

REVISIONS:

DESCRIPTION:

SCALE:

DATE: DECEMBER 29th, 2025

**MAPLEDALE WAREHOUSE ADDITION**  
 28 MAPLEDALE ST  
 COVENTRY, RI

**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: DECEMBER 29TH, 2025

**DRAWING LIST**

- ARCHITECTURAL DRAWINGS**  
 X0.2 EXISTING ARCHITECTURAL SITE PLAN  
 A0.2 PROPOSED 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

REVISIONS:

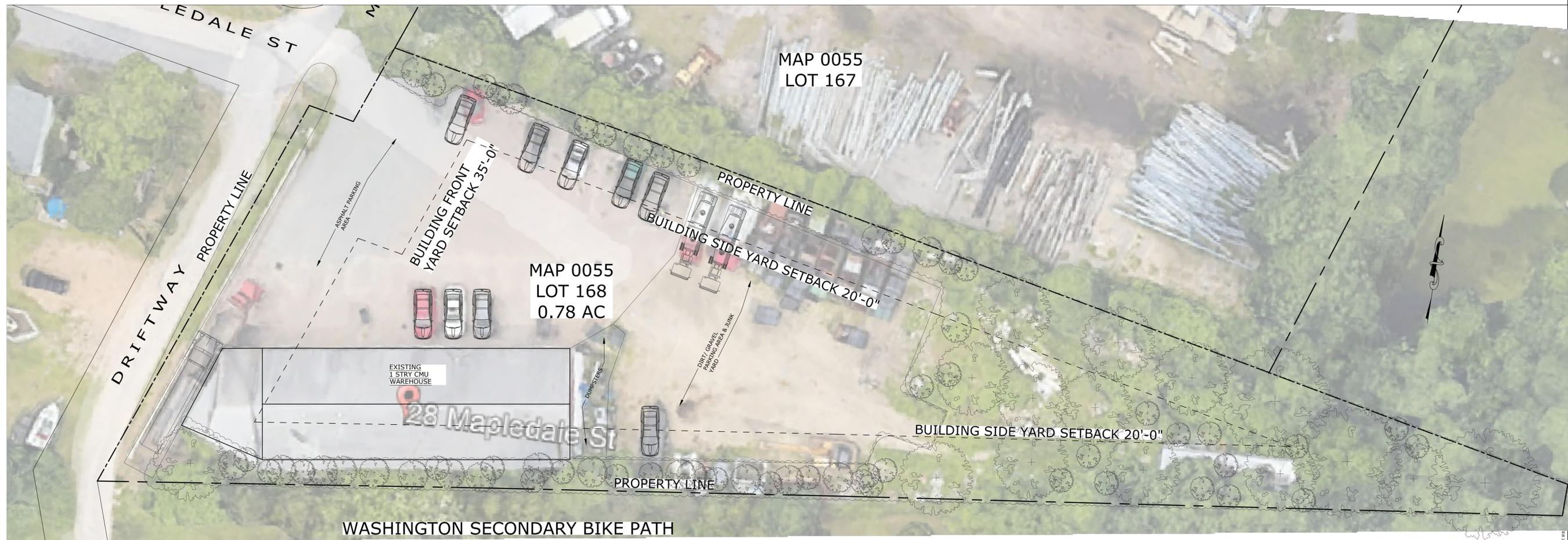
DESCRIPTION:  
 ARCHITECTURAL SITE PLAN

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

DATE: DECEMBER 29th, 2025

**MAPLEDALE WAREHOUSE ADDITION**  
 28 MAPLEDALE ST  
 COVENTRY, RI

**X0.2**



**COVENTRY ZONING:**  
 MAP 0055, LOT 168  
 ZONING DISTRICT: R20  
 ZONING USE: SINGLE FAMILY DWELLING  
 LOT AREA: 0.78 AC= 33,977 SF  
 EXIST. LOADIGN AREAS: 1  
 EXIST. PARKING SPOTS APPROXIMATE=38 NO PARKING STRIPS EXIST

**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%

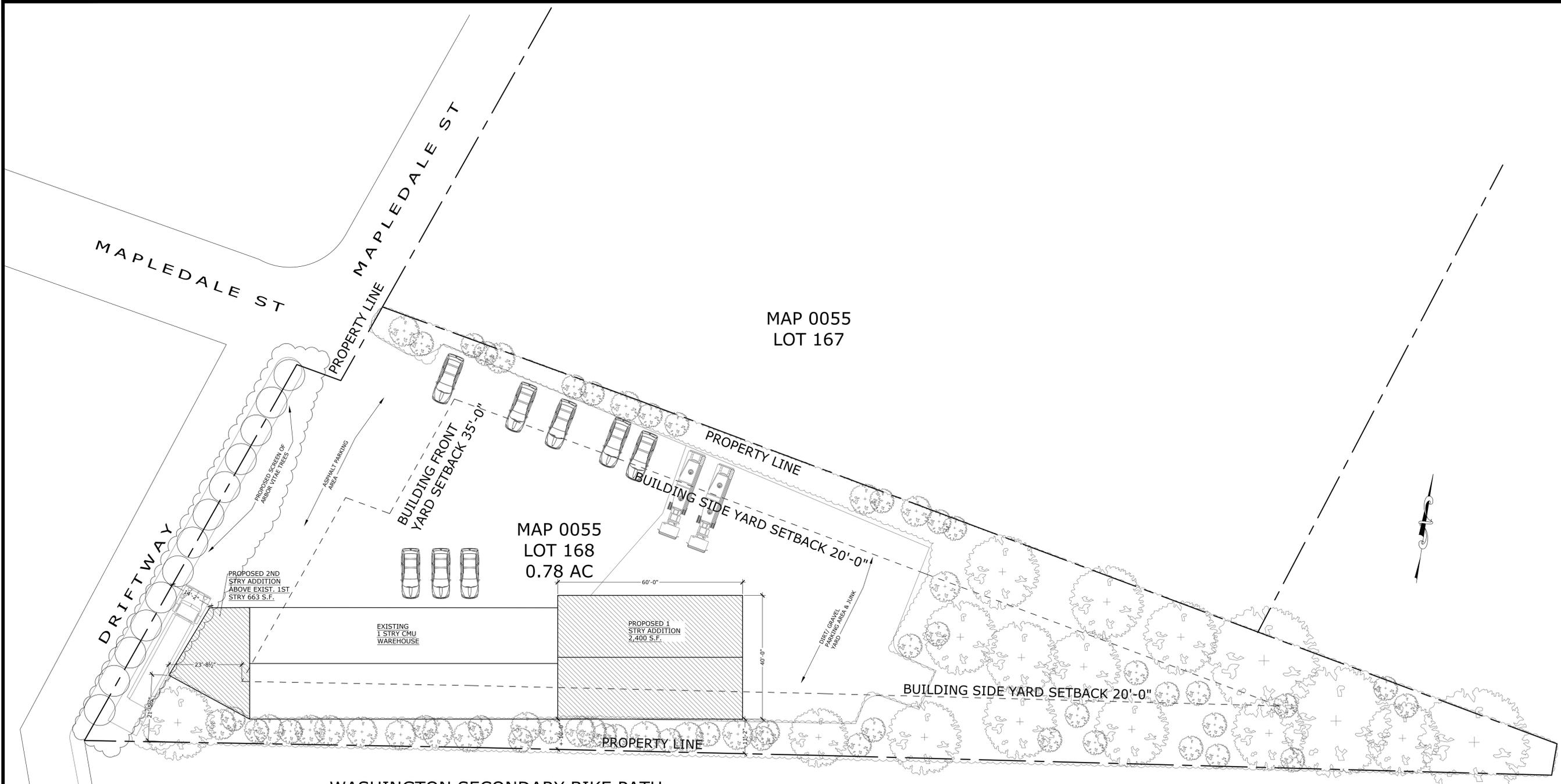
- SITE PLAN NOTES:**
1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
  2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUND. DUE TO THICKNESS OF VARIOUS MATERIALS (IE. SIDING)- SEE FOUND. PLAN
  3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
  4. 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 Grey Box]
PROPOSED BUILDING	[Hatched Box]

① EXIST. ARCHITECTURAL SITE PLAN  
 Scale: 1/16"= 1'-0"

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**COVENTRY ZONING:**  
 MAP 0055, LOT 168  
 ZONING DISTRICT: R20  
 ZONING USE: SINGLE FAMILY DWELLING  
 LOT AREA: 0.78 AC= 33,977 SF  
 EXIST. LOADING AREAS: 1  
 EXIST. PARKING SPOTS APPROXIMATE=38 NO PARKING STRIPS EXIST  
 TOTAL (PROPOSED + EXIST.) LOADING AREAS: 1  
 TOTAL (PROPOSED+ EXIST.) APPROXIMATE PARKING SPOTS= 34  
 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%

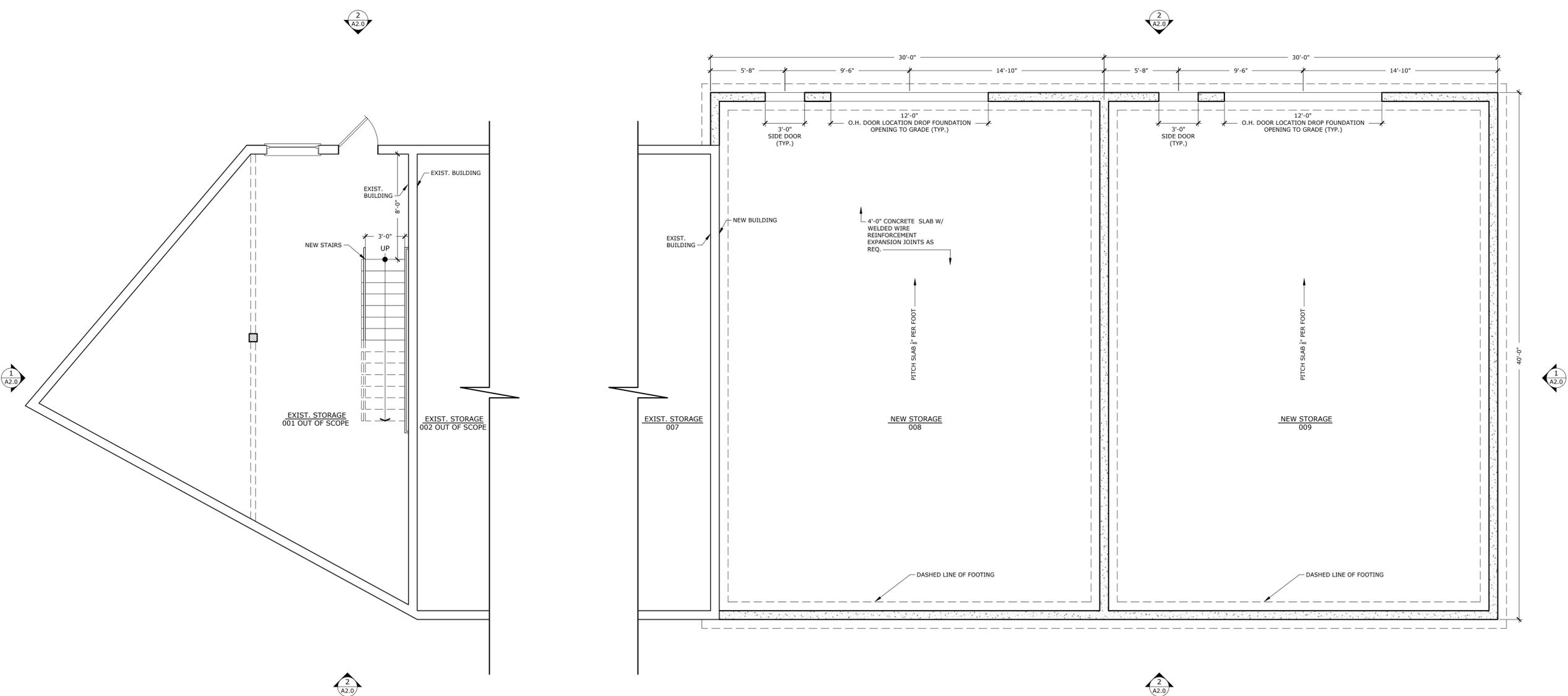
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**LEGENDS:**

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

**1 ARCHITECTURAL SITE PLAN**  
 Scale: 1/16"= 1'-0"

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



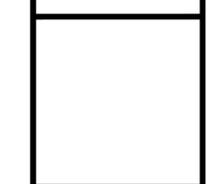
# A1.0

## MAPLEDALE WAREHOUSE ADDITION

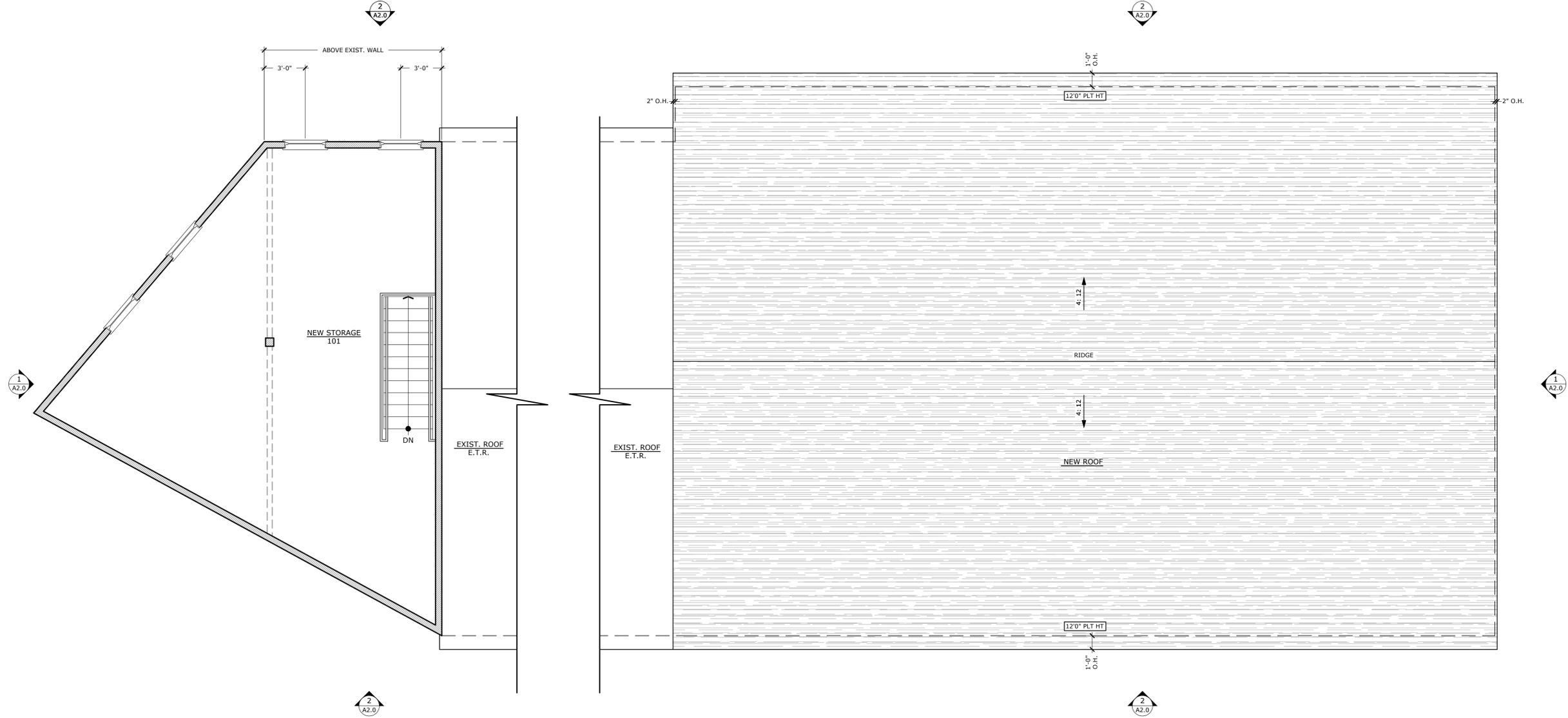
28 MAPLEDALE ST  
COVENTRY, RI

DESCRIPTION:	FOUNDATION PLAN
SCALE:	1/4" = 1'-0"
DATE:	DECEMBER 29th, 2025

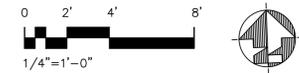
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**CORDTZEN  
DESIGN  
ARCHITECTURE**  
42 West Main Road  
Middletown, RI 02842  
CordtzenDesign.com  
401.619.6689



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

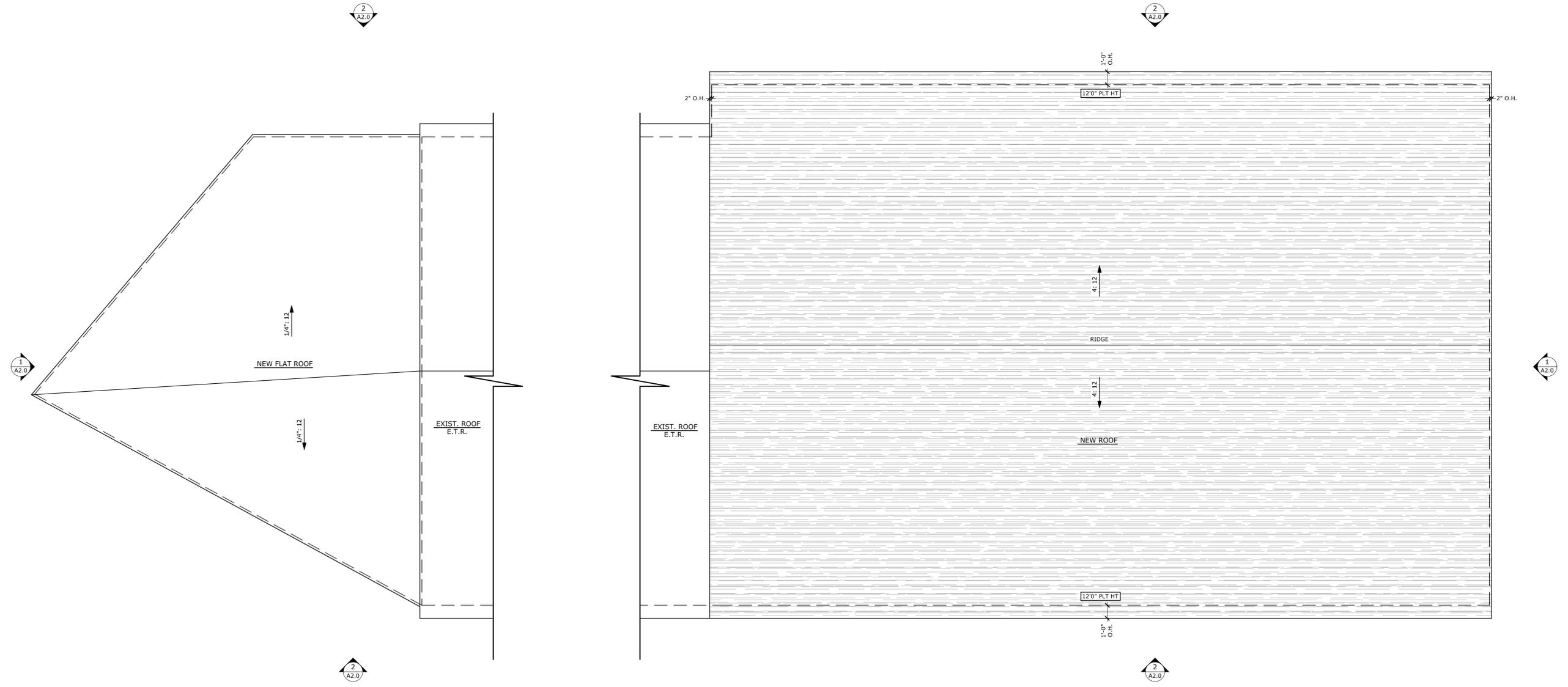


MAPLEDALE WAREHOUSE  
ADDITION  
28 MAPLEDALE ST  
COVENTRY, RI

DESCRIPTION:	FIRST FLOOR PLAN
SCALE:	1/4" = 1'-0"
DATE:	DECEMBER 29th, 2025

REVISIONS:

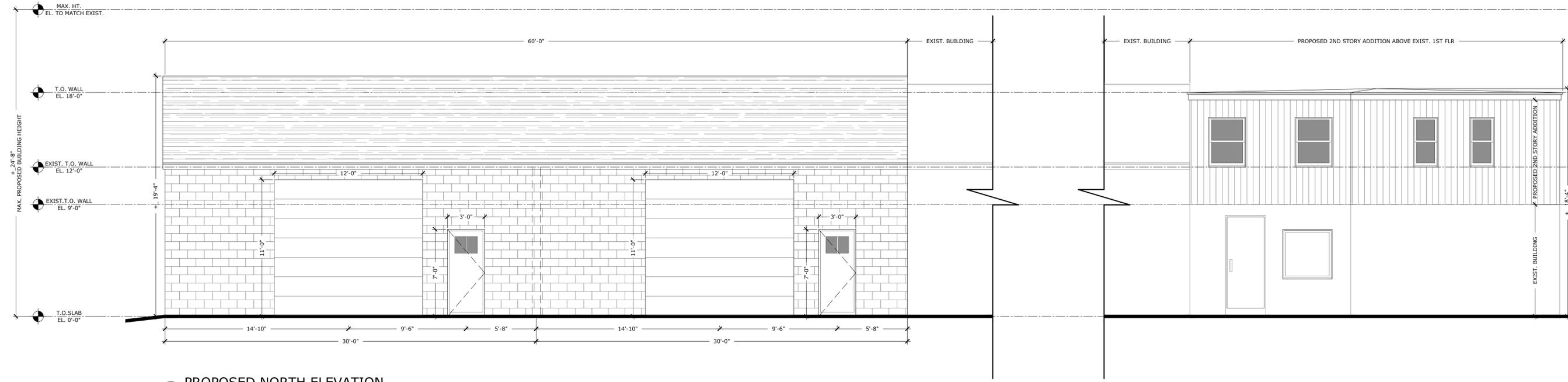
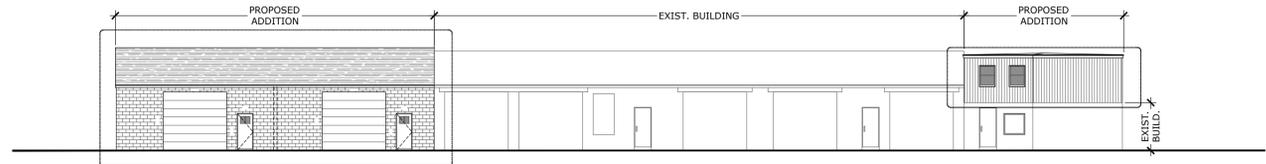
1 PROPOSED ROOF PLAN  
Scale: 1/4" = 1'-0"



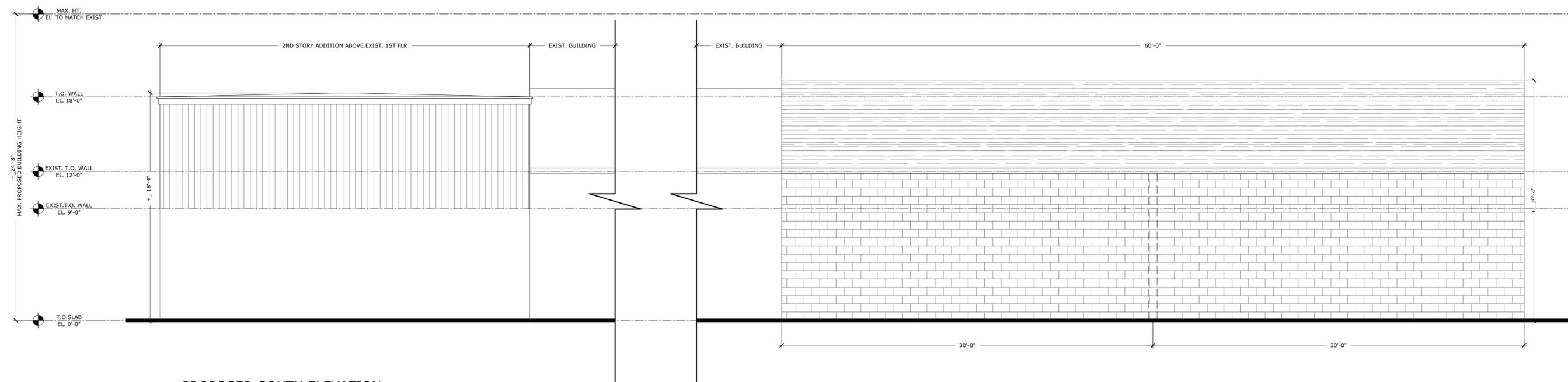
MAPLEDALE WAREHOUSE  
ADDITION  
28 MAPLEDALE ST  
COVENTRY, RI

DESCRIPTION:  
PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"  
DATE: DECEMBER 29th, 2025

REVISIONS:



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



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

REVISIONS:

DESCRIPTION:  
EXTERIOR ELEVATIONS

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

DATE: DECEMBER 29th, 2025

MAPLEDALE WAREHOUSE  
ADDITION  
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**A2.0**

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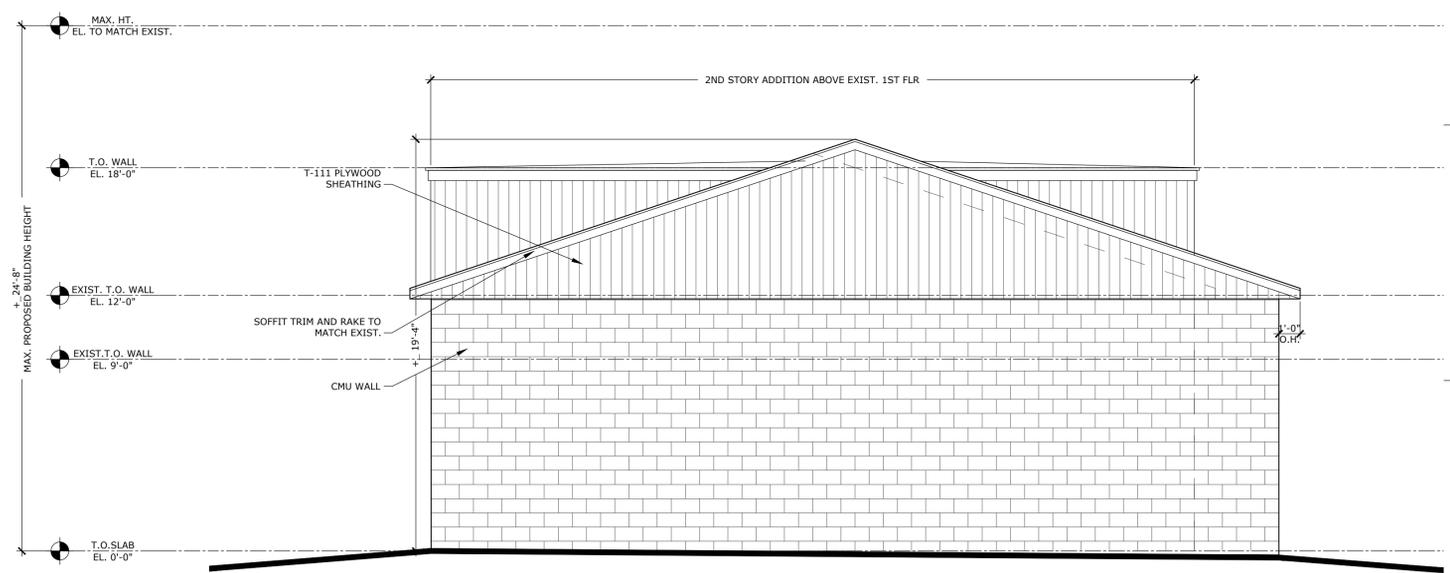
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 EXTERIOR ELEVATIONS

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

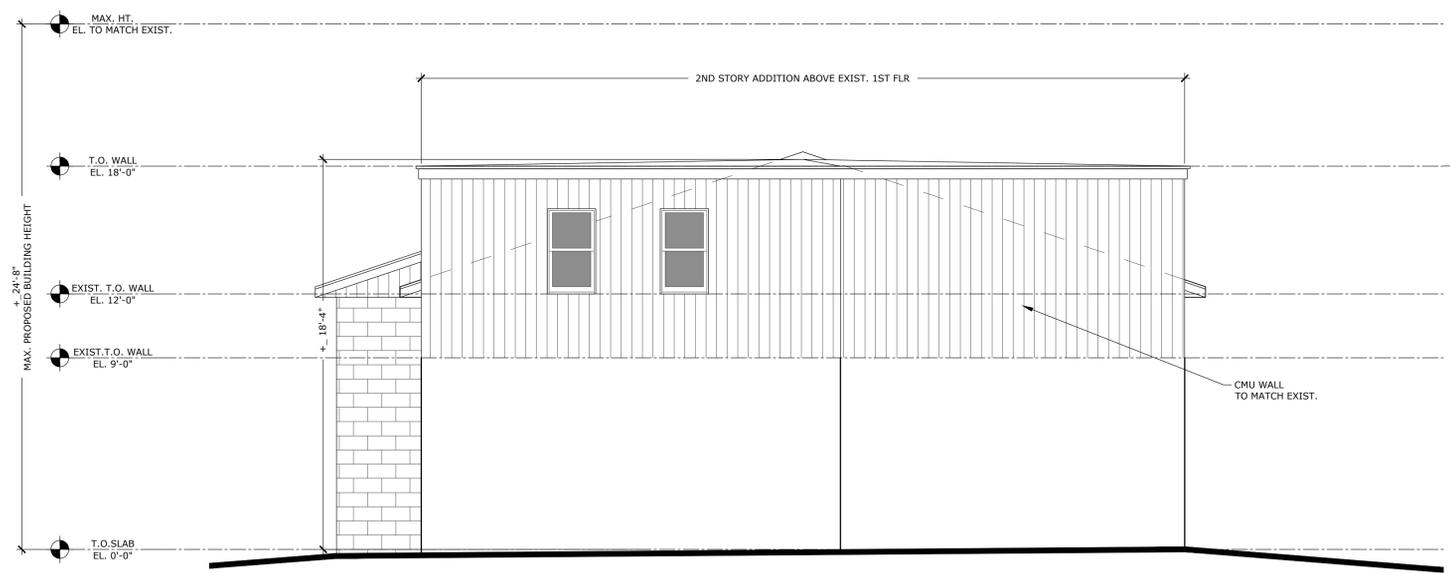
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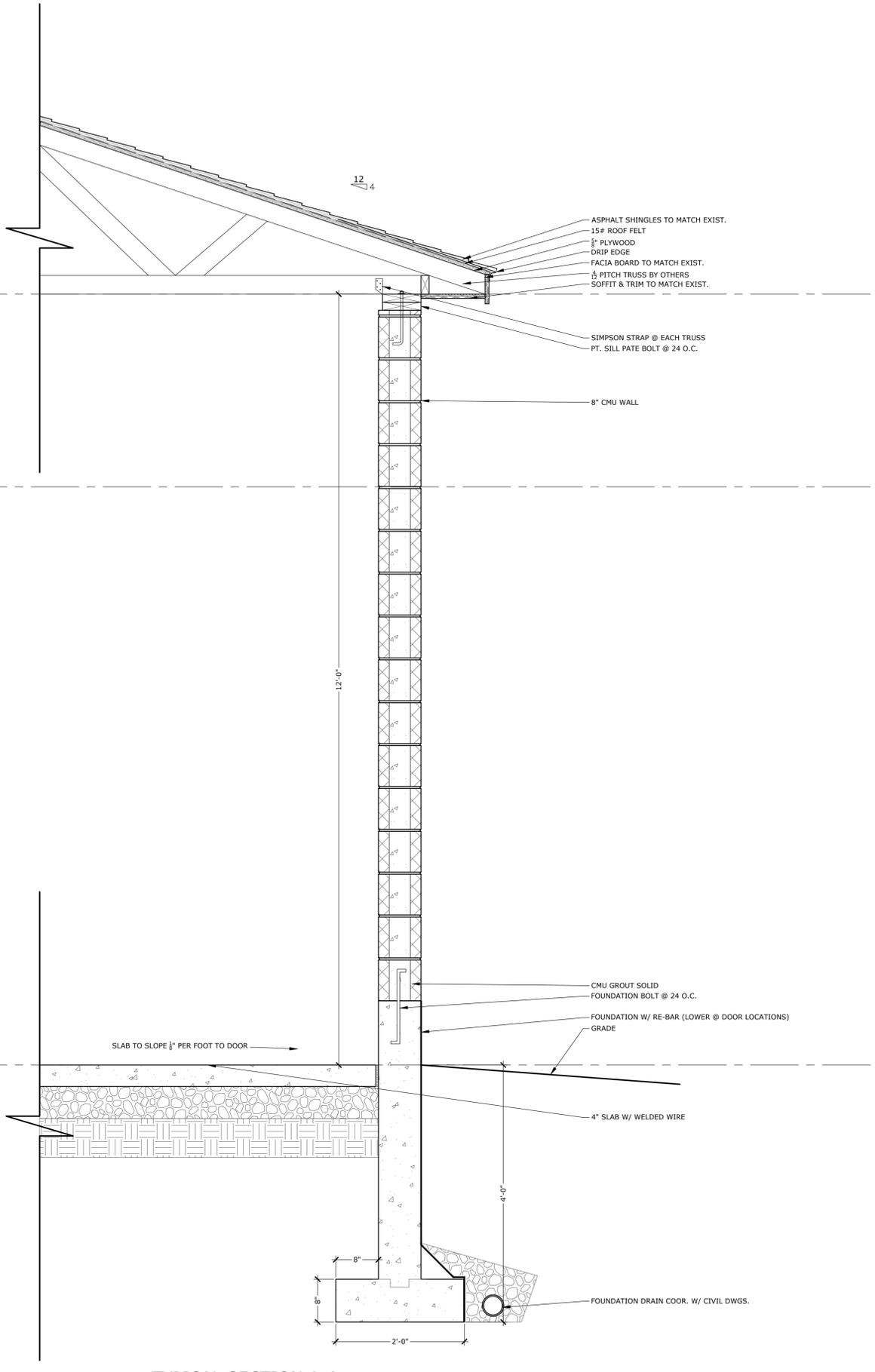
**A2.1**



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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