

CORDTSEN DESIGN ARCHITECTURE

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(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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ADDITION
28 MAPLEDALE ST
COVENTRY, RI

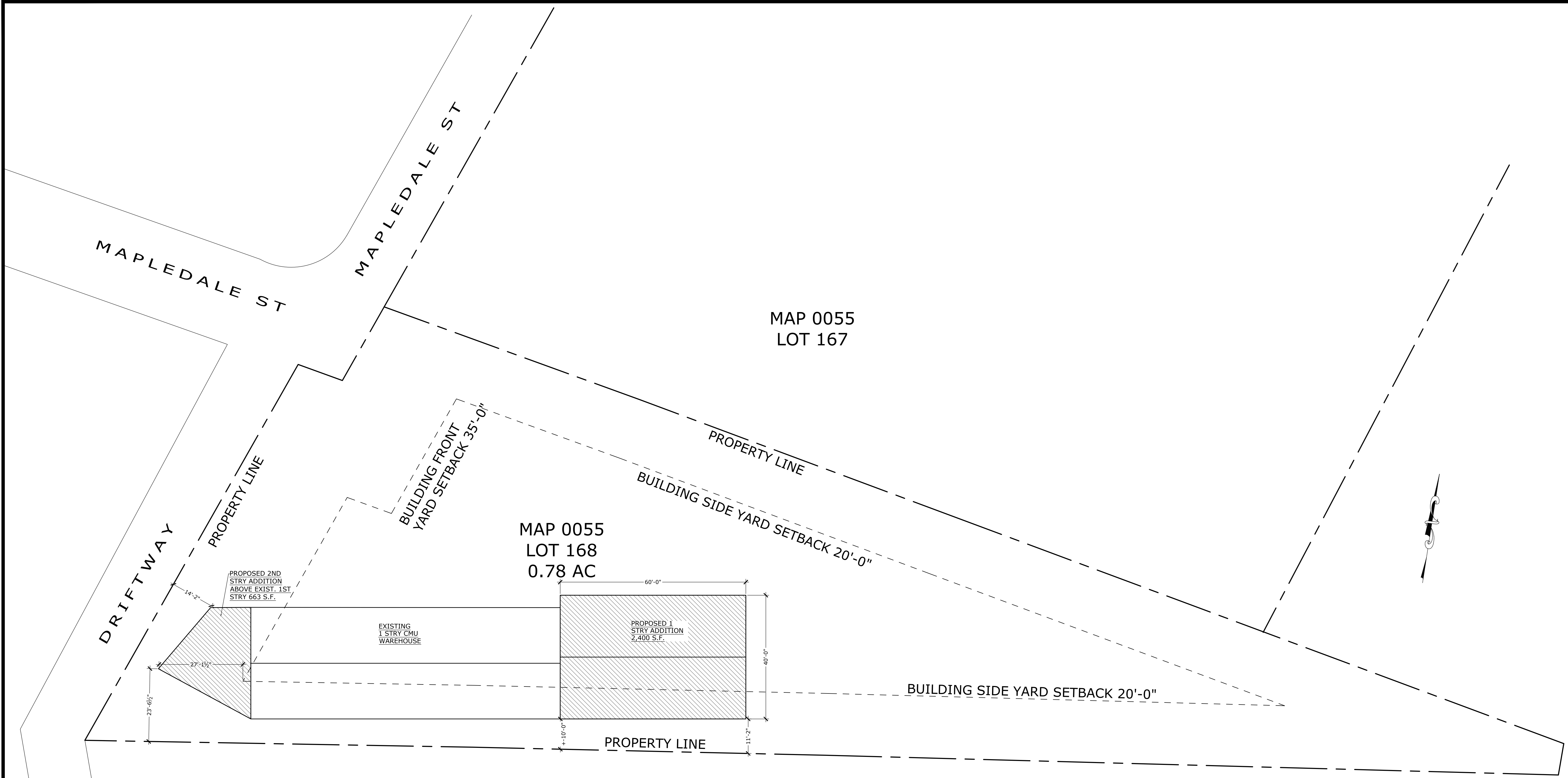
DESCRIPTION:

REVISIONS:

SCALE:
DATE: NOVEMBER 10TH, 2025

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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:

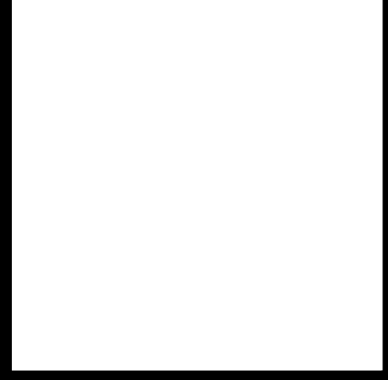
YARD SETBACK LINE	---
LOT BOUNDARIES	---
ADJACENT STREETS	---
EXISTING BUILDING	[Solid Box]
PROPOSED BUILDING	[Hatched Box]

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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

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

REVISIONS:

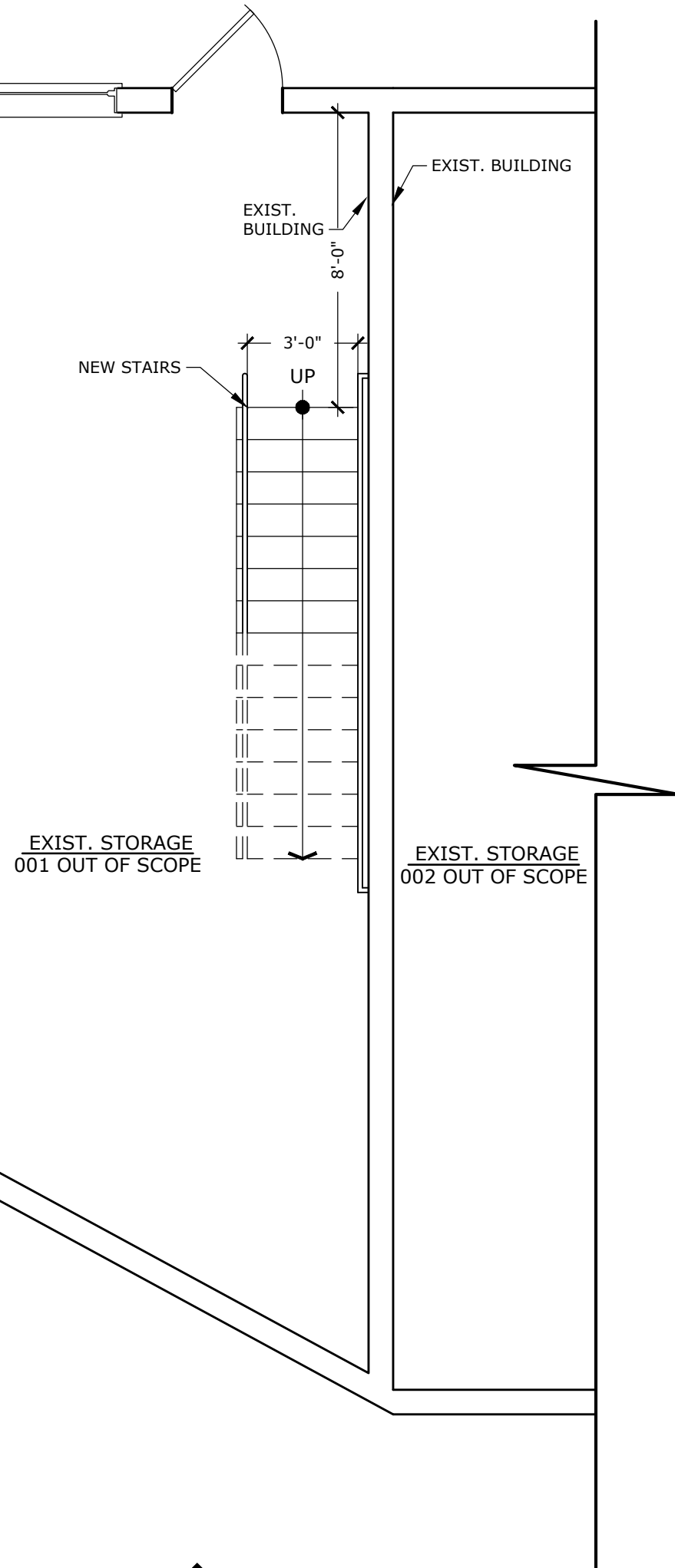


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1
A2.0

2
A2.0

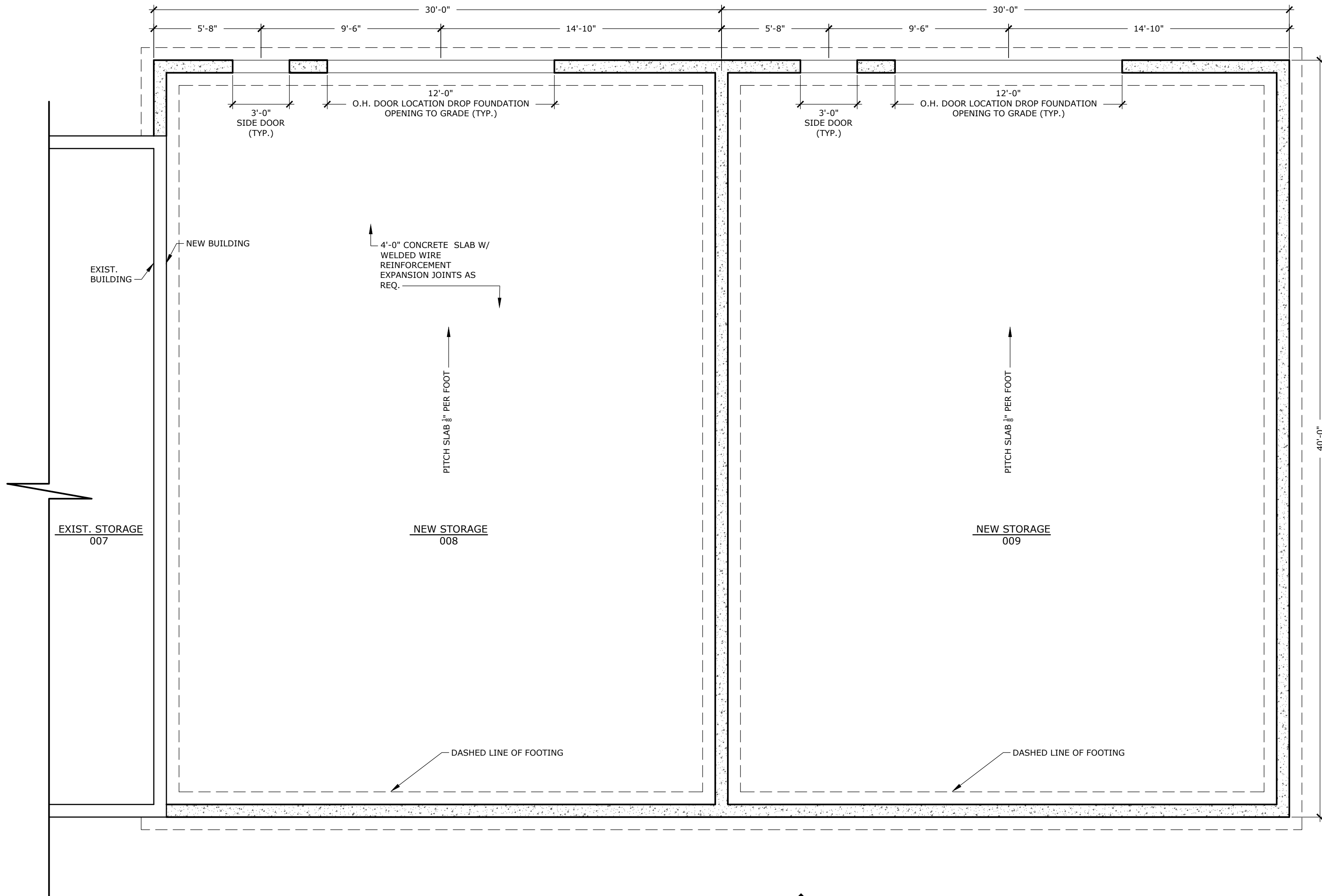


2
A2.0

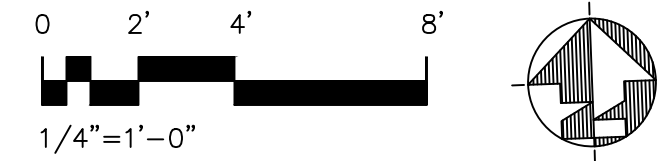
2
A2.0

1
A2.0

2
A2.0



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



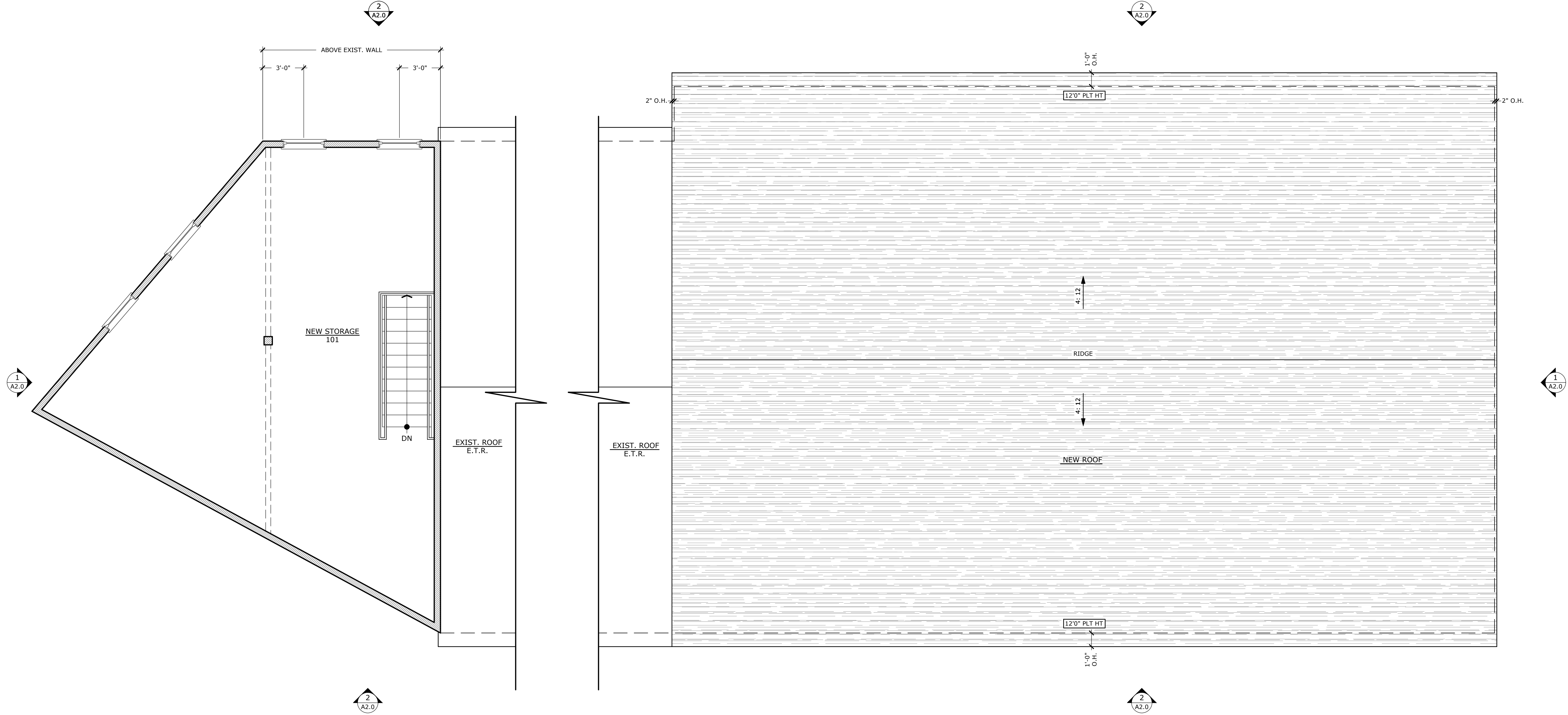
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MAPLEDALE WAREHOUSE
ADDITION
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DESCRIPTION:	FOUNDATION PLAN
SCALE:	1/4"=1'-0"
DATE:	NOVEMBER THth, 2025

REVISIONS:

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



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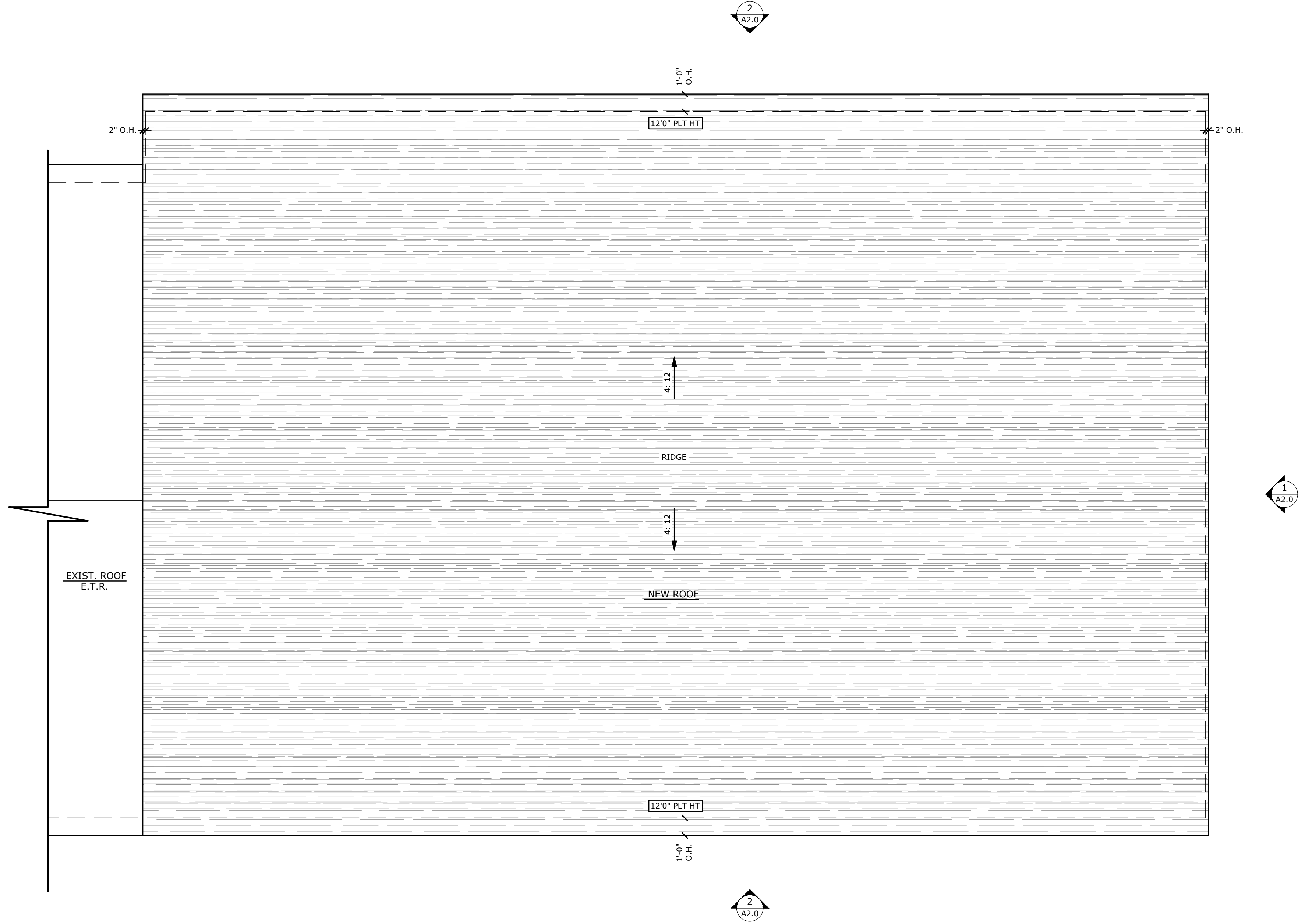
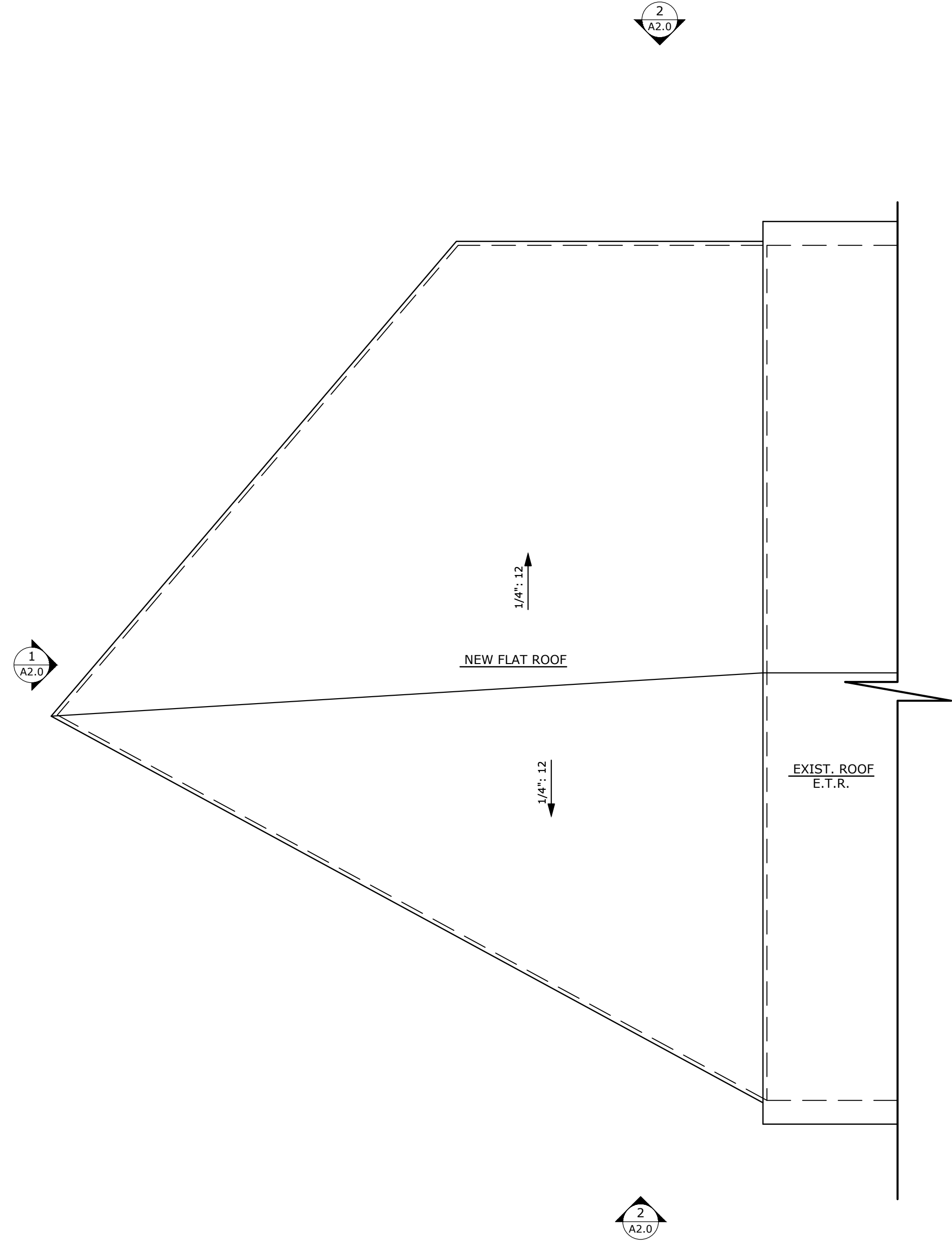
DESCRIPTION:
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
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1 PROPOSED ROOF PLAN
Scale: 1/4"= 1'-0"



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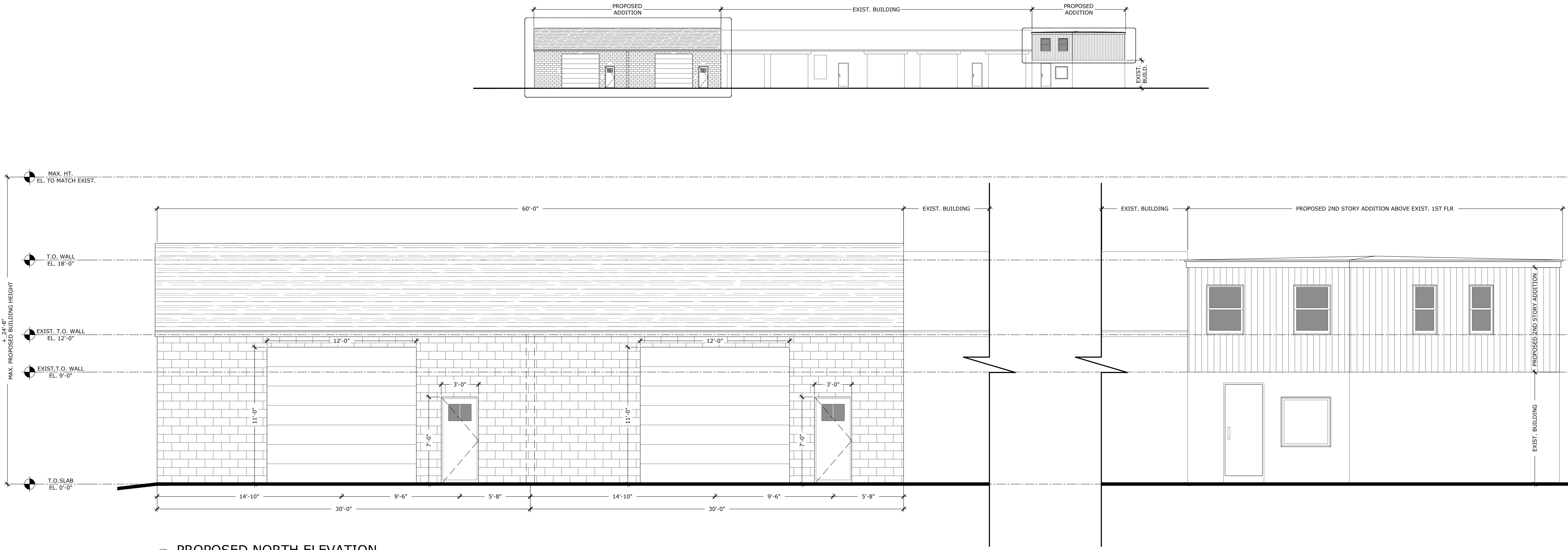
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DESCRIPTION:
PROPOSED ROOF PLAN

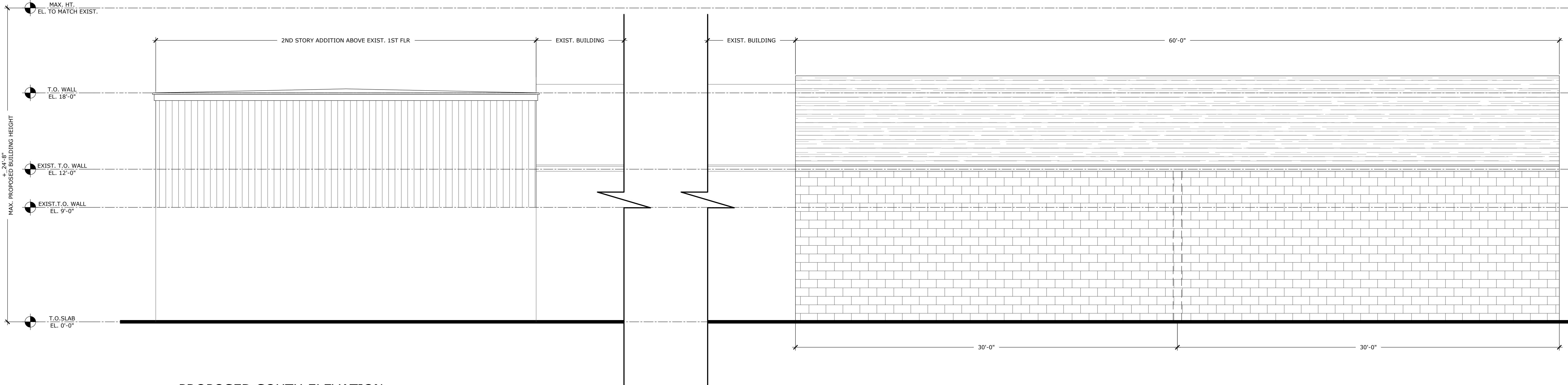
SCALE: 1/4"=1'-0"

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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DESCRIPTION:
EXTERIOR ELEVATIONS

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