

AP 12 LOT 2365
n/f
CAITLIN
d.b. 4693 pg 109

AP 12 LOT 2366
n/f
NADEAU
d.b. 6257 pg 306

AP 12 LOT 2368
n/f
LEONARD
d.b. 5386 pg 21

AP 12 LOT 2369
n/f
RIGNEY / DIONIZIO
d.b. 5445 pg 163

AP 12 LOT 2357
n/f
PONTARELLI
d.b. 657 pg 142

AP 12 LOT 2353
n/f
CHRETIEN
d.b. 4936 pg 190

TOTAL AREA :
12,000 sq. ft.

REFERENCES :

- 1.) CRANSTON ASSESSORS PLAT NO. 12
- 2.) CRANSTON RECORDED PLAT:
"NICHOLS PARK" - 1916
- 3.) CRANSTON DEED BOOK / PAGE; 6082/111
6257/306, 657/142, 4936/190 & 4693/109

FLOOD DATA :

ENTIRE PARCEL IS NOT LOCATED IN ANY
AREA OF FLOODING ON FEMA FLOOD MAP
44007C0313H EFFECTIVE DATE 10/02/2015

ZONING :

A-6
MINIMUM LOT AREA = 6,000 SQ. FT.
SETBACKS: FRONT = 25'
SIDE = 8'
REAR = 20'

OWNER:

J. JAWORSKI
29 CARPATHIA ROAD
CRANSTON, R.I.
02920

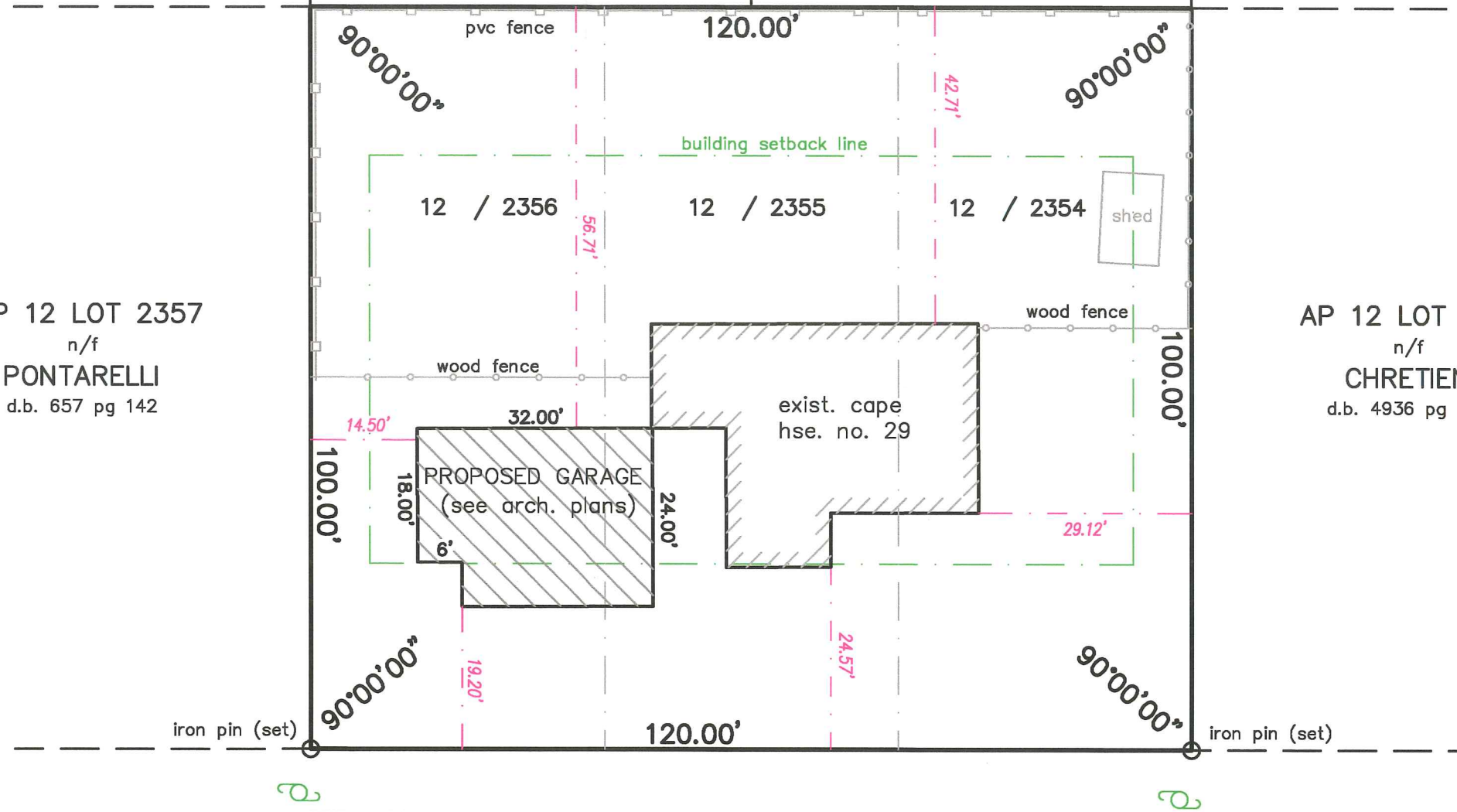
SURVEY CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015,
AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PLANIMETRIC DATA	CLASS II

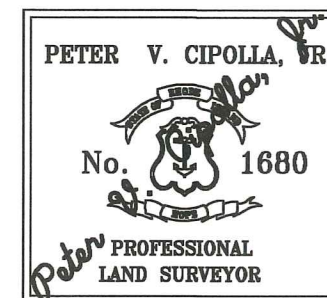
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION
OF THE PLAN IS AS FOLLOWS:

PERFORM PROPERTY SURVEY



CARPATHIA ROAD

(public 40' wide)



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A84

PROPOSED GARAGE
AP 2 LOTS 2354, 2355 & 2356
CRANSTON, R. I.

1" = 20' NOV. 15, 2021

PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662
CRANSTON, R.I. - 02920
401-965-4864

JAWORSKI RESIDENCE



PROJECT DESCRIPTION:
DETACHED TWO-CAR GARAGE ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.

DRAWING LIST:
T1.0 - TITLE PAGE
G1.0 - GENERAL CONSTRUCTION NOTES
S1.0 - FOUNDATION PLAN AND DETAILS
A1.0 - FLOOR PLAN, WALL TYPES, DOOR & WINDOW SCHEDULES
A2.0 - BUILDING SECTIONS
A3.0 - EXTERIOR ELEVATIONS
A4.0 - ROOF PLAN

SQUARE FOOT TOTALS:
1st FLOOR NET LIVING AREA: 948sf
2nd FLOOR NET LIVING AREA: 680sf
TOTAL NET LIVING AREA: 1,628sf

CODE REFERENCE:
SBC-2-2019 RHODE ISLAND BUILDING CODE

DESIGN LOADS:
WIND DESIGN: 100 MPH (3 Second Gust)
SNOW LOAD DESIGN: 30psf
FROST DEPTH DESIGN: 4'-0"
CLIMATE ZONE: 5
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: SINGLE FAMILY
BUILDING HEIGHT: 35'-0" MAXIMUM

FLOOR LOAD DESIGNS:
LIVING SPACE - 40psf
SLEEPING ROOMS - 30psf.
DECKS - 40psf.
EXTERIOR BALCONIES - 60psf.
UNINHABITABLE ATTICS - 20psf.

DRAWINGS PROVIDED BY:

BUILDER/DEVELOPER:

CONTRIBUTING ENTITIES:

JAWORSKI RESIDENCE
24 CARPATHIA ROAD
CRANSTON, RHODE ISLAND 02920

PROJECT NAME:

DRAWING STATUS:

ISSUED FOR CONSTRUCTION

DATE: 10.18.2021

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REVISIONS:

DRAWING TITLE:

TITLE PAGE

DRAWING NO.:

T1.0

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH SBC-2-2013 INTERNATIONAL RESIDENTIAL CODE w/ RHODE ISLAND AMENDMENTS, Adopted July 1, 2013 SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

LAYOUT - PRIOR TO EXCAVATION AND INSTALLATION OF ANY NEW CONSTRUCTION, CONTRACTOR IS TO VERIFY ALL FIELD CONDITIONS AND CONSULT CIVIL PLAN. ALL LOCAL AND STATE BUILDING CODES MUST BE ADHERED TO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN LOADS:

WIND DESIGN: 100MPH (3 SECOND GUST)
SNOW LOAD DESIGN: 30psf
FROST DEPTH DESIGN: 4'-0"
CLIMATE ZONE: 5
CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: SINGLE FAMILY
BUILDING HEIGHT: 35'-0" MAXIMUM

FLOOR LOAD DESIGNS:

LIVING SPACE - 40psf
SLEEPING ROOMS - 30psf
DECKS - 40psf
EXTERIOR BALCONIES - 60psf
UNINHABITABLE ATTICS - 20psf

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 7" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND /OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

SITE/GRADE NOTES:

ALL SOIL CONTAINING ORGANIC OR UNSUITABLE BEARING MATERIAL SHALL BE REMOVED FROM THE BUILDING FOOTPRINT.

ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON COMPACTED NATURAL SUBGRADE OF COMPACTED BANK RUN GRAVEL FILL WITH A SAFE BEARING CAPACITY OF NOT LESS THAN 2,500psf.

ROCK SHALL BE EXCAVATED A MINIMUM OF 4" BELOW BOTTOM OF FOOTING/ WALL ELEVATION AND COVERED WITH A LAYER OF COMPACTED GRAVEL.

A MODIFIED PROCTOR TEST SHALL BE PERFORMED BY A SOILS TESTING LAB ON EACH TYPE OF SOIL TO BE COMPACTED.

SOIL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY PER ASTM D1557 IN LIFTS NOT TO EXCEED 6" LOOSE DEPTH.

FIELD DENSITY TESTS SHALL BE PERFORMED BY AN INDEPENDENT SOILS TESTING LAB TO VERIFY COMPACTION. A COPY OF ALL TESTS SHALL BE FILED WITH THE OWNER.

BACKFILL SYMMETRICALLY AGAINST ALL FOUNDATION WALLS IN INCREMENTS NOT TO EXCEED 8" LIFTS.

NO FOOTINGS, SLABS OR FOUNDATIONS SHALL BE POURED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER OR ICE.

SLAB NOTES:

ALL SLABS-ON-GRADE SHALL BE PLACED ON A 10 MIL. VAPOR BARRIER (Min. 8" overlap w/ taped seams) OVER A MINIMUM 6" COMPACTED GRANULAR FILL.

2" RIGID INSULATION SHALL BE PLACED FULL DEPTH OF OUTSIDE FACE OF FOUNDATION WALL VERTICALLY AND 24" HORIZONTALLY (BELOW SLAB) UP AGAINST INSIDE FACE OF FOUNDATION WALL.

CONCRETE NOTES:

ALL CONCRETE WALLS, FOOTINGS AND CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR ENTRAINING ADMIXTURE AND SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000psi. AT 28 DAYS. AIR CONTENT SHALL BE 4-1/2% TO 7%.

ALL OTHER CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000psi AT 28 DAYS. (Unless Otherwise Noted)

ALL CONCRETE SHALL CONTAIN AN APPROVED WATER-REDUCING ADMIXTURE.

NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS (U.N.O.)

ALL REINFORCING BAR SPLICES SHALL CONFORM TO REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL THEY BE LESS THAN 2'-0".

DOWELS SHALL MATCH SIZE AND SPACING OF MAIN REINFORCING.

ALL WELDED WIRE FABRIC SHALL BE 6x6 W1.4 x W1.4 ON 10 MIL. VAPOR BARRIER. SUPPORT W/W CHAIRS TO ENSURE PROPER INSTALLATION INTO CENTER OF SLAB DURING PLACEMENT.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL OR 3/4" CRUSHED STONE. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 4,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI), 3,000 PSI AT 28 DAYS FOR WALLS & FOOTINGS. MAXIMUM SLUMP, 4"

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON 'SET' ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

FRAMING NOTES:

PROVIDE DOUBLE JSTs. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

FLOOR & ROOF TRUSS NOTES:

ENGINEERING PACKAGES FOR FLOOR AND ROOF TRUSSES ARE NOT INCLUDED AS PART OF THE DESIGN PACKAGE FROM CD HOME VISION, LLC.

PRE-ENGINEERED FLOOR AND ROOF TRUSSES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS FOR PROPER HANDLING, INSTALLATION AND BRACING.

LUMBER SPECIES:

POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.

EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.

SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

ALL STUDS TO BE DF#2 OR BETTER.

PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.

WALL SHEATHING SHALL BE 1/2" INT-AFA RATED 32/16 OR 7/16" OSB.

FLOOR SHEATHING SHALL BE 3/4" T & G INT-AFA RATED OSB.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT-UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT-UP CORNER STUDS
2" FLANKS

1/2" PLYWOOD ROOF AND WALL SHEATHING (ZIP OR EQUAL)

3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" O.C.
W/2" @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

ROOFING NOTES:

50-YEAR ARCHITECTURAL SHINGLES (COLOR SELECTED BY OWNER)
CONTINUOUS RIDGE VENT (U.O.N.)
15# FELT PAPER
FULL ICE & WATER BARRIER AT ENTIRE ROOF SURFACES & MIN. 24" VERTICAL FACE OF INTERSECTING WALLS.
ROOF SHEATHING: 5/8" ZIP SYSTEM - INSTALLED PER MANUFACTURER'S INSTRUCTIONS - NO EXCEPTIONS.

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EA VE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

EXTERIOR FINISH NOTES:

EXTERIOR SHEATHING: 7/16" ZIP SYSTEM - INSTALLED PER MANUFACTURER'S INSTRUCTIONS - NO EXCEPTIONS.

SIDING: SIDING AND TRIMS TO BE INSTALLED PER MANUFACTURER'S GUIDELINES FOR PROPER INSTALLATION AND DRAINAGE.

ROOFING MIN 50-YEAR ARCHITECTURAL ASPHALT SHINGLES OVER 15# FELT, 5/8" T & G ZIP SYSTEM, U.O.N.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE.

INTERIOR DOOR FINISH SELECTED BY OWNER. ENTRY DOOR(S) TO BE DEFINED BY HOME OWNER PRIOR ORDERING.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60.

REFER TO DOOR & WINDOW SCHEDULES FOR FURTHER CLARIFICATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCRGACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 11". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD, TAPED FINISH.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

KITCHEN AND CABINET NOTES:

COORDINATE ALL CABINET SIZES & LOCATIONS w/ APPLIANCES & FIXTURES WITH HOME OWNER PRIOR TO ORDERING.

CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.

INSTALL HARDWARE ON SITE.

INSTALL CABINET MOULDINGS ON SITE; MATCH CABINET COLOR, CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.

CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.

INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.

ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.

CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND /OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GENERAL NOTES:

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

DESIGN OF ANY AND ALL ELECTRICAL, PLUMBING, HVAC, CIVIL DISCIPLINES IS EXCLUDED.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. CD HOME VISION, LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF CD HOME VISION, LLC, DEVELOPED FOR THE EXCLUSIVE USE OF CD HOME VISION, LLC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CD HOME VISION, LLC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM CD HOME VISION, LLC.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 4 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO GRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC	R-38
EXTERIOR WALLS	R-21
INTERIOR WALLS	R-15
FLOORS	R-30

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2013 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.



DRAWINGS PROVIDED BY:

BUILDER/DEVELOPER:

CONTRIBUTING ENTITIES:

PROJECT NAME:

DRAWING STATUS:

ISSUED FOR CONSTRUCTION

DATE: 10.18.2021

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REVISIONS:

DRAWING TITLE:

GENERAL CONSTRUCTION NOTES

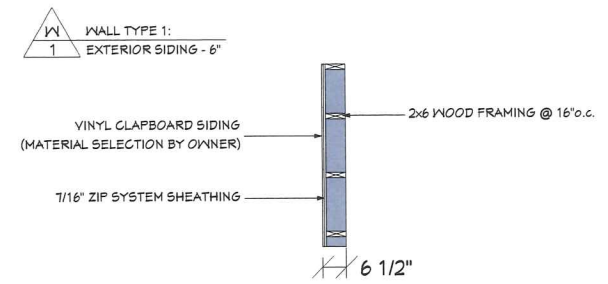
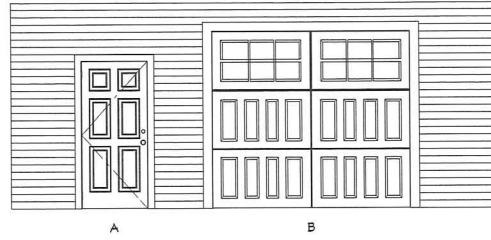
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G1.0

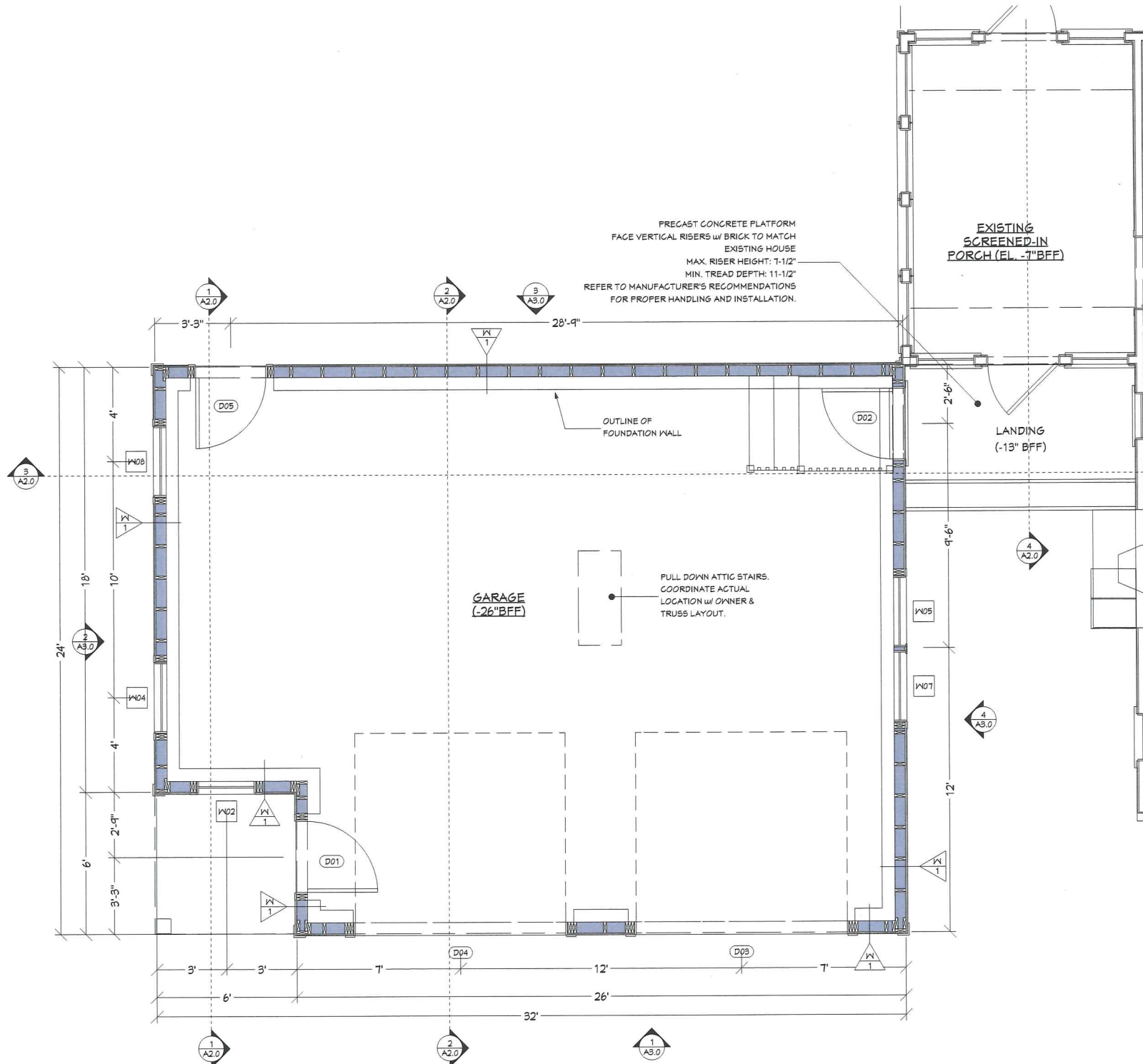
JAWORSKI RESIDENCE
24 CARPATHIA ROAD
CRANSTON, RHODE ISLAND 02920

DOOR SCHEDULE											
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS	CASING SIZE, EXTERIOR	CODE	COMMENTS
D01	1	1	3068 R EX	36"	80"	HINGED INSULATED EXTERIOR	2X8X41" (3)	1 3/4"	3/4"X3 1/2"	A	LOCKING LEVERSET & DEADBOLT
D02	1	1	3068 R EX	36"	80"	HINGED INSULATED EXTERIOR	2X8X41" (3)	1 3/4"	3/4"X3 1/2"	A	LOCKING LEVERSET & DEADBOLT
D03	1	1	9080	108"	46"	GARAGE DOOR	2X12X116" (3)	1 3/4"	3/4"X5"	B	INSULATED
D04	1	1	9080	108"	46"	GARAGE DOOR	2X12X116" (3)	1 3/4"	3/4"X5"	B	INSULATED
D05	1	1	3068 R EX	36"	80"	HINGED INSULATED EXTERIOR	2X8X41" (3)	1 3/4"	3/4"X3 1/2"	A	LOCKING LEVERSET & DEADBOLT

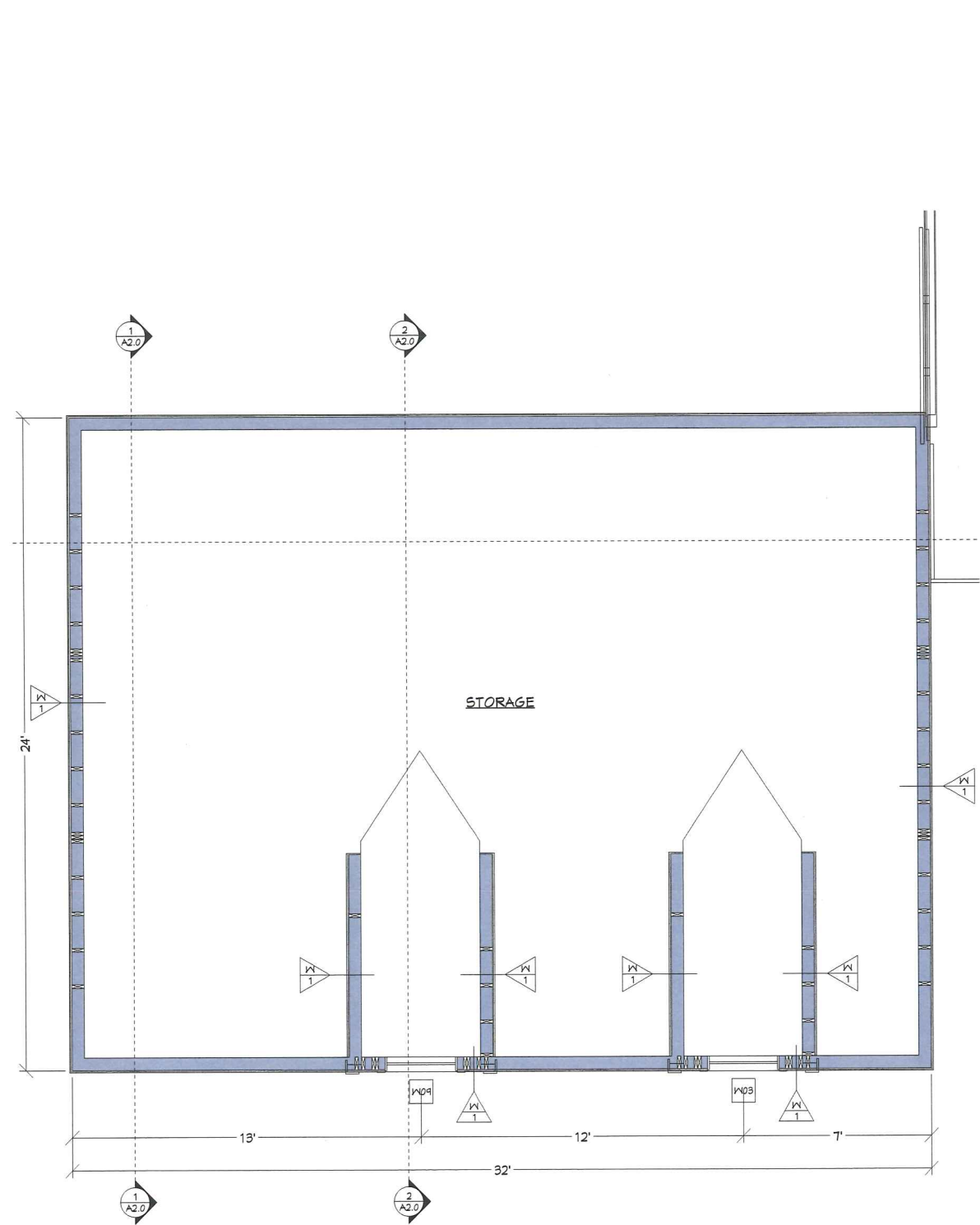
WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	HEADER				
W01	1	1	24"	42"	DOUBLE HUNG	2X6X28" (2)				
W02	1	1	30"	30"	AWNING	2X6X34" (3)				
W03	1	2	32"	42"	DOUBLE HUNG	2X6X36" (3)				
W04	1	1	36"	52"	DOUBLE HUNG	2X6X40" (3)				
W05	1	1	36"	52"	DOUBLE HUNG	2X6X40" (3)				
W06	1	1	24"	42"	DOUBLE HUNG	2X6X28" (2)				
W07	1	1	36"	52"	DOUBLE HUNG	2X6X40" (3)				
W08	1	1	36"	52"	DOUBLE HUNG	2X6X40" (3)				
W09	1	2	32"	42"	DOUBLE HUNG	2X6X36" (3)				



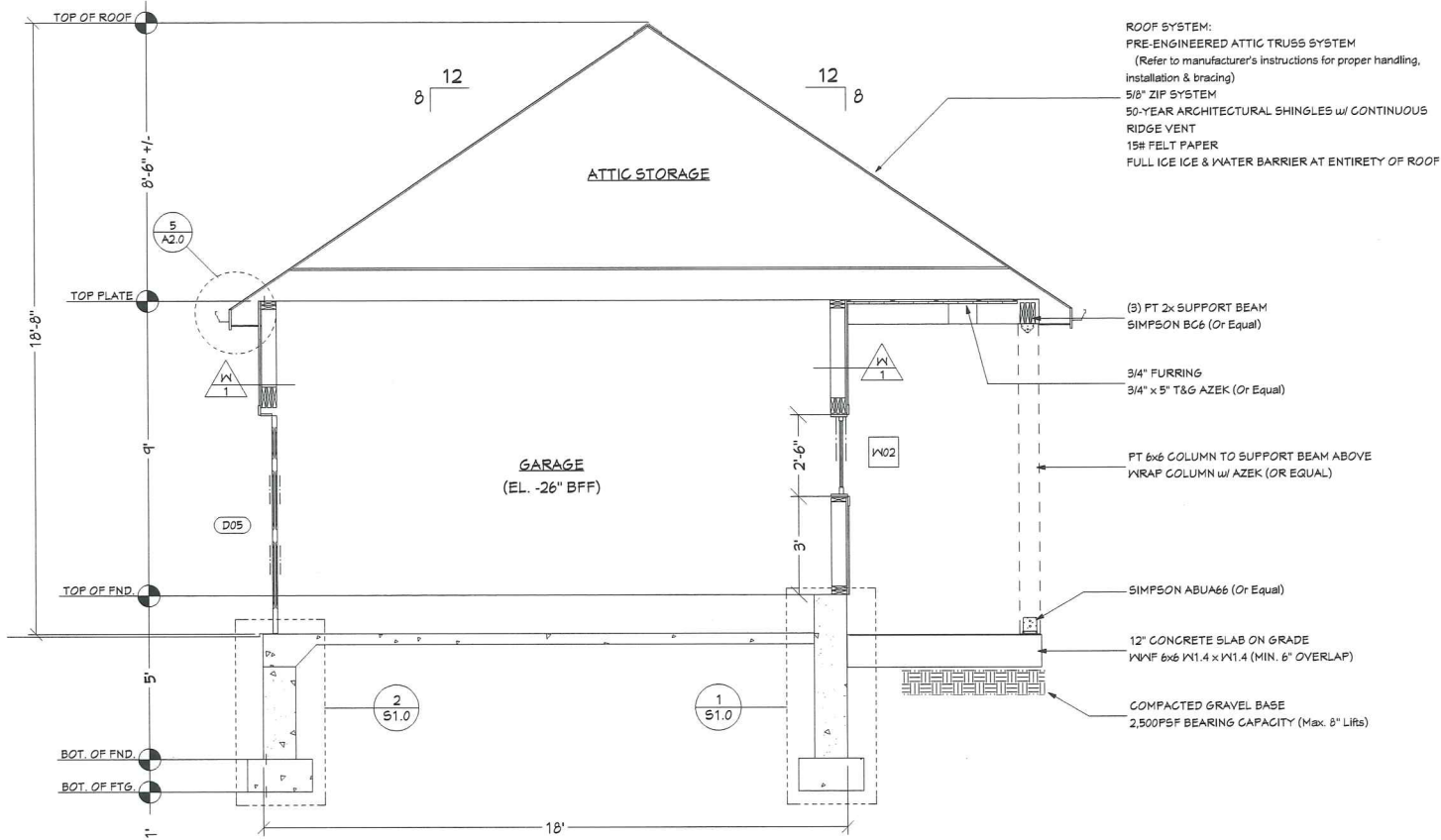
GENERAL NOTE:
 1. ALL WOOD FRAMING CONNECTIONS TO CONCRETE TO BE PRESSURED TREATED LUMBER.
 2. INSTALL CONSTRUCTION ADHESIVE BETWEEN GLEAT/SLAB CONNECTION.



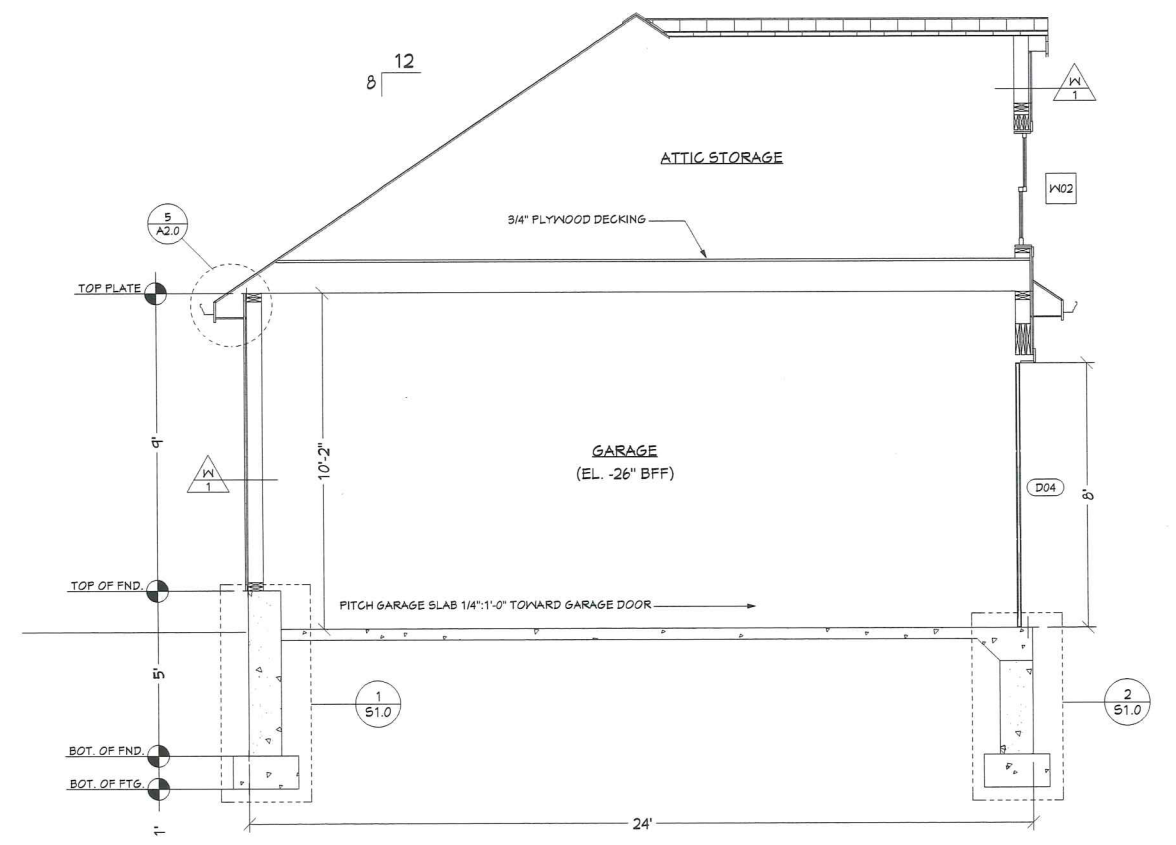
FIRST FLOOR PLAN
 Scale: 3/8" = 1'-0"



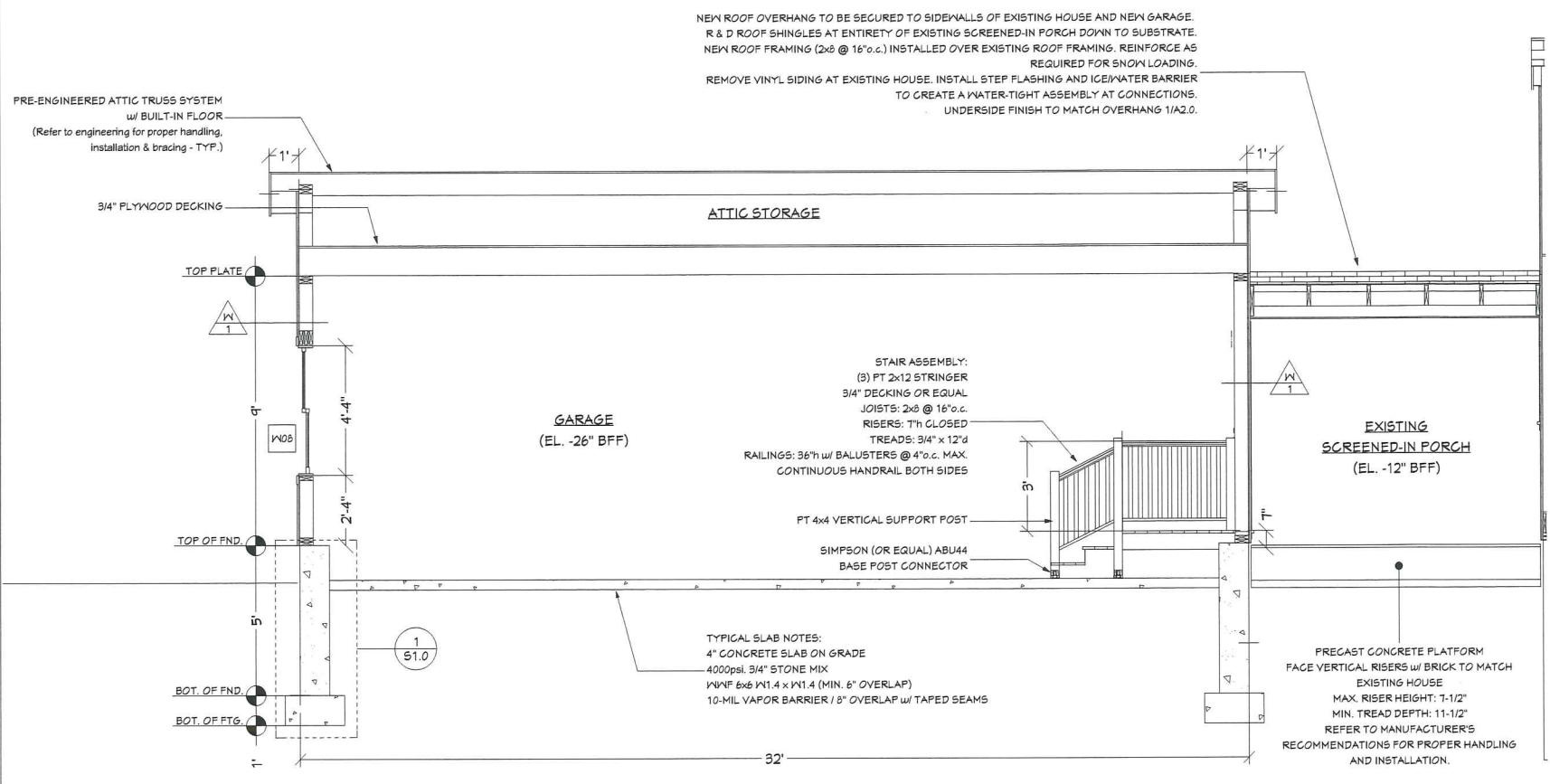
SECOND FLOOR PLAN
 Scale: 3/8" = 1'-0"



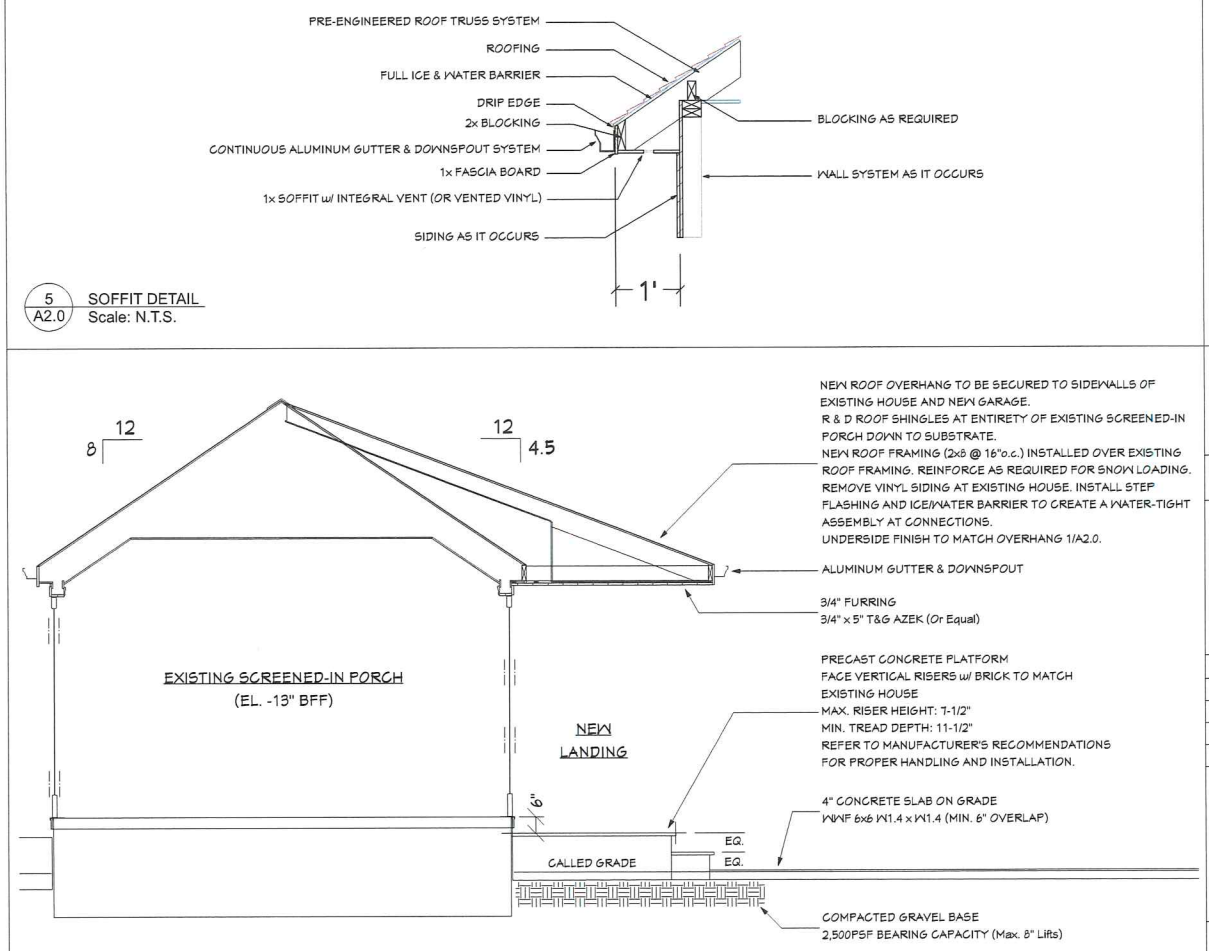
1 BUILDING SECTION
 Scale: 3/8" = 1'-0"



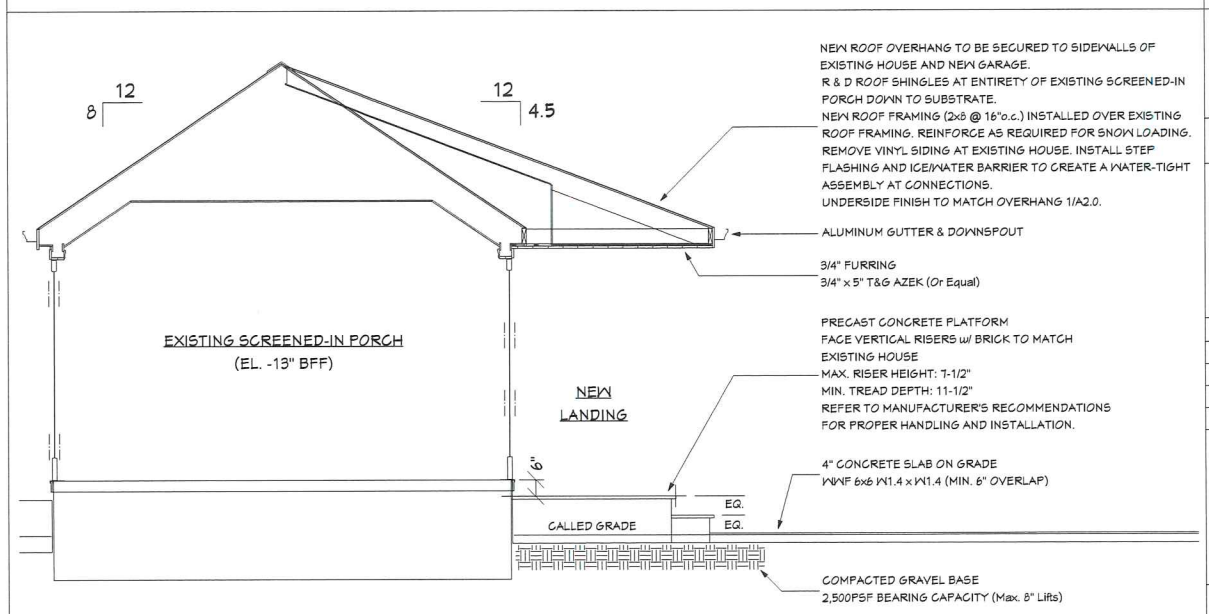
2 BUILDING SECTION
 Scale: 3/8" = 1'-0"



3 BUILDING SECTION
 Scale: 3/8" = 1'-0"



5 SOFFIT DETAIL
 Scale: N.T.S.



4 BUILDING SECTION
 Scale: 3/8" = 1'-0"



1 FRONT (EAST) ELEVATION
A3.0 Scale: 1/4" = 1'-0"



2 LEFT (SOUTH) ELEVATION
A3.0 Scale: 1/4" = 1'-0"



3 REAR (WEST) ELEVATION
A3.0 Scale: 1/4" = 1'-0"



4 RIGHT (NORTH) ELEVATION
A3.0 Scale: 1/4" = 1'-0"

DRAWINGS PROVIDED BY:

BUILDER/DEVELOPER:

CONTRIBUTING ENTITIES:

JAWORSKI RESIDENCE
24 CARPATHIA ROAD
CRANSTON, RHODE ISLAND 02920

PROJECT NAME:

DRAWING STATUS:

ISSUED FOR CONSTRUCTION

DATE: 10.18.2021

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REVISIONS:

DRAWING TITLE:

EXTERIOR ELEVATIONS

DRAWING NO.:

A3.0

- GENERAL ROOF NOTES:**
- PRE-ENGINEERED ROOF TRUSSES (U.O.N.): Refer to manufacturer's instructions for proper handling, installation & bracing.
 - 5/8" ZIP ROOF SHEATHING SYSTEM: Refer to manufacturer's instructions for proper handling, installation & bracing.
 - 50-YEAR ARCHITECTURAL SHINGLES w/ CONTINUOUS RIDGE VENT
 - 15# FELT PAPER
 - FULL ICE & WATER BARRIER AT ALL ROOF SURFACES & MIN. 24" VERTICAL SURFACE OF CONNECTING WALLS.
 - CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT SYSTEM. DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.
 - 12" OVERHANGS AT SOFFITS & GABLES. REFER TO 4/A2.0.

DRAWING PROVIDED BY:

BUILDER/DEVELOPER:

CONTRIBUTING ENTITIES:

JAWORSKI RESIDENCE
 29 CARPATHIA ROAD
 CRANSTON, RHODE ISLAND 02920

PROJECT NAME:

DRAWING STATUS:

ISSUED FOR CONSTRUCTION

DATE: 10.18.2021

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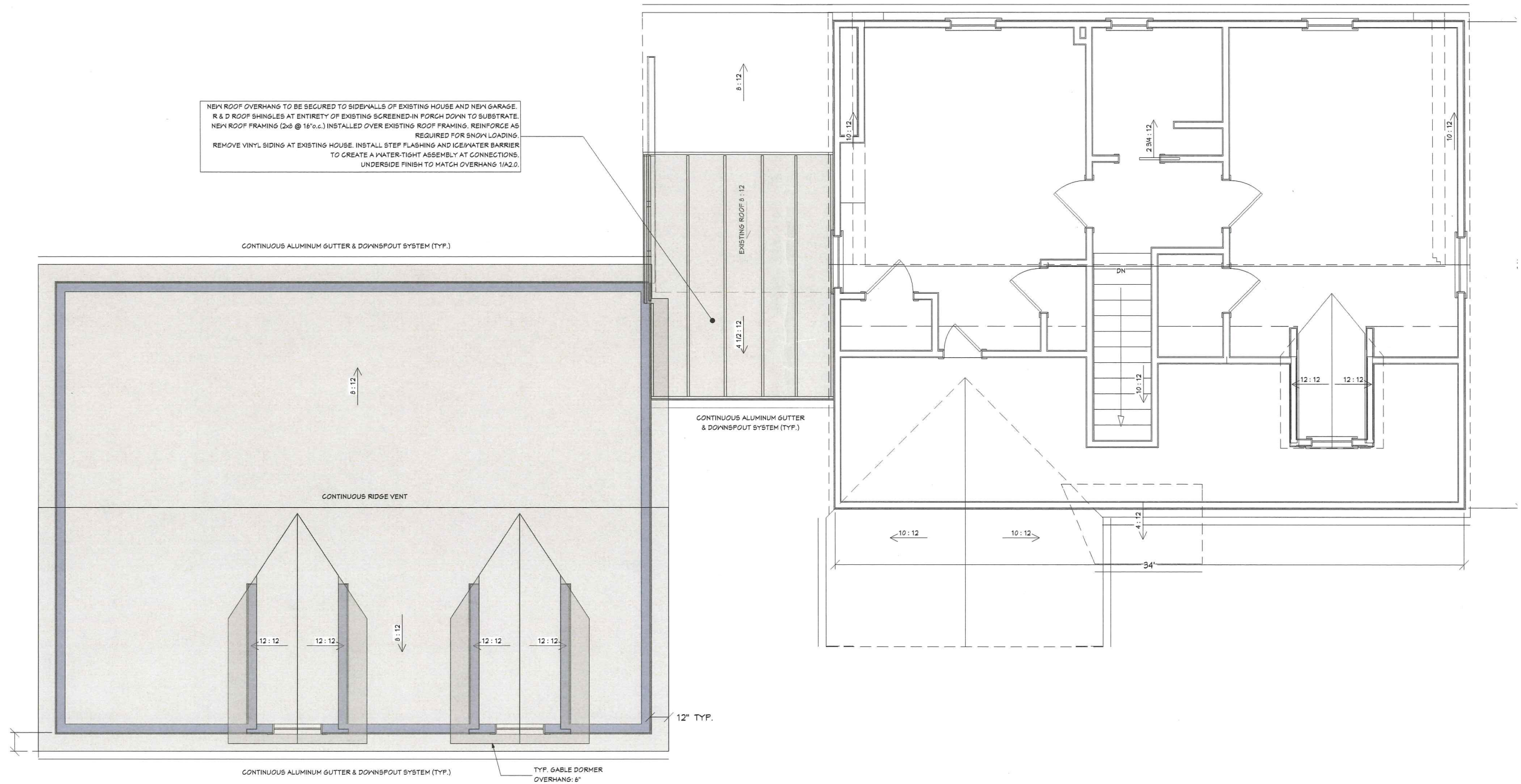
REVISIONS:

DRAWING TITLE:

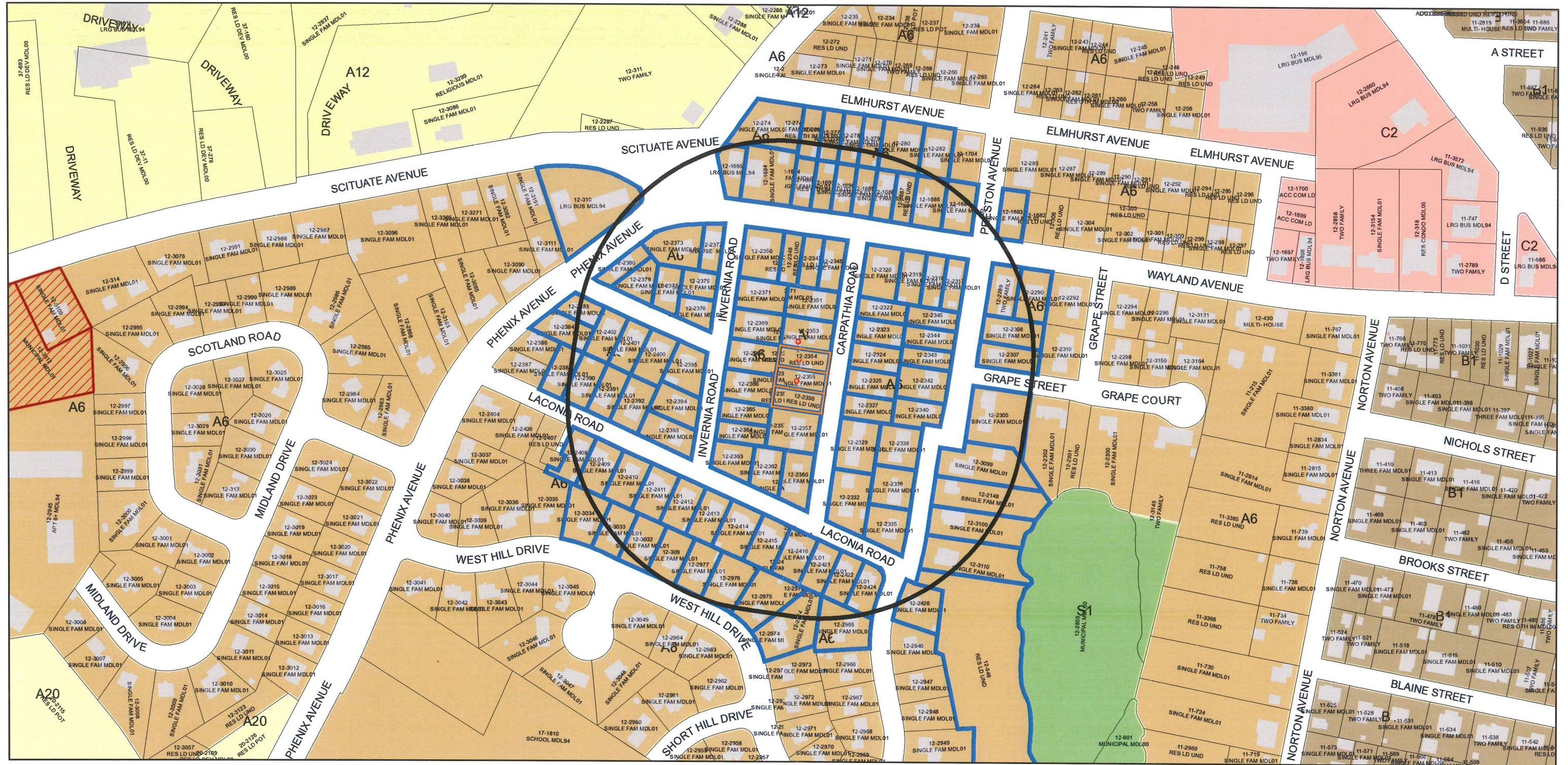
ROOF PLAN

DRAWING NO.:

A4.0



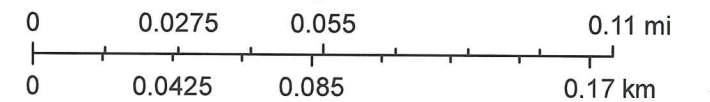
29 Carpathia Rd 400' Radius Plat 12 Lots 2354-56



12/30/2021, 10:03:16 AM

- | | | | | | | | | |
|------------------|--|---------------------------|--|----|--|----|--|-------|
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | | Zoning | | A6 | | C4 | | S1 |
| | | none | | B1 | | C5 | | Other |
| | | A80 | | B2 | | M1 | | |
| | | A20 | | C1 | | M2 | | |
| | | A12 | | C2 | | EI | | |

1:2,288



City of Cranston

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: 1/10/2022

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: James Jaworski

ADDRESS: 29 Carpathia Rd ZIP CODE: 02920

APPLICANT: James Jaworski

ADDRESS: 29 Carpathia Rd ZIP CODE: 02920

LESSEE: N/A

ADDRESS: N/A ZIP CODE: N/A

1. ADDRESS OF PROPERTY: 29 Carpathia Rd

2. ASSESSOR'S PLAT #: 12 BLOCK #: _____ ASSESSOR'S LOT # 2354 2355 2356 WARD: _____

3. LOT FRONTAGE: 120' LOT DEPTH: 100' LOT AREA: 12,000 SF.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A6 6,000 SF. 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: _____ PROPOSED: 18'-8"

6. LOT COVERAGE, PRESENT: 9% PROPOSED: 14%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 5 yrs

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES

9. GIVE SIZE OF EXISTING BUILDING(S): 1088 S.F.

10. GIVE SIZE OF PROPOSED BUILDING(S): 672 SF.

11. WHAT IS THE PRESENT USE? SINGLE FAMILY

12. WHAT IS THE PROPOSED USE? SAME

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: One

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Detached two

car garage

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? NO

16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.120 SCHEDULE OF INTENSITY REGULATIONS


17.92.010 VARIANCES

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: APPLICANT DESIRES

TO CONSTRUCT A TWO CAR GARAGE ADDITION ENCRROACHING
INTO THE REQUIRED FRONT YARD SETBACK.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.


RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

401-632-2372
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)


(APPLICANT SIGNATURE)

401-632-2372
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING: _____
(PLANNING DEPT. SIGNATURE) (DATE)