

**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: 11/15/2021

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: Kevin + Jessica Remillard

ADDRESS: 4 Azalea Drive Cranston RI ZIP CODE: 02921

APPLICANT: (owner)

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 4 Azalea Dr

2. ASSESSOR'S PLAT #: 21 BLOCK #: 3 ASSESSOR'S LOT #: 265 WARD: 4

3. LOT FRONTAGE: 355.13' LOT DEPTH: 214.17' LOT AREA: 24172 SF

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-20 20,000 SF 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 11' PROPOSED: 11'

6. LOT COVERAGE, PRESENT: 5.96% PROPOSED: 5.87%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 3 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): House (26' x 50') & Shed (10' x 14')

10. GIVE SIZE OF PROPOSED BUILDING(S): Shed (10' x 12')

11. WHAT IS THE PRESENT USE? uninhabitable

12. WHAT IS THE PROPOSED USE? Storage

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 1

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS:

- replace shed frame & roofing
- we will not be changing existing foundation.

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.

17.60.010B We are asking for an 8' relief on our side accessory building set back.

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

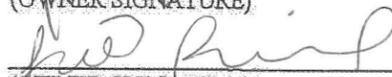
We are replacing part of an existing structure which was previously built when we purchased our property.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

401-714-2586
(PHONE NUMBER)


(OWNER SIGNATURE)

*401-474-5524
(PHONE NUMBER)

(APPLICANT SIGNATURE)

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

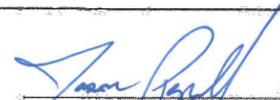
(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS:

PRE-ZONING APPLICATION MEETING:


(PLANNING DEPT. SIGNATURE) 12/2/21
(DATE)
* (Shed requires dimension to retaining wall)

4 Azalea Drive

Project Summary

1. Timeline

December 2018

Kevin + Jessica Purchase Property with Existing 10x14 shed (Photo 1). Shed is not in usable condition due to the high level of moisture both in and around the structure.

March 2019

Kevin + Jessica plan to replace the existing shed due to its current condition. Kevin contacts Zoning Official to verify that a variance was obtained for the existing shed. After calling four times and leaving three messages Kevin was not able to get an answer from the Zoning Official regarding the variance.

April 2019

Heavy rains during April make the moisture problem worse. Shed deteriorates further.

May 2019

Kevin contracts with Stolfus Structures to replace the existing 10x14 shed with a 10x12 shed to be placed on top of the existing concrete slab foundation with proper drainage in and around the new shed. Stolfus Structures indicates that it will handle construction and permitting for this work.

July 2021

Kevin + Jessica are notified that they will need to apply for a variance.

December 2021

Kevin + Jessica apply for variance seeking 7.3ft. of relief from the Side Yard setback requirement for an accessory structure.

2. Residential Shed Variance Requirements

In accordance with Section 17.92.010, Part B and C of the Cranston Code of Ordinances, the Zoning Board shall require evidence be entered into the record of the proceedings of the following six points. See below for those requirements and evidence.

(B) 1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

(B) 2. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
The shed was existing when the home was purchased in December of 2018.

(B) 3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

(B) 4. That the relief to be granted is the least relief necessary.

(C) 1. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring land or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance.

(C) 2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property. The fact that a use may be more valuable after the relief is granted shall not be grounds for relief.

1. Photo of Existing 10x14 Shed



2. Photo of Shed from Azalea Ct



**Actual*

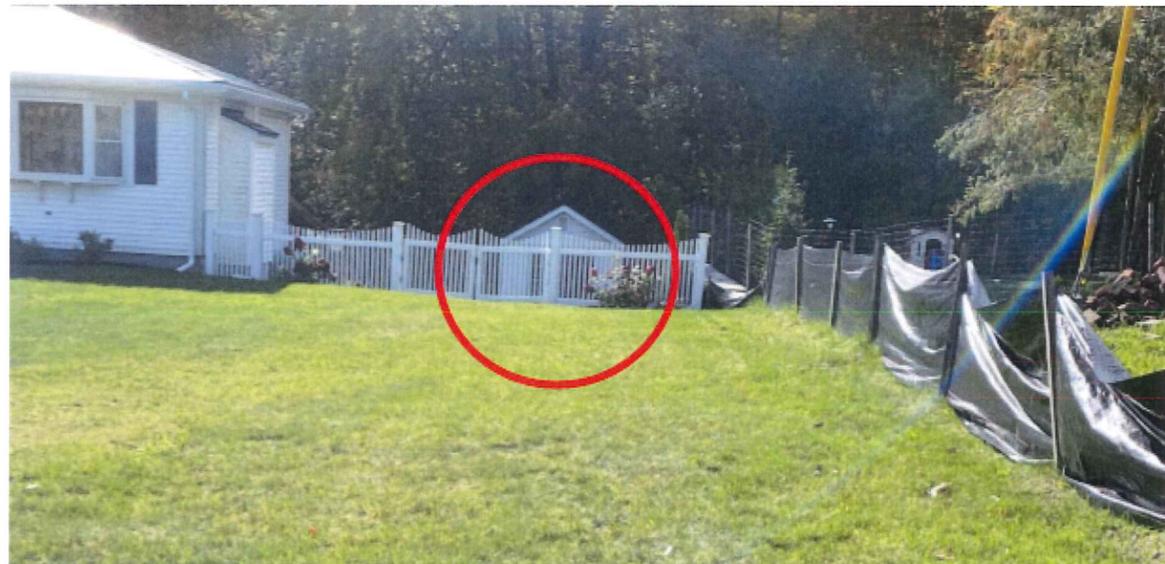


**Zoomed in with identifying marker*

3. Photo of shed from Azalea Dr



**Actual*

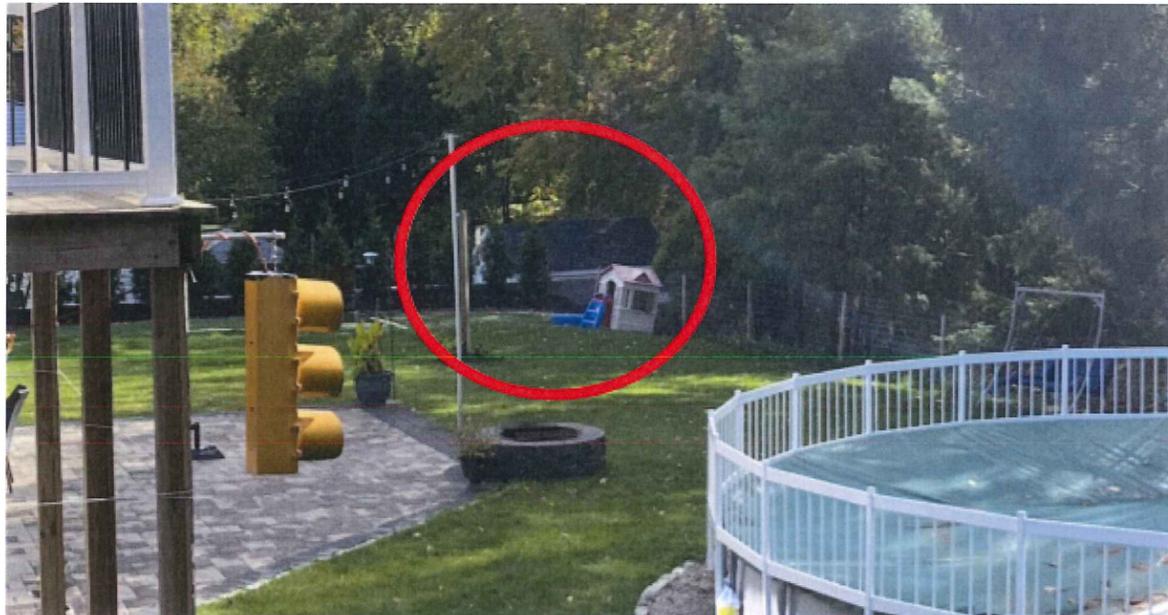


**Zoomed in with identifying marker*

4. Photo of shed from neighbor's backyard

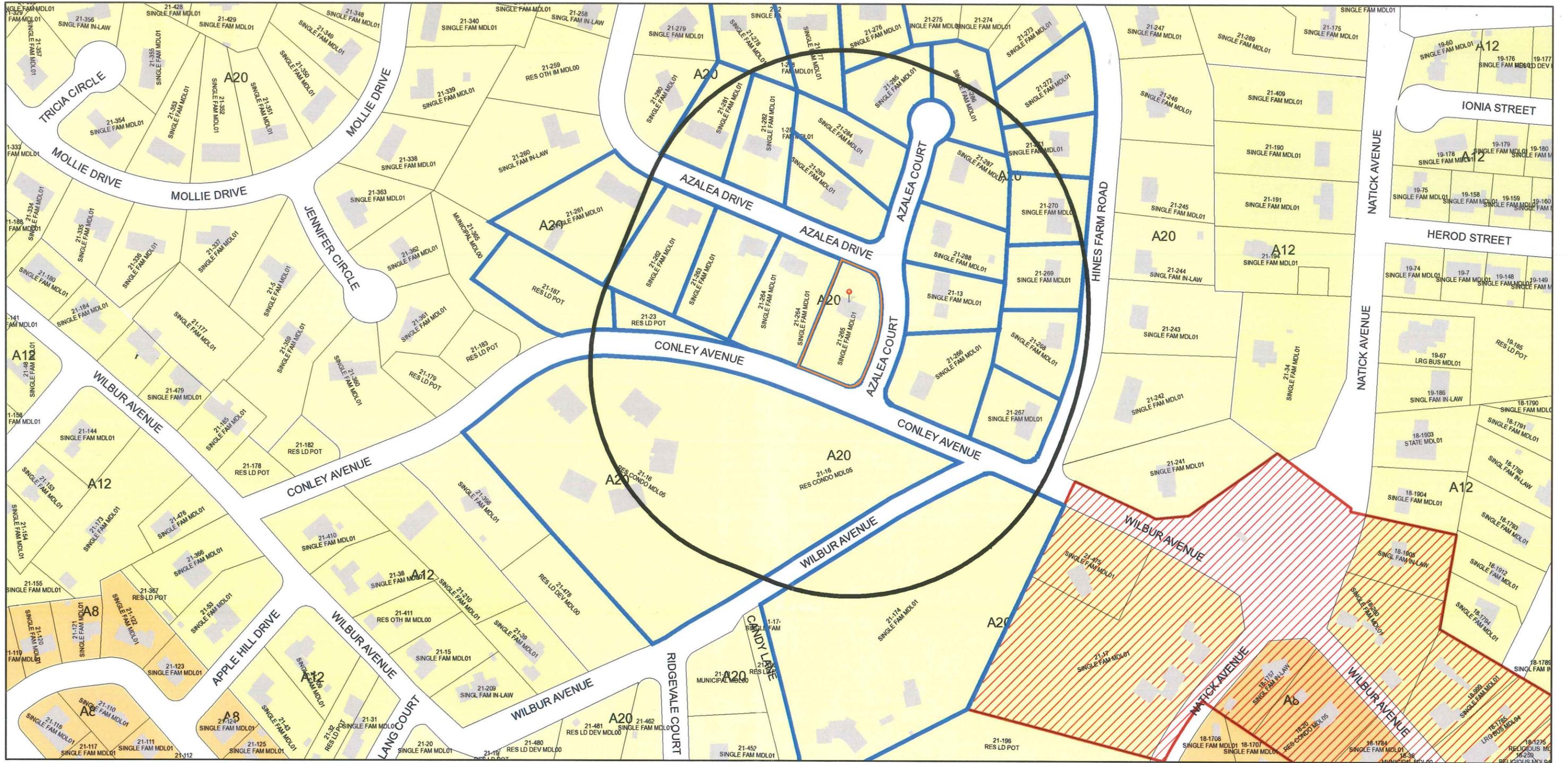


**Actual*



**Zoomed in with identifying marker*

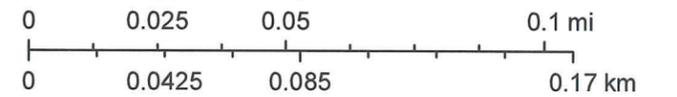
4 Azalea Dr 400' Radius Plat 21 Lot 265



12/3/2021, 9:08:27 AM

1:2,234

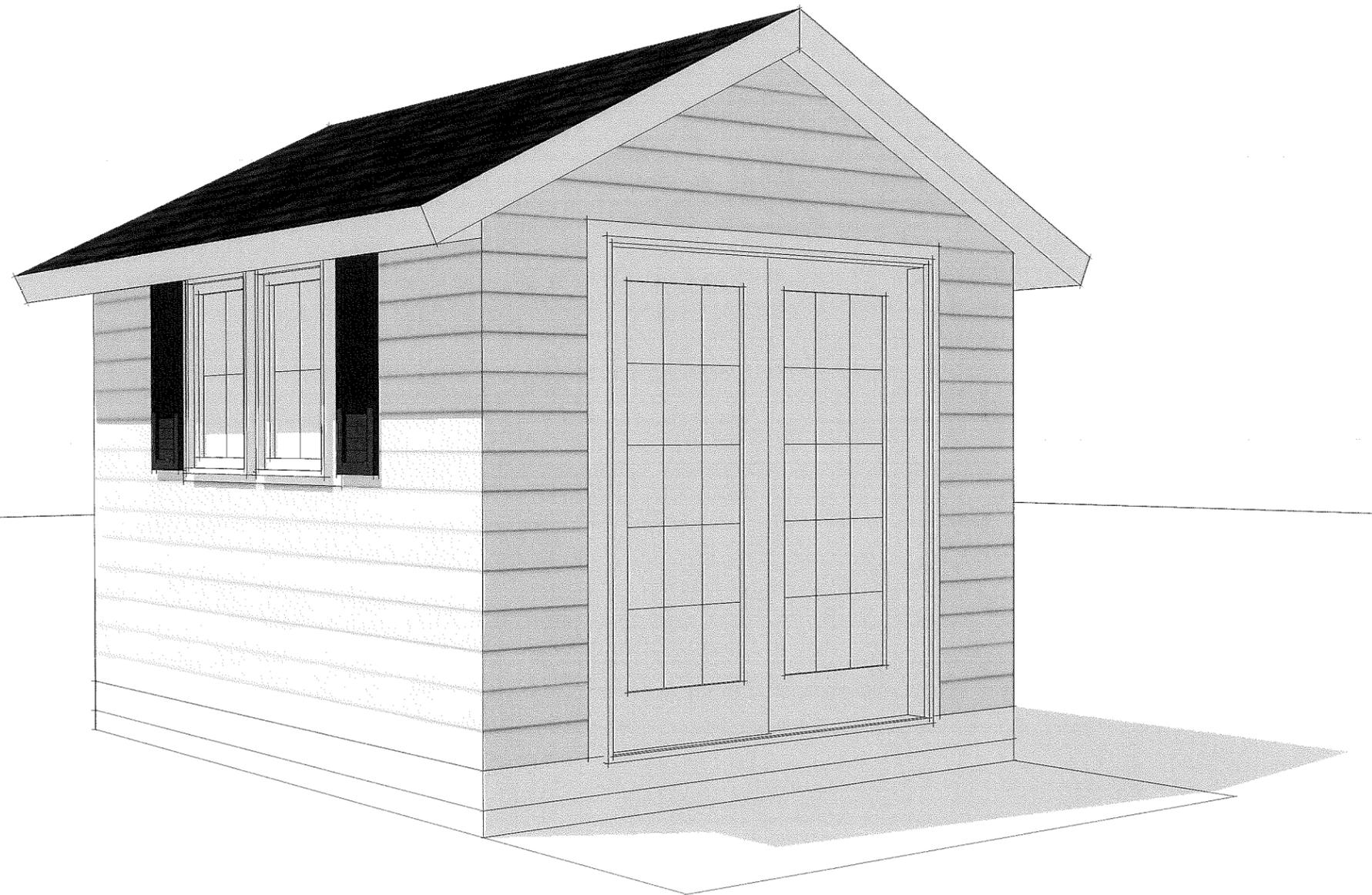
- | | | | | | | | | |
|-------------------|---------------|---------------------------|--|----|--|----|--|-------|
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | Zoning | | | A6 | | C4 | | S1 |
| | | none | | B1 | | C5 | | Other |
| | | A80 | | B2 | | M1 |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



City of Cranston

4 AZALEA

SHED RENOVATION



DRAWING LIST	
SHEET	TITLE
G000	COVER
G100	BUILDING CODE SUMMARY
G101	ENERGY CODE / ISOMETRIC
A100	FOUNDATION/FLOOR PLAN
A101	ROOF PLAN
A200	ELEVATIONS
A300	SECTION



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LEGEND

- T TEMPERED GLASS
- SD SMOKE DETECTOR
- CO CO DETECTOR
- SC SMOKE/CO DETECTOR
- HD HEAT DETECTOR
- EF EXHAUST FAN
- INSULATED 2x6 WALL
- 2x4 WALL
- SHELF / COUNTER
- EXISTING TO REMAIN
- ID#### INTERIOR DOOR
- XD#### EXTERIOR DOOR
- SD#### SLIDING DOOR
- PD#### POCKET DOOR
- GD#### GARAGE DOOR
- CO#### CASED OPENING
- DH#### DBL HUNG WIN
- #### DIM IN FEET/INCHES
 (2668 = 2'-6" x 6'-8")

GENERAL NOTES
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G000

COVER

SCALE
 NTS

DATE
 11/29/21

BUILDING CODE SUMMARY

STATE BUILDING CODE
SBC-2 RHODE ISLAND
ONE AND TWO FAMILY
DWELLING CODE

INTERNATIONAL RESIDENTIAL CODE
INTERNATIONAL
RESIDENTIAL CODE FOR
ONE- AND TWO-
FAMILY DWELLINGS,
2015 EDITION

R301.2(2) SEISMIC DESIGN
NONE
R301.2(3) WEATHERING
SEVERE

R301.2(4) WIND DESIGN SPEED
110 MPH
R301.2(5) GROUND SNOW LOAD
30 PSF
R301.2(6) TERMITE INFESTATION
MODERATE/HEAVY

R301.5 UNINHAB. ATTIC LIVE LOAD
20 PSF
R301.5 HABITABLE ATTIC LIVE LOAD
30 PSF
R301.5 BALCONY/DECK LIVE LOAD
40 PSF

R301.5 GUARD/HANDRAIL LIVE LOAD
200 PSF
R301.5 HABITABLE ROOM LIVE LOAD
40 PSF
R301.5 SLEEPING ROOM LIVE LOAD
30 PSF

R301.5 STAIR LIVE LOAD
40 PSF

R302.5.1 MIN. GARAGE DOOR
RATING
20 MINUTE

R302.5.1 GARAGE SEPARATION
1/2"
ALL LOCATIONS EXCEPT GARAGE
LOCATED MORE THAN 3' FROM A
DWELLING UNIT ON THE SAME LOT.

R302.5.1 GARAGE SEPARATION
5/8" TYPE X
FROM ALL HABITABLE ROOMS ABOVE
THE GARAGE.

R305.1 MINIMUM HEIGHT
7'-6" (50% OF RM.)

R305.1 EXCEPTION 1
FOR ROOMS WITH SLOPED CEILINGS
50% OF FLOOR AREA MUST HAVE A
CEILING HEIGHT OF AT LEAST 7'-0"
AND NONE OF THE FLOOR AREA MAY
HAVE A CEILING HEIGHT OF LESS
THAN 5'-0".

R305.1 EXCEPTION 2
BATHROOMS SHALL HAVE A MINIMUM
CEILING HEIGHT OF 6'-8" INCHES. A
SHOWER OR TUB EQUIPPED WITH A
SHOWERHEAD SHALL HAVE A
MINIMUM CEILING HEIGHT OF 6'-8".

R305.1.1 BASEMENTS
6'-8"

R305.1.1 EXCEPTION 1
BEAMS, GIRDERS, DUCTS OR OTHER
OBSTRUCTIONS MAY PROJECT TO
WITHIN 6'-4" OF THE FINISHED
FLOOR.

R307.1 SPACE REQUIRED AT TOILET
15" FROM SIDE

R307.1 SPACE REQUIRED AT TOILET
21" FROM FRONT

R307.1 SPACE REQUIRED AT VANITY
21" FROM FRONT

R307.1 MINIMUM SHOWER SIZE
30" x 30"

R308.4.1 GLAZING IN WINDOWS
(SEE BELOW)

HAZARDOUS LOCATION IF...
1. >9 SF
2. BOTTOM <18" FROM FLOOR
3. TOP >36" ABOVE FLOOR
4. WALKING SURFACE WITHIN 36"
(ALL MUST BE MET)

R310.1.1 MINIMUM OPENING AREA
4.4 SF (NET)

EXCEPTION 1
5.0 SF (NET) AT GRADE FLOOR.
EXCEPTION 2
3.3 SF AT DOUBLE-HUNG WINDOW

R310.1.2 MIN. OPENING DIMS
24"x20"

R311.2 EGRESS DOORS REQUIRED
2

R311.2 EGRESS DOOR WIDTH
32" (CLEAR)

R311.2 EGRESS DOOR HEIGHT
78"

R311.2.1 MIN. INTERIOR DOOR DIMS.
30" x 6'-6"

R311.2.1 MIN. BATH DOOR DIMS.
28" x 6'-6"

R311.3 MIN. EGRESS LANDING WIDTH
36" (BOTH SIDES)

R311.6 MINIMUM HALLWAY WIDTH
36"

R311.7.1 MINIMUM STAIR WIDTH
36"

R311.7.2 MIN. STAIR HEADROOM
6'-8"

R311.7.5.1 MAX. RISER HEIGHT
8 1/4"

R312.1.1 WHERE REQUIRED
30" (HEIGHT DIFF.)

R312.1.2 MINIMUM HEIGHT
36"

R312.1.2 EXCEPTION 1
34" AT OPEN SIDES OF STAIRS.

R312.1.2 EXCEPTION 2
34" - 38" WHEN USED AS HANDRAIL.

R312.1.3 MAXIMUM OPENING
4" SPHERE

R314.3 SMOKE ALARM LOCATION
(SEE BELOW)

SHALL BE INSTALLED...
1. IN EACH BEDROOM.
2. OUTSIDE EACH SLEEPING AREA.
3. ON EACH STORY, INCLUDING
BASEMENTS AND HABITABLE ATTICS.
4. AT BASE OF STAIRS.
5. FOR EA. 1,200 SF AREA.

R314.5 HEAT DETECTOR LOCATION
(SEE BELOW)

SHALL BE INSTALLED...
1. IN ANY ATTACHED GARAGE.
2. GARAGE ATTACHED TO EXISTING.

R314.5.1 HEAT DET. PLACEMENT
CENTER IN SPACE

R315.1 LOCATION
(SEE BELOW)

SHALL BE INSTALLED...
1. ON EACH STORY, INCLUDING
BASEMENTS AND CELLARS.
2. WITHIN 10' OF A BEDROOM DOOR
WHEN ON FLOOR WITH BEDROOMS.

R401.3 MINIMUM DRAINAGE SLOPE
6" IN FIRST 10'

R402.2 MIN. CONCRETE STRENGTH
2,500 PSI
BSMT WALLS, FDNS AND OTHER NOT
EXPOSED TO WEATHER.

R402.2 MIN. CONCRETE STRENGTH
3,000 PSI
BASEMENT WALLS, FOUNDATIONS
AND OTHER EXPOSED TO WEATHER.

R402.2 MIN. CONCRETE STRENGTH
2,500 PSI
BASEMENT SLABS AND INTERIOR
SLABS ON GRADE, EXCEPT GARAGE.

R402.2 MIN. CONCRETE STRENGTH
3,000 PSI
PORCHES, STEPS, GARAGE FLR AND
OTHER EXPOSED TO WEATHER.

R403.1.1 MIN. FOOTING WIDTH
12"
R403.1.3.2 SLAB W/ FOOTING
REINF.
1#4 TOP + BOT.

R403.1.6 FOUNDATION ANCHORAGE
1/2" @ 48" O.C.

R403.1.6 FOUNDATION ANCHORAGE
7" EMBEDMENT
R403.1.6 FOUNDATION ANCHORAGE
MIN. 2 PER PLATE

R403.1.6 FOUNDATION ANCHORAGE
MAX. 12" FROM END

R403.3(1) MIN. FOOTING DEPTH
12"
R403.3(2) AIR-FREEZING INDEX
1,500

R404.1.2(1) MIN. HORIZONTAL
REINF.
1#4 W/IN TOP 12"
R404.1.2(1) MIN. HORIZONTAL
REINF.
1#4 MID-HEIGHT

R404.1.2(2,3,4) MIN. VERTICAL
REINF.
(SEE TABLE)

R806.2 MINIMUM VENT AREA
1/150
R806.3 MIN. VENT/INSUL.
CLEARANCE
1"

R807.1 MIN. ATTIC ACCESS
22" x 30"



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G100

CODE SUMMARY

SCALE
NTS

DATE
11/29/21

ENERGY CODE SUMMARY

ENERGY CODE
SBC-8 RHODE ISLAND
STATE ENERGY
CONSERVATION CODE

INTERNATIONAL ENERGY CODE
INTERNATIONAL ENERGY
CONSERVATION CODE,
2015 EDITION

R301.1 CLIMATE ZONE
5

R402.1.1 MAX. WINDOW U-FACTOR
0.32

R402.1.1 MAX. SKYLIGHT U-FACTOR
0.55

R402.1.1 MAX. GLAZING SHGC
NR

R402.1.1 MIN. CEILING R-VALUE
49

R402.1.1 MIN. WOOD WALL R-VALUE
20 OR 13+5

R402.1.1 MIN. FLOOR R-VALUE
30

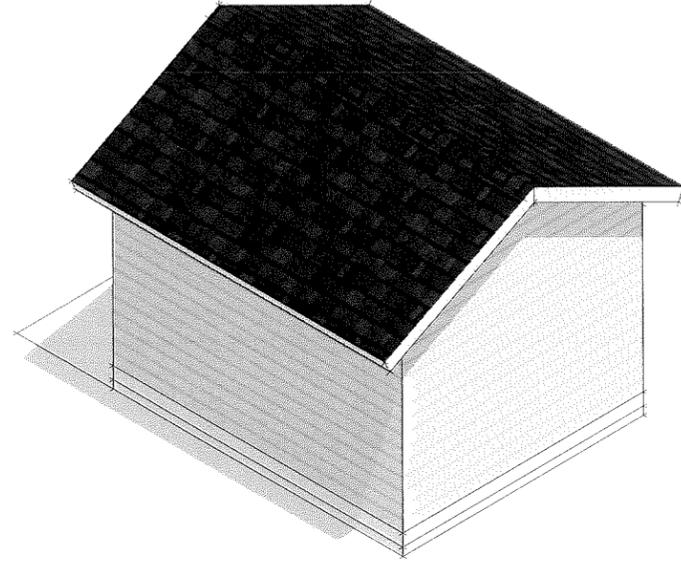
R402.1.1 MIN. BSMT. WALL R-VALU
e
15/19

R402.1.1 MIN. SLAB R-VALUE/DEPTH
10, 2'-0"

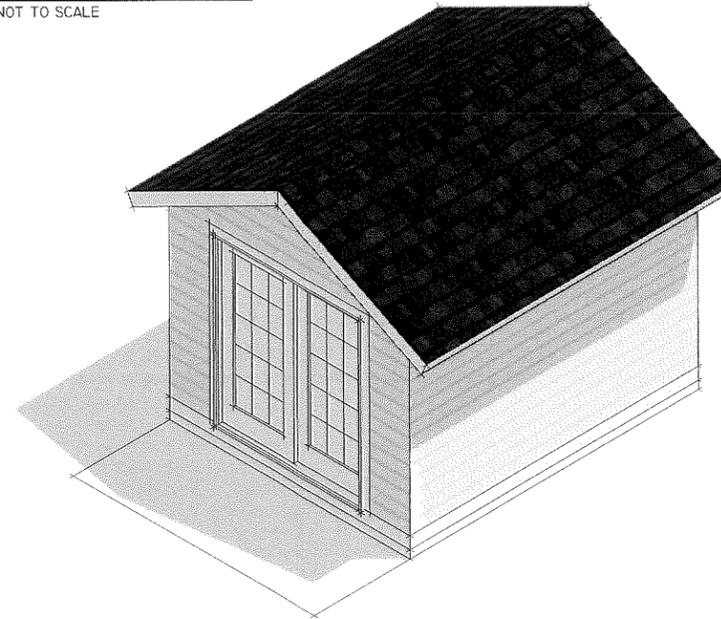
R402.1.1 MIN. CRAWL SPACE R-VALUE
15/19



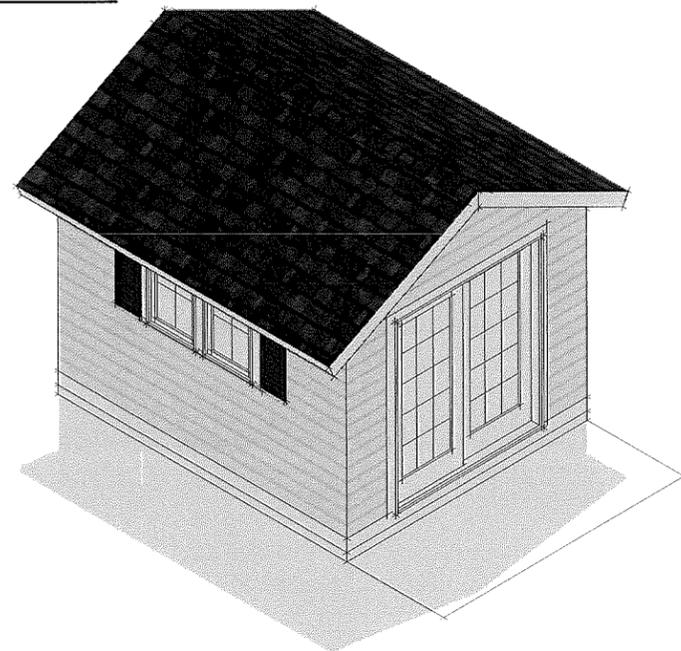
1 ISOMETRIC VIEW
G101 NOT TO SCALE



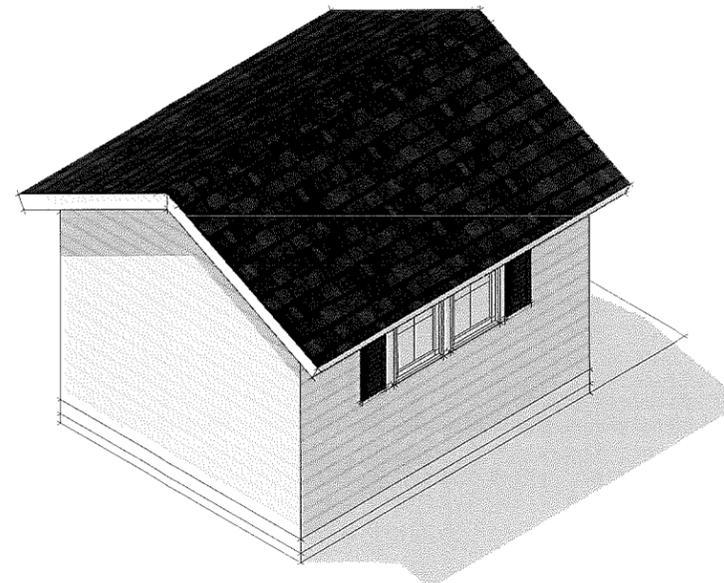
2 ISOMETRIC VIEW
G101 NOT TO SCALE



3 ISOMETRIC VIEW
G101 NOT TO SCALE



4 ISOMETRIC VIEW
G101 NOT TO SCALE



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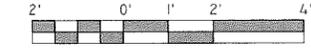
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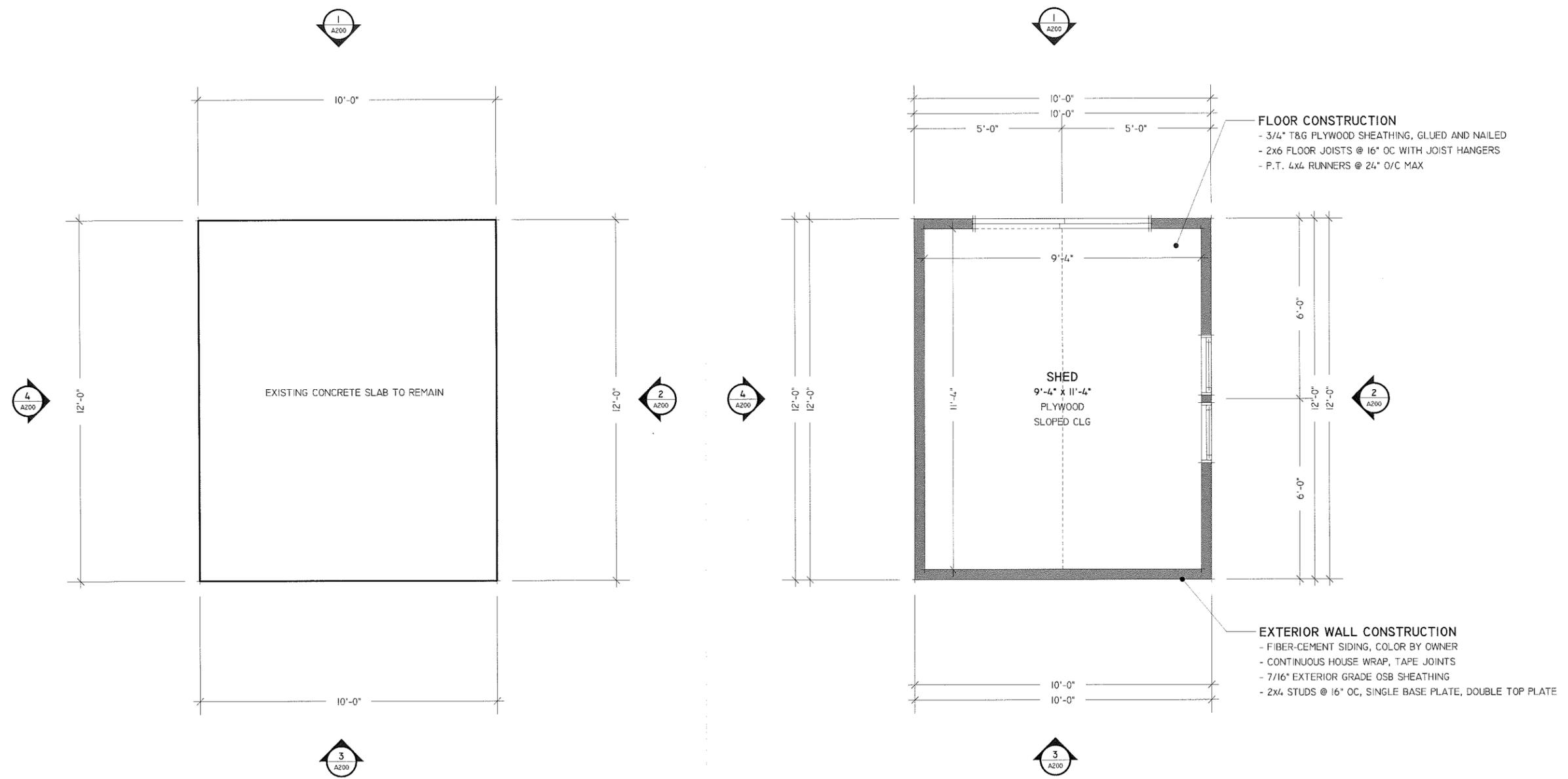
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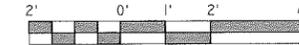
A100

FLOOR PLAN

SCALE
1/4" = 1'-0"

DATE
11/29/21

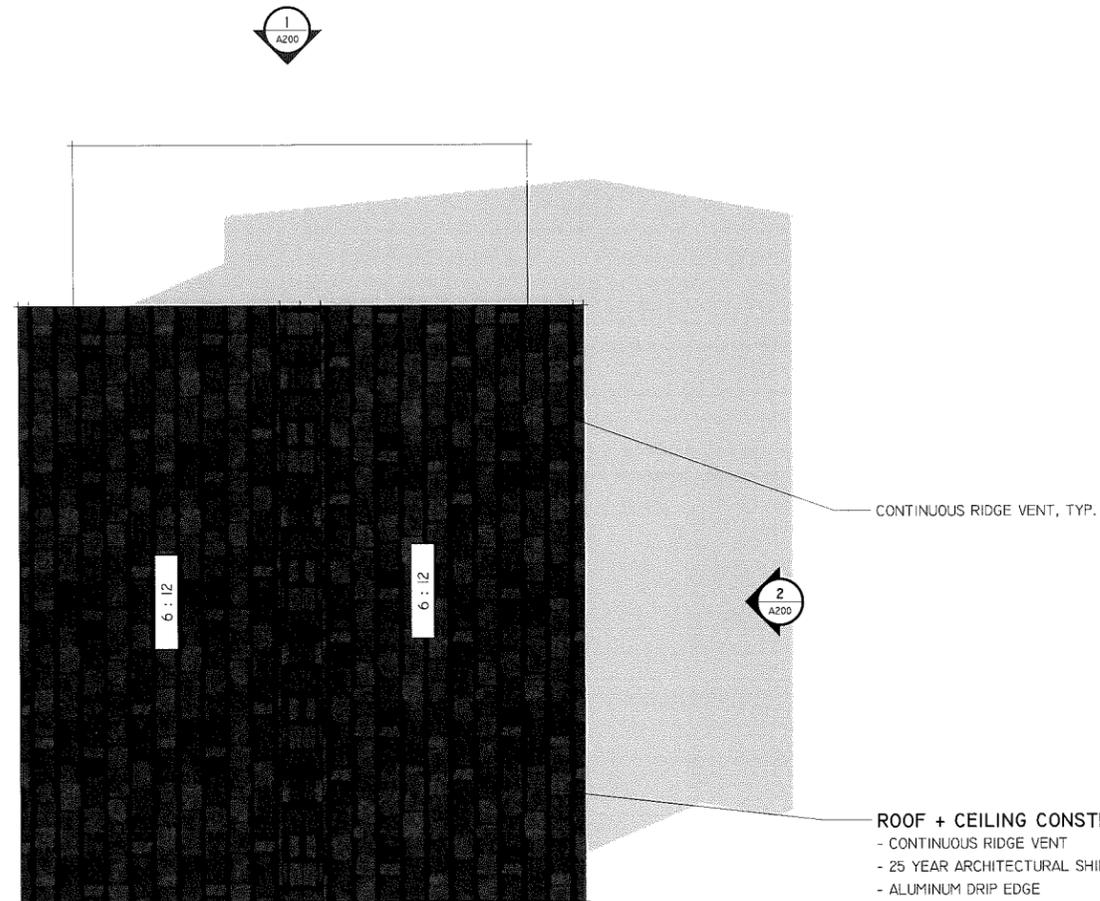




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CONTINUOUS RIDGE VENT, TYP.

ROOF + CEILING CONSTRUCTION

- CONTINUOUS RIDGE VENT
- 25 YEAR ARCHITECTURAL SHINGLES, COLOR BY OWNER
- ALUMINUM DRIP EDGE
- 1x6 COMPOSITE FASCIA
- 1/2" COMPOSITE SOFFIT WITH CONTINUOUS SOFFIT VENT
- ICE + WATER SHIELD
- ISLB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- ROOF TRUSSES @ 24" OC, DESIGN BY TRUSS ENGINEER

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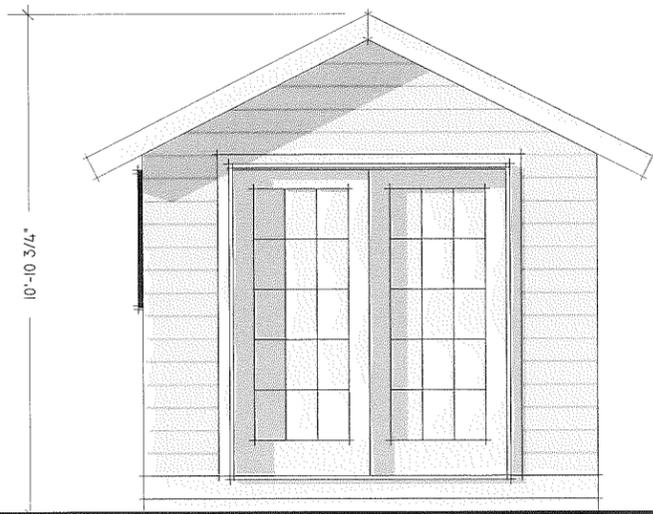
A101

FLOOR PLANS

SCALE
1/4" = 1'-0"

DATE
11/29/21

1 NORTH ELEVATION
A200 1/4" = 1'-0"



2 EAST ELEVATION
A200 1/4" = 1'-0"

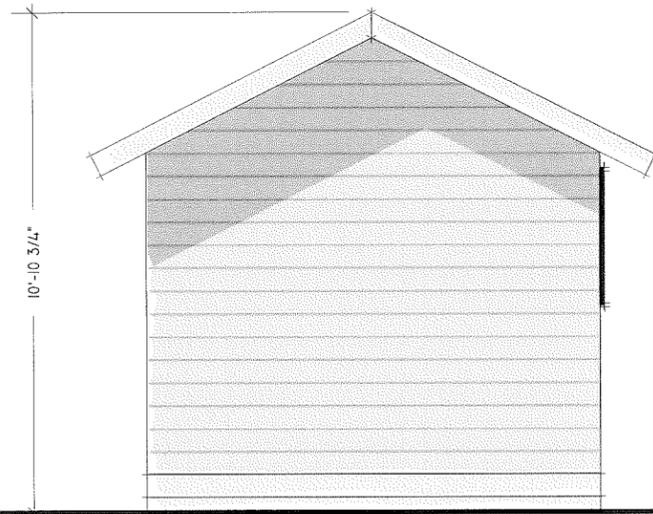


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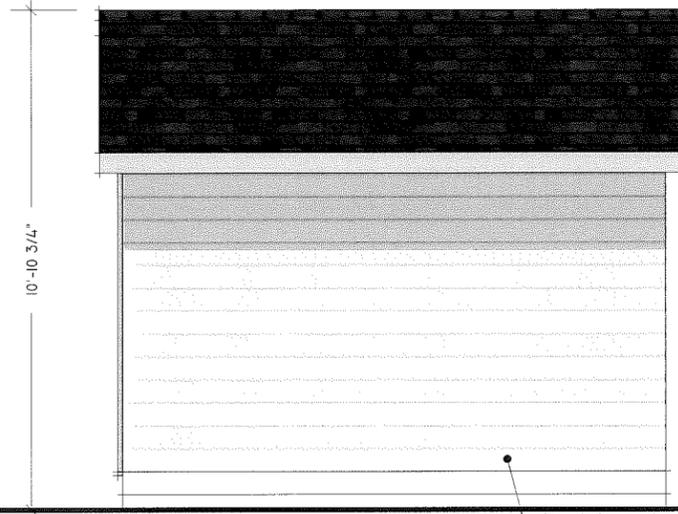
4 AZALEA
SHED

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CRANSTON, RI 02921

3 SOUTH ELEVATION
A200 1/4" = 1'-0"



3 WEST ELEVATION
A200 1/4" = 1'-0"



- EXTERIOR FINISH DETAILS
- 1x6 RAKE
 - 1x6 FASCIA
 - 1x6 RAIN TABLE
 - 1x4 WINDOW TRIM
 - 1x6 CORNER TRIM
 - FIBER-CEMENT SIDING, COLOR BY OWNER

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A200

SOUTH ELEVATION

SCALE
1/4" = 1'-0"

DATE
11/29/21



NATIONAL DESIGN & DRAFTING
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 SHED

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 CRANSTON, RI 02921

GENERAL NOTES

- ALL EXTERIOR WALLS ARE 2x6 @ 16" OC UNLESS OTHERWISE NOTED
- ALL INTERIOR WALLS ARE 2x4 @ 16" OC UNLESS OTHERWISE NOTED
- DIMENSIONS ARE TO EXTERIOR FACE OF STUD AT EXTERIOR WALL
- DIMENSIONS ARE TO CENTER OF WALL AT INTERIOR WALL
- DIMENSIONS ARE TO FACE OF CONCRETE AT FOUNDATION WALLS

FRAMING NOTES

- ALL FRAMING SHALL PRODUCE TIGHT AND CONSISTENT JOINTS
- FRAMING MEMBERS SHALL BE ASSEMBLED IN ACCORDANCE WITH LOCAL BUILDING CODES
- INSTALL GALVANIZED METAL FRAMING CONNECTORS, WHERE REQUIRED BY CODE
- CAREFULLY SELECT FRAMING MEMBERS TO BE FREE FROM KNOTS AND DEFECTS
- DO NOT SHIM SILLS, JOISTS, STUDS, TRIMMERS, HEADERS OR LINTELS
- USE ONLY TREATED LUMBER FOR ALL FRAMING IN CONTACT WITH CONCRETE
- INSTALL SOLID BLOCKING BELOW BEARING PARTITIONS
- INSTALL BLOCKING AS REQUIRED BY OTHER TRADES

ROOF + CEILING CONSTRUCTION

- CONTINUOUS RIDGE VENT
- 25 YEAR ARCHITECTURAL SHINGLES, COLOR BY OWNER
- ALUMINUM DRIP EDGE
- 1x6 COMPOSITE FASCIA
- 1/2" COMPOSITE SOFFIT WITH CONTINUOUS SOFFIT VENT
- ICE + WATER SHIELD
- ISLB FELT UNDERLAYMENT
- 5/8" EXTERIOR GRADE OSB SHEATHING
- ROOF TRUSSES @ 24" OC, DESIGN BY TRUSS ENGINEER

EXTERIOR WALL CONSTRUCTION

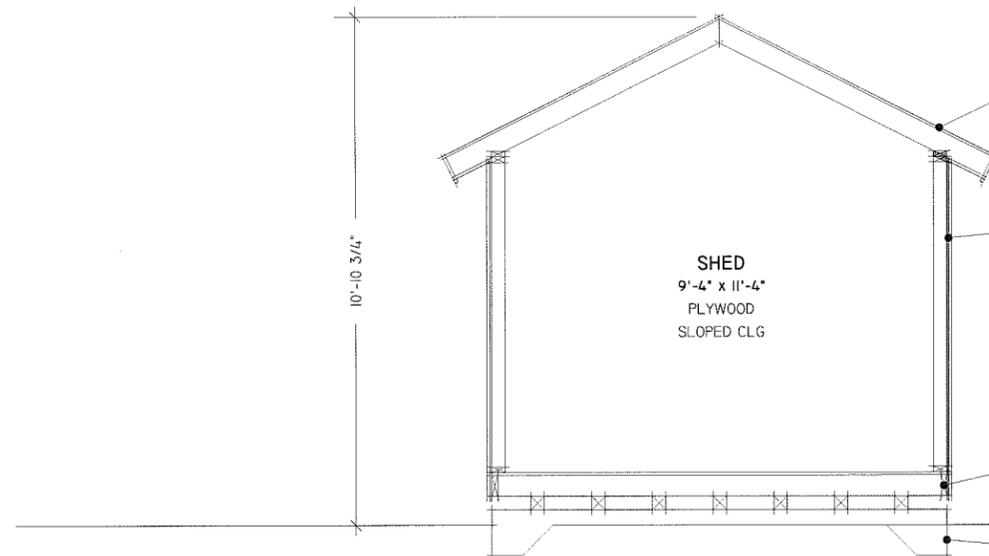
- FIBER-CEMENT SIDING, COLOR BY OWNER
- CONTINUOUS HOUSE WRAP, TAPE JOINTS
- 7/16" EXTERIOR GRADE OSB SHEATHING
- 2x4 STUDS @ 16" OC, SINGLE BASE PLATE, DOUBLE TOP PLATE

FLOOR CONSTRUCTION

- 3/4" T&G PLYWOOD SHEATHING, GLUED AND NAILED
- 2x6 FLOOR JOISTS @ 16" OC WITH JOIST HANGERS
- P.T. 4x4 RUNNERS @ 24" O/C MAX

SLAB + FOUNDATION CONSTRUCTION

- EXISTING CONCRETE SLAB ON GRADE



- GENERAL NOTES**
1. USE OF THESE DRAWINGS CONSTITUTES AN AGREEMENT NOT TO HOLD NATIONAL DESIGN & DRAFTING LIABLE FOR PROBLEMS WHICH MAY ARISE BEFORE, DURING OR AFTER CONSTRUCTION.
 2. THE OWNER, GENERAL CONTRACTOR AND SUBCONTRACTORS MUST ENSURE THAT THE INFORMATION CONTAINED IN THESE DRAWINGS, AND THE WORK COMPLETED, MEETS ALL APPLICABLE CODES AND REGULATIONS.
 3. ALL EXISTING DIMENSIONS MUST BE VERIFIED PRIOR TO THE START OF CONSTRUCTION AND ANY DISCREPANCIES IMMEDIATELY BROUGHT TO OUR ATTENTION.

A300

BUILDING SECTION

SCALE
 1/4" = 1'-0"

DATE
 11/29/21