



**LOCATION MAP**

- GENERAL NOTES:**
1. THE PARCEL OF LAND DESIGNATED AS LOT 70 ON TAX MAP 358 IS LOCATED IN THE CITY OF WARWICK, COUNTY OF KENT & STATE OF RHODE ISLAND.
  2. THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 44003C0134H EFFECTIVE DATE 9/18/2013.
  3. THE CURRENT ZONING IS A-7
- DIMENSIONAL REGULATIONS:**
- |                                 |               |
|---------------------------------|---------------|
| MINIMUM LOT SIZE :              | 7,000 SQ. FT. |
| MINIMUM FRONTAGE / WIDTH:       | 70 FEET       |
| MINIMUM FRONT/CORNER SIDE YARD: | 25 FEET       |
| MINIMUM SIDE YARD:              | 8 FEET        |
| MINIMUM REAR YARD:              | 20 FEET       |
| MAXIMUM HEIGHT:                 | 35 FEET       |
| MINIMUM LANDSCAPED OPEN SPACE:  | 10%           |
4. THERE ARE NO WETLANDS ON THIS SITE.
  5. ANY UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE CONSTRUCTION.

- REFERENCES:**
1. CITY OF WARWICK, R.I. DEED BOOK 8685, PAGE 218.
  2. CITY OF WARWICK, R.I. GIS WEBSITE.
  3. WWW.BING.COM

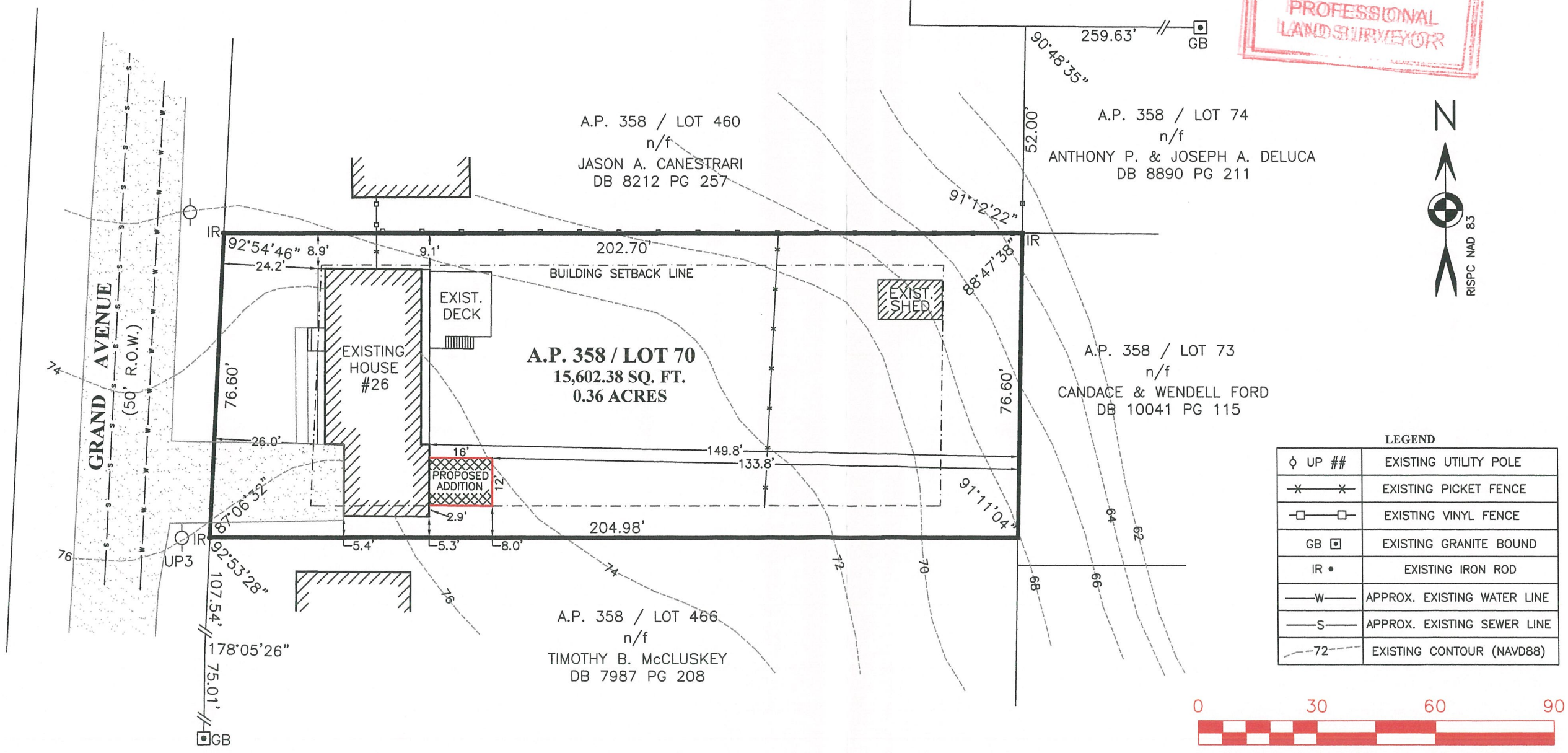
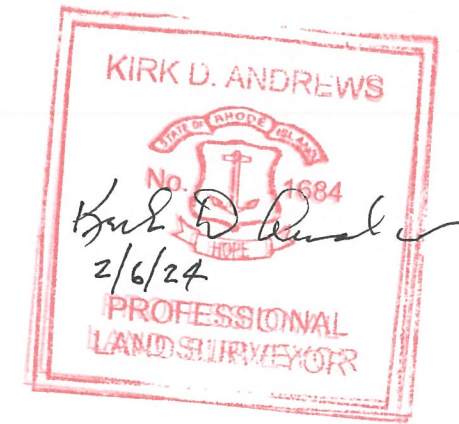
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I  
 DATA ACCUMULATION SURVEY CLASS III  
 TOPOGRAPHICAL SURVEY T4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY SO TO PRODUCE AN EXISTING CONDITIONS AND PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*  
 KIRK D. ANDREWS PLS NO. 1684  
 COA No.: 000A555

**STREET INDEX  
 GRAND AVENUE**



**LEGEND**

⊕ UP ##	EXISTING UTILITY POLE
—x—x—	EXISTING PICKET FENCE
—□—□—	EXISTING VINYL FENCE
GB □	EXISTING GRANITE BOUND
IR •	EXISTING IRON ROD
—W—	APPROX. EXISTING WATER LINE
—S—	APPROX. EXISTING SEWER LINE
- - - 72	EXISTING CONTOUR (NAVD88)



**SURVEY & PROPOSED SITE PLAN**  
 PREPARED FOR  
 ANDREW & LISA OFFILER  
 LOCATION  
 26 GRAND AVENUE  
 A. P. 358 / LOT 70  
 WARWICK, RHODE ISLAND

Checked By: K.D.A. Drawn By: E. J. I.  
 Scale: 1" = 30' Date: 2-6-24

NO.	REVISION	BY	DATE

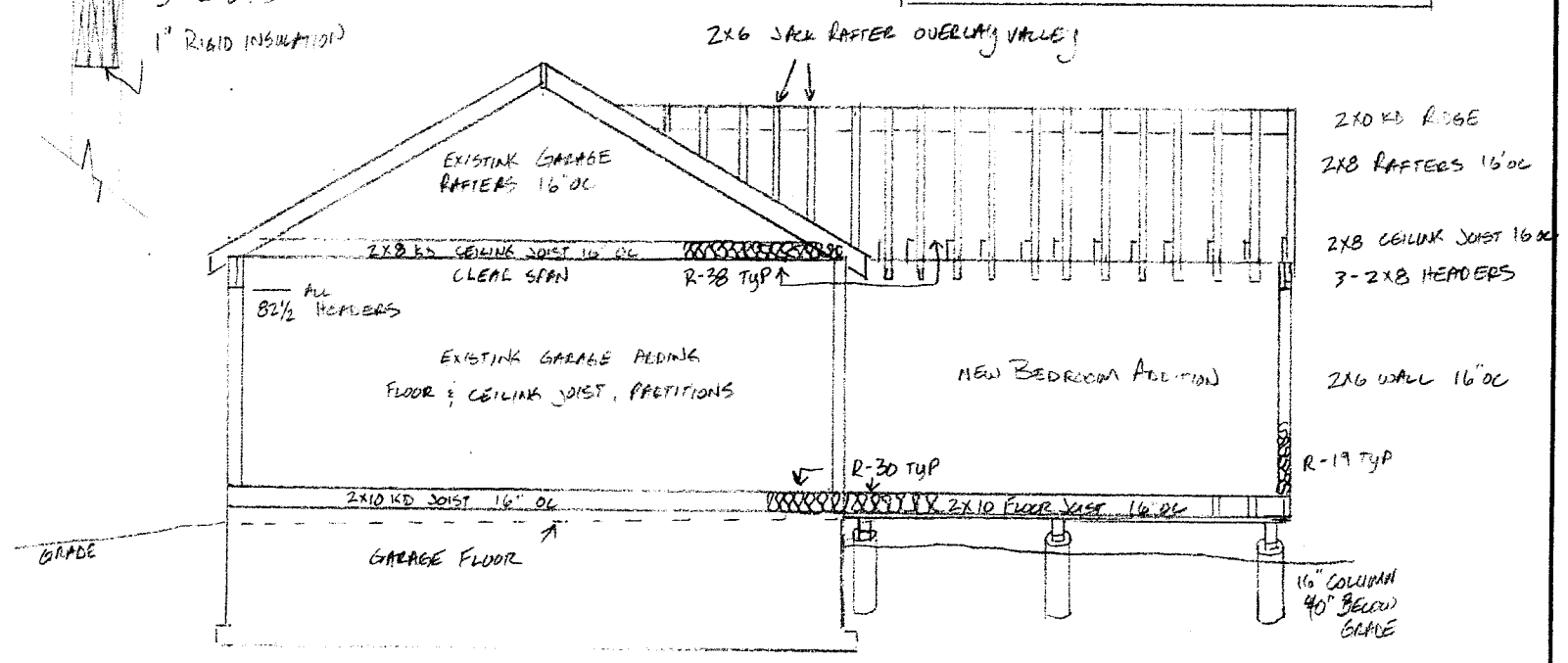
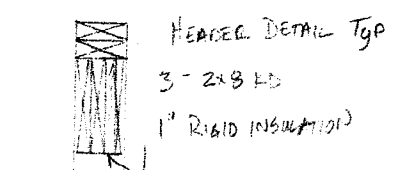
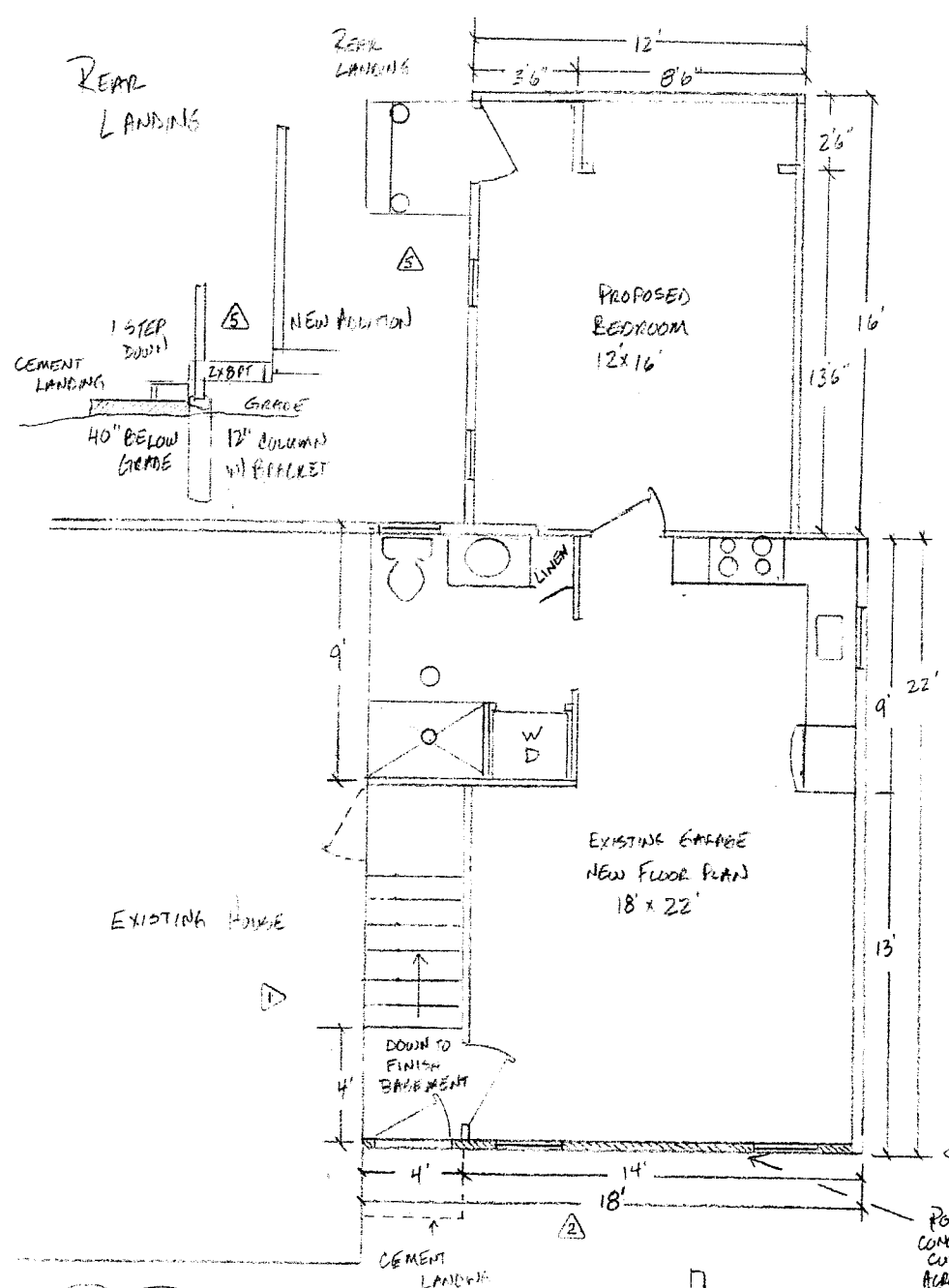
**E. GREENWICH  
 SURVEYORS, LLC**  
 LAND SURVEYING AND SITE PLANNING  
 1050 MAIN STREET SUITE 31  
 EAST GREENWICH, RHODE ISLAND 02818  
 PHONE: (401) 339-2881 (401) 368-8574  
 E-MAIL: KANDREWS1684@GOL.COM FAX: (401) 884-0017

Sheet **1**  
 of 1 sheets

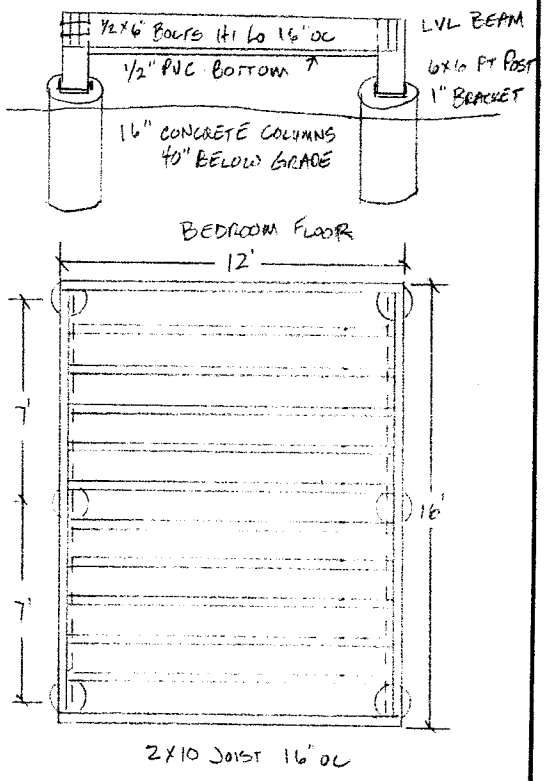
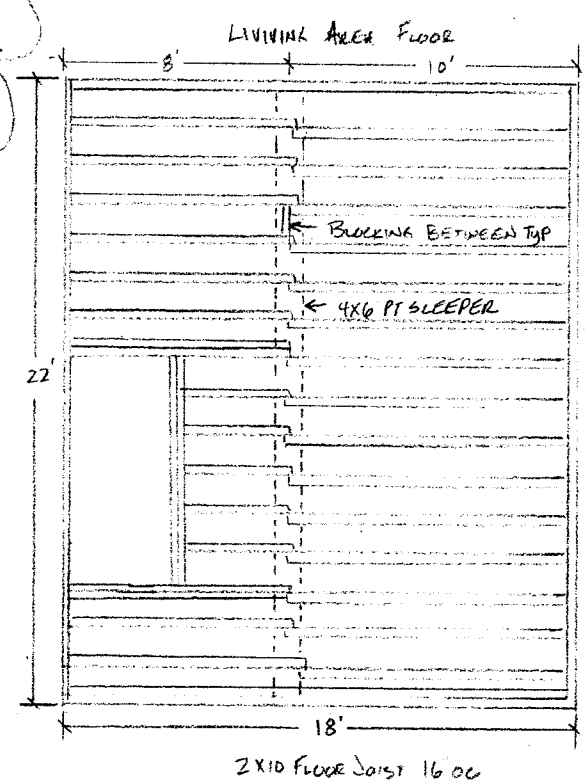
*Plt. # 10923 - 26 Grand Ave.*



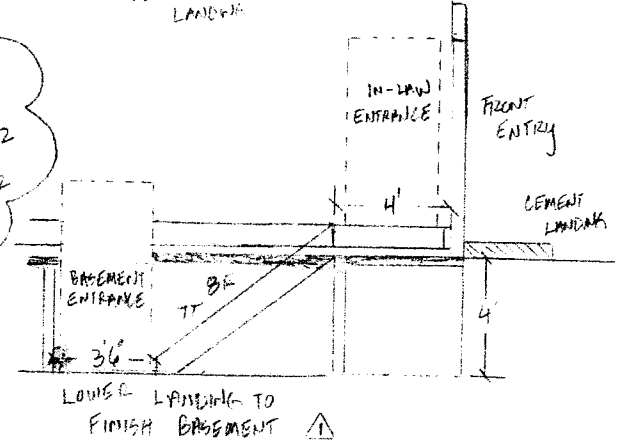
COMPLIES W/ 2021 RESIDENT BUILDING CODE  
 DESIGN CRITERIA  
 40 LIVE LOAD 10 DEAD LOAD 40 SNOW LOAD



GENERAL NOTES  
 ALL WALLS 1/2" OSB, VAPOR BARRIER  
 ALL ROOF AREA 1/2" CDX, 6" ICE & WATER  
 15 LB FELT, 30yr SHingles,  
 RIDGE VENT  
 ALL FLOORS 2x10 JOIST, 3/4" T & G  
 VENT BATH, KITCHEN OUTSIDE



WINDOW DOOR SCHEDULE  
 BEDROOM WINDOW 32x52  
 KITCHEN WINDOW 32x42  
 ENTRANCE DOOR 3'x6'



26 GRAND AVE IN-LAW ADDITION		
SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 12/14/23		REVISED:
ERIC SIMONSON QUALITY RENOVATIONS		ERIC.SIMONSON@QUALITYRENOV.COM 401-632-9690
PROVIDENCE, RI		DRAWING NUMBER