

**THE CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 567

EFFECTIVE ~~APPROX~~ November 28, 2011

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant an easement on the sidewalk area of Spruce Street at 139 Acorn Street in the City of Providence to Robert J. Campellone, Campellone Realty LLC (Campellone). Said easement shall be granted specifically upon the following provisions:

1. Said easement shall be utilized only for the installation and maintenance of a ramp to provide handicapped access to the property at 139 Acorn Street (AP 28, Lot 1072). Said easement shall not exceed the area of one-hundred sixty square feet, plus or minus, with dimensions of 34.9 feet by 3 feet and indicated on the accompanying map marked as Exhibit A.

2. Said easement shall be deemed to run with the land and shall operate against any successors in title and the easement or a memorandum of same shall be recorded by Campellone in the Office of Land Records for the City of Providence.

3. Said easement shall be subject to a right of reverter/right of reversion in the event that the situs of the easement is no longer utilized for the aforestated purposes.

4. Campellone shall execute an indemnification and hold-harmless agreement with the City of Providence. Said agreement shall be approved by the Department of Law of the City of Providence.

5. Campellone shall supply the City of Providence with an insurance policy naming said City of Providence, its agents, officers, servants and employees as additional-named insureds in a sum not less than one hundred thousand dollars (\$100,000.00) which policy shall be approved by the Department of Law of the City of Providence.

6. In the event that the City of Providence or its designee shall, for any public purpose, require the extinguishment of the easement granted herein, upon the ninety (90) days notice, Campellone shall, at its own expense, and without claim against the City, its officers, servants or employees, for any damages whatsoever, remove said improvements to the easement area.

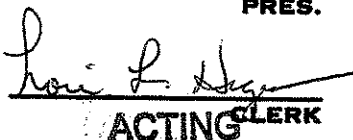
7. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works and/or as may be deemed appropriate by the Mayor or the Department of Law.

IN CITY COUNCIL

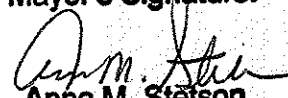
NOV 17 2011

READ AND PASSED

  
PRES.

  
ACTING CLERK

Effective without the  
Mayor's Signature:

  
Anna M. Stetson  
City Clerk

**CITY OF PROVIDENCE**  
**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**

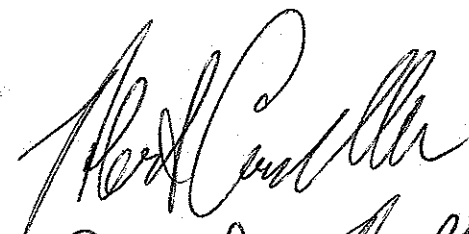
**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Now comes Campellone Realty, LLC, a Rhode Island limited liability company, who respectfully requests that the City Council of the City of Providence approve a sidewalk easement as more particularly set forth on the plan attached hereto for the property located at 139 Acorn Street, Providence, Rhode Island (Assessor's Plat 28, Lot 1072). The sidewalk easement is requested for the purpose of installing a handicapped accessible ramp to be utilized by the proposed restaurant, Adesso's on the Hill. The proposed ramp will extend onto the city sidewalk within an area of 3 ft. x 34.9 ft. or as more particularly set forth on the attached plan. This proposed handicapped accessible ramp is required in order to comply with the "Americans with Disabilities Act" and the Rhode Island State Building Code.

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Campellone Realty LLC  
President

PROPOSED RESTAURANT:  
"ADESSO ON THE HILL"  
139 ACORN STREET  
PROVIDENCE, RHODE ISLAND

SEPTEMBER 14, 2011

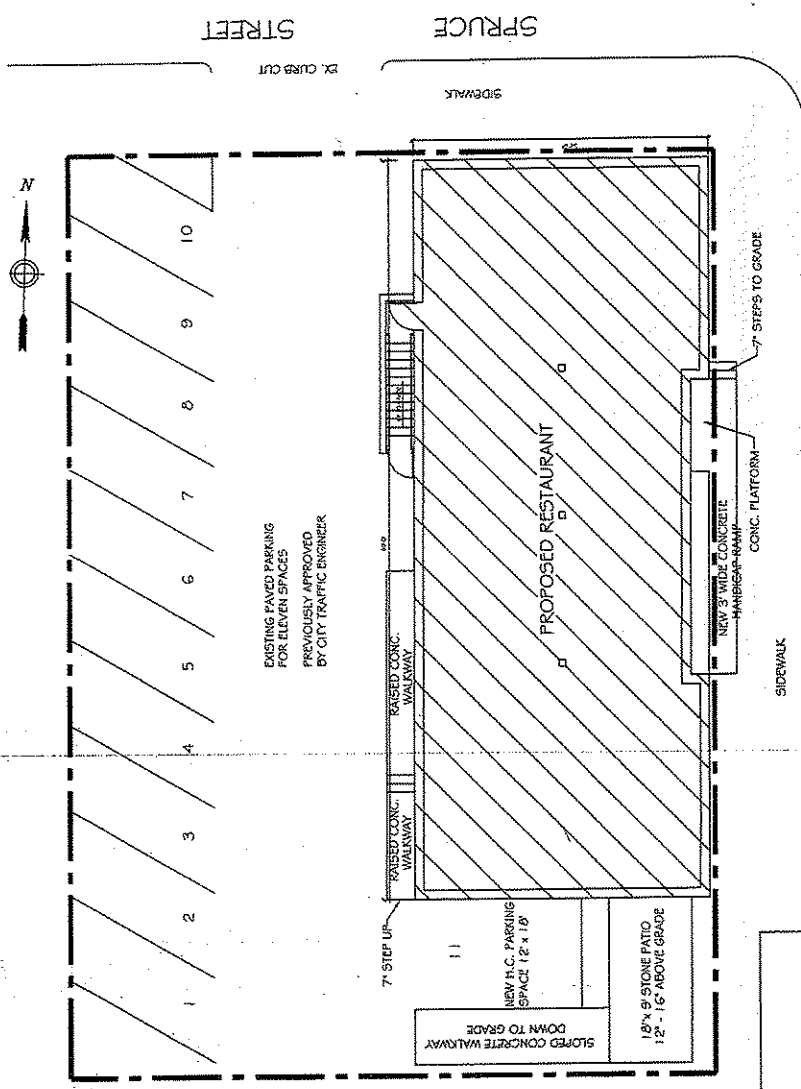
CODE DATA:  
BUILDING CODE: SBC-1-2010, 2010 INTERNATIONAL BUILDING CODE w/ RI AMENDMENTS  
PLUMBING CODE: SBC-3-2010, 2010 INTERNATIONAL PLUMBING CODE w/ RI AMENDMENTS  
MECHANICAL CODE: SBC-4-2010, 2010 INTERNATIONAL MECHANICAL CODE w/ RI AMENDMENTS  
ELECTRICAL CODE: SBC-5-2010, 2010 NATIONAL ELECTRICAL CODE w/ RI AMENDMENTS  
ENERGY CODE: SBC-6-2010, 2010 INTERNATIONAL ENERGY CONSERVATION CODE w/ RI AMENDMENTS  
ACCESSIBILITY CODE: SBC-1-2010, 2010 IBC INCLUDING ANSI A117.1-1998  
FIRE SAFETY CODE: RI FIRE SAFETY CODE: 2010 EDITION  
LIFE SAFETY CODE: NFPA 1 & NFPA 101 w/ RI AMENDMENTS (2010 EDITION)  
SPRINKLER CODE: NFPA 13 w/ RI AMENDMENTS (2010 EDITION)

DESIGN DATA:  
FROST DEPTH: 40" BELOW GRADE  
WIND LOAD: 100 MPH  
FLAT ROOF SNOW LOAD: 30 LBS / SF  
SEISMIC COEFFICIENTS: 5% 0.269, 2 0.081

HVAC DESIGN PARAMETERS PER SBC-8 302.1:  
OUTSIDE/Summer: 87 DEGREES F DRY, 71 DEGREES F WET  
OUTSIDE/Winter: 0 DEGREES F DRY  
LATITUDE: 41 DEGREES-4 MINUTES NORTH  
COOLING DEGREE DAYS: 371  
HEATING DEGREE DAYS: 6331  
CLIMATE ZONE: 14A

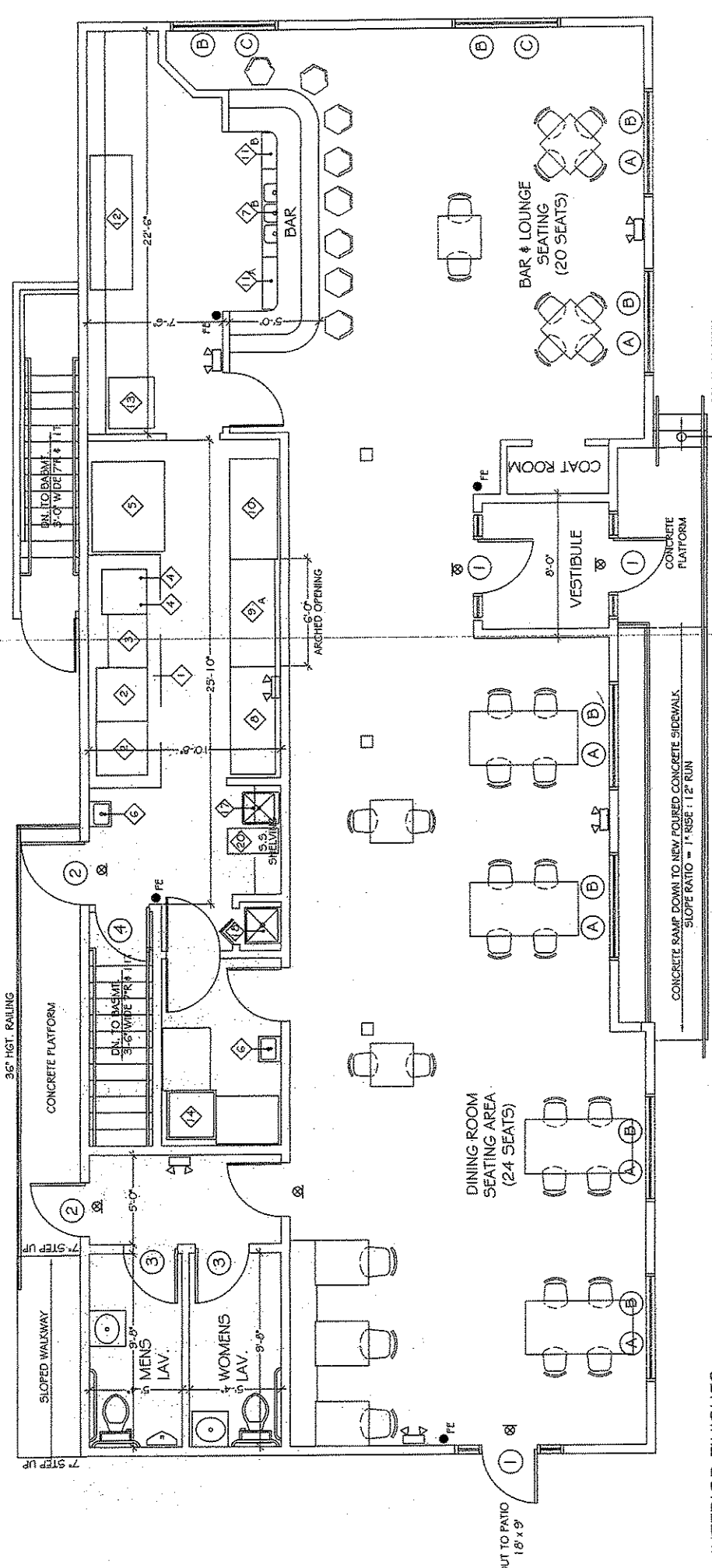
NOTES:  
LOCATION: ACORN & SPRUCE STREET  
PROVIDENCE, RI  
ASSESSORS PLAT: PLAT 28  
LOT: 441, 440 & 352  
SUB PARCEL #: C-2  
ZONING: 7.035  
AREA: RESTAURANT  
USE GROUP: 4B WOOD FRAME  
BUILD. CLASS.: HOT SPRINKLERED  
NOTE: NEW FIRE ALARM SYSTEM PER FIRE DEPARTMENT REQUIREMENTS

PARKING ANALYSIS  
TOTAL PARKING REQUIRED AS PER ARTICLE VII PROVIDENCE ZONING ORDINANCE SECTION 3.0 USE CODE 57.1 - -  
1 SPACE PER 4 SEATINGS  
TOTAL SEATING = 44 SEATS  
TOTAL SPACES REQUIRED = 11 SPACES  
TOTAL SPACES PROVIDED ON LOT = 11 SPACES



SITE PLAN:  
SCALE: 1" = 10'-0"

Exhibit A



INTERIOR FINISHES

- FLOORS:
- DINING ROOM AND LOUNGE: ANTIQUE PINE WOOD FLOORING
  - VESTIBULE AND BATHROOMS: 16" x 16" BRAZILIAN SLATE
  - KITCHEN, PREP KITCHEN & BACK BAR: 12x12 COMMERCIAL FLOOR TILES
- WALLS:
- MAIN DINING & LOUNGE AREA: 5/8" GYP. BD WALLS OVER WOOD STUDS - PAINTED w/42" HGT. WOOD WAINSCOTING
  - KITCHEN & PREP AREAS: 5/8" GYP. BD WALLS OVER WOOD STUDS - PINK GLASS REINFORCED PANELS-FULL HGT./STAINLESS STEEL PANELS OVER 5/8" GYP. BD. BEHIND COOKING AREAS
- CEILING:
- MAIN DINING, LOUNGE AREA & BAR: EXPOSED 2 x 6 WOOD T & G FLANKING OVER EXPOSED WOOD BEAMS
  - KITCHEN & FOOD PREP AREAS: 2 x 4 SUSPENDED CEILING SYSTEM w/ WASHABLE TILES
  - ENTRY, VESTIBULE & BATHROOMS: NEWLY FRAMED 2 x 6 EXPOSED WOOD PLANKING OVER WOOD BEAMS TO MATCH EXISTING ROOF STRUCTURE.

FIRE SAFETY EQUIPMENT

- EMERGENCY LIGHT
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LT.
- FIRE EXTINGUISHER
- \*1 TYPE IN KITCHEN AREAS
- \*ABC TYPE IN ALL OTHER AREAS

KITCHEN EQUIPMENT SCHEDULE

- 1. 13-0" STAINLESS STEEL EXHAUST HOOD WITH ANSUL FIRE SUPPRESSION SYSTEM
- 2. 4-0" STAINLESS STEEL EXHAUST HOOD WITH ANSUL FIRE SUPPRESSION SYSTEM (BASEMENT RANGE) (3)
- 3. SOUTHERN STAINLESS STEEL 6 BURNER GAS TOASTMASTER LAVA ROCK GAS CHARBROILER
- 4. PITCO STAINLESS STEEL GAS PRYER (2)
- 5. PIZZA OVEN
- 6. STAINLESS STEEL HAND SINK (3)
- 7. STAINLESS STEEL 3-BAY SINK w/DRAINBOARDS
- 8. SINKLINE STAINLESS STEEL 3-BAY BAR SINK
- 9. TRUE STAINLESS STEEL 3-DOOR SANDWICH UNIT (2)
- 10. TRUE STAINLESS STEEL 3-DOOR 3-DOOR REFRIGERATOR (6" WIDE)
- 11. TRUE STAINLESS STEEL WORKTOP 3-DOOR REFRIGERATOR (6" WIDE IN BASEMENT)
- 12. TRUE STAINLESS STEEL 2-DOOR PIZZA PREP TABLE

NOTES:

- 1. ALL INTERIOR FINISHES TO BE CLASS "A" OR CLASS "1" PER ASTM E264
- 2. GYPSUM WALL BOARD 0.15 FLAME SPREAD
- 3. ALL NEW INTERIOR NON-BEARING PARTITIONS TO BE CONSTRUCTED WITH 2 x 4 WOOD STUDS @ 16" O.C. w/ 1 LAYER 5/8" GYPSUM BOARD EACH SIDE. WALL HGTs. VARY 8' - 9'

PROPOSED FIRST FLOOR PLAN

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

DOOR SCHEDULE

- 1. 30"x70" WOOD AND GLASS ENTRY DOORS EQUIPPED WITH PANIC HARDWARE & CLOSER.
- 2. 30"x70" STEEL EGRESS DOORS EQUIPPED WITH PANIC HARDWARE & CLOSER.
- 3. 36"x70" STEEL EGRESS DOORS EQUIPPED WITH PANIC HARDWARE & CLOSER.
- 4. 30"x60" WOOD DOORS EQUIPPED WITH LEVERLOCK HARDWARE & CLOSERS.
- 5. 30"x60" "C" LABEL WOOD DOOR WITH LEVER HARDWARE & CLOSER.
- 6. 20"x60" WOOD DBL. SWING DOOR EQUIPPED WITH PUSH PLATES

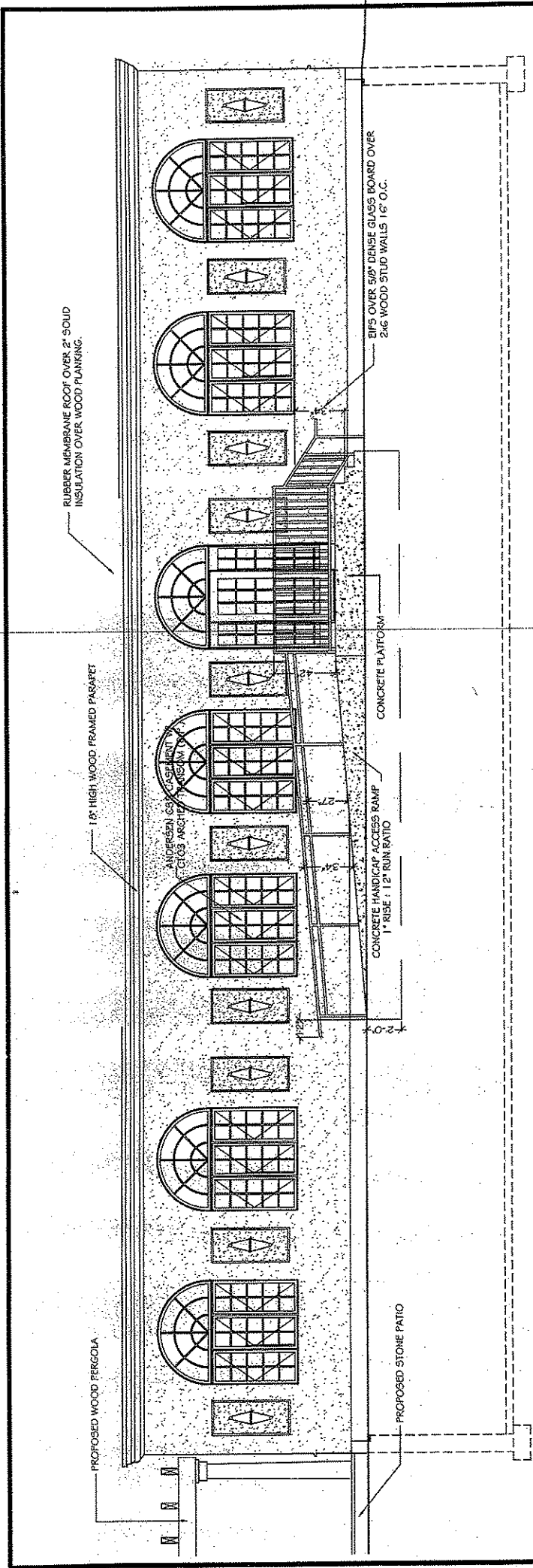
BATHROOMS

- 5/8" GYP. BD WALLS OVER WOOD STUDS - w/6" x 6" CERAMIC TILE FINISH

CEILING:

- MAIN DINING, LOUNGE AREA & BAR: EXPOSED 2 x 6 WOOD T & G FLANKING OVER EXPOSED WOOD BEAMS
- KITCHEN & FOOD PREP AREAS: 2 x 4 SUSPENDED CEILING SYSTEM w/ WASHABLE TILES
- ENTRY, VESTIBULE & BATHROOMS: NEWLY FRAMED 2 x 6 EXPOSED WOOD PLANKING OVER WOOD BEAMS TO MATCH EXISTING ROOF STRUCTURE.

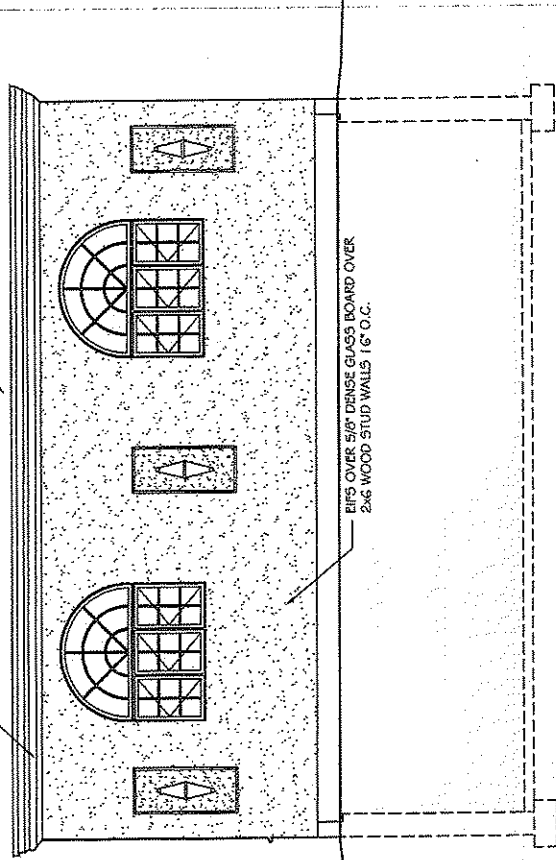
PROPOSED NEW RESTAURANT "ADESSO ON THE HILL" 139 ACORN STREET PROVIDENCE, RHODE ISLAND	DATE: 09-14-11 DRAWN: MCM CHECKED: REVISED:
MCM DESIGN ARCHITECTURAL DESIGN & CONSULTANT RESIDENTIAL/COMMERCIAL PLANNING	
MCM PROJECT NO.	SHEET NO. A-1



PROPOSED FRONT ELEVATION (ACORN ST.)  
SCALE: 1/4" = 1'-0"

RUBBER MEMBRANE ROOF OVER 2' SOLID  
INSULATION OVER WOOD PLANKING.

16' HIGH WOOD FRAMED PARAPET



PROPOSED RIGHT SIDE ELEVATION (SPRUCE ST.)  
SCALE: 1/4" = 1'-0"

PROPOSED NEW RESTAURANT :  
"ADESSO ON THE HILL"  
139 ACORN STREET  
PROVIDENCE, RHODE ISLAND

DATE: 08-14-11  
DRAWN: MCM  
CHECKED:  
REVISED:

MCM DESIGN

ARCHITECTURAL DESIGN & CONSULTANT  
RESIDENTIAL/COMMERCIAL PLANNING

MCM PROJECT NO.

SHEET NO. A-3

## Anna Stetson

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**From:** Michael Dillon  
**Sent:** Friday, October 07, 2011 3:07 PM  
**To:** Anna Stetson  
**Subject:** 139 Acorn

Mme Clerk

The Fire Department has no objections to the request for easement at 139 Acorn St. Please notify the honorable Chairman Councilman Hassett of our position on this request.



**MICHAEL DILLON**  
Assistant Chief - Operations  
Providence Fire Department  
325 Washington Street  
Providence, Rhode Island 02903  
401 243 6075 OFFICE  
401 243 6488 FAX  
mdillon@providencert.com  
www.providencert.com

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PROVIDENCE THE CREATIVE CAPITAL

10/13/2011



**City Plan Commission**  
Angel Taveras, Mayor

November 1, 2011

Councilman Terence Hassett, Chair,  
Committee on Public Works  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Anna Stetson

**Re: Proposed easement at 150 Acorn Street**

**Applicant: Robert J Campellone, Campellone Realty LLC.**

Dear Councilman Hassett:

The Department of Planning and Development (DPD) staff has reviewed and evaluated the request of the Committee on Public Works for a proposed easement for a handicapped accessible ramp opposite a utility pole to be utilized by a new restaurant.

The Department of Public Works (DPW) requires at least three feet of clearance between the ramp and sidewalk edge to permit pedestrian and handicapped movement. After a site visit, it appears that the fascia applied to the ramp has reduced the distance between the utility pole and ramp to 30 inches.

The City Engineer recommended that the fascia be removed to allow the required 36 inch sidewalk clearance for pedestrians and wheelchairs. The DPD does not object to the easement and recommends the Committee on Public Works to grant the easement provided the applicant complies with the City Engineer's requirement of removing the stone fascia.

Sincerely,

Christopher J. Ise  
Administrative Officer

cc: William Bombard, City Engineer  
Robert J Campellone, Campellone Realty LLC

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 6400 ph | 401 680 6482 fax  
[www.providenceri.com](http://www.providenceri.com)

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DEPT OF CITY & COMM  
PROVIDENCE, RI