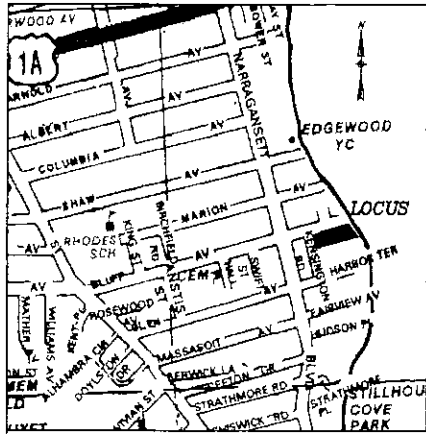


Site Plan

Proposed Garage Renovation R-4
 42 Bluff Avenue
 Cranston, RI. August 20, 2021
 Beilman Architecture



LOCATION MAP

LEGEND

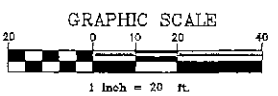
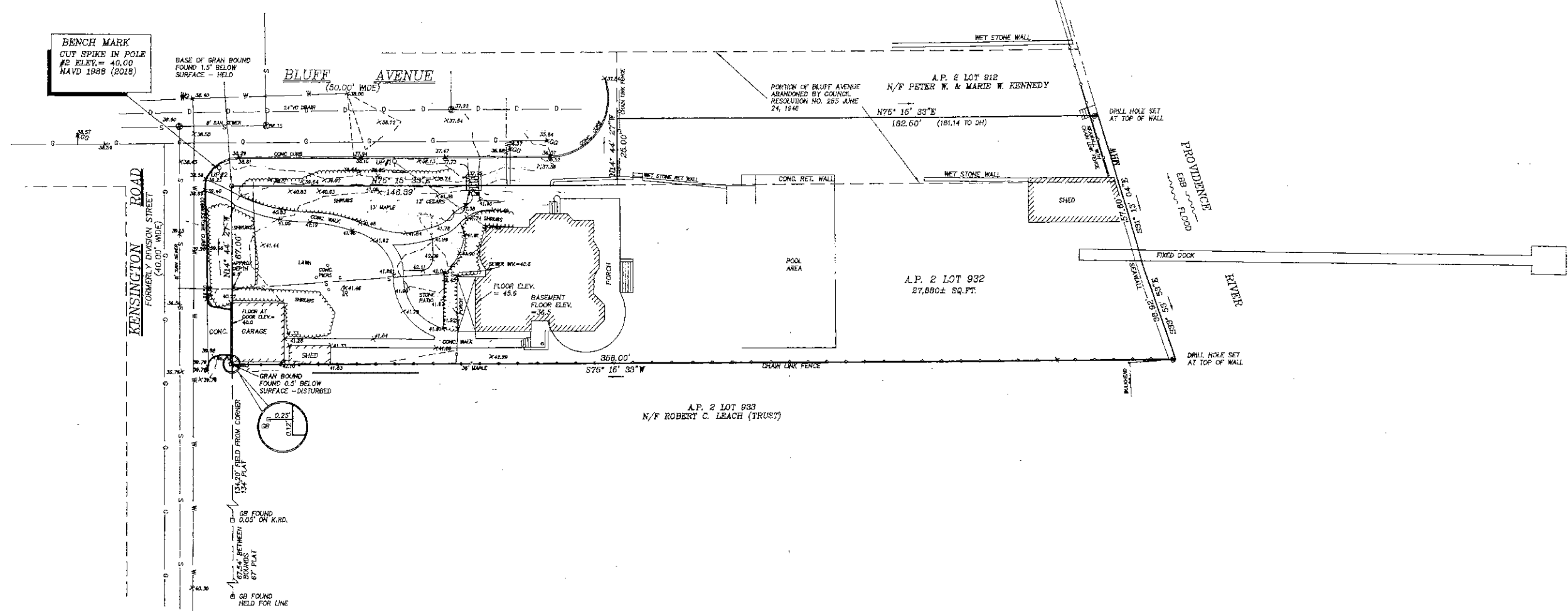
	EDGE OF SHRUBS
	CHAIN LINK FENCE
	STOCKADE FENCE
	WATER MAIN
	GAS MAIN
	SANITARY SEWER LINE
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	OVERHEAD WIRES
	UTILITY POLE
	DRAINAGE MANHOLE
	CATCHBASIN
	SANITARY SEWER MANHOLE
	HYDRANT
	GATE VALVE

ZONING A-12
 MINIMUM SETBACK REQUIREMENTS
 FRONT 25 FEET
 REAR 20 FEET
 SIDE 8 FEET

NOTES
 1.) ELEVATION DATUM NAVD 1988 (2018 ADJ.)
 WAS ESTABLISHED BY LEICA GS 16 RTK
 OBSERVATION

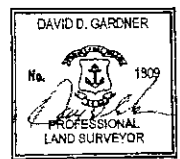


BENCH MARK
 CUT SPIKE IN POLE
 #2 ELEV. = 40.00
 NAVD 1988 (2018)



- REFERENCES**
- "PLAT OF LAND SITUATED IN CRANSTON, R.I. BELONGING TO HORATIO N. ANGELL, SERRILL WINSOR, S.I. SMITH & H.L. HOPKINS SURVEYED & PLATTED APRIL 1873 E.A. CHASE C.E. RECORDED IN PLAT BOOK NO. 28, PAGE 75 RECEIVED AND RECORDED MAY 22ND 1873 PLAT CARD 73
 - "PLAT OF SURVEY MINOR SUBDIVISION COGGINS PLAT ASSESSOR'S PLAT 2/2 LOTS 935, 2334, & 3987 MARRAGANSETT BOULEVARD & KENSINGTON ROAD CRANSTON, RHODE ISLAND SCALE 1"=30' DATE AUGUST 11, 2015 REVISION: NOVEMBER 1, 2016" BY SITUATE SURVEYS, INC. PLAT #934
 - COUNCIL RESOLUTION #286 JUNE 24, 1946

CERTIFICATION
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-06-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 26, 2016 AND ARE AS FOLLOWS:
 COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I
 DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION III
 TOPOGRAPHIC SURVEY T-1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 EXISTING CONDITIONS PLAN FOR PROPOSED GARAGE



BY *David D. Gardner*
 DAVID D. GARDNER PLS LICENSE NO. 1809
 COA NO. A369

DATE	REVISIONS

DAVID D. GARDNER
 & ASSOCIATES, INC.

 1 HOPE COURT
 BARRINGTON, RHODE ISLAND 02806
 (401) 739-3200
 ENGINEERS • SURVEYORS • PLANNERS

COMPREHENSIVE BOUNDARY SURVEY
 42 BLUFF AVENUE
 CRANSTON, R.I.
 FOR
 KELLY MCGLAUGHLIN
 A.P. 2 LOT 932

DATE ISSUED: 2/21/21
SCALE: 1"=20'
DESIGNED BY: D.D.G.
DRAWN BY: D.D.G.
CHECKED BY:
JOB NO.: 21-005
DWG NO.:

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East Elevation

Proposed Garage Renovation
42 Bluff Avenue
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Charcoal Asphalt Shingles

7/12 Pitch

Atlantic White Cedar Shingles to Match House

North Elevation

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Cranston, RI. August 20, 2021
Beilman Architecture



South Elevation

Proposed Garage Renovation
42 Bluff Avenue
Cranston, RI. August 20, 2021
Beilman Architecture



West Elevation

Proposed Garage Renovation
42 Bluff Avenue
Cranston, RI. August 20, 2021
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