

LOCUS MAP

ZONING DISTRICT A-7

- MINIMUM LOT AREA: 7,000 S.F.
- MINIMUM LOT FRONTAGE: 70 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM LANDSCAPE: 10%

DIMENSIONAL CONFORMANCE SURVEY

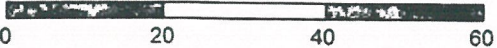
A.P. 328 / LOT 7 & 8
 175 EDGEHILL ROAD
 WARWICK, R.I. 02889
 SCALE: 1"=20' DATE: JANUARY 24, 2024

PREPARED FOR:
ERIKA FRANZEN
 175 EDGEHILL ROAD
 WARWICK, R.I. 02889

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10684 / DWG. NO. 10684 - (JNP)

GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

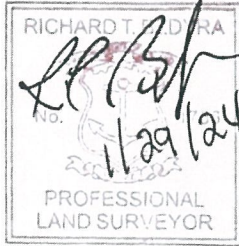
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY CLASS I
 MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdura* DATE: 1/29/24

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60

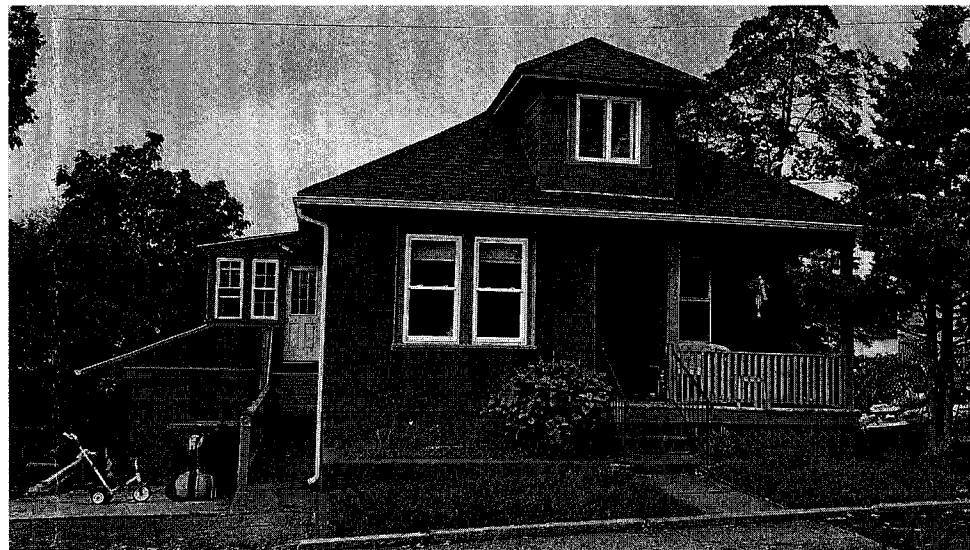
THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



REFERENCE:

DEED BK. 9421 / PG. 50 DESIGNATED AS LOTS 189 & 190 ON THAT PLAT ENTITLED: "AVALON PARK, WARWICK, R.I. BELONGING TO F.H. WATSON, FRENCH AND BATEMAN ENG'RS., OCTOBER 1921" PLAT CARD 288

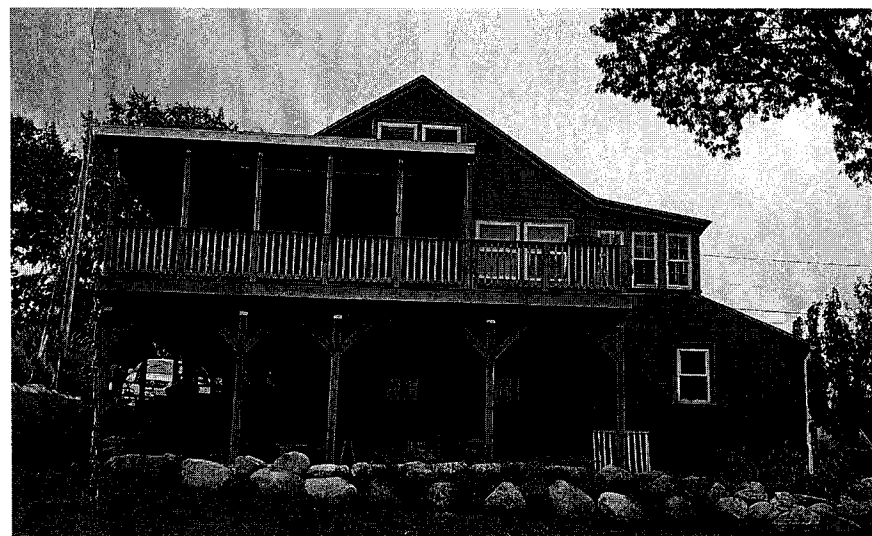
Pet. # 10964-175 Edgemoor Rd.



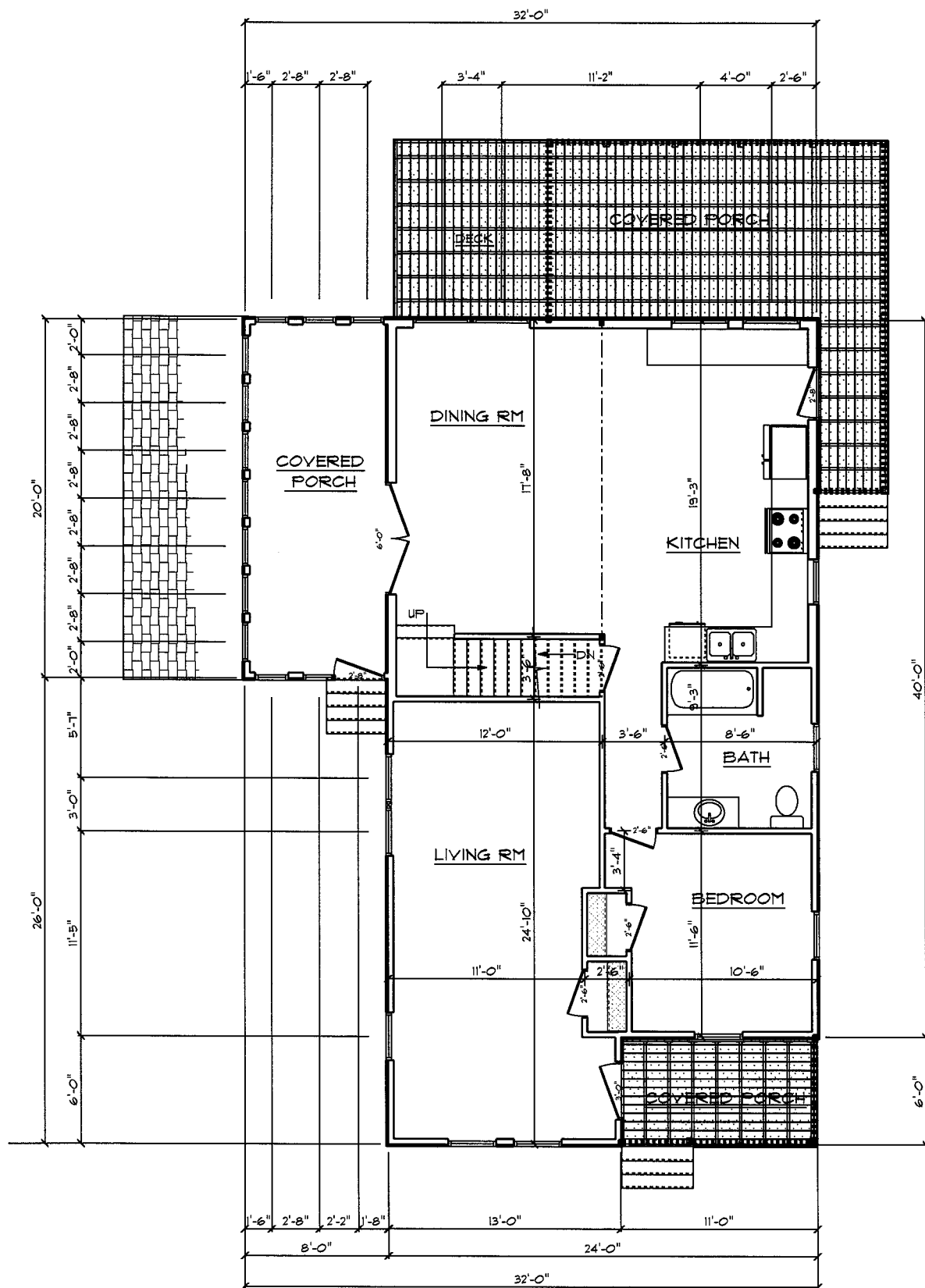
EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING BACK ELEVATION



EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

1. IRIBC - 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 AVERAGE GRADE TO HIGHEST RIDGE VERIFY WITH CITY / TOWN ZONING REGULATIONS
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.

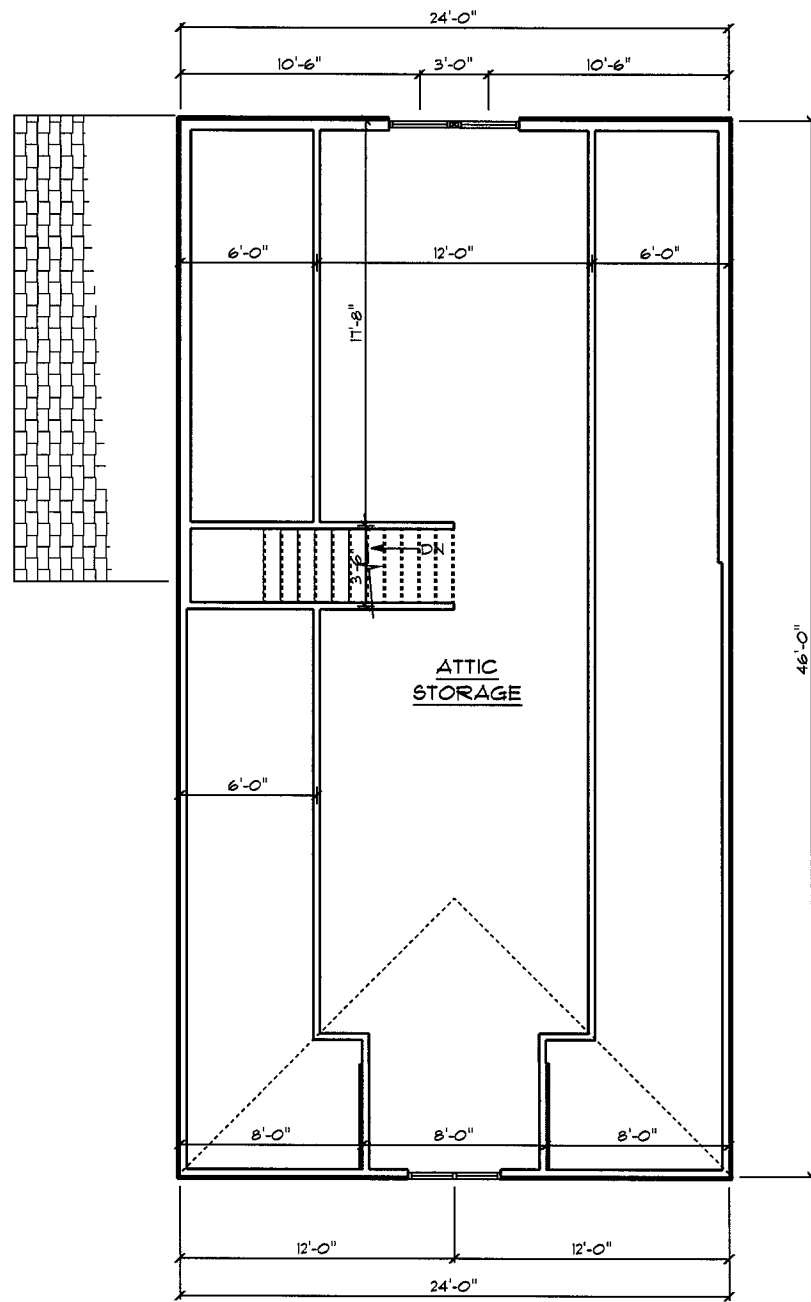
PROPOSED ADDITION
 PREPARED FOR:
 ERICKA & SEAN HUNTER
 175 EDGEHILL ROAD
 WARWICK, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY
 DLR DIMENSIONS, INC DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES

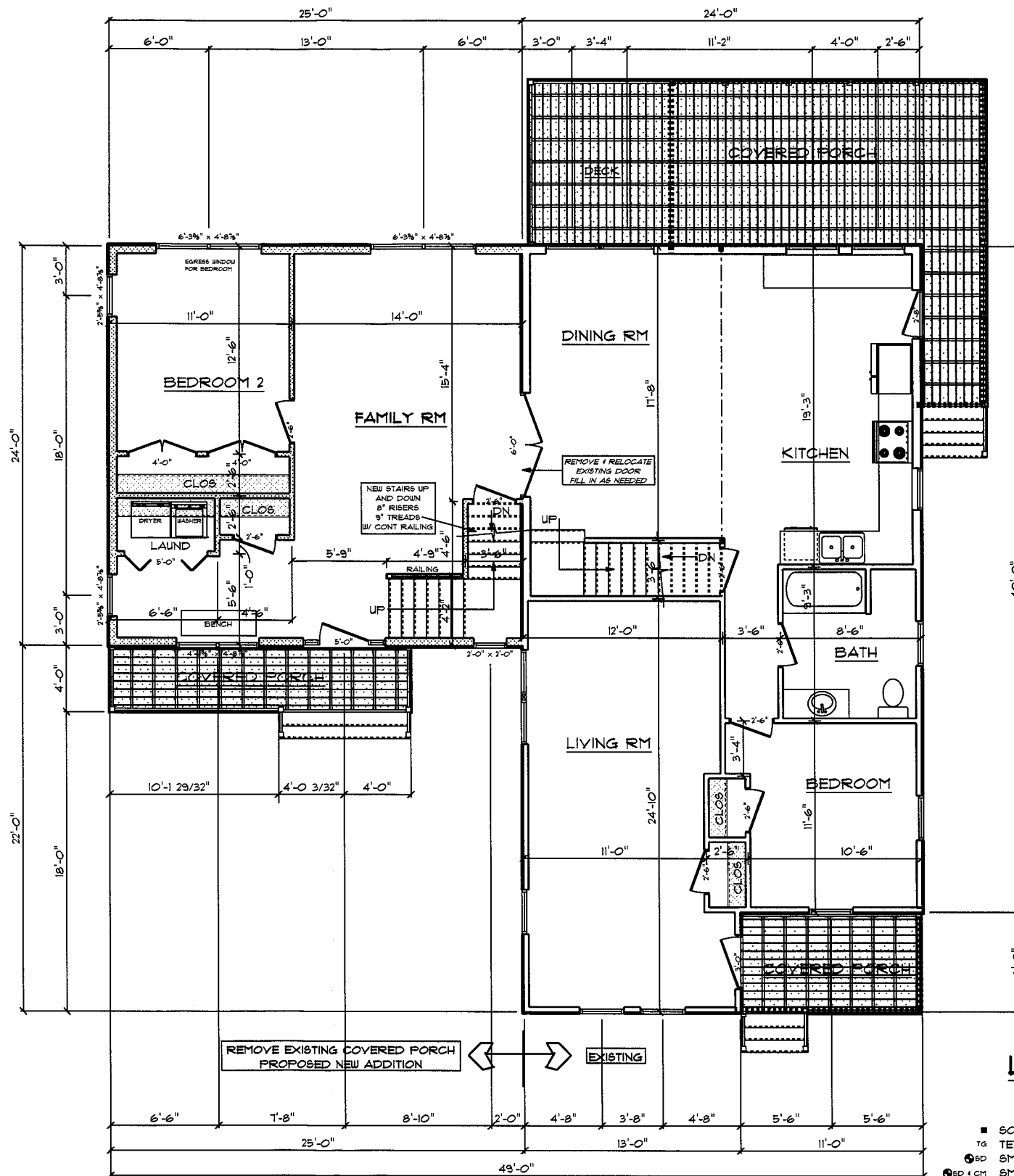
EST. 1986
DLR DIMENSIONS
 RESIDENTIAL DESIGNERS & CONSULTANTS
 401.738.3156
 DLRDIMENSIONS.COM

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SCALE NOTED
DATE Wednesday, February 7, 2024
APPROVED DRR
DRAWN BY DRR
DRAWING NUMBER 7017



EXISTING SECOND FLOOR PLAN 1/4"=1'-0"



2x6 STUDS @ 16" OC
AT ALL EXTERIOR WALLS
UNLESS OTHERWISE NOTED

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

LEGEND:

- SOLID BEARING TO FOUNDATION
- TG TEMPERED GLASS
- ⊙ SD SMOKE DETECTOR
- ⊙ SD + CH SMOKE DETECTOR & CARBON MONOXIDE
- HU HOT WATER
- HU HEATING UNIT/ BOILER
- ⊙ 100 CFM FAN VENTED TO OUTSIDE
- ⊙ HD HEAT DETECTOR
- WIC 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

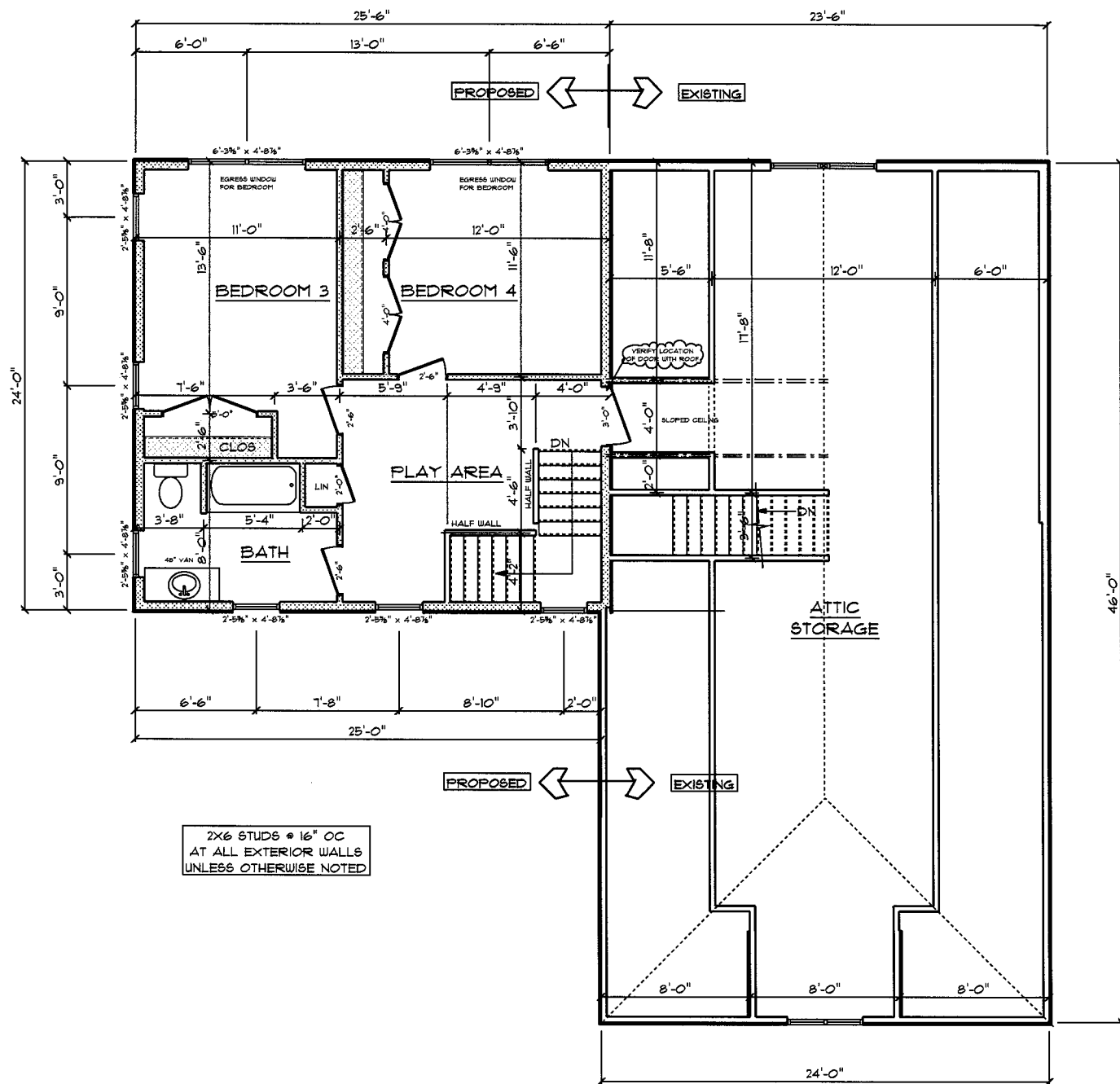
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LOCAL CODES
DURING CONSTRUCTION.

SCALE NOTED
DATE Wednesday, February 7, 2024
APPROVED DRR
DRAWN BY DRR
DRAWING NUMBER 1011



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

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

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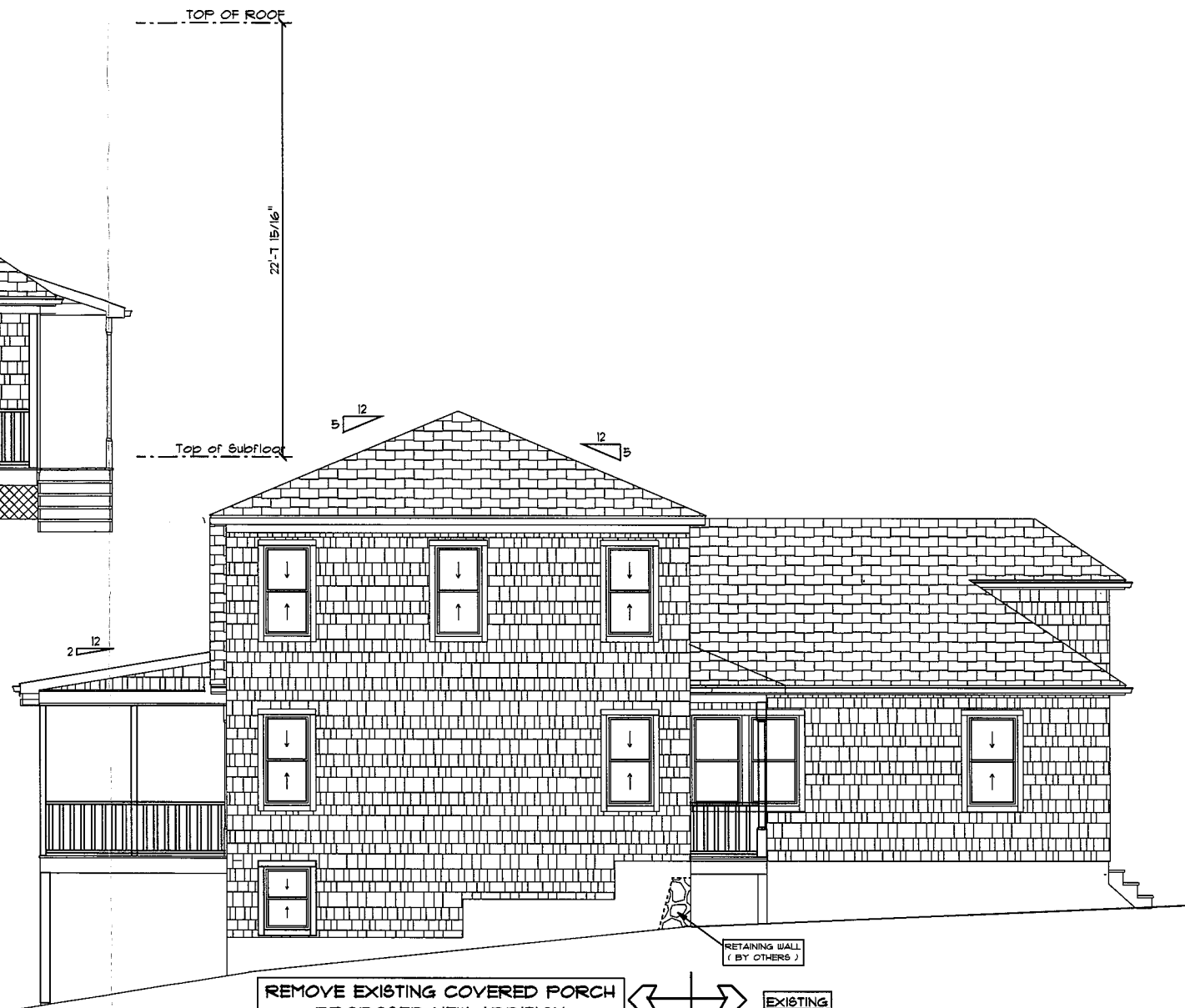
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DATE Wednesday, February 7, 2024
APPROVED DRR
DRAWN BY DRR
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FRONT ELEVATION 1/4"=1'-0"



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



BACK ELEVATION 1/4"=1'-0"

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SCALE NOTED

DATE

Wednesday, February 1, 2024

APPROVED

DRR

DRAWN BY

DRR

DRAWING NUMBER

7017