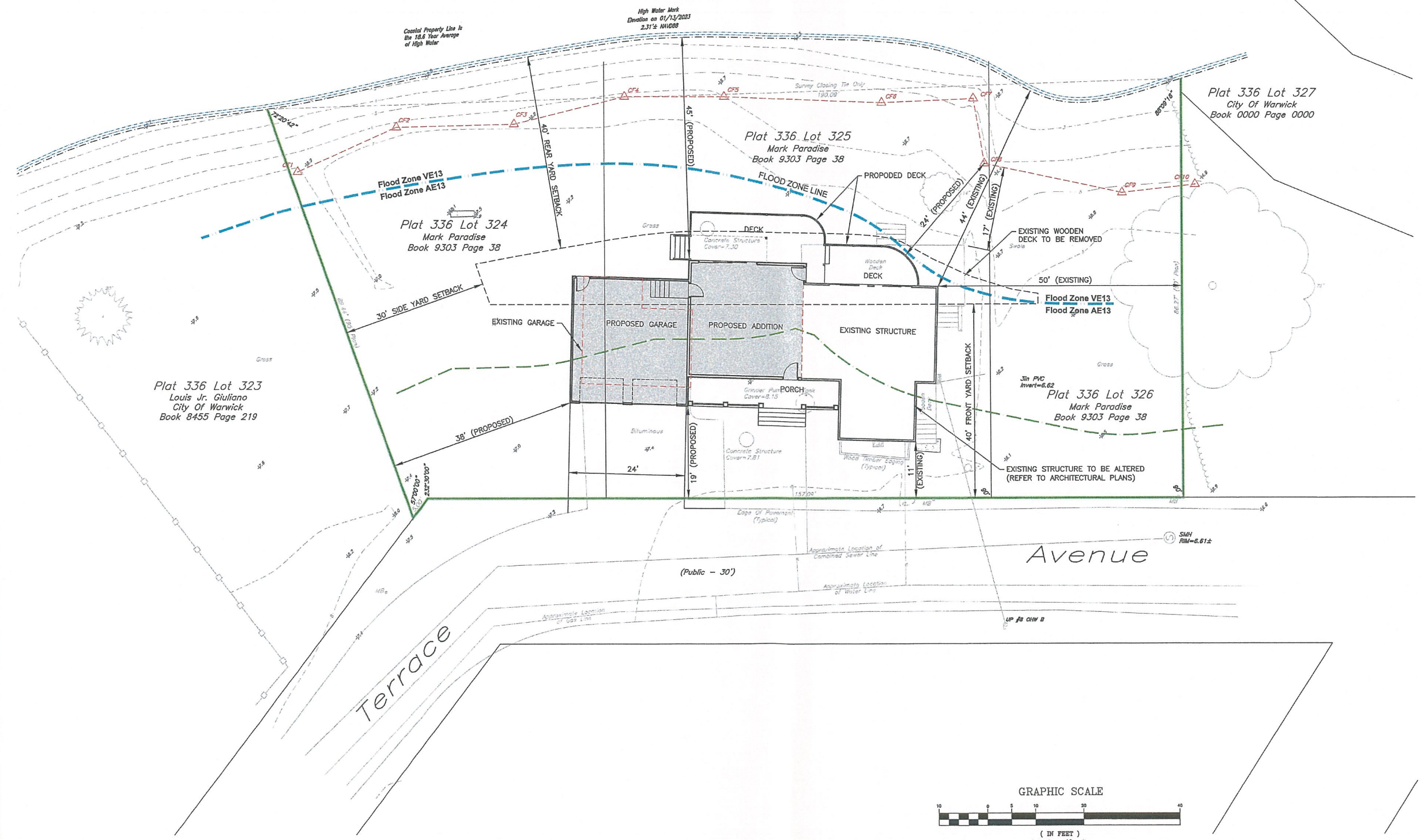




DIMENSIONAL REGULATIONS
ZONING DISTRICT: A-40 - RESIDENTIAL A-40 DISTRICT

USE	REQUIRED	PROVIDED
SINGLE FAMILY RESIDENCE	40,000 S.F.	15,486 S.F.
MINIMUM LOT AREA:	150'	197' (EXISTING)
MINIMUM FRONTAGE:	150'	175' (EXISTING)
MINIMUM LOT WIDTH:	40'	11' (EXISTING)
MINIMUM FRONT AND CORNER YARD SETBACK:	40'	38'
MINIMUM SIDE YARD SETBACK:	40'	44' (EXISTING)
MINIMUM REAR YARD SETBACK:	35'	31'
MAXIMUM STRUCTURE HEIGHT:	20%	>20%
MINIMUM LANDSCAPED OPEN SPACE:		
SECTION 503		
SETBACK TO COASTAL FEATURE:	50'	24' (17' EXISTING)

Apponaug Cove

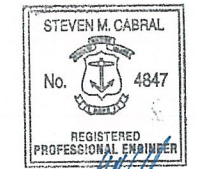


CROSSMAN ENGINEERING

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151 Centerville Road
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Phone: (401) 738-5660
Email: ce@crosmaneng.com

Massachusetts
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North Attleboro, MA 02763
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PROJECT TITLE:
PROPOSED ADDITION
PLAT MAP 336, LOT 325 ZONING DISTRICT: A-40
RESIDENTIAL A-40 DISTRICT
FLOOD HAZARD OVERLY DISTRICT
11 TERRACE AVENUE
WARWICK, RI

PREPARED FOR:
MARK PARADISE
11 TERRACE AVENUE
WARWICK, RI

DRAWING TITLE:
SITE LAYOUT PLAN

DATE: AUGUST 2023 SCALE: 1"=10'

DWG. NAME: 2733-C01-SITE.dwg

REVISIONS

△ NUMBER	REMARKS	DATE
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DRAWING NUMBER
C1
SHEET: 1 OF 1

Plat # 10934 - 11 Terrace Ave.

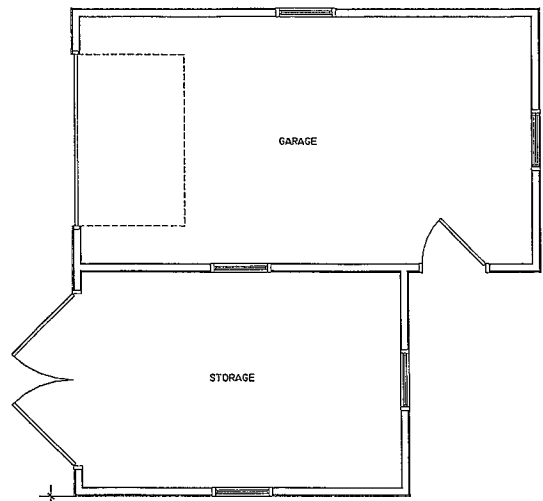
PARADISE RESIDENCE
 11 TERRACE AVENUE
 WARWICK, RHODE ISLAND



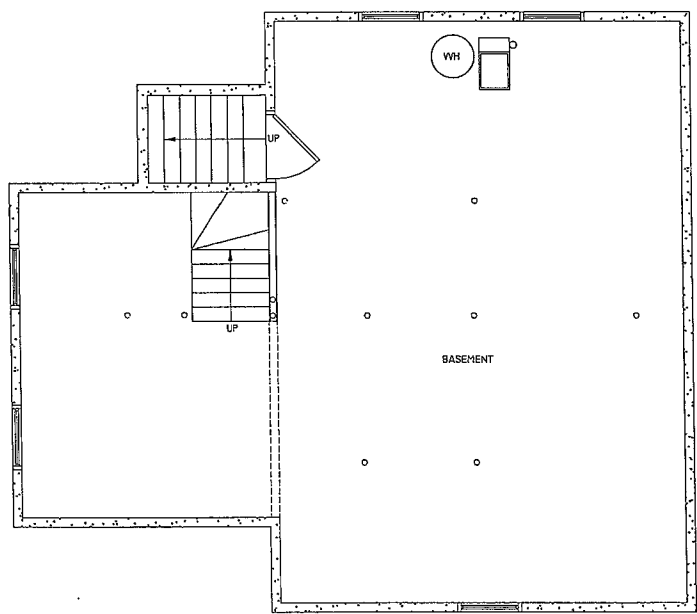
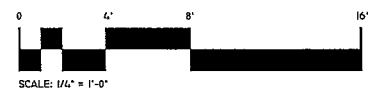
LIST OF DRAWINGS	
SHEET #	ARCHITECTURALS
C	COVER
EX1	EXISTING FLOOR PLANS
EX2	EXISTING ELEVATIONS
A1	BASEMENT FLOOR PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR & ROOF PLAN
A4	ELEVATIONS
SPI	SITE PLAN

NOT FOR CONSTRUCTION

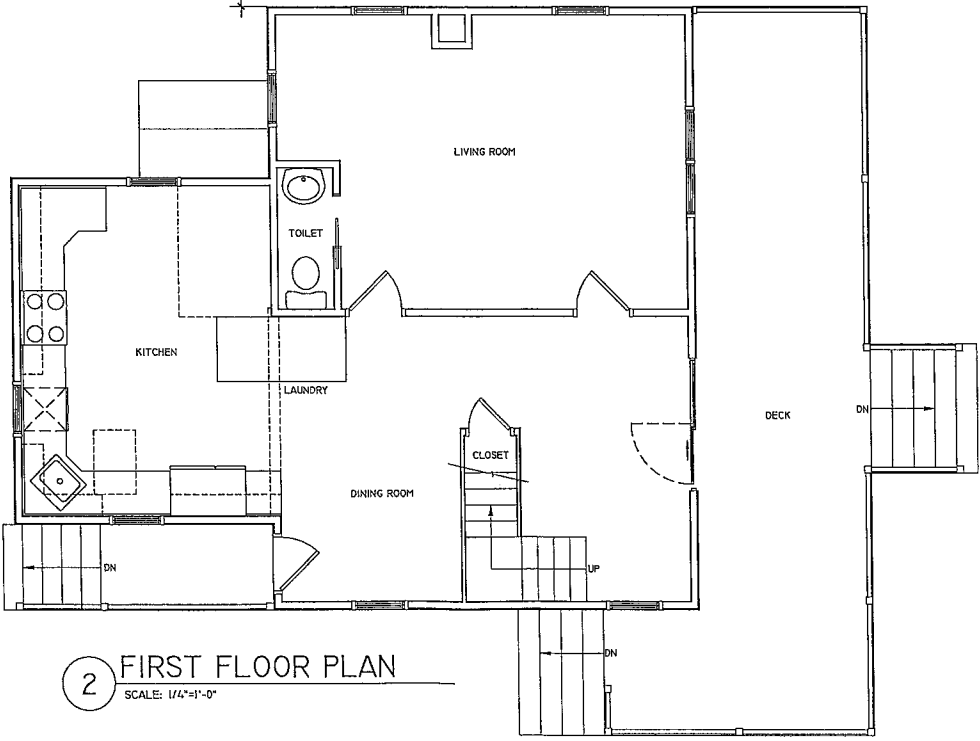
	FALCON ASSOCIATES ARCHITECTS, INC.	ADDITIONS & ALTERATIONS PARADISE RESIDENCE	11 TERRACE AVENUE WARWICK, RHODE ISLAND				COVER	C
	PHONE 781 784-4646 EDLYONS@FALCONARCHITECTS.COM						SCALE: AS NOTED DATE: 16 MARCH 2023	



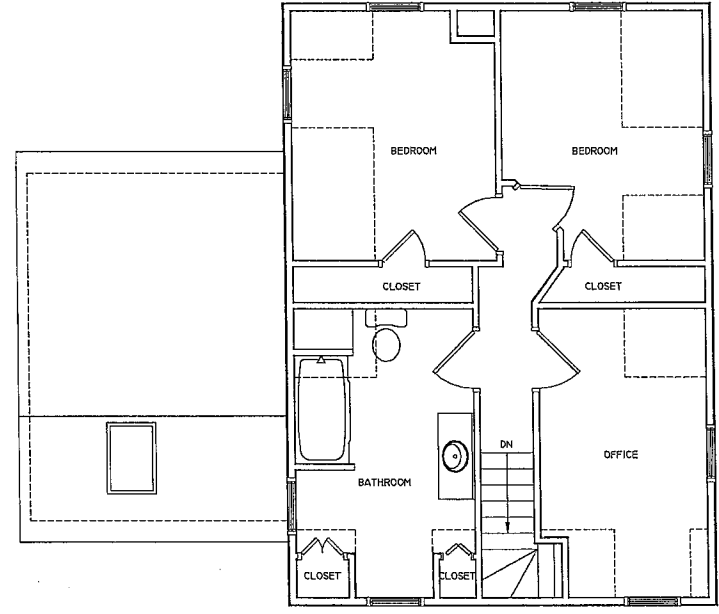
EXISTING HOUSE	
FIRST FLOOR	752 SF
SECOND FLOOR	558 SF
SUB TOTAL:	1,310 SF
BASEMENT	752 SF
GARAGE	430 SF
DECK	305 SF
TOTAL:	2,797 SF



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



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

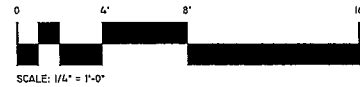
11 TERRACE AVENUE
WARWICK, RHODE ISLAND

EXISTING FLOOR PLANS
SCALE: AS NOTED
DATE: 16 MARCH 2023

EX1



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



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



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

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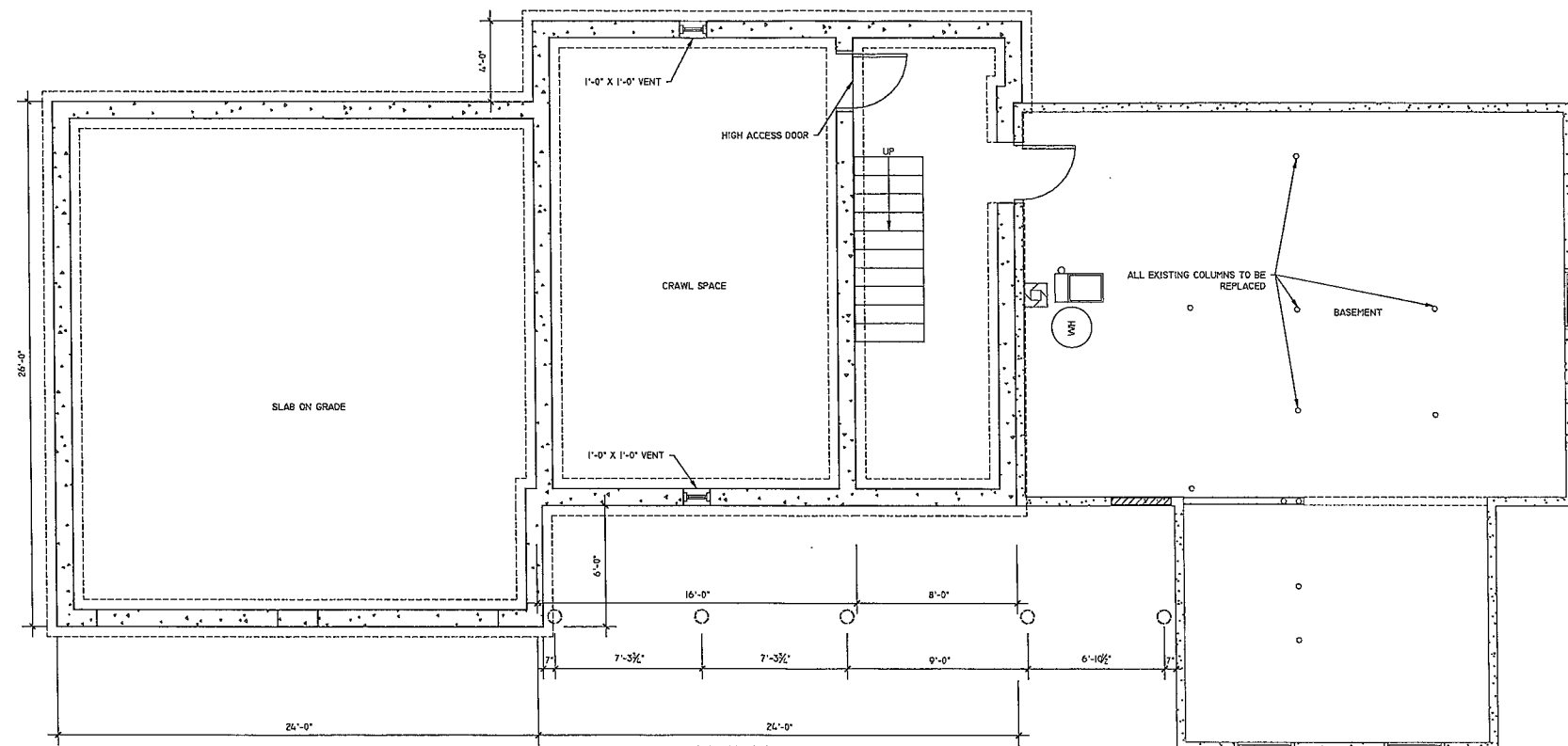
ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

11 TERRACE AVENUE
WARWICK, RHODE ISLAND

EXISTING ELEVATIONS

SCALE:
AS NOTED
DATE:
16 MARCH 2023

EX2



1 BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 0 4' 8' 16'

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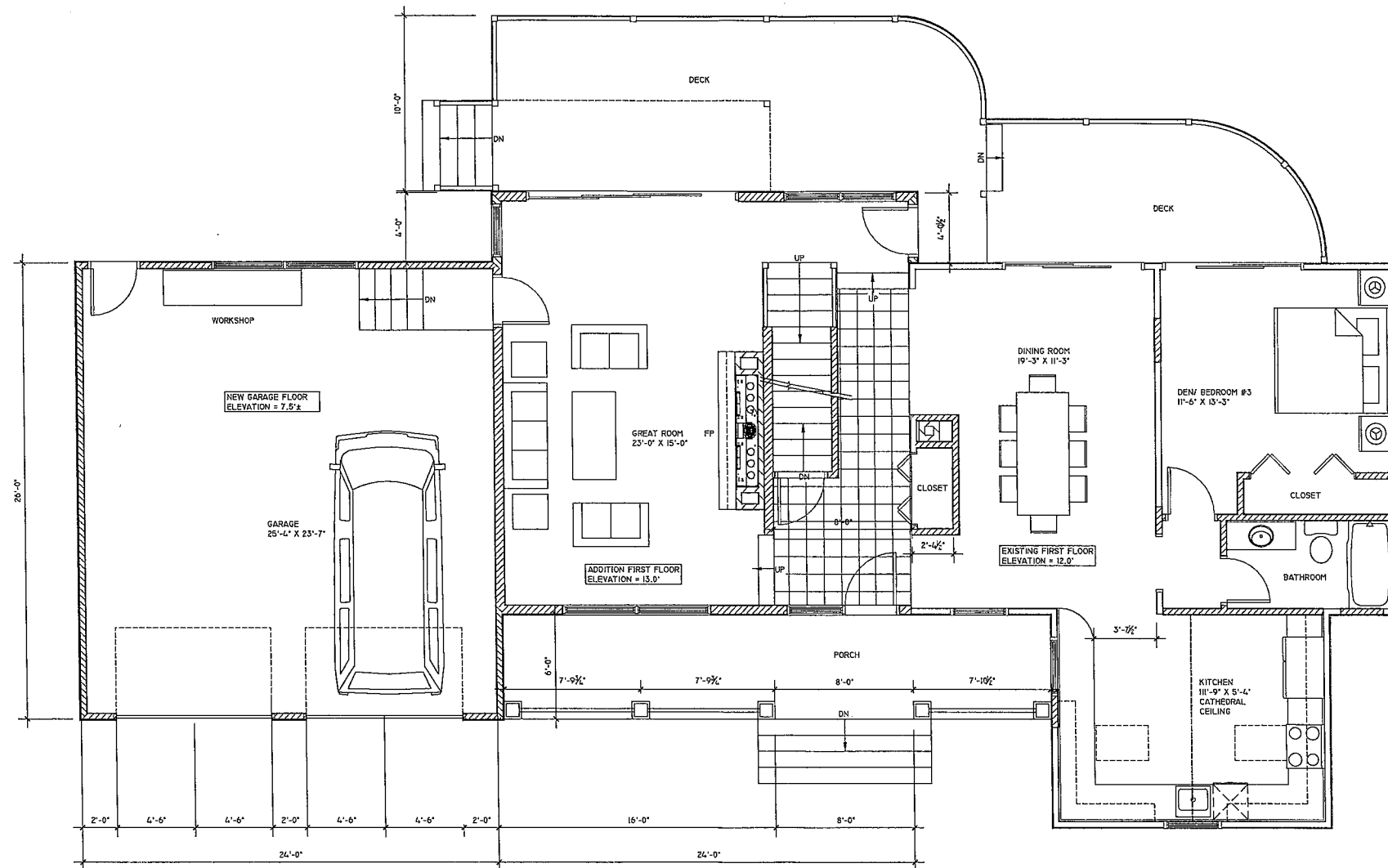
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ADDITIONS & ALTERATIONS
 PARADISE RESIDENCE

11 TERRACE AVENUE
 WARWICK, RHODE ISLAND

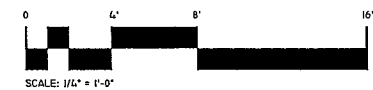
BASEMENT FLOOR PLAN
 SCALE:
 AS NOTED
 DATE:
 16 MARCH 2023

A1



NEW HOUSE SQUARE FOOTAGE	
FIRST FLOOR	1,324 SF
SECOND FLOOR	1,017 SF
SUB TOTAL:	2,341 SF
BASEMENT	966 SF
GARAGE	632 SF
DECK	760 SF
TOTAL:	4,699 SF

NEW & EXISTING HOUSE TOTAL SF.



2 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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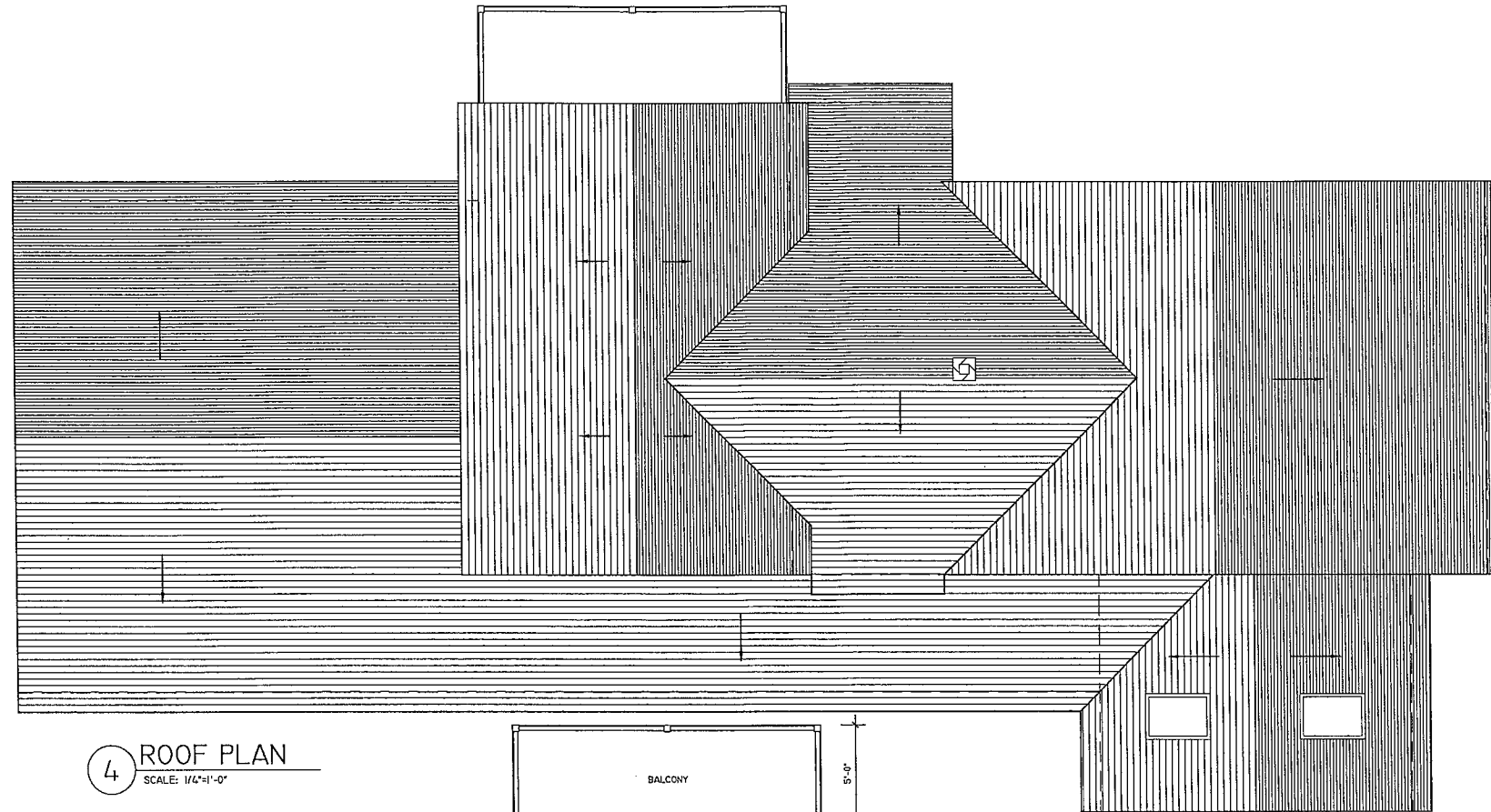
ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

11 TERRACE AVENUE
WARWICK, RHODE ISLAND

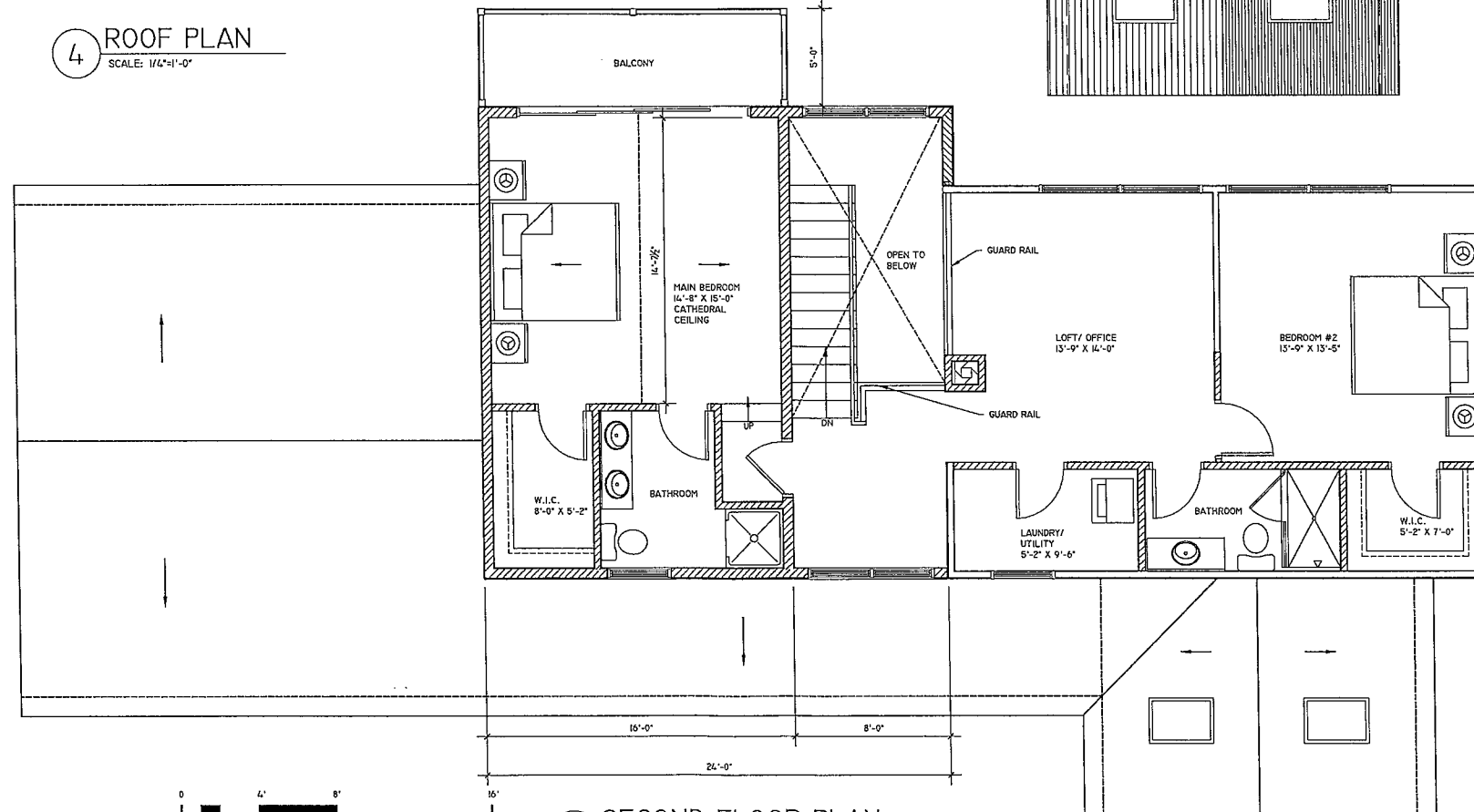
FIRST FLOOR PLAN

SCALE:
AS NOTED
DATE:
16 MARCH 2023

A2



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



3 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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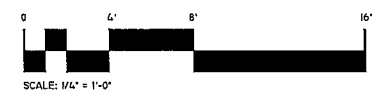
ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

11 TERRACE AVENUE
WARWICK, RHODE ISLAND

SECOND FLOOR & ROOF PLAN
SCALE: AS NOTED
DATE: 16 MARCH 2023
A3

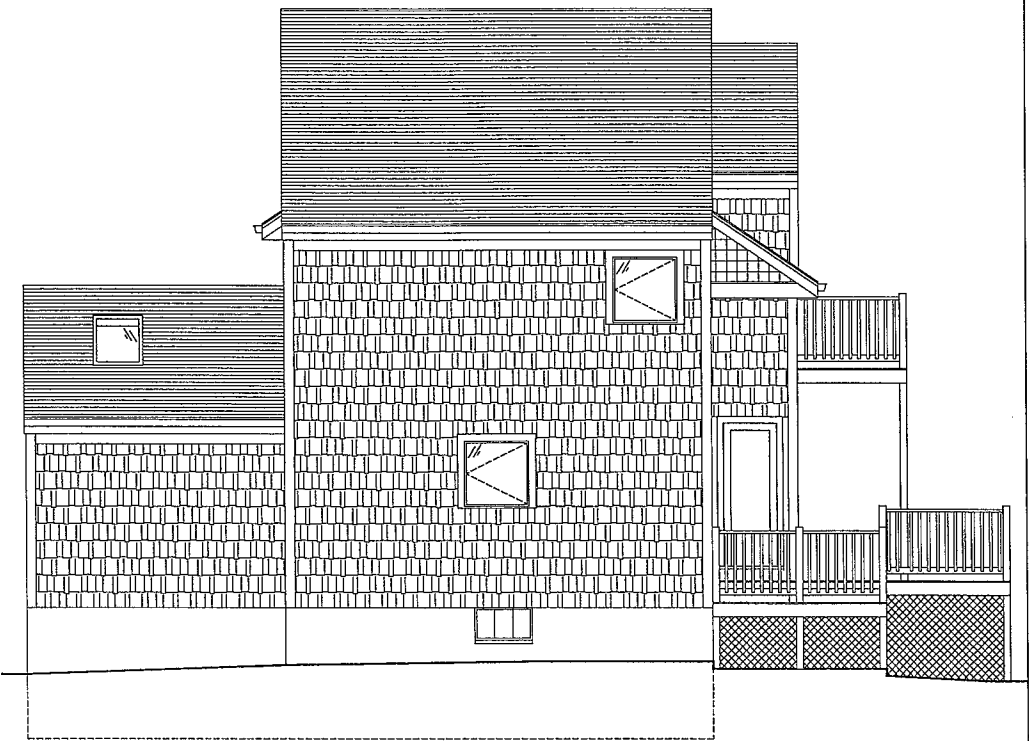


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



- NEW SECOND FLOOR
ELEVATION 23'-0"
- EXISTING 2ND FLOOR
ELEVATION 19'-0"
- NEW FIRST FLOOR *
ELEVATION 12'-0"
- EXISTING 1ST FLOOR/
BASE FLOOD ELEVATION
ELEVATION 12'-0"
- NEW GARAGE
ELEVATION 12'-0"
- EXISTING BASEMENT
ELEVATION 12'-0"

* DESIGN FLOOD ELEVATION TO BE VERIFIED



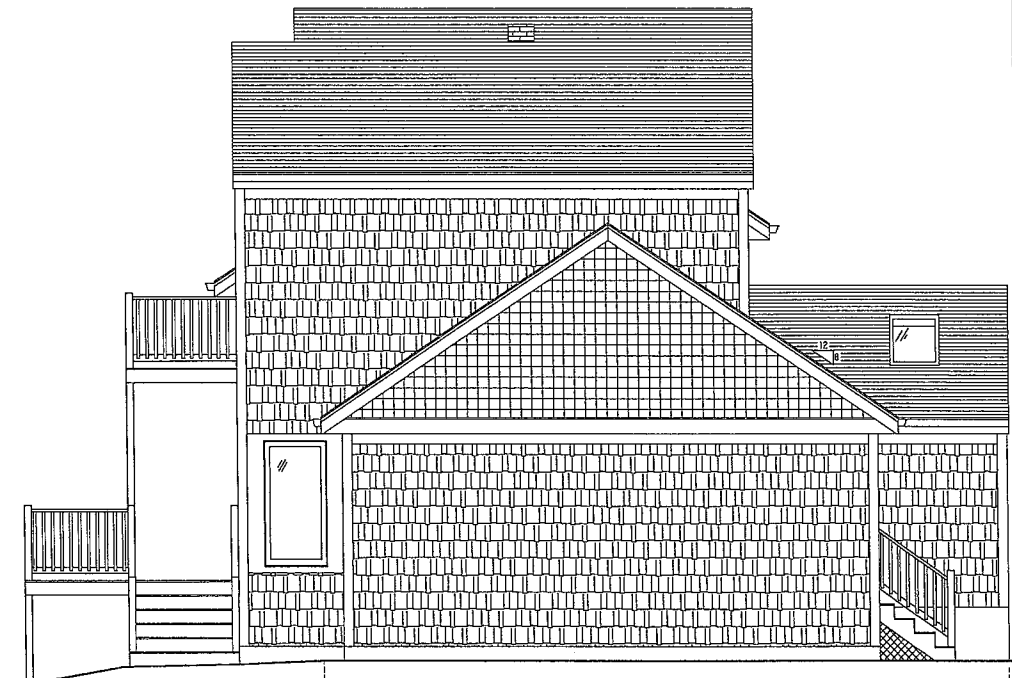
2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"

* DESIGN FLOOD ELEVATION TO BE VERIFIED

- NEW SECOND FLOOR
ELEVATION 23'-0"
- EXISTING 2ND FLOOR
ELEVATION 19'-0"
- NEW FIRST FLOOR *
ELEVATION 12'-0"
- EXISTING 1ST FLOOR/
BASE FLOOD ELEVATION
ELEVATION 12'-0"
- NEW GARAGE
ELEVATION 12'-0"
- EXISTING BASEMENT
ELEVATION 12'-0"



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

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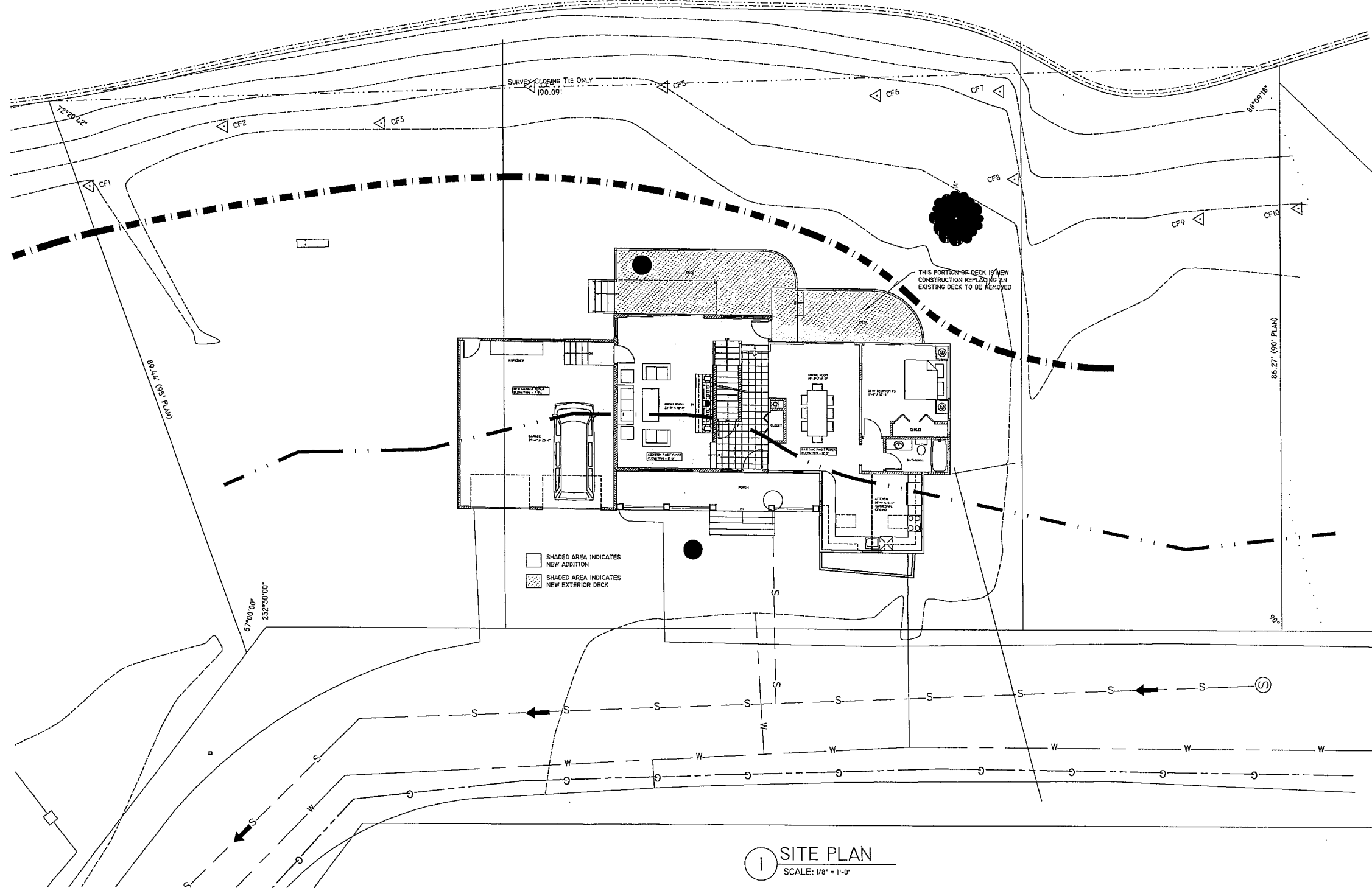
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ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

11 TERRACE AVENUE
WARWICK, RHODE ISLAND

ELEVATIONS
SCALE:
AS NOTED
DATE:
16 MARCH 2023

A4



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

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ADDITIONS & ALTERATIONS
PARADISE RESIDENCE

11 TERRACE AVENUE
WARWICK, RHODE ISLAND

SITE PLAN
SCALE: AS NOTED
DATE: 16 MARCH 2023
SP1