

**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 May 15, 2023

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: Amir H. Jourabachi & Pamela Jourabachi

ADDRESS: 1162 Atwood Avenue, Johnston, RI ZIP CODE: 02919

APPLICANT: Amir H. Jourabachi & Pamela Jourabachi

ADDRESS: 1162 Atwood Avenue, Johnston, RI ZIP CODE: 02919

LESSEE: _____

ADDRESS: _____

ZIP CODE: _____

1. ADDRESS OF PROPERTY: 0 Oaklawn Avenue

2. ASSESSOR'S PLAT #: 16/2 BLOCK #: _____ ASSESSOR'S LOT #: 305 WARD: 6

3. LOT FRONTAGE: 45' LOT DEPTH: 130' LOT AREA: 5,845 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 8000 sq. ft. 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: n/a PROPOSED: 26' 9"

6. LOT COVERAGE, PRESENT: 0% PROPOSED: 19.7%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 11/20/19

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

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): 24' x 48'

11. WHAT IS THE PRESENT USE? vacant land

12. WHAT IS THE PROPOSED USE? single family dwelling

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: construct 24' x 48' single family dwelling on undersized lot with restricted street frontage

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) and all other applicable sections of Cranston

Zoning Code

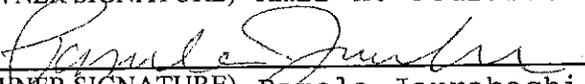
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicants seek dimensional variances for single family dwelling to be constructed on undersized lot with restricted street frontage. Proposal is compatible with housing in area.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE) Amir H. Jourabachi

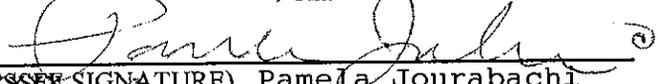
374-7620
(PHONE NUMBER)


(OWNER SIGNATURE) Pamela Jourabachi

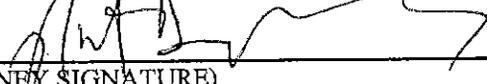
258-7537
(PHONE NUMBER)


(APPLICANT SIGNATURE) Amir H. Jourabachi

374-7620
(PHONE NUMBER)


(~~OWNER~~ SIGNATURE) Pamela Jourabachi

258-7537
(PHONE NUMBER)


(ATTORNEY SIGNATURE)

946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally, LLP, 21 Garden City Drive, Cranston, RI 02920

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

AMIR H. JOURABACHI and PAMELA JOURABACHI
("APPLICANTS AND OWNERS")

0 Oaklawn Avenue
Cranston, RI 02920

PROJECT NARRATIVE

This project narrative is offered in connection with the application of Amir H. Jourabachi and Pamela Jourabachi as owners and applicants for dimensional relief to build a single-family home on Oaklawn Avenue.

The applicants own the two-family dwelling at 506 Oaklawn Avenue on Lot No. 293 on Cranston Assessor's Plat No. 16. That lot contains 8,777 square feet. They desire to construct a single-family dwelling on the adjoining lot which is Lot No. 305 and contains 5,845 square feet.

The lots are in an A-8 residential zone with a minimum lot size of 8,000 square feet for a single-family dwelling.

As proposed, the one family dwelling would be built on an undersized lot with restricted street frontage. Dimensional variances are sought to allow the new construction.

The proposed house if constructed as proposed would meet all intensity regulations for setbacks except for the area and frontage requirements.

The Rhode Island Department of Transportation has issued a physical alteration permit for the new driveway

The following dimensional variances are sought from the Zoning Board of Review

17.20.120 (Schedule of intensity regulations)

A. Lot No. 305 is undersized and contains 5,845 square feet and the A-8 zone requires 8,000 square feet for a one-family dwelling.

B. Lot No. 305 has forty-five (45) feet of frontage where eighty (80) feet is required.

17.92.010 Variance for dimensional relief

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;

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 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; and

The relief to be granted is the least relief necessary.

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.

AMIR H. JOURABACHI and PAMELA JOURABACHI
("APPLICANTS AND OWNERS")
0 Oaklawn Avenue
Cranston, RI 02920

NEIGHBORHOOD ANALYSIS

This analysis is compiled to review the land uses and lot sizes within the 400' radius of the subject application for the property at 0 Oaklawn Avenue designated as Lot Nos. 305 on Assessor's Plat No. 16.

Please note that the zoning designation is A-8, similar to the subject properties.

<u>TYPES OF LAND USES</u>	<u>NUMBER OF UNITS</u>
SINGLE FAMILY	40
SINGLE FAMILY IN LAW	1
TWO FAMILY	3
FOUR FAMILY	1
APARTMENT 6+	1
LARGE BUSINESS	1
RESIDENTIAL DEVELOPED	2
RESIDENTIAL UNDEVELOPED	7
ACCESSORY COMMERCIAL	<u>1</u>
	57

The average lot size of the 41 "single family properties" within the 400' radius is 9,893 +/- square feet.

The proposed lot to be built on is 5,845 square feet which is slightly smaller than the average lot sizes in the 400' radius and neighborhood. The existing two family house at 506 Oaklawn Avenue would remain on a 8,777 square feet lot.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

Dated: 5-15-23



Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

PHYSICAL ALTERATION PERMIT

Application Number: 22-52

Date: June 9, 2022

Expiration Date: June 9, 2023

APPLICANT (PERMITTEE):	Amir Jourabachi	
Address:	4 White Birch Circle Hope RI 02831	Phone Number: 401-258-7537
PROPERTY OWNER:	SAME AS APPLICANT	
Address:		Phone Number:
DEVELOPER:	SAME AS APPLICANT	
Address:		Phone Number:
ENGINEER:	JEFFREY C HANSON Millstone Engineering, P.C.	
Address:	250 Centerville Road, Building E12 Warwick RI 02886	Phone Number:

TYPE OF APPLICATION: Single Family Residential

LOCATION OF WORK: 502 Oaklawn Avenue Cranston RI 02920

DIRECT TIE-IN TO STATE DRAINAGE SYSTEM?: No

IF YES, provide coordinates:

COORDINATE SYSTEM:

PURPOSE OF PERMIT: Construct a 12' wide driveway / curb cut on Oaklawn Avenue to service a new single family home.

This permit is valid for one year from the date the permit is issued and expires on the date noted above, subject to the conditions listed below and/or attached. Extensions may be granted upon request in accordance with Section 4.6, Part E, of the Department's Rules and Regulations regarding Physical Alteration Permits.

CONDITIONS OF APPROVAL:

1.) Specifications that govern this permit are the Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition (Amended March 2018), with all revisions (RIDOT Std Specifications) and the special provisions included in this permit. Standard Details for this permit are the Rhode Island Standard Details, 1998 Edition (Amended June 2019), with all revisions (RI Std Details). The RIDOT Hot Mix Asphalt (HMA) Matrix is incorporated into this permit by reference. All traffic control shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition, with all revisions.

- 7.) The driveway (roadway) approach will be constructed so that roadside drainage shall not be deflected or impeded.
- 8.) Tree removal will be performed by a state of Rhode Island licensed and bonded arborist.
- 9.) Tree stumps must be removed and all disturbed areas must be loamed and seeded.
- 10.) Elevate end of driveway to control runoff along edge of shoulder.
- 12.) Must maintain appropriate edge clearance from abutting property line.
- 13.) This permit's intent is only to give permission for drainage tie-ins & driveway curb cuts. Any other work performed on state property such as gas, water, or sewer lines will require a utility permit from this office @ (401) 734-4835.
- 14.) Any damage to state property caused by construction shall be repaired or replaced to the satisfaction of the department.
- 14a.) Any damage to state property caused by construction or due to the added runoff to the state's drainage system shall be repaired or replaced to the satisfaction of the department.
- 21.) Applicant/permittee agrees that (a) no person shall, on the grounds of race, color, sex, national origin age or disability be excluded from participation in, be denied the benefits of or be otherwise subjected to discrimination in the use of state property (s) in the furnishing or services on state property, no person shall, on the grounds of race, of race, color, sex, national origin age or disability be excluded from participation in, be denied the benefits of or be otherwise subjected to discrimination; and (c) the applicant/permitte shall use state property in compliance with all other requirements imposed by or pursuant to 49 c.f.r. part 21, nondiscrimination in federally-assisted programs of the Department of Transportation – effectuation of title vi of the Civil Rights Act of 1964 (the regulations) and as the regulations may be amended.

HIGHWAY AND BRIDGE MAINTENANCE	INFRASTRUCTURE
<p>Approved</p> 	
STATE HIGHWAY MAINTENANCE OPERATIONS ENGINEER	CHIEF ENGINEER

JOHN V. McGREEN *
ROBERT D. MURRAY
DAVID H. FERRARA *

*also admitted in Massachusetts

TAFT & McSALLY LLP
ATTORNEYS AT LAW

21 GARDEN CITY DRIVE
CRANSTON, RI 02920-5703

Tel. No. (401) 946-3800
Fax No. (401) 943-8859
www.taftmcsally.com

May 26, 2023

Rhode Island Department of Transportation
Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

Re: Physical Alteration Permit No, 22-52
502 Oaklawn Avenue

Dear Sir:

On behalf of Amir Jourabachi I am writing to request a one year extension of Physical Alteration Permit No, 22-52 for the property at 502 Oaklawn Avenue, Cranston, Rhode Island. The applicant has a hearing before the Cranston Zoning Board of Review in July, 2023 to build the house contemplated in the RIDOT permit.

This request is made pursuant to your departmental manual that states:

E. The Physical Alteration Permit obtained is valid for one year from date of issuance. This Physical Alteration Permit may be renewed for one additional year at no cost by requesting an extension in writing, including a statement that conditions have not changed from the initial submission. A second extension may also be obtained by complying with the conditions for the first extension and paying an additional fee equal to the original submission fee. No additional extensions will be permitted.

If you require any additional information, please feel free to contact me.

Very truly yours,

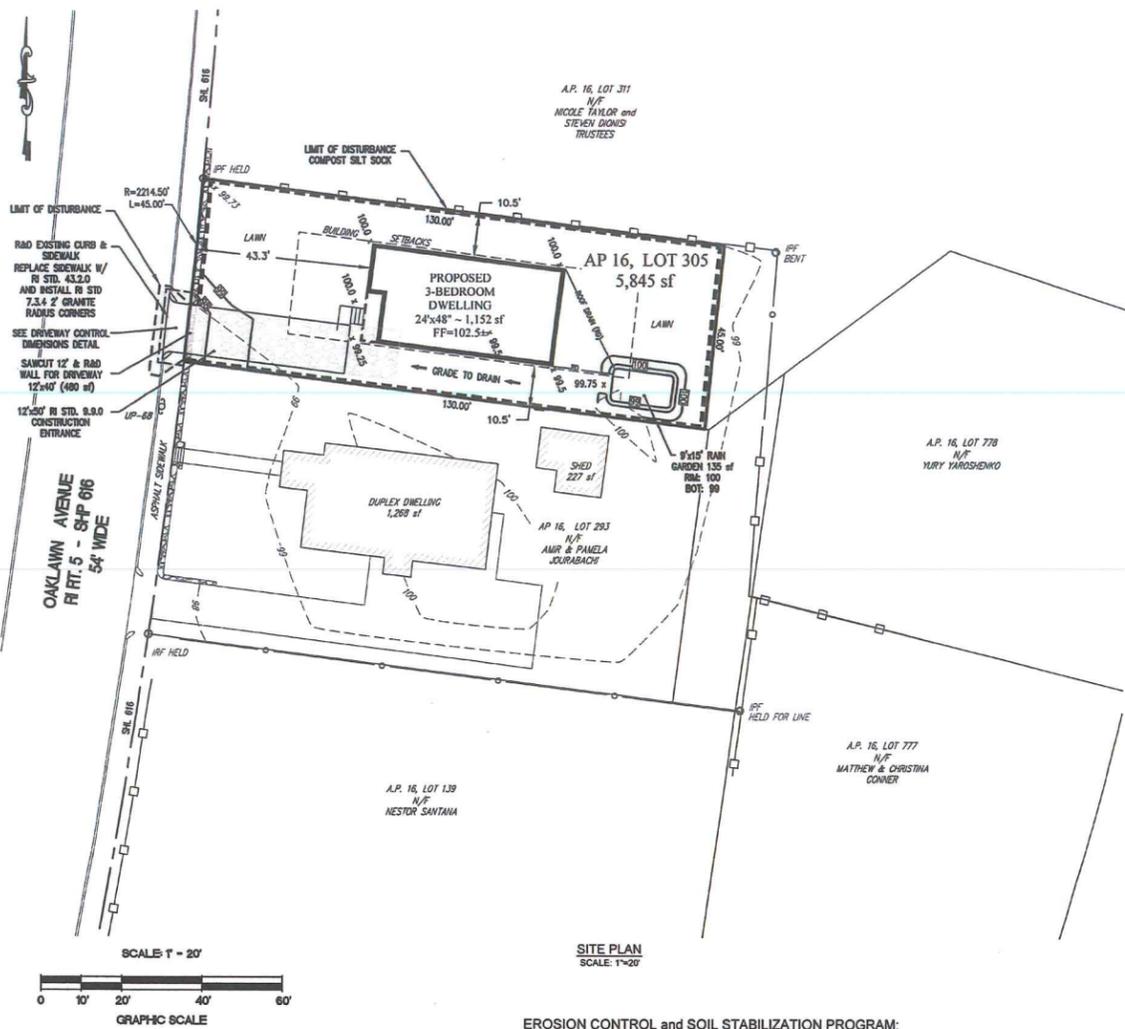
TAFT & McSALLY LLP



Robert D. Murray

RDM/mk

cc: Amir Jourabachi
Jeffrey C. Hanson, PE, Millstone Engineering, PC



ZONING DATA:

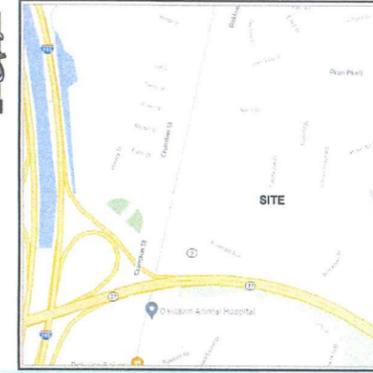
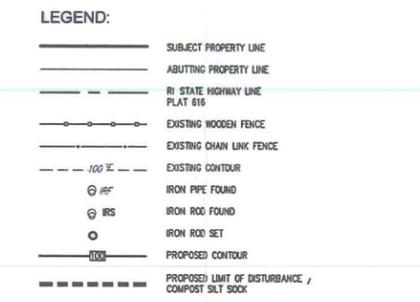
DIMENSIONAL REQUIREMENTS:

ZONE: A-B - RESIDENTIAL LOT 305	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	8,000 sf	5,845 sf *	NO CHANGE
LOT WIDTH / FRONTAGE	80	45' *	N/C

SETBACKS - PRINCIPAL BUILDINGS:

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25	N/A	43.3'
SIDE YARD	10'	N/A	10.5'
REAR YARD	20'	N/A	38.8'
MAXIMUM BUILDING LOT COVERAGE	30 %	N/A	78.7 %
MAXIMUM BUILDING HEIGHT	35'	N/A	26'-5" **

* EXISTING NON-CONFORMING
** PER ARCHITECTURAL PLANS



REFERENCES:

- PLAN ENTITLED: "PLAN OF LAND ASSESSORS PLAT 16 LOTS 293 AND 305 OAKLAWN AVENUE SITUATED IN CRANSTON, RHODE ISLAND PREPARED FOR AMR AND PAMELA JOURABACH" DATED JANUARY 2022, SHEET 1 OF 1, SCALE 1"=20'.

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR KENT COUNTY COMMUNITY PANEL NUMBER 4400700330, MAP REVISED OCTOBER 2, 2015.

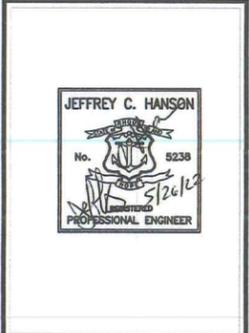
OWNER:

ASSESSOR'S PLAT 16, LOTS 293 & 306
AMR & PAMELA JOURABACH
4 WHITE BIRCH CIRCLE
HOPE, RI 02831

NOTES:

- VERTICAL DATUM IS NAVD 88
- NO MEASURABLE CHANGES IN GRADE ARE REQUIRED FOR THE FOUNDATION INSTALLATION
- ROOFTOP RUNOFF FROM ALL SLOPES MUST BE DISCHARGED TO THE RAIN GARDEN

NO.	DATE	REVISION
1	5.28.2022	ROOT COMMENTS 1



MILLSTONE ENGINEERING, P.C.
CIVIL ENGINEERING • LAND PLANNING

790 Aqueduct Avenue, Building B
Warrick, Rhode Island 02886
www.MillstoneEng.com
P. (401) 921-3344 F. (401) 921-3303

SITE PLAN

JOURABACHI RESIDENCE

A.P. 16, LOT 305
502 OAKLAWN AVENUE
CRANSTON, RI

PREPARED FOR:
AMIR JOURABACHI

SCALE: 1"=20'
APRIL 2022

Drawn By: MJV
Checked By: JCH
Sheet

1
of 1

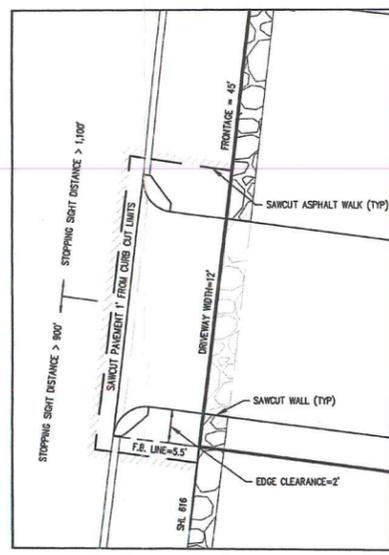
FILE NO: 21.456.0686

EROSION CONTROL and SOIL STABILIZATION PROGRAM:

- DISTURBED SLOPES SHALL NOT BE LEFT EXPOSED FOR MORE THAN 14 DAYS WITHOUT VEGETATIVE PRACTICES BEING INITIATED UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
 - ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
 - TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MATT OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCLUSION BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 - HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
 - ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
 - THE TOPSOIL SHALL BE A MINIMUM OF 4" THICK AND HAVE A LOAMY SAND TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
 - THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE | % BY WEIGHT |
|---------------------|-------------|
| CREeping RED FESCUE | 70 |
| ASTORIA BENTGRASS | 5 |
| BROOKFIELD TRITICAL | 15 |
| PERENNIAL RYEGRASS | 10 |
- APPLICATION RATE 100 LBS/ACRE
- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FOURTEEN (14) DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILTAGE. (SEE DETAIL).
 - ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "GRIPPING" OR "BRAKING" TO TACK DOWN MULCH APPLICATIONS.
 - THE DESIGN SEED MIX FOR ALL PERMANENT STORMWATER BASINS SHALL BE COMPRISED OF THE FOLLOWING AND PLANTED IN A MINIMUM OF A 4" DEPTH OF LOAMY SAND FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
- | TYPE | % BY WEIGHT |
|---------------------|-------------|
| CREeping RED FESCUE | 70 |
| MONTICLBY BLUEGRASS | 15 |
| TALL FESCUE | 15 |
- APPLICATION RATE 100 LBS/ACRE
- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.

SEDIMENTATION CONTROL PROGRAM:

- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER SIX SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MATT.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES AND STORMWATER FACILITIES SHALL BE INSPECTED EVERY 7 DAYS AND MAINTAINED PROPERLY AFTER EACH RAINFALL EVENT LARGER THAN .25".
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.



STOPPING SIGHT DISTANCE ANALYSIS

FROM THE AASHTO GREEN BOOK, THE STOPPING SIGHT DISTANCE FOR A POSTED SPEED LIMIT OF 35 MPH IS 225-230' AT THE EXISTING SITE, THERE IS OVER 900' OF CLEAR SIGHT DISTANCE LOOKING SOUTH AND OVER 1100' LOOKING NORTH

STORMWATER RUN-OFF NARRATIVE:

THE PROJECT ENCOMPASSES THE CONSTRUCTION OF A NEW 24'x48' DWELLING. IT INCLUDES THE PARTIAL REMOVAL OF EXISTING CURBING, SIDEWALK & STONE WALL. THE CHANGE TO IMPERVIOUS SURFACE IS 1,452 SF. STORMWATER TREATMENT WILL BE ACCOMPLISHED VIA A RAIN GARDEN.

BASED UPON THE RIDEN/CRMC DOCUMENT ENTITLED "STATE OF RI STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT", FOR EACH 100 SQUARE FEET (SF) OF IMPERVIOUS SURFACE DRAINING TO A RAIN GARDEN (RG), A MINIMUM SURFACE AREA (SA) IS REQUIRED DEPENDING UPON THE DEPTH OF THE RAIN GARDEN AND THE SOIL TYPE (SANDY vs SILTY: (MU - MERRIMAC LOAMY SANDS - A SOILS)

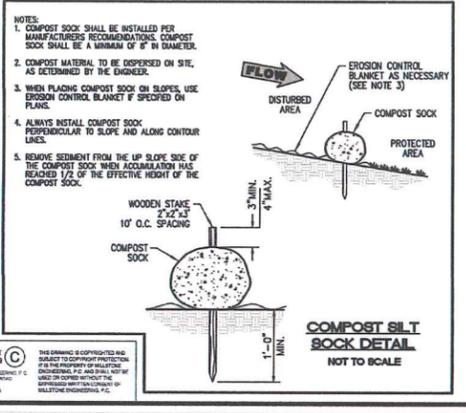
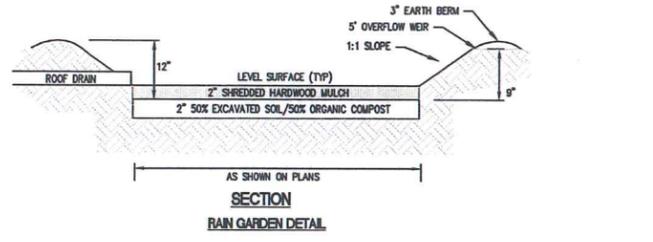
FOR SILTY SOILS AS RECORDED ON-SITE DEPTH OF RG SA / 100 SF
@ AN 8" DEEP DESIGN DEPTH 8" 8

THE GARDEN SIZES REQUIRED ARE:

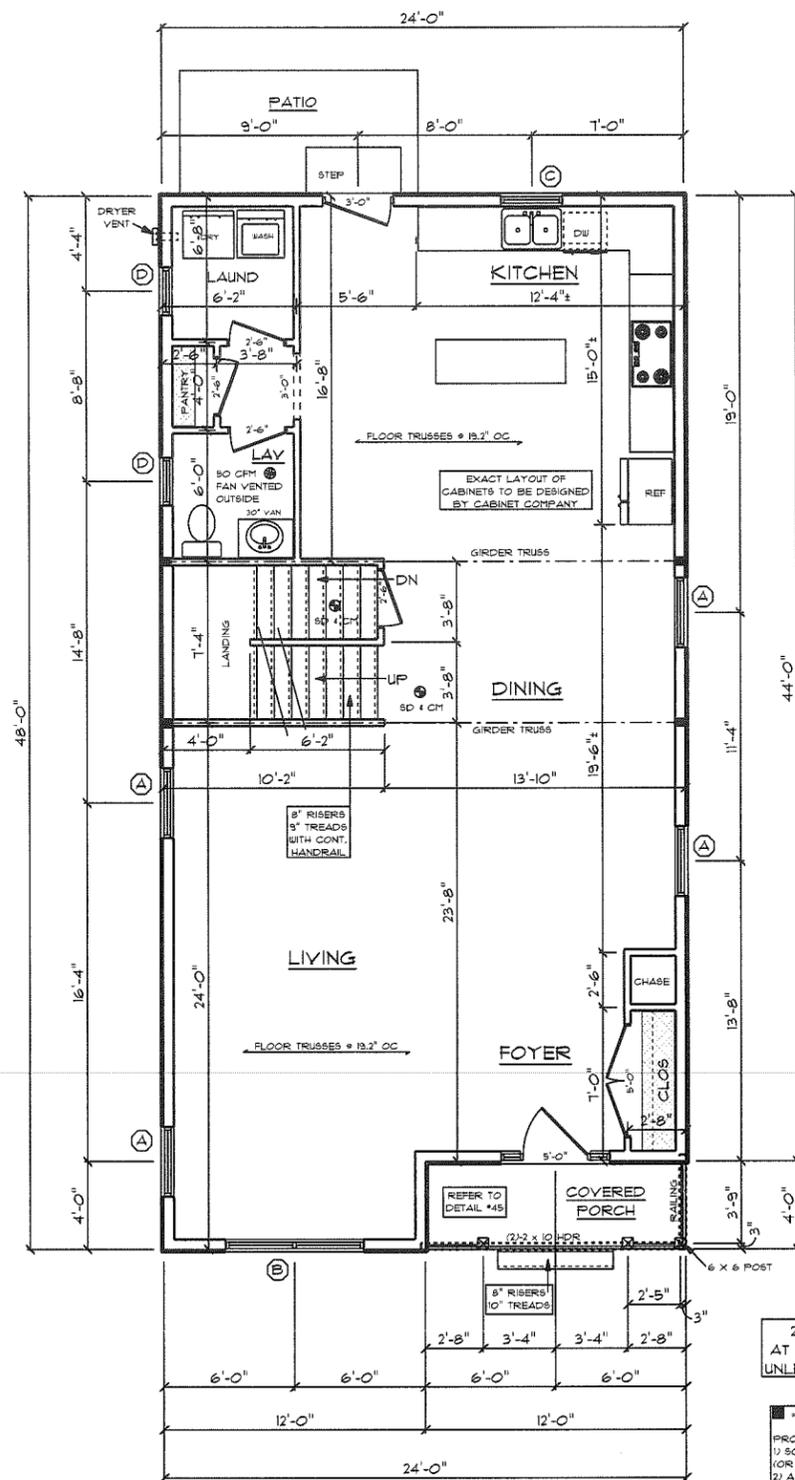
IMPERVIOUS AREA SURFACE SF	CALCULATION	SA REQ'D	SA PROVIDED
ROOFTOP	1,152 sf		
DRIVE	480 sf		
	1,632 sf	1,628/100x8	131 sf
			135 sf

RAIN GARDEN NOTES

- RAIN GARDEN AMENDED SOIL SHALL CONTAIN 50% EXCAVATED SOIL AND 50% ORGANIC COMPOST.
- EACH RAIN GARDEN SHALL HAVE A BOTTOM AREA AS SHOWN ON THE PLAN.
- RAIN GARDEN PLANT LIST CAN BE FOUND @:
WWW.URLEDU/CES/CEDC/CONSTPLANTS/CONSTPLANTGUIDEHTM
WWW.CRMC.RI.GOV/COASTALLANDSCAPES/CONSTAL_BUFFER_PLANTING_GUIDE.PDF
- EACH RAIN GARDEN SHALL BE NO CLOSER THAN 10' TO BUILDING FOUNDATIONS AND 15' TO AN OWT.



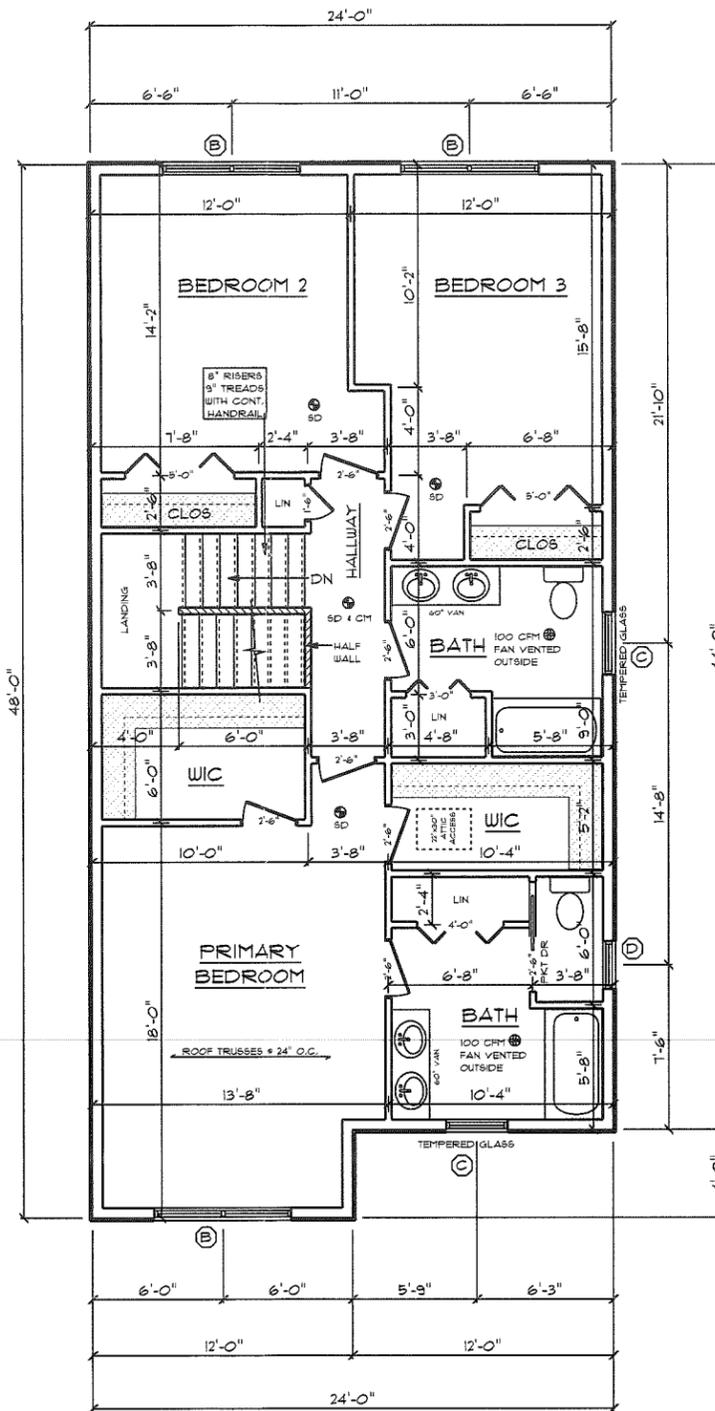
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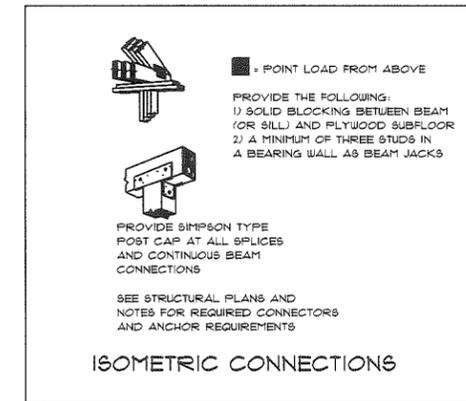
FIRST FLOOR PLAN 1/4"=1'-0"

2X6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

• POINT LOAD FROM ABOVE
 PROVIDE THE FOLLOWING:
 1) SOLID BLOCKING BETWEEN BEAM (OR SILL) AND PLYWOOD SUBFLOOR
 2) A MINIMUM OF THREE STUDS IN A BEARING WALL AS BEAM JACKS



SECOND FLOOR PLAN 1/4"=1'-0"



WINDOW SCHEDULE
 TYPICAL HEADERS: (1) 2" X 10" TYPICAL HEADER HEIGHT: 6'-10"
 (EXCEPTIONS ARE NOTED ON PLANS)
 NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER.
 ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:
 FLOOR JOIST SLEEPING AREAS: 40 PSF LIVE LOAD 20 PSF DEAD LOAD
 FLOOR JOIST SLEEPING AREAS: 30 PSF LIVE LOAD 20 PSF DEAD LOAD

UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL EFF.	NET AREA	DESIGN PRESSURE
A	3'-2" X 5'-1 1/2"	DH	4	15.50 / 1.5'	6.01	30
B	6'-2 1/4" X 8'-1 1/2"	DH MUL	4	30.0 / 1.5'	6.01 EA	30
C	2'-10" X 3'-5 1/2"	DH	3	2.5 / 3.5'	3.31	30
D	2'-2" X 3'-5 1/2"	DH	3	1.21 / 3.5'	2.41	30
E						
F						
G						

DOOR SCHEDULE
 TYPICAL HEADERS: (1) 2" X 10" TYPICAL HEADER HEIGHT: 6'-10"
 (EXCEPTIONS ARE NOTED ON PLANS)
 INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS.
 INTERIOR DOORS: 6'-10" HIGH (TYPICAL)
 EXTERIOR DOORS: 6'-10" HIGH (TYPICAL)

DESIGN PRESSURE	DESIGN PRESSURE PROVIDED
WIND ZONE: 100 MPH WIND EXPOSURE: B HEIGHT (MAX.): 35'-0" PRESSURE ZONES: 4 1 5	18.0 / 18.5 30

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. IRISBC - 2 - 2019
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGN: 40 PSF LIVING AREA LOADS
 30 PSF SLEEPING AREA LOADS
 20 PSF DEAD LOADS
 20 PSF ATTIC LOADS
 60 PSF EXTERIOR DECK LOADS
 30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 5B
7. BUILDING HEIGHT: (MAXIMUM 35'-0")
 MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N101.1.2 OF THE ENERGY CONSERVATION CODES.

48 X 24 COLONIAL
 PREPARED FOR:
 AMIR JOURABCHI
 502 OAKLAUN AVENUE
 CRANSTON, RHODE ISLAND

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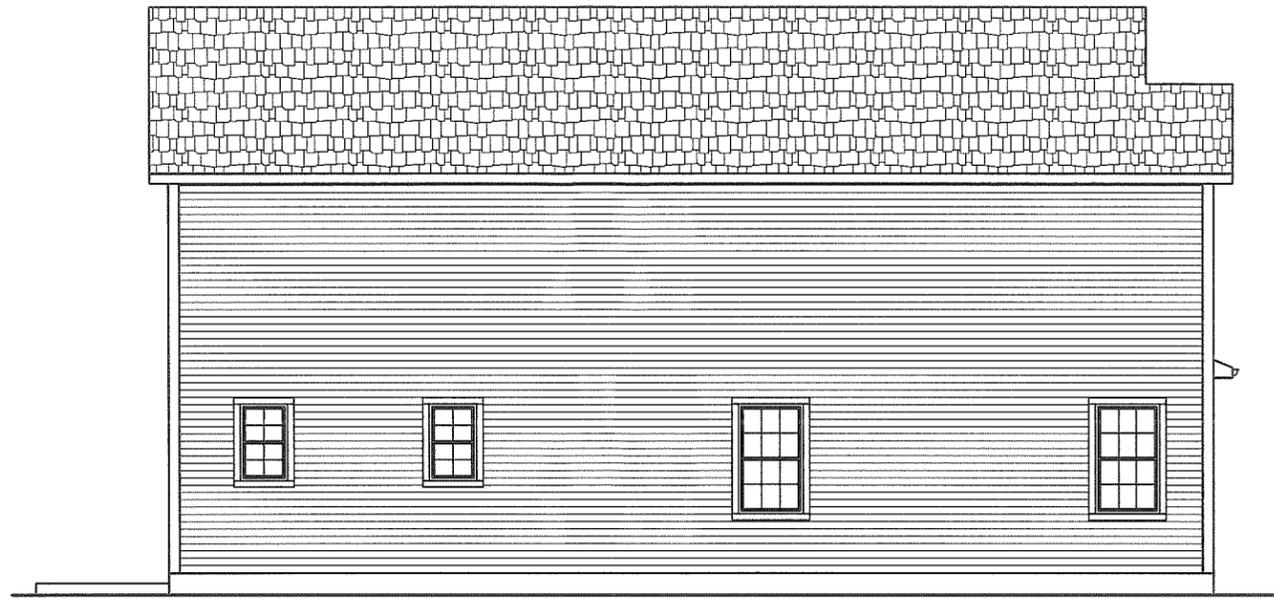
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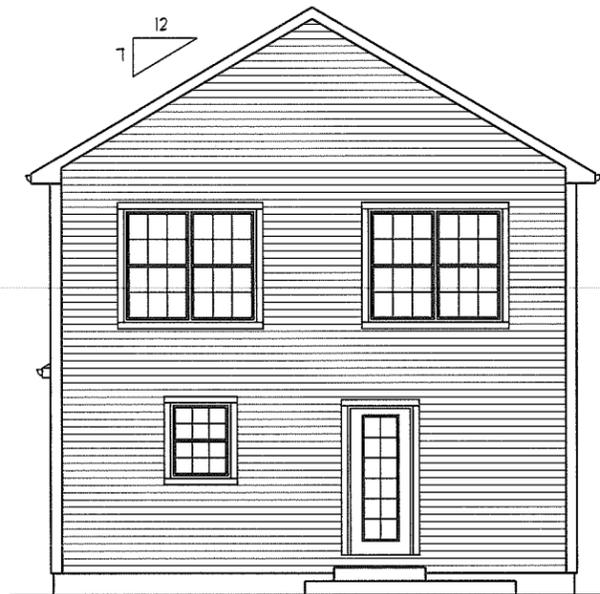
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DATE Monday, March 27, 2023
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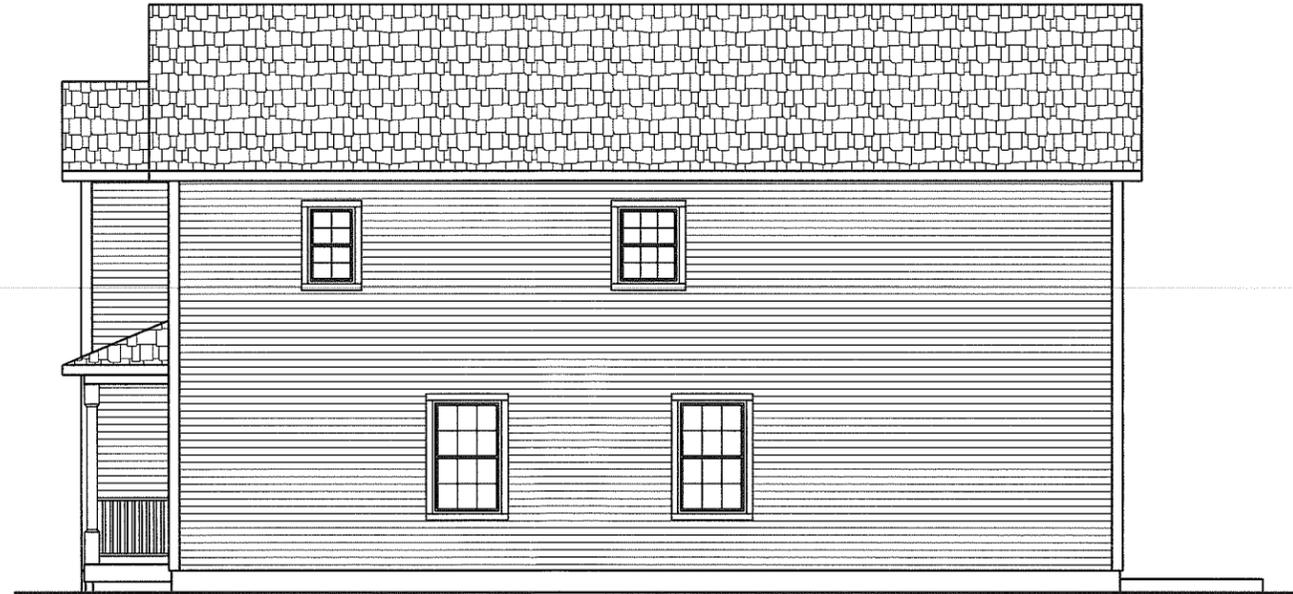
FRONT ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"



BACK ELEVATION 1/4"=1'-0"



RIGHT SIDE ELEVATION 1/4"=1'-0"

TYPICAL NAILING SCHEDULE
TYPICAL FLOORS
 JOIST TO SILL OR GIRDER, TOE NAIL (3) 8D
 RIM JOIST TO JOIST (3) 16D
 3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL,
 OR 1454: 13/4" STAPLE, OR 1/2" RING OR SCREW SHANK
 NAILS # 6" FROM EDGES 12" O.C.

TYPICAL BUILT-UP GIRDERS AND BEAMS
 NAIL EACH LAYER WITH 10D NAILS # 37" O.C.
 AT TOP AND BOTTOM STAGGERED.
 TWO NAILS AT ENDS AND AT EACH SPLICE

TYPICAL WALLS
 BOTTOM PLATE TO JOIST 16D # 16" O.C.
 STUD TO BOTTOM PLATE (2) 16D OR (3) 8D
 STUD TO TOP PLATE (2) 16D OR (3) 8D
 DOUBLE TOP PLATE (2) 10D # 24" O.C.
 DOUBLE STUDS (2) 16D OR (3) 8D # 16" O.C.
 PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
 1/2" WALL SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
 STAPLES OR 1 1/2 RING OR SCREW SHANK NAILS
 # 6" FROM EDGES 12" O.C.

TYPICAL BUILT-UP HEADERS
 TWO PIECES WITH 1/2" SPACER 16D # 16" O.C. ALONG EACH EDGE

TYPICAL ROOFS
 CEILING JOIST TO PLATE, TOE NAIL (3) 8D
 CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
 CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (3) 10D
 RAFTER TO PLATE, TOE NAIL (2) 16D
 1/2" ROOF SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
 STAPLES OR 1 1/2 RING OR SCREW SHANK NAILS
 # 6" FROM EDGES 12" O.C.

GENERAL NOTES
 EGRESS WINDOWS IN ALL BEDROOMS
 AS PER CODE

SMOKE DETECTORS + CARBON MONOXIDE
 AS PER FIRE PROTECTION CODE.

PROVIDE A 22" X 30" ATTIC ACCESS OPENING.

ALL DIMENSIONS, NOTES, AND OTHER
 INFORMATION CONVEYED IN THESE
 DRAWINGS FOR CONSTRUCTION PURPOSES
 ARE SUBJECT TO CHANGE AND SHOULD
 BE VERIFIED IN FIELD BY BUILDER /
 CONTRACTOR ACCORDING TO LOCAL AND
 STATE BUILDING CODES!

THIS DRAFTSPERSON SHALL NOT BE
 RESPONSIBLE FOR ANY CHANGES
 THAT WOULD MAKE THE STRUCTURE
 PHYSICALLY UNSAFE.

UNFORESEEN SITE CONDITIONS MAY CAUSE
 A DEVIATION FROM THE CONSTRUCTION
 DOCUMENTS AND IS THE RESPONSIBILITY
 OF THE BUILDER / CONTRACTOR TO INSURE
 STRUCTURAL STABILITY AND CONFORMANCE
 TO APPLICABLE CODES.

WOOD ROOF TRUSS SYSTEM
 TO BE DESIGNED, HANDLED, INSTALLED
 AND BRACED IN ACCORDANCE WITH (TPU)
 RECOMMENDATIONS. PROVIDE APPROVED
 TRUSS ENGINEERING AND LAYOUT TO
 OWNER AND BUILDING OFFICIAL PRIOR TO
 START OF CONSTRUCTION.

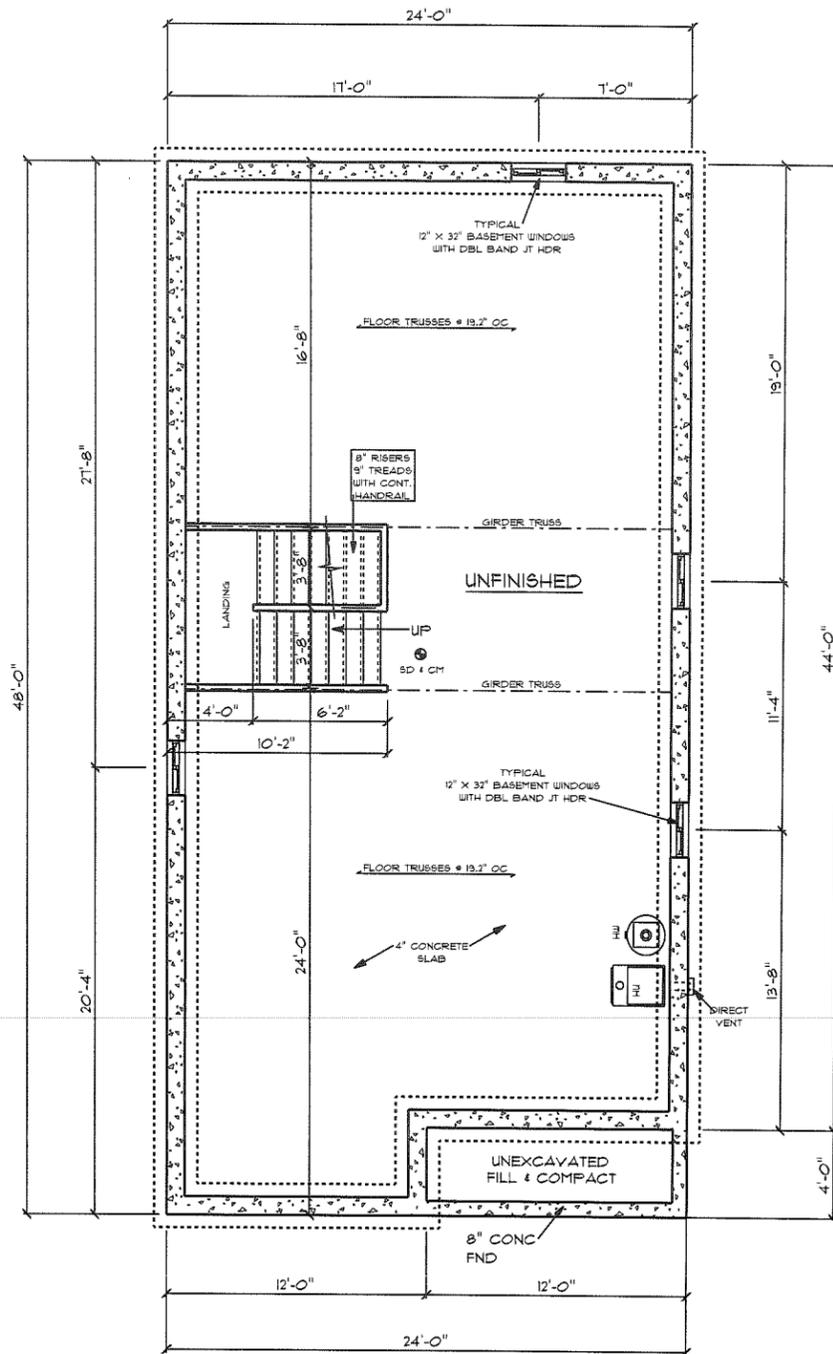
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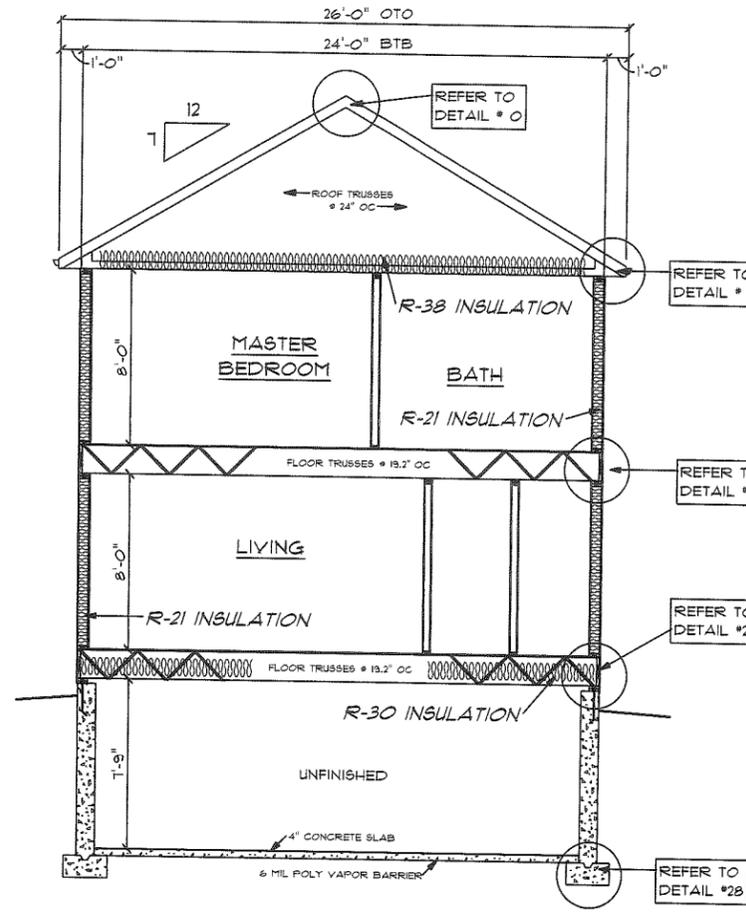
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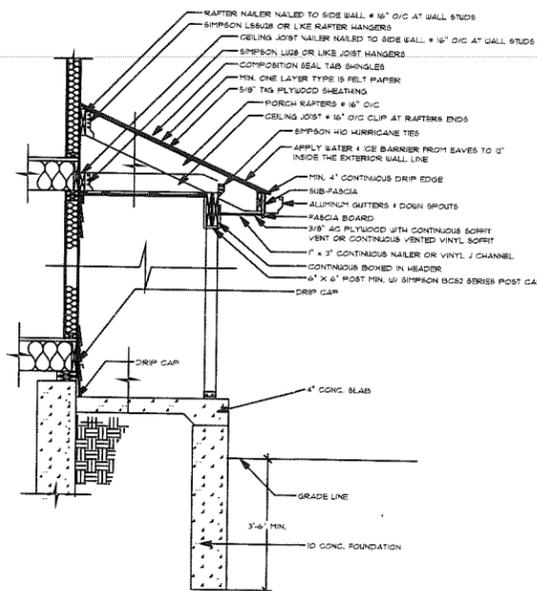
FOUNDATION PLAN 1/4"=1'-0"



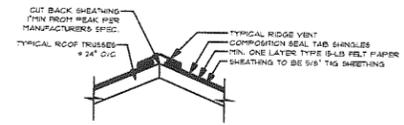
CROSS SECTION 'A' 1/4"=1'-0"

2X6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

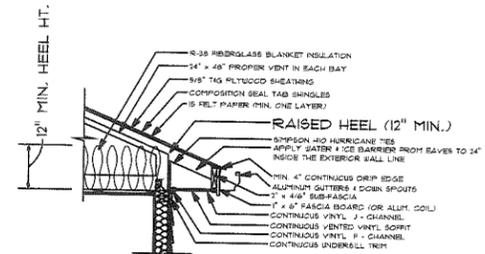
NOTE: FOR ALL EXPOSED FRAMING AND STRUCTURAL MATERIAL IT SHALL BE PRESSURE TREATED. ALL NAILS, BOLTS & HARDWARE TO BE GALVANIZED. (NOTE) IF DECK EXCEEDS 30' OR MORE ABOVE GRADE GUARDRAILS ARE REQUIRED.



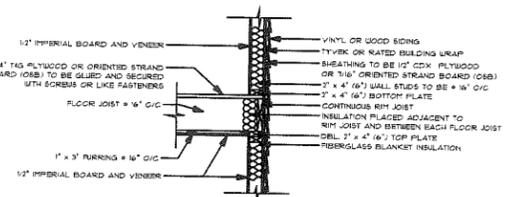
TYPICAL PORCH ROOF WITH DECK DETAIL #45



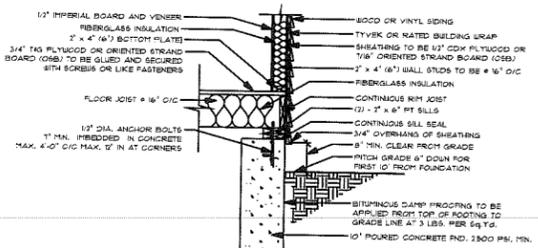
TYPICAL RIDGE W/ TRUSSES DETAIL #0
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



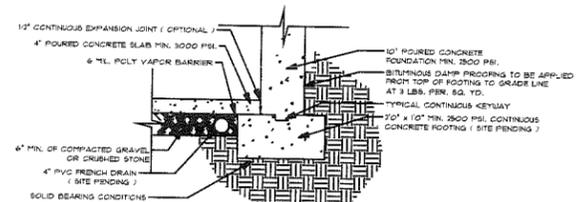
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2
INSULATION (4 RAISED HEEL) NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL WALL TO FLOOR TO WALL DETAIL #12



TYPICAL FLOOR TO FOUNDATION DETAIL #20



TYPICAL FOOTING W/ FLOOR DETAIL #28
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS

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