

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Received
4/22/22

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: April 20, 2022

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Lino & Mildred S. Corredora Address 43 Old River Road, Lincoln, RI 02865

Owner Same Address _____

Lessee NA Address NA

1. Location of premises: No. 86 Stern Street

2. Assessor's Plat 14 Lot 80

3. Dimensions of lot: frontage 60 ft. depth 240 ft. Area 14,400 sq. ft.

4. Zoning Districts in which premises are located: Use R-40 (R-20 dimensional standards)
Area 40,000 sq.ft. Height 35ft

5. How long have you owned above premises? 2006

6. Is there a building on the premises at present? Yes

7. Size of existing building Existing two story house 37 ft wide x 26 ft deep.

Size of proposed building or alteration See Plan (24 ft. x 24 ft. garage).

8. Distance of proposed bldg. or alteration from lot lines:

Front 166 ft. from Stern Street Rear 50 ft. from Hull Street Left-side (West) 18 ft. Right-side (East) 18 ft.

9. Present use of premises: Residential

10. Proposed use of premises: Residential

Location of septic tank & well on lot: shown on Plan

11. Give extent of proposed alterations: To build a new 24 ft. x 24 ft. garage

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

Sample Advertisement

Application of Lino & Mildred S. Corredora whose property is located at 86 Stern Street, and is further identified as Tax Assessor's Plat 14, Lot 80 for a Special Use Permit under Article 3, Section 82-314 entitled "High Groundwater and Impervious Layer Overlay District" for development in Subdistrict A and Article 6, Section 82-601 et seq. entitled "Special Use Permits Authorized by this Ordinance".

Said property is located in an R-40 zone and contains 14,400 square feet.



Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP, Town Planner
RE: Motion for Zoning Section 82-314: High Groundwater
Table and Impervious Overlay District, Sub-District A –
Lino Corredora: AP 14, Lot 80; 86 Stern Street,
Jamestown, RI
DATE: April 8, 2022

At the April 6, 2022 Planning Commission meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of Lino Corredora: AP 14, Lot 80; 86 Stern Street, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled **Corredora Residence, 86 Stern Street AP 14 Lot 80, Jamestown RI, Sheet 1 of 1 dated March 14, 2022. Plans by Darveau Land Surveying, Inc., P.O. Box 7918, Cumberland, RI 02864.** The recommendation for approval is based on the following findings of facts as amended:

Findings of Fact Section 314

Existing Conditions:

1. The property is 14,400 square feet (sf) in area. This is a substandard lot of record where 40,000 sq. ft. minimum lot size is required in this R-40 district;
2. The existing site is developed with a 1033 sf house (with stairs) and crushed stone driveway;
3. The total existing impervious area is **1,033 sf or 7.17%**;
4. Topography on the lot slopes from south to north on the site;
5. There are no freshwater wetlands on the property;
6. Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 24" to the seasonal highwater table and 32" to impervious soil;
7. The maximum impervious cover allowed is **13.0% or a maximum of 1872 sf.**
8. There is an existing 3-bedroom advanced treatment OWTS (RIDEM #0315-2313: Advantex to bottomless sand filter). The system is current for inspection (last inspected in March 2022);

Proposed Conditions:

The applicant is proposing to construct a garage (576 sf), a new crushed stone driveway and vegetated swale;

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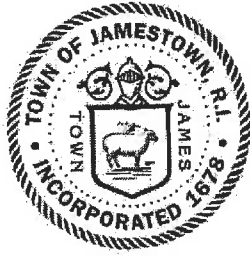
2. A vegetated swale is proposed to provide water quality treatment and stormwater mitigation of new rooftop runoff. The required stormwater treatment volume for the new rooftop is 189 cubic feet (cf). The total proposed volume is 192 cf;
3. The total proposed impervious cover will be **1609 sf or 11.2%** where 13% is permitted;
4. The applicant's representative Michael Darveau, PSL, Darveau Land Surveying, represented the applicant as an expert witness before the Planning Commission on 4/6/22;
5. Jamestown Engineer Jean Lambert provided correspondence to William Moore, Building Official and Lisa Bryer, Town Planner dated March 25, 2022 regarding the Corredora application (attached) which notes that, the proposed project complies with the requirements of the HGWT ordinance.
6. Michael Darveau testified that the slab of the garage is raised over 12-inches and 12-inch of fill in front of the garage is the minimal necessary. The driveway will have crushed stone fill to meet the level of the street to mitigate any potential water run-off issues into the garage.

Recommended Conditions of Approval

1. A Special Use Permit for Section 314 is required from the Zoning Board of Review;
2. An as-built plan should be provided at the completion of construction to the Building Official depicting the size and location of the garage, size and location of the vegetated swale, and verifying the elevations and grading shown on the proposed site plan.
3. Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained. Erosion controls shall be maintained until final stabilization is achieved on the site.
4. Maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
5. The vegetated swale shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan and the Operation and Maintenance plan. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (vegetated swale) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Board and Enforcement Officer.
6. Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Attachments: 1) Memo dated March 25, 2022 from Jean Lambert, PE

C: Bill Moore, Building Official, Zoning Officer
Lino Corredora



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: March 25, 2022

To: William Moore, Building Official
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
Lino Corredora: AP 14, Lot 80; 86 Stern Street, Jamestown, RI

I have reviewed the site plan entitled, "Proposed Site Plan for Lino & Mildred Corredora, AP14 Lot 80, 86 Stern Street, Jamestown RI" dated March 2022, prepared by Darveau Land Surveying, Inc for the above referenced property.

Existing Site/Soil Information:

The property is 14,400 square feet (sf) in area. The existing site is developed with a 1033 sf house (with stairs) and crushed stone driveway (total existing impervious area is **1,033 sf or 7.17%**). Topography on the lot slopes from south to north on the site. There are no freshwater wetlands on the property.

Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 24" to the seasonal highwater table and 32" to impervious soil. The maximum impervious cover allowed is **13.0% or a maximum of 1872 sf**.

Proposed Site:

The applicant is proposing to construct a garage (576 sf), a new crushed stone driveway and rain garden. There is an existing 3-bedroom advanced treatment OWTS (RIDEM #0315-2313: Advantex to bottomless sand filter). The system is current for inspection (last inspected in March 2022).

A vegetated swale is proposed to provide water quality treatment and stormwater mitigation of new rooftop runoff. The required stormwater treatment volume for the new rooftop is 189 cubic feet (cf). The total proposed volume is 192 cf. The total proposed impervious cover will be **1609 sf or 11.2%**.

Recommendations/Conclusions:

- The proposed project complies with the requirements of the HGWT.
- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- Maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The vegetated swale shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan and the Operation and Maintenance plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description Application Number 0315-2313

Property Owner: Buros Biohazard
 Property Location: 1101 SHORE DRIVE, 1ST FL, PROVIDENCE
 Date of Test Hole: 11/07/03
 Soil Evaluator: KWIM SLOTT License Number: D-4029
 Weather: cloudy Shaded: Yes No Time: 0900

Profile	Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Doz Description Ab. S. Con.	Texture	Structure	Consistence	Soil Category
			Dist	Type	Mohr	Re-Doz Features					
1	Ap	0-8	a	S	2.5Y 3/2			vfsl	19T	fr	4
	Bw	8-17	a	W	2.5Y 4/3	10YR 4/6 2.5Y 5/1	CFF CFF	vfsl	1SBK	fr	4
	Bg	17-32	e	S	5Y 5/1	10YR 4/6	MCP	vfsl	1SBK	fr	4
	C	32-120			N 4/0	5Y 3/1	cmd	gvfsl	OM	fi	9
2	Ap1	0-5	a	S	2.5Y 3/2			vfsl	19T	fr	4
	Bw1	5-11	g	W	2.5Y 4/3			vfsl	1SBK	fr	4
	Bw2	11-20	a	W	2.5Y 4/3	10YR 4/6 2.5Y 5/1	CFF CFF	vfsl	1SBK	fr	4
	Bg	20-36	a	S	2.5Y 5/1	10YR 5/6	cmd	vfsl	1SBK	fr	4
	C	36-120			N 4/0	5Y 3/1	cmd	gvfsl	OM	fi	9



Soil Class: Lodgement Till Total Depth of each Test Hole: 120"
 Depth to Groundwater Seepage: 9" Depth to Impervious or Limiting Layer: ---
 Estimated Seasonal High Water Table: 10" 11" Comments: ---

MAY 25 2004

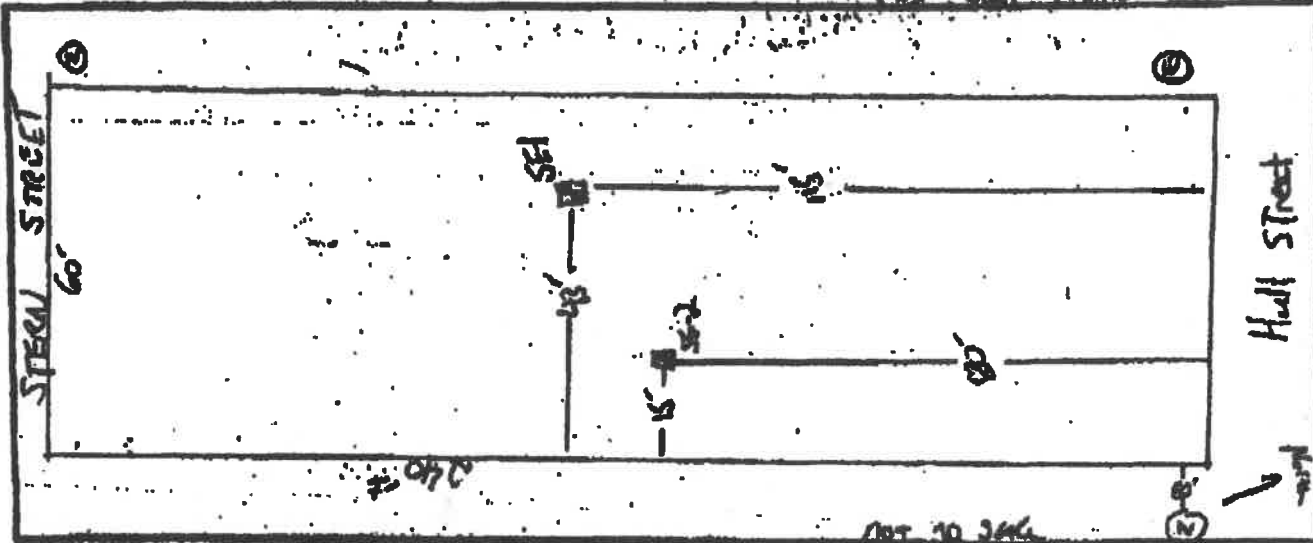
Part B

This Part B shall be completed by Class II or III Designer or Soil Scientist. Please use the items below to locate:

1. Test holes
2. Approximate direction of true north
3. Other fixed test holes to fixed points such as street, utility pole, or other permanent, marked object

Key:

- Approximate location of test hole
- Estimated gradient and direction of slope
- Approximate direction of true north



1. Relief and Slope: flat
2. Presence of any watercourse, wetlands or surface water bodies within 200 feet of test holes: YES ... NO If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES NO If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes: YES NO If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES NO
6. Has soil been excavated from or fill deposited on site? YES NO If yes, locate on above sketch.
7. Soil's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
8. Landscape position: upland
9. Vegetation: Red maple Red cedar Honey-suckle Fox glove
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification
The undersigned hereby certifies that all information on this application and accompanying forms, submissions and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these site investigations and submit this request.

Part A prepared by: [Signature] Part B prepared by: [Signature]

FOR OFFICE USE ONLY

Decision: Approved Disallowed

Comments: TH 1 = 10" ES HOWE

TH 2 = 11" ES HOWE

Signature: [Signature] Date: 11.20.03

revised 3/8/0

MAY 25 2004



Application Form
Jamestown Zoning Section 314
High Ground Water Table and
Impervious Layer Overlay District

SECTION I: GENERAL INFORMATION

PROPERTY OWNER: LINO CORREDORA TELEPHONE: 401-744-6577

MAILING ADDRESS: 43 OLD RIVER ROAD, LINCOLN, RI 02865

SITE LOCATION: 86 STERN STREET (STREET)

PLAT: 14 LOT: 80 LOT AREA: 14,400 S.F.

PROJECT DESCRIPTION: BUILD A 24'x24' GARAGE

SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR:

NAME: KEVIN FETZER RIDEM LICENSE #: 04029 TELEPHONE: 401-585-8369

NUMBER OF SOIL EVALUATIONS: _____ (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): 24"

DEPTH TO CATEGORY 9 SOILS (IN INCHES): 32"

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

SECTION III: OWTS INFORMATION

TYPE OF OWTS: N/A RIDEM PERMIT #: _____

DISTANCE BETWEEN THE WELL AND LEACHFIELD: _____

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? Y OR N

SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: RAIN GARDEN

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 14,400 sf

PROPOSED IMPERVIOUS AREA: 1,609 sf

% IMPERVIOUS COVERAGE ALLOWED: 13%

% IMPERVIOUS COVERAGE PROPOSED: 11.1%

(AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

SECTION V: CONTACT INFORMATION

OWTS DESIGNER:
NAME: N/A RIDEM LICENSE #: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

STORMWATER SYSTEM DESIGNER:
NAME: MICHAEL R. DARVEAU STATE LICENSE #: PLS # 1978

ADDRESS: PO BOX 7918, CUMBERLAND, RI 02864

SIGNATURE:  DATE: 3/7/22

TELEPHONE: 401-475-5700 EMAIL: MIKE@DARVEAUSURVEY.COM

APPLICANT CONTACT INFORMATION:
NAME: LINO CORREDORA

ADDRESS: 43 OLD RIVER ROAD, LINCOLN, RI 02865

SIGNATURE:  DATE: 3/8/22

TELEPHONE: 401-744-6577 EMAIL: MSCORR4@COX.NET

SUBMISSION REQUIREMENTS
Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- ✓• Application Form
- ✓• Site Plan
- ✓• Soil Evaluations (include all results for site)
- ✓• Stormwater Analysis - ON SITE PLAN
- ✓• Project Narrative - PROPOSED GARAGE
- ✓• Proposed Building Floor Plans (if applicable)
- N/A• Approved RIDEM OWTS permit
- ✓• O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or jlambert@jamestownri.net with questions regarding HGWT applications.

Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP, Town Planner
RE: Motion for Zoning Section 82-314: High Groundwater Table and
Impervious Overlay District, Sub-District A – Lino
Corredora: AP 14, Lot 80; 86 Stern Street, Jamestown, RI
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Attachments: 1) Memo dated March 25, 2022 from Jean Lambert, PE



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767 TDD 401-222-4462

Received DM

Date: 4-26-04

Applicant: LINO CORREORA

STERN ST.

JAMCOWN

RE: Design Depth ISDS Application Number 0315-2313

Pursuant to Section SD 26.01(c)(4) your designer has submitted supplemental wet season readings of the watertable for the referenced application in order to modify the design depth. DEM has previously acted on a site evaluation report for this site.

The Department accepts the following readings and the recommendation to modify the design depth as indicated below for the referenced site. This action revises the design depth which was accepted with the previously submitted site evaluation report:

Reading _____

Design Depth SE 1+2 = 24" DESIGN

Reading _____

Design Depth _____

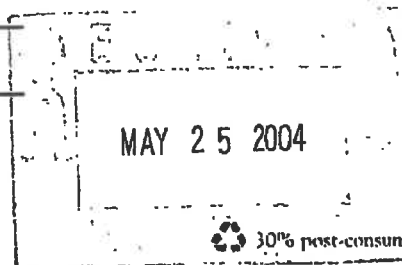
The Department has reviewed the supplemental watertable depth request and does not accept the recommendation to modify the Department's determination on that site evaluation report.

Sincerely,

Audun John

pc: Soil Evaluator: FETZ

Designer: _____



Office of Water Resources/Telephone 401.222.4700



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

OFFICE OF WATER RESOURCES PERMITTING SECTION
235 PROMENADE STREET
PROVIDENCE, RI 02908

December 15, 2006

TO: Lino Corredora
7 Winsor Court
Lincoln, RI 02865

SITE INFORMATION

Application No.: 0315-2313
Street: Stern Street
Town: Jamestown
Plat: 14
Lot: 80
Subdivision:
Subdivision Lot No:

CERTIFICATE OF CONFORMANCE

This Certificate of Conformance means that the Individual Sewage Disposal System (ISDS), which has been installed under the above application number, appears to substantially conform with the design requirements and other requirements as indicated on the application, and associated plans and specifications. **PERMISSION IS THEREFORE GRANTED FOR UTILIZATION OF THE SEWAGE DISPOSAL SYSTEM.** A copy of this certificate has been forwarded to the building official of the municipality having jurisdiction over the subject site; he/she may issue a Certificate of Occupancy for the building provided all other local requirements have been met. The building official must receive a copy of the Certificate of Conformance prior to his or her issuing any required certificate of occupancy for the building or facility to be served by the ISDS.

This Certificate is based upon the representations of the Owner and his/her agents, who are responsible for the proper installation of this system. This Department has approved the ISDS installation in reliance upon those representations and is not responsible for any of the construction, design details, specifications, distances or elevations indicated on the application, plan or specifications.

This approval is subject to future suspension and revocation in the event that: subsequent examination reveals that any of the data indicated on the application, plan or specifications is incorrect or not in compliance with applicable regulations; or the ISDS system discharges sewage to the surface of the ground or to any watercourse, fails to otherwise operate satisfactorily or is altered in a manner which deviates from the terms of the approved application.

Authorized Agent: BRIAN M. MOORE, P.E.

INDIVIDUAL SEWAGE DISPOSAL SYSTEM SECTION

SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON CARE AND MAINTENANCE

cc: Building Inspector

DEM COPY

OPERATION & MAINTENANCE AGREEMENT
FOR
PLAT 14, LOT 80
86 STERN STREET
JAMESTOWN, RI

Name, address, and phone number of responsible O&M party:

Lino Corredora
43 Old River Road
Lincoln, RI 02865
401-744-6577

Responsibilities:

1. The rain garden shall be inspected following at least the first two precipitation events of at least one inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained to assure proper functioning plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
2. Silt/sediment shall be removed from the rain garden when the accumulated sediment exceeds one inch, or when water ponds for more than 48 hours. The top few inches of material shall be removed and replaced with fresh soil mixture and mulch.
3. Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.
4. Soil erosion gullies shall be repaired when they occur.
5. Fertilizer or pesticides shall not be applied to plants within the rain garden.
6. Perennial plants and ground covers shall be replaced as necessary to maintain an adequate vegetated ground cover. Annual plants may also be used to maintain ground cover.
7. The proposed plantings within the rain garden shall be suitable native plants used in accordance with the Rhode Island Coastal Plant Guide.


Lino Corredora

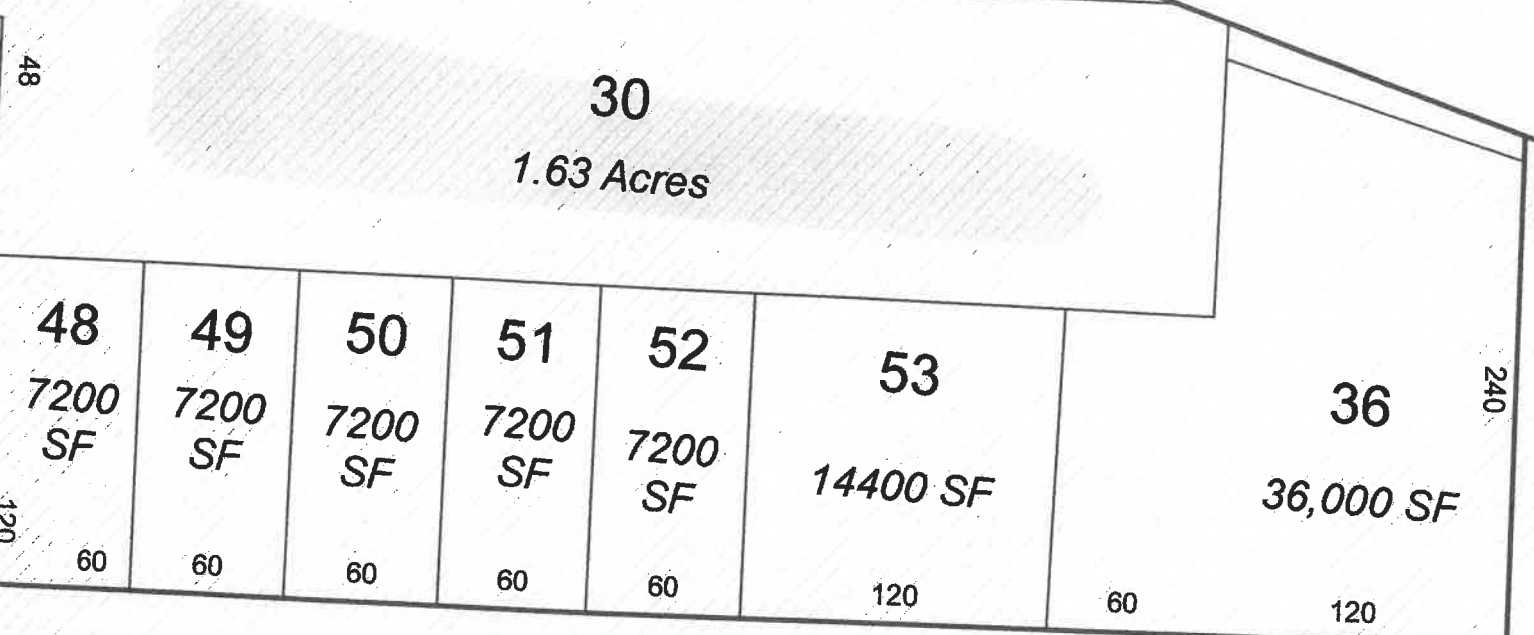
Date

RITBA

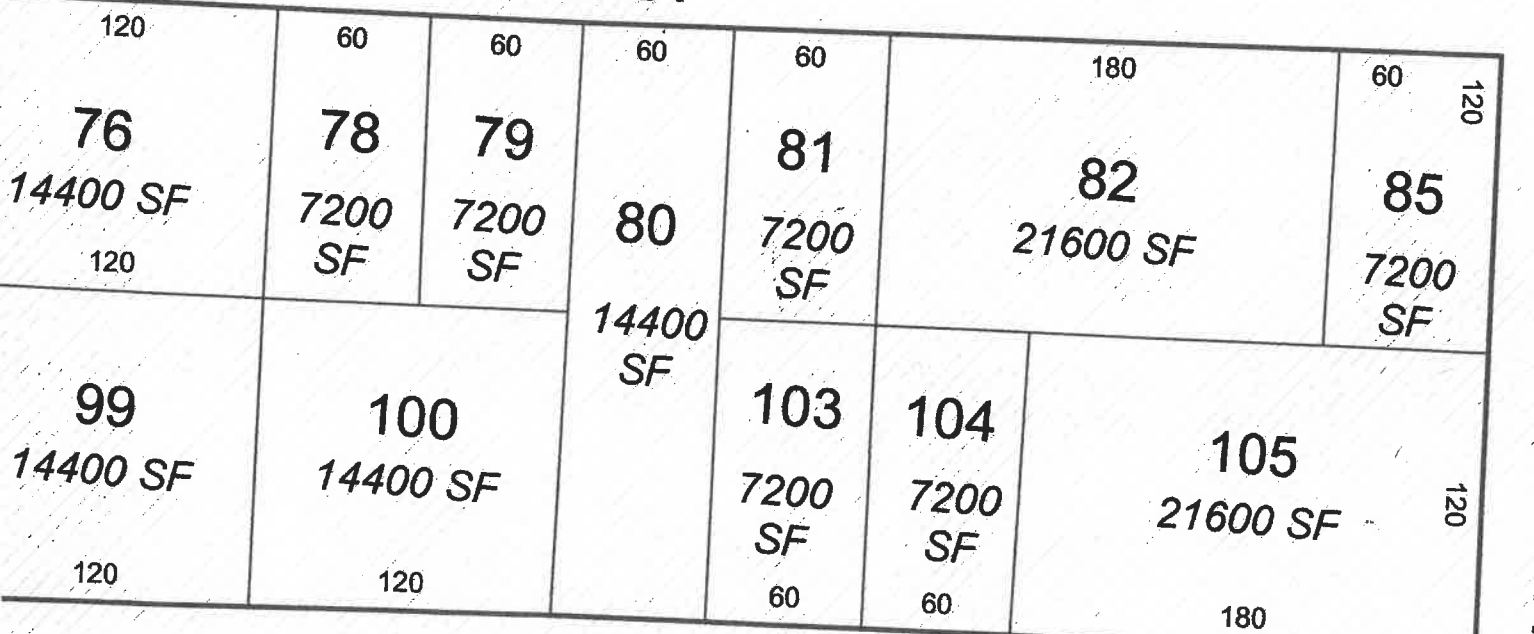
JOHN C. ELI

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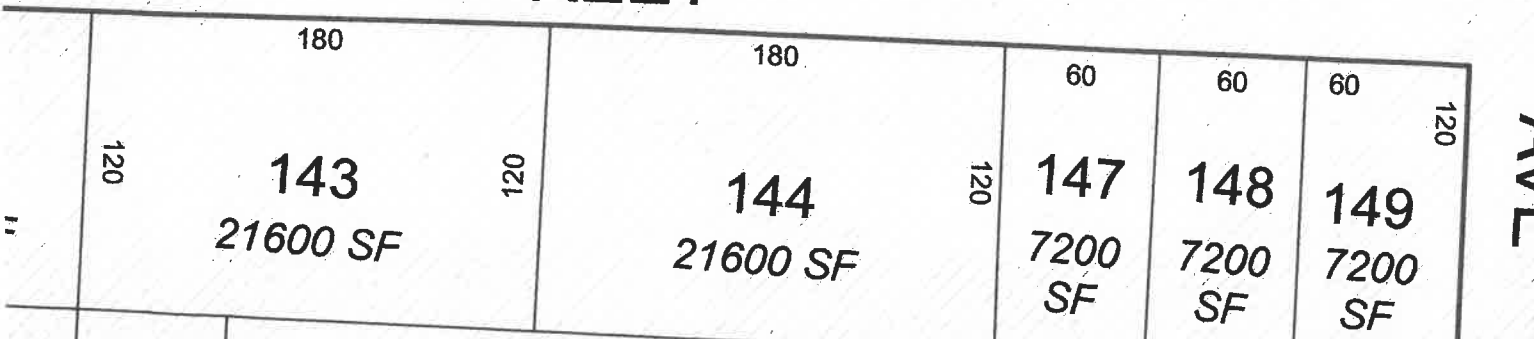
1.63 Acres



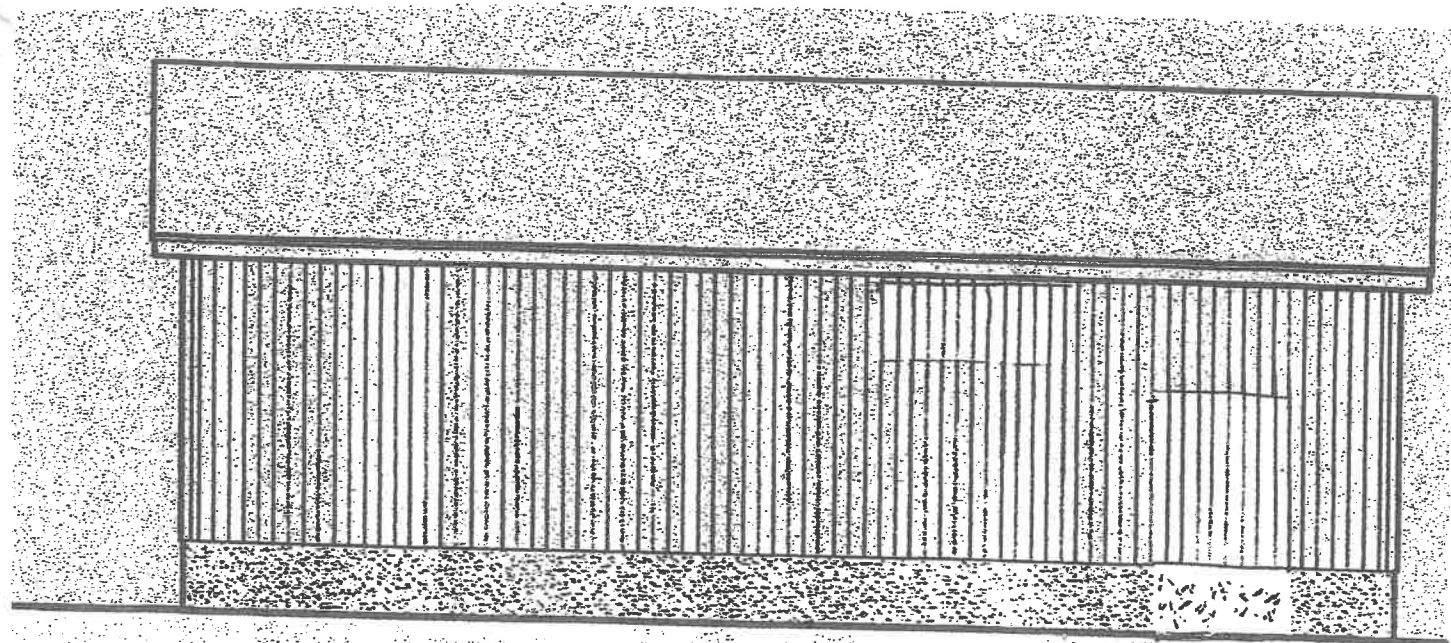
HULL STREET



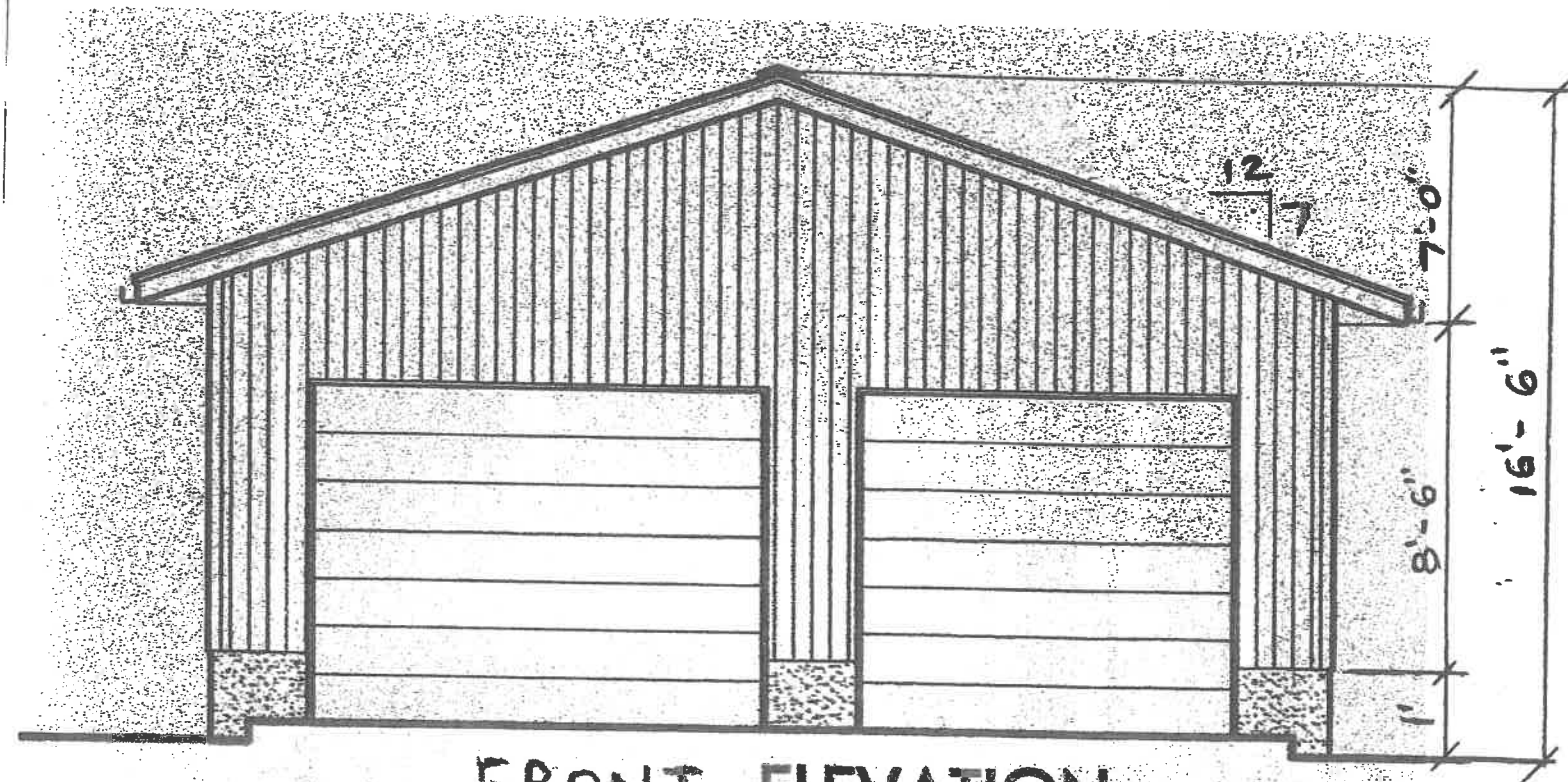
STERN STREET



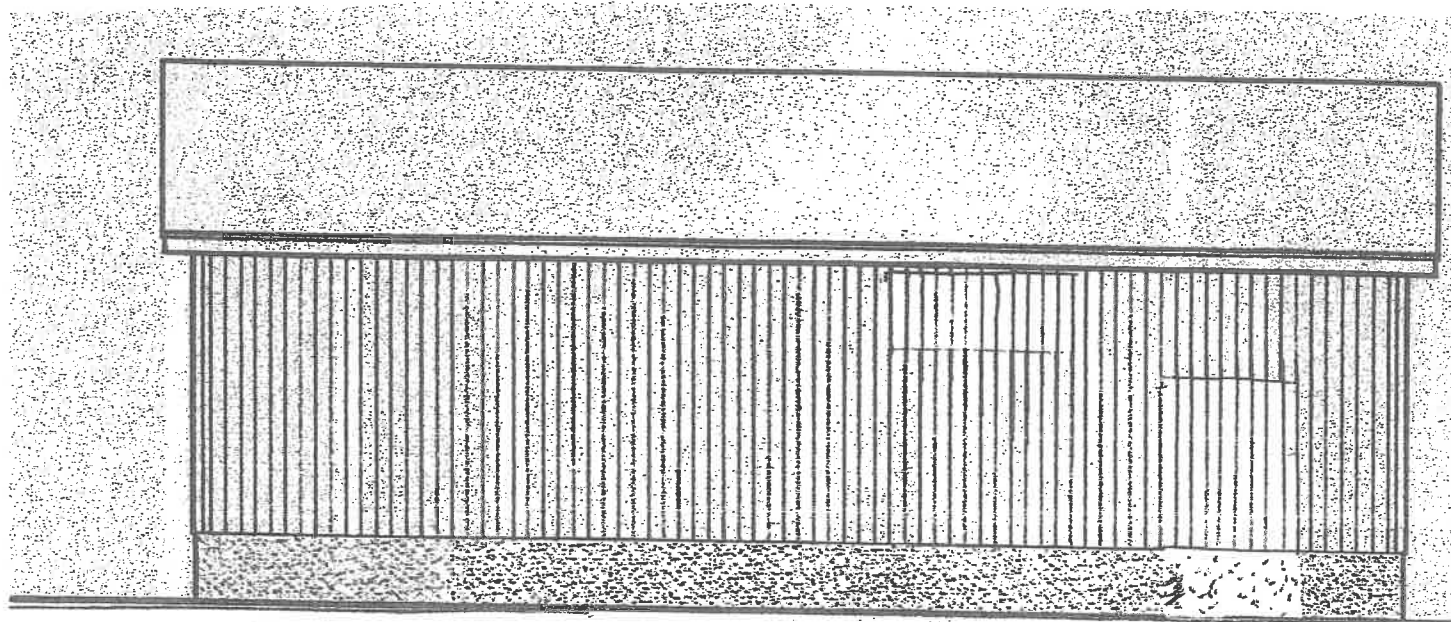
BEAUCH AVE



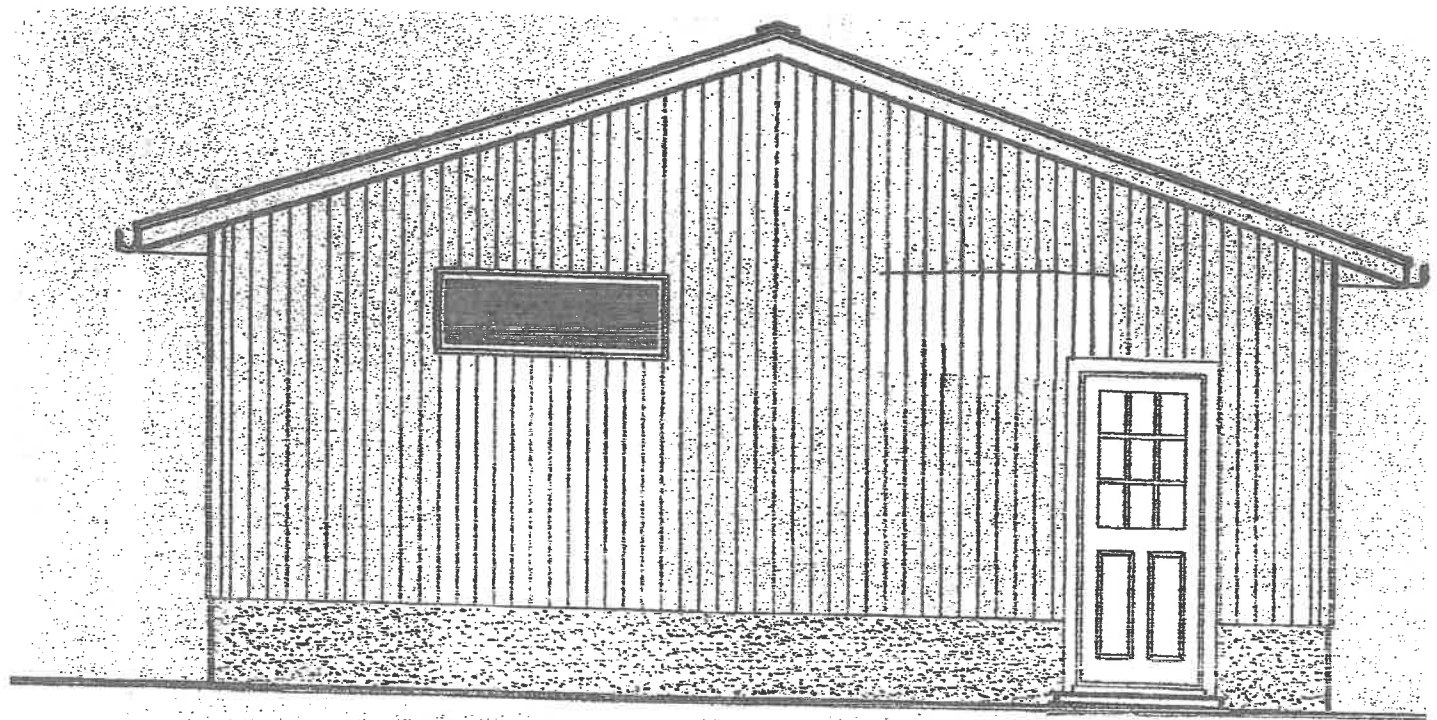
RIGHT ELEVATION



FRONT ELEVATION

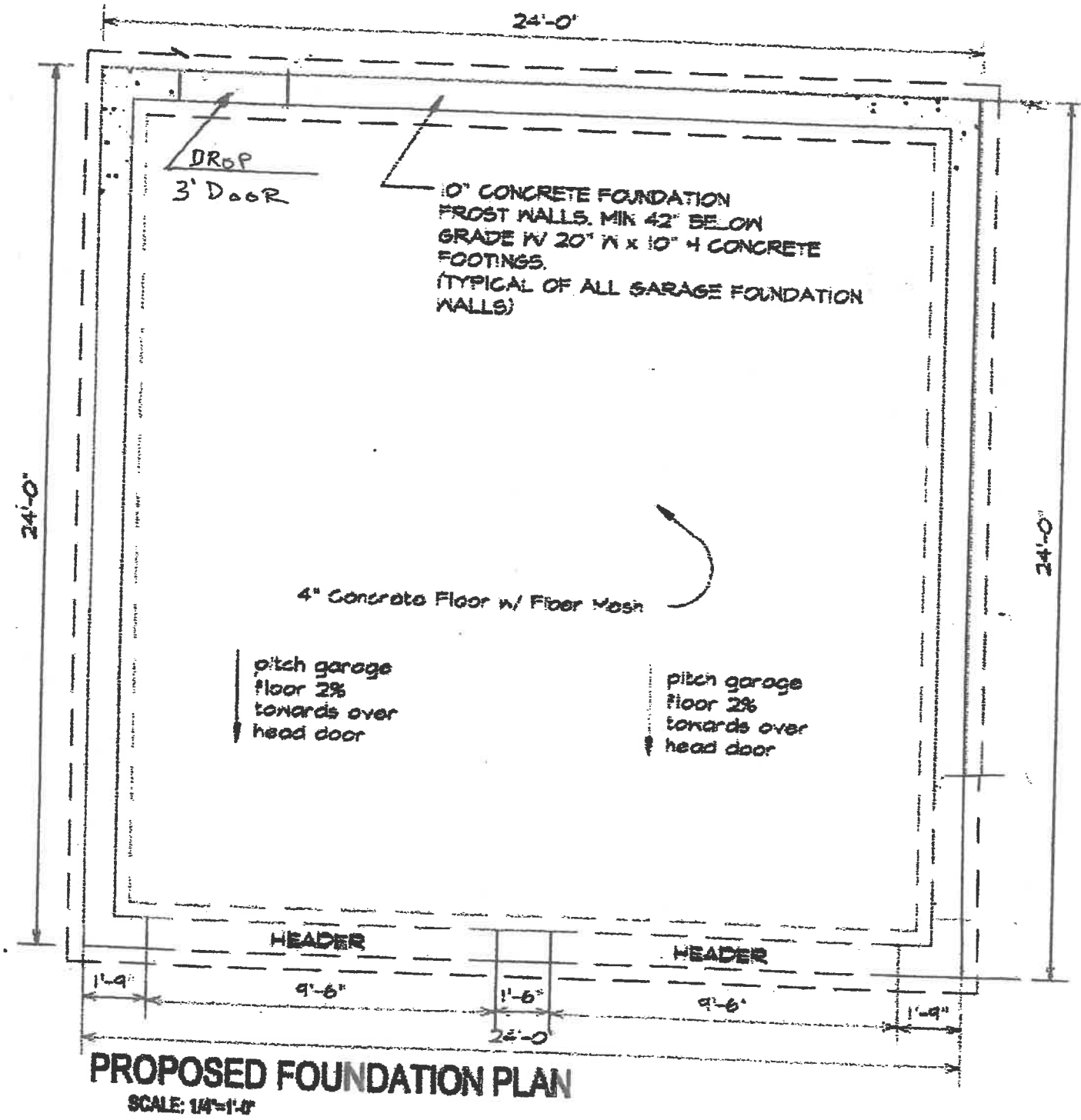


LEFT ELEVATION



REAR ELEVATION

Typical Framing Cut Section



Construction Details

- 2' wide footing
- 10" foundation wall 42" in ground
- 4" concrete floor
- 2x6 pt sill plate
- 2x4 16oc 8' high wall stud
- 2x10x2 door header
- 7/16 osb wall sheathing
- 5/8 t&g roof sheathing
- Engineered roof truss, 2' oc
- Hurricane ties
- 30 yr asphalt roof
- Vinyl siding
- Roof pitch 7

