

Proposed Hotel



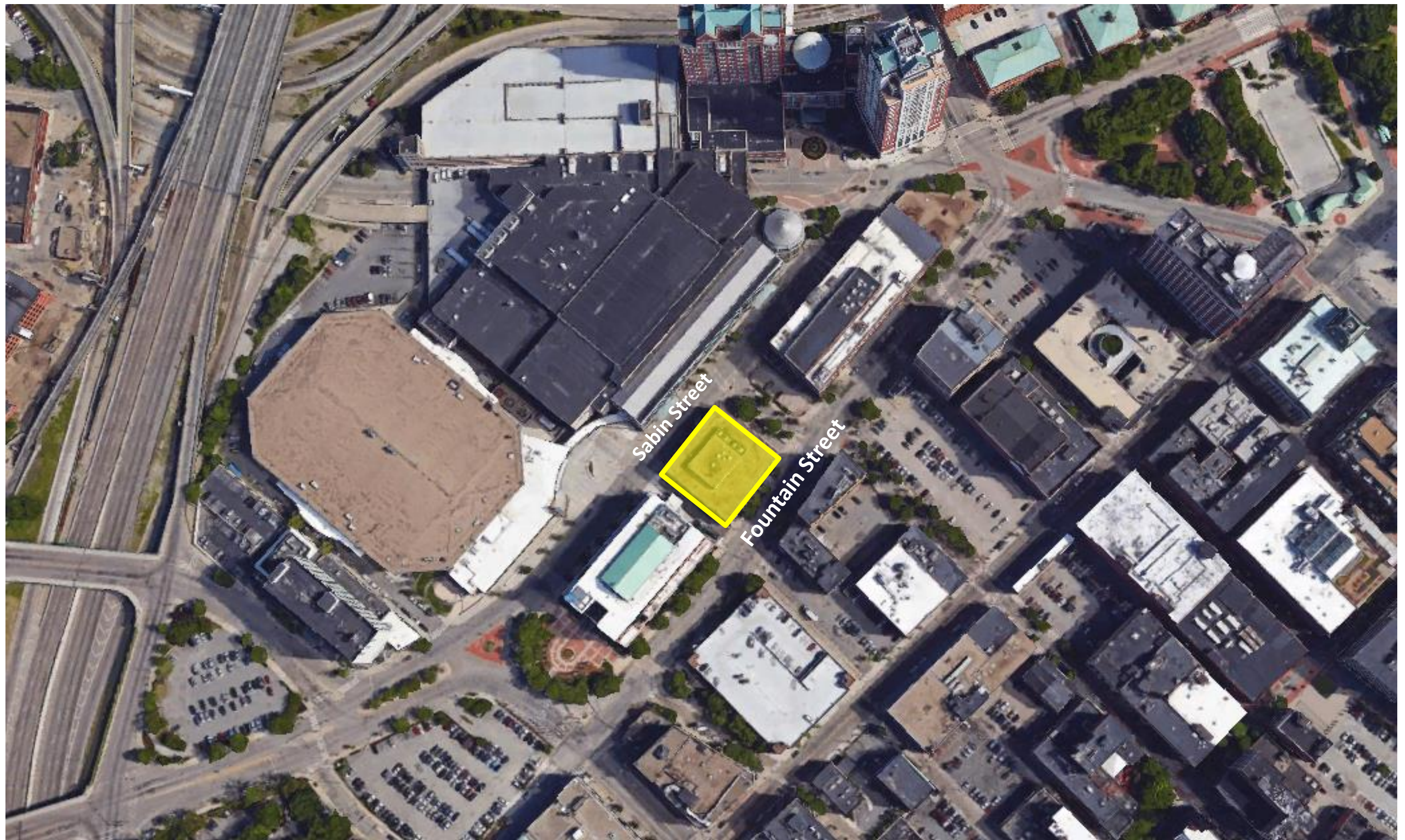
111 Fountain Street

P r o v i d e n c e , R h o d e I s l a n d

DDRC Presentation 2.8.2016

Project Information

Project Address:	111 Fountain Street
Project Description:	176 room Residence Inn hotel
Lot Size:	24,888 S.F. 0.571+/- Acres
Project Size:	127,500 GSF (includes tenant space)
Project Height:	101'-5 5/8" Top of roof structure - 9 Stories
Project F.A.R.:	5.12 (based on GSF)
Parking Spaces:	150 Parking spaces (at 1 Empire Site)



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111 Fountain Street, Providence, R.I.



Aerial View

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Proposed Hotel

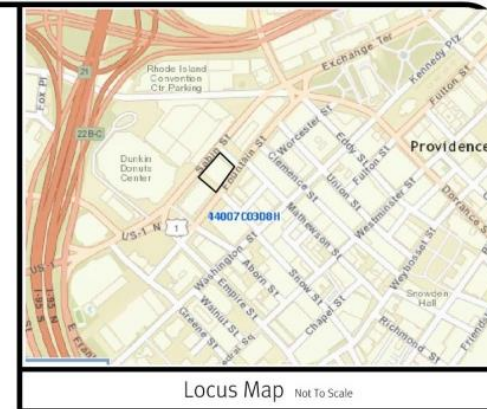
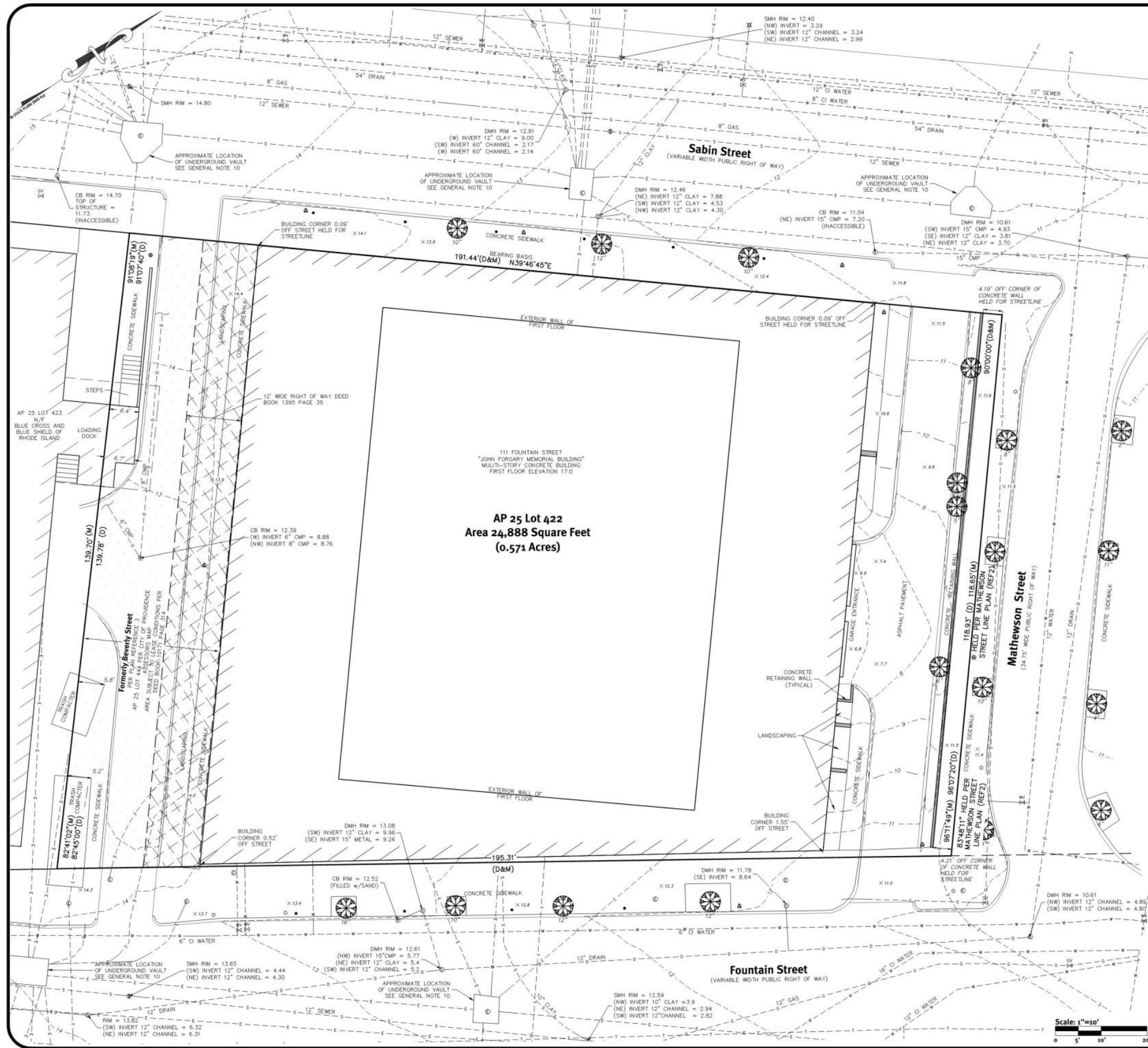
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Existing Site Plan

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Legend	
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY	
BUILDING	▲/△ NAIL FOUND/SET
ASPHALT	●/● DRILL HOLE FOUND/SET
AP	■/■ IRON ROD/PIPE FOUND/SET
N/F	□/□ BOUND FOUND/SET
(D)	— SIGN
(W)	— SOL. EVALUATION
(C)	— CATCH BASIN
(CA)	— DCB DOUBLE CATCH BASIN
HC	— FES FLARED END SECTION
	— GUY POLE
	— DMH ELECTRIC MANHOLE/HANDHOLE
	— UP UTILITY/POWER POLE
	— LIGHTPOST
	— SMH SEWER/SEPTIC MANHOLE
	— SEWER VALVE
	— CLEANOUT
	— HYDRANT
	— IRRIGATION VALVE
	— WATER VALVE
	— WELL
	— MONITORING WELL
	— UNKNOWN MANHOLE
	— GAS VALVE
	— WETLAND FLAG
	— BENCH MARK
	— BUSH
	— TREE

General Notes

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 25, LOT 422 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 7568, PAGE 274 IS PRI XII, L.P.
3. THE PARCEL IS LOCATED IN ZONE X (SHADED - OTHER FLOOD AREAS) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C0308H, DATED APRIL 8, 2011.
4. THE PARCEL IS ZONED D1-120 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN DECEMBER 2014 AND UPDATED IN OCTOBER 2015. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
8. SUBJECT TO A UTILITY EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY BOOK 1137 PAGE 907 LOCATED IN THE AREA OF FORMERLY BEVERLY STREET.
9. SUBJECT TO OTHER TERMS AND CONDITIONS AS SET FORTH IN DEED BOOK 1138 PAGE 967 AND DEED BOOK 1138 PAGE 1023.
10. ALL SURFACE UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED BY FIELD SURVEY OBSERVATIONS. UNDERGROUND UTILITIES SHOWN ARE BASED ON EXISTING PLANS OF RECORD OBTAINED FROM NATIONAL GRID, NARRAGANSETT BAY COMMISSION, THE PROVIDENCE PUBLIC WORKS DEPARTMENT, AND GEISSER ENGINEERING CORPORATION. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY AND LOCATIONS OF UNDERGROUND UTILITY ARE NOT WARRANTED TO BE CORRECT. ALL UTILITIES SHOWN TO BE FIELD VERIFIED. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).

Plan References:

1. PLAT OF SABIN STREET WIDENING FROM BROADWAY TO A POINT 310' SOUTHWEST OF WEST EXCHANGE STREET. PLAN BY GAROFALO & ASSOCIATES, INC. DATED JANUARY 5, 1981. RECORDED IN THE CITY OF PROVIDENCE PUBLIC WORKS DEPARTMENT PLAN NUMBER 064271.
2. PLAT OF MATHEWSON STREET FROM SABIN STREET TO FOUNTAIN STREET. PLAN BY GAROFALO & ASSOCIATES, INC. DATED JANUARY 5, 1981. RECORDED IN THE CITY OF PROVIDENCE PUBLIC WORKS DEPARTMENT PLAN NUMBER 064269.
3. "ALTA/ASCM LAND TITLE SURVEY, FOGARTY BUILDING, 111 FOUNTAIN STREET, PROVIDENCE, RHODE ISLAND, ASSESSOR'S PLAT 25, LOT 422." PLAN BY GEISSER ENGINEERING CORP. DATED SEPTEMBER 12, 2005. UNRECORDED.

Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

This Plan Should Be Indexed
By The Following Streets:
• Fountain Street
• Mathewson Street
• Sabin Street

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel: 401-943-1000 fax: 401-461-6006 www.diprete-eng.com

Boston • Providence • Newport

Existing Conditions Survey
111 Fountain Street

PROJ XII, LP
Providence, Rhode Island

SHEET 1 OF 1



VIEW – 1: FOUNTAIN STREET - NORTH



VIEW – 3: MATHEWSON STREET - WEST



VIEW – 2: FOUNTAIN STREET - SOUTH

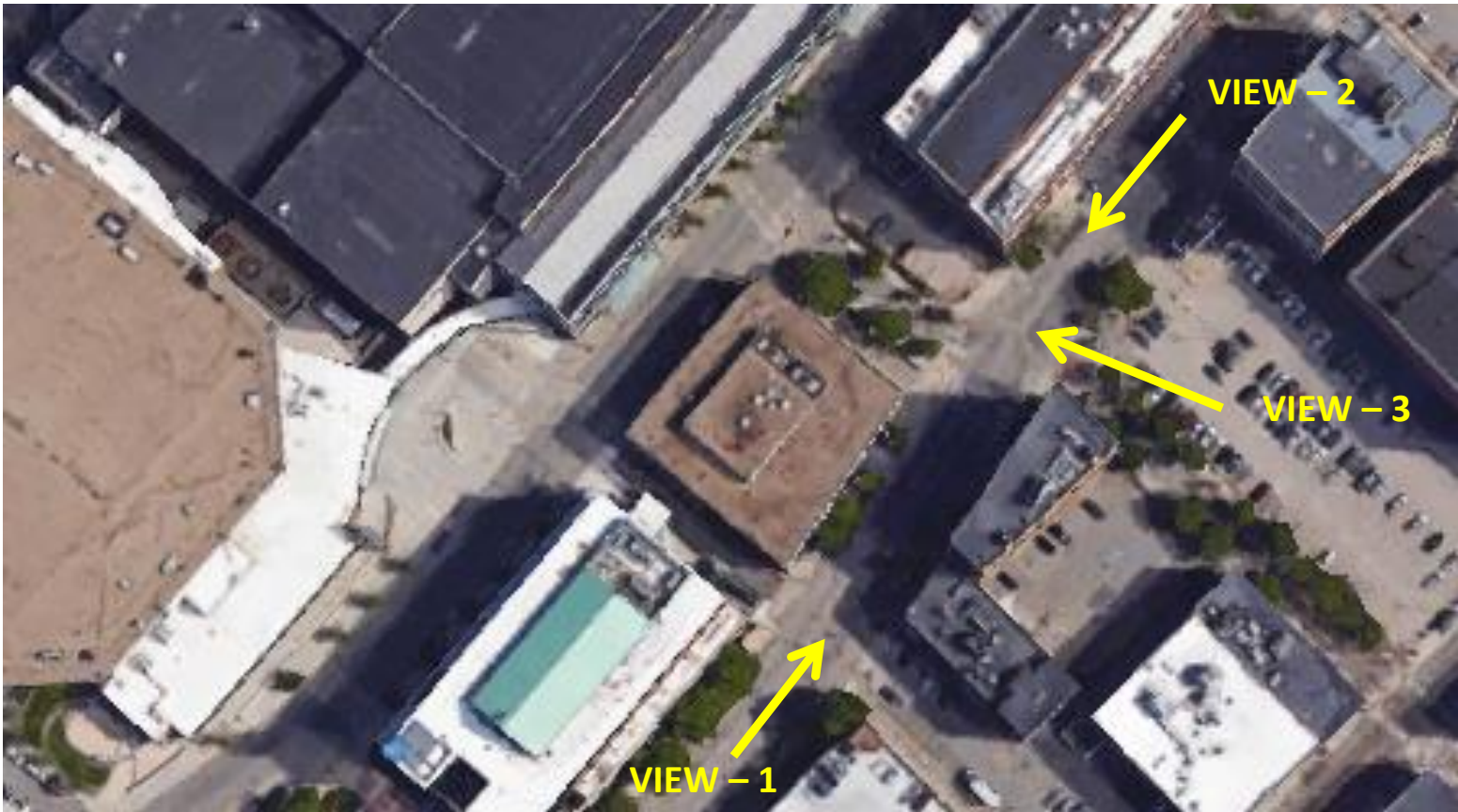


PHOTO LEGEND



VIEW – 4: SABIN STREET - NORTH



VIEW – 6: SNOW STREET - WEST



VIEW – 5: SABIN STREET - SOUTH



PHOTO LEGEND

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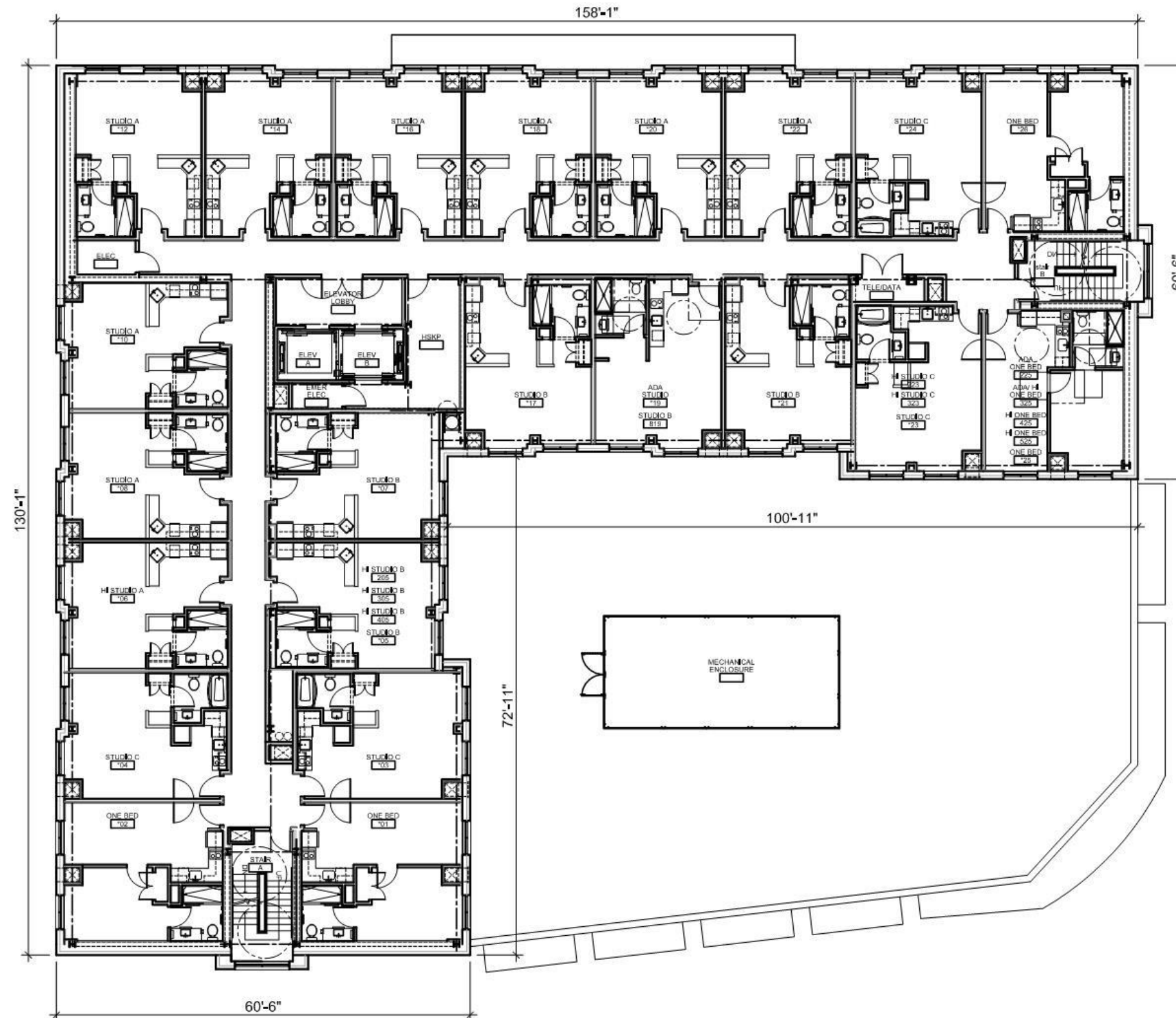
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Street Views

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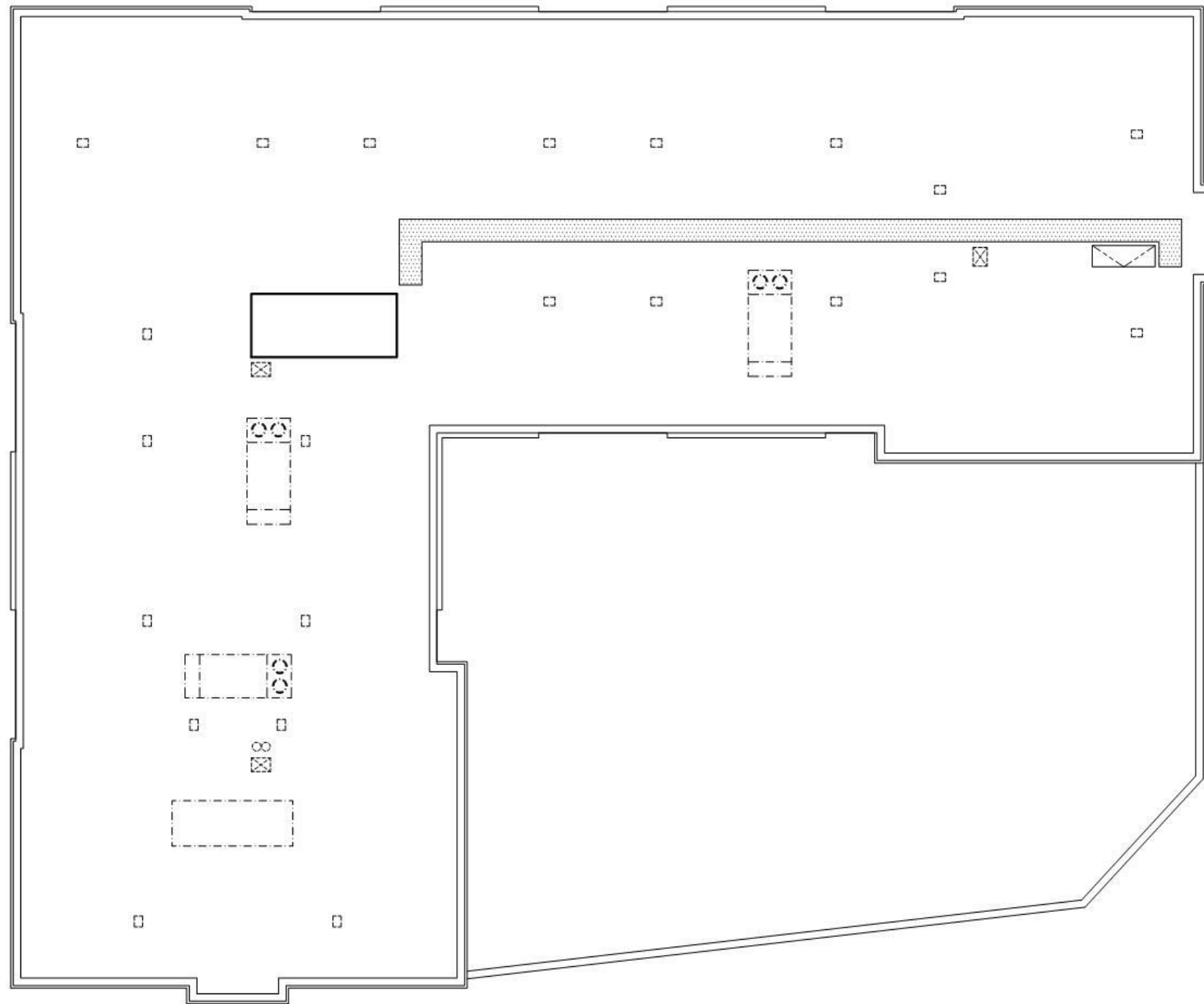
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Typical Floor Plan

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Elevation – Sabin Street

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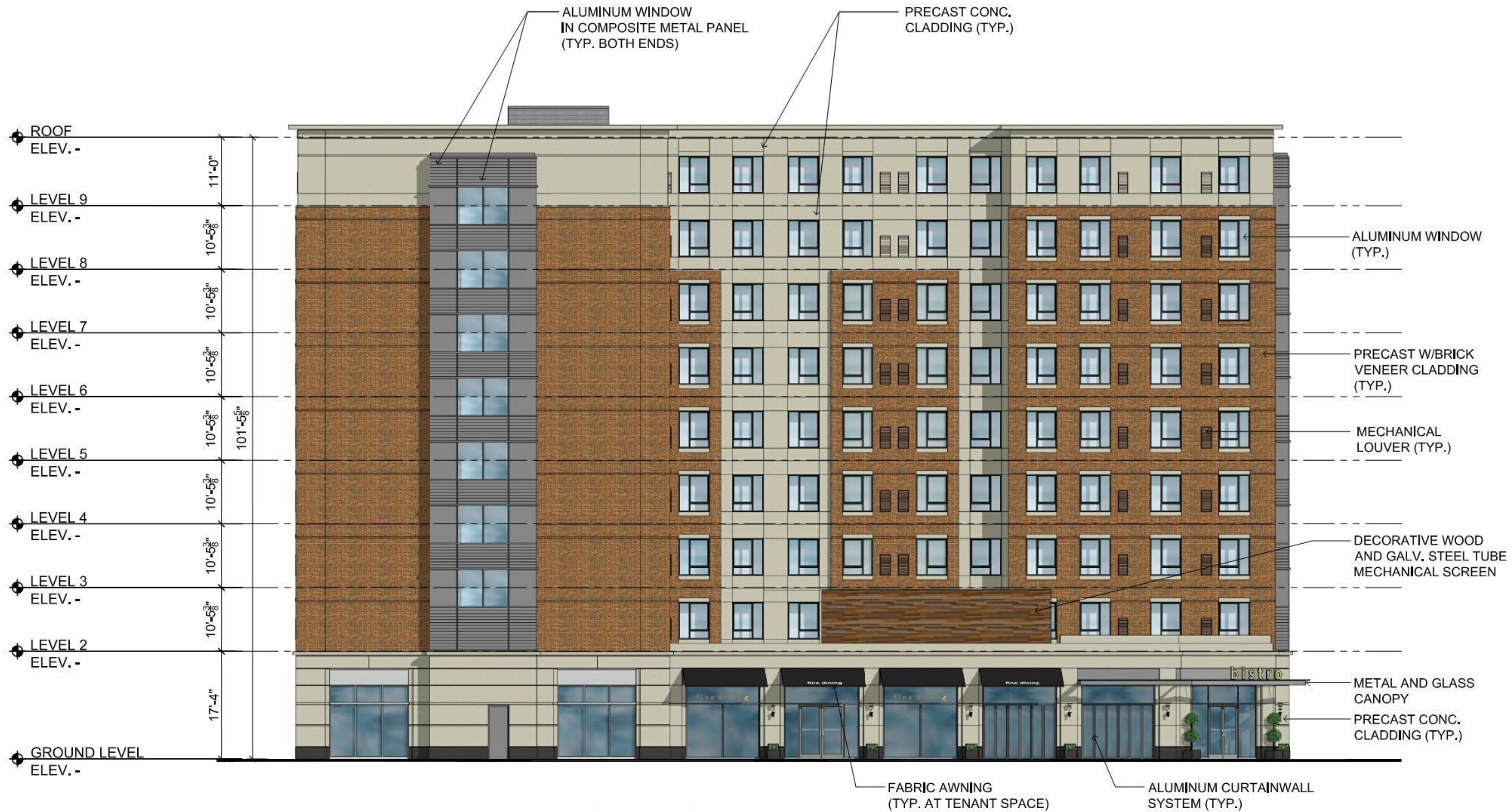
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Elevation – Mathewson Street

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Elevation – Fountain Street

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Proposed Hotel

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Elevation – Former Beverly Street

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Proposed Hotel

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Building Section

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Proposed Hotel

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Perspective Looking West on Sabin

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Proposed Hotel

111 Fountain Street, Providence, R.I.



Perspective Focused on Hotel Entry

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Proposed Hotel

111 Fountain Street, Providence, R.I.



Perspective Looking East on Sabin

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Proposed Hotel

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Perspective Fountain & Mathewson

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Proposed Hotel

111 Fountain Street, Providence, R.I.



Perspective Looking North on Fountain

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Proposed Hotel

111 Fountain Street, Providence, R.I.



Perspective Looking North on Fountain

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Proposed Hotel

111 Fountain Street, Providence, R.I.



Perspective Looking down on Fountain

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2.8.2016



Previous Version Looking West on Sabin



Current Version Looking West on Sabin

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111 Fountain Street, Providence, R.I.



Perspective Comparative Views

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Previous Version Fountain and Mathewson



Current Version Fountain and Mathewson

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Perspective Comparative Views

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