

**NOTES / REFERENCES**

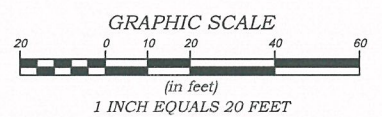
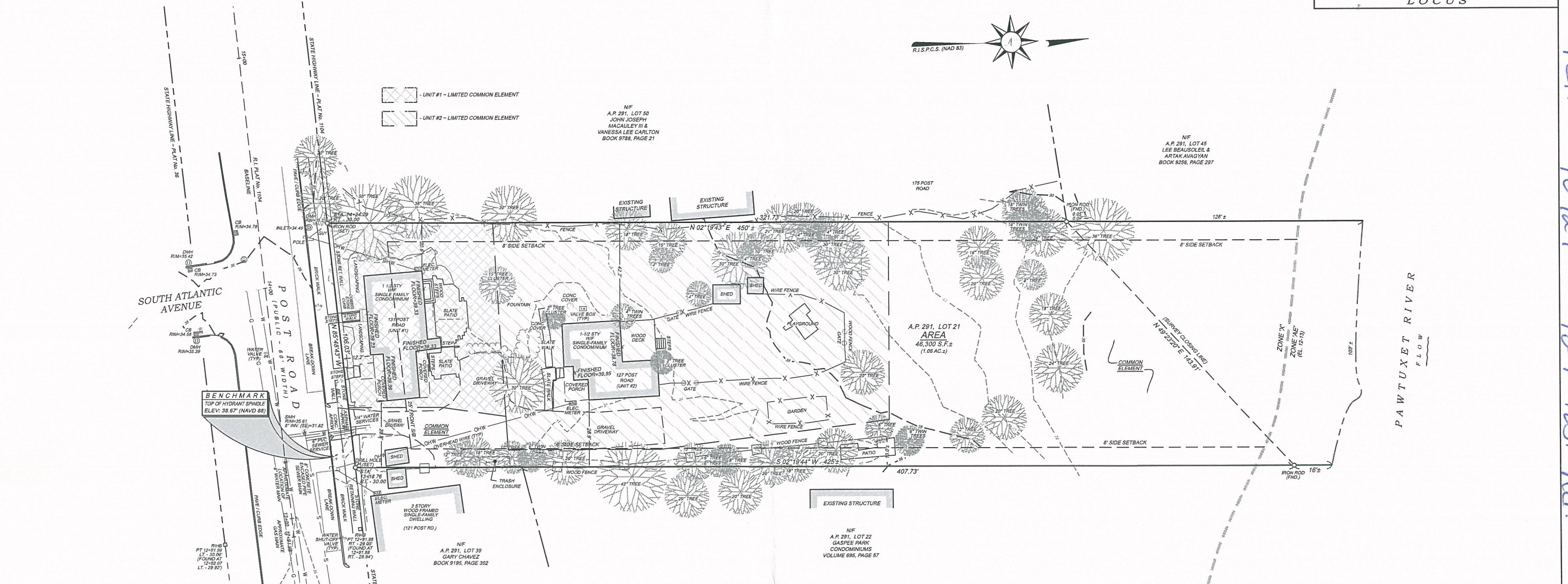
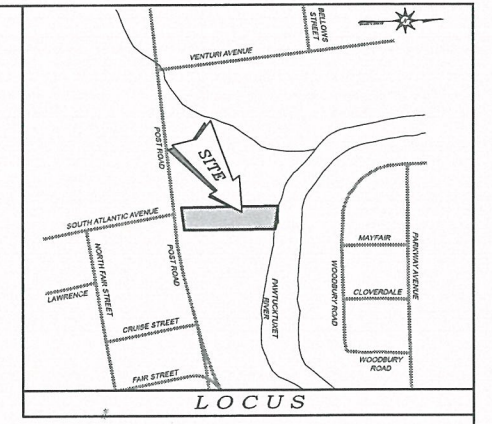
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - RHODE ISLAND HIGHWAY PLAT No. 1104
  - PLAN ENTITLED "BOUNDARY SURVEY PLAN, HENRY L. JOHNSON CONDOMINIUM, AP 291 - LOT 21 #127 & #131 POST ROAD - WARWICK, RHODE ISLAND, PREPARED FOR: WILLIAM & SUZANNE MACADRYEN, PREPARED BY: WATERMAN ENGINEERING CO., PROJECT No. RW1003, SCALE: 1" = 20' DATED: JUNE 18, 2021, LAST REVISED: 07/11/21"
  - PLAN ENTITLED "PHASE II GASPEE PARK CONDOMINIUMS WARWICK, R.I. FOR GASPEE PARK ASSOCIATES, SCALE: 1" = 30', DATE: MARCH 1996, PREPARED BY: MARK W. HUTCHINS & ASSOCIATES.
  - PLAN ENTITLED "PLAN OF LAND AT PAWTUCKET, R.I. BEING PART OF THE ESTATE OF PELEG RHODES DEC'D, SCALE: 1" = 40', SURVEYED: DEC. 13, 1862 BY CUSHING & DEWITT."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF WARWICK LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
  - THE HENRY L. JOHNSON CONDOMINIUM (DECLARATION OF CONDOMINIUM) - VOLUME 3688, PAGE 150
  - A.P. 291, LOT 21 (UNIT #1) - LAUREN E. THIBEAULT - VOLUME 10080, PAGE 38
  - A.P. 291, LOT 21 (UNIT #2) - HOLLY EWALD - VOLUME 9272, PAGE 106
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - ALL MATTERS WITHIN THE DECLARATION OF CONDOMINIUM AS DESCRIBED IN VOLUME 3688, PAGE 150

4. THESE PREMISES ARE SITUATED IN AN 'A'-7 ZONE AND THE HISTORIC OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS**
- MIN. LOT AREA = 7,000 SQ. FT.
  - MIN. FRONTAGE WIDTH = 70 FT.
  - MIN. S/B FRONT YARD = 25 FT.
  - MIN. S/B REAR YARD = 20 FT.
  - MIN. S/B SIDE YARD = 8 FT.
  - MAX. STRUCTURE HEIGHT = 35 FT.
  - MIN. LANDSCAPED OPEN SPACE = 10 %
- NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. THESE PREMISES ARE SITUATED IN A ZONE 'AE' (EL. 12-13) AND IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 019 OF 251 CITY OF WARWICK MAP NUMBER 4400300191 MAP REVISED OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM ITS REFERENCE STATIONS USING THE ITS RTK NETWORK VIA LEICA GPS1200 SERIES 4 CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS.
8. THE CONDOMINIUM DELINEATED HEREON IS SUBJECT TO THE FOLLOWING DEVELOPMENT RIGHTS, TO CREATE UNITS, COMMON OR LIMITED COMMON ELEMENTS WITHIN THE CONDOMINIUM, TO SUBDIVIDE OR CONVERT UNITS INTO COMMON ELEMENTS, TO WITHDRAW REAL ESTATE FROM THE CONDOMINIUM, OR TO ADD REAL ESTATE TO THE CONDOMINIUM.

**LEGEND & ABBREVIATIONS**

- N/F - NOW OR FORMERLY
  - A.P. - ASSESSORS PLAT
  - S.F. - SQUARE FEET
  - AC. - ACRES
  - ± - PLUS OR MINUS
  - STY - STORY
  - W/F - WOOD FRAMED
  - SH/P - STATE HIGHWAY PLAT
  - RET. - RETAINING WALL
  - FED. - PEDESTRIAN
  - (FND.) - FOUND
  - R/HB - RI HIGHWAY BOUND
  - PK NAIL - MASONRY NAIL
  - FE - FLARED END
  - RCP - REINFORCED CONCRETE PIPE
  - CLF - CHAIN LINK FENCE
  - INV. - INVERT
  - x 10.80 - EXISTING SPOT GRADE
  - x 1000 - NEW SPOT GRADE
- PROPERTY LINE
  - ZONING SETBACK LINE
  - EXISTING CONTOUR
  - NEW CONTOUR
  - STONE WALL
  - FENCE
  - SEWER LINE
  - DRAIN LINE
  - WATER LINE
  - GAS LINE
  - ELECTRIC LINE
  - SANITARY SEWER MANHOLE
  - CATCH BASIN
  - STORM DRAIN MANHOLE
  - WATER GATE
  - GAS VALVE
  - ELECTRIC MANHOLE
  - GRANITE BOUND
  - DRILL HOLE
  - IRON PIPE



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**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1-B OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY PLAN

MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: DATA ACCUMULATION

TOPOGRAPHIC SURVEY PLAN: T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BY: *Bradford J. Travers* 2521 05/20/2022  
 BRADFORD J. TRAVERS, P.L.S. REG. NO. 2521 DATE  
 WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

NO.	DATE	REVISION	CHECKED BY
BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 291, LOT 21 POST ROAD WARWICK, RHODE ISLAND			PROJECT NO: 01-002 SCALE: 1" = 20' DATE: 05/12/2022 DRAWN BY: MS / EBP CHECKED BY: BJT FILE NO: 01-002_SUI_2022 1 of 1 SHEETS DRAWING #: SUI
HOLLY EWALD 127 POST ROAD WARWICK, RHODE ISLAND 02888			46 Sutton Avenue East Providence, RI Phone: (401) 458-5775 Fax: (401) 458-5773 www.watermanengineering.net

Plat. # 10924-197 Post Rd.

ZONING INFORMATION FOR 127 POST ROAD:

PLAT # 291  
 LOT # 0021  
 ZONE: A-7 (RESIDENTIAL)  
 OVERLAY H (HISTORIC)

ACCESSORY BUILDING REQUIREMENTS:

- SETBACKS:
1. FRONT AND CORNER SIDE YARDS - NOT ALLOWED
  2. REAR YARD - GREATER THAN 10 FT FROM PROPERTY LINE
  3. SIDE YARDS - GREATER THAN 5 FT FROM PROPERTY LINE (A-7 ZONE)

BUILDING HEIGHT: NOT TO EXCEED 20 FEET FOR DETACHED BUILDINGS

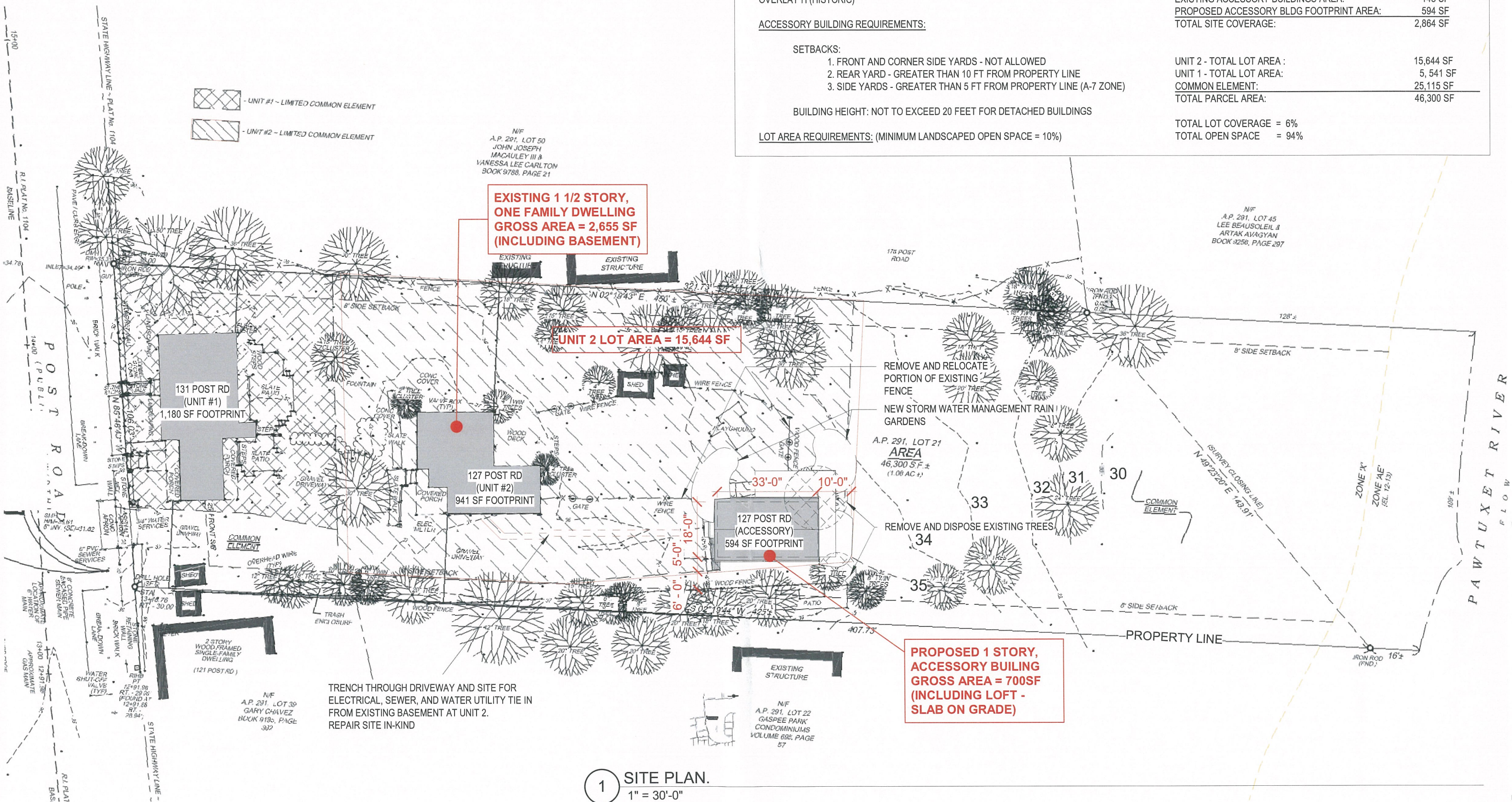
LOT AREA REQUIREMENTS: (MINIMUM LANDSCAPED OPEN SPACE = 10%)

ACTUAL LOT AREA BREAKDOWN:

EXISTING BUILDING FOOTPRINT AREA - UNIT 2:	942 SF
EXISTING BUILDING FOOTPRINT AREA - UNIT 1:	1,180 SF
EXISTING ACCESSORY BUILDINGS AREA:	148 SF
PROPOSED ACCESSORY BLDG FOOTPRINT AREA:	594 SF
TOTAL SITE COVERAGE:	2,864 SF

UNIT 2 - TOTAL LOT AREA :	15,644 SF
UNIT 1 - TOTAL LOT AREA:	5,541 SF
COMMON ELEMENT:	25,115 SF
TOTAL PARCEL AREA:	46,300 SF

TOTAL LOT COVERAGE = 6%  
 TOTAL OPEN SPACE = 94%

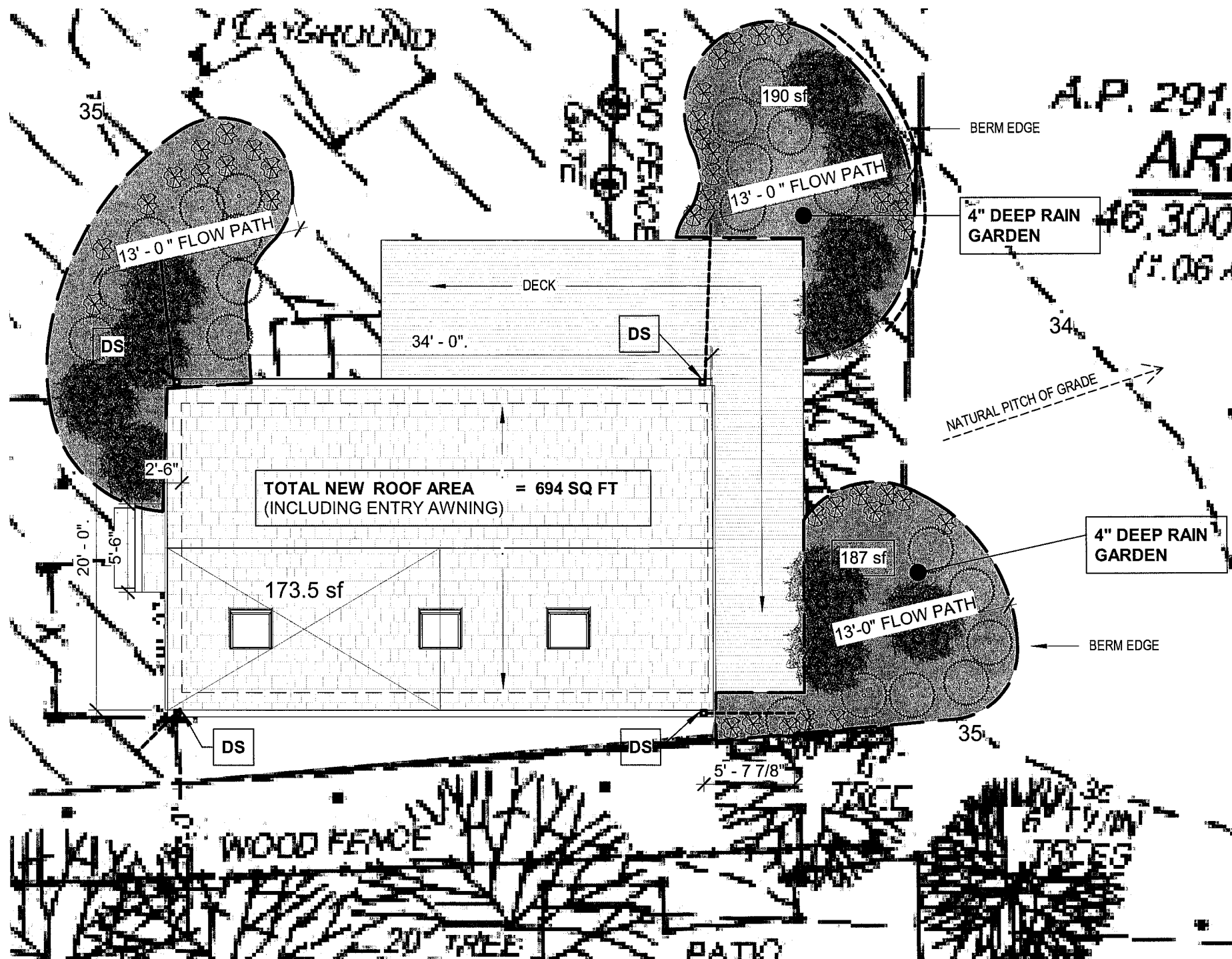


**EXISTING 1 1/2 STORY,  
 ONE FAMILY DWELLING  
 GROSS AREA = 2,655 SF  
 (INCLUDING BASEMENT)**

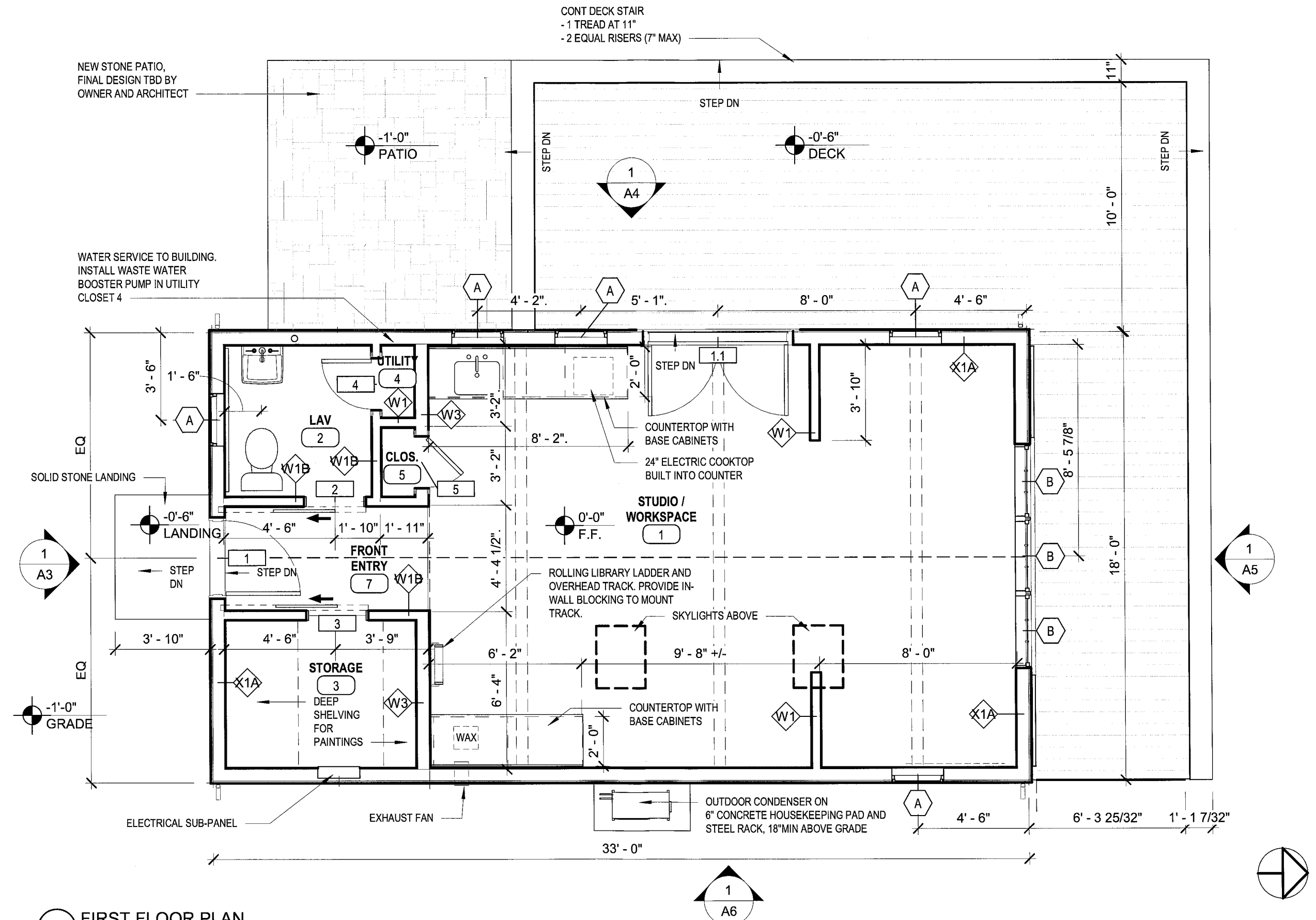
**UNIT 2 LOT AREA = 15,644 SF**

**PROPOSED 1 STORY,  
 ACCESSORY BUILDING  
 GROSS AREA = 700SF  
 (INCLUDING LOFT -  
 SLAB ON GRADE)**

**1 SITE PLAN.**  
 1" = 30'-0"



1 ENLARGED SITE PLAN - RAIN GARDEN PLAN  
 1/8" = 1'-0"

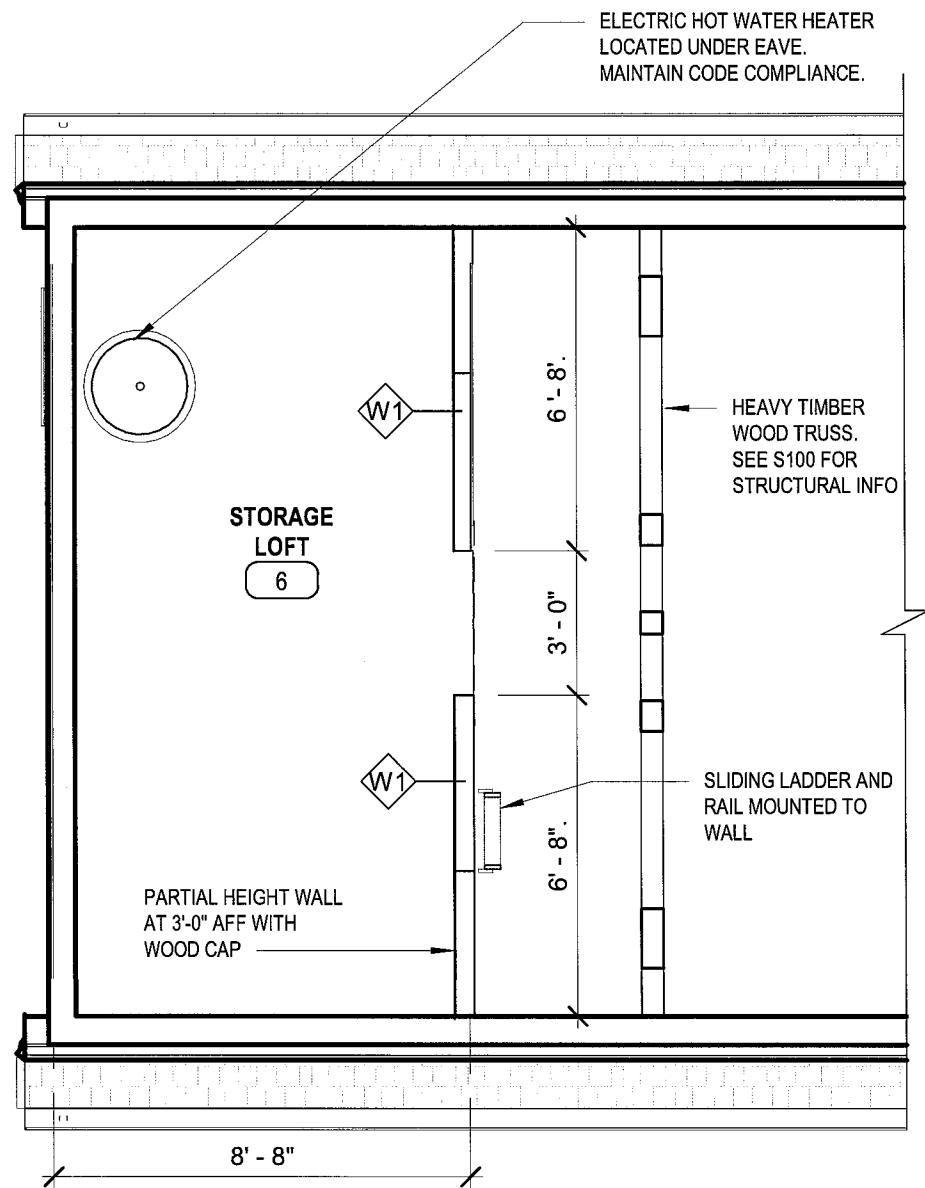


1 FIRST FLOOR PLAN.  
1/4" = 1'-0"

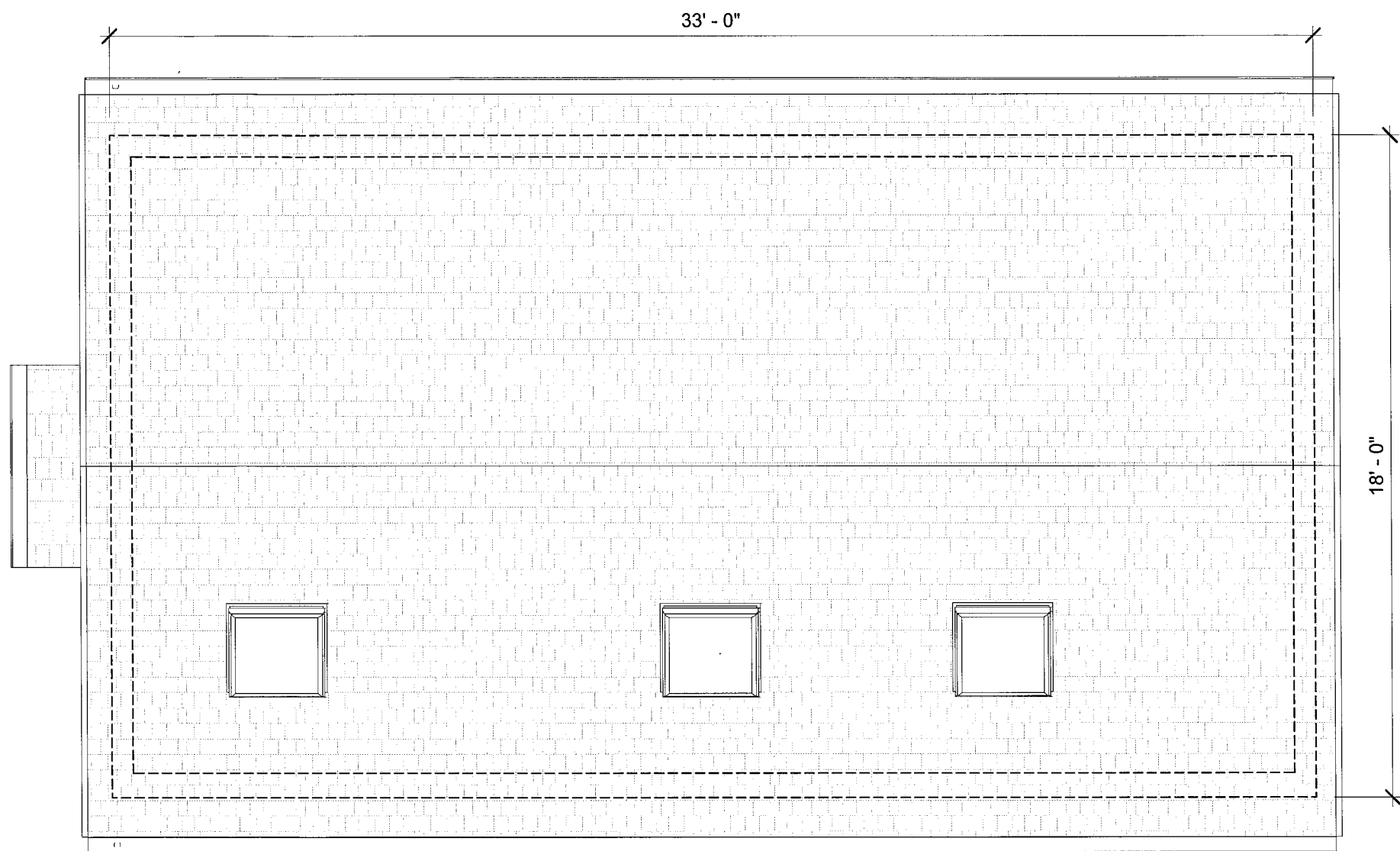
# Ewald Art Studio

127 Post Road, Warwick, RI

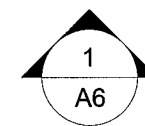
Proposed Accessory Structure - Floor Plans  
08/07/23

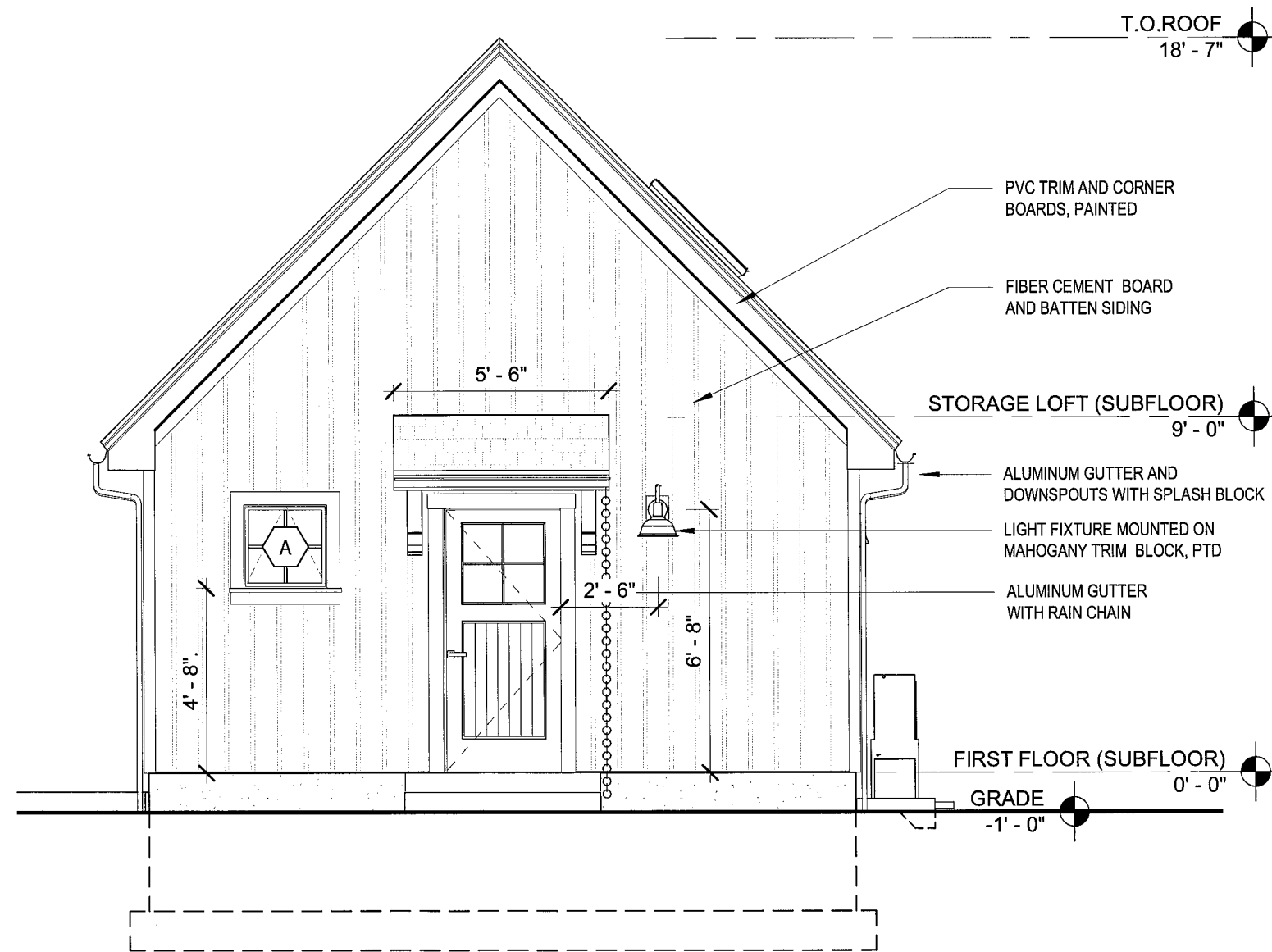


2 STORAGE LOFT FLOOR PLAN.  
1/4" = 1'-0"

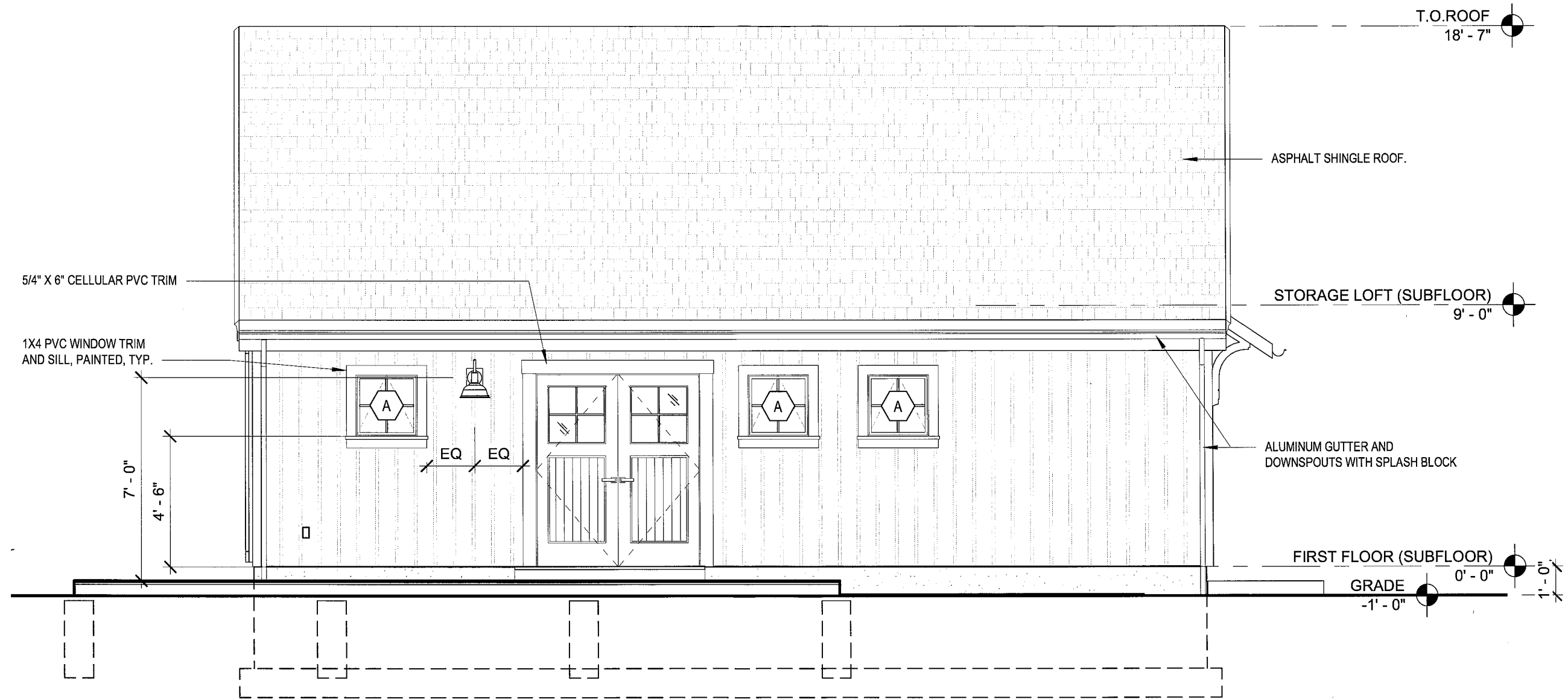


1 ROOF PLAN.  
1/4" = 1'-0"





1 SOUTH ELEVATION.  
1/4" = 1'-0"



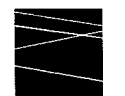
1 WEST ELEVATION.  
1/4" = 1'-0"

Ewald Art Studio

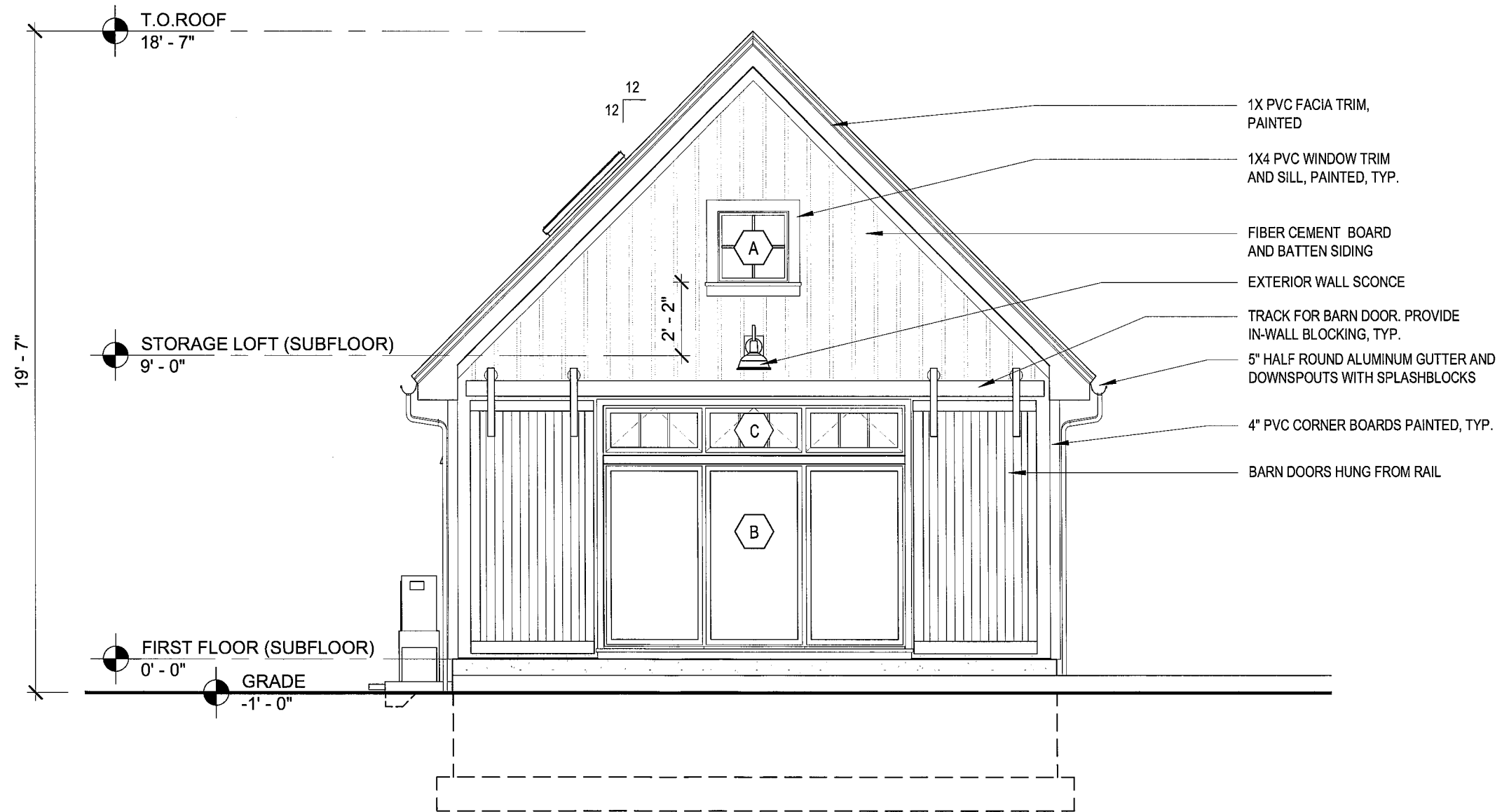
127 Post Road, Warwick, RI

Exterior Elevations  
08/07/23

DBVW  
ARCHITECTS



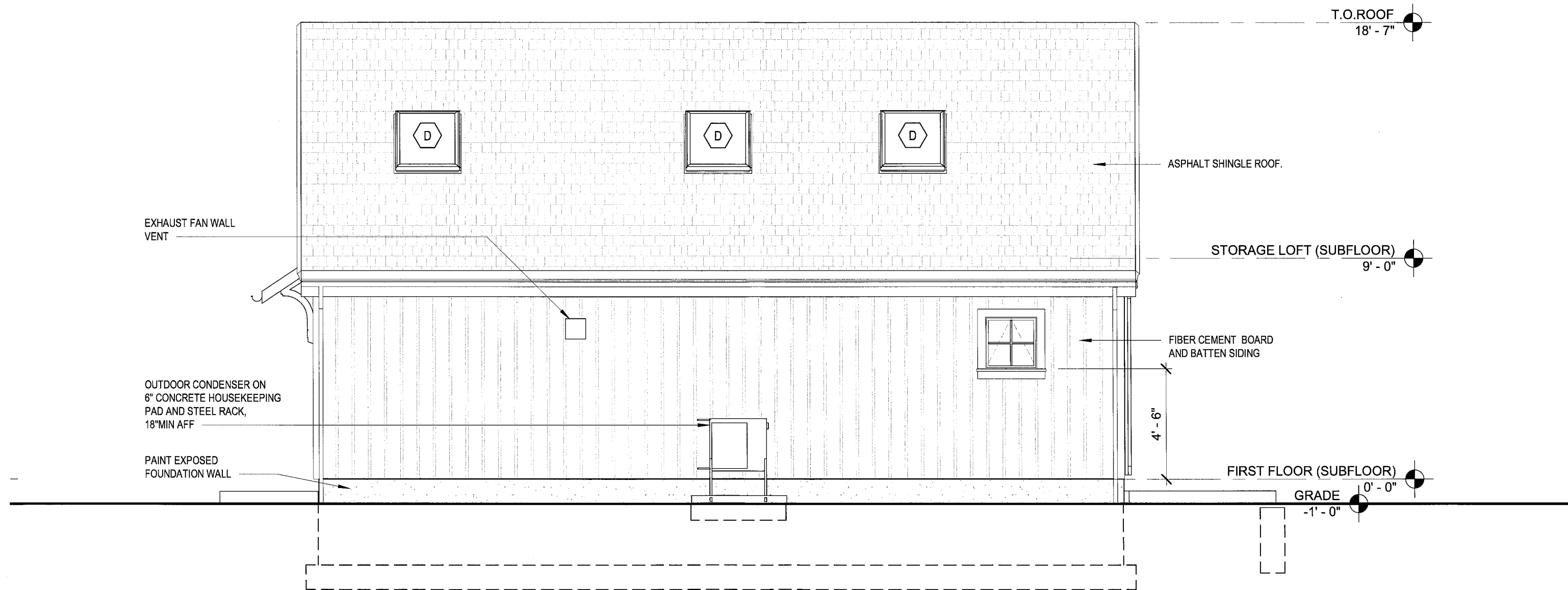
A4



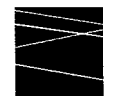
1 NORTH ELEVATION.  
1/4" = 1'-0"

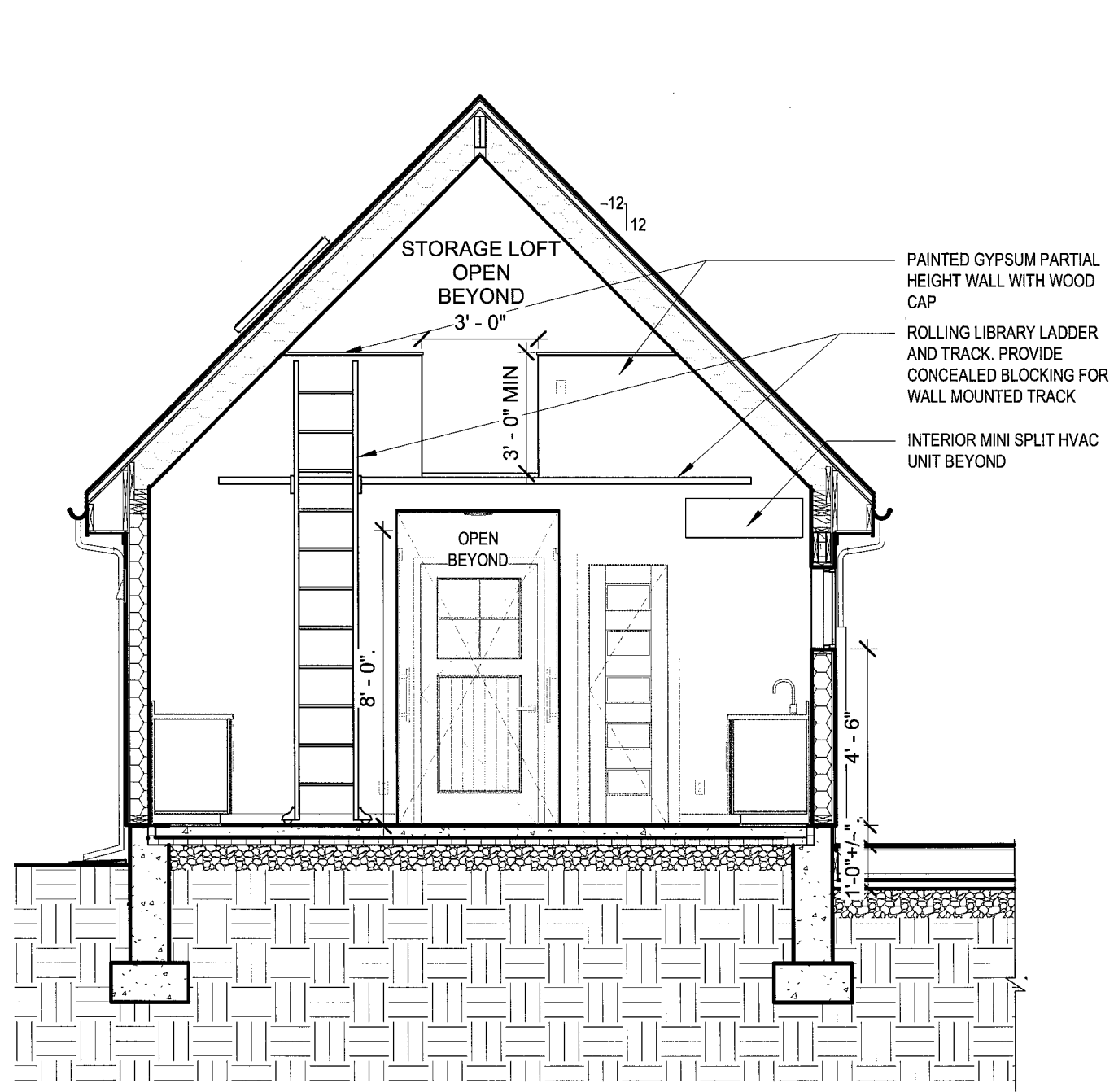




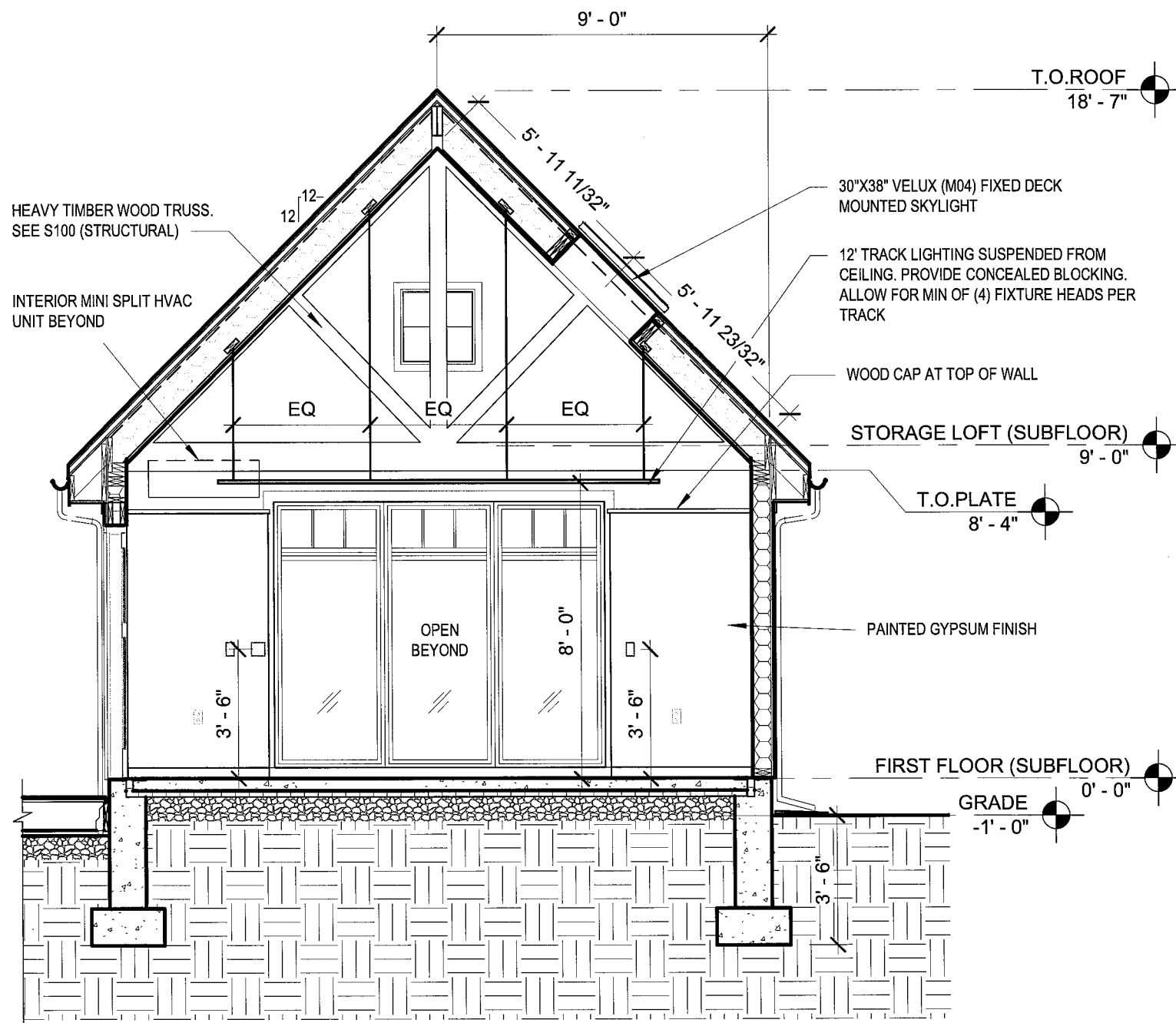


1 EAST ELEVATION.  
1/4" = 1'-0"





1 Section Looking North.  
1/4" = 1'-0"



2 Section Looking South.  
1/4" = 1'-0"