

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

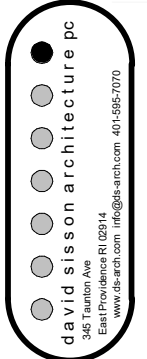
ZONING TABLE  
ZONE = R-6

| LOT AREA        | REQUIRED                               | PROVIDED  | RELIEF REQUESTED?          |
|-----------------|--|---|----------------------------|
| 6,000 SF        | 6,000 SF                               | 22,750 SF   | NO                         |
| LOT AREA PER DU | 6,000 1ST UNIT<br>4,000 EACH ADD. UNIT | 22,750 SF<br>MAX 5 UNITS (22,750 SF)  | NO                         |
| LOT WIDTH       | 100'                                   | 66'   | YES                        |
| FRONTAGE        | 60'                                    | 66'   | NO                         |
| LOT COVERAGE    | 30% (6,825 SF)                         | 15% (3314 SF) EXISTING<br>25% (5665 SF) PROPOSED                                | NO                         |
| FRONT SETBACK   | 20' OR AVG                             | 20' EXISTING  | NO                         |
| SIDE SETBACK    | 10'                                    | 27' - 11" EXISTING<br>26' - 7 1/2" PROPOSED                                     | NO                         |
| SIDE SETBACK    | 10'                                    | 4' - 11" EXISTING   | NO EXISTING NON-CONFORMING |
| REAR SETBACK    | 20'                                    | 4' - 11" PROPOSED   | NO EXISTING NON-CONFORMING |
| HEIGHT          | 35'                                    | 114' - 10" EXISTING<br>APPROX. 26' - 10 1/2" EXISTING<br>26' - 10 1/2" PROPOSED | NO                         |

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

LOT COVERAGE CALCULATIONS:

|                      |         |
|----------------------|---------|
| <b>EXISTING:</b>     |         |
| EXISTING HOUSE       | 1238 SF |
| EXISTING PORCH       | 47 SF   |
| EXISTING FRONT STEPS | 29 SF   |
| EXISTING GARAGE      | 2000 SF |
| TOTAL:               | 3314 SF |
| <b>PROPOSED:</b>     |         |
| EXISTING HOUSE       | 1238 SF |
| PROPOSED PORCH       | 190 SF  |
| EXISTING FRONT STEPS | 29 SF   |
| EXISTING GARAGE      | 1473 SF |
| PROPOSED GARAGE      | 810 SF  |
| PROPOSED TOWN HOMES  | 1925 SF |
| TOTAL:               | 5665 SF |



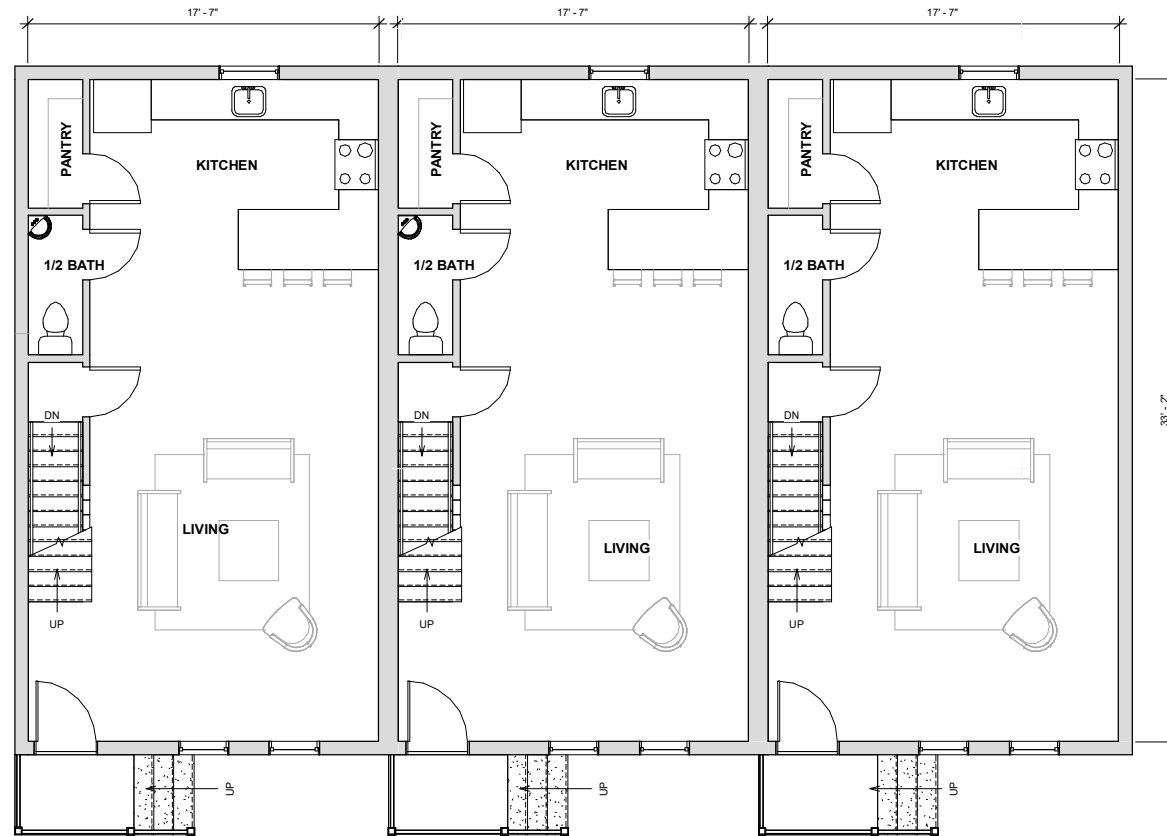
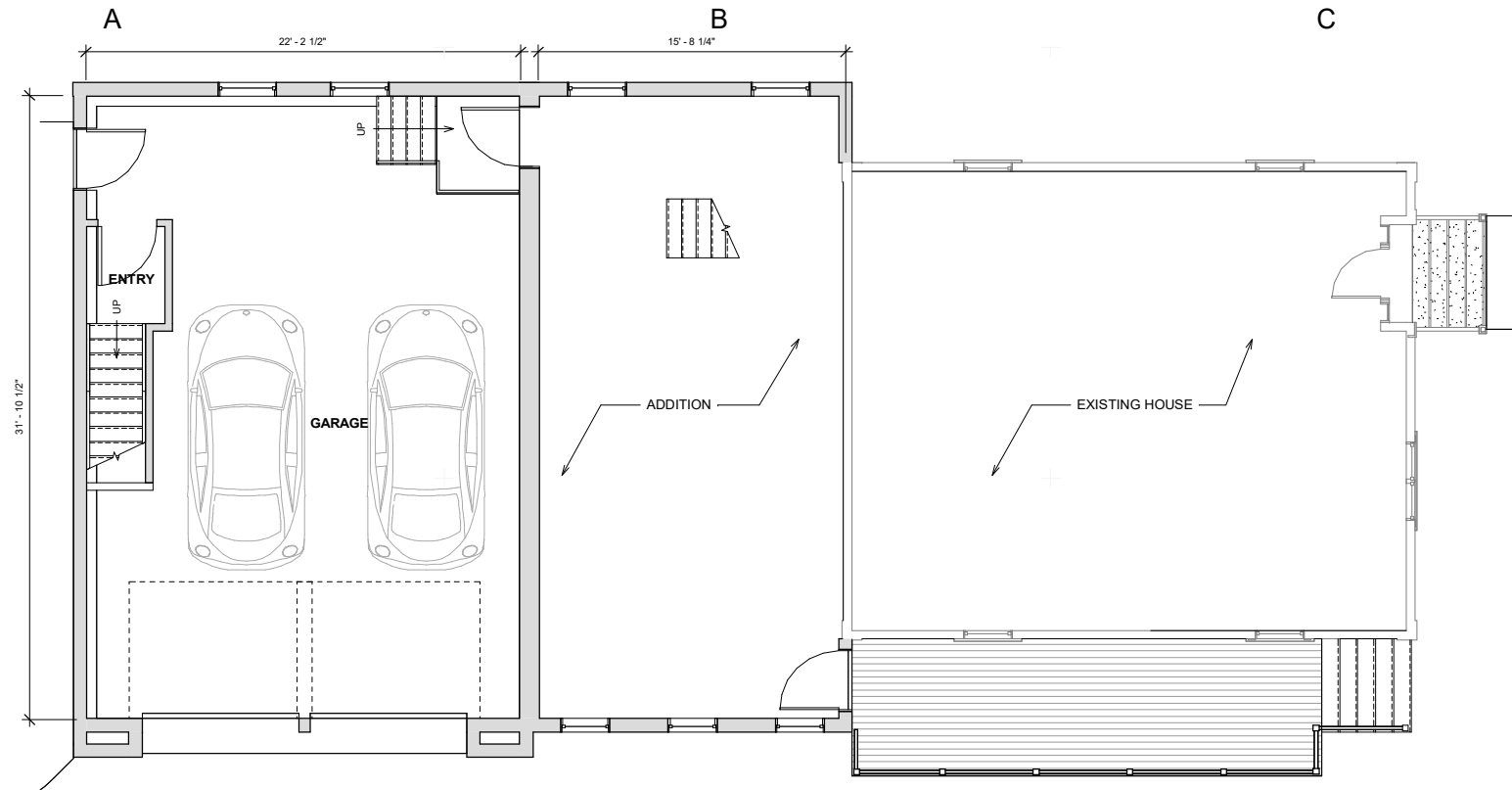
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| 1      | 2/23/23 | OWNER REVIEW |

145 High Street  
Bristol RI 02809  
PROJECT NUMBER: 26022

SITE PLAN



OPT B 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
- DIMENSION TO THE FACE OF FINISH
- 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 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. AV, CATV, TELEPHONE AND OT NOT SHOWN. SYSTEM TO BE DESIGNED FOR LOCATIONS OF ALL LOW VOL.

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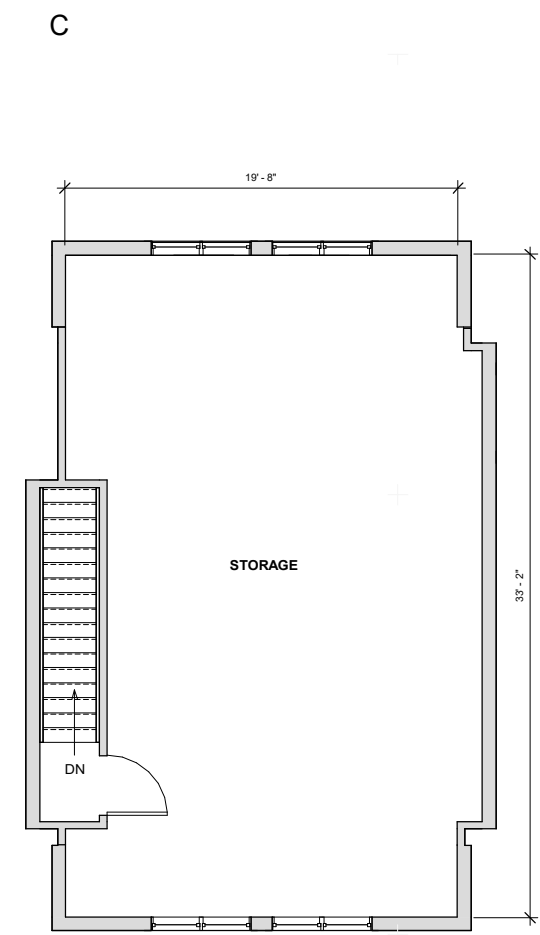
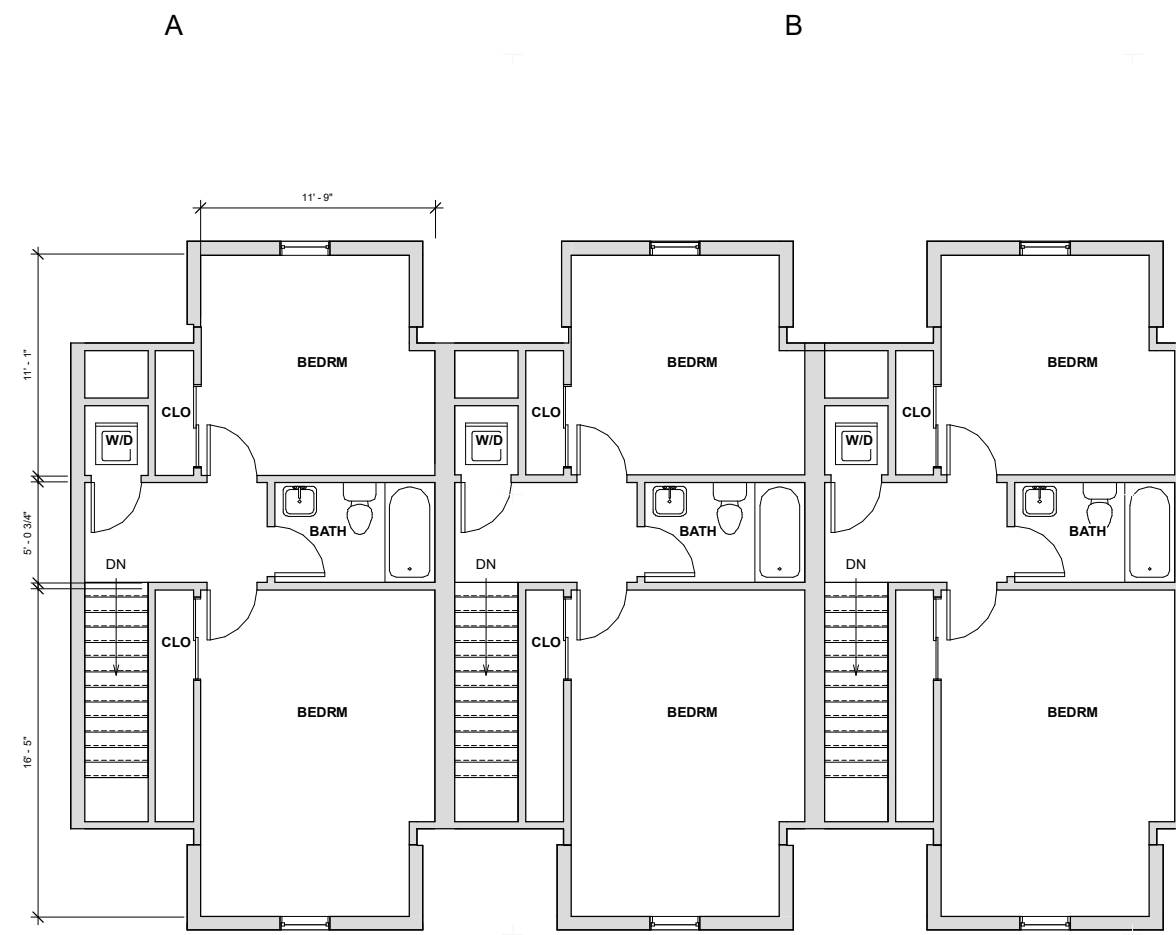
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145 High Street  
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PLANS 1ST FL

M.F.C.  
DAVID SISSON ARCHITECT  
SIGNED:  
2/21/23

OPT B A4.1



**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, TYPE
- DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- 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**

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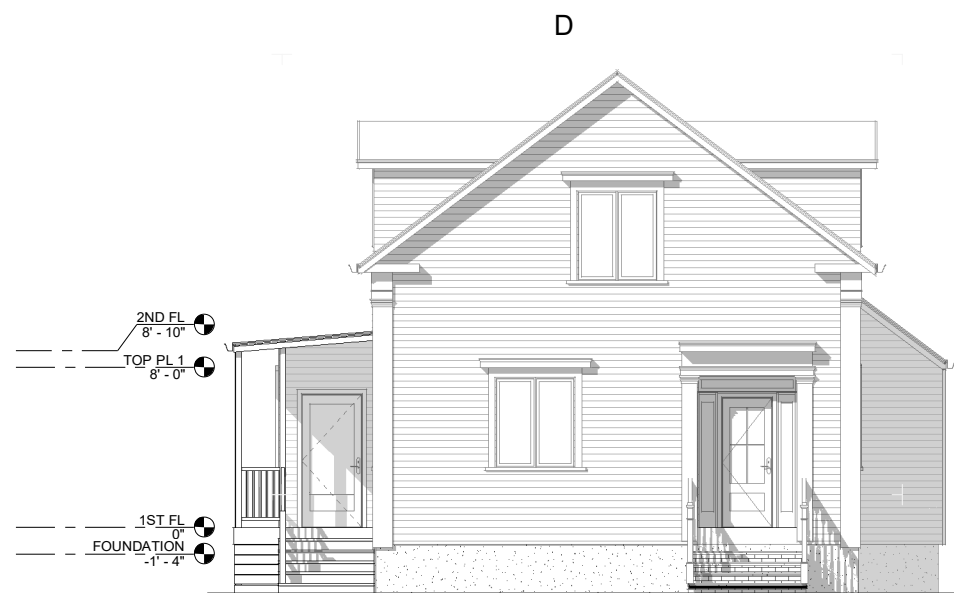
PLANS 2ND FL

M.F.C.
   
 ARCHITECT
   
 SIGNED:
   
 2/21/08-27

OPT B
   
 A4.2



A1 EXISTING HOUSE + GARAGE FRONT  
1/4" = 1'-0"



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

2ND FL  
8' - 10"

TOP PL 1  
8' - 0"

1ST FL  
0"

FOUNDATION  
-1' - 4"



A3 EXISTING HOUSE + GARAGE REAR  
1/4" = 1'-0"

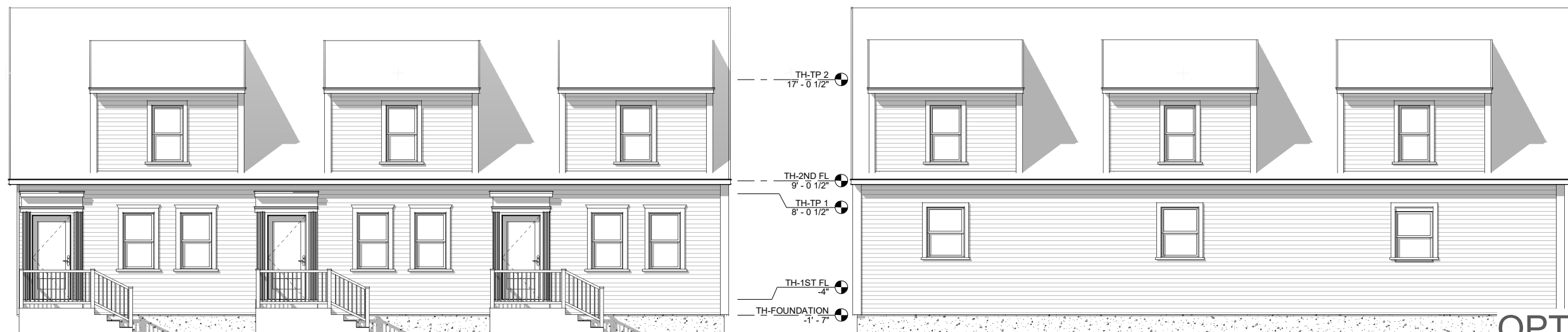
TH-TP 2  
17' - 0 1/2"

TH-2ND FL  
9' - 0 1/2"

TH-TP 1  
8' - 0 1/2"

TH-1ST FL  
-4"

TH-FOUNDATION  
-1' - 7"



A4 TOWN HOUSES FRONT  
1/4" = 1'-0"

B3 TOWN HOUSES REAR  
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"

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ELEVATIONS

NOT FOR CONSTRUCTION  
SIGNED: 2/21/24  
2024

OPT B A5.0

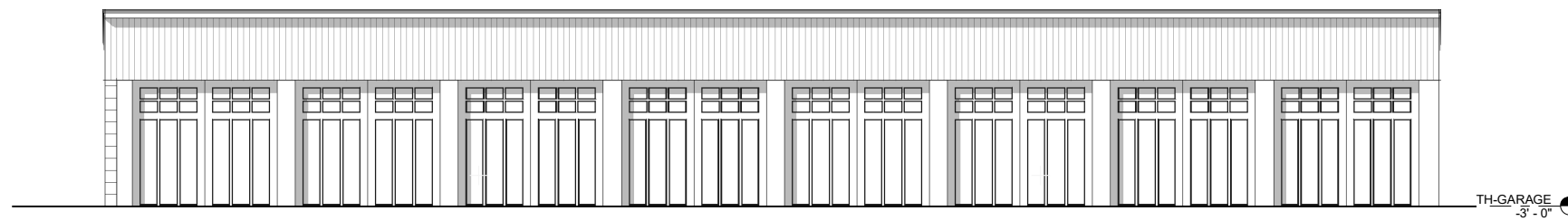
A

B

C

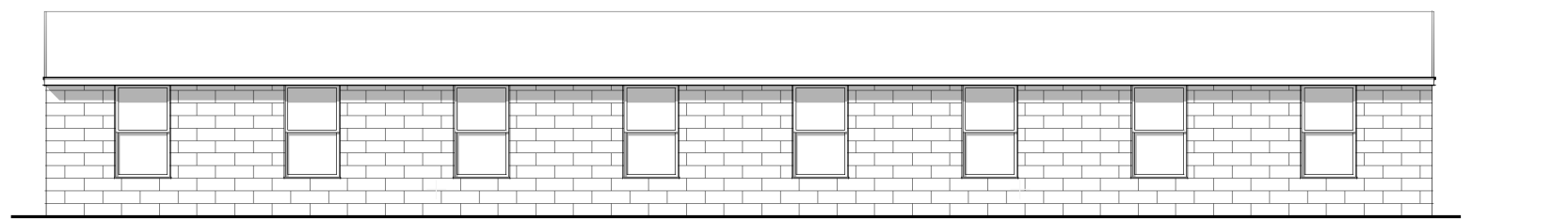
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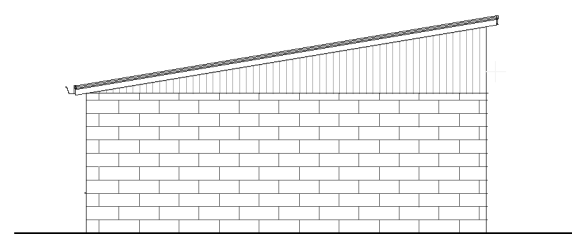
A1 GARAGE FRONT ELEVATION  
1/4" = 1'-0"

2



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

3



A4 GARAGE SIDE ELEVATION  
1/4" = 1'-0"

4

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ELEVATIONS

OPT 2
   
 DATE SIGNED:

OPT B A5.1

A

B

C

D

1

2

3

4



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3D

A.F.C.
   
 SIGNED:
   
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OPT B A10.0

A

B

C

D

1

2

3

4



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3D

A.F.C.
   
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OPT B A10.1

A

B

C

D

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A.F.C.  
 ARCHITECT  
 SIGNED: 2/21/08-27

OPT B A10.2

A

B

C

D

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2

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OPT B

A10.3