

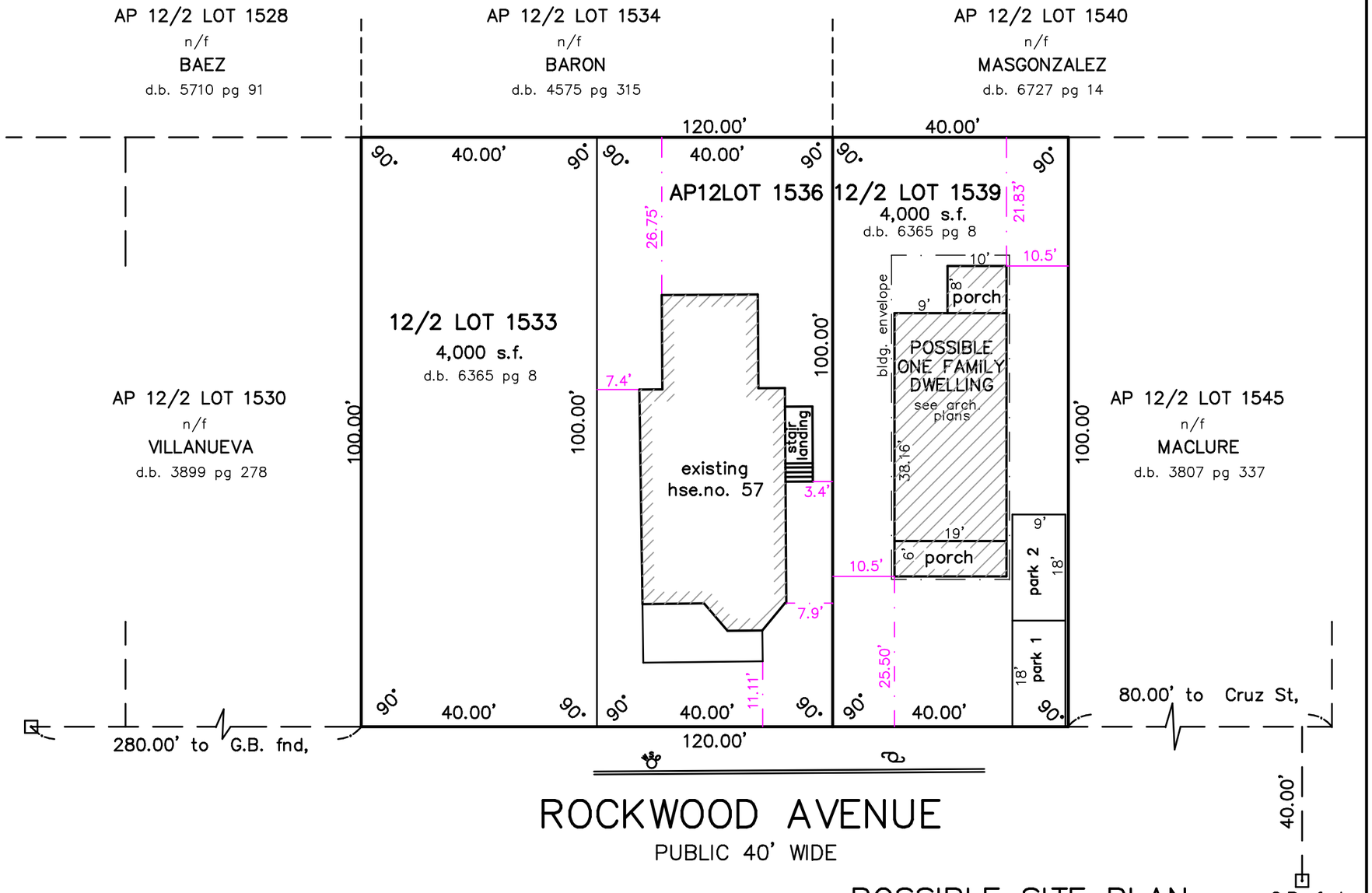
TOTAL AREA
12,000 sq. ft.

ZONING :
CLASSIFICATION : A–8
MINIMUM LOT AREA = 8,000 s.f.
MINIMUM LOT FRONTAGE = 80 ft.
MAXIMUM LOT COVERAGE = 30%
SETBACKS : FRONT = 25'
SIDE = 10'
REAR = 20'

OWNER:
V. CAPRARELLI, JR. & CHRISTINA A. CAPRARELLI
57 ROCKWOOD AVENUE
CRANSTON, R.I.
02920

REFERENCES :
1.) CRANSTON ASSESSORS PLAT NO. 12/2
2.) CRANSTON DEED BOOK / PAGE;
6365/8, 5710/91, 3899/278, 4575/315 & 6727/14
3.) CRANSTON RECORDED PLAT NO. 192
"LARKIN HEIGHTS NO. 1"

FLOOD DATA :
ENTIRE PARCEL IS NOT LOCATED IN ANY
AREA OF FLOODING ON FEMA FLOOD MAP
44007C0311H EFFECTIVE DATE 10/02/2015

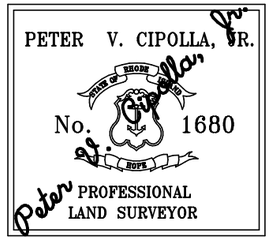


SURVEY CERTIFICATION:

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:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PLANIMETRIC DATA	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERFORM PROPERTY SURVEY AND SHOW POTENTIAL DWELLINGS



BY: PETER V. CIPOLLA, JR. – RIPLS # 1680
COA # LS–A84

POSSIBLE SITE PLAN
AP 12/2 LOT 1539
CRANSTON, R. I.

1" = 20' SEPT. 21, 2026

PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662
CRANSTON, R.I. – 02920
401–965–4864

GENERAL NOTES

This plan was designed and drafted BY Advanced House Plans to meet average conditions and codes in the State of Nebraska at the time it was designed. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, AHP cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

- If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform AHP, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

- Only the purchaser of this plan has permission to build this plan. The purchaser is given permission to reproduce the drawings only as required for such construction. The purchaser also has permission to modify this plan. No permission is given to any party to claim copyright on the original or modified plan. The modified plans shall remain subject to the license and may not be sold, distributed or otherwise transferred without the express written consent of Advanced House Plans. Infringing upon Advanced House Plans' copyright through reproduction, distribution, construction or redrawing & design is punishable by law with fine up to $150,000 as defined by architectural copyright laws.

DESIGN LOADS:

- Ultimate design wind speed: 115 mph, Exposure Category: B
- Seismic Design Category A
- Floor: 40 psf. live, 15 psf. dead; Roof: 30 psf. live, 10 psf. dead; Ceiling: 10 psf. live, 5 psf. dead
- Soil bearing Capacity - 1500 psf.
- Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:
- All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- All interior slabs on grade shall bear on 4" compacted granular fill with a mil. polyethylene vapor barrier underneath.
- Provide proper expansion and control joints as per local requirements.
- All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- Foundation walls are not to be backfilled until properly braced.
- Verify depth of frost footings with your local codes.
- Provide termite protection as required by HUD minimum property standards.
- Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.
- For window openings in conc. wall, provide #5 bars @4" o.c. (two total) w/2" clearance from top & sides of opg. for jamb & lintel reinforcing. Extend reinforcing a minimum of 2' past opening edges.

STEEL:
- All structural steel for beams and plates shall comply with ASTM specification A-36.
- All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:
- Unless noted otherwise, all framing lumber shall have the following characteristics:
  Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- Wall bracing method assumed as CS-WSP. Since braced wall line spacing and braced wall panel calculations vary by location, purchaser will need to consult a local professional for specific wall bracing calculations and diagrams.
- Hole sizes and locations in GluLam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- Any structural or framing members not indicated on the plan are to be sized by contractor.
- Double floor joists under all partition walls, unless noted otherwise.
- All subflooring is assumed to be 3/4" thick, glued & nailed.
- All exterior walls are dimensioned to outside of 1/2" sheathing
- Calculated dimensions take precedence over scaled dimensions.
- All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- Laterally unsupported walls 12'-0" high or higher shall be 2x6 and balloon framed unless noted otherwise.
- Unless noted otherwise, above all openings that are:
  (1) Load bearing and less than or equal to 3 ft. ..... use 4x6.
  (2) Load bearing and more than 3 ft. .....use (2) 2x12 with 1/2" Plywood between.
  (3) Non-load bearing and less than or equal to 6 ft. .....use 4x6.
  (4) Non-load bearing and more than 6 ft. ..... use (2) 2x12 with 1/2" Plywood between.
  (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- Collar ties are to be spaced 4'-0" o.c.
- All purlins and kickers are to be 2x6's, unless noted otherwise.
- Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:
- Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- Provide proper insulation for all plumbing.
- 1/2" water-resistant drywall around showers, tubs and whirlpools.
- 1/2" drywall on interior walls and ceilings.
- 5/8" type "X" fire code drywall on garage walls and ceilings.
- When no brand is specified windows are called out by glass size only.
- In dwelling units, where the top of the sill of an operable window opening unit is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade, fall protection must comply with R312.2.1
- Window opening control devices on windows serving as a required emergency escape and rescue shall comply with ASTM F2090.
- Windows, if not noted, are assumed to be casements.
- Window header heights are 6'-8" unless noted otherwise.
- Header heights are labeled to bottom of arched transoms.
- Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- Headroom at stairs shall have a minimum clearance of 6'-8" high.
- Provide proper handrails at stairs per local codes.
- The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- Jog flue to rear of ridge as necessary.
- Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- Air conditioner locations may vary depending on restrictive covenants and codes.

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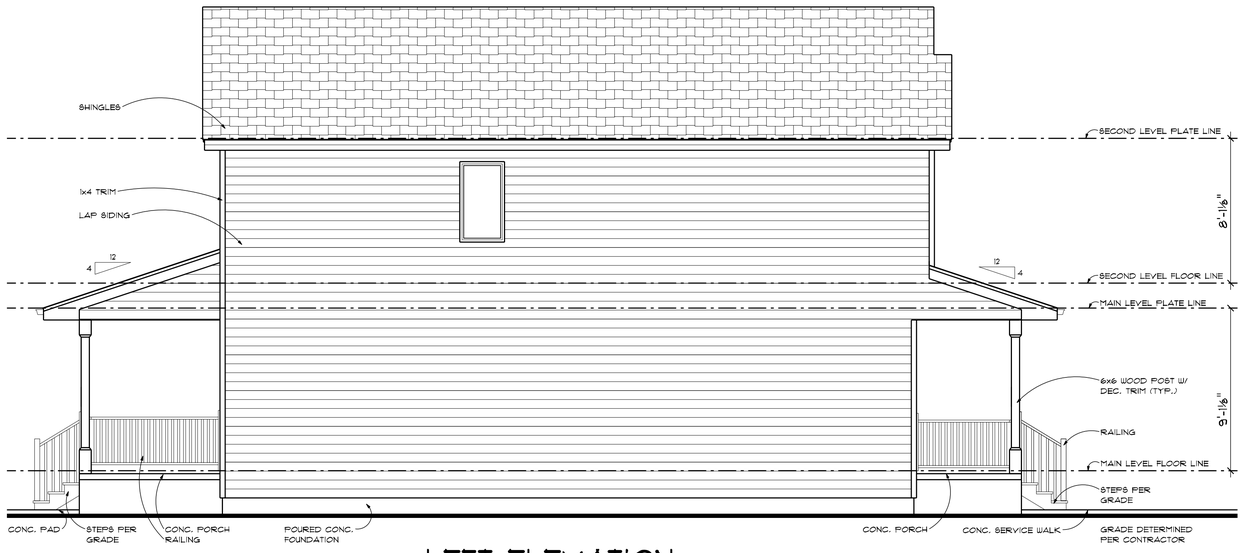
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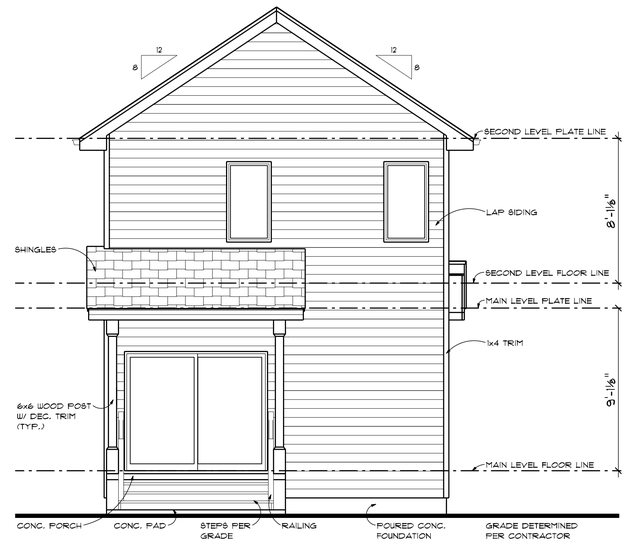
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100% SCALE @ 24"x36"



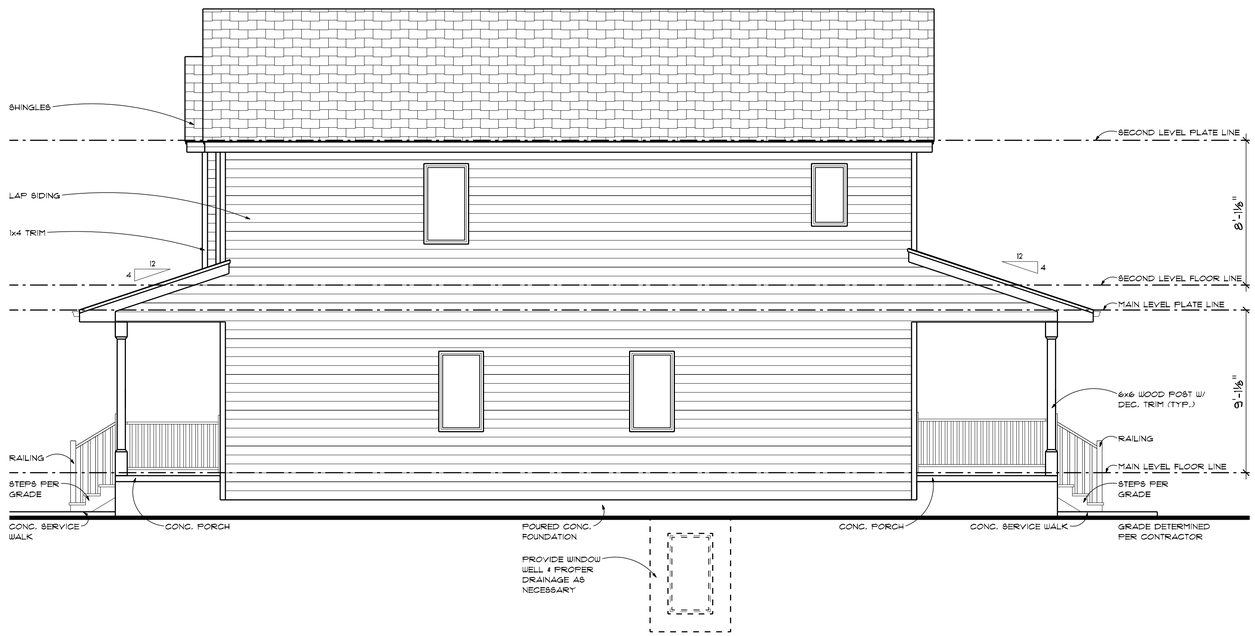
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



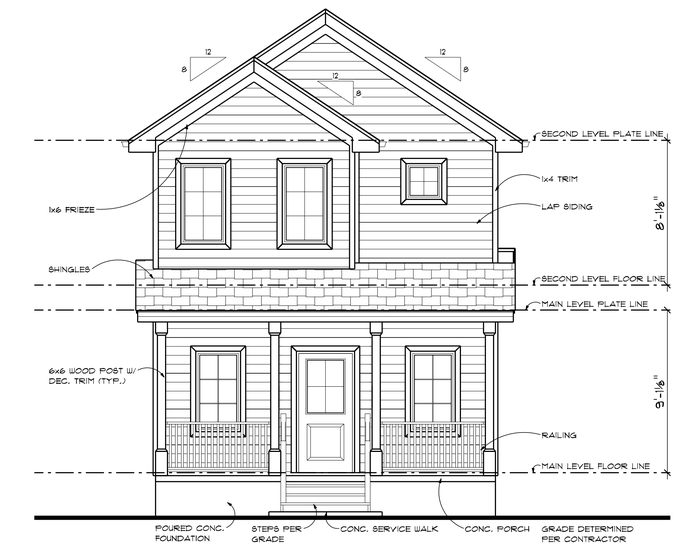
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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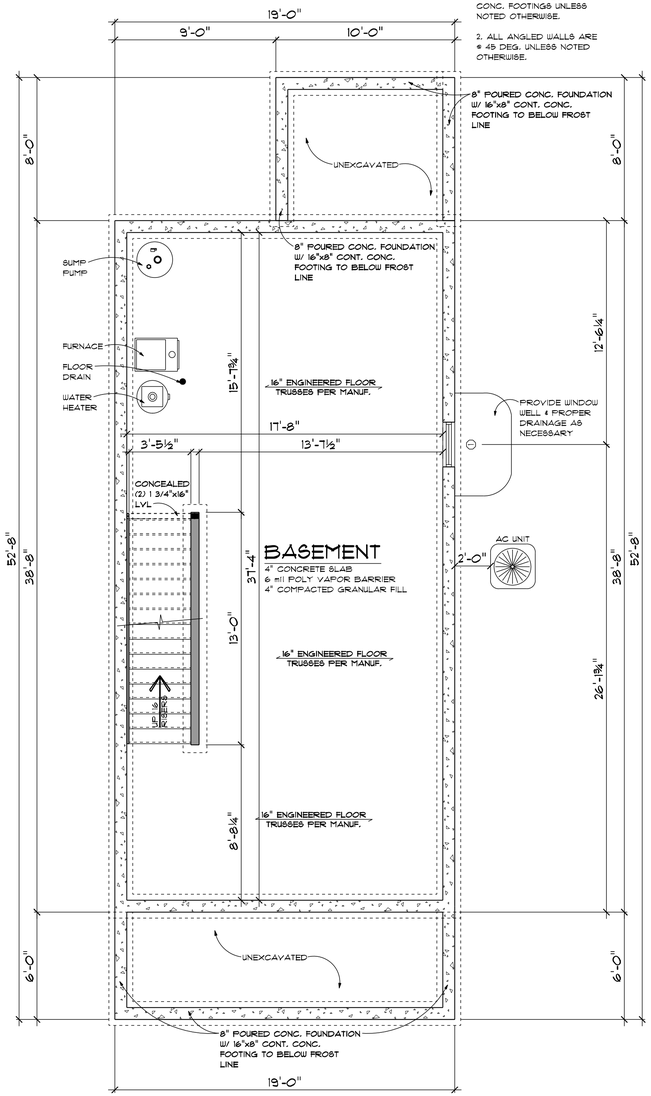
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100% SCALE @ 24"x36"

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X54 CASEMENT 1	2'-6" x 4'-6"	1

GENERAL NOTES:

1. ALL FOUNDATION WALLS ARE 8"x9'-0" HIGH POURED CONC. W/ 16"x8" CONT. CONC. FOOTINGS UNLESS NOTED OTHERWISE.
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE.



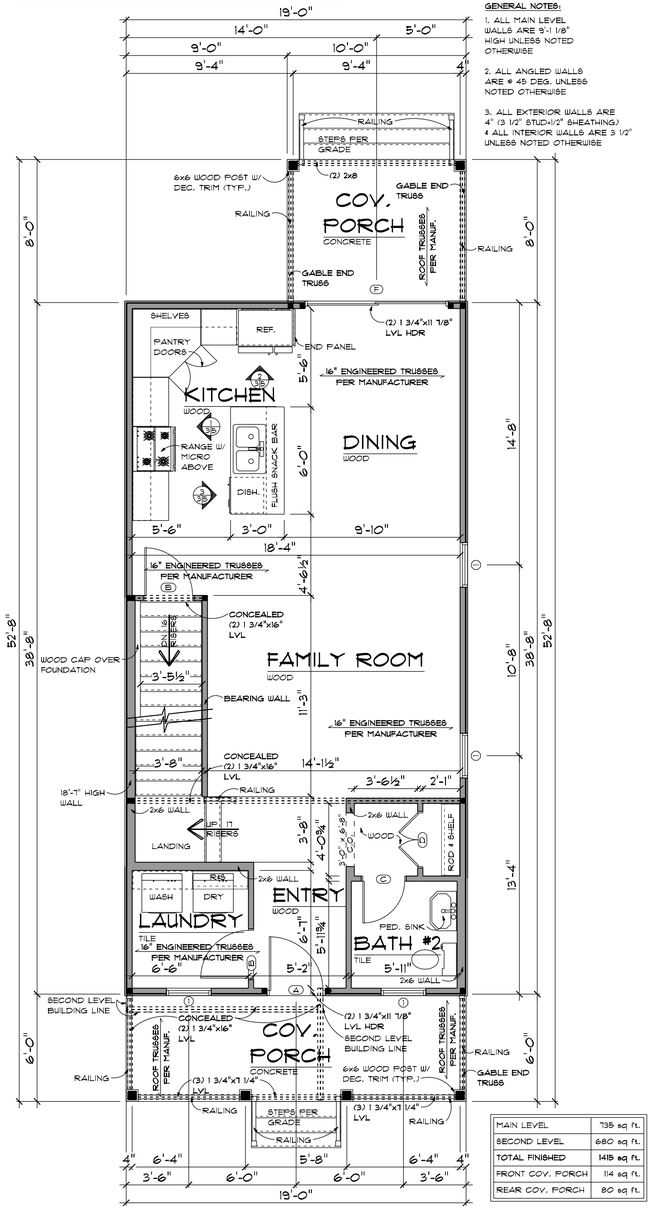
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X54 CASEMENT 1	2'-6" x 4'-6"	4
A	DOOR	36X80 EXTERIOR HALF LITE 1	3'-0" x 6'-8"	1
B	DOOR	32X80 1	2'-8" x 6'-8"	2
C	DOOR	28X80 1	2'-4" x 6'-8"	1
D	DOOR	36X80 2	3'-0" x 6'-8"	1
F	DOOR	96X80 PATIO 2	8'-0" x 6'-8"	1

GENERAL NOTES:

1. ALL MAIN LEVEL WALLS ARE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



MAIN LEVEL	739 sq ft.
SECOND LEVEL	680 sq ft.
TOTAL FINISHED	1419 sq ft.
FRONT COV. PORCH	114 sq ft.
REAR COV. PORCH	80 sq ft.

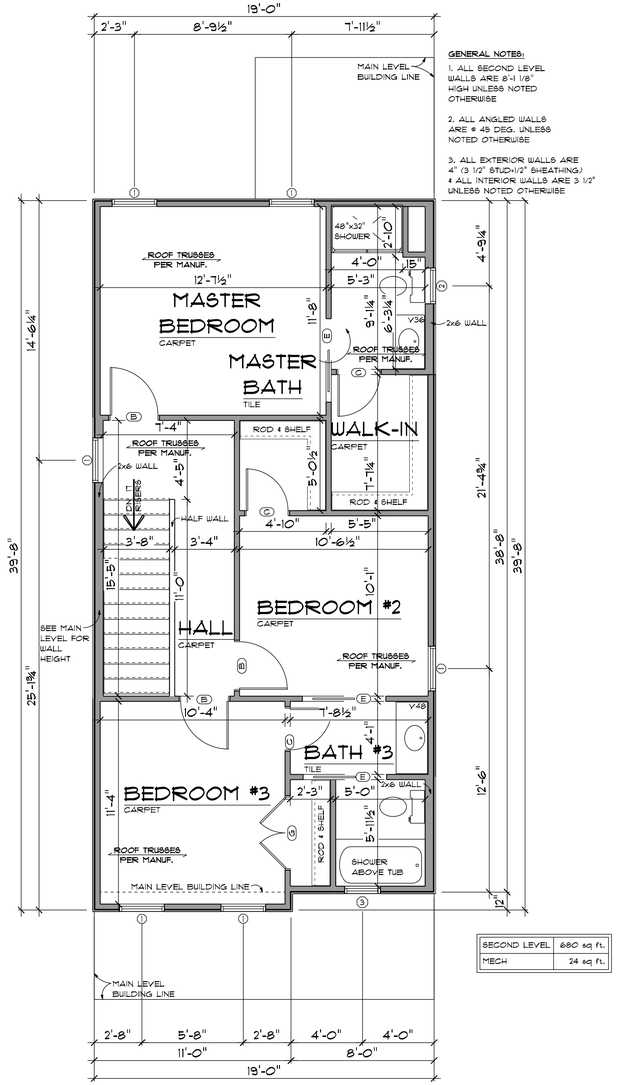
MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	30X54 CASEMENT 1	2'-6" x 4'-6"	6
2	WINDOW	24X42 CASEMENT 1	2'-0" x 3'-6"	1
3	WINDOW	24X24 CASEMENT 1	2'-0" x 2'-0"	1
B	DOOR	32X80 1	2'-8" x 6'-8"	3
C	DOOR	28X80 1	2'-4" x 6'-8"	3
E	DOOR	28X80 POCKET DOOR 1	2'-4" x 6'-8"	3
G	DOOR	48X80 2	4'-0" x 6'-8"	1

GENERAL NOTES:

1. ALL SECOND LEVEL WALLS ARE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE @ 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD+1/2" SHEATHING) & ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE



SECOND LEVEL	680 sq ft.
MECH	24 sq ft.

SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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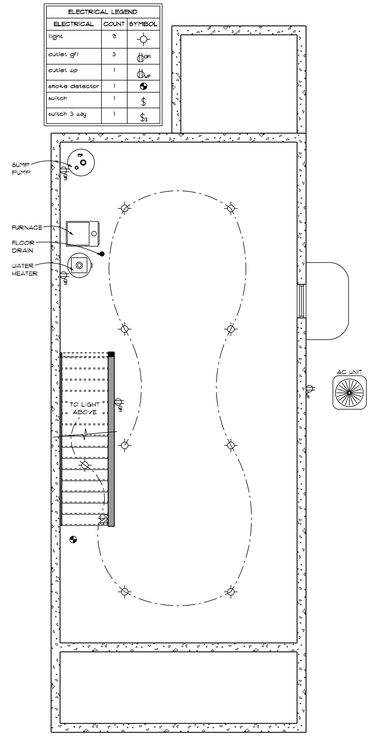
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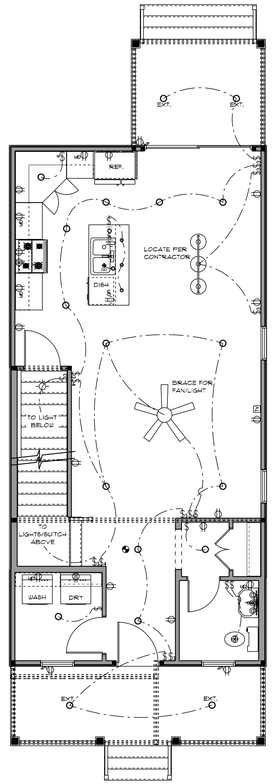
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
light	9	
outlet gfi	3	GFCI
outlet up	1	UP
smoke detector	1	SD
switch	1	$
switch 3 way	1	$3



FOUNDATION ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

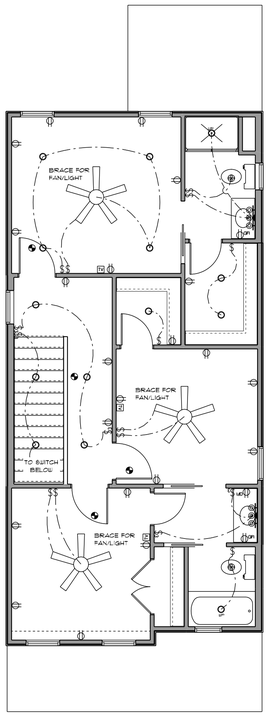
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
billiard light	1	
cable tv outlet	1	TV
can light 6inch	14	
ceiling fan 5 bladed 04	1	
countertop receptacle GFI	1	
EXTERIOR CAN LIGHT	4	EXT.
fan	1	
GARBAGE DISPOSAL	1	
light	1	
outlet	12	
outlet 220v	2	
outlet gfi	7	GFCI
outlet up	3	UP
pendant cone	3	
PLUNGER SWITCH	1	
smoke detector	1	SD
switch	8	$
switch 3 way	8	$3
switch 4 way	3	$4
SWITCH MOTION	1	
wall mounted 03 3 lights	1	



MAIN LEVEL ELECTRICAL PLAN

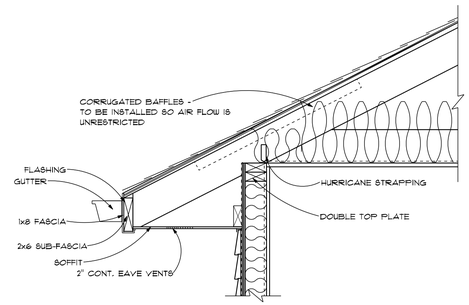
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cable tv outlet	3	TV
can light 6inch	12	
CAN LIGHT WATERPROOF 6INCH	2	
ceiling fan 5 bladed 04	3	
fan	2	
outlet	21	
outlet gfi	3	GFCI
smoke detector	4	SD
switch	11	$
switch 3 way	5	$3
wall mounted 03 3 lights	2	



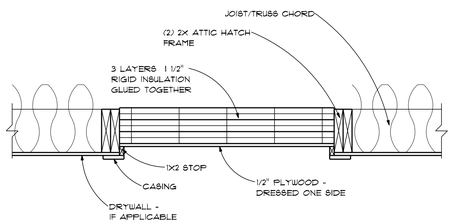
SECOND LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



EAVE VENT

SCALE: 1"=1'-0"

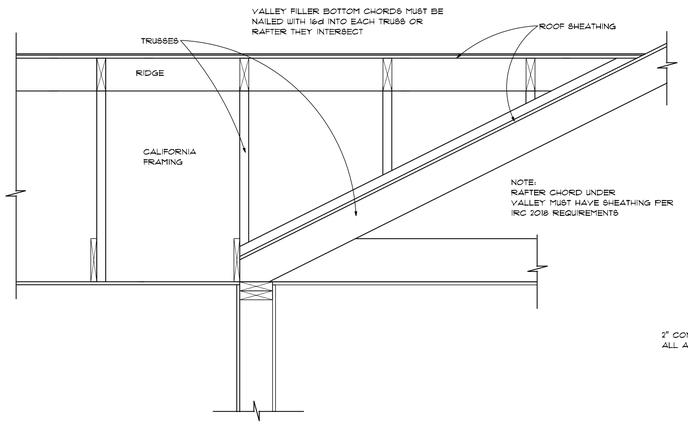


ATTIC HATCH

SCALE: 1"=1'-0"

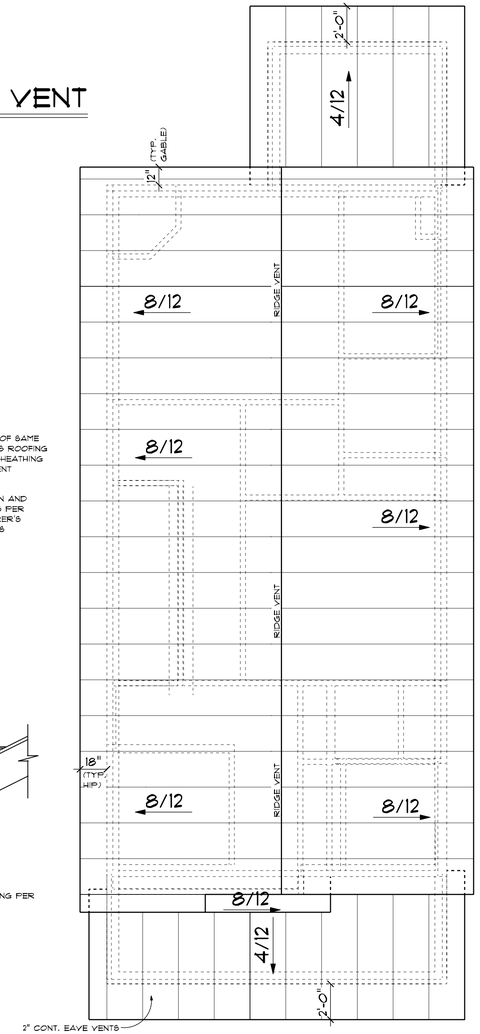
RIDGE VENT

SCALE: 1"=1'-0"



ROOF OVERFRAMING

SCALE: 1"=1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

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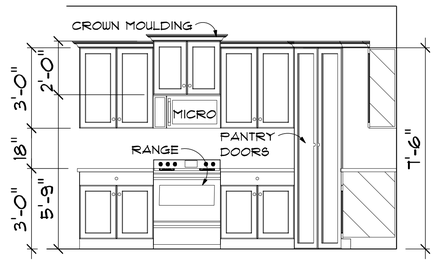
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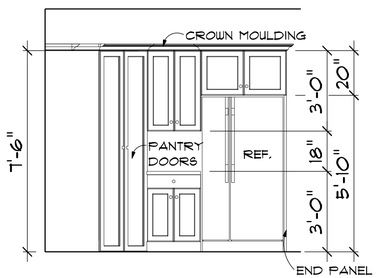
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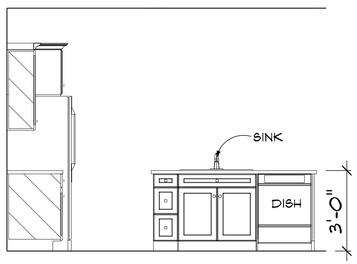
100% SCALE @ 24"x36"



DETAIL 1



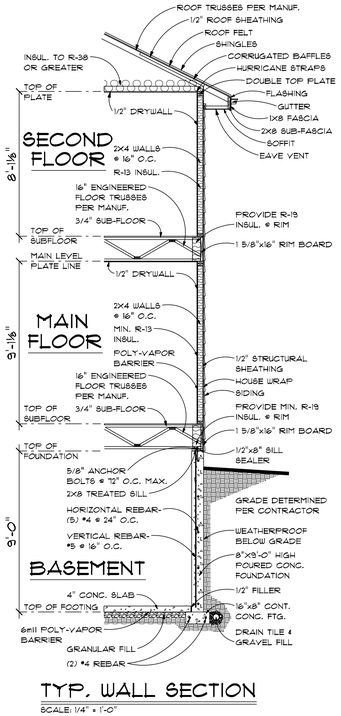
DETAIL 2



DETAIL 3

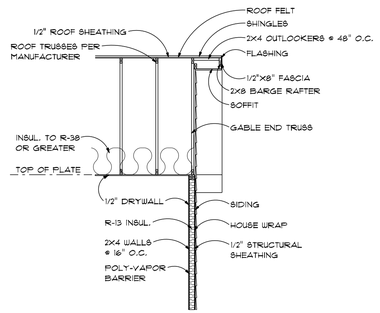
CABINET ELEVATIONS

SCALE: 3/8" = 1'-0"



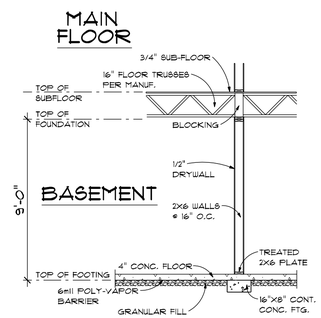
TYP. WALL SECTION

SCALE: 1/4" = 1'-0"



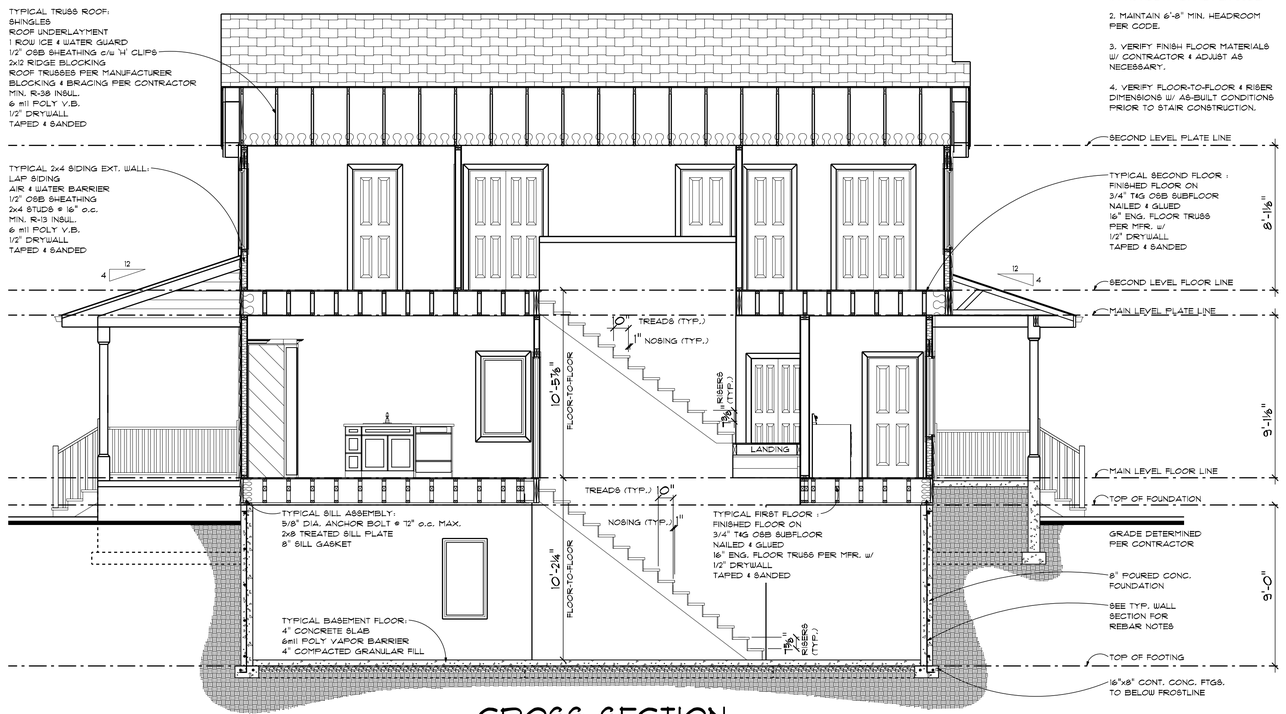
TYP. GABLE END SECTION

SCALE: 1/4" = 1'-0"



TYP. 2X6 BEARING WALL

SCALE: 1/4" = 1'-0"



CROSS SECTION

SCALE: 1/4" = 1'-0"

STAIR NOTES:

1. PROVIDE HANDRAIL PER CODE.
2. MAINTAIN 6'-8" MIN. HEADROOM PER CODE.
3. VERIFY FINISH FLOOR MATERIALS W/ CONTRACTOR & ADJUST AS NECESSARY.
4. VERIFY FLOOR-TO-FLOOR & RISER DIMENSIONS W/ AS-BUILT CONDITIONS PRIOR TO STAIR CONSTRUCTION.

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SHEET 5 OF 5

GENERATED: 3/7/2025

100% SCALE @ 24"x36"

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PRELIM

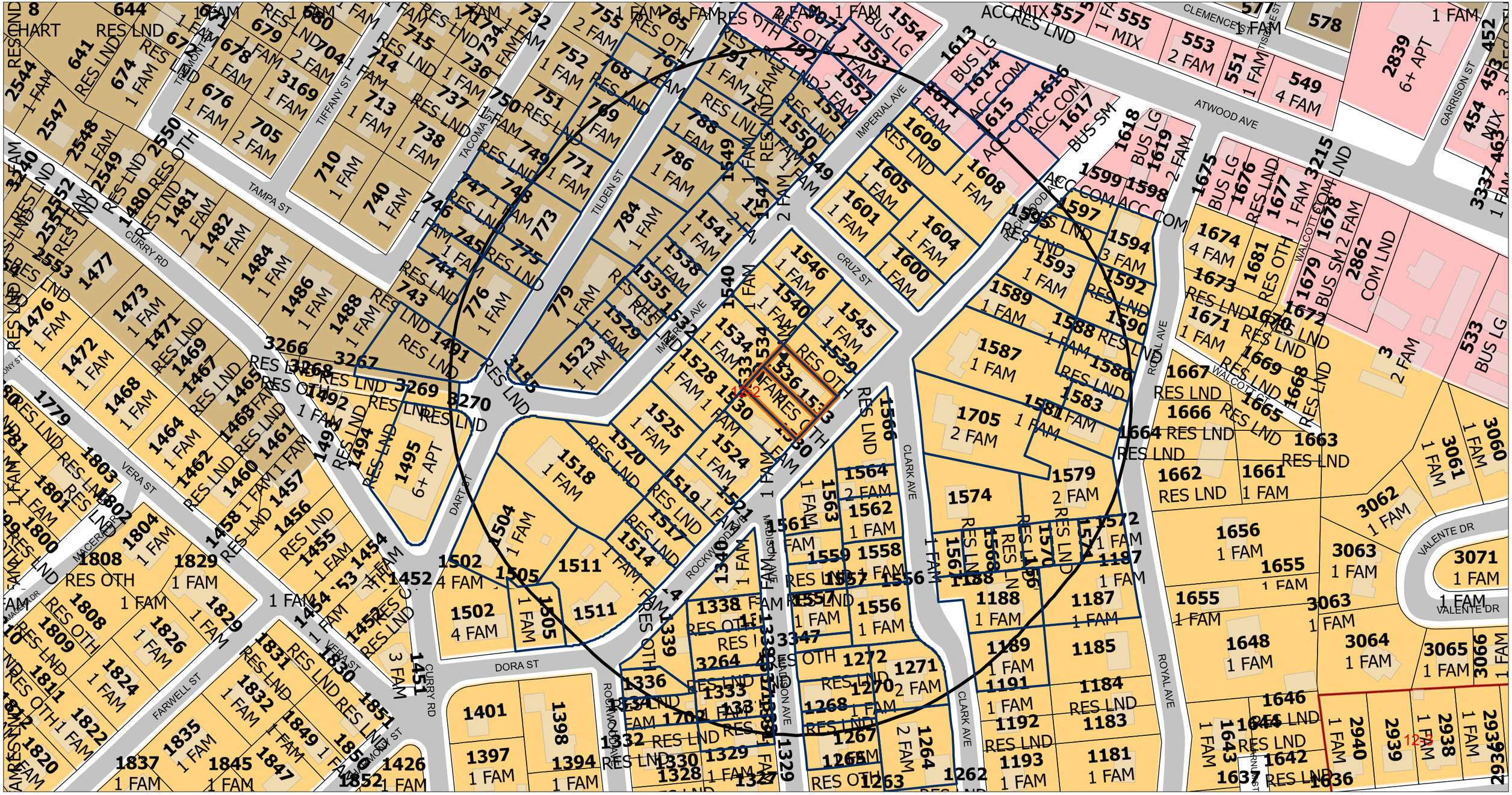
FINAL
11/17/2025
REVISION

Reynolds
2x4 Basement

ORIGINAL DRAFT
IF THIS IS NOT RED
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57 Rockwood Ave 400' Radius Plat 12 Lot 1536, 1533



CITY OF CRANSTON
VIGILO
DUM
CURO
1754 - 1910

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ParcelsInBuffer
SelectedParcelsBuffer
SelectedParcels
Labels_Radius Maps_Lot and LU v2
Streets Names

Hydro Poly 2001
Stream/Water Body
Swamp
Buildings
Cranston Boundary
Plat Bounds
Easements partial

Parcels
Cemeteries
Cranston Boundary
Roads
Historic Overlay District

Zoning
none

A80
A20
A12
A8
A6
B1
B2
C1
C2
C3
C4
C5
M1
M2
EI
MPD
S1
Other

Map Scale: 1:1,992

Map created by Web Application on 7/27/2026 11:50 AM

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