

**East Providence
Zoning Board of Review**

**DIMENSIONAL VARIANCE FORM
(Ref. 19-47)**

This form must be completed in full prior to being considered by the Zoning Board of Review.

File	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	_____ Bk _____ Pg _____

PHONE NUMBER: 508-557-1910

1 LOCATION OF PROPERTY 160 WORCESTER AVENUE AVENUE/STREET
MAP 413 BLOCK 4 PARCEL 7 ZONING DISTRICT R-4

2: OWNER WAYNE A. FORTIN
ADDRESS 160 WORCESTER AVENUE
DATE OF PURCHASE NOVEMBER 29, 2002
PROPOSED LESSEE/PURCHASER NOT APPLICABLE
ADDRESS NOT APPLICABLE
ATTORNEY C. BEAU AKERS, ESQ.
ADDRESS 1543 FALL RIVER AVE, SUITE 1, SEEKONK, MA
REPRESENTING WAYNE A. FORTIN

3. DIMENSIONS OF SITE 100 ft. 110 ft. 11,000± sq. ft.
Width Depth Area (Sq. Ft.)

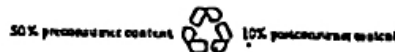
LIST OF ALL EXISTING BUILDINGS AND USES:

Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1) Two-Family Dwelling	31'5"	1,589± ft. ²	WOOD FRAME
(2) Detached Garage	10 ft.	560 ft. ²	WOOD FRAME
(3)			

LIST OF PROPOSED CONSTRUCTION AND USES:

Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family	Type of Construction
					No. of Bedrooms/Unit	
(1) 2-Family Dwelling	34 ft.	3	YES	1,589± ft. ²	5 total / 2 units	WOOD FRAME
(2) Detached Garage	20 ft.	2	NO	560 ft. ²	0	WOOD FRAME
(3)						

(Over)



PRINTED ON RECYCLED PAPER

5. THIS VARIANCE APPLICATION RELATES TO:

- Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- Setback Requirement Number of Dwelling Units
 Lot/Building Coverage Floor Area
 Landscaping Height
 Amount Parking or Loading Signs/Billboards
 Location/Dimensions of Parking or Loading Other: _____
 Extension of Nonconforming Structure

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
<u>19-145 & 19-414</u>	<u>Renovation to structure - adding 0.5 story (from existing 2.5 story to 3 story home.</u>
<u>19-145 & 19-136(c)</u>	<u>Variance for increased setbacks for 3 story home.</u>
<u>19-144(c)</u>	<u>Construct detached garage to be 20ft. in height.</u>
<u>19-145</u>	<u>Variance for garage to be 4'3" from side yard setback.</u>
<u>19-1</u>	<u>Accessory Structure located between principal structure</u>

7. DEVIATION FROM REQUIRED STANDARDS and public way.

Section Number	Ordinance Requirement	Proposed
<u>19-145</u>	<u>2 story</u>	<u>3 story</u>
<u>19-145 & 19-136(c)</u>	<u>18 ft. front setback</u>	<u>10' 6" / 13' 12"</u>
<u>19-144(c)</u>	<u>20 ft. in height</u>	<u>20 ft. in height</u>
<u>19-145</u>	<u>8 ft. sideyard setback</u>	<u>4' 3"</u>
<u>19-1</u>	<u>Accessory structure locus off Cove Street.</u>	

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

See attached supporting memorandum

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: *Wayne Foster* DATE 3/8/24

DATE _____

Agent/Attorney C. Beau Akers, Esq. Address 1543 Fall River Ave., Ste. 1, Seekonk, MA 02771

C. Beau Akers

Memorandum in Support of the Applicant's Request for Variances

To: Members of the City of East Providence Zoning Board of Appeals
From: C. Beau Akers, Esq.
Date: February 21, 2024
Re: Wayne Alan Fortin: Proposed Renovations to Legal Nonconforming Two-Family Residence & Proposed Renovations to Legal Nonconforming Garage, Assessor's Map 413, Block 4, Parcel 7, 160 Worcester Avenue, Riverside, RI 02915.

A. Existing Conditions and the Applicable Sections of the Zoning Bylaws

The Applicant, Wayne Alan Fortin (hereinafter the "Applicant") submits this application for dimensional variances for the property located at 160 Worcester Avenue, Riverside, RI 02915 and more specifically designated as Assessor's Map 413, Block 4, Parcel 7 (hereinafter the "Property"). The Property is owned by Mr. Fortin and consists of approximately 11,000± sq. ft. (0.25± acres) of land within the Residential 4 Zoning District (hereinafter, the "R-4 Zoning District").

The Applicant seeks to renovate the third story of the legally existing nonconforming two-family residence (hereinafter, the "House"). Upon information and belief, the House was constructed in 1920. See Exhibit 1, Plat Card. The House consists of 2 ½ stories and is 31'5"± in height. See Exhibit 2, Site Plan. The building footprint of the House is 1,589 sq. ft. ±. See Ex. 1. The House consists of 2,500± sq. ft. in living space. See Ex. 1. The House is set back 10'6" from the property line on Worcester Avenue and 13'± from the property line on Cove Street. See Ex. 2. Whereas now, the Applicant seeks to renovate the existing third floor, which consists of dormitories to be a full third floor story. See Exhibit 3, Residential Building Plans.

Additionally, the Applicant seeks to renovate the detached garage on the eastern side of the Property that will be 20± feet in width, 28± in feet length, and 20± feet in height, being 560 square feet (hereinafter the "Garage"). See Exhibit 4, Garage Building Plans. Although the proposed Garage is permitted by right in the R-4 Zoning District, for the reasons set forth in further detail below, the Applicant proposes to subtract three (3) feet from the the Garage facing Cove Street and add three (3) feet to the rear of the Garage, as well as to increase the height to twenty (20) feet. See Exhibits 2 & 4. Therefore, the Applicant requests the following variances from the Zoning Board:

<u>Section of the Zoning Ordinance:</u>	<u>Permitted:</u>	<u>Proposed:</u>	<u>Deviation:</u>
2 ½ Story Residence			
Stories: Sections 19-145/19-414	2 Stories	3 Stories	1 Story
Height:	35"	34"	None

Front Yard Setbacks:			
Sections 19-145/19-136(c)	18 feet	10'6" & 13'	7'4" & 5'

Garage

Accessory Structure Height Requirement:			
Sections 19-144(c)/19-414	20 feet	20 feet	None

Side Yard Setback: Section 19-145	8 feet	4'3"	3'7"
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Accessory Structure: Section 19-1		Proposed location is off Cove Street	
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The Applicant has filed this application for the variances to deviate from the aforesaid Sections of the Zoning Ordinance. The radius map, abutters list, site plan and other supporting materials have been submitted concurrently with the application. As is demonstrated below and as will be further demonstrated at hearing, the Applicant maintains that the requested relief should be granted because he has satisfied the requisite standards for said relief.

B. City of East Providence Zoning Ordinance governing the issuance of variances.

Section 19-45 of the East Providence Zoning Ordinance authorizes the Zoning Board of Appeals to issue variances upon finding that:

“... (1) The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to a physical or economic disability of the applicant excepting those physical disabilities addressed in Rhode Island General Laws 45-24-30(16) (personal hardship shall not be considered grounds for a variance, since the variance will continue to affect the character of the neighborhood after title to the property has passed); (2) Such hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain; (3) The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan upon which this chapter is based; and (4) The relief to be granted is the least relief necessary..”

Of note, effective January 1, 2024, the general of provisions of R.I.G.L. § 45-24-41 were revised as follows:

“In granting a variance, the zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning

board or commission, shall require that evidence to the satisfaction of the following standards is entered into the record of the proceedings:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);
- (2) That the hardship is not the result of any prior action of the applicant ;
and
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

See id. A copy of the revised statute is attached hereto as Exhibit 5 for your convenience.

C. Argument and Reasoning in Support of Requested Relief.

i. The Proposed Principal Residence.

The Applicant proposes to alter and/or modify the legal nonconforming residence by dimension as depicted on the Residential Building Plans for additional dwelling space, within the existing setbacks to accommodate the living spaces for a single family. See Exhibit 3. The relief requested would alter the existing legally nonconforming 2 ½-Story home to be a 3-Story home. In order to do, the Applicant is requesting variances from Sections 19-145/19-414 (number of stories) and Sections 19-145/19-136(c) (setback requirements) as set forth above. No viable dwelling space would be able to be constructed on any other portion of the Property if the literal requirements of the Zoning Ordinance were enforced for the reasons set forth herein.

First, the requirement of the variances are clearly due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area as set forth above. Pursuant to available records, the legal existing nonconforming structure of record was constructed in 1920 in its current location featuring the ½-Story consisting of dormitories. *See* Sec. 19-412 of the Zoning Ordinance (The lawful uses of any building, structure, premises or land existing on November 29, 1966, the effective date of the ordinance from which this chapter was derived, or as of any subsequent amendment of this chapter may be continued although such use or structure does not conform with the provisions of this chapter). Additionally, the proposed location for the renovation of the House is the only feasible spot because the structural integrity is greatest along the second story walls. Pursuant to the Residential Building Plans, the Applicant proposes to extend the walls and ceiling heights of the existing third floor to be in conformance with the existing dimensions of the House. See Ex. 3. Thus, the proposed renovations will not project beyond the existing structure. See id.; *see also* Section 19-414 of the Zoning Ordinance. The relief would permit the Applicant to have a fully functioning second family unit consisting of 3 bedrooms, 2 bathrooms, living space,

kitchen/dining space, and a laundry room. Therefore, the unique characteristics of the subject land or structure of the Property.

Second, the hardship is not the result of any prior action of the Applicant because the House has existed in its current state since 1920.

Third, the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based. The Ordinance does not permit in-law residences to be built upon a single lot. This is further exacerbated by housing needs in an already exhausted housing market. Pursuant to the forthcoming Comprehensive Plan, the City of East Providence has goals to address the aging housing stock. As such, the proposed renovation would address the City's goals in creating additional dwelling space to accommodate a growing family.

Based upon all of these reasons, granting the variances requested for the Property will not detrimentally affect the R-4 District because two-family homes are permissible under Section 19-95 of the Zoning Ordinance. Additionally, the requested relief is not a result of the Applicant's desire to realize greater financial gain, but rather for the two-family residence to accommodate a second single family. The granting of the requested variances will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the city comprehensive plan because the proposed renovations will only accommodate an otherwise lawful alteration of a two-family residence as permitted in the R-4 zoning district. Finally, although omitted as of January 1, 2024, the relief to be granted is the least relief necessary because the renovation for these same reasons and will preserve the existing building footprint. For all the foregoing reasons coupled with the rising need for housing create a substantial hardship warranting the variances.

ii. The Proposed Garage.

Additionally, the Applicant proposes to renovate the Garage as depicted on the Garage Building Plans for additional vehicular and storage space incidental to his residence. As set forth above, the Garage is a legal existing nonconforming structure of record since approximately 1900. See Exhibit 1, Plat Card. The hardship from which the Applicant seeks relief is due to the unique characteristics of the subject structure, in that the proximity to Cove Street renders ingress and egress difficult. As such, the Applicant proposes to remove three (3) feet from the front of the Garage facing Cove Street and to add three (3) feet to the rear of the Garage. Thus, the proposed renovation will render the Garage to be complaint with the font yard setback as set forth in Section 19-145 of the Zoning Ordinance. Additionally, the Applicant seeks to construct a second floor upon the Garage, which will total twenty (20) feet in height, which is otherwise permissible under Section 19-144 of the Zoning Ordinance. Therefore, the unique characteristics of the subject structure create a substantial hardship warranting the requested variances.

Second, the hardship is not the result of any prior action of the Applicant because the Garage existed in its current state prior to the Applicant's purchase of the Property.

Finally, the Garage will not detrimentally affect the public good or surrounding neighborhood, nor will it nullify or derogate the Zoning Bylaw. Aside from the requested relief, the legal existing nonconforming Garage meets all other literal requirements of the Zoning Bylaw. For the same reasons, the Garage will not detrimentally affect the neighbors. Moreover, existing fencing acts as a buffer between the Applicant's Property and the abutter on Cove Street. Accordingly, the requested relief will not detrimentally affect the public good or surrounding neighborhood.

Based upon all of these reasons, the requirement of a variance is clearly due to the unique characteristics of the subject land or structure of the Property as set forth above. Further, granting the variance requested for the Property will not detrimentally affect the R-4 Zoning District because accessory buildings are permissible under Section 19-144(a) of the Zoning Ordinance. Moreover, the R-4 Zoning District permits a private garage to include up to four (4) vehicles. Accordingly, literal enforcement of the dimensional provisions of the Zoning Bylaw would involve substantial hardship to the Applicant, because without the requested dimensional relief, he will be unable to construct an otherwise lawful addition to his residential home. Finally, the Zoning Board's potential grant of a variance for the requested relief will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan.

D. Conclusion

In conclusion, for these reasons as well as shall be further presented at hearing, the Applicant requests that the Zoning Board issue the requested variances.

Respectfully submitted,

Wayne A. Fortin

By and through his attorneys,

/s/ C. Beau Akers

Eric S. Brainsky, Esq. (BBO #663136)

C. Beau Akers, Esq. (BBO #705084)

Brainsky Levinson, LLC

1543 Fall River Avenue, Suite 1

Seekonk, MA 02771

Tel. #: (508) 557-1910

Fax #: (508) 557-1905

Email: cbeauakers@brainskylevinson.com

Dated: February 21, 2024

EXHIBIT 1

East Providence

(Summary Data - may not be Complete Representation of Property)

Parcel: 413-04-007-00 Location: 160 WORCESTER AVE Owner: FORTIN, WAYNE A
 Account: 11578 User Acct: 06-5487-00 LUC: M2 - 02-2FAMILY Zoning: R4

Parcel Values
 Total: \$463,500 Land: \$93,900 Land Area: 11,000 SF Building: \$369,600 Assessed: \$463,500

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
1874-0002		12/02/2002	\$228,000	GABOURY, RUTH
0646-0057		10/24/1986	\$0	GABOURY, FRANCIS J & AKA FRANK & RU

Building Type: Family Conve Year Built: 1920 Grade: C+ Condition: VG
 Heat Fuel: Gas Heat Type: Forced Air-D % Air Conditioned: 100.00 Fireplaces: 0
 Exterior Wall: Vinyl Siding Bsmnt Garage: 0 Roof Cover: Asph/F Gl/C # of Units: 2
 # of Rooms: 10 # of Bedrooms: 5 Full Bath: 3 1/2 Baths: 0

Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
GARAGE-AVE	1	560	1900	AV		\$3,300.00
SHED FRAME	1	140	2015	AV		\$1,400.00
RECTANGULAR	1	448	2017	AV		\$3,000.00
FIRE PLACE GAS	1	1	1920	AV	Average	\$1,500.00

Building Areas

Area	Net Area	Finished Area
Attic, Finished	217 SF	217 SF
Basement, Unfinished	1,366 SF	0 SF
First Floor	1,408 SF	1,408 SF
Porch, Enclosed, Finished	262 SF	0 SF
Porch, Open, Finished	46 SF	0 SF
Upper Story, Finished	910 SF	910 SF

Disclaimer: This information is for tax assessing purposes and is not warranted

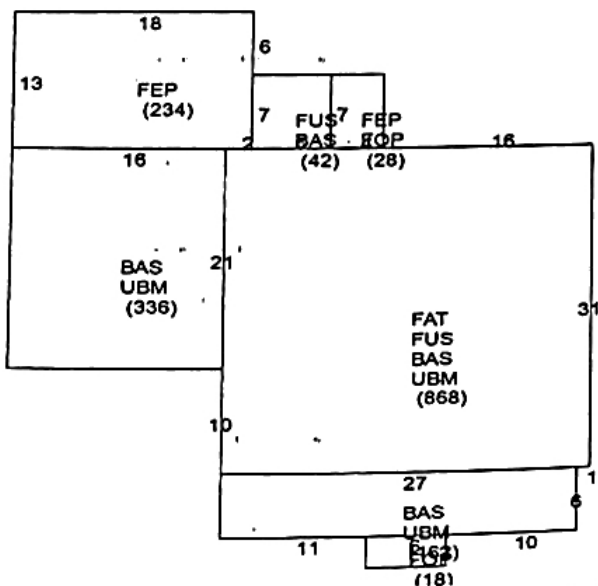


EXHIBIT 2

STREET INDEX
WORCESTER AVENUE
COVE STREET

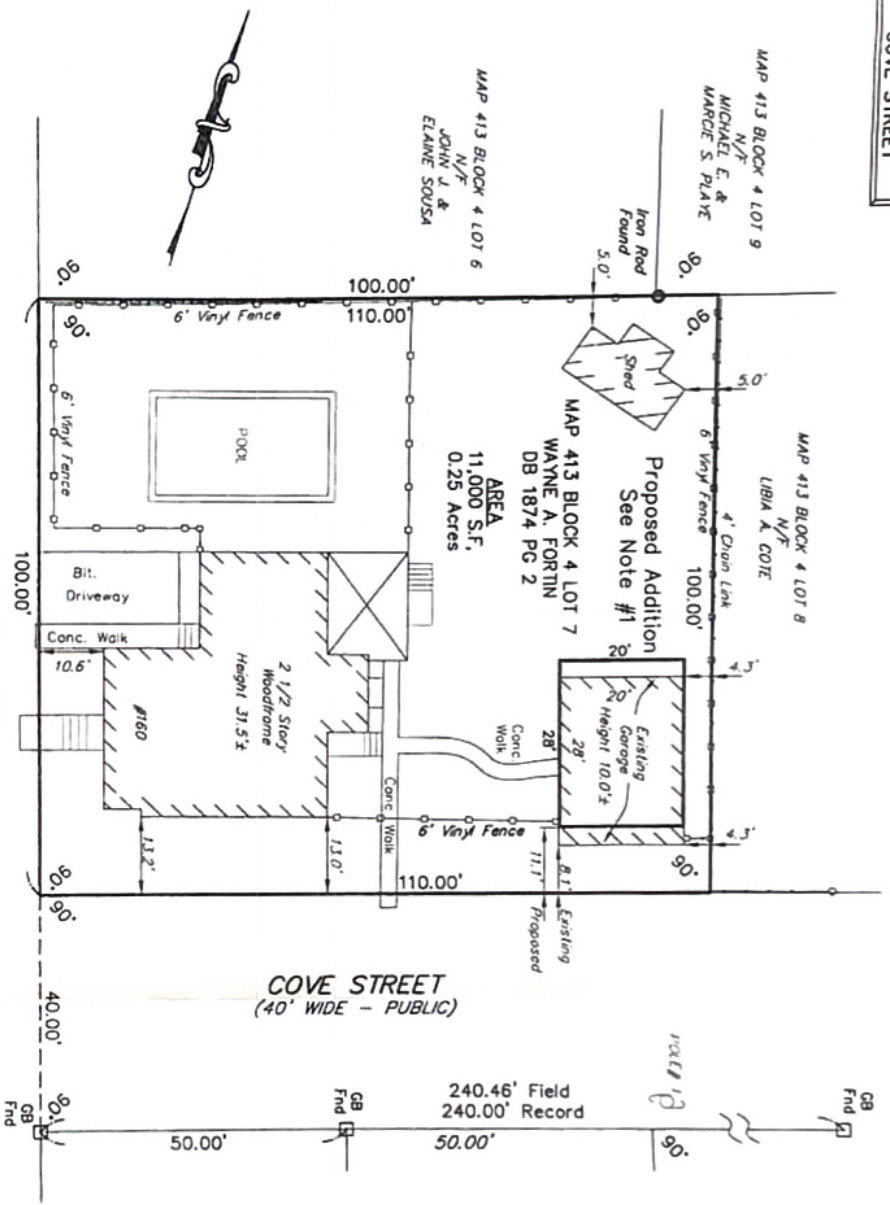
OWNER OF RECORD:
WAYNE ALAN FORTIN
 160 WORCESTER AVENUE
 RIVERSIDE, RI 02915

LEGEND:
 AP ASSESSOR'S PLAT
 N/F NOW OR FORMERLY
 DB/PG DEED BOOK/PAGE
 S.F. SQUARE FEET
 GB GRANITE BOUND
 FND FOUND
 CONC. CONCRETE



REFERENCES:
 1. PLAT NO. 2 OF LOTS ON PLEASANT BLUFF NEAR BULLOCKS POINT EAST PROVIDENCE, R.I. MAY, 1871 SURVEY BY CUSHING & CO. SCALE 100' FT. TO AN INCH PLAT BOOK 2 PAGE 4 / PLAT CARD 17.
 2. PLAN OF LAND IN EAST PROVIDENCE, R.I. 160 WORCESTER AVE, 68 COVE ST. MAP 413 BLOCK 4 LOT 7 & MAP 413 BLOCK 8 LOT 4 PREPARED FOR WAYNE A. FORTIN BY JOSEPH A. MARRIER, JR. SEPTEMBER, 2014

NOTES:
 1. EXISTING GARAGE TO BE MOVED 3' AWAY FROM COVE ST. AND A PROPOSED SECOND FLOOR TO BE ADDED.



ZONE R-4
REQUIREMENTS:
 MINIMUM AREA 5,000 SQ.FT.
 MINIMUM WIDTH 50'
 SETBACKS: FRONT 15'
 REAR 20'
 SIDE 8'
 MAX COVERAGE 30
 MAX HEIGHT 35



CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOV. 25, 2015.
 UNITED CONTENT BOUNDARY SURVEY - CLASS I
 DATA ACCUMULATION - CLASS III
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A SITE PLAN TO THE CLIENT.
 BY: *Robert S. Engelhardt*
 LICENSE NO. 1949
 LS M437-COA

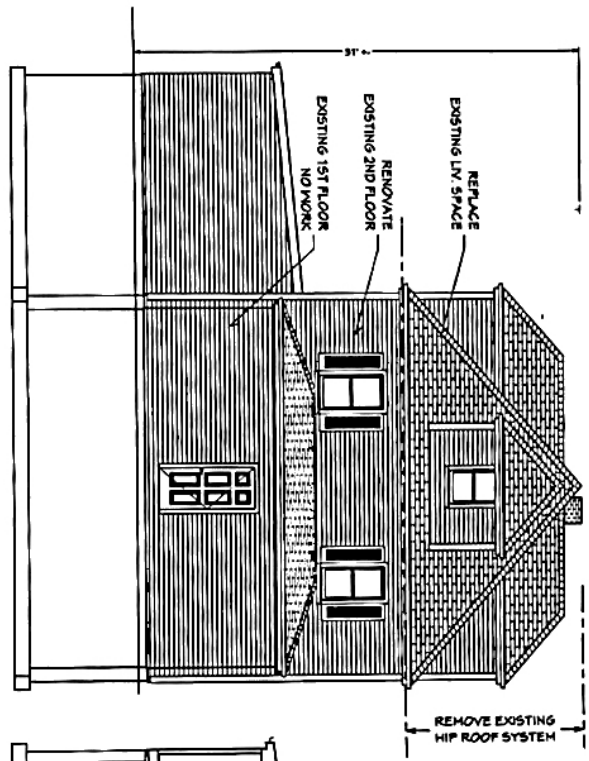
NO.	DATE	COMMENTS	REVISION	CHECKED BY	DATE
1.	1/28/24				

SITE PLAN	
MAP 413 BLOCK 4 LOT 7	
EAST PROVIDENCE, RHODE ISLAND	
PREPARED FOR:	WAYNE A. FORTIN
	160 WORCESTER AVENUE
	EAST PROVIDENCE, RHODE ISLAND
ENGELHARDT SURVEYING, LLC	
~ LAND SURVEYORS ~	
18 TIMBERLINE ROAD	
WARPTON, RHODE ISLAND	
401-467-1940	

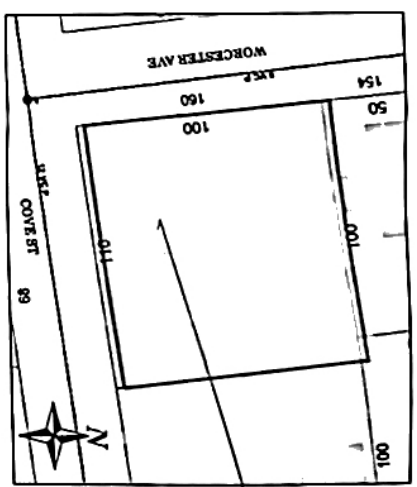
EXHIBIT 3

FORTIN RESIDENCE
 PROPOSED RENOVATIONS
 160 WORCESTER STREET
 RIVERSIDA, RI 02916

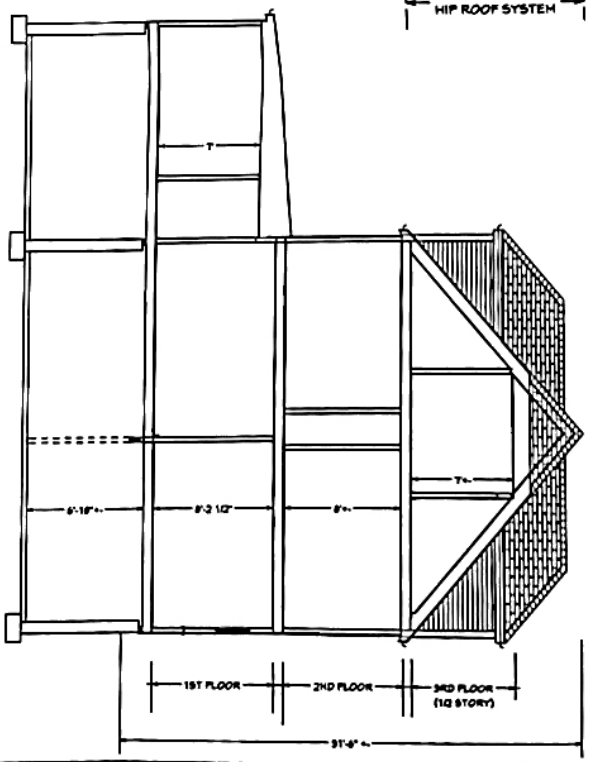
APPLICABLE CODE: IRC 2015
GENERAL NOTES:
 *CALL THE SAVER AND ANY UTILITIES NECESSARY PRIOR TO ANY CONSTRUCTION
 *ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION
 *ENGINEERED BEAM, JOISTS & TRUSS SPECIFICATIONS BY OTHER
 *ALL TRUSSING SHALL CONFORM TO LOCAL BUILDING CODES
 *PLUMBING, HVAC, ELECTRICAL & MECHANICAL SPECIFICATIONS BY OTHER
 *KITCHEN CABINET & OTHER CABINETRY SPECIFICATIONS BY OTHER
 *ALL INSPECTIONS MUST BE MADE AS REQUIRED *DRAWINGS ARE TO COMMUNICATE DESIGN INTENT



EXISTING FRONT ELEVATION
 3/16"=1'-0"



LOCUS
 NOT TO SCALE



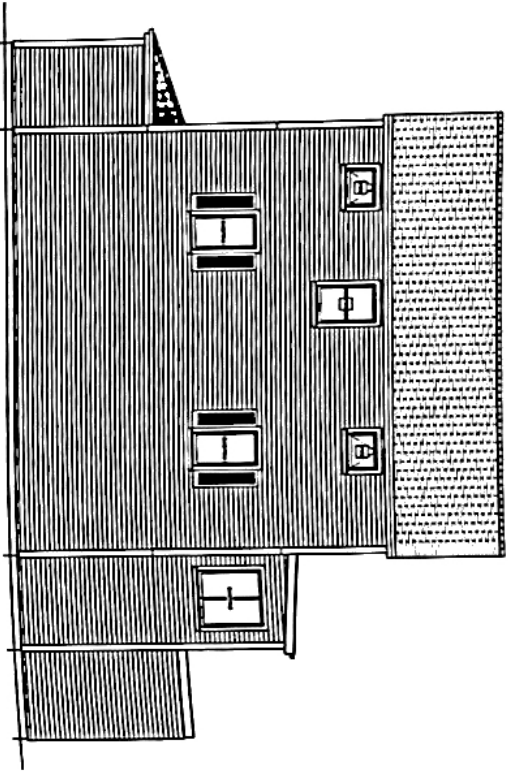
EXISTING BUILDING SECTION
 3/16"=1'-0"

EXISTING HOUSE PROPOSED 2ND & 3RD FLOOR RENOVATIONS

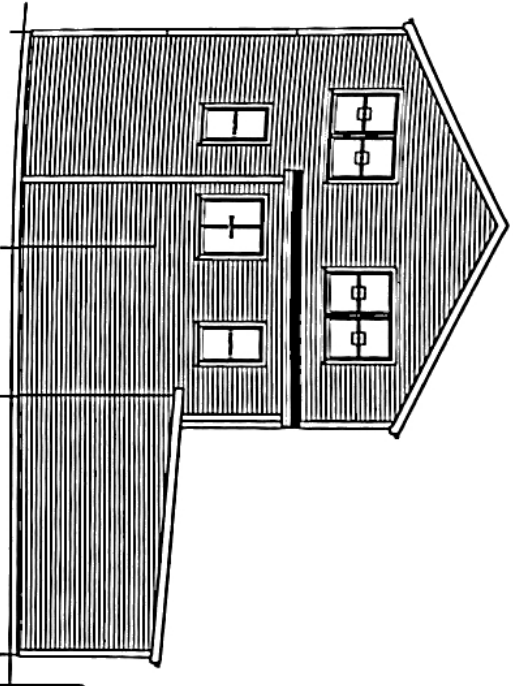
DATE	REVISION TABLE
5/19/2023	NO. 001 DESCRIPTION NO. 002 FLOOR PLANS / EXISTING BUILDING SECTION

ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

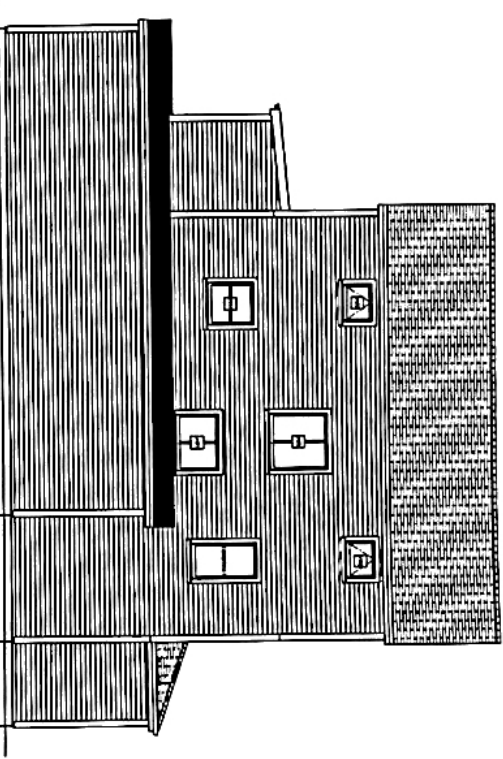
 RENOVATE HOME DESIGN 160 WORCESTER AVE RIVERSIDA, RI 02916 401-444-3416 www.renovatehome.com	DATE 11/2/2023	SCALE AS NOTED	SHEET NUMBER 1 / 7
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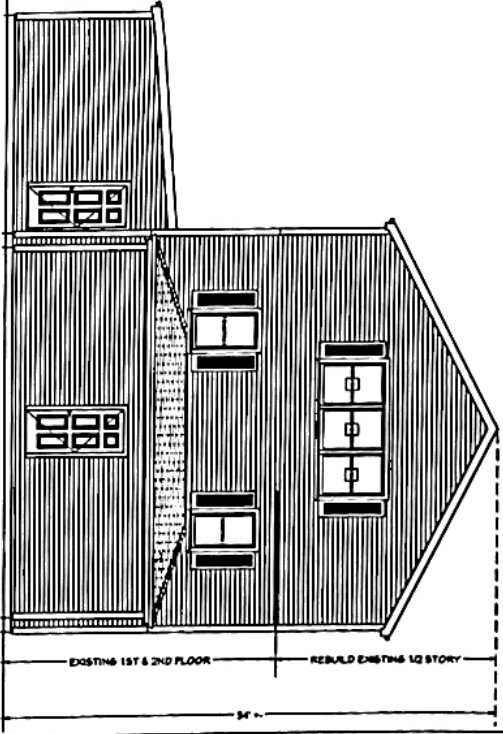
E2: PROPOSED SIDE ELEVATION
3/16"=1'-0"



E3: PROPOSED REAR ELEVATION
3/16"=1'-0"



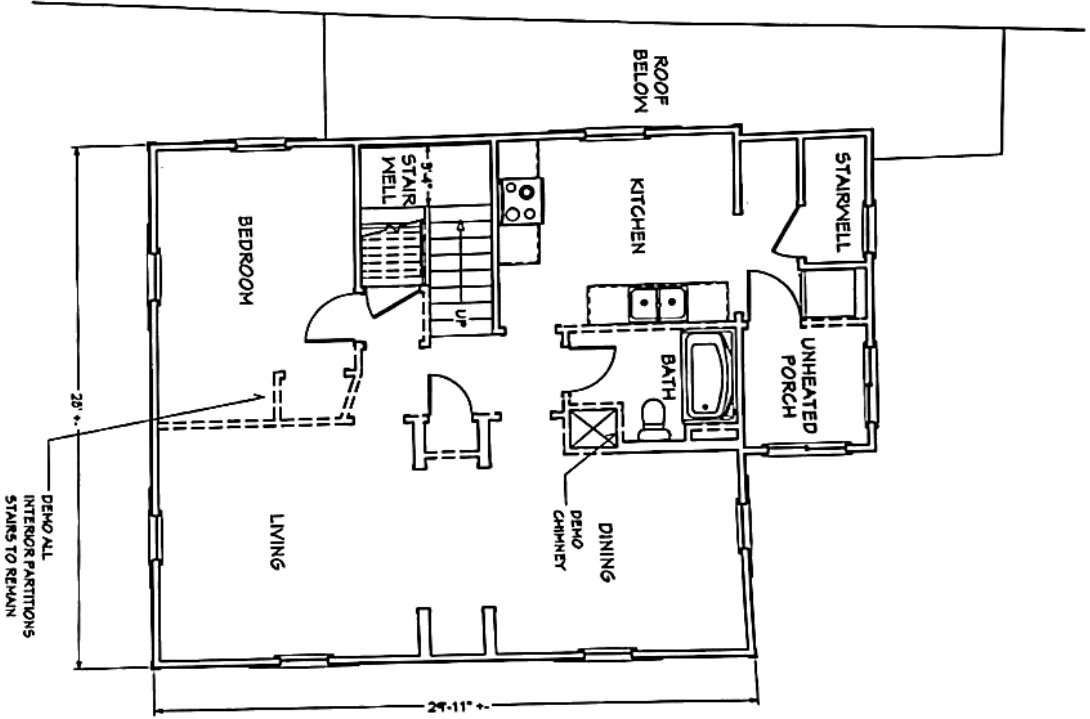
E3: PROPOSED SIDE ELEVATION
3/16"=1'-0"



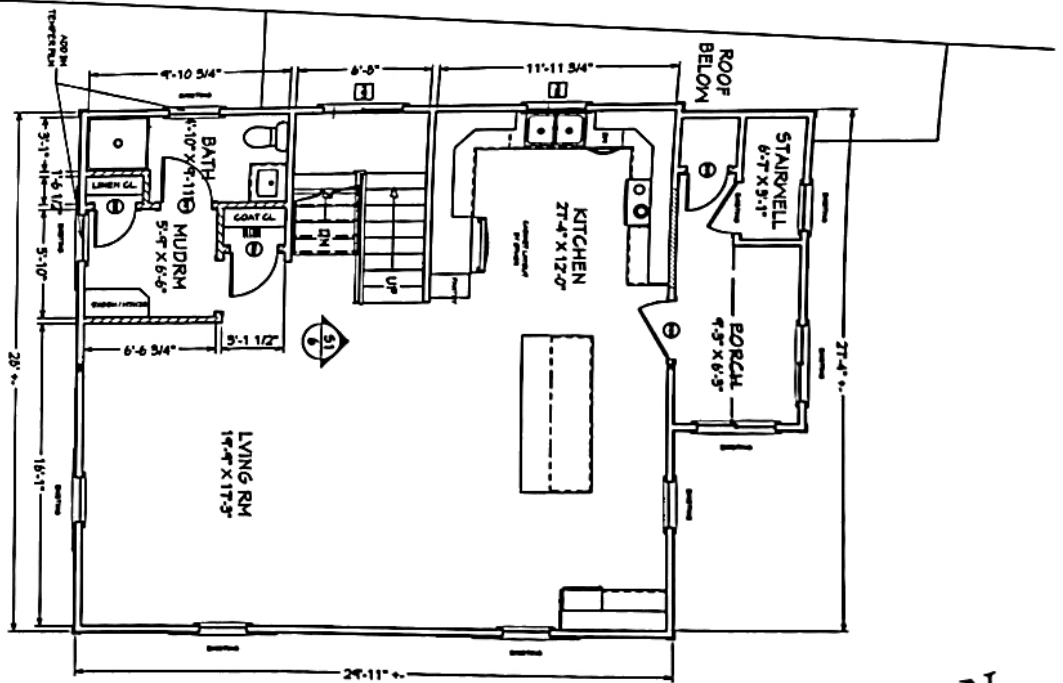
E1: PROPOSED FRONT ELEVATION
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

DATE 11/2/2023	SCALE AS NOTED	PROJECT NUMBER 217	ARCHITECT RENEGADE POOL DESIGN 10000 10TH AVE DENVER, CO 80202 PH: 303.733.1111 WWW.RENEGADEPOOLDESIGN.COM	DRAWING NUMBER 217-01
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EXISTING 2ND FLOOR PLAN
1/4"=1'-0"




PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"

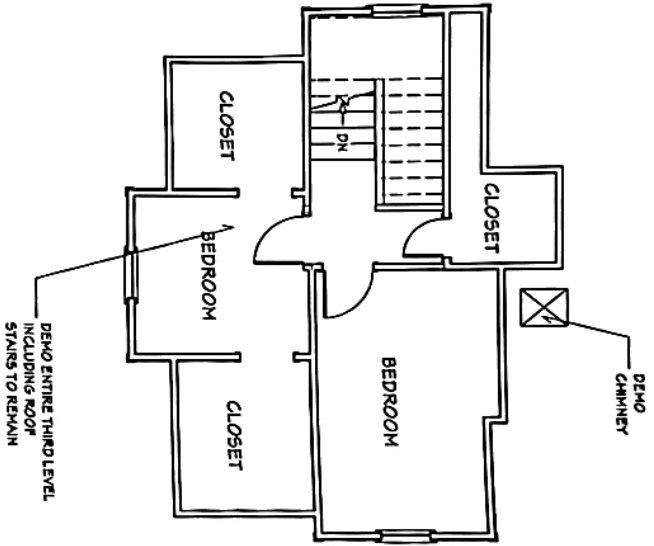
ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

EXISTING WALL
NEW WALL

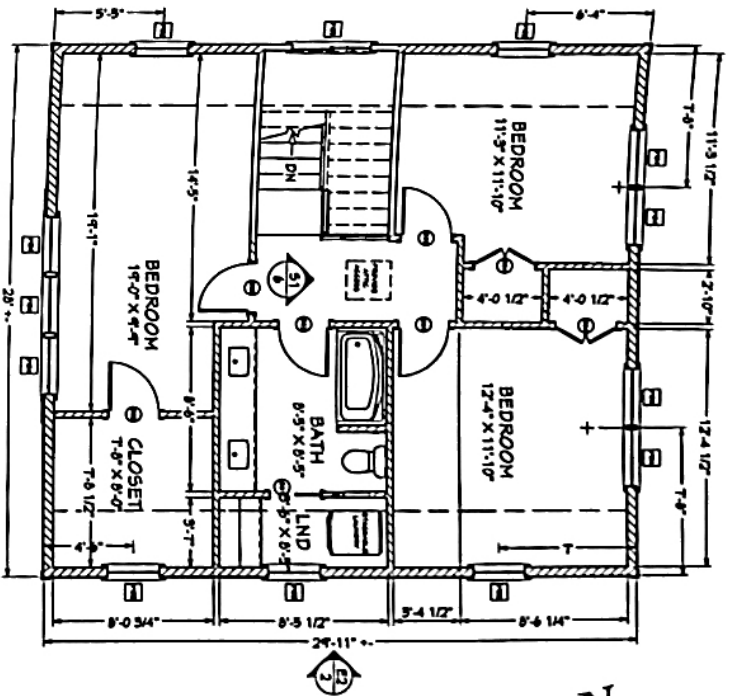
AS NOTED

4 / 7

<p>ARCHITECT  RND DESIGN 1000 W. 10th St. Suite 100 Minneapolis, MN 55408 Phone: 612.338.1111 Website: rnddesign.com</p>	<p>DATE 11/2/2023</p>	<p>PROJECT NAME [Blank]</p>	<p>SCALE AS NOTED</p>	<p>CLIENT NAME 4 / 7</p>
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EXISTING 3RD LEVEL FLOOR PLAN
1/4"=1'-0"



PROPOSED 3RD LEVEL FLOOR PLAN
1/4"=1'-0"

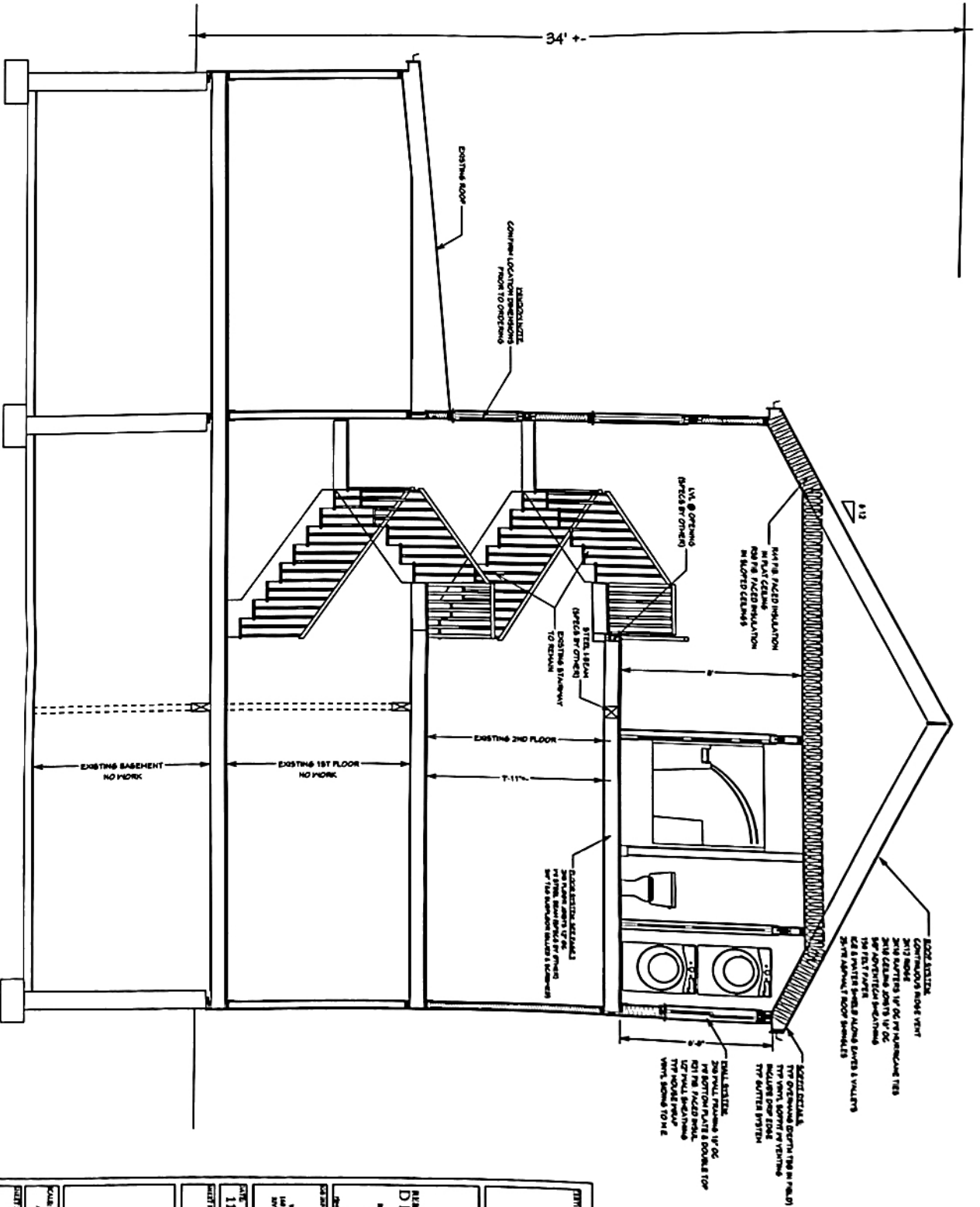


Number	Label	Qty	Floor	Size	Width	Height	Height	ROD	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	Description	Height	Code	Manufacturer	Comments
W01	40211NS	1	2	40211NS	48"	36"	48"	48"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(2)		CONFIRM SIZING IN FIELD PRIOR TO ORDERING
W02	2820VM	4	3	2820VM	32"	24"	32"	32"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(3)		TOP OF WINDOW AT 10" FROM SUPER FLOOR
W03	2840DM	1	3	2840DM	32"	48"	32"	48"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(3)		TOP OF WINDOW AT 10" FROM SUPER FLOOR
W04	3446DM	7	3	3446DM	36"	54"	36"	54"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(3)		TOP OF WINDOW AT 6"
W05	4040NS	1	3	4040NS	48"	48"	48"	48"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(2)		
M10	3092DM	1	2	3092DM	36"	36"	36"	36"	GENERIC WINDOW SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Series	Embossed	SHORE SLIDING	2'-10" X 8'-7"	(2)		

Number	Label	Qty	Floor	Size	Width	Height	Height	ROD	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	Description	Height	Code	Manufacturer	Comments	
D01	2883 L	3	3	2883 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	POCKET DOOR FLD	2'-8" X 8'-4"	(1)		30"	
D02	2883 L	3	3	2883 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D03	2883 L	3	3	2883 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D04	3093 L	2	3	3093 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	POCKET DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D05	3093 L	2	3	3093 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D06	3093 L	2	3	3093 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D07	2883 L	2	3	2883 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	
D08	3093 L	2	3	3093 L	30"	60"	60"	60"	GENERIC DOOR SCHEDULE (SEE MANUF. SPECS FOR MORE DETAILS)	HINGED DOOR FLD	2'-8" X 8'-4"	(2)		30"	

EXISTING WALL
NEW WALL
ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

	<p>WALTER KORTMANN 145 PARKWAY AVE ORLANDO, FL 32811</p>	<p>DATE: 11/27/2023</p>	<p>PROJECT: 5/17</p>
--	--	-------------------------	----------------------



34' +

EXISTING ROOF

EXISTING ROOF
TO REMAIN
FROM TO OVERHEAD

5/8\"/>

LV. & OPENING
OPENINGS BY OTHERS

STEEL LAGS
(OPENINGS BY OTHERS)
TO REMAIN

EXISTING 2ND FLOOR

EXISTING 1ST FLOOR
NO WORK

EXISTING BASEMENT
NO WORK

ROOF DETAIL
CONTINUOUS INSULATED
2x12 RAFTERS, 1/2\"/>

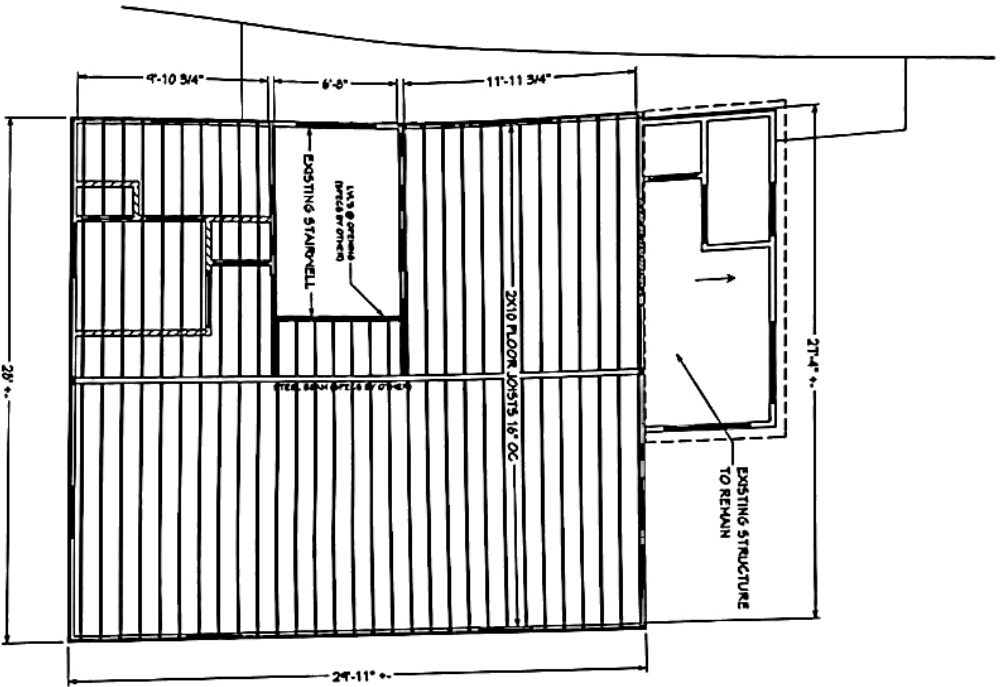
ROOF DETAIL
2x12 RAFTERS, 1/2\"/>

S1: BUILDING SECTION

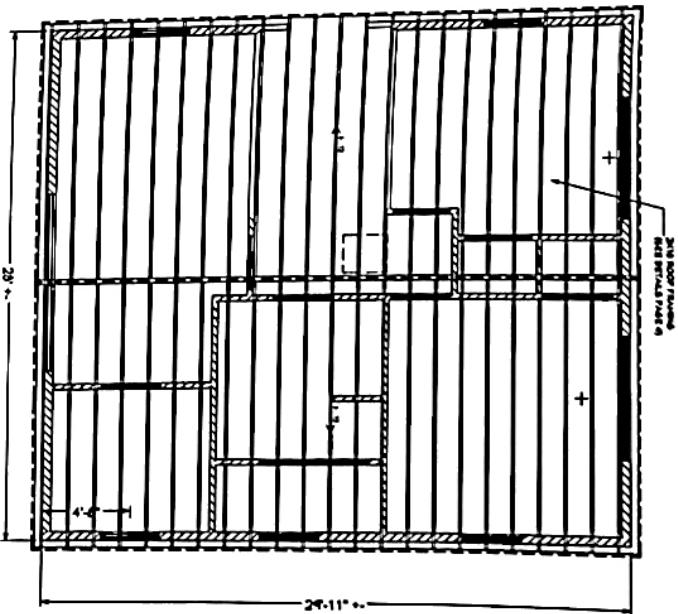
S1S-1-07

ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

DATE:	11/2/2023
SCALE:	AS NOTED
PROJECT NUMBER:	617



3RD FLOOR JOIST LAYOUT
1/4"=1'-0"



ROOF RAFTER LAYOUT
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

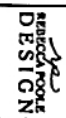
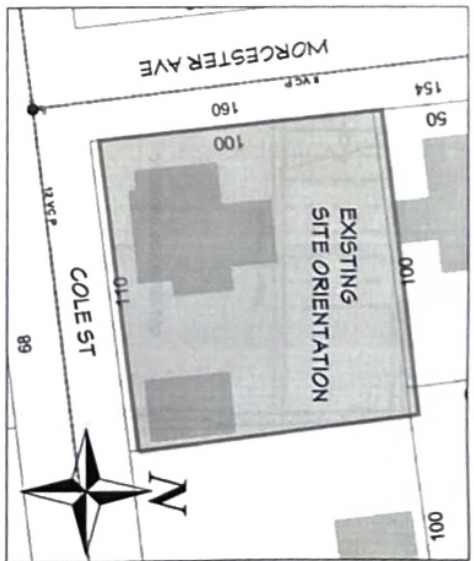
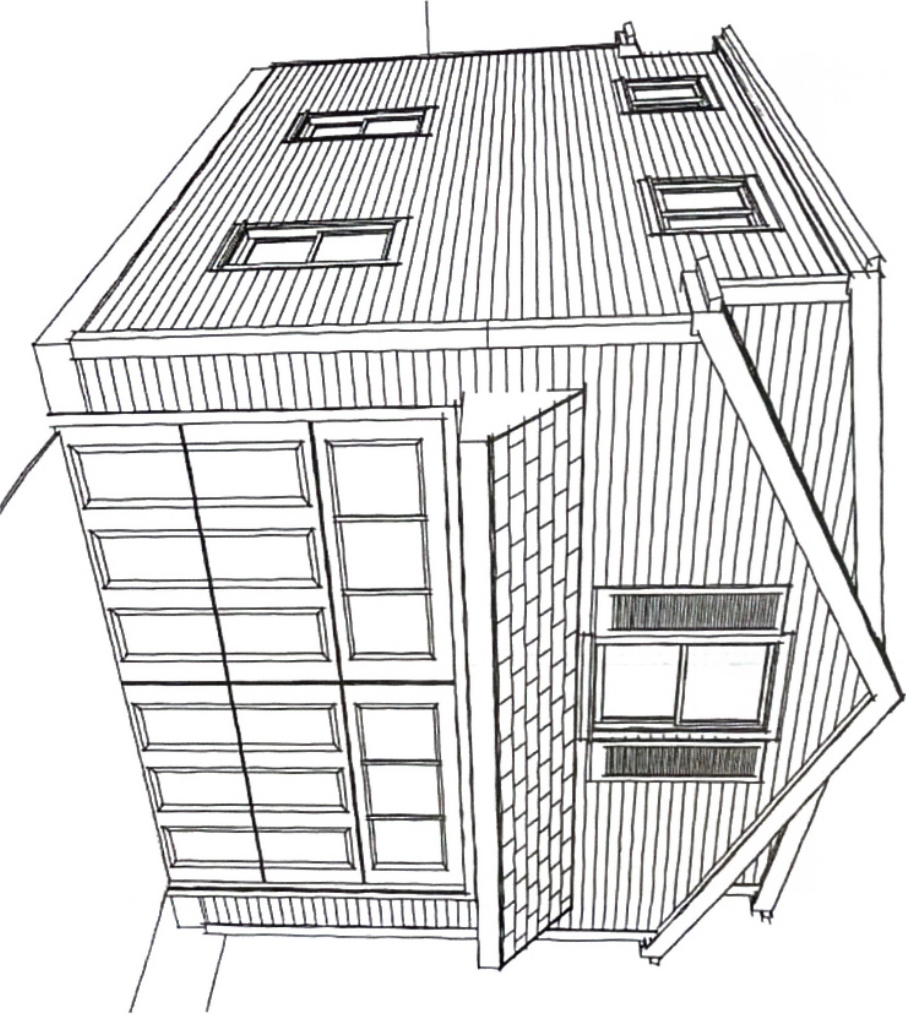
<p>REVISIONS</p>	<p>REVISIONS</p>	<p>DATE</p> <p>11/2/2023</p>	<p>SCALE</p> <p>AS NOTED</p>	<p>PROJECT NUMBER</p> <p>7/7</p>
<p>  REDWOOD POOL & SPA DESIGN REDWOOD POOL & SPA DESIGN 10000 100TH AVE SUITE 100 REDWOOD CITY, CA 94061 (415) 881-1111 WWW.REDBOOKDESIGN.COM </p>				

EXHIBIT 4

FORTIN RESIDENCE

REPLACE EXISTING GARAGE

160 WORCESTER AVE
RIVERSIDE, RI 02915



CERTIFICATION:

Rebecca Poole
**REBECCA POOLE
DESIGN**

REBECCA POOLE
NCIDQ, 36250

508.641.3816
rjpoole82@gmail.com

JOB INFORMATION:

WAYNE FORTIN
160 WORCESTER AVE
RIVERSIDE, RI 02915

DATE:

11/2/2023

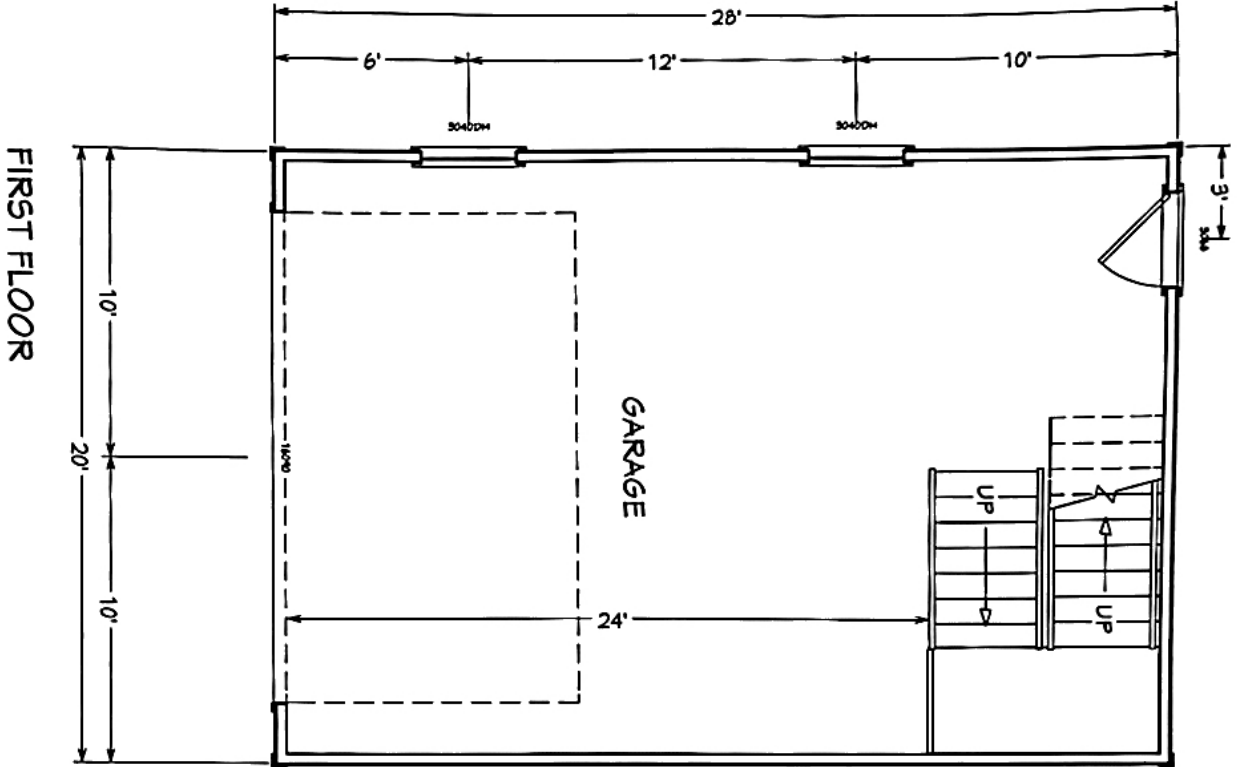
SHEET NAME:

PROPOSED

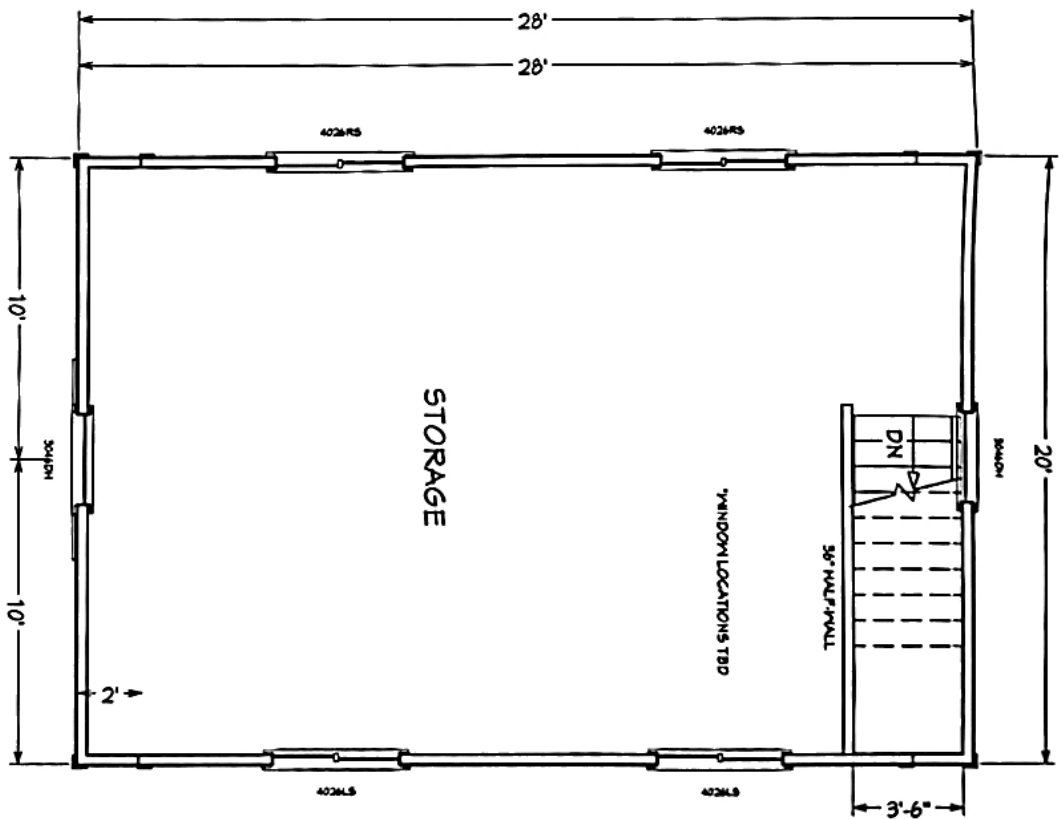
SCALE:

SHEET NUMBER:

1 / 3



FIRST FLOOR



SECOND FLOOR
LIVING AREA
517 SQ FT

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

Rebecca
REBECCA POOLE
DESIGN

REBECCA POOLE
NCIDQ 36250

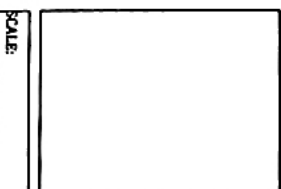
508.641.13816
rpoole@rdg.com

JOB INFORMATION:

WAYNE FORTIN
160 WORCESTER AVE
RIVERSIDE, NJ 02915

DATE:
11/2/2023

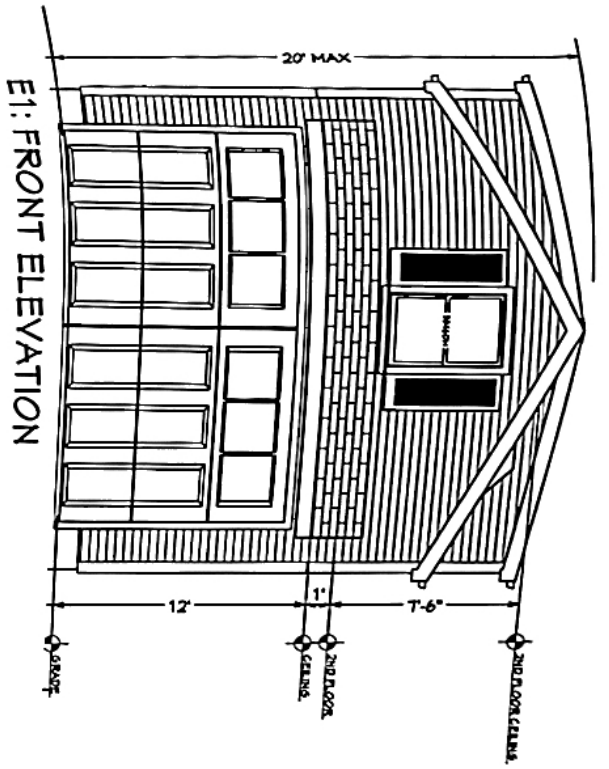
SHEET NAME:
FLOOR PLANS



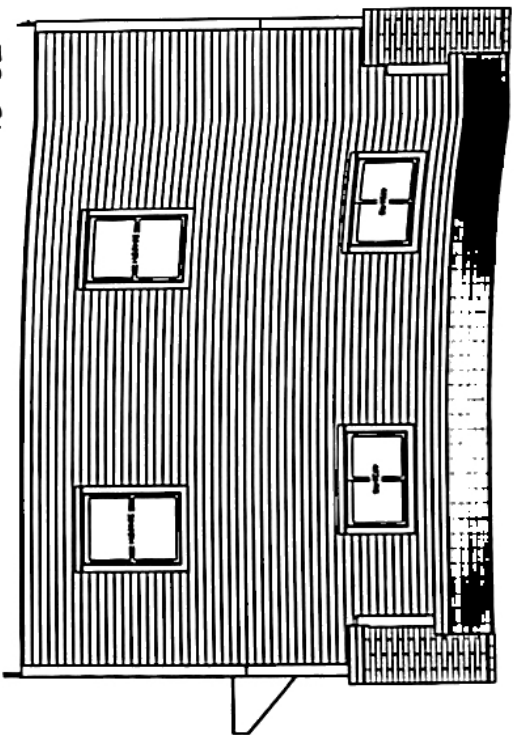
SCALE:
1/4"=1'-0"

SHEET NUMBER:

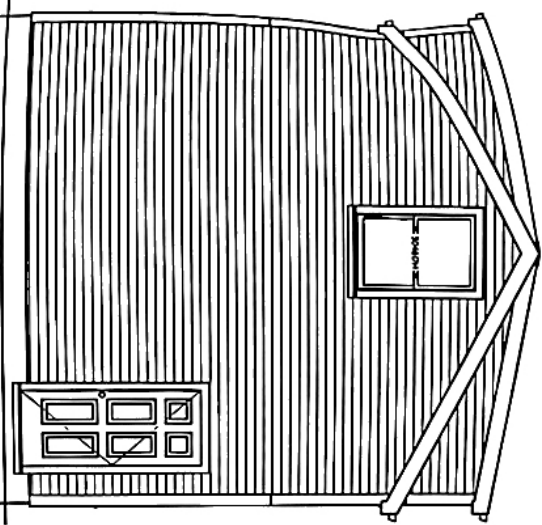
2 / 3



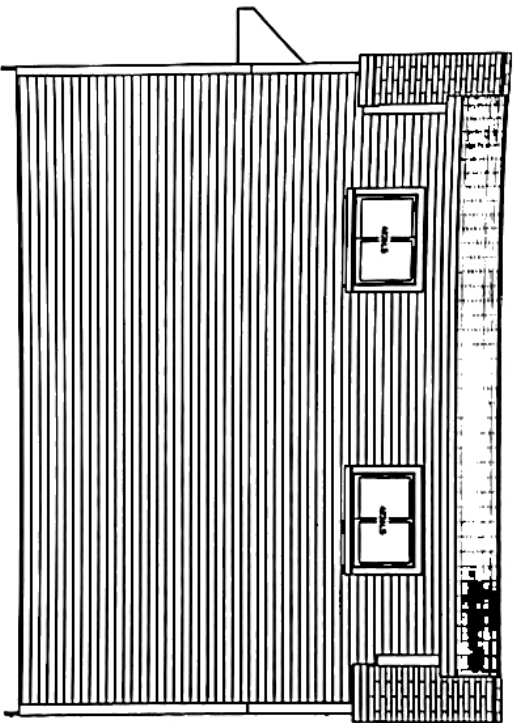
E1: FRONT ELEVATION



E2: SIDE ELEVATION



E3: REAR ELEVATION



E4: SIDE ELEVATION

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

<p>CERTIFICATION:</p>	<p><i>REBECCA POOLIE DESIGN</i></p> <p>REBECCA POOLIE NCIDQ, 36230 508.641.3816 rpoolie@20@gmail.com</p>	<p>JOB INFORMATION:</p> <p>WAYNE FORTIN 140 WINCHESTER AVE RIVERSIDE, NJ 02915</p>	<p>DATE: 11/2/2023</p>	<p>SHEET NAME: ELEVATIONS</p>	<p>SCALE: 3/16"=1'-0"</p>	<p>SHEET NUMBER: 3 / 3</p>
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JENKINS, CURTIS & ELENA
144 WORCESTER AVE
RIVERSIDE
RI
02915

ORMONDE-PATTERSON, CASSANDRA A
148 WORCESTER AVE
RIVERSIDE
RI
02915

ROGERS, RALPH DANIEL
57 COVE ST
RIVERSIDE
RI
02915

GIBBS, CHERYL A
PO BOX 15253
RIVERSIDE
RI
02915

LIVING IN FULFILLING &
490 METACOM AVE
BRISTOL
RI
02809

CHIN, DANIEL J &
194 BLUFF AVE
SWANSEA
MA
02777

LOISELLE, ERIC & RYAN WLIF ES
49 COVE ST
RIVERSIDE
RI
02915

PFEFFER, CHRISTOPHER R &
53 COVE ST
RIVERSIDE
RI
02915

ROGERS, RALPH DANIEL
57 COVE ST
RIVERSIDE
RI
02915

WINTHROP, RUSSELL F &
100 HARTFORD AVE
RIVERSIDE
RI
02915

ACQUAVIVA, MAURO R &
60 COVE ST
RIVERSIDE
RI
02915

PRISTINE PROPERTIES OF &
134 PINECREST DR
RIVERSIDE
RI
02915

FORTIN, WAYNE A
160 WORCESTER AVE
RIVERSIDE
RI
02915

TREE OF LIFE LLC &
34 CHICORY LN
CRANSTON
RI
02921

CHECRALLAH, STEVEN J
153 WORCESTER AVE
RIVERSIDE
RI
02915

AMARAL, NICOLE A &
158 BELL AVE
RIVERSIDE
RI
02915

RODYN, DONNA J
94 HARTFORD AVE
RIVERSIDE
RI
02915

SOUSA, JOHN J. &
154 WORCESTER AVENUE
RIVERSIDE
RI
02915

DEMOTTE, MICHAEL &
71 BELL AVE
RIVERSIDE
RI
02915

COSTA, RICHARD A &
64 WATER ST
REHOBOTH
MA
02769

SIMOES, JOSEPH JR & ALMEIDA,
119 SPRING ST
REHOBOTH
MA
02769

MILLER, STEVEN E &
152 WORCESTER AVE
RIVERSIDE
RI
02915

SEROWIK, EDWARD S
147 BELL AVE
RIVERSIDE
RI
02915

BELLAMY, FRANK R JR &
88 HARTFORD AVE
RIVERSIDE
RI
02915

ADAMS, DONNA L/ &
141 WORCESTER AVE
RIVERSIDE
RI
02915

LOPES, LOUIS A LIFE ESTATE
148 BELL AVE
RIVERSIDE
RI
02915

PAGANO, JEFFREY &
150 WORCESTER AVE
RIVERSIDE
RI
02915

SEROWIK, EDWARD S
147 BELL AVE
RIVERSIDE
RI
02915

BROWN, CHARLES G
146 BELL AVE
RIVERSIDE
RI
02915

MELLO, MARY L
145 BELL AVE
RIVERSIDE
RI
02915

DUELL, WILLIAM K &
77 SPRAGUE AVE
RIVERSIDE
RI
02915

FORTIN, WAYNE A
160 WORCESTER AVE
RIVERSIDE
RI
02915

SILVA, DENNIS J &
80 COVE ST
RIVERSIDE
RI
02915

BRETANHA, BRAD &
86 COVE ST
RIVERSIDE
RI
02915

SILVA, DENNIS J &
80 COVE ST
RIVERSIDE
RI
02915



200' RADIUS MAP

160 Worcester Ave
413-4-7

Date: 02/20/23 SCALE: N.T.S.

