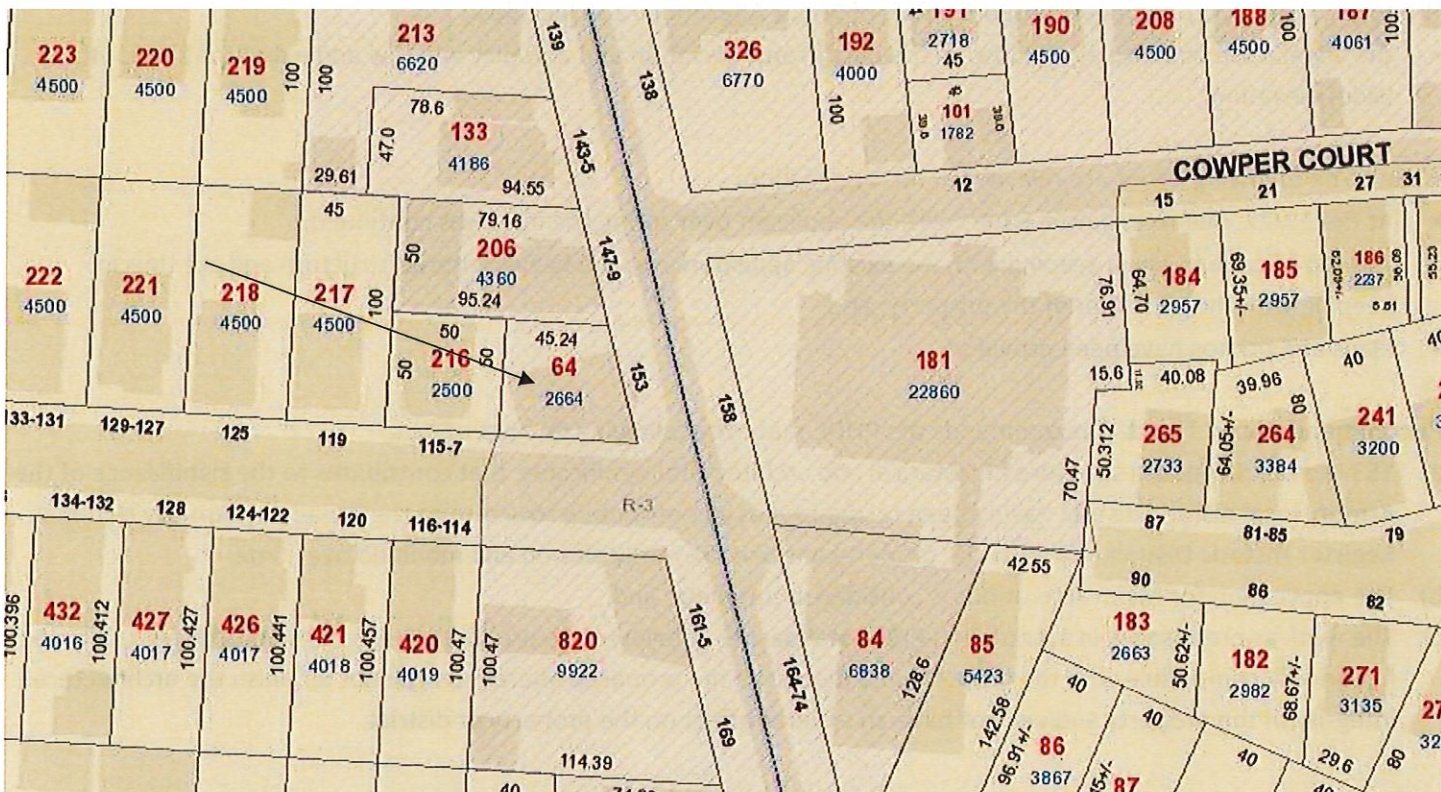
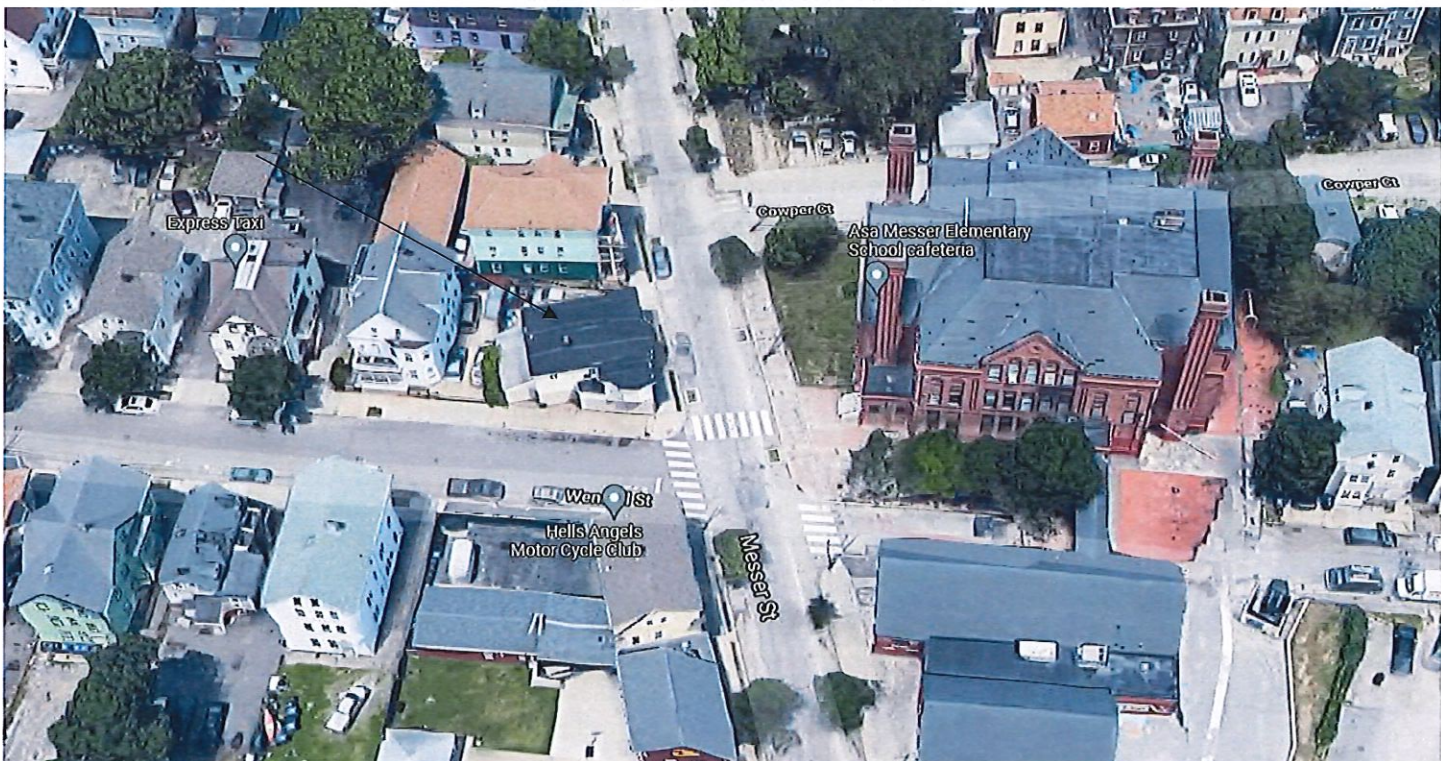


2. CASE 21.128, 153 MESSER STREET, House, c1890 (ARMORY).

2-story; flat roof; house; with oriel on front and side. Now covered with vinyl/aluminum siding and heavily altered.  
CONTRIBUTING



Arrow indicates 153 Messer Street.



Arrow indicates project location, looking north.

**Applicant/Owner:** Candido Rodriguez, Messer Street, Providence, RI 02909

**Designer/Engineer:** Mohamed H. Hussein, PE, 110 Barrett Ave, North Providence, RI 02904

**Proposal:** The scope of work proposed consists of Major Alterations and includes:

- the installation of a display window on the east (front) elevation and a display window and a door on the south (side) elevation.

**Issues:** The following issues are relevant to this application:

- At the 11/22, due to technical issues with the applicant over zoom, the item was continued;
- The modifications are in keeping with the existing appearance of the heavily altered structure and are thus in keeping with the character of the property; and,
- Plans and photos have been provided.

**Recommendations:** The staff recommends the PHDC make the following findings of fact:

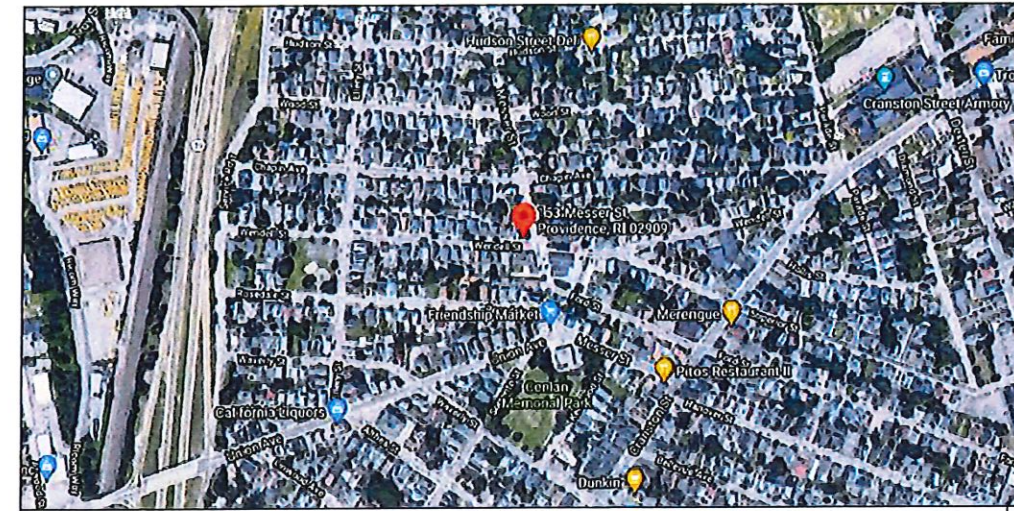
- a) 153 Messer Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district having been recognized as a contributing structure to the Broadway/Armory National Register Historic District, however the property has been severely altered and modified over time;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposal as submitted is architecturally and historically compatible with the property and district as the proposed alterations will not diminish the architectural integrity of the property and will not have an adverse effect on the property or district.

**Staff recommends a motion be made stating that: The application is considered complete. 153 Messer Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district, having been recognized as a contributing structure to the Broadway/Armory National Historic Register District, however the property has been severely altered and modified over time. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district and will not have an adverse effect on the property or district (Standard 8), citing and agreeing to the recommendations in the staff report, with staff to review any additional details.**

# CHANGE OF STORE USED INTO CONVENIENCE STORE

## 153-155 MESSER ST. PROVIDENCE, RI 02909

### BUILDING CODE ANALYSIS



**ZONING MAP**  
NOT TO SCALE

#### LIST OF DRAWINGS

|        |                                       |        |                         |
|--------|---------------------------------------|--------|-------------------------|
| TS     | TITLE SHEET                           | 4 OF 6 | SAFETY & AREA PLANS     |
| 1 OF 6 | PLOT PLANS                            | 5 OF 6 | DETAILS                 |
| 2 OF 6 | EXISTING BASEMENT & FIRST FLOOR PLANS | 6 OF 6 | RIGHT & LEFT ELEVATIONS |
| 3 OF 6 | PROPOSED & FIRE ALARM PLANS           |        |                         |

#### ZONING INFORMATION

|             |         |
|-------------|---------|
| PLAT & LOT: | 37 & 64 |
| ZONING:     | R-3     |
| HEIGHT:     | 20'-0"± |
| No. STORES: | 2       |

#### FINISH SCHEDULE

| ROOM # | ROOM NAME      | FLOOR | BASE | WALLS | CEILING | CEILING HEIGHT | REMARK |
|--------|----------------|-------|------|-------|---------|----------------|--------|
| 101    | GROCERY STORE  | A     | G    | K     | K       | 9'-00"         |        |
| 102    | CHECK OUT      | A     | G    | K     | K       | 9'-00"         |        |
| 103    | BATH           | A     | G    | K     | K       | 9'-00"         |        |
| 104    | CUSTOMER       | A     | G    | K     | K       | 9'-00"         |        |
| 105    | SERVICE AREA   | A     | G    | K     | K       | 9'-00"         |        |
| 106    | WALK-IN COOLER | A     | G    | K     | K       | 9'-00"         |        |
| 107    | STAIR          | A     | G    | K     | K       | 9'-00"         |        |
| 108    | STAIR          | A     | G    | K     | K       | 9'-00"         |        |

#### DOOR SCHEDULE

| DOOR #     | LOCATION      | TYPE   | SIZE  | NOTE |
|------------|---------------|--|-------|------|
| 101A, B, C | GROCERY STORE | EXTERIOR SELF CLOSING INSULATE COMMERCIAL DOOR | 36X80 | NEW  |
| 102A       | CHECKING OUT  | MASONITE PANEL                                 | 36X80 | NEW  |
| 103A       | BATHROOM      | MASONITE PANEL                                 | 36X80 | NEW  |
| 105A       | MEAT PRODUCE  | MASONITE PANEL                                 | 36X80 | NEW  |
| 107A       | STAIR         | MASONITE PANEL                                 | 36X80 | NEW  |
| 107B       | STAIR         | EXTERIOR SELF CLOSING INSULATE COMMERCIAL DOOR | 36X80 | NEW  |
| 108A       | STAIR         | EXTERIOR INSULATE                              | 36X80 | NEW  |

#### MATERIAL

| MATERIALS                 |  |
|---------------------------|--|
| A- VCT COMMERCIAL TILES   | G- 4" VINYL COVE BASE                                    |
| B- 5/8"x6" P.T. DECKING   | H- EXISTING STONE & BRICK W/ TWO COATS OF CEMENT PLASTER |
| C- CERAMIC TILES          | J- VINYL SIDING & 2"x2" GUARDRAILS (WOOD)                |
| D- VINYL SHEET            | K- GYPSUM WALL BOARD TAPED & PAINTED                     |
| E- 3/4" HARDWOOD FLOORING | M- EXISTING FLOOR JOIST                                  |
| F- 3-1/4" CROWN MOULDING  | N- VINYL SOFFIT  |

#### WINDOW SCHEDULE

| SYM. | QUANT. | TYPE                               | SIZE      | UR-FACTOR   |
|------|--------|------------------------------------|-----------|-------------|
| A    | 2      | INSULATED GLASS COMMERCIAL WINDOWS | 72" X 48" | .20 OR LESS |

#### HEADER & EXHAUST LEGEND

|     |                                  |
|-----|----------------------------------|
| H-1 | TWO-2"x10" DOUGLAS FIR (HEADERS) |
| H-2 | TWO-2"x12" DOUGLAS FIR WOOD BEAM |

#### WALL TYPE

| WALL | DESCRIPTION  |
|------|--|
|      | EXISTING 12" WIDE RUBBLE STONE   |
|      | EXISTING EXTERIOR WALL 2"x4" WOOD STUD WITH 1/2" ONE LAYER OF GYPSUM BOARD TAPED & PAINTED INSIDE & VINYL SIDING OUTSIDE |
|      | EXISTING 4" STUDS W/ ONE LAYER 5/8" GYPSUM WALL BOARD TAPED & PAINTED BOTH SIDES   |
|      | NEW INTERIOR WALL 2"x4" WOOD STUD @ 16" O.C. WITH 1/2" ONE LAYER OF GYPSUM BOARD TAPED & PAINTED                         |

#### FIRE ALARM LEGENDS

| SYM. | DEVICES                            | NOTES                |
|------|------------------------------------|----------------------|
|      | HEAT DETECTOR                      |                      |
|      | HEAT DETECTOR 135R                 |                      |
|      | HEAT DETECTOR 160F                 |                      |
|      | WATER SUPPLY                       |                      |
|      | CARBON MONOXIDE                    |                      |
|      | SMOKE & CARBON MONOXIDE            |                      |
|      | EMERGENCY EXIT & LIGHTING DEVICE   |                      |
|      | EMERGENCY LIGHTING DEVICE (DOUBLE) |                      |
|      | EMERGENCY LIGHTING DEVICE (SINGLE) |                      |
|      | PULL STATION OR FIRE ALARM SWITCH  | 5' MAXIMUM FROM DOOR |
|      | HORN ONLY                          |                      |
|      | STROBE ONLY                        |                      |
|      | HORN / STROBE COMBINATION          |                      |
|      | HORN / STROBE COMBINATION          | WEATHERPROOF         |
|      | FIRE ALARM MASTER BOX              |                      |
|      | FIRE ALARM CONTROL PANEL           |                      |
|      | FIRE EXTINGUISHER                  |                      |
|      | KNOX BOX                           |                      |

#### PROJECT SUMMARY

THIS PROJECT WILL INCLUDE THE RENOVATION OF AN EXISTING +/- 1,122 SF SIDING EXTERIOR WALL TENANT SPACE (STORAGE "GROUP S-2") INTO A CONVENIENCE STORE (GROUP "M"). SCOPE OF WORK CONSIST: INSTALLATION OF PLUMBING AND ELECTRICAL WILL BE REQUIRED. RESTROOM EXPANSION- PAINT CEILING AND INTERIOR WALLS, PACES TWO DOOR AND THREE WINDOWS ALSO FIRE ALARM SYSTEM WILL BE UPDATED.

THIS CODE ANALYSIS HAS BEEN PREPARED USING THE: 2015 EDITION OF THE INTERNATIONAL CODES (IBC, IECC), RISBC-1 RHODE ISLAND STATE BUILDING CODE, RISBC-3 RHODE ISLAND STATE PLUMBING CODE, RISBC-4 RHODE ISLAND STATE MECHANICAL CODE, RISBC-5 RHODE ISLAND STATE ELECTRICAL CODE, RISBC-19 RHODE ISLAND STATE FUEL GAS CODE, RISRC-1 RHODE ISLAND STATE REHABILITATION BUILDING AND FIRE CODE FOR EXISTING BUILDINGS, RIFSC RHODE ISLAND FIRE SAFETY CODE (NFPA 1 - 2015 EDITION).

JURISDICTION: CITY OF PROVIDENCE, RHODE ISLAND

#### CODE SUMMARY

| USE AND OCCUPANCY CLASSIFICATION              | (M) MERCANTILE (FIRST LEVEL)<br>(R-2) RESIDENTIAL (SECOND LEVEL)  |
|---|---|
| SECTION 304.1<br>SECTION 310.4                |   |
| CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS | IN ACCORDANCE WITH SECTION 503.3.2, HEIGHT AND AREA ARE RESTRICTED TO THE MOST RESTRICTIVE OF THE TWO OCCUPANCIES |

|  | ALLOWABLE QUANTITY   | ACTUAL QUANTITY  |
|--|--|--|
| TABLE 504.3 - ALL HEIGHT   | HEIGHT ABOVE GRADE PLANE - 65 FT.  | HEIGHT ABOVE GRADE PLANE - LESS THAN 30 FT.  |
| TABLE 504.4 - ALL STORY  | M: STORIES ABOVE GRADE PLANE - 1 ST<br>R-2: STORIES ABOVE GRADE PLANE - 1 ST   | STORIES ABOVE GRADE PLANE - 2 STORY  |
| TABLE 506.2 - ALL AREA   | M: AREA PER FLOOR: 1,122 SF<br>R-2: AREA PER FLOOR: 1,122 SF   | TOTAL BUILDING AREA = 2,244 SF<br>MAIN LEVEL: (M) MERCANTILE: 1,122 SF<br>(R-2) RESIDENTIAL: 1,122 SF<br>TOTAL MAIN LEVEL = 2,244 SF |
| SEPARATED OCCUPANCIES SECTION 508.4<br>CONSTRUCTION CLASSIFICATION SECTION 602.3 | USES SHALL BE INDIVIDUALLY CLASSIFIED ACCORDING TO TABLE 608.4. - FIRE RATED SEPARATION BETWEEN (M) MERCANTILE, (R-2) RESIDENTIAL USE GROUPS WILL BE NOT REQUIRED  |  |
| FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS TABLE 601              | TYPE IIA<br>PRIMARY STRUCTURAL FRAME: 1 HRS<br>BEARING WALLS - EXTERIOR: 2 HRS<br>BEARING WALLS - INTERIOR: 1 HRS<br>NONBEARING WALLS AND PARTITIONS (EXT.): SEE TABLE 602 SUMMARY<br>NONBEARING WALLS AND PARTITIONS (INT.): 0 HRS<br>FLOOR CONSTRUCTION: 1 HRS<br>ROOF CONSTRUCTION: 1 HRS |  |

|  |  |
|--|--|
| FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE TABLE 602 | DISTANCE TO ADJACENT BUILDING/LOT LINES IS GREATER THAN 20 FT, NO RATING REQUIRED  |
| INTERIOR WALL AND CEILING FINISHES TABLE 603.11  | EXIT ENCLOSURES AND PASSAGEWAYS: B<br>CORRIDORS: C<br>ROOMS AND ENCLOSED SPACES: C |

#### CLASS 1 OR CLASS A FINISHES THROUGHOUT IS RECOMMENDED

|   |   |
|---|---|
| AUTOMATIC SPRINKLER SYSTEMS TABLE 903.2   | THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM   |
| PORTABLE FIRE EXTINGUISHERS SECTION 906.1 | PROVIDE AS REQUIRED & IN ACCORDANCE WITH THIS SECTION, NFPA AND IN COORDINATION WITH THE CITY OF PROVIDENCE FIRE DEPARTMENT.  |
| CHAPTER 10: MEANS OF EGRESS               | FUNCTION OF SPACE, ROOM NAME, AREA, OCCUP. LOAD FACTOR, OCCUPANT LOAD   |
| DESIGN OCCUPANT LOAD TABLE 1004.1.2       | NON-OCCUPIED AREAS NON-APPLICABLE: N/A<br>OCCUPIED AREAS (M) MERCANTILE: CONVENIENCE STORE, 702 SF, 60 SF GROSS, 12 OCCUP<br>OCCUPIED AREAS (M) MERCANTILE: CHECK OUT, 110.6 SF, 15 SF NET, 7 OCCUP<br>OCCUPIED AREAS (M) MERCANTILE: CUSTOMER, 119 SF, 15 SF NET, 8 OCCUP<br>OCCUPIED AREAS (M) MERCANTILE: SERVICE RETAIL, 243.4 SF, 200 SF GROSS, 1 OCCUP<br>TOTAL BUILDING OCCUPANT LOAD = 28 OCCUPANTS |

#### CODE SUMMARY (CONTD)

|   | ALLOWABLE QUANTITY  | ACTUAL QUANTITY   |
|---|---|---|
| MEANS OF EGRESS SIZING:   | NON SPRINKLED BLDG. OCCUPANT LOAD OF STORY SERVING THE STAIR / NUMBER OF EGRESS x 0.3 INCHES/OCCUP.           | 28 OCCUPANTS / 1 = 28 OCCUP. 28 x 0.3 = 8.4" MIN. STAIR WIDTH REQUIRED 44 INCHES)               |
| REQUIRED CAPACITY BASED ON OCCUPANT LOAD - STAIRWAYS SECTION 1005.3.1           | NON SPRINKLED BLDG. OCCUPANT LOAD / NUMBER OF EGRESS x 0.15 INCHES/OCCUP.                                     | 28 OCCUPANTS / 1 = 28 OCCUP. 28 x 0.15 = 4.2" (MIN. CORRIDOR WIDTH REQUIRED 44 INCHES)          |
| REQUIRED CAPACITY BASED ON OCCUPANT LOAD - STAIRWAYS SECTION 1005.3.2           | MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY TABLE 1006.3.1  | MINIMUM EXITS REQUIRED PER STORY FOR OCCUPANT LOAD LESS THAN OR EQUAL TO 500 = 2 REQUIRED EXITS |
| MIN. NUMBER OF EXITS OR ACCESS TO EXITS PER STORY TABLE 1006.3.1                | MINIMUM EXITS REQUIRED PER STORY FOR OCCUPANT LOAD LESS THAN OR EQUAL TO 500 = 2 REQUIRED EXITS               | ACTUAL # OF PROVIDED EXITS: MAIN LEVEL = 2 REQU. 4 PROVIDED                                     |
| EXIT OR EXIT ACCESS DOORWAY ARRANGEMENT SECTION 1007.1.1                        | M: 200 FT w/OUT SPRINKLER SYSTEM<br>R-2: 200 FT w/OUT SPRINKLER SYSTEM  | DOES NOT EXCEED 50 FT   |
| EXIT ACCESS TRAVEL DISTANCE TABLE 1017.2  |   |   |
| CORRIDOR FIRE-RESISTANCE RATING TABLE 1020.1                                    | SPRINKLERED M (MERCANTILE) = 0 HRS<br>SPRINKLERED R-2 (RESIDENTIAL) = 0 HRS                                   | SPRINKLERED M (MERCANTILE) = 0 HRS<br>SPRINKLERED R-2 (RESIDENTIAL) = 0 HRS                     |
| CORRIDOR - DEAD ENDS SECTION 1020.4   | EXCEPTION 2: NON-SPRINKLED BUILDING MAXIMUM OF 20 FT.   | LESS THAN 20 FT   |
| CHAPTER 11: ACCESSIBILITY   | THE FACILITY IS INTENDED FOR PUBLIC USE AND WALL COMPLY WITH THE REQUIREMENTS OF ADA/ANSI.                    |   |
| CHAPTER 13: ENERGY EFFICIENCY   | REFER TO IECC SUMMARY   |   |
| CHAPTER 23: PLUMBING  | RISBC-1 TABLE 2902.1: MINIMUM FACILITIES FOR BUILDING OCCUPANCY WAS USED TO DETERMINE THE NUMBER OF FIXTURES. |   |
|   | FIXTURE TYPE  | MIN. REQUIRED   |
| TOILETS:  | (M) MERCANTILE: 1 PER 500 OCCUP. (FEMALE)<br>1 PER 500 OCCUP. (MALE)  | TOTAL NUMBER OF FIXTURES: F: TOTAL OF 1<br>M: 1 FIXTURES  |
| (R-2) RESIDENTIAL: 1 PER UNIT (FEMALE)<br>1 PER UNIT (MALE)                     |   | TOTAL NUMBER OF FIXTURES: F: TOTAL OF 1<br>M: TOTAL OF 1  |
| LAVATORIES (M) MERCANTILE: 1 PER 750 OCCUP. (FEMALE)<br>1 PER 750 OCCUP. (MALE) |   | TOTAL NUMBER OF FIXTURES: F: TOTAL OF 1<br>M: TOTAL OF 1  |
| (R-2) RESIDENTIAL: 1 PER UNIT OCCUP. (FEMALE)<br>1 PER UNIT OCCUP. (MALE)       |   |   |
| DRINKING WATER STATION  | NOT REQUIRED  | NOT PROVIDED  |
| BATHSHOWERS   | NOT REQUIRED  | NOT PROVIDED  |
| OTHER FIXTURES: SERVICE SINK  | 1 REQUIRED  | 1 PROVIDED  |

#### INTERNATIONAL ENERGY CONSERVATION CODE (IECC) SUMMARY

|  |  |   |
|--|--|---|
| CLIMATE ZONES TABLE 301.1  | RHODE ISLAND<br>CLIMATE ZONE - 5A  | BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS TABLE C402.4  |
| OPAQUE THERMAL ENVELOPE INSULATION MINIMUM REQUIREMENTS TABLE C402.1.3   | VERTICAL FENESTRATION U-FACTOR: 0.33<br>FIXED FENESTRATION OPERABLE FENESTRATION ENTRANCE DOORS = 0.45<br>0.77   | SOLAR HEAT GAIN COEFFICIENT (SHGC) PROJECTION FACTOR < 0.2 (SOUTH, EAST, WEST) = 0.40<br>(NORTH) = 0.53<br>0.2 < PROJECTION FACTOR < 0.5 (SOUTH, EAST, WEST) = 0.48<br>(NORTH) = 0.58<br>PROJECTION FACTOR > 0.5 (SOUTH, EAST, WEST) = 0.64<br>(NORTH) = 0.64 |
| ROOF: INSULATION ENTIRELY ABOVE = R-30CI<br>THE ROOF DECK: METAL FRAMED = R-13 + R-7.5CI<br>WOOD FRAMED = R-20<br>WALLS, ABOVE GRADE: (N/A)<br>SLAB ON GRADE FLOORS: (N/A) |  |   |
| CHAPTER 5: EXISTING BUILDINGS  | ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE. |   |
| ALTERATIONS - GENERAL SECTION C503.1   | ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE. |   |
| BUILDING ENVELOPE SECTION C503.3   | NEW BUILDING ENVELOPE ASSEMBLIES SHALL COMPLY WITH SECTIONS C402.1 THROUGH C402.5.   |   |
| HEATING AND COOLING SYSTEMS SECTION C503.4   | NEW HEATING, COOLING AND DUCT SYSTEMS SHALL COMPLY WITH SECTION C403.  |   |
| SERVICE HOT WATER SYSTEMS SECTION C503.5   | NEW SERVICE HOT WATER SYSTEMS SHALL COMPLY WITH SECTION C404.  |   |
| LIGHTING SYSTEMS SECTION C503.6  | NEW LIGHTING SYSTEMS SHALL COMPLY WITH SECTION C405.   |   |

### CONVENIENCE STORE

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
CONSULTING ENGINEER  
LICENSED PROFESSIONAL  
ENGINEER RI, MA, CT



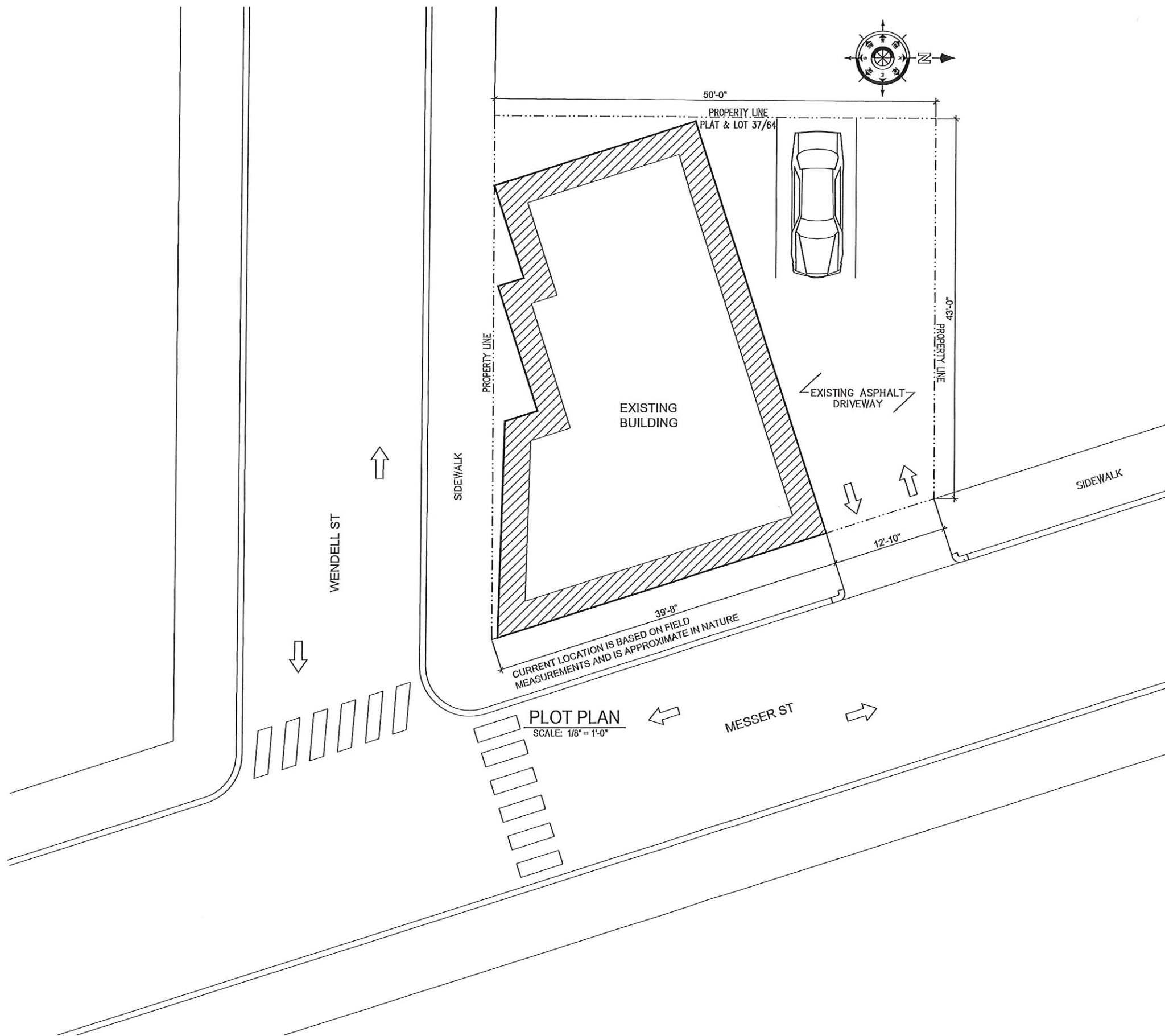
110 BARRETT AVE. NORTH PROVIDENCE, RI 02904  
PHONE/FAX (401) 353-5688 EMAIL: MOHAMED1993@COX.NET

|            |           |
|------------|-----------|
| REVISIONS: |           |
| DATE:      | COMPLETED |
| ISSUE:     |           |

DRAWN BY: SCALE: AS NOTED  
PROJECT No.: DATE: OCT. 5, 2021

#### TITLE SHEET

SHEET No. T-S



**CONVENIENCE STORE**

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

**MOHAMED H. HUSSEIN P.E**  
CONSULTING ENGINEER  
LICENSED PROFESSIONAL  
ENGINEER RI, MA, CT



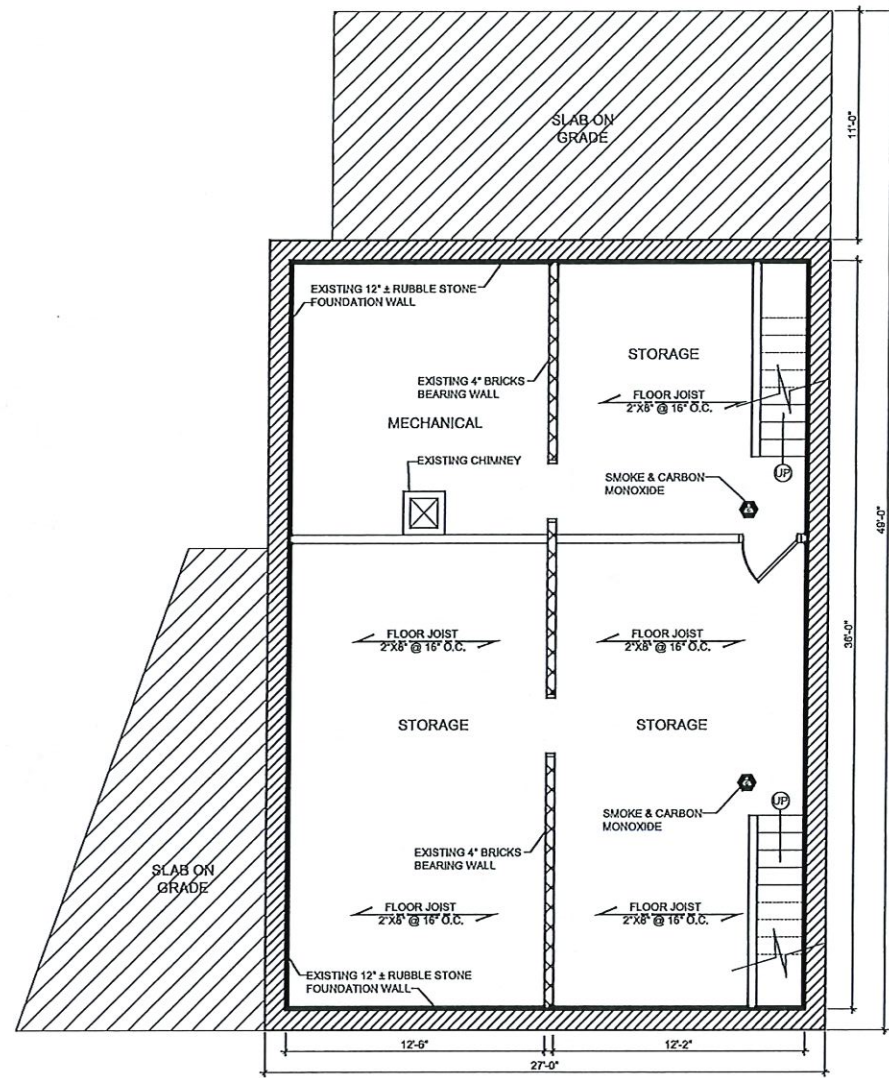
110 BARRETT AVE. NORTH PROVIDENCE, RI 02904  
PHONE/FAX (401) 353-5688 EMAIL: MOHAMED1939@COX.NET

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| ISSUE:     |           |

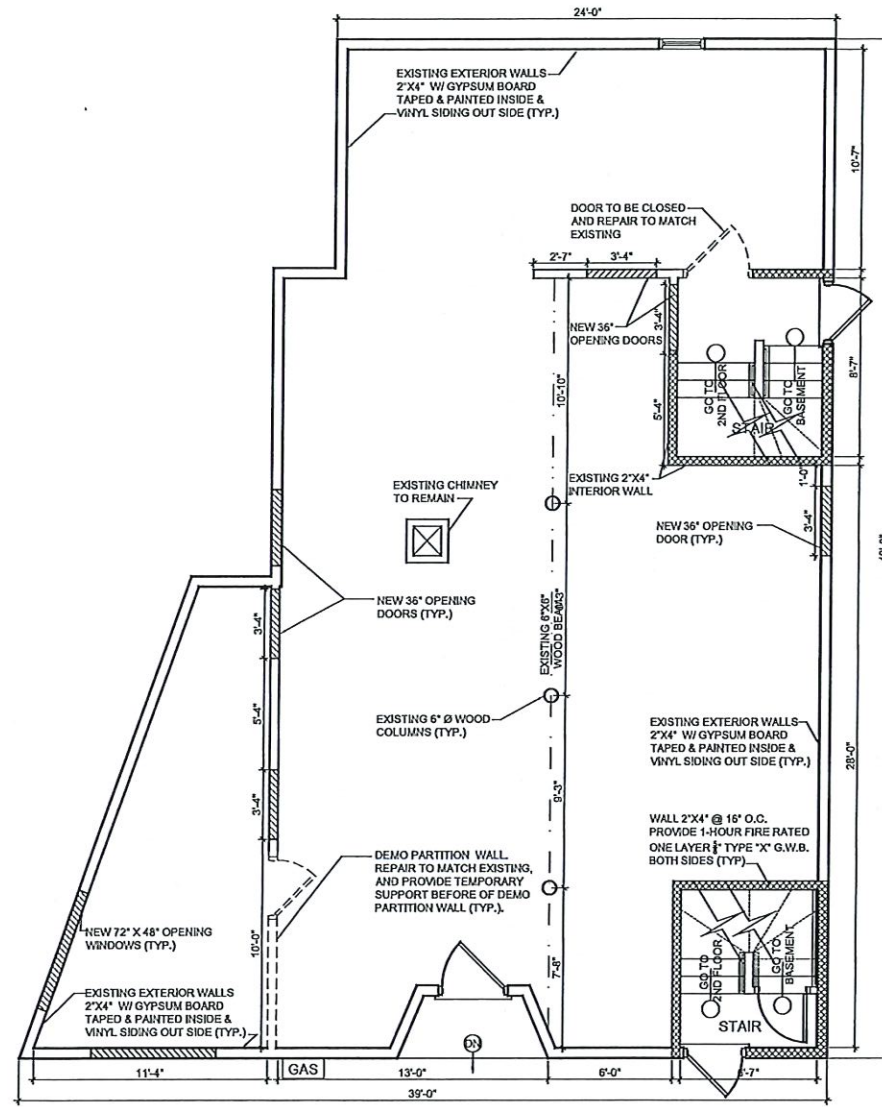
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| PROJECT No.: | DATE: OCT. 5, 2021 |
| SHEET NAME:  |                    |

PLOT PLAN

SHEET No.  
**1 OF 6**



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



NOTA  
CONTRACTOR TO EXPOSE STRUCTURAL MEMBERS (BEAM, COLUMNS, JOIST, STUDS ETC.) VERIFY AND REPORT TO DESIGNER  
TEMPORARY SUPPORT BEFORE REMOVE PARTITION WALL AND OPENING IS REQUIRED

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

**CONVENIENCE STORE**

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
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REVISIONS:

|        |           |
|--------|-----------|
| DATE:  | COMPLETED |
| ISSUE: |           |

|              |                    |
|--------------|--------------------|
| DRAWN BY:    | SCALE: AS NOTED    |
| PROJECT No.: | DATE: OCT. 5, 2021 |
| SHEET NAME:  |                    |

EXISTING BASEMENT & FIRST FLOOR PLANS

SHEET No.  
**2 OF 6**

**CONVENIENCE STORE**

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
CONSULTING ENGINEER  
LICENSED PROFESSIONAL  
ENGINEER RI, MA, CT



OCT 12 2021

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PHONE: FAX (401) 353-5888 EMAIL: MOHAMED1939@COX.NET

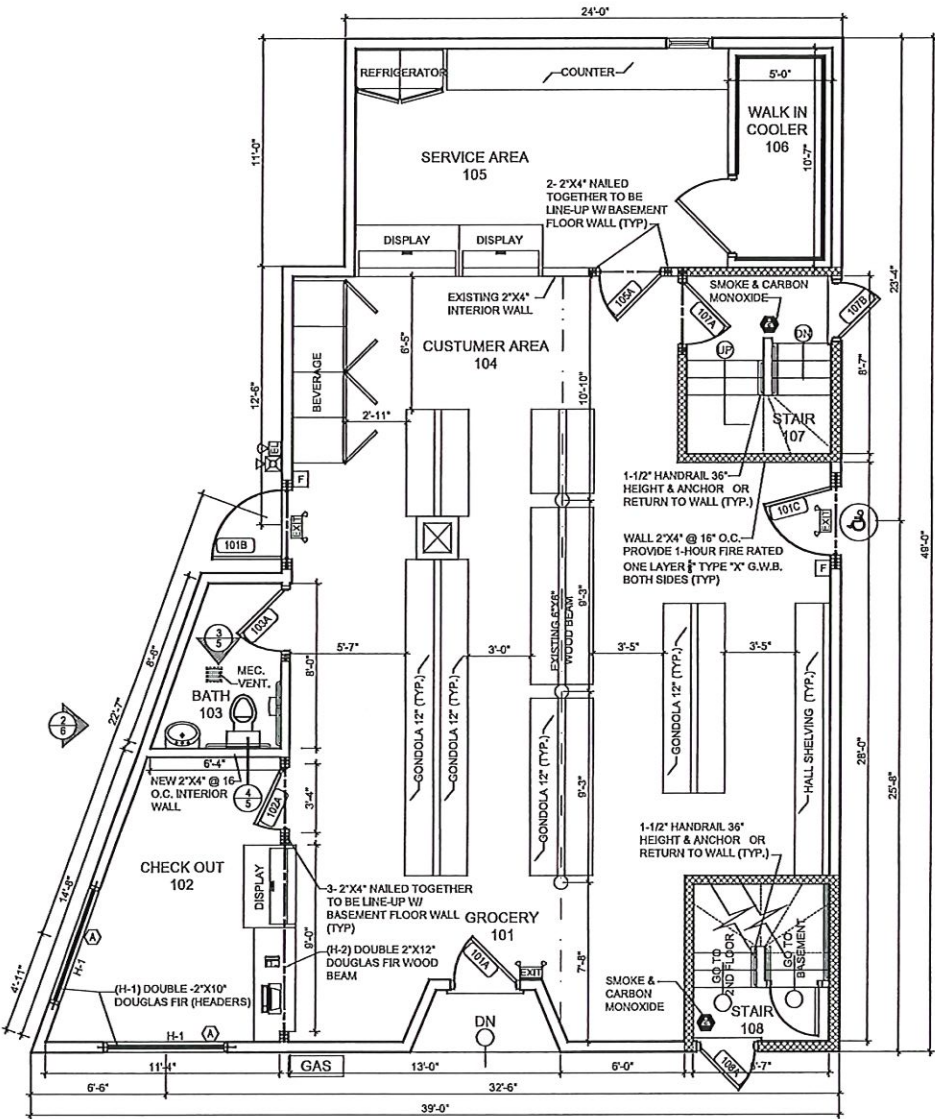
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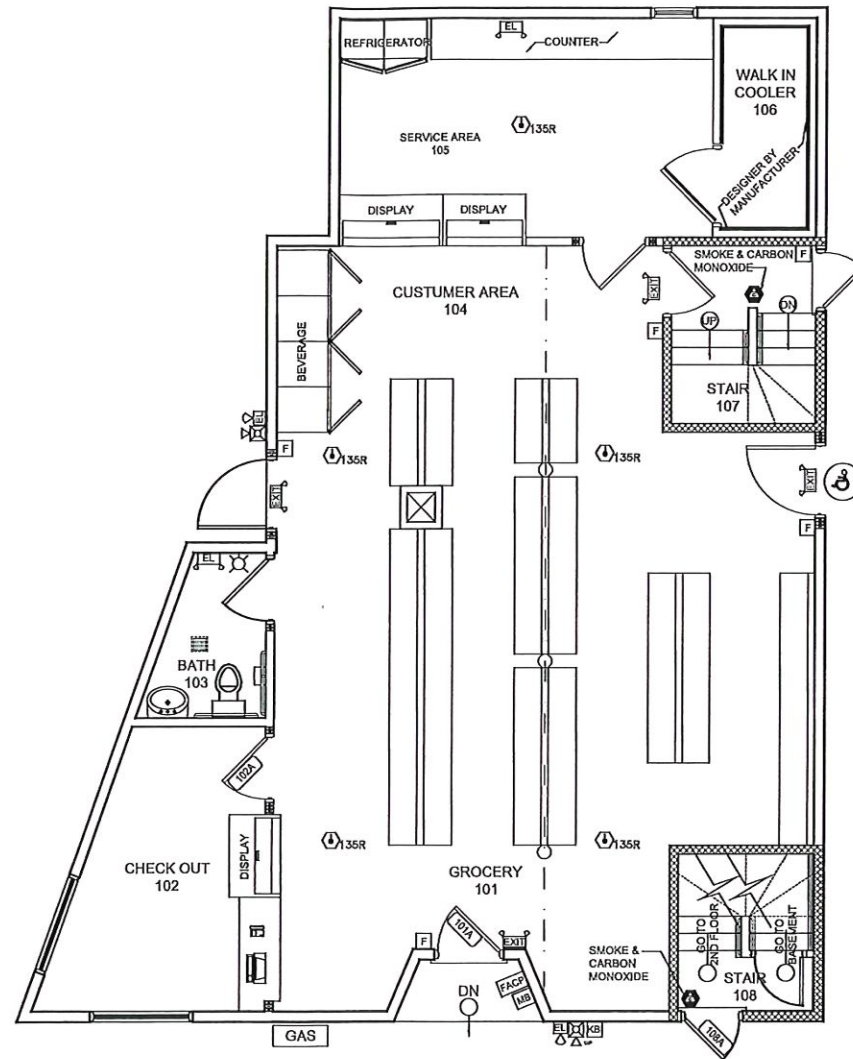
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| PROJECT No.: | DATE: OCT. 5, 2021 |
| SHEET NAME:  |                    |

PROPOSED &  
FIRE ALARM PLANS

SHEET No.  
**3 OF 6**



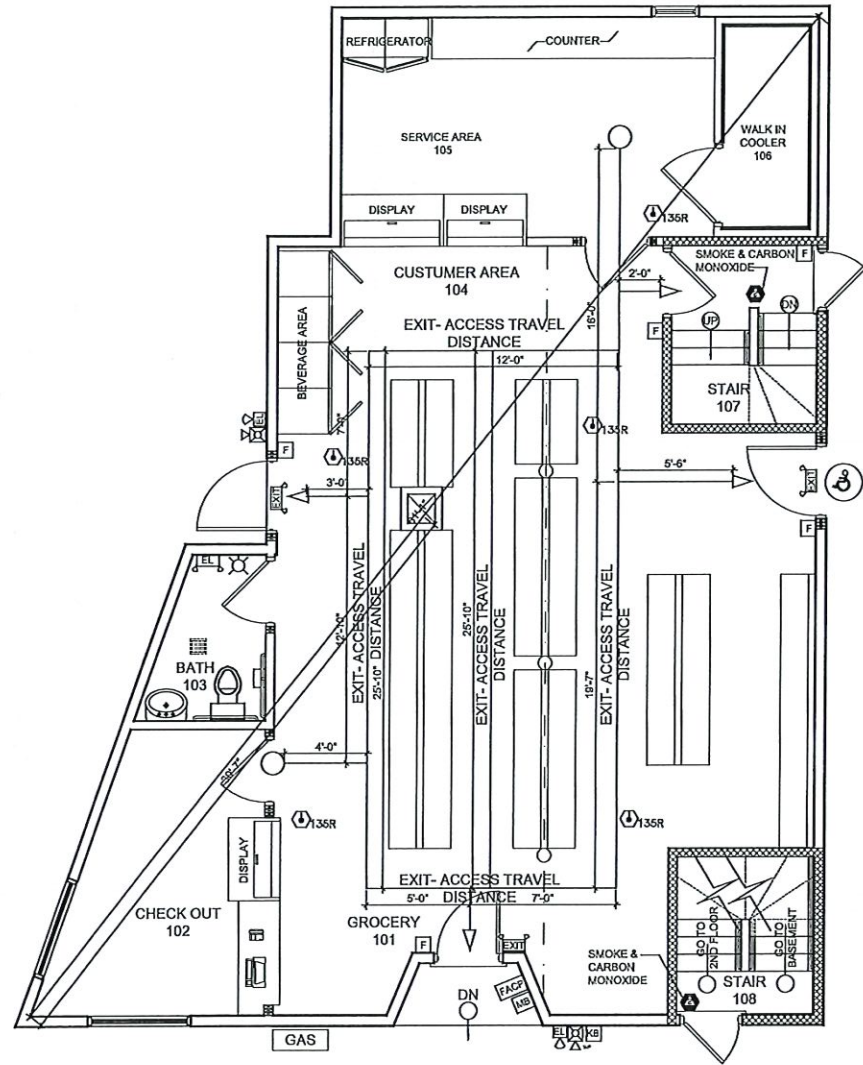
PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



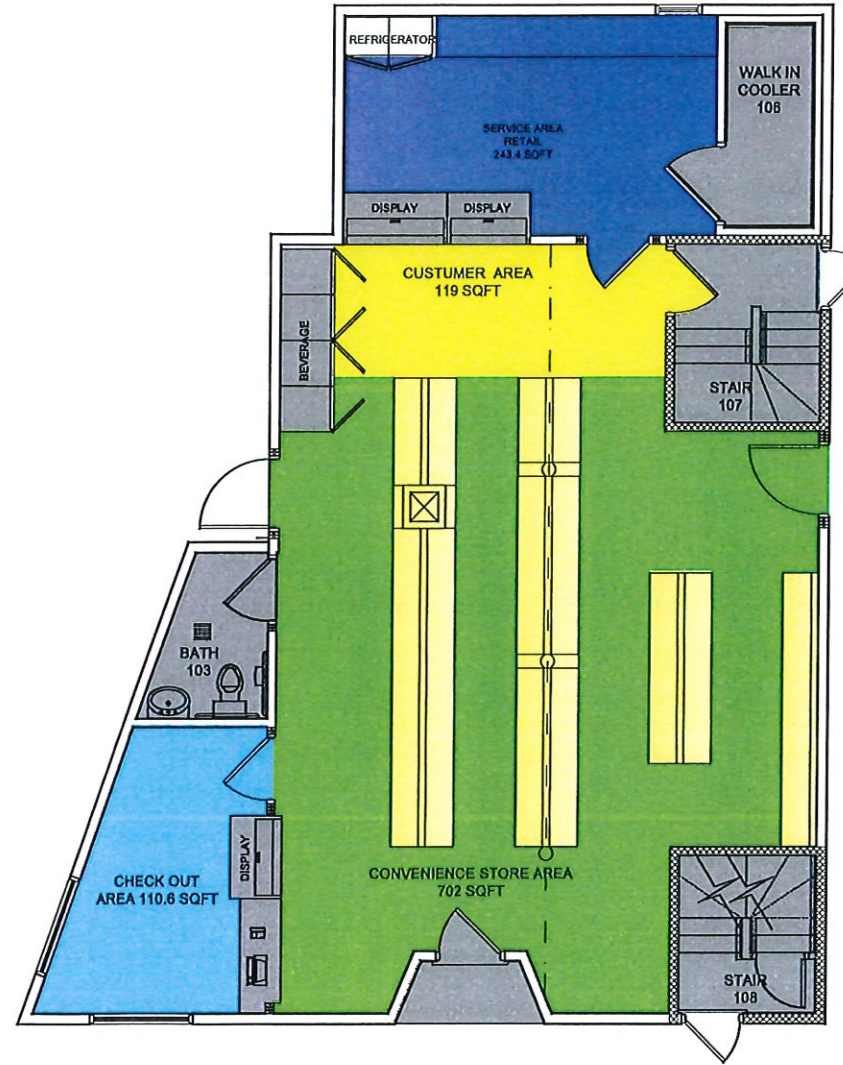
FIRE ALARM FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FIRE ALARM LEGENDS

| SYM.    | DEVICES                            | NOTES                |
|---------|------------------------------------|----------------------|
| (D)     | HEAT DETECTOR                      |                      |
| (D)135R | HEAT DETECTOR 135R                 |                      |
| (D)190F | HEAT DETECTOR 190F                 |                      |
| (W)     | WATER SUPPLY                       |                      |
| (C)     | CARBON MONOXIDE                    |                      |
| (S)     | SMOKE & CARBON MONOXIDE            |                      |
| (E)     | EMERGENCY EXIT & LIGHTING DEVICE   |                      |
| (E)     | EMERGENCY LIGHTING DEVICE (DOUBLE) |                      |
| (E)     | EMERGENCY LIGHTING DEVICE (SINGLE) |                      |
| (F)     | PULL STATION OR FIRE ALARM SWITCH  | 5' MAXIMUM FROM DOOR |
| (H)     | HORN ONLY                          |                      |
| (S)     | STROBE ONLY                        |                      |
| (H/S)   | HORN / STROBE COMBINATION          |                      |
| (H/S)   | HORN / STROBE COMBINATION          | WEATHERPROOF         |
| (M)     | FIRE ALARM MASTER BOX              |                      |
| (FACP)  | FIRE ALARM CONTROL PANEL           |                      |
| (FE)    | FIRE EXTINGUISHER                  |                      |
| (KB)    | KNOX BOX                           |                      |



**LIFE SAFETY FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN SQFT AREA**  
SCALE: 1/4" = 1'-0"

CONVENIENCE STORE AREA: 702 SQFT  
 CHECK OUT AREA: 110.6 SQFT  
 CUSTOMER AREA: 119 SQFT  
 SERVICE AREA RETAIL: 243.4 SQFT  
 CONVENIENCE STORE TOTAL AREA: 2,170.4 SQFT

**CONVENIENCE STORE**

153-155 MESSER ST.  
 PROVIDENCE, RI.  
 02909

OWNERS / CLIENTS  
 CANDY TRUCKING INC.  
 192 MESSER ST.  
 PROVIDENCE, RI 02909  
 TEL. (401) 648-5303

PLAT: 37  
 LOT: 64  
 ZONING: R3  
 LEGAL USE: MIX USE  
 PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
 CONSULTING ENGINEER  
 LICENSED PROFESSIONAL  
 ENGINEER RI, MA, CT



OCT 12 2021

119 BARRETT AVE. NORTH PROVIDENCE, RI 02904  
 PHONE/FAX (401) 353-5669 EMAIL: MOHAMED1939@COX.NET

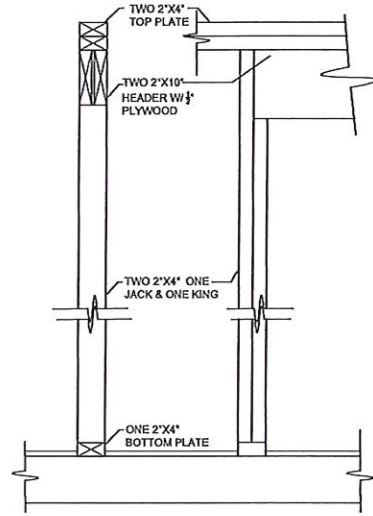
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|        |           |
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| DATE:  | COMPLETED |
| ISSUE: |           |

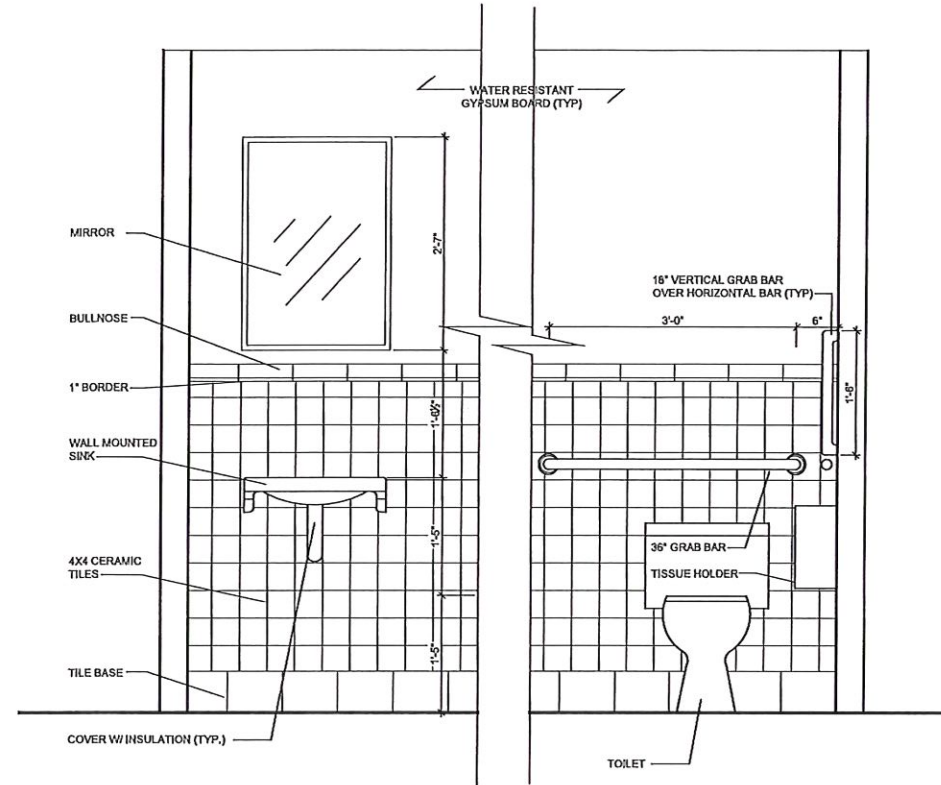
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| PROJECT No.: | DATE: OCT. 5, 2021 |

SHEET NAME:  
**LIFE SAFETY &  
 AREA PLANS**

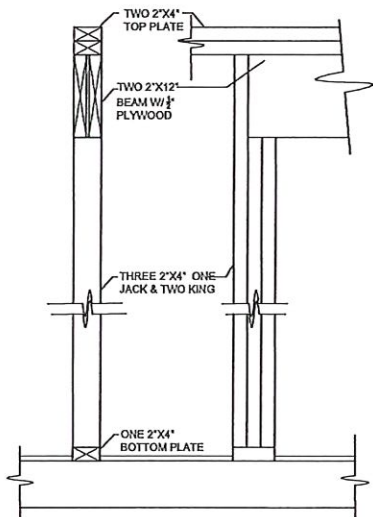
SHEET No.  
**4 OF 6**



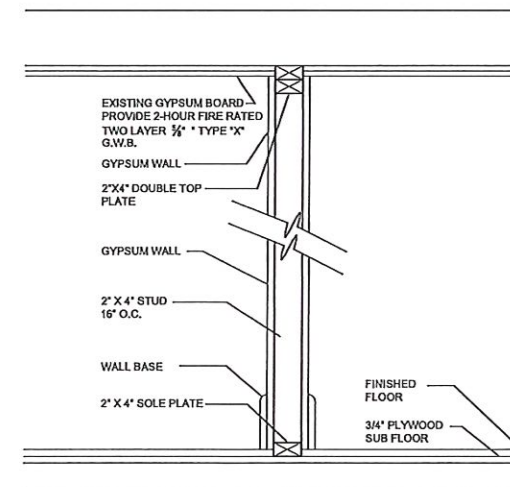
1- HEADER #1  
SCALE: 1" = 1'-0"



3- RESTROOM ELEVATION  
SCALE: 1" = 1'-0"



2- HEADER #2  
SCALE: 1" = 1'-0"



4- INTERIOR PARTITION WALL  
SCALE: 1" = 1'-0"

**CONVENIENCE STORE**

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
CONSULTING ENGINEER  
LICENSED PROFESSIONAL  
ENGINEER RI, MA, CT



OCT 12 2021

119 BARRETT AVE. NORTH PROVIDENCE, RI 02904  
PHONE/FAX (401) 353-5688 EMAIL: MOHAMED1939@COX.NET

REVISIONS:

|        |           |
|--------|-----------|
| DATE:  | COMPLETED |
| ISSUE: |           |

|              |                    |
|--------------|--------------------|
| DRAWN BY:    | SCALE: AS NOTED    |
| PROJECT No.: | DATE: OCT. 5, 2021 |
| SHEET NAME:  |                    |

DETAILS

SHEET No.  
**5 OF 6**



**CONVENIENCE STORE**

153-155 MESSER ST.  
PROVIDENCE, RI.  
02909

OWNERS / CLIENTS  
CANDY TRUCKING INC.  
192 MESSER ST.  
PROVIDENCE, RI 02909  
TEL. (401) 648-5303

PLAT: 37  
LOT: 64  
ZONING: R3  
LEGAL USE: MIX USE  
PROP. USE: MIX USE

MOHAMED H. HUSSEIN P.E.  
CONSULTING ENGINEER  
LICENSED PROFESSIONAL  
ENGINEER RI, MA, CT



OCT 12 2021

119 BARRETT AVE. NORTH PROVIDENCE, RI 02904  
PHONE/FAX (401) 353-5658 EMAIL: MOHAMED1939@COX.NET

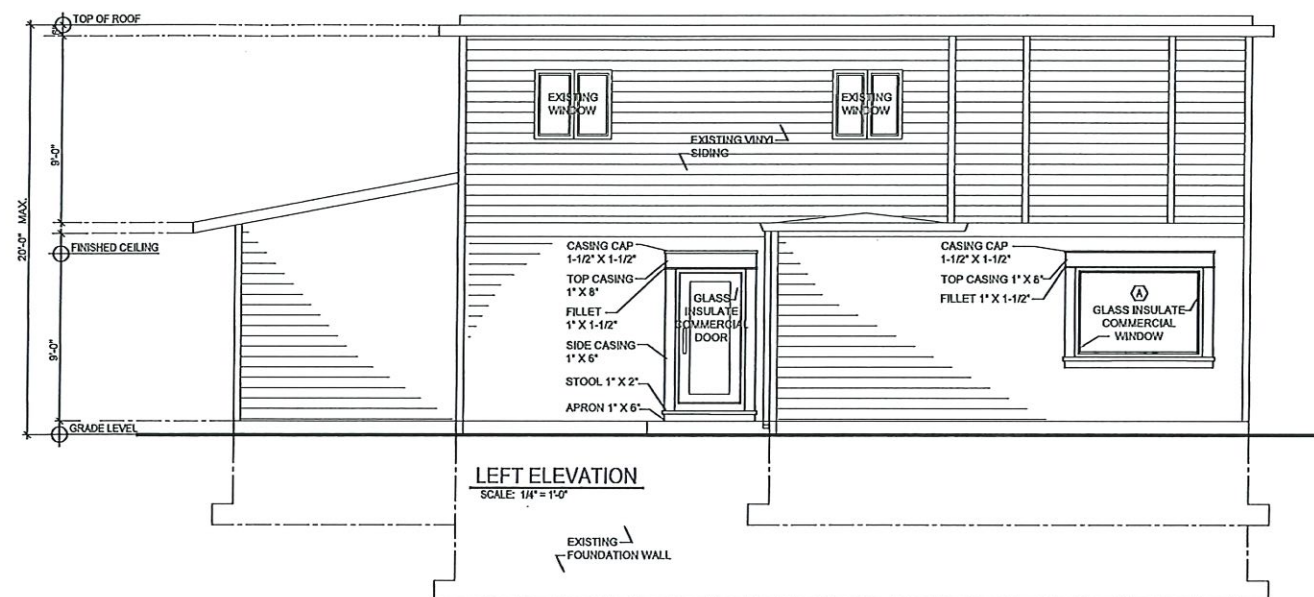
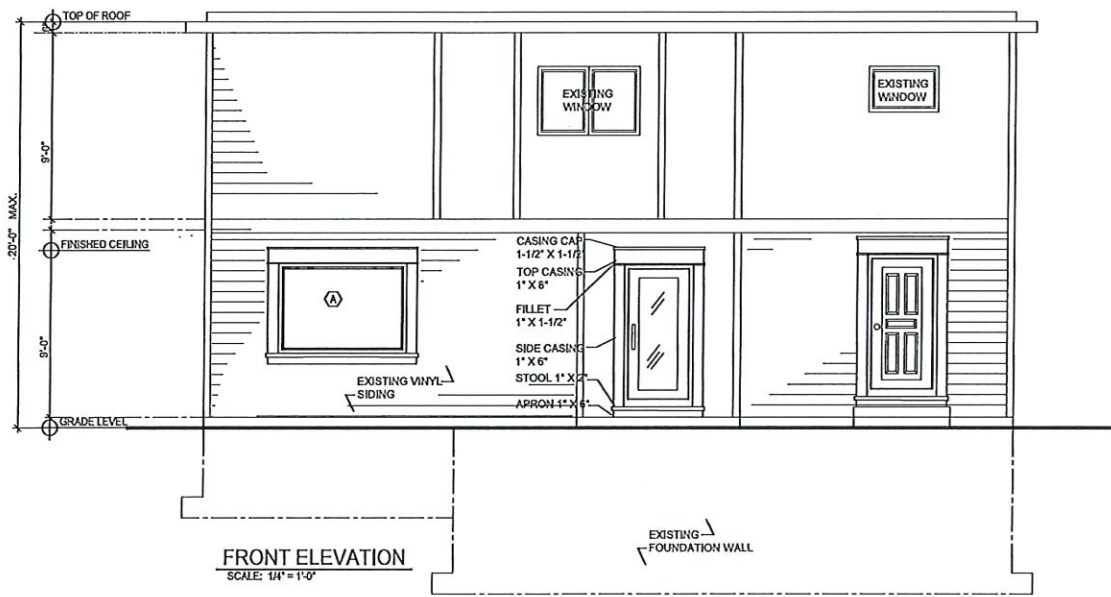
REVISIONS:

| DATE | COMPLETED |
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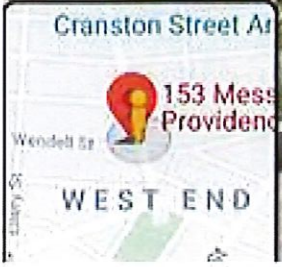
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| DRAWN BY:   | SCALE: AS NOTED    |
| PROJECT No: | DATE: OCT. 5, 2021 |
| SHEET NAME: |                    |

RIGHT & LEFT ELEVATIONS

SHEET No.  
**6 OF 6**



153 Messer St  
Providence, Rhode Island  
Google  
Street View - Jul 2019



Google

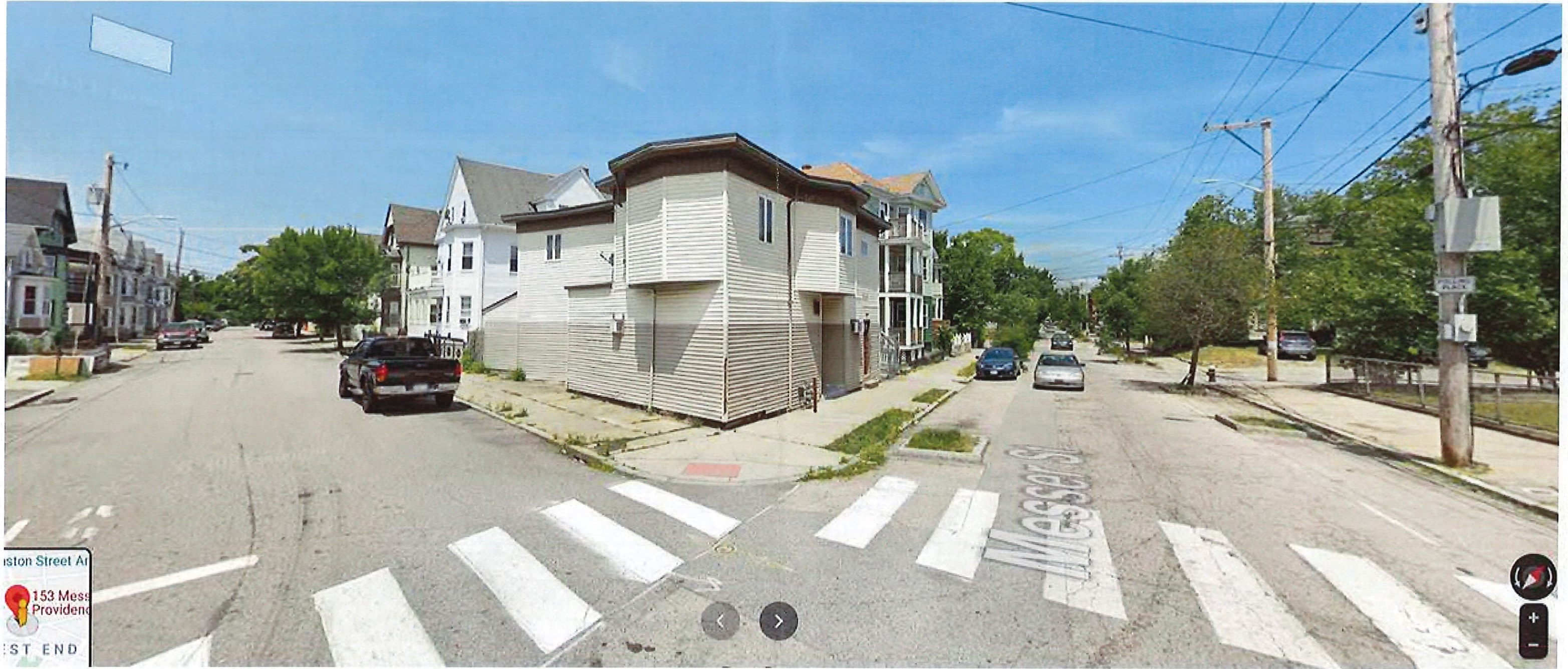




anston Street Ar  
153 Mess  
Providence  
WEST END

Google





Boston Street At

153 Mess  
Providence

ST END

