

APR 29 2022

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

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 Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: Evaniz Suarez

Address 765 Park Ave. Cranston RI

Zip Code 02910

E-mail evanizsuarez@gmail.com

Phone N/A

Home/Office

401-479-9051

Mobile (Cell)

Owner: Evaniz Suarez & Johnny Suarez

Address 765 Park Ave. Cranston RI

Zip Code 02910

E-mail evanizsuarez@gmail.com

Phone N/A

Home/Office

401-479-9051

Mobile (Cell)

Lessee: N/A

Address N/A

Zip Code N/A

E-mail N/A

Phone: N/A

Home/Office

N/A

Mobile (Cell)

Does the proposal require review by any of the following (check each):

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

1. **Location of Property:** 63 Hilton St.
Street Address

2. **Zoning District(s):** R-3
Special purpose or overlay district(s): N/A

3a. **Date owner purchased the Property:** 5 / 29 / 2019

3b. **Month/year of lessee's occupancy:** N/A

3. Dimensions of each lot:

Lot #	<u>433</u>	Frontage	<u>52</u>	depth	<u>80</u>	Total area	<u>3336</u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.
Lot #	<u> </u>	Frontage	<u> </u>	depth	<u> </u>	Total area	<u> </u>	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

Accessory Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

5. Size of proposed structure(s):	Total gross square footage:	<u>3,696</u>
Footprint <u>1,232</u>	Height <u>35'</u>	Floors <u>3</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) N/A

6b. Proposed Lot coverage: (include new construction) 1,300 Sq.Ft. building / approx. 39% building coverage

7a. Present Use of Property (each lot/structure):
Vacant Lot

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:

8. Proposed Use of Property (each lot/structure):
Two Families Dwelling

9. Number of Current Parking Spaces: N/A

10. Describe the proposed construction or alterations (each lot/structure):
Construct a side by side 3- story two families dwelling

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

<u>N/A</u>	Zoning Ordinance
<u>N/A</u>	RI State Building Code
<u>N/A</u>	Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

TABLE 4-1	Existing Lot is less than 3,500 Sq Ft which is required to build a two family in R-3 zone
<u>2003.E</u>	<u>63 Hilton St., Lot #433 needs 1662 Sq.Ft to be relief of merger of 365 Public St., Lot #24</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

13. Explain the changes proposed for the Property.

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.

Owner(s):

Type Name

Signature

JOHNNY OMAR SUAREZ

Type Name

Signature

Applicant(s):

Type Name

Signature

JOHNNY OMAR SUAREZ

Type Name

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires 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(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (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;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (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.

Please provide the following information:

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

Lot does not meet min. square footage and is merged by zoning to an adjacent lot

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

Regarding merger: Lots currently under separate ownership.

Regarding lot area deficiency: Current square footage is within 10% of required

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 _____
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 x

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

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

This lot was a gift from our father to build a two family dwelling with the intention to live here. One for my brother and one for myself

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

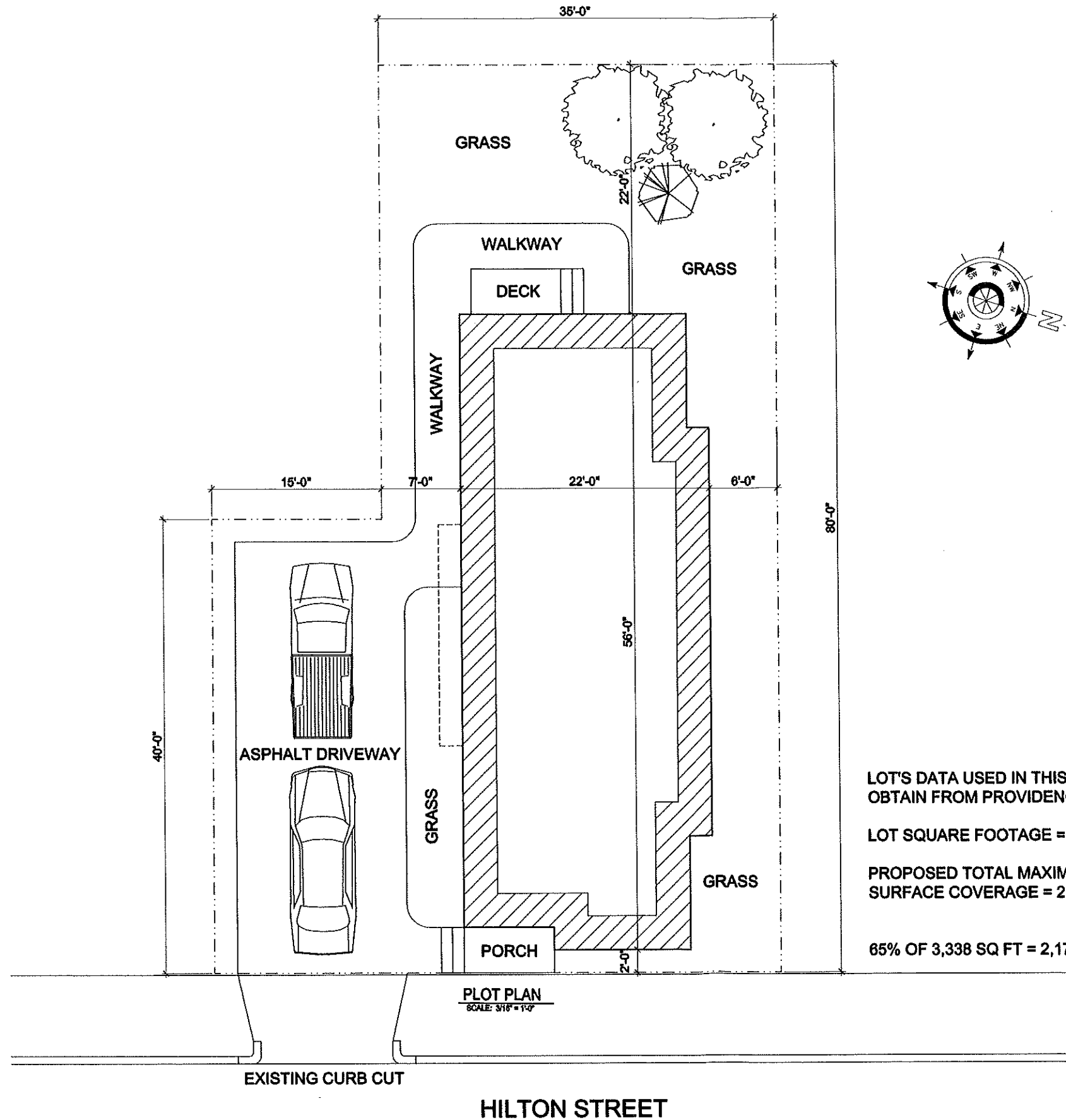
This is a R-3 zoning but we are just looking to build a two family dwelling because eventually this house will be occupied, one apartment by my brother and the other by myself.

7. 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

8. 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.

Since we need two apartments it will not make sense for us to build on this lot.



LOT'S DATA USED IN THIS PLAN HAS BEEN OBTAIN FROM PROVIDENCE GIS MAP

LOT SQUARE FOOTAGE = 3,338 SQ FT

PROPOSED TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE = 2,052 SQ FT

65% OF 3,338 SQ FT = 2,170 SQ FT > 2,052 SQ FT

200' RADIUS PLAN

63 HILTON ST.
PROVIDENCE, RI.
02905

OWNER / APPLICANT
EVANIZ SUAREZ
JOHNNY SUAREZ
62 LAUREN DRIVE
SEEKONK, MA 02771
TEL. (401) 479-9051
EVANIZSUAREZ@GMAIL.COM

PLAT: 45
LOT: 433
ZONING: R-3
LEGAL USE: VACANT LOT
PROP USE: TWO FAMILY

DESIGNER
EUGENIO OVALLE

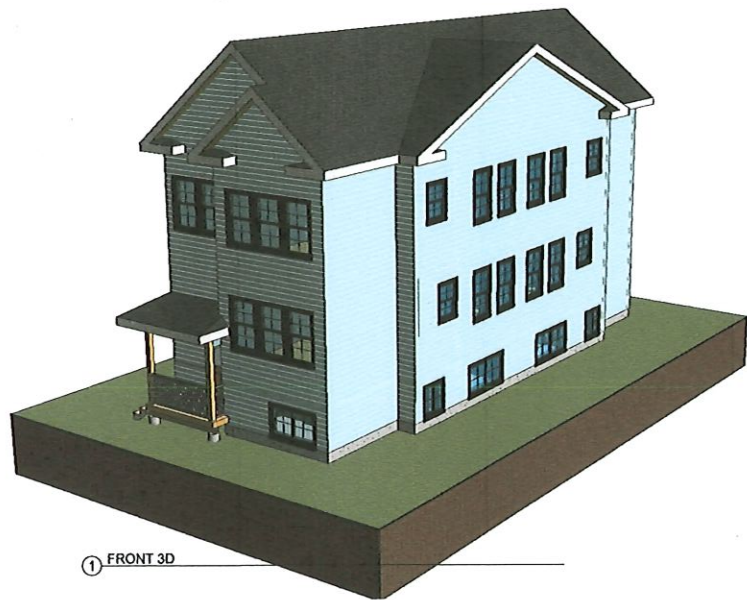
23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401 430-0596

GENERAL NOTE:
DO NOT MEASURE THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
USE ANNOTATED DIMENSIONS ONLY.
VERIFY ALL DIMENSIONS IN FIELD (I.F.).
IN CASE OF VARIANCES OR DISCREPANCIES NOTIFY DESIGNER FOR RESOLUTION PRIOR TO COMMENCEMENT OF THE WORK.

REVISIONS:	
ISSUE:	

DRAWN BY: BSO	SCALE: AS NOTED
PROJECT NO: 000	DATE: 04/23/2022
SHEET NAME: PLOT PLAN	
SHEET NO: A-1	

63 HILTON STREET 2- FAMILY DWELLING



63 HILTON STREET PROVIDENCE, RI
 TWO FAMILIES DWELLING (FRONT &
 BACK) TWO STORIES & HABITABLE
 LOWER LEVEL, CONCRETE FOUNDATION
 WOOD FRAMING & GABLE ROOF

OWNER / CLIENT
 EVANIZ SUAREZ
 765 PARK AVENUE APT 2
 CRANSTON, RI 02910
 TEL. 401 479-9051

DESIGNER
 EUGENIO OVALLE
 23 JOSLIIN STREET
 PROVIDENCE, RI 02909
 401 430-0596
 MAESTROOVALLE@GMAIL.COM

DRAWING INDEX

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A102	SECOND FLOOR PLAN
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A202	EAST ELEVATION
A203	NORTH ELEVATION
A204	WEST ELEVATION
A301	BUILDING SECTION AA
A302	BUILDING SECTION BB
A303	WALL & ROOF DETAILS
A304	PORCH & STAIR SECTIONS
A601	SCHEDULES
A901	3D VIEW
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S100	FOUNDATION PLAN
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S102	SECOND FLOOR FRAMING PLAN
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ROOM FINISH SCHEDULE

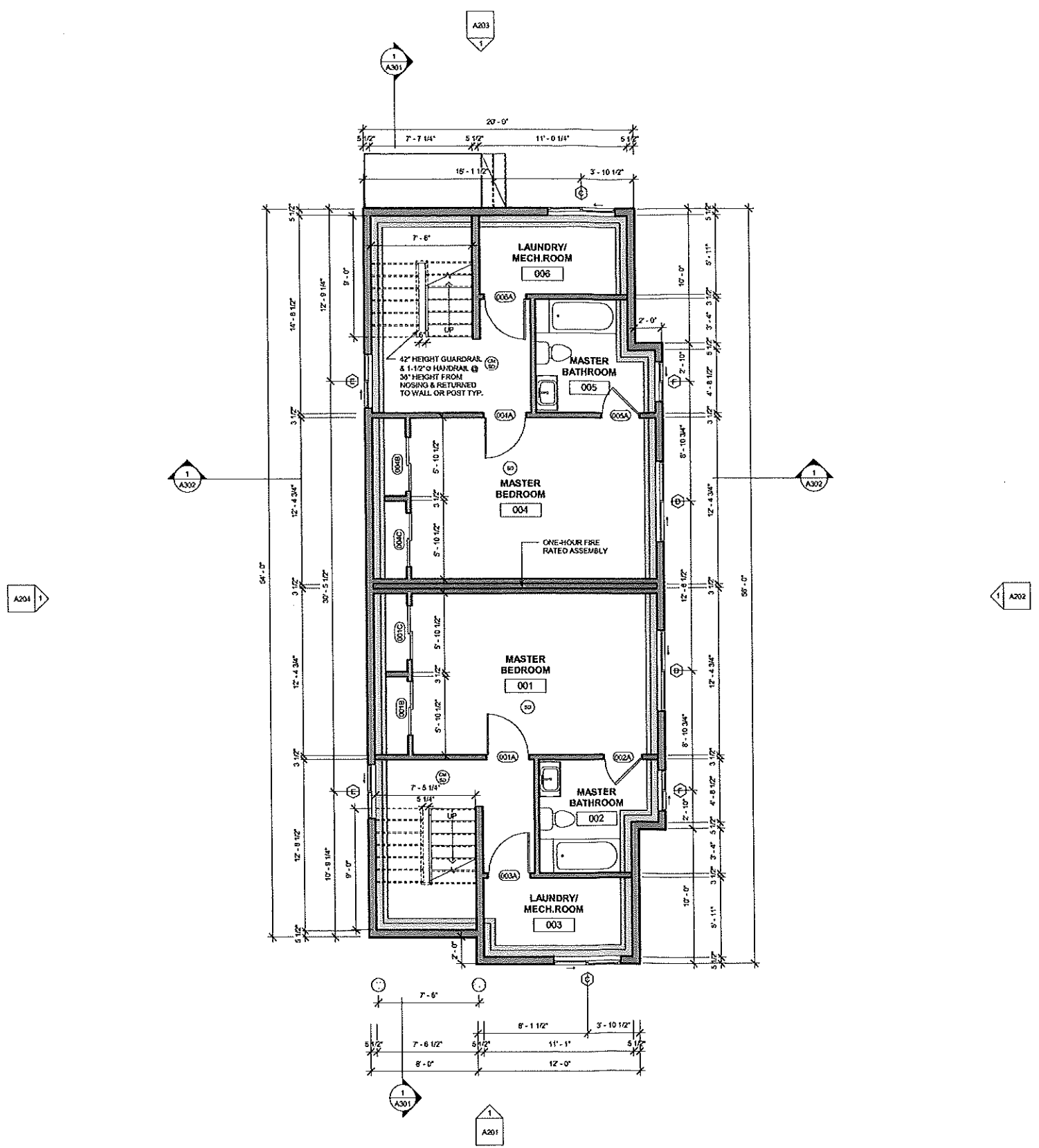
NO.	NAME	AREA	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT
001	MASTER BEDROOM	208 SF	5-1/4" BASE MOULDING PAINTED	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
002	MASTER BATHROOM	58 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
003	LAUNDRY/ MECH.ROOM	49 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
004	MASTER BEDROOM	208 SF	5-1/4" BASE MOULDING PAINTED	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
005	MASTER BATHROOM	58 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
006	LAUNDRY/ MECH.ROOM	50 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
101	LIVING ROOM	105 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
102	BATHROOM	48 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
103	KITCHEN	126 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
104	DINING ROOM	107 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
105	DINING ROOM	107 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
106	KITCHEN	126 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
107	BATHROOM	48 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
108	LIVING ROOM	106 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
201	BEDROOM	107 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
202	BATHROOM	45 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
203	BEDROOM	91 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
204	BEDROOM	90 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
205	BEDROOM	91 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
206	BEDROOM	90 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
207	BATHROOM	45 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
208	BEDROOM	95 SF	5-1/4" BASE MOULDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"

63 HILTON ST. NEW CONSTRUCTION

TITLE SHEET

Project number	#
Date	04/23/2022
Drawn by	EUGENIO OVALLE
Checked by	
A001	
Scale	

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1 0-BASEMENT PLAN
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
WOOD FRAMING & GABLE ROOF

OWNER / CLIENT

EVANIZ SUAREZ
765 PARK AVENUE APT 2
CRANSTON, RI 02910
TEL. 401 479-9051

DESIGNER
EUGENIO OVALLE

23 JOSLIIN STREET
PROVIDENCE, RI 02909
401 430-0596
MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

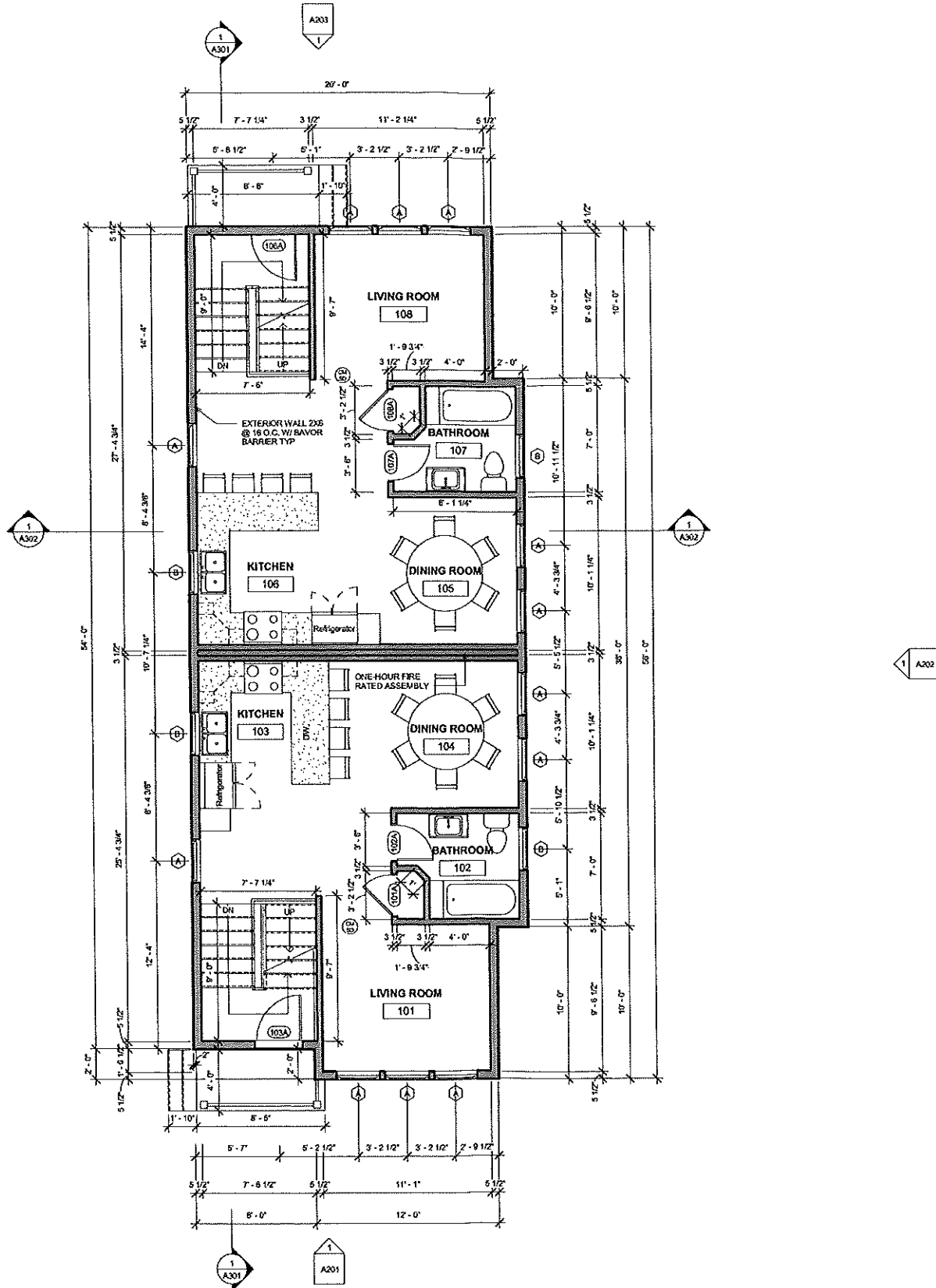
BASEMENT FLOOR
PLAN

Project number	#
Date	04/23/2022
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A100

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

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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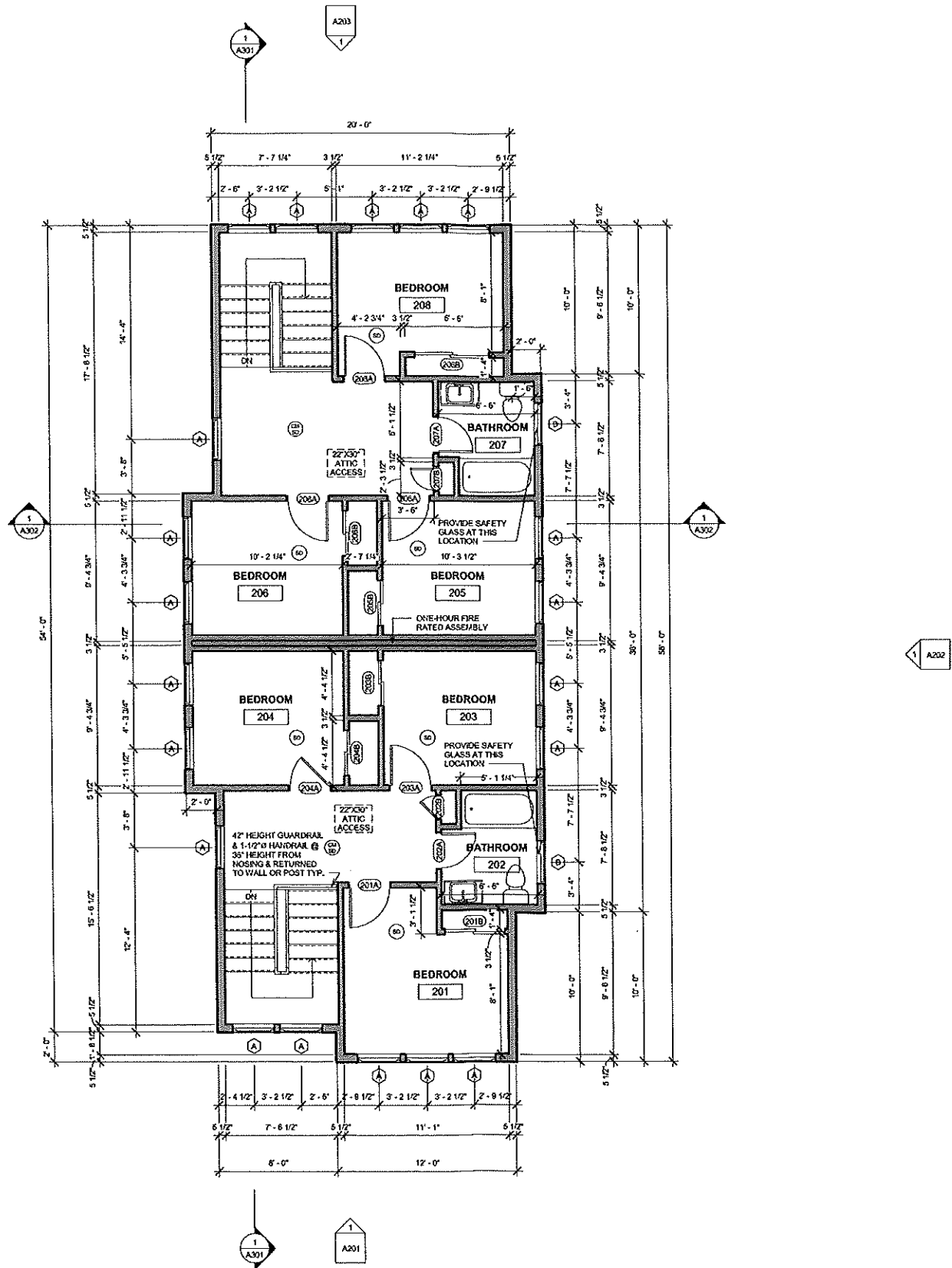
DESIGNER
EUGENIO OVALLE

23 JOSLIIN STREET
PROVIDENCE, RI 02909
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MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

FIRST FLOOR PLAN

Project number	#
Date	04/23/2022
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A101	
Scale	1/4" = 1'-0"



① 2- SECOND FLOOR PLAN
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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DESIGNER
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PROVIDENCE, RI 02909
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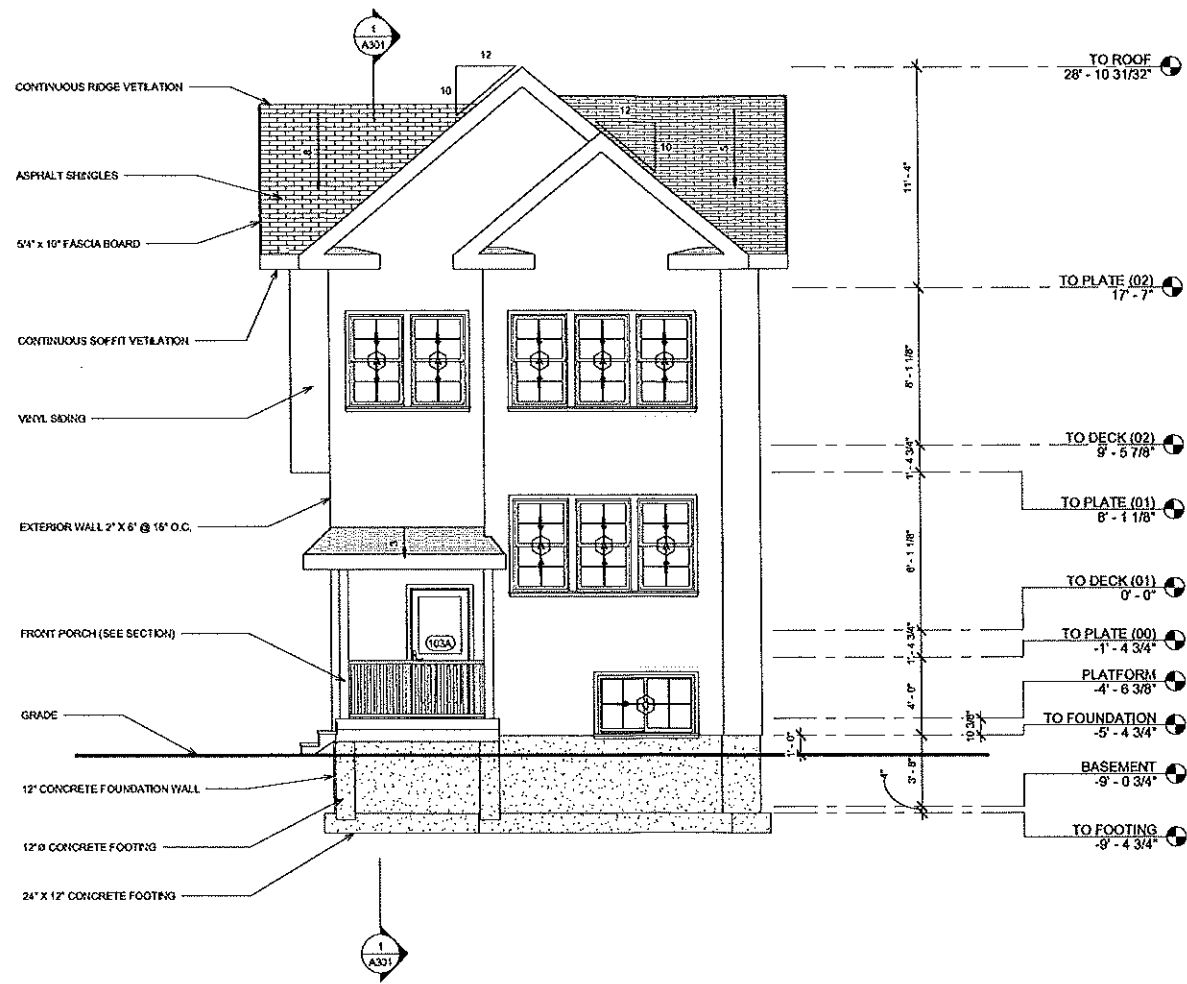
MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

**SECOND FLOOR
PLAN**

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1 - SOUTH ELEVATION
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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OWNER / CLIENT

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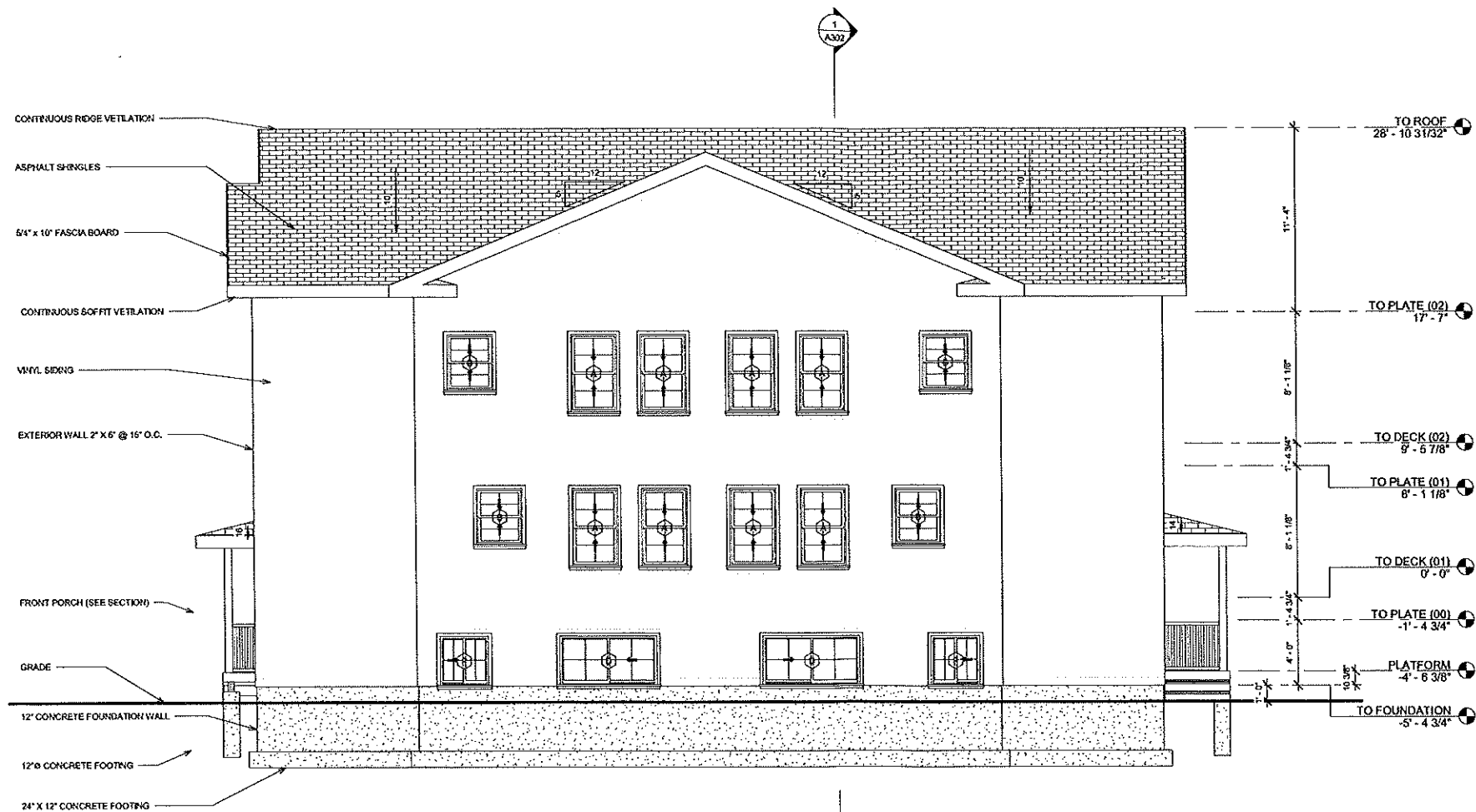
63 HILTON ST. NEW
CONSTRUCTION

SOUTH ELEVATION

Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker

A201

Scale 1/4" = 1'-0"



① 2- EAST ELEVATION
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
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OWNER / CLIENT

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DESIGNER
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23 JOSLIIN STREET
PROVIDENCE, RI 02909
401 430-0596

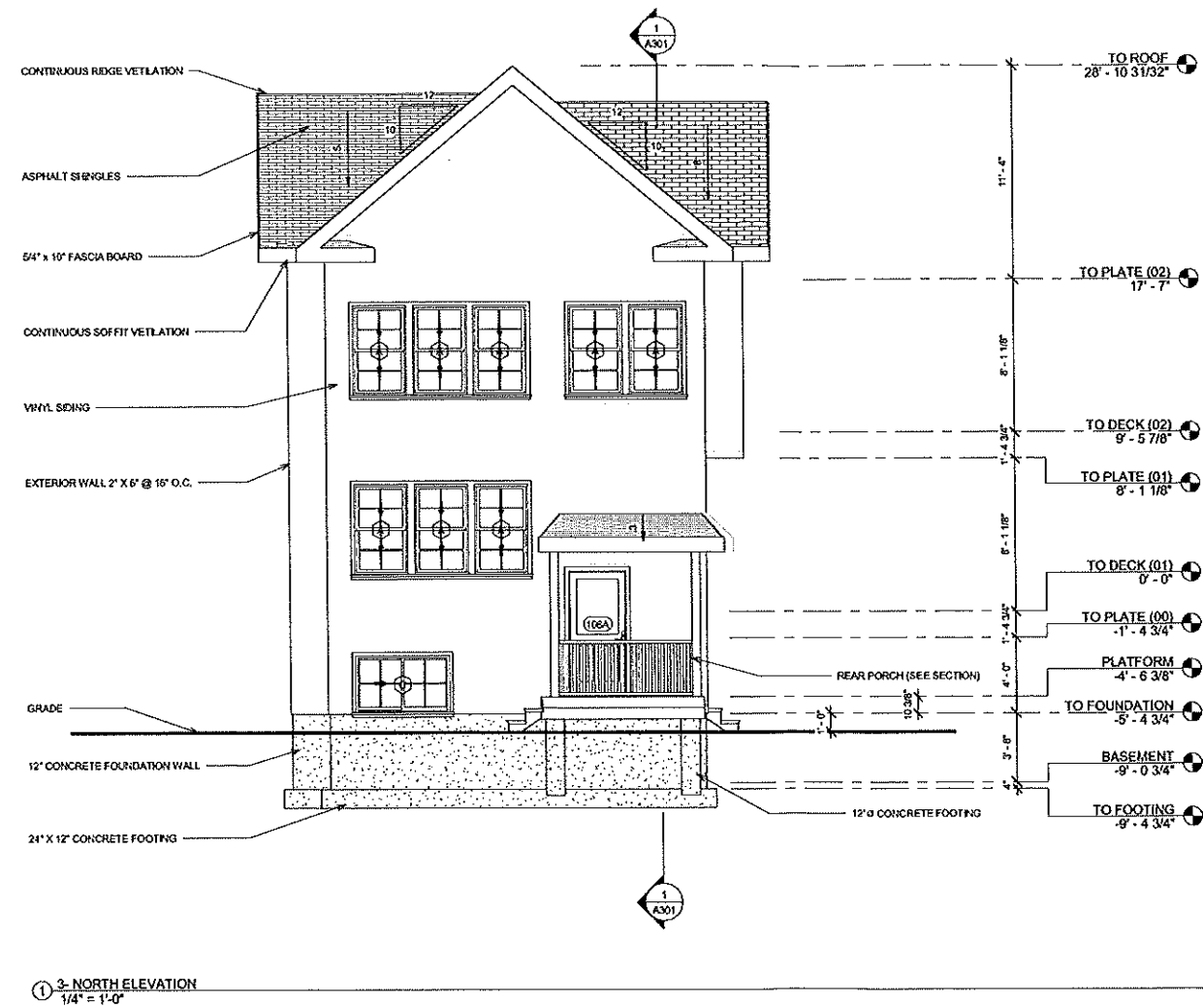
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63 HILTON ST. NEW
CONSTRUCTION

EAST ELEVATION

Project number	#
Date	04/23/2022
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① 2- NORTH ELEVATION
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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OWNER / CLIENT

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TEL. 401 479-9051

**DESIGNER
EUGENIO OVALLE**

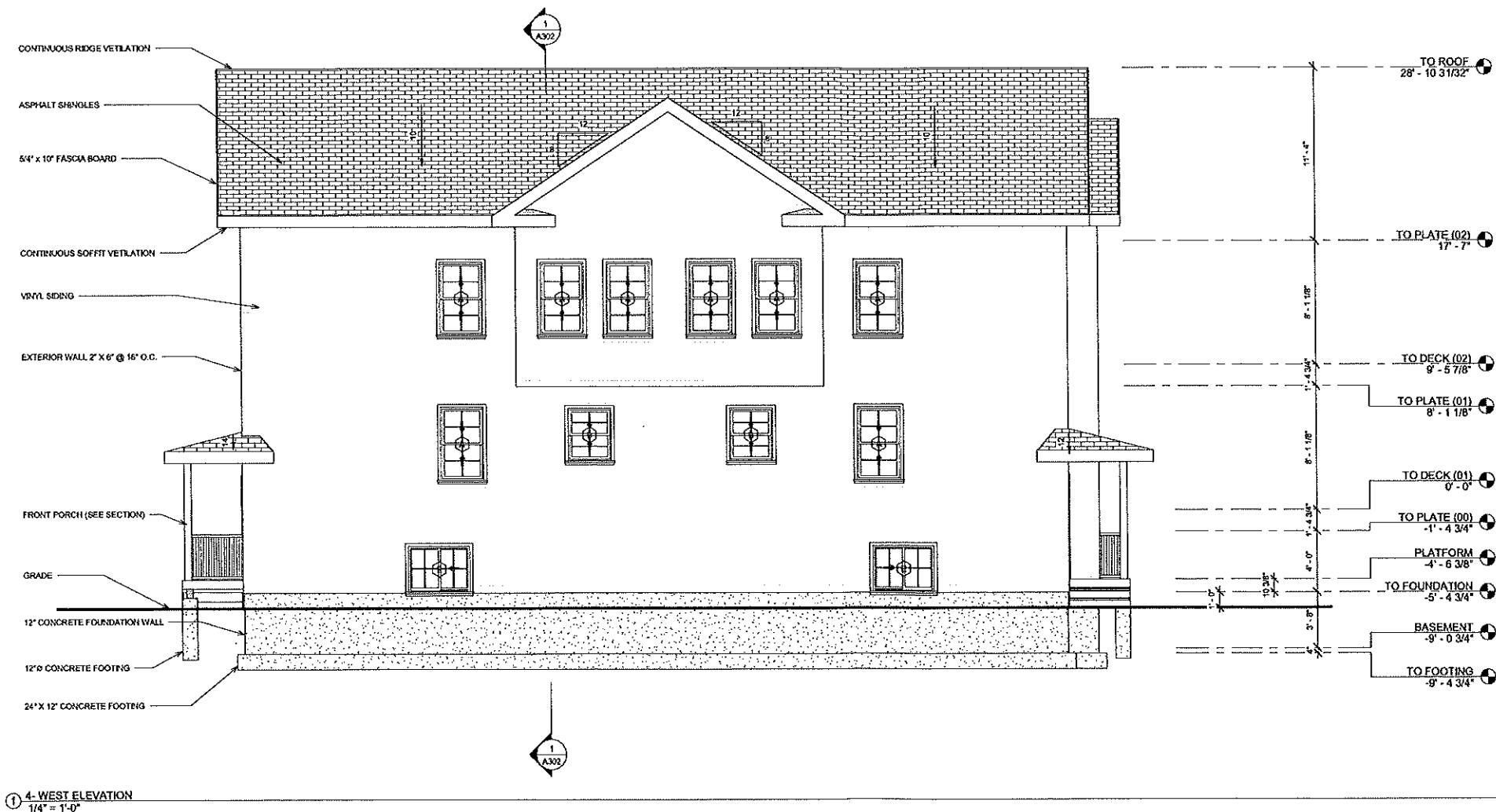
23 JOSLIIN STREET
PROVIDENCE, RI 02909
401 430-0596

MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

NORTH ELEVATION

Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker
A203	
Scale	1/4" = 1'-0"



1 4- WEST ELEVATION
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
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OWNER / CLIENT

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CRANSTON, RI 02910

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DESIGNER
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401 430-0596

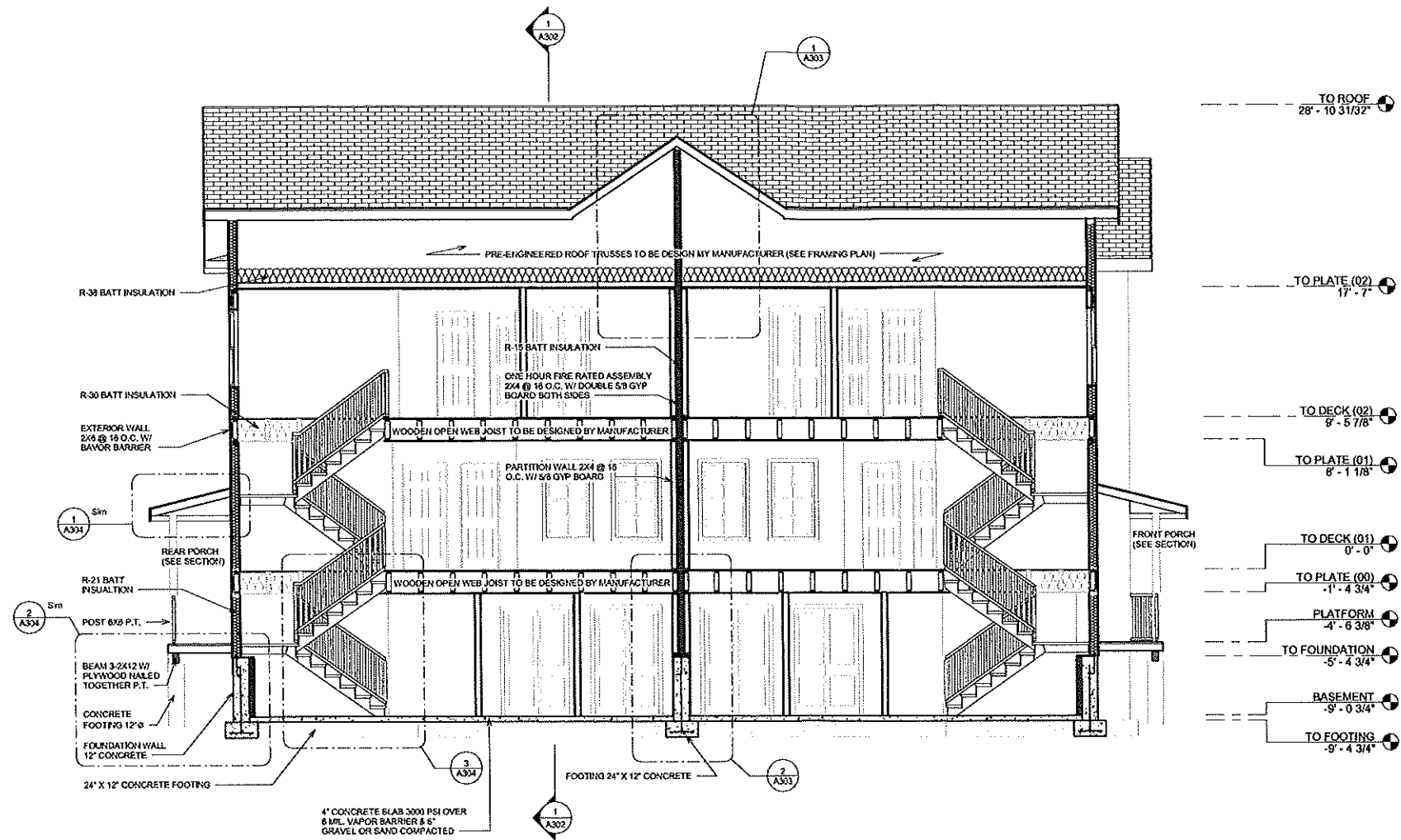
MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

WEST ELEVATION

Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker
A204	
Scale	1/4" = 1'-0"

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SECTION A
1/4" = 1'-0"

- TO ROOF
28' - 10 31/32"
- TO PLATE (02)
17' - 7"
- TO DECK (02)
8' - 5 7/8"
- TO PLATE (01)
8' - 1 1/8"
- TO DECK (01)
0' - 0"
- TO PLATE (00)
1' - 4 3/4"
- PLATFORM
4' - 6 3/8"
- TO FOUNDATION
5' - 4 3/4"
- BASEMENT
9' - 0 3/4"
- TO FOOTING
9' - 4 3/4"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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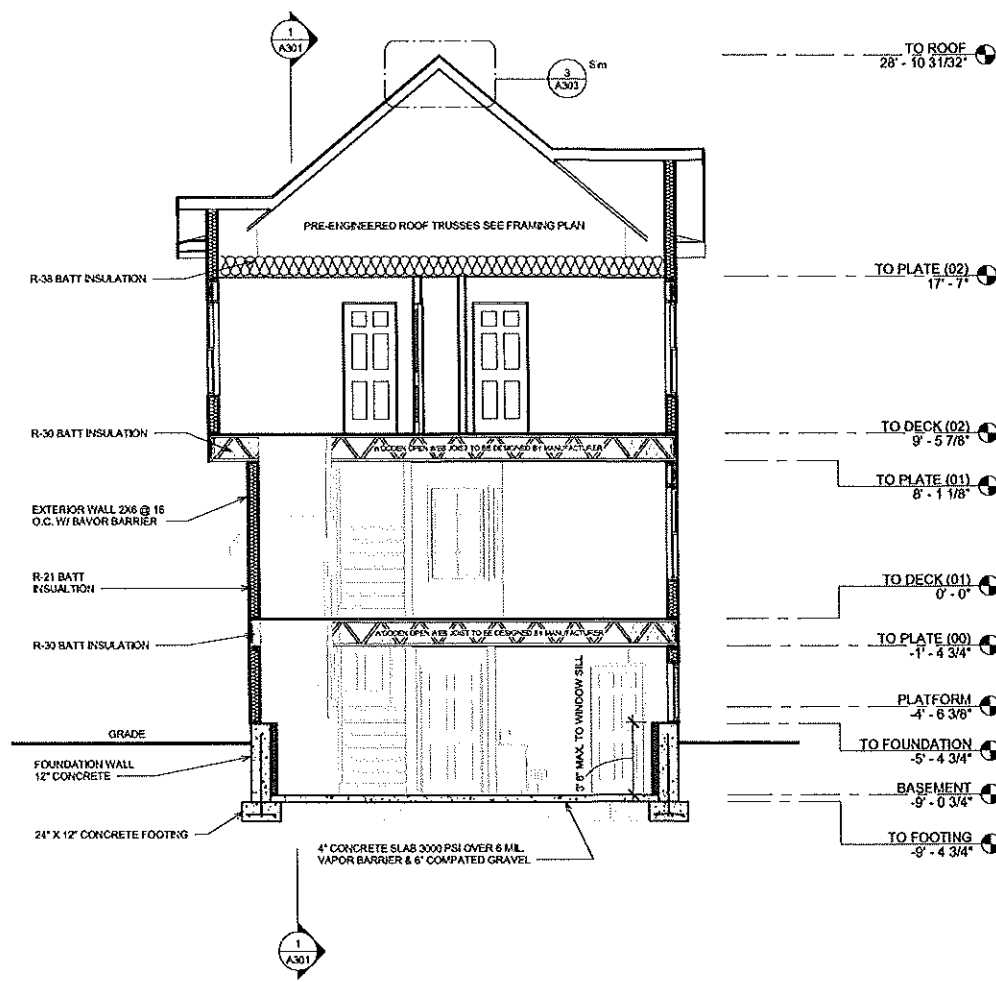
MAESTROOVALLE@GMAIL.COM

63 HILTON ST. NEW
CONSTRUCTION

BUILDING SECTION
AA

Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker
A301	
Scale	1/4" = 1'-0"

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SECTION B
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
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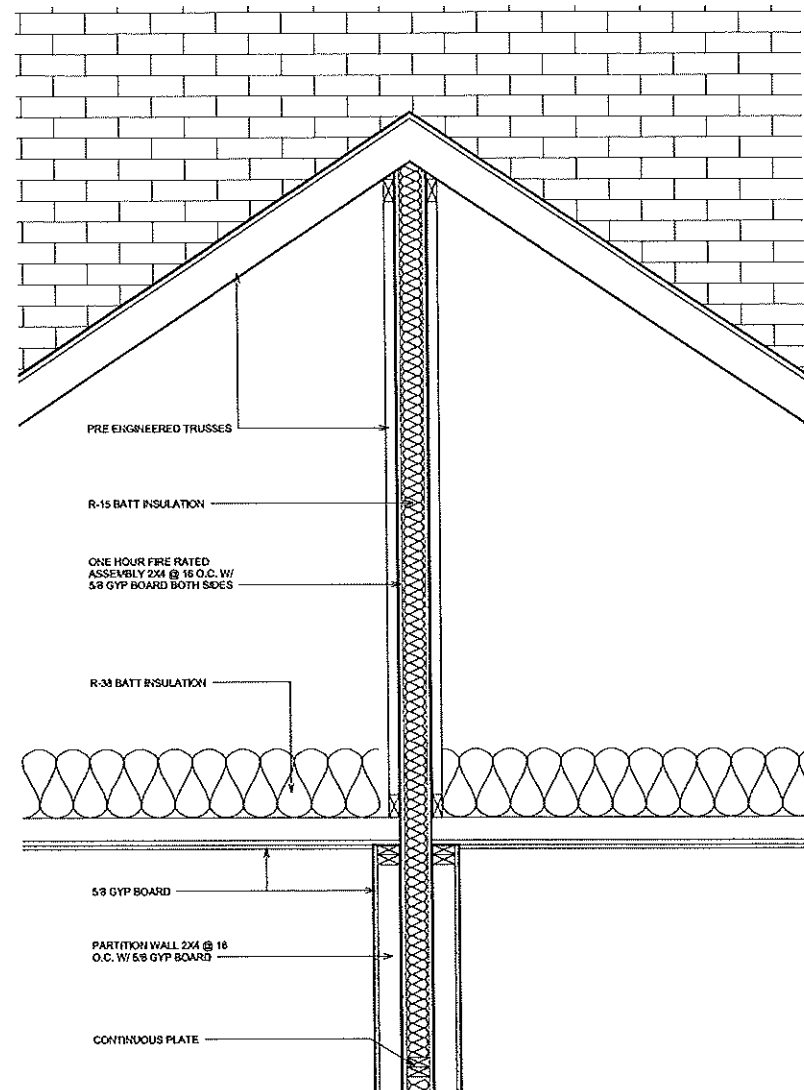
23 JOSLIIN STREET
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63 HILTON ST. NEW
CONSTRUCTION

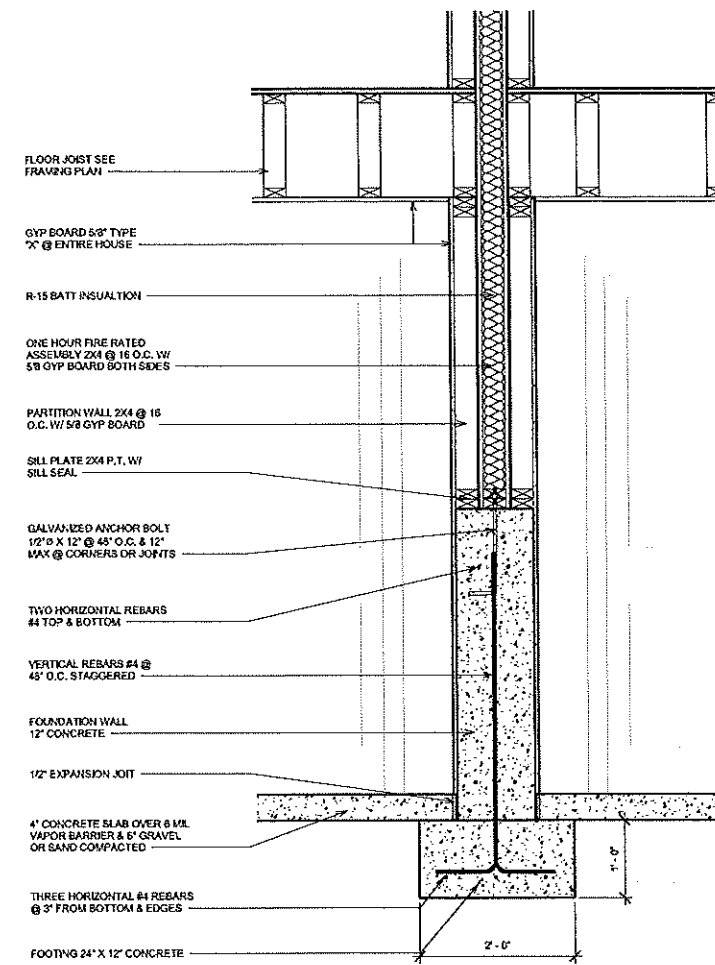
BUILDING SECTION
BB

Project number	#
Date	04/23/2022
Drawn by	Author
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A302	
Scale	1/4" = 1'-0"

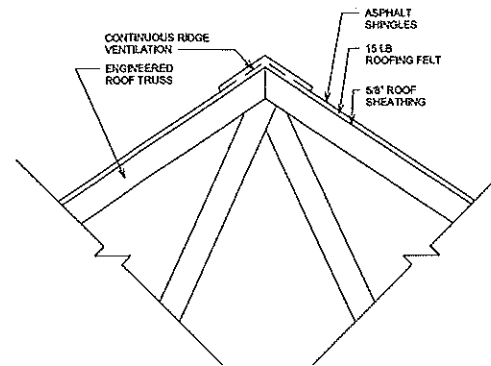
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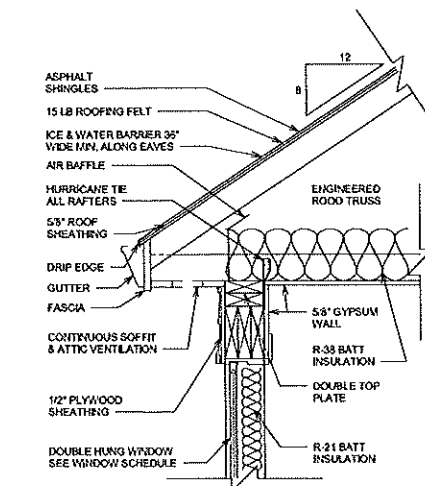
① ONE HOUR FIRE RATED ASSEMBLY TOP
1" = 1'-0"



② ONE HOUR FIRE RATED ASSEMBLY
1" = 1'-0"



③ ROOF & RIDGE
1" = 1'-0"



④ ROOF & SOFFIT
1" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
WOOD FRAMING & GABLE ROOF

OWNER / CLIENT

EVANIZ SUAREZ
765 PARK AVENUE APT 2
CRANSTON, RI 02910
TEL. 401 479-9051

DESIGNER
EUGENIO OVALLE

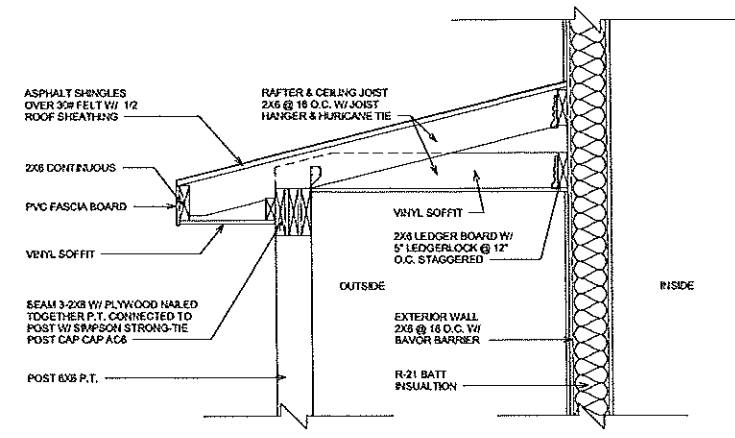
23 JOSLIIN STREET
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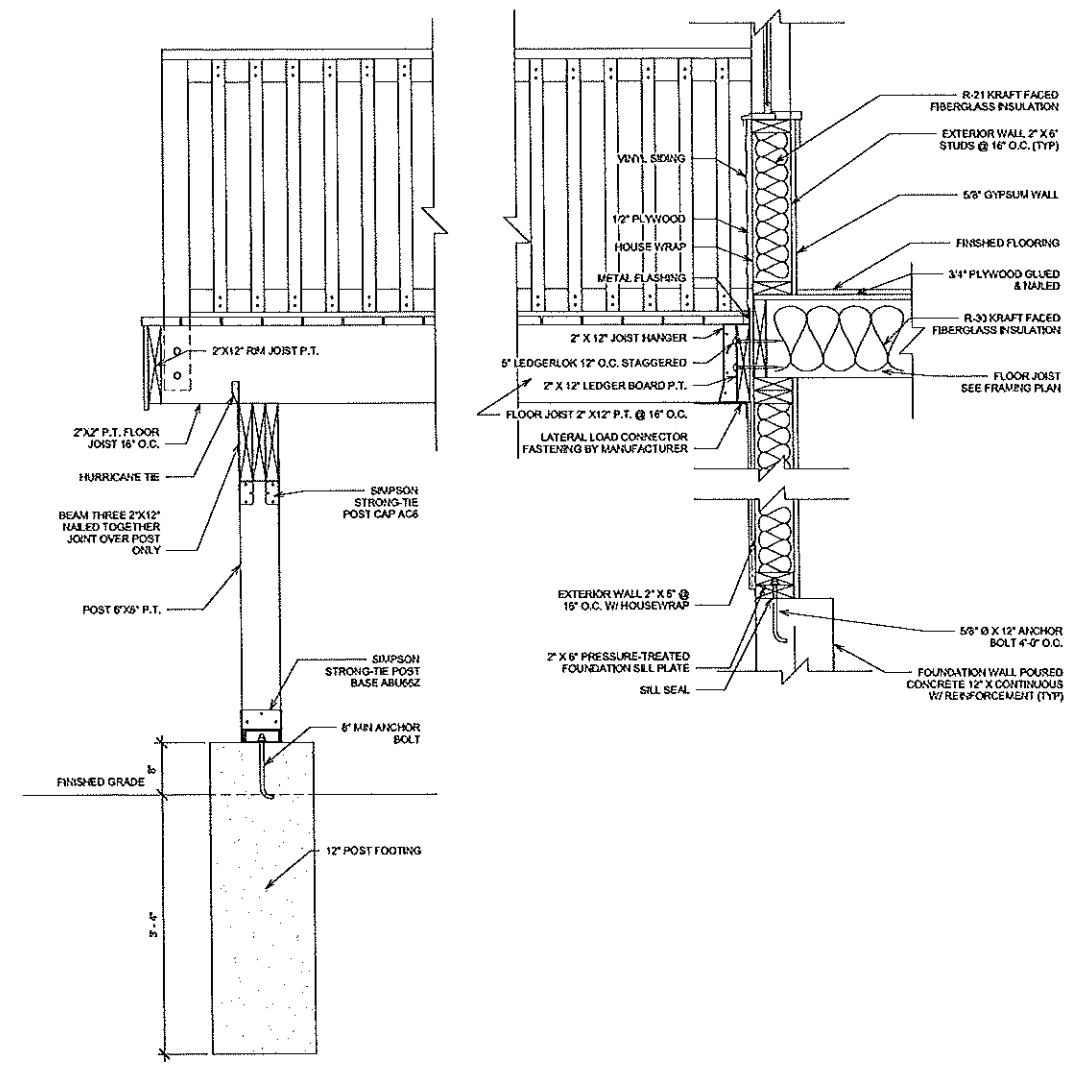
63 HILTON ST. NEW
CONSTRUCTION

WALL & ROOF
DETAILS

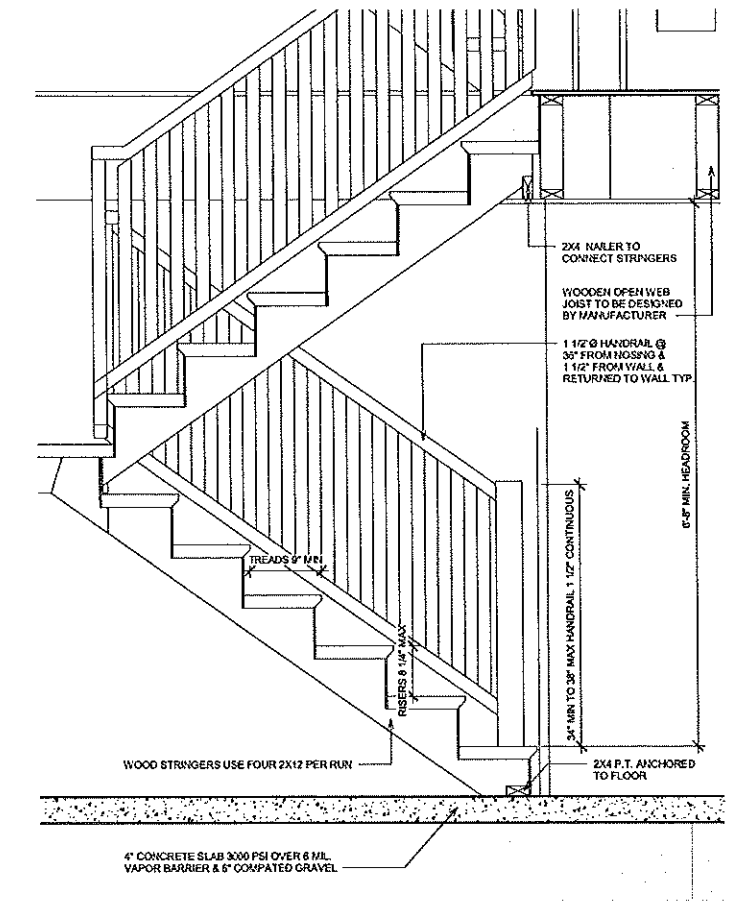
Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker
A303	
Scale	1" = 1'-0"



1 PORCH ROOF DETAIL
1" = 1'-0"



2 DECK & PORCH DETAILS
1" = 1'-0"



3 STAIR DETAILS
1" = 1'-0"

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63 HILTON ST. NEW
CONSTRUCTION

PORCH & STAIR
SECTIONS

Project number	#
Date	04/23/2022
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A304	
Scale	1" = 1'-0"

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DOOR SCHEDULE

MARK	DOOR TYPE	WIDTH	HEIGHT	HEADER
001A	INTERIOR SIX PANEL WOOD SOLID CORE	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
001B	INTERIOR SIX PANEL WOOD SLIDING	4'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
001C	INTERIOR SIX PANEL WOOD SLIDING	4'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
002A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
003A	INTERIOR SIX PANEL WOOD SOLID CORE	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
004A	INTERIOR SIX PANEL WOOD SOLID CORE	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
004B	INTERIOR SIX PANEL WOOD SLIDING	4'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
004C	INTERIOR SIX PANEL WOOD SLIDING	4'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
005A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
006A	INTERIOR SIX PANEL WOOD SOLID CORE	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
101A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
102A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-4"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
103A	EXTERIOR ENTRY HALF GLASS / VINYL	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
106A	EXTERIOR ENTRY HALF GLASS / VINYL	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
107A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-4"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
108A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
201A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
201B	INTERIOR SIX PANEL WOOD SLIDING	4'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
202A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-4"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
202B	INTERIOR SIX PANEL WOOD SOLID CORE	1'-6"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
203A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
203B	INTERIOR SIX PANEL WOOD SLIDING	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
204A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
204B	INTERIOR SIX PANEL WOOD SLIDING	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
205A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
205B	INTERIOR SIX PANEL WOOD SLIDING	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
206A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
206B	INTERIOR SIX PANEL WOOD SLIDING	3'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
207A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-4"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
207B	INTERIOR SIX PANEL WOOD SOLID CORE	1'-6"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
208A	INTERIOR SIX PANEL WOOD SOLID CORE	2'-8"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK
208B	INTERIOR SIX PANEL WOOD SLIDING	5'-0"	6'-8"	TWO 2"X12" & ONE 2"X6" BOTTOM AND ONE JACK

WINDOW SCHEDULE

MARK	TYPE	QTY	WIDTH	HEIGHT	SHGC (MAX)	U-FACTOR (MAX)	TEMPERED	COMMENTS
A	DOUBLE HUNG	32	2'-10"	4'-9"	0.4	0.3		
B	DOUBLE HUNG	6	2'-10"	3'-5"	0.4	0.3		
C	SLIDING DOUBLE	2	5'-0"	3'-0"	0.4	0.3		
D	SLIDING DOUBLE	2	6'-0"	3'-0"	0.4	0.3		
E	SLIDING DOUBLE	2	4'-0"	3'-0"	0.4	0.3		
F	SLIDING DOUBLE	2	3'-0"	3'-0"	0.4	0.3		

ROOM FINISH SCHEDULE

NO.	NAME	AREA	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT
001	MASTER BEDROOM	208 SF	5-1/4" BASE MOUNDING PAINTED	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
002	MASTER BATHROOM	58 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
003	LAUNDRY/MECH ROOM	49 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
004	MASTER BEDROOM	208 SF	5-1/4" BASE MOUNDING PAINTED	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
005	MASTER BATHROOM	58 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
006	LAUNDRY/MECH ROOM	50 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
101	LIVING ROOM	105 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
102	BATHROOM	48 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
103	KITCHEN	126 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
104	DINING ROOM	107 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
105	DINING ROOM	107 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
106	KITCHEN	126 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
107	BATHROOM	48 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
108	LIVING ROOM	106 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
201	BEDROOM	107 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
202	BATHROOM	46 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
203	BEDROOM	91 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
204	BEDROOM	90 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
205	BEDROOM	91 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
206	BEDROOM	90 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
207	BATHROOM	45 SF	CERAMIC TILES	CERAMIC TILES	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"
208	BEDROOM	95 SF	5-1/4" BASE MOUNDING PAINTED	3/4" SOLID HARDWOOD	GYP BOARD TAPED & PAINTED	GYP BOARD TAPED & PAINTED	8'-0"

63 HILTON STREET PROVIDENCE, RI
TWO FAMILIES DWELLING (FRONT &
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WOOD FRAMING & GABLE ROOF

OWNER / CLIENT

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63 HILTON ST. NEW CONSTRUCTION

SCHEDULES

Project number	#
Date	04/23/2022
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A601

Scale



① FRONT 3D VIEW

63 HILTON STREET PROVIDENCE, RI
 TWO FAMILIES DWELLING (FRONT &
 BACK) TWO STORIES & HABITABLE
 LOWER LEVEL, CONCRETE FOUNDATION
 WOOD FRAMING & GABLE ROOF

OWNER / CLIENT

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63 HILTON ST. NEW
 CONSTRUCTION

3D VIEW

Project number	#
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A901	
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① REAR 3D VIEW

63 HILTON STREET PROVIDENCE, RI
 TWO FAMILIES DWELLING (FRONT &
 BACK) TWO STORIES & HABITABLE
 LOWER LEVEL, CONCRETE FOUNDATION
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 765 PARK AVENUE APT 2
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**DESIGNER
 EUGENIO OVALLE**

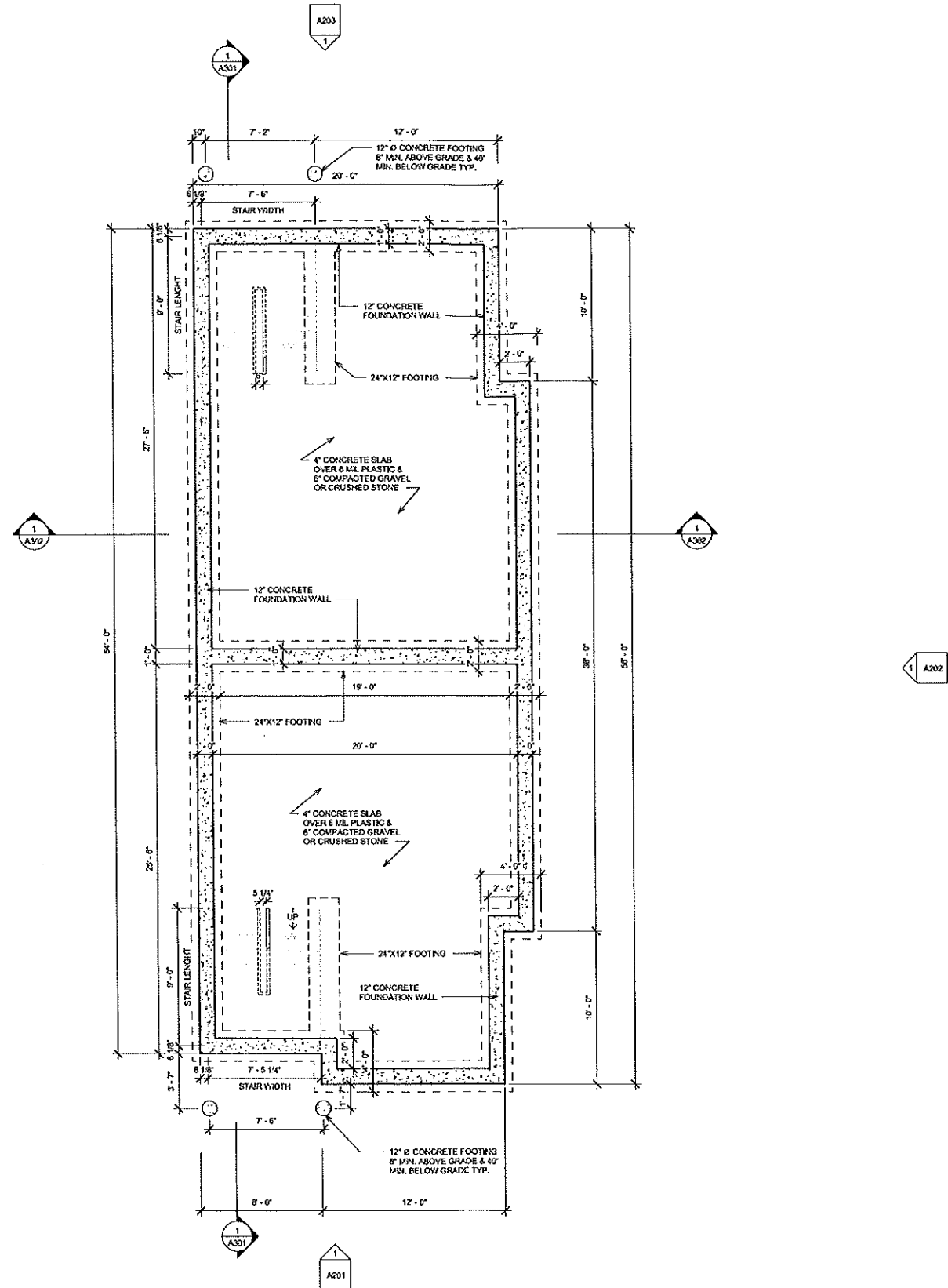
23 JOSLIIN STREET
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63 HILTON ST. NEW
 CONSTRUCTION

3D VIEW

Project number	#
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A902	
Scale	



① 0. FOUNDATION PLAN
1/4" = 1'-0"

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BACK) TWO STORIES & HABITABLE
LOWER LEVEL, CONCRETE FOUNDATION
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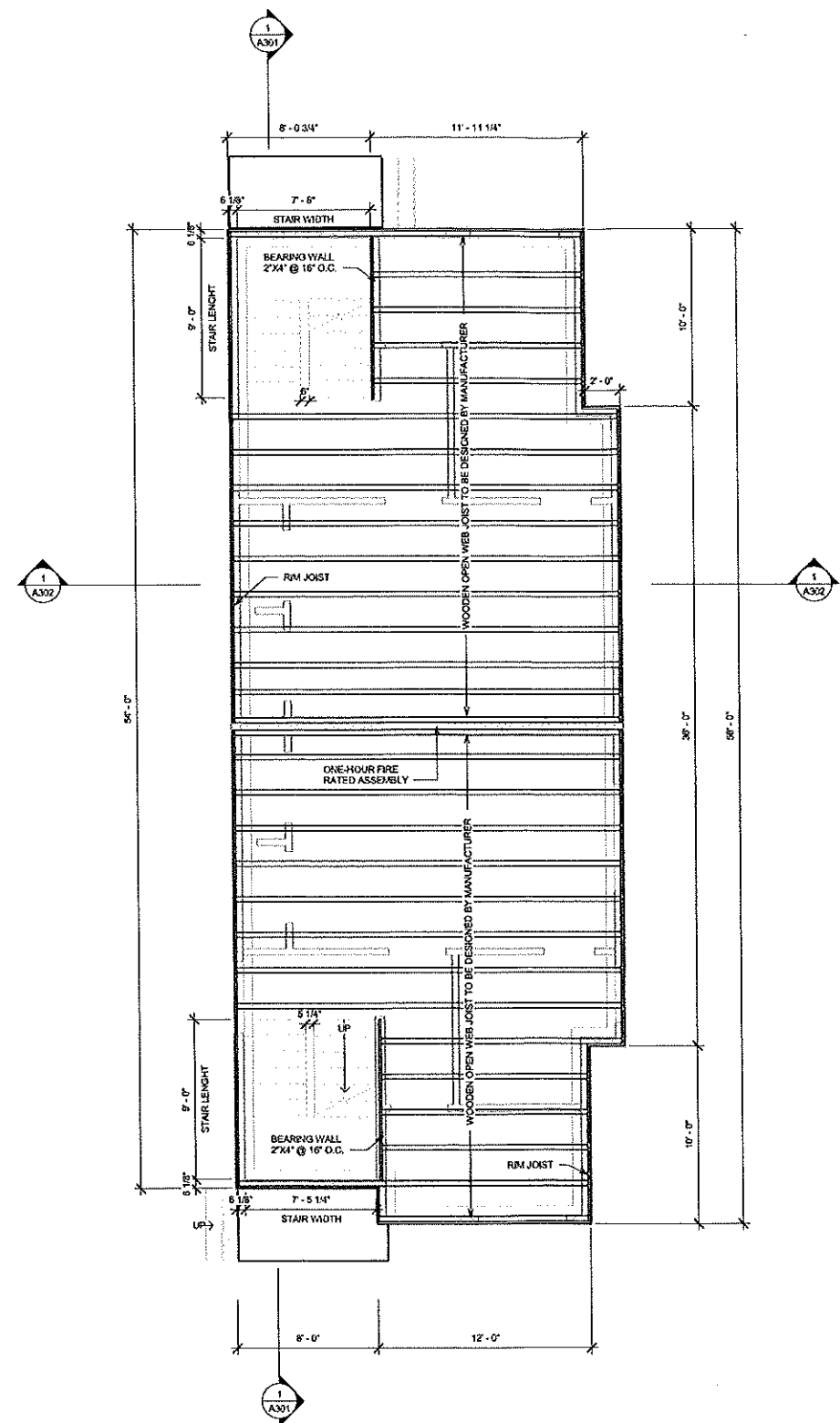
**DESIGNER
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**63 HILTON ST. NEW
CONSTRUCTION
FOUNDATION PLAN**

Project number	#
Date	04/23/2022
Drawn by	Author
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S100	
Scale	1/4" = 1'-0"

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① 1- FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

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TWO FAMILIES DWELLING (FRONT &
BACK) TWO STORIES & HABITABLE
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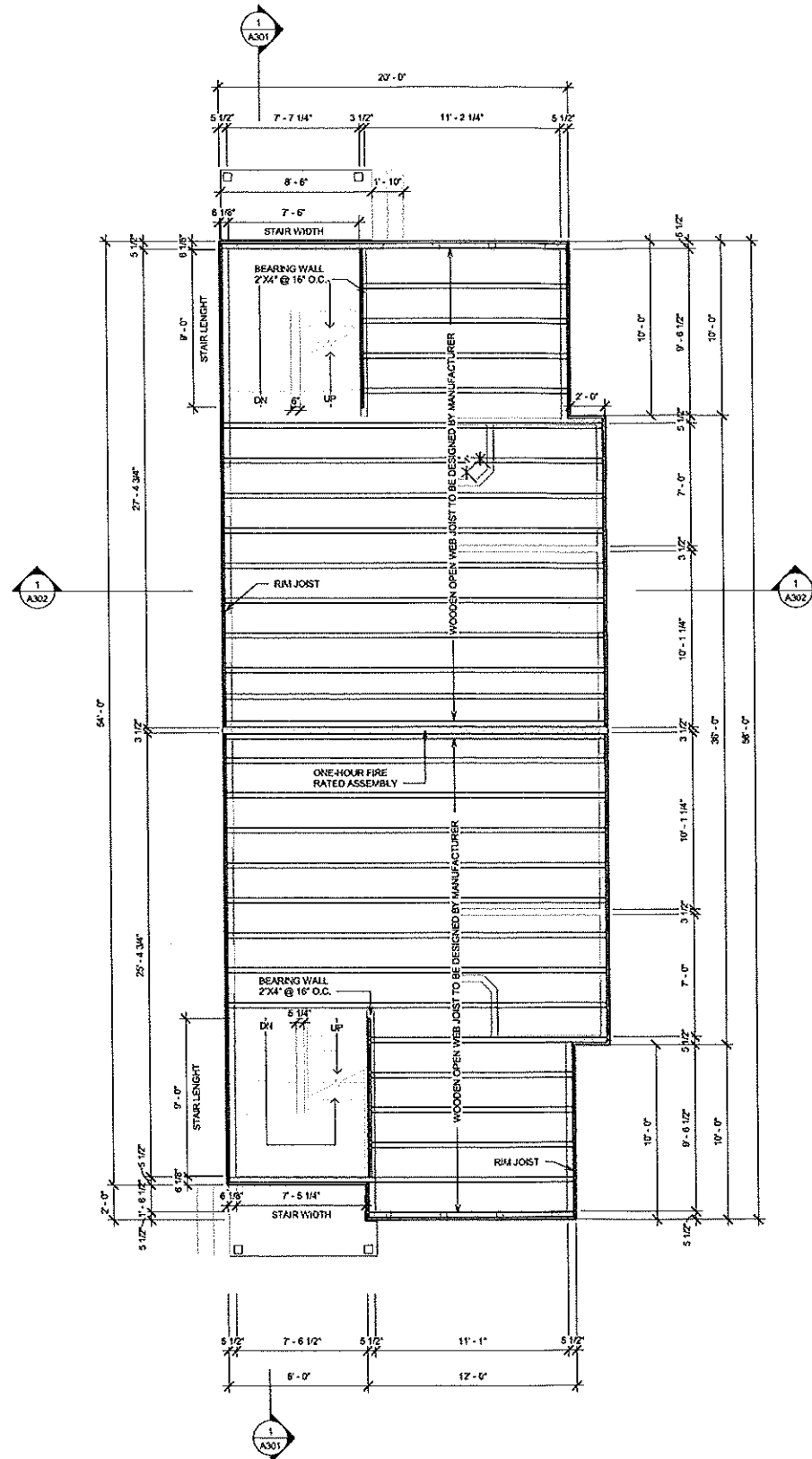
63 HILTON ST. NEW
CONSTRUCTION

**FIRST FLOOR
FRAMING PLAN**

Project number	#
Date	04/23/2022
Drawn by	Author
Checked by	Checker

S101

Scale 1/4" = 1'-0"



1 2- SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

63 HILTON STREET PROVIDENCE, RI
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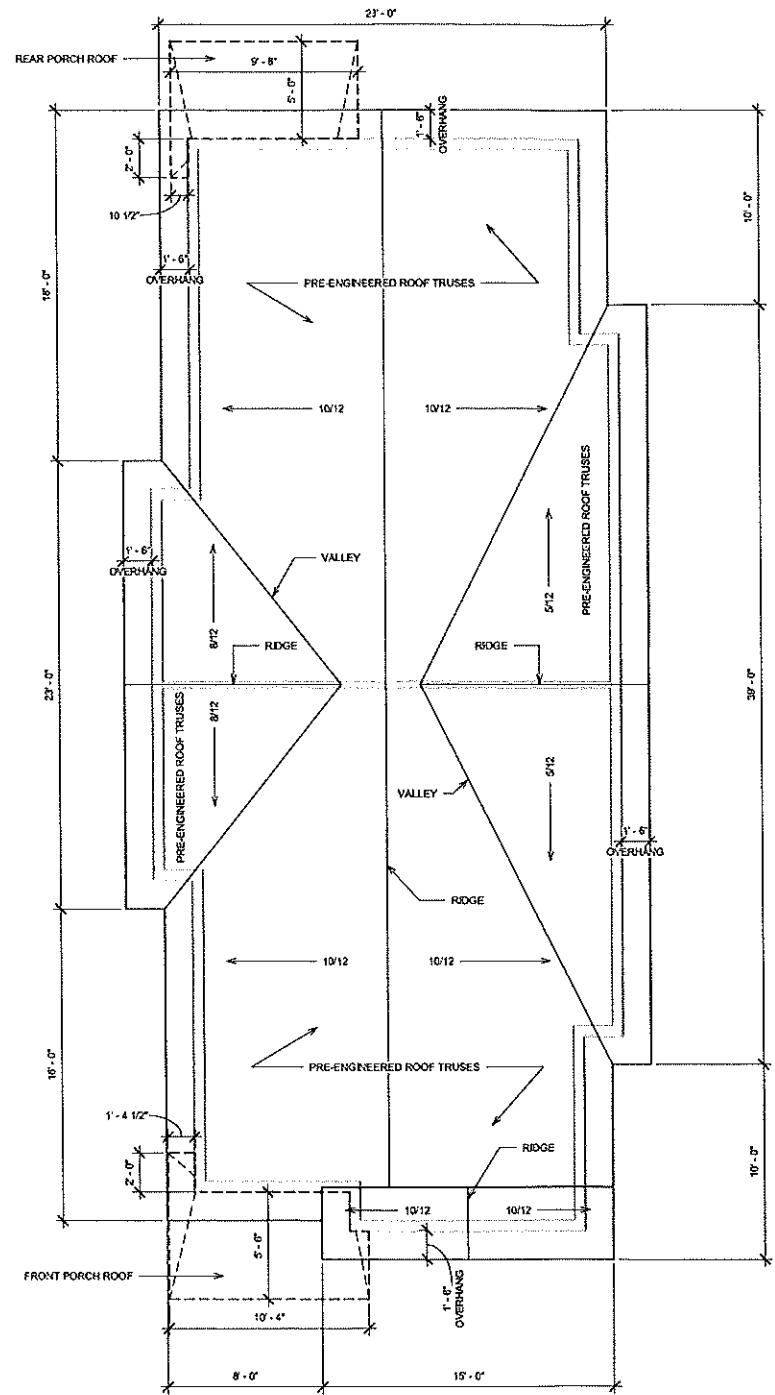
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63 HILTON ST. NEW
CONSTRUCTION

SECOND FLOOR
FRAMING PLAN

Project number	#
Date	04/23/2022
Drawn by	Author
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S102	
Scale	1/4" = 1'-0"

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① 3- ROOF FRAMING PLAN
1/4" = 1'-0"

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63 HILTON ST. NEW
CONSTRUCTION

**ROOF FRAMING
PLAN**

Project number	#
Date	04/23/2022
Drawn by	Author
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S103	
Scale	1/4" = 1'-0"

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