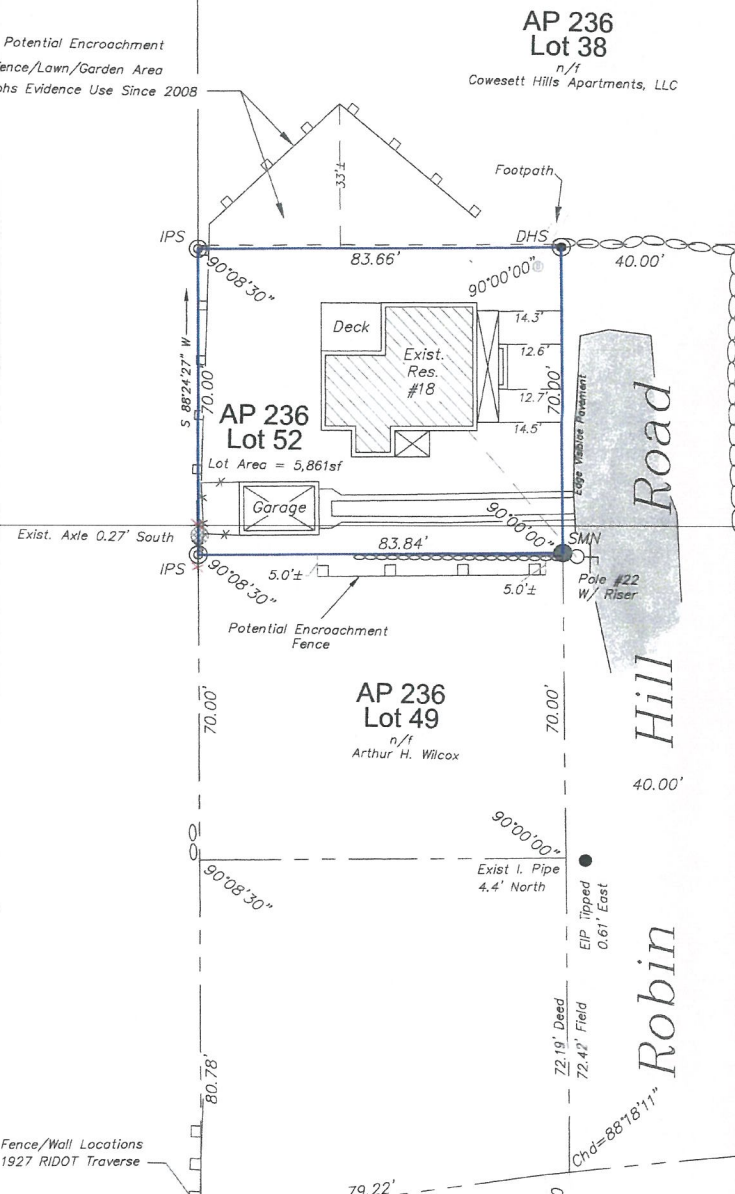


REFERENCES:

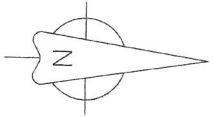
- 1) RHODE ISLAND HIGHWAY PLAT NO. 206-(1927).
- 2) RIDOT FIELDBOOK No.'s 940 & 942
- 3) COWESETT HILLS APARTMENT COMPLEX SURVEY FOR: PICERNE PROPERTIES BY: WATERMAN ENGINEERING SCALE: 1"=60' DATE: JUNE, 1987
- 4) COWESETT HILLS APARTMENT COMPLEX SURVEY FOR: COWESETT HILLS ASSOCIATES BY: MARK W. HUTCHINS & ASSOCIATES, INC. SCALE: 1"=50' DATE: JULY 8, 1993 REVISION DATE: JULY 14, 1993 & DECEMBER 14, 1995
- 5) ALTA/NSPS LAND TITLE SURVEY COWESETT HILLS APARTMENTS FOR: THE PICERNE REAL ESTATE GROUP BY: DIPRETE ENGINEERING SCALE: 1"=40' DATE: JUNE 3, 2022

Potential Encroachment
Fence/Lawn/Garden Area
Aerial Photographs Evidence Use Since 2008



Location Map
Not To Scale

NAD83 (2011)(2010.00)



AP 236 Lot 38
n/f
Cowesett Hills Apartments, LLC

AP 236 Lot 58
n/f
Picerne Commercial Pool, LLC & Picerne Real Estate Group

AP 236 Lot 49
n/f
Arthur H. Wilcox

AP 236 Lot 52
Lot Area = 5,861sf

Centerline Baseline RI Hwy Plat NO.206

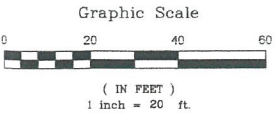
Post

Road

Robin Hill Road

Legend

- 100.00' ——— EXISTING PROPERTY LINE
- - - - - APPROXIMATE ABUTTING PROPERTY LINES
- - - - - CENTERLINE OF HIGHWAY
- ~~~~~ APPROXIMATE TREE LINE
- ⊖ EXISTING STONE WALL
- ⊖ EXISTING RHODE ISLAND HIGHWAY BOUND
- ⊖ UTILITY POLE
- WIRE FENCE
- STOCKADE FENCE
- FENCE
- ⊖ EDH EXISTING DRILL HOLE
- ⊖ DHS DRILL HOLE SET
- ⊖ SMN SET M.NAIL
- ⊖ EIP EXISTING IRON PIN
- ⊖ IPS IRON PIN SET



Street Index
Robin Hill Road
Post Road
RI Route 1

CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	III

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines, delineate the physical location of observed improvements and identify any observed encroachments by or against the subject parcel.

By: Mark D. Boyer #1888
Boyer Associates C.O.A. # A317

Zoning District

A-10

MINIMUM AREA	10,000 SQ. FT.
FRONTAGE	100 FEET
BUILDING SETBACKS	
FRONT YARD	25 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL

Being: ASSESSORS PLAT NO. 236 LOT NO. 52

Property Line Survey

18 Robin Hill Road
Warwick, Rhode Island

DANIEL P. JR. & NICOLE M. LaCHANCE

Checked By	MDB	Drawn By	MDB	Date
				November 7, 2022

Scale: 1"= 20'

NO.	REVISION	DATE



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BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02893
TEL. (401)821-8872 FAX (401)826-1993

Sheet 1 of 1 sheets

#10881-18 Robin Hill Rd.



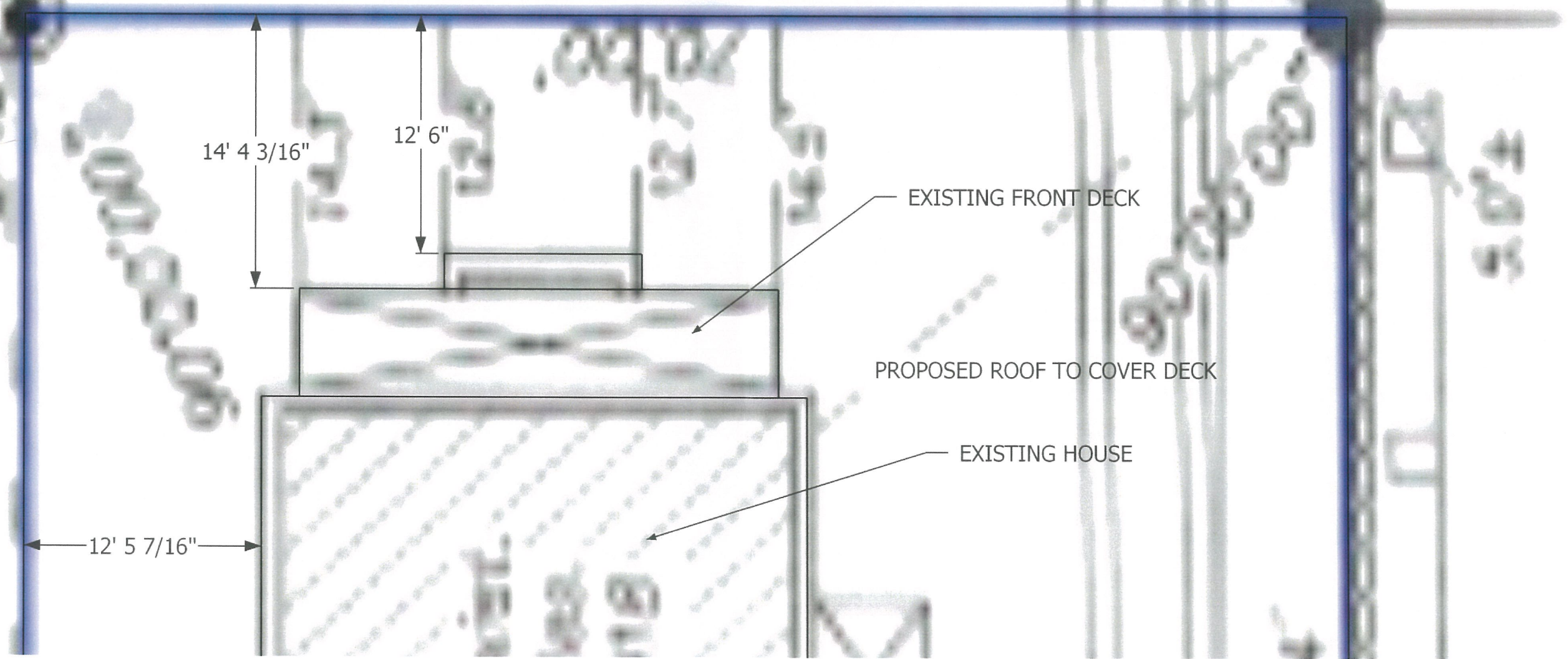
18 Robin Hill Rd.

Proposed Front Porch

26ftx5ft

18 Robin Hill Rd.
Proposed Front Porch
26ftx5ft

18 ROBIN HILL RD PROPOSED ROOF TO COVER FRONT DECK



14' 4 3/16"

12' 6"

EXISTING FRONT DECK

PROPOSED ROOF TO COVER DECK

EXISTING HOUSE

12' 5 7/16"

5' 0"



FRONT OF HOUSE

PORCH BEARING STRUCTURE

12" SONO TUBES TO FROST DEPTH

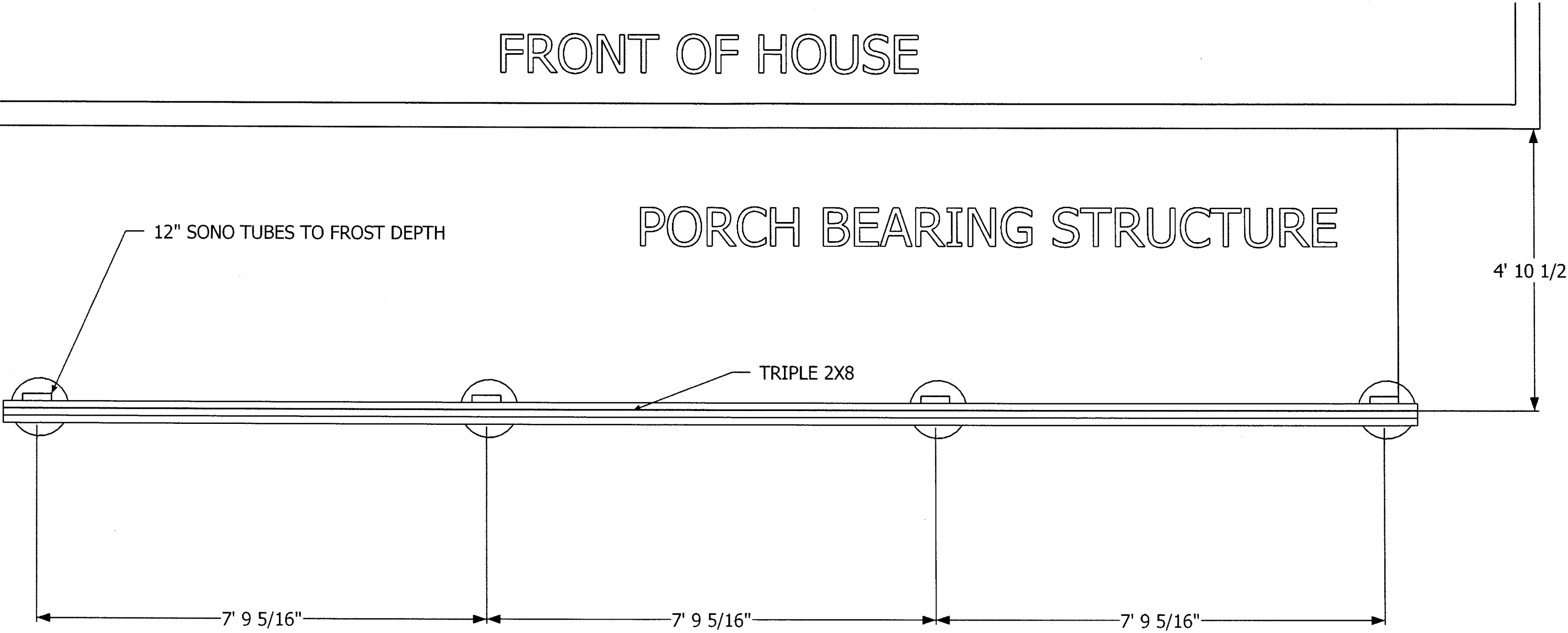
TRIPLE 2X8

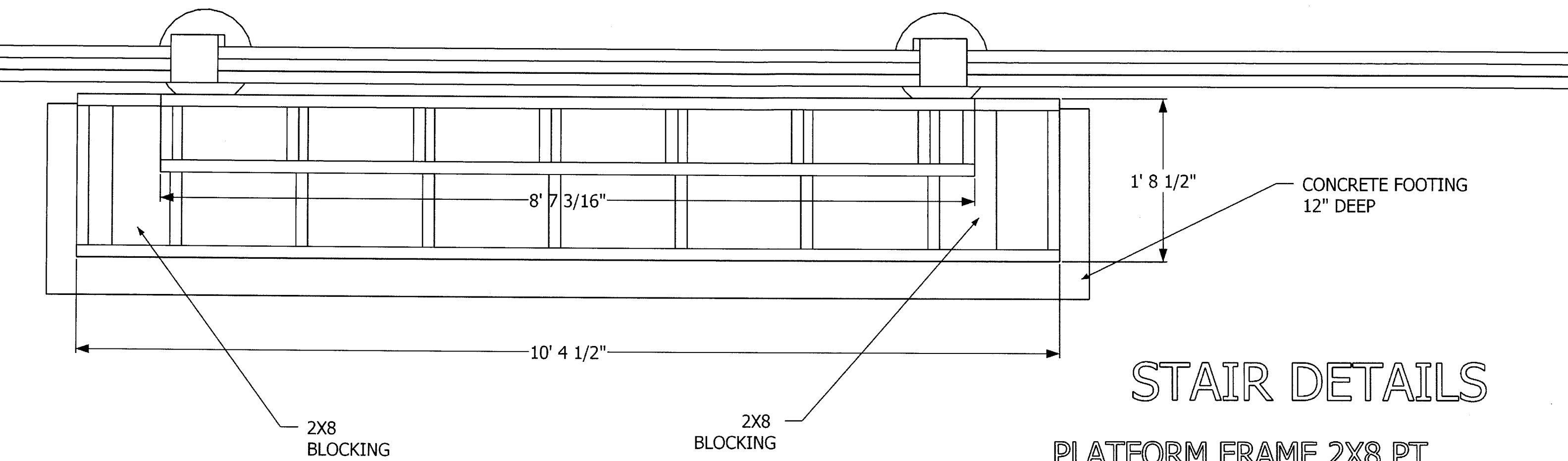
4' 10 1/2"

7' 9 5/16"

7' 9 5/16"

7' 9 5/16"

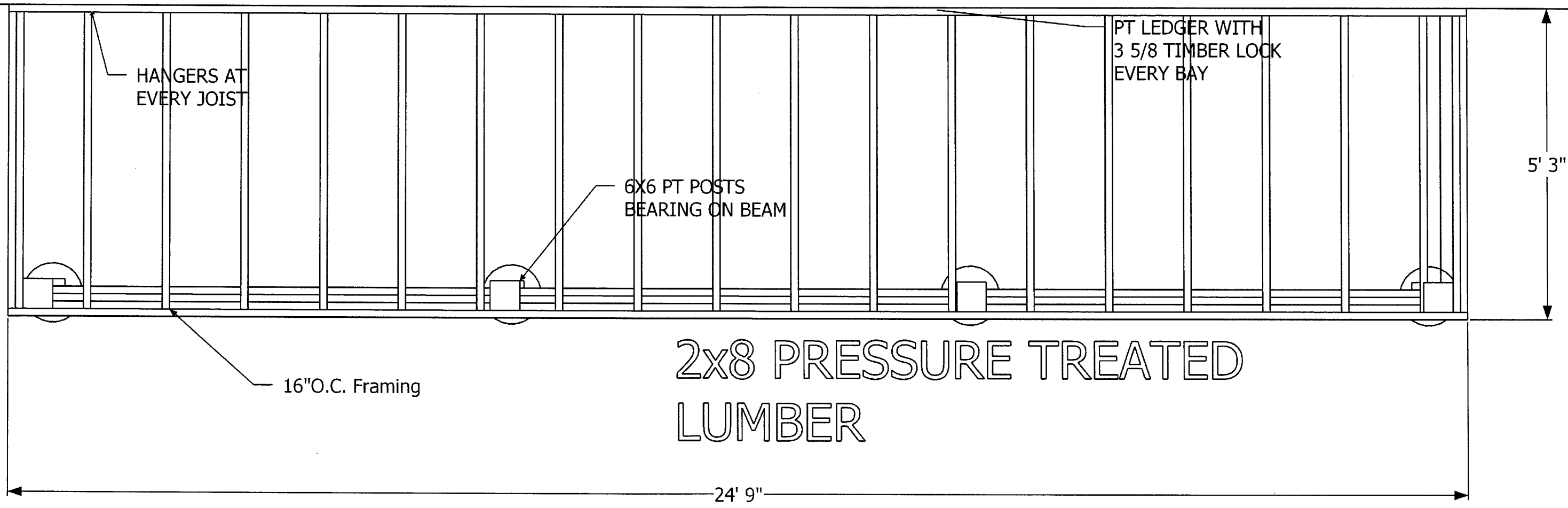




STAIR DETAILS

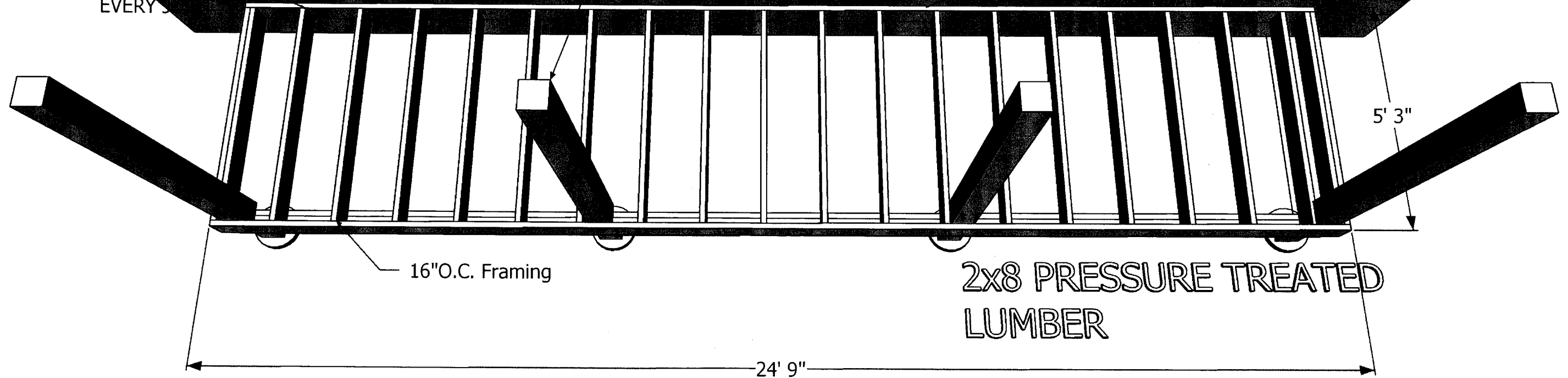
PLATFORM FRAME 2X8 PT
16" O.C.
12" DEEP CONCRETE SLAB
ACROSS LENGTH FOR BEARING

FRONT OF HOUSE

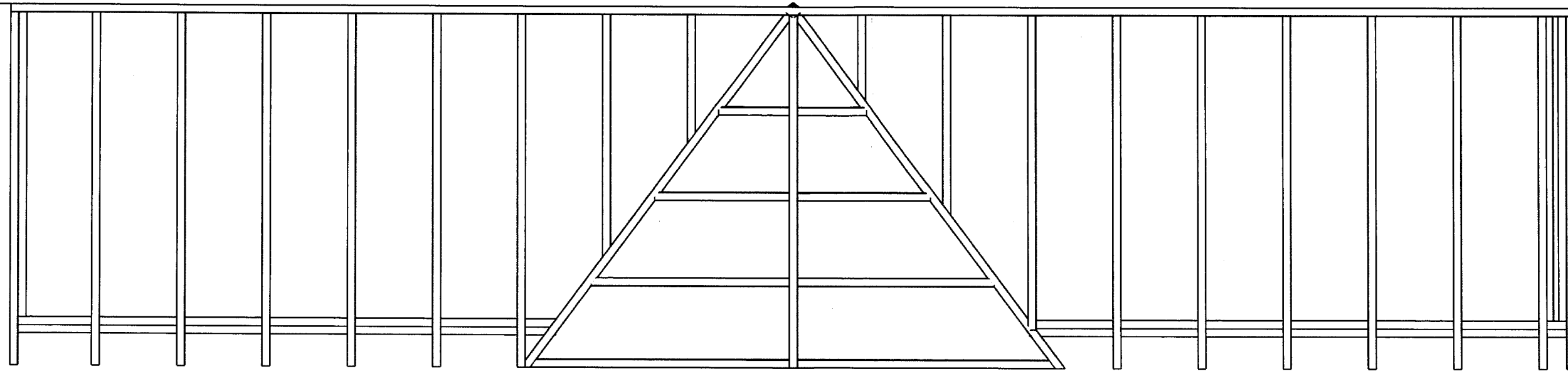


EXISTING HOUSE

HAN
EVERY



FRONT OF HOUSE

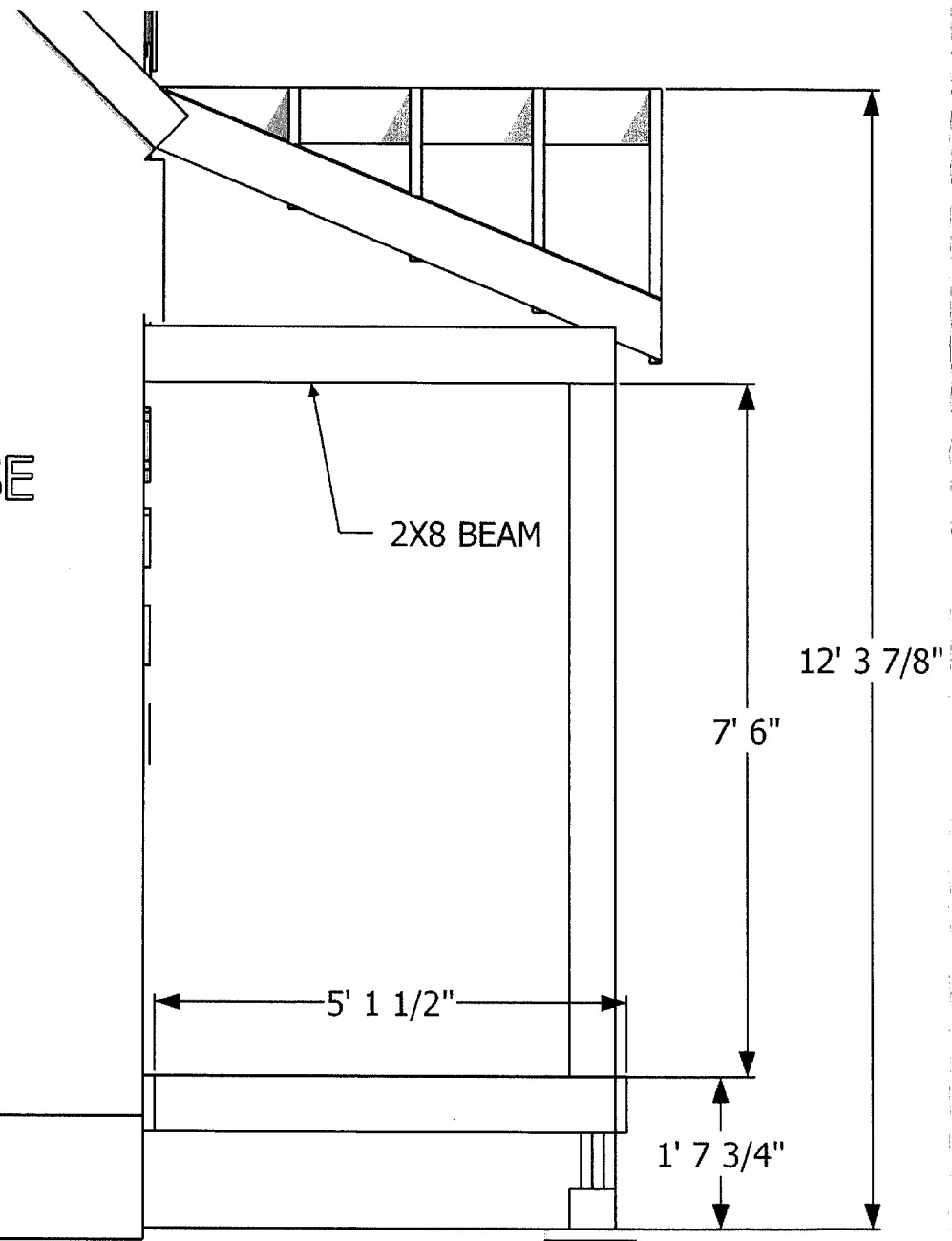


ROOFING DETAIL: 2X6 RAFTERS FRAMED 16"O.C.

5:12 ROOF PITCH

1/2" TONGUE AND GROOVE ZIP SYSTEM SHEATHING
WITH APPROPRIATE FLASHINGS AND TAPES

EXISTING HOUSE



SIDE ELEVATION

FRONT ELEVATION

- PORCH TO BE TIED INTO
- EXISTING ROOFLINE AND FREEZE BOARD
- 12" SONOTUBE PIERS
- 6X6 POST
- PT 2X8 JOIST FRAMING WITH HANGERS
- 2X6 RAFTERS WITH 1/2" ZIP SYSTEM
- TONGUE AND GROOVE CEILING
- ASPHALT ARCHITECTURAL SHINGLES
- COMPOSITE DECKING

16"O.C. Framing

