

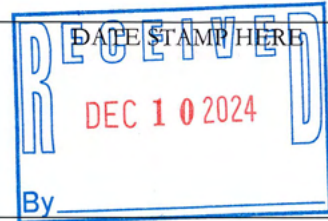


Newport Zoning Application

ZBR 2024 - DEC - 012

CORRECTED APP

(This box for staff use only)



Date: December 10, 2024

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: 57 Marchant Street

Tax Assessor's Plat: 29 Lot: 469 Zoning District: R-10

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

Special Use Permit (New Use) Use Variance Modification

Property Owner: Amer Taj and Chrysanthe Taj

Mailing Address: 57 Marchant Street, Newport RI 02840

Email Address: _____

Phone Number: _____

How long have you been the owner of the above premise? 3 Years (12/2/2021)

Legally Authorized Representative *if applicable: J. Russell Jackson, Esq.

Mailing Address: 122 Touro Street, Newport RI 02840

Email Address: jrjackson@millerscott.com Phone Number: 401-847-7500

Lessee: N/A

Mailing Address: _____

Email Address: _____ Phone Number: _____



Newport Zoning Application

Property Characteristics

Dimensions of lot-frontage: 72.20 ft. Lot Area: 4,582.14 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 1,436 sq. ft.

Total square footage of the footprint of proposed buildings: 1,726 sq. ft.

Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,582.14	10,000	4,582.14
Coverage Area (sq. ft)	1,436	1,413.13	1,726
Lot Coverage (%)	30.88%	30.84%	38.19%
Dwelling Units	1	1	1
Parking (# of spaces)	2	2	2
Front Setback (ft.)	1.7'	0'	1.7'
Side Setbacks (ft.)	N=20', S=17.1'	3'	N=7.3', S=17.1'
Rear Setback (ft.)	10.5'	5'	10.5'
Height (ft.)	25.3'	30'	25.3'



Newport Zoning Application

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

Present use of Premise: Single Family Residence

Proposed use of Premise: Single Family Residence

Summary of Proposed Alterations

The Applicants seek relief under the following provisions of the Zoning Code:

Section 17.109.010	Special Use Permits
Section 17.109.020 (F)	Category 6 Special Use Permits
Section 17.108.020	Variances
Section 17.72.030	Alteration to Nonconforming Development
Section 17.20.050	R-10 Lot Coverage Requirements

The Applicants acquired the Subject Property three years ago. They completely renovated and upgraded the home and now occupy it as their primary residence. After settling in, the Applicants discovered that the basement was ill suited for storage due to frequent flooding. There is a need for additional functional storage. The Applicants have developed this current plan, which is comprised of a single stall garage, unfinished second level storage and small mudroom which connects the existing house with the proposed garage and serves as a new secondary entrance.

The existing parcel is a legal non-conforming lot of record containing only 4,582.14 square feet of land. The property is in the R-10 Zone and is significantly substandard in size. With the recent changes to the Zoning Enabling Act, the setback requirements of the R-3 Zone now apply to this sub-standard parcel. As such, the existing structures all meet the setback requirements. The proposed construction of a single stall garage and mudroom will also meet all setback requirements. Existing lot coverage is at 30.88%, which slightly exceeds the modified proportional limit of 30.84%. As a result of the existing conditions, small lot size and dimensional non-conformities, any addition, expansion or modification to the property, no matter how small or modest, will result in the need for zoning relief in the form of a lot coverage variance and a Category 6 Special Use Permit for the Alteration to a Nonconforming Development. The resulting lot coverage is not unreasonable given the extremely small size of the lot. No building height relief is required. The property is not in the Newport Historic District. The plan proposed by the Applicant is harmonious with the surrounding neighborhood and will not be injurious to, or inconsistent with the area or with the purpose and intent of the R-10 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 existing parcel is a legal non-conforming lot of record containing 4,582.14 square feet of land. The lot is significantly substandard for the R-10 Zone. The existing structures already exceed lot coverage. Based on the size of the lot and the location of existing structures, any reasonable improvement, addition or modification will require dimensional relief. As a result of the existing conditions and circumstances that are peculiar to this non-conforming development, the proposed improvements will result in a modest increase of lot coverage. The proposed single stall garage and mudroom will comply with all setback requirements.

The subject property is located on the west side of Marchant Street. The neighborhood is fully developed with a number of other abutting parcels with existing dimensional nonconformities. Other properties also exceed lot coverage. The literal interpretation of the zoning code, resulting in the denial of the relief requested, would unreasonably deny these Applicants the ability to make the requested improvements for the full use and enjoyment of their primary residence. The proposed mudroom and single stall garage addition will be appropriate and consistent with the surrounding neighborhood and the rights enjoyed by other property owners in this area of the R-10 Zone. The proposal will require an increase of lot coverage from 30.88% to 38.19%, which is a modest expansion, given the small lot size. The new addition will meet all setbacks. The improvements will allow for much needed above grade storage. The property is in a flood zone and the basement is wet and often floods.

The single stall garage is lower in terms of overall height, versus a previous proposed garage addition. This, together with a redesign of the roof, result in a reduction of size, scale and massing, making the garage in keeping with the streetscape and overall density of other structures in the area.


The Applicants have taken great care to develop a proposed improvement plan which provides additional functional space to accommodate their growing family, meeting their present and future needs. The plan is appropriate in scope, scale and size for this property. The overall proposal has been designed to meet the reasonable living needs of the Applicant with minimal dimensional variances. The hardship is driven by the significantly substandard lot and the fact that the existing structures already exceed lot coverage. The Applicants are seeking the minimum variance which will allow the reasonable use of the property as their primary residence. Accordingly, the proposed use of the property and the relief sought by the Applicants will not be injurious to, or create a burden for abutting property owners, will be harmonious with the neighborhood, and will be appropriate for this area of the R-10 Zoning District.



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.


Applicant Signature

December 10, 2024

Date


Owner Signature

Attorney for Applicant/Owner

Date



Newport Zoning Application

Applicable Standards for Approval of Variances and Special Use Permits for alterations to non-conforming developments

A. Variances – Newport Municipal Code Chapter 17.108

17.108.020.C.1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in GLRI §45-34-30(a)(16).

17.108.020.C.2. That the hardship is not the result of any prior action of the applicant

17.108.020.C.3. That the granting of the requested variance 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.

The zoning board of review, shall, in addition to the above standards, require that evidence is entered into the record of the proceedings showing that:

- a. In granting a use variance the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance. Nonconforming use of neighboring lands or structures in the same district and permitted use of lands or structures in an adjacent district shall not be considered in granting a use variance; and
- b. In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief. The zoning board of review, or planning board where unified development review is enabled shall have the power to grant dimensional variances where the use is permitted by a special use permit.

B. Special Use Permit – Newport Municipal Code Chapter 17.109

For applicable Standards for Special Use Permit Categories 1-5, please see Newport Municipal Code Chapter 17.109.020 A-E

Category 6

A structure or land which is nonconforming by dimension, but the use of which is a use permitted by right in the district in which the land or structure is located, shall only be altered, changed, enlarged or subject to addition or intensification with respect to its nonconforming element(s) by obtaining a special use permit from the zoning board of review. Special use permits for alterations, changes, enlargements, or subject to addition or intensification with respect to its nonconforming element(s) must comply with the following:

1. The alteration, change, enlargement, addition or intensification will not increase the dimensional nonconformity, or a variance shall be obtained from the zoning board of review, subject to the affirmative determination of the standards for variances under 17.108.020.C.
2. Will not alter the character of the surrounding area within 200' of the property lines.
3. No net increase in stormwater runoff from the site.
4. All proposed lighting is Dark-Sky compliant.



Newport Zoning Application Submittal Requirements

ZBR _____ - _____ - _____

DATE STAMP HERE

- Special Use Permit (new) Variance
- Special Use Permit (modification) Modification

(This box for staff use only)

SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

- A. Completed Zoning Project Application Packet comprised of the following individual sections:
 - 1. Zoning Project Application Form
 - 2. Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. Request to Waive any Submittal Requirements *(if applicable)*
- C. Application Fee (Please Refer to Current Fee Schedule)

Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

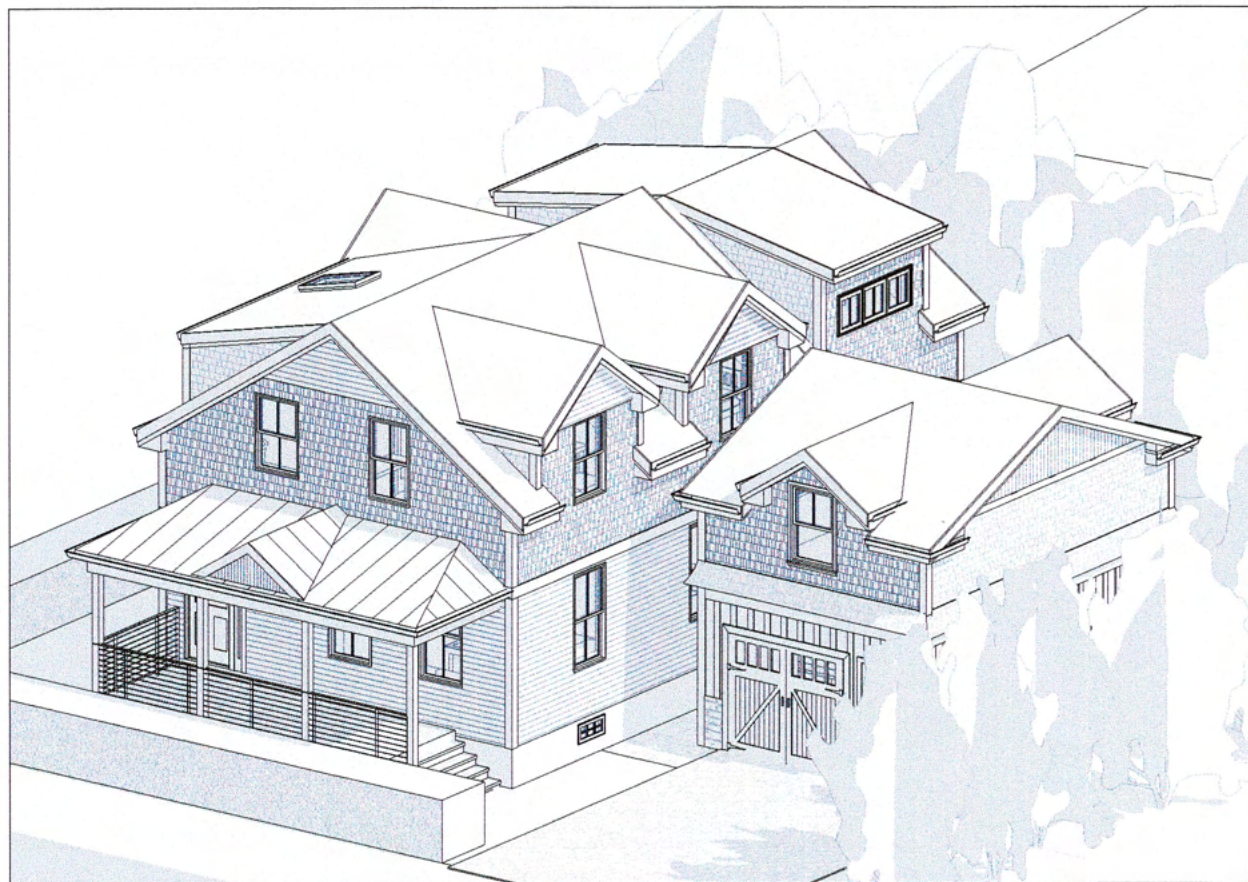
- A. Class I Site Survey
- B. Proposed Site Plan
- C. Lot Coverage Diagram
- D. Floor Plans
- E. Stormwater Management Plan
- F. Landscape Plan
- G. Building Elevations
- H. Change of Use

Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- A. Site Photographs
- B. Photo Simulations
- C. Structural Evaluation
- D. Parking Survey
- E. Traffic Impact Analysis



01: EXTERIOR PERSPECTIVE - COLLAGE



02: EXTERIOR AXONOMETRIC - PROPOSED

TAJ RESIDENCE

57 MARCHANT ST
NEWPORT, RI 02840

Sheet List	
Sheet Number	Sheet Name
00: GENERAL	
A0.00	COVER
A0.01	GENERAL NOTES
A0.02	SYMBOLS & ABBREVIATIONS
A0.03	EXISTING CONDITIONS
A0.05	AXONOMETRIC - EXISTING
A0.06	AXONOMETRIC - PROPOSED
A0.09	NEIGHBORHOOD ANALYSIS
A0.10	NEIGHBORHOOD PLAN - EXISTING
A0.11	NEIGHBORHOOD PLAN - PROPOSED
A0.12	SITE PLAN - EXISTING
A0.22	SITE PLAN - PROPOSED
01: EXISTING FLOOR PLANS	
A1.01	FLOOR PLAN - LEVEL 00 - EXISTING
A1.10	FLOOR PLAN - LEVEL 01 - EXISTING
A1.20	FLOOR PLAN - LEVEL 02 - EXISTING
A1.30	FLOOR PLAN - ROOF - EXISTING
02: PROPOSED FLOOR PLANS	
A2.10	FLOOR PLAN - LEVEL 01 - PROPOSED
A2.20	FLOOR PLAN - LEVEL 02 - PROPOSED
A2.21	FLOOR PLANS - GARAGE ENLARGED - PROPOSED
A2.30	FLOOR PLAN - ROOF - PROPOSED
07: BUILDING ELEVATIONS	
A7.10	BUILDING ELEVATION - NORTH - EXISTING
A7.11	BUILDING ELEVATION - SOUTH - EXISTING
A7.12	BUILDING ELEVATION - EAST - EXISTING
A7.13	BUILDING ELEVATION - WEST - EXISTING
A7.20	BUILDING ELEVATION - NORTH - PROPOSED
A7.21	BUILDING ELEVATION - SOUTH - PROPOSED
A7.22	BUILDING ELEVATION - EAST - PROPOSED
A7.23	BUILDING ELEVATION - WEST - PROPOSED
09: SECTIONS	
A9.01	BUILDING SECTION - EXISTING
A9.02	BUILDING SECTION - PROPOSED
A9.03	SECTIONS - GARAGE - PROPOSED



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Description:
COVER

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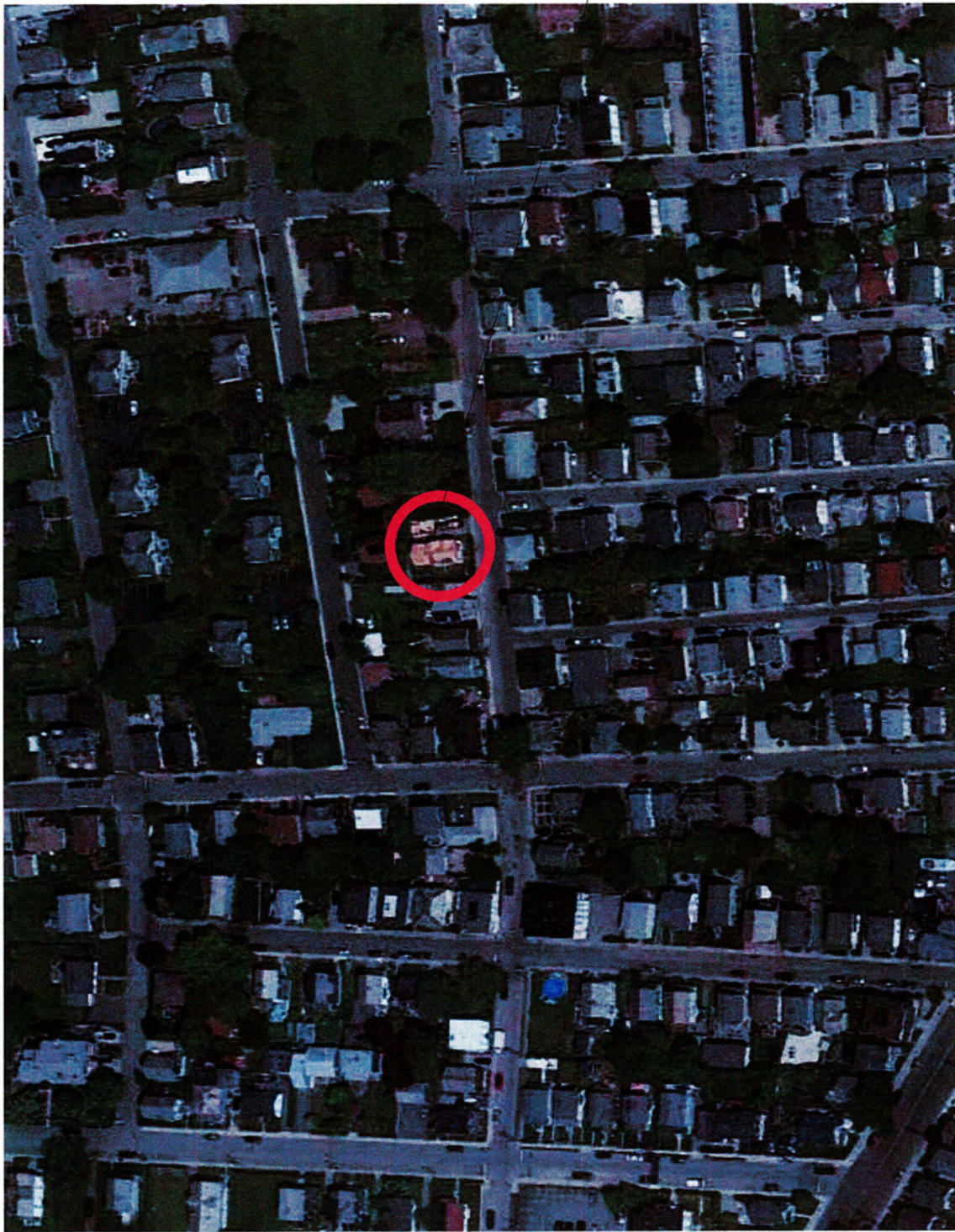
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LOCATION PLAN



57 MARCHANT ST, NEWPORT, RI 02840



ABBREVIATIONS

Table of architectural abbreviations with columns for symbols and text descriptions. Includes terms like 'E', 'L', 'D', 'S', 'M', 'C', 'R', 'I', 'O', 'N', 'P', 'L', 'V', 'W', 'X', 'Y', 'Z' and their corresponding meanings.



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**SYMBOLS &
ABBREVIATIONS**

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MATERIAL DESIGNATIONS

Table of material designations with columns for symbol and text description. Includes: EARTH/COMPACT FILL, COMMON FACE BRICK, METALS, ROUGH WOOD - CONTINUOUS, PLYWOOD, BATT INSULATION, ACOUSTICAL TILE, GYPSUM WALLBOARD, POROUS FILL/GRAVEL, CAST IN PLACE/PRECAST CONCRETE, CONCRETE BLOCK, FINISH WOOD, BLOCKING (NON-CONTINUOUS), SPRAY FOAM INSULATION, RIGID INSULATION.

SYMBOL DESIGNATIONS

Table of symbol designations with columns for symbol and text description. Includes: WALL TYPE, DOOR ID, WINDOW ID, CSI CONSTRUCTION NOTE, HANDICAP ACCESS TAG, REVISION TAG, ELEVATION TAG, ROOM TAG, COLUMN GRID TAG, NORTH ARROW, DRAWING TITLE TAG, FLOOR ELEVATION, SECTION TAG, ENLARGED DETAIL TAG.

CLIENT INFORMATION

Table of client information with columns for label and value. Includes: CLIENT NAME: AMER & CRYSANTHE TAJ, CLIENT COMPANY: TAJ RESIDENCES, CLIENT PHONE #: CLIENT NUMBER, CLIENT EMAIL: AMER.RISALTAJ@GMAIL.COM, SANTHETAJ@GAMIL.COM

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EXISTING CONDITIONS



O1: EXISTING STREETVIEW - LEFT



O2: EXISTING STREETVIEW - RIGHT



O3: EXISTING FRONT PORCH & VEGETATION



O4: EXISTING DECK & PARKING



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PRECEDENT IMAGES



O1: EXAMPLE OF GARAGE IN STYLE WITH HOUSE



O2: EXAMPLE OF RECESSED GARAGE ENTRY



O3: EXAMPLE ON MARCHANT STREET, NEWPORT



O4: EXAMPLE ON ROSENEATH AVENUE, NEWPORT



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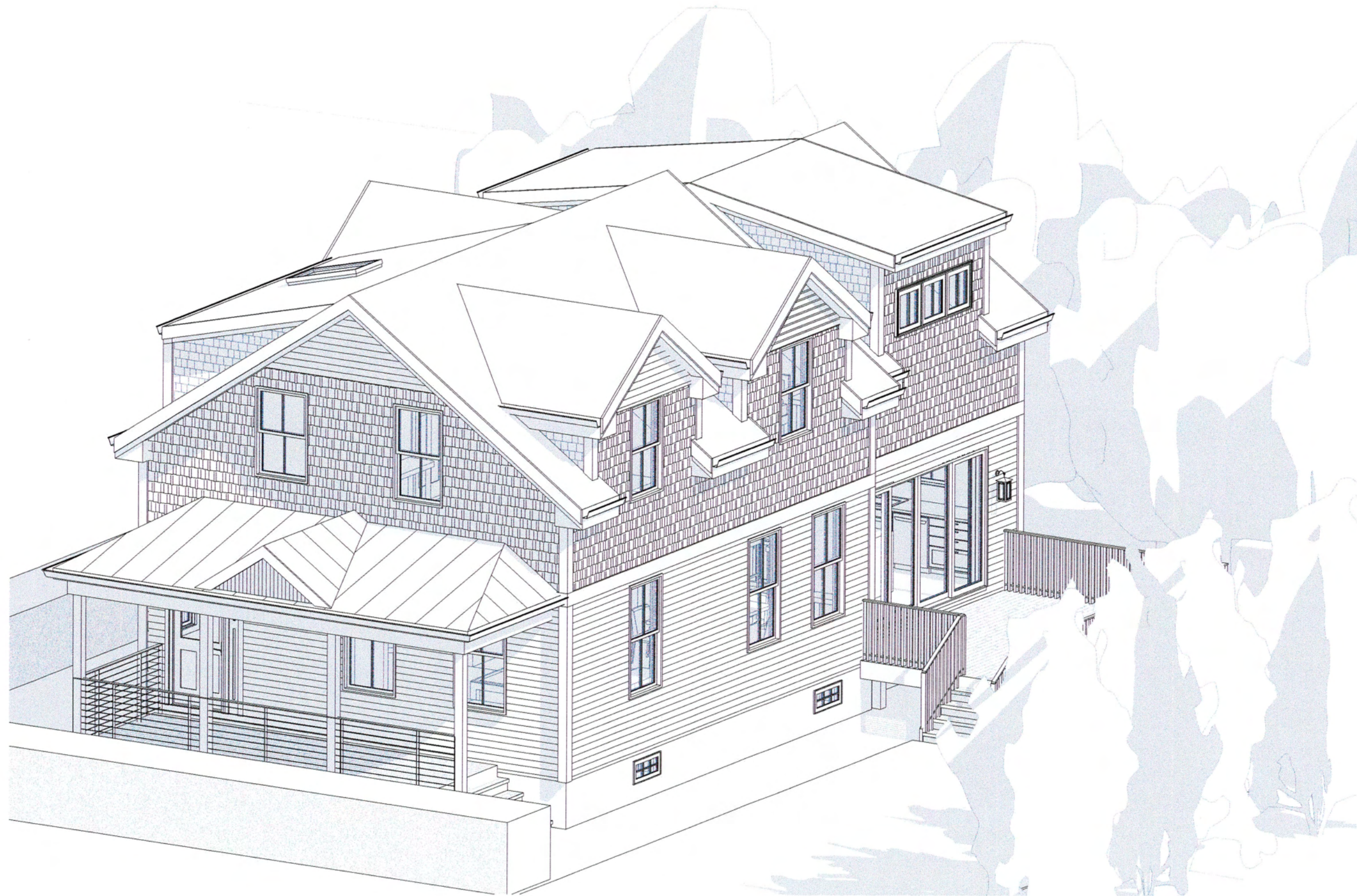
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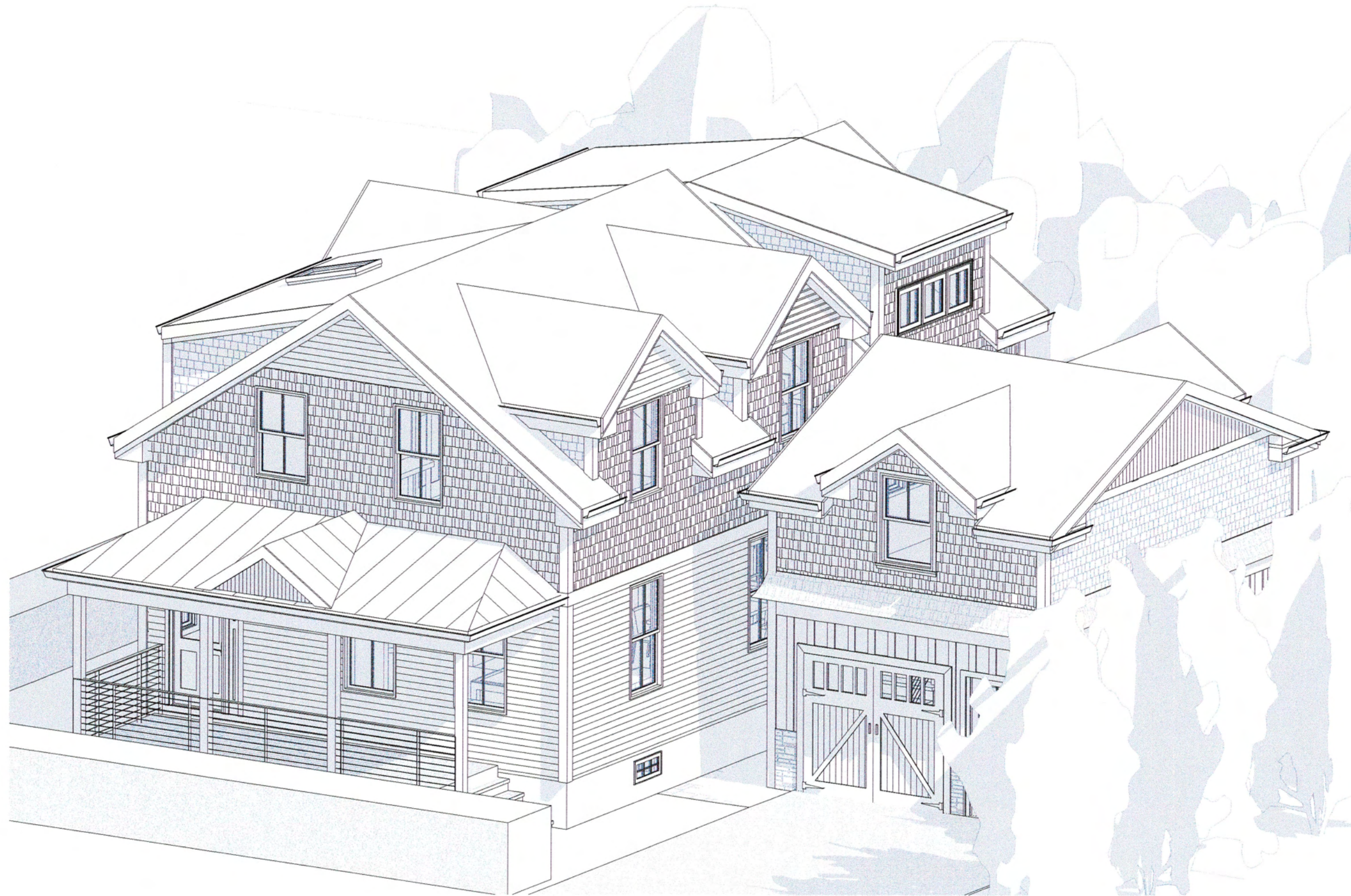
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NEIGHBORHOOD ANALYSIS



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NEIGHBORHOOD ANALYSIS

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Lot ID	Address	Lot	Lot	Outbuildings	Building	Total	Building
		Size (ac)	Size (sf)	Footprint (sf)	Footprint (sf)	Footprint (sf)	Coverage
39-423	63 MARCHANT ST	0.04	1,625.0	0.00	969.0	969.00	59.63%
39-271	78 CLINTON ST	0.04	1652.00	0.00	978.00	978.00	59.20%
39-341	26 LUCAS AVE	0.05	2023.00	240.00	942.00	1182.00	58.43%
39-290	23 LUCAS AVE	0.13	5665.00	0.00	3008.00	3008.00	53.10%
39-326	23 POTTER	0.05	2232.00	0.00	1034.00	1034.00	46.33%
39-415	31 STOCKHOLM ST	0.05	2373.00	0.00	1092.00	1092.00	46.02%
39-376	65 MARCHANT ST	0.07	2950.00	0.00	1334.00	1334.00	45.22%
39-349	54 MARCHANT ST	0.07	3144.00	0.00	1400.00	1400.00	44.53%
39-039-4	54 CONNECTION ST	0.06	2500.00	0.00	1060.00	1060.00	42.40%
39-274	31 POTTER ST	0.06	2,480.0	60.00	955.0	1015.00	40.93%
39-378	19 LUCAS AVE	0.05	2020.00	0.00	757.00	757.00	37.48%
39-114	56 CONNECTION ST	0.09	3722.00	0.00	1293.60	1293.60	34.76%
39-421	72 CONNECTION ST	0.07	3148.00	0.00	1030.00	1030.00	32.72%
39-414	29 STOCKHOLM ST	0.05	2380.00	0.00	766.00	766.00	32.18%
39-277	27 POTTER ST	0.09	3,720.0	0.00	1,174.0	1174.00	31.56%
39-469	57 MARCHANT ST	0.10	4520.00	0.00	1436.00	1436.00	31.77%
39-350	16 POTTER ST	0.07	3,059.0	0.00	933.0	933.00	30.50%
39-449	58 CONNECTION ST	0.07	2970.00	0.00	897.00	897.00	30.20%
39-092	56 MARCHANT ST	0.06	2795.00	0.00	843.00	843.00	30.16%
39-287	25 STOCKHOLM ST	0.20	8,580.0	0.00	2,421.0	2421.00	28.22%
39-039-6	48 CONNECTION ST	0.06	2500.00	0.00	672.00	672.00	26.88%
39-400	52 MARCHANT ST	0.10	4279.00	0.00	1110.00	1110.00	25.94%
39-342	24 LUCAS AVE	0.09	3,902.0	200.00	807.0	1007.00	25.81%
39-363	30 POTTER ST	0.07	3059.00	0.00	782.00	782.00	25.56%
39-387	80 CONNECTION ST	0.21	9300.00	96.00	2228.00	2324.00	24.99%
39-329	34 STOCKHOLM ST	0.07	3,150.0	0.00	760.0	760.00	24.13%
39-340	61 MARCHANT ST	0.08	3660.00	0.00	860.00	860.00	23.50%
39-027	57 CLINTON ST	1.73	75,248.0	0.00	17,268.0	17268.00	22.95%
39-380	18 LUCAS AVE	0.10	4479.00	48.00	934.00	982.00	21.92%
39-041	14 POTTER ST	0.07	3059.00	0.00	600.00	600.00	19.61%
39-035	68 CLINTON ST	0.28	12,308.6	0.00	2,345.0	2345.00	19.05%
39-475	51 MARCHANT ST	0.25	10,795.0	0.00	1,765.0	1765.00	16.35%
39-439	59 MARCHANT ST	0.16	6812.00	64.00	1048.00	1112.00	16.32%
Average		0.15	6390.14	22.13	1704.14	1726.27	32.77%

PROPOSED COVERAGE

ID	ADDRESS	LOT (AC)	LOT (SF)	OUTBLDGS	BUILDING	COVERAGE
39-469	57 MARCHANT ST	0.10	4,520	0 SF	1,726 SF	38.19%

CURRENT EXISTING COVERAGE

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NEIGHBORHOOD PLAN - EXISTING



ENCLOSED GARAGES

1 NEIGHBORHOOD PLAN - EXISTING
 AC.10 1" = 40'-0"



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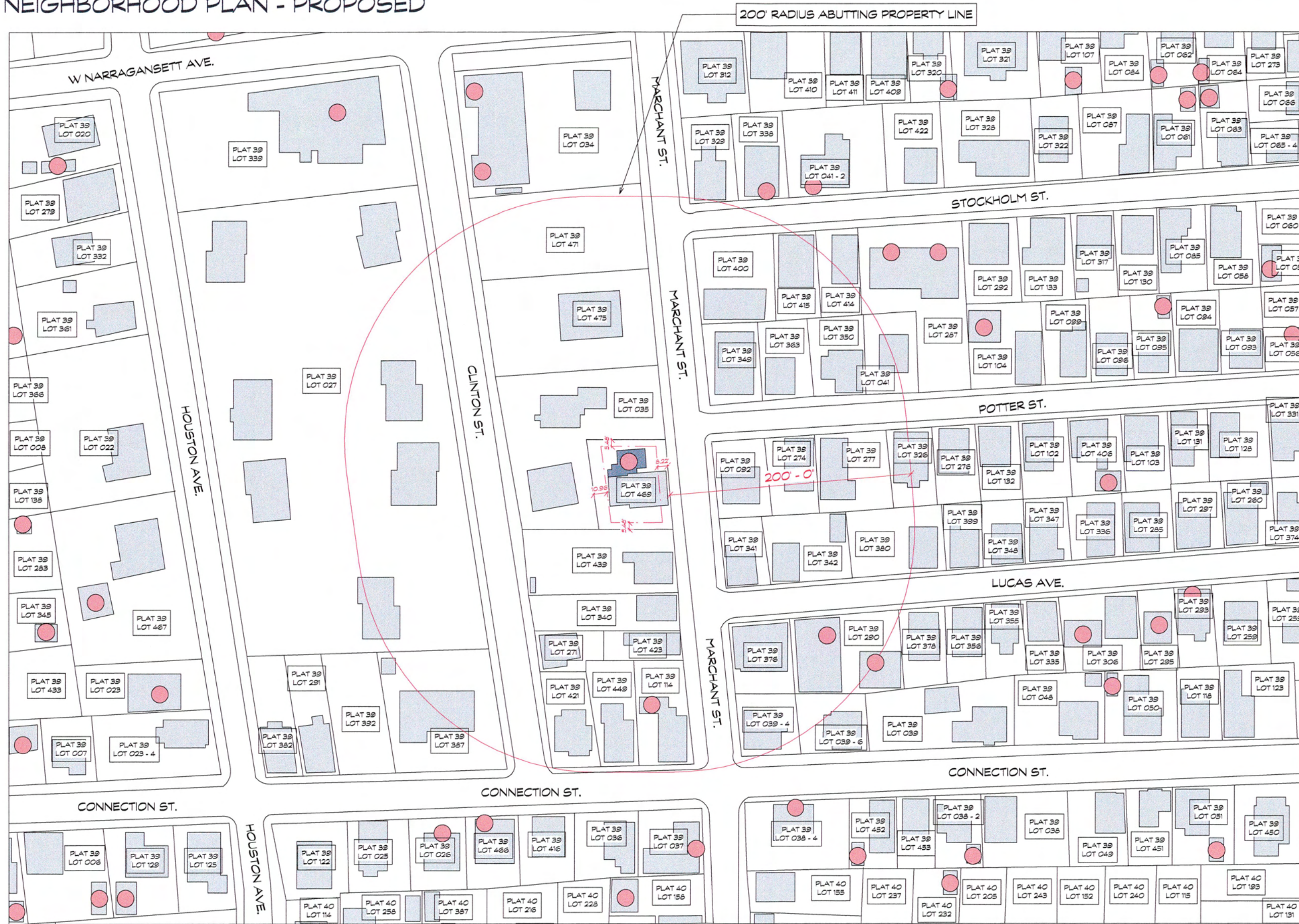
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NEIGHBORHOOD PLAN - PROPOSED



ENCLOSED GARAGES

1 NEIGHBORHOOD PLAN - PROPOSED
 AO.11 1" = 40'-0"



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SITE PLAN - EXISTING



EXISTING SITE DATA

PARCEL ID:	39- 469
PLAT:	39
LOT:	469
ZONING:	R-10
YEAR BUILT:	1890
EXISTING FOOTPRINT:	1,436 SF
LOT SIZE (0.10 ACRES):	4,520 SF
ALLOWED COVERAGE:	30.96% *
EXISTING COVERAGE:	31.77%
ALLOWED BLDG HEIGHT: (PRIMARY)	30'
EXISTING BLDG HEIGHT:	Approx. 25.3'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	8.22' *
SIDE:	5.48' *
REAR:	10.96' *
EXISTING SETBACKS: (PRIMARY)	
NORTH:	22'
EAST:	1.7'
SOUTH:	17.1'
WEST:	9.9'

*NON-CONFORMING LOT DIMENSIONAL & COVERAGE RELIEF CHANGES
SUBJECT TO REVIEW AND APPROVAL BY LOCAL BUILDING INSPECTOR

PROPERTY & SETBACK LINES ARE BEST VISUAL ESTIMATION,
NO CLASS 1 SITE SURVEY AVAILABLE



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No.	Description	Date

Project Number: 24057

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Description:
SITE PLAN - EXISTING

Date Issued:
11/12/2024

Scale:
AS NOTED

A0.12

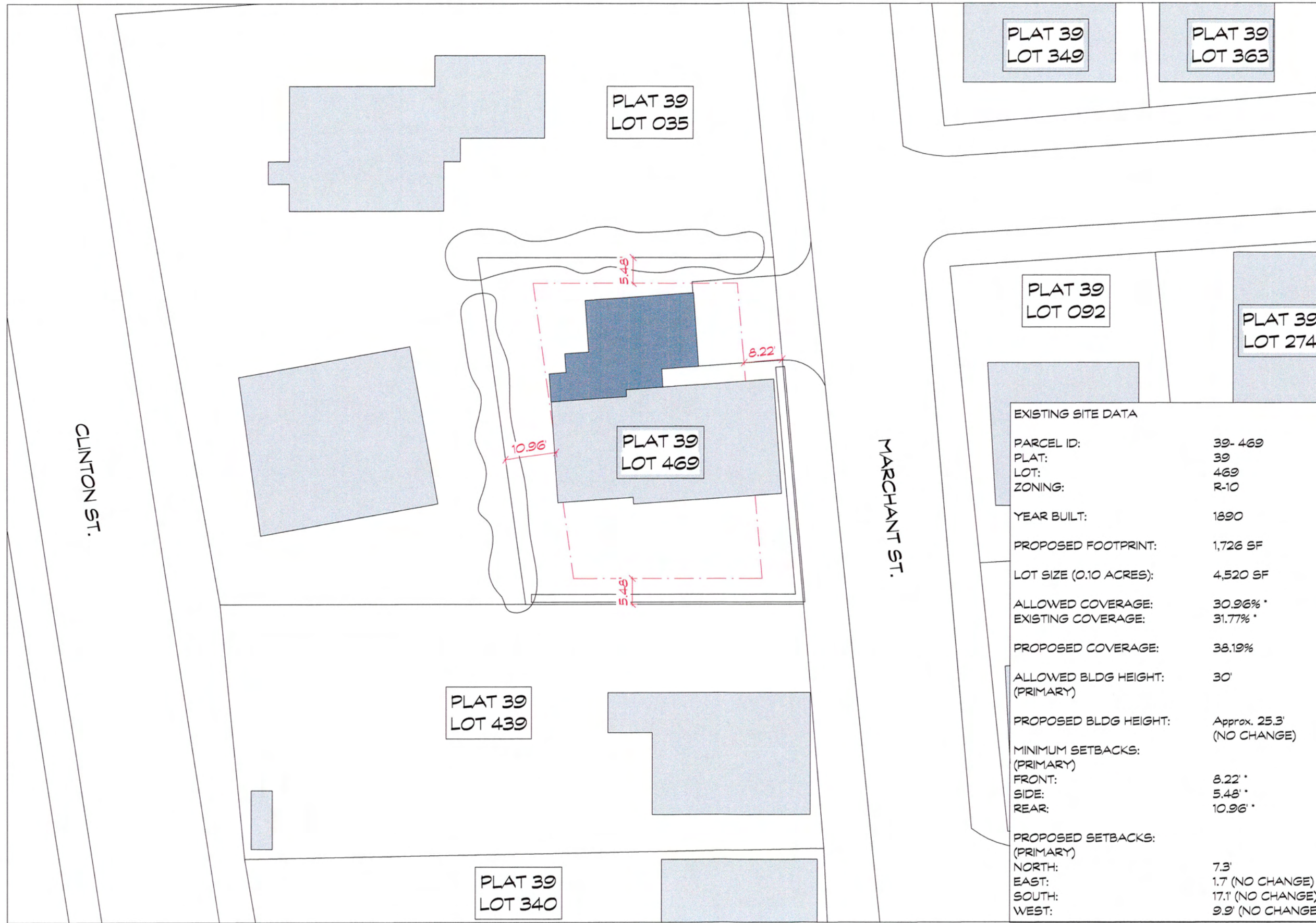
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1 SITE PLAN - EXISTING
A0.12 3/32" = 1'-0"



SITE PLAN - PROPOSED



PLAT 39
LOT 349

PLAT 39
LOT 363

PLAT 39
LOT 035

PLAT 39
LOT 092

PLAT 39
LOT 274

PLAT 39
LOT 469

PLAT 39
LOT 439

PLAT 39
LOT 340

CLINTON ST.

MARCHANT ST.

EXISTING SITE DATA

PARCEL ID:	39- 469
PLAT:	39
LOT:	469
ZONING:	R-10
YEAR BUILT:	1890
PROPOSED FOOTPRINT:	1,726 SF
LOT SIZE (0.10 ACRES):	4,520 SF
ALLOWED COVERAGE:	30.96% *
EXISTING COVERAGE:	31.77% *
PROPOSED COVERAGE:	38.19%
ALLOWED BLDG HEIGHT: (PRIMARY)	30'
PROPOSED BLDG HEIGHT:	Approx. 25.3' (NO CHANGE)
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	8.22' *
SIDE:	5.48' *
REAR:	10.96' *
PROPOSED SETBACKS: (PRIMARY)	
NORTH:	7.3'
EAST:	1.7' (NO CHANGE)
SOUTH:	17.1' (NO CHANGE)
WEST:	9.9' (NO CHANGE)



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SITE PLAN - PROPOSED

Date Issued:
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Scale:
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A0.22

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1 SITE PLAN - PROPOSED
A0.22 3/32" = 1'-0"



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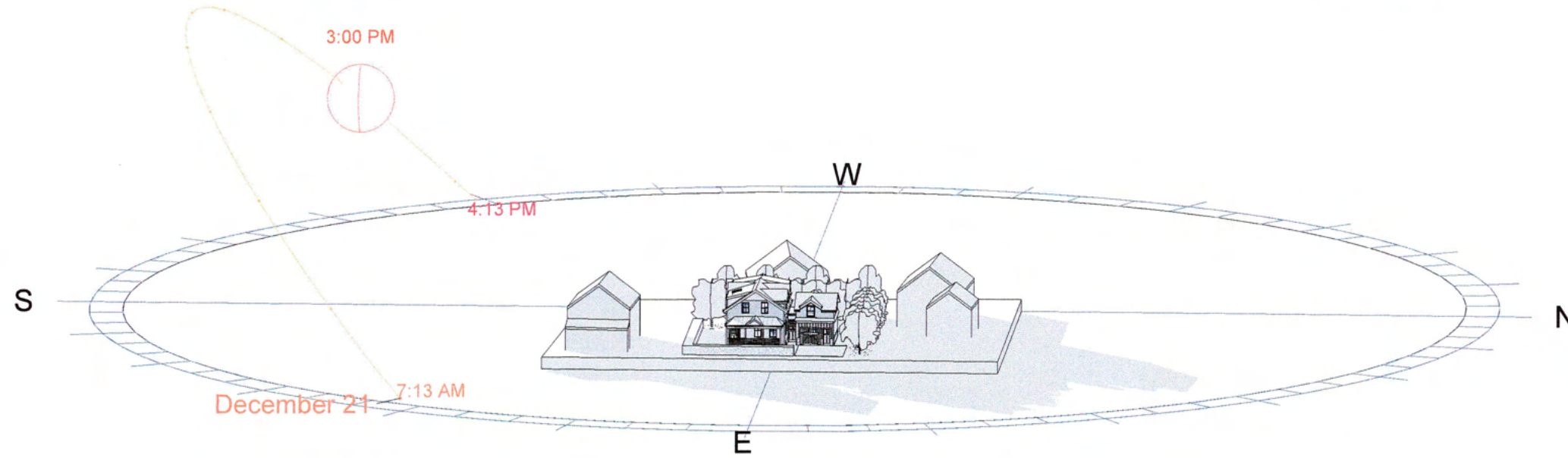
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WINTER SUN STUDY - PROPOSED

WINTER SUN STUDY :
DECEMBER 21ST, 2024 @ 3:00 PM



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1 WINTER SUN STUDY
AO.24

Revisions:

No.	Description	Date

Project Number: 24057

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Description:
WINTER SUN STUDY - PROPOSED

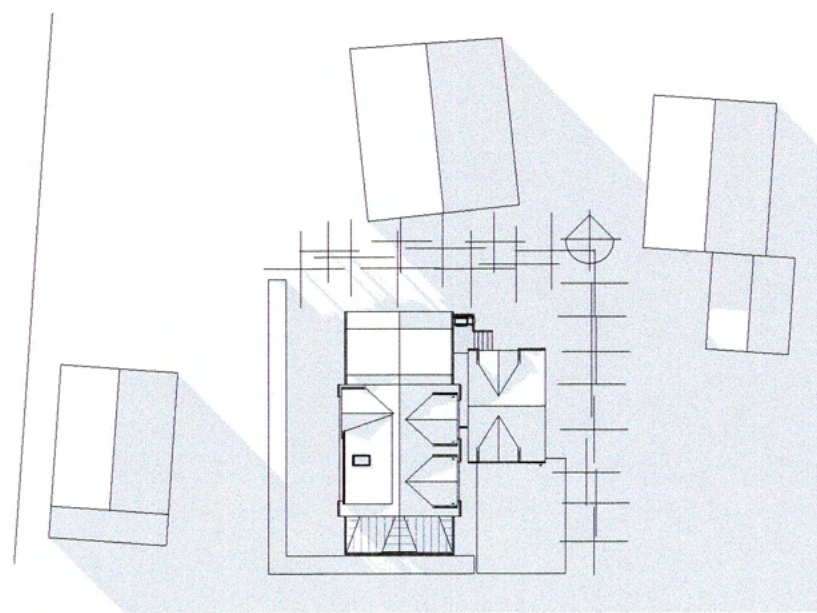
Date Issued:
11/12/2024

Scale:
AS NOTED

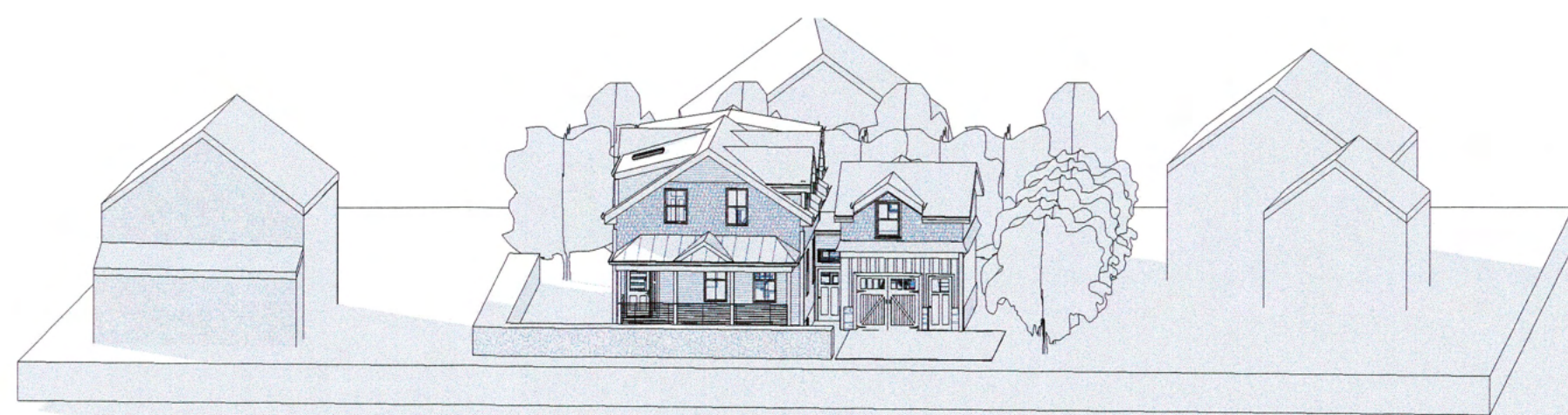
A0.24

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3 WINTER ROOF PLAN - PROPOSED
AO.24



2 AXONOMETRIC WINTER SUN STUDY
AO.24



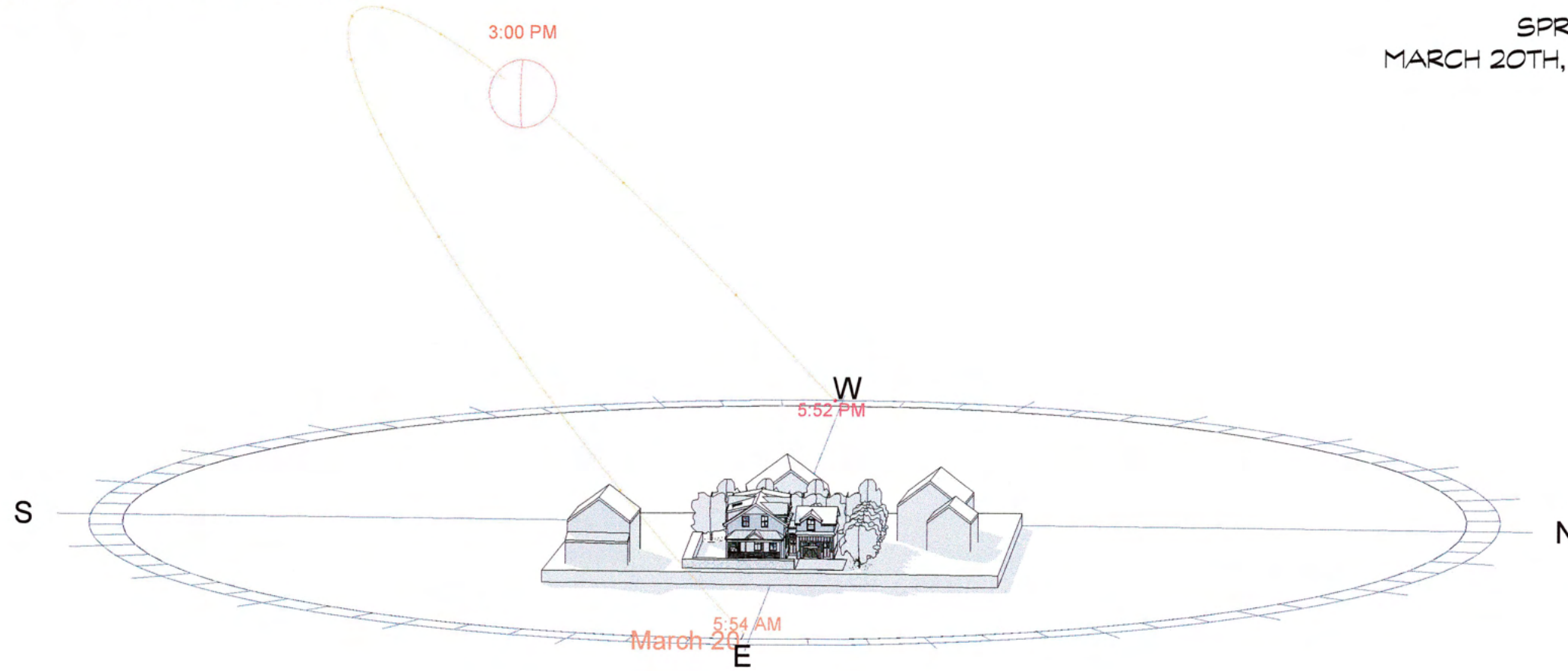
*NON-CONFORMING LOT DIMENSIONAL & COVERAGE RELIEF CHANGES
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SPRING SUN STUDY - PROPOSED

SPRING SUN STUDY :
MARCH 20TH, 2024 @ 3:00 PM



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Revisions:

No.	Description	Date

Project Number: 24057

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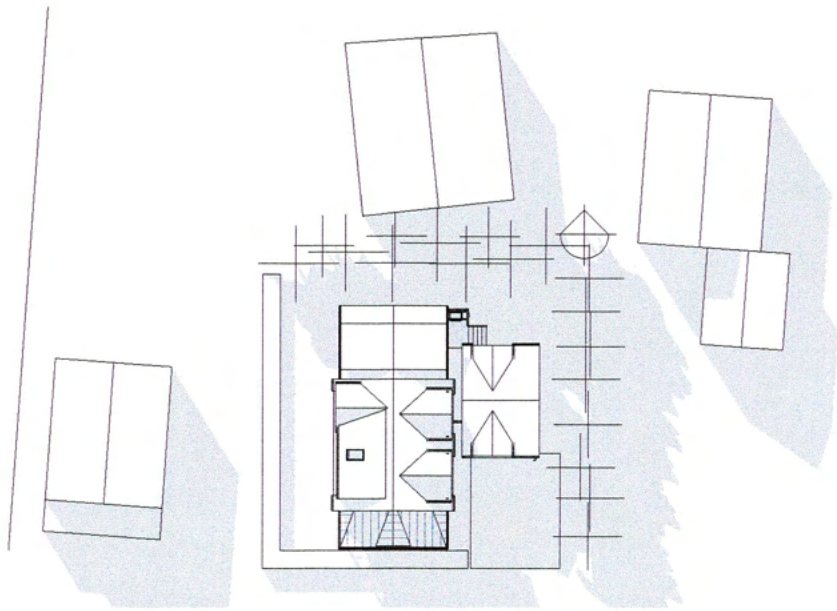
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SPRING SUN STUDY - PROPOSED

Date Issued:
11/12/2024

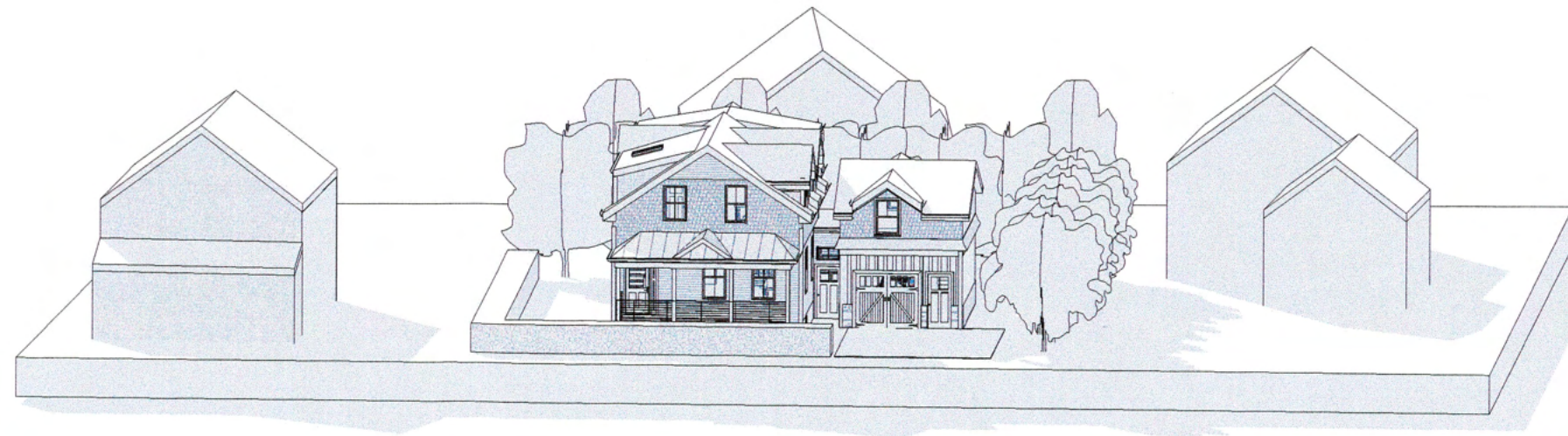
Scale:
AS NOTED

A0.25

1 SPRING SUN STUDY
A0.25



2 SPRING ROOF PLAN - PROPOSED
A0.25



3 AXONOMETRIC SPRING SUN STUDY
A0.25

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SUMMER SUN STUDY - PROPOSED

SUMMER SUN STUDY :
JUNE 21ST, 2024 @ 3:00 PM



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Revisions:

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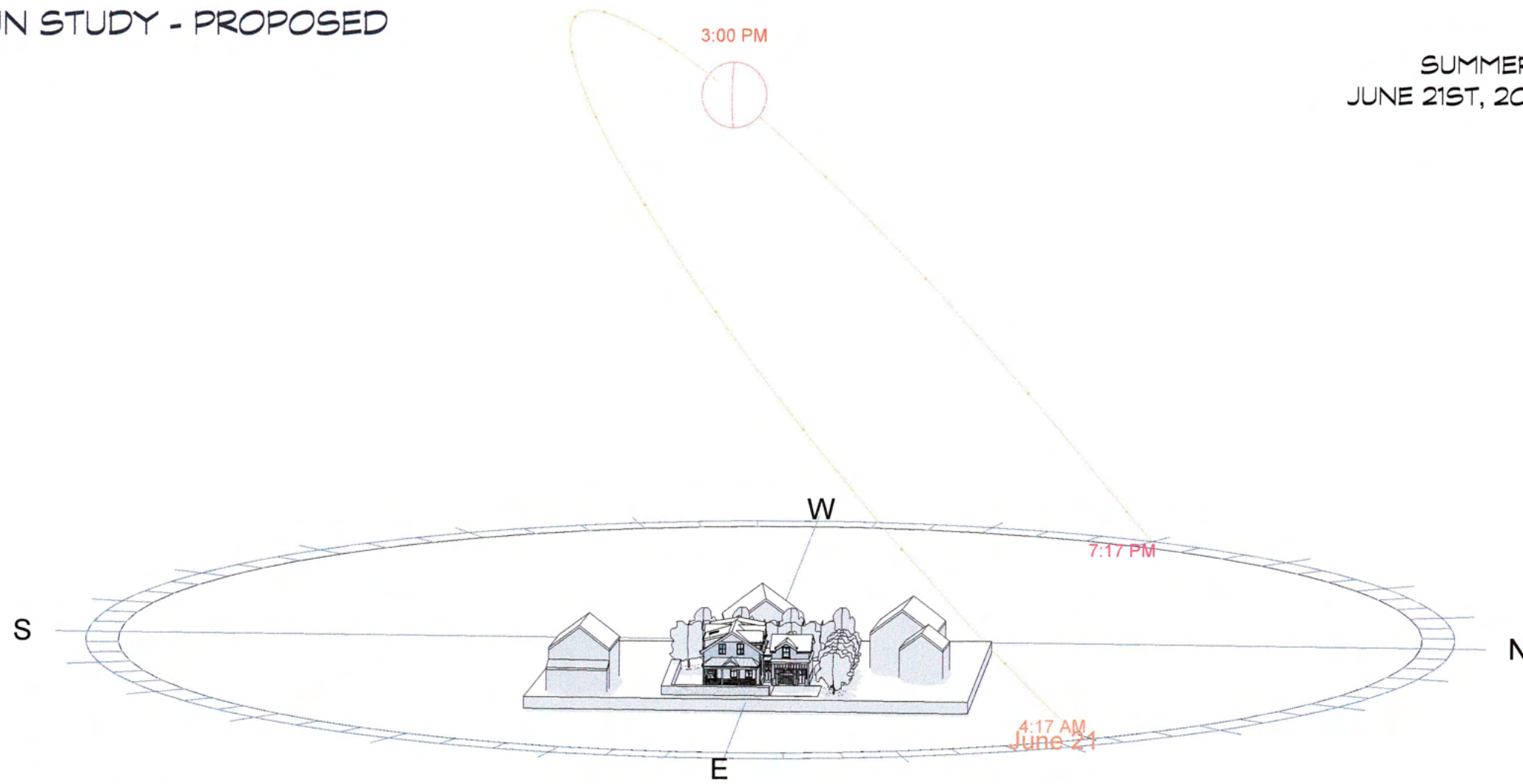
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57 MARCHANT ST
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Description:
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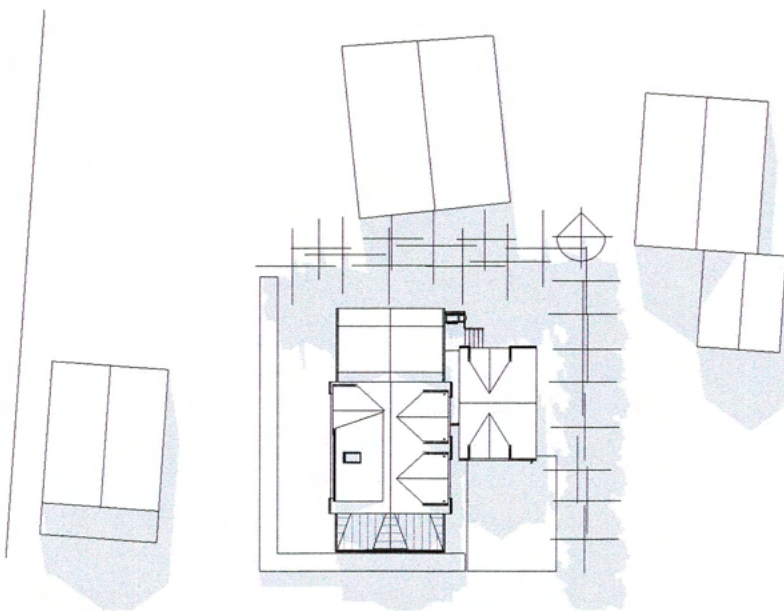
Date Issued:
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Scale:
AS NOTED

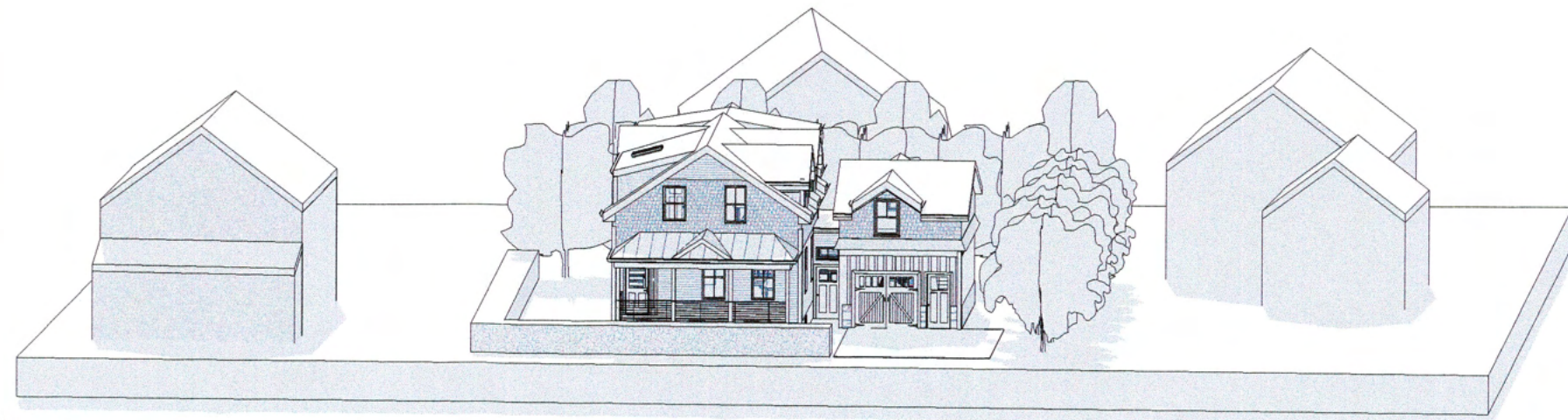
A0.26



1 SUMMER SUN STUDY
A0.26



3 SUMMER ROOF PLAN - PROPOSED
A0.26



2 AXONOMETRIC SUMMER SUN STUDY
A0.26

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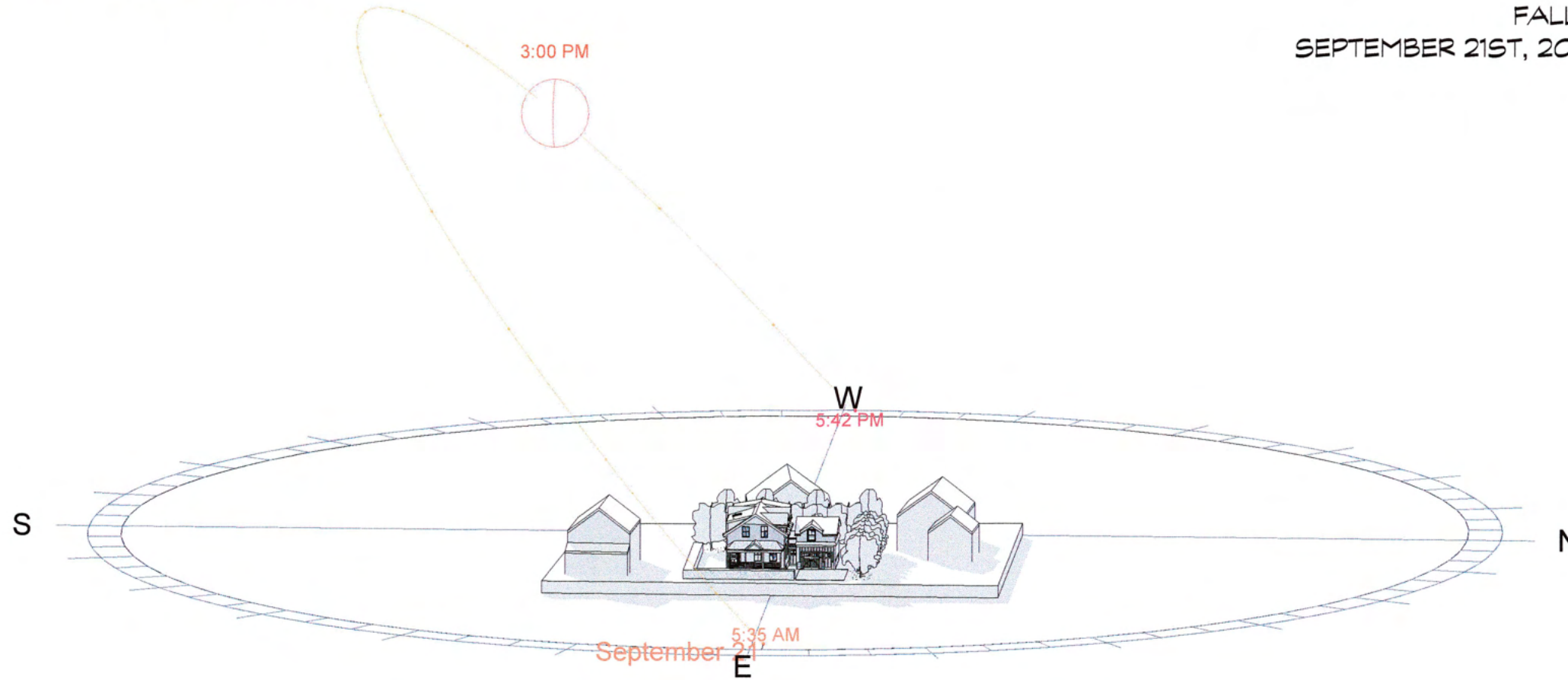
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FALL SUN STUDY - PROPOSED

FALL SUN STUDY :
SEPTEMBER 21ST, 2024 @ 3:00 PM



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Project Number: 24057

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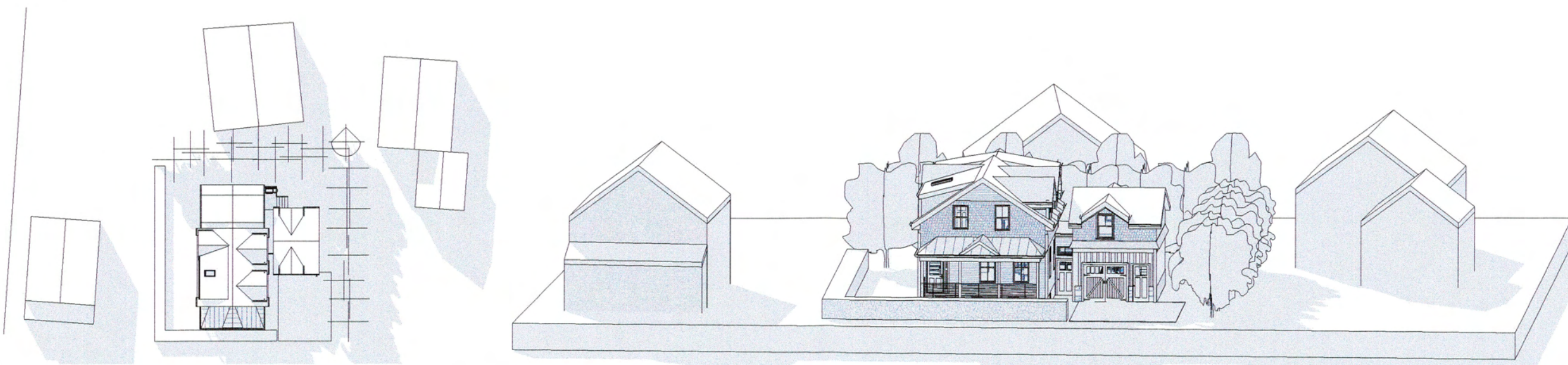
Description:
FALL SUN STUDY - PROPOSED

Date Issued:
11/12/2024

Scale:
AS NOTED

A0.27

1 FALL SUN STUDY
A0.27



3 FALL ROOF PLAN - PROPOSED
A0.27

2 AXONOMETRIC FALL SUN STUDY
A0.27

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FLOOR PLAN - LEVEL 00 - EXISTING



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Project Number: 24057

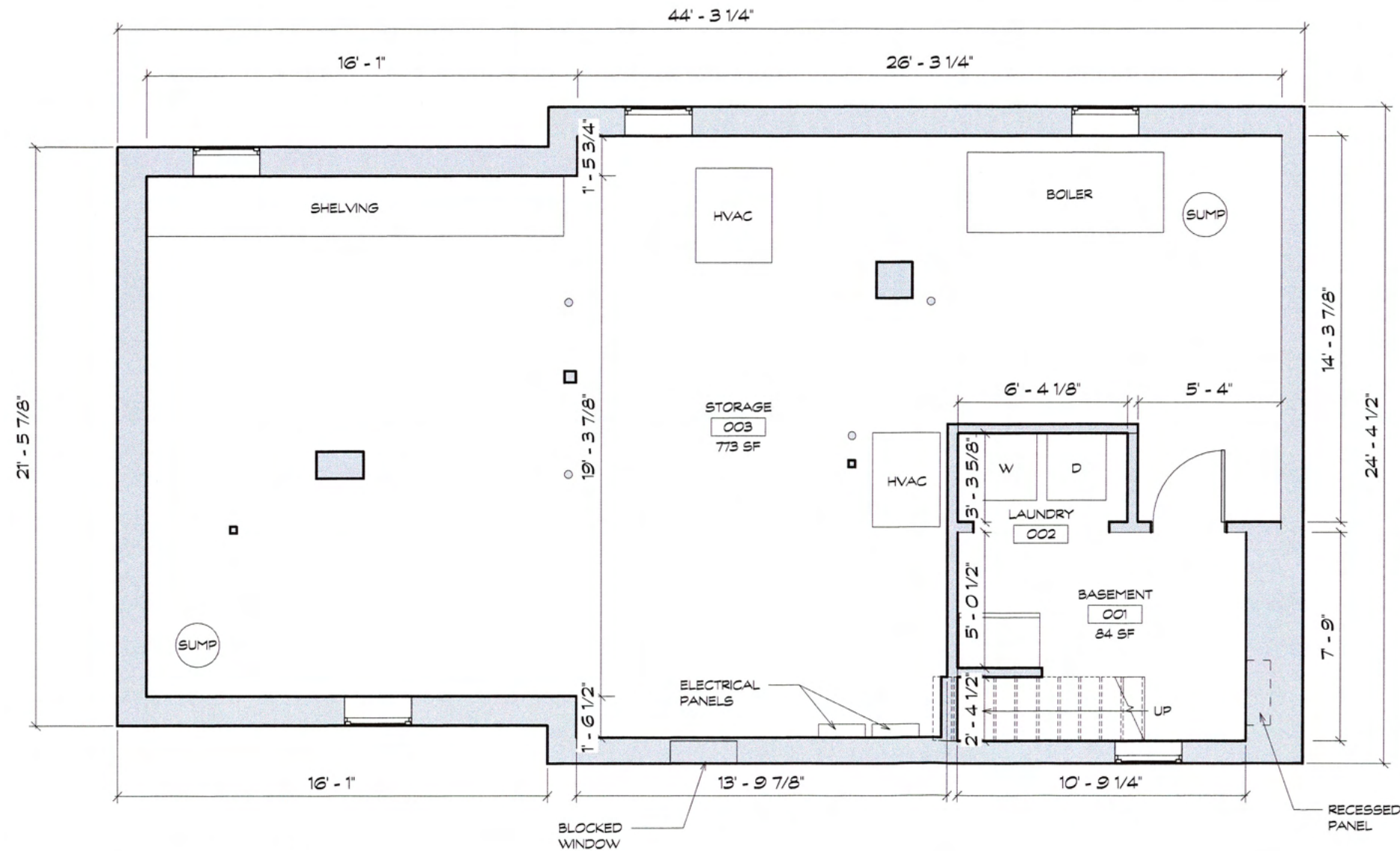
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Description:
FLOOR PLAN -
LEVEL 00 -
EXISTING

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A1.01



1 FLOOR PLAN - LEVEL 00 - EXISTING
 A1.01 3/8" = 1'-0"

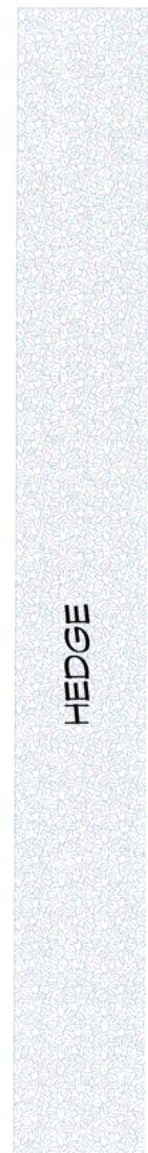
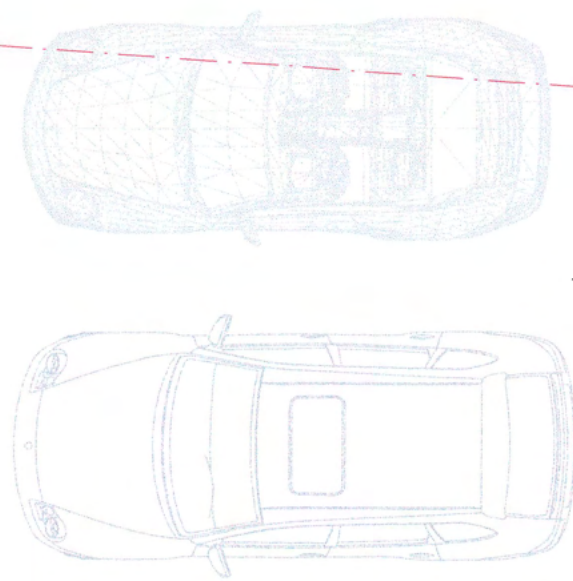
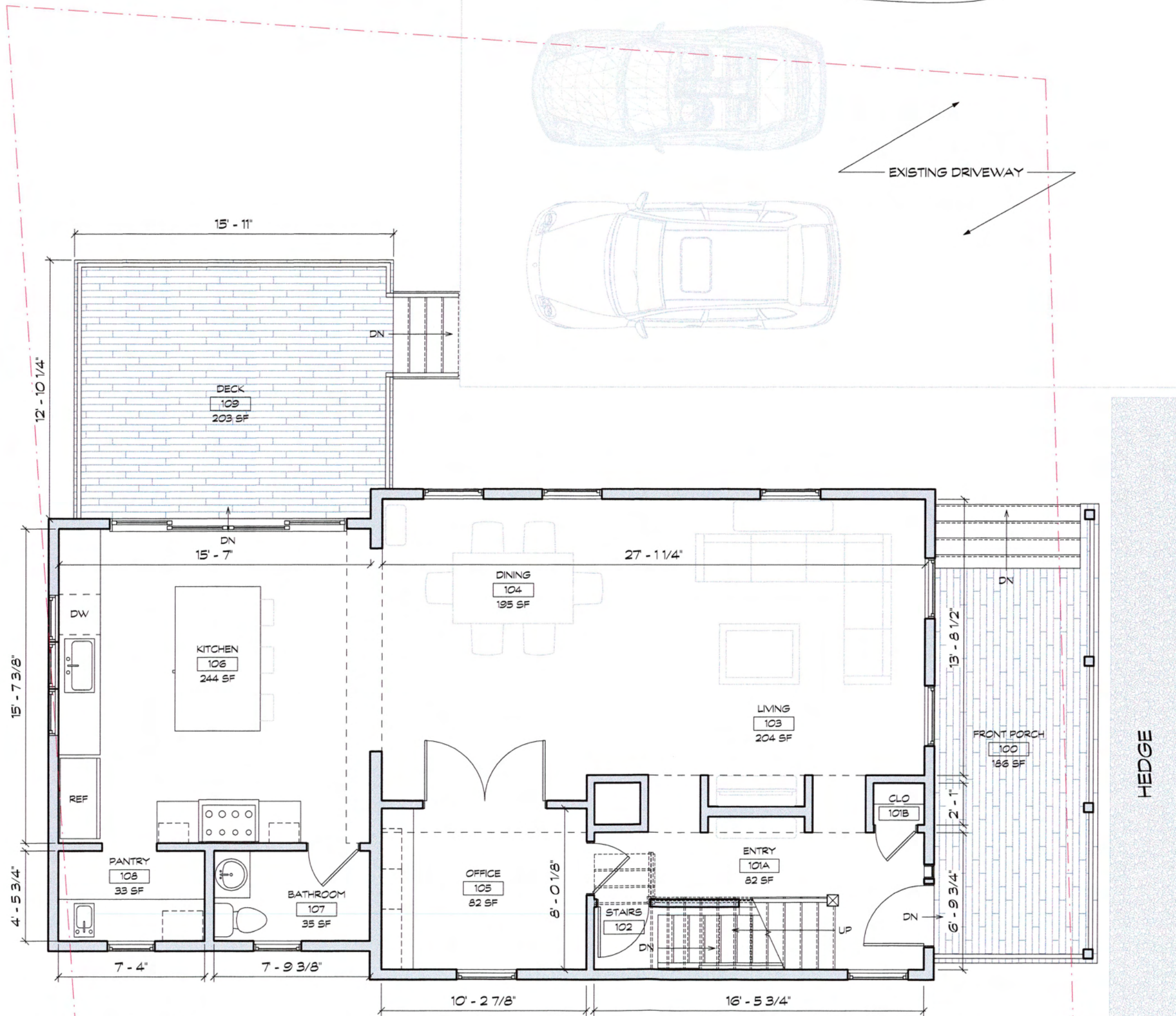
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FLOOR PLAN - LEVEL 01 - EXISTING

SHRUBS ON PROPERTY LINE, APPROXIMATELY 18' TALL



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Description:
FLOOR PLAN - LEVEL 01 - EXISTING

Date Issued:
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Scale:
AS NOTED

A1.10

1 FLOOR PLAN - LEVEL 01 - EXISTING
A1.10 3/8" = 1'-0"



PROPERTY & SETBACK LINES ARE BEST VISUAL ESTIMATION,
NO CLASS 1 SITE SURVEY AVAILABLE

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FLOOR PLAN - LEVEL O2 - EXISTING



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Revisions:

No.	Description	Date

Project Number: 24057

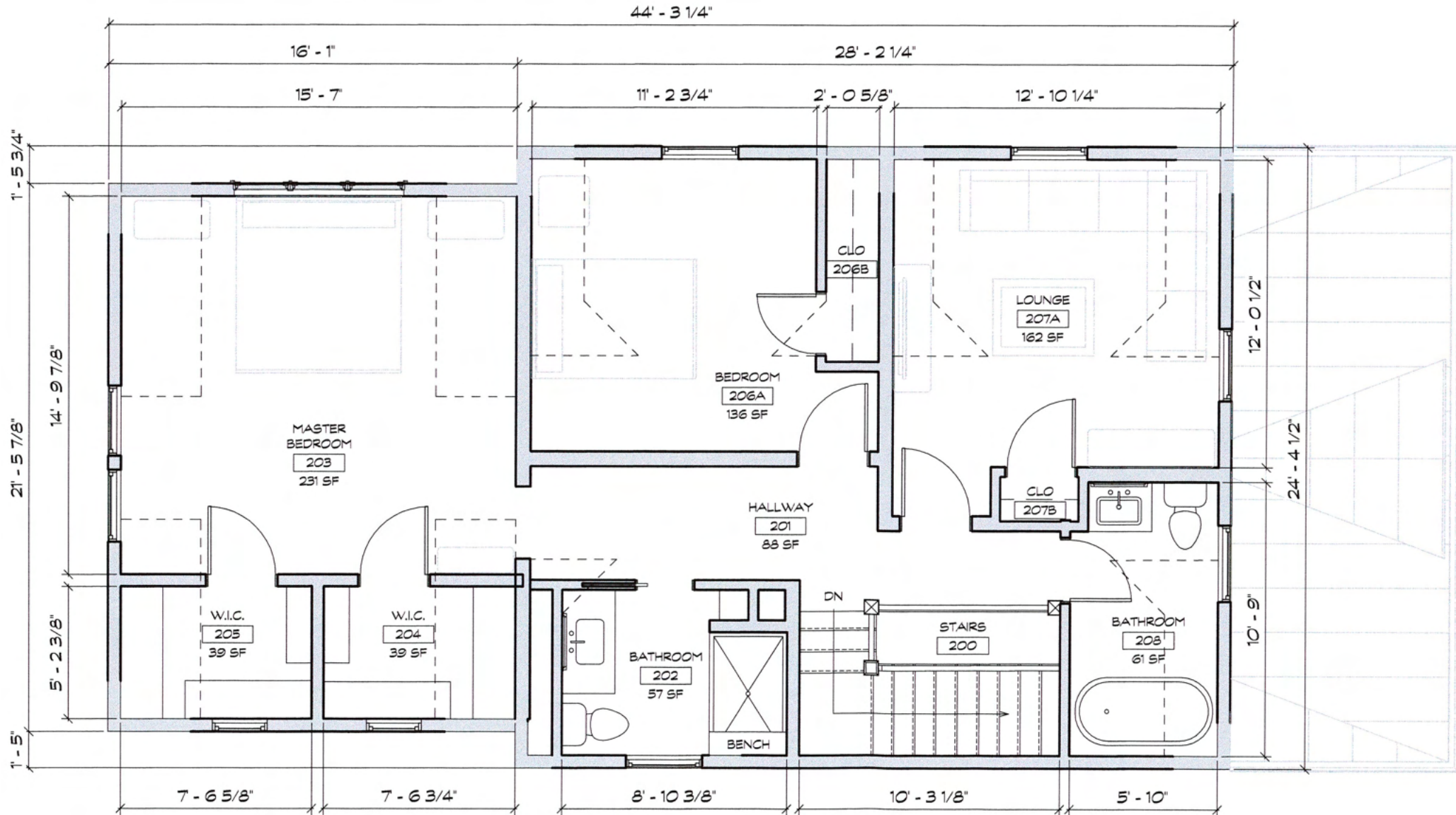
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Description:
FLOOR PLAN -
LEVEL O2 -
EXISTING

Date Issued:
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Scale:
 AS NOTED

A1.20



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1 FLOOR PLAN - LEVEL O2 - EXISTING
 A1.20 3/8" = 1'-0"



NOTE: PRINTED AT HALF SCALE @ 11x17

FLOOR PLAN - ROOF - EXISTING



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Revisions:

No.	Description	Date

Project Number: 24-057

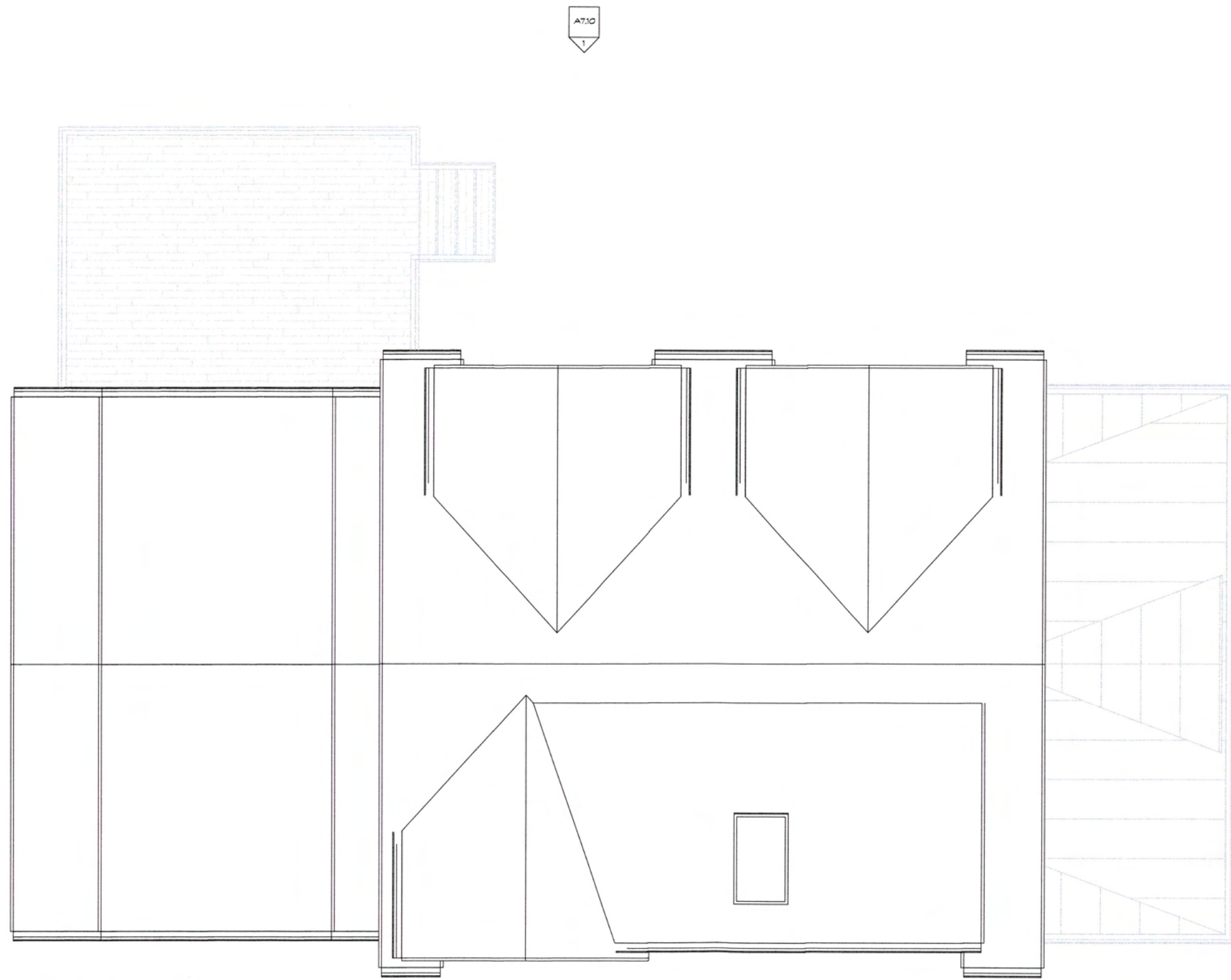
TAJ RESIDENCE
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Description:
FLOOR PLAN -
ROOF - EXISTING

Date Issued:
 11/12/2024

Scale:
AS NOTED

A1.30



A7.10
1

A7.13
1

A7.12
1

A7.11
1



1 FLOOR PLAN - ROOF - EXISTING
 A1.30 3/8" = 1'-0"

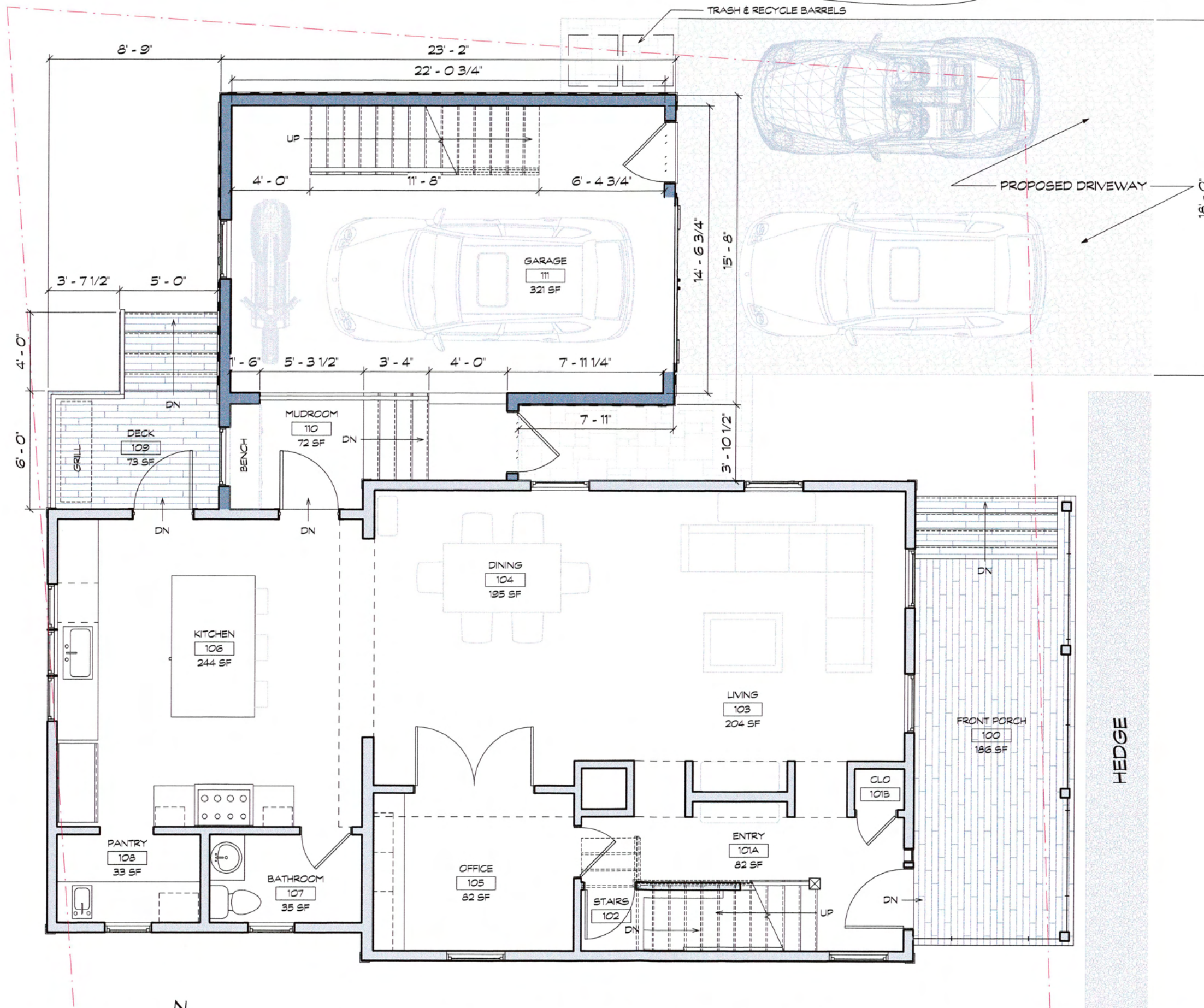
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FLOOR PLAN - LEVEL 01 - PROPOSED

SHRUBS ON PROPERTY LINE, APPROXIMATELY 18' TALL



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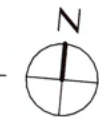
Description:
FLOOR PLAN - LEVEL 01 - PROPOSED

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A2.10

1 FLOOR PLAN - LEVEL 01 - PROPOSED
 A2.10 3/8" = 1'-0"



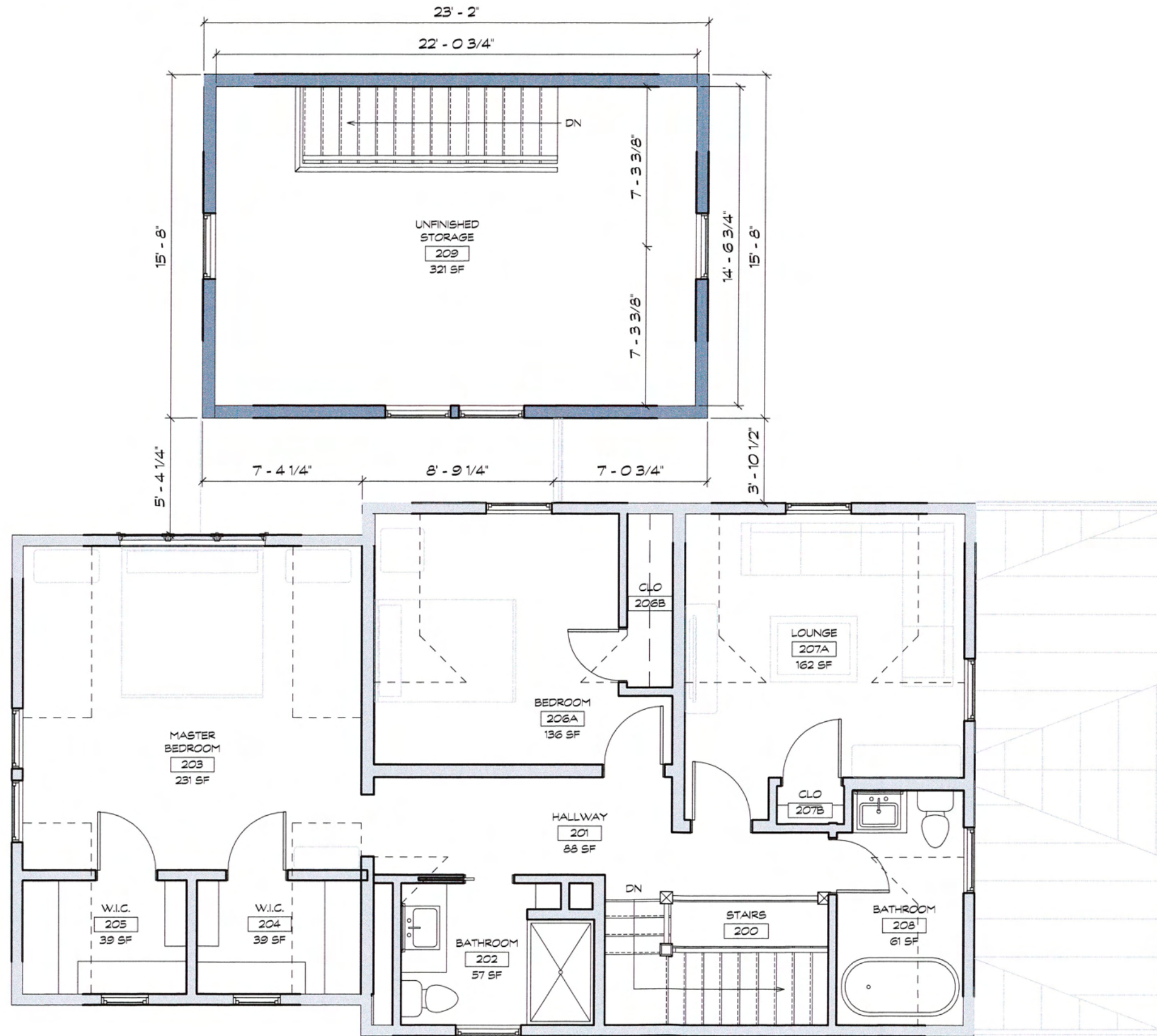
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 NO CLASS 1 SITE SURVEY AVAILABLE

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FLOOR PLAN - LEVEL 02 - PROPOSED



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Description:
FLOOR PLAN -
LEVEL 02 -
PROPOSED

Date Issued:
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 Scale:
 AS NOTED

A2.20

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1 FLOOR PLAN - LEVEL 02 - PROPOSED
 A2.20 3/8" = 1'-0"



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FLOOR PLANS - GARAGE ENLARGED - PROPOSED



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Description:
FLOOR PLANS - GARAGE ENLARGED - PROPOSED

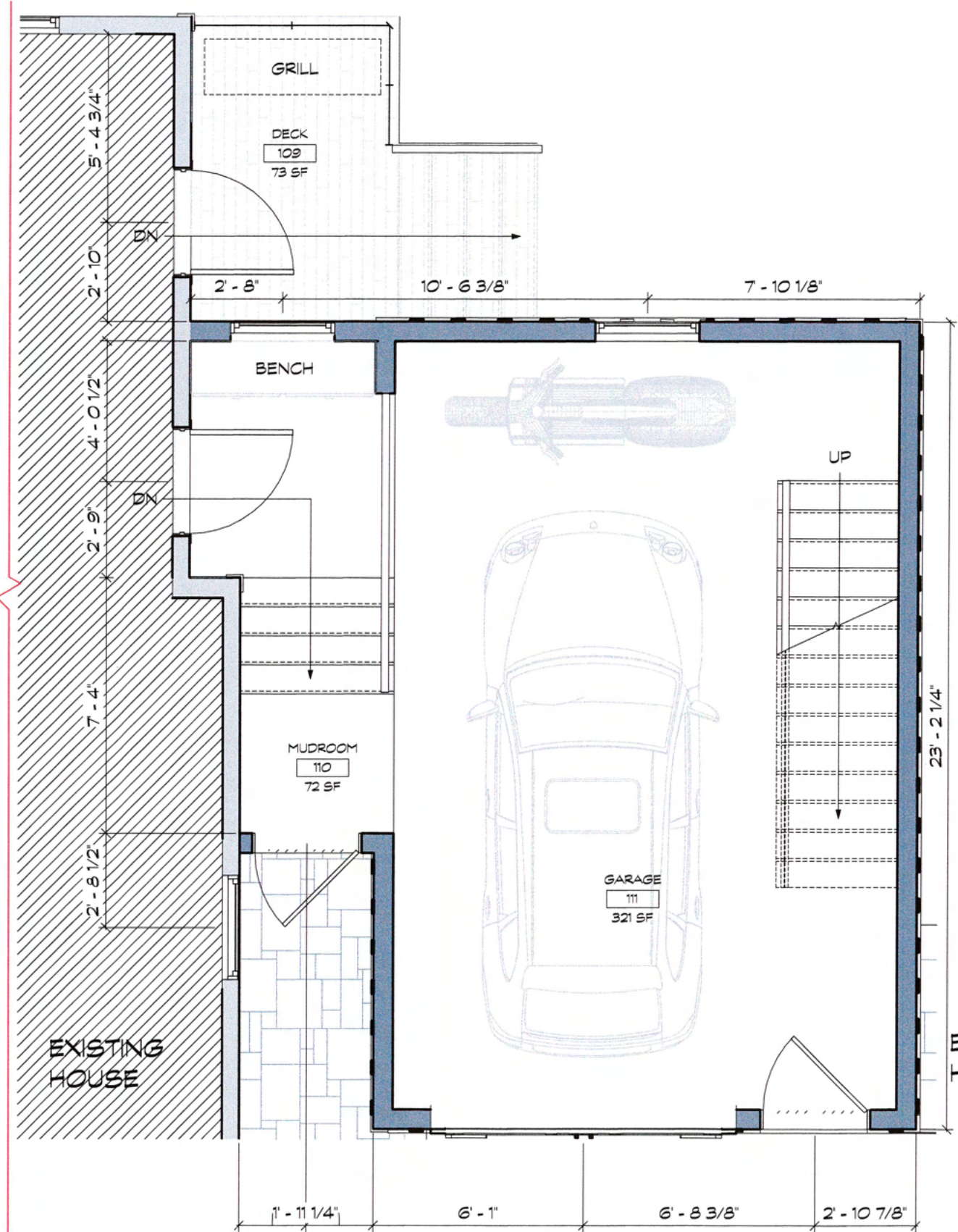
Date Issued:
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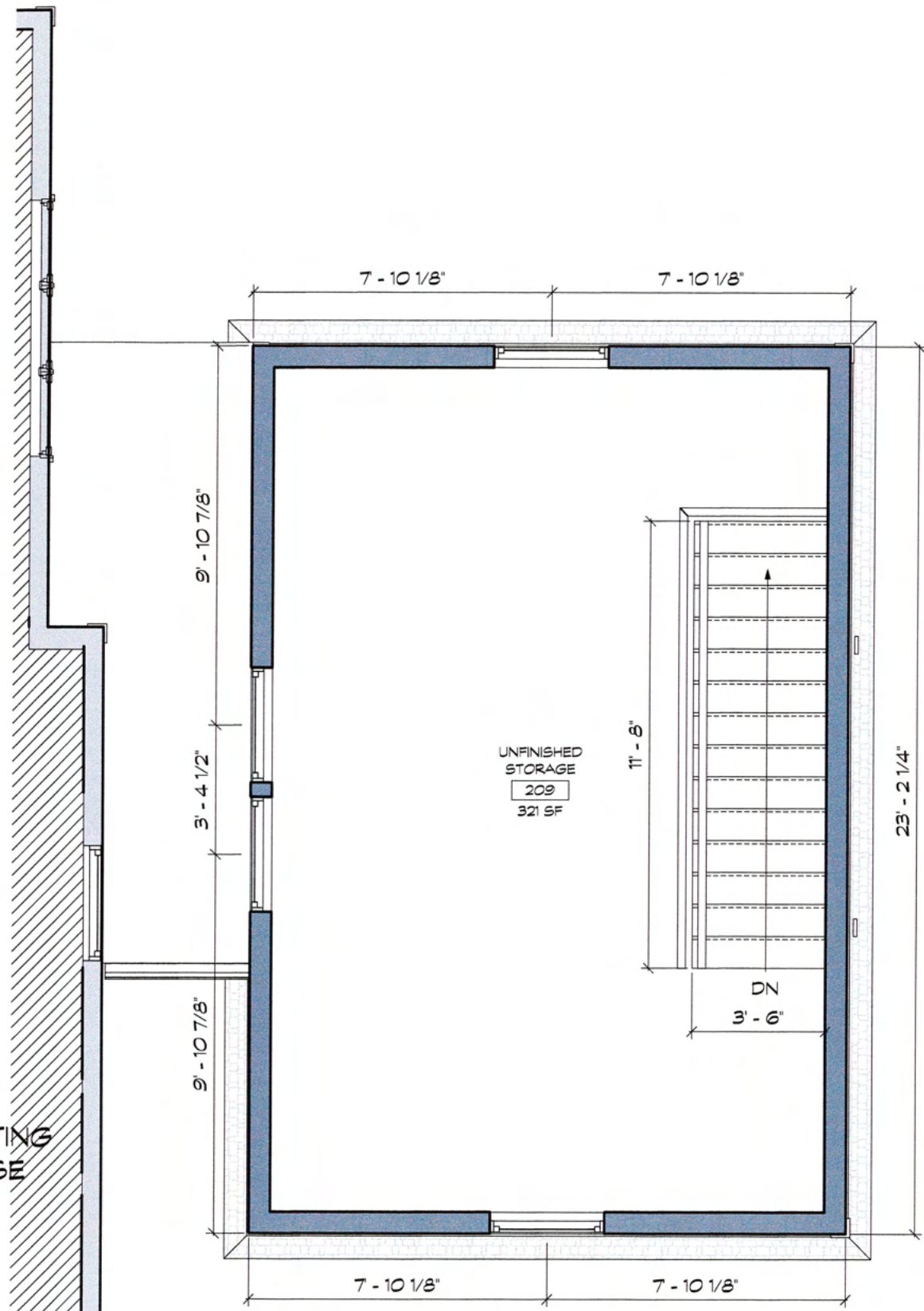
A2.21

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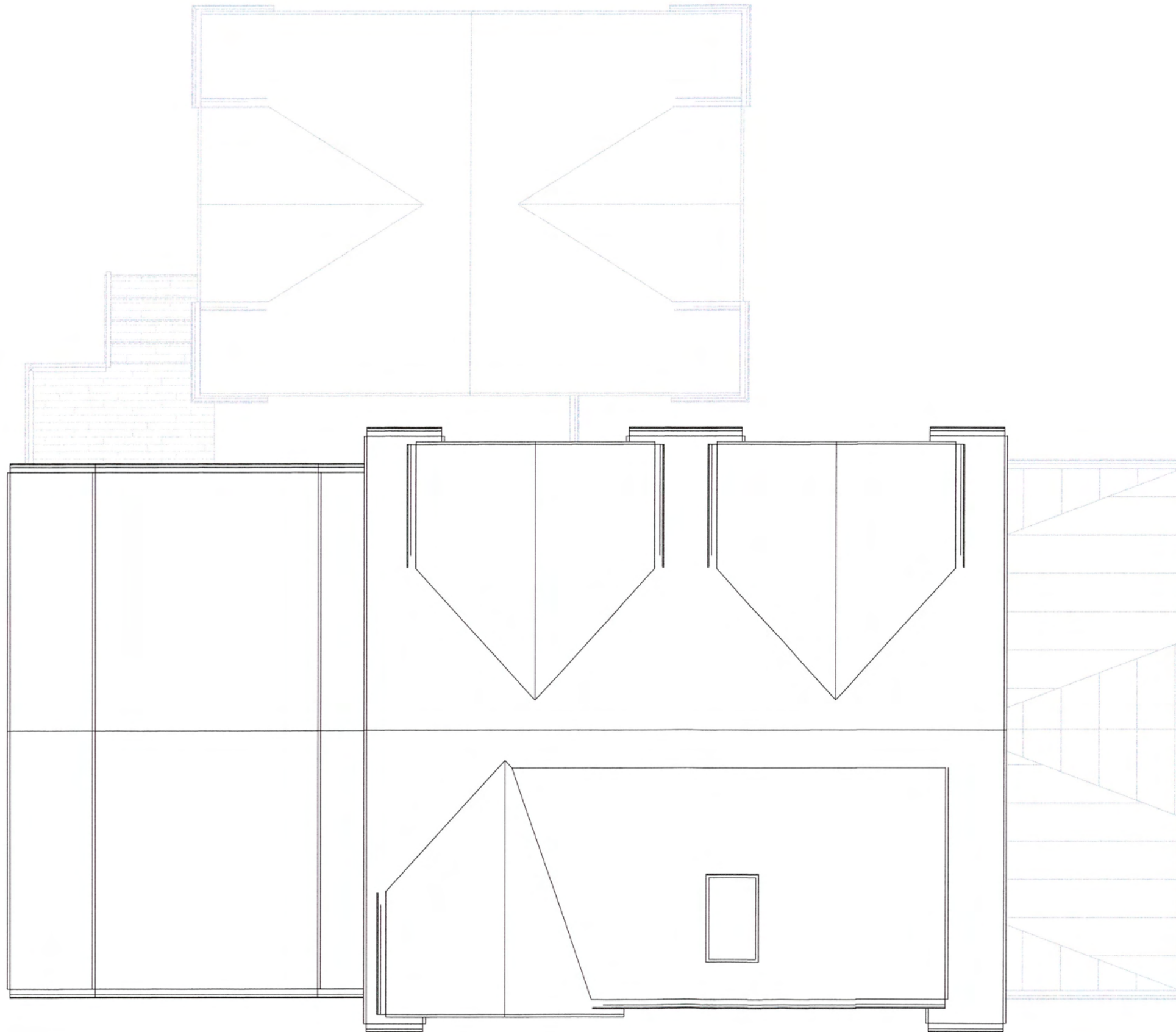
1 FLOOR PLAN - GARAGE - LEVEL 01 - PROPOSED
 A2.21 1/2" = 1'-0"



2 FLOOR PLAN - GARAGE - LEVEL 02 - PROPOSED
 A2.21 1/2" = 1'-0"

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FLOOR PLAN - ROOF - PROPOSED



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Description:
**FLOOR PLAN -
ROOF -
PROPOSED**

Date Issued:
11/12/2024

Scale:
AS NOTED

A2.30

NOTE: PRINTED AT HALF SCALE @ 11x17

1 FLOOR PLAN - ROOF - PROPOSED
A2.30 3/8" = 1'-0"



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BUILDING ELEVATION - NORTH - EXISTING



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Project Number: 24-057

T.O. ROOF
EXISTING
25' - 11 1/4"

FLOOR PLAN -
LEVEL 02 -
EXISTING
13' - 2"

HOUSE LEVEL 01
3' - 2"

GRADE
0' - 0"

11' - 11 1/4"

25' - 11 1/4"
HOUSE HEIGHT

10' - 0"

3' - 2"



1 BUILDING ELEVATION - NORTH - EXISTING
A7.10 3/8" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17

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Description:
**BUILDING
ELEVATION -
NORTH -
EXISTING**

Date Issued:
11/12/2024

Scale:
AS NOTED

A7.10

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BUILDING ELEVATION - SOUTH - EXISTING



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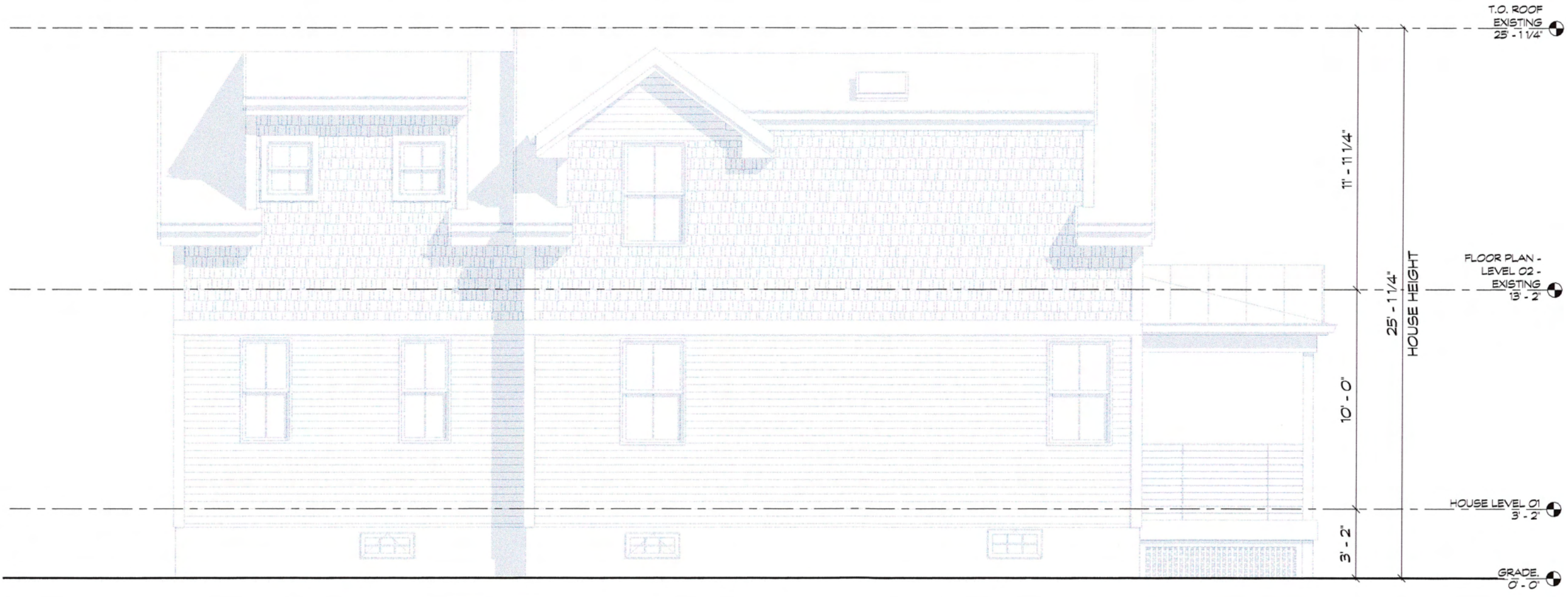
Project Number: 24057

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Description:
BUILDING ELEVATION - SOUTH - EXISTING

Date Issued:
 11/12/2024
 Scale:
 AS NOTED

A7.11



1 BUILDING ELEVATION - SOUTH - EXISTING
 A7.11 3/8" = 1'-0"

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BUILDING ELEVATION - EAST - EXISTING



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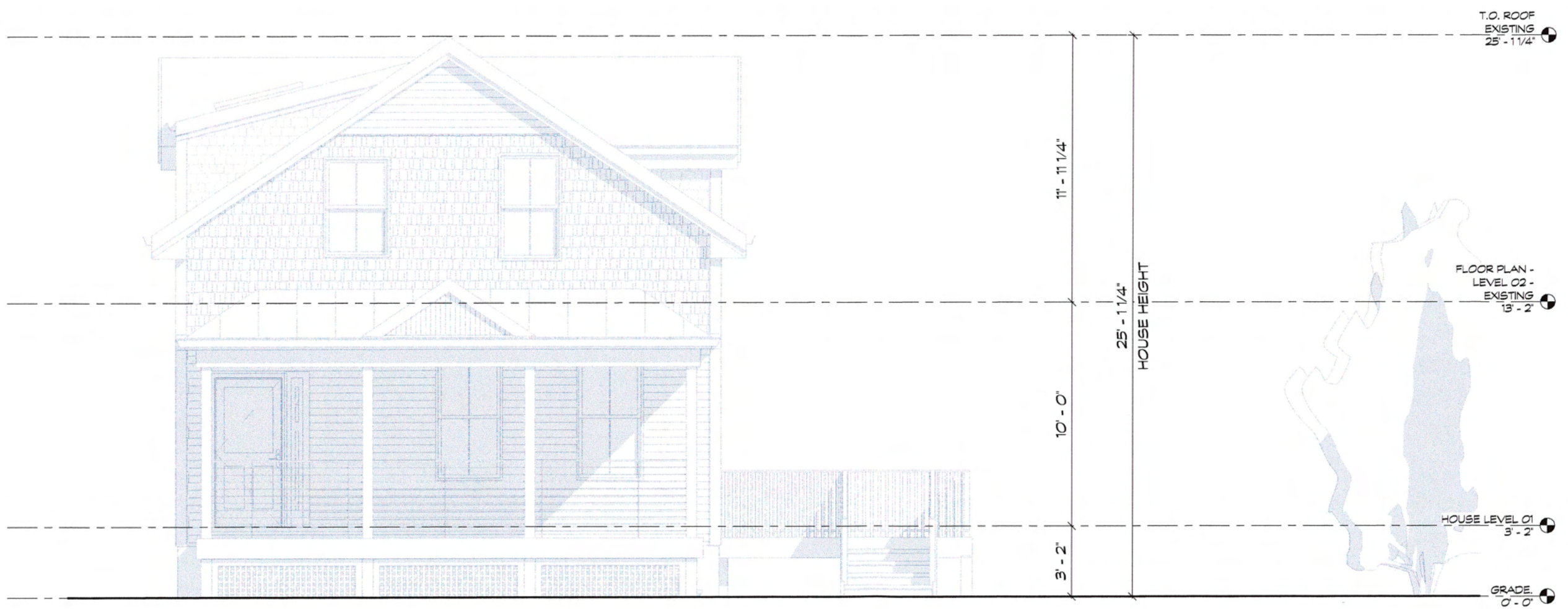
Project Number: 24057

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Description:
BUILDING ELEVATION - EAST - EXISTING

Date Issued:
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 Scale:
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A7.12



1 BUILDING ELEVATION - EAST - EXISTING
 A7.12 3/8" = 1'-0"

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BUILDING ELEVATION - WEST - EXISTING



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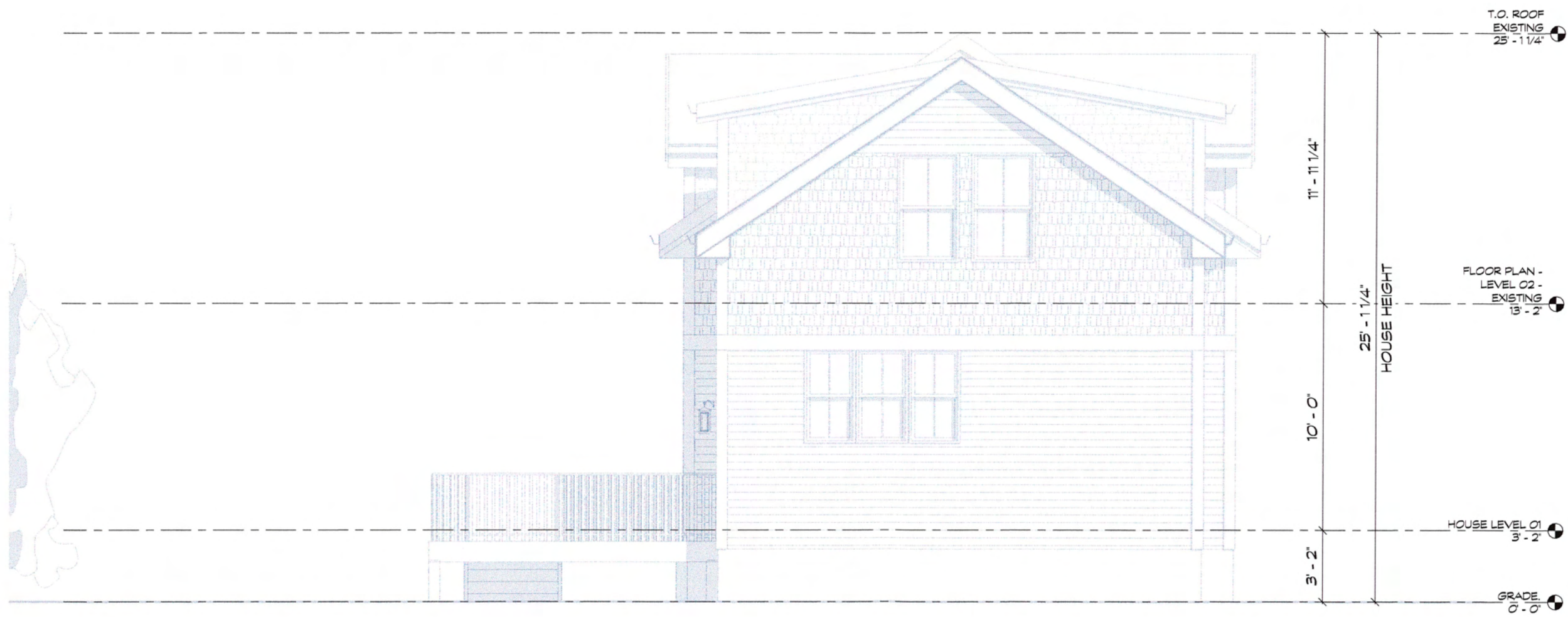
Project Number: 24057

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Description:
BUILDING ELEVATION - WEST - EXISTING

Date Issued:
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 Scale:
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A7.13



1 BUILDING ELEVATION - WEST - EXISTING
 A7.13 3/8" = 1'-0"

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Revisions:

No.	Description	Date

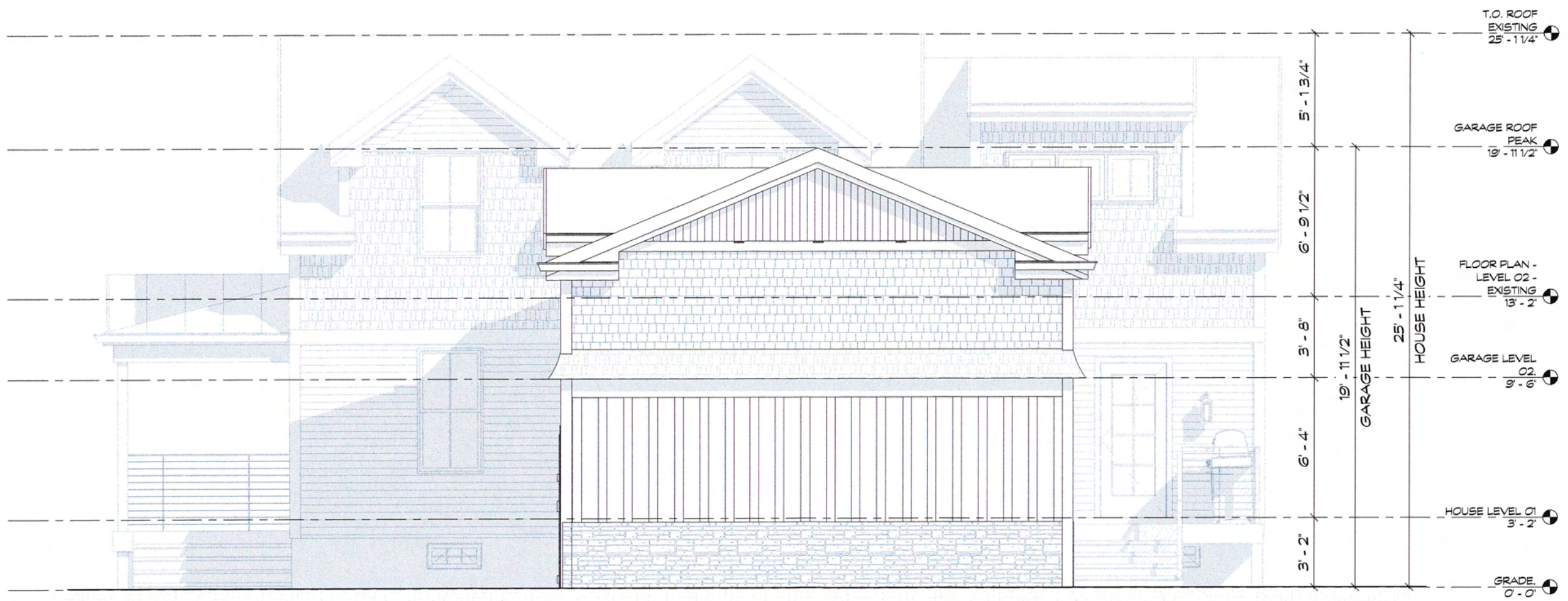
Project Number: 24057

TAJ RESIDENCE
57 MARCHANT ST
NEWPORT, RI 02840

Description:
BUILDING ELEVATION - NORTH - PROPOSED

Date Issued:
 11/12/2024
 Scale:
 AS NOTED

A7.20



1 BUILDING ELEVATION - NORTH - PROPOSED
 A7.20 3/8" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17

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BUILDING ELEVATION - SOUTH - PROPOSED



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Revisions:

No.	Description	Date

Project Number: 24057

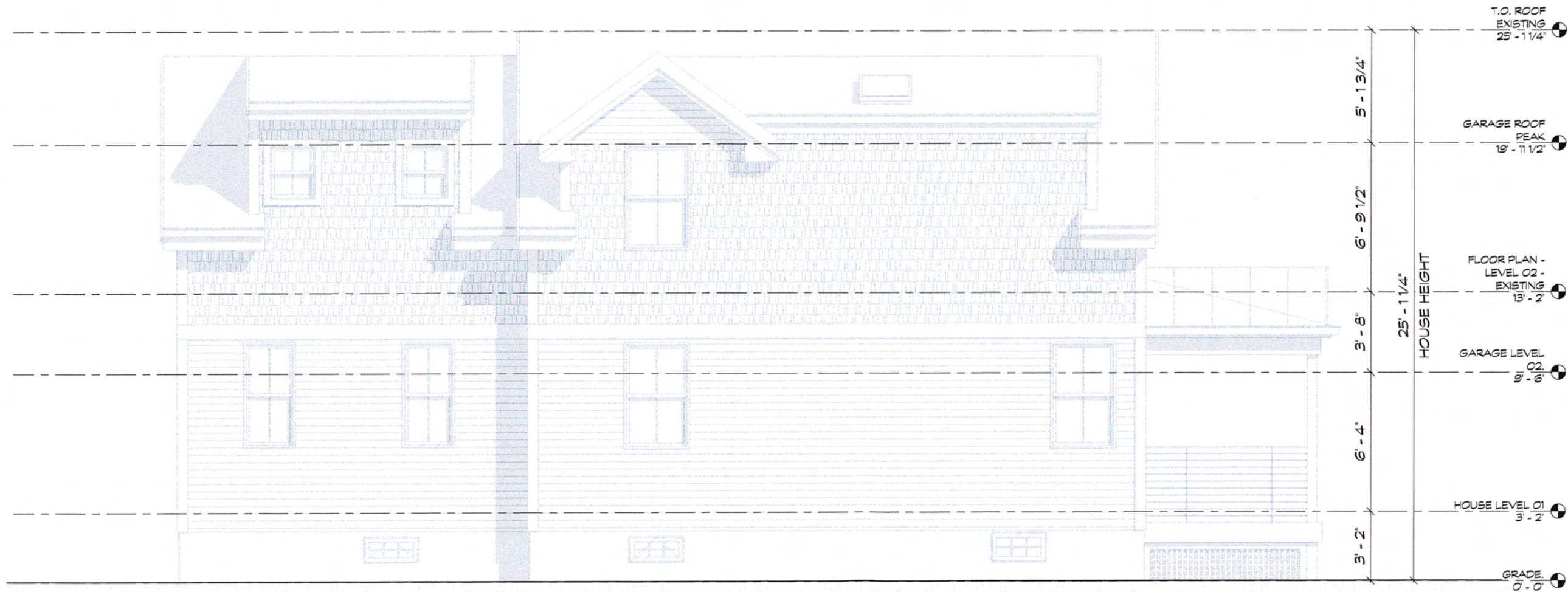
TAJ RESIDENCE
57 MERCHANT ST
NEWPORT, RI 02840

Description:
BUILDING ELEVATION - SOUTH - PROPOSED

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A7.21



1 BUILDING ELEVATION - SOUTH - PROPOSED
 A7.21 3/8" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17

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BUILDING ELEVATION - EAST - PROPOSED



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Revisions:

No.	Description	Date

Project Number: **24057**

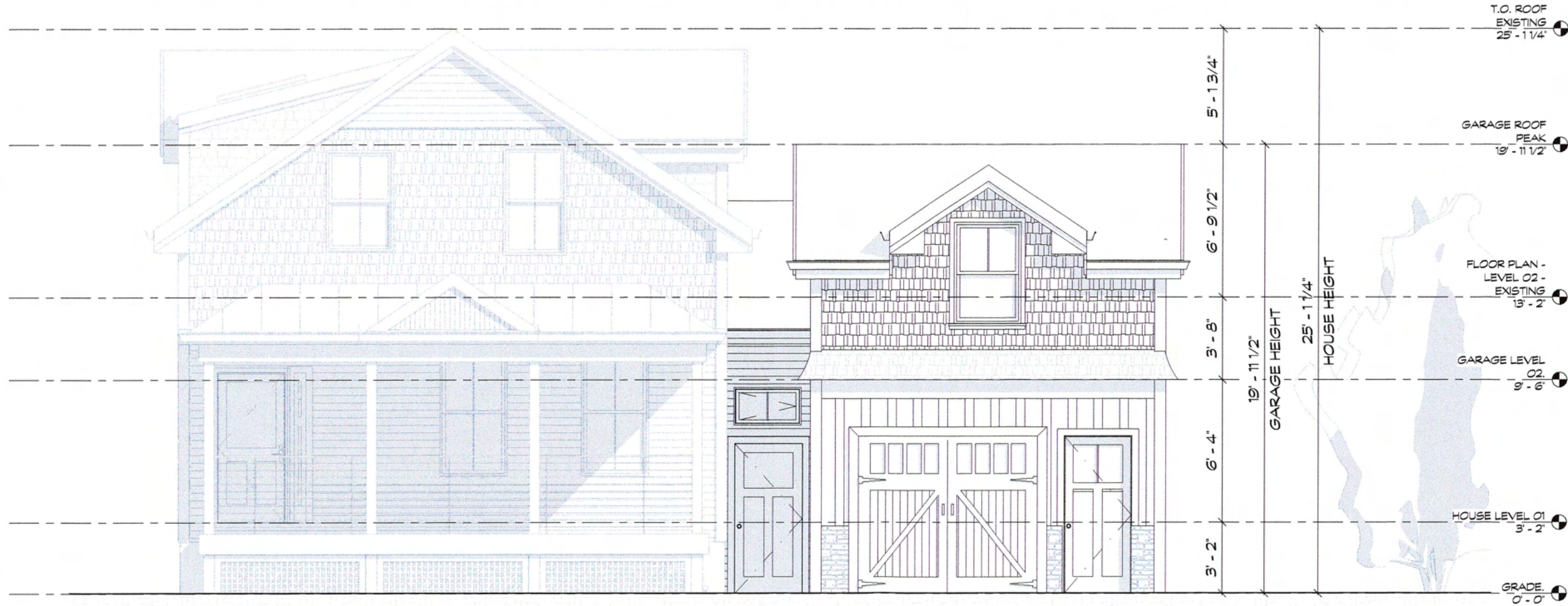
TAJ RESIDENCE
57 MARCHANT ST
NEWPORT, RI 02840

Description:
**BUILDING
ELEVATION -
EAST -
PROPOSED**

Date Issued:
11/12/2024

Scale:
AS NOTED

A7.22



1 BUILDING ELEVATION - EAST - PROPOSED
A7.22 3/8" = 1'-0"

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BUILDING ELEVATION - WEST - PROPOSED



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Revisions:

No.	Description	Date

Project Number: 24057

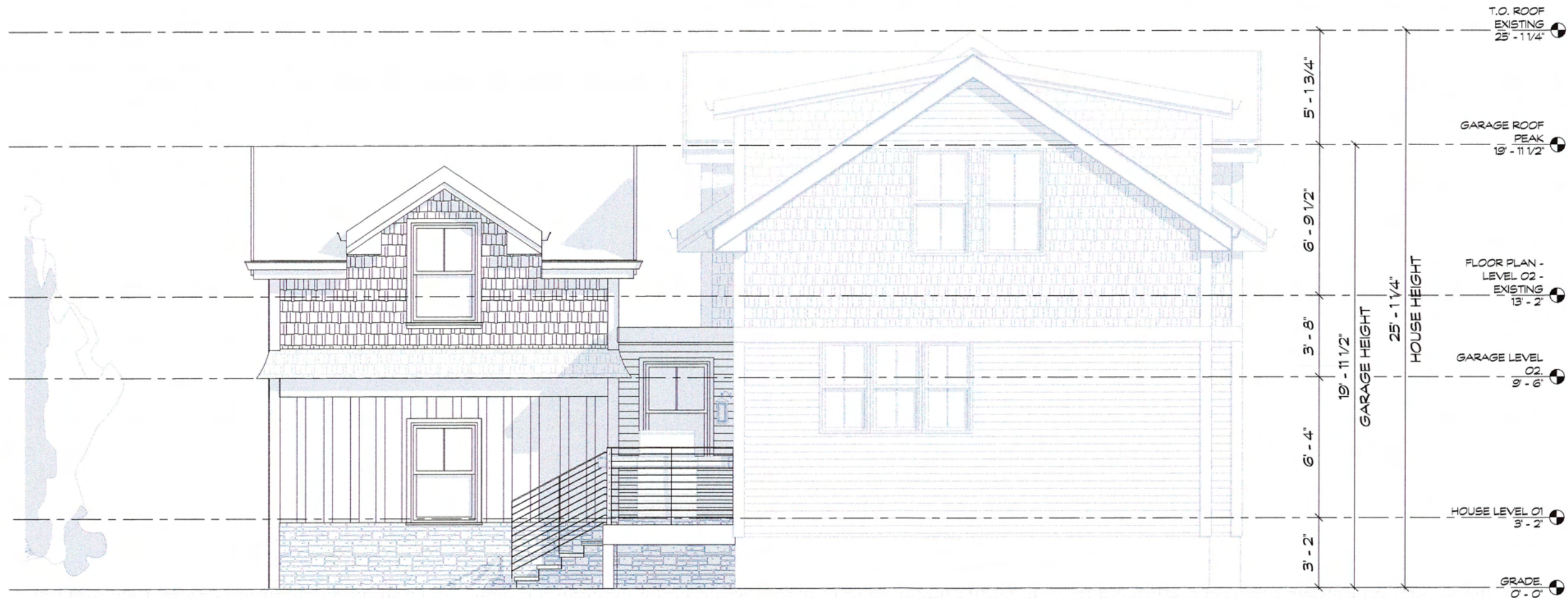
TAJ RESIDENCE
57 MERCHANT ST
NEWPORT, RI 02840

Description:
BUILDING ELEVATION - WEST - PROPOSED

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A7.23



1 BUILDING ELEVATION - WEST - PROPOSED
 A7.23 3/8" = 1'-0"

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BUILDING SECTION - EXISTING



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No.	Description	Date

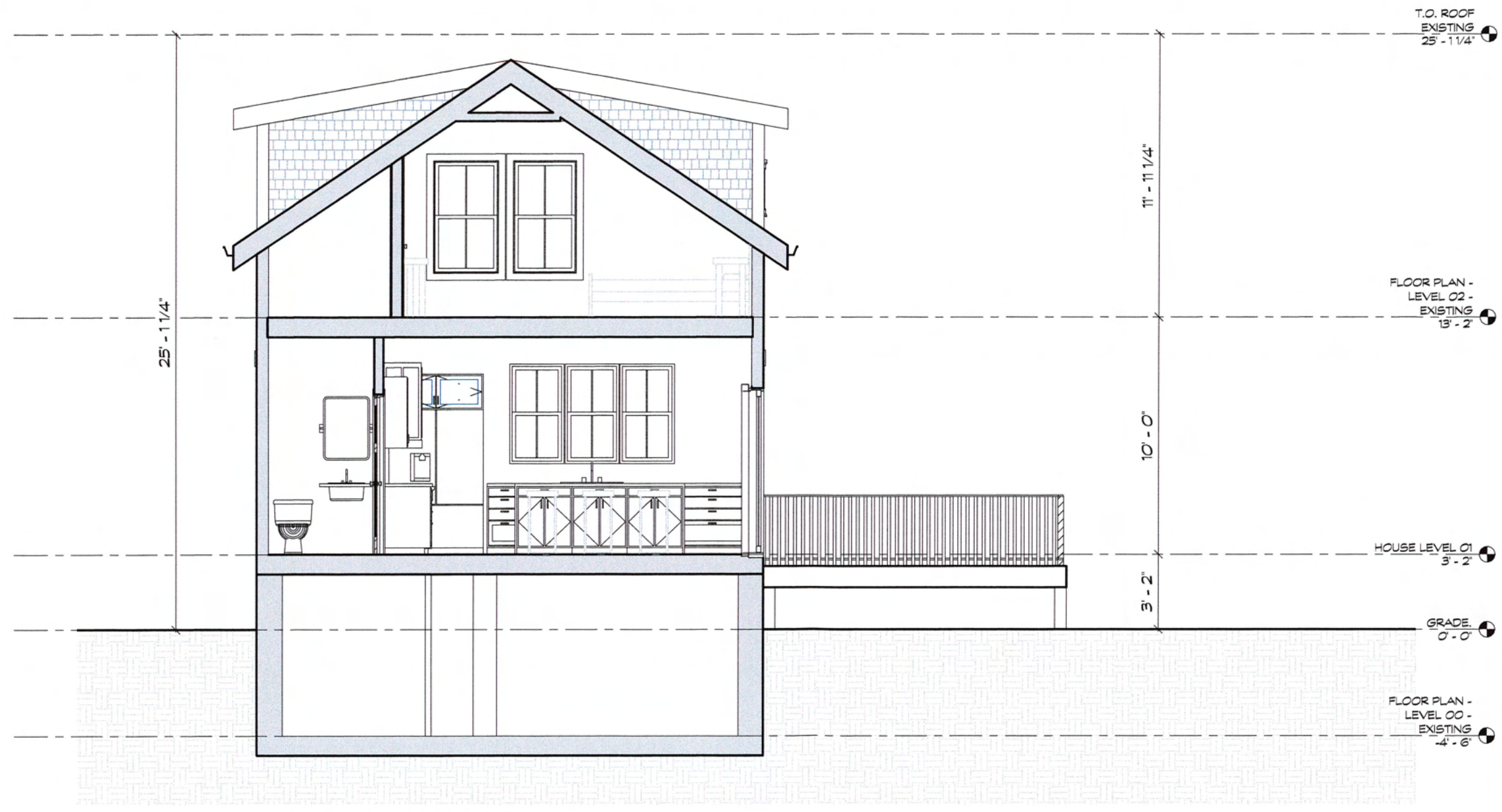
Project Number: 24057

TAJ RESIDENCE
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Description:
BUILDING SECTION - EXISTING

Date Issued:
 11/12/2024
 Scale:
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A9.01



1 BUILDING SECTION - EXISTING
 A9.01 3/8" = 1'-0"

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BUILDING SECTION - PROPOSED



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Revisions:

No.	Description	Date

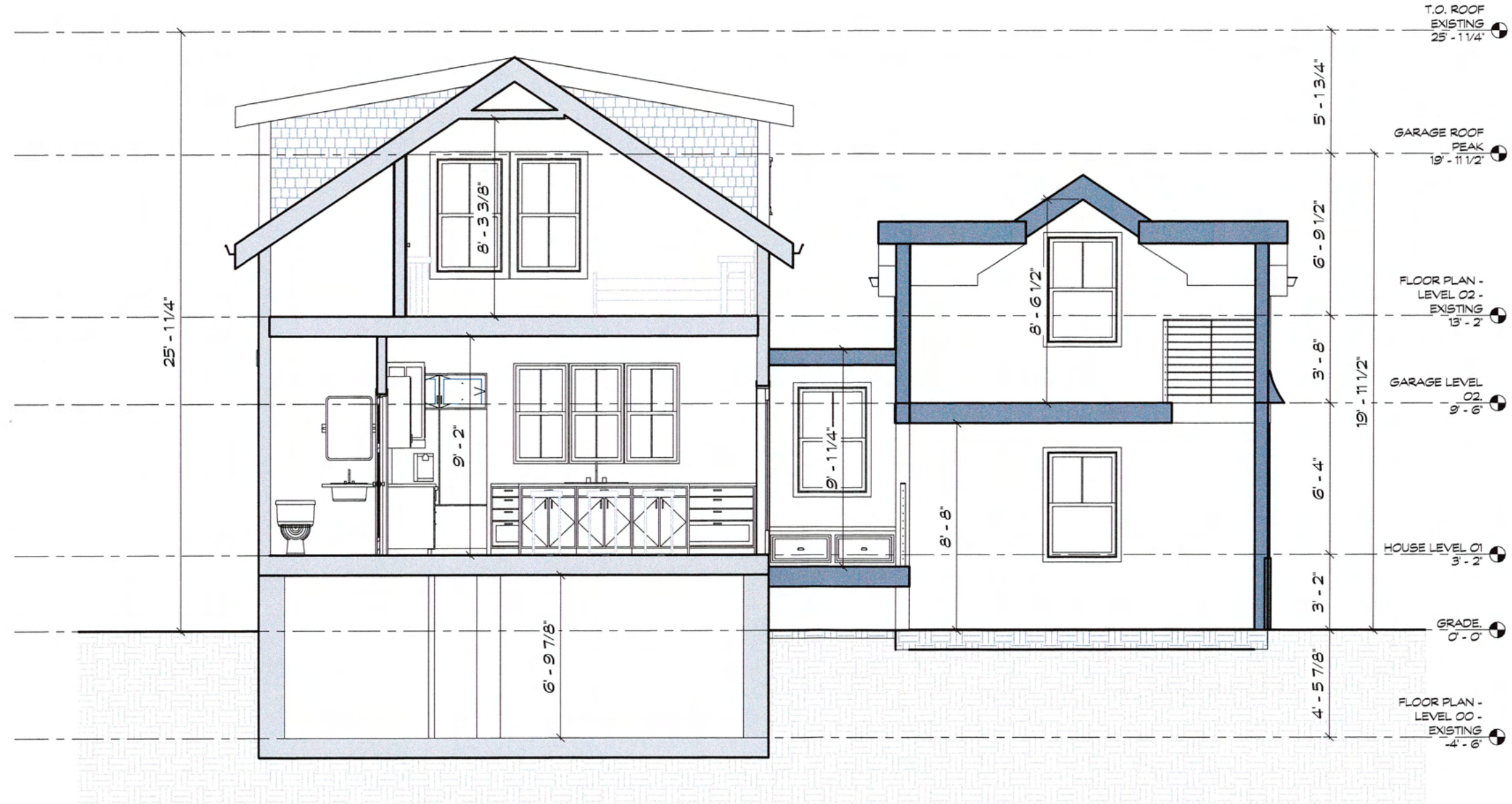
Project Number: 24057

TAJ RESIDENCE
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Description:
BUILDING SECTION - PROPOSED

Date Issued:
 11/12/2024
 Scale:
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A9.02



1 BUILDING SECTION - PROPOSED
 A9.02 3/8" = 1'-0"

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SECTIONS - GARAGE - PROPOSED



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Revisions:

No.	Description	Date

Project Number: 24057

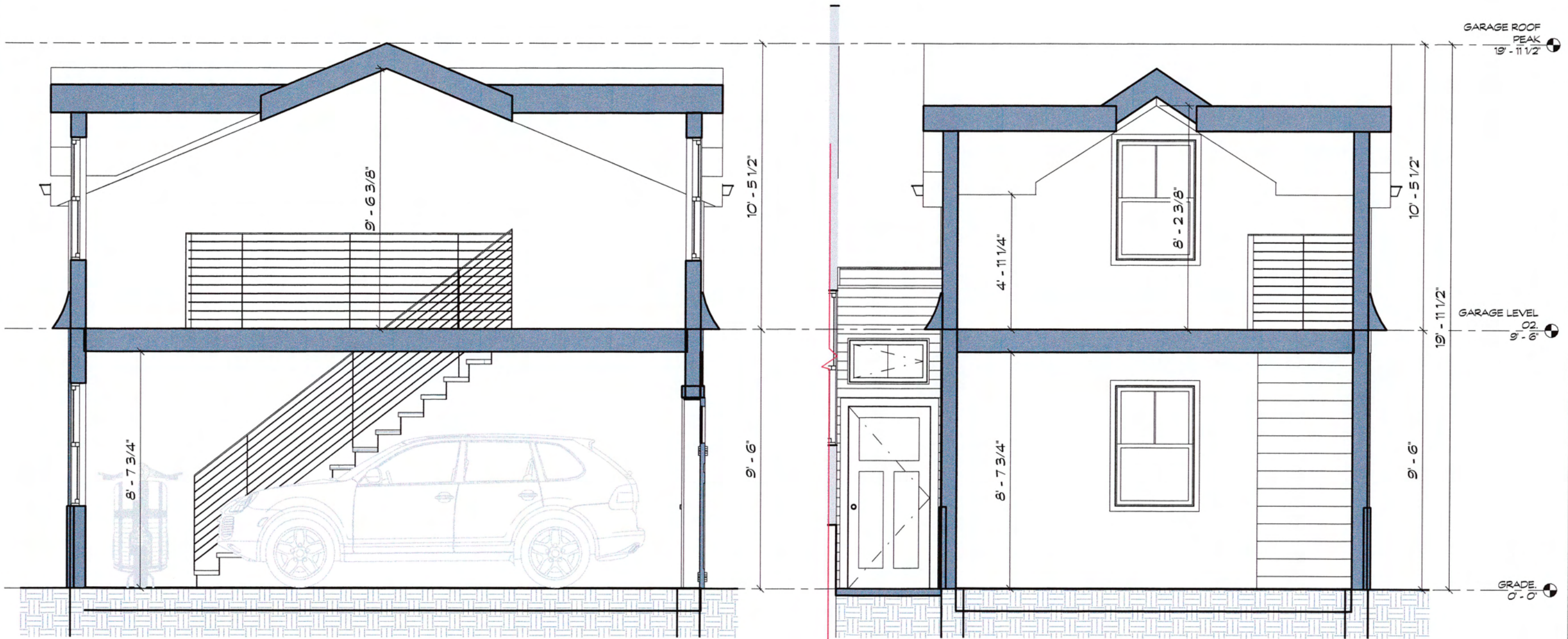
TAJ RESIDENCE
57 MERCHANT ST
NEWPORT, RI 02840

Description:
SECTIONS - GARAGE - PROPOSED

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A9.03



1 LONGITUDINAL SECTION - PROPOSED
 A9.03 1/2" = 1'-0"

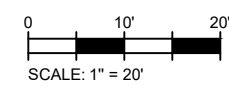
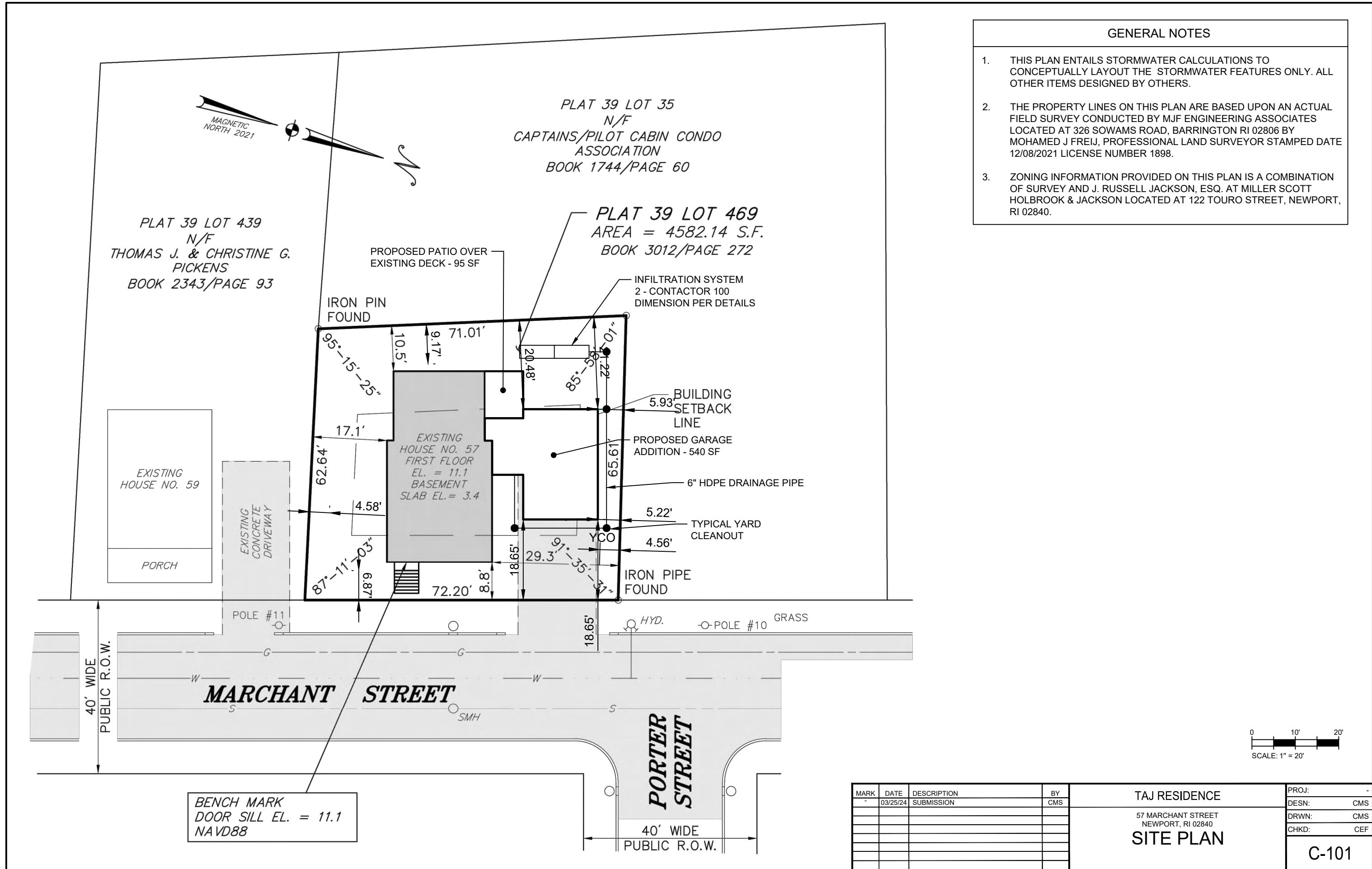
2 LATITUDINAL SECTION - PROPOSED
 A9.03 1/2" = 1'-0"

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GENERAL NOTES

1. THIS PLAN ENTAILS STORMWATER CALCULATIONS TO CONCEPTUALLY LAYOUT THE STORMWATER FEATURES ONLY. ALL OTHER ITEMS DESIGNED BY OTHERS.
2. THE PROPERTY LINES ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY MJF ENGINEERING ASSOCIATES LOCATED AT 326 SOWAMS ROAD, BARRINGTON RI 02806 BY MOHAMED J FREIJ, PROFESSIONAL LAND SURVEYOR STAMPED DATE 12/08/2021 LICENSE NUMBER 1898.
3. ZONING INFORMATION PROVIDED ON THIS PLAN IS A COMBINATION OF SURVEY AND J. RUSSELL JACKSON, ESQ. AT MILLER SCOTT HOLBROOK & JACKSON LOCATED AT 122 TOURO STREET, NEWPORT, RI 02840.



MARK	DATE	DESCRIPTION	BY	PROJ:
-	03/25/24	SUBMISSION	CMS	TAJ RESIDENCE
				57 MARCHANT STREET NEWPORT, RI 02840
				SITE PLAN
				PROJ: - DESN: CMS DRWN: CMS CHKD: CEF
				C-101



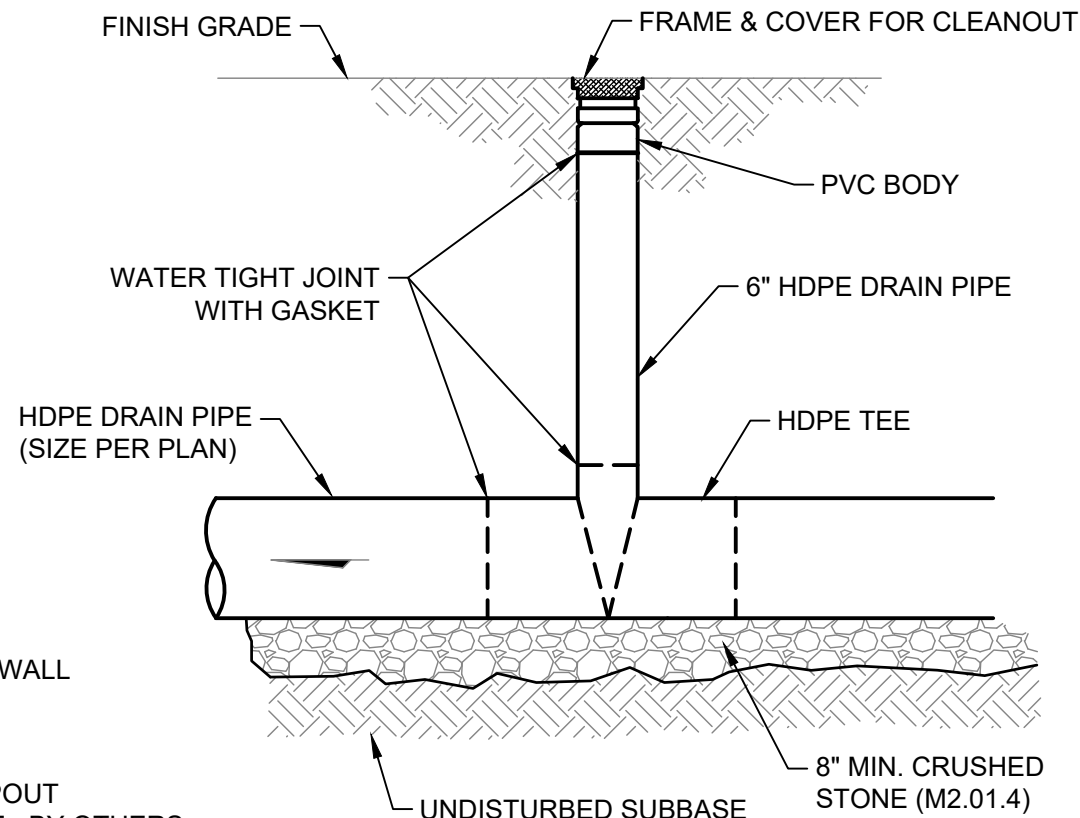
CULTEC CONTACTOR® 100 STANDARD DUTY SEPTIC CHAMBER

The Contactor® 100 Standard Duty is a 12.5" (318 mm) tall, low profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required.



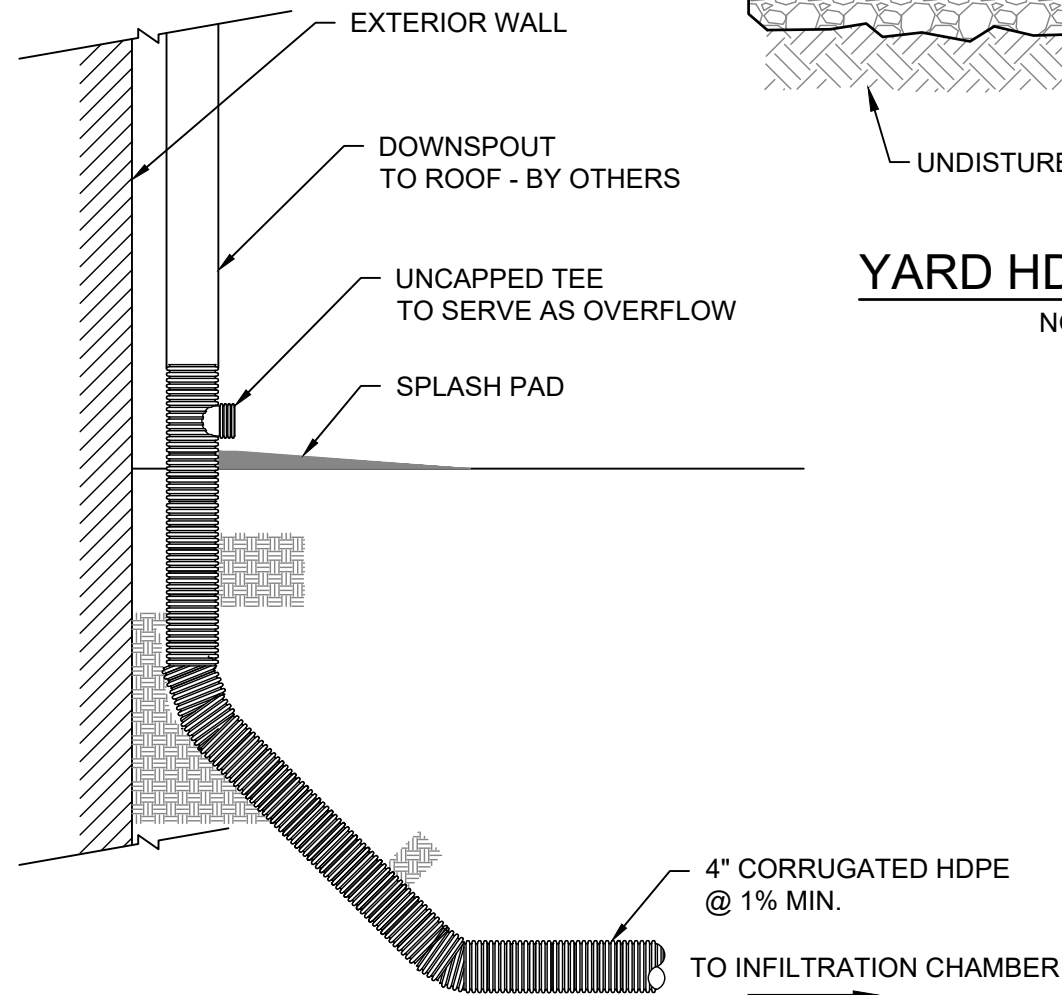
Standard Duty version shown. Heavy Duty versions have a blue stripe. See separate submittal package for Contactor 100HD Heavy Duty technical information.

Size (L x W x H)	8' x 36" x 12.5" 2.44 m x 914 mm x 318 mm
Installed Length	7.4' 2.26 m
Length Adjustment per Run	0.6' 0.18 m
Chamber Storage	1.96 ft ³ /ft 0.18 m ³ /m 14.51 ft ³ /unit 0.41 m ³ /unit
Max. Allowable Cover	4' 1.22 m
Invert Height	6" 152 mm



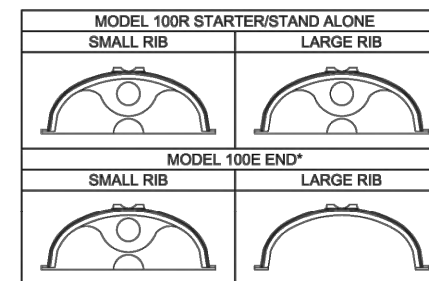
IN-LINE YARD HDPE CLEANOUT

NOT TO SCALE

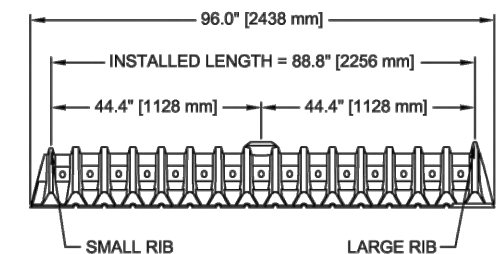
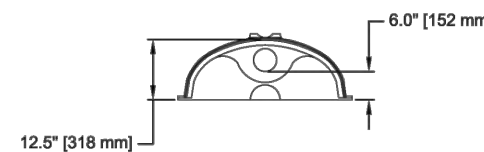
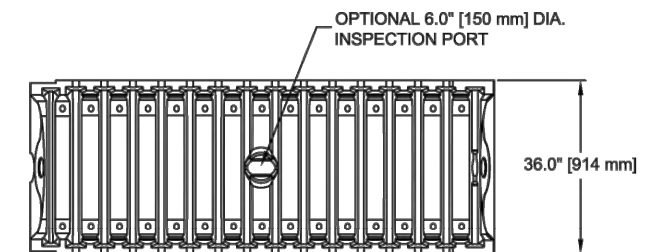


DOWNSPOUT CONNECTION

NOT TO SCALE



*MAY ALSO BE USED AS AN INTERMEDIATE UNIT TO EXTEND THE LENGTH OF A RUN.

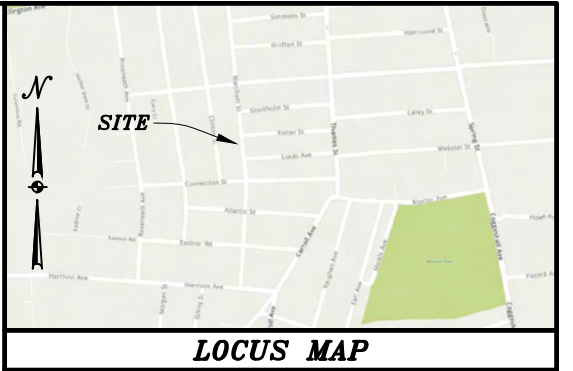


For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

© CULTEC, Inc., June 2020 SUB100 06-20 Septic contactor-100-std-duty-septic-submittal.pdf

MARK	DATE	DESCRIPTION	BY	PROJ:	-
-	03/25/24	SUBMISSION	CMS	DESIGN:	CMS
				DRWN:	CMS
				CHKD:	CEF
					C-102

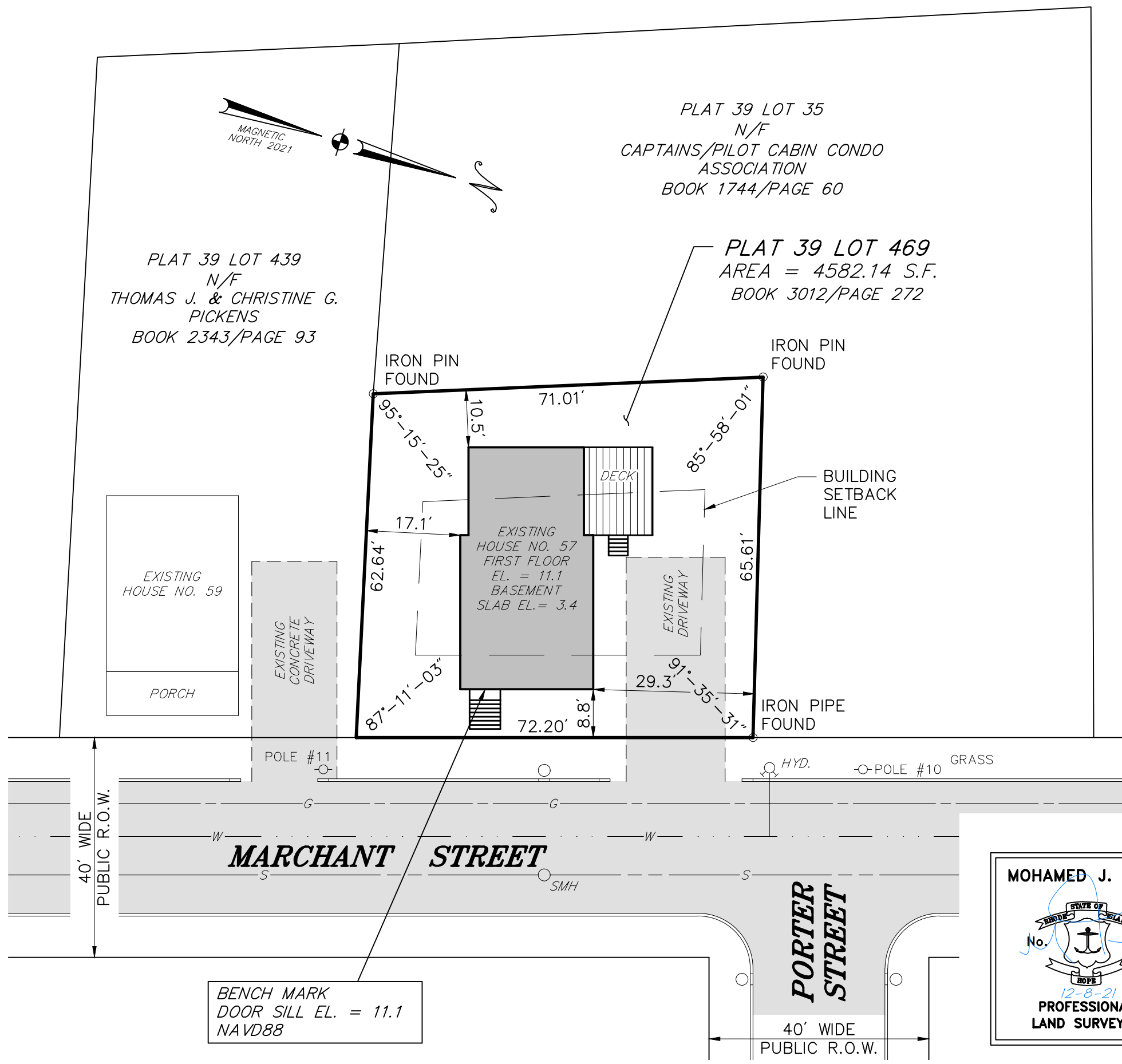
TAJ RESIDENCE
57 MARCHANT STREET
NEWPORT, RI 02840
**CONSTRUCTION
DETAILS**



PLAT 39 LOT 35
N/F
CAPTAINS/PILOT CABIN CONDO
ASSOCIATION
BOOK 1744/PAGE 60

PLAT 39 LOT 439
N/F
THOMAS J. & CHRISTINE G.
PICKENS
BOOK 2343/PAGE 93

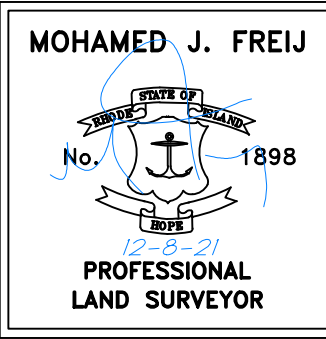
PLAT 39 LOT 469
AREA = 4582.14 S.F.
BOOK 3012/PAGE 272



NOTES:

1. REFERENCE: RECORD PLAT CARDS
POCKET 9, FOLDER 1 NO. 12
POCKET 22, FOLDER 5 NO. 1
 2. ZONING: R10
MINIMUM FRONT YARD SETBACK 15'
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 20'
MAXIMUM BUILDING HEIGHT = 30'
MAXIMUM LOT COVERAGE = 20%
 3. SITE IS LOCATED IN ZONE AE (EL. 12) PER FIRM MAP NO. 44005C0177J EFFECTIVE 9-4-2013.
 4. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED, MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
 5. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY- CLASS I
- THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
BOUNDARY SURVEY & SITE PLAN

BY MJF DATE 12-8-21
MOHAMED J. FREIJ PLS NO. 1898 C.O.A. NO. A263
REGISTERED PROFESSIONAL LAND SURVEYOR



BOUNDARY SURVEY & SITE PLAN PLAT 39 LOT 469 57 MARCHANT STREET NEWPORT, RI 02840	PROJECT NO.
	SCALE 1" = 20'
OWNER: TAJ RESIDENCES, LLC TELEPHONE 1-339-364-1217	DATE DECEMBER 8, 2021
	DRAWN BY RMM
PREPARED BY MJF ENGINEERING ASSOCIATES 326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYRI@AOL.COM	CHECKED BY MJF
	FILENAME MARCHANT STREET.DWG
	1 of 1 SHTS

Newport

(Summary Data - may not be Complete Representation of Property)

Parcel: 39-469 Location: 57 MARCHANT ST Owner: TAJ RISALUDDIN & SAMINA
 Account: 7174 User Acct: R07669 LUC: 01 - Single Fam Zoning: R10

Parcel Values
 Total: \$1,146,500 Land: \$409,700 Land Area: 4,520 SF Building: \$736,800 Assessed: \$1,146,500

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
3138-117	Warranty	04/10/2023	\$0	TAJ RISALUDDIN & SAMINA
3138-114	Warranty	04/10/2023	\$0	TAJ RISALUDDIN

Building Type: Conventional **Year Built:** 1890 **Grade:**B **Condition:**AG
Heat Fuel: Gas **Heat Type:** Hot Water **% Air Conditioned:** 0.00 **Fireplaces:**0
Exterior Wall:Clapboard **Bsmnt Garage:** 0 **Roof Cover:** Asph/F Gls/C **# of Units:** 1
of Rooms: 8 **# of Bedrooms:** 4 **Full Bath:** 2 **1/2 Baths:** 1

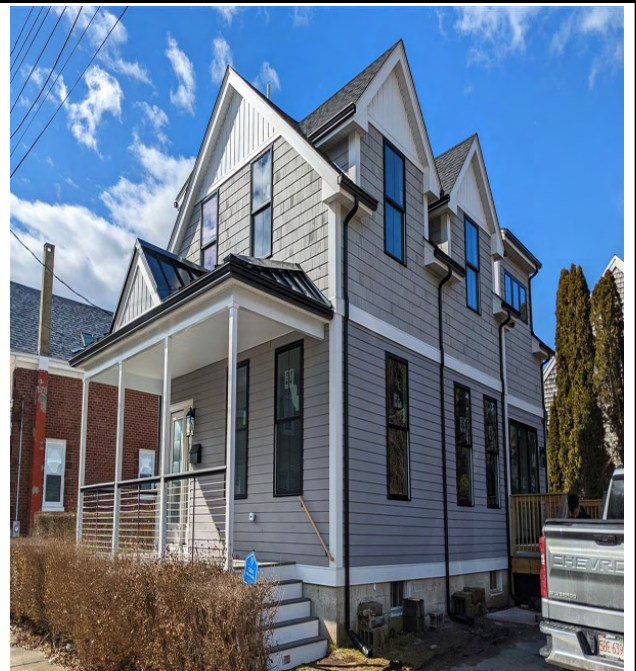
Yard Item(s)

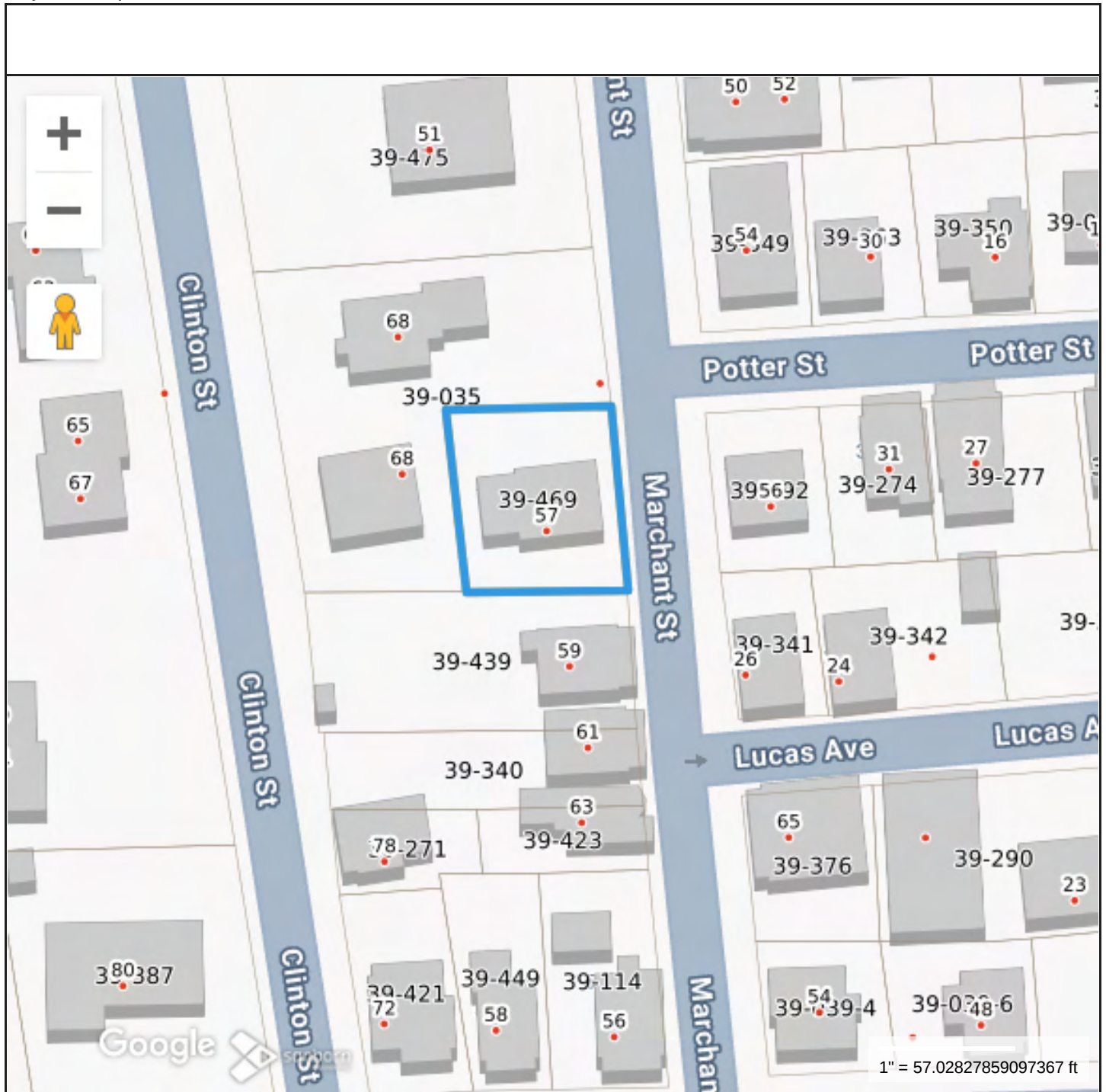
Description	Quantity	Size	Year	Condition	Quality	Value
-------------	----------	------	------	-----------	---------	-------

Building Areas

Area	Net Area	Finished Area
Basement, Finished	672 SF	672 SF
Basement, Unfinished	336 SF	0 SF
Deck, Wood	208 SF	0 SF
First Floor	1,008 SF	1,008 SF
Porch, Open, Finished	192 SF	0 SF
Upper Story, Finished	1,008 SF	1,008 SF

Disclaimer: This information is for tax assessing purposes and is not warranted





Property Information

ID 39-469
 Location 57 MARCHANT ST
 Owner



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Newport, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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



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Revisions:

No.	Description	Date

Project Number: 24057

TAJ RESIDENCE
57 MARCHANT ST
NEWPORT, RI 02840

Description:
COVER

Date Issued:
11/12/2024

Scale:
AS NOTED

A0.00

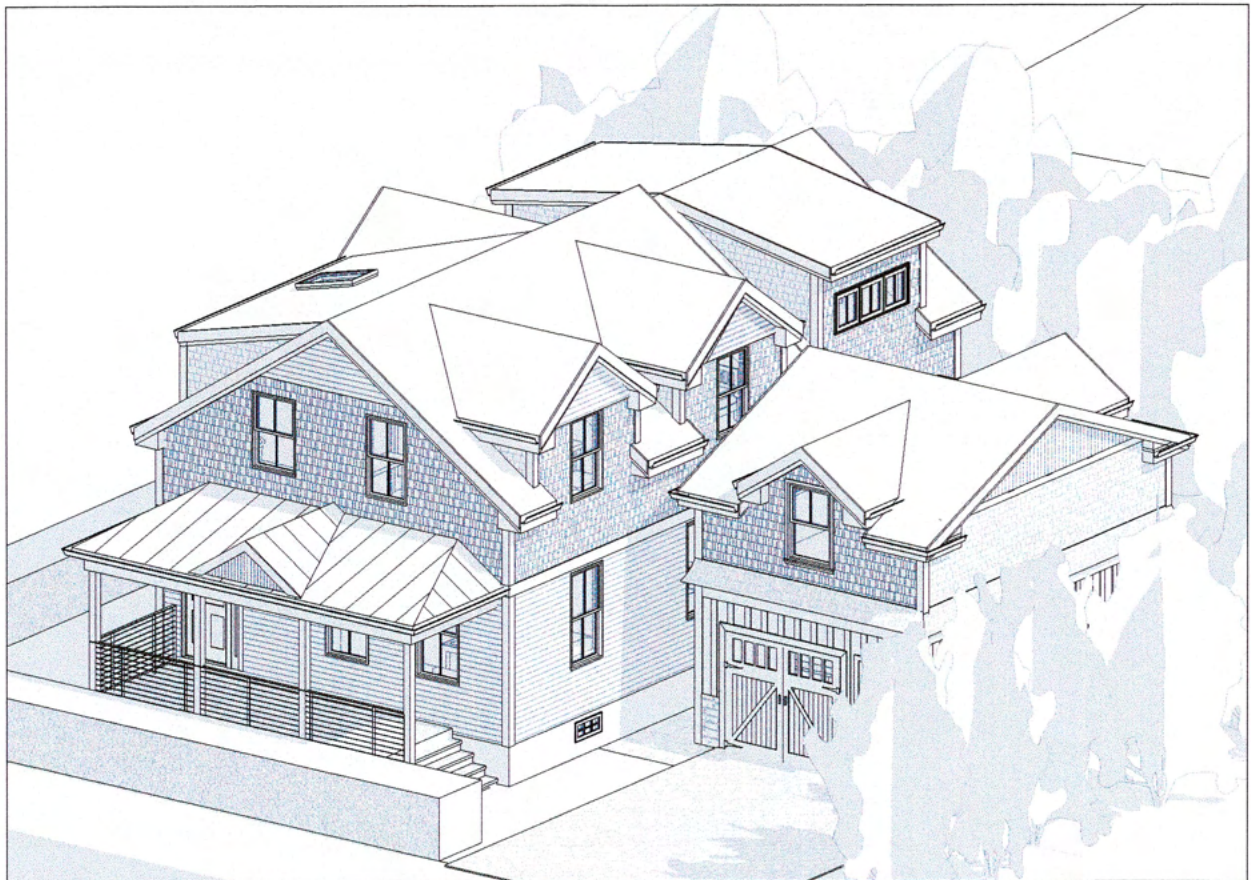
TAJ RESIDENCE

57 MARCHANT ST
 NEWPORT, RI 02840

Sheet List	
Sheet Number	Sheet Name
00: GENERAL	
A0.00	COVER
A0.01	GENERAL NOTES
A0.02	SYMBOLS & ABBREVIATIONS
A0.03	EXISTING CONDITIONS
A0.05	AXONOMETRIC - EXISTING
A0.06	AXONOMETRIC - PROPOSED
A0.09	NEIGHBORHOOD ANALYSIS
A0.10	NEIGHBORHOOD PLAN - EXISTING
A0.11	NEIGHBORHOOD PLAN - PROPOSED
A0.12	SITE PLAN - EXISTING
A0.22	SITE PLAN - PROPOSED
01: EXISTING FLOOR PLANS	
A1.01	FLOOR PLAN - LEVEL 00 - EXISTING
A1.10	FLOOR PLAN - LEVEL 01 - EXISTING
A1.20	FLOOR PLAN - LEVEL 02 - EXISTING
A1.30	FLOOR PLAN - ROOF - EXISTING
02: PROPOSED FLOOR PLANS	
A2.10	FLOOR PLAN - LEVEL 01 - PROPOSED
A2.20	FLOOR PLAN - LEVEL 02 - PROPOSED
A2.21	FLOOR PLANS - GARAGE ENLARGED - PROPOSED
A2.30	FLOOR PLAN - ROOF - PROPOSED
07: BUILDING ELEVATIONS	
A7.10	BUILDING ELEVATION - NORTH - EXISTING
A7.11	BUILDING ELEVATION - SOUTH - EXISTING
A7.12	BUILDING ELEVATION - EAST - EXISTING
A7.13	BUILDING ELEVATION - WEST - EXISTING
A7.20	BUILDING ELEVATION - NORTH - PROPOSED
A7.21	BUILDING ELEVATION - SOUTH - PROPOSED
A7.22	BUILDING ELEVATION - EAST - PROPOSED
A7.23	BUILDING ELEVATION - WEST - PROPOSED
09: SECTIONS	
A9.01	BUILDING SECTION - EXISTING
A9.02	BUILDING SECTION - PROPOSED
A9.03	SECTIONS - GARAGE - PROPOSED



01: EXTERIOR PERSPECTIVE - COLLAGE



02: EXTERIOR AXONOMETRIC - PROPOSED

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EXISTING CONDITIONS



01: EXISTING STREETVIEW - LEFT



02: EXISTING STREETVIEW - RIGHT



03: EXISTING FRONT PORCH & VEGETATION



04: EXISTING DECK & PARKING



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Description:
**EXISTING
CONDITIONS**

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A0.03

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PRECEDENT IMAGES



O1: EXAMPLE OF GARAGE IN STYLE WITH HOUSE



O2: EXAMPLE OF RECESSED GARAGE ENTRY



O3: EXAMPLE ON MARCHANT STREET, NEWPORT



O4: EXAMPLE ON ROSENEATH AVENUE, NEWPORT



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Description:
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 IMAGES

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A0.04

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Revisions:

No.	Description	Date

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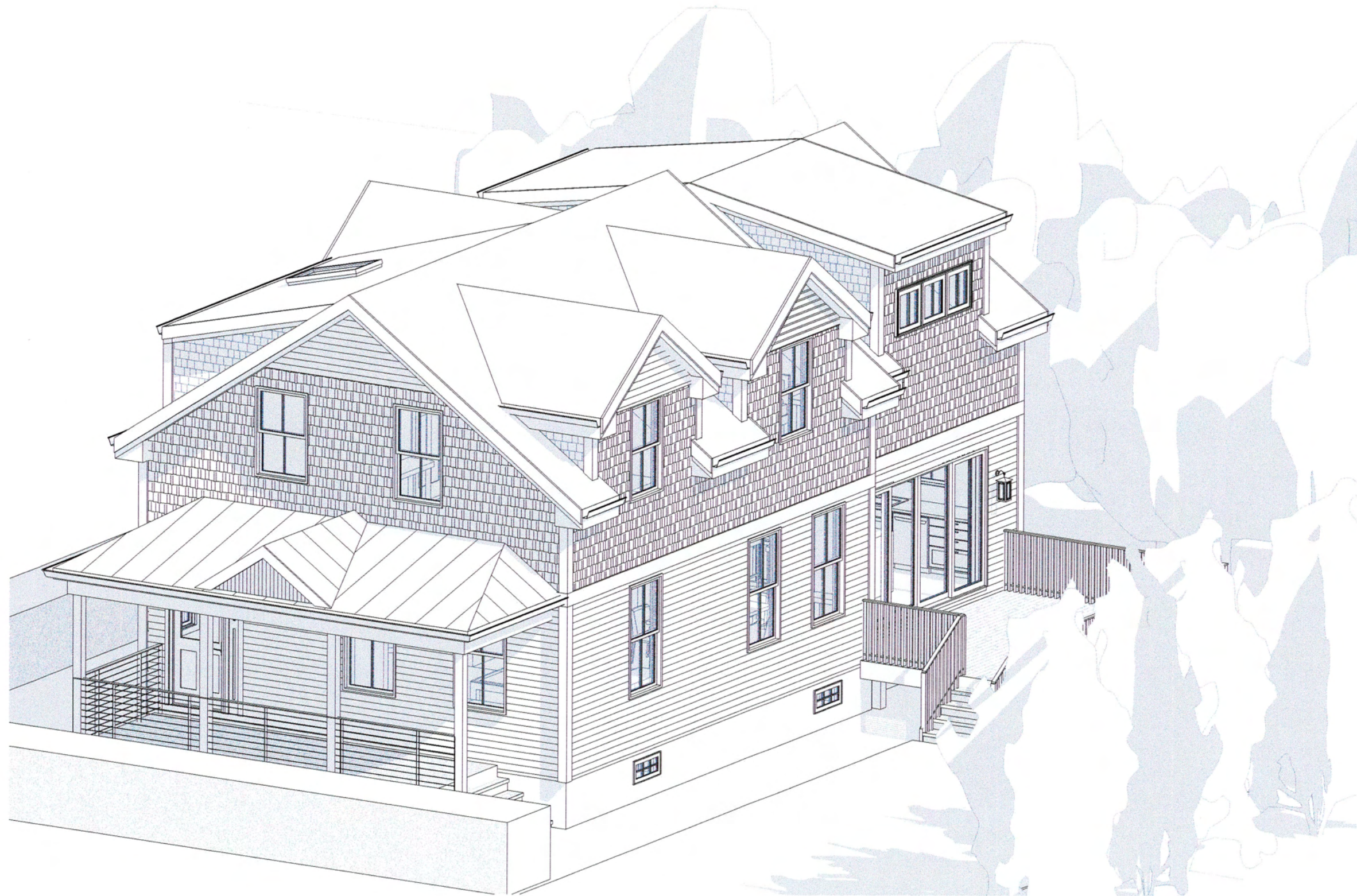
TAJ RESIDENCE
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Description:
**AXONOMETRIC -
EXISTING**

Date Issued:
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Scale:
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A0.05



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No.	Description	Date

Project Number: 24-057

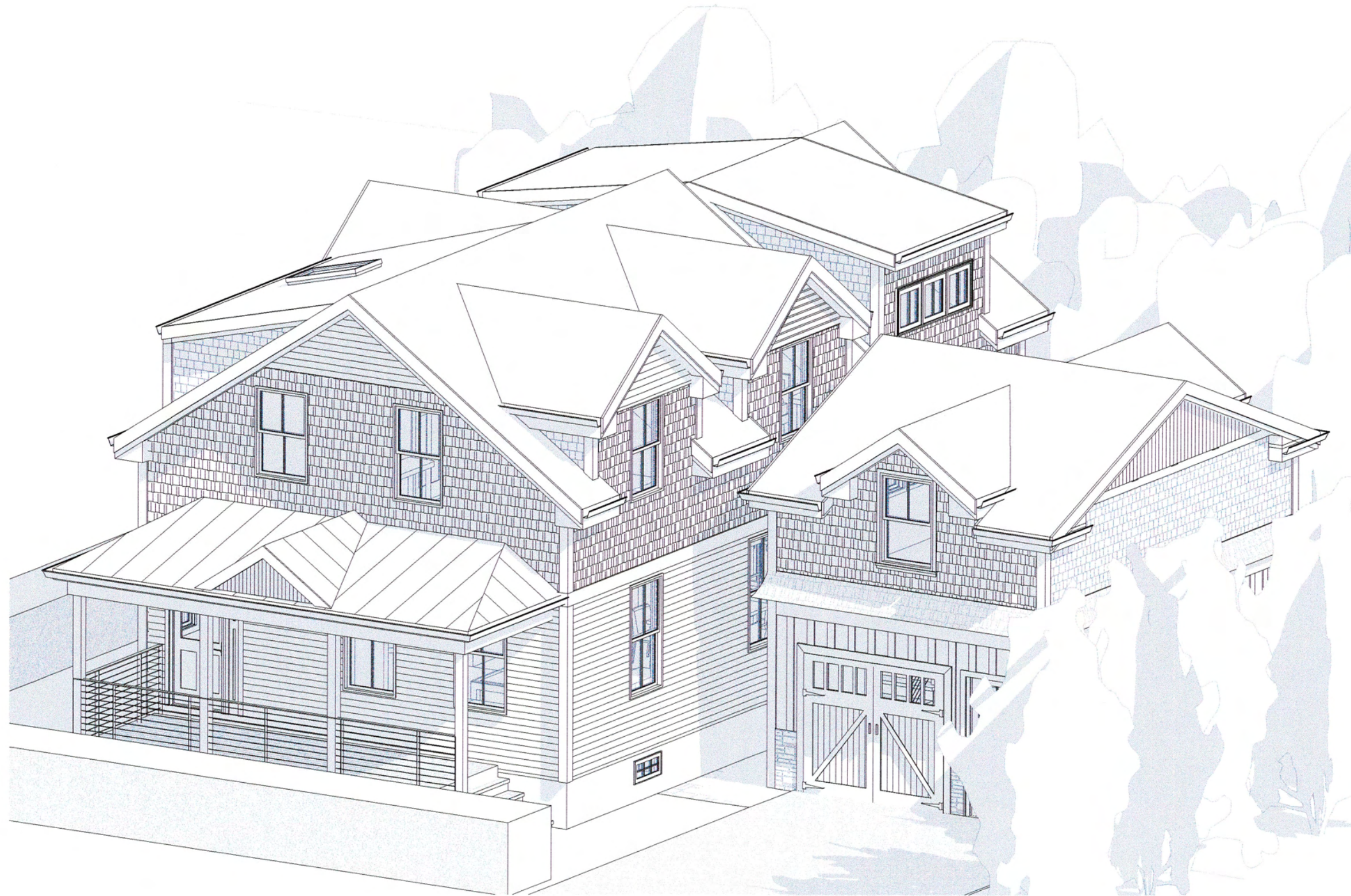
TAJ RESIDENCE
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Description:
**AXONOMETRIC -
PROPOSED**

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A0.06



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NEIGHBORHOOD ANALYSIS



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Revisions:

No.	Description	Date

Project Number: 24-057

TAJ RESIDENCE
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NEWPORT, RI 02840

Description:
NEIGHBORHOOD ANALYSIS

Date Issued:
11/12/2024

Scale:
AS NOTED

A0.09

Lot ID	Address	Lot	Lot	Outbuildings	Building	Total	Building
		Size (ac)	Size (sf)	Footprint (sf)	Footprint (sf)	Footprint (sf)	Coverage
39-423	63 MARCHANT ST	0.04	1,625.0	0.00	969.0	969.00	59.63%
39-271	78 CLINTON ST	0.04	1652.00	0.00	978.00	978.00	59.20%
39-341	26 LUCAS AVE	0.05	2023.00	240.00	942.00	1182.00	58.43%
39-290	23 LUCAS AVE	0.13	5665.00	0.00	3008.00	3008.00	53.10%
39-326	23 POTTER	0.05	2232.00	0.00	1034.00	1034.00	46.33%
39-415	31 STOCKHOLM ST	0.05	2373.00	0.00	1092.00	1092.00	46.02%
39-376	65 MARCHANT ST	0.07	2950.00	0.00	1334.00	1334.00	45.22%
39-349	54 MARCHANT ST	0.07	3144.00	0.00	1400.00	1400.00	44.53%
39-039-4	54 CONNECTION ST	0.06	2500.00	0.00	1060.00	1060.00	42.40%
39-274	31 POTTER ST	0.06	2,480.0	60.00	955.0	1015.00	40.93%
39-378	19 LUCAS AVE	0.05	2020.00	0.00	757.00	757.00	37.48%
39-114	56 CONNECTION ST	0.09	3722.00	0.00	1293.60	1293.60	34.76%
39-421	72 CONNECTION ST	0.07	3148.00	0.00	1030.00	1030.00	32.72%
39-414	29 STOCKHOLM ST	0.05	2380.00	0.00	766.00	766.00	32.18%
39-277	27 POTTER ST	0.09	3,720.0	0.00	1,174.0	1174.00	31.56%
39-469	57 MARCHANT ST	0.10	4520.00	0.00	1436.00	1436.00	31.77%
39-350	16 POTTER ST	0.07	3,059.0	0.00	933.0	933.00	30.50%
39-449	58 CONNECTION ST	0.07	2970.00	0.00	897.00	897.00	30.20%
39-092	56 MARCHANT ST	0.06	2795.00	0.00	843.00	843.00	30.16%
39-287	25 STOCKHOLM ST	0.20	8,580.0	0.00	2,421.0	2421.00	28.22%
39-039-6	48 CONNECTION ST	0.06	2500.00	0.00	672.00	672.00	26.88%
39-400	52 MARCHANT ST	0.10	4279.00	0.00	1110.00	1110.00	25.94%
39-342	24 LUCAS AVE	0.09	3,902.0	200.00	807.0	1007.00	25.81%
39-363	30 POTTER ST	0.07	3059.00	0.00	782.00	782.00	25.56%
39-387	80 CONNECTION ST	0.21	9300.00	96.00	2228.00	2324.00	24.99%
39-329	34 STOCKHOLM ST	0.07	3,150.0	0.00	760.0	760.00	24.13%
39-340	61 MARCHANT ST	0.08	3660.00	0.00	860.00	860.00	23.50%
39-027	57 CLINTON ST	1.73	75,248.0	0.00	17,268.0	17268.00	22.95%
39-380	18 LUCAS AVE	0.10	4479.00	48.00	934.00	982.00	21.92%
39-041	14 POTTER ST	0.07	3059.00	0.00	600.00	600.00	19.61%
39-035	68 CLINTON ST	0.28	12,308.6	0.00	2,345.0	2345.00	19.05%
39-475	51 MARCHANT ST	0.25	10,795.0	0.00	1,765.0	1765.00	16.35%
39-439	59 MARCHANT ST	0.16	6812.00	64.00	1048.00	1112.00	16.32%
Average		0.15	6390.14	22.13	1704.14	1726.27	32.77%

PROPOSED COVERAGE

ID	ADDRESS	LOT (AC)	LOT (SF)	OUTBLDGS	BUILDING	COVERAGE
39-469	57 MARCHANT ST	0.10	4,520	0 SF	1,726 SF	38.19%

CURRENT EXISTING COVERAGE

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NEIGHBORHOOD PLAN - EXISTING



ENCLOSED GARAGES

1 NEIGHBORHOOD PLAN - EXISTING
 AC.10 1" = 40'-0"



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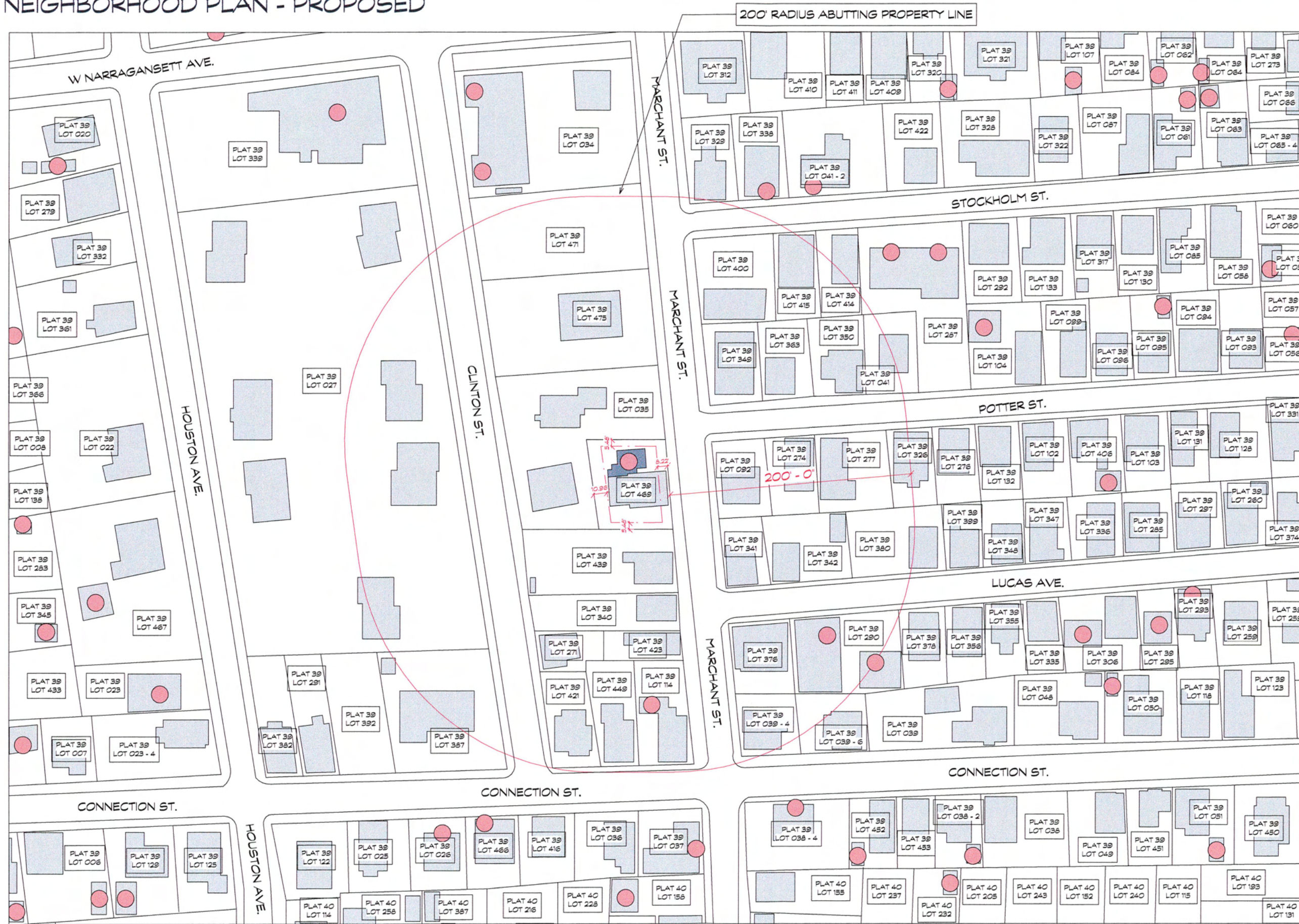
Scale:
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A0.10

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NEIGHBORHOOD PLAN - PROPOSED



ENCLOSED GARAGES

1 NEIGHBORHOOD PLAN - PROPOSED
 AO.11 1" = 40'-0"



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SITE PLAN - EXISTING



EXISTING SITE DATA	
PARCEL ID:	39- 469
PLAT:	39
LOT:	469
ZONING:	R-10
YEAR BUILT:	1890
EXISTING FOOTPRINT:	1,436 SF
LOT SIZE (0.10 ACRES):	4,520 SF
ALLOWED COVERAGE:	30.96% *
EXISTING COVERAGE:	31.77%
ALLOWED BLDG HEIGHT: (PRIMARY)	30'
EXISTING BLDG HEIGHT:	Approx. 25.3'
MINIMUM SETBACKS: (PRIMARY)	
FRONT:	8.22' *
SIDE:	5.48' *
REAR:	10.96' *
EXISTING SETBACKS: (PRIMARY)	
NORTH:	22'
EAST:	1.7'
SOUTH:	17.1'
WEST:	9.9'

*NON-CONFORMING LOT DIMENSIONAL & COVERAGE RELIEF CHANGES SUBJECT TO REVIEW AND APPROVAL BY LOCAL BUILDING INSPECTOR

PROPERTY & SETBACK LINES ARE BEST VISUAL ESTIMATION, NO CLASS 1 SITE SURVEY AVAILABLE



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Description:
SITE PLAN - EXISTING

Date Issued:
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Scale:
AS NOTED

A0.12

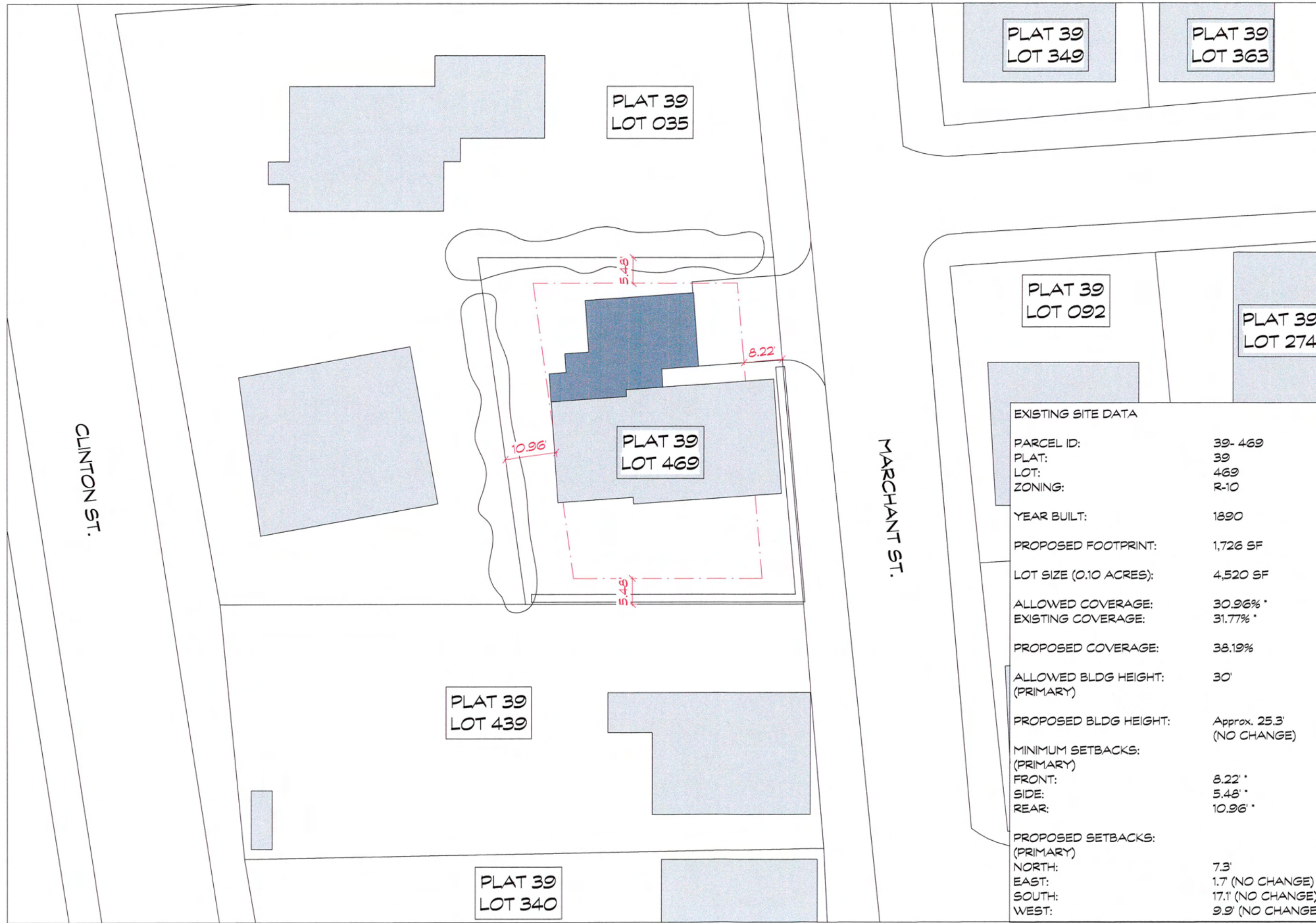
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1 SITE PLAN - EXISTING
A0.12 3/32" = 1'-0"



SITE PLAN - PROPOSED



PLAT 39
LOT 349

PLAT 39
LOT 363

PLAT 39
LOT 035

PLAT 39
LOT 092

PLAT 39
LOT 274

PLAT 39
LOT 469

PLAT 39
LOT 439

PLAT 39
LOT 340

CLINTON ST.

MARCHANT ST.

EXISTING SITE DATA

PARCEL ID: 39- 469
 PLAT: 39
 LOT: 469
 ZONING: R-10

YEAR BUILT: 1890

PROPOSED FOOTPRINT: 1,726 SF

LOT SIZE (0.10 ACRES): 4,520 SF

ALLOWED COVERAGE: 30.96% *
 EXISTING COVERAGE: 31.77% *

PROPOSED COVERAGE: 38.19%

ALLOWED BLDG HEIGHT: 30'
 (PRIMARY)

PROPOSED BLDG HEIGHT: Approx. 25.3'
 (NO CHANGE)

MINIMUM SETBACKS:
 (PRIMARY)

FRONT: 8.22' *
 SIDE: 5.48' *
 REAR: 10.96' *

PROPOSED SETBACKS:
 (PRIMARY)

NORTH: 7.3'
 EAST: 1.7' (NO CHANGE)
 SOUTH: 17.1' (NO CHANGE)
 WEST: 9.9' (NO CHANGE)



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Description:
**SITE PLAN -
 PROPOSED**

Date Issued:
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Scale:
AS NOTED

A0.22

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 NO CLASS 1 SITE SURVEY AVAILABLE

1 SITE PLAN - PROPOSED
 A0.22 3/32" = 1'-0"



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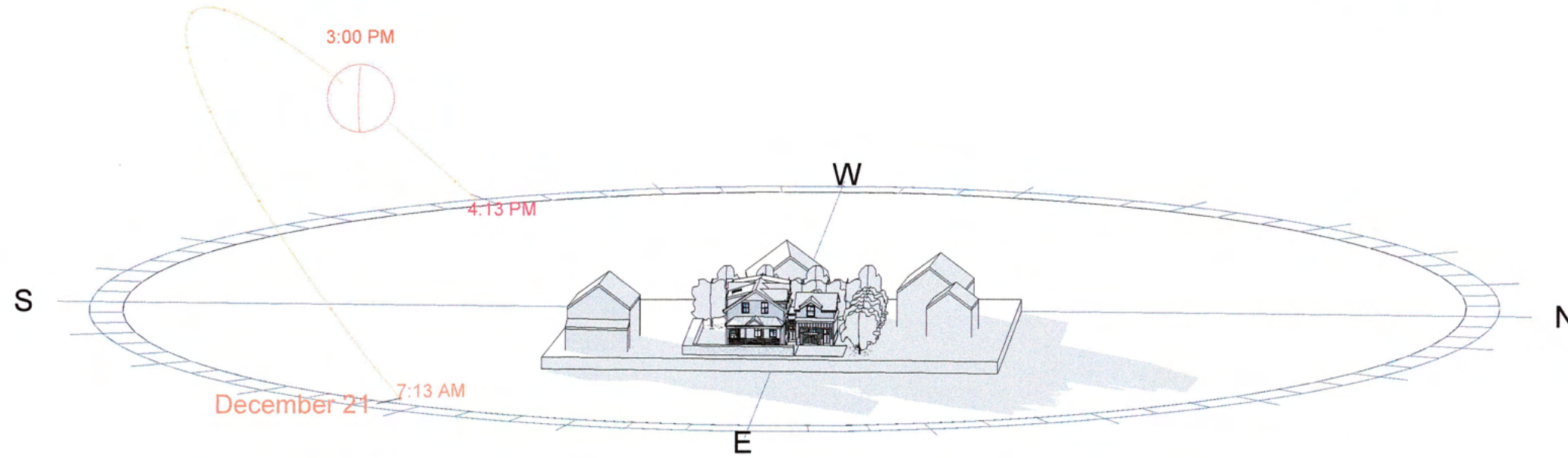
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WINTER SUN STUDY - PROPOSED

WINTER SUN STUDY :
DECEMBER 21ST, 2024 @ 3:00 PM



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1 WINTER SUN STUDY
AO.24

Revisions:

No.	Description	Date

Project Number: 24057

TAJ RESIDENCE
57 MERCHANT ST
NEWPORT, RI 02840

Description:
WINTER SUN STUDY - PROPOSED

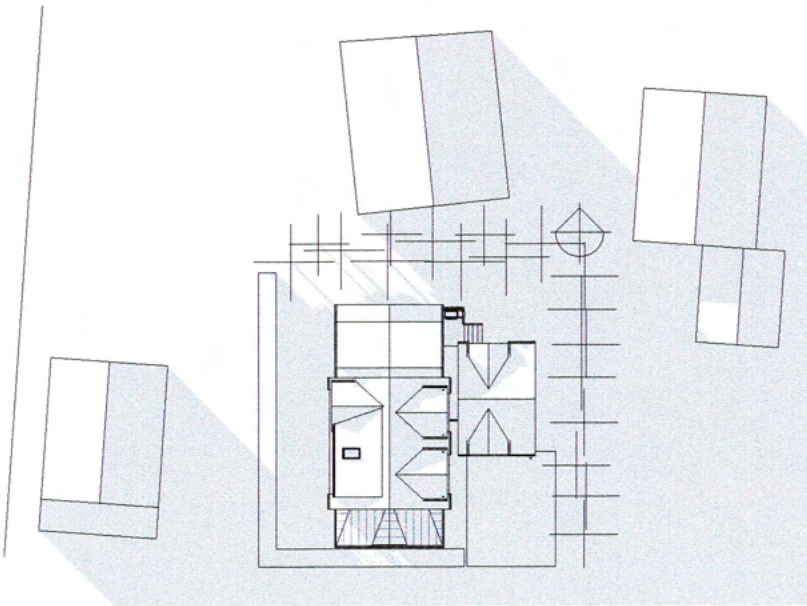
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A0.24

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2 AXONOMETRIC WINTER SUN STUDY
AO.24

3 WINTER ROOF PLAN - PROPOSED
AO.24



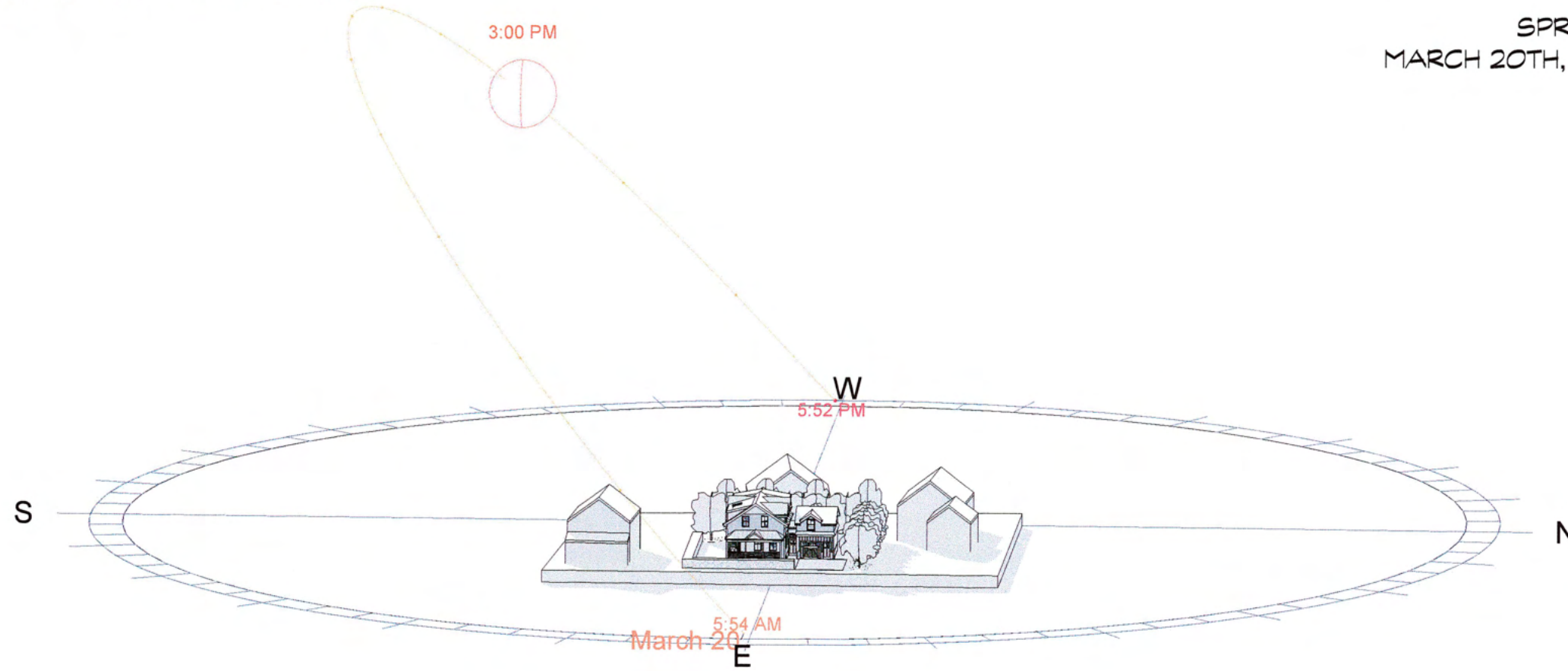
*NON-CONFORMING LOT DIMENSIONAL & COVERAGE RELIEF CHANGES
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SPRING SUN STUDY - PROPOSED

SPRING SUN STUDY :
MARCH 20TH, 2024 @ 3:00 PM



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Revisions:

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Project Number: 24057

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Description:
SPRING SUN STUDY - PROPOSED

Date Issued:
11/12/2024

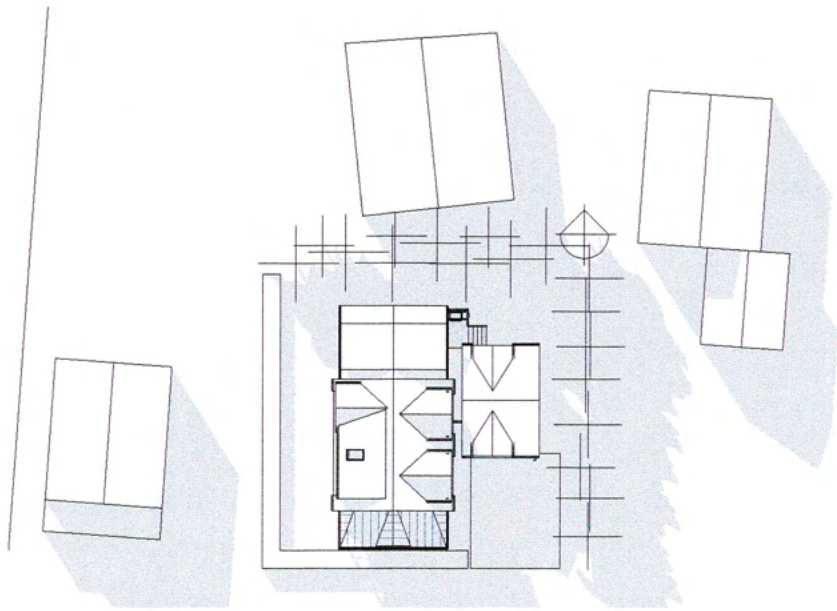
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A0.25

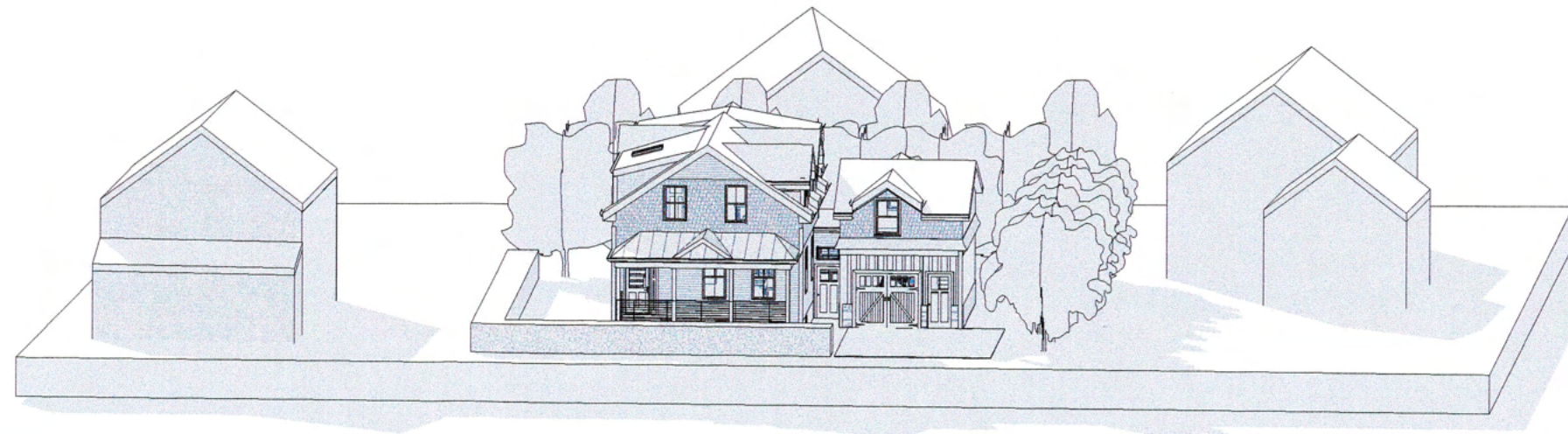
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1 SPRING SUN STUDY
A0.25



2 SPRING ROOF PLAN - PROPOSED
A0.25



3 AXONOMETRIC SPRING SUN STUDY
A0.25

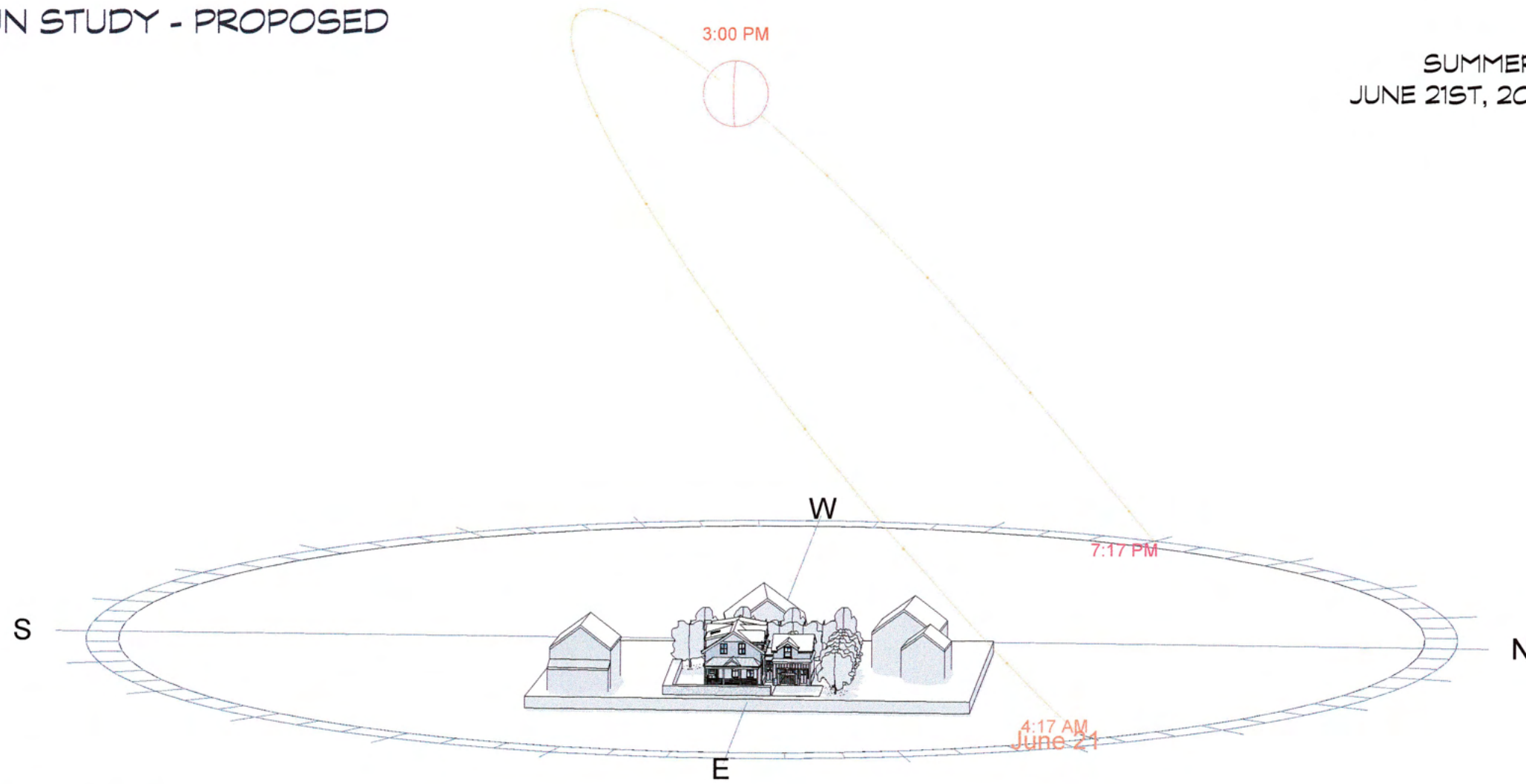
*NON-CONFORMING LOT DIMENSIONAL & COVERAGE RELIEF CHANGES
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SUMMER SUN STUDY - PROPOSED

SUMMER SUN STUDY :
JUNE 21ST, 2024 @ 3:00 PM



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Revisions:

No.	Description	Date

Project Number: 24057

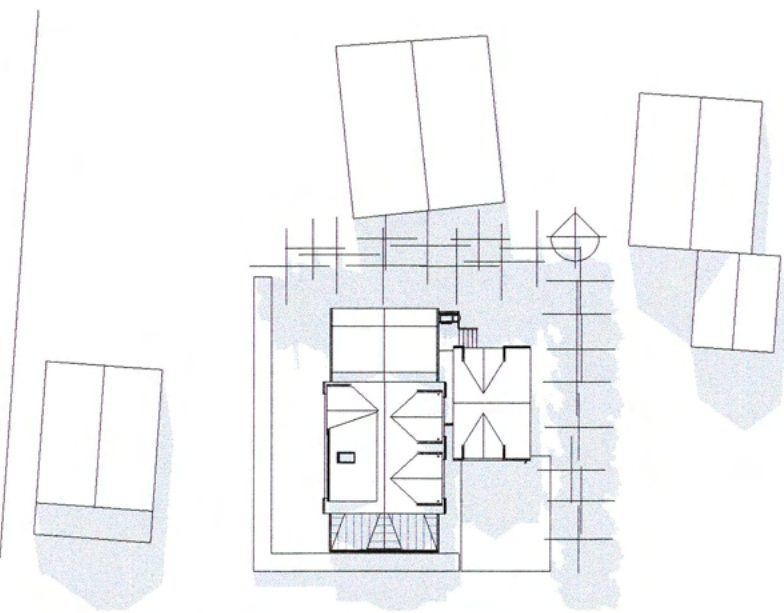
TAJ RESIDENCE
57 MERCHANT ST
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Description:
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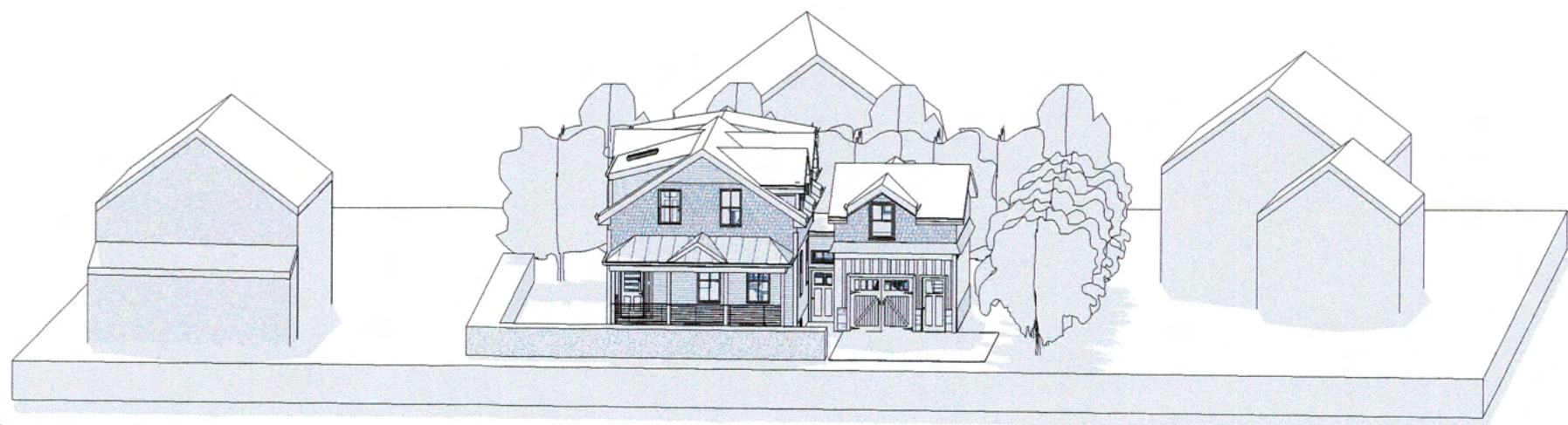
Date Issued:
11/12/2024
Scale:
AS NOTED

A0.26

1 SUMMER SUN STUDY
A0.26



3 SUMMER ROOF PLAN - PROPOSED
A0.26



2 AXONOMETRIC SUMMER SUN STUDY
A0.26

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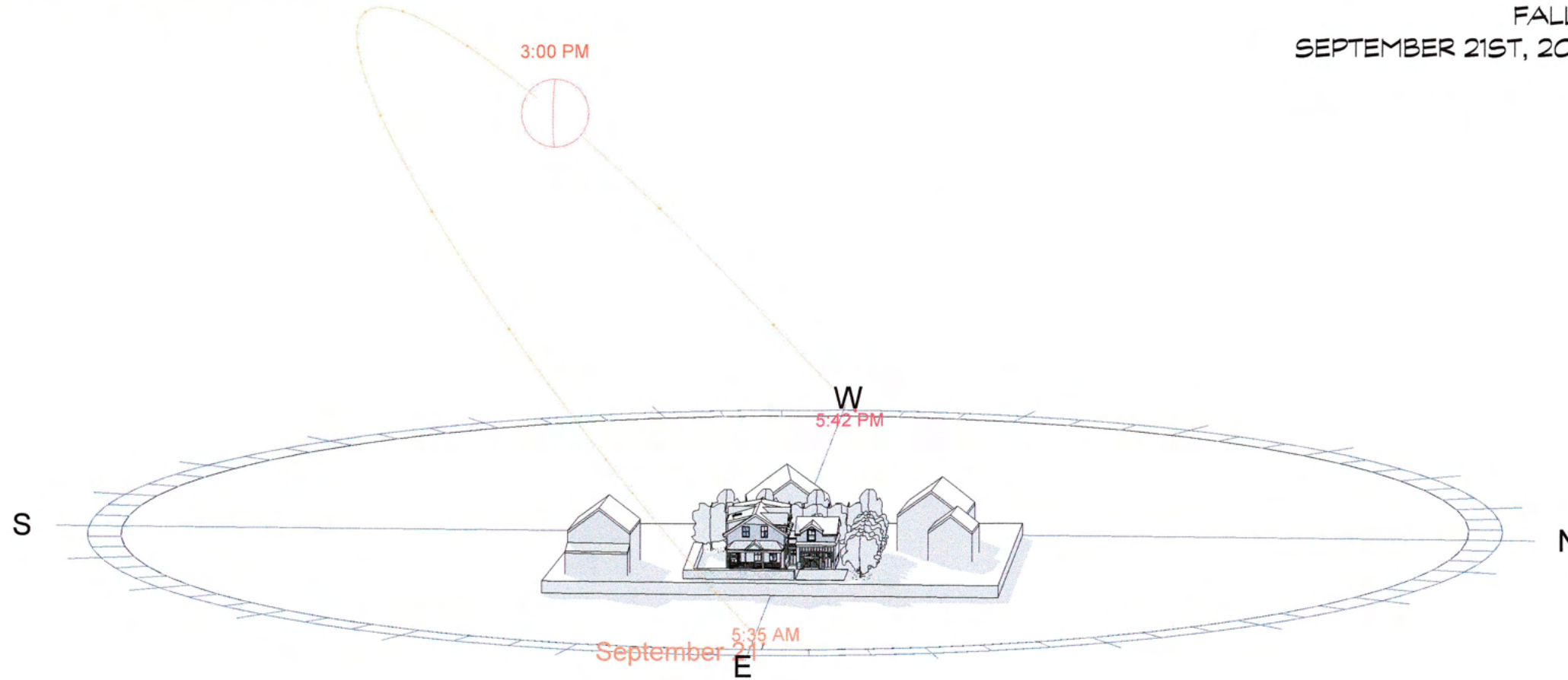
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FALL SUN STUDY - PROPOSED

FALL SUN STUDY :
SEPTEMBER 21ST, 2024 @ 3:00 PM



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Revisions:

No.	Description	Date

Project Number: 24057

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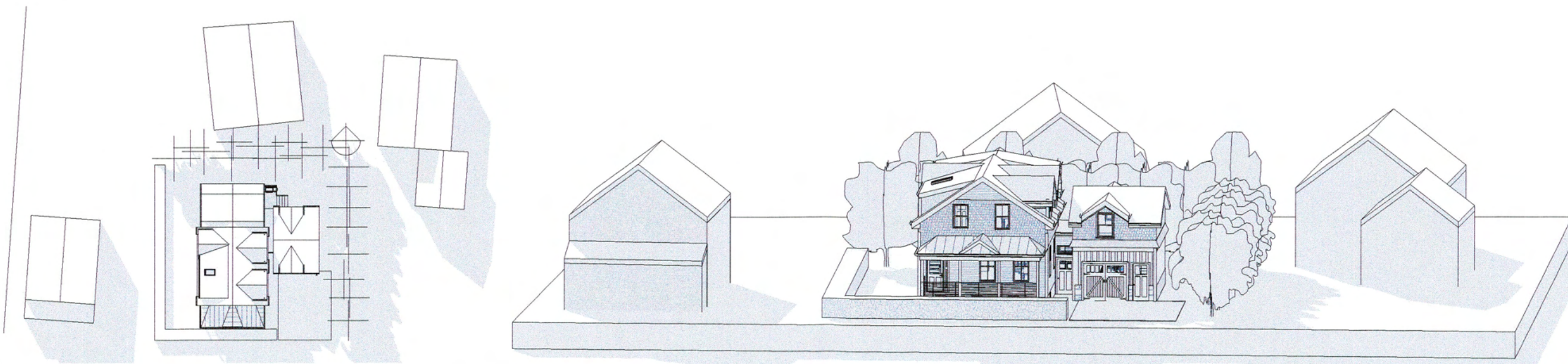
Description:
FALL SUN STUDY - PROPOSED

Date Issued:
11/12/2024

Scale:
AS NOTED

A0.27

1 FALL SUN STUDY
A0.27



3 FALL ROOF PLAN - PROPOSED
A0.27

2 AXONOMETRIC FALL SUN STUDY
A0.27

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FLOOR PLAN - LEVEL 00 - EXISTING



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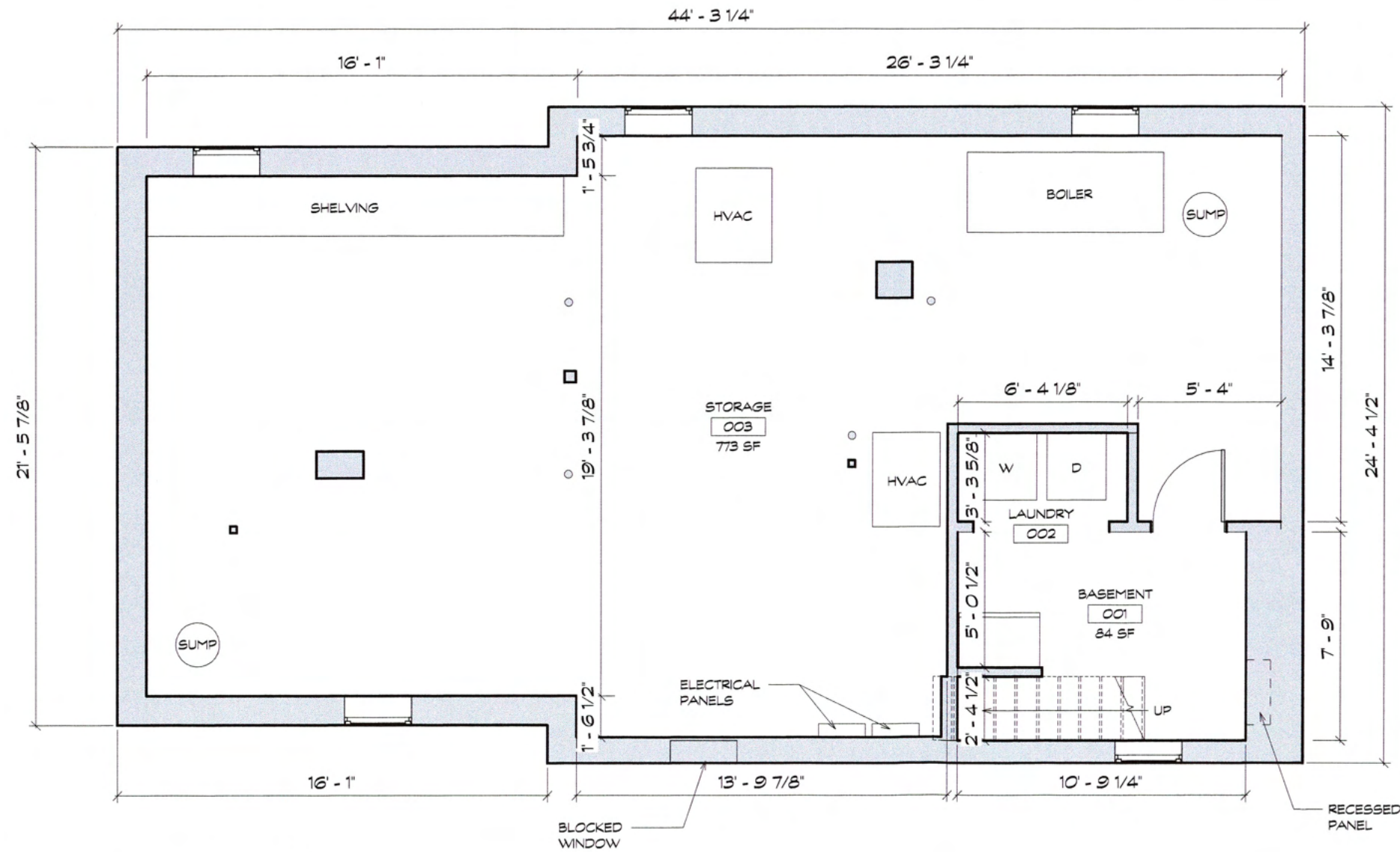
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Description:
FLOOR PLAN -
LEVEL 00 -
EXISTING

Date Issued:
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Scale:
 AS NOTED

A1.01



1 FLOOR PLAN - LEVEL 00 - EXISTING
 A1.01 3/8" = 1'-0"

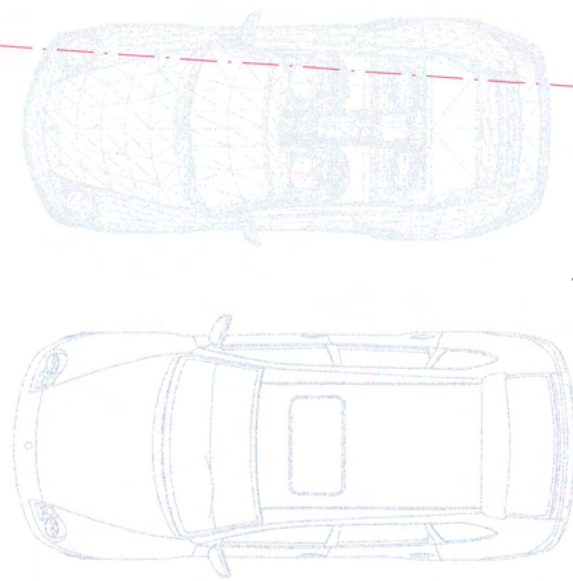
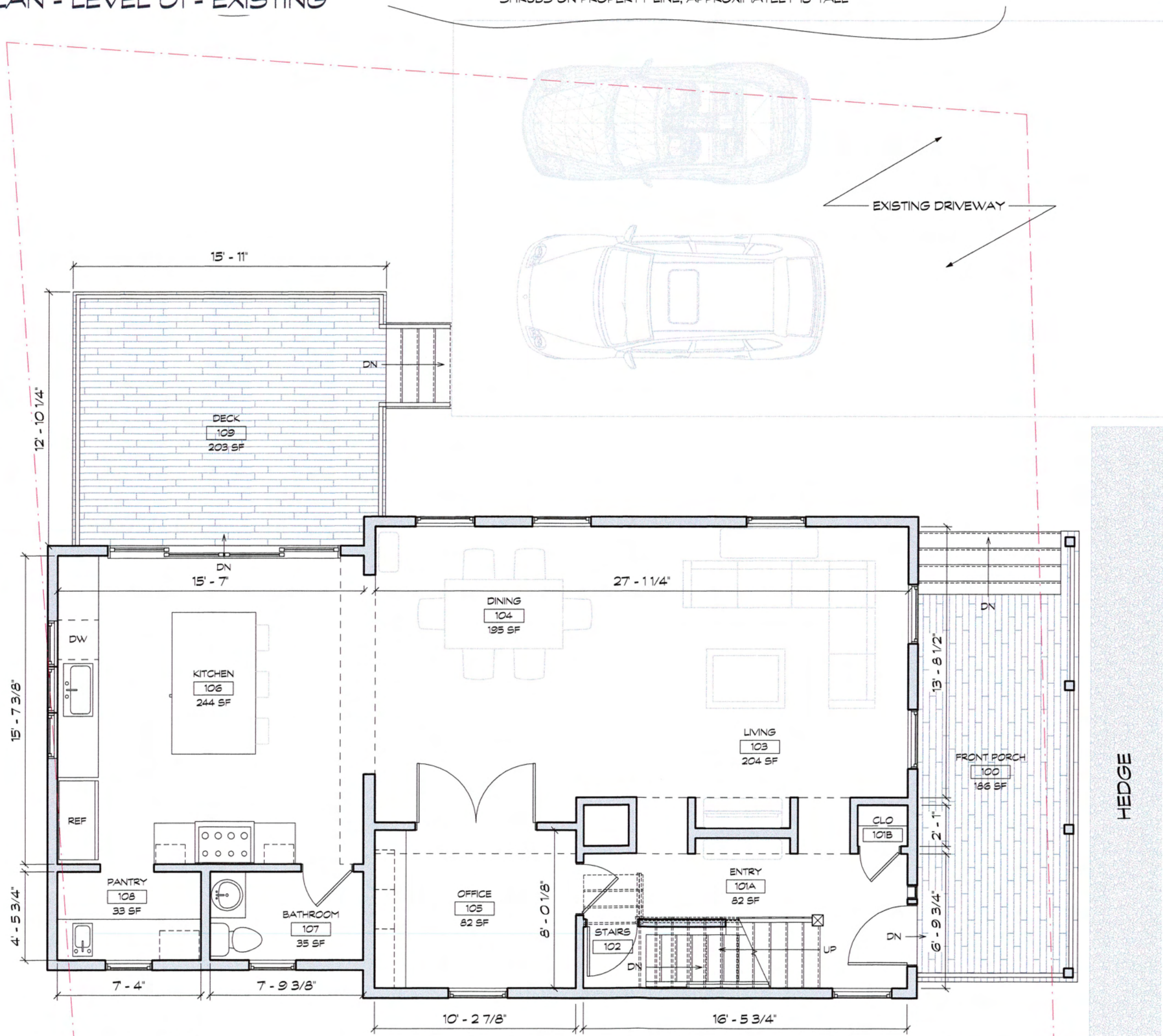
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FLOOR PLAN - LEVEL 01 - EXISTING

SHRUBS ON PROPERTY LINE, APPROXIMATELY 18' TALL



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Date Issued:
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Scale:
AS NOTED

A1.10

1 FLOOR PLAN - LEVEL 01 - EXISTING
A1.10 3/8" = 1'-0"



PROPERTY & SETBACK LINES ARE BEST VISUAL ESTIMATION,
NO CLASS 1 SITE SURVEY AVAILABLE

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FLOOR PLAN - LEVEL O2 - EXISTING



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Project Number: 24057

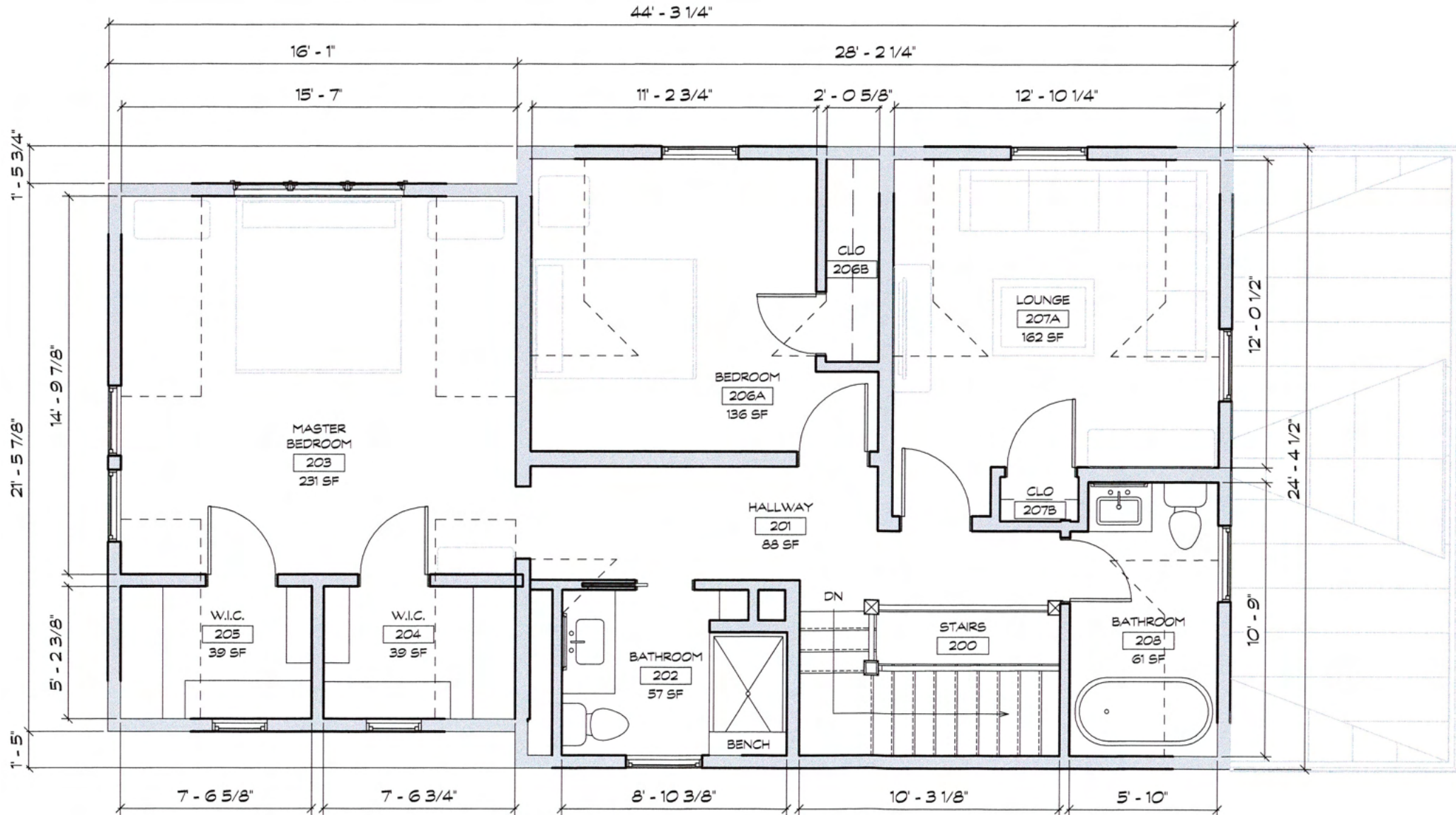
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Description:
FLOOR PLAN -
LEVEL O2 -
EXISTING

Date Issued:
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Scale:
 AS NOTED

A1.20



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1 FLOOR PLAN - LEVEL O2 - EXISTING
 A1.20 3/8" = 1'-0"



FLOOR PLAN - ROOF - EXISTING



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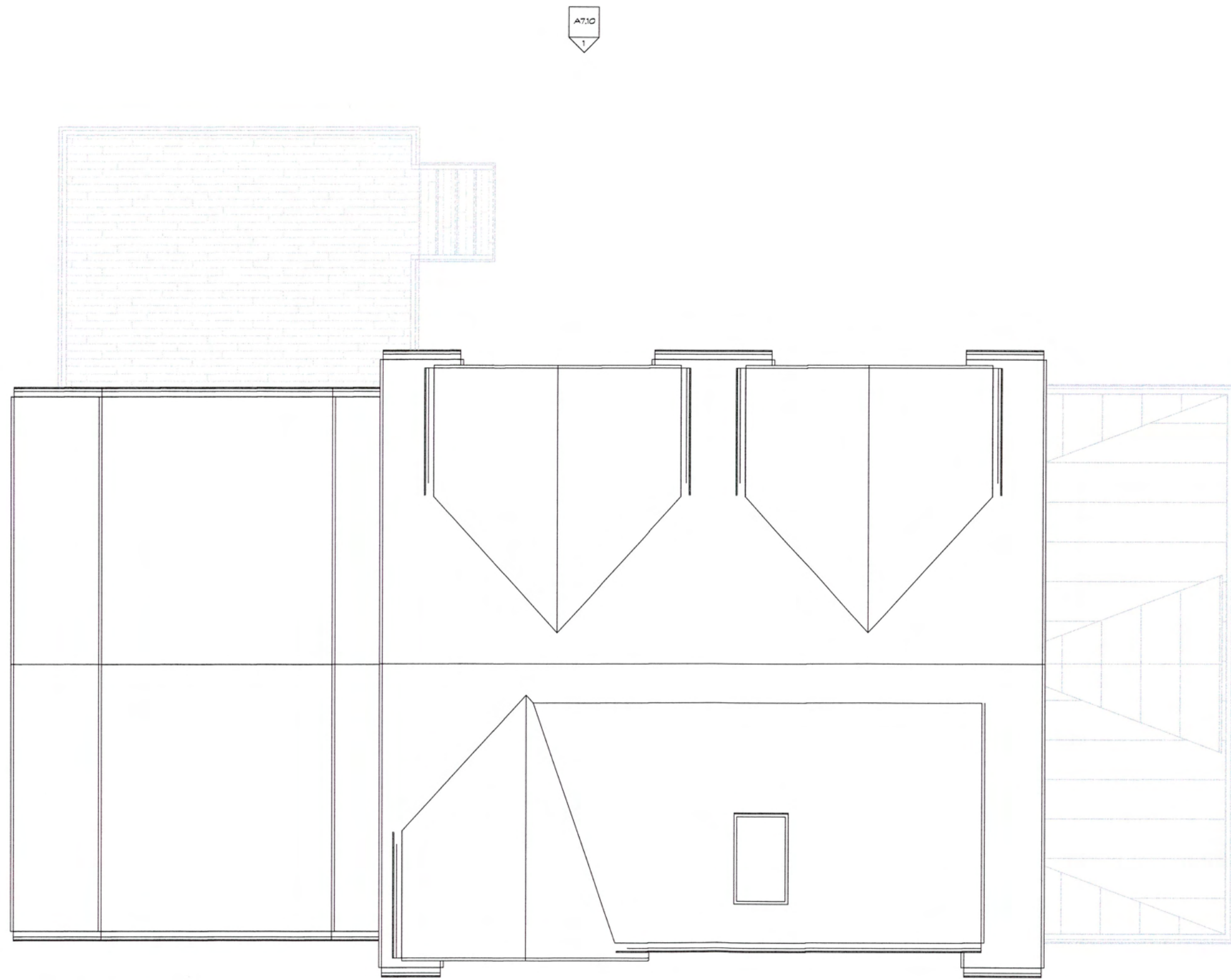
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Description:
FLOOR PLAN -
ROOF - EXISTING

Date Issued:
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Scale:
AS NOTED

A1.30



A7.10
1

A7.13
1

A7.12
1

A7.11
1



1 FLOOR PLAN - ROOF - EXISTING
 A1.30 3/8" = 1'-0"

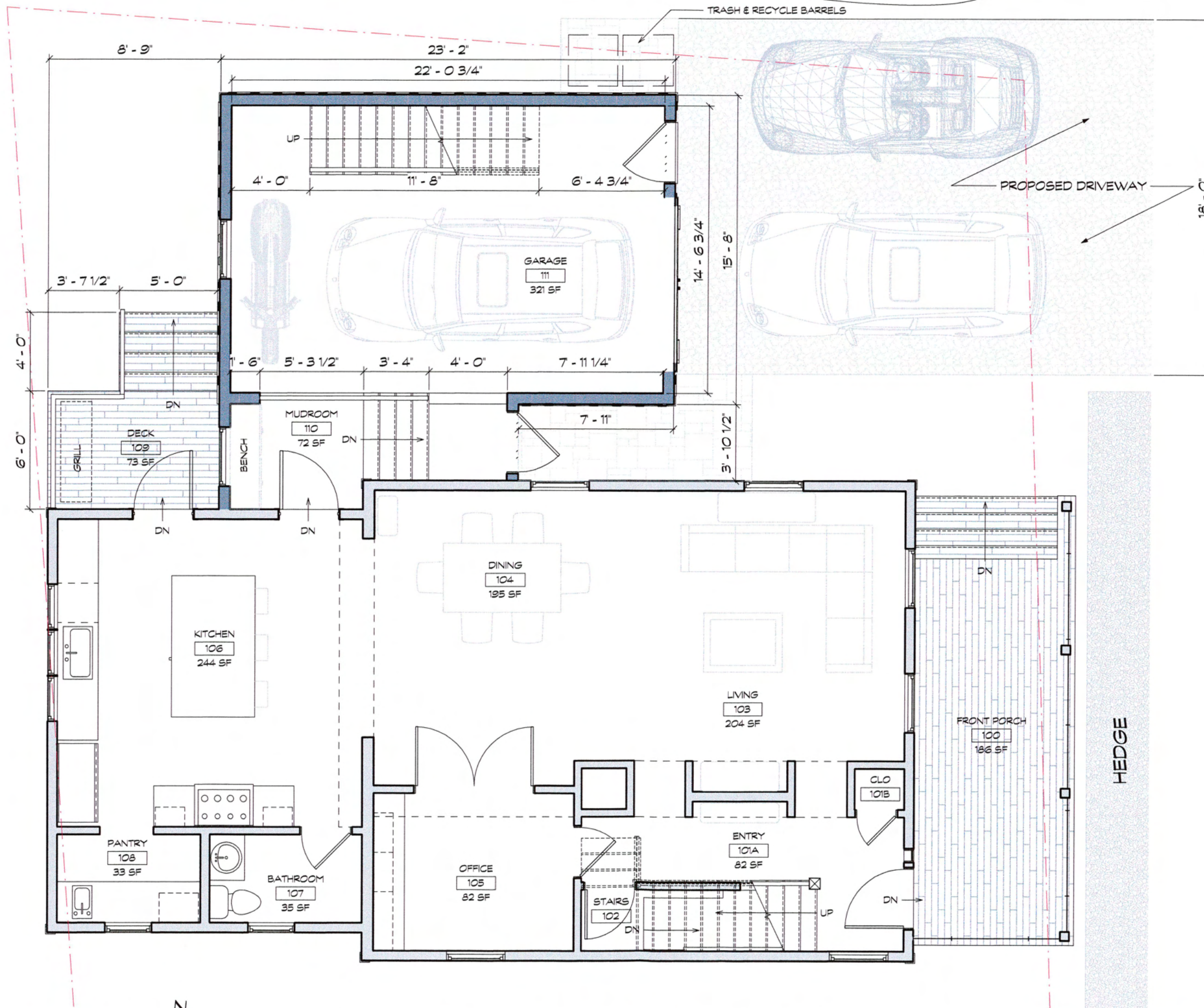
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FLOOR PLAN - LEVEL 01 - PROPOSED

SHRUBS ON PROPERTY LINE, APPROXIMATELY 18' TALL



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Description:
FLOOR PLAN - LEVEL 01 - PROPOSED

Date Issued:
 11/12/2024

Scale:
 AS NOTED

A2.10

1 FLOOR PLAN - LEVEL 01 - PROPOSED
 A2.10 3/8" = 1'-0"



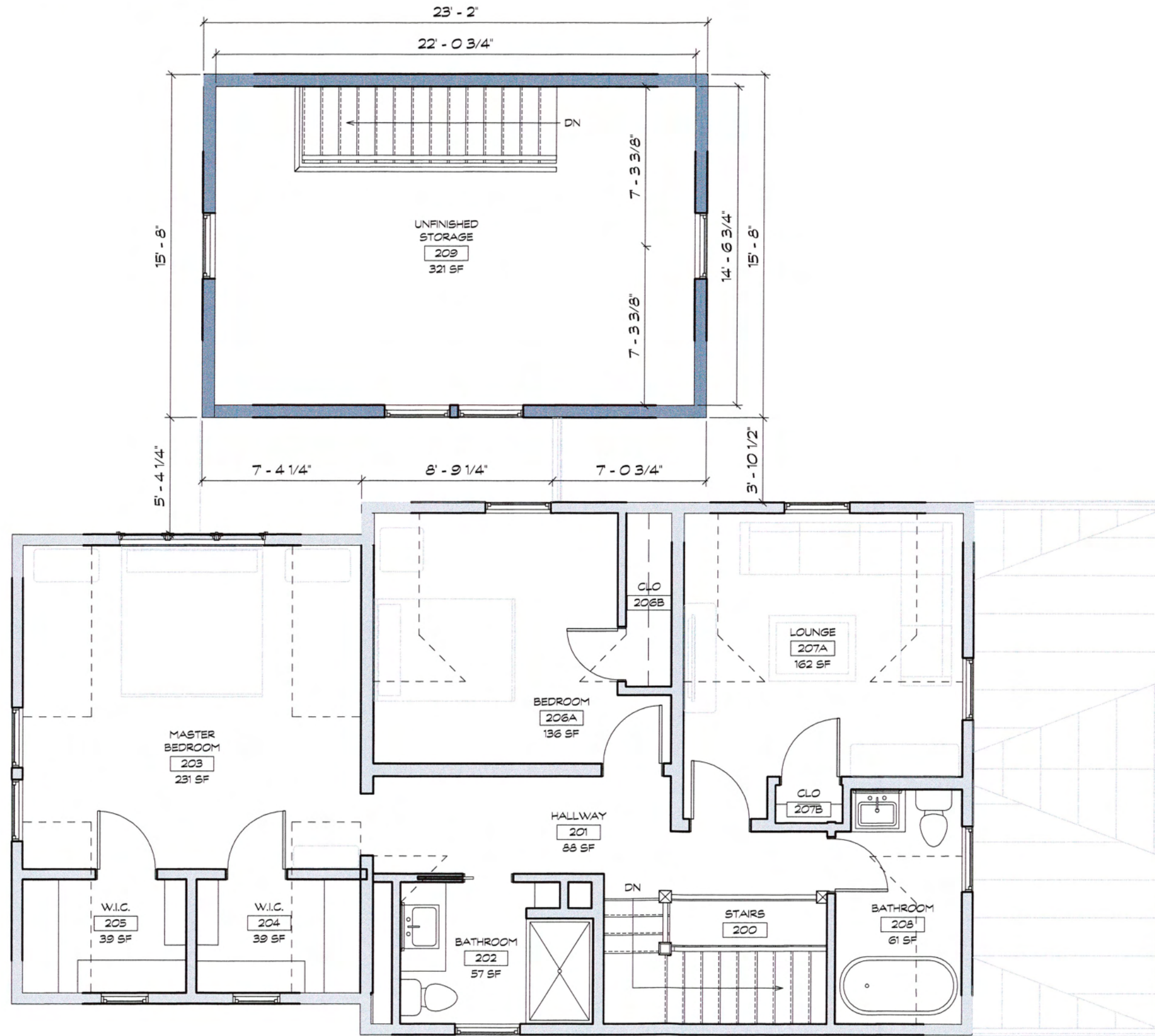
PROPERTY & SETBACK LINES ARE BEST VISUAL ESTIMATION,
 NO CLASS 1 SITE SURVEY AVAILABLE

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FLOOR PLAN - LEVEL 02 - PROPOSED



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Revisions:

No.	Description	Date

Project Number: 24057

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Description:
FLOOR PLAN -
LEVEL 02 -
PROPOSED

Date Issued:
 11/12/2024
 Scale:
 AS NOTED

A2.20

NOTE: PRINTED AT HALF SCALE @ 11x17

1 FLOOR PLAN - LEVEL 02 - PROPOSED
 A2.20 3/8" = 1'-0"



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FLOOR PLANS - GARAGE ENLARGED - PROPOSED



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Revisions:

No.	Description	Date

Project Number: 24057

TAJ RESIDENCE
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Description:
FLOOR PLANS - GARAGE ENLARGED - PROPOSED

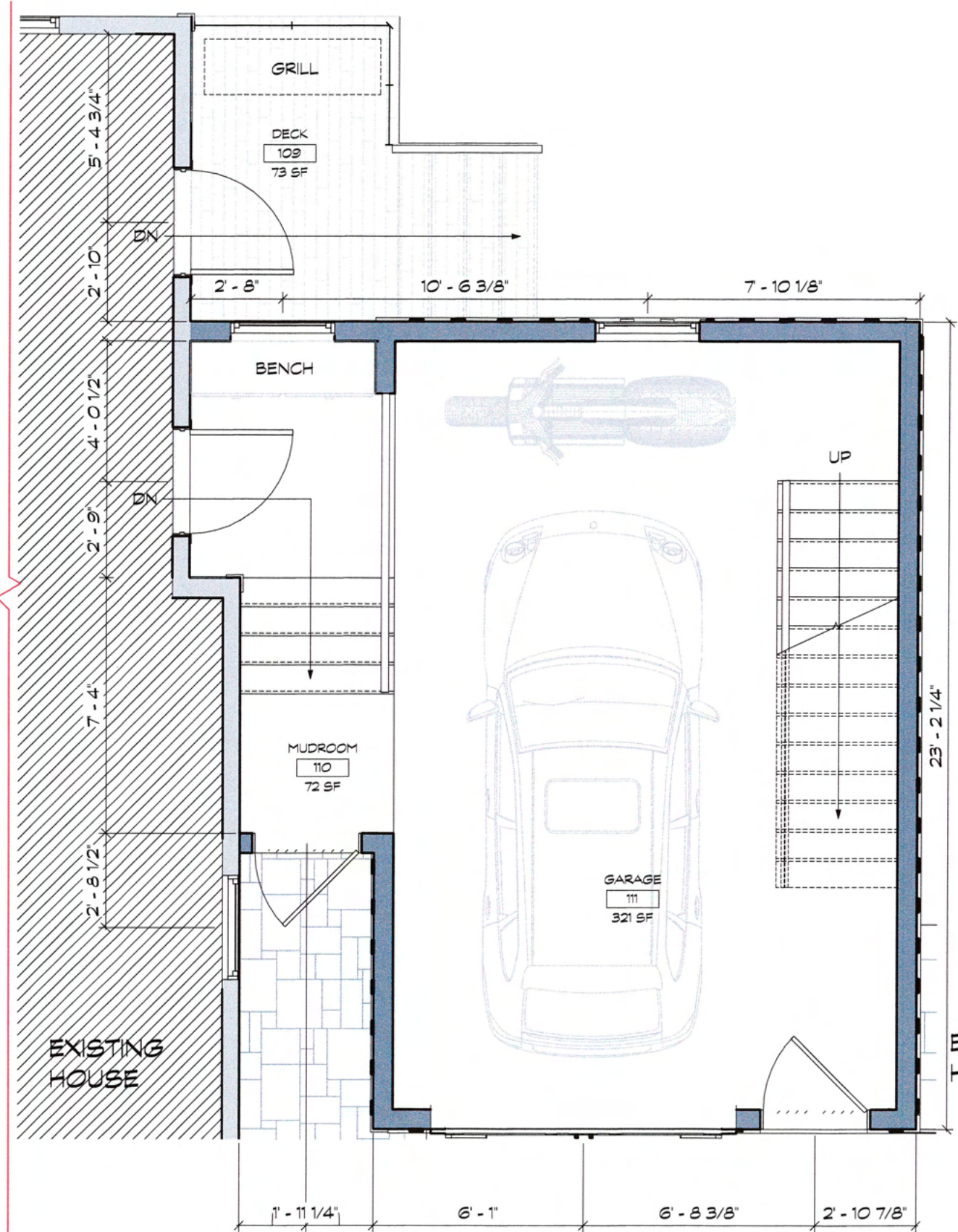
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 11/12/2024

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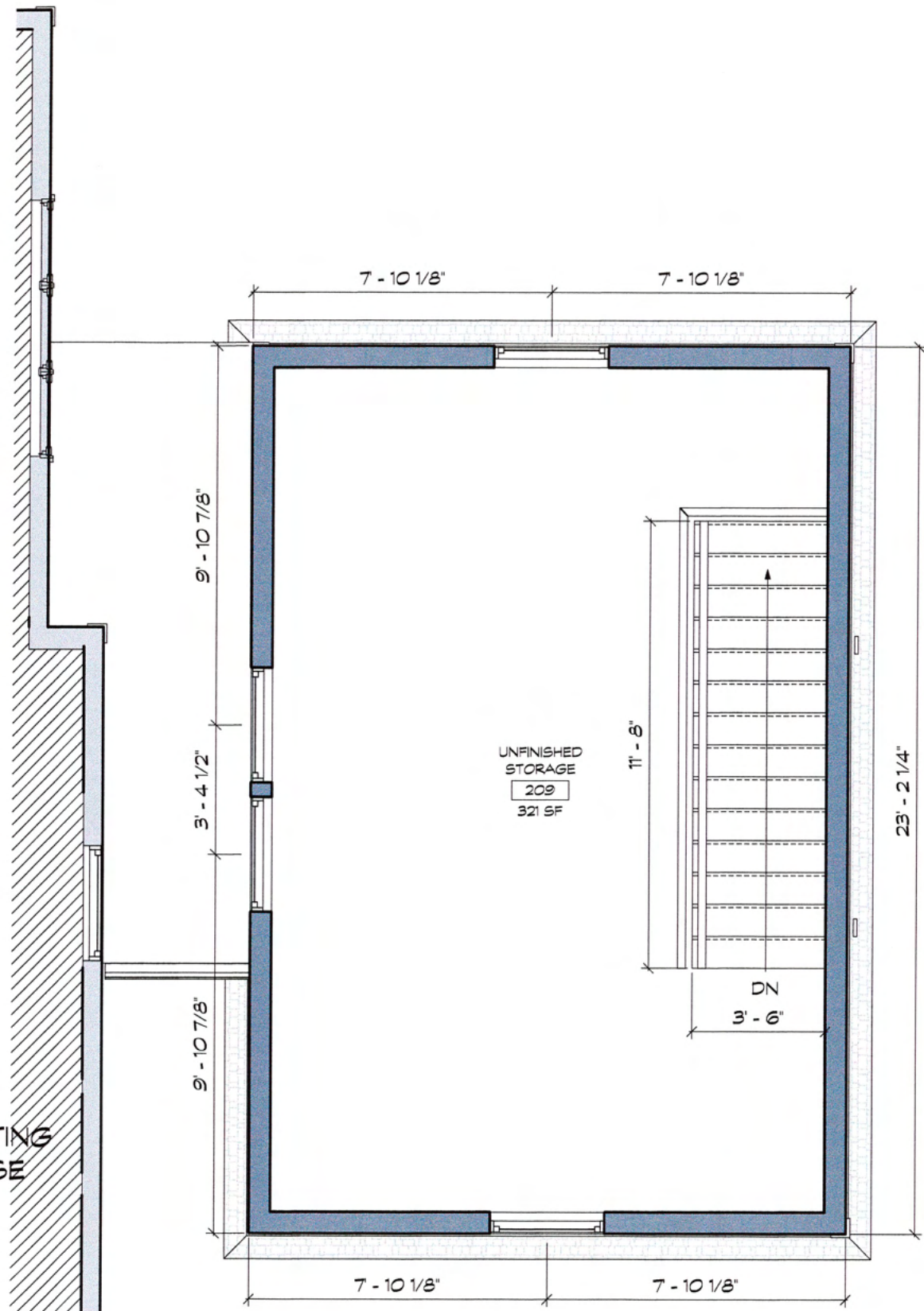
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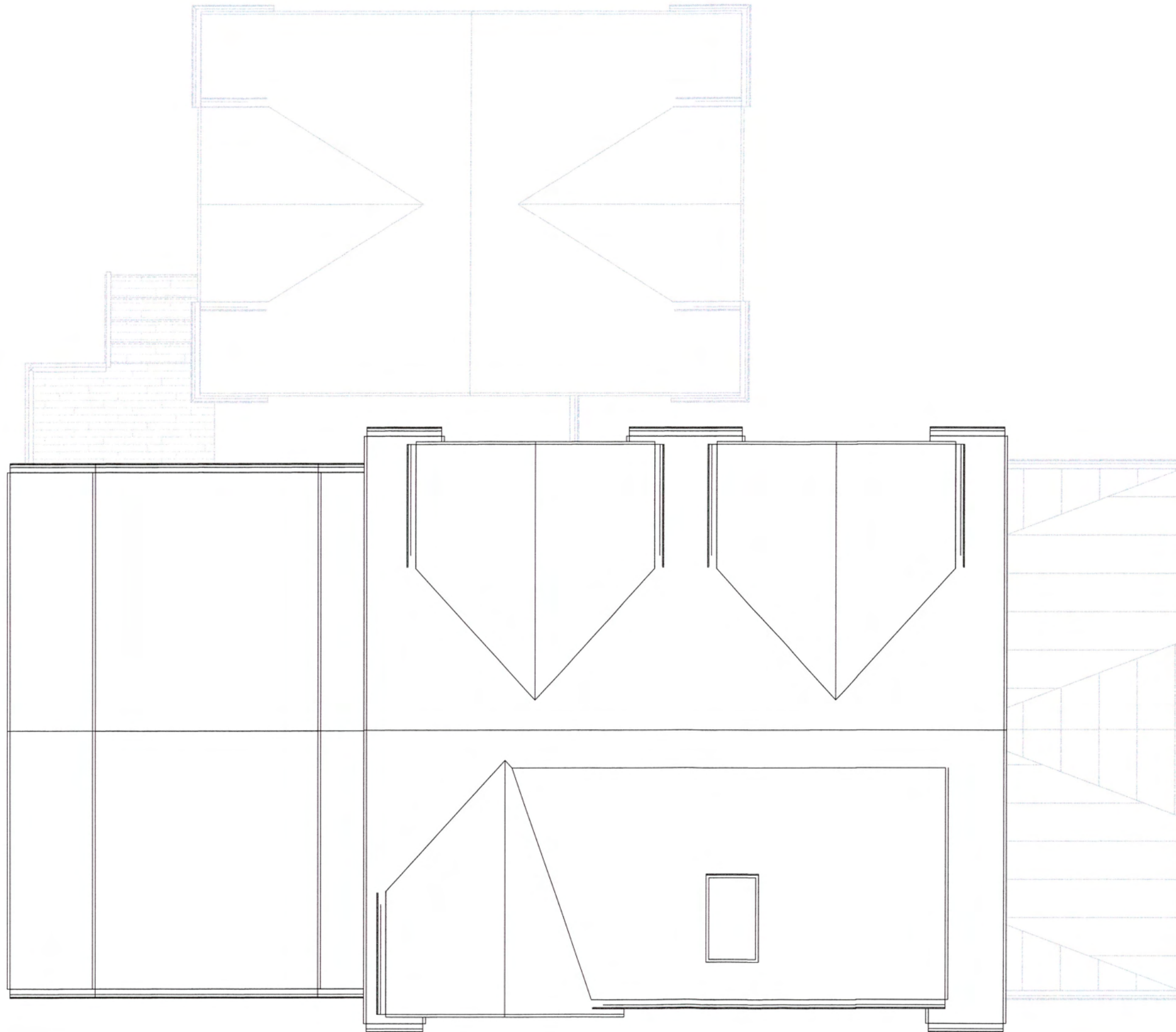
1 FLOOR PLAN - GARAGE - LEVEL 01 - PROPOSED
 A2.21 1/2" = 1'-0"



2 FLOOR PLAN - GARAGE - LEVEL 02 - PROPOSED
 A2.21 1/2" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17

FLOOR PLAN - ROOF - PROPOSED



1 FLOOR PLAN - ROOF - PROPOSED
A2.30 3/8" = 1'-0"

NOTE: PRINTED AT HALF SCALE @ 11x17



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Description:
**FLOOR PLAN -
ROOF -
PROPOSED**

Date Issued:
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Scale:
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A2.30

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BUILDING ELEVATION - NORTH - EXISTING



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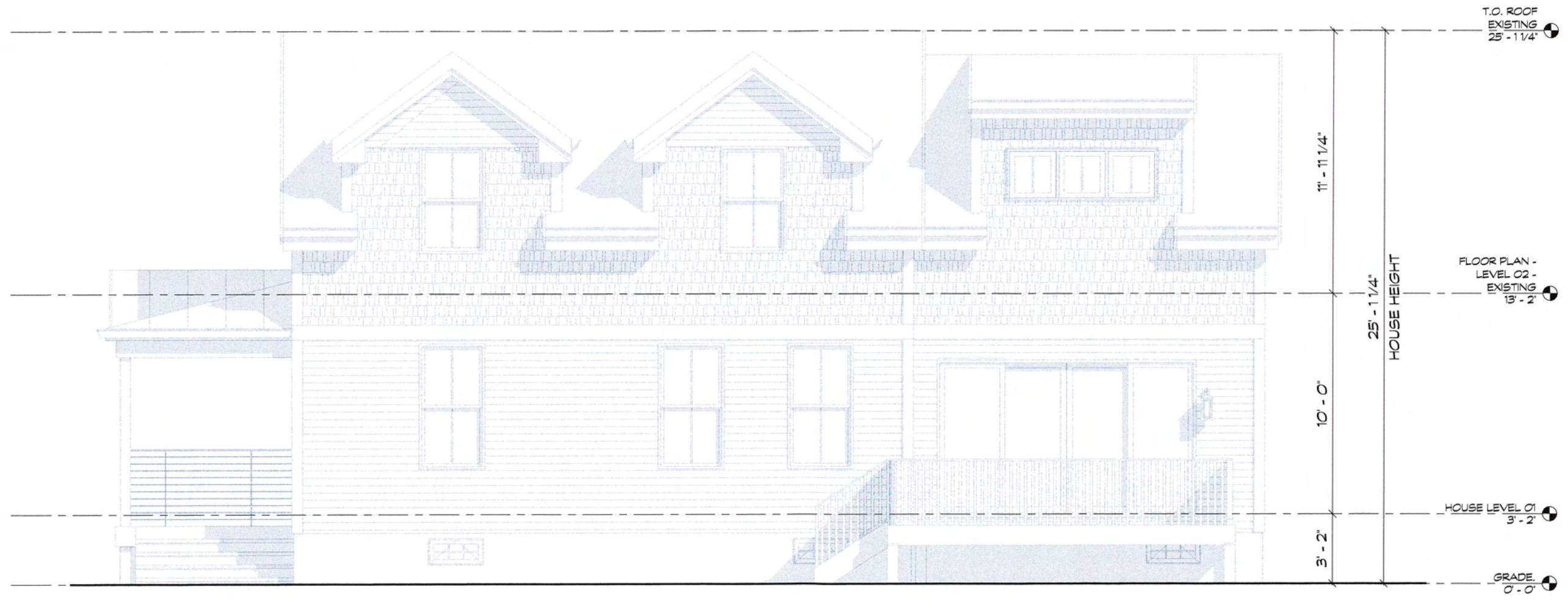
Project Number: 24-057

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Description:
BUILDING ELEVATION - NORTH - EXISTING

Date Issued:
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 Scale:
 AS NOTED

A7.10



1 BUILDING ELEVATION - NORTH - EXISTING
 A7.10 3/8" = 1'-0"

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BUILDING ELEVATION - SOUTH - EXISTING



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Revisions:

No.	Description	Date

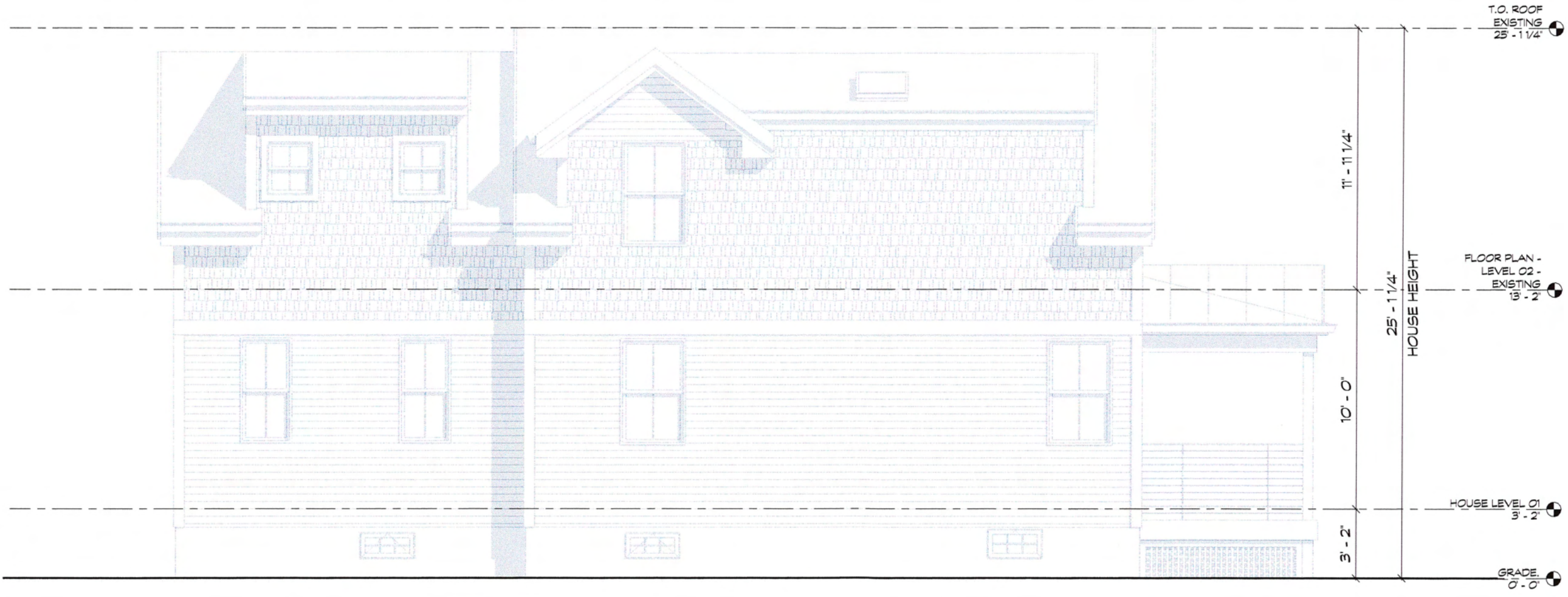
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Description:
BUILDING ELEVATION - SOUTH - EXISTING

Date Issued:
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A7.11



1 BUILDING ELEVATION - SOUTH - EXISTING
 A7.11 3/8" = 1'-0"

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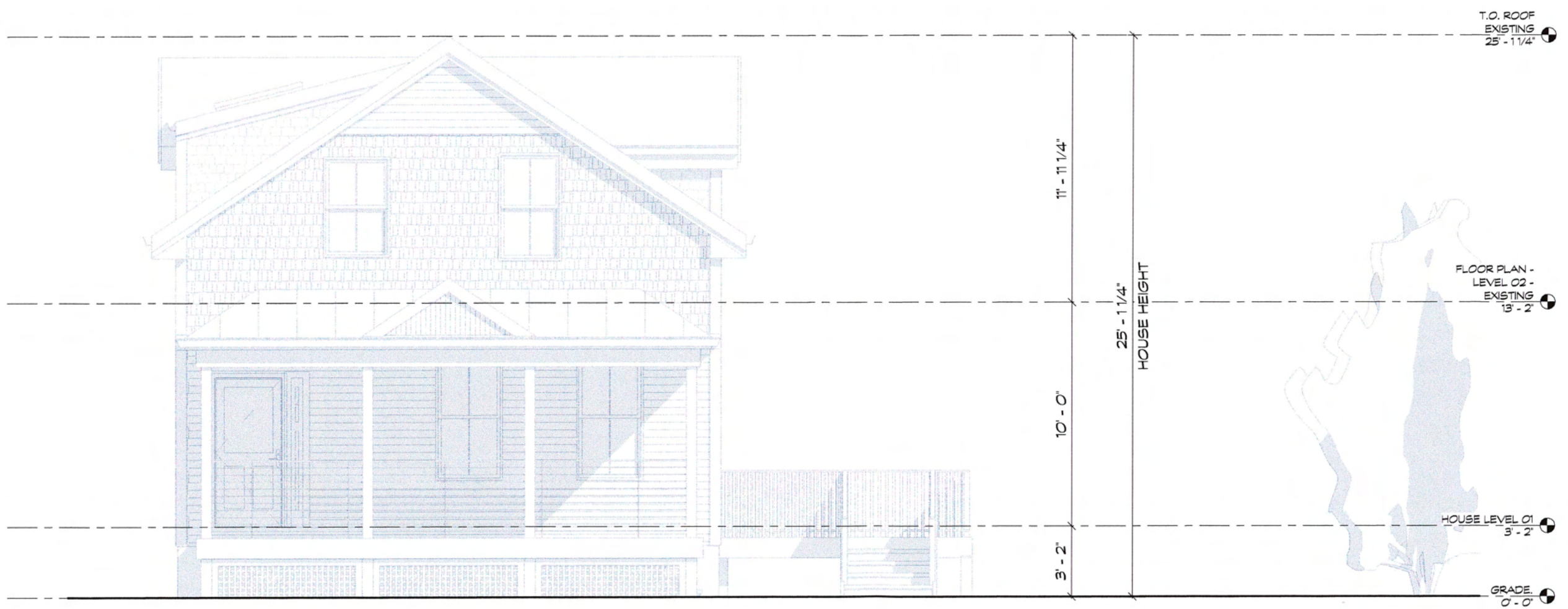
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A7.12



1 BUILDING ELEVATION - EAST - EXISTING
 A7.12 3/8" = 1'-0"

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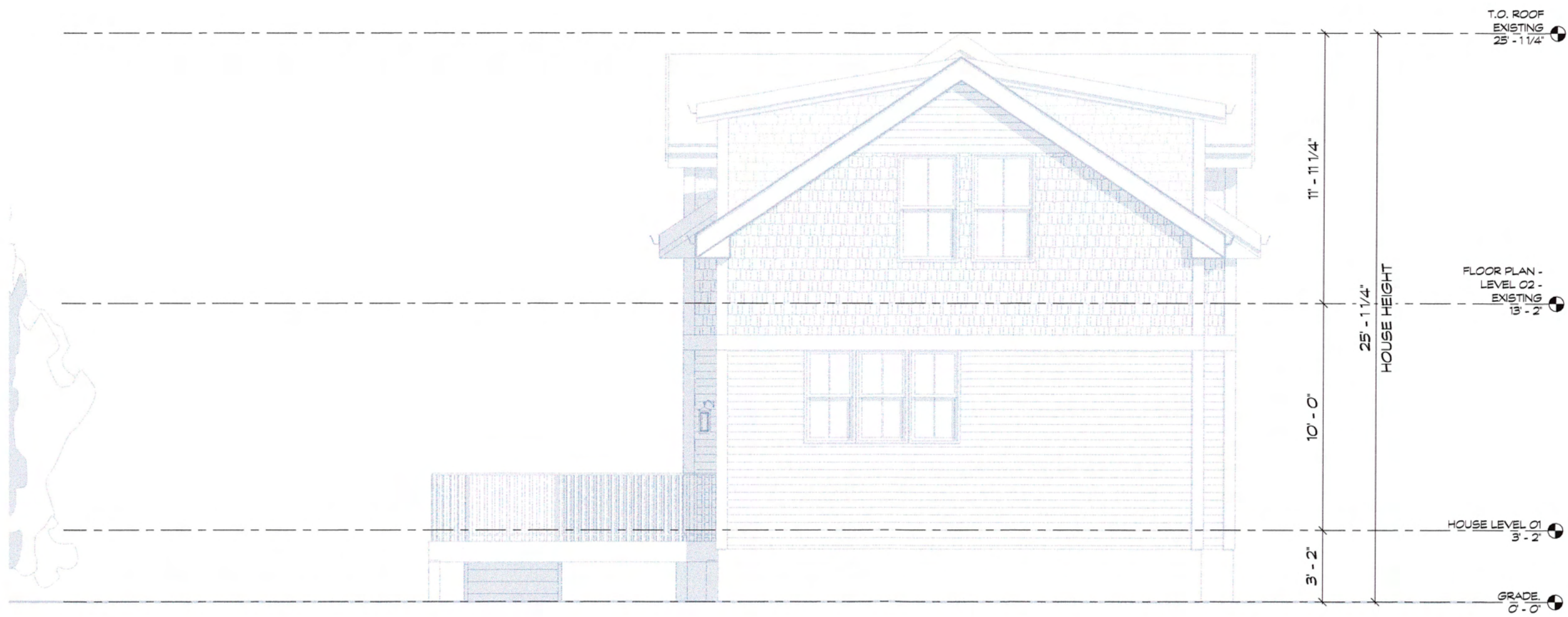
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A7.13



1 BUILDING ELEVATION - WEST - EXISTING
 A7.13 3/8" = 1'-0"

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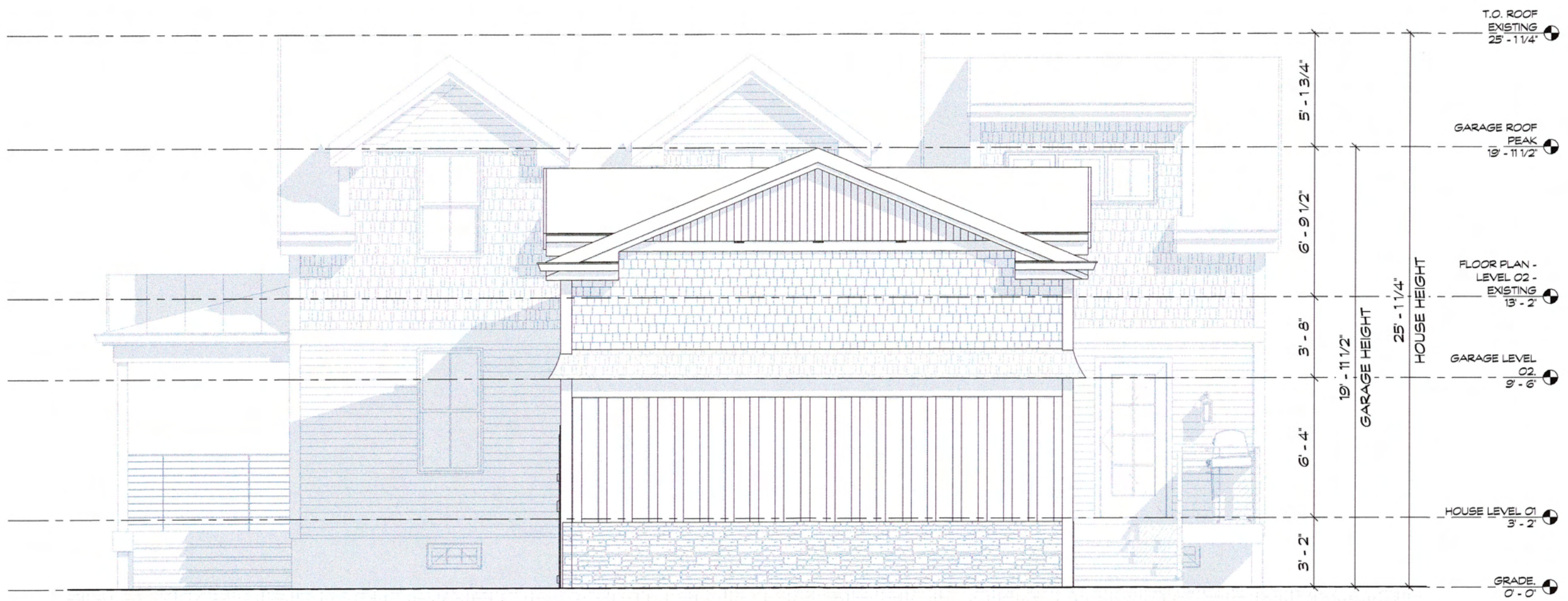
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A7.20



1 BUILDING ELEVATION - NORTH - PROPOSED
 A7.20 3/8" = 1'-0"

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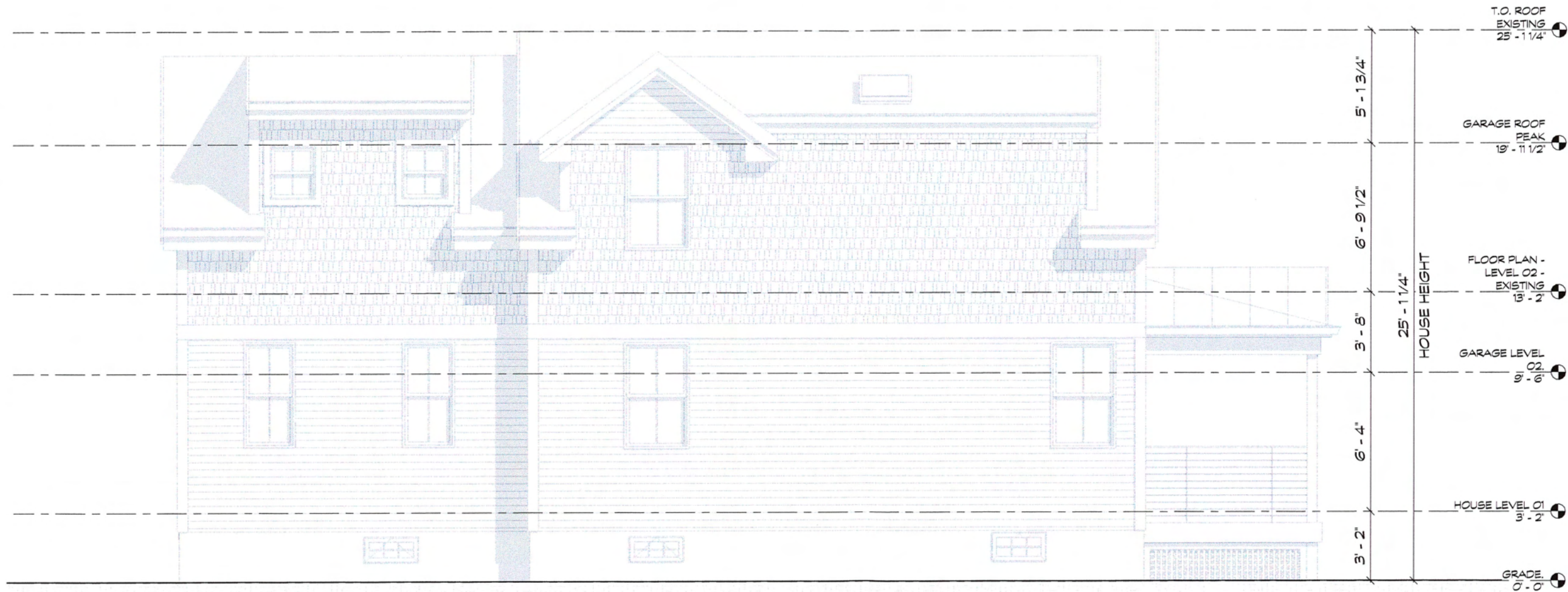
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Scale:
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A7.21



1 BUILDING ELEVATION - SOUTH - PROPOSED
 A7.21 3/8" = 1'-0"

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BUILDING ELEVATION - EAST - PROPOSED



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**BUILDING
ELEVATION -
EAST -
PROPOSED**

Date Issued:
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Scale:
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A7.22



1 BUILDING ELEVATION - EAST - PROPOSED
A7.22 3/8" = 1'-0"

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A7.23



1 BUILDING ELEVATION - WEST - PROPOSED
 A7.23 3/8" = 1'-0"

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BUILDING SECTION - EXISTING



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SECTION -
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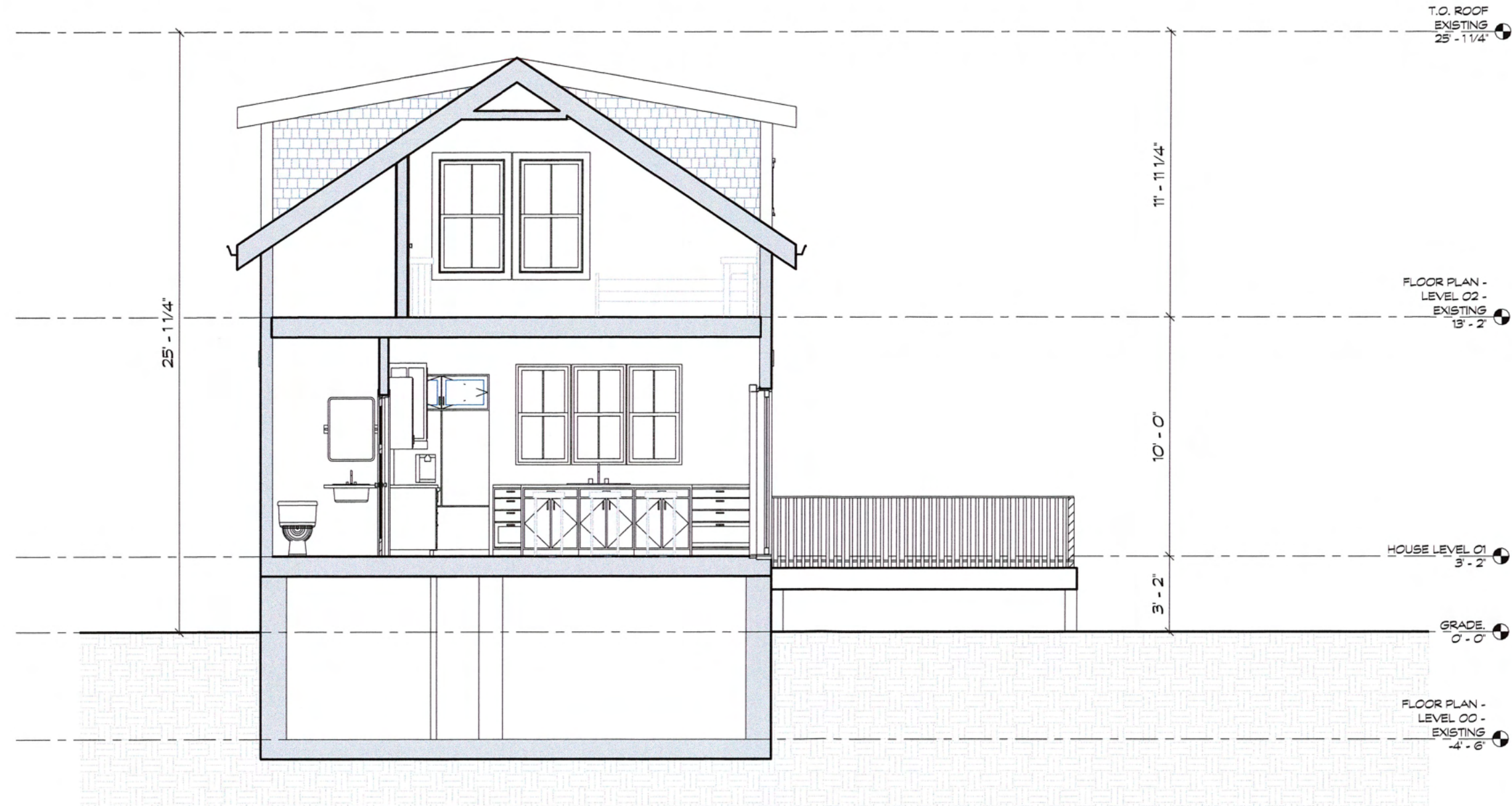
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A9.01



1 BUILDING SECTION - EXISTING
A9.01 3/8" = 1'-0"

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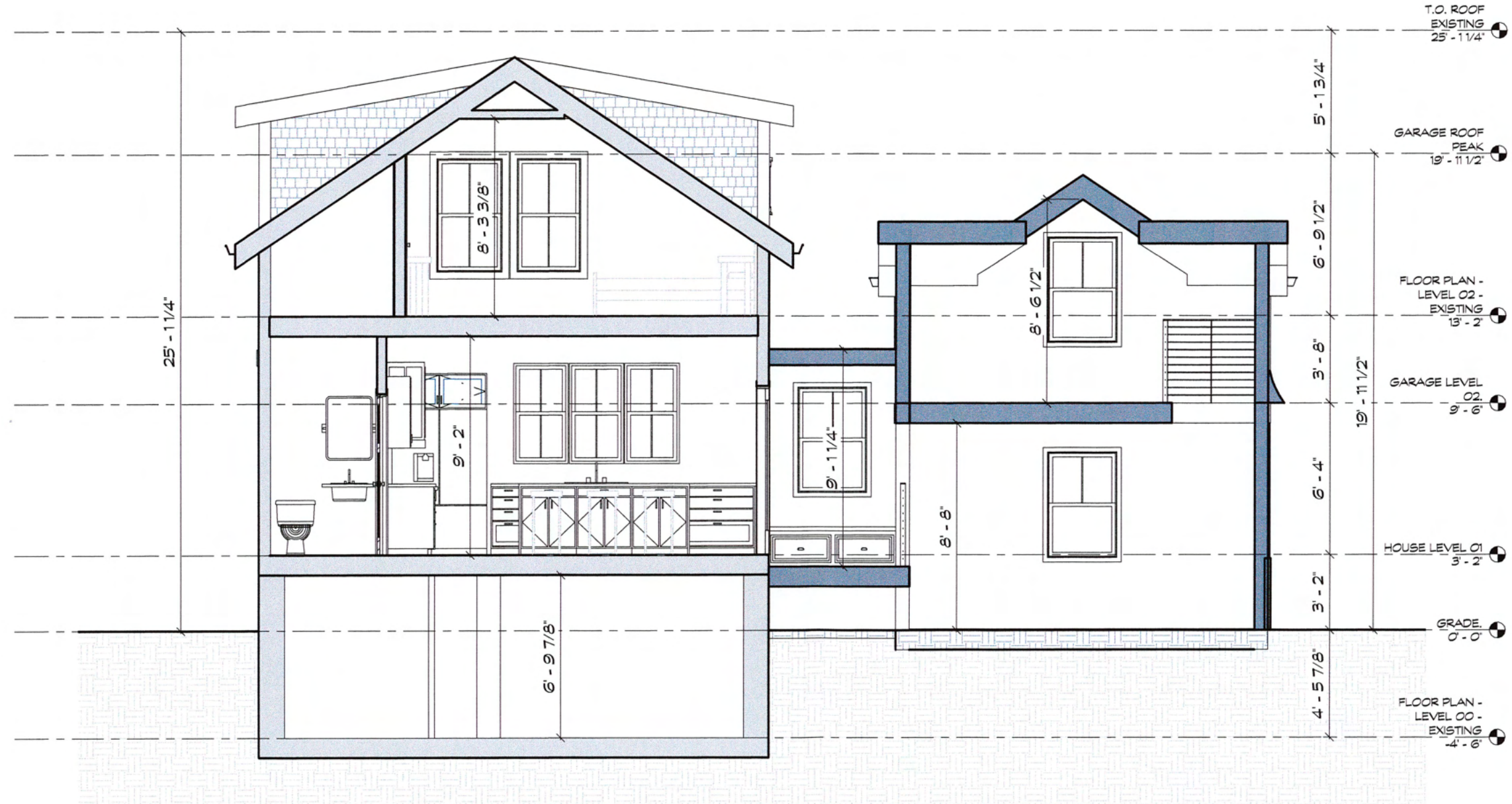
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A9.02



1 BUILDING SECTION - PROPOSED
 A9.02 3/8" = 1'-0"

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SECTIONS - GARAGE - PROPOSED



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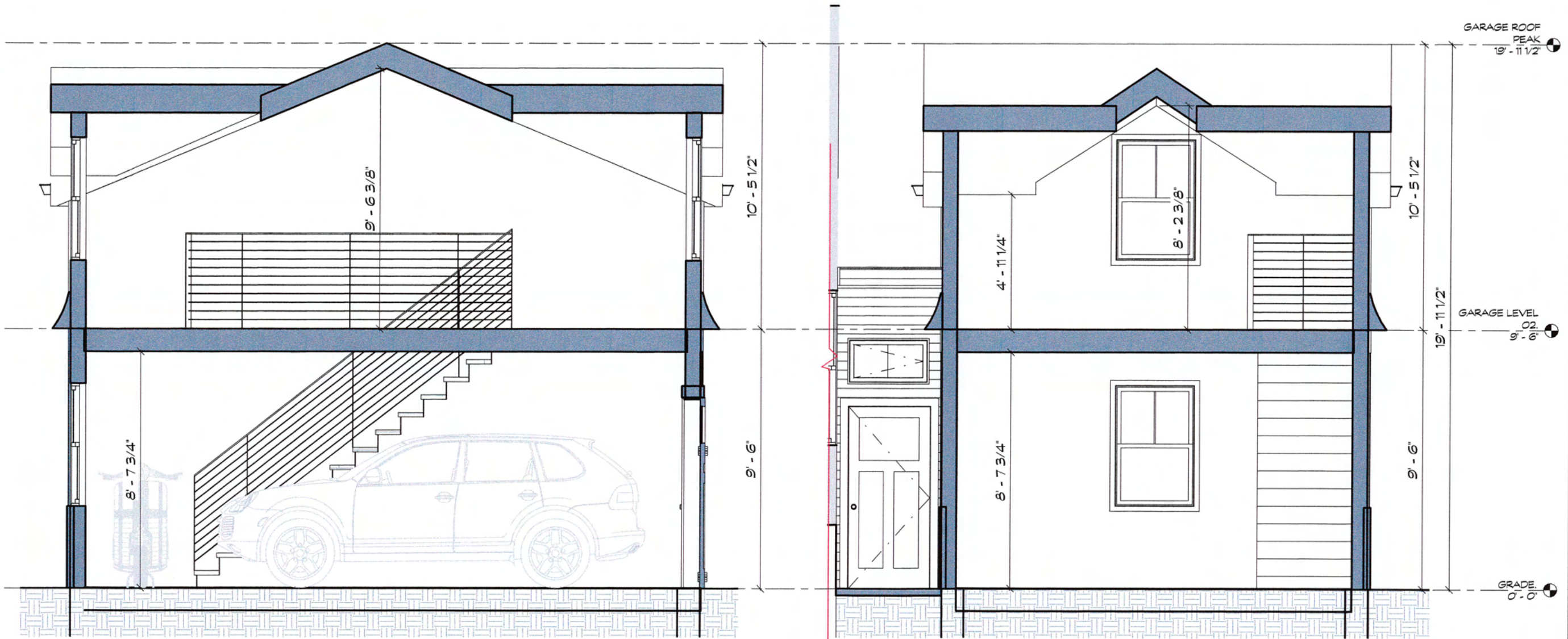
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SECTIONS - GARAGE - PROPOSED

Date Issued:
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Scale:
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A9.03



1 LONGITUDINAL SECTION - PROPOSED
 A9.03 1/2" = 1'-0"

2 LATITUDINAL SECTION - PROPOSED
 A9.03 1/2" = 1'-0"

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