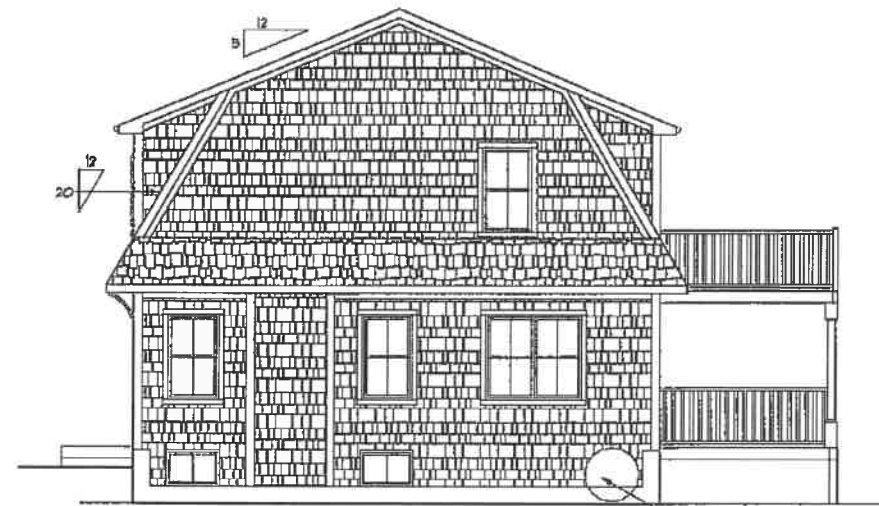


PROPOSED HOUSE FOR 11 LION WITHOUT THE EXISTING DECKS



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

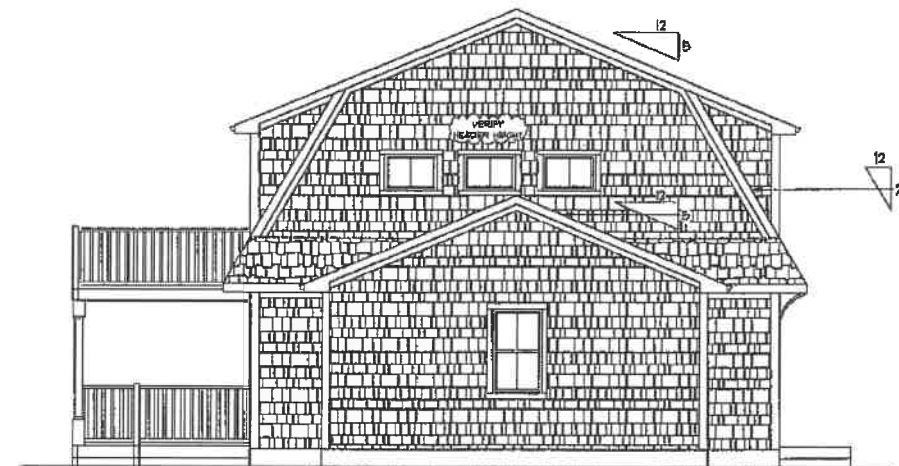


RIGHT ELEVATION 1/4"=1'-0"

REFER TO
DETAIL # 16



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



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

CUSTOM COLONIAL
PREPARED FOR:
THOMAS DEBAILLON
875 WASHINGTON AVE
NEWPORT, RHODE ISLAND

DLR DIMENSIONAL DESIGNERS, INC.
RESIDENTIAL DESIGNERS
66 GREENWOOD AVENUE
WARREN, RHODE ISLAND 02890
PHONE 401-238-9396
EMAIL DLDDIMENSIONALDESIGNERS.COM

THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE ARCHITECT. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. PLEASE CONSULT WITH ARCHITECT FOR ANY CHANGES.

SCALE
NOTED

DATE

Tuesday, September 10, 2008

APPROVED

DLR

DRAWN BY

DLR

DRAWING NUMBER

614

2 OF 4

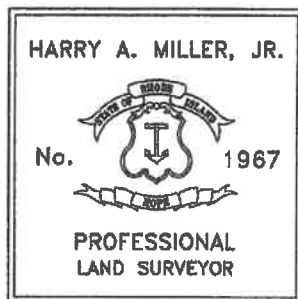
REFERENCES:

- 1. L.E. 1426, Pg. 79; SUBJECT PROPERTY
- 2. RECORDED PLAT: "MAP OF THE VILLAGE OF EAST GREENWICH WITH A VIEW OF THE HARBOR..."

LOT COVERAGES

EXISTING AREA 4,142 S.F.
 EXISTING BUILDINGS 1,424 S.F. (34%)
 MAX. BUILDING COVERAGE ALLOWED (30%)
 PROPOSED PARKING (PERVIOUS) 1,048 S.F. (25%)
 PROPOSED PATIO (PERVIOUS) 120 S.F. (3%)
 TOTAL LOT COVERAGE 2,592 S.F. (63%)
 TOTAL LOT COVERAGE ALLOWED 60%

ASSESSORS MAP 85, PLAT 1, LOT 3
 N/F
 NATIONAL RAILROAD PASSENGER CO.
 L.E. 56, Pg. 264



LEGEND

- EXISTING HEDGE
- +--- EXISTING UTILITY POLE
- ⊖ EXISTING IRON PIPE
- - - - - EDGE OF PAVEMENT

CERTIFICATION:

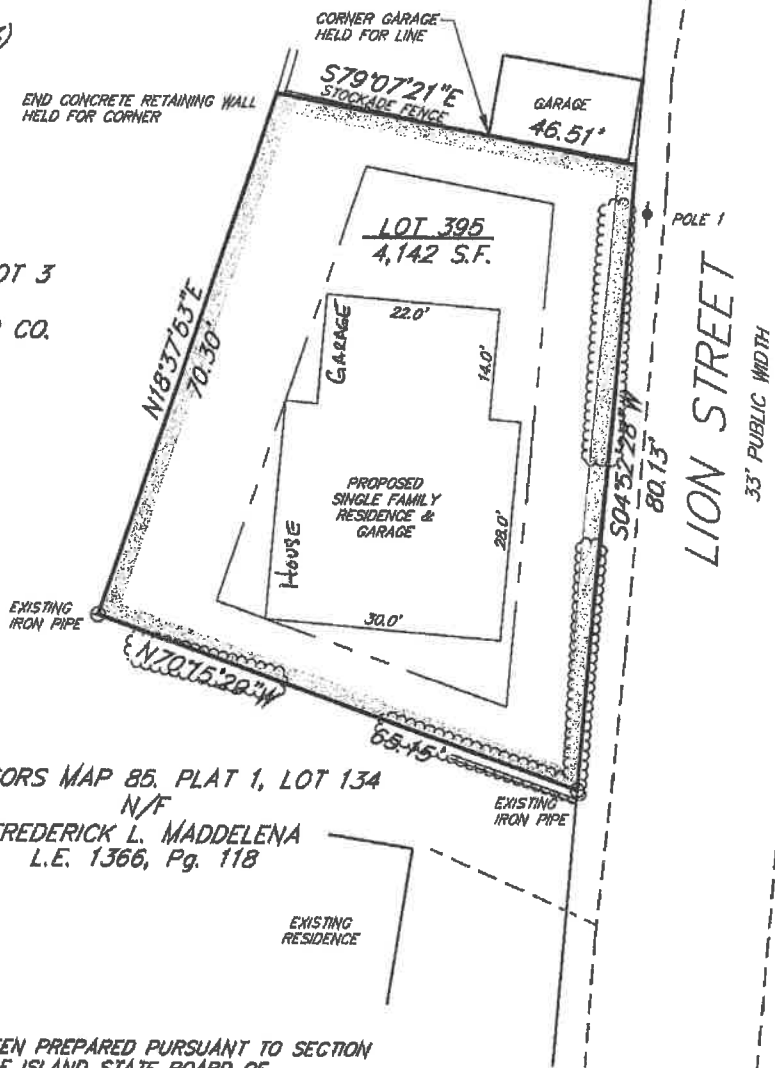
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS '1'

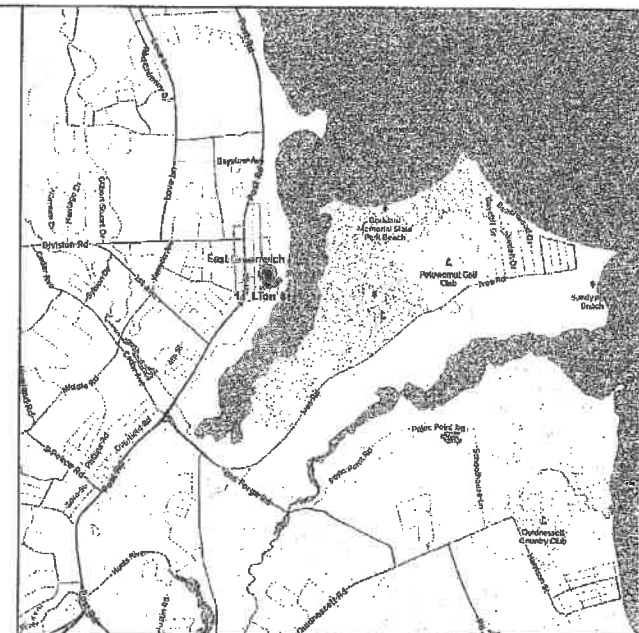
THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE TOWN OF EAST GREENWICH ZONING DEPARTMENT.

HARRY A. MILLER JR., No. 1967
 COA: LS-A101

ASSESSORS MAP 85, PLAT 1, LOT 136
 N/F
 RICHARD A. & PATRICIA A. HARTMAN
 L.E. 1324, Pg. 168



ASSESSORS MAP 85, PLAT 1, LOT 134
 N/F
 FREDERICK L. MADDELENA
 L.E. 1366, Pg. 118



LOCUS NO SCALE

PROJECT APPLICANT
 EAST GREENWICH COVE BUILDERS LLC
 PO BOX 1506
 EAST GREENWICH, RI 02818
 T.401.935.0001

PARCEL ZONING
 ZONE A6 - 6,000 S.F. MIN.
 FRONT YARD 10'
 SIDE YARD 6.9' (SEE 260-12 C)
 REAR YARD 13.8' (SEE 260.12 C)
 MIN. AREA MULTI-FAMILY 4,000 S.F. / UNIT

PROJECT SURVEYOR
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 / Fx. 401.884.7747
 COA: LS-A101



ZONING SITE PLAN
 ASSESSORS MAP 85, PLAT 1, LOT 395
 EAST GREENWICH, RHODE ISLAND
 PREPARED FOR: EAST GREENWICH COVE BUILDERS, LLC
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=20' SHEET 1 OF 1 FEBRUARY, 2020