

LOCATION MAP

AREA PRIOR TO PROPOSITION
A.P. 209 / LOT 4: 1.15 ACRES (49,877.80 SF)

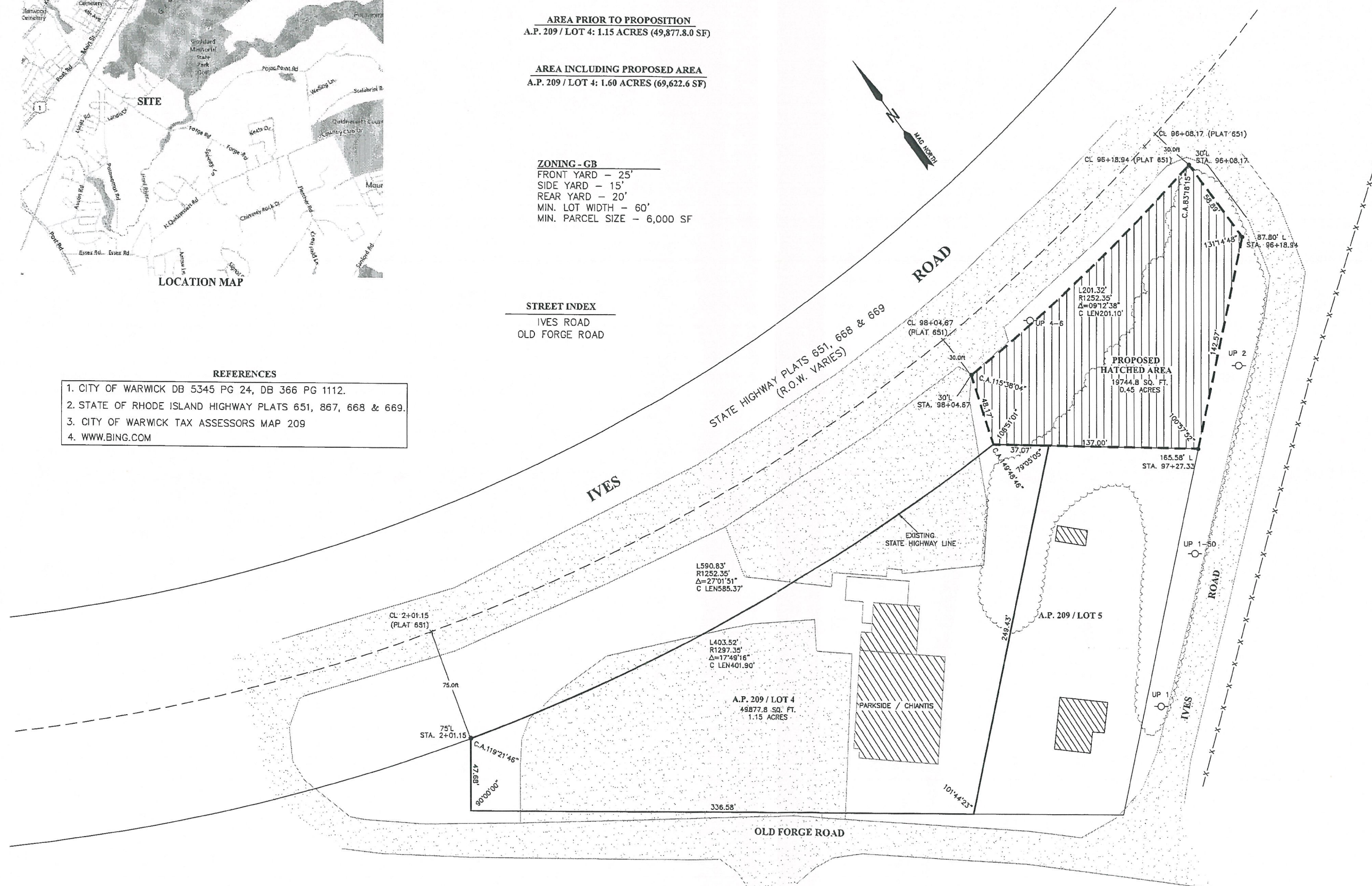
AREA INCLUDING PROPOSED AREA
A.P. 209 / LOT 4: 1.60 ACRES (69,622.6 SF)

ZONING - GB
FRONT YARD - 25'
SIDE YARD - 15'
REAR YARD - 20'
MIN. LOT WIDTH - 60'
MIN. PARCEL SIZE - 6,000 SF

STREET INDEX
IVES ROAD
OLD FORGE ROAD

REFERENCES

1. CITY OF WARWICK DB 5345 PG 24, DB 366 PG 1112.
2. STATE OF RHODE ISLAND HIGHWAY PLATS 651, 867, 668 & 669.
3. CITY OF WARWICK TAX ASSESSORS MAP 209
4. WWW.BING.COM



"THIS SURVEY AND PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS."

BY: KIRK D. ANDREWS PLS NO. 1684

DATED:

OWNERS OF RECORD
A.P. 209 / LOT 4: IVES BLUFF, LLC
PROPOSED HATCHED AREA: STATE OF RI



PROPOSED SITE PLAN
PREPARED FOR
IVES BLUFF, LLC
LOCATION
OLD FORGE ROAD / IVES ROAD
A.P. 209 / LOTS 4 & 5
WARWICK, RI

Checked By: K.D.A. Drawn By: E.J.I.
Scale: 1"=30' Date: 1-7-14

NO.	REVISION	DATE	BY

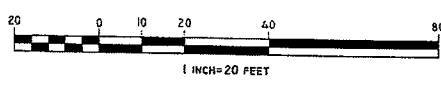
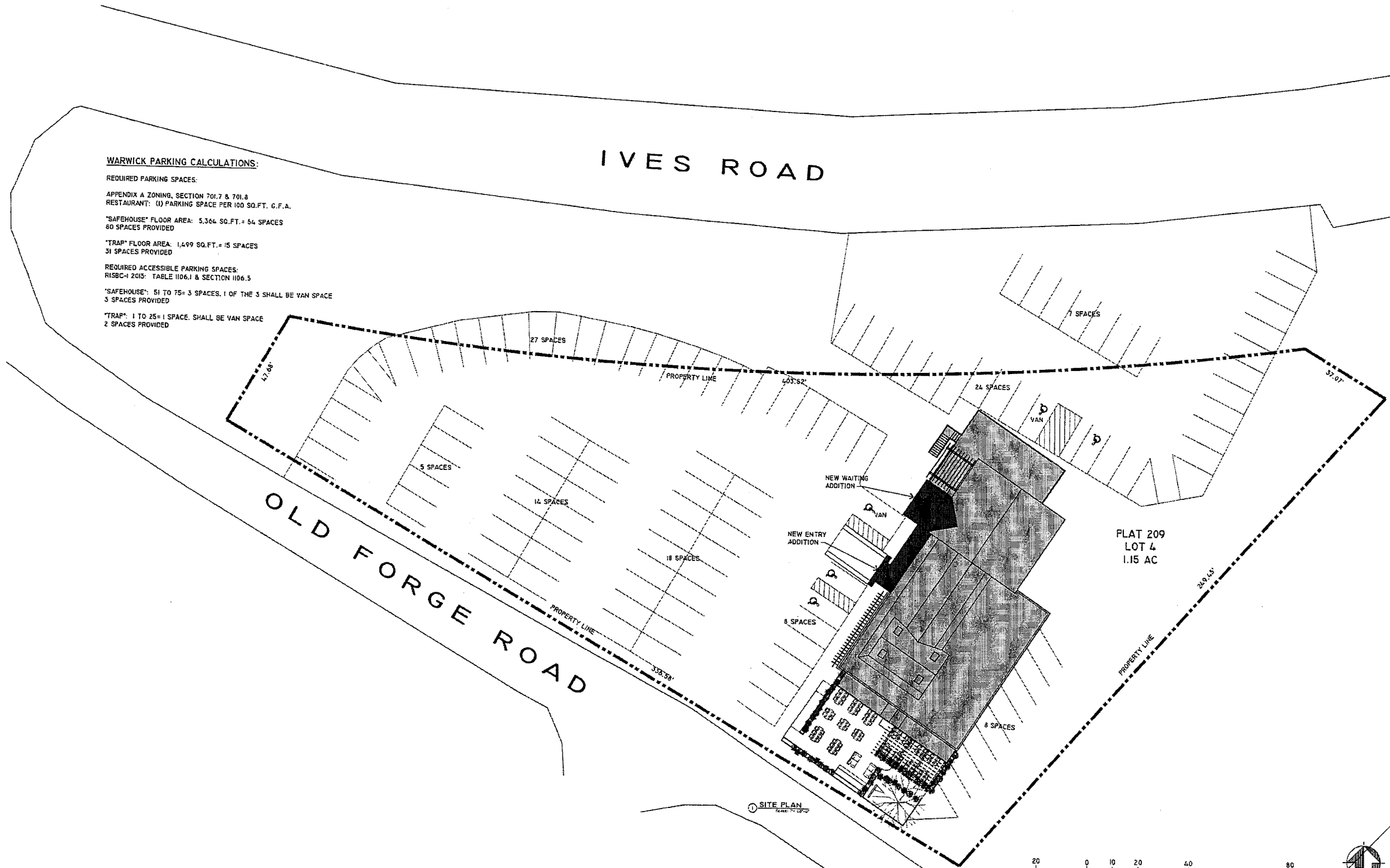
E. GREENWICH
SURVEYORS, LLC
LAND SURVEYING AND SITE PLANNING
1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE (401) 339-2681

Sheet **1**
of **1** sheets

Pet. # 10971-195 Old Forge Rd.

WARWICK PARKING CALCULATIONS:

REQUIRED PARKING SPACES:
 APPENDIX A ZONING, SECTION 701.7 & 701.8
 RESTAURANT: (1) PARKING SPACE PER 100 SQ.FT. G.F.A.
 "SAFEHOUSE" FLOOR AREA: 5,364 SQ.FT. = 54 SPACES
 60 SPACES PROVIDED
 "TRAP" FLOOR AREA: 1,499 SQ.FT. = 15 SPACES
 31 SPACES PROVIDED
 REQUIRED ACCESSIBLE PARKING SPACES:
 R150C-1 2015: TABLE 1106.1 & SECTION 1106.3
 "SAFEHOUSE": 51 TO 75 = 3 SPACES, 1 OF THE 3 SHALL BE VAN SPACE
 3 SPACES PROVIDED
 "TRAP": 1 TO 25 = 1 SPACE, SHALL BE VAN SPACE
 2 SPACES PROVIDED



**CORDISEN
 DESIGN
 ARCHITECTURE**
 7 Traveston Avenue
 Newport, RI 02840
 CordisenDesign.com
 401.419.1489



REVISIONS:
 8-4-17

DISCUSSION: SITE PLAN
 SCALE: As Noted
 DATE: August 4th, 2017

SAFEHOUSE RESTAURANT
 195 Old Forge Road
 Warwick, Rhode Island

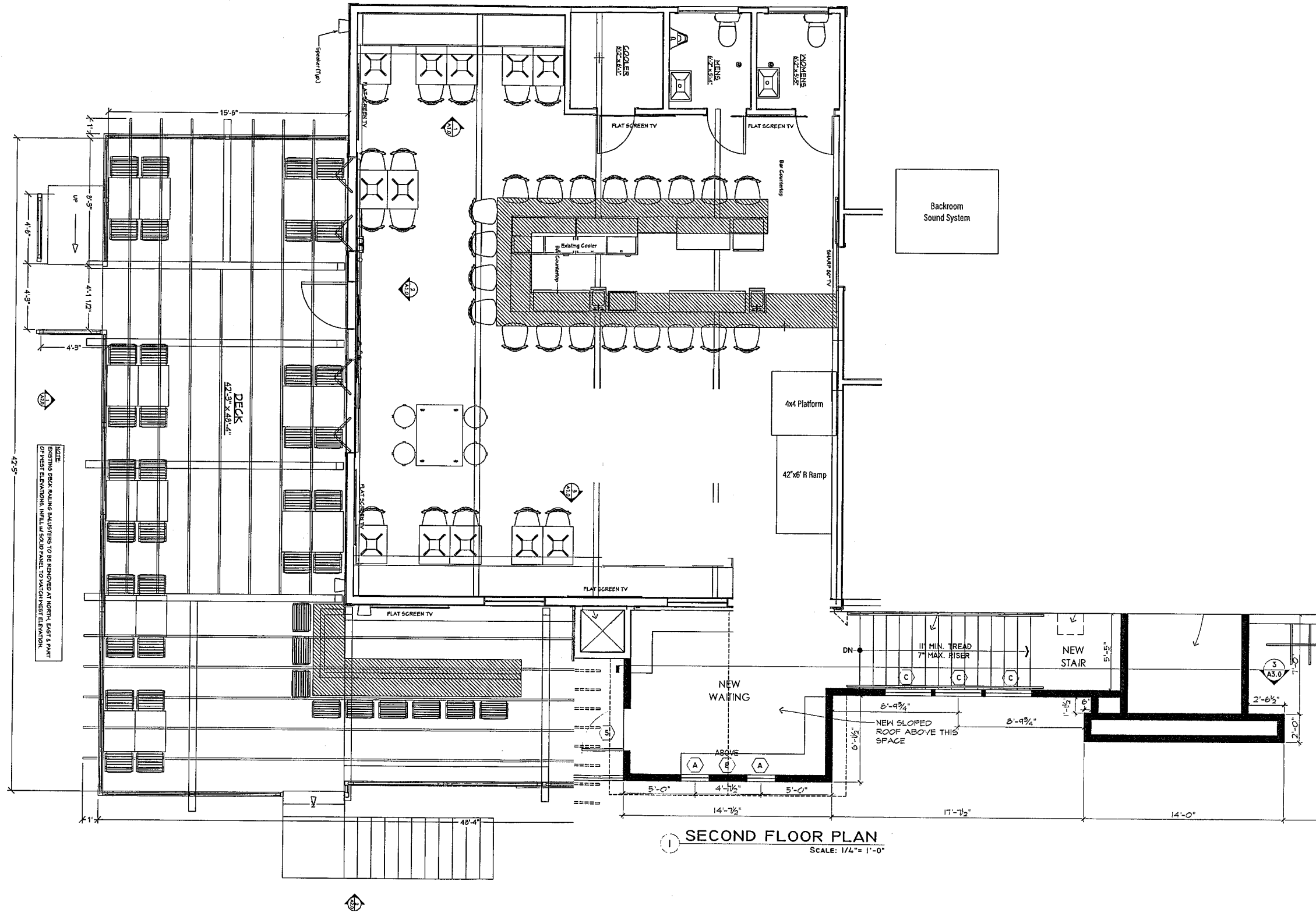
A0.0

THIS DOCUMENT IS THE PROPERTY OF CORDISEN DESIGN ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORDISEN DESIGN ARCHITECTURE.

DINNER TIME - WITH ENTERTAINMENT

SCHEMATIC DECK PLAN
Scale: 1/4" = 1'-0"

SEATING SUMMARY:
Tables: 20
Chairs: 40
Stools: 12
Total Deck Seating: 52



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