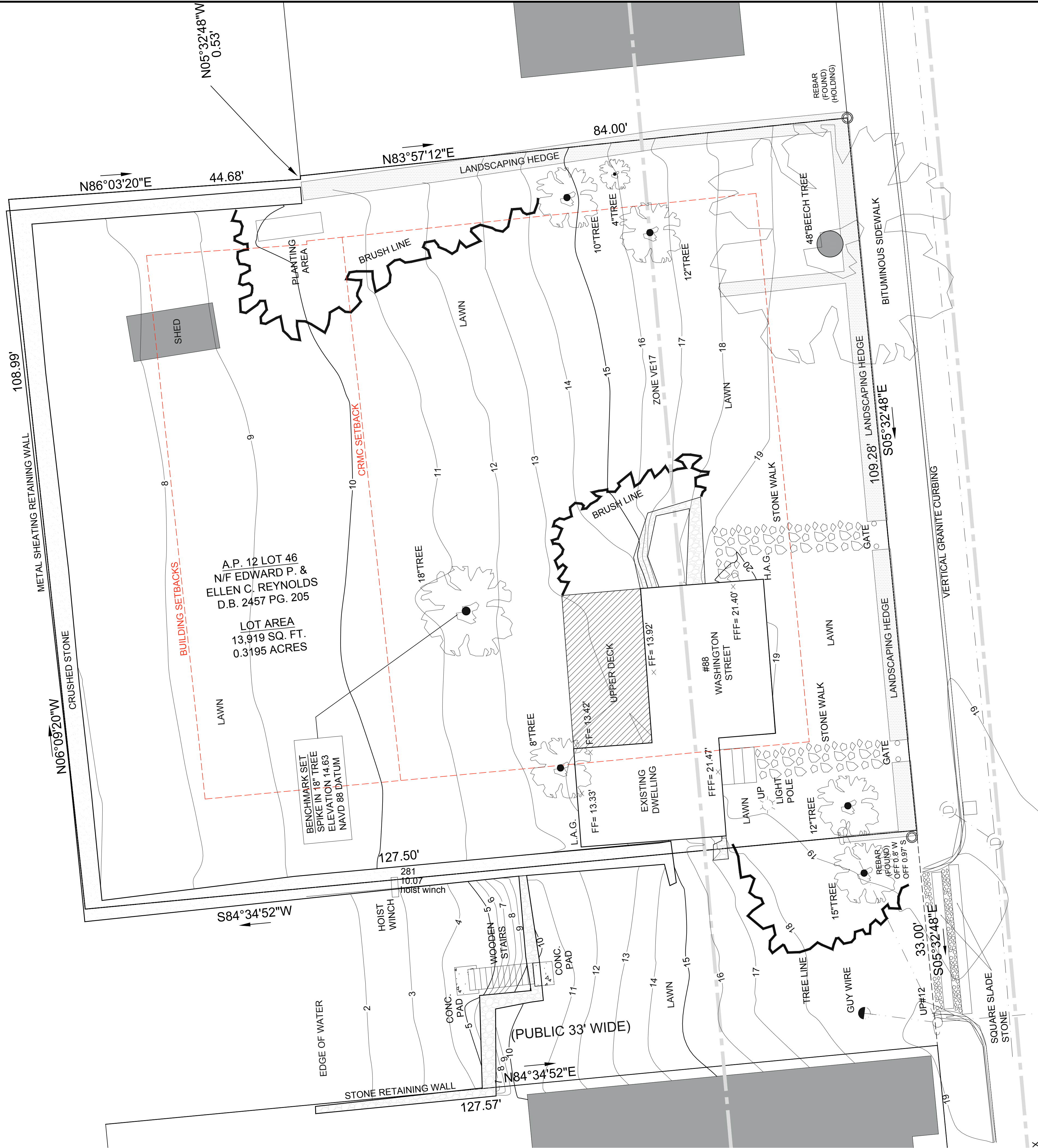


NEWPORT HARBOR



EXISTING SITE PLAN

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

WASHINGTON STREET
(PUBLIC 40' WIDE)

THE RUH RESIDENCE

88 WASHINGTON STREET
NEWPORT, RI
HDC SUBMISSION - 2/16/21



A.P. 12 LOT 46
N/F EDWARD P. &
ELLEN C. REYNOLDS
D.B. 2457 PG. 205

LOT AREA
13,919 SQ. FT.
0.3195 ACRES

EXISTING JOHN TRIPP
HOUSE TO BE
RELOCATED AND
RESTORED ON SITE

EXISTING ADDITION
CIRCA 1972 TO BE
REMOVED IN BLUE

PROPOSED SITE DEMO PLAN

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

WASHINGTON

(PUBLIC 40' WIDE)

STREET

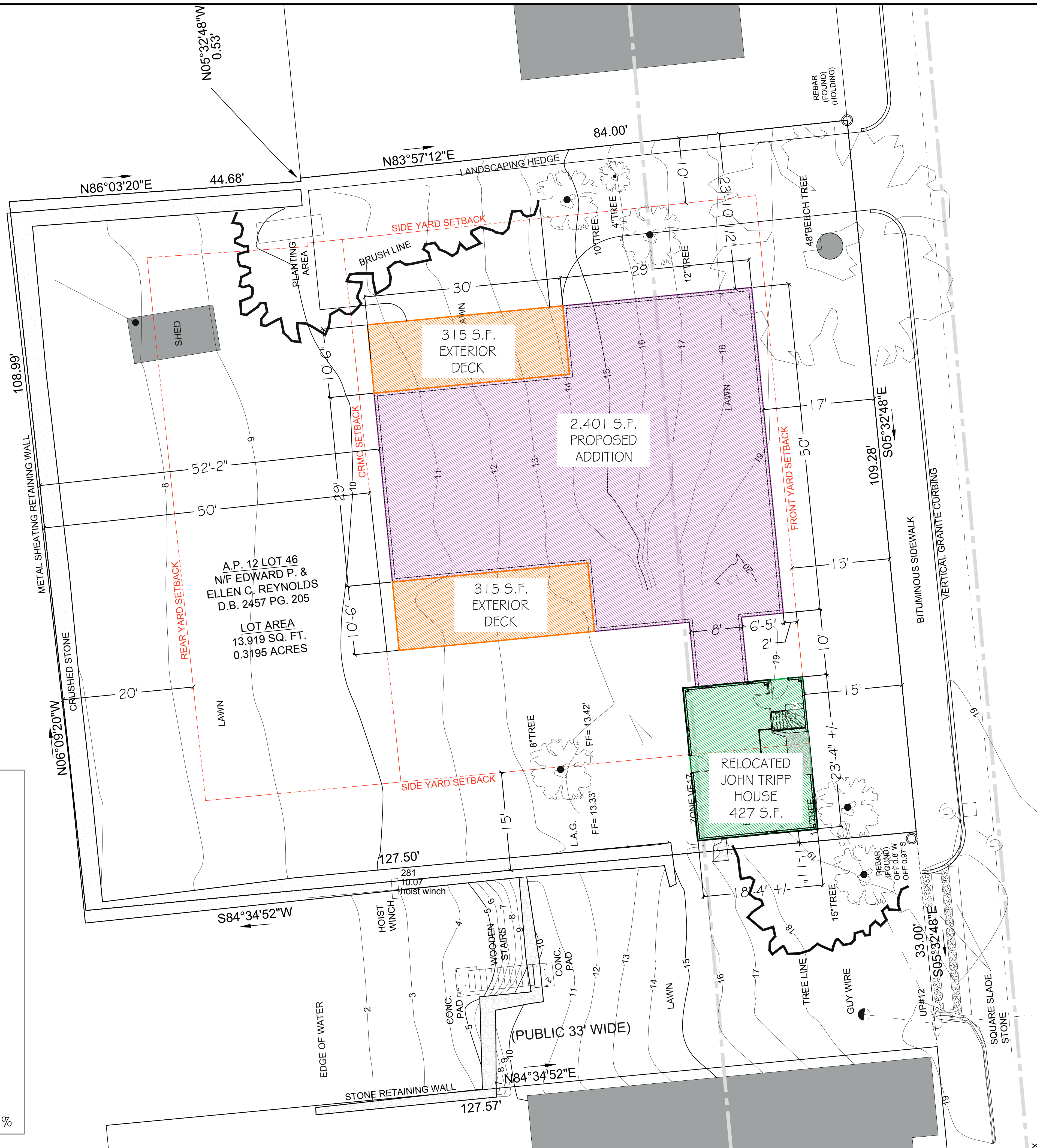
(PUBLIC 40' WIDE)



NEWPORT HARBOR

ZONING INFO
ZONE: R10
HISTORIC DISTRICT: YES
MIN. LOT SIZE: 10,000 SF
LOT SIZE: 13,919 SF
MIN. LOT WIDTH: 80'
MIN. SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 20'
MAX. COVERAGE: 20% = 2,784 SF
EXIST. COVERAGE: 1,167 = 8%
MAX. HEIGHT: 30'
PROPOSED LOT COVERAGE:

EXISTING HOUSE TO REMAIN = 427
PROPOSED NEW HOUSE = 3031
TICKET BOOTH = 93
TOTAL = 3551
LOT AREA = 13,919
PROPOSED COVERAGE = 3551/13919 = 25.51%



PROPOSED SITE PLAN

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

THE RUH RESIDENCE

88 WASHINGTON STREET
NEWPORT, RI
HDC SUBMISSION - 2/6/21

