

A

B

C

D

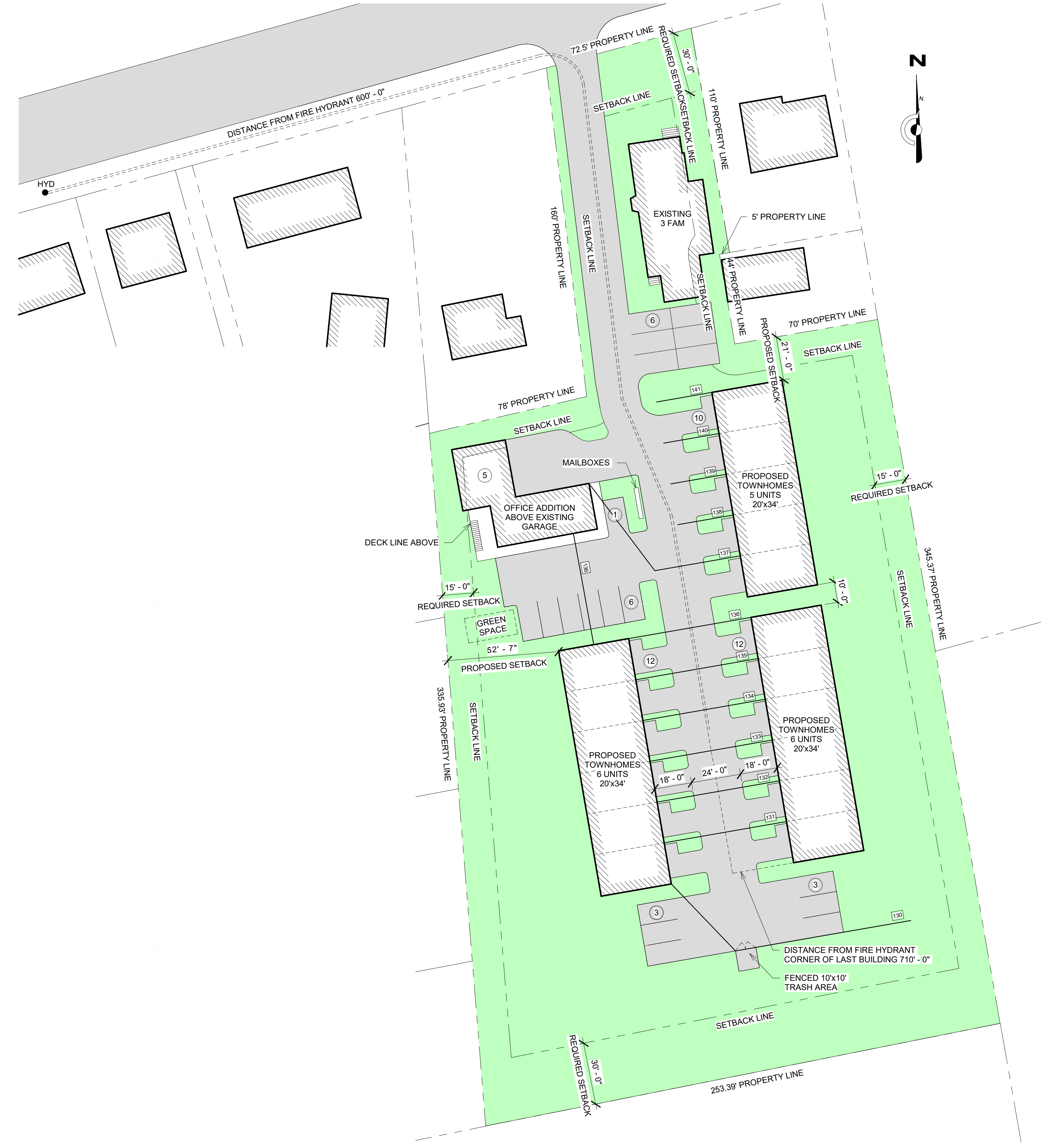
ZONING TABLE

PLAT = 47  
LOT = 3

ZONE = R-10

ITEM	REQUIRED	PROVIDED
LOT SIZE	10,000 SF / DWELLING UNIT	92,656 SF
LOT WIDTH	80'	
LOT FRONTAGE	80'	
FRONT SETBACK	30'	
SIDE SETBACK	15'	
SIDE SETBACK	15'	
REAR SETBACK	30'	
HEIGHT	35'	
LOT BUILDING COVERAGE	25% (23,164 SF)	16.2% (14,933 SF)

PARKING REQUIREMENTS:  
 (2) SPACES PER DWELLING UNIT, (40) REQUIRED  
 (1) PER 300 GSF FOR OFFICE, (5) REQUIRED  
 (58) PARKING SPACES PROVIDED



©4 SITE - PROPOSED  
 1" = 30'-0"

1

2

3

4

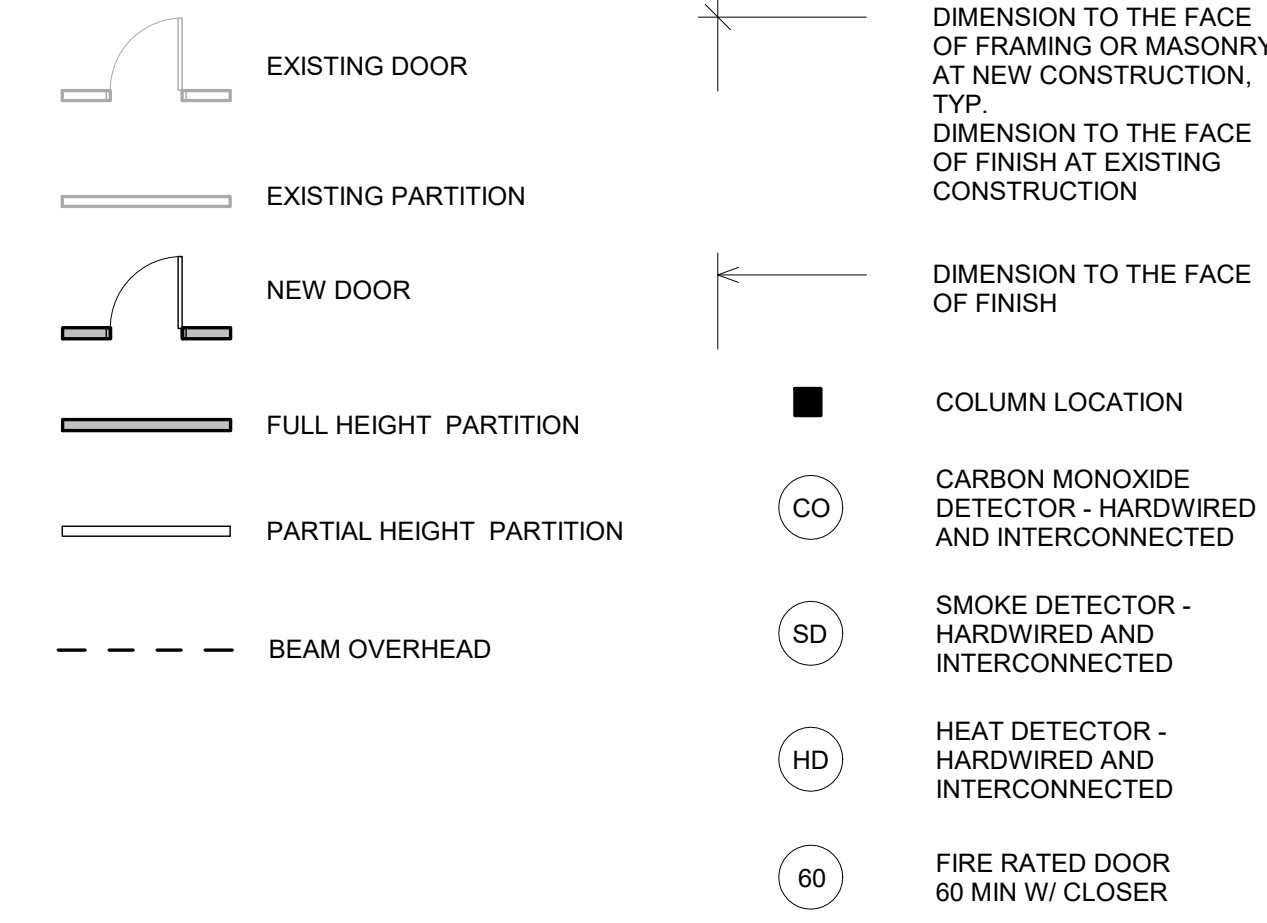
REV #	DATE	ISSUED FOR:
	2024-10-23	OWNER REVIEW



A  
KEYED NOTES

B

C  
PLAN LEGEND



D  
GENERAL NOTES

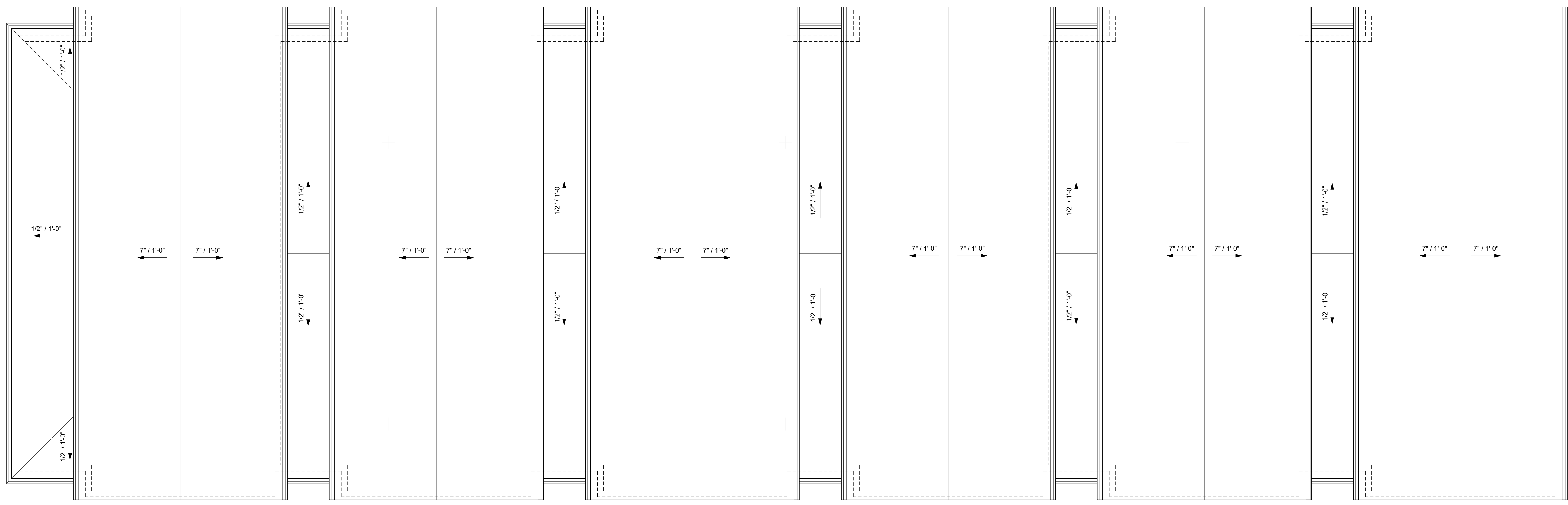
1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD. PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

1

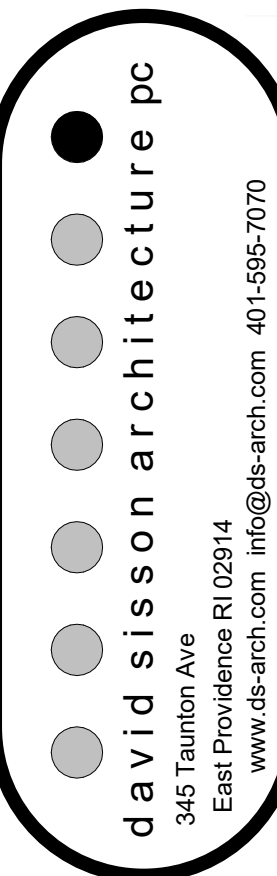
2

3

4



A4 FLOOR PLAN - ROOF  
1/4" = 1'-0"



REV #	DATE	ISSUED FOR:
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206 Bayview Ave  
Bristol, RI 02809  
PROJECT NUMBER: 23031

PLANS - ROOF

OPT 10

A4.2

DAVID SISSON ARCHITECTURE PC - ALL RIGHTS RESERVED



A2 WEST ELEVATION  
1/4" = 1'-0"



A4 EAST ELEVATION  
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC  
345 Taunton Ave  
East Providence RI 02914  
www.ds-arch.com info@ds-arch.com 401-595-7070

ISSUED FOR: OWNER REVIEW

REV #	DATE	DESCRIPTION

206 Bayview Ave  
Bristol, RI 02809  
PROJECT NUMBER: 23031

ELEVATIONS

OPT 10

A5.0

1

2

3

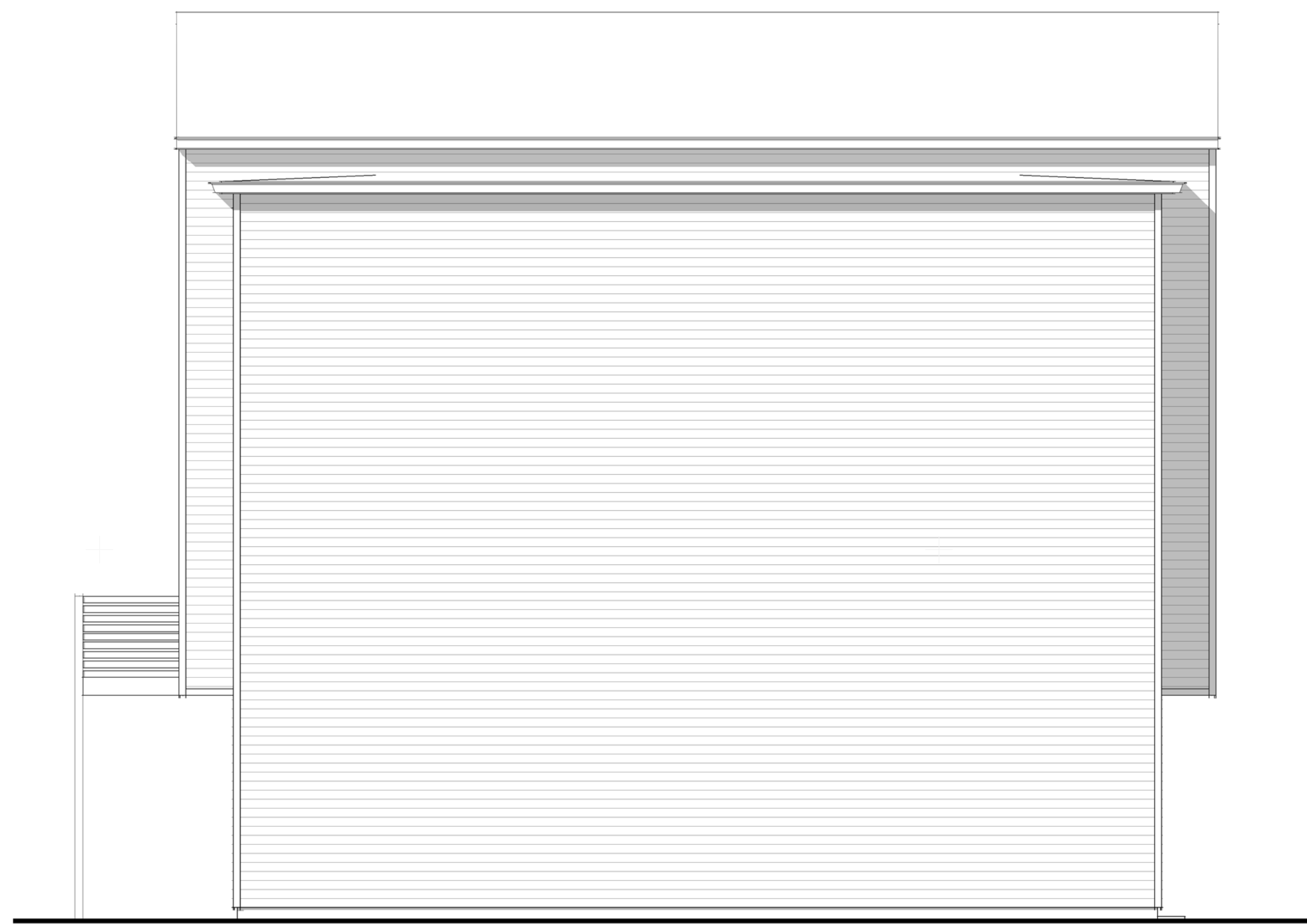
4

A

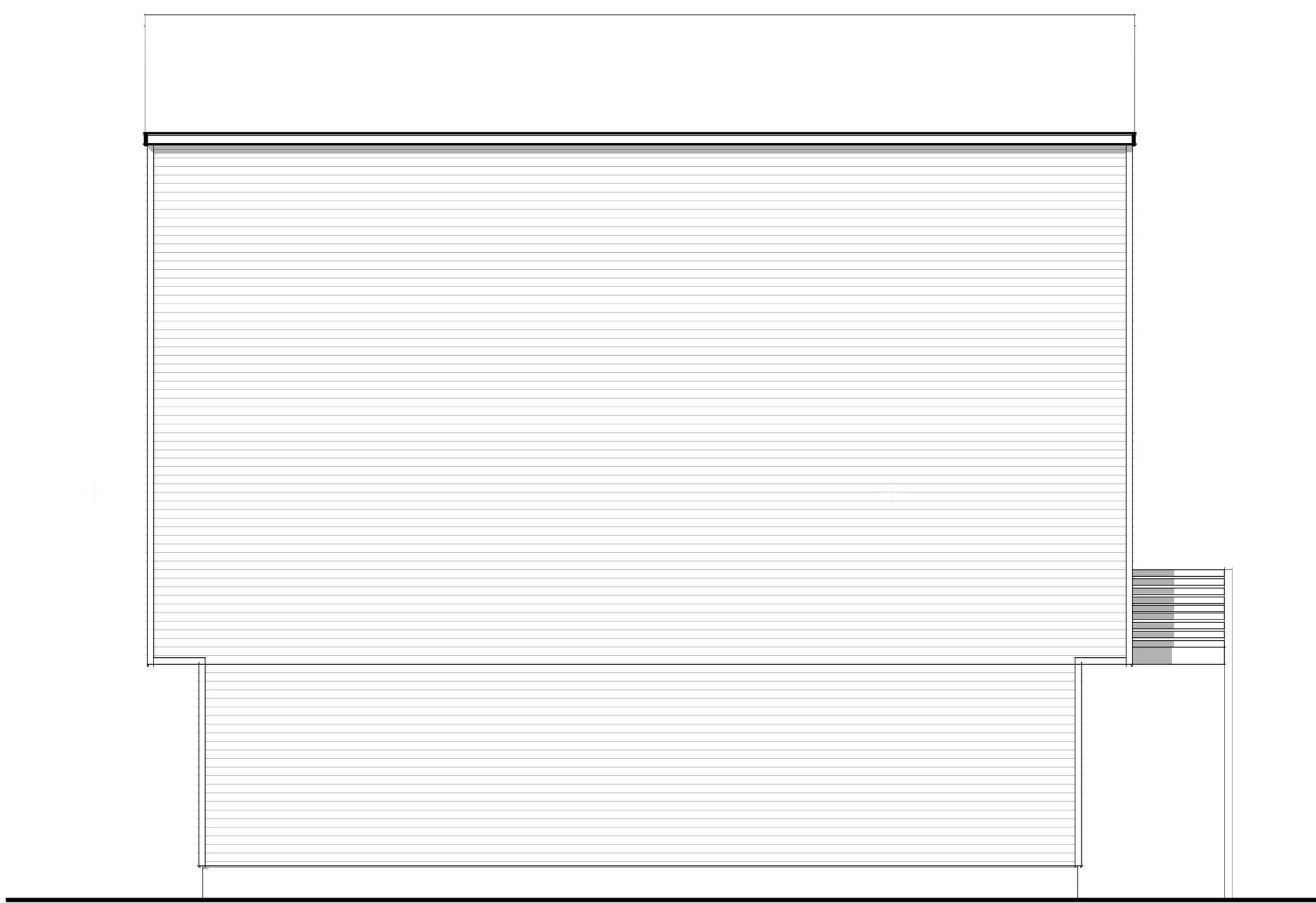
B

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A2 NORTH ELEVATION  
1/4" = 1'-0"



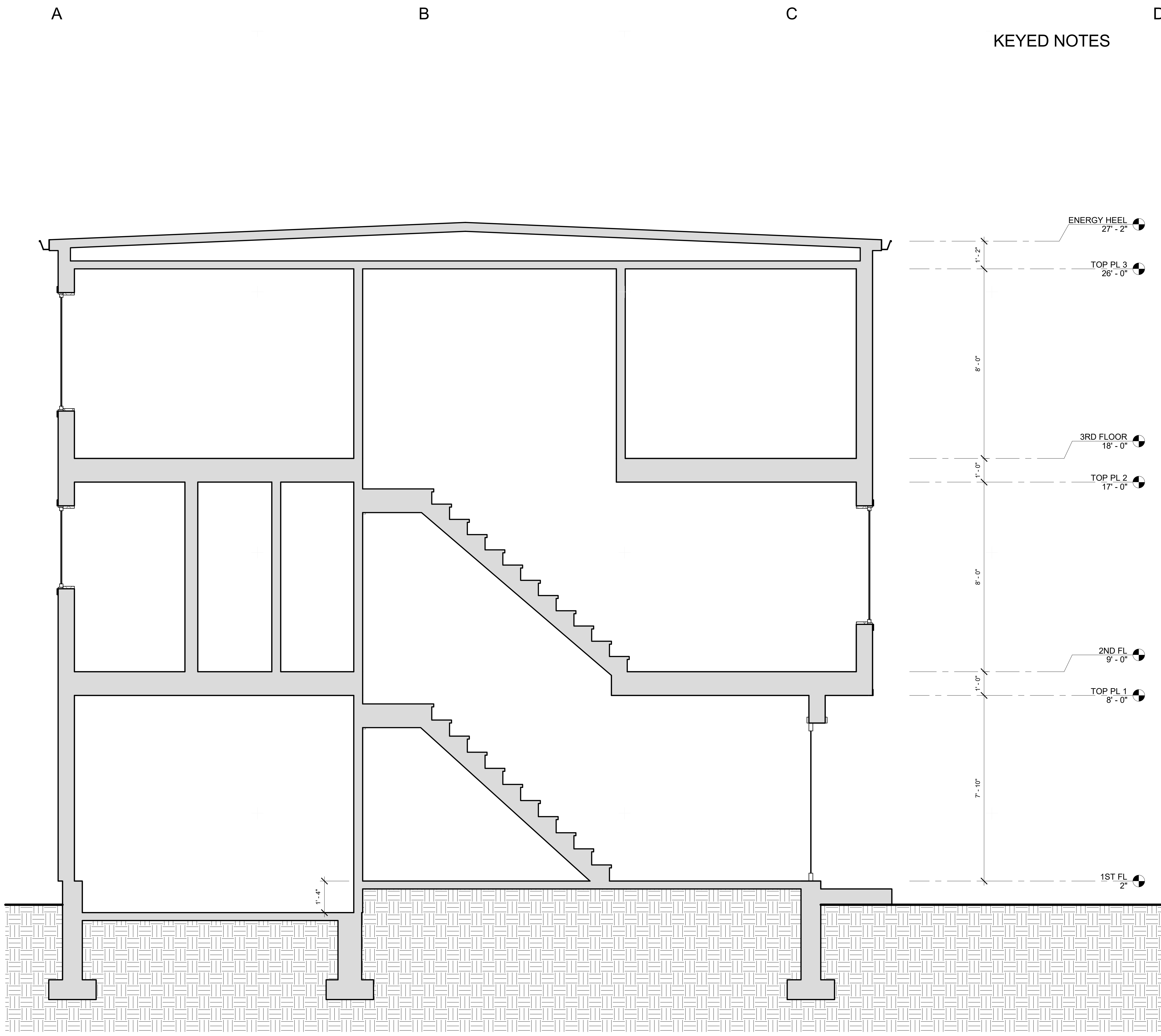
A4 SOUTH ELEVATION  
1/4" = 1'-0"

1

2

3

4



KEYED NOTES

A3 SECTION 1  
1/2" = 1'-0"

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