Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

June 24, 2025
File #: ZBR-25-20

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
July 14, 2025 at 7:00 P.M.

In regards to the petition of:

Applicant: John Marshall
Owner of Record: JM Bristol, LLC
Location: 8 CONSTITUTION ST , BRISTOL, RI, 02809
Plat: 11 Lot: 20
Zoning District: R-6

Applicant is requesting **Dimensional Variance** under the Zoning Ordinance as follows:

to construct a second-story living area addition, and 5ft. x 18ft. front porch and 3.5ft. x 14ft. rear balcony/deck additions, to an existing single-family dwelling with greater than permitted lot coverage by structures

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-25-20

8 Constitution St 11 20

May 21, 2025

Applicant	
Name of Applicant	John Marshall
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	8 Constitution St	11	20

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail: lot coverage
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1 feet
Width in Feet	0 feet
Length in Feet	0 feet
Height Above Grade	0 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	1.5 feet
Rear Yard in Feet	7 feet
Left Side Yard in Feet	4.7 feet
Right Side Yard in Feet	14 feet
Height in Feet	26.5 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Dimensional Variance for lot coverage.

Describe the extent of the proposed alterations and the reasons for the requesting relief
second floor addition ,porch and deck. maximum lot coverage is 46.4% the existing lot coverage is 54.5% we are proposing lowering the coverage to 53.3% .

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	2,720
Lot Frontage	40
Lot Depth	68

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 850	Building/Structure Detail if Other: garage

8 Constitution Street, Bristol RI. 02809

Dear Members of the Zoning Board,

I am writing to formally request a variance for the expansion of our current home at 8 Constitution Street. The work consists of a total renovation of the existing first floor, adding a second floor, adding to the width of the front porch along with a new second floor deck with no cover at the rear of the premises. New siding and trim to round out the project.

The dimensional variance we seek is for lot coverage, as the proportional dimensional requirements is 46.4% of the lot. The existing coverage is 54.5% and the proposed coverage would be 53.3% of the lot per our zoning plan survey created by NE&C engineering. We fully understand the importance of maintaining the aesthetic and integrity of the neighborhood. We also have the approval from the Historical commission for this project.

Thank you in advance, for your cooperation in this matter.

John Marshall

Bristol — 8 CONSTITUTION ST

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 011-0020-000 | **Account: 648** | LUC 01 | Zone R-6 | **Assessment** $473,200

Owner

▶ Owner Account #: 50-0058-44

		% Owned
Owner 1	JM BRISTOL LLC	
Owner 2	C/O DARROW EVERETT LLP	
Owner 3		
Address	1 TURKS HEAD PL, 12TH FL, PROVIDENCE, RI 02903	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

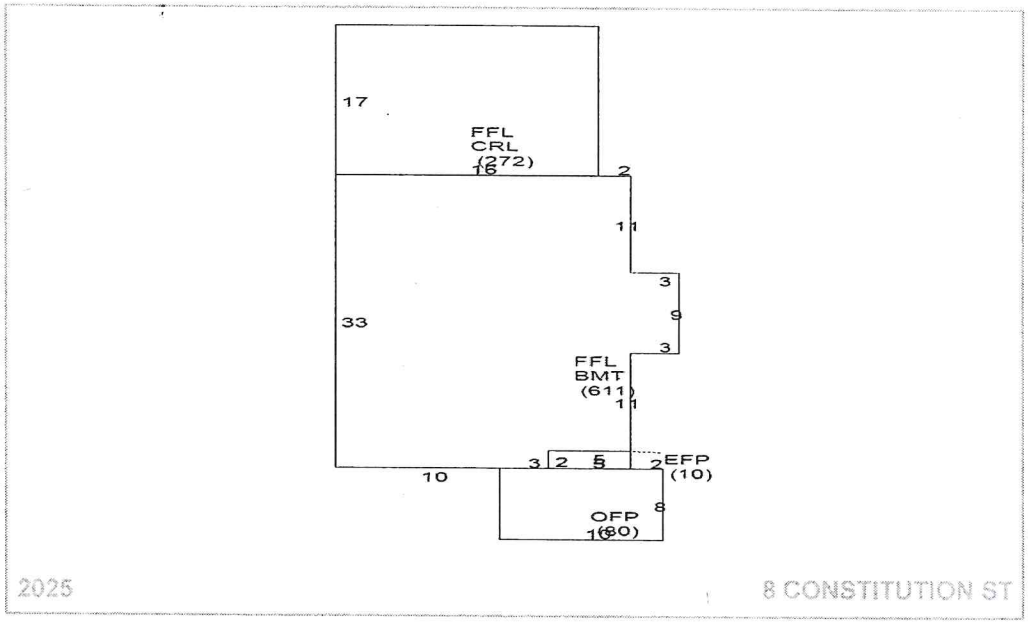
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	193,000	3,000	0.06	277,200	0	473,200
TOTAL	193,000	3,000	0.06	277,200	0	473,200

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 254.96 | VAL per SQ Unit/Parcel > 254.96

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2024	01	133,400	3,000	0	231,000	0	367,400	367,400
2023	01	133,400	3,000	0	231,000	0	367,400	367,400
2022	01	133,400	3,000	0	231,000	0	367,400	367,400
2021	01	98,500	3,000	0	222,000	0	323,500	323,500
2020	01	98,500	3,000	0	222,000	0	323,500	323,500
2019	01	98,500	3,000	0	222,000	0	323,500	323,500



Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	I	Winter View	25					277,200			1.00	0
2																				
3																				
4																				

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

Bristol — 8 CONSTITUTION ST

Card 1 of 1

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Plat/Lot 011-0020-000 — Account: 648 — LUC 01 — Zone R-6 — Assessment $473,200

Building Information

	Description		Description
BLDG Type	Cottage	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Hip	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues	1	Typical

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	5	2	U
2				
3				
4				
Totals	1	5	2	

Grade

Grade	Q4	Q4	
Year Built	1910	EFF Year	
Alt LUC		Alt %	0.00

Depreciation

	Code	Description	%
Condition	FR	FR - Fair	43.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			43.8

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Bas $/SQ	235.00
Size Adj	1.34
Constr Adj	1.01
Adj $/SQ	318.90
Othr Featrs	26,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	343,337
Depreciation	150,382
Depr Total	192,955

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior		Heating	
Kitchen		General	
Bath(s)			

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	1

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	883	883	318.90	281,589
BMT	BASEMENT	611	0	47.84	29,230
CRL	CRAWL SPACE	272	0	15.95	4,338
EFP	ENCL PORCH	10	0	36.00	360
OFP	OPEN PORCH	80	0	16.50	1,320
Total		1,856	883		316,837

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
8/9/2021	REVIEW	
11/26/2018	LISTED	
10/5/2018	REVIEW	
10/3/2018	MEASURED	
2/29/2008	LISTED	
2/29/2008	CALL BACK	MP
1/26/2008	CALL BACK	MP
12/6/2007	MEASURE	MP

Notes

reshingled roof to code 9-17-13 mcb

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	09/11/2015	247-15-M	11/11/2015	MECH	4,000	100	Closed	REPLACE OIL FIRED BOILER
2	09/11/2015	M13799		MECH	0	100	Closed	REPLACE OIL FIRED BOILER
3	06/18/2013	B26284		BLDG	0	100	Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC
4								
5								
6								
7								
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	1	Garage	1	Y	1	20	10	200	3	PR	1910	3,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

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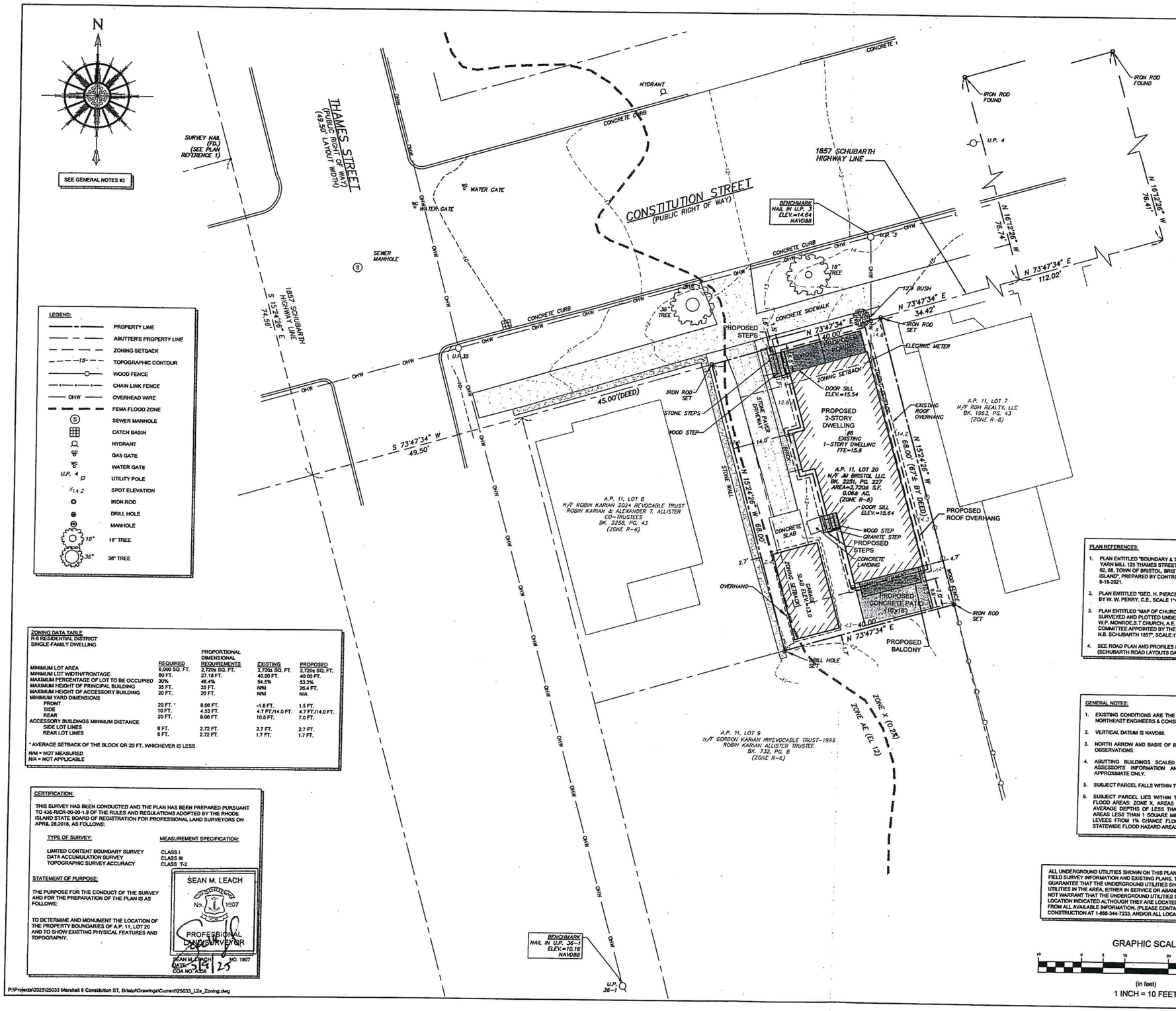


LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- ZONING SETBACK
- TOPOGRAPHIC CONTOUR
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRE
- FEMA FLOOD ZONE
- SEWER MANHOLE
- CATCH BASIN
- HYDRANT
- GAS GATE
- WATER GATE
- UTILITY POLE
- SPOT ELEVATION
- IRON ROD
- DRILL HOLE
- MANHOLE
- 18" TREE
- 36" TREE

ZONING DATA TABLE
R-6 RESIDENTIAL DISTRICT
SINGLE-FAMILY DWELLING

	REQUIRED	PROPORTIONAL DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 SQ. FT.	2,720± SQ. FT.	2,720± SQ. FT.	2,720± SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	60 FT.	27.18 FT.	40.00 FT.	40.00 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	30%	46.4%	54.5%	53.3%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.	35 FT.	N/M	26.4 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.	20 FT.	N/M	N/A
MINIMUM YARD DIMENSIONS				
FRONT	20 FT. *	9.06 FT.	-1.8 FT.	1.5 FT.
SIDE	10 FT.	4.53 FT.	4.7 FT./14.0 FT.	4.7 FT./14.0 FT.
REAR	20 FT.	9.06 FT.	10.5 FT.	7.0 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE				
SIDE LOT LINES	6 FT.	2.72 FT.	2.7 FT.	2.7 FT.
REAR LOT LINES	6 FT.	2.72 FT.	1.7 FT.	1.7 FT.

* AVERAGE SETBACK OF THE BLOCK OR 20 FT. WHICHEVER IS LESS
N/M = NOT MEASURED
N/A = NOT APPLICABLE

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 436-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26,2018, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 11, LOT 20 AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
SEAN M. LEACH NO. 1907
DATE: 5/5/25
COA NO. 2252

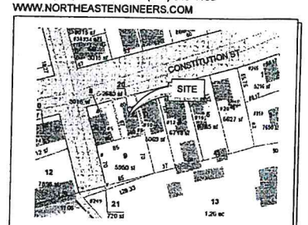
P:\Projects\2025\25033 Marshall 8 Consitution ST, Bristol\Drawings\Current\25033_L2a_Zoning.dwg

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



VICINITY MAP
NOT TO SCALE

PLAN REFERENCES:

1. PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY BRISTOL YARN MILL 125 THAMES STREET LOTS 41, 42, 43, 44, 45, 48, 49, 60, 61, 62, 68, TOWN OF BRISTOL, BRISTOL COUNTY STATE OF RHODE ISLAND", PREPARED BY CONTROL POINT, SCALE:1"=40', DATED 8-18-2021.
2. PLAN ENTITLED "GEO. H. PIERCE ESTATE BRISTOL , R.I.", PREPARED BY W. W. PERRY, C.E., SCALE 1"=20', DATED SEPT. 1900.
3. PLAN ENTITLED "MAP OF CHURCH AND CONSTITUTION STS. SURVEYED AND PLOTTED UNDER THE DIRECTION OF J.D.W. PERRY. W.P. MONROE,S.T.CHURCH, A.E. BURNSIDE, AND JOHN GREY A COMMITTEE APPOINTED BY THE TOWN COUNCIL JU 9TH:1866 BY N.B. SCHUBARTH 1857", SCALE:1"=50'.
4. SEE ROAD PLAN AND PROFILES BOOK, TOWN CLERK'S OFFICE, (SCHUBARTH ROAD LAYOUTS DATED 1857)

GENERAL NOTES:

1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MARCH, 2025.
2. VERTICAL DATUM IS NAVD88.
3. NORTH ARROW AND BASIS OF BEARING TAKEN FROM RTK/GNSS OBSERVATIONS.
4. ABUTTING BUILDINGS SCALED FROM GOOGLE EARTH AND ASSESSOR'S INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
5. SUBJECT PARCEL FALLS WITHIN THE R-6 ZONING DISTRICT.
6. SUBJECT PARCEL LIES WITHIN THE FEMA FLOOD ZONE OTHER FLOOD AREAS: ZONE X, AREAS OF 0.2% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD. TAKEN FROM RIGIS DFIRM STATEWIDE FLOOD HAZARD AREAS 2022 SHAPE FILE.

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

GRAPHIC SCALE

10 0 5 10 20 40

(in feet)
1 INCH = 10 FEET

No.	Revision	Date	App.

Designed By:	Drawn by: EP/BG/VAL	Checked by:	SML
Scale:	1"=10'	Date:	09MAY2025

Project Title:

A.P. 11, LOT 20
8 CONSTITUTION STREET
BRISTOL, RHODE ISLAND

Client/Owner:

JM BRISTOL, LLC
1 TURKS HEAD PL
PROVIDENCE, RI 02903

Issued for:

Drawing Title:

ZONING PLAN

Drawing Number: L-2

Sheet 1 of 1

Project Number: 25033.0

Survey Index: 16 - 11 - 20

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

EXISTING HOUSE

PROPOSED 2ND FLOOR ADDITION

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6%(+/-) FOR ALL CONCRETE EXPOSED WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).

2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   FOOTINGS – 3 INCHES
   FOUNDATION WALLS – 2 INCHES

3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.

4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.

5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.

6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.

7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

8. ALL MORTAR SHALL BE TYPE M OR S.

9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.

10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.

11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.

12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.

14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.

15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.

17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.

18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.

19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.

20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.

21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.

24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.

25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.

26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.

27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1-800-225-4977.

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00458
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions

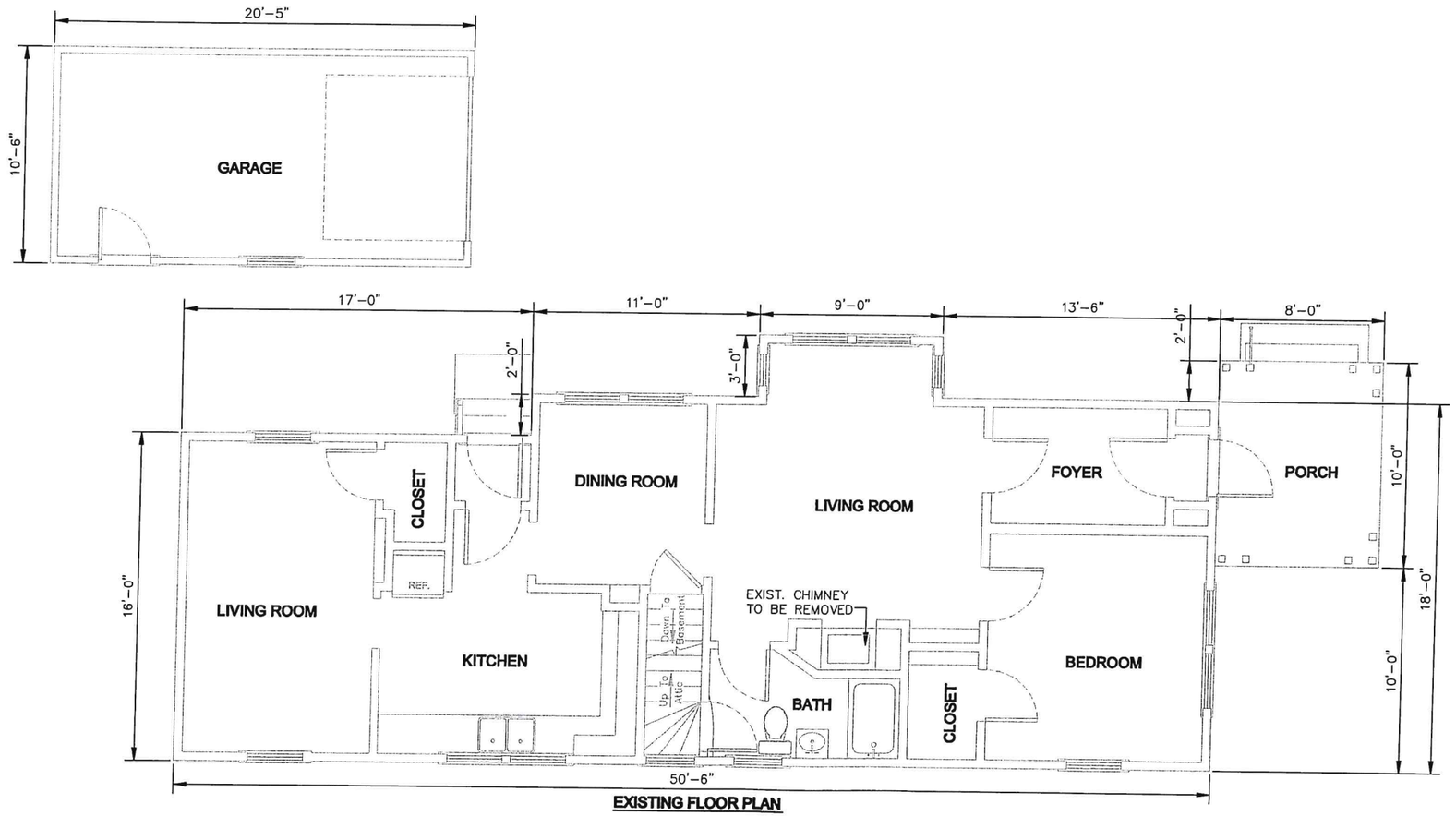
No	Date	Description
1	5-07-25	

Drawing Title:

Cover Sheet

Scale:

Drawing Number



EXISTING FLOOR PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

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Revisions

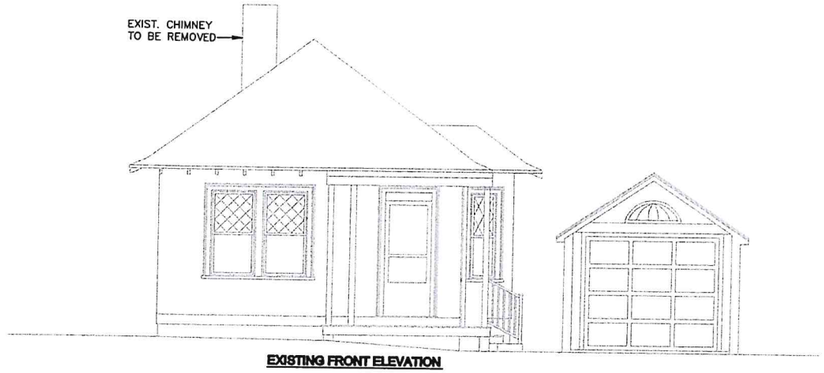
No	Date	Description

Drawing Title:

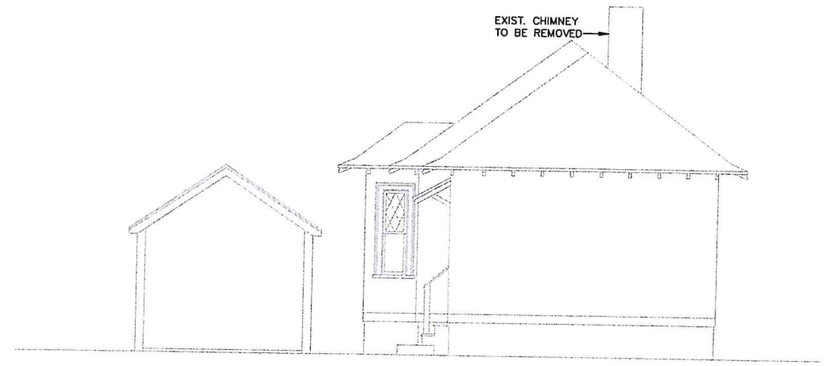
Existing Floor Plan

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

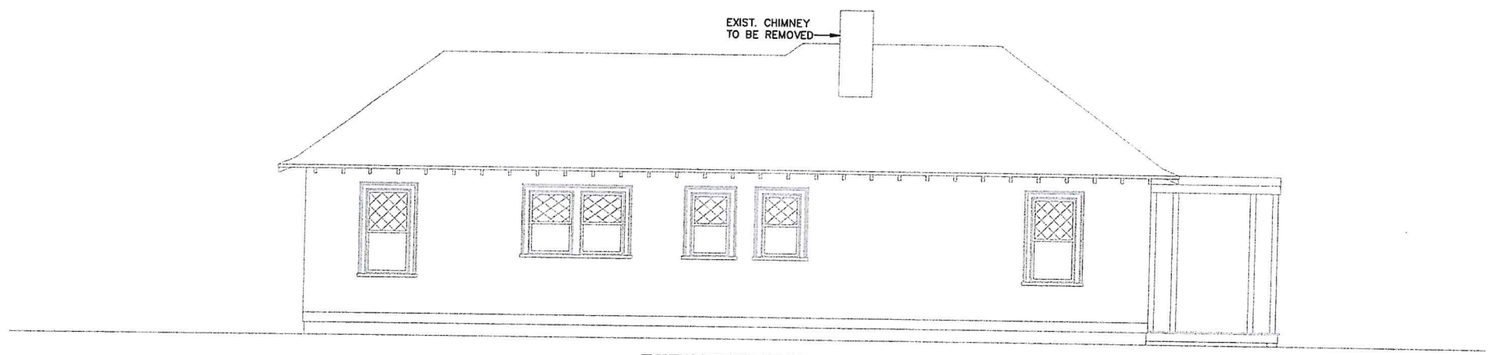
Drawing Number



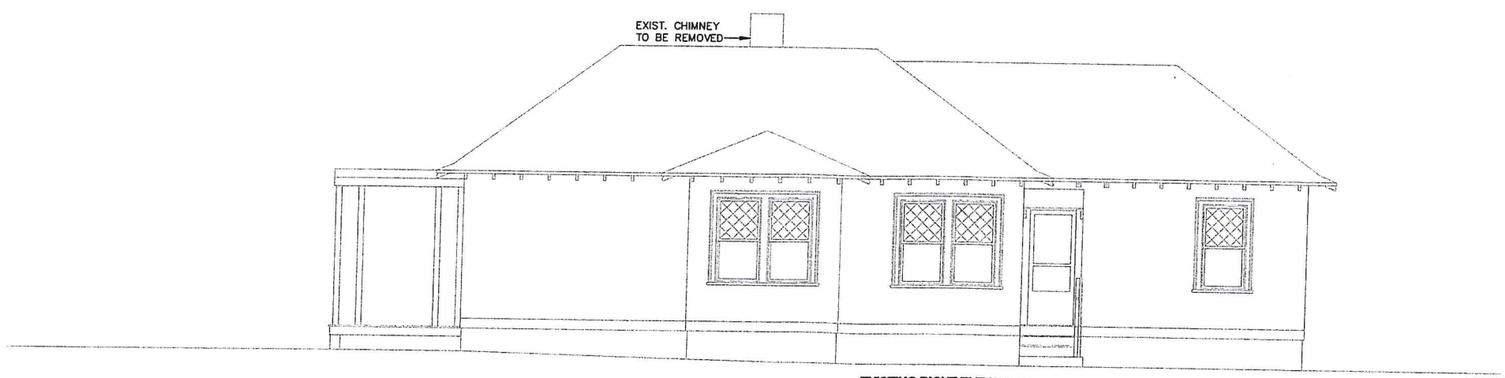
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

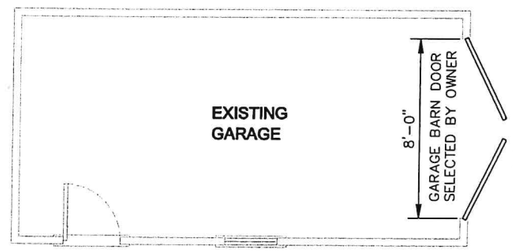
No	Date	Description

Drawing Title:

Existing Elevations

Scale: 3/16" = 1'-0"

Drawing Number



ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8½""x5'-0½"	TCLDH2850	E Series Double-Hung
W2	2	2'-8½"x3'-4½"	TCLDH2834	E Series Double-Hung
W3	4	2'-6½"x3'-4½"	TCLDH2634	E Series Double-Hung
W4	6	3'-0½"x5'-0½"	TCLDH3050	E Series Double-Hung
W5	2	1'-10⅛"x5'-0⅞"	TCLDH2834	E Series Double-Hung
W6	1	4'-0½"x2'-0⅝"	A41	Awning
W7	2	2'-8½"x4'-6½"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist, windows

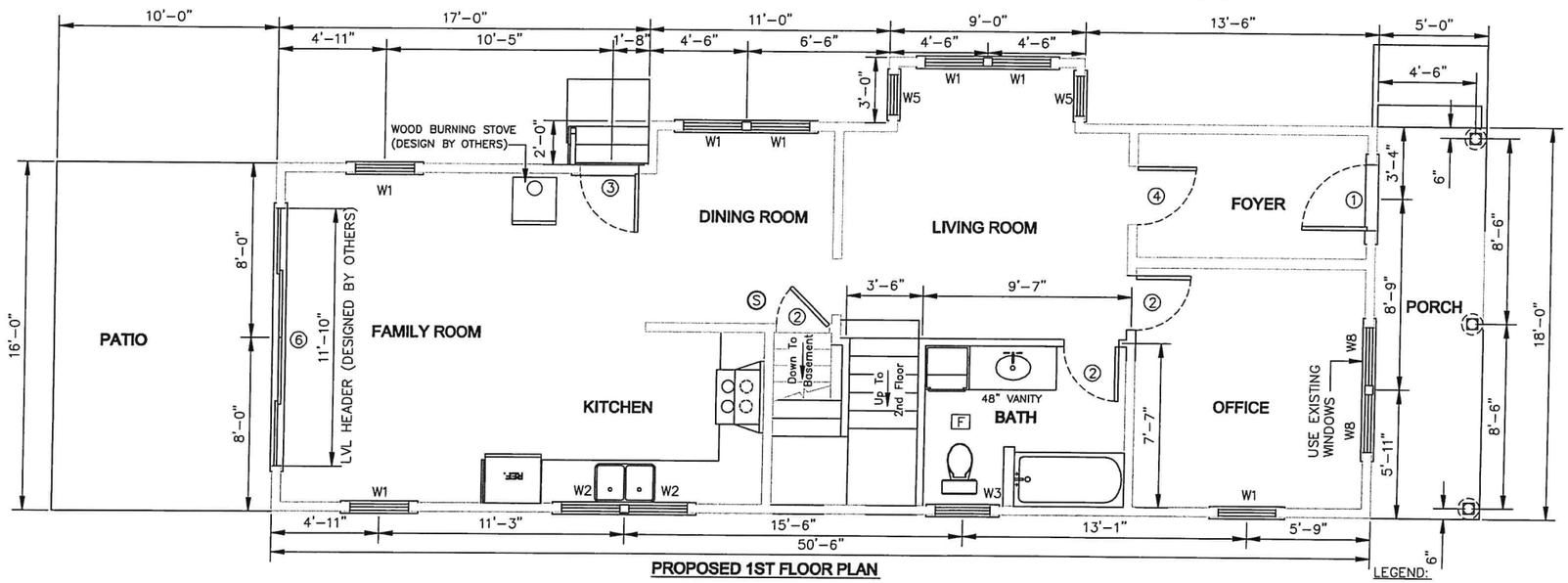
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2½"x6'-10½"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8½"x6'-10½"	2'-6"x6'-8" INTERIOR
③	1	2'-10½"x6'-10½"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10½"x6'-10½"	2'-8"x6'-8" INTERIOR
⑤	1	36"x96"	36"x96" INTERIOR BARN DOOR
⑥	2	11'-10"x6'-10½"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2½"x6'-10½"	5'-0"x6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



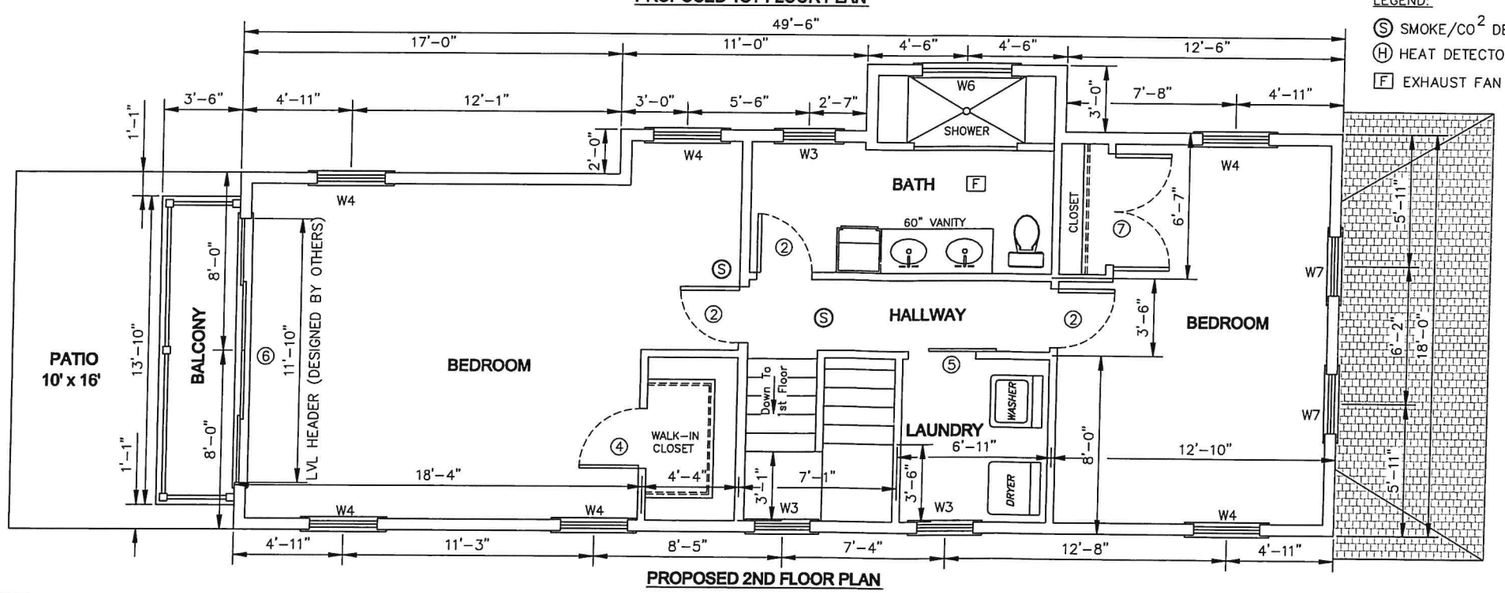
PROPOSED 1ST FLOOR PLAN

LEGEND:

Ⓢ SMOKE/CO² DETECTORS HARD WIRED

Ⓗ HEAT DETECTOR

Ⓕ EXHAUST FAN (VENTED OUTSIDE)



PROPOSED 2ND FLOOR PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

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7. Cross Section & Details

Revisions No	Date	Description
1	5-07-25	

Drawing Title:

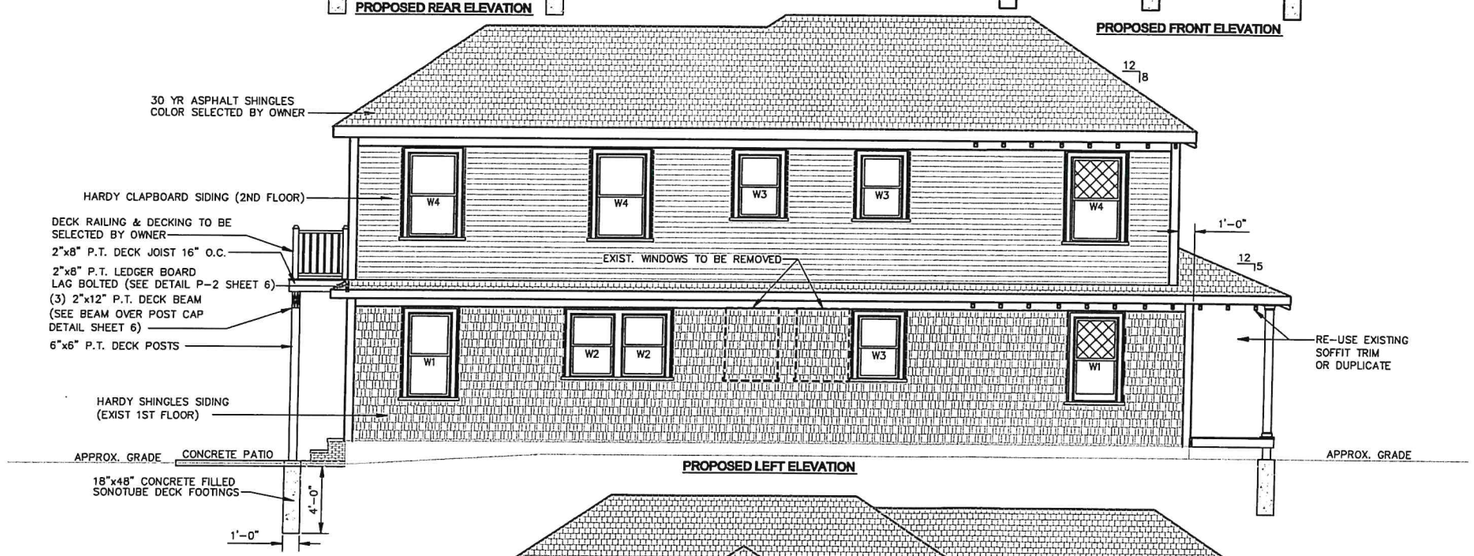
Proposed Floor Plans

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

Drawing Number

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION

PROPOSED RIGHT ELEVATION

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

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Revisions

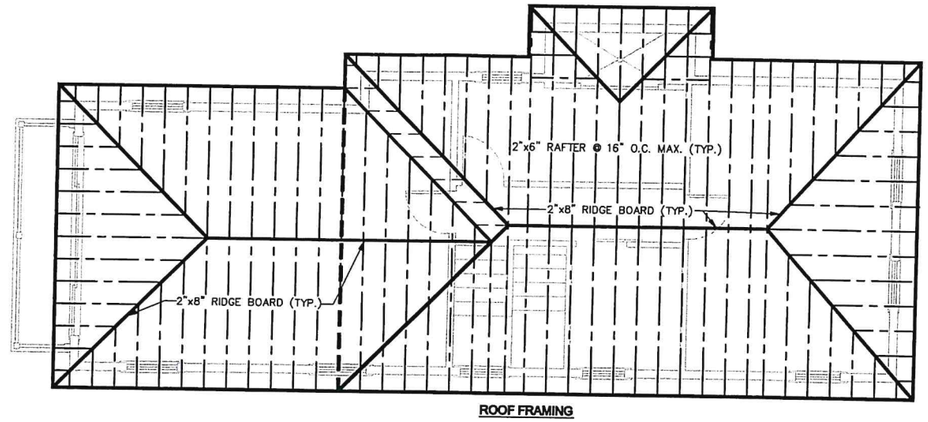
No	Date	Description
1	5-07-25	

Drawing Title:

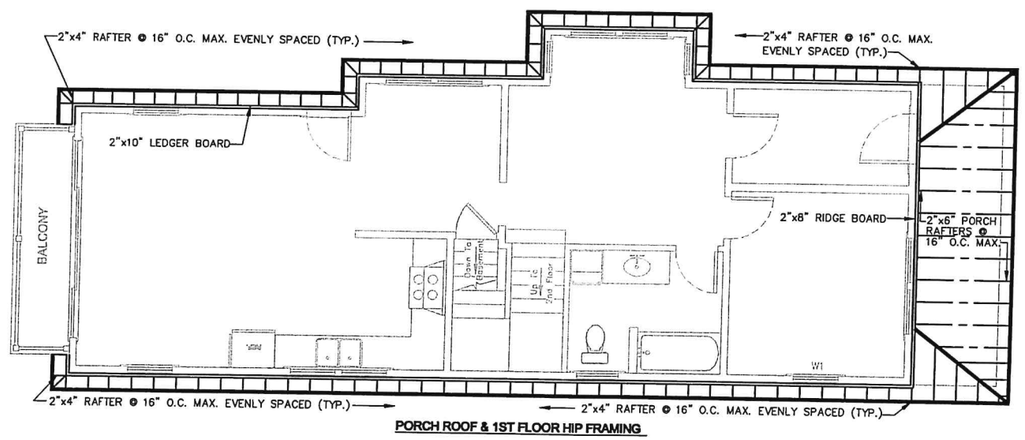
Proposed Elevations

Scale: 3/16" = 1'-0"

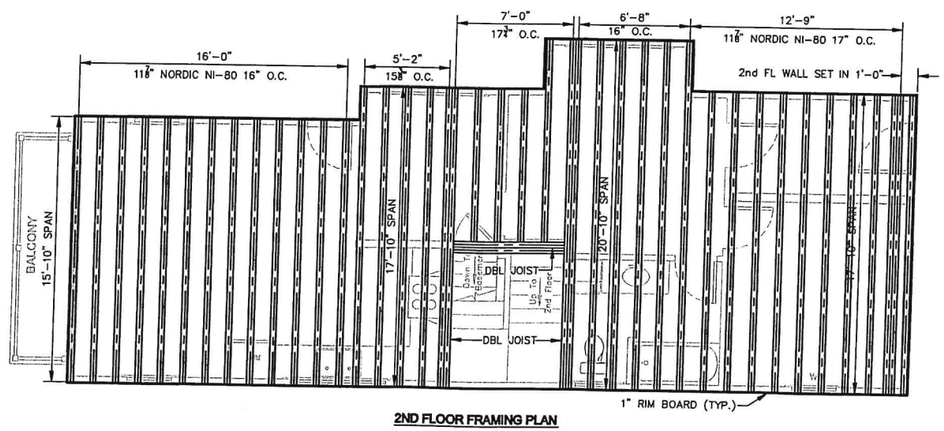
Drawing Number



ROOF FRAMING



PORCH ROOF & 1ST FLOOR HIP FRAMING



2ND FLOOR FRAMING PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

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Revisions

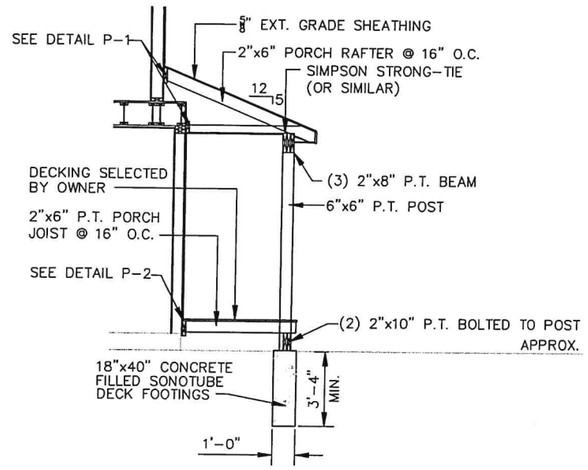
No	Date	Description
1	5-07-25	

Drawing Title:

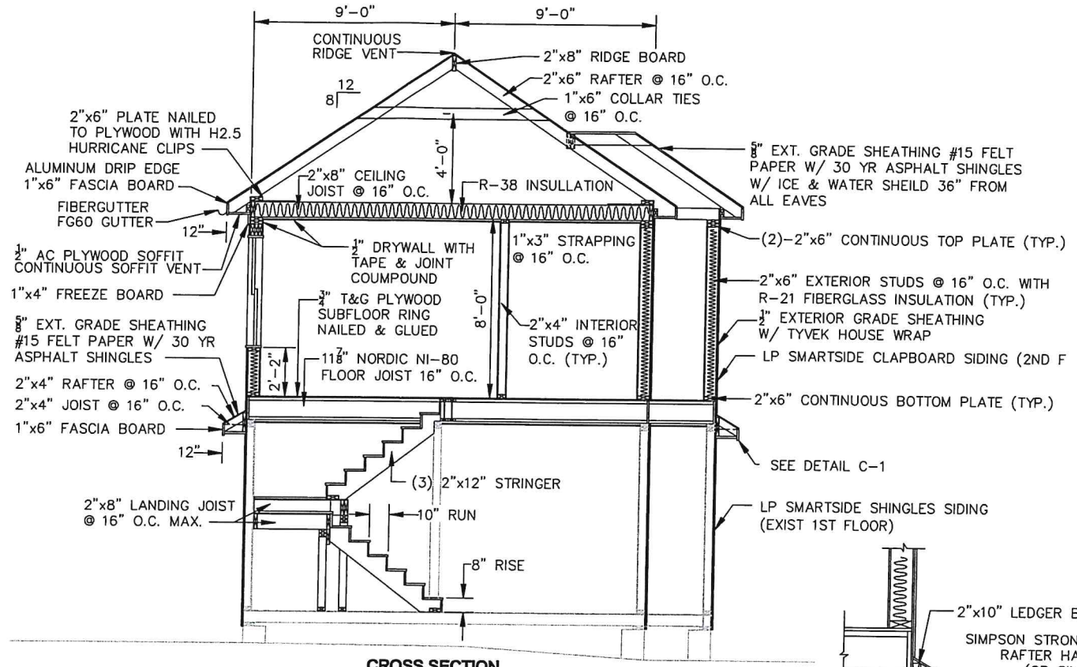
FRAMING PLANS

Scale: 3/16" = 1'-0"

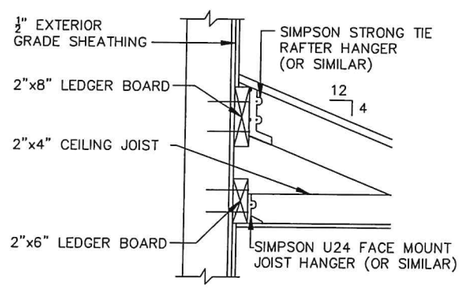
Drawing Number



PORCH SECTION



CROSS SECTION



DETAIL P-1

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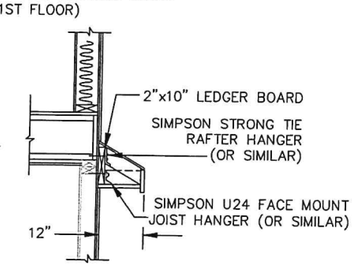
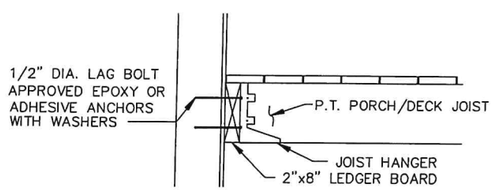


DETAIL C-1



DETAIL P-2

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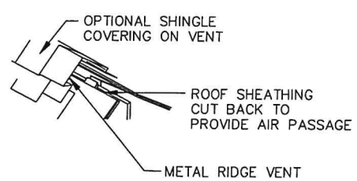
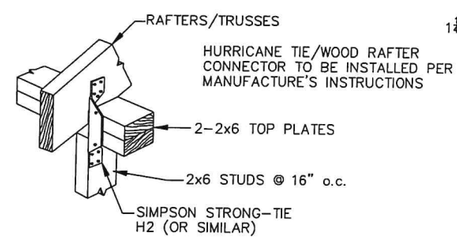


GABLE RIDGE VENT DETAIL

NOT TO SCALE



HURRICANE TIE DETAIL

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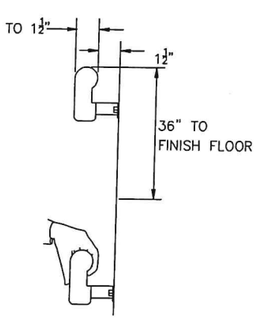

HANDRAIL DETAIL

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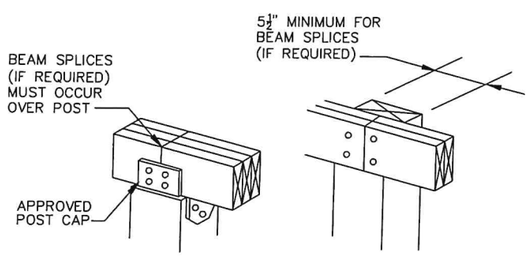
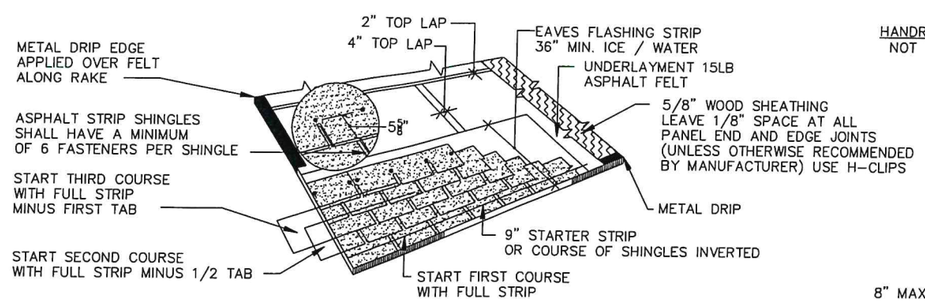


BEAM OVER POST CAP

NOT TO SCALE

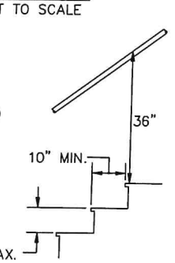
BEAM OVER POST

NOT TO SCALE



ROOF SHINGLE APPLICATION DETAIL

NOT TO SCALE



STAIR DETAIL TYP.

NOT TO SCALE

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Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
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Checked By:	X
Issue Date:	3-11-25

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Revisions

No	Date	Description
1	5-07-25	

Drawing Title:

Cross Section & Details

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

Drawing Number

7 of 7

8 Constitution St - 200' Radius

Town of Bristol, RI

1 inch = 141 Feet

CAI Technologies
Precision Mapping. Geospatial Solutions.

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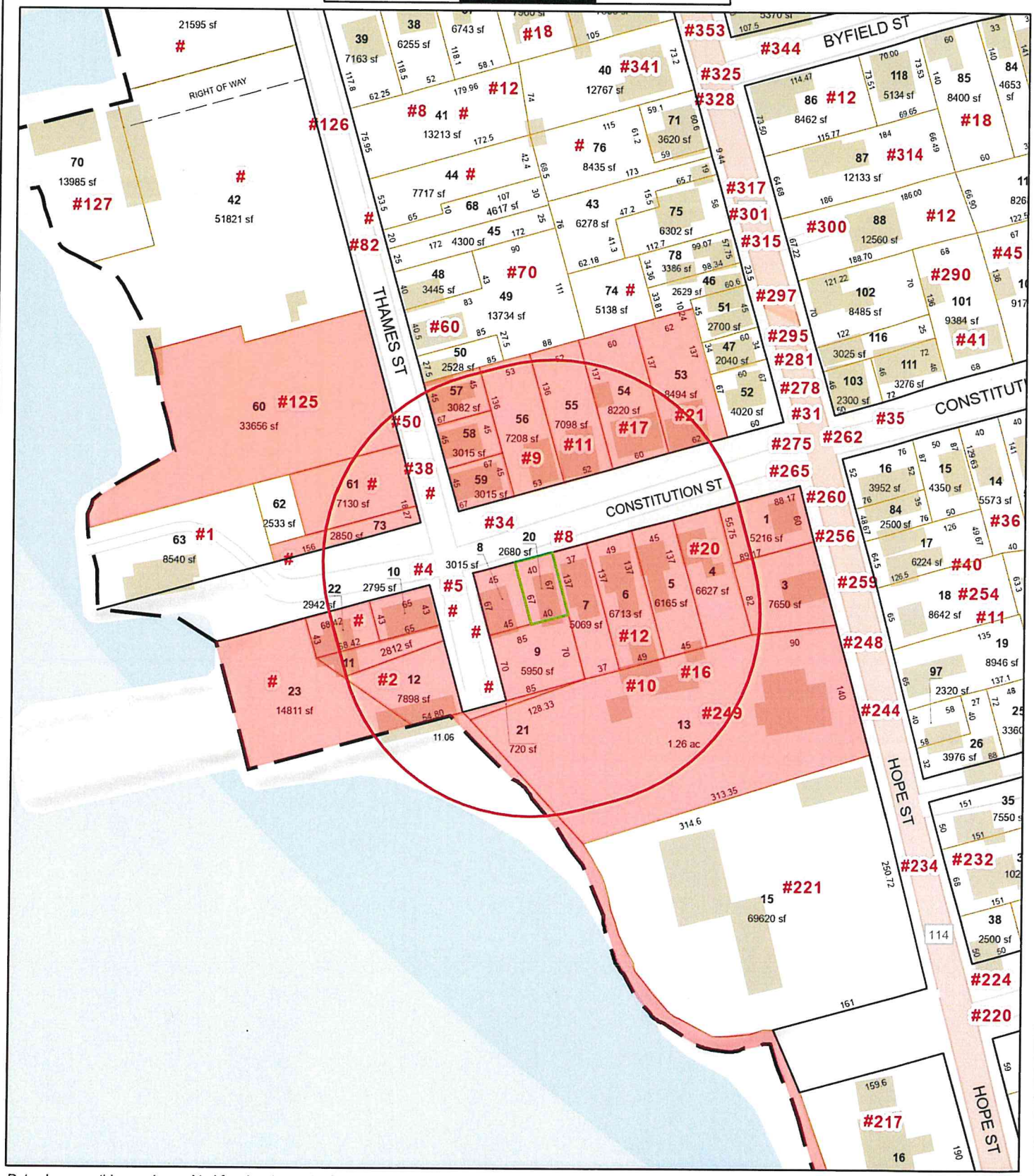
June 23, 2025

0 141 282 423



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.

200 feet Abutters List Report

Bristol, RI
June 23, 2025

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. ET UX PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

Mailing Address: OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

200 feet Abutters List Report

Bristol, RI
June 23, 2025

Parcel Number:	11-1	Mailing Address:	CURTIS, WILLIAM D. & LAUREL A TE 265 HOPE ST BRISTOL, RI 02809
CAMA Number:	11-1		
Property Address:	265 HOPE ST		
Parcel Number:	11-10	Mailing Address:	KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
CAMA Number:	11-10		
Property Address:	4 CONSTITUTION ST		
Parcel Number:	11-11	Mailing Address:	USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
CAMA Number:	11-11		
Property Address:	THAMES ST		
Parcel Number:	11-12	Mailing Address:	USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
CAMA Number:	11-12		
Property Address:	2 THAMES ST		
Parcel Number:	11-13	Mailing Address:	MURRAY, ROBERT F. TRUSTEE 249 HOPE ST BRISTOL, RI 02809
CAMA Number:	11-13-001		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	MCCLOSKEY, JOHN A. JR. TRUSTEE 249 HOPE ST, UNIT 2 BRISTOL, RI 02809
CAMA Number:	11-13-002		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST 249 HOPE ST, UNIT 3 BRISTOL, RI 02809
CAMA Number:	11-13-003		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	GATES, ANNE M 4165 S. FOURMILE RUN APT 401 ARLINGTON, VA 22204
CAMA Number:	11-13-004		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	MURRAY, ROBERT F 249 HOPE ST UNIT 5 BRISTOL, RI 02809
CAMA Number:	11-13-005		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	SOUSA, MICHAEL 249 HOPE ST UNIT 6 BRISTOL, RI 02809
CAMA Number:	11-13-006		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	SCHNEIDER, ROBERT J & SCHNEIDER, PAMELA BRITT TE 249 HOPE ST # 7 BRISTOL, RI 02809
CAMA Number:	11-13-007		
Property Address:	249 HOPE ST		
Parcel Number:	11-13	Mailing Address:	REICHE, SUSAN 249 HOPE ST, UNIT 8 BRISTOL, RI 02809
CAMA Number:	11-13-008		
Property Address:	249 HOPE ST		

200 feet Abutters List Report

Bristol, RI
June 23, 2025

Parcel Number: 11-13
CAMA Number: 11-13-009
Property Address: 249 HOPE ST

Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Parcel Number: 11-21
CAMA Number: 11-21
Property Address: THAMES ST

Mailing Address: GORDON KARIAN IRREVOCABLE TRST
ROBIN KARIAN ALLISTER TRUSTEE
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

Parcel Number: 11-22
CAMA Number: 11-22
Property Address: CONSTITUTION ST

Mailing Address: USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

Parcel Number: 11-23
CAMA Number: 11-23
Property Address: CONSTITUTION ST

Mailing Address: USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

Parcel Number: 11-3
CAMA Number: 11-3
Property Address: 259 HOPE ST

Mailing Address: DE RHAM, JEREMIAH AMY TE
259 HOPE ST
BRISTOL, RI 02809

Parcel Number: 11-4
CAMA Number: 11-4
Property Address: 20 CONSTITUTION ST

Mailing Address: RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-5
CAMA Number: 11-5
Property Address: 16 CONSTITUTION ST

Mailing Address: JENSEN, LEIF WINGARD, MONICA TE
16 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-6
CAMA Number: 11-6
Property Address: 12 CONSTITUTION ST

Mailing Address: HOLT, ROBERT C & DIANE M TE
12 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-7
CAMA Number: 11-7
Property Address: 10 CONSTITUTION ST

Mailing Address: RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 11-8
CAMA Number: 11-8
Property Address: 5 THAMES ST

Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

Parcel Number: 11-9
CAMA Number: 11-9
Property Address: THAMES ST

Mailing Address: GORDON KARIAN IRREVOCABLE TRST
ROBIN KARIAN ALLISTER TRUSTEE
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

CURTIS, WILLIAM D. &
LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

DE RHAM, JEREMIAH
AMY TE
259 HOPE ST
BRISTOL, RI 02809

DEMOPULOS, AMELIA & ABIGA
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

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