

3 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE
ZONE = R-6

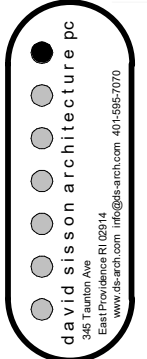
	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	22,750 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
LOT WIDTH	100'	22,750 SF	NO
FRONTAGE	60'	MAX 5 UNITS (22,750 SF)	NO
LOT COVERAGE	30% (6,825 SF)	66'	YES
FRONT SETBACK	20' OR AVG	15% (3314 SF) EXISTING	NO
SIDE SETBACK	10'	24% (5542 SF) PROPOSED	NO
SIDE SETBACK	10'	20' EXISTING	NO
REAR SETBACK	20'	27' - 11" EXISTING	NO
HEIGHT	35'	26' - 7 1/2" PROPOSED	NO
		4'-11" EXISTING	NO EXISTING NON-CONFORMING
		4'-11" PROPOSED	NO EXISTING NON-CONFORMING
		114' - 10" EXISTING	NO
		APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 10 REQUIRED, 12 PROVIDED
10' X 18' WITH 24" AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:	
EXISTING HOUSE	1238 SF
EXISTING PORCH	47 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
TOTAL:	3314 SF

PROPOSED:	
EXISTING HOUSE	1238 SF
PROPOSED PORCH	190 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
PROPOSED TOWN HOMES	2085 SF
TOTAL:	5542 SF



REV. #	DATE	ISSUED FOR:
1	2/22/23	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

SITE PLAN



OPT A A0.1

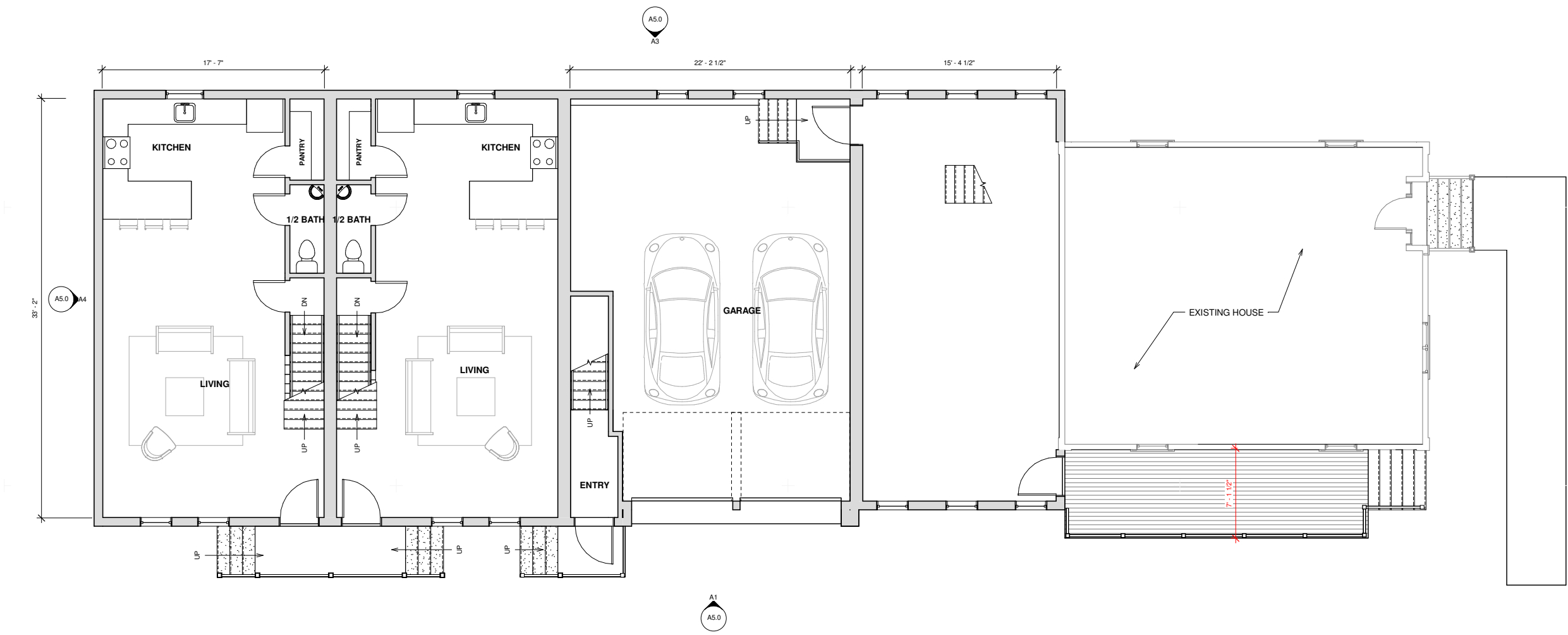
PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

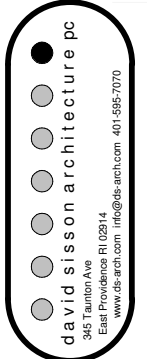
GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. A/V, CATV, TELEPHONIC AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

KEYED NOTES



A3 TH-1ST FL
1/4" = 1'-0"



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PLANS 1ST FL



OPT A A4.1

PLAN LEGEND

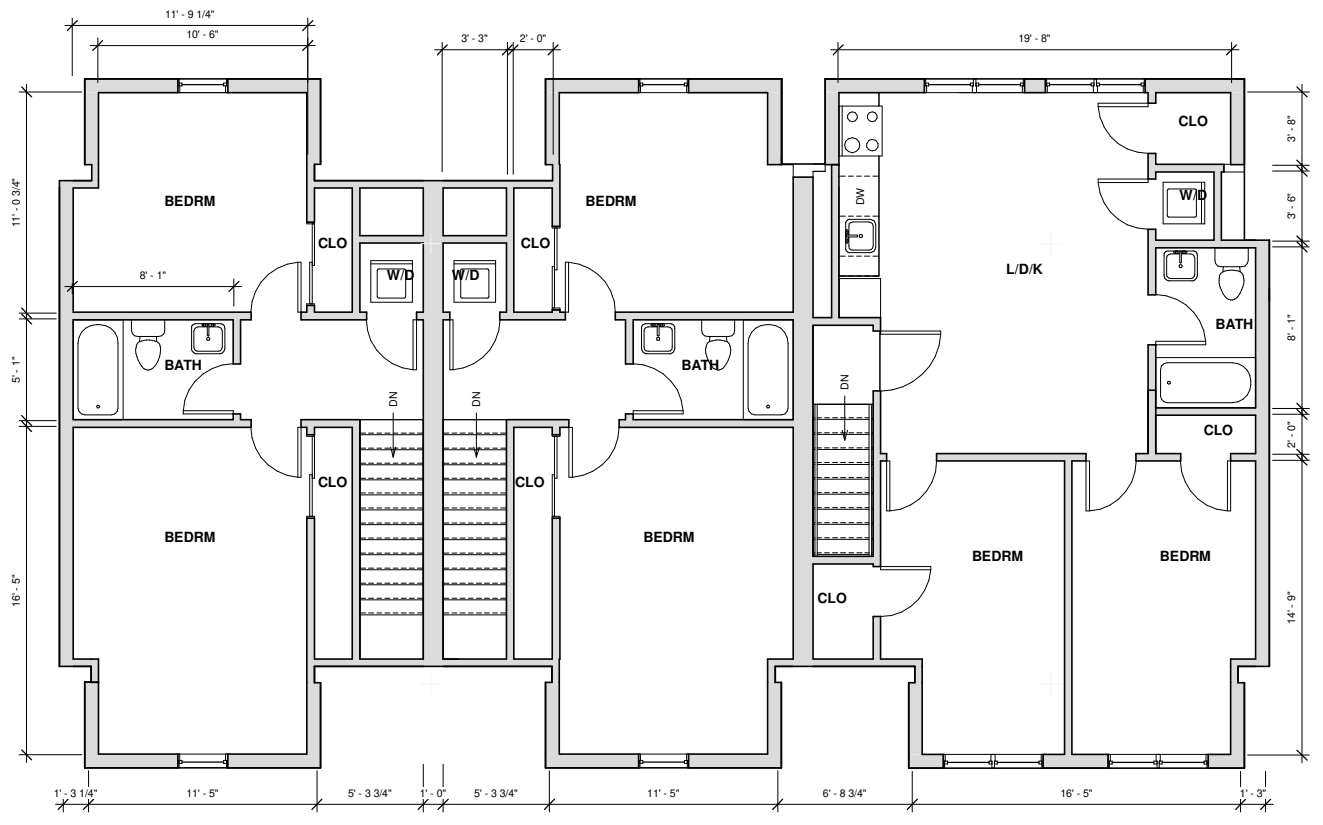
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GENERAL NOTES

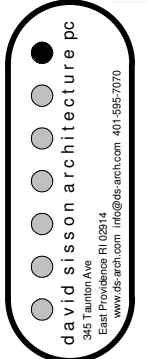
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PLANS 2ND FL



OPT A A4.2



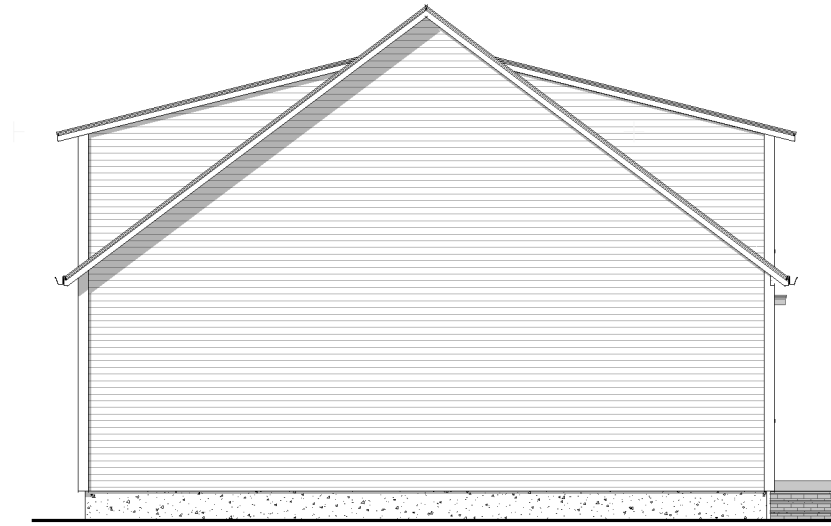
A1 WEST ELEVATION
1/4" = 1'-0"

2ND FL 8'-10"
TOP PL 1 8'-0"
1ST FL 0"
FOUNDATION -1'-4"



A3 EAST ELEVATION
1/4" = 1'-0"

TH-2ND FL 9'-0 1/2"
TH-TP 1 8'-0 1/2"
TH-1ST FL 4"
TH-FOUNDATION -1'-7"
TH-GARAGE 3'-0"



A4 NORTH ELEVATION
1/4" = 1'-0"

TH-TP 2 17'-0 1/2"
TH-2ND FL 9'-0 1/2"
TH-TP 1 8'-0 1/2"
TH-1ST FL 4"
TH-FOUNDATION -1'-7"
TH-GARAGE 3'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

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145 High Street
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PROJECT NUMBER: 28022

ELEVATIONS

DAVID SISSON ARCHITECT
N.F.C.
SIGNED:
2-21-08-27

OPT A A5.0

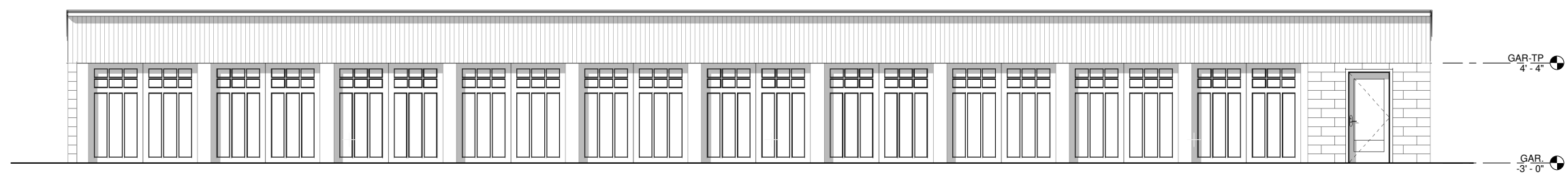
A

B

C

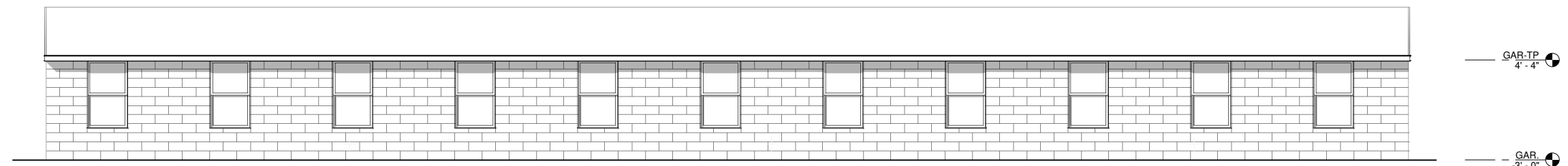
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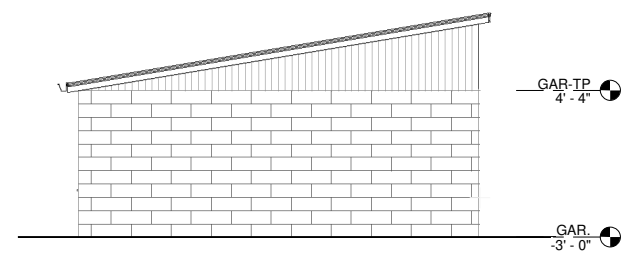
A1 GARAGE FRONT ELEVATION
1/4" = 1'-0"

2



A2 GARAGE REAR ELEVATION
1/4" = 1'-0"

3



A3 GARAGE SIDE ELEVATION
1/4" = 1'-0"

4

david sisson architecture pc

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ELEVATIONS

N.F.C.

 ARCHITECT

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 2-21-08-27

OPT A A5.1

A

B

C

D

1

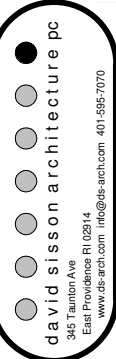
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3

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3D



 N.F.C.

 ARCHITECT

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 2021-08-27

OPT A A10.0

A

B

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D

1

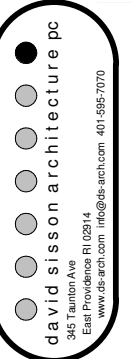
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OPT A A10.1

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OPT A A10.2