



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-45	Contributing	April 10, 2026
-----------	--------------	----------------

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
721 HOPE ST , BRISTOL, RI, 02809	008-0003-000

Applicant	Architect/Engineer	Contractor
Olivia Spence	Olivia Spence	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Mosa Al Zowelei	

Work Category:	Addition to Structure(s)
----------------	--------------------------

Description of proposed work:

We are proposing a two-story addition to the existing single-story, two-car garage. The proposed addition would hold a two-bedroom accessory dwelling unit for the homeowner to use as his primary residence.

All exterior finishes are to be wood with painted finish: wooden shingles with an exposure to match the existing historic home; wooden window and door trim/casings to match the existing home; cable railings with wooden top cap and pressure treated posts wrapped w/ 3/4" trim (similar to those at 715 Hope St). All new windows are to be wood on the interior and either wood or clad wood on the exterior, despite the fact that the existing historic home has all vinyl replacements. As an alternative to the shingles, we would also be interested in using horizontal wooden clapboard as a second exterior finish option, as the shingles on the existing home appear to be asbestos. There is clapboard on what appears to be later additions to the home on the back of the building that we could match instead.

We have made the revisions suggested in our Concept Review hearing and are presenting two floor plan options, each with two roof options, for a total of four potential options for this addition. Each option has scaled 3D perspectives that show the proposed building and the visual impact it would have from Thames and Oliver streets.

Scheme A maintains the garage footprint (with the exception of a new 3'-6" stair, the minimum needed to gain access to the new floors above). Roof option 1 is a gable roof to match the style of the existing home. Roof option 2 is a flat roof to limit the building's height as much as possible.

Scheme B is the scheme we presented at our concept review, showing a 6' cantilever over the driveway. This scheme is shown with the

same two roof options as Scheme A.

While we understand the proposed addition is not small, we believe it presents an opportunity to enhance the visual character of Thames and Oliver Street by providing a unified architectural treatment to the rear of the existing property, which has seen incremental and disordered additions to the primary structure over time.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00940
HISTORIC NAME:	Howland, Josiah, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1799
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Vinyl 6/6 replacement windows.	

Olivia Spence
Applicant's Digital Signature
Date: April 10, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 721 HOPE ST ACRES: 0.0866 PARCEL ID: 008-0003-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: AL ZOWELEI, MOSA CO - OWNER: MAILING ADDRESS: 721 HOPE ST ZONING: W PATRIOT ACCOUNT #: 277	BUILDING STYLE: 3 Family UNITS: 1 YEAR BUILT: 1800 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 2/10/2022 BOOK & PAGE: 2158-27 SALE PRICE: 675,000 SALE DESCRIPTION: SELLER: ROLFE (BASTIEN), LORI JEAN	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 6528 FINISHED BUILDING AREA: 3264 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$306,200 YARD: \$9,400 BUILDING: \$316,000 TOTAL: \$631,600	
SKETCH	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



721 Hope Street: Proposed Materials List

Date: 04.28.2026

Below is an outline of the proposed materials, fixtures, and finishes for the proposed addition to the existing garage located at 721 Hope St, Bristol RI 02809

1. Roofing & Soffits

- a. 30 year architectural asphalt shingles, to match the existing main structure in color but not in kind. Roof shingles of existing main structure appear to be 3-tab
- b. Primed wooden (pine or similar) rake, fascia, and soffit trim; To have a painted finish. Exact color TBD but likely off white to match main structure
- c. Rake to be a primed wooden crown profile to match main structure; To have painted finish. Exact crown profile and paint color TBD.
- d. Cornice return on gable ends to match main structure
- e. K-style aluminum gutters to match main structure (or other gutter material as required by the Historic District Commission)
- f. Potential for primed wooden dentil molding to match main structure

2. Siding and Trim

- a. Wooden shingles with large exposure and woven corners to match existing structure, and a painted finish. Paint color will likely match existing structure but is TBD.
- b. Primed wooden (pine or similar) window trim and sills to match existing house in style and dimension. Painted finish; Exact color TBD but will likely match existing house.

3. Windows and Doors

- a. 6 over 6 double hung windows with wood interior and clad exterior, despite main structure having vinyl replacement windows. Windows of proposed addition to be Marvin Elevate (or similar).
- b. Patio door to also be Marvin Elevate (or similar). 15 lite, or other configuration as required by the Historic District Commission
- c. Solid wooden entry door with panels and ¼ lite glass (style as shown in drawings, or similar – as required by Historic District Commission)

4. Decks and Railings (Deck is subject to approval by Zoning)

- a. 5/4x6 wooden decking (exact wood species TBD) with stained finish (exact stain finish TBD)
- b. Cable railings with wooden posts (potentially wrapped with wooden trim) and wooden top cap; Stain finish of wooden top cap to match decking
- c. Please see image of 715 Hope St railing and decking finish (provided on drawings) for intended deck and railing finishes for 721 Hope St.

Property Owner Authorization Affidavit

I, **Mosa Al Zowelei**, am the legal owner of the property located at **721 Hope Street, Bristol, Rhode Island**.

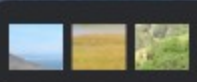
I hereby authorize **Olivia Spence of OS Design and Consulting** to act on my behalf for the purpose of preparing and submitting the necessary application(s) related to this property to the appropriate authorities in the Town of Bristol.

This authorization includes permission to submit documents, communicate with the Town, and provide any information required in connection with the application process.

If further information is required, I can be reached at **978-237-6730**.

I certify that the above information is true and correct to the best of my knowledge.

Property Owner: Mosa Al Zowelei
Signature: Mosa Al Zowelei
Date: 3/6/2026





NO
PARKING
THIS
SIDE

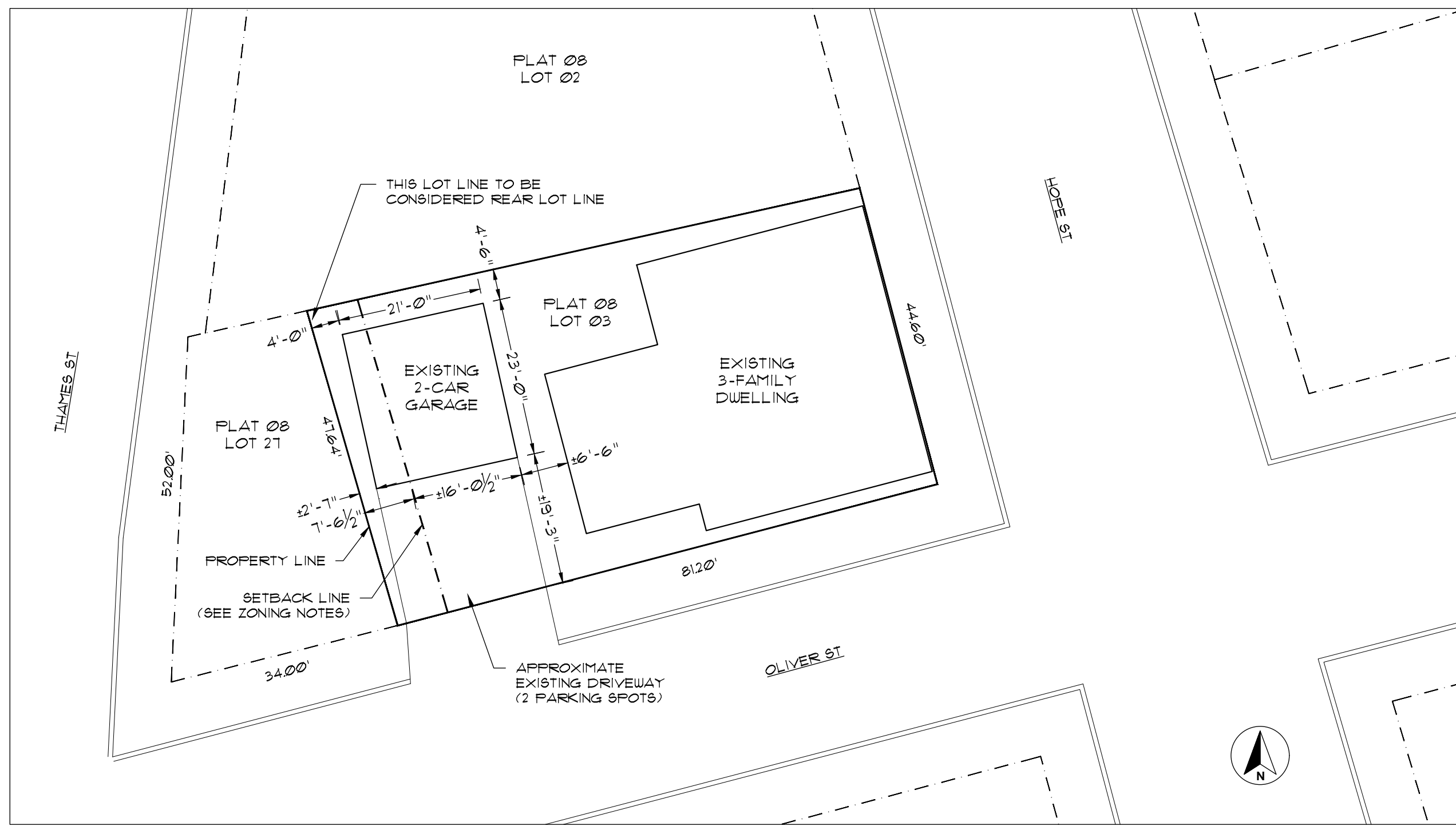








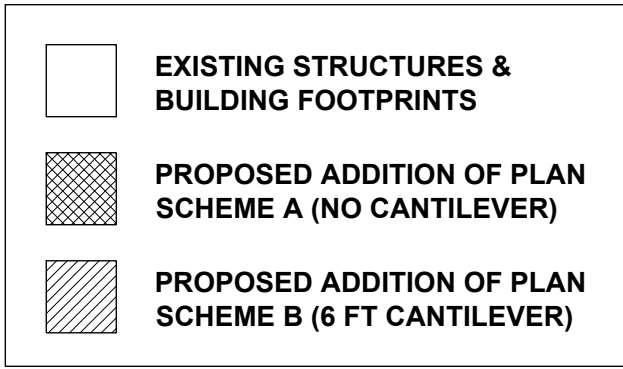




01 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"

PROJECT SCOPE
CONSTRUCT A NEW ADDITION TO THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT

SITE PLAN NOTES:
1. SITE INFORMATION BASED ON THE TOWN OF BRISTOL'S GIS AND PLAT MAPS AVAILABLE ONLINE AND IS THE DESIGNERS BEST OF KNOWLEDGE. THE INFORMATION REPRESENTED IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR.



BRISTOL ZONING ORDINANCE

SECTION 28-1: DEFINITIONS
Lot Line: (4) Corner Lot: a corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements

SECTION 28-151: ACCESSORY DWELLING UNITS
(a) One ADU per lot is allowed... (3) where the proposed ADU is located within the existing footprint of the primary structured or existing accessory attached or detached structure and does not expand the footprint of the structure*
(b) Dimensional requirements: (2)(d) one off-street parking space per bedroom shall be required

SECTION 28-142: YARD REQUIREMENTS AND EXCEPTIONS
(g) A deck may extend up to one-third of the way into the required rear yard and must meet all required side yard setbacks

SECTION 28-221: LAND NONCONFORMING BY AREA
(2)(b)(1) Minimum building setbacks, lot frontage, and lot width requirements... shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located.
Ex: If the lot area of a substandard lot only meets forty (40) percent of the minimum lot area required in the district in which it is located, the setbacks, lot frontage, and lot width shall each be reduced to forty (40) percent of the requirements*
3,770 / 5,000 = subject lot is 75.4% of required lot area
Rear Setback = 10 FT = 75.4% of 10 FT = 7.54 FT

(2)(b)(2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.
Max lot building coverage for this parcel has been calculated as follows:
3,770 / 5,000 = 75.4% of required minimum lot area
100% - 75.4% = 24.6%
Lot coverage max for parcel zone (W) = 70%
24.6% of 70% = 17.22%
70% + 17.22% = 87.22% building coverage maximum

**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	

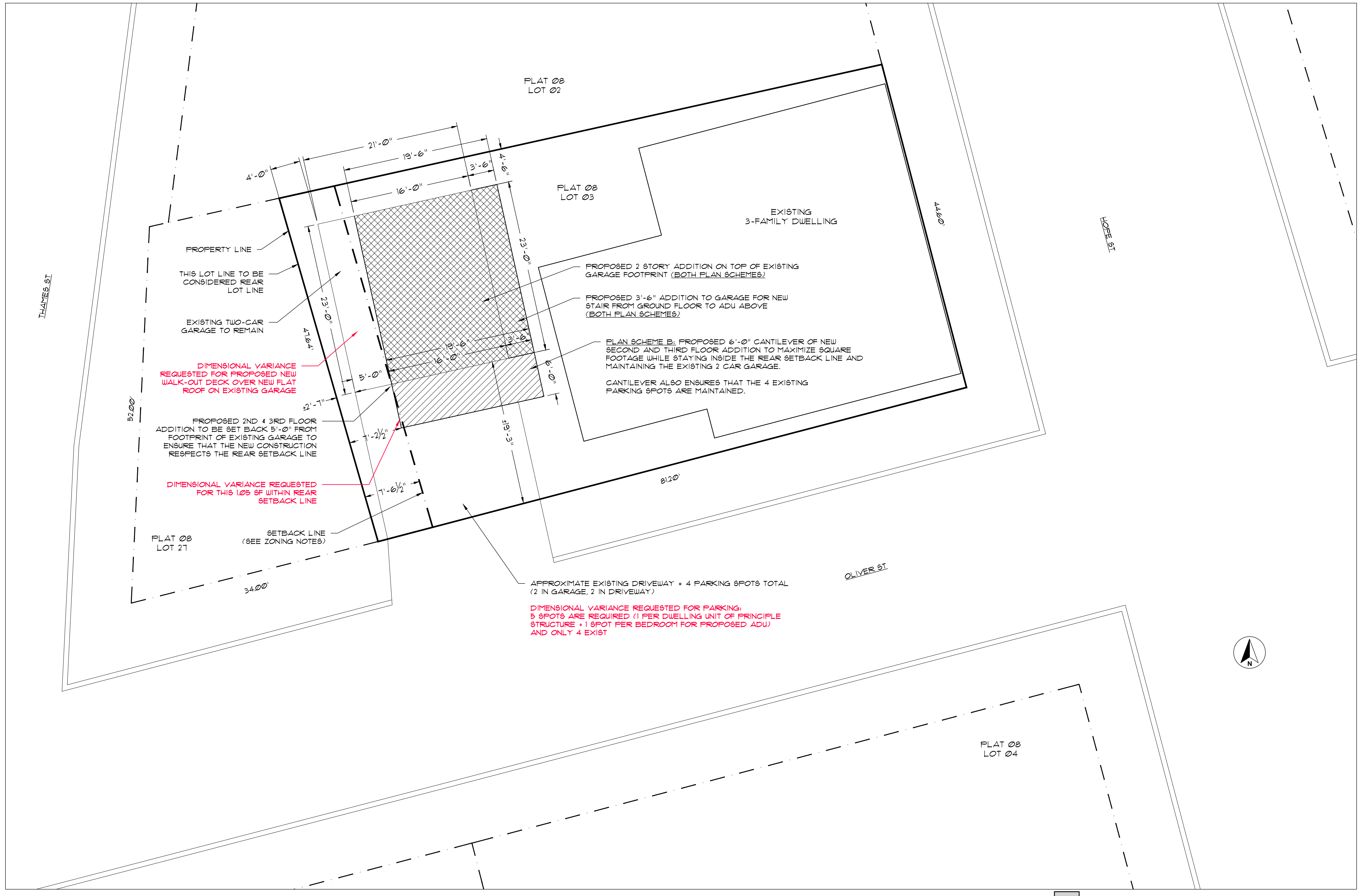
Existing Living Area (per tax card): 3,264 SF

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

Existing Building Coverage (87.22% Max): 2,251 SF | 59.7%
Main Dwelling: 1,768 SF
Detached Garage: 483 SF

Proposed Building Coverage (87.22% Max): 2,449 SF | 64.96%
Main Dwelling: 1,768 SF
Detached Garage w/ Addition: 681 SF (includes cantilever)

Parking Proposed: 4 Spaces (existing)



02 PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

- DRAWING LIST**
- A0-1 PROPERTY, PROJECT, AND ZONING INFO / SITE PLANS AND COVERAGE / DRAWING LIST / BUILDING DESIGN CRITERIA
 - A0-2 EXISTING CONDITIONS: PLAN AND SECTION OF EXISTING GARAGE / PHOTOS OF EXISTING GARAGE AND EXISTING PRIMARY STRUCTURE
 - A1-1 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 1: PLANS, SECTIONS, AND BUILDING ELEVATIONS
 - A1-2 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 2: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET
 - A2-1 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 2: PLANS, SECTIONS, AND BUILDING ELEVATIONS
 - A2-2 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 2: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET
 - B1-1 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 1: PLANS, SECTIONS, AND BUILDING ELEVATIONS
 - B1-2 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 1: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET
 - B2-1 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 2: PLANS, SECTIONS, AND BUILDING ELEVATIONS
 - B2-2 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 2: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET

BUILDING DESIGN CRITERIA

RISBC-2-2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE 2021 INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE 2018

FIRE CODE 2021 RI FIRE CODES AND NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 72 2019 EDITION FOR SMOKE & CO INSTALLATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
PER TABLE R301.2(1) OF 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

GROUND SNOW LOAD	30 PSF	
WIND DESIGN	SPEED	130 MPH
	TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CRITERIA	NOT REQUIRED	
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	40 INCHES
	TERMITE	MODERATE TO HEAVY
	DECAY	NO
WINTER DESIGN TEMP.	0° PROV. COUNTY 5° ALL OTHER	
ICE BARRIER UNDERLAYMENT REQ.	YES	
FLOOD HAZARDS	YES (SEE COMMUNITY FIRMS)	
AIR FREEZING INDEX	1200° DAYS B.F.	
MEAN ANNUAL TEMP.	50°	

ENERGY CODE COMPLIANCE (PRESCRIPTIVE METHOD)
RHODE ISLAND ENERGY CONSERVATION CODE, INCORPORATES INTERNATIONAL ENERGY CODES, 2024 EDITION PER TABLES R402.1.2 AND R402.1.3 OF IECC 2024

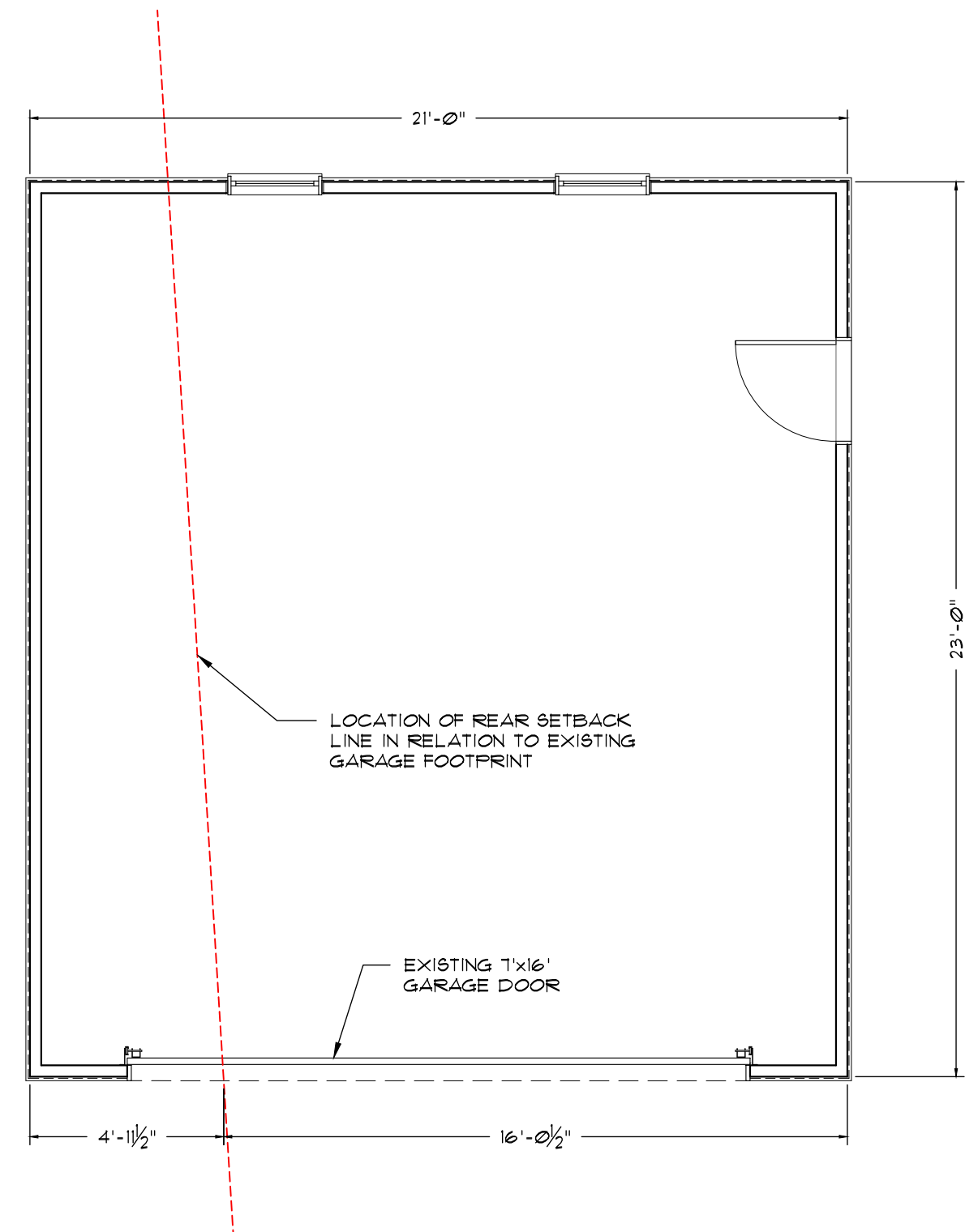
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC GLAZED FENESTRATION	CEILING R-VALUE
5A	0.28	0.50	NR	49

INSULATION ENTIRELY ABOVE ROOF DECK	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE
30ci	30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17

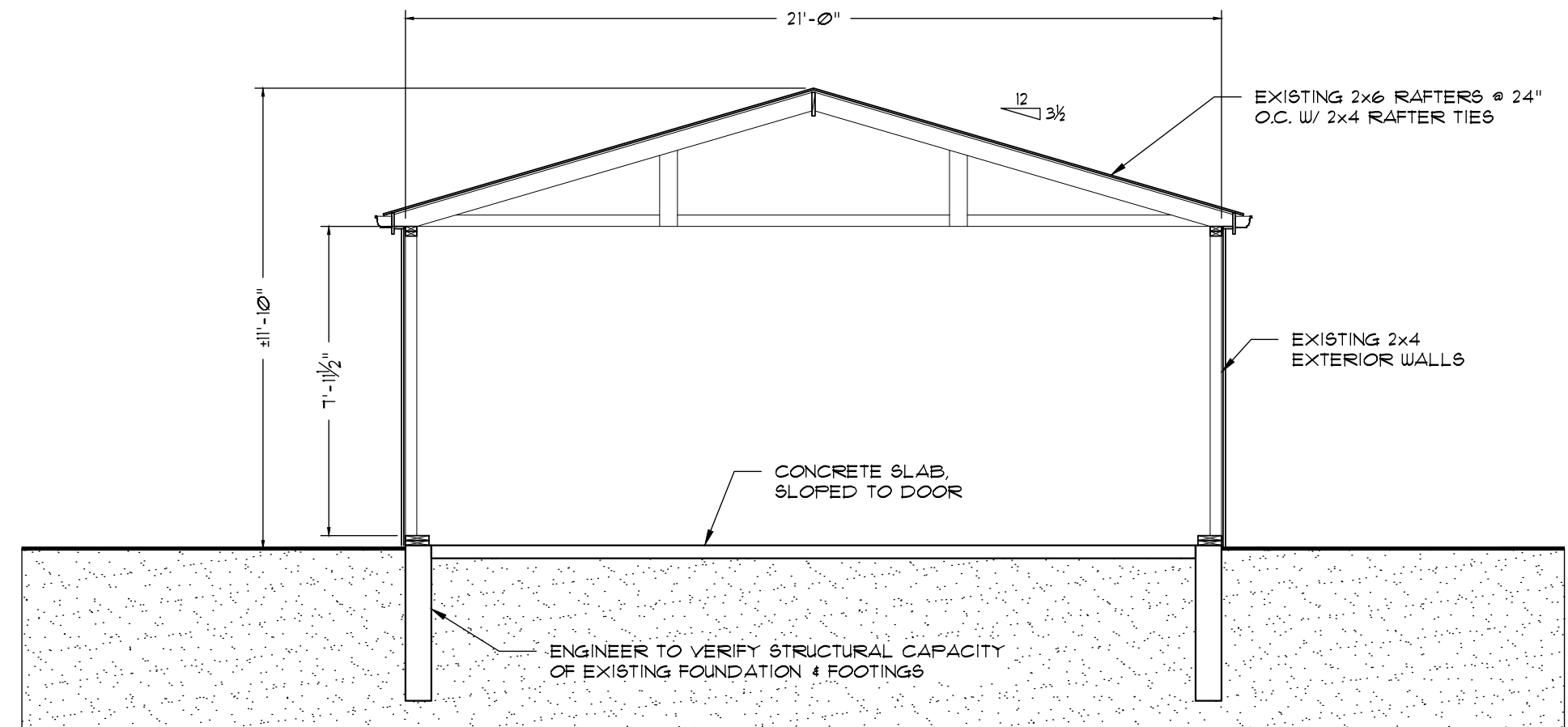
FLOOR R-VALUE	BASEMENT WALL R-VALUE	UNHEATED SLAB R-VALUE & DEPTH	HEATED SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
30 OR 19 + 7.5ci OR 20ci	15ci OR 19 OR 13 + 5ci	10ci FOR 3FT	10ci FOR 3FT & 5 FULL SLAB	15ci OR 19 OR 13+5ci

ci = CONTINUOUS INSULATION
13/17 = SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

- DESIGN LOADS**
- LIVE LOADS (PER TABLE R301.5):**
 - GROUND SNOW LOAD: 30 PSF
 - UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
 - UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20 PSF
 - HABITABLE ATTICS AND SLEEPING AREAS: 30 PSF
 - EXTERIOR BALCONIES, DECKS, AND ALL OTHER AREAS: 40 PSF
 - SOIL PROPERTIES:**
 - SOIL NAME:
 - PRESUMPTIVE BEARING CAPACITY: 1,500 PSF (UNLESS SOIL IS TESTED)
 - SOIL PROP. (PER TABLE R401.4.1): FIRM FINE & SILTY SANDS + SILTY GRAVEL
 - SOIL CLASS (PER TABLE R405.1): GM / SM
 - CONSTRUCTION TYPE:** 5B (UNPROTECTED WOOD FRAME)
 - USE AND OCCUPANCY:** R3, THREE FAMILY DWELLING
 - EXPOSURE CATEGORY:** B (URBAN)



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



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



03 GARAGE ELEVATION SCALE: N/A



04 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



05 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
 BRISTOL, RI 02809
 PREPARED FOR: BOSTON MINDSYNCH

EXISTING CONDITIONS
 GARAGE PLAN AND SECTION
 PHOTOS OF EXISTING HISTORIC PRIMARY STRUCTURE

WORKING SET
 FOR HDC & ZONING
 APPROVALS

ISSUED: 04.10.2026

REVISIONS

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

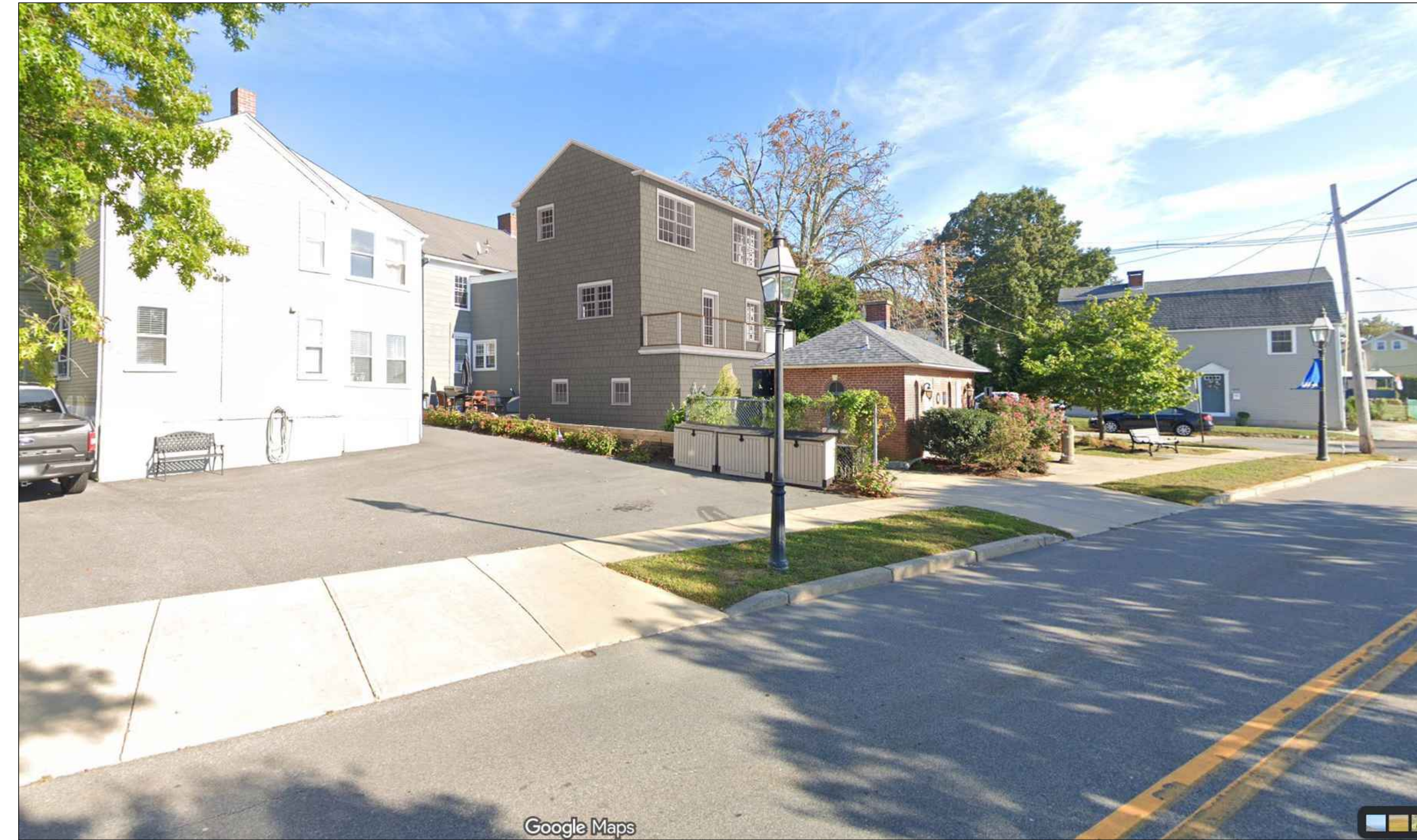
SHEET ARCH-D 24" x 36"

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

ROOF OPTION 1: GABLE TO MATCH EXISTING HOME



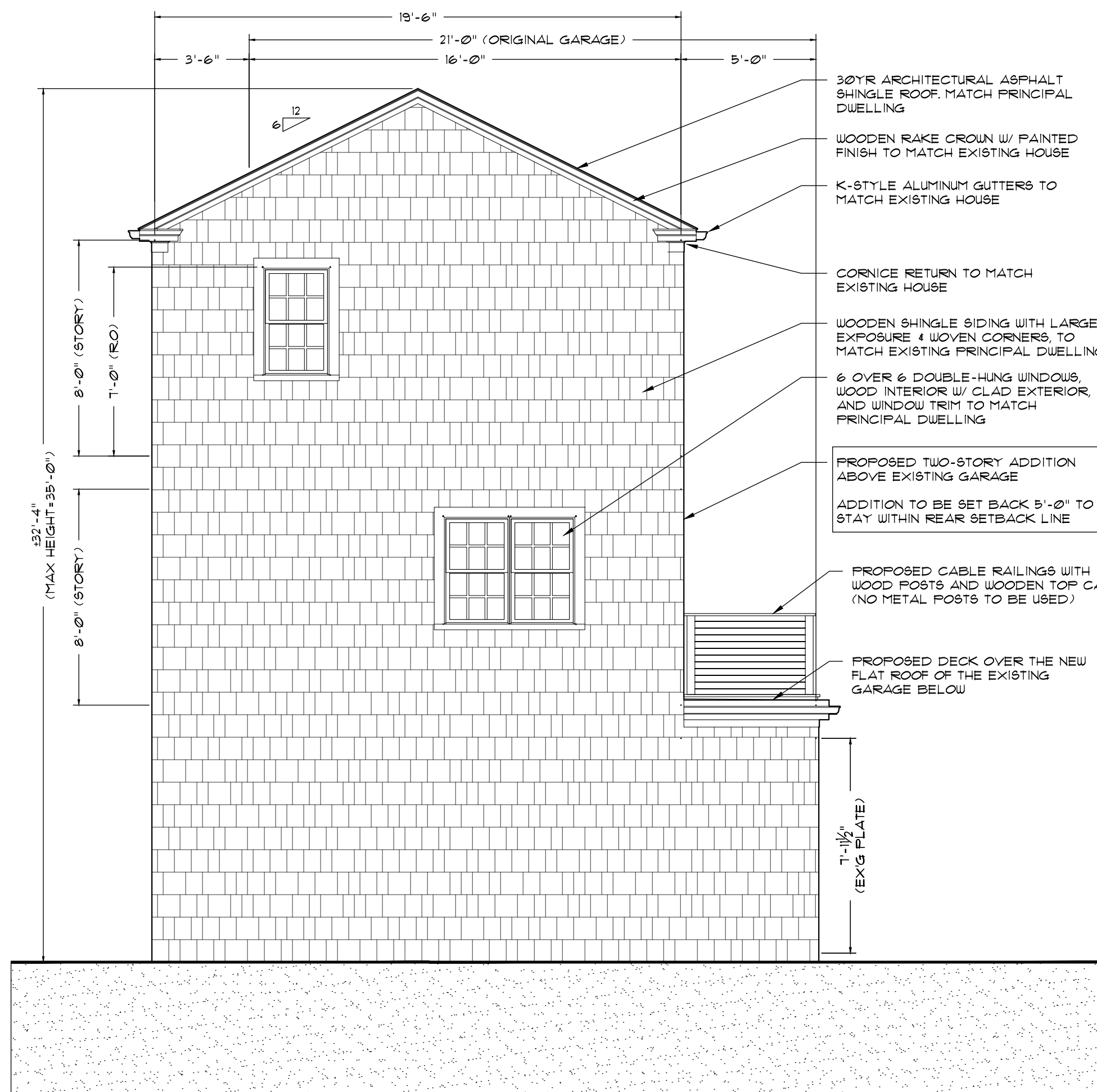
01 VIEW FROM OLIVER ST SCALE: N/A



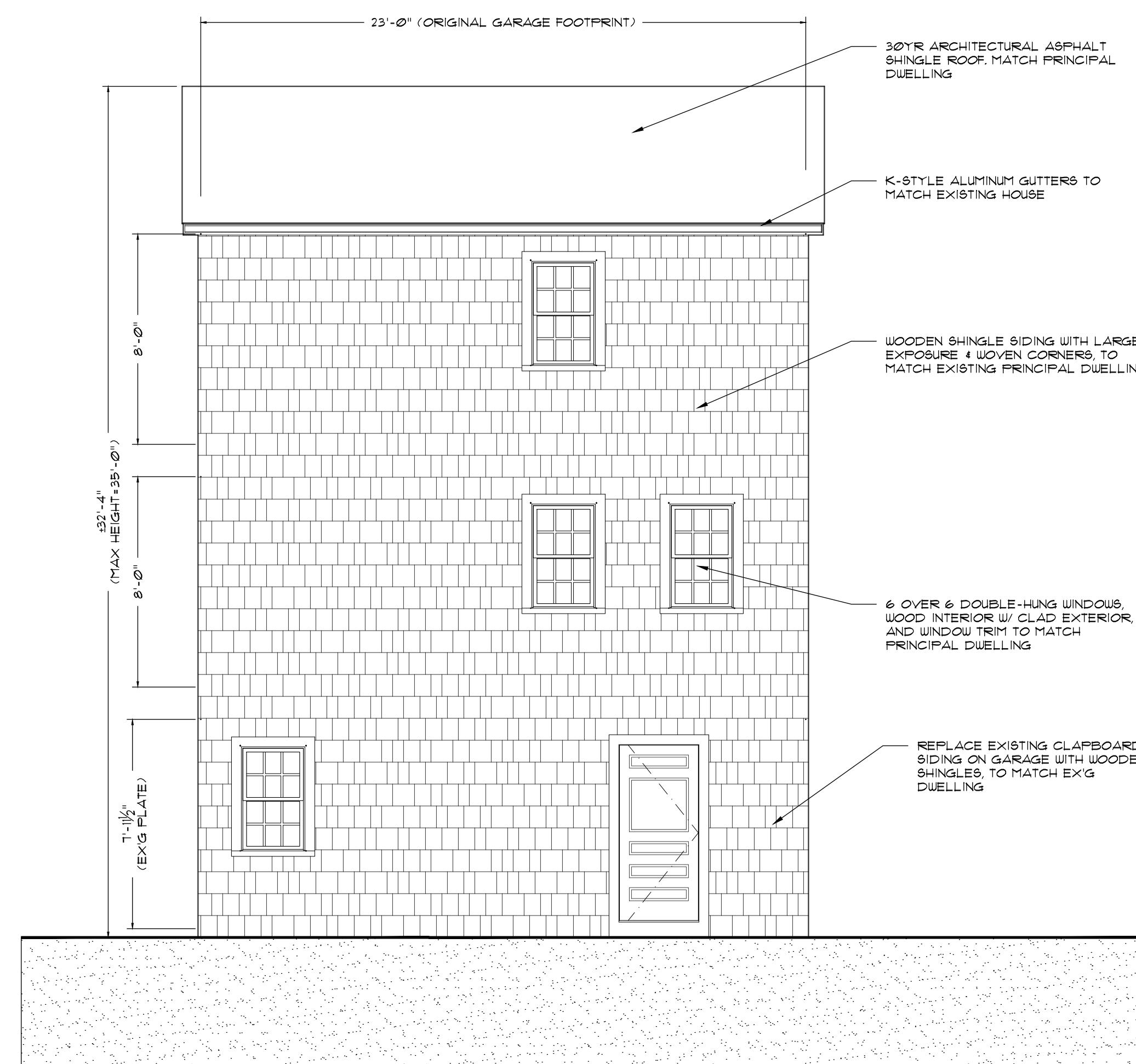
02 VIEW FROM THAMES ST SCALE: N/A



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



06 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
 BRISTOL, RI 02809
 PREPARED FOR: BOSTON MINDSYNCH

PROPOSED DESIGN
 PLANS SCHEME A: ADDITION TO STAY WITHIN EXISTING GARAGE FOOTPRINT
 ROOF OPTION 1: GABLE TO MATCH EXISTING HOUSE

WORKING SET.
 FOR HDC & ZONING
 APPROVALS

ISSUED: 04.10.2026

REVISIONS

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

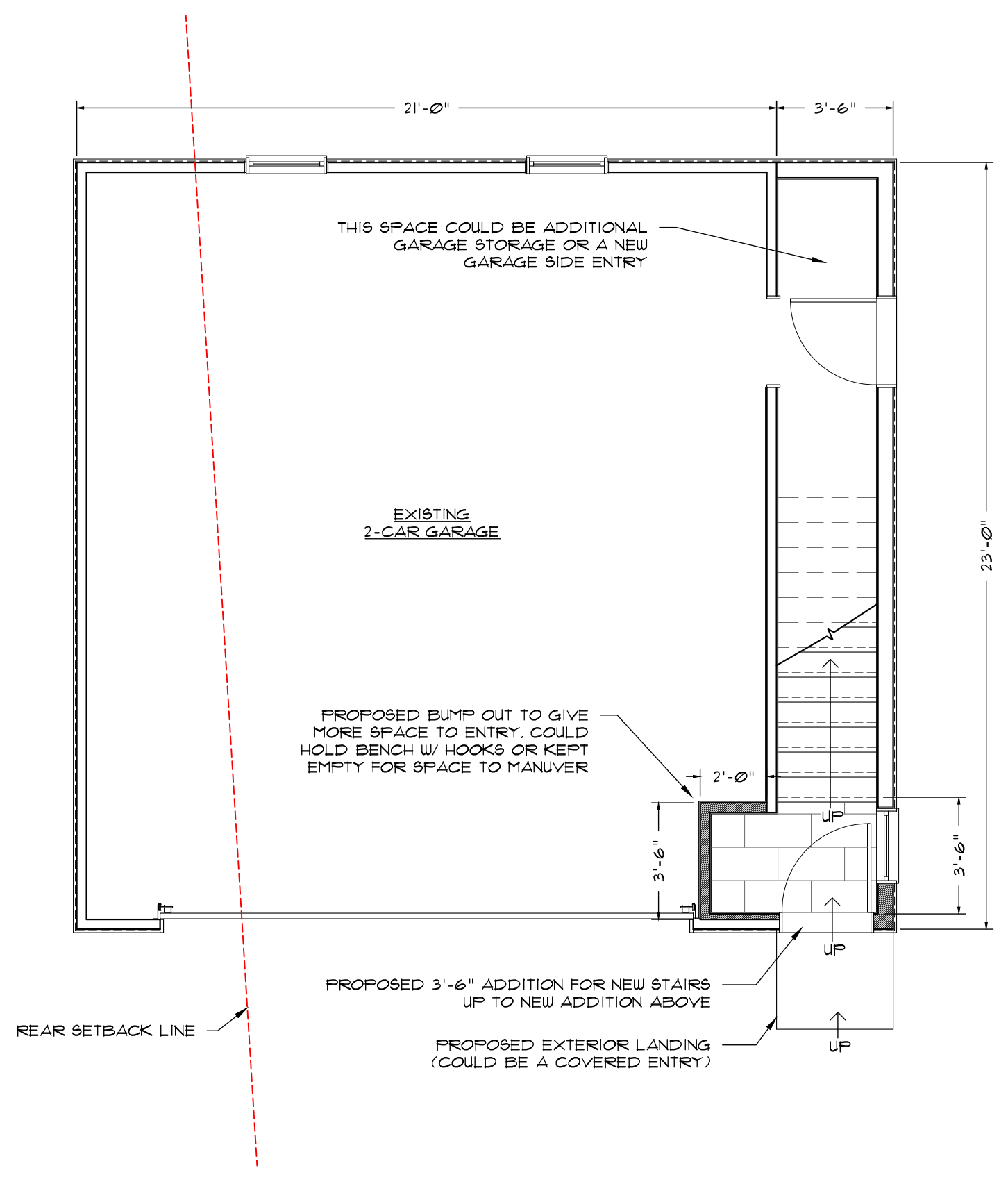
SHEET ARCH-D 24' x 36'

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

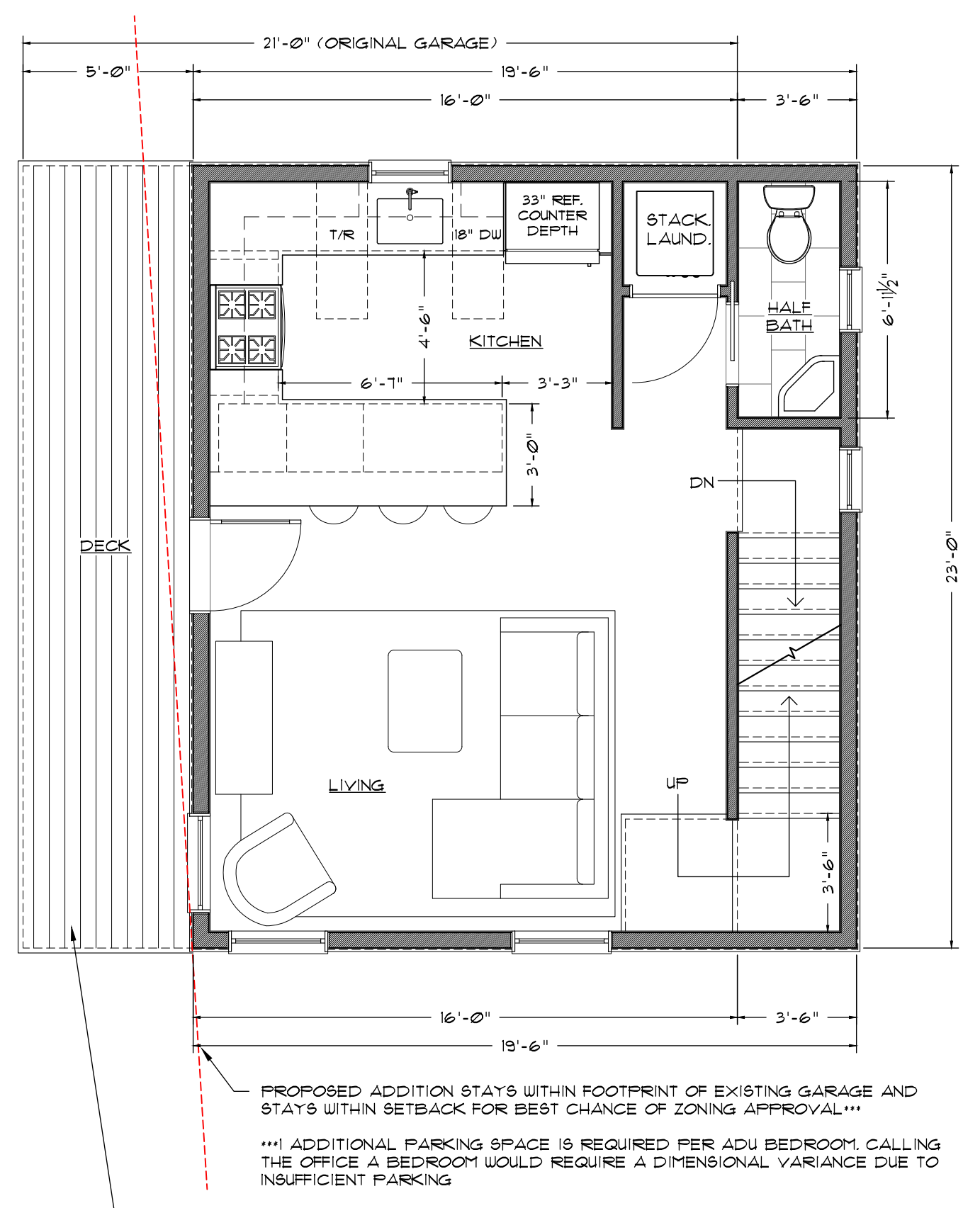
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

- 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)

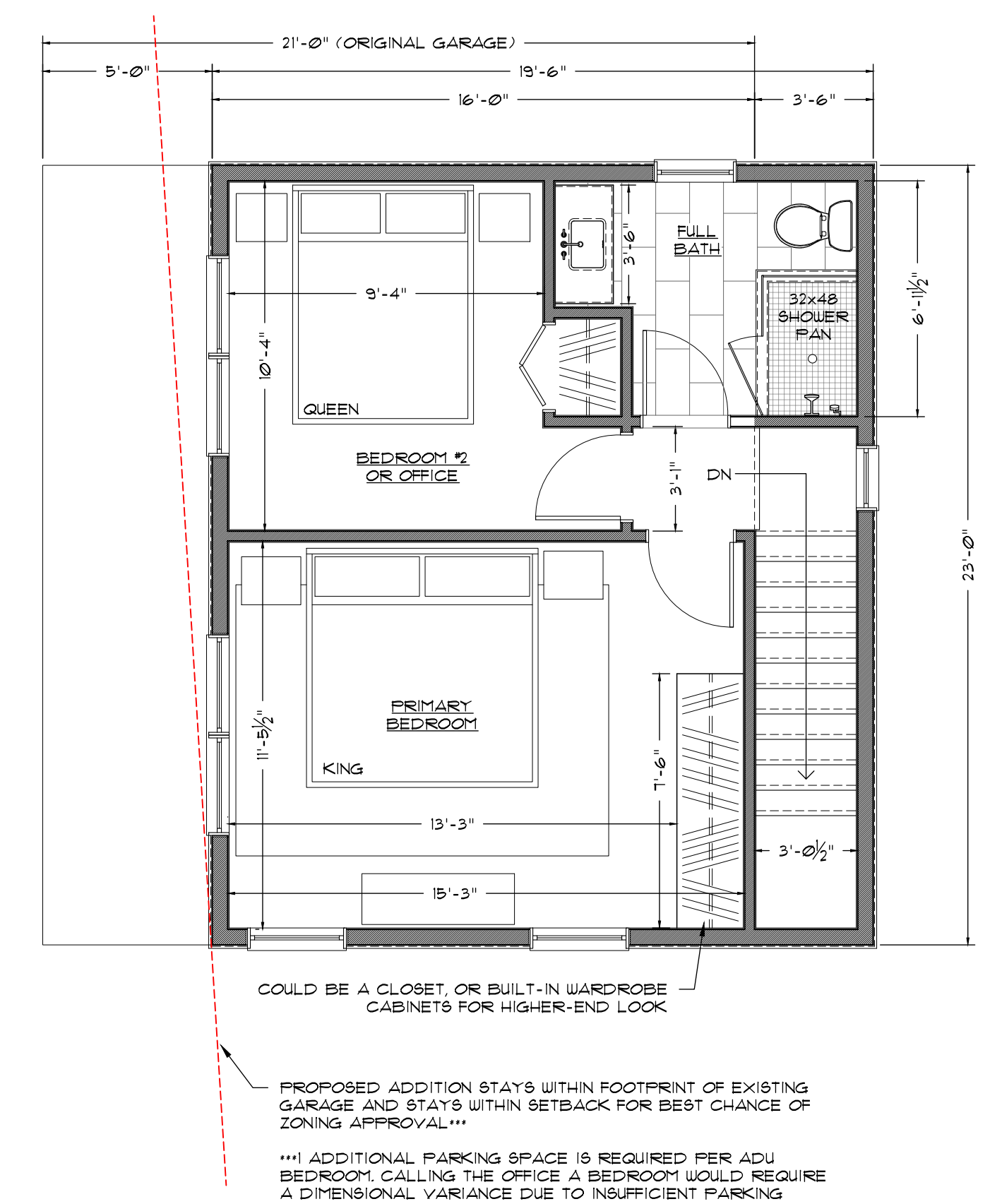
ADU FINISHED SF:	894 SF
1ST FLOOR:	40
2ND FLOOR:	448
3RD FLOOR:	406



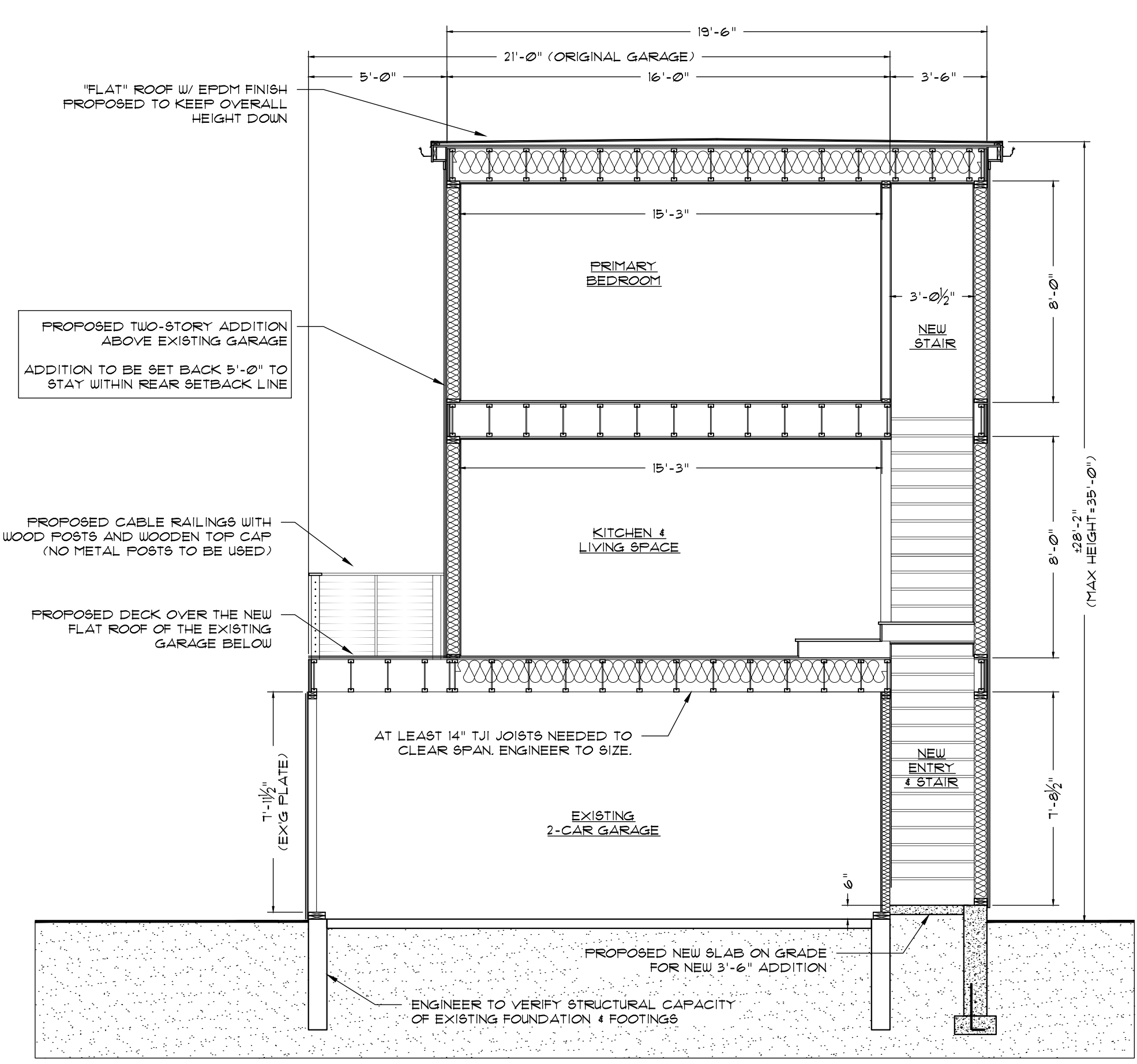
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



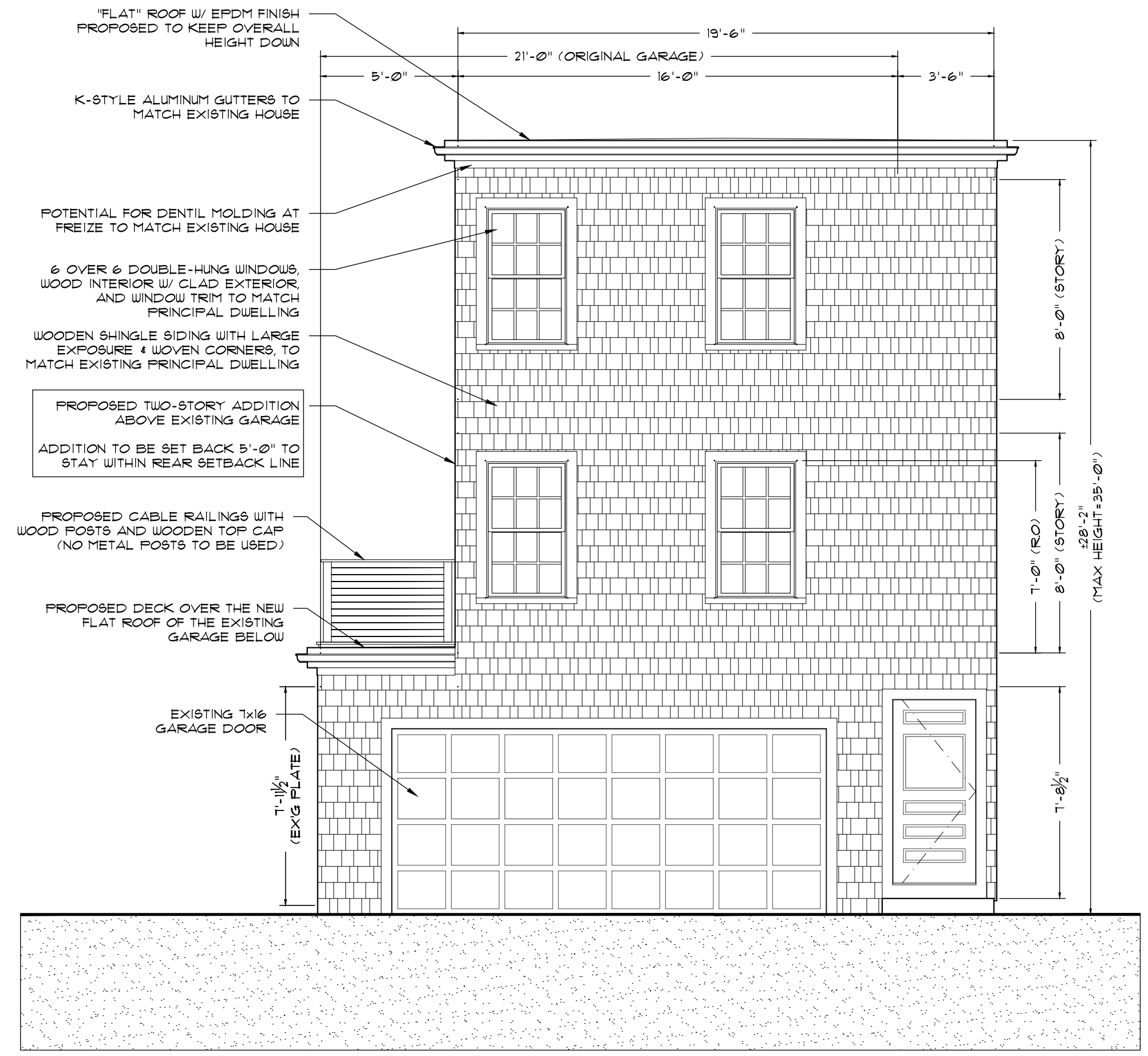
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



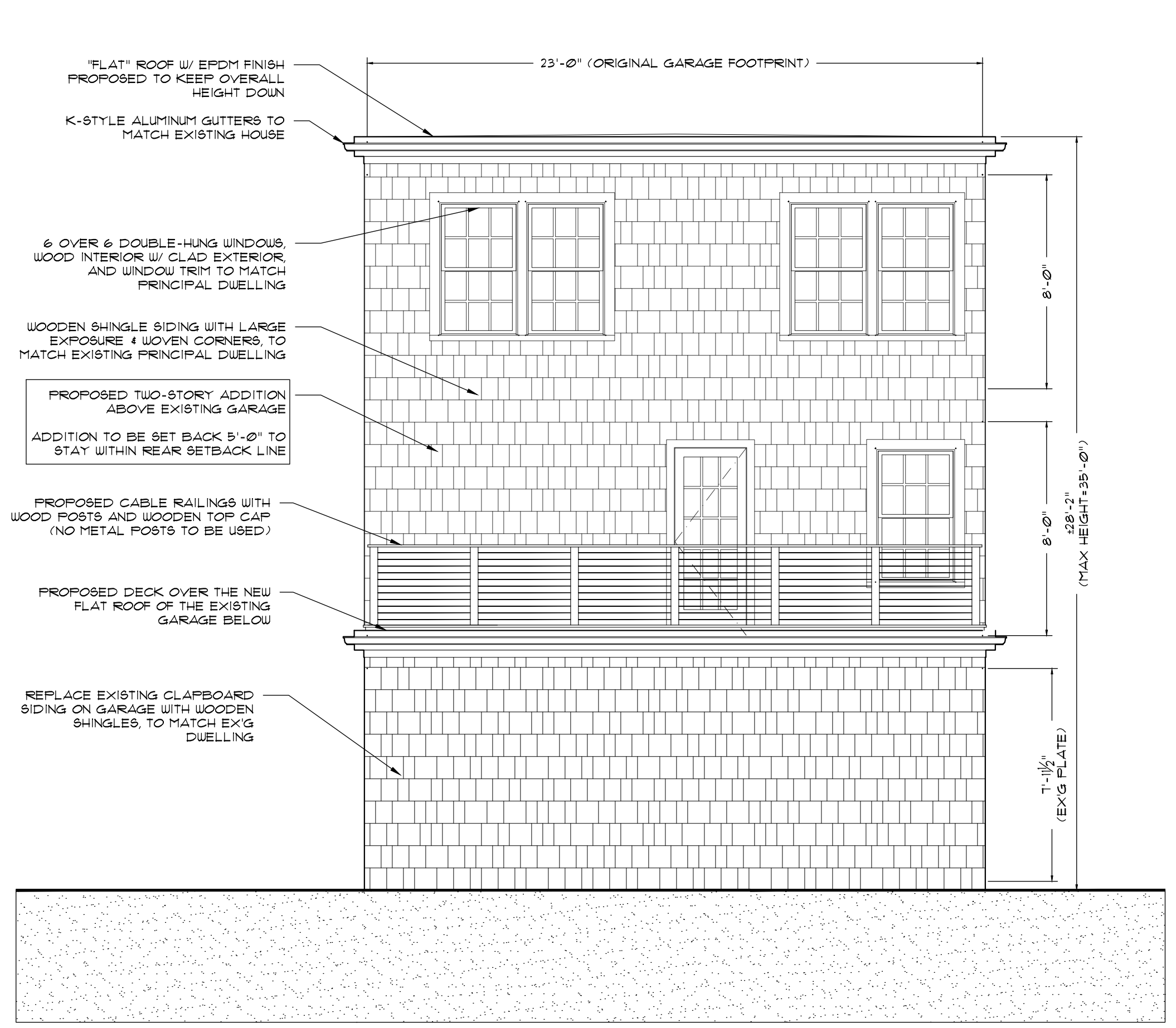
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

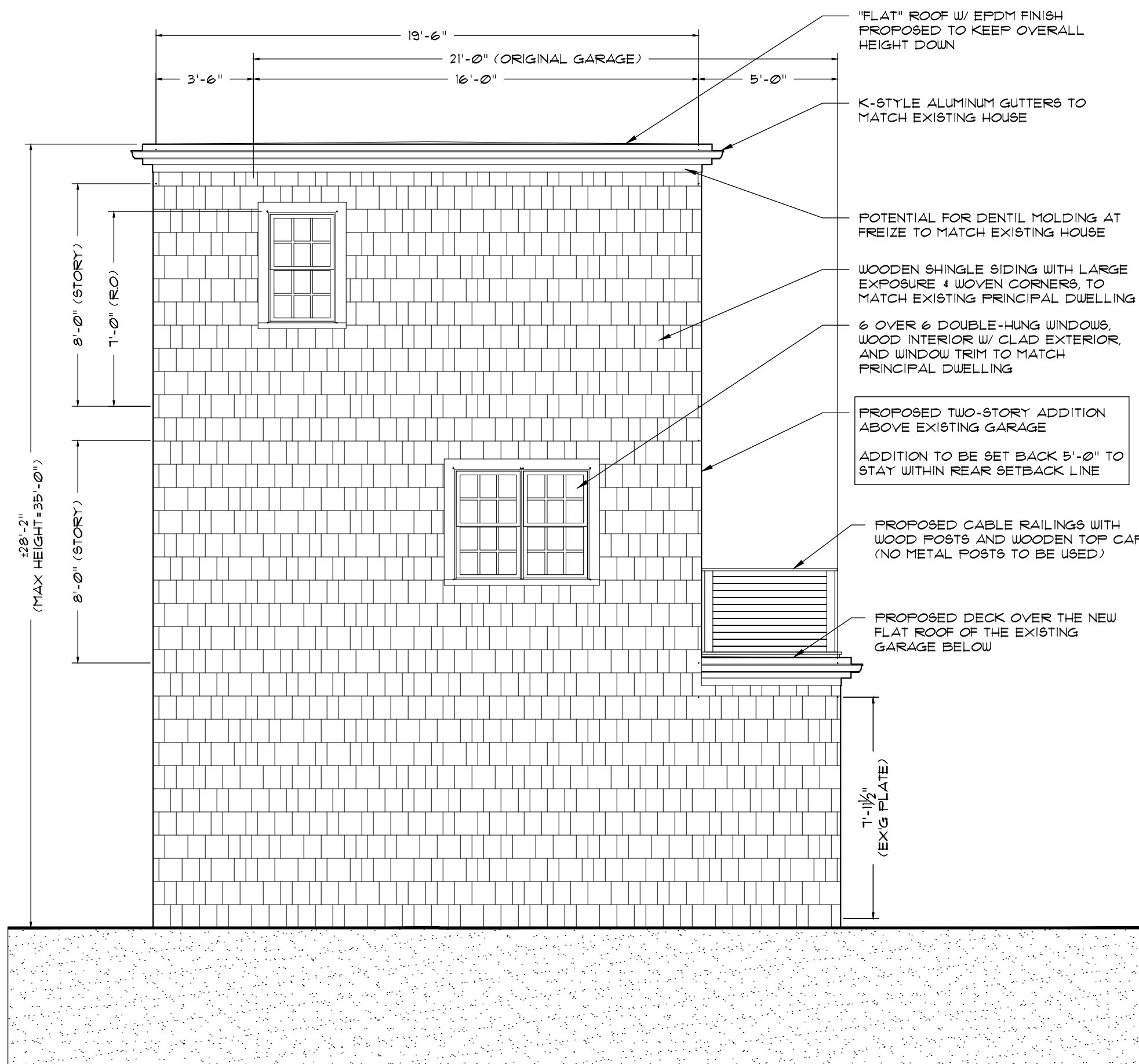
PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE



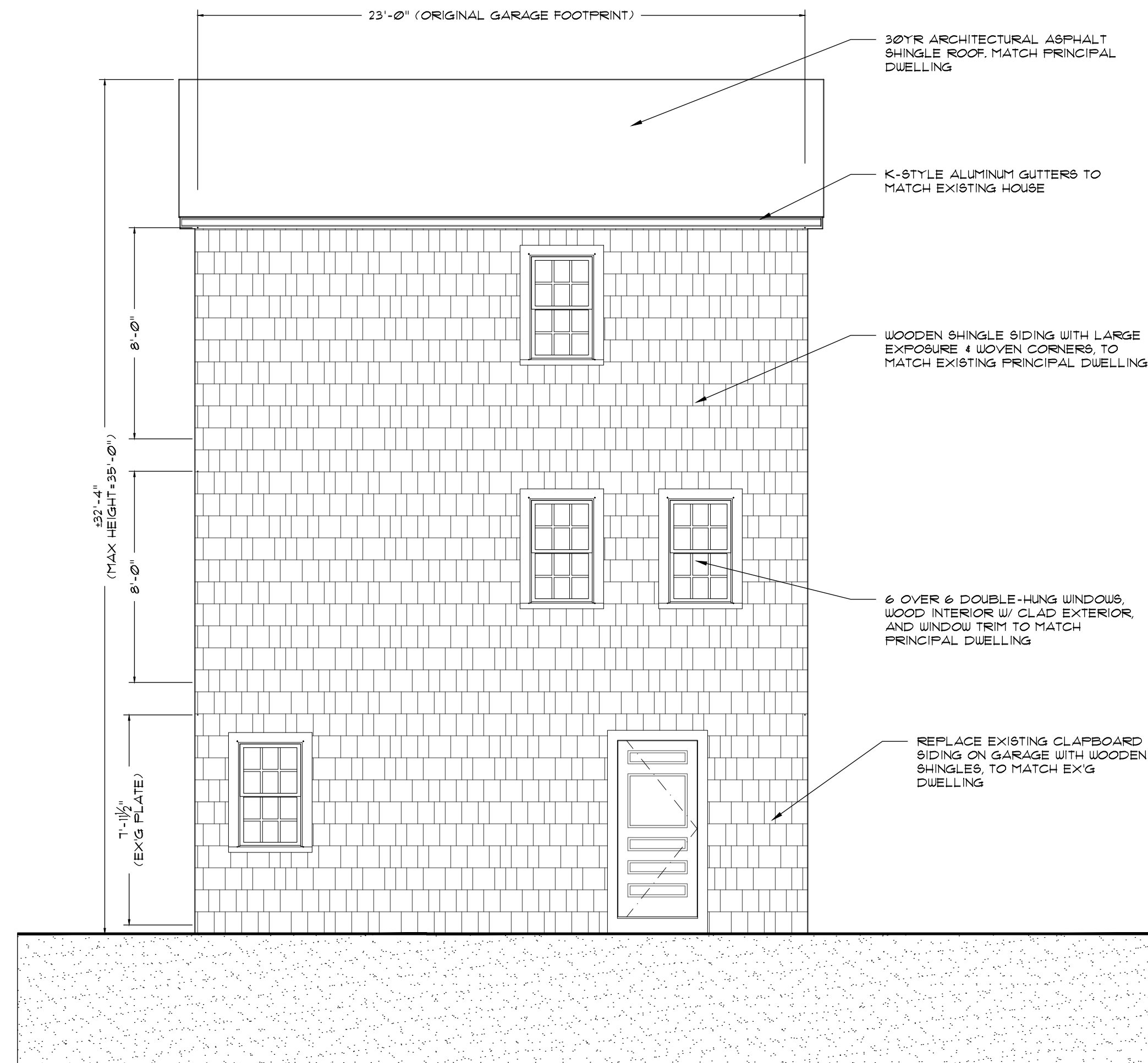
01 VIEW FROM OLIVER ST SCALE: N/A



02 VIEW FROM THAMES ST SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



05 DENTIL ON EXISTING HOUSE SCALE: N/A

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

PROPOSED DESIGN
 PLANS SCHEME A: ADDITION TO STAY WITHIN EXISTING GARAGE FOOTPRINT
 ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

WORKING SET.
 FOR HDC & ZONING
 APPROVALS
 ISSUED: 04.10.2026
 REVISIONS
 INTENDED TO BE PRINTED
 IN COLOR. REPRINT IF THIS
 TEXT IS NOT BLUE.
 SHEET ARCH-D 24' x 36'

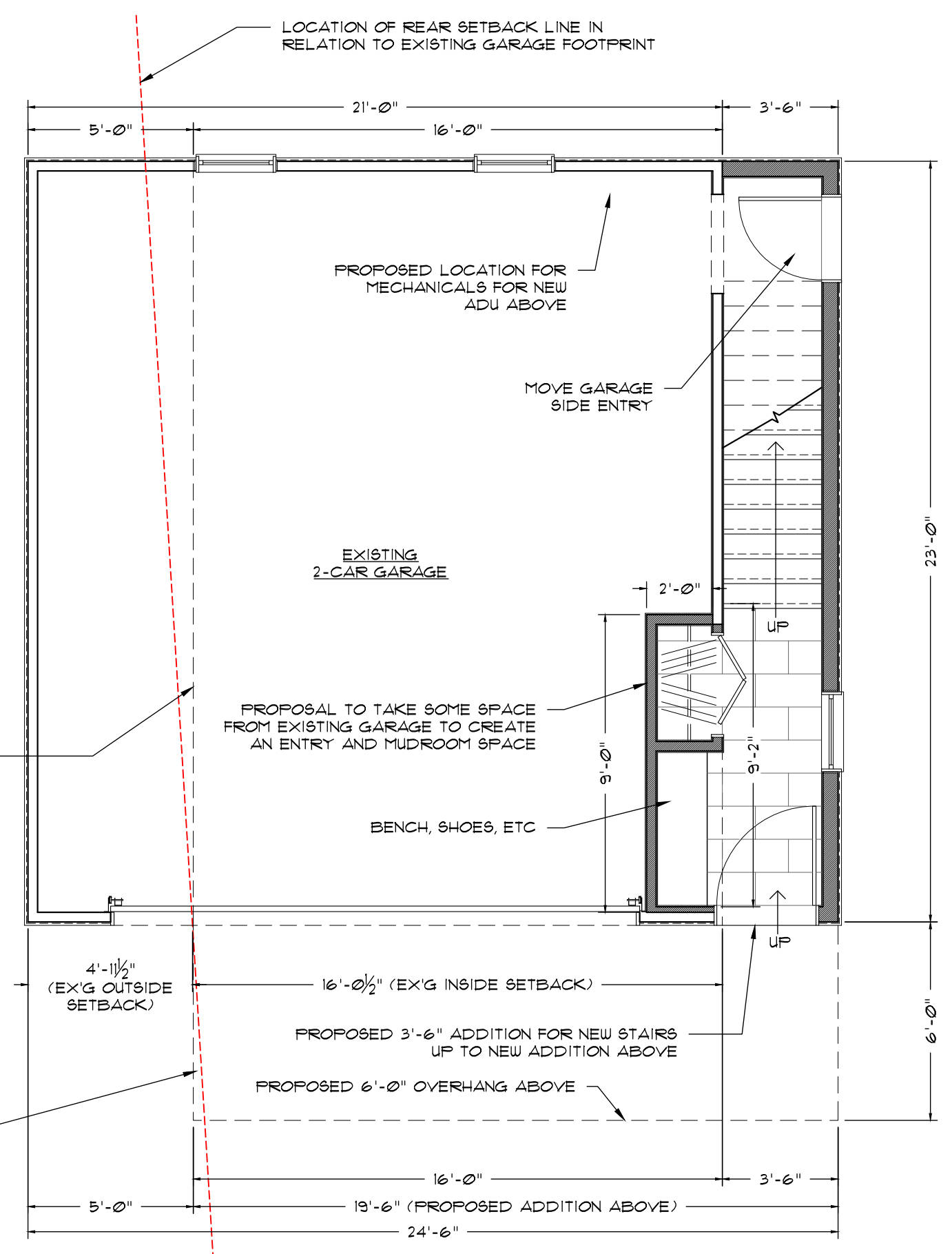
PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY
ROOF OPTION 1: GABLE TO MATCH EXISTING HOME

- 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.

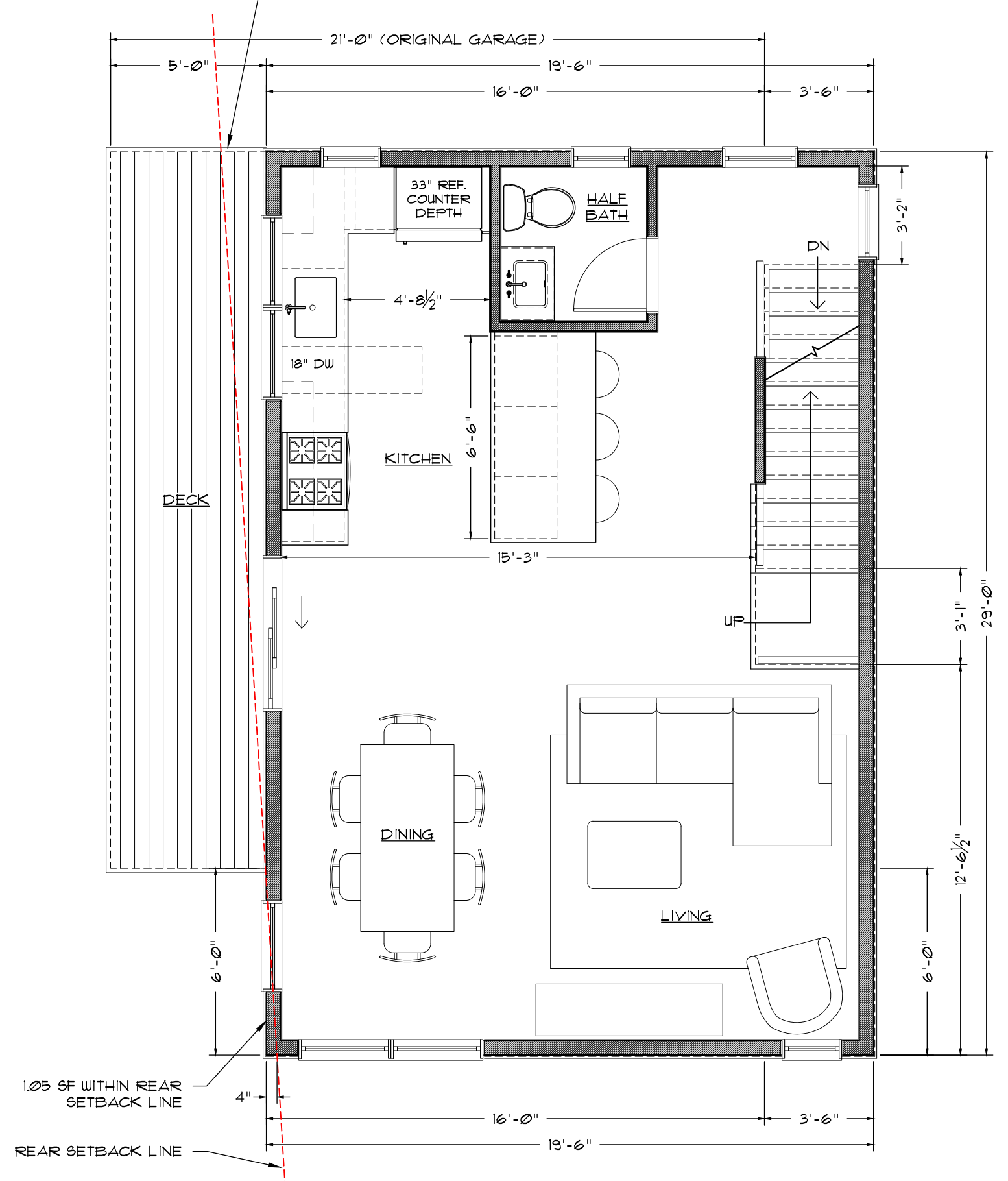
ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521

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

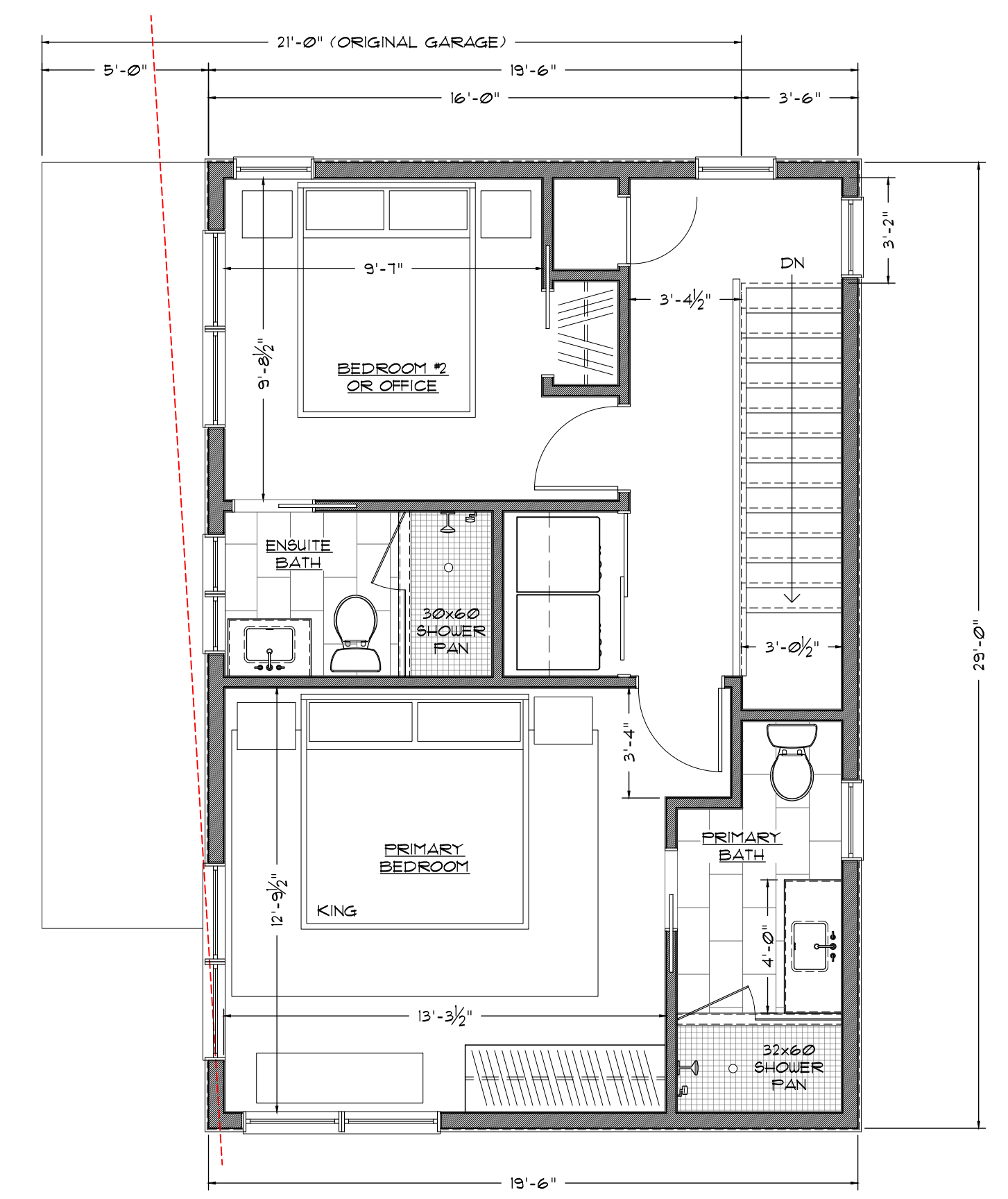
DIMENSIONAL VARIANCE REQUESTED FOR THIS 125 SF WITHIN REAR SETBACK LINE



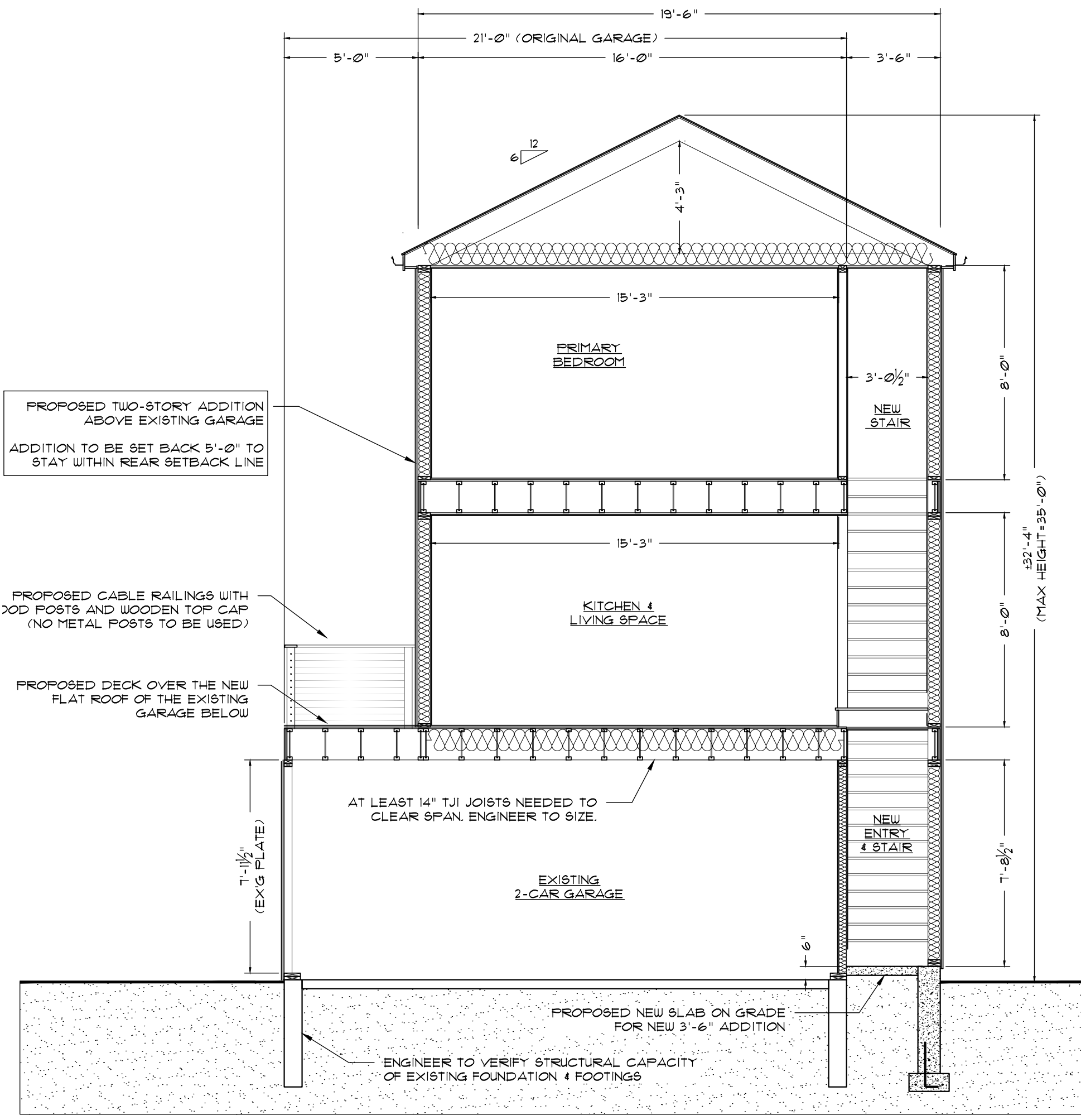
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



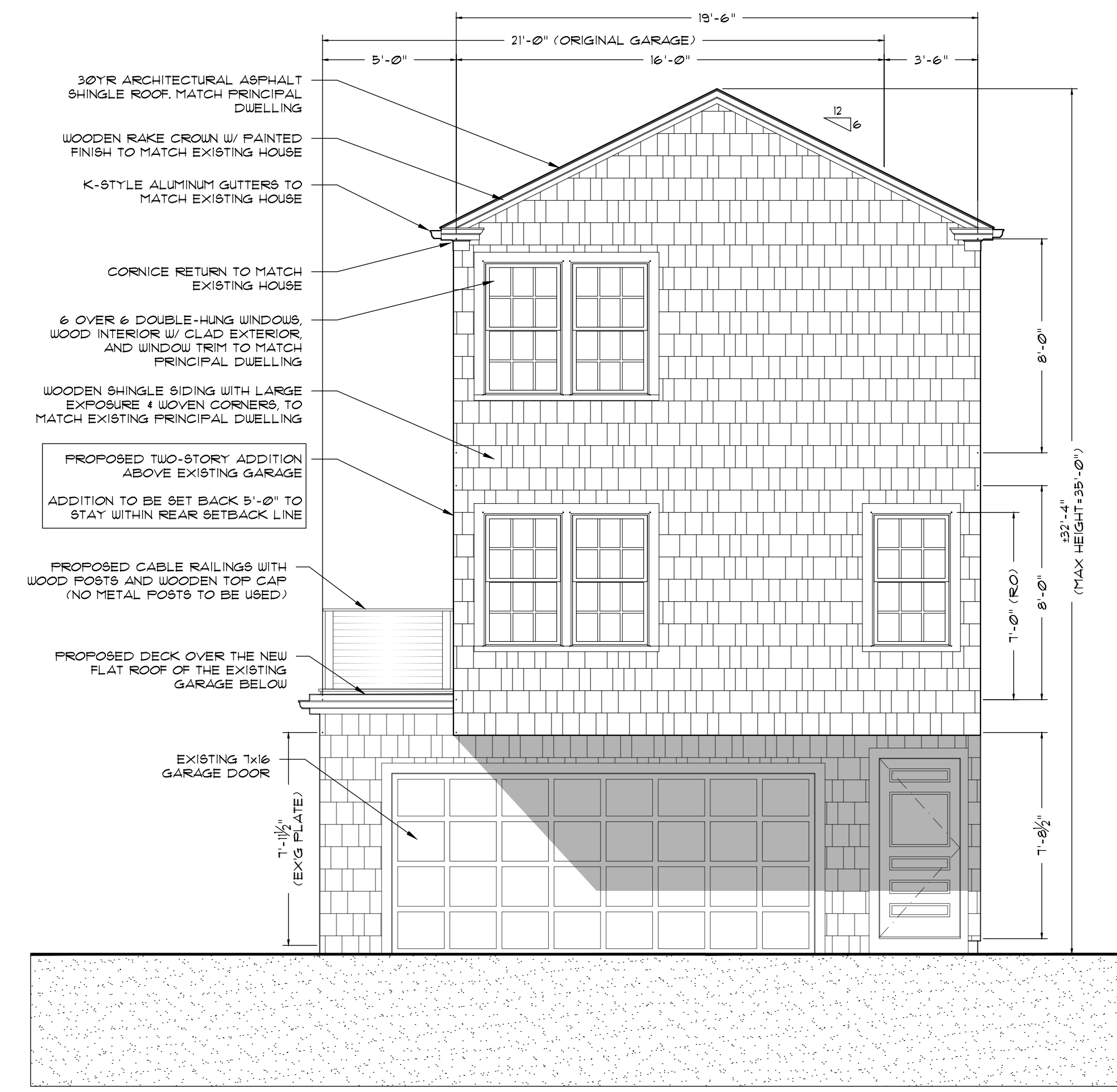
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



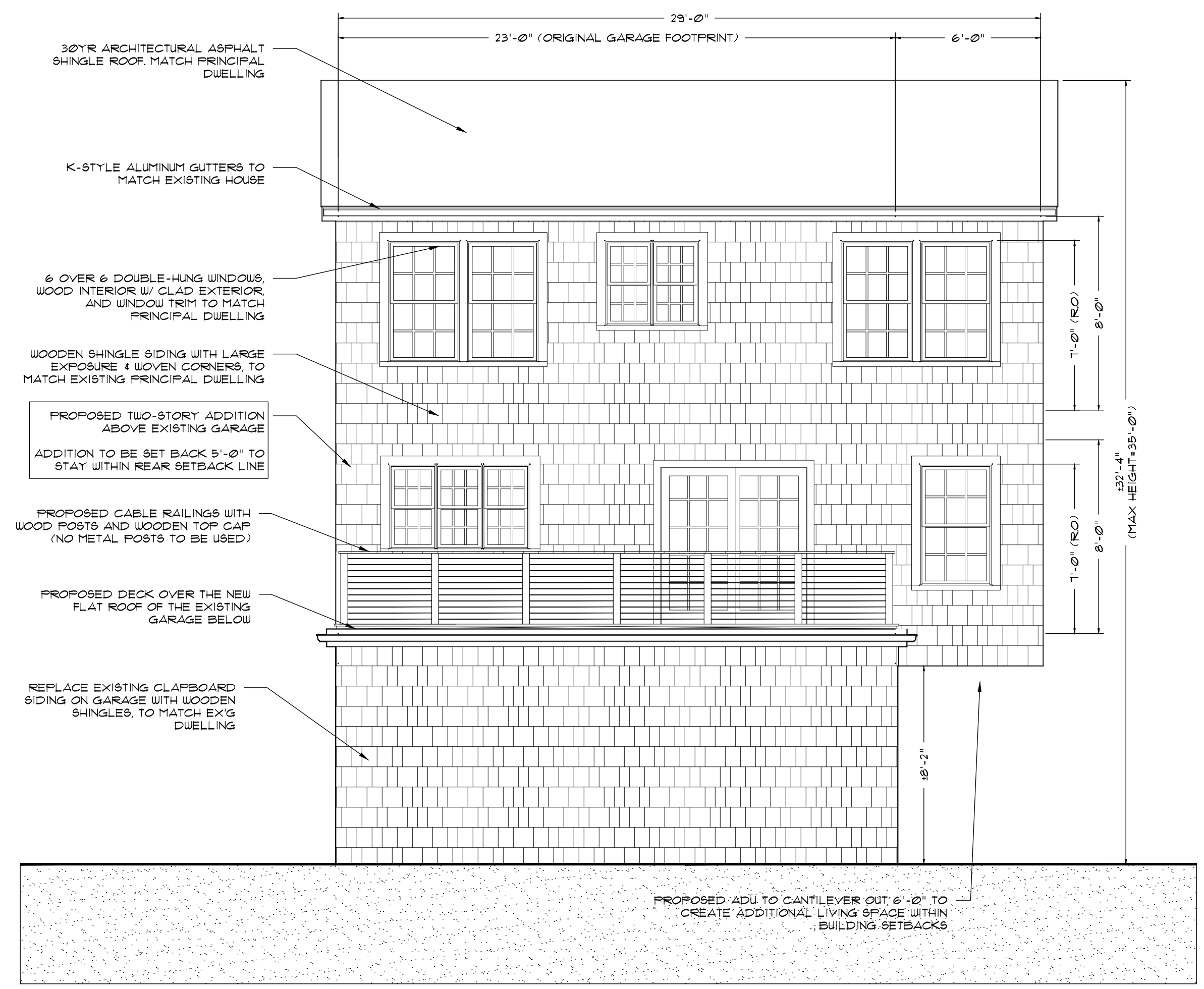
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY
ROOF OPTION 1: GABLE TO MATCH EXISTING HOME



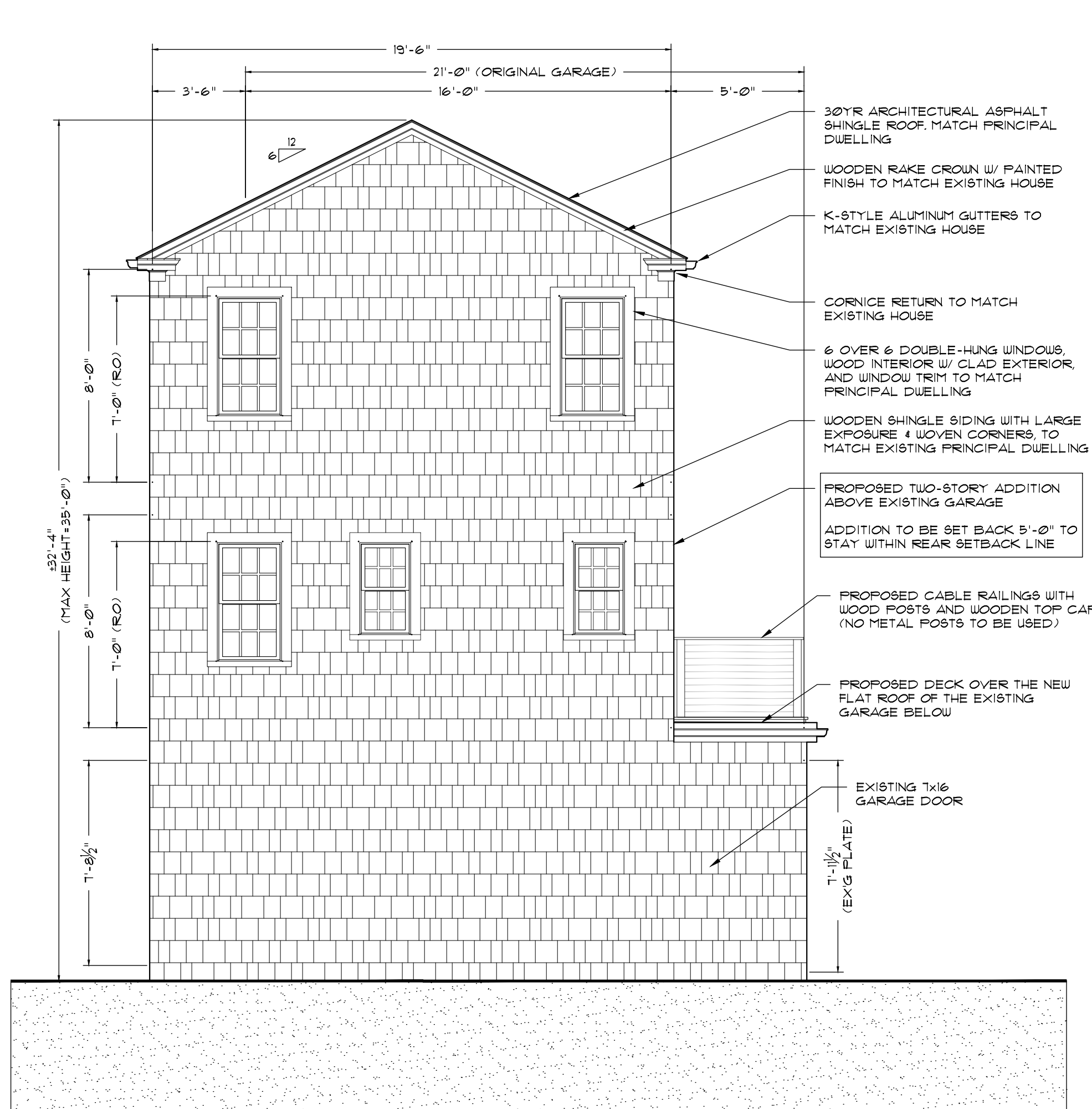
01 VIEW FROM OLIVER ST SCALE: N/A



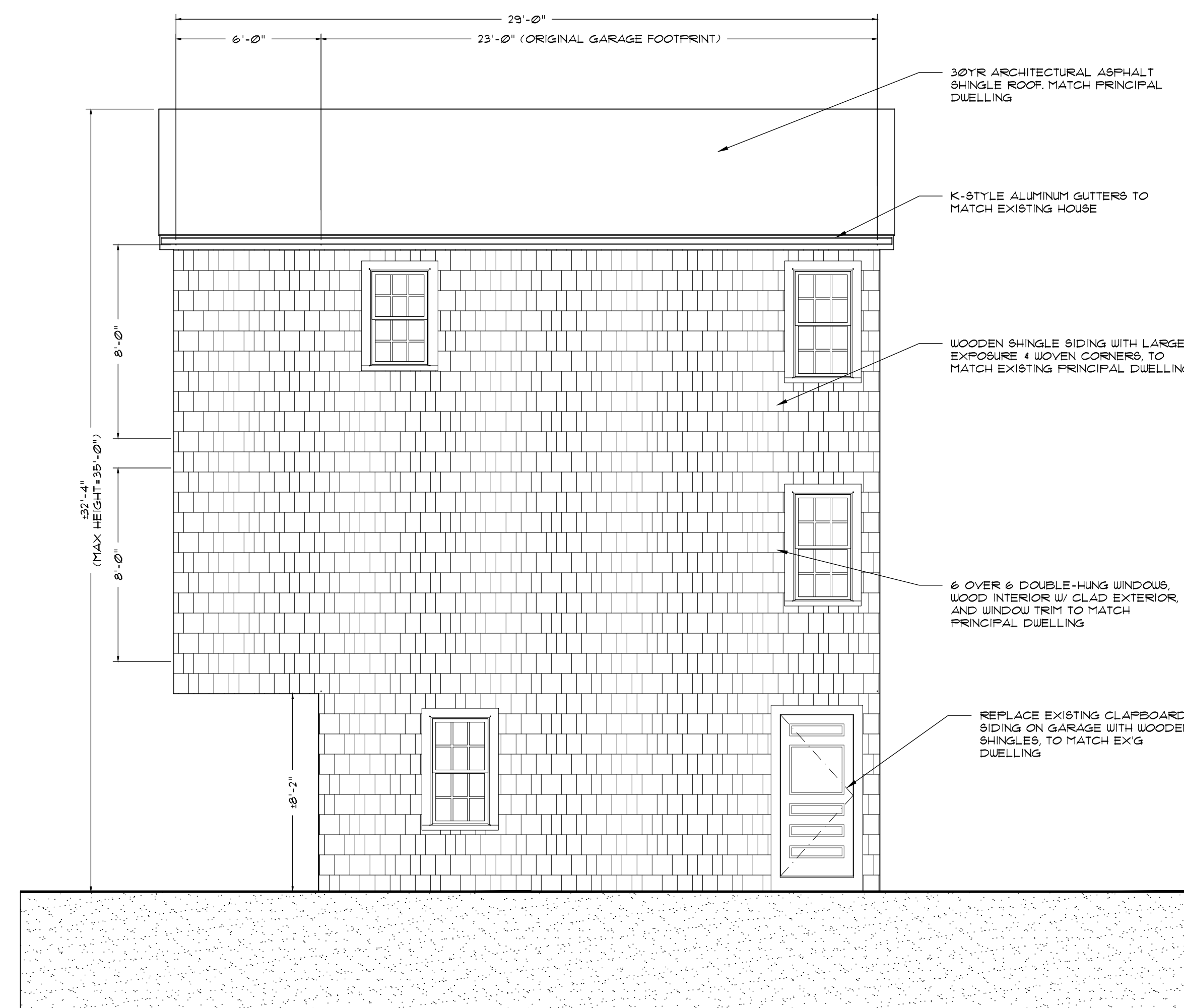
02 VIEW FROM THAMES ST SCALE: N/A



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



06 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
 BRISTOL, RI 02809
 PREPARED FOR: BOSTON MINDSYNCH

PROPOSED DESIGN
 PLANS SCHEME B: ADDITION TO CANTILEVER 6 FT
 ROOF OPTION 1: GABLE TO MATCH EXISTING HOUSE

WORKING SET FOR HDC & ZONING APPROVALS
 ISSUED: 04.10.2026
 REVISIONS

PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY

ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

- 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.	1149 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

PROPOSAL TO TAKE SOME SPACE FROM EXISTING GARAGE TO CREATE AN ENTRY AND HUBROOM SPACE

BENCH, SHOES, ETC

4'-11/2" (EX'G OUTSIDE SETBACK)

16'-0 1/2" (EX'G INSIDE SETBACK)

PROPOSED 3'-6" ADDITION FOR NEW STAIRS UP TO NEW ADDITION ABOVE

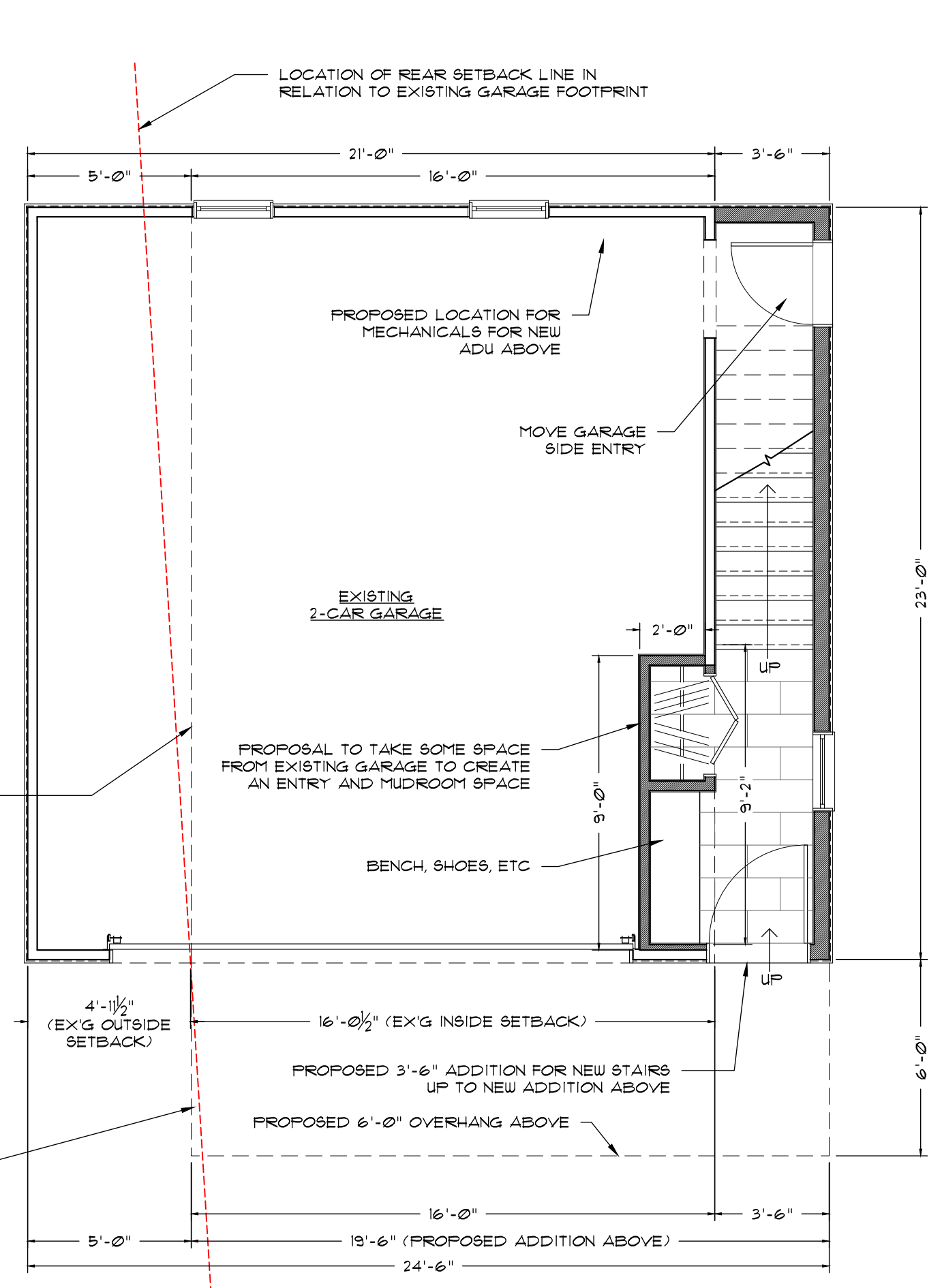
PROPOSED 6'-0" OVERHANG ABOVE

16'-0"

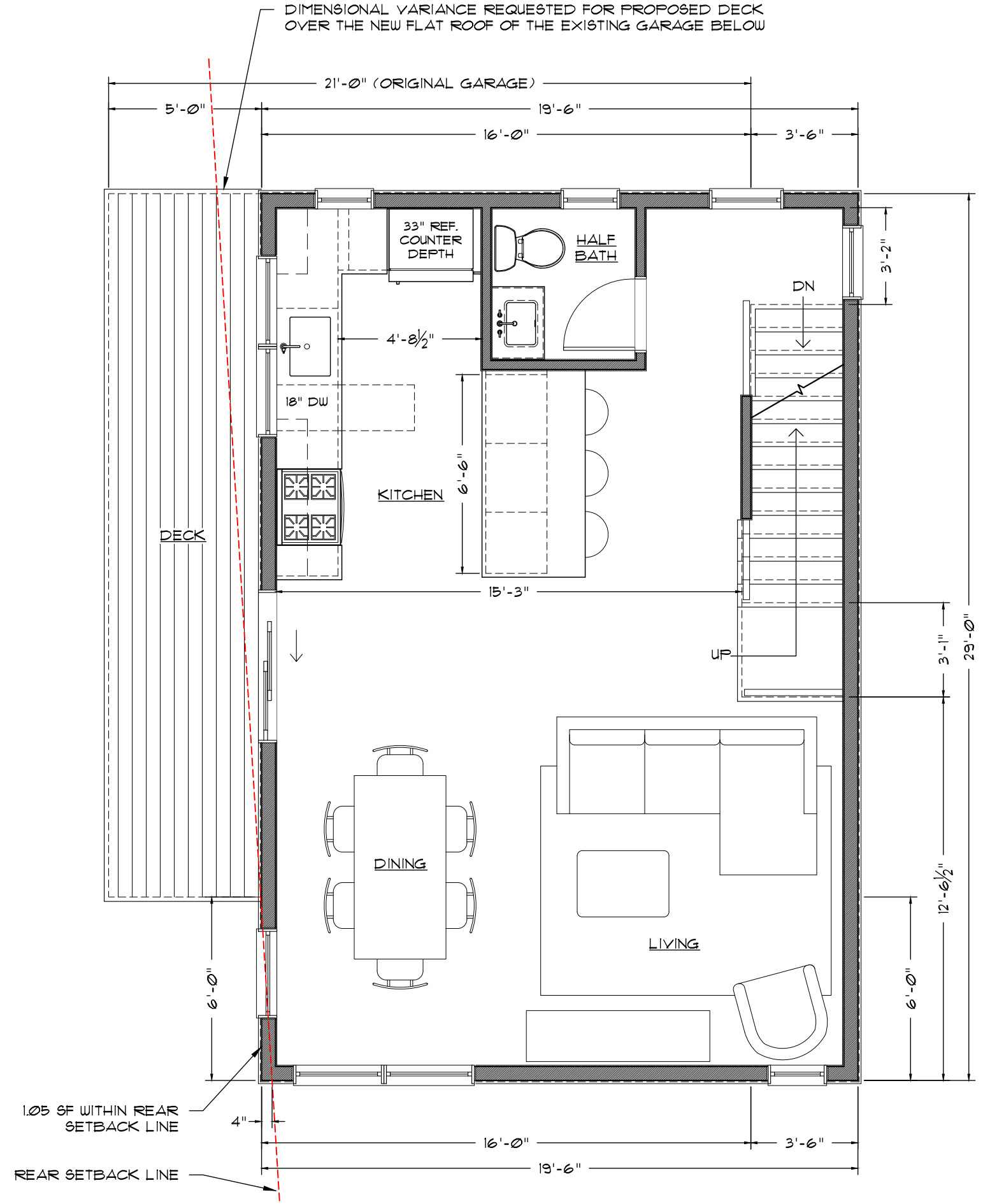
19'-6" (PROPOSED ADDITION ABOVE)

24'-6"

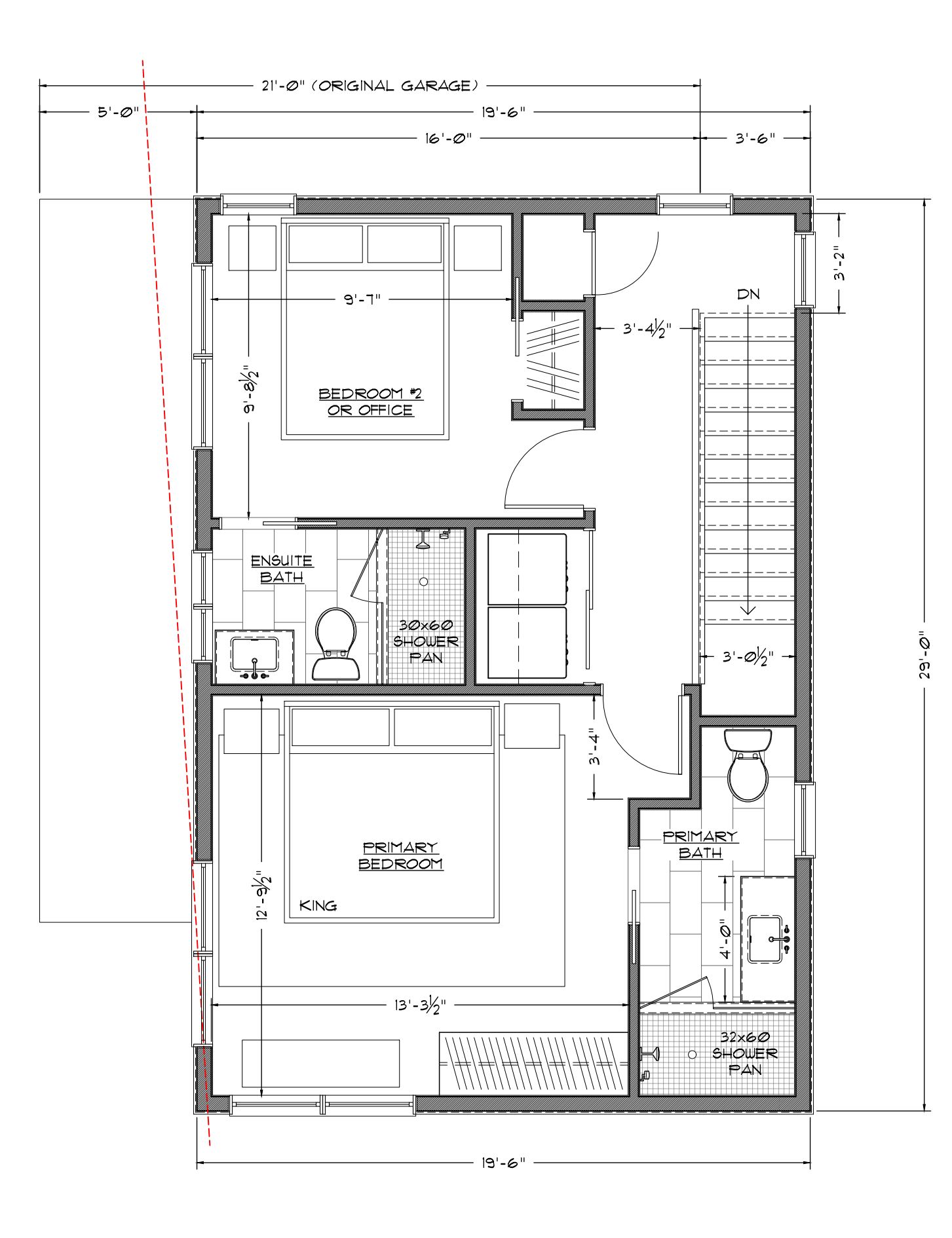
DIMENSIONAL VARIANCE REQUESTED FOR THIS 125 SF WITHIN REAR SETBACK LINE



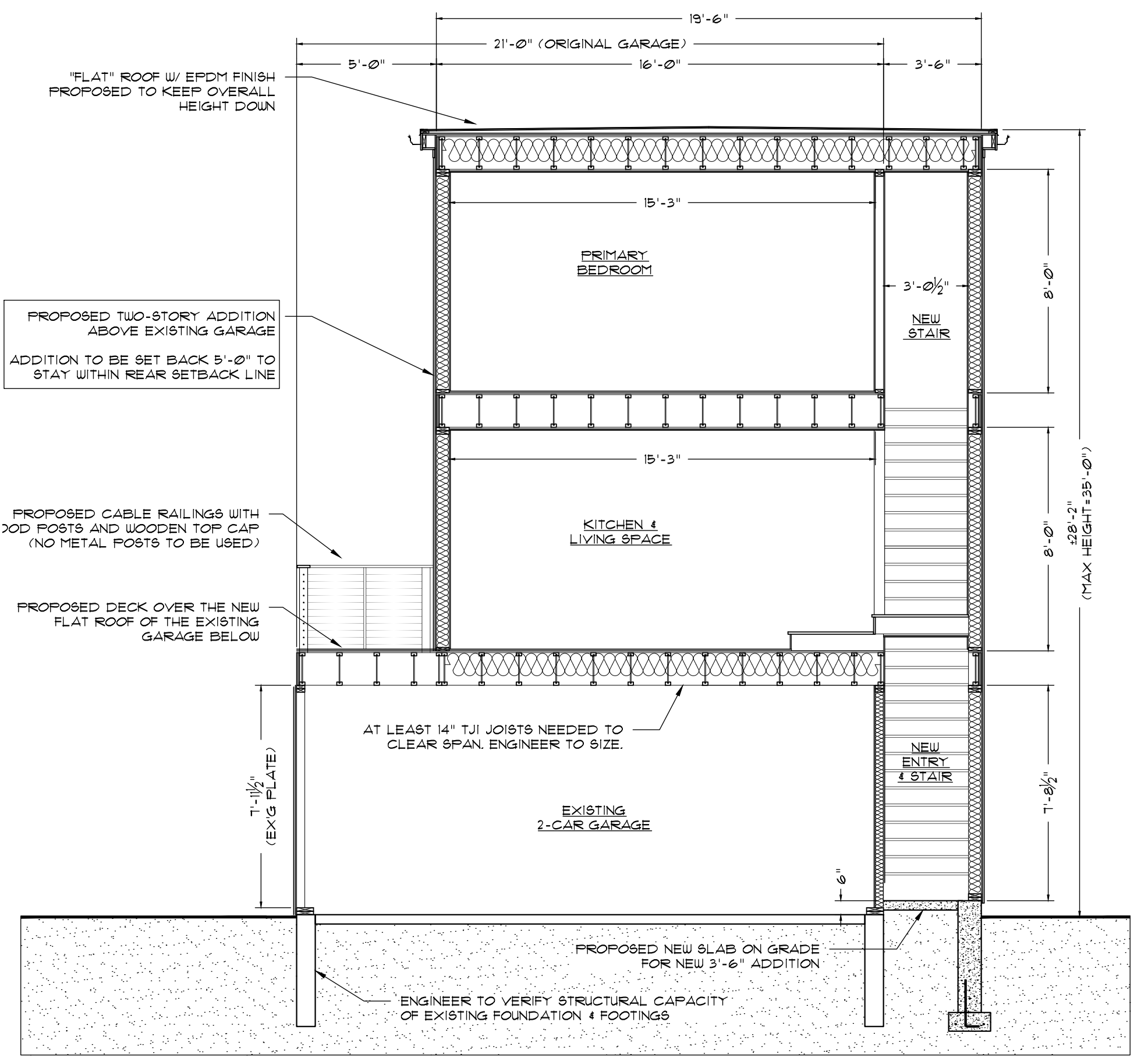
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



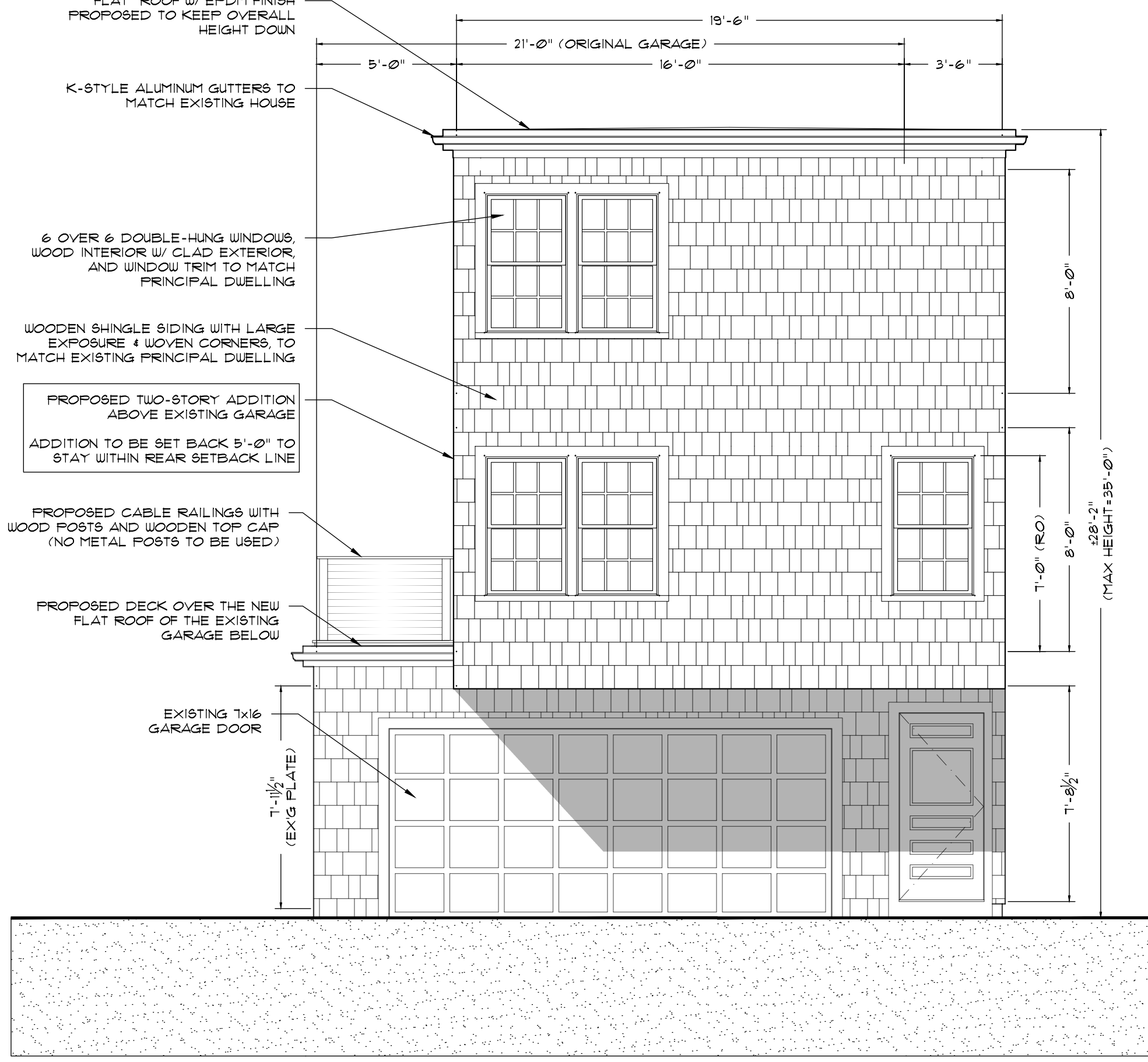
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



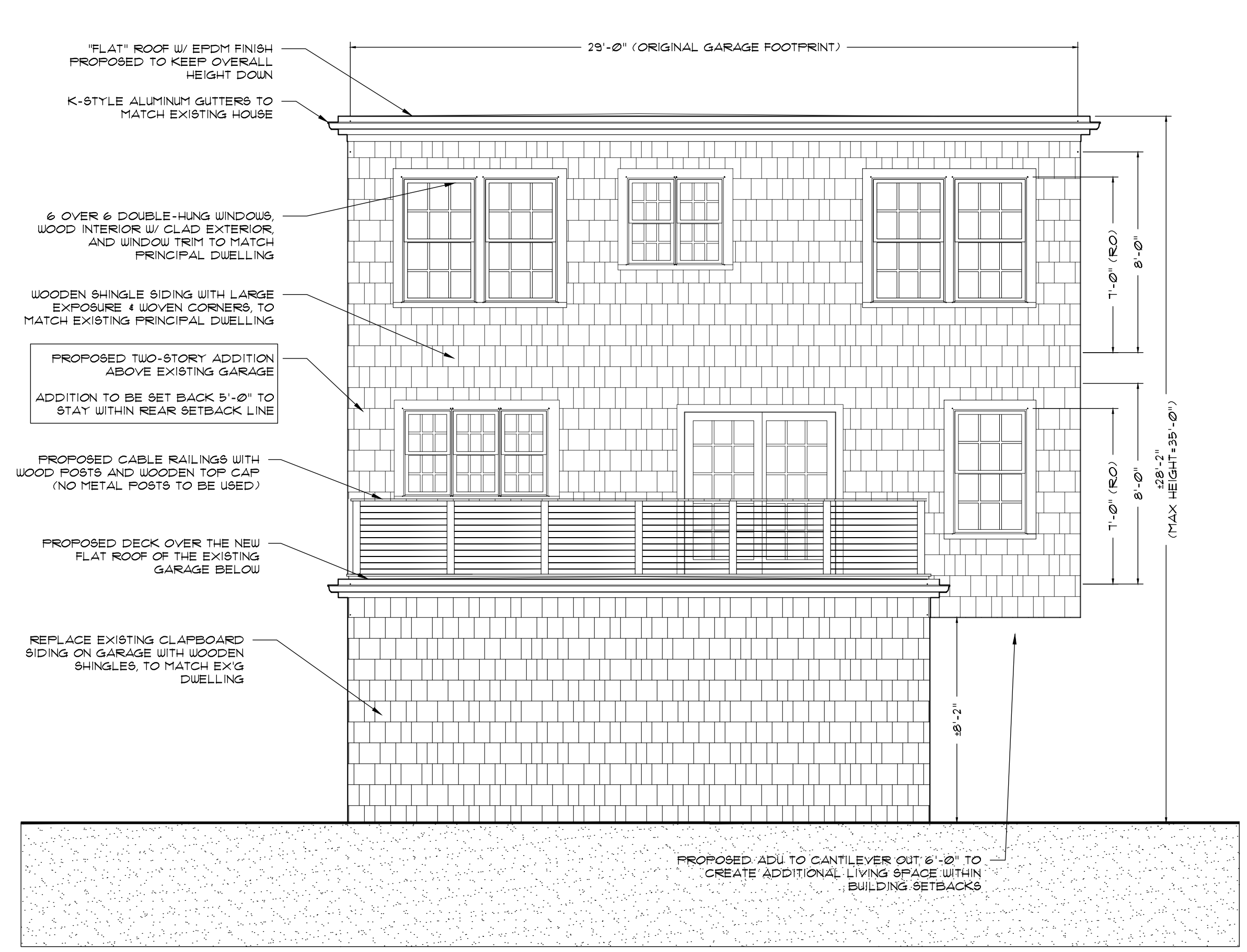
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



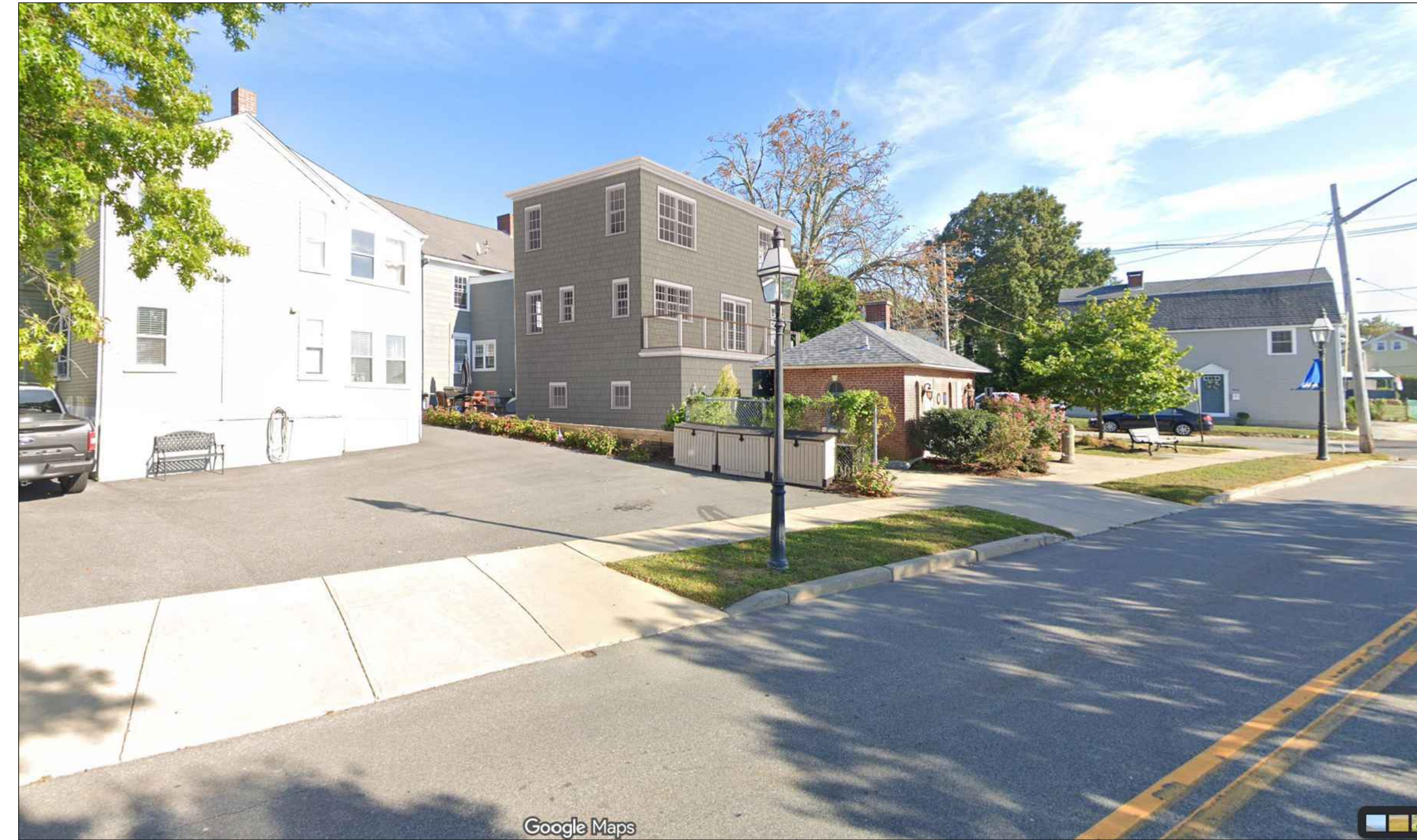
06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY

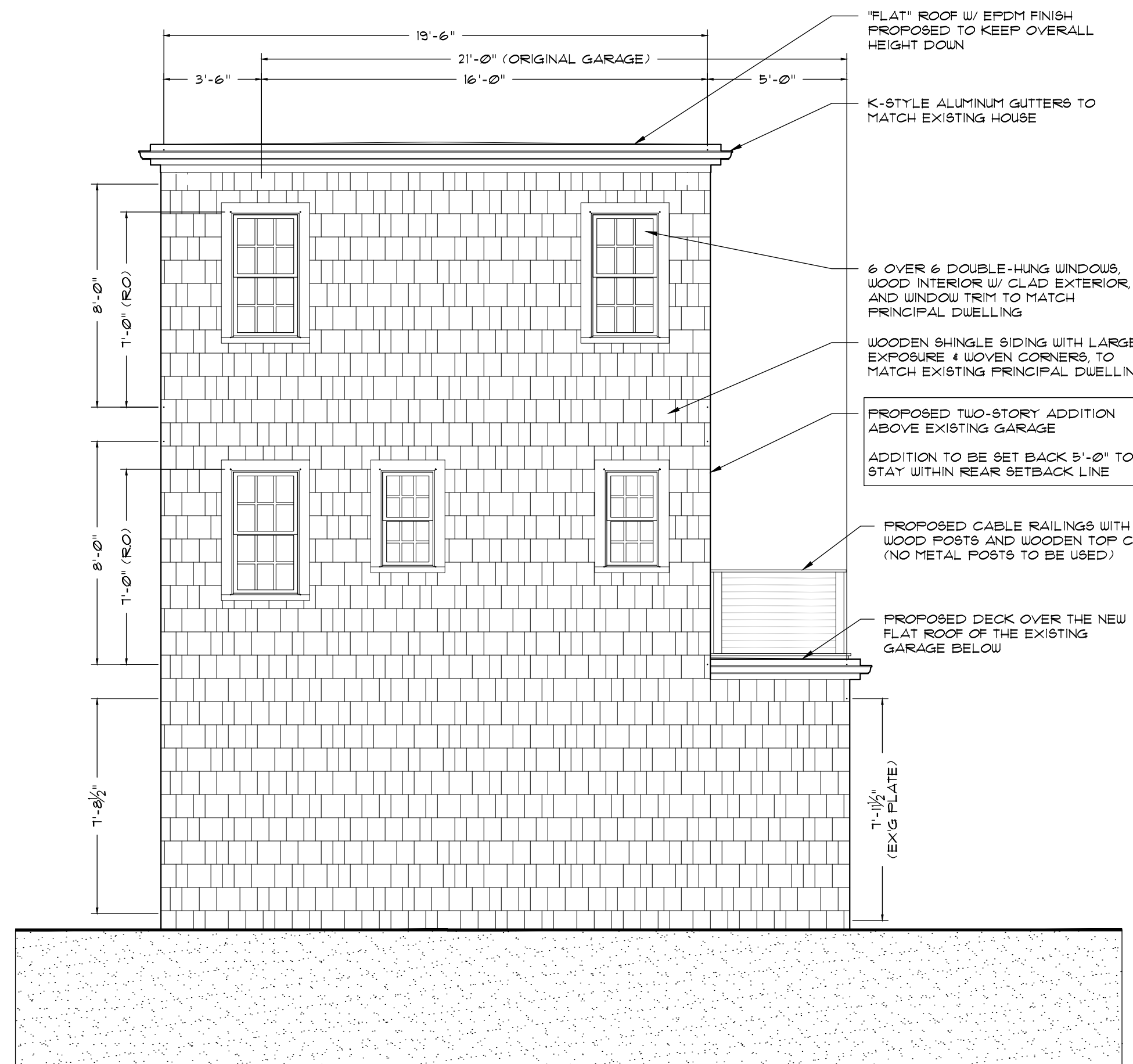
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE



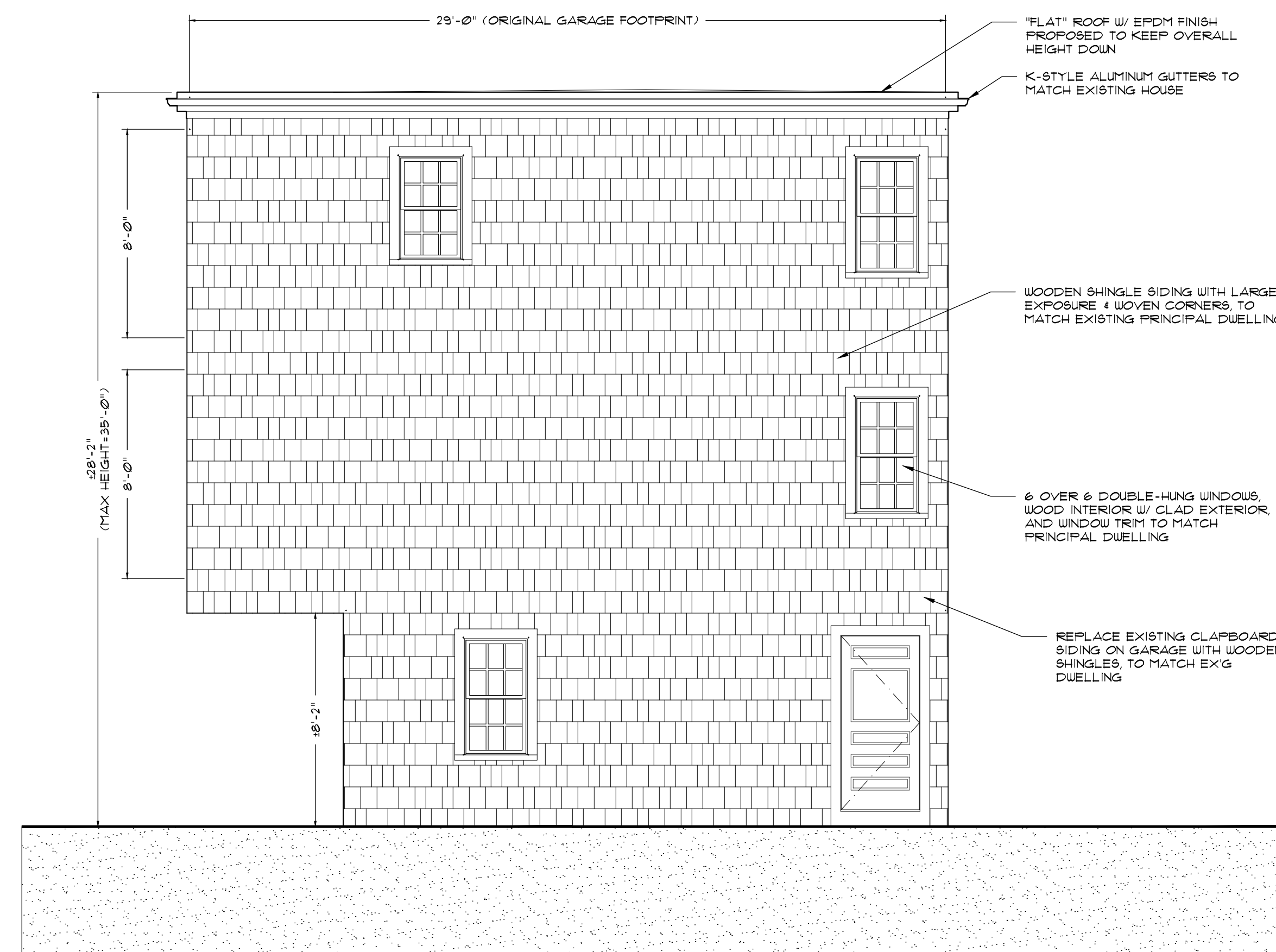
01 VIEW FROM OLIVER ST SCALE: N/A



02 VIEW FROM THAMES ST SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A