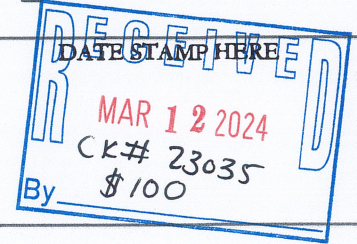




# Newport Zoning Application

ZBR 2024 - Apr - 010

(This box for staff use only)



Date: 2/22/2024

### Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or a variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

### Location of Premises

Street & No: 52 Berkeley Avenue

Tax Assessor's Plat: 34 Lot: 104 Zoning District: R10

- Special Use Permit (Non-Conforming Alteration)
  Regulatory (Dimensional) Variance  
 Special Use Permit (New Use)
  Use Variance
  Modification

Property Owner: Bronya G. Shilo

Mailing Address: 52 Berkeley, Newport RI 02840

Email Address: 52berkeleynpt@gmail.com

Phone Number: 860-306-3189

How long have you been the owner of the above premise? 3 years

Legally Authorized Representative \*if applicable: Peter Brent Regan, ESq.

Mailing Address: Sayer Regan & Thayer LLP, 130 Bellevue Avenue, Newport R02840

Email Address: pregan@srt-law.com Phone Number: 401-849-3040 Ext. 215

Lessee: N/A

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 122.53 ft. Lot Area: 8,328 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,548 sq. ft.

Total square footage of the footprint of proposed buildings: 2,574 sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	8,328 sf	10,000 sf	No Change
Coverage Area (sq. ft)	1,548 sf	1,943 sf	2,574 sf
Lot Coverage (%)	18.6%	23.34%	30.9%
Dwelling Units	1	1	No Change
Parking (# of spaces)	2	2	2
Front Setback (ft.)	5.31' & 17.12'	12.49'	5.31' & 16.1'
Side Setbacks (ft.)	12.6' & 54.1'	8.32'	8.59' & 40.5'
Rear Setback (ft.)	n/a	n/a	n/a
Height (ft.)	36'-9"	30'-0"	36'-9"



# Newport Zoning Application

**All of the following information and questions must be filled in and answered completely.**

Present use of Premise: Single Family Home

Proposed use of Premise: Single Family Home

## Summary of Proposed Alterations

Applicant seeks a special use permit and variances from the dimensional regulations to permit the construction of an attached 1-car garage, a wrap around porch and stairs, and a 3-story addition to the rear of the house with a height of 36'-9" (30' allowed), and which will increase lot coverage from 18.6% to 30.9% (23.34% allowed), applying to the property located at 52 Berkeley Avenue and identified as Lot 101 on Plat 34 in the R-10A Zone.



# Newport Zoning Application

## Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?  
*(See page 6 for most common applicable standards)*

The need for zoning relief in this case is driven by the unique characteristics of the subject lot and structure. The lot is substandard for the R-10A Zone and contains only 8,328 SF. It is also a corner lot with two front setbacks. Further, the existing house is built into the required front setback on Middleton Avenue, exceeds the height requirements and has no garage. In addition, the existing house was built circa 1900 and has circulation and layout issues. The proposed additions and alterations are necessary to bring the house up to modern standards and to provide room for the Applicant's growing family.

The granting of the requested relief will not alter the general character of the surrounding area, as all of the work will be done within the required setbacks and the proposed lot coverage is consistent with the rest of the neighborhood. In addition, the height of the proposed addition will match the existing roof line, and 3-story homes of similar height are quite common in the surrounding area. The Applicant will also install a stormwater drainage system to mitigate any impact of the proposed additions.



# Newport Zoning Application

Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

**By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.**

Bronya G. Shilo  
By Her Attorneys:

Bronya G. Shilo  
By Her Attorneys:

\_\_\_\_\_  
Peter Brent Regan, Esq.  
Applicant Signature

\_\_\_\_\_  
Peter Brent Regan, Esq.  
Owner Signature

3/12/24

3/12/24

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



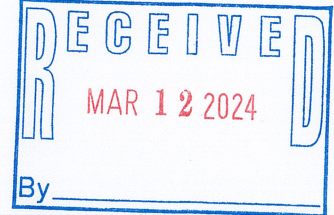
# Newport Zoning Application Submittal Requirements

ZBR 2024 - Apr - 010

- Special Use Permit (new)
- Variance
- Special Use Permit (modification)
- Modification

(This box for staff use only)

DATE STAMP HERE



## SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

### Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

- A.  Completed Zoning Project Application Packet comprised of the following individual sections:
  1.  Zoning Project Application Form
  2.  Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B.  Request to Waive any Submittal Requirements (*if applicable*)
- C.  Application Fee (Please Refer to Current Fee Schedule)

### Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

- A.  Class I Site Survey
- B.  Proposed Site Plan
- C.  Lot Coverage Diagram
- D.  Floor Plans
- E.  Stormwater Management Plan
- F.  Landscape Plan
- G.  Building Elevations
- H.  Change of Use

### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- A.  Site Photographs
- B.  Photo Simulations
- C.  Structural Evaluation
- D.  Parking Survey
- E.  Traffic Impact Analysis

Address  
52 Berkeley Ave

Zone  
R-10

Lot Area: 8328  
Min. Lot Area 10000

Calculating % Deficient

$$\frac{8328 \text{ (L.S.)}}{10000 \text{ (M.L.S.)}} = 83.3\% \text{ (M.L.S. \%)}$$

$$100\% - 0.83328 \text{ (M.L.S. \%)} = 16.7\% \text{ (\% Deficient)}$$

Setbacks

Front	15 (Req. FYSB)	X	83.28% (M.L.S. %)	=	12.49 (New FYSB)
Side	10 (Req. SYSB)	X	83.3% (M.L.S. %)	=	8.33 (New SYSB)
Rear	20 (Req. RYSB)	X	83.3% (M.L.S. %)	=	16.66 (New RYSB)

Modification Numbers

	Basic	20%	Proportioned	5% Mod. Prop.	15% Mod. Prop.
Lot Coverage		20%	23.34%	24.511%	26.85%
Height		30	30	31.5	34.5
Setbacks		F 15	12.49	11.8674	10.6182
		S 10	8.33	7.9116	7.08
		R 20	16.66	15.82	14.16

Lot Coverage

$$20\% \text{ (Permitted L.C.)} + (17\% \text{ (\% Deficient)} \times 20\% \text{ (Permitted L.C.)}) = 23.3\% \text{ (New Lot Cov.)}$$

Legend

L.S.	Actual Lot Size of Subject Property
M.L.S.	Minimum Lot Size for the District
M.L.S. %	% of the Minimum Lot Size
% Deficient	Deficiency of the Lot Size to the Minimum Required Lot Size
FYSB	Front Yard Setback (in feet)
SYSB	Side Yard Setback (in feet)
RYSB	Rear Yard Setback (in feet)
Permitted L.C.	Permitted Lot Coverage in the District

NOTE: This ONLY applies to properties that have a lot size smaller than the minimum lot area required by the zoning district. Properties that exceed the minimum lot size follow the standards requirements



DATE	MARCH 12, 2024
ISSUED FOR	PERMITTING
ISSUED BY	MICHAEL RUSSELL
PROJECT NO.	23095
PROJECTING	23095
ISSUED FOR	PERMITTING
ISSUED BY	MICHAEL RUSSELL
PROJECT NO.	23095
PROJECTING	23095
ISSUED FOR	PERMITTING
ISSUED BY	MICHAEL RUSSELL
PROJECT NO.	23095
PROJECTING	23095

PROPOSED SITE PLAN  
 52 BERKELEY AVENUE  
 NEWPORT, RHODE ISLAND  
 ASSESSORS MAP 34, PARCEL 104  
 PREPARED FOR  
 BRONYA G. SHILLO

SCALE: 1"=10'  
 SHEET NO: 1 OF 1

REGULATION	REQUIREMENT	NON-CONFORMING REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SQ. FT.	8,328 SQ. FT.	8,328 SQ. FT.	8,328 SQ. FT.
LOT FRONTAGE	80'	166.67'	122.53'	122.53'
FRONT SETBACK	15'	112.49'	5.3'	5.3'
REAR SETBACK	10'	48.33'	12.6'	11.7'
SIDE SETBACK	N/A	N/A	N/A	N/A
MAX. BUILDING HEIGHT	30'	30'	35'-9"	35'-9"
MAX. LOT COVERAGE	20%	24.0%	18.1%	30.9%

**R-10 RESIDENTIAL ZONING DISTRICT**

\*\*\*EXISTING PROPERTY IS A CORNER LOT, BUILDING SETBACKS TO CONFORM TO FRONT AND SIDE SETBACKS  
 \*\*\*LOT COVERAGE INCLUDES BUILDING FOOTPRINT, ROOF OVERHANGS, DECKS, STAIRS, PORCHES, BULKHEAD & SHEDS  
 \*\*\*BUILDING HEIGHT CALCULATED FROM MEAN AVERAGE GRADE = [(66.5 + 65.5 + 65.7 + 65.7 + 65.6 + 64.8) / 6] = 65.5  
 \*\*\*BUILDING HEIGHT = 102.25' - 65.5' = 36.75'  
 \*\*\*EXISTING PARCEL IS AN EXISTING NON-CONFORMING LOT AND MEETS THE STANDARDS PURSUANT TO TITLE 45, CHAPTER 24, SECTION 36; GENERAL PROVISIONS - SUBSTANDARD LOTS OF RECORD.

**ADJUSTED ZONING REQUIREMENTS:**  
 FRONT SETBACK = 15' X 8,328 = 124.92'  
 REAR SETBACK = 10' X 8,328 = 83.28'  
 SIDE SETBACK = 20' X 1,200 = 24.00'  
 LOT COVERAGE = 20% X 8,328 = 1,665.6'

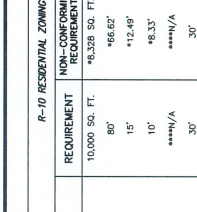
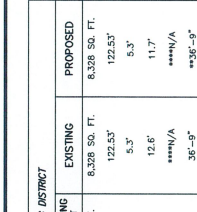
**CURRENT OWNER**  
 BRONYA G. SHILLO  
 1000 NEWPORT RD  
 NEWPORT RI 02840

**TITLE REFERENCE:**  
 DEED BK 2767/PG 200  
 DEED BK 84/PR 402

**PLAN BEVERAGE:**  
 10' X 10' X 10' X 10'

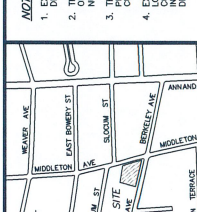
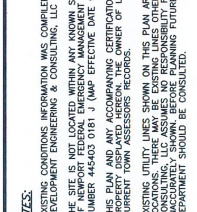
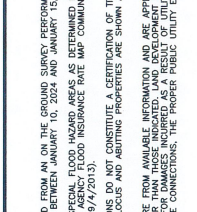
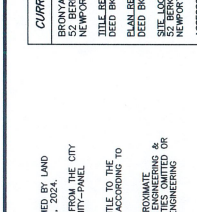
**SITE LOCATION:**  
 NE CORNER OF BERKELEY AVENUE AND MIDDLETON AVENUE

**ASSESSORS REFERENCE:**  
 MAP 34, PARCEL 104



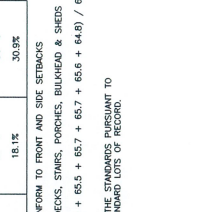
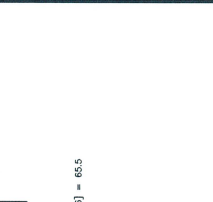
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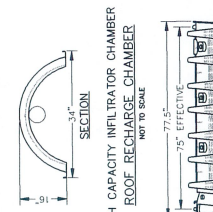
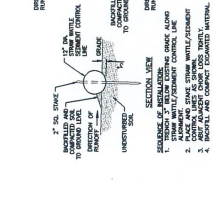
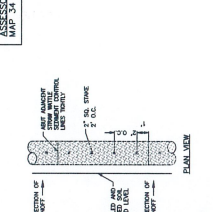
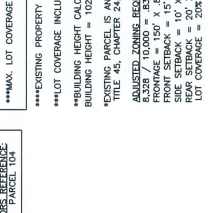
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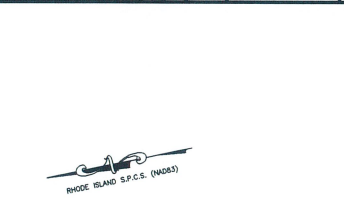
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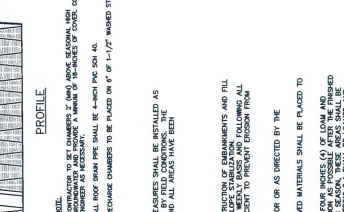
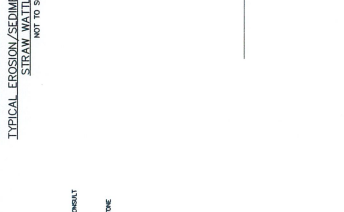
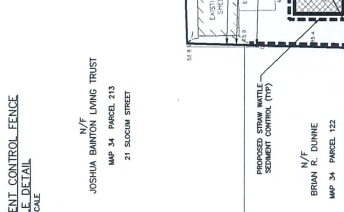
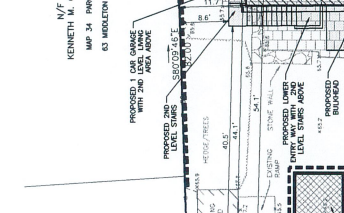
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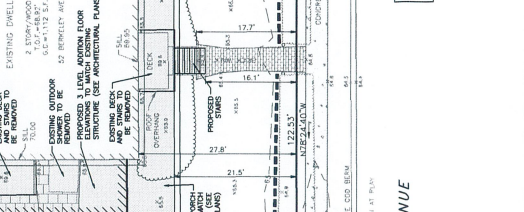
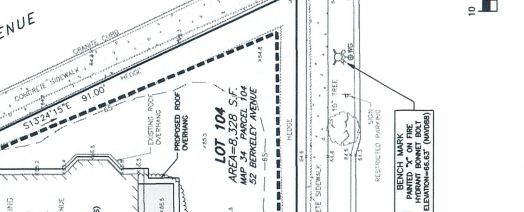
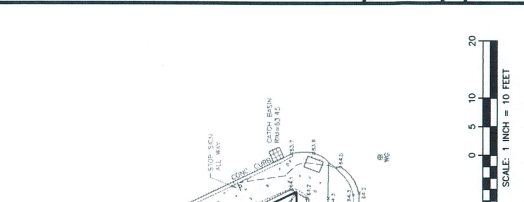
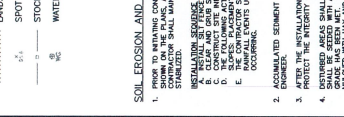
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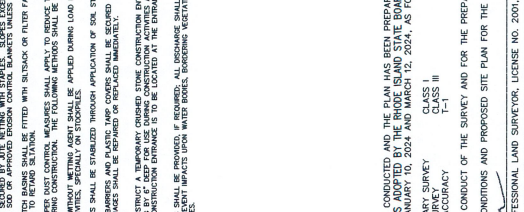
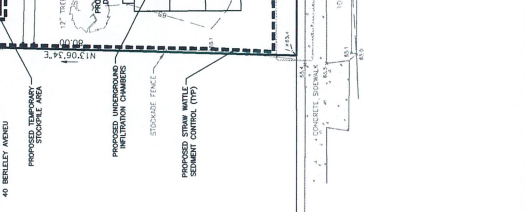
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**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN JANUARY 10, 2024 AND JANUARY 15, 2024. THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44-5403 0181 J (MAP EFFECTIVE DATE 9/4/2013).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE RECORDS AND CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING UTILITIES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC HAS CONDUCTED VISUAL SURVEYS AND GROUND PENETRATING RADAR (GPR) SURVEYS TO INACCURATELY SHOW, BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- PRIOR TO ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN AND AS INDICATED BY THE DIMENSIONS AND NOTATIONS. ALL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
- ALL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REPAIRED OR REPLACED AS NECESSARY.
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**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIF-00-00-1.0 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JANUARY 10, 2024 AND JANUARY 15, 2024, AS FOLLOWS:

NAME OF SURVEYOR: ROBERT L. MASOIA  
 CLASS: III  
 TOPOGRAPHIC SURVEY ACCURACY: T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO PROVIDE EXISTING CONDITIONS AND PROPOSED SITE PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 32, PARCEL 104).

BY: *Robert L. Masoia*  
 ROBERT L. MASOIA, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. 00004533-COA







# SWEENOR BUILDERS

DELIVER EXTRAORDINARY

## Bronya and Mitchell Belanger

Renovation & Addition with Porch

52 Berkeley Avenue  
Newport, RI 02840

### PROPOSED

02/27/2024 : Issued On

23-020 : Project Number

### Project Information

**OWNER:**

Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

**LANDSCAPE:**

MATHER & PAGE LANDSCAPE ARCHITECTS  
Lisa Frazer  
135 W. Atenton Road,  
North Weymouth, RI 02852  
P: 401.337.5260

**ARCHITECTURAL DESIGNER:**

Sweenor Builders Design Studio  
12 High Street  
Waldfield, RI 02879  
P: 401.789.4341

**STRUCTURAL ENGINEER:**

T.B.D.

**INTERIOR DESIGN:**

Sweenor Builders Design Studio  
Tara Sweenor  
12 High Street  
Waldfield, RI 02879  
P: 401.789.4341

**SQUARE FOOTAGE**

Building Story	Area	Indoor / Outdoor Space
BASEMENT	1,212 SF	Unconditioned Interior Space
MAIN FLOOR	1,231 SF	Conditioned Interior Space
MAIN FLOOR	324 SF	Unconditioned Interior Space
MAIN FLOOR	341 SF	Unconditioned Outdoor Space (Porch)
MAIN FLOOR	313 SF	Unconditioned Outdoor Space (Walkout)
MAIN FLOOR	49 SF	Unconditioned Outdoor Space (Balcony)
MAIN FLOOR	51 SF	Unconditioned Outdoor Space (Deck)
SECOND FLOOR	1,489 SF	Conditioned Interior Space
THIRD FLOOR	834 SF	Conditioned Interior Space
<b>PROJECT TOTAL</b>	<b>3,554 SF</b>	Conditioned Interior Space
	<b>324 SF</b>	Unconditioned Interior Space
	<b>754 SF</b>	Unconditioned Outdoor Space
<b>OVERALL LOT SIZE</b>	<b>- 8326 SF</b>	

Applicable Codes: 2017 International Residential Code



FRONT VIEW I



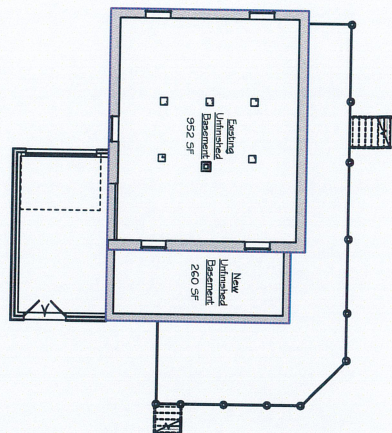
REAR VIEW I



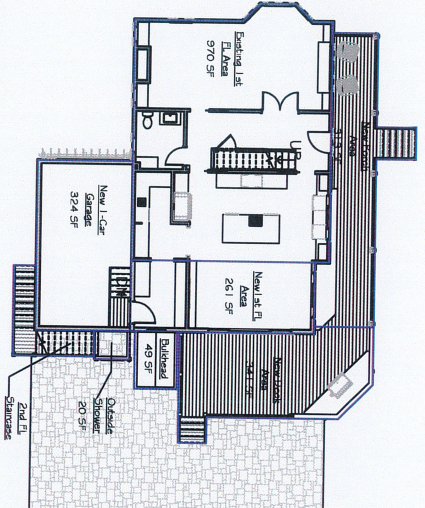
FRONT VIEW II



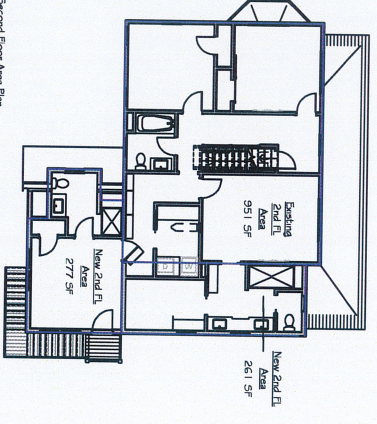
REAR VIEW II



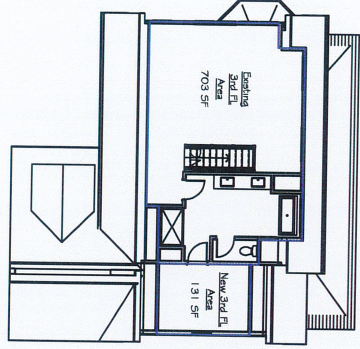
1 Dispersed Area Plan  
1/8" = 1'-0"



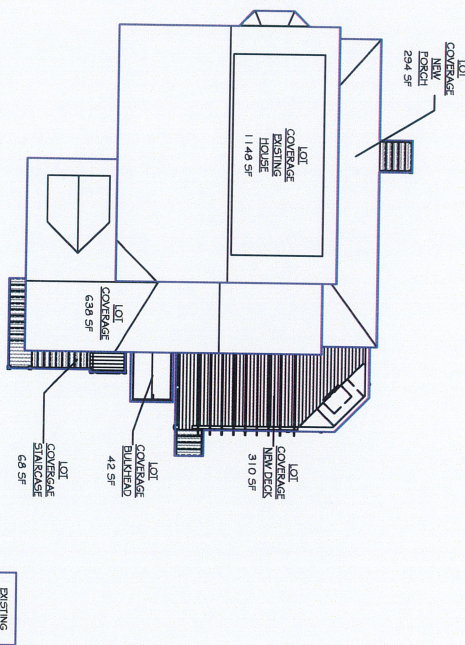
2 First Floor Area Plan  
1/8" = 1'-0"



3 Second Floor Area Plan  
1/8" = 1'-0"



4 Third Floor Area Plan  
1/8" = 1'-0"



5 Area Plan - Roof  
1/8" = 1'-0"

OVERALL LOT SIZE - 6328 SF  
MAX LOT COVERAGE - 11943 SF (23.34%)  
Proposed Lot Coverage - 2574 SF (80.50%)

Level	Name	Area
Basement	Existing Unfinished Basement	952 SF
Basement	New Unfinished Basement	260 SF
1st Floor	New 1st Flr Area	544 SF
1st Floor	New 1st Flr Area	324 SF
1st Floor	New 1st Flr Area	49 SF
1st Floor	New 1st Flr Area	261 SF
1st Floor	Existing Shower	20 SF
1st Floor	Existing Stairs	71 SF
1st Floor	Existing Stairs	244 SF
2nd Floor	Existing 2nd Flr Area	951 SF
2nd Floor	New 2nd Flr Area	277 SF
2nd Floor	New 2nd Flr Area	261 SF
3rd Floor	Existing 3rd Flr Area	703 SF
3rd Floor	New 3rd Flr Area	131 SF
Roof	LOT COVERAGE EXISTING	1148 SF
Roof	LOT COVERAGE NEW	638 SF
Roof	LOT COVERAGE NEW	310 SF
Roof	LOT COVERAGE EXISTING	42 SF
Roof	LOT COVERAGE EXISTING	69 SF
Roof	LOT COVERAGE EXISTING	74 SF

Area Plans & Schedule

G003

**NOT FOR CONSTRUCTION**

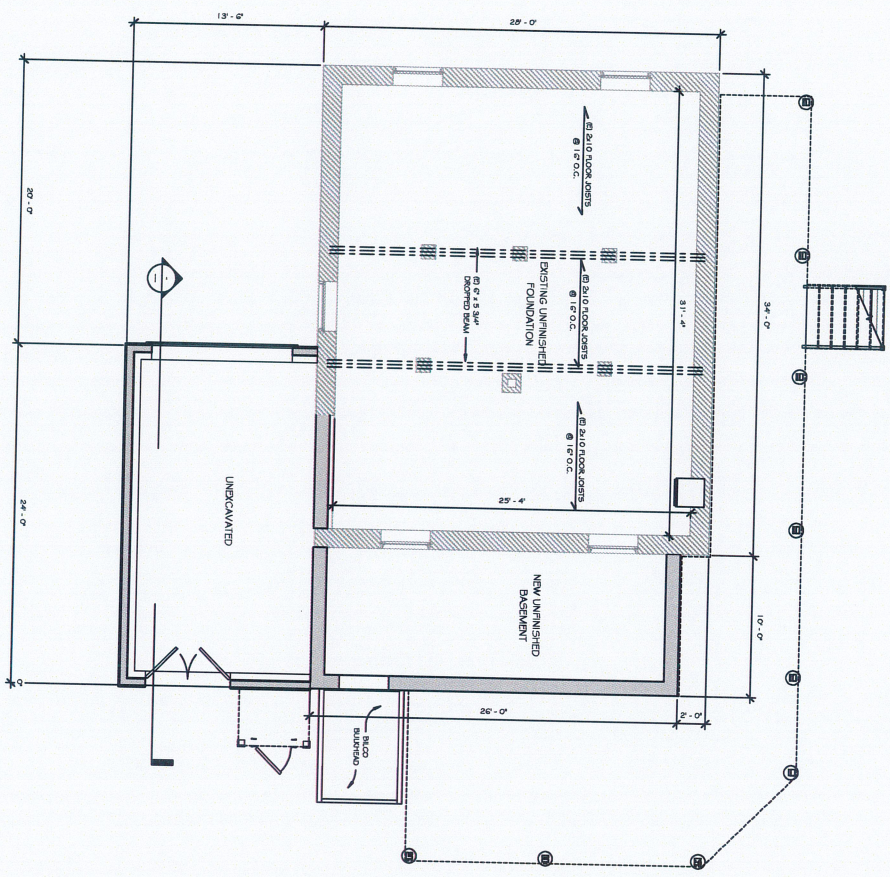
CLIENT **Bronya and Mitchell Belanger**  
52 Berkeley Avenue  
Newport, RI 02840

PROJECT  
Renovation & Addition with Porch

Sweenor Builders, Inc.  
12 High Street  
Wanskam, RI 02879  
P: 401.729.4341  
www.sweenorbuilders.com



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY



① Basement Plan  
1/4" = 1'-0"

**FRAMING NOTES:**

- ALL NOOK OPENING HEIGHTS FOR WINDOWS UNLESS OTHERWISE NOTED
- ALL WALLS TO BE TYPE GMA, UNLESS OTHERWISE NOTED
- PARTITION WALLS, REFER TO SHEET A201 FOR PARTITION DETAILS
- COORDINATE WITH SECTIONS AND FINISHING PLANS
- SEAL WALL CONNECTION
- REFER TO SHEET XXXX FOR DETAIL

**INTERIOR NOTES:**

- REFER TO DRAWINGS BY XXXX FOR CABINETS/DOORS AND SIZES IN THE FOLLOWING LOCATIONS:



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Sweenor Builders, Inc.  
1000  
Westerly, RI 02897  
P: 401.729.4341  
sweenorbuilders.com

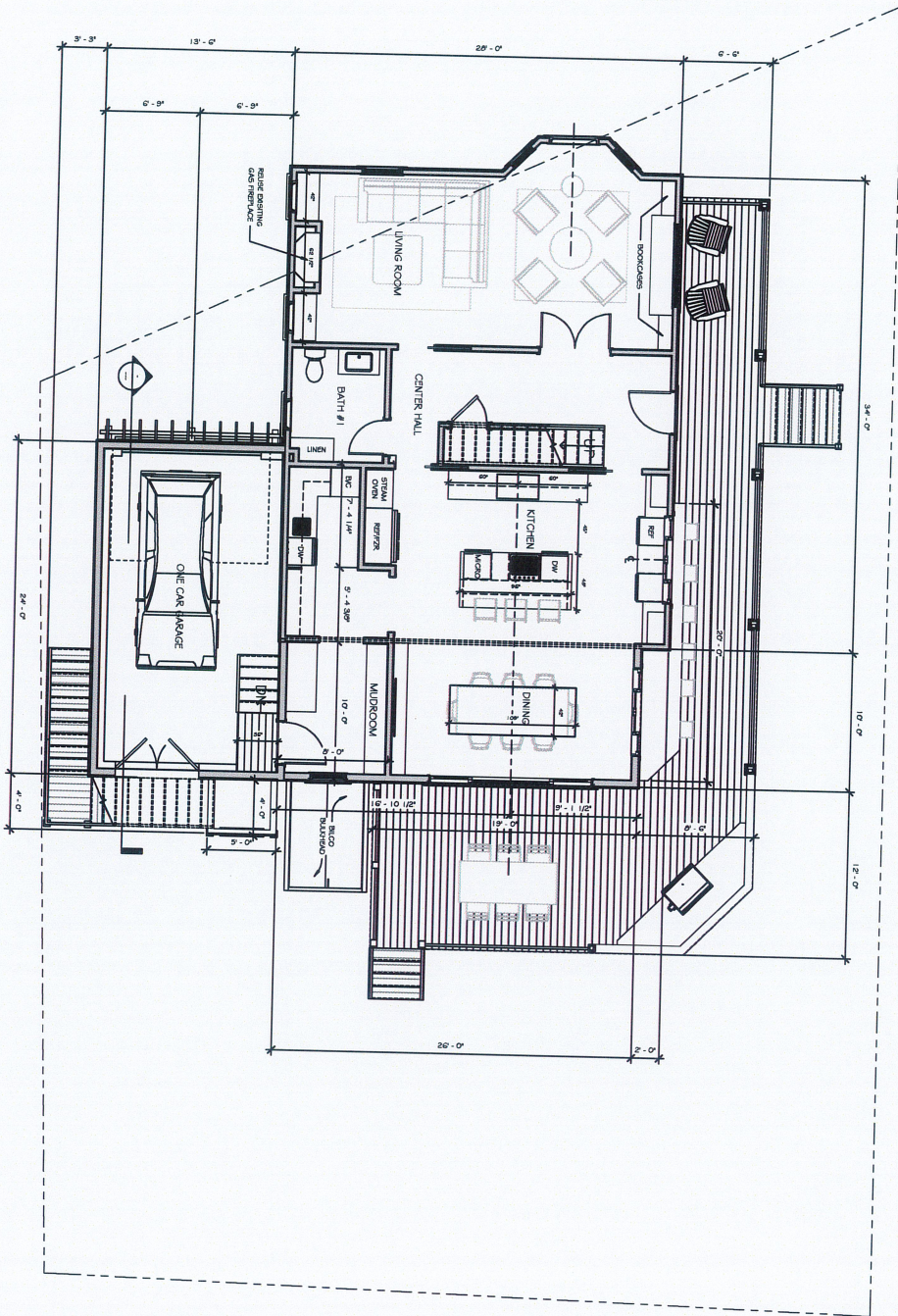
**CLIENT** Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

**PROJECT** Renovation & Addition with Porch

**NOT FOR CONSTRUCTION**

PROJECT NO.		282784
DATE	SCALE	A=1/4"=1'-0"
DESIGNED BY	DATE	
CHECKED BY	DATE	
NO.	DATE	

Basement Floor Plan  
**A200**



① First Floor Plan  
1/4" = 1'-0"

**FRAMING NOTES:**

- ALL EXISTING FRAMING TO REMAIN UNLESS OTHERWISE NOTED
- ALL WALLS TO BE TYPE OAK, UNLESS OTHERWISE NOTED
- ALL FLOORING TO BE TYPE OAK, UNLESS OTHERWISE NOTED
- REFER TO SHEET XXXX FOR DETAIL

**INTERIOR NOTES:**

- REFER TO SHEET XXXX FOR DETAIL



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Sweenor Builders Inc.  
Westerly, RI 02879  
P: 401.739.4341  
sweenorbuilders.com

**CLIENT:** Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840  
**PROJECT:** Renovation & Addition with Porch

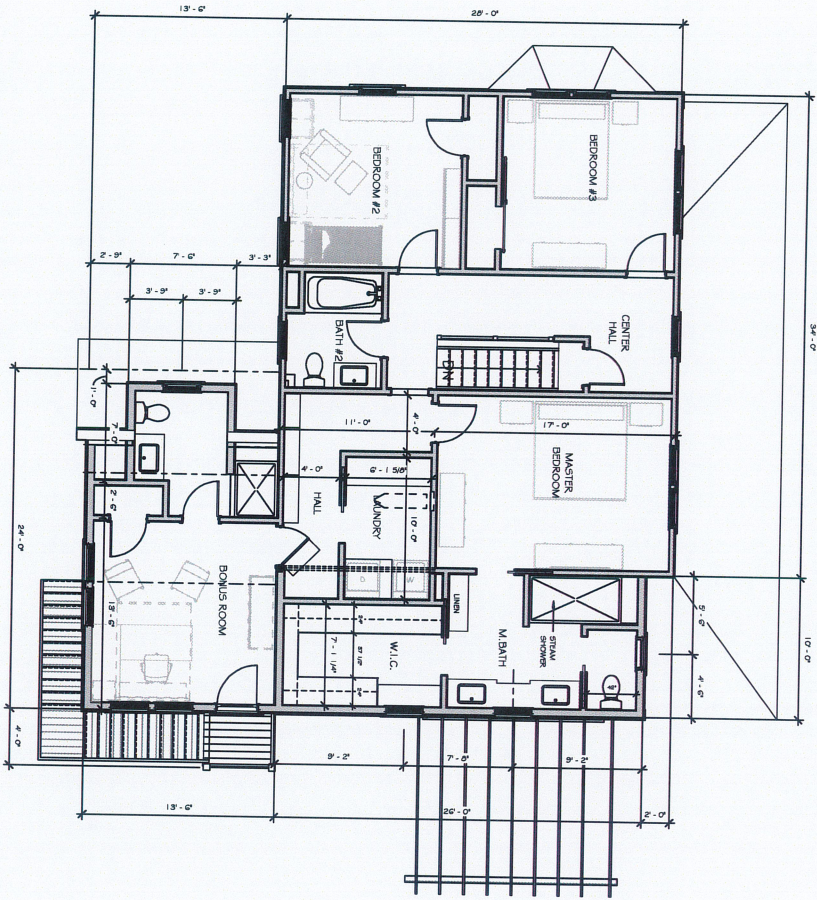
**PROJECID:** 287724  
**DATE:** 1/27/24  
**SCALE:** As Noted  
**REVISIONS:**

NO.	DATE	DESCRIPTION

First Floor Plan

A201

Second Floor Plan  
1/8" = 1'-0"



**FRAMING NOTES:**

- ALL NOTION ORIGINATING HEIGHTS FOR WINDOWS TO ALSO WITH HEIGHT OF FINISH DOORS
- ALL WALLS TO BE FINISHED WITH 5/8" GYPSUM BOARD
- ALL INTERIOR PARTITIONS TO BE FINISHED WITH 5/8" GYPSUM BOARD
- ALL FLOOR PARTITIONS TO BE FINISHED WITH 5/8" GYPSUM BOARD
- ALL PARTITION TYPE DETAILS
- COMPARTMENT WITH SECTIONS AND FINISHING PLANS
- SHEET WALL CONNECTION
- REFER TO SHEET XXXX FOR DETAIL

**INTERIOR NOTES:**

- REFER TO DRAWINGS BY XXXX FOR CLADDING MATERIALS AND SIZES IN THE FOLLOWING LOCATIONS:



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Owner Builders Inc.  
12 High Street  
Newport, RI 02840  
Phone: 401-846-4444  
www.sweenorbuilders.com

**CLIENT** Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

**PROJECT**  
Renovation & Addition with Porch

**PROPOSED**

**DATE:** 2/1/2024

**DESIGNER:** JF

**SCALE:** As indicated

**NO.:** 004

**DATE:** 2/1/2024

**SCALE:** As indicated

**NO.:** 004

**DATE:** 2/1/2024

**SCALE:** As indicated

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**DATE:** 2/1/2024

**SCALE:** As indicated

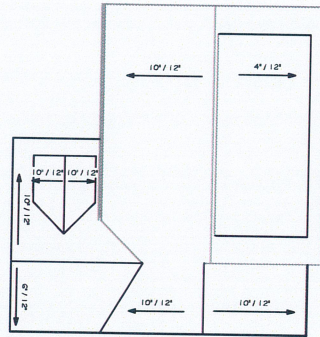
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**DATE:** 2/1/2024

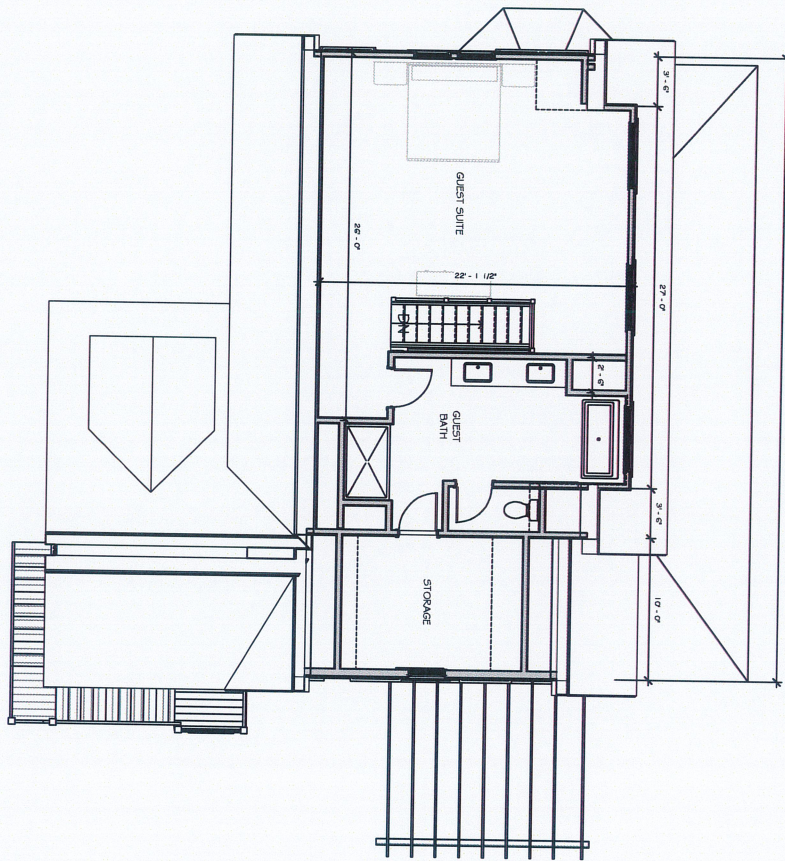
**SCALE:** As indicated

**NO.:** 004

**DATE:** 2/1/2024



2 Roof Plan  
1/8" = 1'-0"



3 Third Floor Plan  
1/8" = 1'-0"

**FRAMING NOTES:**  
 ALL WOOD CONTACT AREAS FOR WALLS TO MATCH WITH EXIST' OR RESIST ROOMS UNLESS OTHERWISE NOTED  
 ALL WALLS TO BE THE OAK, UNLESS OTHERWISE NOTED  
 FURNITURE TYPE DETAILS  
 REFER TO SHEET A201 FOR  
 HEADERS  
 - COORDINATE WITH SECTIONS AND FRAMING PLANS  
 - SEAL W/AL CONSTRUCTION  
 - REFER TO SHEET A200 FOR DETAIL

**INTERIOR NOTES:**  
 REFER TO DRAWINGS BY THIS OR CLIENT'S ARCHITECT FOR ALL FINISHES AND MATERIALS  
 UNLESS OTHERWISE NOTED  
 REFER TO SHEET A200 FOR DETAIL



**SWEENOR BUILDERS**  
 DELIVER EXTRAORDINARY

Sweenor Builders Inc.  
 12 High Street  
 Middletown, RI 02879  
 P: 401.726.4341  
 sweenorbuilders.com

**CLIENT** Bronya and Mitchell Belanger  
 52 Berkeley Avenue  
 Newport, RI 02840

**PROJECT**  
 Renovation & Addition with Porch

**PROPOSED**  
 DATE: 2/27/24

**NOT FOR CONSTRUCTION**

DATE:	2/27/24
DESIGNER:	JR
REVISIONS:	
NO.	DATE

Third Floor & Roof Plan

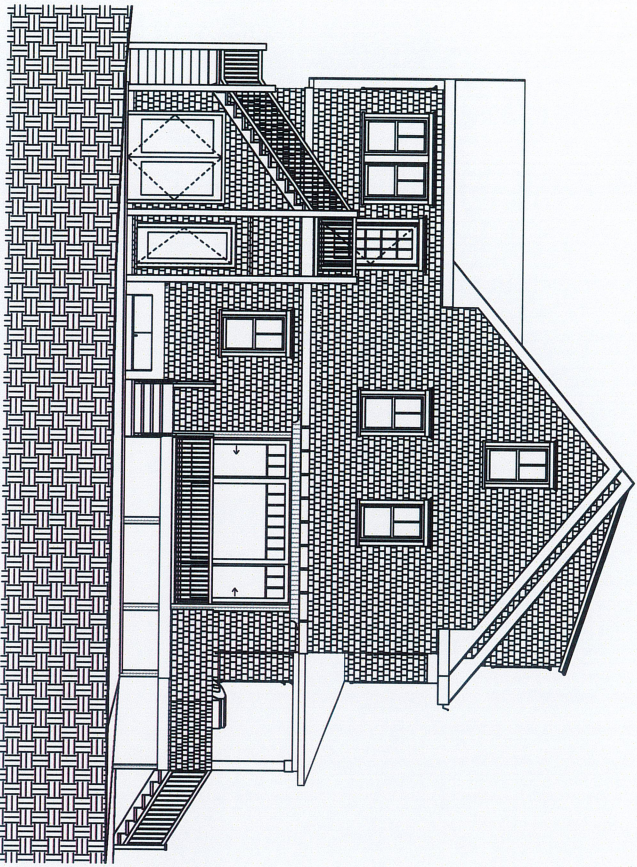
A203



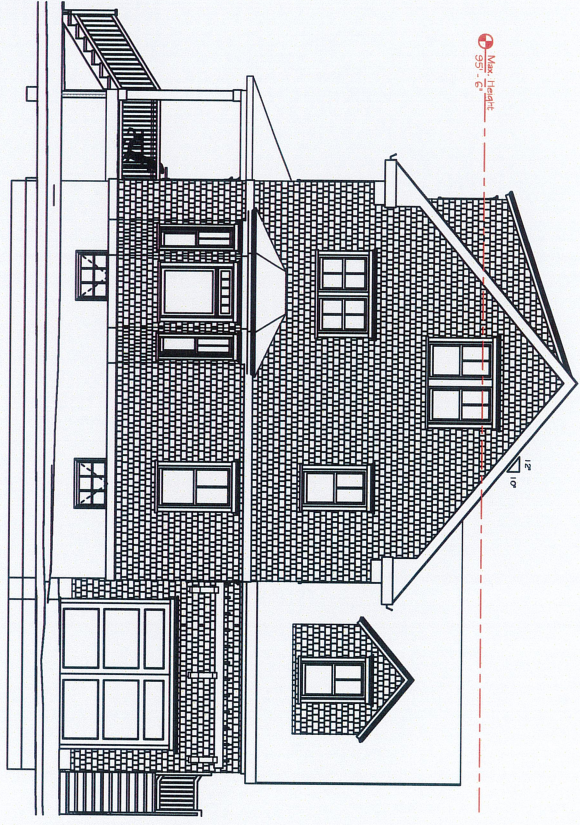


EXTERIOR MATERIAL LIST:

- SIENNA: XXXX
- STONE VENEER: XXXX
- ROOFING: XXXX
- WOODWORK: XXXX
- CONCRETE: XXXX
- CONCRETE BRACKETS: XXXX
- PAINT: XXXX
- SCREENING: XXXX



1 East (Left)  
1/4" = 1'-0"



2 West (Right)  
1/4" = 1'-0"



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Sweenor Builders Inc.  
1000 Main Street, Suite 100  
Newport, RI 02840  
Phone: 401.779.4341  
www.sweenorbuilders.com

CLIENT: Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

PROJECT: Renovation & Addition with Porch

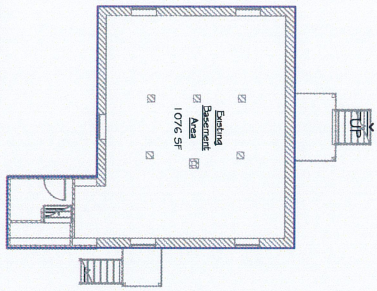
**NOT FOR CONSTRUCTION**

DATE:	2/27/24
PROJECT:	52 Berkeley Avenue
OWNER:	Bronya and Mitchell Belanger
DESIGNER:	ASOI
NO.	001

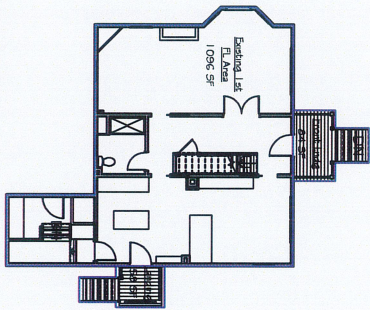
Exterior Elevations

ASOI

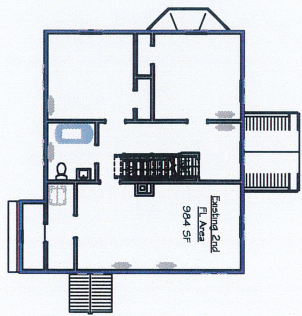




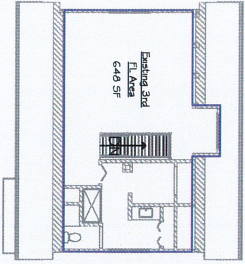
1 Basement Area Plan  
1/8" = 1'-0"



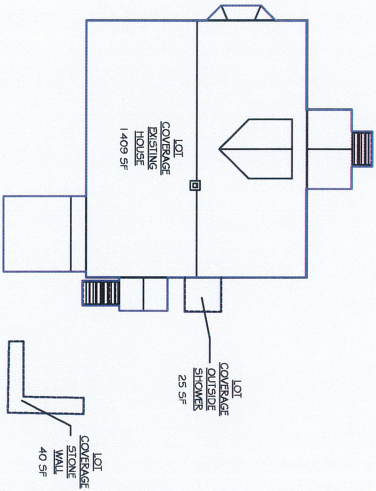
2 First Floor Area Plan  
1/8" = 1'-0"



3 Second Floor Area Plan  
1/8" = 1'-0"



4 Third Floor Area Plan  
1/8" = 1'-0"



5 Area Plan - Foot  
1/8" = 1'-0"

EXISTING SHED  
74 SF

OVERALL LOT SIZE - 6528 SF  
MAX LOT COVERAGE - 1943 SF (23.34%)  
Existing Lot Coverage - 1548 SF (18.59%)

Lot	Name	Area
Basement	Existing Basement Area	1076 SF
1st Floor	Existing 1st Fl. Area	1096 SF
2nd Floor	Existing 2nd Fl. Area	964 SF
3rd Floor	Existing 3rd Fl. Area	640 SF
Lot	Existing Lot Coverage	1403 SF
Lot	Lot Coverage Stone Wall	40 SF
Lot	Lot Coverage Outside Shower	25 SF
Lot	Lot Coverage Outside Shower	25 SF

Area Schedule

CLIENT **Bronya and Mitchell Belanger**

52 Berkeley Avenue  
Newport, RI 02840

PROJECT Existing Conditions

Sweenor Builders Inc.  
12 1/2 High Street  
Westerly, RI 02879  
P: 401.728.4341  
F: 401.728.4341



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

**NOT FOR CONSTRUCTION**

DATE: 1/28/24

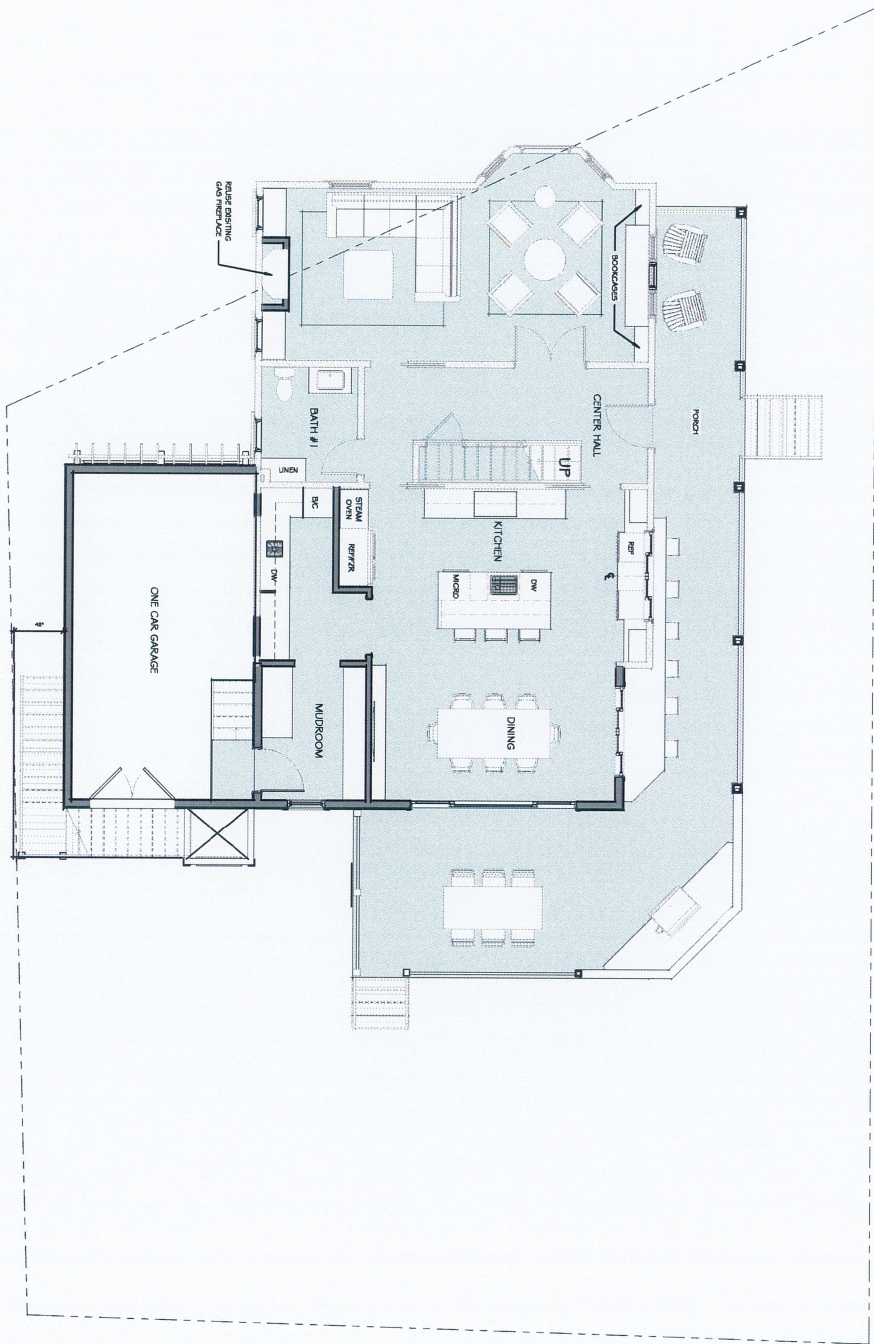
DRAWN BY: Adam Scahill

SCALE: 1/8" = 1'-0"

NO.	DATE

Area Plans & Schedule

G002



○ First Floor Plan  
1/4" = 1'-0"

CLIENT Bronya and Mitchell Belanger

52 Berkeley Avenue  
Newport, RI 02840

PROJECT  
Renovation & Addition with Porch

Sweenor Builders, Inc.  
52 Berkeley Avenue  
Newport, RI 02840  
P: 401.769.4341  
sweenorbuilders.com



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

**NOT FOR CONSTRUCTION**

PROPOSED  
DATE: 2/27/24

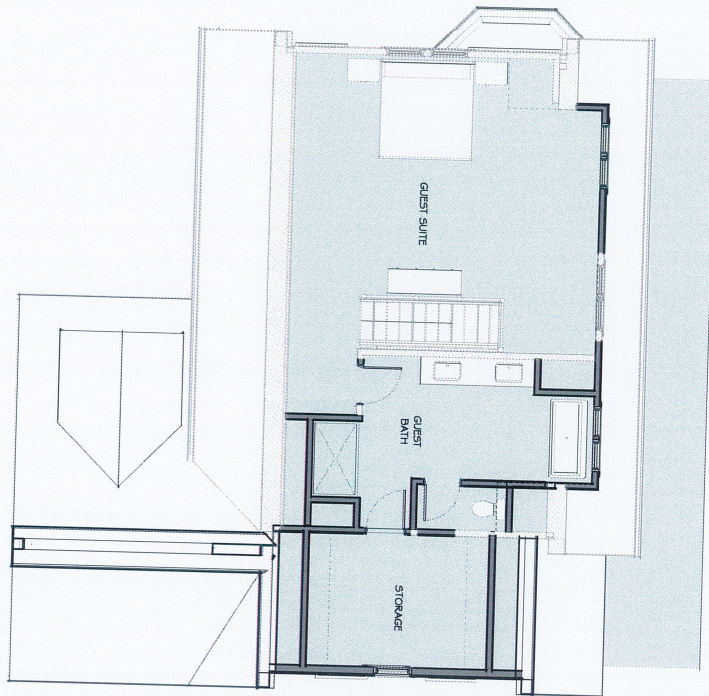
DRAWN BY: JF SCALE: 1/4" = 1'-0"

NO.	DATE

First Floor Interior  
Reference Plan

ID101





① Third Floor Plan  
1/4" = 1'-0"

Third Floor Interior  
Reference Plan

ID103

NO.	DATE

DATE: 03/29/24  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

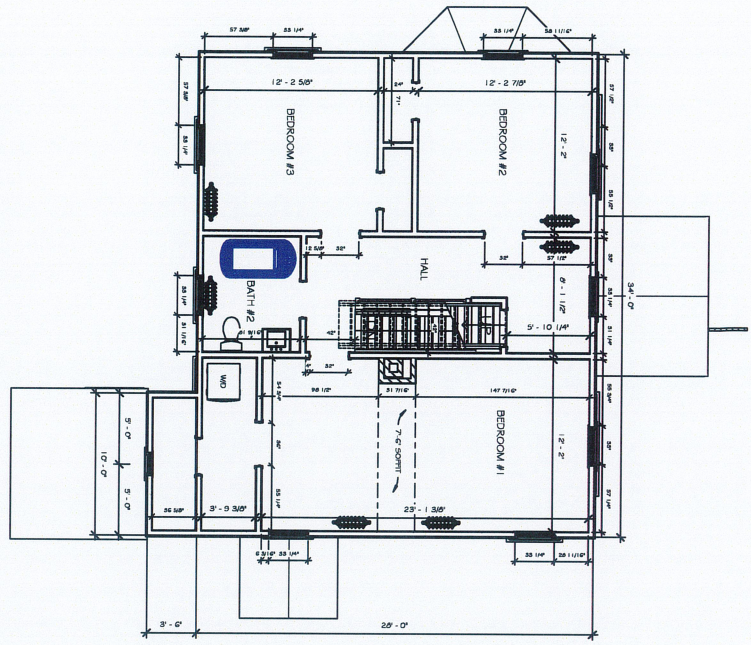
CLIENT: Bronya and Mitchell Belanger  
 52 Berkeley Avenue  
 Newport, RI 02840  
 PROJECT: Renovation & Addition with Porch

Sweenor Builders Inc.  
 121 High Street  
 Newport, RI 02840  
 P: 401.798.4441  
 sweenorbuilders.com

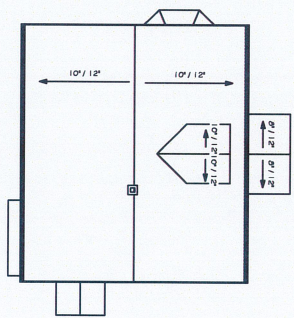


**SWEENOR BUILDERS**  
 DELIVER EXTRAORDINARY

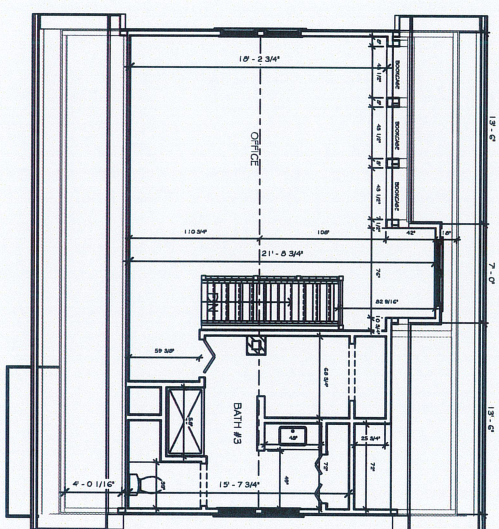




Existing Second Floor Plan  
1/8" = 1'-0"



Existing Roof Plan  
1/8" = 1'-0"



Existing Third Floor Plan  
1/8" = 1'-0"



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Contractor: Sweenor Builders, Inc.  
1000 Main Street  
Westfield, RI 02879  
P: 401-728-4841  
www.sweenorbuilders.com

CLIENT Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

PROJECT  
Existing Conditions

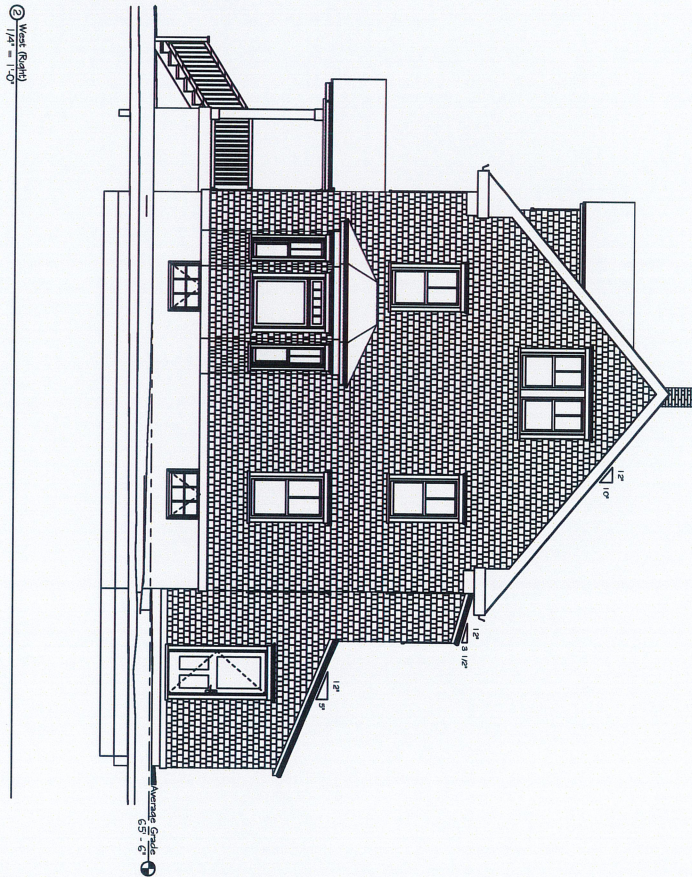
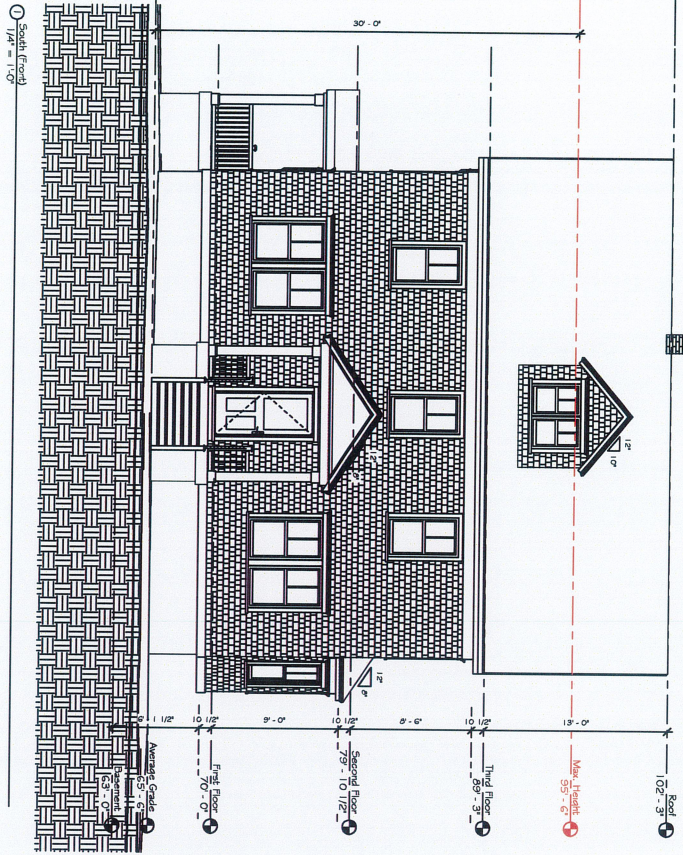
**NOT FOR CONSTRUCTION**

DATE: / / 2024  
DRAWN BY: U  
CHECKED BY: AS  
NO. \_\_\_\_\_  
DATE \_\_\_\_\_

Existing Floor Plans

G002b





**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

Sweenor Builders Inc.  
1141 789-4341  
sweenorbuilders.com

CLIENT Bronya and Mitchell Belanger

52 Berkeley Avenue  
Newport, RI 02840

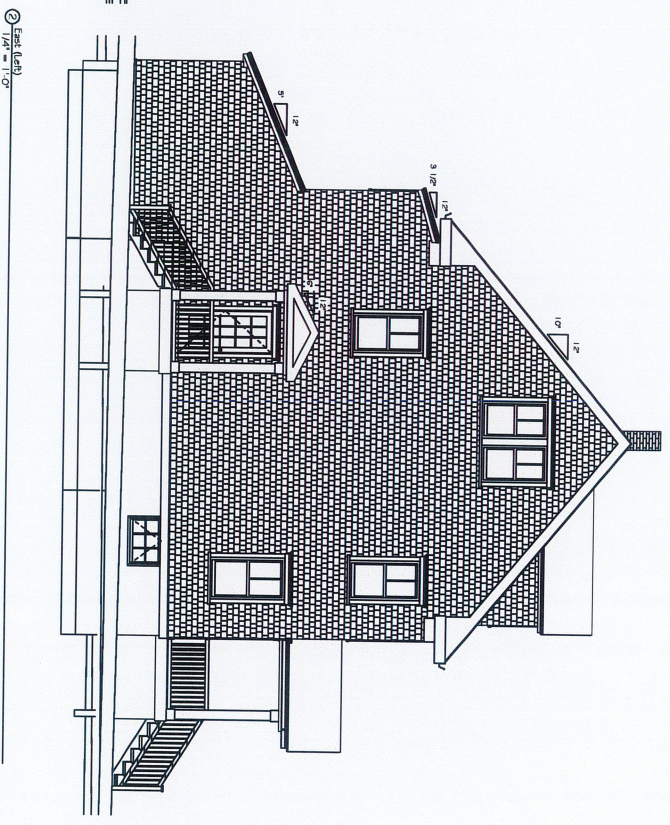
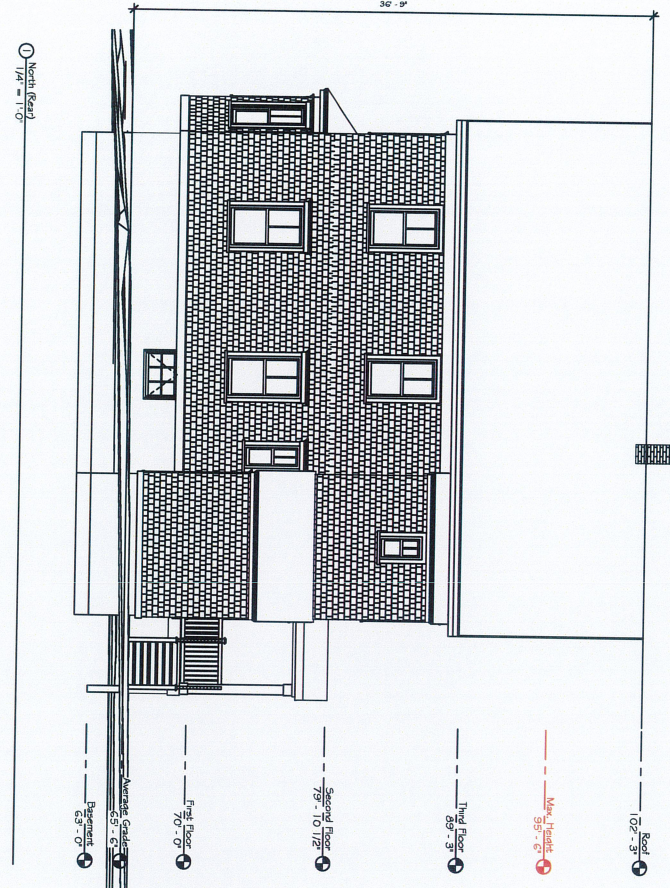
PROJECT Existing Conditions

**NOT FOR CONSTRUCTION**

DATE	1/26/24
SCALE	1/4" = 1'-0"
NO.	002c
DATE	

Existing Exterior Elevations

G002c



North (Right)  
1/4" = 1'-0"

East (Left)  
1/4" = 1'-0"

Roof 10'-3"  
Third Floor 59'-3"  
Second Floor 79'-10 1/2"  
First Floor 70'-0"  
Average Grade 63'-0"  
Parking

12/12  
12/12  
3.12'

Sweenor Builders Inc.  
12 High Street  
Warwick, RI 02889  
P: 401.709.4341  
www.sweenorbuilders.com



**SWEENOR BUILDERS**  
DELIVER EXTRAORDINARY

CLIENT Bronya and Mitchell Belanger  
52 Berkeley Avenue  
Newport, RI 02840

PROJECT  
Existing Conditions

DATE: 1/28/24  
DRAWN BY: U  
SCALE: 1/4" = 1'-0"  
REVISIONS:  
No. Date

No.	Date

Existing Exterior Elevations

G002D