

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



REVISIONS:

DESCRIPTION:

SCALE:
DATE: FEBRUARY 18th, 2026

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 APPLICATION Set: FEBRUARY 18TH, 2026

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

MAPLEDALE WAREHOUSE ADDITION

28 MAPLEDALE ST
COVENTRY, RI

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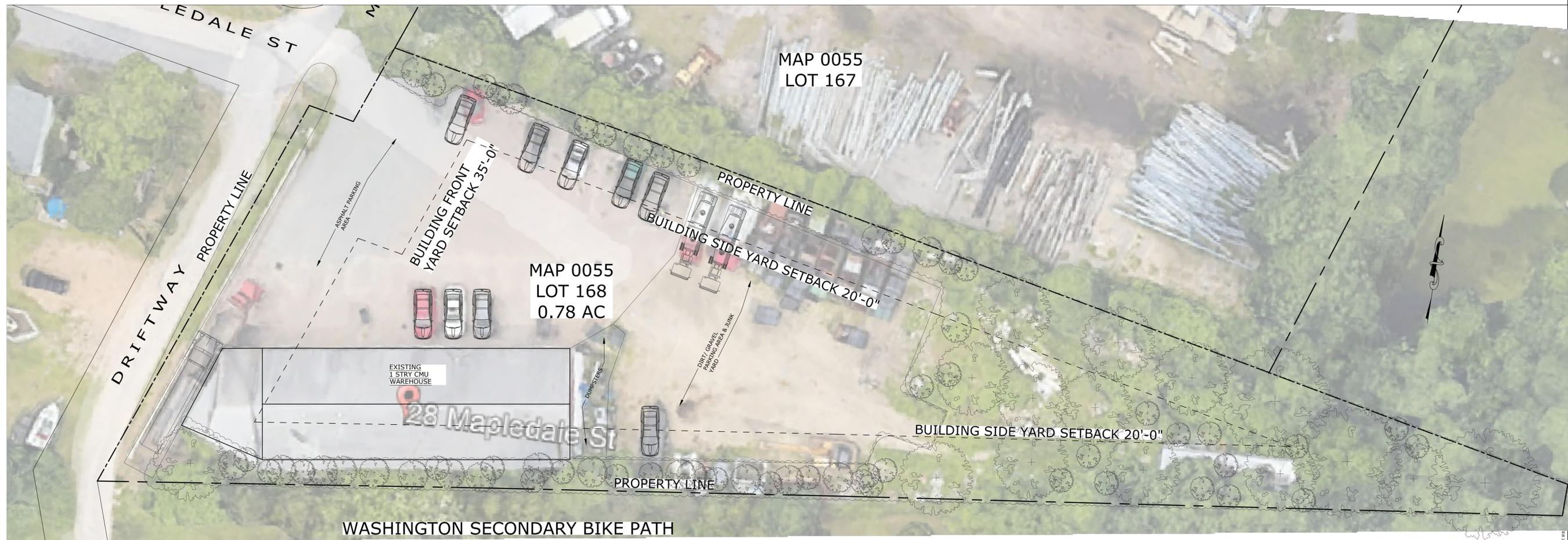
DESCRIPTION:
 ARCHITECTURAL SITE PLAN

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"

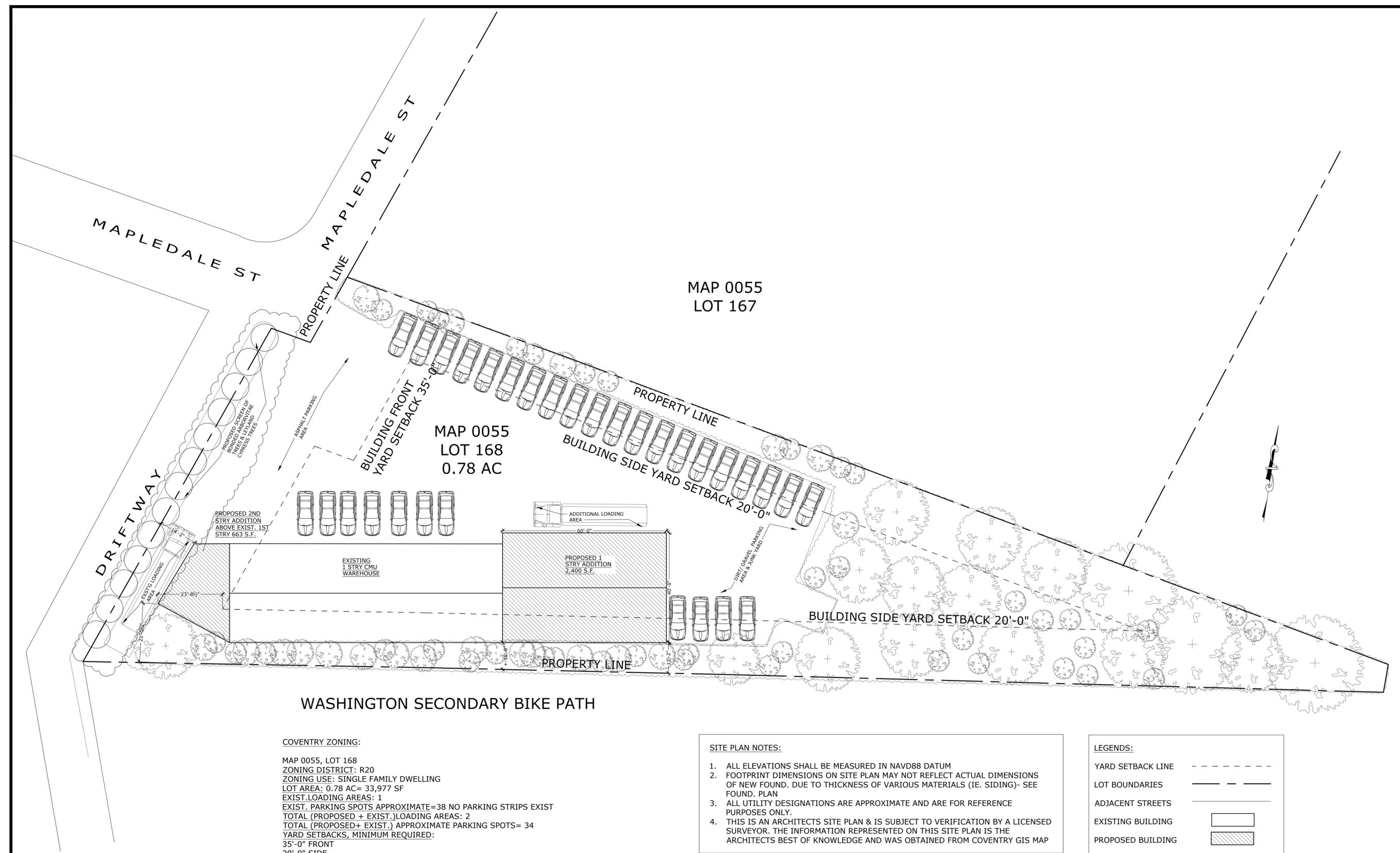
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REVISIONS:
 DESCRIPTION: ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"
 DATE: FEBRUARY 18th, 2026

MAPLEDALE WAREHOUSE ADDITION
 28 MAPLEDALE ST
 COVENTRY, RI

A0.2



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: 2
 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%

SITE PLAN NOTES:

1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
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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"

1
A2.0

2
A2.0

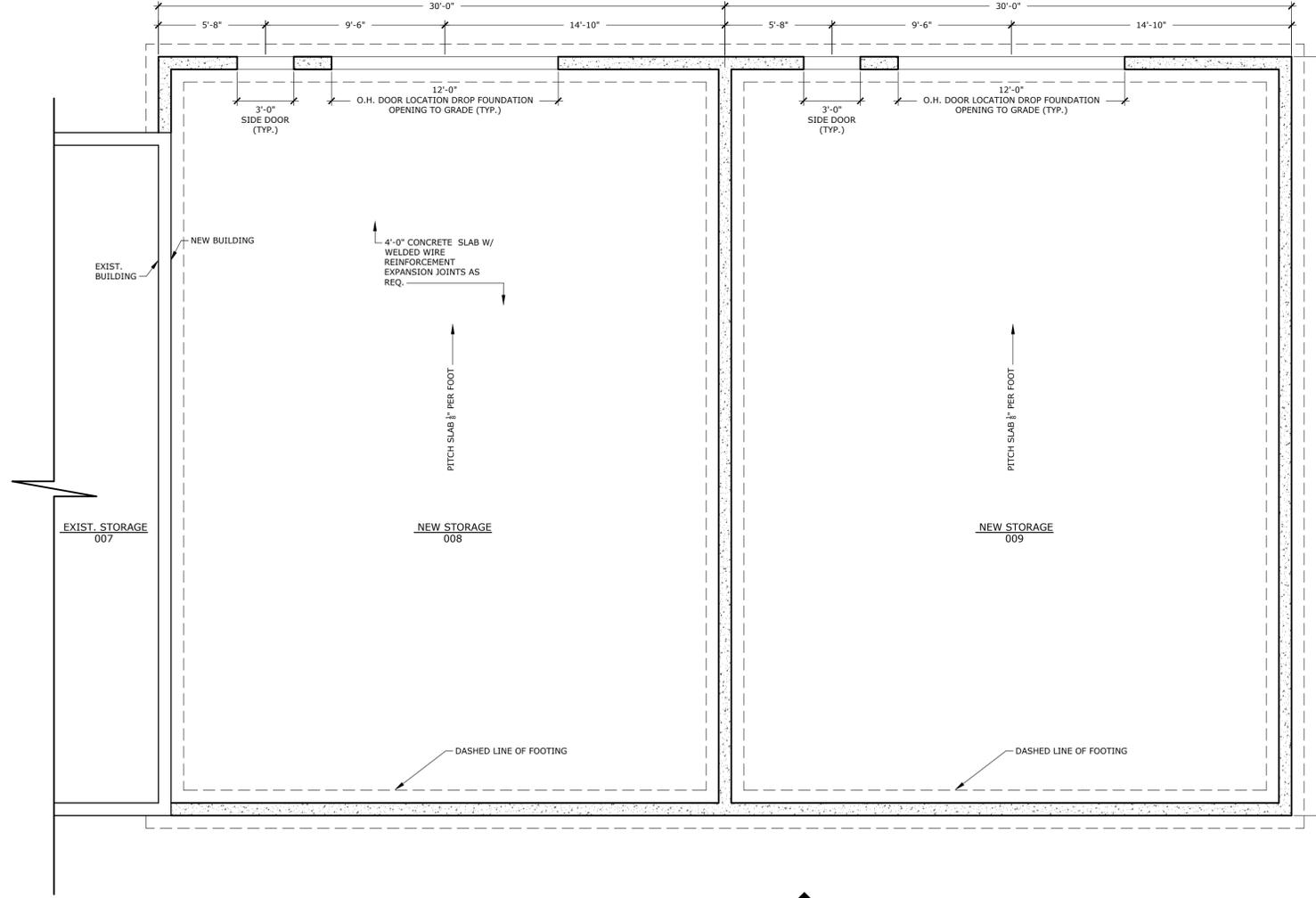
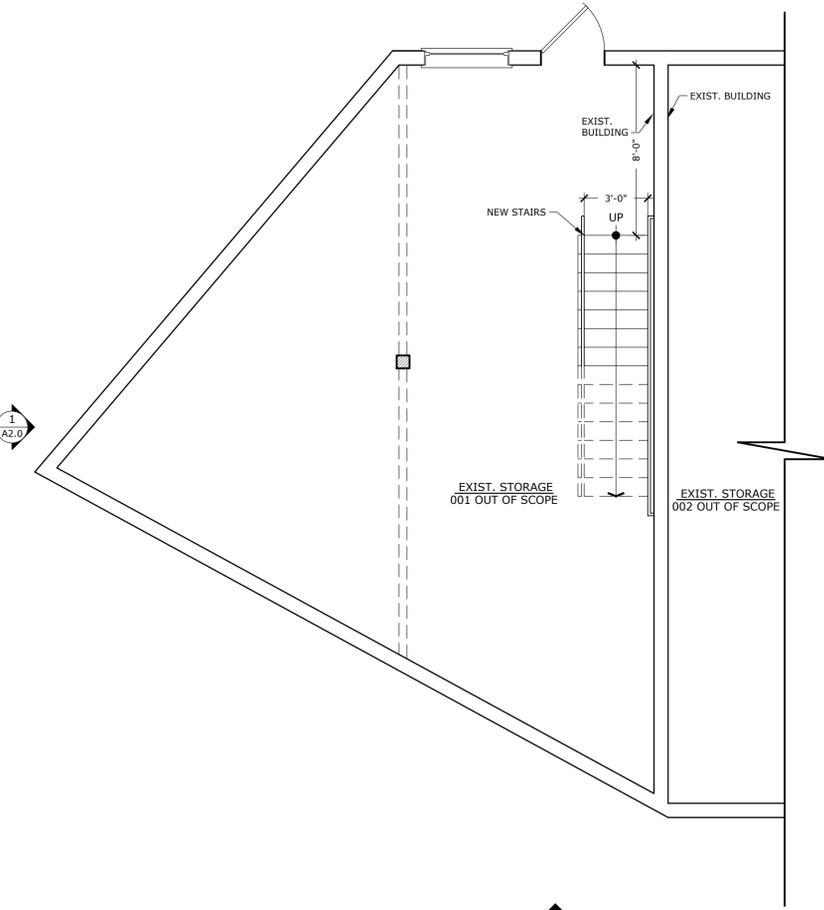
2
A2.0

2
A2.0

2
A2.0

1
A2.0

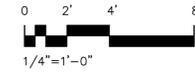
1
A2.0



1 PROPOSED FIRST FLOOR PLAN

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

48.pdf



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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:
FOUNDATION PLAN

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

DATE: FEBRUARY 18th, 2026

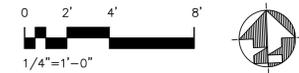
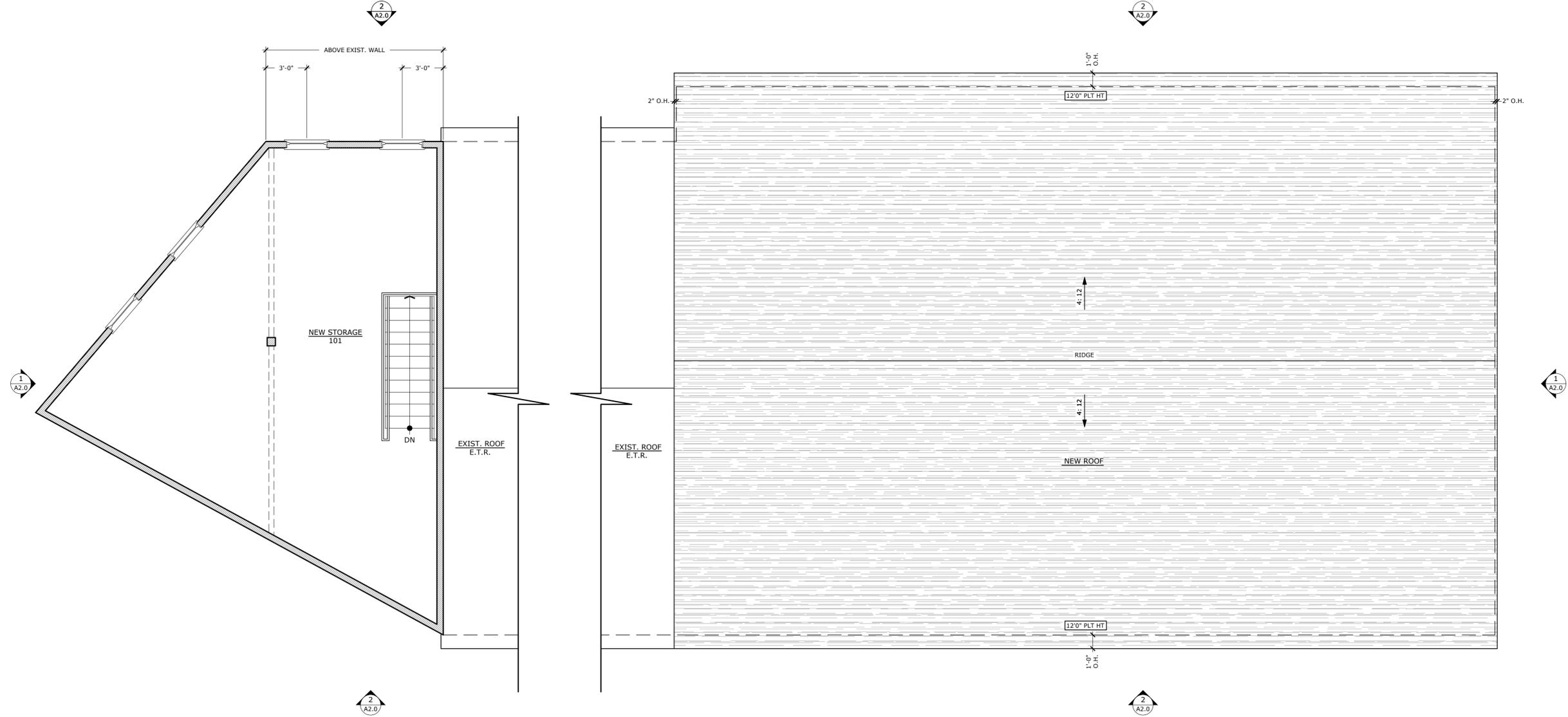
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401.619.6689



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



A1.1

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

DESCRIPTION: FIRST FLOOR PLAN

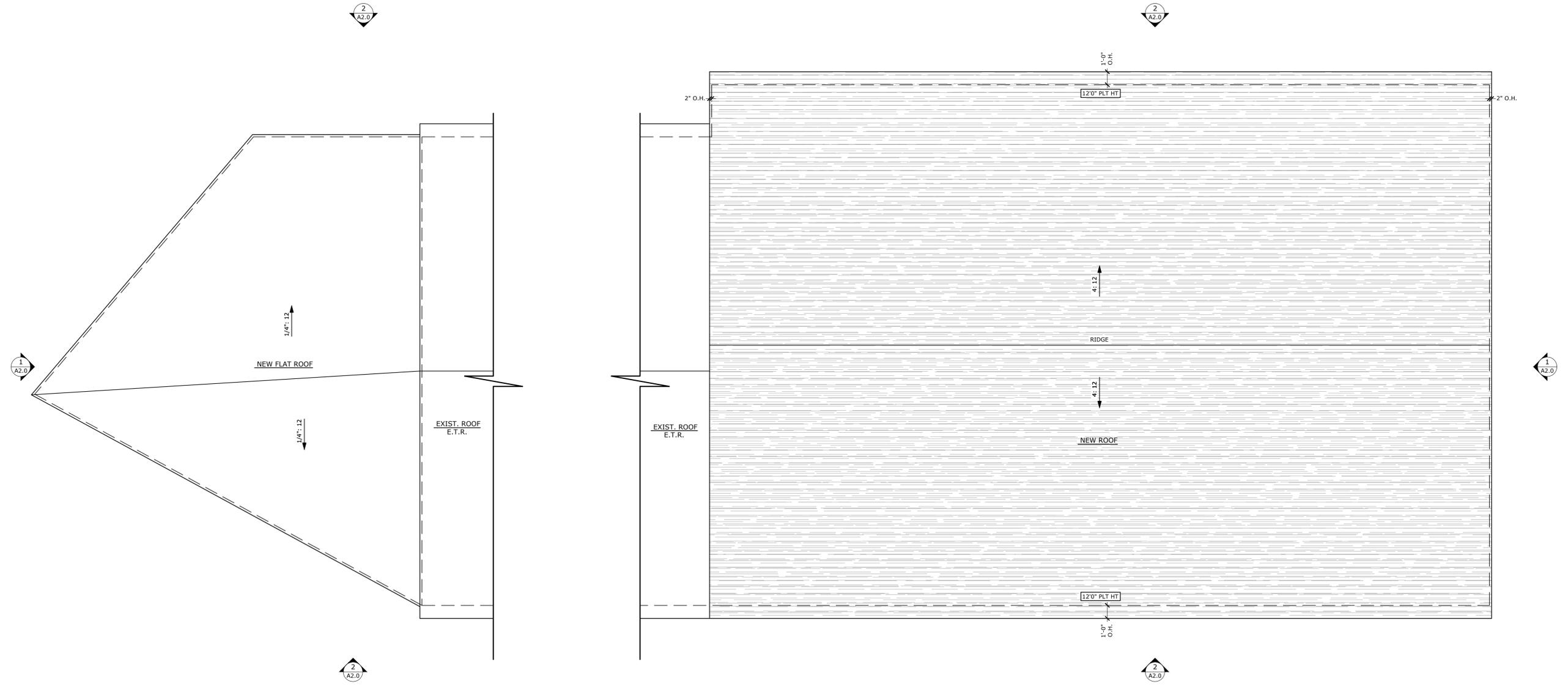
SCALE: 1/4" = 1'-0"

DATE: FEBRUARY 18th, 2026

REVISIONS:



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



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A1.3

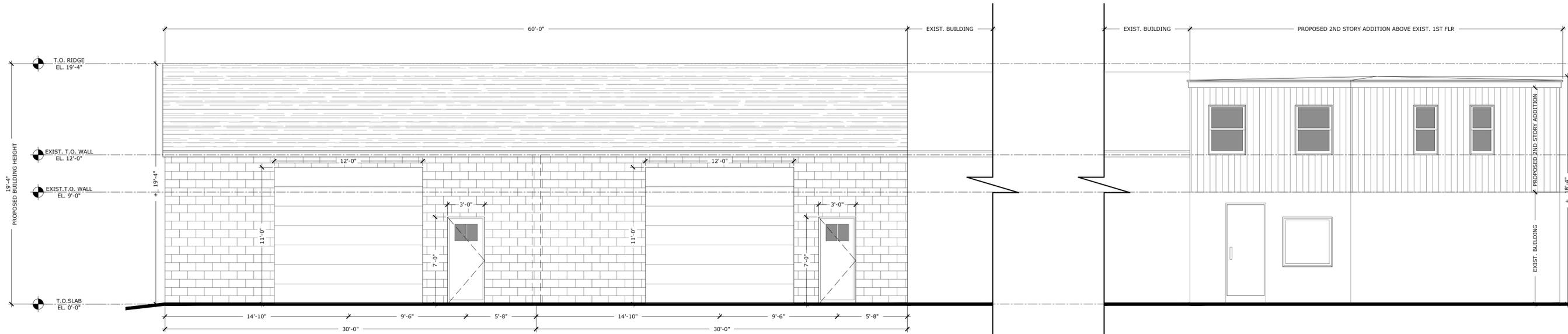
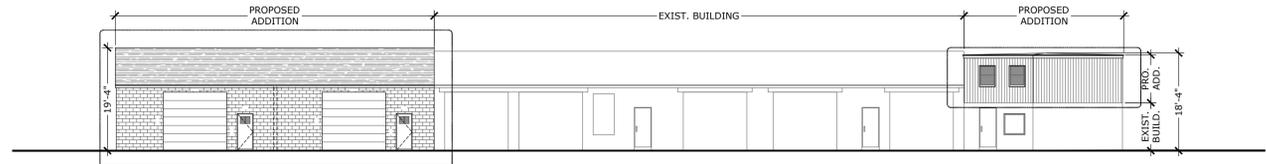
**MAPLEDALE WAREHOUSE
ADDITION**
28 MAPLEDALE ST
COVENTRY, RI

DESCRIPTION:
PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"
DATE: FEBRUARY 18th, 2026

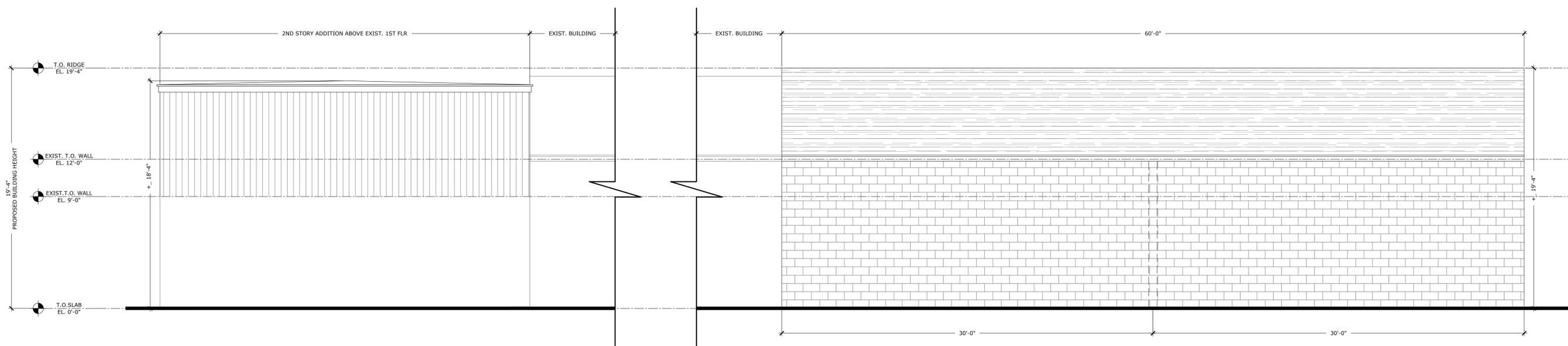
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1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



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



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REVISIONS:

DESCRIPTION:
EXTERIOR ELEVATIONS

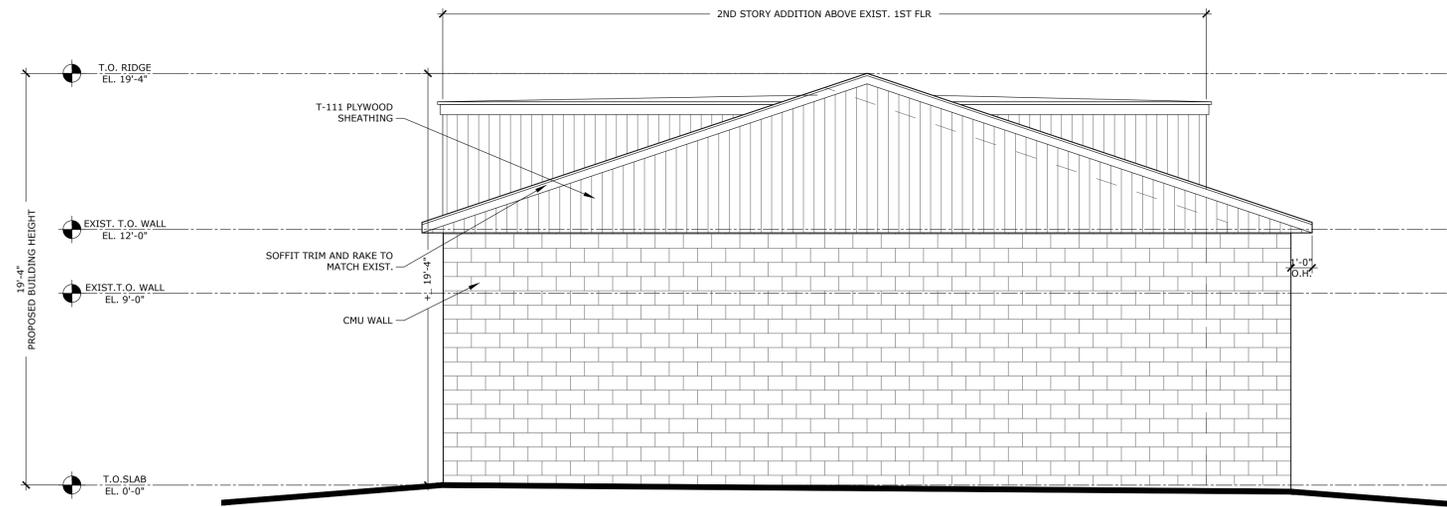
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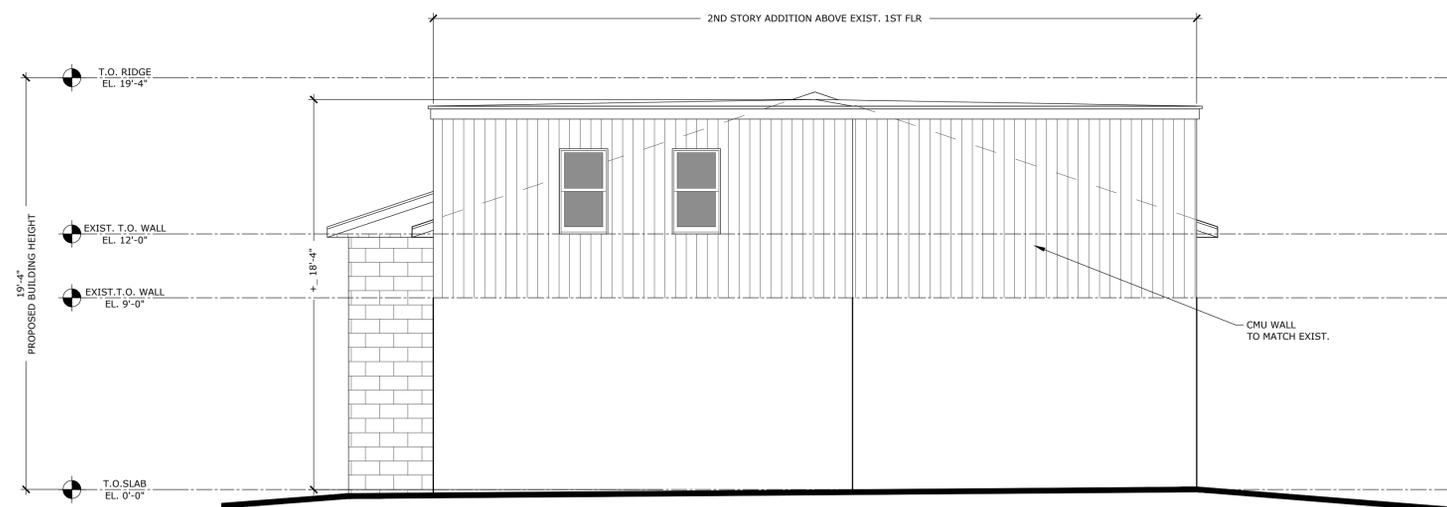
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MAPLEDALE WAREHOUSE
ADDITION
28 MAPLEDALE ST
COVENTRY, RI

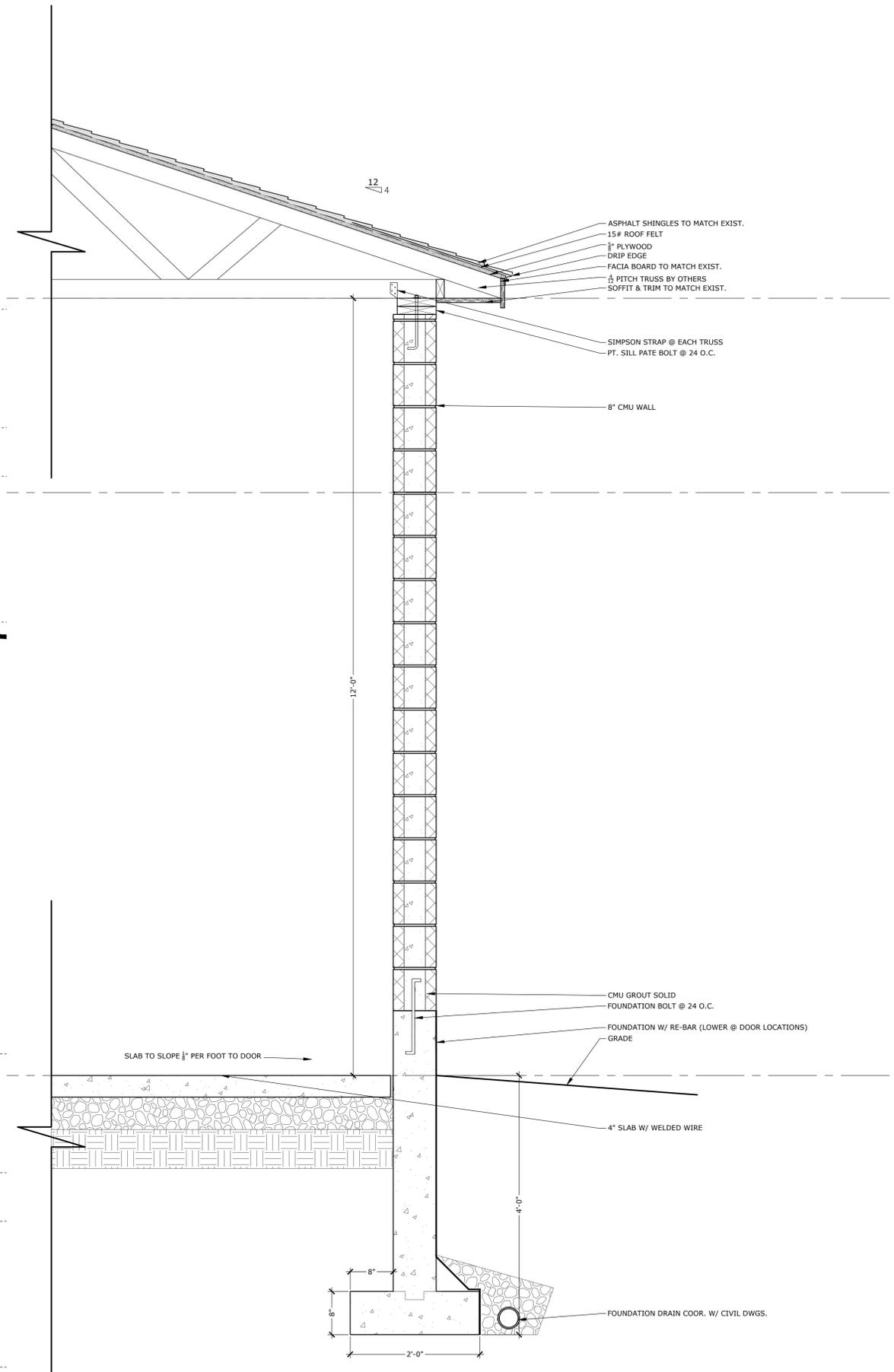
A2.0



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"



REVISIONS:

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A2.1

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