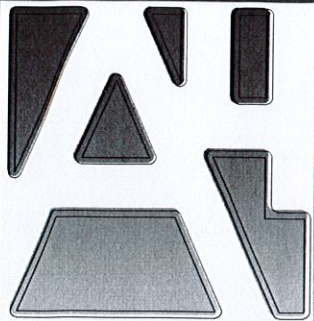




SYLVAN ST RESIDENCE  
15-17 SYLVAN ST  
NEWPORT, RI 02840

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A0.03	Proposed Renderings
A0.04	Proposed Renderings
A0.10	Existing Site Plan
A0.11	Proposed Site Plan (Scheme A)
A1.01	Existing Basement
A1.10	Existing First Floor
A1.20	Existing Second Floor
A1.30	Existing Third Floor
A2.01	Proposed Basement - Renovation
A2.02	Proposed Basement - New Build
A2.10	Proposed Level 1 - Renovation
A2.11	Proposed Level 1 - New Build
A2.20	Proposed Level 2 - Renovation
A2.21	Proposed Level 2 - New Build
A2.30	Proposed Level 3 - Renovation
A2.31	Proposed Level 3 - New Build
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A7.12	EXISTING SOUTH & EAST ELEVATIONS
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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Cover

Date  
02/11/20

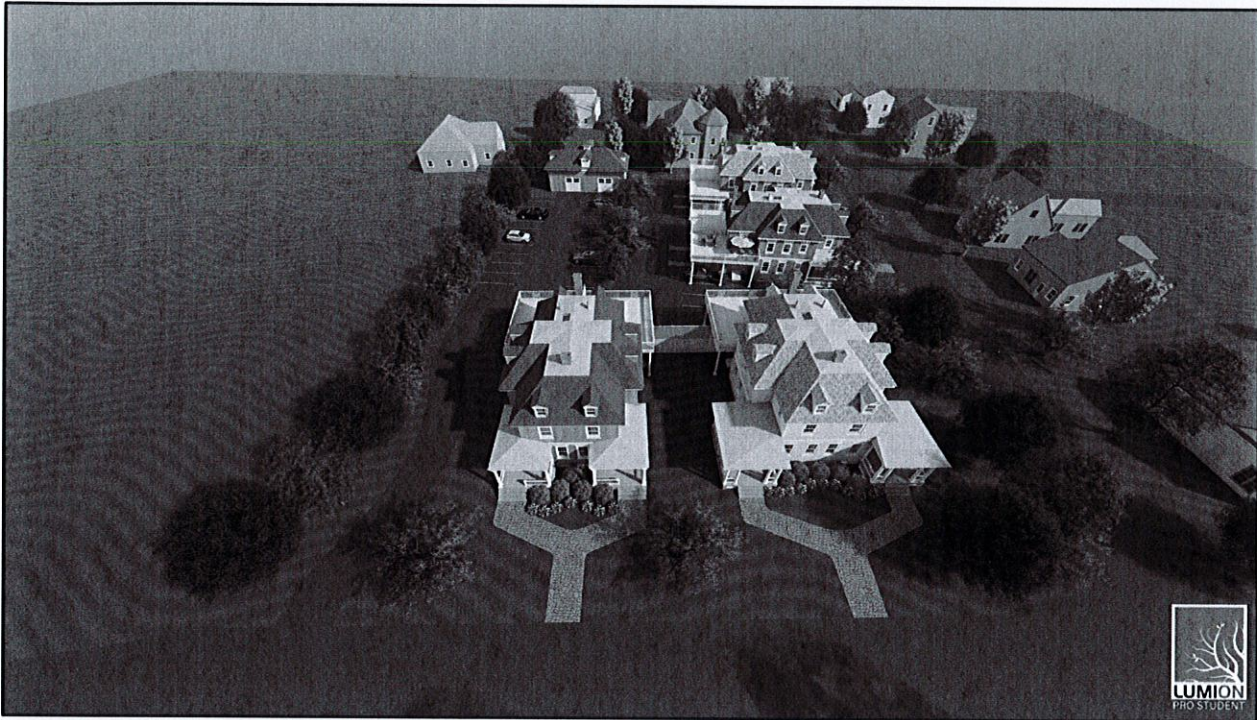
Scale  
AS NOTED

A0.00

NOTE: PRINTED AT HALF SCALE @ 11x17



PROPOSED RENDERINGS



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Description:  
Proposed  
Renderings

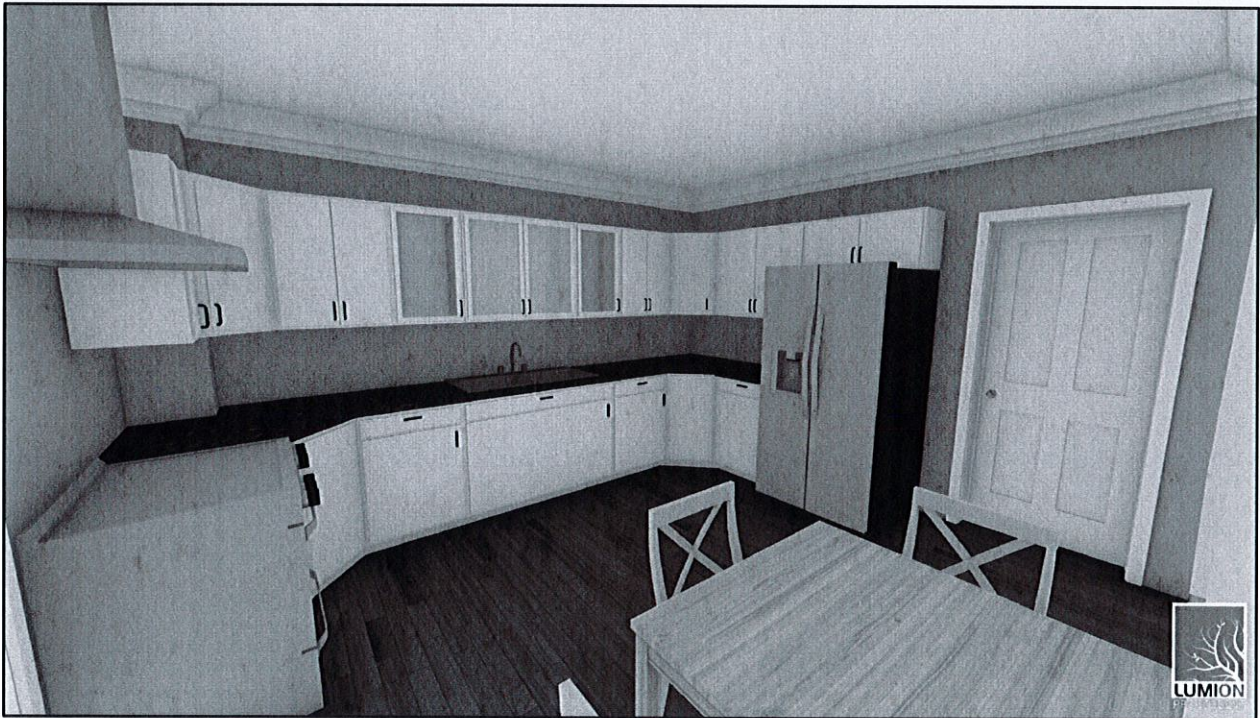
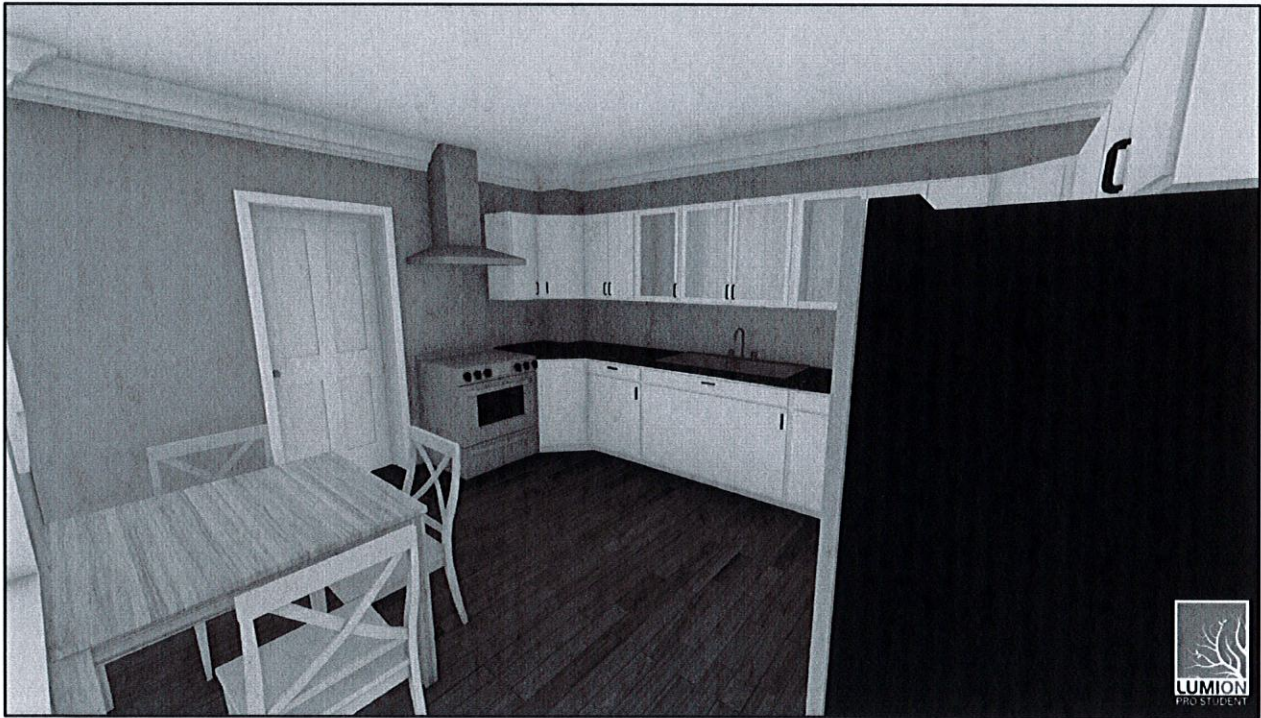
Date  
02/11/20

Scale  
AS NOTED

A0.03

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No.	Description	Date

Project 19036

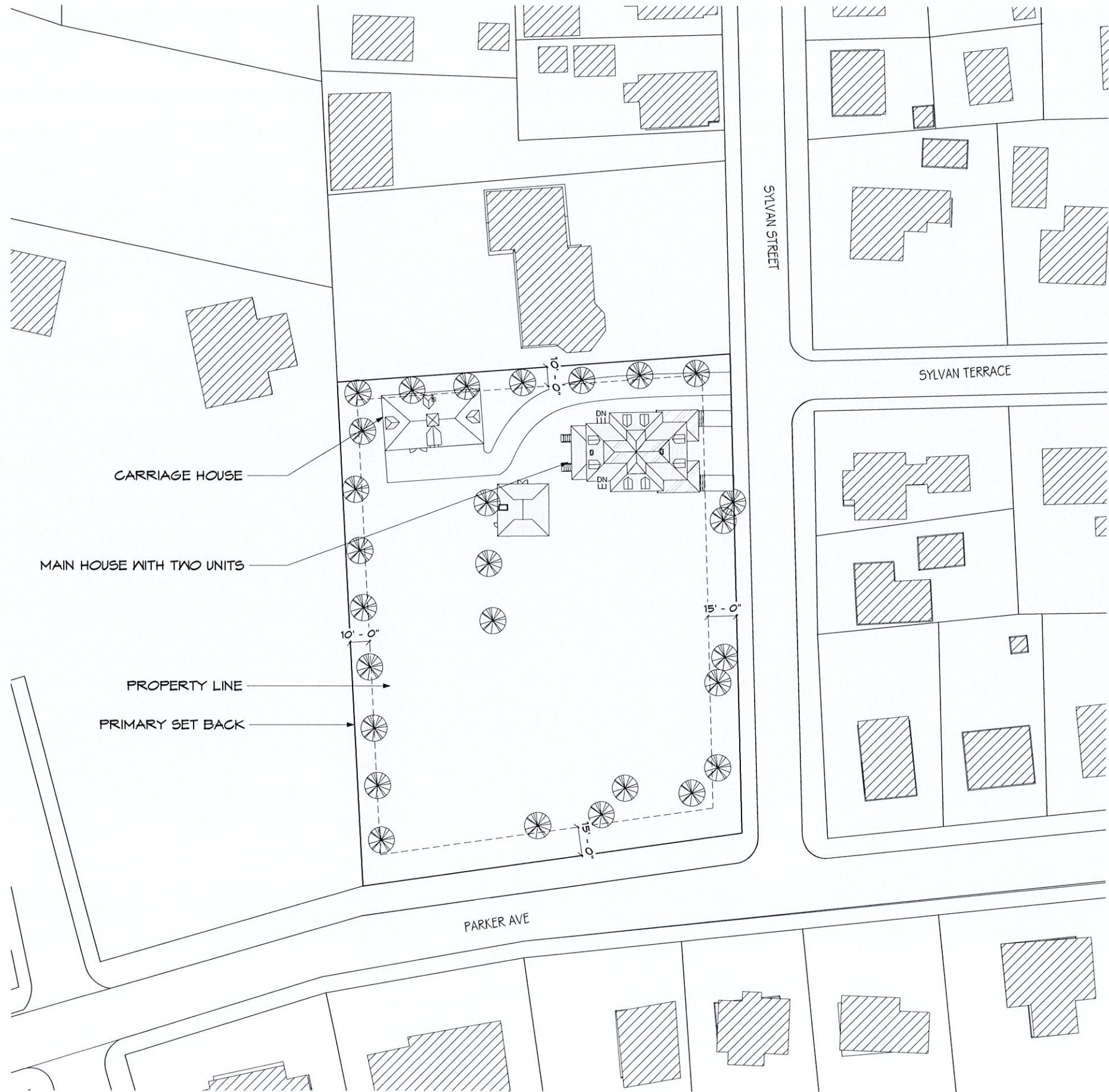
**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Proposed  
Renderings

Date  
02/11/20

Scale AS NOTED





1 EXISTING SITE PLAN  
1" = 30'-0"



EXISTING SITE DATA

PARCEL ID:	6219
PLAT:	33
LOT:	36
ZONING:	R10
YEAR BUILT:	1870
EXIST. FOOTPRINT:	4,781 SF
TOTAL EXIST. FOOTPRINT:	4,781 SF
LOT SIZE (1.23 ACRES):	53,578 SF
ALLOWED COVERAGE:	20%
EXISTING COVERAGE:	9%
ALLOWED BLDG HEIGHT:	30'
EXIST. BLDG HEIGHT:	33' 4"
ACCESSORY SETBACKS:	10'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	15'
SIDE:	10'
EXISTING SETBACKS: (PRIMARY)	
NORTH:	9'
EAST:	17'
SOUTH:	182'
WEST:	24'
MAX UNITS ALLOWED	21

NOTE: PRINTED AT HALF SCALE @ 11x17



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Project 19036

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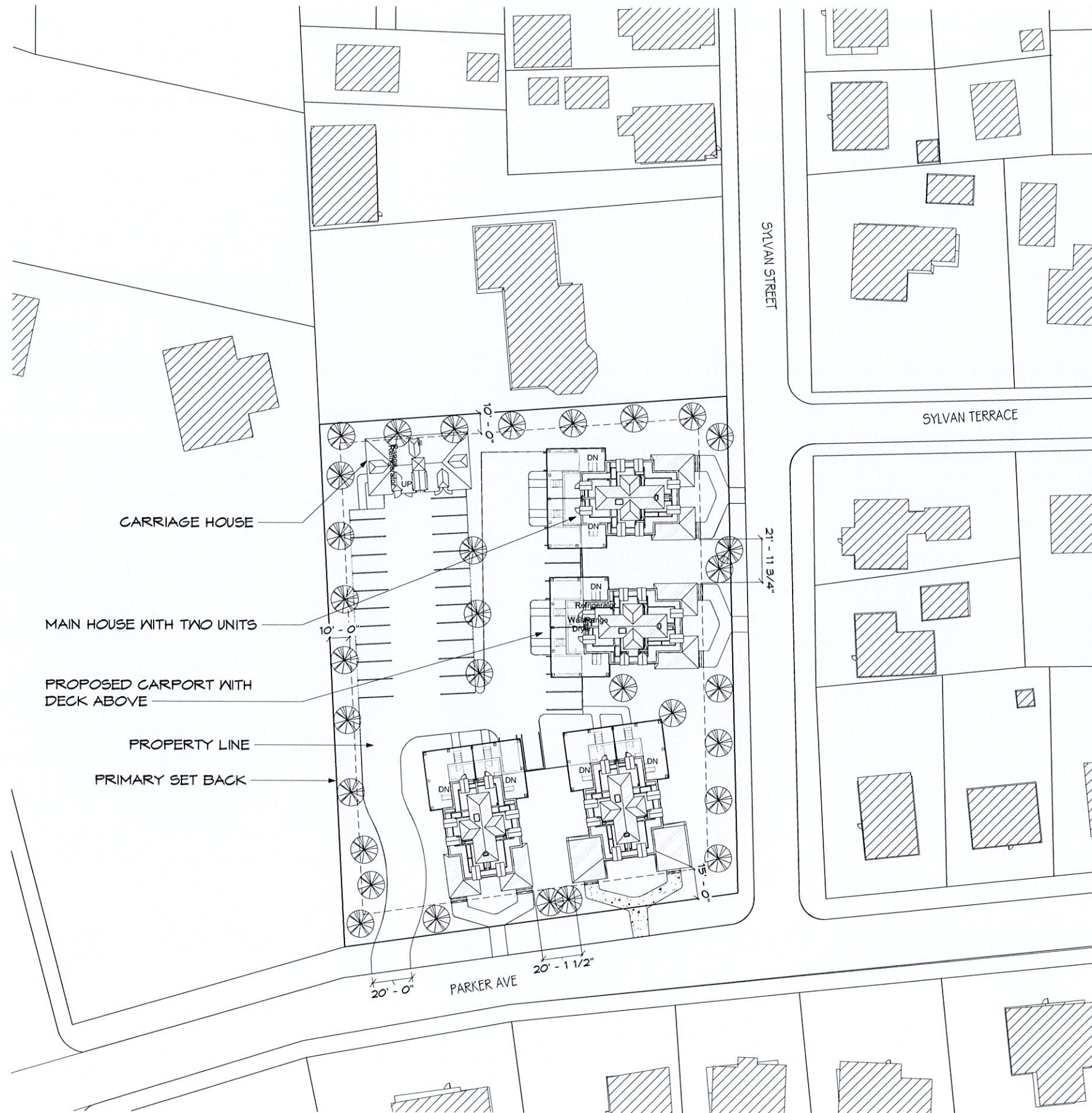
Description:  
Existing Site Plan

Date  
02/11/20

Scale  
AS NOTED

A0.10

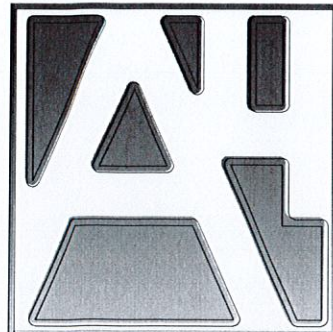




1 PROPOSED SITE PLAN (SCHEME B)  
1" = 30'-0"

PROPOSED SITE DATA	
PARCEL ID:	6219
PLAT:	33
LOT:	36
ZONING:	R10
YEAR BUILT:	1870
PROP. FOOTPRINT:	14,948 SF
TOTAL FOOTPRINT:	14,948 SF
LOT SIZE (1.23 ACRES):	53,578 SF
ALLOWED COVERAGE:	20%
PROPOSED COVERAGE:	27.9%
ALLOWED BLDG HEIGHT:	30'
PROP. BLDG HEIGHT:	33' 4"
PROP. CARRIAGE HEIGHT:	22' 11"
ACCESSORY SETBACKS:	10'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	15'
SIDE:	10'
EXISTING SETBACKS: (PRIMARY)	
NORTH:	9'
EAST:	17'
SOUTH:	182'
WEST:	24'
MAX UNITS ALLOWED	21
PROPOSED UNITS	15
REQUIRED PARKING	30
PROPOSED PARKING	31

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Project 19036

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Description:  
Proposed Site Plan

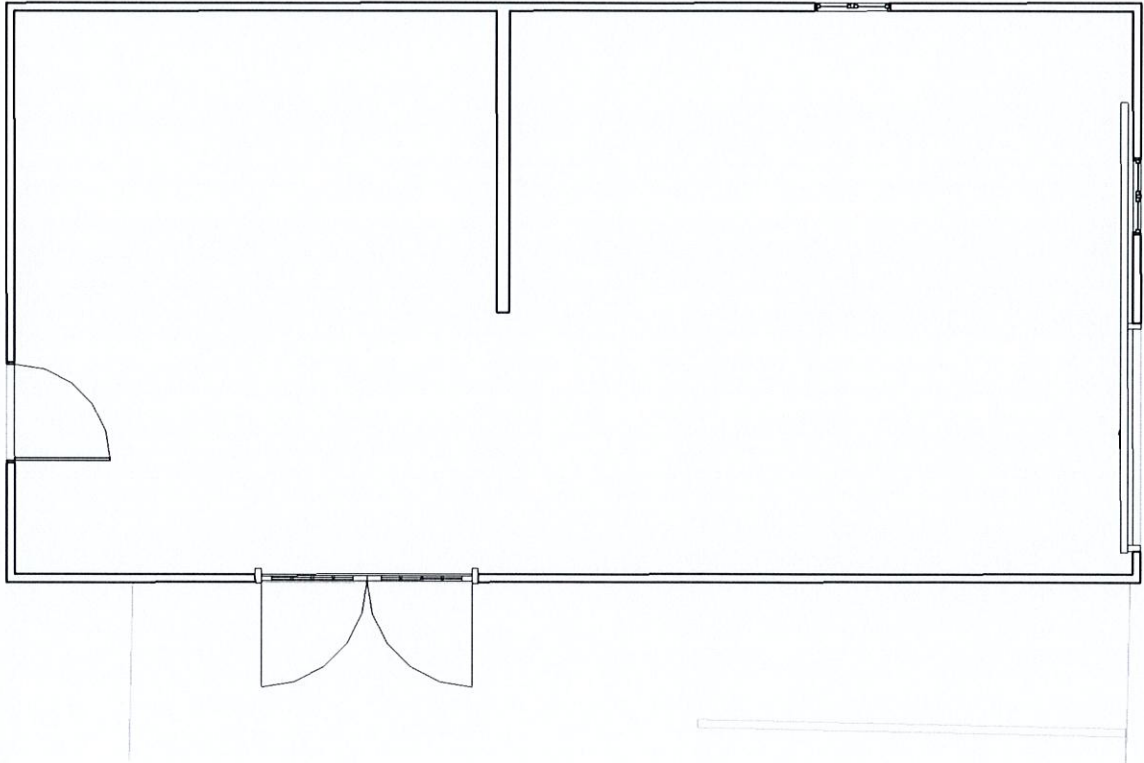
Date  
08/26/20

Scale  
AS NOTED

A0.12



 ① Existing First Floor (Barn)  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI


Description:  
Existing First Floor  
Barn

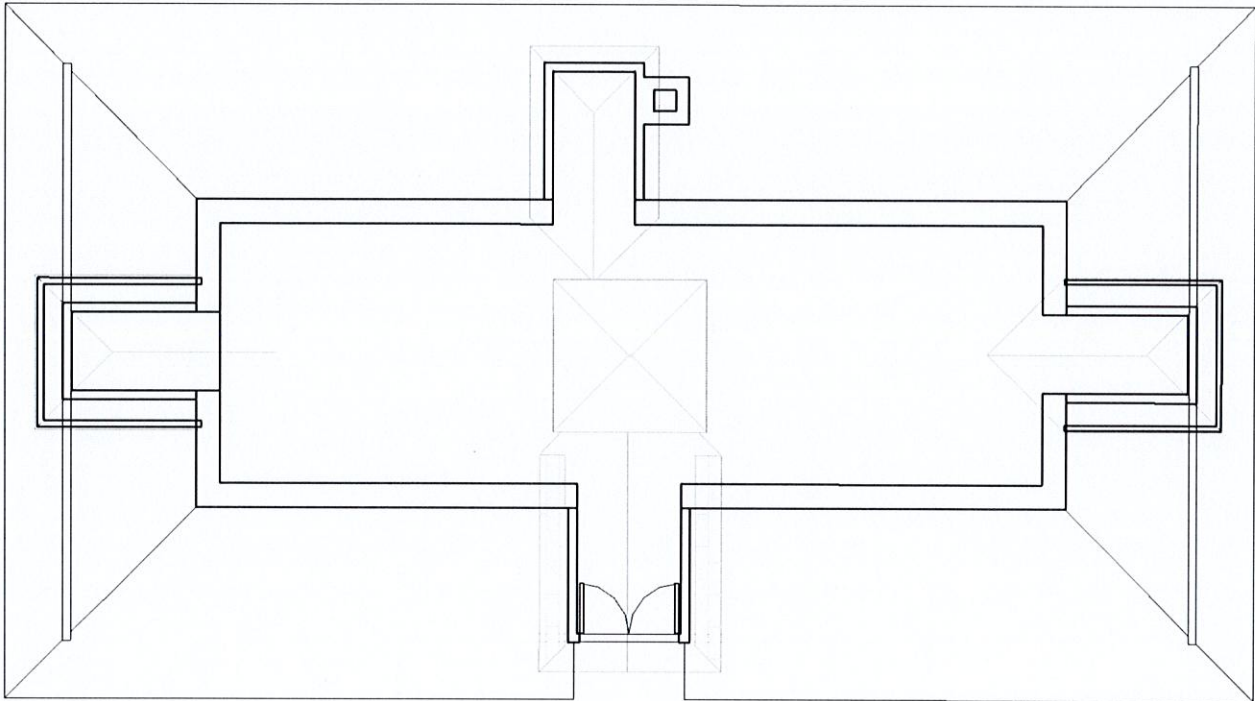
Date 08/26/20

Scale AS NOTED

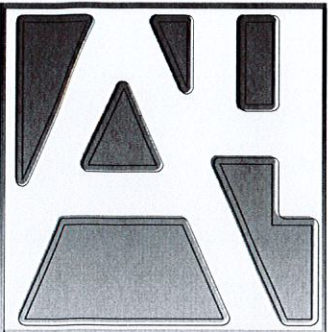
A1.11



 ① Existing Second Floor (Barn)  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date


Project 19036

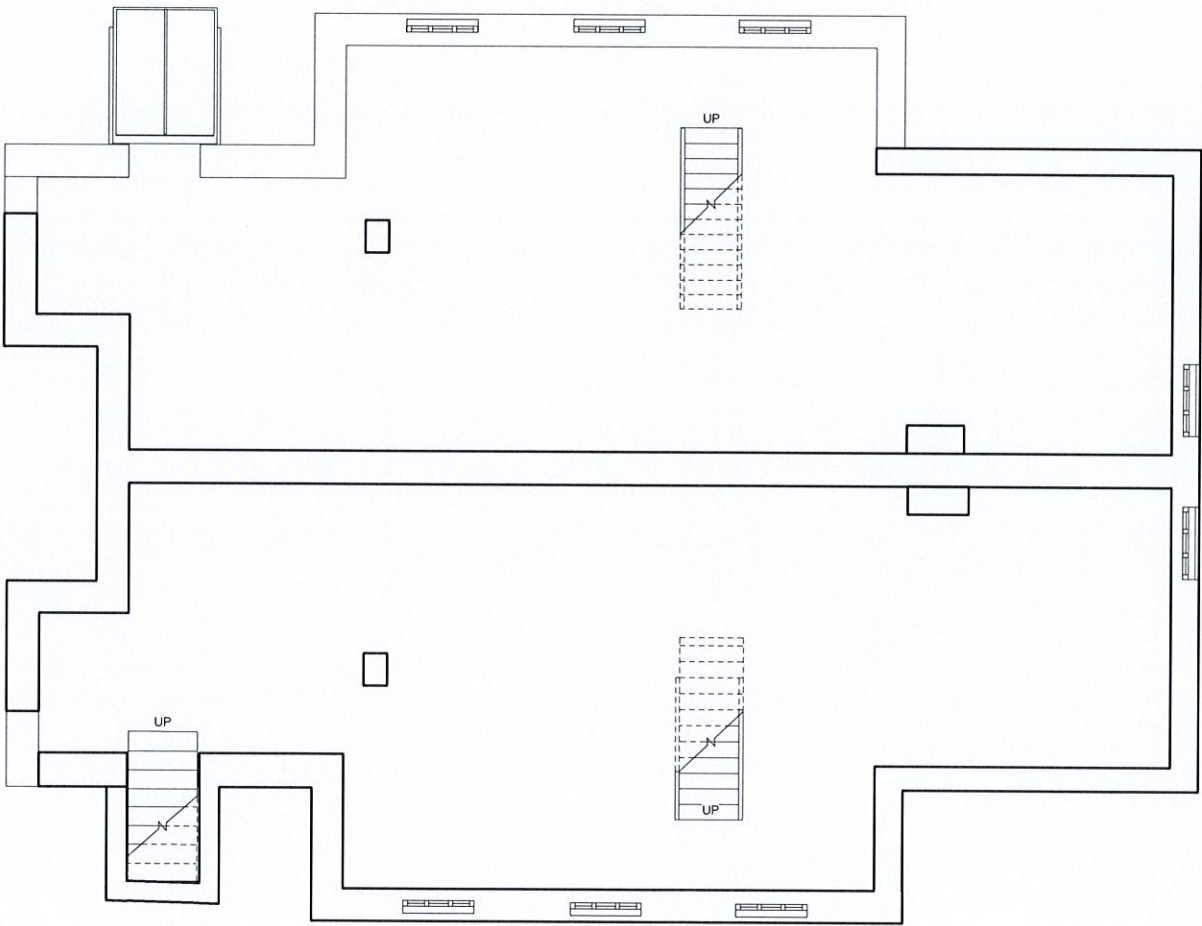
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Existing Second  
Floor Barn

Date 08/26/20  
Scale AS NOTED



 ① Existing Basement  
1/4" = 1'-0"



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NEWPORT, RI

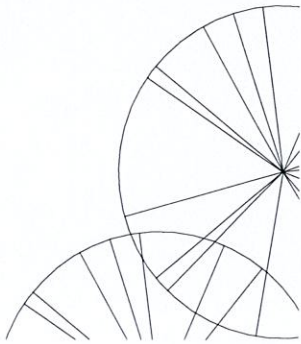
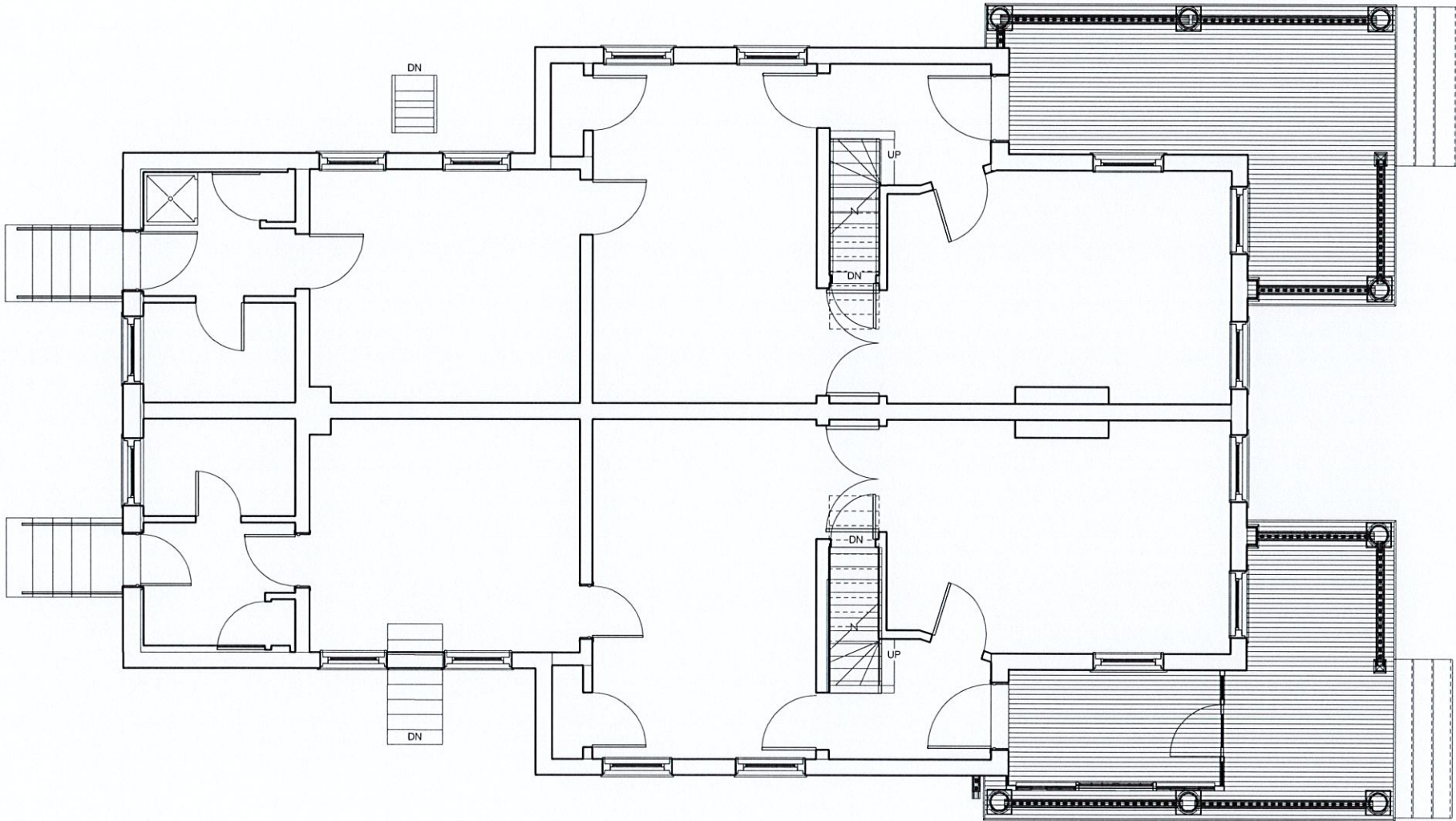
Description:  
Existing Basement

Date 02/11/20  
Scale AS NOTED

A1.01



⊕ ① Existing First Floor  
1/4" = 1'-0"



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Project 19036

**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Existing First Floor

Date  
02/11/20

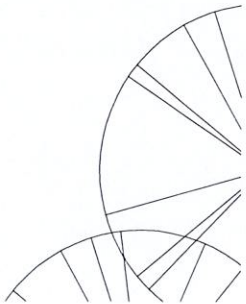
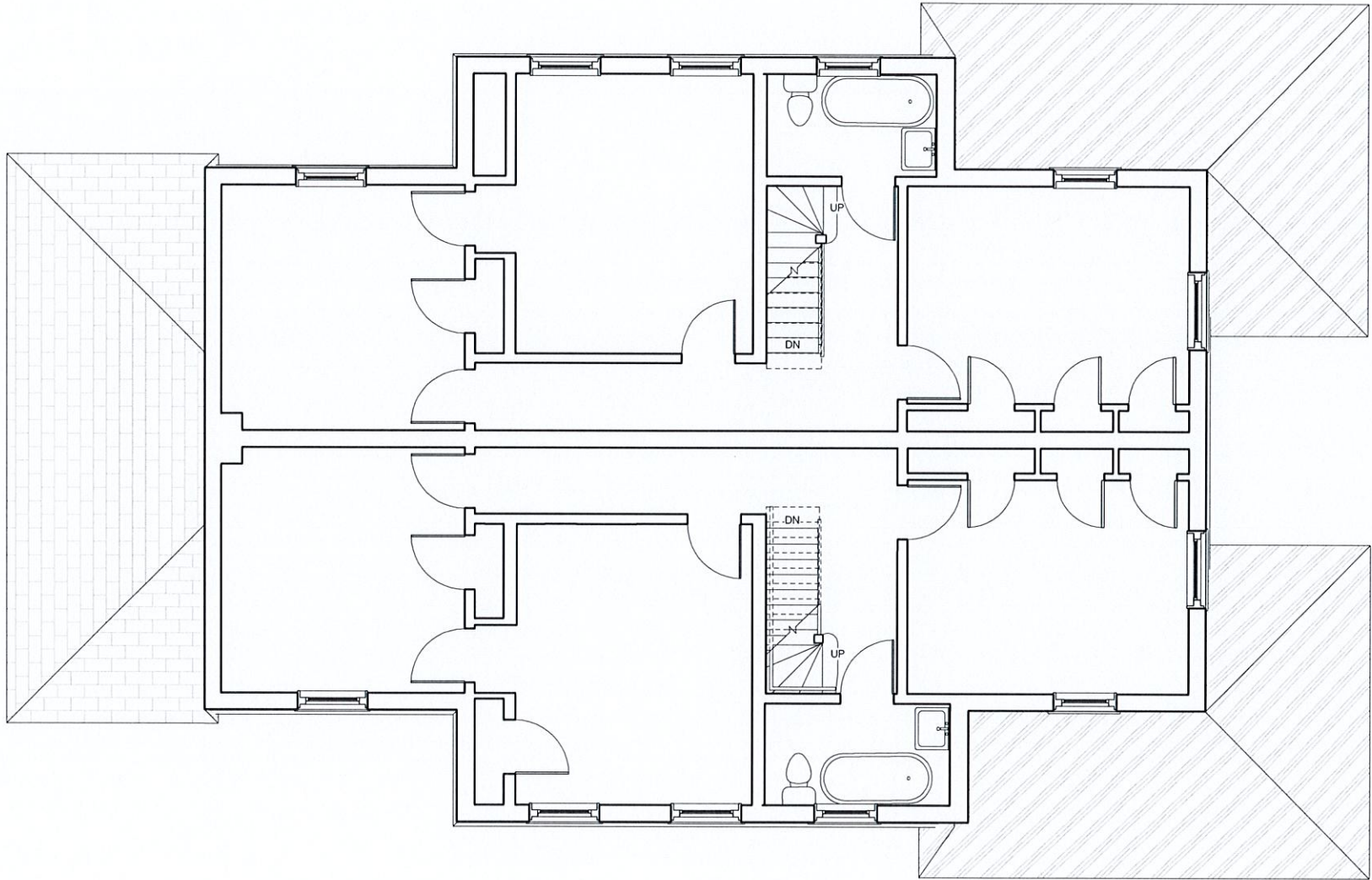
Scale AS NOTED

**A1.10**

NOTE: PRINTED AT HALF SCALE @ 11x17



⊕ ① Existing Second Floor  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Existing Second  
Floor

Date  
02/11/20

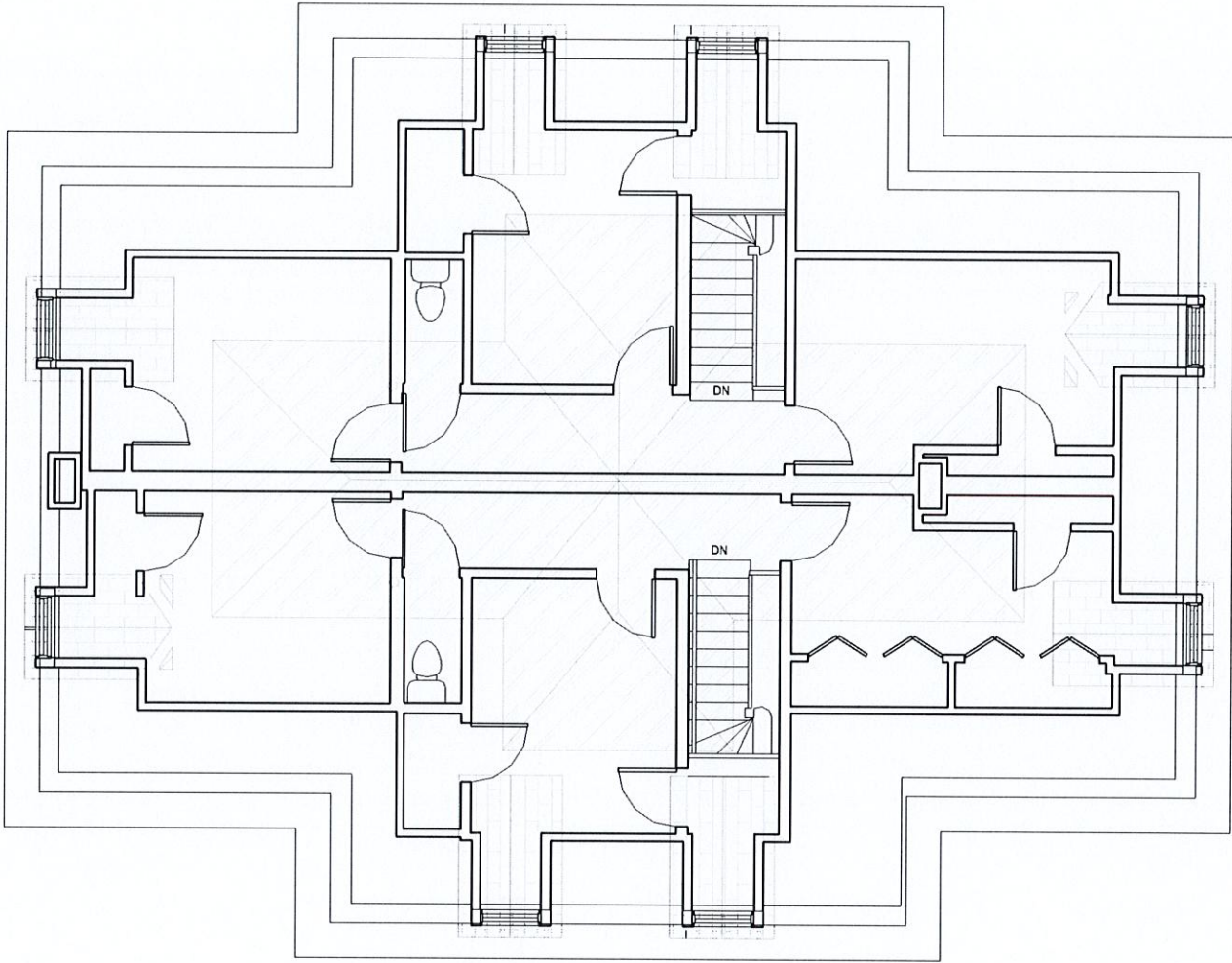
Scale AS NOTED

A1.20





1 Existing Third Floor  
1/4" = 1'-0"



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No.	Description	Date

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NEWPORT, RI**

Description:  
Existing Third Floor

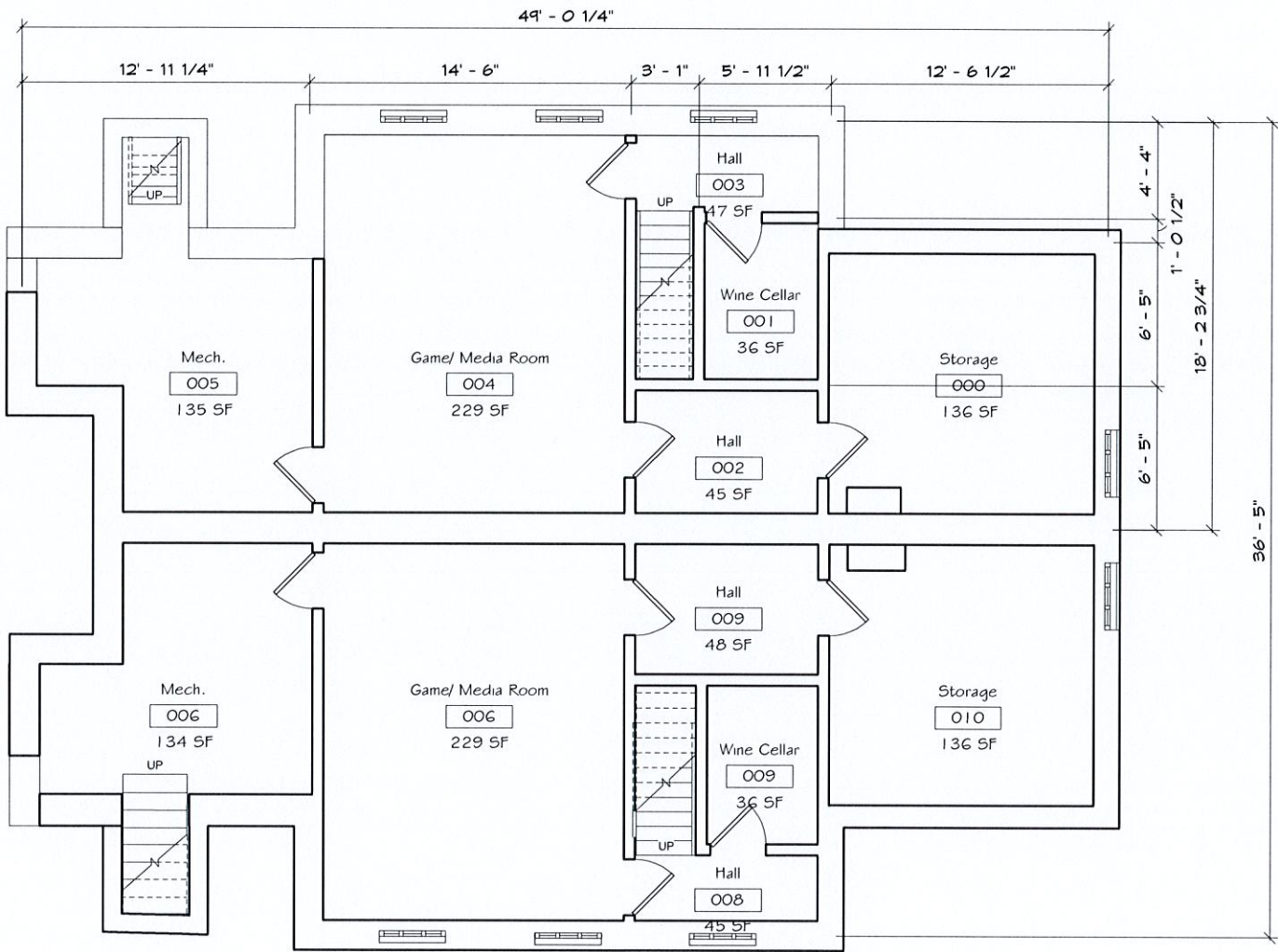
Date 02/11/20  
Scale AS NOTED

**A1.30**

NOTE: PRINTED AT HALF SCALE @ 11x17



① Construction/Demo Basement - Reno  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

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NEWPORT, RI

Description:  
Proposed Basement  
- Renovation

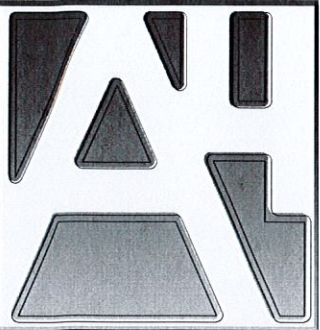
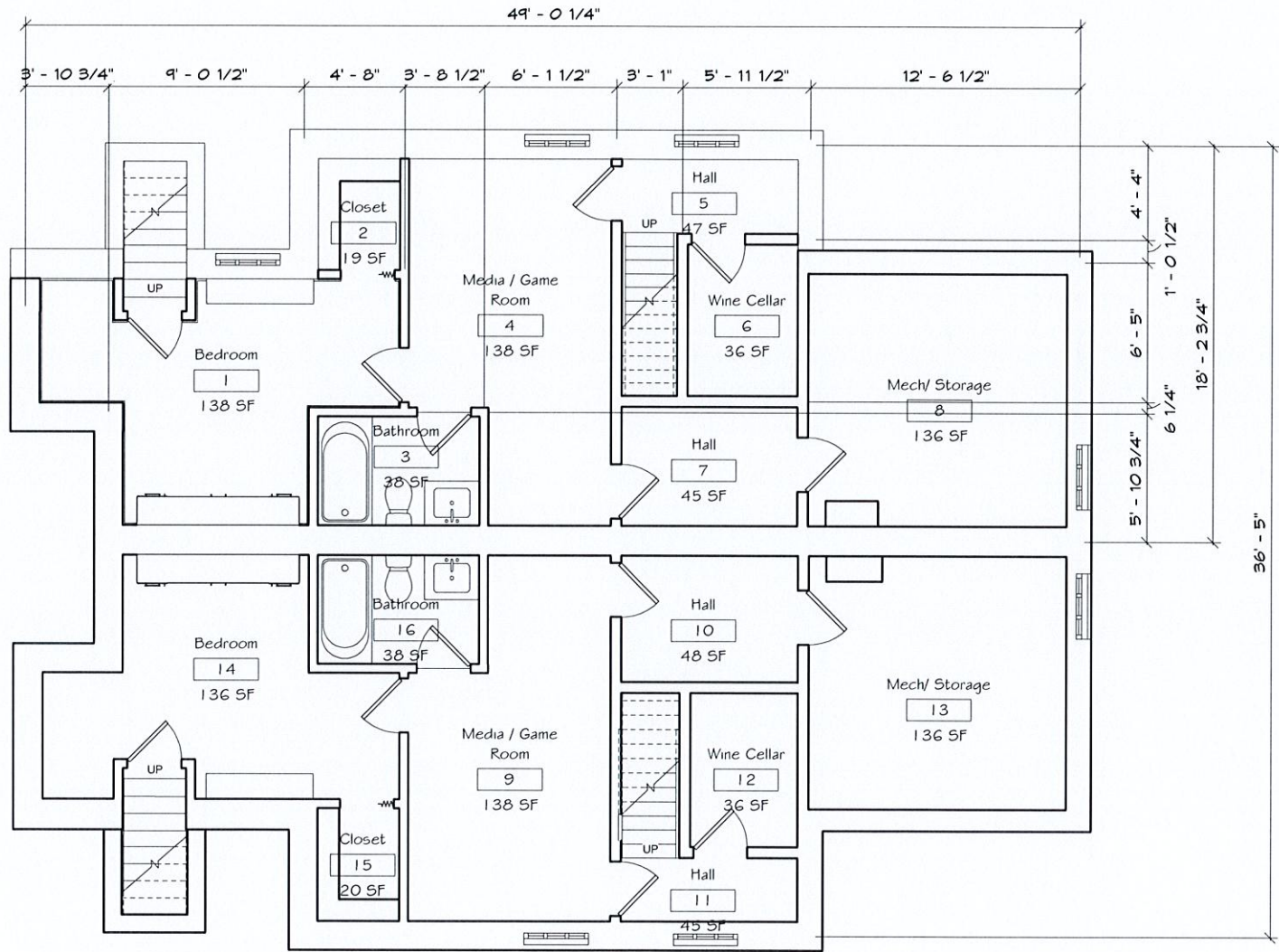
Date 02/11/20  
Scale AS NOTED

A2.01

NOTE: PRINTED AT HALF SCALE @ 11x17



① Construction/Demo Basement - New Build  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Basement  
- New Build

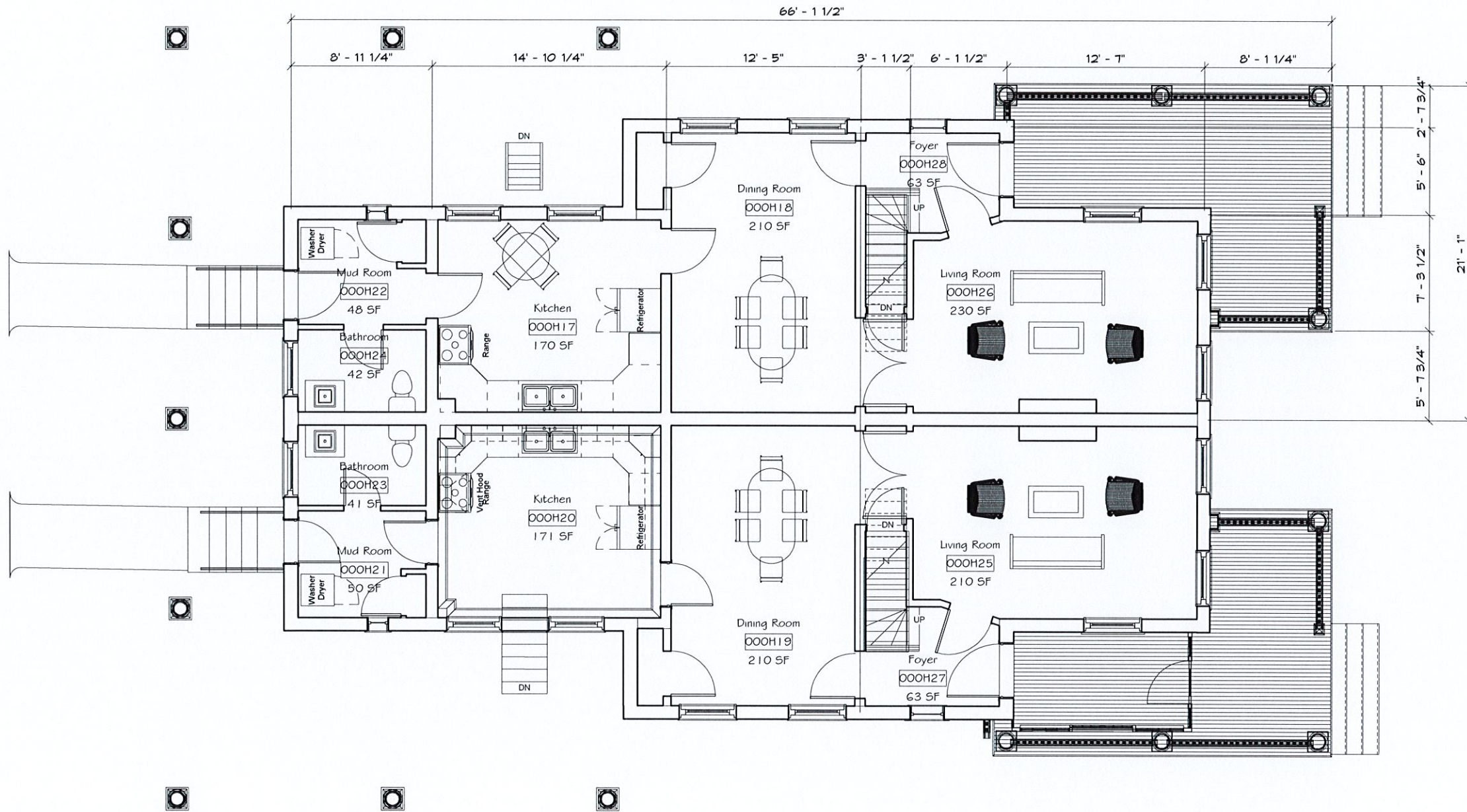
Date 02/11/20  
Scale AS NOTED

A2.02

NOTE: PRINTED AT HALF SCALE @ 11x17



1 Construction/Demo First Floor - Reno  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 1 -  
Renovation

Date  
02/11/20

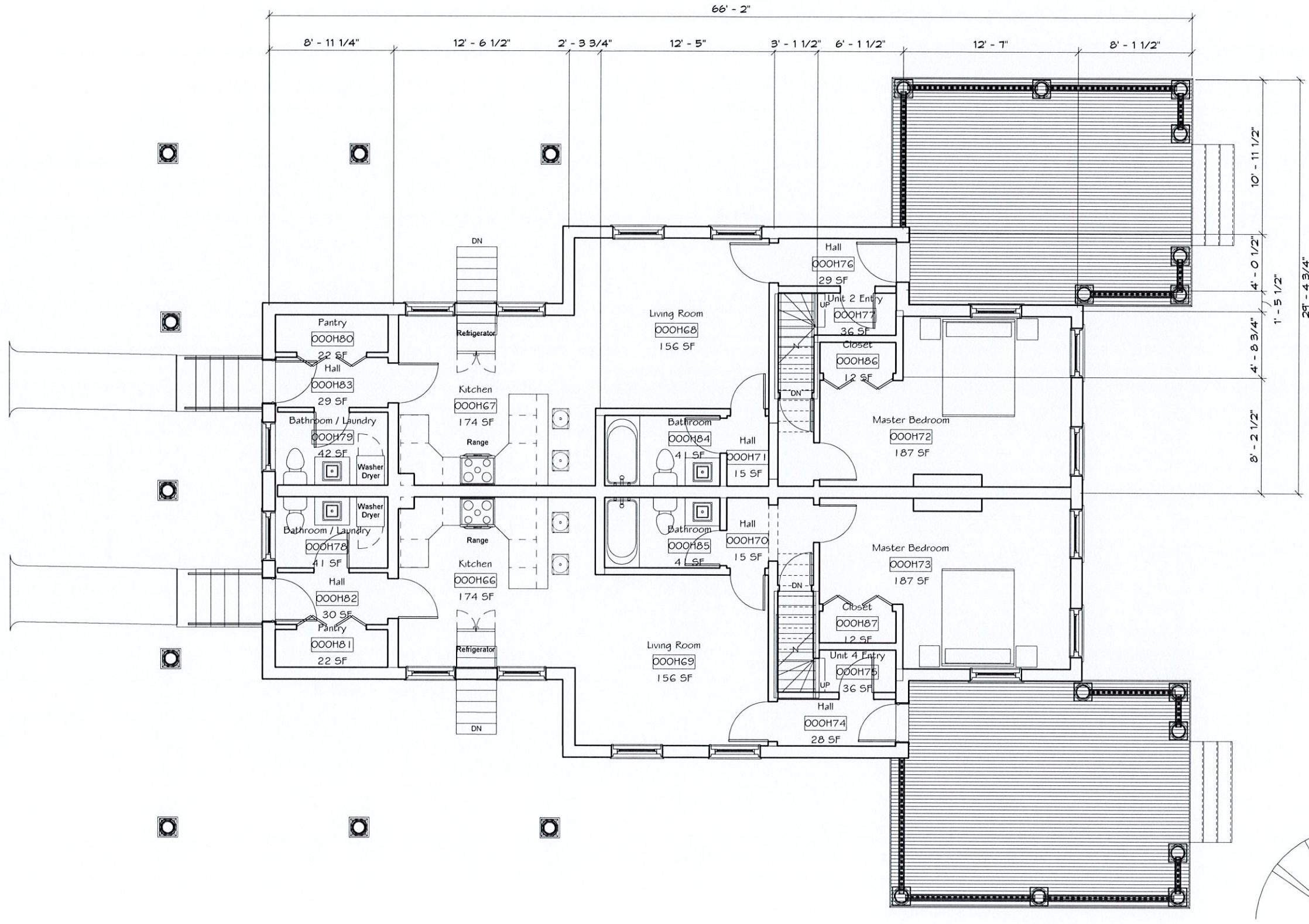
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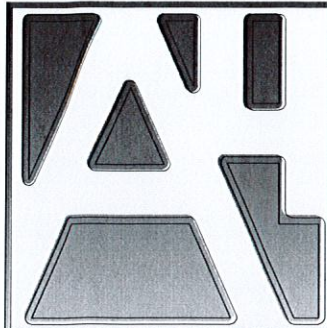
NOTE: PRINTED AT HALF SCALE @ 11x17



1 Construction/Demo First Floor - New Build  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

**15-17 SYLVAN STREET  
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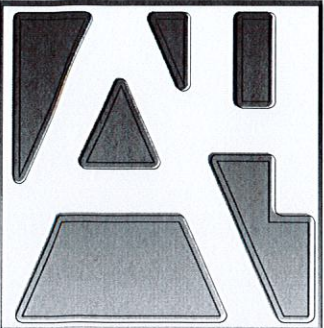
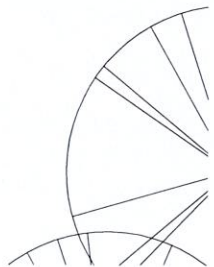
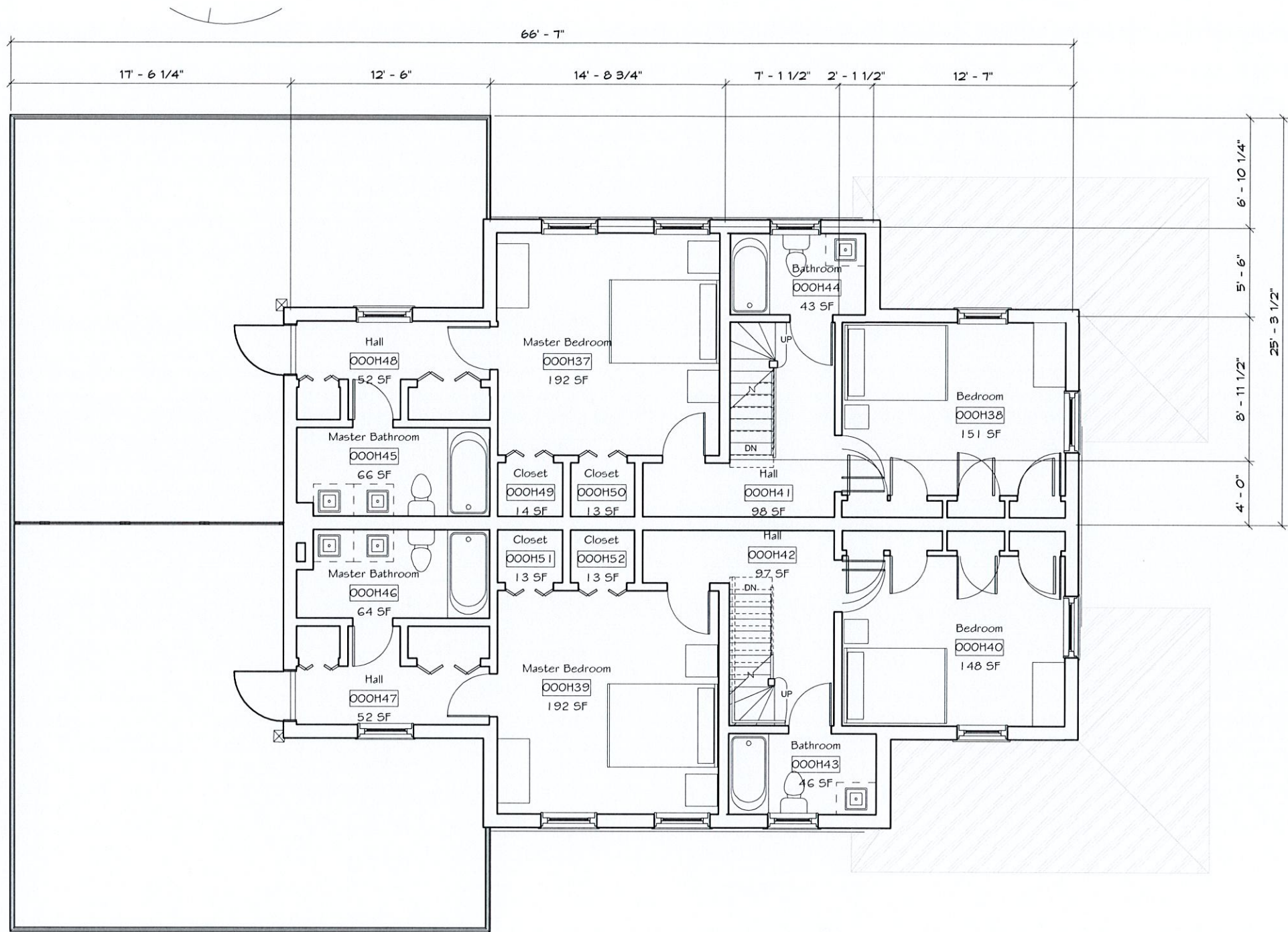
Description:  
Proposed Level 1 -  
New Build

Date  
02/11/20  
Scale  
AS NOTED

**A2.11**



1 Construction/Demo Second Floor - Reno  
1/4" = 1'-0"



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Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 2 -  
Renovation

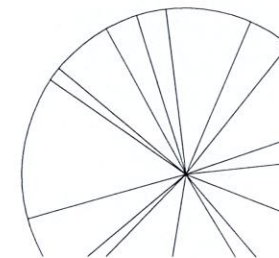
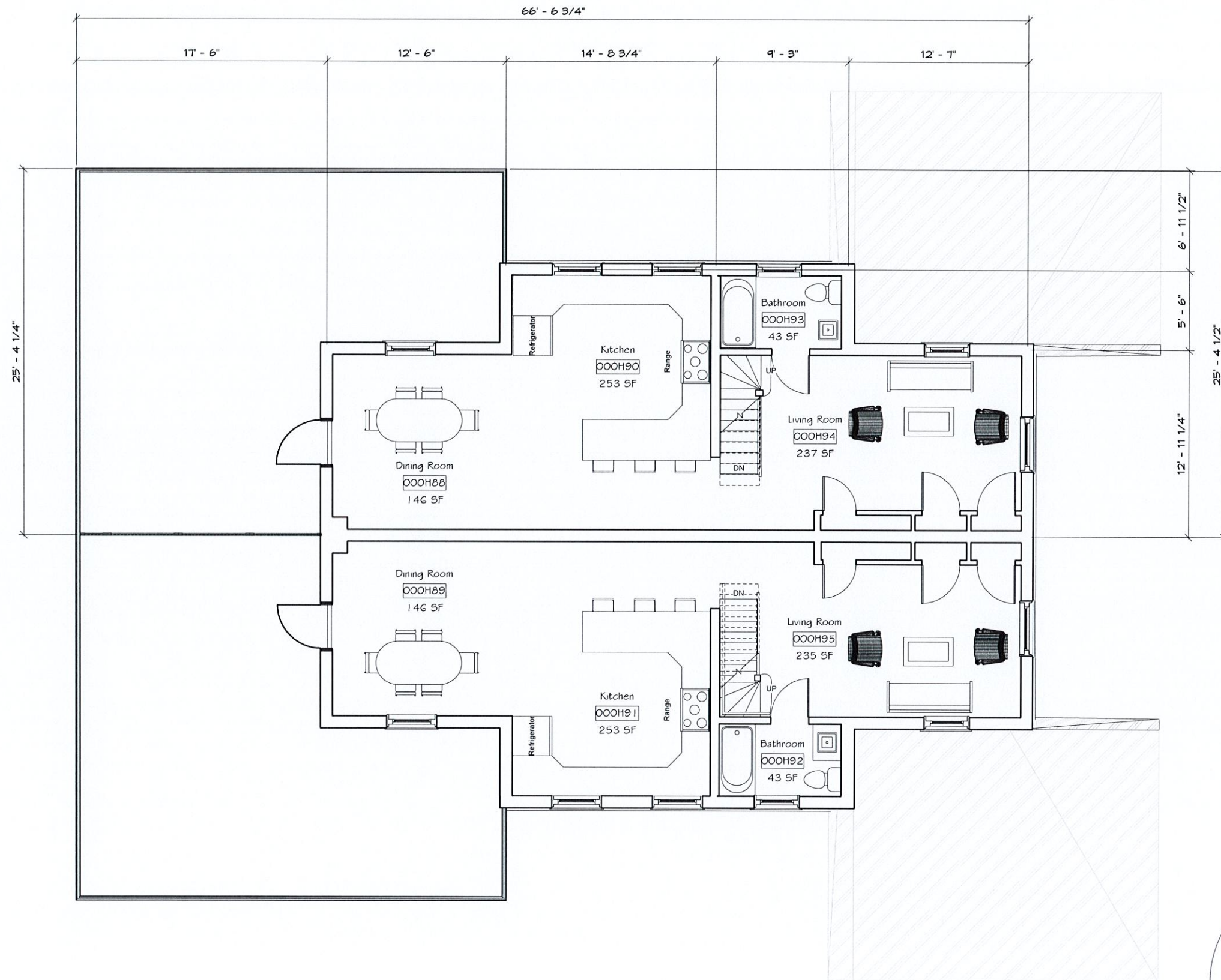
Date  
02/11/20  
Scale  
AS NOTED

A2.20

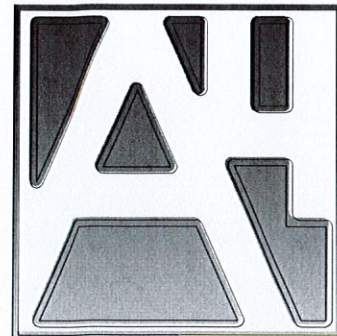
NOTE: PRINTED AT HALF SCALE @ 11x17



Construction/Demo Second Floor - New  
Build  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

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NEWPORT, RI**

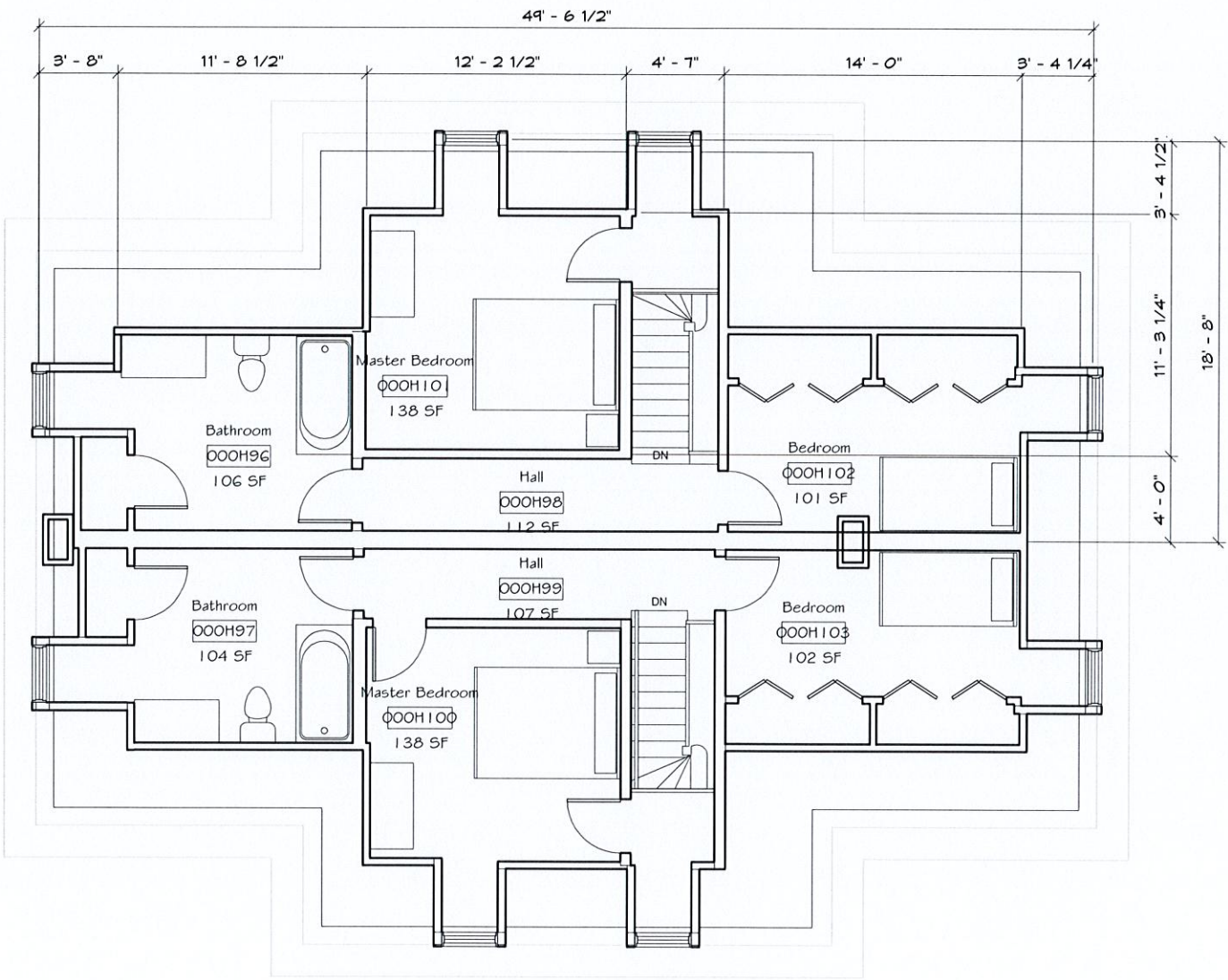
Description:  
Proposed Level 2 -  
New Build

Date  
02/11/20  
Scale  
AS NOTED

**A2.21**



① Construction/Demo Third Floor - New Build  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

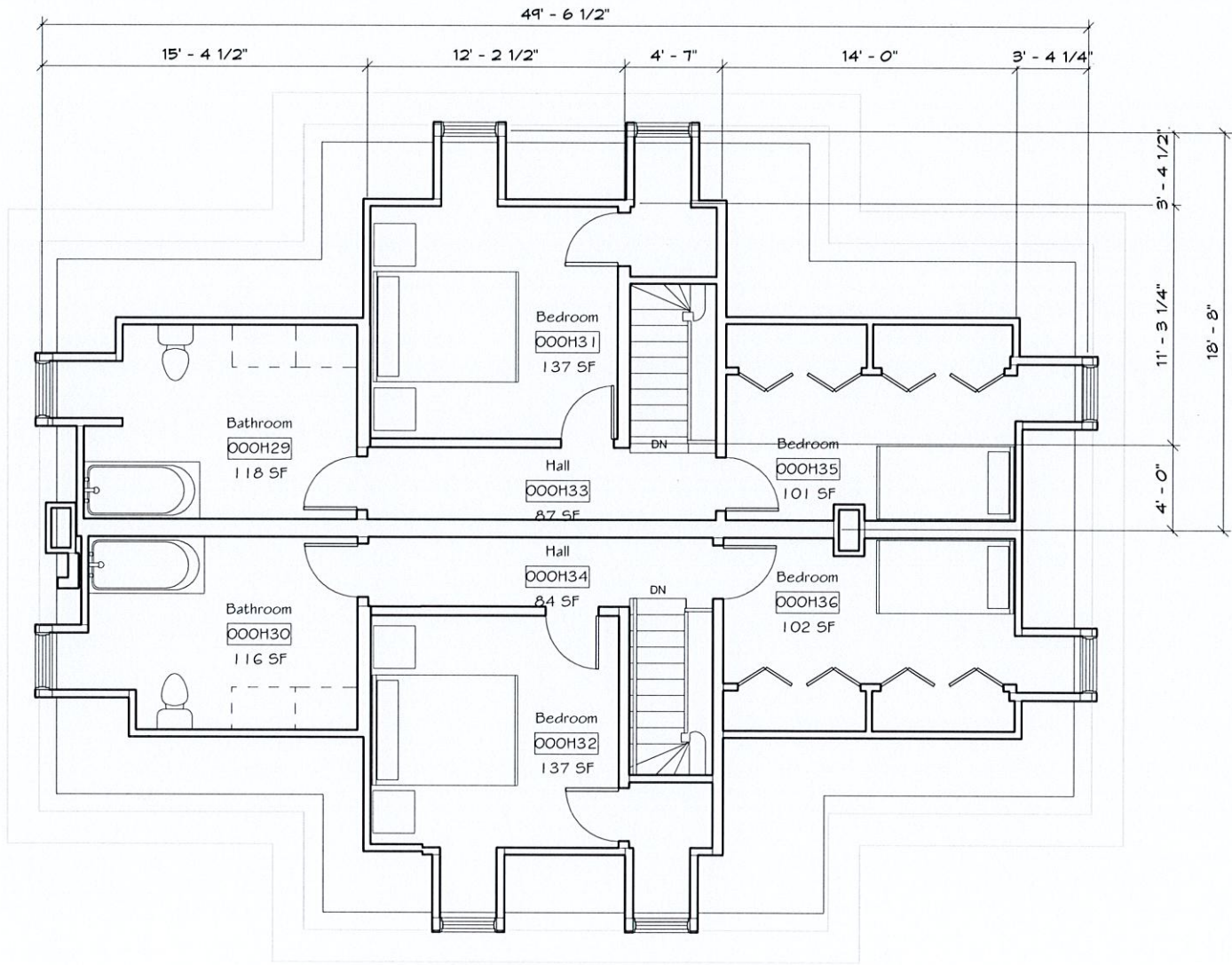
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 3 -  
New Build

Date 02/11/20  
Scale AS NOTED



① Construction/Demo Third Floor - Reno  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

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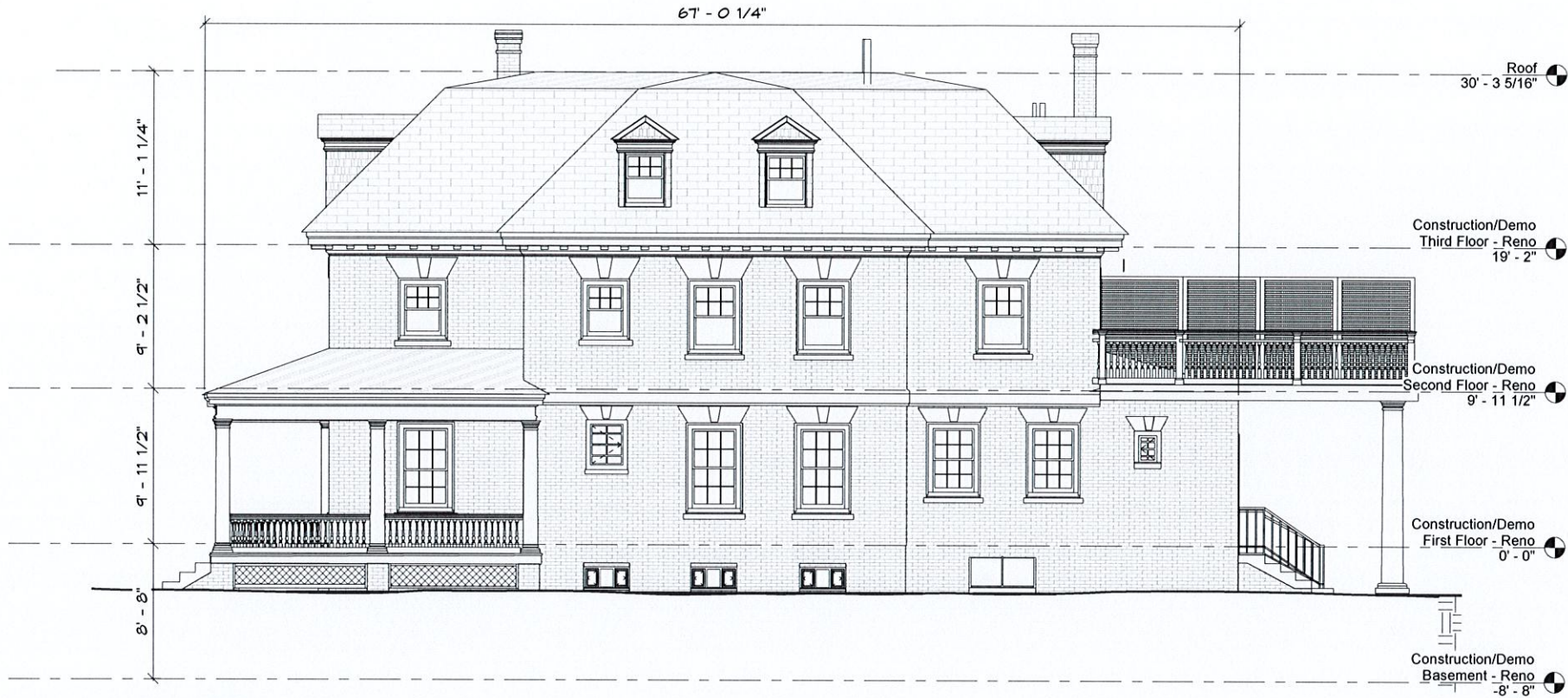
Description:  
Proposed Level 3 -  
Renovation

Date  
02/11/20

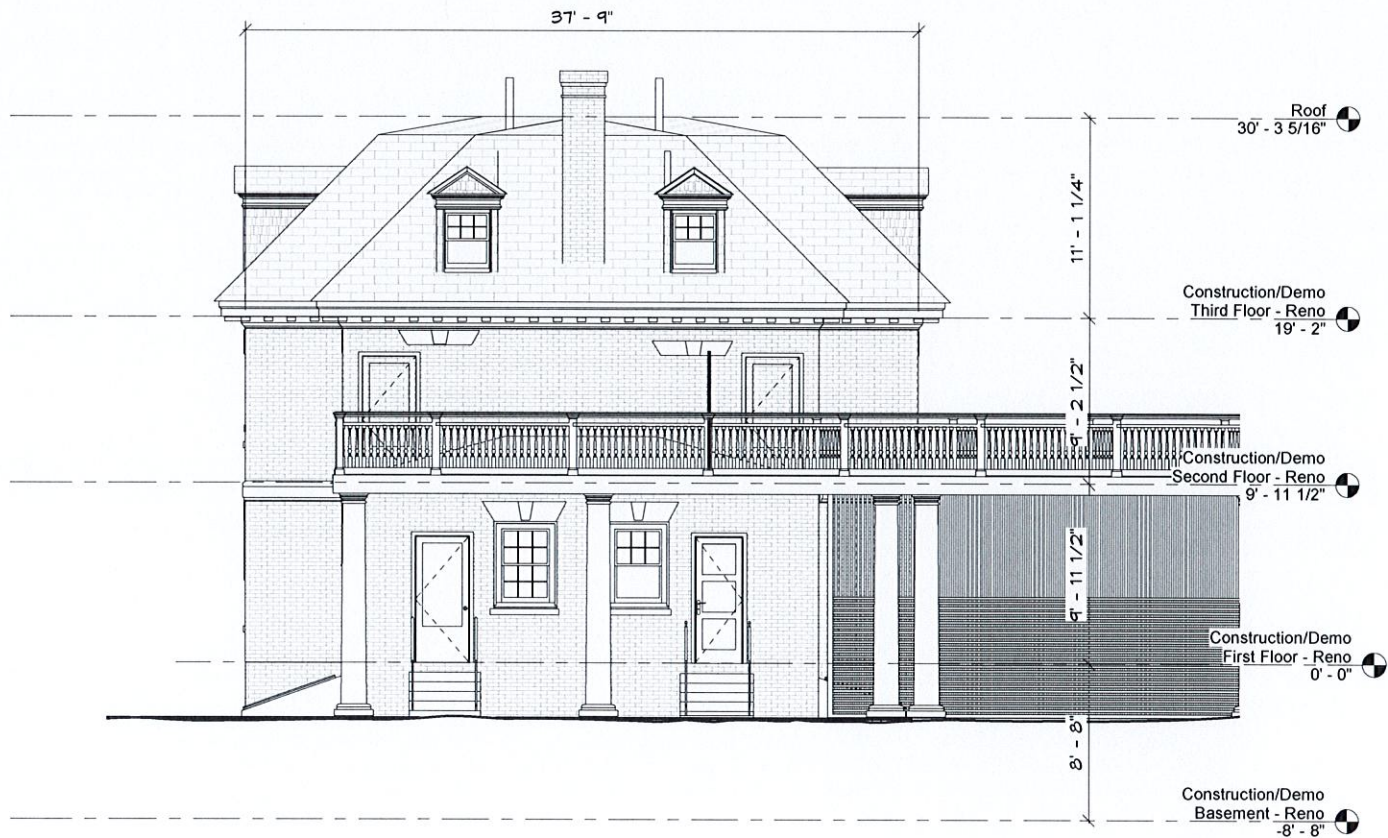
Scale  
AS NOTED

A2.30



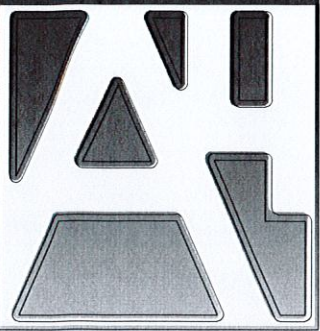


① North House Elevation  
3/16" = 1'-0"



② West House Elevation  
3/16" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

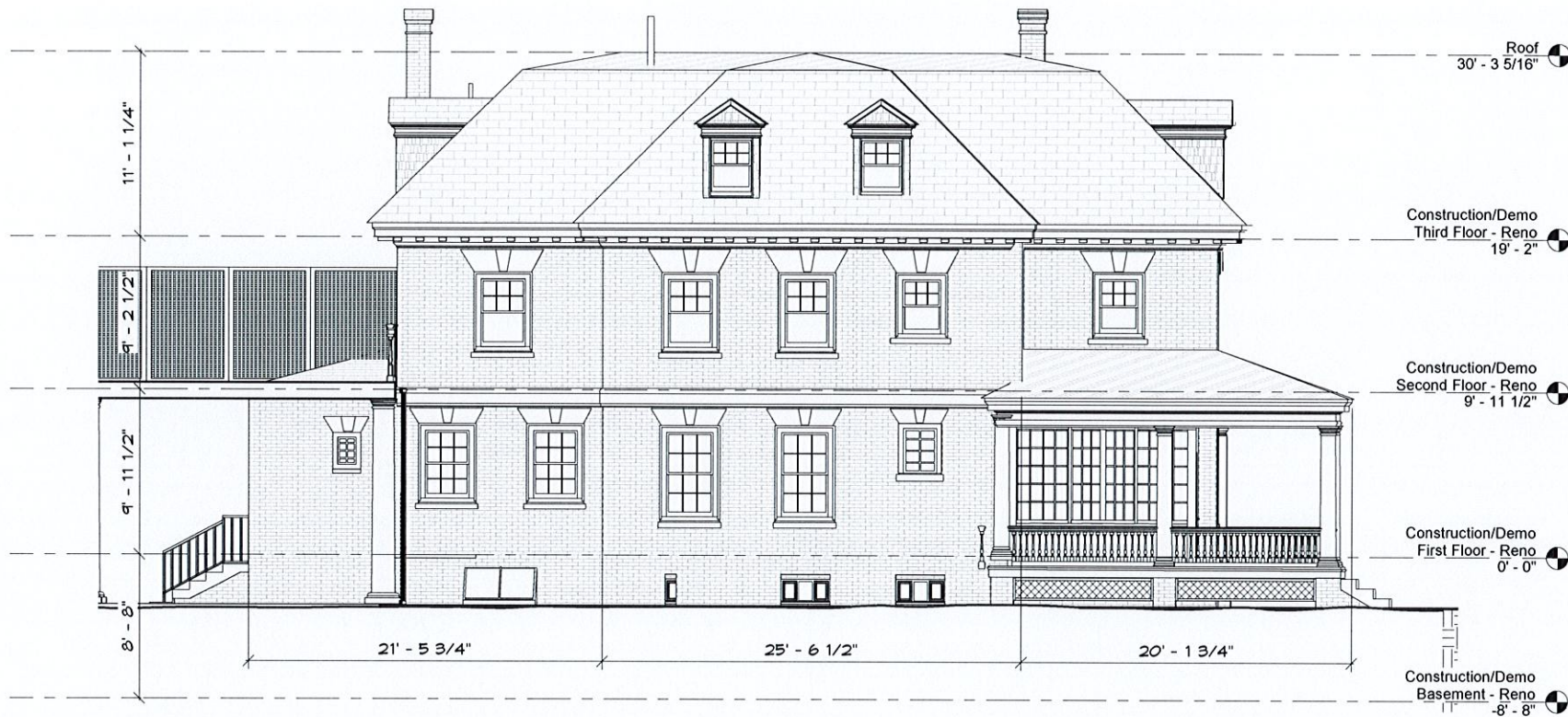
**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
EXISTING NORTH &  
WEST ELEVATIONS

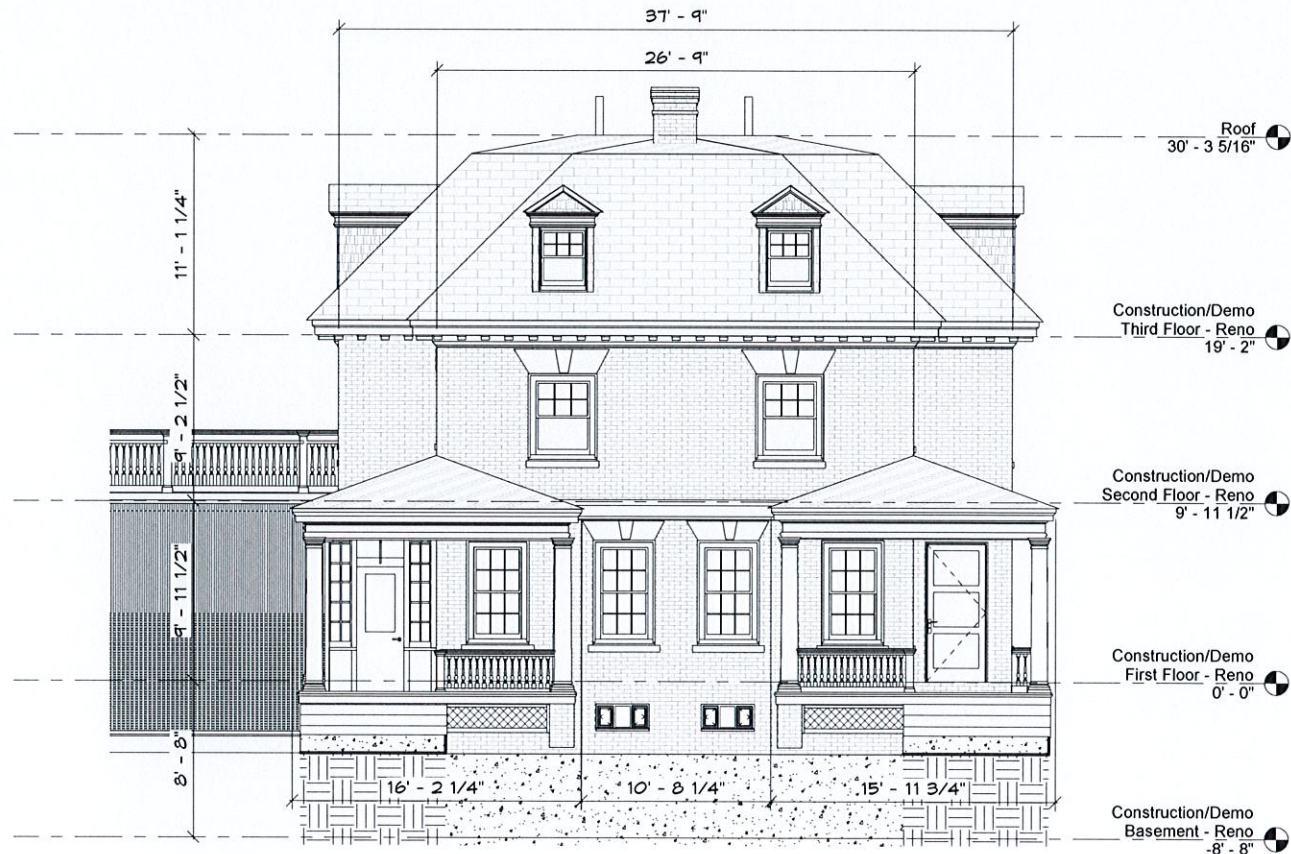
Date 02/11/20  
Scale AS NOTED

**A7.11**





② South House Elevation  
3/16" = 1'-0"



① East House Elevation  
3/16" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

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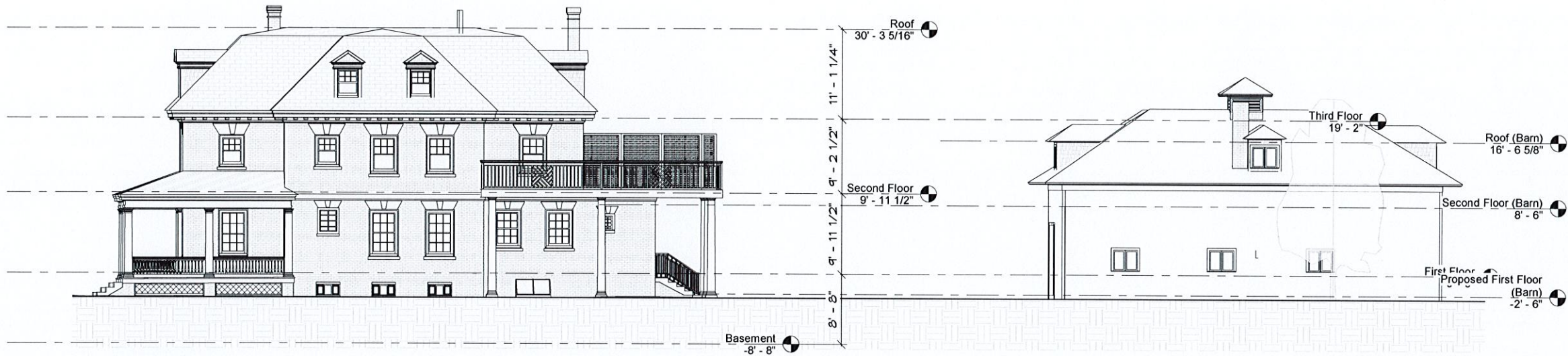
Description:  
EXISTING SOUTH &  
EAST ELEVATIONS

Date  
02/11/20

Scale  
AS NOTED

A7.12





① North House Elevation  
1/8" = 1'-0"



② West House Elevation  
1" = 10'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

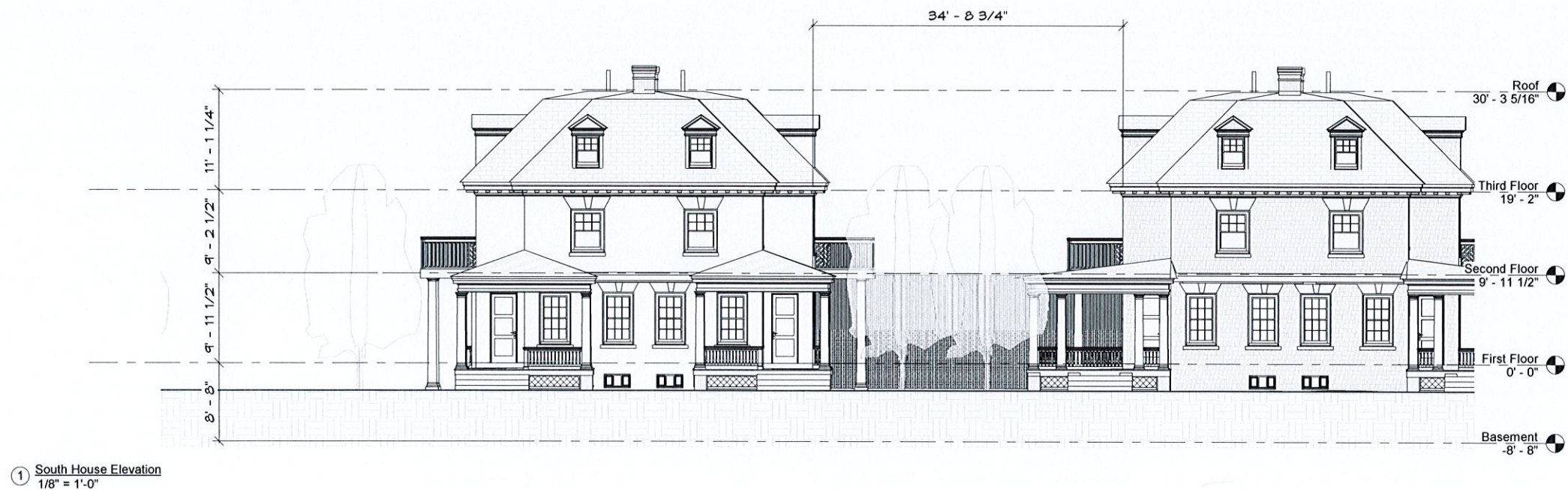
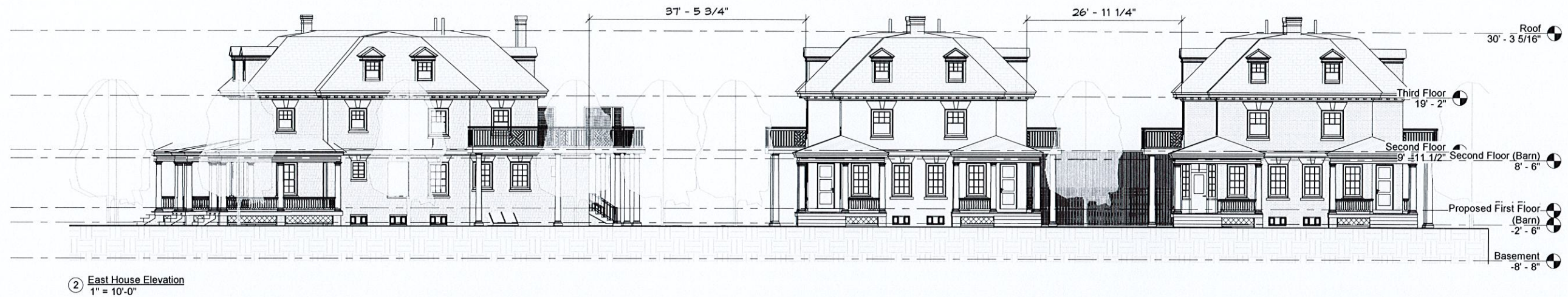
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
PROPOSED NORTH  
& WEST  
ELEVATIONS

Date 08/26/20  
Scale AS NOTED

A7.21





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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

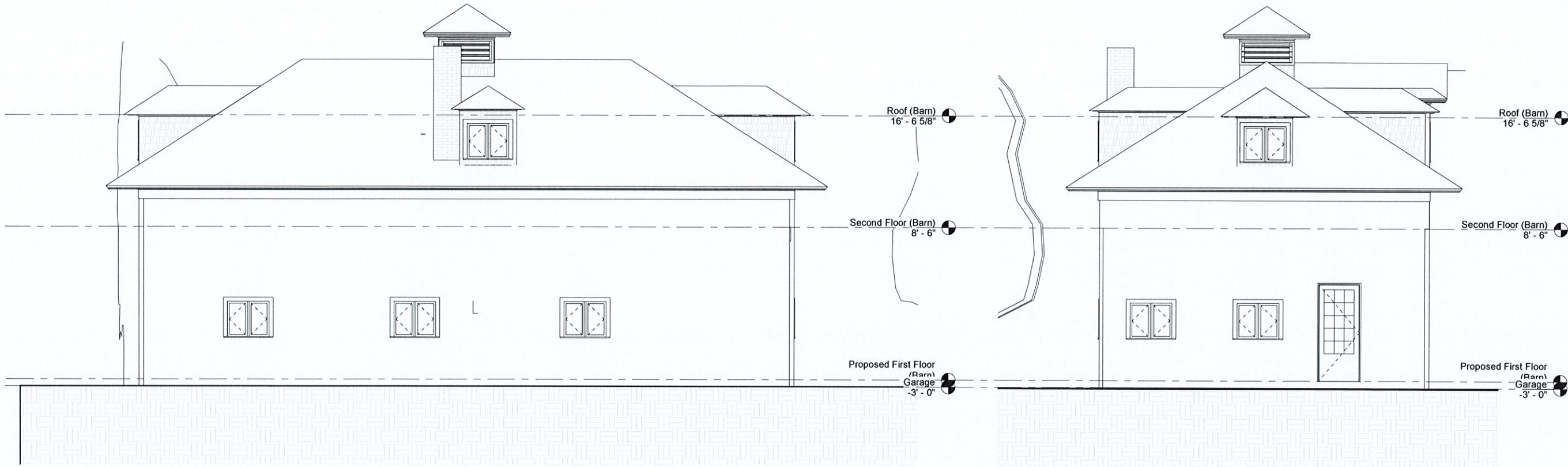
Description:  
PROPOSED SOUTH  
& EAST ELEVATIONS

Date  
08/26/20

Scale  
AS NOTED

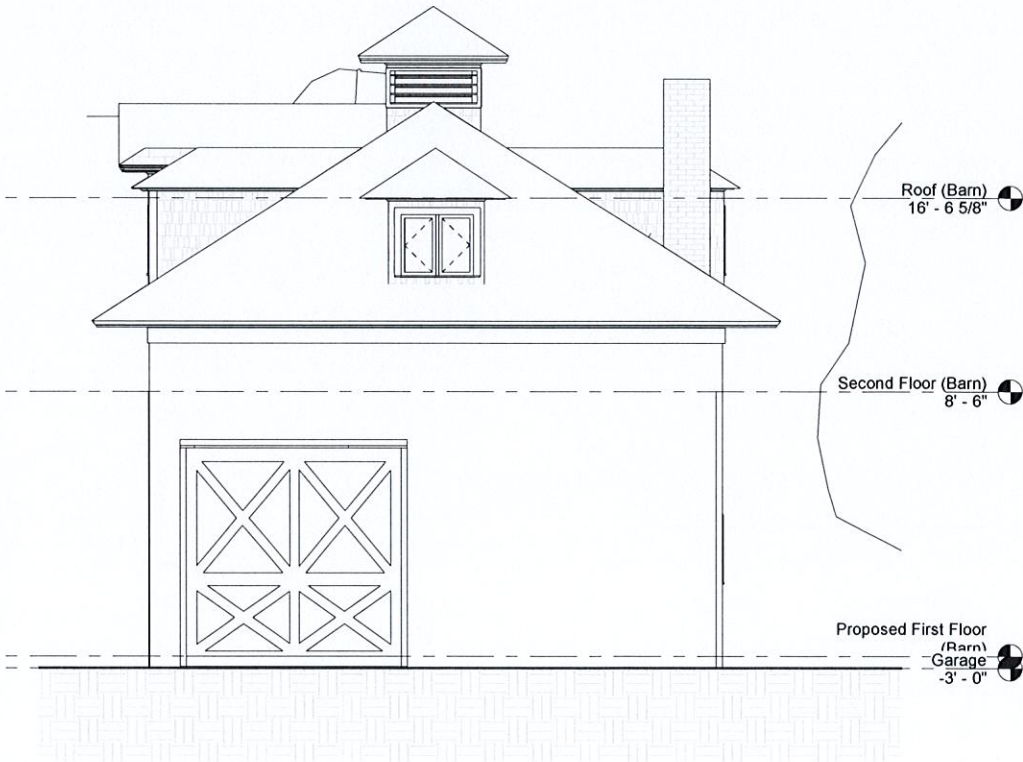
A7.22





① PROPOSED NORTH BARN  
1/4" = 1'-0"

② PROPOSED WEST BARN  
1/4" = 1'-0"



③ PROPOSED EAST BARN  
1/4" = 1'-0"



④ PROPOSED SOUTH BARN  
1/4" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

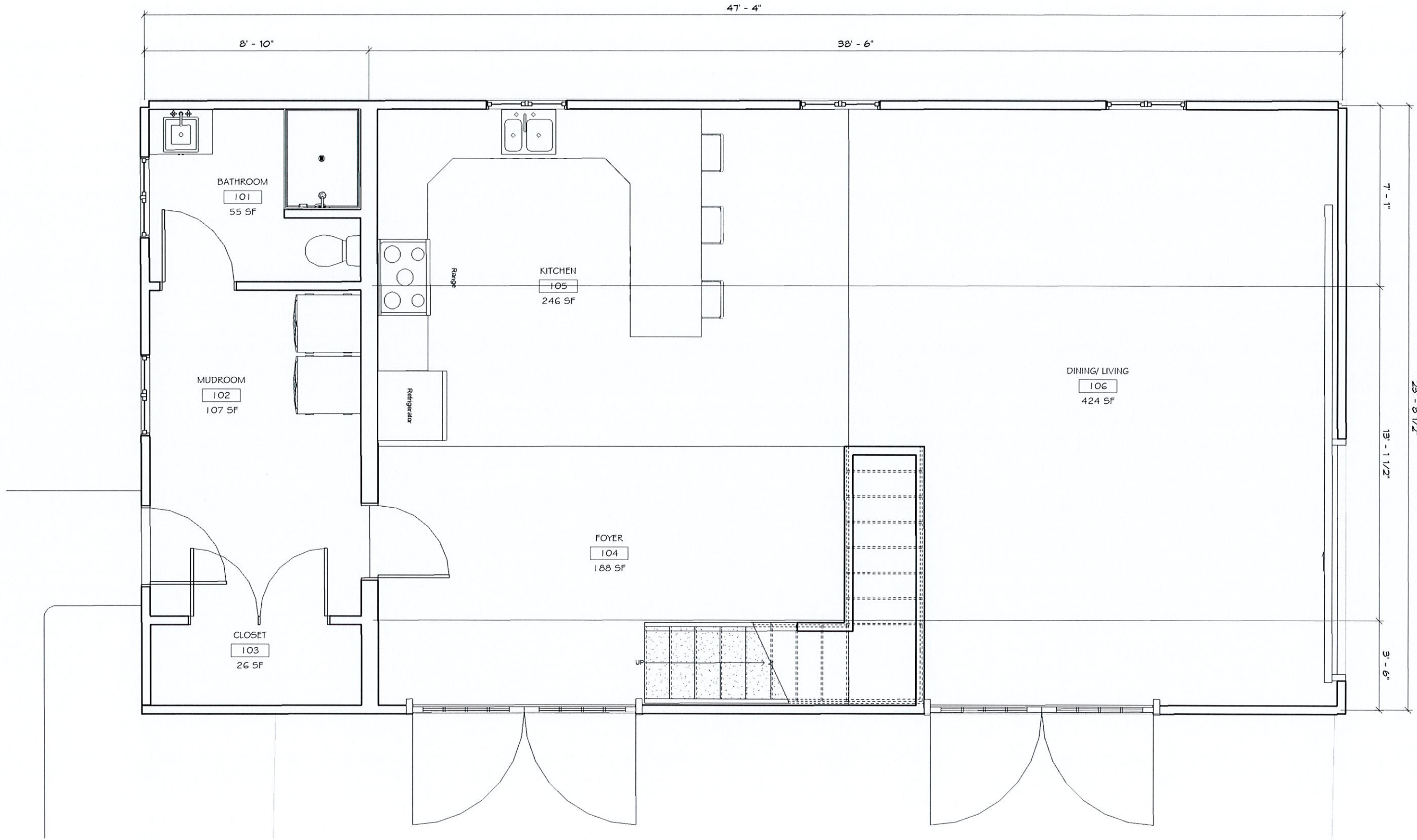
Description:  
PROPOSED NORTH,  
WEST, EAST,  
SOUTH ELEVATIONS

Date  
08/26/20

Scale  
AS NOTED

A7.23





1 Proposed First Floor (Barn)  
1/2" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed First  
Floor Barn

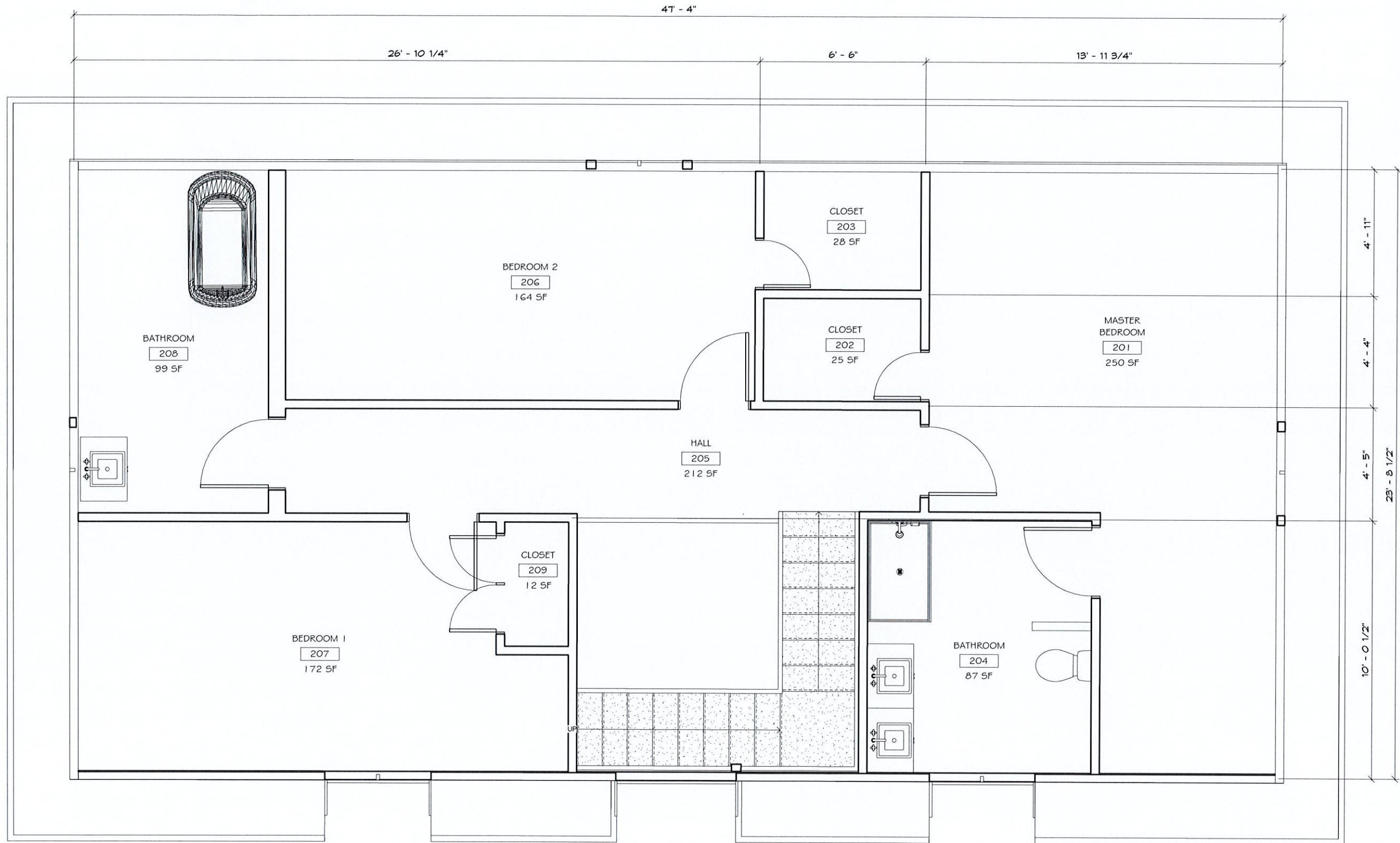
Date  
08/26/20

Scale  
AS NOTED

A2.12

NOTE: PRINTED AT HALF SCALE @ 11x17





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No.	Description	Date

Project 19036

**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Proposed Second  
Floor Barn

Date  
08/26/20

Scale AS NOTED

**A2.22**

NOTE: PRINTED AT HALF SCALE @ 11x17





# SYLVAN ST RESIDENCE

15-17 SYLVAN ST  
NEWPORT, RI 02840

Sheet List	
Sheet Number	Sheet Name
A0.00	Cover
A0.02	Proposed Schemes
A0.03	Proposed Renderings
A0.04	Proposed Renderings
A0.10	Existing Site Plan
A0.11	Proposed Site Plan (Scheme A)
A1.01	Existing Basement
A1.10	Existing First Floor
A1.20	Existing Second Floor
A1.30	Existing Third Floor
A2.01	Proposed Basement - Renovation
A2.02	Proposed Basement - New Build
A2.10	Proposed Level 1 - Renovation
A2.11	Proposed Level 1 - New Build
A2.20	Proposed Level 2 - Renovation
A2.21	Proposed Level 2 - New Build
A2.30	Proposed Level 3 - Renovation
A2.31	Proposed Level 3 - New Build
A7.11	EXISTING NORTH & WEST ELEVATIONS
A7.12	EXISTING SOUTH & EAST ELEVATIONS
A7.21	PROPOSED NORTH & WEST ELEVATIONS (Scheme A)
A7.22	PROPOSED SOUTH & EAST ELEVATIONS (Scheme A)



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15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Cover

Date  
02/11/20

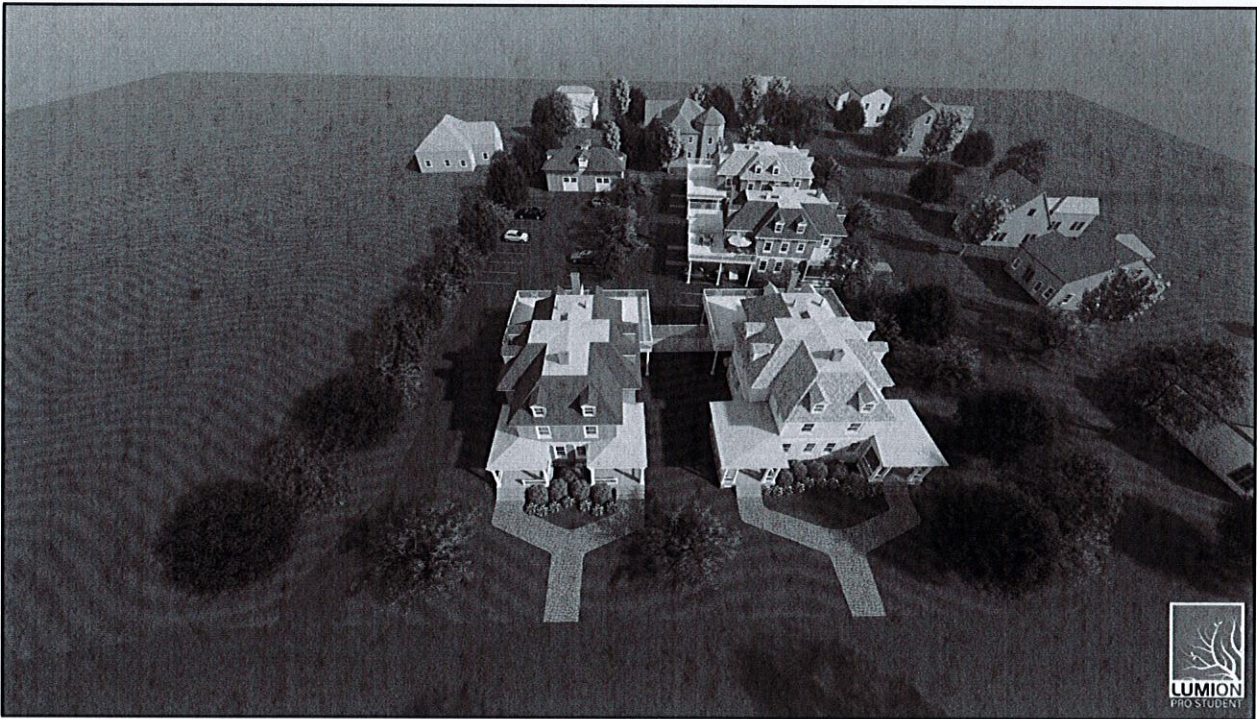
Scale AS NOTED

A0.00

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PROPOSED RENDERINGS



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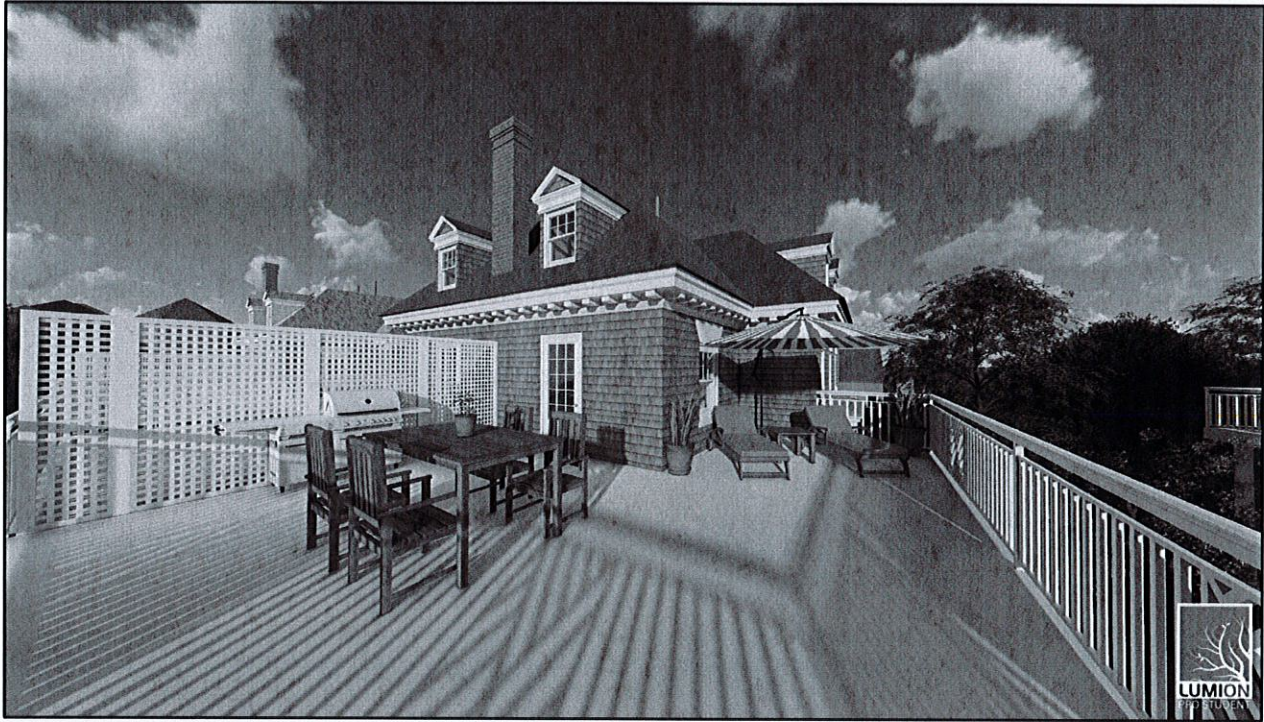
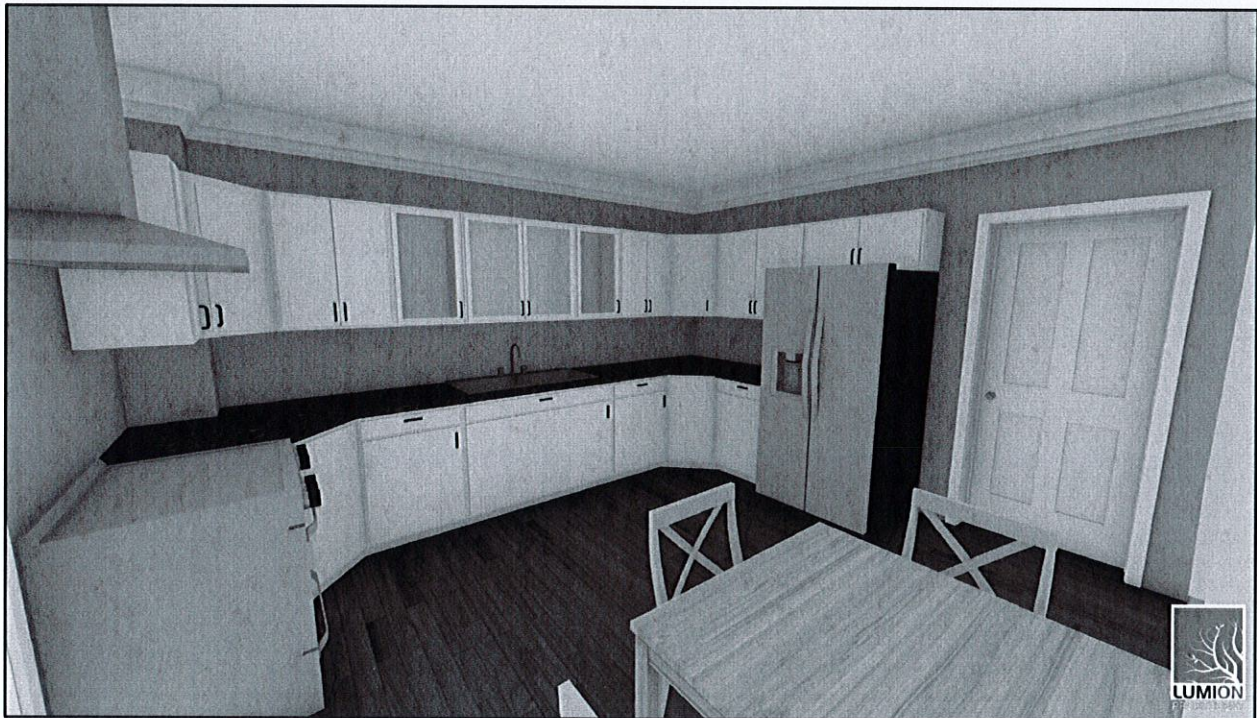
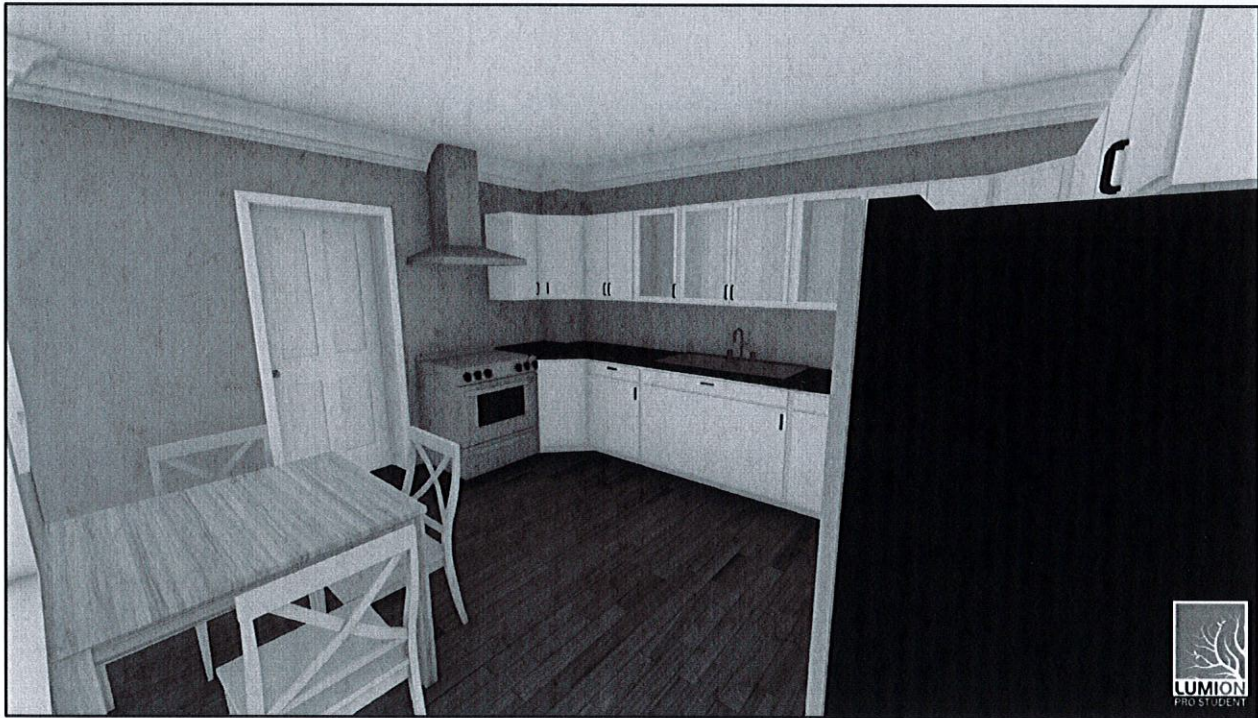
Project 19036

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Description:  
Proposed  
Renderings

Date 02/11/20  
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NEWPORT, RI**

Description:  
Proposed  
Renderings

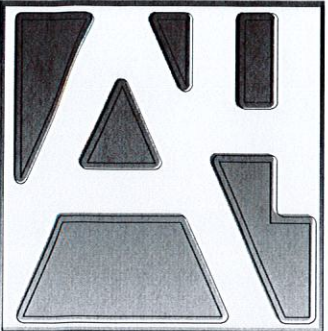
Date 02/11/20  
Scale AS NOTED





1 EXISTING SITE PLAN  
1" = 30'-0"

EXISTING SITE DATA	
PARCEL ID:	6219
PLAT:	33
LOT:	36
ZONING:	R10
YEAR BUILT:	1870
EXIST. FOOTPRINT:	4,781 SF
TOTAL EXIST. FOOTPRINT:	4,781 SF
LOT SIZE (1.23 ACRES):	53,578 SF
ALLOWED COVERAGE:	20%
EXISTING COVERAGE:	9%
ALLOWED BLDG HEIGHT:	30'
EXIST. BLDG HEIGHT:	33' 4"
ACCESSORY SETBACKS:	10'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	15'
SIDE:	10'
EXISTING SETBACKS: (PRIMARY)	
NORTH:	9'
EAST:	17'
SOUTH:	182'
WEST:	24'
MAX UNITS ALLOWED	21



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No.	Description	Date

Project 19036

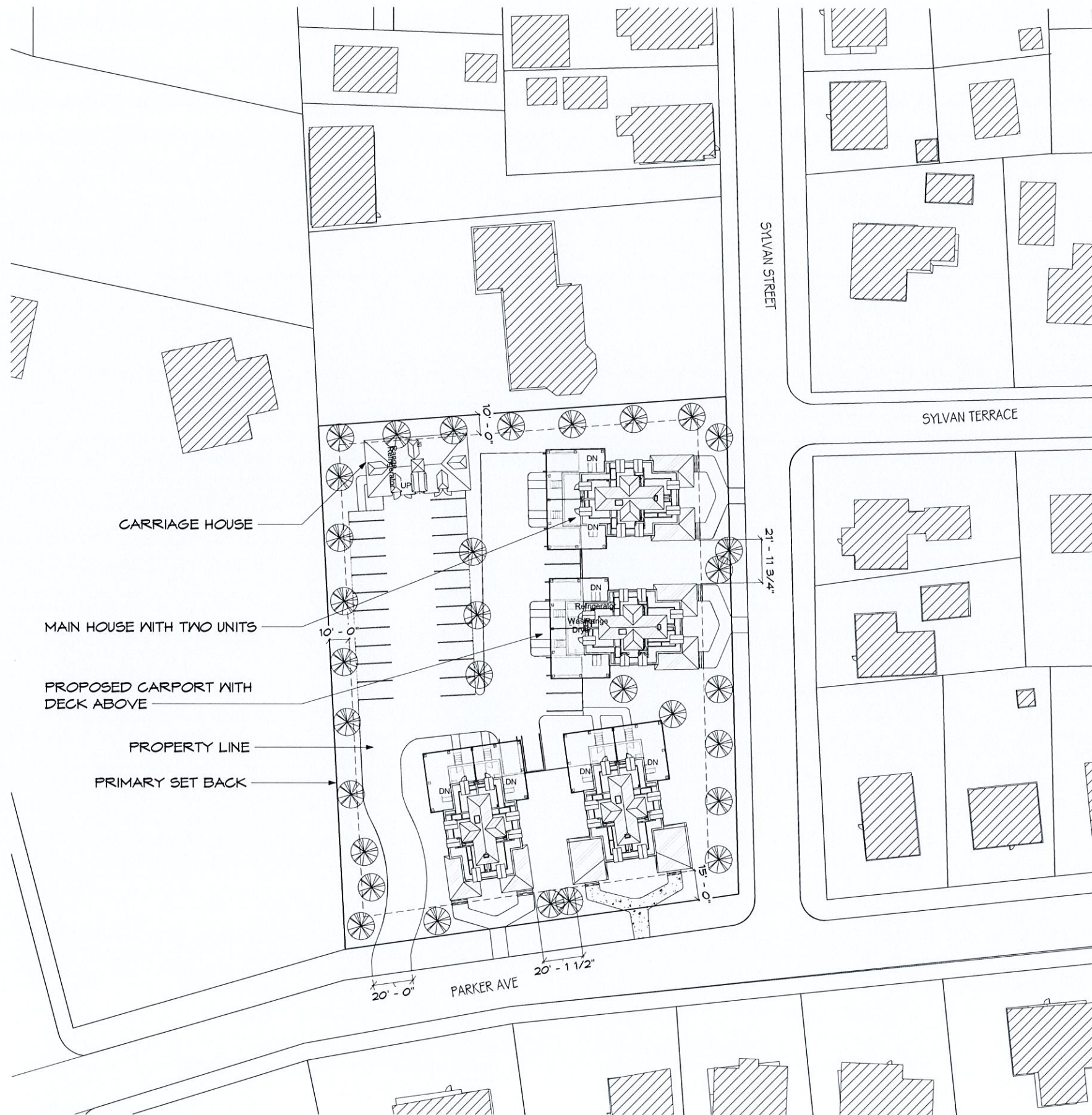
**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Existing Site Plan

Date 02/11/20  
Scale AS NOTED

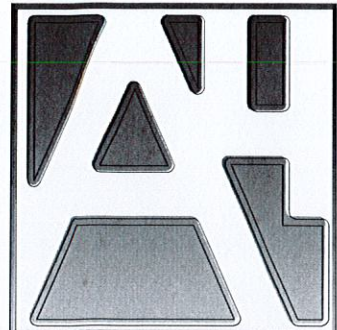
NOTE: PRINTED AT HALF SCALE @ 11x17





1 PROPOSED SITE PLAN ( SCHEME B)  
1" = 30'-0"

PROPOSED SITE DATA	
PARCEL ID:	6219
PLAT:	33
LOT:	36
ZONING:	R10
YEAR BUILT:	1870
PROP. FOOTPRINT:	14,948 SF
TOTAL FOOTPRINT:	14,948 SF
LOT SIZE (1.23 ACRES):	53,578 SF
ALLOWED COVERAGE:	20%
PROPOSED COVERAGE:	27.9%
ALLOWED BLDG HEIGHT:	30'
PROP. BLDG HEIGHT:	33' 4"
PROP. CARRIAGE HEIGHT:	22' 11"
ACCESSORY SETBACKS:	10'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	15'
SIDE:	10'
EXISTING SETBACKS: (PRIMARY)	
NORTH:	9'
EAST:	17'
SOUTH:	182'
WEST:	24'
MAX UNITS ALLOWED	21
PROPOSED UNITS	15
REQUIRED PARKING	30
PROPOSED PARKING	31



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Site Plan


Date 08/26/20

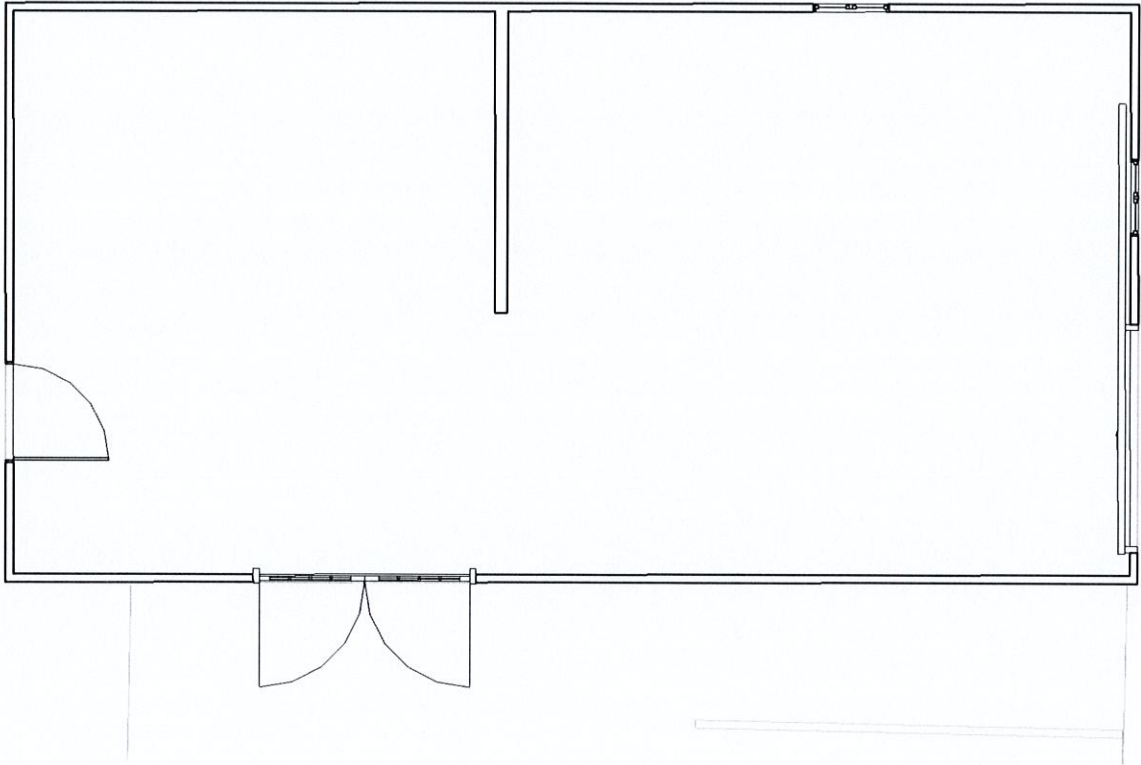
Scale AS NOTED

A0.12

NOTE: PRINTED AT HALF SCALE @ 11x17



 ① Existing First Floor (Barn)  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Existing First Floor  
Barn


Date 08/26/20

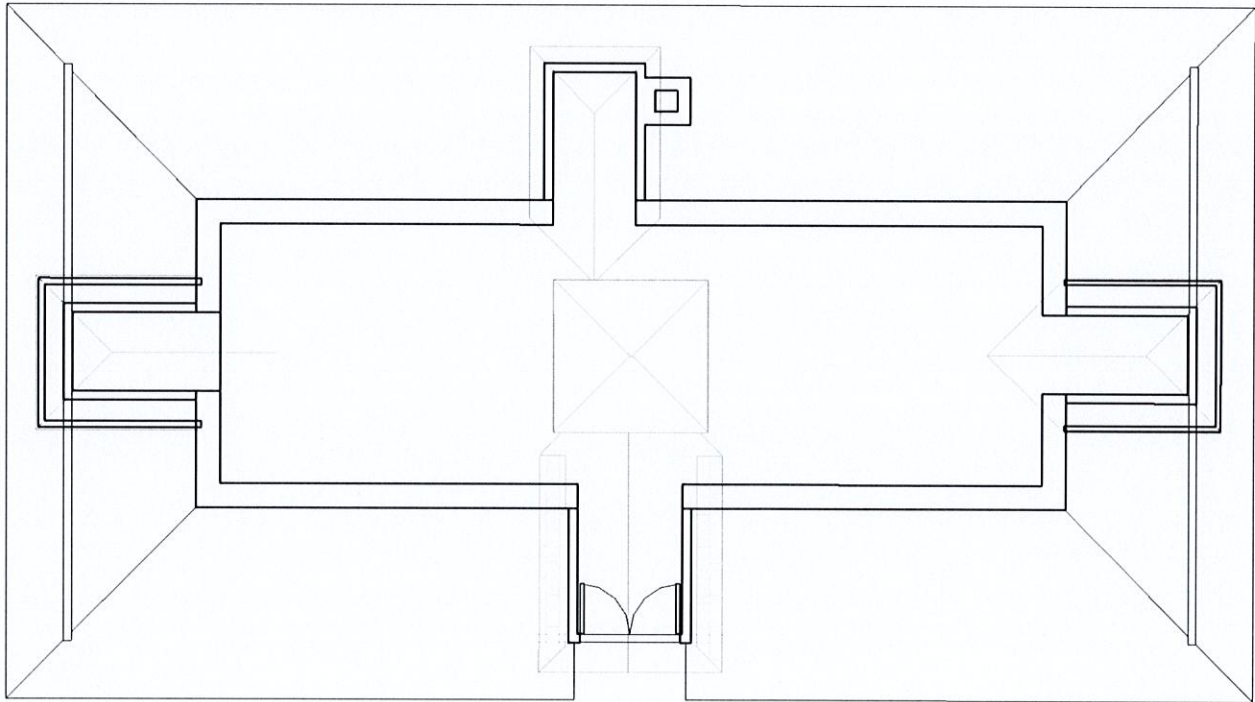
Scale AS NOTED

A1.11

NOTE: PRINTED AT HALF SCALE @ 11x17



 ① Existing Second Floor (Barn)  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date


Project 19036

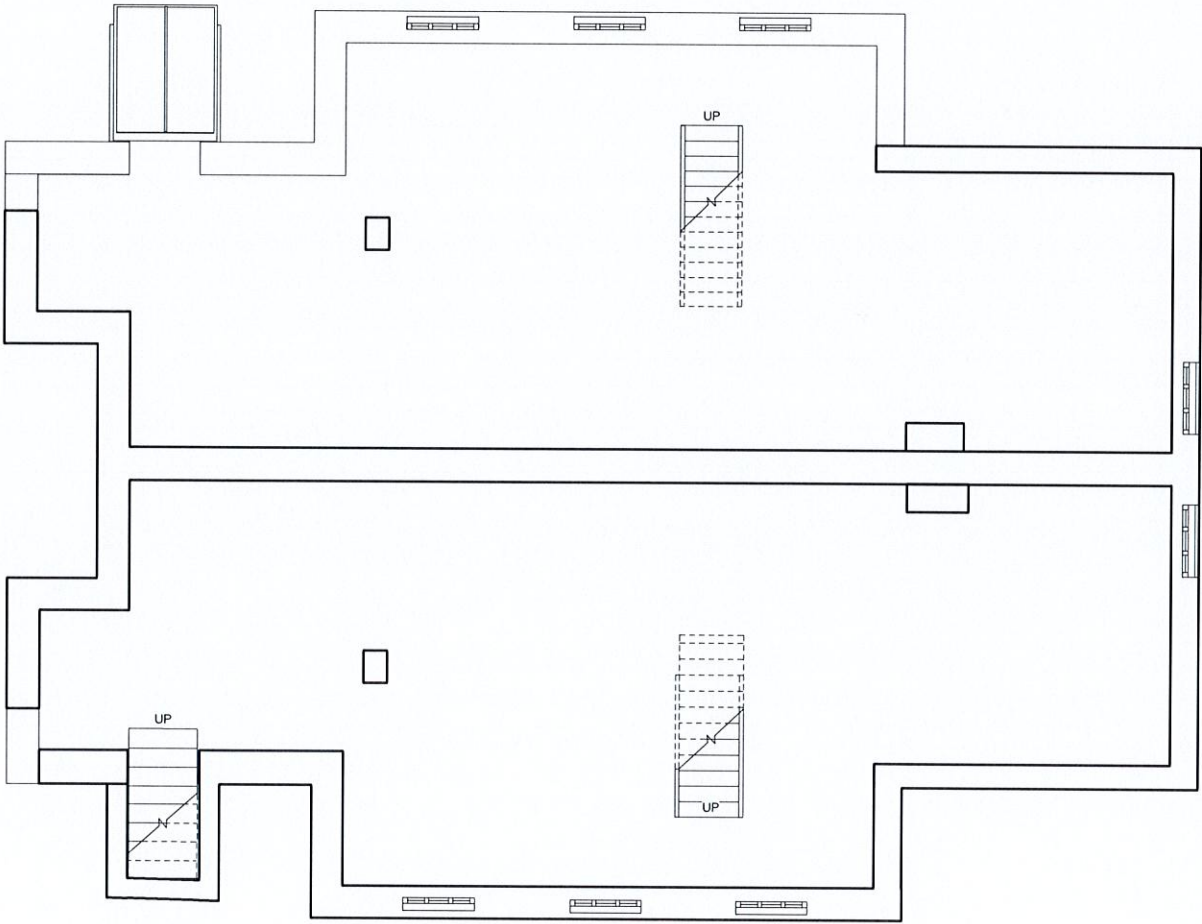
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Existing Second  
Floor Barn

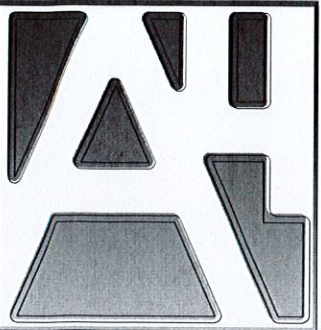
Date 08/26/20  
Scale AS NOTED



 ① Existing Basement  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

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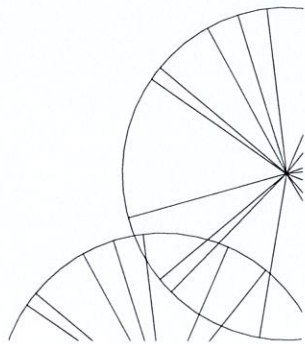
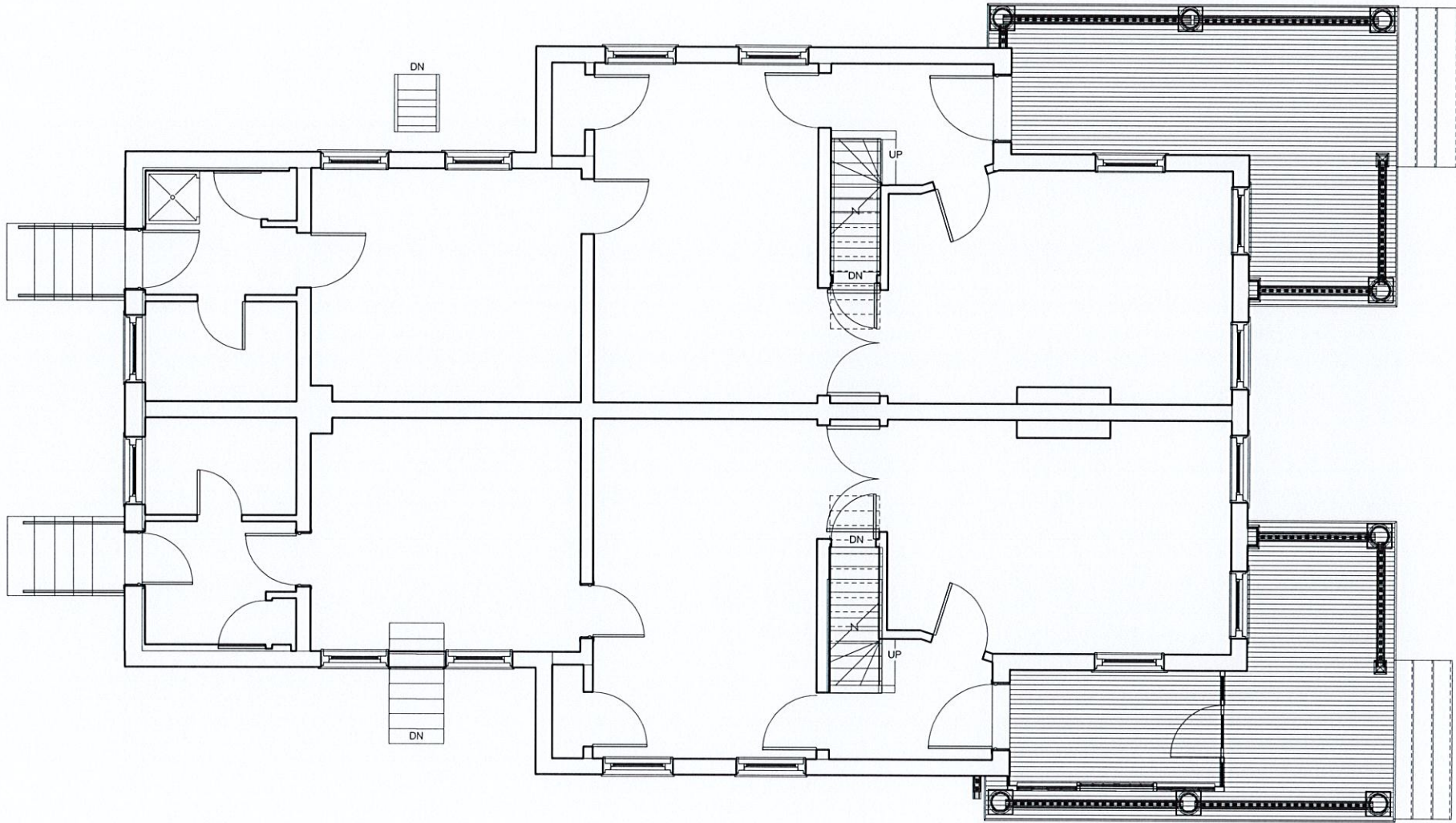
Description:  
Existing Basement

Date 02/11/20  
Scale AS NOTED

A1.01



1 Existing First Floor  
1/4" = 1'-0"



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No.	Description	Date

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Description:  
Existing First Floor

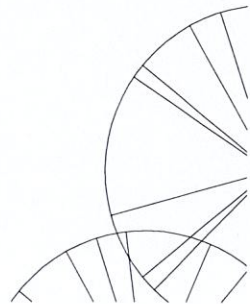
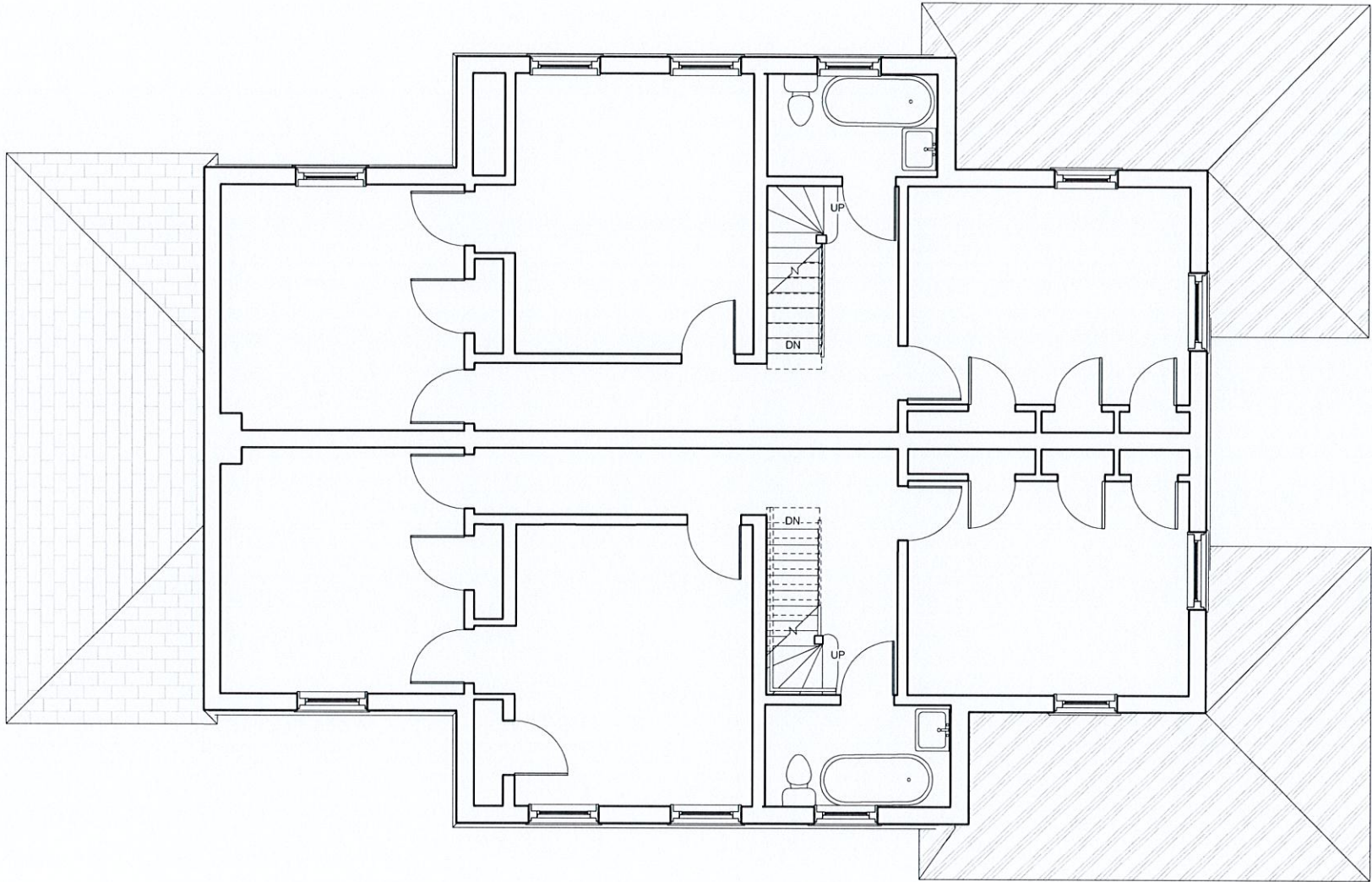
Date  
02/11/20

Scale AS NOTED

**A1.10**



⊕ ① Existing Second Floor  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Existing Second  
Floor

Date  
02/11/20

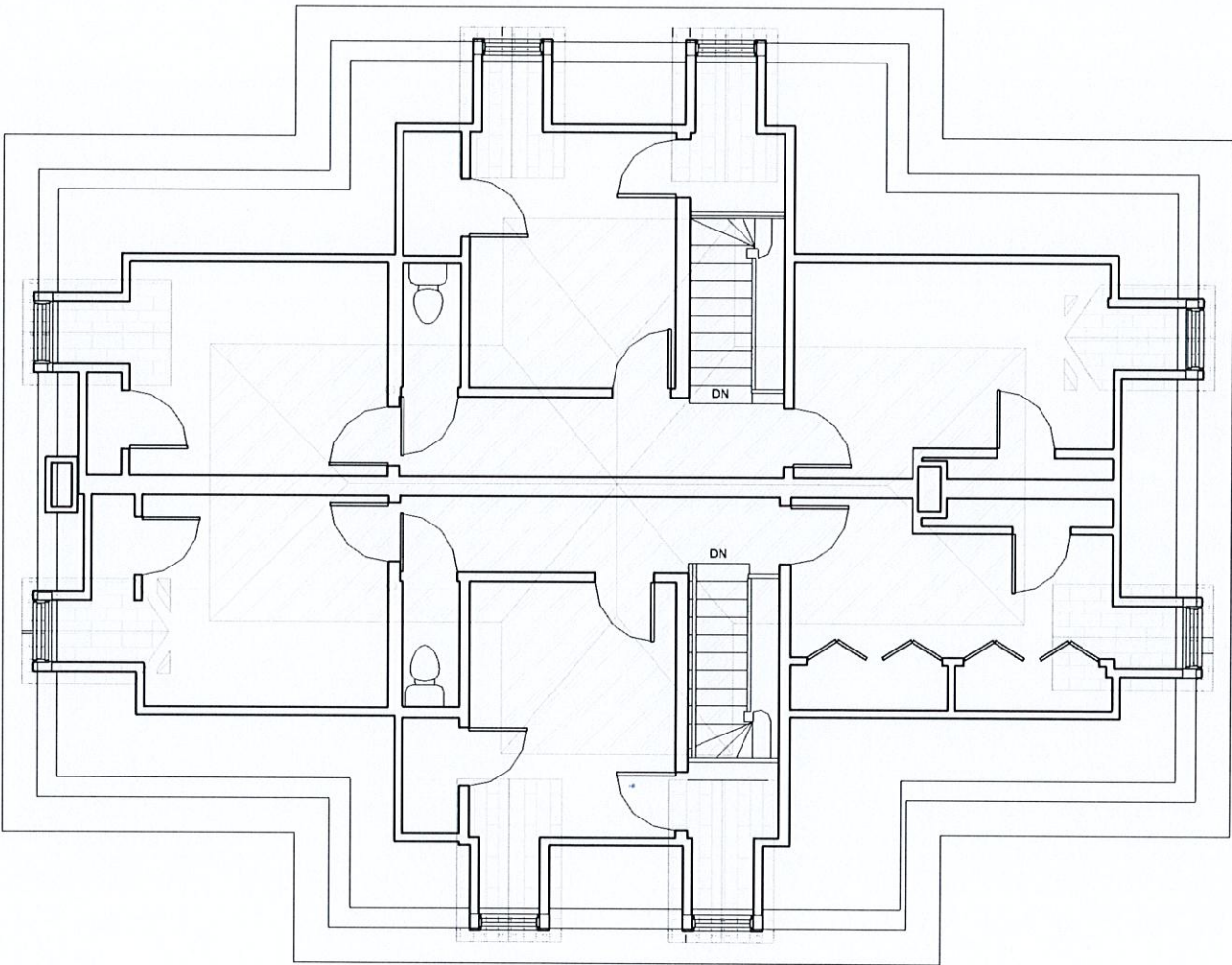
Scale AS NOTED

A1.20





① Existing Third Floor  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Existing Third Floor

Date  
02/11/20

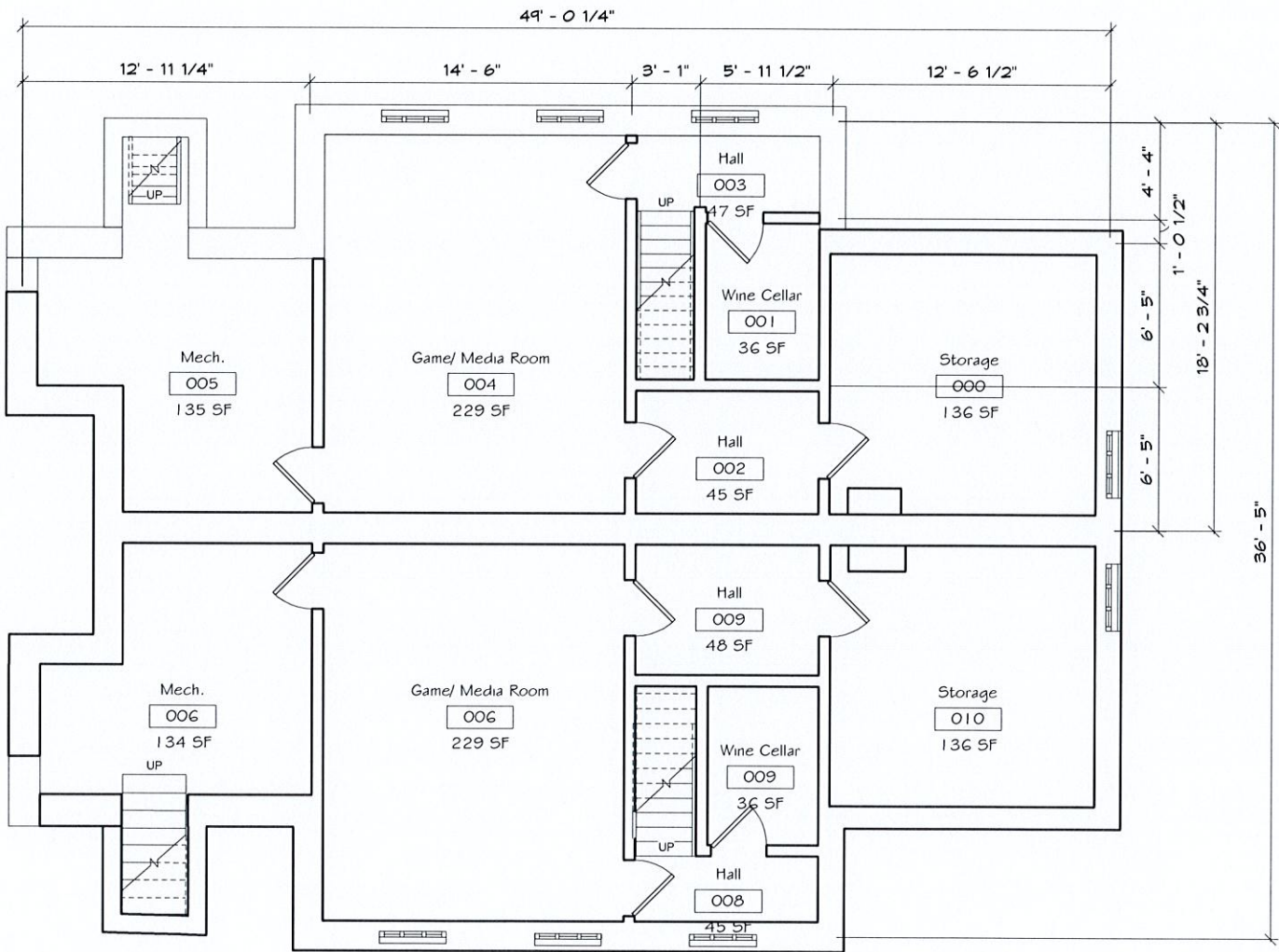
Scale  
AS NOTED

**A1.30**

NOTE: PRINTED AT HALF SCALE @ 11x17



① Construction/Demo Basement - Reno  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Basement  
- Renovation

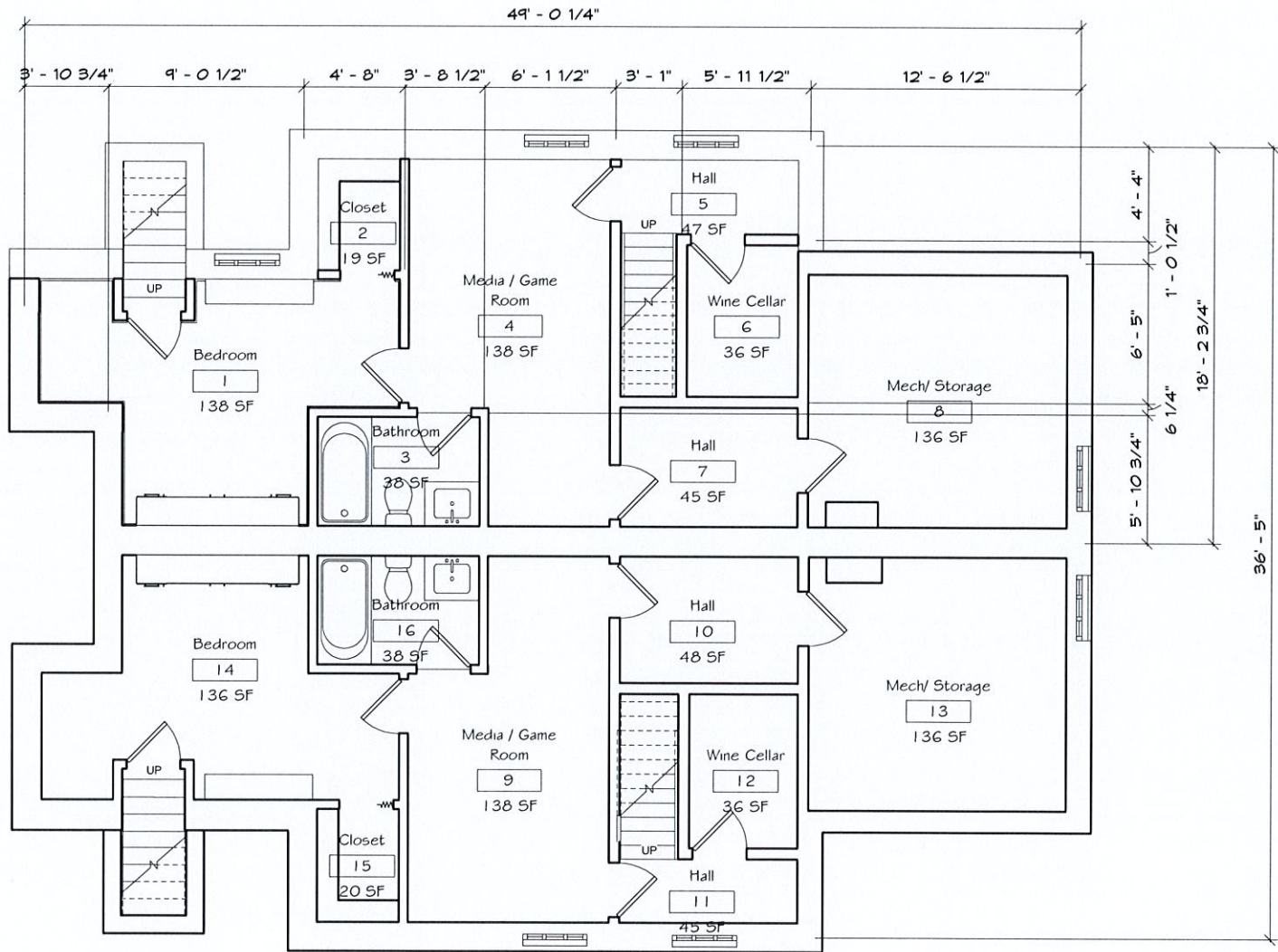
Date  
02/11/20

Scale AS NOTED

A2.01



① Construction/Demo Basement - New Build  
1/4" = 1'-0"



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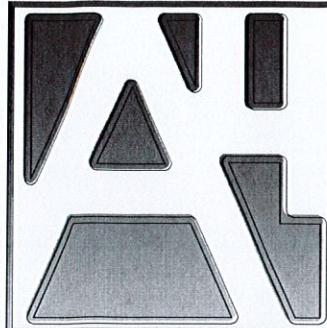
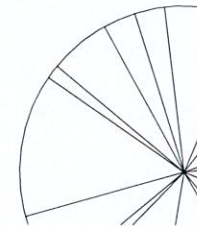
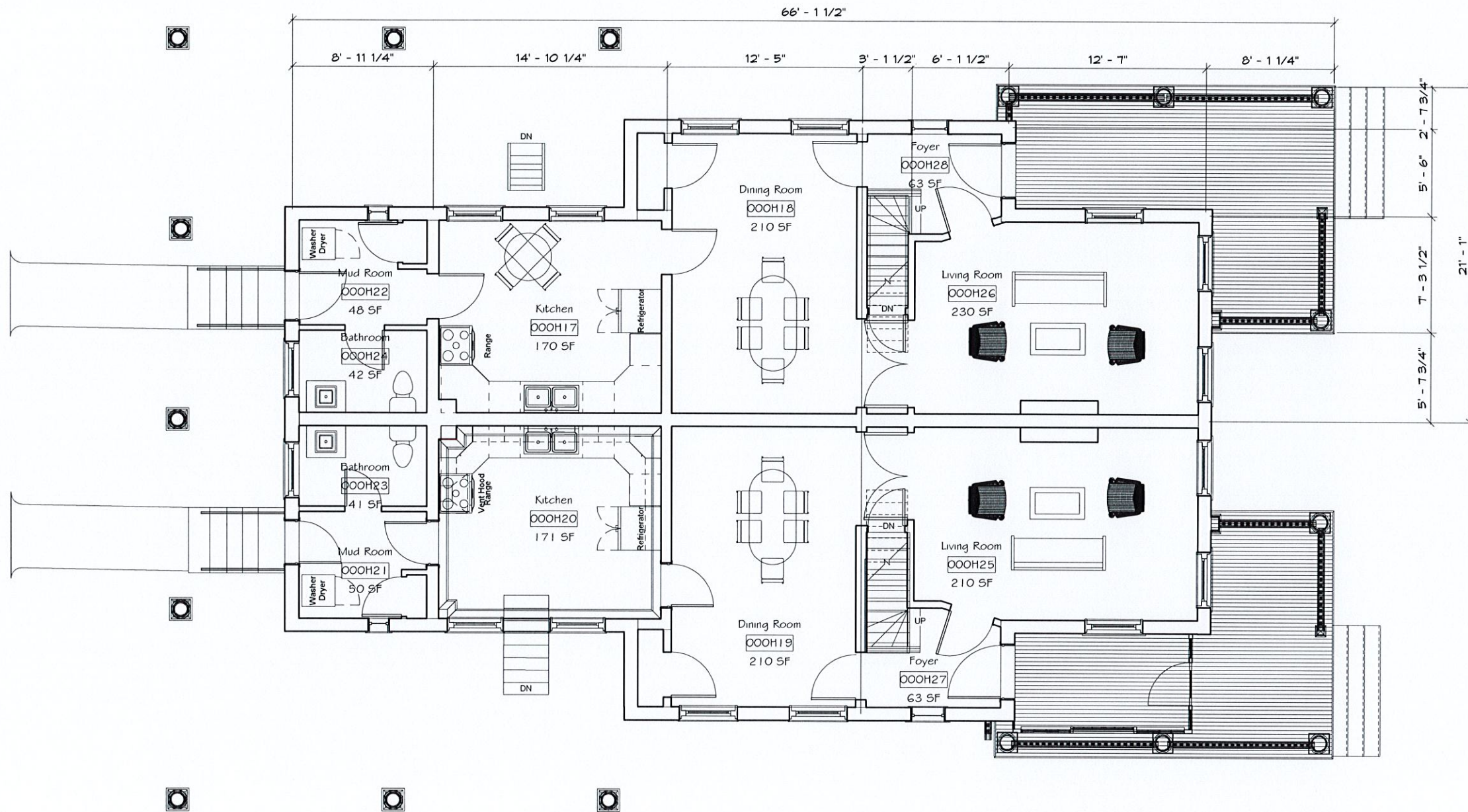
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Basement  
- New Build

Date 02/11/20  
Scale AS NOTED



1 Construction/Demo First Floor - Reno  
1/4" = 1'-0"



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Project 19036

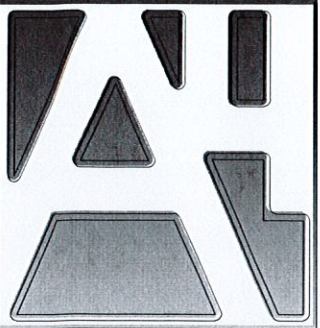
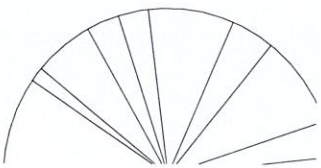
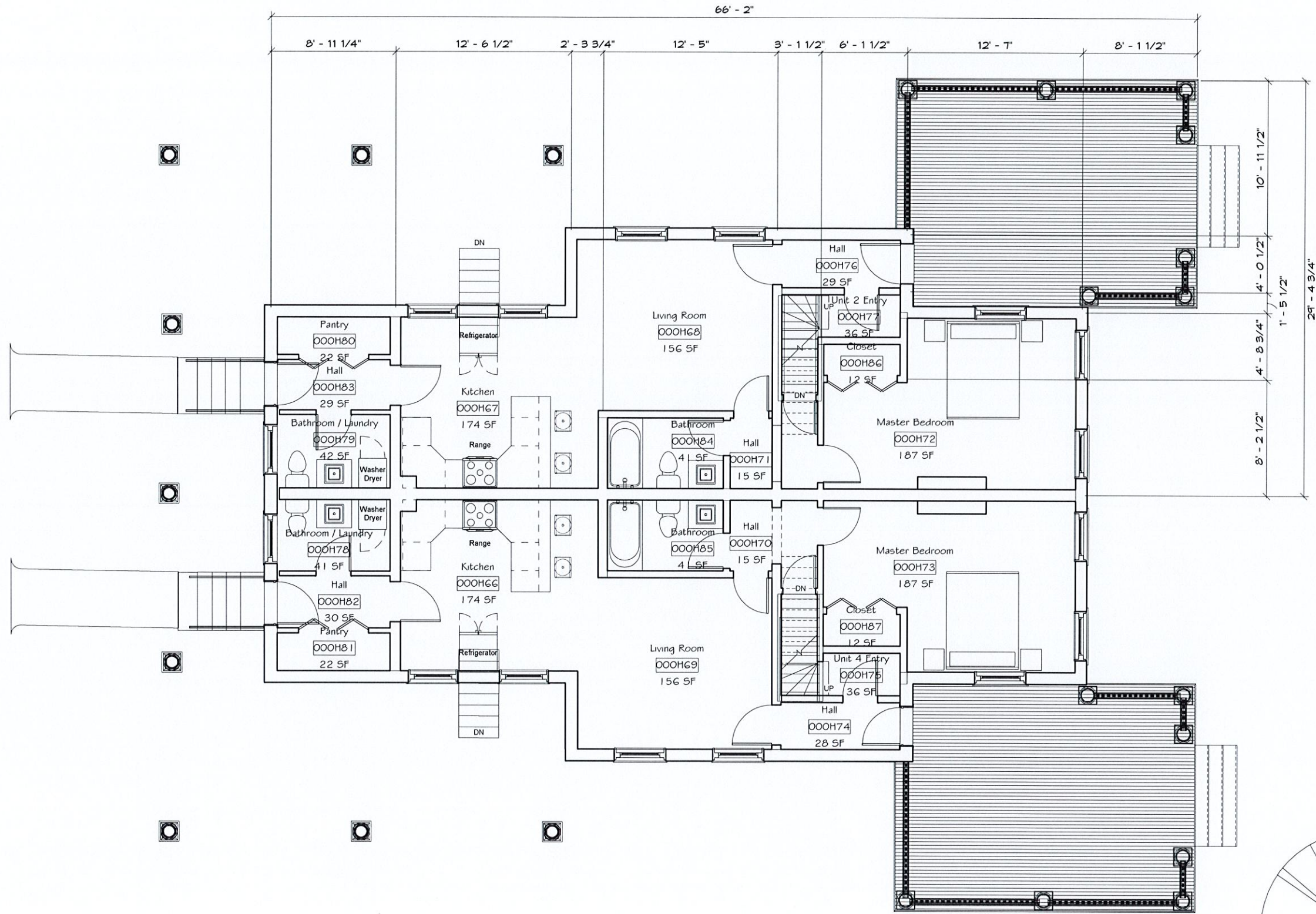
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 1 -  
Renovation

Date 02/11/20  
Scale AS NOTED



① Construction/Demo First Floor - New Build  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 1 -  
New Build

Date  
02/11/20

Scale AS NOTED

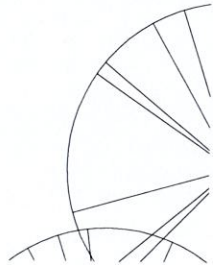
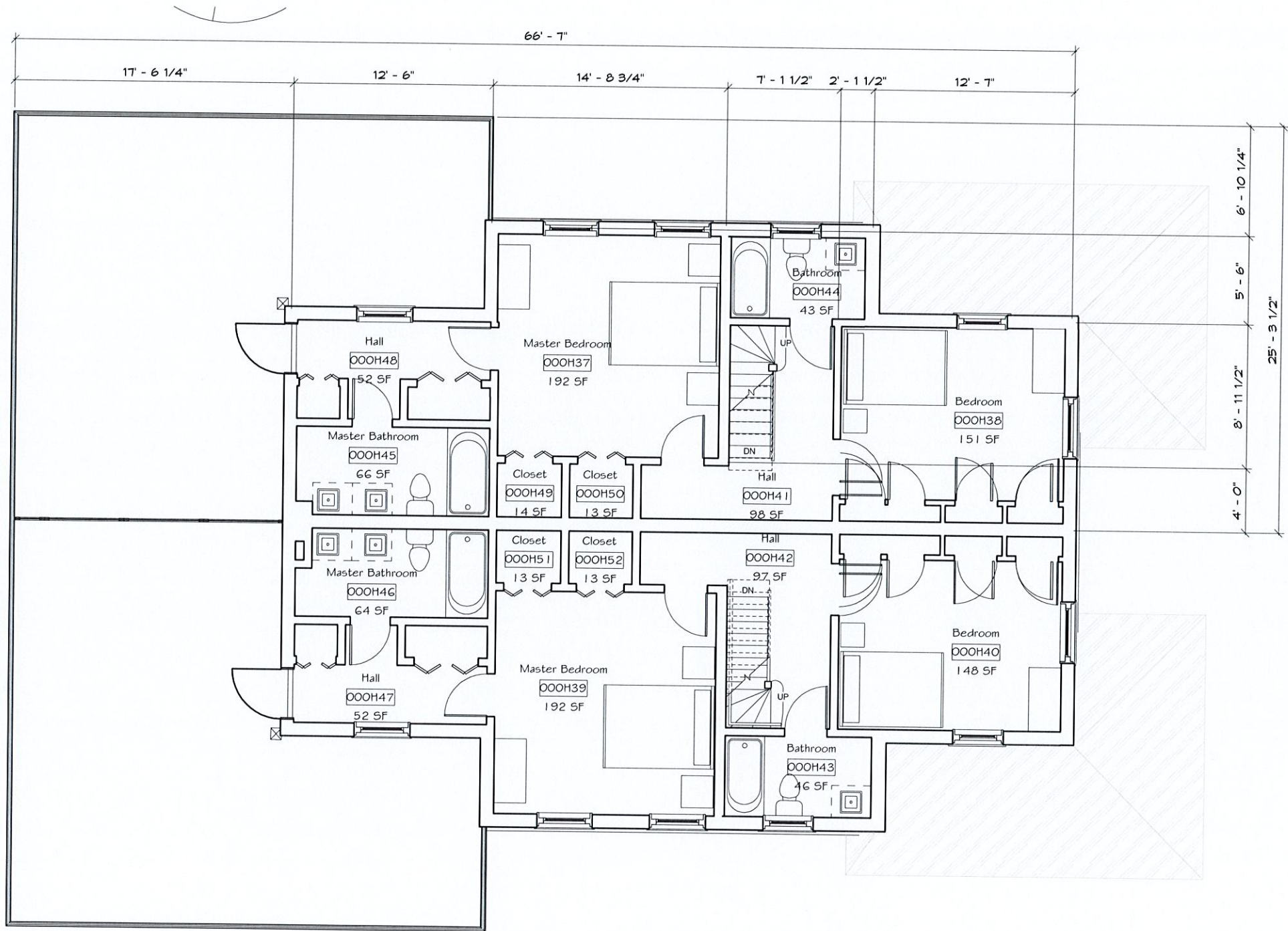
A2.11

NOTE: PRINTED AT HALF SCALE @ 11x17





1 Construction/Demo Second Floor - Reno  
1/4" = 1'-0"



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Project 19036

**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
Proposed Level 2 -  
Renovation

Date  
02/11/20

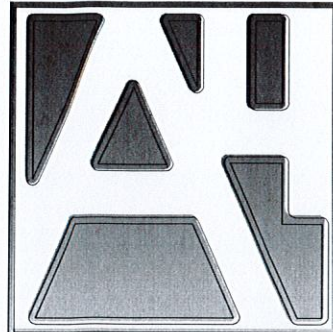
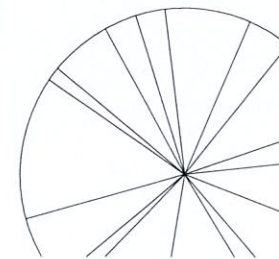
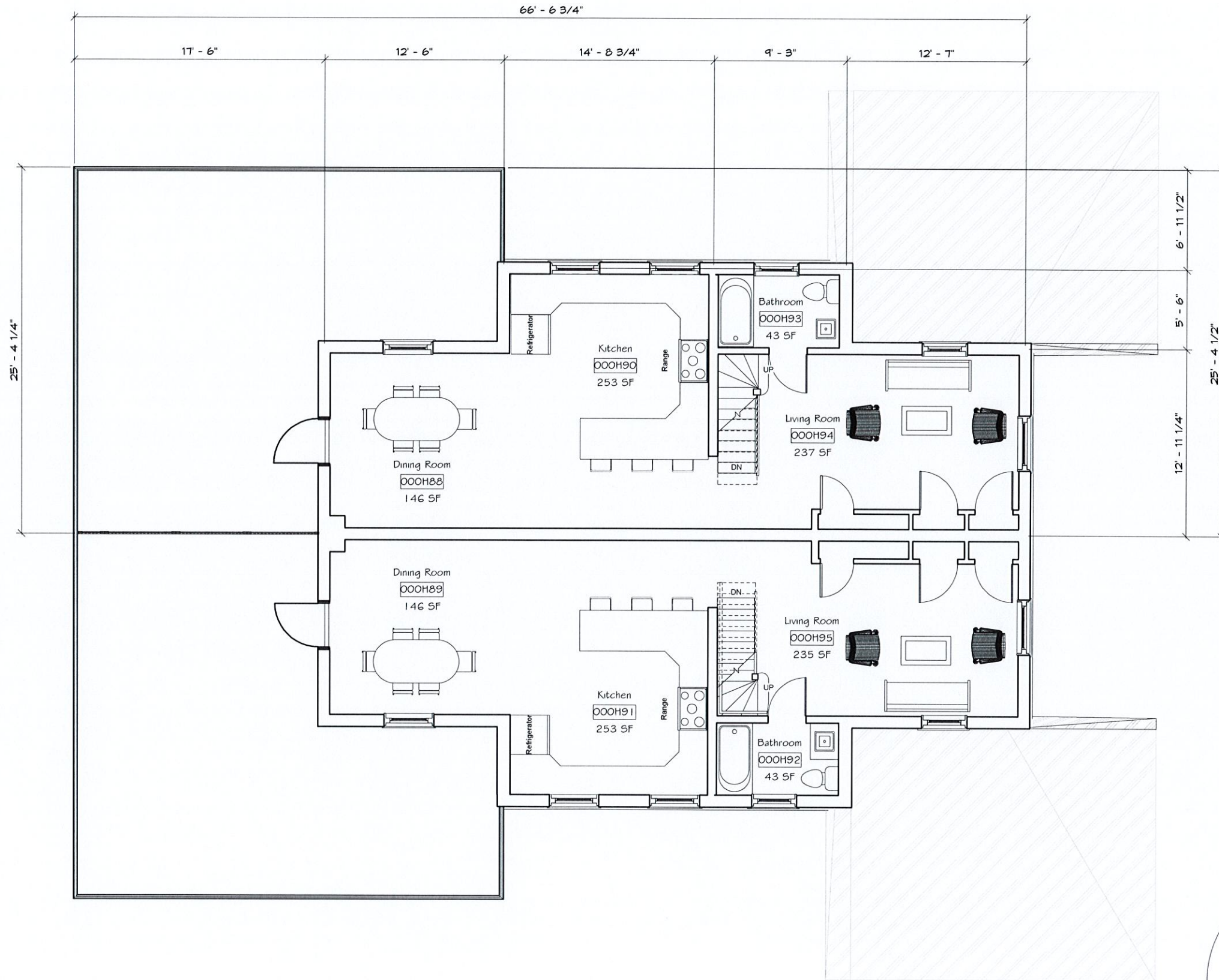
Scale  
AS NOTED

**A2.20**

NOTE: PRINTED AT HALF SCALE @ 11x17



Construction/Demo Second Floor - New  
Build  
1/4" = 1'-0"



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 2 -  
New Build

Date 02/11/20

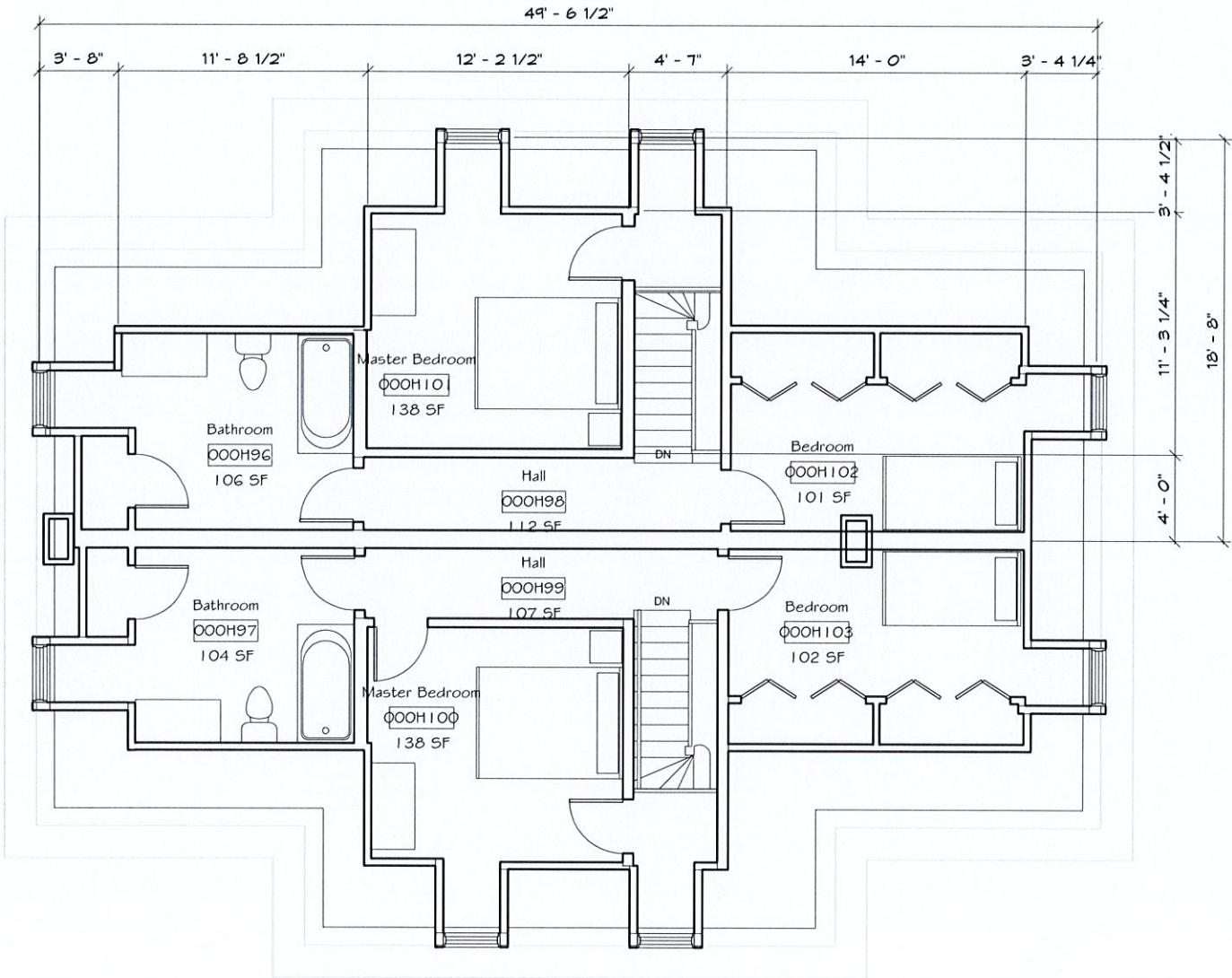
Scale AS NOTED

A2.21

NOTE: PRINTED AT HALF SCALE @ 11x17



1 Construction/Demo Third Floor - New Build  
1/4" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17



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Project 19036

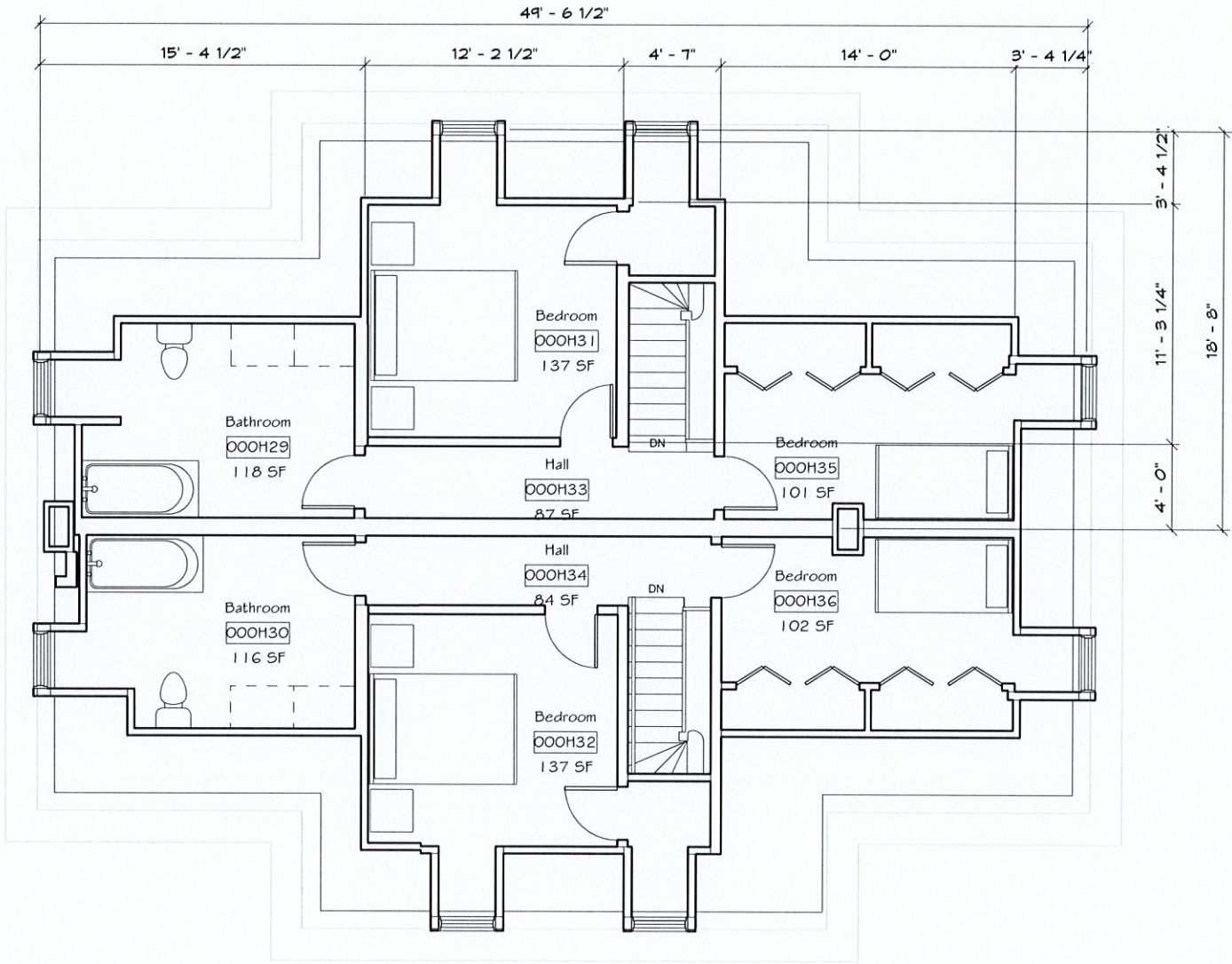
15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Level 3 -  
New Build

Date 02/11/20  
Scale AS NOTED



① Construction/Demo Third Floor - Reno  
1/4" = 1'-0"



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Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

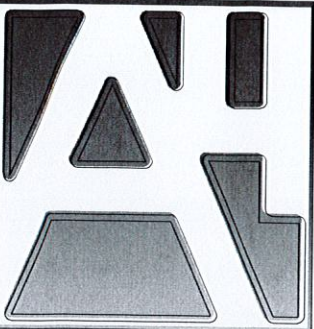
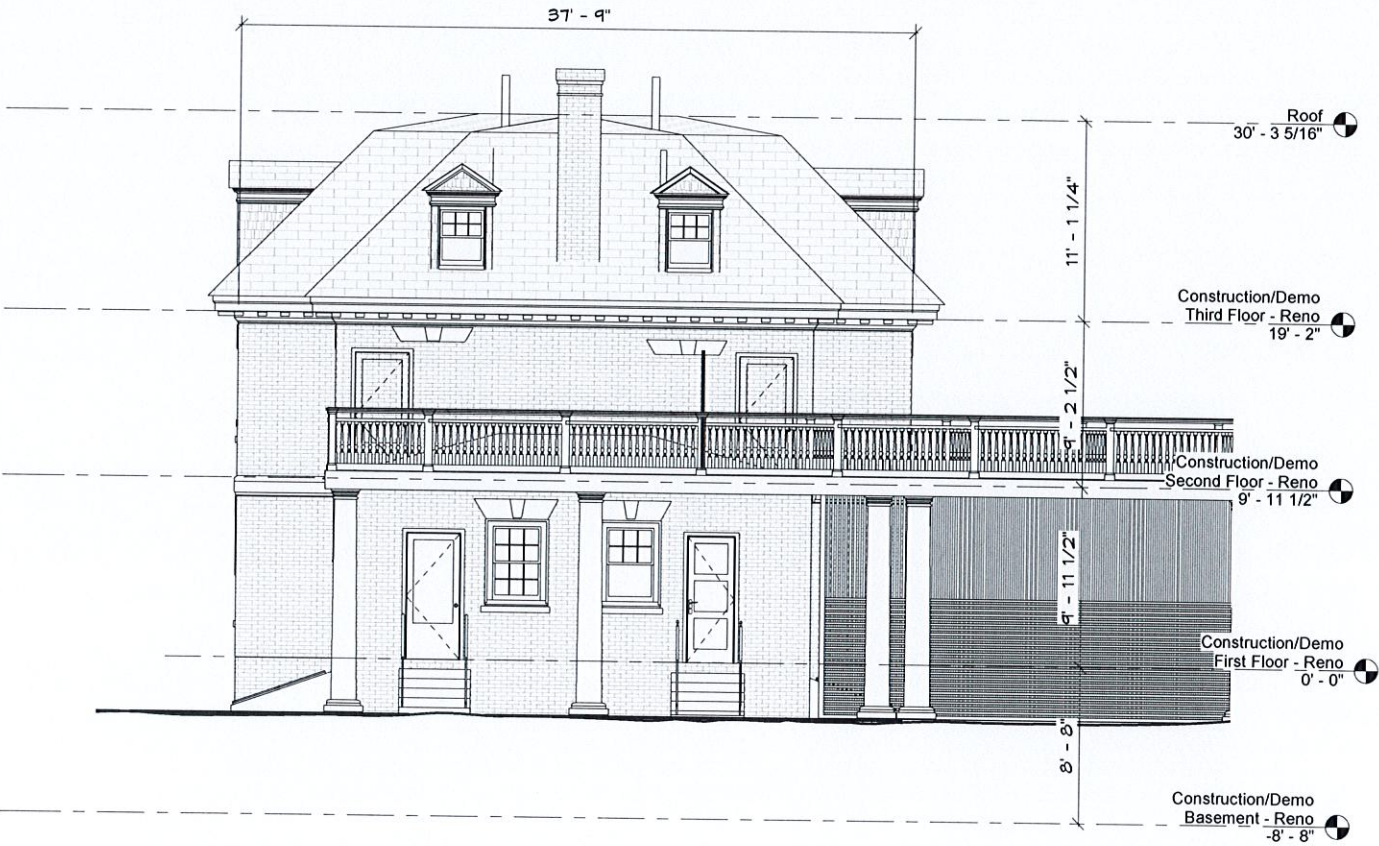
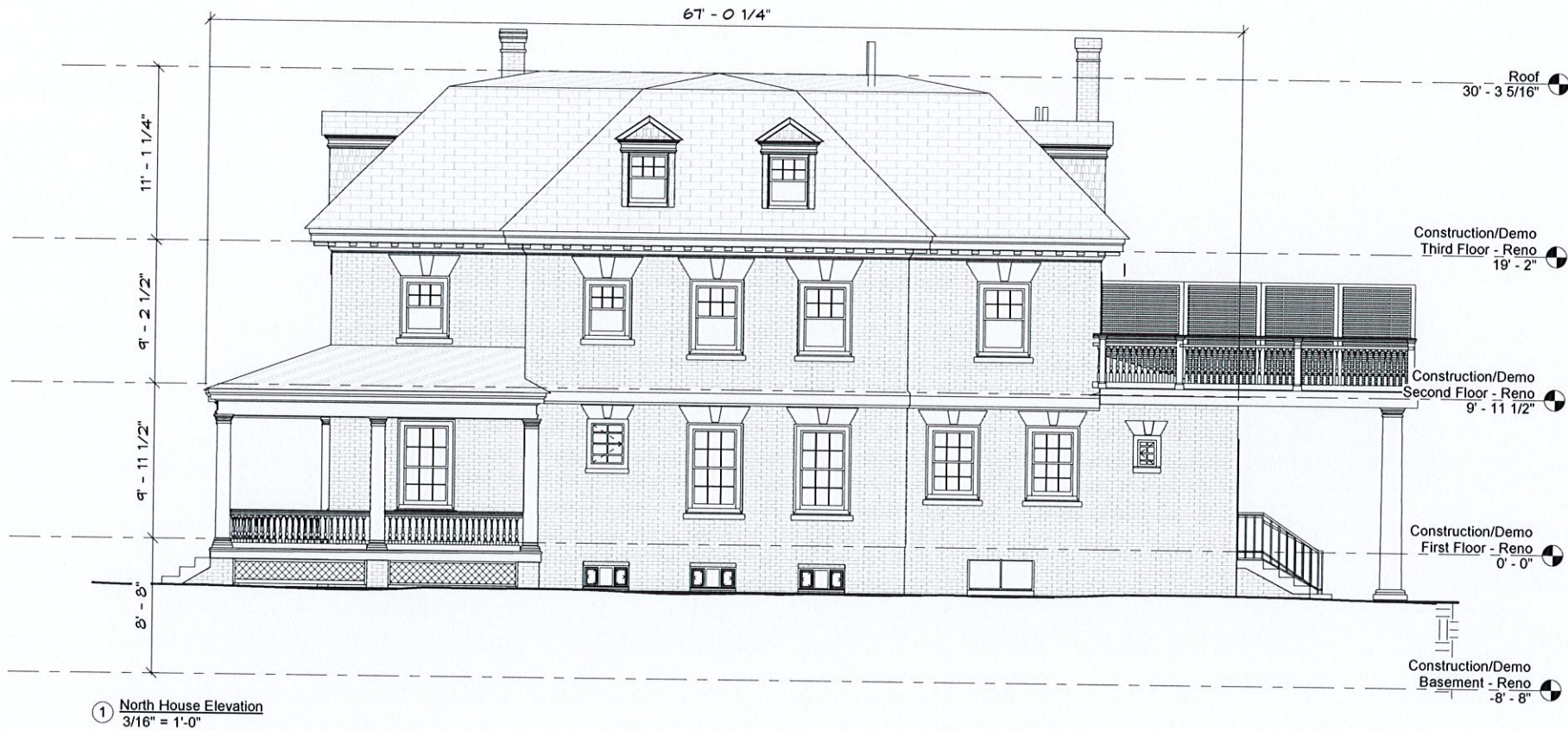
Description:  
Proposed Level 3 -  
Renovation

Date  
02/11/20

Scale AS NOTED

A2.30





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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
EXISTING NORTH &  
WEST ELEVATIONS

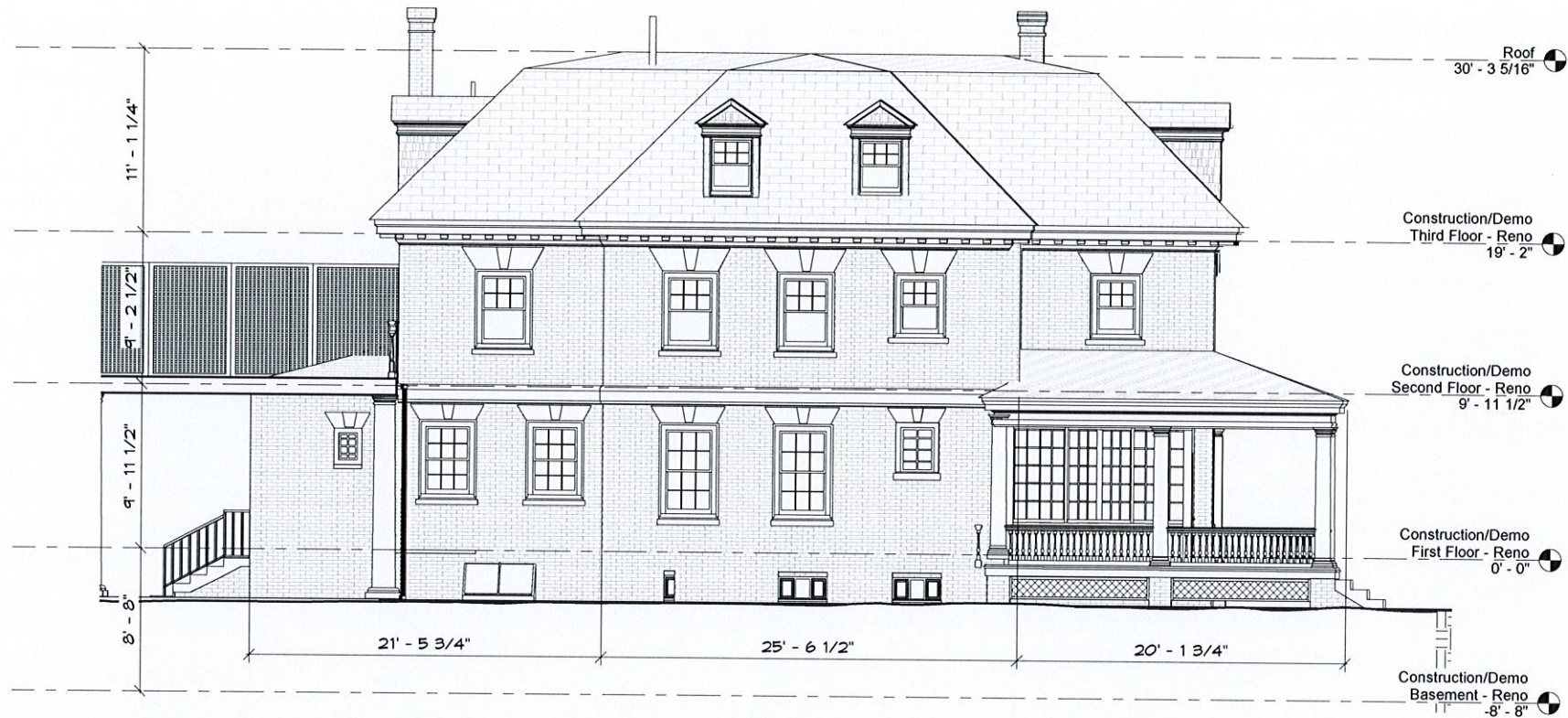
Date 02/11/20

Scale AS NOTED

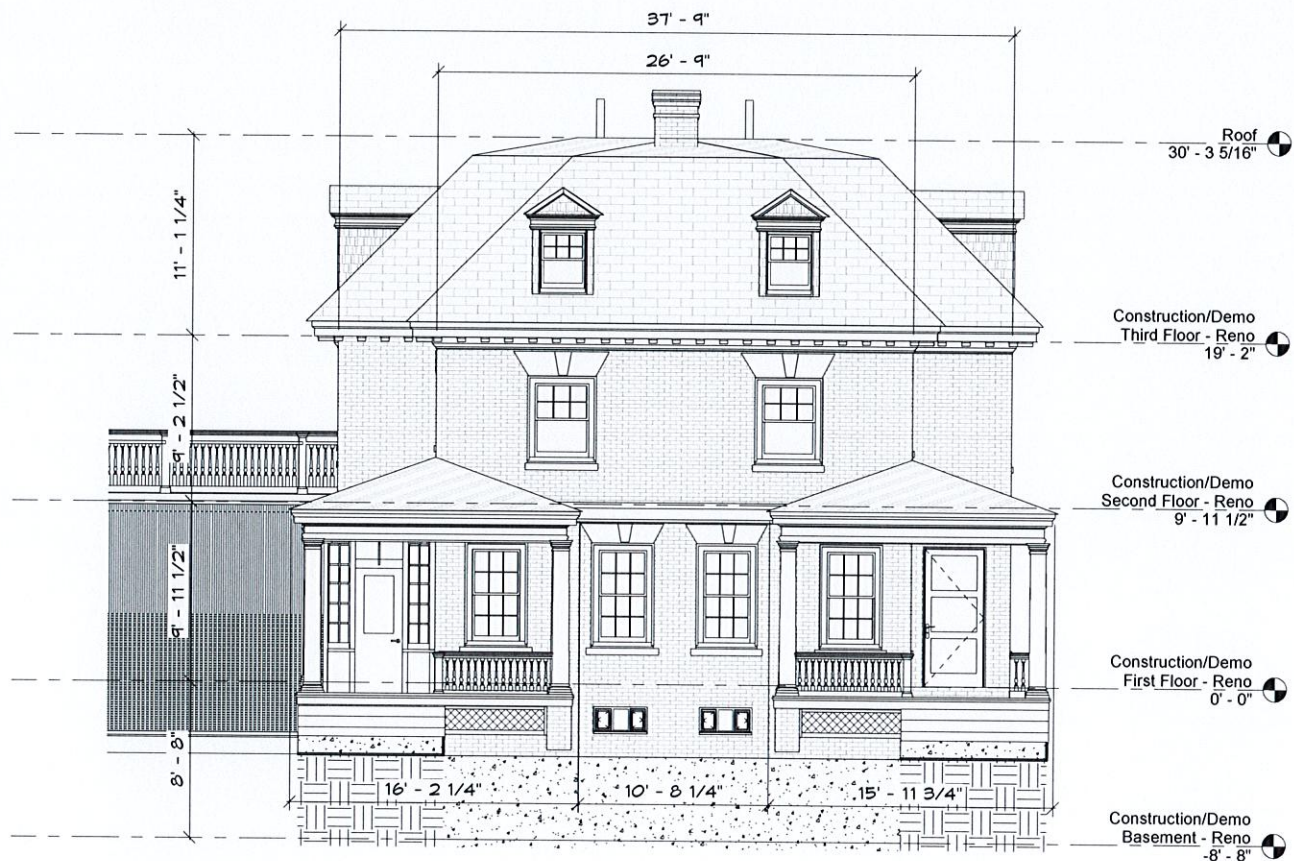
A7.11

NOTE: PRINTED AT HALF SCALE @ 11x17



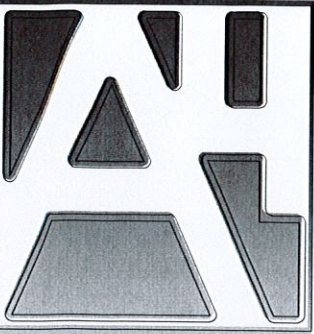


② South House Elevation  
3/16" = 1'-0"



① East House Elevation  
3/16" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



## ARCHITECTURE + PLANNING

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No.	Description	Date

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15-17 SYLVAN STREET  
NEWPORT, RI

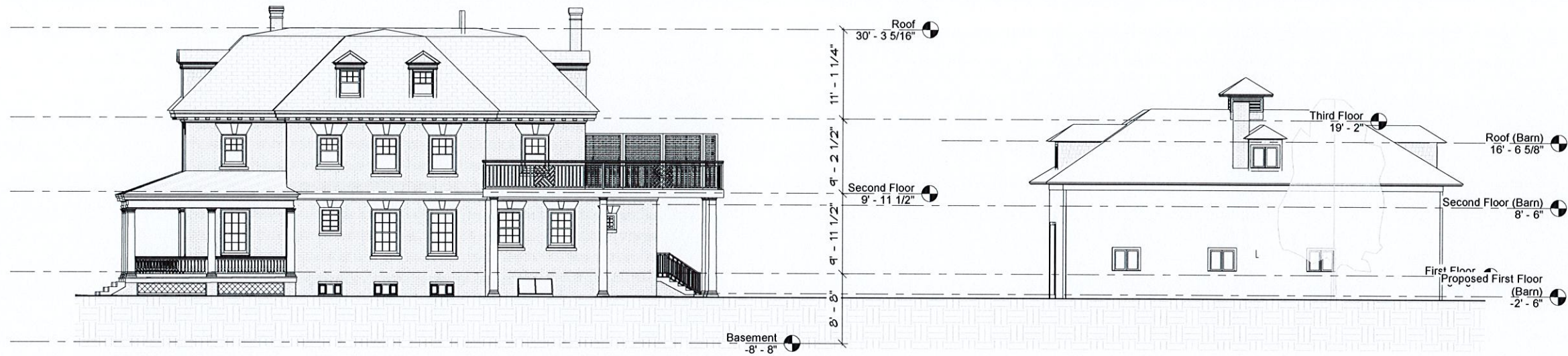
Description:  
EXISTING SOUTH &  
EAST ELEVATIONS

Date  
02/11/20

Scale  
AS NOTED

A7.12



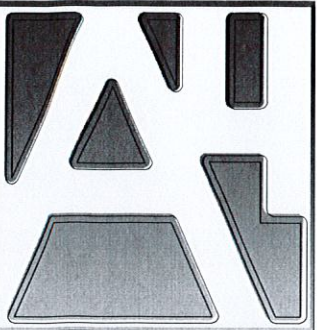


① North House Elevation  
1/8" = 1'-0"



② West House Elevation  
1" = 10'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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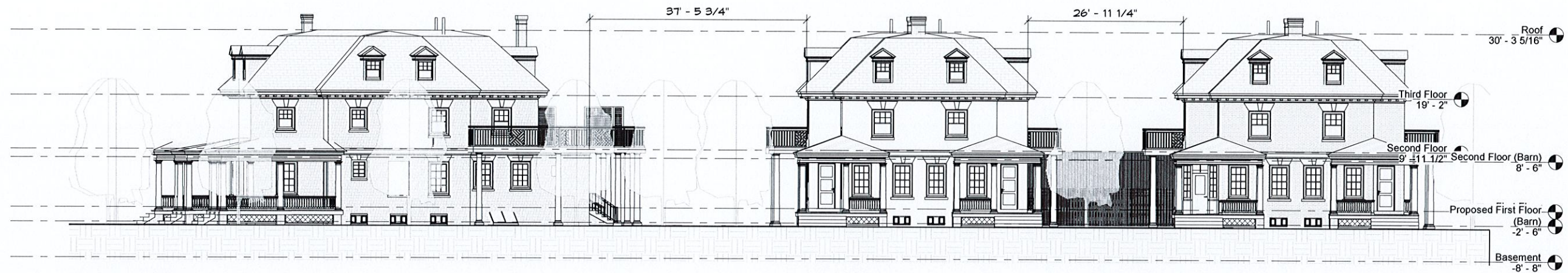
Description:  
**PROPOSED NORTH  
& WEST  
ELEVATIONS**

Date  
08/26/20

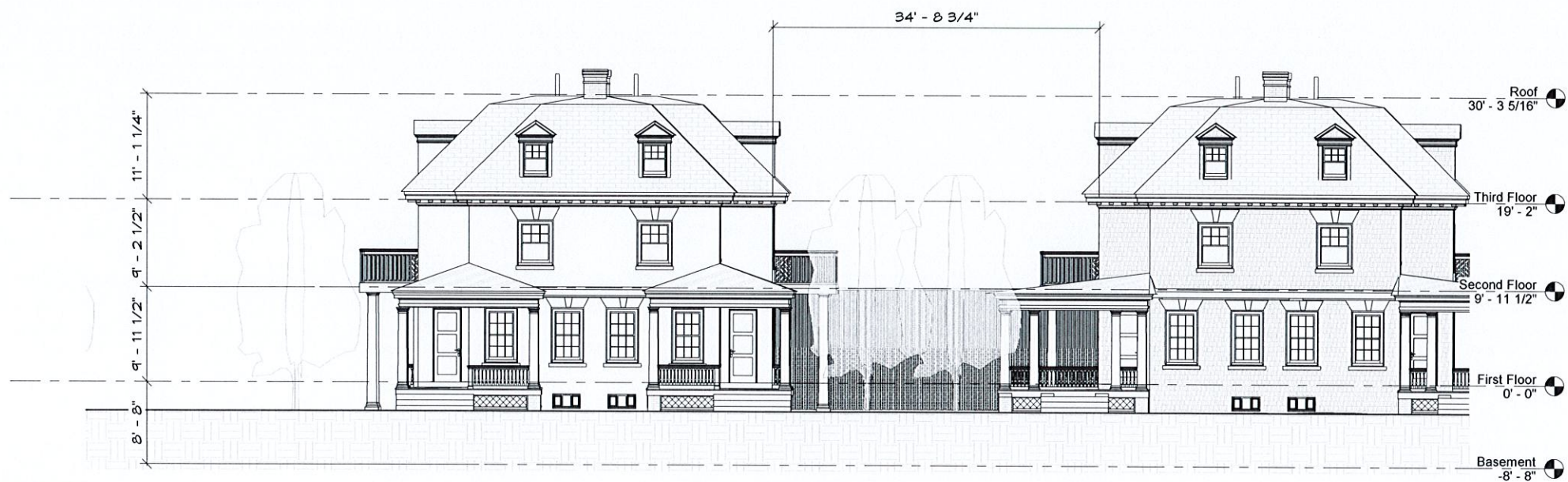
Scale AS NOTED

**A7.21**





② East House Elevation  
1" = 10'-0"



① South House Elevation  
1/8" = 1'-0"

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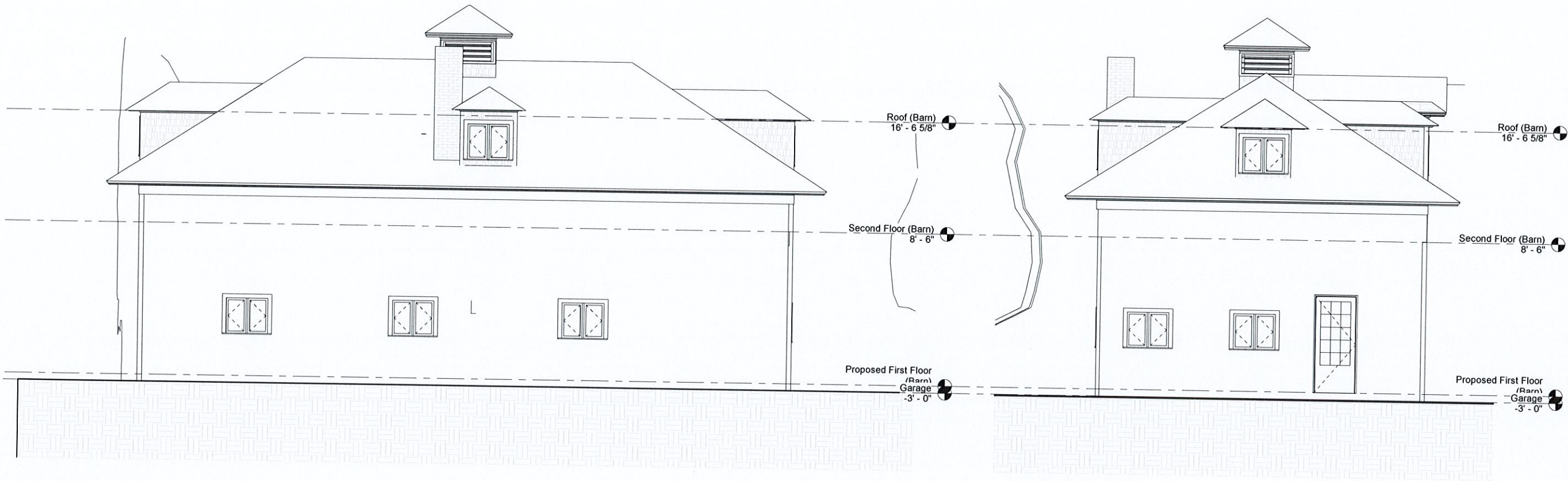
Description:  
PROPOSED SOUTH  
& EAST ELEVATIONS

Date 08/26/20

Scale AS NOTED

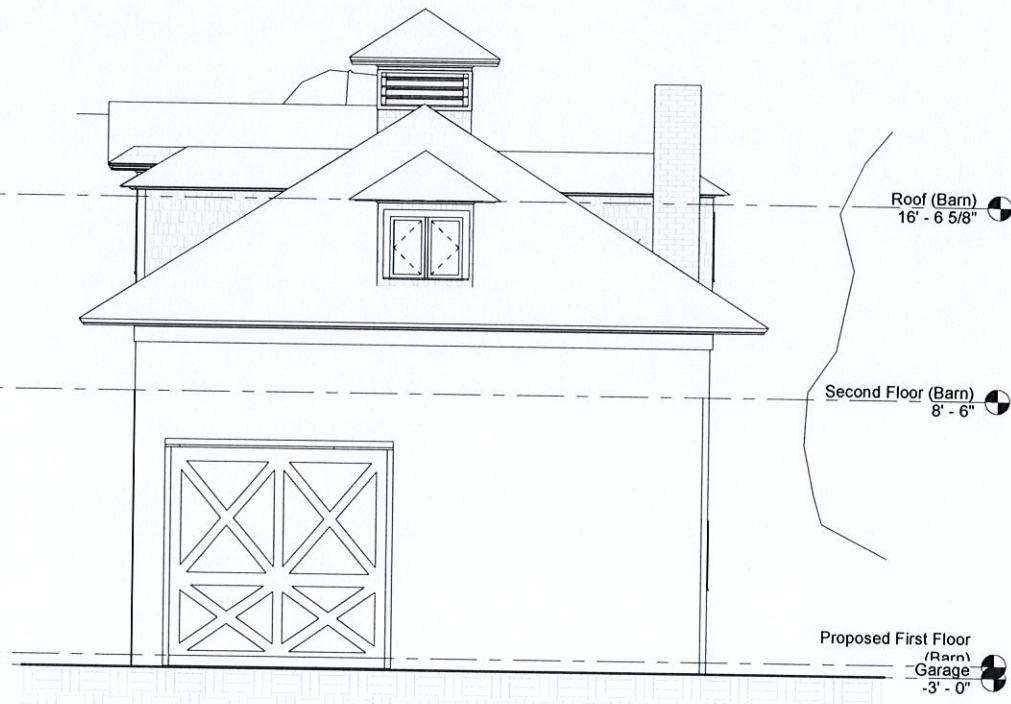
A7.22





① PROPOSED NORTH BARN  
1/4" = 1'-0"

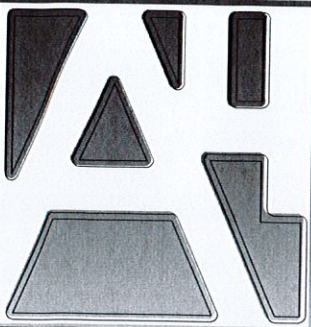
② PROPOSED WEST BARN  
1/4" = 1'-0"



③ PROPOSED EAST BARN  
1/4" = 1'-0"



④ PROPOSED SOUTH BARN  
1/4" = 1'-0"



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**15-17 SYLVAN STREET  
NEWPORT, RI**

Description:  
**PROPOSED NORTH,  
WEST, EAST,  
SOUTH ELEVATIONS**

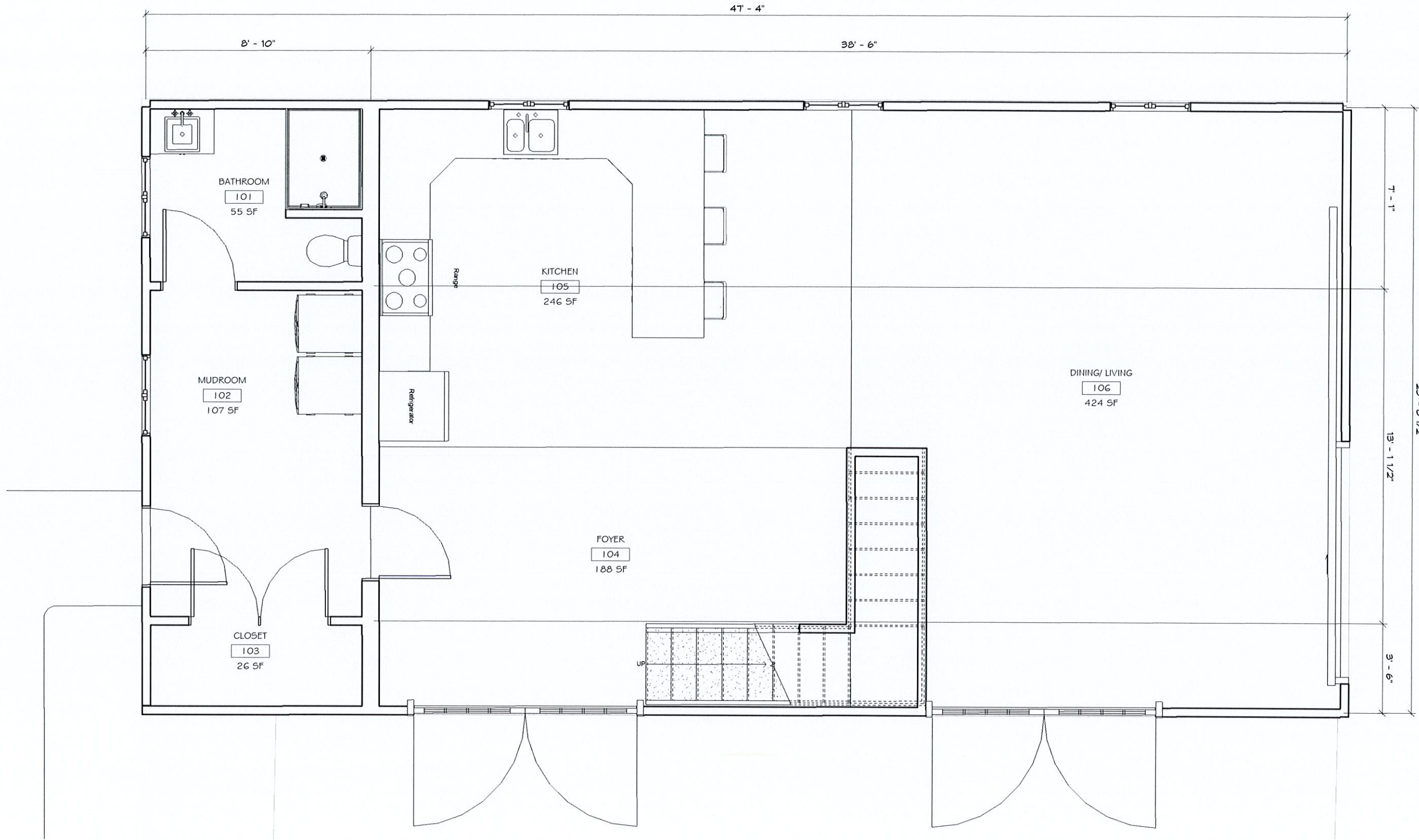
Date  
**08/26/20**

Scale  
**AS NOTED**

**A7.23**

NOTE: PRINTED AT HALF SCALE @ 11x17





1 Proposed First Floor (Barn)  
1/2" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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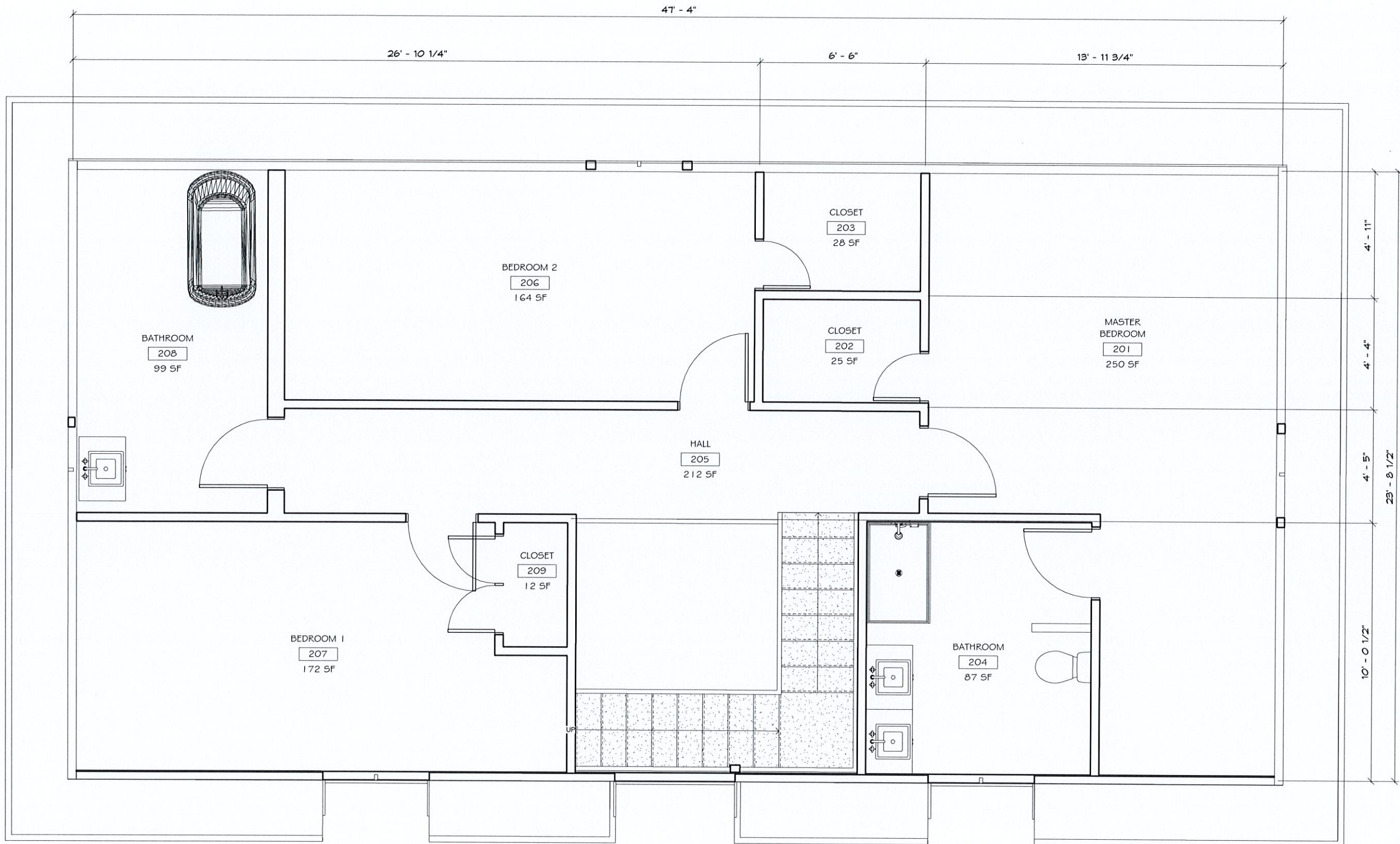
Description:  
Proposed First  
Floor Barn

Date  
08/26/20

Scale AS NOTED

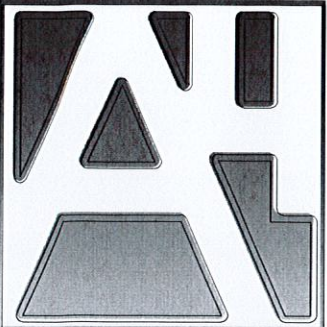
A2.12





1 Proposed Second Floor (Barn)  
1/2" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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No.	Description	Date

Project 19036

15-17 SYLVAN STREET  
NEWPORT, RI

Description:  
Proposed Second  
Floor Barn

Date  
08/26/20

Scale AS NOTED

A2.22