Pet. #10930 - 51 Ninth Ave

PARCEL IDENTIFICATION
ASSESSORS PLAT 373, LOT 215
WARWICK, RHODE ISLAND
AREA = 4,500 S.F.

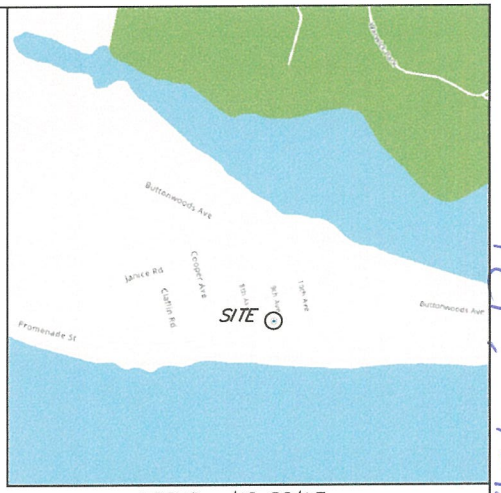
PARCEL OWNER
IAN M. PHIPPS & NICOLE M. MARTINEZ
51 NINTH AVENUE
WARWICK, RI 02886

PARCEL ZONING

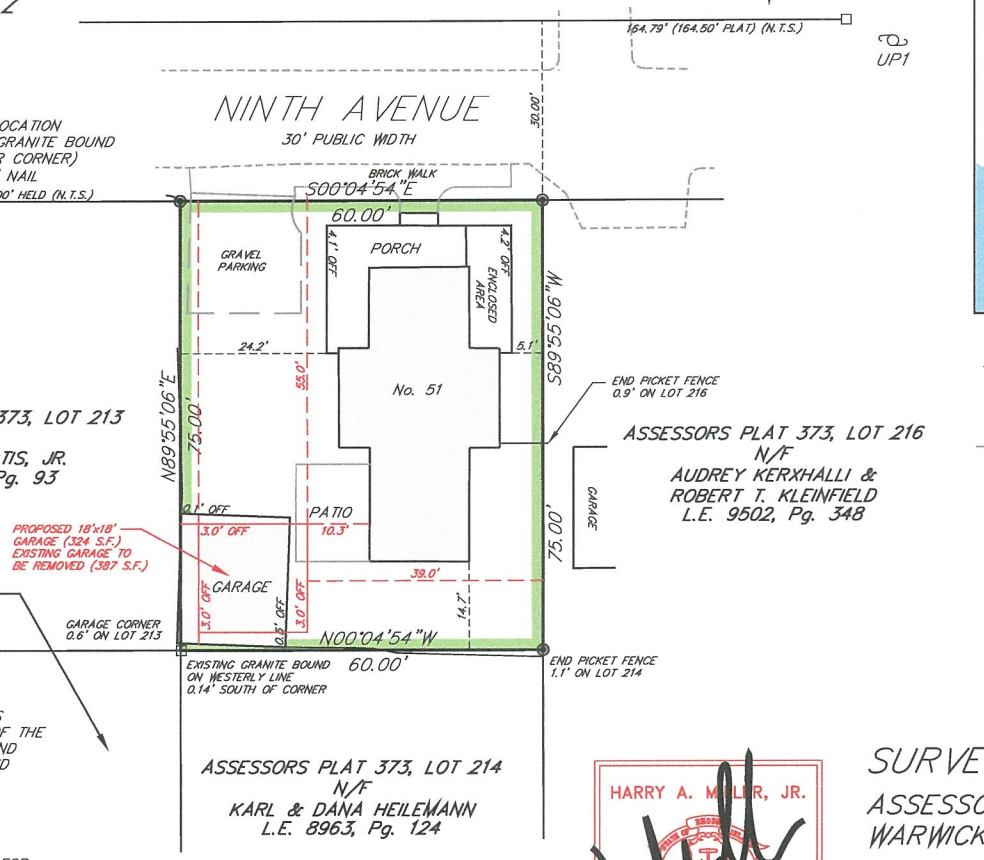
ZONE 'A-15'	ZONE 'A-15'
FRONT YARD	30'
SIDE YARD	20'
REAR YARD	30'

PROJECT SURVEYOR
HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506

REFERENCES:
RECORDED PLAT 40: "MAP OF THE SEA SHORE GROUNDS...."
RECORDED PLAT 106: "MAP NO. 2...BUTTONWOODS BEACH...."
L.E. 9136, Pg. 210; SUBJECT PROPERTY



LOCUS NO SCALE



LEGEND
- EXISTING GRANITE BOUND
- SET IRON ROD
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT

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 11/25/15, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS I
CULTURE / TOPOGRAPHY CLASS III

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS FOR THE SUBMISSION OF A SITE PLAN FOR PERMITTING.

By: _____
HARRY A. MILLER, JR. PLS No. 1967 LS-A101

20 0 20 40
SCALE IN FEET

HARRY A. MILLER, JR.
No. 1967
PROFESSIONAL LAND SURVEYOR
08/21/23

SURVEY & SITE PLAN
ASSESSORS PLAT 373, LOT 215
WARWICK, RHODE ISLAND
PREPARED FOR: IAN PHIPPS
PREPARED BY: ALPHA ASSOCIATES
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818

SCALE: 1"=20' AUGUST, 2022 SHEET 1 OF 1 REV: 8/21/23

51 NINTH AVE
WARWICK, RI 02886

Notes:

STEPHEN A. RICCI II
No. 9940
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO#	DESCRIPTION:	BY:	DATE:

STATUS: FOR CONSTRUCTION

{R²} R-Squared LLC

R-SQUARED LLC
5 TALON CT
HOPE, RI 02831
401-258-2532

CLIENT:
MR. IAN PHIPPS
51 NINTH AVE
WARWICK, RI 02886

ARCHITECT:

SITE:
51 NINTH AVE
WARWICK, RI 02886

TITLE:
DETACHED BARN WITH CAPE COD DORMER

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
NONE	06/24/2023	SR	SR, JR

PROJECT NO:	DRAWING NO:	REVISION:
2023-18	001	0

DESIGN CRITERIA

1. DESIGN CODE: 2018 International Residential Code (IRC)

   Design Dead Load 10 p.s.f.
   Design Live Load 40 p.s.f.
   Design Ground Snow Load 30 p.s.f.
   Wind Speed 140 m.p.h.
   Exposure Category B
   Height and Exposure adjustment 1.0

2. Manual of Steel Construction Eight Edition

Max. Allowable Deflection L/360

GENERAL NOTES

1. All work is to be performed to the requirements of the Rhode Island State Building Code and it's applicable referenced standards.
2. The contractor shall coordinate all dimensions and elevations with existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Engineer of Record.
3. Structural members shall not be modified in the field without written approval of the Engineer of Record.
4. In case of conflict between notes, details and specifications, the most stringent requirements shall govern. The contractor shall not make deviations from the contract documents without written approval from the Engineer of Record.
5. Job safety and construction procedures are the responsibility of the contractor.
6. All cost of investigation and/or redesign. due to the contractors incorrect location of structural elements or other lack of conformance with the project documents shall be at the contractors expense.
7. These drawings represent the completed project which has been designed for the weights of the materials indicated on the drawings and for the superimposed loads indicated in the Design Criteria. It is the responsibility of the contractor to determine allowable construction loads and to provide proper design and construction of falsework, falsework staging, bracing, sheeting and shoring, ECT.
8. Typical details apply repetitively on the project, the contractor shall coordinate the general requirements of the typical details with the project conditions, plans, specifications and sections.

STRUCTURAL STEEL

1. All work shall conform to the American Institute of Steel Construction (AISC) Specifications and it's code of standard practice.
2. Permanent framing and final connection details are shown of the drawings. The contractor shall be responsible for the erection sequences, means, and methods.
3. Structural drawings shall be used in conjunction with existing conditions, the general contractor is responsible to check and coordinate dimensions, clearances. ect. with the work of other trades.

Square and Rectangular HSS ..... ASTM A500, GRADE B (50 k.s.i.)
L Shapes, MISC, Plates & Bars ..... ASTM A36
Bolts..... ASTM A325
Anchor Rods..... ASTM F 1554, Grade 36
Rolled Shapes..... ASTM A572 Gr.50 Fy=50k.s.i. Ft=65k.s.i.

STRUCTURAL LUMBER/ROUGH CARPENTRY

1. All work shall be in conformance with the American Forest and Paper Association Standards.
2. Unless otherwise noted all dimensional lumber shall be Douglas Fir-Larch North No.2 or better (19% moisture content or less. All lumber exposed to the weather shall be southern yellow pine NO.2 or better with ACQ pressure treatment preservative and a moisture content of 19% or lower.
3. Provide Simpson metal hangers at all flush connections.
4. All fasteners shall be in conformance with the fastener schedule in the 2018 International building code, unless otherwise noted. Fasteners exposed to the weather shall be hot-dip galvanized or stainless steel.
5. Provide 1"x4" cross-bridging for all solid sawn wood joist and 2x solid blocking between joists at all supports and partitions.

ROOF TRUSS

DESIGN PROCEEDURE

1. The Contractor will contract with the truss fabricator, who will supply a truss layout and a structural design of each significant element of the roof system. The truss plate manufacture's engineer reviews and seals the individual truss designs on behalf of the truss fabricator.

ROOF TRUSS

1. The roof truss manufactures engineering design drawings bearing the seal of the Registered Professional Engineer preparing the design shall be provided to the Engineer of Record for his approval.
2. Species grade or better: No.1 KD Southern Yellow Pine No.1 and better Douglas Fir 2100 Fb=1.8E Machine Stress Rated (MSR) limber.
3. The roof truss spans represent truss overall lengths, assuming 3 ½" bearing at each end.
4. The minimum truss span-to-live load deflection is L/360.
5. Truss designs shall be in accordance with the latest version of ANSI/TPI1 National Design Standards for Metal Plates Converted Wood Construction, a publication of Truss Plate Institute and generally accepted engineering practice.
6. Delivery, handling, and erection of the roof truss shall be in accordance with the "TPI Quality Standard for Metal Plates Connected Wood Trusses" published by the Truss Plate Institute.
7. Roof Truss connector plates to be manufactured under rigid quality control using structural Grade C hot-dipped, galvanized steel meeting ASTM Specification A653.

CONNECTOR PLATES

Connector plates shall be approved by the following recognizes national and regional model building code groups, based on extensive structural testing.

1. BOCA National Building Code Building Officials and Code Administrators, (BOCA) Research Report No. 96-31, 96-67.
2. Uniform Building Code (UBC) International Conference of Building Officials (ICBO) Report No. 3907 and 4922.
3. Standard Building Code (SBC) Southern Building Code Congress International (SBCCI) Report N0. 9667 and 9432A.
4. Federal Housing Administration (FHA/HUD) U.S. Department of Housing and Urban Development (HUD) Truss Connector Bulletin No. TCB 17.08.

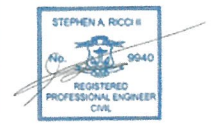
TEMPORARY BRACING

Temporary or installation bracing is the responsibility of the installer. Temporary bracing shall remain in place as long as necessary for the safe and acceptable completion of the roof or floor and may remain in place after permanent bracing is installed.

STORAGE

1. Trusses shall be stored in a stable position to prevent toppling and / or shifting. If trusses are stored horizontally, the blocking should be eight foot centers to prevent lateral bending. If truss bundle is to be stored for more than one week, the solid blocking, should be of sufficient height to lessen moisture gain from the ground. During long term storage, trusses should be protected from the elements in a manner that provides for adequate ventilation of the truss. If tarpaulins are used, the ends should be left open for ventilation. If trusses are made with interior rated fire retardant limber, care should be taken to limit outside exposure.

Notes:



REV	DESCRIPTION:	BY	DATE

STATUS: FOR CONSTRUCTION

{R²} R-Squared LLC
R-SQUARED LLC
5 TALON CT
HOPE, RI 02831
401-258-2532

CLIENT:
MR. IAN PHIPPS
51 NINTH AVE
WARWICK, RI 02886

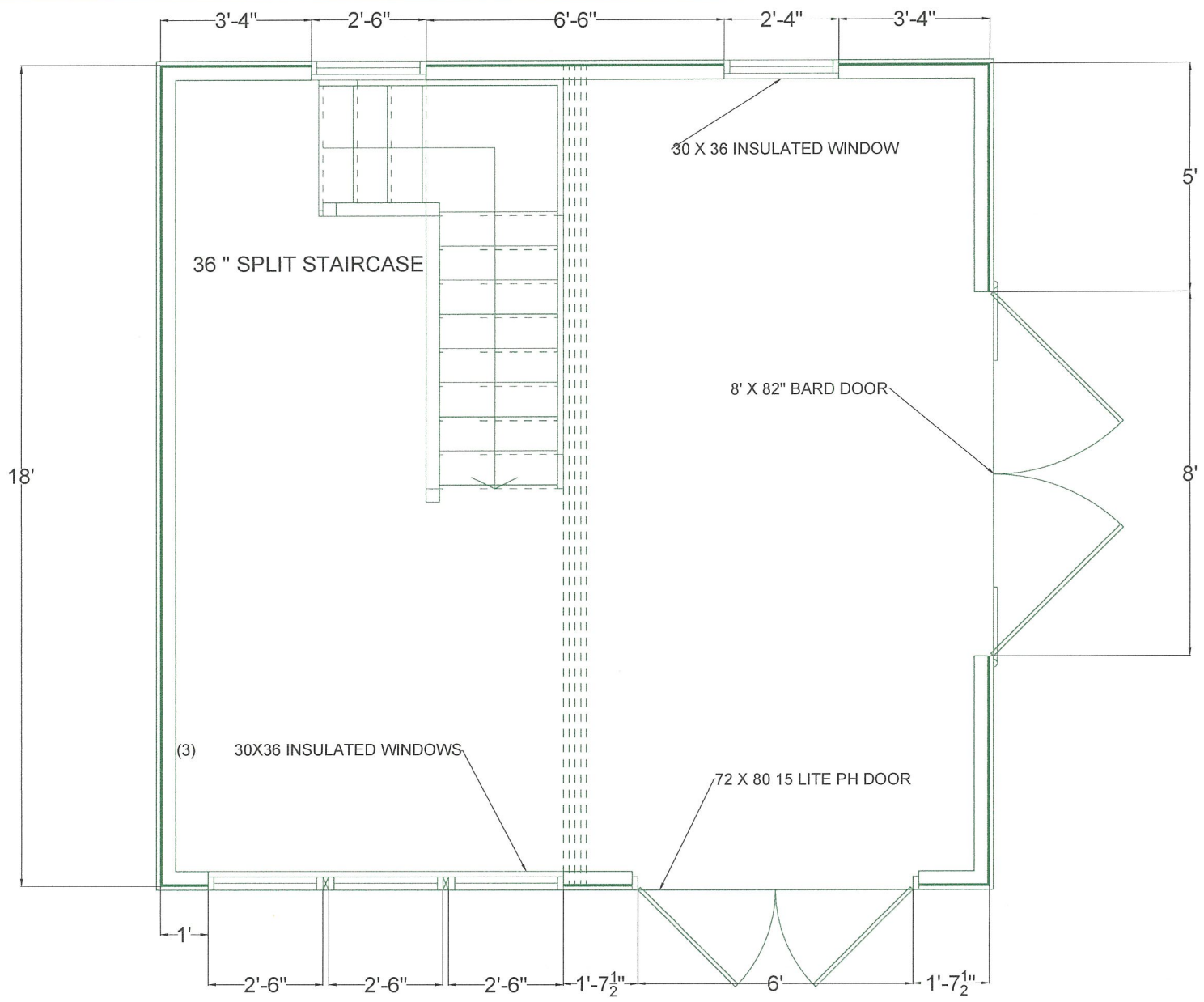
ARCHITECT:

SITE:
51 NINTH AVE
WARWICK, RI 02886

TITLE:
DETACHED BARN WITH CAPE COD DORMER

SCALE: AT A1:	DATE:	DRAWN:	CHECKED:
NONE	06/24/2023	SR	SR..R

PROJECT NO:	DRAWING NO:	REVISION:
2023-18	002	0



FIRST LEVEL FLOOR PLAN

Notes:

STEPHEN A RICCI II
No. 9940
REGISTERED PROFESSIONAL ENGINEER
CIVIL

REV	DESCRIPTION:	BY:	DATE:

STATUS: FOR CONSTRUCTION

R-SQUARED LLC
5 TALON CT
HOPE, RI 02831
401-258-2532

CLIENT:
MR. IAN PHIPPS
51 NINTH AVE
WARWICK, RI 02886

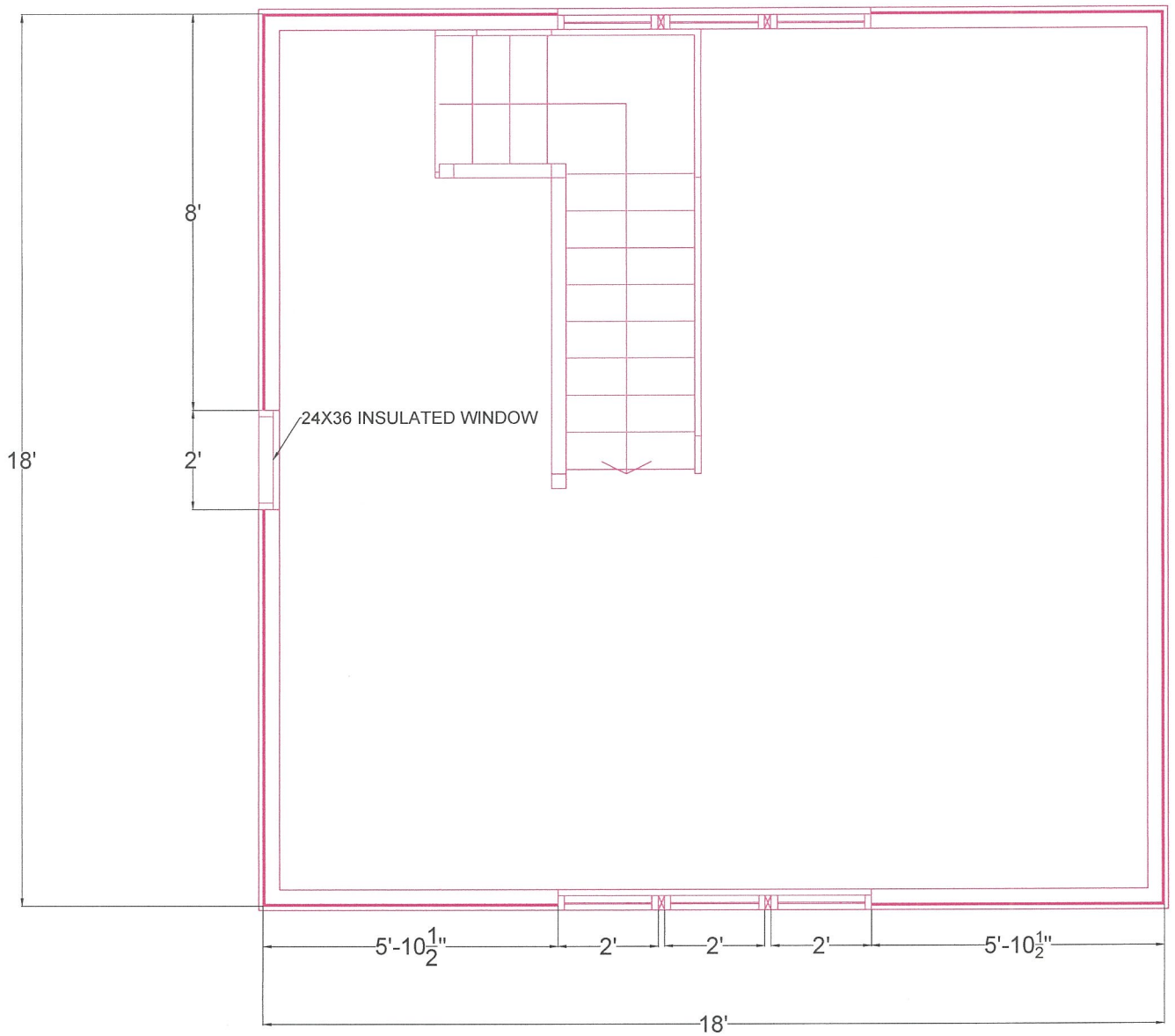
ARCHITECT:

SITE:
51 NINTH AVE
WARWICK, RI 02886

TITLE:
DETACHED BARN WITH CAPE COD DORMER

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=1'	06/24/2023	SR	SR, JR

PROJECT NO:	DRAWING NO:	REVISION:
2023-18	003	0



SECOND LEVEL FLOOR PLAN

Notes:

STEPHEN A. RICCI II
No. 9940
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO.	DESCRIPTION	BY	DATE

STATUS: FOR CONSTRUCTION

{R²} R-Squared LLC

R-SQUARED LLC
5 TALON CT
HOPE, RI 02831
401-258-2532

CLIENT:
MR. IAN PHIPPS
51 NINTH AVE
WARWICK, RI 02886

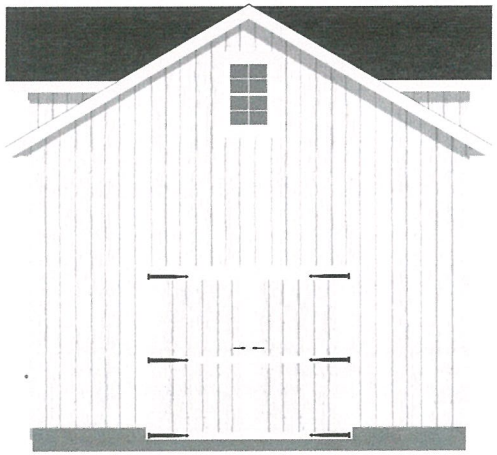
ARCHITECT:

SITE:
51 NINTH AVE
WARWICK, RI 02886

TITLE:
DETACHED BARN WITH CAPE COD DORMER

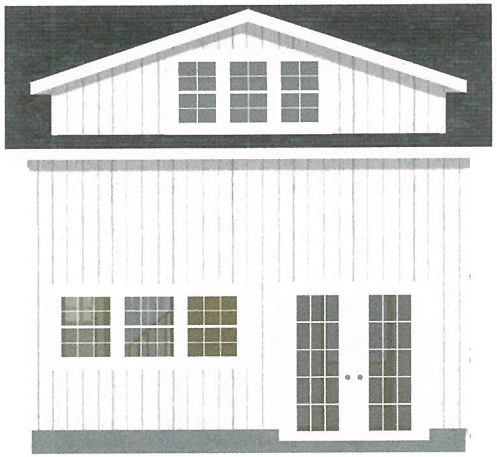
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=1'	04/24/2023	SR	SR, JP

PROJECT NO:	DRAWING NO:	REVISION:
2023-18	004	0



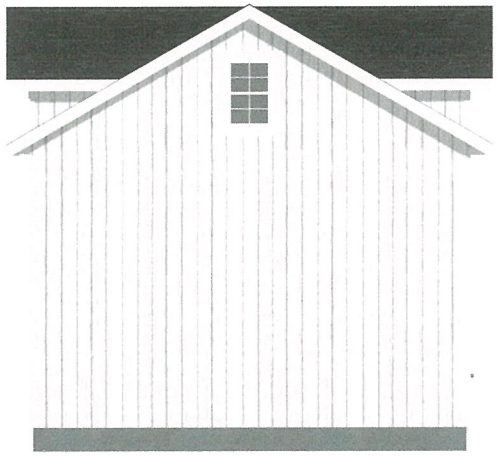
FRONT ELEVATION

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



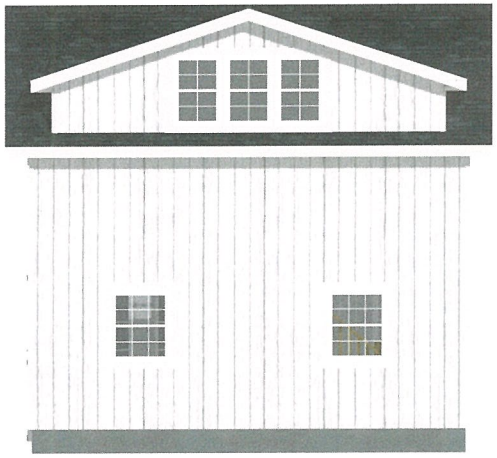
LEFT ELEVATION

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



REAR ELEVATION

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



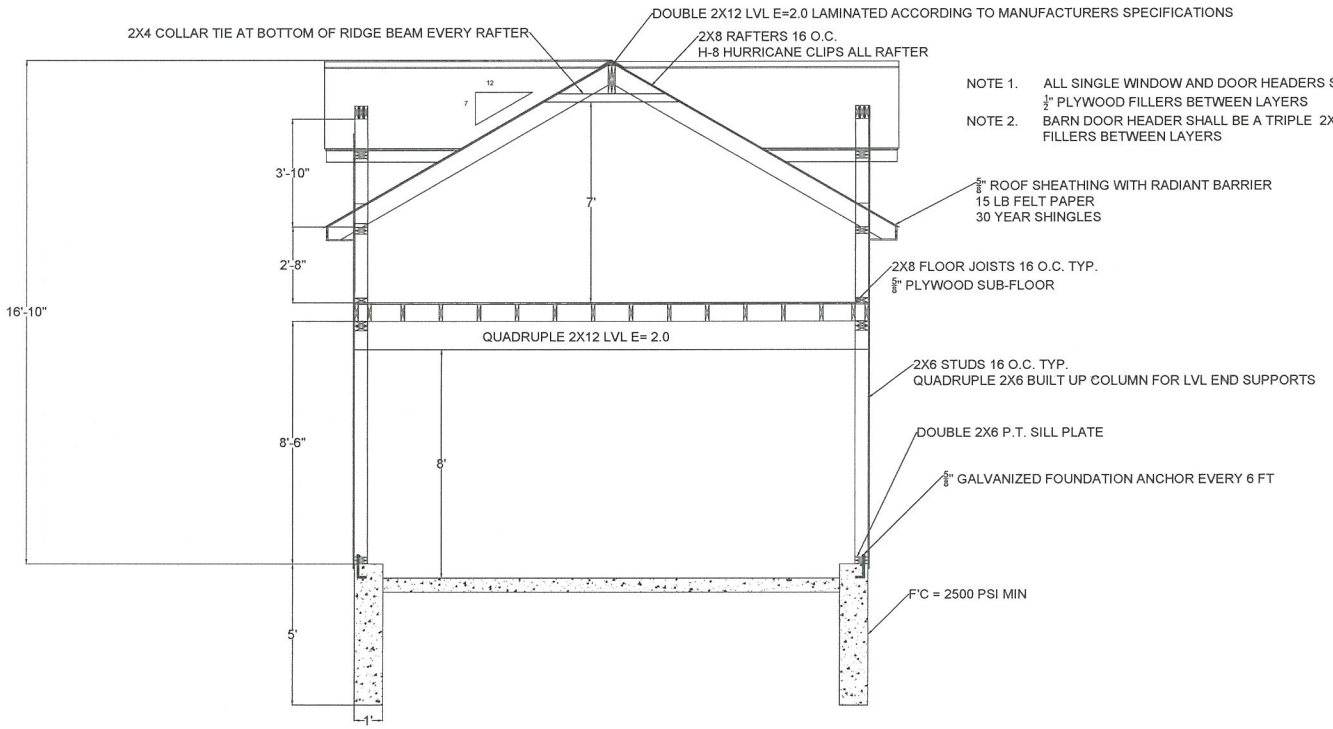
RIGHT ELEVATION

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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

DreamSpaces™

18x18 Two Story Garage w Dormers (RS-Ian Phipps)	DATE: 8/1/2023	Elevation Drawings	PAGE: 1/4



NOTE 1. ALL SINGLE WINDOW AND DOOR HEADERS SHALL BE TRIPLE 2X8 WITH $\frac{1}{2}$" PLYWOOD FILLERS BETWEEN LAYERS

NOTE 2. BARN DOOR HEADER SHALL BE A TRIPLE 2X10 WITH $\frac{1}{2}$" PLYWOOD FILLERS BETWEEN LAYERS

CROSS SECTION

Notes:

STEPHEN A RICCI II
No. 9940
REGISTERED PROFESSIONAL ENGINEER
CIVIL

REV.	DESCRIPTION:	BY:	DATE:

STATUS: FOR CONSTRUCTION

{R²} R Squared LLC
R-SQUARED LLC
5 TALON CT
HOPE, RI 02831
401-255-2532

CLIENT:
MR. IAN PHIPPS
51 NINTH AVE
WARWICK, RI 02886

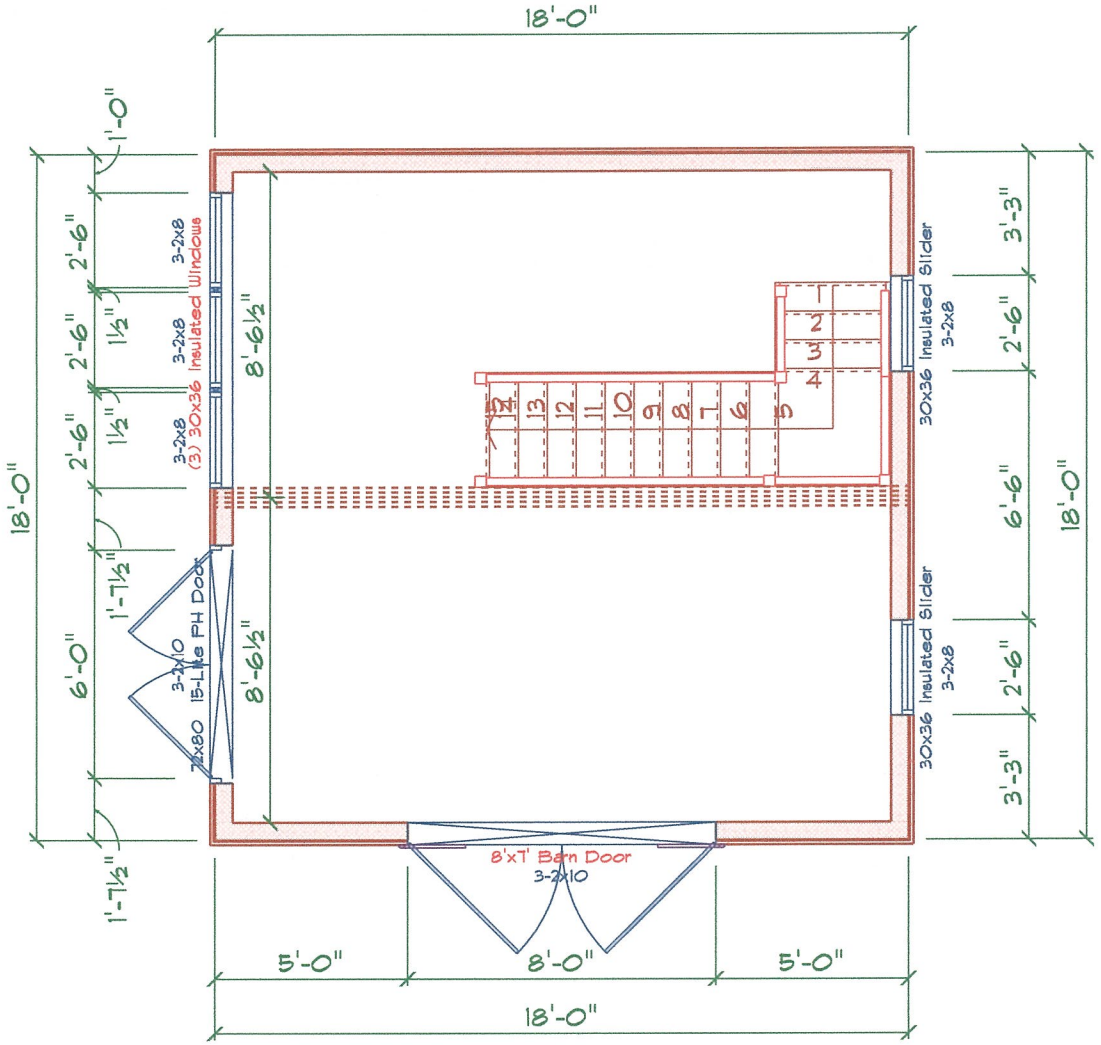
ARCHITECT:

SITE:
51 NINTH AVE
WARWICK, RI 02886

TITLE:
DETACHED BARN WITH CAPE COD DORMER

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/2"=1'	06/24/2023	SR	SR..JR

PROJECT NO:	DRAWING NO:	REVISION:
2023-18	005	0



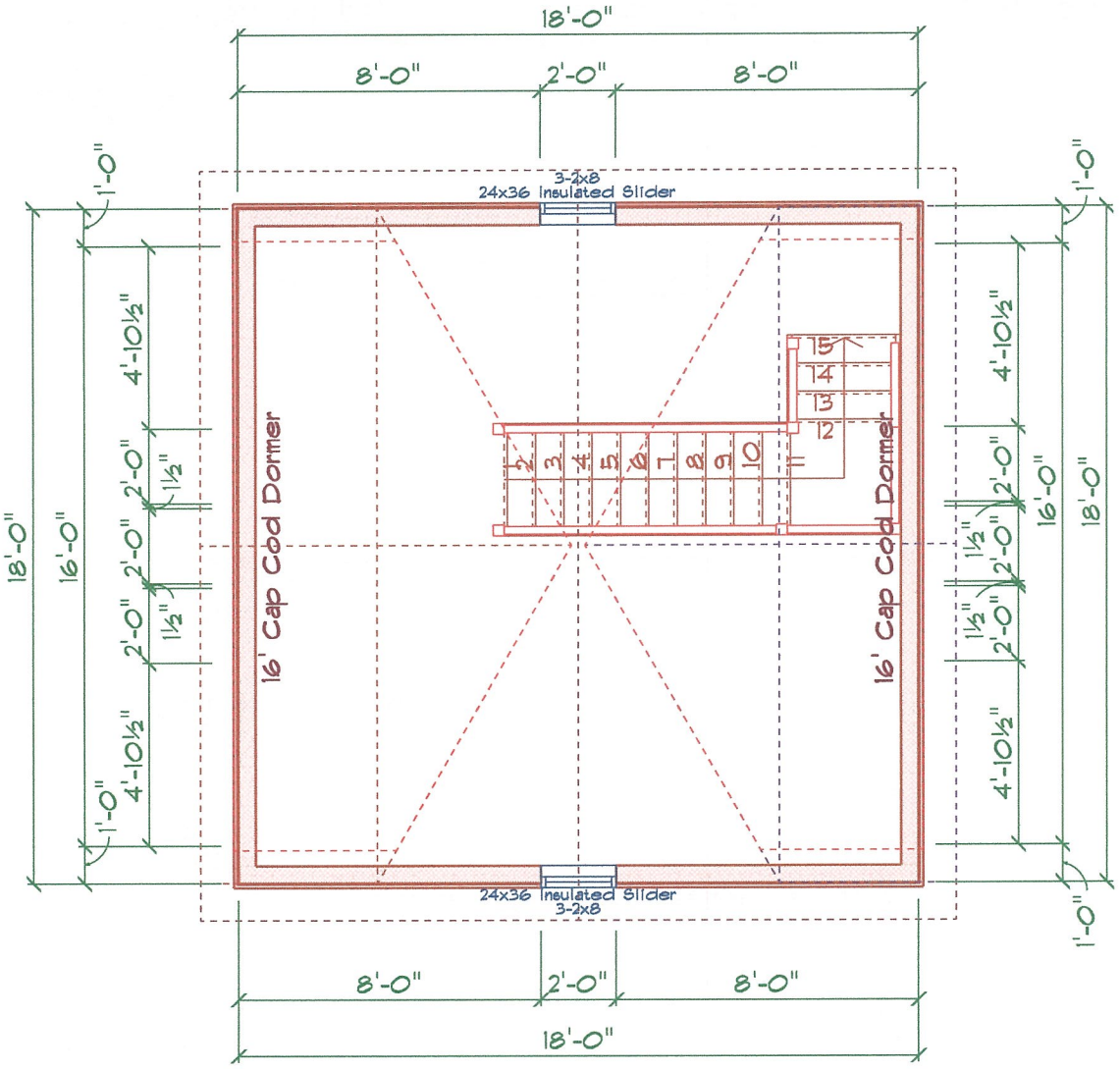
1ST FLOOR PLAN

SCALE: 1" = 5'-0"

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

DreamSpaces™

18x18 Two Story Garage w Dormers (RS-Ian Phipps)	DATE: 8/1/2023	1st Floor Plan	PAGE: 2/4



2ND FLOOR PLAN

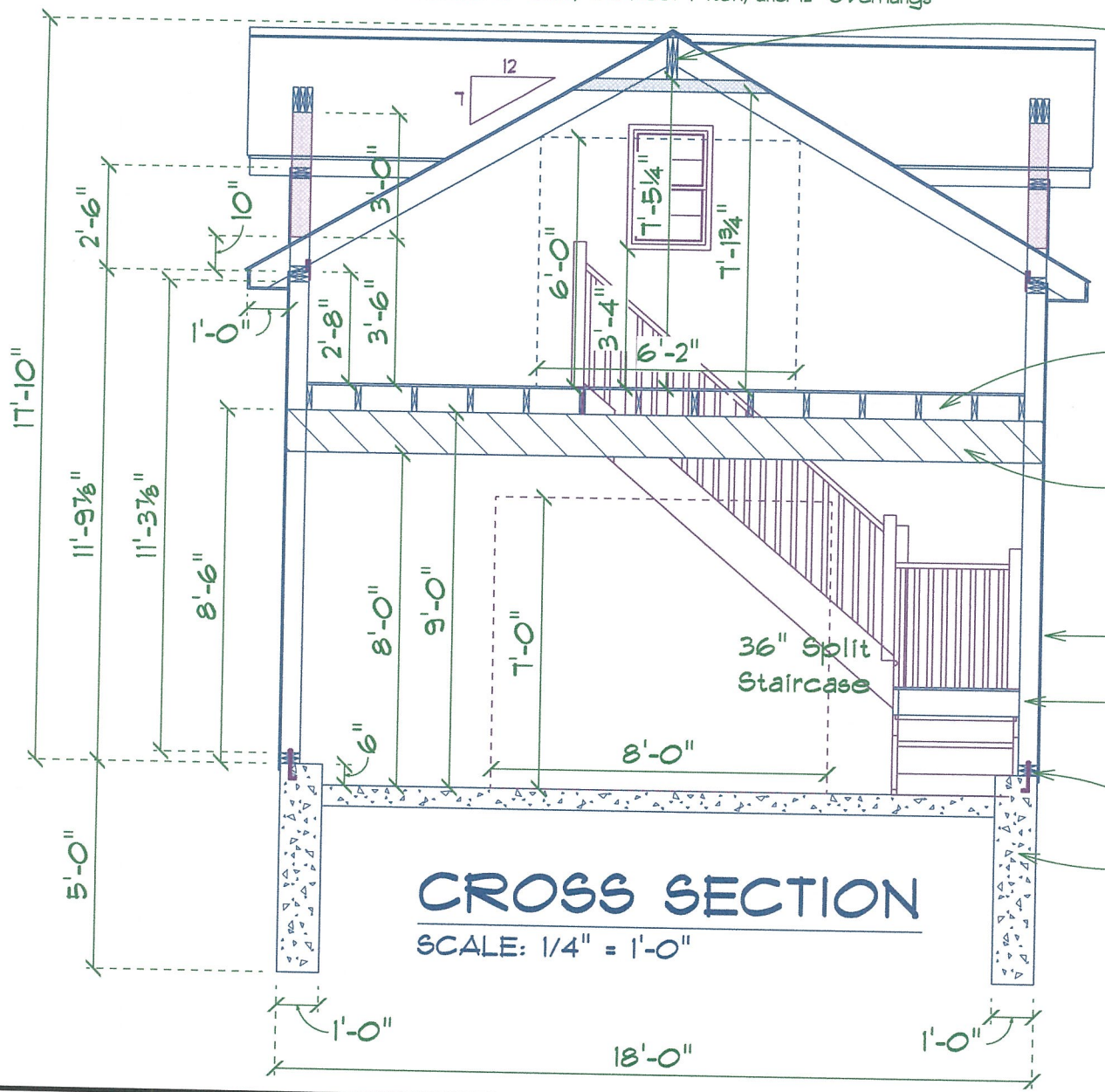
SCALE: 1" = 5'-0"

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

DreamSpaces™

18x18 Two Story Garage w Dormers (RS-Ian Phipps)	DATE: 8/1/2023	2nd Floor Plan	PAGE: 3/4

(2) 16' Cape Cod Dormers with (3) Insulated 24x36 Windows,
2x8 Rafters 16" O.C., 4/12 Roof Pitch, and 12" Overhangs



Double 2x12 LVL Ridge Pole

30 Year Architectural Shingles

15 Lb. Felt Paper on Roof

5/8" Plywood Roof Sheeting
(NO Radiant Barrier)

2x6 Rafters 16" O.C. with 2x4
Crossties on every Rafter

H-8 Hurricane Straps on all rafters

2x8 2nd Floor Joists 16" O.C.
with 5/8" Plywood Flooring

2x6 Ledger Board Supports
under ends of Floor Joists

4-2x12 LVL 2nd floor supports

4-2x6 end supports for LVL beams

2x8 headers above single door
& windows (2x10 above dbl doors)

1/2" LP Smart-Panel Wall Sheeting
with Radiant Barrier

2x6 Wall Studs 16" O.C., fastened to foundation
with 5/8" Galvanized Anchors every 6'

DBL 2x6 P.T. Sill Plate with Sill Sealer

Concrete Foundation (F'C = 2500 PSI MIN)
(Designed & Installed By Others)

CROSS SECTION

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

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

DreamSpaces™

18x18 Two Story Garage w Dormers (RS-Ian Phipps)	DATE: 8/1/2023	Cross Section	PAGE: 4/4