



Town of Bristol, Rhode Island Zoning Board of Review

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

September 17, 2026
File #: ZBR-26-42

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
Monday, October 5, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: John J. Barker, Jr.
Owner of Record: John J., Jr. and Gail A. Barker
Location: 48 CLIFF DR , BRISTOL, RI, 02809
Plat: 62 Lot: 73
Zoning District: R-10

Applicant is requesting a **Dimensional Variance** to:

convert an existing accessory garage structure into a two bedroom accessory dwelling unit (ADU) at a size greater than permitted relative to the size of the existing principal residential structure.

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-26-42

48 Cliff Drive 62 73

August 31, 2026

Applicant	
Name of Applicant	John J. Barker, Jr.
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-10		
Address, Plat, Lot	Address	Plat	Lot
	48 Cliff Drive	62	73

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 20% increase in square footage
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	10,000 feet
Width in Feet	100 feet
Length in Feet	107 feet
Height Above Grade	0 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-151(b)(2) of the zoning ordinance. Request 20% increase in allowable ADU. Currently on 60% is allowed. We need 80%.

Describe the extent of the proposed alterations and the reasons for the requesting relief
--

change existing garage into a ADU

Reason for hardship is due to the existing size of the main house of only 1000 square feet. This restricts us from only utilizing less than the existing garage.

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,750
Lot Frontage	100.023
Lot Depth	107.5

Existing Buildings & Structures		
Structure:	Square Footage: 0	Building/Structure Detail if Other:



48 Cliff Dr, Bristol, RI

Map/Lot: 62-73

1 inch = 21 Feet



www.cai-tech.com

September 15, 2026



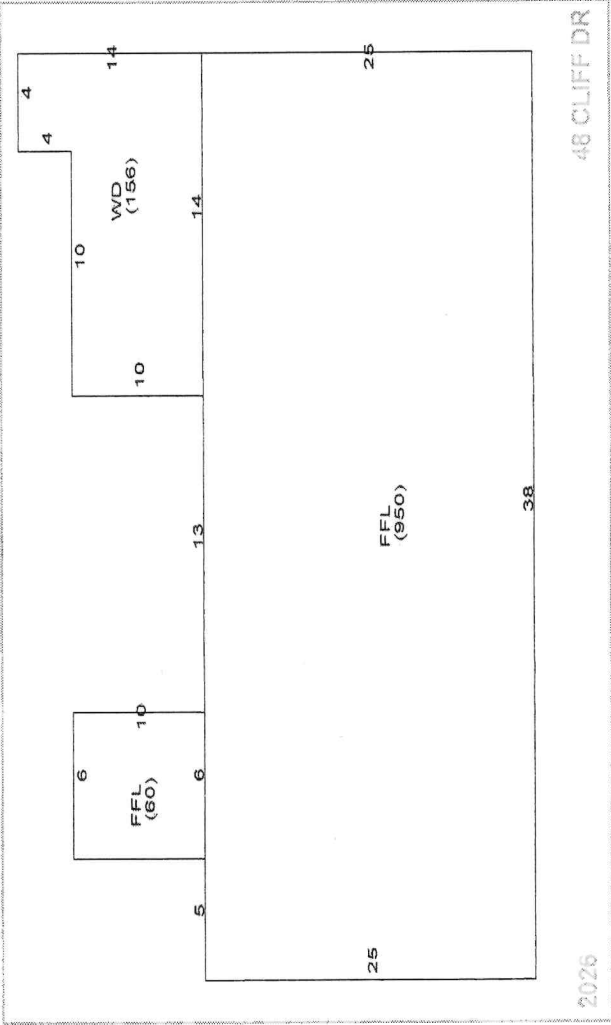
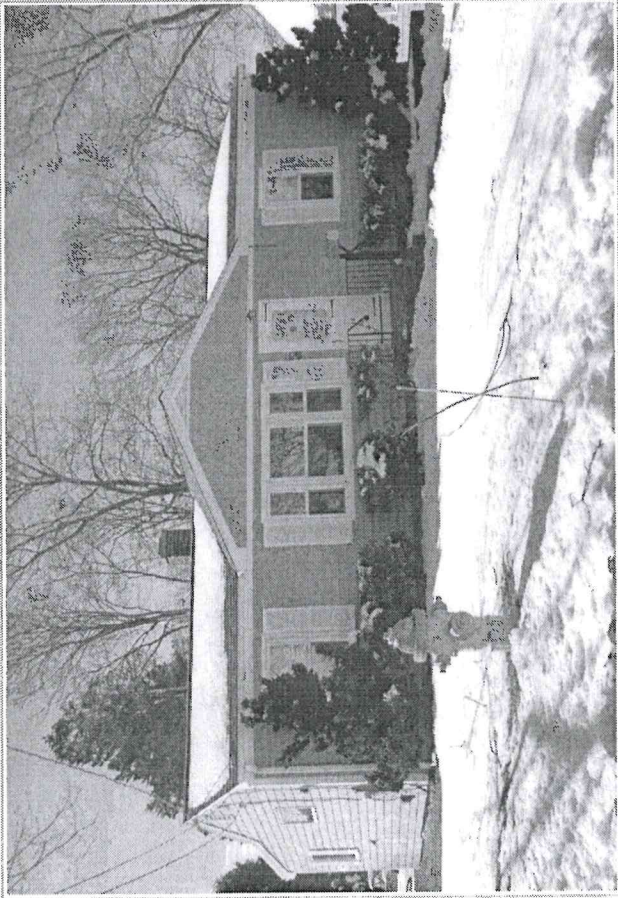
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Owner	Owner Account #	13-1677-00	% Owned
Owner 1 BARKER, JOHN J. JR & GAIL A. LE			
Owner 2 BARKER, ALISON J. & BARKER, JOHN J. III			
Owner 3 & TAVARES, EMMA J. TC			
Address 48 CLIFF DR, BRISTOL, RI 02809			

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BARKER, JOHN J. JR & GAIL A. TE	10/31/2025	0	2299-177		Q
MCKENNA, ROBERT W.	10/31/2025	458,335	2299-172		W
MC KENNA, JOHN F III ETUX LE	10/31/2025	0	2299-170		T
MCKENNA ROBERT W	08/29/2017	0	1906-257	A	Q

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AGR Credit	Assessed Value
	01	196,700	25,500	0.25	212,400	0	434,600
TOTAL		196,700	25,500	0.25	212,400	0	434,600
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	372.73	VAL per SQ Unit/Parcel >	372.73		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2026	01	196,700	25,500	0	212,400	0	434,600	434,600
	2025	01	196,700	25,500	0	212,400	0	434,600	434,600
	2024	01	119,700	25,500	0	177,000	0	322,200	322,200
	2023	01	119,700	25,500	0	177,000	0	322,200	322,200
	2022	01	119,700	25,500	0	177,000	0	322,200	322,200
	2021	01	92,700	22,400	0	175,900	0	291,000	291,000



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	0.22957	AC	P	1.00	778,800	901,686	F							207,000			1.00	0
2	01 NR Single I	0.01724	AC	EX	0.20	778,800	313,225	F							5,400			1.00	0
3																			
4																			

Plat/Lot 062-0073-000

Account: 3984

LUC 01

Zone R-10

Assessment

\$434,600

Building Information

Description	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2
BLDG Type	Ranch	1	Concrete	Wood	Wood Shngl	Gable	Asphalt Shn	Drywall	Hardwood
RES Units									
Foundation									
Frame 1									
EXT Wall 1									
Roof Type 1									
Roof Cover 1									
INT Wall 1									
Floors 1									
BMT Garages									
Plumbing									
Insulation									
Heat Fuel									
# Heat Sys									
% Solar HW									
% COM Wall									
Ceil Hght									
Parking Type									
EXT View									

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	Street	LEVEL
Year Built	1932	EFF Year				PAVED
Alt LUC		Alt %	0.00			
Depreciation						
Condition	AV	AV - Average	%	Size Adj	Constr Adj	1.01
Functional			35.0	Adj \$/SQ	269.19	
Economic			0.0	Othr Featr	28.035	
Special			0.0	Grade Fac	1.00	
OV			0.0	Neigh Infl	1.00	
				Land Factor	1.00	
				Adj Total	302.563	
				Depreciation	105.897	
				Depr Total	196.666	
Total Depreciation % > 35.0						

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,010	1,010	269.19	271,882
WD	WOOD DECK	156	0	16.96	2,646
Total		1,166	1,010		274,528

Visit History

Date	Result	By
1/21/2025	REVIEW	MP
6/28/2021	REVIEW	
8/17/2018	REVIEW	
8/14/2018	MEASURED	
3/8/2007	MEASURE	MP
3/8/2007	LISTED	MP

Notes

A/G POOL NV - LOTS 0074, 0075 & 0076 DROPPED INTO THIS LOT 05/11 EAS BOOK 1602
PAGE 13

Condo Data

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

Remodeling History

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 10/25/2010	B36894		BLDG	0	100	Closed	NO STRUCTURAL CHANGES STRIP & RESHINGLE EAST SIDE OF HOUSE (W/H
2							
3							
4							
5							
6							
7							
8							
9							

Special Features & Yard Items

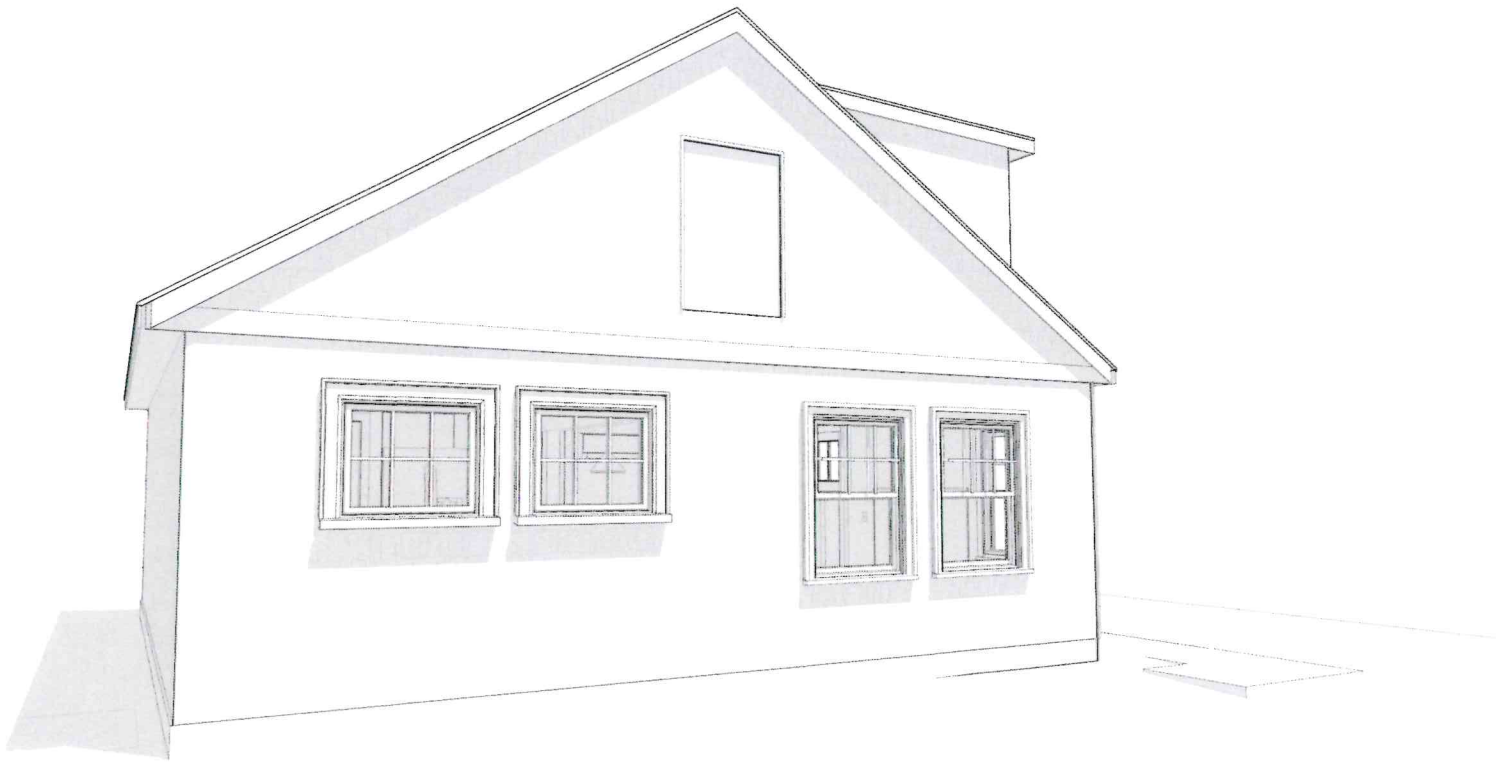
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1 14	Wood Deck	1	Y	1			448	3	AV	1932	3,300
2 31	Gar + Loft	1	Y	1			768	3	AV	1932	20,700
3 2	Shed	1	Y	1	14	16	224	3	AV	1995	1,500
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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

OWNER:
JOHN BARKER JR
168 HIGH ST
BRISTOL, RI 02809

CONTRACTOR:
TBD



DRAWING LIST - PROGRESS SET		
NO.	NAME	NOTES
COVER		
CS	COVERSHEET	
GENERAL		
A0.001	PROJECT INFO / ABBRV	
A0.002	SCHEDULES	
ARCHITECTURE		
A1.000	PLOT PLAN	
A1.001	SITE PLAN - PROPOSED	
A1.002	PLANS - PROJECT AREA	
A1.100	PLANS - DEMO (LEVEL 1 - 2)	
A1.101	PLANS - PROPOSED (LEVEL 1 - 2)	
A1.102	PLANS - PROPOSED (ROOF)	
A2.000	EXT. 3D VIEW - PREVIOUS VS. CURRENT DESIGN	
A2.101	EXTERIOR ELEVATIONS	
A3.101	BUILDING SECTIONS	
A5.001	BUILDING DETAILS	

48 CLIFF DRIVE BRISTOL, RI - PROGRESS SET

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by	JB
Checked by	JB
Date	05.20.2026
Project #	26-01

Issuance Schedule	
1	05.20.2025 ISSUE FOR PERMIT

SCALE



COVERSHEET

CS

GRAPHIC SYMBOLS (CONT.)

POWER AND COMM. (CONT.)

SECURITY DEVICES

	CAMERA
	CARD READER
	ELECTRIC LOCKSET
	ELECTRIC KEY SWITCH
	ELECTRIC STRIKE
	MAGNETIC LOCKSET

ELEVATION INDICATIONS

	GLASS SYMBOL
	MASONRY COURSING
	WOOD VENEER
	STONE

SECTION INDICATIONS

	ACOUSTICAL CEILING TILE
	ALUMINUM
	BRICK
	CARPET
	CONCRETE
	CONCRETE MASONRY UNIT
	CUT STONE
	EARTH OR GROUND
	FABRIC WRAPPED PANEL
	ACOUSTIC SPRAY
	GRAVEL
	GYPSUM BOARD
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	GLASS
	METAL
	PLASTER
	PLASTER/LATH
	PLYWOOD
	PRE-CAST PANELS
	SAND OR GROUT
	STONE
	WOOD (FINISHED)
	WOOD (CONTINUOUS MEMBER)
	WOOD (INTERRUPTED MEMBER)

GRAPHIC SYMBOLS (CONT.)

REFLECTED CEILING

	ACOUSTICAL CEILING AND GRID
	CEILING HEIGHT CHANGE SYMBOL
	GRID STARTPOINT SYMBOL
	FINISH CEILING HEIGHT AND TYPE TAG
	CEILING MOUNTED SPEAKER
	CEILING MOUNTED SPRINKLER HEAD - CONCEALED
	WALL MOUNTED SPRINKLER HEAD
	PENDENT SPRINKLER HEAD
	UPRIGHT SPRINKLER HEAD
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED OCCUPANCY SENSOR
	WALL MOUNTED FIRE ALARM & STROBE
	CEILING MOUNTED FIRE ALARM STROBE
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	DENOTES EXISTING TO REMAIN
	DENOTES EXISTING TO BE RELOCATED

LIGHT FIXTURES

	LED STRIP FIXTURE
	PENDANT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALL WASHER
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT FIXTURE
	WALL SCONCE

MECHANICAL FIXTURES

	RETURN AIR
	SUPPLY AIR
	CIRCULAR DIFFUSER
	LINEAR DIFFUSER
	EXHAUST FAN
	ACCESS DOOR
	SMOKE & CO2 DETECTOR
	OCCUPANCY SENSOR

WALL MOUNTED DEVICES

	EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
	WALL MOUNTED, SINGLE RECEPTACLE
	WALL MOUNTED, DUPLEX RECEPTACLE
	WALL MOUNTED, QUADRUPLEX RECEPTACLE
	WALL MOUNTED, VOICE/DATA RECEPTACLE
	WALL MOUNTED, DATA RECEPTACLE
	WALL MOUNTED, VOICE RECEPTACLE
	WALL MOUNTED, THERMOSTAT
	WALL MOUNTED, AV RECEPTACLE
	WALL MOUNTED, AV TROUGH
	WALL MOUNTED, ELECTRICAL JUNCTION BOX
	WALL MOUNTED, VOICE/DATA JUNCTION BOX
	ELECTRICAL PANEL
	LIGHT SWITCH
	EXHAUST FAN SWITCH
	3 WAY SWITCH

GRAPHIC SYMBOLS

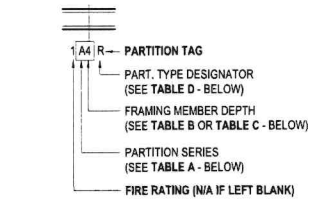
CONSTRUCTION

	COLUMN GRID REFERENCE NUMBER
	COLUMN GRID LINES AND REFERENCE NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NOT IN SCOPE / FOR REFERENCE ONLY
	NEW PARTITION
	1 HR. RATED PARTITION
	2 HR. RATED PARTITION
	3 HR. RATED PARTITION
	SMOKE PARTITION
	EGRESS PATH PRIMARY
	EGRESS PATH SECONDARY
	MILLWORK
	MILLWORK ABOVE
	DETAIL NUMBER
	SHEET NUMBER
	DESCRIPTION OF SIMILAR OR OPPOSITE
	AREA TO BE DETAILED
	LOCATION ON ROW WHERE ELEVATION IS SHOWN
	DIRECTION OF ELEVATION
	ROW ON SHEET WHERE ELEVATION IS SHOWN
	SHEET NUMBER WHERE ELEVATION IS SHOWN
	REVISION REFERENCE NUMBER
	REVISION CLOUD DEPICTING ARE REVISED
	ROOM
	ROOM NAME
	ROOM NUMBER
	SHEETNOTE REFERENCE
	WALL TYPE REFERENCE (REFER TO PARTITION LEGEND)
	DOOR NUMBER (REFER TO DOOR SCHEDULE)
	DOOR TYPE / HARDWARE TYPE
	WINDOW REF NUMBER (REFER TO WINDOW SCHEDULE)
	MILLWORK REF NUMBER (REFER TO MILLWORK SCHEDULE)
	Name Elevation
	MATCH LINE SYMBOL
	ALIGN WITH ESTABLISHED SURFACES
	NORTH ARROW
	PROJECT NORTH
	MAGNETIC NORTH
	FINISH
	WALL FINISH
	BASE FINISH
	WALL FINISH
	WAINSCOT FINISH
	BASE FINISH
	EXTENT OF WALL / WAINSCOT / BASE FINISH
	SPECIAL FINISH
	FLOOR FINISH
	CHANGE IN FLOOR FINISH
	CEILING FINISH
	ROOM NAME
	ROOM NUMBER
	FLOOR FINISH
	BASE FINISH
	WALL FINISH
	WALL GRAPHIC EXTENTS

ABBREVIATIONS

ACCESS	ACCESSORY	MET	METAL
ACOUS.	ACOUSTIC(AL)	MEZZ	MEZZANINE
AFF	ABOVE FINISHED FLOOR	MFD	MANUFACTURED
AL	ALUMINUM	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ANNUNC.	ANNUNCIATOR	MISC	MISCELLANEOUS
AND.	ANDODIZED	MLWK	MILLWORK
APPL	APPLANCE	MOIST	MOISTURE
ARCH	ARCHITECTURAL	MOT	MOTOR(IZED)
AUTO	AUTOMATIC	MTD	MOUNTED
AVG	AVERAGE		
&	AND	NIC	NOT IN CONTRACT
		NO	NUMBER
BD	BOARD	NTS	NOT TO SCALE
BLDG	BUILDING		
BLKG	BLOCKING	OPNG	OPENING(S)
BOLL	BOLLARD	OPR	OPERABLE
BOARDLM	BOARDLOOM	ORNA	ORNAMENTAL
BU	BUILT UP	OVFL	OVERFLOW
		OVHD	OVERHEAD
CAB	CABINET	PBD	PARTICLE BOARD
CEM	CEMENT(ITIOUS)	PEDTR	PEDESTRIAN
CER	CERAMIC	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLSTC	PLASTIC
COATG	COATING	PLYWD	PLYWOOD
COILG	COILING	PNL	PANEL
CONC	CONCRETE	POLYST	POLYSTYRENE
CONSTR	CONSTRUCTION	PORT	PORTABLE
CONT	CONTINUOUS(ATION)	PREFAB	PREFABRICATED
CONTR	CONTRACT(OR)	PREFIN	PREFINISHED
COV	COVER	PRTECN	PROTECTION
CPT	CARPET	PTN	PARTITION
DBL	DOUBLE	RDR	READER
DEPT	DEPARTMENT	RECES	RECESSED
DES	DESIGN(ED)	RECTP	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DF	DRINKING FOUNTAIN	REFL	REFLECTED
DIA	DIAMETER	REFR	REFRIGERATOR
DIFF	DIFFUSER	REINFC	REINFORCE(D)(ING)(MENT)
DIM	DIMENSION	REQD	REQUIRED
DISP	DISPENSER	RESIL	RESILIENT
DIV	DIVISION	RESIS	RESISTANT(IVE)
DN	DOWN	RFG	ROOFING
\$	DOLLARS	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DISCON	DISCONNECT		
DWR	DRAWER	SCR	SCRIBE
		SECUF	SECURITY
ELAST	ELASTOMERIC	SF	SQUARE FEET
ELEC	ELECTRICAL	SGL	SINGLE
EMBED	EMBEDD(ED)(ING)	SHORG	SHORING
ENGR	ENGINEER(ED)	SHM	SIMILAR
ENTR	ENTRANCE	SST	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXIST	EXISTING	STRFR	STOREFRONT
EXP JT	EXPANSION JOINT	STRUCT	STRUCTURAL
EXPS	EXPOSE(D)	SURF	SURFACE
EXT	EXTERIOR	SUSP	SUSPENDED
		SYS	SYSTEM(S)
FAB	FABRICATION	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	THK	THICK
FE	FIRE EXTINGUISHER	TLT	TOILET
FEC	FIRE EXTINGUISHER AND CABINET	TRAF	TRAFFIC
FHC	FIRE HOSE CABINET	TRANS	TRANSPARENT
FIN	FINISH	TRTD	TREATED
FLDG	FOLDING	TYP	TYPICAL
FLR	FLOOR(ING)		
FLC	FIREPLACE	UNDRLAY	UNDERLAYMENT
FR	FIRE RAT(ING)(ED)	UNO	UNLESS NOTED OTHERWISE
FRMG	FRAMING	UTIL	UTILITY
FURN	FURNITURE		
PWC	FABRIC WALL COVERING	VEH	VEHICLE
FXD	FIXED	VERT	VERTICAL
FIXT	FIXTURE	VIF	VERIFY IN FIELD
GA	GAUGE	W/	WITH
GFRG	GLASS FIBER REINFORCED CONCRETE	W/O	WITHOUT
GFRG	GLASS FIBER REINFORCED GYPSUM	WC	WATER CLOSET
GFRP	GLASS FIBER REINFORCED PLASTER	WD	WOOD
GL	GLASS	WDW	WINDOW
GR	GRAD(E)(ING)	WT	WEIGHT
GYP	GYPSUM	WTRPRF	WATERPROOFING
HD	HEAD		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING		
INFILTR	INFILTRATION		
INFO	INFORMATION		
INSTRUM	INSTRUMENT(ATION)		
INSUL	INSULATION		
INT	INTERIOR		
INTLK	INTERLOCK(ING)		
JAN	JANITOR		
KIT	KITCHEN		
LAV	LAVATORY		
LB	POUND		
LT	LIGHT		
E	BRITISH POUND		
LVLG	LEVELING		
LVR	LOUVER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEMB	MEMBRANE		

PARTITION LEGEND



SERIES	SHEATHING	STRUCTURE	SHEATHING
A	1-LYR	WD NOMINAL	1-LYR
B	2-LYRS	WD NOMINAL	2-LYRS
C	2-LYRS	WD NOMINAL	1-LYR
D	1-LYR	WD NOMINAL	NONE
E	2-LYRS	WD NOMINAL	NONE
F	1-LYR	STAG. WD NOM.	1-LYR
G-Z	RESERVED FOR FUTURE EXPANSION		

TAG #	WD STUD DEPTH	MTL STUD DEPTH	MTL C-H STUD DEPTH
-	NO FRAMING		
0	N/A	7/8" FURRING CHANNEL	
1	1 1/2" (FLAT)	1 5/8"	N/A
2	N/A	2 1/2"	2 1/2"
3	N/A	3 5/8"	N/A
4	3 1/2"	4"	4"
6	5 1/2"	6"	6"
8	7 1/4"	8"	N/A
10	9 1/4"	10"	N/A

TAG #	CMU WIDTH
4	3 5/8"
6	5 5/8"
8	7 5/8"
10	9 5/8"
12	11 5/8"

TAG #	CMU WIDTH
4	3 5/8"
6	5 5/8"
8	7 5/8"
10	9 5/8"
12	11 5/8"

PARTITION NOTES

GN-01. PARTITION TYPES ARE NOT SEQUENTIAL.

GN-02. ALL FIRE RATED PARTITIONS TO USE TYPE X GWS SHEATHING, U.O.N.

GN-03. PARTITIONS TO BE FULL HEIGHT U.O.N.

GN-04. ALL PARTITIONS SHALL BE COORD. WITH SCHEDULED FINISHES FOR PART. LAYOUT AND REQ'D CLEARANCES.

GN-05. PROVIDE BLOCKING IN PARTITIONS FOR ANY WALL-MOUNTED AV EQUIPMENT AND/OR ARTWORK HANGING AS INDICATED. SEE CONSTRUCTION PLAN(S) AND/OR INTERIOR ELEVATIONS FOR LOCATIONS.

GN-06. FOR INT. FRAMING LIMITING HEIGHTS REFER TO SSMA TABLES FOR INTERIOR NON-STRUCTURAL NON-COMPOSITE PARTITIONS

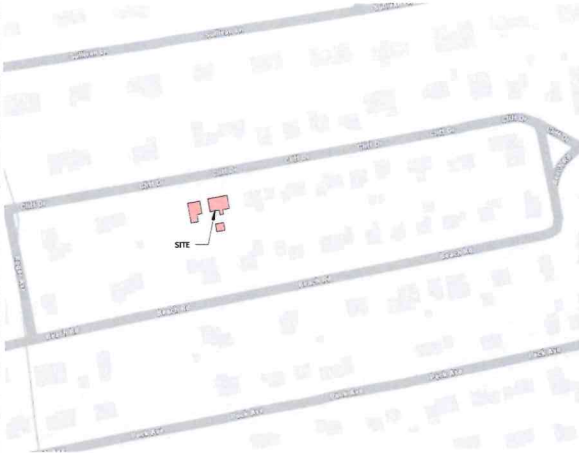
GN-07. U.O.N. PROVIDE CEMENTITIOUS BACKER-BOARD IN ALL WET WALL APPLICATIONS INCLUDING TILED WALLS & SHOWER ENCLOSURES. PROVIDE MOISTURE RESISTANT SHEATHING IN ALL BATHROOMS.

GN-08. U.O.N. MAINTAIN UNOBSTRUCTED AIR GAP IN ALL DOUBLE STUD PARTITIONS. DO NOT BRIDGE PARTITIONS BTWN AIR GAP.

HAZARDOUS MATERIAL NOTES

- IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLE KNOWABLE TO CLIENT.
- IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
- CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
- CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

LOCATION MAP



PROJECT INFORMATION

PROJECT SUMMARY:
CREATION OF ADDITIONAL DWELLING UNIT (ADU) WITHIN THE EXTENTS OF THE EXISTING GARAGE. ALL RENOVATIONS TO OCCUR WITHIN EXISTING GARAGE, NO CHANGE IN LOT COVERAGE.

BUILDING SUMMARY:	Parcel ID: 062-0073-000
Address: 48 CLIFF DRIVE, BRISTOL, RI 02809	
Property Type: One Family	
Classification Code: 01-NR Single Family	
Lot Size: 10,751 sf	
Building Area: Primary: 1,010 sf	
Garage: 768 sf	
Year Built: 1932	
Applicable Codes:	
Building: IRC 2021 (RIBEC Residential Amendments)	
Existing Building: IEBC 2021 (RIBEC IEBC Amendments)	
Mechanical: IMC 2021 (RIBEC IMC Amendments)	
Plumbing: IPC 2021 (RIBEC UPC Amendments)	
Electrical: NEC 2023 (NFPA 70, 2023)	
Energy: IECC 2024 (RIBEC Stretch Code 2021)	
Use Group:	
Existing: R-3 Residential	
Proposed: R-3 Residential	
Sprinklered: No	
Allowable Height & Area:	
Occupancy: R3	Allowed: 3 Story / UL SF*
	Existing: Primary: 1 Story / 1010 SF
	Garage: 2 Story / 768 SF

ZONING SUMMARY:

JURISDICTION: Bristol, RI	
ZONING: R-10	
CODE	
MIN LOT FRONTAGE: 60'	
SETBACK (FRONT): 30'	
SETBACK (SIDE): 15'	
SETBACK (REAR): 30'	
ACCESSORY BLDG: 5'	
LOT SIZE: 10,751 SF	
MAX COVERAGE: 25%	
EXISTING COVERAGE: 20%	
PROPOSED COVERAGE: NO CHANGE	

GENERAL NOTES

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- REVIEW DOCUMENTS. VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES.
- COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- ALL BUILDING ELEVATIONS ARE PROJECT SPECIFIC, UNLESS OTHERWISE NOTED. REFER TO CIVIL FOR BASE ELEVATIONS.

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by: JB
Checked by: JB
Date: 05.20.2026
Project #: 26-01

Issuance Schedule

SCALE

As indicated

PROJECT INFO / ABBRV

A0.001

CASEWORK SCHEDULE											
TAG	TYPE	DESCRIPTION	BOX DIMENSIONS			FINISHES					COMMENTS
			WIDTH	HEIGHT	DEPTH	BOX FINISH	BOX COLOR	FRONT PROFILE	FRONT FINISH	FRONT COLOR	
(E) LEVEL 1											
KITCHEN											
CW-B-01	BASE	(2) DOORS	2' - 6"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	UNDER SINK UNIT
CW-B-02	BASE	(3) DWRS	1' - 9"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-03	BASE	(2) DOOR & (2) DWR	3' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-04	BASE	(1) DOOR & (1) DWR	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-05	BASE	(3) DWRS	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-06	BASE	(1) DOOR & (1) DWR	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-W-01	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES
CW-W-02	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES
CW-W-03	WALL	(2) DOORS	2' - 6"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	ABV RANGE HOOD
CW-W-04	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES

WINDOW SCHEDULE										
TAG NO.	TYPE	FUNCTION	DIMENSIONS					FINISH		COMMENTS
			FINISH		ROUGH		SILL HEIGHT	EXTERIOR	INTERIOR	
			WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT				
(E) LEVEL 1										
1-01	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-02	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-03	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-04	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-05	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-06	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-07	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-08	DH.2	Double Hung	29 1/4"	48"	30 1/4"	48 1/2"	36"			
1-09	DH.2	Double Hung	29 1/4"	48"	30 1/4"	48 1/2"	36"			
1-10	DH.1	Double Hung	34"	48"	35"	48 1/2"	36"			
1-11	DH.1	Double Hung	34"	48"	35"	48 1/2"	36"			

(E) LEVEL 2										
2-02	DH.3	Awning	34"	28"	35"	28 1/2"	44"			
2-05	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			
2-06	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			
2-07	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			

15

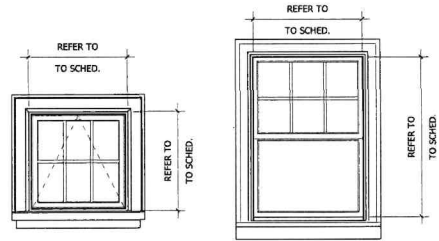
GENERAL NOTE:

1. U.O.N, ALL WINDOWS TO BE:
A. EXTERIOR = WHITE
B. INTERIOR = WHITE W/ MATCHING HARDWARE

DOOR SCHEDULE								
DOOR NO.	TYPE	DESCRIPTION	MANUFACTURER	DIMENSIONS		FINISH		COMMENTS
				WIDTH	HEIGHT	FRAME	PANEL	
(E) LEVEL 1								
102	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
104	SD1	Single Door	TBD	2' - 6"	6' - 8"	PTD	PTD	
105	SD1	Single Door	TBD	2' - 6"	6' - 8"	PTD	PTD	
106	SD1	Single Door	TBD	2' - 0"	6' - 8"	PTD	PTD	
107	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
107A	DD1	Double Door	TBD	5' - 0"	6' - 8"	PTD	PTD	
E-101	ED1	Craftsman (TDL) Two Panel - Three Lite	Simpson Door Company	3' - 0"	6' - 8"	PTD	PTD	EXTERIOR ENTRY DOOR
(E) LEVEL 2								
108	ED2	Single Door	TBD	2' - 8"	4' - 0"	PTD	PTD	HAY LOFT DOOR
201	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
202	SD1	Single Door	TBD	2' - 4"	6' - 8"	PTD	PTD	
203	SD1	Single Door	TBD	2' - 4"	6' - 8"	PTD	PTD	
204	DD1	Double Door	TBD	4' - 0"	6' - 8"	PTD	PTD	

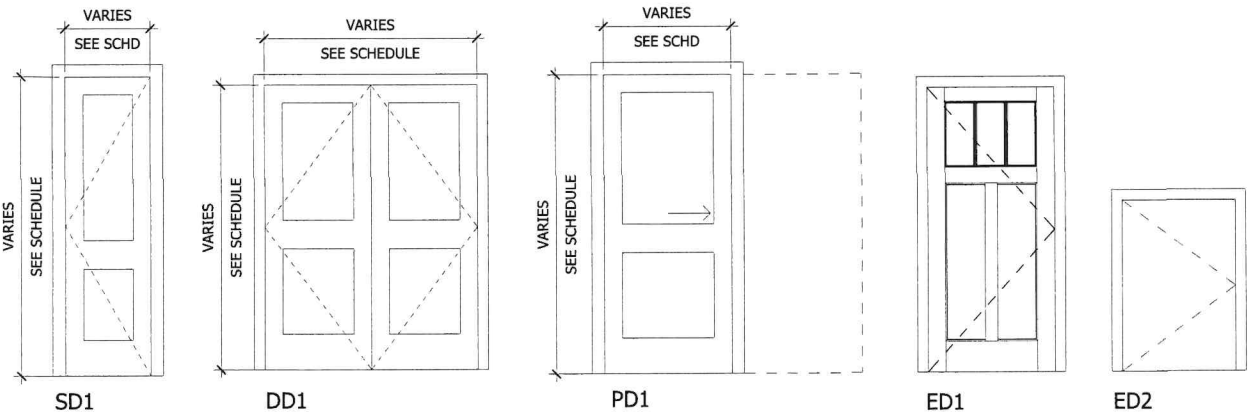
GENERAL NOTE:

1. U.O.N, ALL EXTERIOR DOORS TO BE:
A. EXTERIOR = WHITE
B. INTERIOR = WHITE W/ MATCHING HARDWARE



AWNING - AW DOUBLE HUNG - DH

Window Legend



Door Legend

48 CLIFF DRIVE

BRISTOL, RI 02809

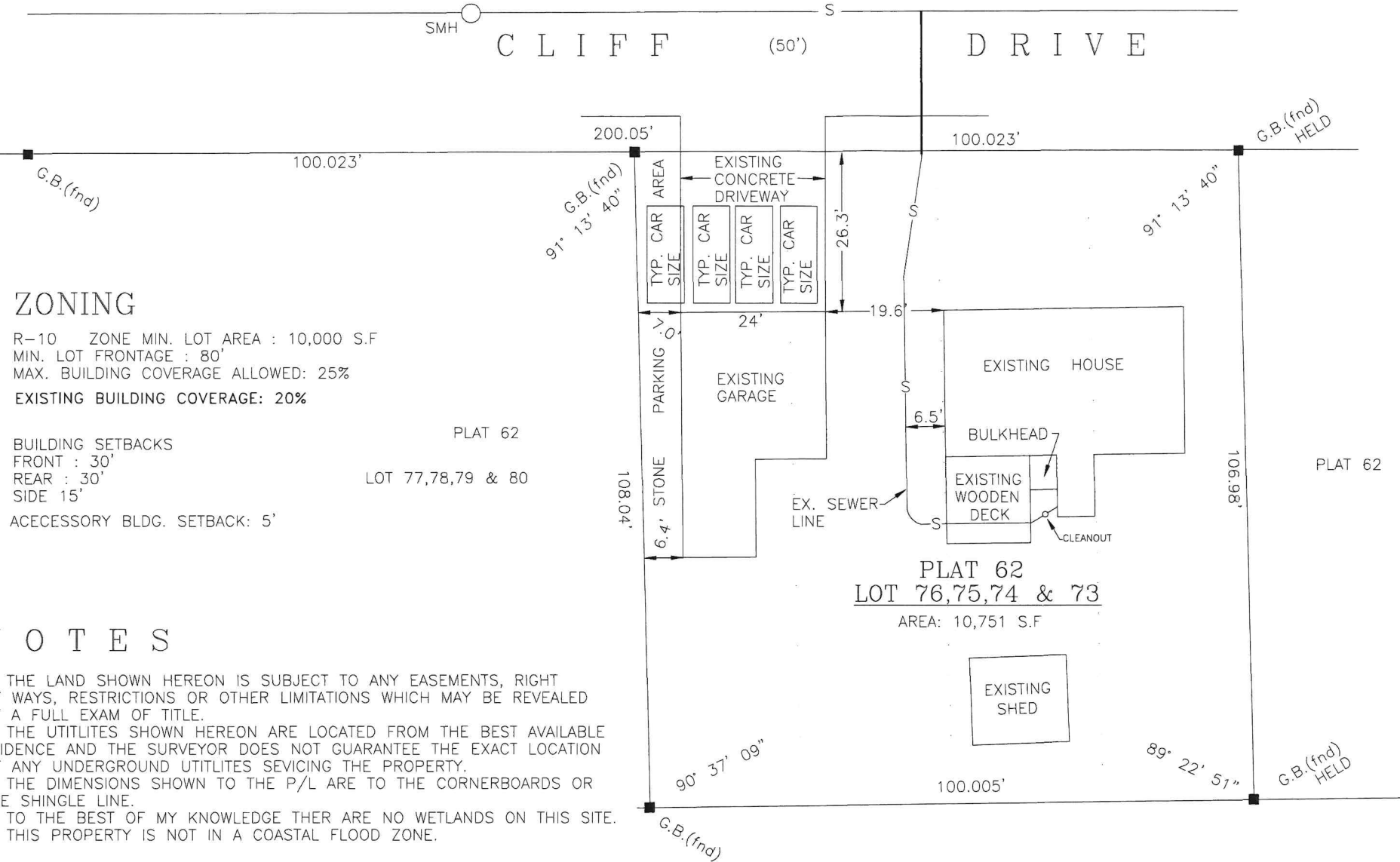
PERMIT SET

Drawn by J8
Checked by J8
Date 05.20.2026
Project # 26-01

Issuance Schedule

SCALE
1/2" = 1'-0"
SCHEDULES

A0.002



LEGEND
I.R. IRON ROD
N/F NOW OR FORMERLY
G.B. GRANITE BOUND
SMH EX. SEWER MANHOLE

ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
MIN. LOT FRONTAGE : 80'
MAX. BUILDING COVERAGE ALLOWED: 25%
EXISTING BUILDING COVERAGE: 20%

BUILDING SETBACKS
FRONT : 30'
REAR : 30'
SIDE 15'

ACECESSORY BLDG. SETBACK: 5'

PLAT 62
LOT 77,78,79 & 80

PLAT 62 LOT 72

NOTES

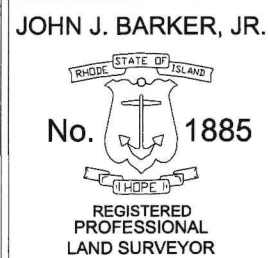
1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
2. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SEVICING THE PROPERTY.
3. THE DIMENSIONS SHOWN TO THE P/L ARE TO THE CORNERBOARDS OR THE SHINGLE LINE.
4. TO THE BEST OF MY KNOWLEDGE THER ARE NO WETLANDS ON THIS SITE.
5. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.

PLAT 62
LOT 76,75,74 & 73
AREA: 10,751 S.F.

PLAT REFERENCE

BEING LOTS 190-197 ON PLAT ENTITLED
"BEACH TERRACE" belonging to THE
PROVIDENCE REAL ESTATE IMPROVEMENT CO.
by: Frank Waterman March, 1910.

CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD
OTHER TYPE OF SURVEY III
DATA ACCUMULATION SURVEY
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISITNG CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER , JR PLS #1885 C.O.A # LS-A302

BARKER LAND SURVEYING
168 HIGH STREET BRISTOL R.I. 02809-2101

SURVEY PLAN
for

JOHN & GAIL BARKER

PLAT 62 LOTS 73-80 48 CLIFF DRIVE BRISTOL R.I. 02809

DATE: 12/15/25 DWN BY: JJB DWG # 081203

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JJB
Checked by JJB
Date 05.20.2026
Project # 26-01

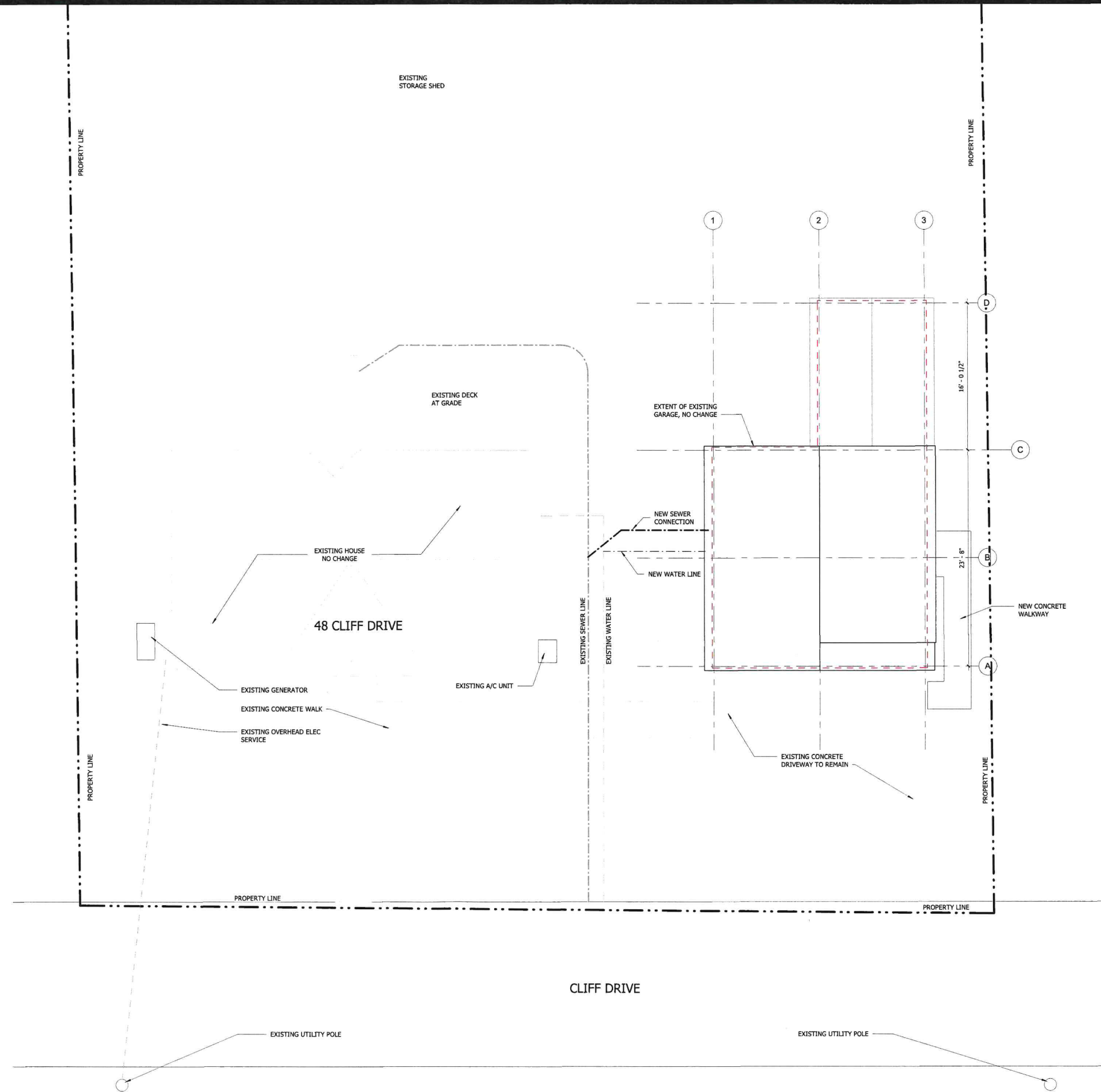
Issuance Schedule

SCALE

3/32" = 1'-0"

PLOT PLAN

A1.000



01 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

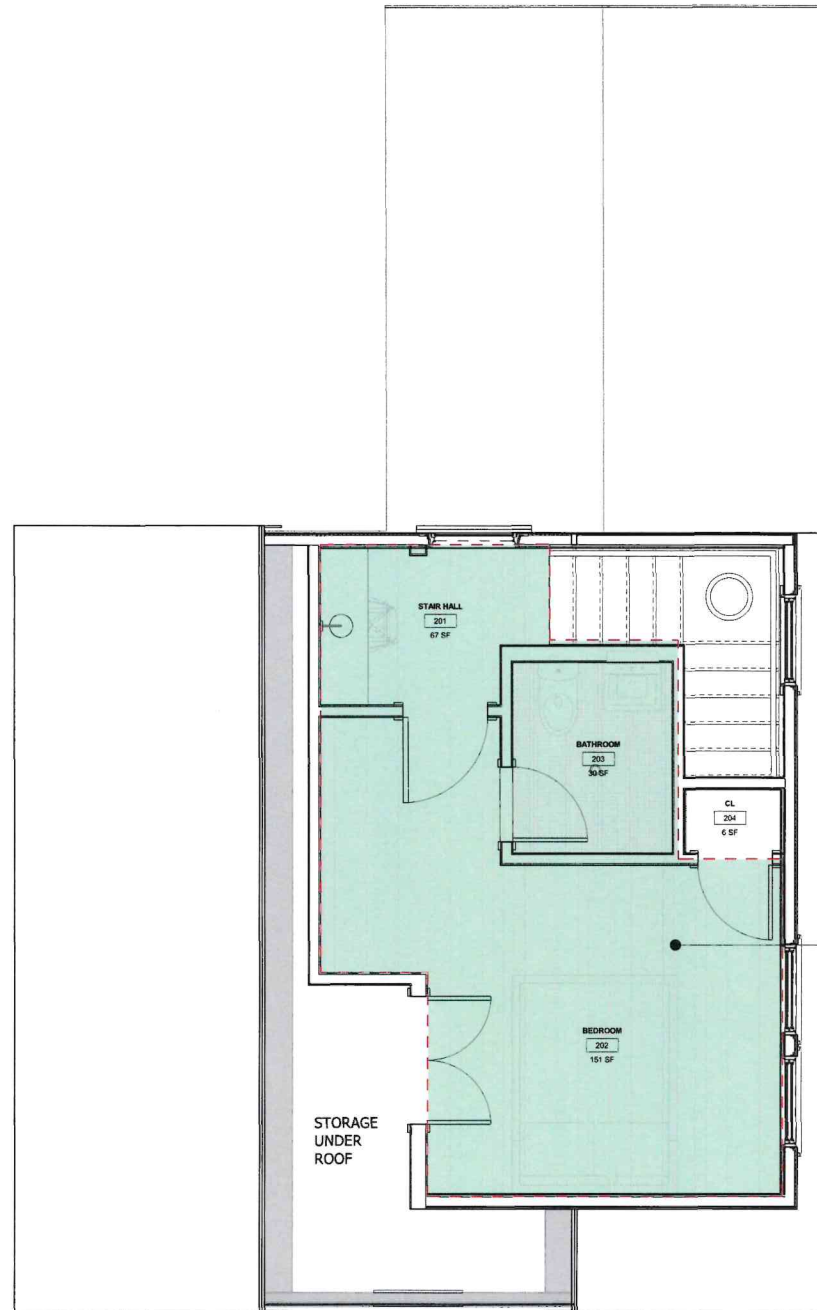
Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

Issuance Schedule

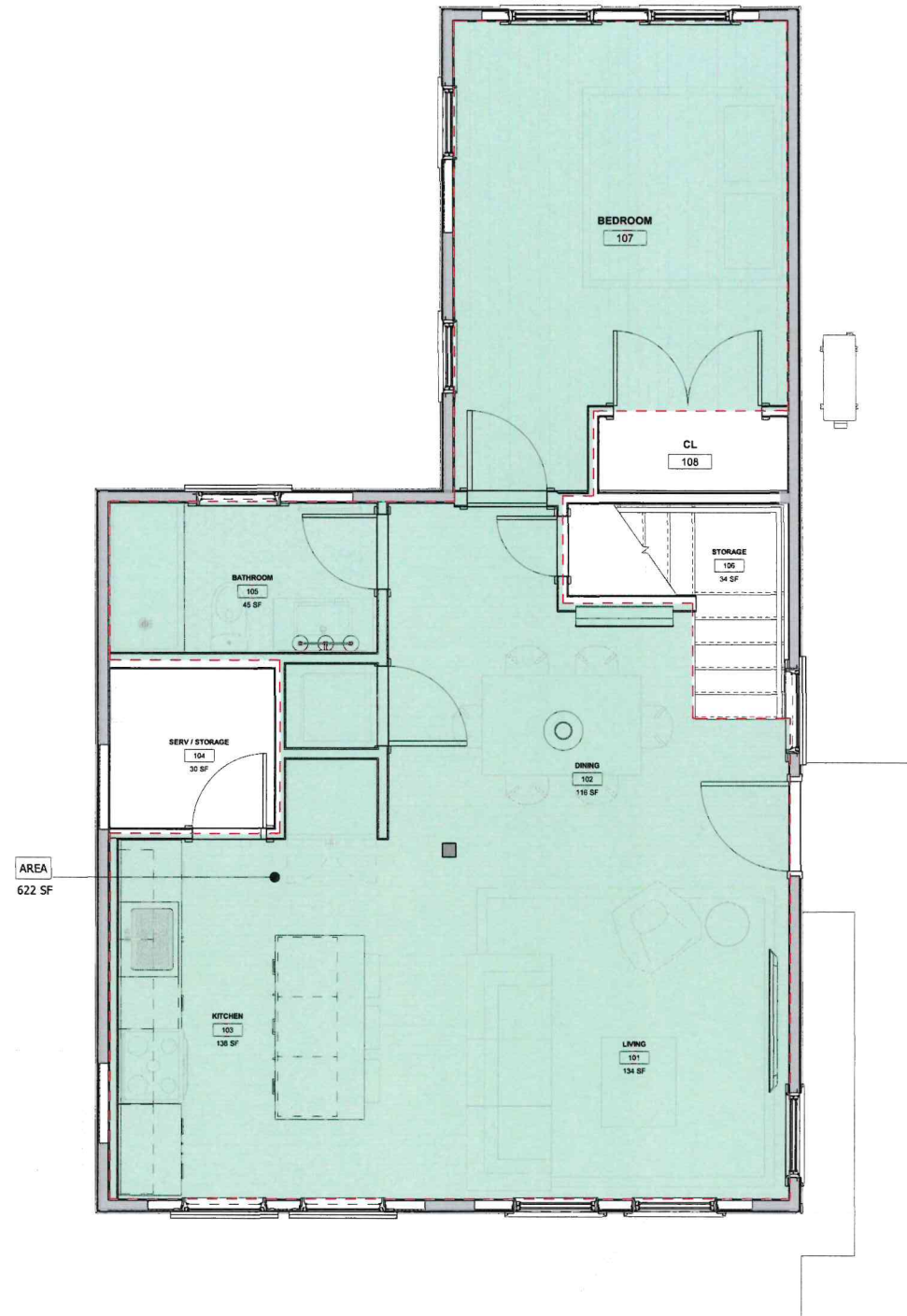
SCALE
3/16" = 1'-0"

SITE PLAN -
PROPOSED

A1.001



02 Area Plan LEVEL 2
3/8" = 1'-0"



01 Area Plan LEVEL 1
3/8" = 1'-0"

AREA NOTES

EXISTING PRIMARY RESIDENCE AREA - 1010 SF
EXISTING GARAGE AREA - 870 SF
(INCLUDING GROUND FLOOR AND USABLE LOFT AREA)

ADU AREA REQS [2 BEDROOM] - 1200 SF / 60% OF PRIMARY SF
(WHICHEVER IS LESS)
PROPOSED ADU LIVING AREA - 850 SF

VARIANCE REQUESTED: HARDSHIP DUE TO MINIMAL EXISTING PRIMARY RESIDENCE AREA

EXISTING LIVING AREA: - 1010 SF
60% OF AREA - 606 SF
ADU LIVING AREA - 850 SF

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

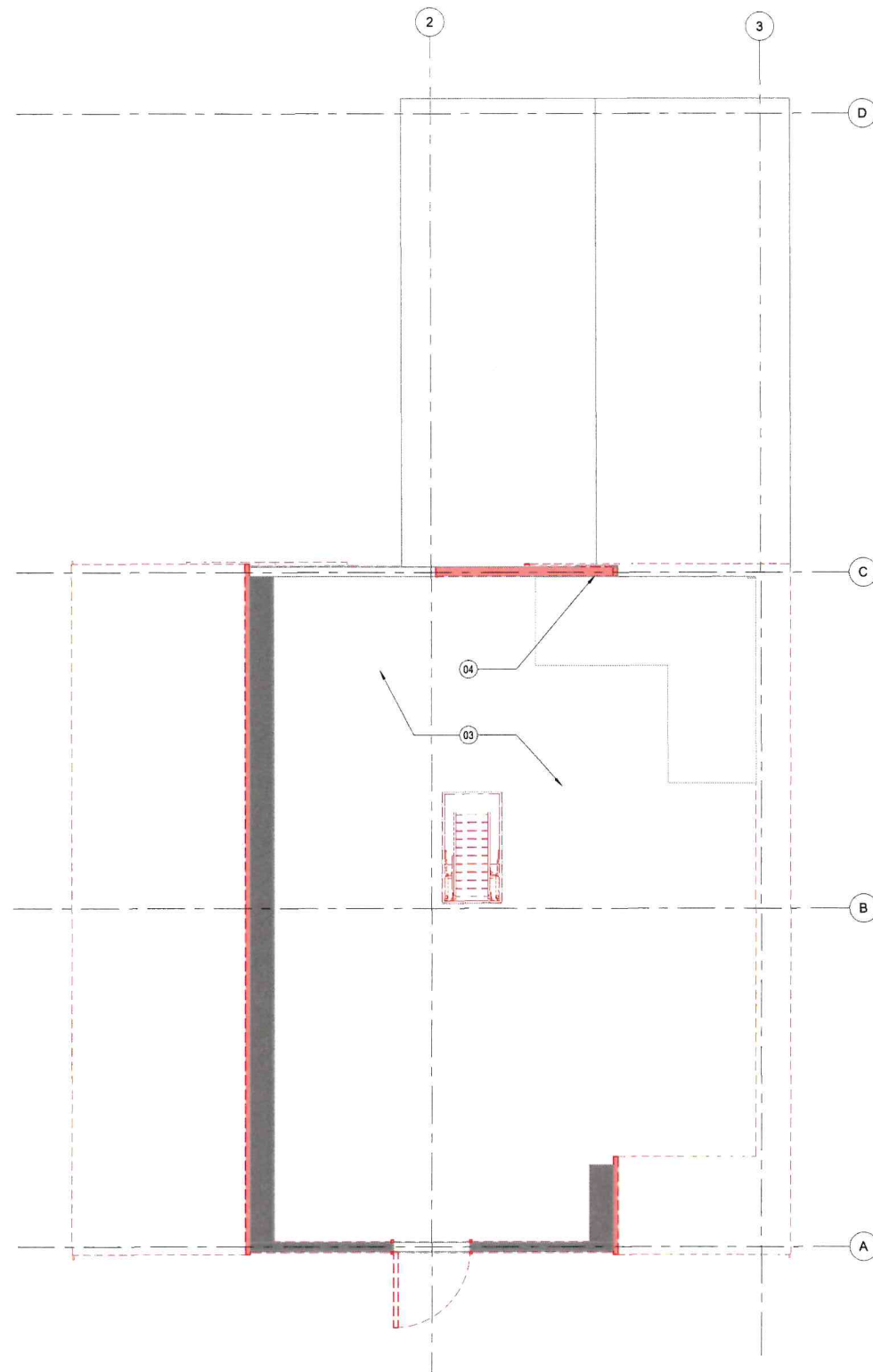
Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01
Issuance Schedule

SCALE

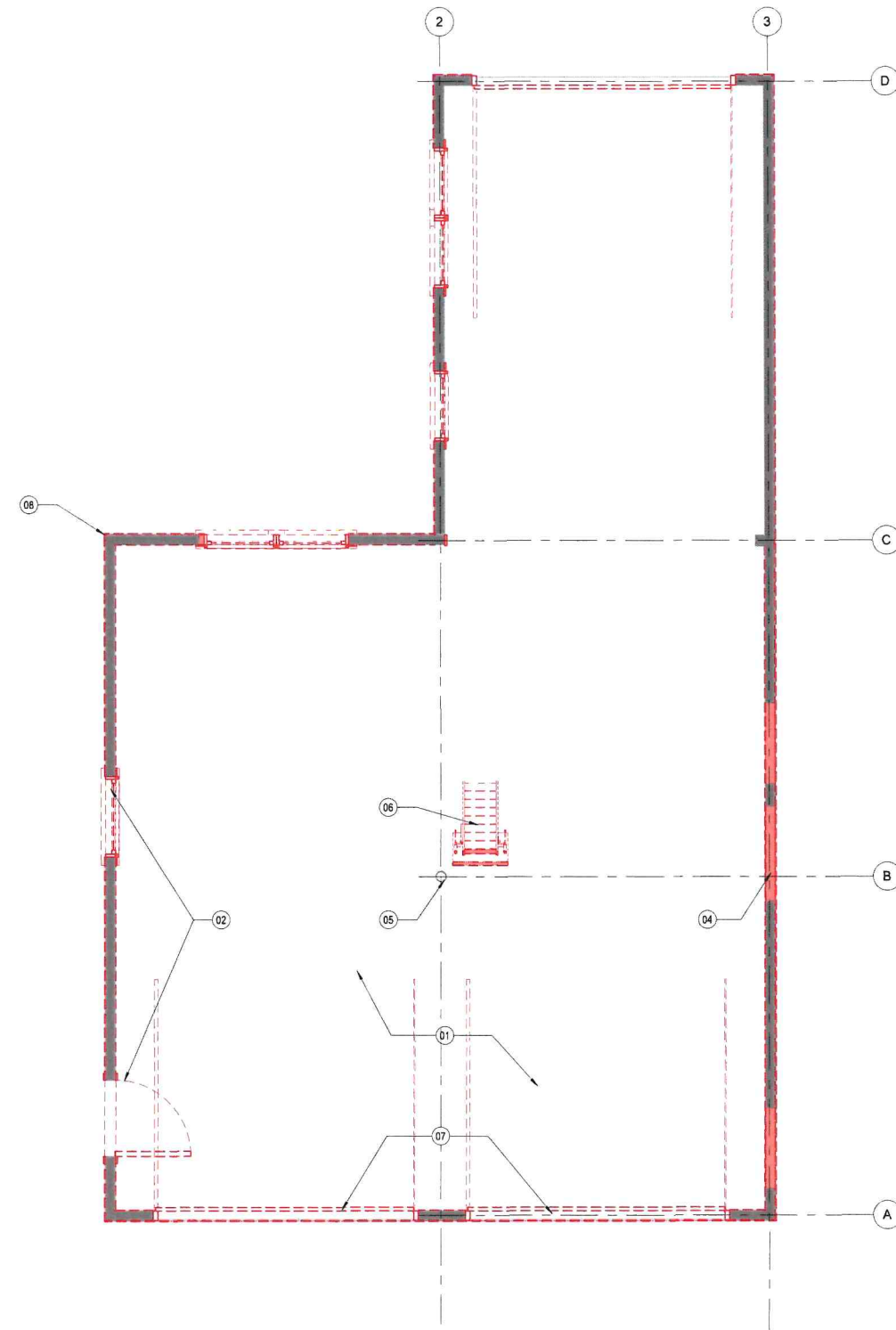
3/8" = 1'-0"

PLANS - PROJECT
AREA

A1.002



02 Demo Plan LEVEL 2
3/8" = 1'-0"



01 Demo Plan LEVEL 1
3/8" = 1'-0"

SHEET NOTES

- 01 EXIST SLAB TO REMAIN, TYP.
- 02 REMOVE & REPLACE WINDOWS & DOORS, TYP.
- 03 REMOVE & REPLACE EXIST FLOOR AND SUBFLOOR, TYP.
- 04 DEMO EXISTING WALL TO EXTENTS SHOWN, SUPPORT/SHORE STRUCTURE AS REQ.
- 05 EXISTING COLUMNS TO REMAIN
- 06 DEMO EXISTING STAIR
- 07 REMOVE EXISTING GARAGE DOORS, TYP.
- 08 REMOVE & REPLACE EXISTING CEDAR SHINGLES AT EXTERIOR, TYP. PREP FOR NEW SIDING, SEE EXT WALL DETAIL.

GENERAL NOTES

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

Issuance Schedule

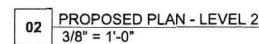
SCALE

3/8" = 1'-0"

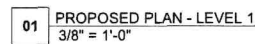


PLANS - DEMO (LEVEL
1 - 2)

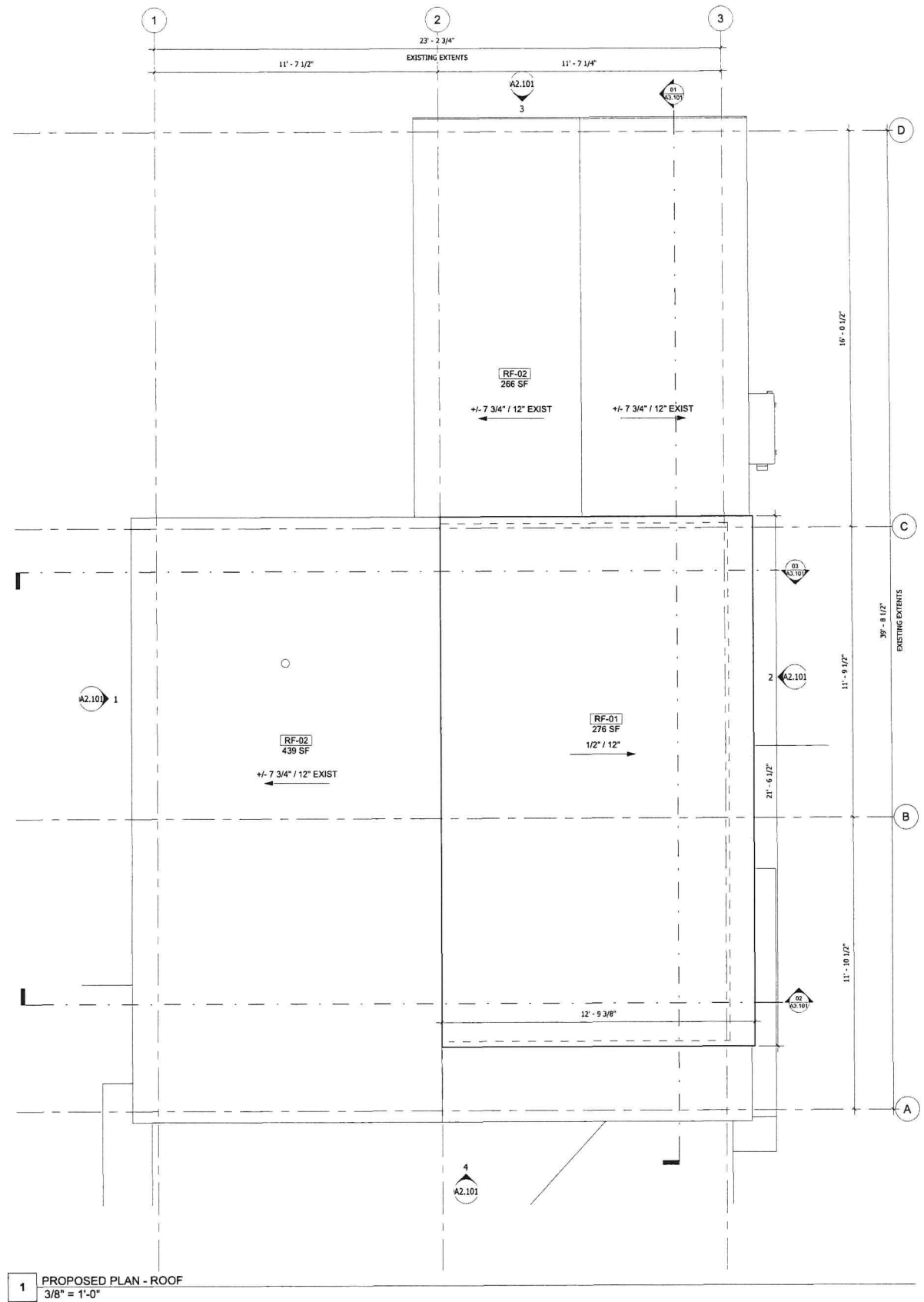
A1.100



01 LINE OF EXIST BEAM ABV.
02 EXISTING PIPE COLUMN ENCASED IN TRIM
03 INFILL EXISTING OPENING, TYP.
04 NEW ENG WD FLOORING OVER EXIST SLAB. REFER TO DETAIL
07 NEW PLUMBING STACK VENT
08 NEW 2x10 RIDGE BEAM, ABV.



A1.101



1 PROPOSED PLAN - ROOF
3/8" = 1'-0"

SHEET NOTES

- 01 LINE OF EXIST BEAM ABV.
- 02 EXISTING PIPE COLUMN ENCASED IN TRIM
- 03 INFILL EXISTING OPENING, TYP.
- 04 NEW ENG W/D FLOORING OVER EXIST SLAB. REFER TO DETAIL
- 07 NEW PLUMBING STACK VENT
- 08 NEW 2x10 RIDGE BEAM, ABV.

RF-01 = EPDM RUBBER MEMBRANE
RF-02 = ASPHALT SHINGLES

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

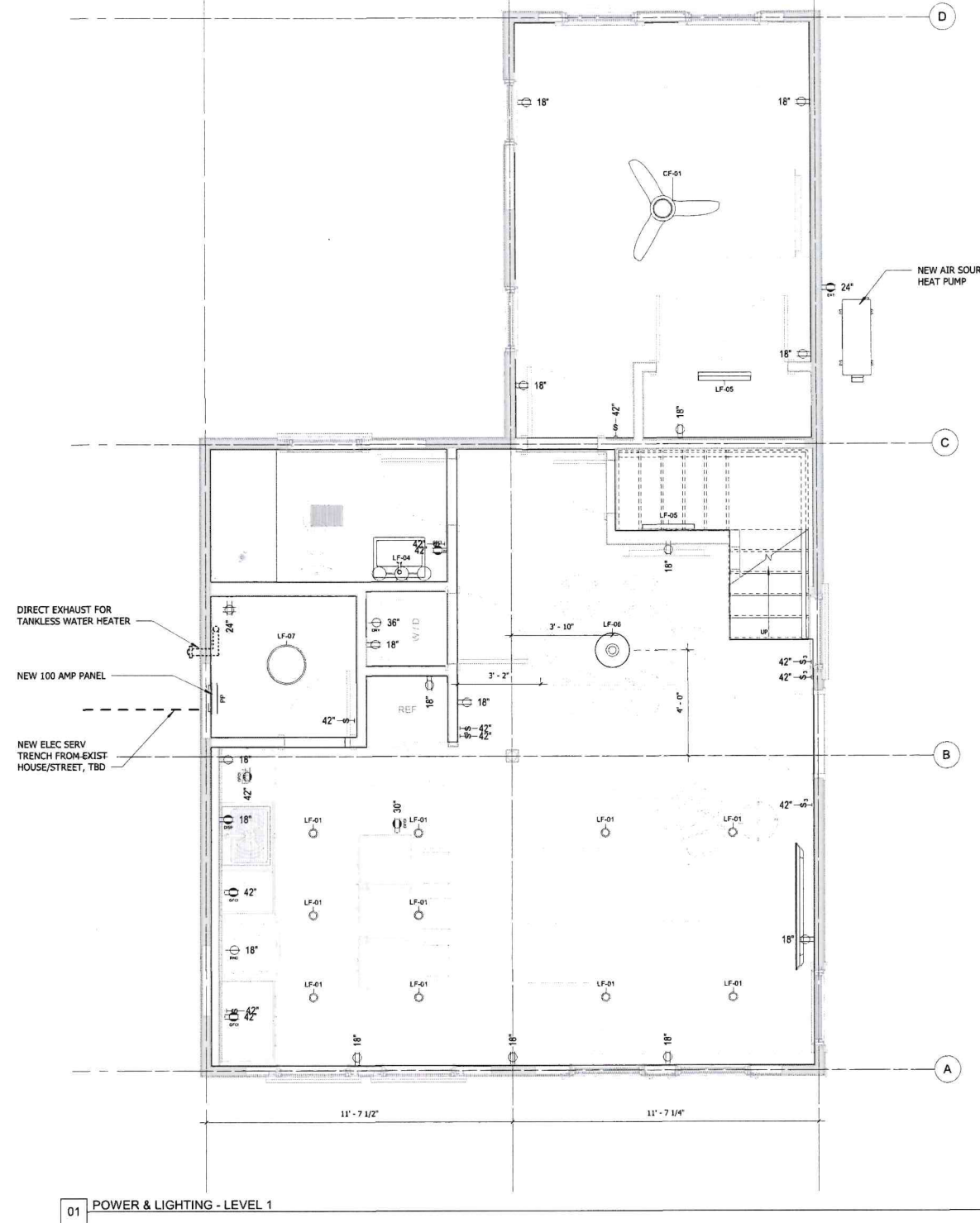
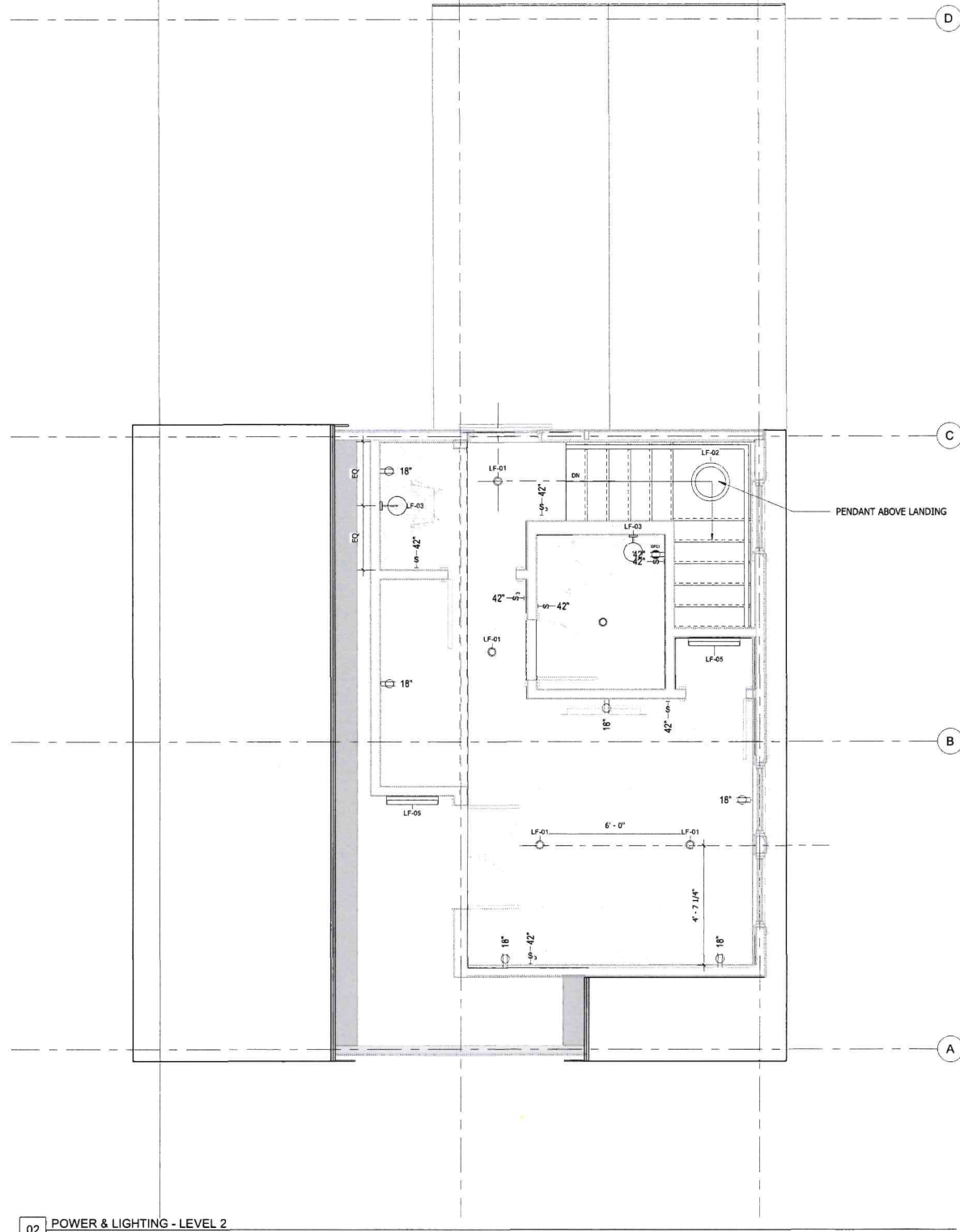
Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01
Issuance Schedule

SCALE

3/8" = 1'-0"

PLANS - PROPOSED
(ROOF)

A1.102



LEGEND

LIGHTING FIXTURE SCHEDULE		
COUNT	TYPE MARK	TYPE
1	CF-01	Ceiling Fan & Light
15	LF-01	3" Recessed Wafer Downlight - Typical
1	LF-02	Pendant - Stair
2	LF-03	Wall Sconce - Interior
1	LF-04	Vanity Sconce
4	LF-05	Wall Sconce - Closet
1	LF-06	Pendant - Dining
1	LF-07	Ceiling Sconce - Flush Mount - Interior

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01
Issuance Schedule

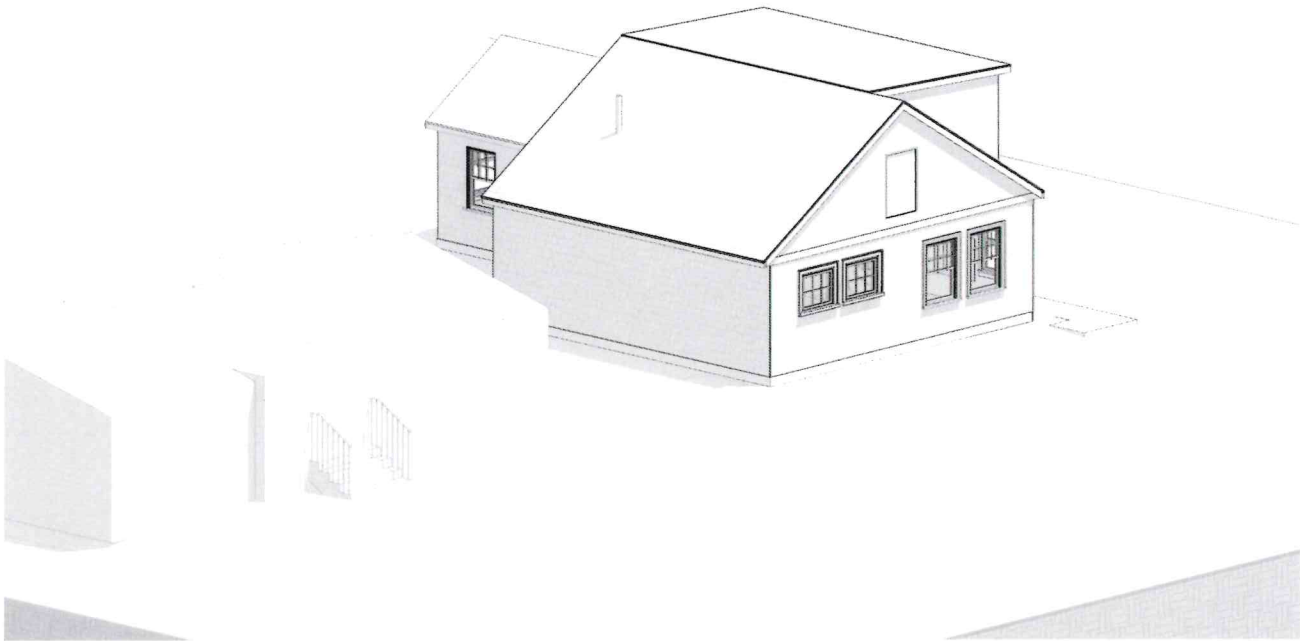
SCALE

3/8" = 1'-0"

POWER & LIGHTING -
PROPOSED (LEVEL
0-1)

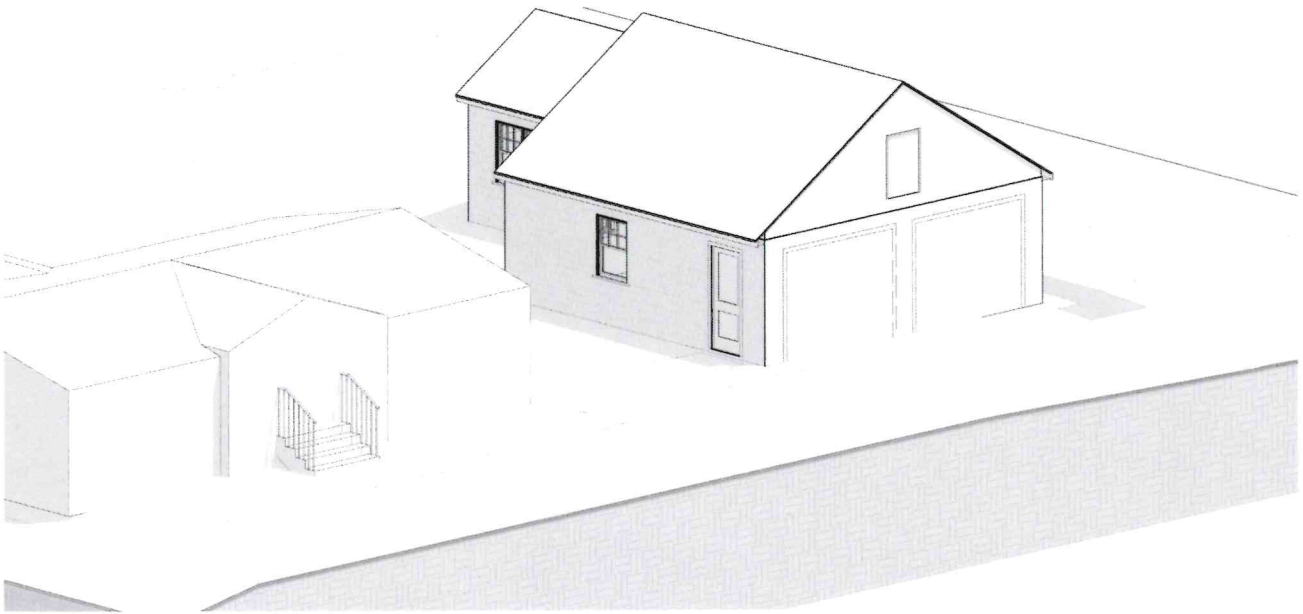
A1.201

PROPOSED



2 PROPOSED AXON VIEW

EXISTING



1 ORIGINAL AXON VIEW

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

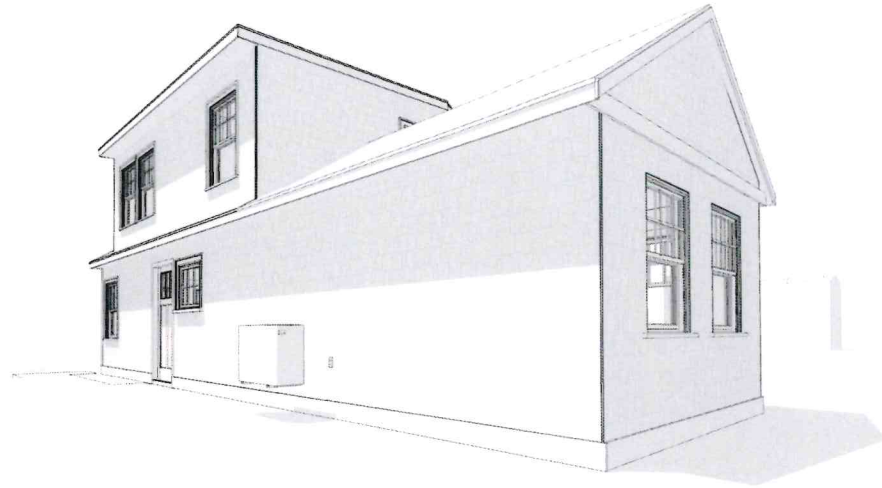
Issuance Schedule

SCALE

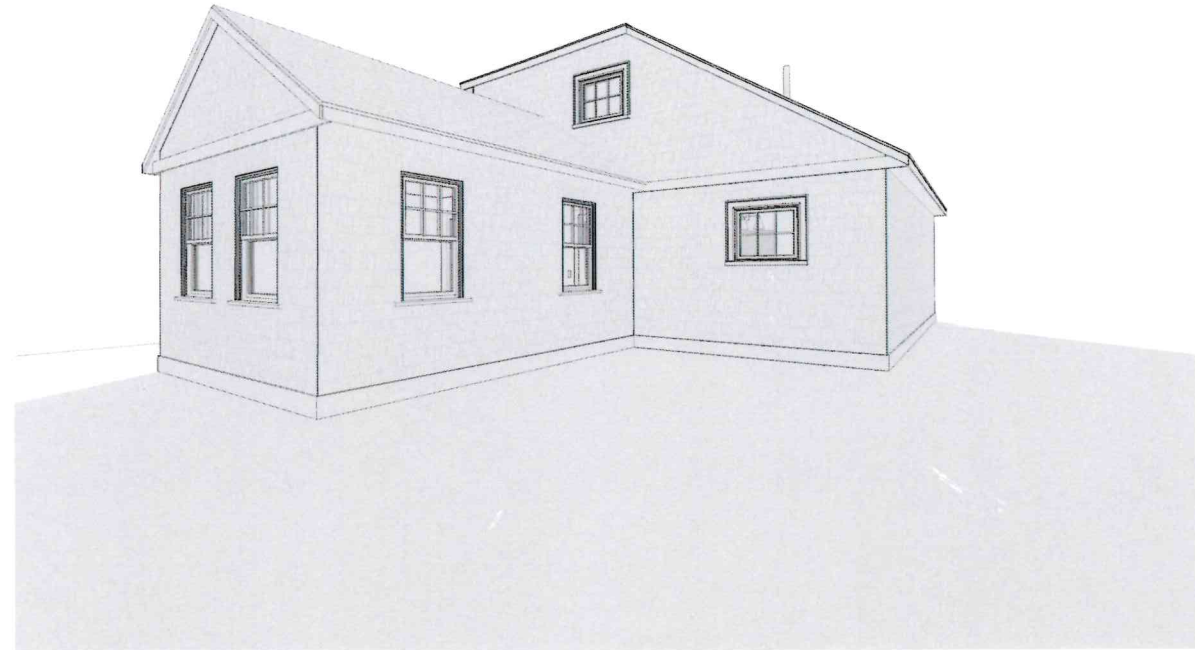


EXT. 3D VIEW -
PREVIOUS VS.
CURRENT DESIGN

A2.000



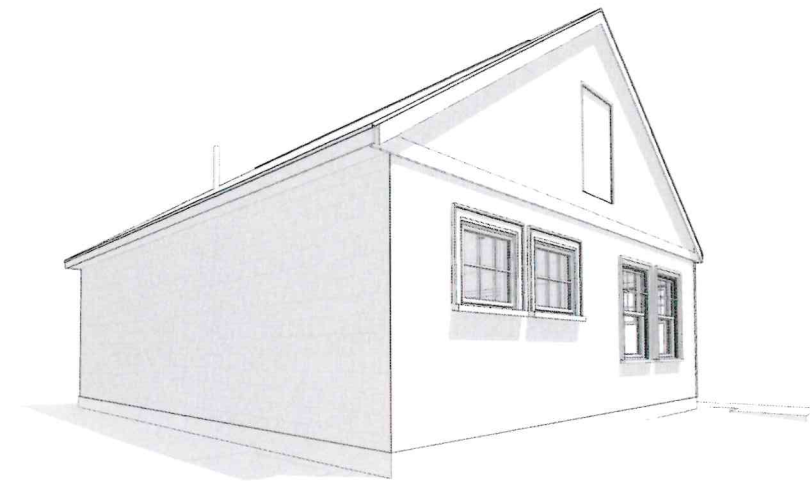
04 Exterior Perspective NE



02 Exterior Perspective NW



03 Exterior Perspective South Facade



01 Exterior Perspective SW

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

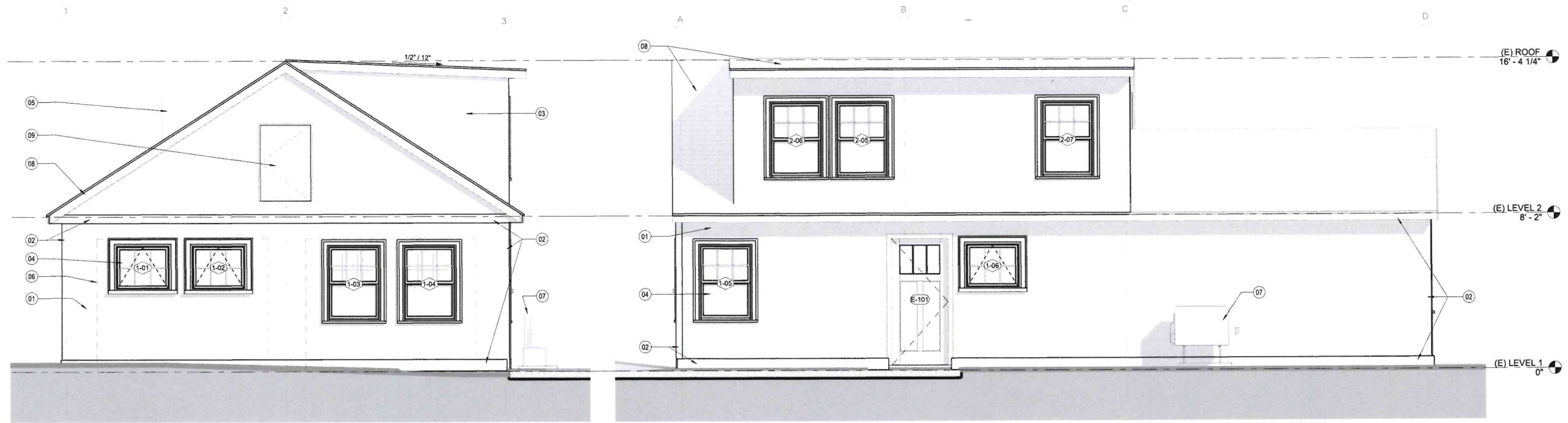
Issuance Schedule

SCALE



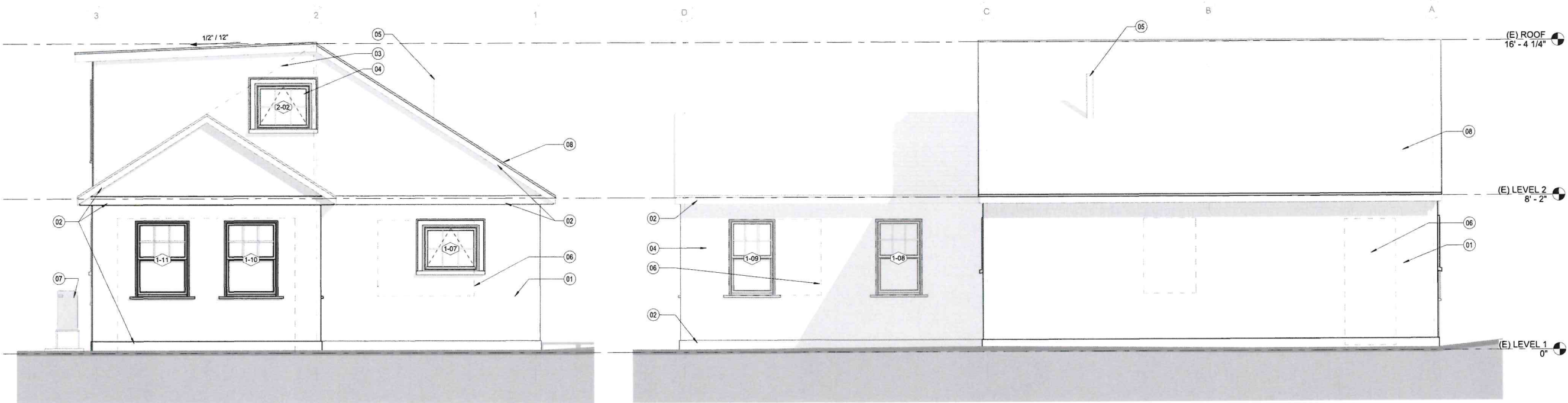
EXT. 3D VIEW -
PERSPECTIVES

A2.001



4 PROPOSED ELEVATION - SOUTH

2 PROPOSED ELEVATION - EAST



3 PROPOSED ELEVATION - NORTH
3/8" = 1'-0"

1 PROPOSED ELEVATION - WEST
3/8" = 1'-0"

SHEET NOTES

- 01 REPAIR/REPLACE & REPAINT EXISTING CEDAR SHINGLES
- 02 REPLACE EXISTING FASCIA/RAKE/EAVE TRIM. PROVIDE NEW TRIM AS SHOWN.
- 03 PROVIDE NEW CEDAR SHINGLES, TO MATCH EXISTING, AT NEW DORMER
- 04 NEW WINDOWS THROUGHOUT, REFER TO SCHEDULE
- 05 SANITARY VENT STACK
- 06 LINE OF EXISTING OPENINGS, INFILL WHERE REQ. TYP.
- 07 NEW AIR SOURCE HEAT PUMP UNIT.
- 08 NEW ROOFING, REFER TO ROOF PLAN FOR TYPES
- 09 REPLACE EXISTING HAY DOOR

GENERAL NOTES

WALL MATERIAL TAKEOFF	
NAME	AREA
Siding - Cedar Shingle	1405 SF
Wall - 1/2" Gypsum Wall Board	2723 SF

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

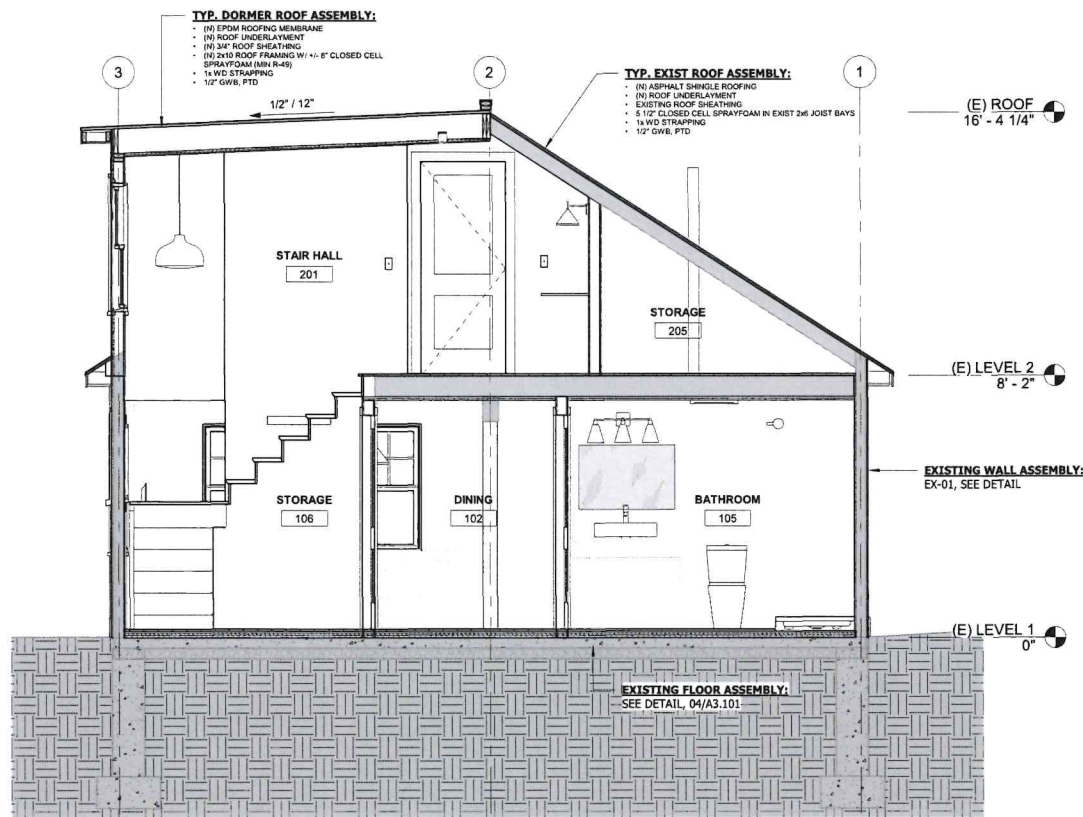
Issuance Schedule

SCALE

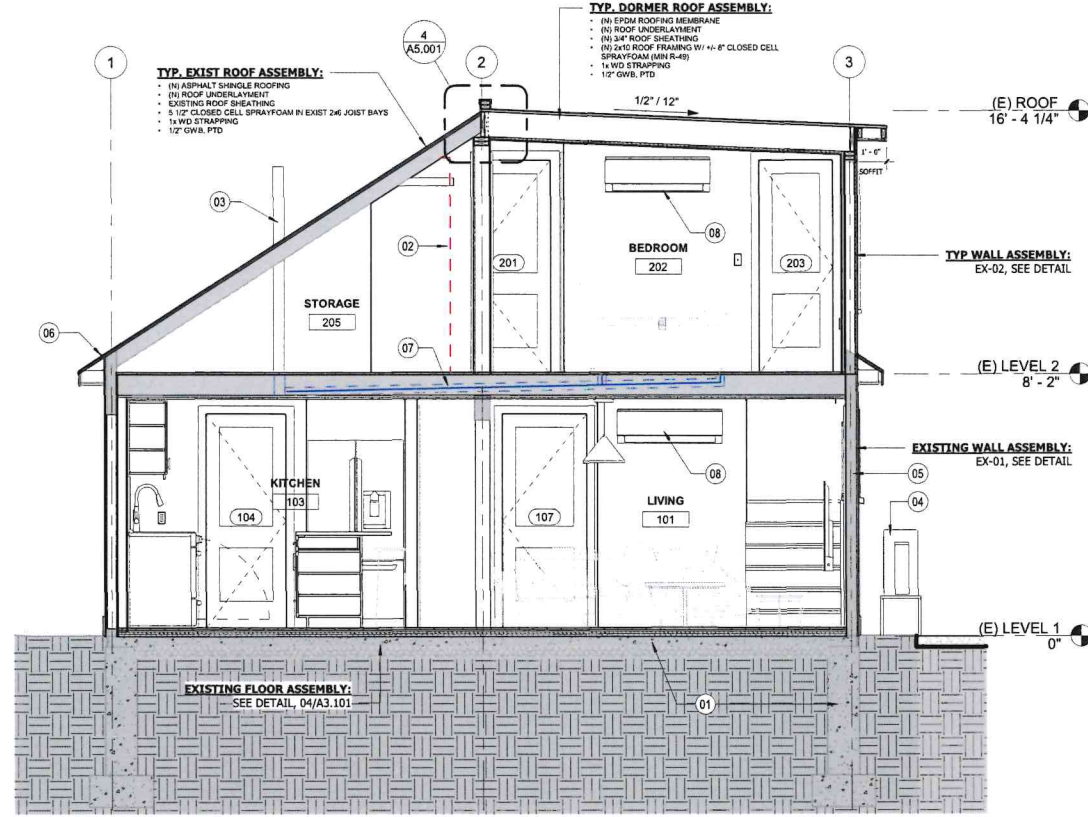
3/8" = 1'-0"

EXTERIOR
ELEVATIONS

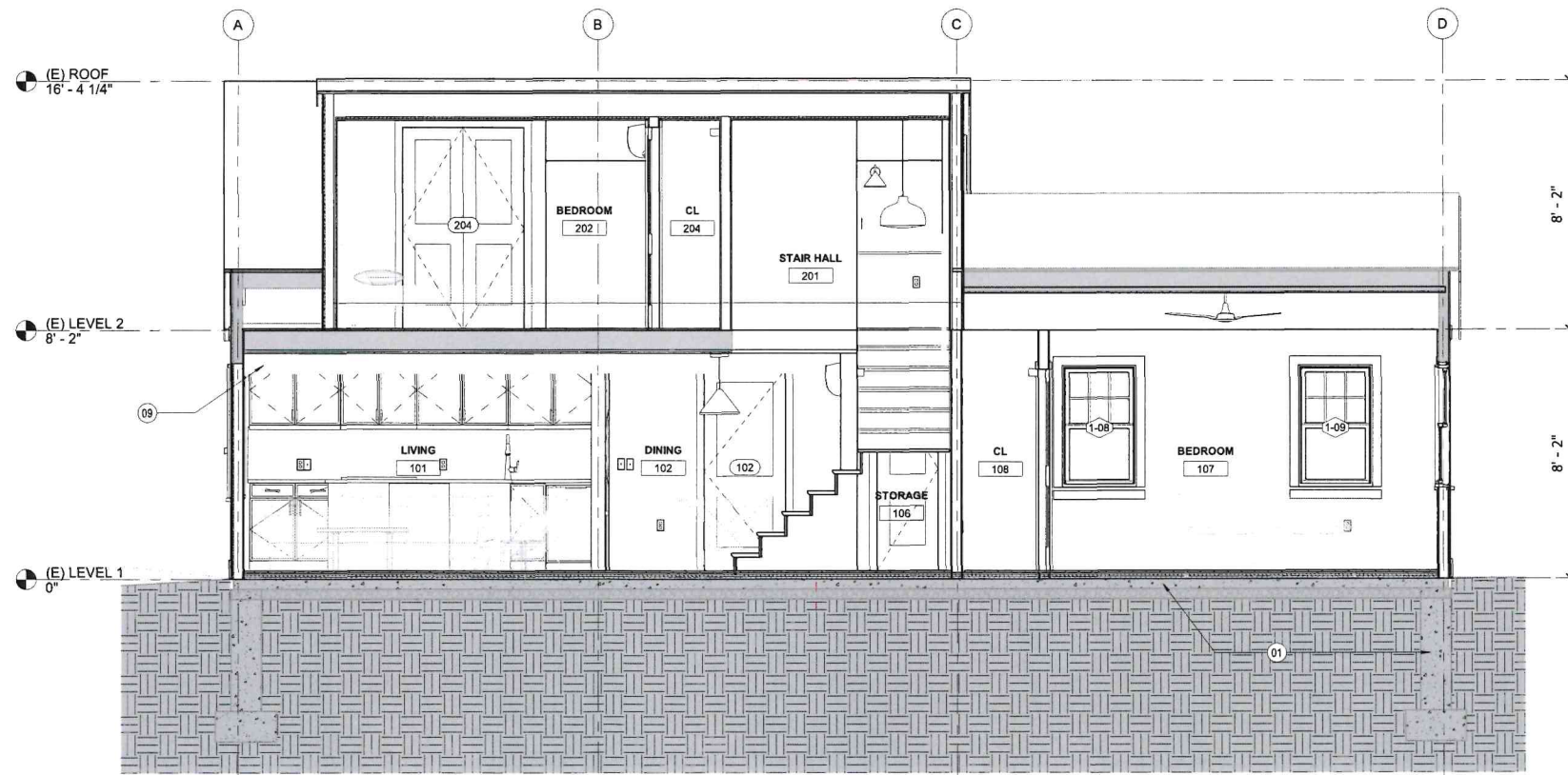
A2.101



03 BUILDING SECTION - THROUGH BATHROOM



02 BUILDING SECTION - THROUGH KITCHEN



01 SECTION - THROUGH STAIR
3/8" = 1'-0"

SHEET NOTES

- EXIST FOUNDATION & FOOTING TO REMAIN, TYP.
- LINE OF MIN HEAD CLR (6'-8" CLR)
- SANITARY VENT STACK
- NEW AIR SOURCE HEAT PUMP UNIT.
- DBL EVERY OTHER STUD UNDER DORMER EXTENT
- PROVIDE ICE & WATER SHIELD MIN 30" FROM ROOF EAVE, TYP.
- LINE OF WASTE LINE FROM POWDER RM
- NEW INTERIOR FAN COIL UNIT, TYP.
- EXIST STRUCTURAL BEAM TO REMAIN, TYP.

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

Issuance Schedule

SCALE

3/8" = 1'-0"

BUILDING SECTIONS

A3.101

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

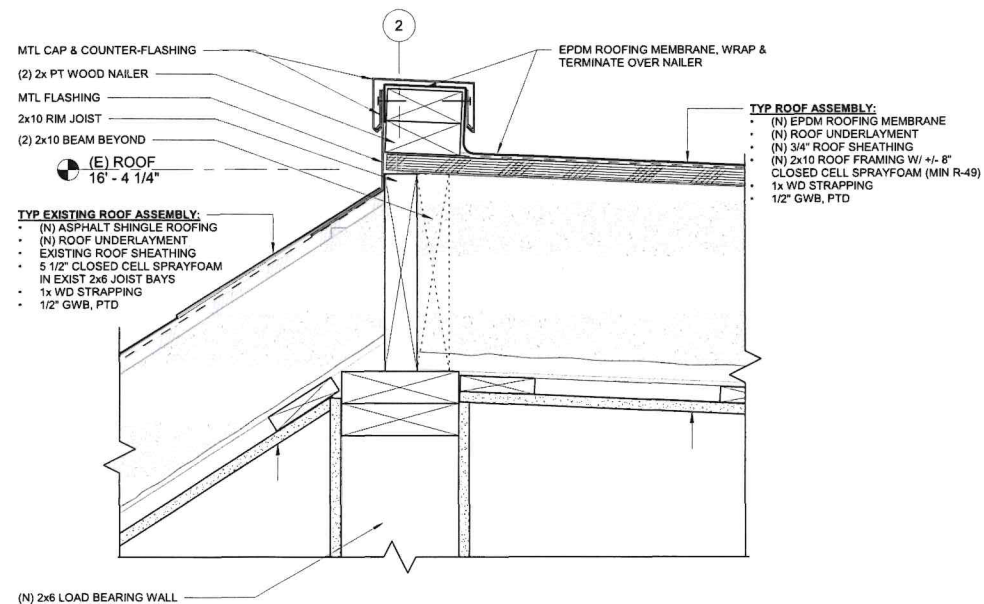
Issuance Schedule

SCALE

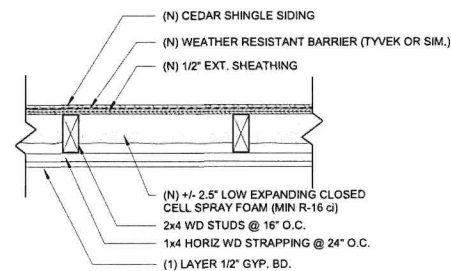
As indicated

BUILDING DETAILS

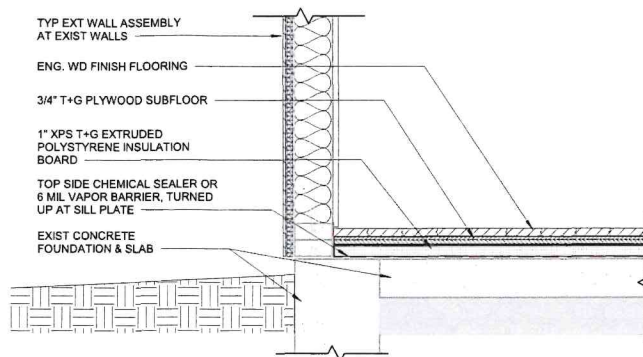
A5.001



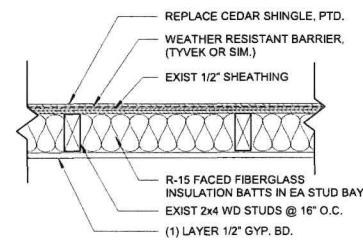
4 ASPHALT & EPDM ROOF RIDGE JUNCTION



2 TYP EXTERIOR WALL - EX-02 - CLOSED CELL SPRAY



3 TYP FIN FLOOR ASSEMBLY OVER EXIST SLAB



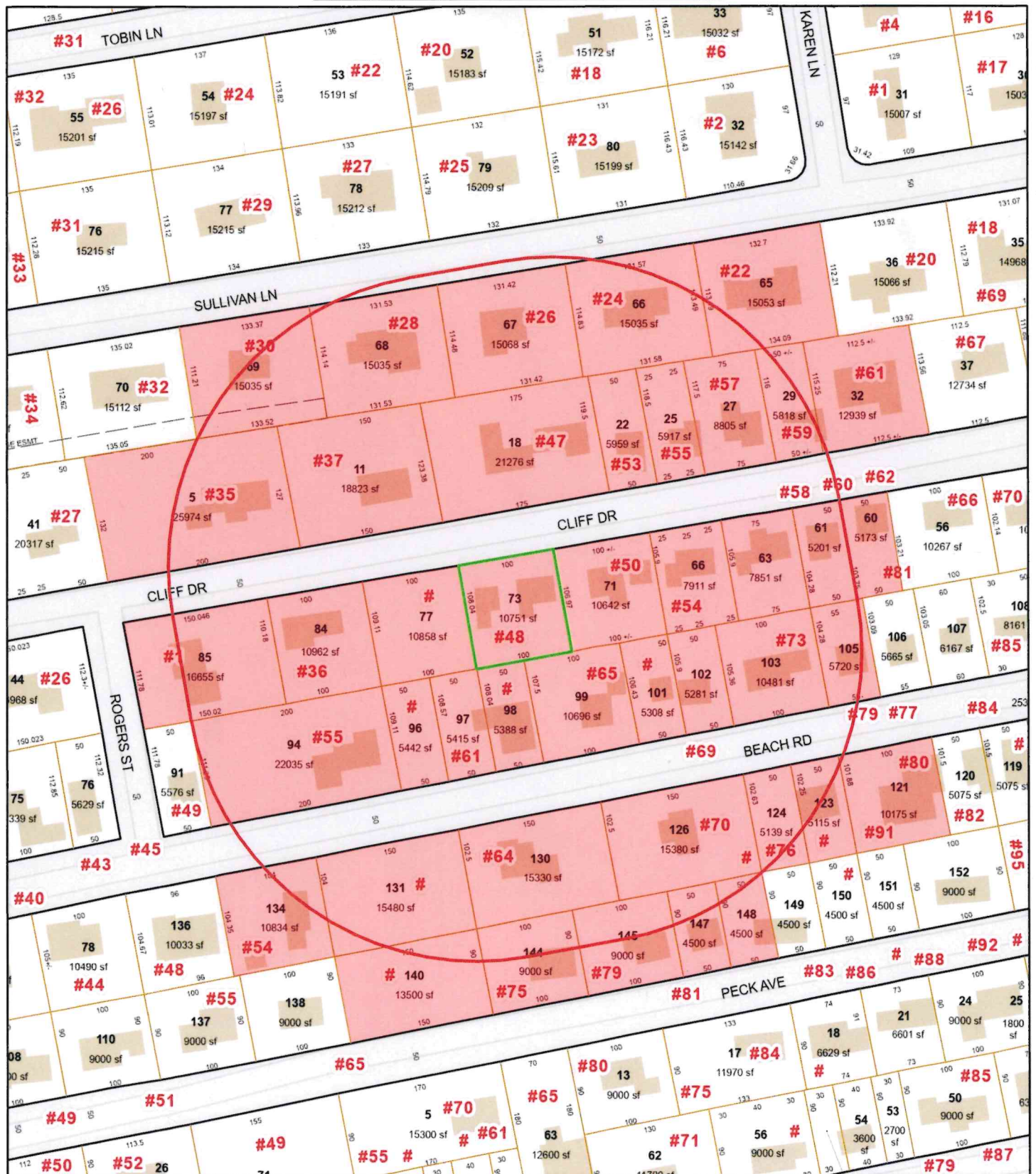
1 TYP EXTERIOR WALL - EX-01 - EXISTING WALL



1 inch = 141 Feet

www.cai-tech.com

September 15, 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.



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 62-73
CAMA Number: 62-73
Property Address: 48 CLIFF DR

Mailing Address: BARKER, JOHN J. JR & GAIL A. LE
BARKER, ALISON J. & BARKER, JOHN J.
III
48 CLIFF DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 55-65
CAMA Number: 55-65
Property Address: 22 SULLIVAN LN

Mailing Address: BERRETTO, ANGELINA T. LE
BERRETTO, FRANCESCA B.
22 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 55-66
CAMA Number: 55-66
Property Address: 24 SULLIVAN LN

Mailing Address: MCDOWELL, LAURA C. & HOOD, KEVIN
M. TE
24 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 55-67
CAMA Number: 55-67
Property Address: 26 SULLIVAN LN

Mailing Address: MATURI, BRADLEY TRACEY TE
1 WESTWOOD RD
BRISTOL, RI 02809

Parcel Number: 55-68
CAMA Number: 55-68
Property Address: 28 SULLIVAN LN

Mailing Address: SHOEMAKER, GEORGE T & JUDITH L
TRUSTEES
26096 NORMAN DR
ENGLEWOOD, FL 34223

Parcel Number: 55-69
CAMA Number: 55-69
Property Address: 30 SULLIVAN LN

Mailing Address: FLORES, DANIEL & JESSICA LEIGH TE
30 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 62-101
CAMA Number: 62-101
Property Address: BEACH RD

Mailing Address: SOBAN, JACEK & MONIKA M TE
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

Parcel Number: 62-102
CAMA Number: 62-102
Property Address: 69 BEACH RD

Mailing Address: SOBAN, JACEK & MONIKA M TE
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

Parcel Number: 62-103
CAMA Number: 62-103
Property Address: 73 BEACH RD

Mailing Address: GAGNER, CHRISTOPHER MARGARET
E. TE
73 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-105
CAMA Number: 62-105
Property Address: 77 BEACH RD

Mailing Address: VOLLARO, ANNA C. JERRY ETUX TE
77 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-11
CAMA Number: 62-11
Property Address: 37 CLIFF DR

Mailing Address: PERRY, THOMAS E & ROBIN M
TRUSTEES
37 CLIFF DR
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 1 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-121
CAMA Number: 62-121
Property Address: 80 BEACH RD

Mailing Address: MCNAMARA, MARY F MICHAEL A TE
80 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-123
CAMA Number: 62-123
Property Address: BEACH RD

Mailing Address: CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-124
CAMA Number: 62-124
Property Address: 76 BEACH RD

Mailing Address: CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-126
CAMA Number: 62-126
Property Address: 70 BEACH RD

Mailing Address: MCGINN, JOAN
70 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-130
CAMA Number: 62-130
Property Address: 64 BEACH RD

Mailing Address: MCGINN, KATHRYN M
64 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-131
CAMA Number: 62-131
Property Address: BEACH RD

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 62-134
CAMA Number: 62-134
Property Address: 54 BEACH RD

Mailing Address: NORTON, JAMES L. & AMY L. TE
54 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-140
CAMA Number: 62-140
Property Address: PECK AVE

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 62-144
CAMA Number: 62-144
Property Address: 75 PECK AVE

Mailing Address: MCGINN, TIMOTHY M. & BARBARA J.
TRUSTEES TIMOTHY M. & BARBARA J.
MCGINN TRUST
75 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-145
CAMA Number: 62-145
Property Address: 79 PECK AVE

Mailing Address: RUGGIERO, FRANK M MARGARET A.
LIFE EST
79 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-147
CAMA Number: 62-147
Property Address: 81 PECK AVE

Mailing Address: JACOBS, MICHAEL J. LINDSAY Z. TE
81 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-148
CAMA Number: 62-148
Property Address: PECK AVE

Mailing Address: BALESTRACCI, KATE R & CORMACK,
BENJAMIN ANTHONY P TE
83 PECK AVE
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 2 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-18 CAMA Number: 62-18 Property Address: 47 CLIFF DR	Mailing Address: FERREIRA, GILBERT J. NANCY TE 47 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-22 CAMA Number: 62-22 Property Address: 53 CLIFF DR	Mailing Address: DENNIS, WILLIAM P-TRUSTEE, DENNIS TRUST & DENNIS, PATRICK W 53 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-25 CAMA Number: 62-25 Property Address: 55 CLIFF DR	Mailing Address: MITCHELL, LISBETH A. TRUSTEE 61 OVERHILL RD WARREN, RI 02885
Parcel Number: 62-27 CAMA Number: 62-27 Property Address: 57 CLIFF DR	Mailing Address: BEAN, ERIN 57 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-29 CAMA Number: 62-29 Property Address: 59 CLIFF DR	Mailing Address: CUTLER, NILES, IVANOFF, SVETLANA & LUTOVSKY, JASON JT 59 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-32 CAMA Number: 62-32 Property Address: 61 CLIFF DR	Mailing Address: SOBOLESKI, VINCENT D SARA JANE TE 61 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-5 CAMA Number: 62-5 Property Address: 35 CLIFF DR	Mailing Address: MARTINS, STEVE & MELISSA B TE 35 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-60 CAMA Number: 62-60 Property Address: 62 CLIFF DR	Mailing Address: KOPSACK, MELISSA & DANIEL G TE 3 VANTAGE POINT DR. BRISTOL, RI 02809
Parcel Number: 62-61 CAMA Number: 62-61 Property Address: 60 CLIFF DR	Mailing Address: KOTUBY, PHAELYN MARIE-HELENA 60 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-63 CAMA Number: 62-63 Property Address: 58 CLIFF DR	Mailing Address: SAMSON, ROMEO JOSEPH JR 58 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-66 CAMA Number: 62-66 Property Address: 54 CLIFF DR	Mailing Address: KRAMER, JOEL M. CYNTHIA TE 54 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-71 CAMA Number: 62-71 Property Address: 50 CLIFF DR	Mailing Address: HEMOND, DONALD R. SARAH M. TE 50 CLIFF DR BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-73
CAMA Number: 62-73
Property Address: 48 CLIFF DR

Mailing Address: BARKER, JOHN J. JR & GAIL A. LE
BARKER, ALISON J. & BARKER, JOHN J.
III
48 CLIFF DR
BRISTOL, RI 02809

Parcel Number: 62-77
CAMA Number: 62-77
Property Address: CLIFF DR

Mailing Address: MCKENNA, ROBERT W (TRST) etal
62 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 62-84
CAMA Number: 62-84
Property Address: 36 CLIFF DR

Mailing Address: ACHILLI, JOHN A. & ACHILLI, HELEN M.
TRUSTEES
36 CLIFF DR
BRISTOL, RI 02809

Parcel Number: 62-85
CAMA Number: 62-85
Property Address: 1 ROGER AVE

Mailing Address: TOMCHAK, JOSEPH V & CONNELL,
ADAM TE
1 ROGER AVE
BRISTOL, RI 02809

Parcel Number: 62-94
CAMA Number: 62-94
Property Address: 55 BEACH RD

Mailing Address: RODRIGUES, RAYMOND ADELINE JT
55 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-96
CAMA Number: 62-96
Property Address: BEACH RD

Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O
FALL RIVER MANUFACTURING
540 CURRANT AVE
FALL RIVER, MA 02720

Parcel Number: 62-97
CAMA Number: 62-97
Property Address: 61 BEACH RD

Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O
FALL RIVER MANUFACTURING
540 CURRANT AVE
FALL RIVER, MA 02720

Parcel Number: 62-98
CAMA Number: 62-98
Property Address: BEACH RD

Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O
FALL RIVER MANUFACTURING
540 CURRANT AVE
FALL RIVER, MA 02720

Parcel Number: 62-99
CAMA Number: 62-99
Property Address: 65 BEACH RD

Mailing Address: FLUDDER, KRISTIN
65 BEACH RD
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

Data shown on this report 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 report.

Page 4 of 4

ACHILLI, JOHN A. & ACHILL
36 CLIFF DR
BRISTOL, RI 02809

FERREIRA, GILBERT J.
NANCY TE
47 CLIFF DR
BRISTOL, RI 02809

MATURI, BRADLEY
TRACEY TE
1 WESTWOOD RD
BRISTOL, RI 02809

BALESTRACCI, KATE R &
CORMACK, BENJAMIN ANTHONY
83 PECK AVE
BRISTOL, RI 02809

FLORES, DANIEL & JESSICA
30 SULLIVAN LN
BRISTOL, RI 02809

MCDOWELL, LAURA C. & HOOD
24 SULLIVAN LN
BRISTOL, RI 02809

BARKER, JOHN J. JR & GAIL
BARKER, ALISON J. & BARKE
48 CLIFF DR
BRISTOL, RI 02809

FLUDDER, KRISTIN
65 BEACH RD
BRISTOL, RI 02809

MCGINN, JOAN
70 BEACH RD
BRISTOL, RI 02809

BEAN, ERIN
57 CLIFF DR
BRISTOL, RI 02809

GAGNER, CHRISTOPHER
MARGARET E. TE
73 BEACH RD
BRISTOL, RI 02809

MCGINN, KATHRYN M
64 BEACH RD
BRISTOL, RI 02809

BERRETTO, ANGELINA T. LE
BERRETTO, FRANCESCA B.
22 SULLIVAN LN
BRISTOL, RI 02809

HEMOND, DONALD R.
SARAH M. TE
50 CLIFF DR
BRISTOL, RI 02809

MCGINN, TIMOTHY M. & BARB
TIMOTHY M. & BARBARA J. M
75 PECK AVE
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

JACOBS, MICHAEL J.
LINDSAY Z. TE
81 PECK AVE
BRISTOL, RI 02809

MCKENNA, ROBERT W (TRST)
62 KINGSWOOD RD
BRISTOL, RI 02809

CHRISTOPHER D. CSANADI TR
C/O FALL RIVER MANUFACTUR
540 CURRANT AVE
FALL RIVER, MA 02720

KOPSACK, MELISSA & DANIEL
3 VANTAGE POINT DR.
BRISTOL, RI 02809

MCMAMARA, MARY F
MICHAEL A TE
80 BEACH RD
BRISTOL, RI 02809

CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

KOTUBY, PHAELYN MARIE-HEL
60 CLIFF DR
BRISTOL, RI 02809

MITCHELL, LISBETH A. TRUS
61 OVERHILL RD
WARREN, RI 02885

CUTLER, NILES, IVANOFF, S
LUTOVSKY, JASON JT
59 CLIFF DR
BRISTOL, RI 02809

KRAMER, JOEL M.
CYNTHIA TE
54 CLIFF DR
BRISTOL, RI 02809

NORTON, JAMES L. & AMY L.
54 BEACH RD
BRISTOL, RI 02809

DENNIS, WILLIAM P-TRUSTEE
DENNIS, PATRICK W
53 CLIFF DR
BRISTOL, RI 02809

MARTINS, STEVE & MELISSA
35 CLIFF DR
BRISTOL, RI 02809

PERRY, THOMAS E &
ROBIN M TRUSTEES
37 CLIFF DR
BRISTOL, RI 02809

RODRIGUES, RAYMOND
ADELINE JT
55 BEACH RD
BRISTOL, RI 02809

RUGGIERO, FRANK M
MARGARET A. LIFE EST
79 PECK AVE
BRISTOL, RI 02809

SAMSON, ROMEO JOSEPH JR
58 CLIFF DR
BRISTOL, RI 02809

SHOEMAKER, GEORGE T &
JUDITH L TRUSTEES
26096 NORMAN DR
ENGLEWOOD, FL 34223

SOBAN, JACEK & MONIKA M
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

SOBOLESKI, VINCENT D
SARA JANE TE
61 CLIFF DR
BRISTOL, RI 02809

TOMCHAK, JOSEPH V &
CONNELL, ADAM TE
1 ROGER AVE
BRISTOL, RI 02809

VOLLARO, ANNA C.
JERRY ETUX TE
77 BEACH ROAD
BRISTOL, RI 02809