

ZONING DATA:

ZONE: A-10	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	123,075 S.F.	123,075 S.F.
MINIMUM FRONTAGE	100 FT	147.92 FT	147.92 FT
MINIMUM LOT WIDTH	100 FT	151.13 FT	151.13 FT
MINIMUM FRONT YARD SETBACK	25 FT	238.25 FT	238.25 FT
MINIMUM SIDE YARD SETBACK	15 FT	30.01 FT	30.01 FT
MINIMUM REAR YARD SETBACK	20 FT	229.35 FT	229.35 FT
MAXIMUM STRUCTURE HEIGHT	35 FT	<35 FT.	<35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	25.3% ± (1)	25.3% ± (1)

(1) ENTIRE LOT

ZONE: GB	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	6,000 S.F.	123,075 S.F.	123,075 S.F.
MINIMUM FRONTAGE	60 FT	147.92 FT	147.92 FT
MINIMUM LOT WIDTH	60 FT	151.13 FT	151.13 FT
MINIMUM FRONT YARD SETBACK	25 FT	29.95 FT	29.95 FT
MINIMUM SIDE YARD SETBACK	15 FT	6.71 FT	6.71 FT (2-3)
MINIMUM REAR YARD SETBACK	20 FT	402.42 FT±	402.42 FT
MAXIMUM STRUCTURE HEIGHT	35 FT	<35 FT.	<35 FT
MINIMUM LANDSCAPED OPEN SPACE	10%	25.3% ± (1)	27.0% ± (1)

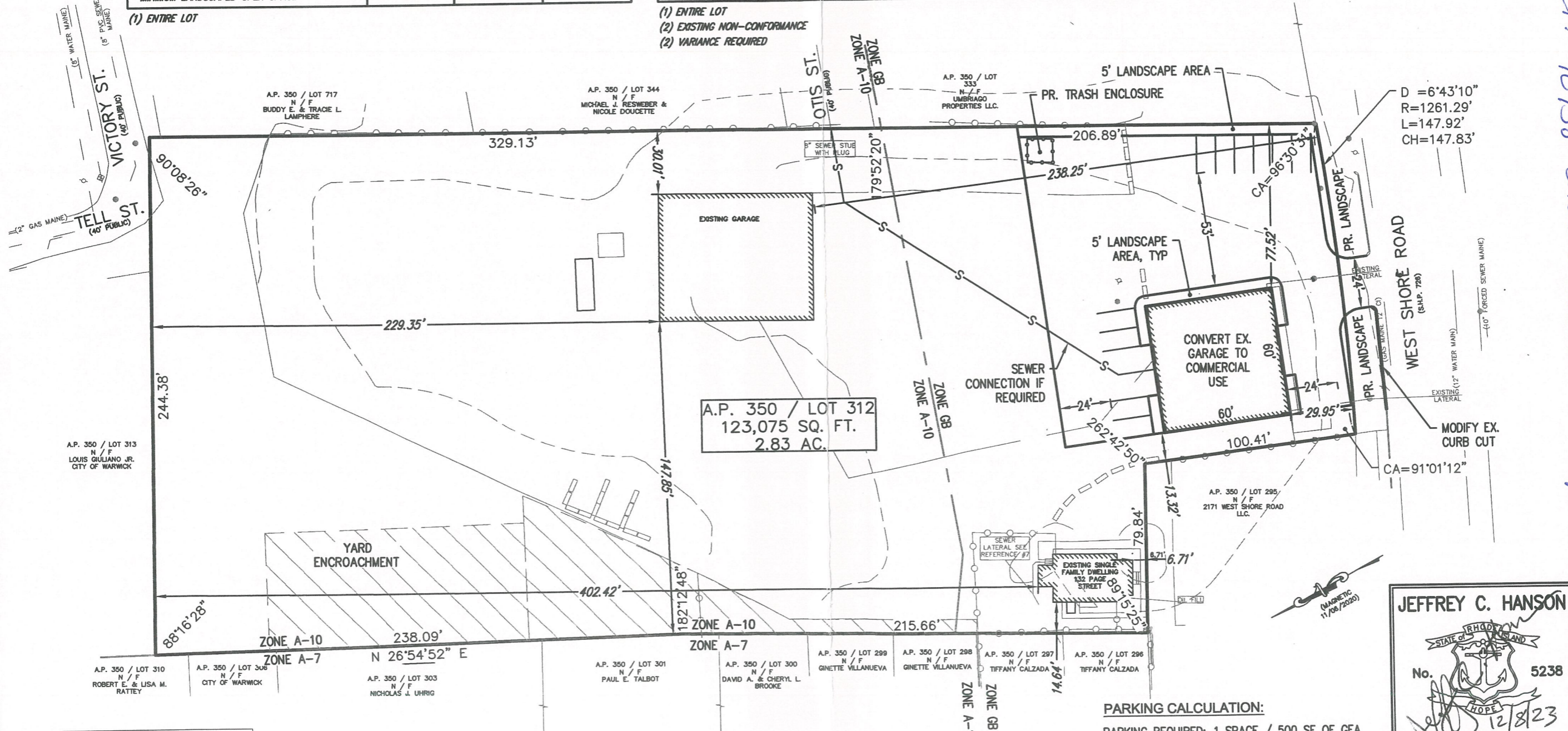
(1) ENTIRE LOT
 (2) EXISTING NON-CONFORMANCE
 (2) VARIANCE REQUIRED

REFERENCE:

EXISTING CONDITIONS SURVEY A.P. 350 / LOT 312 2157 WEST SHORE ROAD WARWICK, R.I. 02889 SCALE: 1"=20' DATE: APRIL 13, 2023 PREPARED FOR: JOE CASALE ENGINEERING, INC. PREPARED BY: OCEAN STATE PLANNERS, INC.

NOTE:

- THE FOLLOWING VARIANCES ARE REQUIRED:
- SIDE YARD SETBACK, 6.71' WHERE 15' IS REQUIRED (EXISTING CONDITION) (TABLE 2A)
 - DRIVE AISLE WITHIN 10' OF FRONT PROPERTY LINE (SECTION 701.3)



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 MILLSTONE ENGINEERING, P.C.
 250 CENTERVILLE ROAD
 BUILDING E12
 WARWICK, RI 02886

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PARKING CALCULATION:
 PARKING REQUIRED: 1 SPACE / 500 SF OF GFA
 3,600 SF / 500 = 8 SPACES REQUIRED
 • 10 SPACES ARE PROVIDED

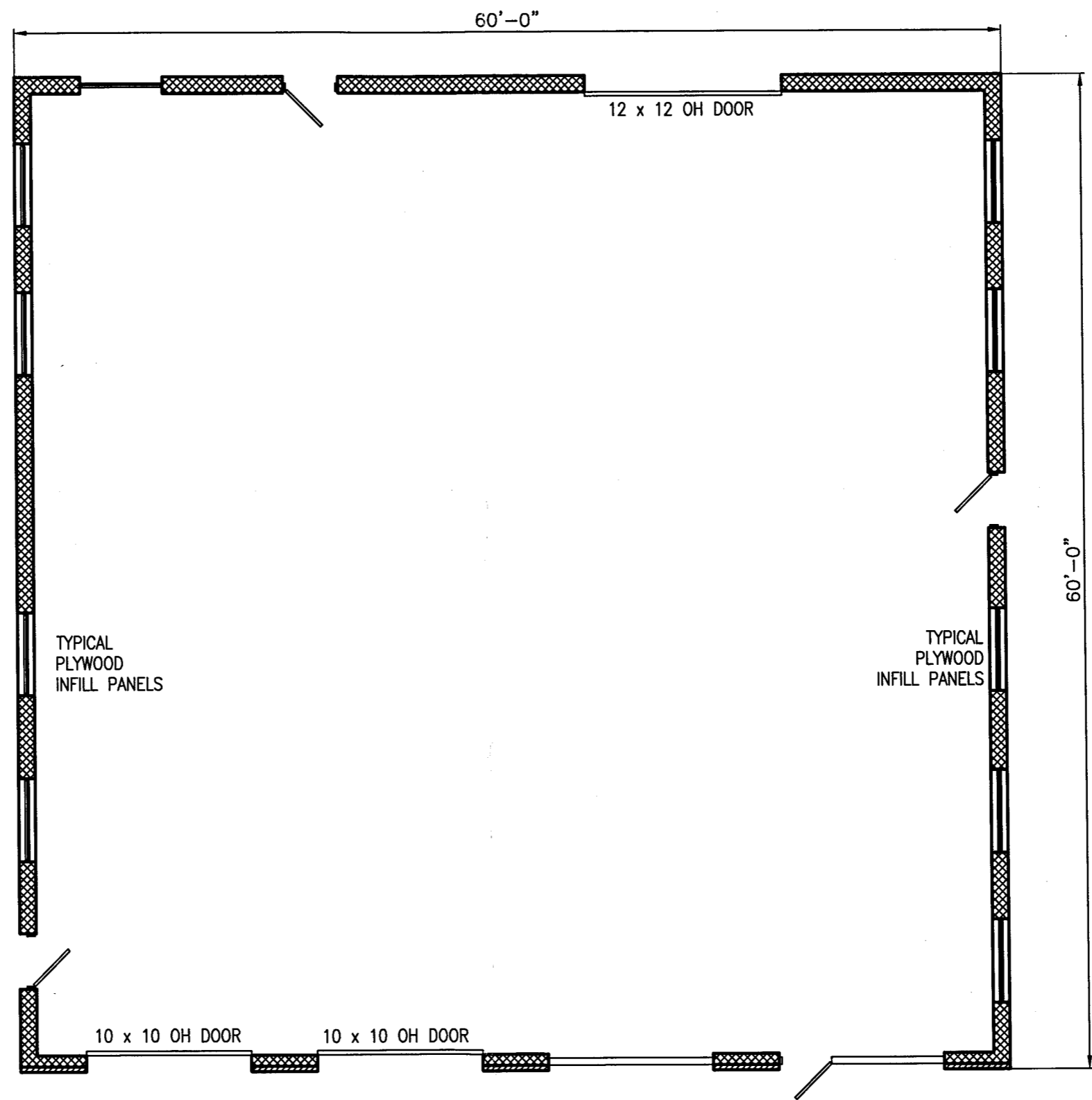
JEFFREY C. HANSON
 No. 5238
 12/18/23
 REGISTERED PROFESSIONAL ENGINEER

Pdf. #10958-2157 W. Shore Rd. - Proposed

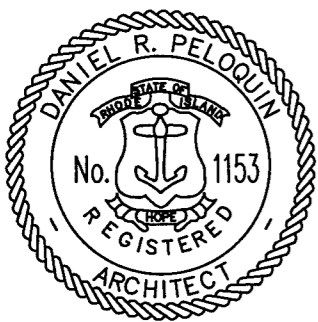
MILLSTONE ENGINEERING, P.C.

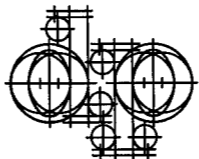
ZONING PLAN
 2157 WEST SHORE ROAD
 A.P. 350, LOT 312
 WARWICK, RHODE ISLAND

Date: 12/08/
 Scale: 1" = 5'
 Drawn By: BJK
 Checked By: JCI
 Sheet 1 of 1
 FILE NO.: 23.15



Scale: 1/8" = 1'-0"
24 x 36 sheet




 Woonsocket
 Rhode Island
 architect 762-5082

2157 West Shore Drive
 Warwick, RI

Contents: Existing Floor Plan	
Date: Dec. 8, 2023	A-1 1 of 6
Drawn By: DRP	

REMOVE WINDOW
NEW 3' DOOR
INFILL OPENING

REMOVE DOOR
NEW OPENING FOR
12 x 12 OH DOOR

EXISTING
12 x 12 OH DOOR

NEW OPENING
FOR 3' DOOR

Unit-3

30 X 30

Unit-4

30 X 30

EXISTING
3' DOOR

REMOVE PLYWOOD & WINDOW
INFILL OPENING W/ VINYL SIDING
TYPICAL FOR 8

DEMISING WALLS
3 5/8" STEEL STUDS @ 16" OC
5/8" GYP BOARD BOTH SIDES

Unit-1

30 X 30

Unit-2

30 X 30

EXISTING
3' DOOR

REMOVE WINDOW
NEW 3' DOOR
INFILL OPENING

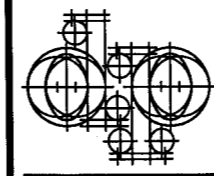
REMOVE OH DOOR
INFILL OPENING

EXISTING
10 x 10 OH DOOR

NEW
10 x 10 OH DOOR

REMOVE DOOR & PLYWOOD
INFILL OPENING

Scale: 1/8" = 1'-0"
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Woonsocket
Rhode Island

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2157 West Shore Drive

Warwick, RI

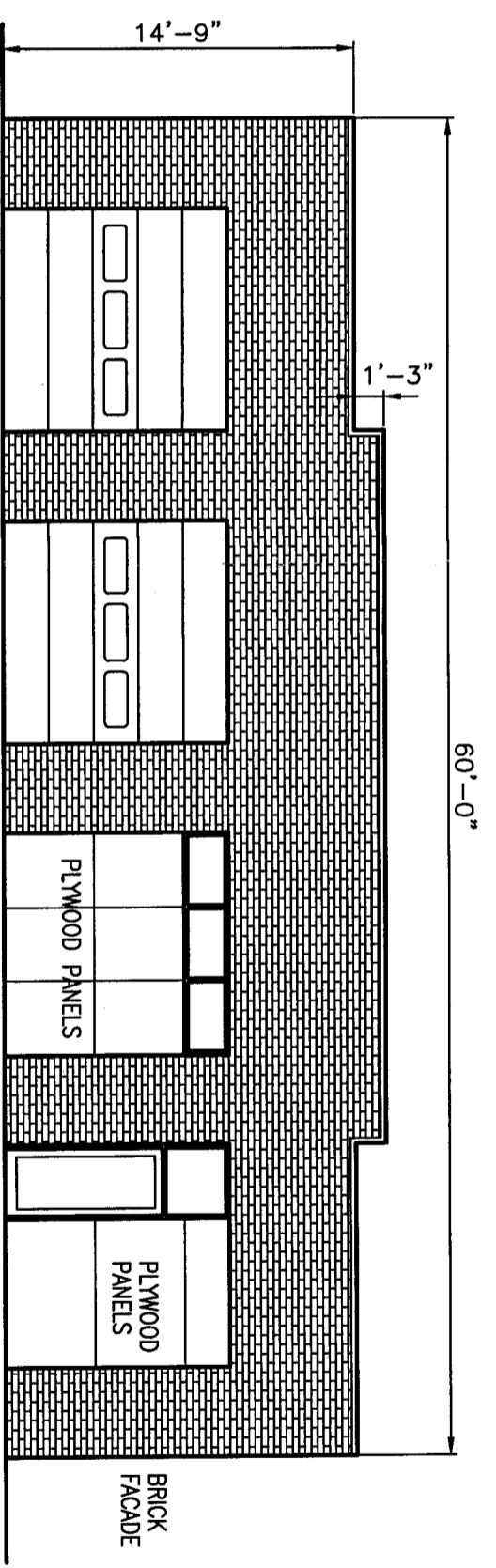
Contents:
Proposed Floor Plan

Date: Dec. 8, 2023

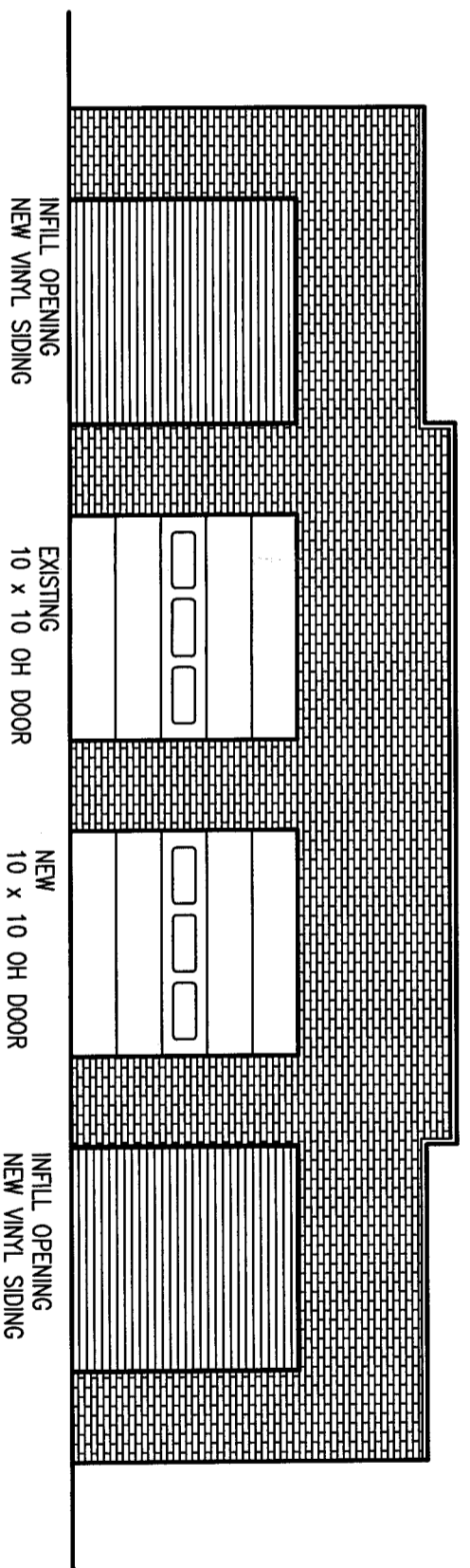
Drawn By: DRP

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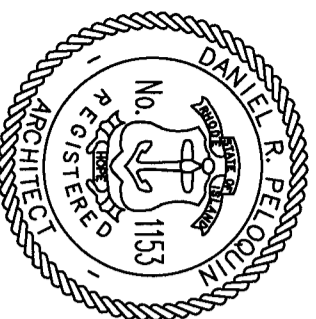


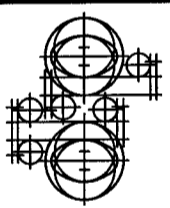
Existing South Elev - front

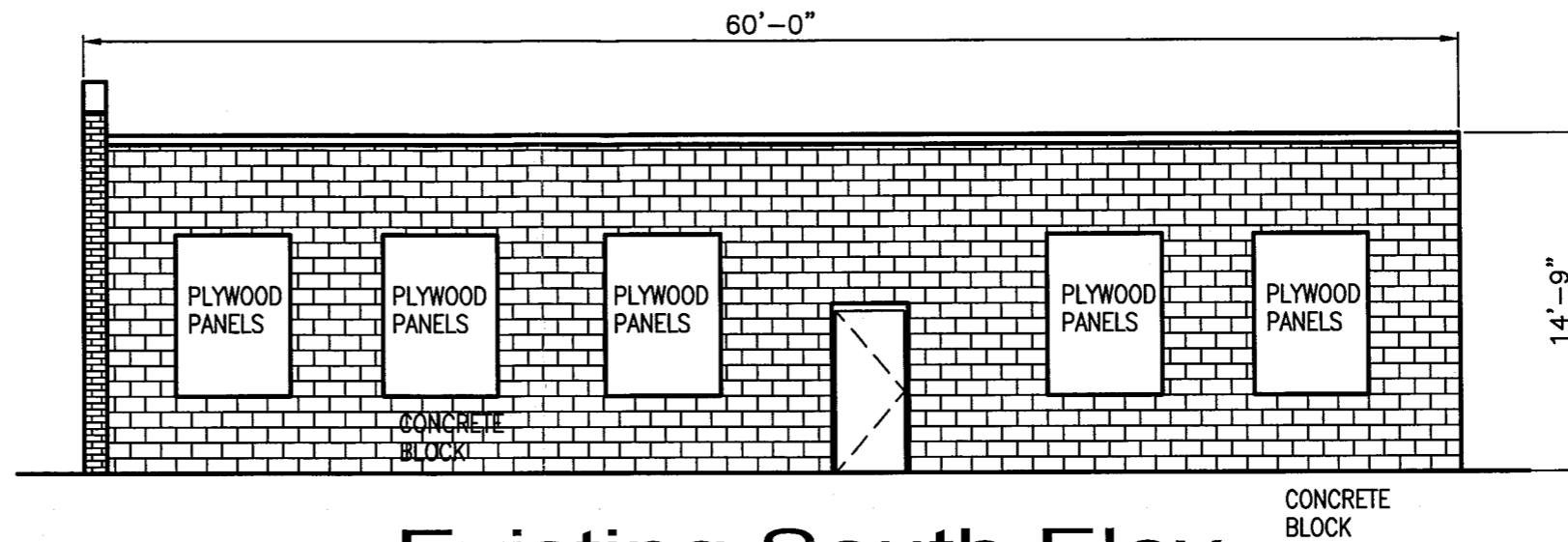


Proposed South Elev - front

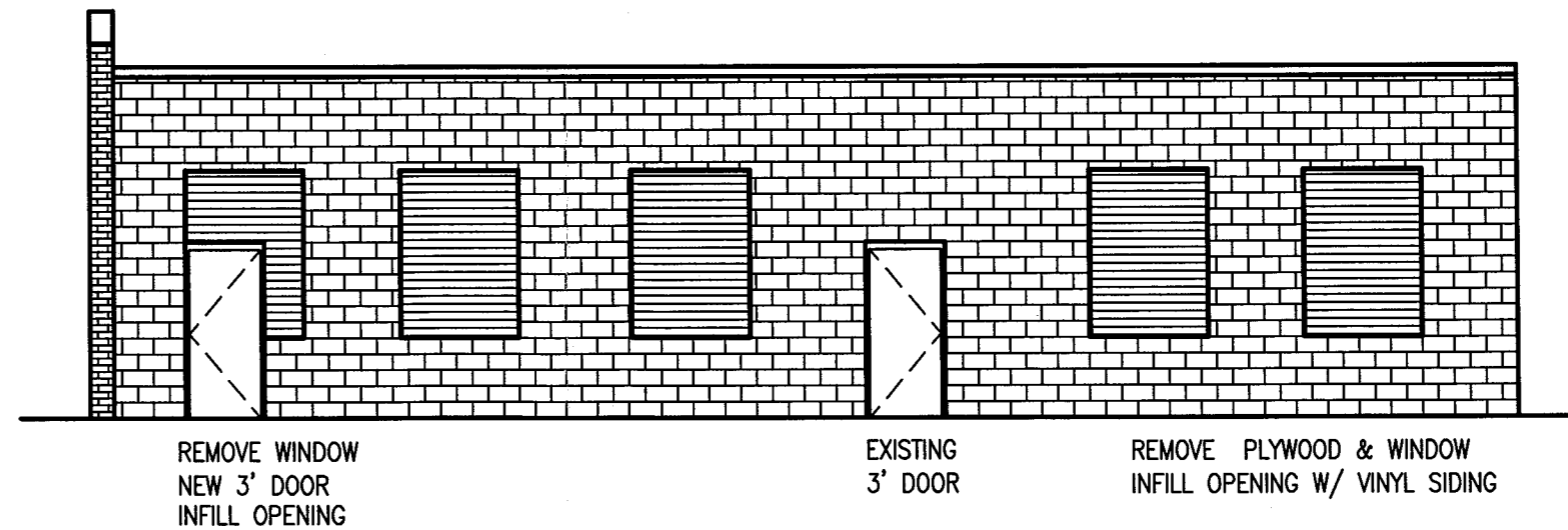
Scale: 1/8" = 1'-0"
24 x 36 sheet



 Woonsocket Rhode Island architect 762-5082	2157 West Shore Drive Warwick, RI	Contents: South Elevations	
		Date: Dec. 8, 2023 Drawn By: DRP	A-3 3 of 6



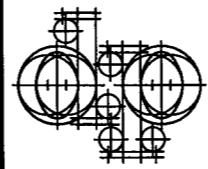
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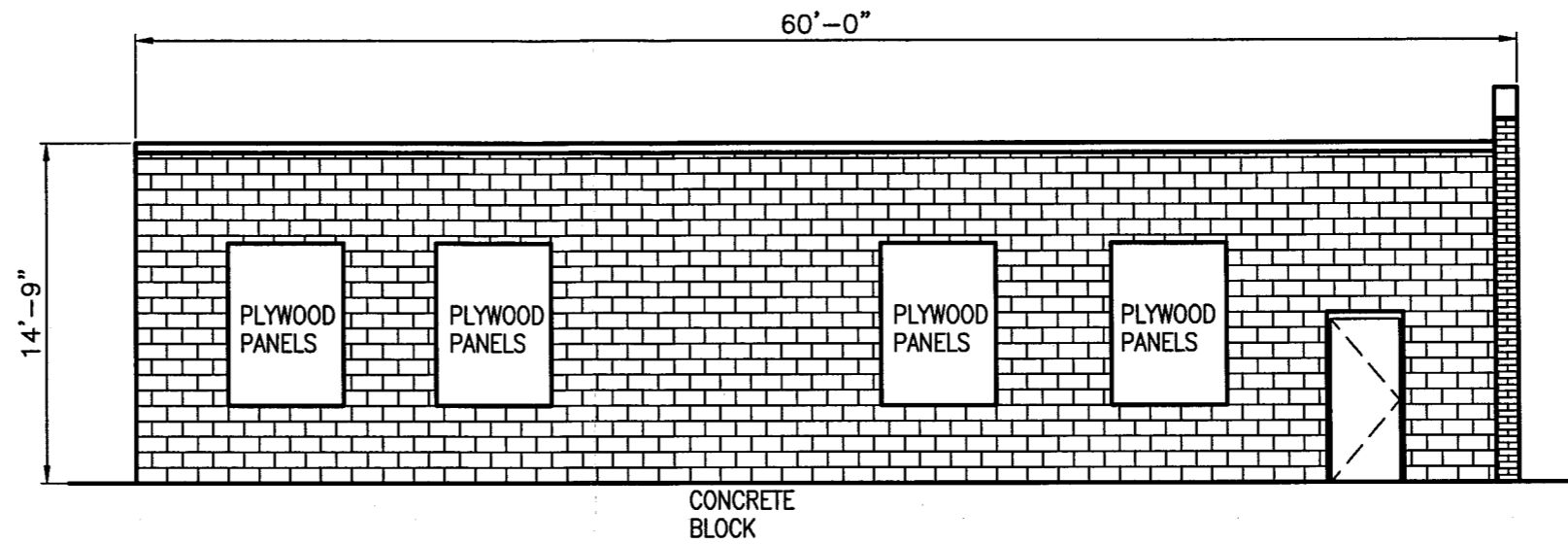


Proposed South Elev

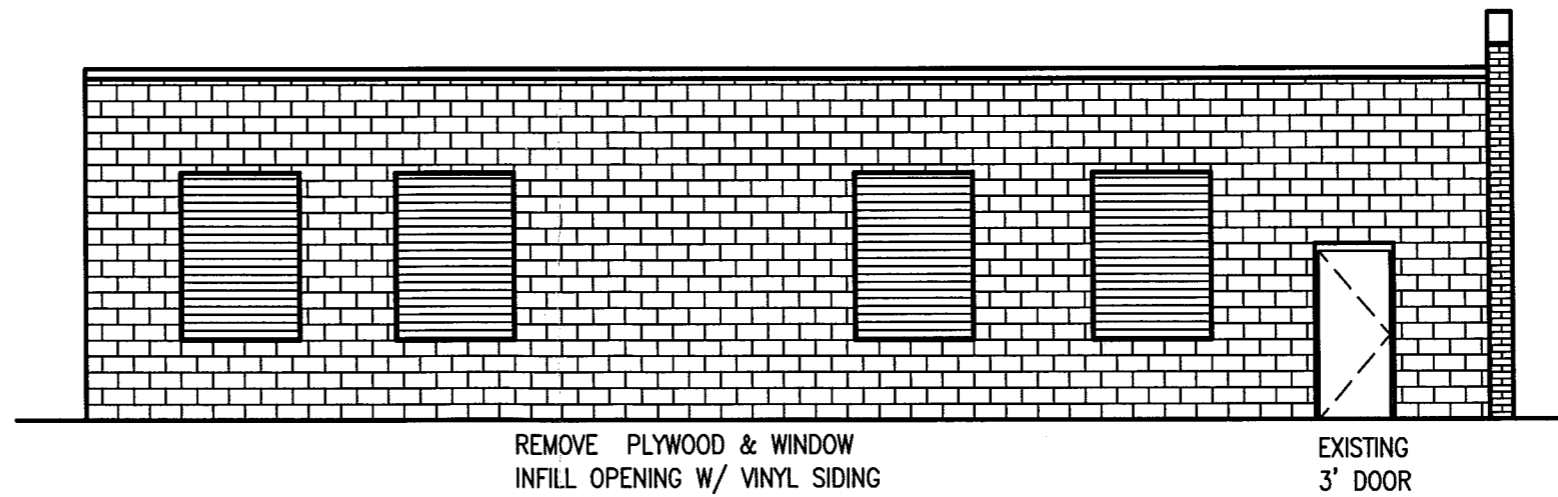
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24 x 36 sheet



 architect 762-5082	Woonsocket Rhode Island	2157 West Shore Drive Warwick, RI	Contents: South Elevations	A-4 4 of 6
			Date: Dec. 8, 2023 Drawn By: DRP	

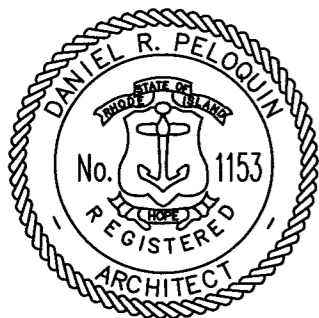


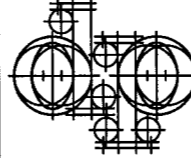
Existing East Elev

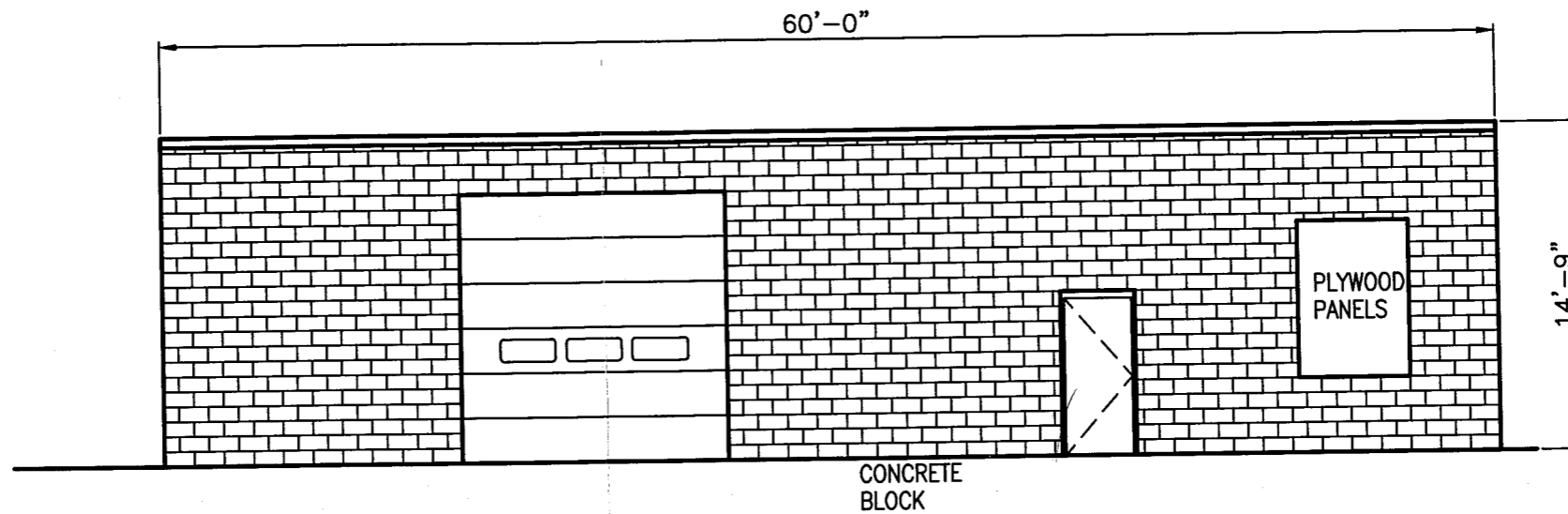


Proposed East Elev

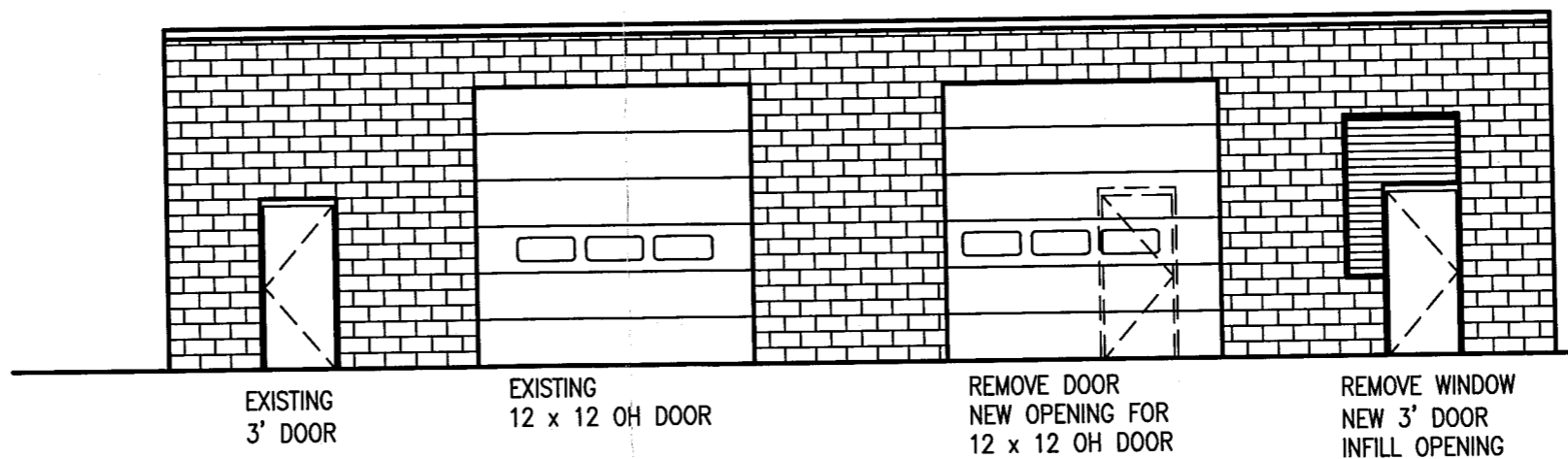
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24 x 36 sheet



 architect	Woonsocket Rhode Island	2157 West Shore Drive Warwick, RI	Contents: East Elevations	
	762-5082		Date: Dec. 8, 2023	A-5 5 of 6
			Drawn By: DRP	



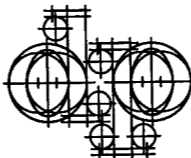
Existing North Elev - rear



Proposed North Elev - rear

Scale: 1/8" = 1'-0"
24 x 36 sheet



 architect	Woonsocket Rhode Island 762-5082	2157 West Shore Drive Warwick, RI	Contents: North Elevations
			Date: Dec. 8, 2023
			Drawn By: DRP

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