

MASTER PLAN SUBMISSION FOR PROPOSED EXTENDED CARE FACILITY

PLAT MAP 247, LOTS 45, 50 and 105
BOOK 9504, PAGE 0129 and BOOK 8569, PAGE 0017
ZONING DISTRICT: A-40
RESIDENCE A-40 DISTRICT
643 and 655 COMMONWEALTH AVENUE
WARWICK, RHODE ISLAND



LOCATION MAP
SCALE: 1"=1,000'

INDEX OF DRAWINGS

DRAWING No.	PLAN
C1	VICINITY MAP
C2	200' RADIUS MAP
C3	AERIAL MAP
C4	EXISTING CONDITIONS PLAN
C5	SITE LAYOUT PLAN
C6	CONCEPTUAL LANDSCAPE PLAN
A-4	EXTERIOR ELEVATIONS

REVISIONS

No.	DESCRIPTION	DATE
1	PROPERTY LINE	04/13/23

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PREPARED FOR:

Commonwealth
HOUSE
ASSISTED LIVING
655 COMMONWEALTH AVENUE
WARWICK, RHODE ISLAND

ENGINEERS and LAND SURVEYORS

ENGINEERS



CROSSMAN ENGINEERING

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MARCH 2023
SHEET 1 of 8

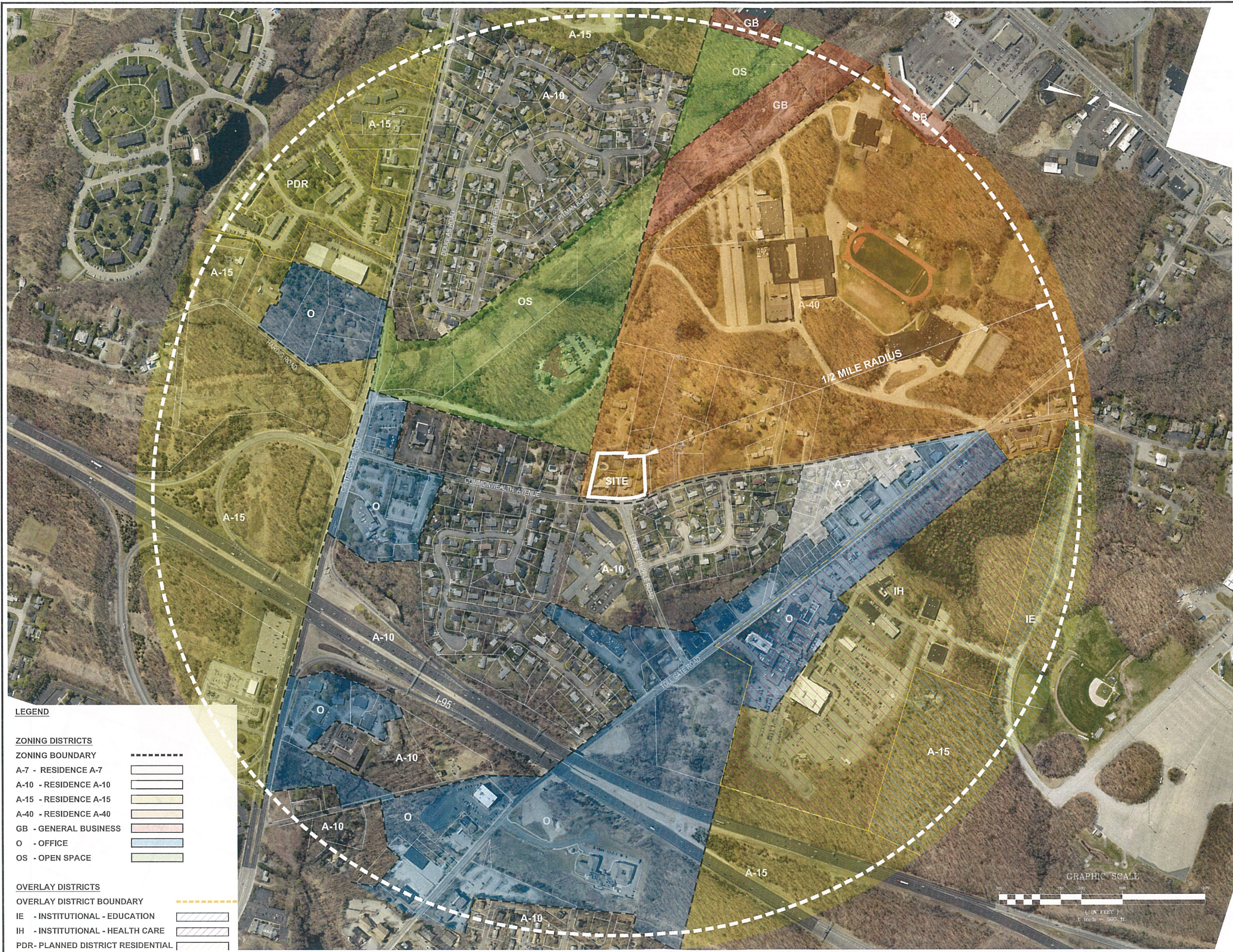
ARCHITECTS



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KEY PLAN

PROJECT TITLE:
 PROPOSED EXTENDED CARE FACILITY
 PLAT MAP 247, LOTS 45, 50 and 105
 ZONING DISTRICT: A-40
 RESIDENCE A-40 DISTRICT
 643 and 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

PREPARED FOR:

 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

DRAWING TITLE:
 VICINITY MAP

DATE: MARCH 2023 **SCALE:** 1"=300'

DWG. NAME: 2701-C01-VICINITY-R1.dwg

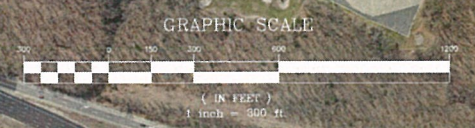
REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER:
C1
 SHEET: 2 OF 8

LEGEND

ZONING DISTRICTS	
ZONING BOUNDARY	-----
A-7 - RESIDENCE A-7	[Light Blue Box]
A-10 - RESIDENCE A-10	[Light Green Box]
A-15 - RESIDENCE A-15	[Light Yellow Box]
A-40 - RESIDENCE A-40	[Light Orange Box]
GB - GENERAL BUSINESS	[Light Red Box]
O - OFFICE	[Light Blue Box]
OS - OPEN SPACE	[Light Green Box]
OVERLAY DISTRICTS	
OVERLAY DISTRICT BOUNDARY	-----
IE - INSTITUTIONAL - EDUCATION	[Hatched Box]
IH - INSTITUTIONAL - HEALTH CARE	[Hatched Box]
PDR - PLANNED DISTRICT RESIDENTIAL	[Hatched Box]





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 WARWICK, RHODE ISLAND

PREPARED FOR:

Commonwealth HOUSE
 ASSISTED LIVING
 655 COMMONWEALTH AVENUE
 WARWICK, RHODE ISLAND

DRAWING TITLE:

AERIAL MAP

DATE: MARCH 2023 SCALE: 1"=20'

DWG. NAME: 2701-C03-AERIAL.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

C3

SHEET: 4 OF 8



DIMENSIONAL REGULATIONS:
ZONING DISTRICT: A-40 RESIDENTIAL DISTRICT
NURSING, CONVALESCENT HOME: SPECIAL USE PERMIT (USE CODE 705)

REQUIREMENT	REQUIRED	LOT 105 (TO REMAIN)	LOT 45 and 50 (TO BE MERGED)
MINIMUM LOT AREA	40,000 S.F.	41,275 S.F.	33,120 S.F.
MINIMUM LOT FRONTAGE	150'	153'	214'
MINIMUM LOT WIDTH	150'	153'	202'
MINIMUM FRONT AND CORNER YARD SETBACK	40'	65'	40'
MINIMUM SIDE YARD SETBACK	30'	23'	40'
MINIMUM REAR YARD SETBACK	40'	134'	30' MIN.
MAXIMUM STRUCTURE HEIGHT	35'	<35'	35'
MINIMUM LANDSCAPED OPEN SPACE	20%	40+%	<30%

PARKING REQUIREMENTS
NURSING, CONVALESCENT HOME: 1 SPACE PER 2 BEDS
EXISTING 10 SINGLE BED UNIT (10 BEDS/2) = 5 SPACES
PROPOSED 1-14 SINGLE BED UNITS (14 BEDS/2) = 7 SPACES
TOTAL SPACES REQUIRED = 12 SPACES
TOTAL SPACES PROVIDED = 12 SPACES

WARWICK ZONING CODE VARIANCE REQUESTS

EXISTING PLAT 247, LOT 105 TO REMAIN

TABLE 2A, DIMENSIONAL REGULATIONS

SIDE YARD	REQUIRED	PROPOSED
	30'	23' (EXISTING)

TABLE 2B, FOOTNOTE 2, RESIDENTIAL SETBACK

COMMERCIAL BUILDING	REQUIRED	PROPOSED
	40'	23' (EXISTING BUILDING)
PARKING	REQUIRED	PROPOSED
	40'	4' (EXISTING ACCESSORY BUILDING-SHED)
		24' (EXISTING)

601.2(A), LOCATION OF ACCESSORY STRUCTURE

SIDE SETBACK	REQUIRED	PROPOSED
	15'	4' (EXISTING)
REAR SETBACK	REQUIRED	PROPOSED
	10'	5' (EXISTING)

701.2, MINIMUM PARKING SIZE

PARALLEL PARKING AISLE	REQUIRED	PROVIDED
	12'	10' (EXISTING)

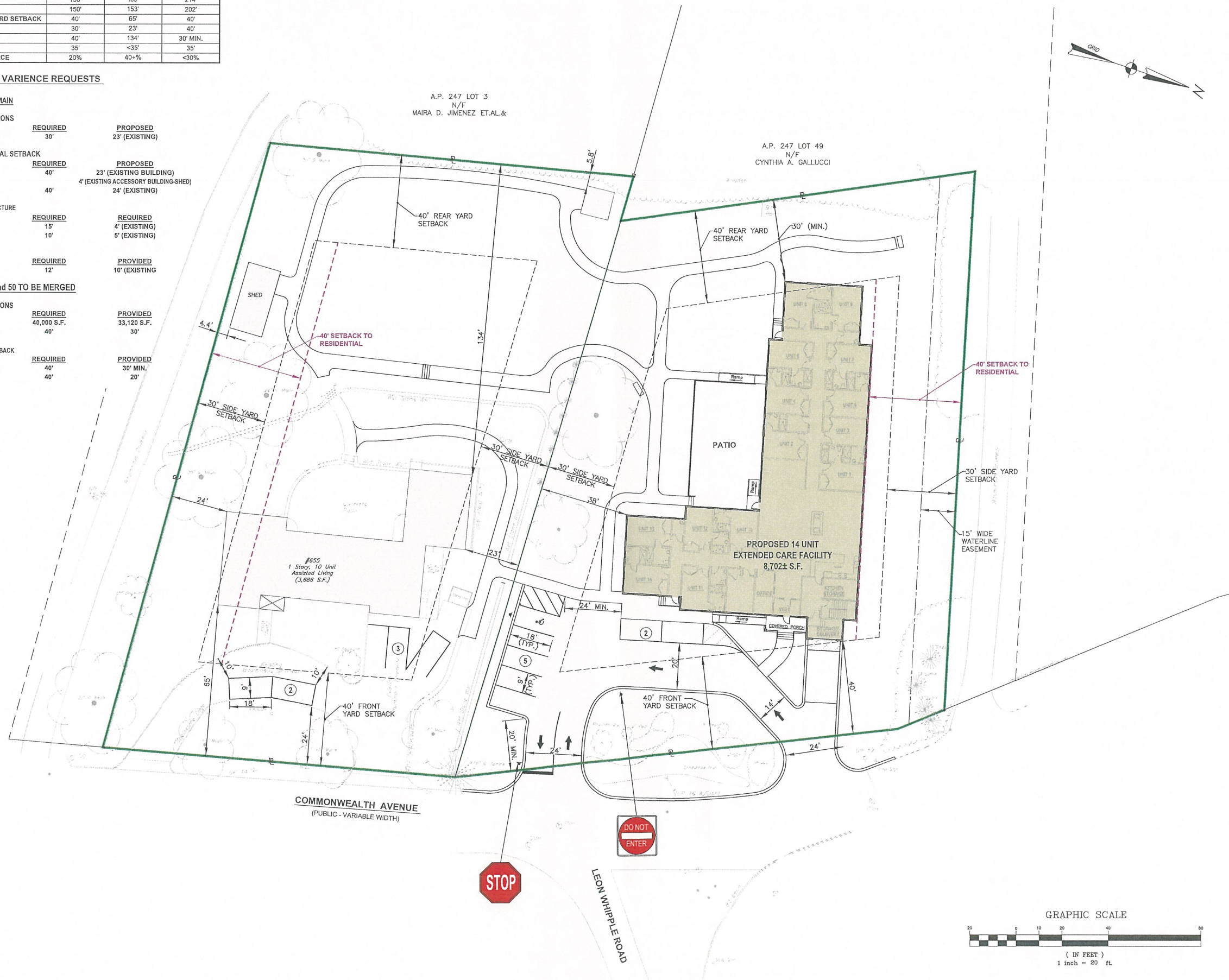
EXISTING PLAT 247, LOTS 45 and 50 TO BE MERGED

TABLE 2A, DIMENSIONAL REGULATIONS

LOT AREA	REQUIRED	PROVIDED
	40,000 S.F.	33,120 S.F.
REAR YARD	REQUIRED	PROVIDED
	40'	30'

TABLE 2B, FOOTNOTE 2, RESIDENTIAL SETBACK

COMMERCIAL BUILDING	REQUIRED	PROVIDED
	40'	30' MIN.
PARKING	REQUIRED	PROVIDED
	40'	20'



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WARWICK, RHODE ISLAND

PREPARED FOR:
Commonwealth HOUSE
ASSISTED LIVING
655 COMMONWEALTH AVENUE
WARWICK, RHODE ISLAND

DRAWING TITLE:
SITE LAYOUT PLAN

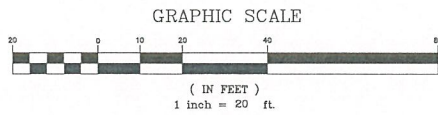
DATE: MARCH 2023 **SCALE:** 1"=20'

DWG. NAME: 2701-C05-SITE-R1.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER:
C5
SHEET: 6 OF 8





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PREPARED FOR:



DRAWING TITLE:

CONCEPTUAL LANDSCAPE PLAN

DATE: MARCH 2023 SCALE: 1"=20'

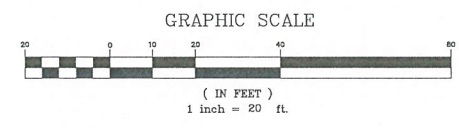
DWG. NAME: 2701-L01-LAND-R1.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	PROPERTY LINE	04/13/23

DRAWING NUMBER

L1
 SHEET: 7 OF 8





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STAMP:

PROJECT INFORMATION:

COMMONWEALTH HOUSE
ASSISTED LIVING
NEW RESIDENTIAL BUILDING
643 COMMONWEALTH AVENUE
WARWICK, RI 02886

DRAWING TITLE:

EXTERIOR
ELEVATIONS

DRAWN BY: SJA

CHECKED BY: SJA

PROJECT NUMBER: 22-044

DATE: 1-23-23

REVISIONS:

PRELIMINARY

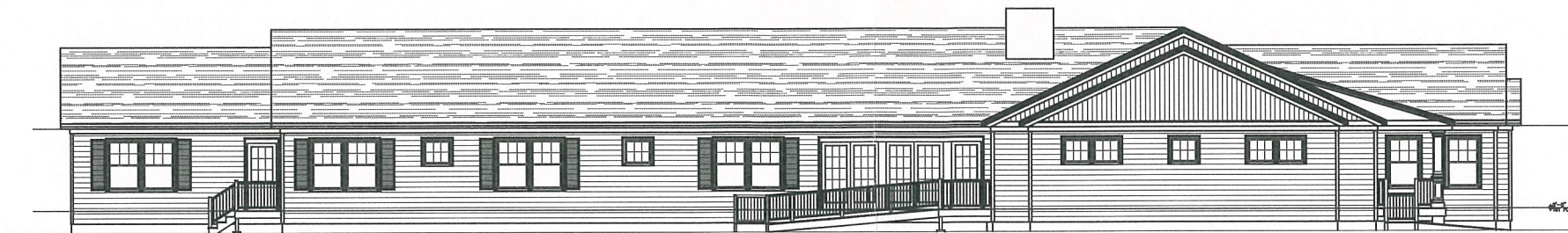
A-4

FOR NOT
CONSTRUCTION



EAST ELEVATION — PRELIMINARY

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION — PRELIMINARY

SCALE: 1/8" = 1'-0"



WEST ELEVATION — PRELIMINARY

SCALE: 1/8" = 1'-0"



NORTH ELEVATION — PRELIMINARY

SCALE: 1/8" = 1'-0"