

Jake D'Amico, Esq.

Jaked@sheklawfirm.com

Shekarchi Law Firm

51 Jefferson Blvd. Floor 4

Warwick, RI 02888

TEL: 401.722.3600

February 7, 2023

TO: Cranston Zoning Department

From: Jake D'Amico, Esq.

RE: Plat 2-5 Lot 1387 – The ability to build a single-family home in an A-6 Zone on a substandard lot.

Our Client, RSR Investments & Construction, LLC (“Client”) is pursuing a building permit to construct a single-family dwelling on Plat 2-5 Lot 1387 on Westwood Avenue (“the Lot”). The Lot is substandard. However, the City’s ordinance states, “primary structures shall be permitted on substandard lots of record that (1) have a minimum of 2/3 the lot area (*the Lot is located in an A-6 zone. 2/3 the required lot area in an A-6 zone is 4,000sq/ft*). . . (2) unless said lot is merged 17.20.040(B)(1).

The Lot has an area 2/3 the size of what is required in an A-6 zone (4000 square feet). Thus, the issue is one of merger.

Normally, due to common ownership of the Lot and the abutting lot (1386), the lots would have merged. This would certainly be the case if it were not for 17.88.010(B)(3). Said Ordinance states that in a block that is seventy-five (75) percent or more developed in A-6 zone having an area of at least four thousand (4,000) square feet and having an area and frontage equal to or greater than the average of those developed parcels within two hundred (200) feet of the lot which are on the same side of the street need not be so combined.” One of the lots on the same side of the street within the 200 feet range includes a lot with over 4,000 square feet resulting in an average greater than what would be permitted under 17.88.010(B)(3). However, when facing the Lot the three lots to the right and the three lots to the left are developed and have a lot area of 4,000 square feet. Also, of the 25 lots on the same side and block, 20 lots have equal or less than 4,000 square feet. These lots also have frontage less than or equal to that of the proposed structure to be built on our client’s lot.

Due to the nature of the surrounding area (substantial majority of the lots in the 400-foot radius have an area of 4,000 square feet or less) we believe that relief from the zoning ordinance may be in the interest of the City as well as the applicant who is in possession of the vacant lot.

**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: 3/6/23

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: RSR Investments & Construction, LLC

ADDRESS: 8 Marigold Ct. Cranston, RI ZIP CODE: 02920

APPLICANT: RSR Investments & Construction, LLC

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 64 Westwood Avenue Ap 2 AL 1386

2. ASSESSOR'S PLAT #: 2 BLOCK #: _____ ASSESSOR'S LOT #: 1386 WARD: _____

3. LOT FRONTAGE: 40 LOT DEPTH: 100 LOT AREA: 4000 sq/ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6 6,000 sq/ft 35 ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 35 PROPOSED: _____

6. LOT COVERAGE, PRESENT: 35% PROPOSED: _____

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

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes, single family home

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

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? single family home

12. WHAT IS THE PROPOSED USE? N/A

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: E N/A
Seperation of lots 1387 and 1386.
15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? yes N/A
16. WERE YOU REFUSED A PERMIT? N/A
17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.
17.88.010 substandard lots of record and lot Mergers.
18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: _____

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

RESPECTFULLY SUBMITTED,



 (OWNER SIGNATURE)

401-368-6451

 (PHONE NUMBER)

 (OWNER SIGNATURE)

 (PHONE NUMBER)

Pamela Herrera

 (APPLICANT SIGNATURE)

401-346-3072

 (PHONE NUMBER)

 (LESSEE SIGNATURE)

 (PHONE NUMBER)



 (ATTORNEY SIGNATURE)

 (PHONE NUMBER)

James V. D'Amico Esq.

 (ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 51 Jefferson Blvd. 4th Floor
Warwick, RI 02888

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

**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: 2/7/2023

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: RSR Investments & Construction, LLC

ADDRESS: 8 Marigold Ct. Cranston, RI ZIP CODE: 02920

APPLICANT: RSR Investments & Construction, LLC

ADDRESS: _____ ZIP CODE: _____

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: A.P. 2-5 Lot 1387 Westwood Ave.

2. ASSESSOR'S PLAT #: 2-5 BLOCK #: _____ ASSESSOR'S LOT #: 1387 WARD: _____

3. LOT FRONTAGE: _____ LOT DEPTH: _____ LOT AREA: 4,000 Sq/ft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-6 6,000 sq/ft 35ft
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: 35ft

6. LOT COVERAGE, PRESENT: N/A PROPOSED: 35%

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

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): N/A

11. WHAT IS THE PRESENT USE? N/A

12. WHAT IS THE PROPOSED USE? Single-Family Home

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

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Construct single-family home on substandard lot.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? _____

16. WERE YOU REFUSED A PERMIT? _____

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

17.88.010 substandard lots of record and lot mergers.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Due to the nature of

the surrounding area (substantial majority of the lots in the 400-foot radius have an area of 4,000 sqft or less) we believe that relief from the zoning ordinance may be in the best interest of the city as well as the Applicant.

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

RESPECTFULLY SUBMITTED,



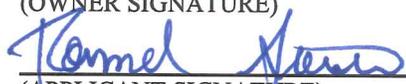
(OWNER SIGNATURE)

401-368-6451

(PHONE NUMBER)

(OWNER SIGNATURE)

(PHONE NUMBER)



(APPLICANT SIGNATURE)

401-346-3072

(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)



(ATTORNEY SIGNATURE)

401-580-2728

(PHONE NUMBER)

Jake V. DAmico Esq.

(ATTORNEY NAME-PLEASE PRINT)

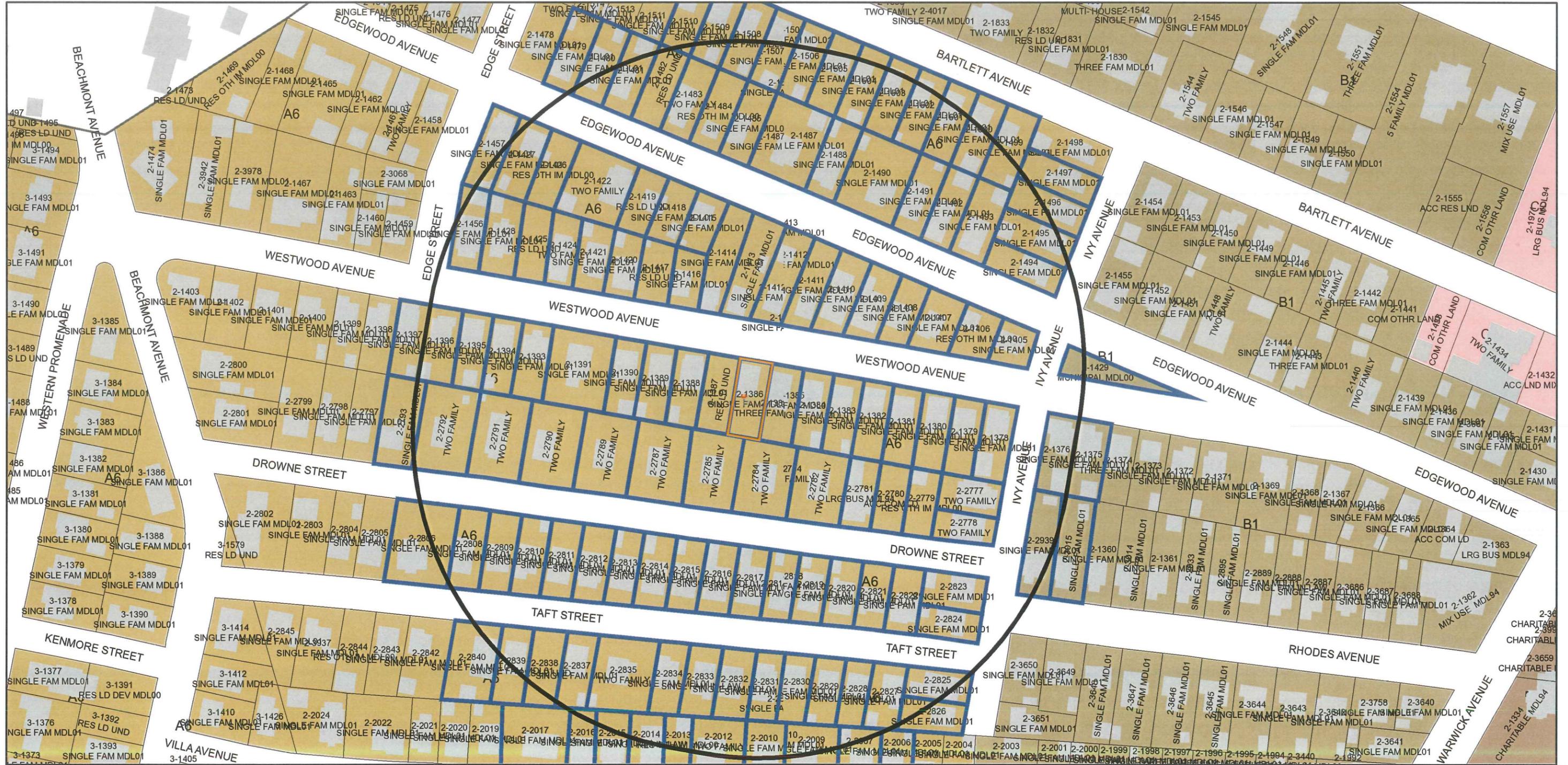
ATTORNEY ADDRESS: 51 Jefferson Blvd. 4th Fl Warwick, RI 02886

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

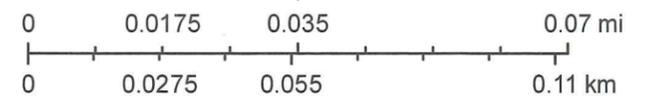
64 Westwood Ave 400' Radius Plat 2 Lot 1386



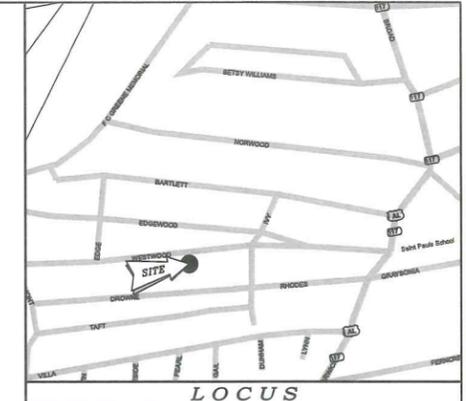
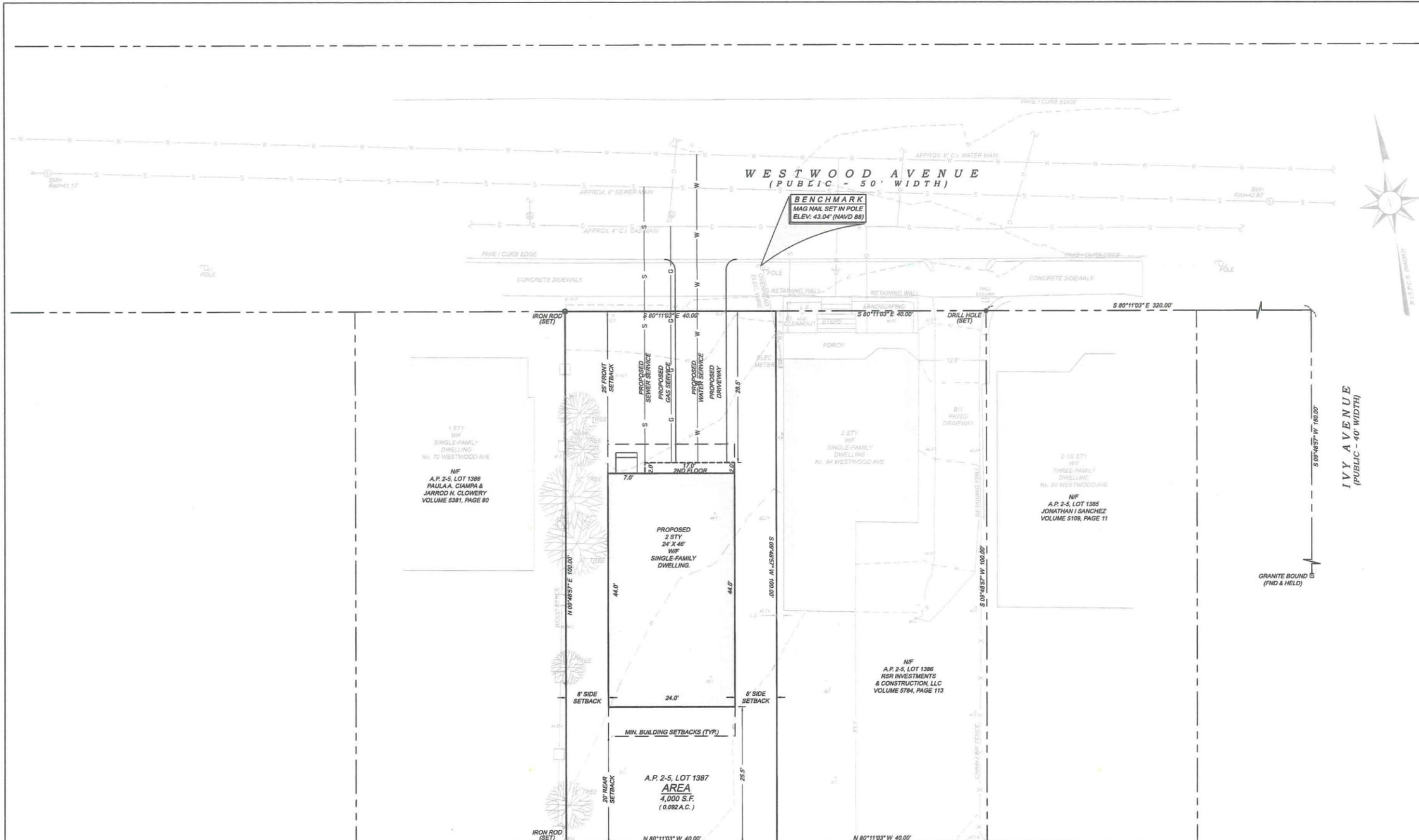
3/9/2023, 8:56:32 AM

1:1,486

- Parcel ID Labels
 - Streets Names
 - Cranston Boundary
 - Parcels
 - Buildings
 - Zoning Dimensions
- | | | | | | | | |
|--|---------------------------|--|-----|--|----|--|-------|
| | Historic Overlay District | | A8 | | C3 | | MPD |
| | Zoning | | A6 | | C4 | | S1 |
| | | | B1 | | C5 | | Other |
| | | | B2 | | M1 | | |
| | | | C1 | | M2 | | |
| | | | C2 | | EI | | |
| | | | A12 | | | | |
| | | | A20 | | | | |
| | | | A80 | | | | |



City of Cranston



- NOTES / REFERENCES**
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "THE JOHN R. BARTLETT PLAT IN CRANSTON, R.I. SURVEYED AND DRAWN AUG. 1881 BY GEO. C. TINGLEY."
 - PLAN ENTITLED "REPLAT OF THE JOHN R. BARTLETT LAND EDGEWOOD, RI BY J.A. LATHAM, NOVEMBER 1891, SCALE 100 FT. PER INCH."
 - PLAN ENTITLED "EDGEWOOD TERRACE, CRANSTON, R.I. OWNED BY M.C. MEAGHER AND CO. SURVEYED BY J.A. LATHAM JULY, 1903."
 - PLAN ENTITLED "AMENDED PLAT OF THE LOCKWOOD LOT, CRANSTON, R.I. BELONGING TO WM. R. ARNOLD, GEO. B. ARNOLD & HENRY R. DROWNE, BY J.A. LATHAM, MARCH, 1909; SCALE = 60 FT. PER INCH."
 - PLAN ENTITLED "REPLAT OF LOTS #34, 35, 36, 37, & 38 ON 'REPLAT OF THE JOHN R. BARTLETT LAND' EDGEWOOD, R.I. NOV. 1891 AND OF LOTS #24 & #25 ON 'AMENDED PLAT OF THE LOCKWOOD LOT' CRANSTON, R.I. MAR. 1909, BELONGING TO FRANKA. DISRETE, JAN. 15, 1941, H.W. SMITH, ENGR. SCALE: 50 FT. PER INCH."
 - PLAN ENTITLED "REPLAT OF THE LOTS ON THE 'AMENDED PLAT OF THE LOCKWOOD LOT' CRANSTON, R.I. BELONGING TO KELLY & PICERNE, INC. BY H. CHAPPEY ENGR. NOVEMBER 1954 SCALE: 80 FT. PER INCH."
 - PLAN ENTITLED "REPLAT OF LOTS 1 TO 11 INCLUSIVE ON THE 'AMENDED PLAT OF THE LOCKWOOD LOT' CRANSTON, R.I. BELONGING TO KELLY & PICERNE, INC. BY H. CHAPPEY ENGR. NOV. 1954, BY CLARENCE F. LAMB, ENGR. AUGUST, 1963, SCALE: 1"=60'."
 - PLAN ENTITLED "ZONING SITE PLAN A.P. 2-5, LOTS 1386 & 1387 WESTWOOD AVENUE CRANSTON, RHODE ISLAND, PREPARED FOR RSR INVESTMENTS & CONSTRUCTION, LLC, PREPARED BY WATERMAN ENGINEERING COMPANY, DATE: 11/13/2019; SCALE: 1" = 10'."
 - REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 2-5, LOT 1387 - RSR INVESTMENTS & CONSTRUCTION, LLC - VOLUME 5784, PAGE 113
 - THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - NONE FOUND RECORDED
 - THESE PREMISES ARE SITUATED IN AN 'A-6' ZONE:

DIMENSIONAL REQUIREMENTS

| | |
|-----------------------|----------------|
| MIN. LOT AREA | = 6,000 SQ.FT. |
| MIN. FRONTAGE/WIDTH | = 60 FT. |
| MIN. S/B FRONT YARD | = 25 FT. |
| MIN. S/B REAR YARD | = 20 FT. |
| MIN. S/B SIDE YARD | = 8 FT. |
| MAX. STRUCTURE HEIGHT | = 35 FT. |
| MAX. LOT COVERAGE | = 35% |

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
 - THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 319 OF 451 CITY OF CRANSTON, MAP NUMBER 44007C0318, MAP REVISED: OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY."
 - ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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 ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
 - THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX GNSS ANTENNAS / RECEIVERS.
 - PER CITY OF CRANSTON ZONING ORDINANCE 17.88.010 (B) "IN A BLOCK THAT IS SEVENTY-FIVE (75) PERCENT OR MORE DEVELOPED IN A-6, B-1, AND B-2 ZONES, LOTS HAVING AN AREA AT LEAST FOUR THOUSAND (4,000) SQUARE FEET AND HAVING AN AREA AND FRONTAGE EQUAL TO OR GREATER THAN THE AVERAGE OF THOSE DEVELOPED PARCELS WITHIN TWO HUNDRED (200) FEET OF THE LOT WHICH ARE ON THE SAME SIDE OF THE STREET NEED NOT BE SO COMBINED."

LEGEND & ABBREVIATIONS

| | | | |
|---------|----------------------------|-----|--------------------------|
| NF | - NOW OR FORMERLY | --- | - ZONING SETBACK LINE |
| A.P. | - ASSESSORS PLAT | --- | - EXISTING CONTOUR |
| S.F. | - SQUARE FEET | --- | - NEW CONTOUR |
| AC. | - ACRES | --- | - STONE WALL |
| ± | - PLUS OR MINUS | --- | - FENCE |
| STY | - STORY | --- | - SEWER LINE |
| WF | - WOOD FRAMED | --- | - DRAWN LINE |
| SHP | - STATE HIGHWAY PLAT | --- | - WATER LINE |
| RET. | - RETAINING WALL | --- | - GAS LINE |
| PED. | - PEDESTRIAN | --- | - ELECTRIC LINE |
| (FND.) | - FOUND | --- | - SANITARY SEWER MANHOLE |
| RIHB | - RI HIGHWAY BOUND | --- | - CATCH BASIN |
| PK NAIL | - MASONRY NAIL | --- | - STORM DRAIN MANHOLE |
| FE. | - FLARED END | --- | - WATER GATE |
| RCP | - REINFORCED CONCRETE PIPE | --- | - GAS VALVE |
| CLF | - CHAIN LINK FENCE | --- | - ELECTRIC MANHOLE |
| INV. | - INVERT | --- | - GRANITE BOUND |
| x 10.80 | - EXISTING SPOT GRADE | --- | - DRILL HOLE |
| + 0.20 | - NEW SPOT GRADE | --- | - IRON PIPE |

GRAPHIC SCALE
10 0 5 10 20 30
(in feet)
1 INCH EQUALS 10 FEET

COPYRIGHT
© THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

WATERMAN ENGINEERING CO.
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

NF A.P. 2-5, LOT 1387
4,000 S.F.
(0.092 A.C.)

NF A.P. 2-5, LOT 1388
RSR INVESTMENTS & CONSTRUCTION, LLC
VOLUME 5784, PAGE 113

NF A.P. 2-5, LOT 2784
CRANSTON HOUSING AUTHORITY
VOLUME 473, PAGE 512

NF A.P. 2-5, LOT 2785
JOSEPH R. BOSVERT
VOLUME 5100, PAGE 175

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-ROR-00-01-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2018, AS FOLLOWS:

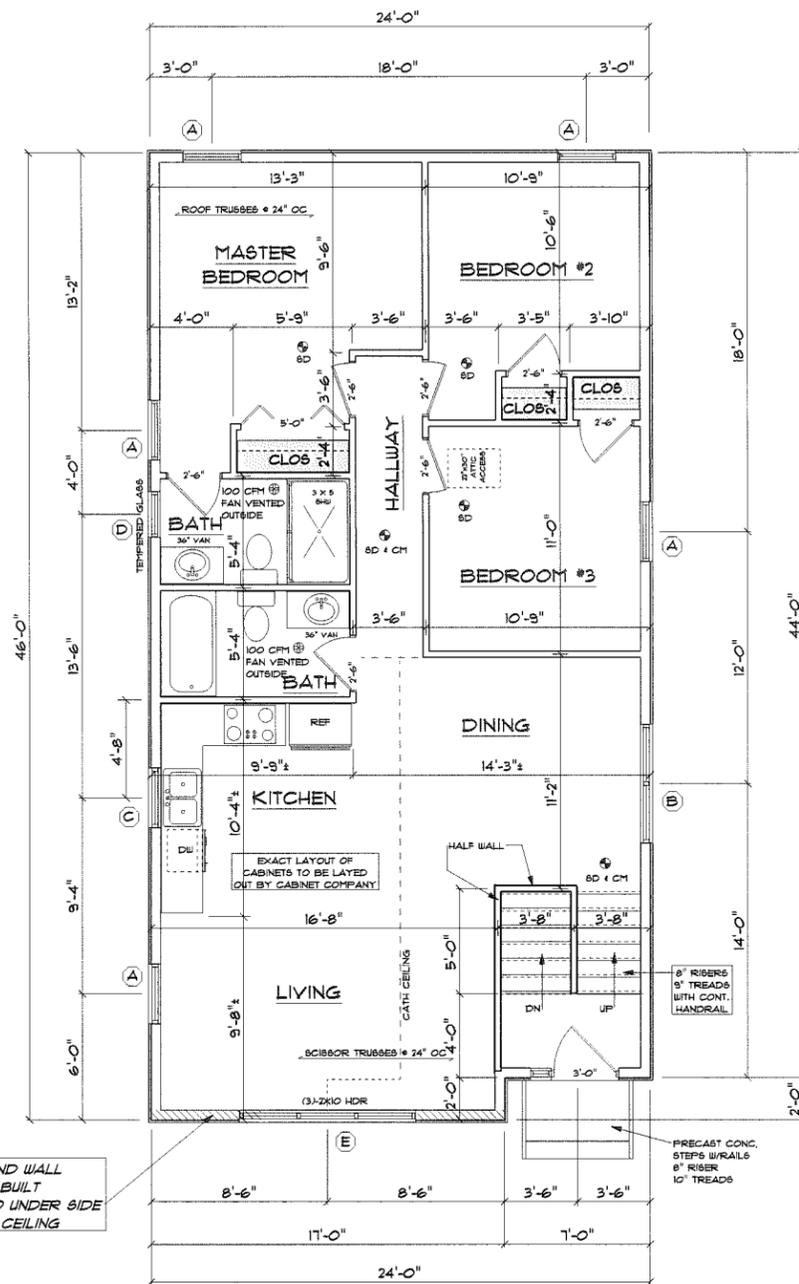
TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I

OTHER TYPE OF SURVEY: DATA ACCUMULATION III
TOPOGRAPHIC SURVEY T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
SITE PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.

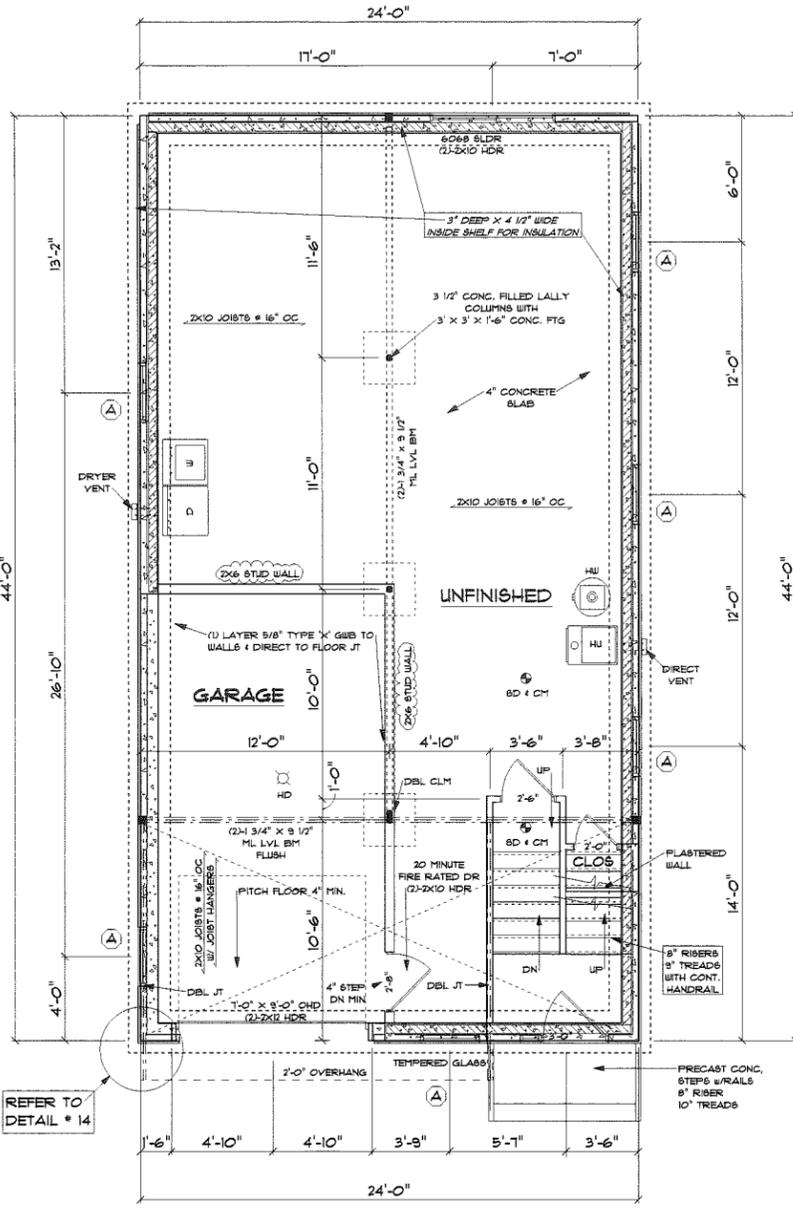
BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837
WATERMAN ENGINEERING COMPANY (COA No. LS.0044483) DATE 09/03/2020

| | | | |
|---|------|----------|--|
| NO. | DATE | REVISION | CHECKED BY |
| | | | |
| SITE PLAN A.P. 2-5, LOT 1387 WESTWOOD AVENUE CRANSTON, RHODE ISLAND | | | PROJECT NO. 19-101 SCALE: 1" = 10' DATE: 11/13/19 DRAWN BY: MS/BJT CHECKED BY: RSL FILENAME: 19101_Plan-Rev-0 1 of 1 SHEETS DRAWING # C-1 |
| RSR INVESTMENTS & CONSTRUCTION, LLC P.O. BOX 25243 PROVIDENCE, RHODE ISLAND 02905 | | | |
| | | | 46 Sutton Avenue East Providence, RI Phone: (401) - 438 - 5775 Fax: (401) - 438 - 5773 www.watermaneng.com |



UPPER LEVEL 1/4"=1'-0"

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



FOUNDATION & LOWER LEVEL 1/4"=1'-0"

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



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

| WINDOW SCHEDULE | | | | | |
|---|-------------------|---------|---------------------------------|----------------------------|----------|
| TYPICAL HEADERS @ 2" X 10" | | | TYPICAL HEADERS HEIGHT @ 6'-10" | | |
| NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 1 OR BETTER. ALL LOADS FOR FLOOR JOISTS, BEAMS, HEADERS AND RISERS ARE BASED ON THE FOLLOWING: FLOOR JOISTS SLEEPING AREAS: 40 PSF LIVE LOAD, 20 PSF DEAD LOAD; FLOOR JOISTS SLEEPING AREAS: 30 PSF LIVE LOAD, 20 PSF DEAD LOAD | | | | | |
| UNIT | ROUGH OPENING | TYPE | QTY | AREA / ALL FT ² | NET AREA |
| A | 2'-0" X 4'-6 1/2" | DN | 11 | 13.2 / 5.7 | 5.03 |
| B | 2'-0" X 4'-6 1/2" | DN | 1 | 34.0 / 2.7 | 8.03 EA |
| C | 2'-0" X 3'-6 1/2" | DN | 1 | 5.0 / 3.0 | 3.71 |
| D | 2'-0" X 3'-6 1/2" | DN | 1 | 5.0 / 3.0 | 3.41 |
| E | 2'-0" X 4'-6 1/2" | DN TRIP | 1 | 34.0 / 2.7 | 8.03 EA |
| F | | | | | |
| G | | | | | |

| DOOR SCHEDULE | | | | | |
|--|---------------|------|---------------------------------|----------------------------|----------|
| TYPICAL HEADERS @ 2" X 10" | | | TYPICAL HEADERS HEIGHT @ 6'-10" | | |
| NOTE: INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS. INTERIOR DOORS: 6'-0" HIGH (TYPICAL); EXTERIOR DOORS: 6'-10" HIGH (TYPICAL) | | | | | |
| UNIT | ROUGH OPENING | TYPE | QTY | AREA / ALL FT ² | NET AREA |
| | | | | | |

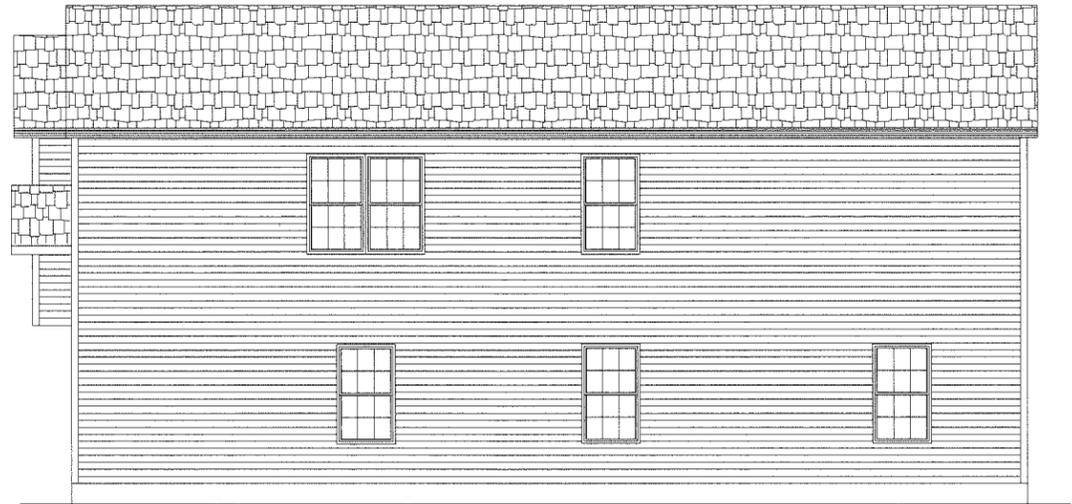
| DESIGN PRESSURE | | |
|---------------------------|------------|----|
| WIND ZONE: | 100 MPH | |
| WIND EXPOSURE: | B | |
| HEIGHT TRACK: | 15'-0" | |
| PRESSURE ZONE: | 4.1.5 | |
| DESIGN PRESSURE REQUIRED: | 9.0 / -9.5 | 30 |

- THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.
- RISCC - 2 - 2019
 - WIND DESIGN: ZONE 1 (100 MPH)
 - 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
 - FROST DEPTH: MINIMUM 3'-6" DEEP
 - CLIMATE ZONE: 5A
 - CONSTRUCTION TYPE: 5B
 - OCCUPANCY TYPE: R3
 - BUILDING HEIGHT: (MAXIMUM 38'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
 - ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.2 OF THE ENERGY CONSERVATION CODES.

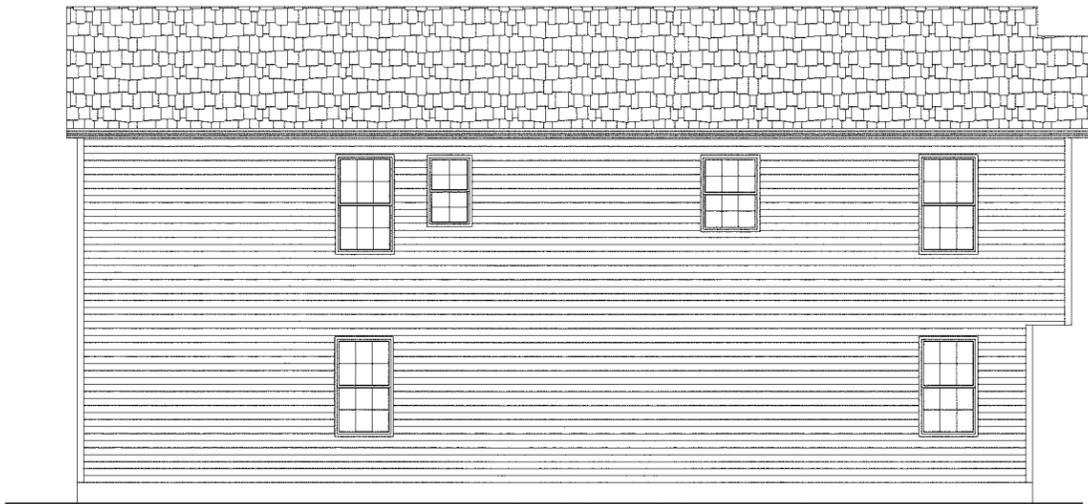
DLR DIMENSIONS, INC. IS NOT LIABLE FOR FURTHER CHANGES TO NOTES, DIMENSIONS AND/OR DRAWINGS. BUILDER/CONTRACTOR MUST VERIFY ALL DIMENSIONS AND INSURE COMPLIANCE WITH LOCAL CODES PRIOR TO AND DURING CONSTRUCTION.

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS
612 GREENWICH AVENUE WARWICK, RHODE ISLAND 02886
PHONE: (401) 738-3156
EMAIL: dlrdimensions@gmail.com

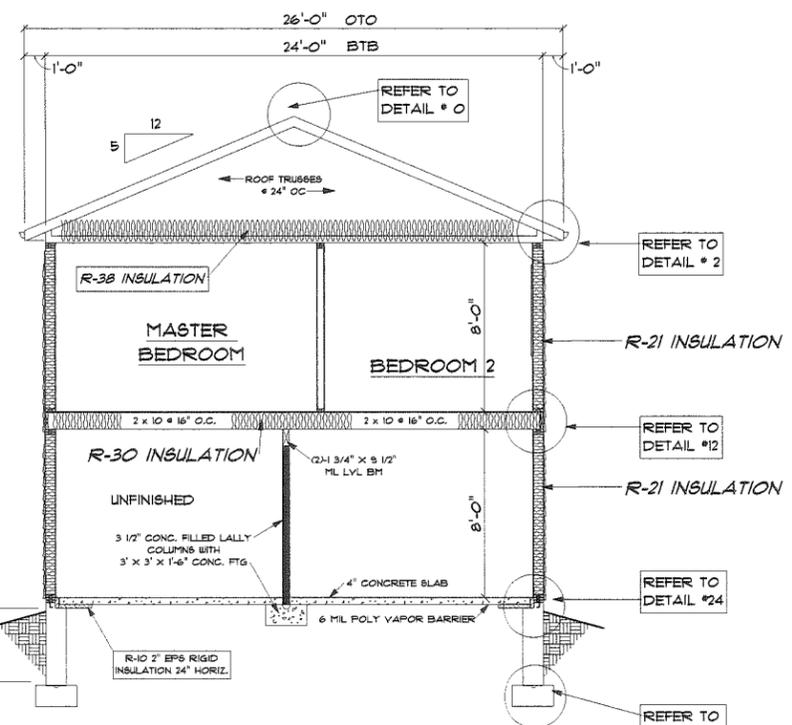
26 X 44 SHOT GUN RAISED RANCH
WESTWOOD AVE, CRANSTON, RI
DATE: July 31, 2020
SCALE: NOTED
DRAWN BY: DRR
REVISED:
PREPARED FOR: R&R INVESTMENT & CONSTRUCTION, LLC
DRAWING NUMBER: 6045
1 OF 2



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

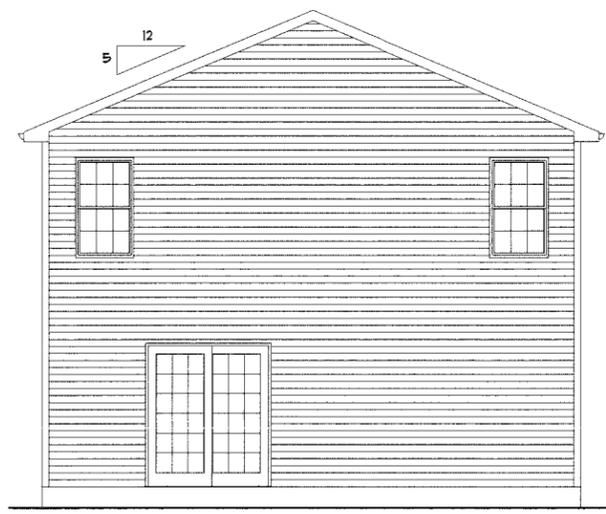


LEFT SIDE ELEVATION 1/4"=1'-0"

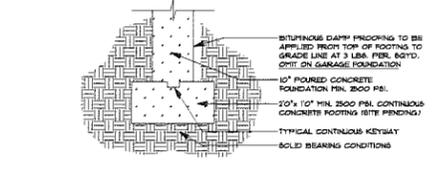


CROSS SECTION 1/4"=1'-0"

2x6 STUDS @ 16" OC
AT ALL EXTERIOR WALLS
UNLESS OTHERWISE NOTED

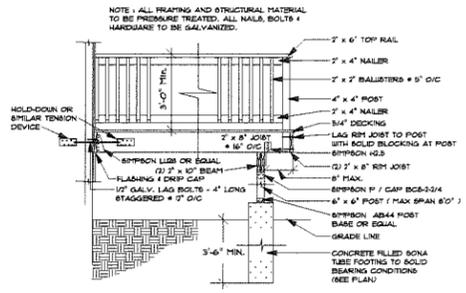


BACK ELEVATION 1/4"=1'-0"



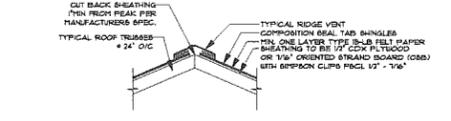
TYPICAL FOOTING DETAIL #32

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS

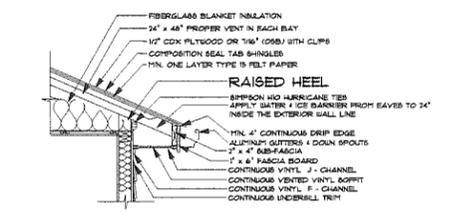


TYPICAL DECK DETAIL #61

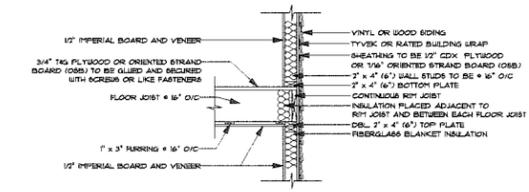
TYPICAL NAILING SCHEDULE
TYPICAL FLOORS
JOIST TO BELL OR GIRDER, TOP NAIL (3) 8D
RIP JOIST TO JOIST (3) 8D
3/4" DECK SHEATHING TO FRAMING OR COMMON NAIL
OR 14GA. 13/4" STAPLE OR 1/2" RING OR SCREW SHANK
NAILS @ 6" FROM EDGES 12" O.C.
TYPICAL BUILT-UP GIRDERS AND BEAMS
NAIL EACH LAYER WITH 10D NAILS @ 12" O.C.
AT TOP AND BOTTOM STAGGERED.
TWO NAILS AT ENDS AND AT EACH SPICE
TYPICAL WALLS
BOTTOM PLATE TO JOIST 8D @ 16" O.C.
8D TO BOTTOM PLATE (2) 8D OR (3) 8D
8D TO TOP PLATE (2) 8D OR (3) 8D
DOUBLE TOP PLATE (2) 10D @ 24" O.C.
DOUBLE STUDS (2) 8D OR (3) 8D @ 16" O.C.
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
1/2" WALL BRACKETS TO FRAMING RD OR 18 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 STUDS WITH 1/2" SPACER 8D @ 16" O.C. ALONG EACH EDGE
TYPICAL ROOFS
CEILING JOIST TO PLATE, TOP NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO HANGERS, PARTIAL FACE NAIL (3) 8D
RAFTER TO PLATE, TOP NAIL (3) 8D
1/2" ROOF SHEATHING TO FRAMING AND OR 18 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
6"X6" DETECTOR (A CARBON MONOXIDE
AS PER FIRE PROTECTION CODES.
PROVIDE A 2' X 30" ATIC 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 MAINTAIN
STRUCTURAL STABILITY AND CONFORMANCE
TO APPLICABLE CODES.
WOOD ROOF TRUSS SYSTEM
TO BE DESIGNED, MANAGED, INSTALLED
AND BRACED IN ACCORDANCE WITH THE
DIMENSIONS, RECOMMENDATIONS, APPROVED
TRUSS ENGINEERING AND LAYOUT TO
OWNER AND BUILDING OFFICIAL PRIOR TO
START OF CONSTRUCTION.



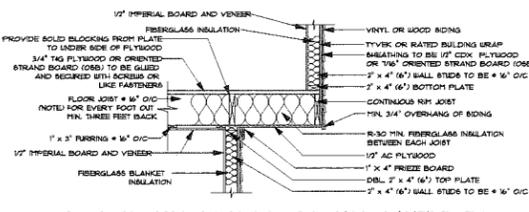
TYPICAL RIDGE W/ TRUSSES DETAIL #0
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



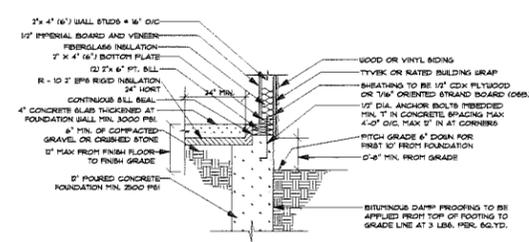
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



TYPICAL WALL TO FLOOR TO WALL DETAIL #12



TYPICAL WALL TO FLOOR TO WALL CANTILEVER DETAIL #14



TYPICAL SLAB ON GRADE DETAIL #24

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS

DLR DIMENSIONS, INC.
IS NOT LIABLE FOR
FURTHER
CHANGES TO NOTES,
DIMENSIONS
AND/OR DRAWINGS.
BUILDER/CONTRACTOR
MUST VERIFY
ALL DIMENSIONS AND
INSURE COMPLIANCE WITH
LOCAL CODES
PRIOR TO AND
DURING CONSTRUCTION.

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS
612 GREENWICH AVENUE
WARWICK, RHODE ISLAND 02886
PHONE: (401) 738-3156
EMAIL: dlrdimensions@gmail.com

26 X 44 SHOT GUN RAISED RANCH
WESTWOOD AVE, CRANSTON, RI
DATE: July 31, 2020
SCALE: NOTED
DRAINED BY: DRR
REVISIONS:
PREPARED FOR: R&R INVESTMENT & CONSTRUCTION, LLC
DRAWING NUMBER: 6045
2 OF 2