

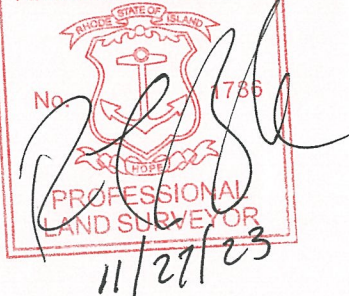
ZONING DISTRICT A-10

MINIMUM LOT AREA: 10,000 S.F.
 MINIMUM LOT FRONTAGE: 100 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 15 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MINIMUM LANDSCAPE: 10%

REFERENCE:

1. DEED BK. 8800 / PG. 339
2. "GOVERNOR FRANCIS FARMS GASPEE-R.I. PLAT NO. 1, APRIL 1939, FRANK DREW, ENG'R., ALICE FRANCES BROWN ESTATE OWNER" PLAT CARD 389
3. "GOVERNOR FRANCIS FARMS PLAT NO. 13, ALICE FRANCIS BROWN ESTSTE, GASPEE, R.I. JAN. 1950, FRANK DREW ENG'R."

PLAT CARD 440



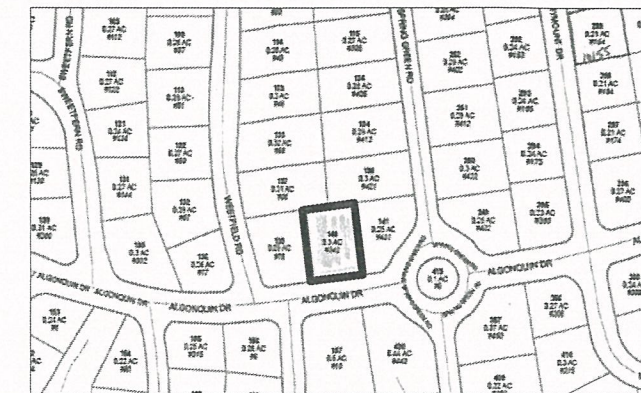
A.P. 306 / LOT 139
 N/F
 KAREN ANGELL WARD

A.P. 306 / LOT 137
 N/F
 MARK H. & ELIZABETH J. ANDREWS

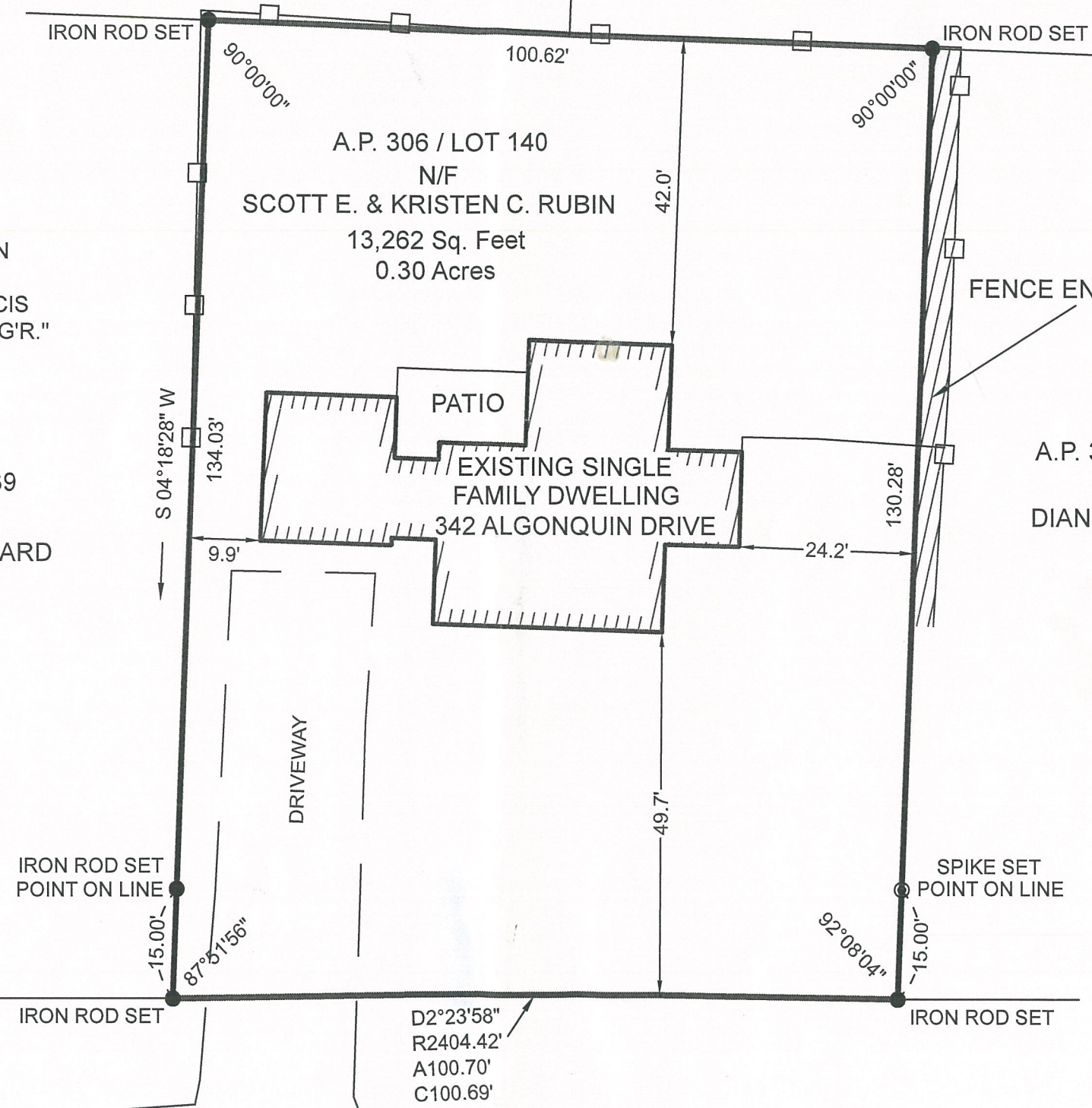
A.P. 306 / LOT 138
 N/F
 KEVIN & CARRIE L. OLSEN-CONWAY

A.P. 306 / LOT 140
 N/F
 SCOTT E. & KRISTEN C. RUBIN
 13,262 Sq. Feet
 0.30 Acres

A.P. 306 / LOT 141
 N/F
 DIANE M. DOLPHIN



LOCUS MAP



FENCE ENCROACHMENT

IRON ROD SET POINT ON LINE
 SPIKE SET POINT ON LINE
 IRON ROD SET
 IRON ROD SET

D2°23'58"
 R2404.42'
 A100.70'
 C100.69'

ALGONQUIN DRIVE
 (60' PUBLIC)

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: 11/27/23

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. 306 / LOT 140
 342 ALGONQUIN DRIVE
 WARWICK, R.I.

SCALE: 1"=20' DATE: NOVEMBER 22, 2023

PREPARED FOR:

SCOTT & KRISTEN RUBIN

342 ALGONQUIN DRIVE
 WARWICK, R.I. 02888

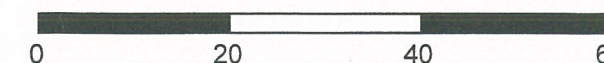
PREPARED BY:

OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10155 / DWG. NO. 10155 - (JNP)

GRAPHIC SCALE / 1" = 20'



Plat # 10967-342 Algonquin Dr.



1 EXISTING SOUTH ELEVATION
EX5.1 SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
EX5.1 SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
EX5.1 SCALE: 1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
EX5.1 SCALE: 1/4" = 1'-0"

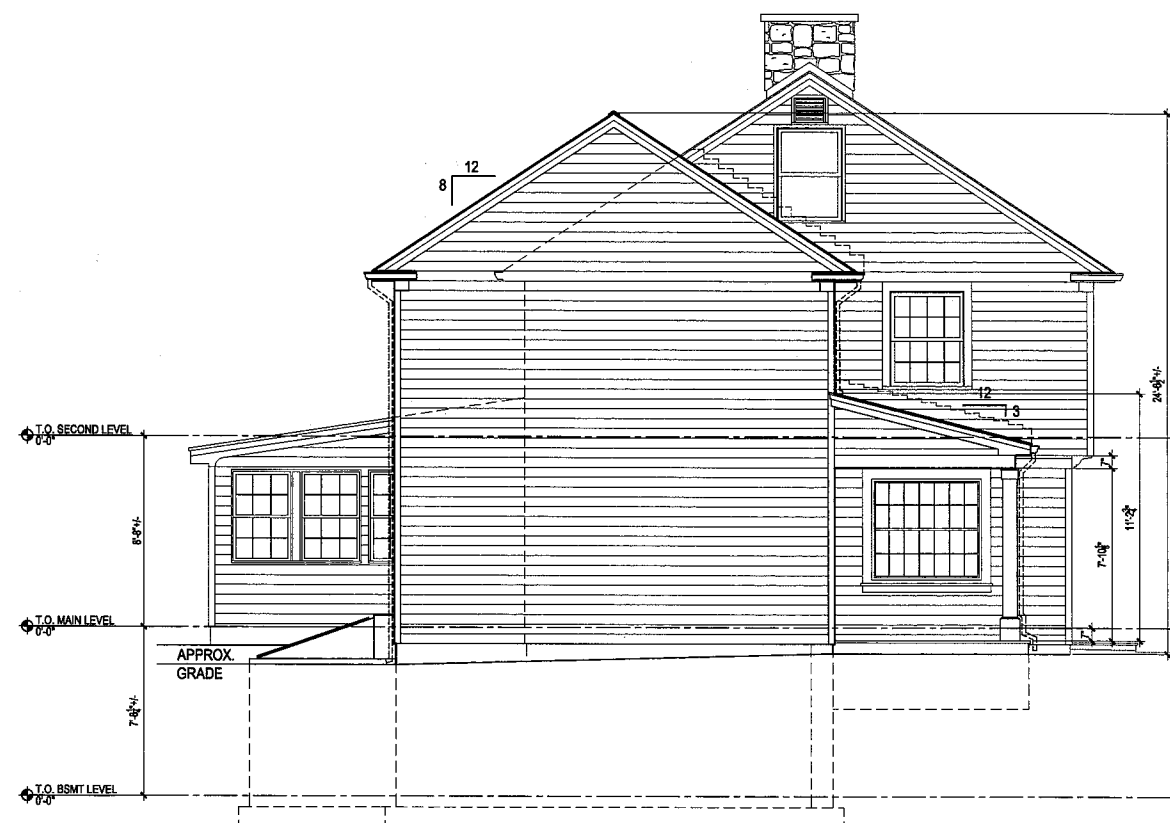
GENERAL EXISTING CONDITIONS NOTES:

1. THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION SUPPLIED HEREIN.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER.

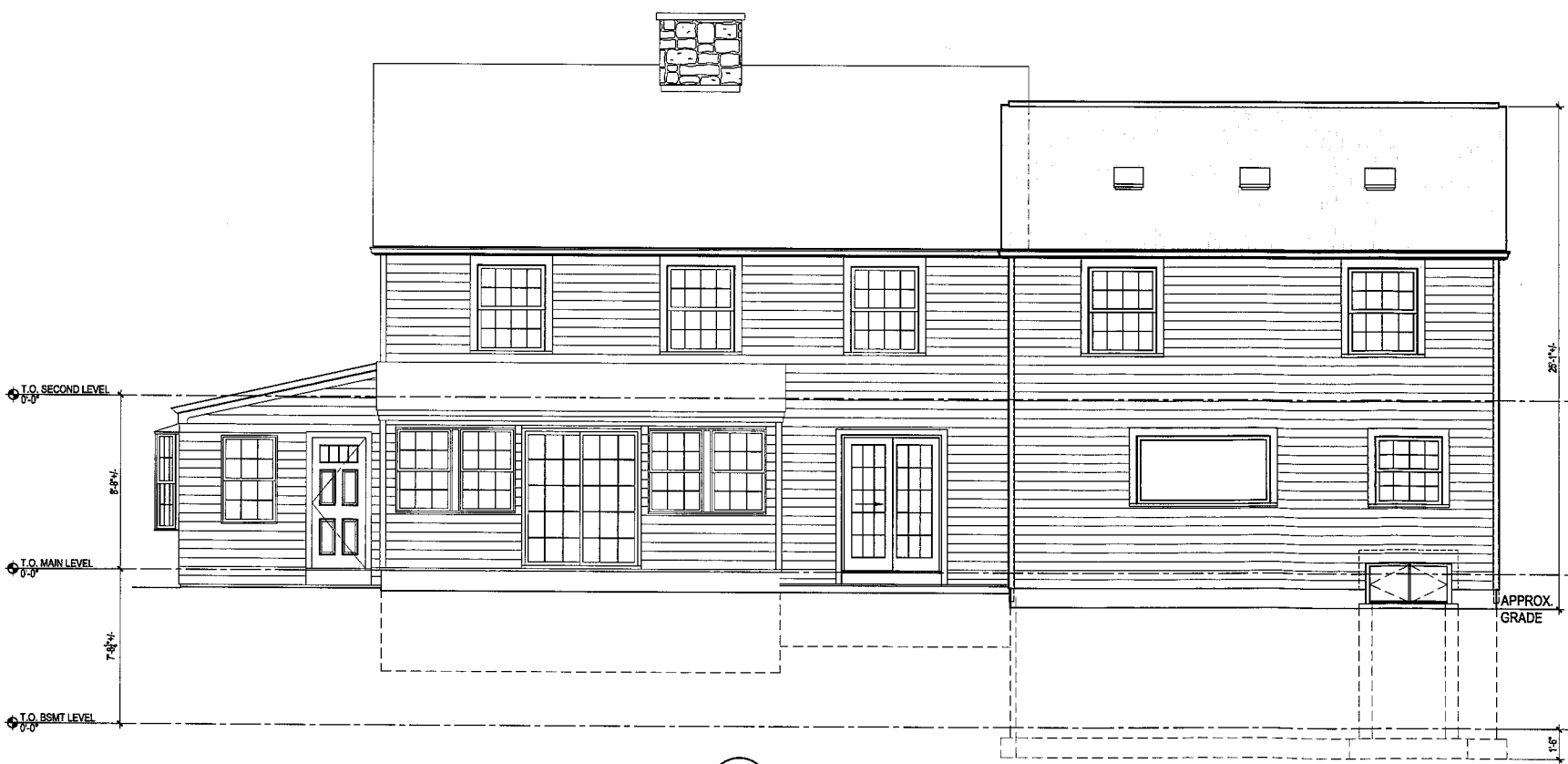
REVISIONS	DATE	DESCRIPTION
<small>THIS DRAWING IS A PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO ALL DRAWINGS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO GENERAL CONDITIONS, SUMMARY OF WORK, AND ANY APPLICABLE MANUFACTURERS TECHNICAL SPECIFICATIONS. REFER TO ALL DRAWINGS FOR COMPLETE SCOPE OF WORK. THIS DRAWING IS NOT TO BE SCALED FOR USE AS AN AS-BUILT.</small>		<p>DATE: NOV. 20, 2023</p> <p>SCALE: NOTED</p>
<p>Rubin Residence 342 Algonquin Drive Warwick, Rhode Island</p>		<p>EXISTING CONDITIONS: EXTERIOR ELEVATIONS, GENERAL NOTES</p>
<p>EX5.1</p>		



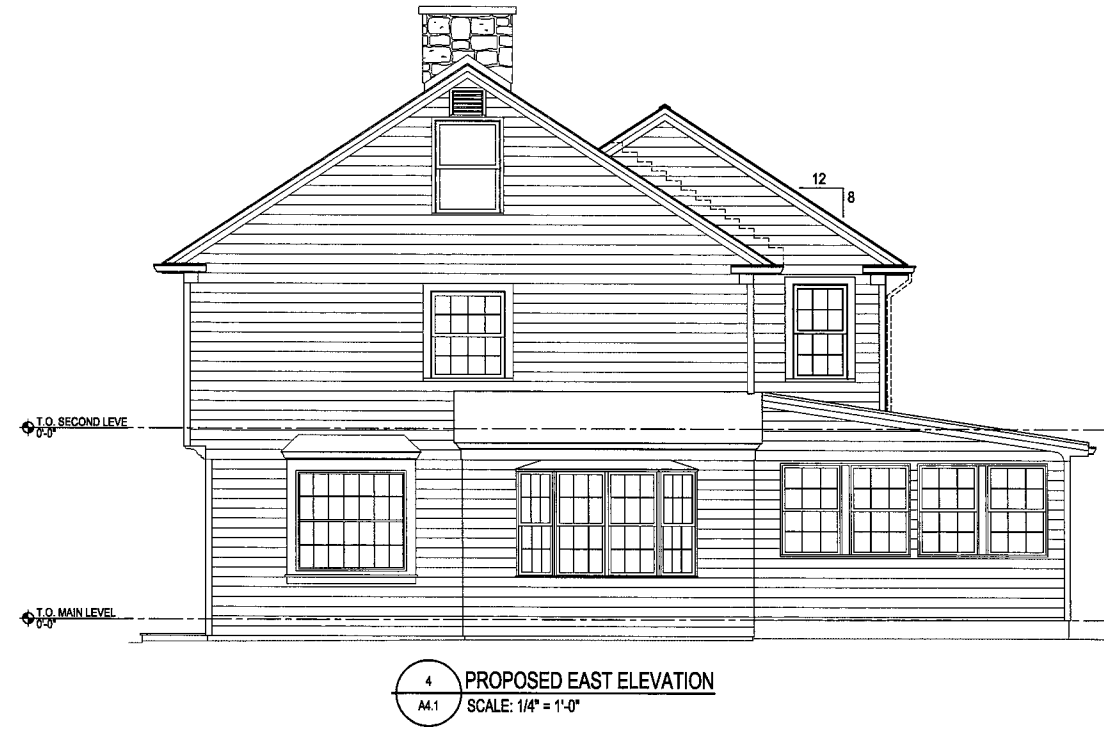
1 PROPOSED SOUTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

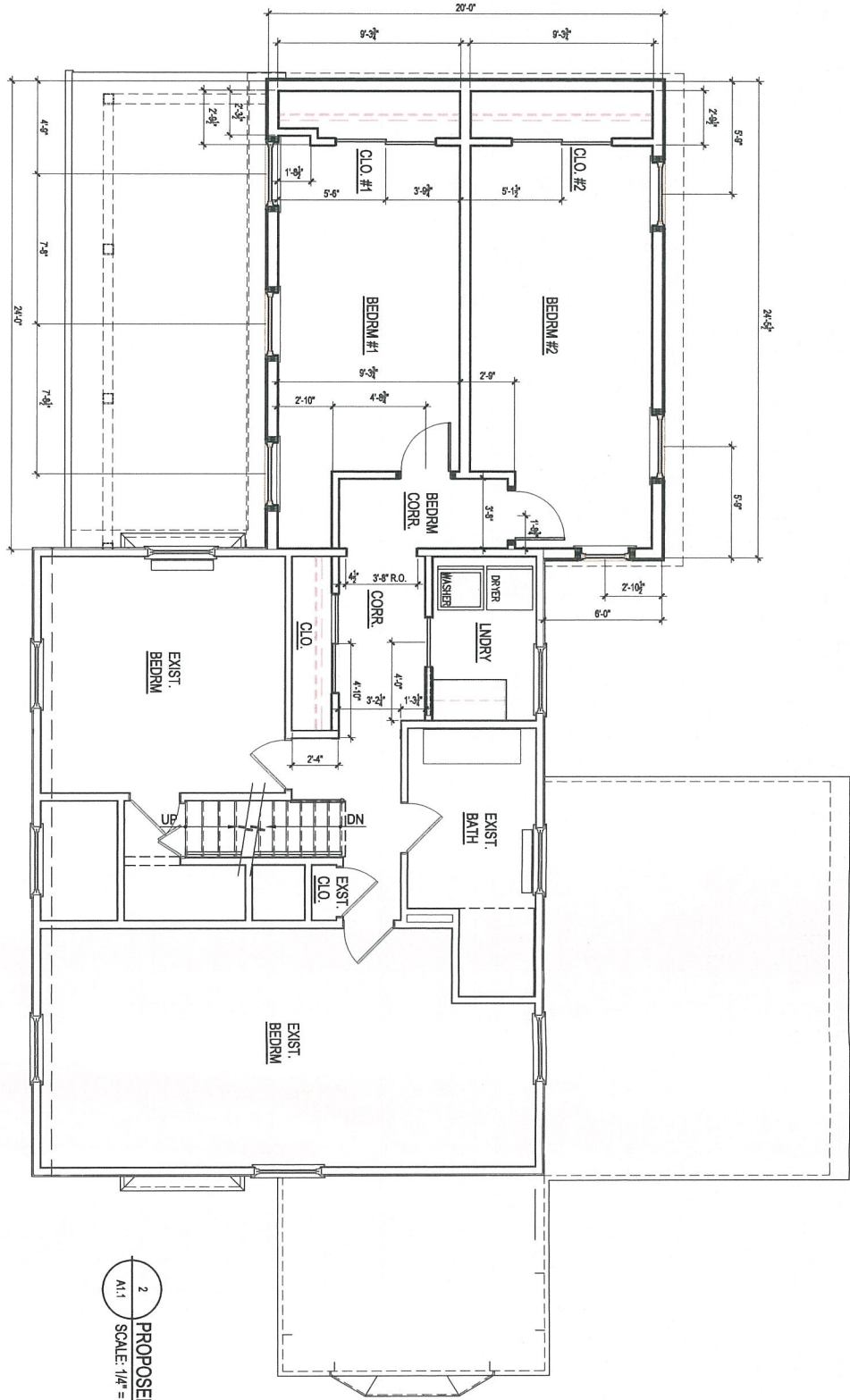


4 PROPOSED EAST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"

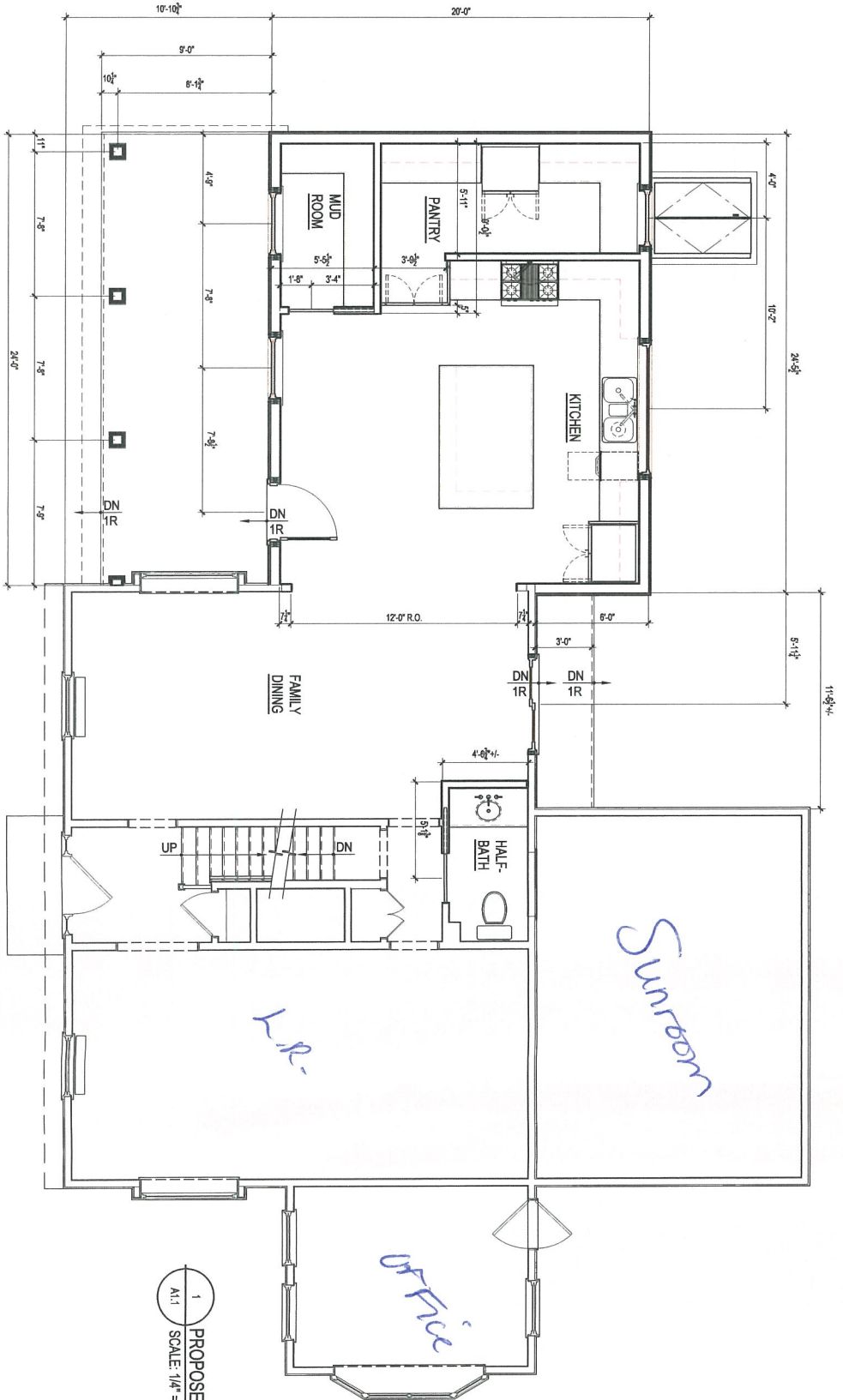
GENERAL EXISTING CONDITIONS NOTES:

- THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION SUPPLIED HEREIN.
- NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER.

REVISIONS	DATE	DESCRIPTION
<p>THIS DRAWING IS A PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO ALL DRAWINGS AND SPECIFICATIONS INCLUDING BUT NOT LIMITED TO GENERAL CONDITIONS, SUMMARY OF WORK, AND ANY APPLICABLE MANUFACTURERS TECHNICAL SPECIFICATIONS.</p> <p>REFER TO ALL DRAWINGS FOR COMPLETE SCOPE OF WORK.</p> <p>THIS DRAWING IS NOT TO BE SCALED FOR USE AS AN AS-BUILT.</p>		
<p>Rubin Residence 342 Algonquin Drive Warwick, Rhode Island</p>		<p>DATE: FEB. 22, 2024 SCALE: NOTED</p>
<p>PROPOSED EXTERIOR ELEVATIONS GENERAL NOTES</p>		<p>A4.1</p>



2 PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0" EXISTING UPPER LEVEL = 806
 PROPOSED ADDITION = 486
 TOTAL = 1,292sqft



1 PROPOSED MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0" EXISTING MAIN LEVEL = 1,219
 PROPOSED ADDITION = 486
 COVERED PORCH = 213
 TOTAL = 1,918sqft

GENERAL EXISTING CONDITIONS NOTES:

1. THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT INFORMATION SUPPLIED HEREIN IS CORRECT AND THAT THE CONTRACTOR SHALL VERIFY THE INFORMATION SUPPLIED HEREIN.
2. NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED, OR CUT WITHOUT THE APPROVAL OF A REGISTERED ARCHITECT OR STRUCTURAL ENGINEER.

REVISIONS	DATE	DESCRIPTION

THE DRAWING IS A PART OF A CONTRACT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS AND SPECIFICATIONS INCLUDING MATERIALS AND METHODS SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE INFORMATION SUPPLIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE INFORMATION SUPPLIED HEREIN.	Rubin Residence 342 Appiquan Drive Warwick, Rhode Island	DATE: FEB 22, 2024 SCALE: NOTED
--	---	------------------------------------

MAIN LEVEL & UPPER LEVEL FLOOR PLANS
GENERAL NOTES
A1.1

