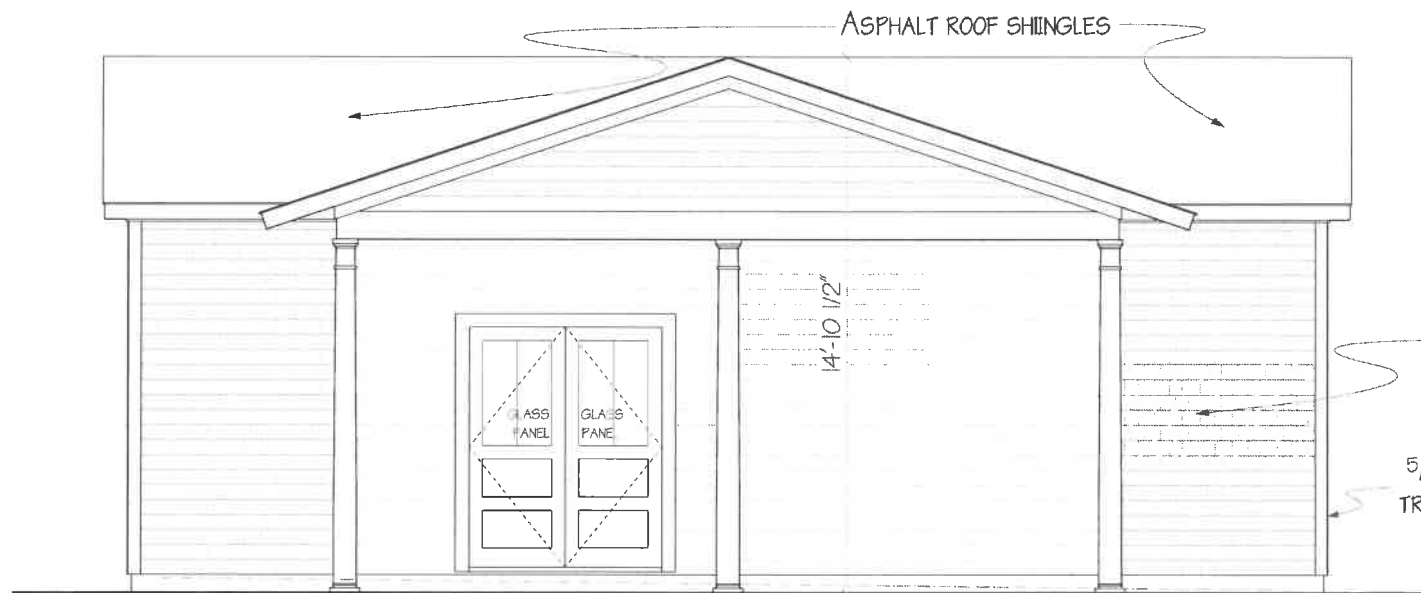




EXISTING GARAGE: LEFT SIDE VIEW

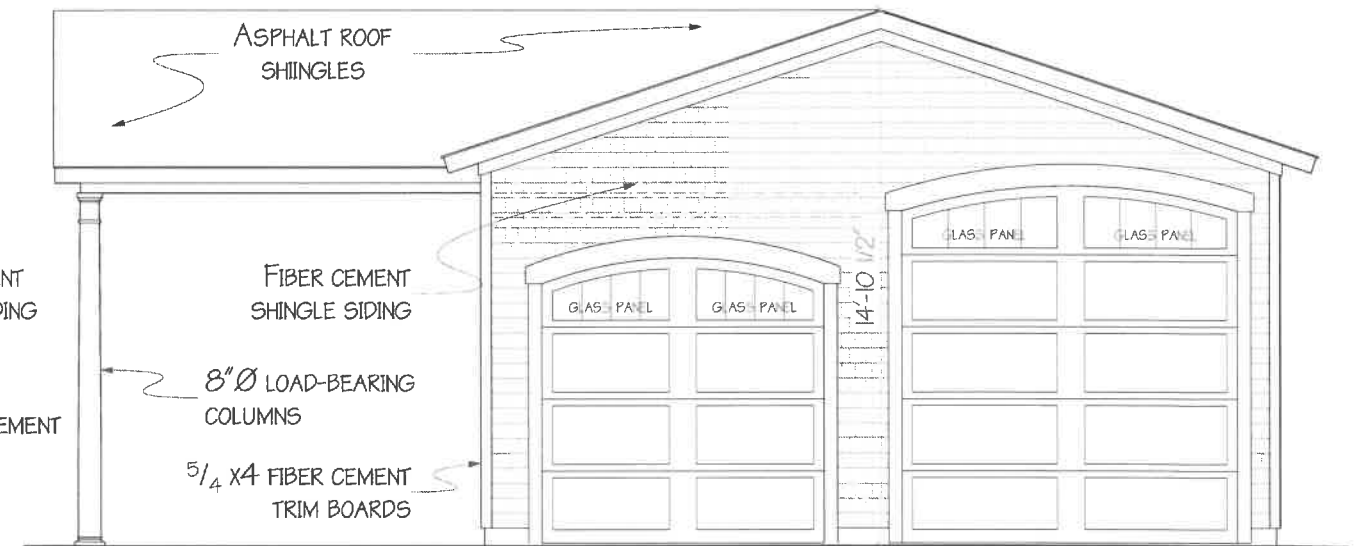
EXISTING GARAGE: FRONT VIEW



LEFT SIDE ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

2



FRONT ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

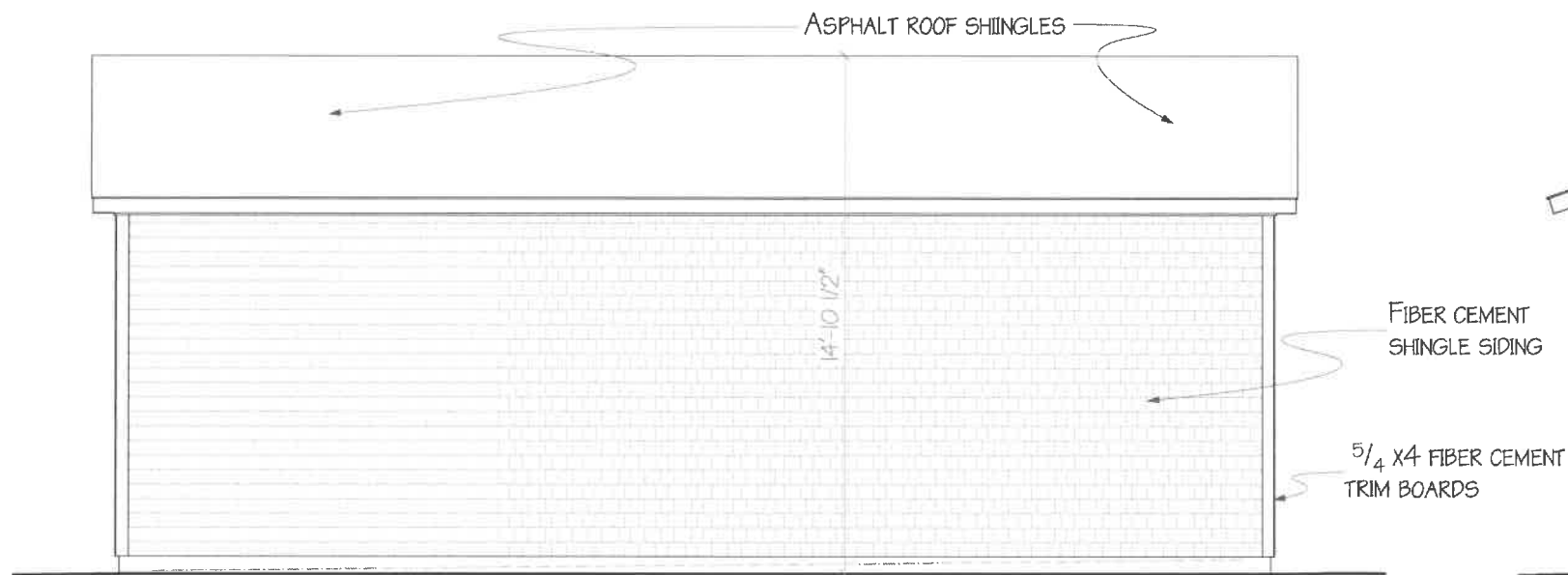
1



ROT ON GARAGE SHINGLES AND CORNER BOARD.



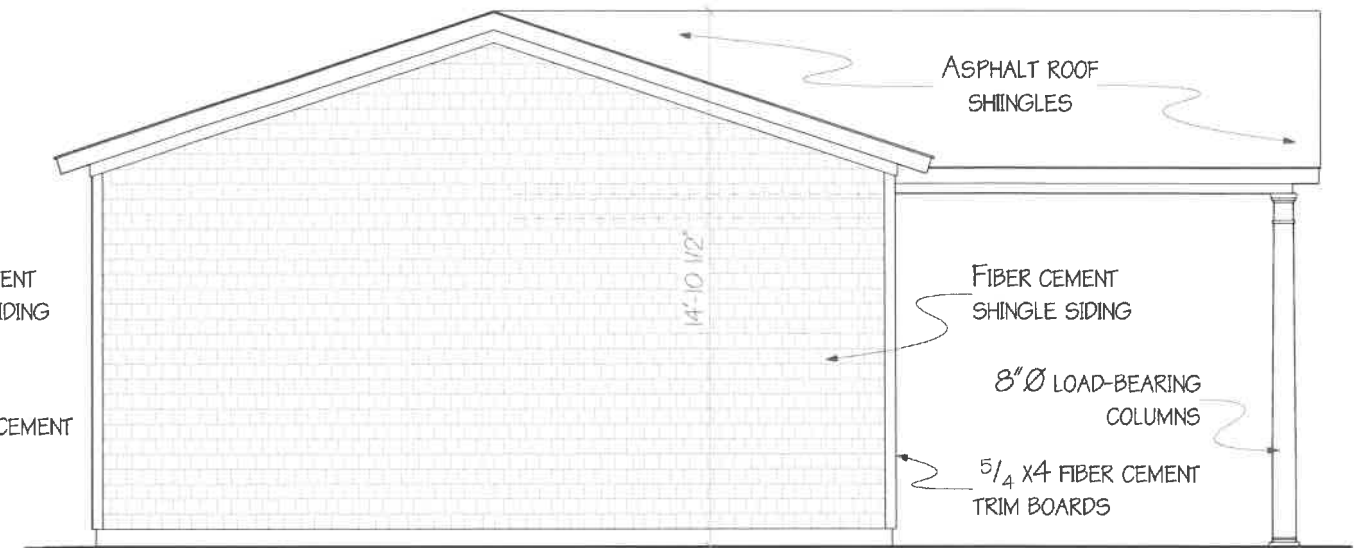
INSECT DAMAGE ON GARAGE RAKE AND SHINGLES.



RIGHT SIDE ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

4



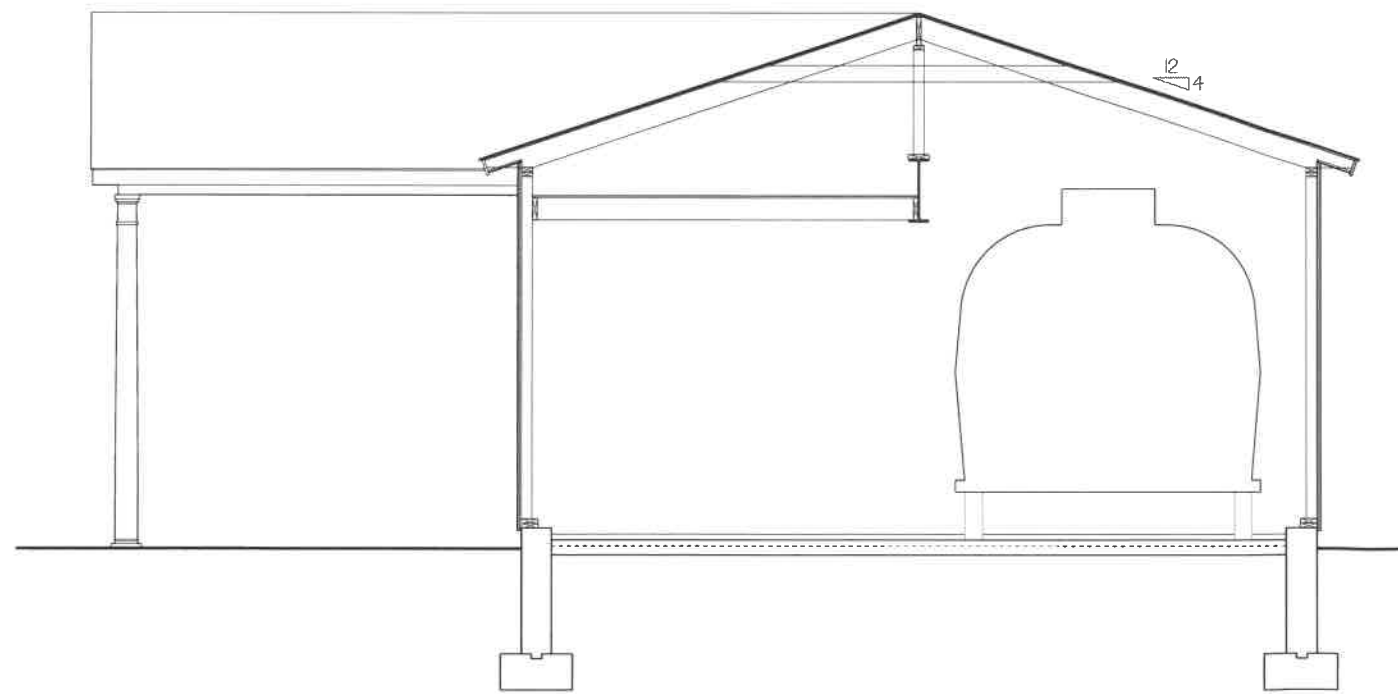
REAR ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

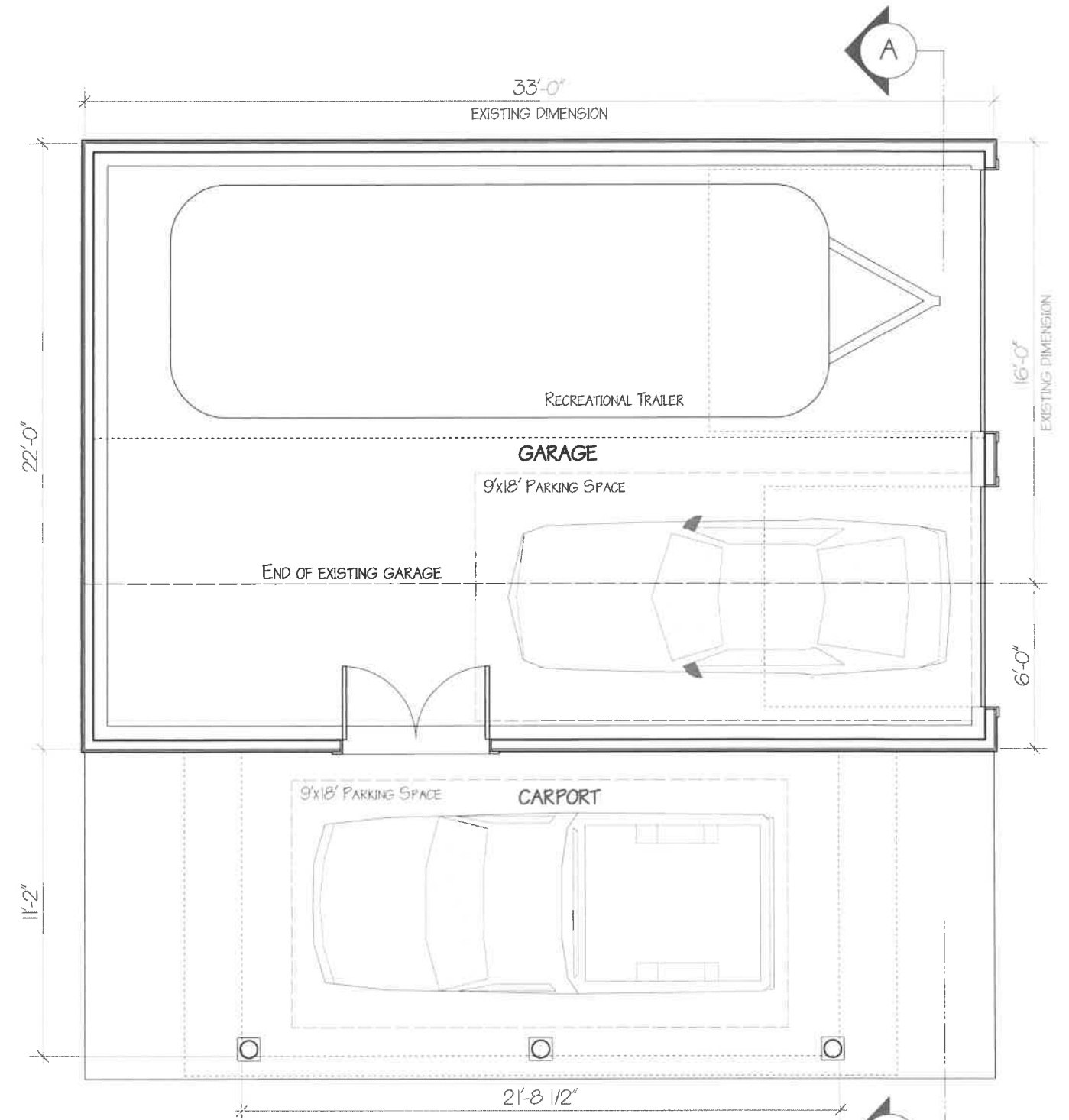
3



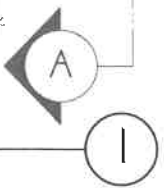
EXISTING GARAGE WITH TRAVEL TRAILER IN FRONT



SECTION A
SCALE: $\frac{3}{16}'' = 1'-0''$



PLAN
SCALE: $\frac{3}{16}'' = 1'-0''$





EXISTING EAVE SOUTH (RIGHT) FACADE



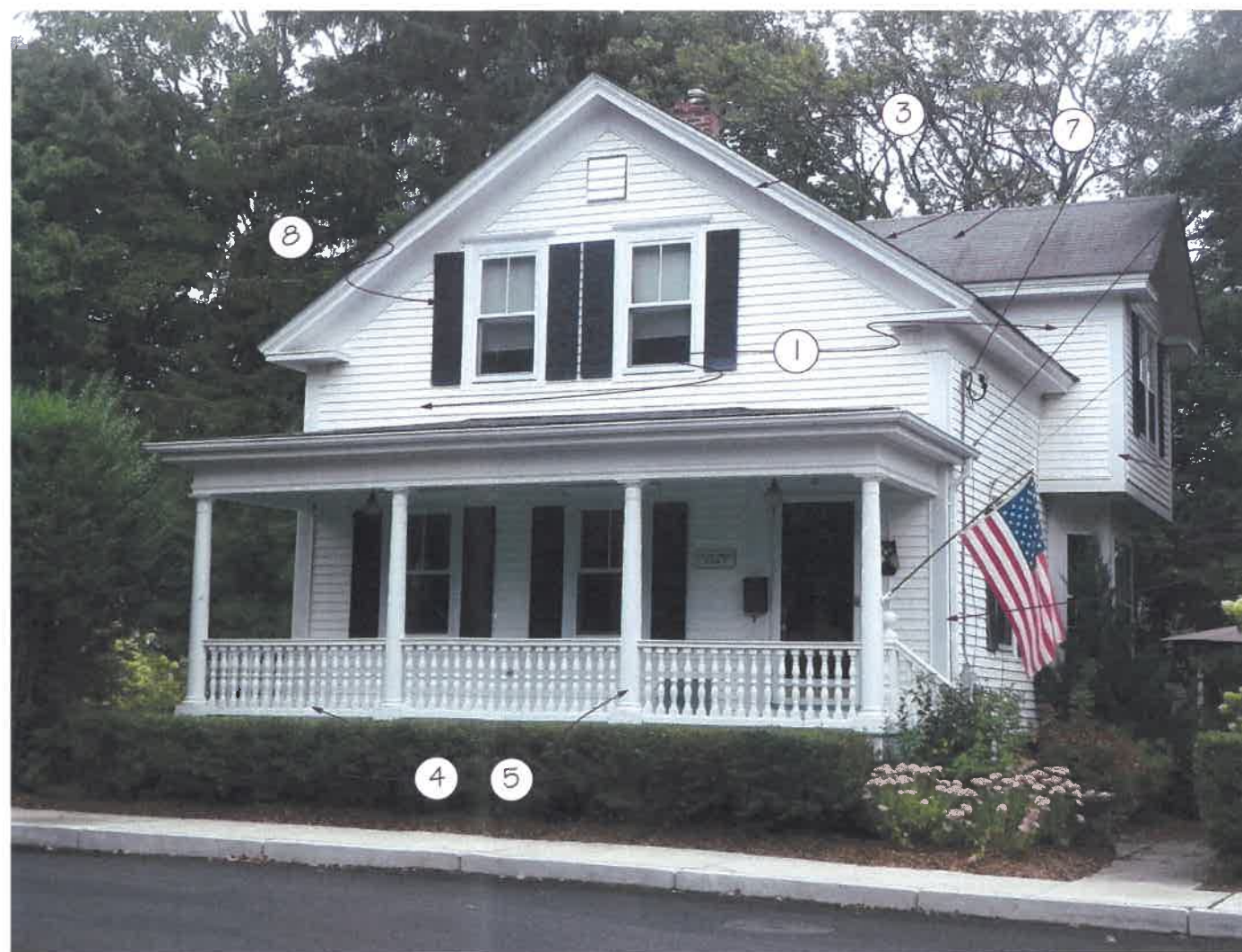
EXISTING EAVE



EXISTING REAR PORCH

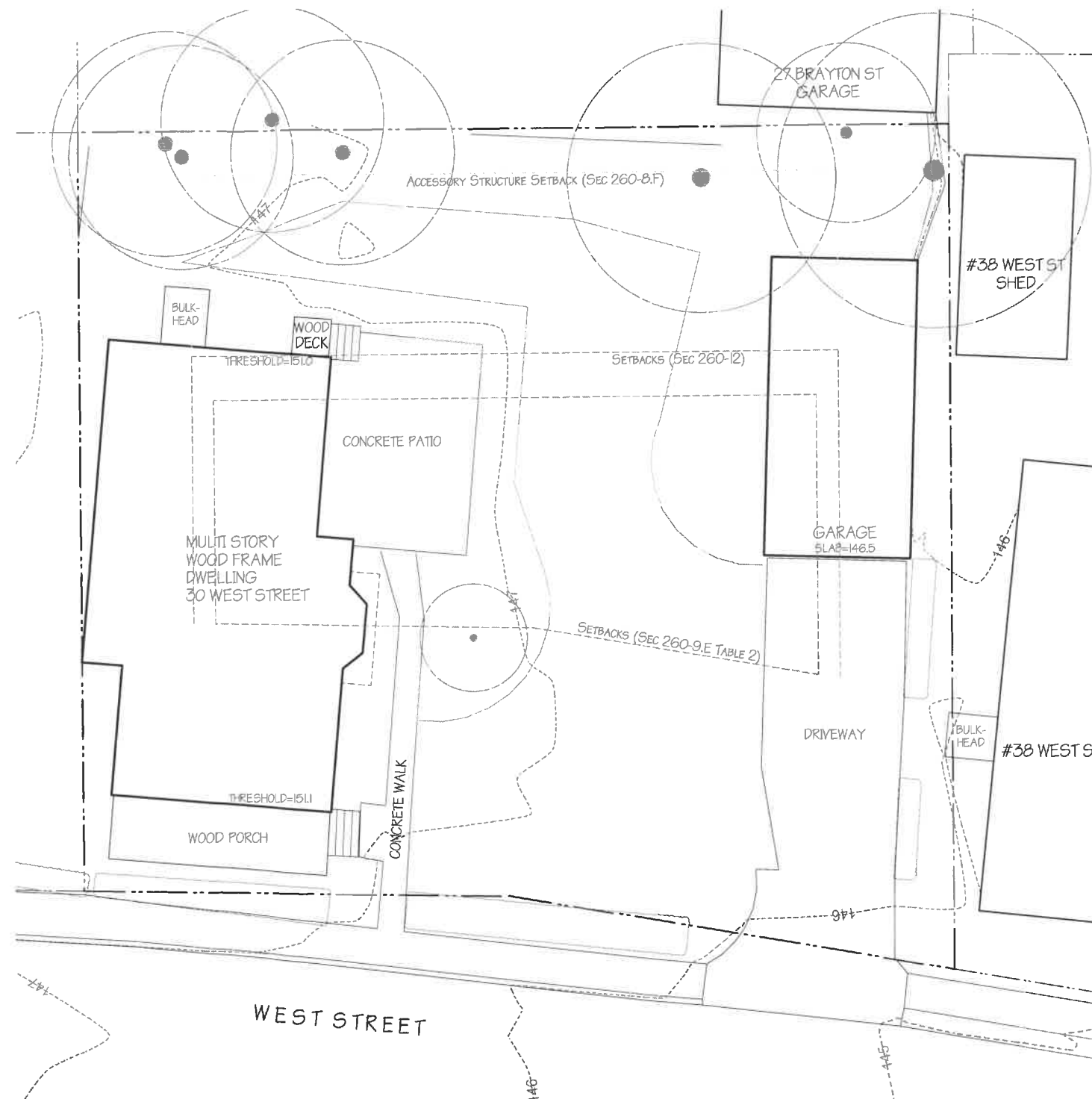


EXISTING FRONT PORCH



KEY

- ① EXISTING VINYL CLAPBOARD SIDING TO BE REPLACED WITH FIBER CEMENT SHINGLE SIDING.
- ② EXISTING BREAK METAL CORNER BOARDS TO BE REPLACED WITH FIBER CEMENT BOARDS.
- ③ EXISTING WOOD RAKE, FASCIA, FRIEZE TO BE REPAIRED OR REPLACED IN KIND BASED ON CONDITIONS FOUND.
- ④ EXISTING WOOD BALUSTRADE TO BE REPLACED IN KIND.
- ⑤ EXISTING WOOD COLUMNS TO BE REPLACED IN KIND.
- ⑥ EXISTING WOOD DECKING TO BE REPLACED IN KIND. EXISTING TO BE EVALUATED AND REPLACED IN KIND AS REQUIRED.
- ⑦ EXISTING ASPHALT SHINGLES TO BE REPLACED WITH ARCHITECTURAL ASPHALT SHINGLES.
- ⑧ EXISTING VINYL SHUTTERS TO BE REPLACED WITH WOOD SHUTTERS.



SITE LAYOUT-EXISTING



SBC-2-2019 RHODE ISLAND ONE & TWO-FAMILY DWELLING CODE

CHAPTER 3 BUILDING PLANNING

SECTION R302 FIRE-RESISTANT CONSTRUCTION

R302.1 EXTERIOR WALLS. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1); OR DWELLINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN GUIDANCE WITH APPENDIX RP2904 SHALL COMPLY WITH TABLE R302.1(2).

TABLE R302.1(1)

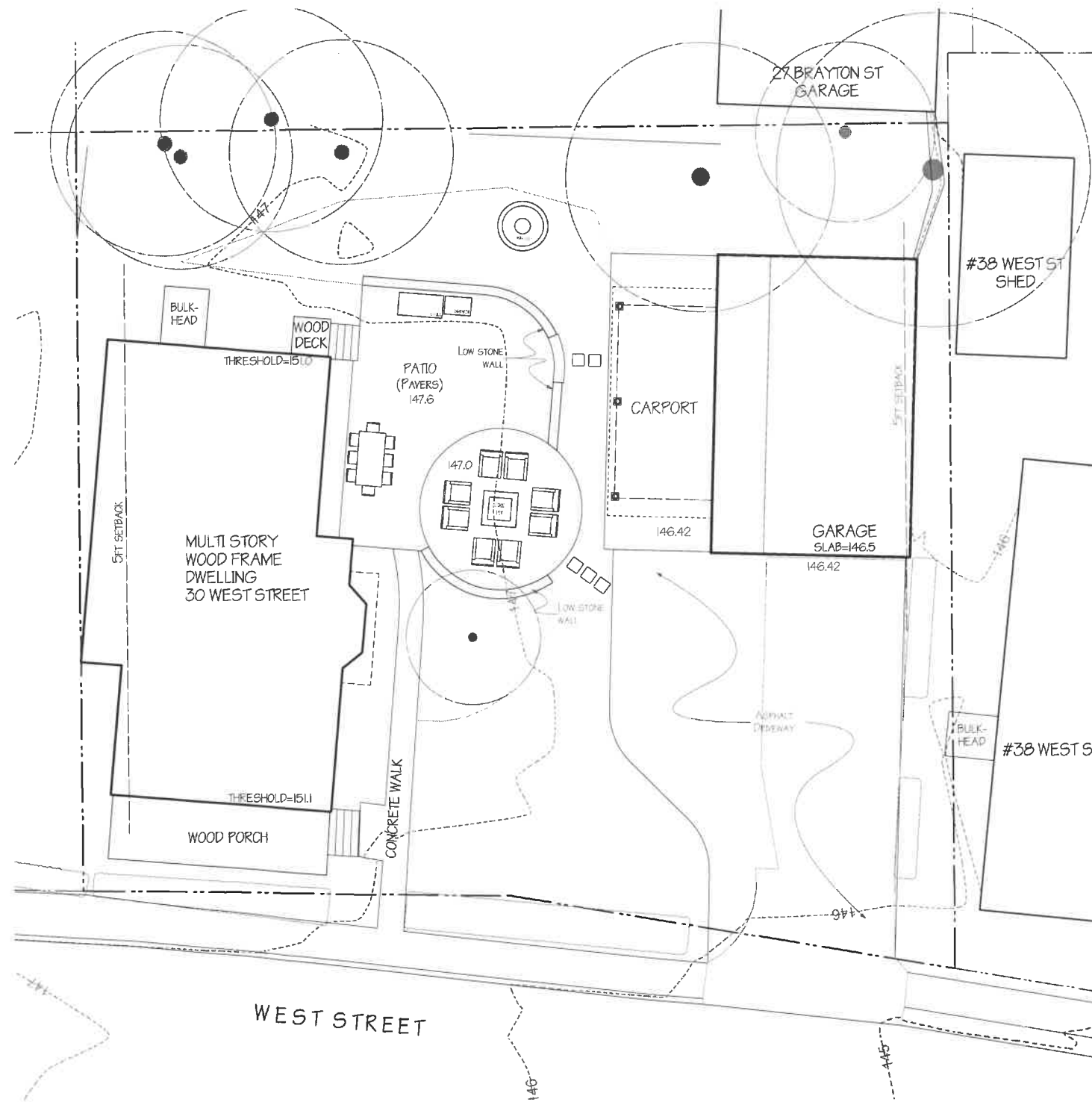
TABLE R302.1(1) EXTERIOR WALLS			
EXTERIOR WALL ELEMENT	FIRE-RESISTANCE RATING	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	N/A	< 2 feet
Projections	Fire-resistance rated	1 hour on the underside ^a	≥ 2 feet < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	N/A	< 3 feet
Openings in walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.



SITE LAYOUT-PROPOSED



General Notes:

1. THE PARCEL IS FOUND ON MAP 85 PLAT 2 LOT 110 IN THE TOWN OF EAST GREENWICH, KENT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 202, PAGE 491 IS ROBERT F. COATES, JR. AND AMY K. COATES.
3. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0137H, DATED SEPTEMBER 18, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED R-10 BASED ON THE TOWN OF EAST GREENWICH RHODE ISLAND TAX ASSESSOR & ZONING MAP 85. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON AUGUST 28, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

Plan References:

1. PLAT OF HOUSE LOTS SITUATED IN EAST GREENWICH BELONGING TO HON. GEORGE A. BRAYTON, SURVEYED & PLATTED BY ROBERT W. GREENE., DATED SEPTEMBER 1875, SCALE 1"=50', RECORDED ON PLAT CARD 18.

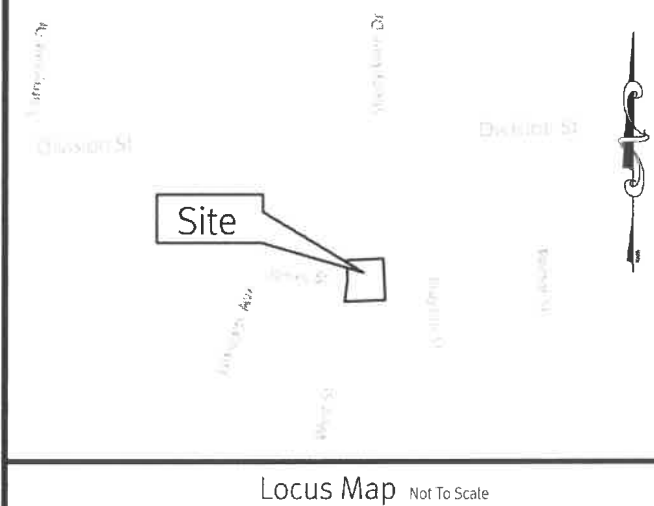
Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

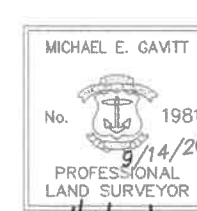
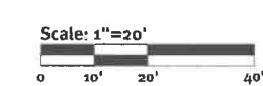
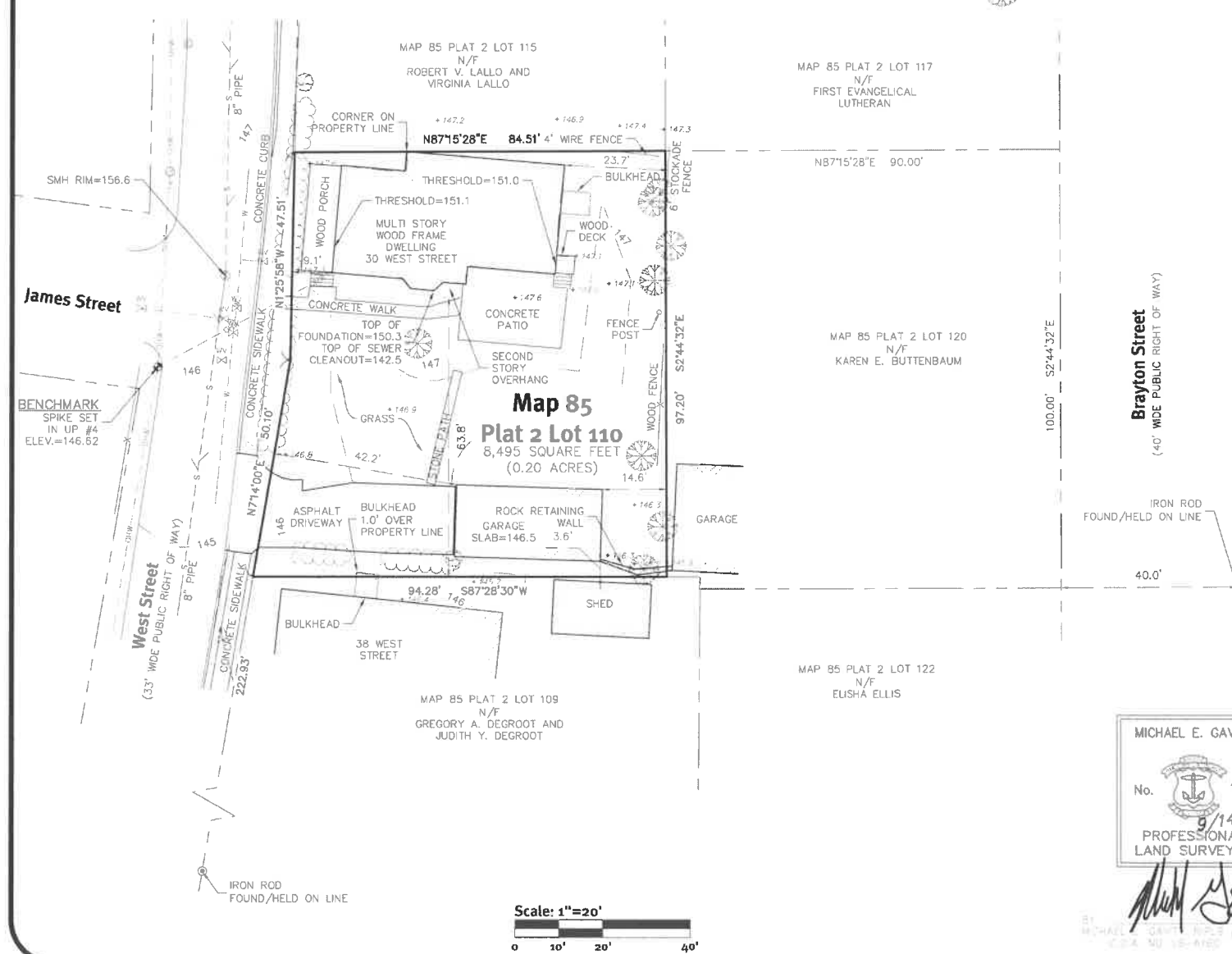
BUILDING	▲/△	NAIL FOUND/SET
AP	●/◎	DRILL HOLE FOUND/SET
N/F	◎/◎	IRON ROD/PIPE FOUND/SET
(D)	■/□	BOUND FOUND/SET
(M)	●	SIGN
(CA)	●	BOLLARD
HC	●	SOIL EVALUATION
PROPERTY LINE	◎ CB	CATCH BASIN
ASSESSOR'S LINE	◎ DCB	DOUBLE CATCH BASIN
TREELINE	◎ DMH	DRAINAGE MANHOLE
GUARDRAIL	FES	FLARED END SECTION
FENCE	●	GUY POLE
RETAINING WALL	◎ EMH	ELECTRIC MANHOLE/HANDHOLE
STONE WALL	◎ UP	UTILITY/POWER POLE
MINOR CONTOUR LINE	◎ SMH	LIGHTPOST
MAJOR CONTOUR LINE	◎	SEWER/SEPTIC MANHOLE
WATER LINE	◎	SEWER VALVE
SEWER LINE	◎	CLEANOUT
SEWER FORCE MAIN	◎	HYDRANT
GAS LINE	◎	IRRIGATION VALVE
ELECTRIC LINE	◎	WATER VALVE
OVERHEAD WIRES	◎	WELL
DRAINAGE LINE	◎	MONITORING WELL
	◎	UNKNOWN MANHOLE
	◎	GAS VALVE
	◎	WETLAND FLAG
	◎	BENCH MARK
	◎	SHRUB
	◎	TREE



Locus Map Not To Scale

Utility Notes:

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES
 - 5.1. SEWER INFORMATION OBTAINED FROM PLAN AND PROFILE OF PROPOSED SEWER ON WEST AND CHURCH STREETS AND BRAYTON AVENUE EAST GREENWICH, R.I., PLAN BY J.A. LATHAM, DATED AUGUST 1911, HORIZONTAL SCALE 1"=60', VERTICAL SCALE 1"=10' RECORDED AS PLAT 32.



Certification:

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 SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
PERIMETER SURVEY	
DATA ACCUMULATION SURVEY (TOPOGRAPHIC)	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

Existing Conditions Survey
 30 West Street
 East Greenwich, Rhode Island

Client
 Robert Coates
 30 West Street, East Greenwich, Rhode Island 02818

SHEET 1 OF 1

Diprete Engineering
 Two Stafford Court, Cranston, RI 02920
 tel: 401-943-1000 fax: 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

No.	Date	Discipline	By: