



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2025-10

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, April 7, 2025
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Geoffrey M. Vicente**

PROPERTY OWNER: **Geoffrey M. Vicente**

LOCATION: **Tilbury Drive**

PLAT: **153** LOT: **439**

ZONE: **Residential R-10**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct a 28ft. x 40ft. single family dwelling with less than the required front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site 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. Written comments should be received no later than 12:00 p.m. on Thursday, April 3, 2025.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2025 MAR -5 PM 3:14

APPLICATION

File No: **2025-10**

Accepted by ZEO: **EMT 3/10/25**

APPLICANT:	Name: GEOFFREY VICENTE		
	Address: 11 Waterview LANE		
	City: Warren	State: RI	Zip: 02885
	Phone #: 508 989-2624	Email: GVicente@buildbs.com	
PROPERTY OWNER:	Name: GEOFFREY VICENTE		
	Address: 11 Waterview LANE		
	City: Warren	State: RI	Zip: 02885
	Phone #: 508 989-2624	Email: SAME AS ABOVE	

1. Location of subject property: **0 Tilbury Dr**
Assessor's Plat(s) #: **153** Lot(s) #: **439**

2. Zoning district in which property is located: **R-10**

3. Zoning Approval(s) required (check all that apply):
☒ **Dimensional Variance(s)** ☐ **Special Use Permit** ☐ **Use Variance**

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
Dimensional Variance Section(s): **Front Setback**
Special Use Permit Section(s): _____
Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? **Approximately 3 years**

7. Present use of property: **NONE**

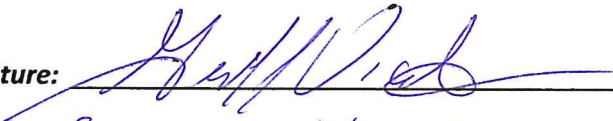
8. Is there a building on the property at present? **NO**

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____

10. Proposed use of property: **To Build A Single Family Home**

11. Give extent of proposed alterations: Requesting A VARIANCE to Front set back ONLY From 21' From property LINE to 11' Due to Wetland Restrictions. All engineering plans required to SATISFY HAVE BEEN completed AND ATTACHED to Application.
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
30 x 40 Single Family Home colonial style Total Living Space
1st Floor 878 SFT Living Space 2nd Floor 1155 SFT Total 2,033
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|----------------------|------------------------------|------------------------------|
| Front lot line(s): | Required Setback: <u>21'</u> | Proposed Setback: <u>10'</u> |
| Left side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>10'</u> |
| Right side lot line: | Required Setback: <u>10'</u> | Proposed Setback: <u>10'</u> |
| Rear lot line: | Required Setback: <u>21'</u> | Proposed Setback: <u>21'</u> |
| Building height: | Required: <u>35'</u> | Proposed: <u>32'</u> |
- Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
 Required: _____ Proposed: _____
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? NO
 If yes, has he refused a permit? _____
 If refused, on what grounds? _____
15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property? Water: ✓ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property? NO
18. Is the property located in a flood zone? _____ If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  Date: 3/5/2025

Print Name: GEOFFREY VICENTE

Property Owner's Signature:  Date: 3/5/2025

Print Name: GEOFFREY VICENTE

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

3/5/2025

Around the beginning of 2021, I purchased 0 Tilbury Dr and shortly AFTER went through a divorce. I kept the Lot AS PART AS my marital assets portion. I decided then to sell the Lot to A Friend OF mine who is A Builder, AND ~~once~~ once he went to pull A permit, FOUND OUT there WAS AN ISSUE with wetlands that WAS NOT MADE AWARE to me when I purchased the Lot, AS A matter OF FACT, my REALTOR checked with the TOWN prior to purchasing the LAND to see if there were any ISSUES, AND we were told it WAS A Buildable Lot.

AFTER some research, my Friends FOUND ~~out~~ out the process to Apply For permission to disturb wetlands AND the VARIANCE process with the town WAS going to cost extra money he WASN'T expecting to pay & possibly 8-12 months in time.

I then decided in good conscious to purchase BACK the Lot & deal with the process myself & Build a Single Family Home.

I've since completed All the engineering required For both the SET BACK VARIANCE & EROSION control with RI COASTAL.

I'm Awaiting the Approval From RI COASTAL, but so far the Feedback for Approval Has been positive. I modified the Foot print OF the house to Fit the proposed Building Box but I do NEED A VARIANCE OF THE Front only SET BACK.

REGARDS,
GEOFF VICENTE



Tilbury Drive, Plat 153, Lot 439

Bristol, RI



1 inch = 36 Feet

www.cai-tech.com

March 10, 2025



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.

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Bristol, RI


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Disclaimer: This information is for tax assessing purposes and is not warranted

Picture Not Available

Sketch Not Available

Parcel Identification

Map/Lot 153-0439-000
 Account 8050
 State Code 13 - Res Vacant
 Card 1/1
 User Account 50-0074-69

Assessment

Land \$133,400
 Building \$0
 Card Total \$133,400
 Parcel Total \$133,400

Building Sub Areas

Land Information

Land Area 0.157 AC
 Zoning R-10
 View
 Neighborhood N

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2024	\$133,400	\$0	\$0	\$133,400
2023	\$133,400	\$0	\$0	\$133,400
2022	\$133,400	\$0	\$0	\$133,400
2021	\$122,800	\$0	\$0	\$122,800
2020	\$61,400	\$0	\$0	\$61,400

Yard Item(s)

Location and Owner

Location TILBURY DR
 Owner VINCENTE, GEOFFREY
 Owner2
 Owner3
 Address 969 WATERMAN AVE
 Address2
 Address3 EAST PROVIDENCE RI 02914

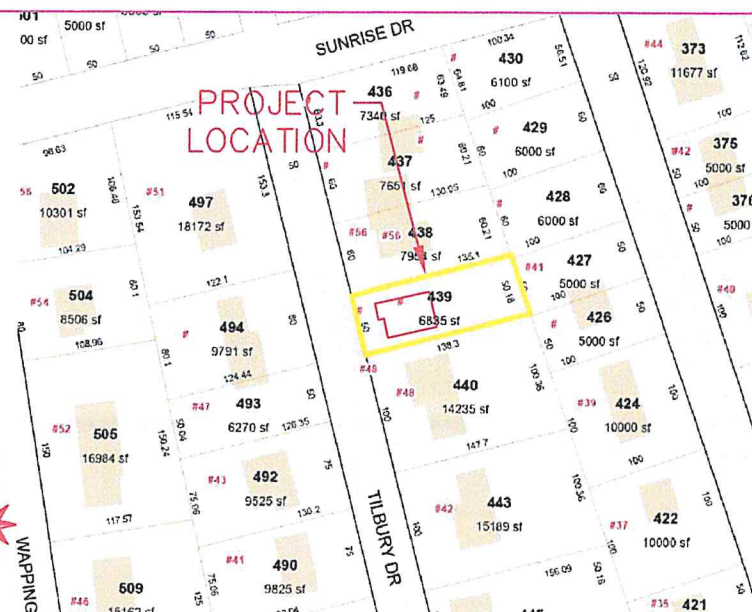
Building Information

Sale Information

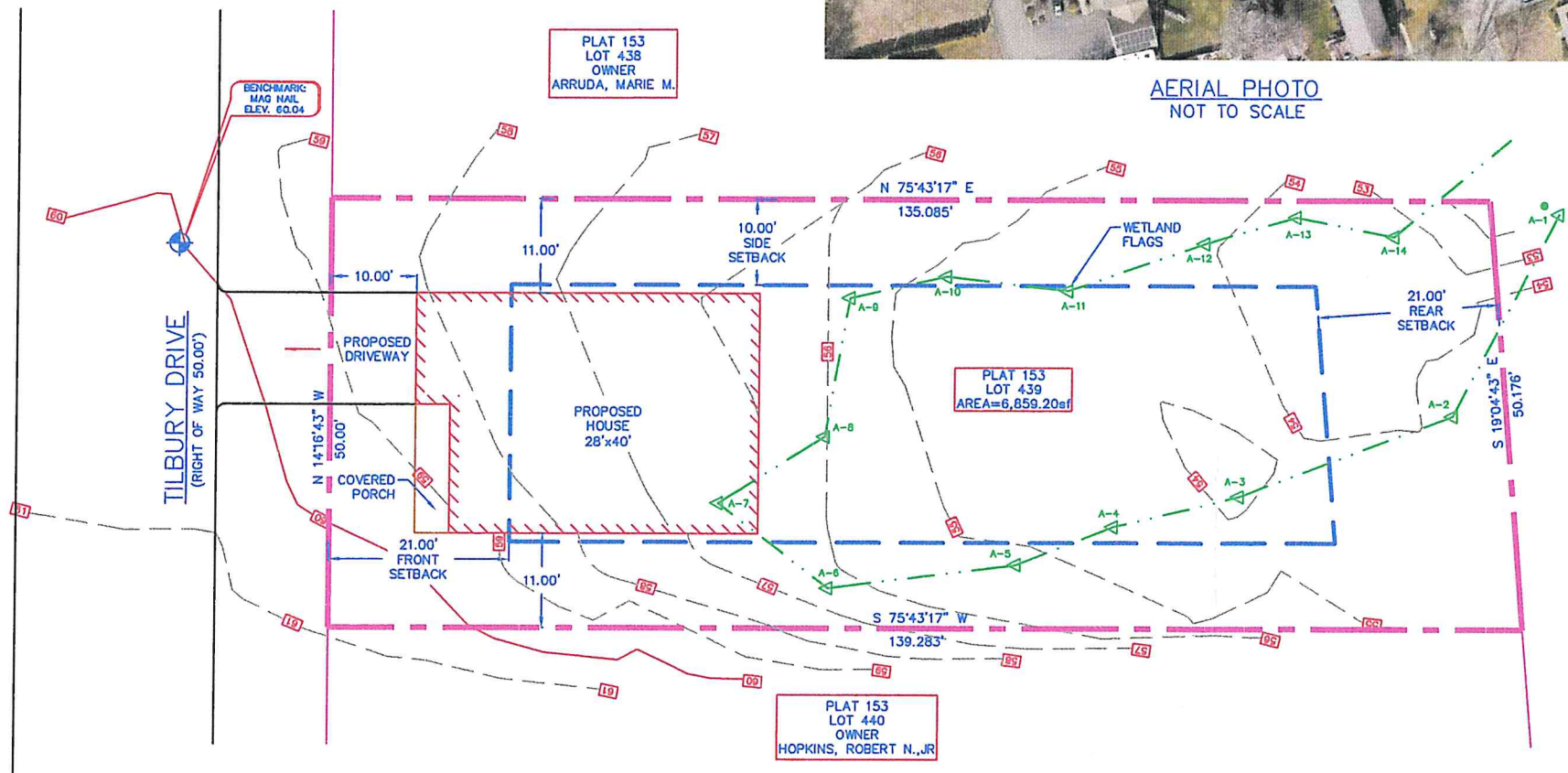
Sale Date	Sale Price	Legal Reference	Instrument
08/08/2024	\$0	2253-112	Quit Claim
04/01/2024	\$0	2240-122	Quit Claim
10/30/2023	\$150,000	2227-125	Warranty
02/18/2022	\$0	2159-194	Quit Claim
02/26/2021	\$119,000	2094-42	Warranty
12/14/2018	\$68,000	1967-147	Executor



AERIAL PHOTO
NOT TO SCALE



PLAT MAP
NOT TO SCALE



HOUSE LOCATION SITE PLAN



SCALE: 1"=20'

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ZONING SETBACK LINE
 - EROSION CONTROL BARRIER
 - EXISTING SEWER LINE
 - PROPOSED SEWER SERVICE
 - EXISTING WATER LINE
 - PROPOSED WATER SERVICE
 - FOUNDATION DRAIN
 - DRAIN LINE
 - DOWNSPOUT
 - IRON ROD (I.R.)
 - DRILL HOLE (D.H.)
 - PITCH TO DRAIN
 - WATER TABLE TEST HOLES
 - EXISTING UTILITY POLE
 - EOP EDGE OF PAVEMENT
 - WETLAND AREA
 - WETLAND FLAGS

NOTE:
11' FRONT SETBACK
ZONING VARIANCE
REQUESTED

ZONE: R-10
MIN. 10,000 SF
MIN. FRONTAGE - 80.00'
SETBACKS:
FRONT - 21.00'
REAR - 21.00'
SIDE - 10.00'

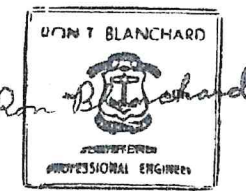
PER ZONING
CERTIFICATE
FRONT - 21.00'
REAR - 21.00'
SIDE - 10.00'

REFERENCE PLANS:
SURVEY PLAN BY:
STEPHEN MURGO PLS
ELECTRONIC COPY
RECEIVED 5/6/24

BIOLOGIST REPORTED BY:
AVIZINIS
ENVIRONMENTAL SERVICES
RECEIVED 5/2/24

OWNER INFO:
VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:
(a) Type of Boundary Survey: Comprehensive Boundary Survey
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.
BY:
Stephen M. Murgo PLS # 1663
QCA LS A33 APRIL 26, 2022



REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED

DATE: 10/29/24
CHK. RB
PG. RB
DSGN. RB

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL
75 WOOD ST.
PROVIDENCE, RI 02909
PHONE: (401) 263-8231

ZONING VARIANCE PLAN
PLAT 153, LOT 439
0 TILBURY DR
RHODE ISLAND

BRISTOL
SCALE: AS NOTED
(SHEET: 1 OF 2)
SP-1

EROSION CONTROL NOTES

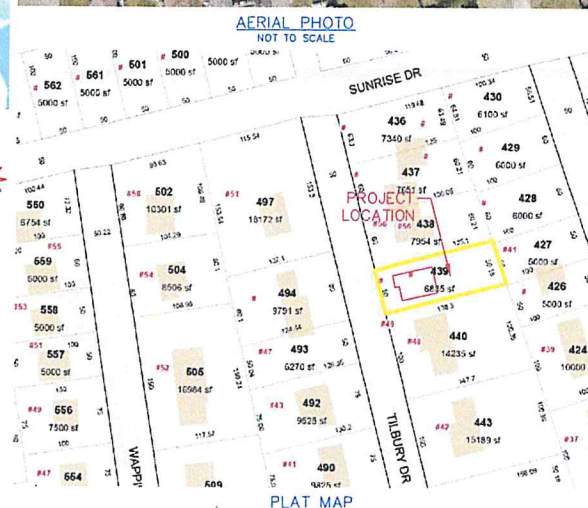
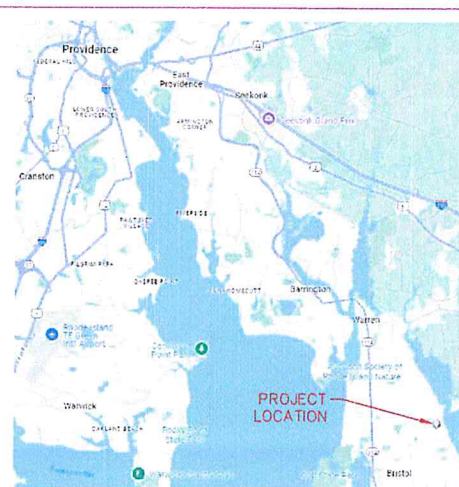
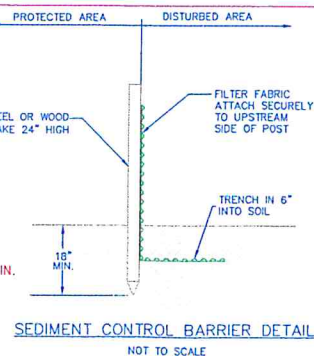
1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ALL DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE.

7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE EXISTING PAVED DRIVEWAY SHALL BE USED FOR THE CONSTRUCTION ENTRANCE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.

11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.

NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE I.E. STAKED HAYBALES OR STRAW WATLES.



REVISIONS	DATE	APPROVED
12/23/24		

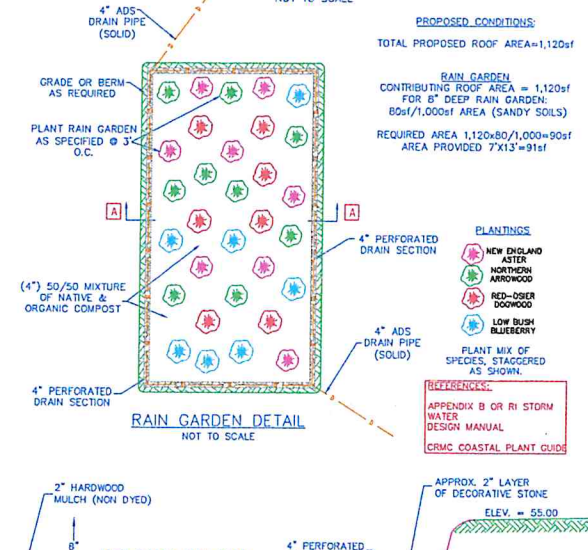
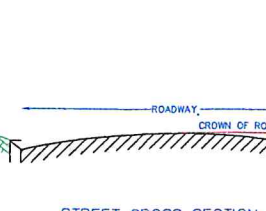
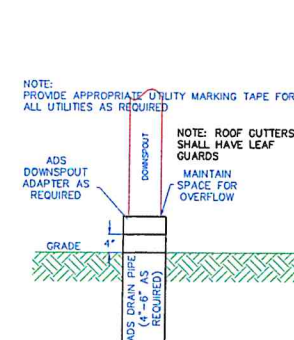
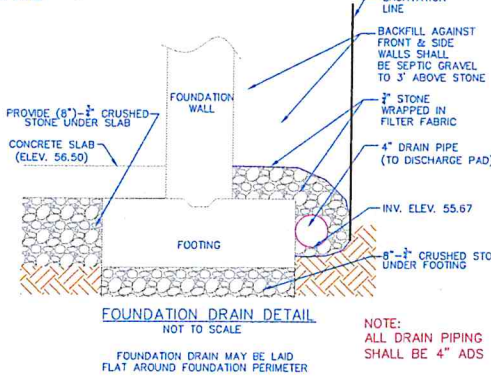
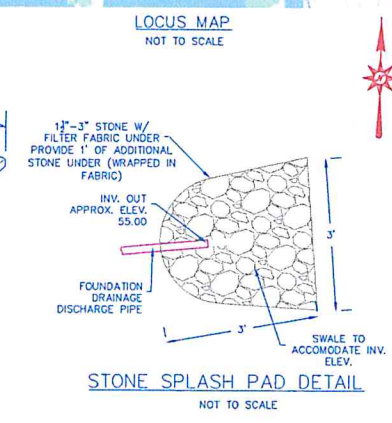
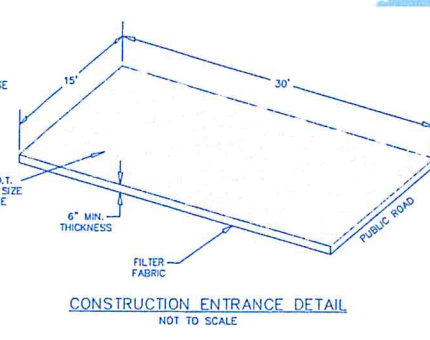
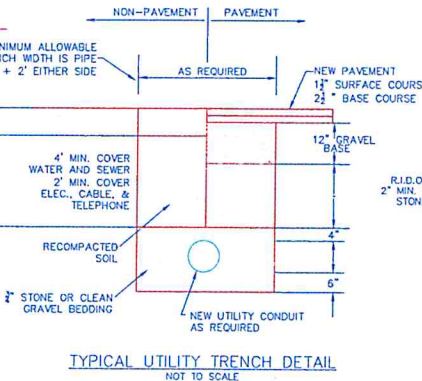
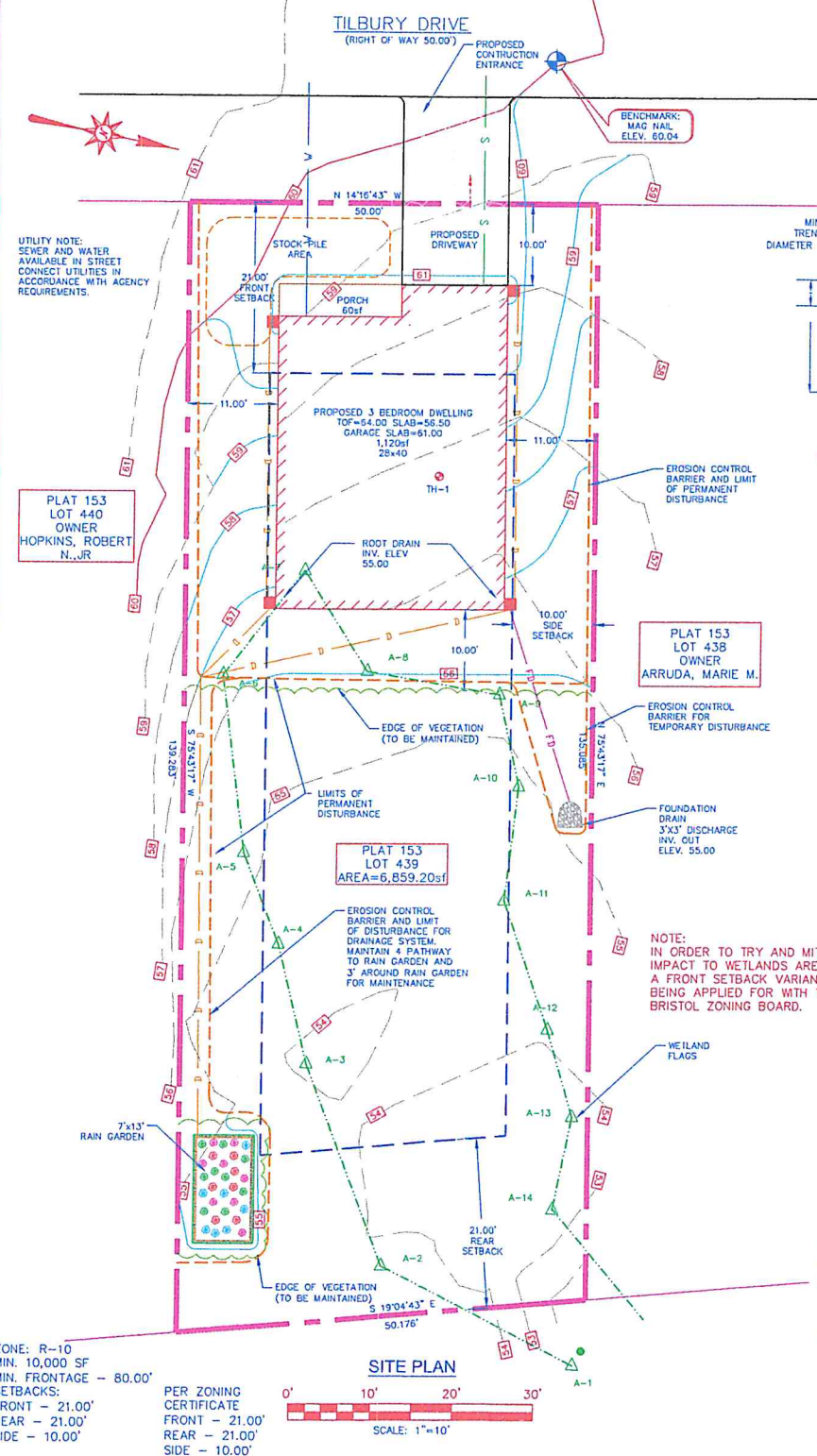
DESIGN	DR.	VS/PG	CHK.	DATE
SEI	RB	VS/PG	RB	9/12/24

SEI
SITE ENGINEERING INC.
CIVIL - COASTAL - STRUCTURAL
76 WOOD ST.
BRISTOL, RI 02809
PHONE: (401) 253-0231

EROSION CONTROL & DRAINAGE PLAN
PLAT 153, LOT 439
0 TILBURY DR
BRISTOL
RHODE ISLAND

SCALE: AS NOTED
(SHEET: 1 OF 2)

E&D-1



ZONE: R-10
MIN. 10,000 SF
FRONTAGE - 80.00'
SETBACKS:
FRONT - 21.00'
REAR - 21.00'
SIDE - 10.00'

PER ZONING CERTIFICATE
FRONT - 21.00'
REAR - 21.00'
SIDE - 10.00'

SCALE: 1"=10'

- LEGEND
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ZONING SETBACK LINE
 - EROSION CONTROL BARRIER
 - EXISTING SEWER LINE
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 - EXISTING WATER LINE
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 - WATER TABLE TEST HOLES
 - EXISTING UTILITY POLE
 - EDGE OF PAVEMENT
 - WETLAND AREA
 - WETLAND FLAGS

SOIL TYPE:
RI RIDGEWAY
DEPTH OF HOLE TO 2'
SEEPAGE @ 6" TH-1
SOIL IS SANDY LOAM
DATE OF TEST HOLE 5/10/24

BIOLOGIST REPORTED BY:
AVIZINIS
ENVIRONMENTAL SERVICES
RECEIVED 5/2/24

REFERENCE PLANS:
SURVEY PLAN BY:
STEPHEN MURGO PLS
ELECTRONIC COPY
RECEIVED 5/6/24

OWNER INFO:
VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914

W. T. BLANCHARD
PROFESSIONAL ENGINEER

GENERAL NOTES:

FOUNDATION:

1. CONCRETE SLABS ON GRADE SHALL HAVE SHRINK CRACK CONTROL JOINTS WITH DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS. THESE SHALL BE SPACED NOT MORE THAN 20 FEET IN EACH DIRECTION, RESULTING SHAPE SHALL NOT BE GREATER THAN 400 SQFT. NOR EXCEED A 1.5:1 LENGTH TO WIDTH RATIO. JOINTS SHALL BE PROVIDED WITHIN 12 HOURS OF SLAB PLACEMENT. CONTRACTION JOINTS ARE NOT REQUIRED WHERE 6x6-6/16 WELDED WIRE FABRIC OR EQUIVALENT IS PLACED AT MID-DEPTH OF THE SLAB.
2. THE COMPRESSIVE STRENGTH OF CONCRETE FOUNDATIONS AT 28 DAYS SHALL NOT BE LESS THAN 3000 LBS./SQ.IN.
3. BACKFILL FOUNDATION ONLY AFTER THE SLAB IS POURED AND WALLS ARE BRACED.
4. THE BOTTOM OF ANY POINT OF A FOUNDATION SHALL BE A MIN. OF 4'-0" BELOW FINISH GRADE.
5. THE EXTERIOR SURFACES OF MASONRY FOUNDATIONS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED.
6. WALL POCKETS: ENDS OF WOOD BEAMS SUPPORTED BY CONCRETE WALLS SHALL BE PROVIDED WITH 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS APPROVED DURABLE OR TREATED WOOD IS USED.
7. FOUNDATION ANCHOR BOLTS SHALL BE A MIN. OF 5/8" DIA. THEY SHALL HAVE A MIN. EMBED OF 8" IN POURED CONCRETE. THERE SHALL BE A MIN. OF TWO ANCHORS PER SECTION OF SILL PLATE. MAXIMUM SPACING SHALL BE 48" ON CENTER AND WITHIN 12" OF BUILDING CORNERS, DOOR OPENINGS, AND WALL ENDS. NUTS AND 3"x3" PLATE WASHERS SHALL NOT BE RECESSED OR COUNTERSUNK INTO THE FIRST SILL PLATE AND SHALL BE EXPOSED FOR INSPECTION AND TIGHTNESS.
8. COORDINATE WITH ARCHITECT AND OWNER, AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND SPECIFICATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
9. ALL SOILS CONTAINING ORGANIC OR UNSUITABLE BEARING MATERIAL SHALL BE CLEARED FROM THE BUILDING FOOTPRINT.
10. ALL SOILS SUPPORTING FOOTINGS SHALL BE FOUNDED UPON COMPACTED NATURAL SUBGRADE OR COMPACTED BANK RUN GRAVEL FILL WITH PRESUMED SAFE CAPACITY OF 3000 PSF.
11. ROCK SHALL BE EXCAVATED A MIN. OF 4" BELOW BOTTOM OF FOOTING ELEVATION AND COVERED WITH A LAYER OF COMPACTED GRAVEL.
12. SOIL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAX. DRY DENSITY PER ASTM D1557 IN LIFTS NOT TO EXCEED 6" LOOSE DEPTH.
13. BACKFILL SYMMETRICALLY AGAINST ALL FOUNDATION WALLS IN INCREMENTS NOT TO EXCEED 2 FEET MAX. DIFFERENTIAL.
14. NO FOOTINGS OR SLABS SHALL BE POURED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER OR ICE.
15. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
16. ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.
17. ALL REINFORCING BARS SPLICES SHALL CONFORM TO REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL THEY BE LESS THAN 2'-0".
18. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, Fy=60 KSI.
19. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AT SIDES AND ENDS AND BE SECURELY WIRED TOGETHER.
20. SEE ARCHITECTURAL DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CUTOUTS.
21. COORDINATE ALL FOUNDATION PENETRATIONS WITH ARCHITECT, PLUMBER, MECHANICAL, ELECTRICAL CONTRACTORS AND LOCAL AGENCIES.

GENERAL NOTES:

GENERAL FRAMING NOTES:

1. ALL WINDOW AND DOOR HEADERS TO BE (3) 2x8 WITH 1/2" RIDGED FOAM BETWEEN EACH 2x.
2. ALL WINDOW AND DOOR OPENINGS TO HAVE (1) KING STUDS AND (1) JACK STUD ON EACH SIDE.
3. GARAGE DOOR HEADER TO BE (2) 9.5" LVL AS SPECIFIED IN FLOOR FRAMING PLAN
4. GARAGE DOOR OPENING TO HAVE (3) KING STUDS AND (2) JACK STUDS ON EACH SIDE.
5. ALL EXTERIOR WALL PLYWOOD TO BE 1/2" EXTERIOR GRADE APA RATED SHEATHING FASTENED WITH 10 RING SHANK NAILS @ 6" PANEL EDGES AND 12" OC IN THE FIELD. FLYWOOD SHEETS SHALL BE CONTINUOUS OVER ALL TOP AND BOTTOM PLATES, FURTHERMORE, ALL PLYWOOD SHEETS SHALL RUN CONTINUOUS ACROSS THE SECOND FLOOR RIM BAND JOIST.
6. ALL ROOF SHEATHING SHALL BE 1/2" APA RATED SHEATHING FASTENED WITH 8D RING SHANK NAILS @ 6" OC PANEL EDGES AND 12" OC IN THE FIELD. NAIL SPACING ON PANEL EDGES WITHIN 48" OF EAVES.
7. ALL SUB-FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED PLYWOOD SUB-FLOOR FASTENED WITH 8D RING SHANK NAILS @ 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD. FURTHERMORE PLYWOOD SUB-FLOOR SHALL BE ADHEARED TO ALL SUPPORTING MEMBERS WITH CONTINUOUS BEAD OF INDUSTRY STANDARD SUB-FLOOR ADHESIVE.
8. ALL FRAMING MEMBERS TO BE #2 KILN DRYED PINE OR BETTER

1. REFERENCE CODES USED INCLUDING ADOPTION DATE (IBC 2015 INTERNATIONAL BUILDING CODE WITH 2019 RI BUILDING CODES)
2. WIND DESIGN 110 MPH
3. SNOW LOAD DESIGN - 30 PSF
4. FROST DEPTH DESIGN 3'4"
5. CLIMATE ZONE - 5
6. PERFORMANCE ENERGY COMPLIANCE
7. CONSTRUCTION TYPE - 5B
8. OCCUPANCY TYPE - R3
9. BUILDING HIGHT - 34'
10. FLOOR LOAD DESIGN - 40 PSF LIVING SPACE, DECKS & BALCONIES...30 PSF ALL SLEEPING ROOMS... 20 PSF UNINHABITAT ATTICS
11. DESCRIPTION, NEW CONSTRUCTION SINGLE FAMILT DWELLING
12. JOB LOCATION, 0 TILBURY DRIVE BRISTOL RI 02809
13. DESIGNER, CARL J REBELLO, REBELLOCONSTRUCTION
14. DESIGNERS PHONE NUMBER, 508-328-4723 EMAIL CARL@REBELLOCONSTRUCTION.COM

FLOOR PLAN NOTES:

1. INTERIOR STAIRWAY (DETAIL NOTES)
2. FIXTURE SELECTION BY OWNER
3. KITCHEN CABINETS PROVIDED BY OTHERS
4. PROVIDE COATROD & HATSHelf IN CLOSET, TYP.
5. ZERO CLEARANCE FIREPLACE AS SELECTED BY OWNER

ELEVATION NOTES:

1. VINYL SIDING AS SELECTED BY OWNER
2. ARCH TYPE ASPHALT SHINGLES
3. PROVIDE ADEQUATE FLASHING AT ALL ROOF, WALL, CHIMINEY INTERSECTIONS
4. CONTINUOUS RIDGE VENT
5. STRUCTURAL WOOD COLUMN
6. VINYL TRIM
7. EXPOSED CONCRETE
8. GARAGE DOORS AS SELECTED BY OWNER

FOUNDATION PLAN NOTES:

1. BEAM POCKET, TYP. COORDINATE SIZE WITH SPECIFIED BEAM
2. 3 1/2" DIA. STEEL COLUMN, TYP.
3. 10" DEEP CONCRETE FOOTING STRIP, COORDINATE DIMENSIONS WITH FRONT PORCH DETAIL

SECTION DRAWING NOTES:

1. WOOD GERDER PER DESIGN
2. 9.5" I JOISTS PER DESIGN SPEC
3. TRUSS ROOF PER DESIGN
4. 2" RIGID INSULATION
5. 4" MIN. COMPACT GRAVEL FILL
6. DAMPPROOFING
7. VAPOR BARRIER
8. INTERIOR FRENCH DRAIN

DECK NOTES:

1. 8"-12" DIA. FOOTING TUBE
2. 4"x4" PT WOOD POST, TYP.
3. GALV. STIRRUP AT BEAM CONNECTION, TYP.
4. (2) 2 x 10 PT WOOD BEAM
5. 2 x 12 PT LEDGER, PROVIDE STAND-OFFS / FLASHING
6. PT 2 x 10 JOIST @ 16" OC

FLOOR PLAN LEGEND:

- | | |
|--|------------------------------|
| | 2 x 6 EXTERIOR WALL / SIDING |
| | 2 x 6 WALL |
| | 2 x 4 WALL |

FOUNDATION LEGEND:

- | | |
|--|--------------------------|
| | CONCRETE WALL & FOOTING |
| | 2 x 6 WALL |
| | 2 x 4 WALL |
| | 3 1/2" DIA. STEEL COLUMN |

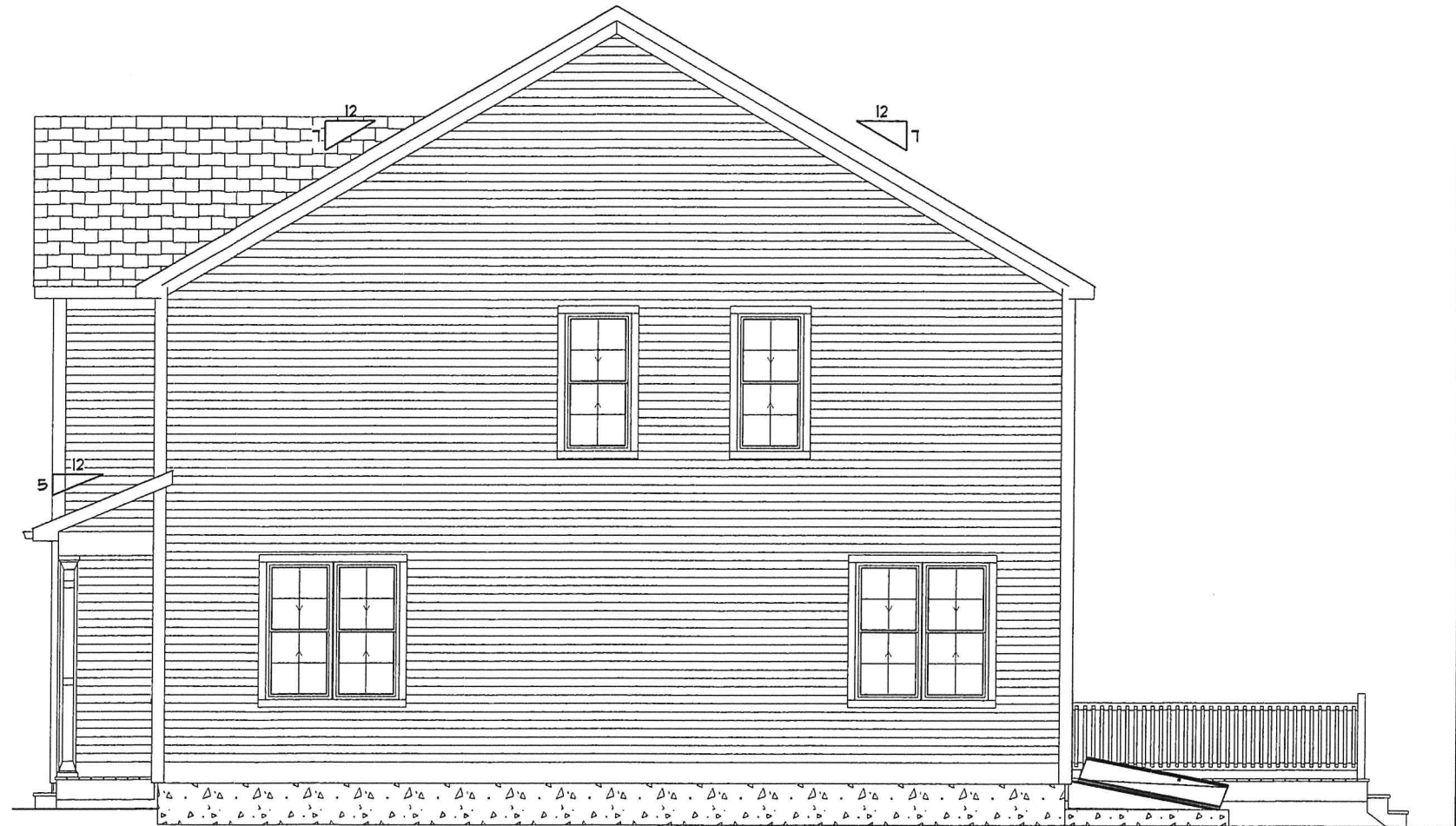


VICENTE, GEOFF
0 TILBURY DRIVE
BRISTOL RI, 02809

PAGE #:



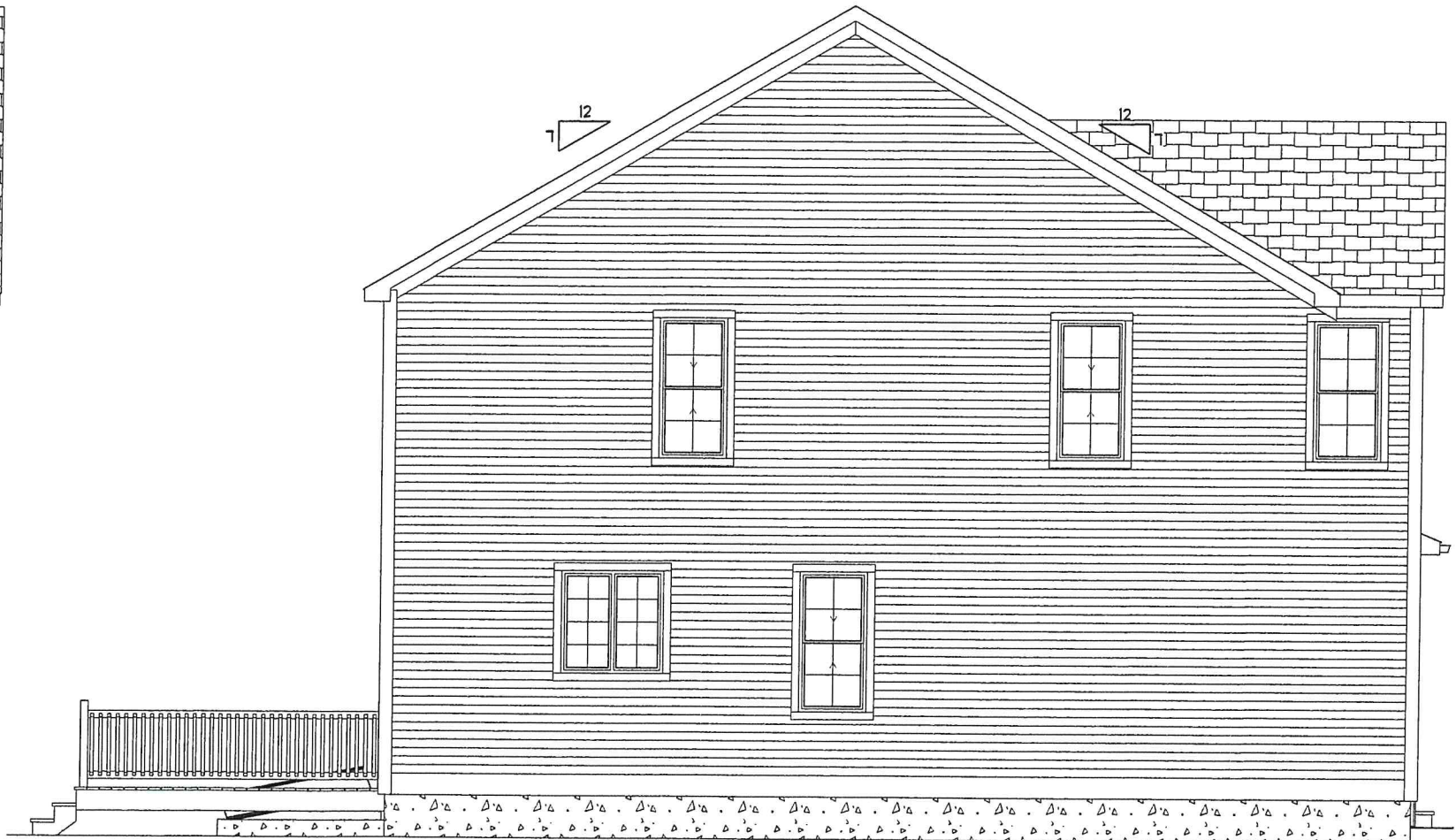
FRONT



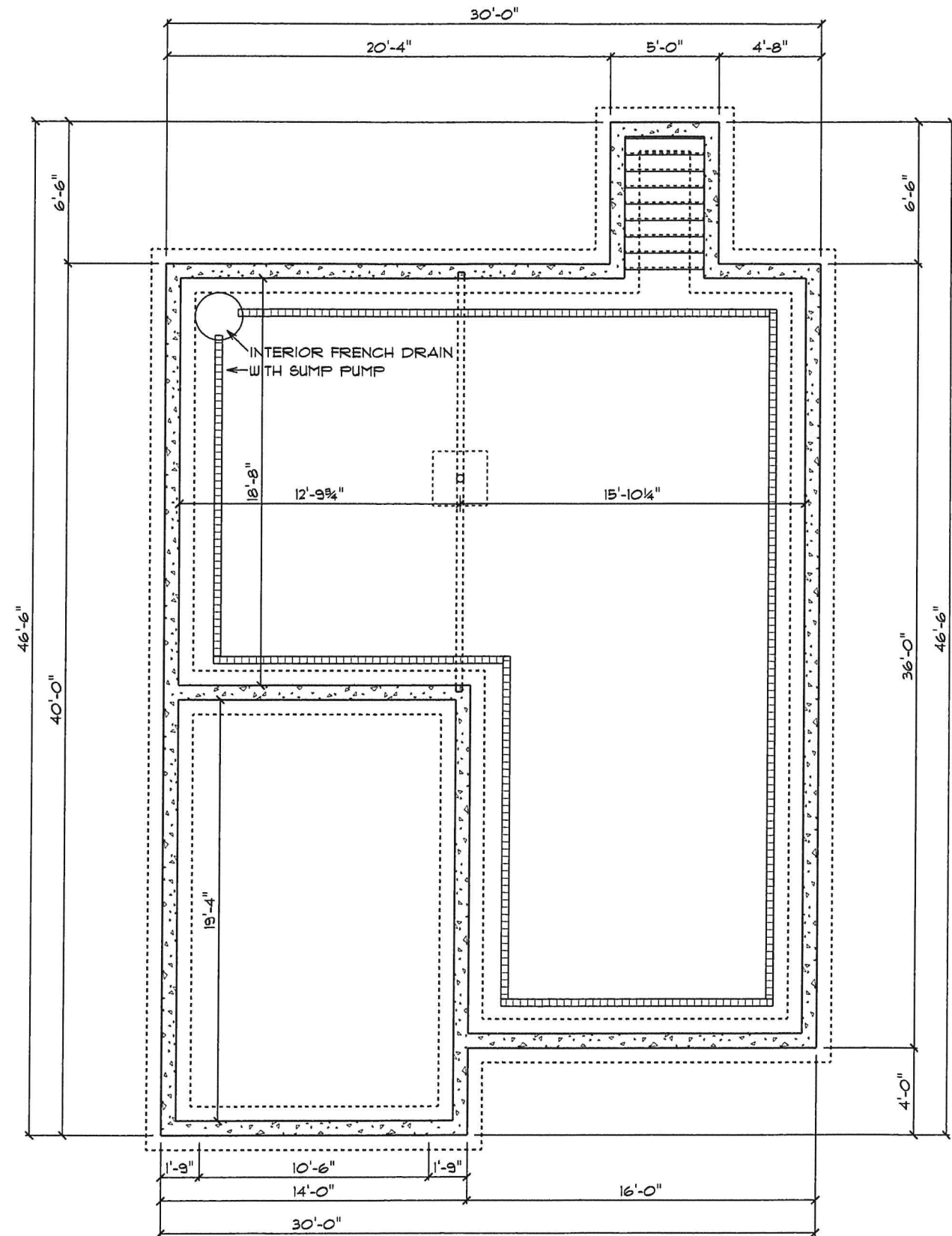
RIGHT ELEVATION



REAR ELEVATION

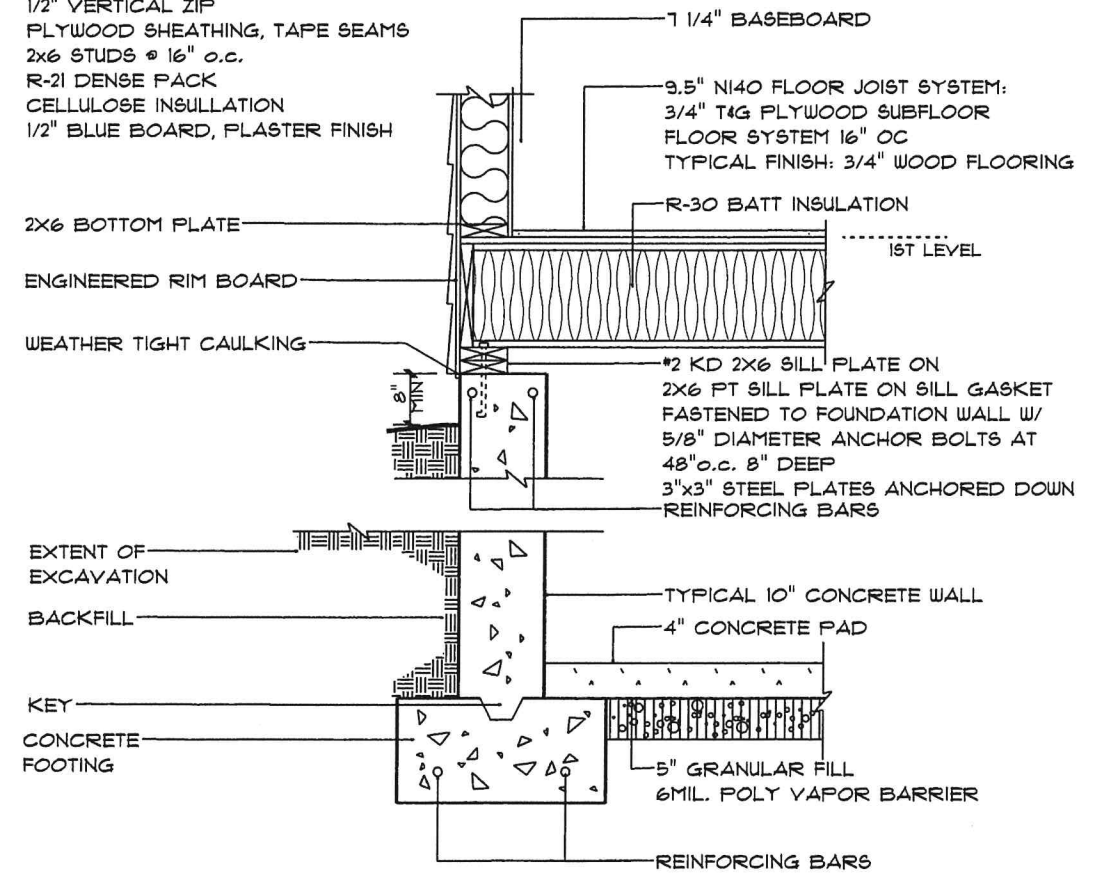


LEFT ELEVATION



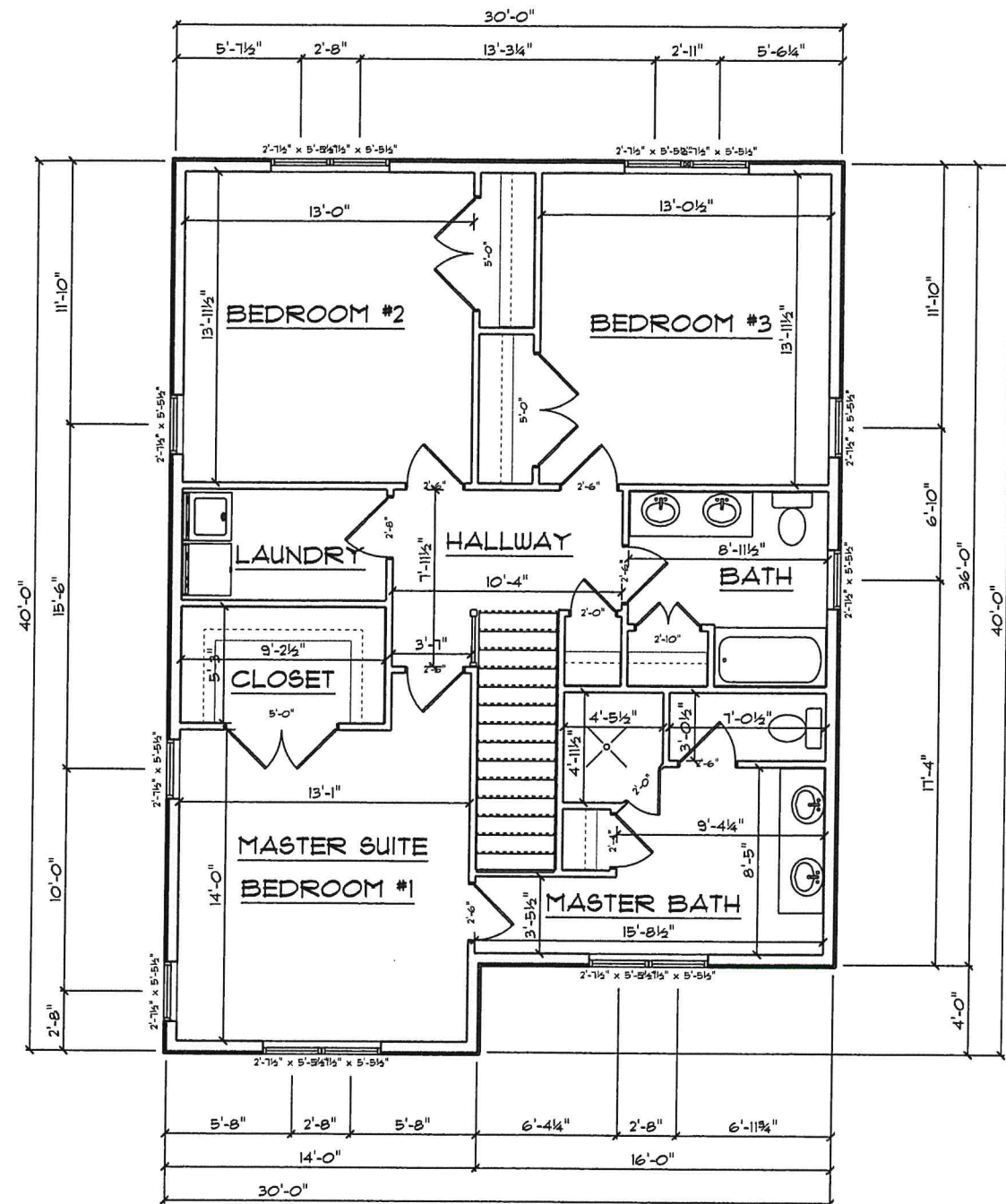
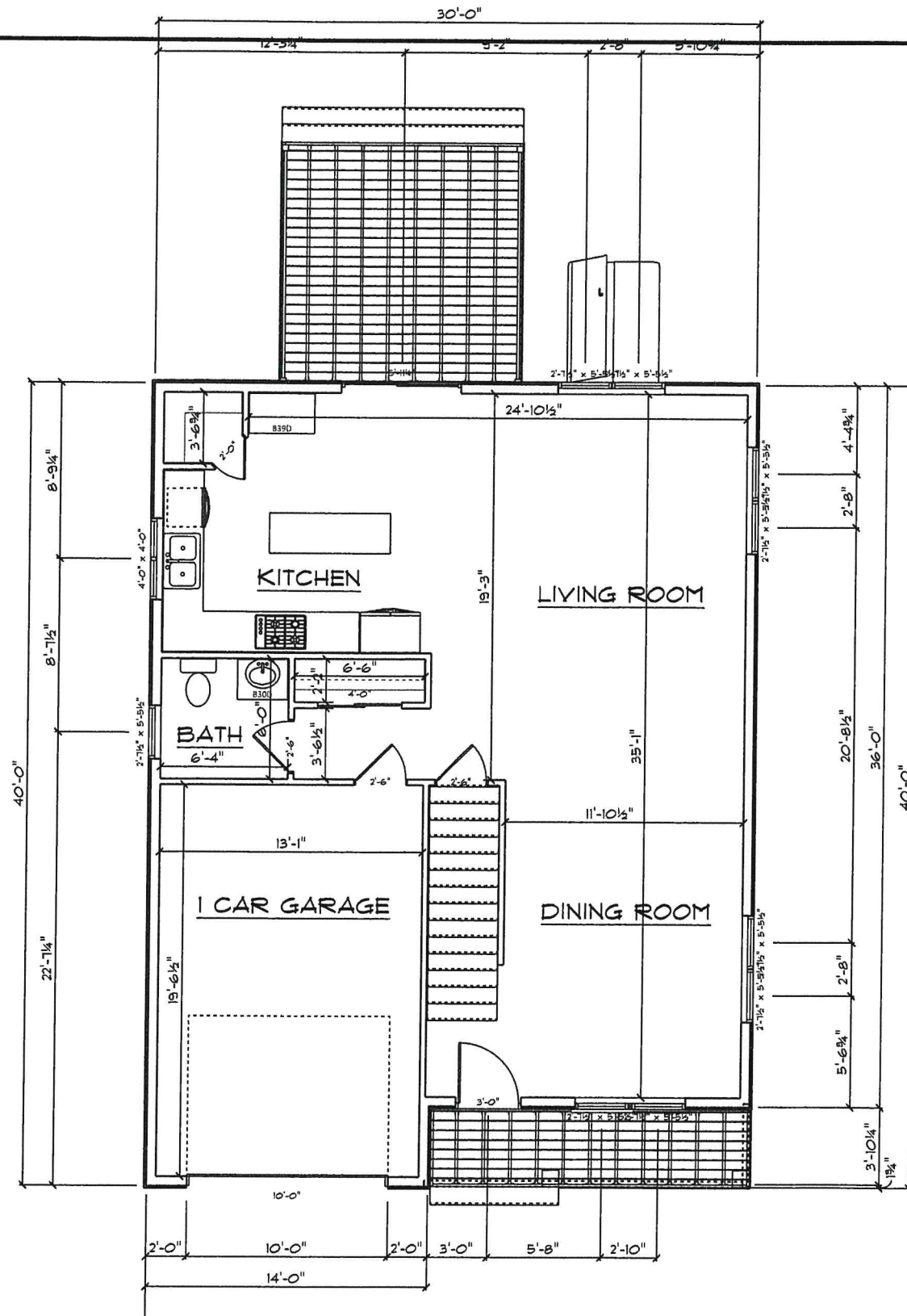
BASEMENT

2X6 SIDING EXTERIOR WALL:
 LP SMART SIDING
 1/2" VERTICAL ZIP
 PLYWOOD SHEATHING, TAPE SEAMS
 2x6 STUDS @ 16" o.c.
 R-21 DENSE PACK
 CELLULOSE INSULATION
 1/2" BLUE BOARD, PLASTER FINISH



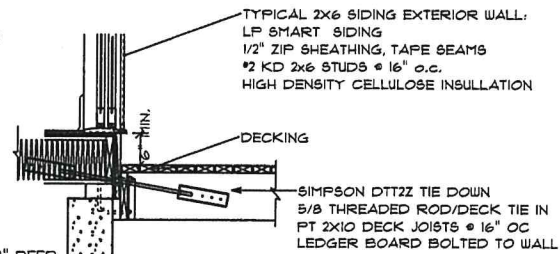
SCALE 1" = 1'-0"

SECTION @ FOUNDATION & 1ST LEVEL

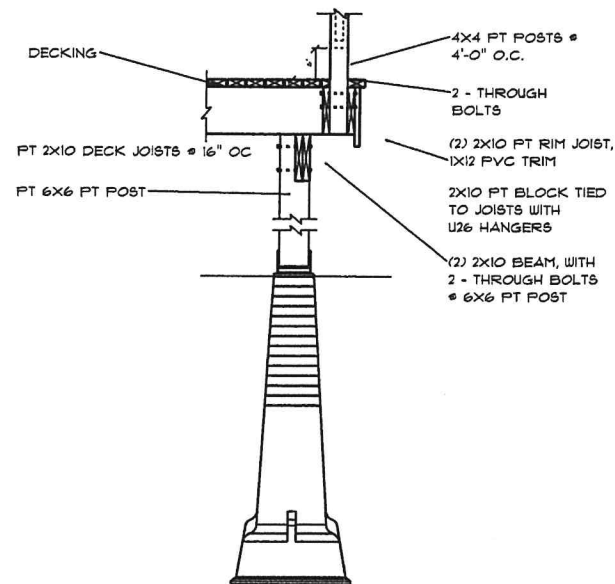


1/2" BLUE BOARD INTERIOR, PLASTER FINISH
1 1/4" BASEBOARD
TYPICAL I-JOIST FLOOR SYSTEM:
3/4" T&G PLYWOOD SUBFLOOR
9.5" N140 JOISTS @ 16" o.c.
TYPICAL FINISH: 3/4" WOOD FLOORING

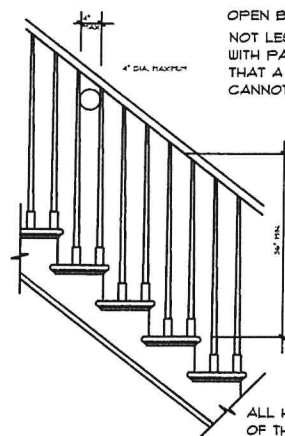
32 2X6 KD SILL PLATE
2X6 PT SILL PLATE ON SILL GASKET
FASTENED TO FOUNDATION WALL w/
5/8" DIAMETER ANCHOR BOLTS AT 48" o.c. 8" DEEP
3"x3" STEEL PLATES ANCHORED DOWN
TYPICAL 10" CONCRETE WALL



DECK & LEDGER BOARD



DECK SECTION DETAIL

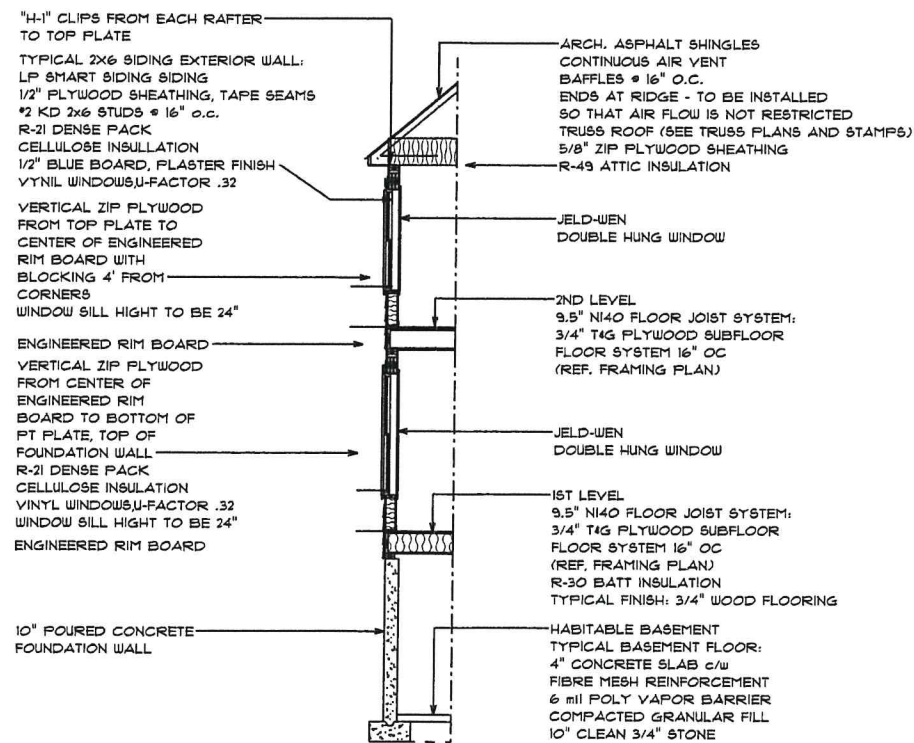


STAIR RAILING

OPEN BALUSTRADE BALCONY / STAIR RAILINGS
NOT LESS THAN 36" IN HEIGHT
WITH PATTERN / SPACING SUCH
THAT A SPHERE 4" IN DIA.
CANNOT PASS THROUGH

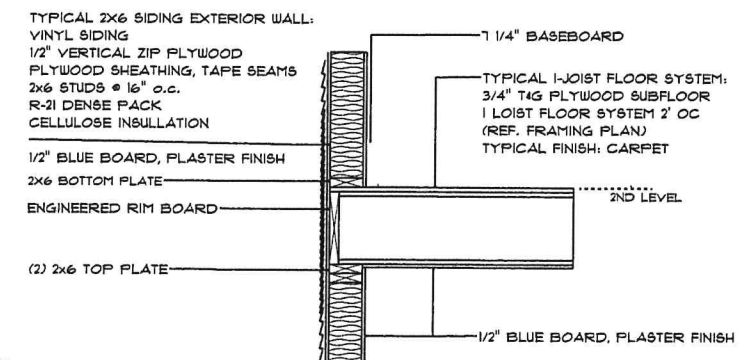
ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH
OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS
SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN
CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL
PROVIDE AN EQUIVALENT GRIPPING SURFACE

NO SCALE FALLOW NOTES

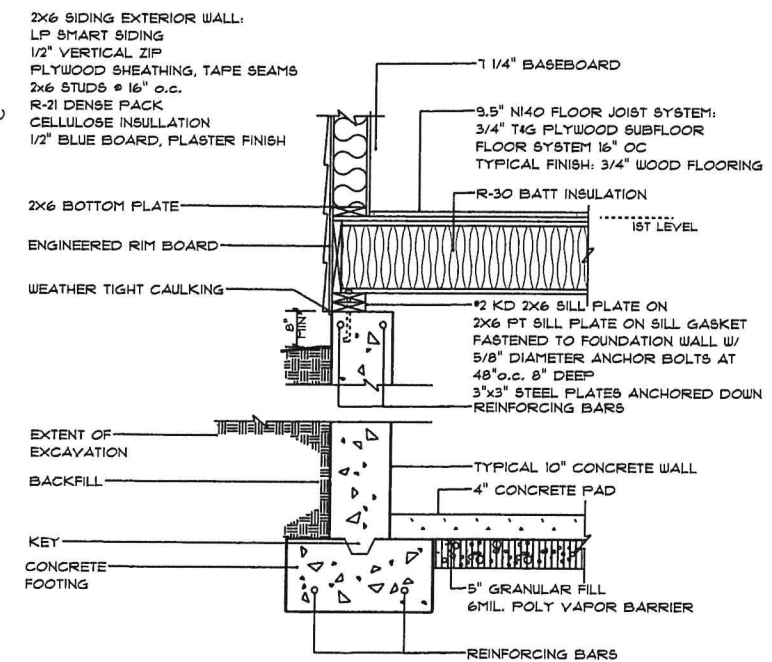


TYPICAL WALL CROSS SECTION

NOTE
ALL FRAMING MUST COMPLY WITH
WFCM MANUAL
110 MPH, EXPOSURE B



SECTION @ 2ND LEVEL



SECTION @ FOUNDATION & 1ST LEVEL

REBELLO
Building & Design

VICENTE, GEOFF
0 TILBURY DRIVE
BRISTOL RI, 02809

PAGE #:

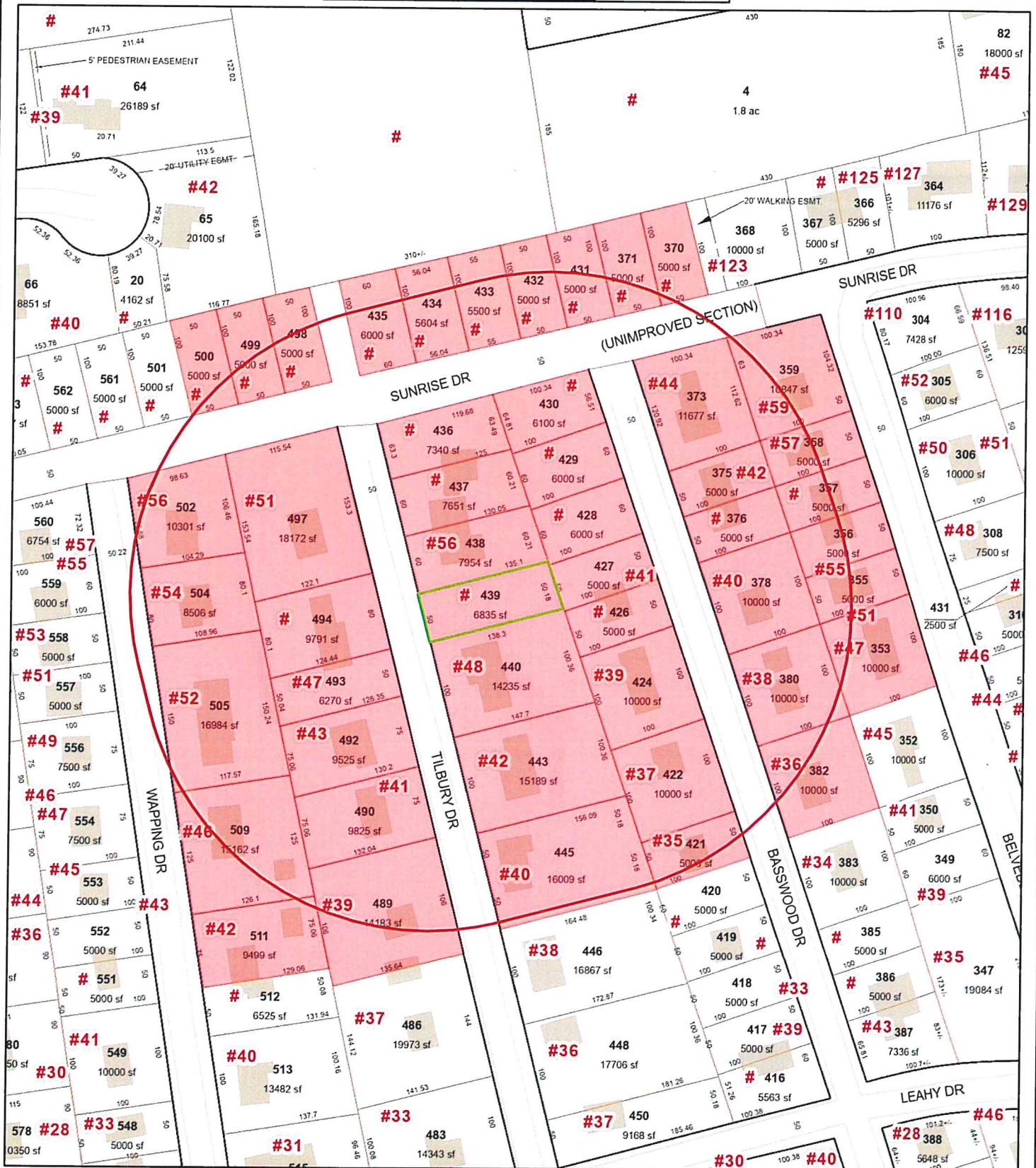


Bristol, RI



CAI Technologies
Precision Mapping. Geospatial Solutions.

March 11, 2025



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Subject Property:

Parcel Number: 153-439
CAMA Number: 153-439
Property Address: TILBURY DR

Mailing Address: VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914

Abutters:

Parcel Number: 152-353
CAMA Number: 152-353
Property Address: 47 BELVEDERE DR

Mailing Address: CAETANO, MANUEL A.
47 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-355
CAMA Number: 152-355
Property Address: 51 BELVEDERE DR

Mailing Address: KRAKOWSKY, PATRICIA A.
151 SUNRISE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-356
CAMA Number: 152-356
Property Address: 55 BELVEDERE DR

Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-357
CAMA Number: 152-357
Property Address: BELVEDERE DR

Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 152-358
CAMA Number: 152-358
Property Address: 57 BELVEDERE DR

Mailing Address: DALTON, JOSEPH PATRICK MAUREEN
ROSE TRS
57 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-359
CAMA Number: 152-359
Property Address: 59 BELVEDERE DR

Mailing Address: GIANNINI, DAVID J. ERICA L. TE
59 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 152-370
CAMA Number: 152-370
Property Address: SUNRISE DR

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 152-371
CAMA Number: 152-371
Property Address: SUNRISE DR

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 152-373
CAMA Number: 152-373
Property Address: 44 BASSWOOD DR

Mailing Address: RAMELLA, ALLAN CHRISTINA ETUX TE
44 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-375
CAMA Number: 152-375
Property Address: 42 BASSWOOD DR

Mailing Address: COSTA, DIANE M.
42 BASSWOOD DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 152-376
CAMA Number: 152-376
Property Address: BASSWOOD DR

Mailing Address: COSTA, DIANE M.
42 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-378
CAMA Number: 152-378
Property Address: 40 BASSWOOD DR

Mailing Address: FERREIRA, LOUIS J
40 BASSWOOD DRIVE
BRISTOL, RI 02809

Parcel Number: 152-380
CAMA Number: 152-380
Property Address: 38 BASSWOOD DR

Mailing Address: DICAMILLO, DANIEL G & SPALTHOLZ,
KYLE JT
38 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-382
CAMA Number: 152-382
Property Address: 36 BASSWOOD DR

Mailing Address: HOLLAND, JAMES R
36 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-421
CAMA Number: 152-421
Property Address: 35 BASSWOOD DR

Mailing Address: REIDL, ANDREW J III MARLENE O ETUX
TE
35 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-422
CAMA Number: 152-422
Property Address: 37 BASSWOOD DR

Mailing Address: PALAZZINI, MYKEL
37 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-424
CAMA Number: 152-424
Property Address: 39 BASSWOOD DR

Mailing Address: FARIA, JONATHAN P TRACEY A. TE
39 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-426
CAMA Number: 152-426
Property Address: BASSWOOD DR

Mailing Address: FERREIRA, JEFFREY ET UX BRENDA
LEE FERREIRA TE
41 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-427
CAMA Number: 152-427
Property Address: 41 BASSWOOD DR

Mailing Address: FERREIRA, JEFFREY ET UX BRENDA
LEE FERREIRA TE
41 BASSWOOD DR
BRISTOL, RI 02809

Parcel Number: 152-428
CAMA Number: 152-428
Property Address: BASSWOOD DR

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 152-429
CAMA Number: 152-429
Property Address: BASSWOOD DR

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 152-430
CAMA Number: 152-430
Property Address: BASSWOOD DR

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 153-431 CAMA Number: 153-431 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-432 CAMA Number: 153-432 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-433 CAMA Number: 153-433 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-434 CAMA Number: 153-434 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-435 CAMA Number: 153-435 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-436 CAMA Number: 153-436 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-437 CAMA Number: 153-437 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-438 CAMA Number: 153-438 Property Address: 56 TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-439 CAMA Number: 153-439 Property Address: TILBURY DR	Mailing Address: VINCENTE, GEOFFREY 969 WATERMAN AVE EAST PROVIDENCE, RI 02914
Parcel Number: 153-440 CAMA Number: 153-440 Property Address: 48 TILBURY DR	Mailing Address: HOPKINS, ROBERT N., JR. 48 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-443 CAMA Number: 153-443 Property Address: 42 TILBURY DR	Mailing Address: CORSER, JEANNE A. 42 TILBURY DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 153-445
CAMA Number: 153-445
Property Address: 40 TILBURY DR

Mailing Address: CASTILLO, ANTHONY J
40 TILBURY DR
BRISTOL, RI 02809

Parcel Number: 153-489
CAMA Number: 153-489
Property Address: 39 TILBURY DR

Mailing Address: ELIE, SARAH J
39 TILBURY DR
BRISTOL, RI 02809

Parcel Number: 153-490
CAMA Number: 153-490
Property Address: 41 TILBURY DR

Mailing Address: DALLAIRE, LANCE
41 TILBURY DR
BRISTOL, RI 02809

Parcel Number: 153-492
CAMA Number: 153-492
Property Address: 43 TILBURY DR

Mailing Address: GODBOUT, PETER JILL ETUX TE
12 EVERREADY AVE
BRISTOL, RI 02809

Parcel Number: 153-493
CAMA Number: 153-493
Property Address: 47 TILBURY DR

Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA
JT
47 TILBURY DR
BRISTOL, RI 02809

Parcel Number: 153-494
CAMA Number: 153-494
Property Address: TILBURY DR

Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA
JT
47 TILBURY DR
BRISTOL, RI 02809

Parcel Number: 153-497
CAMA Number: 153-497
Property Address: 51 TILBURY DR

Mailing Address: SOUSA, ANTHONY KRISTIN M. TE
51 TILBURY RD
BRISTOL, RI 02809

Parcel Number: 153-498
CAMA Number: 153-498
Property Address: TILBURY DR

Mailing Address: TOWN OF BRISTOL\FEW PROP
SUNRISE & TILBURY DR
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 153-499
CAMA Number: 153-499
Property Address: SUNRISE DR

Mailing Address: TOWN OF BRISTOL\FEW PROP
SUNRISE & TILBURY DR
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 153-500
CAMA Number: 153-500
Property Address: SUNRISE DR

Mailing Address: TOWN OF BRISTOL\FEW PROP
SUNRISE & TILBURY DR
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 153-502
CAMA Number: 153-502
Property Address: 56 WAPPING DR

Mailing Address: MARINO, CAROLINE A
56 WAPPING DR
BRISTOL, RI 02809

Parcel Number: 153-504
CAMA Number: 153-504
Property Address: 54 WAPPING DR

Mailing Address: MARINO, KENNETH
54 WAPPING DR.
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 11, 2025

Parcel Number: 153-505
CAMA Number: 153-505
Property Address: 52 WAPPING DR

Mailing Address: MARINO, MATTHEW DANIEL & STACY
TE
52 WAPPING DR
BRISTOL, RI 02809

Parcel Number: 153-509
CAMA Number: 153-509
Property Address: 46 WAPPING DR

Mailing Address: PIMENTAL, JOSE B.
46 WAPPING DR
BRISTOL, RI 02809

Parcel Number: 153-511
CAMA Number: 153-511
Property Address: 42 WAPPING DR

Mailing Address: BOLIEIRO, ERNESTO
42 WAPPING DR
BRISTOL, RI 02809



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AMARAL, ROBERT C & ETHIER
47 TILBURY DR
BRISTOL, RI 02809

ELIE, SARAH J
39 TILBURY DR
BRISTOL, RI 02809

MARINO, KENNETH
54 WAPPING DR.
BRISTOL, RI 02809

ARRUDA, MARIE M & JOSE a/
TRUSTEES-ARRUDA FAMILY TR
56 TILBURY DR
BRISTOL, RI 02809

FARIA, JONATHAN P
TRACEY A. TE
39 BASSWOOD DR
BRISTOL, RI 02809

MARINO, MATTHEW DANIEL &
STACY TE
52 WAPPING DR
BRISTOL, RI 02809

BOLIEIRO, ERNESTO
42 WAPPING DR
BRISTOL, RI 02809

FERREIRA, JEFFREY ET UX
BRENDA LEE FERREIRA TE
41 BASSWOOD DR
BRISTOL, RI 02809

PALAZZINI, MYKEL
37 BASSWOOD DR
BRISTOL, RI 02809

CAETANO, MANUEL A.
47 BELVEDERE DR
BRISTOL, RI 02809

FERREIRA, LOUIS J
40 BASSWOOD DRIVE
BRISTOL, RI 02809

PIMENTAL, JOSE B.
46 WAPPING DR
BRISTOL, RI 02809

CASTILLO, ANTHONY J
40 TILBURY DR
BRISTOL, RI 02809

GIANNINI, DAVID J.
ERICA L. TE
59 BELVEDERE DR
BRISTOL, RI 02809

RAMELLA, ALLAN
CHRISTINA ETUX TE
44 BASSWOOD DR
BRISTOL, RI 02809

CORSER, JEANNE A.
42 TILBURY DR
BRISTOL, RI 02809

GODBOUT, PETER
JILL ETUX TE
12 EVERREADY AVE
BRISTOL, RI 02809

REIDL, ANDREW J III
MARLENE O ETUX TE
35 BASSWOOD DR
BRISTOL, RI 02809

COSTA, DIANE M.
42 BASSWOOD DR
BRISTOL, RI 02809

HOLLAND, JAMES R
36 BASSWOOD DR
BRISTOL, RI 02809

SOUSA, ANTHONY
KRISTIN M. TE
51 TILBURY RD
BRISTOL, RI 02809

DALLAIRE, LANCE
41 TILBURY DR
BRISTOL, RI 02809

HOPKINS, ROBERT N., JR.
48 TILBURY DR
BRISTOL, RI 02809

SPINNER, ALBERT H. III
& SUSAN Y. TE
55 BELVEDERE DRIVE
BRISTOL, RI 02809

DALTON, JOSEPH PATRICK
MAUREEN ROSE TRS
57 BELVEDERE DR
BRISTOL, RI 02809

KRAKOWSKY, PATRICIA A.
151 SUNRISE DRIVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DICAMILLO, DANIEL G &
SPALTHOLZ, KYLE JT
38 BASSWOOD DR
BRISTOL, RI 02809

MARINO, CAROLINE A
56 WAPPING DR
BRISTOL, RI 02809

TOWN OF BRISTOL\FEW PROP
SUNRISE & TILBURY DR
10 COURT ST
BRISTOL, RI 02809

VINCENTE, GEOFFREY
969 WATERMAN AVE
EAST PROVIDENCE, RI 02914