Newport Zoning Application

ZBR 2023 - DEC - 014

(This box for staff use only)

Amended Application

DATE STAMP HERE

RECEIVED
JAN 16 2024

Date: January 12, 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: 17 Ayrault Street

Tax Assessor's Plat: 21 Lot: 053 Zoning District: R-10

☑ Special Use Permit **(Non-Conforming Alteration)** ☑ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use) ☐ Use Variance ☑ Modification

Property Owner: Island Dreams, LLC

Mailing Address: 7 Fairmount Avenue, Suite 2, Providence, RI 02908

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 7 Months (June 22, 2023)

Legally Authorized Representative *if applicable: J. Russell Jackson, Esq.

Mailing Address: 122 Touro Street, Newport, RI 02840

Email Address: jrjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____

Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 60 ft. Lot Area: 12,240 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 2,864 sq. ft.

Total square footage of the footprint of proposed buildings: 4,088 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	12,240	10,000	12,240
Coverage Area (sq. ft)	2,864	2,448	4,088
Lot Coverage (%)	23.4	20	33.4
Dwelling Units	4	4	5
Parking (# of spaces)	2	10	9
Front Setback (ft.)	8.5	15	8.5
Side Setbacks (ft.)	See Attached	10	See Attached
Rear Setback (ft.)	See Attached	20	See Attached
Height (ft.)	34	30	34

17 Ayrault Street

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft)	12,240	10,000	12,240
Coverage Area (sq. ft)	2,864	2,448	4,088
Lot Coverage (%)	23.4	20	33.4
Dwelling Units	4	4	5
Parking (# of spaces)	4	10	9
Front Setback (ft.)	8.5'	15'	8.5'
Side Setbacks (ft.) House Carriage House	 Northwest = 10.5' Southeast = 14' Northwest > 10' Southeast = 2.4'	 10' 10'	 Northwest = 10.5' Southeast = 14' Northwest > 10' Southeast = 2.4'
Rear Setback (ft.) House Carriage House	 > 20' 3.3'	 20' 10'	 > 20' 3.3'
Height (ft.)	34'	30'	34'

Newport Zoning Application

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

Present use of Premise: Four unit multi-family dwelling w/partial dwelling above carriage house.

Proposed use of Premise: Five unit-multi family dwelling including carriage house unit.

Summary of Proposed Alterations

The Applicant seeks relief under the following provisions of the Zoning Code:

Section 17.20.050	R-10 Lot Coverage
Section 17.20.060	R-10 Height Requirements
Section 17.20.070	R-10 Density Requirements
Section 17.104.020(B)	Parking Space Standards – Multifamily
Section 17.104.040(B)	Parking Space Design Standards
Section 17.72.030	Alteration to Non-conforming Development
Section 17-108	Variances & Special Use Permit

The Subject Property is an existing multi-family development containing four small dwelling units in the main building and livable space above the garrage/carriage house which also appears to have been used as a dwelling. The Applicant proposes to construct a significant addition to the rear of the existing residence which will provide additional living space and allow for the expansion of the four small existing dwelling units, which will be result in three (3) bedroom dwelling units and one (2) bedroom dwelling unit. The pre-existing living space on the second floor of the garage/carriage house appears to have been converted to a dwelling unit at some point in the past by a previous owner, although there is no evidence it was ever registered or approved by the City. The Applicant proposes to make minor interior modifications to formally convert this space into a designated legal one bedroom dwelling unit.

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 Subject Property is uniquely situated as a conforming lot of record with a pre-existing multifamily structure. The multifamily structure dates to the late 19th century and warrants preservation and restoration. Expansion of the livable square footage is also warranted to better accommodate modern residential living in the four existing dwelling units. Unlike other lots in the district, many of which are substandard, the Subject Property presents ample opportunity to enhance the existing dwelling units with resulting lot coverage that is comparable to neighboring lots. Indeed, the Subject Property's rectangular shape permits expansion without encroaching into setbacks, while also allowing for a parking area.

The existing historic multi-family structure and garage/carriage house building already exceed lot coverage and encroach into setbacks. Accordingly, alteration, expansion and modernization cannot be done without necessitating zoning relief. Strict application of the zoning code would deprive the Applicant of the ability to provide expanded modernized dwelling units, intended to be replete with more functional floor plans and space for standard amenities of modern living. The proposed work will respect the zoning ordinance requirements in all areas, except for lot coverage, which, as mentioned, is a hardship given the existing structure's size and demand for living space. The request for releif from building height is simply intended to allow the proposed addition to match the roof line of the existing house.

The Applicant requests the minimum variance necessary for the reasonable use of the property. The objective of the project is to provide modern dwelling units avaialble for year round rental. They will constititue the type of "workforce housing" that Newport desperately needs.

A regulatory variance for one parking space is needed. To the extent that the property does not meet the parking requirements applicable to multi-family and commercial properties, those are existing non-conformities. The narrow lot, however, does provide parking to the rear that opens onto a driveway leading out to Ayrault Street. This allows all vehicles to exit the property driving forward and not backing into the public right of way.

The Applicant proposes a thoughtful addition to ensure that the proposed improvement will both enhance and contribute to the residence, without posing injury to the neighborhood as a whole. The proposed work will not impair the zoning code or alter the general character of the surrounding neighborhood because the property will continue to be used as a multi-family home. The Application is in accord with the public convenience and welfare and meets or exceeds all of the conditions required in Section 17.108.10.

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.

Applicant Signature

January 12, 2024

Date

Owner Signature

Attorney for Applicant/Owner

Date

Newport Zoning Application

Applicable Standards for Approval of Variances and Special Use Permits for alterations to non-conforming developments

A. Variances – Newport Municipal Code Chapter 17.108

17.108.020.C.1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in GLRI §45-34-30(a)(16).

17.108.020.C.2. That the hardship is not the result of any prior action of the applicant

17.108.020.C.3. That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.

The zoning board of review, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings showing that:

a. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

B. Special Use Permit – Newport Municipal Code Chapter 17.109

For applicable Standards for Special Use Permit Categories 1-5, please see Newport Municipal Code Chapter 17.109.020 A-E

Category 6

A structure or land which is nonconforming by dimension, but the use of which is a use permitted by right in the district in which the land or structure is located, shall only be altered, changed, enlarged or subject to addition or intensification with respect to its nonconforming element(s) by obtaining a special use permit from the zoning board of review. Special use permits for alterations, changes, enlargements, or subject to addition or intensification with respect to its nonconforming element(s) must comply with the following:

1. The alteration, change, enlargement, addition or intensification will not increase the dimensional nonconformity, or a variance shall be obtained from the zoning board of review, subject to the affirmative determination of the standards for variances under 17.108.020.C.
2. Will not alter the character of the surrounding area within 200' of the property lines.
3. No net increase in stormwater runoff from the site.
4. All proposed lighting is Dark-Sky compliant.

Newport Zoning Application Submittal Requirements

ZBR _____-_____-_____ ☐ 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

Chapter 17.20. - R-10 RESIDENTIAL DISTRICT

17.20.30. - Dimension requirements.

A. The minimum lot area shall be ten thousand (10,000) square feet
B. The minimum lot width shall be eighty (80) feet.
(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.023)

17.20.40. - Setback requirements.

The minimum setback requirements are:
A. Front line, fifteen (15) feet;
B. Side line, ten feet;
C. Rear line, twenty (20) feet.

(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.024)

17.20.50. - Lot coverage requirements.

The portion of a lot to be covered by buildings shall not exceed twenty (20) percent.
(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.025

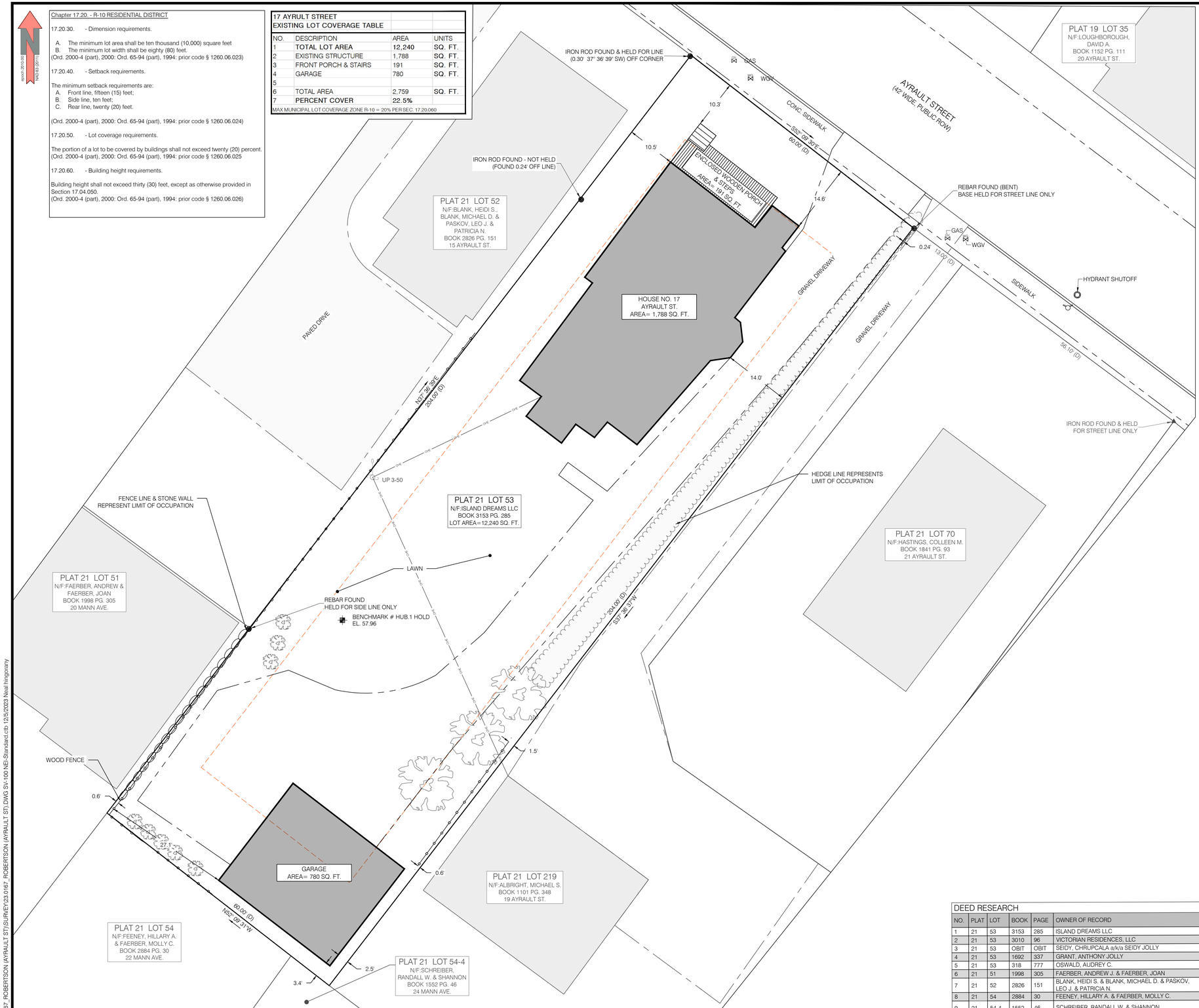
17.20.60. - Building height requirements.

Building height shall not exceed thirty (30) feet, except as otherwise provided in Section 17.04.050.
(Ord. 2000-4 (part), 2000: Ord. 65-94 (part), 1994: prior code § 1260.06.026)

17 AYRULT STREET
EXISTING LOT COVERAGE TABLE

NO.	DESCRIPTION	AREA	UNITS
1	TOTAL LOT AREA	12,240	SQ. FT.
2	EXISTING STRUCTURE	1,788	SQ. FT.
3	FRONT PORCH & STAIRS	191	SQ. FT.
4	GARAGE	780	SQ. FT.
5			
6	TOTAL AREA	2,759	SQ. FT.
7	PERCENT COVER	22.5%	

MAX MUNICIPAL LOT COVERAGE ZONE R-10 = 20% PER SEC. 17.20.060



1 SV-100 LIMITED CONTENT BOUNDARY SURVEY

Scale: 1" = 10'

0 10 15 20 30 50

SURVEY NOTES:

1. ZONING INFORMATION SHOW FROM RECORD INFORMATION, MAPS AND / OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
2. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND / OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
3. COORDINATE SYSTEM IS RI3800 / NAVD 88.
4. PLAN ELEMENTS ARE IN U.S SURVEY FEET.
5. TOPOGRAPHY IS OMITTED FROM SURVEY PLAN
6. ORTHOPHOTOGRAPHY SHOWN PER RIGIS STATEWIDE DIGITAL MULTISPECTRAL ORTHORECTIFIED AERIAL PHOTOGRAPHS. DATED SPRING 2021
7. ELEVATIONS SHOWN WITH * PER UAV DATA.
8. ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
9. PLAN IS NOT AS-BUILT UTILITY PLAN.
10. ABUTTING PROPERTY LINES SHOWN APPROXIMATELY PER TOWN GIS OR BEST AVAILABLE INFORMATION
11. FLOOD ZONE LINE IS SHOWN PER GRAPHIC PLOTTING ONLY, UNLESS OTHERWISE NOTED ON PLAN.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
13. LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND LATERALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL. # 1-800-344-7233 (1-800-DIG-SAFE).
   A. WATER - SURFACE FEATURES FIELD LOCATED
   B. SEPTIC - SURFACE FEATURES FIELD LOCATED
   C. GAS -SURFACE FEATURES FIELD LOCATED
   D. ELECTRIC - SURFACE FEATURES FIELD LOCATED - OVERHEAD LINES
   E. STORM DRAIN - SURFACE FEATURES FIELD LOCATED

ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.
NO SUBSURFACE UTILITY FEATURES INCLUDED

PLAN REFERENCE:

1. PLAN ENTITLED "AP 21, LOT 52, 15 AYRAULT STREET, NEWPORT, RI, 02842" BY NORTHEAST ENGINEERS AND CONSULTANTS, INC., AUGUST, 2012, SCALE 1" = 10' FOR MIKE BLANK OF 15 AYRAULT STREET.

2. PLAN ENTITLED "PLAN SHOWING PROPOSED DIVISION OF ASSESSORS 70, PLAT 21 INTO TWO PARCELS 'A' AND 'B' PROPERTY OF TERRENCE TOPPA AND PATRICIA M. TOPPA NOS. 21 AND 19 AYRAULT STREET, NEWPORT, R.I. MAY 1984 REVISED JUNE 1984, REVISED JULY 19, 1984, SCALE 1" = 20'.

DEED RESEARCH

NO.	PLAT	LOT	BOOK	PAGE	OWNER OF RECORD	DEED
1	21	53	3153	285	ISLAND DREAMS LLC	X
2	21	53	3010	96	VICTORIAN RESIDENCES, LLC	X
3	21	53	OBIT	OBIT	SEIDY, CHRUPCALA a/k/a SEIDY JOLLY	X
4	21	53	1692	337	GRANT, ANTHONY JOLLY	X
5	21	53	318	777	OSWALD, AUDREY C.	X
6	21	51	1998	305	FAERBER, ANDREW J. & FAERBER, JOAN	X
7	21	52	2826	151	BLANK, HEIDI S. & BLANK, MICHAEL D. & PASKOV, LEO J. & PATRICIA N.	X
8	21	54	2884	30	FEENEY, HILLARY A. & FAERBER, MOLLY C.	X
9	21	54-4	1552	46	SCHREIBER, RANDALL W. & SHANNON	X
10	21	219	1011	348	ALBRIGHT, MICHAEL S.	X
11	21	70	1841	93	HASTINGS, COLLEEN M.	X

LEGEND

- 100.00' — DIMENSION - EXISTING
- 100.00' — DIMENSION - PROPOSED
- 100.00' (D) — PLAN / DEED DIMENSION
- 100.00' (S) — SURVEY DIMENSION
- PROPERTY LINE - ABUTTING
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- SETBACKS
- 100.00 — GRADE CONTOUR - EXISTING
- 100.00 — GRADE CONTOUR - PROPOSED
- OHE — ELECTRIC - OVERHEAD (OHE)
- ETC — ELECTRIC - TELEPHONE - CABLE (ETC)
- UGE — ELECTRIC - UNDERGROUND (UGE)
- GAS — GAS (G)
- SAN — SANITARY SEWER (S)
- SD — STORM DRAIN (SD)
- W — WATER
- LOD — LIMIT OF DISTURBANCE (LOD)
- SED — SEDIMENT CONTROL (SED)
- LOD / SED — LOD / SED
- EDGE OF PAVEMENT - EXISTING
- FENCE - METAL
- FENCE - WOOD
- STONE WALL
- BRUSH LINE (APPROXIMATE)
- WETLAND LIMIT
- CATCH BASIN
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- WELL
- GATE VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- ELECTRIC BOX (ETC)
- UTILITY POLE
- DOWNSPOUT
- BENCHMARK
- CURB INLET
- STRUCTURE, EXISTING
- STRUCTURE, PROPOSED
- 4.24 — SPOT GRADE - EXISTING
- 4.24 — SPOT GRADE - PROPOSED
- TREE
- DRILL HOLE
- GRANITE BOUND
- REBAR / STEEL PIPE FOUND
- SPIKE
- WETLAND FLAG
- COASTAL FEATURE FLAG
- COASTAL BUFFER POST
- FLOW ARROW
- TH No. __ 48" SHGWT 80" LEDGE — SOIL EVALUATION

NEI Narragansett Engineering Inc.
Civil • Survey Structural Environmental Design
3102 East Main Road, Portsmouth RI 02871
Tel. 401.683.6630 www.nei-cds.com

SHEET TITLE
LIMITED CONTENT BOUNDARY SURVEY

SETH ROBERTSON
10 SMITH STREET, APT. 4, LOWELL MA 01851
T. 351-322-3171
E. SETH@SIXPACKGROUPLLC.COM

CC. LUIS MARTINEZ
E.LUIS.MARTINEZ@SIXPACKGROUPLLC.COM
LENWARD GATISON
E.LGATISON@SIXPACKGROUPLLC.COM

PROPERTY RECORD
17 AYRAULT ST, NEWPORT RI 02840
PLAT: 21, LOT: 53
ZONE:R10 AREA: 0.28 ACRES
N/F: ISLAND DREAMS LLC (PER ASSESSORS)

REF. NEI # 23.0167

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 (EFFECTIVE DATE), AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY - CLASS I
CLASS III (PHYSICAL FEATURES)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR THE PREPARATION OF A CLASS 1 LIMITED CONTENT BOUNDARY SURVEY PLAN FOR FUTURE SITE PLANNING.

NEAL P. HINGORANY
No. 2515
PROFESSIONAL LAND SURVEYOR
DRAFT FOR REVIEW ONLY

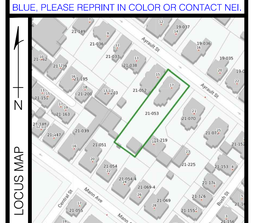
NEAL HINGORANY REG. 2515
COA: A38

nei-cds.com

PROJECT #	DATE	DRAWN	CHECK
23.0167	10/30/23	AS	NKH

No	DATE	REVISIONS/DESCRIPTION	BY

DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID. THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI.



SCALE ######## SV-100

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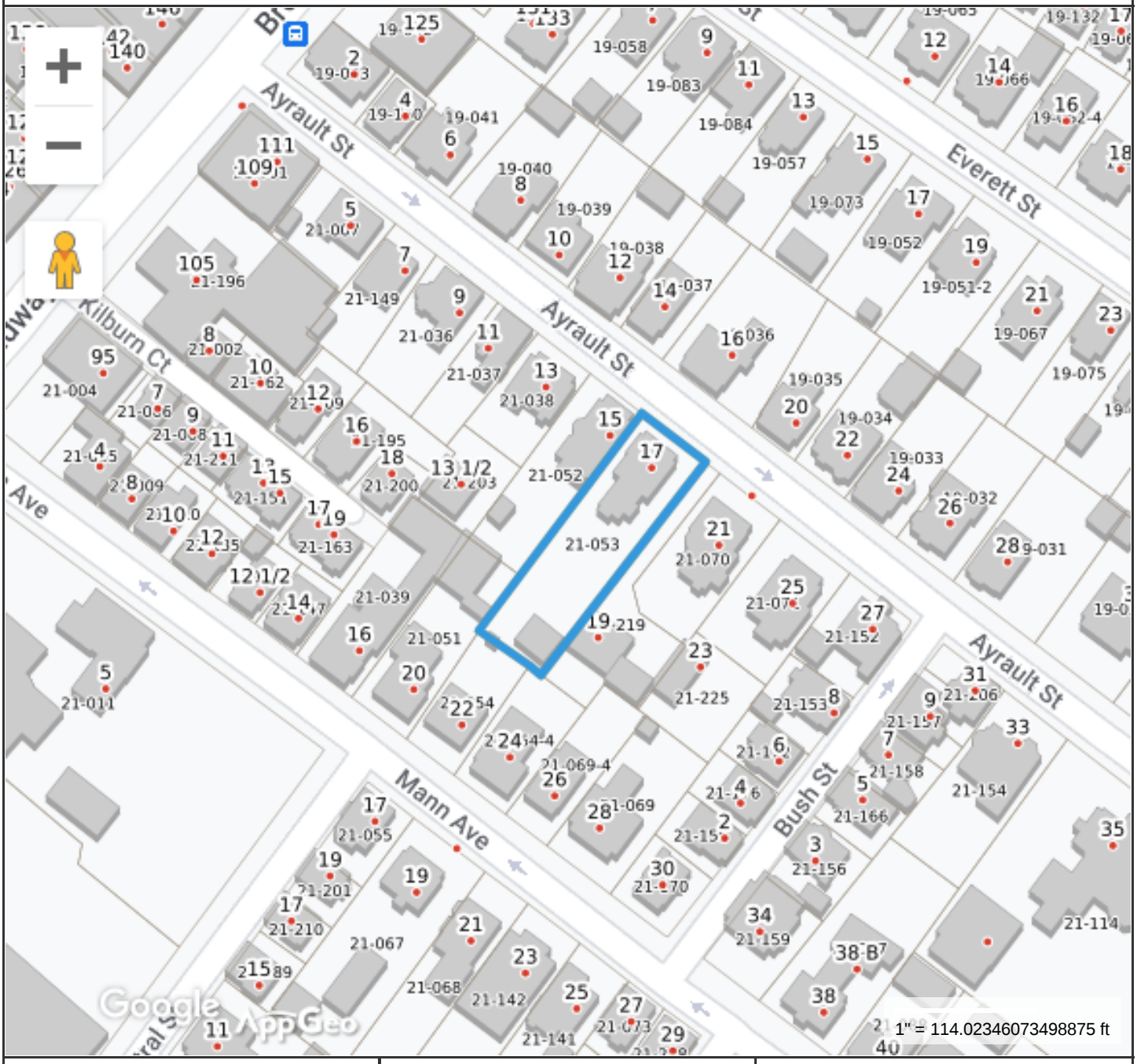


Property Information

ID	21-053
Location	17 AYRAULT ST
Owner	

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Newport

(Summary Data - may not be Complete Representation of Property)

Parcel: 21-053 **Location:** 17 AYRAULT ST **Owner:** ISLAND DREAMS LLC
Account: 3835 **User Acct:** R04036 **LUC:** 20 - 4-5 Family **Zoning:** R10

Parcel Values

Total: $786,300 **Land:** $207,300 **Land Area:** 12,240 SF **Building:** $427,800 **Assessed:** $786,300

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
3153-285	Warranty	06/22/2023	$1,050,000	VICTORIAN RESIDENCES LLC
3010-96	Warranty	06/14/2021	$1,150,000	CHRUPCALA SEIDY

Building Type: Apt House **Year Built:** 1880 **Grade:** B+ **Condition:** AV
Heat Fuel: Gas **Heat Type:** Hot Water **% Air Conditioned:** 0.00 **Fireplaces:** 1
Exterior Wall: Clapboard **Bsmnt Garage:** 0 **Roof Cover:** Asph/F Gls/C **# of Units:** 4
# of Rooms: 13 **# of Bedrooms:** 6 **Full Bath:** 5 **1/2 Baths:** 0

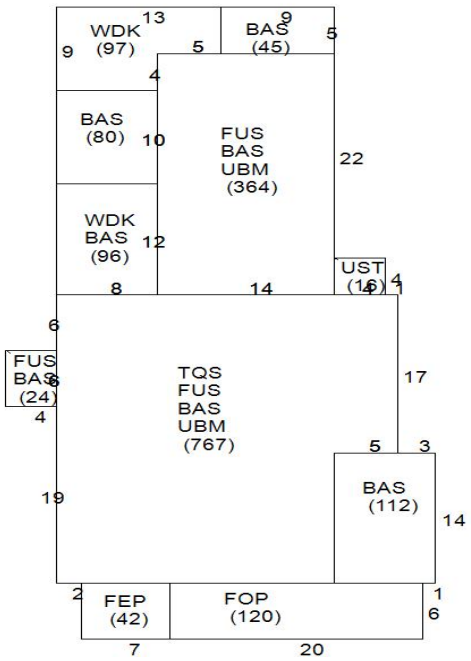
Yard Item(s)

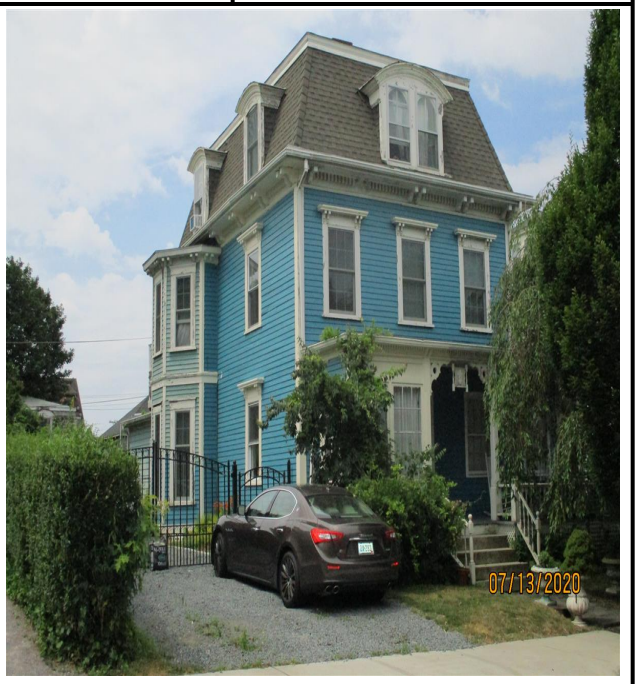
Description	Quantity	Size	Year	Condition	Quality	Value

Building Areas

Area	Net Area	Finished Area
Basement, Unfinished	1,131 SF	0 SF
Deck, Wood	193 SF	0 SF
First Floor	1,488 SF	1,488 SF
Porch, Enclosed, Finished	42 SF	0 SF
Porch, Open, Finished	120 SF	0 SF
Three Quarter Story	613.6 SF	613.6 SF
Upper Story, Finished	1,155 SF	1,155 SF
Utility, Storage, Unfinis	16 SF	0 SF

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





Newport

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3010-96	Warranty	06/14/2021	$1,150,000	CHRUPCALA SEIDY

Building Type:	**Year Built:**	**Grade:**	**Condition:**
Heat Fuel:	**Heat Type:**	**% Air Conditioned:**	**Fireplaces:**
Exterior Wall:	**Bsmnt Garage:**	**Roof Cover:**	**# of Units:**
# of Rooms:	**# of Bedrooms:**	**Full Bath:**	**1/2 Baths:**

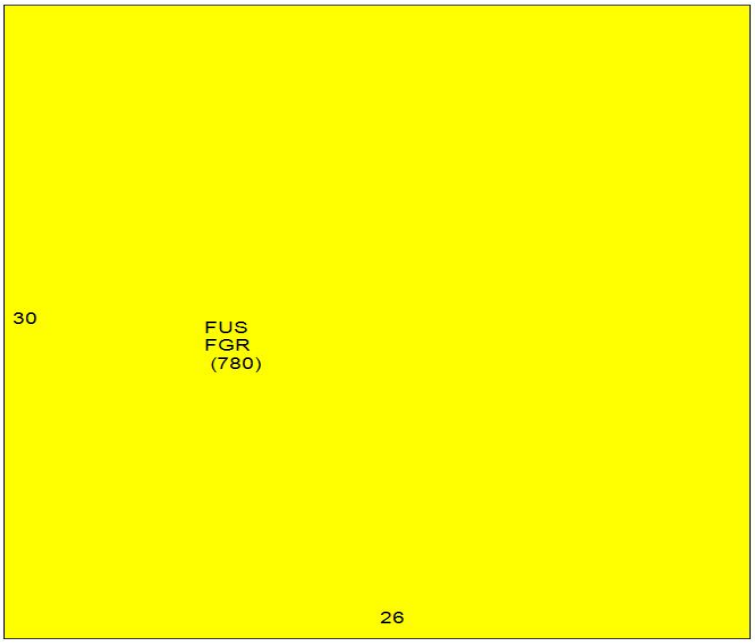
Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value

Building Areas

Area	Net Area	Finished Area
Garage	780 SF	0 SF
Upper Story, Finished	780 SF	780 SF

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



BINDER

01: EXTERIOR PERSPECTIVE - EXISTING

02: EXTERIOR PERSPECTIVE - PROPOSED

SIXPACK PROJECT

17 AYRAULT STREET
NEWPORT, RI 02840

Sheet List	
Sheet Number	
00: GENERAL	
A0.00	COVER
A0.02	SYMBOLS & ABBREVIATIONS
A0.03	EXISTING CONDITIONS
A0.05	AXONOMETRIC - EXISTING
A0.06	AXONOMETRIC - PROPOSED
A0.07	EXTERIOR PERSPECTIVES
A0.08	INTERIOR PERSPECTIVES
A0.09	NEIGHBORHOOD ANALYSIS
A0.10	NEIGHBORHOOD PLAN
A0.11	SITE PLAN - EXISTING
A0.12	SITE PLAN - PROPOSED
01: EXISTING FLOOR PLANS	
A1.01	FLOOR PLAN - HOUSE LEVEL 00 - EXISTING
A1.10	FLOOR PLAN - HOUSE LEVEL 01 - EXISTING
A1.11	FLOOR PLANS - CARRIAGE - EXISTING
A1.20	FLOOR PLAN - HOUSE LEVEL 02 - EXISTING
A1.30	FLOOR PLAN - HOUSE LEVEL 03 - EXISTING
A1.40	ROOF PLAN - HOUSE - EXISTING
A1.41	ROOF PLAN - CARRIAGE - EXISTING
02: PROPOSED FLOOR PLANS	
A2.01	FLOOR PLAN - HOUSE LEVEL 00 - PROPOSED
A2.10	FLOOR PLAN - HOUSE LEVEL 01 - PROPOSED
A2.20	FLOOR PLAN - HOUSE LEVEL 02 - PROPOSED
A2.30	FLOOR PLAN - HOUSE LEVEL 03 - PROPOSED
A2.40	ROOF PLAN - HOUSE - PROPOSED
07: BUILDING ELEVATIONS	
A7.10	HOUSE ELEVATION - NORTH - EXISTING
A7.11	HOUSE ELEVATION - SOUTH - EXISTING
A7.12	HOUSE ELEVATION - EAST & WEST - EXISTING
A7.13	CARRIAGE ELEVATIONS - EXISTING
A7.20	HOUSE ELEVATION - NORTH - PROPOSED
A7.21	HOUSE ELEVATION - SOUTH - PROPOSED
A7.22	HOUSE ELEVATION - EAST & WEST - PROPOSED
09: SECTIONS	
A9.01	LONGITUDINAL SECTION - NORTH - PROPOSED
A9.02	LONGITUDINAL SECTIONS - SOUTH - PROPOSED
A9.03	BUILDING CROSS SECTIONS - EAST & WEST - PROPOSED

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SIXPACK PROJECT
17 AYRAULT STREET
NEWPORT, RI 02840

Description:
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SYMBOLS & ABBREVIATIONS

17 AYRAULT STREET
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&	AND
L	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER
'	FEET, FOOT
"	INCHES
AB	ANCHOR BOLT
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADDN	ADDITION
ADDNL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR, ANCHORAGE
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
B&B	BALLED AND BURLAPPED
B/C	BOTTOM OF CURB
BD	BOARD
B/F	BOTTOM OF FOOTING
BIT	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLK(G)	BLOCKING
BM	BEAM
BM	BENCH MARK
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CAB	CABINET
CAL	CALIPER
CB	CATCH BASIN
CD	CEILING DIFFUSER
CEM	CEMENT
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CM	CONSTRUCTION MANAGER
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT(OR)
CPT	CARPET
CR	CEILING REGISTER
CTR	CENTER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CW	COLD WATER
DBL	DOUBLE
DET	DETAIL
DF	DRINKING FOUNATION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DL	DEAD LOAD
DMH	DRAINAGE MANHOLE
D	DOWN
DP	DISTRIBUTION PANEL
DR	DOOR
DWG	DRAWING
E	EAST
EA	EACH
EBU	EMERGENCY BATTERY UNIT
EJ	EXPANSION JOINT
EL	ELEVATION
ELECL	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F(6.0)	SQUARE FOOTING SIZE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN, FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FIXT	FIXTURE
FLASH	FLASHING
FLDG	FOLDING
FLR(G)	FLOORING
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FPRF(G)	FIREPROOF(ING)
FR	FRAME
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH(ED)
FURR	FURRING
FWC	FABRIC WALLCOVERING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS, GLAZING
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HGT	HEIGHT
HID	HIGH INTENSITY DISCHARGE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HTG	HEATING
HVAC	HEAT, VENT, A/C
HW	HOT WATER
ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDE(D)(ING)
ING	INSULATE(D)(ION)
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JST	JOIST
JT	JOINT
K	KIP(1,000 POUNDS)
K-FT	KIP FEET
LAM	LAMINATE(D)
LAV	LAVATORY
LB	POUND
LCC	LEAD COATED COPPER
LF	LINEAR FEET
LH	LEFT HAND
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
LT(G)	LIGHT(ING)
LTWT	LIGHTWEIGHT
M-DWGS	MECHANICAL DRAWINGS
MAS	MASONRY
MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
N	NORTH
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PA	PUBLIC ADDRESS
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISH(ED)
PP	POWER PANEL
PR	PAIR
PRTN	PARTITION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PV	PLUMBING VENT
PVC	POLYVINYL CHLROIDE
PVMT	PAVEMENT
QT	QUARRY TILE
QTY	QUANTITY
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEPT	RECEPTACLE
REF	REFERENCE
REINF	REINFORCE(D)(ING)
REQ'D	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISIONS, REVISED
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
S-DWGS	STRUCTURAL DRAWINGS
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SERV	SERVICE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILIAR
SMH	SANITARY MANHOLE
SPEC	SPECIFICATIONS
SQ	SQUARE
SSTL	STAINLESS STEEL
ST	STORM
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOPOF WALL
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPERED
THK	THICK(NESS)
THRES	THRESHOLD
TYP	TYPICAL
TV	TELEVISION
U	UP
UG	UNDERGROUND
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
UNFIN	UNFINISHED
UV	UNIT VENTILATOR
V	VENT
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VENT	VENTILATOR
VIF	VERIFY IN FIELD
VWC	VINYL WALLCOVERING
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
W/C	WALK-IN CLOSET
WP	WATERPROOF, WORK POINT
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
YD	YARD

MATERIAL DESIGNATIONS

- EARTH/ COMPACT FILL
- COMMON FACE BRICK
- METALS
- ROUGH WOOD - CONTINUOUS
- PLYWOOD
- BATT INSULATION
- ACOUSTICAL TILE
- GYPSUM WALLBOARD
- POROUS FILL/ GRAVEL
- CAST IN PLACE/PRECAST CONCRETE
- CONCRETE BLOCK
- FINISH WOOD
- BLOCKING (NON-CONTINUOUS)
- SPRAY FOAM INSULATION
- RIGID INSULATION

SYMBOL DESIGNATIONS

WALL TYPE	ELEVATION TAG	DRAWING TITLE TAG	
DOOR ID	ROOM TAG		
WINDOW ID		FLOOR ELEVATION	
CSI CONSTRUCTION NOTE 00 00 00	COLUMN GRID TAG	SECTION TAG	
HANDICAP ACCESS TAG	NORTH ARROW		
REVISION TAG		ENLARGED DETAIL TAG	

CLIENT INFORMATION

CLIENT NAME:	CLIENT NAME
CLIENT COMPANY:	CLIENT COMPANY
CLIENT PHONE #:	CLIENT NUMBER
CLIENT EMAIL:	CLIENT EMAIL

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EXISTING CONDITIONS

01: EXISTING VIEW - FRONT

02: EXISTING VIEW - REAR

03: EXISTING VIEW - OVERGROWTH

04: EXISTING VIEW - CARRIAGE HOUSE

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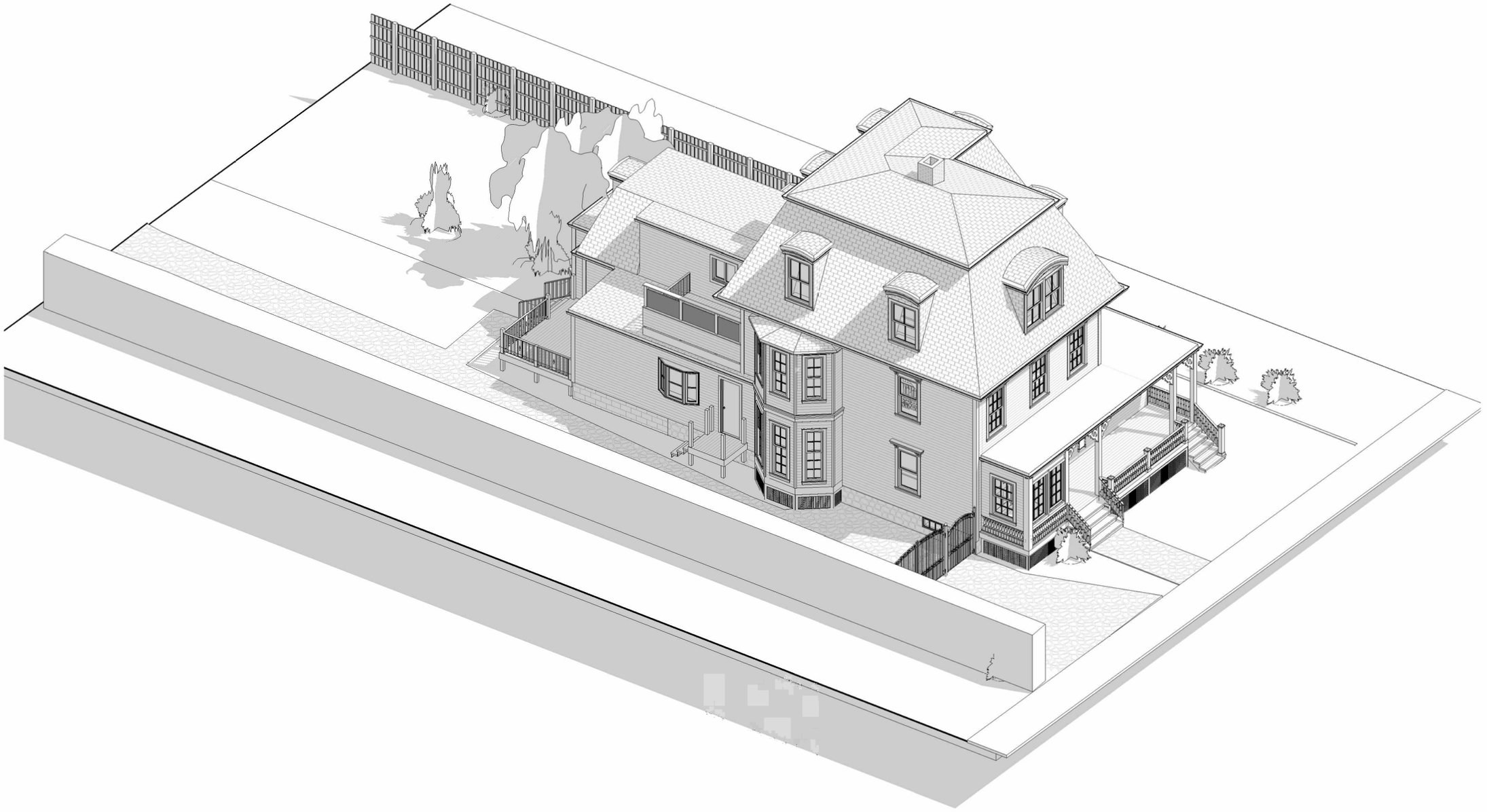
AXONOMETRIC - EXISTING



1 A0.05 AXONOMETRIC - EXISTING

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AXONOMETRIC - EXISTING

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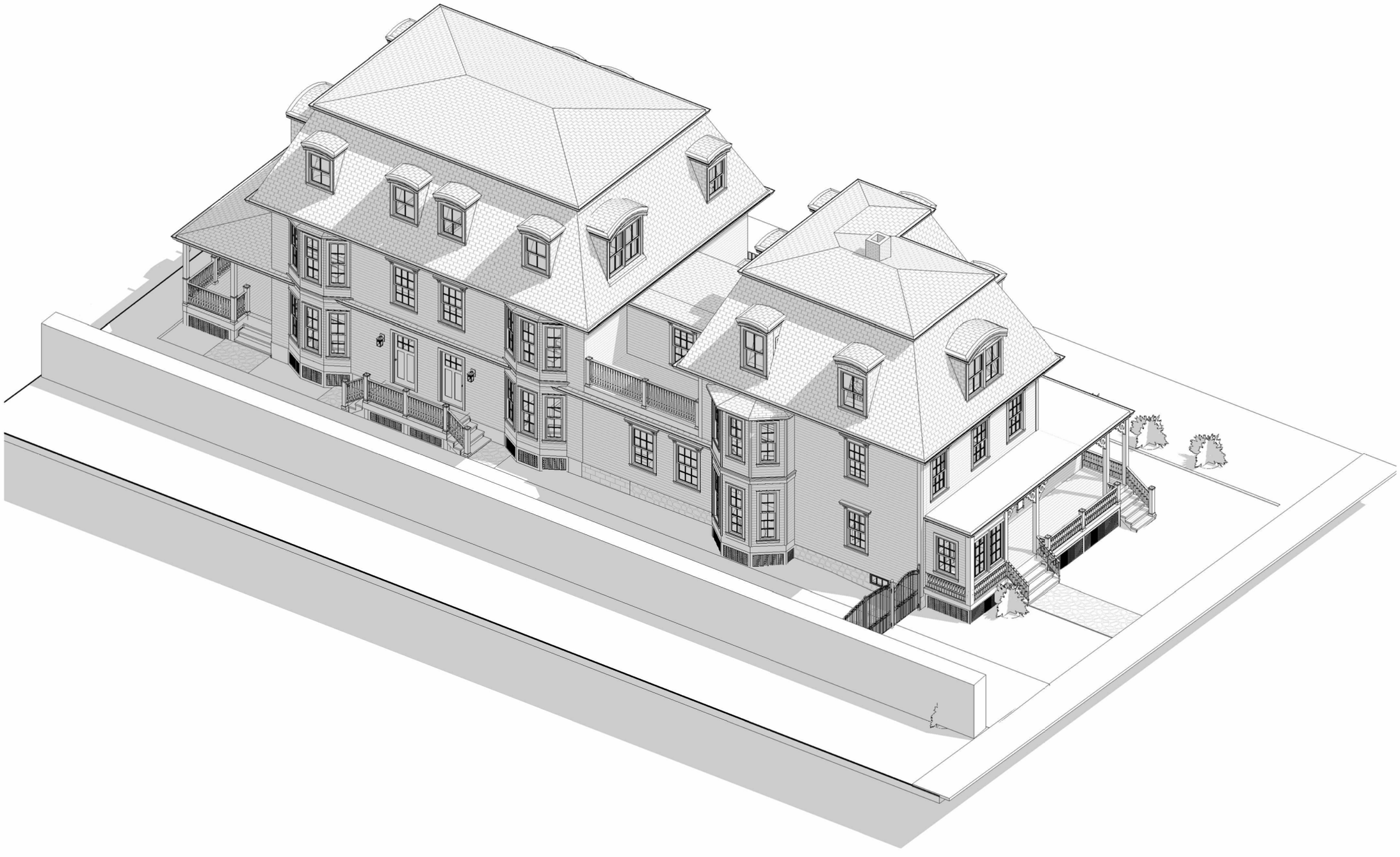
AXONOMETRIC - PROPOSED



1 / A0.06 AXONOMETRIC - PROPOSED

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AXONOMETRIC - PROPOSED

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EXTERIOR PERSPECTIVES

01: EXTERIOR PERSPECTIVE - HOUSE LEFT

02: EXTERIOR PERSPECTIVE - TOWNHOUSE DRIVE

03: EXTERIOR PERSPECTIVE - HOUSE RIGHT

04: EXTERIOR PERSPECTIVE - TOWNHOUSE BACK

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EXTERIOR PERSPECTIVES

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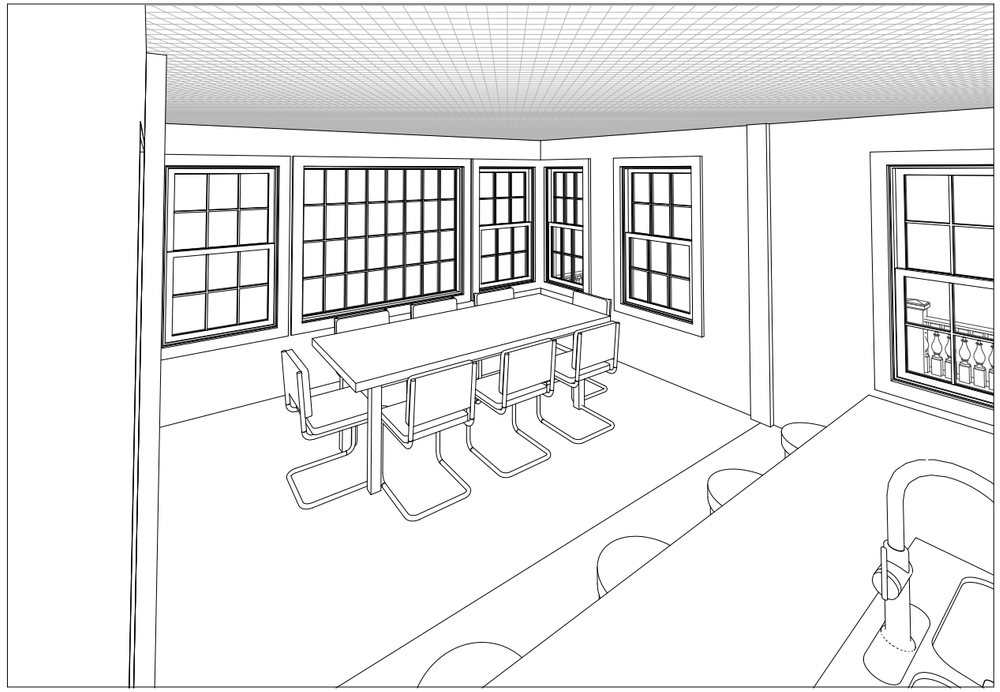
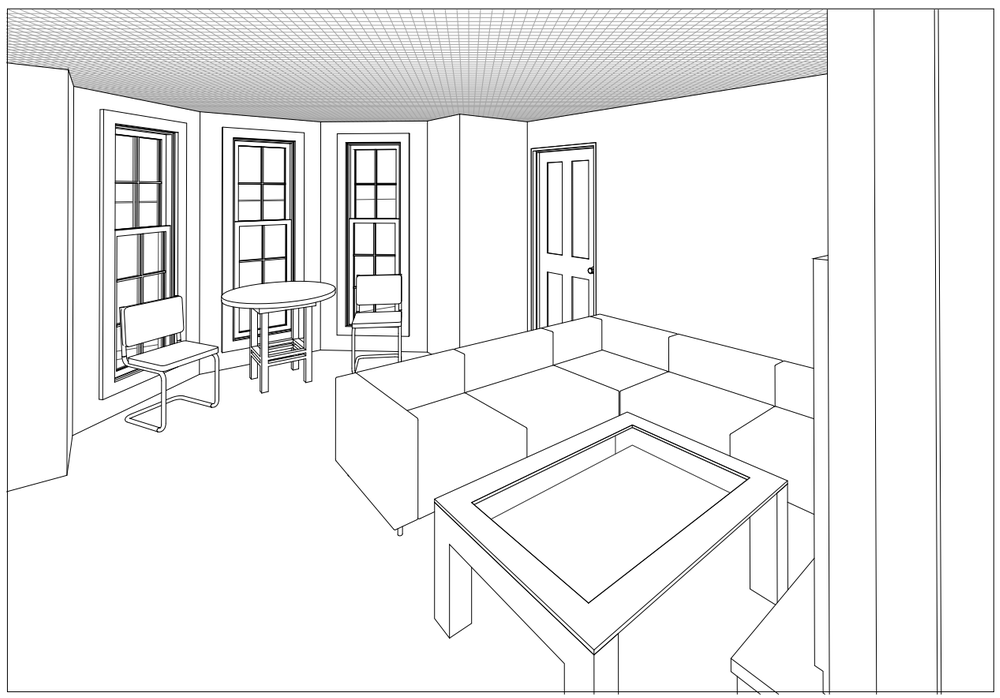
INTERIOR PERSPECTIVES

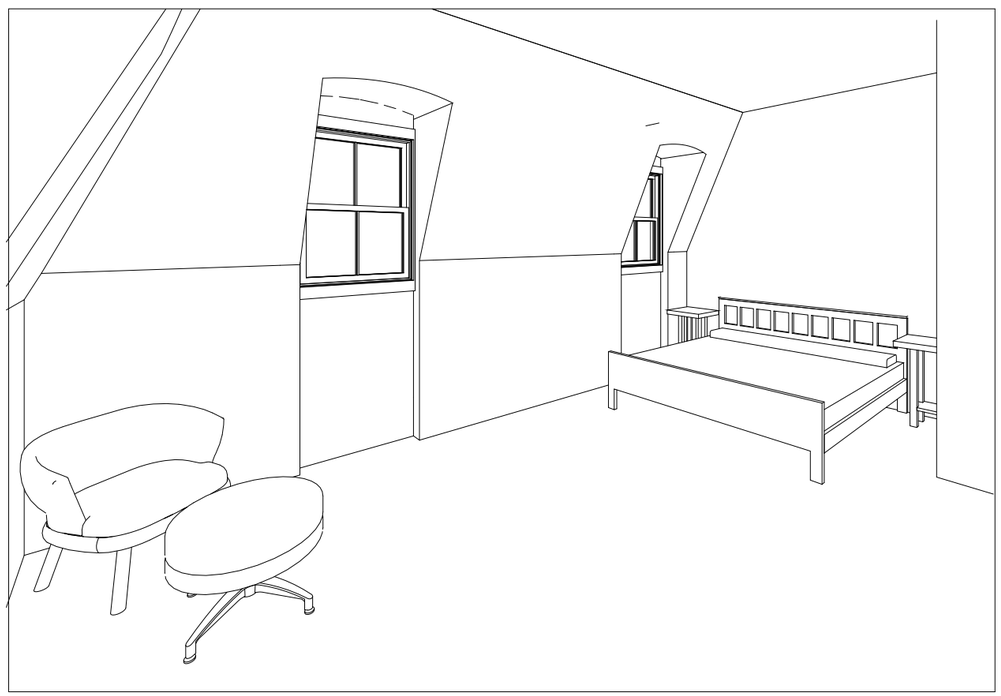


01: INTERIOR PERSPECTIVE - H1 DINING ROOM

02: INTERIOR PERSPECTIVE - T1 LIVING ROOM



03: INTERIOR PERSPECTIVE - H1 LIVING ROOM



04: INTERIOR PERSPECTIVE - T1 MASTER BEDROOM

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Description:
INTERIOR PERSPECTIVES

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NEIGHBORHOOD ANALYSIS

PROPOSED

ID	ADRESS	LOT (AC)	LOT (SF)	OUTBLDGS	BUILDING	COVERAGE
21-053	17 AYRAULT ST	.28	12,240	786SF	3,087SF	33.4%

ID	Address	Lot Size (ac)	Lot Size (sf)	Outbuildings Footprint (sf)	Building Footprint (sf)	Total Footprint (sf)	Building Coverage
21-225	23 Ayrault St	0.11	4949.00	0.00	776.00	776.00	15.68%
19-36	16 Ayrault St	0.19	8411.00	0.00	1553.00	1553.00	18.46%
21-68	21 Mann Ave	0.23	9890.00	0.00	1897.00	1897.00	19.18%
19-51-2	19 Everett St	0.18	7710.00	80.00	1439.00	1519.00	19.70%
21-195	16 Kilburn Ct	0.10	4302.00	0.00	869.00	869.00	20.20%
19-39	10 Ayrault St	0.12	5442.00	0.00	1182.00	1182.00	21.72%
21-53	17 Ayrault St	0.28	12,240.0	780.00	1,914.0	2694.00	22.01%
19-33	24 Ayrault St	0.13	5,732.0	0.00	1,333.0	1333.00	23.26%
21-69-4	26 Mann Ave	0.11	4813.00	0.00	1120.00	1120.00	23.27%
19-57	13 Everett St	0.14	6,214.0	320.00	1,157.0	1477.00	23.77%
21-54	22 Mann Ave	0.11	5000.00	0.00	1248.00	1248.00	24.96%
21-69	28 Mann Ave	0.18	7687.00	0.00	1948.00	1948.00	25.34%
21-52	15 Ayrault St	0.18	7710.00	160.00	1809.00	1969.00	25.54%
19-52	17 Everett St	0.17	7515.00	120.00	1818.00	1938.00	25.79%
21-37	11 Ayrault St	0.12	5351.00	64.00	1334.00	1398.00	26.13%
19-35	20 Ayrault St	0.13	5,740.0	0.00	1,506.0	1506.00	26.24%
19-84	11 Everett St	0.14	6129.00	0.00	1642.00	1642.00	26.79%
19-32	26 Ayrault St	0.13	5865.00	0.00	1578.00	1578.00	26.91%
21-219	19 Ayrault St	0.16	6790.00	560.00	1280.00	1840.00	27.10%
21-67	19 Mann Ave	0.23	9870.00	1560.00	1117.00	2677.00	27.12%
19-67	21 Everett St	0.18	7855.00	420.00	1739.00	2159.00	27.49%
21-36	9 Ayrault St	0.11	4823.00	0.00	1338.00	1338.00	27.74%
21-149	7 Ayrault St	0.11	4,780.0	240.00	1,093.0	1333.00	27.89%
21-70	21 Ayrault St	0.15	6,585.0	0.00	2,019.0	2019.00	30.66%
21-71	25 Ayrault St	0.17	7560.00	0.00	2319.00	2319.00	30.67%
21-142	23 Mann Ave	0.17	7478.00	0.00	2392.00	2392.00	31.99%
21-170	30 Mann Ave	0.07	3173.00	0.00	1015.00	1015.00	31.99%
21-155	2 Bush St	0.06	2707.00	0.00	898.00	898.00	33.17%
21-54-4	24 Mann Ave	0.11	4975.00	0.00	1656.00	1656.00	33.29%
19-83	9 Everett St	0.14	6046.00	480.00	1534.00	2014.00	33.31%
21-203	13 1/2 Ayrault St	0.08	3479.00	0.00	1171.00	1171.00	33.66%
19-40	8 Ayrault St	0.14	6273.00	600.00	1583.00	2183.00	34.80%
21-38	13 Ayrault St	0.10	4317.00	0.00	1537.00	1537.00	35.60%
19-37	14 Ayrault St	0.10	4413.00	0.00	1631.00	1631.00	36.96%
21-11	5 Mann Ave	1.00	43560.00	4286.00	12041.00	16327.00	37.48%
19-34	22 Ayrault St	0.13	5723.00	819.00	1409.00	2228.00	38.93%
21-51	20 Mann Ave	0.17	7545.00	1320.00	1620.00	2940.00	38.97%
19-73	15 Everett St	0.15	6,642.0	640.00	1,990.0	2630.00	39.60%
19-38	12 Ayrault St	0.13	5569.00	740.00	1482.00	2222.00	39.90%
21-200	18 Kilburn Ct	0.05	2375.00	0.00	996.00	996.00	41.94%
21-209	12 Kilburn Ct	0.06	2,680.0	0.00	1,140.0	1140.00	42.54%
21-153	8 Bush St	0.08	3,320.0	209.00	1,230.0	1439.00	43.34%
21-172	6 Bush St	0.05	2,360.0	0.00	1,038.0	1038.00	43.98%
21-152	27 Ayrault St	0.11	4585.00	360.00	1756.00	2116.00	46.15%
21-148	12 1/2 Mann Ave	0.05	2,368.0	308.00	835.0	1143.00	48.27%
21-55	17 Mann Ave	0.04	1804.00	0.00	881.00	881.00	48.84%
21-135	12 Mann Ave	0.05	2203.00	0.00	1178.00	1178.00	53.47%
21-163	17-19 Kilburn Ct	0.06	2516.00	0.00	1359.00	1359.00	54.01%
21-151	13-15 Kilburn Ct	0.06	2462.00	0.00	1359.00	1359.00	55.20%
21-39	16 Mann Ave	0.17	7525.00	0.00	4254.00	4254.00	56.53%
21-176	4 Bush St	0.05	2285.00	0.00	1314.00	1314.00	57.51%
21-147	14 Mann Ave	0.05	2293.00	150.00	1184.00	1334.00	58.18%
Average		0.15	6437.40	299.28	1660.45	1959.72	31.53%

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NEIGHBORHOOD ANALYSIS

Date Issued:
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NEIGHBORHOOD PLAN

1 / A0.10 NEIGHBORHOOD PLAN
1" = 30'-0"

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SICPACK PROJECT

17 AYRAULT STREET
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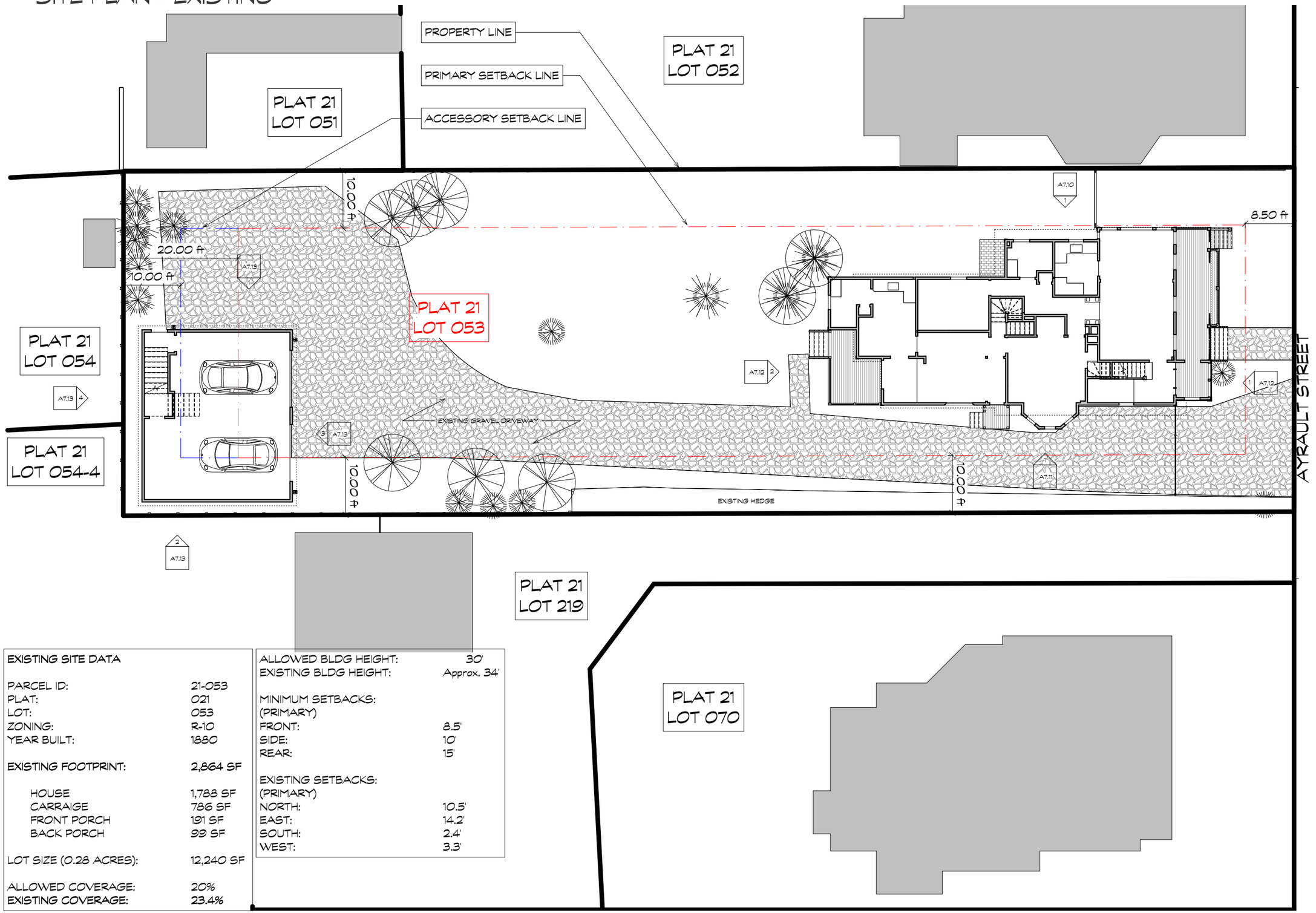
Description:
NEIGHBORHOOD PLAN

Date Issued:
1/15/2024

Scale:
AS NOTED

A0.10

SITE PLAN - EXISTING



EXISTING SITE DATA	
PARCEL ID:	21-053
PLAT:	021
LOT:	053
ZONING:	R-10
YEAR BUILT:	1880
EXISTING FOOTPRINT:	**2,864 SF**
HOUSE	1,788 SF
CARRAIGE	786 SF
FRONT PORCH	191 SF
BACK PORCH	99 SF
LOT SIZE (0.28 ACRES):	12,240 SF
ALLOWED COVERAGE:	20%
EXISTING COVERAGE:	**23.4%**

ALLOWED BLDG HEIGHT:	30'
EXISTING BLDG HEIGHT:	Approx. 34'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	8.5'
SIDE:	10'
REAR:	15'
EXISTING SETBACKS: (PRIMARY)	
NORTH:	10.5'
EAST:	14.2'
SOUTH:	2.4'
WEST:	3.3'

1 / A0.11 SITE PLAN - EXISTING
1/8" = 1'-0"

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Description:
SITE PLAN - EXISTING

Date Issued:
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Scale:
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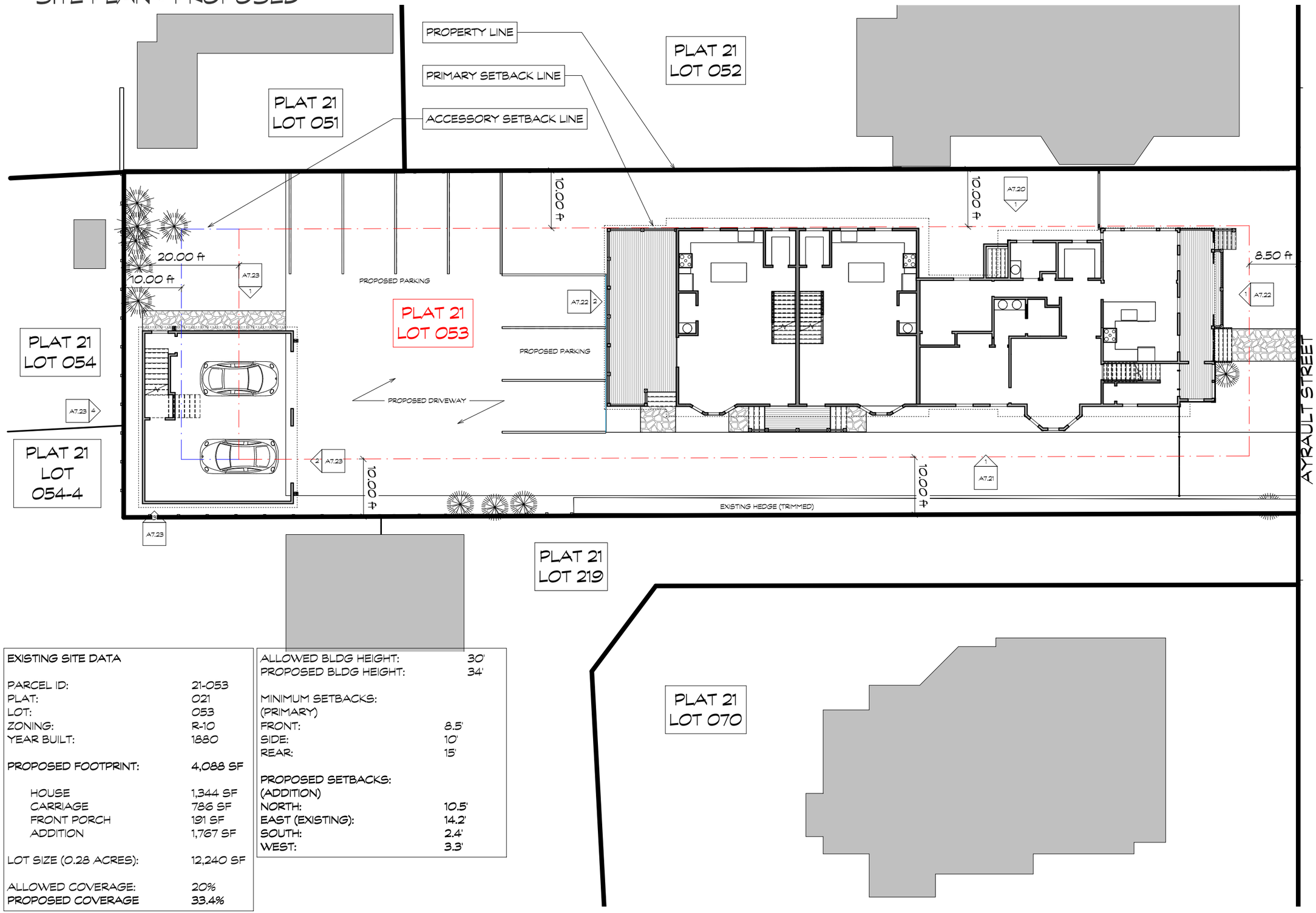
A0.11

SITE PLAN - PROPOSED



EXISTING SITE DATA	
PARCEL ID:	21-053
PLAT:	021
LOT:	053
ZONING:	R-10
YEAR BUILT:	1880
PROPOSED FOOTPRINT:	4,088 SF
HOUSE	1,344 SF
CARRIAGE	786 SF
FRONT PORCH	191 SF
ADDITION	1,767 SF
LOT SIZE (0.28 ACRES):	12,240 SF
ALLOWED COVERAGE:	20%
PROPOSED COVERAGE	33.4%

ALLOWED BLDG HEIGHT:	30'
PROPOSED BLDG HEIGHT:	34'
MINIMUM SETBACKS:	
(PRIMARY)	
FRONT:	8.5'
SIDE:	10'
REAR:	15'
PROPOSED SETBACKS:	
(ADDITION)	
NORTH:	10.5'
EAST (EXISTING):	14.2'
SOUTH:	2.4'
WEST:	3.3'

1 / A0.12 SITE PLAN - PROPOSED
1/8" = 1'-0"

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Description:
SITE PLAN - PROPOSED

Date Issued:
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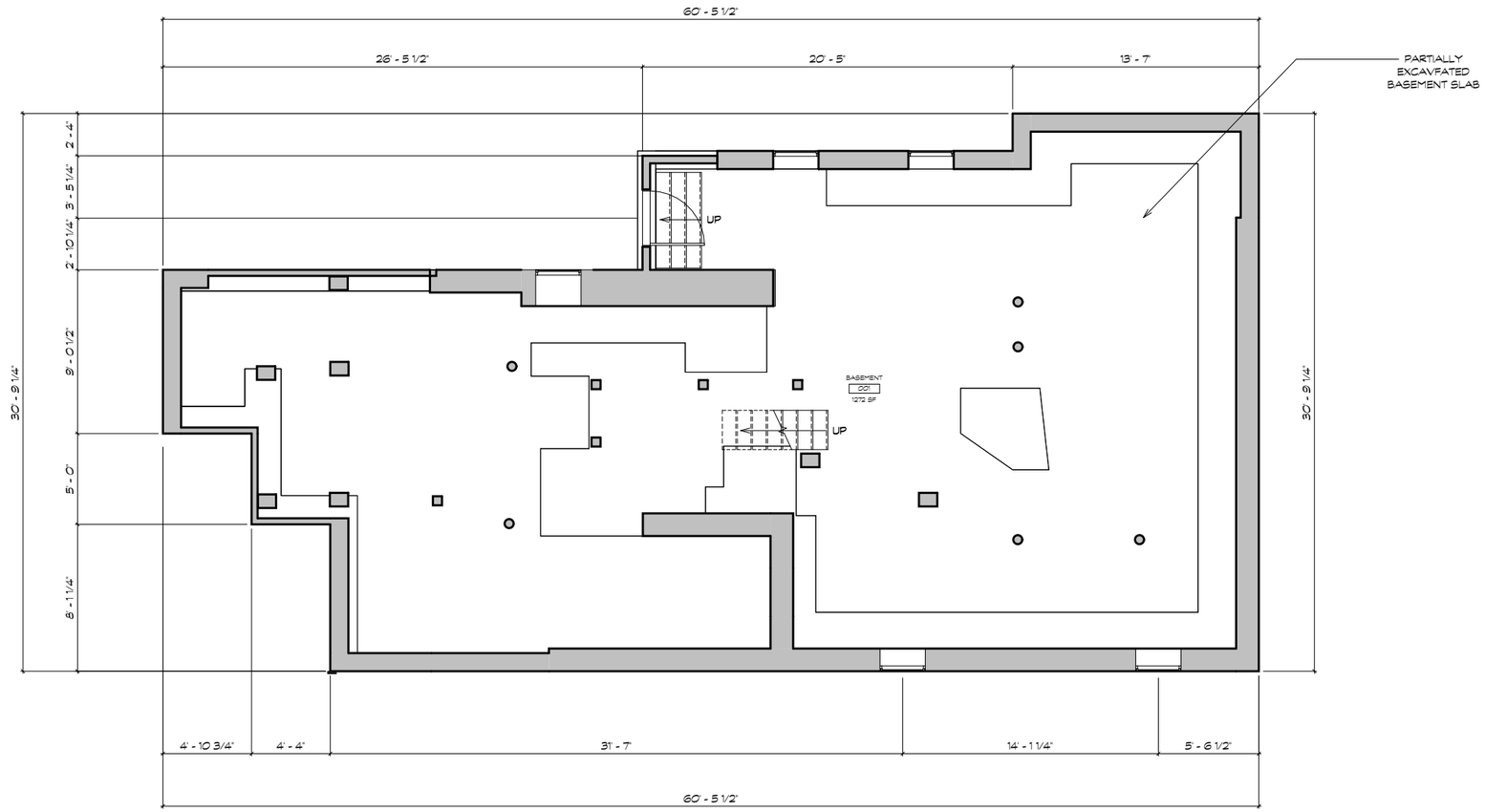
Scale:
AS NOTED

A0.12

FLOOR PLAN - HOUSE LEVEL 00 - EXISTING



1 / A1.01 FLOOR PLAN - HOUSE LEVEL 00 - EXISTING

1/4" = 1'-0"

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FLOOR PLAN - HOUSE LEVEL 00 - EXISTING

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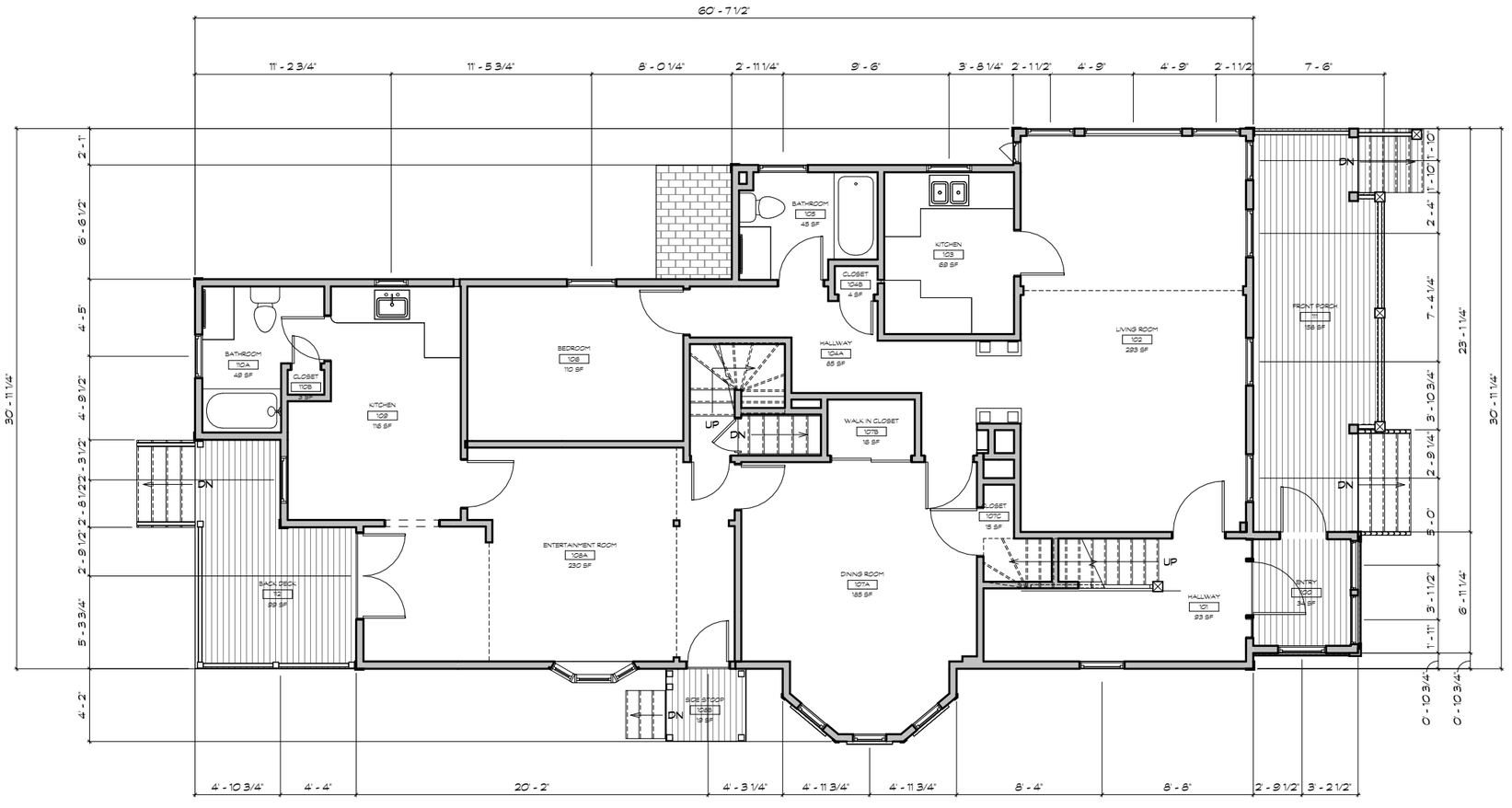
A1.01

FLOOR PLAN - HOUSE LEVEL 01 - EXISTING



1 / A1.10 FLOOR PLAN - HOUSE LEVEL 01 - EXISTING

1/4" = 1'-0"

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FLOOR PLAN - HOUSE LEVEL 01 - EXISTING

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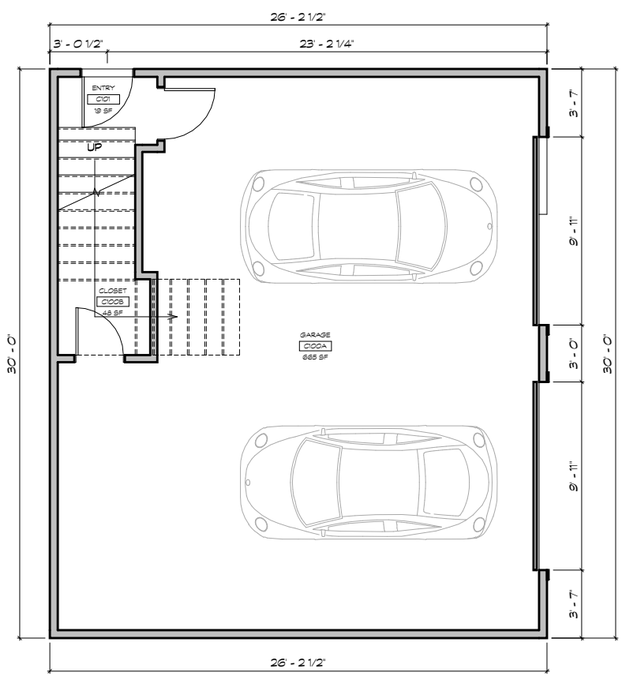
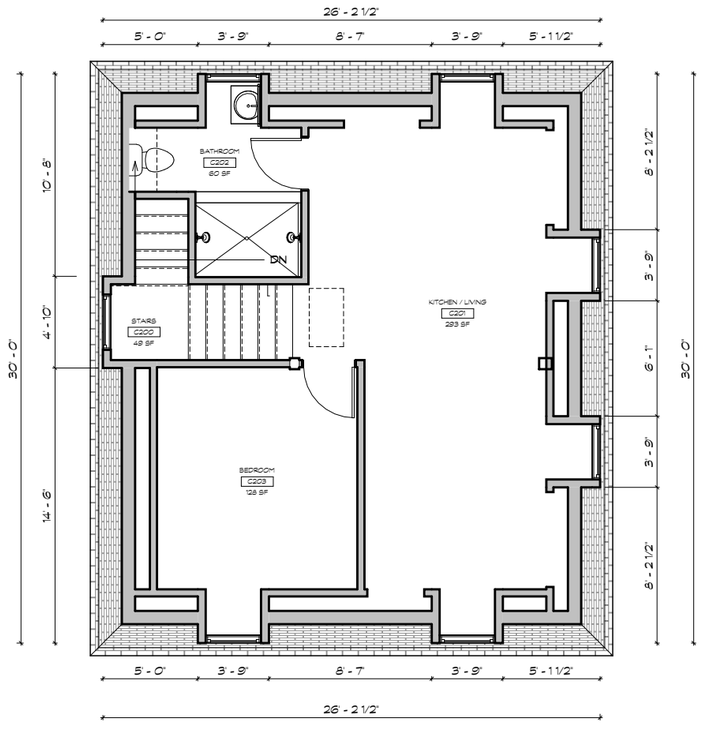
FLOOR PLANS - CARRIAGE - EXISTING



1 A1.11 FLOOR PLAN - CARRIAGE LEVEL 01 - EXISTING

1/4" = 1'-0"



2 A1.11 FLOOR PLAN - CARRIAGE LEVEL 02 - EXISTING

1/4" = 1'-0"

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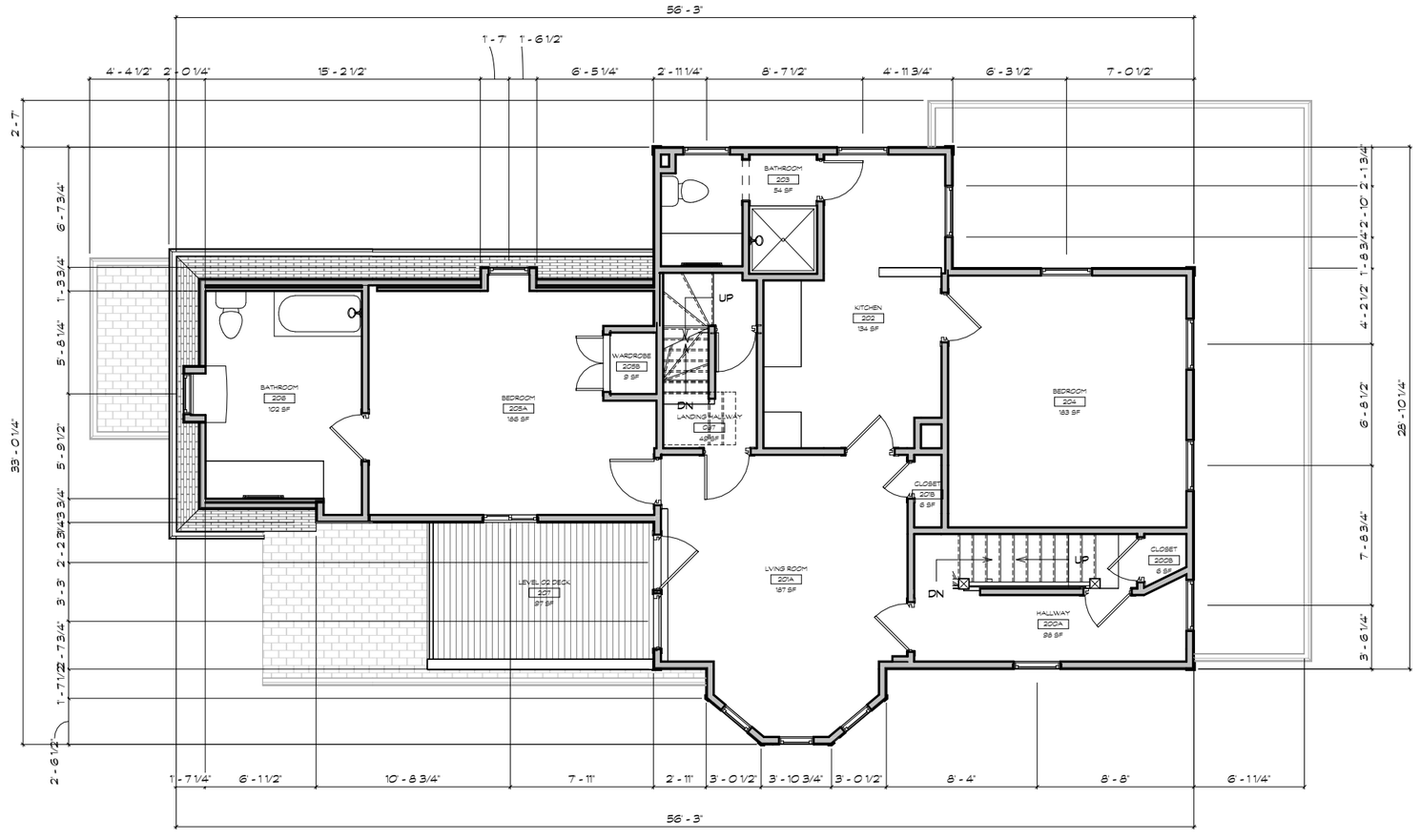
FLOOR PLAN - HOUSE LEVEL 02 - EXISTING



1 / A1.20 FLOOR PLAN - HOUSE LEVEL 02 - EXISTING

1/4" = 1'-0"

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FLOOR PLAN - HOUSE LEVEL 02 - EXISTING

Date Issued:
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Scale:
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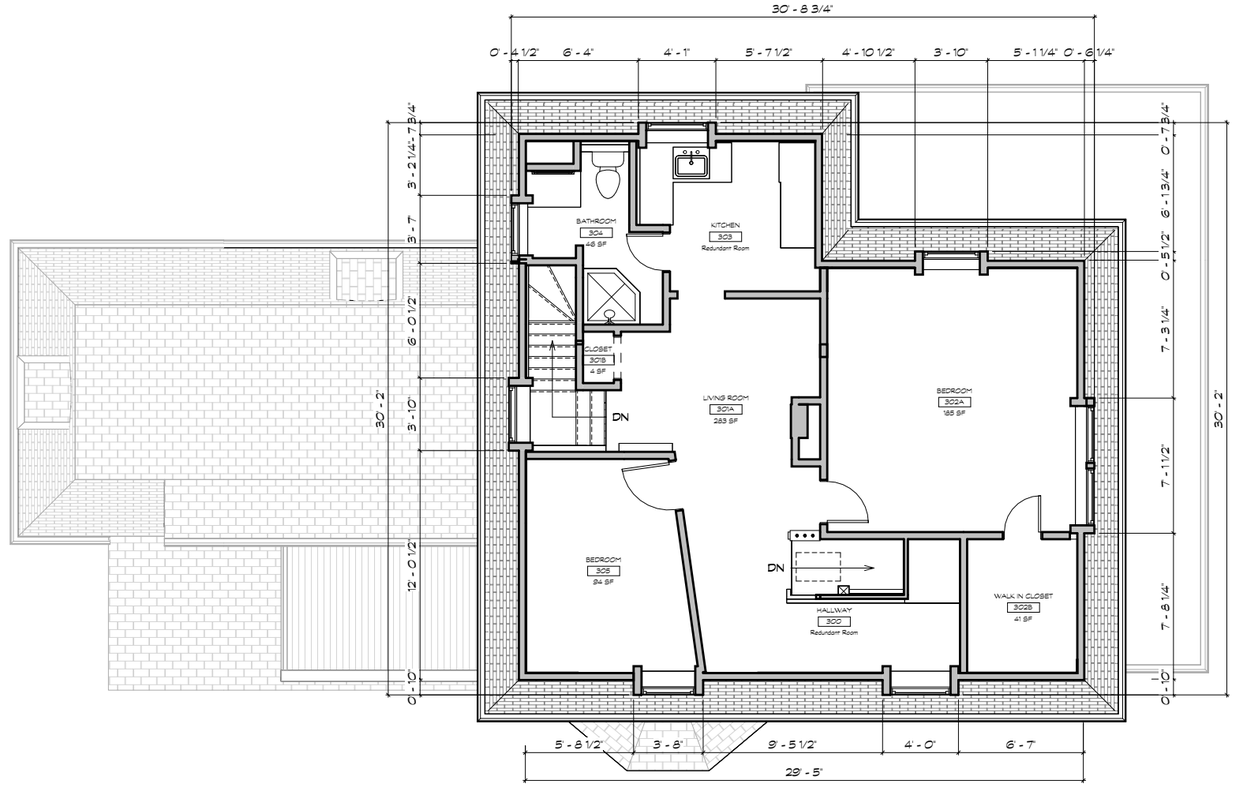
A1.20

FLOOR PLAN - HOUSE LEVEL 03 - EXISTING



1 / A1.30 FLOOR PLAN - HOUSE LEVEL 03 - EXISTING

1/4" = 1'-0"

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FLOOR PLAN - HOUSE LEVEL 03 - EXISTING

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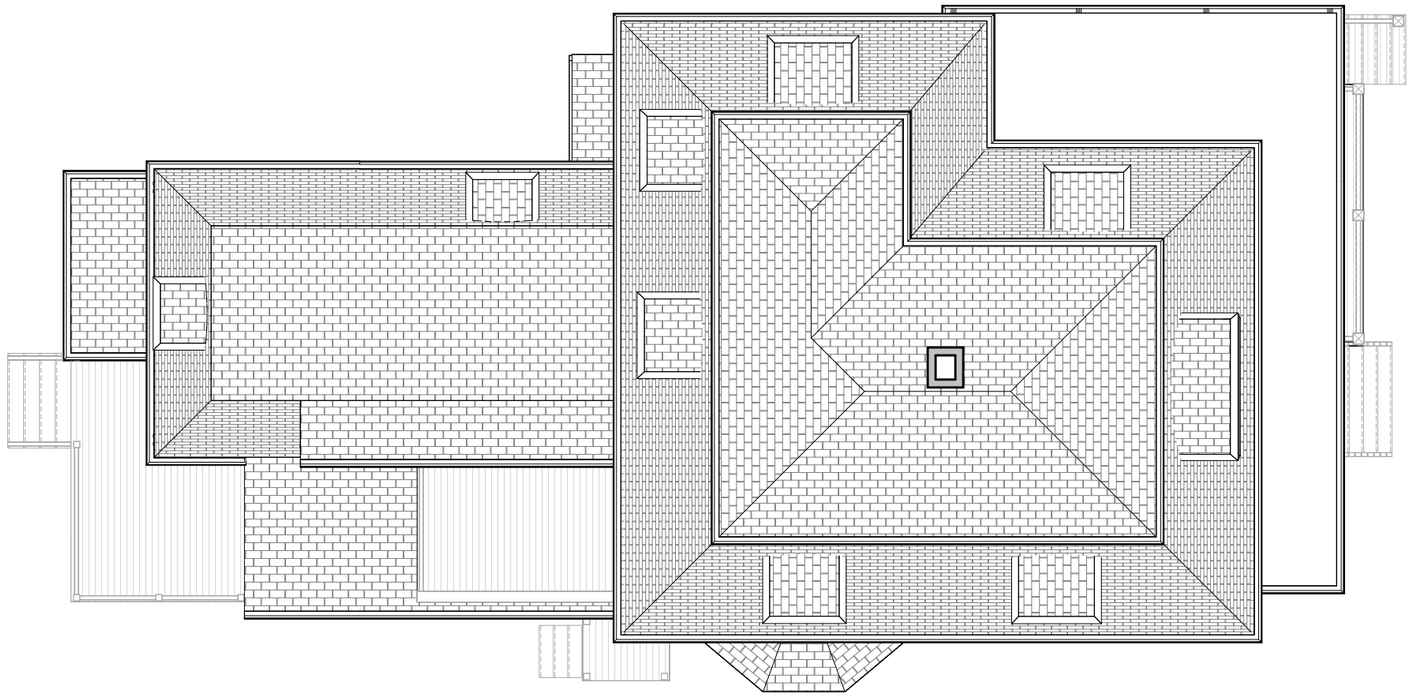
A1.30

ROOF PLAN - HOUSE - EXISTING



1 / A1.40 ROOF PLAN - HOUSE EXISTING
1/4" = 1'-0"

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ROOF PLAN - HOUSE - EXISTING

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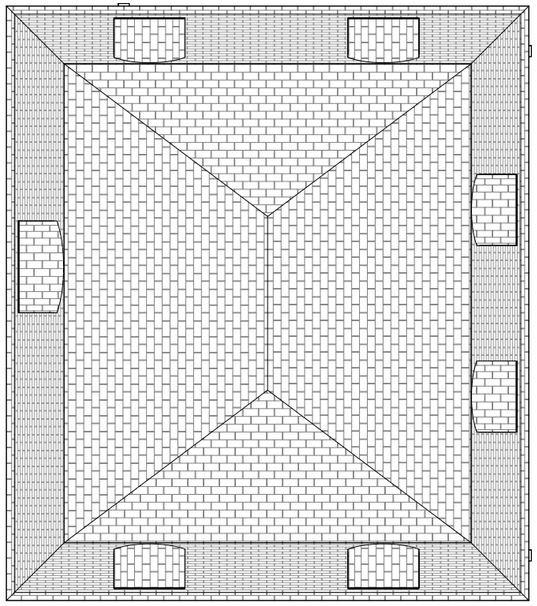
A1.40

ROOF PLAN - CARRIAGE - EXISTING



1 / A1.41 ROOF PLAN - CARRIAGE EXISTING
1/4" = 1'-0"

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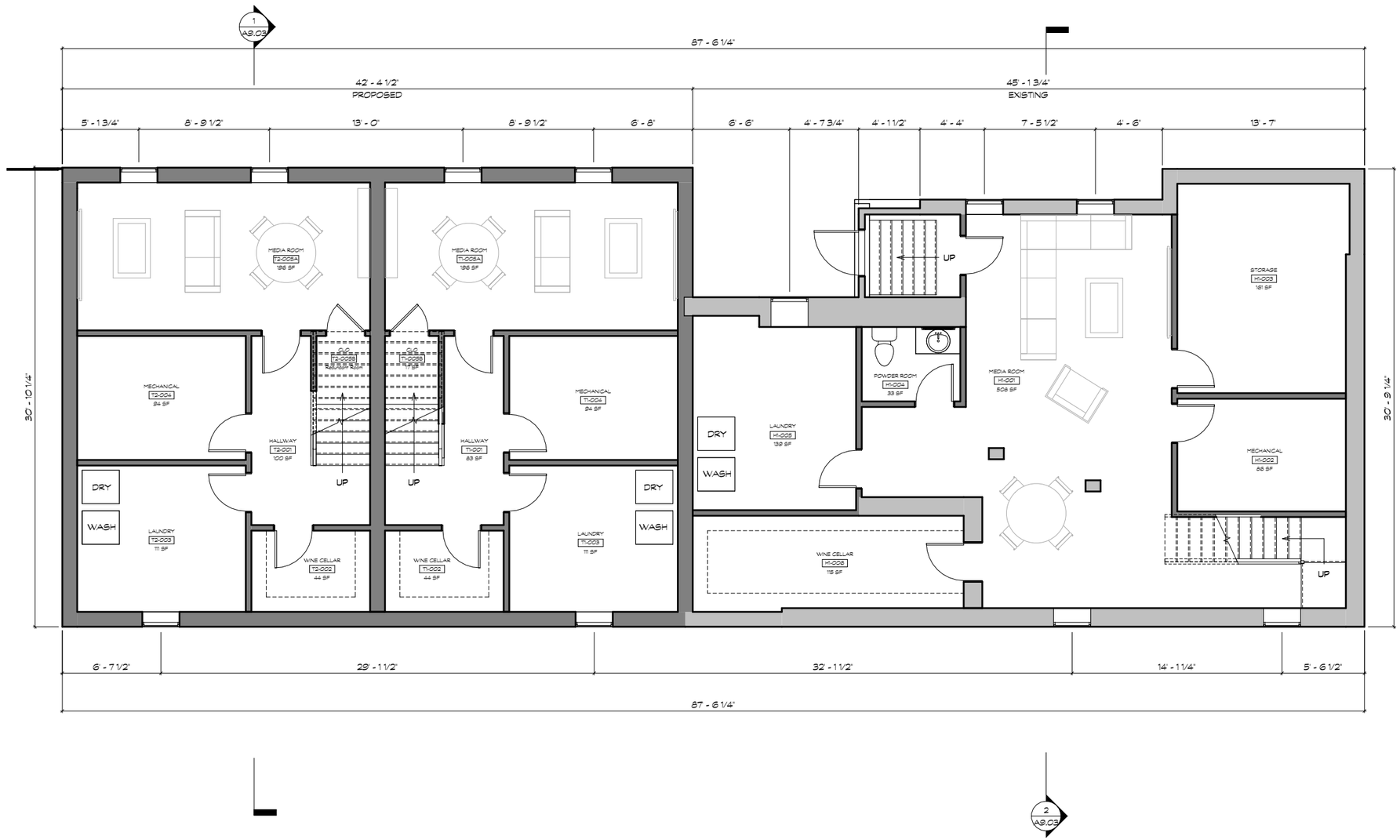
A1.41

FLOOR PLAN - HOUSE LEVEL 00 - PROPOSED



1 / A9.03

1 / A9.02

1 / A9.01

2 / A9.03

1 / A2.01 FLOOR PLAN - HOUSE LEVEL 00 - PROPOSED

1/4" = 1'-0"

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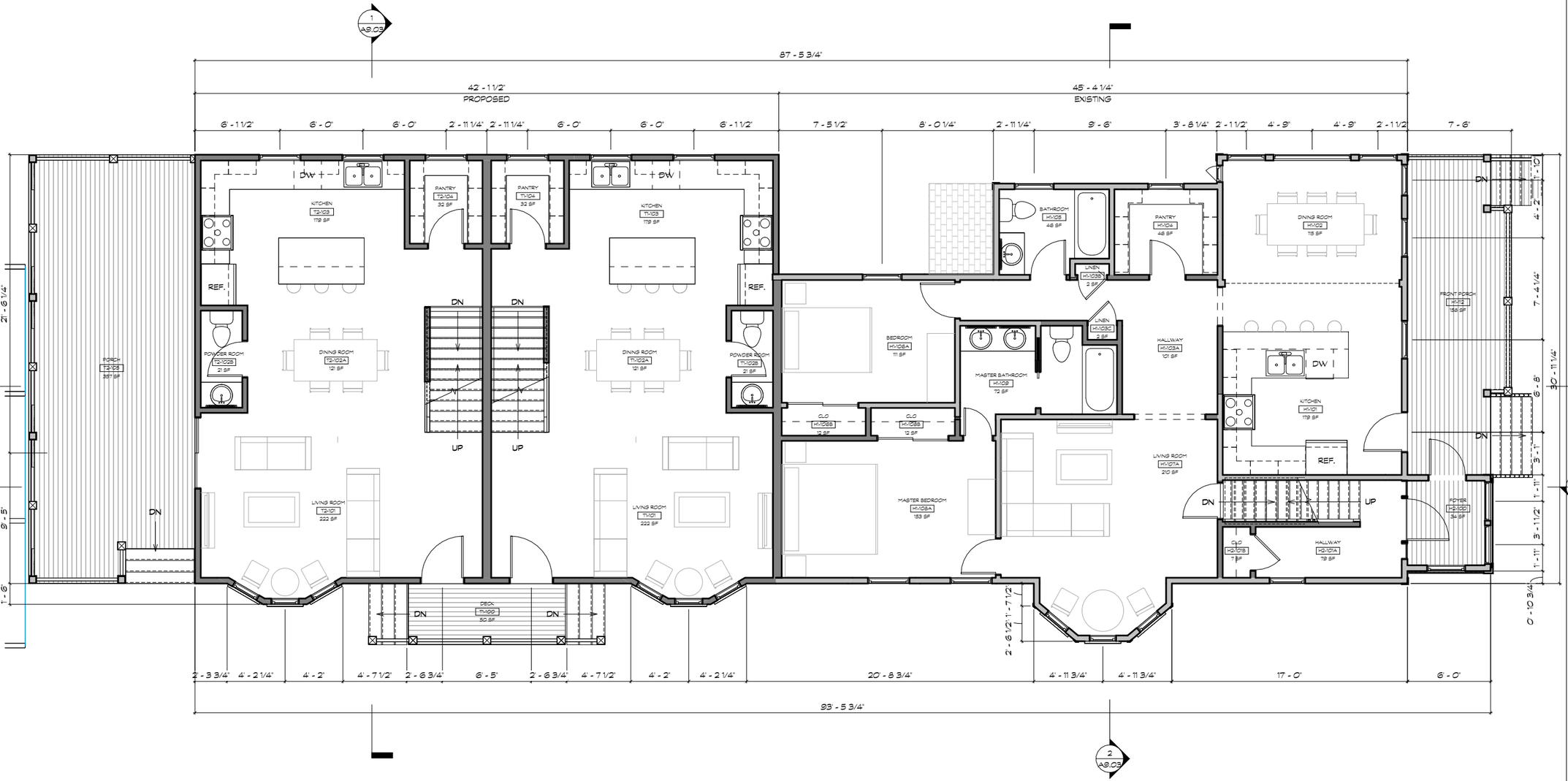
A2.01

FLOOR PLAN - HOUSE LEVEL 01 - PROPOSED



1 A9.02

1 A9.01

1 FLOOR PLAN - HOUSE LEVEL 01 - PROPOSED
A2.10
1/4" = 1'-0"

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FLOOR PLAN - HOUSE LEVEL 01 - PROPOSED

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Scale:
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A2.10

FLOOR PLAN - HOUSE LEVEL 02 - PROPOSED

1 A2.20 FLOOR PLAN - HOUSE LEVEL 02 - PROPOSED
1/4" = 1'-0"

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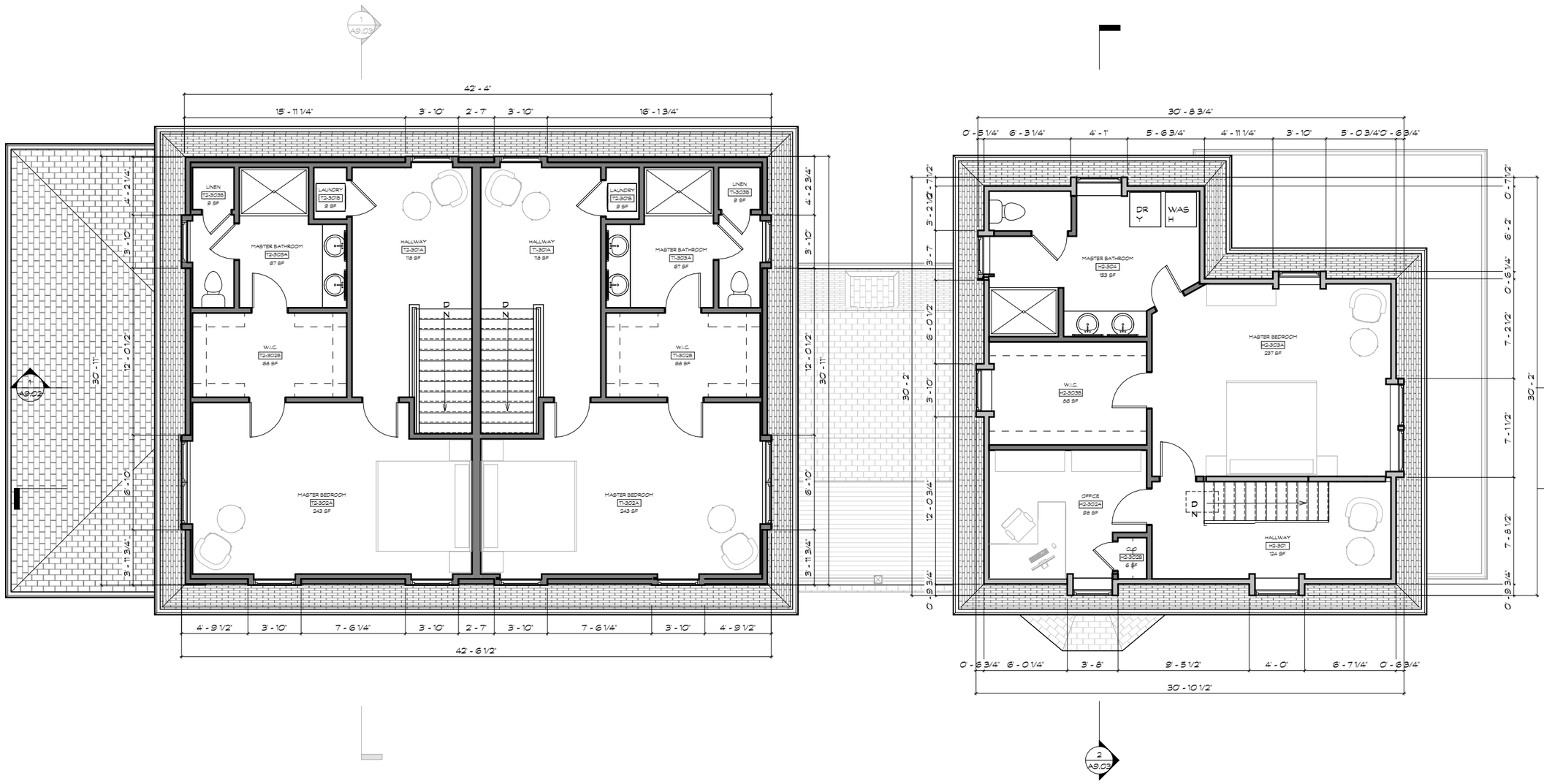
FLOOR PLAN - HOUSE LEVEL 03 - PROPOSED



1 A2.30 FLOOR PLAN - HOUSE LEVEL 03 - PROPOSED
1/4" = 1'-0"

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Description:
FLOOR PLAN - HOUSE LEVEL 03 - PROPOSED

Date Issued:
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Scale:
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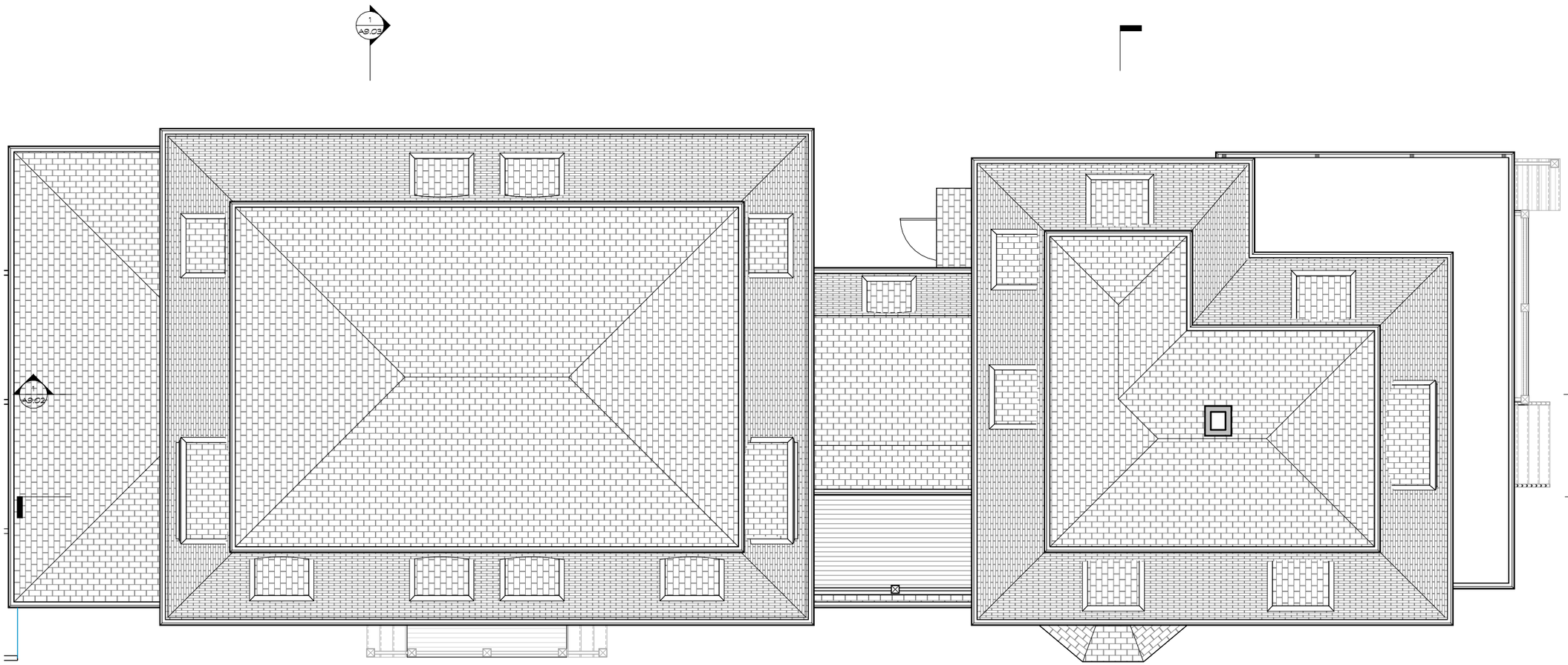
A2.30

ROOF PLAN - HOUSE - PROPOSED



1 / A2.40 ROOF PLAN - HOUSE - PROPOSED
1/4" = 1'-0"

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HOUSE ELEVATION - NORTH - EXISTING

1 / A7.10 HOUSE ELEVATION - NORTH - EXISTING
1/4" = 1'-0"

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HOUSE ELEVATION - NORTH - EXISTING

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Scale:
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A7.10

HOUSE ELEVATION - SOUTH - EXISTING

1 / A7.11 HOUSE ELEVATION - SOUTH - EXISTING
1/4" = 1'-0"

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Scale:
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A7.11

HOUSE ELEVATION - EAST & WEST - EXISTING

1 / A7.12 HOUSE ELEVATION - EAST - EXISTING
1/4" = 1'-0"

2 / A7.12 HOUSE ELEVATION - WEST - EXISTING
1/4" = 1'-0"

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Description:
HOUSE ELEVATION - EAST & WEST - EXISTING

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A7.12

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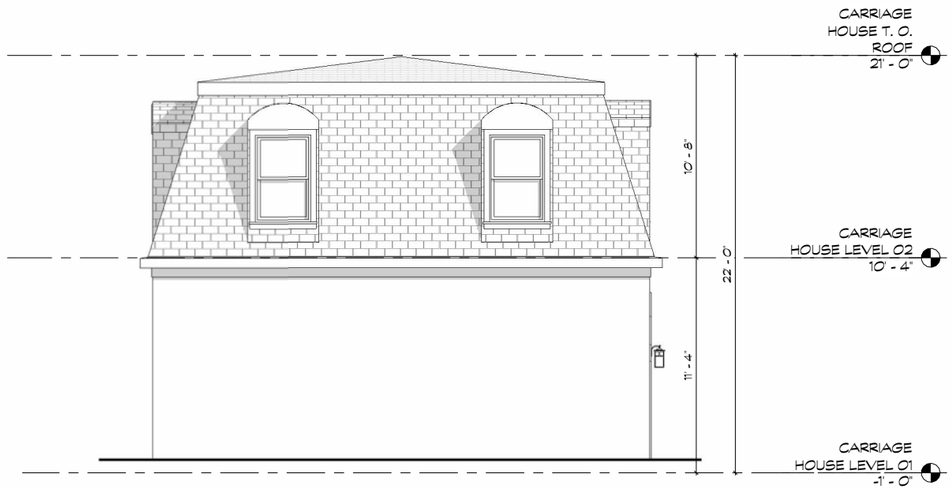
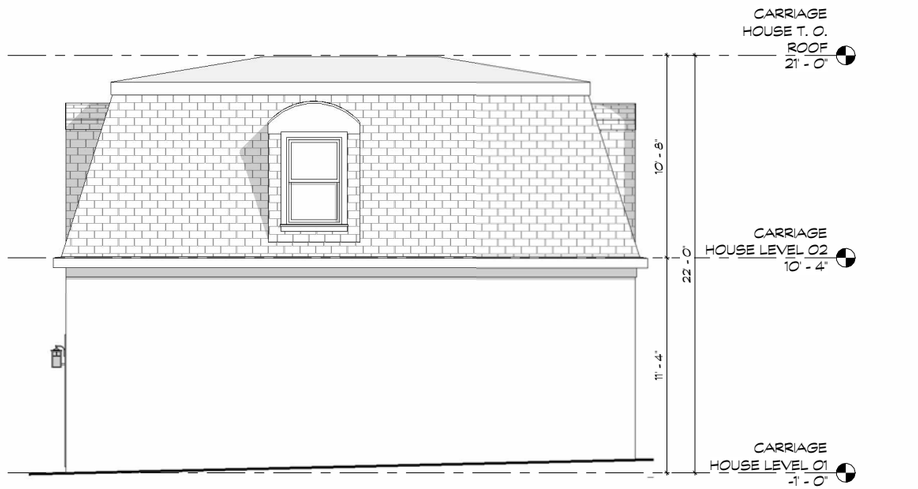
CARRIAGE ELEVATIONS - EXISTING

1 A7.13 CARRIAGE ELEVATION - NORTH - EXISTING
1/4" = 1'-0"

3 A7.13 CARRIAGE ELEVATION - EAST - EXISTING
1/4" = 1'-0"



2 A7.13 CARRIAGE ELEVATION - SOUTH - EXISTING
1/4" = 1'-0"



4 A7.13 CARRIAGE ELEVATION - WEST - EXISTING
1/4" = 1'-0"

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CARRIAGE ELEVATIONS - EXISTING

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A7.13

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HOUSE ELEVATION - NORTH - PROPOSED

1 / A7.20 HOUSE ELEVATION - NORTH - PROPOSED
1/4" = 1'-0"

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Revisions:

No.	Description	Date

Project Number: 23017

SICPACK PROJECT

17 AYRAULT STREET
NEWPORT, RI 02840

Description:
HOUSE ELEVATION - NORTH - PROPOSED

Date Issued:
1/15/2024

Scale:
AS NOTED

A7.20

HOUSE ELEVATION - SOUTH - PROPOSED

1 / A7.21 HOUSE ELEVATION - SOUTH - PROPOSED
1/4" = 1'-0"

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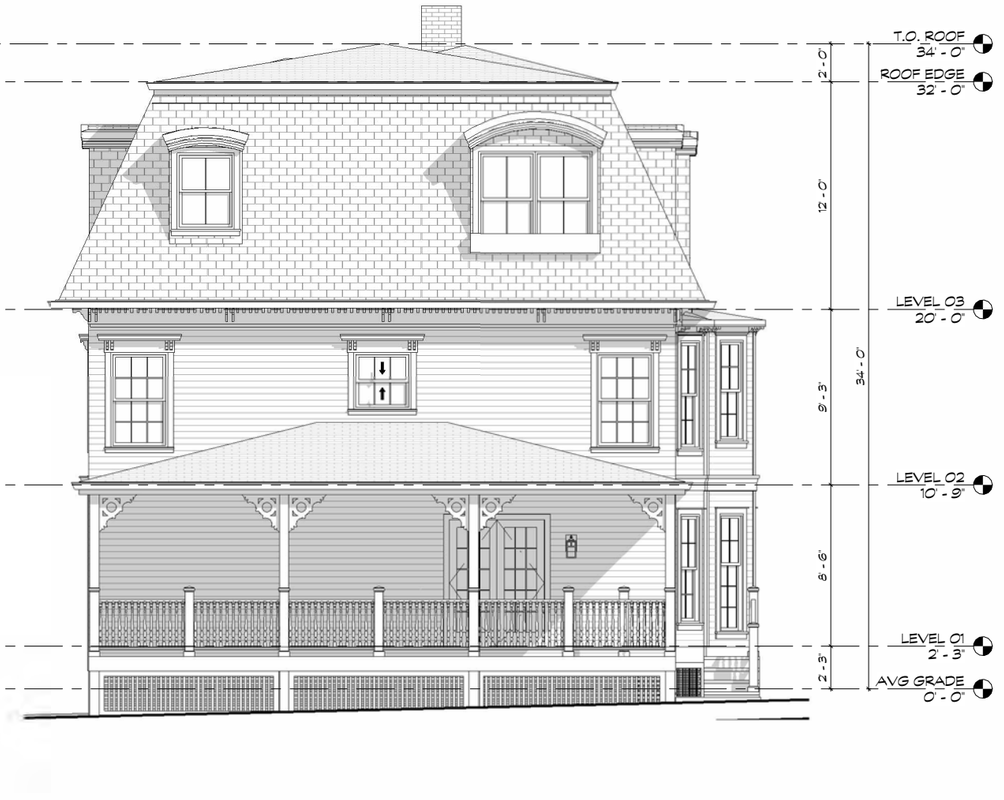
AS NOTED

A7.21

HOUSE ELEVATION - EAST & WEST - PROPOSED

1 / A7.22 HOUSE ELEVATION - EAST - PROPOSED
1/4" = 1'-0"



2 / A7.22 HOUSE ELEVATION - WEST - PROPOSED
1/4" = 1'-0"

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LONGITUDINAL SECTION - NORTH - PROPOSED

1 A9.01 LONGITUDINAL SECTION NORTH
1/4" = 1'-0"

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LONGITUDINAL SECTION - NORTH - PROPOSED

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A9.01

LONGITUDINAL SECTIONS - SOUTH - PROPOSED

1 / A9.02 LONGITUDINAL SECTION SOUTH
1/4" = 1'-0"

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Scale:
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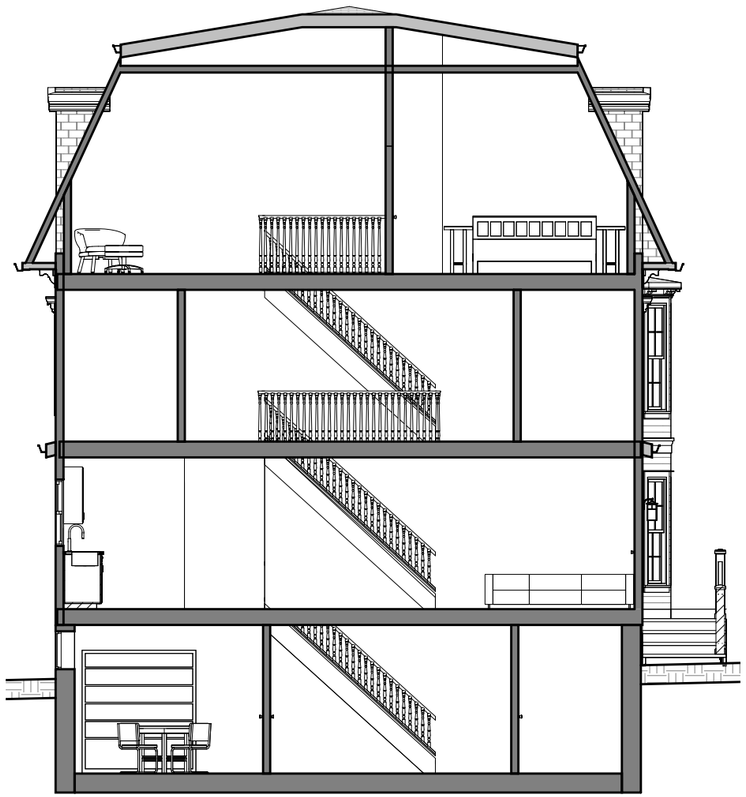
A9.02

BUILDING CROSS SECTIONS - EAST & WEST - PROPOSED



1 A9.03 CROSS SECTION EAST
1/4" = 1'-0"

2 A9.03 CROSS SECTION WEST
1/4" = 1'-0"

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A9.03