



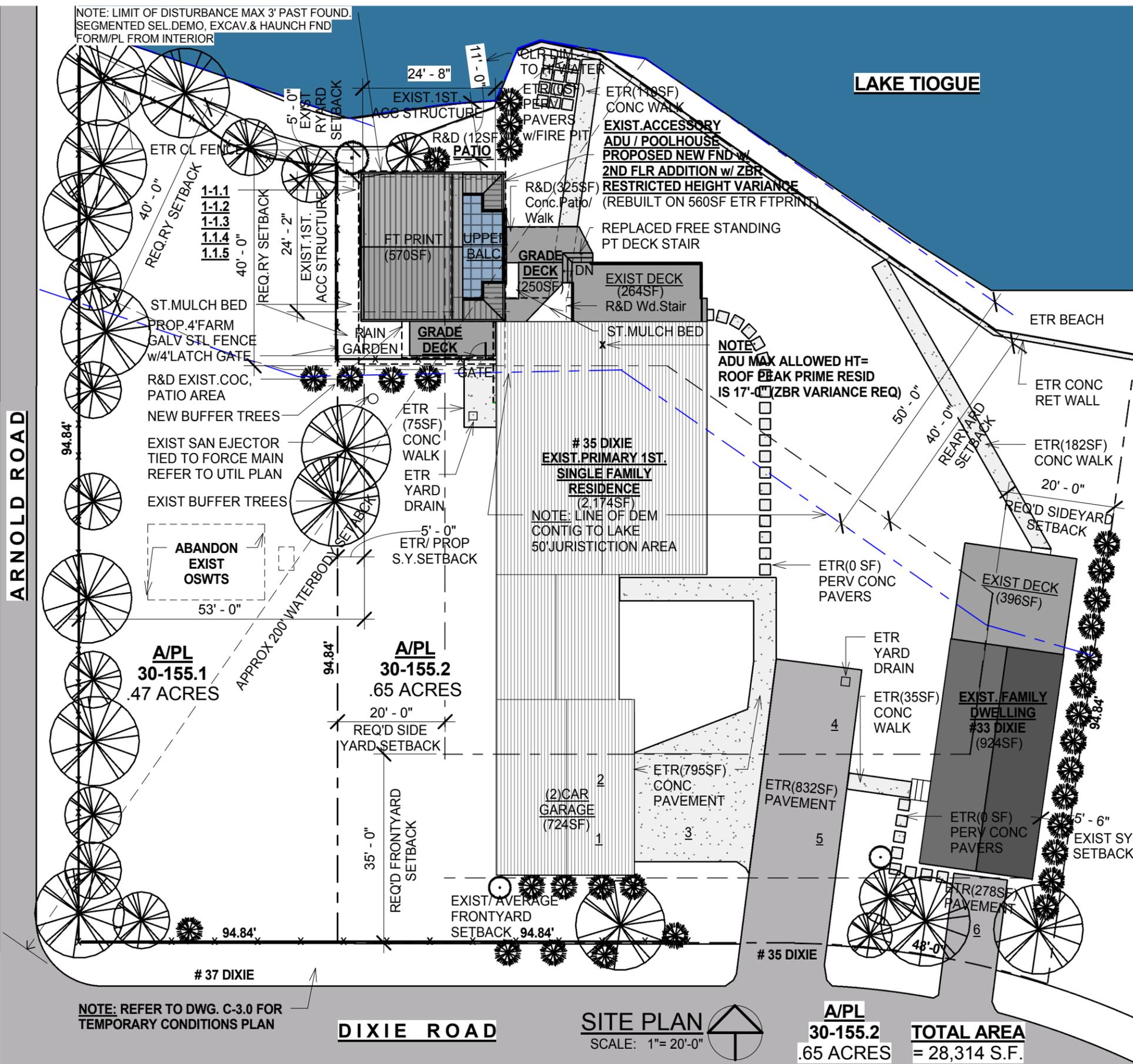
© 2026 Joseph N McPhee, II - Arch

Joseph N. McPhee, II - Architect
Planning - Architecture - Design / Build
20 Westwood Road, Lincoln, RI 02865
401-632-7255 jmcphearchitect@cox.net

LAKESIDE ACCESSORY DWELLING UNIT
ALTERATIONS & 2ND FLR ADDITION
35 DIXIE ROAD
COVENTRY, RHODE ISLAND

Site Plan & Notes
Rel/ Issue Date: 03/12/26
Drawn by: JNM,II Checked by: JNM,II

Scale: 1" = 20'-0"



NOTE: LIMIT OF DISTURBANCE MAX 3' PAST FOUND. SEGMENTED SEL.DEMO, EXCAV. & HAUNCH FND FORM/PL FROM INTERIOR

LAKE TIOGUE

ARNOLD ROAD

DIXIE ROAD

SITE PLAN
SCALE: 1"= 20'-0"

A/PL 30-155.2 .65 ACRES
TOTAL AREA = 28,314 S.F.

S/W VIEW EXIST SITE ACCESSORY

KEY NOTES

- 1-1.1 REMOVE & DISPOSE OF EXIST CONTENTS BY OWNER
- 1-1.2 PROVIDE HAY SOCK, SILT FENCE & SNOW FENCE ENCLOSURE AT DESIGNATED AREA OF DISTURBANCE. MAINTAIN WEEKLY REPLACEMENT & OPNG REFRAMING. REFER TO DWG. G-1.0
- 1-1.3 PROVIDE LOAD BEARING TEMP SHORING FOR FOUNDATION REPLACEMENT & OPNG REFRAMING. REFER TO DWG. G-1.0
- 1-1.4 PROVIDE PERMANENT SHORING FOR INT MAIN BEAM
- 1-1.5 PROVIDE & MAINTAIN TEMP SECURE & ROOF ENCLOSURE REQ'D

R-20 & PROPOSED ADU ZONING RESTRICTIONS

PRE-EXISTING NON-CONFORMING LOT OF RECORD (BY FRONT, SIDE & REAR YARD SEBACK & LOT COVERERAGE) (ALSO REFER TO RI GL STATUTE 45-24-73 & B.2.6 RELATIVE TO ADUs)

Z.O. TABLE 6-7 FOR SF RESIDENCE IN R-20 ZONE

BULK RESTRICTIONS	REQUIRED	EXIST /PROPOSED
MIN LOT AREA:	20,000 SF	28,314 SF
MIN LOT WIDTH:	120'	142'
MAX HEIGHT:	35'	30'
FRONT YARD SETBACK:	35' (AVE FY12'-0")	16'-6"
MIN SIDE YARD SETBACK	20'	5'-6"
MIN REAR YARD SETBACK	40'	5'
MAX. ALLOWED LOT COVERAGE:	MAX 20%	25.2%

(TOTAL LOT COVERAGE SF AREA REDUCED ~75 SF W/NEW RAIN GARDEN)

A. STRUCTURE LOT COVERAGE:

PRIME RESID:	2,174 SF + GAR 720 SF + PR DECK 264 SF	= 3,158 SF
SECOND RESIDENCE:	924 SF + SR DECK 396 SF	= 1,320 SF
EXIST ACCESSORY STRUCTURE/ PROP A.D.U. AREA		= 570 SF
TOTAL STRUCTURES COVERAGE AREA		= 5,048 SF

B. OTHER LOT COVERAGE ITEMS:

ETR PAVING:	795 + 823 + 278	= 1,896 SF
ETR CONC WALKS:	35 + 182 + 35 + 110 + 75	= 273 SF
ETR PERVIOUS PAVING:	N/A	= 0 SF
REDUCED CONC. WALKS:		= (325) SF
ADDED PT GRADE DECKS:		= 250 SF
TOTAL OTHER LOT COVERAGE ITEMS		= 2,094 SF
TOTAL LOT COVERAGE (5,048 SF + 2,094 SF)		= 7,142 SF / 28,314 SF = 25.2%

PROPOSED ADU: MAX ALLOWED:

HEIGHT LIMIT:	A. 25' or	PROPOSED 25'-0"
	B. HT OF PRIME RES.=17'-0" (8'Z.O.VARIANCE REQUEST)	
AREA LIMIT:	A. (2) BED RM ADU	= 1,200 SF or
/ASSESSOR	B. #35 = 2,894 SF x 60%	= 1,736 SF
PROPOSED	1. ETR MAIN LEVEL	570 SF
ADU AREA:	2. PROP. UPPER LEVEL	396 SF
	3. PROP BALCONY	156 SF
(CONFORMS)	PROPOSED ADU AREA	= 1,122 SF

Z.B.R. RELIEF REQUESTED FOR RESTRICTED MAX HEIGHT FOR A PROPOSED A.D.U. UPPER LEVEL ADDITION TO EXIST. ACCESSORY

REL. 4
FOR ZBR VARIANCE REQUEST

C-1.0

03/12/2026

NOTE: REFER TO DWG. C-3.0 FOR TEMPORARY CONDITIONS PLAN

NOTE: ADU MAX ALLOWED HT= ROOF PEAK PRIME RESID IS 17'-0" (ZBR VARIANCE REQ)

35 DIXIE EXIST PRIMARY 1ST. SINGLE FAMILY RESIDENCE (2,174SF)

NOTE: LINE OF DEM CONTIG TO LAKE 50' JURISTITION AREA

EXIST. FAMILY DWELLING #33 DIXIE (924SF)

35 DIXIE

37 DIXIE

A/PL 30-155.1 .47 ACRES

A/PL 30-155.2 .65 ACRES

A/PL 30-155.2 .65 ACRES

TOTAL AREA = 28,314 S.F.