



Additional
Info
93 Second St.

Application for Certificate of Appropriateness

November 23, 2021

PROJECT LOCATION:

93 Second Street

Map 09 / Lot 320

TO:

City of Newport Rhode Island

Historic District Commission

Attn: Helen Johnson

A.TESA

ARCHITECTURE

CONTENTS

Application

Summary of Proposed Work

Existing Site Photos

Proposed Exterior Elevations

(A200, A2021, A202, A203 ON 11X17)

(A200 ON 24x36 @ 1/4")

Proposed Site Plan

(C100 ON 11x17)

(C100 ON 24x36 @ 1/4")

Proposed Building Sections

(A300 ON 11x17)

(A300 ON 24x36 @ 1/4")

Proposed Building Details

(A300 ON 11x17)

(A300 ON 24x36 @ 1/4")

Material / Product Literature



Summary of Proposed Work

- Construct a new 2-1/2 story, 4-bedroom single family residence with a detached 1-car garage, single story in the shingle style character that will blend seamlessly with the existing Newport aesthetic.
- Proposed project is 30'-0" tall, consistent with the surrounding neighborhood.
 - a. See attached renderings of neighboring properties/structures

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Existing Site Photographs



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Materials / Product Literature

Windows:	Kolbe & Kolbe wood windows/doors with Simulated Divided Lite Grilles. (See attached specs)
Sidewall:	Maibec Cedar Shingles Product. (See attached specs)
Roofing:	50 Year Architectural Asphalt Shingles (See attached specs)
Exterior Trim:	All trim and decking to be natural red cedar, except for the trim within 8" to final grade to prevent rot and decay will be Composite flat stock by Versatex. (See attached specs)

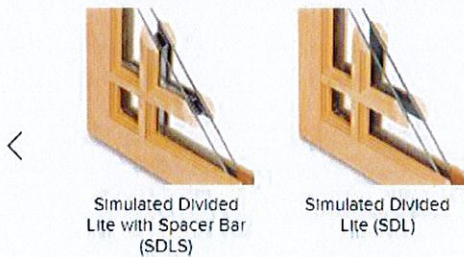
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Windows:

Kolbe & Kolbe wood exterior windows & Doors with Simulated Divided Lite Grilles.
(See attached specs)

Simulated Divided Lite Grilles Patterns



Simulated Divided Lite

- **Simulated Divided Lite with Spacer Bar (SDLS)** - an energy-efficient way to create the look of divided lites. SDLS bars are permanently adhered to both sides of the glass. A spacer bar is installed between the glass, creating the essence of Authentic Divided Lites.
- **Simulated Divided Lite (SDL)** - SDL bars are permanently adhered to both sides of the glass.

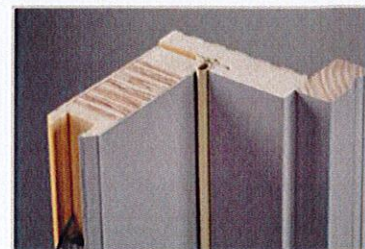
ALL WOOD

Heritage Series are traditional windows and doors with all wood construction. The vast flexibility of wood allows for architecturally intricate details, trim and accessories, as well as K-Kron II factory-applied exterior finish or finishing on the job site.



All Wood

NOTE: This photo is a Heritage Series inswing entrance door with a wood exterior. It is meant to represent the construction material, it is not necessarily representative of how the product on this page is constructed.



All Wood

A R C H I T E C T U R E

Scale: 3" = 1' 0"

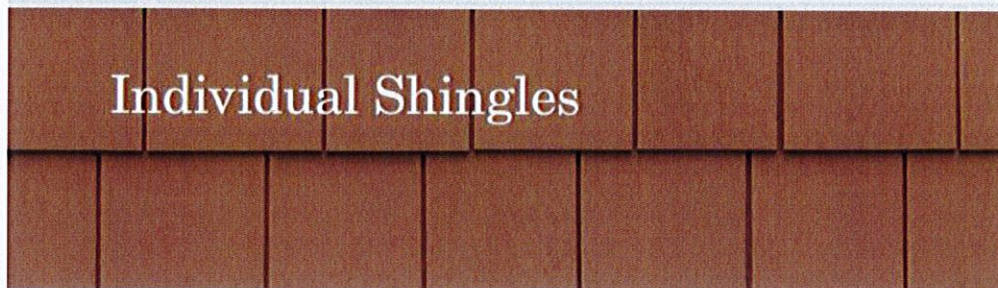


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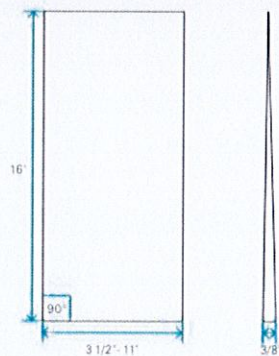
Exterior Wall:

Maibec Cedar Shingles Product.
(See attached Specs)



Individual Shingles

RESQUARED AND REBUTTED, NATURAL (KILN DRIED) OR FACTORY STAINED.



STAIN	GRADE	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Solid stain	Nantucket™ Kennebunk™	3/8"*	3 1/2"-11"*	16"*	Sidewall use
Semi-transparent Spice series	Nantucket™ Kennebunk™	3/8"*	3 1/2"-11"*	16"*	Sidewall use
H2O water-based bleaching stain - 1 coat	Nantucket™ Kennebunk™	3/8"*	3 1/2"-11"*	16"*	Sidewall use
	Bar Harbor™	3/8"*	3 1/2"-11"*	16"*	Sidewall use

General Specifications

SPECIES

- Eastern White Cedar – *Thuja occidentalis*

MANUFACTURING

- Stellite-tipped blades minimize raised grain
- Kiln-dried to 12% - 16% moisture content

PACKAGING AND COVERAGE

- Each box covers around 25 sq. ft. at 5" exposure.

AVAILABLE COLORS

- Maibec solid stain color chart (one or two coats)
- Semi-transparent Spice series
- Unlimited choice of solid colors thanks to our TrueMatch® system (one or two coats)
- H2O water-based bleaching stain (one coat)

FACTORY STAINING

- Every shingle is factory-coated on all sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Following the stain application, the shingles are sent through a state of the art drier for curing. The product of European technology, this drier cures the stain from the inside out. The shingles are then cooled down and packaged. This unique system increases the durability of the product once installed.
- Low volatile organic compounds (VOC) water-based stains

For exterior use only.

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Individual Shingles

Preparing the Wall for Installation

FASTENING REFERENCE LINE

Maibec shingles feature a fastening reference line found 6 1/4" from the base of the shingle. For the 5" required shingle exposure, fasten just below the reference line to respect the installation requirement. Each individual shingle is marked on one side.

See the Maibec Shingles installation guides to know all installation requirements.



Installation System

STAPLES

- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS

- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED

Example - Area to cover: 1,000 ft²

For 5" exposure, add 3% to the area to cover

$$1,000 \text{ ft}^2 \times 1.03 = 1,030 \text{ ft}^2$$

$$1 \text{ box} = 25 \text{ ft}^2$$

$$1,030 \text{ ft}^2 = 41 \text{ boxes}$$

WARRANTY* - SHINGLES SOLID STAIN

50 YEARS against wood decay
20 YEARS on solid stain 2 coats
10 YEARS on solid stain one coat
7 YEARS on labor on solid stain 2 coats

WARRANTY* - SHINGLES "SPICE" SERIES

50 YEARS against wood decay
3 YEARS on semi-transparent stain 2 coats
3 YEARS on labor

WARRANTY* - SHINGLES H2BO

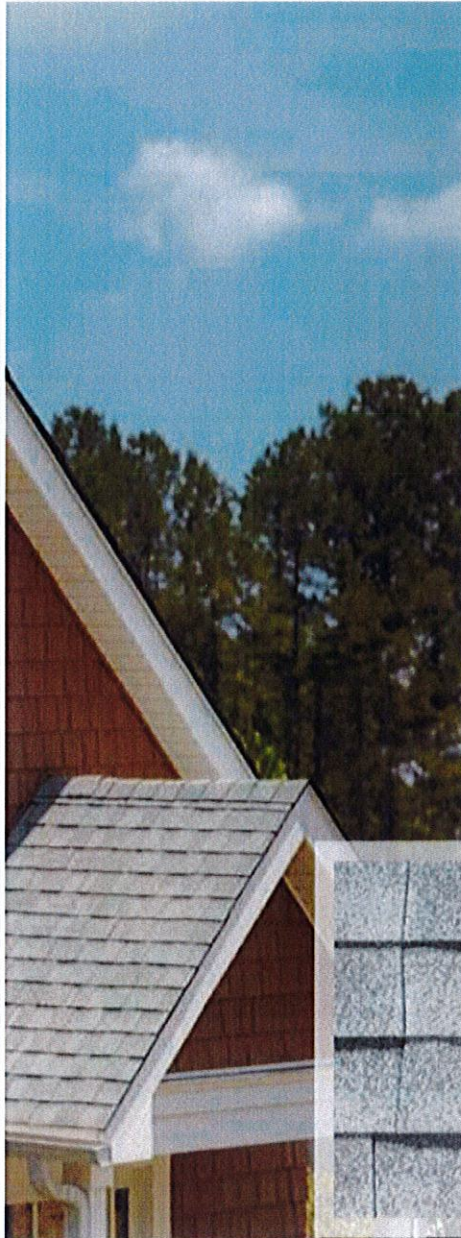
30 YEARS against wood decay

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Roofing:

50 Year Architectural Asphalt Shingles
(See attached Specs)



The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



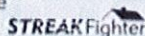
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Strength with Style

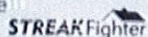
LANDMARK®

- Dual-layer durability
- 228 lbs. per square
- Industry-best lifetime limited warranty
- 10-year StreakFighter® algae-resistance warranty



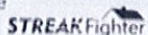
LANDMARK® PRO

- Dual-layer, high performance
- 250 lbs. per square
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty



LANDMARK® PREMIUM

- Dual-layer, high performance
- 300 lbs. per square
- Max Def color palette
- Industry-best lifetime limited warranty
- 15-year StreakFighter® algae-resistance warranty



LANDMARK SERIES

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate

For U.S. building code compliance, see product specification sheets

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:
Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- StreakFighter® algae-resistance warranty (10-year - Landmark, 15-year - Landmark PRO and Premium)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations

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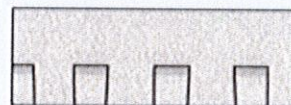
CertainTeed
SAINT-GOBAIN

Technical Data Sheet

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

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Exterior Trim:

Composite trim, moldings & columns by Versatex for all exterior profiles.



ABOUT US

VERSATEX MAKES TRIM SMARTER

VERSATEX is created from cellular PVC, making it moisture and insect resistant while still featuring the real cedar look and woodworking characteristics a fine builder or craftsman desires. No more warping, cupping, or splitting – just a Trimboard with high aesthetic value backed by a lifetime warranty.

As a company, VERSATEX is a proven leader with an unmatched service platform and best-in-class product quality. Our focus is the cellular PVC trim market, and our strength is our experience and flexibility to continually introduce innovative solutions for builders, contractors and architects. We place a high value on listening to our customers and reacting to their needs.

WE'RE RIGHT THERE WITH YOU

Download our apps and keep us by your side!

Our **Contractor Handbook App** provides an electronic easy-to-reference version of our Contractor Handbook, as well as links to technical documents, drawings, inspiration, and more.

Our **Premier Builder App** allows builders and contractors to earn points for purchasing VERSATEX products from our stocking dealers. Points can be redeemed for prizes, and lifetime point earnings qualify you for escalating status perks.

Learn more at versatex.com/premier

VERSATEX
PREMIER
EARN SMARTER.

Available on the App Store and Google Play™



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STEALTH TRIM SYSTEM

STEALTH WINDOW & DOOR SURROUNDS

Nominal Sizes	Length and Finish	
	Smooth	Timber Ridge
	18'	18'
5/4" x 4"	*	*
5/4" x 6"	*	*
5/4" x 8" (Standard Stealth Only)	*	*

- All sizes available in Standard Stealth. Stealth with Flange Slot & Trim with Flange Slot except where noted
- Custom lengths & widths available in "Smartpack" quantities



STEALTH CORNERS

Nominal Sizes	Length and Finish			
	Smooth		Timber Ridge	
	10'	20'	10'	20'
5/4" x 4"	*	*	*	*
5/4" x 6"	*	*	*	*
5/4" x 8"	*	*	*	*

- Custom widths up to 10" wide corners available in "UNIT" quantities
- Special 12' & 22' long corners available in "UNIT" quantities. 4' and 6' corners at 10' and 20' lengths available in "Smartpack" quantities



STEALTH SKIRTBOARD

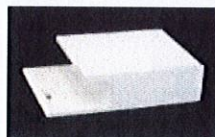
Nominal Sizes	Length and Finish	
	Smooth	Timber Ridge
	18'	18'
1" x 8"	*	*
1" x 10"	*	*
5/4" x 6"	*	*
5/4" x 8"	*	*

- Custom lengths and widths available in "Smartpack" quantities



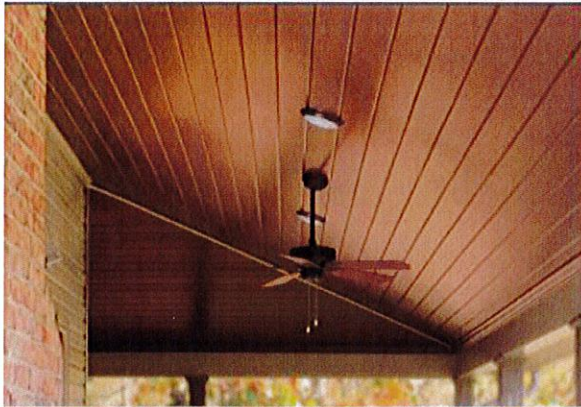
STEALTH HIDDEN FASTENER PROFILES

Stealth Casing with J	18'	Stealth HF Corner	20'
1 1/8" x 3 1/2"	*	5/4" x 4"	*
1 1/8" x 5 1/2"	*	1 1/8" x 5 1/2"	*



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Canvas Series

BEAUTY OF WOOD.
DURABILITY OF PVC.

Profile	Actual Width	Length	
		16'	18'
WP4	3/4" X 5 1/2"		*
Stealth Bead	1/2" X 6"		*
4" Crown	9/16" X 3 5/8"	*	
Bed Mould	9/16" X 3/4"	*	

- All profiles available in all 5 finishes
- Color-matched touch-up kit to be included from distributor
- Handling guides available at versatex.com/canvas-series

SOFFIT SYSTEM

Actual Sizes	Smooth Only	
	Vented	Solid
1/2" x 12"	*	*
1/2" x 16"	*	*

- Custom lengths and widths available in "Smartpack" quantities

SOFFIT ACCESSORIES

Profile	Nominal Sizes	Length and Finish	
		Smooth	Timber Ridge
Notched Fascia	1" x 8"	*	*
Frieze	5/8" x 6"	*	*

- Custom lengths and widths available in "Smartpack" quantities

VERSAWRAP



CLASSIC & RAISED PANEL

Nominal Sizes	Actual Inside Dimension	10"	10"	POST CAPS
4" X 4" X 8'6"	3 3/4" X 3 3/4" X 8'6"	*	*	*
4" X 4" X 10'	3 3/4" X 3 3/4" X 10'	*	*	*
6" X 6" X 8'6"	5 3/4" X 5 3/4" X 8'6"	*	*	*
6" X 6" X 10'	5 3/4" X 5 3/4" X 10'	*	*	*
8" X 8" X 8'6"	8 1/2" X 8 1/2" X 8'6"	*	*	*
8" X 8" X 10'	8 1/2" X 8 1/2" X 10'	*	*	*
12" X 12" X 12'	9 3/4" X 9 3/4" X 12'			

- Classic sized available in Smooth or Timber Ridge
- 4", 6" and 8" wraps made from actual 1/2" thick VERSATEX. Add 1" to inside dimensions to calculate outside measurements. 12" wraps are an actual 3/4" thick.
- Raised panels start 16 1/2" from bottom with railing gap from 30 3/4" to 38 1/2" Clearance above the top panel measures 8 3/4"
- 10" Classic wraps and 6" X 6" X 10" Accent Wraps available (minimum quantities apply)

FOUR-PIECE TAPERED WRAP

Actual Sizes	5'	6'
12" base / 8" cap	*	*
16" base / 12" cap	*	*

- Includes skirt and squaring corners (see below)

MOULDING ACCESSORIES

MOULDING KITS

- Bed Moulding Kit
- Crown Moulding Kit
- Base Cap Moulding Kit

XL for around Accent Wrap

- Bed Moulding Kit XL
- Crown Moulding Kit XL

- All Moulding Kits are pre-cut to length, mitered, and sold in bags with Hoffman Dovetail Connectors for easy assembly and a snug fit around the outside dimension of our 4", 6", or 8" VERSAWRAP.

CROWN KIT
(4" Crown Mould)

VERSAWRAP

BASE CAP KIT

ACCENT WRAP

BED XL KIT

TAPERED

- Squaring corners and 3 1/2" decorative skirt pieces are included with each Tapered column wrap for the cap and base to fasten and accessorize for a craftsman aesthetic.

TAPERED
COLUMN

SKIRT
(optional use)

SQUARING
CORNERS

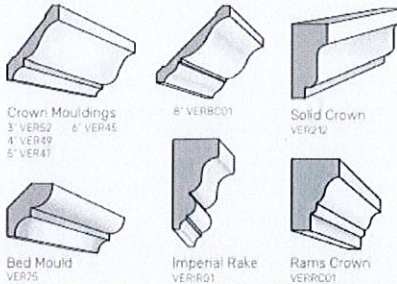
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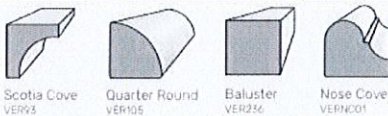
MOULDINGS

All mouldings sold in 16' lengths except the following:
Brick Mould, J-Channel Brickmould, and Double Hung Sill
sold at 18' lengths; T-Mould sold at 12' lengths.

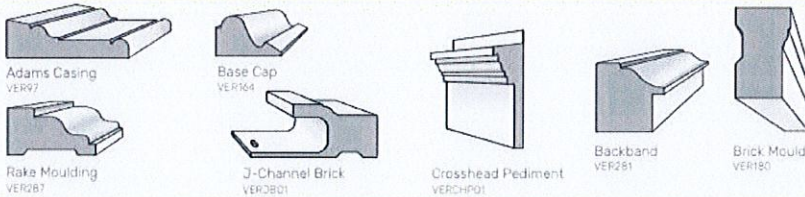
CROWN PROFILES



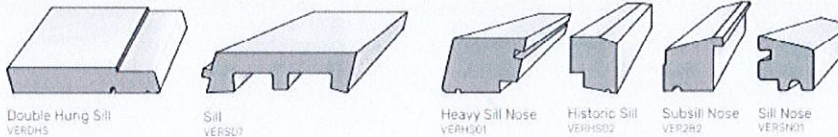
COVE PROFILES



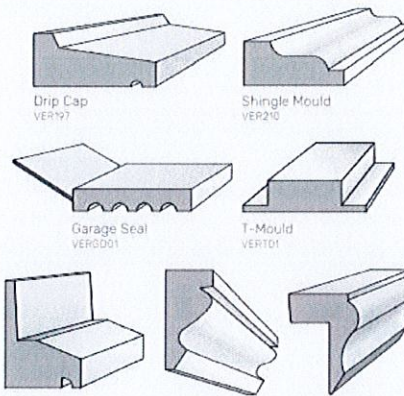
CASING PROFILES



SILL PROFILES



ADDITIONAL PROFILES



TRIMBOARD

Thickness	Width	2"	3"	4"	5"	6"	8"	10"	12"	16"
Nominal										
5/8"										
1"										
3/4"										
5/4" (smooth only)										
5/4" (smooth only)										
5/4" (smooth only)										
• 1/2" and 1/4" available in standard 12', 18' and 20' lengths.										
• 1/4" and 1/4" available in standard 18' lengths.										
• Custom lengths & widths available in "Smartpack" quantities.										
• Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth.										
• 1/4" Trimboard subject to extended lead times.										
• Sizes available in PEELNEAT with a protective film applied. Check with your local retailer for availability.										

SHEET

Thickness	Width and Length	4'x8'	4'x10'	4'x12'	4'x18'	4'x20'
Actual						
1/2"						
1/4"						
1/2"						
3/4"						
1"						
1 1/2"						
1 1/2"						
• Custom lengths & widths available in "Smartpack" quantities.						
• 1 1/2" sheets subject to extended lead times.						
• 5' wide sheets available in certain sizes & species/quantities.						
• Sizes also available in Timber Ridge.						

CORNERS

Thickness	Length and Finish	Smooth	Timber Ridge
Nominal			
1" x 6"			
5/4" x 4"			
5/4" x 6"			
5/4" x 8"			
• Custom widths up to 10" wide corners available in "UNIT" quantities.			
• Special 12' & 22' long corners available in "UNIT" quantities.			
• 10' and 20' long corners available in "Smartpack" quantities.			
• Smooth Corners also available in the Beadboard.			

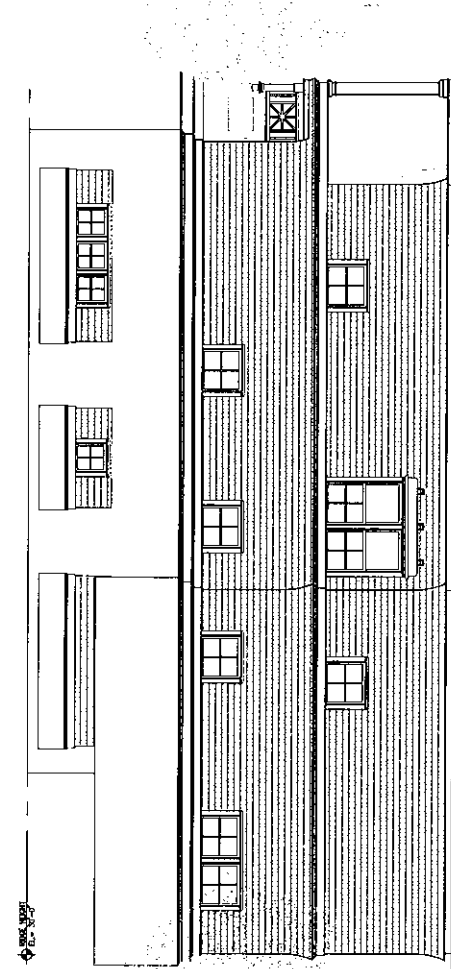
T&G PROFILES

Thickness & Width	Length	8'	10'	18'
Nominal				
1/2" x 4" (Regular Beadboard)				
1/2" x 4" (Smooth Beadboard)				
1/2" x 6" (Regular Beadboard)				
1/2" x 6" (Smooth Beadboard)				
1" x 6" (Regular Beadboard)				
1/2" x 4B" (Beaded Sheet)				
1" x 6" (nR4 "Nicer" Gail)				
1" x 6" (Shiplap)				
1" x 8" (Shiplap)				
• Special 1" x 4" x 18" Nominal Smooth and Regular Beadboard available in "UNIT" quantities.				

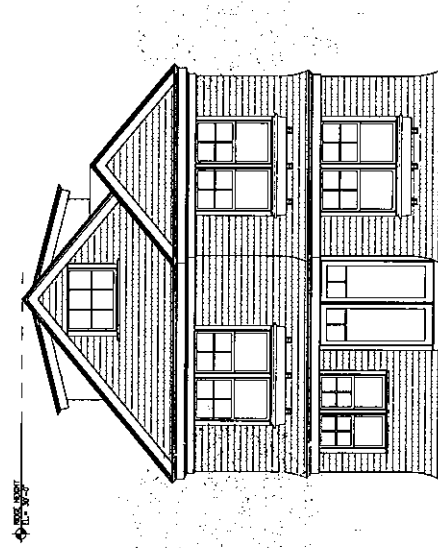
Exhibit 1.

A.Tesa Architecture

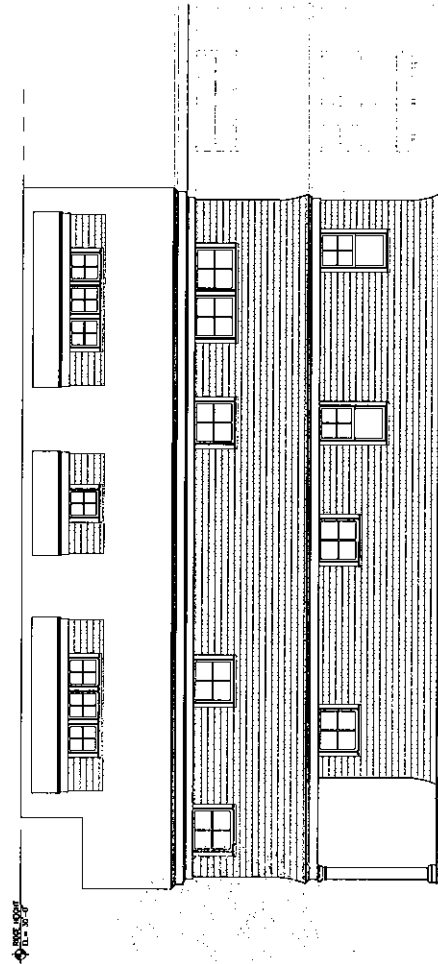
- Proposed Elevations
- Proposed Footprint Dimensions



93 SECOND STREET
NORTH ELEVATION
TRENTON RESIDENCE



93 SECOND STREET
EAST ELEVATION
TRENTON RESIDENCE



93 SECOND STREET
SOUTH ELEVATION
TRENTOS RESIDENCE

SECOND ST.

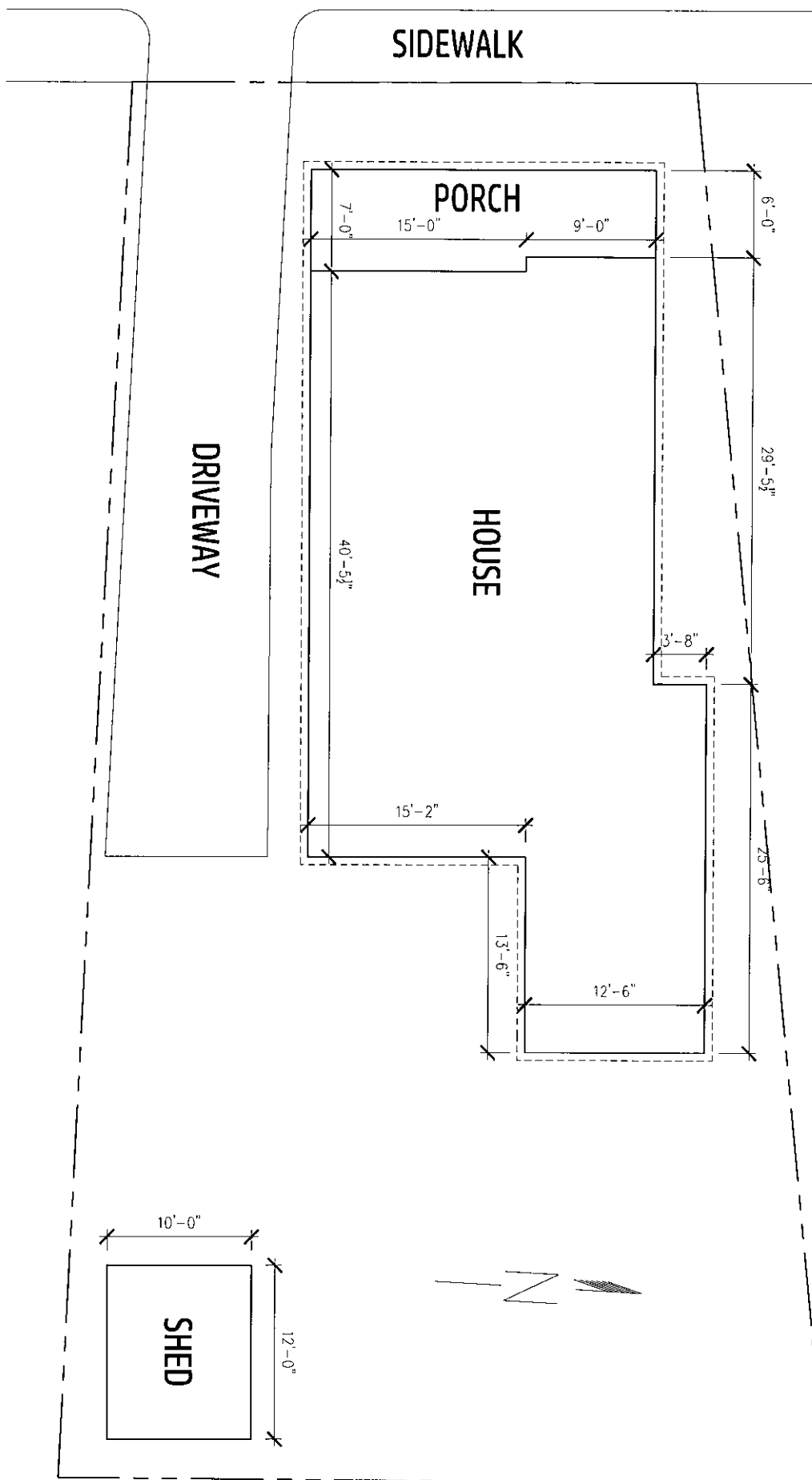






Exhibit 2.

Northeast Engineers & Consulting, Inc.

- Existing Property Lot Plan
- Proposed Property Lot Plan

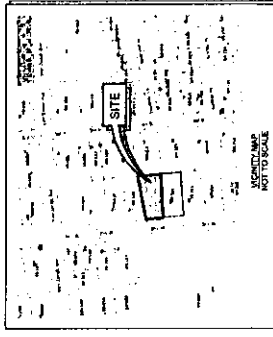
NORTHEAST ENGINEERS
& CONSULTANTS, INC.



SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION

8 VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842
PHONE (401) 846-0810 FAX (401) 846-4198
WWW.NORTHEASTENGINEERS.COM



No.	REVISED VOUCHER MAP	Date	App.
1	1	10/22/21	10/22/21
2	2	10/22/21	10/22/21
3	3	10/22/21	10/22/21
4	4	10/22/21	10/22/21
5	5	10/22/21	10/22/21
6	6	10/22/21	10/22/21
7	7	10/22/21	10/22/21
8	8	10/22/21	10/22/21
9	9	10/22/21	10/22/21
10	10	10/22/21	10/22/21

A.P. 09, LOT 320
93 SECOND STREET
NEWPORT, RHODE ISLAND

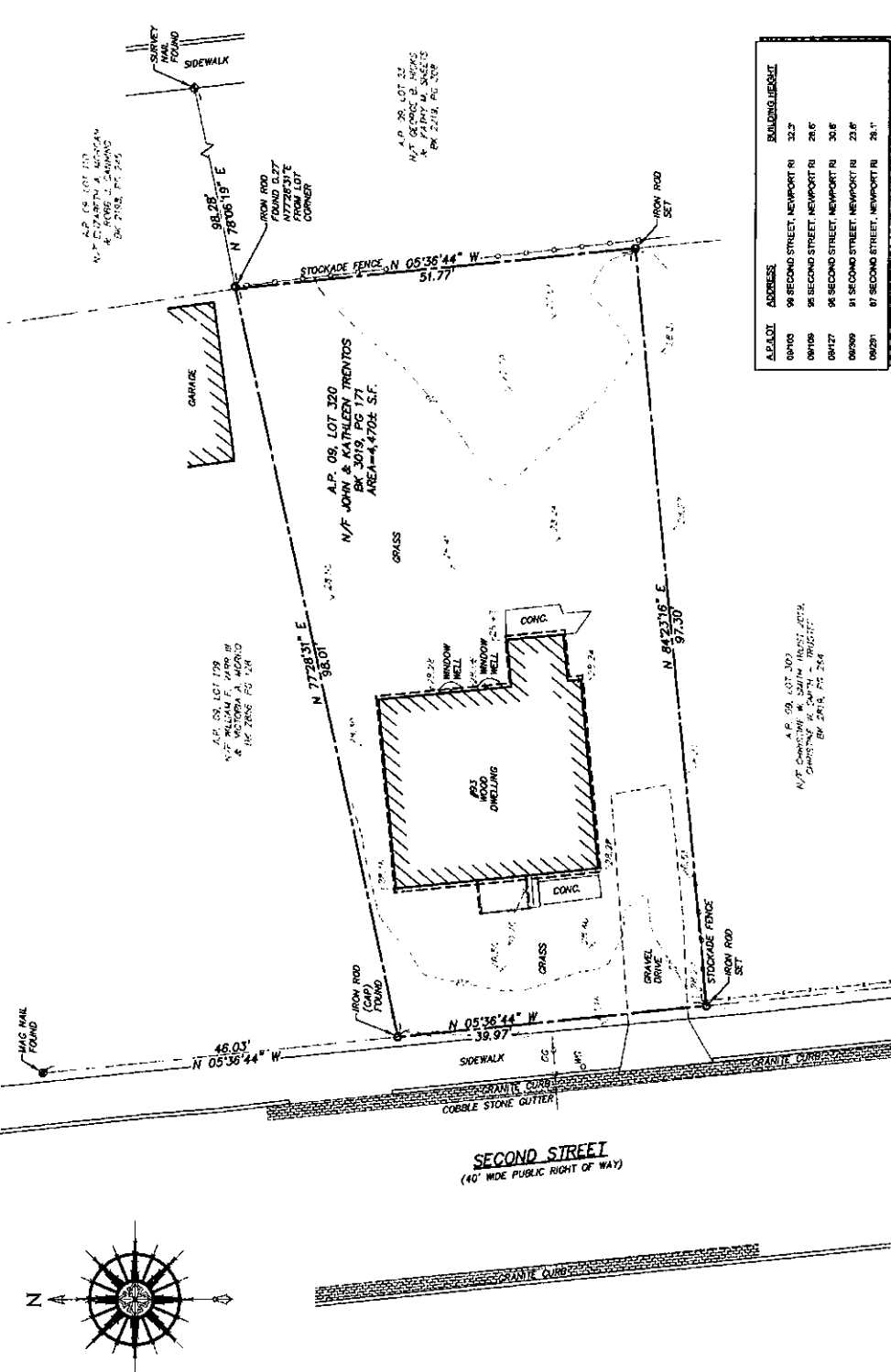
KATHY TRENTOS
60 DIVISION STREET
NEWPORT, RI 02840

CLASS I LIMITED CONTENT
BOUNDARY & EXISTING
CONDITIONS SURVEY

A.P. 09, LOT 320
93 SECOND STREET
NEWPORT, RHODE ISLAND

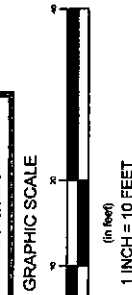
Drawing Number:	L-1
Sheet:	1 of 1
Project Number:	21195.0
Survey Value:	14 - 09 - 320

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A.P. LOT	ADDRESS	BUILDING HEIGHT
09103	98 SECOND STREET, NEWPORT RI	32.7
09109	98 SECOND STREET, NEWPORT RI	28.6
09127	98 SECOND STREET, NEWPORT RI	30.8
09309	91 SECOND STREET, NEWPORT RI	23.8
09321	87 SECOND STREET, NEWPORT RI	25.1

LEGEND
PROPERTY LINE
ADJUTER'S PROPERTY LINE
TOPOGRAPHIC CONTOUR
STOCKADE FENCE
IRON ROD
GAS GATE
WATER GATE
SPOT ELEVATION



GENERAL NOTE:
1. EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2021.
2. VERTICAL DATUM IS NAVD 83.
3. NORTH ARROW SCALED FROM TAX ASSESSORS' MAP AND SHOULD BE CONSIDERED APPROXIMATE.

PLAN REFERENCES:
1. "N. HANDEL AND TITLE SURVEY PLAN, HANDEL & SONS, LOT 22, WASHINGTON BATTERY AND SECOND STREET, NEWPORT, RHODE ISLAND PREPARED BY WATERMAN COMMUNITY HOLDING CORP.
2. "A.P. 9, LOT 64, 1/4 THIRD STREET NEWPORT, RHODE ISLAND, LIMITED CONTENT BOUNDARY SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

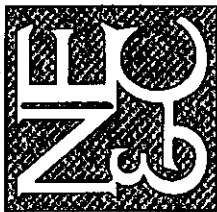
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY

STATEMENT OF PURPOSE: THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE AND INDICATE THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 09, LOT 320

MEASUREMENT SPECIFICATION: CLASS I

SEAN M. LEACH
No. 11117
PROFESSIONAL LAND SURVEYOR
DATE: 10/27/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]

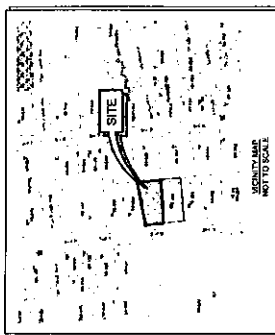
NORTHEAST ENGINEERS
& CONSULTANTS, INC.



SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 648-0810 FAX (401) 848-4189
WWW.NORTHEASTENGINEERS.COM



1	REVISION PER REVIEW COMMENTS	3 DEC 21	Date	App.
1	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
2	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
3	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
4	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
5	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
6	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
7	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
8	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
9	DESIGNED BY: GT/MAL	1-10	DATE: DECEMBER 2, 2021	JUSIL
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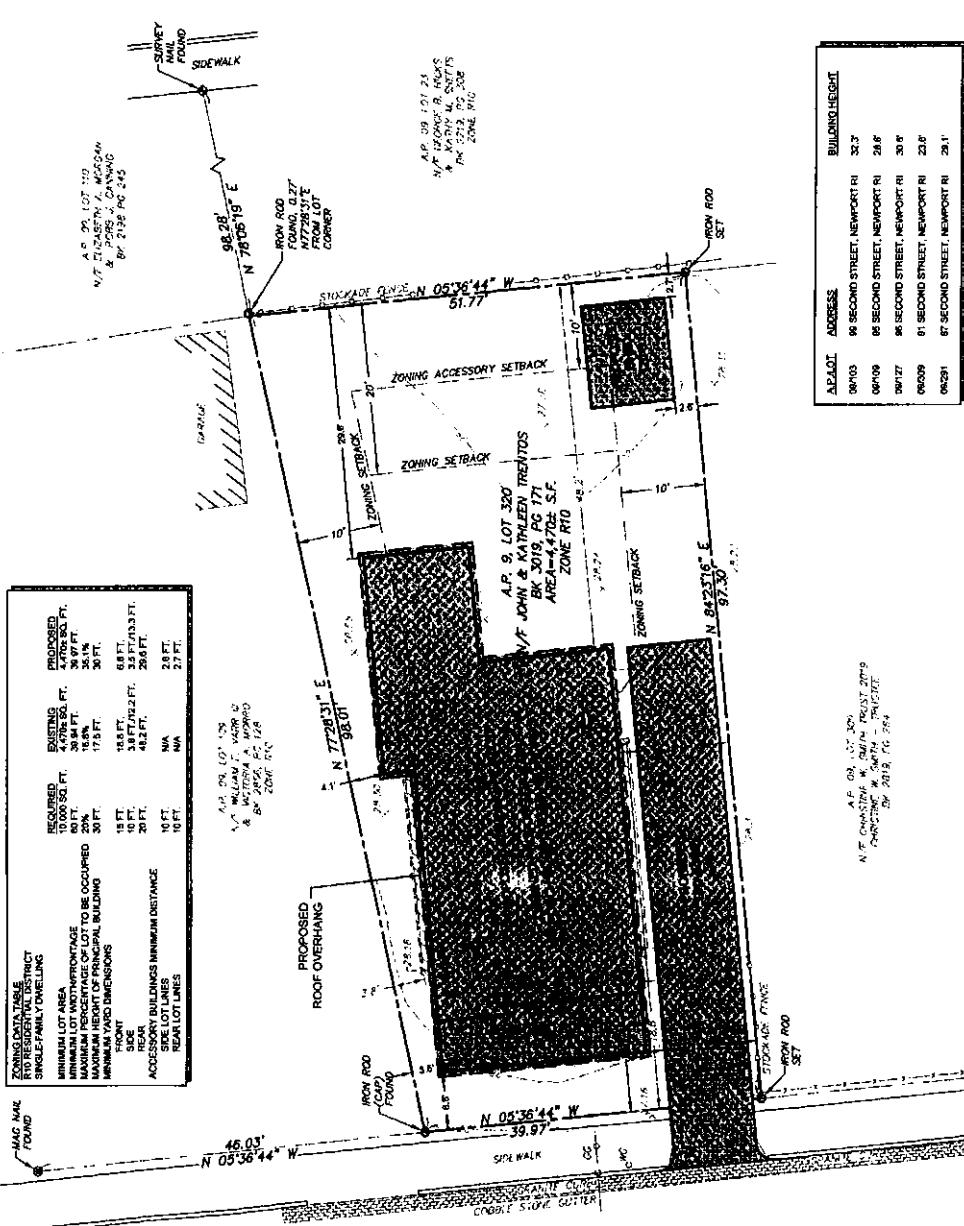
A.P. 09, LOT 320
93 SECOND STREET
NEWPORT, RHODE ISLAND

KATHY TRENTOS
80 DIVISION STREET
NEWPORT, RI 02840

ZONING PLAN

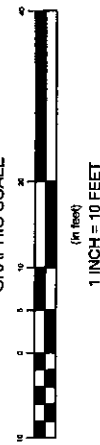
Drawing Number:	Z-1
Sheet:	1 of 1
Project Number:	21195.0
Survey Date:	14 - 09 - 320

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APPLICABLE	ADDRESS	BUILDING HEIGHT
06/03	96 SECOND STREET, NEWPORT RI	32.3'
06/09	96 SECOND STREET, NEWPORT RI	28.6'
06/27	96 SECOND STREET, NEWPORT RI	30.9'
06/39	91 SECOND STREET, NEWPORT RI	23.6'
06/291	87 SECOND STREET, NEWPORT RI	28.1'

LEGEND



ZONING DATA TABLE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	4,776 SQ. FT.	4,776 SQ. FT.
MINIMUM LOT COVERAGE	10%	18.8%	36.1%
MINIMUM HEIGHT OF PRINCIPAL BUILDING	30 FT.	17.5 FT.	30 FT.
MINIMUM BUILDING DIMENSIONS	18 FT.	15.8 FT.	60 FT.
REAR SETBACK	10 FT.	3.8 FT./12.2 FT.	3.5 FT./13.3 FT.
SIDE SETBACK	10 FT.	48.3 FT.	29.6 FT.
REAR LOT LINES	10 FT.	N/A	29.6 FT.
REAR LOT LINES	10 FT.	N/A	27 FT.

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2021.
 - VERTICAL DATUM IS NAVD 83.
 - NORTH ARROW SCALED FROM TAX ASSESSORS MAP AND SHOULD BE CONSIDERED APPROXIMATE.
 - SUBJECT PARCEL FALLS WITHIN THE R10 ZONING DISTRICT.
 - SUBJECT PARCEL LIES WITHIN THE FEMA FLOOD ZONE X, AREAS WITHIN THE FLOOD ZONE X ARE SUBJECT TO AN ANNUAL FLOODPLAIN RISK OF 0.2% ANNUAL CHANCE FLOODING. SEE FEMA MAP NUMBER 48505077U, DATE SEPTEMBER 4, 2013.

- PLAN REFERENCES:**
- "ATLANTIS LAND TITLE SURVEY PLAN, 'HARBOR HOUSE' A.P. 8, LOT 22, WASHINGTON, BATTERY AND SECOND STREET, NEWPORT, RHODE ISLAND" PREPARED BY WATERMAN COMMUNITY HOUSING CORP.
 - "A.P. 8, LOT 22, WASHINGTON, BATTERY AND SECOND STREET, NEWPORT, RHODE ISLAND" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS.

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO AS-APPROVED 12 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONVEY BOUNDARY SURVEY

CLASS: I

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND INSTRUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 09, LOT 320.

SEAN M. LEACH
No. 1307
PROFESSIONAL
LAND SURVEYOR
NOV 1987
DOA NO. 1512021

Exhibit 3.

Supplemental Information

-Neighborhood Lot Coverages

- Dyer Point Balconies

- Garden Shed-Type

This is an aerial map of a residential area, likely in a coastal region given the presence of a pier. The map displays numerous property lots, each identified by a unique lot number. A green line delineates a large area, while a red line outlines a smaller, more specific area within the green boundary. A blue line further subdivides a portion of the red-outlined area. The map is labeled with 'Group A' and 'Group B', suggesting different planning or zoning zones. A scale bar at the bottom right indicates that 1 inch on the map represents 40 feet. The map is sourced from Google AppGeo, as indicated by the logo in the bottom left corner.



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

Lot	Street Address	Land Area (Sq. Ft.)	Building (SF)	Accessory (SF)	Total Cover (SF)	Tot Lot Cover (%)	Profile Width	Profile Depth	Levels (w/Attic)	Ridge Height	Min. Side Setback
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SUBJECT PROPERTY

9-320	93 Second St. - Current	4,460	684	-	684	15%	26'	33'	1	17.1'	3.8'
9-320	93 Second St. - V2	4,470	1,449	120	1,569	35%	28'	61'	2.5	30.0'	3.5'

GIS Tax Records (Northeast Revalutaion Group LLC)

= / > subject property

GROUP A - Second Street between Van Zandt and Battery

9-295	85 1/2 Second St.	6,519	1,120	416	1,536	24%	28'	47'	1		
9-291	87 Second St.	4,376	956	440	1,396	32%	23'	43'	2	29.1'	
9-311	89 Second St.	4,379	1,128	-	1,128	26%	26'	44'	1.5		
9-309	91 Second St.	4,379	1,229	140	1,369	31%	28'	54'	1.5	23.6'	abutter
9-109	95 Second St.	3,900	1,190	400	1,590	41%	29'	50'	2	28.6'	abutter
9-107	97 Second St.	4,125	1,198	400	1,598	39%	30'	51'	2		
9-103	99 Second St.	9,680	1,062	-	1,062	11%	26'	49'	2.5	32.3'	
9-127	96 Second St.	4,000	1,062	-	1,062	27%	23'	42'	2.5	30.6'	
9-115	98 Second St.	5,000	1,291	-	1,291	26%	24'	56'	2		
9-132	100 Second St.	1,800	584	-	584	32%	20'	35'	2		
9-120	102 Second St	2,400	879	-	879	37%	25'	43'	2		

GROUP B - Surrounding Neighborhood

12-183	4 Battery St	5,000	1,308	600	1,908	38%	26'	56'	2.5		
12-284	6 Battery St	1,846	881	80	961	52%	20'	46'	2		
12-278	8 Battery St	2,142	844	-	844	39%	20'	47'	2		
12-259	14 Battery St	5,100	1,278	-	1,278	25%	33'	37'	2		
12-259	16 Battery St	5,100	1,127	-	1,127	22%	45'	40'	2		
12-014	107 Washington	14,800	3,380	-	3,380	23%	58'	75'	2.5		
9-205	1 Bayside St	4,000	1,266	-	1,266	32%	26'	59'	2.5		
9-210	5 Bayside St	4,000	866	-	866	22%	38'	52'	2		
9-339	2 Bayside St	3,100	938	-	938	30%	25'	46'	2		
9-336	6 Bayside St	3,016	1,601	400	2,002	66%	40'	53'	2		
12-227	85 Second St.	2,500	974	-	974	39%	25'	40'	2		
12-013	83-1/2 Second St.	1,959	875	-	875	45%	19'	45'	2		
12-277	83 Second St.	1,875	675	-	675	36%	20'	35'	2		
9-099	105 Second St	4,825	1,209	500	1,709	35%	23'	61'	2.5		
9-098	103 Second St	4,825	1,640	560	2,200	46%	48'	40'	2.5		
12-250	12 Battery St	5,123	995	64	1,059	21%	35'	41'	2		
9-128	106 Second St.	5,000	1,280	80	1,360	27%	30'	48'	2.5		
9-101	104 Second St.	6,000	1,265	-	1,265	21%	39'	42'	2.5		
12-005	75 Third St.	4,910	1,032	360	1,392	28%	25'	46'	2		
12-004	77 Third St.	5,000	1,560	484	2,044	41%	36'	50'	2		
9-125	81 Third St.	5,360	1,307	722	2,029	38%	29'	59'	2.5		
9-430	83 Third St.	1,278	592	100	692	54%	14'	45'	1		
9-122	85 Third St.	2,783	1,161	-	1,161	42%	30'	49'	3		
9-024	87 Third St.	2,849	884	-	884	31%	25'	43'	2		
9-019	89 Third St.	3,000	1,092	300	1,392	46%	33'	38'	2		
9-179	91 Third St.	5,665	1,303	400	1,703	30%	32'	49'	2.5		
9-180	93 Third St.	6,000	1,304	380	1,684	28%	44'	43'	2		
9-193	95 Third St.	5,100	963	400	1,363	27%	23'	47'	2		
9-194	97 Third St.	5,050	1,581	524	2,105	42%	30'	59'	2.5		
12-158	76 Third St.	3,000	851	-	851	28%	24'	35'	2		
12-012	74 Third St.	2,343	908	-	908	39%	24'	35'	2.5		
9-095	94 Third St.	4,825	1,316	620	1,936	40%	28'	59'	2		
9-310	78 Third St.	5,940	920	84	1,004	17%	25'	42'	2		
9-366	80 Third St.	6,076	1,218	240	1,458	24%	46'	37'	2		
9-367	82 Third St.	7,313	828	240	1,068	15%	32'	27'	1.5		
9-023	84 Third St.	5,616	1,062	-	1,062	19%	46'	32'	1		abutter
9-110	86 Third St.	4,420	1,362	100	1,462	33%	24'	74'	2		

Lot	Steet Address	Land Area (Sq. Ft.)	Building (SF)	Accessory (SF)	Total Cover (SF)	Tot Lot Cover (%)	Profile Width	Profile Depth	Levels (w/Attic)	Ridge Height	Min. Side Setback
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SUBJECT PROPERTY

9-320	93 Second St. - Current	4,460	684	-	684	15%	26'	33'	1	17.1'	3.8'
9-320	93 Second St. - V2	4,470	1,449	120	1,569	35%	28'	61'	2.5	30.0'	3.5'

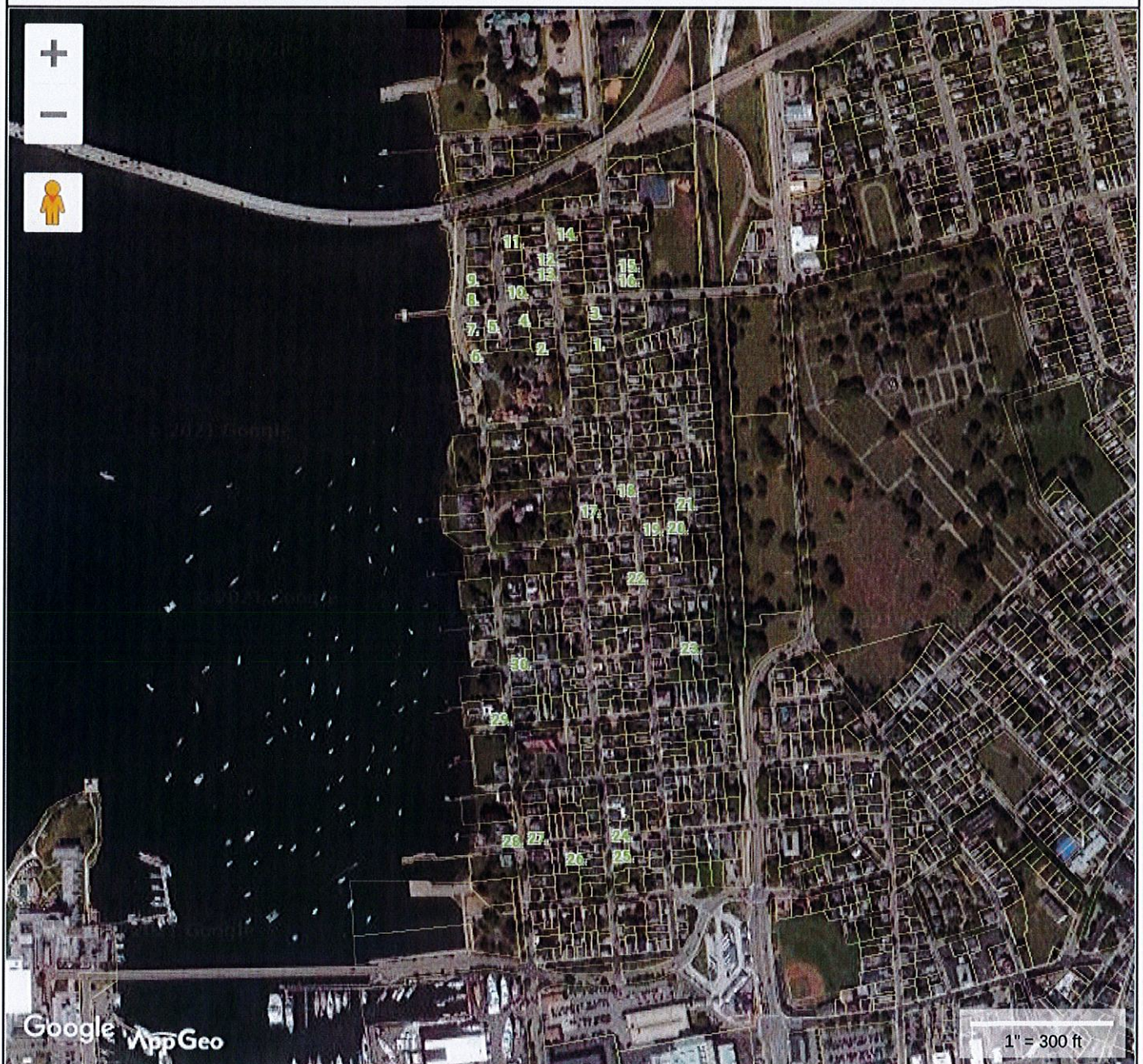
GIS Tax Records (Northeast Revalutaion Group LLC)

										= / > subject property
9-108	88 Third St.	2,425	986	180	1,166	48%	22'	50'	2	
9-130	90 Third St.	2,412	1,092	-	1,092	45%	22'	68'	2	
9-094	92 Third St.	2,413	783	-	783	32%	18'	49'	2	
9-100	96 Third St.	4,825	1,196	-	1,196	25%	28'	50'	2	
12-011	73 Third St.	2,960	1,347	-	1,347	46%	38'	49'	2.5	
9-182	10 Van Zandt	4,000	1,396	110	1,506	38%	41'	37'	2.5	
9-097	24 Van Zandt	3,175	1,408	-	1,408	44%	26'	56'	2	
9-119	22 Van Zandt	1,650	820	240	1,060	64%	24'	35'	2	
9-201	4 Van Zandt St	9,765	2,223	-	2,223	23%	41'	62'	2	
9-113	11 Van Zandt	2,804	915	80	995	35%	25'	41'	2	
9-334	119 Washington St	4,625	1,617	430	2,047	44%	35'	56'	2	
9-186	9 Bayside St	4,000	1,679	80	1,759	44%	34'	32'	3	
9-333	5 Van Zandt	2,288	1,040	180	1,220	53%	31'	46'	2	
9-191	117 Washington St	4,835	1,028	457	1,485	31%	28'	46'	2	
9-347	115 Washington St	3,586	1,104	630	1,734	48%	30'	40'	2	

Group A	Mean	29%
	Median	31%
	Max	41%

Group A + B	Mean	36%
	Median	36%
	Max	66%

Dyer Point Balconies

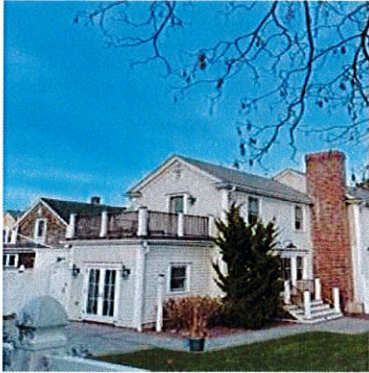


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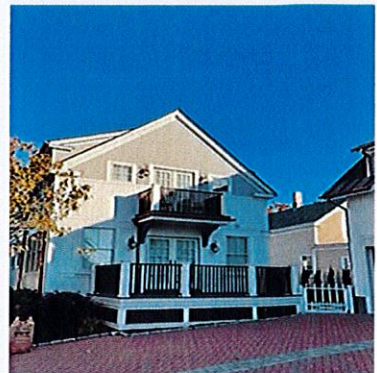
1. #86 3rd Street



2. #96 2nd Street



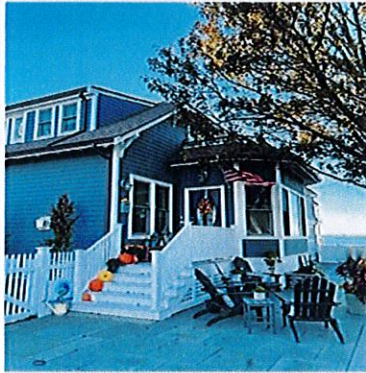
3. #94 3rd Street



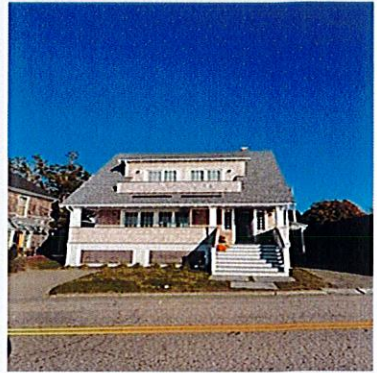
4. #9 Bayside



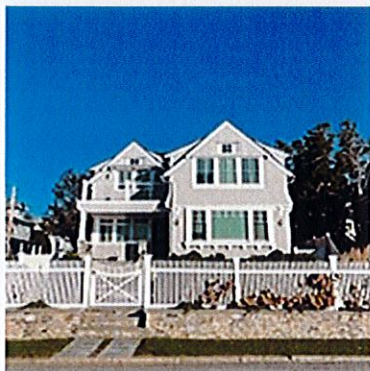
5. #5 Van Zandt



6. #115 Washington



7. #119 Washington



8. #121 Washington



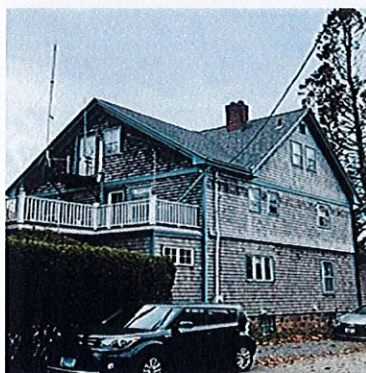
9. #123 Washington



10. #11 Bayside



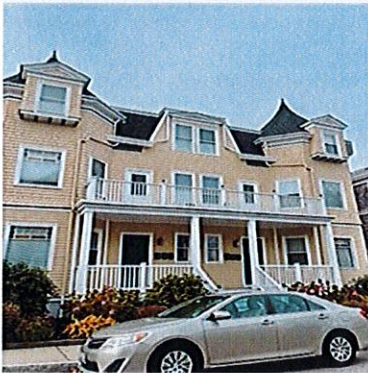
11. #19 Bayside



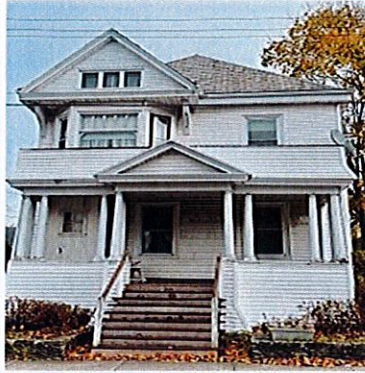
12. #110 2nd Street



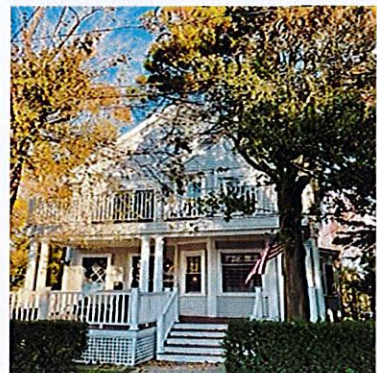
13. #108 2nd Street



14. #113 2nd Street



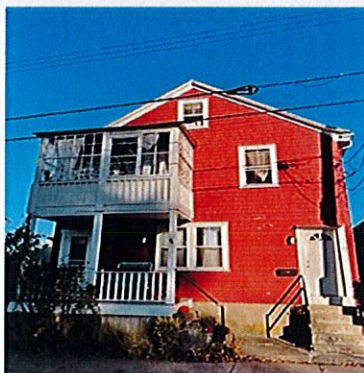
15. #99 3rd Street



16. #97 3rd Street



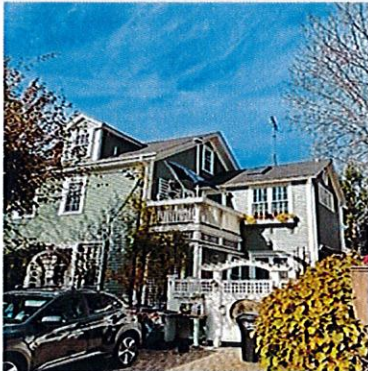
17. #73 2nd Street



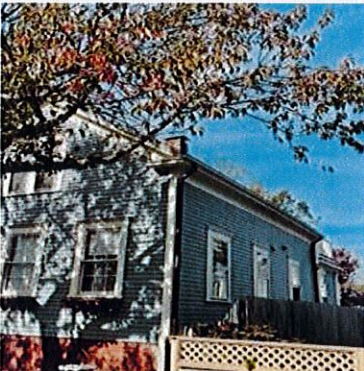
18. #68 3rd Street



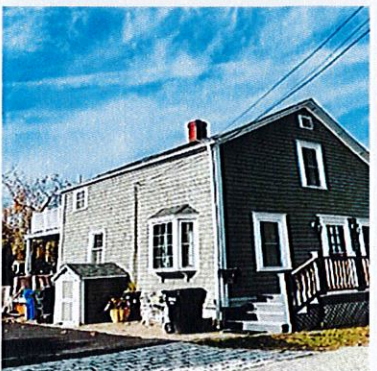
19. #63 3rd Street



20. #7 Cherry



21. #6 Geurny



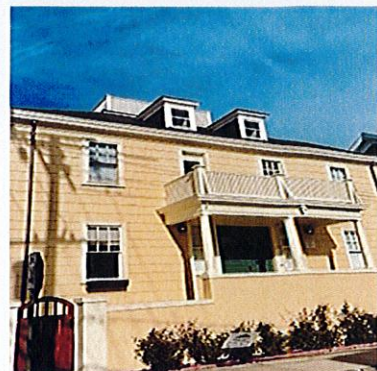
22. #5 Chestnut



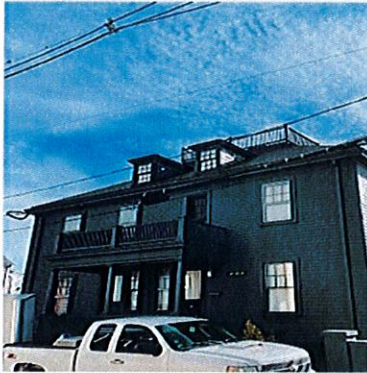
23. #19 Walnut



24. #37 Elm Street



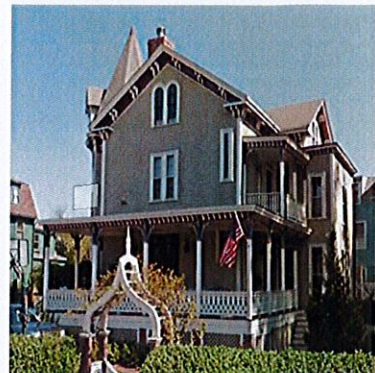
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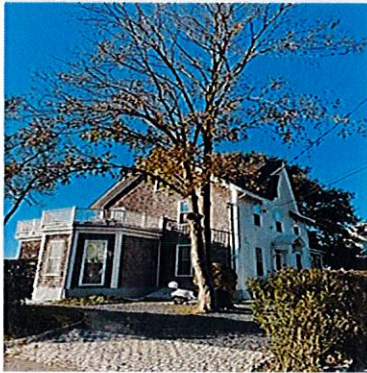
26. #44 Elm Street



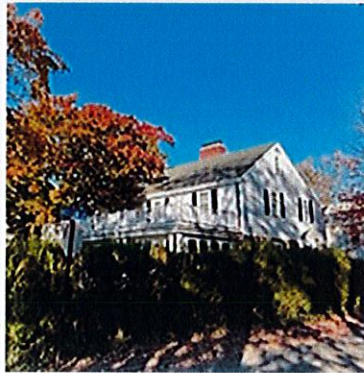
27. #49 Washington



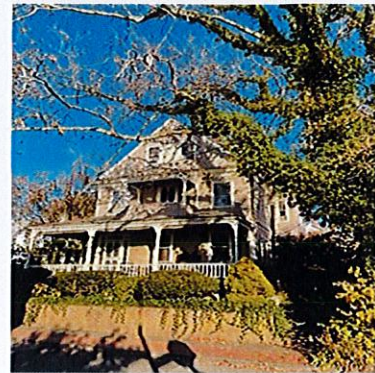
28. #58-60 Washington



29. #72 Washington

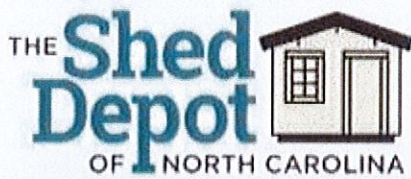


30. #73 Washington



Possible Shed Design

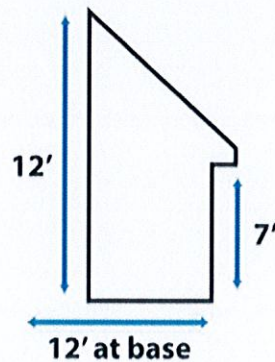
SANFORD



Standard Features

Dimensions shown below are approximate and nominal. See "Specifications" tab for additional dimensional measurements.

- 7' Walls with Max Roof Pitch
- 12' Total Height (Approx)
- 3/4" LP Prostruct Treated Shed Floor
- Diamond Plate Threshold
- 16" On Center Framing
- 50 Yr. LP Smart Panel Treated Siding & Trim
- Sheds larger than 12x12 include 2" x 6" trusses, Hurricane Clips and ground anchors per building code
- 25 Yr. Shingles (Felt Paper available as an optional upgrade but is not included as a standard feature)
- Quality Sherwin-Williams Paint
- 5' Wood Double Doors
- Locking T-Handle
- (2) Gable End Vents & Vented Soffit
- 12' Wide sheds have 2" x 6" roof trusses, 5 - 4" x 6" runners and 2" x 4" Floor Joists
- Vinyl Sheds feature 6' Fiberglass Doors and Roof Ridge Vent (No end vents)
- LP Treated Lap Siding Sheds feature 5' Wood Double Doors & Roof Ridge Vent (No end vents)



*May vary by up to 3/8"

*Variance does not constitute discount

All series

21 Year E-Tan

4 x6 Pressure Treated Joists

Hardware clips for models over 12x12 (12x12 not included as standard)

2 x6 Roof Trusses for all 12' & 14' wide sheds; 2' x 8 10' wide sheds have 2 x 4 trusses unless more than 12' long

2' x 6 Floor Joist Upgrade reduces wall height on shed interior in most instances

Exterior Width Dimension at base is for 8' Smart Panel and includes 3/8" corner boards

Need our standard run down here with a "drop down" for additional specifications by series

Attribute	Dimension
Wall Height (exterior)	7'
Shed Length (2x4 Floor Joist)	77'
Interior Height (2x4 Floor Joist)	81.5'
14' Wide Wall Height (exterior)	7'
14' Wide Shed Length	77'
14' Wide Interior Height	81.5'
Wall / Roof Framing Spacing	16" OC
Roof Truss	Varies by Size
Roof Pitch 8' Wide	10/12
Roof Pitch 10' Wide	9/12
Roof Pitch 12' Wide	8/12
Roof Pitch 14' Wide	7/12
Floor Decking	3/4" Ply Sheat
Floor Joist	2 x 4 Pressure Treated
Floor Joist Spacing	16" OC
8 Runners 8' Wide / 4 Beaked	3' x 4
8 Runners 10' Wide / 4 Beaked	3' x 4
8 Runners 12' Wide / 4 Beaked	3' x 4
8 Runners 14' Wide / 4 Beaked	3' x 5
Concrete Pier Spacing Center (approx)	62"
Concrete Pier Spacing Outside (approx)	58"
Concrete Pier Spacing "Hauling Runners" (approx) 14' Wides Only	3 piers up to 24'; 4 piers 28' and over
Exterior Width (base) 8' Smart Panel	81.5'
Exterior Width (base) 10' Smart Panel	101.5'
Exterior Width (base) 12' Smart Panel	120'
Exterior Width (base) 14' Smart Panel	141.5'
Interior Width (inside studs) 8'	80"
Interior Width (inside studs) 10'	112"
Interior Width (inside studs) 12'	135.5"
Interior Width (inside studs) 14'	161"
Side Overhang	5.75" Vented - Single CH
8' LP Smart Panel Door Style	Barn with 45deg. Corner Trim
Window Trim Smart Panel (siding only)	4.5" with angled top & bottom extension
Standard Window Height from floor to bottom sill (Not transoms windows)	34"