

**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: 10/12/2022

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: Heidy C. Paz

ADDRESS: 39 1/2 Lincoln Ave Cranston RI ZIP CODE: 02920

APPLICANT: _____

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Farmington Ave Cranston RI 02920

2. ASSESSOR'S PLAT #: 8 BLOCK #: 4 ASSESSOR'S LOT #: 1022 WARD: _____

3. LOT FRONTAGE: 50 LOT DEPTH: 90 LOT AREA: 4500 sqft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: B-1 6000 sqft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 0 PROPOSED: 32'7"

6. LOT COVERAGE, PRESENT: 0 PROPOSED: 26.42%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7y

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? NO

9. GIVE SIZE OF EXISTING BUILDING(S): 0

10. GIVE SIZE OF PROPOSED BUILDING(S): 41' x 29'

11. WHAT IS THE PRESENT USE? Vacant land

12. WHAT IS THE PROPOSED USE? Residential Single family

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Build a single family

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.
17.92.010 - VARIANCES

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE:
17.20.120 - SCHEDULE OF INTENSITY REGULATIONS
REDUCED MINIMUM LOT SIZE - 4,500 SF;
REQUIRES 6,000 S.F. IN B-1 ZONE

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

RESPECTFULLY SUBMITTED,

[Signature]
(OWNER SIGNATURE)

4015008482
(PHONE NUMBER)

(OWNER SIGNATURE)

(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) (DATE)

DENIED

Property Address: 362 Dyer Ave
 Property Owner: Heidy G. Paz
 Assessor's Plat #: 8 Assessor's Lot #: 1023 Date: 4/23/18
 Requested By: Heidy Paz Phone #: 401-500-8482
 Mailing Address: 39 1/2 Lincoln Ave Fax #: _____
Cranston RI 02920 Cell #: _____
 Previous / Existing Use: 3 family
 Is this building / tenant space currently vacant? NO How Long? _____
 Proposed type of use: 3 family

I hereby certify that under penalty of perjury, the information and statements given on this applicant are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.

X (Signature)

(Signature of Owner and / or Applicant)

The fee for each zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2)
We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: C4 Lot Area: 4136⁺ sq ft Lot Frontage: 45⁺ ft Flood Plain: X
 Last legal record of use: HIGHWAY BUSINESS
MIXED-USE B/1 FAMILY RESIDENCE

The proposed use is: _____ Denied _____ Approved _____ Approved by variance

Approved: SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE

THE SUBJECT PROPERTY IS A LEGAL NON-CONFORMING
RESIDENCE ABOVE FIRST STORY BUSINESS. OUR RECORDS
INDICATE ONLY 1 RESIDENTIAL UNIT LEGALLY EXISTED
AT THE TIME OF ADOPTION OF CURRENT ZONING IN 1966.

Disclaimer: It is expressly disclaimed that this certificate in no way implies, guarantees, or warrants the information contained within it.

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

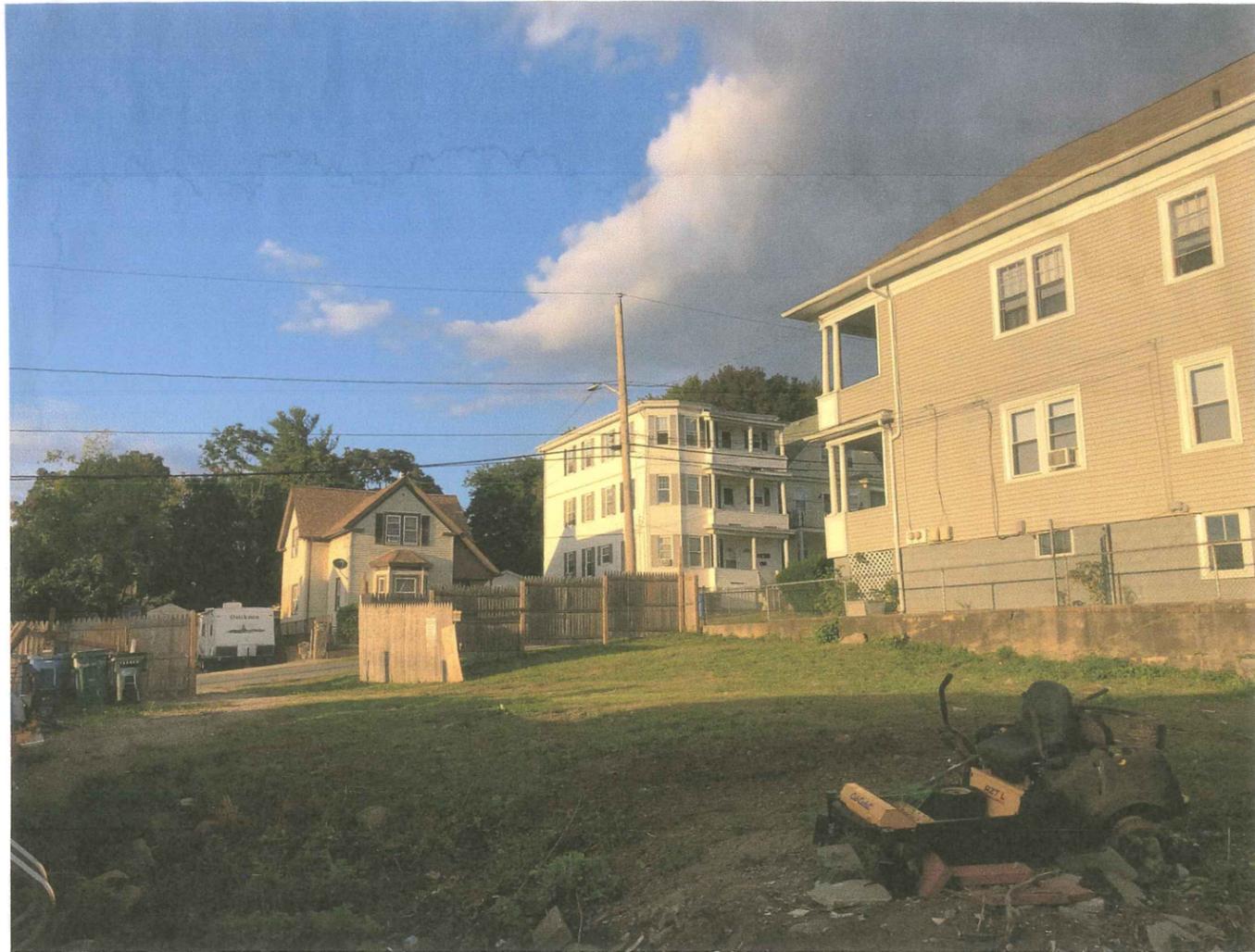
Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: 5/2/18

 Zoning Official

Check #: 342 Rec'd By: ST Date Paid: 5/2/18 Total Fee Paid: \$30.







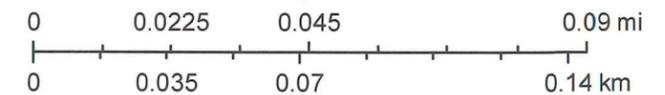
362 Dyer Ave 400' Radius Plat 8 Lots 1022-1024



3/22/2022, 2:35:33 PM

1:1,884

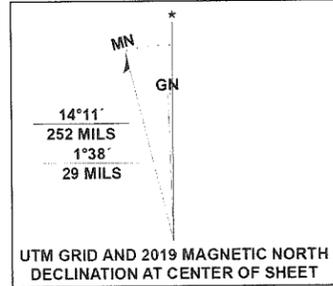
- | | | | | | | | | |
|-------------------|--|---------------------------|--|----|--|----|--|-----|
| Parcel ID Labels | | Historic Overlay District | | A8 | | C3 | | MPD |
| Streets Names | | Zoning | | A6 | | C4 | | S1 |
| Cranston Boundary | | none | | B1 | | C5 | | M1 |
| Parcels | | A80 | | B2 | | M2 | | E1 |
| Buildings | | A20 | | C1 | | M2 | | |
| Zoning Dimensions | | A12 | | C2 | | E1 | | |



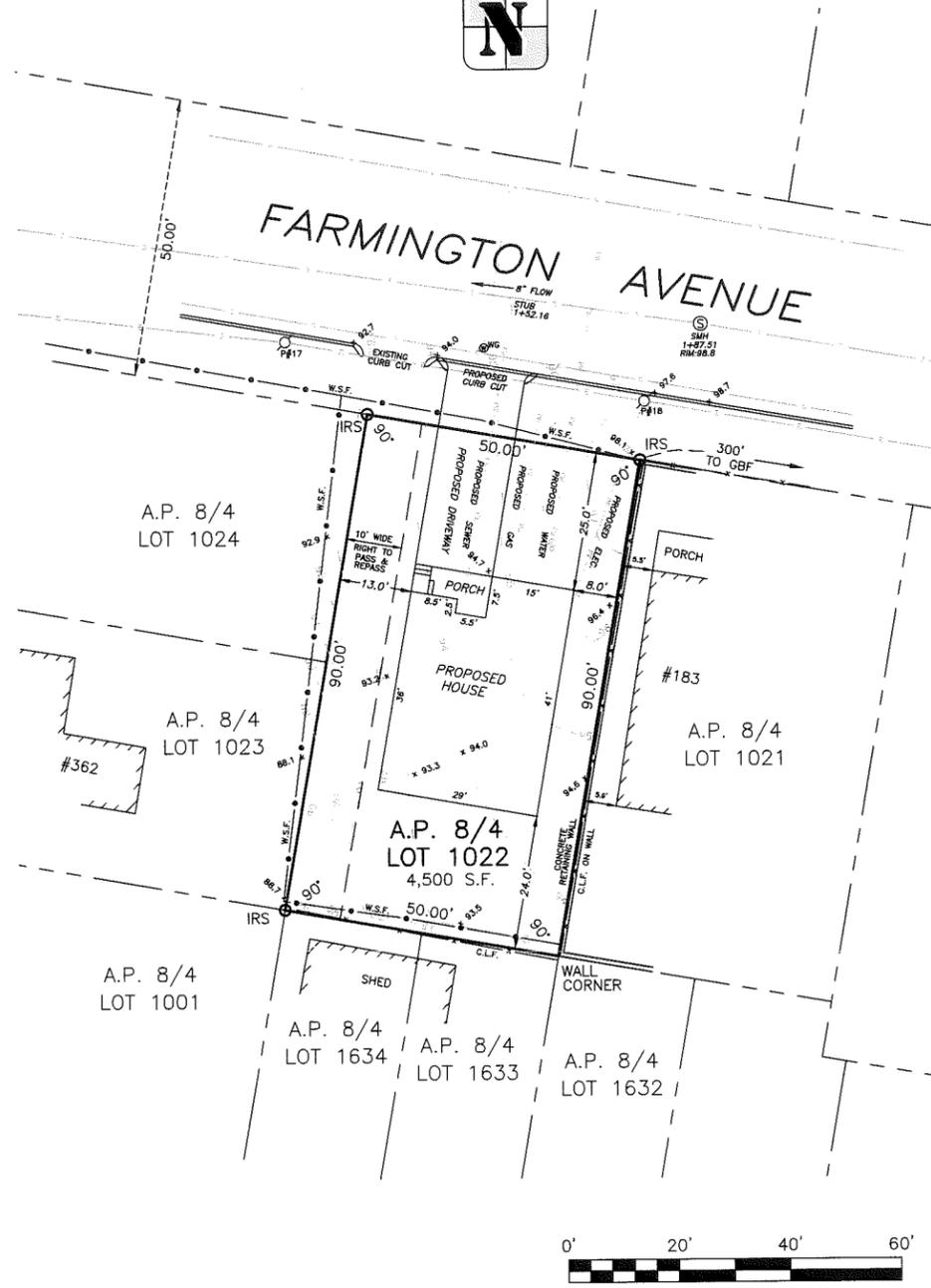
City of Cranston

STREET INDEX:
PER R.I.G.L. 34-13-1
FARMINGTON AVENUE

**MAGNETIC
MAY 2022**



UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

EROSION CONTROL NOTES:

EROSION CONTROL PROGRAM
PRIOR TO START OF CONSTRUCTION, HAYBALES, SILT FENCES & ALL OTHER SPECIFIED EROSION CONTROL FENCES SHALL BE IN PLACE. CRITICAL AREAS SUCH AS WETLAND AREAS, SLOPES & STREAMS SHALL BE PROTECTED AS PER PLAN AND, IN THE PRESENCE OF WETLANDS, THE CONDITIONS OF THE ASSENT ORDER SHALL BE ADHERED TO. THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH AND FULLY MAINTAIN ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS.

SEDIMENTATION CONTROL PROGRAM
ALL EXPOSED SLOPES, INCLUDING STOCKPILES OF MATERIAL, SHALL RECEIVE TEMPORARY SEDIMENTATION & EROSION CONTROLS. THIS WILL INCLUDE LOAMING & SEEDING, MULCHING, HAYMATS, ETC TO STABILIZE THE AREA. ALL DRAINAGE STRUCTURES SHALL BE SURROUNDED BY HAYBALES TO PREVENT INFILTRATION OF SEDIMENTS.

SHOULD SEDIMENTS ENTER A CRITICAL AREA (WETLAND, BUFFER ZONE, ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN & RESTORE THE EFFECTED AREA.

- GENERAL NOTES**
1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY & ALL PERMITS REQUIRED BY THE STATE & THE MUNICIPALITY IN WHICH WORK IS BEING PERFORMED PRIOR TO START OF ANY WORK.
 2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DOCUMENT EXISTING CONDITIONS OF SURROUNDING PROPERTIES & TO MAINTAIN THE INTEGRITY OF SAME. ANY DAMAGE TO & THE COST OF REPAIRS OF UTILITIES, ROADWAYS, STRUCTURES & SURROUNDING PROPERTY SHALL BE FULLY BORNE BY THE CONTRACTOR.
 3. ALL WORKMANSHIP & MATERIALS SHALL MEET OR EXCEED THE LATEST STANDARDS OF THE MUNICIPALITY, AND THE LATEST STATE STANDARDS & SPECIFICATION PUBLISHED FOR ROAD & BRIDGE CONSTRUCTION.
 4. CONTACT DIG-SAFE & UTILITY COMPANIES FOR EXACT ON-SITE LOCATION OF EXISTING UNDERGROUND UTILITIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
 5. CONTRACTOR SHALL OBTAIN REQUIRED INSPECTION SCHEDULE OF THE MUNICIPALITY. UTILITY COMPANIES & ALL OTHER REQUIRED PARTIES & SHALL STRICTLY ADHERE TO THOSE REQUIREMENTS.
 6. ALL CONTRACTORS SHALL ADHERE TO ALL CONDITIONS OF CONSTRUCTION APPROVALS & SHALL KEEP A COPY OF ALL APPROVALS ON-SITE DURING CONSTRUCTION. CONTRACTOR SHALL READ ALL APPROVALS PRIOR TO START OF CONSTRUCTION & SHALL CLARIFY ANY QUESTIONS BEFOREHAND.
 7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINISH GRADING AND DRAINAGE AROUND THE BUILDING TO ENSURE SURFACE WATER AND/OR GROUND WATER ARE DIRECTED AWAY FROM THE STRUCTURE. THIS PLAN SHOWS GENERAL GRADING ONLY AND ADDITIONAL DETAIL IS LIKELY TO BE REQUIRED AROUND THE BUILDING.

UTILITY NOTE:

ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. CONTACT ALL LOCAL UTILITY COMPANIES AND DIG SAFE (1-800-DIG-SAFE) PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

ANY USE, APPROPRIATION, COPYING, DUPLICATION, ADAPTATION, OR MODIFICATION OF THIS PLAN WITHOUT THE PRIOR WRITTEN CONSENT OF ATLAS LAND SURVEYING, LLC IS STRICTLY PROHIBITED, AND THE SAME SHALL CONSTITUTE A COPYRIGHT INFRINGEMENT. THIS PLAN HAS BEEN PREPARED FOR EXCLUSIVE USE BY THIS CLIENT AND FOR A SINGLE USE AND A SINGLE PURPOSE ONLY. BY ACCEPTING THIS PLAN, THE CLIENT AGREES TO THE ABOVE TERMS.

UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY.

NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK BEING STARTED.

FLOOD ZONE NOTE:

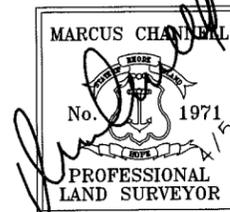
THIS LOT LIES WITH ZONE "X" ON MAP 44007C0312H PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

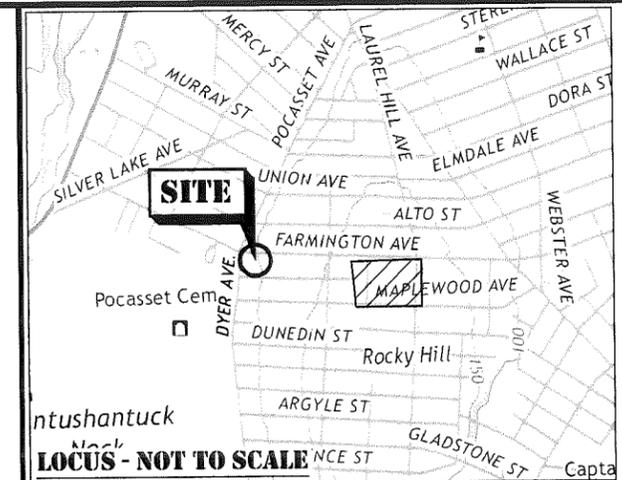
ELEVATIONS ARE ON CRANSTON DATUM

LEGEND:

- GBF - GRANITE BOUND FOUND
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- DHF - DRILL HOLE FOUND
- DHS - DRILL HOLE SET
- IPF - IRON PIPE FOUND
- C.L.F. - CHAIN LINK FENCE
- W.S.F. - WOOD STOCKADE FENCE



ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2022



REFERENCES:

1. DEED BOOK 5013 PAGE 59
2. "OAK PLAT" BY J.A. LATHAM SEPT., 1908 PLAT CARD 185

ZONING DISTRICT: B-1

MINIMUM AREA - 6,000 SF
MINIMUM FRONTAGE - 60'
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 8'
REAR - 20'

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: PERIMETER SURVEY
MEASUREMENT SPECIFICATION: CLASS I

DATA ACCUMULATION - TOPOGRAPHY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
SHOW EXISTING CONDITIONS FOR PROPOSED NEW HOUSE CONSTRUCTION.

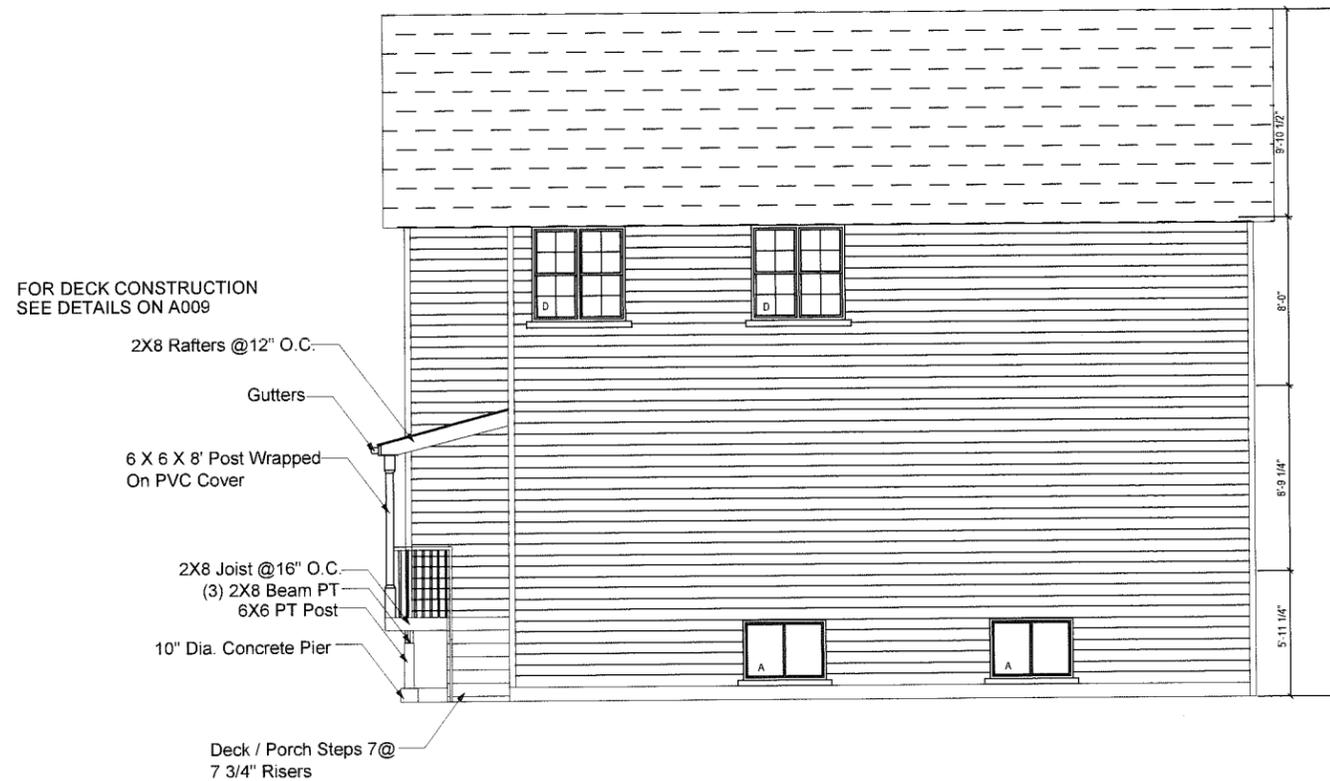
BY: *Marcus Channell* DATE: 4/5/2022
MARCUS CHANNELL, P.L.S. #1971 (LS-A479)

DATE:	5 APRIL 2022			
DRAWN BY:	MC			
SCALE:	1" = 20'			
SHEET 1 OF 1 SHEETS				
JOB NO.:	22-0322			
DWG.	22-0322 PLAN	NO.	DATE	REVISION
				BY

PLAN OF SURVEY
ASSESSOR'S PLAT 8/4 - LOT 1022
FARMINGTON AVENUE - CRANSTON, RI
PREPARED FOR:
HEIDY PAZ

ATLAS
LAND SURVEYING

12 Chapmans Avenue ~ Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407



New Construction
Single Family House
0 Farmington Avenue,
Cranston, RI 02920

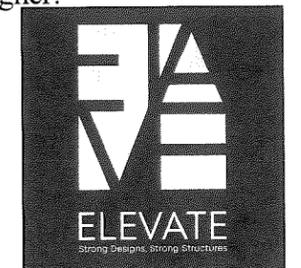
Owner / Applicant

Heidy C Paz
39 1/2 Lincoln Ave,
Cranston RI, 02920

Tel.: (401)500-8482
email: hpaz2923@gmail.com

Plat: 008
Lot: 1022
Zoning: R1
Legal Use: Vacant Land
Proposed Use: Single Family Dwelling

Designer:



General Notes:

Do Not Measure This Drawings,
Unless Otherwise Specified
(U.O.S.) Use Annotated Dimensions
Only. Verify All Dimensions In Field
(V.D.I.F.) In Case Of Variances Or
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Resolution Prior To Commencing
Any Work.

Revisions:

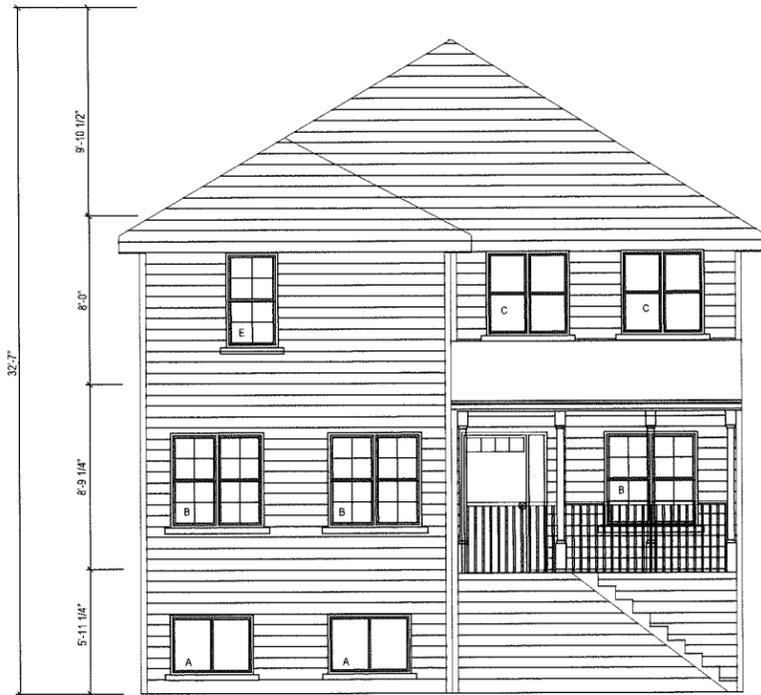
Issue:

Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:
ELEVATIONS

Sheet: A011



New Construction
 Single Family House
 0 Farmington Avenue,
 Cranston, RI 02920

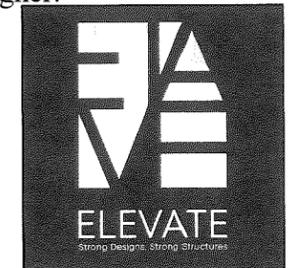
Owner / Applicant

Heidy C Paz
 39 1/2 Lincoln Ave,
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Tel.: (401)500-8482
 email: hpaz2923@gmail.com

Plat: 008
 Lot: 1022
 Zoning: R1
 Legal Use: Vacant Land
 Proposed Use: Single Family Dwelling

Designer:



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Revisions:

Issue:

Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:
ELEVATIONS

Sheet: A010

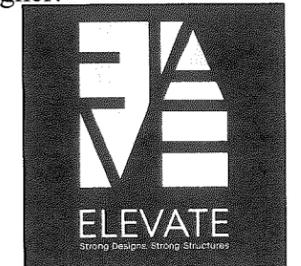
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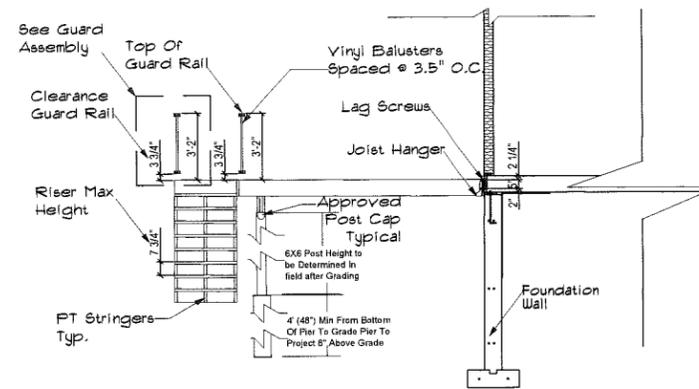
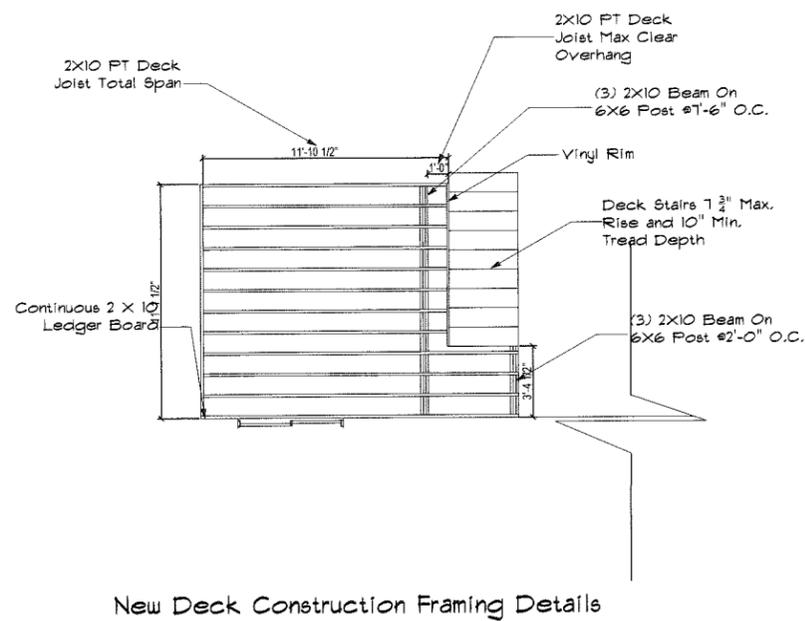
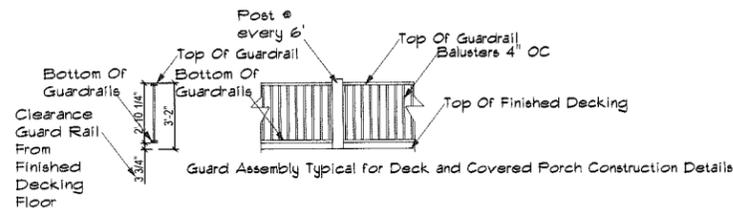
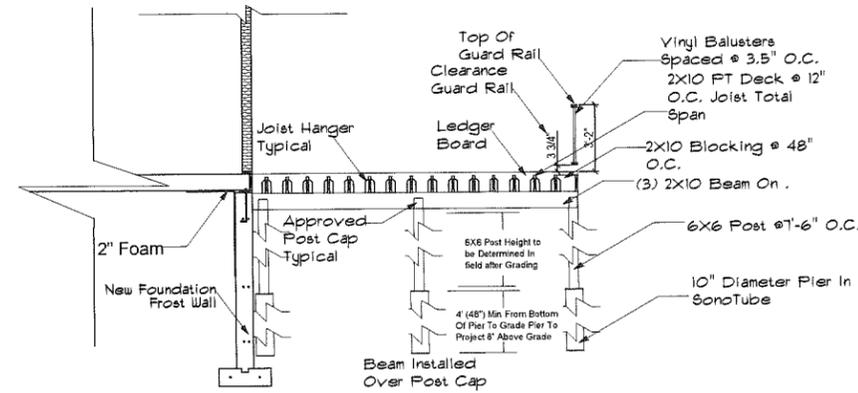
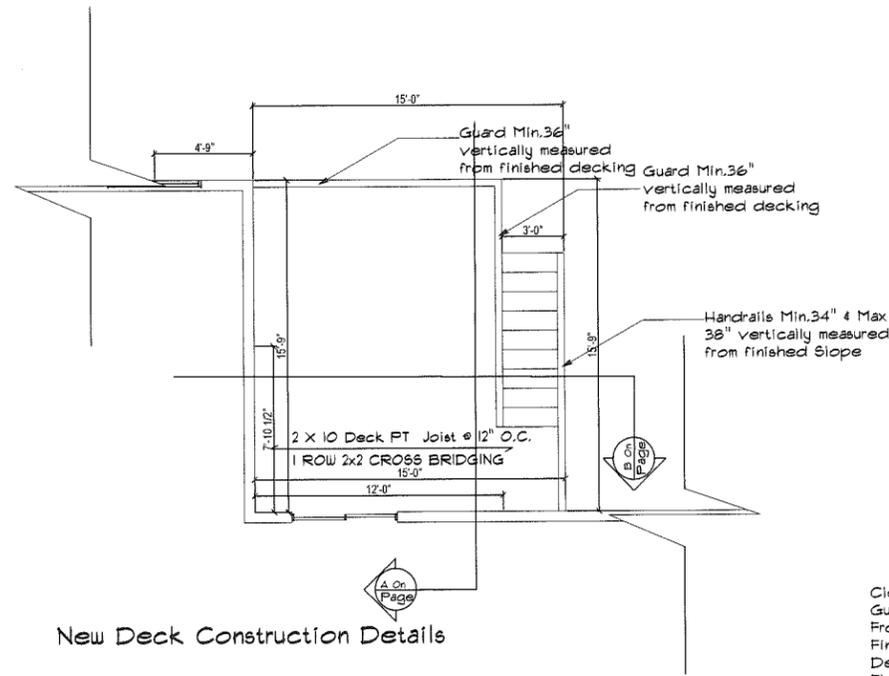
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Drawn By: PA Scale: 1/4"=1'

Project: _____ Date: 5/31/2022

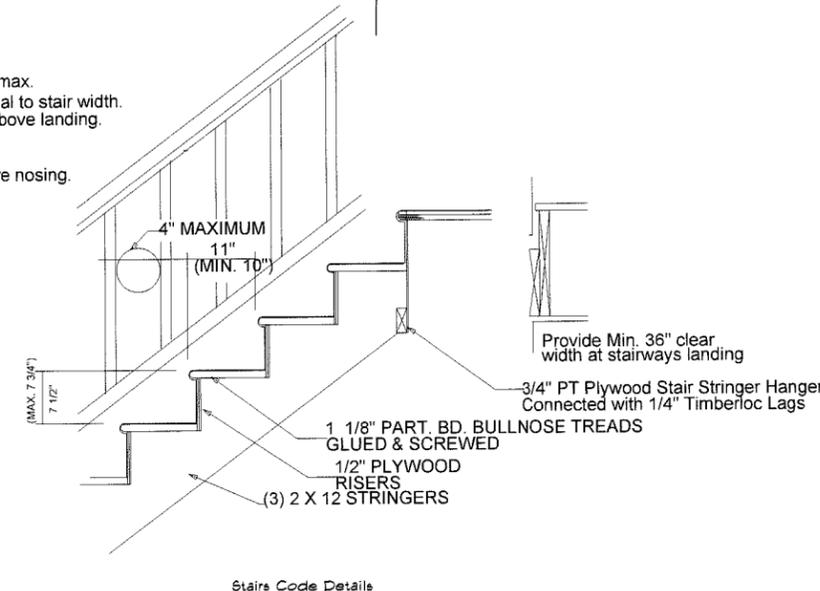
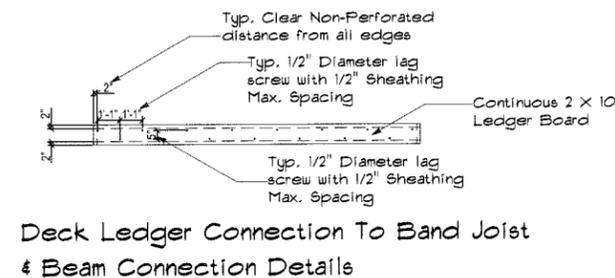
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DETAILS**

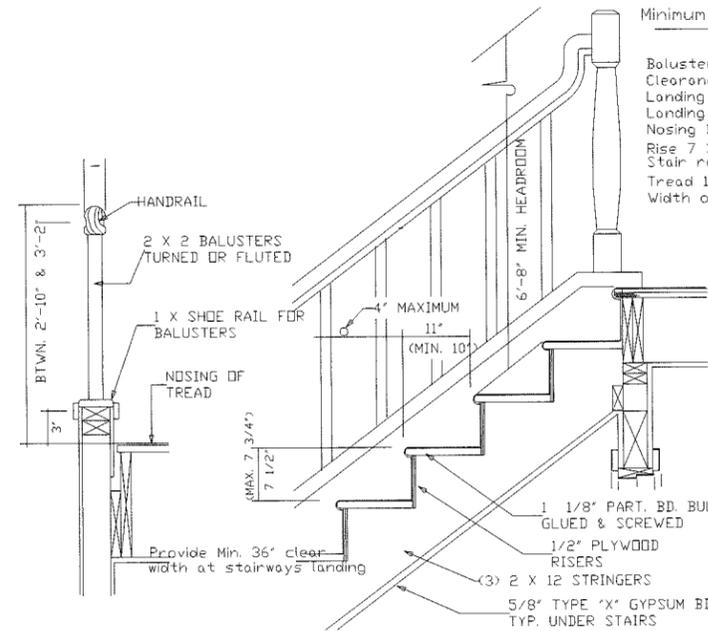
Sheet: _____ A09.1



Minimum Requirements

- Baluster spacing (clear) 4" max.
- Landing length & width equal to stair width.
- Landing railing 36 to 42" above landing.
- Nosing 1 1/8"
- Rise 7 3/4" maximum.
- Stair railing 36 to 38" above nosing.
- Tread 10" min.
- Width of stairs 36" min.

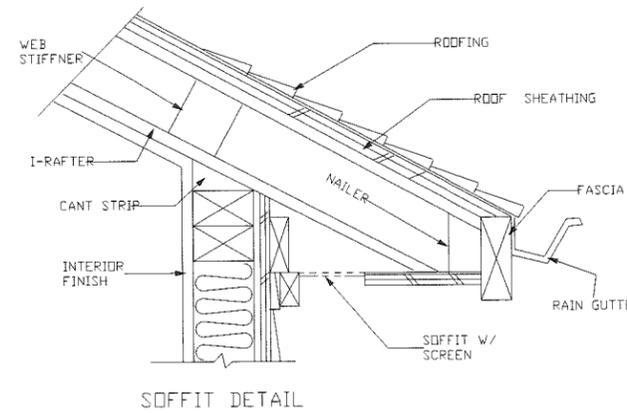




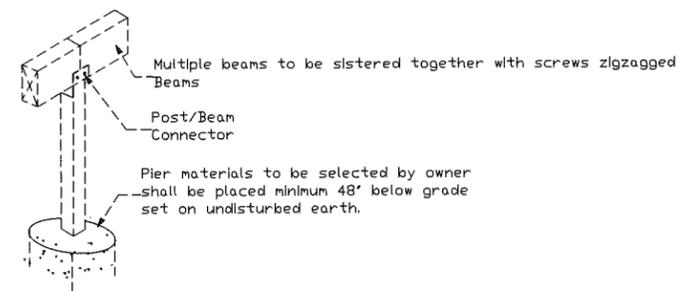
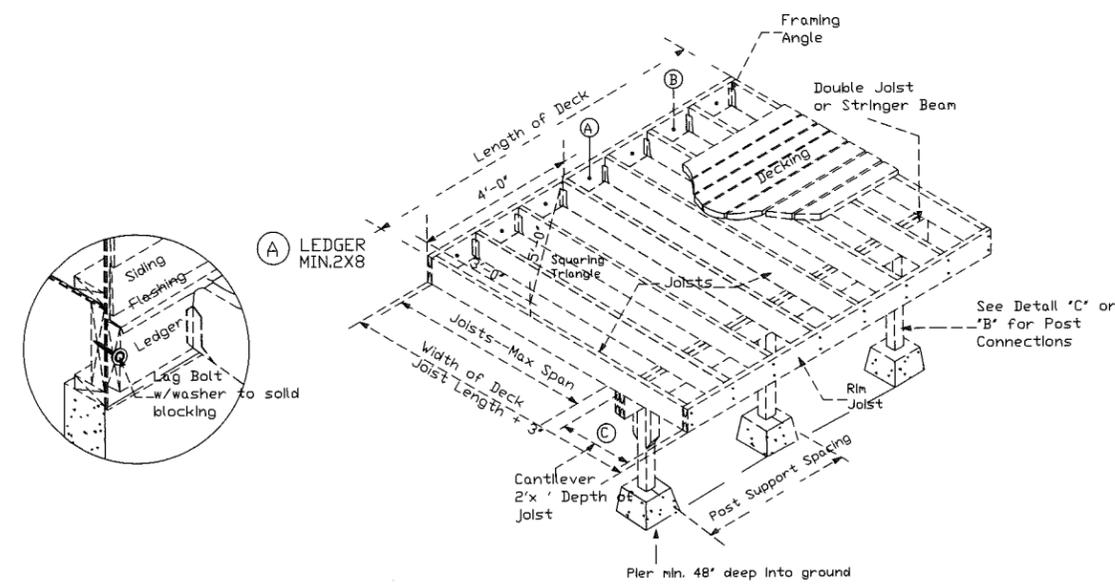
Minimum Requirements
 Baluster spacing (clear) 4' max.
 Clearance above nosing 6'8" min.
 Landing length & width equal to stair width.
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 Rise 7 3/4" maximum.
 Stair railing 36 to 38" above nosing.
 Tread 10" min.
 Width of stairs 36" min.

SECTION DETAILS

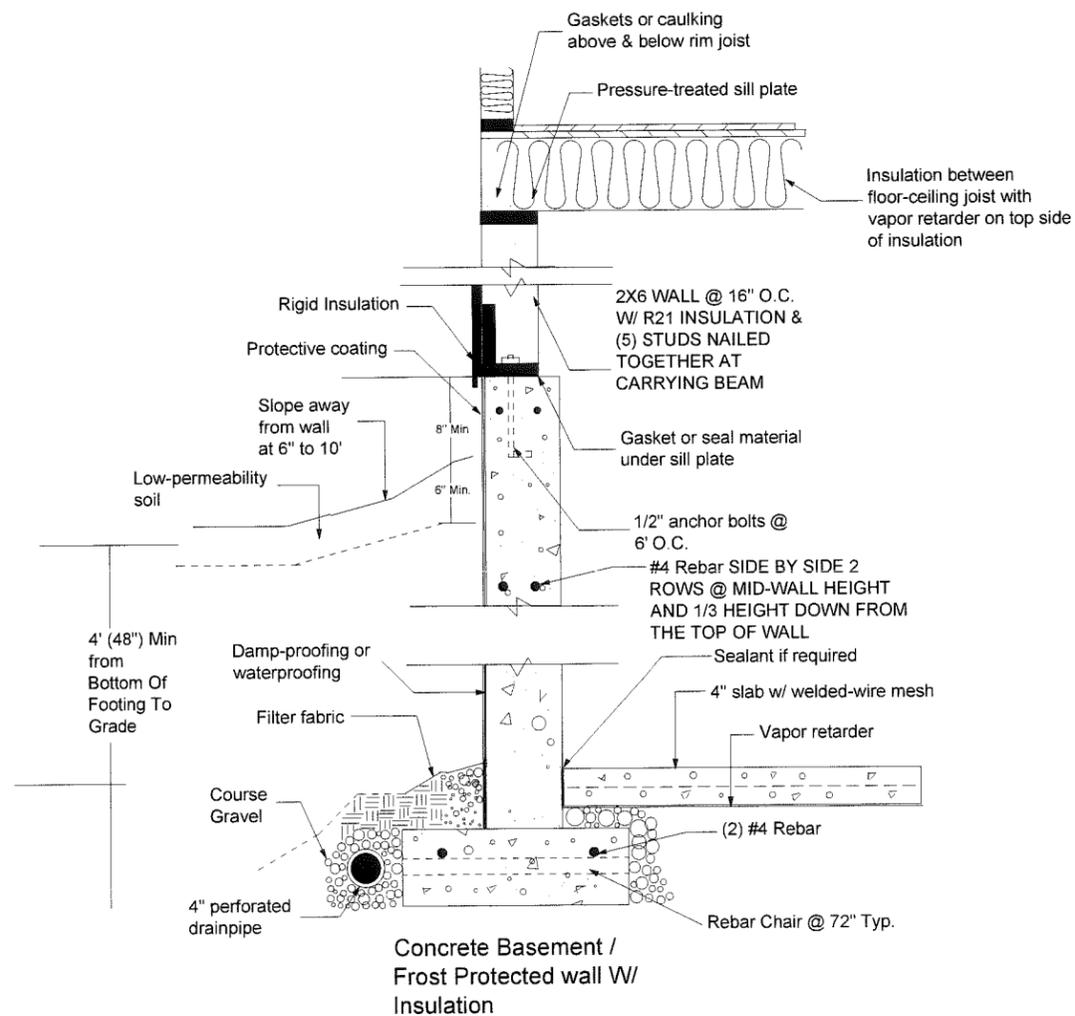
STAIR DETAIL



SOFFIT DETAIL



B LUMBER POST/ BEAM



Concrete Basement / Frost Protected wall W/ Insulation

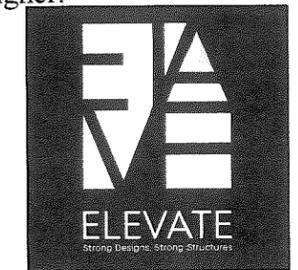
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Revisions:

Issue:

Drawn By: PA Scale: 1/4"=1'
 Project: Date: 5/31/2022

Sheet Name:
ELEVATION

Sheet: A009

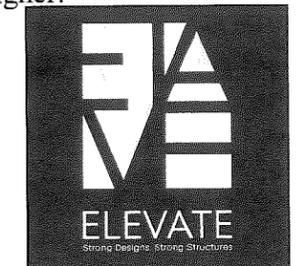
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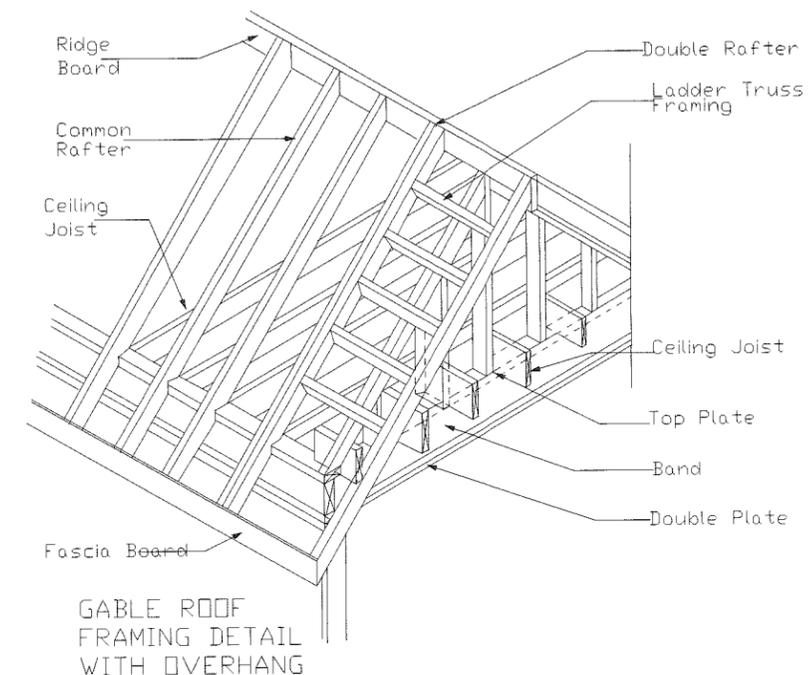
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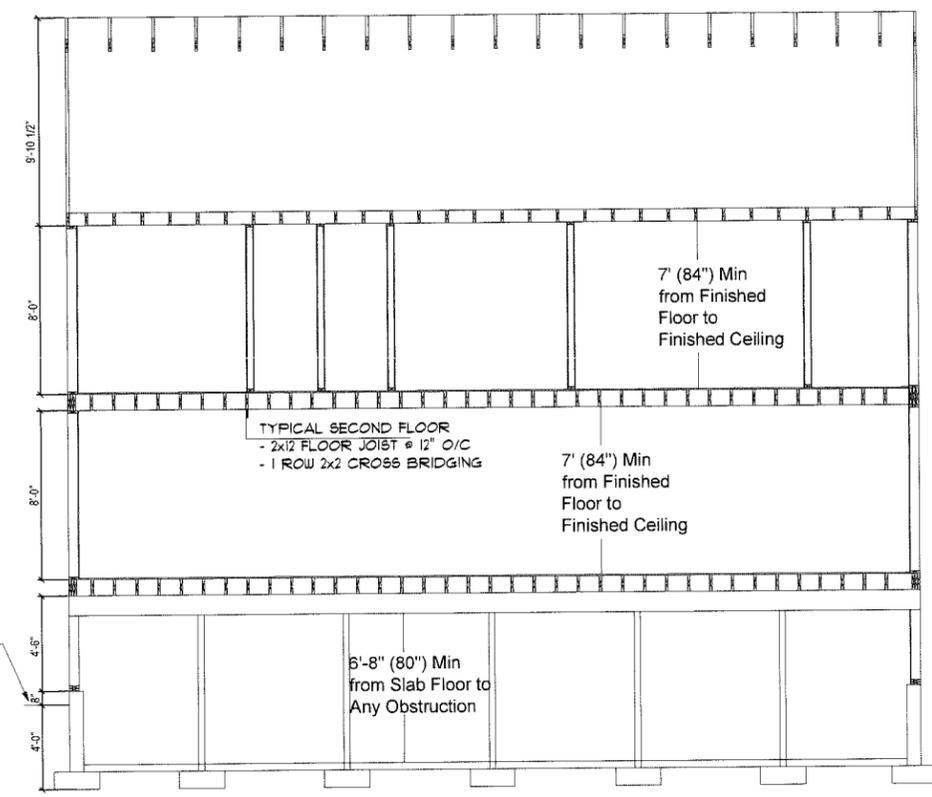
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DETAILS

Sheet: **A008**



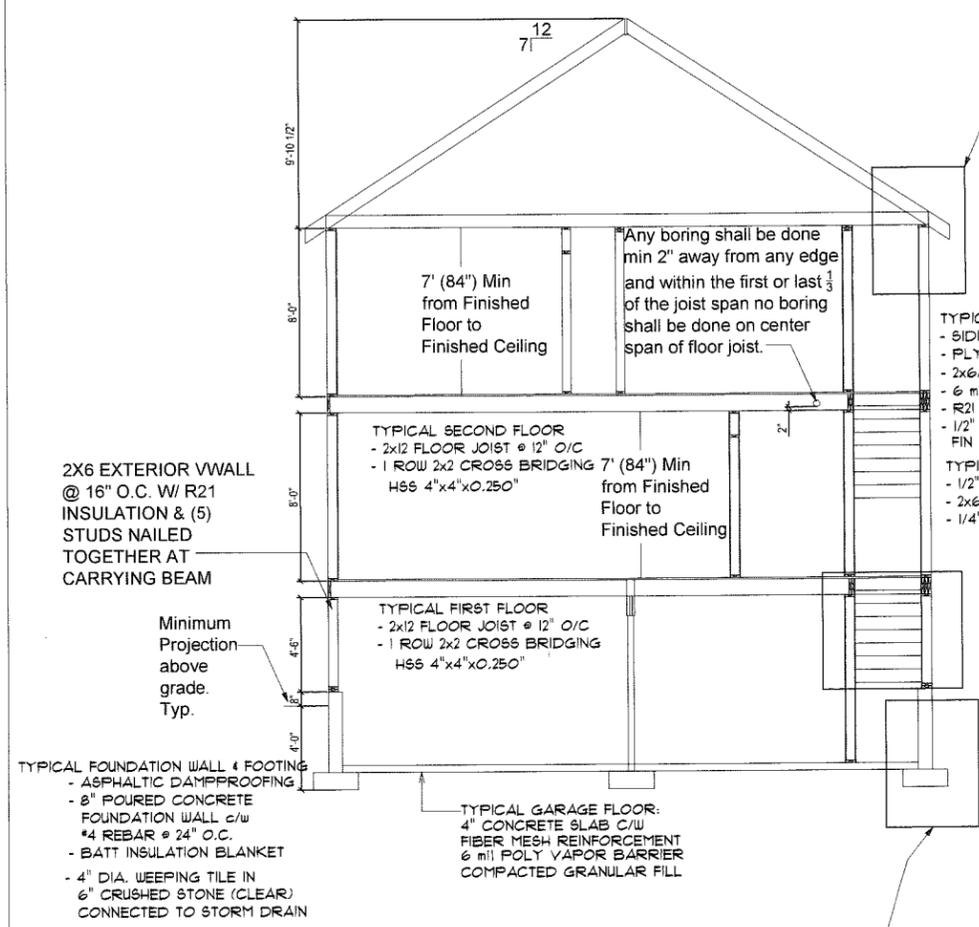
SEE DETAILS ON A009
SOFFIT DETAIL

STAIRS DETAIL



Minimum
Projection
above
grade.
Typ.

SEE DETAILS ON A009
Concrete Basement /
Frost Protected wall W/
Insulation



1/15/2004 0 Farmington St 2.dwg

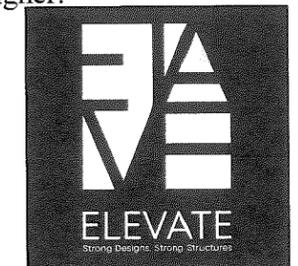
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Project:

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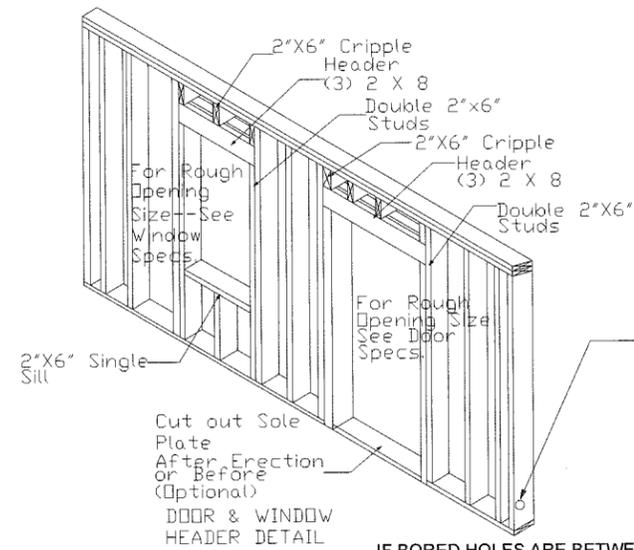
 Date: 5/31/2022

Sheet Name:
**FIRST FLOOR
 FRAMING**

Sheet:

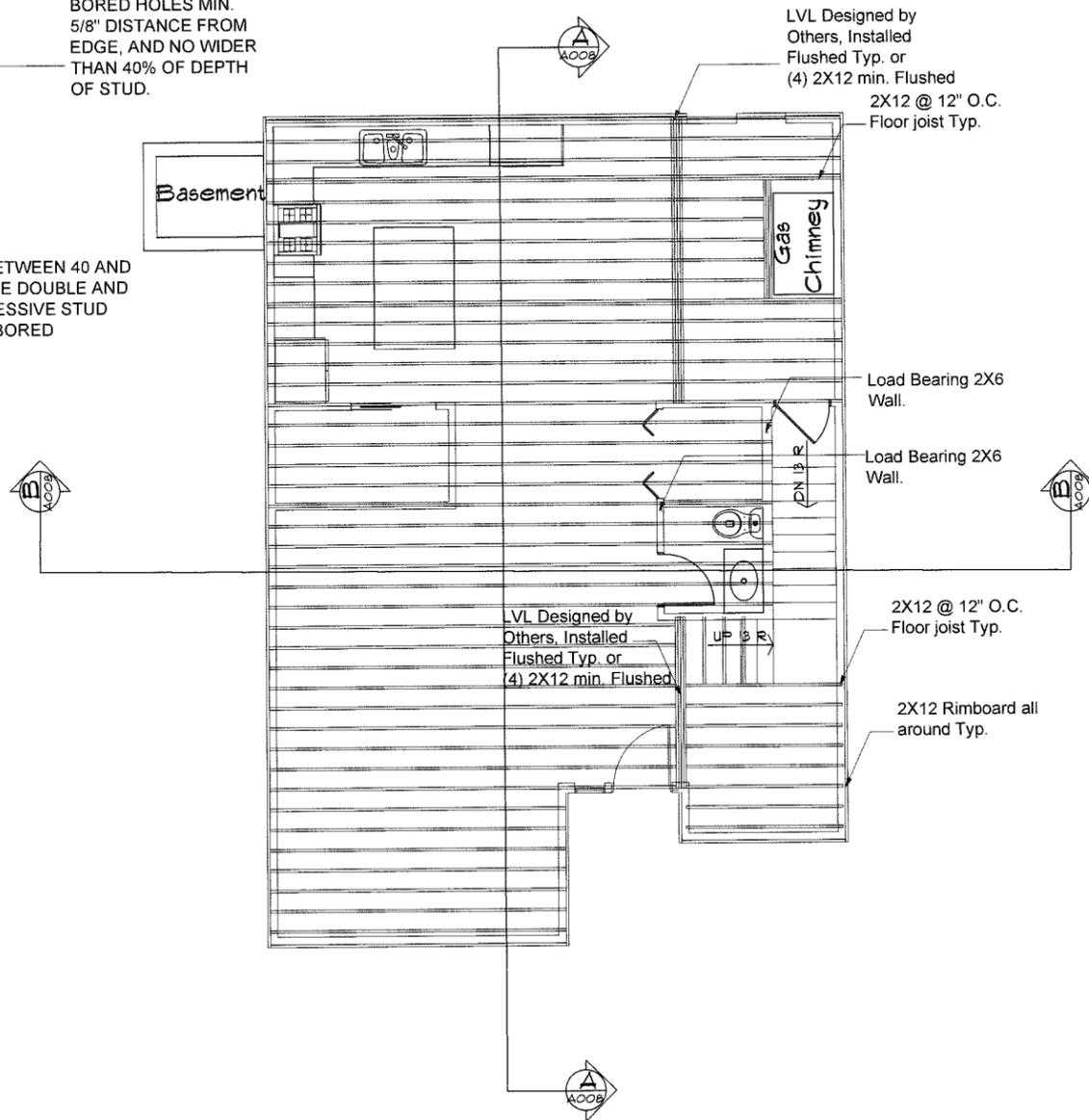
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 A006

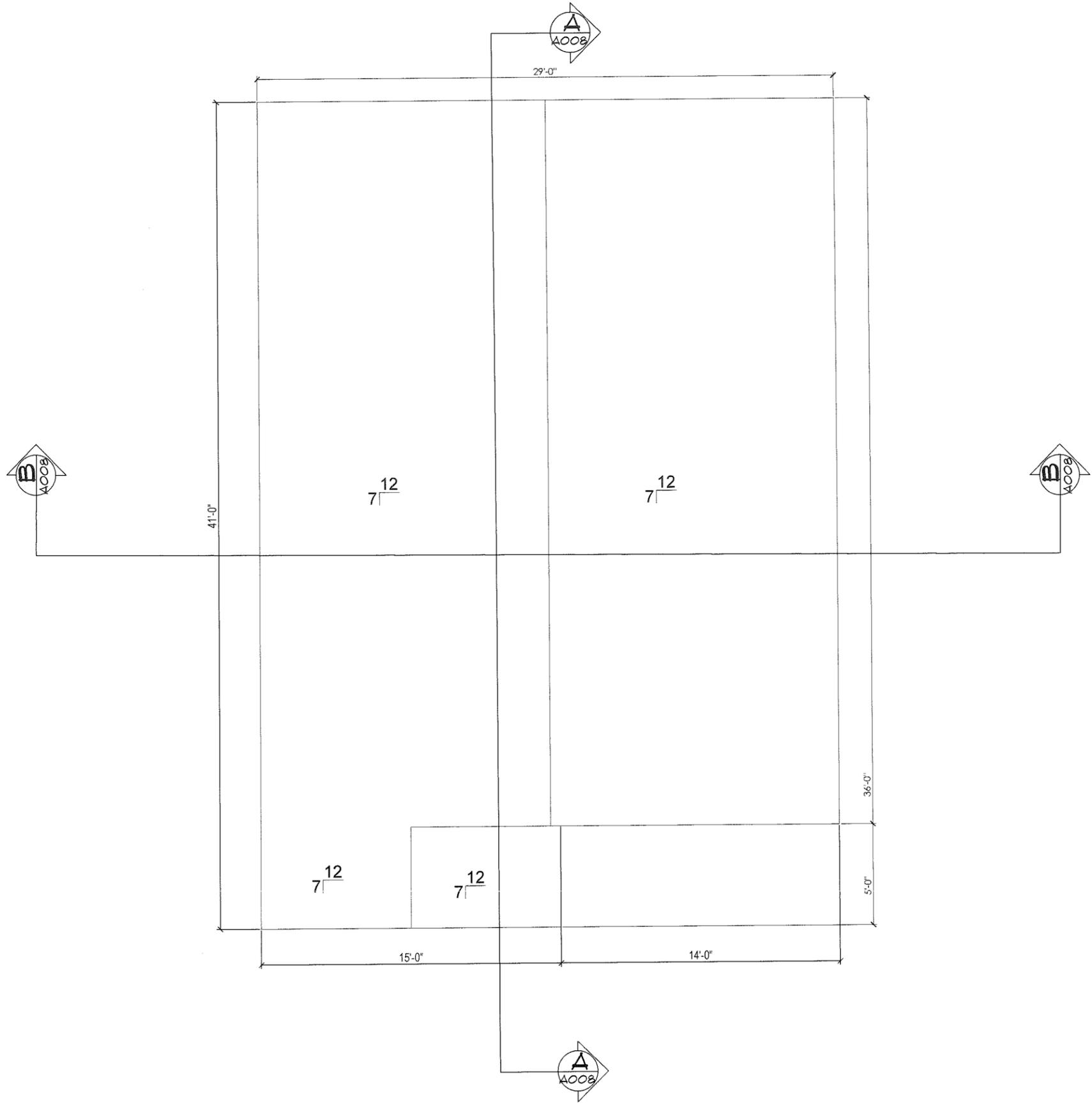


BORED HOLES MIN. 5/8" DISTANCE FROM EDGE, AND NO WIDER THAN 40% OF DEPTH OF STUD.

IF BORED HOLES ARE BETWEEN 40 AND 60% THEN STUD MUST BE DOUBLE AND NO MORE THAN 2 SUCCESSIVE STUD ARE DOUBLED AND SO BORED



Frist Floor Framing Plan



Roof Plan

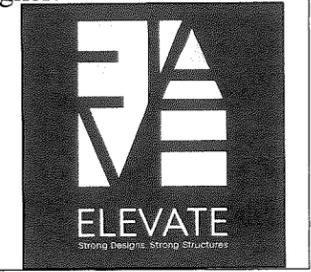
New Construction
 Single Family House
 0 Farmington Avenue,
 Cranston, RI 02920

Owner / Applicant
 Heidi C Paz
 39 1/2 Lincoln Ave,
 Cranston RI, 02920

Tel.: (401)500-8482
 email: hpaz2923@gmail.com

Plat: 008
 Lot: 1022
 Zoning: R1
 Legal Use: Vacant Land
 Proposed Use: Single Family Dwelling

Designer:



General Notes:
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 Only. Verify All Dimensions In Field
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Revisions:	

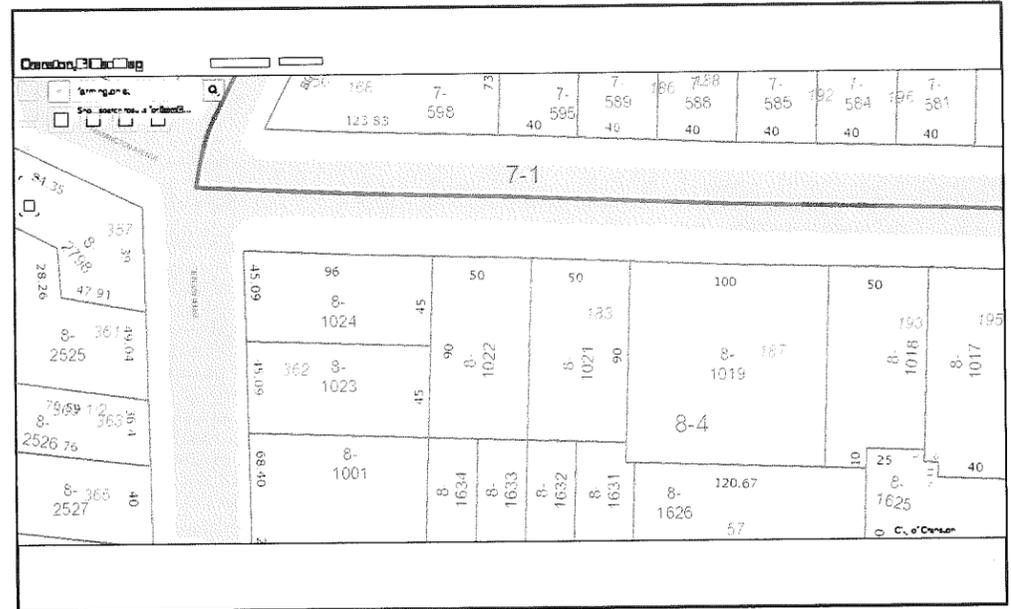
Issue:

Drawn By: PA Scale: 1/4"=1'
 Project: Date: 5/31/2022

Sheet Name:
ROOF PLAN

Sheet: A005

NEW CONSTRUCTION
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE IRC 2015 REQUIREMENTS AND ITS APPLICABLE REFERENCED STANDARDS. THESE DRAWING WERE PRODUCED USING THE PRESCRIPTIVE METHODS OF THE CODE. ITEMS NOT REFERENCED IN THE CODE WILL BE DESIGNED BY A REGISTERED PROFESSIONAL AND / OR A MANUFACTURER AND INSTALLATION SHALL BE DONE AS DEPICTED IN THE LISTING.

2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AS THEY RELATE TO NEW CONSTRUCTION. REPORT TO THE ARCHITECT / ENGINEER ALL OBSERVATIONS AND ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

3. THIS SET OF CONSTRUCTIONS DRAWING IS COPYRIGHTED MATERIAL AND SHALL NOT BE REPRODUCE WITHOUT AUTHORIZATION FROM THE DESIGNER.

4. THIS PLANS ARE FOR THE CONSTRUCTION OF AN ADDITION PROJECT LOCATED AT 0 FARMINGTON ST, CRANSTON, RI MAP 08 LOT 1022 AND IT IS NOT AUTHORIZED TO BE USED AT ANY OTHER LOCATION. IF MUNICIPALITY FEELS THIS PLANS ARE REPLICATED FOR OTHER LOCATIONS, CONTACT DESIGNER AT 401-426-1593.

5. SHALL MUNICIPALITY REVIEWING THIS DOCUMENTS NEEDS TO CONTACT DESIGNER, HE/SHE SHALL USE EITHER CONTACT PROVIDED ABOVE OR THE FOLLOWING EMAIL: DESIGNBYPEDROB@GMAIL.COM.

6. THESE DRAWINGS PRESENT AN OVERALL DESIGN CONCEPT. THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHODS OF ASSEMBLY TO THE VARIOUS COMPONENTS.

7. CONTRACTOR AND OWNER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DOCUMENT REPAIRER FOR JUSTIFICATION AND CORRECTION BEFORE PROCEEDING WITH WORK.

8. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR, OR ANY PERSON USING THIS PLANS TO CONSTRUCT THE INTENDED STRUCTURE AT THE INTENDED LOCATION, RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR. (INCLUDING LEGAL FEES)

9. ALL DIMENSIONS SHOULD BE CALCULATED OR READ AND NEVER SCALED.

10. ALL CONDITIONS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER (WHO SHOULD BE HIRE INDEPENDENTLY, AND FEES PAID BY THE OWNER OR CONTRACTOR) BEFORE WORK PROCEEDS.

11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS AND DETAILS, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK PROCEEDS.

12. THE DESIGNER ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THIS PLANS, EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER ON RECORD.

13. REPRODUCTION OF THE DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIREMENTS DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE CONTRACTOR'S RESPONSIBILITY.

DESIGN LOADS

1. UNIFORM FLOOR LIVE LOADS (NON-BEDROOMS)
- A. NON-BEDROOM 40 PSF
 - B. BEDROOM 30 PSF
 - C. ATTIC (UNINHABITABLE) 20 PSF
2. UNIFORM FLOOR DEAD LOAD 10 PSF
3. ROOF SNOW LOAD (AHJ)
- A. GROUND SNOW LOAD 70PSF
4. WIND DESIGN EXPOSURE
- A. EXPOSURE CATEGORY (A.D. R301.2.1.4) (B IS NORMAL)
 - B. WIND SPEED ZONE (AHJ) (90 MI/HR 120 MI/HR. MOST NORTHERN, NORTHEAST AND PORTION OF WESTERN RI)
 - C. TOPOGRAPHIC EFFECTS (AHJ) (YES/NO)
 - D. DESIGN FROST DEPTH OF MIN. 4' (FEET) BELOW FINISHED GRADE. FOR EXCEPTIONS VERIFY AS NEEDED WITH (AHJ)

SYM	QUANT.	TYPE	SIZE	NOTE
1	1	ENTRY DOOR WITH RIGHT SIDE LITES	48X96	
2	8	MASONITE SIX PANEL	36X80	V.I.F.
3	1	MASONITE SIX PANEL	28X80	V.I.F.
4	1	DOUBLE DOOR	96X96	V.I.F.
5	1	DOUBLE DOOR	72X96	V.I.F. (I HR. F. R.)
6	2	POCKET MASONITE SIX PANEL	32X80	V.I.F.
7	1	MASONITE SIX PANEL	36X80	
8	1	DOUBLE DOOR	60X80	
9	1	INSUL METAL SIX PANEL - INTERIOR	36X80	V.I.F.
10	1	SLIDING DOOR - MIRROR - INTERIOR	72X80	V.I.F.
11	2	INSUL GARAGE DOOR	108X96	V.I.F.
12	2	BIFOLD CLOSET DOORS SIX PANELS	60X80	

SYM	QUANT.	TYPE	SIZE	ROUGH OPENING	UR-FACTOR	Header Construction U.O.N.
A	8	SLIDING -BSMT-	36 X 24	3' 5 3/4" X 1' 11 3/4"	40 OR LESS	-
B	7	DOUBLE HUNG	33 X 71	2' 9 3/4" X 5' 11 3/4"	40 OR LESS	(3) 2 X 8 with 1/2" plywood filers
C	2	DOUBLE HUNG	36 X 48	2' 5 3/4" X 3' 11 3/4"	40 OR LESS	(3) 2 X 8 with 1/2" plywood filers
D	3	DOUBLE HUNG	30 X 60	3' 9 3/4" X 5' 11 3/4"	40 OR LESS	(3) 2 X 8 with 1/2" plywood filers
E	1	TEMPERED	24 X 60	2' 9 3/4" X 5' 11 3/4"	40 OR LESS	(3) 2 X 8 with 1/2" plywood filers

Safety Glazing

R308.4 Hazardous locations. The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing.

R308.4.1 Glazing in doors. Glazing in fixed and operable panels of windows, sliding and bifold doors shall be considered to be a hazardous location.

Exceptions:

- Glazed openings of a size through which a 3 inch-diameter (76 mm) sphere is unable to pass.
- Decorative glazing.
- R308.4.2 Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
 - Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

- Decorative glazing.
- Where there is an intervening wall or other permanent barrier between the door and the glazing.
- Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
- Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m²).
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is more than 36 inches (914 mm) above the floor, and One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:

- Decorative glazing.
- Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2-inches (38 mm).
- Outboard panes in insulating glass units and other multiple glazed panes where the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal (within 45 degrees (0.79 rad) of horizontal) surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

TS	TITLE SHEET	A-11	FRONT & RIGHT ELEVATIONS
A-1	SITE PLAN		
A-2	FOUNDATION PLAN		
A-3	FIRST FLOOR PLAN		
A-4	SECOND FLOOR PLAN		
A-5	ROOF PLAN		
A-6	FIRST FLOOR FRAMING PLAN		
A-7	SECOND FLOOR FRAMING PLAN		
A-8	CROSS-SECTION & CONSTRUCTION DETAILS		
A-9	CONSTRUCTION DETAILS SPECIFICATIONS		
A-10	REAR & LEFT ELEVATIONS		

ZONING INFORMATION	
MAP BLOCK:	08
LOT:	1022
ZONING:	R1
LIVING UNITS:	1
HEIGHT:	30'-0"±
OCCUPANCY:	SINGLE FAMILY
No. STORIES:	2

BUILDING PLANING REVIEW	
Ground Snow Load:	70 PSF
Wind Load:	110 MPH
Seismic Design Category:	C
Frost Depth:	4 Feet

MATERIALS LEGENDS	
A	POURED CONCRETE
B	5/4"X6" P.T. DECKING
C	PORCELAIN/NE OR CERAMIC TILE
D	VINYL SHEET
E	HARDWOOD
F	3-1/4" COLONIAL BASE
G	4" VINYL COVE BASE
H	POURED CONCRETE
J	VINYL SIDING & 2"X2" GUARDRAILS (WOOD)
K	GYPSUM WALL BOARD TAPED & PAINTED
M	FLOOR JOIST
N	VINYL SOFFIT

FINISH SCHEDULE							
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HEIGHT	REMARK
01	BASEMENT/STORAGE	A	---	H	M	8'-0"	
101	PORCH	B	---	J	N	8'-0"	
102	TWO GAR-GARAGE	A	F	K	K	8'-0"	Not Applicable
103	DINING ROOM	E	F	K	K	8'-0"	
104	OPEN Foyer ABOVE	E	F	K	K	8'-0"	Not Applicable
105	LIVING ROOM	E	F	K	K	8'-0"	
106	HALLWAY	E	G	K	K	8'-0"	
107	BATHROOM	C	F	K	K	8'-0"	
108	KITCHEN	C/E	F	K	K	8'-0"	
109	BREAKFAST	E	F	K	K	8'-0"	Not Applicable
110	FAMILY ROOM	E	F	K	K	8'-0"	
111	OFFICE	C/E	F	K	K	8'-0"	Not Applicable
112	DECK	B	F	K	K	---	
113	WALK IN CLOSET	E	F	K	K	8'-0"	
114	MASTER BATH	E	F	K	K	8'-0"	
115	MASTER BED ROOM	E	F	K	K	8'-0"	
116	LAUNDRY ROOM	C/D	G	K	K	8'-0"	
117	PANTRY	E	F	K	K	8'-0"	
118	MUD ROOM	E	F	K	K	8'-0"	
119	STAIRS	E	G	K	K	8'-0"	
200	STAIRS (EXTERIOR)	B	F	K	K	---	
201	OPEN TO BELOW	E	F	K	K	8'-0"	
202	JACK & JILL BATH-RM	C/D	G	K	K	8'-0"	
203	BALCONY	E	F	K	K	8'-0"	
204	STUDY / SEATING AREA	E	F	K	K	8'-0"	
205	BEDROOM	E	G	K	K	8'-0"	
206	CLOSET	E	G	K	K	8'-0"	

LEGENDS	
■	75 CFM MIN. EXHAUST FAN VENTED OUTSIDE
H-1	3-2X12 W/ 5/8" PLYWOOD INFILL NAILED TOGETHER W/ 3-2X4 POST @ EVERY END

FIRE ALARM LEGENDS	
SYM	DEVICES
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE & SMOKE DETECTOR

New Construction
Single Family House
0 Farmington Avenue,
Cranston, RI 02920

Owner / Applicant
Heidy C Paz
39 1/2 Lincoln Ave,
Cranston RI, 02920

Tel.: (401)500-8482
email: hpaz2923@gmail.com

Plat: 008
Lot: 1022
Zoning: R1
Legal Use: Vacant Land
Proposed Use: Single Family Dwelling

Designer:

General Notes:
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Resolution Prior To Commencing
Any Work.

Revisions:	

Issue:

Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:
TITLE SHEET
TS

Sheet Number: 1 of 12

Zoning

Set backs Per 17.20.120 Table of Dimensional Standards:

Frontage Min. 60'
 Front 25'
 Side 8'
 Rear 20'

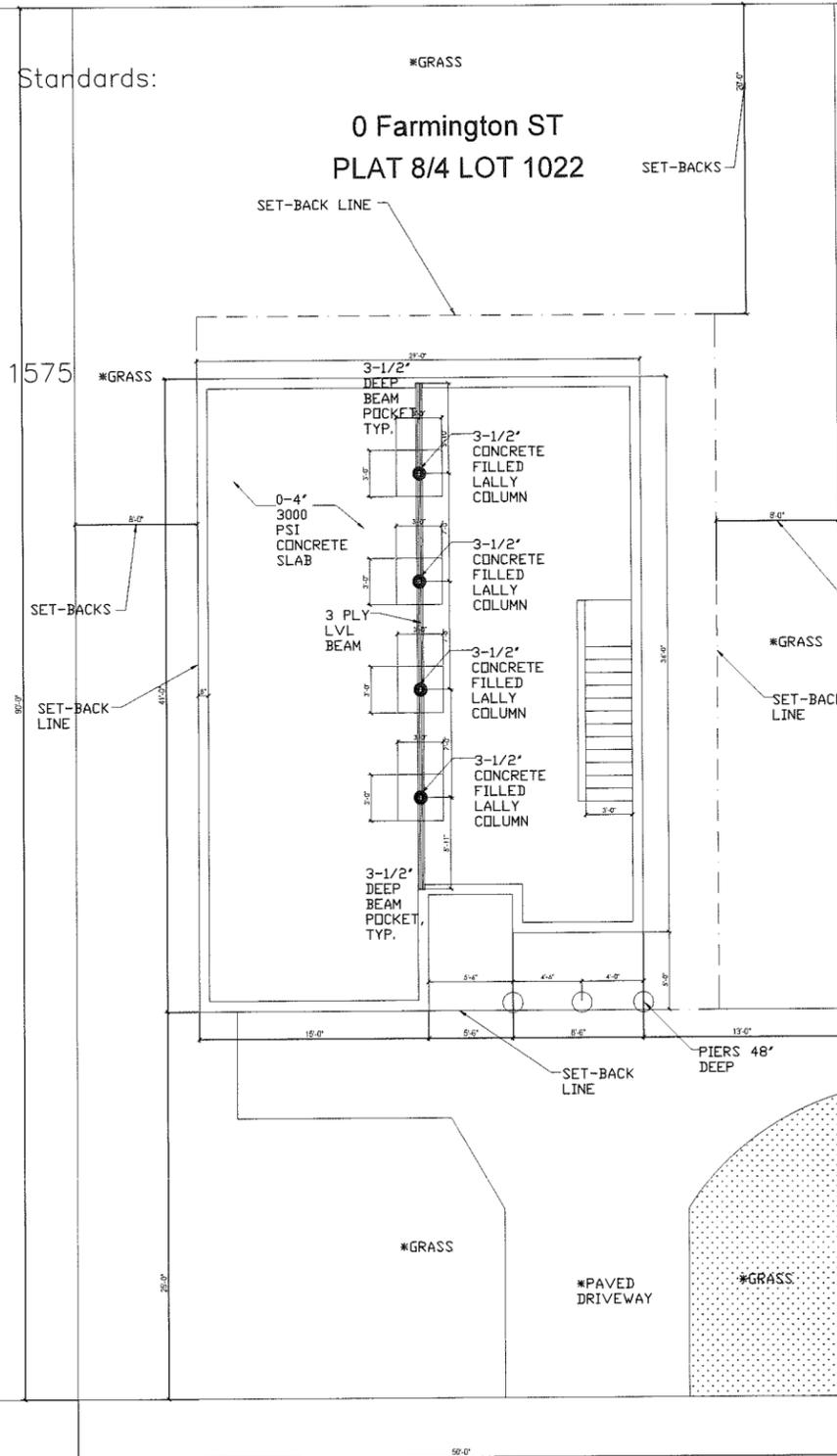
Max Height 35'
 Coverage 35% = 1575 SQFT
 Proposed Coverage 27%+/- = 1,189 SQFT
 Coverage % Based On Allowable 76% +/- Of 1575

DISCLAIMER:

THIS SITE PLAN WAS RENDERED BY USING CITY OF CRANSTON GIS DATA BASE. THIS PLAN DOES NOT INTENT TO PROVIDE ANY SCIENTIFIC DATA INFORMATION. THIS IS FOR GRAPHICAL INFORMATION PURPOSES ONLY, TO DEMONSTRATE PROPOSED CONDITIONS & COMPLY OR REQUEST A VARIANCE FROM CITY ORDINANCES BASED ON THE ZONING DISTRICT RESTRICTIONS WHICH GOVERN THE LOCATION WHERE PROJECT IS PROPOSED.

183 Farmington

360 Dyer Ave



Farmington St

1/15/2004 0 Farmington St 2.dwg

New Construction
 Single Family House
 0 Farmington Avenue,
 Cranston, RI 02920

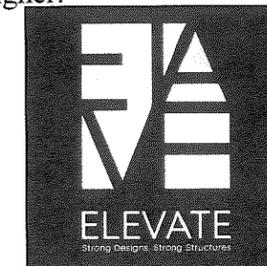
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 Lot: 1022
 Zoning: R1
 Legal Use: Vacant Land
 Proposed Use: Single Family Dwelling

Designer:



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Revisions:

Issue: _____

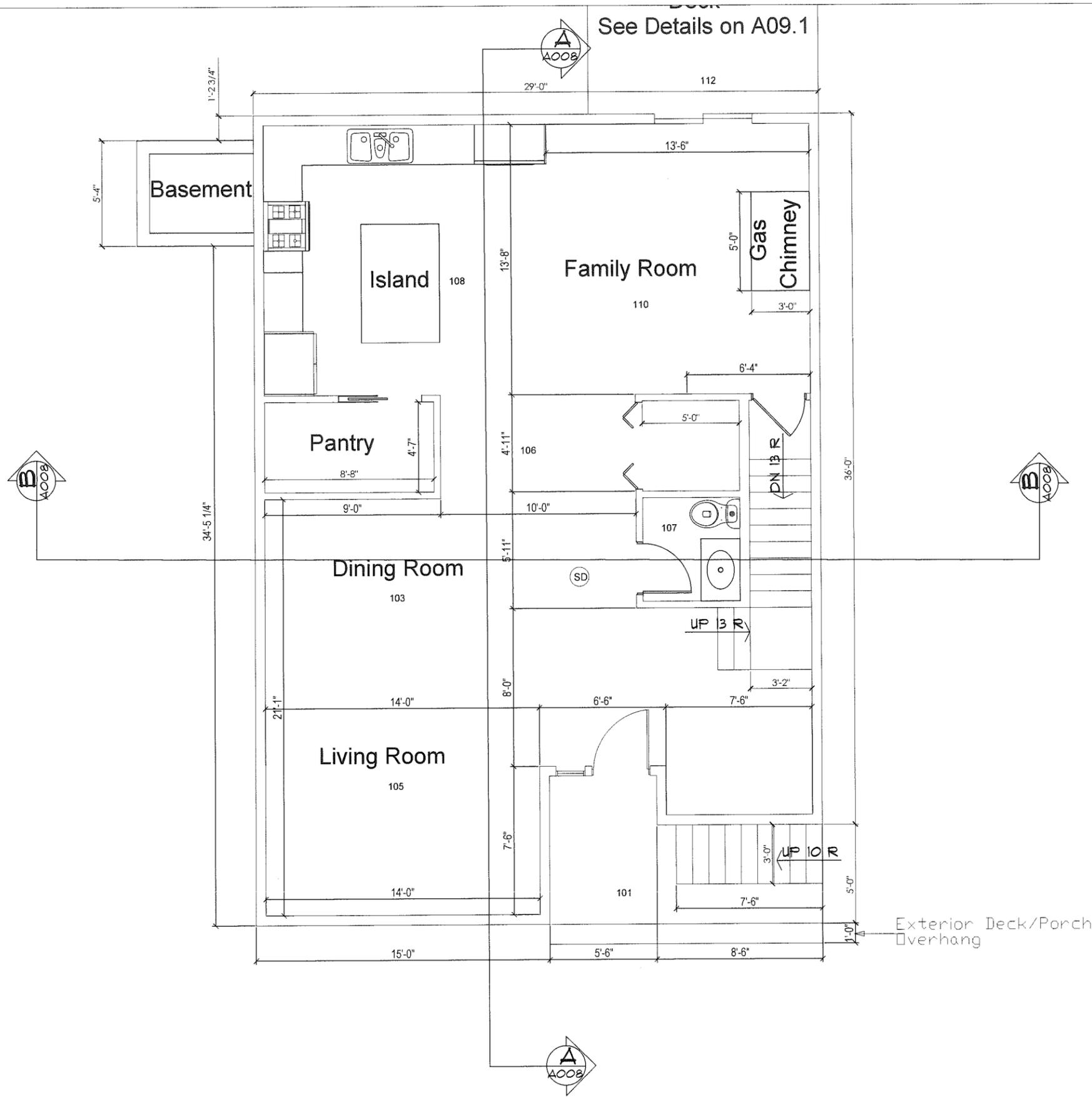
Drawn By: PA Scale: 1/32"=1'

Project: _____ Date: 5/31/2022

Sheet Name:
SITE PLAN

Sheet: A001

0 Farmington St 2.dwg
1/15/2004



See Details on A09.1

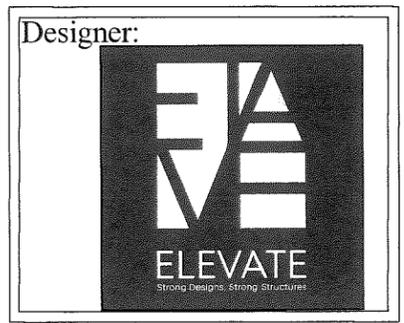
Frist Floor Plan

New Construction
Single Family House
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Cranston, RI 02920

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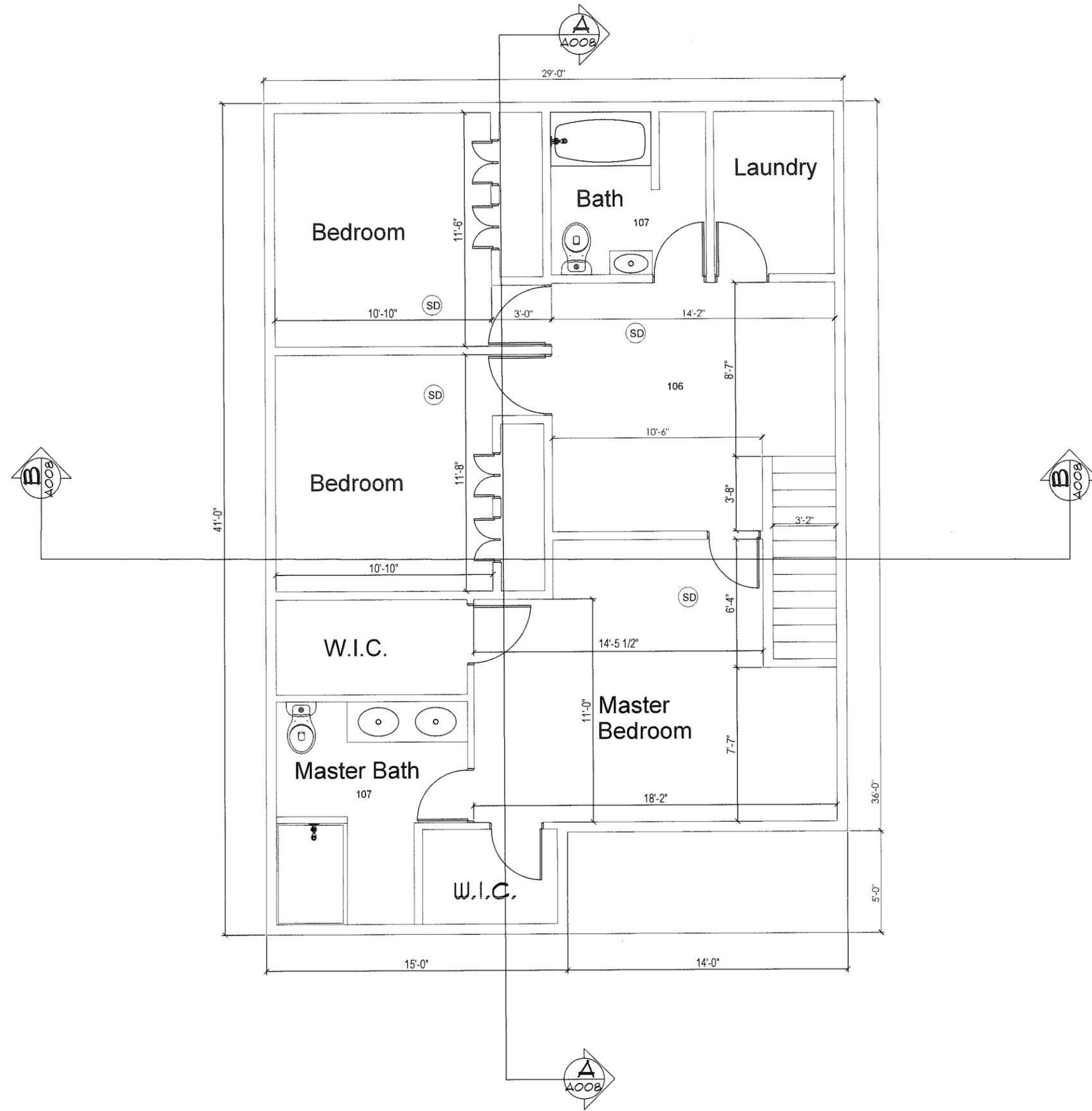
Issue:

Drawn By: PA Scale: 3/8"=1'
Project: Date: 5/31/2022

Sheet Name:
**FIRST FLOOR
PLAN**

Sheet: A003

0 Farmington St 2.dwg
1/15/2004



Second Floor Plan

New Construction
Single Family House
0 Farmington Avenue,
Cranston, RI 02920

Owner / Applicant

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Lot: 1022
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Proposed Use: Single Family Dwelling

Designer:



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Revisions:

Issue:

Drawn By: PA Scale: 3/8"=1'

Project: Date: 5/31/2022

Sheet Name:
**SECOND FLOOR
PLAN**

Sheet: A004