

January 16, 2026

**VIA EMAIL AND MESSENGER**

Coventry Planning Commission  
c/o Doug McLean  
Director of Planning and Development  
Town of Coventry  
1675 Flat River Road  
Coventry, RI 02816  
[dmclean@coventryri.gov](mailto:dmclean@coventryri.gov)

**Re: Comprehensive Permit for Preliminary Plan Review – Village at Tiogue located at Tiogue Ave., and Tiffany Rd., Assessor’s Plat 32, Lots 149, 150, 151, and 153 (“Property”)**

Dear Hon. Planning Commission Members,

Two questions were raised regarding details of the proposed units, including estimated number of bedrooms and estimated footprint sizes for the single-family home lots situated on the 5,000 sf lots. Each response is provided below:

Area 1

This area is comprised of 58 attached single family/townhouse units. The units are two stories, with an attached one-car garage and driveway parking for one to two additional vehicle(s). The units have approximately 1,430 sf of finished living area, plus a garage. We are proposing patios for the rear of the units on the right side of the site, but may add small decks, 8’x8’, to the units on the left side as these are basement walkouts. There will be 12 two-bedroom units, with the remainder of the units being 2-3 bedrooms depending on demand. Therefore, in this area, there could be a maximum of 46 three-bedroom units.

Now combined areas 2 and 3,

This area contains two home styles: (A) single family cottages and (B) single-family home lots.

A. The 16 single family cottages will be three-bedroom units and have approximately 1,600 sf of finished area, with a 26'x40' footprint plus a front porch. These units may have patios or decks, depending on the topography of the home site.

B. The 88 single family home lots will be one- or two-story units, depending on demand, ranging from 1,000 sf to 2,500 sf. Footprints will range from 1,000 sf to 2,500 sf, since there can be one level or two-story homes. The units are three-to-four-bedroom homes dependent on demand, with no more than 46 units to be four-bedrooms units.

Each unit in area 3 will be on a 5,000-sf minimum lot with proposed setbacks and lot coverage limiting the single-family homes to a maximum size of 40' wide and 60' deep.

While the unit designs have not been finalized, a samples of the types of units anticipated for the Project are attached at **TAB CC**. The first sheet was originally part of the pre-application plans and shows the townhome style, cottage style and some two-story single family home styles. Additionally, the other pages in **TAB CC** are samples of one-story single-family homes. There will be 3-5 other plans for the homes developed with a maximum of 40' wide to fit on the single-family lots.

I hope this clarifies the style and sizes of units proposed

Sincerely,

*/s/ Joelle C. Rocha*

Joelle C. Rocha

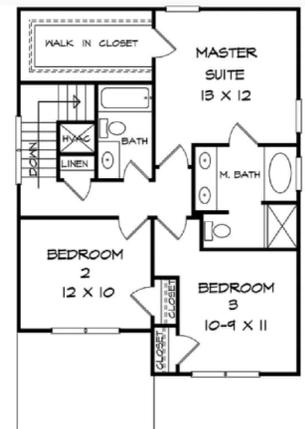
Attachment

**TAB CC**

Z:\DEVELOPMENT\PROJECTS\0267-132 OAKS AT EAST SHORE\1\AUTOCAD DRAWINGS\0267-132-RMAP DWG PLOTTER 6/27/2024



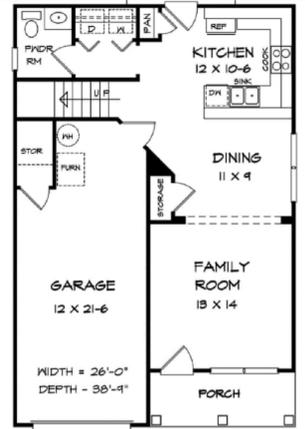
SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



SINGLE FAMILY DETACHED UNITS - OPTION 1  
ELEVATION VIEW  
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

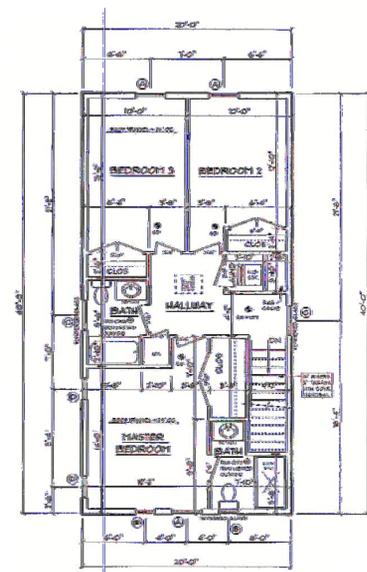


SINGLE FAMILY DETACHED UNITS - OPTION 2  
ELEVATION VIEW  
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

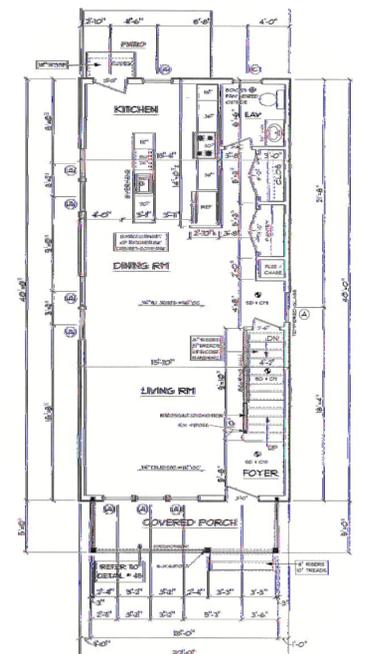


SINGLE FAMILY DETACHED UNITS - OPTION 3  
ELEVATION VIEW  
PLANS OBTAINED FROM WWW.HOUSEPLANS.NET

CONCEPTUAL HOUSE PLANS NOTE: THE FLOOR PLANS AND ELEVATIONS SHOWN ON THIS PLAN WERE NOT CREATED BY DIPRETE ENGINEERING. THEY HAVE BEEN PROVIDED BY THE APPLICANT AS EXAMPLES OF WHAT COULD BE DESIGNED AND BUILT AS PART OF THIS PROJECT. DETAILED ARCHITECTURAL PLANS WILL BE REQUIRED DURING FUTURE SUBMISSIONS



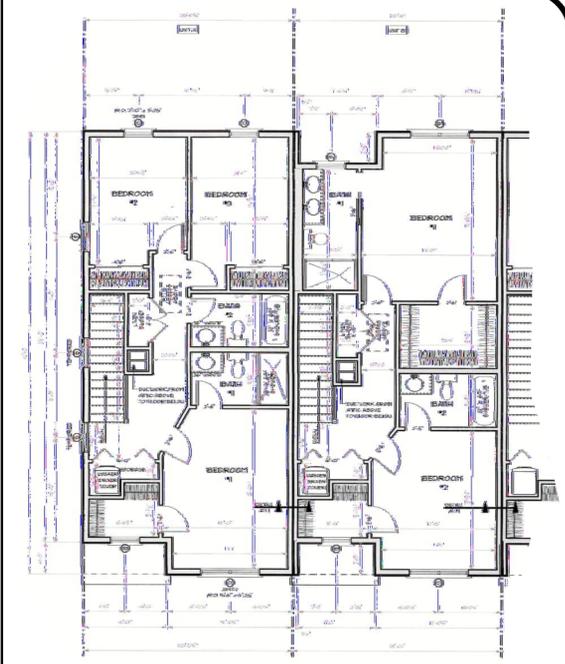
SECOND FLOOR



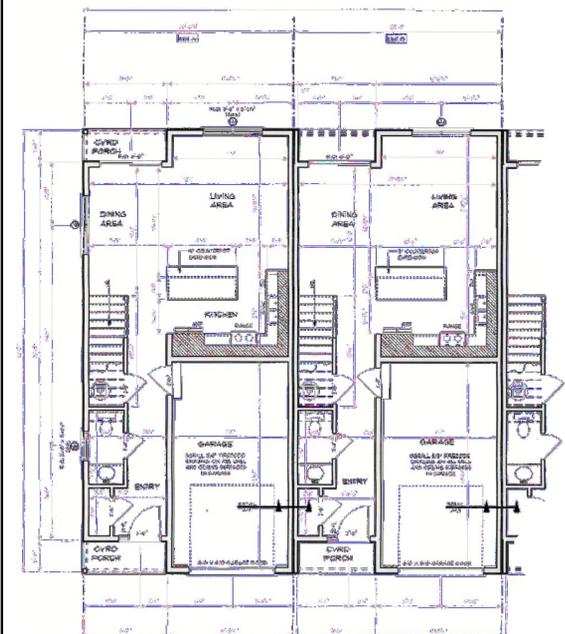
FIRST FLOOR



SINGLE FAMILY AND DUPLEX COTTAGE  
ELEVATION VIEW  
PLANS OBTAINED FROM DLR DIMENSIONS



SECOND FLOOR



FIRST FLOOR



ATTACHED MULTIFAMILY UNITS  
ELEVATION VIEW  
PLANS OBTAINED FROM CORNERSTONE DESIGN/BUILD SERVICES

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

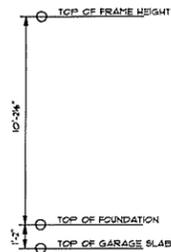
**BRIAN C. GOUX**  
REGISTRED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE FOR CONSTRUCTION AND STAMPED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, UTILITY LOCATIONS, AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

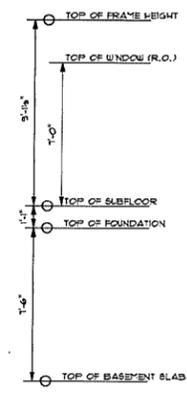
NO.	DATE	DESCRIPTION	BY	CHK
1	06-27-2024	PRELIMINARY SUBMISSION	K.M.R.	
2			B.T.	

DESIGN BY: C.M.G.  
DRAWN BY: K.M.R.

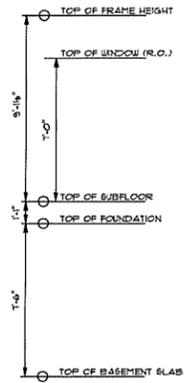
**CONCEPTUAL HOUSE PLANS**  
**VILLAGE AT TIQUOE**  
ASSESSOR'S MAP 32, LOT 49, 150, 151, 153  
COVENTRY, RHODE ISLAND  
PREPARED FOR:  
**232 REALTY ASSOCIATES**  
420 SCRABBLETOWN RD, SUITE 6, NORTH KINGSTOWN, RHODE ISLAND  
TEL 401-268-5357



**FRONT ELEVATION** SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION** SCALE: 1/4" = 1'-0"

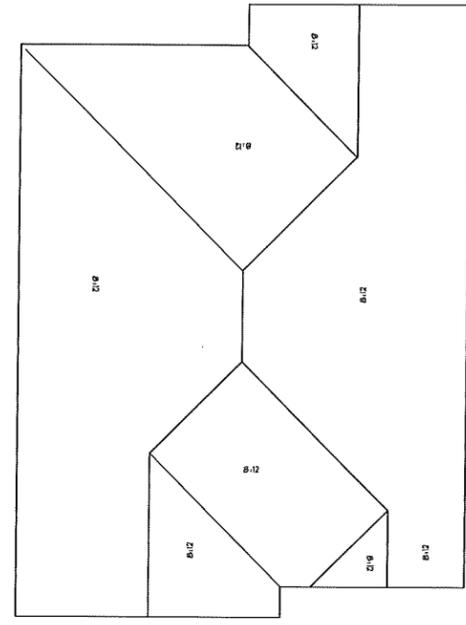


**NOTES:**

- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
- ALL NECESSARY ENGINEERING DATA TO BE SUPPLIED BY CONTRACTOR OR OWNER.
- ALL ENGINEERED LUMBER OR PREFABRICATED STRUCTURAL MEMBERS (I-JOISTS, ROOF TRUSSES) TO BE ENGINEERED BY MANUFACTURER.
- ALL WINDOWS MANUFACTURED BY \_\_\_\_\_
- VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. FINISH DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.



**ROOF PLAN** SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	BY	CHANGE

A NEW RESIDENCE FOR:

**D2 HOMES INC.  
(BRADFORD)**

PROJECT LOCATION:

939 WILBUR AVENUE  
QUANSEA, MASSACHUSETTS 02171  
TEL - (508)-678-2500  
FAX - (508)-678-2600

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:

**EXTERIOR ELEVATIONS**

DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI

CSTONE PROJECT #: 13914 (21)  
DATE: 12 JAN 26  
SCALE: AS NOTED  
DRAWING NO.

**A-1**

SHEET 1 OF 6

**NOTES:**

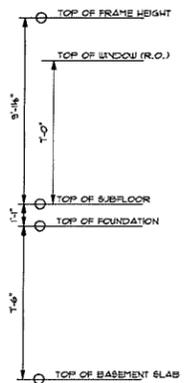
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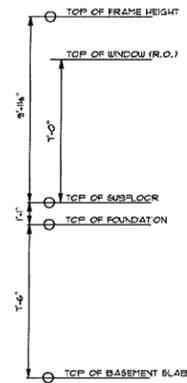
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REVISIONS

NO.	DATE	BY	CHANGE



**REAR ELEVATION** SCALE: 1/4" = 1'-0"



**LEFT ELEVATION** SCALE: 1/4" = 1'-0"

A NEW RESIDENCE FOR:  
**D2 HOMES INC.**  
**(BRADFORD)**  
 PROJECT LOCATION:

538 WILBUR AVENUE  
 SWANSEA, MASSACHUSETTS 02777  
 TEL. (508) 678-2500  
 FAX (508) 678-2600

**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: M. POTOCKI  
 REVIEWED BY: M. POTOCKI

CORNERSTONE PROJECT #: 13974 (2)  
 DATE: 12 JAN 26  
 SCALE: AS NOTED

DRAWING NO.  
**A-2**  
 SHEET 2 OF 6



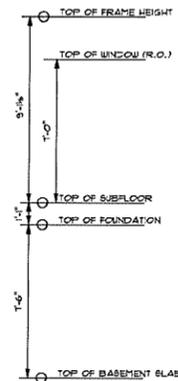


**NOTES:**

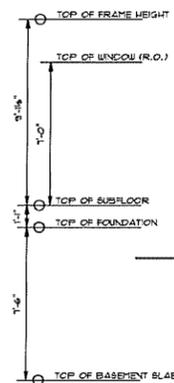
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**REAR ELEVATION** SCALE: 1/4" = 1'-0"



**LEFT ELEVATION** SCALE: 1/4" = 1'-0"

REVISIONS			
NO.	DATE	BY	CHANGE

A NEW RESIDENCE FOR:  
**D2 HOMES INC.**  
**(CAROLINA)**

538 WILBUR AVENUE  
 SUANNEA, MASSACHUSETTS 02711  
 TEL - (508)-678-2500  
 FAX - (508)-678-2600

**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: M. FOTOCKI  
 REVIEWED BY: M. FOTOCKI

CSTONE PROJECT #: 13914 (20)  
 DATE: 31 OCT 25  
 SCALE: AS NOTED

DRAWING NO.  
**A-2**

SHEET 2 OF -

