

**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: 2/12/2025

Revised 2/28/2025

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. Parz

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

APPLICANT: Same

ADDRESS: — ZIP CODE: —

LESSEE: —

ADDRESS: — ZIP CODE: —

1. ADDRESS OF PROPERTY: 175 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: B1 6000 35
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 32' 7" PROPOSED: 35' 8"

6. LOT COVERAGE, PRESENT: 1575 sqft PROPOSED: 1575 sqft.

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 10 years

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

9. GIVE SIZE OF EXISTING BUILDING(S): 45' x 29'

10. GIVE SIZE OF PROPOSED BUILDING(S): 45' x 29'

11. WHAT IS THE PRESENT USE? Single family

12. WHAT IS THE PROPOSED USE? Single family

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: On Nov 9th, 2022
we got an approval from the zoning board to build a single 2
story house. After applying for the permit we submitted amended
plans that were approved to raised the attic that doesn't meet the
code for a dwelling
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes
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.
We got the amended plans approved by a ^{building/}zoning official
and start to build. Building inspections were conducted after
the approval and on 1/27/25 an stop work sign was posted. House
it is 75% complete.
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE:
Attic side walls were raised to have easy access to
store personal property. the attic doesn't meet the
code to be a dwelling.

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

RESPECTFULLY SUBMITTED,


(OWNER SIGNATURE)

401500-8482
(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)


(APPLICANT SIGNATURE)

4015008482
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)

(ATTORNEY SIGNATURE)

(PHONE NUMBER)

(ATTORNEY NAME-PLEASE PRINT)

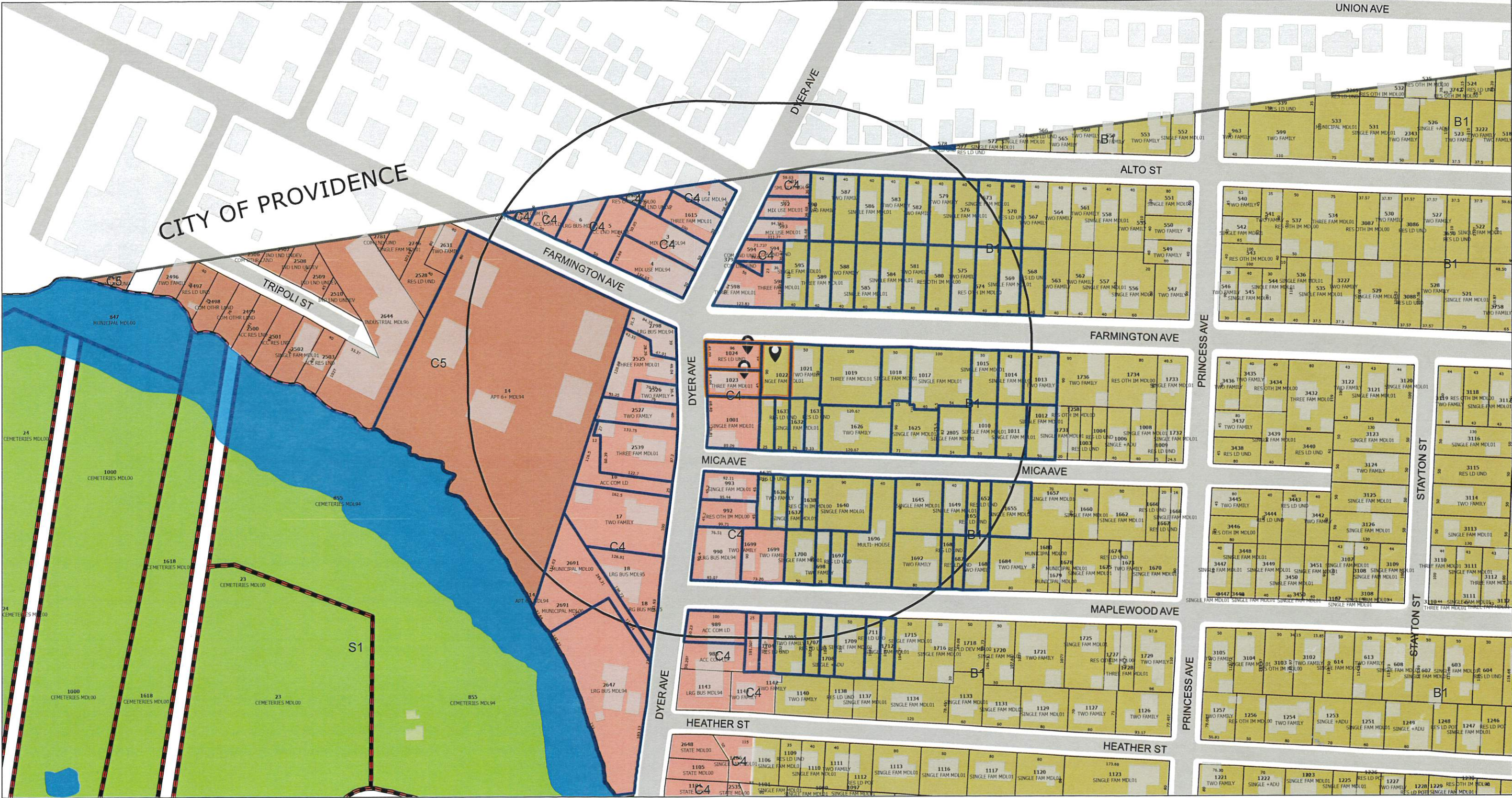
ATTORNEY ADDRESS: _____

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

175 Farmington Ave 400' Radius Plat 8 Lot 1022





<https://geohub-cranston.hub.arcgis.com/>

Legend

- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Easements partial
- Parcels
- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning**
- A12
- A20
- A6
- A8
- A80
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- EI
- M1
- M2
- MPD
- Other
- S1

0 200 400 ft

Map Scale: 1:2,459

*Scale bar formatted at 1:2400 scale

Map created by Web Application on 2/5/2025 8:46 AM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

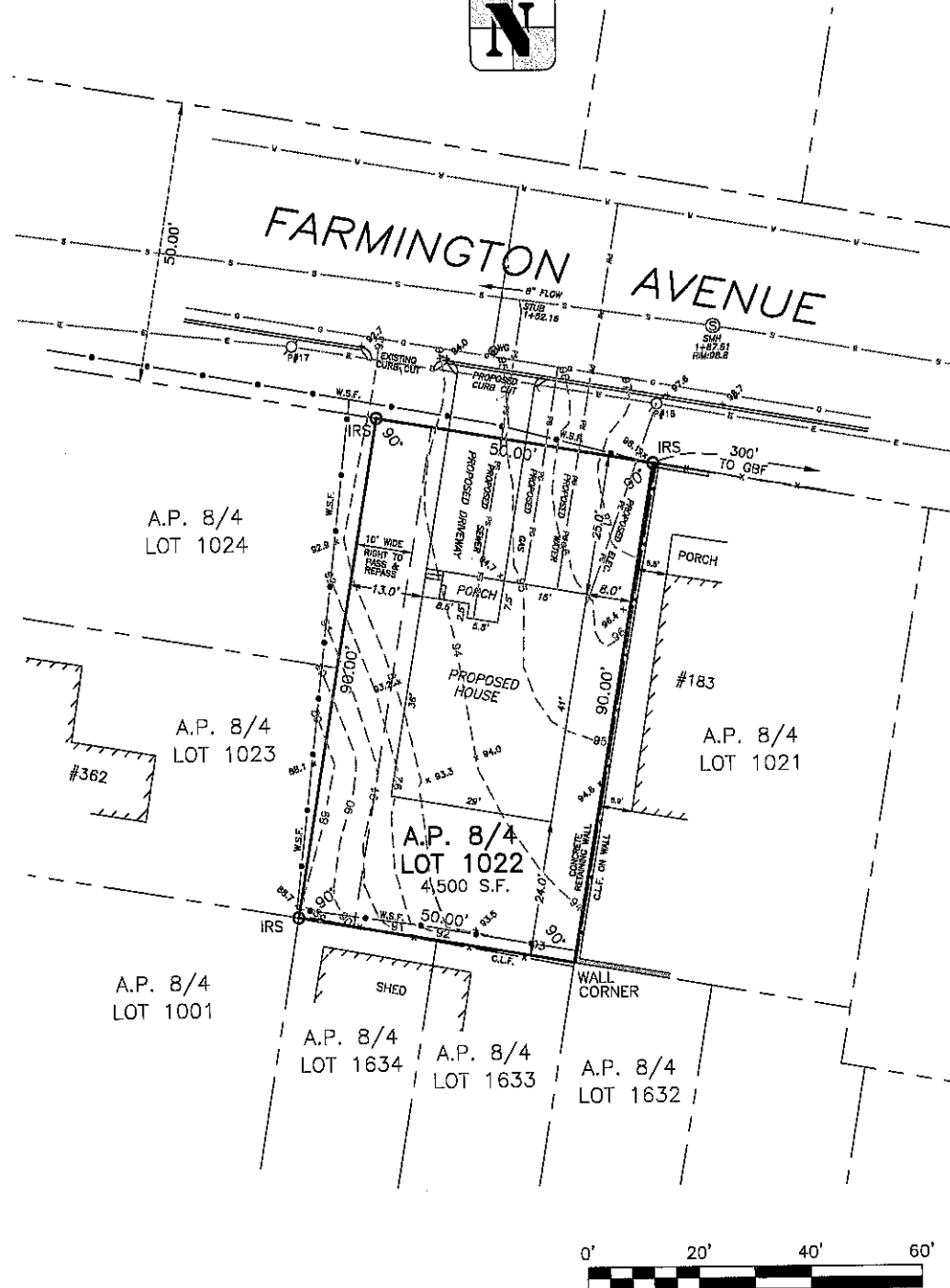
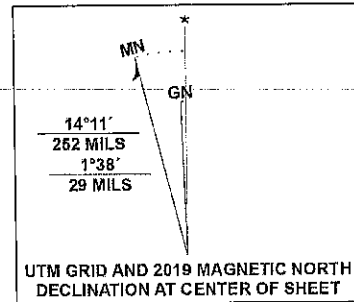






STREET INDEX:
PER R.I.G.L. 34-13-1
FARMINGTON AVENUE

**MAGNETIC
MAY 2022**



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, ADJUTING 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, 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:

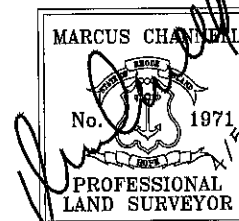
THIS LOT LIES WITH ZONE "X" ON MAP 44007C0312H
PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

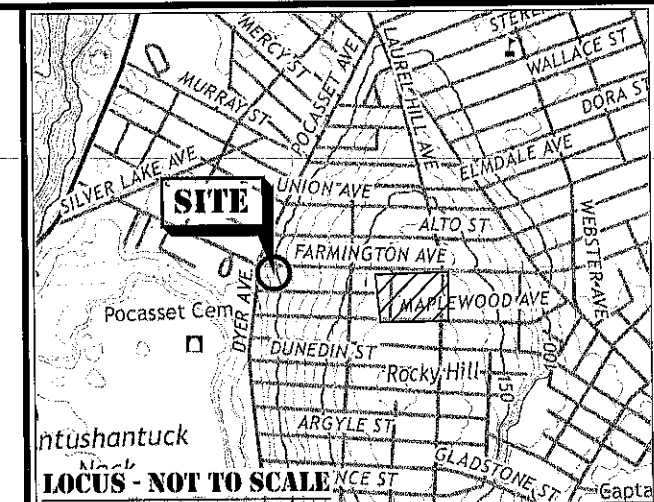
ELEVATIONS ARE ON CRANSTON DATUM

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. 28, 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* 4/5/2022
MARCUS CHANNELL, P.L.S. #1971 (LS-A479) DATE

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

As-Built
Single-Family Dwelling
0 FARMINGTON AVE, CRANSTON RI 02920



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE IRC 2021 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 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. 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.
7. 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)
8. ALL DIMENSIONS SHOULD BE CALCULATED OR READ AND NEVER SCALED.
9. 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.
10. 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.
11. 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.
12. REPRODUCTION OF THE DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
13. 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.

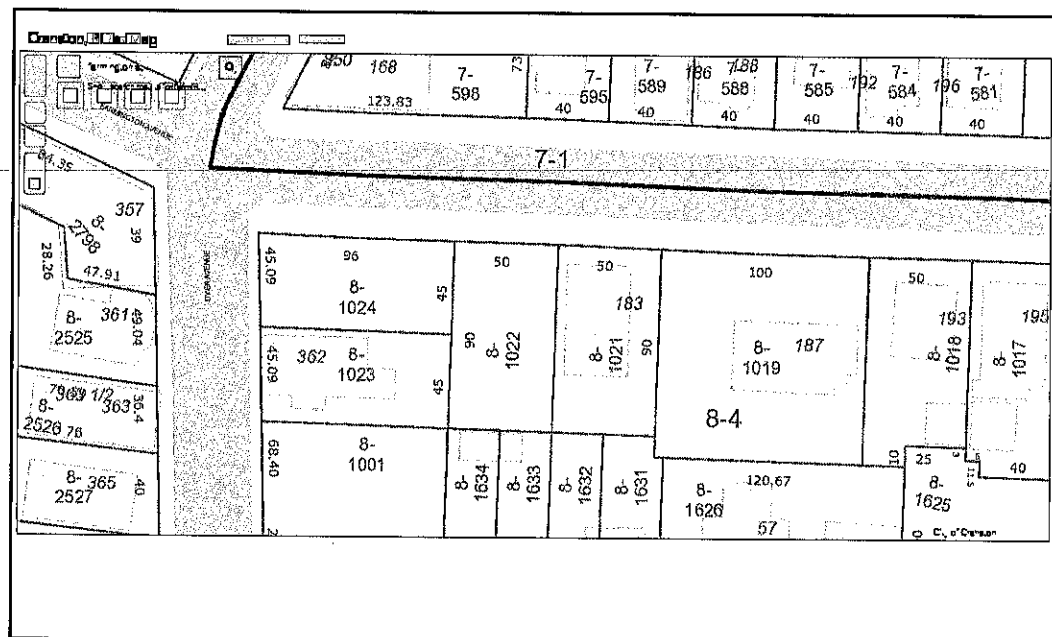
II. DESIGN LOADS

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 70 PSF
 - B. WIND DESIGN EXPOSURE
4. EXPOSURE CATEGORY (A.D. R301.2.1.4) (B IS NORMAL)
5. WIND SPEED ZONE (AHJ) (90 MI/HR 120 MI/HR. MOST NORTHERN, NORTHEAST AND PORTION OF WESTERN RI)
6. TOPOGRAPHIC EFFECTS (AHJ) (YES/NO)
5. DESIGN FROST DEPTH OF MIN. 4' (FEET) BELOW FINISHED GRADE. FOR EXCEPTIONS VERIFY AS NEEDED WITH (AHJ)

DOOR SCHEDULE				
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	24X80	V.I.F.
4	1	DOUBLE DOOR	96X96	V.I.F.
5	1	DOUBLE DOOR	72X96	V.I.F. (H.R.L.R.)
6	2	POCKET MASONITE SIX PANEL	32X80	V.I.F.
7	1	MASONITE SIX PANEL	30X80	
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	

WINDOW SCHEDULE				
SYM.	QUANT.	TYPE	SIZE	ROUGH OPENING
A	8	SLIDING - BMT.	36 X 24	3' 6 3/4" X 1' 11 3/4"
B	7	DOUBLE HUNG	33 X 71	2' 9 3/4" X 5' 11 3/4"
C	2	DOUBLE HUNG	36 X 48	2' 5 3/4" X 3' 11 3/4"
D	3	DOUBLE HUNG	30 X 60	3' 9 3/4" X 5' 11 3/4"
E	1	TEMPERED	24 X 60	2' 9 3/4" X 5' 11 3/4"

- Safety Glazing.
- R308.4.1 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 swinging, sliding and bifold doors shall be considered to be a hazardous location.
- Exceptions:
1. Glazed openings of a size through which a 3 inch-diameter (76 mm) sphere is unable to pass.
 2. 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:
1. 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.
 2. 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:
1. Decorative glazing.
 2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
 3. 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.
 4. 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:
1. The exposed area of an individual pane is larger than 9 square feet (0.836 m²).
 2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
 3. 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:
1. Decorative glazing.
 2. 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).
 3. Outboard panes in insulating glass units and other multiple glazed panels 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.



LOCATION MAP
NOT TO SCALE

LIST OF DRAWINGS

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:	08
BLOCK:	
LOT:	1022
ZONING:	B1
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

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-CAR GARAGE	A	F	K	K	8'-0"	Not Applicable
103	DINING ROOM	E	F	K	K	8'-0"	
104	OPEN PERVER 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 BATHRM	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

E	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
SM	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:

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

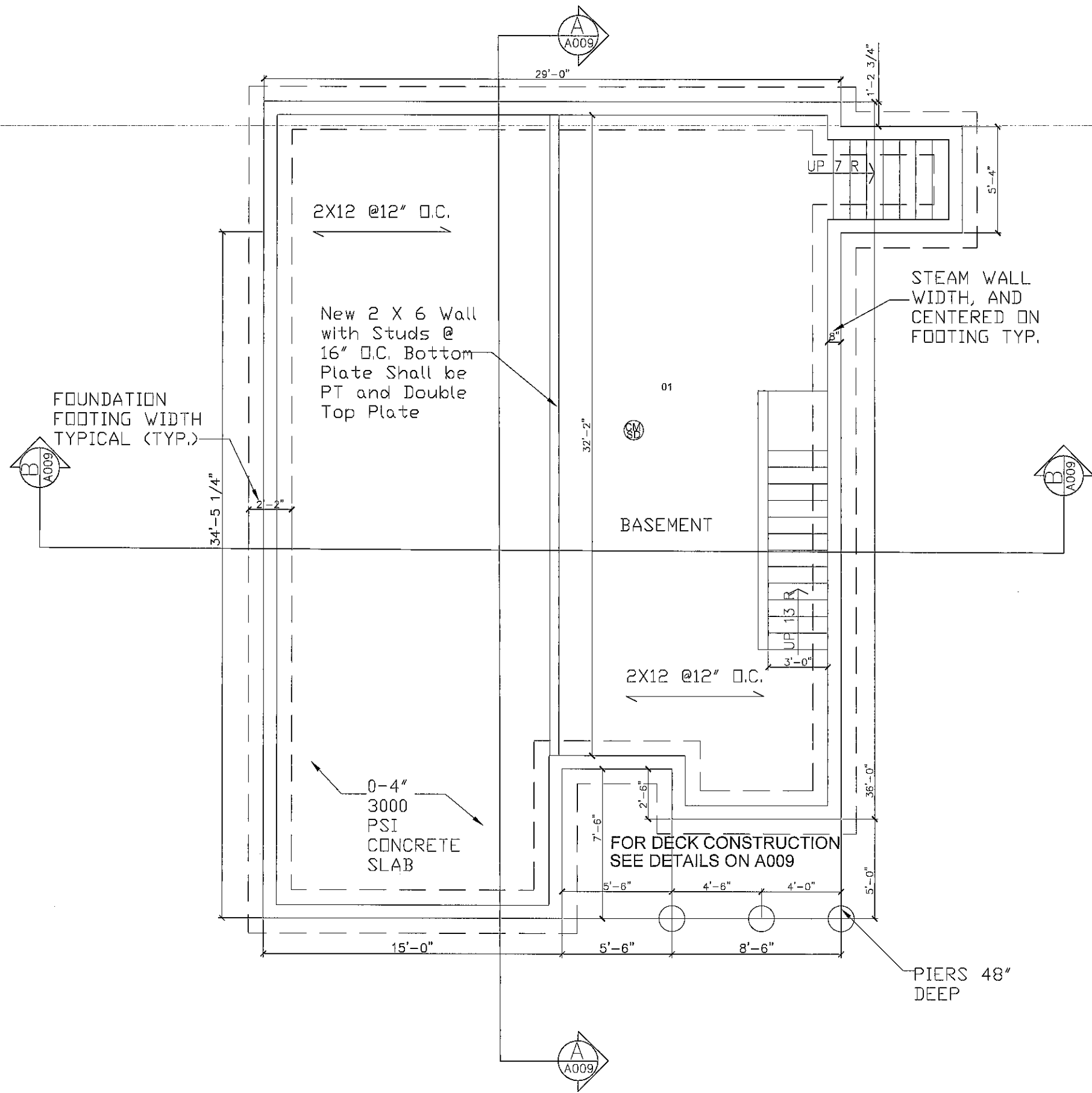
1	2/12/2025

Issue:

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

Sheet Name:
TITLE SHEET
TS

Sheet Number: 1 of 12



Foundation Plan

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

1	2/12/2025

Issue:

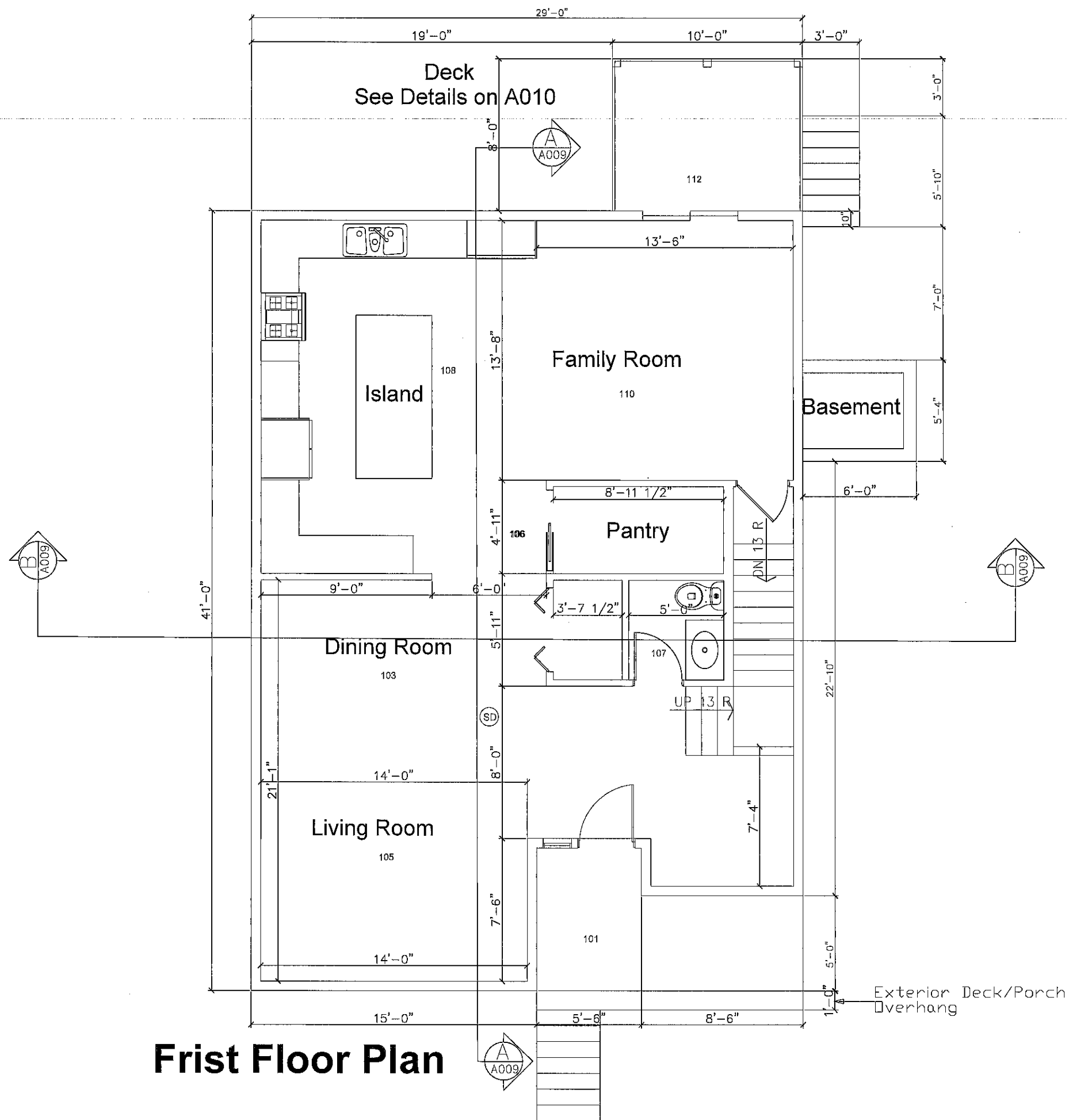
Drawn By: PA Scale: 3/8"=1'

Project: Date: 5/31/2022

Sheet Name:

BASEMENT

Sheet: A002



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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

1	2/12/2025

Issue:

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

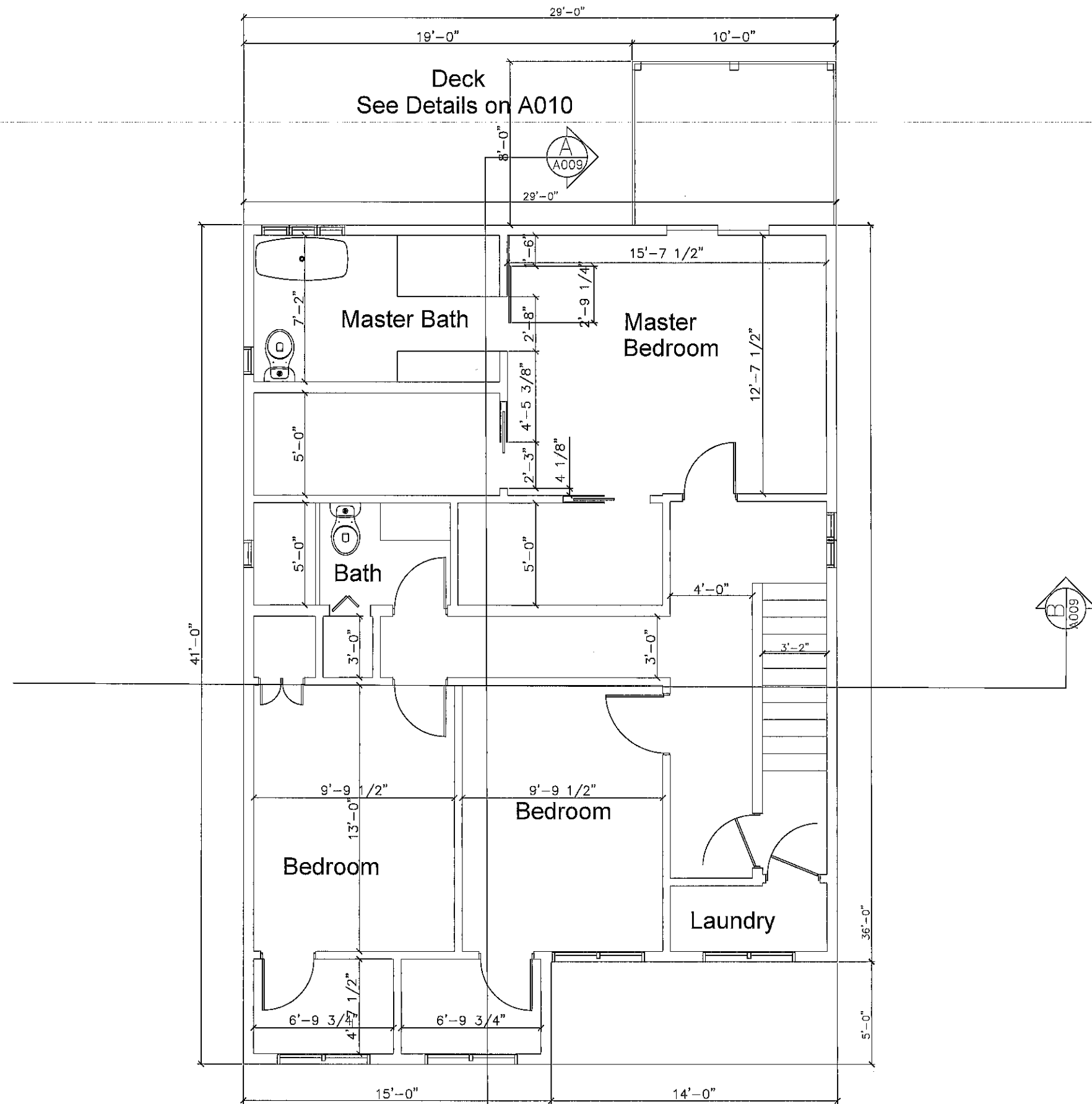
Project: Date: 5/31/2022

Sheet Name:
**FIRST FLOOR
PLAN**

Sheet: A003

U Farmington St New Update Changes by
Heidy_recover (1).dwg

1/15/2004



Second Floor Plan

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

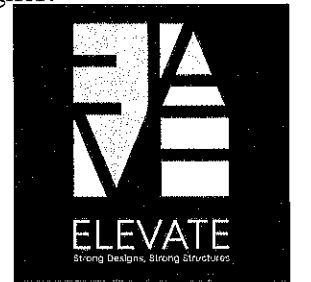
Owner / Applicant

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

1	2/12/2025

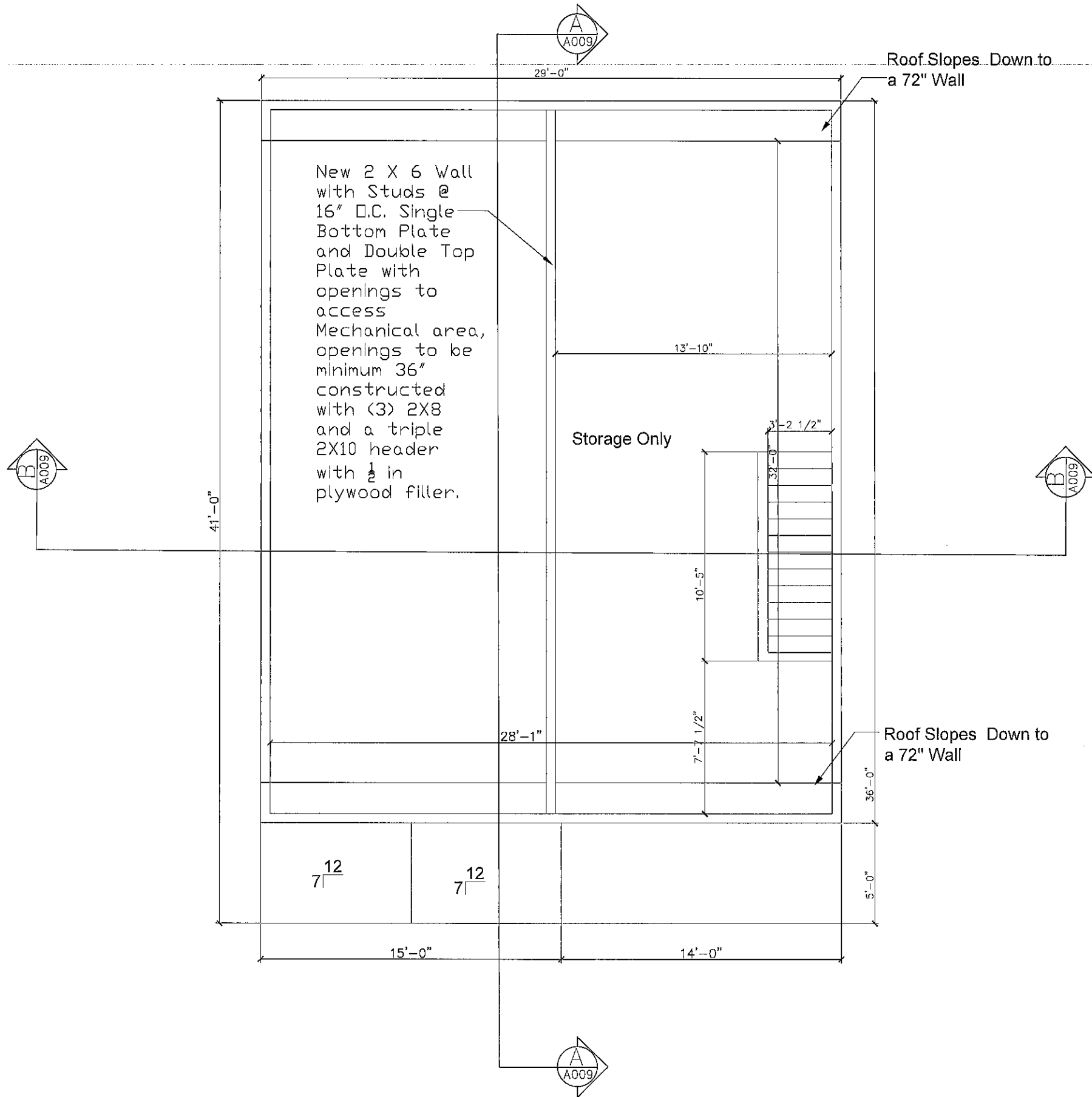
Issue:

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

Project: Date: 5/31/2022

Sheet Name:
**SECOND FLOOR
PLAN**

Sheet: A004



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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

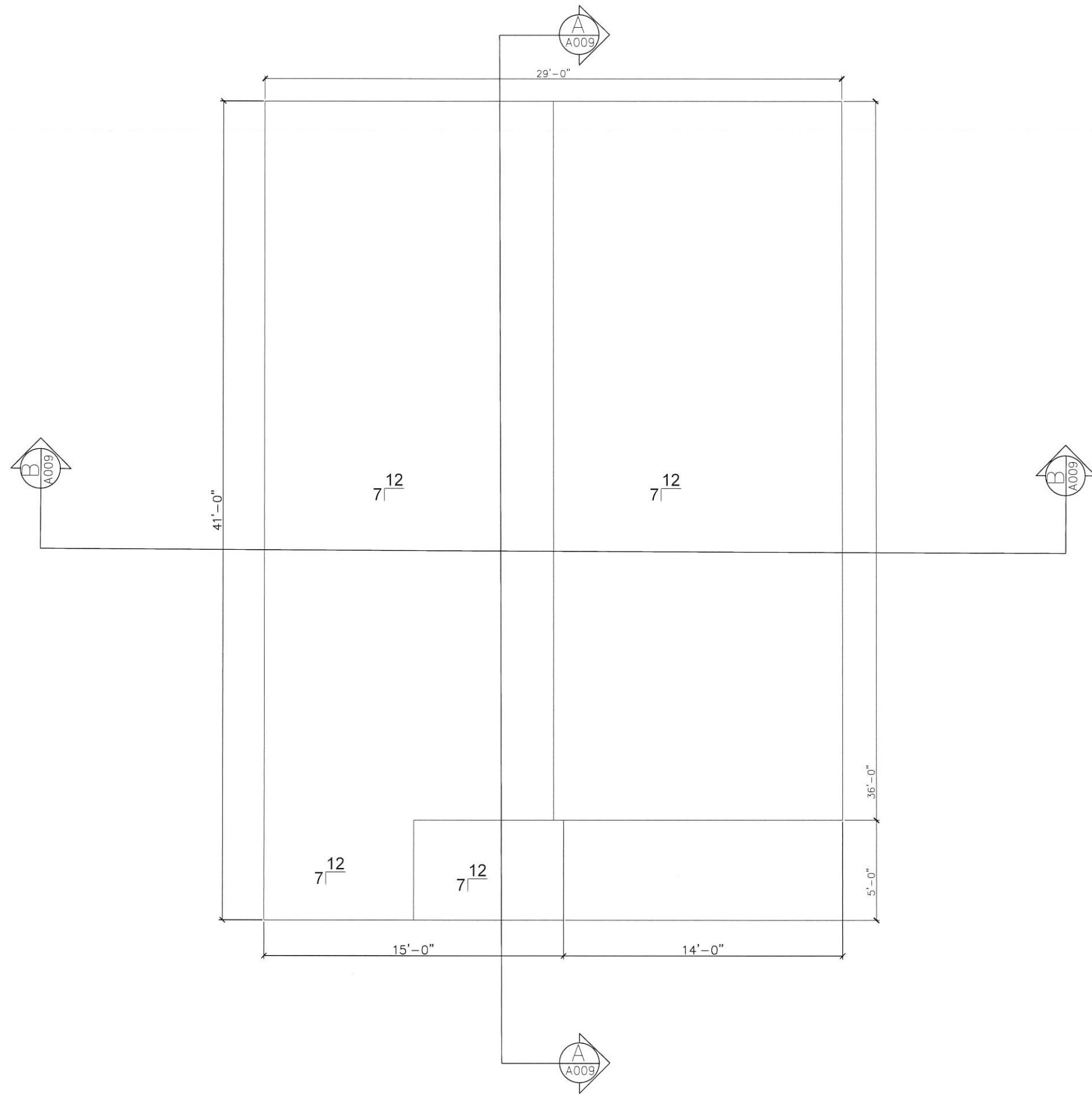
Revisions:

1	2/12/2025
Issue:	

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

Sheet Name:
Attic Plan

Sheet: A005



Roof Plan

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

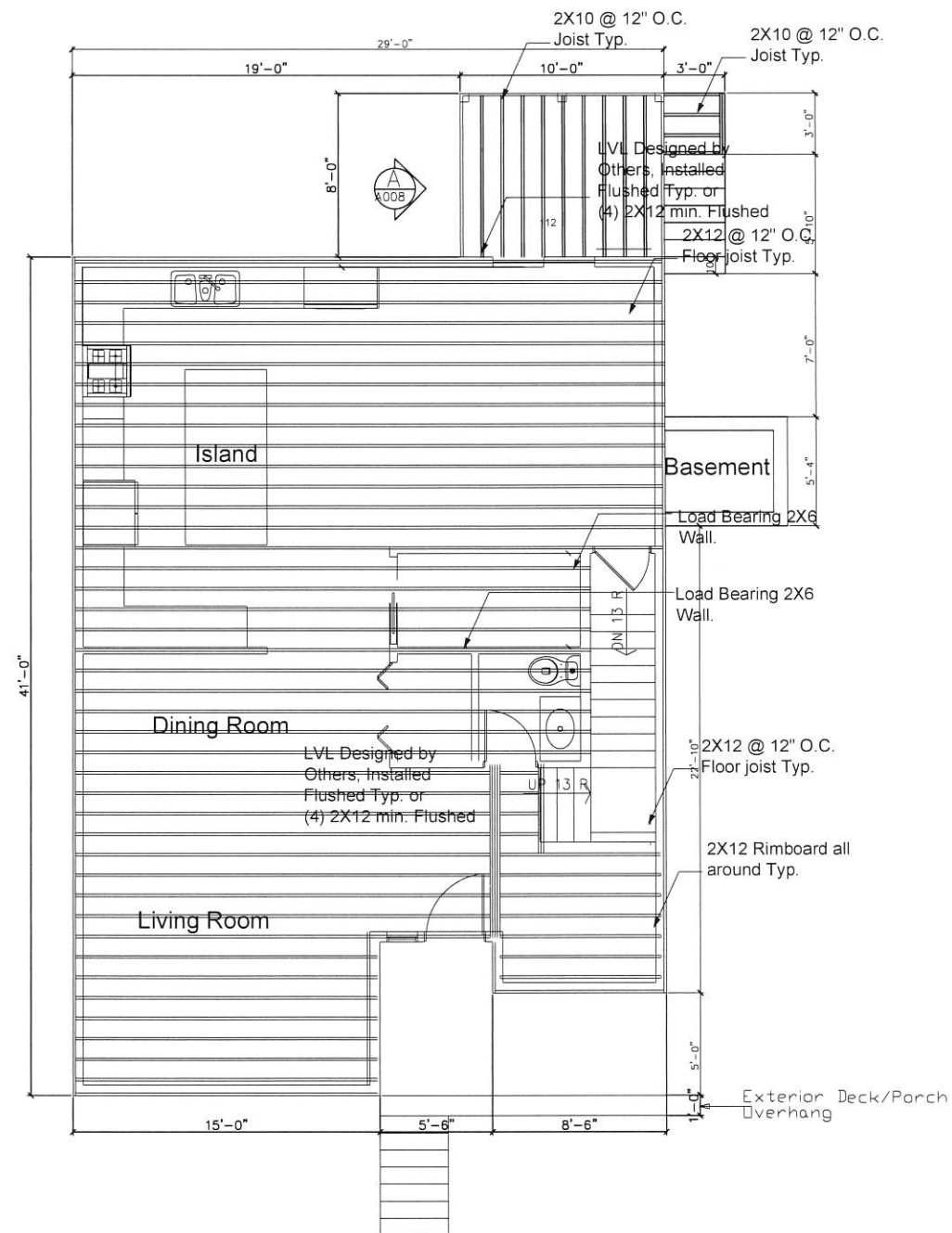
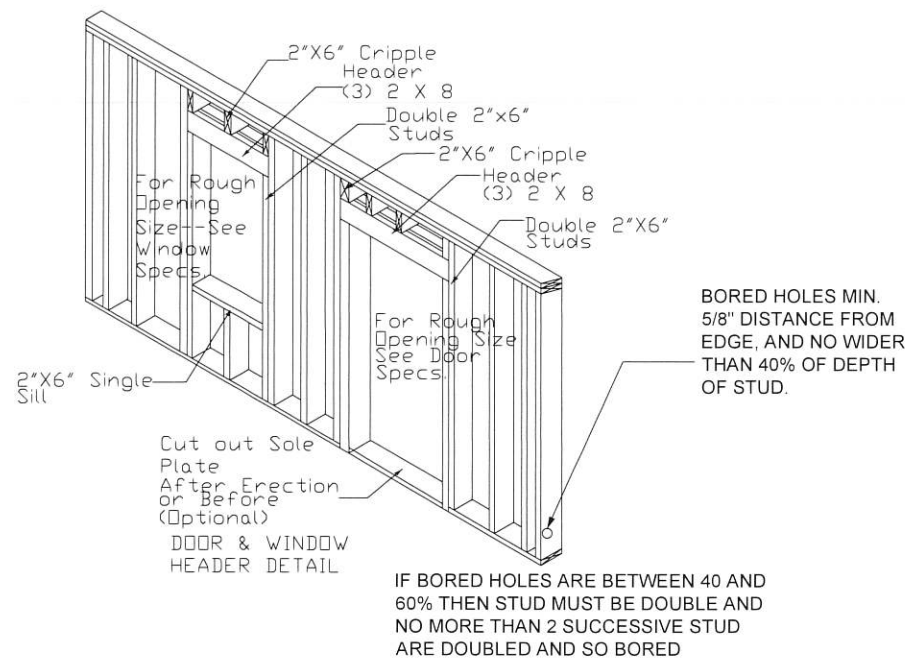
1	2/12/2025
Issue:	

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

Project: Date: 5/31/2022

Sheet Name:
**ROOF
PLAN**

Sheet: A006



Frist Floor Framing Plan

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

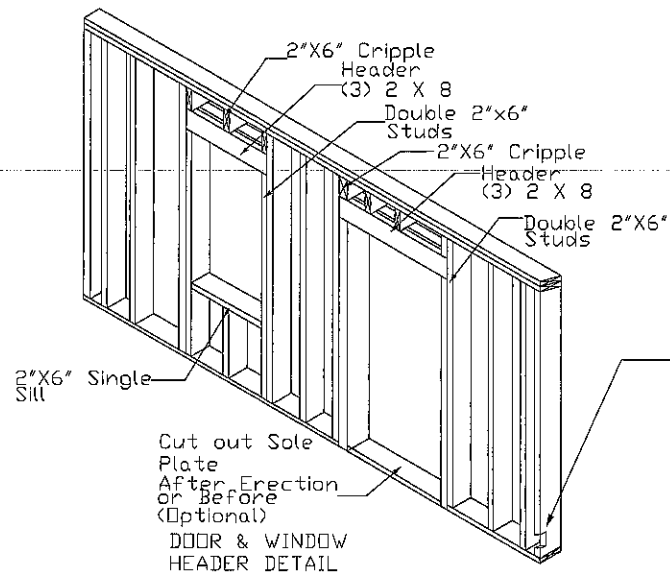
1	2/12/2025
Issue:	

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

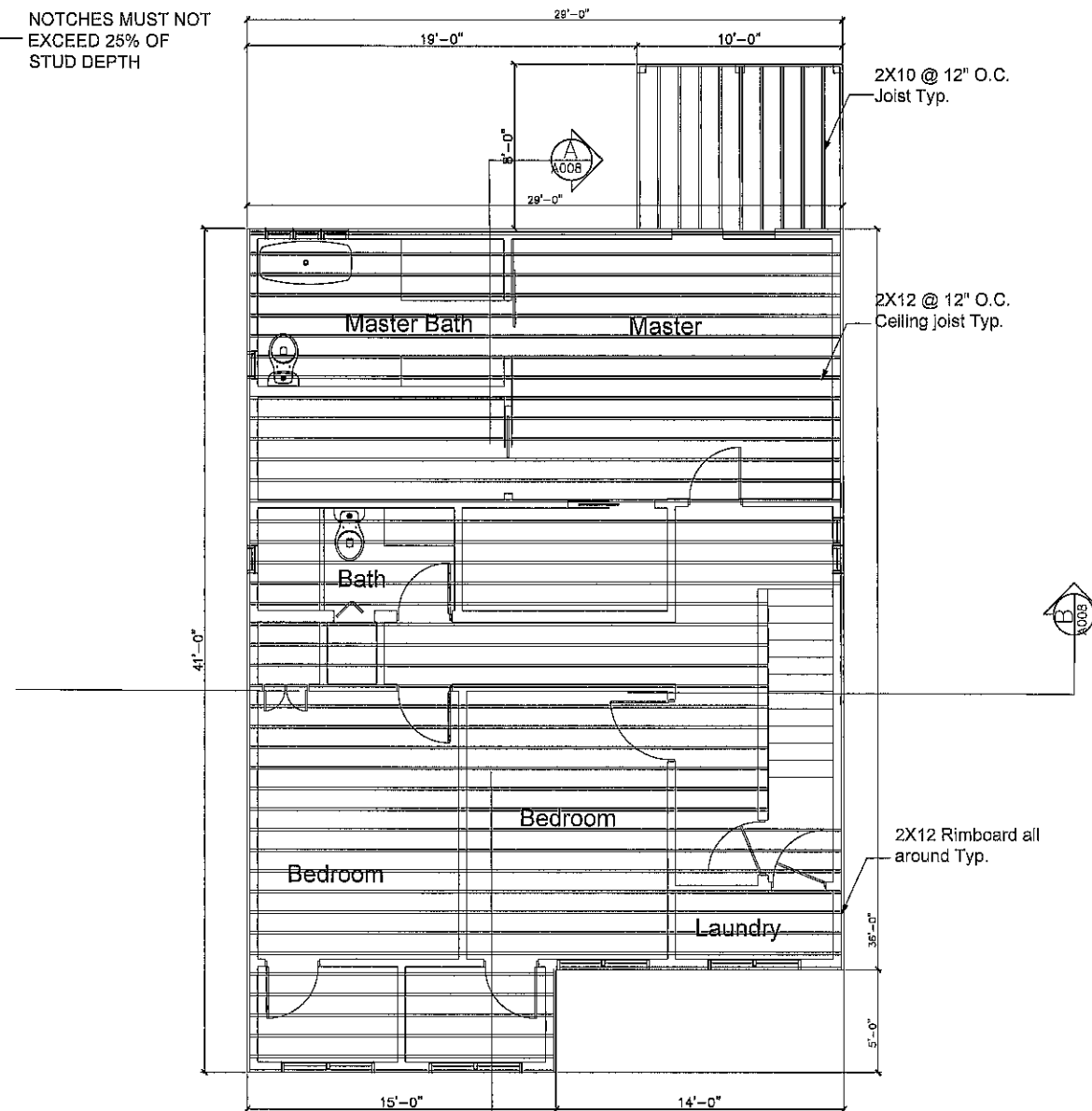
Project: Date: 5/31/2022

Sheet Name:
**FIRST FLOOR
FRAMING**

Sheet: A007



NOTCHES MUST NOT
EXCEED 25% OF
STUD DEPTH



Second Floor Framing Plan

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

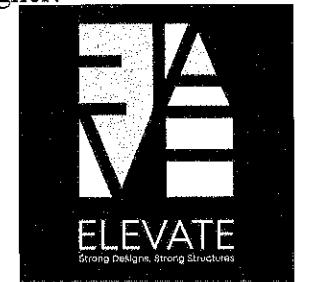
Owner / Applicant

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

1	2/12/2025

Issue:

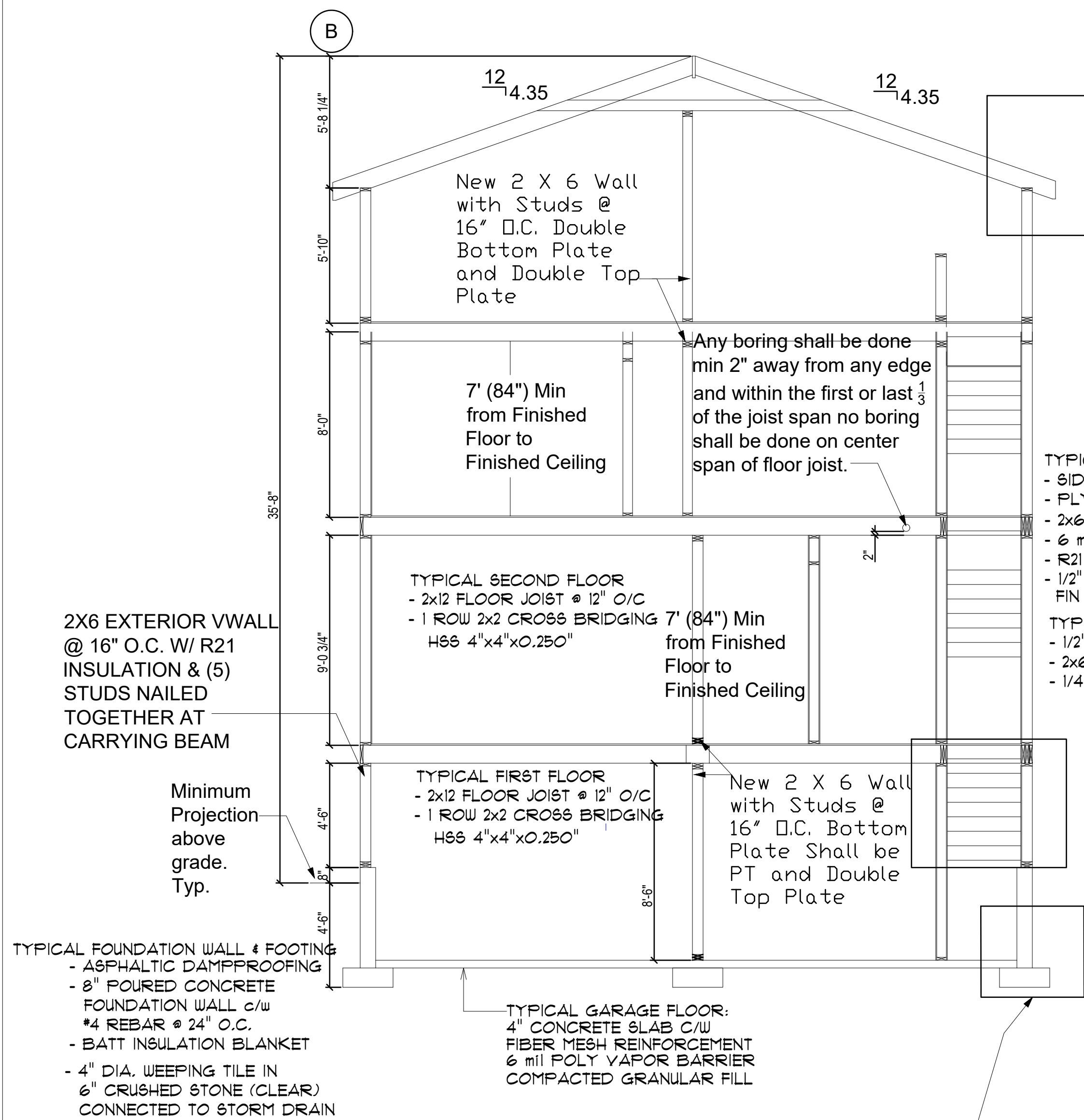
Drawn By: PA Scale: 1/4"=1'

Project: Date: 5/31/2022

Sheet Name:
**SECOND FLOOR
FRAMING**

Sheet: A008

0 Farmington St New Update Changes By Heidy
Final.dwg
1/15/2004



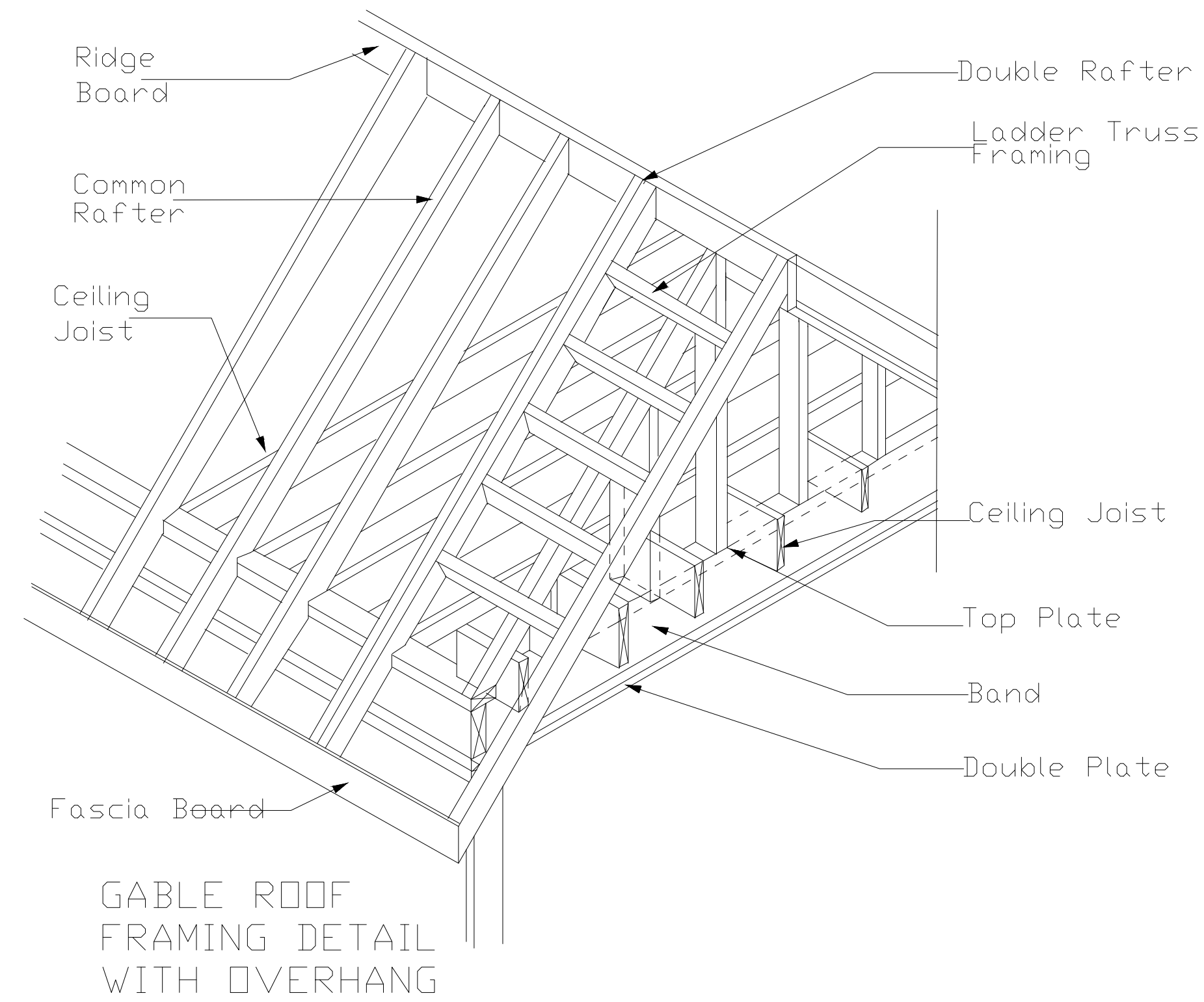
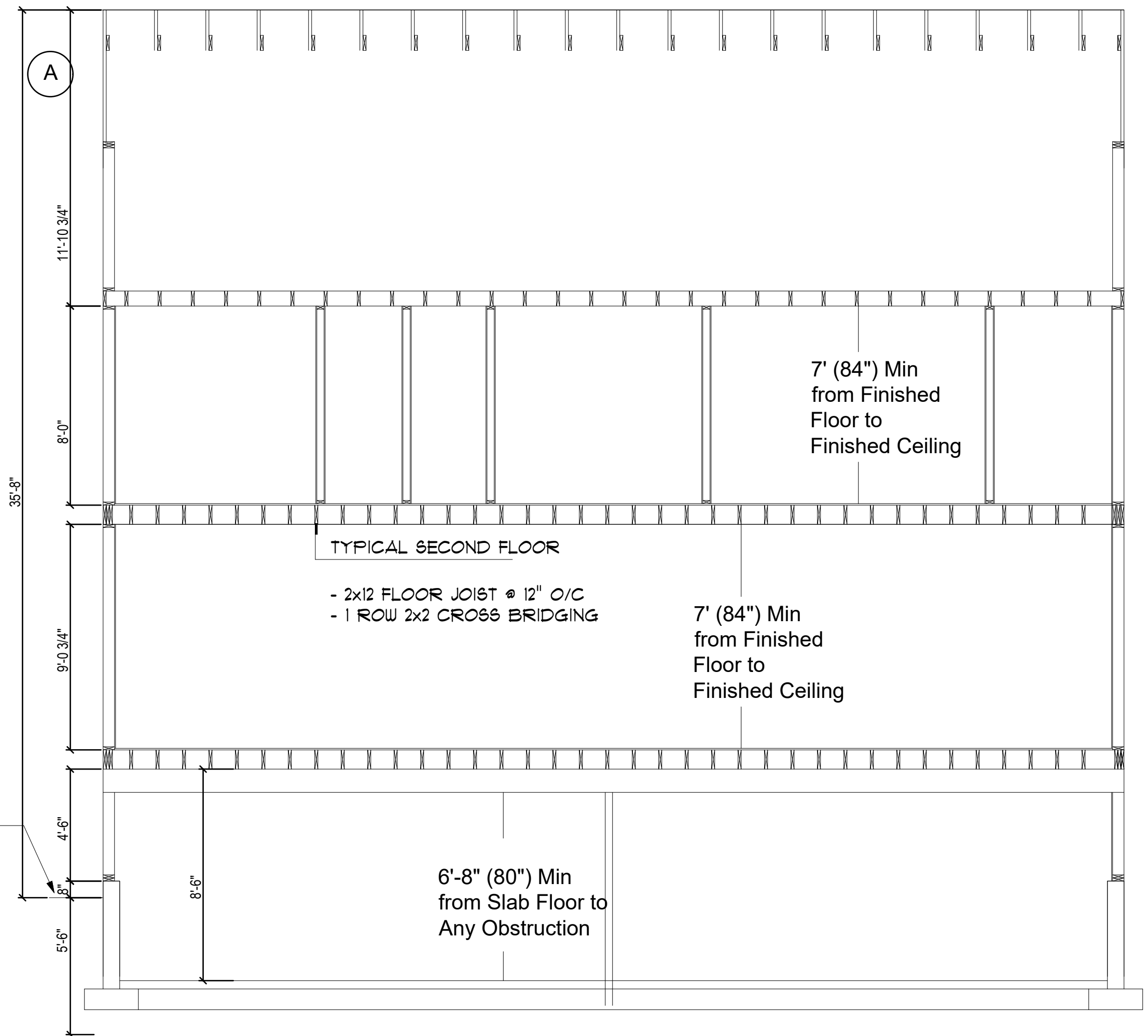
TYPICAL TRUSS ROOF NOTES
IF PROPERTY OWNER/DEVELOPER DECIDES TO BUILD THE ROOF WITH TRUSSES.
BUILDING ELEMENT SHALL BE INSTALL AS PER LISTING, AND DATA SHEETS SHALL BE PROVIDED TO AHJ.
TYPICAL TRUSS ROOF INSTALLATION MAY REQUIRE THE FOLLOWING:
- ASPHALT SHINGLES
- ROOFING PLYWOOD c/w 'H' CLIPS
- 2x8 BLOCKING AT PEAK
- PRE-ENGINEERED TRUSSES @ 24" O/C
- 2x4 TRUSS BRACING
- R40 BATT INSULATION
- 6 mil POLY V.B.
- 5/8" GYPSUM TAPED & SANDED

SEE DETAILS ON A010
SOFFIT DETAIL

STAIRS DETAIL

SEE DETAILS ON A010
Concrete Basement /
Frost Protected wall W/
Insulation

Minimum
Projection
above
grade.
Typ.



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



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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

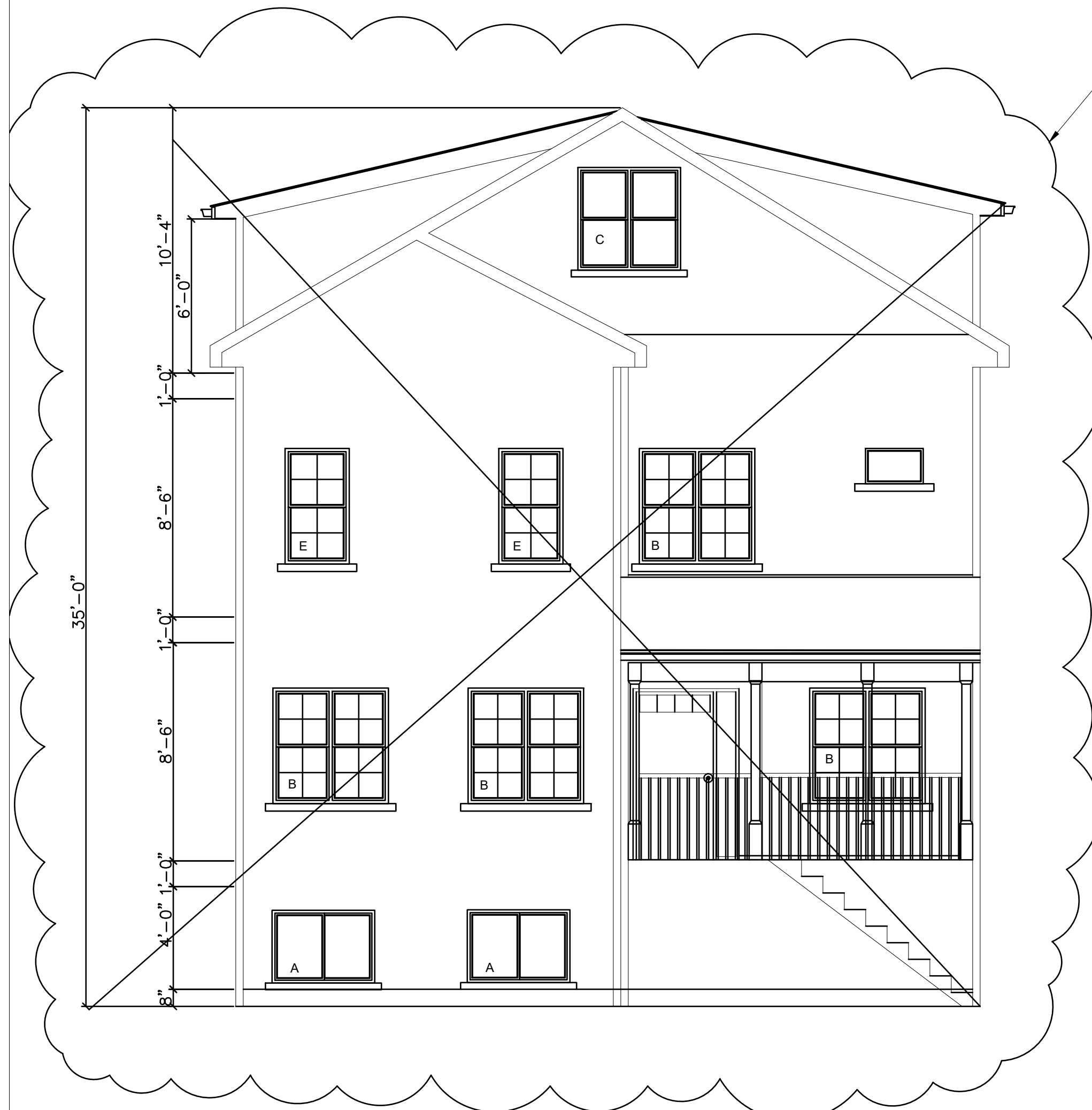
Revisions:	
1	2/12/2025
Issue:	

Drawn By: PA	Scale: 1/4"=1'
Project:	Date: 5/31/2022
Sheet Name: DETAILS	
Sheet:	A009



Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.

Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.



Design Consultant depicted restricted dormers with sloped rafters to top of Subfloor at attic space.

Building deviated from initially depicted roof construction, and constructed top floor with 6' walls no dormer conditions.

FOR DECK CONSTRUCTION
SEE DETAILS ON A009

2X8 Rafters @12" O.C.

Gutters

6 X 6 X 8' Post Wrapped
On PVC Cover

2X8 Joist @16" O.C.
(3) 2X8 Beam PT
6X6 PT Post

10" Dia. Concrete Pier

Deck / Porch Steps 7@
7 3/4" Risers



Deck / Porch Steps 7@
7 3/4" Risers

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
Discrepancies Notify Designer For
Resolution Prior To Commencing
Any Work.

Revisions:

1	2/12/2025

Issue:

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

Project: **Date:** 5/31/2022

Sheet Name:
ELEVATIONS

Sheet: A011