

72 JOHNNYCAKE HILL RD
MIDDLETOWN RI 02842

① 1ST FL PLAN PROPOSED
1/8" = 1'-0"

SECTION 521.2 BUILDING DESIGN AND ARCHITECTURE:

A. FACADE AND WALLS	
1. PRIMARY GROUND FLOOR PUBLIC ENTRANCE ORIENTED DIRECTLY TO STREET.	-NO PROPOSED BUILDING IS SET BACK 280 FEET FROM THE PUBLIC RIGHT OF WAY. THE PROPOSED BUILDING IS ALSO BLOCKED BY THE EXISTING BUILDING.
2. STREET SIDE FACADE DOES NOT CONSIST OF AN UNARTICULATED BLANK WALL. STREET SIDE DOES NOT CONSIST OF AN UNBROKEN SERIES OF GARAGE DOORS. NO UNBROKEN PLANE OF A WALL EXCEEDS FORTY FEET WITH A BREAK OF AT LEAST 48" IN PLANE.	-NO PROPOSED BUILDING IS SET BACK 280 FEET FROM THE PUBLIC RIGHT OF WAY. THE PROPOSED BUILDING IS ALSO BLOCKED BY THE EXISTING BUILDING.
3. COMMERCIAL GARAGE DOORS AND LOADING DOCKS NOT VISIBLE FROM THE PUBLIC WAY.	-YES
4. LOADING DOCKS NOT LOCATED ON ANY BUILDING FACADE FACING A PUBLIC WAY. COMMERCIAL GARAGE DOORS SCREENED FROM PUBLIC VIEW. LOADING DOCKS SCREENED FROM PUBLIC VIEW.	-YES
B. WINDOWS AND DOORS	
1. WINDOWS OCCUPY BETWEEN 20% AND 60% OF FACADE VISIBLE FROM THE PUBLIC WAY.	-NO PROPOSED BUILDING IS SET BACK 280 FEET FROM THE PUBLIC RIGHT OF WAY. THE PROPOSED BUILDING IS ALSO BLOCKED BY THE EXISTING BUILDING.
2. WHERE CONSISTENT WITH OVERALL BUILDING DESIGN, WINDOWS ARE OF TRUE OR SIMULATED DIVIDED-LIGHT DESIGN.	-NO PROPOSED BUILDING IS SET BACK 280 FEET FROM THE PUBLIC RIGHT OF WAY. THE PROPOSED BUILDING IS ALSO BLOCKED BY THE EXISTING BUILDING.
C. MATERIALS	
BUILDING EXTERIORS AND ROOFS CONSTRUCTED OF TRADITIONAL MATERIALS SUCH AS WOODEN CLAPBOARDS, SHINGLES, PATTERNED SHINGLES, BRICK OR STONE.	-NO PROPOSED BUILDING IS SET BACK 280 FEET FROM THE PUBLIC RIGHT OF WAY. THE PROPOSED BUILDING IS ALSO BLOCKED BY THE EXISTING BUILDING.
D. ROOF FORMS AND ROOF DESIGN	
1. ROOF IS A TRADITIONAL FORM SUCH AS HIP, GAMBREL, GABLE, OR A FLAT ROOF INCORPORATING DECORATIVE DETAILS AND/OR DESIGNED TO INCORPORATE A SLOPED DESIGN FOR THE PORTION OF THE ROOF VISIBLE FROM THE PUBLIC WAY, WHICH IS DESIGNED SO THAT ANY MECHANICAL EQUIPMENT INSTALLED ON THE ROOF IS NOT VISIBLE FROM THE PUBLIC WAY AND ABUTTING PROPERTIES.	-YES, GABLE ROOF.
2. GRADIENT FROM LEVEL OF ANY SLOPED ROOF AT LEAST 4:12.	-YES, ROOF PITCH SET AT 4/12.
E. ARCHITECTURAL ELEMENTS	
ARCHITECTURAL ELEMENTS SUCH AS ARCADES, PORCHES, BAYS, WINDOWS, BALCONIES, DORMERS, AND CUPOLAS ARE IN REASONABLE PROPORTION TO THE OVERALL BUILDING.	-NONE PROPOSED

REVISIONS:

No.	Description	Date

PERMIT SET

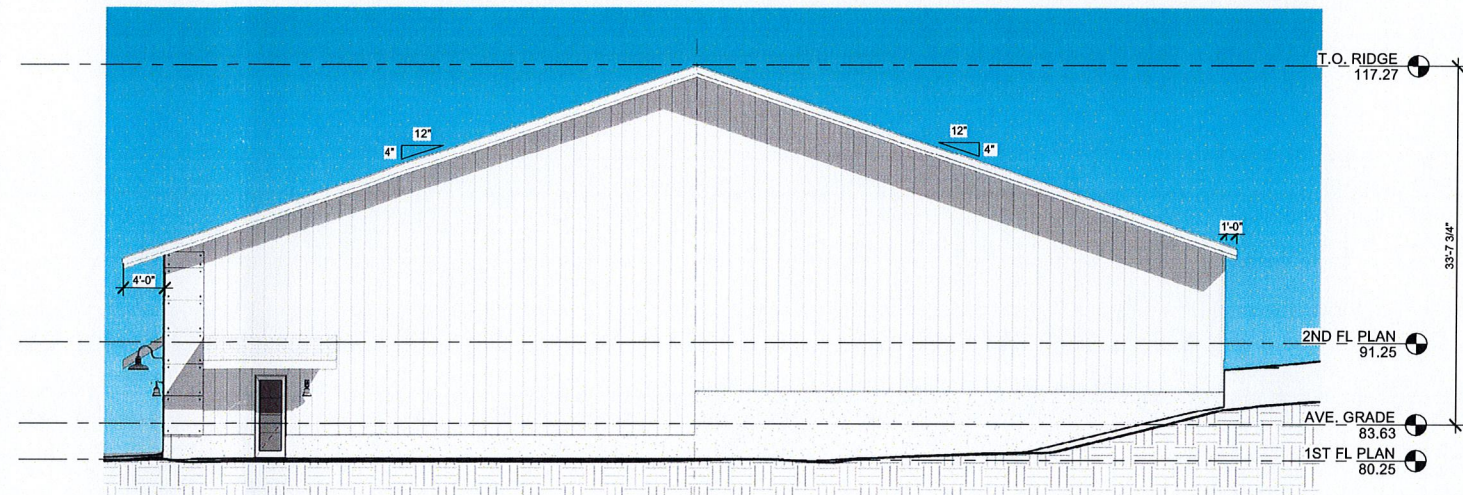
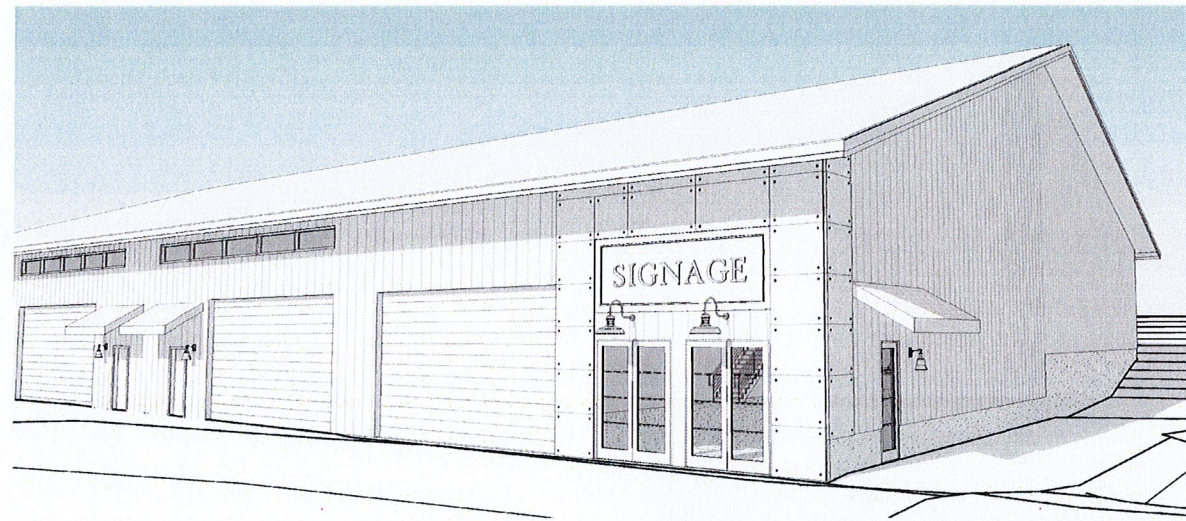
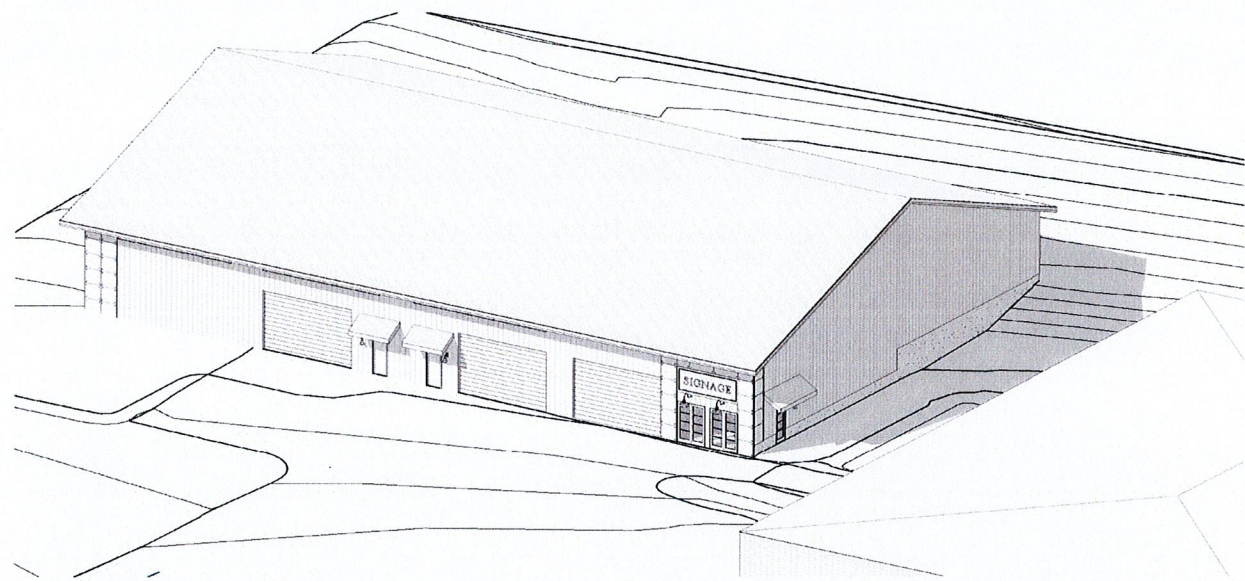
TITLE: 1ST FLOOR PLAN

DATE: 03-07-2023

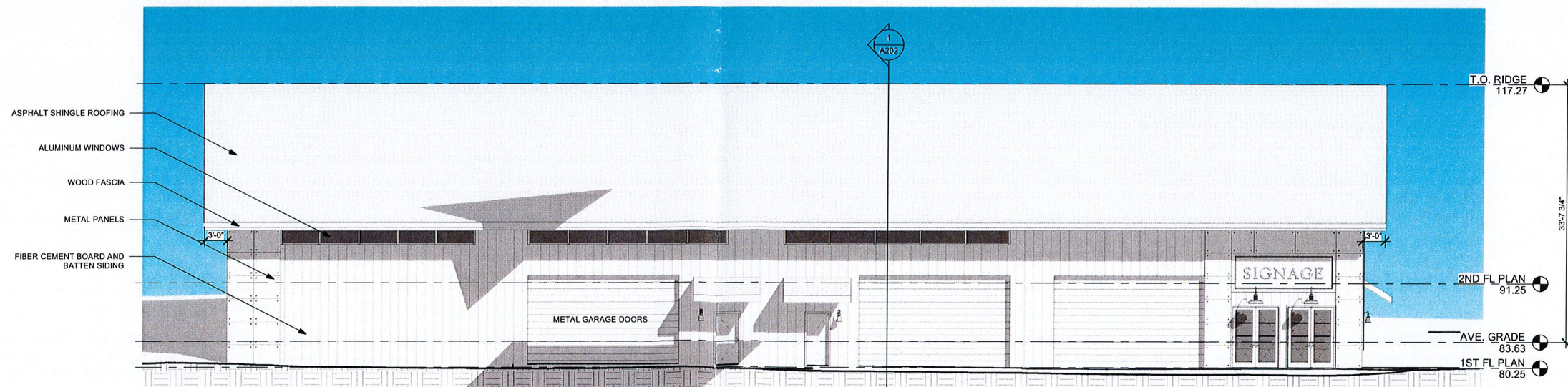
JOB NO.: 2211

DRAWING NO.:

A101



① SOUTH ELEVATION PROPOSED
1/8" = 1'-0"



② WEST ELEVATION PROPOSED
1/8" = 1'-0"

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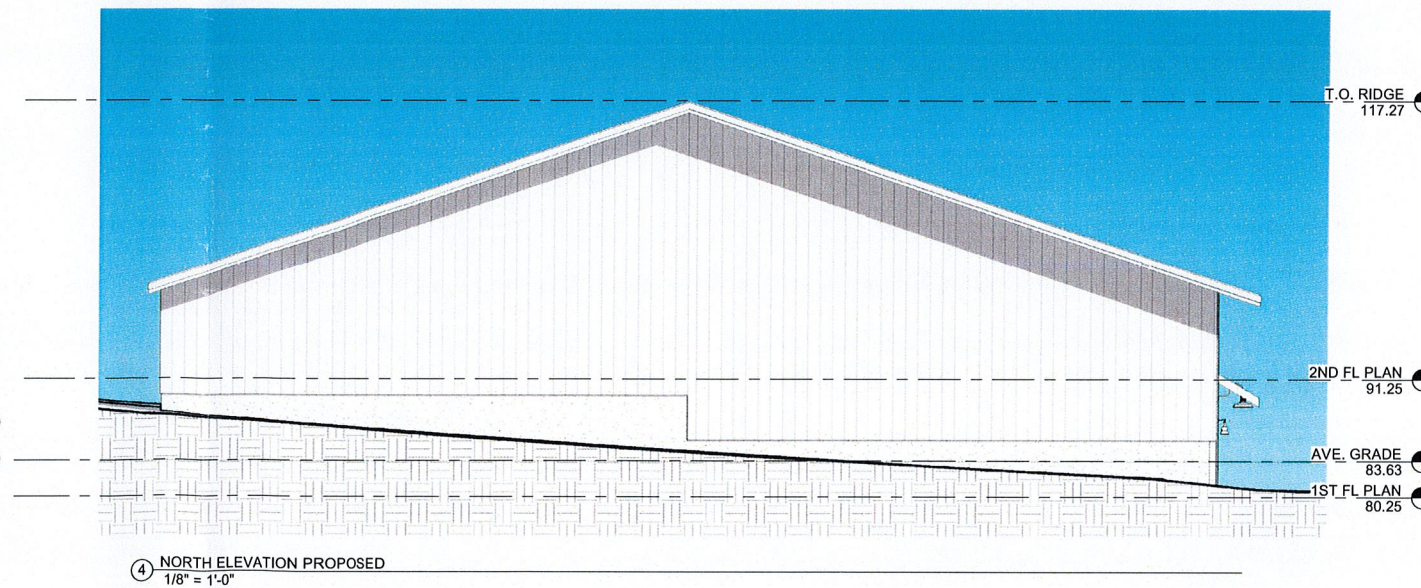
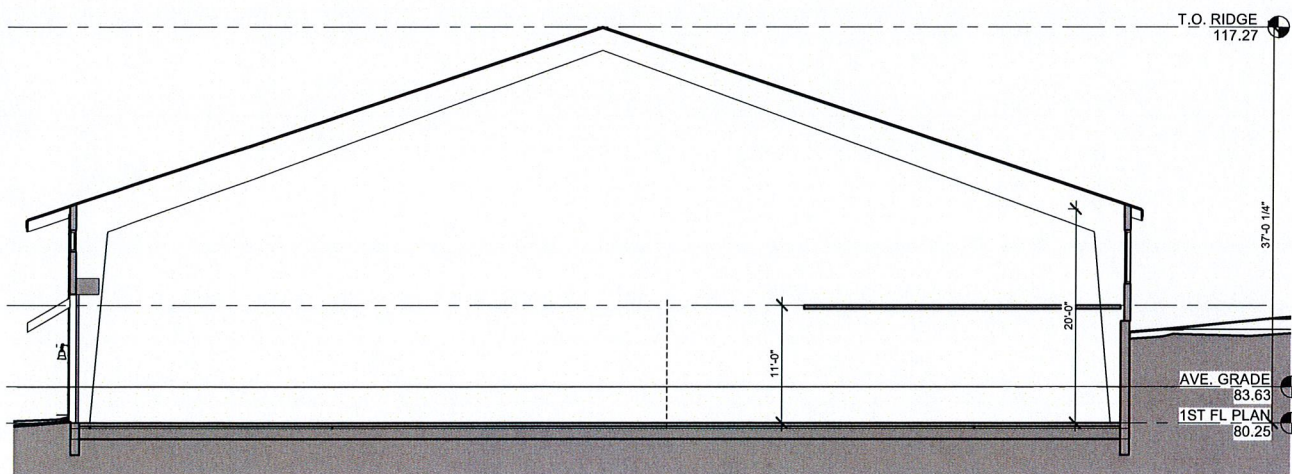
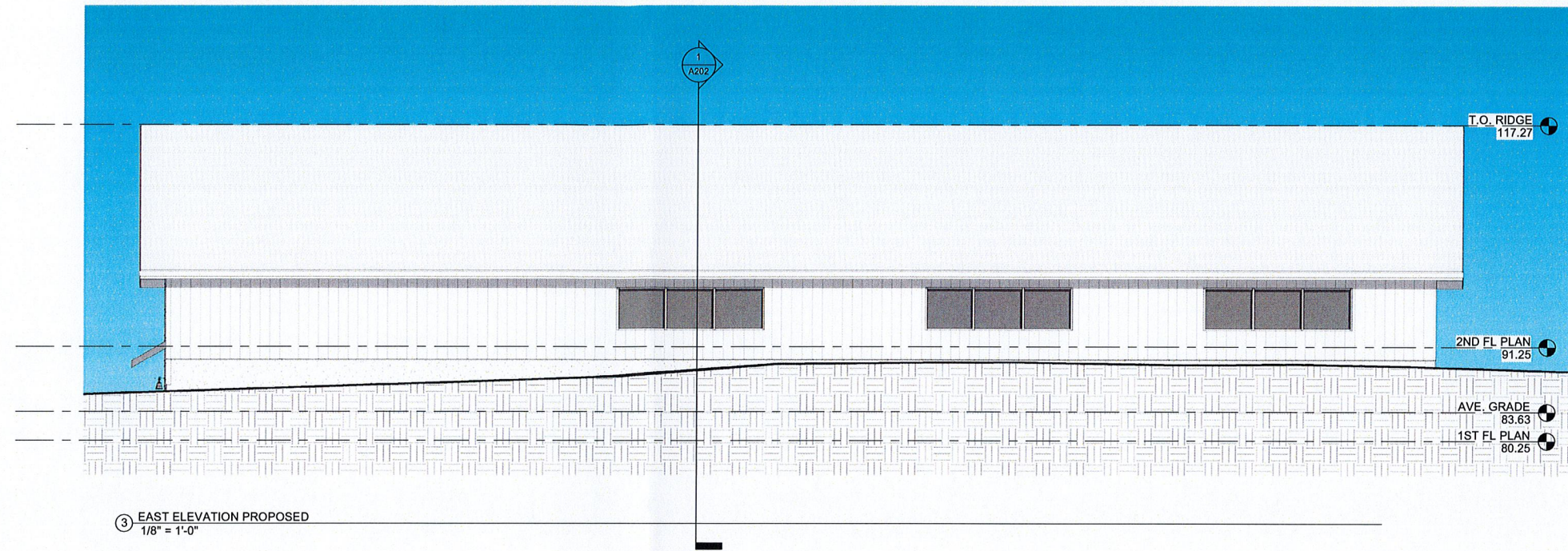
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DATE: 03-07-2023

JOB NO.: 2211

DRAWING NO.:

A201



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REVISIONS:

No.	Description	Date

PERMIT SET

TITLE: EXTERIOR ELEVATIONS

DATE: 03-07-2023

JOB NO.: 2211

DRAWING NO.:

A202