



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd ♦ Middletown ♦ RI
CordtsenDesign.com ♦ 401.619.4689

ITEM 1. 28 MAPLEDALE ST, COVENTRY RI 02816

ITEM 4. 11/10/2025

Plat:0055 Lot168.000

ITEM 2.

OWNER: MEDEIROS JOHN F & MARIA

ADDRESS: 8 DEBORAH CT, W/WARWICK, RI 02893

EMAIL: riverpointconstruction@yahoo.com

PHONE: (401)265-1989

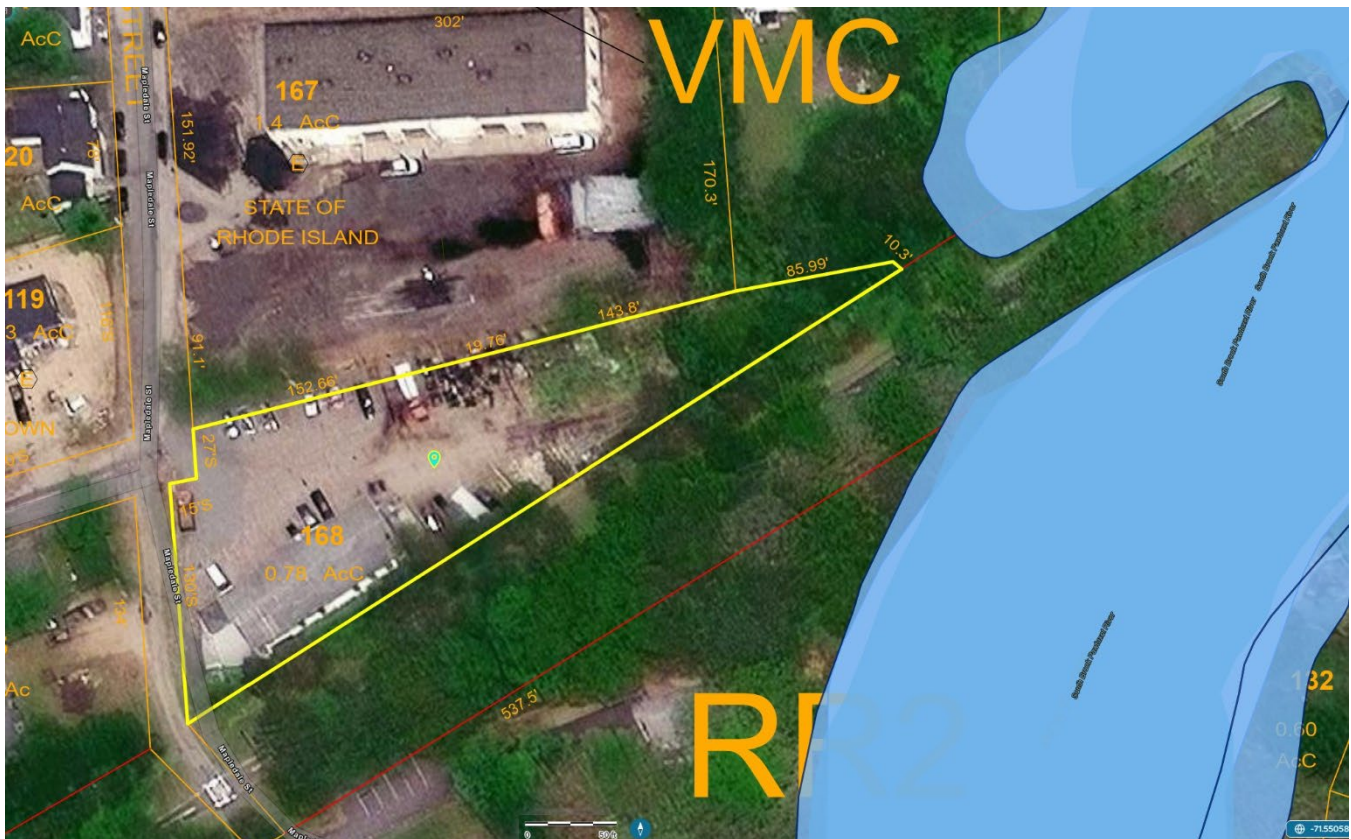
ITEM 3.

REPAIRER: SPENCER C MCCOMBE

ADDRESS: 42 West Main Road, Middletown, RI 02842

EMAIL: SPENCER@CORDTSENDESIGN.COM

PHONE: (401)619-4689

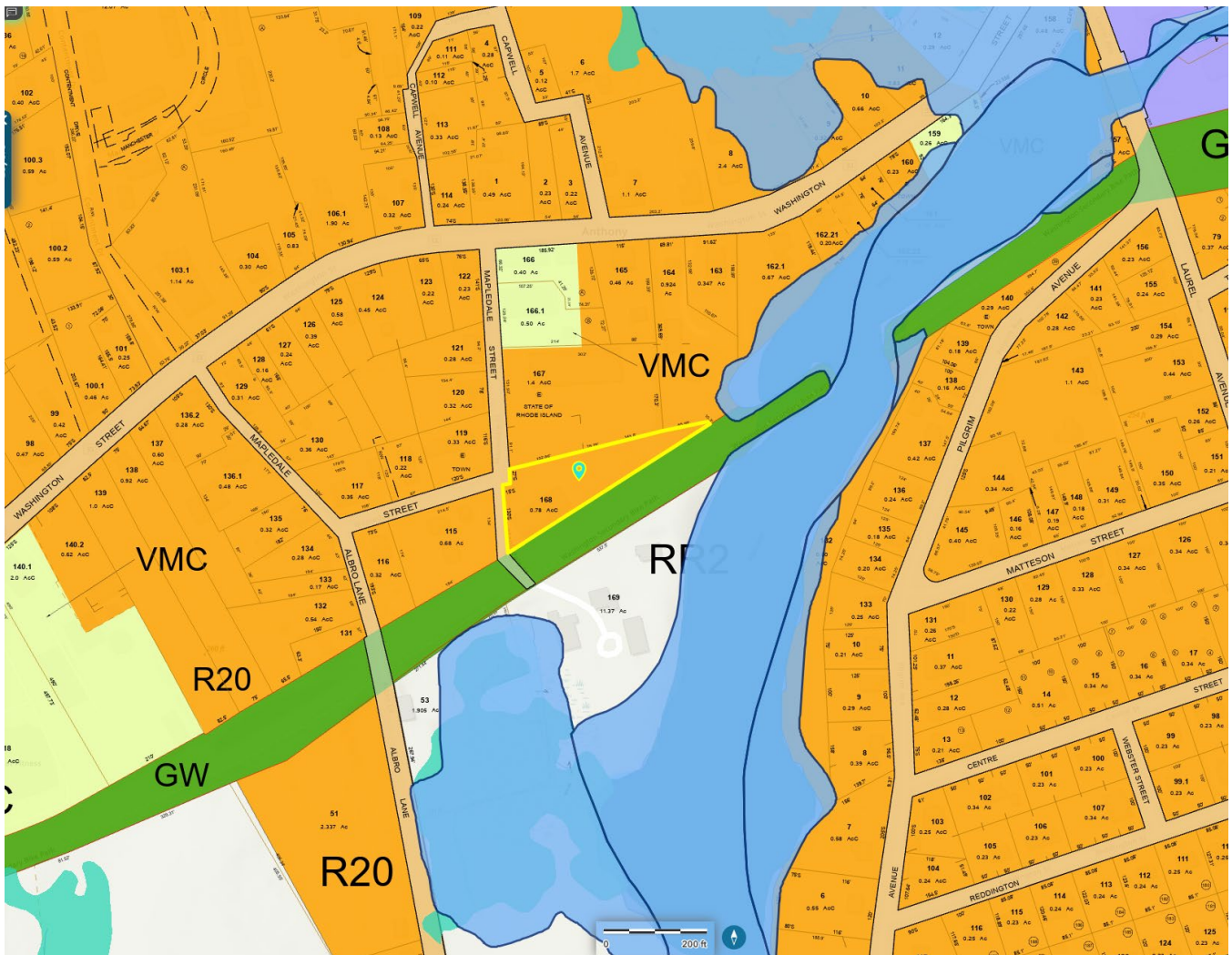


28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 11. P1 ZONING DISTRICT MAP-R:20 SINGLE FAMILY DWELLING

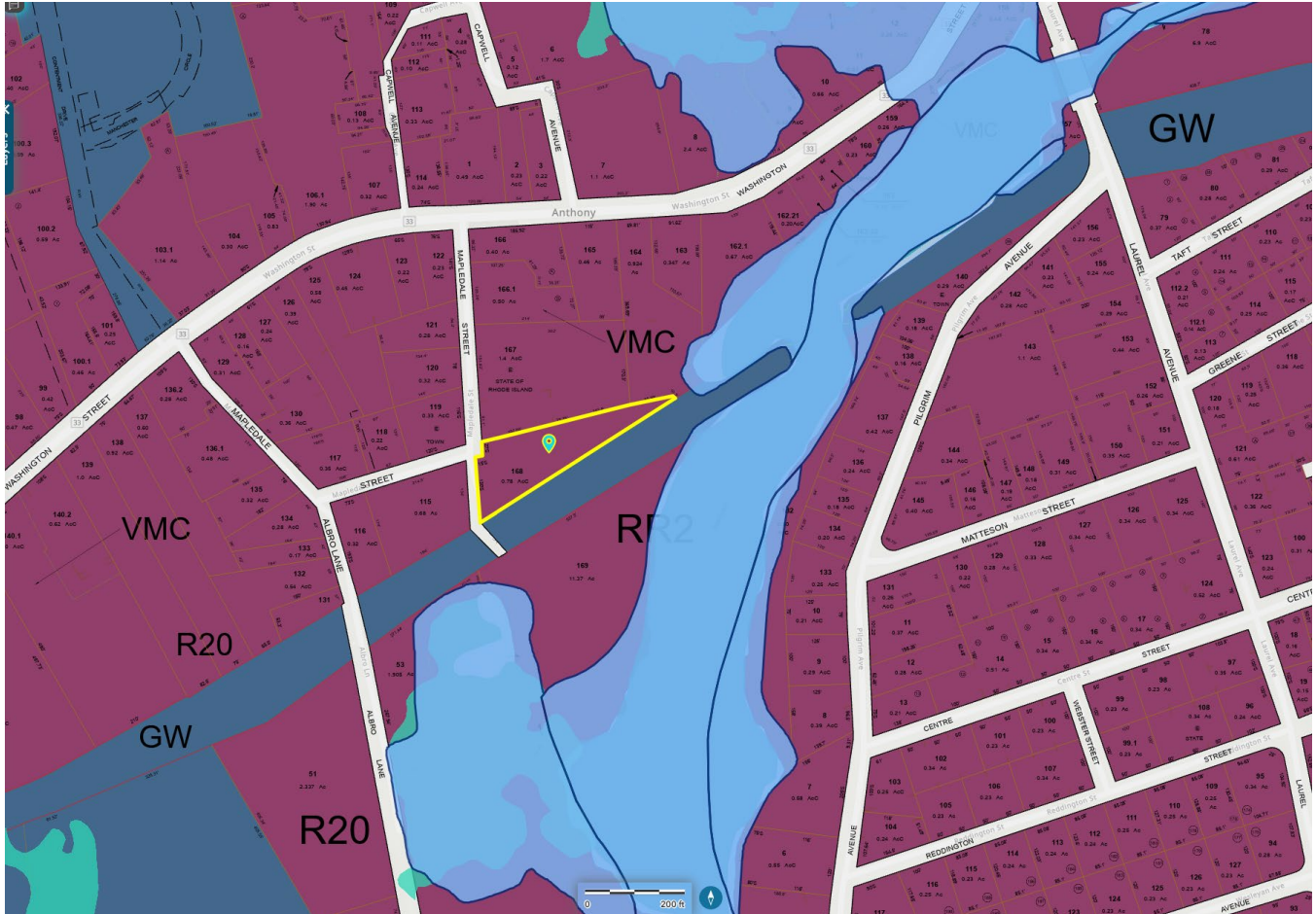


28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 11. P3 FIRE DISTRICT: COVENTR

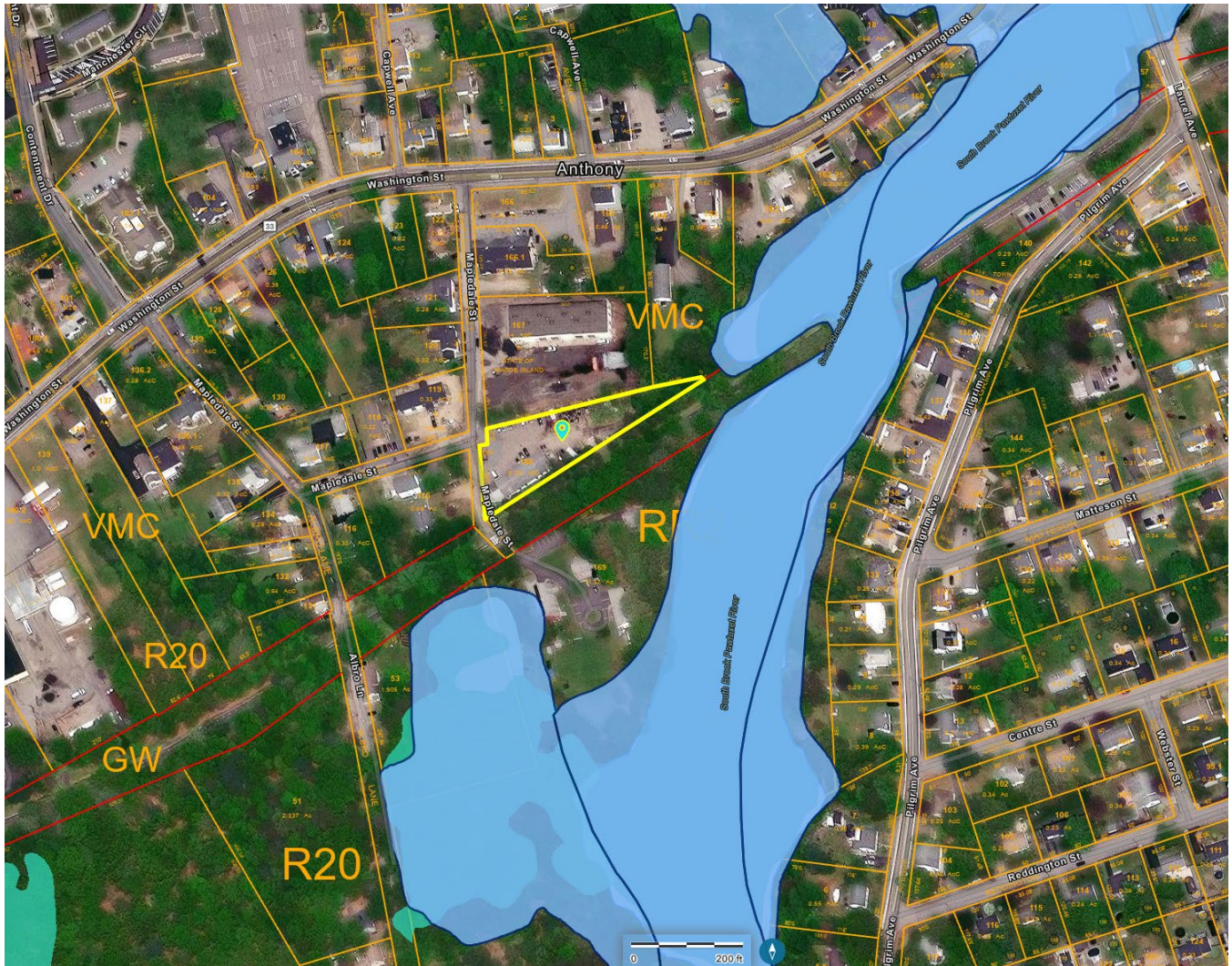


28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 39. P4 ARIAL PHOTOGRAPH OF THE PROPOSED PARCEL AND SURROUNDING AREA



**ITEM 40. P5 Tax Assessor's plat map marked to indicate the boundary
of the land to be developed**

Coventry (Summary Data - may not be Complete Representation of Property)						
Parcel: 0055-168.000		Location: 28 MAPLEDALE ST		Owner: MEDEIROS JOHN F & MARIA A		
Account: 5762		User Acct: 13-1877-75		LUC: 06 - Comm 2		Zoning:
Parcel Values						
Total: \$323,500		Land: \$175,100		Land Area: 0.78 AC		Building: \$148,400 Assessed: \$323,500
Sales Information						
Book and Page	Instrument Type	Date	Price	Grantor		
1277-193		01/03/2003	\$145,000			
Building Type: Gar Rpr Year Built: 1963 Grade: 8 Condition: AV Heat Fuel: Oil Heat Type: Forced Air % Air Conditioned: 0.00 Fireplaces: 0 Exterior Wall: Conc/Cind Bl Bsmnt Garage: 0 Roof Cover: Asphalt # of Units: 2 # of Rooms: 0 # of Bedrooms: 0 Full Bath: 0 1/2 Baths: 2				Disclaimer: This information is for tax assessing purposes and is not warranted		
Yard Item(s)						
Description	Quantity	Size	Year			
PAVING ASPHALT	1	11500	1968	AV	Average	\$15,400.00
Building Areas						
Area		Net Area		Finished Area		
1st FLOOR		670 SF		670 SF		
COMMERCIAL GARAGE		3,600 SF		3,600 SF		

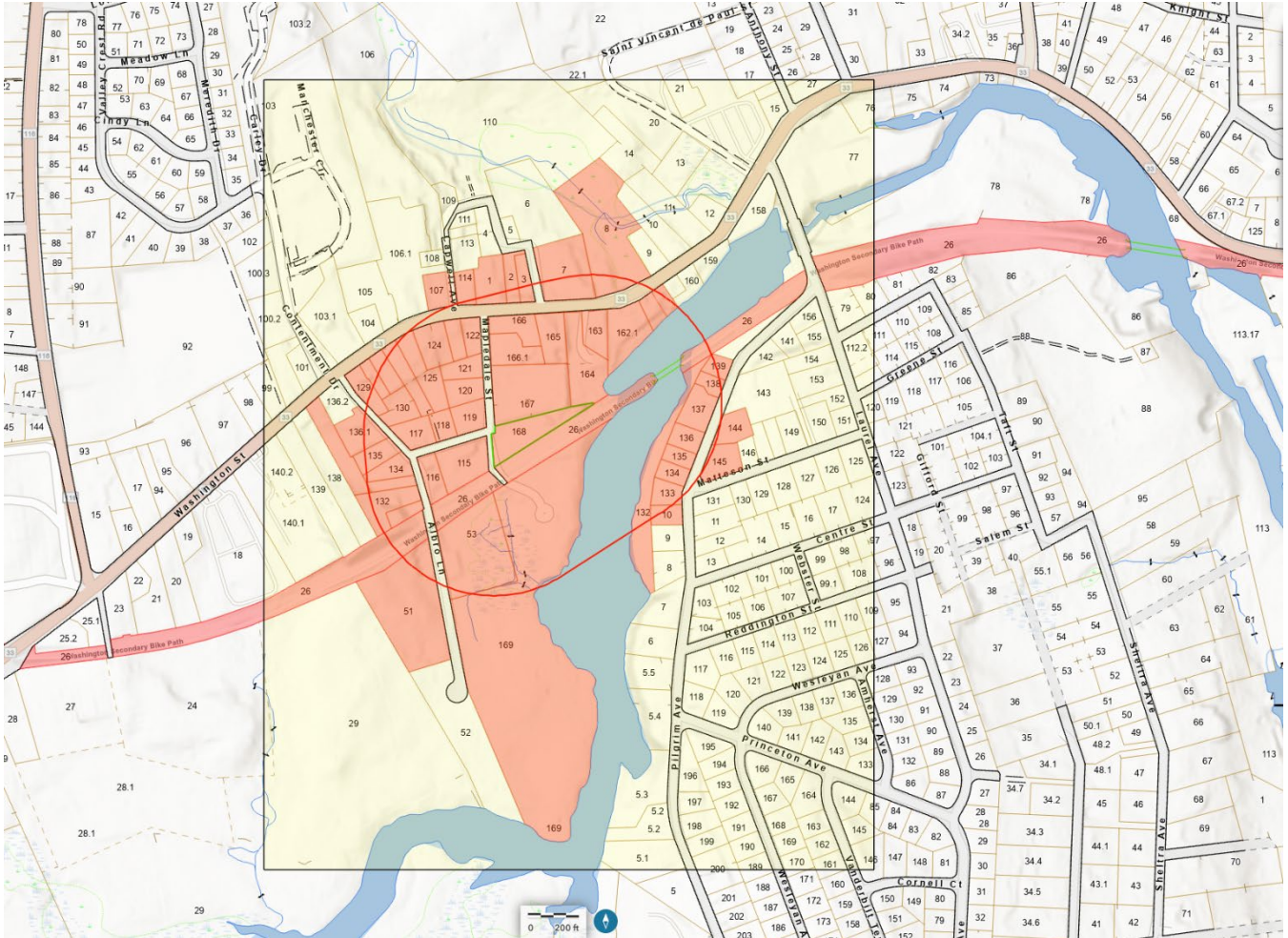
www.NEReval.com

28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 41. P5 ABUTTER'S MAP, ZONE R-20: 500' FEET + LIST





500 feet Abutters List Report

Coventry, RI
November 10, 2025

Subject Property:

Parcel Number: 0055-168.000
CAMA Number: 0055-168.000
Property Address: 28 MAPLEDALE ST

Mailing Address: MEDEIROS JOHN F & MARIA A
8 DEBORAH CT
W WARWICK, RI 02893

Abutters:

Parcel Number: 0046-026.000
CAMA Number: 0046-026.000
Property Address: 0 MAIN ST

Mailing Address: TOWN OF COVENTRY
1670 FLAT RIVER RD
COVENTRY, RI 02816

Parcel Number: 0046-051.000
CAMA Number: 0046-051.000
Property Address: 21 ALBRO LN

Mailing Address: THERRIEN RICHARD
23 ALBRO LANE
COVENTRY, RI 02816

Parcel Number: 0046-053.000
CAMA Number: 0046-053.000
Property Address: 8 ALBRO LN

Mailing Address: DREW WILLIAM T SR
8 10 ALBRO LN
COVENTRY, RI 02816

Parcel Number: 0047-010.000
CAMA Number: 0047-010.000
Property Address: 53 PILGRIM AV (53,55)

Mailing Address: SLEZAK ROBERT A
55 PILGRIM AV
COVENTRY, RI 02816

Parcel Number: 0054-107.000
CAMA Number: 0054-107.000
Property Address: 713 WASHINGTON ST (713,715)

Mailing Address: ALA REAL ESTATE LLC C/O LAURA
WISTOW MEMBER
16 SPRAGUE HILL RD
CHEPATCHET, RI 02814

Parcel Number: 0054-114.000
CAMA Number: 0054-114.000
Property Address: 709 WASHINGTON ST

Mailing Address: MULHOLLAND JOHN E
9 MANOR DR
COVENTRY, RI 02816

Parcel Number: 0054-115.000
CAMA Number: 0054-115.000
Property Address: 30 30A MAPLEDALE ST

Mailing Address: SEALE WILLIAM F
19 ARTHUR RICHMOND RD
WEST GREENWICH, RI 02817

Parcel Number: 0054-116.000
CAMA Number: 0054-116.000
Property Address: 36 MAPLEDALE ST

Mailing Address: SANSOUCI ALAN H & KIMBERLY A
36 MAPLEDALE ST
COVENTRY, RI 02816

Parcel Number: 0054-117.000
CAMA Number: 0054-117.000
Property Address: 33 35 MAPLEDALE ST

Mailing Address: KOZIOL ROBERT M & EDYTA K
35 MAPLEDALE ST
COVENTRY, RI 02816

Parcel Number: 0054-118.000
CAMA Number: 0054-118.000
Property Address: 31 MAPLEDALE ST

Mailing Address: CREST REALTY INVESTMENTS LLC
PO BOX 8523
CRANSTON, RI 02920



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500 feet Abutters List Report

Coventry, RI
November 10, 2025

Parcel Number: 0054-119.000 CAMA Number: 0054-119.000 Property Address: 29 MAPLEDALE ST	Mailing Address: NOOSENECK MAIN MAPLE & GAGE LLC 47 INDIAN TRL COVENTRY, RI 02816
Parcel Number: 0054-120.000 CAMA Number: 0054-120.000 Property Address: 17 21 MAPLEDALE ST	Mailing Address: GIRARDI JOSEPH ALFONSO 1370 SCITUATE AVE CRANSTON, RI 02921
Parcel Number: 0054-121.000 CAMA Number: 0054-121.000 Property Address: 13 MAPLEDALE ST	Mailing Address: NENYA LLC 40 BANK ST COVENTRY, RI 02816
Parcel Number: 0054-122.000 CAMA Number: 0054-122.000 Property Address: 708 WASHINGTON ST	Mailing Address: BRAILEY SHIRLEY 708 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-123.000 CAMA Number: 0054-123.000 Property Address: 712 WASHINGTON ST	Mailing Address: CAMPANILE THERESE M 712 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-124.000 CAMA Number: 0054-124.000 Property Address: 720 WASHINGTON ST	Mailing Address: DELANEY JENNIFER SION JEFFERY 720 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-125.000 CAMA Number: 0054-125.000 Property Address: 724 WASHINGTON ST	Mailing Address: HORTA LORI A 724 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-126.000 CAMA Number: 0054-126.000 Property Address: 726 WASHINGTON ST	Mailing Address: LOVETT THOMAS & AMANDA 726 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-127.000 CAMA Number: 0054-127.000 Property Address: 730 WASHINGTON ST (730,732)	Mailing Address: SUORSA SAMUEL R & ALTERIO ALICIA J LIV TR SUORSA SAMUEL R & ALTERIO ALICIA J TTE'S 50 ROUND FARM RD REHOBOTH, MA 02769
Parcel Number: 0054-128.000 CAMA Number: 0054-128.000 Property Address: 734 WASHINGTON ST	Mailing Address: BEAULIEU STEVEN DAVID 734 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0054-129.000 CAMA Number: 0054-129.000 Property Address: 49 MAPLEDALE ST	Mailing Address: J & N REALTY LLC 1896 MIDDLE RD EAST GREENWICH, RI 02818
Parcel Number: 0054-130.000 CAMA Number: 0054-130.000 Property Address: 47 MAPLEDALE ST	Mailing Address: DOHERTY CAMERON N 47 MAPLEDALE ST COVENTRY, RI 02816



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500 feet Abutters List Report

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November 10, 2025

Parcel Number: 0054-131.000 CAMA Number: 0054-131.000 Property Address: 7 ALBRO LN	Mailing Address: TIBBETTS ROSEMARIE VOLPE & STEPHEN J 7 ALBRO LANE COVENTRY, RI 02816
Parcel Number: 0054-132.000 CAMA Number: 0054-132.000 Property Address: 5 ALBRO LN	Mailing Address: BROGNA AMANDA L 5 ALBRO LN COVENTRY, RI 02816
Parcel Number: 0054-133.000 CAMA Number: 0054-133.000 Property Address: 3 ALBRO LN	Mailing Address: POY JAMES R. HERZ RACHEL S. 12G MORIN AVE COVENTRY, RI 02816
Parcel Number: 0054-134.000 CAMA Number: 0054-134.000 Property Address: 40 MAPLEDALE ST	Mailing Address: MURRAY STEVEN A 40 MAPLEDALE ST COVENTRY, RI 02816
Parcel Number: 0054-135.000 CAMA Number: 0054-135.000 Property Address: 44 MAPLEDALE ST	Mailing Address: WEBSTER EDWARD R 44 MAPLEDALE ST COVENTRY, RI 02816
Parcel Number: 0054-136.001 CAMA Number: 0054-136.001 Property Address: 48 50 MAPLEDALE ST	Mailing Address: WILLEY JOSHUA J 39 ANTONE DR NORTON, MA 02766
Parcel Number: 0054-137.000 CAMA Number: 0054-137.000 Property Address: 748 WASHINGTON ST	Mailing Address: DUCKWORTH SCOTT R & DENISE M 5500 FLAT RIVER RD GREENE, RI 02827
Parcel Number: 0055-001.000 CAMA Number: 0055-001.000 Property Address: 707 WASHINGTON ST	Mailing Address: JASONAPRIL LLC 1139 HILL FARM RD COVENTRY, RI 02816
Parcel Number: 0055-002.000 CAMA Number: 0055-002.000 Property Address: 699 WASHINGTON ST	Mailing Address: BOYLE MARILYN J L/E BEER DEBRA J + FRANCES R 699 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0055-003.000 CAMA Number: 0055-003.000 Property Address: 2 CAPWELL AVE	Mailing Address: AKER KENNETH & PAULA J 697 WASHINGTON ST COVENTRY, RI 02816
Parcel Number: 0055-007.000 CAMA Number: 0055-007.000 Property Address: 687 WASHINGTON ST	Mailing Address: VILYA LLC 40 BANK ST COVENTRY, RI 02816
Parcel Number: 0055-008.000 CAMA Number: 0055-008.000 Property Address: 681 WASHINGTON ST	Mailing Address: FEARNs MICHAEL S 681 WASHINGTON ST COVENTRY, RI 02816



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500 feet Abutters List Report

Coventry, RI
November 10, 2025

Parcel Number: 0055-132.000
CAMA Number: 0055-132.000
Property Address: 0 PILGRIM AVE

Mailing Address: ANTHONY MILLS DAM PROPERTY LLC
50 SOUTH COUNTY COMMONS WAY
SOUTH KINGSTOWN, RI 02879

Parcel Number: 0055-133.000
CAMA Number: 0055-133.000
Property Address: 49 PILGRIM AVE

Mailing Address: BAILEY DEBRA
49 PILGRIM AV
COVENTRY, RI 02816

Parcel Number: 0055-134.000
CAMA Number: 0055-134.000
Property Address: 45 PILGRIM AVE

Mailing Address: QUINN ERIC J
45 PILGRIM AV
COVENTRY, RI 02816

Parcel Number: 0055-135.000
CAMA Number: 0055-135.000
Property Address: 39 PILGRIM AVE

Mailing Address: CLEMENTS CHERYL LEE
39 PILGRIM AVE
COVENTRY, RI 02816

Parcel Number: 0055-136.000
CAMA Number: 0055-136.000
Property Address: 35 PILGRIM AVE

Mailing Address: LEONE-HART PATTY & RONALD D
661 WASHINGTON ST
COVENTRY, RI 02816

Parcel Number: 0055-137.000
CAMA Number: 0055-137.000
Property Address: 27 PILGRIM AVE

Mailing Address: HZ PROPERTIES LLC
PO BOX 665
REHOBOTH, MA 02769

Parcel Number: 0055-138.000
CAMA Number: 0055-138.000
Property Address: 25 PILGRIM AV (23,25)

Mailing Address: COSTA MARIO & ISAURA M
130 HOPE FURNACE RD
HOPE, RI 02831

Parcel Number: 0055-139.000
CAMA Number: 0055-139.000
Property Address: 17 PILGRIM AV (17,19)

Mailing Address: BERNARD R A ENTERPRISE INC
429 TIOGUE AV
COVENTRY, RI 02816

Parcel Number: 0055-144.000
CAMA Number: 0055-144.000
Property Address: 32 PILGRIM AVE

Mailing Address: KENT ANDREW & SARA
183 SPRING GROVE RD
CHEPACHET, RI 02814

Parcel Number: 0055-145.000
CAMA Number: 0055-145.000
Property Address: 38 PILGRIM AV (36,36-1/2,38)

Mailing Address: LABONTE JAMES M & ELAINE M
36-38 PILGRIM AV
COVENTRY, RI 02816

Parcel Number: 0055-162.001
CAMA Number: 0055-162.001
Property Address: 680 WASHINGTON ST

Mailing Address: RIVERSO WILLIAM D
2 EASTON ST
PROVIDENCE, RI 02908

Parcel Number: 0055-162.021
CAMA Number: 0055-162.021
Property Address: 678 WASHINGTON ST

Mailing Address: ZANNI JOSHUA J
678 WASHINGTON ST
COVENTRY, RI 02816



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500 feet Abutters List Report

Coventry, RI
November 10, 2025

Parcel Number: 0055-162.022
CAMA Number: 0055-162.022
Property Address: 676 WASHINGTON ST

Mailing Address: MATTI J LLC
50 ROUND FARM RD
REHOBOTH, MA 02769

Parcel Number: 0055-163.000
CAMA Number: 0055-163.000
Property Address: 684 WASHINGTON ST

Mailing Address: MARABELLO MICHAEL A JR & SHAUNA J
159 LAKESIDE AVE
CRANSTON, RI 02910

Parcel Number: 0055-164.000
CAMA Number: 0055-164.000
Property Address: 690 WASHINGTON ST (690,692)

Mailing Address: PARE DONALD G REVOC TRUST PARE
DONALD G TTE
10 BESTWICK TR
COVENTRY, RI 02816

Parcel Number: 0055-165.000
CAMA Number: 0055-165.000
Property Address: 698 WASHINGTON ST

Mailing Address: GREENE DANIEL J
698 WASHINGTON ST
COVENTRY, RI 02816

Parcel Number: 0055-166.000
CAMA Number: 0055-166.000
Property Address: 700 WASHINGTON ST

Mailing Address: ONB REALTY TRUST A RIGP
700 WASHINGTON ST
COVENTRY, RI 02816

Parcel Number: 0055-166.001
CAMA Number: 0055-166.001
Property Address: 2 MAPLEDALE ST

Mailing Address: READ COMMONS
2 MAPLEDALE ST
COVENTRY, RI 02816

Parcel Number: 0055-167.000
CAMA Number: 0055-167.000
Property Address: 16 MAPLEDALE ST

Mailing Address: STATE OF RHODE ISLAND
1 CAPITAL HILL
PROVIDENCE, RI 02908

Parcel Number: 0055-168.000
CAMA Number: 0055-168.000
Property Address: 28 MAPLEDALE ST

Mailing Address: MEDEIROS JOHN F & MARIA A
8 DEBORAH CT
W WARWICK, RI 02893

Parcel Number: 0055-169.000
CAMA Number: 0055-169.000
Property Address: 26 MAPLEDALE ST

Mailing Address: JERALD MICHELLE
26 MAPLEDALE ST
COVENTRY, RI 02816



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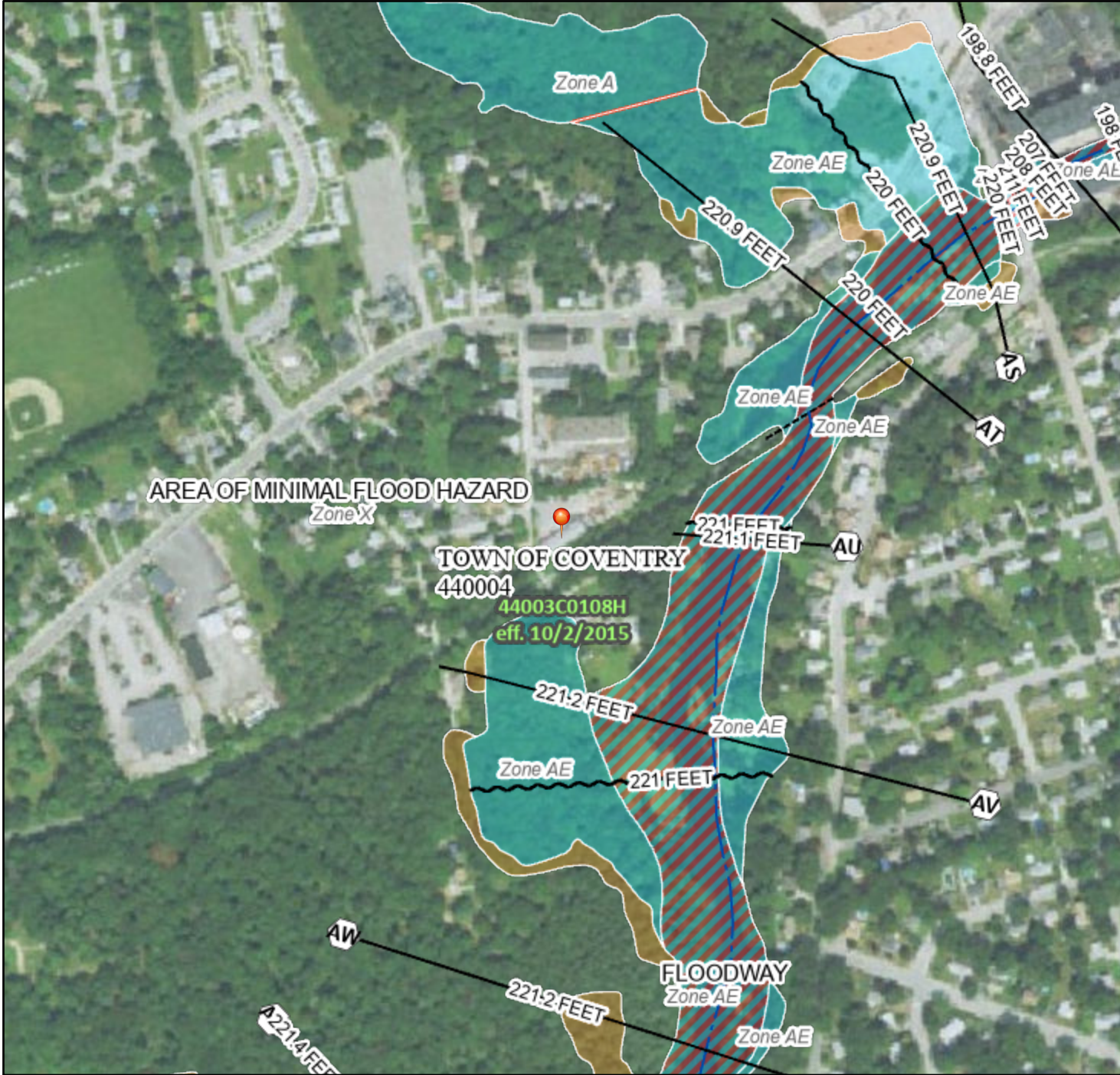
11/10/2025

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National Flood Hazard Layer FIRMMette



71°33'23"W 41°41'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/11/2025 at 7:33 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

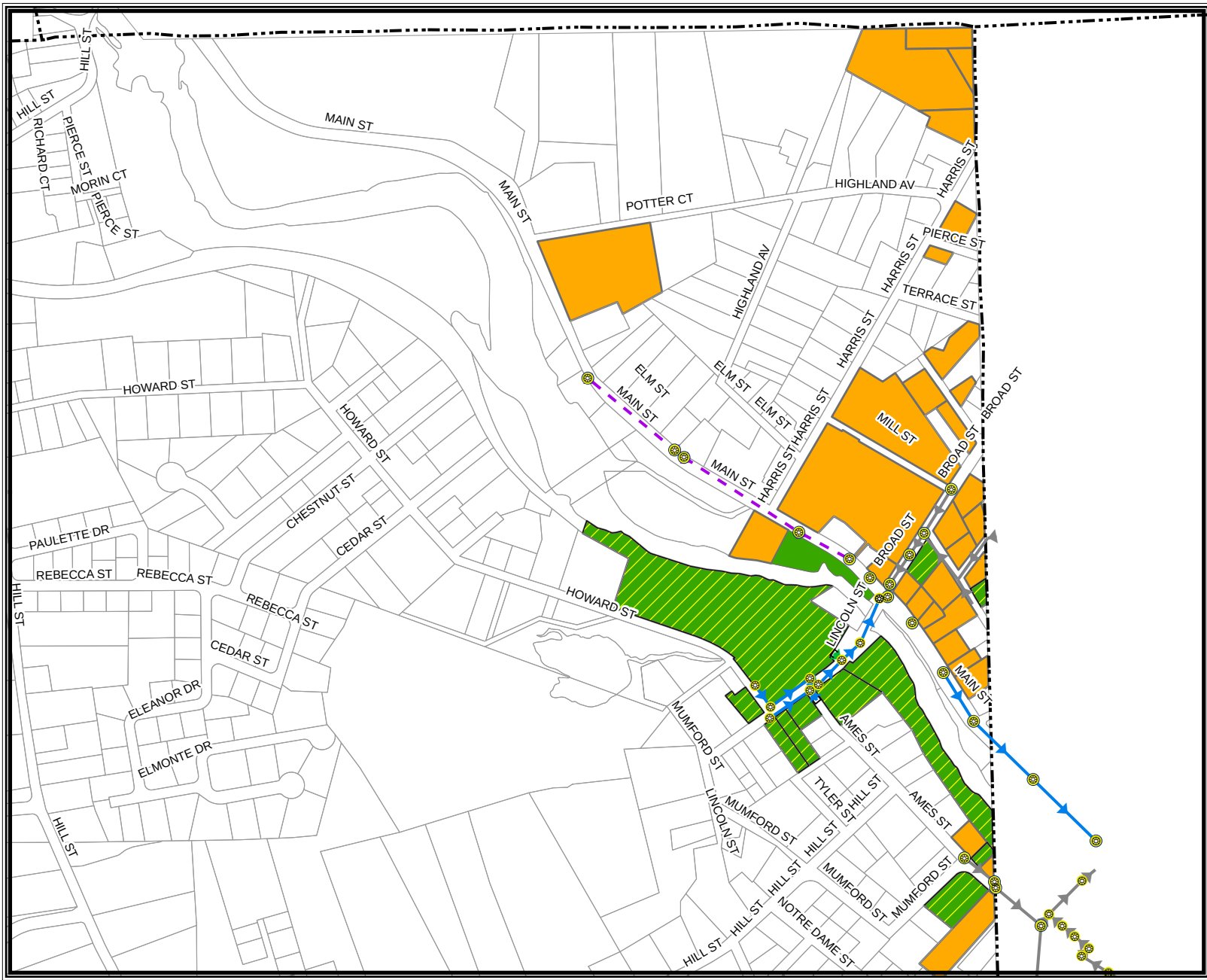
28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

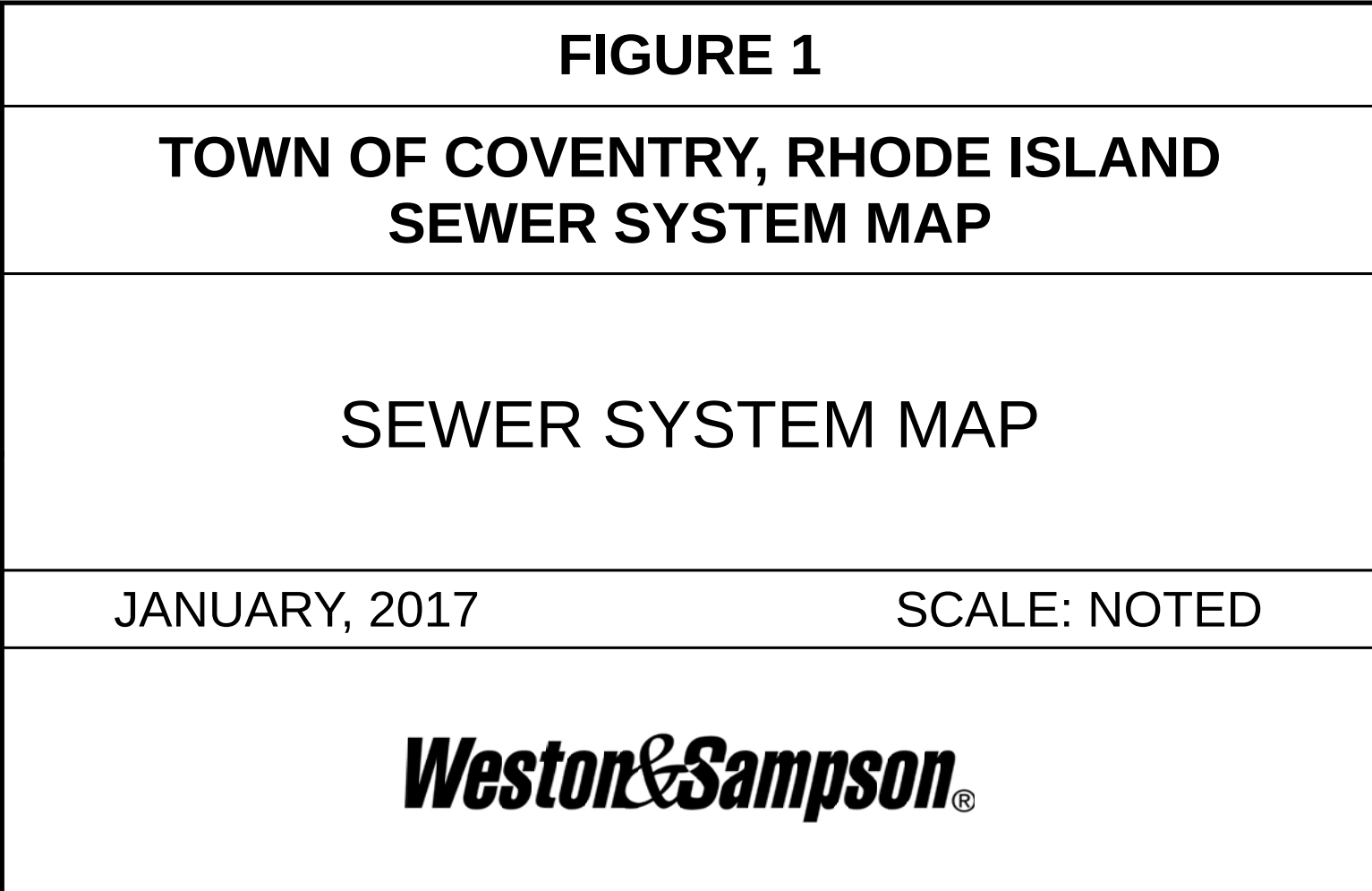
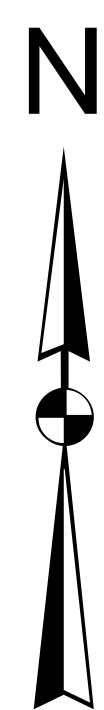
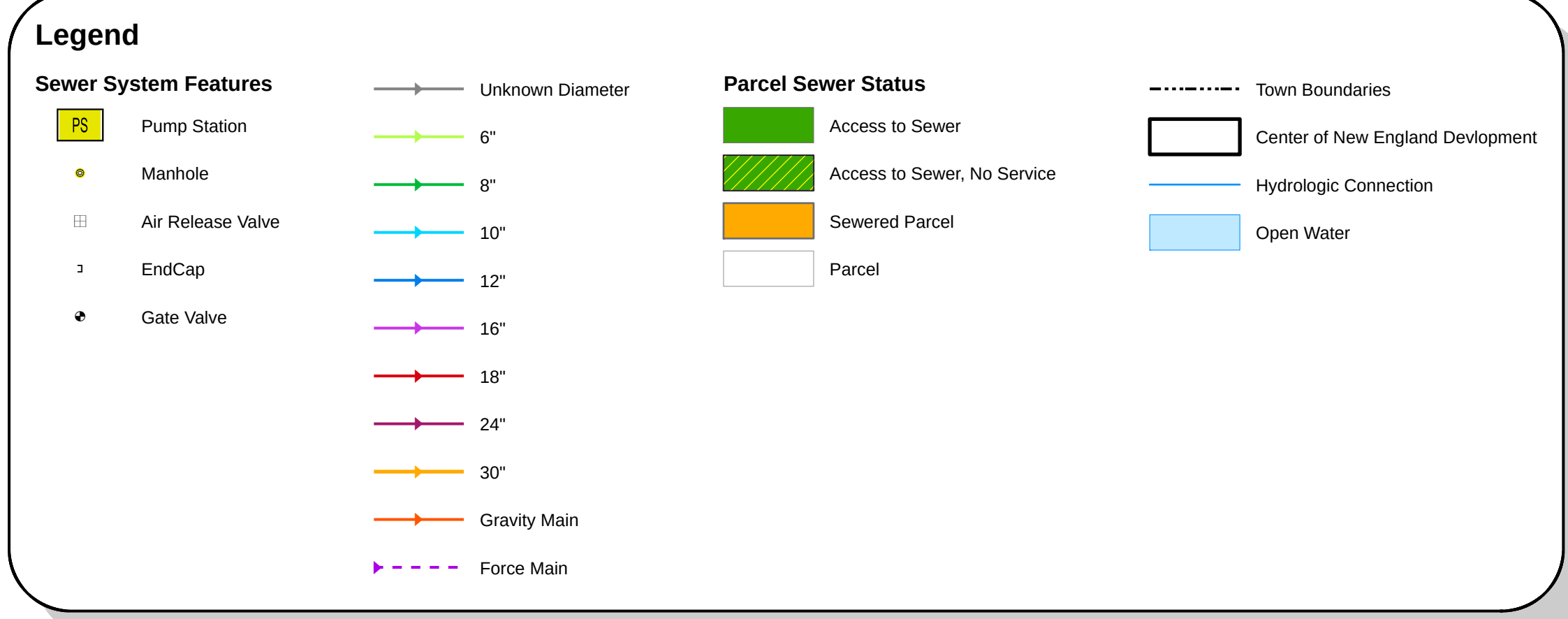
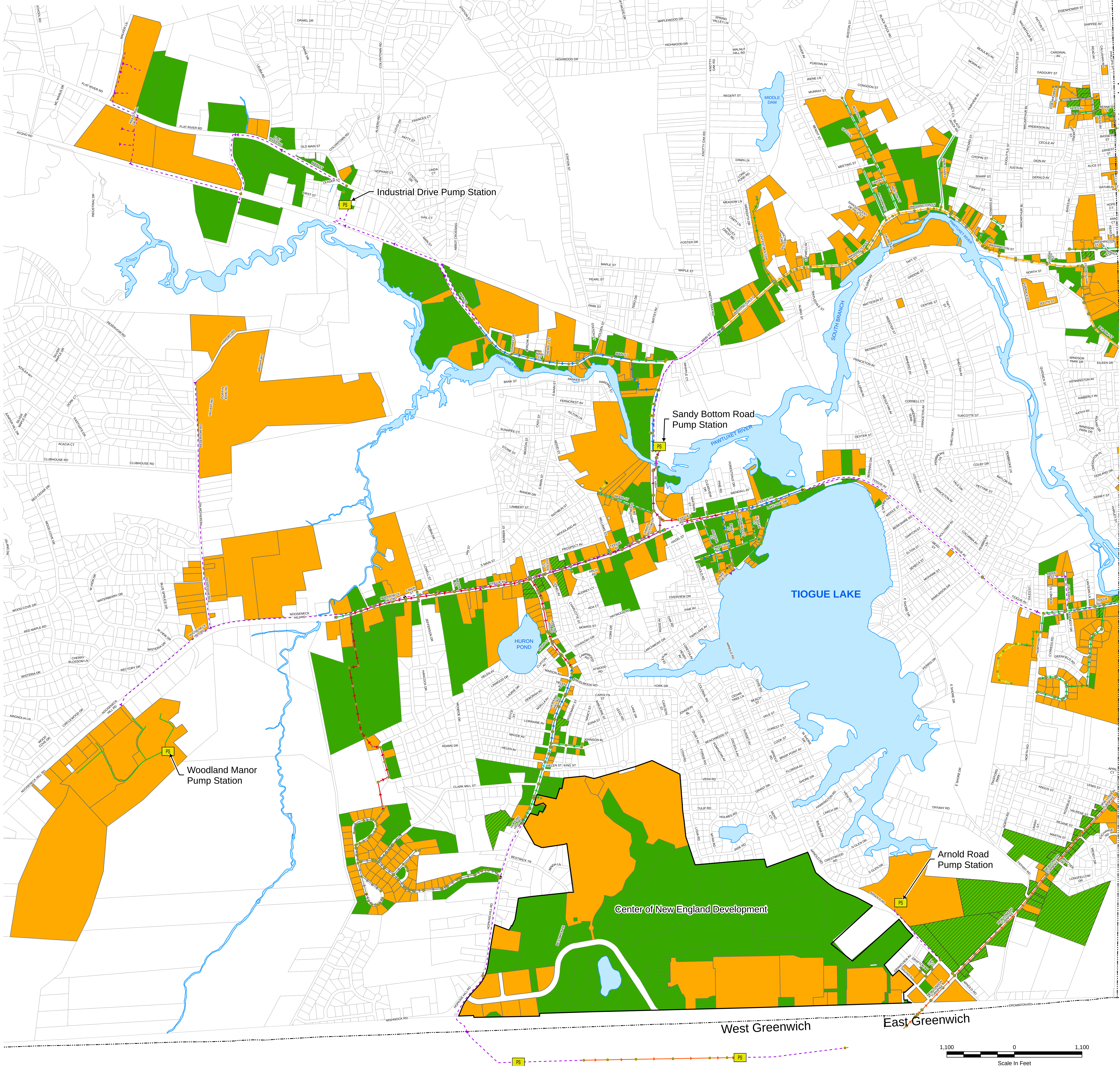
Plat:0055 Lot168.000

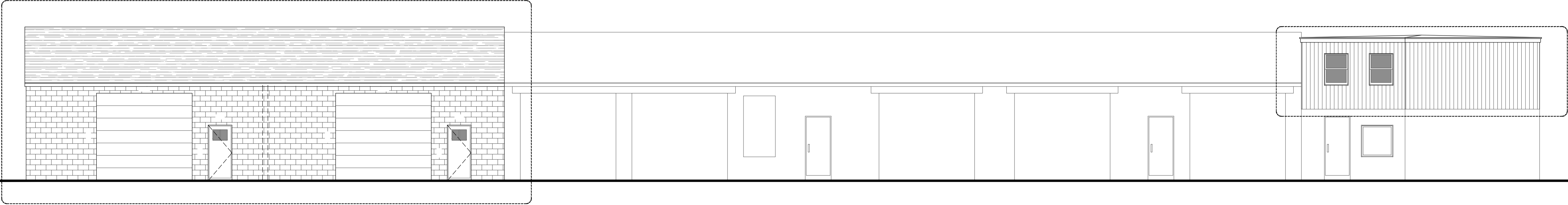
ITEM 17. P7 CLOSE SHOT TO FEMA





Inset Map Showing Sewer on Main Street and Broad Street





CORDTSEN DESIGN ARCHITECTURE

REPAIRER:
SPENCER MCCOMBE

42 West Main Road
Middletown, RI 02842
SPENCER@CORDTSENDESIGN.COM
(401)619-4689

OWNER:
MEDEIROS JOHN F
& MARIA

8 DEBORAH CT
W/WARWICK, RI 02893
riverpointconstruction@yahoo.com
(401)265-1989

MAPLEDALE WAREHOUSE ADDITION

28 MAPLEDALE ST,
COVENTRY, RI

ZONING PRE APPLICATION Set: NOVEMBER 10TH, 2025

DRAWING LIST

- ARCHITECTURAL DRAWINGS
- A0.2 ARCHITECTURAL SITE PLAN
 - A1.0 PROPOSED FOUNDATION PLAN
 - A1.1 PROPOSED FIRST FLOOR PLAN
 - A1.3 PROPOSED ROOF PLAN
 - A2.0 PROPOSED EXTERIOR ELEVATIONS
 - A2.1 PROPOSED EXTERIOR ELEVATIONS & WALL SECTION

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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

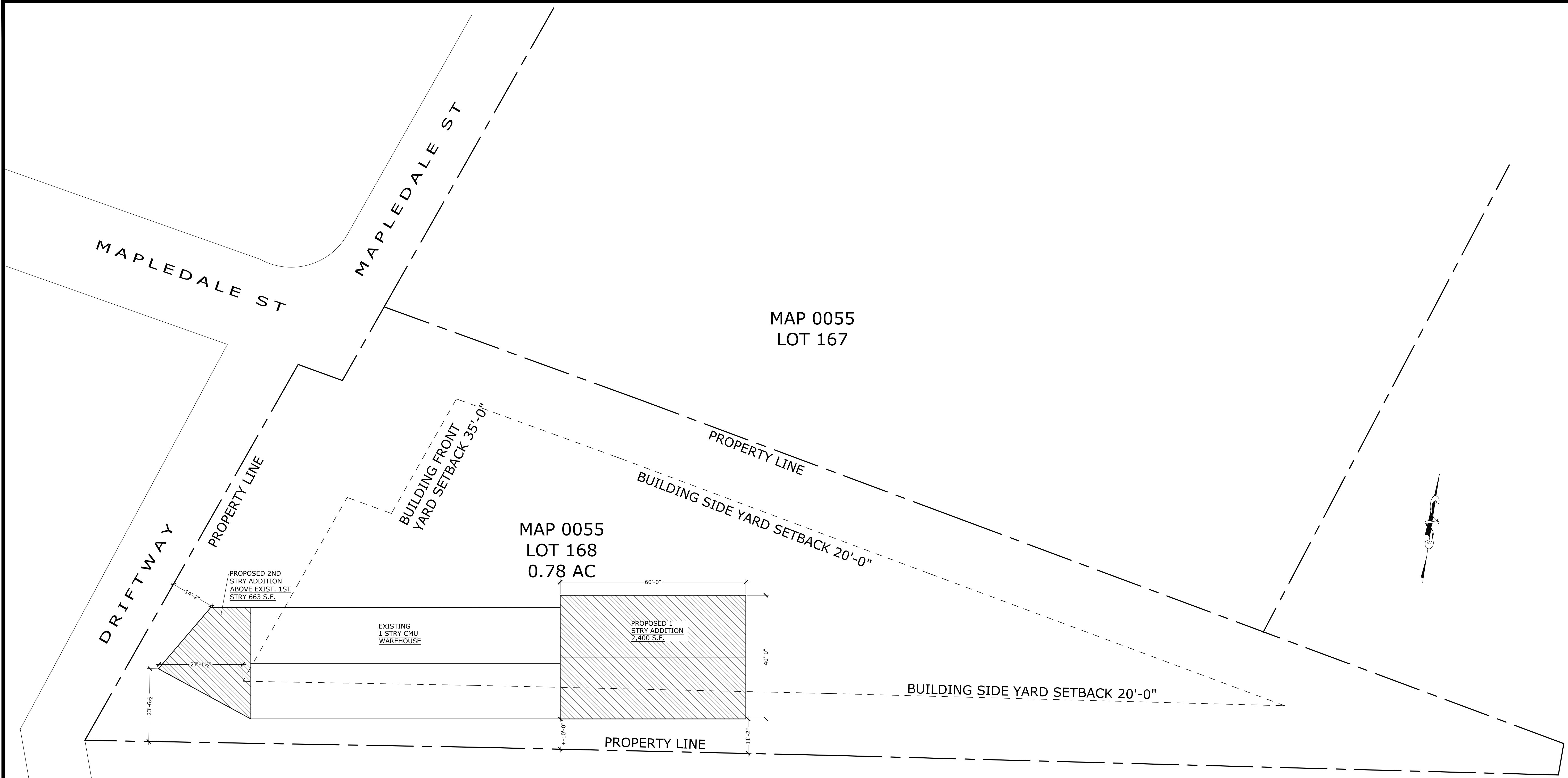
DESCRIPTION:

SCALE:
DATE: NOVEMBER 10TH, 2025

REVISIONS:

CORDTSEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689





WASHINGTON SECONDARY BIKE PATH

COVENTRY ZONING:
MAP 0055, LOT 168
ZONING DISTRICT: R20
ZONING USE: SINGLE FAMILY DWELLING
LOT AREA: 0.78 AC= 33,977 SF

YARD SETBACKS, MINIMUM REQUIRED:
35'-0" FRONT
20'-0" SIDE
40'-0" REAR
MIN. AREA: 200,000 S.F.
20% MAX. LOT COVERAGE
EXISTING LOT COVERAGE= 4,266 SF≈ 12.56%
PROPOSED + EXISTING LOT COVERAGE= 6,666 SF≈ 19.61%

- SITE PLAN NOTES:
- ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
 - FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUND. DUE TO THICKNESS OF VARIOUS MATERIALS (IE. SIDING)- SEE FOUND. PLAN
 - ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
 - THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM COVENTRY GIS MAP

LEGENDS:

YARD SETBACK LINE	---
LOT BOUNDARIES	---
ADJACENT STREETS	---
EXISTING BUILDING	[Solid Box]
PROPOSED BUILDING	[Hatched Box]

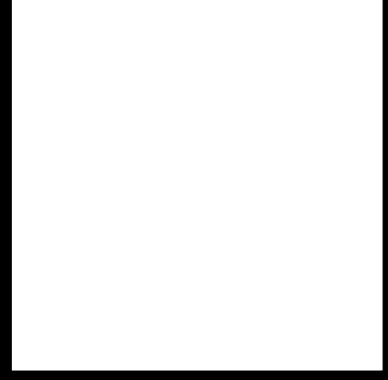
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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

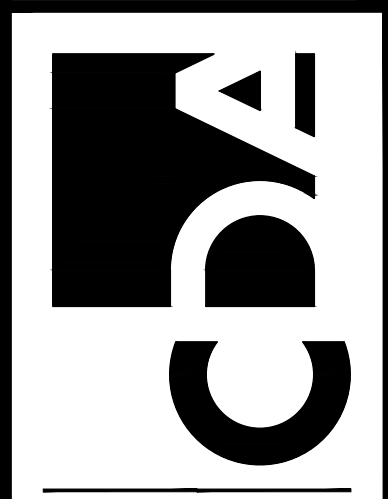
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DESCRIPTION:	ARCHITECTURAL SITE PLAN
SCALE:	1/4"=1'-0"
DATE:	NOVEMBER 11th, 2025

REVISIONS:

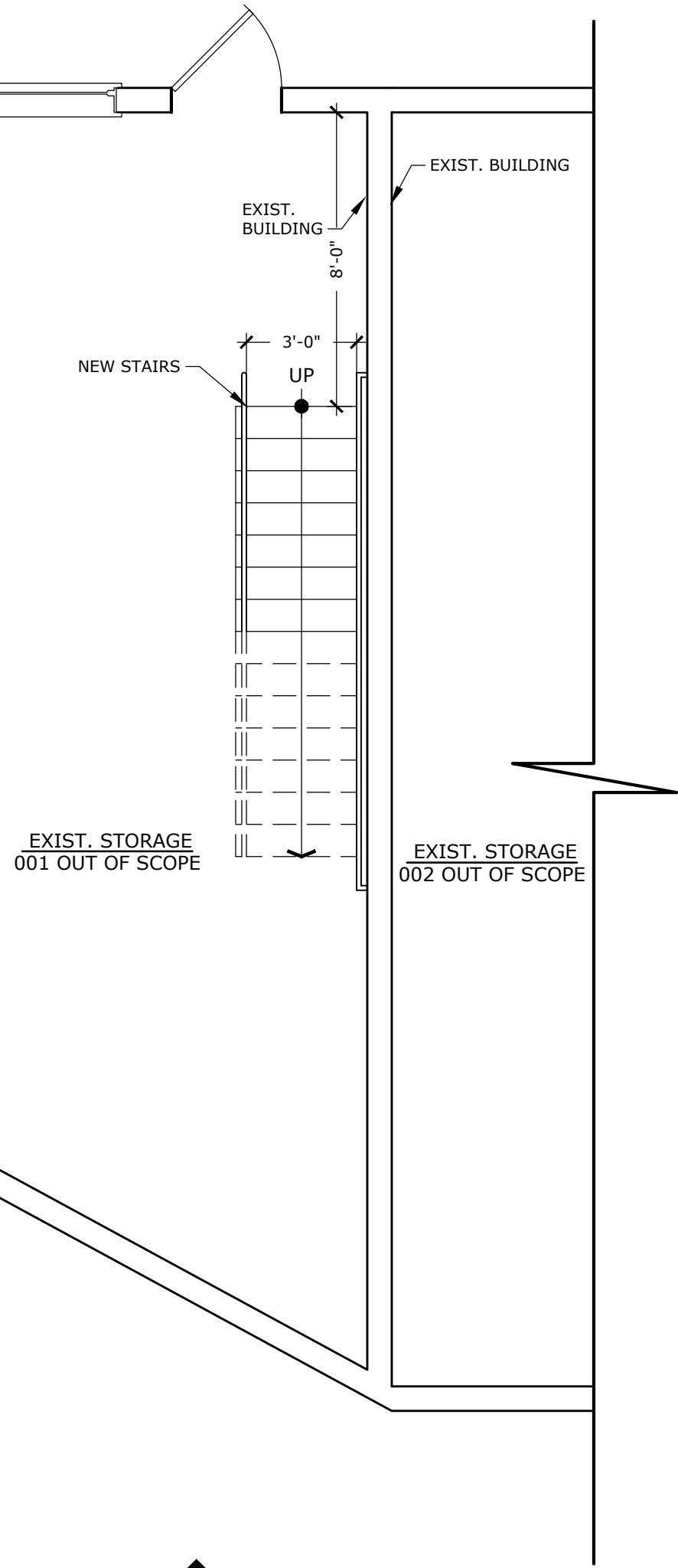


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1
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2
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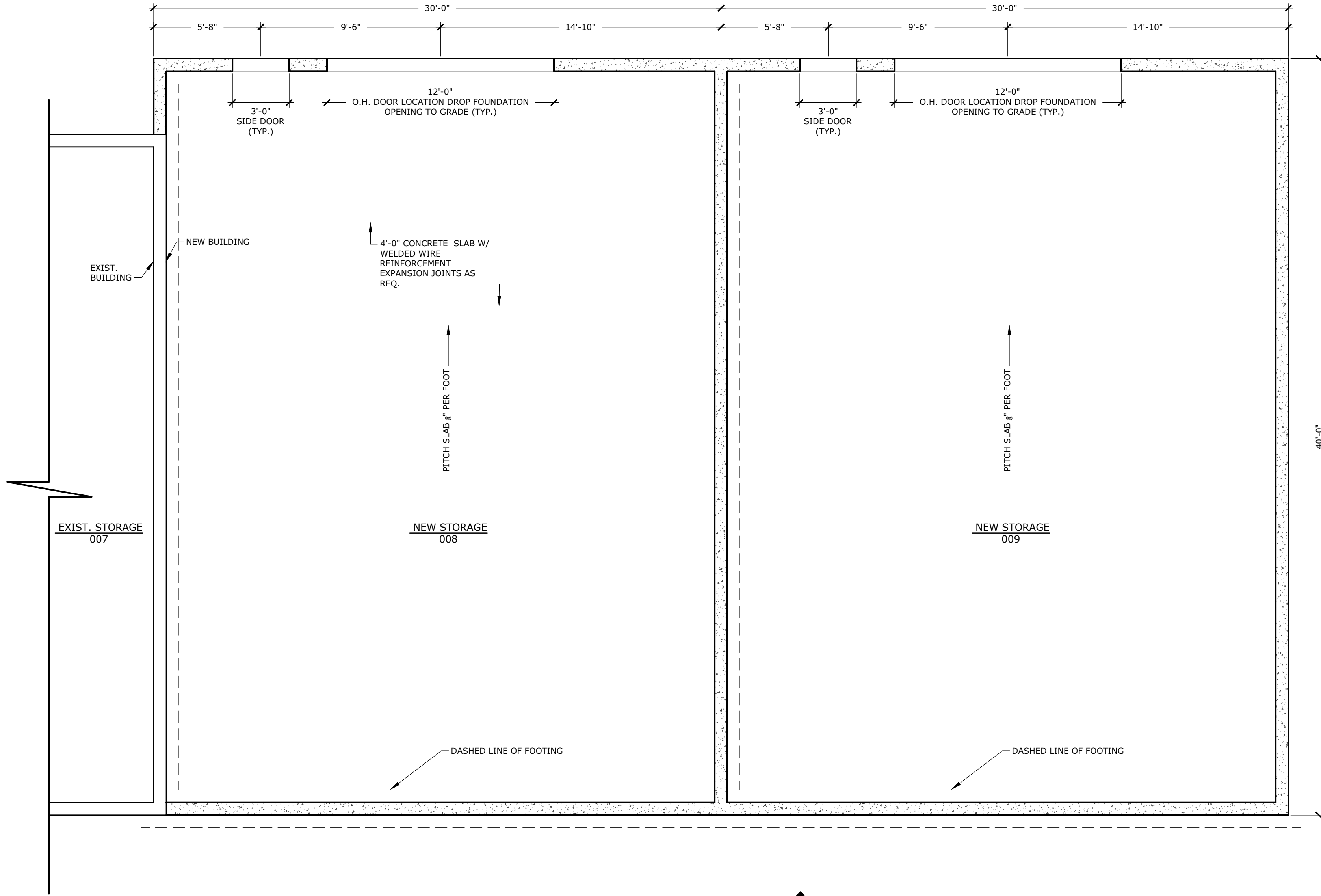


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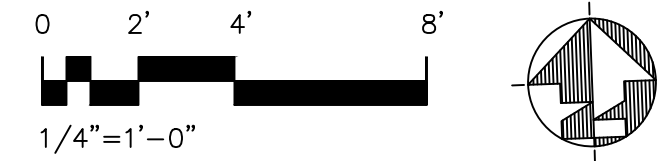
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1
A2.0

2
A2.0



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4"= 1'-0"



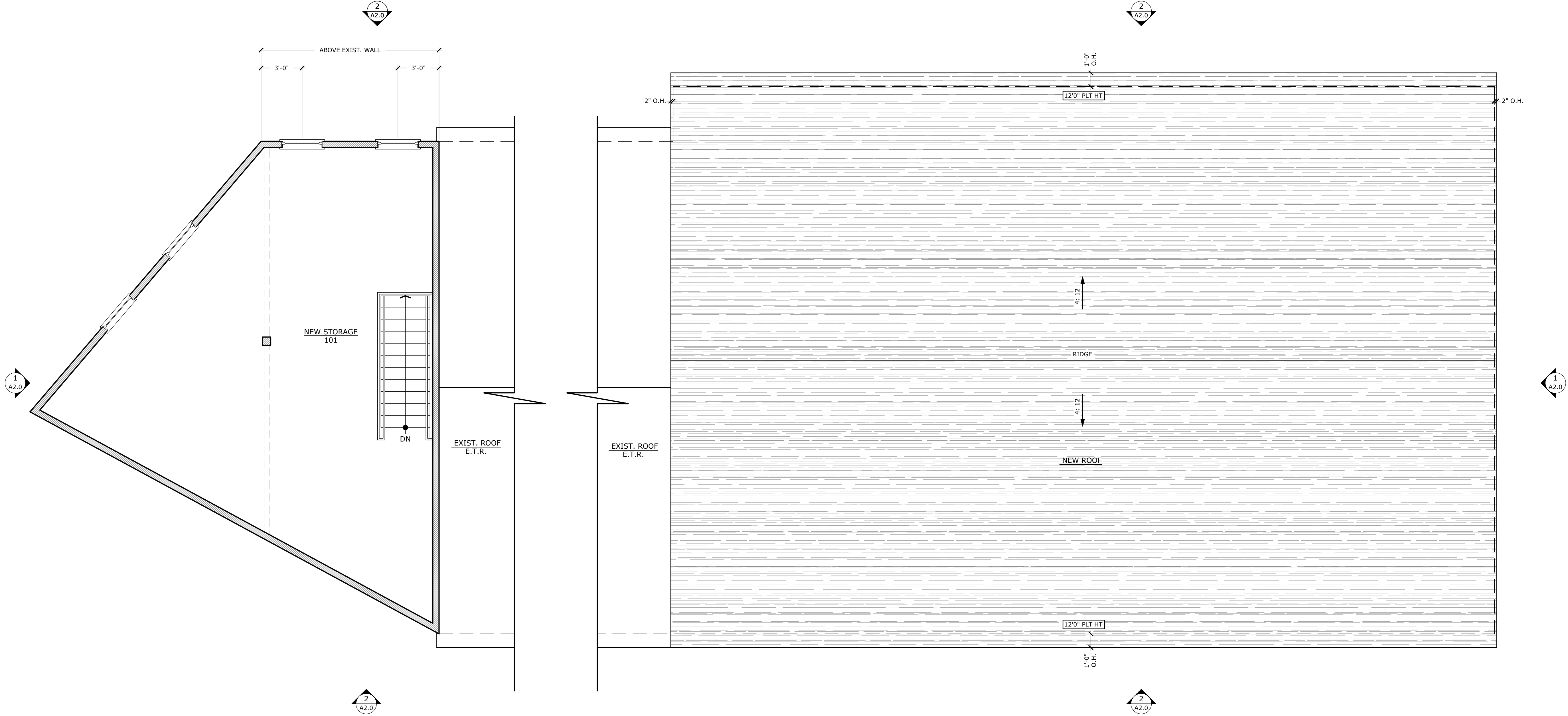
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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:	FOUNDATION PLAN
SCALE:	1/4"=1'-0"
DATE:	NOVEMBER THth, 2025

REVISIONS:

1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



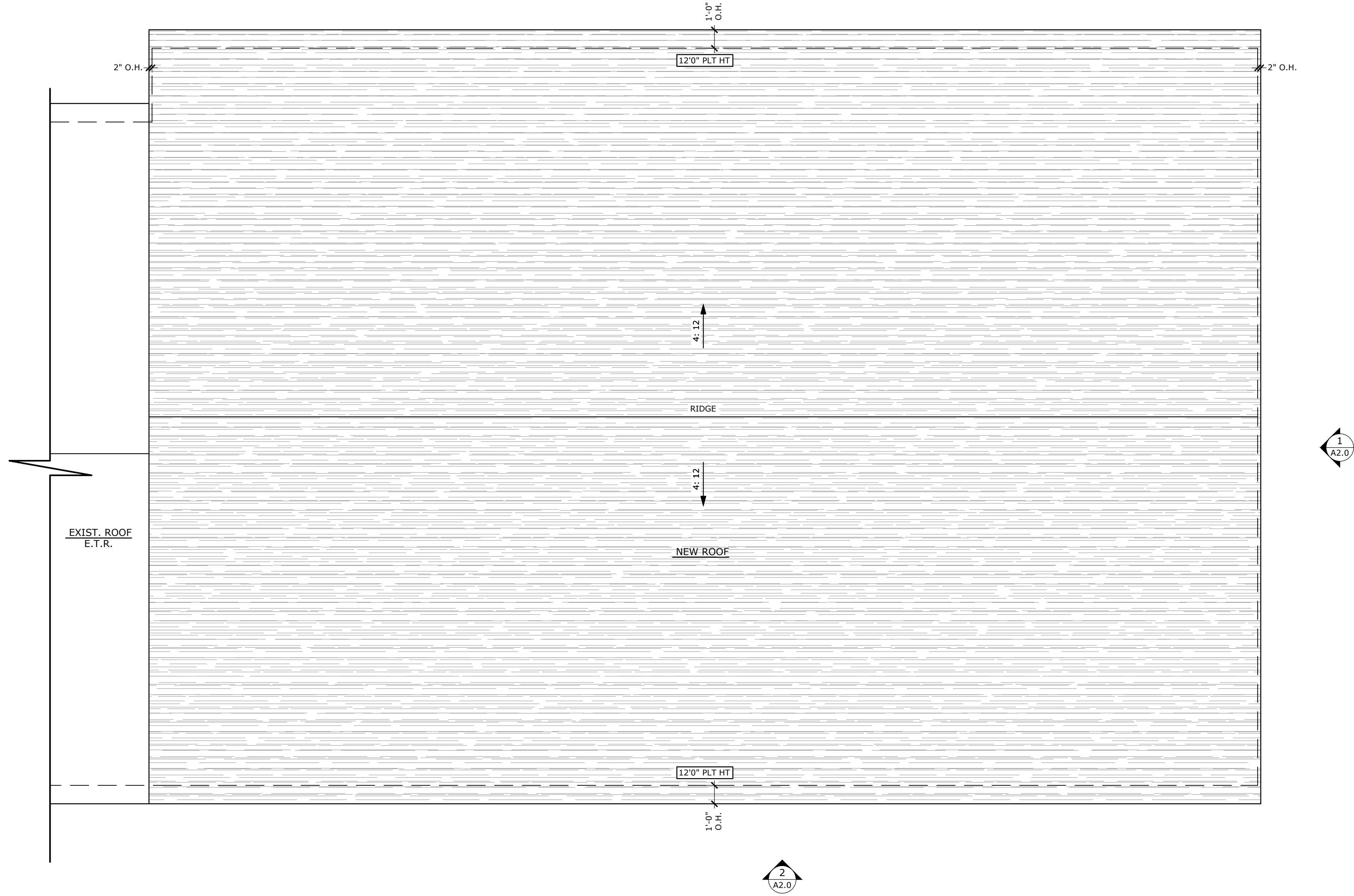
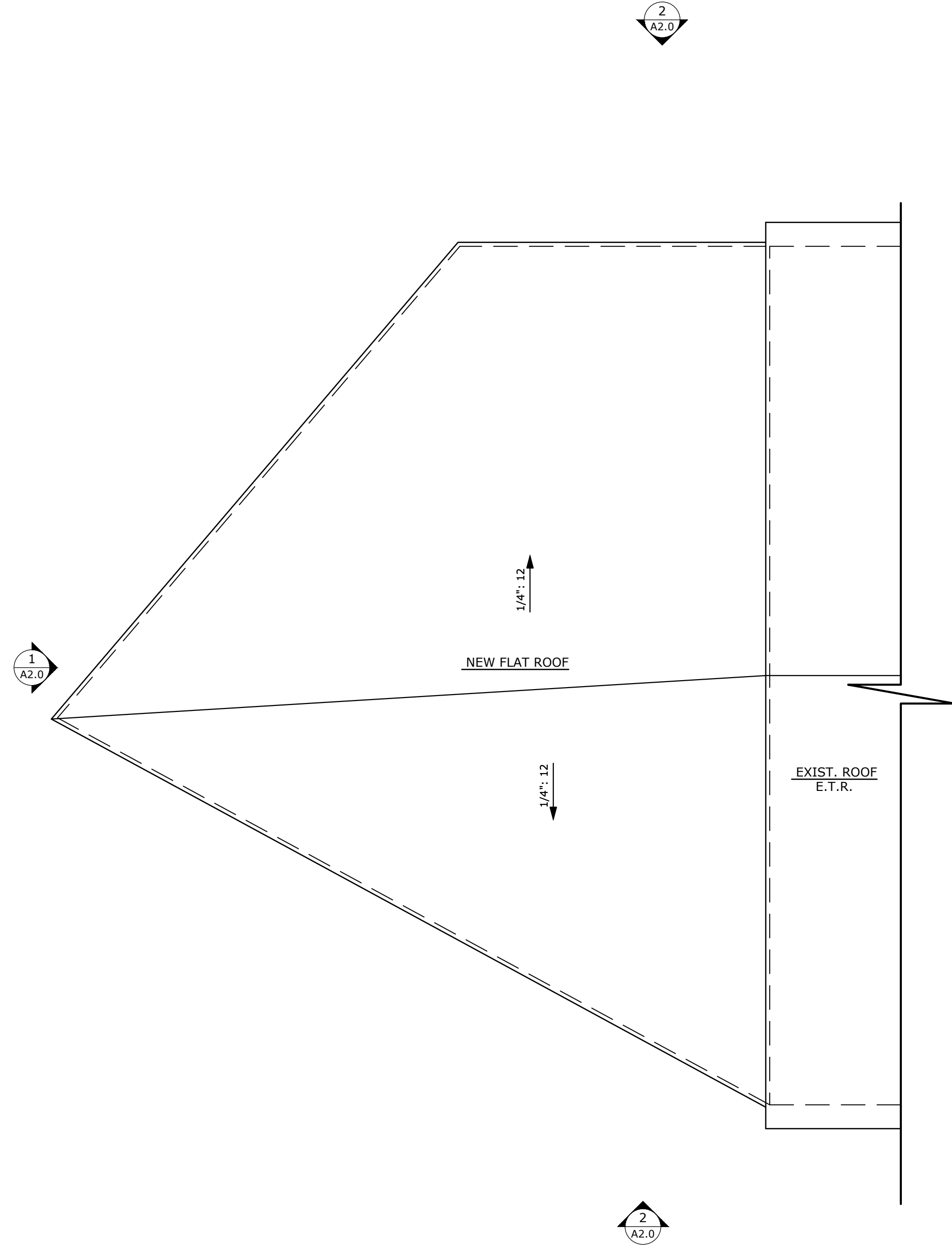
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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:	FIRST FLOOR PLAN
SCALE:	1/4"=1'-0"
DATE:	NOVEMBER THth, 2025

REVISIONS:

1 PROPOSED ROOF PLAN
Scale: 1/4"= 1'-0"



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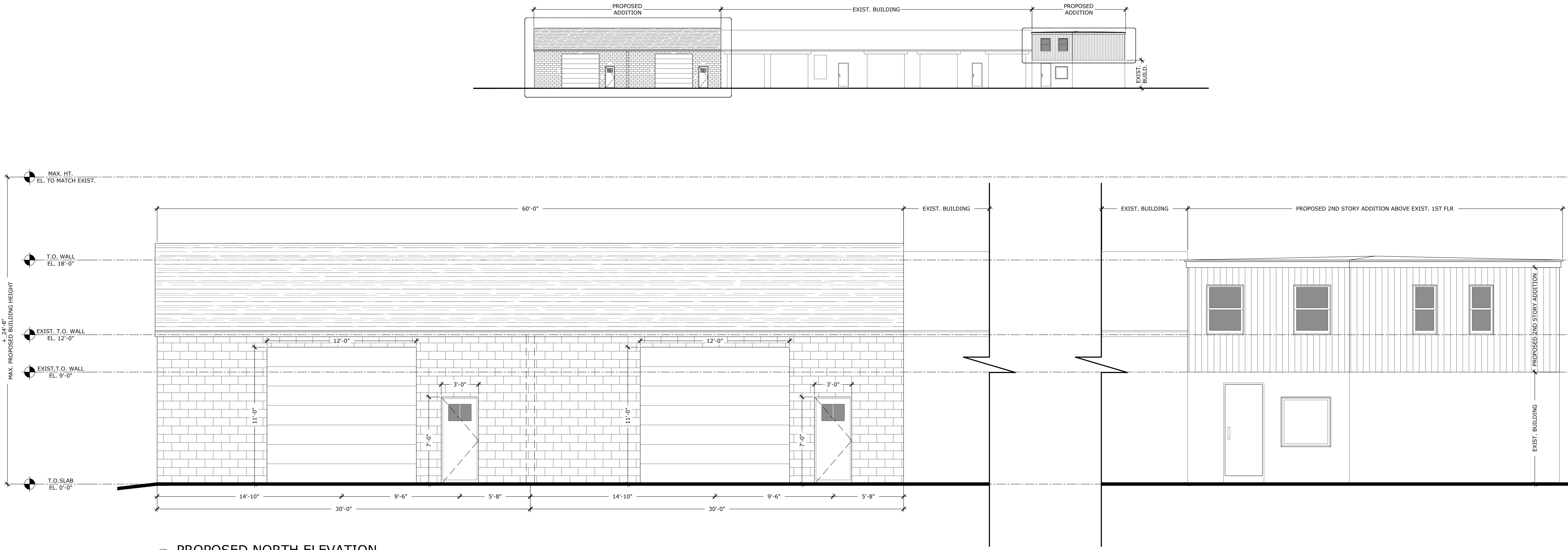
MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:
PROPOSED ROOF PLAN

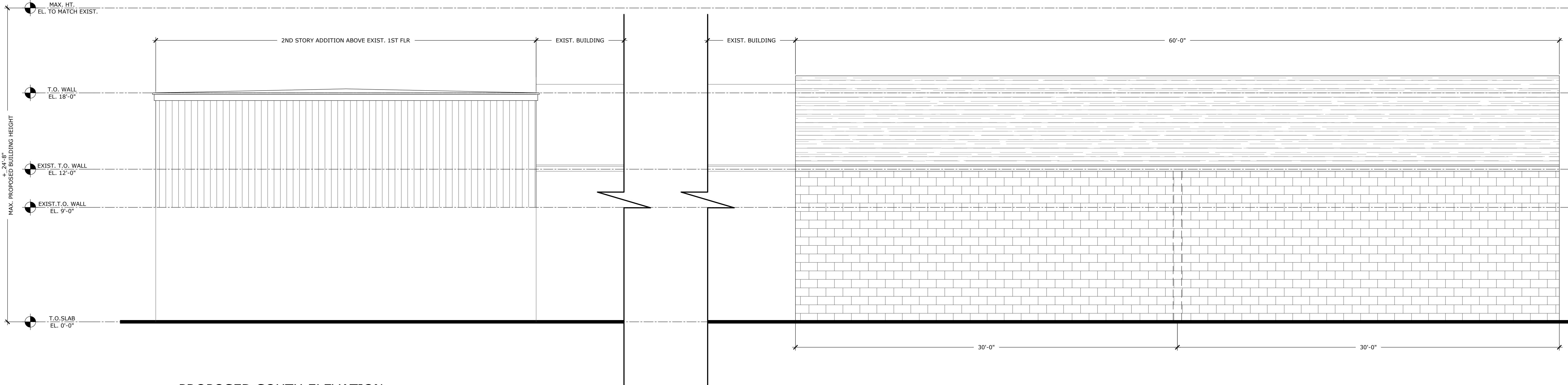
SCALE: 1/4"=1'-0"

DATE: NOVEMBER THth, 2025

REVISIONS:



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:
EXTERIOR ELEVATIONS

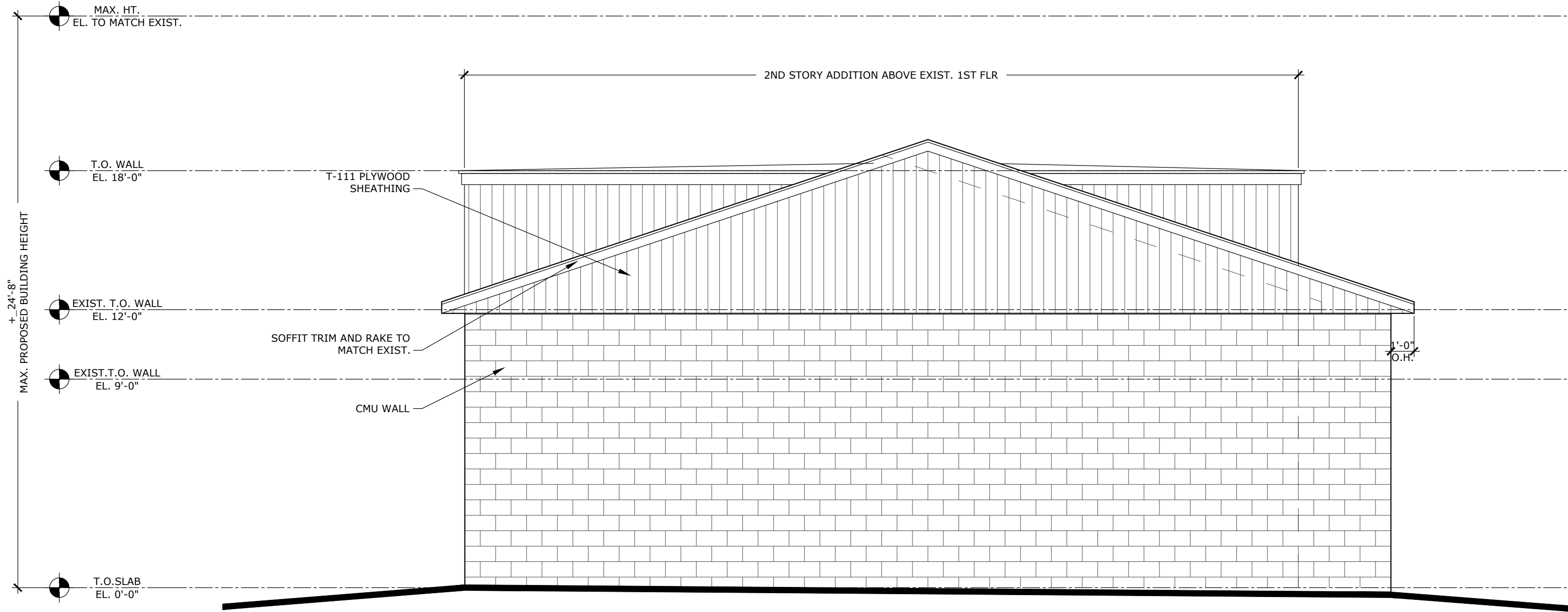
SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 11th, 2025

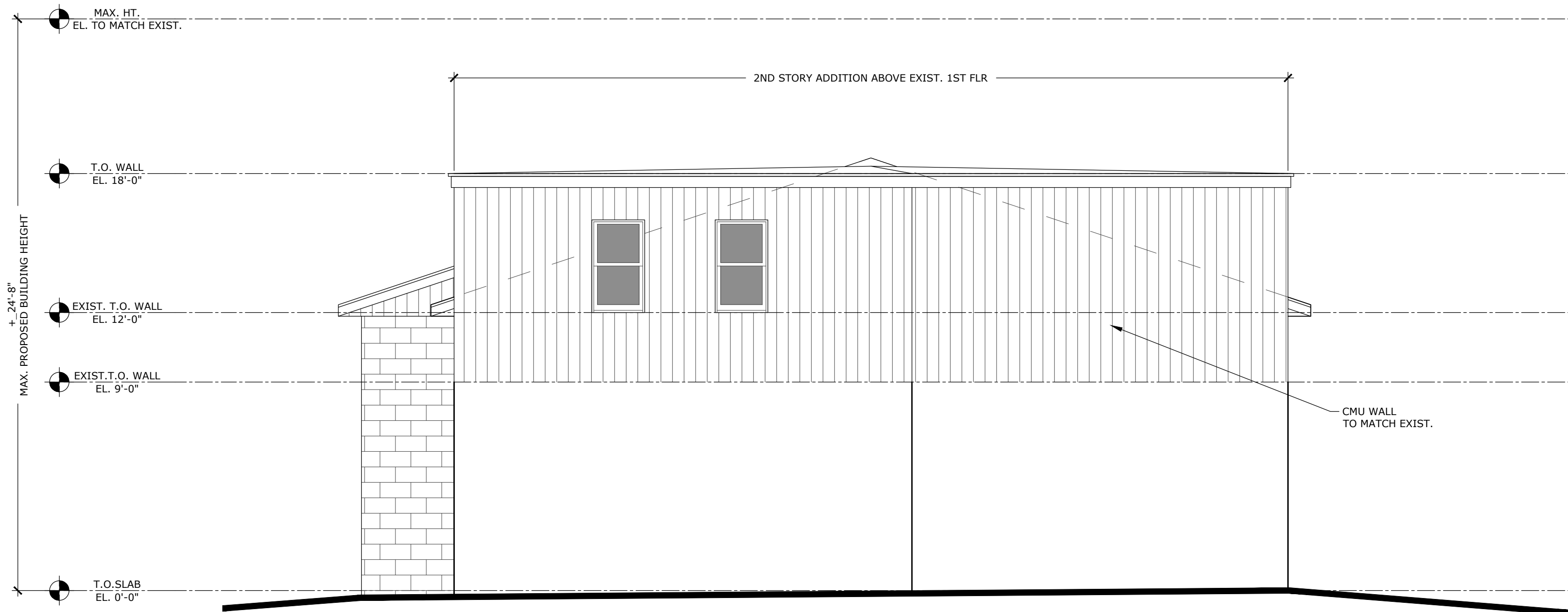
REVISIONS:

CORDTSEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

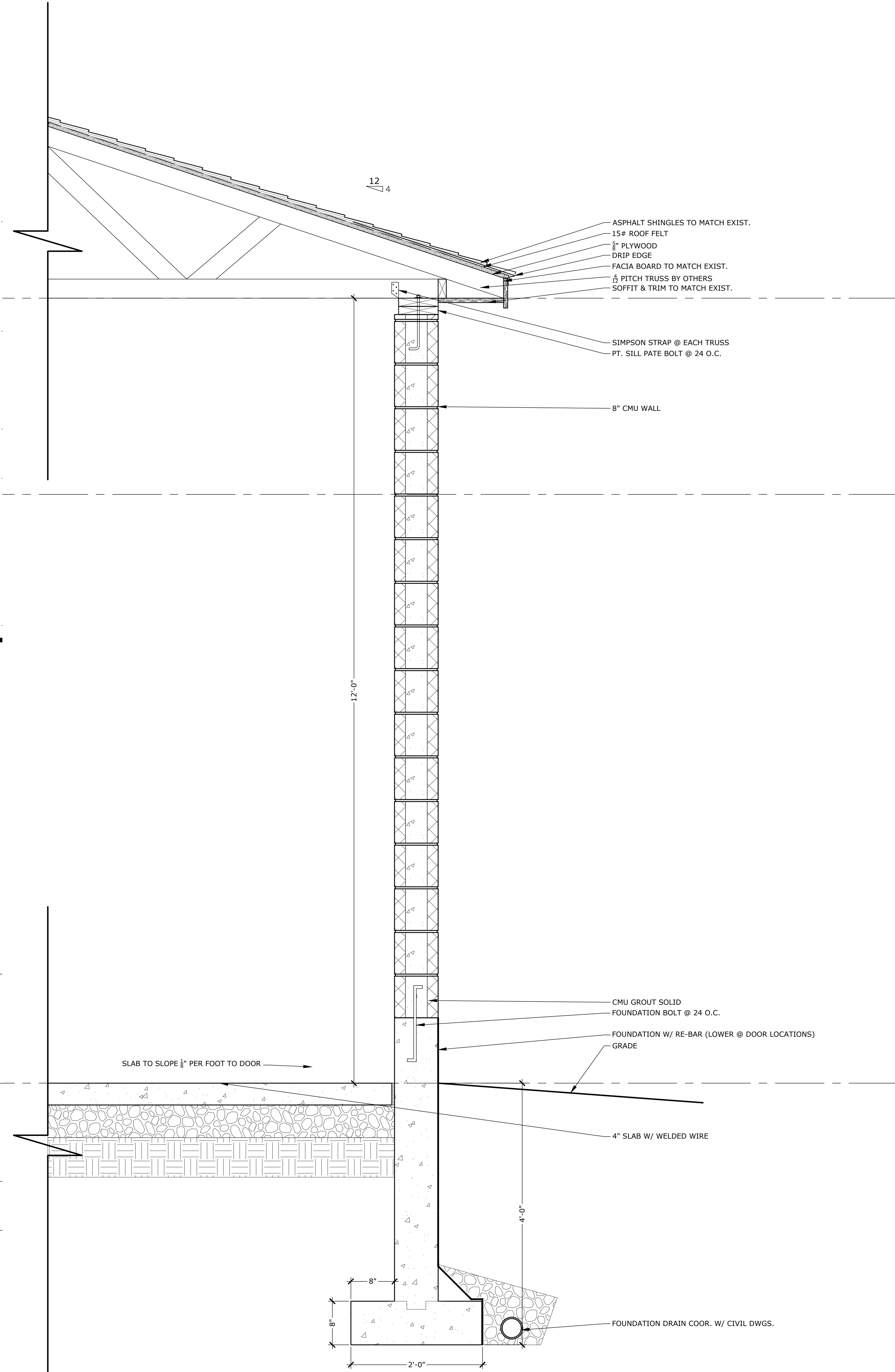




1 PROPOSED EAST ELEVATION
Scale: 1/4"= 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/4"= 1'-0"



2 TYPICAL SECTION A-A
Scale: 1"= 1'-0"

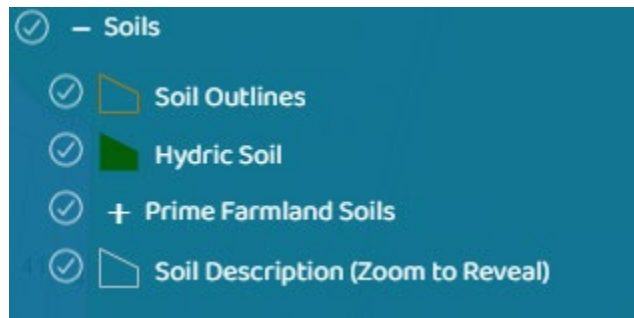
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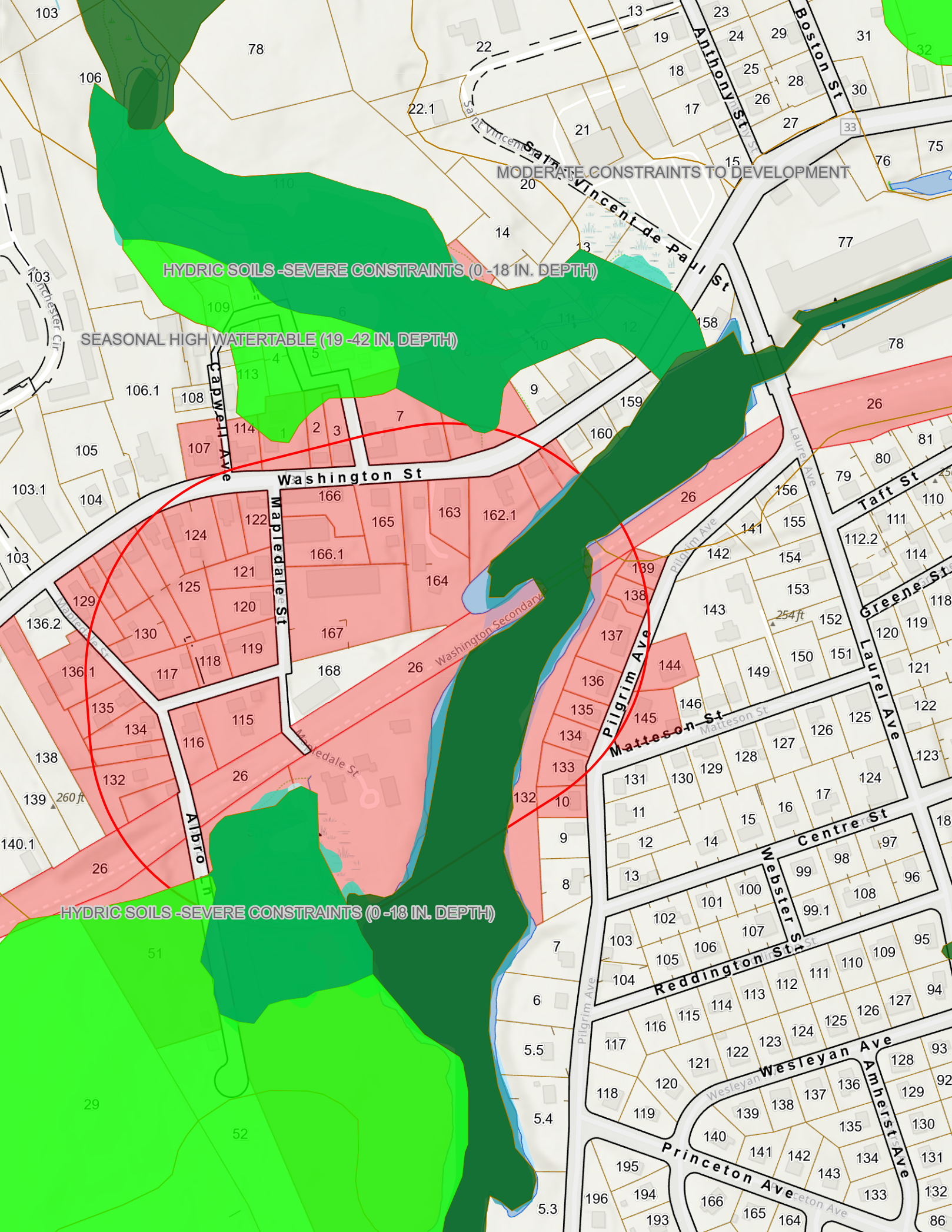
28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 17. SOILS MAP





MODERATE CONSTRAINTS TO DEVELOPMENT

HYDRIC SOILS - SEVERE CONSTRAINTS (0-18 IN. DEPTH)

SEASONAL HIGH WATERTABLE (19-42 IN. DEPTH)

HYDRIC SOILS - SEVERE CONSTRAINTS (0-18 IN. DEPTH)

28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM 38. Minor land use development pre-application

Use variance

Dimensional variance

Unified Development Application

28 MAPLEDALE ST, COVENTRY RI 02816

11/10/2025

Plat:0055 Lot168.000

ITEM . 44 land use map





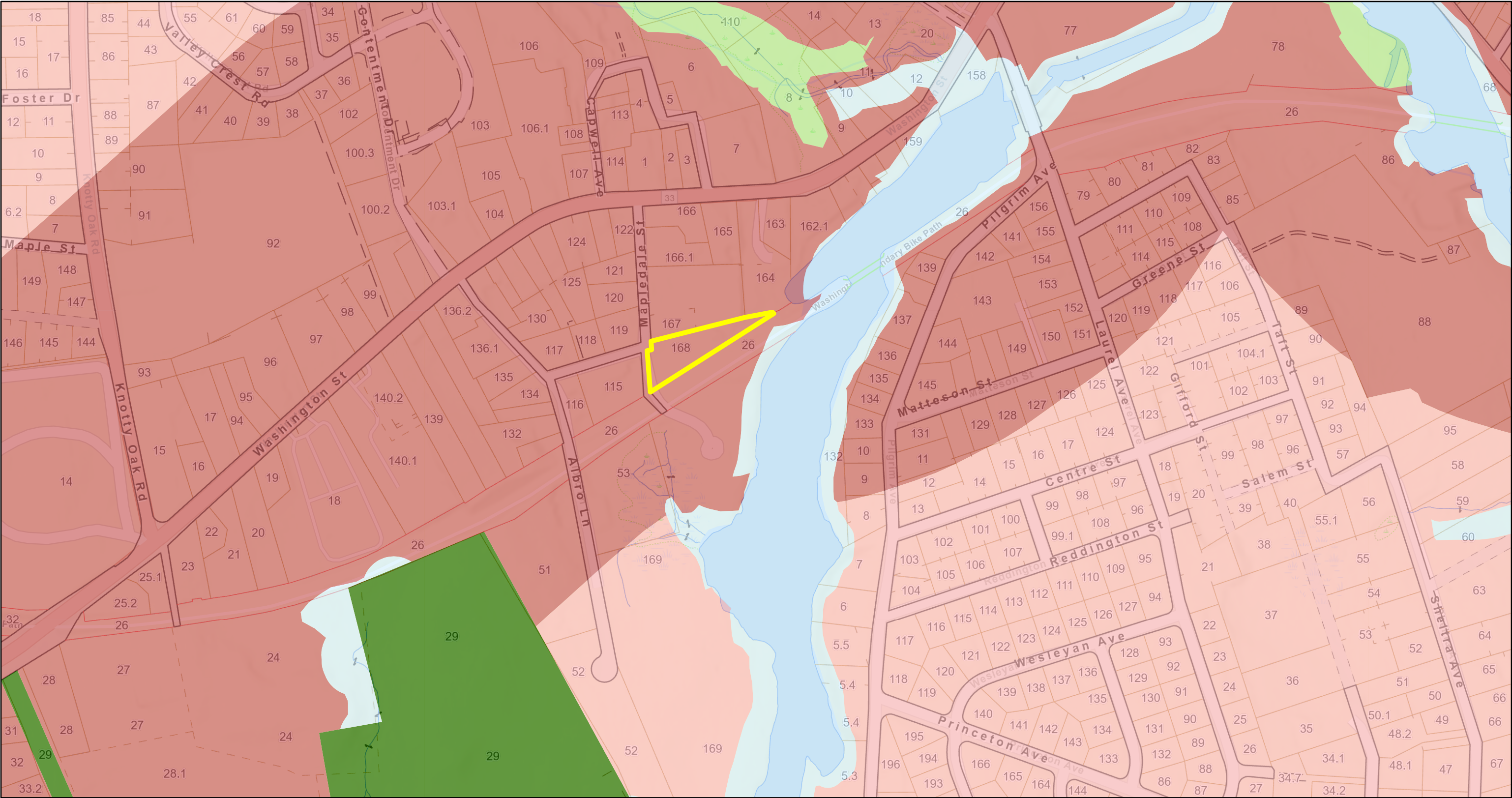
November 11, 2025

Town of Coventry, RI

1 inch = 300 Feet



www.cai-tech.com



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