NEWPORT HISTORIC DISTRICT COMMISSION

DEPARTMENT OF ZONING & INSPECTIONS
43 Broadway, Newport, Rhode Island 02840
401.846.9600 (City Hall) 401.845.5357 (Preservation)

check #2014

Received by the Zoning and Inspections Department:
MAR 16 2021
$500.00

HDC
APR. 29

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Please complete this application in BLACK or BLUE ink only.
Illegible/incomplete applications will be returned to the applicant.
Hearing Dates and Filing Deadlines are posted at City Hall and www.cityofnewport.com.

GENERAL INFORMATION

PROPERTY ADDRESS: 7, 8 & 10 Fir Street	**Plat:** 25-95, 26-8, 26-60, 26-16 **Lot:**
Property Name (if any, including historic):	Original Date of Construction:
APPLICANT (Legal Owner of Record): Sea Dog Land, LLC	Telephone: 617-823-2838 Email: chris@smllc.com
Mailing Address: 23 Catherine Street, Newport RI 02840	
LEGALLY AUTHORIZED REPRESENTATIVE:	Telephone: Email:
Mailing Address:	

ADDITIONAL INFORMATION CHECKLIST

(Y) N Is the application fee included? (See attached General Fee Schedule)
Y (N) Is the property in condominium ownership? **If yes, proof of board or association approval must be attached.**
Y (N) Is this application filed in response to a violation notice?
Y (N) Is this application a modification of plans previously-approved (date(s)_____) by the HDC?
Y (N) Does this project require other approvals? Zoning _____ CRMC _____ Other (describe): _____
Y (N) Does access to the subject property require special arrangements? _____

SUMMARY OF PROPOSED WORK

Describe all proposed exterior alterations to the subject property here.

Do not leave this section blank.

Check off all applicable categories below.

Demolition of three existing masonry buildings. New construction of two single family homes, each with a one car garage. The sites will have a lap pool/ jacuzzi, condensers, pool equipment, stone terraces & stone walls/ veneer. Homes will be two and three stories with finished basements. Roofs will be gambrels and gables with shed dormers. Garages are detached and attached with guest bedrooms above. Materials on exterior shall be cedar wall shingles, asphalt, metal standing seam and cedar shake roof shingles, boral trim, stone veneer, A-series Andersen windows and doors.

Y (N) Repair/replacement of exterior architectural features?

Y (N) Minor Alteration(s) – Any alteration(s) that replace existing building features *or* any new construction of *less* than 25% of the existing structure's square footage?

Y (N) Major Alteration(s) – Any addition(s) of *more* than 25% of an existing structure's square footage *or* any new freestanding structure(s)?

(Y) N New Construction?

(Y) N Demolition?

(Y) N Roof(s) or skylight(s)?

(Y) N Window(s) or door(s)?

(Y) N Porches or Entries?

Y (N) Chimney(s)?

(Y) N Foundation?

(Y) N Mechanical and/or electrical equipment?

Y (N) Shutters or awnings?

Y (N) Sign(s)?

(Y) N Pools and/or site structures?

Y (N) Other? Describe: _____

REQUIRED APPLICATION MATERIALS

PLEASE READ CAREFULLY TO CONFIRM THAT ALL REQUIRED MATERIALS ARE INCLUDED IN COMPLETED APPLICATION PACKET.

All HDC application materials must be submitted on 8.5x11 or 11x17 paper, single-sided, to facilitate electronic scanning, posting and archiving.

10 COPIES OF EACH APPLICATION ARE REQUIRED.
1 DIGITAL COPY OF ALL MATERIALS SHOULD BE SUBMITTED TO PRESERVATIONCOA@CITYOFNEWPORT.COM

Y N COMPLETED APPLICATION FORM AND 10 COPIES OF EACH REQUIRED MATERIAL (PHOTOGRAPHS, DRAWINGS AND MATERIALS/PRODUCT LITERATURE/SAMPLES) INCLUDED?

Y N PHOTOGRAPHS?

Ten (10) color copies of color photographs (4" x 6" or larger) clearly depicting current existing conditions at the property are required for all applications. Include a minimum of one (1) street view of the property showing any portions of the building(s) that are visible and a minimum of one (1) photograph of each elevation that will be affected by the proposed work. **Photographs must be submitted on 8.5x11 or 11x17 paper. Prints are not accepted.** Date and legal address of subject property should be indicated on all photographs. Including historic views of the subject property is encouraged.

Y N DRAWINGS?

If drawings are required, one (1) original drawn scale set should be submitted along with ten (10) copies of the original, reduced to fit on 8.5x11 or 11x17 paper. Drawings must include date, scale, cardinal points (N, S, E and W) and proposed materials. If the application proposes modifications to a plans previously approved by the HDC, an 11x17 copy of the previously-approved drawings must be included along with new drawings depicting proposed modifications. *Please note that applications for any major construction require drawings that meet professional standards.*

Elevation drawings are required for most projects and should show existing conditions and proposed alterations at all elevations that will be affected by proposed work. (1/4" = 1' scale or larger for most residential-scale projects)

Elevation detail and cross section drawings are required for proposed projects (including new construction and major alteration) that involve new or altered windows, doors, dormers, porches, trim elements and other new or altered architectural features. (3/4" = 1' scale or larger)

Full scale details are required for certain proposed new architectural elements (moldings and other trim elements, for example.)

Site plan is required for any alteration to existing building footprints, including proposed free-standing construction or additions to existing buildings as well as for the addition of at-grade mechanical equipment. (1"=20' scale or larger)

Perspective drawings (or some other form of perspective depiction, such as photomontage) may be required for proposed new free-standing construction or substantial alteration of existing buildings or sites.

Y N MATERIALS/PRODUCT LITERATURE/SAMPLES?

Ten (10) copies of product literature and/or manufacturer specification sheets for stock items should also be submitted. Material samples are requested on a case-by-case basis, but are generally required for any proposed new construction or substantial alteration of existing buildings.

SIGNATURE

I certify that (i) I am the Legal Owner of Record or legally authorized to sign on behalf of the property's Legal Owner of Record and (ii) all of the information provided in and with this application is true and accurate to the best of my knowledge.

Applicant Signature: Christopher T Flumm **Date:** 3/15/21

Applicant Printed Name: Christopher T Flumm

CITY OF NEWPORT

ORDINANCE

OF THE

COUNCIL

NO. 2017-21

AN ORDINANCE IN AMENDMENT OF TITLE 2 OF THE CODIFIED ORDINANCES OF THE CITY OF NEWPORT, RHODE ISLAND, AS AMENDED, ENTITLED, "GENERAL FEE SCHEDULE."

BE IT ORDAINED by the City of Newport:

SECTION 1. Chapter 2.120 of the Codified Ordinances of the City of Newport, RI, revision of 1994, as amended, entitled, "GENERAL FEE SCHEDULE," is hereby further amended as follows:

Section 2.120.010. Fees for permits and licenses.

"#58. Historic District Commission.

DELETE in its entirety and ADD IN LIEU THEREOF:

58.	Historic District Commission		
	Minor plan modifications, in-kind replacement review, and signage	50.00	
	Minor alteration (any alteration that replaces existing building features or any addition of less than 25% of an existing structure's square footage.)	150.00	
	Major alteration (any addition of more than 25% of an existing structure's square footage) and for demolition of any existing structure.	250.00	
	New construction* less than 10,000 square feet	500.00	
	New construction* or additions in excess of 10,000 square feet	750.00	
	Special Meetings	500.00	

SECTION 2. Chapter 2.120 of the Codified Ordinances of the City of Newport, RI, as amended, entitled, "GENERAL FEE SCHEDULE," is hereby further amended as follows:

Section 2.120.010. Fees for permits and licenses.

DELETE

"#41. Board of Review.

ADD:

"#41. Zoning Board of Review.

SECTION 3. Chapter 2.120 of the Codified Ordinances of the City of Newport, RI, revision of 1994, as amended, entitled, "GENERAL FEE SCHEDULE," is hereby further amended as follows:

Section 2.120.010. Fees for permits and licenses.

"#41. Board of Review.

ADD:

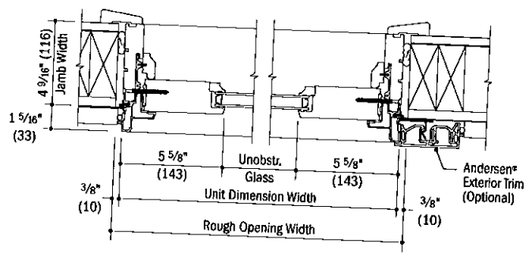
	Special Meetings	500.00
	Abutter Notice Letters	2.30 per page

SECTION 3. This ordinance shall take effect upon its passage and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

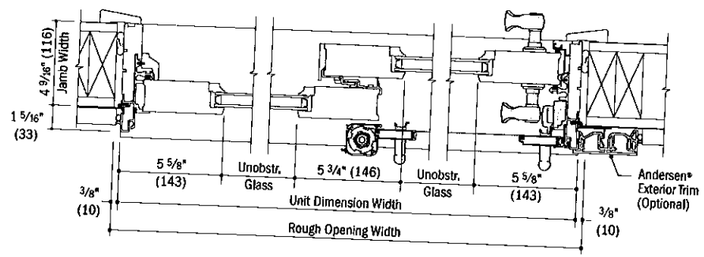
IN COUNCIL
READ AND PASSED
AUGUST 23, 2017

Laura C. Swistak
City Clerk

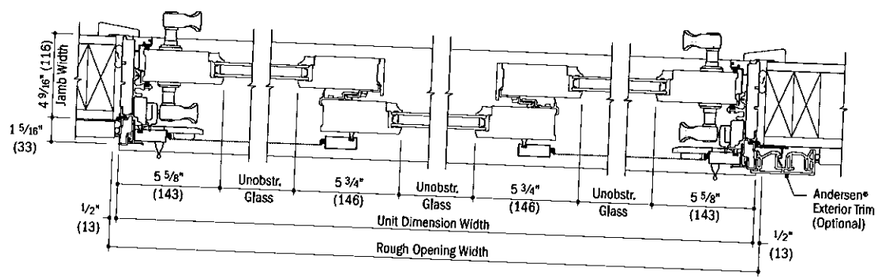
Frenchwood® Gliding Patio Door Details



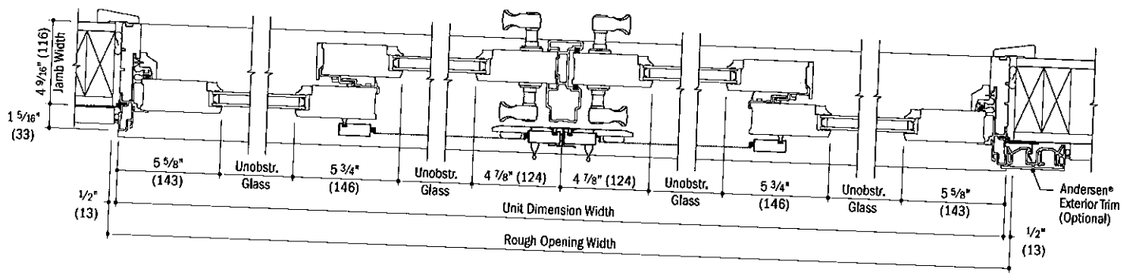
Horizontal Section — Stationary



Horizontal Section — Two Panel
Retractable Insect Screen



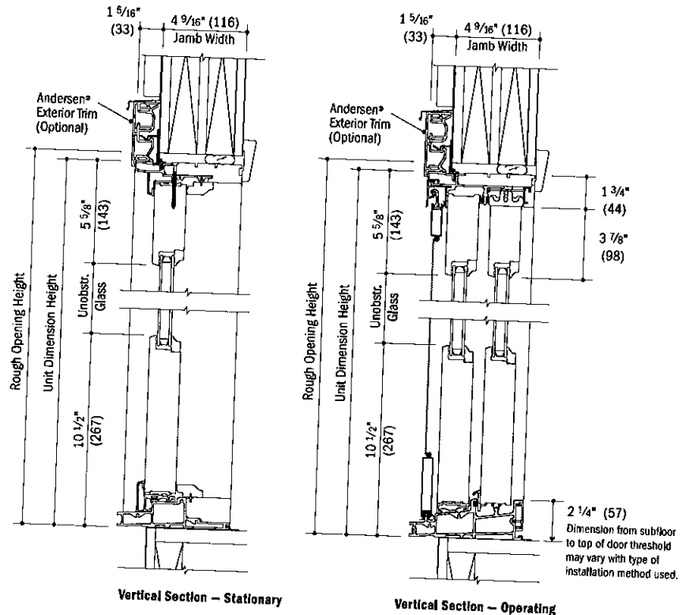
Horizontal Section — Three Panel
Gliding (top-hung or roller) Insect Screen



Horizontal Section — Four Panel
Gliding (top-hung or roller) Insect Screen

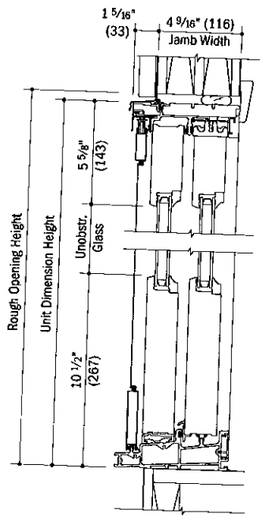
- 4 9/16" jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

Frenchwood® Gliding Patio Door Details

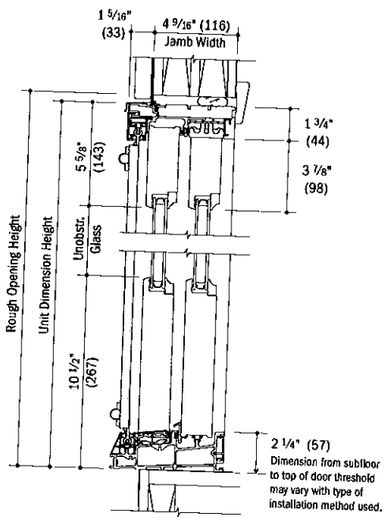


Vertical Section — Stationary

Vertical Section — Operating
Gliding (top-hung) Insect Screen



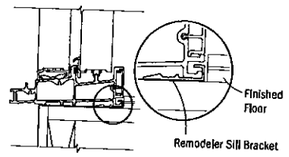
Vertical Section — Operating
Gliding (roller) Insect Screen



Vertical Section — Operating
Retractable Insect Screen

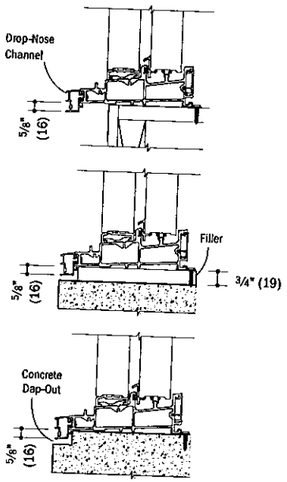
Remodeler Sill Bracket

Optional remodeler sill bracket is available for installations with an existing finished interior floor.



Drop-Nose Channel

Optional drop-nose channel is available when higher product performance is required. Wood and concrete installations shown.



- 4 9/16" jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

GRILLE OPTIONS

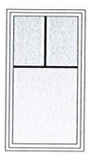
With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.

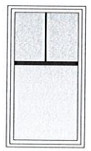
Colonial

Prairie

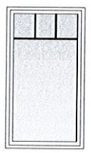
Diamond



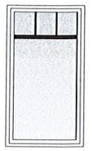
Tall Fractional



Tall Fractional with 2 ¼" rail



Short Fractional



Short Fractional with 2 ¼" rail

Simulated Double-Hung

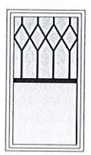
Our 2 ¼-inch-wide grille can make a casement window look like a double-hung.

Specified Equal Light* Fractional

2 x 2

1 x 4

Specified Equal Light*



Custom Patterns

Contact your Andersen supplier for your custom needs.

OPTIONS & ACCESSORIES

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

Full Divided Light

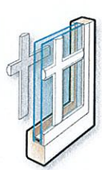
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.

Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.

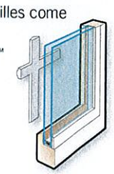
Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or ¾" profile.

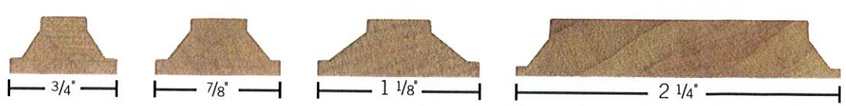


Removable
Interior Grille

Finelight™ Grilles-
Between-the-Glass

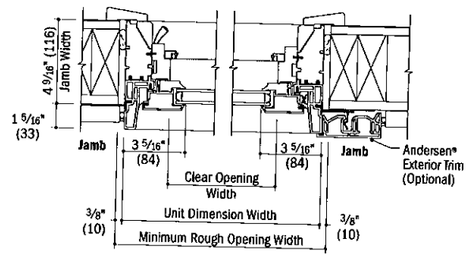
Grille Widths

(actual size shown)

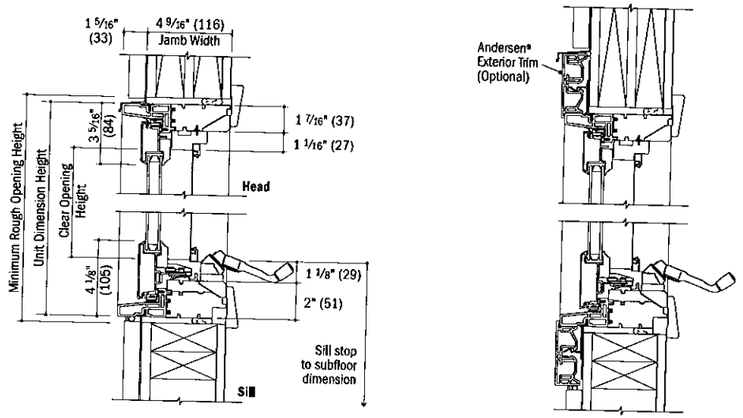


*Specify number of same-size rectangles across or down.

Casement Window Details



Horizontal Section



Vertical Sections

- 4 9/16" jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
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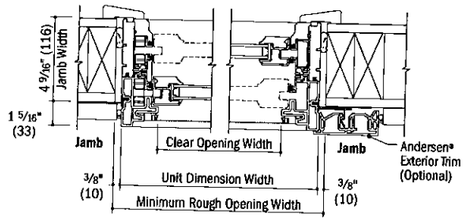
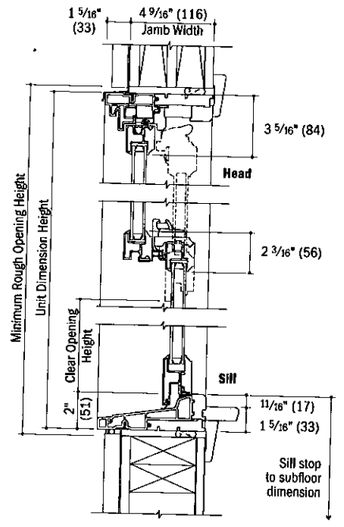
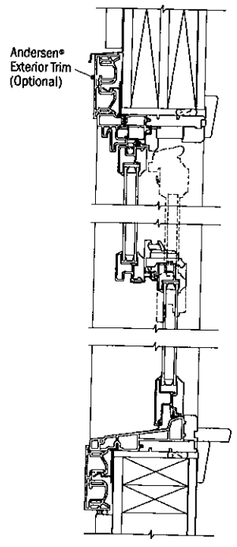
Double-Hung Window Details



Horizontal Section





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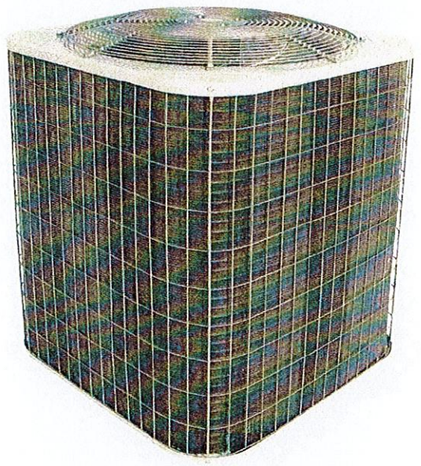
PA13NA
PA13PA

13 SEER Split–System Air Conditioner
With R–410A Refrigerant
Single & Three Phase
1–1/2 To 5 Tons

Product Data



FEATURES AND BENEFITS

AVAILABLE SIZES:

Nominal sizes are available from 018 through 060 to meet the needs of residential and light commercial applications.

CERTIFICATION:

All models are listed with UL, (U.S. and Canada), AHRI, and CEC.

ELECTRICAL RANGE:

Units offered in single phase 208/230v are 018-060, three phase 208/230v in 036, 048 and 060, and three phase 460v in 060.

FAN MOTOR:

The totally enclosed fan motor provides greater reliability under adverse conditions and dependable performance for many years. The permanent split capacitor type motor was designed for optimum efficiency. The motor was then qualified under extreme conditions to help ensure a long, reliable life.

CABINET:

A weather protective cabinet of prepainted steel is protected underneath by a galvanized coating and treated with a layer of zinc phosphate for a finish that will last for many years. All screws on cabinet exterior are coated for a long-lasting, rust-resistant, quality appearance.

UNIT DESIGN:

The copper tube, enhanced sine wave, aluminum fin coil is designed for optimum heat transfer. Vertical air discharge carries sound and hot condenser air up and away from adjacent patio areas and foliage. The base pan is designed for easy removal of water, dirt, and leaves.

COMPRESSOR:

Each compressor is protected with internal temperature- and current-sensitive overloads. An internal pressure relief valve provides high pressure protection to the refrigerant system. For improved serviceability, all models are equipped with a compressor terminal plug.

SERVICE VALVES:

Both service valves are brass, front seating type with sweat connections. Valves are externally located so refrigerant tube connections can be made quickly and easily. Each valve has a service port for ease of checking operating refrigerant pressures.

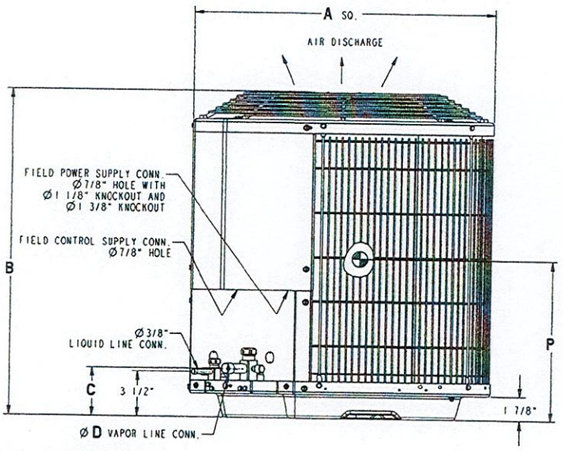
SERVICEABILITY:

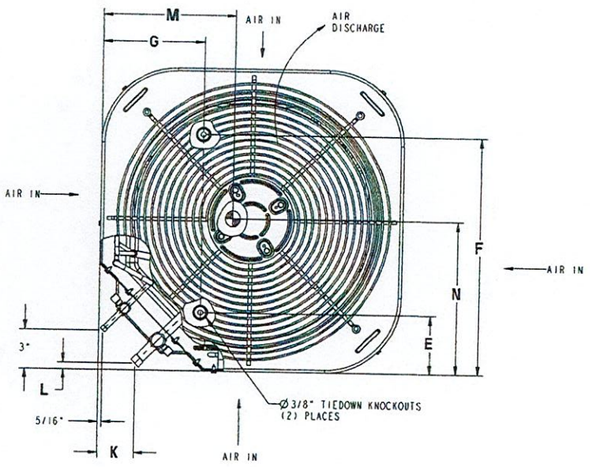
One access panel provides access to electrical controls. Removal of top gives access to fan motor, compressor, and condenser coil.

DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (LBS)	SHIPPING WEIGHT (LBS)	SHIPPING DIMENSIONS (L x W x H)
PA13NA018	B	X	O	O	O	23 1/8"	24 13/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	11 7/8"	108	124	24 1/8" X 24 1/8" X 27 3/16"
PA13NA024	B	X	O	O	O	23 1/8"	24 13/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	11 7/8"	111	127	24 1/8" X 24 1/8" X 27 3/16"
PA13NA030	B	X	O	O	O	23 1/8"	28 7/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	12 1/2"	114	130	24 1/8" X 24 1/8" X 30 5/8"
PA13NA036	B	X	O	O	O	23 1/8"	35 3/16"	3 7/8"	7/8"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	13 3/4"	127	144	24 1/8" X 24 1/8" X 37 7/16"
PA13NA042	B	X	O	O	O	31 3/16"	31 13/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	13 3/4"	172	195	32 3/16" X 32 3/16" X 34"
PA13NA048	D	X	O	O	O	31 3/16"	35 3/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	13 3/4"	172	195	32 3/16" X 32 3/16" X 34"
PA13NA060	B	X	O	O	O	31 3/16"	28 7/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	15 1/2"	181	206	32 3/16" X 32 3/16" X 37 7/16"
PA13PR036	B	O	O	X	O	23 1/8"	35 3/16"	3 7/8"	7/8"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	12"	11 3/4"	13 3/4"	127	144	24 1/8" X 24 1/8" X 37 7/16"
PA13PR048	D	O	O	X	O	31 3/16"	35 3/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	15 1/2"	181	206	32 3/16" X 32 3/16" X 37 7/16"
PA13PR060	B	O	O	X	O	31 3/16"	28 7/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	12 3/4"	198	224	32 3/16" X 32 3/16" X 30 5/8"
		208-230-1-60	230-1-60	208/230-3-60	460-3-60															

X = YES
O = NO



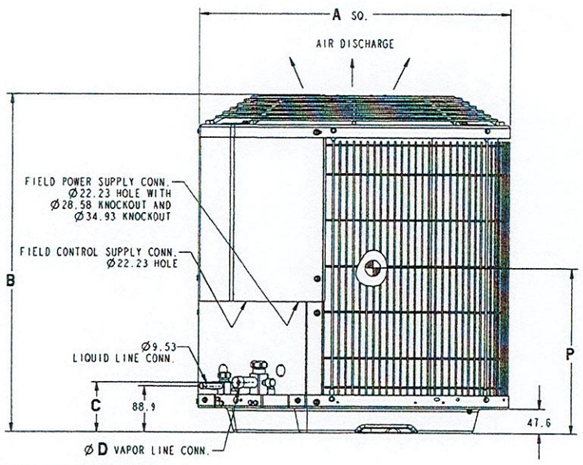


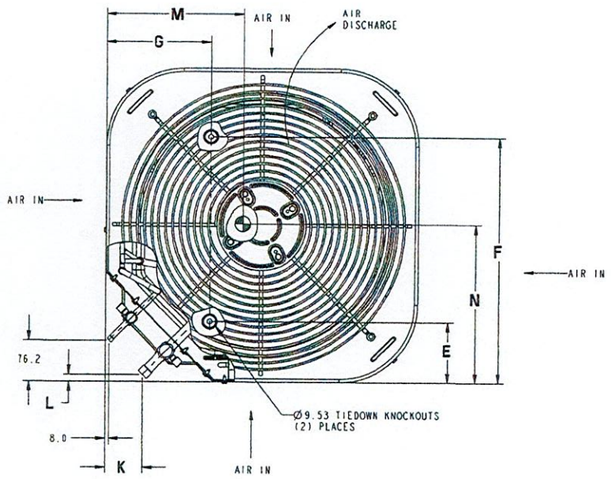
UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18,24,30,36	23 1/2" X 23 1/2"
"	26" X 26"
42,48,60	31 1/2" X 31 1/2"
"	35" X 35"

DIMENSIONS - SI

UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (Kgs)	SHIPPING WEIGHT (Kgs)	SHIPPING DIMENSIONS (L x W x H)
PA13NA018	B	X	0	0	0	587.4	630.2	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	301.6	49.0	56.2	612.8 X 612.8 X 690.6
PA13NA024	B	X	0	0	0	587.4	630.2	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	301.6	50.3	57.6	612.8 X 612.8 X 690.6
PA13NA030	B	X	0	0	0	587.4	722.3	95.2	19.0	112.7	458.8	198.4	71.4	12.7	304.8	298.4	317.5	51.7	59.0	612.8 X 612.8 X 777.9
PA13NA036	B	X	0	0	0	587.4	893.8	98.4	22.2	112.7	458.8	198.4	71.4	12.7	304.8	298.4	349.2	57.6	65.3	612.8 X 612.8 X 950.9
PA13NA042	B	X	0	0	0	792.2	808.0	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	349.2	78.0	88.4	817.6 X 817.6 X 863.6
PA13NA048	D	X	0	0	0	792.2	893.8	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	393.7	82.3	93.6	817.6 X 817.6 X 950.9
PA13NA060	B	X	0	0	0	792.2	722.3	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	323.8	89.8	101.6	817.6 X 817.6 X 777.9
PA13PR036	B	0	0	X	0	587.4	893.8	98.4	22.2	112.7	458.8	198.4	71.4	12.7	304.8	298.4	349.2	57.6	65.3	612.8 X 612.8 X 950.9
PA13PR048	D	0	0	X	0	792.2	893.8	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	393.7	82.3	93.6	817.6 X 817.6 X 950.9
PA13PR060	B	0	0	X	0	792.2	722.3	98.4	22.2	166.7	627.1	231.8	74.6	15.9	406.4	393.7	323.8	89.8	101.6	817.6 X 817.6 X 777.9
		208-230-1-60	230-1-60	208/230-3-60	460-3-60															

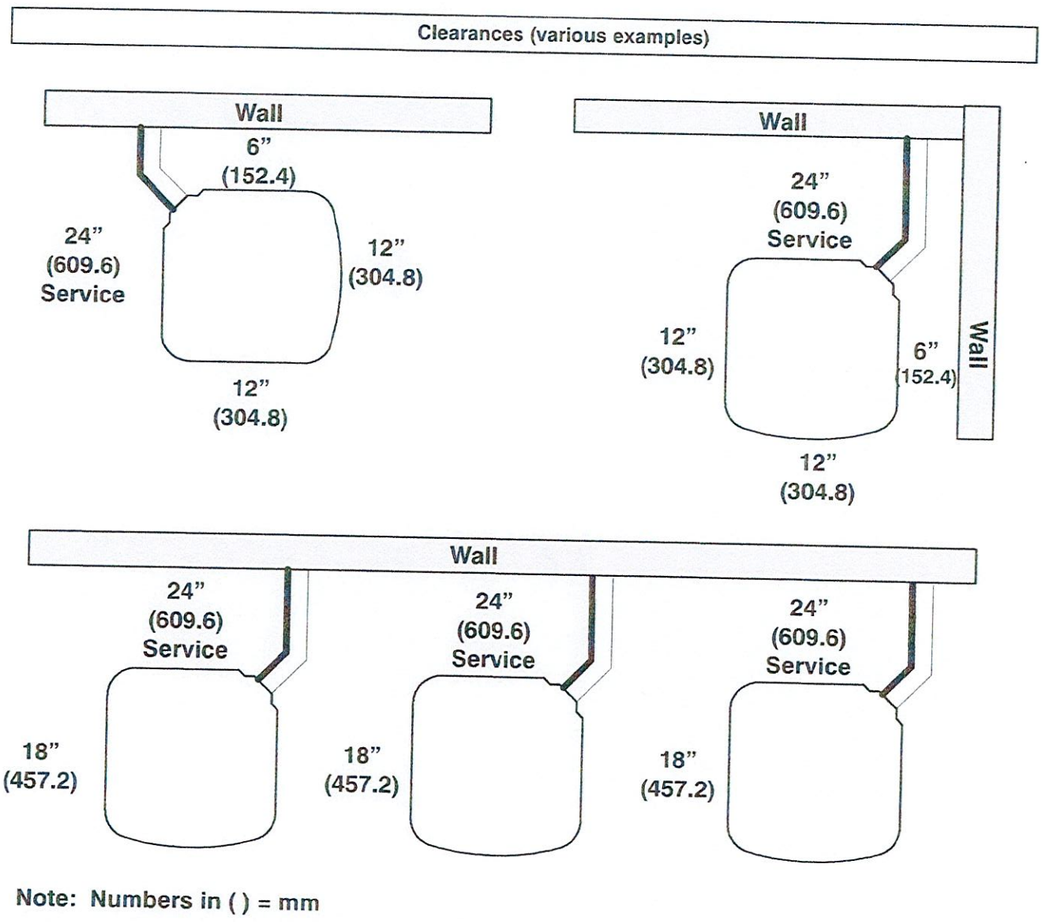
X = YES
0 = NO





UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18,24,30,36	596.9 X 596.9
--	660.4 X 660.4
42,48,60	800.1 X 800.1
--	889.0 X 889.0

CLEARANCES

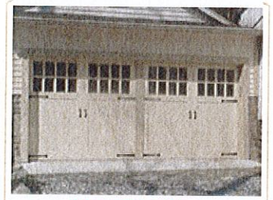


Note: Numbers in ( ) = mm

IMPORTANT: When installing multiple units in an alcove, roof well, or partially enclosed area, ensure there is adequate ventilation to prevent re-circulation of discharge air.

Fimbel Architectural Door Specialties

Roaring Twenties Vinyl Composite Carriage House Doors



Roaring Twenties Made with: Vinyl Composite VCT technology

- Will not rot, split, or check like wood
- Will not dent or rust like steel
- Limited Lifetime Section Warranty
- Patented

Downloads

Finishing Instructions PDF
Factory Finishing Options
Product Literature PDF
Product Warranty PDF

R-Values calculated in accordance with DASMA TDS-163

Roaring Twenties™ Carriage House Doors by Fimbel Architectural Door Specialties are 1-13/16" thick, made using our exclusive Vinyl Composite Technology.

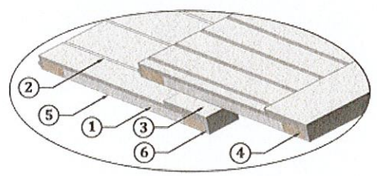
Roaring Twenties boasts a highly weatherable vinyl face, which is precision machined with either a Batten V-Groove or Architectural Beadboard pattern. It is also available in a smooth face, with no pattern.

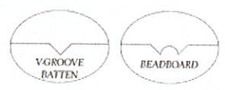
Vinyl overlays are then machined and inlaid into the door face. This patented process of inlaying the overlays insures that no water can penetrate the exterior surface, which is a common cause of delamination in lesser doors. This face is laminated to an energy-efficient core, which is insulated with a high-density, CFC-free polystyrene, and vinyl edge-banded to seal out the elements.

The UV-Resistant, Natural White face on **Roaring Twenties** Vinyl Composite Carriage House Doors can be installed as-is, in its natural true-white finish, or can be factory stained or painted with a High-Performance, Molecularly-Bonded coating, which carries a 15 year Field Applicator's warranty!

The result is an architecturally accurate and beautiful insulated Carriage House Door with an R-value of 9.12, which outperforms comparable wood and steel doors on all levels.

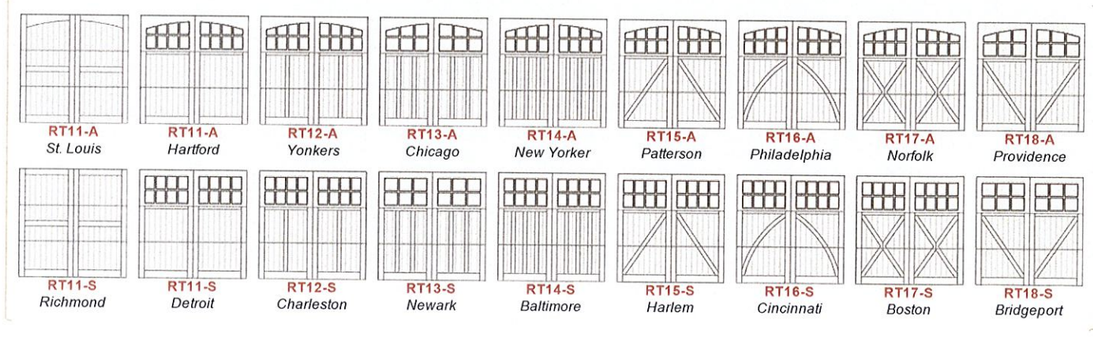
Seeing is believing: **Roaring Twenties** is renowned as the Finest Insulated Composite Carriage House door available.





1. **Laminated Insulated Core, R-Value 9.12***
2. **Your choice of a Smooth, Simulated V-Groove Batten or Beadboard design, precision machined into a thick, High Impact PVC Laminated face.**
3. **Overlay applys are inlaid into face**
4. **Heavy-Duty frame at all fastening points and Tongue & Groove weather-tight seal at section joints**
5. **High Impact, prefinished white interior cover**
6. **Non-Glazed sections are Vinyl Edge-Banded to seal out the elements, making the Roaring Twenties ideal for harsh environments**

Roaring Twenties doors are available solid, with grille tops, or Tru-Divided lites, in the widest variety of designs and sizes. Some examples are shown below. **Roaring Twenties** can be made in virtually any size or design, to exacting architectural requirements. Please consult the factory for additional information.



HDC SUBMISSION

7, 8 & 10 Fir Street

Newport, Rhode Island

DATE: March 15, 2021

DRAWINGS

PROPOSED

A0.0	EXISTING & PROPOSED SITE
A0.1	SITE PLAN LOT "A"
A0.2	SITE PLAN LOT "B"
A1.0	ELEVATIONS LOT "A"
A1.1	ELEVATIONS LOT "A"
A1.2	ELEVATIONS LOT "B"
A1.3	ELEVATIONS LOT "B"
A2.0	WALL SECTIONS

EXISTING 7 FIR STREET

A1.0	EXISTING FOOTPRINT PLAN
A2.0	EXISTING EAST ELEVATION
A2.1	EXISTING SOUTH ELEVATION
A2.2	EXISTING WEST ELEVATION
A2.3	EXISTING NORTH ELEVATION
A3.0	EXISTING EXTERIOR ELEVATION PHOTOS

EXISTING 8 & 10 FIR STREET

A1.0	EXISTING FOOTPRINT PLAN
A2.0	EXISTING EAST & WEST ELEVATION
A2.1	EXISTING SOUTH & NORTH ELEVATION
A3.0	EXISTING EXTERIOR ELEVATION PHOTOS

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

HDC APPLICATION
DATE
NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:
SCALE:
DATE: March 15th, 2021

Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

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1 EXISTING SITE

SCALE: 1/32"= 1'-0"

2 PROPOSED SITE

SCALE: 1/32"= 1'-0"

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42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4689

HDC APPLICATION
DATE
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REVISIONS:

DESCRIPTION: EXISITING & PROPOSED SITE
SCALE: As Noted
DATE: March 15th, 2021

Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

A0.0

NEWPORT ZONING: LOT "A"

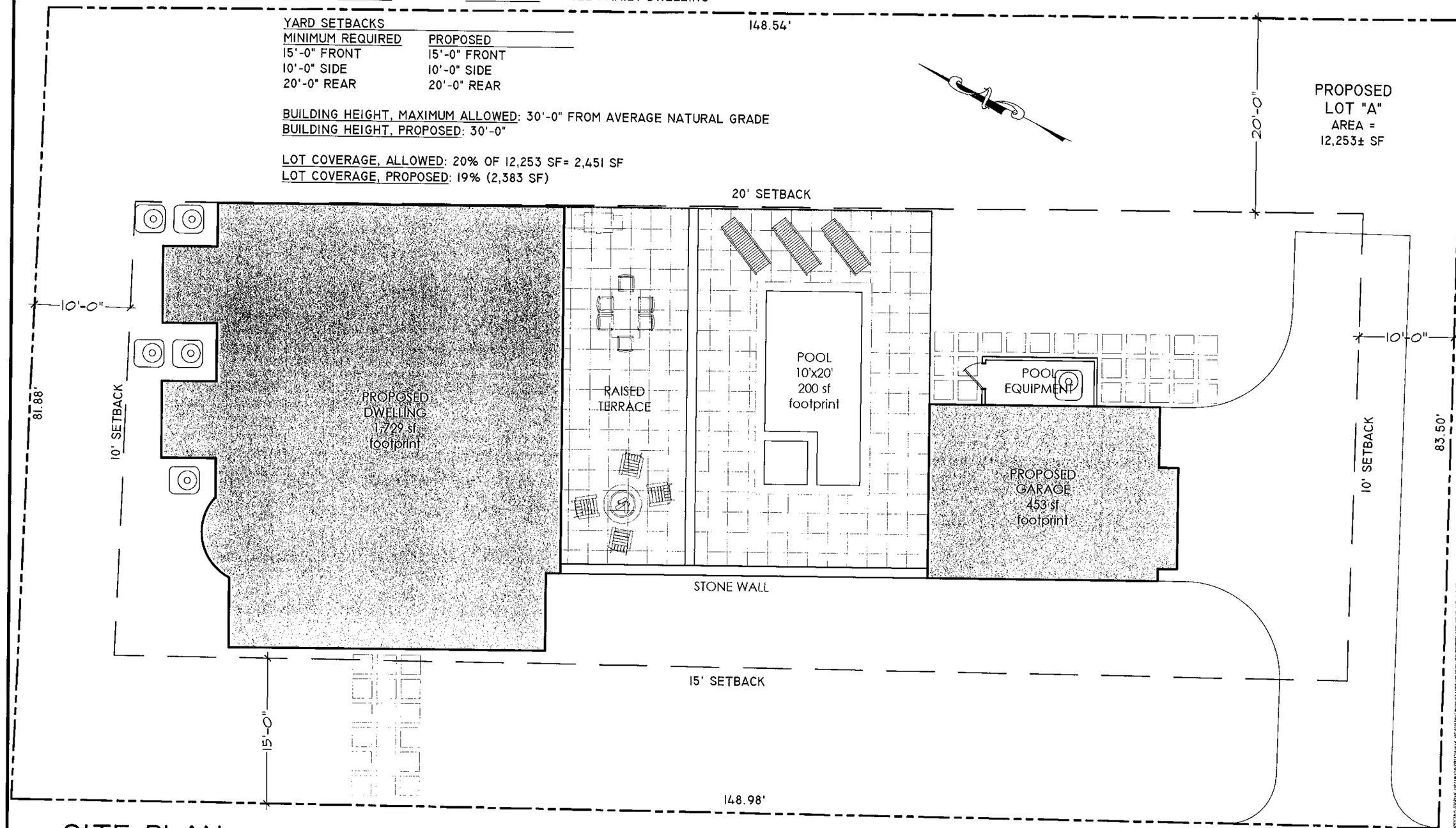
ZONING DISTRICT: R10 ZONING USE: SINGLE FAMILY DWELLING

YARD SETBACKS

MINIMUM REQUIRED	PROPOSED
15'-0" FRONT	15'-0" FRONT
10'-0" SIDE	10'-0" SIDE
20'-0" REAR	20'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 30'-0" FROM AVERAGE NATURAL GRADE
BUILDING HEIGHT, PROPOSED: 30'-0"

LOT COVERAGE, ALLOWED: 20% OF 12,253 SF= 2,451 SF
LOT COVERAGE, PROPOSED: 19% (2,383 SF)



1 SITE PLAN
SCALE: 1"= 10'-0"

FIR STREET

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DESCRIPTION: SITE PLAN LOT "A"
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Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

A0.1

NEWPORT ZONING: LOT "B"

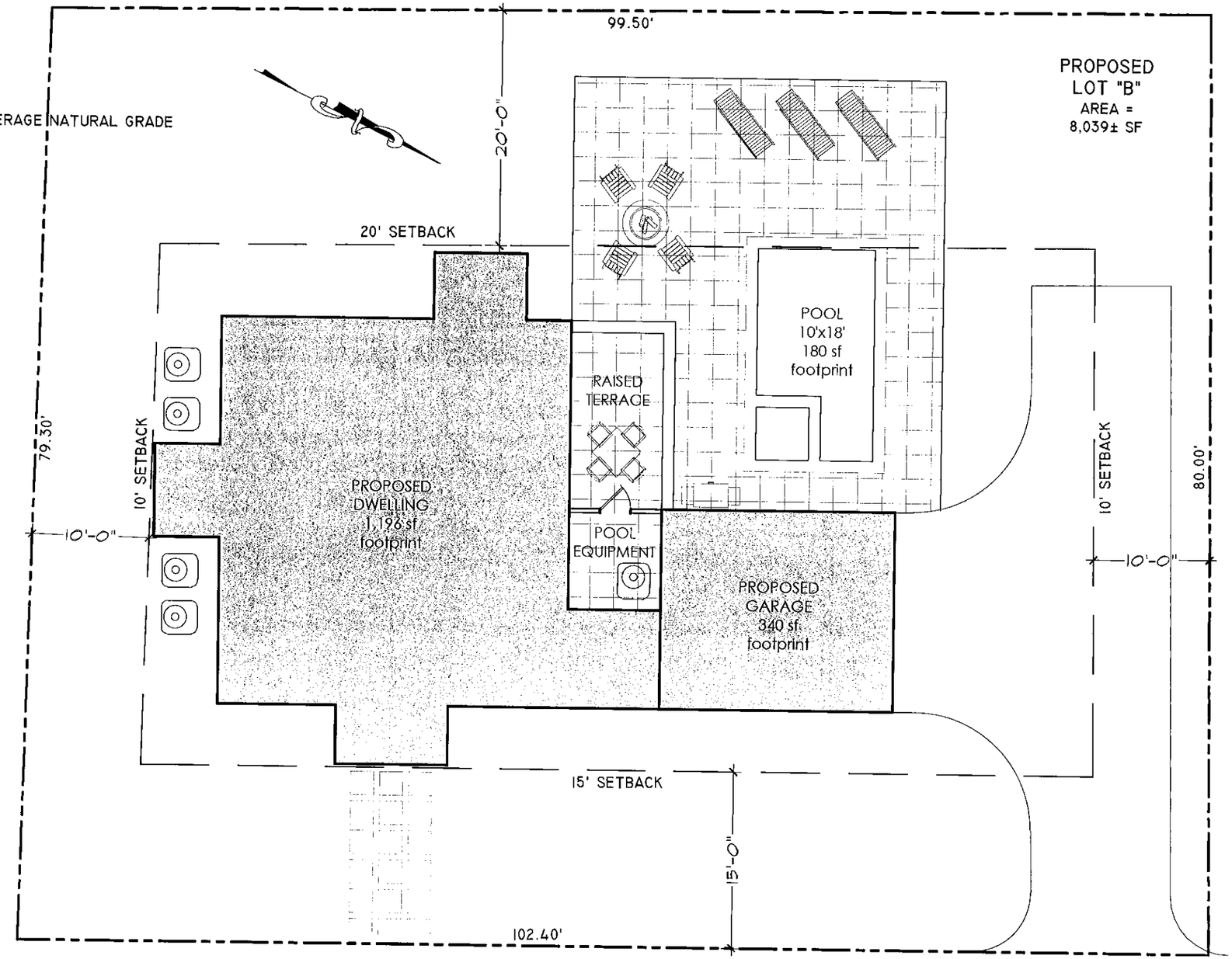
ZONING DISTRICT: R10 ZONING USE: SINGLE FAMILY DWELLING

YARD SETBACKS

MINIMUM REQUIRED	PROPOSED
15'-0" FRONT	15'-0" FRONT
10'-0" SIDE	10'-0" SIDE
20'-0" REAR	20'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 30'-0" FROM AVERAGE NATURAL GRADE
BUILDING HEIGHT, PROPOSED: 30'-0"

LOT COVERAGE, ALLOWED: 20% OF 8,039 SF= 1,608 SF
LOT COVERAGE, PROPOSED: 20% (1,605 SF)



1 SITE PLAN
SCALE: 1"= 10'-0"

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REVISIONS:

DESCRIPTION: SITE PLAN LOT "B"
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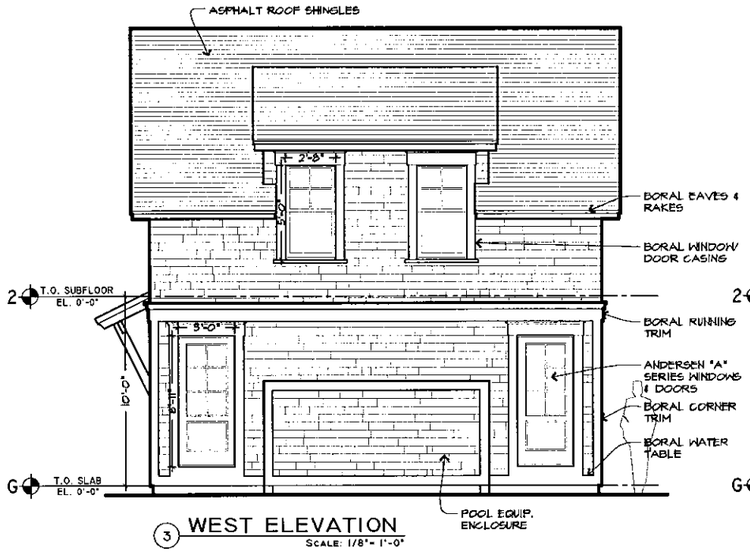
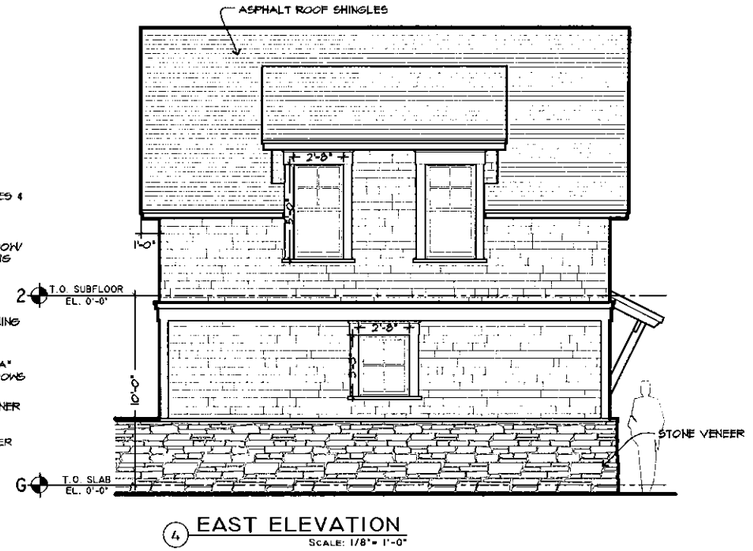
Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

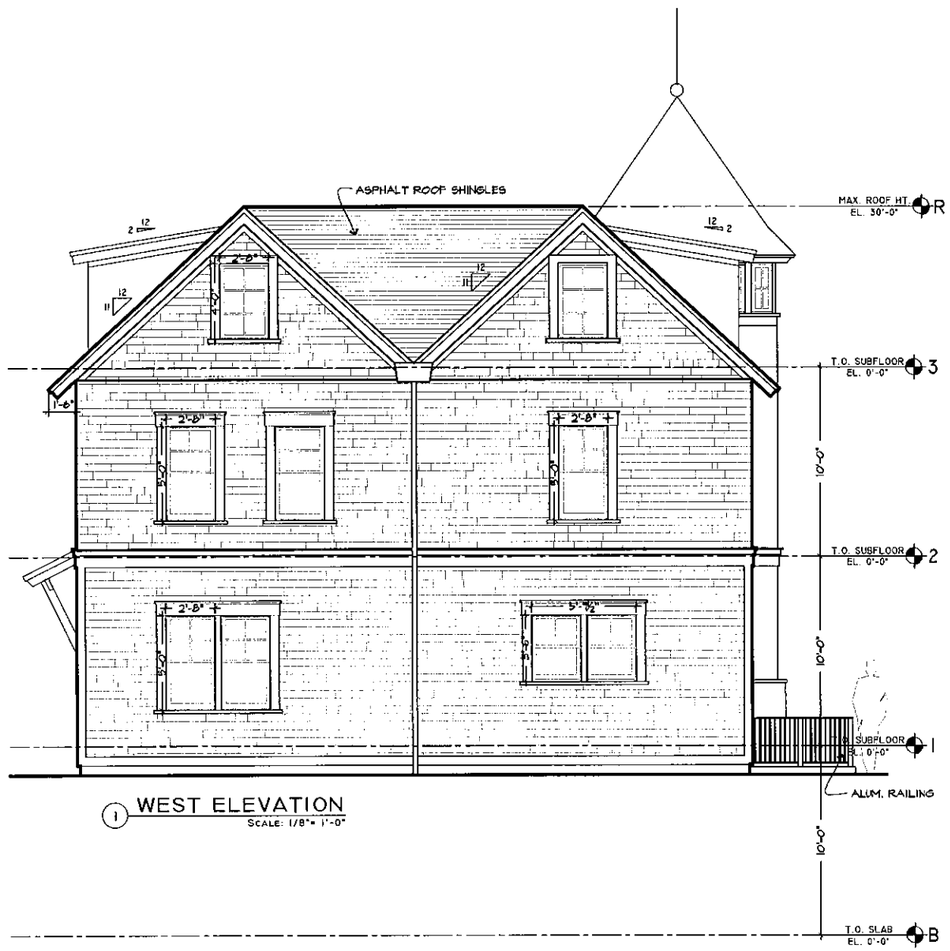
A0.2



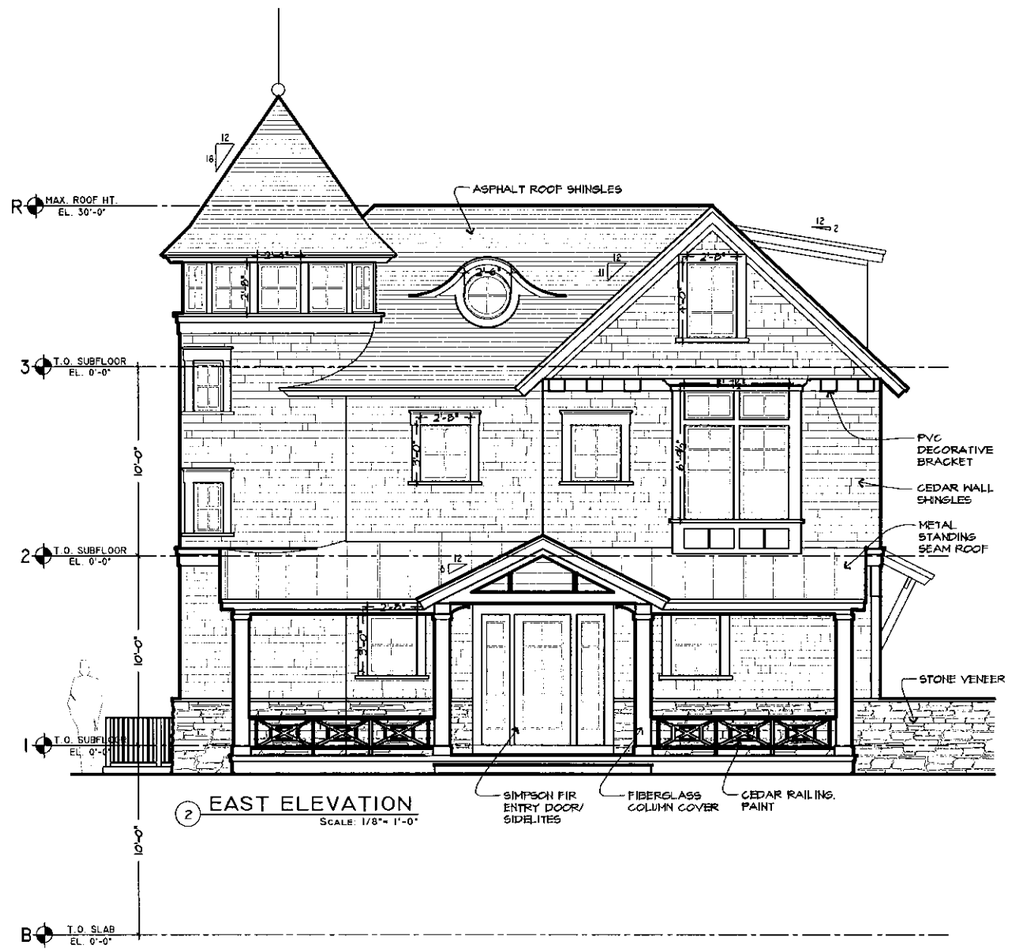
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:

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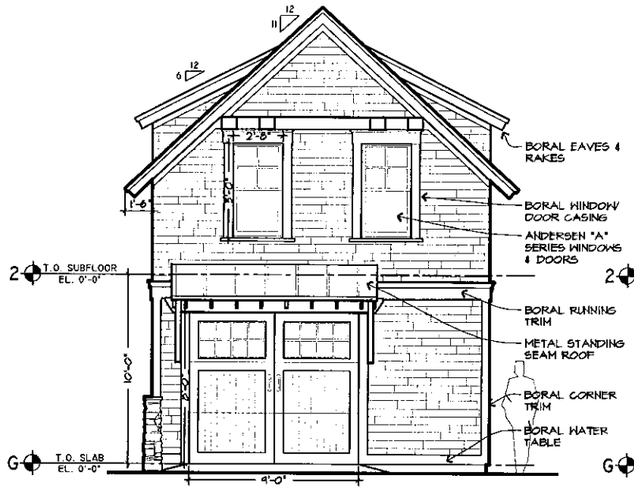
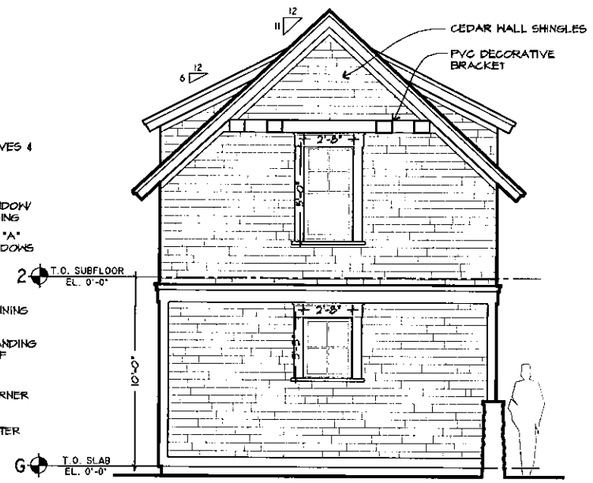
Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

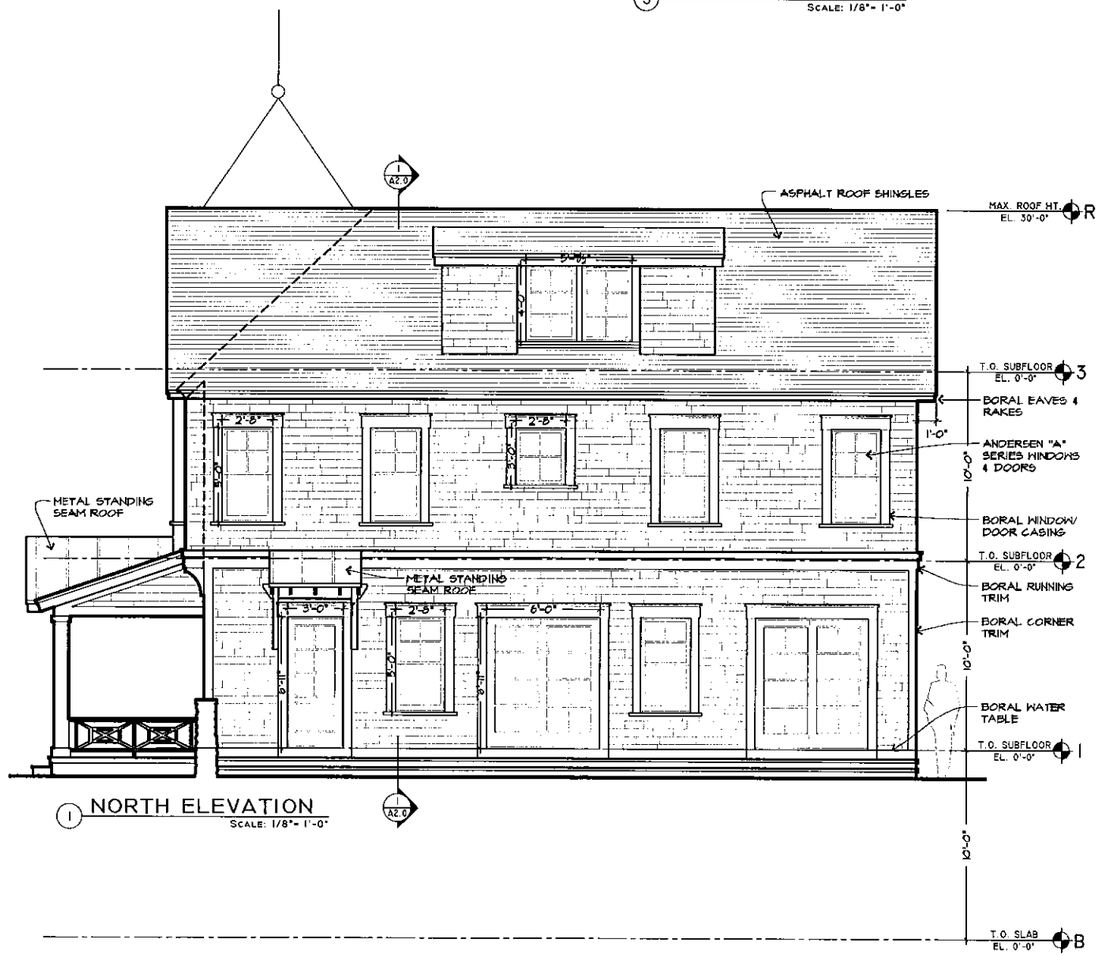
A1.0



3 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



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

2 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

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Newport, Rhode Island

A1.1

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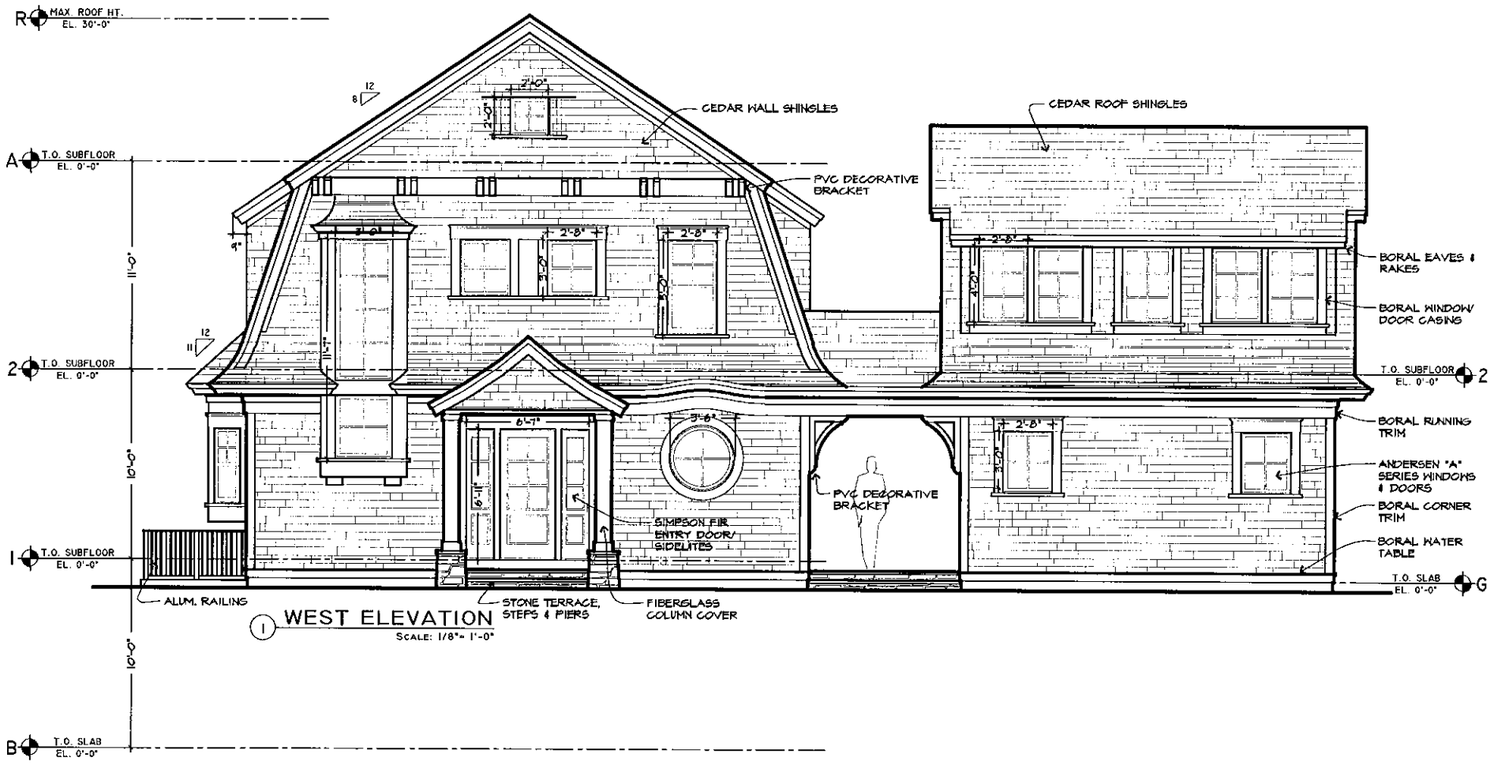
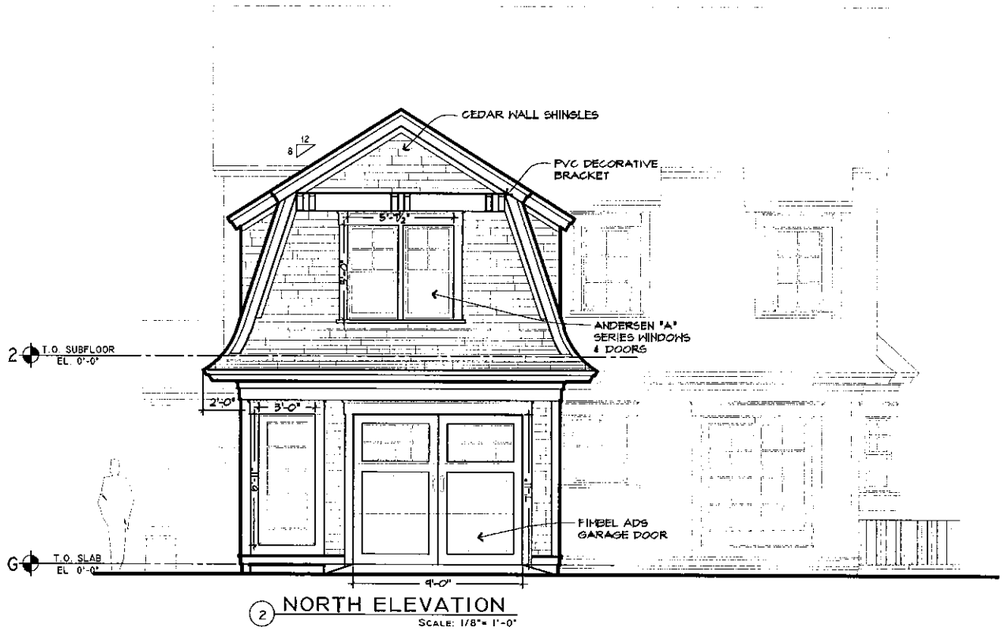
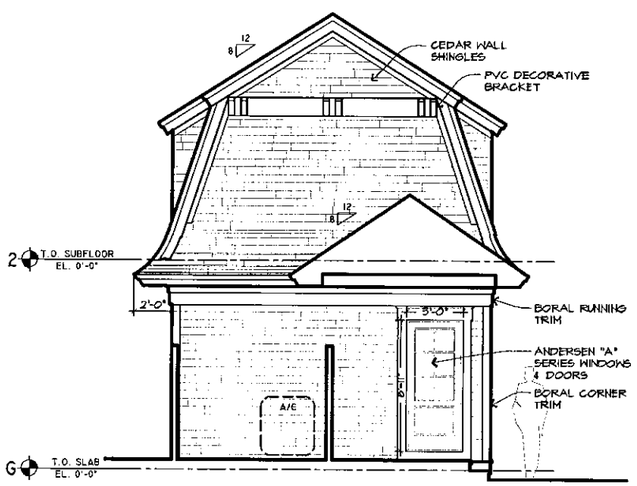


1 WEST ELEVATION
SCALE: 1/8"= 1'-0"



2 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

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SCALE: As Noted
DATE: March 15th, 2021

Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

A1.2

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

2 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

3 NORTH ELEVATION
SCALE: 1/8"= 1'-0"

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HDC APPLICATION
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REVISIONS:

DESCRIPTION: ELEVATIONS LOT "B"
SCALE: As Noted
DATE: March 15th, 2021

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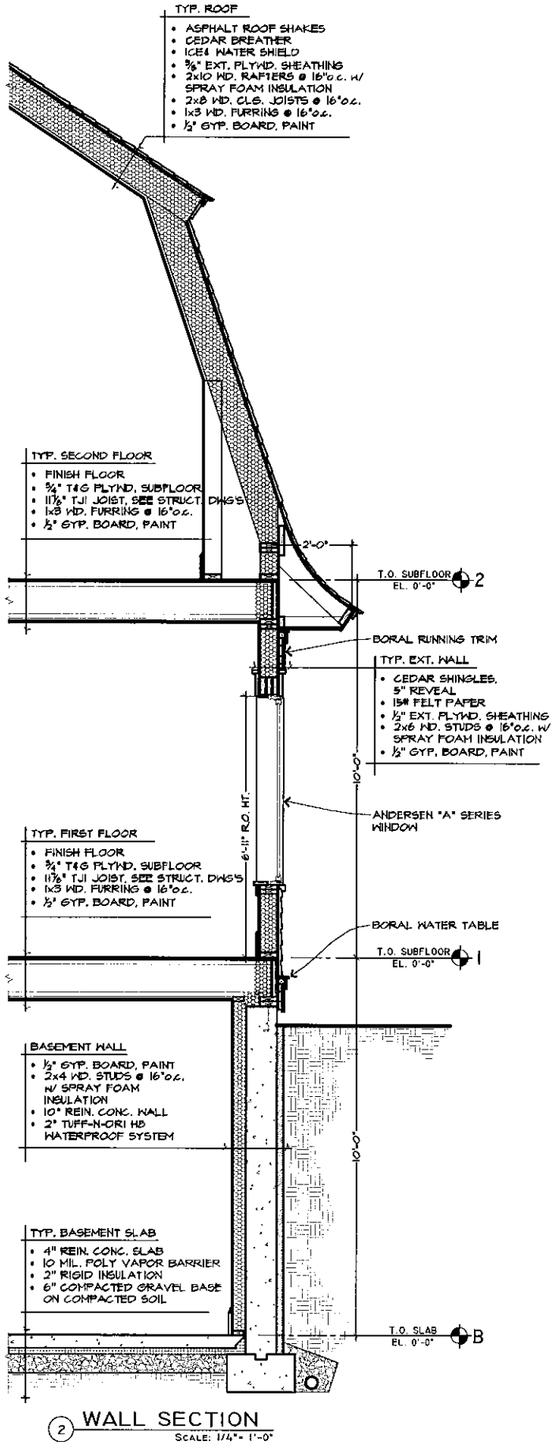
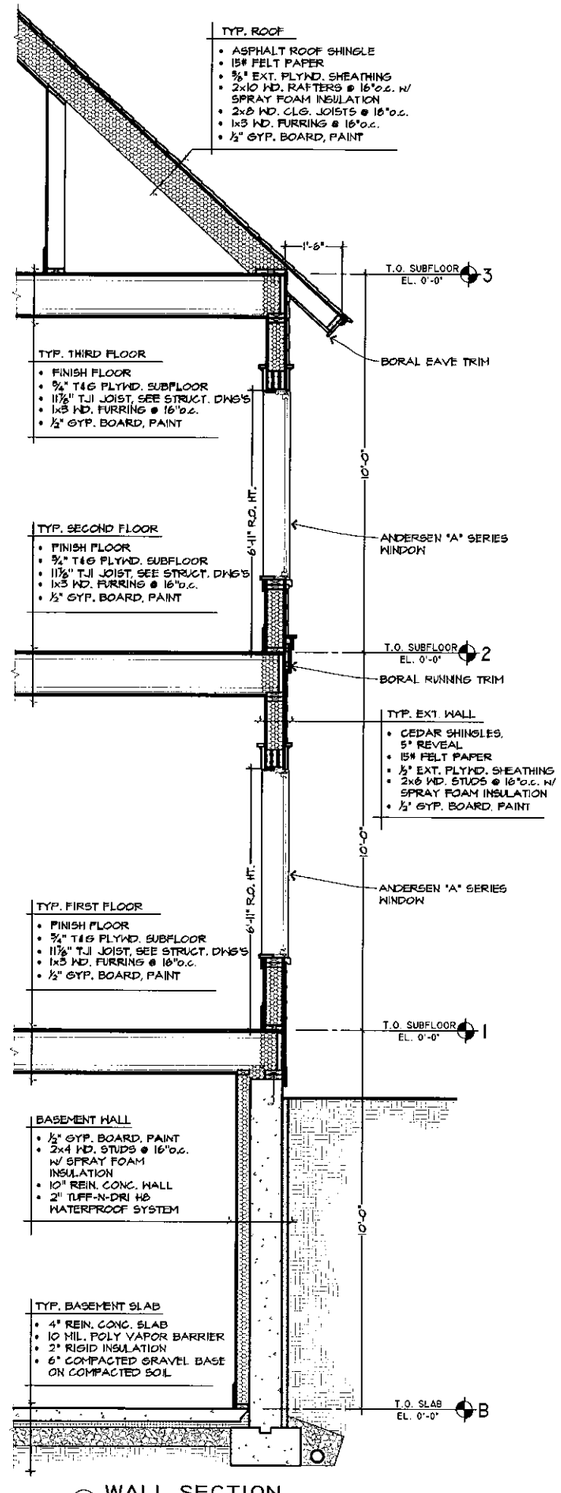
Fir Street
Newport, Rhode Island

A1.3



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



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

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HDC APPLICATION
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REVISIONS:

DESCRIPTION: WALL SECTIONS
SCALE: As Noted
DATE: March 15th, 2021

Sea Dog Land, LLC
Fir Street
Newport, Rhode Island

A2.0

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LOT "A"

LOT "A"

LOT "B"

LOT "B"

7 Fir Street
Newport, Rhode Island

AS-BUILT DRAWINGS
DATE: June 2, 2020

DRAWINGS

A1.O	EXISTING FOOTPRINT PLAN
A2.0	EXISTING EAST ELEVATION
A2.1	EXISTING SOUTH ELEVATION
A2.2	EXISTING WEST ELEVATION
A2.3	EXISTING NORTH ELEVATION
A3.0	EXISTING EXTERIOR ELEVATION PHOTOS

CDA
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42 West Main Road
Middletown, RI 02842
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401.619.4689

HDC APPLICATION
DATE
NOT FOR CONSTRUCTION

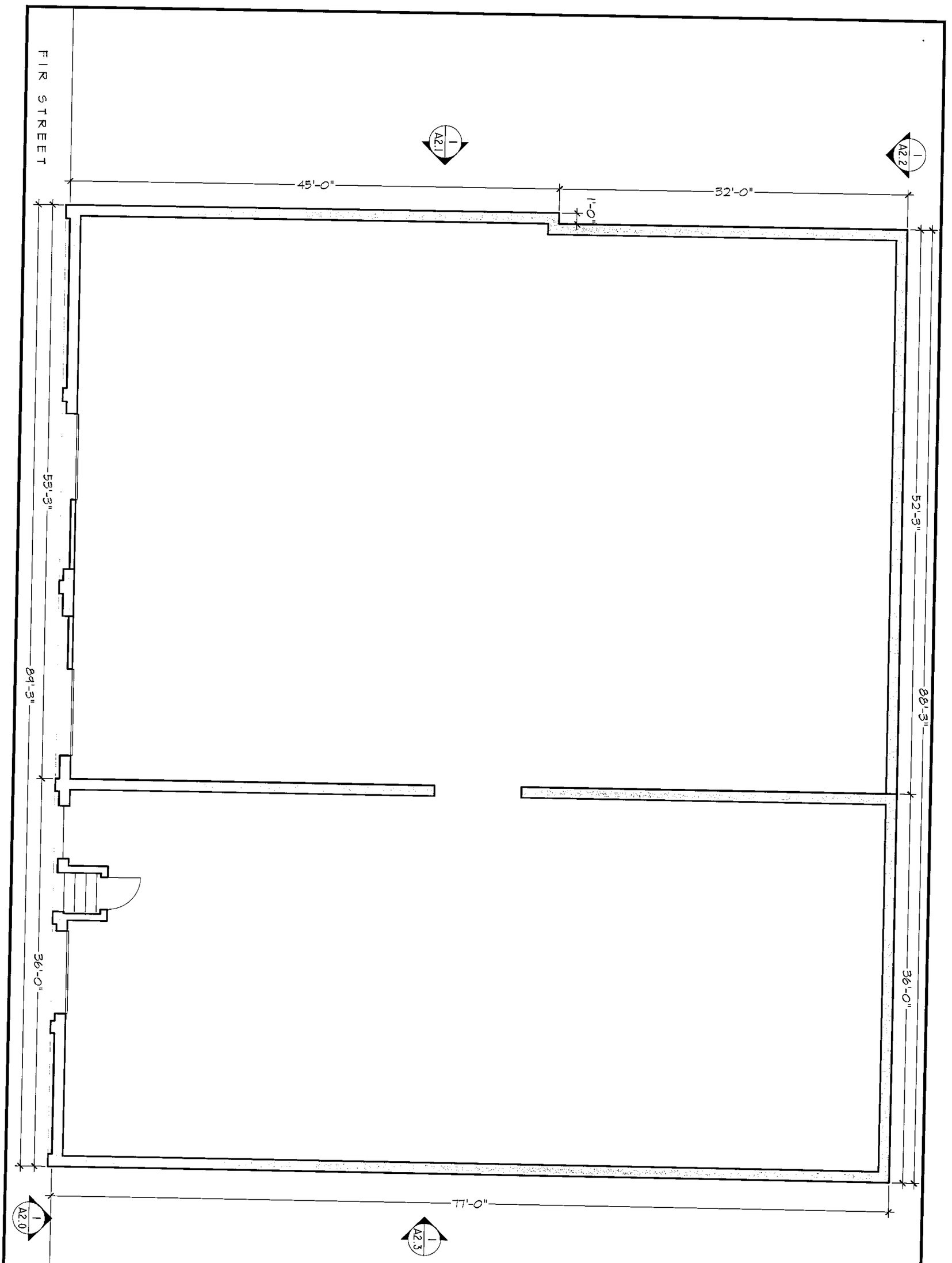
REVISIONS:

DESCRIPTION:

SCALE:

DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island



A1.0

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

DESCRIPTION: EXISTING FOOTPRINT PLAN

SCALE: 1/16" = 1'-0"

DATE: JUNE 2, 2020

REVISIONS:

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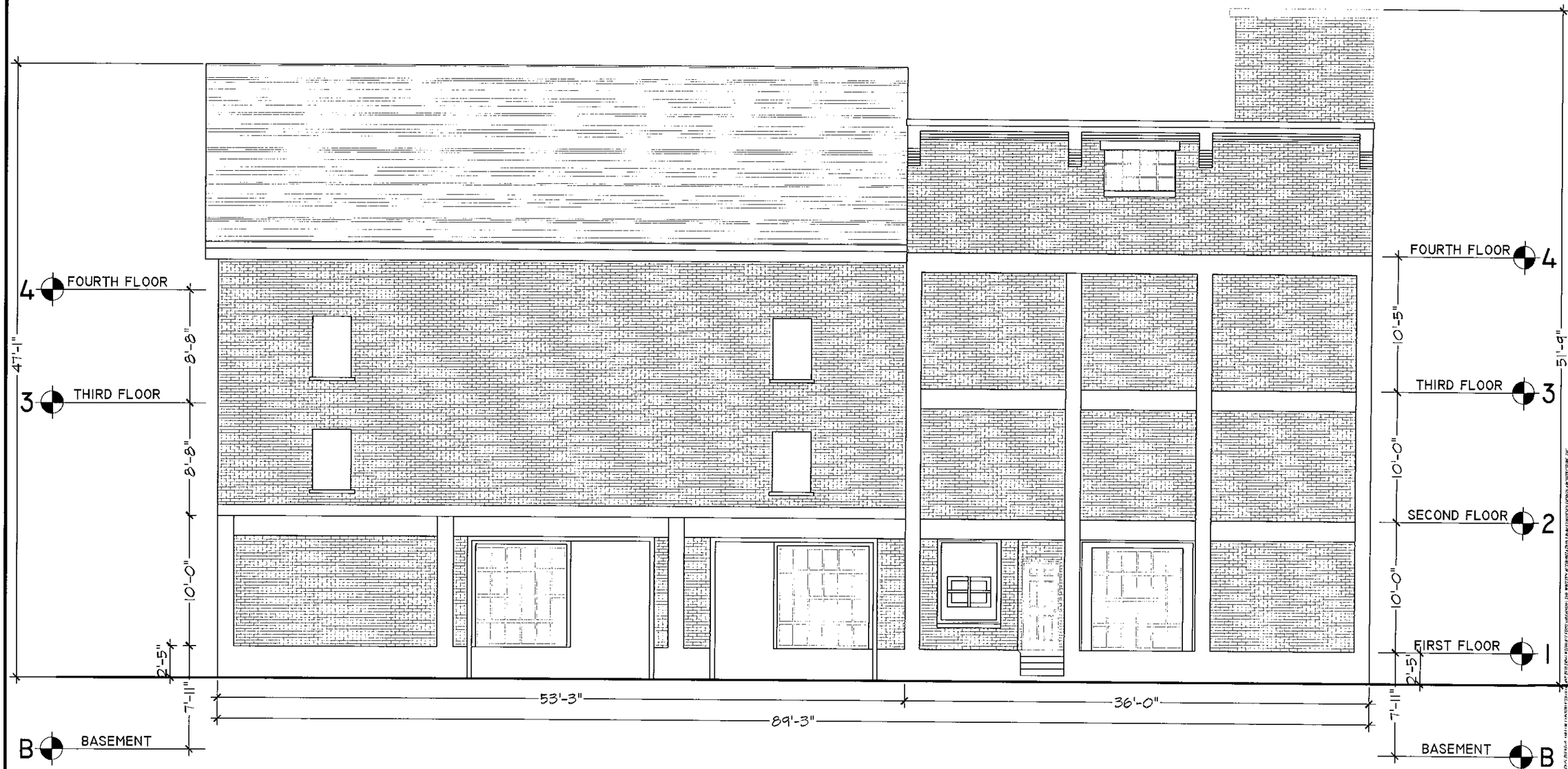

1 EXISTING NORTH ELEVATION

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

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HDC APPLICATION
DATE
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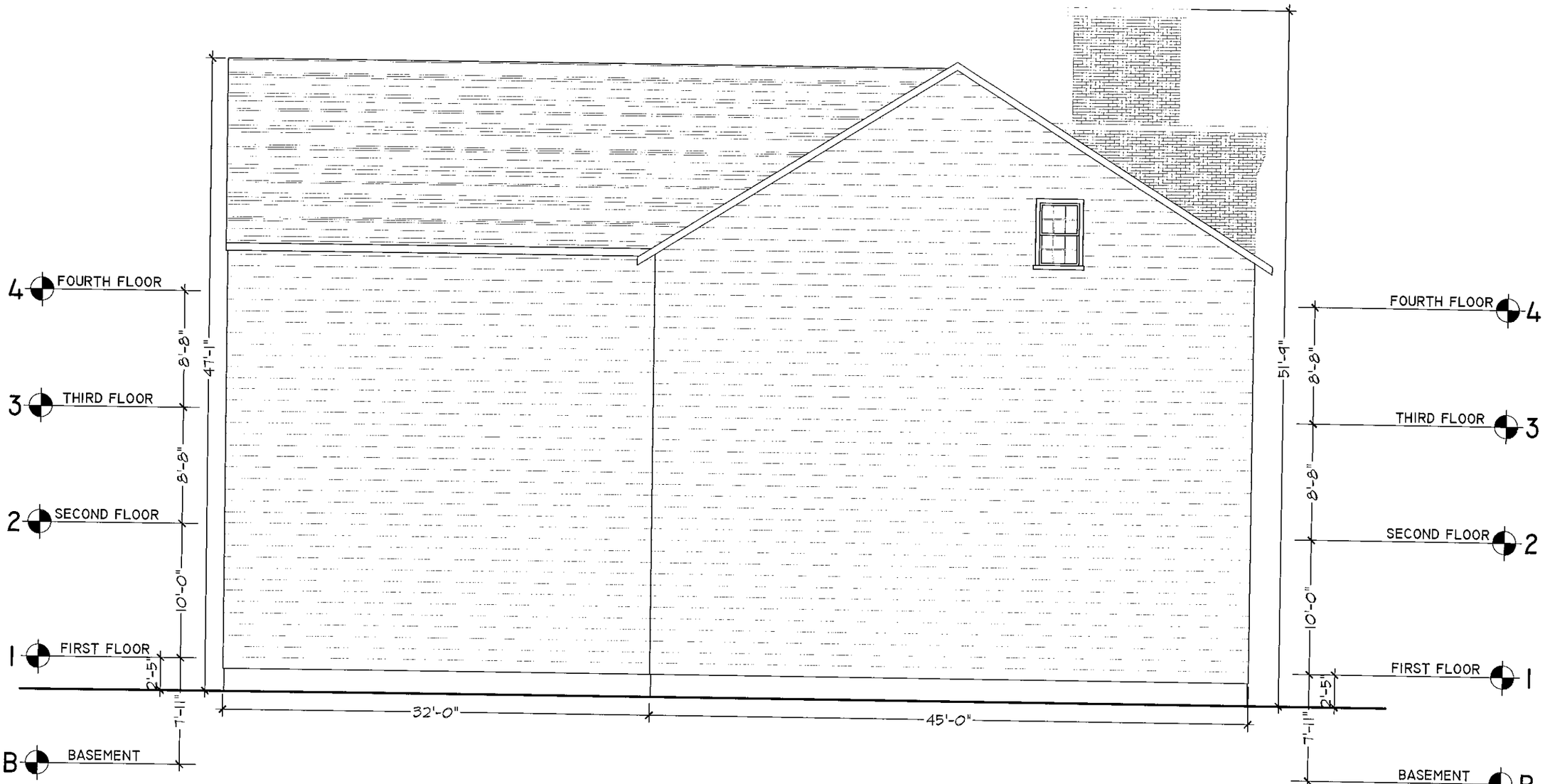
REVISIONS:

DESCRIPTION: EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"
DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

A2.0



1 EXISTING SOUTH ELEVATION

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

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HDC APPLICATION
DATE
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REVISIONS:

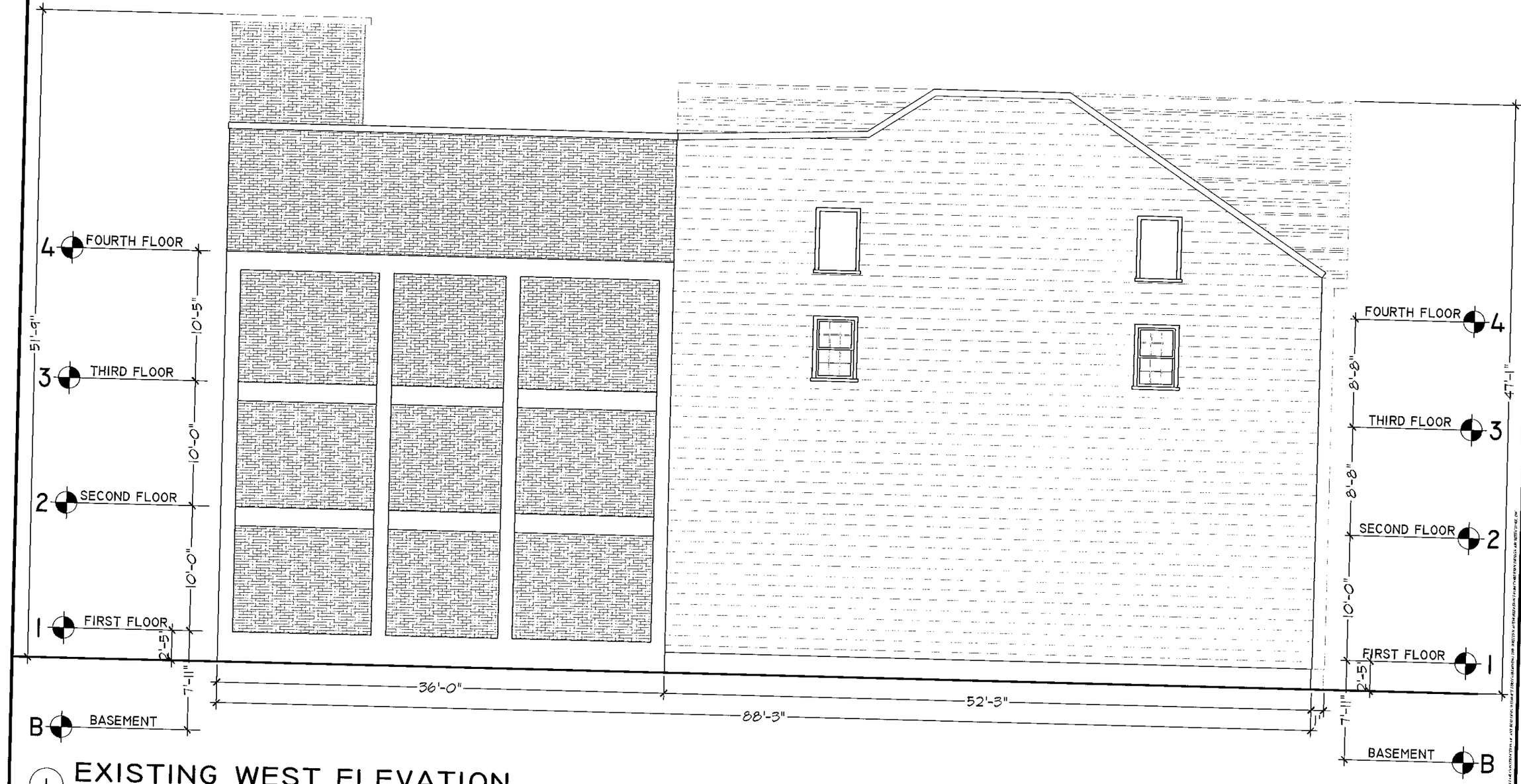
DESCRIPTION: EXISTING SOUTH ELEVATION

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

DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

A2.1



1 EXISTING WEST ELEVATION

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

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HDC APPLICATION
DATE
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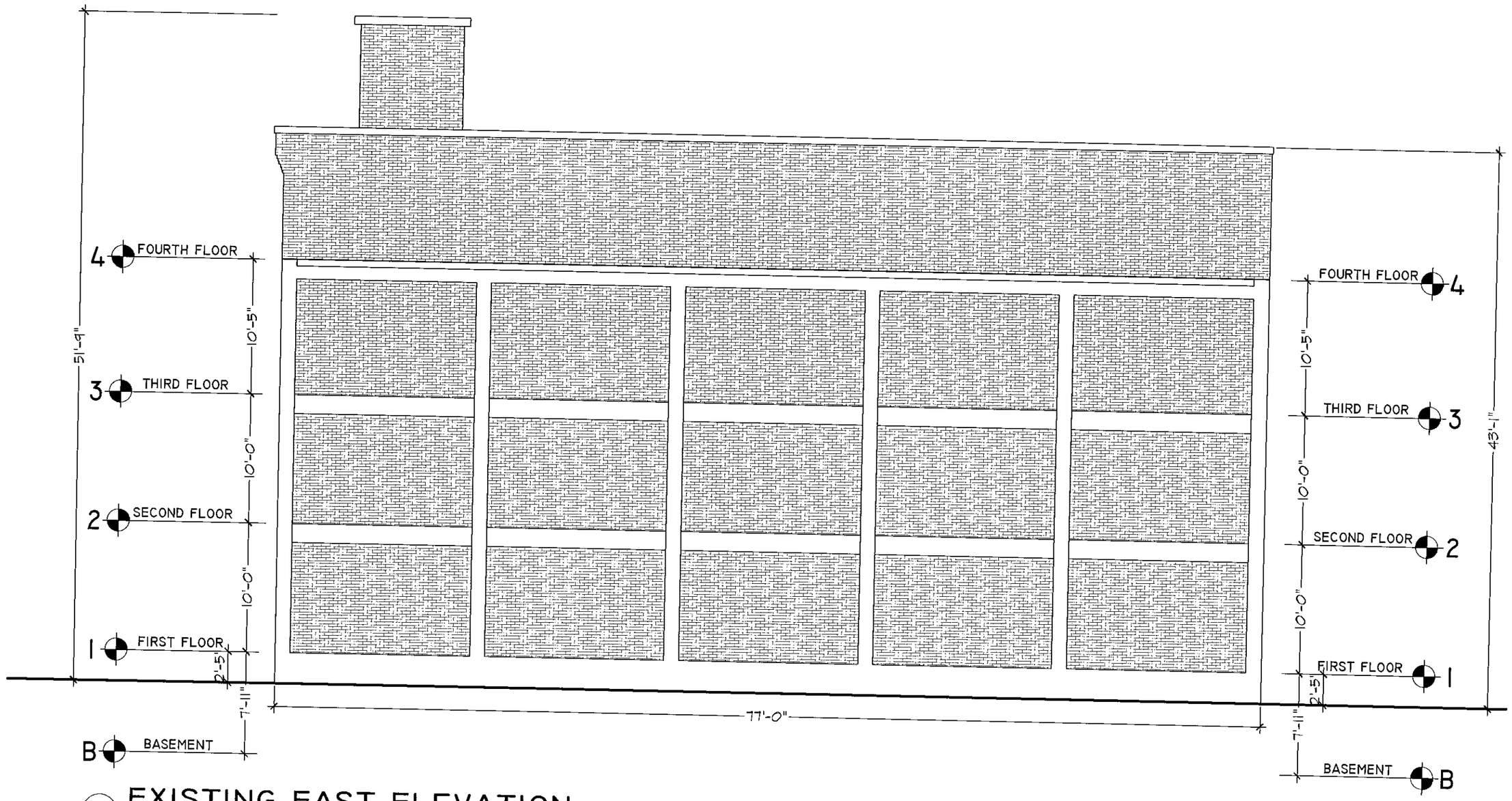
REVISIONS:

DESCRIPTION: EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"
DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

A2.2



1 EXISTING EAST ELEVATION

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

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HDC APPLICATION

DATE

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REVISIONS:

DESCRIPTION: EXISTING EAST ELEVATION

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

DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

A2.3

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION

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REVISIONS:

DESCRIPTION: EXISTING EXTERIOR ELEVATION PHOTOS

SCALE:

DATE: JUNE 2, 2020

Sea Dog Land, LLC
7 Fir Street
Newport, Rhode Island

A3.0

8 & 10 Fir Street
Newport, Rhode Island

AS-BUILT DRAWINGS
DATE: June 2, 2020

DRAWINGS

A1.O	EXISTING FOOTPRINT PLAN
A2.0	EXISTING EAST & WEST ELEVATION
A2.1	EXISTING SOUTH & NORTH ELEVATION
A3.0	EXISTING EXTERIOR ELEVATION PHOTOS

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REVISIONS:

DESCRIPTION:

SCALE:

DATE: May 29, 2020

Sea Dog Land, LLC
8 & 10 Fir Street
Newport, Rhode Island

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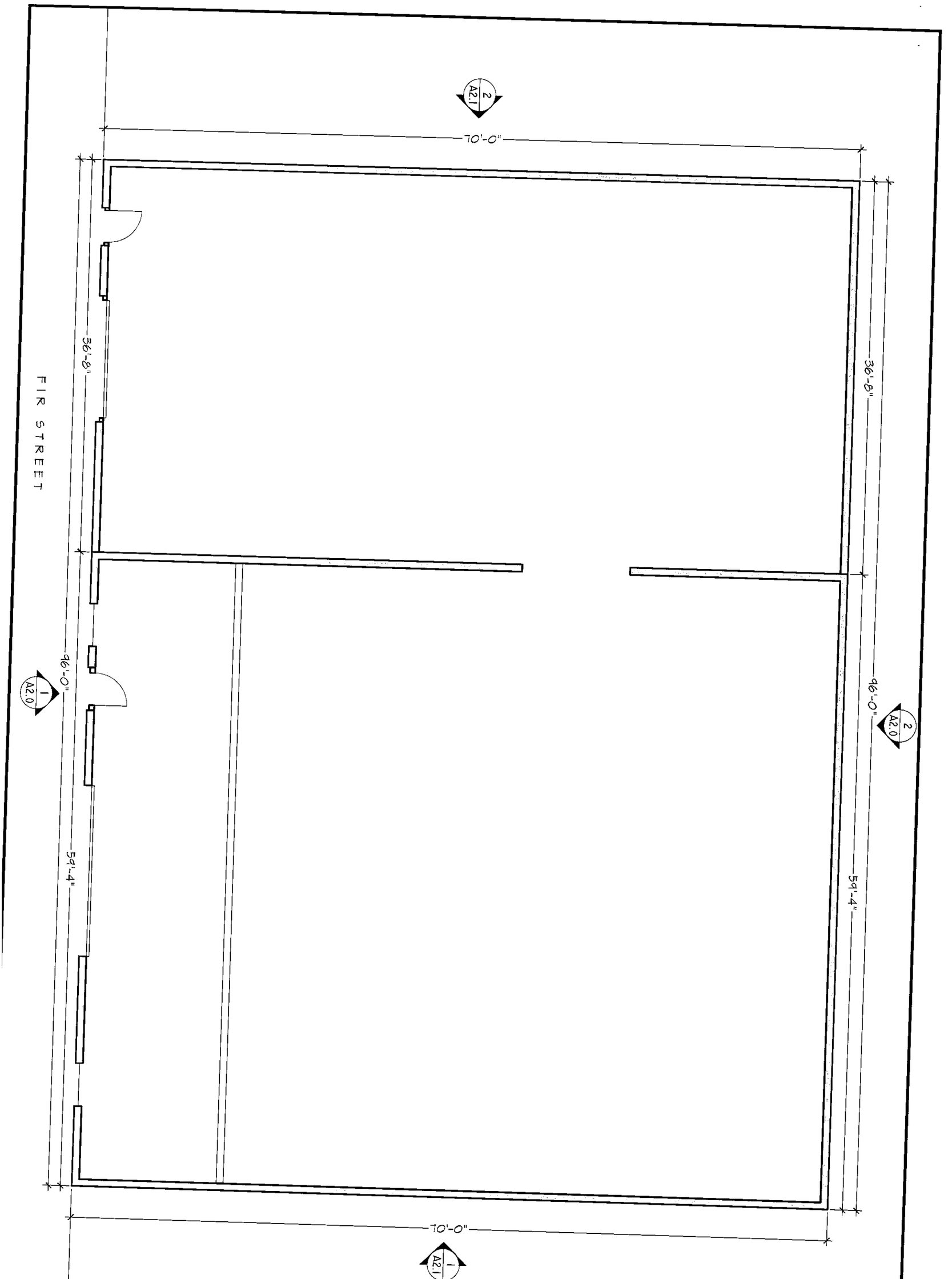

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A1.0

Sea Dog Land, LLC
8 & 10 Fir Street
Newport, Rhode Island

DESCRIPTION: EXISTING FOOTPRINT PLAN
SCALE: 1/8" = 1'-0"
DATE: May 29, 2020

REVISIONS:

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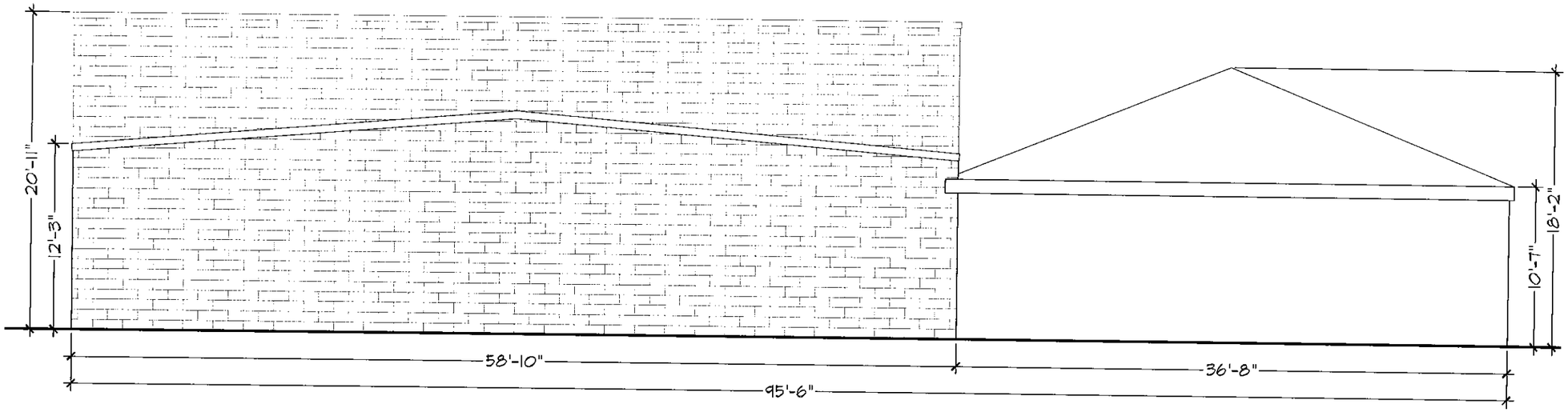
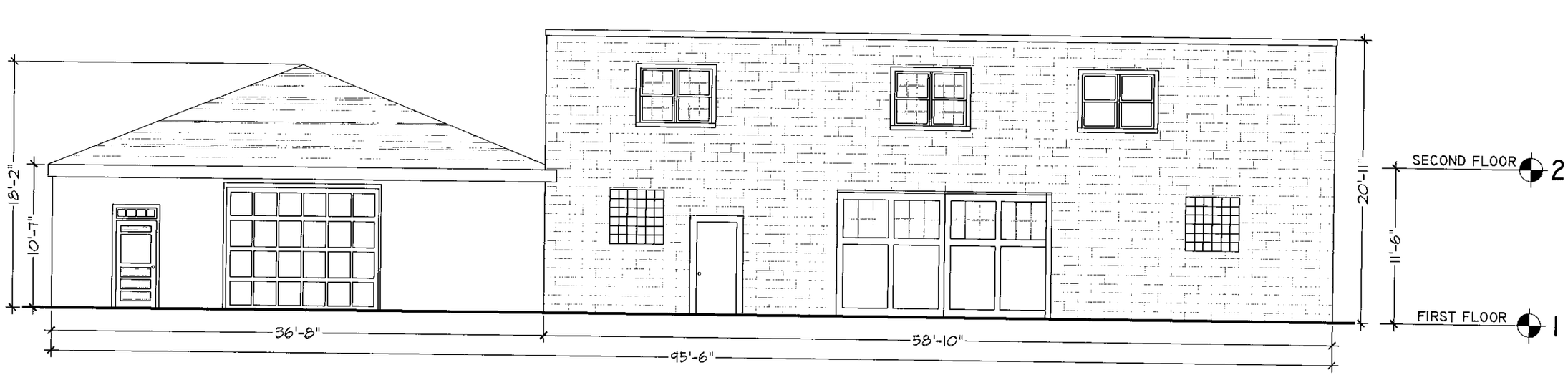


1 EXISTING EAST ELEVATION

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



2 EXISTING WEST ELEVATION

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

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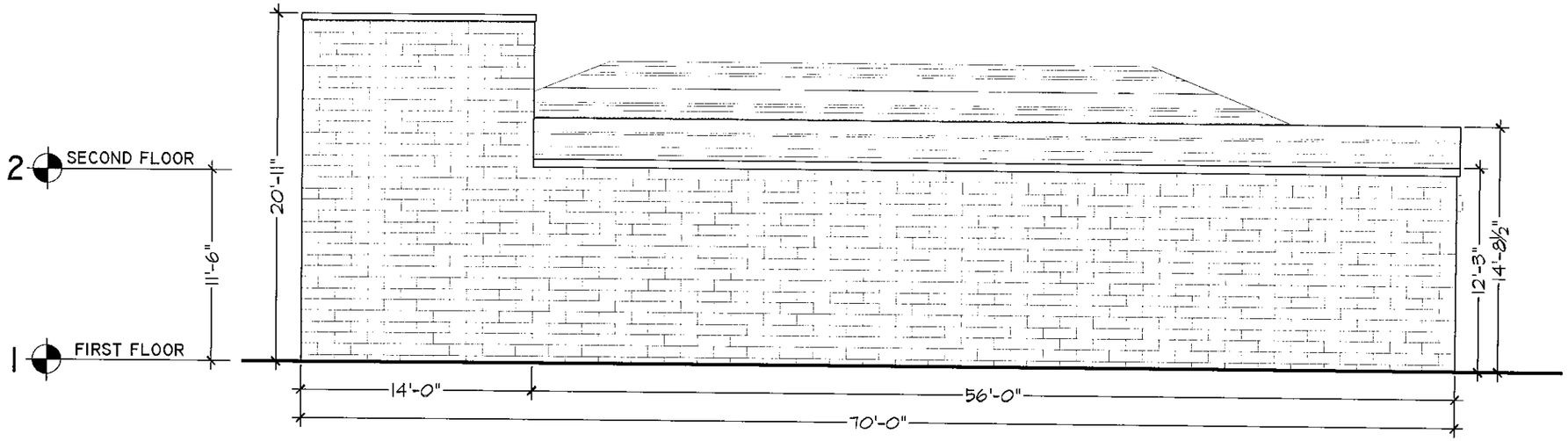
REVISIONS:

DESCRIPTION: EXISTING EAST & WEST ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: JUNE 2, 2020

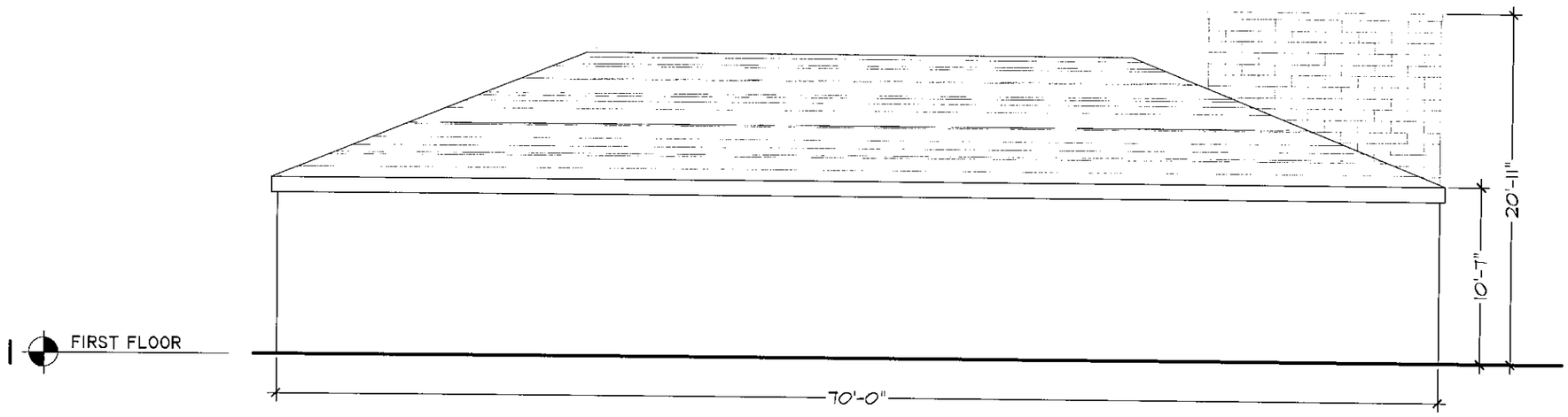
Sea Dog Land, LLC
8 & 10 Fir Street
Newport, Rhode Island

A2.0



1 EXISTING SOUTH ELEVATION

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



2 EXISTING NORTH ELEVATION

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

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REVISIONS:

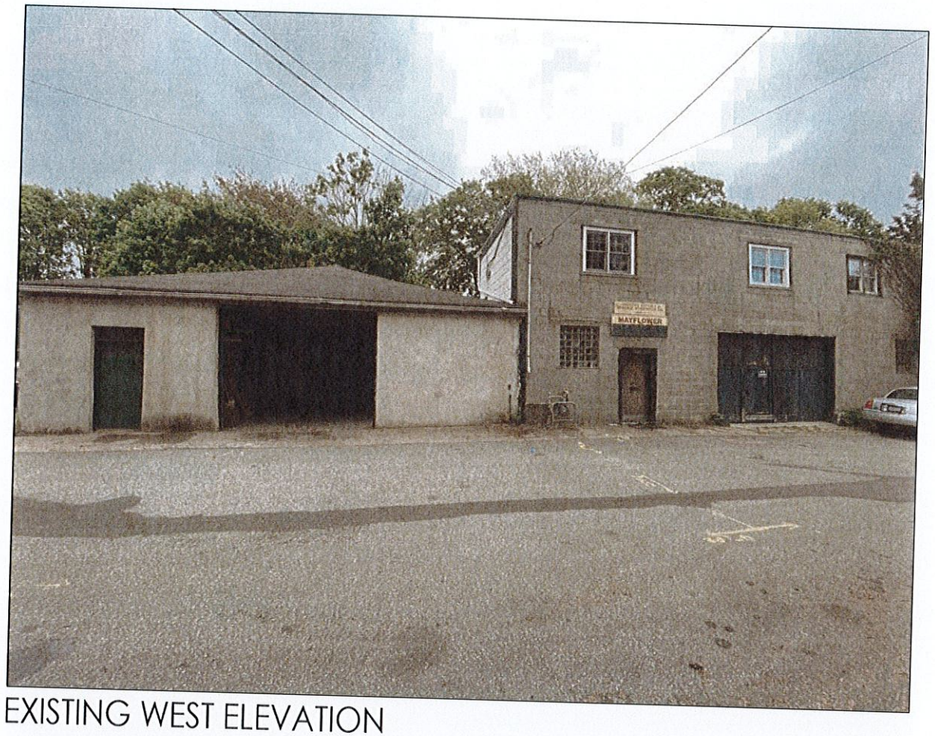
DESCRIPTION: EXISTING SOUTH & NORTH ELEVATIONS

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

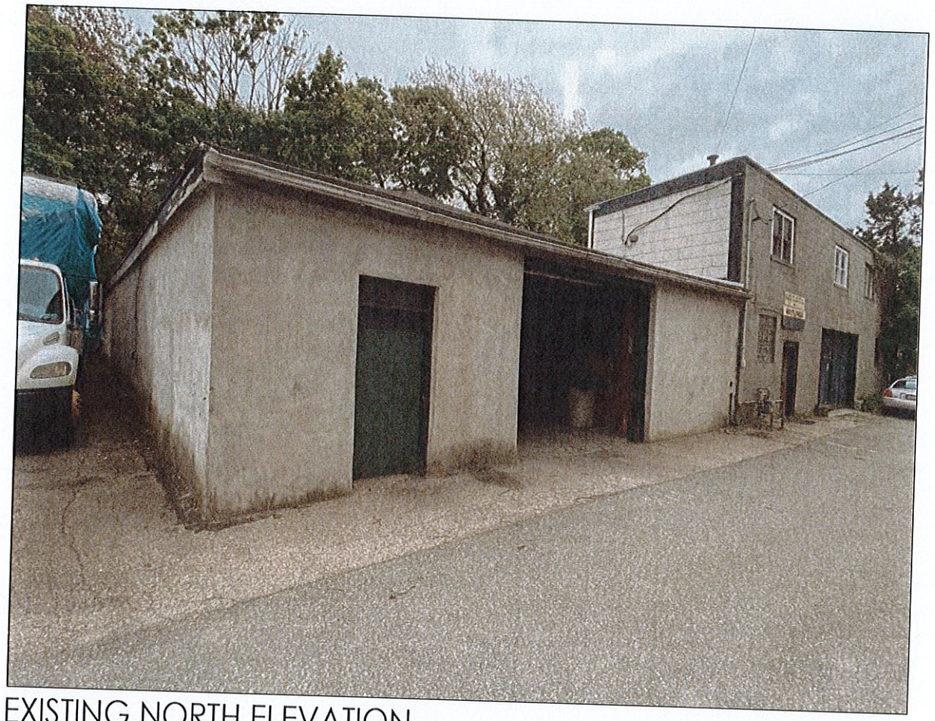
DATE: JUNE 2, 2020

Sea Dog Land, LLC
8 & 10 Fir Street
Newport, Rhode Island

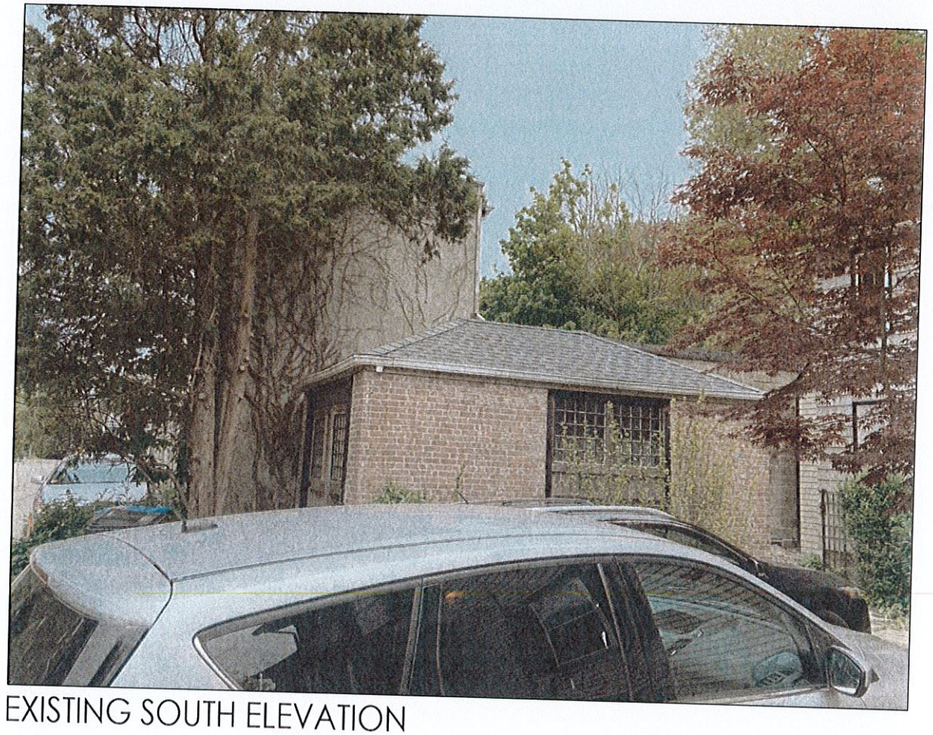
A2.1



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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REVISIONS:

DESCRIPTION: EXISTING EXTERIOR ELEVATION PHOTOS

SCALE:

DATE: JUNE 2, 2020

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8 & 10 Fir Street
Newport, Rhode Island

A3.0