

City of Cranston Zoning Board of Review

November 9, 2022

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)


















► **Ward 3**

► **HEIDY C. PAZ (OWN/APP)** has filed an application to request permission to construct a new single family dwelling on an under-sized lot with reduced lot width at **0 Farmington Avenue, A.P. 8, lot 1022**; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► **Application filed 10/12/22. No attorney.**



[illegible]

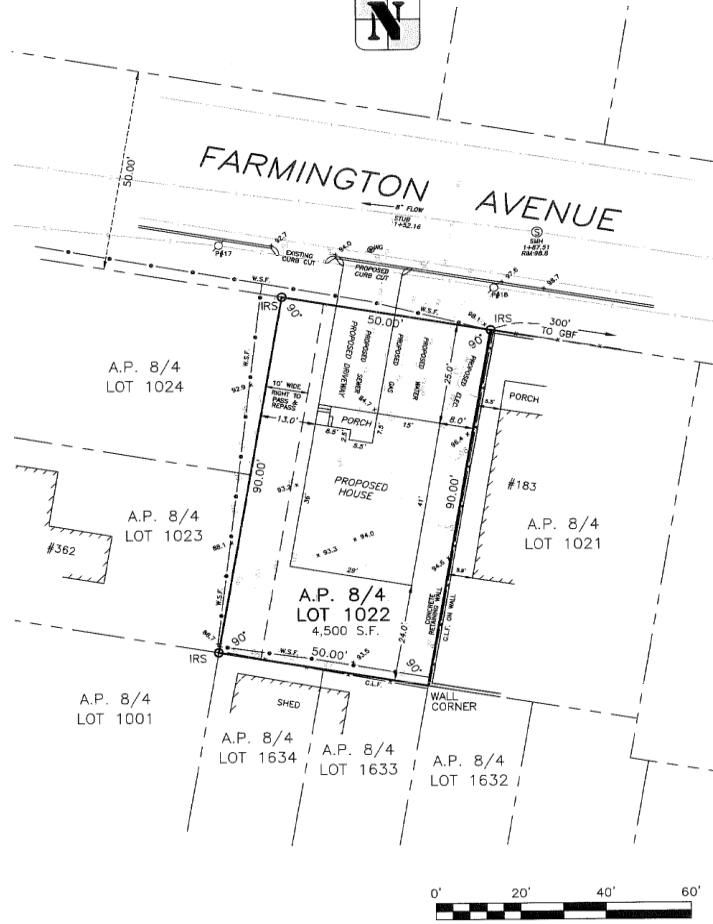
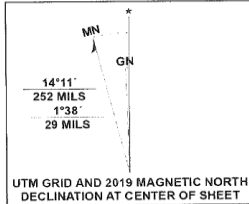
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names	Zoning			A6		C4		S1
Cranston Boundary	none			B1		C5		Other
Parcels		A80		B2		M1		
Buildings		A20		C1		M2		
Zoning Dimensions		A12		C2		EI		

A horizontal number line with two scales. The top scale is labeled in miles (mi) and has major tick marks at 0, 0.0225, 0.045, and 0.09. The bottom scale is labeled in kilometers (km) and has major tick marks at 0, 0.035, 0.07, and 0.14. There are also minor tick marks between the major ones: between 0 and 0.0225 (4 ticks), between 0.0225 and 0.045 (4 ticks), between 0.045 and 0.09 (4 ticks), and between 0 and 0.035 (4 ticks), between 0.035 and 0.07 (4 ticks), and between 0.07 and 0.14 (4 ticks).

City of Cranston

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,
ABUTTING PROPERTY) THE CONTRACTOR SHALL IMMEDIATELY CLEAN & RESTORE
THE EFFECTED AREA.

GENERAL NOTES

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

UTILITY NOTE:

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

GENERAL NOTES:

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

UNDERGROUND UTILITY LOCATIONS AS SHOWN HEREON ARE TAKEN FROM
AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY.
NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION
AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK BEING STARTED.

FLOOD ZONE NOTE:

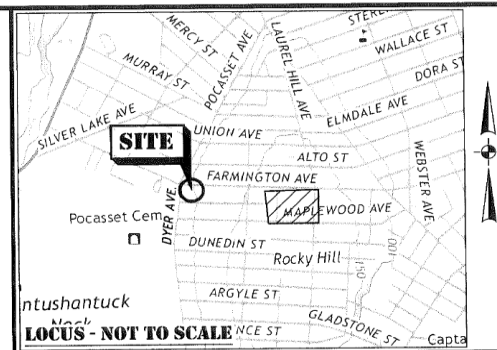
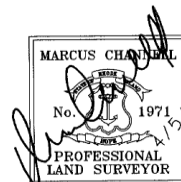
THIS LOT LIES WITH ZONE "X" ON MAP 44007C0312H
PANEL EFFECTIVE DATE: 10/2/2015

DATUM NOTE:

ELEVATIONS ARE ON CRANSTON DATUM

LEGEND:

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



REFERENCES:

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

ZONING DISTRICT: B-1

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

SURVEY CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015,
AS FOLLOWS:

TYPE OF SURVEY: MEASUREMENT SPECIFICATION
PERIMETER SURVEY CLASS I
DATA ACCUMULATION - TOPOGRAPHY CLASS III
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN WAS FOLLOWING:
SHOW EXISTING CONDITIONS FOR PROPOSED NEW HOUSE CONSTRUCTION.
BY: *Marcus Channell* 4/15/2022 DATE
MARCUS CHANNELL, P.L.S. #1971 (LS-A479)

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

PLAN OF SURVEY

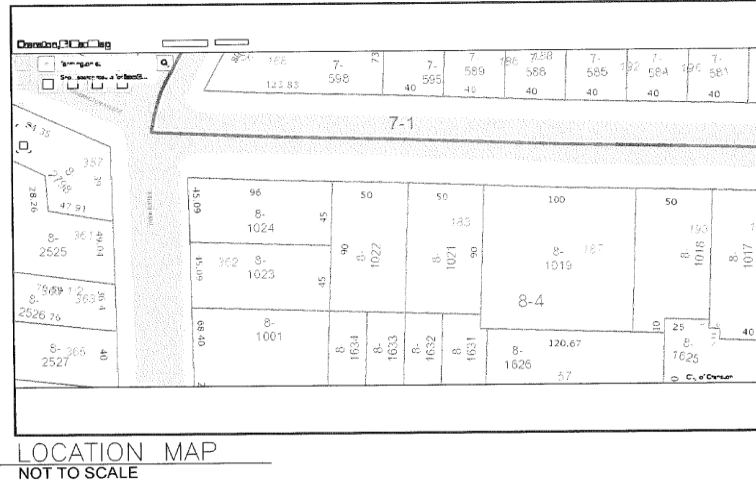
ASSESSOR'S PLAT 8/4 - LOT 1022
FARMINGTON AVENUE - CRANSTON, RI
PREPARED FOR:
HEIDY PAZ

ATLAS
LAND SURVEYING

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

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2022

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



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE IRC 2015 REQUIREMENTS AND ITS APPLICABLE REFERENCED STANDARDS. THESE DRAWINGS 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. 7. CONTRACTOR AND OWNER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DOCUMENT REPAIRER FOR JUSTIFICATION AND CORRECTION BEFORE PROCEEDING WITH WORK.
8. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE DESIGNER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR, OR ANY PERSON USING THIS PLANS TO CONSTRUCT THE INTENDED STRUCTURE AT THE INTENDED LOCATION, RESULTING FROM THE PERFORMANCE OF WORK BY THE CONTRACTOR (INCLUDING LEGAL FEES).
9. ALL DIMENSIONS SHOULD BE CALCULATED OR READ AND NEVER SCALED.
10. ALL CONDITIONS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER (WHO SHOULD BE HIRE INDEPENDENTLY, AND FEES PAID BY THE OWNER OR CONTRACTOR) BEFORE WORK PROCEEDS.
11. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS AND DETAILS, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CONSULTATION. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN, THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER SHALL BE NOTIFIED BEFORE ANY WORK PROCEEDS.
12. THE DESIGNER ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THIS PLANS, EXCEPT UPON THE WRITTEN APPROVAL OF THE DESIGNER OR THE STRUCTURAL COMPONENT DESIGNER/ENGINEER ON RECORD.
13. REPRODUCTION OF THE DESIGNER PLANS AND STRUCTURAL DRAWINGS FOR SHOP DRAWINGS IS NOT PERMITTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIREMENTS DURING CONSTRUCTION. TEMPORARY SUPPORTS REQUIRED FOR STABILITY DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE REMOVED AFTER CONSTRUCTION AND ARE THE CONTRACTOR'S RESPONSIBILITY.
- 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 70PSF
4. WIND DESIGN EXPOSURE
- A. EXPOSURE CATEGORY (A, D, R301.2.1.4) (B IS NORMAL)
- B. WIND SPEED ZONE (AHJ) (50 MIHR 120 MIHR, MOST NORTHERN, NORTHEAST AND PORTION OF WESTERN RI)
- C. 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	36X80	V.I.F.
4	1	DOUBLE DOOR	72X80	V.I.F.
5	1	DOUBLE DOOR	72X80	V.I.F. (H.R.F.R.)
6	2	POCKET MASONITE SIX PANEL	32X80	V.I.F.
7	1	MASONITE SIX PANEL	36X80	
8	1	DOUBLE DOOR	60X80	
9	1	INSUL. METAL SIX PANEL - INTERIOR	36X80	V.I.F.
10	1	SLIDING DOOR - W/SCREEN - INTERIOR	72X80	V.I.F.
11	2	INSUL. CARBIDE DOOR	108X80	V.I.F.
12	2	REFOLD CLOSURE DOORS SIX PANELS	60X80	

WINDOW SCHEDULE				
SYM	QUANT	TYPE	SIZE	ROUGH OPENING
A	8	SLIDING - 80MT	36 X 24	2' 5 3/4" X 1' 11 3/4"
B	7	DOUBLE HUNG	36 X 24	2' 5 3/4" X 1' 11 3/4"
C	2	DOUBLE HUNG	36 X 48	2' 5 3/4" X 2' 11 3/4"
D	3	DOUBLE HUNG	36 X 60	2' 5 3/4" X 3' 11 3/4"
E	1	TEMPERED	24 X 60	2' 5 3/4" X 3' 11 3/4"

- Safety Glazing
- R308.4.2 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 tiltout doors shall be considered to be a hazardous location.
- Exceptions:
- Glazed openings of a size through which a 3 inch-diameter (76 mm) sphere is unable to pass.
 - Decorative glazing.
- R308.4.2 Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 - Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
- Exceptions:
- Decorative glazing.
 - Where there is an intervening wall or other permanent barrier between the door and the glazing.
 - Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
 - Glazing that is adjacent to the fixed panel of patio doors.
- R308.4.3 Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
- The exposed area of an individual pane is larger than 9 square feet (0.835 m²).
 - The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
 - The top edge of the glazing is more than 36 inches (914 mm) above the floor. And one or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.
- Exceptions:
- Decorative glazing.
 - Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).
 - Outboard panels in insulating glass units and other multiple glazing 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 (10.79 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.

LIST OF DRAWINGS

- TS TITLE SHEET
- 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

BLDCK: 1022

LOT: 81

ZONING: 1

LIVING UNITS: 1

HEIGHT: 30'-0"

OCCUPANCY: SINGLE FAMILY

NO. STORIES: 2

BUILDING PLANING REVIEW

Grand Show Load: 78 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	H	K	8'-0"	Not Applicable
103	DINING ROOM	E	F	K	K	8'-0"	
104	OPEN KITCHEN 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	HITCHEN	C	F	K	K	8'-0"	
109	BREAKFAST	E	G	K	K	8'-0"	Not Applicable
110	FAMILY ROOM	E	F	K	K	8'-0"	
111	FLOOR JOIST	C	F	K	K	8'-0"	Not Applicable
112	DRICK	B	F	K	K	8'-0"	
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	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)	E	F	K	K	8'-0"	
201	OPEN TO BELOW	E	F	K	K	8'-0"	
202	JACK & JILL BATH- RM	C	G	K	K	8'-0"	
203	BALCONY	E	F	K	K	8'-0"	
204	STAY IN SEATING AREA	E	F	K	K	8'-0"	
205	BEDROOM	E	G	K	K	8'-0"	
206	CLOSET	E	G	K	K	8'-0"	

LEGENDS

- 75 CFM MIN. EXHAUST FAN VENTED OUTSIDE
- 3-2X12 W/ 8" PLYWOOD W/ 1" MAILED TOGETHER W/ 3-2X4 POST @ EVERY END

FIRE ALARM LEGENDS

SYM	DEVICES
SD	SMOKE DETECTOR
CD	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:

Issue:

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

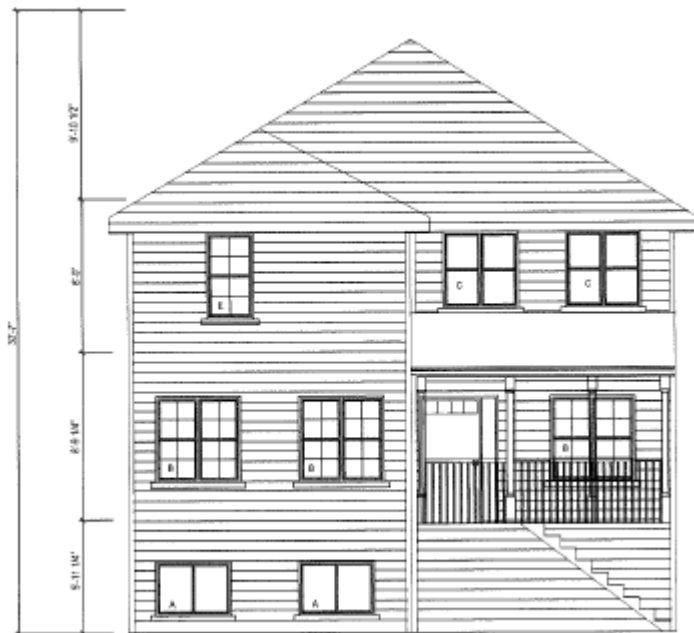
Project:

Date: 5/31/2022

Sheet Name:

TITLE SHEET
TS

Sheet Number: 1 of 12



FOR DECK CONSTRUCTION
SEE DETAILS ON A009

2X8 Rafters @12" O.C.

Gutters

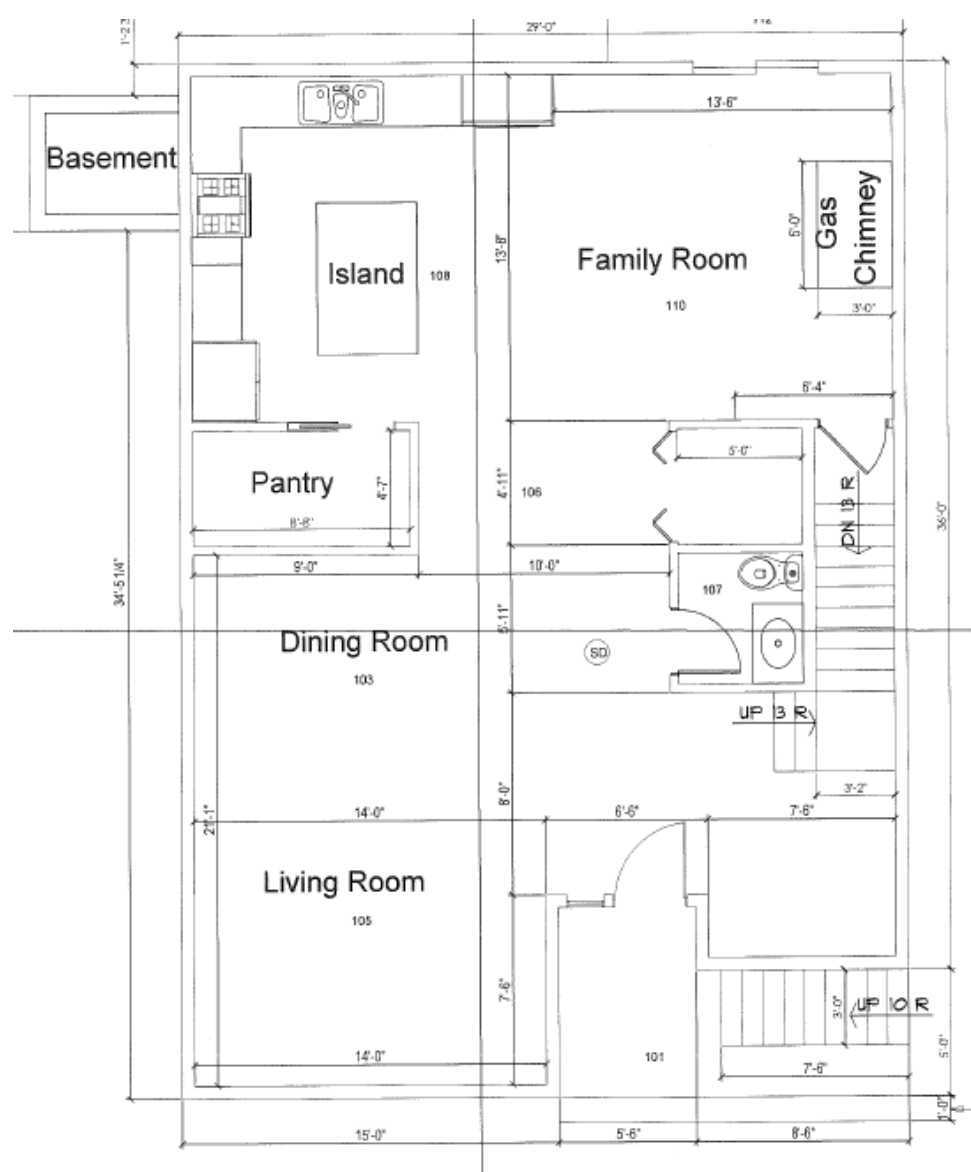
6 X 6 X 8' Post Wrapped
On PVC Cover

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

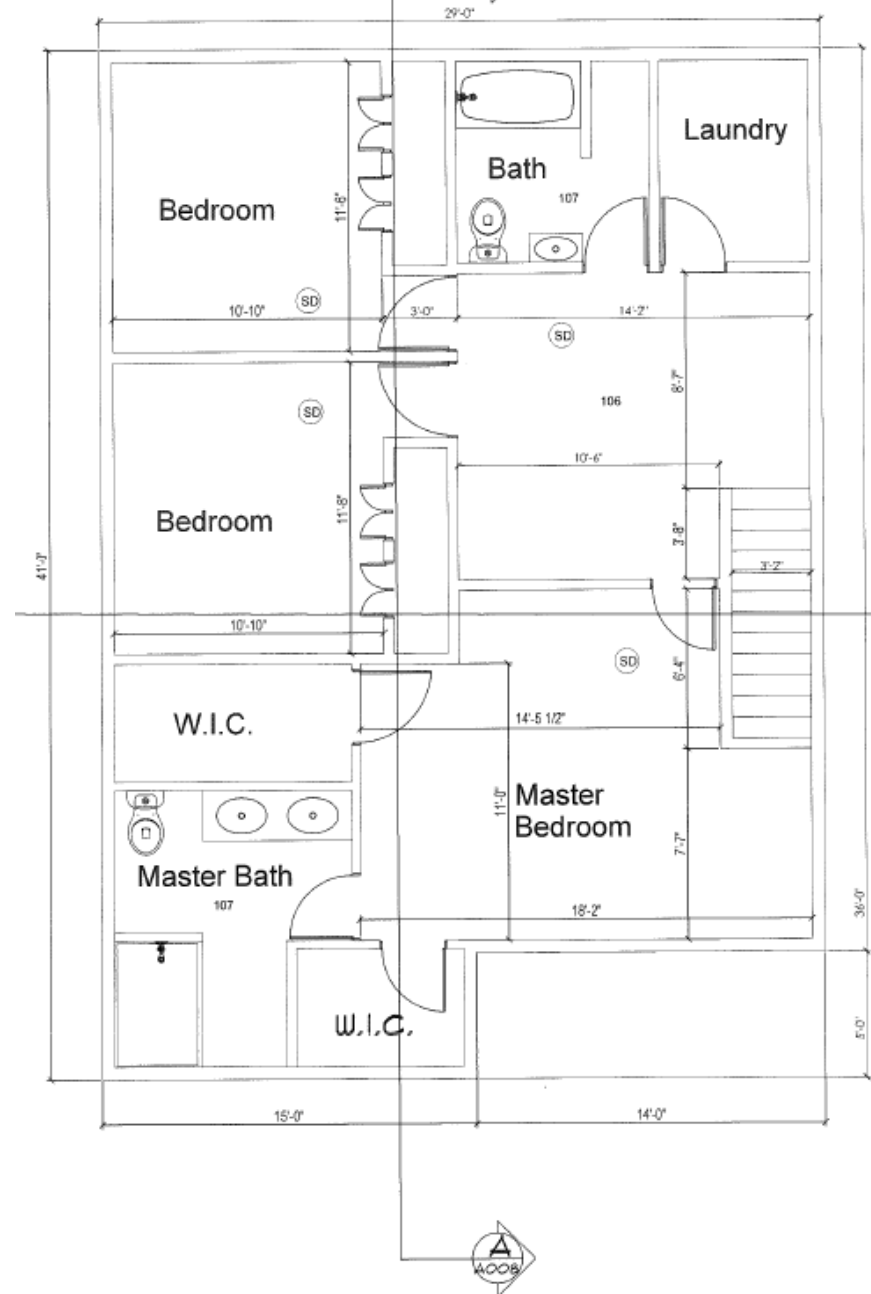
10" Dia. Concrete Pier

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





First Floor Plan



Second Floor Plan

