

LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 335: DEED BOOK 8722, PAGE 348
 LOT 334: DEED BOOK 8308, PAGE 14
 LOT 336: DEED BOOK 10351, PAGE 15
 LOT 327: DEED BOOK 10326, PAGE 228
 LOT 328: DEED BOOK 9934, PAGE 78

PLANS

PLAT ENTITLED "GOVERNOR FRANCIS FARMS PLAT NO. 15, BELONGING TO THE ALICE FRANCIS BROWN ESTATE, GASPEE, R.I. JUNE, 1951 FRANK DREW, ENGINEER," WHICH PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE RECORDS OF THE CITY OF WARWICK, IN PLAT BOOK 11 AT PAGE 8 AND ON PLAT CARD 455.

ZONING DISTRICT: A-10

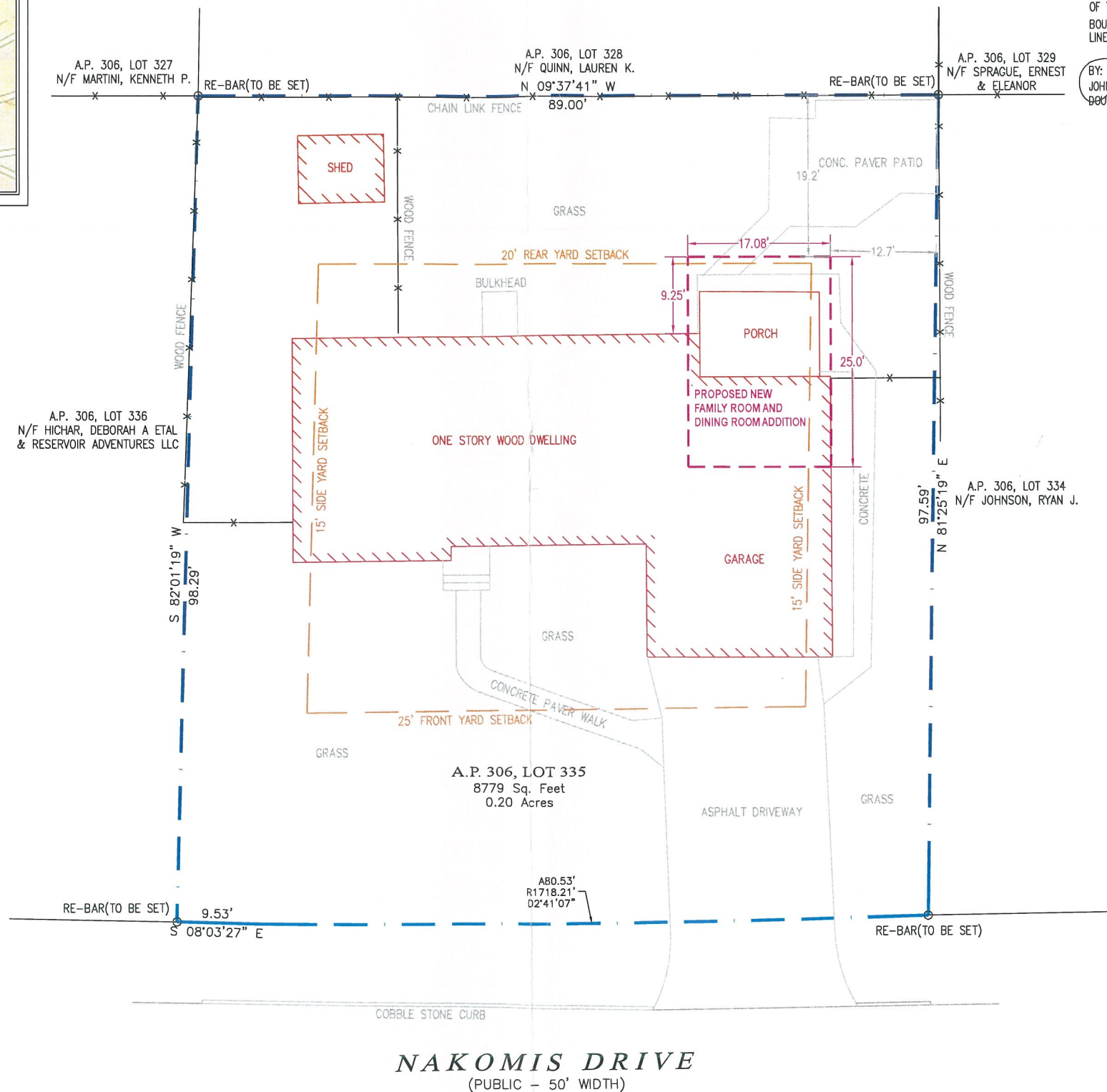
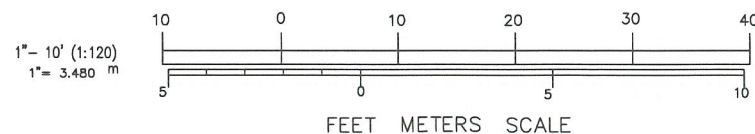
ZONING SETBACKS:

Min. Lot Width/Frontage: 100 ft
 Front Yard Setbacks: 25 ft
 Side Yard Setback: 15 ft
 Min. Rear Yard: 20 ft
 Max. Impervious Coverage: 65%
 Max Height: 35 ft

LEGEND

- ⊕ POLE # UTILITY POLE
- x — FENCE
- ▬ STONEWALL
- ▬ PROPERTY LINE (EXISTING OR NEW)
- GB ■ GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- RE-BAR ○ PROPERTY CORNER / PROPOSED MONUMENT
- 🌳 TREE
- 🌲 PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	III
DATA ACCUMULATION SURVEY	N/A
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews*, 1836
 JOHN D. ANDREWS, P.L.S. REG. NO. 1836
 DOUGLAS DESIGN GROUP (LS.000A354-COA) DATE 01/17/2024

Certification
 Drawn by BSA
 Checked by JA
 Revised on

Project
CLASS-I BOUNDARY SURVEY OF LAND
 PREPARED FOR
43 NAKOMIS DRIVE
 WARWICK RHODE ISLAND
 A.P. 306, LOT 335
 Date: JANUARY 12, 2024
 Scale: 1" = 10'

Owner:
 Stefanie N. & Ryan T. Jarvis
 43 NAKOMIS Drive
 Warwick, Rhode Island 02888

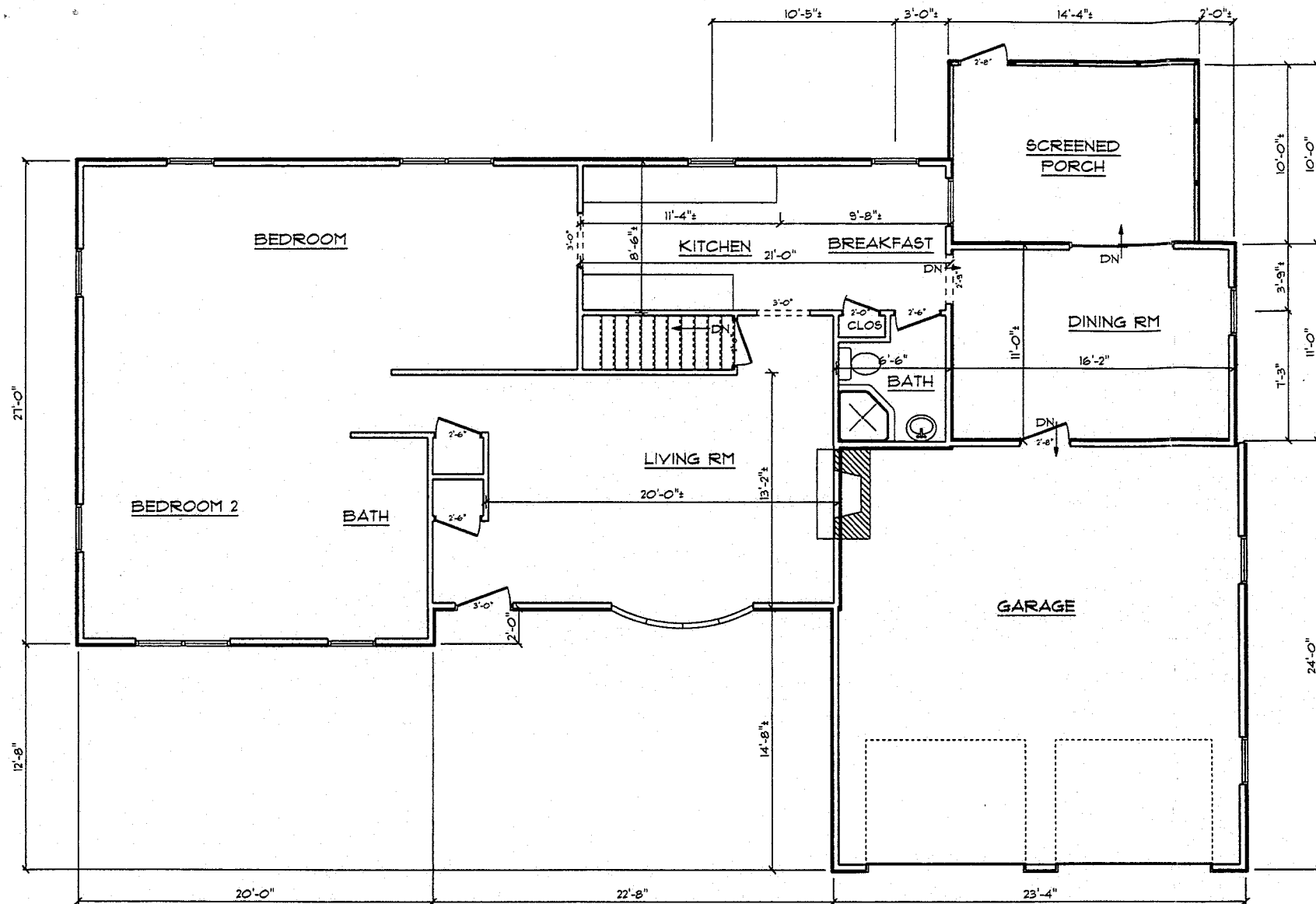
Douglas DESIGN GROUP
 LAND SURVEYING • CONSULTING
 BAY TOWER • LOWER LEVEL SUITE C
 101 PLAIN STREET
 PROVIDENCE, RHODE ISLAND 02903
 508-821-8728 774-284-0085
 douglasdesigngroup@gmail.com

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JOHN D. ANDREWS
 No. 1836
John D. Andrews
 PROFESSIONAL LAND SURVEYOR
 01/17/2024

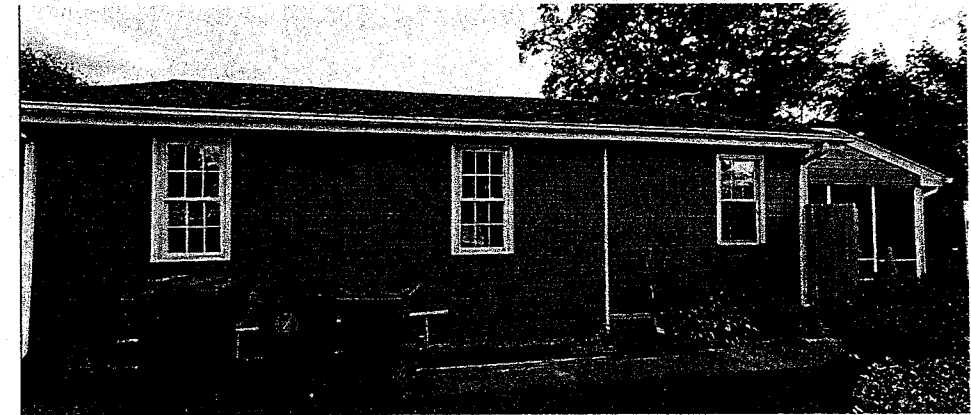
Sheet Contents
PROPERTY SURVEY
 Project Number 01.24.1928
 Drawing No.
 Sheet 1 of 1

Plat # 10961 - 43 NAKOMIS DRIVE

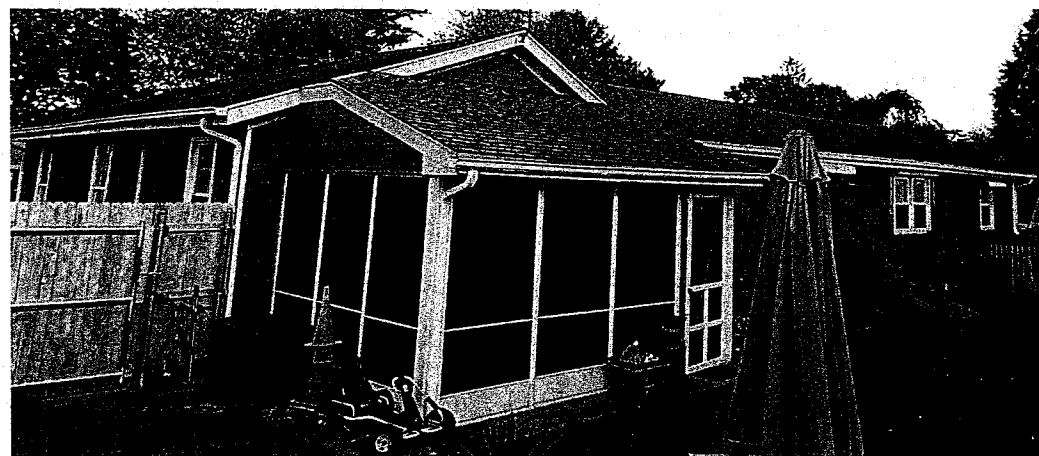


LEGEND:

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- SD SMOKE DETECTOR
- SD + CH SMOKE DETECTOR + CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- 100 CFM FAN VENTED TO OUTSIDE
- HD HEAT DETECTOR
- WC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- ⊙ WINDOW UNIT NUMBER
- ⊙ DOOR UNIT NUMBER



EXISTING RIGHT SIDE ELEVATION



EXISTING BACK / RIGHT ELEVATION



EXISTING BACK ELEVATION

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. RISBC - 2 - 2021
2. WIND DESIGN: ZONE 1 (100 MPH)
3. LOAD DESIGN: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
20 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
30 PSF SNOW LOADS
4. FROST DEPTH: MINIMUM 3'-6" DEEP
5. CLIMATE ZONE: 5
6. CONSTRUCTION TYPE: 5B
7. BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
8. ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N102.1.2 OF THE ENERGY CONSERVATION CODES.

PROPOSED ADDITION / RENOVATION

PREPARED FOR:
STEFANIE & RYAN JARVIS
43 NAKOMIS DRIVE
WARWICK, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY
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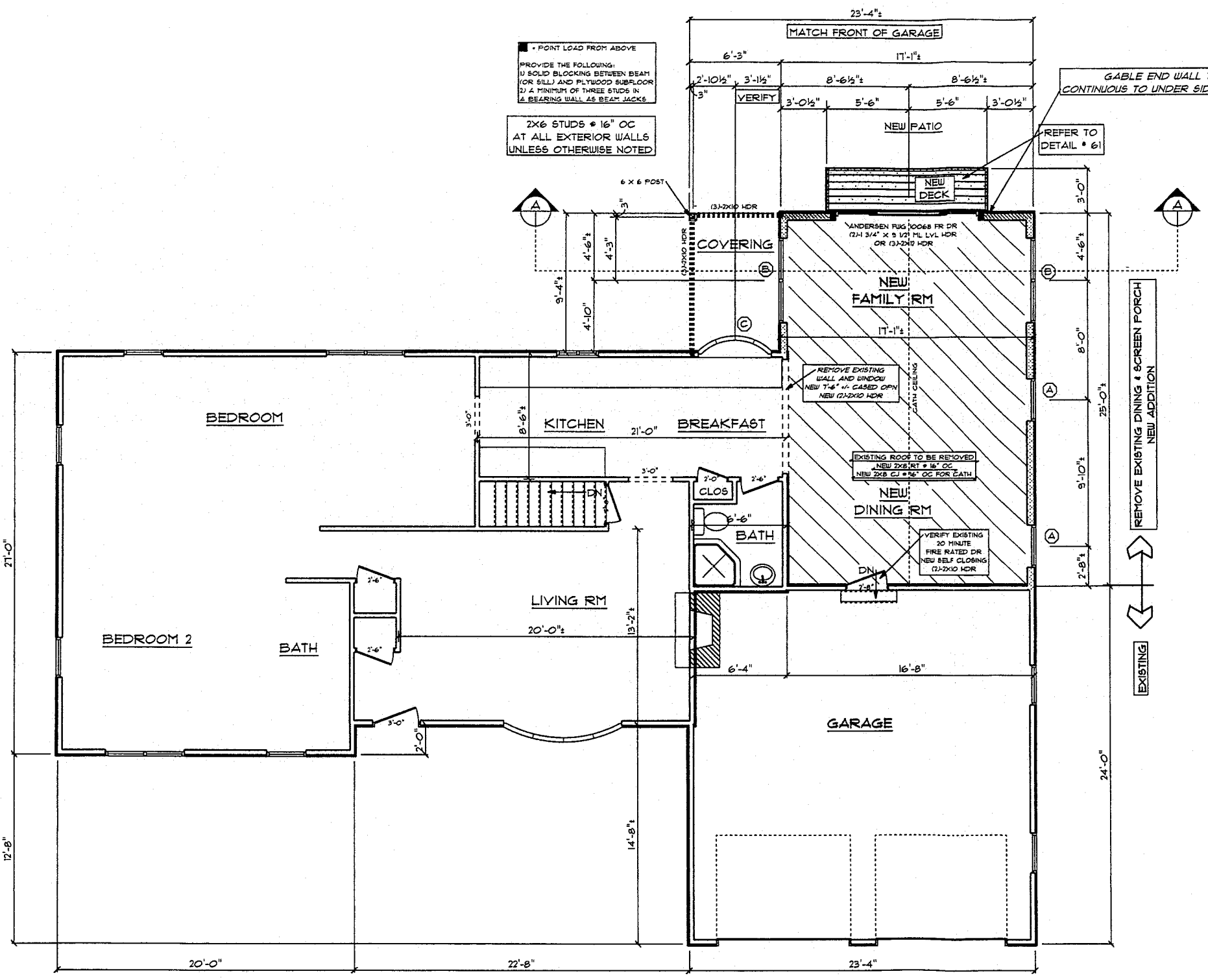
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SCALE NOTED
DATE Monday, November 13, 2023
APPROVED DRR
DRAWN BY DRR
DRAWING NUMBER 1005

LEGEND:

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- SD SMOKE DETECTOR
- SD + CM SMOKE DETECTOR & CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- F 100 CFM FAN VENTED TO OUTSIDE
- HD HEAT DETECTOR
- WC WALK IN CLOSET
- M/C MAKE UP COUNTER
- BEARING WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING EXTERIOR WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING TO BE REMOVED
- W WINDOW UNIT NUMBER
- D DOOR UNIT NUMBER



WINDOW SCHEDULE						
TYPICAL HEADER: (2) 2" X 10"		TYPICAL HEADER HEIGHT: 6'-11"		(EXCEPTIONS ARE NOTED ON PLANS)		
NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER. ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:						
FLOOR JOISTS LIVING AREAS: 40 PSF LIVE LOAD 20 PSF DEAD LOAD						
FLOOR JOISTS SLEEPING AREAS: 30 PSF LIVE LOAD 20 PSF DEAD LOAD						
MANUFACTURER (OR EQUIVALENT): ANDERSEN WINDOWS 400 SERIES MIN. U-FACTOR .35						
UNIT	ROUGH OPENING	TYPE	QTY	AREA / BILL OFF	CLR. OPN.	DESIGN PRESSURE
A	TU2846	2'-10 1/2" X 4'-8 1/8"	2	13.26 / 2'-2"	5.86	30
B	TU2846-2	5'-8 1/8" X 4'-8 1/8"	2	25.1 / 2'-2"	5.72 EA	30
C	CUSTOM	VERIFY	1	VERIFY	VERIFY	VERIFY
D						
E						
F						
DOORS:						
FUG10068	5'-8 3/4" X 6'-1 1/2"	SLIDING GL DR	1	64.93 / N/A	23.42	20
DOOR SCHEDULE						
TYPICAL HEADER: (2) 2" X 10"		TYPICAL HEADER HEIGHT: 6'-11"		(EXCEPTIONS ARE NOTED ON PLANS)		
INTERIOR AND EXTERIOR DOOR SIZES ARE NOTED ON PLANS						
INTERIOR / EXTERIOR DOOR R.O.: NOTED WIDTH X 2 1/2" (TYPICAL)						
POCKET DOOR R.O.: NOTED WIDTH X 2" X 1'-0 1/2" HIGH (TYPICAL)						
DESIGN PRESSURE				DESIGN REQUIRED	PRESSURE PROVIDED	
WIND ZONE: 100 MPH						
WIND EXPOSURE: B						
HEIGHT (MAX): 35'-0"						
PRESSURE ZONES: 4 & 5						

EXISTING & PROPOSED FLOOR PLAN 1/4" = 1'-0"

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

- RISBC - 2 - 2021
- WIND DESIGN: ZONE 1 (100 MPH)
- LOAD DESIGNS: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
20 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
30 PSF SNOW LOADS
- FROST DEPTH: MINIMUM 3'-6" DEEP
- CLIMATE ZONE: 5
- CONSTRUCTION TYPE: 5B
- BUILDING HEIGHT: (MAXIMUM 35'-0") MEASURED FROM TOP OF FOUNDATION TO RIDGE
- ALL INSULATION IN EXTERIOR WALLS ARE BASED ON THE MINIMUMS AS PER THE PRESCRIPTIVE METHOD OF TABLE N1021.2 OF THE ENERGY CONSERVATION CODES.

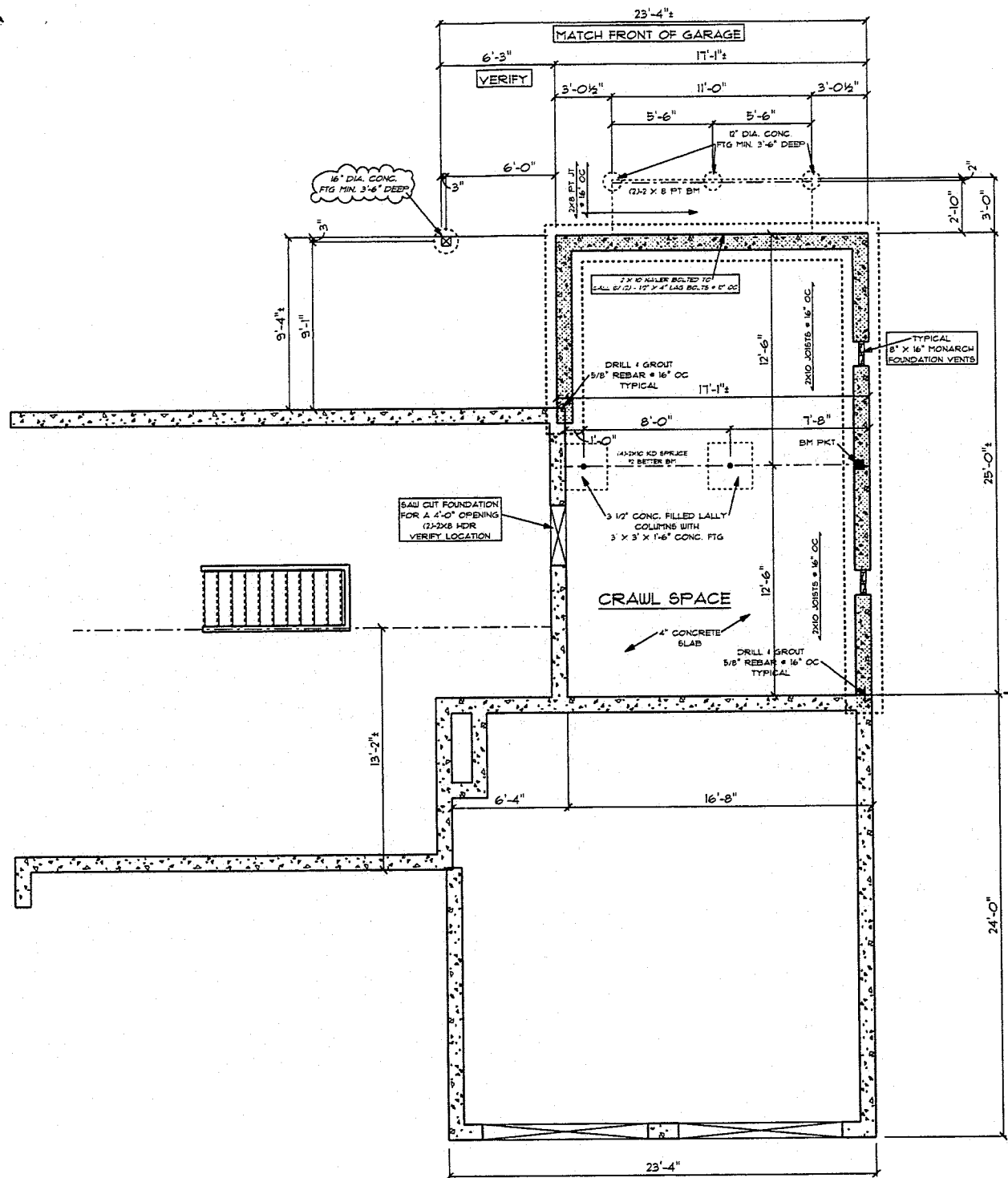
PROPOSED ADDITION / RENOVATION
 PREPARED FOR:
 STEFANIE & RYAN JARVIS
 43 NAKOMIS DRIVE
 WARWICK, RHODE ISLAND

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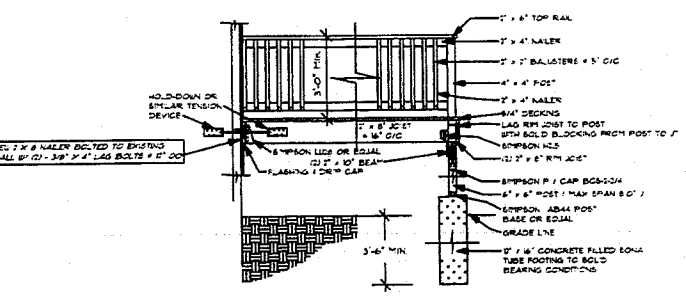
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SCALE: NOTED
 DATE: Monday, November 13, 2023
 APPROVED: DRR
 DRAWN BY: DRR
 DRAWING NUMBER: 1005
 2 OF 4



EXISTING & PROPOSED FOUNDATION PLAN 1/4"=1'-0"

NOTE: ALL FRAMING AND STRUCTURAL MATERIALS TO BE PRESURE TREATED. ALL WALK BOLTS & HARDWARE TO BE GALVANIZED.



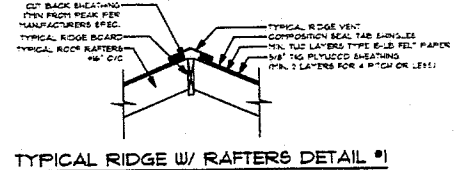
TYPICAL DECK DETAIL #61

REMOVE EXISTING DINING & SCREEN PORCH
NEW ADDITION

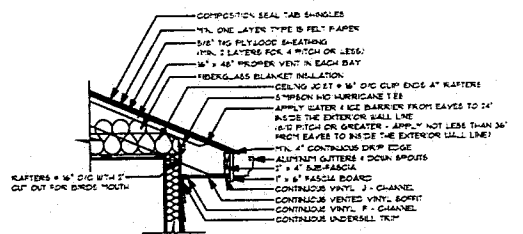
EXISTING

TYPICAL NAILING SCHEDULE
TYPICAL FLOOR
JOIST TO BILL OR GIRDER, TOE NAIL (3) 8D
RIM JOIST TO JOIST (3) 16D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL
OR 16GA. 13/4" STAPLE OR 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGE 12" O.C.
TYPICAL BUILT-UP GIRDERS AND BEAMS
NAIL EACH LAYER WITH 10D NAILS @ 32" O.C.
AT TOP AND BOTTOM STAGGERED.
TWO NAILS AT ENDS AND AT EACH SPLICE
TYPICAL WALLS
BOTTOM PLATE TO JOIST 16D @ 16" O.C.
STUD TO BOTTOM PLATE (2) 16D OR (3) 8D
STUD TO TOP PLATE (2) 16D OR (3) 8D
DOUBLE TOP PLATE (2) 10D @ 24" O.C.
DOUBLE STUDS (2) 16D OR (3) 8D @ 16" O.C.
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D
1/2" WALL SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS
6" FROM EDGES 12" O.C.
TYPICAL BUILT-UP HEADERS
TWO PIECES WITH 1/2" SPACER 16D @ 16" O.C. ALONG EACH EDGE
TYPICAL ROOFS
CEILING JOIST TO PLATE, TOE NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (3) 10D
RAFTER TO PLATE, TOE NAIL (2) 16D
1/2" ROOF SHEATHING TO FRAMING 6D OR 15 GA. 1 1/2"
STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS
6" FROM EDGES 12" O.C.

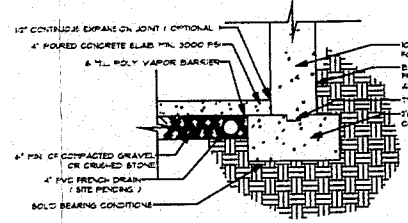
GENERAL NOTES
HEAT, SMOKE, & CARBON MONOXIDE DETECTORS AS PER FIRE PROTECTION CODE
ALL DIMENSIONS, NOTES, AND OTHER INFORMATION CONVEYED IN THESE DRAWINGS FOR CONSTRUCTION PURPOSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED IN FIELD BY BUILDER / CONTRACTOR ACCORDING TO LOCAL AND STATE BUILDING CODES!
THE DRAFTSPERSON SHALL NOT BE RESPONSIBLE FOR ANY CHANGES THAT WOULD MAKE THE STRUCTURE PHYSICALLY UNSAFE.
UNFORESEEN SITE CONDITIONS MAY CAUSE A DEVIATION FROM THE CONSTRUCTION DOCUMENTS AND IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO INSURE STRUCTURAL STABILITY AND CONFORMANCE TO APPLICABLE CODES.



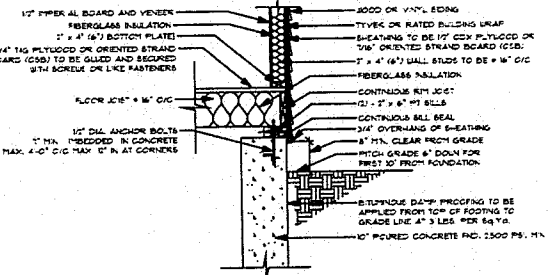
TYPICAL RIDGE W/ RAFTERS DETAIL #1



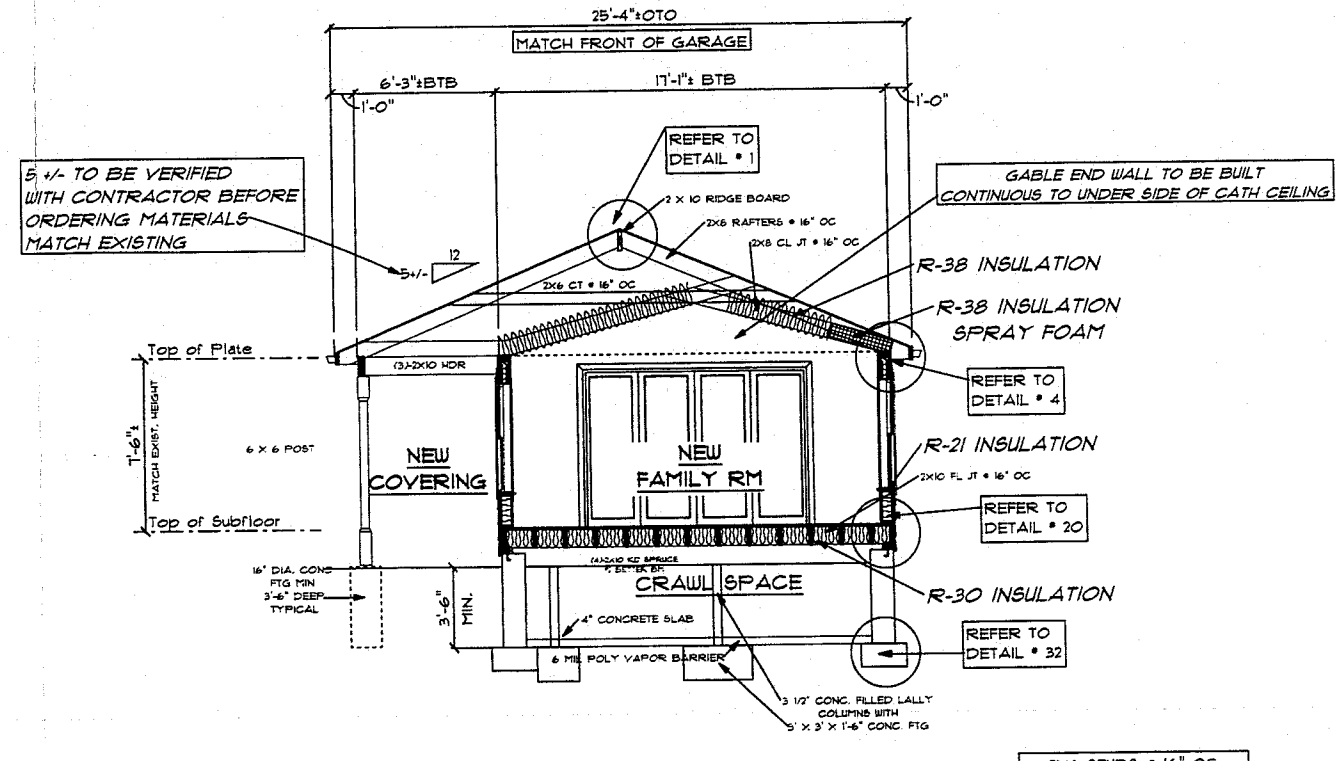
TYPICAL RAFTER W/ VINYL SOFFIT DETAIL #4



TYPICAL FOOTING W/ FLOOR DETAIL #28



TYPICAL FLOOR TO FOUNDATION DETAIL #20



CROSS SECTION 'A' 1/4"=1'-0"

2X6 STUDS @ 16" OC AT ALL EXTERIOR WALLS UNLESS OTHERWISE NOTED

PROPOSED ADDITION / RENOVATION
PREPARED FOR:
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43 NAKOMIS DRIVE
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SCALE NOTED
DATE Monday, November 13, 2023
APPROVED DRR
DRAWN BY DRR
DRAWING NUMBER 1005