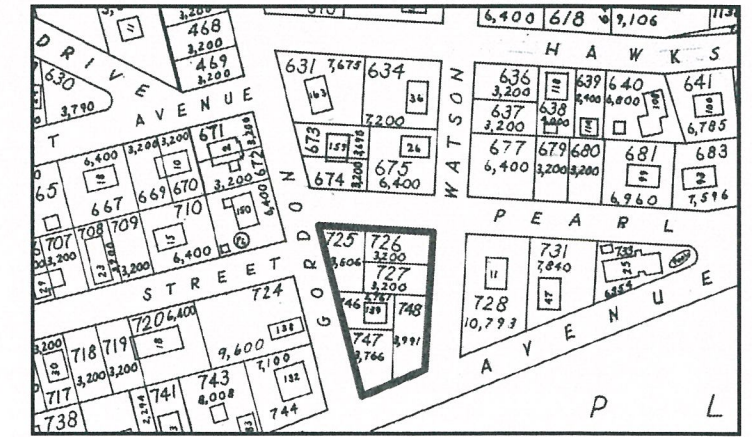


ZONING DISTRICT A-7

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%



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: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY 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: *[Signature]* DATE: 7/07/23

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.

BOUNDARY STAKE-OUT SURVEY

A.P. 361 / LOT 746
 139 GORDON AVENUE
 WARWICK, R.I. 02886

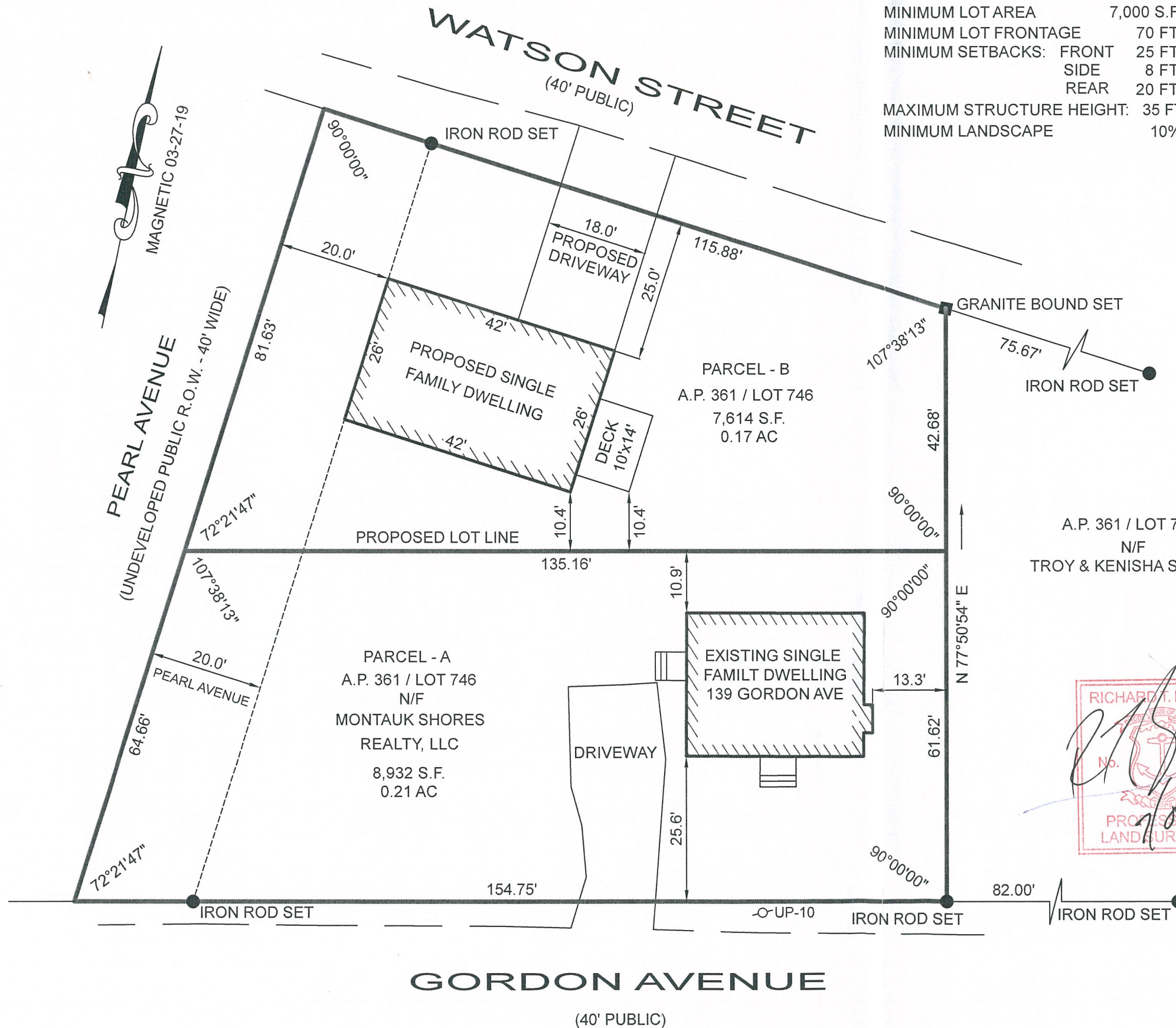
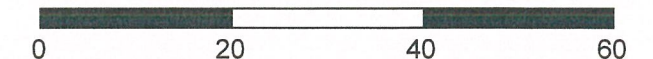
SCALE: 1" = 20' DATE: JULY 7, 2023
 PREPARED FOR:

SHORELINE PROPERTIES
 400 SOUTH COUNTY TRAIL SUITE A-207
 EXETER, R.I. 02822

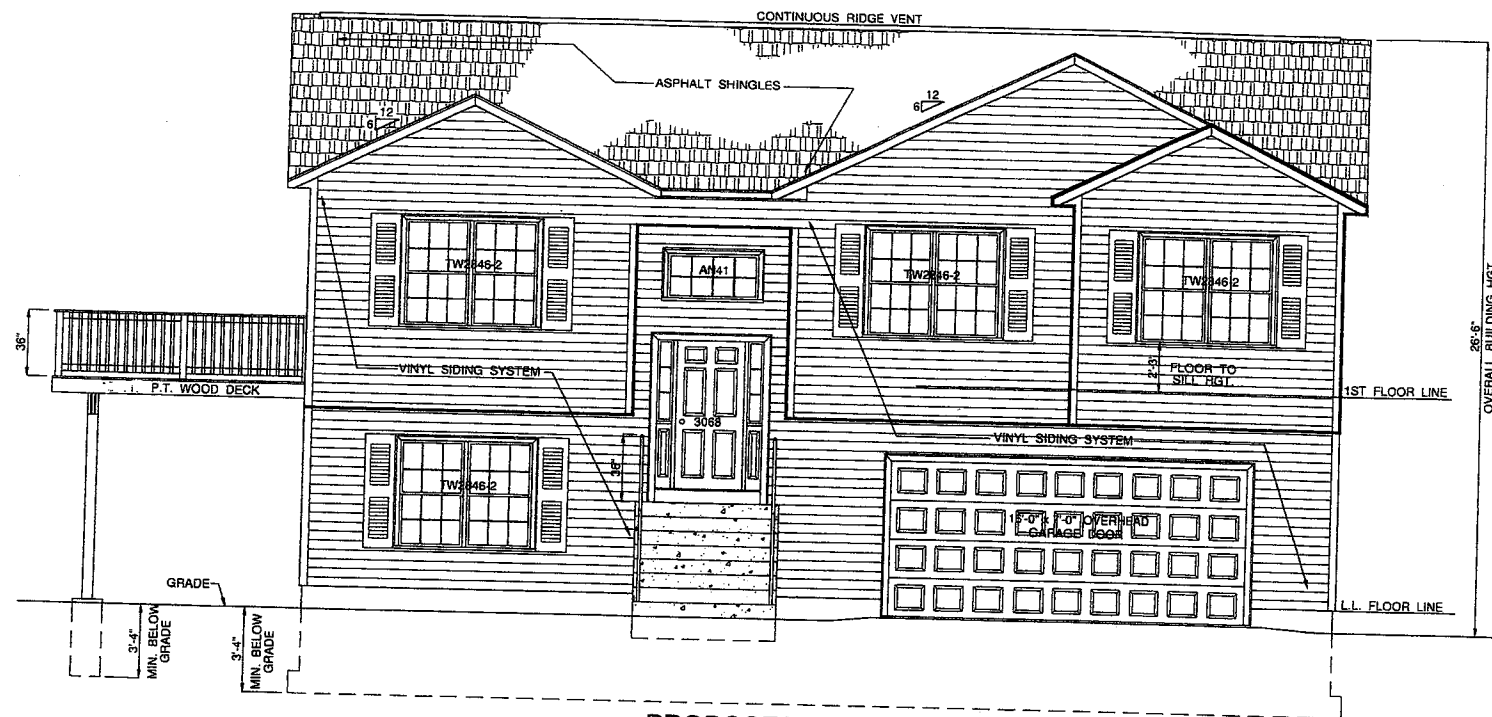
PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 9401 / DWG. NO. 9401 - (JNP)

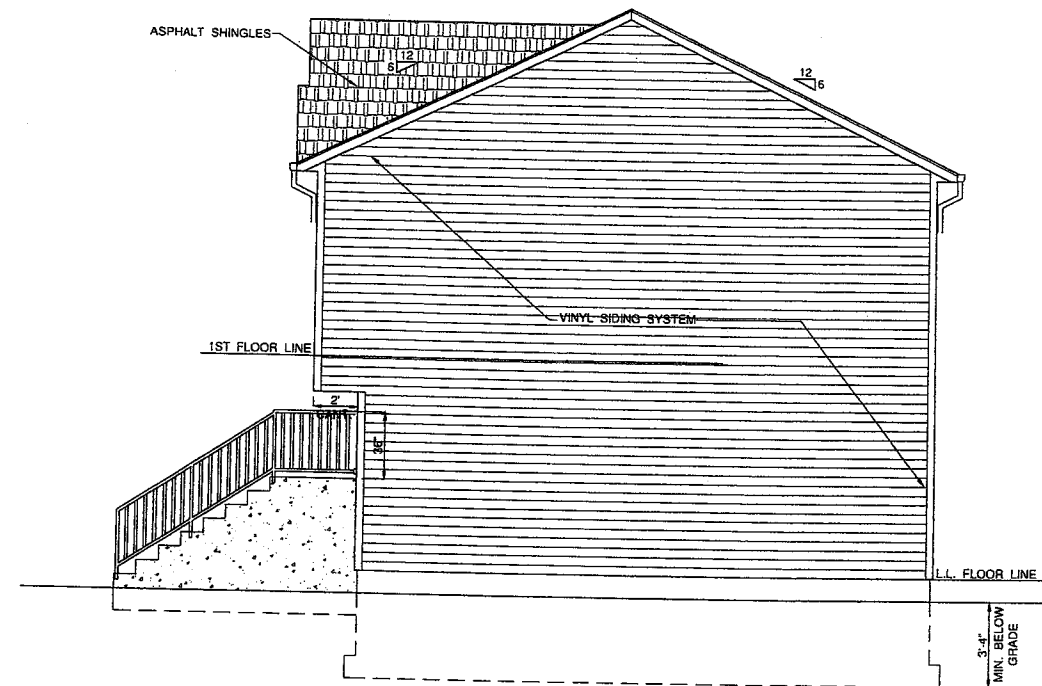
GRAPHIC SCALE / 1" = 20'



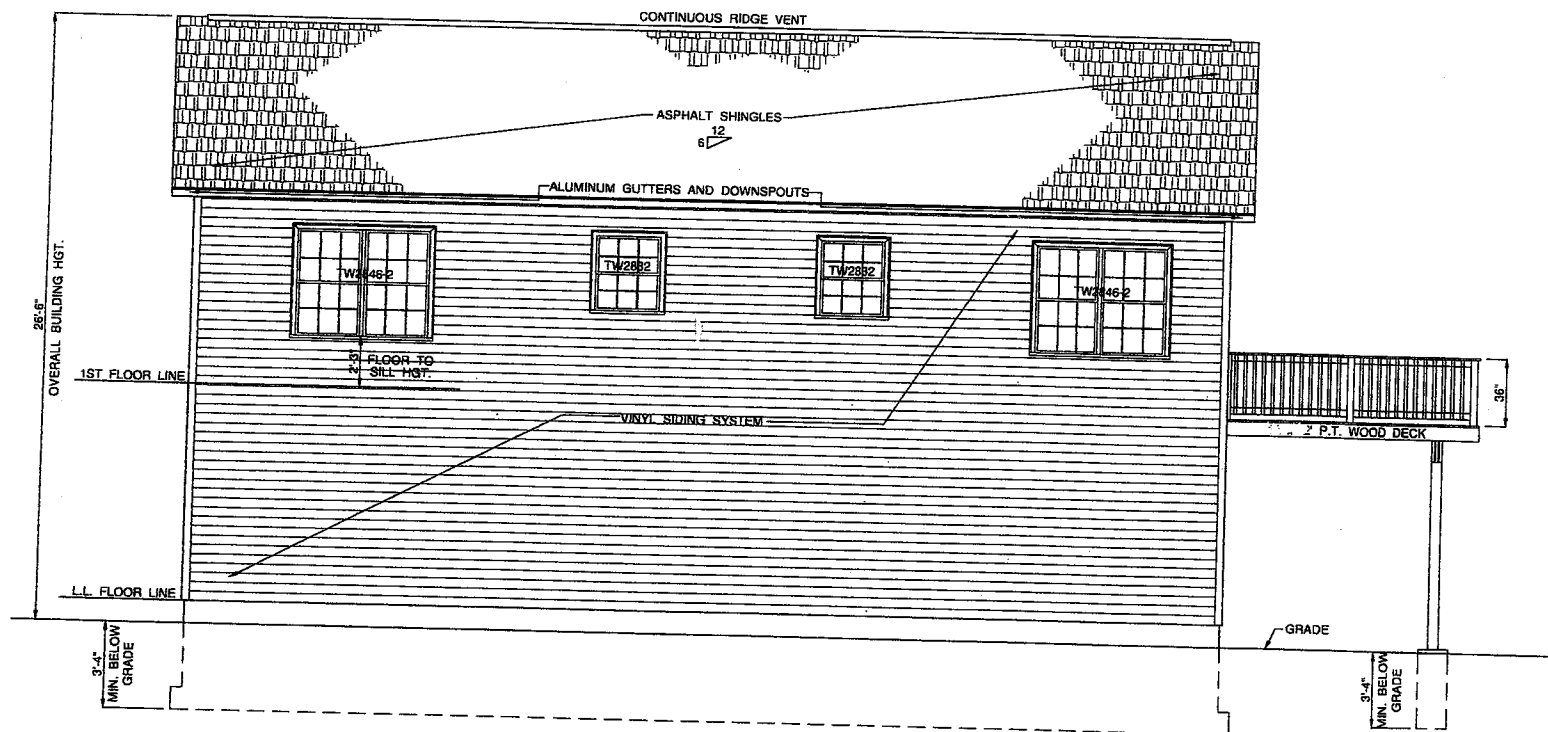
78# 10921 - Bzdyra Ave



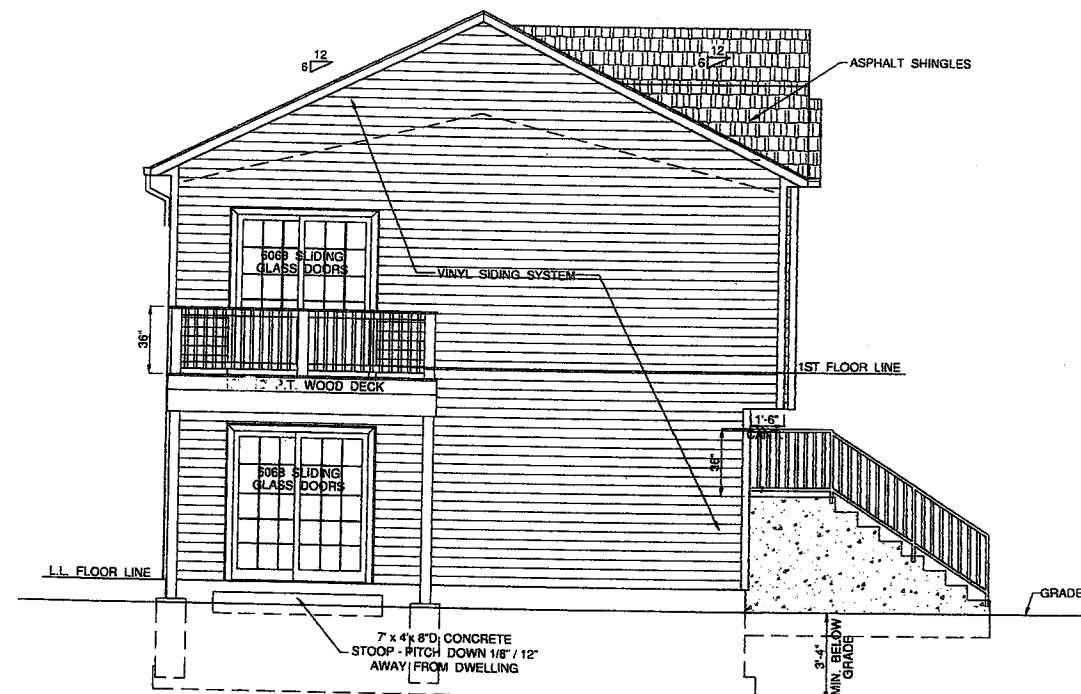
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0" (FACING OAK TREE AVENUE)



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



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



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

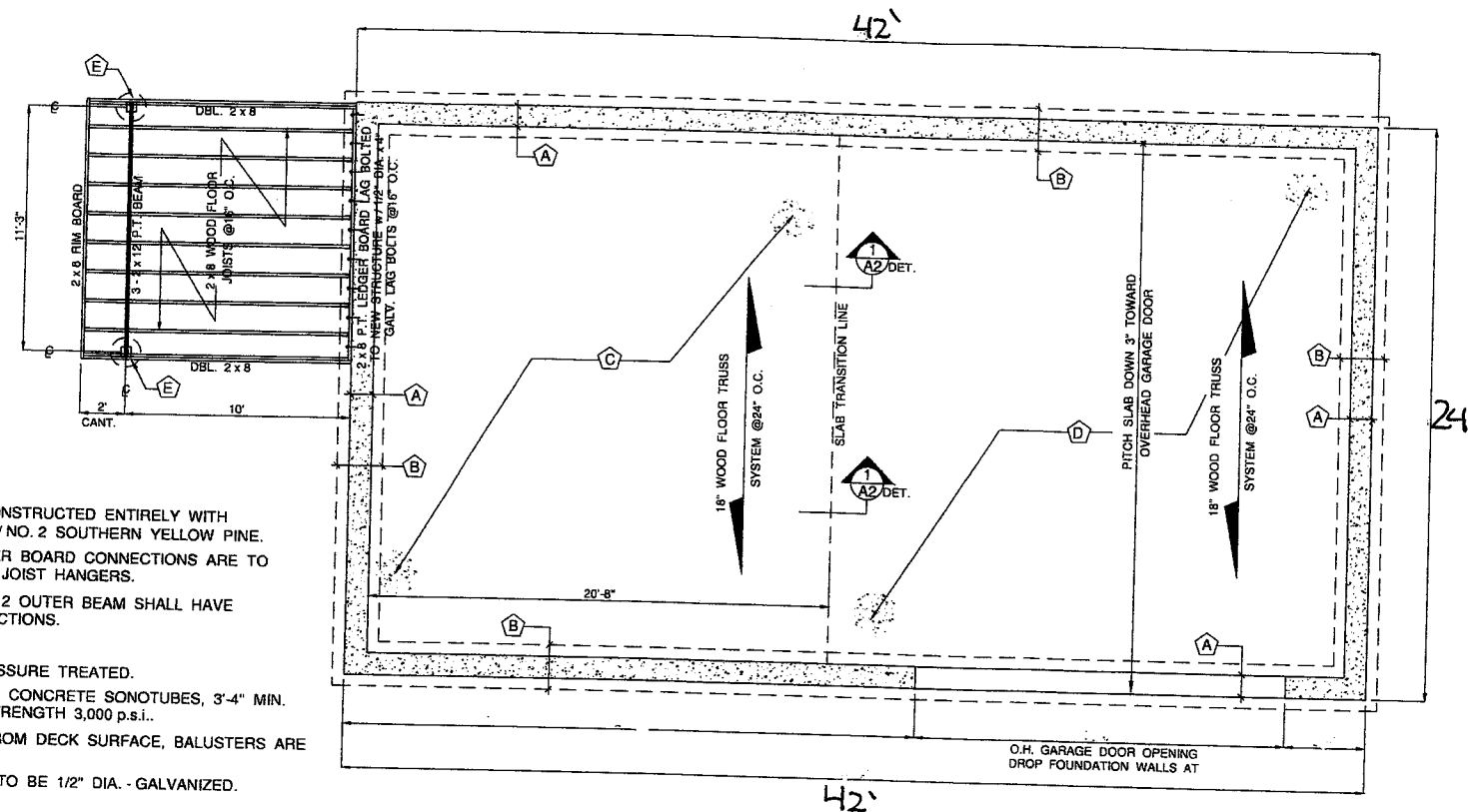
WINDOW SCHEDULE					
DESIG. #	QTY.	MANUFACTURER / SERIES NO.	WINDOW TYPE	MINIMUM ROUGH OPENING	NOTES
TW2832	2	ANDERSEN / 400	SINGLE DBL. HUNG	2'-10 1/8" x 3'-4 7/8"	1 - w / TEMPERED GLAZING
TW2846-2	6	ANDERSEN / 400	2 - WIDE DBL. HUNG	5'-8" x 4'-8 7/8"	
AN41	1	ANDERSEN / 400	FIXED AWNING WINDOW	4'-0 1/2" x 2'-0 5/8"	ABOVE ENTRY DOOR
ALL WINDOW GLAZING TO BE LOW 'E' - MIN. U - FACTOR : 0.30					

Project :
**PROPOSED 26' x 42' RAISED RANCH
SINGLE FAMILY DWELLING**

WARWICK, R.I.

Greg W. Bagian
(401)-464-2601

Date : 5/10/21
Scale : As Noted
Drawn by : GB
A.P. : 000
Lot No. : 000
Drawing No. :
A3
3 OF 4 DWGS.



PROPOSED FOUNDATION / FIRST FLOOR / LEFT SIDE DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

NEW DECK NOTES :

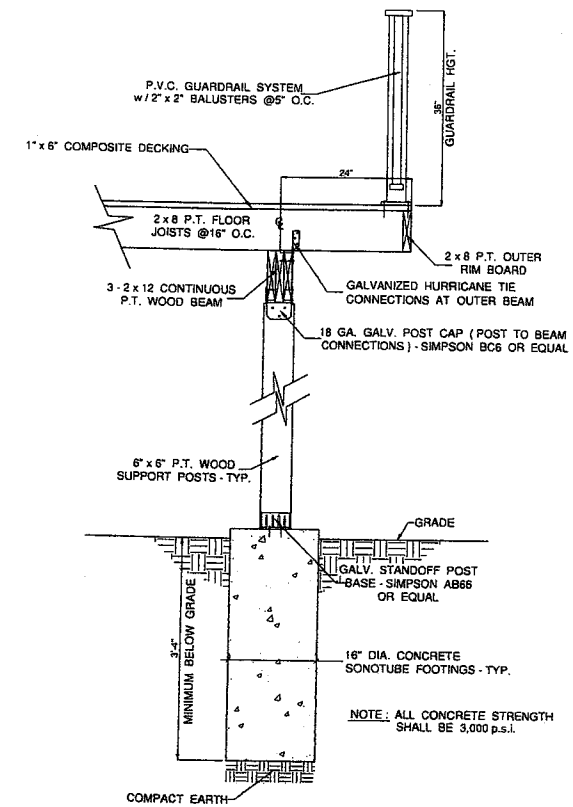
1. NEW LEFT SIDE DECK SHALL BE CONSTRUCTED ENTIRELY WITH PRESSURE TREATED LUMBER NO. 1 / NO. 2 SOUTHERN YELLOW PINE.
2. ALL WOOD FLOOR JOIST TO LEDGER BOARD CONNECTIONS ARE TO BE DONE WITH GALVANIZED METAL JOIST HANGERS.
3. ALL WOOD FLOOR JOIST TO 3-2x12 OUTER BEAM SHALL HAVE GALVANIZED HURRICANE TIE CONNECTIONS.
4. DECKING : 1 x 6 COMPOSITE
5. DECK SUPPORT POSTS : 6" x 6" PRESSURE TREATED.
6. DECK SUPPORT FOOTINGS : 16" DIA. CONCRETE SONOTUBES, 3'-4" MIN. DEPTH BELOW GRADE, CONCRETE STRENGTH 3,000 p.s.i..
7. GUARDRAILS : ARE TO BE 36" HGT. FROM DECK SURFACE, BALUSTERS ARE TO BE 2" x 2" SPACED AT 5" O.C..
8. ALL DECK CONNECTION BOLTS ARE TO BE 1/2" DIA. - GALVANIZED.

GENERAL FOUNDATION NOTES :

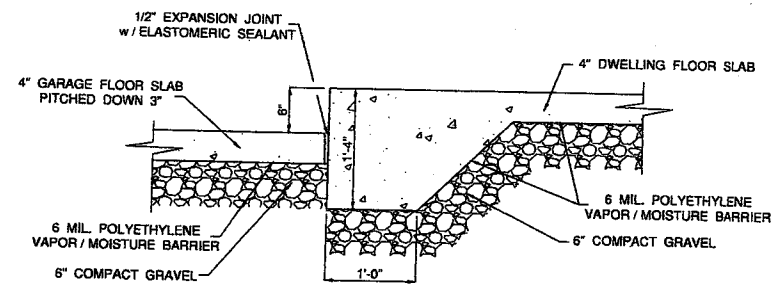
1. ALL NEW CONCRETE STRENGTH SHALL BE 3,000 p.s.i..
2. 1/2" ANCHOR BOLTS @48" O.C. - ANCHOR BOLTS ARE TO BE SET AT A MAXIMUM OF 12" FROM ALL CORNERS
3. INSTALL 1/2" EXPANSION JOINT w/ELASTOMERIC SEALANT AT ALL CONCRETE SLAB / FOUNDATION ABUTMENTS.
4. INSTALL 6 MIL. POLYETHYLENE VAPOR / MOISTURE BARRIER BELOW ALL CONCRETE FLOOR SLABS.
5. INSTALL 2" R-10 POLYSTYRENE INSULATION BOARD ON INTERIOR OF ALL FOUNDATION WALLS FROM UNDERSIDE OF FLOOR SLAB DOWN TO TOP OF CONCRETE FOOTING.
6. APPLY BITUMINOUS DAMP - PROOFING ON EXTERIOR OF ALL FOUNDATION WALLS FROM GRADE DOWN TO TOP OF CONCRETE FOOTING.

FOUNDATION NOTES :

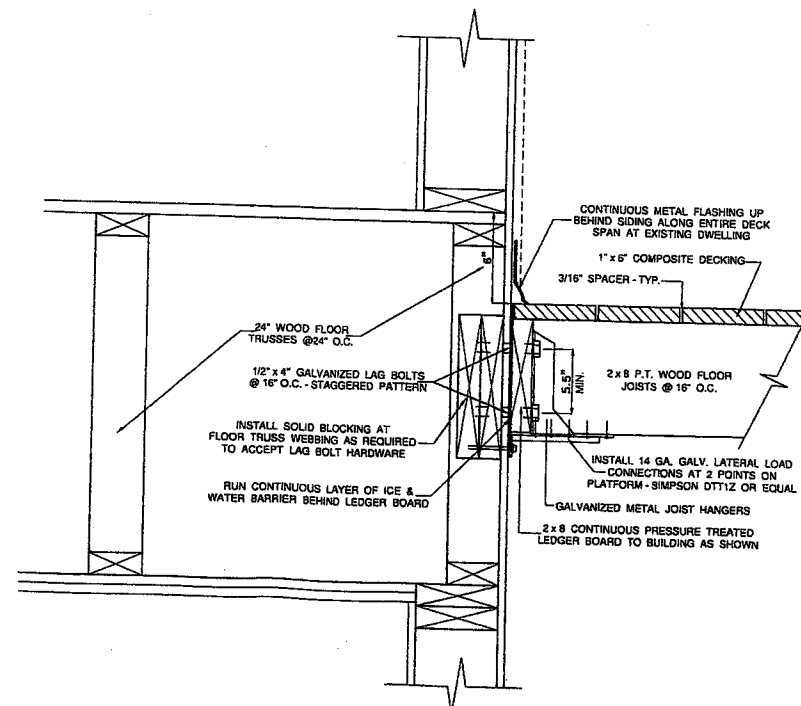
- (A) 10" CONCRETE FOUNDATION WALL - 4' FORM.
- (B) 2'-0" WIDE x 1'-0" DEEP CONTINUOUS CONCRETE FOOTING SET AT 3'-4" MINIMUM BELOW GRADE.
- (C) 4" CONCRETE FLOOR SLAB w/FIBER MESH.
- (D) 4" CONCRETE FLOOR SLAB w/FIBER MESH - PITCH DOWN 3" TOWARD O.H. GARAGE DOORS.
- (E) 16" DIA. CONCRETE SONOTUBE FOOTINGS FOR RIGHT SIDE DECK SUPPORT SET AT A MINIMUM OF 3'-4" BELOW GRADE.



TYPICAL CONCRETE FOOTING / POST BASE DETAIL FOR DECK SUPPORT
SCALE: 3/4" = 1'-0"



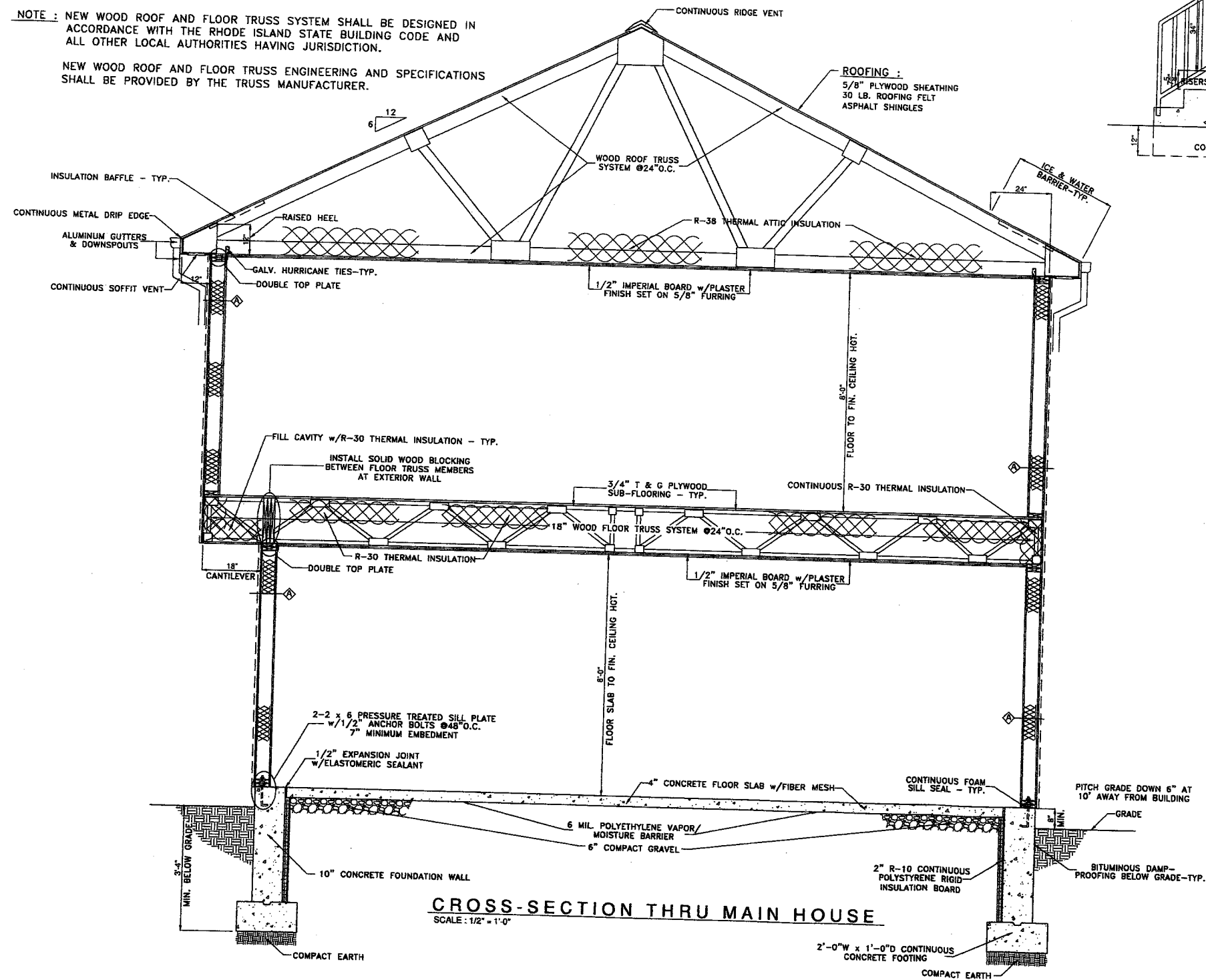
DETAIL AT GARAGE SLAB / DWELLING SLAB TRANSITION
SCALE: 1" = 1'-0"



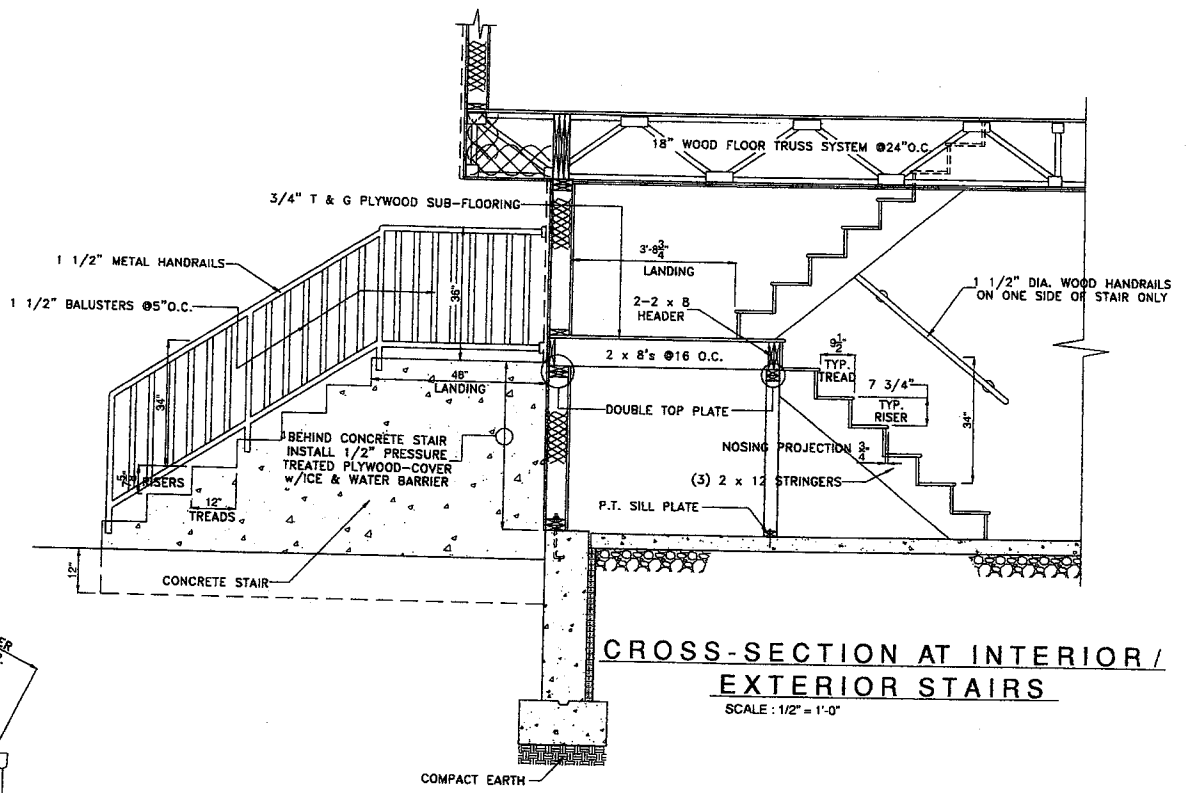
TYPICAL DECK LEDGER CONNECTION DETAIL
SCALE: N.T.S.

Project : PROPOSED 24' x 42' RAISED RANCH SINGLE FAMILY DWELLING		Date : 5/10/21
Warwick, R.I.		Scale : As Noted
Greg W. Bagian (401)-464-2601		Drawn by : GB
Revision : _____ Date : _____		A.P. : 000
Drawing No. : A2		Lot No. : 000
2 OF 4 DWGS.		

NOTE : NEW WOOD ROOF AND FLOOR TRUSS SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
NEW WOOD ROOF AND FLOOR TRUSS ENGINEERING AND SPECIFICATIONS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER.



CROSS-SECTION THRU MAIN HOUSE
SCALE: 1/2" = 1'-0"



CROSS-SECTION AT INTERIOR / EXTERIOR STAIRS
SCALE: 1/2" = 1'-0"

Project : PROPOSED 26 x 42 RAISED RANCH SINGLE FAMILY DWELLING		Date : 5/10/21
WARWICK, R.I.		Scale : As Noted
Revision :		Drawn by : GB
Date :		A.P. : 000
Drawing No. :		Lot No. : 000
Greg W. Bagian (401)-464-2601		A4 4 OF 4 DWGS.