

Notice of Hearing

Application of 40 Bayberry, LLC, whose property is located at 40 Bayberry Road, and further identified as Tax Assessor's Plat 12, Lot 71 for dimensional relief granted under Article 6, Special Use Permits and Variances, Section 600 and 602. This application is made pursuant to the provisions of section 82-302, Table 3-2, District Dimensional Regulations of the zoning ordinance for a front yard setback of 26 feet where 30 feet is required and a side yard setback of 4 feet where 10 feet is required. The Applicant seeks to construct an addition to the existing structure. Said property is located in a R-40 zone and contains 8,000 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variance under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 7/21/2023

To Whom it may concern:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation 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.

Applicant: 40 Bayberry, LLC. Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 40 Bayberry Road
2. Assessor's Plat 12 Lot 71
3. Dimensions of lot: frontage: +/-80 ft. depth: +/-100 ft. Area: 8,000 sq. ft.
4. Zoning Districts in which premises are located: Use R40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on November 21, 2016
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/- 1321sq. ft.
Size of proposed building: +/-1997 sq. ft.
8. Distance of proposed building or alteration from lot lines: (Use R20 setbacks for undersized lot)
Required: front: 30' rear: 30' side: 10' *AS PER R-20 TABLE (P18)*
Proposed: front: 26' rear: 30' side: 4.0'
9. Present use of premises: Single family residence
10. Proposed use of premises: Single family residence

Location of septic tank & well on lot: No Change

11. Give extent of proposed alterations: Applicant proposes to construct an addition to the existing structure located at 40 Bayberry, LLC.

12. Number of families for which building is to be arranged: 1

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

This application seeks dimensional relief granted under Article 6 Section 82-600, 605, and 606 from the following:

(1) Article 3 Section 82-302. District dimensional regulations, Table 3-2 for the R-40 zone for Front yard setback relief of 26 feet where 30 is required, and side yard setback relief of 4 feet where 10 feet is required.

15. State the grounds for exception or variation in this case:

This property possesses unique characteristics that require the relief requested.

This hardship present is due to the unique characteristics of the subject lot.

The granting of the requested variance will not alter the general characteristic of the surrounding area.

The relief requested is the least relief necessary.

The hardship amounts to more than a mere inconvenience without the requested relief.

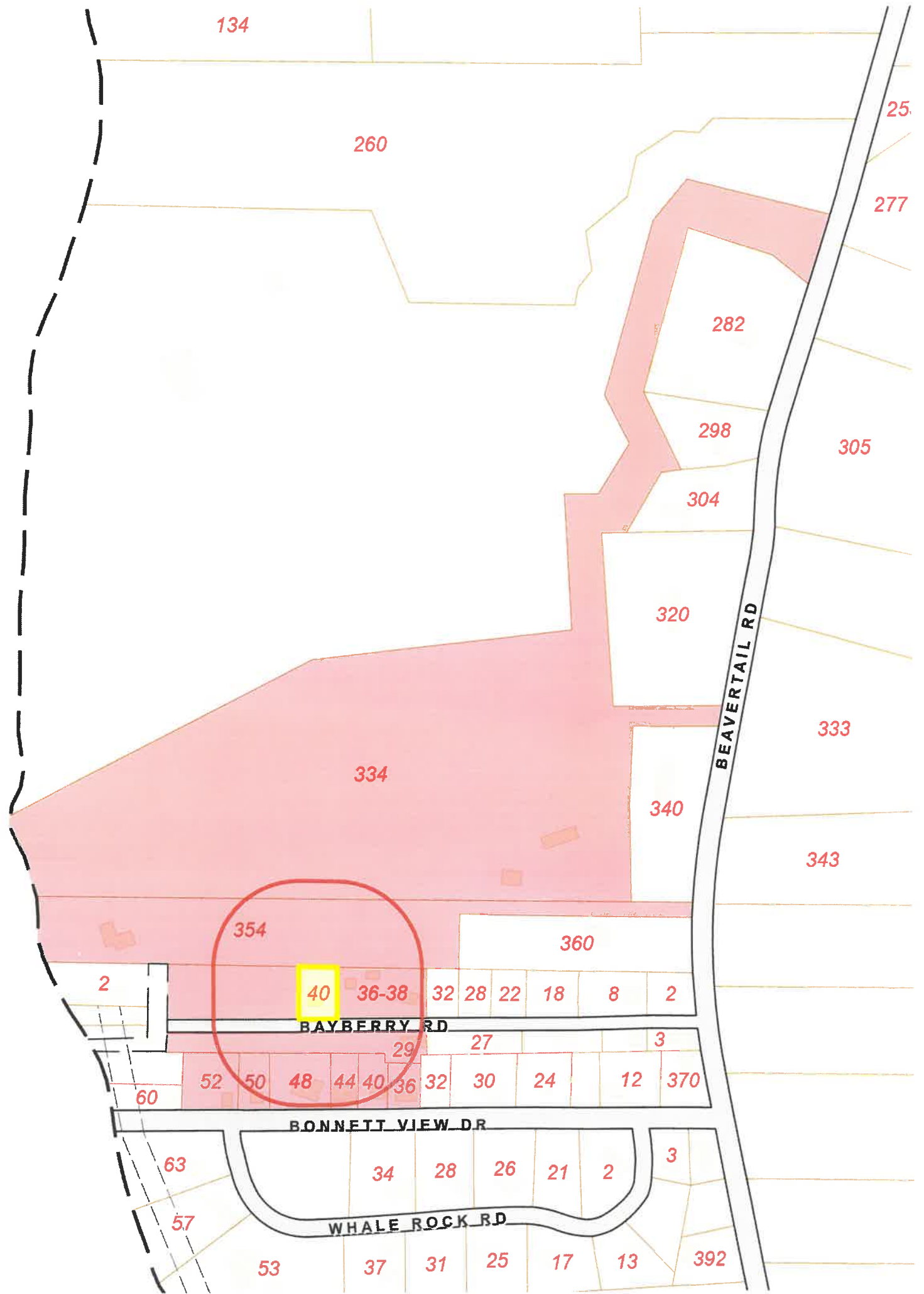
Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for applicants

Address: 77 Narragansett Avenue
Jamestown, RI 02835

Phone: 401-423-0400

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION



36-38 BAYBERRY LLC
C/O JULIE BERRY
85 HOYT AVENUE
RUMFORD, RI 02916

40 Bayberry



AMSDEN MATTHEW R & ASHLEY
29 BAYBERRY ROAD
JAMESTOWN, RI 02835

BENNETT NANCY WINSHIP TRU
48 BONNET VIEW DRIVE
JAMESTOWN, RI 02835

BERRY JULIE T
85 HOYT AVENUE
RUMFORD, RI 02916-2519

INGARI JAMES P ET
INGARI BARBARA L
36 BONNET VIEW DRIVE
JAMESTOWN, RI 02835

LAFORCE KENNETH S ET VICT
348 LARCHWOOD DRIVE
WARWICK, RI 02886

OBRIEN ANN C TRUSTEE
747 MEADOW GLEN DRIVE
BOULDER, CO 80303

PBH REALTY LLC
C/O PROCACCIANTI GROUP
334 BEAVERTAIL ROAD
JAMESTOWN, RI 02835

ROSS STEVEN A & KRISTI H
83 SPEEN STREET
NATICK, MA 01760

SCANLON TIMOTHY R TRUSTEE
SCANLON BARBARA A TRUSTEE
52 BONNET VIEW DRIVE
JAMESTOWN, RI 02835



LOCUS MAP

NOT TO SCALE

BEING A.P. 12, LOT 71
AREA OF LOT = 8000 S.F.

TESTHOLE & PERCOLATION DATA:
TH 1 - SHWT @ 24" w/22" of fill, Ledge none @ 7" 2" (2215-1579)
TH 2 - SHWT @ 24" w/12" of fill, Ledge @ 4' 6" (2215-1579)

PARCEL ZONING R-40

(Use R-20 Setbacks for Undersized Lots)
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 100'
FRONT SETBACK (Principal) = 30'
FRONT SETBACK (Secondary) = 15'
SIDE SETBACK = 10'
REAR SETBACK = 30'
LOT COVERAGE 25%

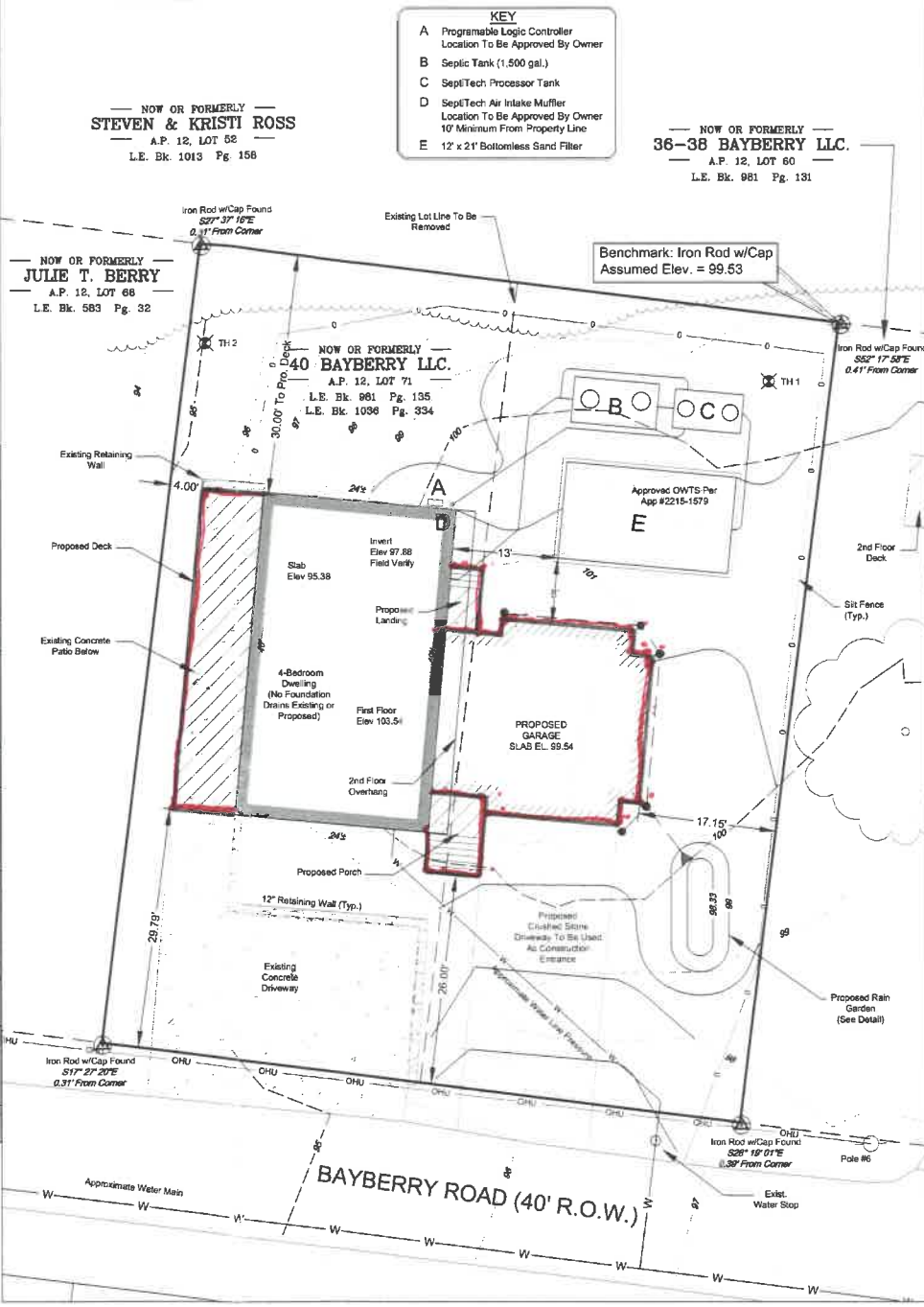
FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44006C0157J
EFFECTIVE - SEPT 04, 2013

EXISTING IMPERVIOUS AREA:
EXISTING DWELLING = 1071 S.F.
CONCRETE DRIVE & PATIO = 1024 S.F.
WALKWAY & RETAINING WALLS = 479 S.F.
TOTAL IMPERVIOUS AREA = 2574 S.F.
= 32.18 %

PROPOSED IMPERVIOUS AREA:
EXISTING DWELLING & PRO. GARAGE = 1606 S.F.
CONCRETE DRIVE & PATIO = 1024 S.F.
RETAINING WALLS = 63 S.F.
PROPOSED PORCH = 23 S.F.
TOTAL IMPERVIOUS AREA = 2716 S.F.
= 33.95 %

EXISTING STRUCTURAL AREA:
EXISTING DWELLING = 1071 S.F.
EXISTING DECKS = 250 S.F.
TOTAL STRUCTURAL AREA = 1321 S.F.
= 16.51 %

PROPOSED STRUCTURAL AREA:
EXISTING DWELLING & PRO. GARAGE = 1606 S.F.
PROPOSED PORCHES & DECKS = 275 S.F.
TOTAL STRUCTURAL AREA = 1881 S.F.
= 24.76 %



EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DENuded SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WATER SECTOR.
 2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
 3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LIMBS OF DEAD TREE TRUNKS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH R. 1 STANDARD SPECIFICATION 20.
 4. THE SEED MIX SHALL BE NUCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE WOCULUM FOR EACH VARIETY.
 5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:
A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1
- | MIXTURE | % BY WT. | SEEDING DATES |
|-----------------------|----------|-------------------|
| RED FESCUE | 75 | APRIL 1 - JUNE 15 |
| KENTUCKY BLUEGRASS | 5 | AUG. 15 - OCT. 15 |
| COLONIAL BENTGRASS | 5 | |
| PERENNIAL RYEGRASS | 5 | |
| TOTAL 100%ACRE | | |
6. TEMPORARY TREATMENTS SHALL CONSIST OF A MAT, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELISOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 7. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.
 8. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:
- | SPECIES | LBS/ACRE | 1,850/1,000 SQ. FT. | SEEDING DATES |
|-------------------------|----------|---------------------|---------------------|
| ANNUAL RYEGRASS | 60 | 1.5 | MAR. 15 - JUNE 15 |
| PERENNIAL BURNING GRASS | 40 | 1.0 | MAY 15 - AUGUST 15 |
| MILLET | 40 | 1.0 | MAY 15 - AUGUST 15 |
| WINTER RYE | 120 | 3.0 | AUGUST 15 - JUNE 15 |
| CATS | 120 | 3.0 | MAR. 15 - JUNE 15 |
| WEEDING LOVEGRASS | 20 | 0.5 | MAY 1 - JUNE 30 |
9. THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
 11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
 12. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINISHING.
 13. STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR MULCHED.
 14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
 15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

1. ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
3. CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORMWATER FLOW.
6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1988, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILT FENCE OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN IN THE PLANS, I.E. ALONG NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

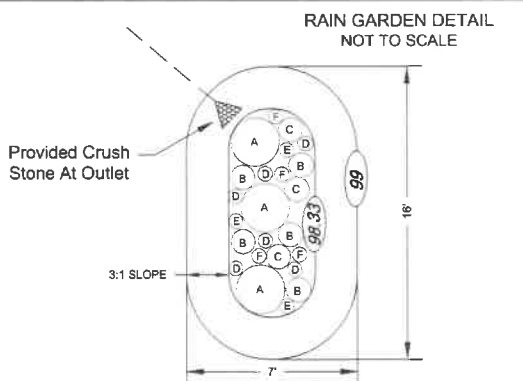
1. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR REPLACED AS NEEDED PRIOR TO ANY FURTHER CONSTRUCTION.
3. REPAIRING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
3. THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ADJUTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
4. FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
4. ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO R.I.D.P.W. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 AMENDED AUGUST 2015 AND STANDARD DETAILS, JUNE 15, 1988 AS AMENDED BY REVISION. E. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003, INCLUDING ALL REVISIONS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
6. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TREEMING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
9. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES, CALL DIG-SAFE 1-888-344-7233.
10. IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
11. ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.



WATER QUALITY CALCULATIONS:
PROPOSED INCREASE IN IMPERVIOUS AREA = 142 s.f.
142 s.f. X 1" = 11.83 C.F. REQUIRED

Planting Schedule:
A - Highbush Blueberry
B - Swamp Azalea
C - Sweet Fern
D - Joe Pye Weed
E - New England Aster
F - Tussock Sedge

Rain Garden:
Top of Garden Elev. 99.00
Bottom of Garden Elev. 98.33
Storage Volume Provided: 104 s.f.
Bottom of Garden + 36 s.f.
Bottom of Garden / 2 x 8" = 46.69 c.f.

- Rain Garden Notes:**
1. The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity.
 2. The rain gardens should have a 2-4 inch amended soil layer and a 2-3 inch layer of non-dyed aged shredded hardwood mulch. The mulch should be removed and replenished to original depth every year.
 3. The amended soil layer should be a 50/50 mixture of the excavated native soil and mature organic compost.
 4. A crushed stone entrance should be installed at the inflow to prevent channeling.
 5. A berm to detain stormwater should be constructed along the downhill side perpendicular to the slope.
 6. Be sure that the soil within the rain gardens does not become compacted by construction activity. If soil becomes severely compacted it may need to be tilled and amended to maintain proper drainage.
 7. Rain gardens should be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained by the property owner or designee to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
 8. Silt/ sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.
 9. Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.
 10. Soil erosion gullies shall be repaired when they occur.
 11. Fertilizer or pesticides shall not be applied to plants within the rain garden.
 12. Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover.
 13. All roof leaders are to be diverted into the proposed rain gardens.
 14. The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if needed.

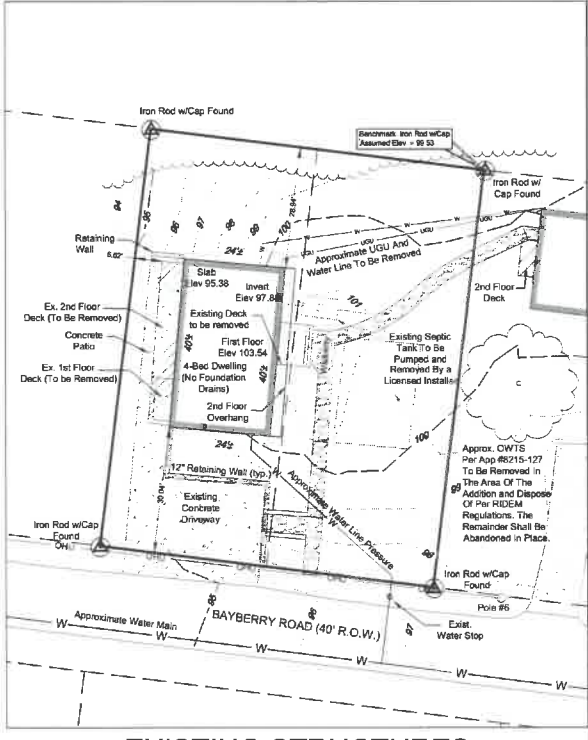
CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-06-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

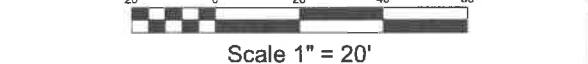
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHICAL SURVEY	CLASS T2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS TO SHOW THE PROPERTY BOUNDARY FOR ASSESSOR'S PLOT 12, LOT 71 IN RELATION TO EXISTING AND PROPOSED SITE CONDITIONS. THIS PLAN SHALL ALSO SERVE TO COMBINE THE TWO LOTS IN LAND EVIDENCE BOOK 681, PAGE 135 AND LAND EVIDENCE BOOK 1036, PAGE 334, INTO THE LOT KNOWN AS ASSESSOR'S PLOT 12, LOT 71.

BY: MATTHEW J. COTTA PLS-1977
LS 0004653 CDA

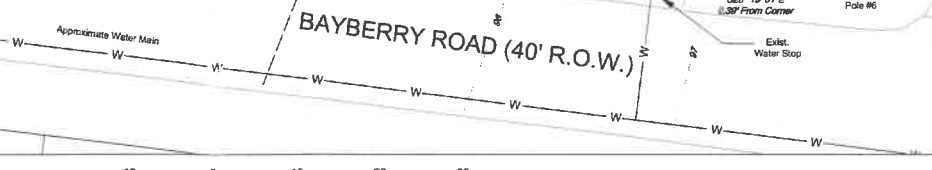
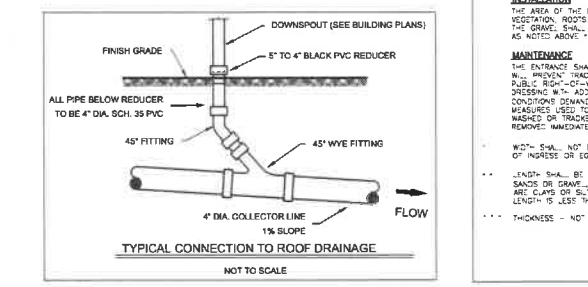


EXISTING STRUCTURES

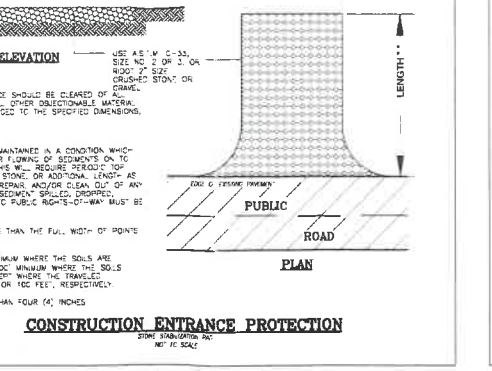


REFERENCES:

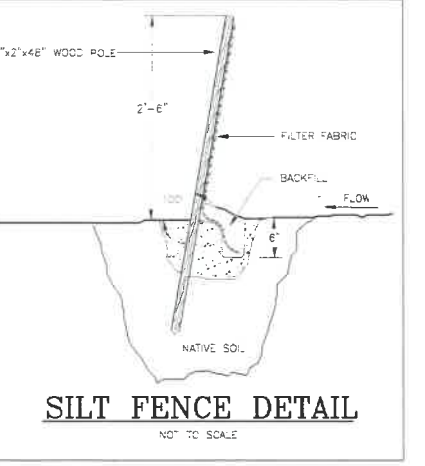
1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR 40 BAYBERRY, LLC, PLAT 12, LOT 71, 40 BAYBERRY ROAD JAMESTOWN, RHODE ISLAND" BY R.C. COURNOYER, DATED 8-23-2022, SCALE 1" = 20'.
2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "LIMITED CONTENT BOUNDARY SURVEY, PLAT 12, LOT 52, 354 BEAVERTAIL ROAD JAMESTOWN, RHODE ISLAND" BY ROGER F. LIZOTTE, DATED 4-4-16, SCALE 1" = 60'.
3. REFERENCE IS HEREBY MADE TO JAMESTOWN LAND EVIDENCE BOOK 1036, PAGE 334.
4. REFERENCE IS HEREBY MADE TO JAMESTOWN LAND EVIDENCE BOOK 681, PAGE 135.



EXISTING STRUCTURES



CONSTRUCTION ENTRANCE PROTECTION



SILT FENCE DETAIL

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. BAYBERRY ROAD

ADMINISTRATIVE SUBDIVISION & ZONING
FOR
40 BAYBERRY LLC.
LOCATED AT
40 Bayberry Road
A.P. 12, Lot 71
Jamestown, Rhode Island

Drawn By: PJF
Checked By: MJC
Scale: AS SHOWN
Date: 07/20/2023
REVISIONS

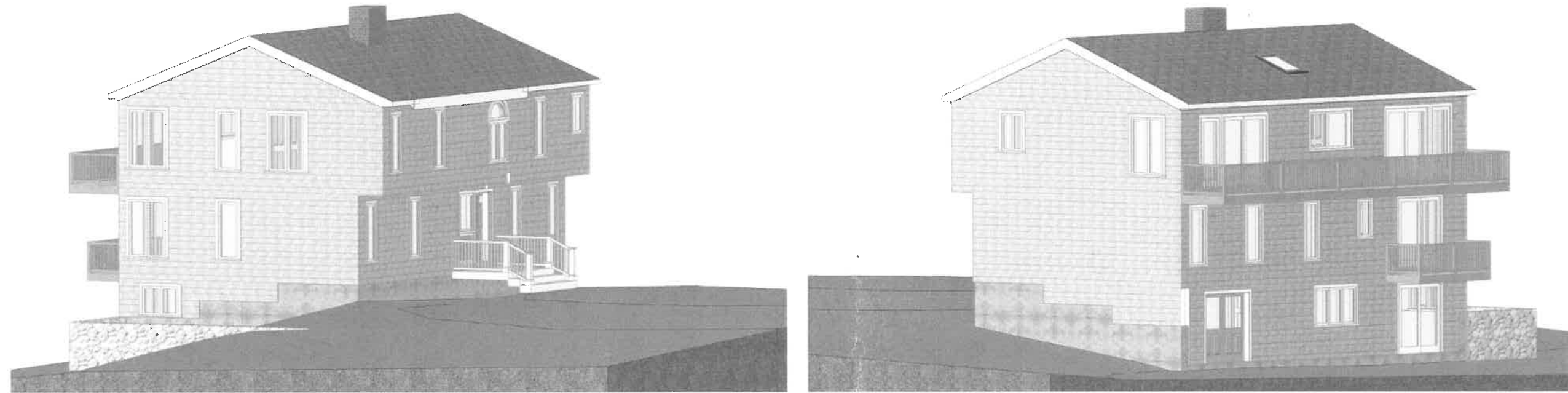
PATRICK J. FREEMAN
NO. 13725
PROFESSIONAL ENGINEER
D.I.C.

MATTHEW J. COTTA
NO. 18177
PROFESSIONAL LAND SURVEYOR

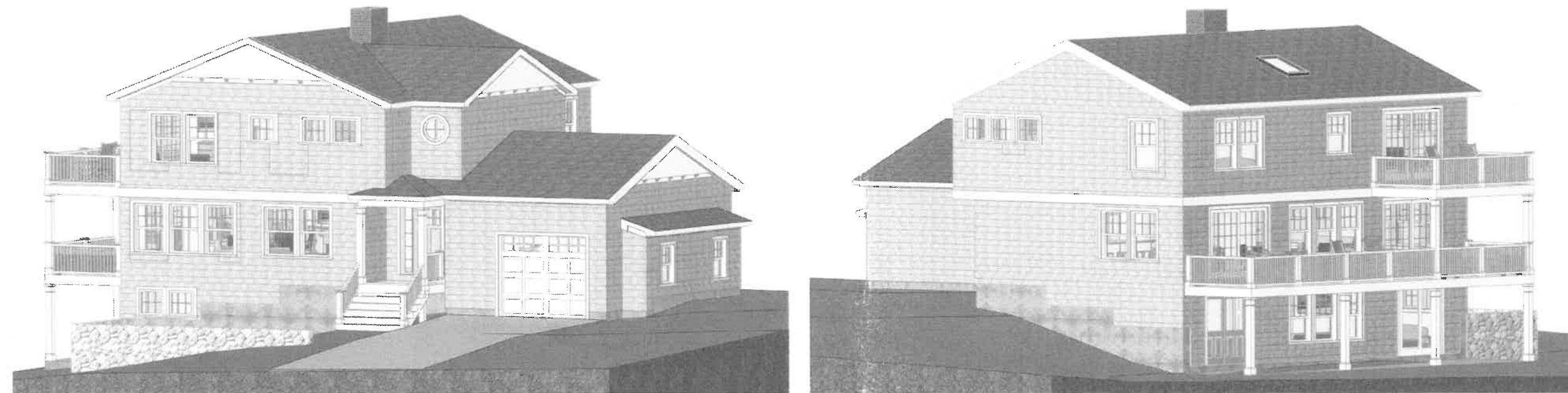
AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4080 / Fax (401) 294-3625

Sheet
of 1 sheets
Job Number 122225

BEFORE



AFTER



PROGRESS PRINTS NOT FOR CONSTRUCTION

ISA CARLISLE
architect

Lisa Carlisle, AIA
RI Reg. # 2043

Bones Theater Office Suites
34 Narragansett Avenue, Suite 1
Jamestown RI 02835
401-560-0850
lcarlisle@LisaCarlisleArchitect.com

Addition & Renovations

Seth & Julie Berry
40 Bayberry Road
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	9/15/22	Schematic Design
LMC	1/19/23	Schematic Design revisions
LMC	2/6/23	Schematic Design FINAL
LMC	5/21/23	add 4th Bedroom
LMC	7/11/23	revisions
LMC	7/29/23	zoning

CONSULTANTS:

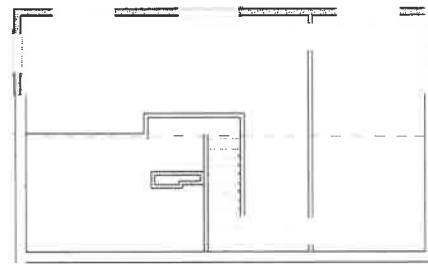
PROJECT NO: 0236
DATE: 7/20/2023
DRAWN BY: LMC

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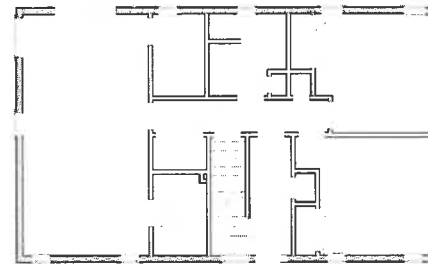
SHEET TITLE
COVER SHEET

Addition & Renovations

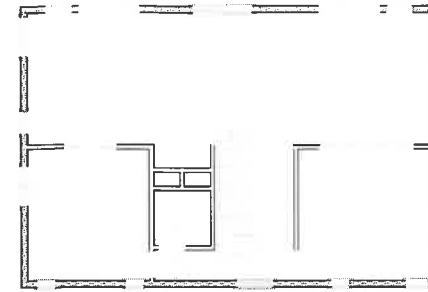
Seth & Julie Berry
40 Bayberry Road
Jamestown RI



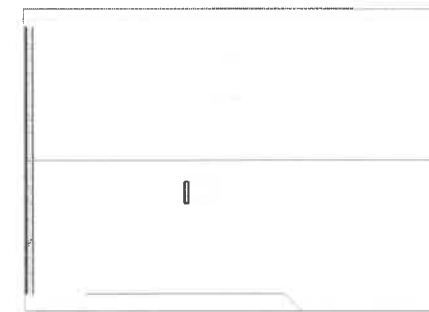
1 Existing Basement Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



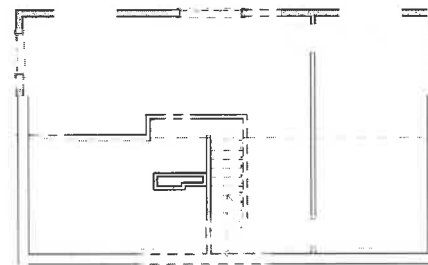
2 Existing 1st Floor Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



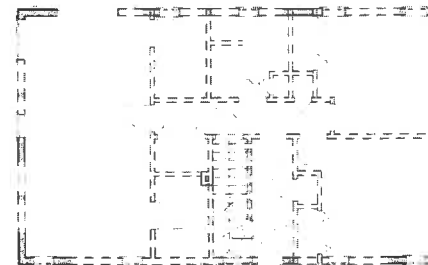
3 Existing 2nd Floor Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



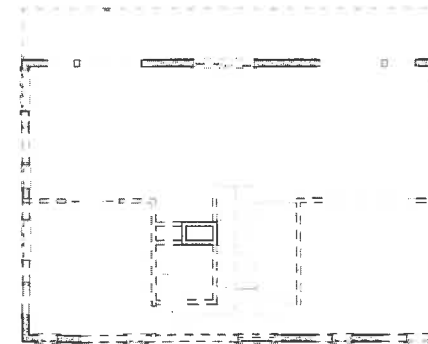
4 Existing Roof Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



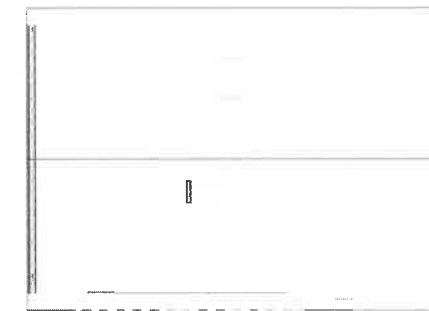
5 Basement Demo Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



6 1st Floor Demo Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



7 2nd Floor Demo Plan
SCALE: 1/8" = 1'-0"
0 4 8 16



8 Roof Demo Plan
SCALE: 1/8" = 1'-0"
0 4 8 16

MARK	DATE	DESCRIPTION
LMC	8/15/22	Schematic Design
LMC	1/10/23	Schematic Design revisions
LMC	3/8/23	Schematic Design FINAL
LMC	3/21/23	add 4th Bedroom
LMC	7/11/23	revisions
LMC	7/20/23	zoning

CONSULTANTS:

PROJECT NO: 0236
DATE: 7/20/2023
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SHEET TITLE
EXISTING & DEMOLITION PLANS

D-101

PROGRESS PRINTS NOT FOR CONSTRUCTION

Addition & Renovations

Seth & Julie Berry
40 Bayberry Road
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	5/15/22	Schematic Design
LMC	1/18/23	Schematic Design revisions
LMC	2/6/23	Schematic Design FINAL
LMC	3/21/23	add 4th Bedroom
LMC	7/11/23	revisions
LMC	7/20/23	revisions

CONSULTANTS:

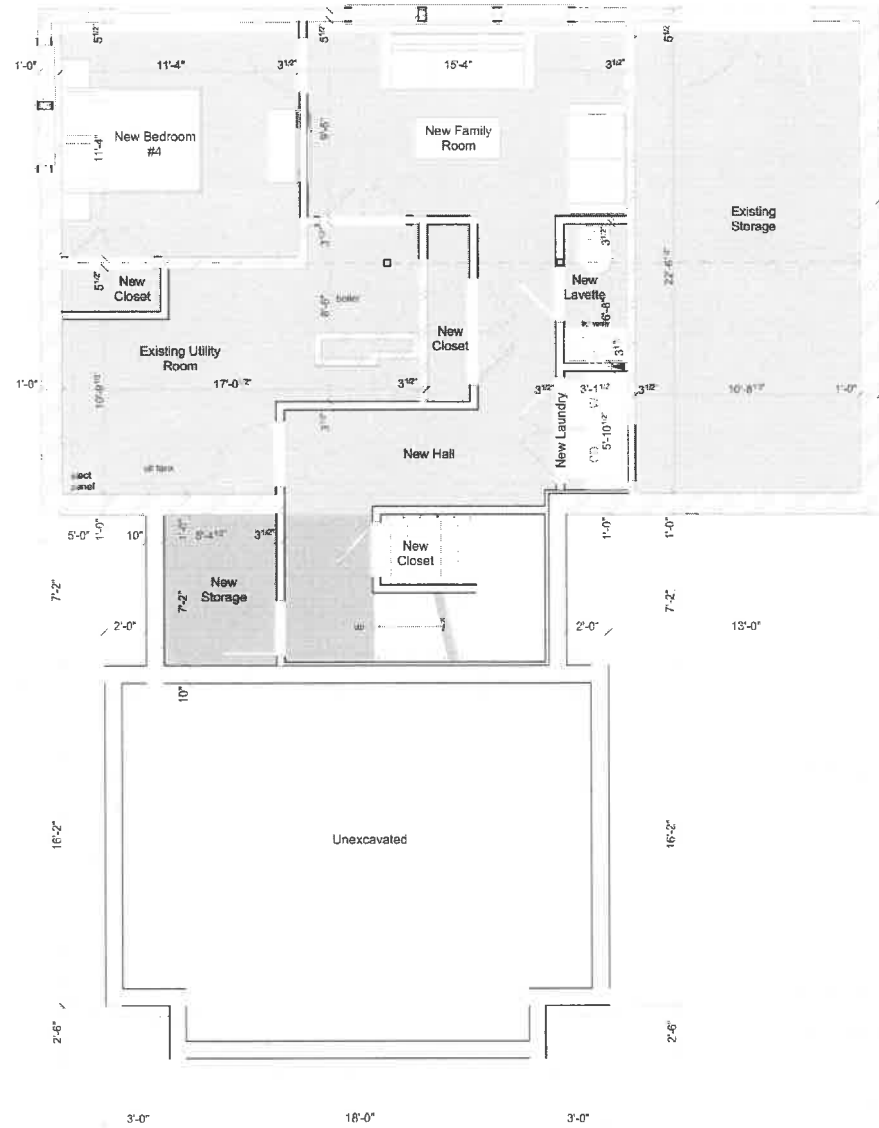
PROJECT NO: 0236
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SHEET TITLE
BASEMENT & FIRST FLOOR PLAN

A-101

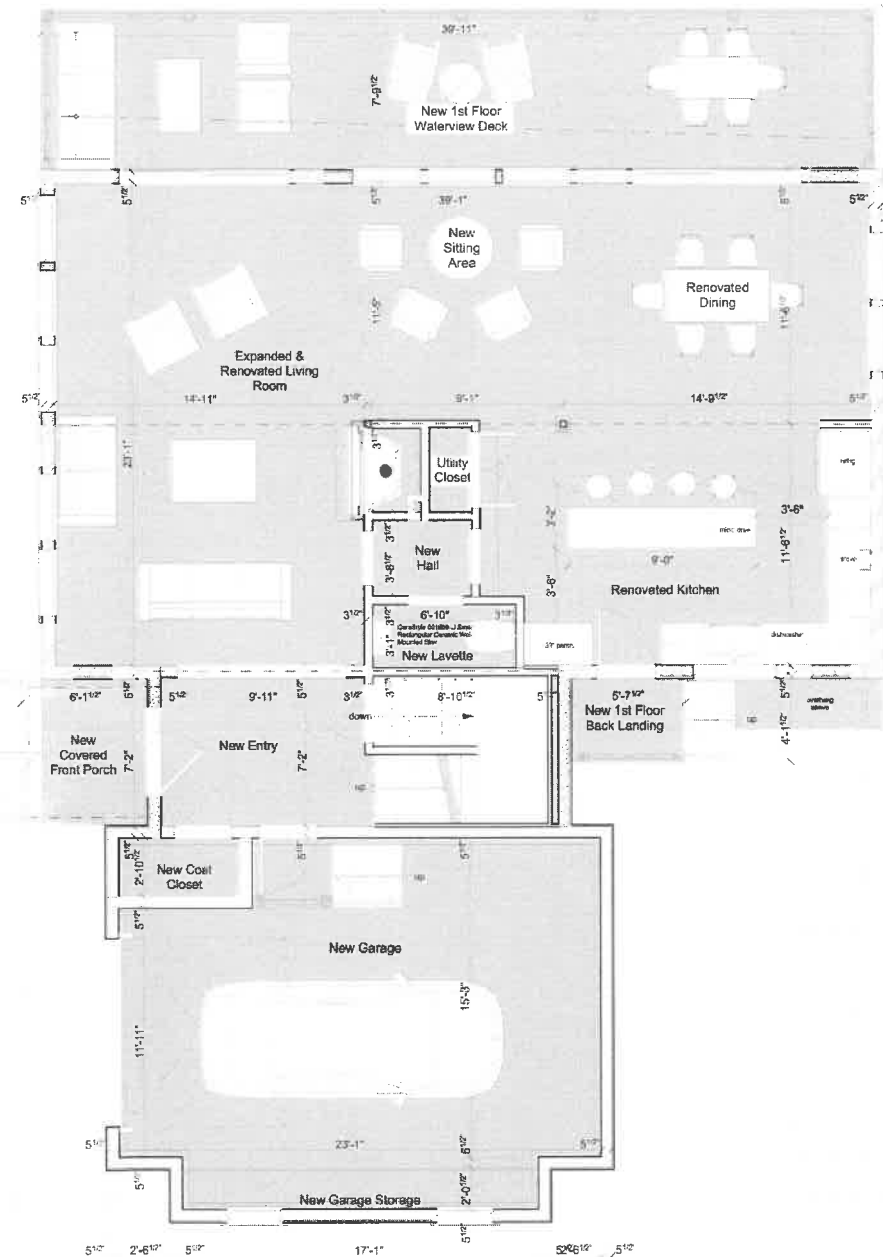
Existing Basement Area: 960 sq ft
Basement Addition Area: 143 sq ft



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

Existing 1st Floor Area: 960 sq ft
1st Floor Addition Area: 144 sq ft
Garage Addition Area: 433 sq ft

Lot coverage Area: 1,961 sq ft



2 1st Floor Plan
SCALE: 1/8" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION

Addition & Renovations

Seth & Julie Berry
40 Bayberry Road
Jamestown RI

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LMC	2/8/23	Schematic Design FINAL
LMC	3/21/23	add 4th Bedroom
LMC	7/11/23	revisions
LMC	7/20/23	zoning

CONSULTANTS:

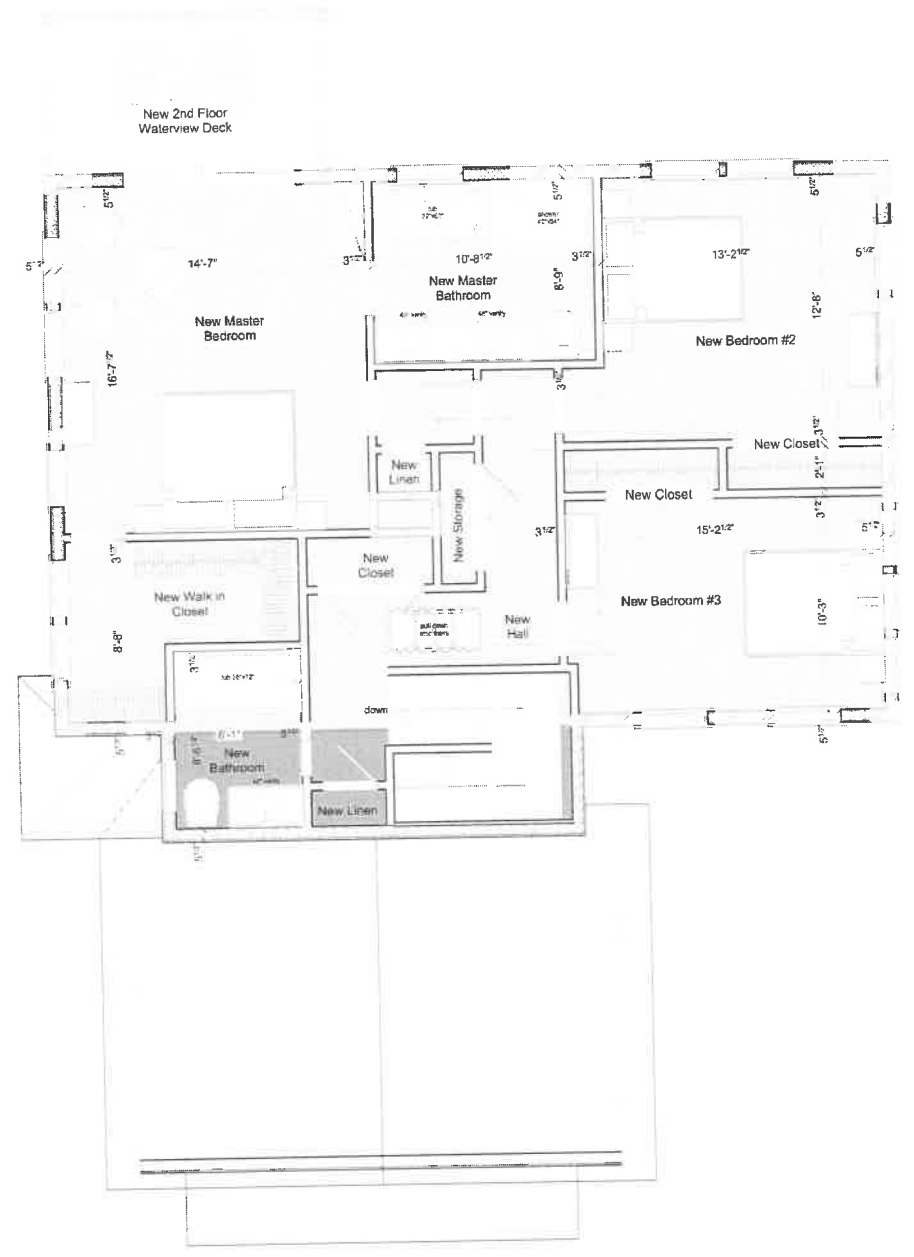
PROJECT NO:	0236
DATE:	7/20/2023
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SHEET TITLE
SECOND FLOOR & ROOF PLAN

A-102

Existing 2nd Floor Area: 1,060 sq ft
2nd Floor Addition Area: 103 sq ft



1 2nd Floor Plan
SCALE: 1/4" = 1'-0"

2 Roof Plan
SCALE: 1/4" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION

Addition & Renovations

Seth & Julie Berry
40 Bayberry Road
Jamestown RI

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LMC	9/15/22	Schematic Design
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LMC	7/11/23	revisions
LMC	7/20/23	zoning

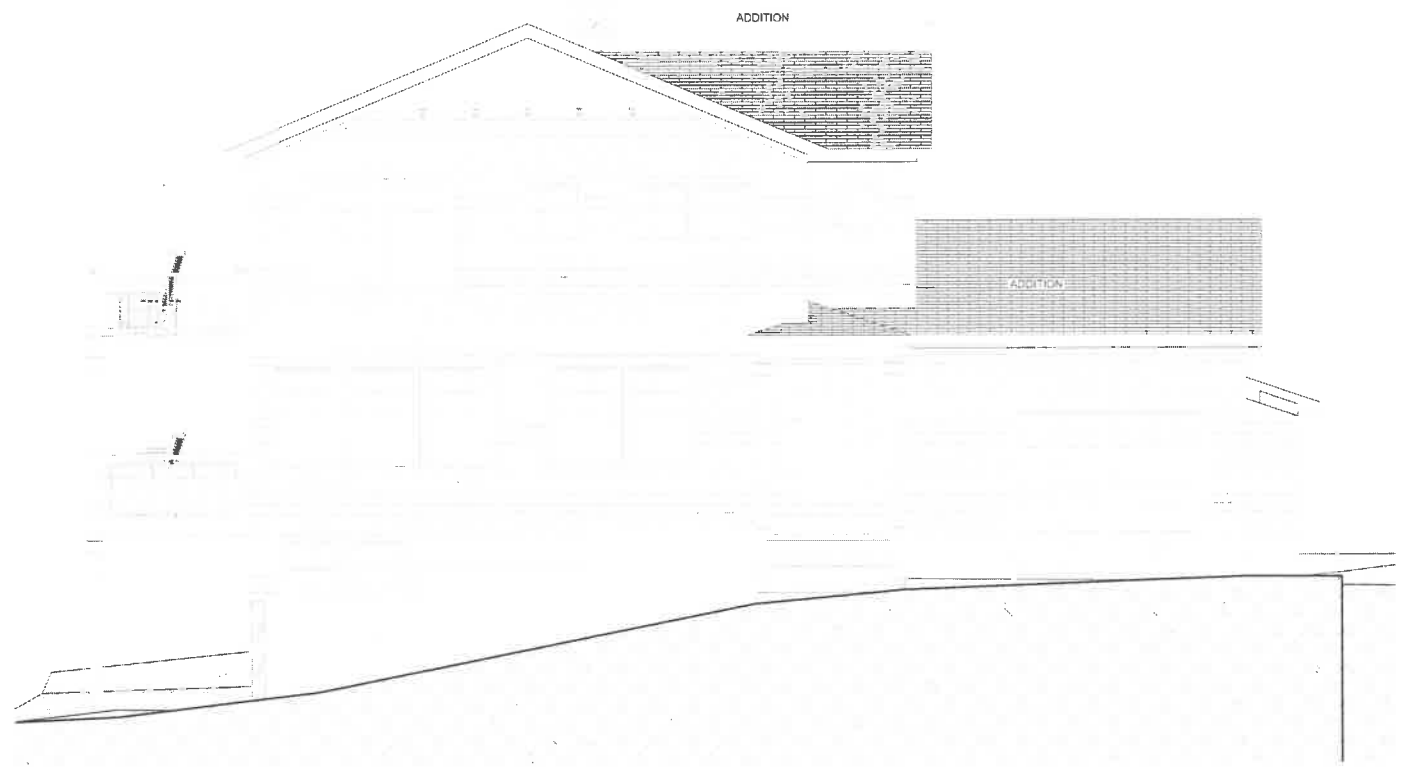
CONSULTANTS:

PROJECT NO: 0236
DATE: 7/20/2023
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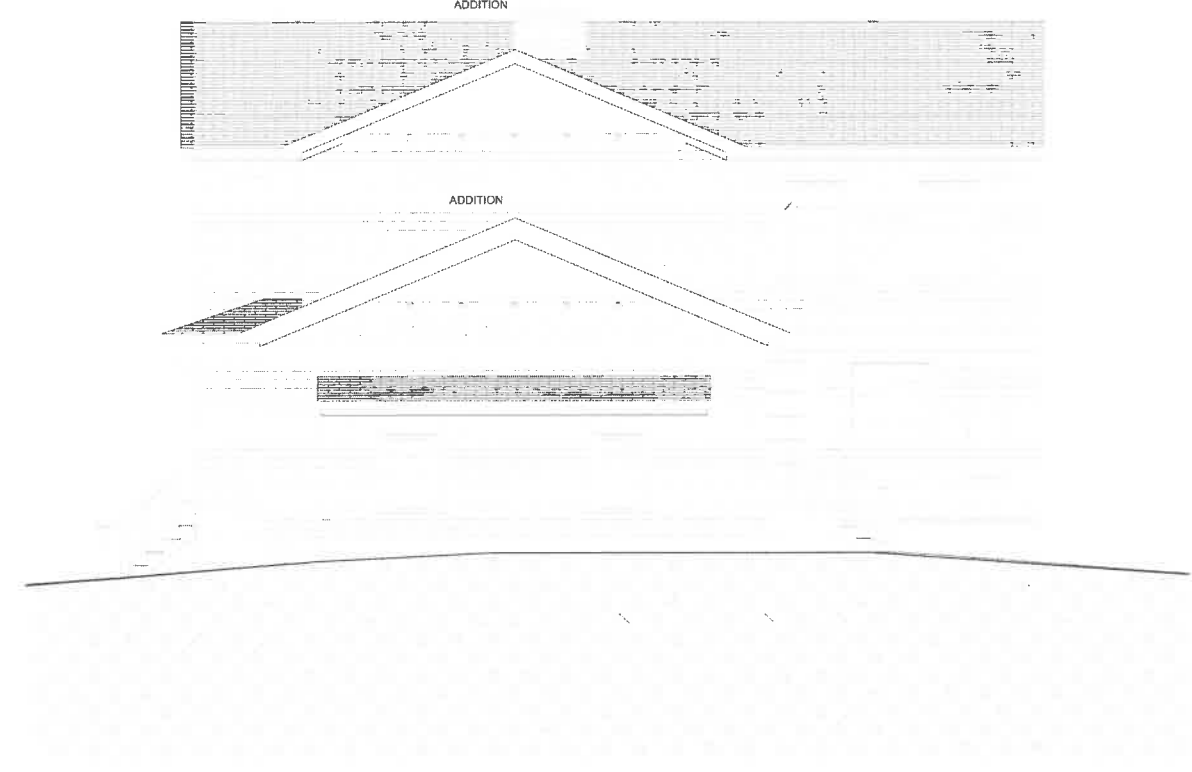
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SHEET TITLE
ELEVATIONS

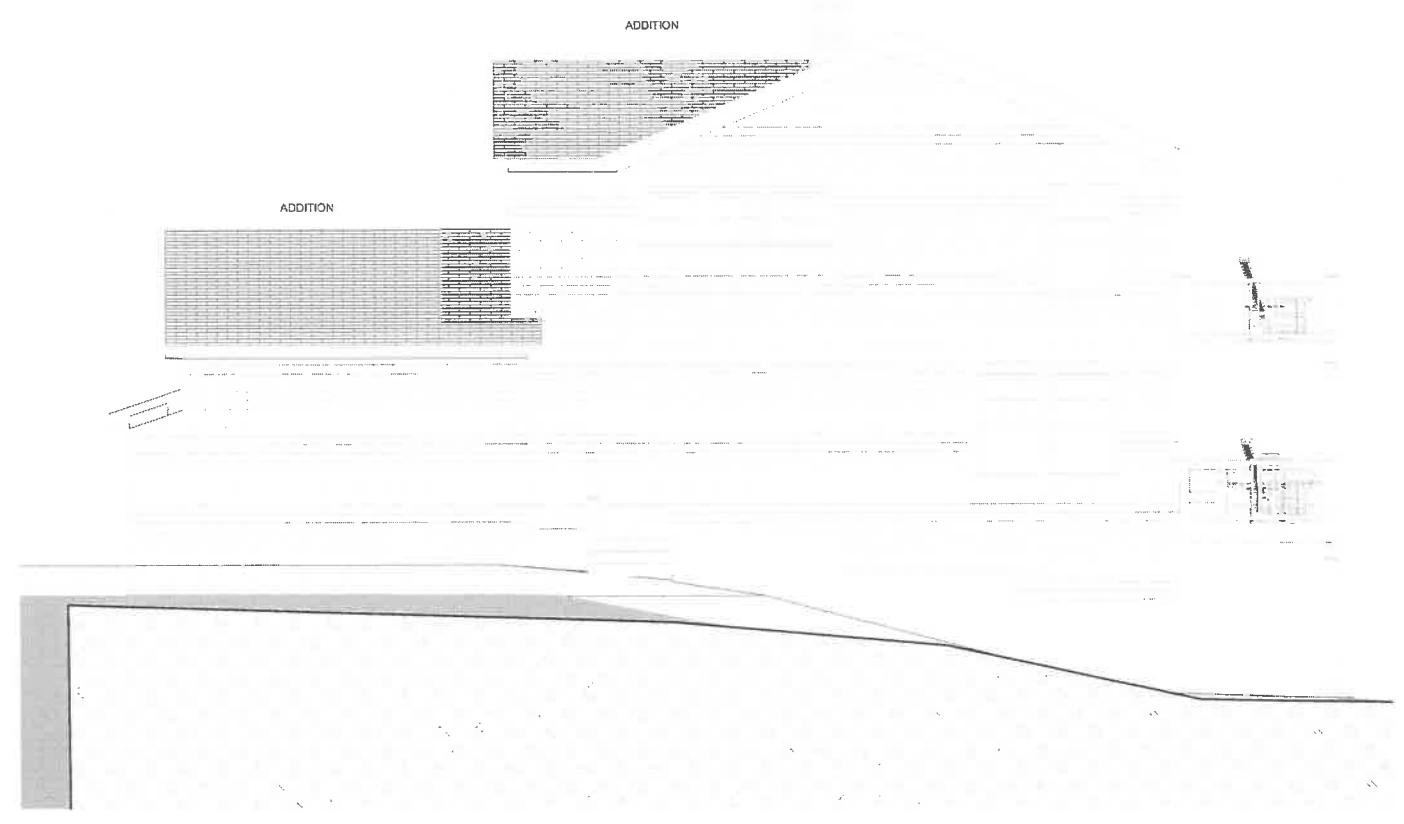
A-201



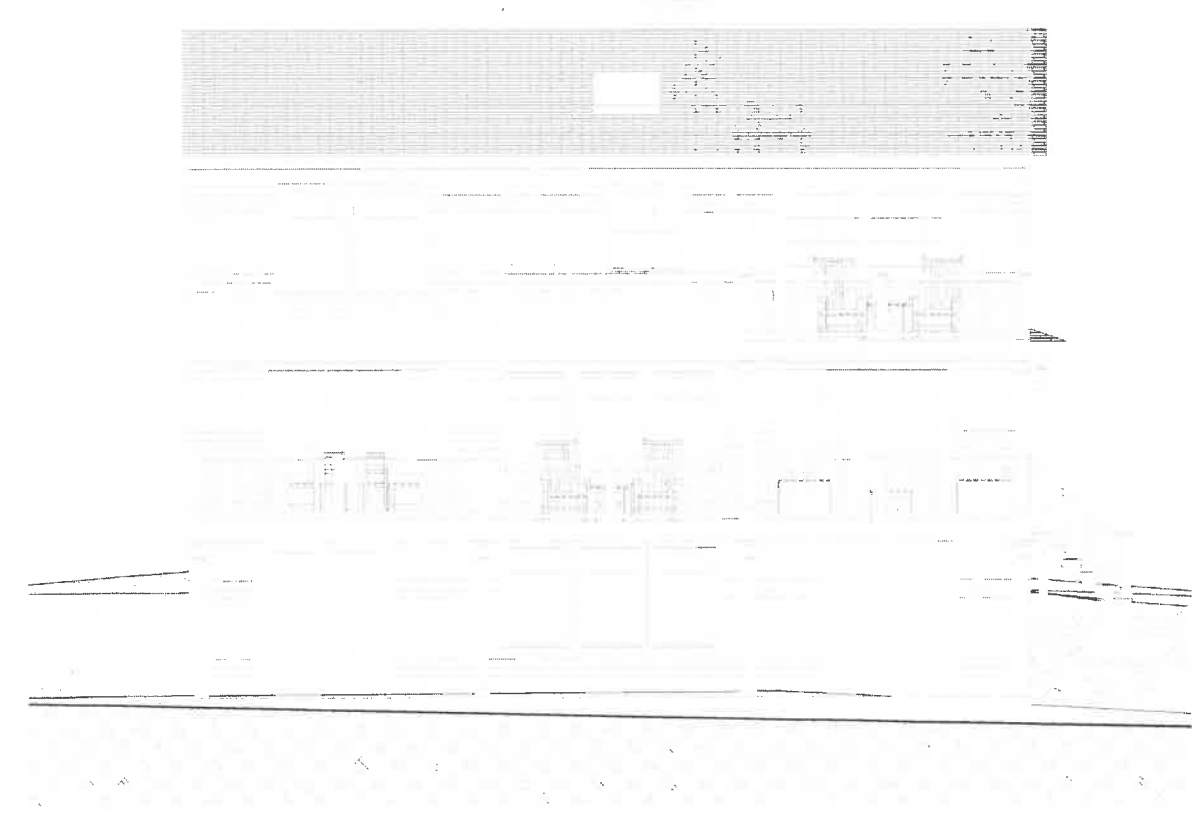
1 South Elevation
SCALE 1/4" = 1'-0"



2 East Elevation
SCALE 1/4" = 1'-0"



3 North Elevation
SCALE 1/4" = 1'-0"

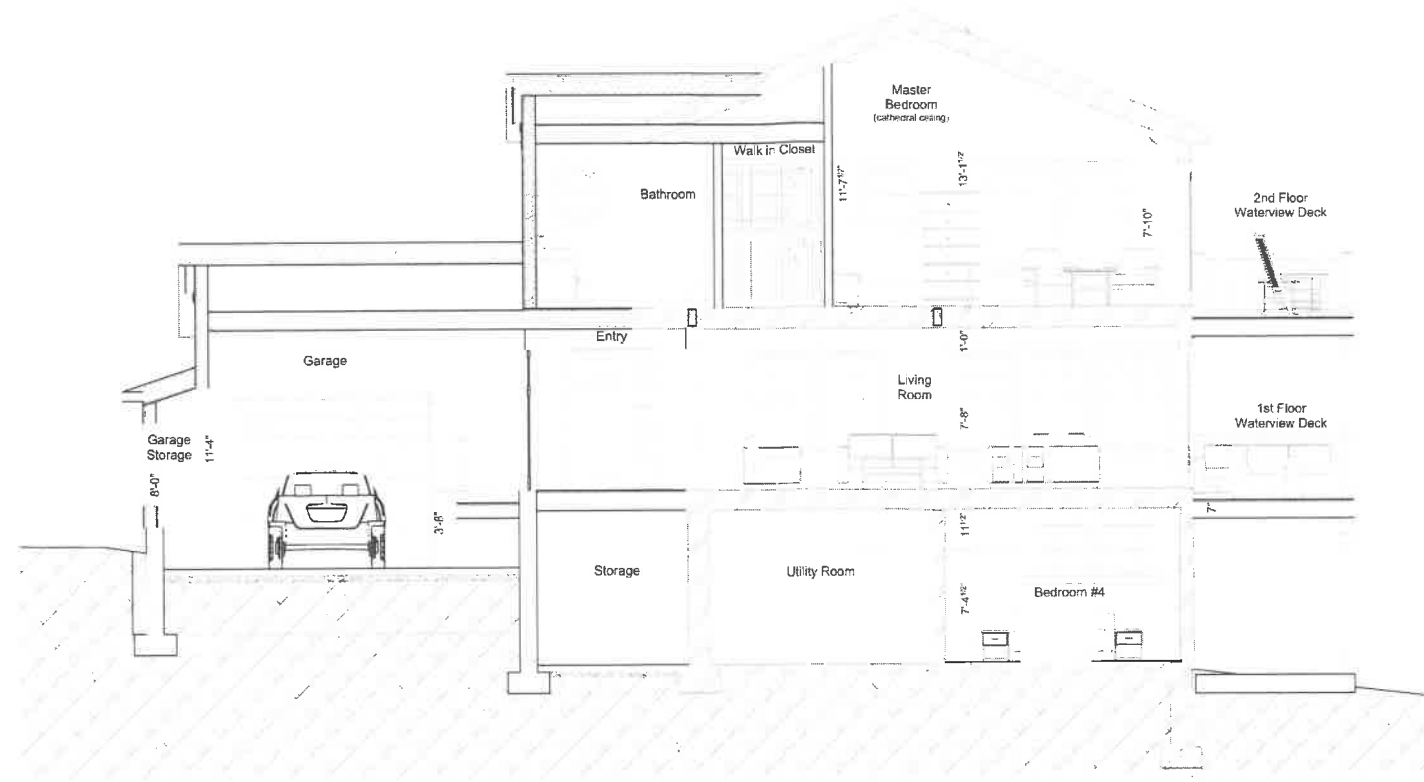


4 West Elevation
SCALE 1/4" = 1'-0"

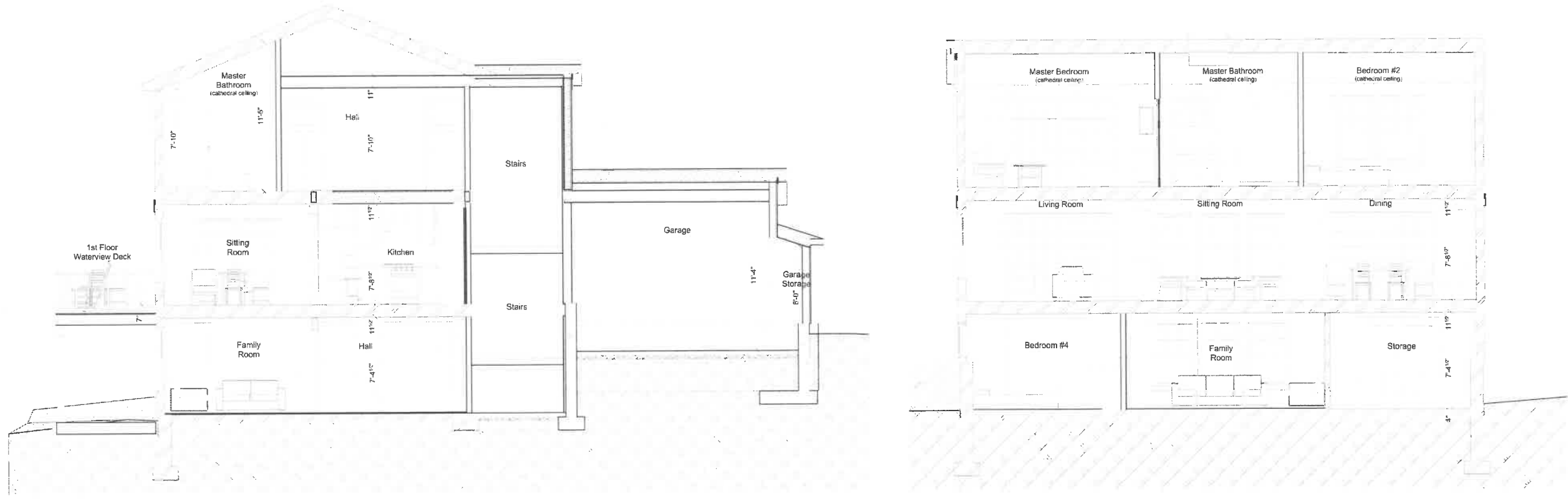
PROGRESS PRINTS NOT FOR CONSTRUCTION

Addition & Renovations

Seth & Julie Berry
40 Bayberry Road
Jamestown RI



1 Section A-A Garage Entry Living Room
SCALE: 1/4" = 1'-0"



2 Section B-B Sitting Room Kitchen Stairs Garage
SCALE: 1/4" = 1'-0"

3 Section C-C Living Room Sitting Room Dining
SCALE: 1/4" = 1'-0"



PROGRESS PRINTS NOT FOR CONSTRUCTION

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LMC	7/20/23	zoning

CONSULTANTS:

PROJECT NO: 0236
DATE: 7/20/2023
DRAWN BY: LMC

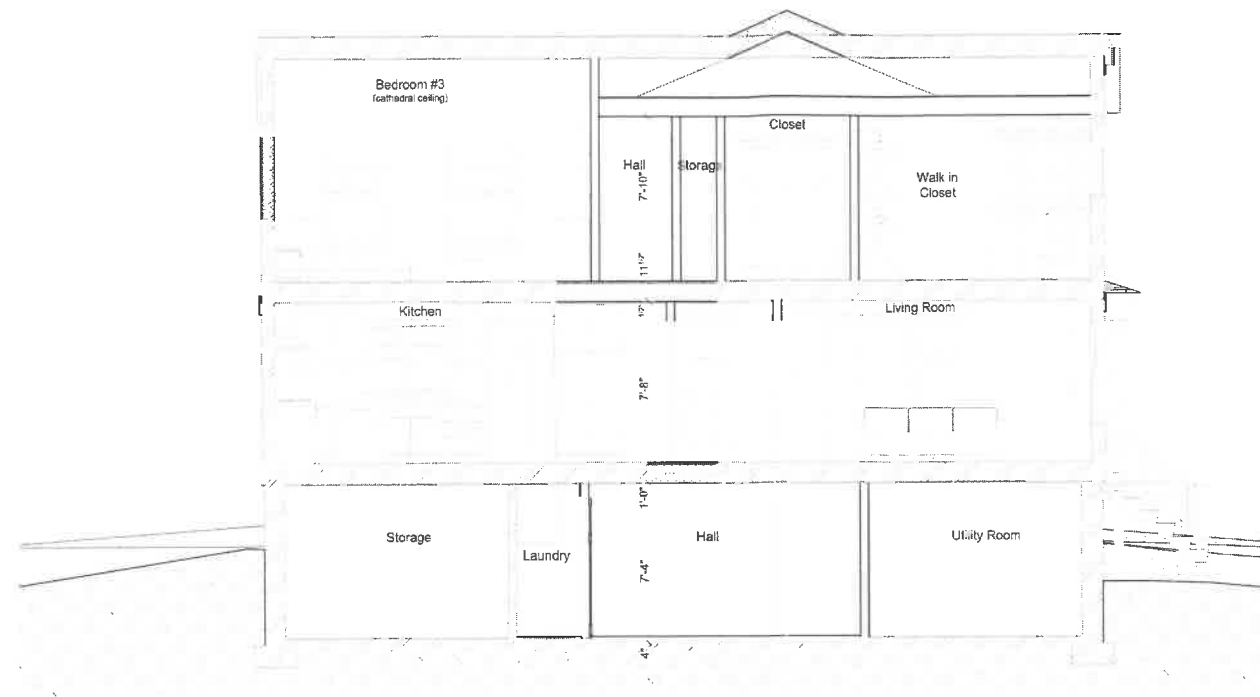
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SHEET TITLE
SECTIONS

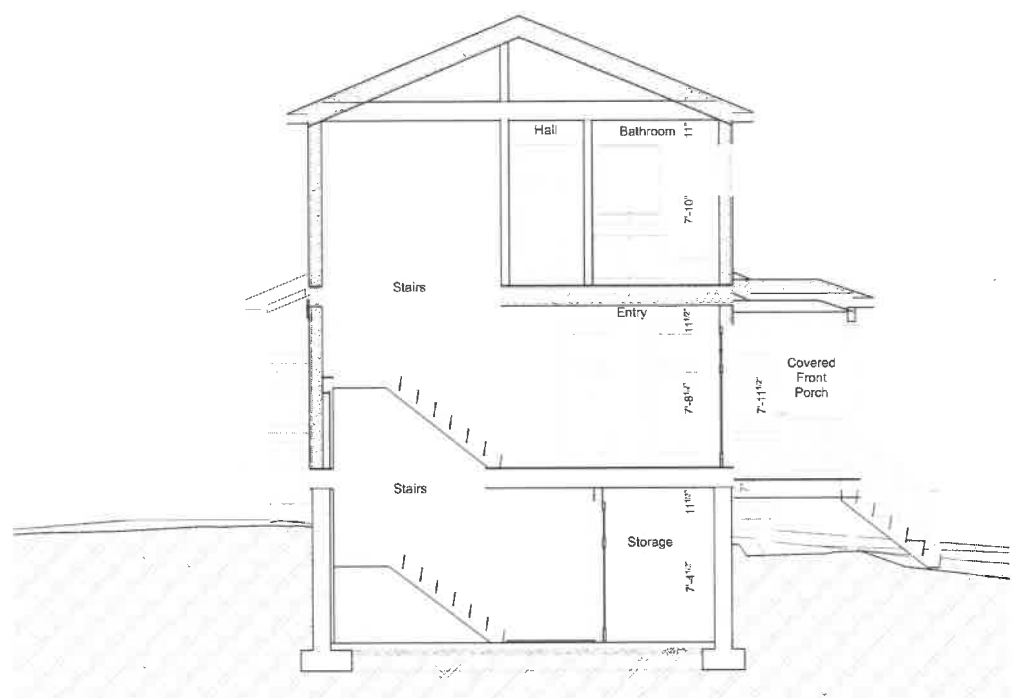
A-301

**Addition &
Renovations**

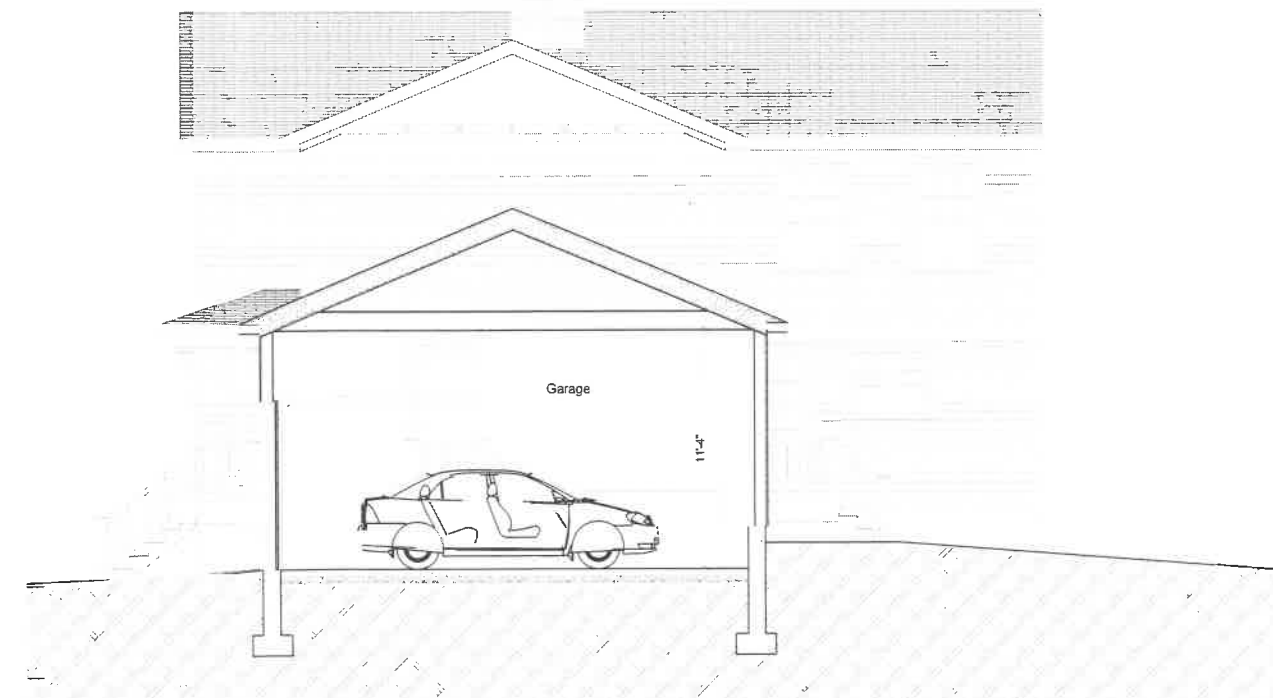
**Seth & Julie
Berry**
40 Bayberry Road
Jamestown RI



1 Section D-D Kitchen Living Room
SCALE: 1/4" = 1'-0"



2 Section E-E Stairs Entry
SCALE: 1/4" = 1'-0"



3 Section F-F Garage
SCALE: 1/4" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
LMC	9/15/22	Schematic Design
LMC	11/18/22	Schematic Design revisions
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LMC	7/20/23	zoning

CONSULTANTS:

PROJECT NO: 0236
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DRAWN BY: LMC

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SHEET TITLE
SECTIONS

A-302