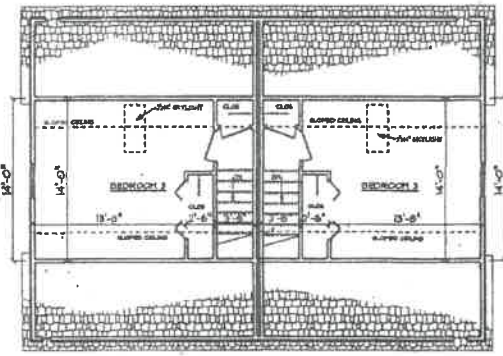
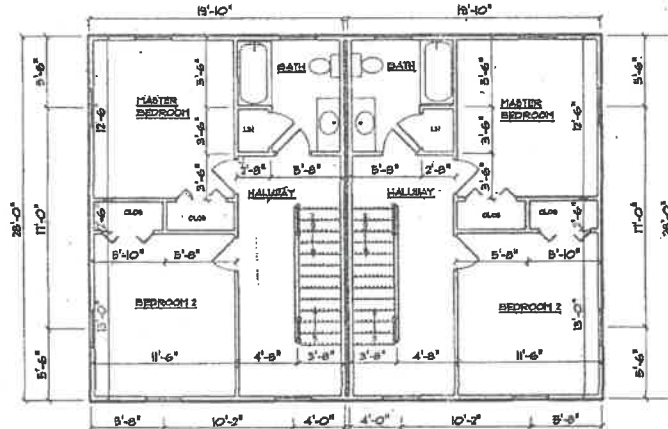


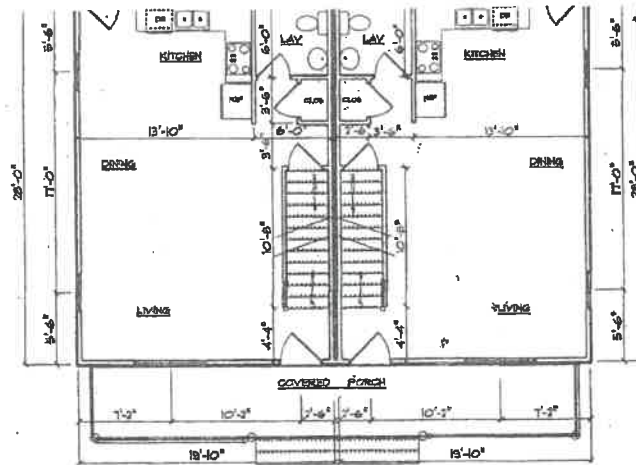
FRONT ELEVATION



ATTIC PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

DLR DIMENSIONS, INC.
RESIDENTIAL DESIGNERS
612 GREENWICH AVENUE
WARWICK, RI 02886
401-736-3166

28 X 20 DUPLEX
AREA: 1382 SQ FT / UNIT
BONUS AREA: N / A
DRAWING NO.: 2301

REFERENCES:
 1. L.E. 1488, Pgs. 298 SUBJECT PROPERTY
 2. RECORDED PLAT MAP OF THE VILLAGE OF EAST GREENWICH WITH A VIEW OF THE HARBOR...

LOT COVERAGES:
 EXISTING BUILDINGS 4,142 S.F.
 EXISTING BUILDINGS 1,424 S.F. (34%)
 MAX. BUILDING COVERAGE ALLOWED (30%)
 PROPOSED PARKING (PERIODS) 1,048 S.F. (25%)
 PROPOSED PAVING (PERIODS) 120 S.F. (3%)
 TOTAL LOT COVERAGE 2,592 S.F. (63%)
 TOTAL LOT COVERAGE ALLOWED 80%

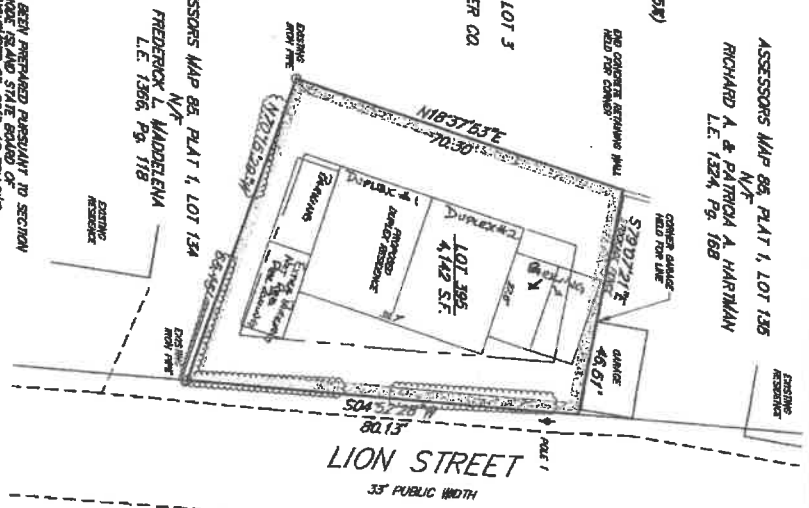
ASSESSORS MAP 85, PLAT 1, LOT 3
 N/F
 NATIONAL RAILROAD PASSENGER CO.
 L.E. 98, Pgs. 284

ASSESSORS MAP 85, PLAT 1, LOT 135
 N/F
 RICHARD A. & PATRICIA A. HARRIMAN
 L.E. 1324, Pgs. 188



LEGEND
 --- EXISTING HEDGE
 --- EXISTING UTILITY POLE
 --- EXISTING IRON PIPE
 --- EDGE OF PAVEMENT

ASSESSORS MAP 85, PLAT 1, LOT 134
 N/F
 FREDERICK L. WADDELL/VA
 L.E. 1386, Pgs. 118



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

PARCEL ZONING:
 ZONE A6 - 8,000 S.F. MIN.
 FRONT YARD 10'
 SIDE YARD 8.9' (SEE 280-12 C)
 REAR YARD 13.8' (SEE 280-12 C)
 MIN. AREA MULTIF-FAMILY 4,000 S.F. / UNIT

PROJECT SURVEYOR:
 HARRY A. MILLER, JR.
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T-401.884.8906 / F-401.884.7747
 COA: IS-4101

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
 SHEET 1 OF 1 FEBRUARY, 2020



HARRY A. MILLER, JR., No. 1987
 COA: IS-4101

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF LAND AND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2016. AS FOLLOWS:
 LIMITED CONVEY BOUNDARY SURVEY CLASS Y
 THIS PLAN HAS BEEN PREPARED FOR SUBMISSION TO THE TOWN OF EAST GREENWICH ZONING DEPARTMENT.