

# Staff Report

Prepared by Guy Weston,  
Zoning Officer

Meeting of April 27, 2020

## *Petition of Kathryn & Edward Steator*

While the description seems long and complicated the request is a simply one.

The petitioners seek permission to add a bay window type of an addition to a structure that is already located within the setbacks along with a couple of air conditioning units.

The lot contains approximately 160,000 sq. ft. of land and is a conforming lot of record.

The use of the property is that of a single-family dwelling with accessory buildings.

The variances sought are minimal and will not have an adverse impact on the abutting properties.

*Zoning History*  
No recent history.

Vote: \_\_\_\_\_

Condition(s): \_\_\_\_\_  
\_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

## *Narrative*

•••

PETITION OF KATHRYN & EDWARD STEATOR, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a master bath bay which will be located 22' from the west property line, (75' required), 2 air conditioner condensers which will be located 6' from the south property line, (50' required), and 2 air conditioner condensers which will be located 22' from the north property line, (50' required), applying to the property located at 125 Brenton Rd., TAP 43, Lot 71, (R-160 zone).

**COMBINED APPLICATION FOR A SPECIAL USE PERMIT & A REGULATORY (DIMENSIONAL) VARIANCE**

CITY OF NEWPORT, RI  
ZONING BOARD OF REVIEW

#1001  
MAR 24 2020  
CK# 163104635

DATE: 3/24/20

*ZBR*  
*April 8*

Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit 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: 125 Brenton Road, Newport, RI

Tax Assessor's Plat 43 Lot 071

**Petitioner Information**

Applicant <sup>Edward</sup> Kathryn and James Streator Address 390 Harbor Road, Southport, CT 06890

Owner <sup>Edward</sup> Kathryn and James Streator Address 390 Harbor Road, Southport, CT 06890

Lessee \_\_\_\_\_ Address \_\_\_\_\_

**Property Characteristics**

Dimensions of lot-frontage 821.88' depth 220' area 160,000 sq. ft.

Zoning District in which premises is located R-160 Residential

How long have you owned above premises? approx. 1 year

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings 4072 square feet

Total square footage of the footprint of proposed buildings Master Bath Bay 25 sq ft

Present use of premises Residence

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

Proposed use of premises Residence

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Give extent of proposed alterations Repurpose existing spaces: existing Garage to become Master Suite, Mudroom and Laundry; existing Studio to become Garage for 2 cars.

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**Zoning Characteristics Matrix**

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	160, 000	160,000	160,000
Lot Coverage	3.52 %	6 %	3.53 %
Dwelling Units	1	1	1
Parking (# of spaces)			
Front Setback	12'+	100'	
Side Setbacks	12'+	50'	
Rear Setback		50'	
Height		35'	

What provisions of the Comprehensive Land Use Plan are the applicable to this project?

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What special conditions and circumstances exist which are peculiar to the land, structure or building involved, which are not applicable to other lands, structures or buildings in the same district?

The original Gatehouse built in 1900 is within the required setbacks.

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Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

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Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

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### The Zoning Boards Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

The burden of proof in a special-use permit application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit has been met, the board must deny the application.

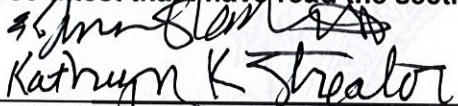
In granting a variance, the zoning board of review shall **require** that evidence of the following standards be entered into the record of the proceedings:

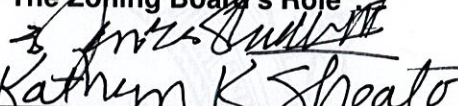
- a. That the reasons set forth in the application justify the granting of the variance and that the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building or structure;
- b. That the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and will not impair the intent or purpose of the zoning code or the comprehensive plan upon which this zoning code is based;
- c. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not due to the general

characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant; and

- d. That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain.
- e. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience. 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;

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role"

  
Kathryn K Streater  
\_\_\_\_\_  
(203) 856-7790  
(203) 856-8418  
\_\_\_\_\_  
Telephone Number

  
Kathryn K Streater  
\_\_\_\_\_  
(203) 856-7790  
(203) 856-8418  
\_\_\_\_\_  
Telephone Number

Email address Jamie.Streater@Coven.com / Kathryn.Streater@gmail.com

Be sure all required drawings are attached to this application at the time of the submittal.

125 BRENTON ROAD, NEWPORT, RI

Kathryn and James Streater

This package includes the following photos:

EXISTING GATEHOUSE – STREET VIEW

VIEW AT EXISTING GARAGE COURT FROM PRIVATE ROAD

VIEW AT EXISTING GARAGE COURT

VIEW AT EXISTING GARAGE FROM NORTH

VIEW AT EXISTING STUDIO SOUTH ELEVATION



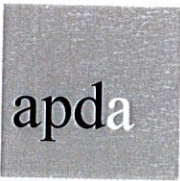










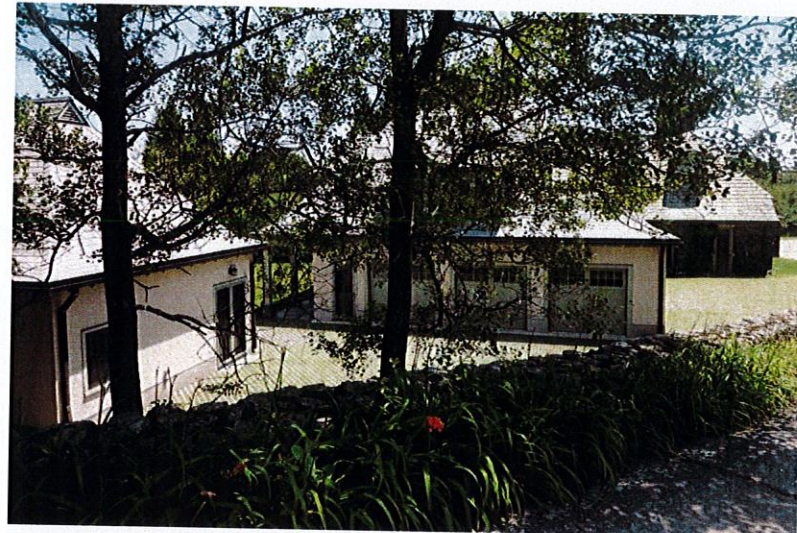


# ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE

125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

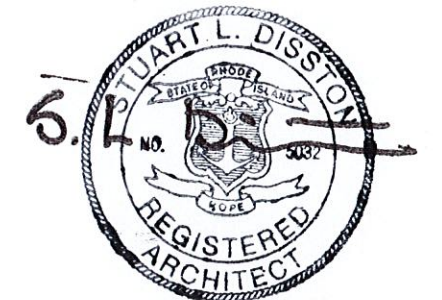
**GENERAL NOTES:**

1. THE INTENT OF THE DOCUMENTS IS TO SHOW NEW CONSTRUCTION ONLY. PROVIDE ALL REQUIRED DEMOLITION AND REMOVE ONLY THOSE EXISTING ITEMS REQUIRED TO ACCOMPLISH THE NEW CONSTRUCTION AS SHOWN. RETAIN OR RELOCATE THOSE ITEMS NOT SHOWN TO BE REMOVED OR WHERE CALLED TO BE RELOCATED.
2. EXISTING DRAWINGS ARE TO AID IN THE UNDERSTANDING OF THE NEW WORK AND SHALL NOT BE DEEMED TO SHOW ALL EXISTING CONDITIONS AND SHALL NOT SUBSTITUTE FOR FIELD VISITS.
3. VERIFY ALL FIELD CONDITIONS PRIOR TO EXECUTION OF THE WORK AND NOTIFY THE ARCHITECT OF DISCREPANCIES OR UNSATISFACTORY WORK.
4. PROVIDE ALL TEMPORARY BRACING, SHORING, FORMS, ETC. PROVIDE ALL REQUIRED TEMPORARY ENCLOSURES TO PROTECT THE NEW AND EXISTING CONSTRUCTION MATERIALS AND EQUIPMENT FROM THE WEATHER AND TO PROTECT THE UNALTERED AREA FROM THE DUST AND DEBRIS OF CONSTRUCTION.
5. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGE OCCURRING FROM THE NEW WORK DUE TO EXPOSURE TO WEATHER OR HIS MANNER OR METHODS OF CONSTRUCTION.
6. FOR ALL GUARANTEES AND WARRANTIES, SEE THE SPECIFICATIONS.
7. PROVIDE ALL REQUIRED CUTTING, FITTING, AND PATCHING FOR THE MECHANICAL AND ELECTRICAL TRADES.
8. PROVIDE ALL REQUIRED MISCELLANEOUS ROUGH AND FINISH CARPENTRY, HEADERS, LINTELS, BLOCKING, FURRING, TRIMMING, ETC.
9. PROVIDE ALL REQUIRED PLUMBING, VENTILATION, AND ELECTRICAL CONNECTIONS FOR ALL APPLIANCES AND EQUIPMENT.
10. ALL WORK SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES.



D2 VIEW AT EXISTING GARAGE COURT FROM PRIVATE ROAD  
NOT TO SCALE

SHEET INDEX	
ID	Name
T-1.1	EXISTING & PROPOSED VIEWS
T-1.2	EXISTING & PROPOSED VIEWS
SITE-1	EXISTING SITE PLAN
SITE-2	PROPOSED SITE PLAN
EXG-100	EXISTING BASEMENT PLAN
EXG-101	EXISTING KEY PLAN
EXG-101.1	EXISTING 1ST FLOOR PLAN
EXG-101.2	EXISTING 1ST FLOOR PLAN
A-100	BASEMENT ARCHITECTURAL PLAN
A-101.1	1ST FLOOR ARCHITECTURAL PLAN
A-101.2	1ST FLOOR ARCHITECTURAL PLAN
A-201	EAST (BRENTON RD) ELEVATION
A-202	SOUTH ELEVATION
A-203	WEST ELEVATION
A-204	NORTH ELEVATION
A-301	EW SECTION
A-401.1	WALL SECTIONS
A-403	TYPICAL FLASHING DETAILS
E-101	1ST FLOOR KITCHEN ELECTRICAL PLAN



NOT FOR  
CONSTRUCTION



F3 VIEW OF PROPOSED GARAGE COURT FROM PRIVATE ROAD  
NOT TO SCALE

DATE	ISSUED FOR	
	apda Austin Patterson Disston Architects	
170 Pequot Avenue, PO Box 61, Southport, CT 06890 (203) 255-4031, fax (203) 254-1390 44 Quebec Street, PO Box 1707, Queque, NY 11959 (631) 653-1481, fax (631) 653-6605 apda@apda.com		
ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840		
Drawing Title: TITLE SHEET		
Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: T-1
Issued on: 3/17/2020 for REVIEWS AND PERMITS		
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<small>THIS DRAWING IS COPYRIGHT ©</small> NOTE: DO NOT SCALE DRAWINGS		

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**C1** EXISTING GATEHOUSE - STREET VIEW  
NOT TO SCALE



**C4** STREET VIEW - WITH PROPOSED IMPROVEMENT  
NOT TO SCALE



**F1** VIEW OF EXISTING GARAGE COURT  
NOT TO SCALE



**F4** VIEW OF PROPOSED GARAGE COURT  
NOT TO SCALE



**NOT FOR CONSTRUCTION**

DATE	ISSUED FOR
3/17/2020	APD Austin Patterson Disston Architects
<small>336 Pequot Avenue, PO Box 61, Southport, CT 06890 (203) 255-8031, fax (203) 254-1390 44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1481, fax (631) 653-6605 apple@apdarch.com</small>	
<b>ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE</b> 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840	
Drawing Title: <b>EXISTING &amp; PROPOSED VIEWS</b>	
Project No.: 19013	Project Manager: GA Team: GA, MV
Drawing No.: <b>T-1.1</b>	

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C1 VIEW AT EXISTING GARAGE FROM NORTH  
NOT TO SCALE



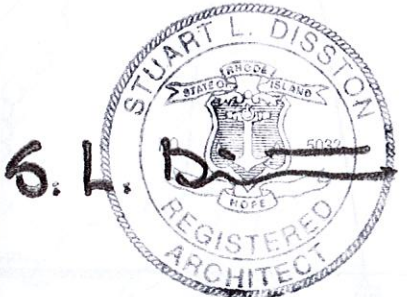
C4 VIEW AT NEW MASTER SUITE FROM NORTH  
NOT TO SCALE



F1 VIEW AT EXISTING STUDIO SOUTH ELEVATION  
NOT TO SCALE



F4 VIEW AT NEW GARAGE SOUTH ELEVATION  
NOT TO SCALE



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apd Austin Patterson Disston Architects

330 Pequot Avenue, PO Box 61, Southport, CT 06890 (203) 255-4031, fax (203) 254-1390  
44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1483, fax (631) 653-6605  
apd@architect.com

ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE  
125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

Drawing Title:  
EXISTING & PROPOSED VIEWS

Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: T-1.2
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OWNER/APPLICANT:  
 EDWARD JAMES III AND KATHERINE K. STREATOR  
 390 HARBOR ROAD  
 SOUTHPORT CT. 06890  
 DEED BK. 2837 PG. 14

- NOTES:
- LOCUS SHOWN IS ASSESSORS MAP 43 LOT 71.
  - ZONING: R-160 RESIDENTIAL.

**CITY OF NEWPORT ZONING REGULATIONS**

DISTRICT: RESIDENTIAL  
 AREA: 160,000 sf (3.67 ACRES) MIN.  
 MIN WIDTH: 400' MIN  
 SETBACKS  
 FRONT: 100'  
 SIDE: 50'  
 REAR: 50'  
 ACCESSORY SETBACK 50'  
 MAX COVERAGE 6%

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN COMPLY WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE ON APRIL 1, 1994 REVISED FEB. 28, 2010.

PER SECTION 1.00, THE TYPE(S) OF SURVEY DEPICTED ARE AS FOLLOWS: BOUNDARY - LIMITED CONTENT

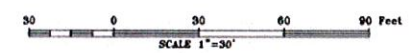
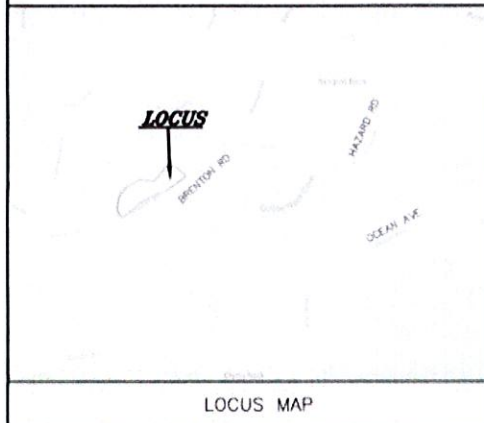
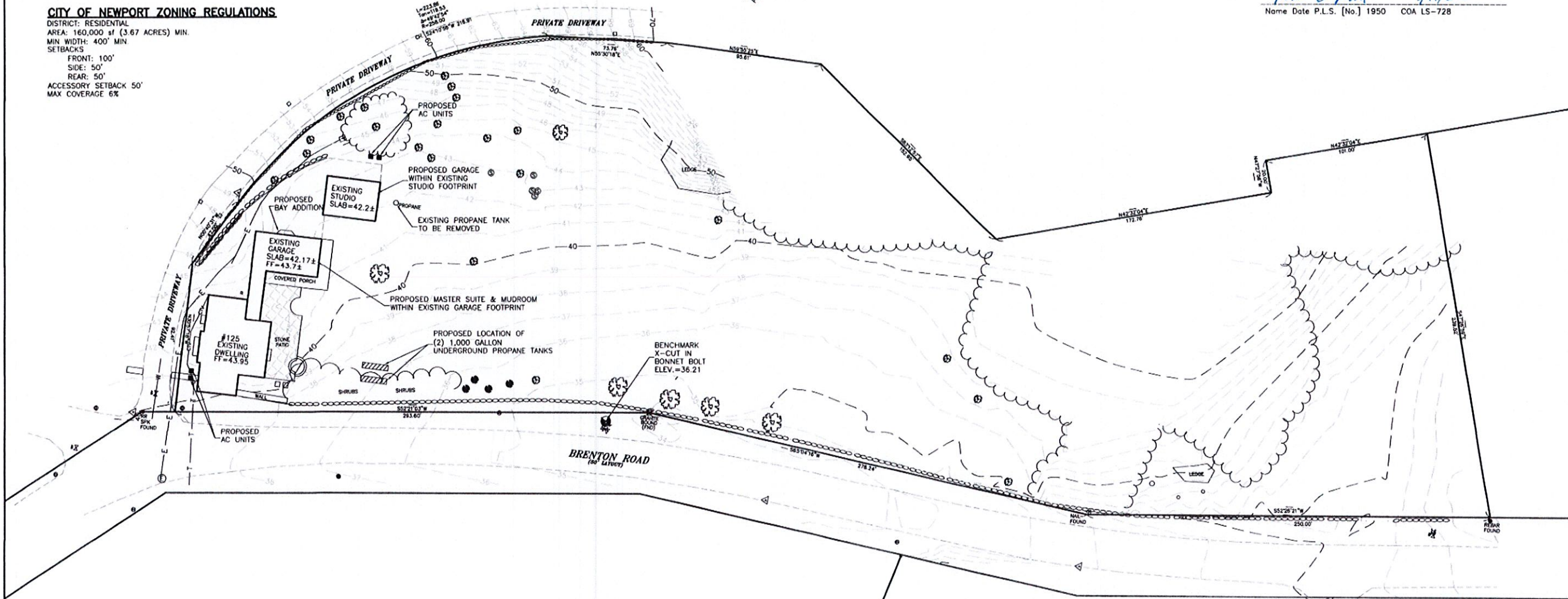
PER SECTION 2.00, THE MEASUREMENT STANDARD(S) EMPLOYED IN THE CONDUCT OF THE SURVEY ARE AS FOLLOWS:  
 HORIZONTAL: CLASS 1  
 VERTICAL: CLASS V-3

THE PURPOSE(S) FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN ARE AS FOLLOWS: SITE PLAN - CONSTRUCTION

BY *Robert A. Ferrell* 3/17/2020  
 Name Date P.L.S. [No.] 1950 COA LS-728



SCALE: 1" = 30'  
 DATE: 03/03/20  
 DWN. BY: R.A.F.  
 REVISED:  
 DWG. NO.: 18-470  
 JOB NO.: 18-470



**LEGEND**

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
E	ELECTRIC LINE
(T)	TREE
56x5	EXISTING SPOT GRADE
56x5	PROPOSED SPOT GRADE
⊙	SEWER COVER

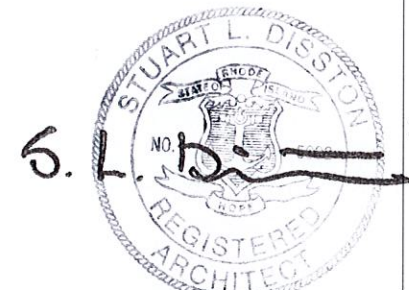
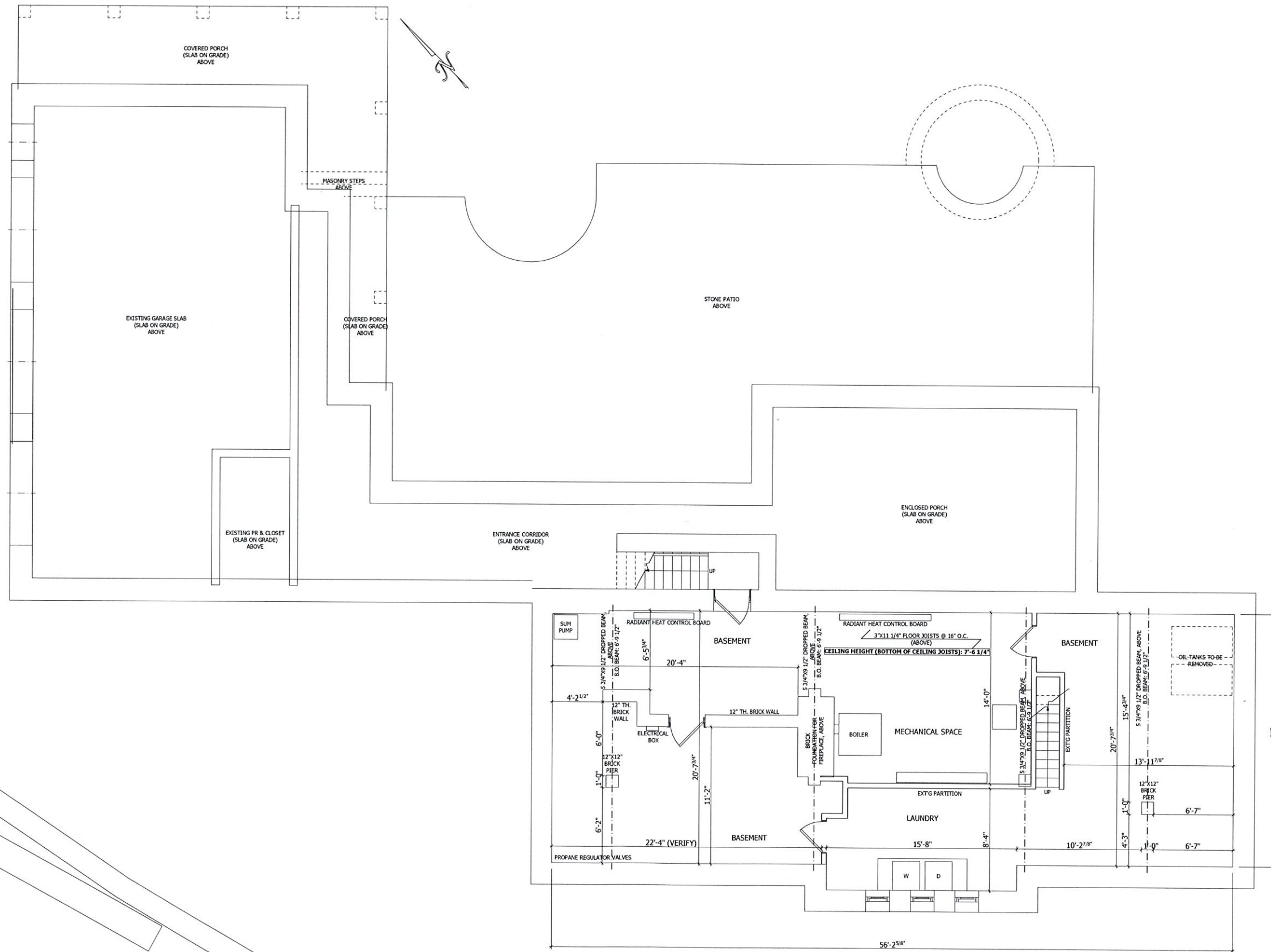
**SITE PLAN**  
 125 BRENTON ROAD - MAP 43 LOT 71  
 NEWPORT, RHODE ISLAND

**Mount Hope ENGINEERING, Inc.**  
 CIVIL/ENVIRONMENTAL SERVICES  
 1788 G.A.R. Highway  
 Swanssea, MA 02777  
 ph. 508-379-1234  
 fax 508-379-0727

**DRAWING NO.**



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3/17/2020	Austin Patterson Disston Architects
376 Paquet Avenue, PO Box 61, Southport, CT 06890 (203) 255-4031, fax (203) 254-1100 44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1481, fax (631) 653-6605 apd@stl-disston.com	
ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840	
Drawing Title: EXISTING BASEMENT PLAN	
Project No.: 19013	Project Manager: GA Team: GA, MV
Drawing No: EXG-100	

Issued on: 3/17/2020 for  
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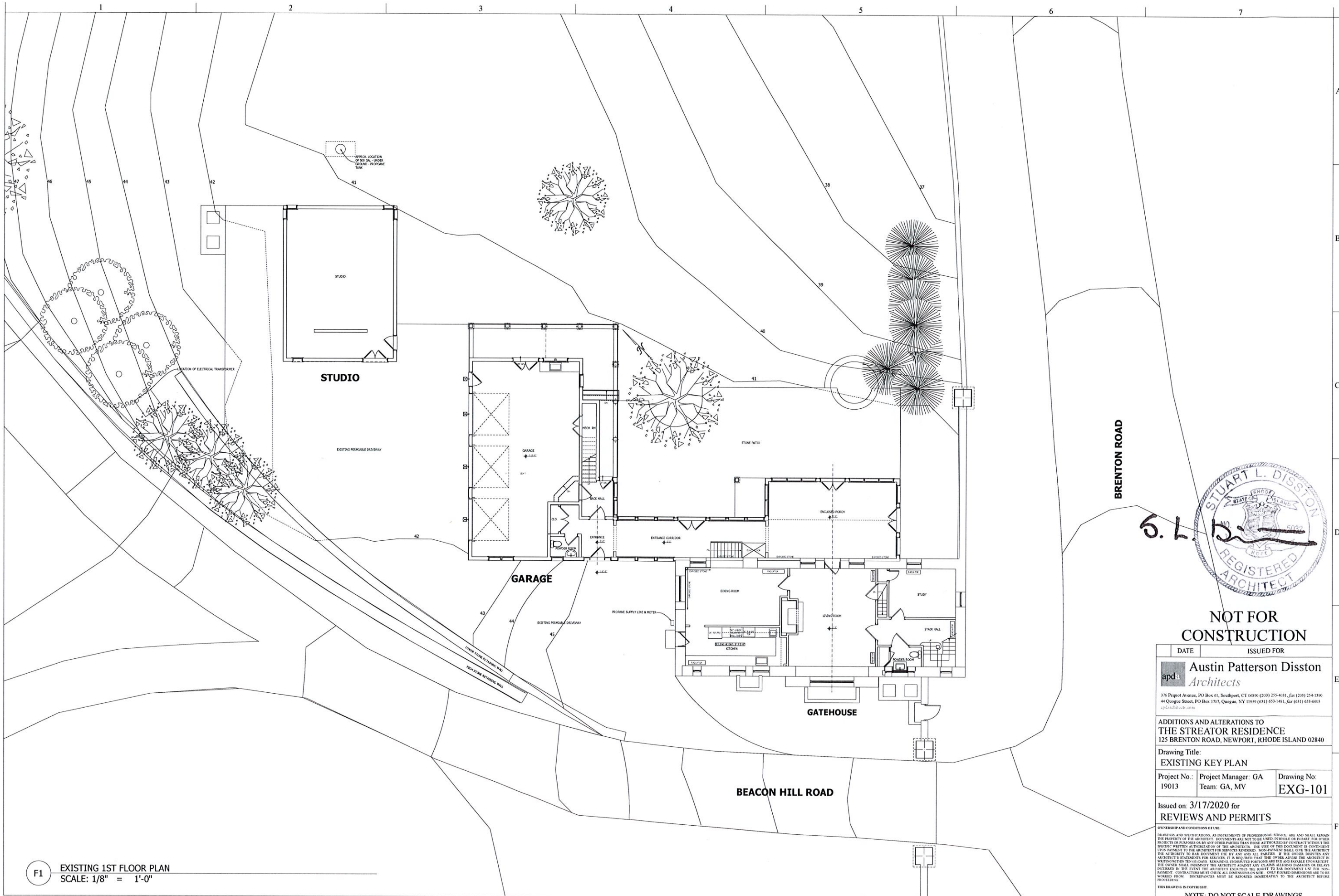
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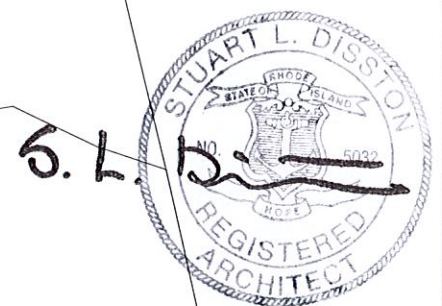
**NOTE: DO NOT SCALE DRAWINGS**

**F1** EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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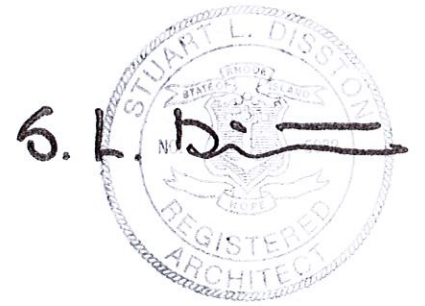
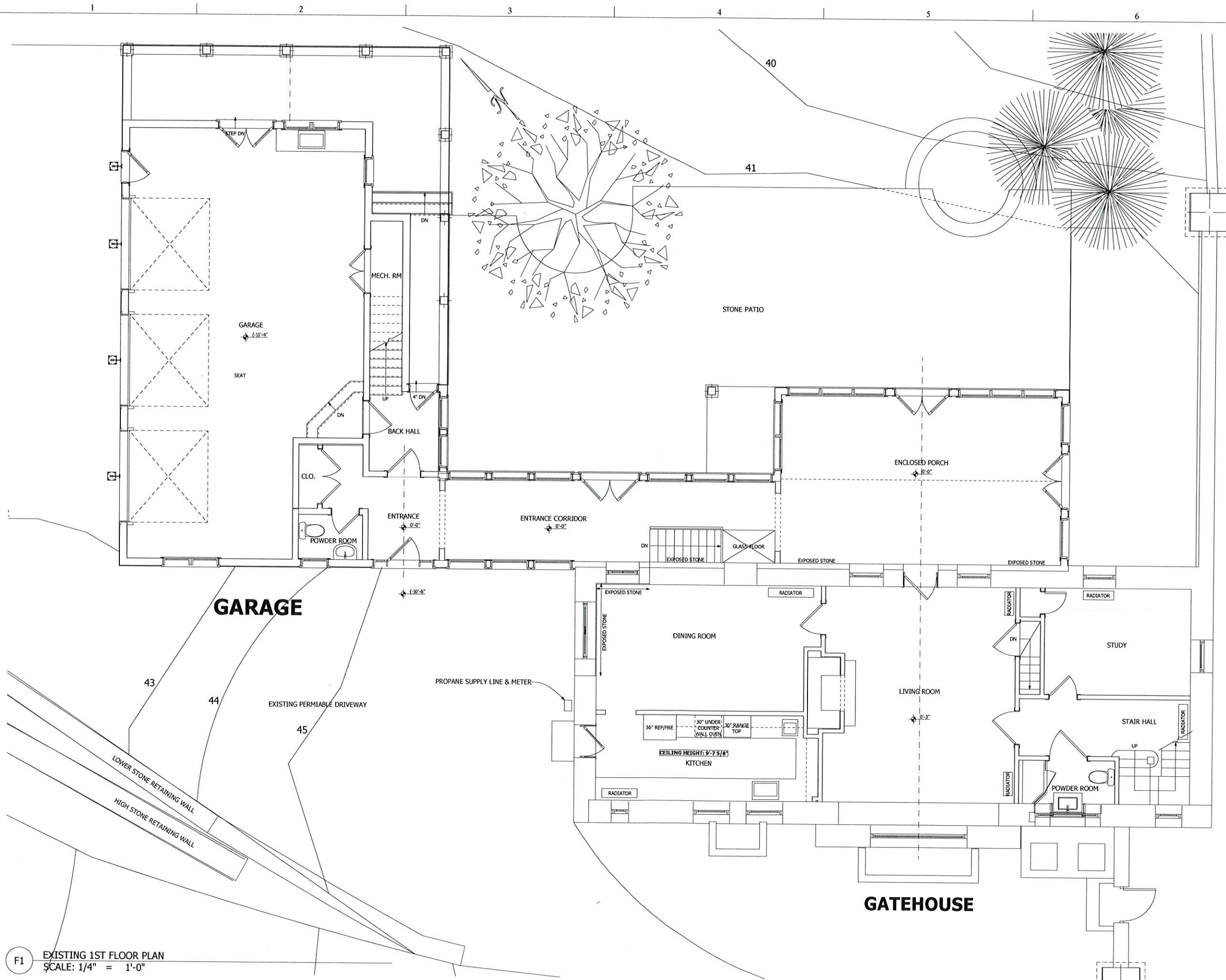
F1 EXISTING 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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DATE	ISSUED FOR	
apd	Austin Patterson Disston Architects	
376 Pequot Avenue, PO Box 61, Southport, CT 06490 (203) 255-4031, fax (203) 254-1390 44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1481, fax (631) 653-6605 apd@austinpattersondisston.com		
ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840		
Drawing Title: EXISTING KEY PLAN		
Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: EXG-101
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 apd@architects.com

**ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE**  
 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

Drawing Title:  
**EXISTING 1ST FLOOR PLAN**

Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: <b>EXG-101.1</b>
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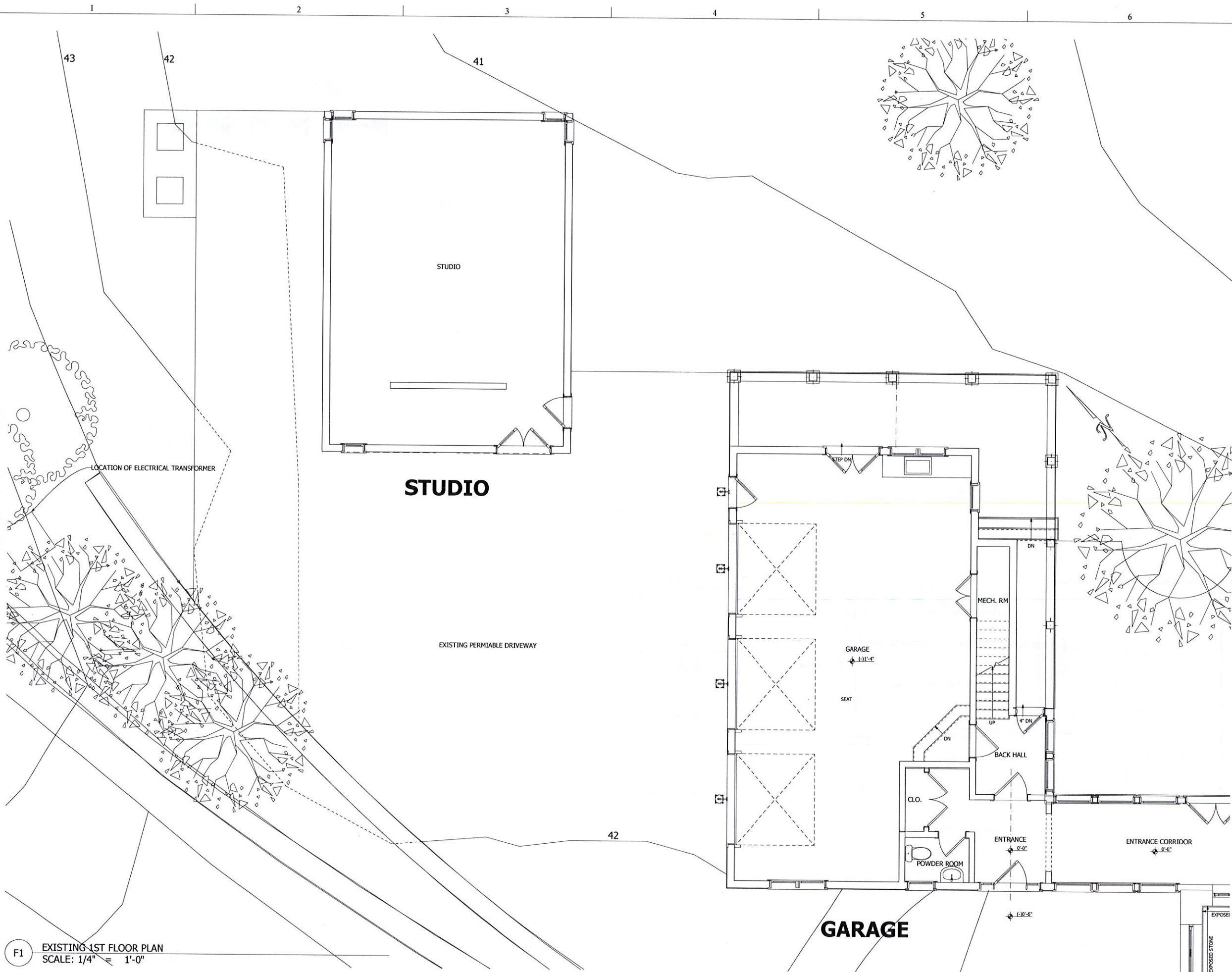
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**F1** EXISTING 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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**ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE**  
 125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

Drawing Title:  
**EXISTING 1ST FLOOR PLAN**

Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: EXG-101.2
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**F1** EXISTING 1ST FLOOR PLAN  
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D1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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ADDITIONS AND ALTERATIONS TO  
**THE STREATOR RESIDENCE**  
125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

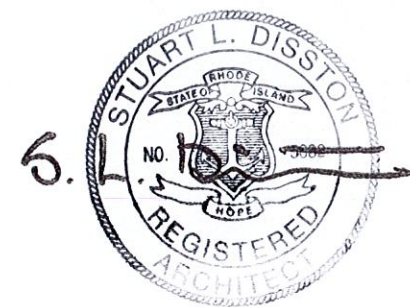
Drawing Title:  
**SOUTH ELEVATION**

Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No: A-202
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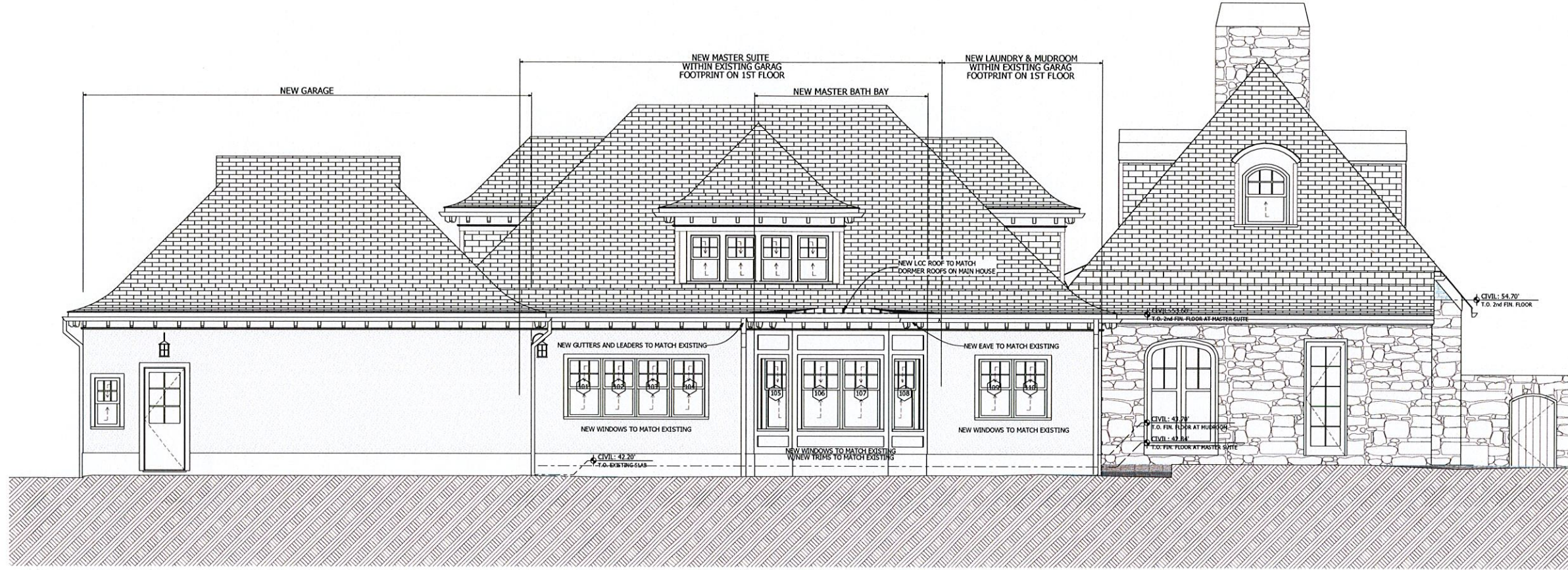
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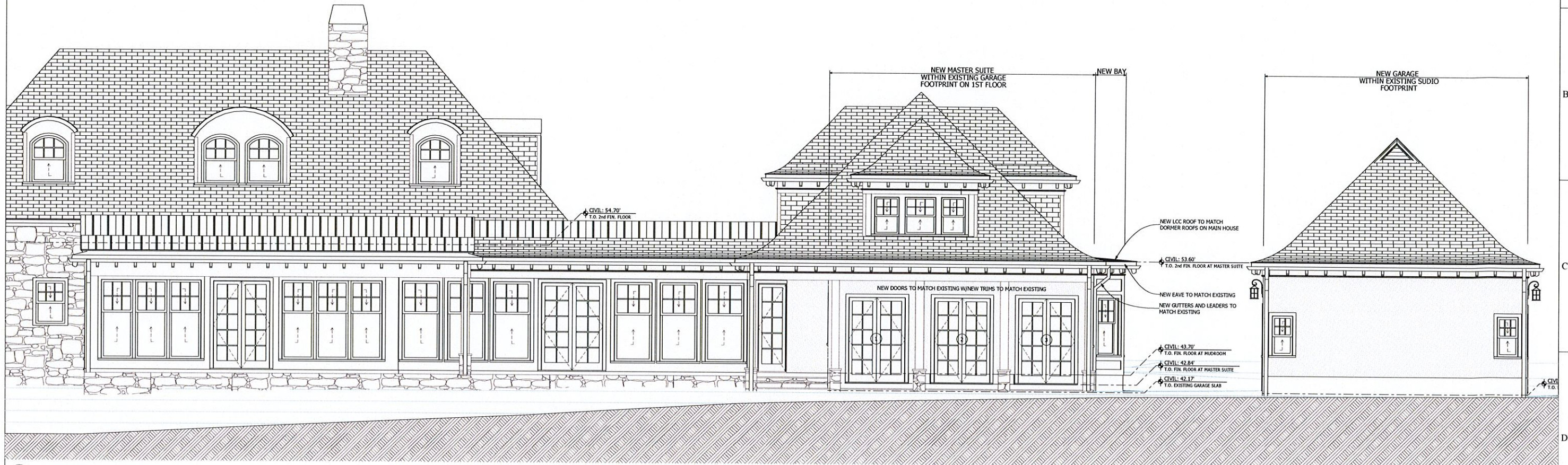
D1 WEST ELEVATION  
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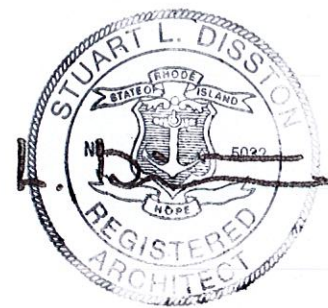
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D1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

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Drawing Title: NORTH ELEVATION		
Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: A-204



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D2 NS SECTION AT NEW MASTER SUITE  
SCALE: 1/4" = 1'-0"

**INSULATION R-VALUES:**

ROOF/ATTIC OPEN JOISTS	R-49
CEILING WITHOUT ATTIC	R-30 (505F OR 20%)
FLOORS @ UNCOND.	R-30
EXTERIOR WALLS	R-20
BASEMENT/CRAWLSPACE (INTERIOR APPLIED)	R-15 WALL (R-19 CAVITY)
SLAB, 2FT BELOW GRADE	R-10
NEW WINDOWS	INSULATED GLASS

**INSULATION TYPES:**

	CLOSED CELL
	OPEN CELL
	RIGID
	BATT

**INSULATION FOR TYPICAL ZONES:**

**ROOF/ATTIC OPEN JOISTS:** FULL DEPTH SPRAY APPLIED CLOSED CELL.

**CEILING WITHOUT ATTIC:** FULL DEPTH SPRAY APPLIED CLOSED CELL, R-30 ALLOWED FOR 505F OR 20%, WHICHEVER IS LESS WHEN THERE IS NOT SUFFICIENT SPACE TO MEET R-49 (CATHEDRAL, DORMER, ETC.)

**FLOORS ADJACENT TO UNCONDITIONED SPACE:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH SPRAY APPLIED OPEN CELL OR BATT INSULATION.

**EXTERIOR 2x4 WALLS:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH SPRAY APPLIED OPEN CELL. FULL DEPTH SPRAY APPLIED CLOSED CELL WHEN POSSIBLE.

**EXTERIOR 2x6 WALLS:** SINGLE PASS WITH SPRAY APPLIED CLOSED CELL (1 1/2"-2") FOLLOWED BY FULL DEPTH BATT INSULATION OR FULL DEPTH SPRAY APPLIED OPEN CELL.

**INTERIOR WALLS:** 3" SAFESOUND STONE WOOL FIRE AND SOUNDPROOFING INSULATION AS MANUFACTURED BY ROXUL, INC.

**INTERIOR FLOORS:** 6" SAFESOUND STONE WOOL FIRE AND SOUNDPROOFING INSULATION AS MANUFACTURED BY ROXUL, INC.

**EXTERIOR BASEMENT/CRAWLSPACE WALLS:** 3" RIGID FULL LENGTH OF WALL OR FULL DEPTH SPRAY APPLIED CLOSED CELL.

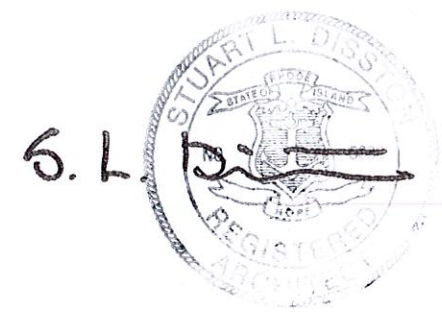
**UNDER BASEMENT SLAB:** IN HABITABLE SPACES OR HEATED GARAGE AREA APPLY 2 1/2" CLOSED CELL UNDER ENTIRE SLAB AND WRAPPED UP INTERIOR OF WALLS 1'-2" OR APPROVED EQUIVALENT WITH 3" RIGID INSULATION.

**INSULATION NOTES:**

1. FILL ALL VOIDS OF INSULATION ZONE, TYPICAL.
2. SEE SPECIFICATIONS FOR SPECIAL CONDITIONS.
3. WHERE NECESSARY TO ACHIEVE REQUIRED R-VALUES, INCREASE DEPTH OF CLOSED CELL INSULATION.
4. THIS INFORMATION MEETS CODE FOR IRC 2015 AND IRC 2015.

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Project No.: 19013	Project Manager: GA Team: GA, MV	Drawing No.: A-301
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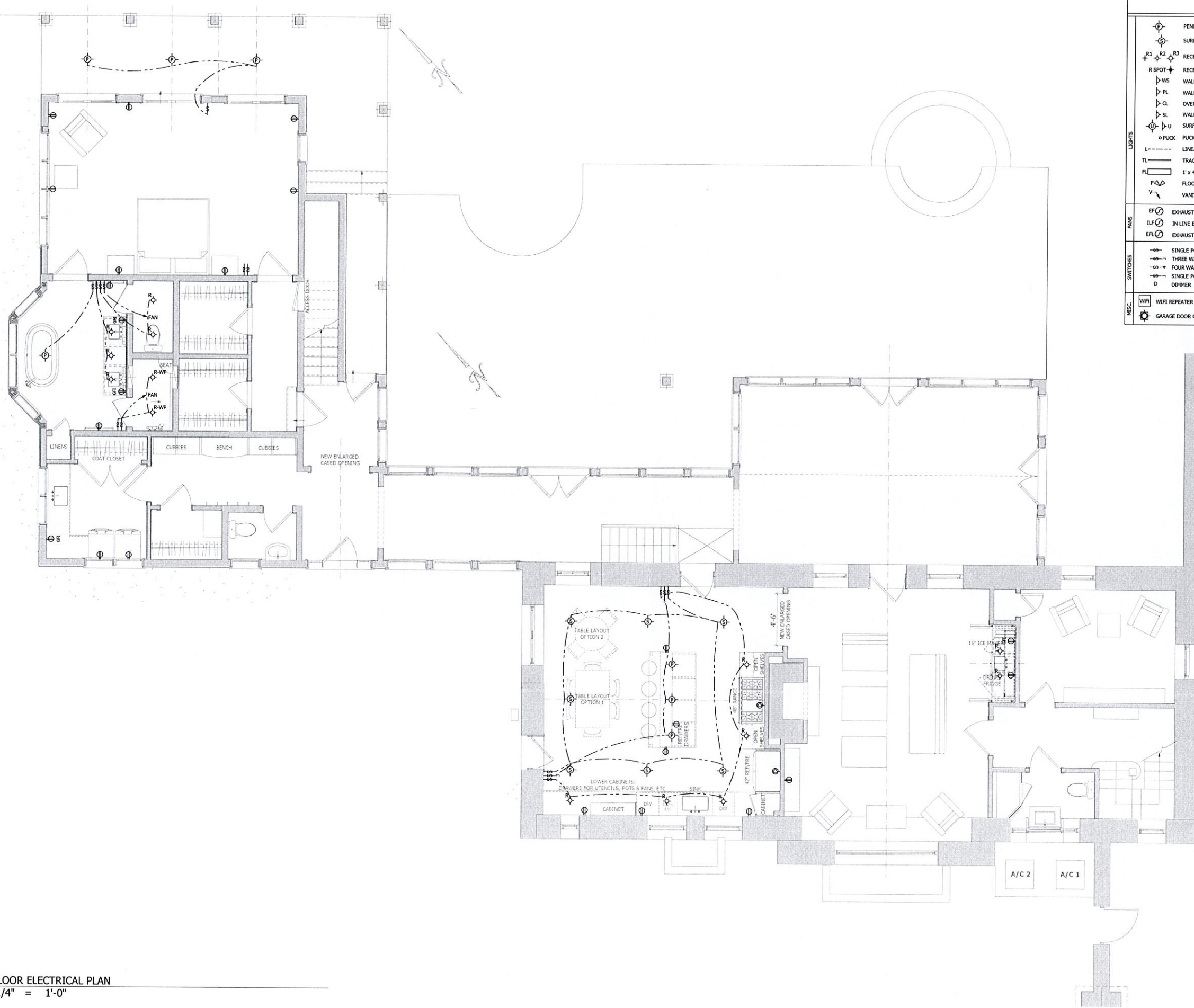




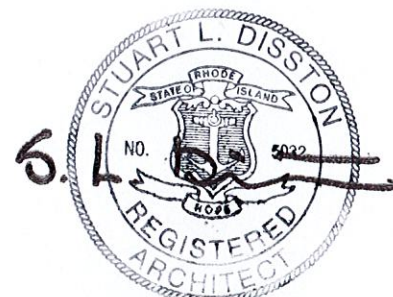
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F1

1. 1ST FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



ELECTRICAL FIXTURE KEY	
<ul style="list-style-type: none"> <li>Pendant Light Fixture</li> <li>Surface Mounted Light Fixture</li> <li>Recessed Ceiling Light Fixtures</li> <li>Recessed Spot Fixture</li> <li>Wall Sconce</li> <li>Wall Mounted Picture Light</li> <li>Over Door Closet Light</li> <li>Wall Mounted Step Light</li> <li>Surface or Wall Mount Utility Light</li> <li>Puck Light</li> <li>Linear Light Fixture</li> <li>Track Light Fixture</li> <li>1' x 4' Fluorescent Light Fixture</li> <li>Flood Light</li> <li>Vanity Recessed Side Light</li> </ul>	<ul style="list-style-type: none"> <li>Duplex Receptacle</li> <li>Duplex Split Wire Receptacle</li> <li>Duplex with Ground Fault Interrupter</li> <li>WP GFI Duplex Waterproof GFI</li> <li>220 Volt Receptacle</li> <li>Quadplex Receptacle</li> <li>Duplex Recessed Floor Receptacle</li> <li>Dedicated Receptacle</li> <li>Clock Hanger Receptacle</li> <li>Plug Strip</li> </ul>
<ul style="list-style-type: none"> <li>Exhaust Fan</li> <li>In Line Exhaust Fan</li> <li>Exhaust Fan Light</li> </ul>	<p>NOTES:</p> <ol style="list-style-type: none"> <li>1. OUTLETS TO BE CENTERED HORIZONTALLY ON BASEBOARDS TYPICAL; SWITCHES TO BE MOUNTED 40" A.F.F. (ABOVE FINISH FLOOR) TYPICAL.</li> <li>2. CLOCK RECEPTACLE &amp; PICTURE LIGHT HEIGHTS A.F.F. TO BE DETERMINED IN THE FIELD ALONG WITH CONTROL PLACEMENT.</li> <li>3. CONFIRM SWITCHING AND TIMER SETTING AT BATH ROOM EXHAUST FANS IN THE FIELD.</li> <li>4. DIMMER LOCATIONS TO BE DETERMINED IN THE FIELD. ASSUME 75% OF SWITCHES WILL HAVE DIMMERS.</li> <li>5. COORDINATE FIXTURE LOCATIONS WITH FRAMING, HVAC PLANS, INTERIOR DRAWINGS AND REFLECTED CEILING PLANS; IF A DISCREPANCY OCCURS COORDINATE IN THE FIELD WITH THE ARCHITECT.</li> <li>6. CENTER ALL OUTLETS UNDER WINDOWS.</li> <li>7. COORDINATE LOCATION OF THERMOSTATS W/ INTERIOR ELEVATIONS.</li> <li>8. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ALL DUCTS, FANS, AND APPLIANCES.</li> <li>9. WHERE OUTLETS ARE NOT SPECIFICALLY LOCATED ON THE DRAWING, PROVIDE MINIMUM NUMBER TO SATISFY ALL GOVERNING CODES. LOCATE AS DETERMINED IN THE FIELD WITH THE ARCHITECT. WHERE OUTLETS ARE REQUIRED BY CODE AND NOT INSTALLED WITHOUT SPECIFIC DIRECTION, LOCATE AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE CLIENT.</li> </ol>
<ul style="list-style-type: none"> <li>Single Pole Switch</li> <li>Three Way Switch</li> <li>Four Way Switch</li> <li>Single Pole Door Jamb Switch</li> <li>Dimmer</li> </ul>	<ul style="list-style-type: none"> <li>WIFI REPEATER</li> <li>GARAGE DOOR OPENER</li> <li>Ceiling Fan</li> <li>Radiant Floor Heat</li> </ul>



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44 Quogue Street, PO Box 1707, Quogue, NY 11959 (631) 653-1481, fax (631) 653-6005  
stuart@stuartdisston.com

ADDITIONS AND ALTERATIONS TO THE STREATOR RESIDENCE  
125 BRENTON ROAD, NEWPORT, RHODE ISLAND 02840

Drawing Title:  
1ST FLOOR KITCHEN ELECTRICAL PLAN

Project No.: 19013 Project Manager: GA Team: GA, MV Drawing No.: E-101

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