



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02816

ZONING BOARD OF REVIEW INSTRUCTIONS

KEEP

for your records

DEADLINE AND HEARING DATE

APPLICATION DEADLINE:

9/7/26

PLANNING BOARD HEARING DATE (IF REQUIRED):

10/7/26

ZONING BOARD HEARING DATE and TIME:

GENERAL INFORMATION

The Zoning Board of Review (ZBR) is comprised of five regular members and two alternates. Members are appointed by the Coventry Town Council and serve terms of five years (alternate members serve one-year terms). The Town Solicitor provides legal advice to the ZBR.

Hearings are held in the Town Hall Council Chambers, 1670 Flat River Road, on the first Wednesday of each month at 7:00 p.m. unless otherwise specified. All applications must be submitted at least twenty-eight (28) days prior the next scheduled hearing. Hearing and filing deadlines are online and may be obtained at the Planning Department. The applicant is responsible for the application fee as set forth in Section 3130 of the Zoning Ordinance.

Applicants must appear at the ZBR in order for the application to be heard. An individual may either represent him or herself before the ZBR or be represented by an attorney; however, an attorney is required for any appearance on behalf of any limited partnership, corporation, LLC or other business, social, or fraternal organization.

CHECKLIST FOR SUBMITTAL OF A COMPLETE APPLICATION

- ☐ Completed and signed application (1 original and 10 copies)
- ☒ Abutters map, list and Affidavit of Notice (11 copies)
- ☒ Verification of updated tax payments (1 copy)
- ☒ Site plan showing roads and parking areas, existing and proposed buildings, measurement of structures from property lines, buildings on adjacent properties. Applicants do not need to employ surveyors or engineers, but measured drawings to scale are required (11 copies)
- ☐ Floor plans, if applicable (11 copies)
- ☒ Sketches of proposed buildings and/or additions (11 copies)
- ☒ Filing Fee (see 3130 of the Zoning Ordinance) OR consult with staff. Fee should be clipped to the front of the application. Additional fees may apply
- ☒ Written narrative describing the project and why the requested relief is necessary

INSTRUCTIONS (PLEASE READ INSTRUCTIONS CAREFULLY)

1. **Complete the application form.** All requested information must be provided before the application will be accepted. The application must be legible and signed by the property owner(s) and applicant(s). Staff will provide the proper Zoning Ordinance Article and Section information on the application, if needed.
2. **Gather supporting documentation.** Request verification from the Tax Collector's Office that taxes are up-to-date on the subject property.
3. **Prepare and gather plans, illustrations and visuals.** Final site plans, floor plans, sketches of proposed buildings/additions, if applicable. Illustrations of the proposed relief from the Zoning Board must be submitted. Plans must give a clear indication of the proposed room layout and work entailed, including length, width, height of proposed construction, materials to be used, structural requirements, etc.
4. **File application package with the Planning & Development Department.** The filing deadline is 28 days prior to the hearing date. To allow sufficient time for review of all application materials, the completed application package must be filed with the Planning Department before 3:30 p.m. on the deadline date. The applicant should maintain contact with staff and provide any visuals (in pdf or jpeg format) that they would like to the ZBR to review at the meeting.
5. **Prepare and send public notices.** Planning & Development staff will provide an Abutters List for your project and a form letter that must be used in public notices. Public notices must be sent by certified mail at least **21 days** in advance of the hearing. Applicants must return the RECEIPTS from the certified mailing and a notarized Affidavit of Notice attesting that they have prepared the public notice as instructed. Accuracy is EXTREMELY important as an improper notice will delay the application process.
6. **Present application to the Zoning Board of Review.** Note: Some applications require larger venues to accommodate interested residents. These meetings are generally outside of the regular schedule. Any applicant who cancels within 48 hours of the hearing for any reason will be charged for all expenses incurred by the Town to reschedule, including Town staff time, Police detail and any other expenses. Regularly scheduled meetings begin promptly at 7:00 p.m. The order of the agenda is determined on the night of the hearing by the Chair. After the application has been read into the record, the applicant(s) come forward to be sworn in and are asked to explain the application. Plans are reviewed and any other information which would be helpful (i.e. photographs) may be presented at this time. Questions will be asked by the Board members and any testimony to be given will take place. Members of the public are then given the opportunity to speak in favor or against the application. Generally, after a hearing, all applications are taken under advisement by the Board for a month. The matter is discussed during the work session of the next regularly scheduled meeting and decisions are usually rendered thereafter.
7. **Attend meeting where ZBR Decision is ratified and wait for appeal period.** After the application is presented before the ZBR, a written decision is prepared by the Town Solicitor and mailed to the applicant(s) which will set forth the facts and findings of the application and clarify any stipulations placed on the decision. Zoning decisions are recorded in the Town Clerk's Office, and a 20-day appeal period effectuates from the date of filing allowing the opportunity for any opposing individual to appeal the decision to the Rhode Island Superior Court. In the event of an appeal, the decision of the Zoning Board may be stayed until a final determination by the Court. If the decision is not appealed, a building permit application for proposed construction may be submitted to the Building Official's Office after the 20-day appeal period has passed.



TOWN OF COVENTRY
Department of Planning & Development
1675 Flat River Road, Coventry, RI 02818

ZONING BOARD OF REVIEW APPLICATION



PROJECT INFORMATION

Application Type:

- ☐ Special Use Permit (See Zoning Ordinance, Section 430)
☐ Use Variance (see Zoning Ordinance, Section 450)
☐ Dimensional Variance (see Zoning Ordinance, Section 455B)
☐ Appeal of Building Inspector/Zoning Enforcement Decision (see Zoning Ordinance, Section 412)
☐ Time Extension Request

Project Name Garage Plat 311 Lot(s) 034-065.0a
Street address /location 2124 Harkney Hill Rd
Zoning District ~~R-5A~~ RRS
Width of Lot: 200' Depth of Lot: 786.86' Area (s.f.): 3.5 Acres

APPLICANT INFORMATION

Note: An individual may represent him/herself before the Coventry Zoning Board with respect to any application involving his/her property. If the applicant is anyone OTHER than the landowner, or if the applicant is a limited partnership, corporation, LLC or other business, social or fraternal organization, then the owner/applicant must be represented by legal counsel.

Applicant Name Daniel McByson Phone 401-230-9404
Company Email dan@sentinelinc.com
Authorized Corp./LLC Officer
Corp/LLC Contact Email:
Corp/LLC Contact Phone:
Company Address
City State Zip code

OWNER INFORMATION (If NOT the Applicant)

Owner Name Phone
Company Email
Address
City State Zip code

ZONING ORDINANCE RELIEF REQUESTED

Specify the Zoning Code Reference for the relief sought, including the Zoning Ordinance Article, Section and Use Code (if applicable)

RR5

~~R-5A~~ - Garage needs to be Front left of house to meet the current driveway. Septic is located in the rear of house and we need access.

Describe the proposed alterations, additions, new buildings or other activity requested (including size and height):

Be sure to explain the relief that is being requested and how it is different from the Zoning Ordinance

30 x 45 Detached garage 16' Height details attached.

List other TOWN Committees or Boards that will review the proposal:

Boards and
Commissions

--

Describe the conditions or hardship that requires the applicant to deviate from the Zoning Ordinance, such as the physical condition of the property, loss of property use, effect on surrounding properties.

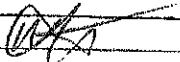
The hardship is based on the unique physical characteristics and existing conditions of the property. The property has an existing septic located behind the house and continued access to the rear yard is necessary for access, inspection, maintenance and servicing of the septic system.

Locating the garage behind the house, as required by zoning would substantially restrict access to the rear portion of the property and interfere with the ~~practical~~ practical ability to utilize the full 3.5 Acres.

The garage will be surrounded by trees keeping it private from surrounding properties.

By signing this application, I understand that plans cannot be altered once the Board has approved or disapproved of them. They are incorporated as part of the decision and are final.

Applicant Signature:



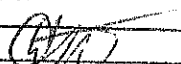
Date:

9/2/26

Applicant Signature:

Date:

Owner Signature:



Date:

9/2/26

Owner Signature:

Date:

Application for a Dimensional Variance from the Zoning Code

Rhode Island General Law §45-24-41 states that “An application for relief from the literal requirements of a zoning ordinance because of hardship may be made by any person, group, agency, or corporation by filing with the zoning enforcement officer or agency an application describing the request and supported by any data and evidence as may be required by the zoning board of review or by the terms of the ordinance.”

There are four criteria that the Zoning Board of Review will take into consideration when reviewing an application for a Dimensional Variance. Please note that all four criteria must be answered. Failure to do so may result in an application being deemed incomplete.

§45-24-41(d)(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)”:

The location and configuration of the existing septic system and the property create a particular physical limitation on the placement of the proposed residential garage. Strict compliance with the applicable dimensional requirements would significantly limit the available area for the garage while also preserving reasonable access to the septic system for necessary inspection, maintenance, and servicing.

§45-24-41(d)(2): “That the hardship is not the result of any prior action of the applicant”:

The applicant has not created or intentionally caused the condition for which relief is being requested. The proposed garage is intended to provide a reasonable accessory use to the existing residential dwelling, and the requested dimensional relief is necessary because of the existing circumstances of the property.

§45-24-41(d)(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.”:

The proposed garage is accessory to the existing residential use of the property and is consistent with the residential character and customary development pattern of the surrounding neighborhood. The proposed structure will be used for ordinary residential purposes and will not introduce a commercial, industrial, or other incompatible use to the area.

§45-24-41(e)(2): “In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief.”

The requested dimensional variance is necessary to allow reasonable enjoyment of the permitted residential use of the subject property. Due to the existing physical characteristics and configuration of the lot, strict compliance with the applicable dimensional requirements would make it impractical to locate a residential garage in a reasonable and functional manner while maintaining the existing permitted residential use.

AFFADAVIT OF NOTICE



To be completed by hand:

I, Daniel McInerney, on _____, mailed notices by
Certified mail to all abutting property owners and persons within the required radius of the subject
parcel.

Daniel McInerney
Print Name
[Signature]
Signature

STATE OF RHODE ISLAND
COUNTY OF KENT

In the Town of Coventry, in said County, on this date _____,
_____ personally appeared before me and verified that the above signed
statement is true.

Notary Public

Commission Expires

LEGAL REQUIREMENTS -- USE VARIANCES

Article 4, Sec. 450 of the Zoning Ordinance allows the Zoning Board to grant variances from the literal requirements of the Zoning Ordinance relating to uses or activities where the application of those requirements would impose a hardship on the applicant. In order to obtain a Use Variance, an applicant must:

1. Explain what hardship the applicant will suffer if required to comply with the literal requirements of the Zoning Ordinance.

AND

2. Provide evidence (*documents or sworn testimony*) that satisfies the Zoning Board that the relief being requested meets the following standards:

A. That the hardship from which the applicant seeks relief:

- Is due to the unique characteristics of the subject land or structure;
- Is not due to the general characteristics of the surrounding area;
- Is not due to a physical or economic disability of the applicant;
- 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;

B. The granting of the requested variance.

- Will not alter the general character of the surrounding area; or
- Impair the intent or purpose of this Ordinance or the Coventry Comprehensive Plan; and

C. The relief requested is the least relief necessary.

D. The land or structure cannot yield any beneficial use if it is required to conform to the Zoning Ordinance. (*Note: Nonconforming uses of neighboring land or structures in the same district and permitted uses of lands or structures in adjacent districts shall not be considered by the Zoning Board in its review of an application for a use variance.*)

➤ It shall not be grounds for relief that a use may be more profitable or that a structure may be more valuable if relief is granted.

➤ The granting of a Dimensional Variance is prohibited where the zoning enforcement officer has recorded a Notice of Violation in the Land Evidence Records which alleges a violation of the use or dimensional requirements of the Coventry Zoning Ordinance until such time as the violation is corrected to the satisfaction of the zoning enforcement officer.

LEGAL REQUIREMENTS -- DIMENSIONAL VARIANCES

Article 4, Sec. 450 of the Zoning Ordinance allows the Zoning Board to grant variances from the literal requirements of the Zoning Ordinance relating to dimensions or physical site requirements other than uses or activities where the application of those requirements would create a hardship on the applicant. In order to obtain a Dimensional Variance, an applicant must:

1. Explain what hardship the applicant will suffer if required to comply with the literal requirements of the Zoning Ordinance.

AND

2. Provide evidence (*documents or sworn testimony*) that satisfies the Zoning Board that the relief being requested meets the following standards:

A. That the hardship from which the applicant seeks relief:

- Is due to the unique characteristics of the subject land or structure;
- Is not due to the general characteristics of the surrounding area;
- Is not due to a physical or economic disability of the applicant;
- 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;

B. The granting of the requested variance:

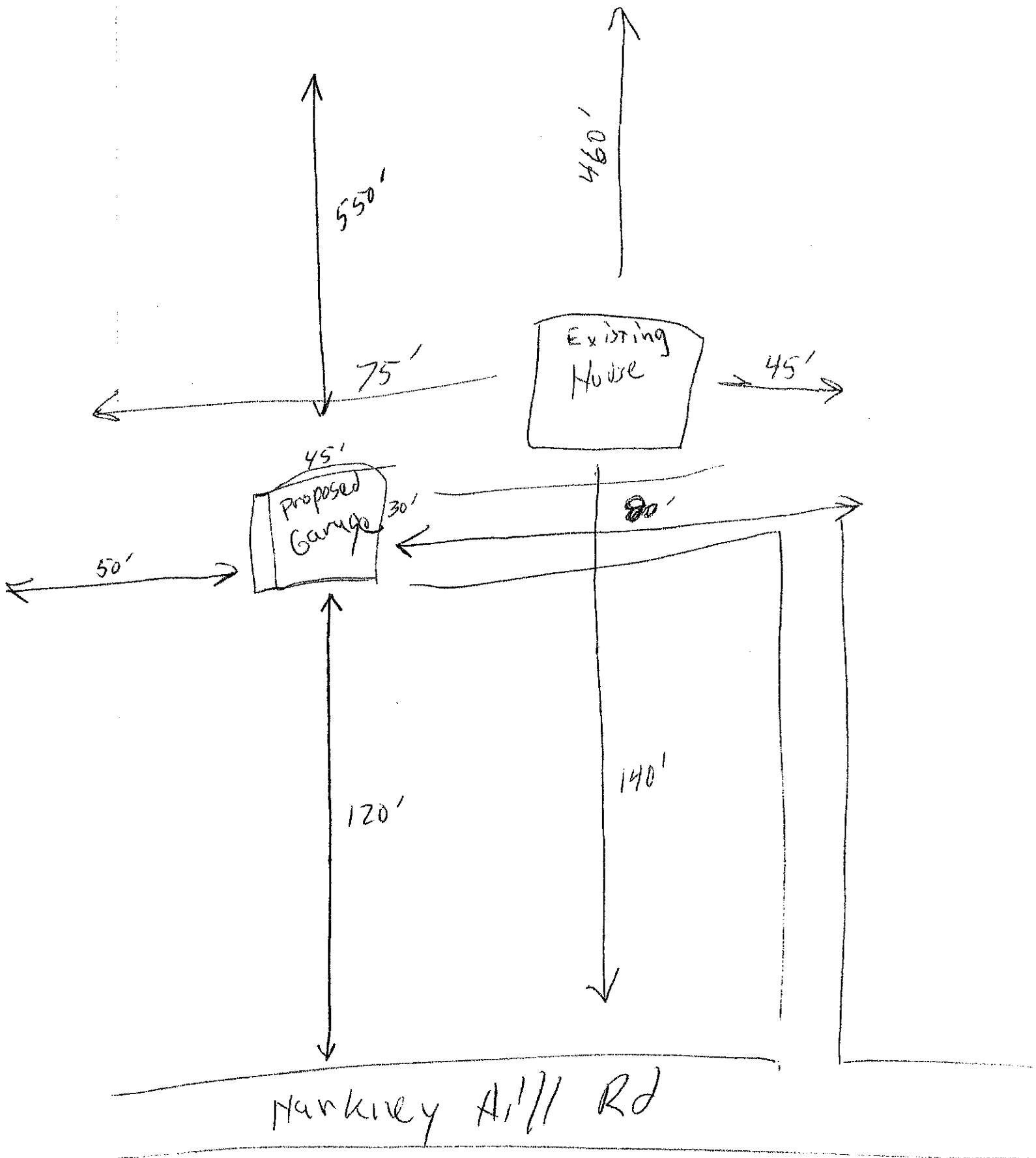
- Will not alter the general character of the surrounding area; or
- Impair the intent or purpose of this Ordinance or the Coventry Comprehensive Plan; and

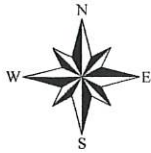
C. The relief requested is the least relief necessary

D. The hardship that the applicant will suffer if the dimensional variance is not granted will be more than a mere inconvenience (*e.g. there is no other reasonable alternative to enjoy a legally permitted beneficial use of one's property.*).

➤ It shall not be grounds for relief that a use may be more profitable or that a structure may be more valuable if relief is granted

➤ The granting of a Dimensional Variance is prohibited where the zoning enforcement officer has recorded a Notice of Violation in the Land Evidence Records which alleges a violation of the use or dimensional requirements of the Coventry Zoning Ordinance until such time as the violation is corrected to the satisfaction of the zoning enforcement officer.





2124 Harkney Hill Rd, Coventry, RI

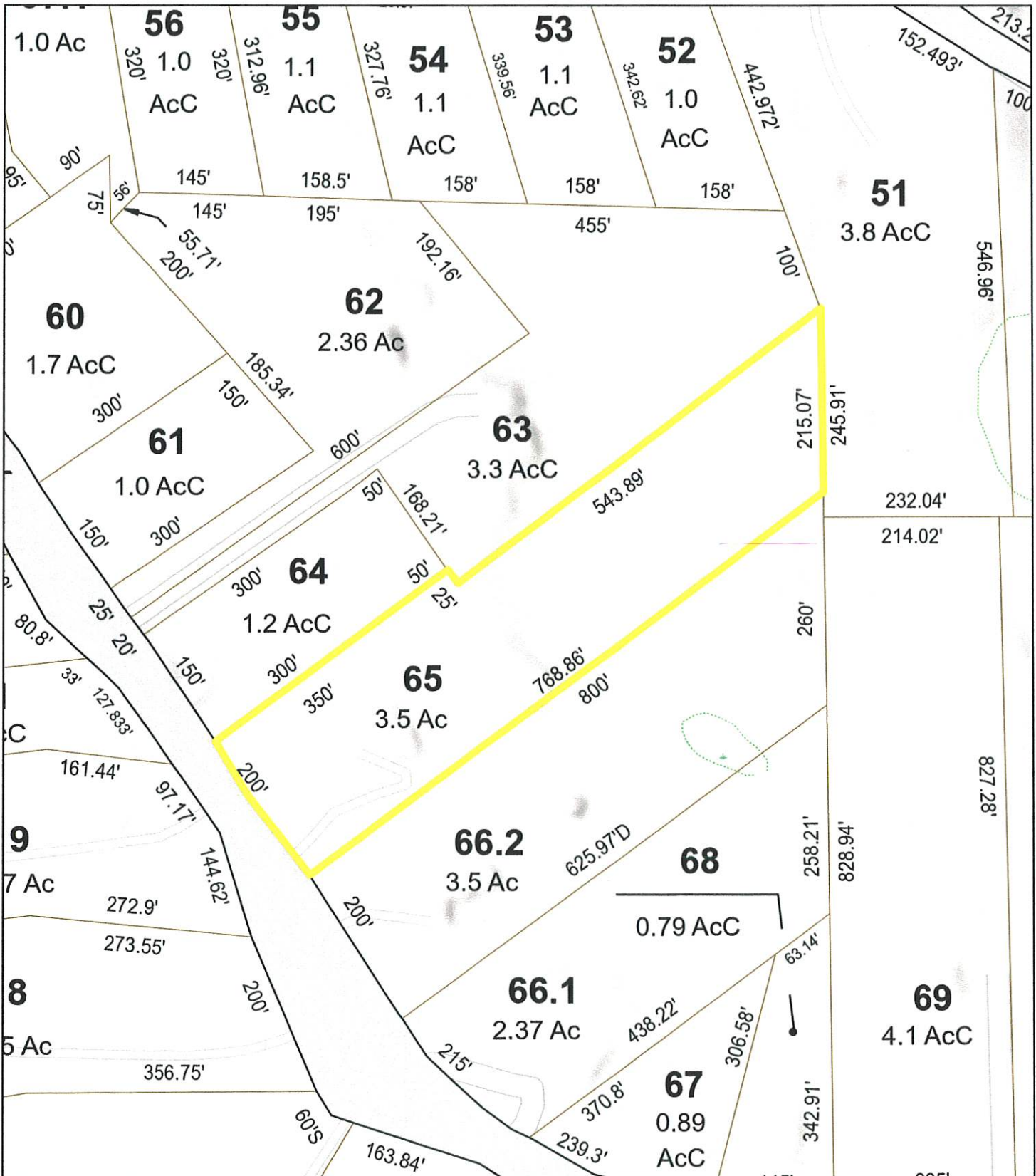
Map/Lot: 0311-065.000

1 inch = 173 Feet



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September 3, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



500 feet Abutters List Report

Coventry, RI
September 03, 2026

Subject Property:

Parcel Number: 0311-065.000
CAMA Number: 0311-065.000
Property Address: 2124 HARKNEY HILL RD

Mailing Address: MCCRYSTAL DANIEL
2124 HARKNEY HILL RD
COVENTRY, RI 02816

Abutters:

Parcel Number: 0311-016.000
CAMA Number: 0311-016.000
Property Address: 2075 HARKNEY HILL RD

Mailing Address: YOUNG ANDREW M
2075 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-017.000
CAMA Number: 0311-017.000
Property Address: 2093 HARKNEY HILL RD
(2093,2095)

Mailing Address: PAWTUCKET Y M C A
20 SUMMER ST
PAWTUCKET, RI 02860

Parcel Number: 0311-018.000
CAMA Number: 0311-018.000
Property Address: 2105 HARKNEY HILL RD (2101-
2105)

Mailing Address: CROSBY JAMES & BOUSQUET BRENDA
2101 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-019.000
CAMA Number: 0311-019.000
Property Address: 2113 HARKNEY HILL RD

Mailing Address: ANDERSON CHRISTOPHER A
2115 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-021.000
CAMA Number: 0311-021.000
Property Address: 2133 HARKNEY HILL RD

Mailing Address: WATERMAN SCOTT PAUL
2133 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-022.000
CAMA Number: 0311-022.000
Property Address: 2155 HARKNEY HILL RD

Mailing Address: ALLEN JEFFREY S & KIMBERLY A
2155 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-023.000
CAMA Number: 0311-023.000
Property Address: 2175 HARKNEY HILL RD

Mailing Address: DESLAURIERS GLEN ERIC & ELIZABETH
SHAW
2175 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-031.000
CAMA Number: 0311-031.000
Property Address: 868 WHALEY HOLLOW RD

Mailing Address: ROBITAILLE BRIAN D & KIMBERLY A
868 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-032.000
CAMA Number: 0311-032.000
Property Address: 840 WHALEY HOLLOW RD

Mailing Address: MARIETTI MICHAEL P
840 WHALEY HOLLOW ROAD
COVENTRY, RI 02816

Parcel Number: 0311-033.000
CAMA Number: 0311-033.000
Property Address: 804 WHALEY HOLLOW RD

Mailing Address: SMITH IRREVOCABLE TRUST DIPINTO
AMAND R ETAL TTES
804 WHALEY HOLLOW RD
COVENTRY, RI 02816



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9/3/2026

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500 feet Abutters List Report

Coventry, RI
September 03, 2026

Parcel Number: 0311-034.000
CAMA Number: 0311-034.000
Property Address: 780 WHALEY HOLLOW RD

Mailing Address: VERDON MARK
780 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-050.000
CAMA Number: 0311-050.000
Property Address: 789 WHALEY HOLLOW RD

Mailing Address: ELLIOTT STEPHEN J & ROSE A
789 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-051.000
CAMA Number: 0311-051.000
Property Address: 833 WHALEY HOLLOW RD

Mailing Address: ADAMS KEVIN G & KERRY L REVOC LIV
TR ADAMS KEVIN G & KERRY L TTES
833 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-052.000
CAMA Number: 0311-052.000
Property Address: 851 WHALEY HOLLOW RD

Mailing Address: LAVOIE PHILIP C & DAWN E L/E LAVOIE
RYAN P + NEARY NICOLE A
851 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-053.000
CAMA Number: 0311-053.000
Property Address: 863 WHALEY HOLLOW RD

Mailing Address: MCCRUDDEN JOHN P
863 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-054.000
CAMA Number: 0311-054.000
Property Address: 883 WHALEY HOLLOW RD

Mailing Address: TULLIE STEPHEN J
883 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-055.000
CAMA Number: 0311-055.000
Property Address: 891 WHALEY HOLLOW RD

Mailing Address: DEGRAIDE REID J & GRAVIER
MICHELLE A
891 WHALEY HOLLOW RD
COVENTRY, RI 02816

Parcel Number: 0311-060.000
CAMA Number: 0311-060.000
Property Address: 2196 HARKNEY HILL RD

Mailing Address: LAVOIE FAMILY IRREVOCABLE TRUST
LOZIER ANDREA C TTE
2196 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-061.000
CAMA Number: 0311-061.000
Property Address: 2170 HARKNEY HILL RD

Mailing Address: FLYNN MONICA
2170 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-062.000
CAMA Number: 0311-062.000
Property Address: 2160 HARKNEY HILL RD

Mailing Address: LAPOINTE-WEBBER TRACY D
2160 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-063.000
CAMA Number: 0311-063.000
Property Address: 2146 HARKNEY HILL RD

Mailing Address: LAPOINTE WARREN C L/E LAPOINTE
PENNEY L
2146 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-064.000
CAMA Number: 0311-064.000
Property Address: 2136 HARKNEY HILL RD

Mailing Address: LAPOINTE PENNEY L LIVING TR
LAPOINTE PENNEY L TTE
2136 HARKNEY HILL RD
COVENTRY, RI 02816



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9/3/2026

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500 feet Abutters List Report

Coventry, RI
September 03, 2026

Parcel Number: 0311-066.001
CAMA Number: 0311-066.001
Property Address: 2080 HARKNEY HILL RD

Mailing Address: LESSARD PAUL L & CYNTHIA
2080 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-066.002
CAMA Number: 0311-066.002
Property Address: 2100 HARKNEY HILL RD

Mailing Address: COUTU MICKEY C
2100 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-067.000
CAMA Number: 0311-067.000
Property Address: 2060 HARKNEY HILL RD

Mailing Address: FISH LLOYD S JR
2060 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-068.000
CAMA Number: 0311-068.000
Property Address: 2040 HARKNEY HILL RD

Mailing Address: JUSCZYK IRREVOC TR JUSCZYK
RONALD F TTE
2040 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-069.000
CAMA Number: 0311-069.000
Property Address: 2016 HARKNEY HILL RD

Mailing Address: DIBERNARDO FAMILY REVOC TR
DIBERNARDO JOSEPH J & SHERYL A
TTE
2016 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-070.000
CAMA Number: 0311-070.000
Property Address: 2000 HARKNEY HILL RD

Mailing Address: PETRARCA MARIO & DOLORES
2000 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-071.000
CAMA Number: 0311-071.000
Property Address: 1972 HARKNEY HILL RD

Mailing Address: QUINN PETER B & BARBARA R
1972 HARKNEY HILL RD
COVENTRY, RI 02816

Parcel Number: 0311-073.001
CAMA Number: 0311-073.001
Property Address: 745 WHALEY HOLLOW RD

Mailing Address: SOARES JOHL L
745 WHALEY HOLLOW RD
COVENTRY, RI 02816



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9/3/2026

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BUILDING SPECIFICATIONS

The manufacturer is not responsible for the concrete foundation design. The structure under this contract has been designed and detailed for the loads and conditions stipulated in the contract and shown on these drawings. Any alterations to the structural system or removal of any component parts, or the addition of other construction materials or loads must be done under the advice and direction of a registered architect, civil or structural engineer. The manufacturer will assume no responsibility for any loads not indicated.

This manufactured building is designed with the manufacturer's standard design practices which are based on pertinent procedures and recommendations of the following organizations and codes:

- American Institute of Steel Construction "Specification for the design fabrication and erection of structural steel for buildings."
- American Iron and Steel Institute "Specification for the design of cold formed steel structural members."

-Metal Building Manufacturers Association "Specification for the design fabrication and erection of the structural system" most current edition. Material properties of steel plate and sheet used in fabrication of primary rigid frames and all primary structural framing members (other than cold-formed sections) conform to ASTM A-529 or A-572 all with a minimum yield point of 55 KSI.

Material properties of cold formed light gage steel members conform to the requirements of ASTM A-653, with a minimum yield point of 55 KSI. High strength bolts and their installation shall conform to ASTM specification A-325 and are designed as bearing type connections with threads included in the shear plane. All high strength bolts are to be installed to the "Snug-Tight" condition as defined by the RSCS Specification for Structural Joints Using A325 or A490 Bolts, Latest Edition, section 8.1, unless noted otherwise. Bolts in standard holes do not require washers per section 6.

Shop and field inspections and associated fees are the responsibility of the contractor, unless stipulated otherwise.

CONTRACTOR RESPONSIBILITIES

The contractor must secure all required approvals and permits from the appropriate agency as required.

Approval of the manufacturer's drawings and calculations indicate that the manufacturer has correctly interpreted and applied the requirements of the contract drawings and specifications. (ASC 303 Code of Standard Practice)

Where discrepancies exist between the manufacturer's structural steel plans and the plans for other trades, the structural steel plans shall govern. (Section 3.3 ASC 303 Code of Standard Practice)

Design considerations of any materials in the structure which are not furnished by the manufacturer, are the responsibility of the contractor and engineers other than the manufacturer's engineering, unless specifically indicated. The contractor is responsible for all erection of steel and associated work in compliance with the manufacturer's "For Construction" drawings.

Temporary supports, such as guys, braces, flashwork, or other elements required for the erection will be determined and furnished and installed by the erector. (Section 7 ASC 303 Code of Standard Practice)

It is the contractor's responsibility to apply or observe all pertinent safety rules and regulations, as per OSHA standards as applicable.

The Contractor is responsible for the verification of all shipments received. Any external damage or shortages must be noted on all copies of the bill of lading and one copy is to be retained for your records. Failure to do so will make it impossible for the factory to honor any claim. NO EXCEPTIONS!!!

OLYMPIA STEEL BUILDINGS

DESIGN LOADING

This structure is designed utilizing the loads indicated and applied by the :
RIBC 2022 CBC 187

It is the contractor's responsibility to confirm that these loads comply with the requirements of the local building department. Specific loads : (See structural calculations and foundation reactions.)

- 20.00 PSF Live Load
- No. LL Reduction Allowed
- 35 PSF Ground Snow Load
- 1.00 Thermal Factor (Ct)
- 1 Snow Exposure Factor (Ce)
- 126 MPH Wind Load Exposure B (if applicable)
- 2.00 PSF Dead Load (Metal Bldg. Weight - Purlins, Panels, Etc.)
- 1.00 PSF Collateral Load (Ceilings, Sprinklers, Etc.)
- II - Normal Risk Category I_s 10000 I_e 100

DRAWING INDEX

- CS-1 Drawings Cover Sheet
- CS-2W Fastener Schedule
- E1 Anchor Bolt Plan
- E2 Anchor Bolt Details & Reactions
- E3 Rigid Frame Elevation
- E4 Sidewall Framing
- E5 Endwall Framing
- E6 Roof Framing Plan
- E7 Sidewall Sheeting
- E8 Endwall Sheeting
- E9 Detail Drawings
- E10 Detail Drawings
- E11 Trim Drawings

These Drawings are for :

- ☒ Construction ☐ Approval *
- ☐ Permit ☐ Anchor Bolts & Reactions

* Approval orders must be released for fabrication within thirty (30) calendar days after the submittal drawings are issued or they will be subject to any current price increases. Special attention should be given in approving dimensions and/or details. Please verify requested dimensions by indicating "OK".

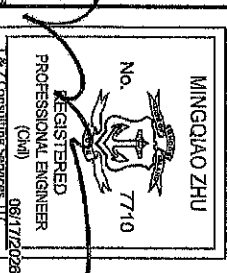
FBC product approval numbers: F119604 & F119606

- 1) Mapped Spectral Acceleration for Short Period, S_s 0.19
- 2) Site Coefficient, F_a 1.6000 , S_d 0.0815 , S_d1 0.09
- 3) Seismic Design Category = B
- 4) Seismic Coefficient = 0.0815
- 5) Site Class = d
- 6) Basic Structural System and Seismic Resisting System Ordinary Moment Frame of Steel
- 7) Frames: R = 2.5000 , Design Base Shear = 0.82
- 8) Analysis Procedure = Equivalent Lateral Force.

DSN: MOZ	DWN: HB	REV:
DET: TR	CHK: SSN	REVISIONS
		NO. DATE

Engineering Seal

This certification covers parts manufactured and delivered by the manufacturer only, and excludes parts such as doors, windows, foundation design and erection of the building. The buyer is responsible for ensuring all specified loads are in compliance with regulatory authorities.



DRAWINGS COVER SHEET

CUSTOMER : DAN MCCRYSTAL
2124 HARKNEY HILL RD, COVENTRY RI 02816
COUNTY : KENT COUNTY

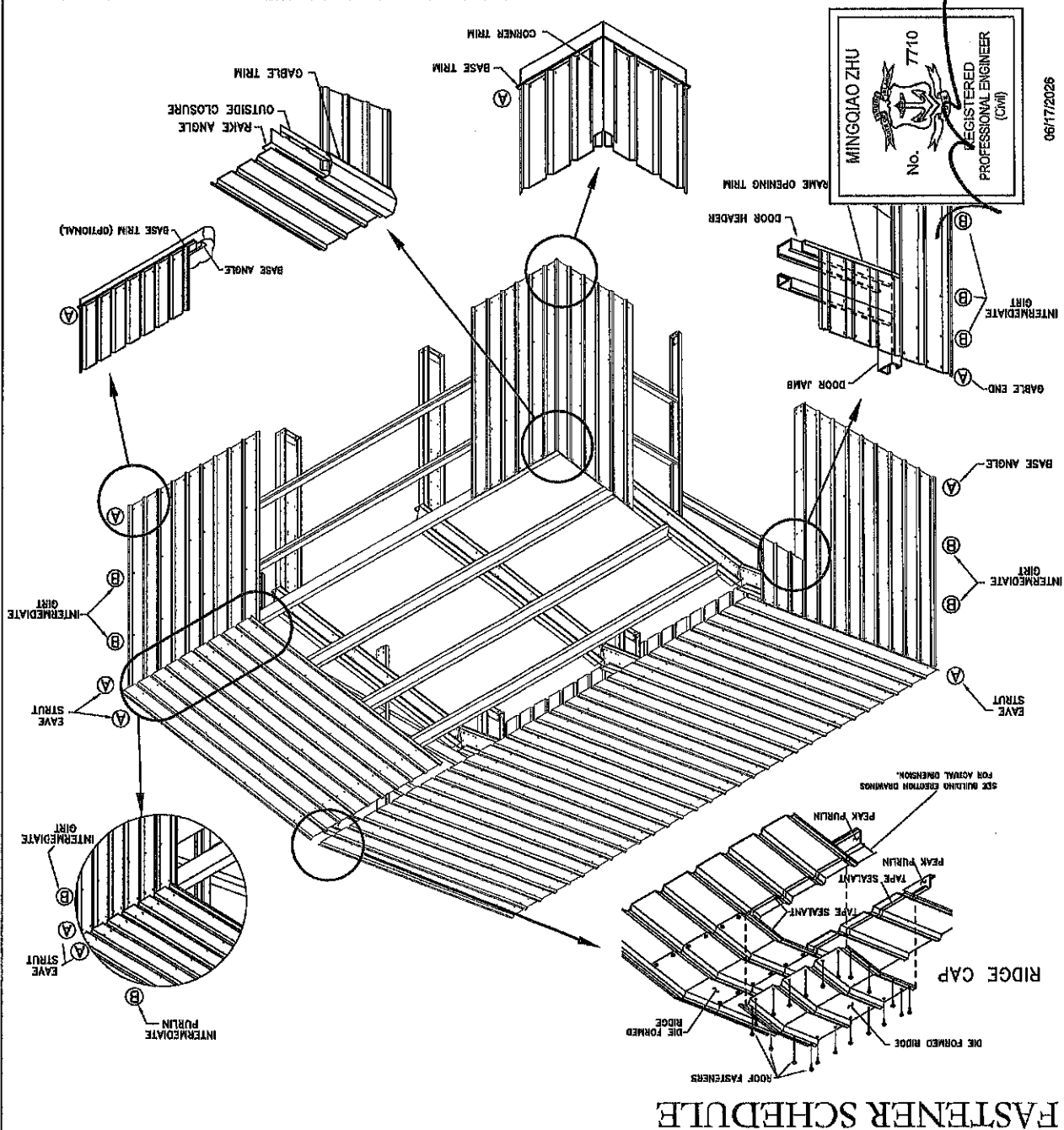
OLYMPIA STEEL BUILDINGS
400 ISLAND AVE
MCKEES ROCKS PA 15136

SCALE: NOT TO SCALE
DATE: 6/10/26
JOB NO: 014100
SHT. NO: CS-1

CS-2W
DWG NO:
DATE: 6/10/26
12" ON CENTER
STITCH FASTENER
#14x7/8"
DETAIL: C

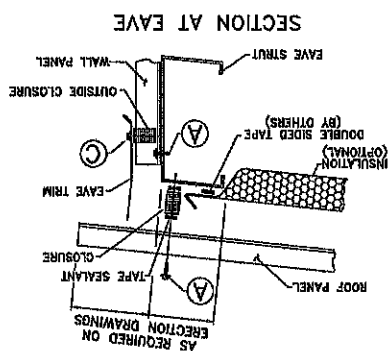
DETAIL: B
#14 SELF-TAPPING ROOF FASTENERS
15" O.C. AT SIDE LAP
#12 SELF-DRILL ROOF FASTENERS 8" O.C.
FASTENER PATTERN
AT INTERMEDIATE PURLIN OR GIRT OR LINER PANEL

DETAIL: A
#14 SELF-TAPPING ROOF FASTENERS
15" O.C. AT SIDE LAP
#12 SELF-DRILL ROOF FASTENERS 8" O.C.
FASTENER PATTERN
AT BASE ANGLE, EAVE STRUT, RIDGE CAP
& INTERMEDIATE PANEL LAP

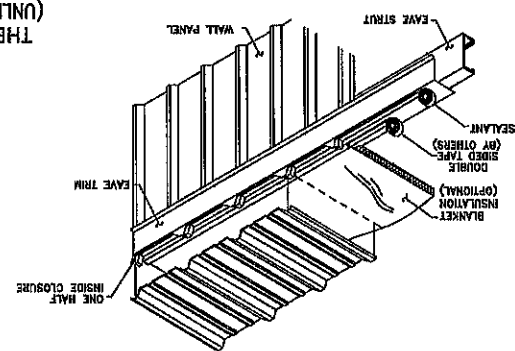
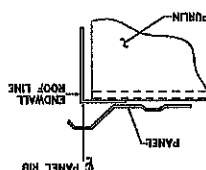


MINGQIAO ZHU
No. 7710
REGISTERED PROFESSIONAL ENGINEER
(Civil)
06/17/2026

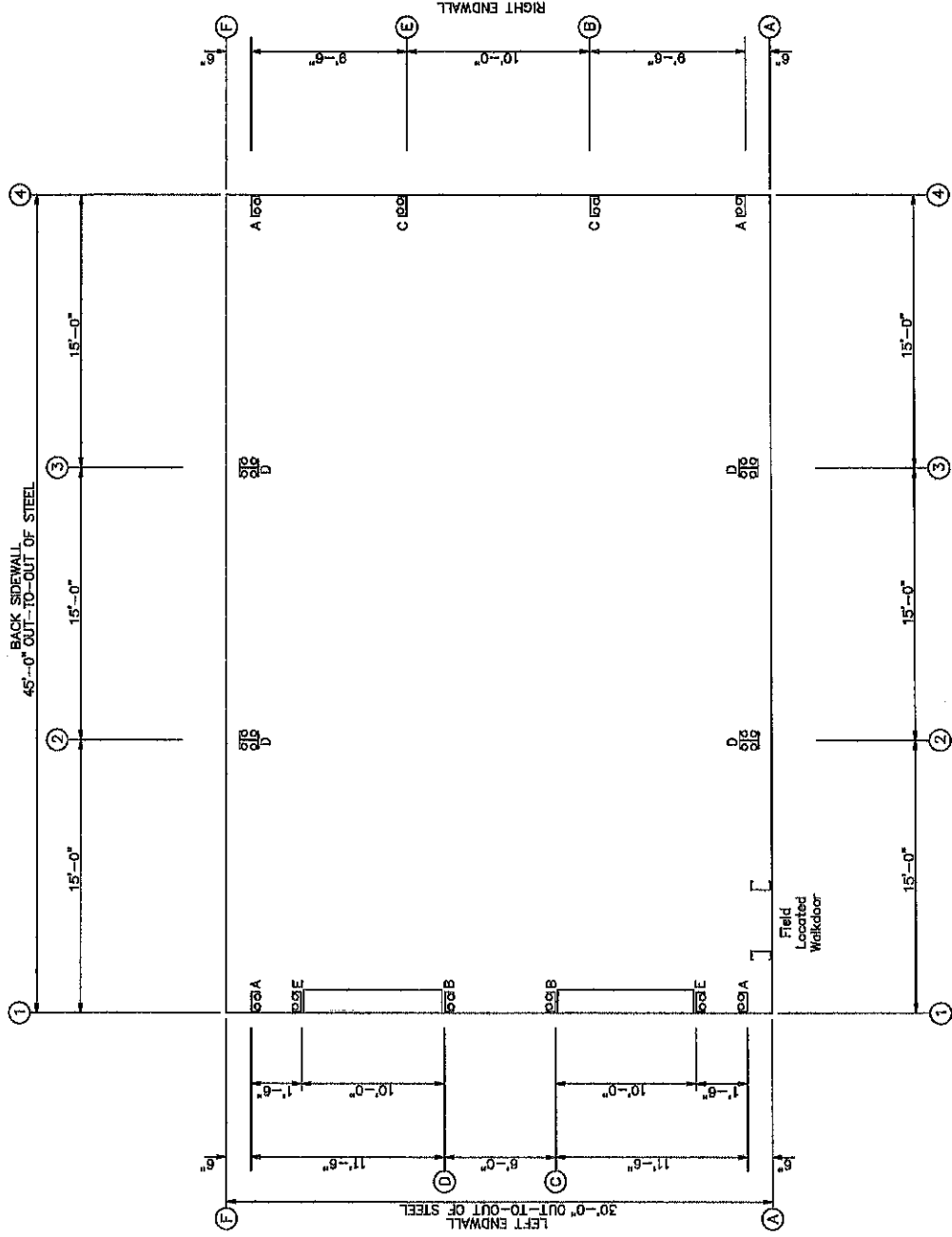
FASTENER SCHEDULE



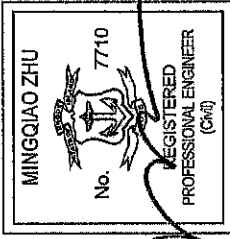
INSTALLATION OF THE FIRST ROOF PANEL (UNLESS NOTED ON DRAWINGS)



o Dia= 1/2"



ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)



09/17/2026

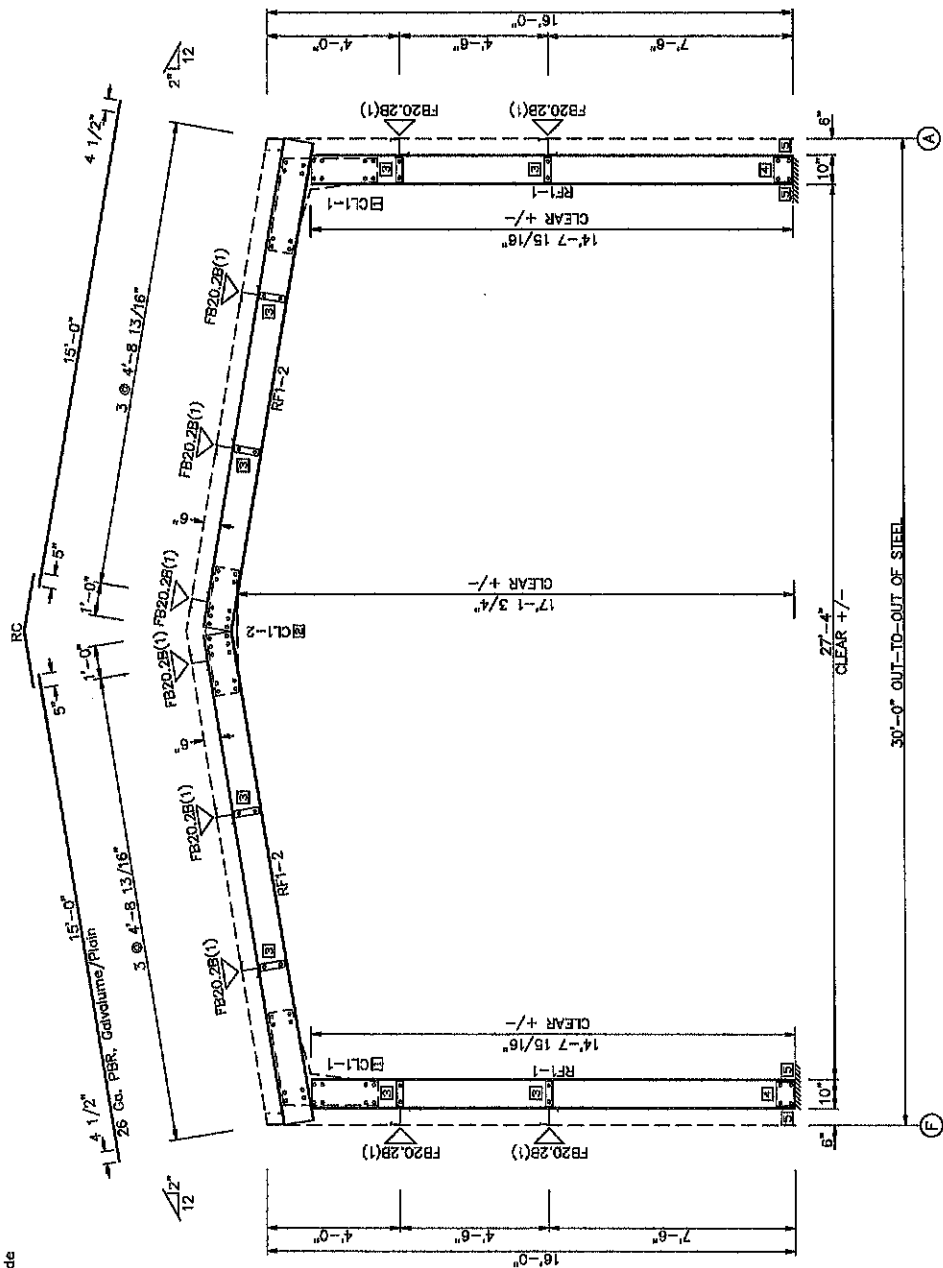
OLYMPIA STEEL BUILDINGS	Customer: DAN MCDEVITT
MCDEVITT ROCKS PA 15136	COVENTRY RI 02816
Drafter: HB	Date: 6/10/26
Designer: MQZ	Date: 6/10/26
Checker: SSN	Date: 6/10/26
Factory ID:	014100
Sales ID:	
ANCHOR BOLT PLAN	
SHEET 11 OF 11	

MEMBER SIZE TABLE			
MARK	MEMBER	LENGTH	
RF1-1	10x550x12	14'-8 3/4"	
RF1-2	10x550x12	15'-0 13/16"	

CONNECTION PLATES	
CLD	Mark/Part
1	CL1-1
2	CL1-2
3	CL100
4	CL100
5	CLC003

SPICE BOLT TABLE				
Mark	Qty	Top	Bot	Int. Type
CL1-1	8	8	0	A325
CL1-2	10	10	0	A325

FLANGE BRACES: Both Sides(U.N.)
 FB20.2B(1): 20.2=length(in), (1)=one side
 B = 12X2X10G



RIGID FRAME ELEVATION: FRAME LINE 2 3

MINGQIAO ZHU

No. 7710

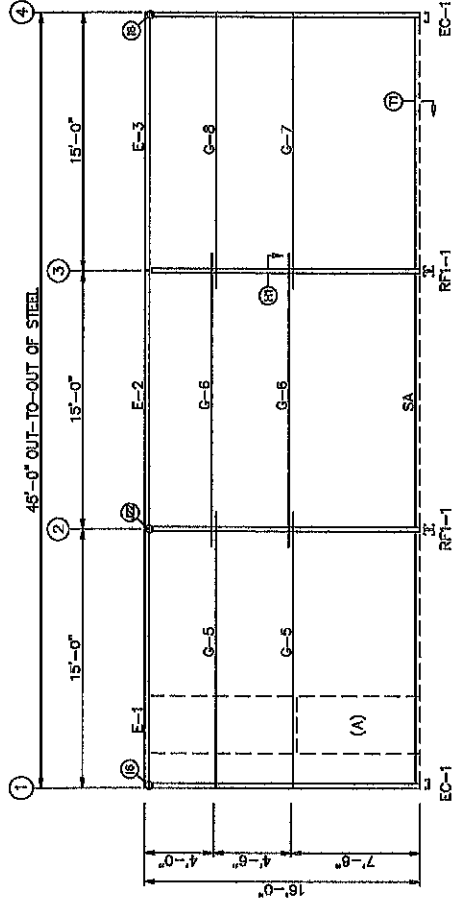
REGISTERED PROFESSIONAL ENGINEER (Civil)

OLYMPIA STEEL BUILDINGS		Customer: DAN MCCRYSTAL	
LICKES ROCKS PA 15136		COVENTRY RI 02816	
Designer: HB	Date: 6/10/26	Designer: MQZ	Date: 6/10/26
Draftsman: TR	Date: 6/19/26	Scale: 1/8"	Factory ID: 014100
Checker: SSN	Date: 6/19/26	RIGID FRAME ELEVATION	
		Sht E3 of 11	

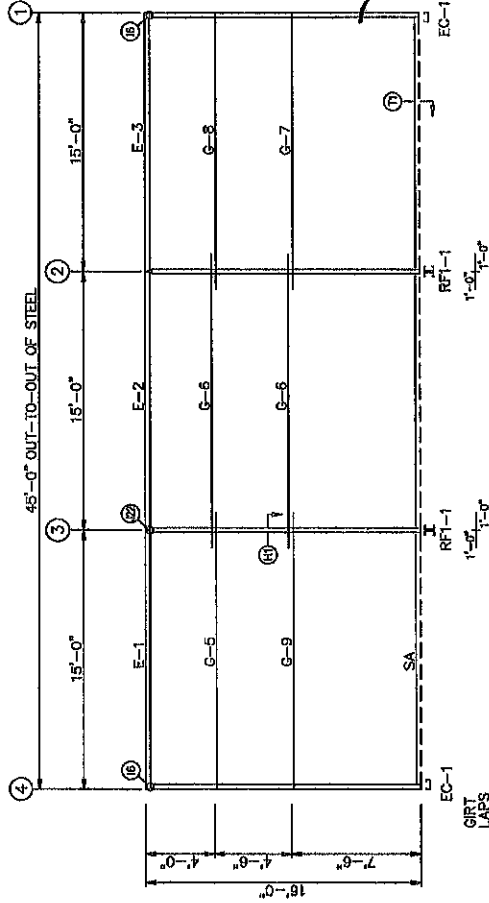
GENERAL NOTES:
 MINOR FIELD WORK OF STRUCTURAL SECONDARY
 FABRICATION ITEMS IS NECESSARY TO
 ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
 A NORMAL PART OF METAL BUILDING ERECTION.
 WE WILL NOT HONOR BACKCHARGES FOR MINOR
 FIELD WORK.

MEMBER TABLE		
FRAME LINE A & F	MARK	LENGTH
DJ-2	8x275C16	15'-5 3/8"
DH-2	8x275C16	3'-3 1/2"
E-1	6x354E16	14'-11 1/4"
E-2	6x354E16	14'-11 1/2"
E-3	6x354E16	14'-11 1/4"
G-5	6x25Z18	15'-11 1/2"
G-6	6x25Z18	17'-0"
G-7	6x25Z18	15'-11 1/2"
G-8	6x25Z18	15'-11 1/2"
G-9	6x25Z18	15'-11 1/2"

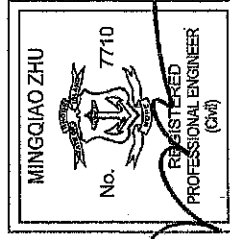
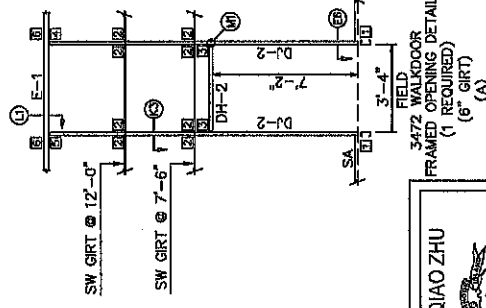
CONNECTION PLATES	
FRAME LINE A & F	MARK
1	CLO008
2	CLO062
3	CLO025
4	CLO212
5	CLO213
6	SA



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL FRAMING: FRAME LINE F



06/17/2026

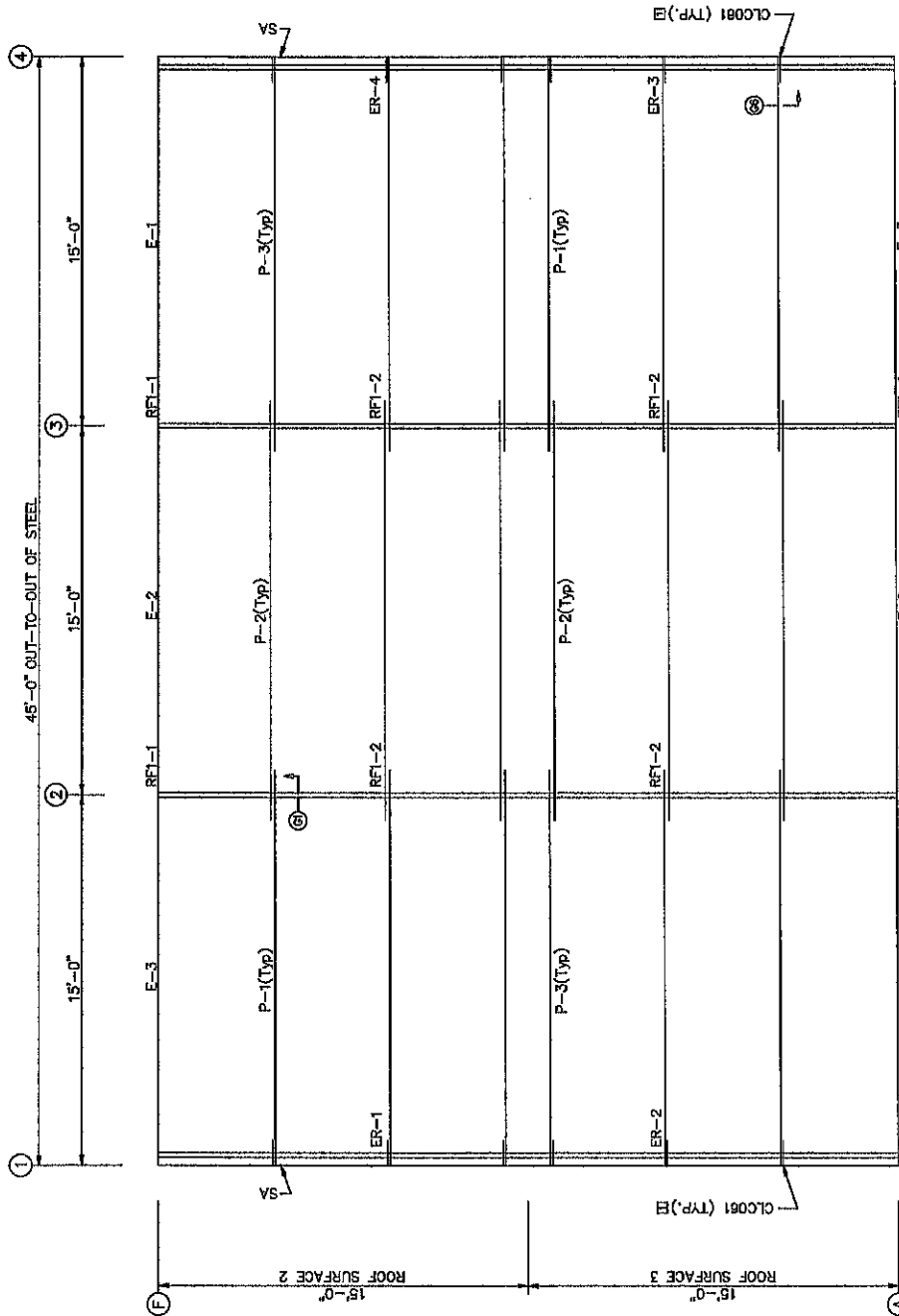
OLYMPIA STEEL BUILDINGS		Customer: DAN MCORTISTAL	
MCKEES ROCKS PA 15136		COVENTRY RI 02816	
Draftsman: HB	Date: 6/10/26	Designer: MZZ	Date: 6/10/26
Detailer: TR	Date: 6/10/26	Sales Bk:	Factory Bk:
Checker: SSN	Date: 6/10/26		014100
SIDEWALL FRAMING		SHK E4 of 11	

GENERAL NOTES:
MINOR FIELD WORK OF STRUCTURAL SECONDARY AND PANEL/TRIM ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

MEMBER TABLE

MARK	PART	LENGTH
P-1	6x25Z14	15'-11 1/2"
P-2	6x25Z14	17'-0"
P-3	6x25Z14	15'-11 1/2"
E-1	6x35HE16	14'-11 1/4"
E-2	6x35HE16	14'-11 1/4"
E-3	6x35HE16	14'-11 1/4"

CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	CLC061



ROOF SHEETING
PANELS: 26 Ga. PER
Galvalume/Plain

MINGQIAO ZHU
No. 7710
REGISTERED
PROFESSIONAL ENGINEER
(Civil)

ROOF FRAMING PLAN

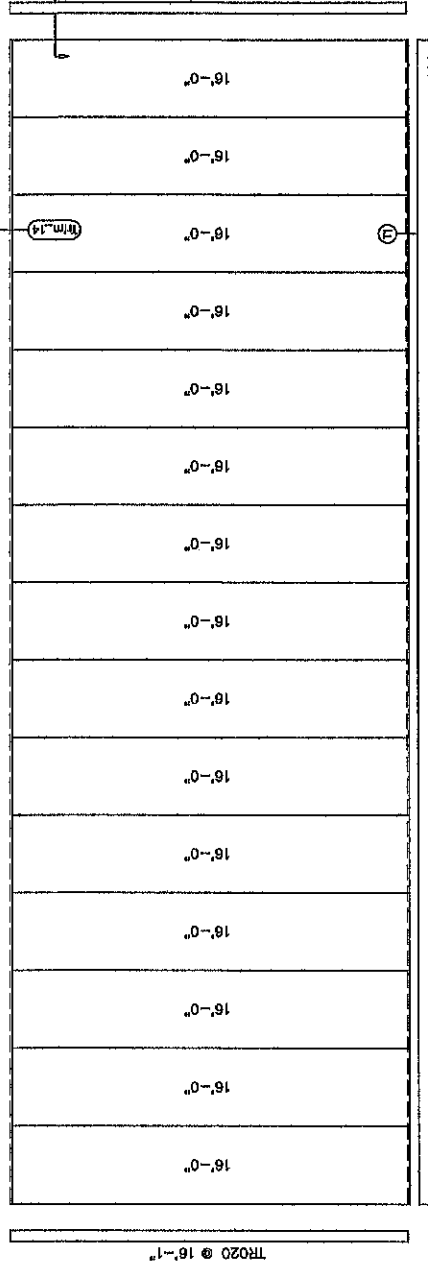
GENERAL NOTES:
MINOR FIELD WORK OF STRUCTURAL SECONDARY
AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
WE WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.

OLYMPIA STEEL BUILDINGS	Customer: DAN MCCREYSTAL
MCKESS ROCKS PA 15136	COVENTRY RI 02816
Drafter: HB	Date: 6/10/26
Detailer: TB	Date: 6/10/26
Checker: SSN	Date: 6/10/26
Factory ID:	014100
Sheet ID:	11

06/17/2026

(3) TR060 @ 15'-3"

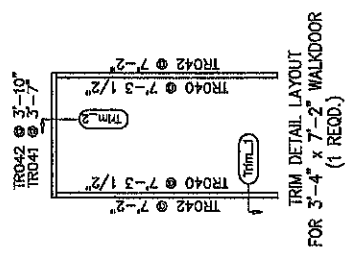
TR100



(3) TR001 @ 15'-3"

SIDEWALL SHEETING & TRIM: FRAME LINE A

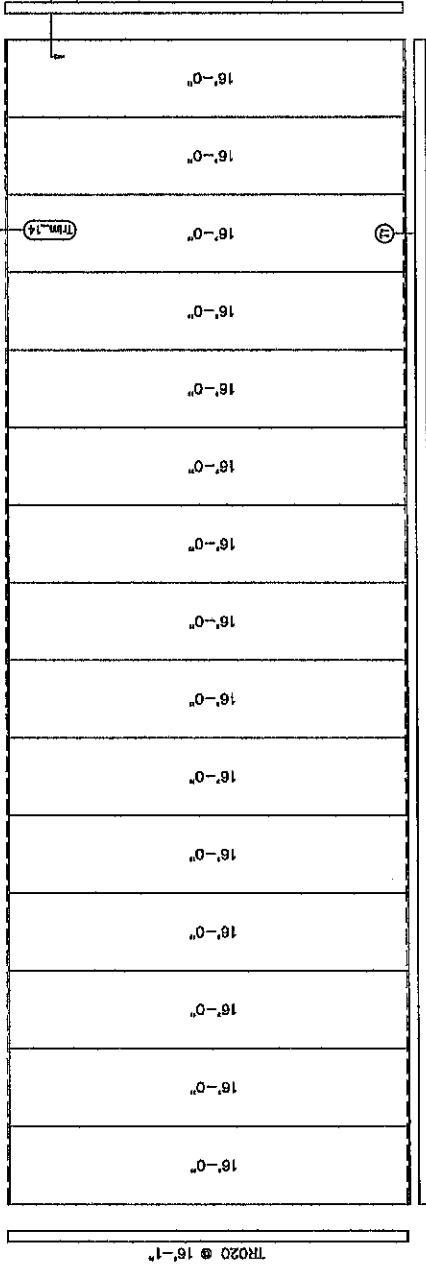
PANELS: 26 Ga. PBR - Fern Green



TRIM DETAIL LAYOUT
FOR 3'-4" x 7'-2" WALKDOOR
(1 REQ.)

(3) TR060 @ 15'-3"

TR100



(3) TR001 @ 15'-3"

SIDEWALL SHEETING & TRIM: FRAME LINE F

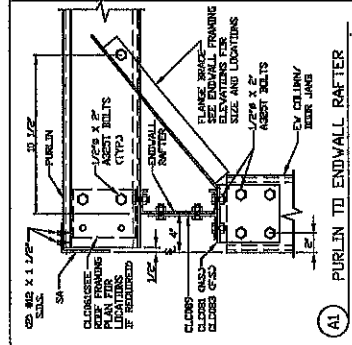
PANELS: 26 Ga. PBR - Fern Green

GENERAL NOTES:
MINOR FIELD WORK OF STRUCTURAL SECONDARY
AND PANEL/TRIM ITEMS MAY BE NECESSARY TO
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED
A NORMAL PART OF METAL BUILDING ERECTION.
WE WILL NOT HONOR BACKCHARGES FOR MINOR
FIELD WORK.

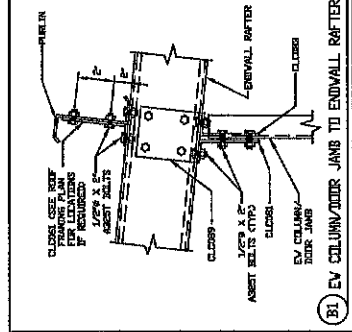
MINGQIAO ZHU
No. 7710
REGISTERED
PROFESSIONAL ENGINEER
(Civil)

06/17/2026

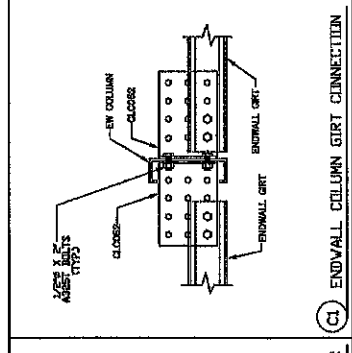
OLYMPIA STEEL BUILDINGS	Customer: DAN MCCRYSTAL
MCKEES ROCKS PA 15126	CONVENTRY RI 02816
Draftsman: HB	Date: 6/10/25
Designer: MJZ	Date: 6/10/25
Checker: SSN	Date: 6/10/25
Factory Bk	014100
Sales Bk	014100
SIDEWALL SHEETING	
SH E7 of 11	



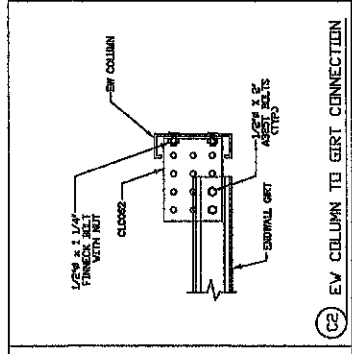
A) PURLIN TO ENDWALL RAFTER



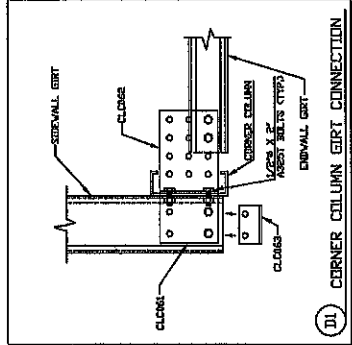
B) EV COLUMN/JAMB TO ENDWALL RAFTER



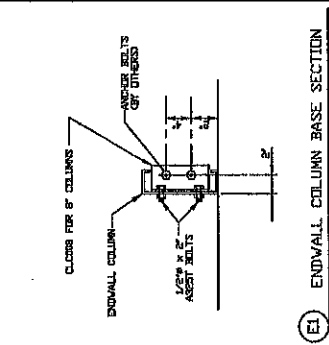
C) ENDWALL COLUMN GIRT CONNECTION



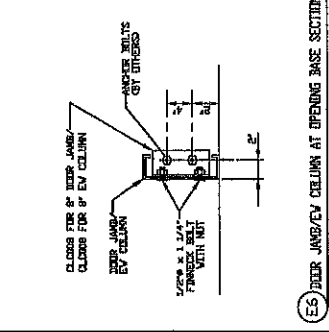
D) EV COLUMN TO GIRT CONNECTION



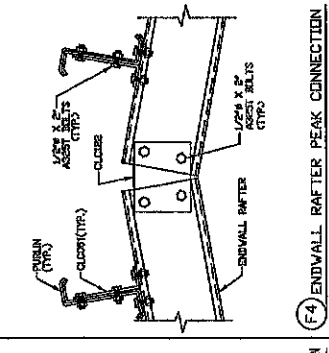
E) CORNER COLUMN GIRT CONNECTION



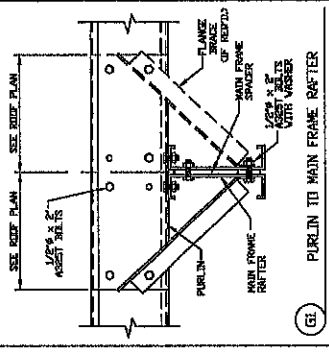
F) ENDWALL COLUMN BASE SECTION



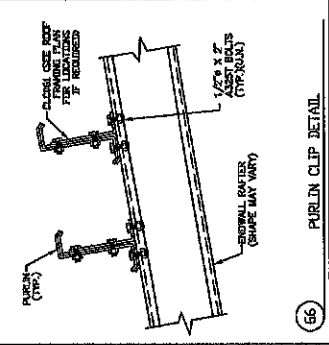
G) BEER JAMB/EV COLUMN AT OPENING BASE SECTION



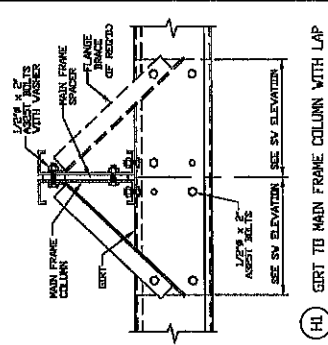
H) ENDWALL RAFTER PEAK CONNECTION



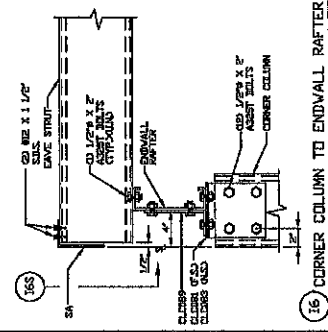
I) PURLIN TO MAIN FRAME RAFTER



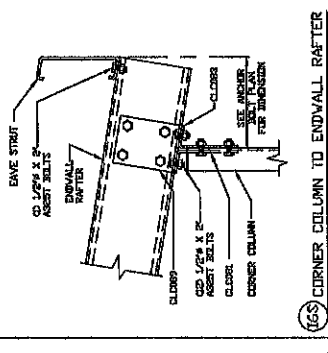
J) PURLIN CLIP DETAIL



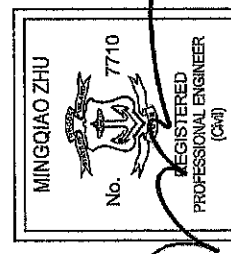
K) GIRT TO MAIN FRAME COLUMN WITH LAP



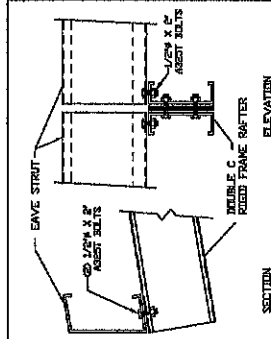
L) CORNER COLUMN TO ENDWALL RAFTER



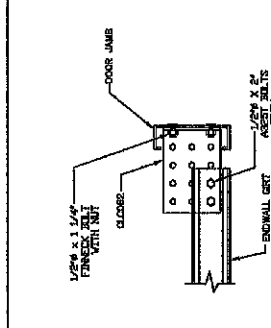
M) CORNER COLUMN TO ENDWALL RAFTER



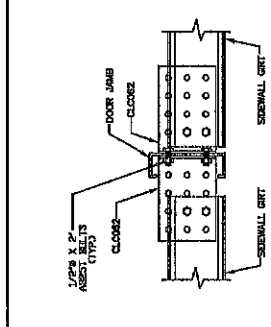
OLYMPIA STEEL BUILDINGS		Customer: DAN MCCRISTAL	
MCKEES ROCKS PA 15136		COVENTRY RI 02816	
Drafter: HB	Date: 6/10/26	Designer: MZ	Date: 6/10/26
Detailer: TR	Date: 6/10/26	Sales: JB	Factory ID: 014100
Checker: SSN	Date: 6/10/26	DETAIL DRAWINGS	
		SH E9 of 11	



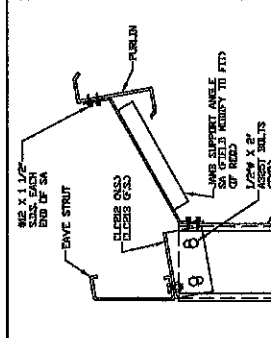
U23 EAVE STRUT TO MAIN FRAME



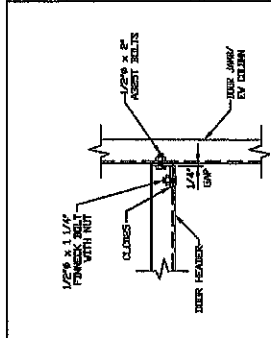
K2 DOOR JAMB TO GIRT CONNECTION



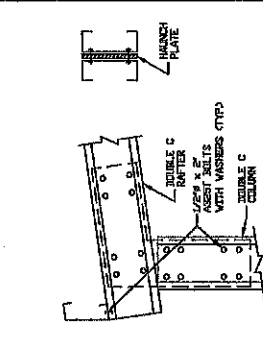
K3 DOOR JAMB GIRT CONNECTION



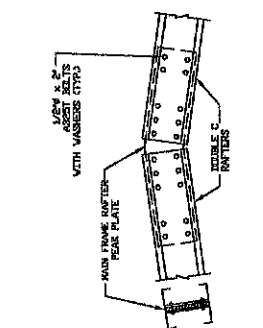
L1 DOOR JAMB TO EAVE STRUT



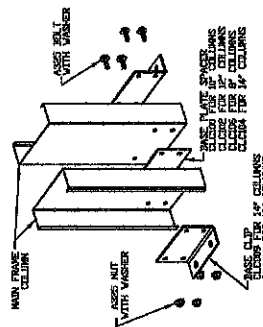
M1 HEADER TO DOOR JAMB/EV COLUMN CONNECTION



U11 MAIN FRAME COLUMN TO MAIN FRAME RAFTER



U12 MAIN FRAME RAFTER PEAK CONNECTION



SIDEWALL COLUMN BASE CONNECTION

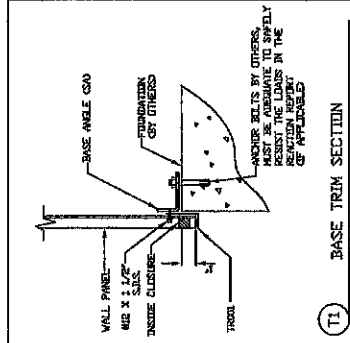
MINGQIAO ZHU

No. 7710

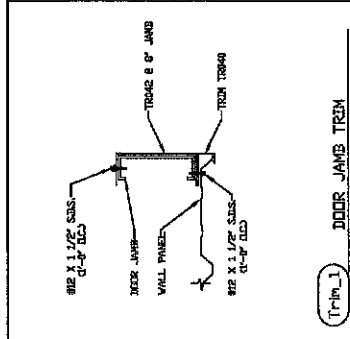
REGISTERED
PROFESSIONAL ENGINEER
(Civil)

06/17/2026

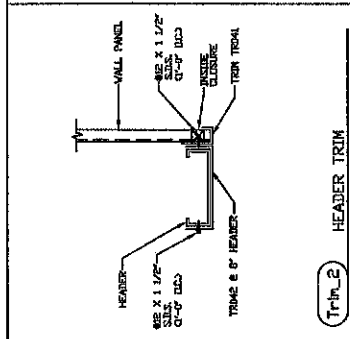
OLYMPIA STEEL BUILDINGS	Customer: DAN MCCREYSTAL
MCKEES ROCKS PA 15136	COVENTRY RI 02816
Drafter: HB	Designer: MOZ
Date: 6/10/26	Date: 6/10/26
Checker: TR	Factory ID: 014100
Checker: SSN	Date: 6/10/26
DETAIL DRAWINGS	
SHEET 10 OF 11	



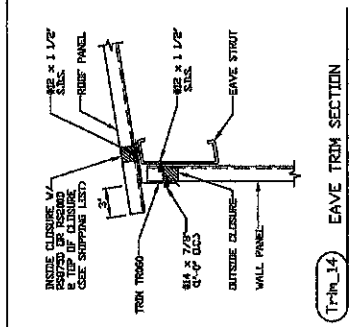
T1 BASE TRIM SECTION



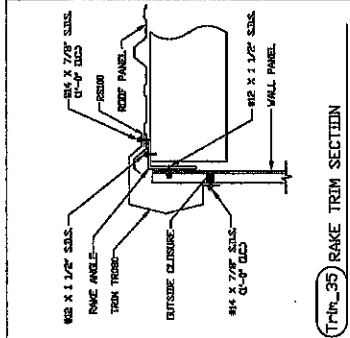
Trim_1 DOOR JAMB TRIM



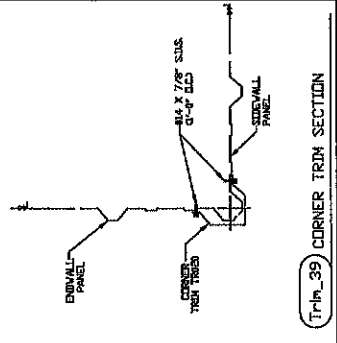
Trim_2 HEADER TRIM



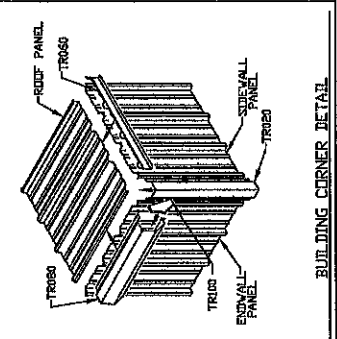
Trim_34 EAVE TRIM SECTION



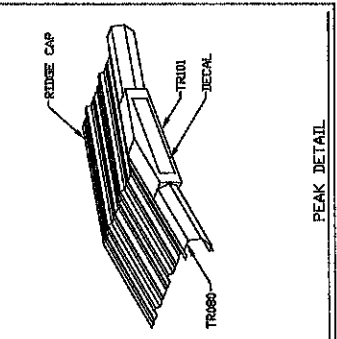
Trim_35 RAKE TRIM SECTION



Trim_39 CORNER TRIM SECTION



BUILDING CORNER DETAIL



PEAK DETAIL

MINGQIAO ZHU

No. 7710

REGISTERED PROFESSIONAL ENGINEER (CAE)

OLYMPIA STEEL BUILDINGS		Customer: DAN MCCRYSTAL	
MCKEE ROCKS PA 15136		CONVENTRY IN 02516	
Designer: HB	Date: 6/10/26	Designer: M02	Date: 6/10/26
Detailer: TR	Date: 6/10/26	Sales ID:	014100
Checker: SSN	Date: 6/10/26	SH E11 of 11	

TRIM DRAWINGS