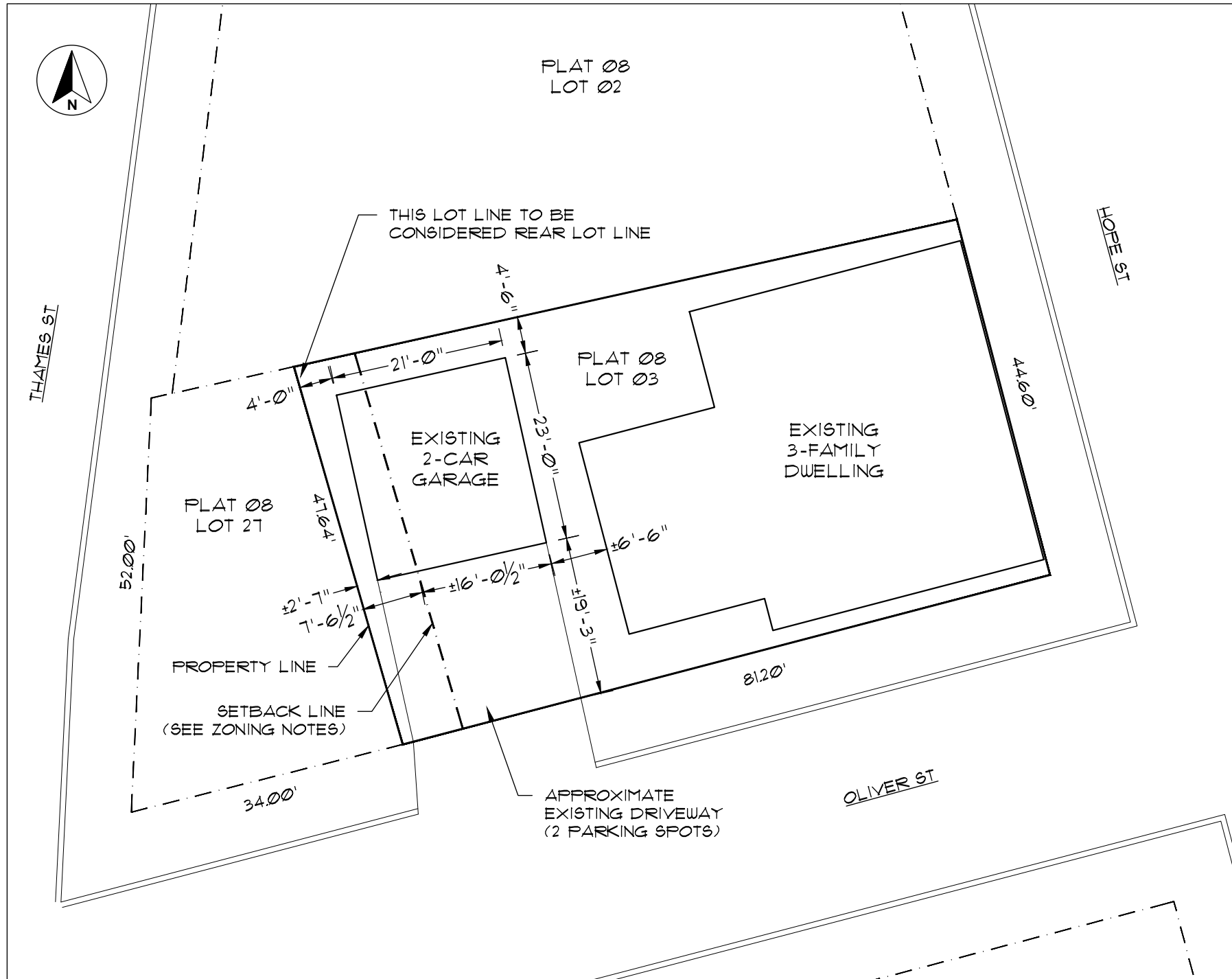


PROJECT SCOPE

CONSTRUCT A NEW TWO-STORY ADDITION OVER THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT. BOTH SCHEMES REQUIRE A NEW 3'-6" ADDITION OUTSIDE OF THE EXISTING GARAGE FOOTPRINT FOR A NEW STAIR UP TO THE NEW ADU.

SCHEME A: PROPOSES AN ADDITION OVER THE EXISTING GARAGE FOOTPRINT

SCHEME B: PROPOSES AN ADDITION OVER THE EXISTING GARAGE FOOTPRINT WITH A 6'-0" CANTILEVER OVER THE DRIVEWAY TO MAXIMIZE LIVING SPACE WHILE RESPECTING AS MANY ZONING REQUIREMENTS AS POSSIBLE.



01 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"

**721 HOPE ST
BRISTOL, RI 02908**

Plat Map / Lot #:	08 / 03
County:	Bristol
Zoning:	W (5,000 SF minimum)
Lot Area:	3,770 SF
Existing Use:	Three-family w/ detached 2-car garage
Proposed Use:	Three-family w/ new ADU above detached 2-car garage

Dimensional Requirements (See notes):

Front Yard:	0 FT
Side Yard:	0 FT
Rear Yard:	7.54 FT
Max Height (Principle and Accessory):	35 FT
Building Coverage:	87.22%
Paving Coverage:	15%
Parking required:	5 spaces
	1 per dwelling unit = 3
	1 per ADU bedroom = 2

Existing Living Area (per tax card): 3,264 SF

Proposed Living Area:	4,413 SF
Existing 3-Family Dwelling	3,264 SF
Proposed New ADU	1,149 SF



02 EXISTING GARAGE FROM OLIVER ST SCALE: N/A



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPERTY & PROJECT INFORMATION
EXISTING SITE PLAN

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

REVISIONS

INTENDED TO BE PRINTED
IN COLOR. REPRINT IF THIS
TEXT IS NOT BLUE

SHEET TABLOID 11" x 17"

A0-1



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED SITE PLAN

WORKING SET.
FOR HDC & ZONING
APPROVALS

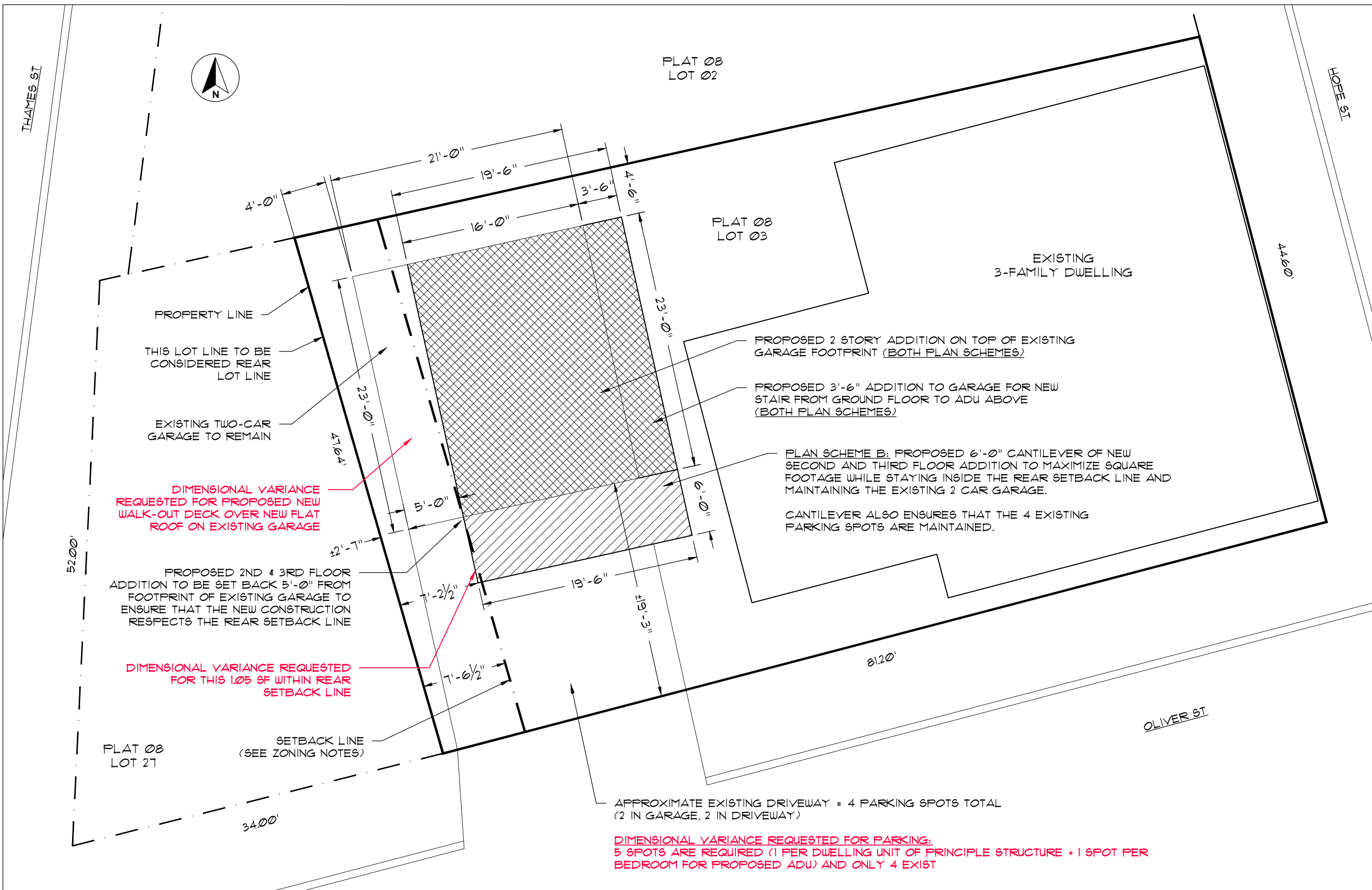
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A0-2



DIMENSIONAL VARIANCE REQUESTED FOR PROPOSED NEW WALK-OUT DECK OVER NEW FLAT ROOF ON EXISTING GARAGE

DIMENSIONAL VARIANCE REQUESTED FOR THIS 1.05 SF WITHIN REAR SETBACK LINE

**DIMENSIONAL VARIANCE REQUESTED FOR PARKING:
5 SPOTS ARE REQUIRED (1 PER DWELLING UNIT OF PRINCIPLE STRUCTURE + 1 SPOT PER BEDROOM FOR PROPOSED ADU) AND ONLY 4 EXIST**



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MIND SYNC

EXISTING CONDITIONS
GARAGE FLOOR PLAN & SECTION
PROPERTY PHOTOS

WORKING SET.
FOR HDC & ZONING
APPROVALS

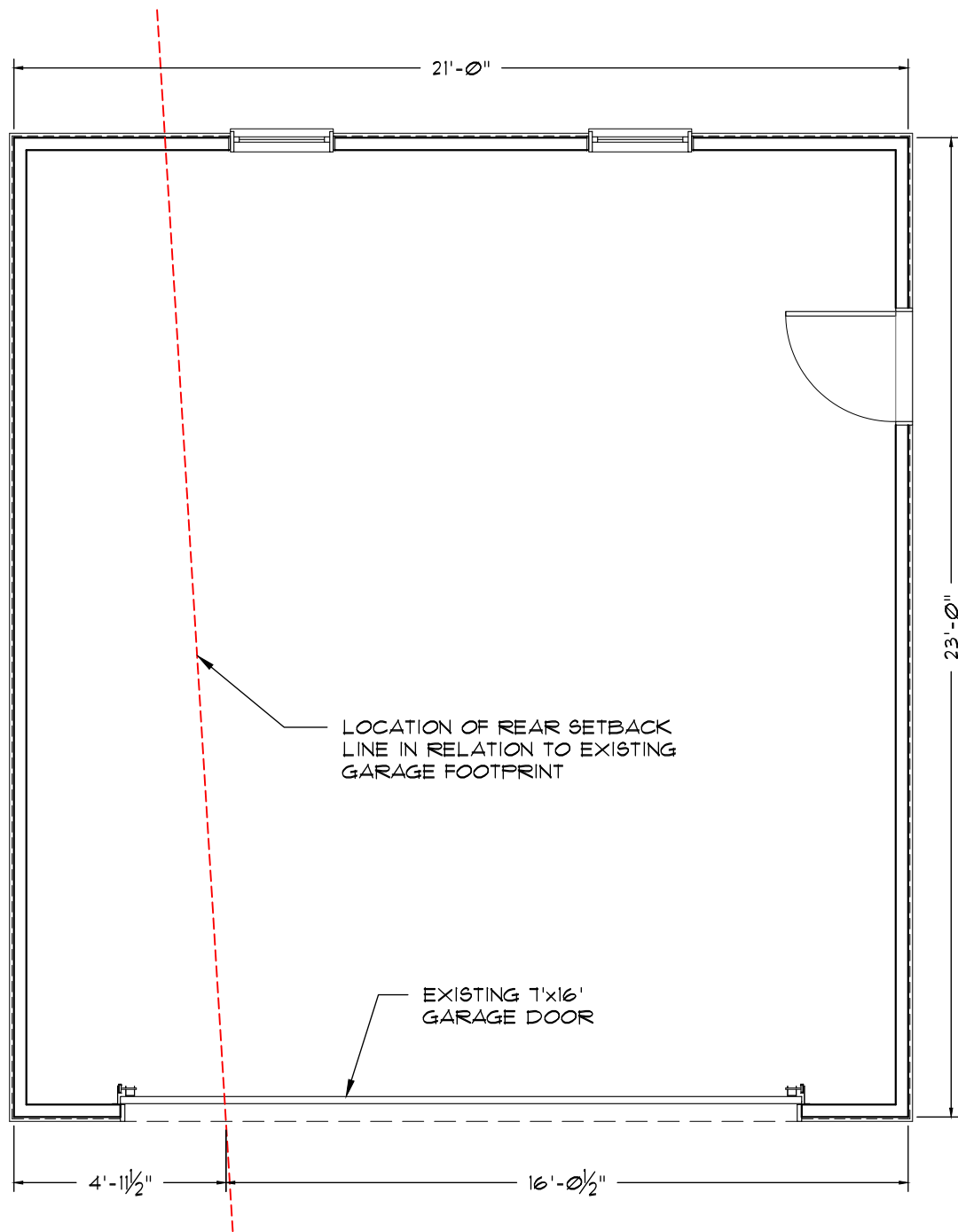
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SHEET TABLOID 11" x 17"

A0-3



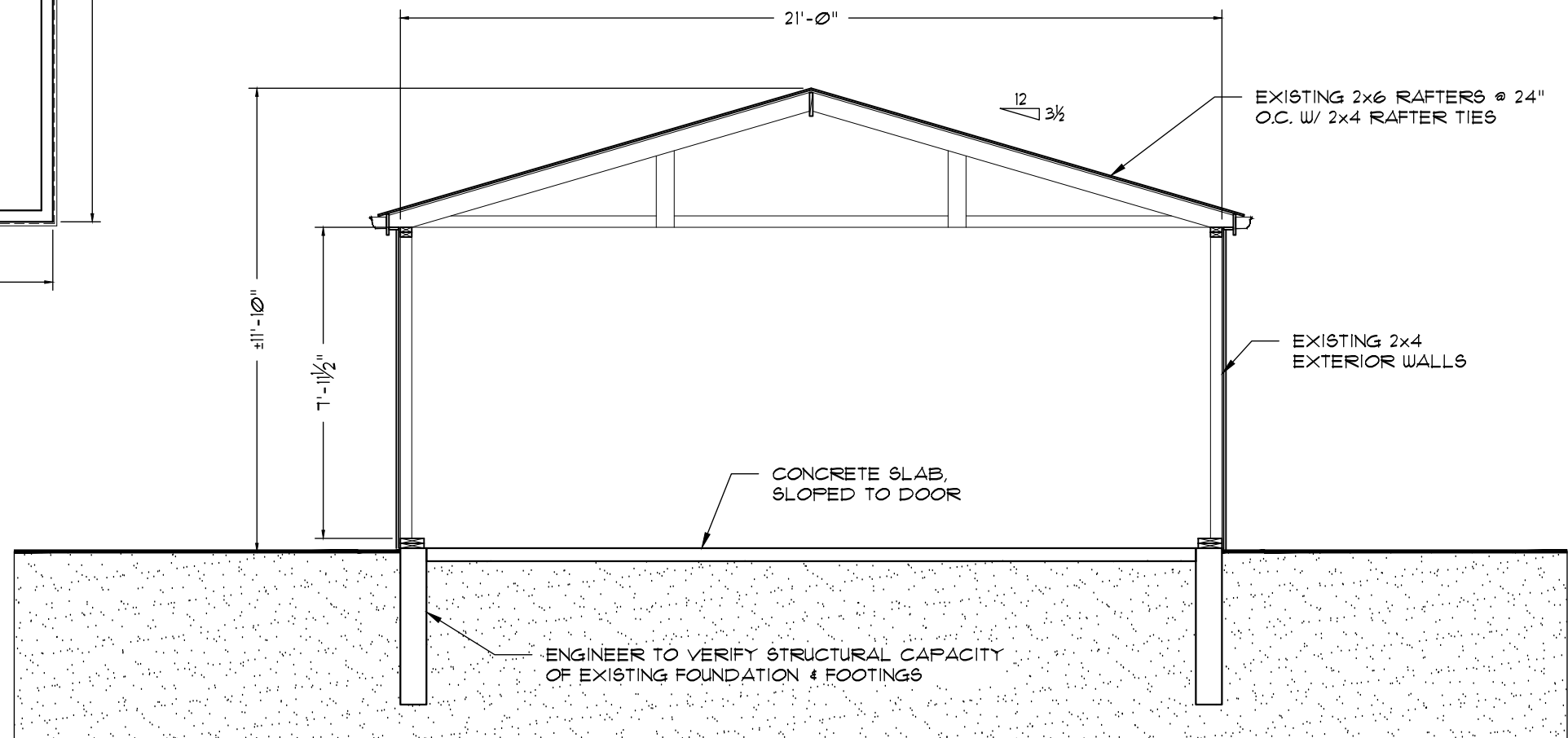
01 GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0"



03 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



04 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



02 GARAGE SECTION SCALE: 1/4" = 1'-0"



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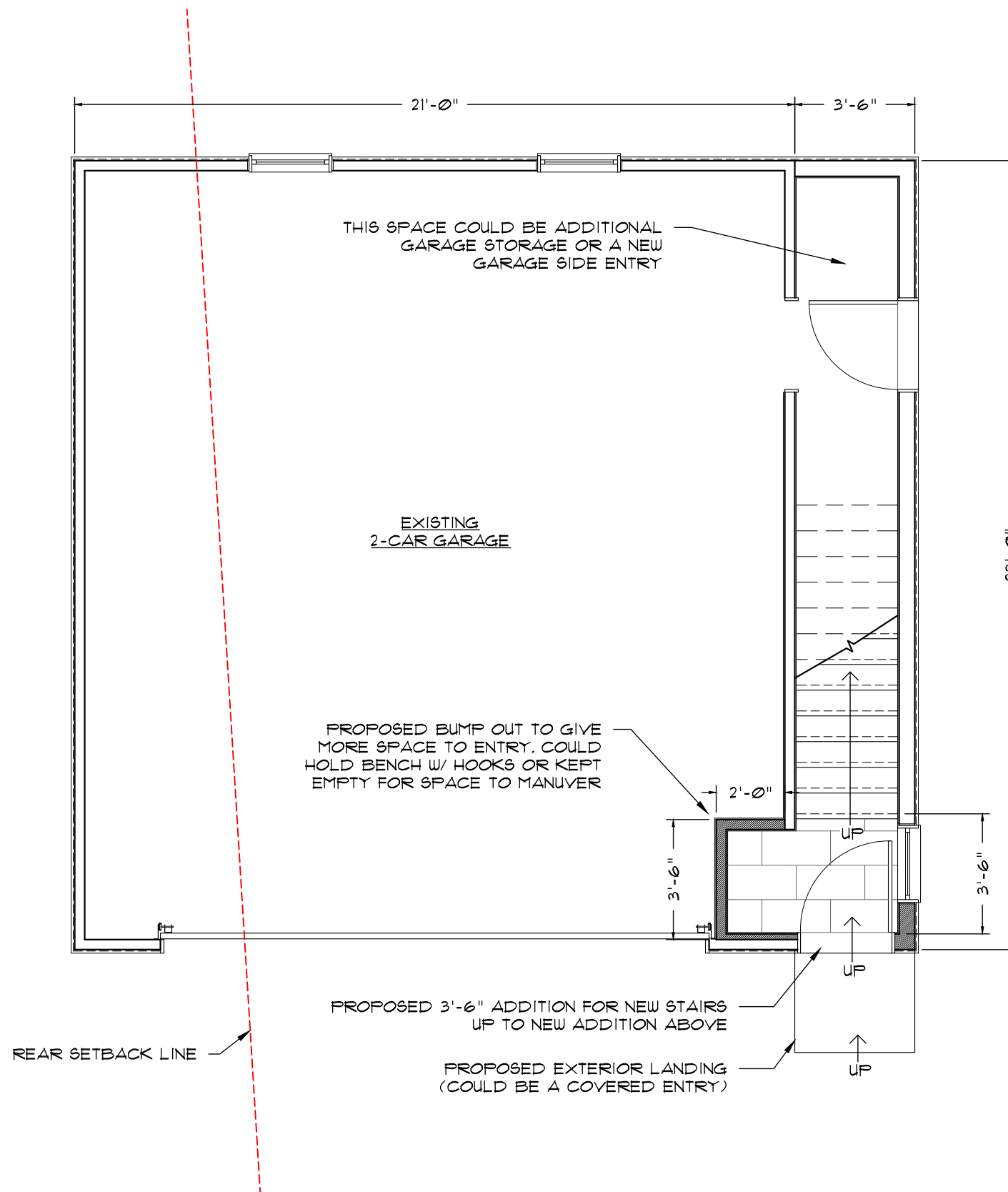
GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MIND SYNC

PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)

SCHEME A

- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE (ONLY ADD TO THE FOOTPRINT FOR THE NEW STAIRWAY)
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR
- NOTE: WE NEED 5 TOTAL PARKING SPACES IN ORDER TO ADD A 2-BEDROOM ADU AND WE ONLY HAVE 4 PARKING SPACES. IF ZONING ONLY ALLOWS US TO HAVE 1 BEDROOM, THIS DESIGN WILL STILL WORK (IT IS UNDER THE 900 SF MAX FOR A 1 BEDROOM ADU)

ADU FINISHED SF:	894 SF
1ST FLOOR:	40
2ND FLOOR:	448
3RD FLOOR:	406



SCHEME A
GROUND FLOOR PLAN

WORKING SET.
FOR HDC & ZONING
APPROVALS

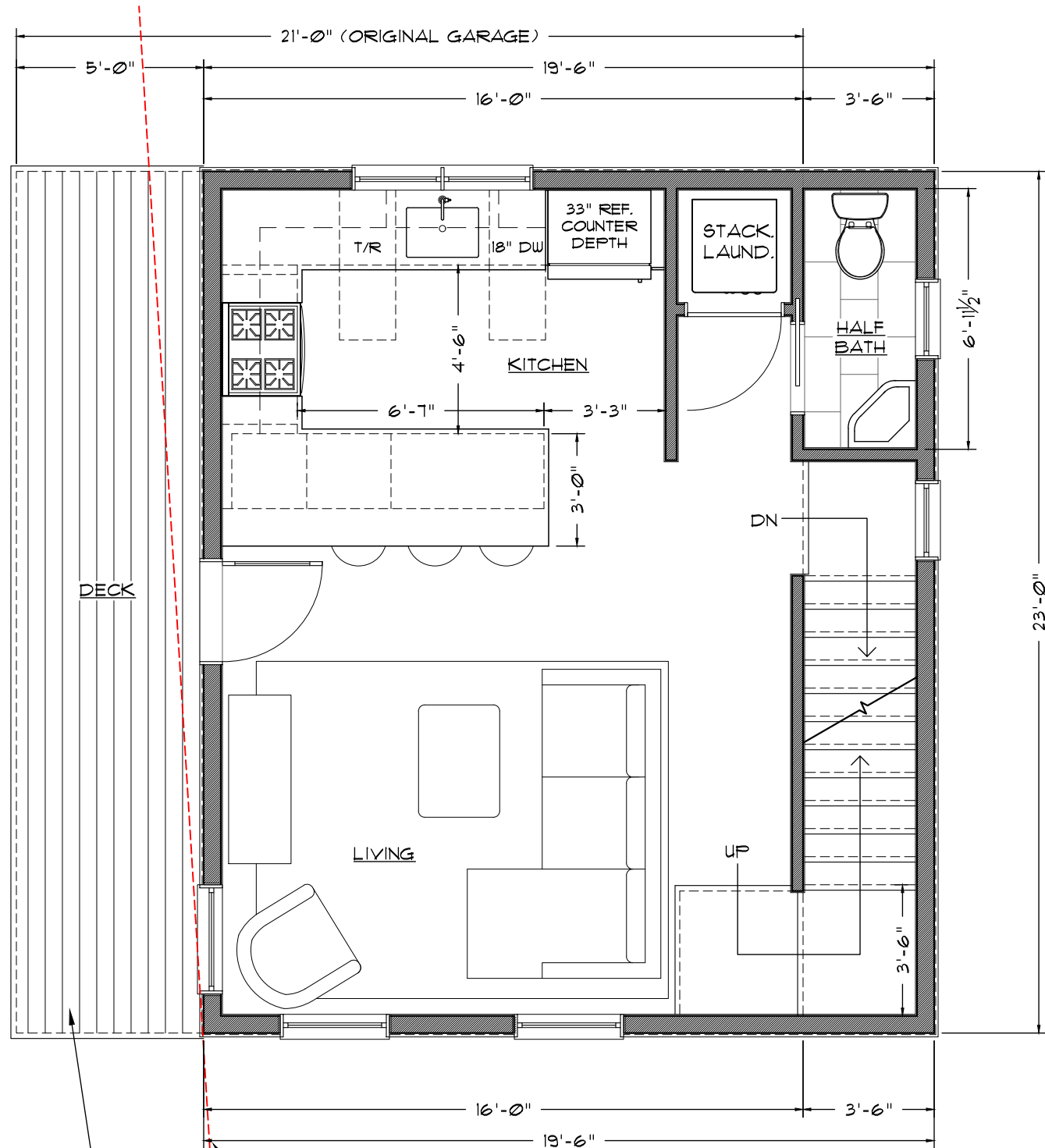
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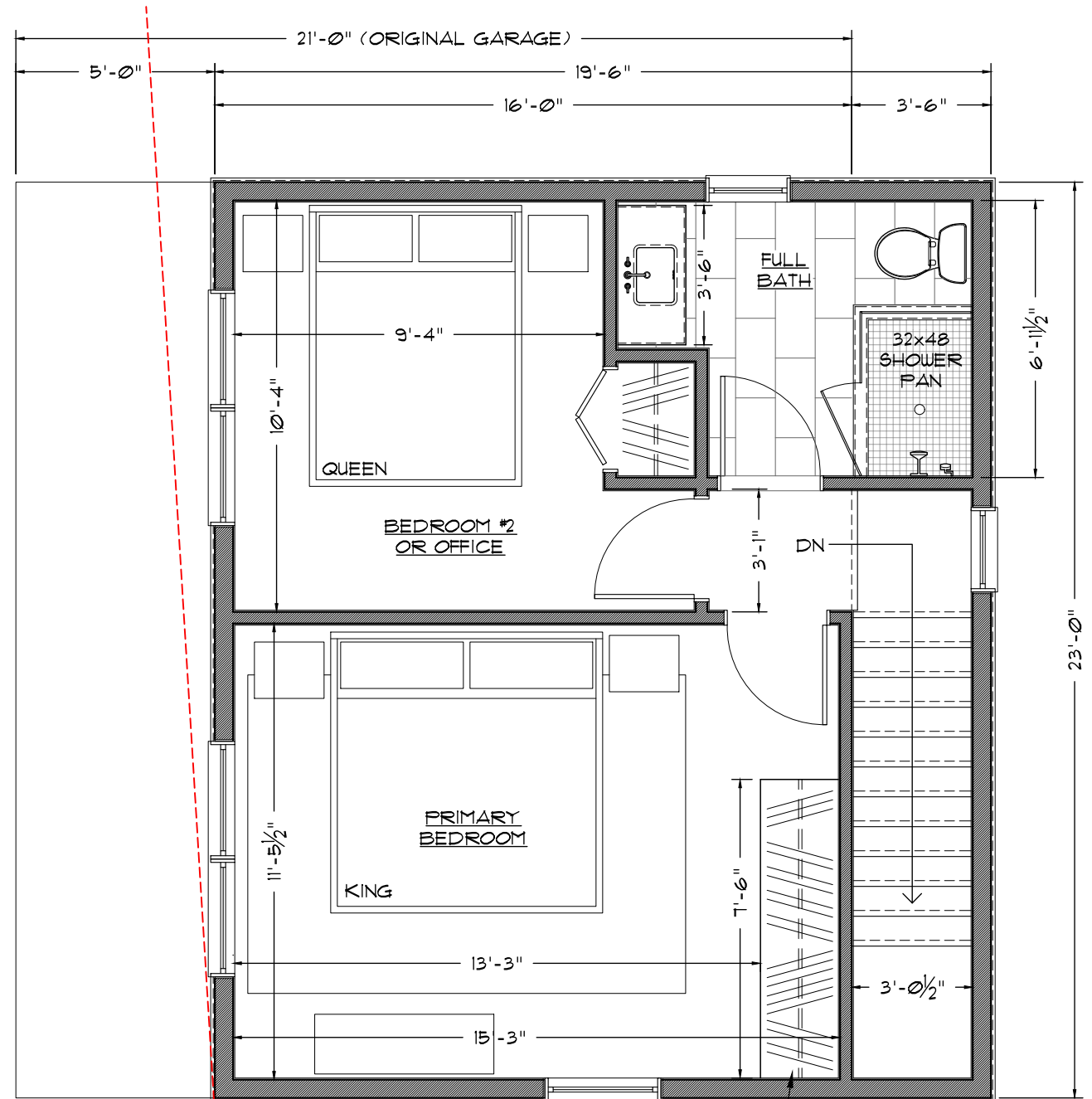
A1-1



PROPOSED ADDITION STAYS WITHIN FOOTPRINT OF EXISTING GARAGE AND STAYS WITHIN SETBACK FOR BEST CHANCE OF ZONING APPROVAL***

***! ADDITIONAL PARKING SPACE IS REQUIRED PER ADU BEDROOM. CALLING THE OFFICE A BEDROOM WOULD REQUIRE A DIMENSIONAL VARIANCE DUE TO INSUFFICIENT PARKING

PROPOSED DECK OVER THE NEW FLAT ROOF OF THE EXISTING GARAGE BELOW



COULD BE A CLOSET, OR BUILT-IN WARDROBE CABINETS FOR HIGHER-END LOOK

PROPOSED ADDITION STAYS WITHIN FOOTPRINT OF EXISTING GARAGE AND STAYS WITHIN SETBACK FOR BEST CHANCE OF ZONING APPROVAL***

***! ADDITIONAL PARKING SPACE IS REQUIRED PER ADU BEDROOM. CALLING THE OFFICE A BEDROOM WOULD REQUIRE A DIMENSIONAL VARIANCE DUE TO INSUFFICIENT PARKING



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME A
ADU ADDITION FLOOR PLANS

WORKING SET.
FOR HDC & ZONING
APPROVALS

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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
SECTION & ELEVATION

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

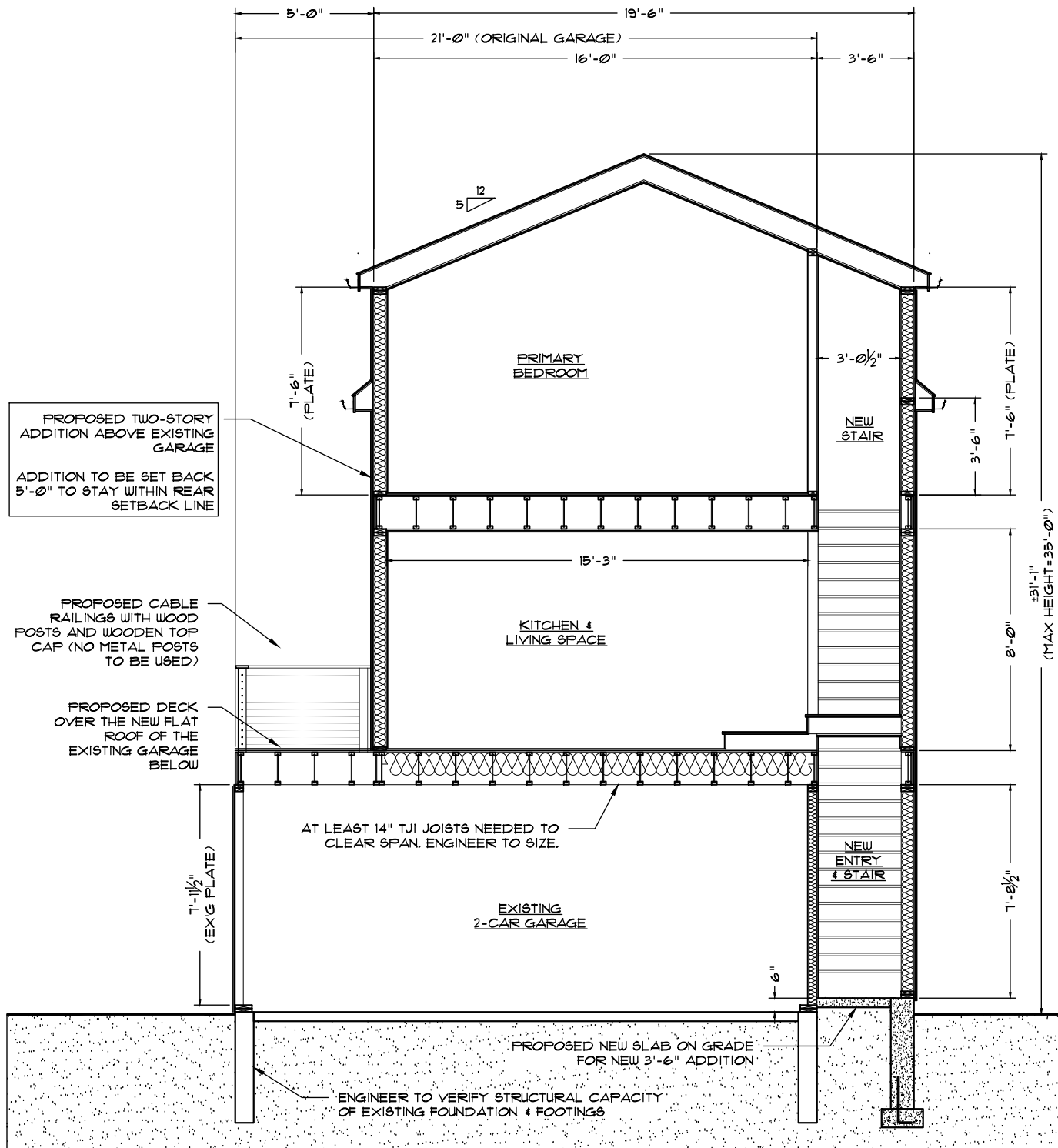
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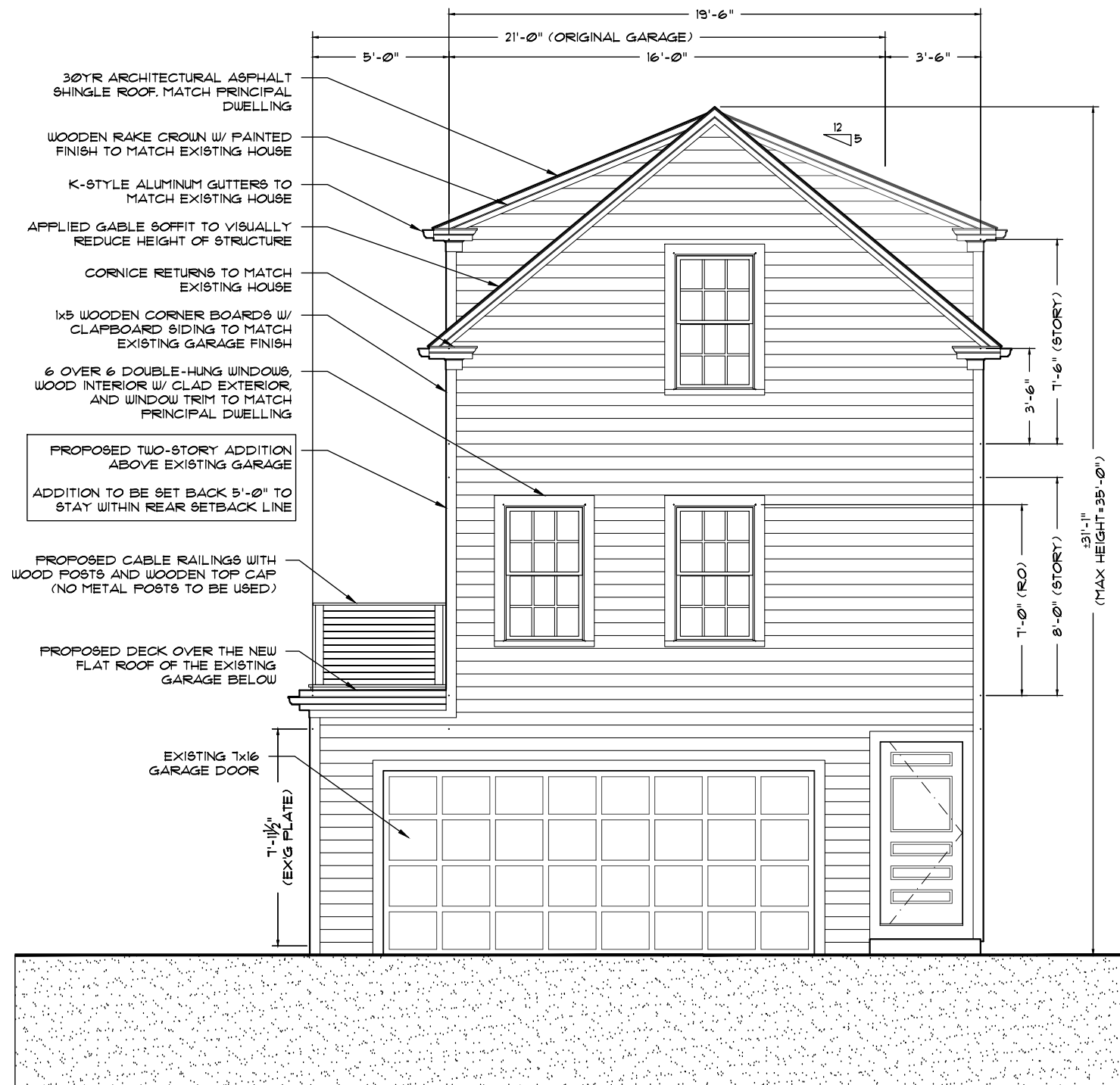
SHEET TABLOID 11" x 17"

A1-3

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 SECTION SCALE: 3/16" = 1'-0"



02 SOUTH ELEVATION (OLIVER ST) SCALE: 3/16" = 1'-0"

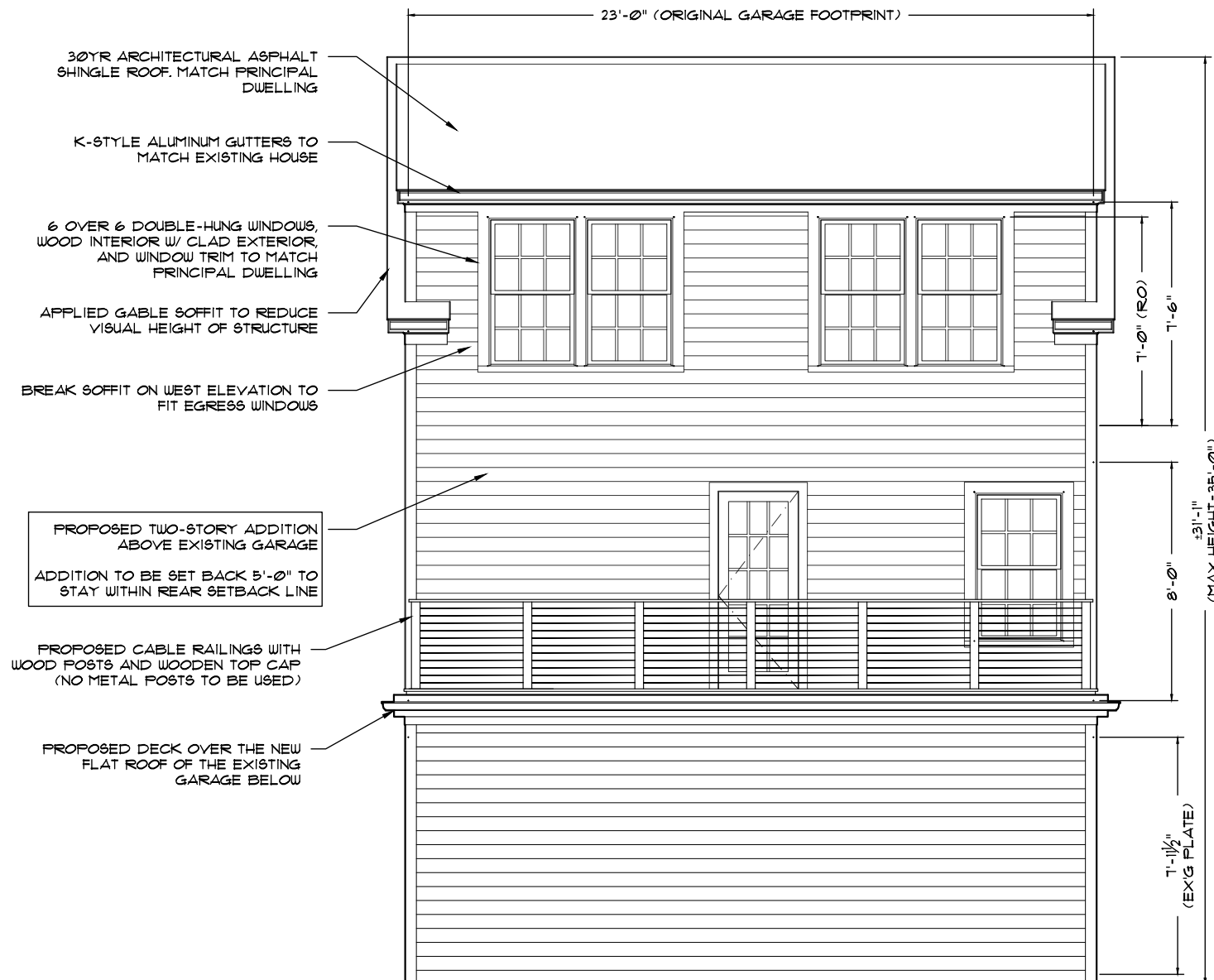


PROPOSED CABLE RAIL,
SIMILAR TO 115 HOPE ST

- WOOD TOP CAP
- 4x4 POSTS WRAPPED W/ TRIM
- WOOD DECKING

03 PROPOSED CABLE RAIL EXAMPLE

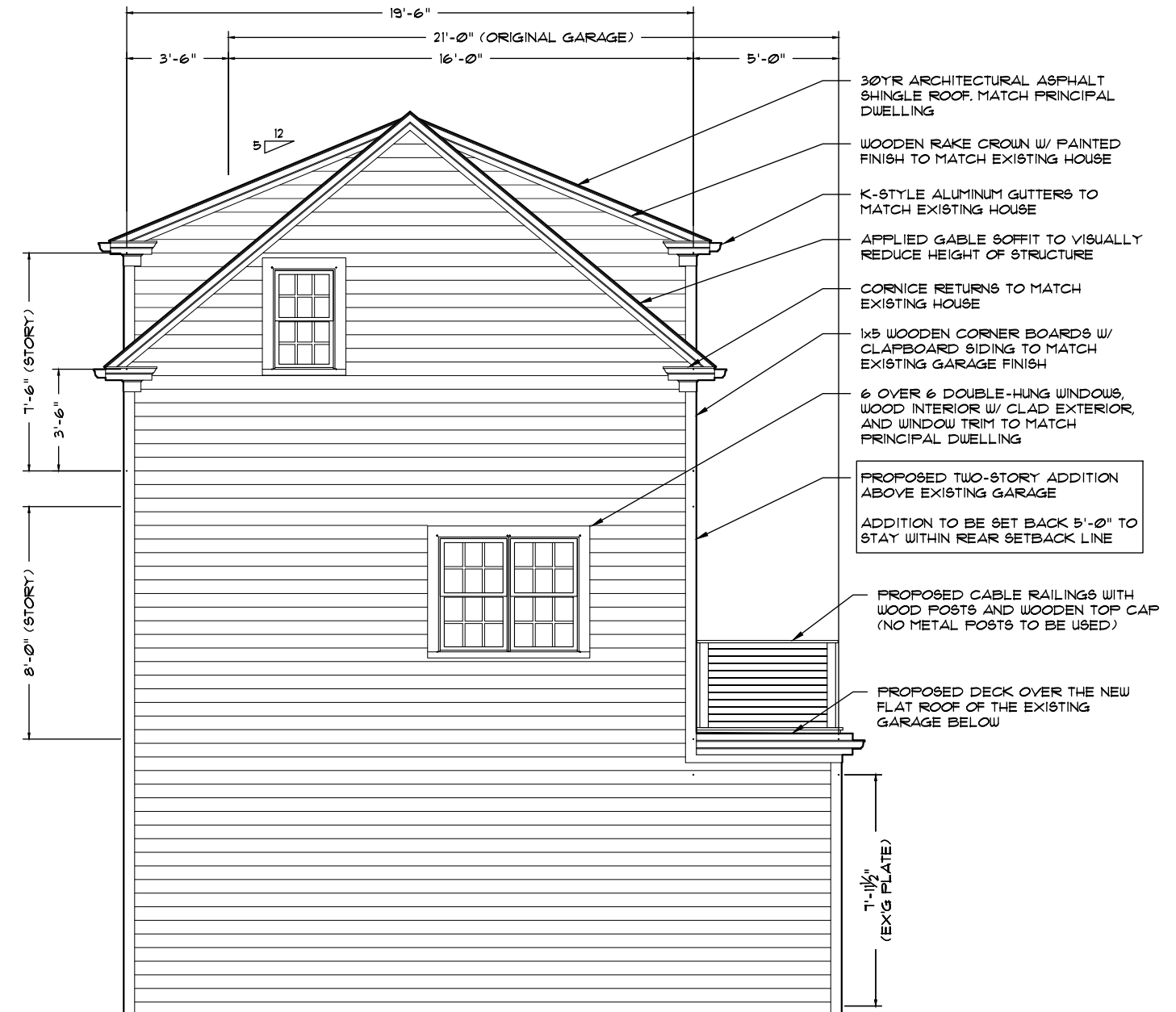
SCALE: N/A



01 WEST ELEVATION

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

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



02 NORTH ELEVATION

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



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PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATIONS

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

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SHEET TABLOID 11" x 17"

A1-4



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BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATION & RENDERINGS IN CONTEXT

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

REVISIONS

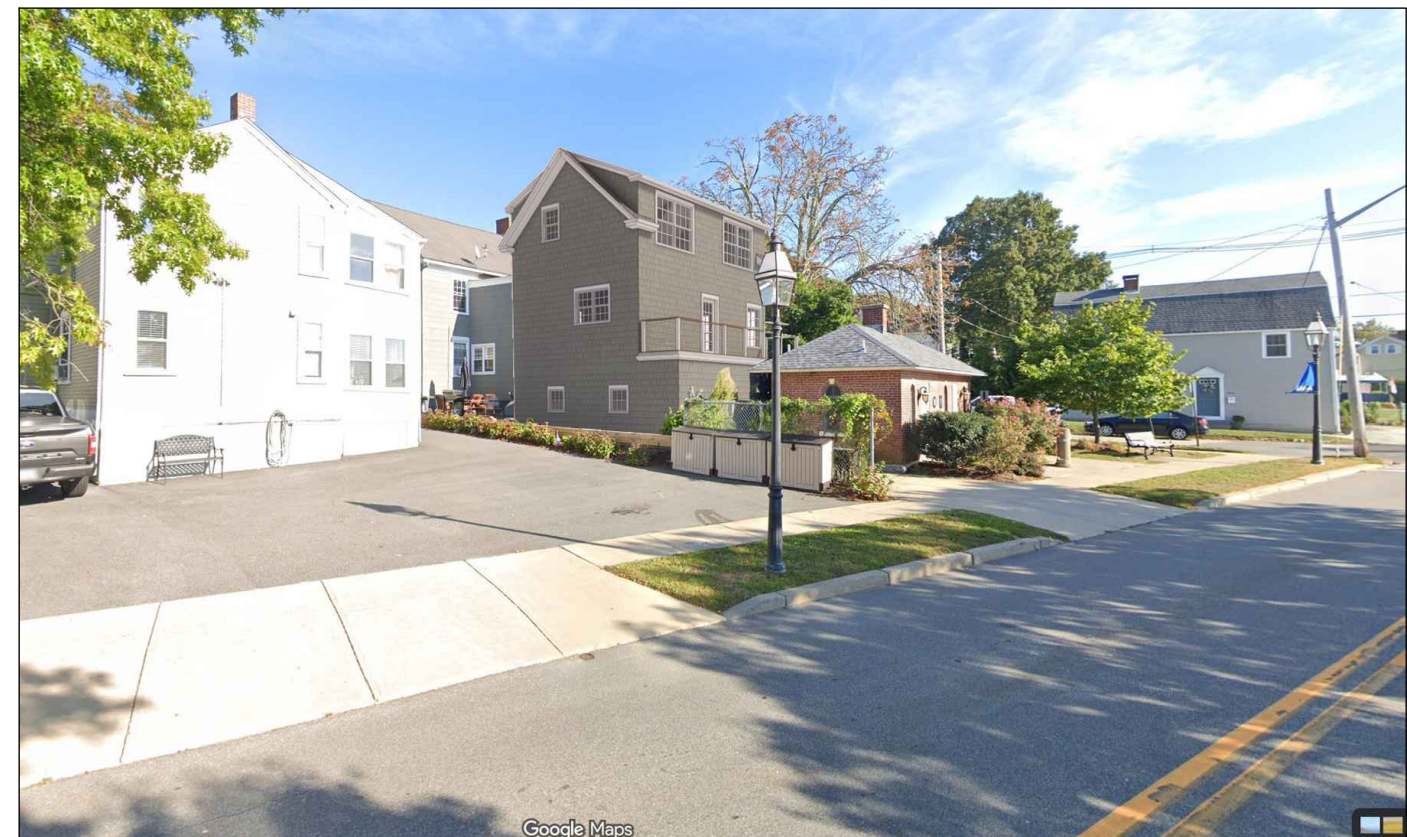
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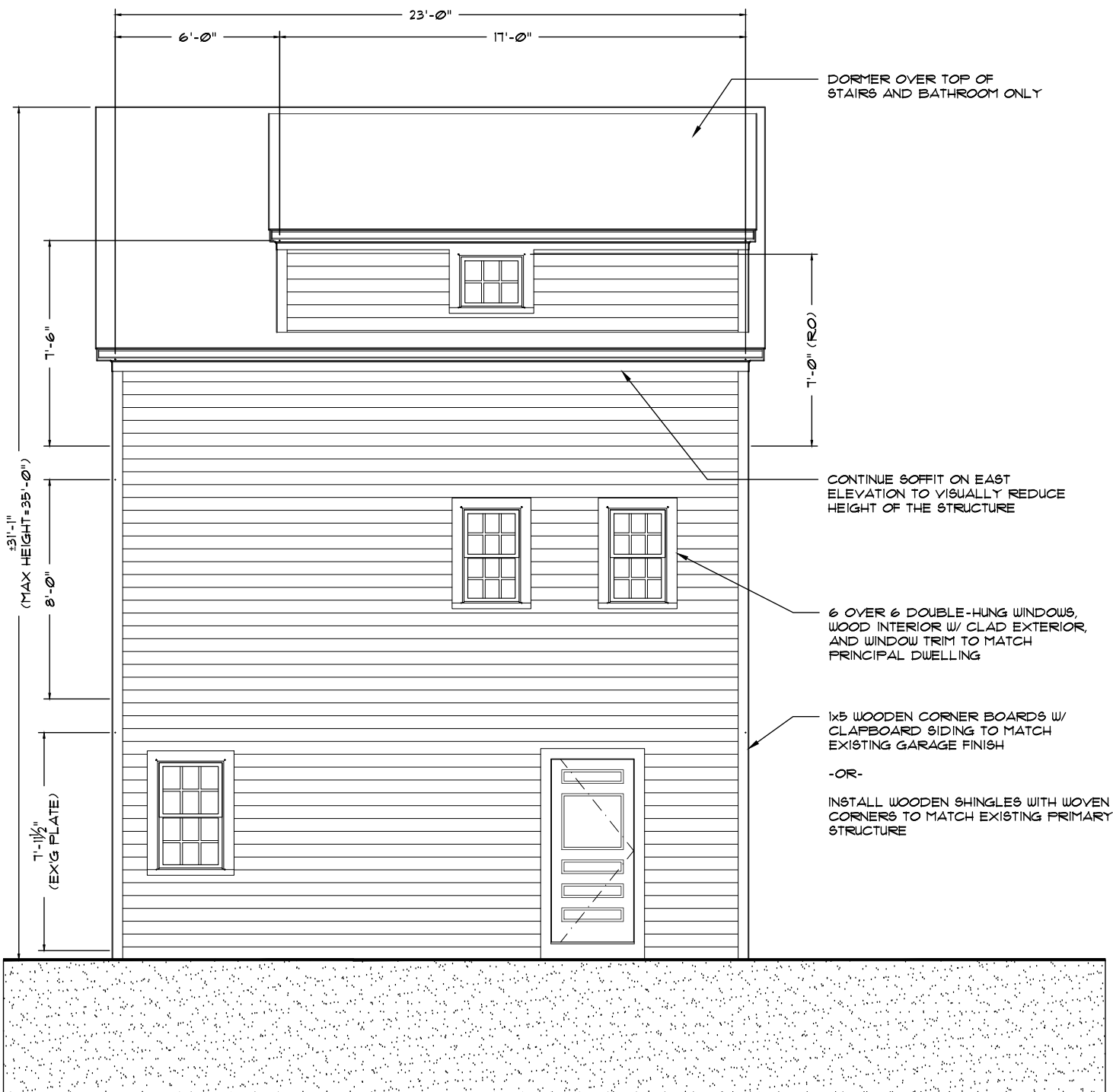
A1-5



02 VIEW FROM OLIVER ST (SOUTH ELEV.) SCALE: N/A



03 VIEW FROM THAMES ST (NORTHWEST) SCALE: N/A



01 EAST ELEVATION SCALE: 3/16" = 1'-0"



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GARAGE RENOVATIONS & ADU FOR
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BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
SECTION & ELEVATION

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

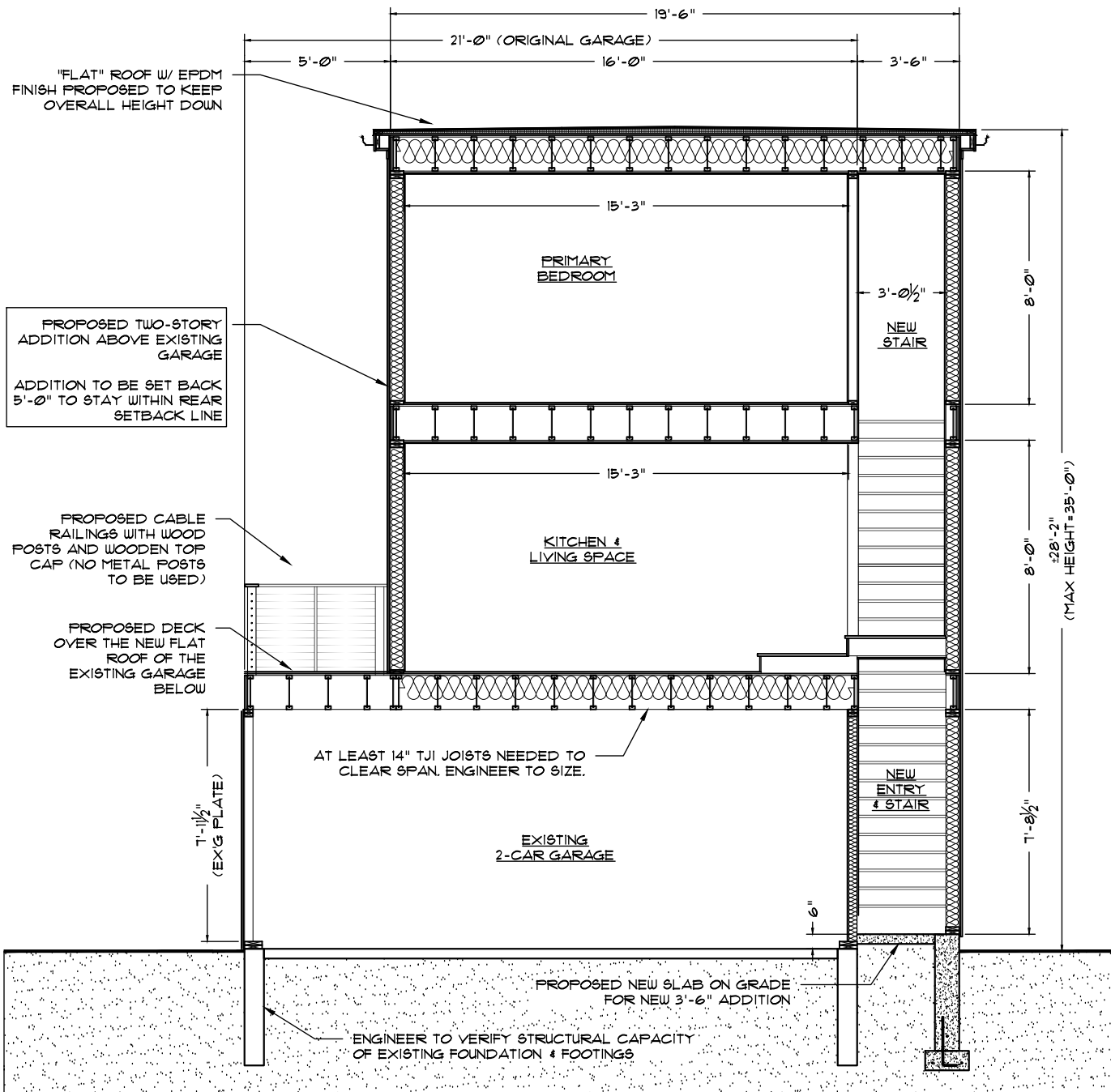
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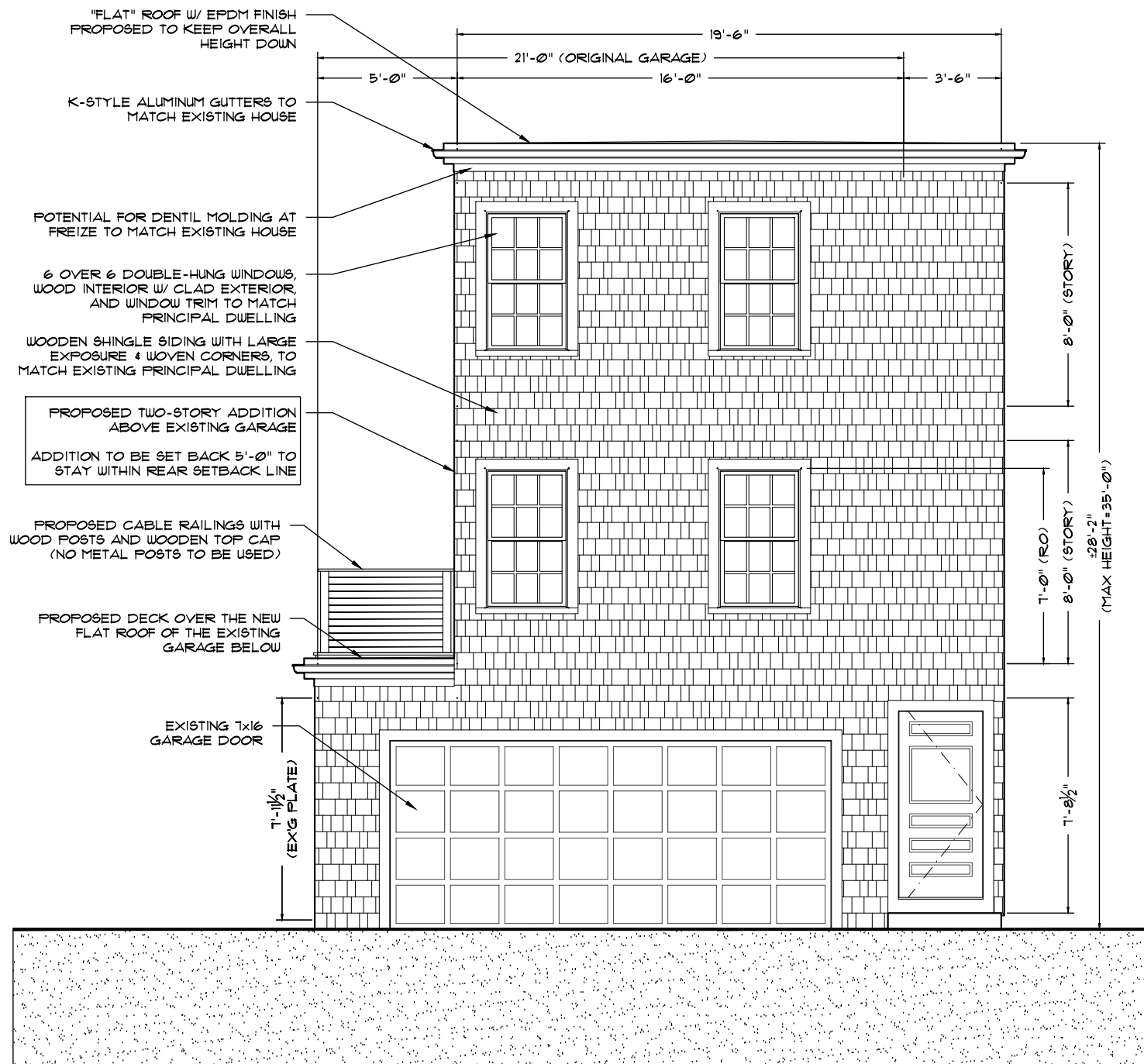
A2-3

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 SECTION

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



02 SOUTH ELEVATION (OLIVER ST)

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



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GARAGE RENOVATIONS & ADU FOR
721 HOPEST
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PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
ELEVATIONS

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

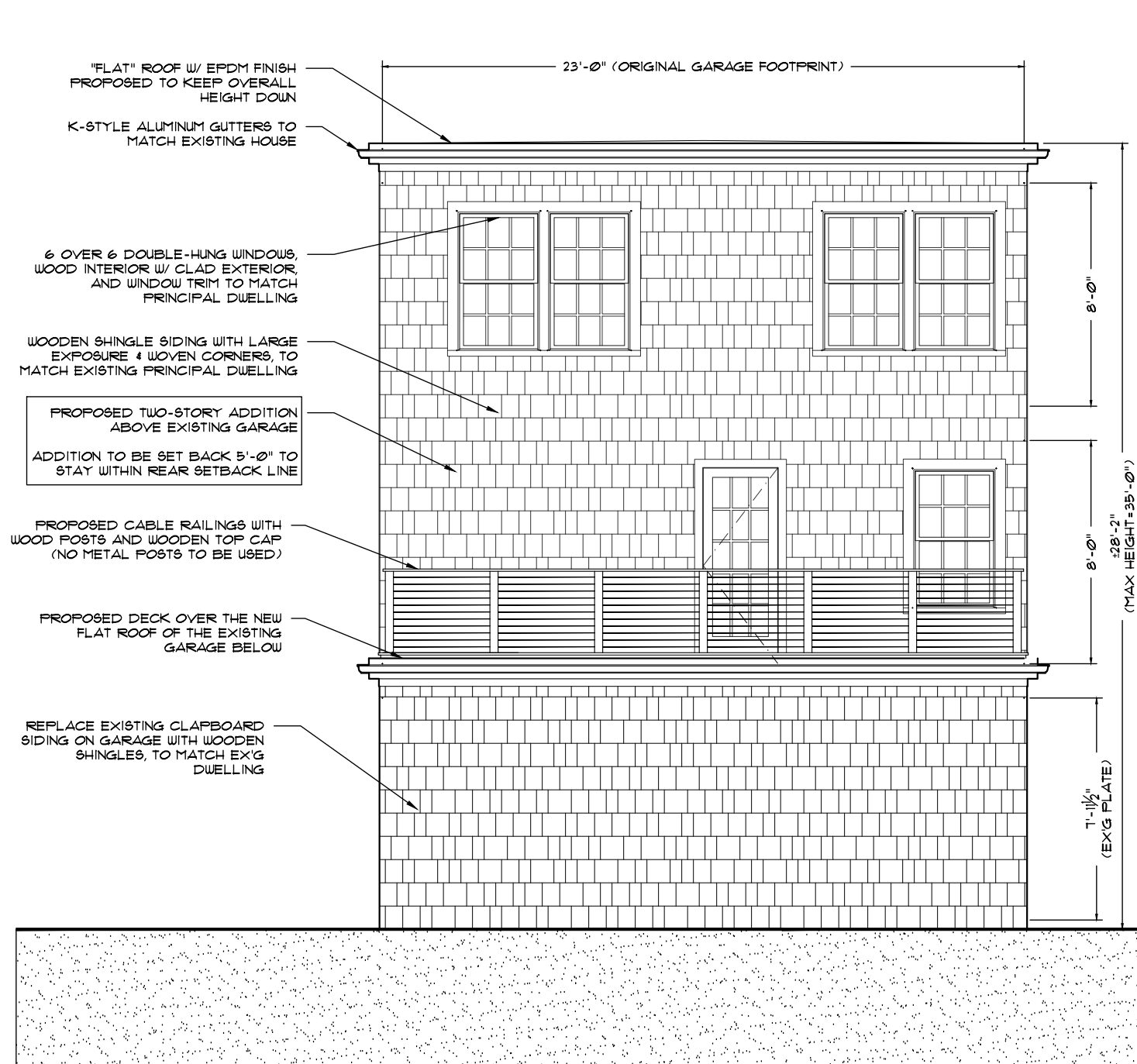
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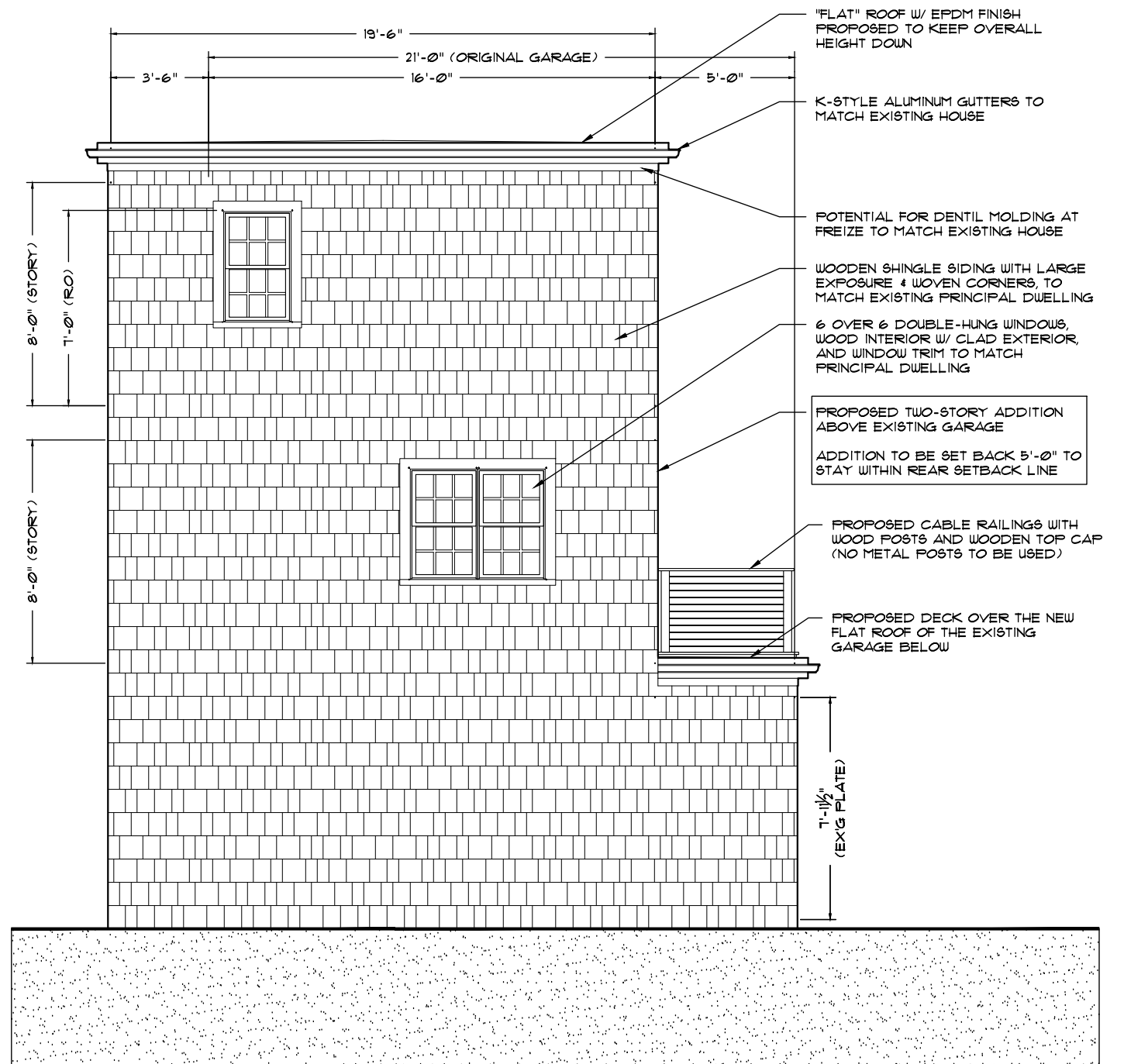
A2-4

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 WEST ELEVATION

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



02 NORTH ELEVATION

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



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME A: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
ELEVATION & RENDERINGS IN CONTEXT

WORKING SET.
FOR HDC & ZONING
APPROVALS

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REVISIONS

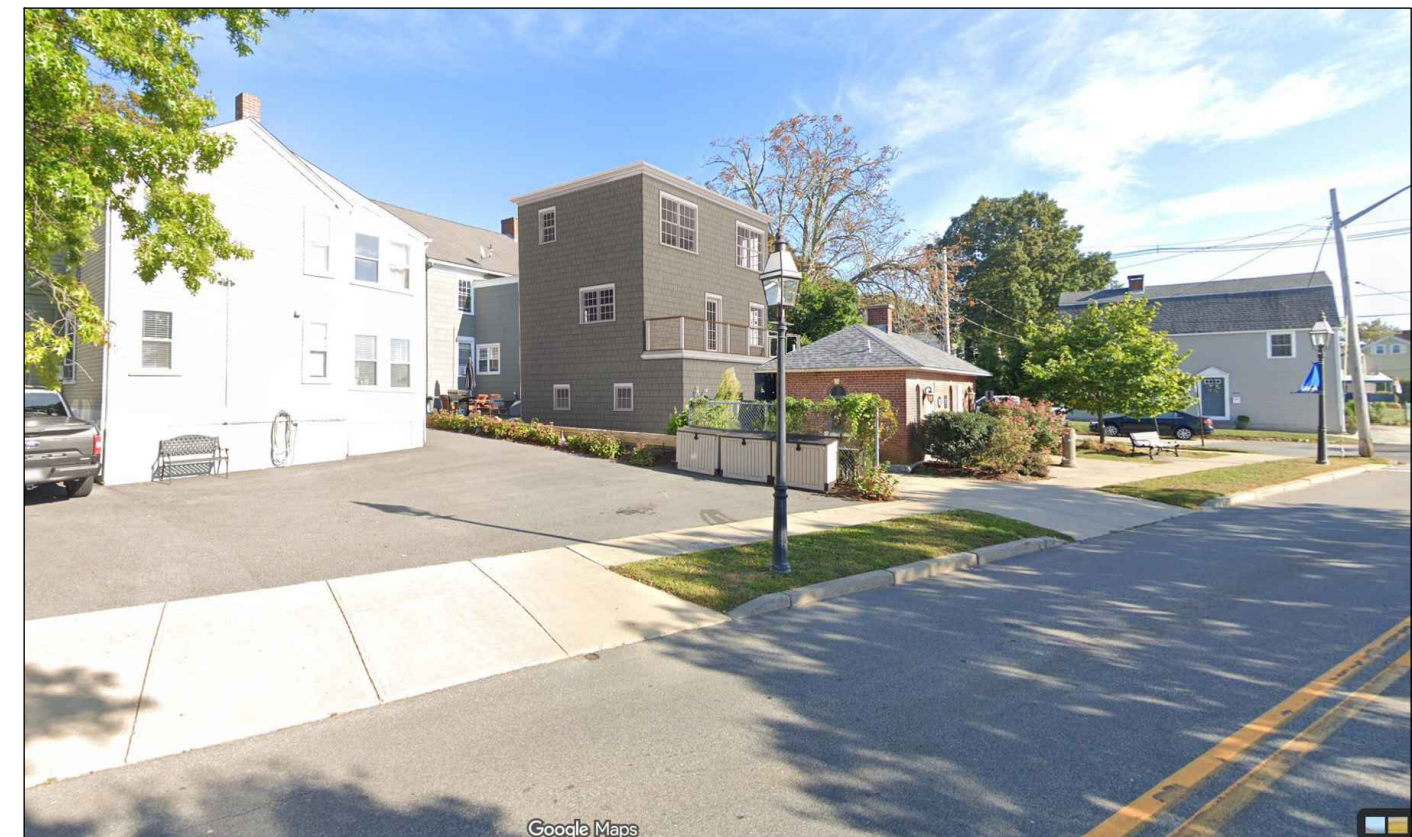
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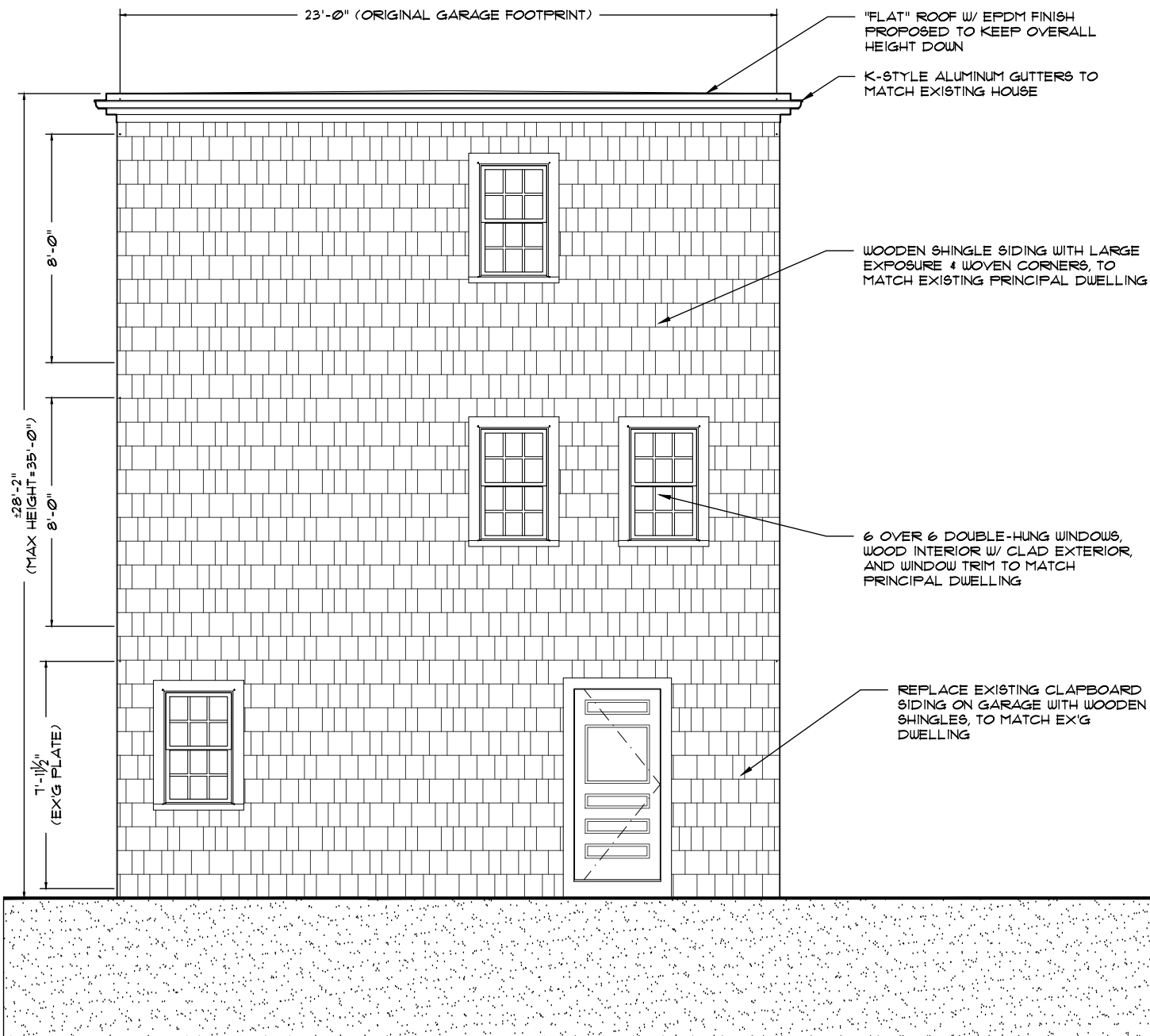
A2-5



02 VIEW FROM OLIVER ST (SOUTH ELEV.) SCALE: N/A



03 VIEW FROM THAMES ST (NORTHWEST) SCALE: N/A



01 EAST ELEVATION SCALE: 3/16" = 1'-0"



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME B
GROUND FLOOR PLAN

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

REVISIONS

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SHEET TABLOID 11" x 17"

B1-1

PLANS SCHEME B:

ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY

SCHEME B

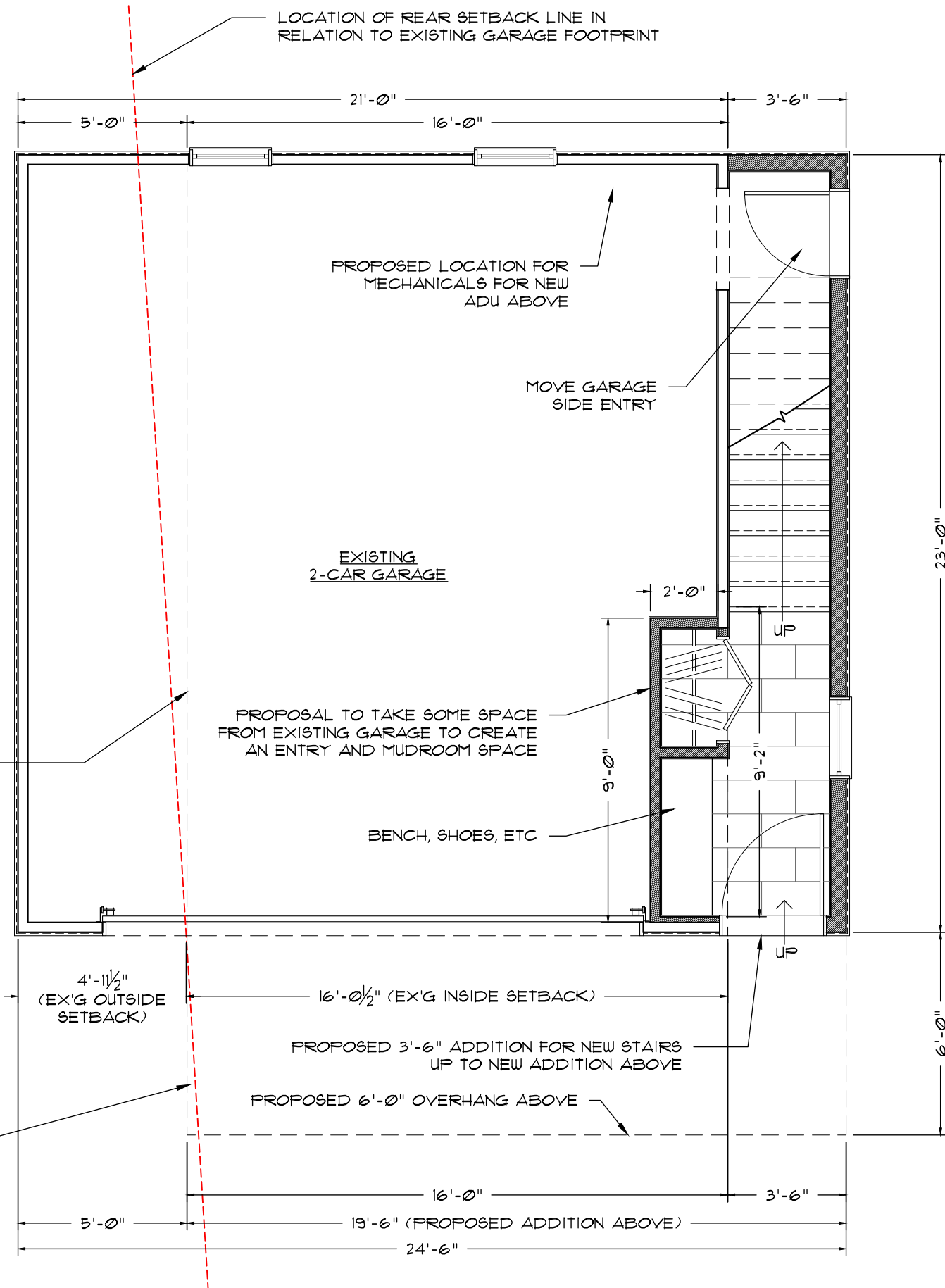
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- NOTE: WE NEED 5 TOTAL PARKING SPACES IN ORDER TO ADD A 2-BEDROOM ADU AND WE ONLY HAVE 4 PARKING SPACES. IF ZONING ONLY ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

ADU FINISHED SF:	1,149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521

PROPOSED 2ND & 3RD FLOOR ADDITION ABOVE:
ADDITION TO BE SET BACK 5'-0" FROM FOOTPRINT OF EXISTING GARAGE TO ENSURE THAT THE NEW CONSTRUCTION RESPECTS THE REAR SETBACK LINE

DIMENSIONAL VARIANCE REQUESTED FOR THIS 1,05 SF WITHIN REAR SETBACK LINE





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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
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SCHEME B
ADU ADDITION FLOOR PLANS

WORKING SET.
FOR HDC & ZONING
APPROVALS

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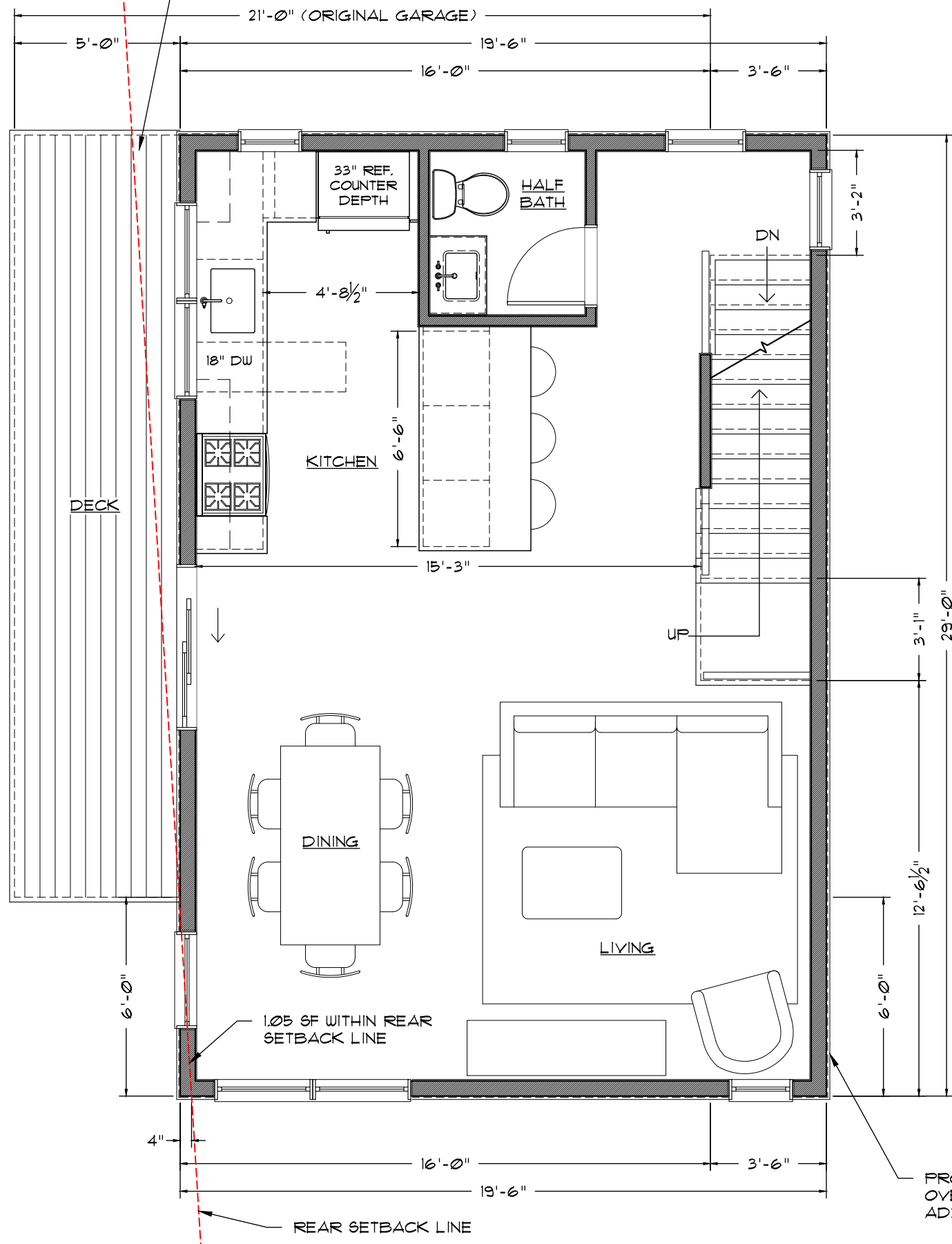
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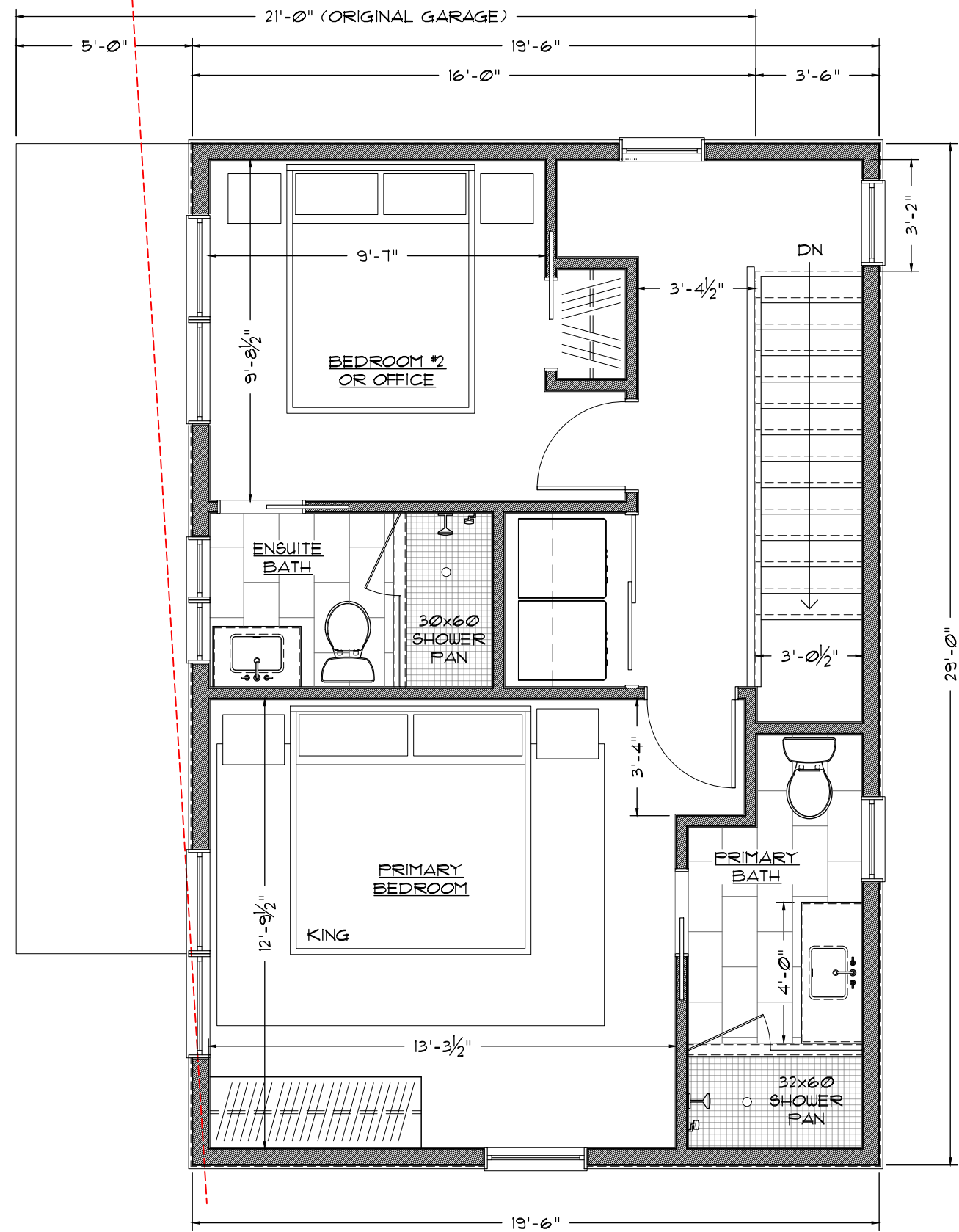
B1-2

DIMENSIONAL VARIANCE REQUESTED FOR PROPOSED DECK
OVER THE NEW FLAT ROOF OF THE EXISTING GARAGE BELOW



01 SECOND FLOOR PLAN

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



02 THIRD FLOOR PLAN

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



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GARAGE RENOVATIONS & ADU FOR
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BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME B: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
SECTION & ELEVATION

WORKING SET.
FOR HDC & ZONING
APPROVALS

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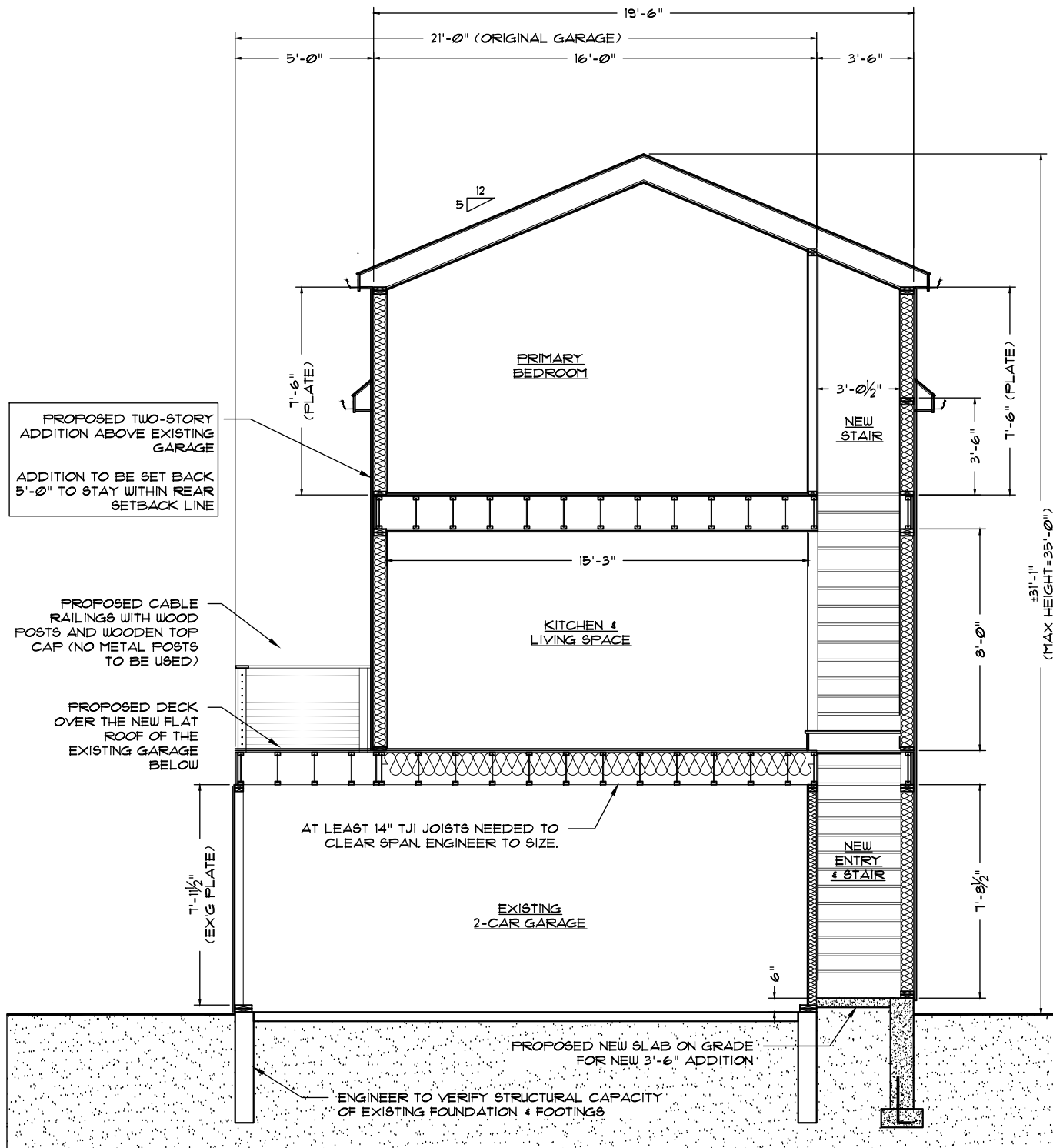
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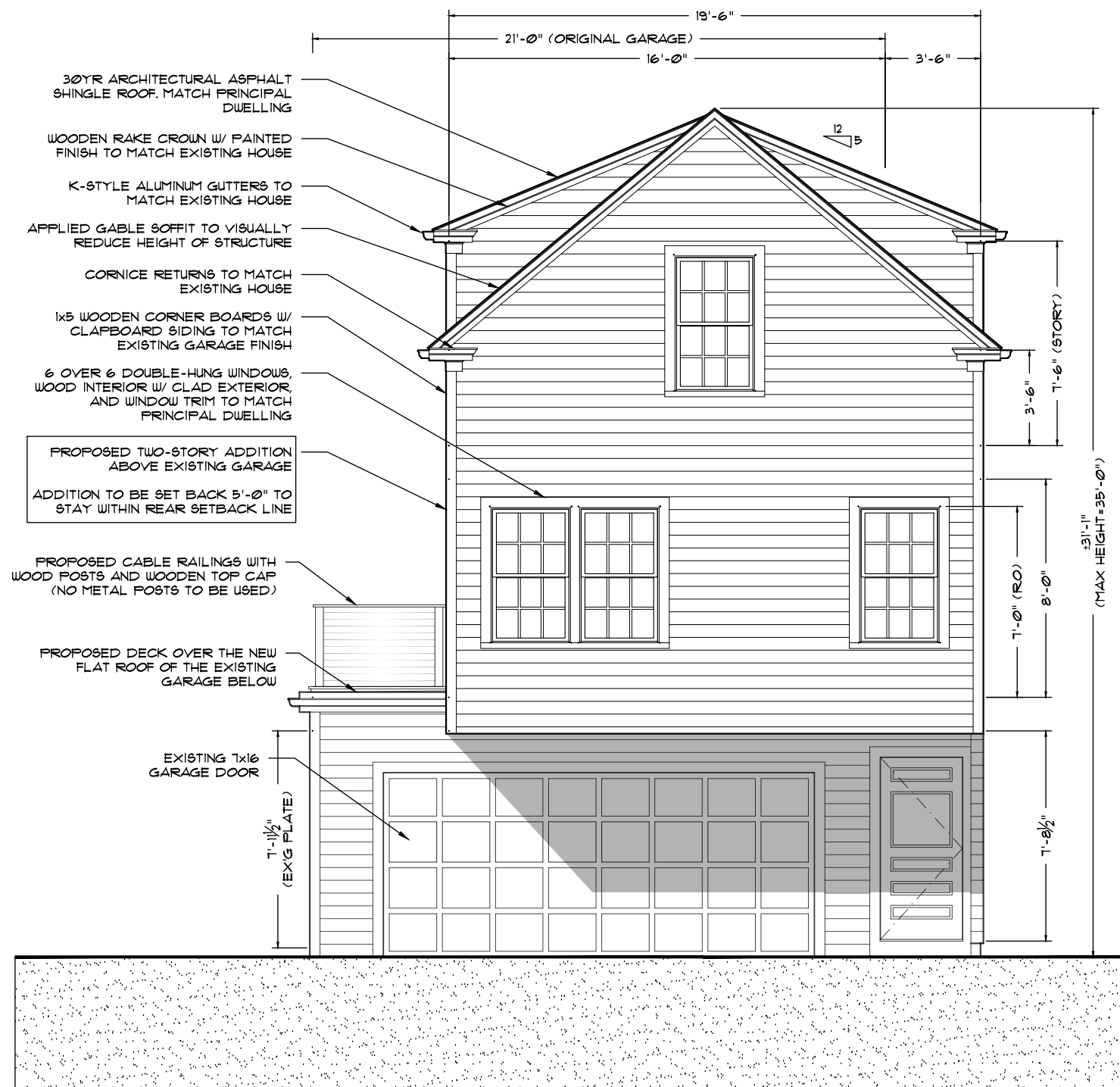
B1-3

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 SECTION

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



02 SOUTH ELEVATION (OLIVER ST)

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



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SCHEME B: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATIONS

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

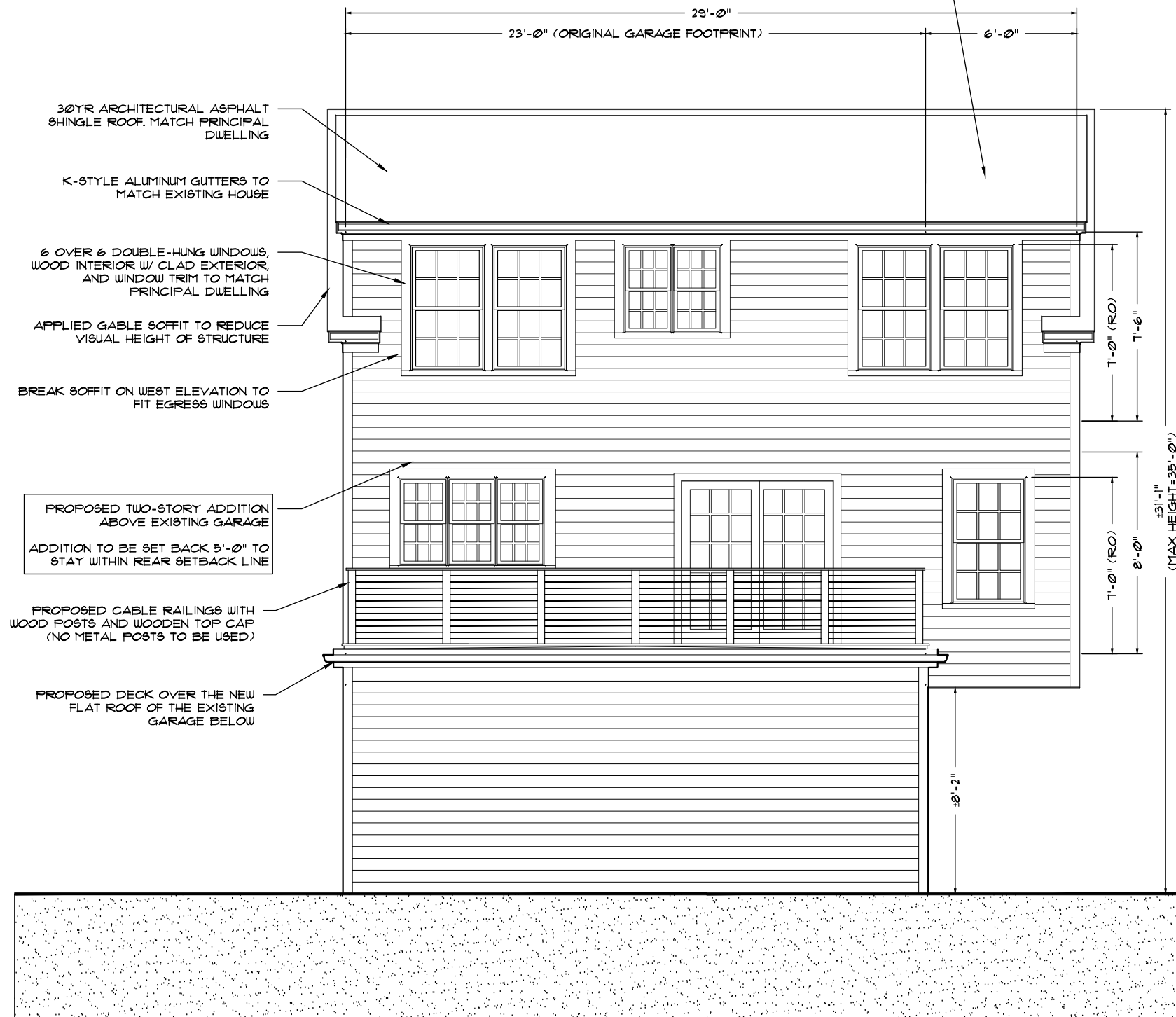
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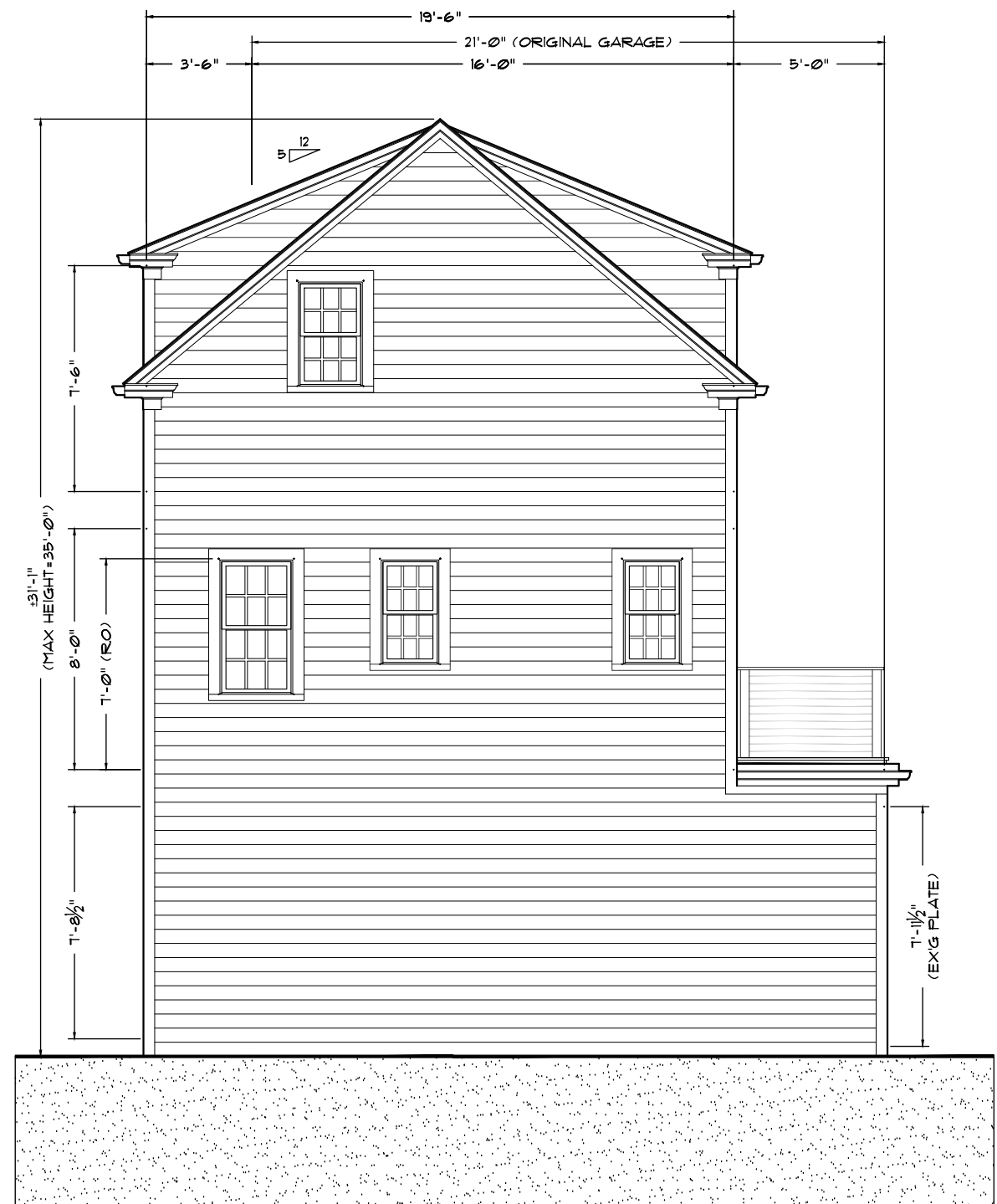
SHEET TABLOID 11" x 17"

A1-4

PROPOSED ADU TO CANTILEVER OUT 6'-0" TO
CREATE ADDITIONAL LIVING SPACE WITHIN
BUILDING SETBACKS



NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 WEST ELEVATION

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

02 NORTH ELEVATION

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



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GARAGE RENOVATIONS & ADU FOR
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SCHEME B: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATION & RENDERINGS IN CONTEXT

WORKING SET.
FOR HDC & ZONING
APPROVALS

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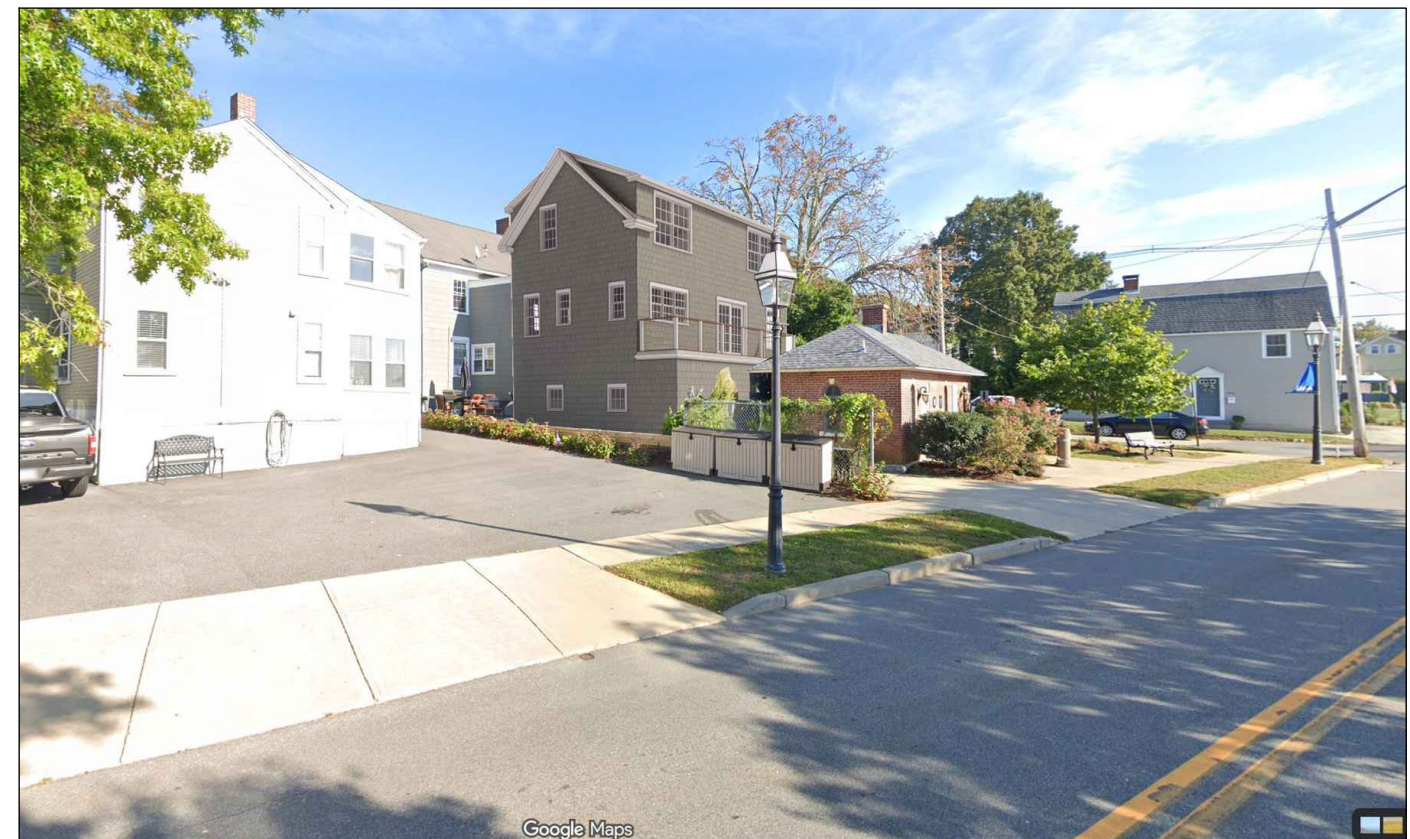
SHEET TABLOID 11" x 17"

B1-5



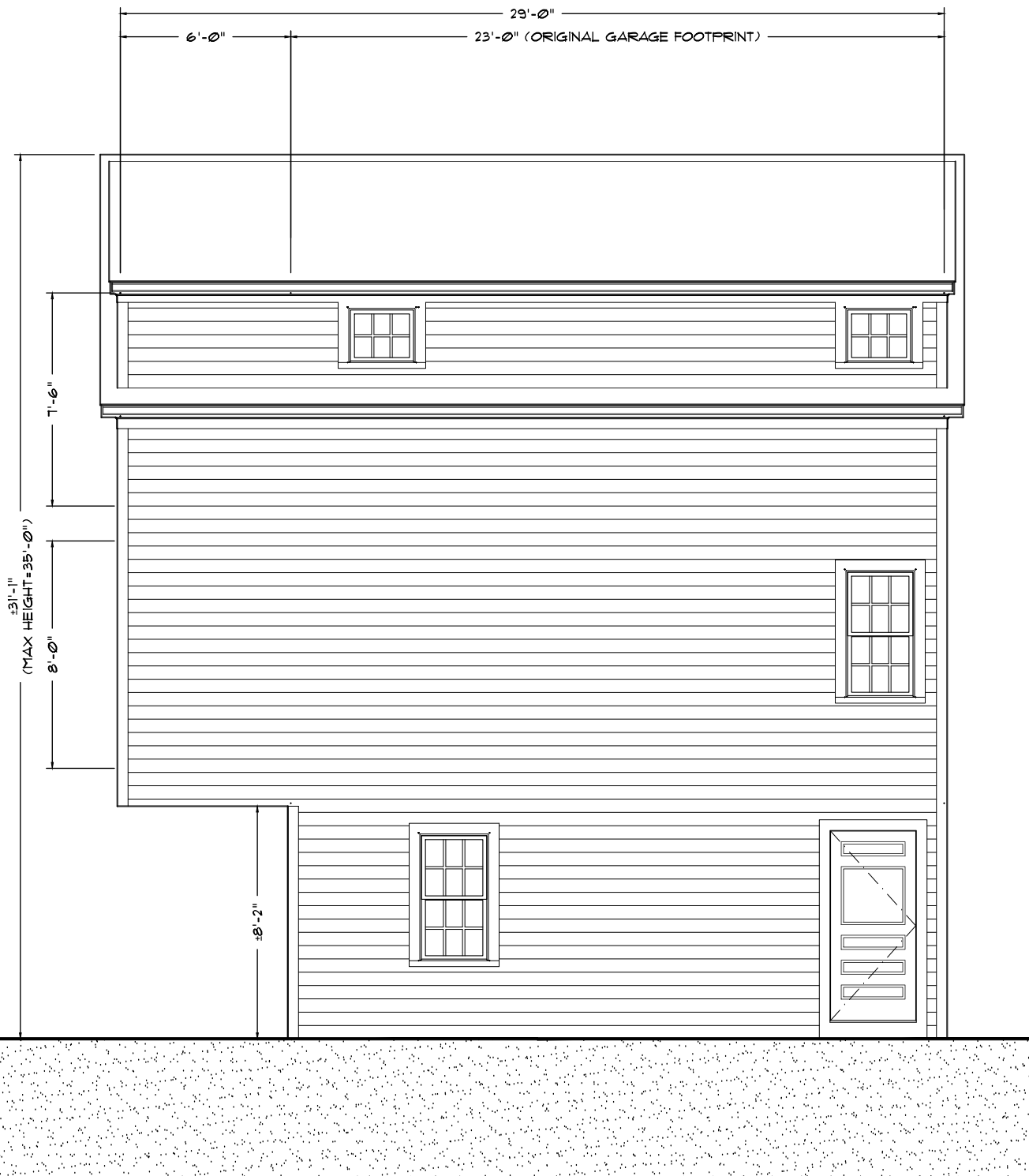
02 VIEW FROM OLIVER ST

SCALE: N/A



03 VIEW FROM THAMES ST

SCALE: N/A



01 EAST ELEVATION

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



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GARAGE RENOVATIONS & ADU FOR
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PREPARED FOR: BOSTON MINDSYNC

SCHEME B: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
SECTION & ELEVATION

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

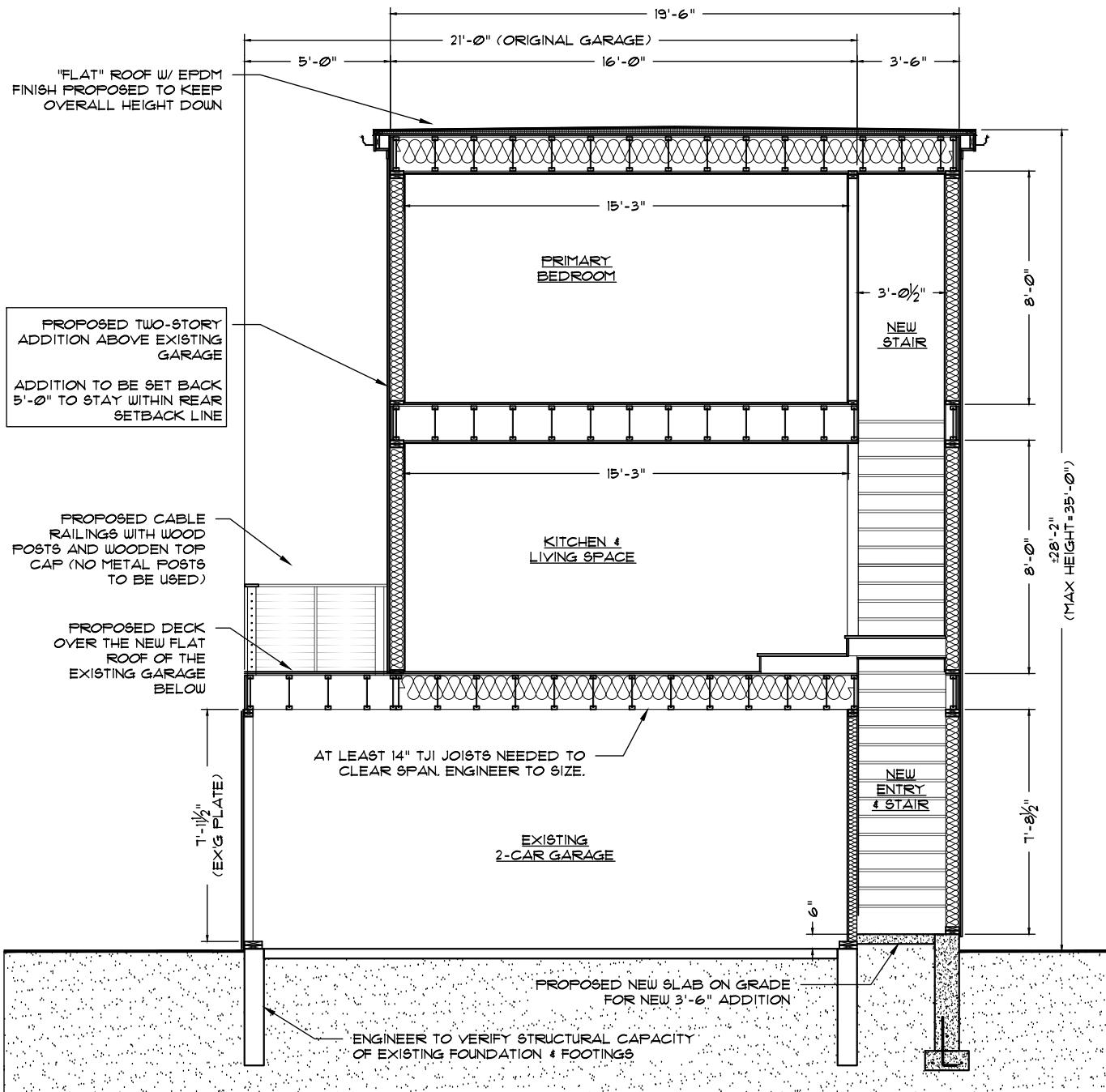
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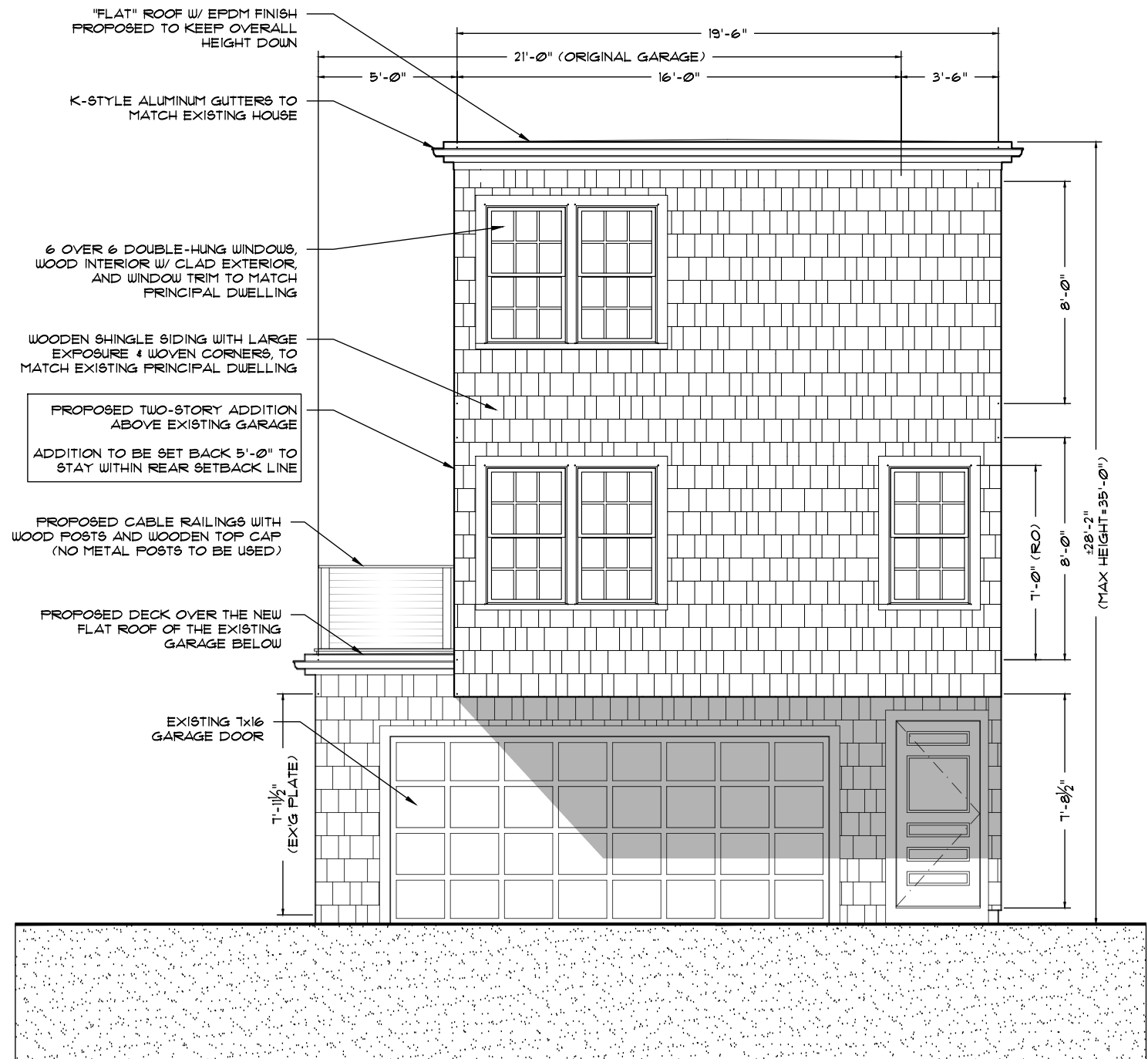
B2-3

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 SECTION

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



02 SOUTH ELEVATION (OLIVER ST)

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



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GARAGE RENOVATIONS & ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

SCHEME B: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
ELEVATIONS

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

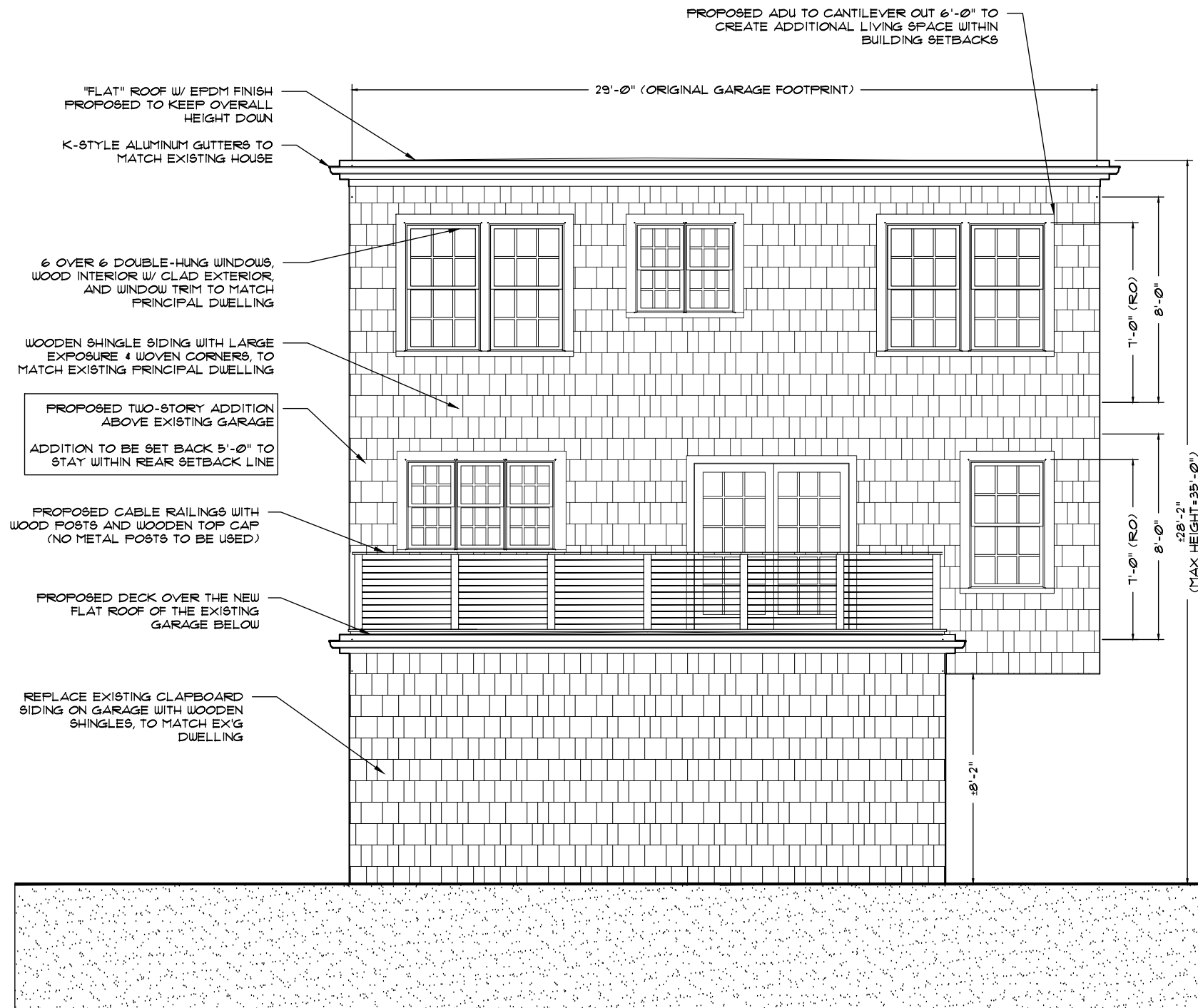
REVISIONS

INTENDED TO BE PRINTED
IN COLOR. REPRINT IF THIS
TEXT IS NOT BLUE

SHEET TABLOID 11" x 17"

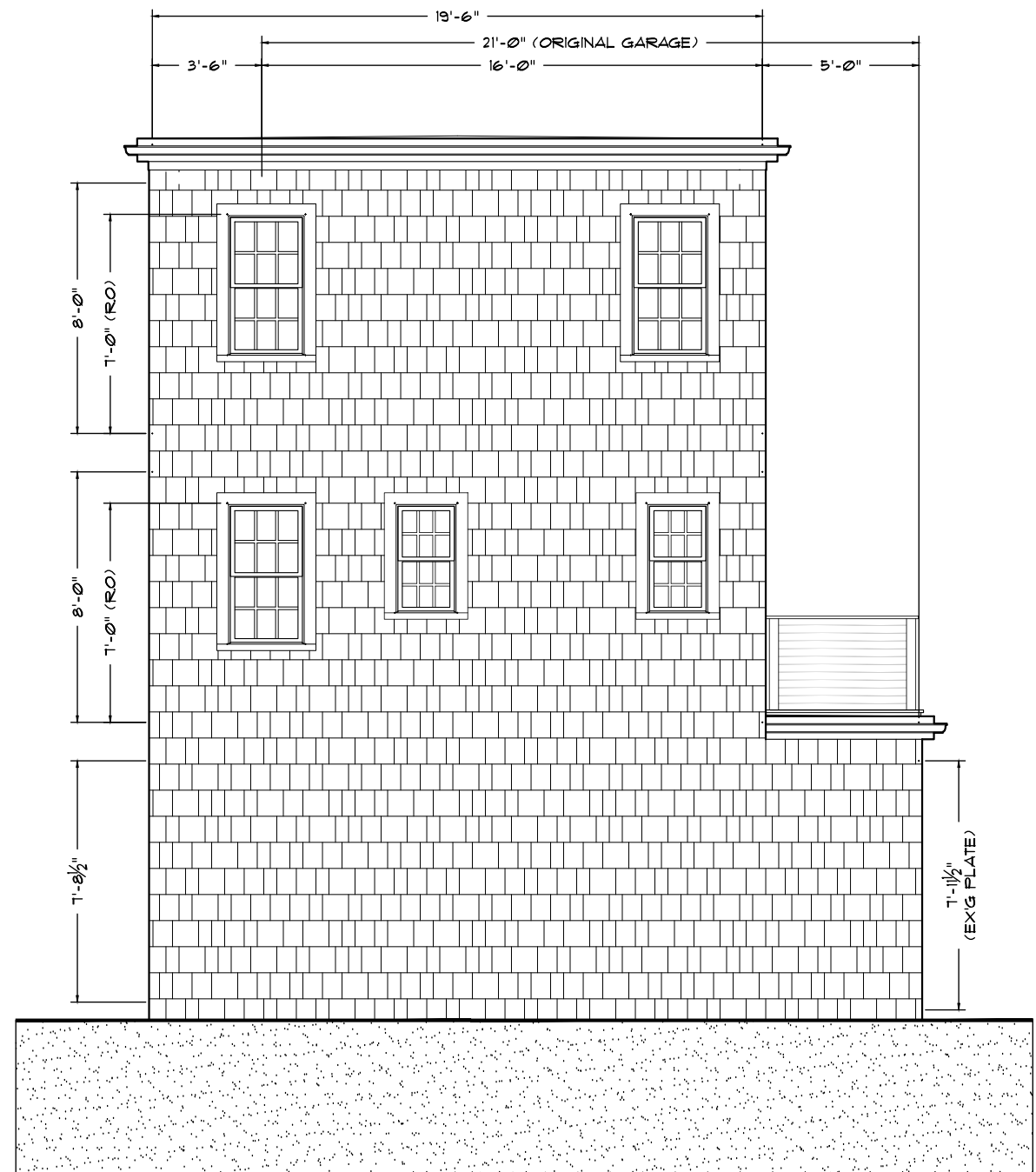
B2-4

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



01 WEST ELEVATION

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



02 NORTH ELEVATION

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



OS Design + Consulting

Residential Design
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SCHEME B: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
ELEVATION & RENDERINGS IN CONTEXT

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

REVISIONS

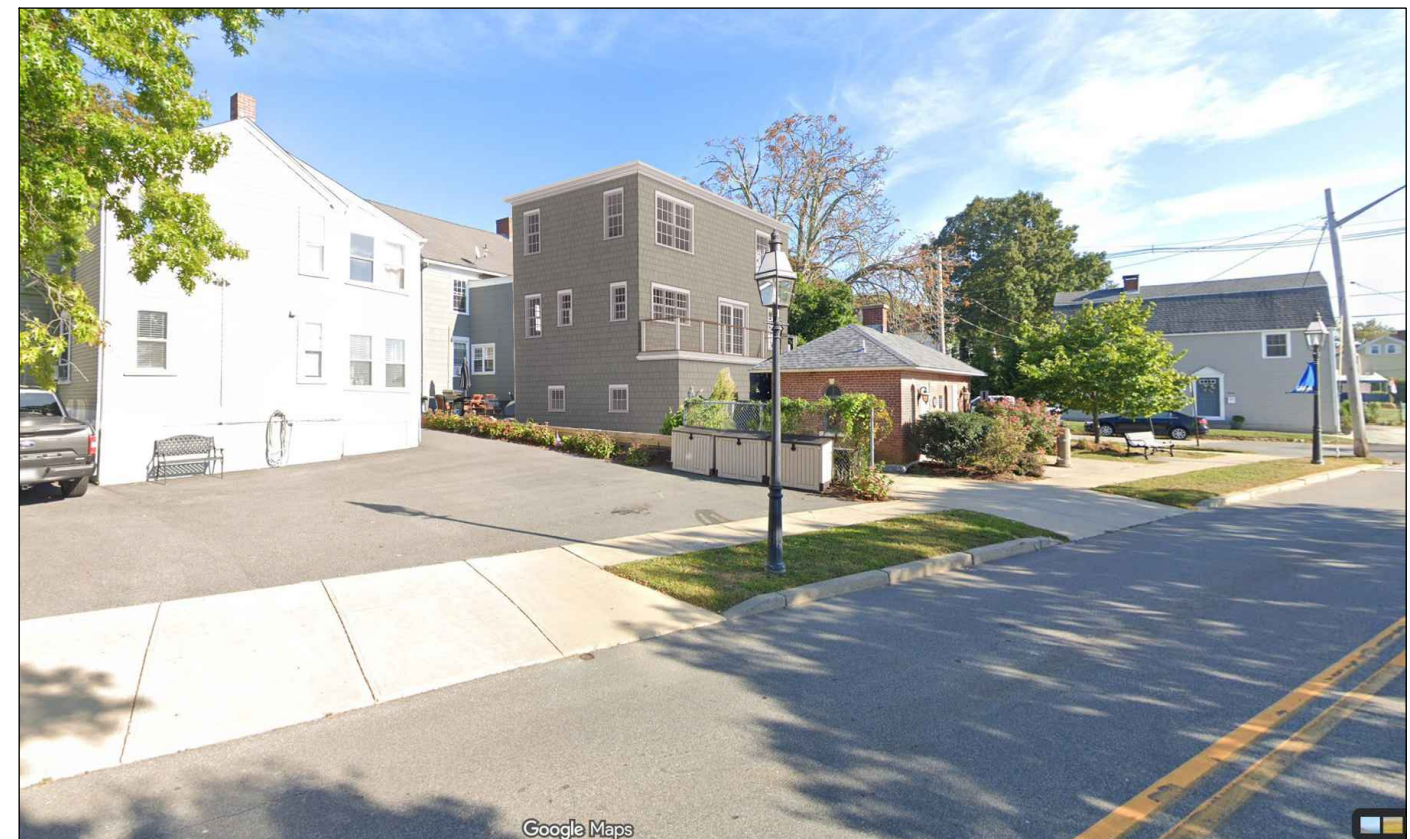
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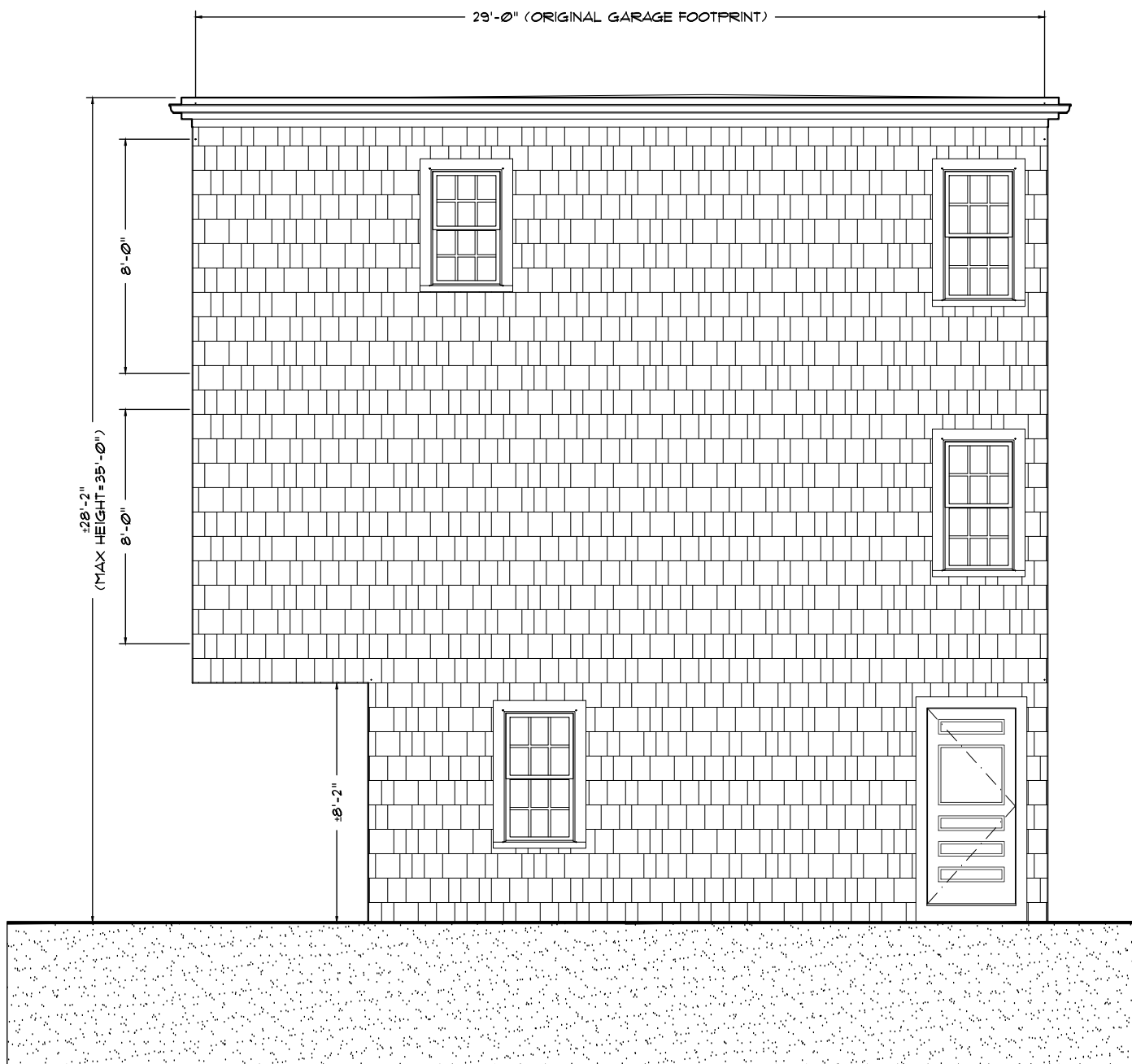
B2-5



02 VIEW FROM OLIVER ST SCALE: N/A



03 VIEW FROM THAMES ST SCALE: N/A



01 EAST ELEVATION SCALE: 3/16" = 1'-0"