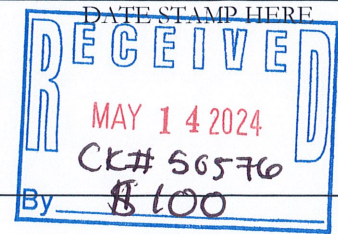




# Newport Zoning Application

ZBR 2024 - JUN - 015

(This box for staff use only)



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

### Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or 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: O Church St. / O Mill St. (95 Church St.)

Tax Assessor's Plat: 25 Lot: 79 & 52 Zoning District: R-3  
24 337

- Special Use Permit (Non-Conforming Alteration)
- Regulatory (Dimensional) Variance
- Special Use Permit (New Use)
- Use Variance
- Modification

Property Owner: The Boys Clubs and Girls Clubs of Newport County, Inc. (24/337 & 25/79) \*

Mailing Address: 95 Church Street, Newport RI 02840

Email Address: jpratt@bgcnewport.org

Phone Number: 401-847-6927

How long have you been the owner of the above premise? 24/337 - 1966; 25/52 - 1958

Legally Authorized Representative \*if applicable: Peter Brent Regan, Esq.

Mailing Address: Sayer Regan & Thayer, LLP, 130 Bellevue Avenue, Newport RI 028490

Email Address: pregan@srt-law.com Phone Number: 401-849-3040

Lessee: \*The Boys and Girls Club leases Plat 25, Lot 52 from the City of Newport

Mailing Address: Same as above

Email Address: Same as above Phone Number: Same as above



# Newport Zoning Application

## Property Characteristics Plat 25, Lot 52

Dimensions of lot-frontage: 70' ft. Lot Area: 9,817 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: \_\_\_\_\_ sq. ft.

Total square footage of the footprint of proposed buildings: \_\_\_\_\_ sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	9,817 SF	3,000 SF	No Change
Coverage Area (sq. ft)	7,608 SF	4,418 SF	7,343 SF
Lot Coverage (%)	77.5%	45%	74.8%
Dwelling Units	0	N/A	No Change
Parking (# of spaces)	0*	71	No Change
Front Setback (ft.)	30.4'	0'	No Change
Side Setbacks (ft.)	0' & 0'	3'	No Change
Rear Setback (ft.)	0'	5'	No Change
Height (ft.)	40' 3-1/2"	30'	No Change

\*All Parking is provided on Plat 24, Lot 337 & Plat 25, Lot 79.

## Property Characteristics Plat 25, Lot 79

Dimensions of lot-frontage: 70' Lot Area: 11,077 Sq. Ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 5,040 sq. ft.

Total square footage of the footprint of proposed buildings: 4,852 sq. ft.

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	<b>11,077 SF</b>	<b>3,000 SF</b>	<b>No Change</b>
Coverage Area (sq. ft)	<b>5,040 SF</b>	<b>4,985 SF</b>	<b>4,852 SF</b>
Lot Coverage (%)	<b>45.5%</b>	<b>45%</b>	<b>43.8%</b>
Dwelling Units	<b>0</b>	<b>N/A</b>	<b>No Change</b>
Parking (# of spaces)	<b>24</b>	<b>71</b>	<b>21*</b>
Front Setback (ft.)	<b>77.5'</b>	<b>0'</b>	<b>No Change</b>
Side Setbacks (ft.)	<b>.5' &amp; 0'</b>	<b>3'</b>	<b>No Change</b>
Rear Setback (ft.)	<b>0'</b>	<b>5'</b>	<b>No Change</b>
Height (ft.)	<b>20' 11"</b>	<b>30'</b>	<b>No Change</b>

\*All Parking is provided on Plat 24, Lot 337 & Plat 25, Lot 79.

## Property Characteristics Plat 24, Lot 337

Dimensions of lot-frontage: 70' Lot Area: 25,663 Sq. Ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 9,803 sq. ft.

Total square footage of the footprint of proposed buildings: 10,676 sq. ft.

### Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	<b>25,663 SF</b>	<b>3,000 SF</b>	<b>No Change</b>
Coverage Area (sq. ft)	<b>9,803 SF</b>	<b>11,548 SF</b>	<b>10,676 SF</b>
Lot Coverage (%)	<b>38.2%</b>	<b>45%</b>	<b>41.6%</b>
Dwelling Units	<b>0</b>	<b>N/A</b>	<b>No Change</b>
Parking (# of spaces)	<b>24*</b>	<b>44</b>	<b>21</b>
Front Setback (ft.)	<b>12'</b>	<b>0'</b>	<b>No Change</b>
Side Setbacks (ft.)	<b>0' &amp; 0'</b>	<b>3'</b>	<b>4' &amp; 0'</b>
Rear Setback (ft.)	<b>0'</b>	<b>5'</b>	<b>No Change</b>
Height (ft.)	<b>30' 11'</b>	<b>30'</b>	<b>39' 3"</b>

\*All Parking is provided on Plat 24, Lot 337 & Plat 25, Lot 79.



# Newport Zoning Application

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

Present use of Premise: Day Care Center and Charitable Institution

Proposed use of Premise: Day Care Center and Charitable Institution

## Summary of Proposed Alterations

Applicant seeks (a) a special use permit and variances to the dimensional requirements for permission to (a) construct an addition to the existing mixed-use building with a side yard setback of 0' (3' required), and a height of 39' 3" (30' allowed), while providing 21 parking spaces (71 spaces required); and (b) a Special Use Permit for the continued operation of a charitable institution, applying to the properties located at 95 Church Street and identified as Lots 52 & 79 on Plat 25, and Lot 337 on Plat 24, in the R-3 Zone.



# Newport Zoning Application

## Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?  
*(See page 6 for most common applicable standards)*

The Boys & Girls Clubs of Newport County ("BGC") has served the children and families of Newport County since 1958. BGC seeks to renovate and expand its Central Clubhouse in order to (a) provide additional program space and (b) expand its licensed childcare program to benefit more families. The current mixed-use building includes spaces for educational activities, recreational facilities including a gymnasium and swimming pool, admin support spaces, and maintenance & mechanical spaces. The proposed renovation includes a full interior gut renovation to the historic Thayer School building, demolition of the attic space and the addition of a story by extending the existing main stairwell. The Connector portion of the building will be extensively demolished and replaced, with the addition of a new egress stair and elevator. The lower level will feature a renovated cafeteria and circulation path. The first floor will have a small addition to provide cafeteria space and reconfigured classroom space. The second floor will have a small addition and classroom spaces. The third-floor addition to the Connector will provide office and conference space. Utility upgrades, improvements to the drop-off and pickup areas, site modifications and landscaping are also proposed.

The need for relief in this case is due to the unique characteristics of the subject lots and structure. The property at 95 Church Street consists of 3 separate lots. 2 of the lots (Plat 24, Lot 337 & Plat 25, Lot 79) are owned by BGC, while the 3rd lot (Plat 25, Lot 52) is owned by the City and leased to BGC. At the same time, the Central Clubhouse facility is one large building that spans all 3 lots, including the historic Thayer School building which was built in 1873. Based on on the unique configuration of the property and the structure, any addition to the building requires zoning relief. In addition, the need to preserve both the historic Thayer building and outdoor recreation space limits the ability to expand the Connector within the 30' height limitation, thereby necessitating a variance. However, the rebuilt Connector will be lower in height than the Thayer building and many other structures in the surrounding area. It is also set back from the street and generally screened from view. While the property also lacks any area to provide additional parking; the great majority of the Club's members are dropped off and picked up from the site, thereby limiting the need for parking. The project includes improvements to the drop-off and pickup areas, has received Development Plan Review approval from the Technical Review Committee.

The proposed renovation and addition to the Central Clubhouse will allow BGC to continue its mission to enable all young people to realize their full potential as productive, responsible and caring citizens. The addition will also allow GGC to expand it licensed child care program, which provides much needed help to working families. As a result, denial of the requested relief would amount to much more than a mere inconvenience. Lastly, given the presence of the Central Clubhouse in this location for over 65 years, granting the requested relief will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.



# Newport Zoning Application

Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

**By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.**

The Boys & Girls Clubs of Newport County, Inc.

By Its Attorney:

Applicant Signature

4/14/24

Date

\_\_\_\_\_

Owner Signature

\_\_\_\_\_

Date

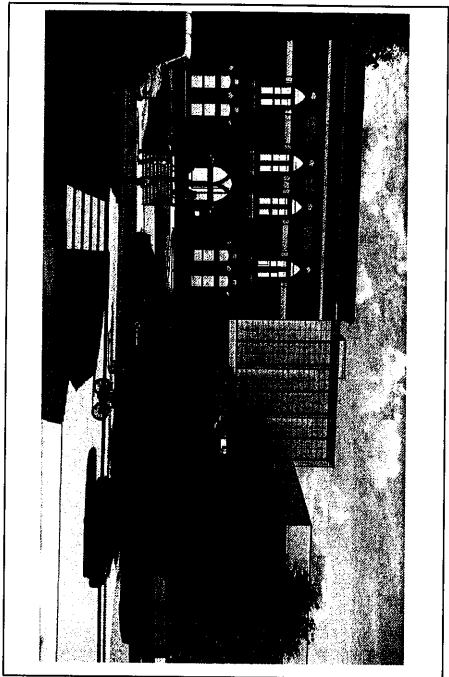




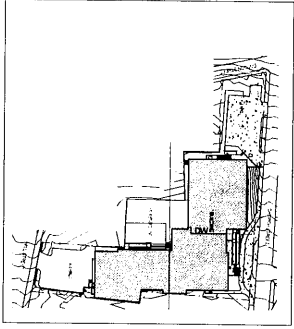
# BOYS & GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE

REGULATORY REVIEW  
12/22/2023

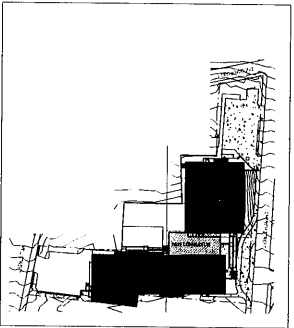
95 Church Street  
Newport, RI 02840



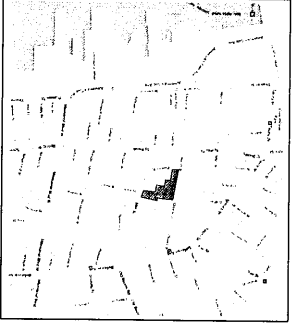
COVER IMAGE 1



SITE MAP



BUILDING KEY PLAN



VICINITY MAP



UNION

1410 Main Street  
Providence, RI 02903  
401.771.1100  
www.unionri.com



OWNER:  
BOYS AND GIRLS CLUBS OF  
NEWPORT COUNTY  
95 CHURCH STREET  
NEWPORT, RHODE ISLAND  
02840

ARCHITECT:  
COMMUNITY DESIGN  
1410 MAIN STREET  
PROVIDENCE, RI 02903  
TEL: 401.272.4724

CONTRACTOR:  
BRYAN BROS. INC.  
1000 WASHINGTON STREET  
WINTHROP, RI 02894  
TEL: 401.846.1815  
CONTACT: JEREMY COJIO

STRUCTURAL ENGINEERING &  
DESIGN LLC  
SUITE 421  
PROVIDENCE, RI 02904  
TEL: 401.263.8794  
CONTACT: JEREMY PAGE

MEP:  
CREATIVE ENGAGEMENT  
CORP.  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

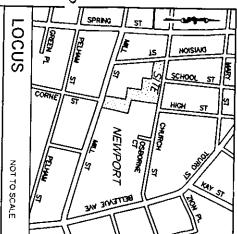
LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

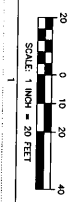
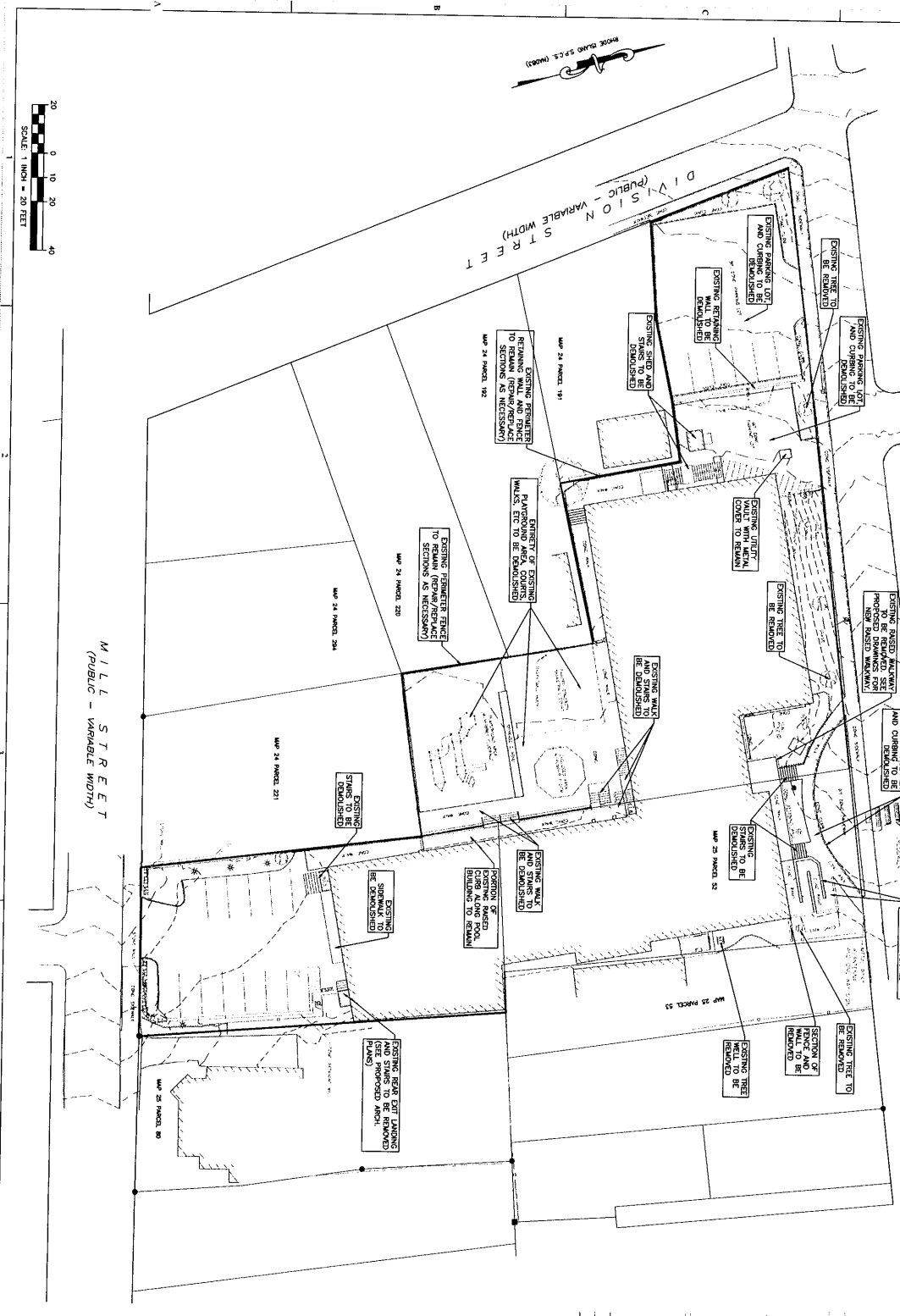
LANDSCAPE ARCHITECT:  
DAVID BRINKSON  
189 FRANCES AVE BLDG #2  
PROVIDENCE, RI 02903  
TEL: 401.438.7733  
CONTACT: DAVID BRINKSON

BOYS & GIRLS CLUBS  
CENTRAL CLUBHOUSE





- NOTES:**
- EXISTING CONDITIONS, IMPROVEMENTS AND CONDITIONS FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTANTS, LLC BETWEEN SEPTEMBER 27, 2021 AND OCTOBER 13, 2021.
  - ELEVATIONS ARE REFERENCED TO NAVD83.
  - THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-FLOOD NUMBER 11818 J (04) EFFECTIVE DATE SEPTEMBER 4, 2013.
  - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION FROM THE RI DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE. THOSE NOTICED, LAND DEVELOPMENT ENGINEERING & CONSULTANTS, LLC HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF UTILITIES SHOWN. OTHER UTILITIES NOT SHOWN ON THIS PLAN SHOULD BE IDENTIFIED AND FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION. THE SERVICES OF A PROFESSIONAL ENGINEER SHOULD BE CONSULTED.
  - THIS PLAN IS FOR SCREENING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR PERMITS, CONTRACTS, OR OTHER LEGAL DOCUMENTS.



**LEGEND**

- CHURN BASIN
- DRAIN MANHOLE
- DRILL HOLE
- FENCE (CHAIN LINK)
- FENCE (STOCKADE)
- FIRE HYDRANT
- GAS DATE
- LIGHT POST
- LANDSCAPING
- MANHOLE (UNKNOWN TYPE)
- SEWER MANHOLE
- SPOT ELEVATION
- STONE BOUND W/DRILL HOLE
- STONE WALL
- TACTILE WARNING TILE
- TREE
- UTILITY POLE
- WATER DATE
- UNDERGROUND DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS



**LDEC**  
 LAND DEVELOPMENT ENGINEERING & CONSULTANTS, LLC  
 207 High Point Avenue, Suite E  
 Pawtucket, RI 02861  
 TEL: 401-942-7777  
 WWW.LDEC.COM



CLUBNAME  
 BOYS AND GIRLS CLUBS OF  
 NEWPORT COUNTY

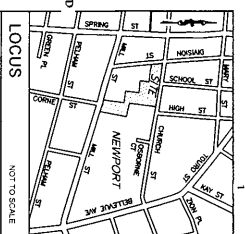
**BOYS AND GIRLS CLUBS OF  
 NEWPORT COUNTY,  
 CENTRAL CLUBHOUSE**  
 95 Church Street  
 Newport RI 02840

REGULATORY  
 REVIEW

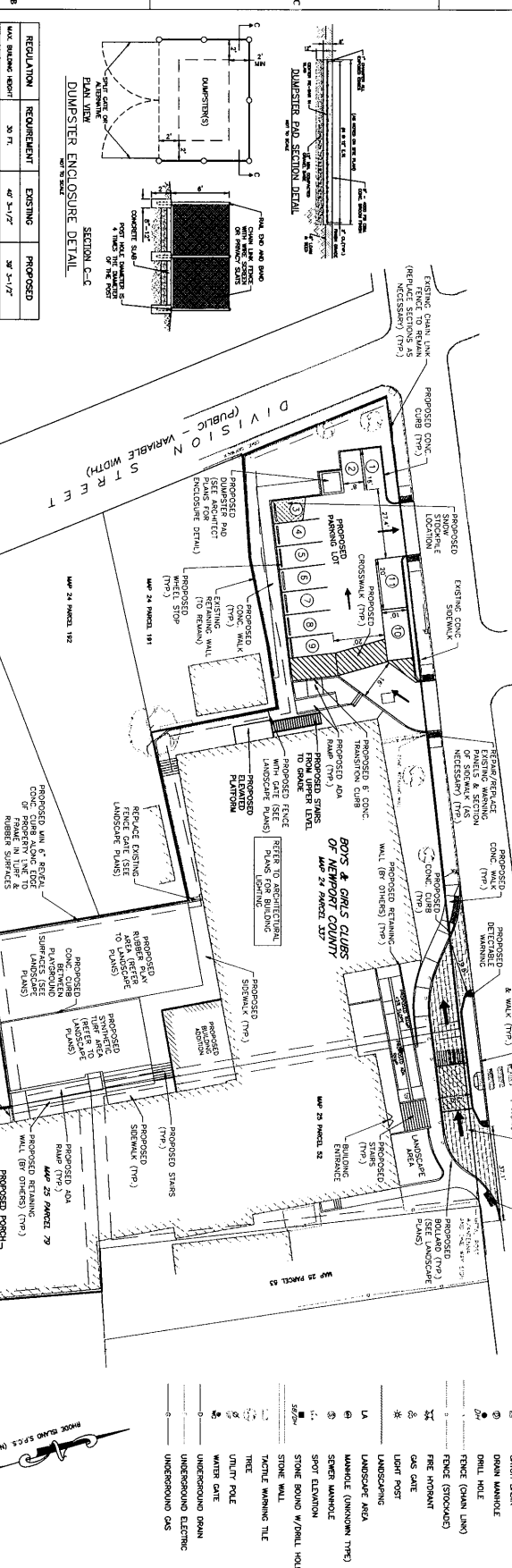
SITE  
 DEMOLITION  
 PLAN

C-2

LAB #: 2527  
 DATE: DECEMBER 22, 2021  
 SCALE



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AN ON THE GROUND SURVEY CONDUCTED BY THE ARCHITECT AND ENGINEER BETWEEN SEPTEMBER 27, 2021 AND OCTOBER 13, 2021.
  - ELEVATIONS ARE REFERENCED TO MAJOR.
  - THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT TERRA SURVEYOR LICENSE NUMBER 44043 0181 J LAW SETTING DATE SEPTEMBER 4, 2013.
  - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE SHOWN. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE PROFESSIONAL ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
  - THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY AND NOT REFERRED TO DEPARTMENTS RELATED TO THE BUILDING AND LANDSCAPING REFER TO THOSE SPECIFIC DEPARTMENTS.



**REGULATION REQUIREMENT EXISTING PROPOSED**

MAX. BUILDING HEIGHT: 30 FT. 40' 5 1/2' 30' 5 1/2'

MAX. AVIATION GRADE FOR AREA ADJACENT BUILDING: 42.00' 42.00' 42.00'

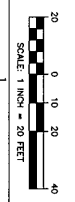
ADDITIONAL AND MODIFICATION: 012

**A-3 RESIDENTIAL DISTRICT (EXISTING)**

REGULATION REQUIREMENT	PANEL 24	PANEL 25	PANEL 26	PANEL 27
MAX. LOT AREA	3,000 SQ. FT.	23,443 SQ. FT.	8,847 SQ. FT.	11,977 SQ. FT.
LOT FRONTAGE	50'	248.65'	70.00'	70.00'
FRONT SETBACK	0'	12.0'	30.4'	77.5'
REAR SETBACK	5'	0'	0'	0.5'
MAX. LOT DENSITY	4.0%	30.2%	0%	0%

**A-3 RESIDENTIAL DISTRICT (PROPOSED)**

REGULATION REQUIREMENT	PANEL 24	PANEL 25	PANEL 26	PANEL 27
MAX. LOT AREA	3,000 SQ. FT.	23,443 SQ. FT.	8,847 SQ. FT.	11,977 SQ. FT.
LOT FRONTAGE	50'	248.65'	70.00'	70.00'
FRONT SETBACK	0'	12.0'	30.4'	77.5'
REAR SETBACK	5'	0'	0'	0.5'
MAX. LOT DENSITY	4.0%	30.2%	0%	0%



**OWNER:**  
BOYS AND GIRLS CLUBS OF NEWPORT COUNTY

**ARCHITECT:**  
MICHAEL E. RUSSELL  
PROFESSIONAL ENGINEER  
1700 S. CHURCH ST.  
NEWPORT, OR 97156  
PHONE: 503.255.8888

**BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE**

09245 RR 103rd St  
Newport, OR 97156

**UNION**

1400 NE Oregon Street, Suite 200  
Newport, OR 97156  
Phone: 503.255.8888

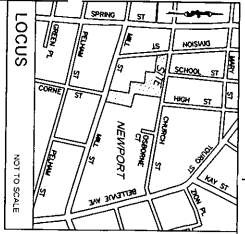
**DATE:** DECEMBER 22, 2023

**SCALE:**

**REGULATORY REVIEW**

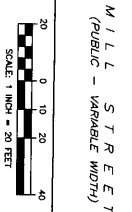
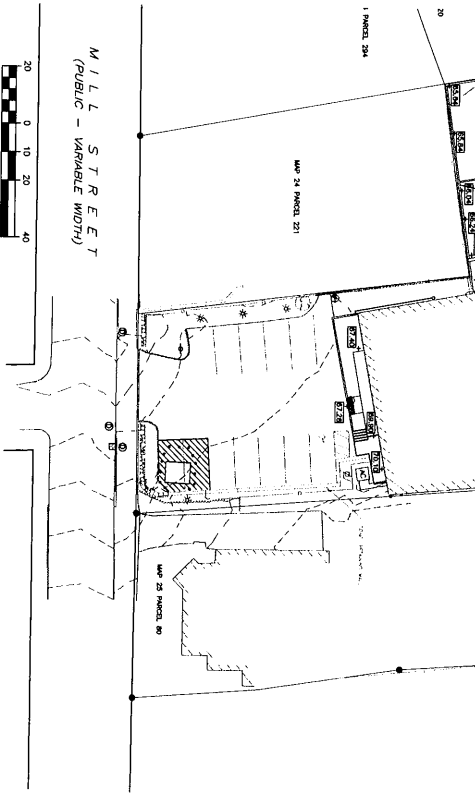
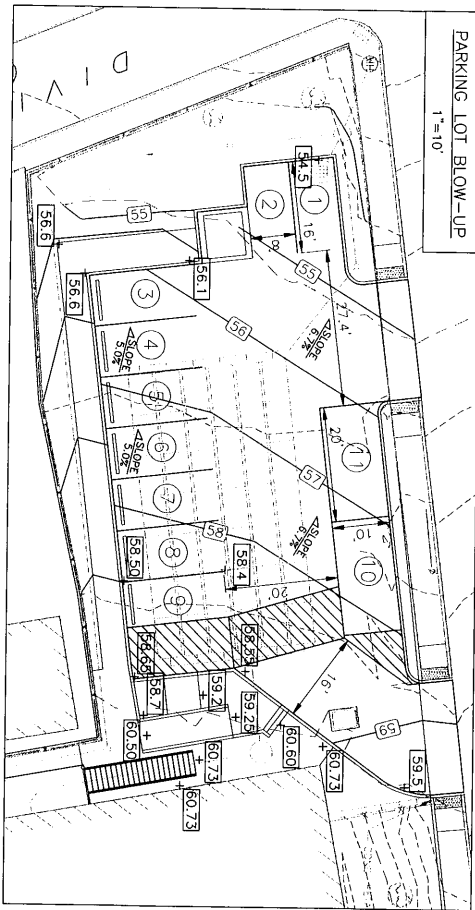
**PROJECT:** C-3

**DATE:** 12/22/23



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS OBTAINED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN 10/15/2018 AND 10/22/2018.
  - ELEVATIONS ARE REFERENCED TO MNGRS.
  - THE SITE IS WITHIN THE CITY OF NEWPORT HISTORIC DISTRICT. THE HISTORIC DISTRICT BOUNDARIES ARE SHOWN ON MAP NUMBER 445-003 0181 J (MAP NUMBER 445-003 0181 J).
  - EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS APPROXIMATE. LOCATIONS THERE MAY BE DIFFERENT. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGE TO UTILITIES OR OTHER ADJACENT PROPERTIES. THE PROPOSED PUBLIC UTILITIES SHOWN BEFORE PLANNING FUTURE CONNECTIONS. THE PROPOSED PUBLIC UTILITIES SHOWN BEFORE PLANNING FUTURE CONNECTIONS. THE PROPOSED PUBLIC UTILITIES SHOWN BEFORE PLANNING FUTURE CONNECTIONS.
  - THIS PLAN IS FOR CONSTRUCTION OF THE PROPOSED BOYS AND GIRLS CLUBS BUILDING AND LANDSCAPING REFER TO THESE SPECIFIC DRAWINGS.

- LEGEND**
- CITY BUSH
  - OPEN MANHOLE
  - DETAIL HOLE
  - FENCE (CHAIN LINK)
  - FENCE (STOCKPILE)
  - FIRE HYDRANT
  - GAS DATE
  - LIGHT POST
  - LANDSCAPING
  - LANDSCAPE AREA
  - MANHOLE (UNKNOWN TYPE)
  - SEWER MANHOLE
  - SPOT ELEVATION
  - STONE BOUND W/DRILL HOLE
  - STONE WALL
  - TACTILE WARNING TILE
  - TREE
  - UTILITY POLE
  - WATER CURE
  - UNDERGROUND DRAIN
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS

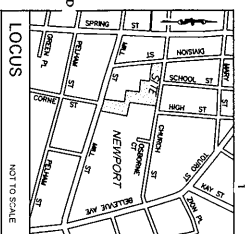


**BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE**  
 55 Church Street  
 Newport, RI 02840

REGULATORY REVIEW

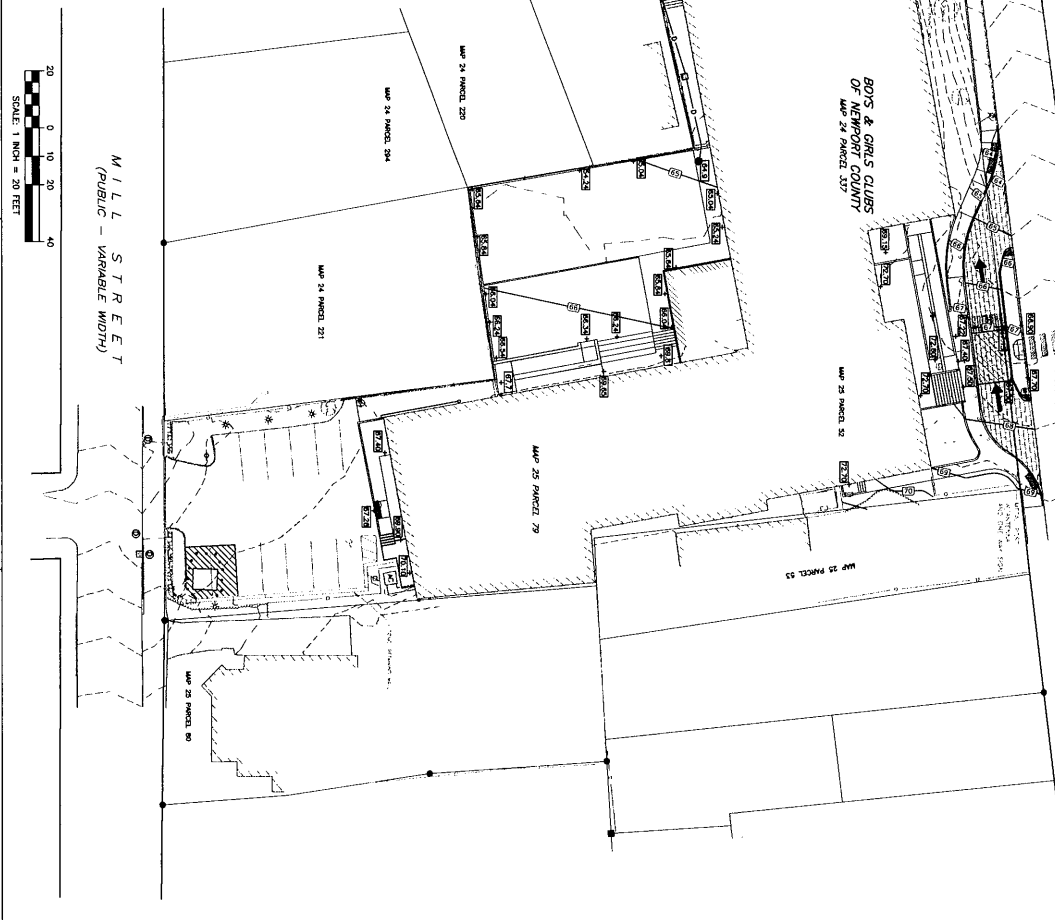
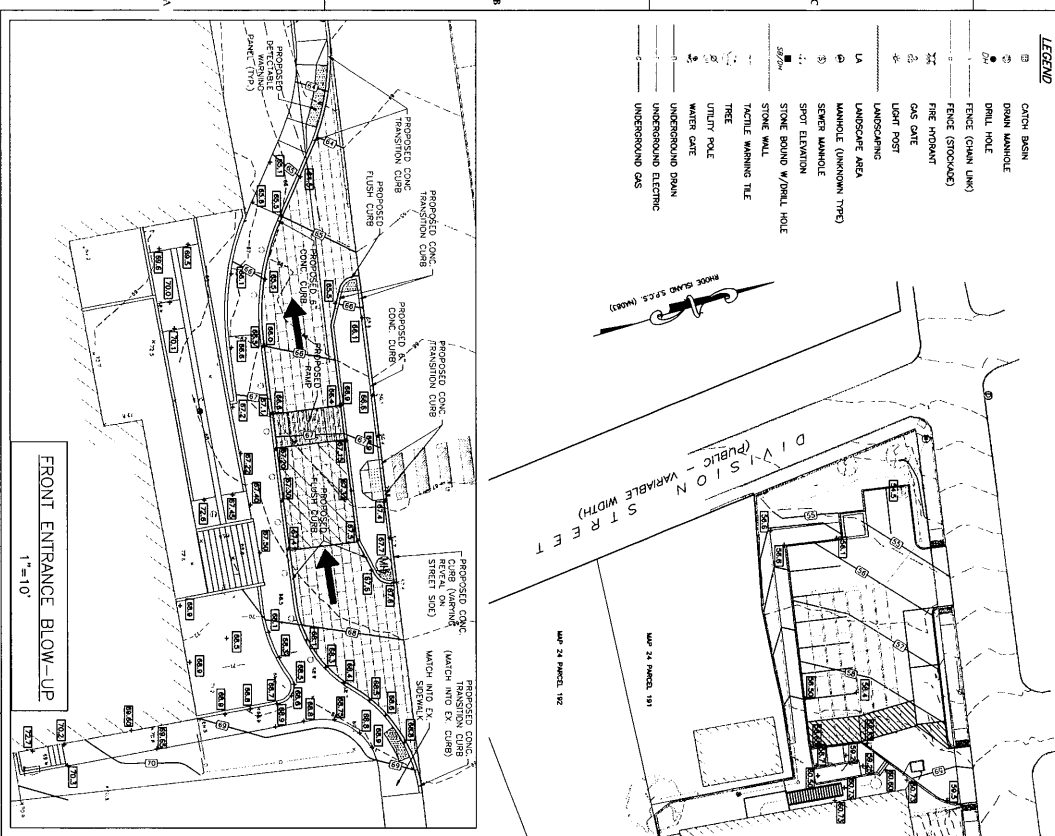
SITE GRADING PLAN-1

C-4



- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN SEPTEMBER 21, 2021 AND SEPTEMBER 13, 2021.
  - ELEVATIONS ARE REFERENCED TO NAVD83.
  - THE SITE IS NOT CONTROLLED BY ANY KNOWN SPECIAL ZONING ORDINANCE OR FLOOD INSURANCE RATE MAP COMMENTARY-PANEL NUMBER 445403 078 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
  - PER PROPOSED PLANNING DEPARTMENT REQUIREMENTS, THE PROPOSED DEVELOPMENT AND INCORPORATED LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO LIABILITY FOR ANY UNDESIRABLE CONSEQUENCES THAT MAY BE RESULTING FROM THESE UNCORRECTED SHOWN BEFORE PLANNING FOR THE CONNECTIONS. THE PROPER PUBLIC UTILITY DEPARTMENT SHOULD BE CONSULTED.
  - ALL CONSTRUCTION INFORMATION IS FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OF THE BUILDING AND LANDSCAPING REFER TO THOSE SPECIFIC DRAWINGS.

- LEGEND**
- CATCH BASIN
  - DRAIN MANHOLE
  - DRILL HOLE
  - FENCE (CHAIN LINK)
  - FIRE HYDRANT
  - GAS GATE
  - GAS METER
  - LANDSCAPE AREA
  - MANHOLE (UNKNOWEN TYPE)
  - SEWER MANHOLE
  - SPOT ELEVATION
  - STONE BOUND W/DRILL HOLE
  - STONE WALL
  - TACTILE WARNING TILE
  - TRIE
  - UTILITY POLE
  - WATER GATE
  - UNDERGROUND DRAIN
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS



CANNON  
BOYS & GIRLS CLUBS OF  
NEWPORT COUNTY

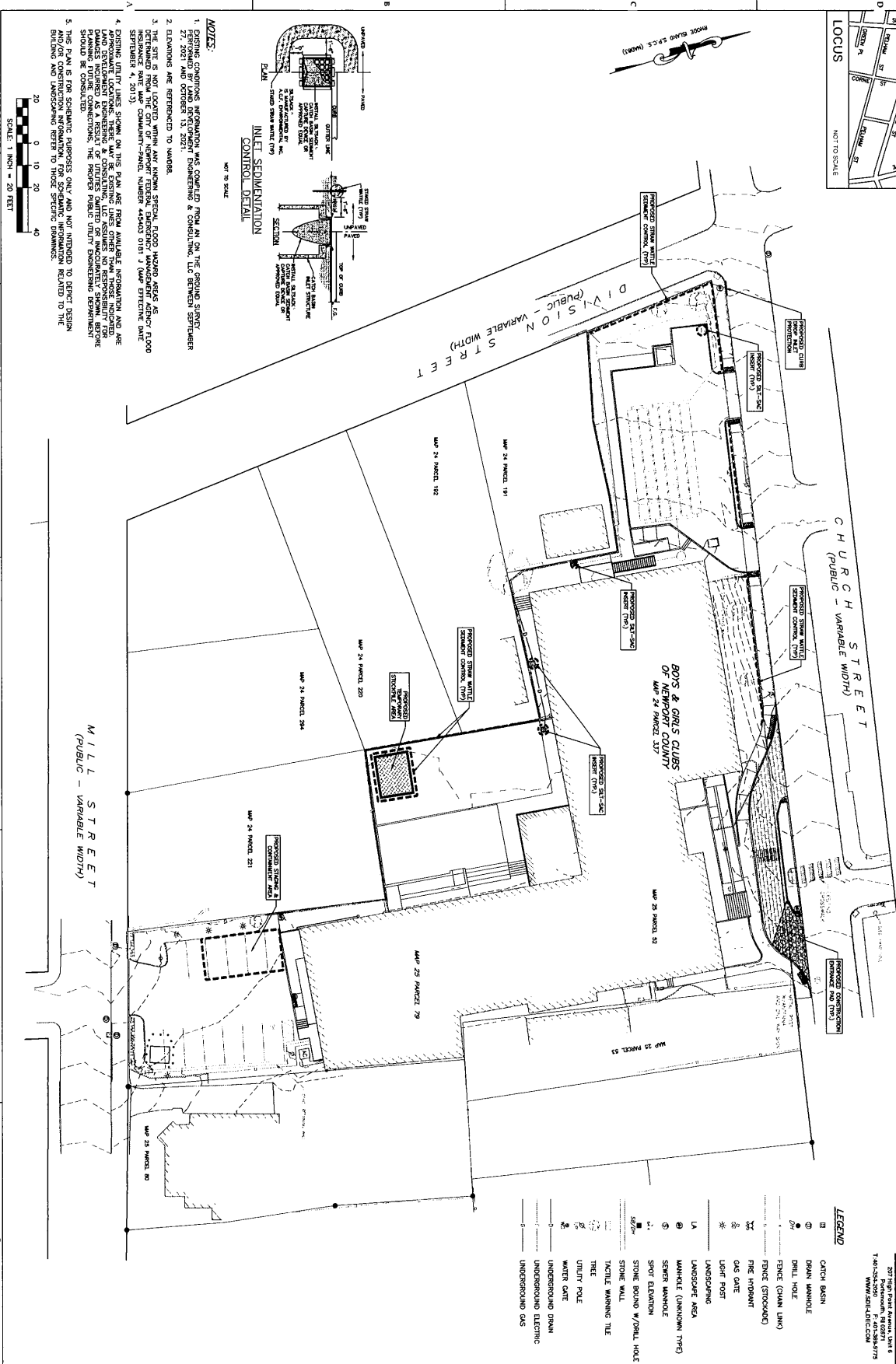
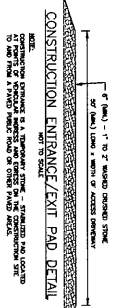
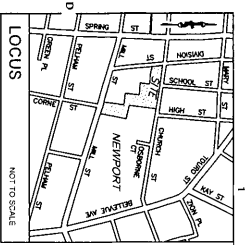
**BOYS AND GIRLS CLUBS OF  
NEWPORT COUNTY,  
CENTRAL CLUBHOUSE**  
25 Church Street  
Newport, RI 02840

REGULATORY  
REVIEW

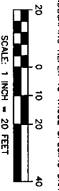
SITE GRADING  
PLAN 2

C-5





- NOTES:**
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON-THE-GROUND SURVEY DATED SEPTEMBER 27, 2021 AND OCTOBER 13, 2021.
  - ELEVATIONS ARE REFERENCED TO MANDS.
  - THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD STUDY REPORT 4, 2013. COMMENT-PANEL NUMBER 44500 0181 J (MAY EFFECTIVE DATE SEPTEMBER 4, 2013).
  - EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. DAMAGE TO EXISTING UTILITIES MAY OCCUR AS A RESULT OF UTILITIES DAMAGED OR INADEQUATELY SHOWN. BEFORE ANY CONSTRUCTION, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
  - THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY AND NOT INTENDED TO PERFORM DESIGN AND/OR CONSTRUCTION INFORMATION FOR SCHEMATIC INFORMATION RELATED TO THE BUILDING AND LANDSCAPING REFER TO THOSE SPECIFIC DRAWINGS.



**MICHAEL E. ROSSBELL**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 10467  
 State of Rhode Island  
 1000 North Main Street  
 Newport, RI 02840  
 WWW.MER-DEC.COM

**MEER**  
 LDEC  
 507 North Main Street, Suite 8  
 Newport, Rhode Island 02840  
 401.862.6222  
 WWW.MEER-DEC.COM

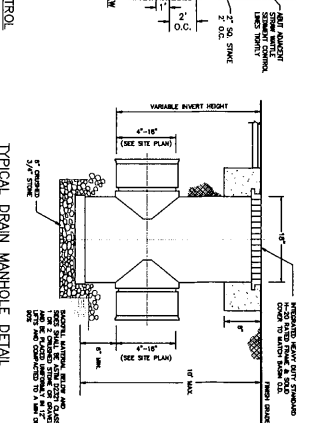
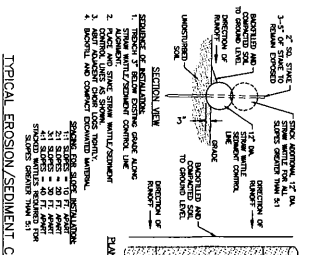
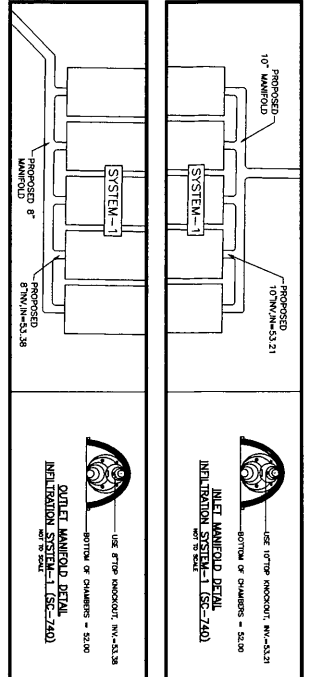
**LEGEND**

- CATCH BASIN
- DRAIN MANHOLE
- DRILL HOLE
- FENCE (CHAIN LINK)
- FENCE (STOCKING)
- FIRE HYDRANT
- GAS GATE
- LIGHT POST
- LANDSCAPING
- MANHOLE (UNKNOWN TYPE)
- SPOUT MANHOLE
- STONE BOUND W/DRILL HOLE
- STONE WALL
- TACTILE WARNING TILE
- TRILE
- UTILITY POLE
- WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS

<p>UNION        140 Water Street, Suite 201        Newport, Rhode Island 02840        401.862.6222        WWW.MEER-DEC.COM</p>	<p>BOYS &amp; GIRLS CLUBS        OF NEWPORT COUNTY        95 Church Street        Newport, RI 02840</p>	<p><b>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE</b>        95 Church Street        Newport, RI 02840</p>	<p>REGULATORY REVIEW</p> <p>DATE: DECEMBER 22, 2021</p> <p>SCALE:</p> <p>SITE EROSION PLAN</p> <p>C-7</p>
--	---	--	---

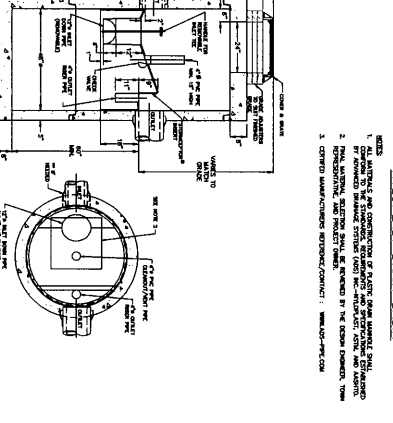
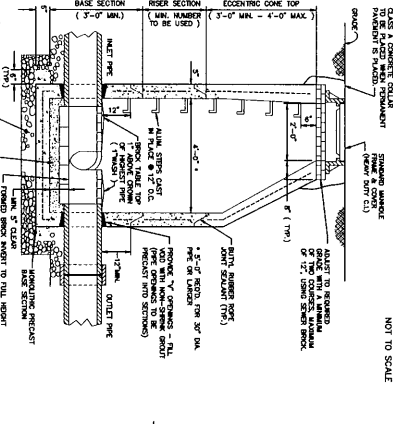
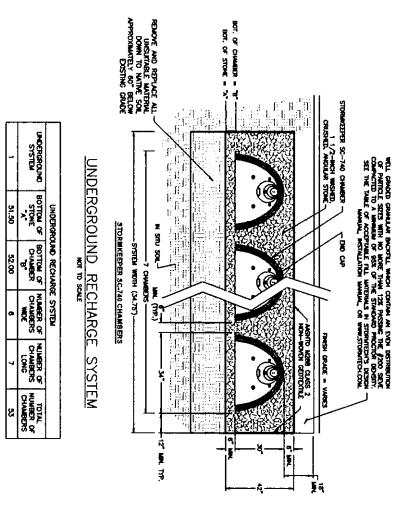






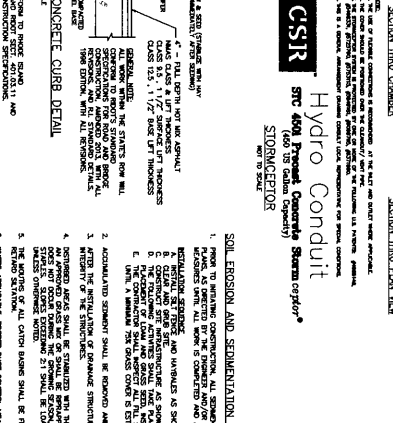
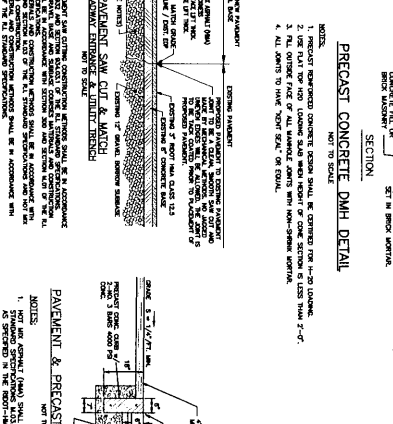
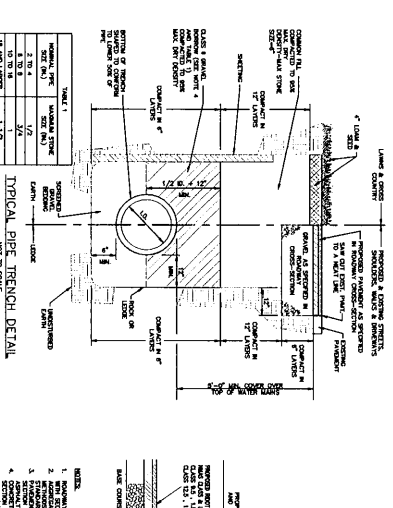
**MICHAEL E. RUSSELL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 17840  
 CIVIL ENGINEERING

**LDEC**  
 LITTLEFIELD DEVELOPMENT CONSULTANTS, INC.  
 207 Parkside Blvd., Suite 207  
 Newport, RI 02840  
 (401) 846-1111  
 WWW.LDEC.COM



**SOL EROSION AND SEDIMENTATION CONTROL NOTES**

- FROM TO INSTALLED OPERATIONS, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLAN, AS DIRECTED BY THE CONTRACTOR AND AS NECESSARY FOR FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE SEDIMENTATION MEASURES.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND SECTION.



**CONSTRUCTION DETAILS**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

**BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE**  
 95 Church Street  
 Newport, RI 02840

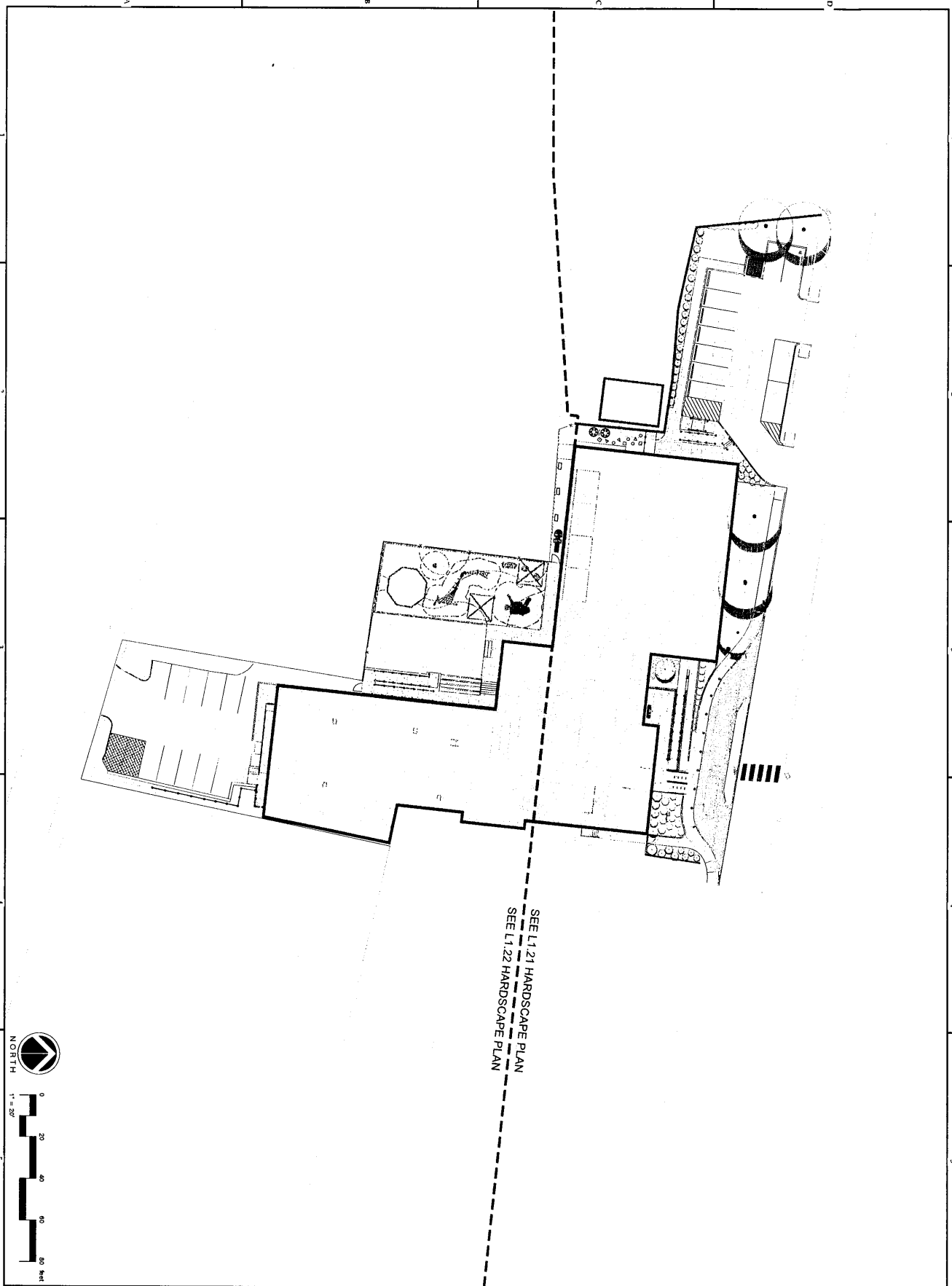
**UNION**  
 Littlefield Development Consultants, Inc.  
 207 Parkside Blvd., Suite 207  
 Newport, RI 02840  
 (401) 846-1111  
 WWW.LDEC.COM

**BOYS & GIRLS CLUBS OF NEWPORT COUNTY**

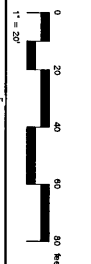
**CONSTRUCTION DETAILS**


DATE: DECEMBER 22, 2003  
 SCALE: AS SHOWN

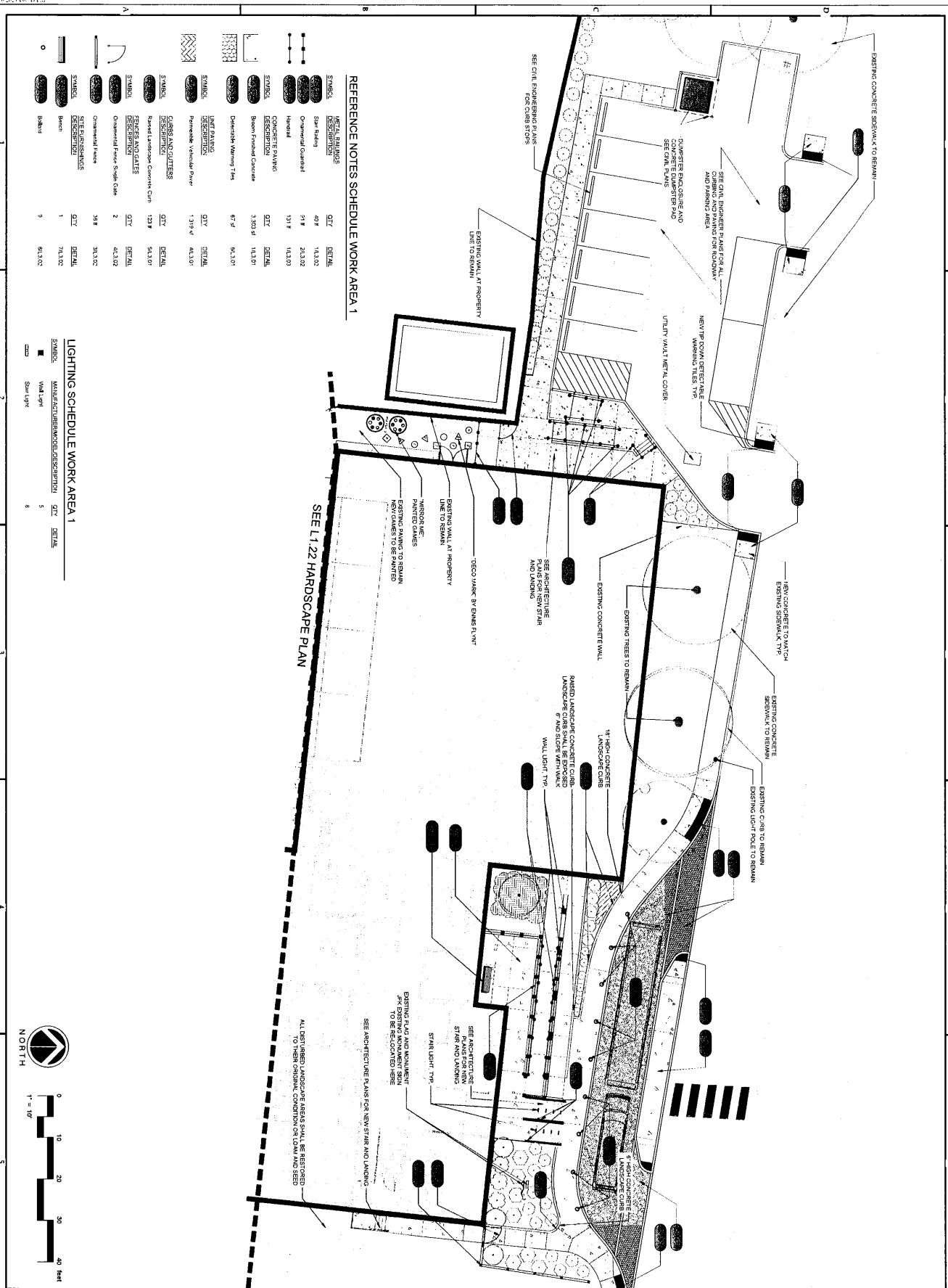
**C-9**



SEE L1.21 HARDSCAPE PLAN  
 SEE L1.22 HARDSCAPE PLAN



 <b>UNION</b> <small>1000 Waterbury Street, Suite 200        Providence, RI 02903        (401) 863-1234        www.unionri.org</small>	<b>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY</b> <small>15 Church Street        Newport, RI 02840</small>	<b>OVERALL HARDSCAPE SITE PLAN</b> <b>L1.20</b>
	<b>DESIGN DEVELOPMENT</b>	<small>DATE: 12/20/23        SCALE: 1" = 20'</small>



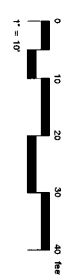
**REFERENCE NOTES SCHEDULE WORK AREA 1**

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	Star Balling	49#	14.3.02
[Symbol]	Ornamental Gravel	91#	21.3.02
[Symbol]	Unpaved	191#	14.3.03
[Symbol]	CONCRETE FINISHING	QTY	DETAIL
[Symbol]	Smooth finished concrete	3,303 SF	14.3.01
[Symbol]	Decorative Warming Tile	47#	46.3.01
[Symbol]	LIGHT FIXTURES	QTY	DETAIL
[Symbol]	Perimeter Vehicle Entry	1,319 LF	44.3.01
[Symbol]	CONCRETE AND CURBS	QTY	DETAIL
[Symbol]	Standard Interceptor Concrete Curb	129#	54.3.01
[Symbol]	STAIRCASES	QTY	DETAIL
[Symbol]	Ornamental Finer Single Gate	2	42.3.02
[Symbol]	Ornamental Finer	1#	31.3.02
[Symbol]	SITE FIXTURES	QTY	DETAIL
[Symbol]	Beam	1	74.3.02
[Symbol]	Bulb	9	61.3.02

**LIGHTING SCHEDULE WORK AREA 1**

SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	Wall Light	5	8
[Symbol]	Star Light	8	5

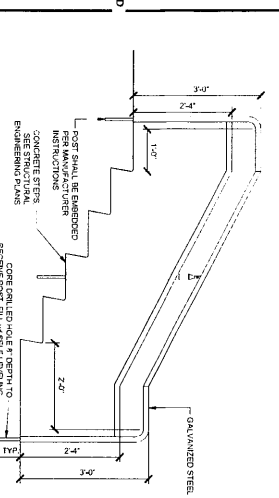
SEE L1.22 HARDSCAPE PLAN



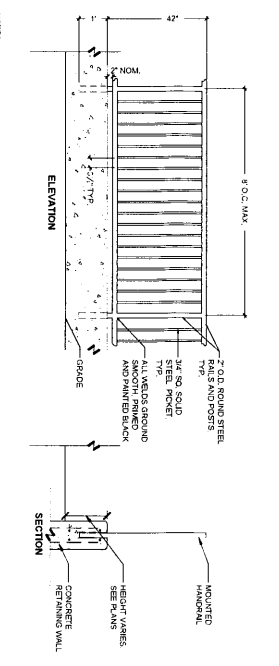
	<p><b>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE</b></p> <p>65 Chace Street, Newport, RI 02840</p>	<p>OWNER: BOYS AND GIRLS CLUBS OF NEWPORT COUNTY</p>	 <p><b>UNION</b> CONSTRUCTION SERVICES</p> <p>100 Water Street, Newport, RI 02840 Phone: 401.739.4200 www.unionconstruction.com</p>
<p>DESIGN DEVELOPMENT</p>	<p>DATE: 12/22/2023 SCALE: 1" = 10'</p>	<p>CONTR.</p>	<p>HARDSCAPE PLAN</p> <p><b>L1.21</b></p>



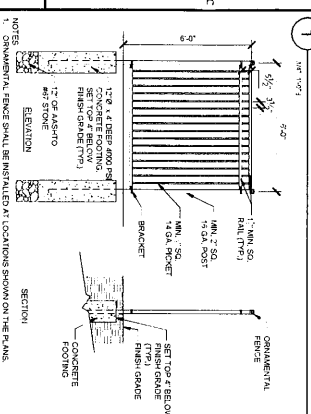




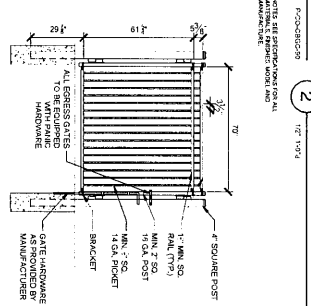
**1 HANDRAIL**  
 1/2\"/>



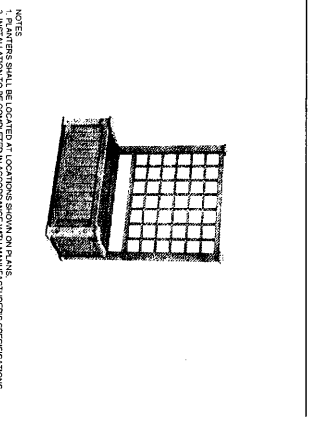
**2 GUARDRAIL ON WALL**  
 2\"/>



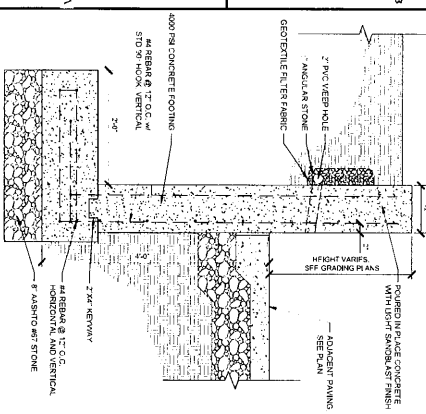
**3 ORNAMENTAL FENCE**  
 1\"/>



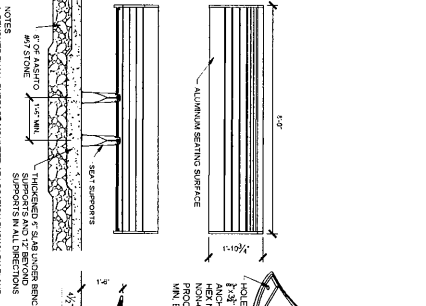
**4 ORNAMENTAL SINGLE SWING GATE**  
 1\"/>



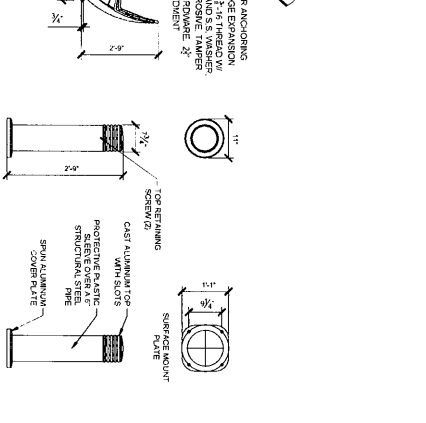
**5 PLASTER WITH TRELLIS**  
 3\"/>



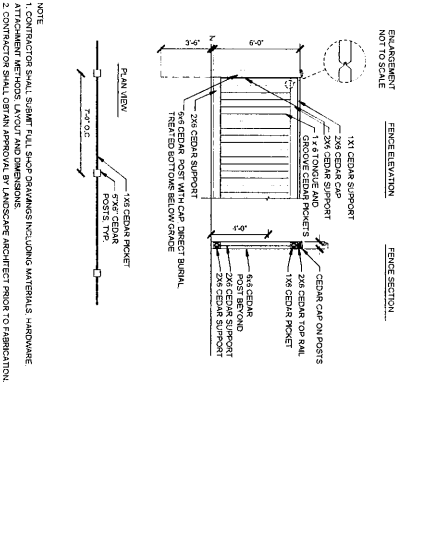
**6 PIP CONCRETE WALL**  
 2\"/>



**7 ORNAMENTAL BENCH**  
 1\"/>



**8 SOLAR LIGHT BOLLARD**  
 2\"/>



**9 CEDAR FENCE - ALTERNATE OPTION TO ORNAMENTAL FENCE**  
 1\"/>



OWNER  
 BOYS AND GIRLS CLUBS OF  
 NEWPORT COUNTY

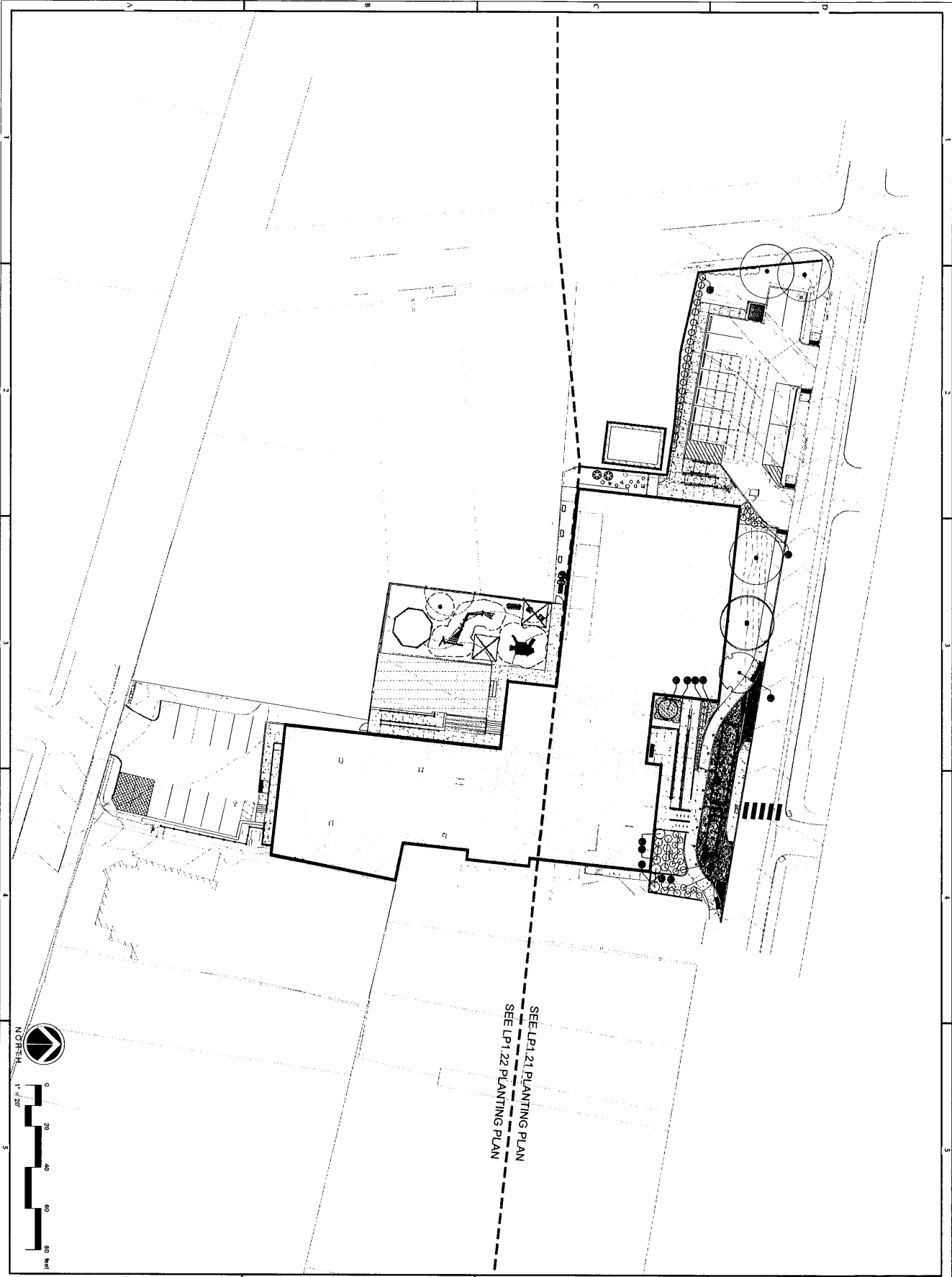
**BOYS AND GIRLS CLUBS OF  
 NEWPORT COUNTY,  
 CENTRAL CLUBHOUSE**  
 85 Church Street  
 Newport RI 02840






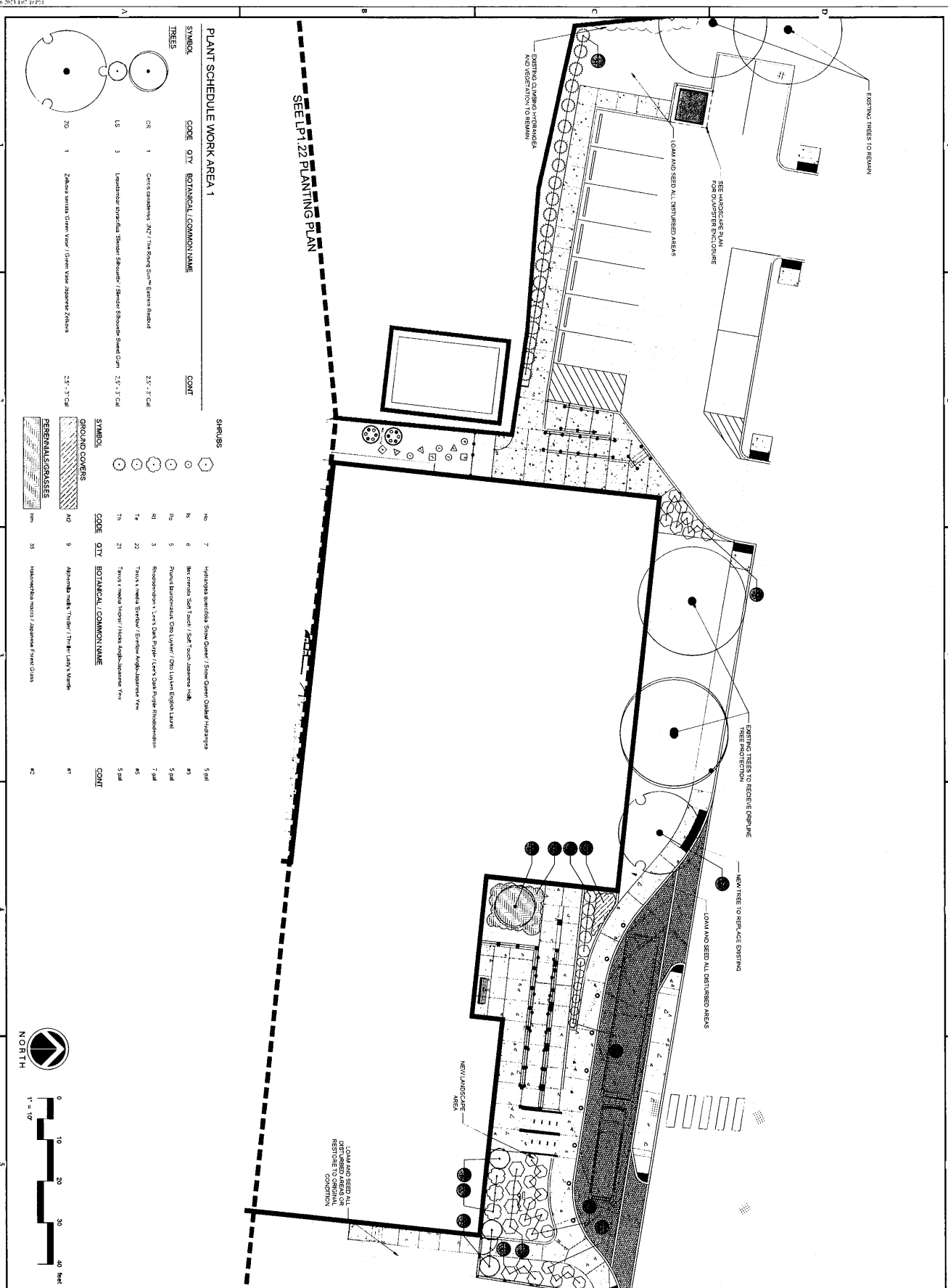
DESIGN  
 DEVELOPMENT  
 U&P - KIRUP  
 DATE: 12/23/2023  
 SCALE:  
 SITE DETAIL  
**L3.02**







 <p><b>UNION</b></p> <p>UNION ENGINEERING &amp; ARCHITECTURE 1000 WEST MAIN STREET NEWPORT, RI 02840 TEL: 401.863.1234</p>	 <p><b>BOYS &amp; GIRLS CLUBS</b> OF NEWPORT COUNTY</p> <p>OWNER</p> <p>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY</p>	 <p><b>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE</b></p> <p>85 Church Street Newport, RI 02840</p>	<p>DESIGN DEVELOPMENT</p> <p>DATE: 12/22/2023</p> <p>SCALE: 1" = 20'</p> <p>LAB: KTR/BD</p>	<p>OVERALL PLANTING SITE PLAN</p> <p>LP1.20</p>
---	---	---	---	---

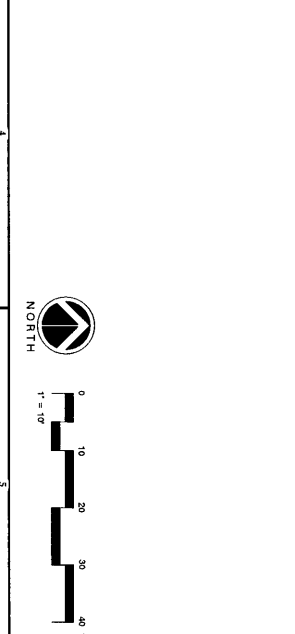


**PLANT SCHEDULE WORK AREA 1**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	COMT
	01	1	Quercus prinus L. / White Oak	25' - 3' Cal
	02	1	Zelkova serrata (Coryl. Vicia) / Green Yew	25' - 3' Cal
	03	1	Quercus prinus L. / White Oak	25' - 3' Cal
	04	1	Quercus prinus L. / White Oak	25' - 3' Cal
	05	1	Quercus prinus L. / White Oak	25' - 3' Cal
	06	1	Quercus prinus L. / White Oak	25' - 3' Cal
	07	1	Quercus prinus L. / White Oak	25' - 3' Cal
	08	1	Quercus prinus L. / White Oak	25' - 3' Cal
	09	1	Quercus prinus L. / White Oak	25' - 3' Cal
	10	1	Quercus prinus L. / White Oak	25' - 3' Cal
	11	1	Quercus prinus L. / White Oak	25' - 3' Cal
	12	1	Quercus prinus L. / White Oak	25' - 3' Cal
	13	1	Quercus prinus L. / White Oak	25' - 3' Cal
	14	1	Quercus prinus L. / White Oak	25' - 3' Cal
	15	1	Quercus prinus L. / White Oak	25' - 3' Cal
	16	1	Quercus prinus L. / White Oak	25' - 3' Cal
	17	1	Quercus prinus L. / White Oak	25' - 3' Cal
	18	1	Quercus prinus L. / White Oak	25' - 3' Cal
	19	1	Quercus prinus L. / White Oak	25' - 3' Cal
	20	1	Quercus prinus L. / White Oak	25' - 3' Cal
	21	1	Quercus prinus L. / White Oak	25' - 3' Cal
	22	1	Quercus prinus L. / White Oak	25' - 3' Cal
	23	1	Quercus prinus L. / White Oak	25' - 3' Cal
	24	1	Quercus prinus L. / White Oak	25' - 3' Cal
	25	1	Quercus prinus L. / White Oak	25' - 3' Cal
	26	1	Quercus prinus L. / White Oak	25' - 3' Cal
	27	1	Quercus prinus L. / White Oak	25' - 3' Cal
	28	1	Quercus prinus L. / White Oak	25' - 3' Cal
	29	1	Quercus prinus L. / White Oak	25' - 3' Cal
	30	1	Quercus prinus L. / White Oak	25' - 3' Cal

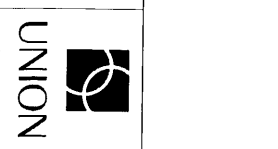
**SYMBOLS**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	COMT
	40	7	Hydrangea paniculata 'Snow Queen' / Snow Queen Oakleaf Hydrangea	5 gal
	41	6	Ilex cornuta 'Soft Touch' / Soft Touch Japanese Holly	4 gal
	42	5	Prunella laetevirens 'Coco Lovers' / Coco Lovers English Lavender	5 gal
	43	3	Rhododendron 'Lava Dark Purple' / Lava Dark Purple Rhododendron	7 gal
	44	22	Taxus canadensis 'Stetler' / Stetler's Japanese Yew	4 gal
	45	21	Taxus canadensis 'Hicks' / Hicks Japanese Yew	5 gal
	46	21	Taxus canadensis 'Hicks' / Hicks Japanese Yew	5 gal
	47	9	Abies balsamea 'Millers' / Millers' Japanese Fir	4 gal
	48	35	Hamamelis mollis / Japanese Paper Birch	4 gal



<p><b>BOYS &amp; GIRLS CLUBS OF NEWPORT COUNTY</b></p>	<p>OWNER: BOYS AND GIRLS CLUBS OF NEWPORT COUNTY</p>	<p>UNION</p> <p>104 Waterbury Street, 2nd Floor Newport, RI 02840 Phone: 401-739-5222 Fax: 401-739-5223</p>	<p>DESIGN DEVELOPMENT</p> <p></p>	<p><b>BOYS AND GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE</b></p> <p>95 Church Street Newport, RI 02840</p>





**UNION**  
 147 Waterbury St. Suite 20  
 Newport, RI 02840  
 Phone: 401.739.1100  
 Fax: 401.739.1101

**Boys & Girls clubs**  
 OF NEWPORT COUNTY

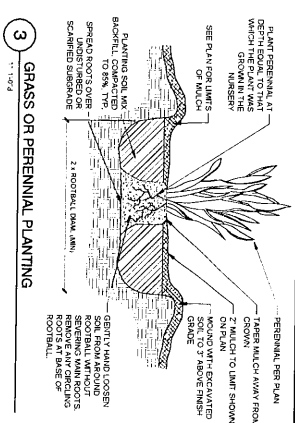
**BOYS AND GIRLS CLUBS OF NEWPORT COUNTY**  
 75 Church Street  
 Newport, RI 02840



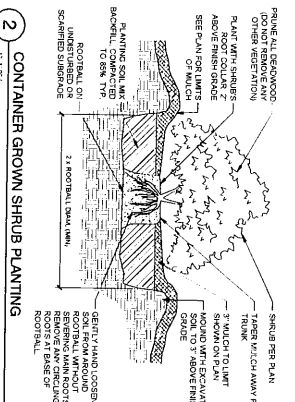
**DESIGN DEVELOPMENT**

K&B - K100  
 DATE: 10/27/2023  
 SCALE:  
 PROJECT: PLANTING DETAILS

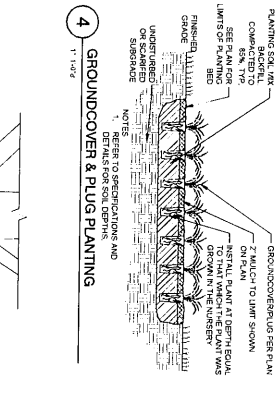
**L.P.3.01**



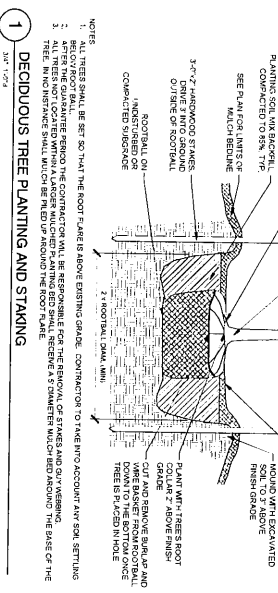
**3 GRASS OR PERENNIAL PLANTING**  
 1" x 1" x 1"



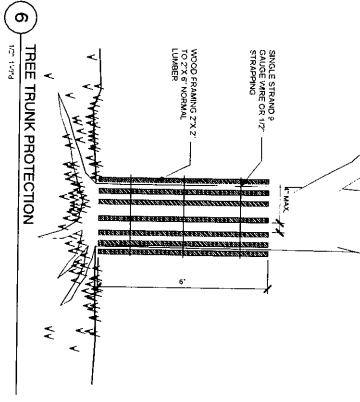
**2 CONTAINER GROWN SHRUB PLANTING**  
 1" x 1" x 1"



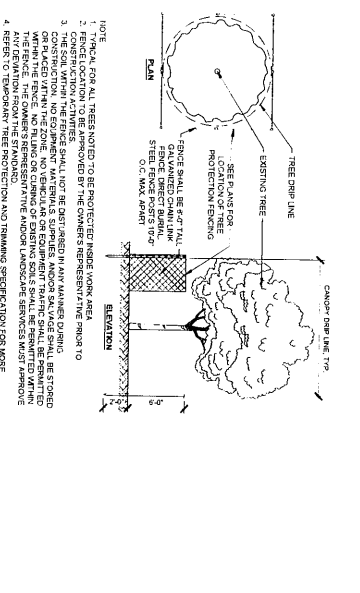
**4 GROUND COVER & PLUG PLANTING**  
 1" x 1" x 1"



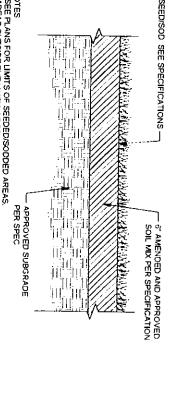
**1 DECIDUOUS TREE PLANTING AND STAKING**  
 1" x 1" x 1"



**6 TREE TRUNK PROTECTION**  
 1" x 1" x 1"



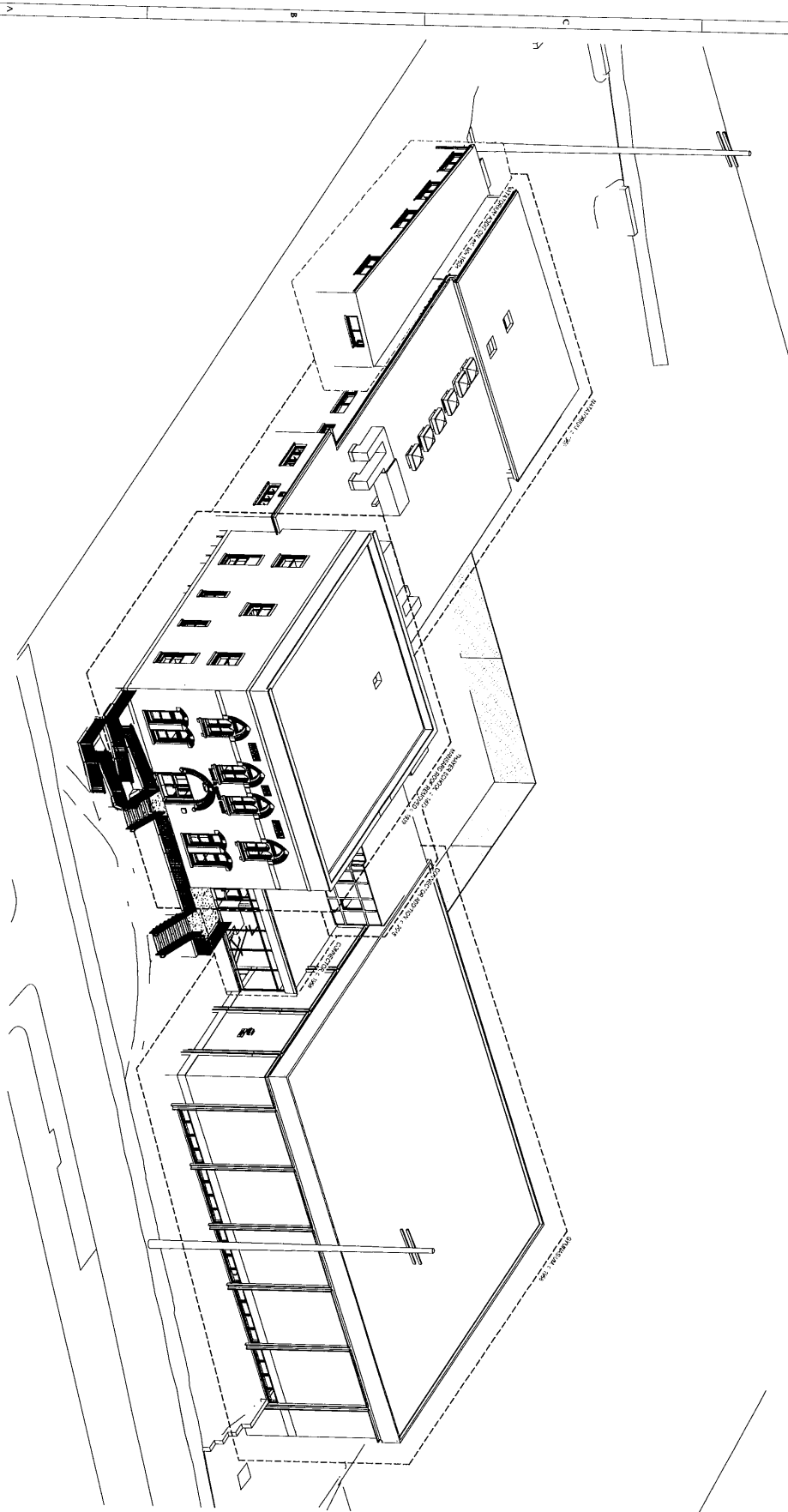
**5 CHAINLINK TREE PROTECTION AREA**  
 1" x 1" x 1"



**7 LOAM & SEED**  
 1" x 1" x 1"

**NOTES:**  
 1. TRUCK FOR ALL TREES NOT TO BE PROTECTED INSIDE WORK AREA.  
 2. FENCE LOCATION TO BE APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO.  
 3. THE SOIL WITHIN THE FENCE SHALL NOT BE DISTURBED IN ANY MANNER UNLESS  
 AS PLACED ON THE SITE. NO VIBRATING COMPACTORS AND/OR SOILS SHOULD BE STORED  
 WITHIN THE FENCE. NO FUEL OR OILS OF ANY KIND SHOULD BE STORED WITHIN  
 ANY PREVENTION FROM THE STRAND.  
 4. ANY PREVENTION FROM THE PROTECTION AND TRUNKING SPECIFICATIONS FOR MORE  
 INFORMATION.

- GENERAL NOTES:**
- ALL PLANT MATERIAL MUST BE PLACED IN THE GROUND AT THE SUBSIDIARY BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE PLACED IN THE GROUND AT THE SUBSIDIARY BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE PLACED IN THE GROUND AT THE SUBSIDIARY BY THE LANDSCAPE ARCHITECT.
  - PLANTING BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12" AND FILL WITH COMPACTED SOIL. ALL PLANTING BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 12" AND FILL WITH COMPACTED SOIL.
  - ALL EXISTING AND PROPOSED TREES SHOWN IN PLAN AREAS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. ALL EXISTING AND PROPOSED TREES SHOWN IN PLAN AREAS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  - ALL PLANT MATERIALS SHOWN ON THE CONTRACT SHALL BE QUANTIFIED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE OF WORK.
  - STAKE ALL TREES OVER 6" DBH AS SHOWN ON DETAILS REMOVE STRIKES AT THE END OF THE GUARANTEE PERIOD.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SITE CLASSIFICATION AND THE CONSTRUCTION PERIOD. ALL PLANTING SHALL BE COMPLETED BY THE END OF THE CONSTRUCTION PERIOD.
  - THE CONTRACTOR SHALL REMOVE ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
  - LOAM, LAMNOSER, OTHER TYPES OF COMPOST OR FERTILIZERS SHALL BE RETAINED AND NOT APPLIED WITHIN THE SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL FERTILIZERS SHALL BE APPLIED TO THE SOIL IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - LUMNOSER, OTHER TYPES OF COMPOST OR FERTILIZERS SHALL BE RETAINED AND NOT APPLIED WITHIN THE SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL FERTILIZERS SHALL BE APPLIED TO THE SOIL IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  - SEEDING: SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 AND MAY 31 OR AUGUST 15 AND OCTOBER 15. ONLY A SEED SHALL BE PLACED IN THE GROUND. SEED SHALL BE PLACED AT A DEPTH OF 1/2" TO 1" BELOW THE FINISH GRADE. SEED SHALL BE PLACED AT A DEPTH OF 1/2" TO 1" BELOW THE FINISH GRADE.
  - EXISTING UTILITIES: IN ACCORDANCE WITH THE STATE UTILITIES DEPARTMENT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
  - GRASS SEED: GRASS SEED SHALL BE APPLIED AT A RATE OF 10 LBS PER 1000 SQ FT. GRASS SEED SHALL BE APPLIED AT A RATE OF 10 LBS PER 1000 SQ FT.
  - LANDSCAPE ARCHITECT'S RESPONSIBILITY: THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE AND THE SELECTION OF PLANT MATERIAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE AND THE SELECTION OF PLANT MATERIAL.
  - PLANTING SYSTEM CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE PLANTING SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE PLANTING SYSTEM.
  - CLEANING CONTRACTOR IS RESPONSIBLE FOR REMOVING SITE CLASH AND MATERIALS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFF-SITE LOCATION UNLESS OTHERWISE INDICATED ON THE PLAN.



X000

EXISTING AXON

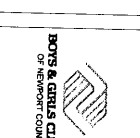
PROJECT: Boys & Girls Clubs of Newport County, Central Clubhouse  
 DATE: 12/22/2012  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

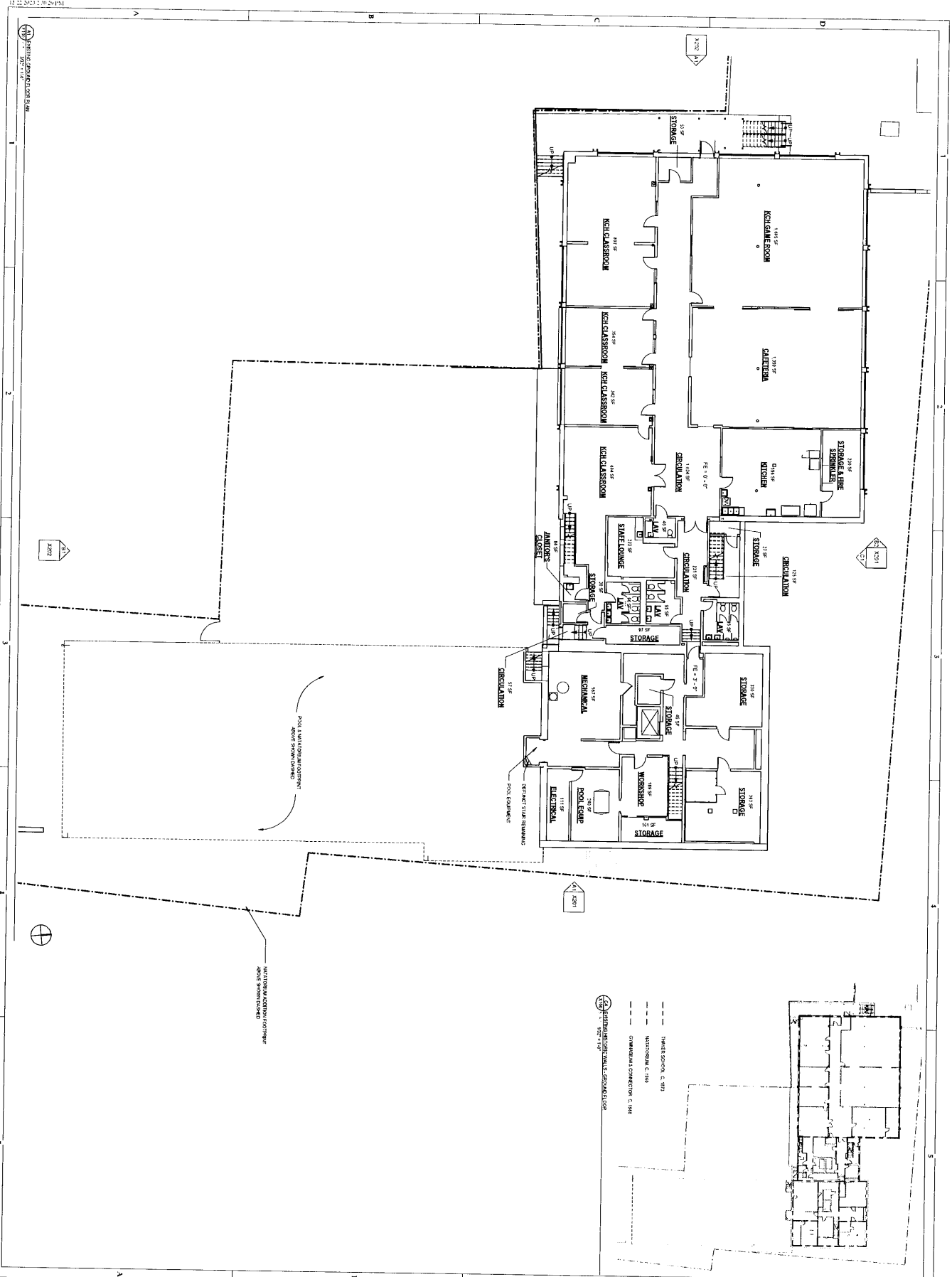
REGULATORY REVIEW

NOV 14 2012

**BOYS & GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE**  
 95 Church Street  
 Newport, RI 02840

OWNER:  
 BOYS & GIRLS CLUBS OF NEWPORT COUNTY





**UNION**

440 Main Street, Newport, RI 02840  
 Phone: 401.846.2100  
 Fax: 401.846.2101  
 www.unionri.com



**BOYS & GIRLS CLUBS**  
 OF NEWPORT COUNTY

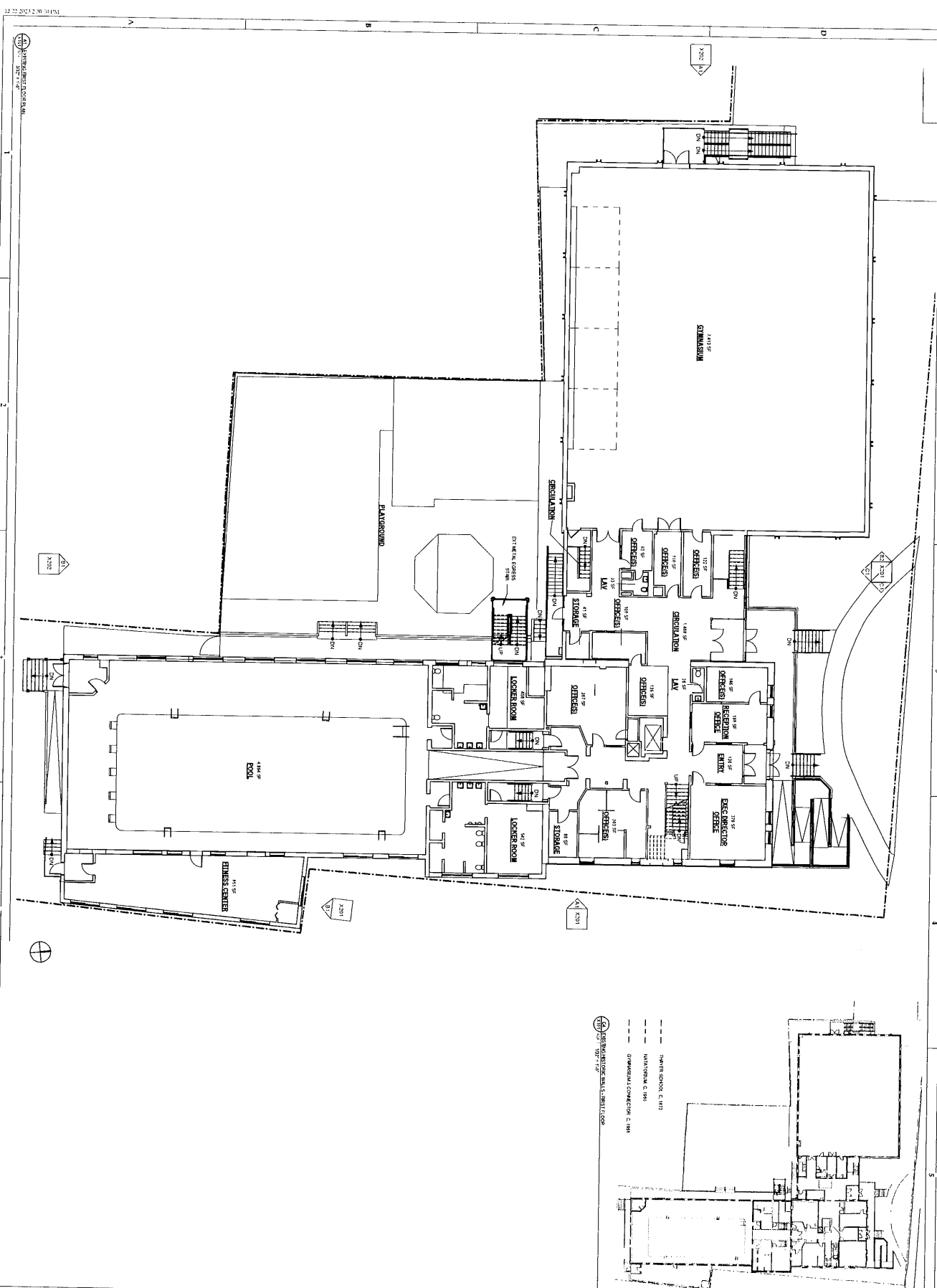
TWNNR  
 BOYS & GIRLS CLUBS OF  
 NEWPORT COUNTY

**BOYS & GIRLS CLUBS OF  
 NEWPORT COUNTY,  
 CENTRAL CLUBHOUSE**  
 25 Church Street  
 Newport, RI 02840

**REGULATORY  
 REVIEW**

DATE: 12/22/23  
 SCALE: As indicated  
 PROJECT: Existing Ground Floor Plan  
 DRAWING NO: X100

**X100**



**UNION**

1175 Main Street, Suite 200  
 Newport, RI 02840  
 Phone: 401.846.1111  
 Fax: 401.846.1112  
 www.unionconstruction.com



**BOYS & GIRLS CLUBS  
 OF NEWPORT COUNTY**

OWNER:  
 BOYS & GIRLS CLUBS OF  
 NEWPORT COUNTY

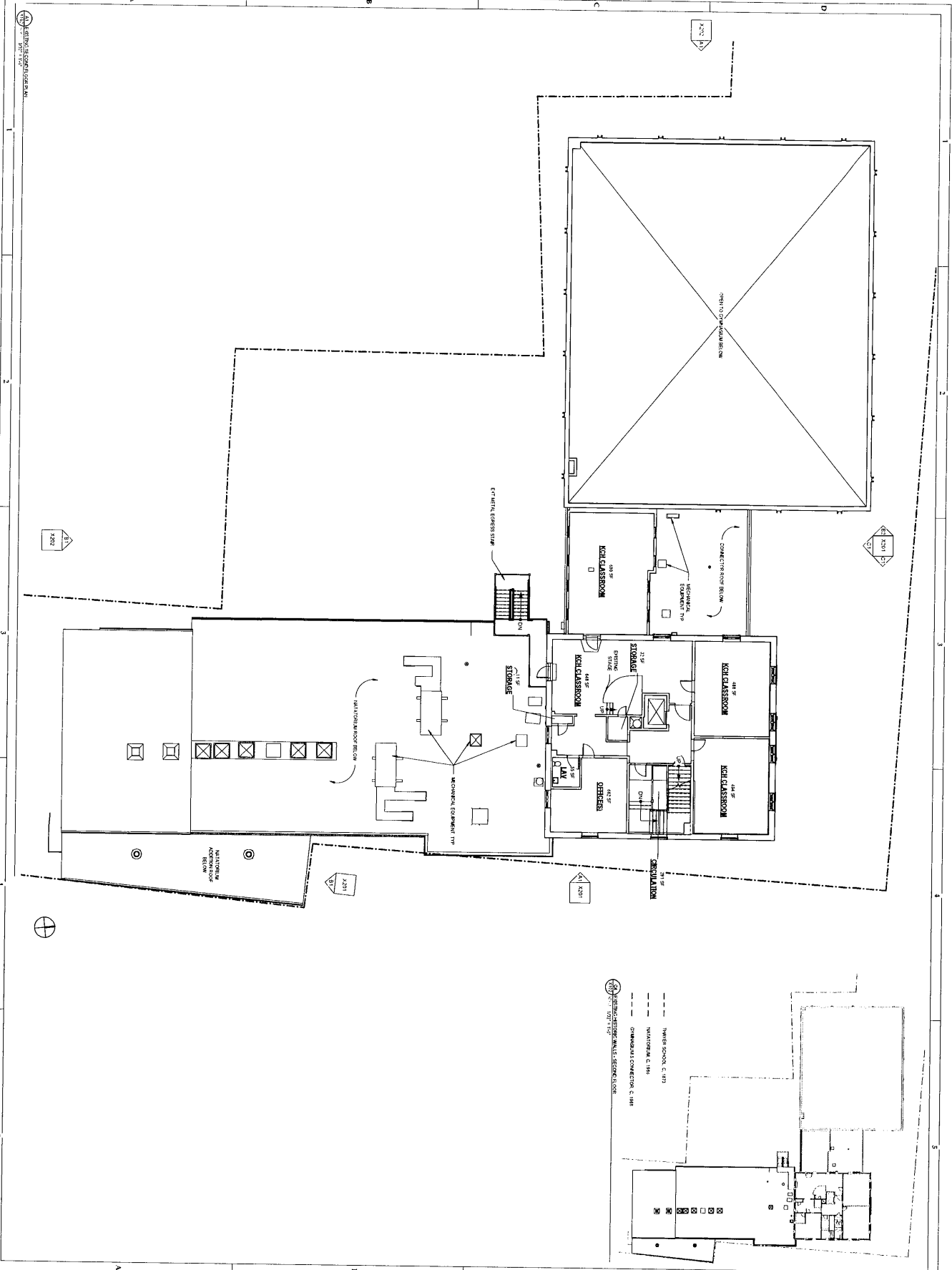
**BOYS & GIRLS CLUBS OF  
 NEWPORT COUNTY,  
 CENTRAL CLUBHOUSE**

25 Church Street  
 Newport, RI 02840

**REGULATORY  
 REVIEW**

DATE: 12/22/2021  
 SCALE: As Indicated  
 PROJECT: Boys & Girls Clubs of Newport County  
 DRAWING: EXISTING FIRST FLOOR PLAN

**X101**



140 Main Street, Suite 201  
Newport, RI 02840  
Phone: 401.871.1111  
www.unionri.com



OWNER:  
BOYS & GIRLS CLUBS OF  
NEWPORT COUNTY

**BOYS & GIRLS CLUBS OF  
NEWPORT COUNTY,  
CENTRAL CLUBHOUSE**  
25 Church Street  
Newport, RI 02840

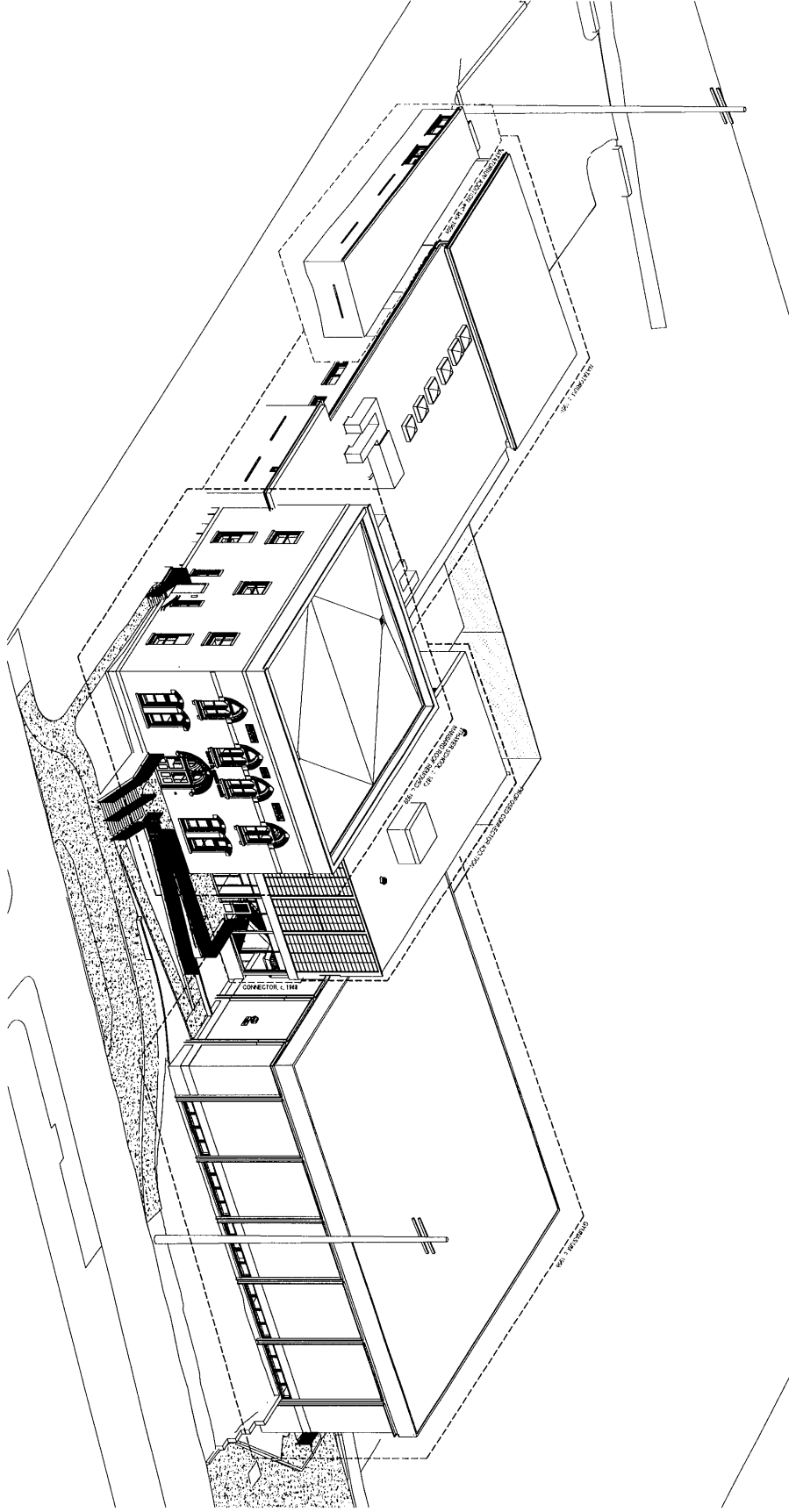
REGULATORY  
REVIEW

DATE: 12/22/23  
SCALE: As Indicated  
EXISTING  
SECOND FLOOR  
PLAN

X102







A001

PROPOSED AXON

DATE: 01/02/2023  
 SCALE: 1/8" = 1'-0"  
 PROJECT: BOYS & GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE  
 DRAWING: PROPOSED AXON

DESIGN DEVELOPMENT

BOYS & GIRLS CLUBS OF NEWPORT COUNTY  
 65 Church Street  
 Newport RI 02840

OWNER:

BOYS & GIRLS CLUBS OF NEWPORT COUNTY



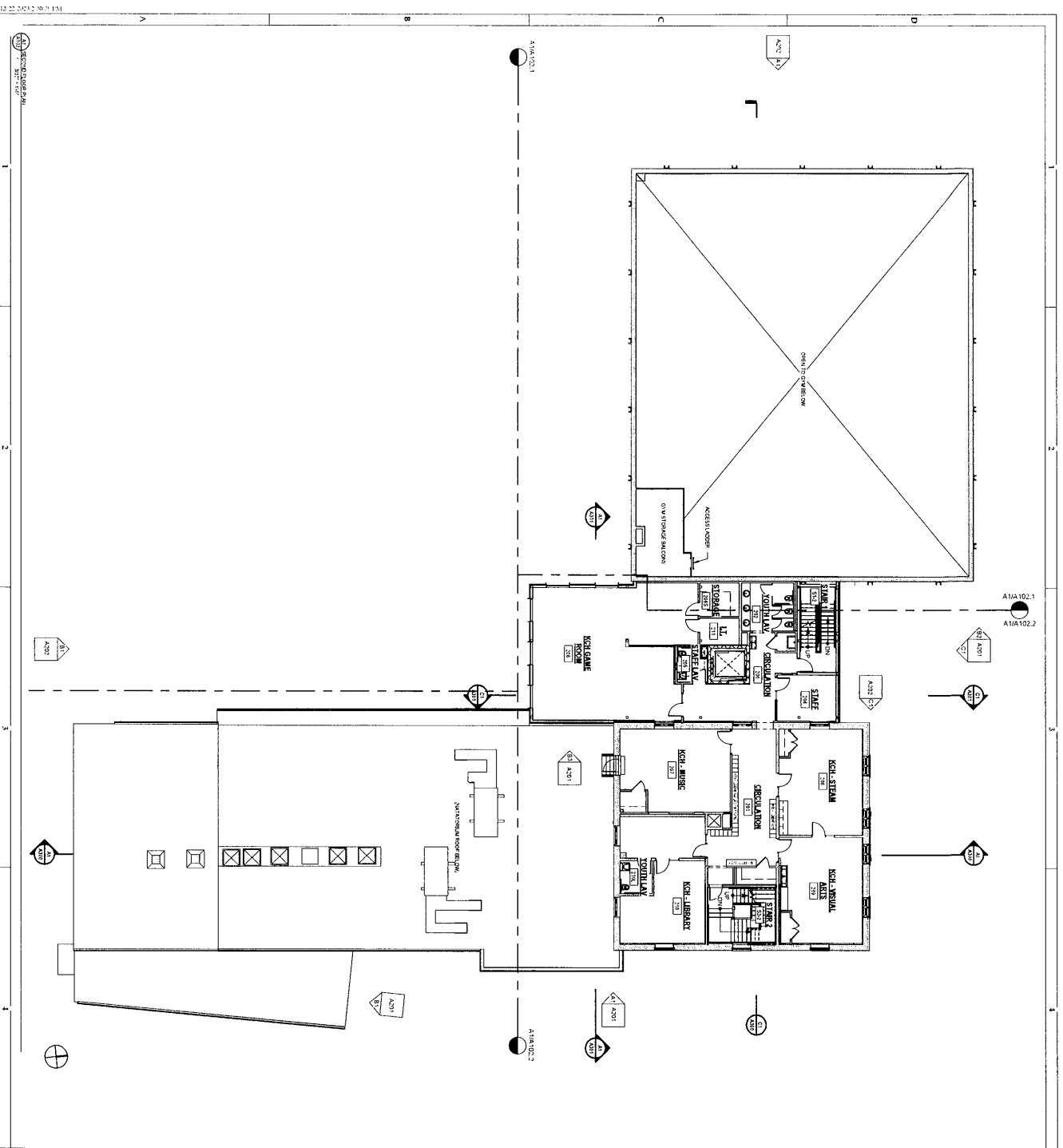
UNION



147 Main Street, Suite 201  
 Newport, RI 02840  
 Phone: 401.846.1111  
 Fax: 401.846.1112  
 www.unionri.com







**GENERAL SHEET NOTES - FLOOR PLANS**

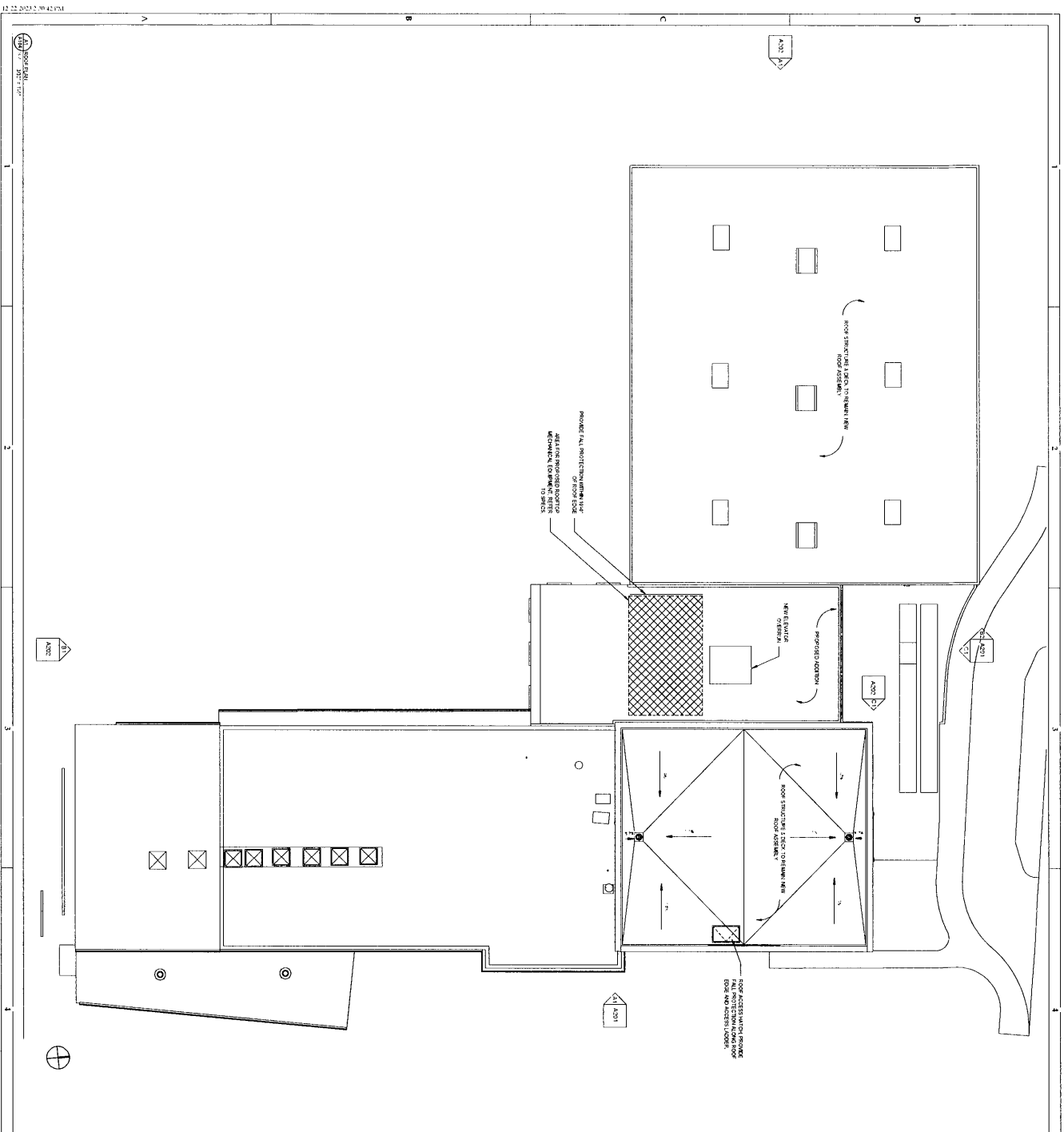
1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE ARCHITECTURAL DRAWINGS. FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. FINISHES AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.

**PLAN LEGEND**

- NEW CONSTRUCTION
- EXISTING TO REMAIN (FIN)
- NOT IN CURRENT SCOPE

 <p><b>BOYS &amp; GIRLS CLUBS OF NEWPORT COUNTY</b></p>	<p><b>OWNER:</b> BOYS &amp; GIRLS CLUBS OF NEWPORT COUNTY</p>	<p><b>BOYS &amp; GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE</b></p> <p>25 Church Street Newport, RI 02840</p>	<p><b>REGULATORY REVIEW</b></p>	<p><b>UNION</b></p> <p>1000 State Street Newport, RI 02840</p>
<p><b>SECOND FLOOR PLAN</b></p> <p><b>A102</b></p>				





**GENERAL SHEET NOTES - ROOFING**

PROVIDE CONTINUOUS METAL COPING OVER ALL EAVES AND RAFTERS.

PROVIDE MINIMUM 1% SLOPE ON ALL FLAT ROOFS. PROVIDE 12% SLOPE ON ROOFS WITH GUTTERS. PROVIDE 2% SLOPE ON ROOFS WITH DRAINAGE SYSTEMS. PROVIDE 4% SLOPE ON ROOFS WITH DRAINAGE SYSTEMS AND GUTTERS.

LOCATE ALL ROOF STAIRS AND MECHANICAL ROOMS WITH MINIMUM 1% SLOPE ON RAISE SIDE OF ROOF.

PROVIDE MINIMUM ROOF DRAINAGE AT ALL ROOFS. PROVIDE ROOF SLOPE TO ROOF DRAIN.



**UNION**

140 Water Street  
Newport, RI 02840  
Tel: 401.873.7100  
www.unionri.com



**OWNING:**  
BOYS & GIRLS CLUBS OF  
NEWPORT COUNTY

**BOYS & GIRLS CLUBS OF  
NEWPORT COUNTY,  
CENTRAL CLUBHOUSE**  
95 Church Street  
Newport, RI 02840

**REGULATORY  
REVIEW**

DATE: 12/22/2023  
SCALE: As indicated

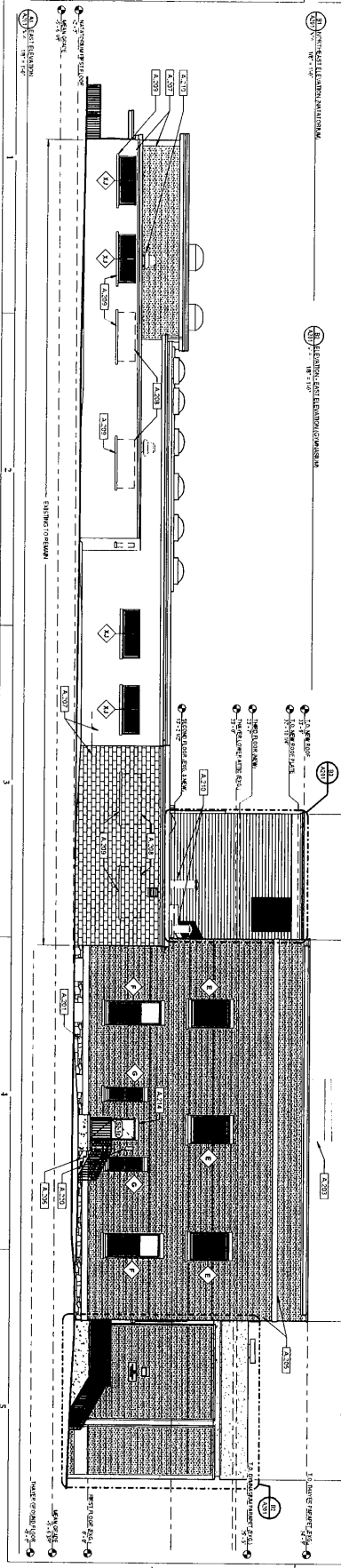
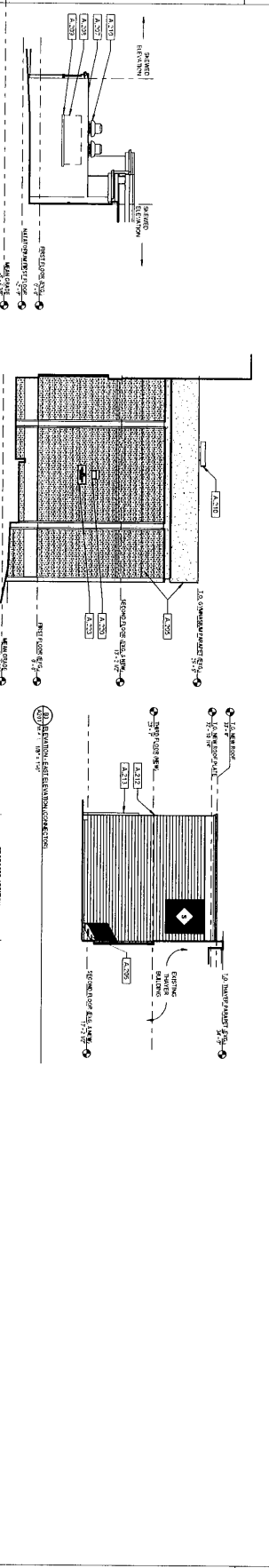
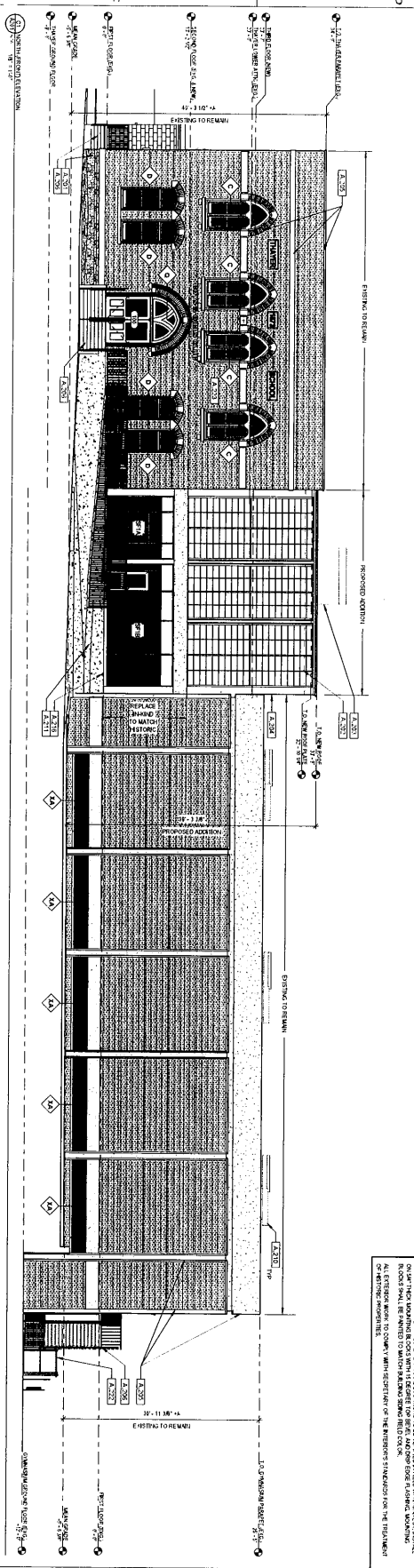
**ROOF PLAN**

**A104**

EXTERIOR ELEVATION NOTES		EXTERIOR ELEVATION NOTES		EXTERIOR ELEVATION NOTES	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	EXISTING BRICKWORK TO REMAIN	1	EXISTING BRICKWORK TO REMAIN	1	EXISTING BRICKWORK TO REMAIN
2	NEW BRICKWORK TO MATCH EXISTING	2	NEW BRICKWORK TO MATCH EXISTING	2	NEW BRICKWORK TO MATCH EXISTING
3	NEW CONCRETE TO MATCH EXISTING	3	NEW CONCRETE TO MATCH EXISTING	3	NEW CONCRETE TO MATCH EXISTING
4	NEW METAL PANELS TO MATCH EXISTING	4	NEW METAL PANELS TO MATCH EXISTING	4	NEW METAL PANELS TO MATCH EXISTING
5	NEW GLASS PANELS TO MATCH EXISTING	5	NEW GLASS PANELS TO MATCH EXISTING	5	NEW GLASS PANELS TO MATCH EXISTING
6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING	6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING	6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING
7	NEW ALUMINUM PANELS TO MATCH EXISTING	7	NEW ALUMINUM PANELS TO MATCH EXISTING	7	NEW ALUMINUM PANELS TO MATCH EXISTING
8	NEW BRASS PANELS TO MATCH EXISTING	8	NEW BRASS PANELS TO MATCH EXISTING	8	NEW BRASS PANELS TO MATCH EXISTING
9	NEW COPPER PANELS TO MATCH EXISTING	9	NEW COPPER PANELS TO MATCH EXISTING	9	NEW COPPER PANELS TO MATCH EXISTING
10	NEW ZINC PANELS TO MATCH EXISTING	10	NEW ZINC PANELS TO MATCH EXISTING	10	NEW ZINC PANELS TO MATCH EXISTING
11	NEW TITANIUM PANELS TO MATCH EXISTING	11	NEW TITANIUM PANELS TO MATCH EXISTING	11	NEW TITANIUM PANELS TO MATCH EXISTING
12	NEW CARBON FIBER PANELS TO MATCH EXISTING	12	NEW CARBON FIBER PANELS TO MATCH EXISTING	12	NEW CARBON FIBER PANELS TO MATCH EXISTING
13	NEW Kevlar PANELS TO MATCH EXISTING	13	NEW Kevlar PANELS TO MATCH EXISTING	13	NEW Kevlar PANELS TO MATCH EXISTING
14	NEW Fiberglass PANELS TO MATCH EXISTING	14	NEW Fiberglass PANELS TO MATCH EXISTING	14	NEW Fiberglass PANELS TO MATCH EXISTING
15	NEW GFRP PANELS TO MATCH EXISTING	15	NEW GFRP PANELS TO MATCH EXISTING	15	NEW GFRP PANELS TO MATCH EXISTING
16	NEW CFRP PANELS TO MATCH EXISTING	16	NEW CFRP PANELS TO MATCH EXISTING	16	NEW CFRP PANELS TO MATCH EXISTING
17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING	17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING	17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING
18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING	18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING	18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING
19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING	19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING	19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING
20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING	20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING	20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING

EXTERIOR ELEVATION NOTES		EXTERIOR ELEVATION NOTES		EXTERIOR ELEVATION NOTES	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	EXISTING BRICKWORK TO REMAIN	1	EXISTING BRICKWORK TO REMAIN	1	EXISTING BRICKWORK TO REMAIN
2	NEW BRICKWORK TO MATCH EXISTING	2	NEW BRICKWORK TO MATCH EXISTING	2	NEW BRICKWORK TO MATCH EXISTING
3	NEW CONCRETE TO MATCH EXISTING	3	NEW CONCRETE TO MATCH EXISTING	3	NEW CONCRETE TO MATCH EXISTING
4	NEW METAL PANELS TO MATCH EXISTING	4	NEW METAL PANELS TO MATCH EXISTING	4	NEW METAL PANELS TO MATCH EXISTING
5	NEW GLASS PANELS TO MATCH EXISTING	5	NEW GLASS PANELS TO MATCH EXISTING	5	NEW GLASS PANELS TO MATCH EXISTING
6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING	6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING	6	NEW STAINLESS STEEL PANELS TO MATCH EXISTING
7	NEW ALUMINUM PANELS TO MATCH EXISTING	7	NEW ALUMINUM PANELS TO MATCH EXISTING	7	NEW ALUMINUM PANELS TO MATCH EXISTING
8	NEW BRASS PANELS TO MATCH EXISTING	8	NEW BRASS PANELS TO MATCH EXISTING	8	NEW BRASS PANELS TO MATCH EXISTING
9	NEW COPPER PANELS TO MATCH EXISTING	9	NEW COPPER PANELS TO MATCH EXISTING	9	NEW COPPER PANELS TO MATCH EXISTING
10	NEW ZINC PANELS TO MATCH EXISTING	10	NEW ZINC PANELS TO MATCH EXISTING	10	NEW ZINC PANELS TO MATCH EXISTING
11	NEW TITANIUM PANELS TO MATCH EXISTING	11	NEW TITANIUM PANELS TO MATCH EXISTING	11	NEW TITANIUM PANELS TO MATCH EXISTING
12	NEW CARBON FIBER PANELS TO MATCH EXISTING	12	NEW CARBON FIBER PANELS TO MATCH EXISTING	12	NEW CARBON FIBER PANELS TO MATCH EXISTING
13	NEW Kevlar PANELS TO MATCH EXISTING	13	NEW Kevlar PANELS TO MATCH EXISTING	13	NEW Kevlar PANELS TO MATCH EXISTING
14	NEW Fiberglass PANELS TO MATCH EXISTING	14	NEW Fiberglass PANELS TO MATCH EXISTING	14	NEW Fiberglass PANELS TO MATCH EXISTING
15	NEW GFRP PANELS TO MATCH EXISTING	15	NEW GFRP PANELS TO MATCH EXISTING	15	NEW GFRP PANELS TO MATCH EXISTING
16	NEW CFRP PANELS TO MATCH EXISTING	16	NEW CFRP PANELS TO MATCH EXISTING	16	NEW CFRP PANELS TO MATCH EXISTING
17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING	17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING	17	NEW Kevlar/Fiberglass PANELS TO MATCH EXISTING
18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING	18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING	18	NEW Fiberglass/Kevlar PANELS TO MATCH EXISTING
19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING	19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING	19	NEW GFRP/Kevlar PANELS TO MATCH EXISTING
20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING	20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING	20	NEW CFRP/Kevlar PANELS TO MATCH EXISTING

GENERAL SHEET NOTES - ELEVATIONS	
1	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.
4	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
11	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
13	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
14	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
15	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
17	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
19	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20	ALL EXTERIOR WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.





**BOYS & GIRLS CLUBS OF NEWPORT COUNTY**

**OWNER**

**BOYS & GIRLS CLUBS OF NEWPORT COUNTY**

**BOYS & GIRLS CLUBS OF NEWPORT COUNTY, CENTRAL CLUBHOUSE**

95 Church Street  
Newport, RI 02840

**REGULATORY REVIEW**

DATE: 12/29/23

SCALE: As indicated

PROJECT: EXTERIOR ELEVATIONS (NORTH & EAST)

**A201**







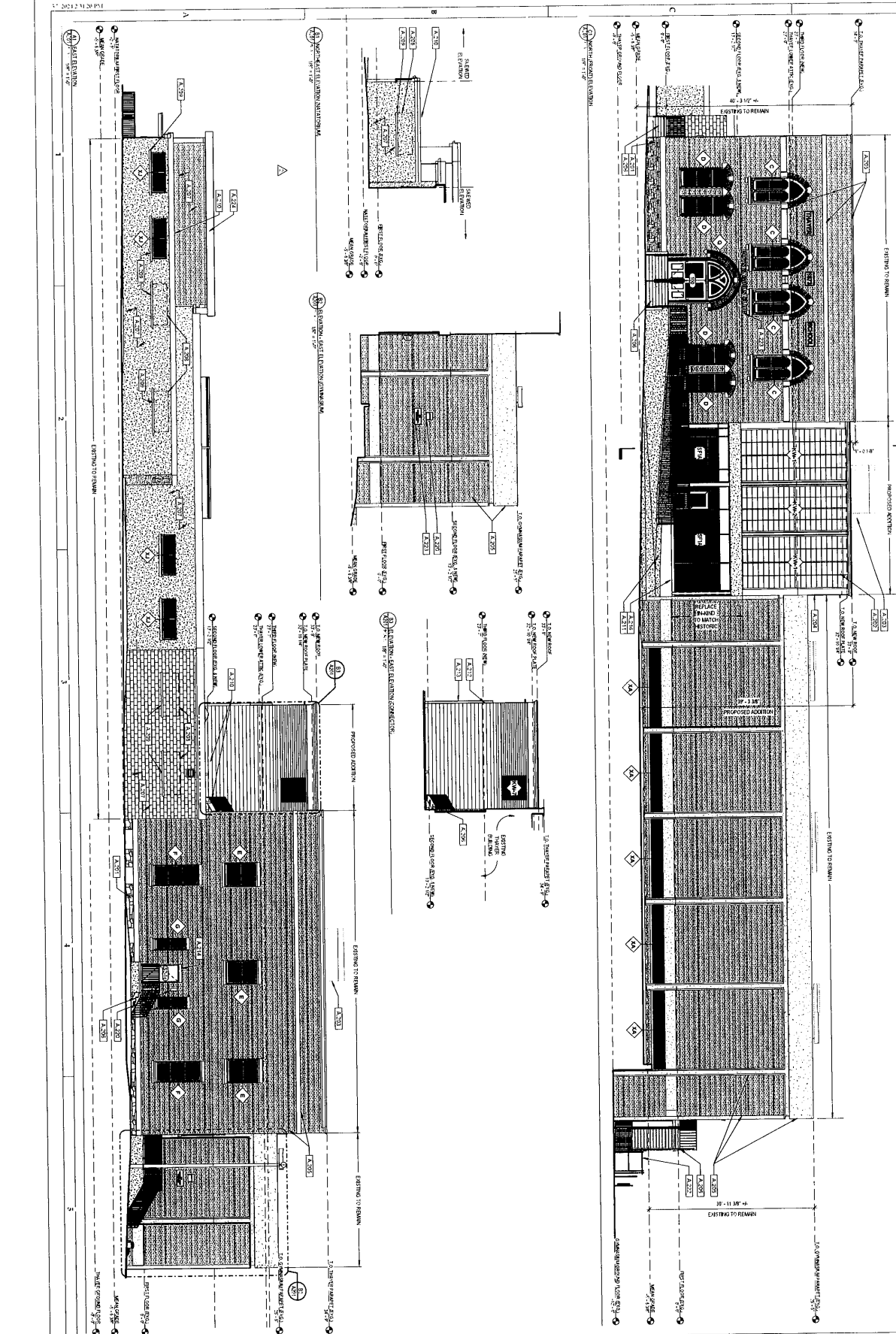
EXISTING ELEVATION KEYNOTES		EXISTING ELEVATION KEYNOTES		EXISTING ELEVATION KEYNOTES	
Key	Key Title	Key	Key Title	Key	Key Title
K101	EXISTING ROOF	K106	EXISTING ROOF	K111	EXISTING ROOF
K102	EXISTING WALL	K107	EXISTING WALL	K112	EXISTING WALL
K103	EXISTING WINDOW	K108	EXISTING WINDOW	K113	EXISTING WINDOW
K104	EXISTING DOOR	K109	EXISTING DOOR	K114	EXISTING DOOR
K105	EXISTING PORCH	K110	EXISTING PORCH	K115	EXISTING PORCH
K106	EXISTING STAIR	K111	EXISTING STAIR	K116	EXISTING STAIR
K107	EXISTING BALCONY	K112	EXISTING BALCONY	K117	EXISTING BALCONY
K108	EXISTING TERRACE	K113	EXISTING TERRACE	K118	EXISTING TERRACE
K109	EXISTING DRIVEWAY	K114	EXISTING DRIVEWAY	K119	EXISTING DRIVEWAY
K110	EXISTING GARAGE	K115	EXISTING GARAGE	K120	EXISTING GARAGE
K111	EXISTING DRIVE	K116	EXISTING DRIVE	K121	EXISTING DRIVE
K112	EXISTING SIDEWALK	K117	EXISTING SIDEWALK	K122	EXISTING SIDEWALK
K113	EXISTING CURB	K118	EXISTING CURB	K123	EXISTING CURB
K114	EXISTING LANDSCAPE	K119	EXISTING LANDSCAPE	K124	EXISTING LANDSCAPE
K115	EXISTING UTILITY	K120	EXISTING UTILITY	K125	EXISTING UTILITY
K116	EXISTING SIGNAGE	K121	EXISTING SIGNAGE	K126	EXISTING SIGNAGE
K117	EXISTING LIGHTING	K122	EXISTING LIGHTING	K127	EXISTING LIGHTING
K118	EXISTING FENCE	K123	EXISTING FENCE	K128	EXISTING FENCE
K119	EXISTING GROUND	K124	EXISTING GROUND	K129	EXISTING GROUND
K120	EXISTING ADJACENT	K125	EXISTING ADJACENT	K130	EXISTING ADJACENT
K121	EXISTING NEIGHBOR	K126	EXISTING NEIGHBOR	K131	EXISTING NEIGHBOR
K122	EXISTING STREET	K127	EXISTING STREET	K132	EXISTING STREET
K123	EXISTING AVENUE	K128	EXISTING AVENUE	K133	EXISTING AVENUE
K124	EXISTING HIGHWAY	K129	EXISTING HIGHWAY	K134	EXISTING HIGHWAY
K125	EXISTING RAILROAD	K130	EXISTING RAILROAD	K135	EXISTING RAILROAD
K126	EXISTING CANAL	K131	EXISTING CANAL	K136	EXISTING CANAL
K127	EXISTING RIVER	K132	EXISTING RIVER	K137	EXISTING RIVER
K128	EXISTING LAKE	K133	EXISTING LAKE	K138	EXISTING LAKE
K129	EXISTING OCEAN	K134	EXISTING OCEAN	K139	EXISTING OCEAN
K130	EXISTING MOUNTAIN	K135	EXISTING MOUNTAIN	K140	EXISTING MOUNTAIN
K131	EXISTING HILL	K136	EXISTING HILL	K141	EXISTING HILL
K132	EXISTING VALLEY	K137	EXISTING VALLEY	K142	EXISTING VALLEY
K133	EXISTING PLAIN	K138	EXISTING PLAIN	K143	EXISTING PLAIN
K134	EXISTING DESERT	K139	EXISTING DESERT	K144	EXISTING DESERT
K135	EXISTING TROPICS	K140	EXISTING TROPICS	K145	EXISTING TROPICS
K136	EXISTING SNOW	K141	EXISTING SNOW	K146	EXISTING SNOW
K137	EXISTING ICE	K142	EXISTING ICE	K147	EXISTING ICE
K138	EXISTING CLOUDS	K143	EXISTING CLOUDS	K148	EXISTING CLOUDS
K139	EXISTING SUN	K144	EXISTING SUN	K149	EXISTING SUN
K140	EXISTING MOON	K145	EXISTING MOON	K150	EXISTING MOON
K141	EXISTING STARS	K146	EXISTING STARS	K151	EXISTING STARS
K142	EXISTING PLANETS	K147	EXISTING PLANETS	K152	EXISTING PLANETS
K143	EXISTING GALAXIES	K148	EXISTING GALAXIES	K153	EXISTING GALAXIES
K144	EXISTING UNIVERSE	K149	EXISTING UNIVERSE	K154	EXISTING UNIVERSE
K145	EXISTING TIME	K150	EXISTING TIME	K155	EXISTING TIME
K146	EXISTING SPACE	K151	EXISTING SPACE	K156	EXISTING SPACE
K147	EXISTING MATTER	K152	EXISTING MATTER	K157	EXISTING MATTER
K148	EXISTING ENERGY	K153	EXISTING ENERGY	K158	EXISTING ENERGY
K149	EXISTING FORCE	K154	EXISTING FORCE	K159	EXISTING FORCE
K150	EXISTING MOTION	K155	EXISTING MOTION	K160	EXISTING MOTION
K151	EXISTING CHANGE	K156	EXISTING CHANGE	K161	EXISTING CHANGE
K152	EXISTING GROWTH	K157	EXISTING GROWTH	K162	EXISTING GROWTH
K153	EXISTING DEVELOPMENT	K158	EXISTING DEVELOPMENT	K163	EXISTING DEVELOPMENT
K154	EXISTING PROGRESS	K159	EXISTING PROGRESS	K164	EXISTING PROGRESS
K155	EXISTING SUCCESS	K160	EXISTING SUCCESS	K165	EXISTING SUCCESS
K156	EXISTING ACHIEVEMENT	K161	EXISTING ACHIEVEMENT	K166	EXISTING ACHIEVEMENT
K157	EXISTING TRIUMPH	K162	EXISTING TRIUMPH	K167	EXISTING TRIUMPH
K158	EXISTING VICTORY	K163	EXISTING VICTORY	K168	EXISTING VICTORY
K159	EXISTING CONQUEST	K164	EXISTING CONQUEST	K169	EXISTING CONQUEST
K160	EXISTING DOMINANCE	K165	EXISTING DOMINANCE	K170	EXISTING DOMINANCE
K161	EXISTING SUPREMACY	K166	EXISTING SUPREMACY	K171	EXISTING SUPREMACY
K162	EXISTING HEGEMONY	K167	EXISTING HEGEMONY	K172	EXISTING HEGEMONY
K163	EXISTING IMPERIALISM	K168	EXISTING IMPERIALISM	K173	EXISTING IMPERIALISM
K164	EXISTING COLONIALISM	K169	EXISTING COLONIALISM	K174	EXISTING COLONIALISM
K165	EXISTING DOMINATION	K170	EXISTING DOMINATION	K175	EXISTING DOMINATION
K166	EXISTING OPPRESSION	K171	EXISTING OPPRESSION	K176	EXISTING OPPRESSION
K167	EXISTING TYRANNY	K172	EXISTING TYRANNY	K177	EXISTING TYRANNY
K168	EXISTING AUTOCRACY	K173	EXISTING AUTOCRACY	K178	EXISTING AUTOCRACY
K169	EXISTING THEOCRACY	K174	EXISTING THEOCRACY	K179	EXISTING THEOCRACY
K170	EXISTING MONARCHY	K175	EXISTING MONARCHY	K180	EXISTING MONARCHY
K171	EXISTING ABSOLUTISM	K176	EXISTING ABSOLUTISM	K181	EXISTING ABSOLUTISM
K172	EXISTING FASCISM	K177	EXISTING FASCISM	K182	EXISTING FASCISM
K173	EXISTING NATIONALISM	K178	EXISTING NATIONALISM	K183	EXISTING NATIONALISM
K174	EXISTING IMPERIALISM	K179	EXISTING IMPERIALISM	K184	EXISTING IMPERIALISM
K175	EXISTING COLONIALISM	K180	EXISTING COLONIALISM	K185	EXISTING COLONIALISM
K176	EXISTING DOMINATION	K181	EXISTING DOMINATION	K186	EXISTING DOMINATION
K177	EXISTING OPPRESSION	K182	EXISTING OPPRESSION	K187	EXISTING OPPRESSION
K178	EXISTING TYRANNY	K183	EXISTING TYRANNY	K188	EXISTING TYRANNY
K179	EXISTING AUTOCRACY	K184	EXISTING AUTOCRACY	K189	EXISTING AUTOCRACY
K180	EXISTING THEOCRACY	K185	EXISTING THEOCRACY	K190	EXISTING THEOCRACY
K181	EXISTING MONARCHY	K186	EXISTING MONARCHY	K191	EXISTING MONARCHY
K182	EXISTING ABSOLUTISM	K187	EXISTING ABSOLUTISM	K192	EXISTING ABSOLUTISM
K183	EXISTING FASCISM	K188	EXISTING FASCISM	K193	EXISTING FASCISM
K184	EXISTING NATIONALISM	K189	EXISTING NATIONALISM	K194	EXISTING NATIONALISM
K185	EXISTING IMPERIALISM	K190	EXISTING IMPERIALISM	K195	EXISTING IMPERIALISM
K186	EXISTING COLONIALISM	K191	EXISTING COLONIALISM	K196	EXISTING COLONIALISM
K187	EXISTING DOMINATION	K192	EXISTING DOMINATION	K197	EXISTING DOMINATION
K188	EXISTING OPPRESSION	K193	EXISTING OPPRESSION	K198	EXISTING OPPRESSION
K189	EXISTING TYRANNY	K194	EXISTING TYRANNY	K199	EXISTING TYRANNY
K190	EXISTING AUTOCRACY	K195	EXISTING AUTOCRACY	K200	EXISTING AUTOCRACY
K191	EXISTING THEOCRACY	K196	EXISTING THEOCRACY	K201	EXISTING THEOCRACY
K192	EXISTING MONARCHY	K197	EXISTING MONARCHY	K202	EXISTING MONARCHY
K193	EXISTING ABSOLUTISM	K198	EXISTING ABSOLUTISM	K203	EXISTING ABSOLUTISM
K194	EXISTING FASCISM	K199	EXISTING FASCISM	K204	EXISTING FASCISM
K195	EXISTING NATIONALISM	K200	EXISTING NATIONALISM	K205	EXISTING NATIONALISM
K196	EXISTING IMPERIALISM	K201	EXISTING IMPERIALISM	K206	EXISTING IMPERIALISM
K197	EXISTING COLONIALISM	K202	EXISTING COLONIALISM	K207	EXISTING COLONIALISM
K198	EXISTING DOMINATION	K203	EXISTING DOMINATION	K208	EXISTING DOMINATION
K199	EXISTING OPPRESSION	K204	EXISTING OPPRESSION	K209	EXISTING OPPRESSION
K200	EXISTING TYRANNY	K205	EXISTING TYRANNY	K210	EXISTING TYRANNY
K201	EXISTING AUTOCRACY	K206	EXISTING AUTOCRACY	K211	EXISTING AUTOCRACY
K202	EXISTING THEOCRACY	K207	EXISTING THEOCRACY	K212	EXISTING THEOCRACY
K203	EXISTING MONARCHY	K208	EXISTING MONARCHY	K213	EXISTING MONARCHY
K204	EXISTING ABSOLUTISM	K209	EXISTING ABSOLUTISM	K214	EXISTING ABSOLUTISM
K205	EXISTING FASCISM	K210	EXISTING FASCISM	K215	EXISTING FASCISM
K206	EXISTING NATIONALISM	K211	EXISTING NATIONALISM	K216	EXISTING NATIONALISM
K207	EXISTING IMPERIALISM	K212	EXISTING IMPERIALISM	K217	EXISTING IMPERIALISM
K208	EXISTING COLONIALISM	K213	EXISTING COLONIALISM	K218	EXISTING COLONIALISM
K209	EXISTING DOMINATION	K214	EXISTING DOMINATION	K219	EXISTING DOMINATION
K210	EXISTING OPPRESSION	K215	EXISTING OPPRESSION	K220	EXISTING OPPRESSION
K211	EXISTING TYRANNY	K216	EXISTING TYRANNY	K221	EXISTING TYRANNY
K212	EXISTING AUTOCRACY	K217	EXISTING AUTOCRACY	K222	EXISTING AUTOCRACY
K213	EXISTING THEOCRACY	K218	EXISTING THEOCRACY	K223	EXISTING THEOCRACY
K214	EXISTING MONARCHY	K219	EXISTING MONARCHY	K224	EXISTING MONARCHY
K215	EXISTING ABSOLUTISM	K220	EXISTING ABSOLUTISM	K225	EXISTING ABSOLUTISM
K216	EXISTING FASCISM	K221	EXISTING FASCISM	K226	EXISTING FASCISM
K217	EXISTING NATIONALISM	K222	EXISTING NATIONALISM	K227	EXISTING NATIONALISM
K218	EXISTING IMPERIALISM	K223	EXISTING IMPERIALISM	K228	EXISTING IMPERIALISM
K219	EXISTING COLONIALISM	K224	EXISTING COLONIALISM	K229	EXISTING COLONIALISM
K220	EXISTING DOMINATION	K225	EXISTING DOMINATION	K230	EXISTING DOMINATION
K221	EXISTING OPPRESSION	K226	EXISTING OPPRESSION	K231	EXISTING OPPRESSION
K222	EXISTING TYRANNY	K227	EXISTING TYRANNY	K232	EXISTING TYRANNY
K223	EXISTING AUTOCRACY	K228	EXISTING AUTOCRACY	K233	EXISTING AUTOCRACY
K224	EXISTING THEOCRACY	K229	EXISTING THEOCRACY	K234	EXISTING THEOCRACY
K225	EXISTING MONARCHY	K230	EXISTING MONARCHY	K235	EXISTING MONARCHY
K226	EXISTING ABSOLUTISM	K231	EXISTING ABSOLUTISM	K236	EXISTING ABSOLUTISM
K227	EXISTING FASCISM	K232	EXISTING FASCISM	K237	EXISTING FASCISM
K228	EXISTING NATIONALISM	K233	EXISTING NATIONALISM	K238	EXISTING NATIONALISM
K229	EXISTING IMPERIALISM	K234	EXISTING IMPERIALISM	K239	EXISTING IMPERIALISM
K230	EXISTING COLONIALISM	K235	EXISTING COLONIALISM	K240	EXISTING COLONIALISM
K231	EXISTING DOMINATION	K236	EXISTING DOMINATION	K241	EXISTING DOMINATION
K232	EXISTING OPPRESSION	K237	EXISTING OPPRESSION	K242	EXISTING OPPRESSION
K233	EXISTING TYRANNY	K238	EXISTING TYRANNY	K243	EXISTING TYRANNY
K234	EXISTING AUTOCRACY	K239	EXISTING AUTOCRACY	K244	EXISTING AUTOCRACY
K235	EXISTING THEOCRACY	K240	EXISTING THEOCRACY	K245	EXISTING THEOCRACY
K236	EXISTING MONARCHY	K241	EXISTING MONARCHY	K246	EXISTING MONARCHY
K237	EXISTING ABSOLUTISM	K242	EXISTING ABSOLUTISM	K247	EXISTING ABSOLUTISM
K238	EXISTING FASCISM	K243	EXISTING FASCISM	K248	EXISTING FASCISM
K239	EXISTING NATIONALISM	K244	EXISTING NATIONALISM	K249	EXISTING NATIONALISM
K240	EXISTING IMPERIALISM	K245	EXISTING IMPERIALISM	K250	EXISTING IMPERIALISM
K241	EXISTING COLONIALISM	K246	EXISTING COLONIALISM	K251	EXISTING COLONIALISM
K242	EXISTING DOMINATION	K247	EXISTING DOMINATION	K252	EXISTING DOMINATION
K243	EXISTING OPPRESSION	K248	EXISTING OPPRESSION	K253	EXISTING OPPRESSION
K244	EXISTING TYRANNY	K249	EXISTING TYRANNY	K254	EXISTING TYRANNY
K245	EXISTING AUTOCRACY	K250	EXISTING AUTOCRACY	K255	EXISTING AUTOCRACY
K246	EXISTING THEOCRACY	K251	EXISTING THEOCRACY	K256	EXISTING THEOCRACY
K247	EXISTING MONARCHY	K252	EXISTING MONARCHY	K257	EXISTING MONARCHY
K248	EXISTING ABSOLUTISM	K253	EXISTING ABSOLUTISM	K258	EXISTING ABSOLUTISM
K249	EXISTING FASCISM	K254	EXISTING FASCISM	K259	EXISTING FASCISM
K250	EXISTING NATIONALISM	K255	EXISTING NATIONALISM	K260	EXISTING NATIONALISM
K251	EXISTING IMPERIALISM	K256	EXISTING IMPERIALISM	K261	EXISTING IMPERIALISM
K252	EXISTING COLONIALISM	K257	EXISTING COLONIALISM	K262	EXISTING COLONIALISM
K253	EXISTING DOMINATION	K258	EXISTING DOMINATION	K263	EXISTING DOMINATION
K254	EXISTING OPPRESSION	K259	EXISTING OPPRESSION	K264	EXISTING OPPRESSION
K255	EXISTING TYRANNY	K260	EXISTING TYRANNY	K265	EXISTING TYRANNY
K256	EXISTING AUTOCRACY	K261	EXISTING AUTOCRACY	K266	EXISTING AUTOCRACY
K257	EXISTING THEOCRACY	K262	EXISTING THEOCRACY	K267	EXISTING THEOCRACY
K258	EXISTING MONARCHY	K263	EXISTING MONARCHY	K268	EXISTING MONARCHY
K259	EXISTING ABSOLUTISM	K264	EXISTING ABSOLUTISM	K269	EXISTING ABSOLUTISM
K260	EXISTING FASCISM	K265	EXISTING FASCISM	K270	EXISTING FASCISM
K261	EXISTING NATIONALISM	K266	EXISTING NATIONALISM	K271	EXISTING NATIONALISM
K262	EXISTING IMPERIALISM	K267	EXISTING IMPERIALISM	K272	EXISTING IMPERIALISM
K263	EXISTING COLONIALISM	K268	EXISTING COLONIALISM	K273	EXISTING COLONIALISM
K264	EXISTING DOMINATION	K269	EXISTING DOMINATION	K274	EXISTING DOMINATION
K265	EXISTING OPPRESSION	K270	EXISTING OPPRESSION	K275	EXISTING OPPRESSION
K266	EXISTING TYRANNY	K271	EXISTING TYRANNY	K276	EXISTING TYRANNY
K267	EXISTING AUTOCRACY	K272	EXISTING AUTOCRACY	K277	EXISTING AUTOCRACY
K268	EXISTING THEOCRACY	K273	EXISTING THEOCRACY	K278	EXISTING THEOCRACY
K269	EXISTING MONARCHY	K274	EXISTING MONARCHY	K279	EXISTING MONARCHY
K270	EXISTING ABSOLUTISM	K275	EXISTING ABSOLUTISM	K280	EXISTING ABSOLUTISM
K271	EXISTING FASCISM	K276	EXISTING FASCISM	K281	EXISTING FASCISM
K272	EXISTING NATIONALISM	K277	EXISTING NATIONALISM	K282	EXISTING NATIONALISM
K273	EXISTING IMPERIALISM	K278	EXISTING IMPERIALISM	K283	EXISTING IMPERIALISM
K274	EXISTING COLONIALISM	K279	EXISTING COLONIALISM	K284	EXISTING COLONIALISM
K275	EXISTING DOMINATION	K280	EXISTING DOMINATION	K285	EXISTING DOMINATION
K276	EXISTING OPPRESSION	K281	EXISTING OPPRESSION	K286	EXISTING OPPRESSION
K277	EXISTING TYRANNY	K282	EXISTING TYRANNY	K287	EXISTING TYRANNY
K278	EXISTING AUTOCRACY	K283	EXISTING AUTOCRACY	K288	EXISTING AUTOCRACY
K279	EXISTING THEOCRACY	K284	EXISTING THEOCRACY	K289	EXISTING THEOCRACY
K280	EXISTING MONARCHY	K285	EXISTING MONARCHY	K290	EXISTING MONARCHY
K281	EXISTING ABSOLUTISM	K286	EXISTING ABSOLUTISM	K291	EXISTING ABSOLUTISM
K282	EXISTING FASCISM	K287	EXISTING FASCISM	K292	EXISTING FASCISM
K283	EXISTING NATIONALISM	K288	EXISTING NATIONALISM	K293	EXISTING NATIONALISM
K284	EXISTING IMPERIALISM	K289	EXISTING IMPERIALISM	K294	EXISTING IMPERIALISM
K285					



ELEVATION KEYNOTES		ELEVATION KEYNOTES		ELEVATION KEYNOTES	
NO.	TEXT	NO.	TEXT	NO.	TEXT
101	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	106	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	111	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
102	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	107	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	112	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
103	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	108	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	113	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
104	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	109	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	114	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
105	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	110	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.	115	EXISTING EXTERIOR FINISHES TO REMAIN UNLESS NOTED OTHERWISE.

**GENERAL SHEET NOTES - ELEVATIONS**

ALL ELEVATION NOTES ON THIS SHEET ARE SUBJECT TO THE GENERAL NOTES AND CONDITIONS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING DRIVEWAYS AND PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FOUNDATIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING ROOFS AND CEILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING INTERIORS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING ELEVATIONS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING DRIVEWAYS AND PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FOUNDATIONS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING ROOFS AND CEILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING INTERIORS AND FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING MECHANICAL AND ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURAL MEMBERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING ELEVATIONS AND FINISHES.



**DESIGN DEVELOPMENT**

DATE: 01/02/2014

SCALE: AS INDICATED

JOB #: 2301

**EXTERIOR ELEVATIONS (NORTH & EAST)**

**A201**

**BOYS & GIRLS CLUBS OF NEWPORT COUNTY**

**CENTRAL CLUBHOUSE**

45 Church Street  
Newport, RI 02840

**UNION**

THE UNION TRADING COMPANY

1000 Main Street  
Newport, RI 02840







**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY



CHURCH STREET ELEVATION







**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY



**CHURCH STREET ELEVATION AT DUSK**





**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY



CHURCH STREET ENTRANCE





**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY

CHURCH STREET PARKING





**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY



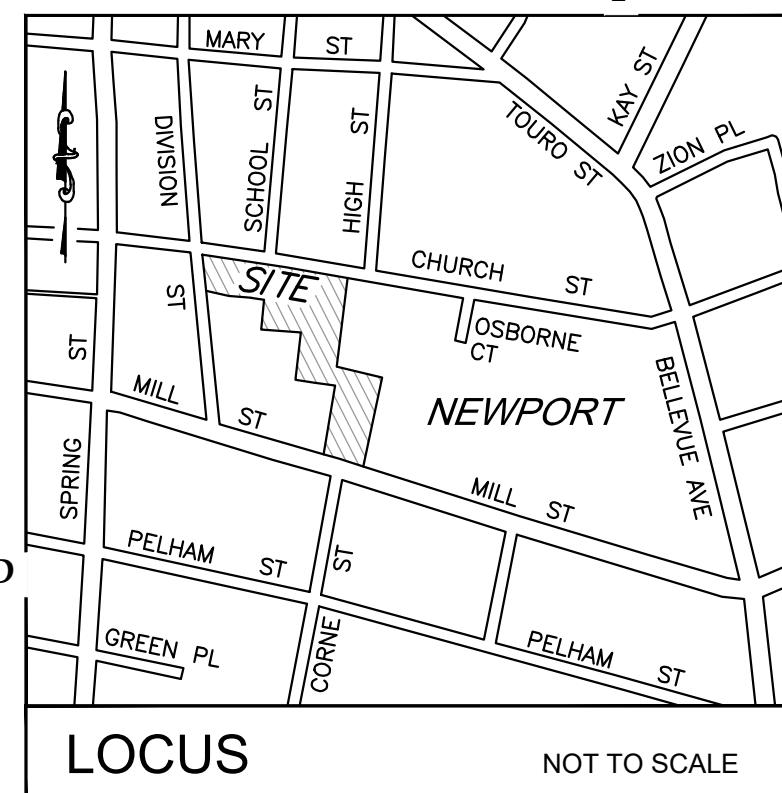
PLAYGROUND ELEVATION



MILL STREET ELEVATION



**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY



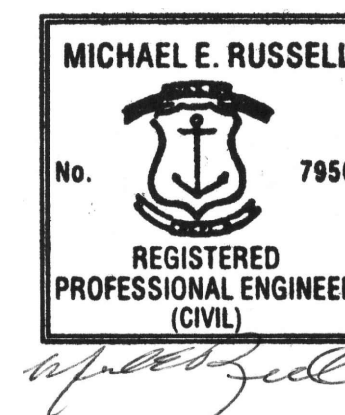
**NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN SEPTEMBER 27, 2021 AND OCTOBER 13, 2021.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEWPORT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445403 0181 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

- THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY AND NOT INTENDED TO DEPICT DESIGN AND/OR CONSTRUCTION INFORMATION. FOR SCHEMATIC INFORMATION RELATED TO THE BUILDING AND LANDSCAPING REFER TO THOSE SPECIFIC DRAWINGS.

**TRC NOTE:**

- PROPOSED IMPROVEMENTS REVIEWED AND APPROVED BY CITY OF NEWPORT TECHNICAL REVIEW COMMITTEE (TRC) ON JANUARY 10TH, 2024. SUBJECT SITE PLAN INCLUDES CONDITIONS NOTED IN DRAFT DECISION MEMORANDUM.



**LDEC**  
Land Development Engineering & Consulting, LLC  
207 High Point Avenue, Unit 6  
Portsmouth, RI 02871  
T: 401-354-2050 F: 401-369-9775  
WWW.SDE-LDEC.COM

**UNION**  
160 Mathewson St Suite 201  
Providence, RI 02903  
401-272-4724  
unionstudiosrch.com

**BOYS & GIRLS CLUBS**  
OF NEWPORT COUNTY

OWNER:  
BOYS AND GIRLS CLUBS OF  
NEWPORT COUNTY

**BOYS AND GIRLS CLUBS OF  
NEWPORT COUNTY,  
CENTRAL CLUBHOUSE**  
95 Church Street  
Newport, RI 02840

REGULATORY  
REVIEW

REVISION SCHEDULE		
NO.	ISSUE	DATE
1	REVISED MAY 13, 2024	
GENERAL REVISIONS: FRONT ENTRANCE, MAIN PARKING ENTRANCE AND TRANSFORMER RELOCATION JOB #: 2257		
DATE: DECEMBER 22, 2023		
SCALE:		

© 2023 UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN  
THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY  
FOR BOYS AND GIRLS CLUBS OF NEWPORT COUNTY  
THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR  
IN OTHER LOCATIONS WITHOUT THE APPROVAL AND  
PARTICIPATION OF UNION STUDIO.  
REPRODUCTION IS PROHIBITED.

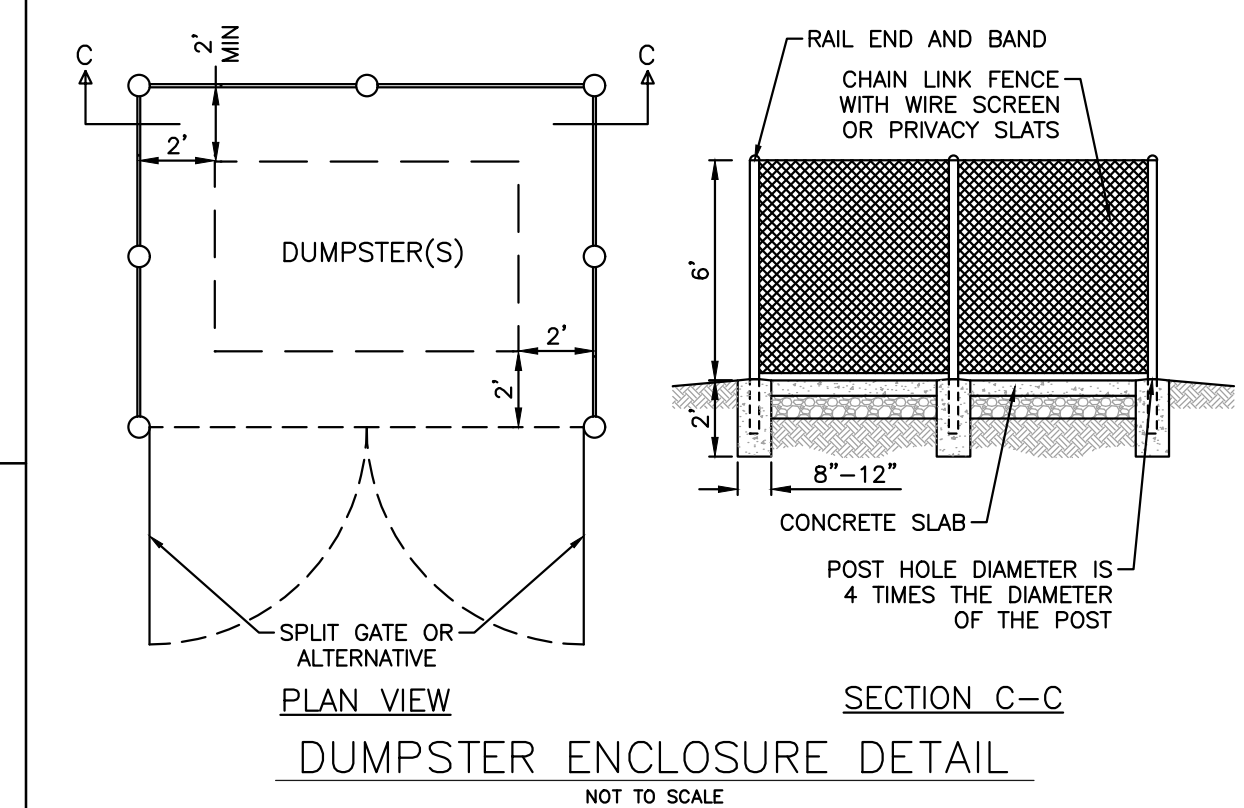
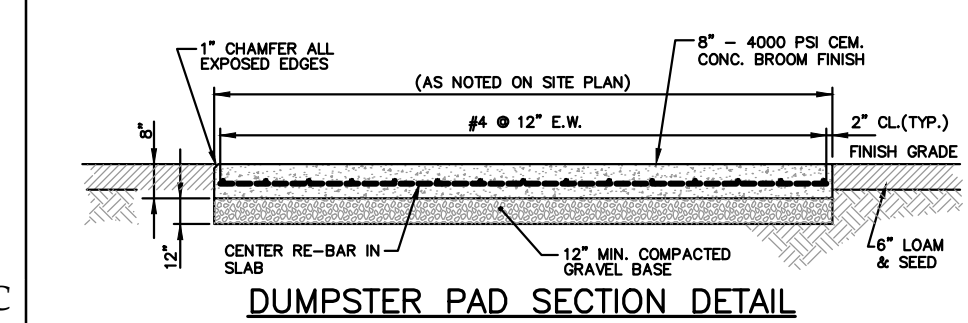
SITE LAYOUT  
PLAN

C-3

LOCUS NOT TO SCALE

**LEGEND**

- ☐ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ DH DRILL HOLE
- x FENCE (CHAIN LINK)
- FENCE (STOCKADE)
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ LIGHT POST
- ⊙ LANDSCAPING
- LA LANDSCAPE AREA
- ⊙ MANHOLE (UNKNOWN TYPE)
- ⊙ SEWER MANHOLE
- ⊙ SPOT ELEVATION
- ⊙ SB/DH STONE BOUND W/DRILL HOLE
- STONE WALL
- ⊙ TACTILE WARNING TILE
- ⊙ TREE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- UNDERGROUND DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS



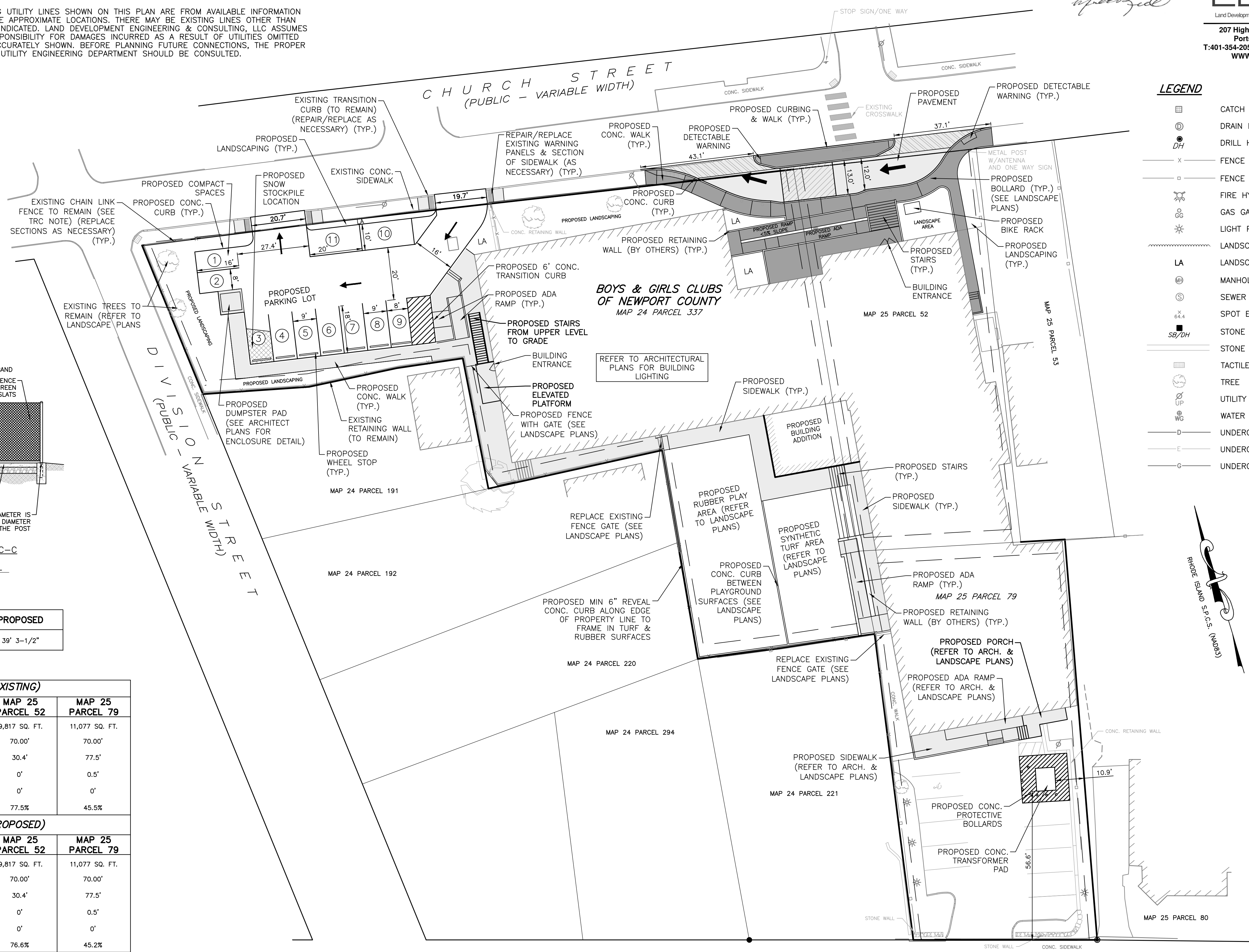
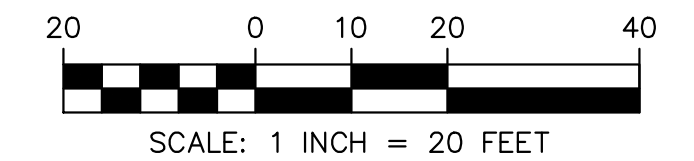
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	30 FT.	40' 3-1/2"	39' 3-1/2"

MEAN AVERAGE GRADE FOR AREA AROUND BUILDING ADDITION AND RENOVATION = 67.2

R-3 RESIDENTIAL DISTRICT (EXISTING)				
REGULATION	REQUIREMENT	MAP 24 PARCEL 337	MAP 25 PARCEL 52	MAP 25 PARCEL 79
MIN. LOT AREA	3,000 SQ. FT.	25,663 SQ. FT.	9,817 SQ. FT.	11,077 SQ. FT.
LOT FRONTAGE	50'	249.65'	70.00'	70.00'
FRONT SETBACK	0'	12.0'	30.4'	77.5'
SIDE SETBACK	3'	0'	0'	0.5'
REAR SETBACK	5'	5.8'	0'	0'
MAX. LOT COVERAGE	45%	38.2%	77.5%	45.5%

R-3 RESIDENTIAL DISTRICT (PROPOSED)				
REGULATION	REQUIREMENT	MAP 24 PARCEL 337	MAP 25 PARCEL 52	MAP 25 PARCEL 79
MIN. LOT AREA	3,000 SQ. FT.	25,663 SQ. FT.	9,817 SQ. FT.	11,077 SQ. FT.
LOT FRONTAGE	50'	249.65'	70.00'	70.00'
FRONT SETBACK	0'	12.0'	30.4'	77.5'
SIDE SETBACK	3'	0'	0'	0.5'
REAR SETBACK	5'	5.8'	0'	0'
*MAX. LOT COVERAGE	45%	44.1%	76.6%	45.2%

PARKING - CHURCH ST.		PARKING - MILL ST.	
EXISTING SPACES:	12 SPACES	EXISTING SPACES:	12 SPACES
PROPOSED SPACES:	11 SPACES	PROPOSED SPACES:	10 SPACES



7/6/2023 4:07:49 PM