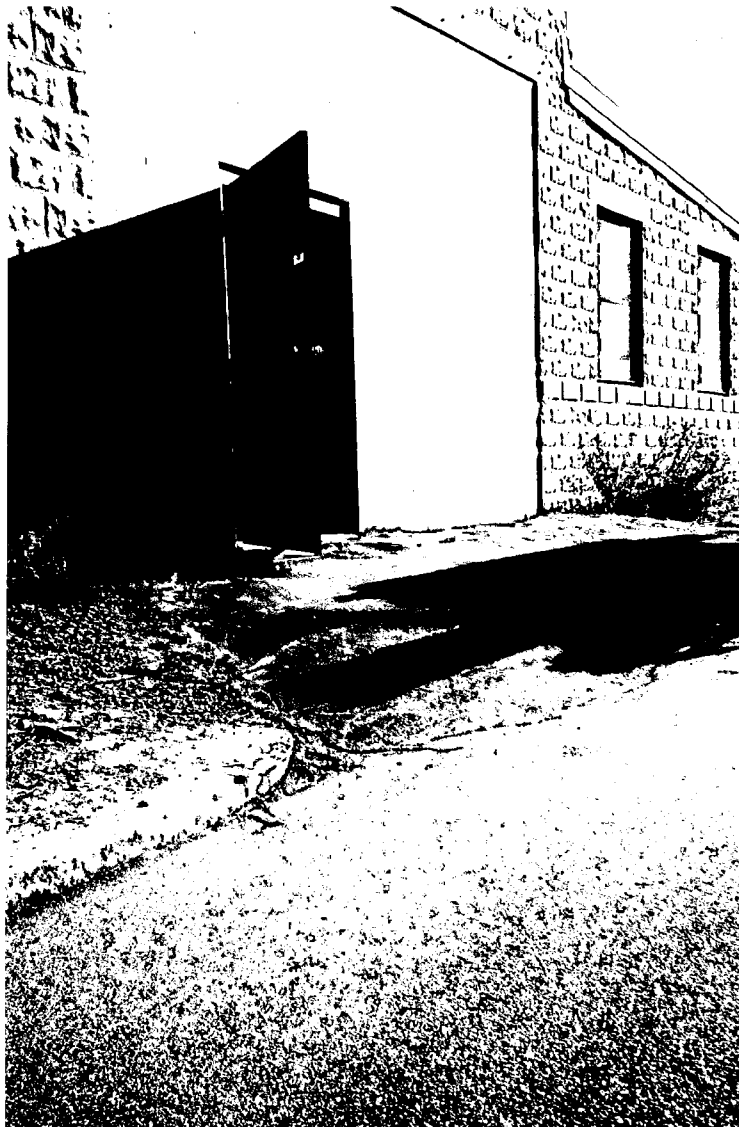




WARREN EQUITIES, INC. PETITION

09/06/2017 09:57:2039 N 11 162



WABEND EQUITIES, INC. PETITION

FILED IN CASE NO. 03-11107



WARREN EQUITIES, INC. PETITION

095040 125 1067 1000 11-1-1 0012

Stanley Zuba

Corporate Credit Manager

WARREN EQUITIES, INC.

375 Allens Avenue
One Warren Way
Providence, RI 02905
(401) 781-9900
Fax (401) 941-2570

RESOLUTION OF THE CITY COUNCIL

No. 601

Approved October 25, 1995

WHEREAS, Warren Equities, Inc. (hereinafter "Petitioner"), has sought:

(a) to construct a handicapped access ramp adjacent to its real estate located at 27 Warren Way; and

(b) to reinforce a foundation wall for the building located at 27 Warren Way; and

WHEREAS, said access ramp and foundation wall will each encroach upon the public walkway; and

WHEREAS, after study of Petitioner's request, the City, acting through its appropriate authorities, has determined that the proposed encroachments are not adverse to the public interest,

NOW, THEREFORE, BE IT RESOLVED That the Petitioner is granted permission to encroach upon the public way for the purpose of constructing and maintaining a handicapped-access ramp at or near the entrance to the building located at 27 Warren Way and (2) for the purpose of reinforcing the existing foundation walls located along Warren Way and Poe Street. Provided, however, that said grant is specifically conditioned upon:

1. All construction with relation to the said ramps is to be completed in accordance with plans and specifications submitted by the Petitioner to the city Department of Inspection & Standards as those plans may have been modified and/or approved by said department and the Council Committee on Public Works. (Copies of the subject plans are attached hereto).

2. The Petitioner shall supply and retain in effect a certificate of insurance in an amount of not less than one hundred thousand dollars (\$100,000.00) protecting the City of Providence and its successors and assigns, its agents, servants, officers and employees as additional-named insureds against claims for the construction, maintenance and/or existence of said ramp and wall encroachments. Said insurance shall be acceptable to the Department of Law.

IN CITY COUNCIL
Dec. 5, 1955
FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS

Michael R. Clement
CLERK

THE COMMITTEE ON
PUBLIC WORKS
Approves Passage of
The Within Resolution

Robert A. Davis
Chairman
10/19/55
Clat

Don the Clerk: Clat

3. The Petitioner shall execute an indemnification and hold harmless agreement satisfactory to the City Solicitor.

4. The Petitioner shall grant to the appropriate public utility(ies) and/or governmental agency(ies), by pertinent document, any easements, licenses, or the like, so as to maintain public services.

5. A certified copy of the within Resolution shall be recorded in the Office of Land Evidence of the City of Providence.

6. Any rights or obligations granted hereunder shall be deemed to run with the land and shall operate against any and all successors in interest and/or title .

7. Any rights or obligations granted hereunder shall remain in full force and effect for so long as the encroachment permitted hereby does not cease to be utilized for the purposes for which it was granted.

8. Such other reasonable conditions as the Mayor and/or the Department of Law may impose hereunder.

9. The foundation wall encroachments shall not extend into the public right-of-way more than 1'0" (one linear foot) for the length of said building on Warren Way and on Poe Street.

10. The access ramp shall not extend into the public right-of-way more than 4'0" (four linear feet) at its widest point.

11. Petitioner shall install a new sidewalk on Warren Way for the entire length of its building and said sidewalk shall be constructed to specifications of the City Department of Public Works.

IN CITY COUNCIL
OCT 19 1995
READ AND PASSED
Evelyn V. Fargnoli
ACTING PRES.
Michael R. Clement
CLERK

APPROVED
OCT 25 1995
Vincent A. Cianci
MAYOR



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
07/01/96

PRODUCER

Arthur J. Gallagher - Boston
Harbor South Tower
100 Hancock Street
N. Quincy MA 02171-1787

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY

A United National

COMPANY

B Legion Insurance

COMPANY

C

COMPANY

D

INSURED

Warren Equities Inc
Attn: Tom Palumbo
P.O. Box 72743
Providence RI 029070743

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT	CP62912 *SINGLE PER OCC LIMIT FOR GL/AUTO/ PROPERTY	07/01/96	07/01/97	GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ PERSONAL & ADV INJURY \$ EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ MED EXP (Any one person) \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	CP62912 *SEE ABOVE	07/01/96	07/01/97	COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: \$ \$ \$
A	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input checked="" type="checkbox"/> OTHER THAN UMBRELLA FORM	CU33948	07/01/96	07/01/97	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL	WC1-021091	07/01/96	07/01/97	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER \$ EL EACH ACCIDENT \$ 500,000 EL DISEASE - POLICY LIMIT \$ 500,000 EL DISEASE - EA EMPLOYEE \$ 500,000
A	OTHER Property	CP62912 *SEE ABOVE	07/01/96	07/01/97	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
THE CITY OF PROVIDENCE IS INCLUDED AS AN ADDITIONAL INSURED, BUT ONLY WITH RESPECT TO REAL ESTATE IMPROVEMENTS AT, 27 WARREN WAY, PROVIDENCE, RI 02905

CERTIFICATE HOLDER

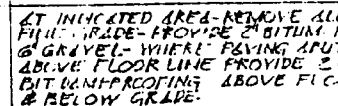
PROVIDENCE RHODE ISLAND, CITY OF
COUNCIL COMMITTEE/PUBLIC WORKS
CITY HALL BUILDING
PROVIDENCE RI 02903

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL **20** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

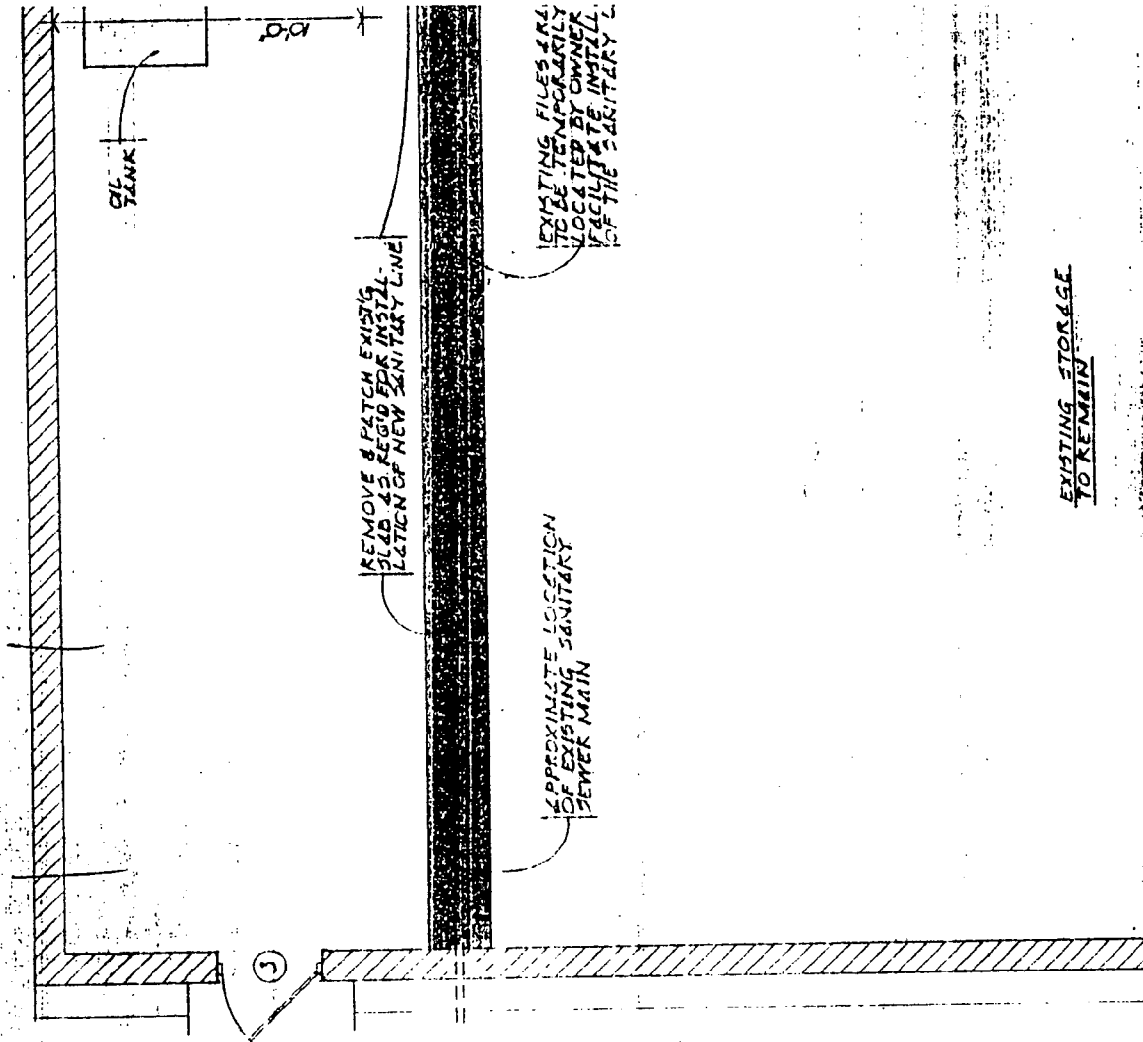
AUTHORIZED REPRESENTATIVE

Arthur J. Gallagher & Co.



DATE JULY 26, 1975	SCALE AS NOTED
JOB NO. 9517	DRAWN BY HHS

Warren Way and Poe Street



EXISTING STORAGE
TO REMAIN

1. 3/4" X 2 1/2" G.G. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON EXTERIOR FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
2. 3/4" X 2 1/2" G.G. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON EACH FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
3. 3/4" X 2 1/2" G.G. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON EXTERIOR FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
4. CURVED CHAIR X 2 1/2" G.G. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON METAL CHAIR STIFFENERS BETWEEN STUDS @ 16" SPACING WITH 3/2" INSULATION AT FRONT OF STUDS TOWARD EXTERIOR OF MOST WALLS. TAPE & SAND EXPOSED SURFACES.
5. 3/4" X 2 1/2" G.G. METAL STUDS @ 20" O.C. W/ 2 LAYERS 5/8" TYPE "X" G.B. @ 5" O.C. MINERAL WOOL OR GLASS FIBER INSULATION - TAPE & SAND EXPOSED SURFACES. SHOW RATING UL-1411
6. 1 1/2" X 2 1/2" G.G. METAL STUDS @ 16" O.C. W/ 2 GYPSUM SHEETING @ 5" O.C. STUCCO FINISH ON R/SID INSULATION 25 DETAILLED

GENERAL NOTES:

- 1- ALL EXISTING PARTITIONS AND UTILITIES SHALL BE COMPLETELY REMOVED FROM THE RENOVATED AREA.
- 2- INSTALL A NEW CONCRETE SLAB APPROXIMATELY 4" THICK TO MATCH SILL OF DOOR #2
- 3- REMOVE ALL WINDOWS FROM THE RENOVATED AREA & REPLACE AS DETAILLED.
- 4- ALL NEW WINDOWS SHALL HAVE WROUGHT IRON GRILLES SIMILAR TO ADJACENT BUILDING INSTALLED OVER EACH OPENING.
- 5- INSTALL UNFACED SOUND INSULATION IN ALL PARTITIONS AND ABOVE ALL CEILING.
- 6- CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE ENCOUNTERED IN INDICATED DIMENSIONS & DRAWINGS.

PLUMBING FIXTURE SCHEDULE:

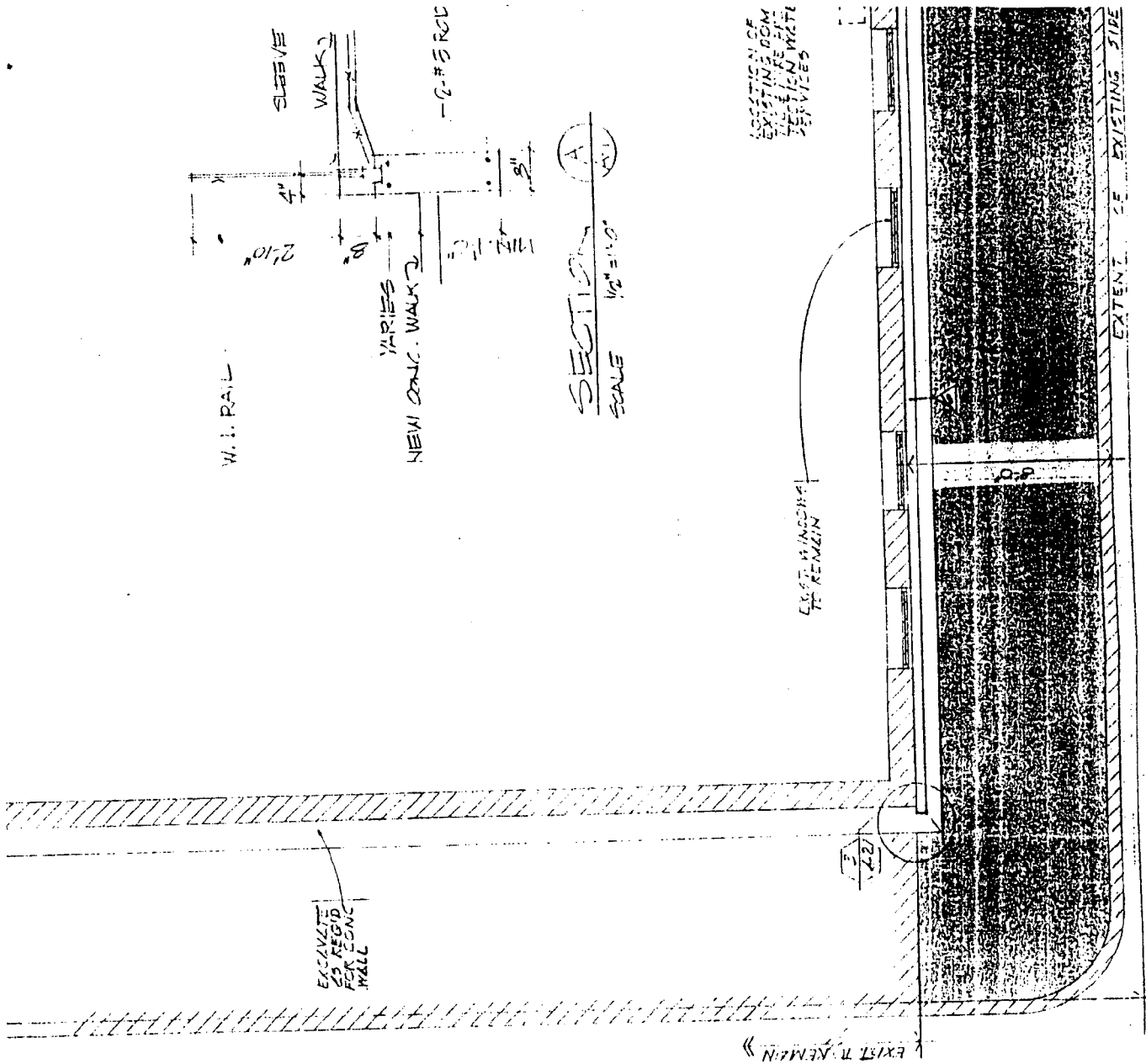
- (1) HANDICAPPED WATER CLOSET
- (2) WALL MOUNTED HANDICAPPED LAVATORY
- (3) WALL MOUNTED URINAL
- (4) SINGLE ROWS OF SINK (25" TO 30" WIDE) & GARAGE DISPOSAL.

FI FIRE SAFETY CODE NOTES:

- 1- INSTALL PANIC HARDWARE ON ALL EXITS DOORS EXCEPT FOR THE FRONT DOOR
- 2- INSTALL EMERGENCY LIGHTING THAT CONFORMS TO THE FI FIRE SAFETY CODE LOCATIONS TO BE APPROVED BY THE LOCAL FIRE MARSHAL
- 3- INSTALL EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF THE FI FIRE SAFETY CODE ABOVE ALL EXITS DOORS AND AT CORRIDOR CORNERS AS REQUIRED
- 4- INSTALL A LOCAL FIRE ALARM SYSTEM CONFORMING TO THE REQUIREMENTS OF THE FI FIRE SAFETY CODE

BUILDING DATA:

CONSTRUCTION TYPE:	3B UNPROTECTED
USE GROUP:	BUSINESS
BUILDING AREA:	5797 SQ. FT.
FIRE PROTECTION:	AUTOMATIC FIRE PROTECTION (SPRINKLERED)



CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

for the following relief with respect to renovations at premises known and numbered as 27 Warren Way (corner of Poe Street) Providence, Rhode Island:

FIRST: to allow encroachment of a new concrete foundation wall a maximum of 1' 0" onto the existing 8' 0" wide unimproved sidewalk area for the purpose of reinforcing the existing rubble foundation that is in various stages of deterioration. The top of the proposed foundation wall will terminate at building floor elevation and vary in height with respect to the curb elevation from a minimum of 0" to a maximum of 3' 0". The encroachment would extend the full length of the building along Poe Street (approximately 72 ft.) and the full width of the building along Warren Way (approximately 82 ft.). The existing rubble foundation wall presently encroaches onto the sidewalk area up to 6" in several locations along Poe Street.

SECOND: to allow encroachment of a new concrete ramp for handicapped accessibility to the existing structure. The handicapped ramp will be 4' 0" wide, and encroach onto the existing 8' 0" wide unimproved sidewalk area a maximum of 4' 0". The existing floor elevation is about 1' 6" above curb elevation at the door location. Present conditions do not allow for safe access and egress of the building along Warren Way. In addition to the handicapped access, the Petitioner intends to install a permanent sidewalk along the entire Warren Way facade.

Petitioner herewith submits plans showing the foregoing.

Respectfully Submitted
WARREN EQUITIES, INC.

Date:

9/22/95

By:


John Dziedzic, Treasurer

FILED

SEP 22 11 04 AM '95

DEPT. OF
PROVIDENCE, R.I.

CITY COUNCIL

Oct. 5, 1995

FIRST READING

REFERRED TO COMMITTEE ON

~~CITIES AND TOWNSHIPS~~

PUBLIC WORKS

CLERK

Michael R. Stewart

THE COMMITTEE ON

PUBLIC WORKS

Approves Passage of

The Within Resolution

Chairman

10/12/95

Chairman

Chairman

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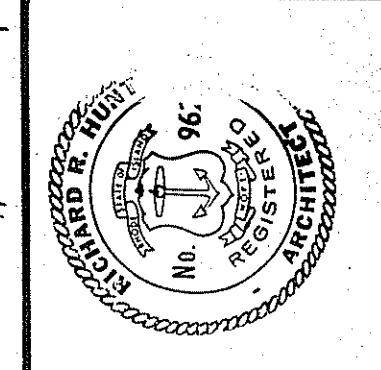
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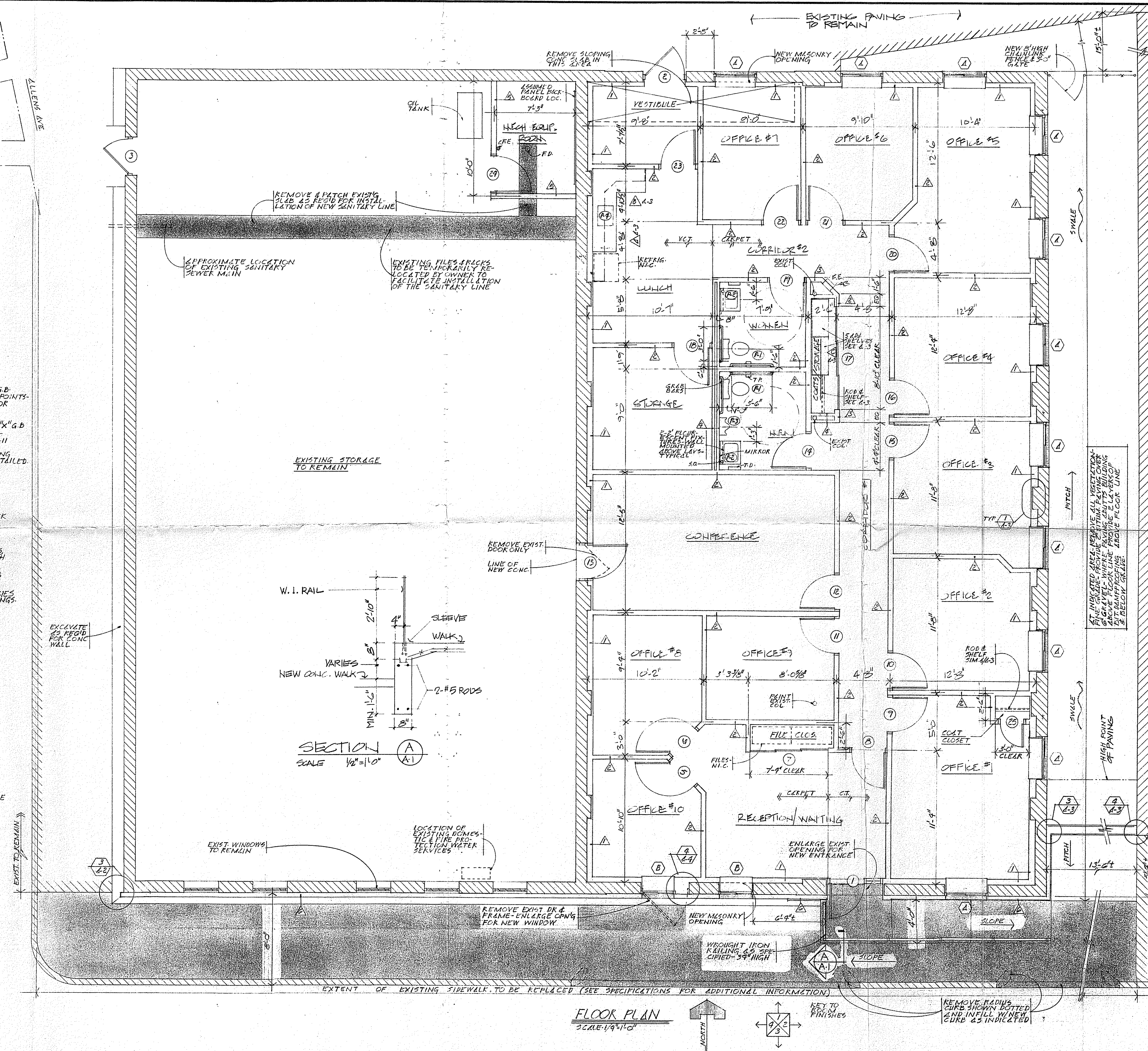
Tom M. Clark's Clerk



RICHARD R. HUNT
ARCHITECT, LTD.
26 OLD RACCOON HILL ROAD
WEST GREENWICH, R.I. 02817
401-397-9309

PROPOSED RENOVATIONS
TO
WARREN EQUITIES
Warren Way and Poe Street Providence, RI

FLOOR PLAN WALL TYPES AND GENERAL NOTES			
DATE	JULY 26, 1995	SCALE	AS NOTED
JOB NO.	9517	DRAWN BY	HR



WALL CONSTRUCTION TYPES

- 3/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 1 LAYER 5/8" G.B. ON EXTERIOR FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
- 3/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON EACH FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
- 3/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. ON EXTERIOR FACE WITH 3/2" INSULATION - TAPE & SAND EXPOSED SURFACES.
- 2 ROWS OF 3/8" x 25 GA. METAL STUDS @ 16" O.C. W/ 1 LAYER 1/2" G.B. EQ. SIDE - INSTALL G.B. STIFFENERS BETWEEN STUDS @ 1/4 POINTS WITH 2 1/2" INSULATION AT 1 ROW OF STUDS (ROW @ EXTERIOR OF WET WALL) TAPE & SAND EXPOSED SURFACES.
- 3/8" x 25 GA. METAL STUDS @ 24" O.C. W/ 2 LAYERS 5/8" TYPE "X" G.B. EQ. SIDE - 3" MINERAL WOOL OR GLASS FIBER INSULATION - TAPE & SAND EXPOSED SURFACES. 2 HOUR RATING U.L. - U411
- 1/2" x 20 GA. METAL STUDS @ 16" O.C. W/ 1/2" GYPSUM SHEATHING & SYNTHETIC STUCCO FINISH ON RIGID INSULATION AS DETAILED.

GENERAL NOTES

- ALL EXISTING PARTITIONS AND UTILITIES SHALL BE COMPLETELY REMOVED FROM THE RENOVATED AREA.
- INSTALL A NEW CONCRETE SLAB APPROXIMATELY 4" THICK TO MATCH SILL OF DOOR #2
- REMOVE ALL WINDOWS FROM THE RENOVATED AREA & REPLACE AS DETAILED.
- ALL NEW WINDOWS SHALL HAVE WROUGHT IRON GRILLES, SIMILAR TO ADJACENT BUILDING INSTALLED OVER EACH OPENING.
- INSTALL UNFACED SOUND INSULATION IN ALL PARTITIONS 2ND ABOVE ALL CEILINGS.
- CONTRACTOR TO NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE ENCOUNTERED IN INDICATED DIMENSIONS & DRAWINGS.

PLUMBING FIXTURE SCHEDULE

- (F1) HANDICAPPED WATER CLOSET
- (F2) WALL MOUNTED HANDICAPPED LAVATORY
- (F3) WALL MOUNTED URINAL
- (F4) SINGLE BOWL SS. SINK (25x22) W/ SPRAY & GARBAGE DISPOSAL

RI FIRE SAFETY CODE NOTES

- INSTALL PANIC HARDWARE ON ALL EGRESS DOORS EXCEPT FOR THE FRONT DOOR.
- INSTALL EMERGENCY LIGHTING THAT CONFORMS TO THE RI FIRE SAFETY CODE LOCATIONS TO BE APPROVED BY THE LOCAL FIRE MARSHAL.
- INSTALL EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF THE RI FIRE SAFETY CODE ABOVE ALL EGRESS DOORS AND AT CORRIDOR CORNERS AS REQUIRED.
- INSTALL A LOCAL FIRE ALARM SYSTEM CONFORMING TO THE REQUIREMENTS OF THE RI FIRE SAFETY CODE.

BUILDING DATA

CONSTRUCTION TYPE: 3B UNPROTECTED
USE GROUP: BUSINESS
BUILDING AREA: 5797 SQ. FT.
FIRE PROTECTION: AUTOMATIC FIRE PROTECTION (SPRINKLERED)