



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-15

PUBLIC HEARING

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

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: Michael W. Mackniak
PROPERTY OWNER: Michael W. Mackniak
LOCATION: 10 King Phillip Avenue
PLAT: 151 LOT: 25
ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct an approximate 34ft. x 34ft. second-story living area addition and a 6ft. x 33ft. front porch addition to an existing single-family dwelling with less than the required left side 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, May 2, 2024.



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

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR -4 AM 9:41

APPLICATION

File No: 2024-15
 Accepted by ZEO: *6m* 4/4/24

APPLICANT:	Name:	Michael Mackniak		
	Address:	10 King Philip Ave		
	City:	Bristol	State:	RI Zip: 02809
	Phone #:	203 915 6099	Email:	mwmackniak@gmail.com
PROPERTY OWNER:	Name:	Same as above		
	Address:			
	City:		State:	Zip:
	Phone #:		Email:	

1. Location of subject property: 10 King Philip Ave Bristol RI 02809
 Assessor's Plat(s) #: 151 Lot(s) #: 25

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): X 28-219 (4) left side yard var
 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? 13.5 years

7. Present use of property: Residential

8. Is there a building on the property at present? Yes

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 33 x 33

10. Proposed use of property: Residential

11. Give extent of proposed alterations: Addition of Second Floor with 2 bedrooms, finish basement, covered front porch

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):

34x34 Second Floor 6'x33' Porch

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>17</u>	Proposed Setback: <u>18' 7"</u>
Left side lot line:	Required Setback: <u>4</u>	Proposed Setback: <u>4.2</u>
Right side lot line:	Required Setback: <u>8</u>	Proposed Setback: <u>11.6</u>
Rear lot line:	Required Setback: <u>30</u>	Proposed Setback: <u>60</u>
Building height:	Required: <u>35</u>	Proposed: <u>26.9</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: BWA Sewer: _____

17. Is the property located in the Bristol Historic District or is it an individually listed property? _____

18. Is the property located in a flood zone? no 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: 4/3/24

Print Name: Michael W Muckler

Property Owner's Signature: _____ Date: _____

Print Name: _____

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

Name: _____ Phone #: _____

Address: _____

We seek a variance allowing us to make improvements to the property located at 10 King Philip Ave, Bristol. Improvements would include adding a second floor and additional bedrooms to the existing structure as well as a 6'x33' covered porch across the front of the dwelling.

The home currently is approximately 1100 square feet and consists of two bedrooms. Our intent is to get married later this year and combine our families including four children. There is no possible way to accommodate 5-6 people in the home in its current layout. The two bedrooms are only approximately 120 square feet each.

The unique characteristics of the land and structure require the addition of rooms to accommodate our family.

We have attempted to seek alternative accommodation. However, to find a residence with similar characteristics to 10 King Philip with 4+ bedrooms is prohibitive. (Homes are currently listed at an asking price of \$1.2 Million). As the project is estimated to cost almost \$300 thousand dollars and will likely result in a significant increase in property taxes assessed to the property, there is no greater financial gain being sought in this instance.

Many homes up and down King Philip Ave are making or have made significant alterations and improvements. The surrounding area is increasing being "improved" as homeowners wish to remain in their homes and significantly improve the overall aesthetics of the neighborhood given its unique, waterfront location. Many homes on King Philip Ave are quite close to the road and, in fact, are currently closer than the proposed alterations to the subject property would result in. (SEE exhibit attached hereto).

The requested dimensional variance being sought is necessary to avoid the hardship posed by the small size of the current dwelling and its inability to accommodate our family needs.

The addition of the covered porch is necessary to maintain the aesthetic beauty of the home and the surrounding community in conformity with all of the homes on the street. Further the porch will offer a protected and safe means of entrance and egress from the building and the overall integrity of the building.

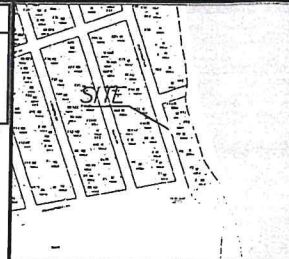
THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION



ZONING CRITERIA

ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

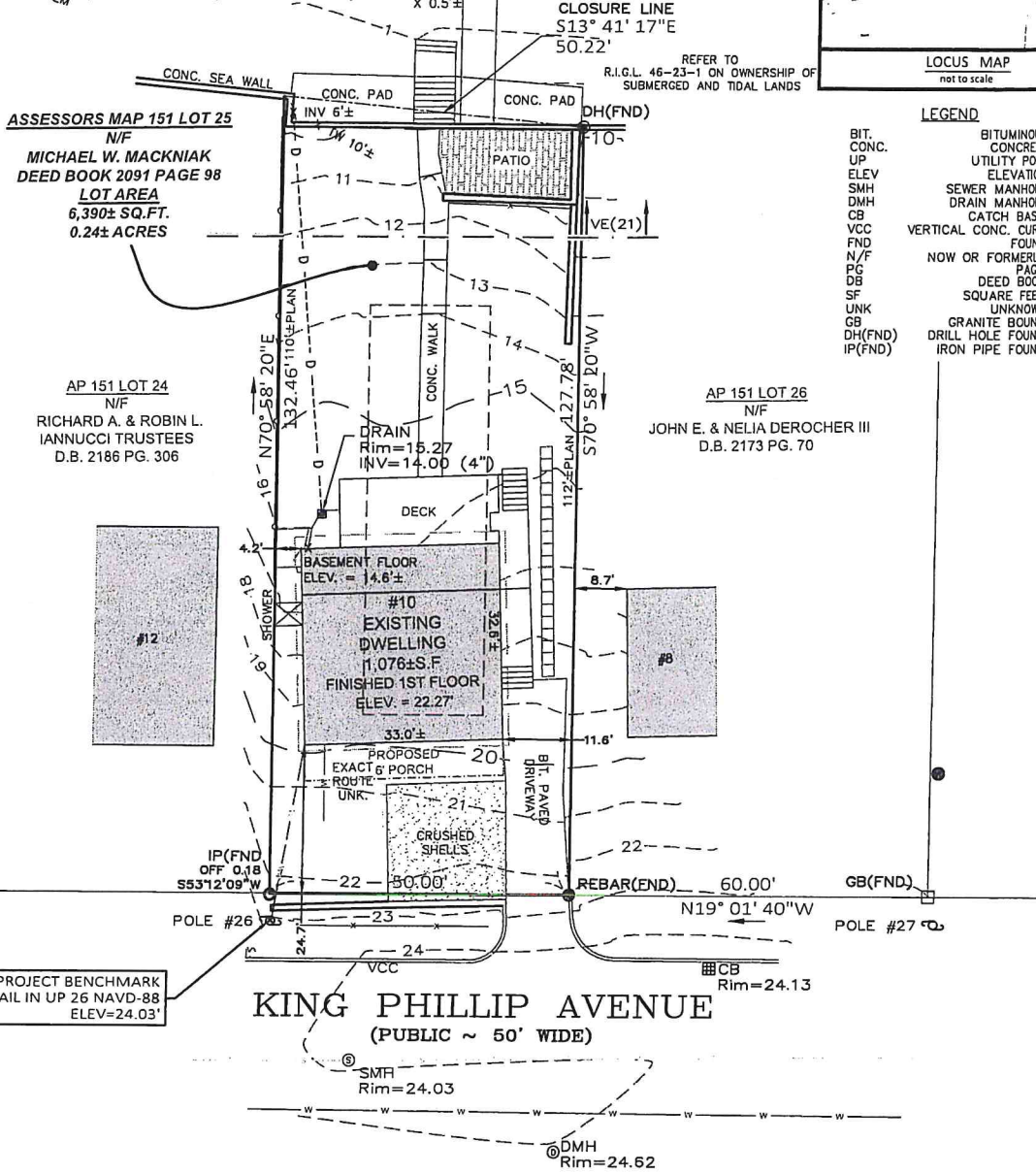
REFER TO ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY



LOCUS MAP
not to scale

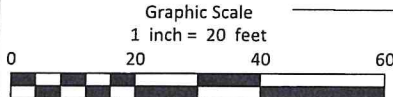
NORTH - 2011
NA0-83 RI STATE PLANE
COORDINATE SYSTEM

MT. HOPE BAY
(CRMC TYPE 2)



LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
UP	UTILITY POLE
ELEV	ELEVATION
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CB	CATCH BASIN
VCC	VERTICAL CONC. CURB
FND	FOUND
N/F	NOW OR FORMERLY
PG	PAGE
DB	DEED BOOK
SF	SQUARE FEET
UNK	UNKNOWN
GB	GRANITE BOUND
DH(FND)	DRILL HOLE FOUND
IP(FND)	IRON PIPE FOUND



REFERENCES:
1. PLAT BOOK 3 PAGE 51

SURVEY PLOT PLAN
MICHAEL W. MACKNIAK
10 KING PHILLIP AVE BRISTOL RI 02809
TAX ASSESSORS PLAT 151 LOT 25

PLAN NOTES

1. A PORTION OF THIS PROPERTY IS LOCATED IN VE ZONE(ELEV 21) AS DEPICTED IN FIMA MAP FOR BRISTOL COUNTY #44001C0012H (7-7-14)
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
3. THE BUILDING SQUARE FOOTAGE AND DIMENSION OFFSETS SHOWN WERE MEASURED AT GROUND LEVEL AND DO NOT ACCOUNT FOR ANY OVERHANGS, GUTTERS, CONCRETE PADS, DECKS, COVERED PORCHES, ETC. THAT MAY BE OVER THE PROPERTY LINES OR SETBACKS.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICER-00-01-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: (CLASS I)

PURPOSE OF SURVEY: BOUNDARY SURVEY FOR ADDITION

BY: *Jason E. Smith* DATE: MARCH 18, 2024
JASON E. SMITH, RI PLS #2535
LS COA #779

JASON E. SMITH
No. 2535
3-24
PROFESSIONAL
LAND SURVEYOR



PO BOX 1104, Slatersville, R.I.
(401) 766-6317
www.statelinesurvey.com

REV.	REVISION	DATE

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT A CONTRACT FOR CONSTRUCTION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

PRELIMINARY DESIGN
 3/15/2024 7:58:57 AM
 NOT FOR CONSTRUCTION

DATE: _____
 PROJECT NO.: 2023-37
 DRAWN BY: JC
 SCALE: AS NOTED
 CHECKED BY: JC
 PROJECT: _____

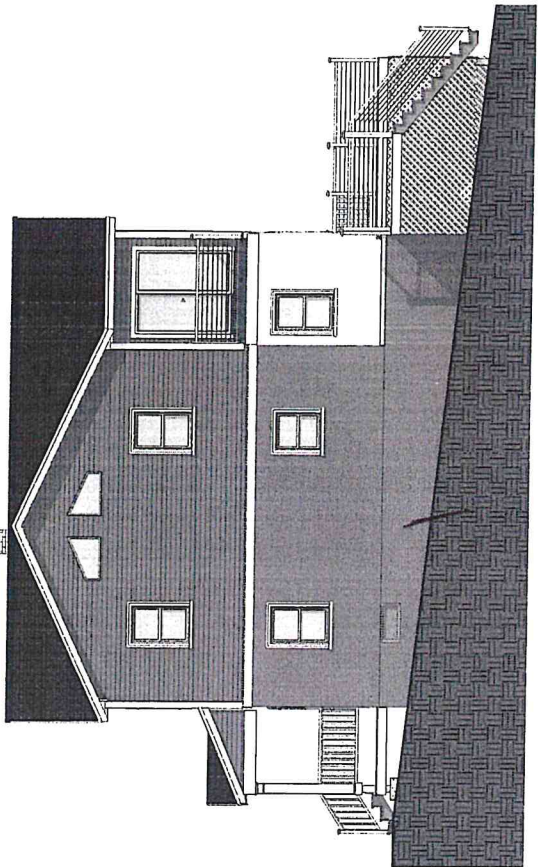
PROPOSED
 SECOND FLOOR
 ADDITION AND
 ALTERATIONS
 TO
 10 KING PHILLIP RD
 BRISTOL, RI

JCAD
 Drafting Service
 100 WATLOWES DRIVE
 BRISTOL, RI 02809
 401-222-1447
 jcad@comcast.net

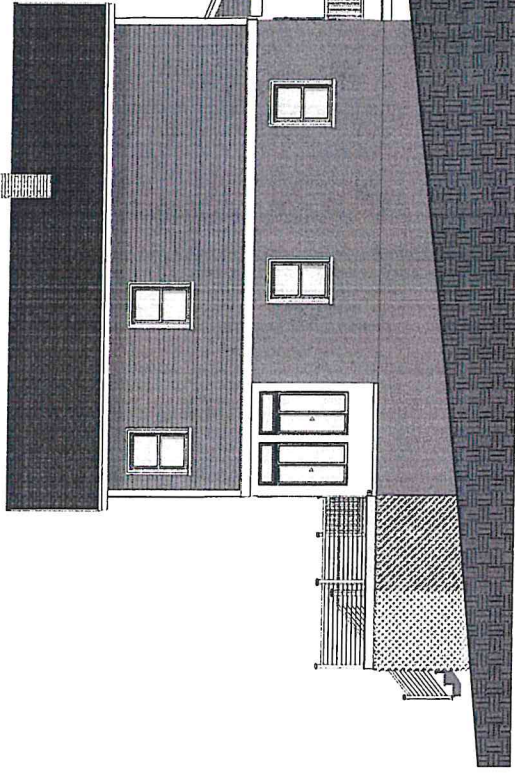
TITLE
 EXTERIOR
 ELEVATIONS

100 WATLOWES DRIVE
 BRISTOL, RI 02809
 401-222-1447
 jcad@comcast.net

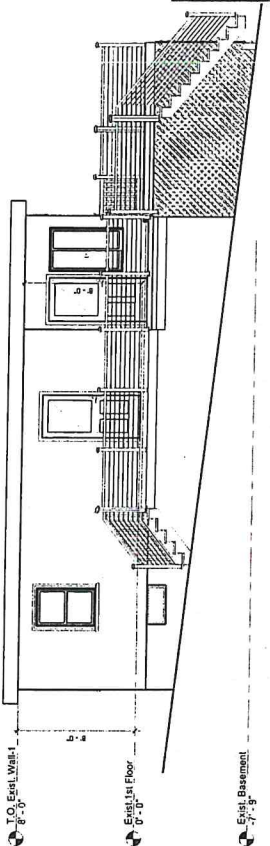
SHEET NO.
 A-201



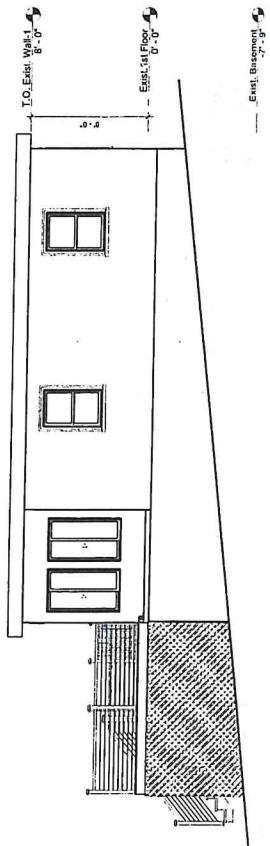
3B PROPOSED SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4B PROPOSED NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"



3A EXISTING SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4A EXISTING NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"

No.	Revision	Date

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO ALL CODES AND REGULATIONS OF THE PROJECT INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND SUB-CONTRACTORS.

PRELIMINARY DESIGN
 3/15/2024 7:58:24 AM
 NOT FOR CONSTRUCTION

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 CHECKED BY: JC
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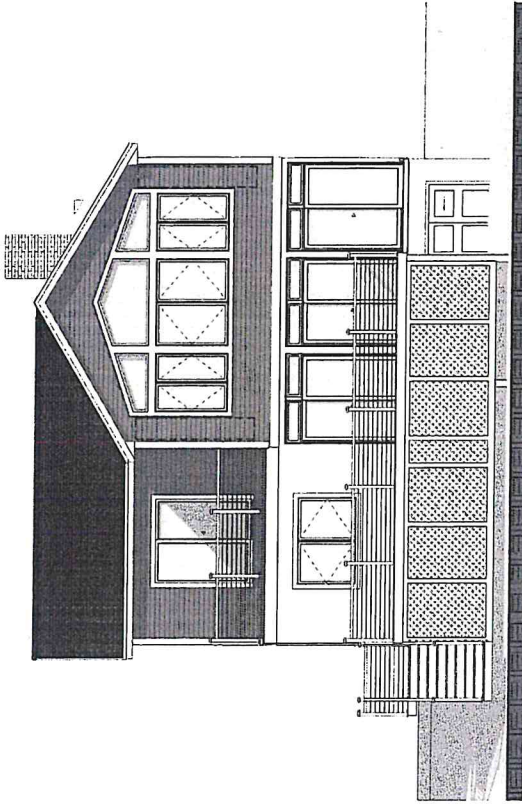
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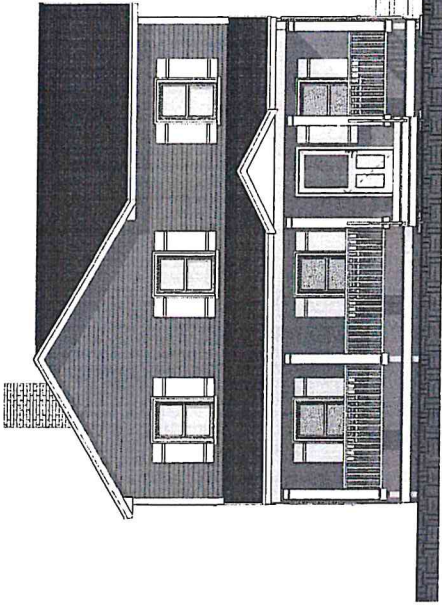
10 HAVENFLOWER DRIVE
 SUITE 101
 BRISTOL, RI 02809
 401-337-7171
 jacob@jcad.net

TITLE
 EXTERIOR ELEVATIONS

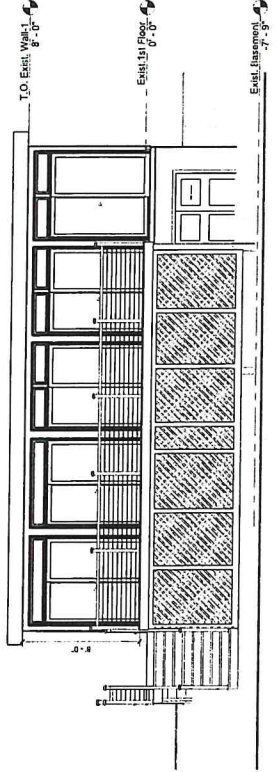
SHEET NO. A-200



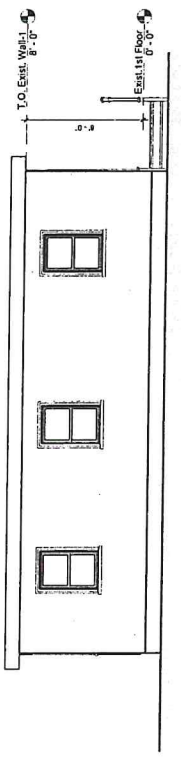
1B PROPOSED EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"



2B PROPOSED WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



1A EXISTING WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



2A EXISTING EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

No.	Revisions	Date

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT REGULATIONS FOR RESIDENTIAL CONSTRUCTION IN THE STATE OF CONNECTICUT.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR SECURING ALL NECESSARY CONTRACTS FOR LABOR AND MATERIALS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR SECURING ALL NECESSARY CONTRACTS FOR LABOR AND MATERIALS.

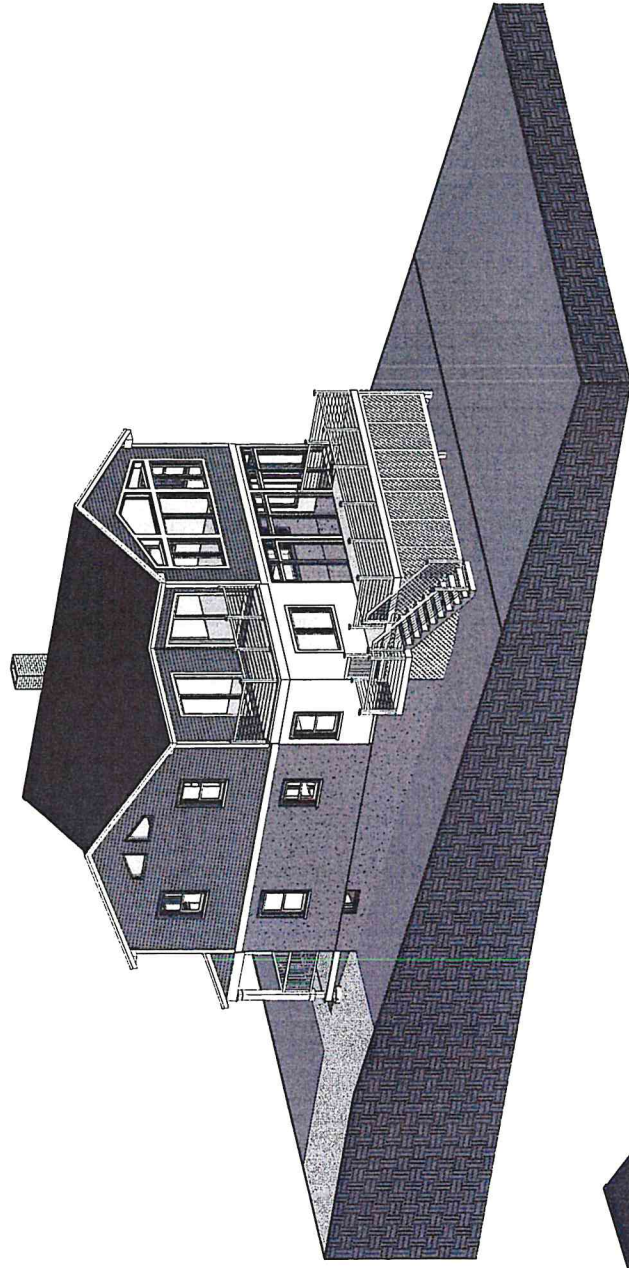
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DATE:
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 DRAWN BY: JC
 SCALE: AS NOTED
 CHECKED BY: JC
 PROJECT:

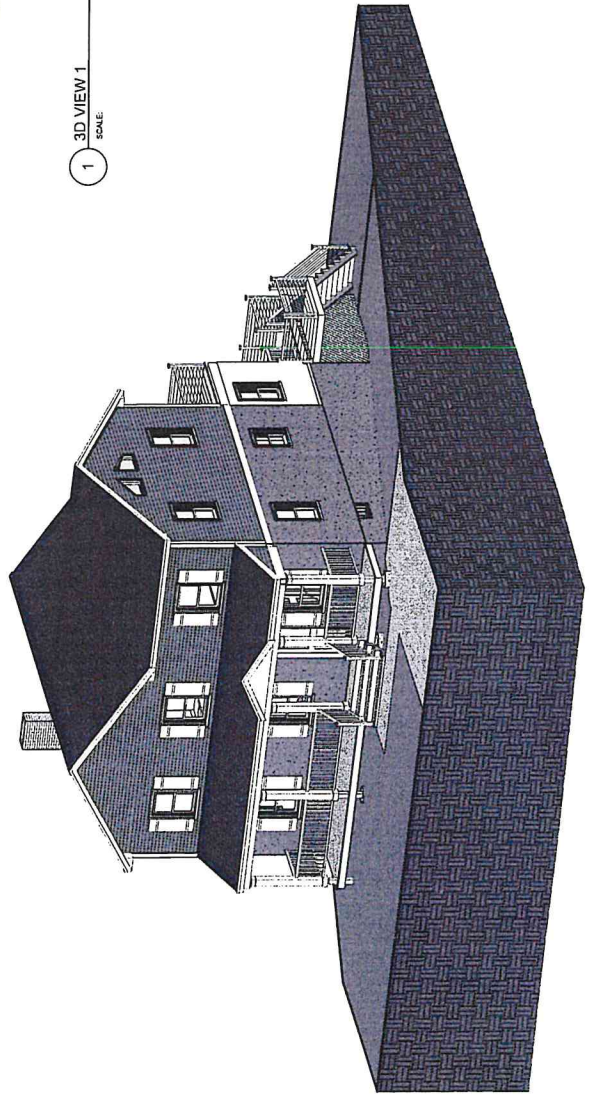
PROPOSED
 SECOND FLOOR
 ADDITION AND
 ALTERATIONS
 TO
 10 KING PHILLIP RD
 BRISTOL, RI

JCAD
 SERVICE
 100 SOUTH MAIN ST
 WESTON, MA 02716
 508-392-7447
 jcad@jcad.com

TITLE
 3D VIEWS
 SHEET NO.
 A-001



1 3D VIEW 1
 SCALE



2 3D VIEW 2
 SCALE

NO.	REVISION	DATE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REGULATIONS HAVING JURISDICTION INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL CODE.

2. THE OWNER OF THESE PLANS SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS OR FOR ANY DAMAGE TO DRAWINGS BY THE OWNER OR SUB-CONTRACTORS.

PRELIMINARY DESIGN
1/17/2024 13:37:18 PM
NOT FOR CONSTRUCTION

DATE: 2023.37
PROJECT NO.: JC
DRAWN BY: AS NOTED
CHECKED BY: JC
PROJECT

PROPOSED
SECOND FLOOR
ADDITION AND
ALTERATIONS
TO
10 KING PHILIP RD
BRISTOL, RI

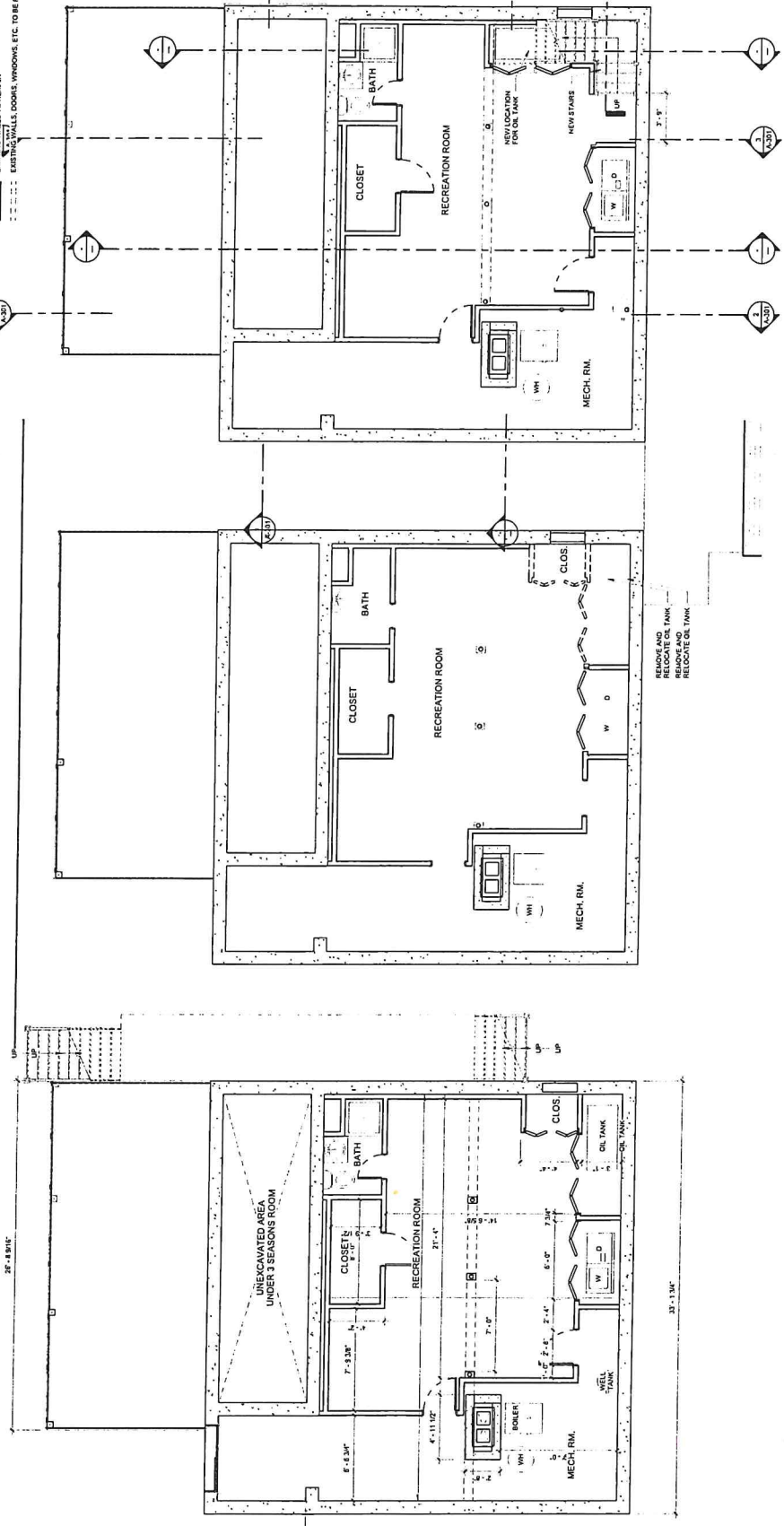


TITLE
BASEMENT PLAN

SHEET NO.
A-100

WALL LEGEND

- NEW WALLS TO REMAIN
- EXISTING WALLS, DOORS, WINDOWS, ETC. TO BE REMOVED



1 BASEMENT PLAN - EXISTING
SCALE: 1/4" = 1'-0"

2 EXISTING BASEMENT PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"

3 BASEMENT PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 RI BUILDING CODE AND REGULATIONS TYPING AND IDENTIFICATION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
 2. THE 8th EDITION OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE REFERRED TO FOR ALL CONSTRUCTION.
 3. ALL FIELD DIMENSIONS SHALL NOT BE FIELD DIMENSIONS AND SHALL BE FIELD DIMENSIONS TO DRAWINGS BY THE OWNER AND CONTRACTOR.
 4. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
 5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

PRELIMINARY DESIGN
 10/16/2024 1:37:23 PM
 NOT FOR CONSTRUCTION

DATE: _____
 PROJECT NO.: 2023-37
 DRAWN BY: JC
 SCALE: AS NOTED
 CHECKED BY: JC
 PROJECT:

PROPOSED
 SECOND FLOOR
 ADDITION AND
 ALTERATIONS
 TO
 10 KING PHILLIP RD
 BRISTOL, RI

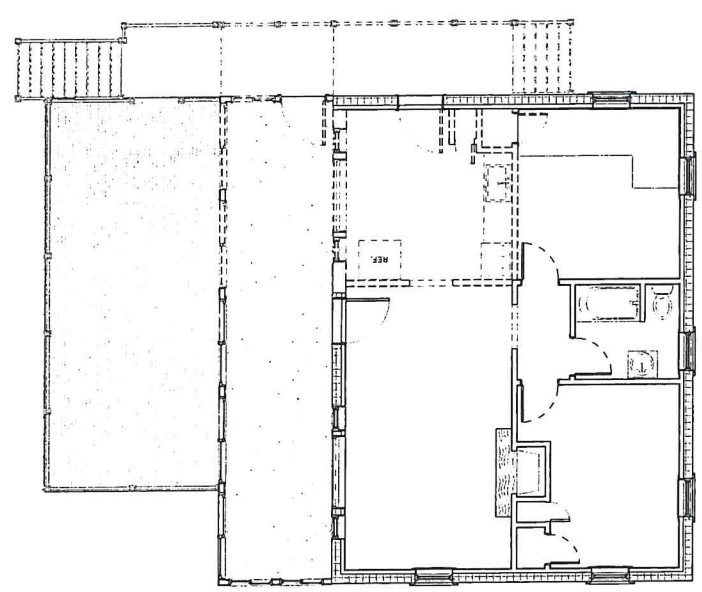


TITLE
 EXISTING FIRST FLOOR PLAN

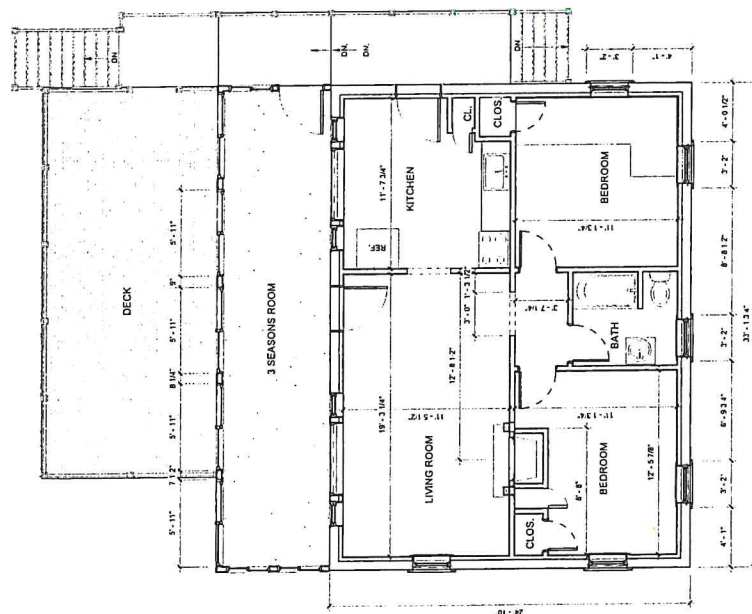
SHEET NO.
 A-101

WALL LEGEND

- NEW WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS, DOORS, WINDOWS, ETC. TO BE REMOVED



2 EXISTING FIRST FLOOR PLAN - DEMOLITION
 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN - EXISTING
 SCALE: 1/4" = 1'-0"

TYPE MARK	INDIVIDUAL WINDOW SIZE		COMMENTS
	WIDTH	HEIGHT	
N1	7'-7"	4'-0"	
N2	6'-6"	4'-11 1/2"	
N3	7'-7"	3'-1"	

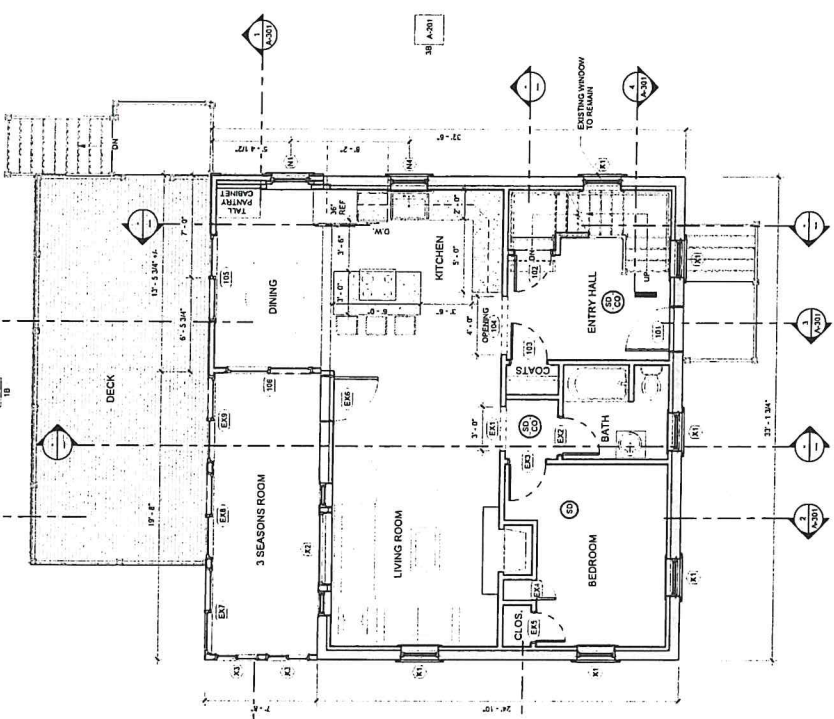
TYPE MARK	EXISTING WINDOW SCHEDULE		Comments
	Width	Height	
X1	7'-7"	4'-0"	
X2	6'-6"	4'-11 1/2"	
X3	7'-7"	3'-1"	

NEW DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	THICKNESS	COMMENTS
D1	3'-0"	6'-8"	1-3/4"	INSULATED ENTRY DOOR
D2	3'-0"	6'-8"	1-3/4"	GLASS ENTRY DOOR
D3	3'-0"	6'-8"	1-3/4"	TEMP. GLASS SLIDING DOORS WITH TRANSOM
D4	3'-0"	6'-8"	1-3/4"	TEMP. GLASS SLIDING DOORS WITH TRANSOM

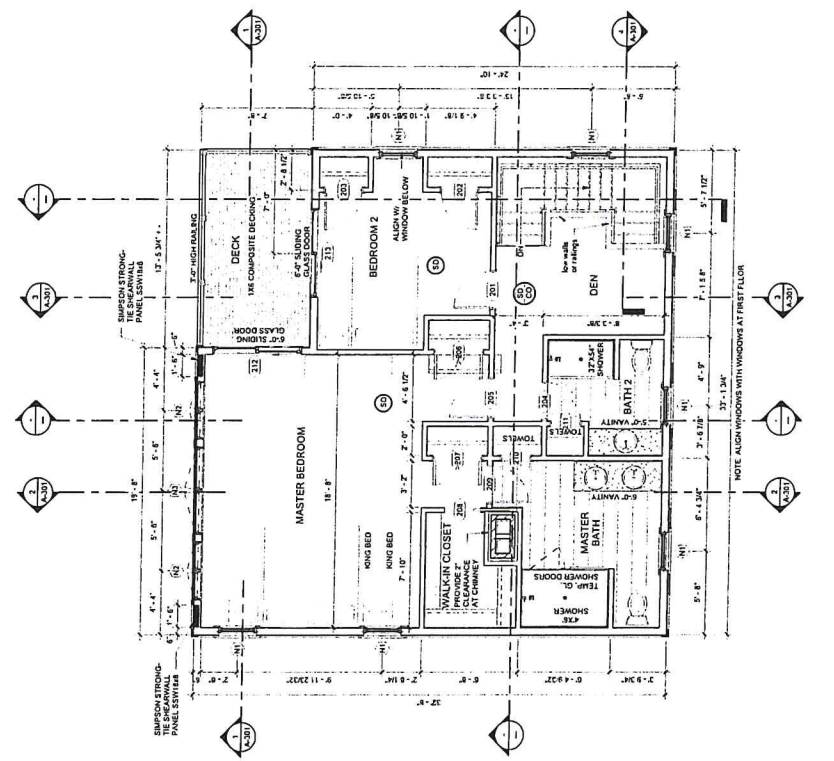
EXISTING DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	THICKNESS	COMMENTS
E1	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E2	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E3	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E4	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E5	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E6	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E7	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E8	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING
E9	3'-0"	6'-8"	1-3/4"	INSULATED CASE OPENING

SMOKE ALARM SYMBOLS LEGEND

(A) HOME DETECTOR HARD WIRED AND INTERCONNECTED
 (B) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED
 (C) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (D) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (E) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (F) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (G) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (H) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (I) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (J) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (K) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (L) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (M) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (N) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (O) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (P) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (Q) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (R) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (S) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (T) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (U) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (V) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (W) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (X) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (Y) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH
 (Z) PHOTO SENSITIVE DETECTOR HARD WIRED AND INTERCONNECTED WITH 10% OF ANY OTHER OR BATH



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



2 FIRST FLOOR PLAN - PROPOSED
 SCALE 1/4" = 1'-0"

NO.	REVISION	DATE

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.

PRELIMINARY DESIGN
 1/11/2024 1:38:05 PM
 NOT FOR CONSTRUCTION

DATE: 2024-07-11
 DRAWN BY: JC
 SCALE: AS NOTED
 CHECKED BY: JC
 PROJECT: 10 KING PHILLIP RD BRISTOL, RI

PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI



TITLE: PROPOSED FIRST & SECOND FLOOR PLAN
 SHEET NO. A-102

No.	Revision	Date

GENERAL NOTES
 1. ALL WORK SHALL CONFORM TO ALL CODES AND REGULATIONS GOVERNING THE PROJECT AND ALL APPLICABLE PERMITS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.

PRELIMINARY DESIGN
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DATE: 2023-37
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CHECKED BY: JC
PROJECT:

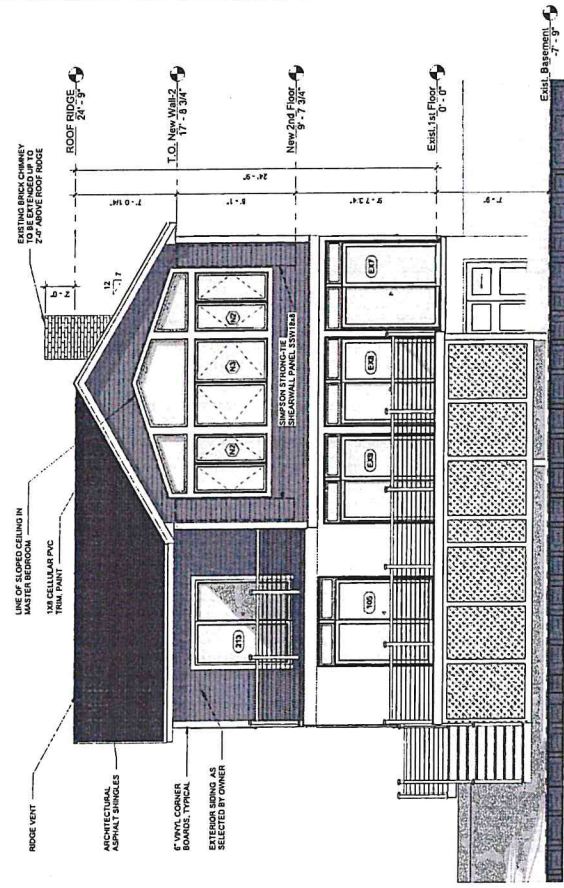
PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI

JCAD ARCHITECTURE
 1085 WASHINGTON AVENUE
 BRISTOL, RI 02809
 401-863-1147
 jcad@jcad.com

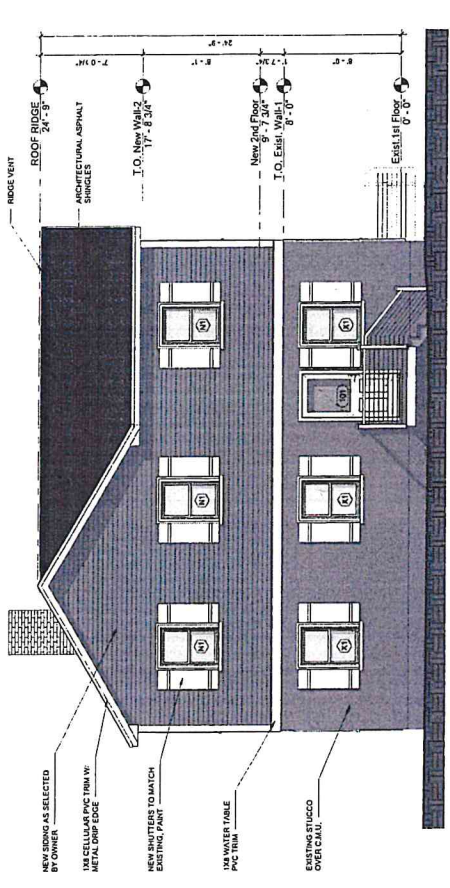
TITLE
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

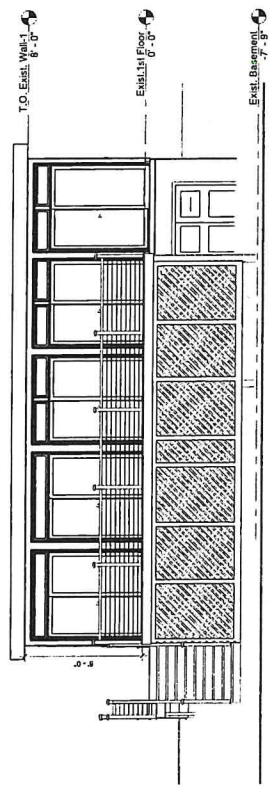
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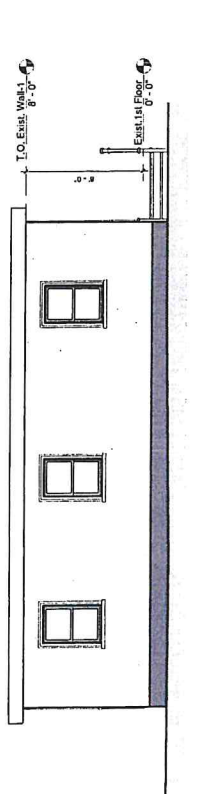
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 SCALE: 1/4" = 1'-0"



2B PROPOSED WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



1A EXISTING WEST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"



2A EXISTING EAST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

No.	Revisions	Date

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL COMPLY WITH THE LOCAL REGULATIONS HAVING JURISDICTION OVER THIS PROJECT INCLUDING BUT NOT LIMITED TO MASSACHUSETTS RESIDENTIAL.
 2. DESIGNER OF THESE PLANS SHALL BE RESPONSIBLE FOR ANY NECESSARY PERMITS AND APPROVALS TO BE OBTAINED BY THE OWNER FROM ALL APPLICABLE LOCAL AGENCIES AND SUB-CONTRACTORS.
 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MATERIALS PRIOR TO CONSTRUCTION.

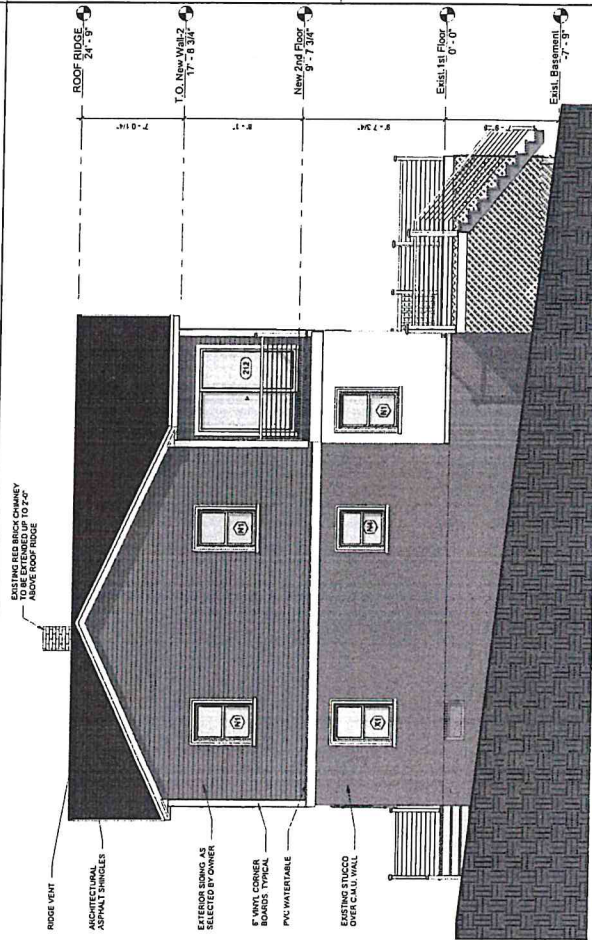
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DATE:
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 DRAWN BY: JC
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 CHECKED BY: JC
 PROJECT:

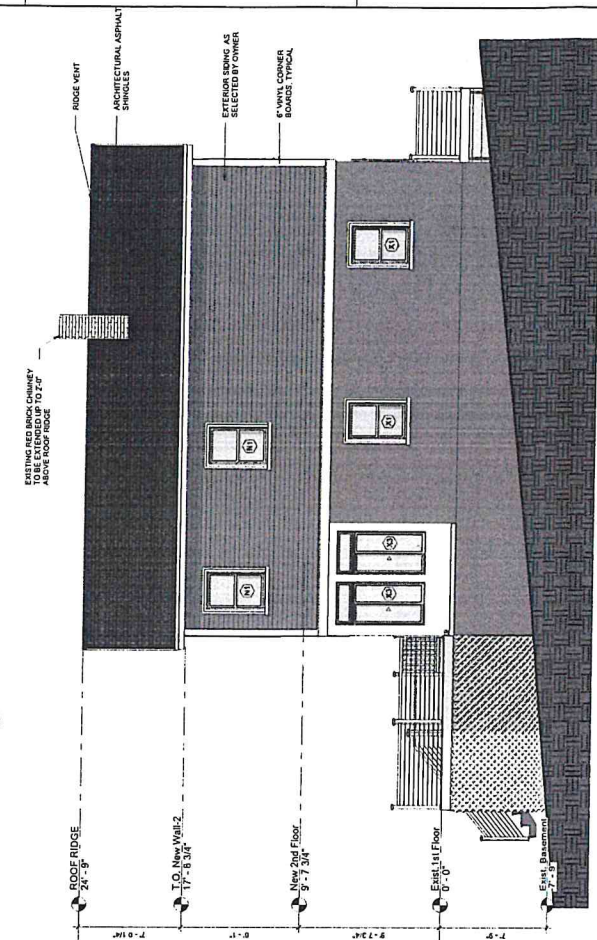
PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI

JCAD
 DIGITIZING SERVICE
 100 MAYFLOWER DRIVE
 SEASBROOK, MA 01971
 508.683.9400
 jpcad@comcast.net

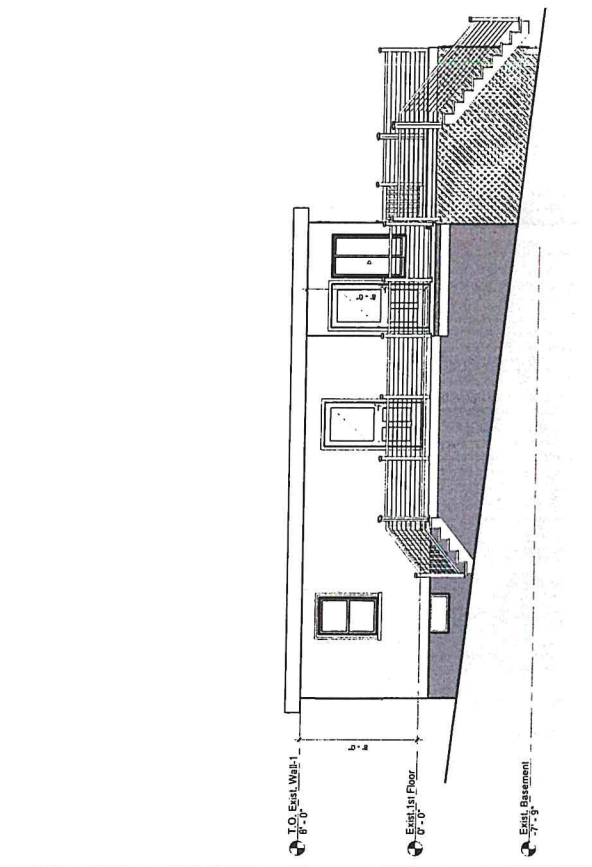
TITLE
 EXTERIOR ELEVATIONS
 SHEET NO. A-201



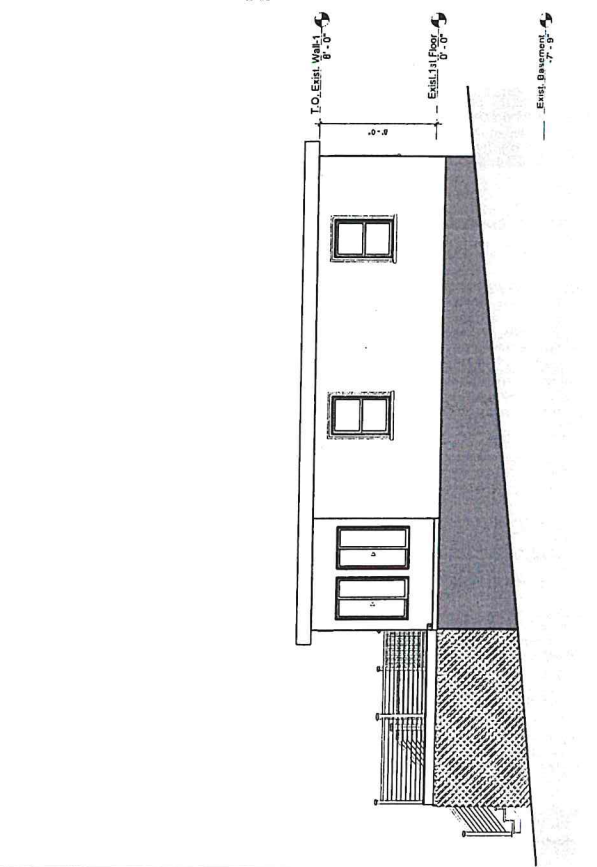
3B PROPOSED SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4B PROPOSED NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"



3A EXISTING SOUTH ELEVATION (RIGHT)
 SCALE: 1/4" = 1'-0"



4A EXISTING NORTH ELEVATION (LEFT)
 SCALE: 1/4" = 1'-0"

No.	REVISION	DATE

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

PRELIMINARY DESIGN
 1/17/2024 1:39:02 PM
 NOT FOR CONSTRUCTION

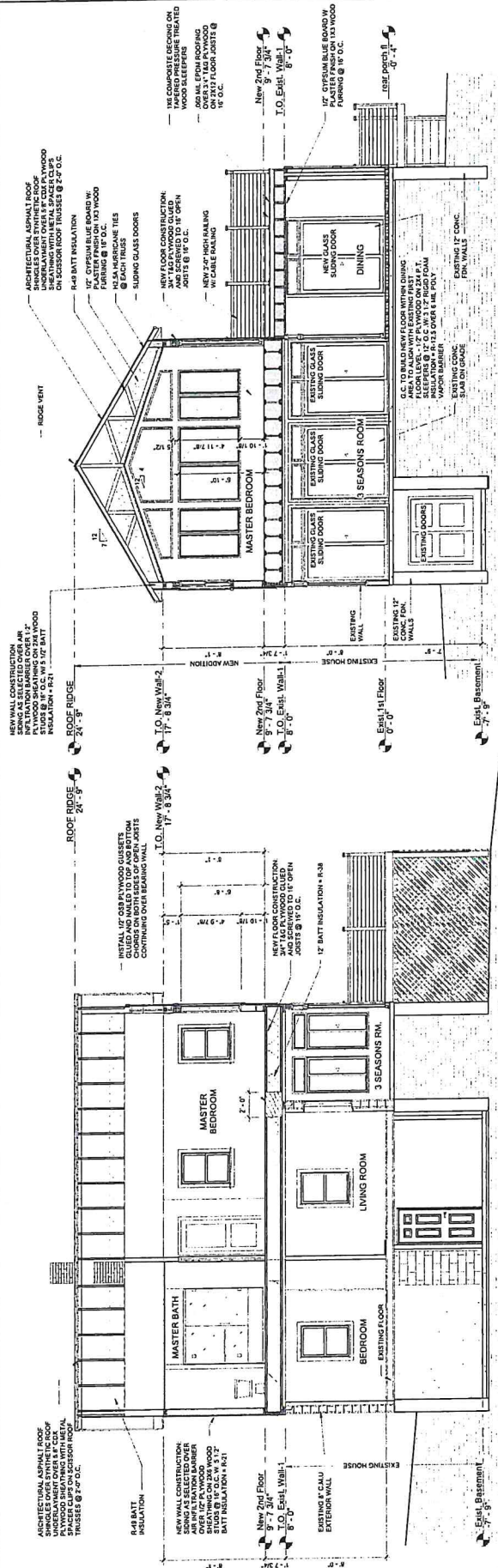
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PROJECT NO.:	JC
DRAWN BY:	AS NOTED
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CHECKED BY:	JC
PROJECT:	

PROPOSED SECOND FLOOR ADDITION AND ALTERATIONS TO 10 KING PHILLIP RD BRISTOL, RI



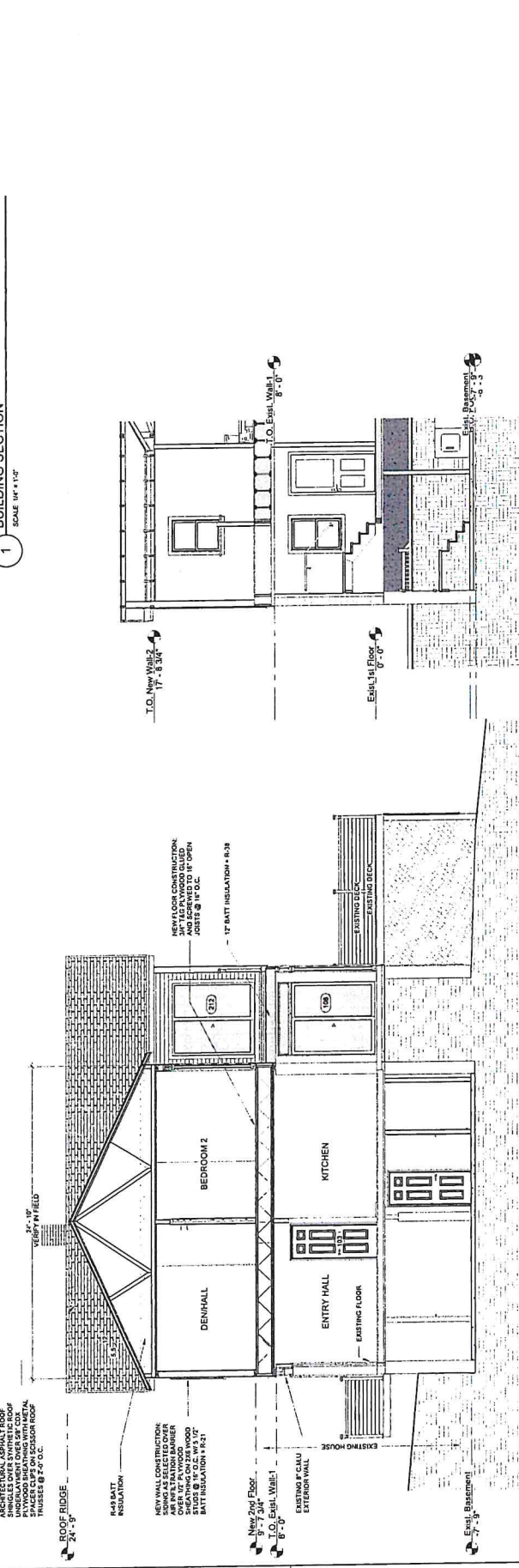
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 SHEET NO. A-301

DATE: 1/17/2024
 TIME: 1:39:02 PM



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2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



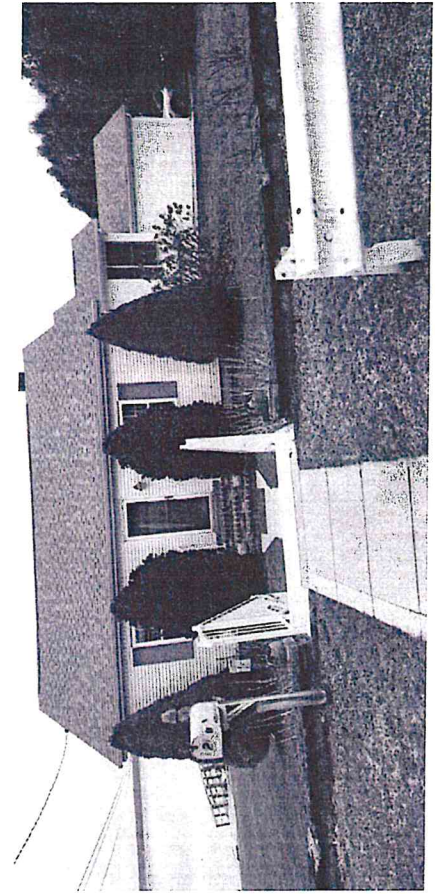
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4 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

DATE: 1/17/2024
 TIME: 1:39:02 PM



Substret



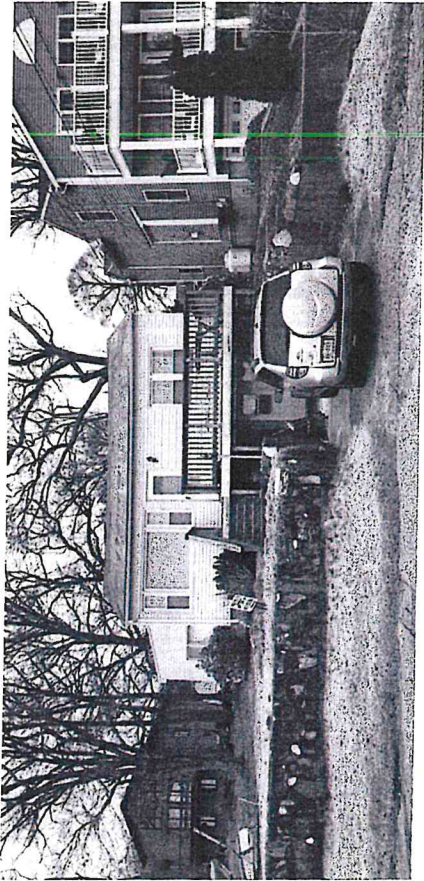
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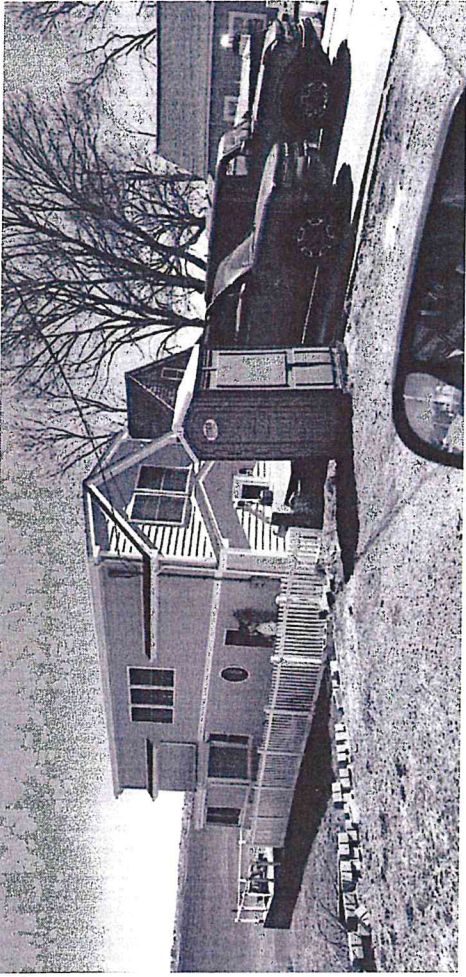
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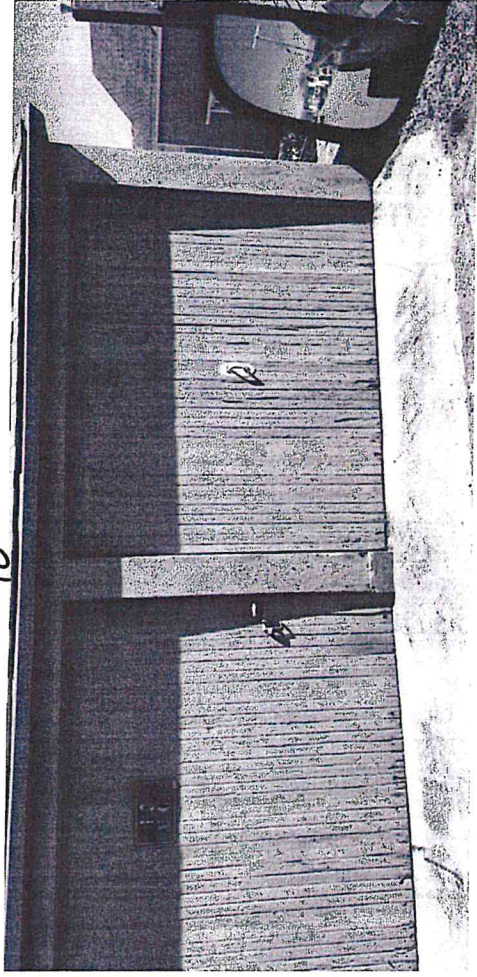
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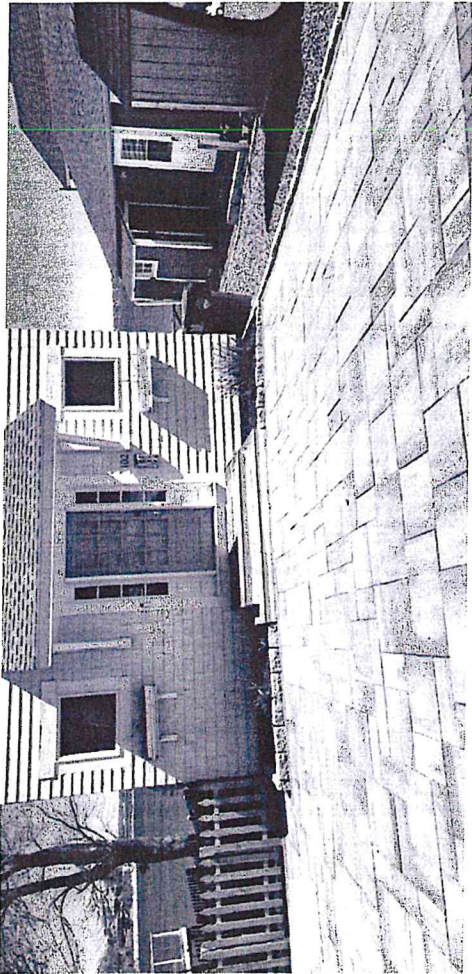
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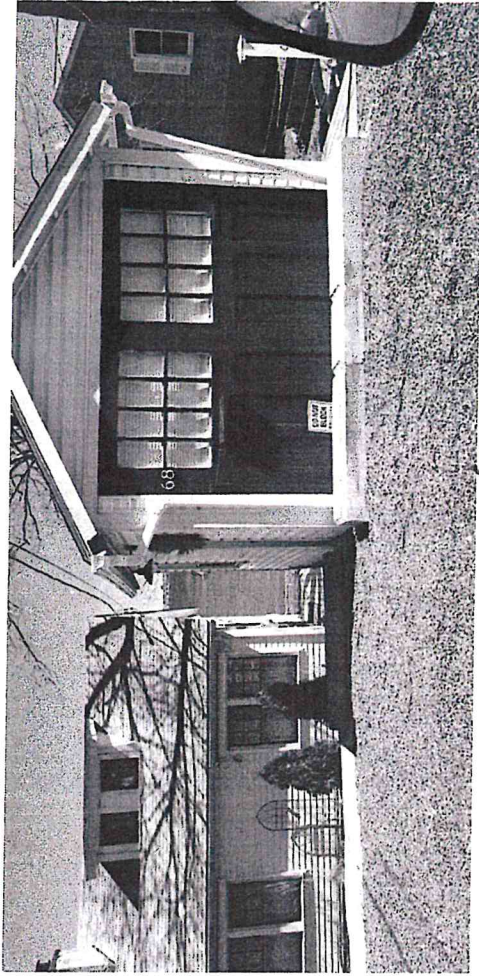
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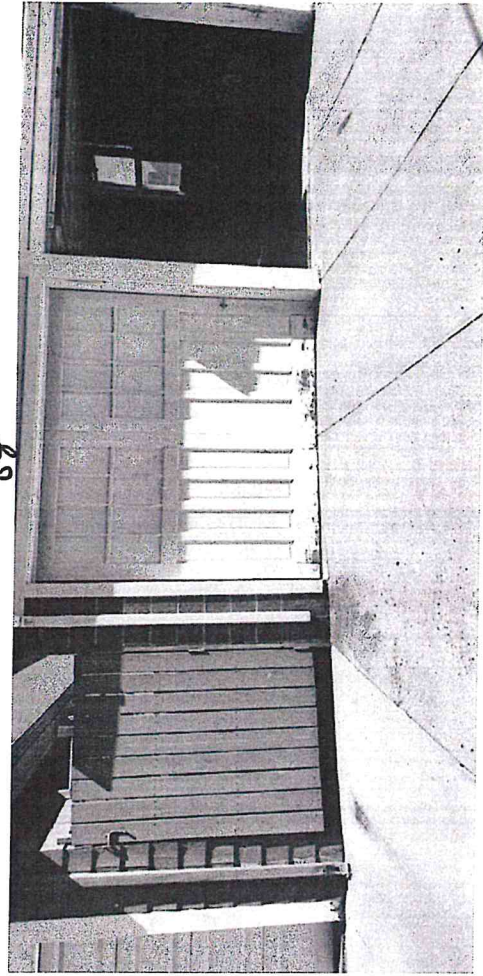
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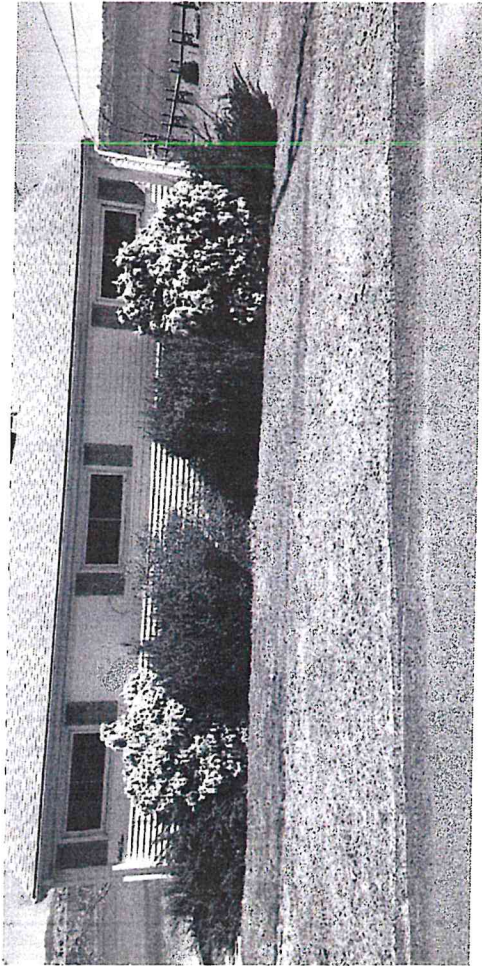
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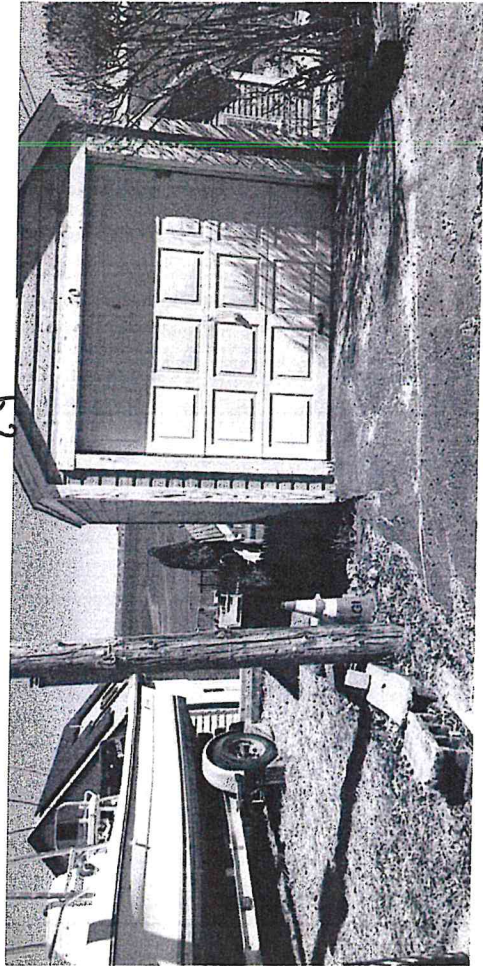
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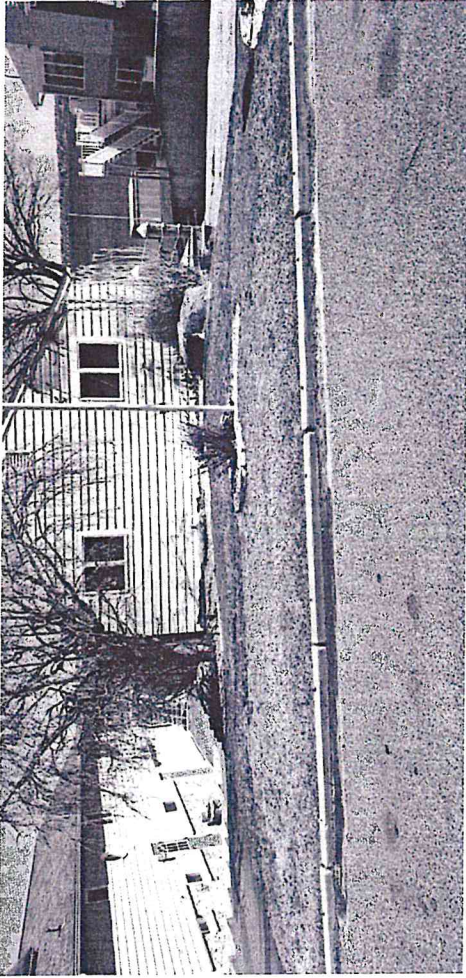
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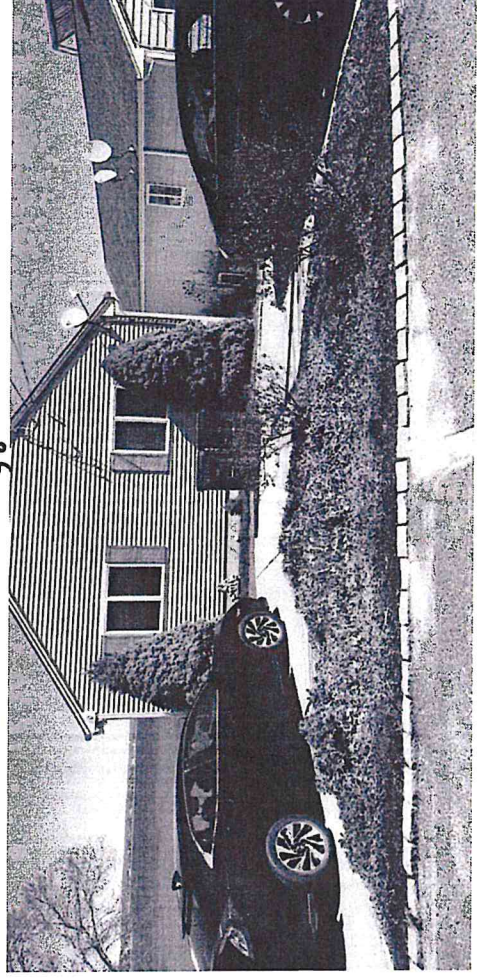
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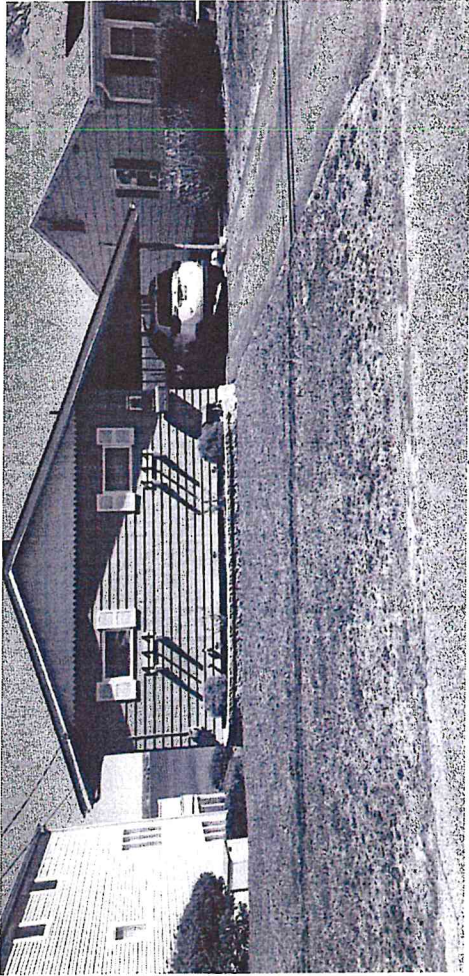
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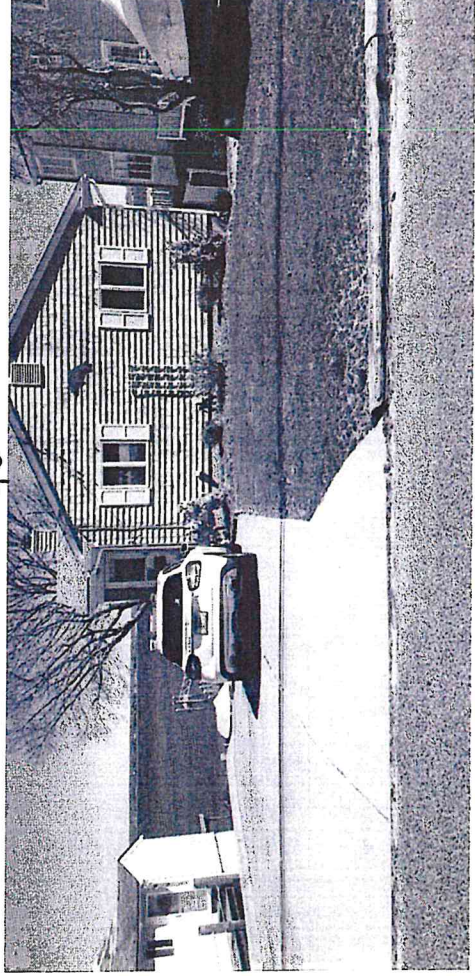
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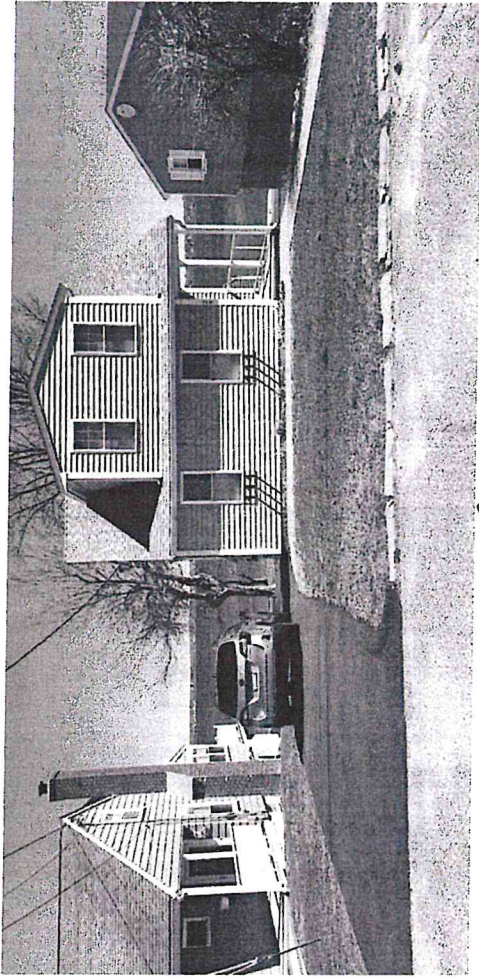
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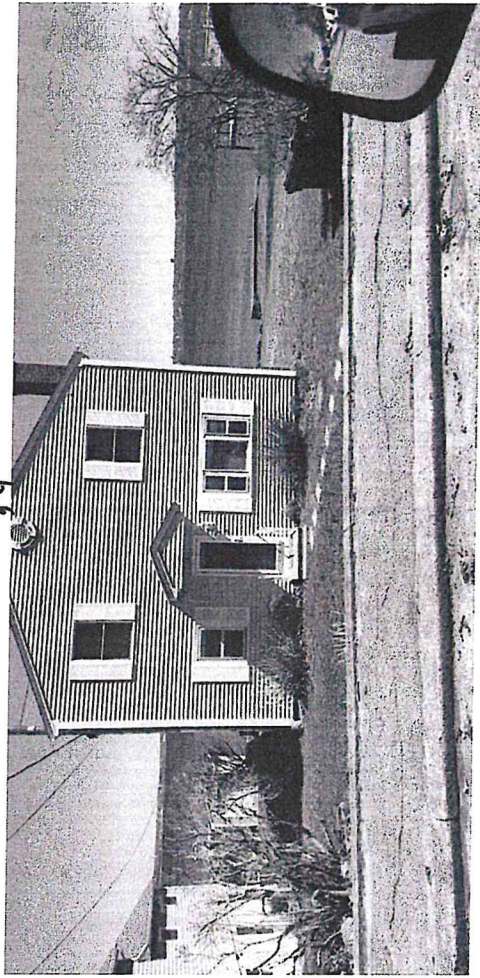
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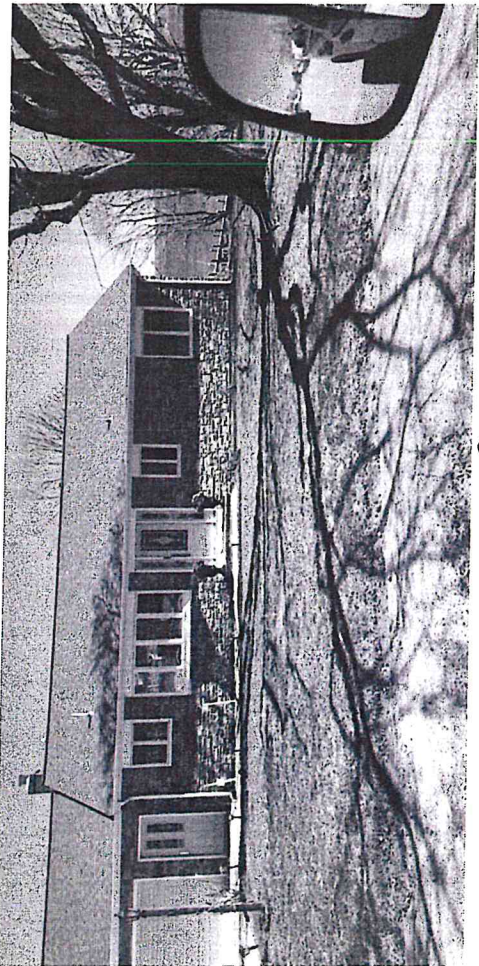
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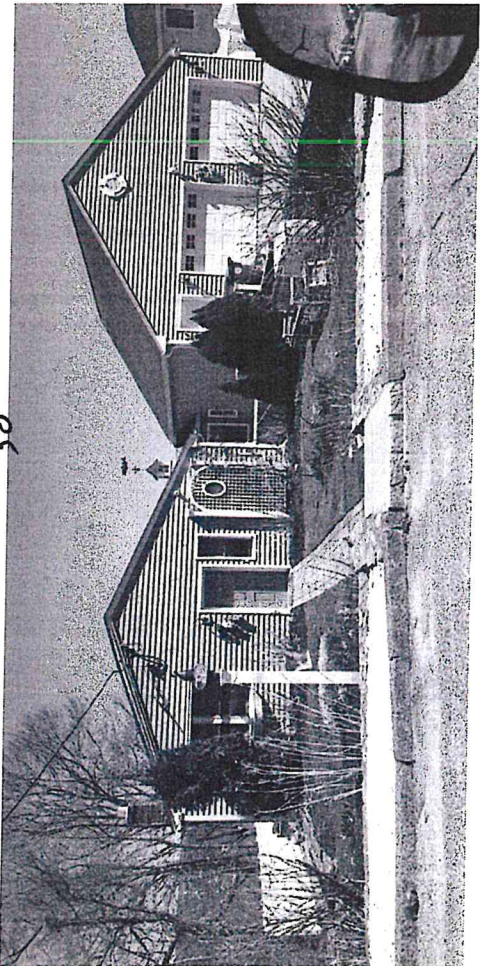
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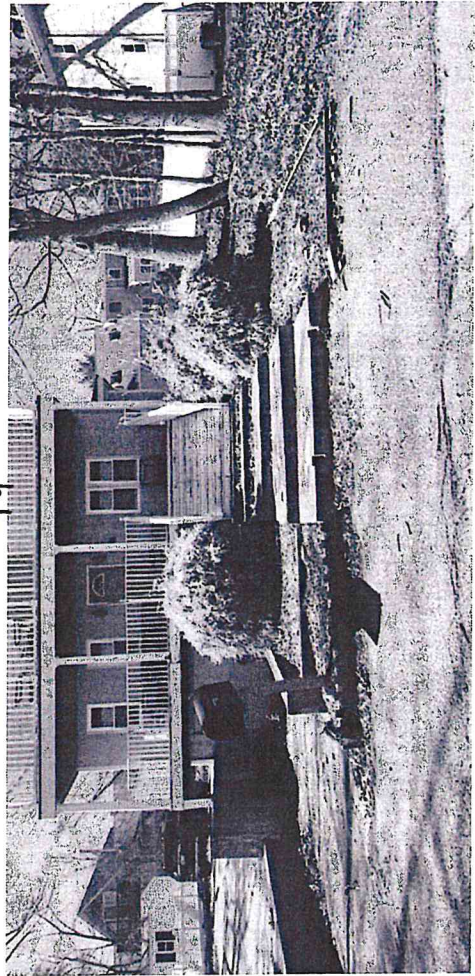
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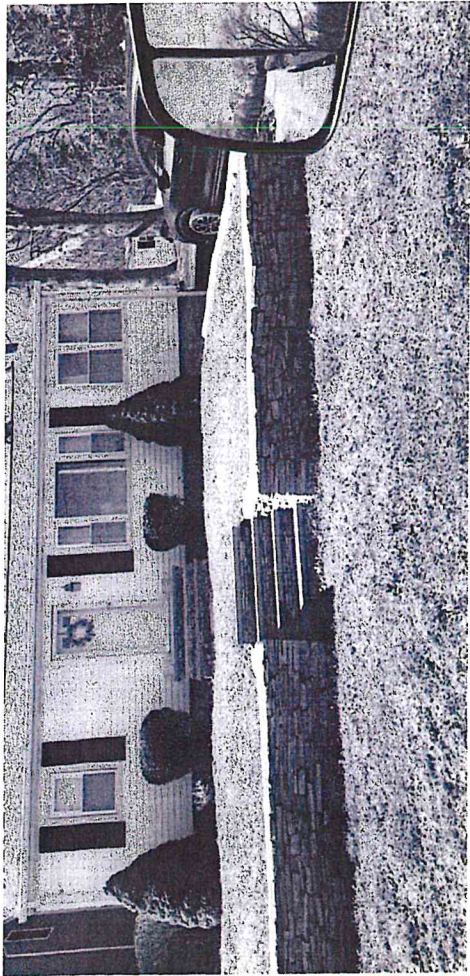
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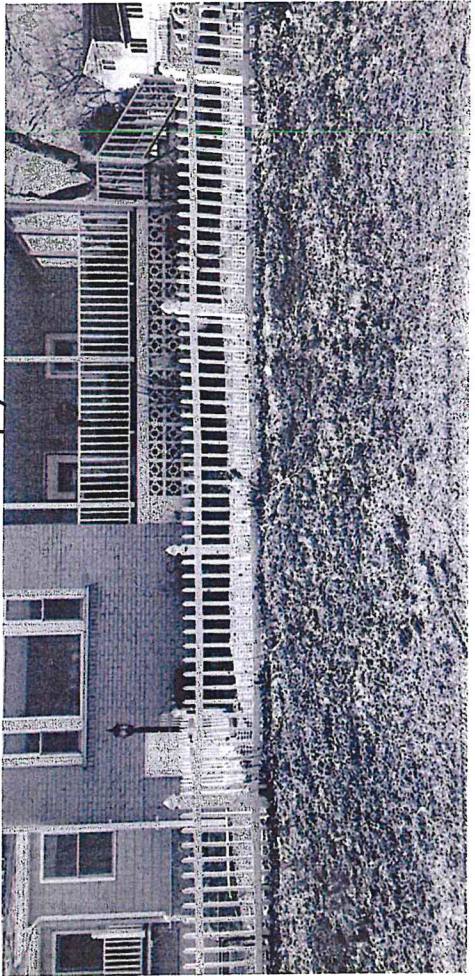
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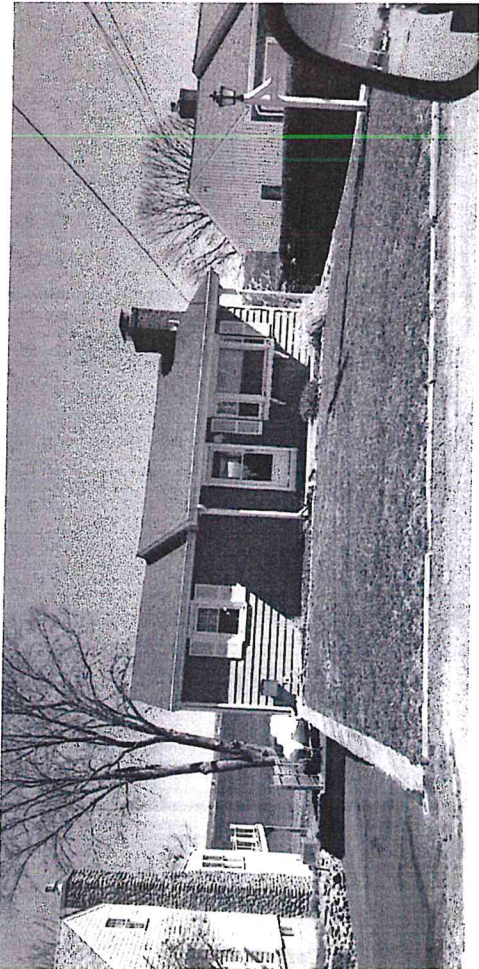
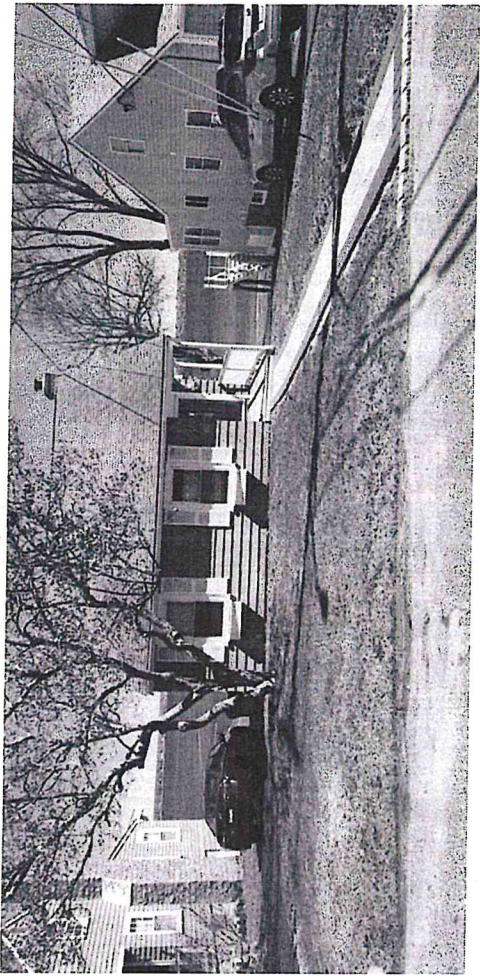
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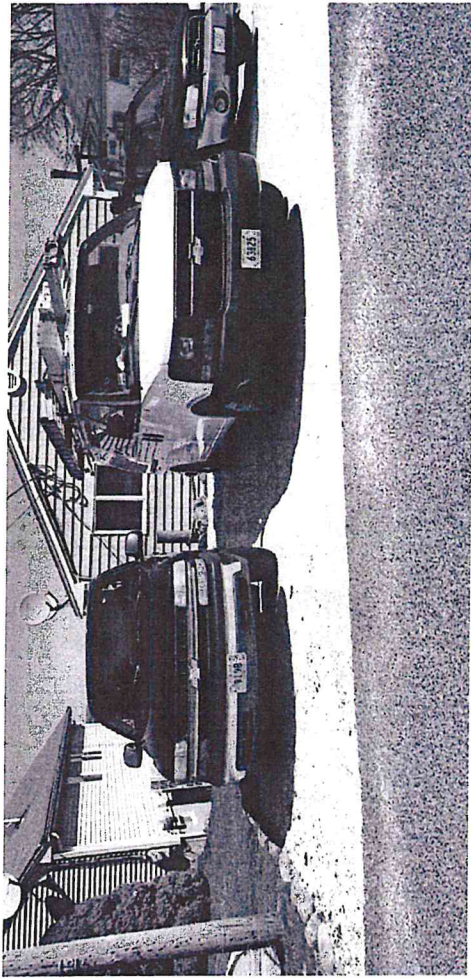


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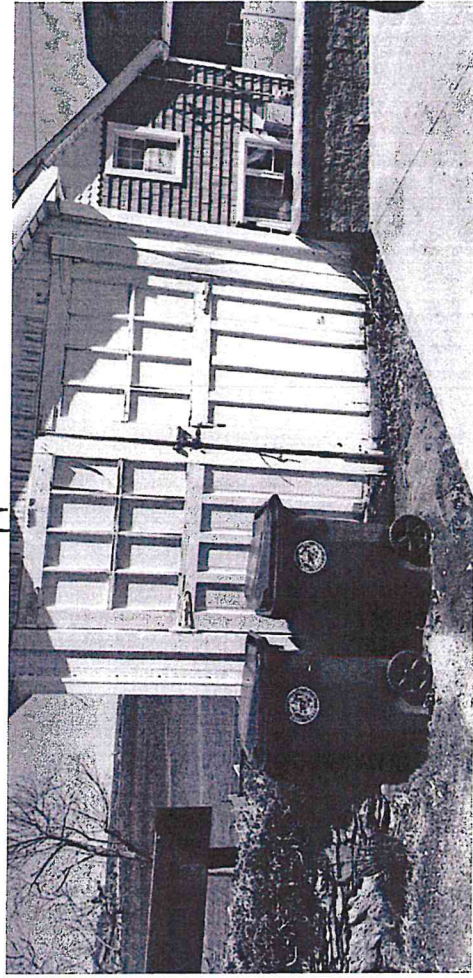


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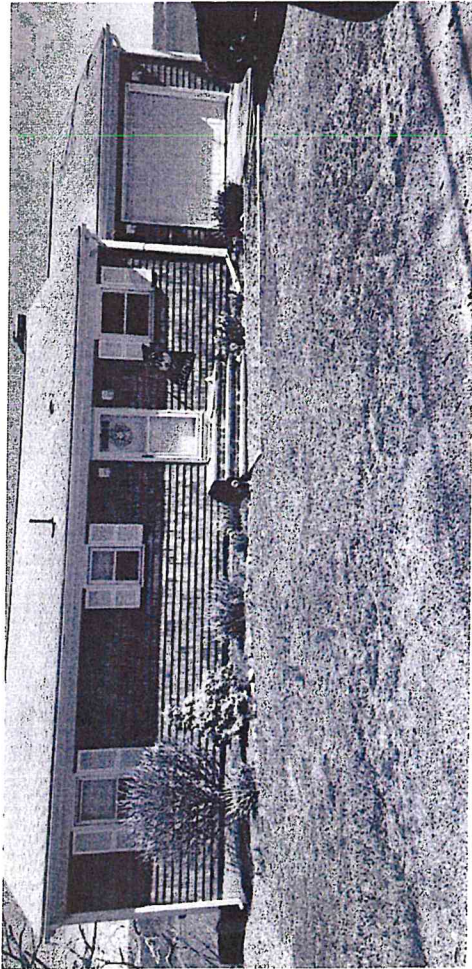




34



36



32



38

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name: Michael W. Mackniak

Policy Number: _____

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10 King Phillip Ave

Company NAIC Number: _____

City: Bristol

State: RI

ZIP Code: 02809

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
Tax map 151 lot 25

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): residential

A5. Latitude/Longitude: Lat. 41°41'23.8N Long. -071°14'38.2"W Horiz. Datum: NAD 1927 NAD 1983 WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1080 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? Yes No N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: n/a Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: n/a sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? Yes No N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: _____ Engineered flood openings: _____

d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Bristol B1.b. NFIP Community Identification Number: 445393

B2. County Name: Bristol B3. State: RI B4. Map/Panel No.: 44001C0012 B5. Suffix: H

B6. FIRM Index Date: 07/07/2014 B7. FIRM Panel Effective/Revised Date: 07/07/2024

B8. Flood Zone(s): X & VE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 21

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:

FIS FIRM Community Determined Other: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date: _____ CBRS OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? Yes No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
10 King Phillip Ave

City: Bristol State: RI ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: OPUS-RS Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>14.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	<u>22.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab):	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>14.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished	<u>16.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	<u>19.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>15.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Jason E. Smith License Number: 2535

Title: Professional Land Surveyor

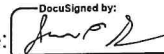
Company Name: State Line Land Surveying

Address: PO Box 1104

City: Slatersville State: RI ZIP Code: 02876

Telephone: (401) 766-6317 Ext.: _____ Email: Jsmith@statelinesurvey.com



Signature:  Date: 3/25/2024

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10 King Phillip Ave	FOR INSURANCE COMPANY USE
City: Bristol State: RI ZIP Code: 02809	Policy Number: _____
	Company NAIC Number: _____

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)**

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

City: Bristol State: RI ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Bristol State: RI ZIP Code: 02809

Company NAIC Number: _____

**SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES
(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)**

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

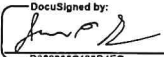
a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

 Yes No**SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

 Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.Property Owner or Owner's Authorized Representative Name: Jason E. SmithAddress: PO Box 1104City: Slatersville State: RI ZIP Code: 02876Telephone: (401) 766-6317 Ext.: _____ Email: Jsmith@statelinesurvey.comSignature:  Date: 3/25/2024

Comments:

photo 1 taken in the street looking easterly at the western side of the house

Photo 2 taken from the ocean side looking westerly at eastern side of the house

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

City: Bristol

State: RI

ZIP Code: 02809

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: front view

Clear Photo One

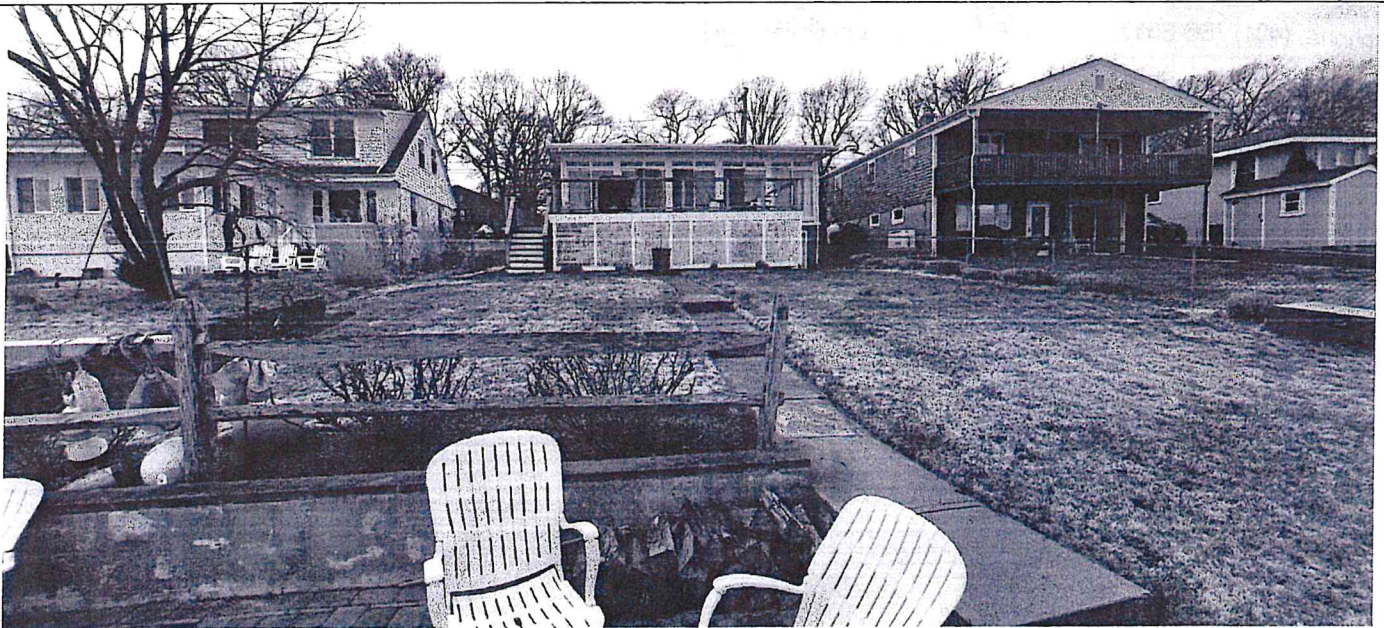


Photo Two

Photo Two Caption: rear view

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

10 King Phillip Ave

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Bristol State: RI ZIP Code: 02809

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four



Owner Account #: 02-3204-18

Owner	% Owned
Owner 1 MACKNIAK, MICHAEL W	
Owner 2	
Owner 3	

Address 10 KING PHILLIP AVE, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
BROWN, KELLIE M & MACKNIAK,	02/16/2021	0	2091-98		Q
BROWN, KELLIE M.	04/06/2015	0	1796-158	A	W
MONTE, NANCY TRUSTEE	09/24/2010	315,000	1557-247		T
MONTE, NANCY	10/12/2004	0	1157-40		Q
MONTE, VINCENT F. & NANCY	10/12/2004	0	1157-27		T

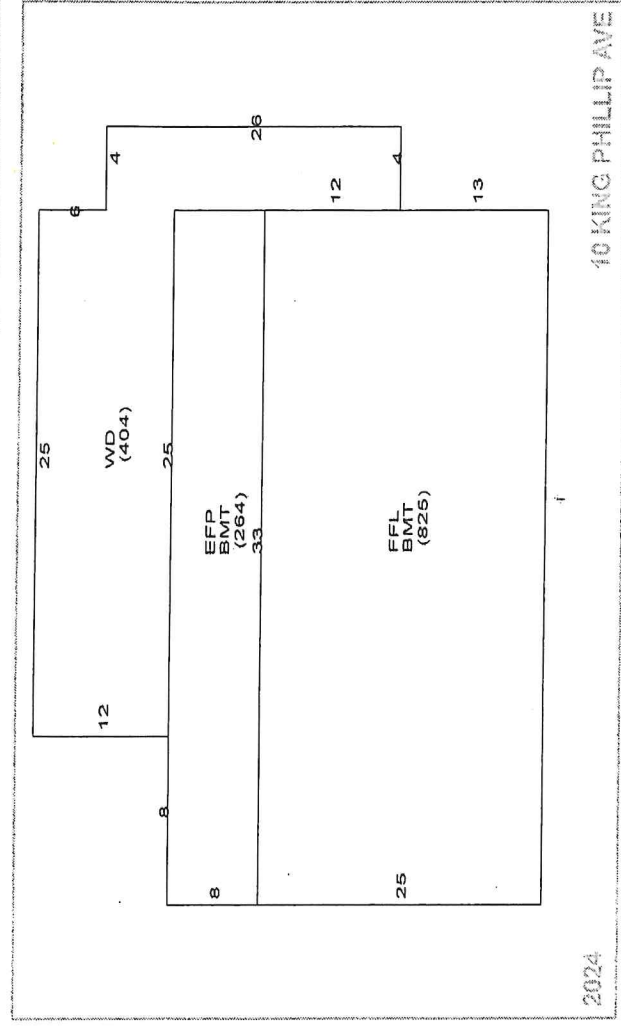
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	106,700	22,800	0.13	361,200	0	490,700
TOTAL	106,700	22,800	0.13	361,200	0	490,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 190.05 VAL per SQ Unit/Parcel > 190.05

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	106,700	22,800	0	361,200	0	490,700	490,700
2022	01	106,700	22,800	0	361,200	0	490,700	490,700
2021	01	82,400	600	0	332,500	0	415,500	415,500
2020	01	82,400	600	0	332,500	0	415,500	415,500
2019	01	82,400	600	0	332,500	0	415,500	415,500
2018	01	84,600	4,200	0	275,000	0	363,800	363,800



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 Single Fam	0.12741	AC	P	1.00	630,000	2,834,942	N	WF	200					361,200			1.00	0	
2																			
3																			
4																			



Building Information

Description	Story Height	1 Story	Description
BLDG Type	Ranch	1	Story
RES Units	COM Units	0	
Foundation	Concrete		BMT Floor
Frame 1	Wood		Frame 2
EXT Wall 1	Stucco		EXT Wall 2
Roof Type 1	Flat		Roof Type 2
Roof Cover 1	Other		Roof Cover 2
INT Wall 1	Drywall		INT Wall 2
Floors 1	Hardwood		Floors 2
BMT Garages			Color
Plumbing			Electrical
Insulation			INT vs EXT
Heat Fuel	Oil		Heat Type
# Heat Sys	% Heated	100	BB Hot Water
% Solar HW	% A/C	100	
% COM Wall	% Vacuum		
Ceiling HIGHT	Ceiling Type		
Parking Type	% Sprinkled		
EXT View			

Other Factors

Grade	Q5+	Q5+	Flood Hazard
Year Built	1952	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Other Feats
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
			Total Depreciation % >

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	825	825	168.87	139,318
BMT	BASEMENT	1,089	0	25.33	27,584
EPF	ENCL PORCH	264	0	16.91	4,464
WD	WOOD DECK	404	0	14.84	5,995
Total		2,582	825		177,361

Visit History

Date	Result	By
8/18/2021	REVIEW	MM
5/25/2018	REVIEW	JH
5/9/2018	MEASURED	BT
5/29/2015	N/C HEARIN'	RN
7/10/2007	MEASURE	
7/10/2007	LISTED	

Notes

Remodeling History

Additions	Plumbing	Electric	Heating	General	# Floors	Bldg Seg
Interior					0	1
Exterior						
Kitchen						
Bath(s)						

Condo Data

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

Building Permits

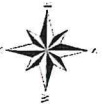
Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Description/Directions
06/30/2021	M52440		MECH	7,800		Install Ductless Mini-split System.
06/30/2021	E52441		ELEC	400		Wire Ductless Mini-split System.
06/08/2019	B48827		BLDG	10,000		Install 6 Replacement Windows No Structural Work
03/21/2014	0086-14-B	08/08/2014	BLDG	7,000		12 X 25 WDK DECK
03/21/2014	B32322		BLDG	0		CONSTRUCT 12' X 25' DECK TO REAR OF HOME FACING EAST

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Patio	1	Y	1	1	214	3	214	3	AV 2015	600
2	Deep Wtr Dk	1	Y	1	4	90	360	3	3	AV 2010	16,700
3	Floating Dk	1	Y	1	12	20	240	3	3	AV 2010	5,500

Room Counts by Floor

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



10 King Philip Avenue - 300' Radius

Bristol, RI

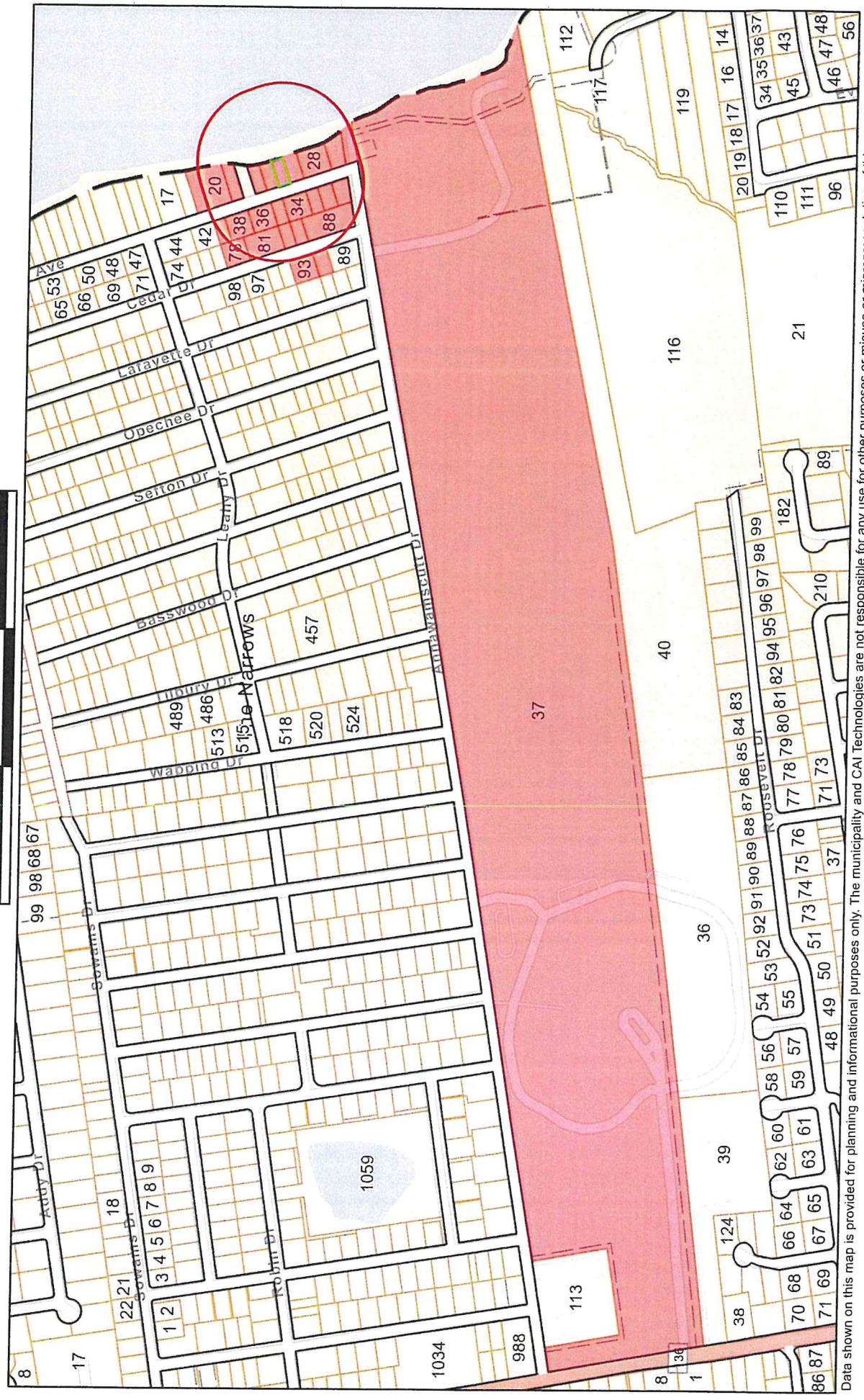


April 4, 2024

1 inch = 563 Feet



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300 feet Abutters List Report

Bristol, RI
April 04, 2024

Subject Property:

Parcel Number: 151-25
CAMA Number: 151-25
Property Address: 10 KING PHILLIP AVE

Mailing Address: MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 151-19
CAMA Number: 151-19
Property Address: KING PHILLIP AVE

Mailing Address: MASCENA, MARIE H ETAL JT
MOUKHTARIAN, CANDACE
122 CHURCH ST
BARRINGTON, RI 02806

Parcel Number: 151-20
CAMA Number: 151-20
Property Address: 22 KING PHILLIP AVE

Mailing Address: DENUCCI, THOMAS D. & MARIE A.
TRUSTEES
22 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-22
CAMA Number: 151-22
Property Address: 18 KING PHILLIP AVE

Mailing Address: MASCENA, SUSAN
18 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-23
CAMA Number: 151-23
Property Address: 14 KING PHILLIP AVE

Mailing Address: CANARIO, MANUEL A
14 KING PHILIP AVE
BRISTOL, RI 02809

Parcel Number: 151-24
CAMA Number: 151-24
Property Address: 12 KING PHILLIP AVE

Mailing Address: IANNUCCI, RICHARD A & ROBIN L
TRUSTEES
12 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-248
CAMA Number: 151-248
Property Address: ANNAWAMSCUTT DR

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

Parcel Number: 151-25
CAMA Number: 151-25
Property Address: 10 KING PHILLIP AVE

Mailing Address: MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-26
CAMA Number: 151-26
Property Address: 8 KING PHILLIP AVE

Mailing Address: DEROCHER, NELIA & JOHN E III TE
2 OSPREY DR
BERKLEY, MA 02779

Parcel Number: 151-28
CAMA Number: 151-28
Property Address: 6 KING PHILLIP AVE

Mailing Address: CARON, DENISE P TRUSTEE
6 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 151-29
CAMA Number: 151-29
Property Address: 2 KING PHILLIP AVE

Mailing Address: COLETTA, NATALIE CRUSO, ROBERT
TRST
2 KING PHILLIP AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 04, 2024

Parcel Number: 151-30 CAMA Number: 151-30 Property Address: 1 KING PHILLIP AVE	Mailing Address: GILBERT & SARAH ALMEIDA FAMILY LTD P O BOX 507 BRISTOL, RI 02809
Parcel Number: 151-31 CAMA Number: 151-31 Property Address: KING PHILLIP AVE	Mailing Address: GILBERT & SARAH ALMEIDA FAMILY LTD P O BOX 507 BRISTOL, RI 02809
Parcel Number: 151-32 CAMA Number: 151-32 Property Address: KING PHILLIP AVE	Mailing Address: SIENKIEWICZ, LISA M. PO BOX 507 BRISTOL, RI 02809
Parcel Number: 151-34 CAMA Number: 151-34 Property Address: 9 KING PHILLIP AVE	Mailing Address: LANDEN, HAL M. 9 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-35 CAMA Number: 151-35 Property Address: 11 KING PHILLIP AVE	Mailing Address: JOHNSON, OLEND E 11 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-36 CAMA Number: 151-36 Property Address: 15 KING PHILLIP AVE	Mailing Address: WALDRON, KARIN A. 15 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-38 CAMA Number: 151-38 Property Address: 19 KING PHILLIP AVE	Mailing Address: MCSHANE, LEAH E. 19 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 151-40 CAMA Number: 151-40 Property Address: 23 KING PHILLIP AVE	Mailing Address: PUNIELLO, JOHN A. KERRY A. TE 23 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 151-78 CAMA Number: 151-78 Property Address: 22 CEDAR DR	Mailing Address: DIERKES, CHRIS 22 CEDAR DRIVE BRISTOL, RI 02809
Parcel Number: 151-81 CAMA Number: 151-81 Property Address: 14 CEDAR DR	Mailing Address: SMITH, GRAHAM & ELIZABETH TE 14 CEDAR DR BRISTOL, RI 02809
Parcel Number: 151-83 CAMA Number: 151-83 Property Address: 12 CEDAR DR	Mailing Address: SEDERBACK, BRYAN J & JOANNE M TE 12 CEDAR DR BRISTOL, RI 02809
Parcel Number: 151-84 CAMA Number: 151-84 Property Address: CEDAR DR	Mailing Address: SIENKIEWICZ, LISA M PARELLA, GAIL A TC PO BOX 507 BRISTOL, RI 02809



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4/4/2024

Page 2 of 3



300 feet Abutters List Report

Bristol, RI
April 04, 2024

Parcel Number: 151-88
CAMA Number: 151-88
Property Address: 2 CEDAR DR

Mailing Address: ALMEIDA, SARAH TRUSTEE GILBERT &
SARAH ALMEIDA TRUSTS
2 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-91
CAMA Number: 151-91
Property Address: 5 CEDAR DR

Mailing Address: FITZGERALD, RICHELLE A.
PO BOX 816
BRISTOL, RI 02809

Parcel Number: 151-93
CAMA Number: 151-93
Property Address: 11 CEDAR DR

Mailing Address: LOYOLA, YOLANDA G
11 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 156-37
CAMA Number: 156-37
Property Address: 480 METACOM AVE

Mailing Address: STATE OF RHODE ISLAND VETERANS
HOME
480 METACOM AVE
BRISTOL, RI 02809



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ALMEIDA, SARAH TRUSTEE
GILBERT & SARAH ALMEIDA T
2 CEDAR DR
BRISTOL, RI 02809

JOHNSON, OLEND E
11 KING PHILLIP AVE
BRISTOL, RI 02809

SIENKIEWICZ, LISA M.
PO BOX 507
BRISTOL, RI 02809

CANARIO, MANUEL A
14 KING PHILIP AVE
BRISTOL, RI 02809

LANDEN, HAL M.
9 KING PHILLIP AVE
BRISTOL, RI 02809

SMITH, GRAHAM & ELIZABETH
14 CEDAR DR
BRISTOL, RI 02809

CARON, DENISE P TRUSTEE
6 KING PHILLIP AVE
BRISTOL, RI 02809

LOYOLA, YOLANDA G
11 CEDAR DR
BRISTOL, RI 02809

STATE OF RHODE ISLAND
VETERANS HOME
480 METACOM AVE
BRISTOL, RI 02809

COLETTA, NATALIE
CRUSO, ROBERT TRST
2 KING PHILLIP AVE
BRISTOL, RI 02809

MACKNIAK, MICHAEL W
10 KING PHILLIP AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

DENUCCI, THOMAS D. &
MARIE A. TRUSTEES
22 KING PHILLIP AVE
BRISTOL, RI 02809

MASCENA, MARIE H ETAL J
MOUKHTARIAN, CANDACE
122 CHURCH ST
BARRINGTON, RI 02806

WALDRON, KARIN A.
15 KING PHILLIP AVE
BRISTOL, RI 02809

DEROCHER, NELIA & JOHN E
2 OSPREY DR
BERKLEY, MA 02779

MASCENA, SUSAN
18 KING PHILLIP AVE
BRISTOL, RI 02809

DIERKES, CHRIS
22 CEDAR DRIVE
BRISTOL, RI 02809

MCSHANE, LEAH E.
19 KING PHILIP AVE
BRISTOL, RI 02809

FITZGERALD, RICHELLE A.
PO BOX 816
BRISTOL, RI 02809

PUNIELLO, JOHN A.
KERRY A. TE
23 KING PHILLIP AVE
BRISTOL, RI 02809

GILBERT & SARAH ALMEIDA F
P O BOX 507
BRISTOL, RI 02809

SEDERBACK, BRYAN J &
JOANNE M TE
12 CEDAR DR
BRISTOL, RI 02809

IANNUCCI, RICHARD A & ROB
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BRISTOL, RI 02809

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PARELLA, GAIL A TC
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