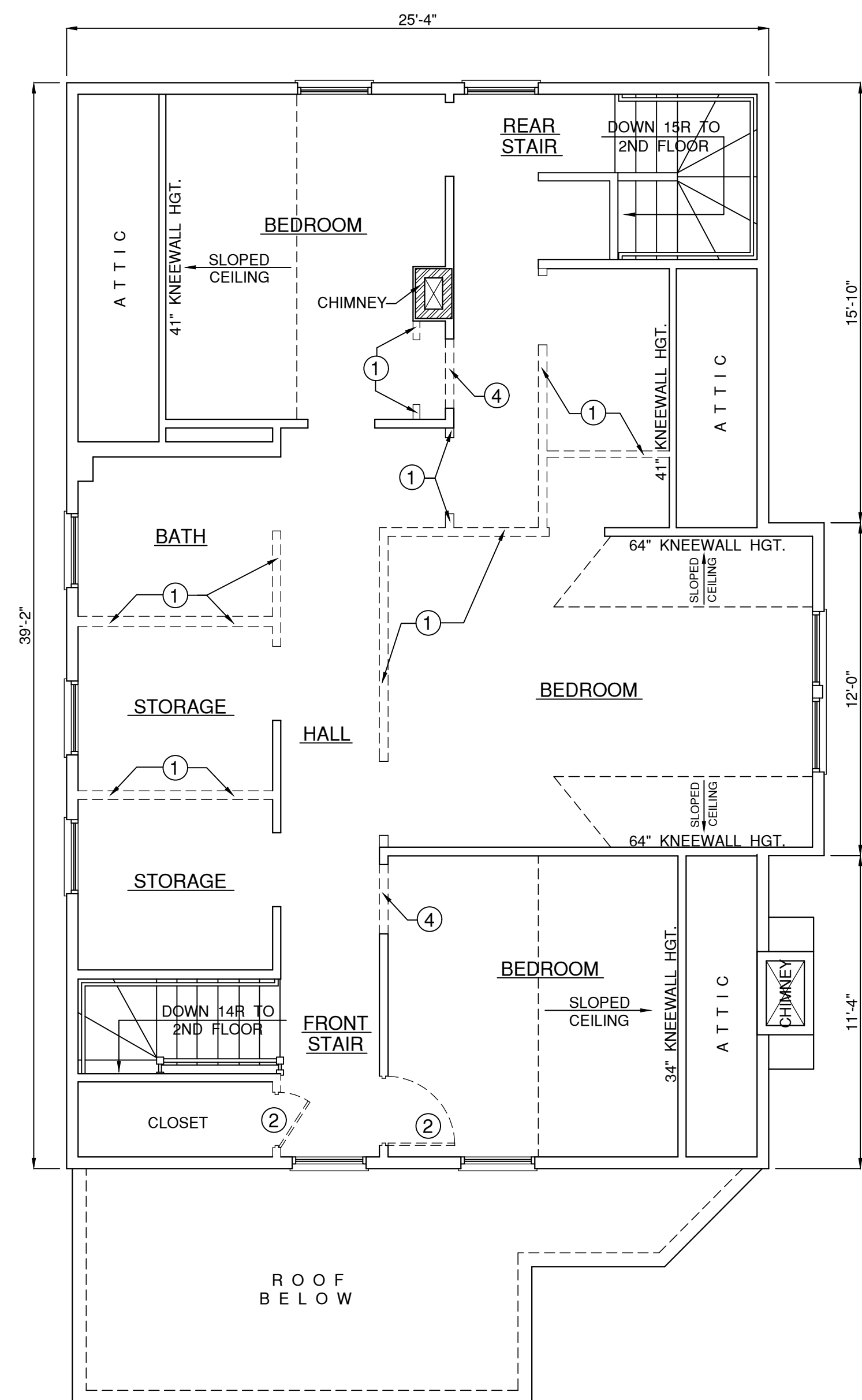
**EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" \*FLOOR TO FINISH CEILING HEIGHT = 8'-5"  
(DEMOLITION PLAN)



**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" \*FLOOR TO FINISH CEILING HEIGHT = 8'-5"  
(DEMOLITION PLAN)



**EXISTING THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0" \*FLOOR TO FULL HGT. FINISH CEILING = 7'-6"  
(DEMOLITION PLAN)

**DEMOLITION NOTES :**

- ① REMOVE AND DISPOSE OF EXISTING WOOD STUD & PLASTER NON-BEARING INTERIOR PARTITION.
- ② REMOVE AND DISPOSE OF EXISTING WOOD DOOR & FRAME.
- ③ REMOVE AND DISPOSE OF EXISTING WOOD DOOR & FRAME, WIDEN OPENING ACCORDINGLY IN ORDER TO INSTALL NEW DOOR & FRAME PER NEW WORK.
- ④ REMOVE AND DISPOSE OF PORTION OF EXISTING WOOD STUD & PLASTER NON-BEARING INTERIOR PARTITION IN ORDER TO INSTALL DOOR & FRAME PER NEW WORK.
- ⑤ REMOVE AND DISPOSE OF PORTION OF EXISTING 2x4 WOOD STUD & PLASTER INTERIOR BEARING PARTITION IN ORDER TO INSTALL NEW DOORS PER NEW WORK. INSTALL PROPER TEMPORARY SUPPORT OF EXISTING WOOD FLOOR JOIST MEMBER PRIOR TO THIS DEMOLITION. TEMPORARY SUPPORT SHALL REMAIN IN PLACE UNTIL NEW STRUCTURAL SUPPORT HAS BEEN INSTALLED PER NEW WORK.

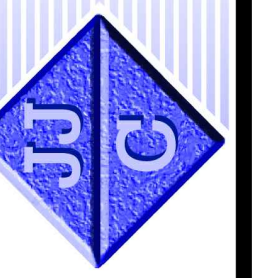
**LEGEND**

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING TO BE REMOVED
- /// NEW PARTITION
- ② DEMOLITION NOTE SEE THIS DRAWING
- ⓑ PARTITION DETAIL SEE DRAWING A-2
- Ⓐ APARTMENT ENTRY DOOR
- Ⓢ SMOKE / FIRE DETECTOR
- Ⓢ SMOKE / FIRE / CARBON MONOXIDE DETECTOR
- Ⓢ HEAT DETECTOR



**ACME ARCHITECTS LLC**  
9 Simmons Road  
Little Compton, RI 02837  
mark@markrapparchitect.com  
25 August 2025  
Revised 29 October 2025

**J. J. CARDOSI, INC.**  
General Contractor  
Industrial - Commercial



DATE :	
REVISION NO. :	
PROJECT NO. :	2025083
DATE :	7-16-2025
SCALE :	AS NOTED
DRAWN BY :	GB

EXISTING CONDITION FLOOR PLANS  
(DEMOLITION PLANS)  
DEMOLITION NOTES  
LEGEND

PROJECT :  
CONVERSION OF EXISTING 2-FAMILY DWELLING TO  
PROPOSED 3-FAMILY DWELLING  
427-429 LLOYD AVENUE  
PROVIDENCE, R.I. 02906

DRAWING NO. :

**A1**

DRAWING 1 OF 2 DWGS.



REVISION NO. : DATE :  
1 / HORIZ. ASSEMBLY 9-10-25

PROJECT NO. : 2025083  
DATE : 7-16-2025  
SCALE : AS NOTED  
DRAWN BY : GB

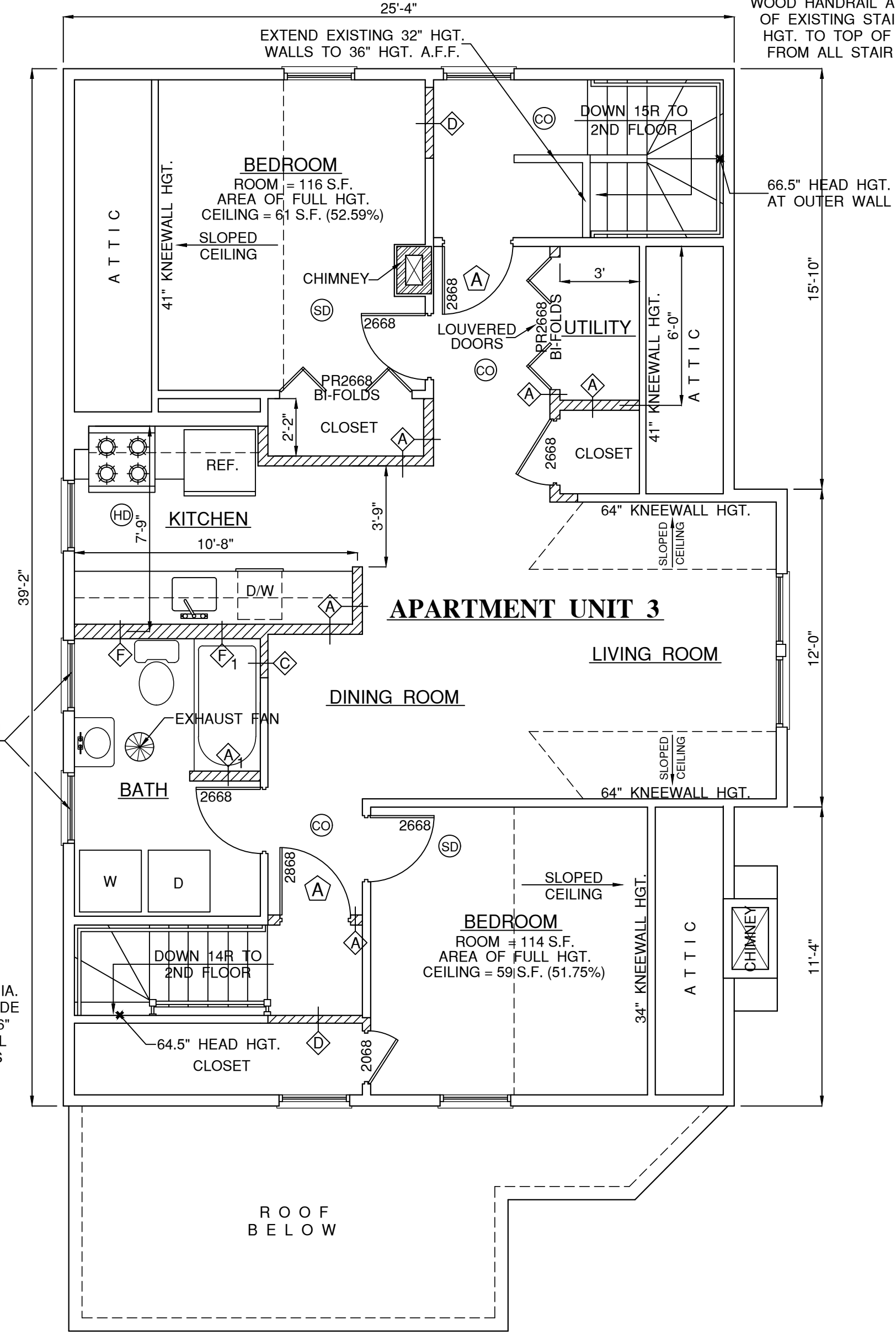
PROPOSED FLOOR PLANS  
BATHROOM NOTES  
PARTITION DETAILS

PROJECT :  
CONVERSION OF EXISTING 2 - FAMILY DWELLING TO  
PROPOSED 3 - FAMILY DWELLING  
427-429 LLOYD AVENUE  
PROVIDENCE, R.I. 02906

DRAWING NO. :

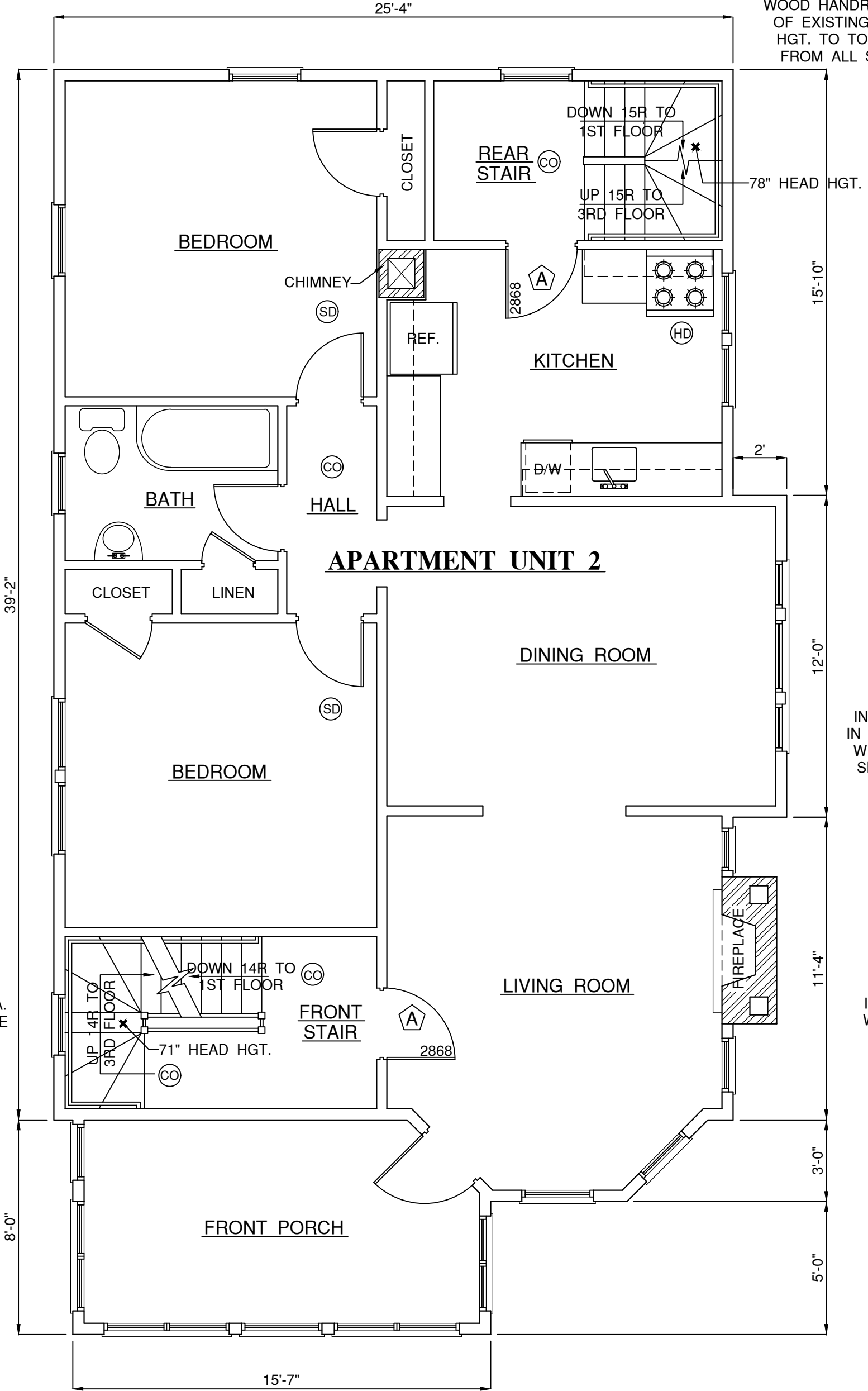
**A2**  
DRAWING 2 OF 2 DWGS.

REAR STAIRS :  
8" RISERS, 9" TREADS  
w/ WINDERS  
INSTALL CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL AT ONE SIDE  
OF EXISTING STAIRS - 34"-36"  
HGT. TO TOP OF HANDRAIL  
FROM ALL STAIR NOSINGS



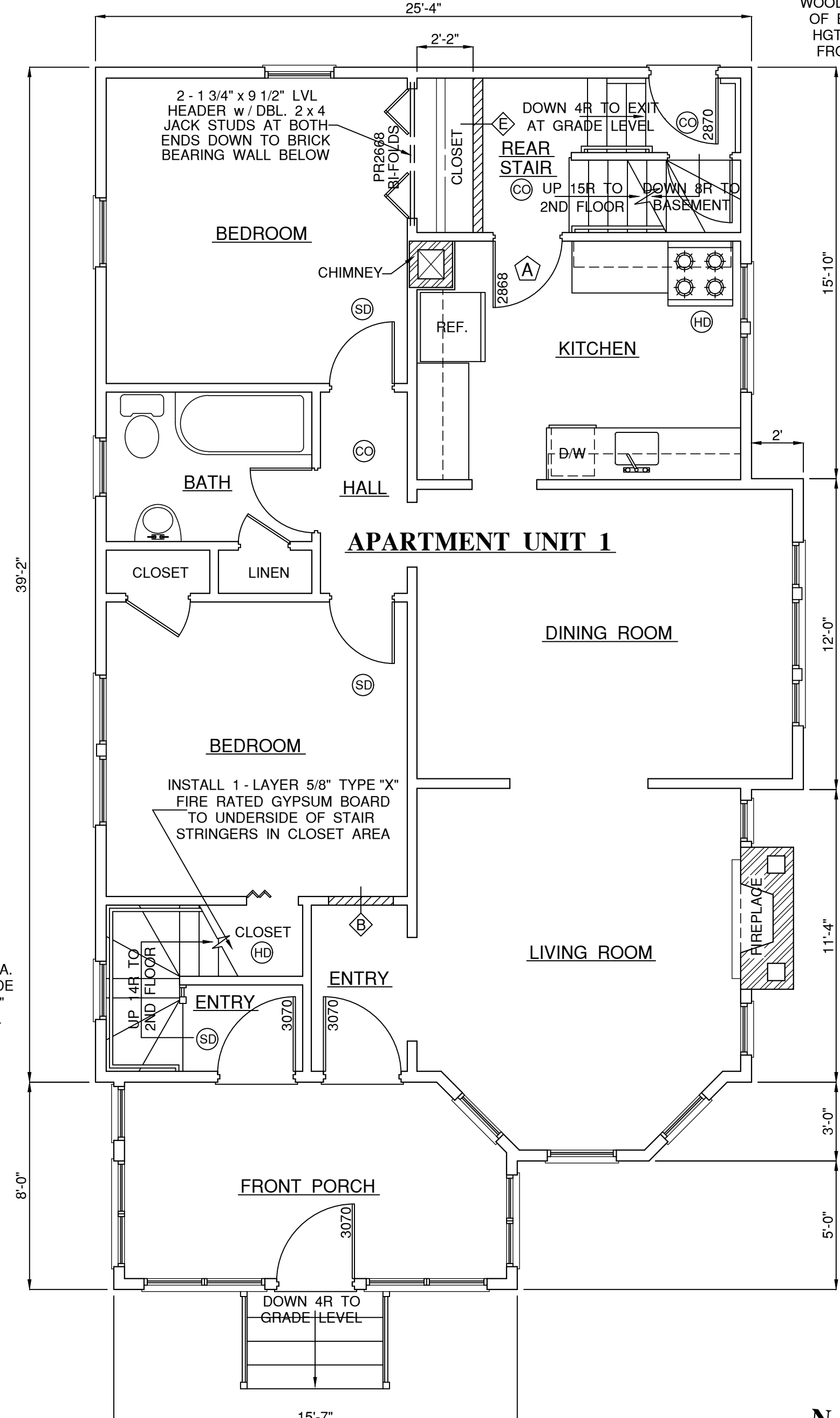
**PROPOSED THIRD FLOOR PLAN**  
SCALE : 1/4" = 1'-0" \*FLOOR TO FULL HGT. FINISH CEILING = 7'-6"

REAR STAIRS :  
8" RISERS, 9" TREADS  
w/ WINDERS  
INSTALL CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL AT ONE SIDE  
OF EXISTING STAIRS - 34"-36"  
HGT. TO TOP OF HANDRAIL  
FROM ALL STAIR NOSINGS

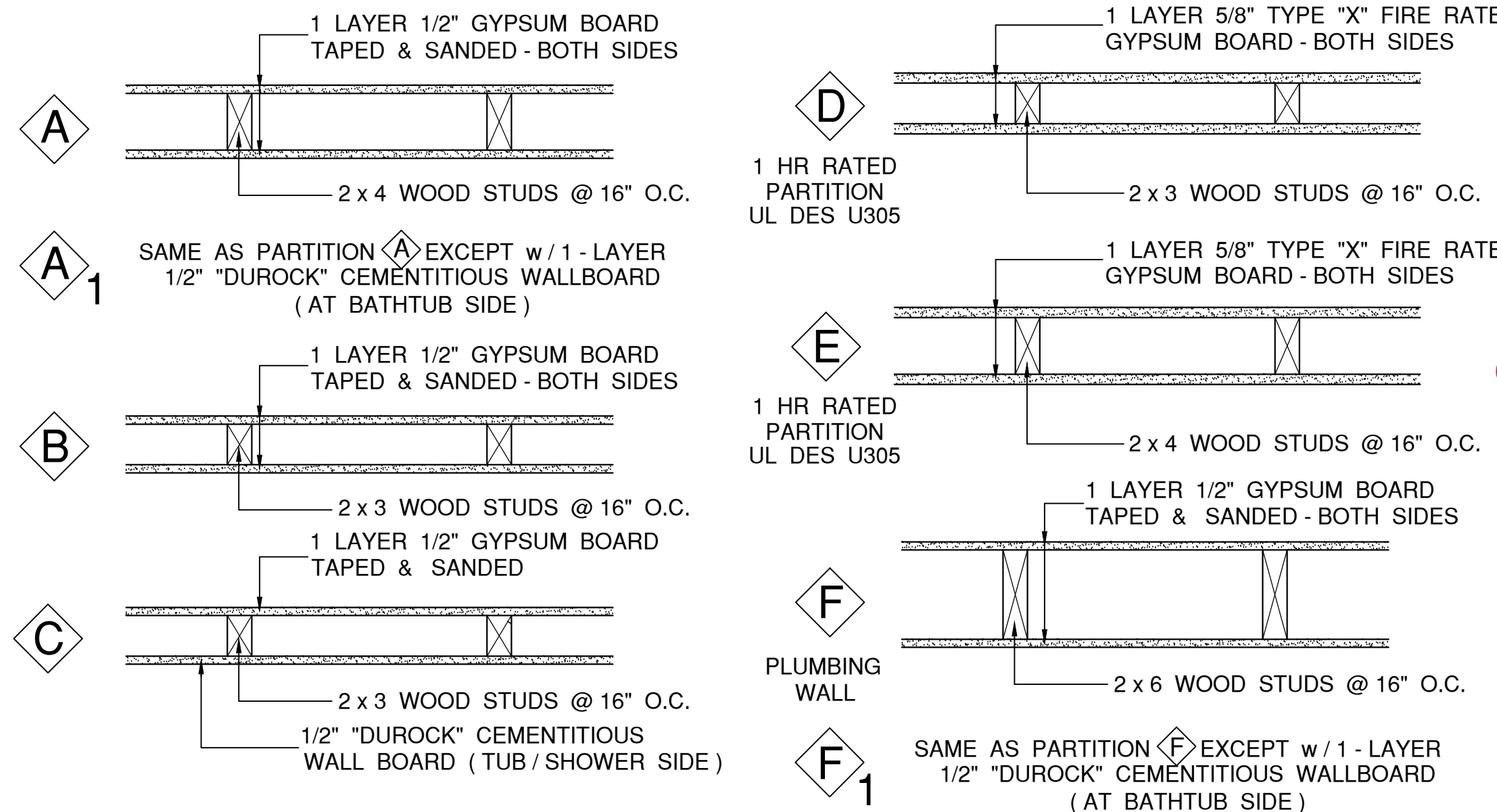
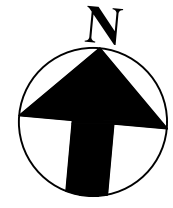


**PROPOSED SECOND FLOOR PLAN**  
SCALE : 1/4" = 1'-0" \*FLOOR TO FINISH CEILING HEIGHT = 8'-5"

REAR STAIRS :  
8" RISERS, 9" TREADS  
w/ WINDERS  
INSTALL CONTINUOUS 1.5" DIA.  
WOOD HANDRAIL AT ONE SIDE  
OF EXISTING STAIRS - 34"-36"  
HGT. TO TOP OF HANDRAIL  
FROM ALL STAIR NOSINGS

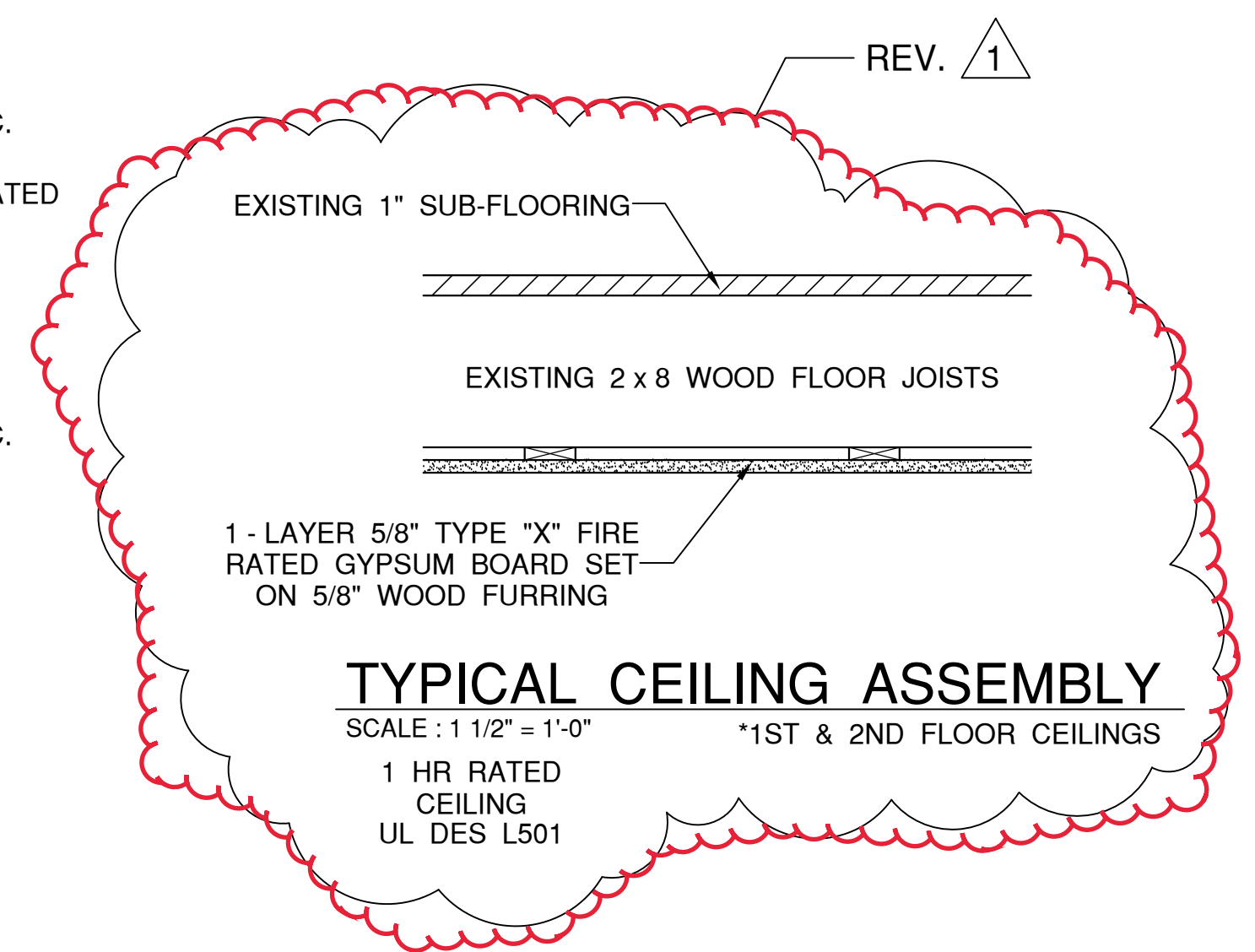


**PROPOSED FIRST FLOOR PLAN**  
SCALE : 1/4" = 1'-0" \*FLOOR TO FINISH CEILING HEIGHT = 8'-5"



**PARTITION DETAILS**  
SCALE : 1 1/2" = 1'-0"

**APARTMENT ENTRY DOORS**  
A ALL NEW APARTMENT ENTRY DOORS ARE TO BE 20 MIN.  
RATED w/ 2 PR. SPRING LOADED SELF-CLOSING HINGES.



**TYPICAL CEILING ASSEMBLY**  
SCALE : 1 1/2" = 1'-0" \*1ST & 2ND FLOOR CEILINGS  
1 HR RATED  
CEILING  
UL DES L501

**LEGEND**

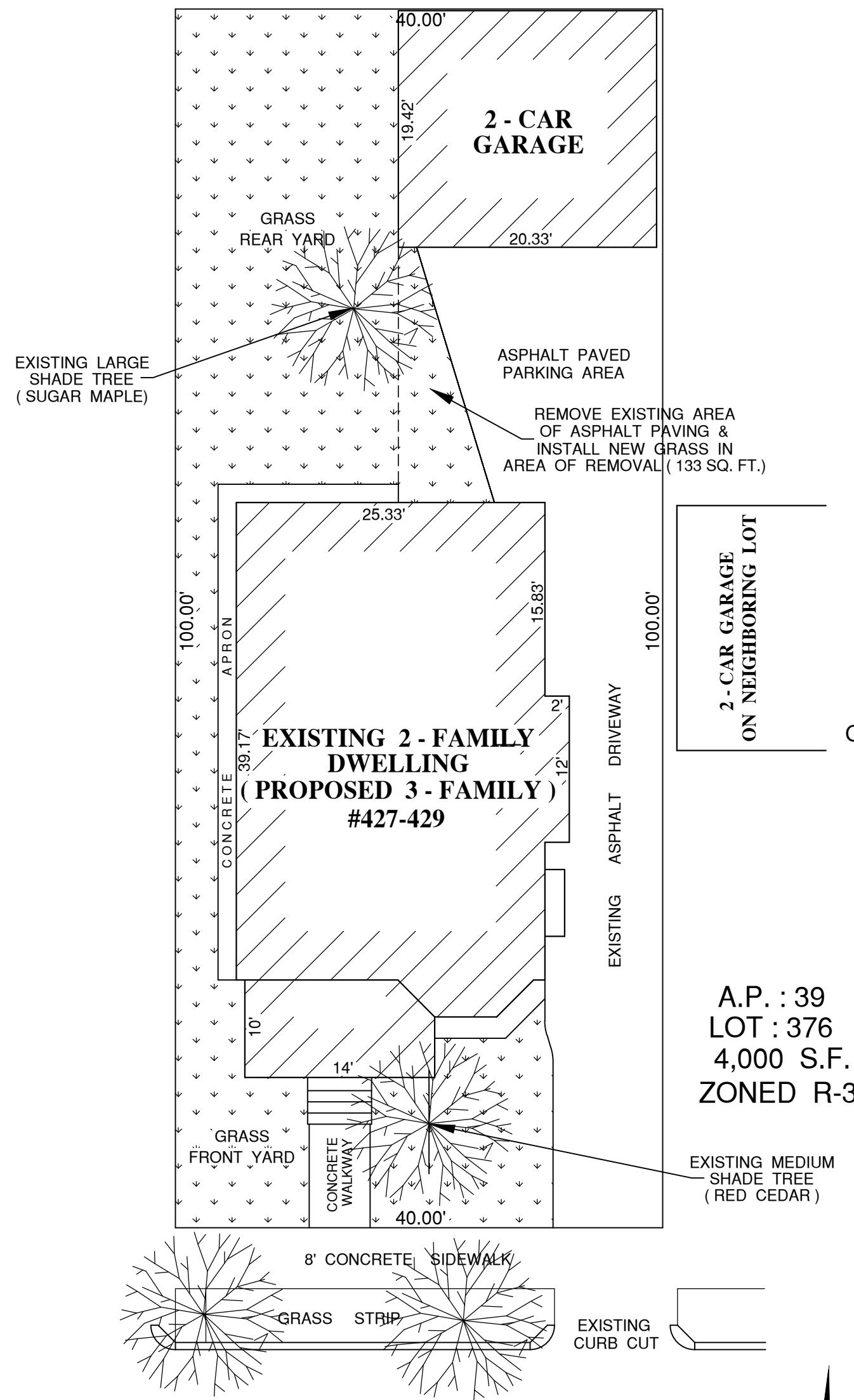
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- ◇— PARTITION DETAIL SEE THIS DRAWING
- A APARTMENT ENTRY DOOR
- SD SMOKE / FIRE DETECTOR
- CC SMOKE / FIRE / CARBON MONOXIDE DETECTOR
- HD HEAT DETECTOR

**BATHROOM NOTES :**

1. ALL PLUMBING FIXTURES, PIPING, DRAINS, VENTS, CONNECTIONS, ETC. ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.
2. ALL NEW SANITARY LINES ARE TO BE CONNECTED TO CITY OF PROVIDENCE PUBLIC SEWER SYSTEM.
3. ALL BATHROOMS ARE TO BE EQUIPPED WITH CEILING EXHAUST FANS WHICH ARE TO BE PROPERLY VENTED TO THE EXTERIOR OF THE BUILDING.
4. ALL BATHTUB AND SHOWER SURROUNDS ARE TO HAVE 1/2" "DUROCK" CEMENTITIOUS WALLBOARD INSTALLED ON ALL WALLS FROM FLOOR TO CEILING.
5. ALL BATHROOM WINDOWS SHALL HAVE TEMPERED GLAZING - BOTH SASHES.



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**PROPOSED LOT COVERAGE :**

**BUILDINGS / STRUCTURES :**

EXISTING DWELLING = 1,170 SQ. FT.  
 2 - CAR GARAGE = 412 SQ. FT.  
 FRONT STAIRS = 20 SQ. FT.

TOTAL : 1,602 SQ. FT. = 40.05%

**IMPERVIOUS PAVING :**

CONCRETE WALKWAY = 43 SQ. FT.  
 ASPHALT DRIVEWAY = 532 SQ. FT.  
 ASPHALT PARKING AREA = 322 SQ. FT.  
 CONCRETE APRON = 98 SQ. FT.

TOTAL : 995 SQ. FT. = 24.88%

REAR YARD = 1,620 SQ. FT.  
 2 - CAR GARAGE = 412 SQ. FT.  
 ASPHALT PARKING AREA = 322 SQ. FT.  
 CONCRETE APRON = 22 SQ. FT.

TOTAL : 756 SQ. FT. = 46.66%

**PERVIOUS AREA :**

GRASS & PLANTED AREAS = 1,403 SQ. FT. = 35.07%

**CANOPY COVERAGE :**

1 LARGE SHADE TREE = 1,000 SQ. FT.  
 1 MEDIUM SHADE TREE = 700 SQ. FT.

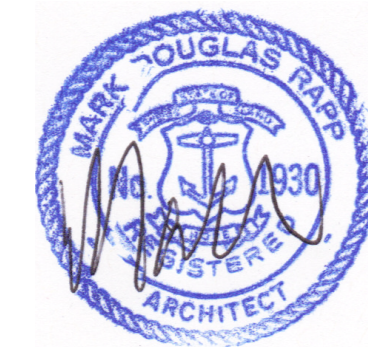
1,700 SQ. FT. = 42.50%

A.P. : 39  
 LOT : 376  
 4,000 S.F.  
 ZONED R-3

LLOYD AVENUE

**PROPOSED SITE PLAN**

SCALE : 1 = 10'



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PROPOSED SITE PLAN

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 PROVIDENCE, R.I. 02906


DRAWING NO. :

**S1**

DRAWING 1 OF 1 DWGS.

NOTICE OF REFUSAL  OF PERMIT APPLICATION	CITY OF PROVIDENCE DEPT OF INSPECTIONS AND STANDARDS 444 Westminster Street -Providence, RI. 02903 Joseph A. Doorley – Municipal Building		APPLICATION DATE 9/10/2025	APPLICATION NO. BLDG-25-1244
			DATE OF REFUSAL 10/30/2025	A P P E A L F E E \$440
LOCATION 427 Lloyd Ave. Providence, RI 02906		PAGE NUMBER 1 of 1		
APPLICANT Peter Casale	TITLE Applicant	ADDRESS 250 Gano St. Suite 1, Providence, RI 02906		
PROPERTY OWNER'S NAME Jessie Kerr and Alan Kerr		PROPERTY OWNER'S FULL ADDRESS 427 Lloyd Ave. Providence, RI 02906		
THE APPLICATION FOR A <b>CERTIFICATE OF OCCUPANCY</b> FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE RHODE ISLAND STATE CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS.				
<b>SCOPE OF PERMIT:</b> For interior alteration to change use from two-family dwelling to three-family dwelling.  <b>BUILDING DESCRIPTION:</b> <u>Three (3) story, existing.</u>  <b>USE GROUP(S):</b> <u>R-2 – Three dwelling units</u> <span style="float: right;"><b>TYPE OF CONSTRUCTION:</b> <u>V-B (Existing)</u></span>  <b>LOCATION OF SPRINKLERS (IF ANY):</b> <u>N/A</u> <span style="float: right;"><b>C.O. REQUIRED:</b> <u>YES</u></span>  <u>FLOOR AREAS / USES</u> Basement floor: 937 Square Feet / Storage/utilities First Floor: 1170 Square Feet / Residential Unit #1 Second Floor: 1170 Square Feet / Residential Unit #2 Third Floor: 1170 Square Feet / Residential Unit #3				
Has the proposed scope of work been completed? <input type="radio"/> Yes <input checked="" type="radio"/> No    Has a violation been noted for this property? <input type="radio"/> Yes <input checked="" type="radio"/> No				
<b>RISBC-1 Rhode Island Building Code (510-RICR-00-00-1)</b>		<b>CODE SECTIONS AND REASONS FOR REFUSAL</b>		
Section 3404.1		Alterations Except as provided by section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.		
Section 420.4		Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.		
Section 903.2.8		Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.		
**		Whereas, No fire suppression system is proposed.		
Section 1011.5.2		Riser height and tread depth. Stair riser heights shall be 7 inches (178 mm) maximum.		
**		Whereas, the proposed risers are 8 inches.		
Section 1011.5.2		Riser height and tread depth. Rectangular tread depths shall be 11 inches (279 mm) minimum.		
**		Whereas, the proposed treads are 9 inches.		
Section 1011.3		Headroom. Stairways shall have a headroom clearance of not less than 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings.		
**		Whereas, the proposed headroom is 64.5/66.5 inches.		

Discipline: --Building Code-

Signed  2025.10.30 11:22:24-04'00'  
**Yaniv Eini-Gal**  
 Plan Examiner Supervisor

Signed   
**John Botelho**  
 Building Official

Applicant     Property Owner