

East Providence
Zoning Board of Review

DIMENSIONAL VARIANCE FORM

(Ref. 19-47)

This form must be completed in full prior to
being considered by the Zoning Board of Review.

File #	
Date of Filing	
Received By	
Date of Hearing	
Action	
Recorded	Bk Pg

PHONE NUMBER: 401-569-6219

1. LOCATION OF PROPERTY 132 ROMA AVENUE AVENUE/STREET
MAP 306 BLOCK 25 PARCEL 013.00 ZONING DISTRICT R-4

2. OWNER SANDRA B PERRY
ADDRESS 132 ROMA ST
DATE OF PURCHASE _____
PROPOSED LESSEE/PURCHASER _____
ADDRESS _____
ATTORNEY _____
ADDRESS _____
REPRESENTING _____

3. DIMENSIONS OF SITE 80 - AVERAGE 95 - AVERAGE 7,246 SF
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	<u>PRIMARY RESIDENCE</u>			<u>SEE ATTACHED"</u>
(2)				
(3)				

4. LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	<u>FARMERS PORCH</u>					<u>"SEE ATTACHED"</u>
(2)						
(3)						

(Over)

50% preconsumer content  10% postconsumer content

PRINTED ON RECYCLED PAPER

THIS VARIANCE APPLICATION RELATES TO:

☐ Principal Building (s) ☐ Accessory Building ☐ Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| ☒ Setback Requirement | ☐ Number of Dwelling Units |
| ☒ Lot/Building Coverage | ☐ Floor Area |
| ☐ Landscaping | ☐ Height |
| ☐ Amount Parking or Loading | ☐ Signs/Billboards |
| ☐ Location/Dimensions of Parking or Loading | ☐ Other: _____ |
| ☐ Extension of Nonconforming Structure | |

VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
① 19-145	FRONT-YARD SETBACK
② 19-145	EXCESSIVE IMPERVIOUS LOT COVERAGE

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
① 19-145	15-Feet	7.7-Feet
② 19-145	45%	46%

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

CONSTRUCTING OF FARMER'S PORCH

SEE ATTACHED PHOTOS - ADDRESSES ON ROMA STREET

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: Andre B. Perry DATE 11/4/2025
 _____ DATE _____

Agent/Attorney _____ Address _____

Parcel 306-31-001-10
127-129 ROMA ST
TEIXEIRA, SILVIANE R &
CARLOS A &
TEIXEIRA, EUGENIA L

Reference:
Plat of Hicks Lots
October 1914
Plat Bk/Page 12/19
Wilcox Plat
October 1921
Plat Bk/Page 14/09
Richard Burgess Plat
December 1992
Replot Lots 33&34

Parcel 306-31-001-001
31 ROMA ST
LAYERDE, ANDRES F &
FISHER, PRINCESS S

Hydrant Bot
Flange El. 61.98
MSL (NAVD88)
N26629.73966
E365199.68973

ROMA STREET

40.04'

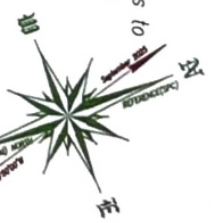
50.04'

40.04'

Parcel 306-25-012-00
130 ROMA ST
WILLIAMS, JOHN THOMAS

S 67°04'15" E 90.000'

Property Corners to
Be Set Prior to
Construction



Parcel 306-25-002-10
35 N SPRUCE ST
FUNDAKOWSKI, DEIRDRE J

Existing
Total Impervious 2,615 sf
use 8,996.5 sf Lot Area
Proposed
Total Impervious 2,671 sf
use 8,996.5 sf Lot Area

117.010'

Parcel 306-25-002-00
61 N SPRUCE ST
HEROUX, MARIA

Parcel 306-25-013-00
7,246 76Sq Ft
0.1664 Acres

Parcel 306-25-014-00
134-136 ROMA ST
GORMAN, JAMIE P &
GORMAN, WHITNEY

Parcel 306-25-015-00
140.65' total

Parcel 306-25-016-00
80 sq ft
8' x 10'

Parcel 306-25-017-00
144 sq ft
12' x 12'

Parcel 306-25-018-00
144 sq ft
12' x 12'

Parcel 306-25-019-00
144 sq ft
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Parcel 306-25-020-00
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Parcel 306-25-021-00
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Parcel 306-25-024-00
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Parcel 306-25-026-00
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Parcel 306-25-030-00
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Parcel 306-25-031-00
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Parcel 306-25-177-00
144 sq ft
12' x 12'

Parcel 306-25-178-00
144 sq ft
12' x 12'

East Providence

(Summary Data - may not be Complete Representation of Property)

Parcel: 306-25-013-00	Location: 132 ROMA ST	Owner: PERRY, SANDRA B	
Account: 5505	User Acct: 16-3702-25	LUC: 01 - Single Fam	Zoning: R4

Parcel Values

Total: \$346,800	Land: \$97,800	Land Area: 7,178 SF	Building: \$249,000	Assessed: \$346,800
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Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
0907-0033		07/26/1991	\$0	PERRY, GEORGE J & SANDRA B
0534-0102		06/04/1984	\$51,000	HEROO, FERNANDO N & KATHLEEN E

Building Type: Ranch	Year Built: 1971	Grade: C	Condition: AG
Heat Fuel: Gas	Heat Type: Hot Water	% Air Conditioned: 0.00	Fireplaces: 0
Exterior Wall: Vinyl Siding	Bsmnt Garage: 0	Roof Cover: Asph/F Gls/C	# of Units: 1
# of Rooms: 5	# of Bedrooms: 3	Full Bath: 1	1/2 Baths: 0

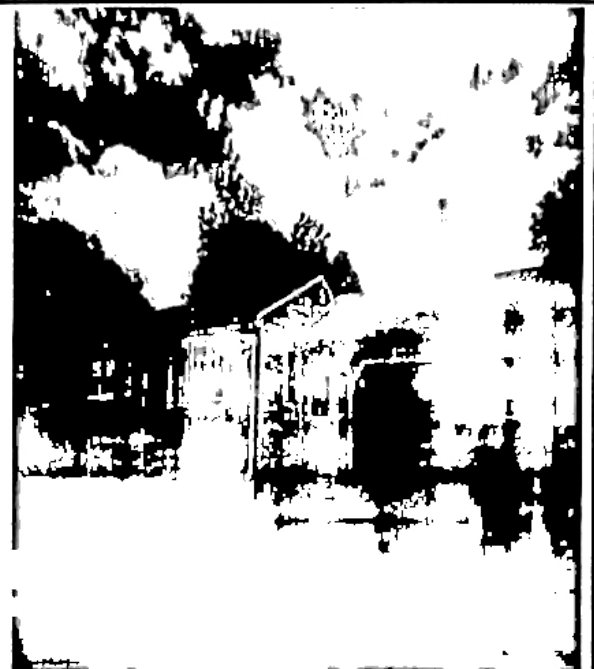
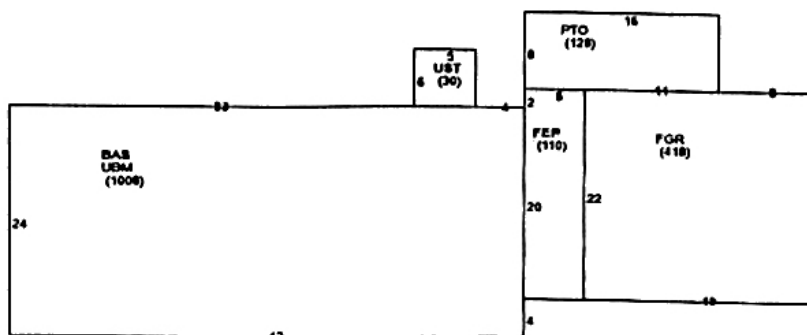
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
ABOVE GR ROUND	1	24	1993	AV	Average	\$500.00
WOOD DECK	1	160	1993	AV	Average	\$500.00

Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	1,008 SF	0 SF
First Floor	1,008 SF	1,008 SF
Garage, First floor	418 SF	0 SF
Patio	128 SF	0 SF
Porch, Enclosed, Finished	110 SF	0 SF
Utility, Storage, Unfinis	30 SF	0 SF

Disclaimer: This information is for tax
assessing purposes
and is not warranted



SINGLE FAMILY RESIDENCE BASEMENT RENOVATIONS

132 ROMA STREET
EAST PROVIDENCE, RHODE ISLAND

DRAWING LIST

T1.0	TITLE SHEET & NOTES
A1.0	ARCHITECTURAL SITE PLAN
A1.0	BASEMENT DEMOLITION & FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS & BUILDING SECTION

SJA
DESIGN

COMMERCIAL & RESIDENTIAL
ARCHITECTURE

STEPHEN J. ANDERSON
AIA, NCMA, LEED AP
9 PIERCE STREET
SUITE 100, PROVIDENCE, RHODE ISLAND
02903-1500
401-399-5009



PROJECT INFORMATION

SINGLE FAMILY RESIDENCE
BASEMENT RENOVATIONS
132 ROMA STREET, EAST PROVIDENCE, RI

DRAWING TITLE

TITLE SHEET
& NOTES

DRAWN BY:	SJA
CHECKED BY:	SJA
PROJECT:	24-043
DATE:	2-25-2025
REVISIONS:	
REVISED	9-2-2025

SITE INFORMATION

PROPOSED
EMERGENCY
EGRESS
WINDOW LOCATIONS



AERIAL SITE PHOTOGRAPH
(TAKEN FROM GOOGLE MAPS)

NOTE:
TO ARCHITECTURAL SITE
PLAN FOR MORE INFORMATION

GENERAL NOTES

SCOPE OF WORK INCLUDES ALL WORK REQUIRED AS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT AND SPECIFICATIONS. THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED BY THE ARCHITECT OR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR A MAJOR, EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT & THE OWNER.

ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE CODES AND REGULATIONS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT, THE CONTRACT DOCUMENTS SHALL HAVE PRECEDENCE OVER THE CODES AND REGULATIONS. THE CONTRACT DOCUMENTS SHALL BE USED BY THE ARCHITECT OR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR A MAJOR, EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT & THE OWNER.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, AND SHALL PAY FOR AND OBTAIN BUILDING PERMITS AND ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS FOR CONSTRUCTION FROM THE MAJOR, AGENCIES HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ALL WORK TO BE EXECUTED TO FULFILL THE INTENDED DESIGN ACCORDING TO ACCEPTED INDUSTRY STANDARDS FOR THEIR FULL FUNCTIONING AND OPERATION.

CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE OWNERS EXISTING PROPERTY FROM DAMAGE OR INJURY OR LOSS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE OR INJURY OR LOSS RESULTING FROM THIS WORK, TO PERSONS OR PROPERTY.

CONTRACTOR TO PROVIDE EMERGENCY ACCESS TO THE BUILDING. THE MEANS OF EGRESS TO BE CLEARED OF OBSTACLES, PARTIALLY OPEN AND UT FOR CONTINUAL ACCESSIBILITY OF EXITS. TWO EXITS NEED TO BE PROVIDED DURING THE CONSTRUCTION AND DEMOLITION.

IN THE EVENT OF CONFLICT BETWEEN INFORMATION SHOWN ON DRAWINGS AND INFORMATION WRITTEN IN THE SPECIFICATIONS, THE SPECIFICATIONS SHALL CONTROL.

12. DRAWINGS ARE NOT TO BE SCALED TO DETERMINE DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF A LESSER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR OTHER INFORMATION, HE/SHE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
13. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR (AFF).
14. ANY PROPOSED ADJUSTMENTS TO DIMENSIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO MAKING ANY CHANGES. THE FINISHED WORK SHALL BE FINISH, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM SURFACES WITHOUT WAVES, DISTORTIONS, HOLES, CRACKS, OR OTHER DEFECTS. THE FINISH SHALL BE CLOSE FITTING, NEAT AND WELL SCALED. THE FINISH SHALL NOT PRESENT HAZARDOUS, UNUSUAL CORNERS, ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, DISTORTIONS AND WARPING DUE TO THERMAL AND HUMIDITY CONDITIONS.
15. CITY AND JET COMPONENTS FOR ALTERNATIVE OR EXISTING WORK AND INSTALLATION OR NEW WORK SHALL BE INSTALLED TO MATCH ADJACENT MATERIALS AND FINISHES.
16. CORROSION-RESISTANT AND PROTECT PROPER ROOMING IN WALLS BEHIND WALL-MOUNTED ITEMS (MATERIAL, SHELVING, ETC).
17. GENERAL CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION TO CORRECT ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
18. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTY AND THEIR ADJACENTS DURING CONSTRUCTION.
19. SHOWN SHOP DRAWINGS AND SAMPLES ARE REQUIRED FOR ALL WORK. THE CONTRACTOR SHALL PREPARE A MASTER LIST OF ALL SHOP DRAWINGS AND SAMPLES TO BE SUBMITTED FOR REVIEW AND COMMENT PRIOR TO BEGINNING THE WORK. THE CONTRACTOR SHALL SUBMIT THE MASTER LIST FOR REVIEW, COMMENT AND APPROVAL OF THE SHOP DRAWINGS BY THE ARCHITECT AND/OR THEIR CONSULTANTS.
20. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT DATA, CALCULATIONS, OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL. AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL, RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES, OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.
22. ANY SUBSTITUTION OF MATERIALS WILL NOT BE PERMITTED. THE CONTRACTOR MAY PROPOSE A SUBSTITUTION FOR REVIEW AND APPROVAL BY THE ARCHITECT. NO SUBSTITUTED MATERIALS CAN BE INSTALLED WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
23. CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS TO AVOID DELAYS IN CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE LATEST VERSION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL CLEAN ALL SURFACES (WALLS, FLOORS, CEILING, ETC.) AND EQUIPMENT.
24. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO ELIMINATE DUST, NOISE, ODOR, VIBRATION ON THE SITE AND ADJACENT DISTURBANCE TO BUILDING OCCUPANTS.
25. PRIOR TO THE START OF THE PROJECT, THE CONTRACTOR SHALL VERIFY THAT THEY AND THEIR SUBCONTRACTORS HAVE THE LATEST VERSION OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL CLEAN ALL SURFACES (WALLS, FLOORS, CEILING, ETC.) AND EQUIPMENT.
26. PRIOR TO OCCUPANCY OF THE BUILDING BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL SURFACES (WALLS, FLOORS, CEILING, ETC.) AND EQUIPMENT.
27. BLOCKING SHALL BE PROVIDED IN WALLS WHERE LOCATING NOT LIMITED TO OPEN AND CLOSED SHELVE, CABINETS, COUNTERTOPS AND TRAY.
28. ALL ELECTRICAL WORK WILL BE PERFORMED ON A DESIGN-BASED BASIS. EXACT LOCATION OF OUTLETS, LIGHT FIXTURES & ETC. TO BE DETERMINED BY OWNER & CONTRACTOR.
29. ALL MECHANICAL WORK WILL BE PERFORMED ON A DESIGN-BASED BASIS. EXACT LOCATION OF EQUIPMENT, BASE BOARDS, DUCTWORK & ETC. TO BE DETERMINED BY OWNER & CONTRACTOR.
30. ALL PLUMBING WORK WILL BE PERFORMED ON A DESIGN-BASED BASIS. EXACT LOCATION OF FIXTURES, WATER LINES & ETC. TO BE DETERMINED BY OWNER & CONTRACTOR.
31. ALL NEW INTERIOR & EXTERIOR FINISHES TO BE SELECTED BY OWNER.

ISSUED FOR
CONSTRUCTION
T1.0

STAMP



PROJECT INFORMATION

SINGLE FAMILY RESIDENCE
BASEMENT RENOVATIONS
132 ROMA STREET, EAST PROVIDENCE, RI

DRAWING TITLE

EXTERIOR
ELEVATION &
BUILDING SECTION

DRAWN BY: SJA

CHECKED BY: SJA

PROJECT: 24-043

DATE: 2-25-2025

REVISIONS:

REVISED BY: 2-20-2025

A2.0

ISSUED FOR
CONSTRUCTION

WINDOW SCHEDULE

1. BASEMENT EGRESS W-5 SWING WINDOW (APPROX. 2'-0" X 5'-0") WELLCRAFT PRESERVE OR EQUAL.

NOTE:
1. ALL WINDOWS ARE BASED ON WELLCRAFT EGRESS WINDOWS (OR EQUAL).

2. ALL WINDOWS TO MEET THE FOLLOWING FOR
A. 6" MIN. CLEARANCE FROM FINISH FLOOR
B. 30" CLEARANCE FROM FINISH FLOOR
C. 48" CLEARANCE FROM FINISH FLOOR

3. WINDOWS TO HAVE LOW-E GLASS WITH A MIN. 1/4" FACTOR OF U-13.

4. ALL WINDOWS TO BE REVIEWED FOR SIZE, FUNCTION, STYLE & ETC. PRIOR TO ORDERING.

5. PROVIDE INSET SCHEDULING WITH ALL WINDOW UNITS. REVIEW SCHEDULING TYPE WITH OWNER PRIOR TO ORDERING.

DOOR SCHEDULE

1. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

2. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

3. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

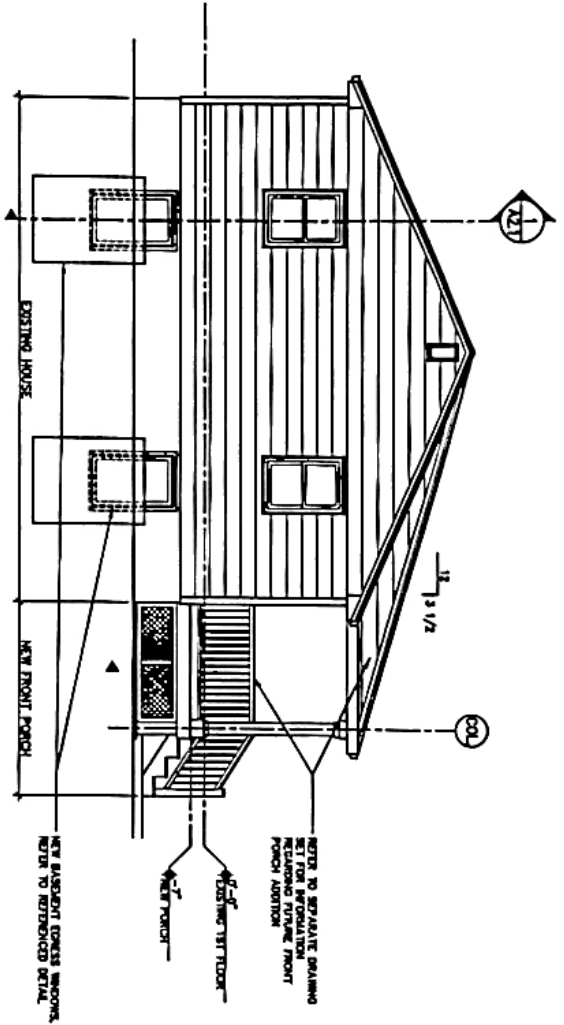
4. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

5. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

6. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

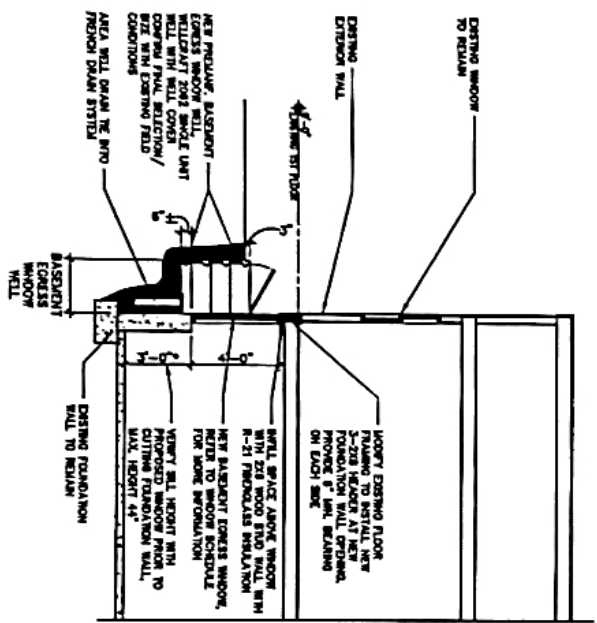
7. 2'-0" X 6'-0" WOOD SWING DOOR (OWNER TO SELECT DOOR STYLE)

NOTES:
1. ALL DOORS TO BE REVIEWED FOR FUNCTION, STYLE, MATERIAL & ETC. PRIOR TO ORDERING. PROVIDE INSET SCHEDULING WITH ALL WINDOW UNITS. REVIEW SCHEDULING TYPE WITH OWNER PRIOR TO ORDERING.



NORTH ELEVATION

SCALE 1/4" = 1'-0"



BUILDING SECTION - EGRESS WINDOW

SCALE 1/4" = 1'-0"

SJA

DESIGN

COMMERCIAL & RESIDENTIAL
ARCHITECTURE

STUDIO 1 ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111

STAMP:



PROJECT INFORMATION

**SINGLE FAMILY RESIDENCE
BASEMENT RENOVATIONS**
132 ROMA STREET, EAST PROVIDENCE, RI

DRAWING TITLE

**BASEMENT
DEMOLITION
& FLOOR PLAN**

DRAWN BY: SJA

CHECKED BY: SJA

PROJECT: 24-043

DATE: 2-25-2025

REVISIONS:

REVISED 8-2-2025

A1.0

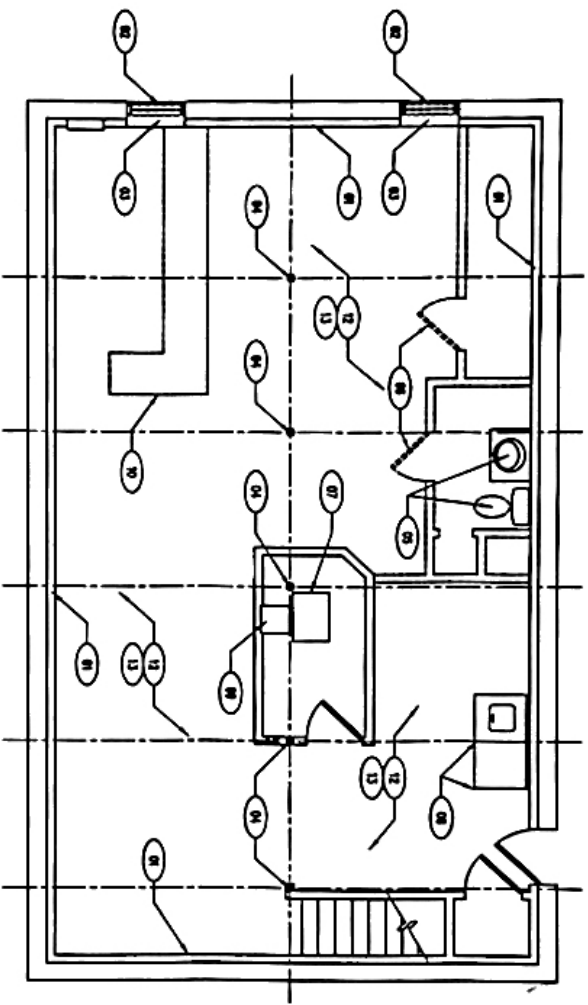
ISSUED FOR
CONSTRUCTION

DEMOLITION PLAN KEY NOTES

- 01 REMOVE GYP. BR AT REAR WALL, EXISTING REAR WALL TO REMAIN AT 11' DRIVING PROTECTION OF REARWALL WALL.
- 02 REMOVE & REPAIR OF EXISTING WINDOW
- 03 REMOVE & REPAIR OF PORTION OF EXISTING EXTERIOR REARWALL WALL TO ACCOMMODATE NEW BASEMENT EXTERIOR WINDOW, REFER TO DETAIL 1/1&1 FOR MORE INFORMATION
- 04 EXISTING STEEL COLUMN TO REMAIN
- 05 REMOVE & REPAIR OF EXISTING PLUMBING FIXTURES
- 06 REMOVE & REPAIR OF EXISTING DOOR AND FRAME
- 07 EXISTING MECHANICAL UNIT TO REMAIN
- 08 EXISTING BLINDER & DOOR TO REMAIN
- 09 EXISTING BASEMENT CLOSET TO REMAIN
- 10 REMOVE & REPAIR OF LOW WALL CONSTRUCTION
- 11 NOT USED
- 12 REMOVE & REPAIR OF EXISTING SUPPORTED CEILING AND ASSOCIATED LIGHTING
- 13 REMOVE & REPAIR OF EXISTING FLOORING AND ASSOCIATED WALL BASE

BASEMENT DEMOLITION PLAN

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



FLOOR PLAN LEGEND

REFER TO DRAWING ALL FOR FLOOR PLAN LEGEND

BASEMENT NOTES

1. THE OWNER HAS A RECENT BASEMENT FLOOR, ALL EXISTING BASEMENT FLOORING AND WALLS TO REMAIN.
2. THE OWNER HAS REPAIR PROVISIONS AND A SQUARE FOOTAGE OF REPAIRS TO BE COMPLETED BY SEPARATE CONTRACTOR.
3. THE OWNER HAS REPAIR PROVISIONS AND A SQUARE FOOTAGE OF REPAIRS TO BE COMPLETED BY SEPARATE CONTRACTOR.

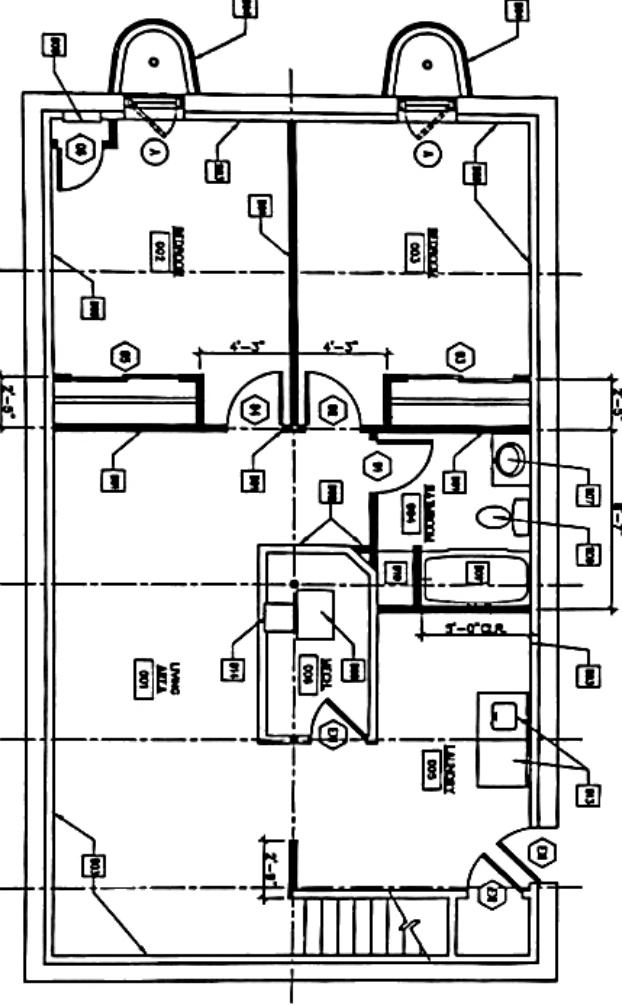
BASEMENT FLOOR PLAN KEY NOTES

- 01 CENTER NEW WALL CONSTRUCTION ON EXISTING STEEL COLUMN, TYP.
- 02 ALSO NEW WALL CONSTRUCTION WITH EXISTING WALL CONSTRUCTION
- 03 INSTALL 1/2" X 8" GYP. BR OVER EXISTING WALL STUCK WITH LOWER PORTION OF WALL WITH NEW INSULATION TO MATCH EXISTING
- 04 NEW BASEMENT EXTERIOR WINDOW WALL, REFER TO DETAIL 1/1&1 FOR MORE INFORMATION
- 05 EXISTING ELECTRIC PANEL TO REMAIN
- 06 EXISTING MECHANICAL UNIT TO REMAIN
- 07 NEW GYM & WAREHOUSE, STYLE TO BE SELECTED BY THE OWNER
- 08 NEW TOLIT, STYLE TO BE SELECTED BY THE OWNER
- 09 NEW ONE PRICE / FRESHMAN BUILT-IN SHOWERS, STYLE TO BE SELECTED BY THE OWNER
- 10 4 ADJUSTABLE PLASTIC LAMINATE SHELVES AND ASSOCIATED BRACKETS
- 11 NOT USED
- 12 NOT USED
- 13 EXISTING WALKWAY & DOORS TO REMAIN
- 14 EXISTING WALKWAY CHAIRS TO REMAIN

BASEMENT FLOOR PLAN



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



SJA

DESIGN

COMMERCIAL • RESIDENTIAL
ARCHITECTURE

OWNER: J. SANTORA
141 ROMA STREET, 1ST FL
EAST PROVIDENCE, RI 02914
TEL: 401-352-1111
WWW.SJA-ARCHITECT.COM

STAMP:



PROJECT INFORMATION:

**SINGLE FAMILY RESIDENCE
BASEMENT RENOVATIONS**
132 ROMA STREET, EAST PROVIDENCE, RI

DRAWING TITLE:

**ARCHITECTURAL
SITE PLAN**

DRAWN BY: SJA

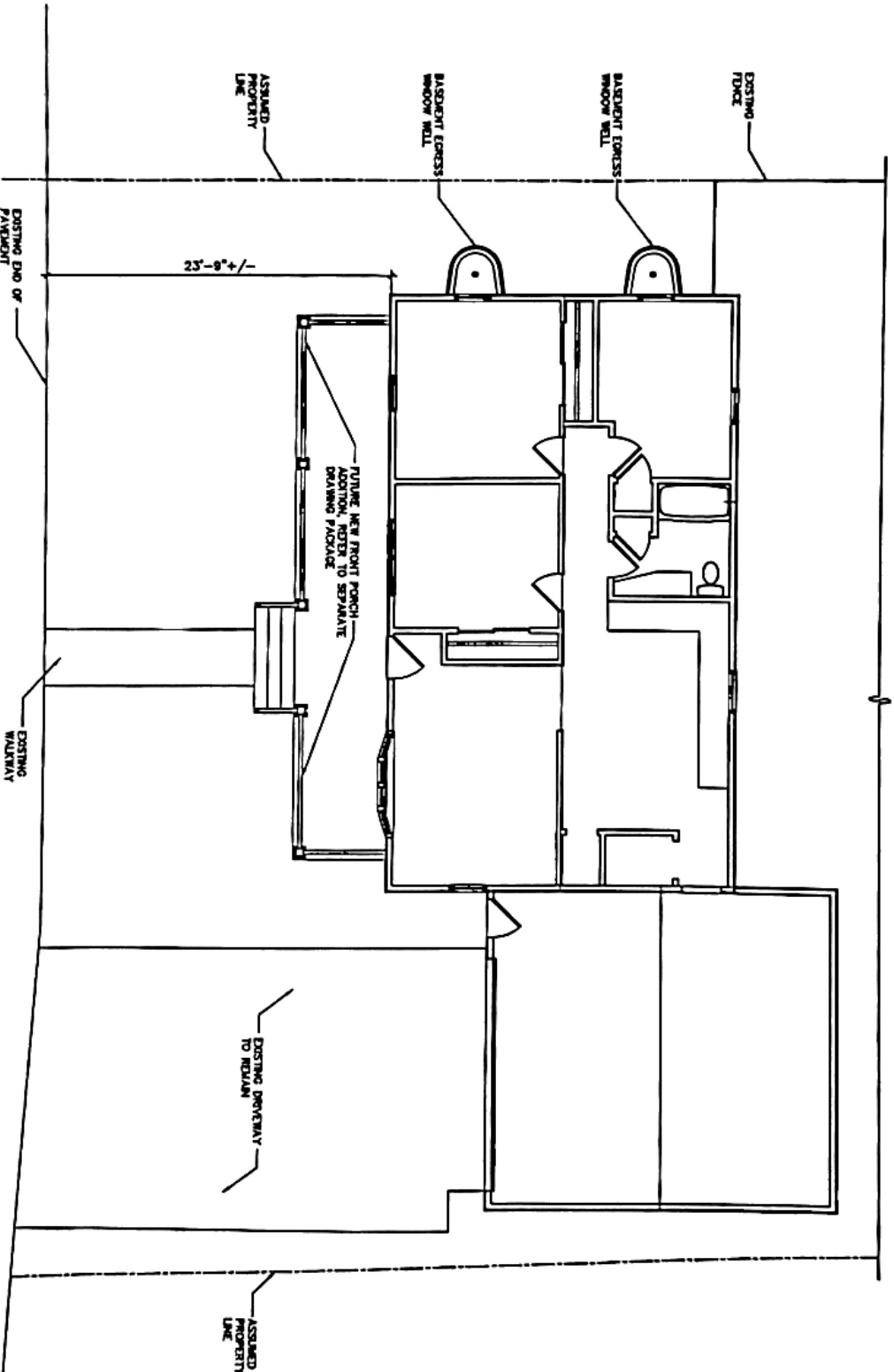
CHECKED BY: SJA

PROJECT: 24-043

DATE: 2-25-2025

REVISIONS:

REVISED 9-2-2025



NOTE:
THE ATTACHED ARCHITECTURAL SITE
PLAN IS BASED ON DIMENSIONS TAKEN
ON-SITE AND WAS NOT BASED ON A
PROFESSIONAL SURVEY



ARCHITECTURAL SITE PLAN
SCALE 1/4" = 1'-0"

AS1.0

ISSUED FOR
CONSTRUCTION





AFFIDAVIT OF AUTHORIZATION TO PERFORM WORK ON PROPERTY

State of RI

County of East Providence

I, Sandra B Perry, being duly sworn, depose and state as follows:

1. I am the owner of the property located at:

132 Roma St. East Providence RI, 02914

2. I hereby authorize , Joe Abatiello to perform work and/or apply for and obtain necessary building, electrical, plumbing, or related permits on my behalf for the above property.

3. The scope of authorized work includes Farmers Porch

Construction of Farmers Porch and roof

4. This authorization shall remain in effect until revoked in writing.

5. I understand that I remain responsible for ensuring all work complies with applicable laws, codes, and regulations.

Owner's Signature:

Sandra B. Perry

Printed Name:

Sandra B. Perry

Phone Number:

(401-431-0787) Home (401-569-6219) Cell

Email Address:

Sandyp@MorvilloProducts.com

Date:

10/29/2025

NOTARY ACKNOWLEDGMENT

State of Rhode Island

County of Providence

Subscribed and sworn to before me on this day of 30th, 2025

by Sandra B Perry, who is personally known to me or has produced identification in the form of _____.

Notary Public Signature: Jan E. Ouellet Goulet

Printed Name: Jan E. Ouellet - Goulet

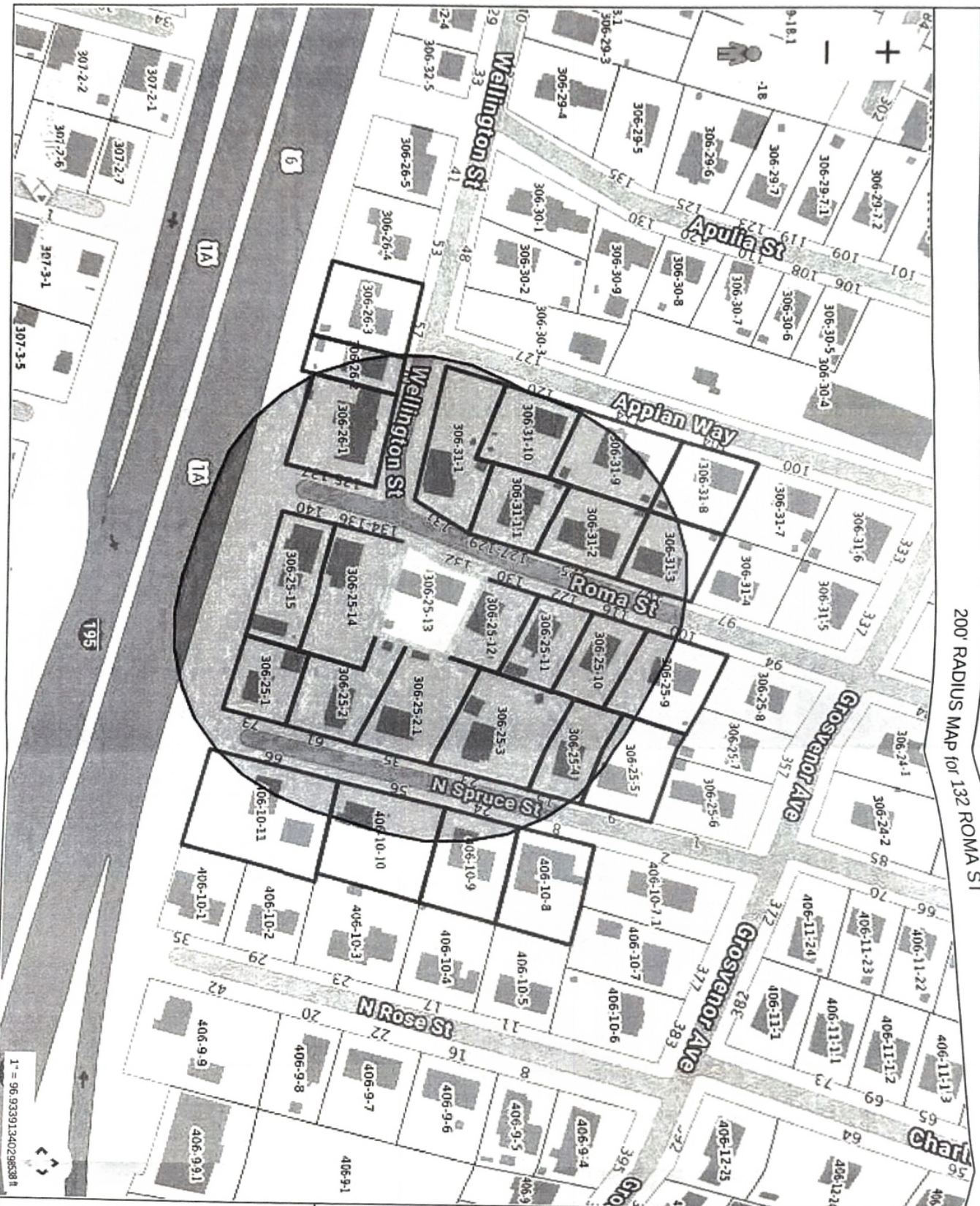
Commission Number: _____

My Commission Expires: 6/5/28

(Seal)

ID	Site Address	Owner Name	Owner Name 2	Owner Address	Owner City	Owner State	Owner Zip
			Owner Name 2 132 ROMA ST 306-25-13				
306-25-001.00	73 N SPRUCE ST	JOLON, JOSEL		73 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-002.00	61 N SPRUCE ST	HEROUX, MARIA		61 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-002.10	35 N SPRUCE ST	FUNDAKOWSKI, DEIRDRE J		35 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-003.00	23 N SPRUCE ST	RODERICK, DARIUS		23 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-004.00	15 N SPRUCE ST	PASCUAL, RAFAEL		15 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-005.00	9 N SPRUCE ST	LACORBINIERE, SHIRLEY A M LIF EST		9 N SPRUCE ST	EAST PROVIDENCE RI		02914
306-25-009.00	100 ROMA ST	LANES, BENNIE D JR &	LANES, PHELECE J	525 HIGHWAY 321	BEEBE AR		72012
306-25-010.00	116 ROMA ST	SOUZA, NANCY M, ESTATE		116 ROMA ST	EAST PROVIDENCE RI		02914
306-25-011.00	122 ROMA ST	CABRAL, ANTONIO M &	CABRAL, MARIA J	122 ROMA ST	EAST PROVIDENCE RI		02914
306-25-012.00	130 ROMA ST	WILLIAMS, JOHN THOMAS		130 ROMA ST	EAST PROVIDENCE RI		02914
306-25-014.00	134-136 ROMA ST	GORMAN, JAMIE P &	GORMAN, WHITNEY	134 ROMA ST	EAST PROVIDENCE RI		02914
306-25-015.00	140 ROMA ST	ARRUDA, LAUDELINO M &	ARRUDA, TANIA R	140 ROMA ST	EAST PROVIDENCE RI		02914
306-26-001.00	135-137 ROMA ST	RODRIGUES, MANUEL & MARIA LIFE ESTATE &	ARRUDA, HELENA R & GONSALVES, ELIZABETH R	135 ROMA ST	EAST PROVIDENCE RI		02914
306-26-002.00	61 WELLINGTON ST	AGUIAR, FRANCISCO E &	AGUIAR, HELENA F	61 WELLINGTON ST	EAST PROVIDENCE RI		02914
306-26-003.00	57 WELLINGTON ST	CUNHA, DAVID ESTATE		57 WELLINGTON ST	EAST PROVIDENCE RI		02914
306-31-001.00	131 ROMA ST	LAVERDE, ANDRES F &	FISHER, PRINCESS S	131 ROMA ST	EAST PROVIDENCE RI		02914
306-31-001.10	127-129 ROMA ST	TEIXEIRA, SILVIANE R & CARLOS A &	TEIXEIRA, EUGENIA L	127 ROMA ST	EAST PROVIDENCE RI		02914
306-31-002.00	125 ROMA ST	LAMBERT, PAMELA		125 ROMA ST	EAST PROVIDENCE RI		02914
306-31-003.00	107 ROMA ST	MONTIPEIRO, JEANIE		107 ROMA ST	EAST PROVIDENCE RI		02914
306-31-008.00	104 APPIAN WAY	PRICE, TREVOR C & KYLE J W/LIF EST	PRICE, HOPE A	104 APPIAN WAY	EAST PROVIDENCE RI		02914
306-31-009.00	114 APPIAN WAY	MCDOWELL, JO-ANN CAFFEY		114 APPIAN WAY	EAST PROVIDENCE RI		02914
306-31-010.00	120 APPIAN WAY	SILVIA, MICHAEL A		120 APPIAN WAY	EAST PROVIDENCE RI		02914
406-10-008.00	8 N SPRUCE ST	LEWIS, RIANE		23 N SPRUCE ST	EAST PROVIDENCE RI		02914
406-10-009.00	24 N SPRUCE ST	NORTON, DANIEL M &	NORTON, GRACIETTE	24 N SPRUCE ST	EAST PROVIDENCE RI		02914
406-10-010.00	56 N SPRUCE ST	HANKINSON, CHARLES T &	HANKINSON, EVANGELINE M	56 N SPRUCE ST	EAST PROVIDENCE RI		02914
406-10-011.00	66 N SPRUCE ST	JCA REALTY LLC		8 OLD BLISS ST	REHOBOTH MA		02769
306-25-013.00	132 ROMA ST	PERRY, SANDRA B		132 ROMA ST	EAST PROVIDENCE RI		2914

200' RADIUS MAP for 132 ROMA ST



Property Information
 ID 306-25-03-00
 Location 132 ROMA ST
 Owner PERRY, SANDRA B

MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

City of East Providence RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1" = 96.93391340298538 ft