



- 1 EXISTING CURB CUT (EXPANDED TO ALLOW FOR 2 WAY TRAFFIC)
- 2 COVERED ENTRY
- 3 OUTDOOR PATIO & TRELLIS
- 4 DUMPSTER LOCATION
- 5 HOLIDAY INN EXPRESS SIGNAGE
- 6 HEAVILY LANDSCAPED AREA
- 7 EXISTING CURB CUT

LOT SIZE
54,835 SQFT

BUILDING FOOTPRINT
11,270 SQFT

TOTAL BUILDING SQUARE FOOTAGE
55,110 SQFT

ROOM COUNT FOR 5 STORY HOTEL
91 ROOMS

PARKING COUNT
65 TOTAL SPACES
- STANDARD - 62 SPACES
- HANDICAP ACCESSIBLE - 2 SPACES
- VAN ACCESSIBLE PARKING - 1 SPACE

SITE PLAN

HOLIDAY INN EXPRESS

SEPTEMBER 2016



86 WEYBOSSET STREET, SUITE 302
PROVIDENCE, RI 02903
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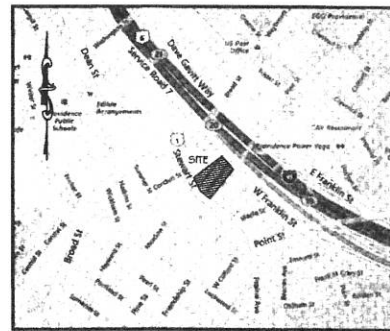
ZDS



RENDERING
HOLIDAY INN EXPRESS
SEPTEMBER 2016

86 WEYBOSSET STREET, SUITE 302
PROVIDENCE, RI 02903
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LOCUS
N.T.S.

NOTE:

1. PROPERTY MAY BE SUBJECT TO PARKING EASEMENTS
2. TITLE TO HATCHED AREA UNKNOWN. AREA IS ONE-HALF OF THE ABANDONED PORTION OF SEEKELL STREET. LAND POSSIBLY OBTAINED BY STATE OF RHODE ISLAND FOR SERVICE ROAD #7.

ZONING DISTRICT C-2

MINIMUM LOT AREA	NONE FOOTNOTE 305.1-3
MINIMUM SETBACKS:	FRONT 0 FT. FOOTNOTE 305.1-4, 10
	SIDE 0 FT. FOOTNOTE 305.1-7
	REAR 0 FT. FOOTNOTE 305.1-8
MAXIMUM BUILDING HEIGHT	50 FT. (NOT TO EXCEED 4 STORIES)
MAXIMUM BUILDING COVERAGE	NONE

REFERENCES:

1. DEED BOOK 3074, PAGE 177; DEED BOOK 4242, PAGE 196
2. RHODE ISLAND STATE HIGHWAY PLATS 2635, 2635A AND 1074
3. ADMINISTRATIVE SUBDIVISION PLAN- A.P. 24 LOTS 193, 201 & 636 BY WATERMAN ENGINEERING CO., RECORDED 1/23/02, PLAT BOOK 59 PAGE 243.
4. RECORD PLAT: PLAT OF HOUSE LOTS, SEPT. 1832, PLAT BOOK 1 PAGE 9; PLAT CARD 3
5. STREET ABANDONMENT PLAN: SEEKELL STREET- PLAN 064182
PORTION OF CONDUIT STREET- PLAN 063803
6. NATIONAL GRID EASEMENT (UTILITY POLE); DEED BOOK 788, PAGE 329
7. NATIONAL GRID EASEMENT (UNDERGROUND DUCT); DEED BOOK 1938, PAGE 53
8. PROVIDENCE WATER SUPPLY BOARD EASEMENT; DEED BOOK 1938, PAGE 56

CERTIFICATION:

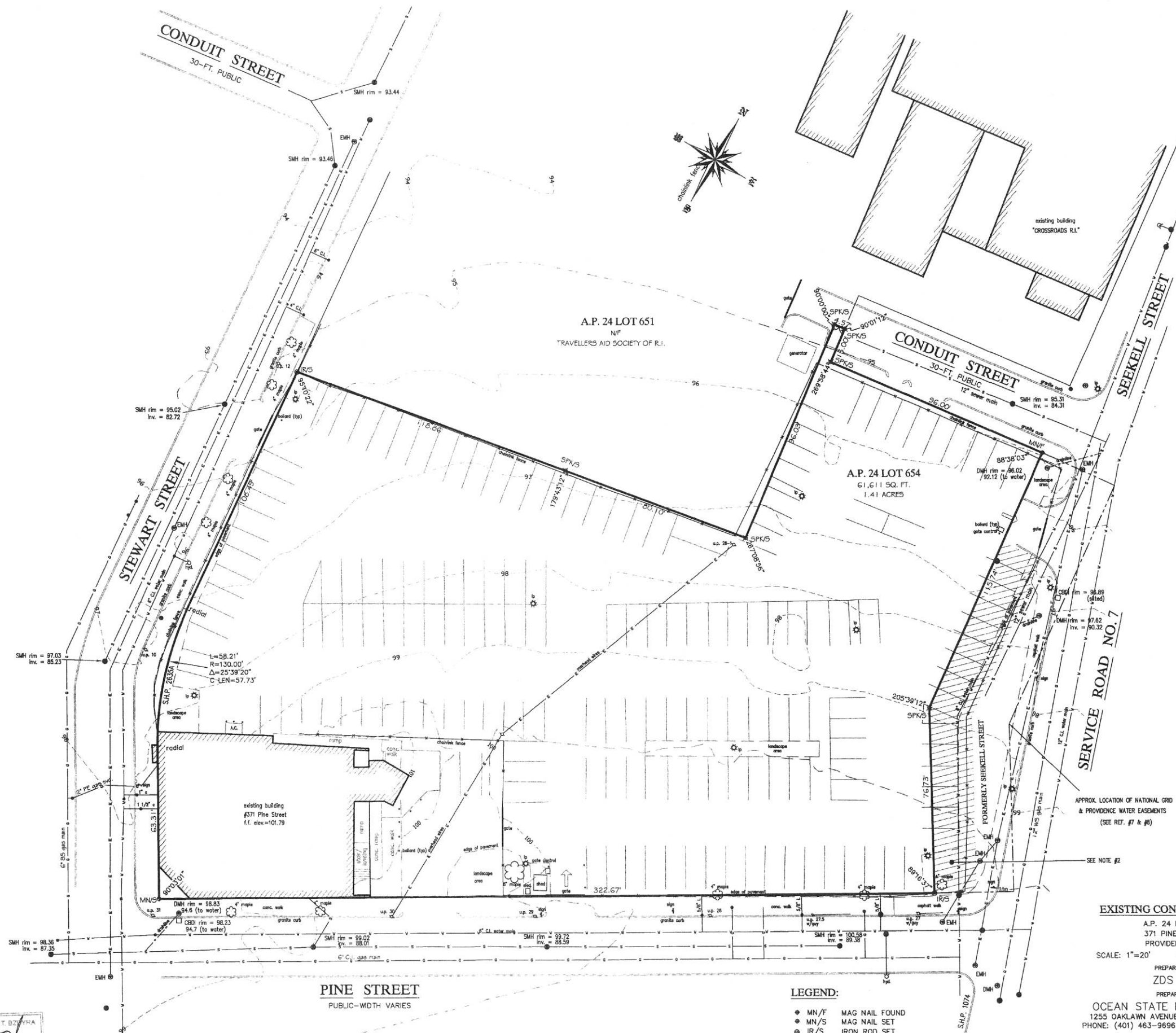
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY I
DATA ACCUMULATION SURVEY III

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

TO ESTABLISH RECORD BOUNDARY LINES FOR PURPOSES OF SITE DESIGN
TO DETERMINE TOPOGRAPHIC CONTOURS AND UTILITY LOCATIONS FOR SITE DESIGN

BY: *Richard T. Bzdyra* DATE: 7/22/16
BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



LEGEND:

- MN/F MAG NAIL FOUND
- MN/S MAG NAIL SET
- IR/S IRON ROD SET
- ⊗ SPK/S SPIKE SET
- CBI/D CATCH BASIN-DROP INLET
- SMH SEWER MAN HOLE
- DMH DRAINAGE MAN HOLE
- EMH ELECTRIC MAN HOLE
- ⊙ LP LIGHT POLE
- EASEMENT BOUNDARY

EXISTING CONDITIONS PLAN

A.P. 24 LOT 654
371 PINE STREET
PROVIDENCE, R.I.

SCALE: 1"=20' DATE: JULY 21, 2016

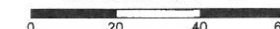
PREPARED FOR:
ZDS INC.

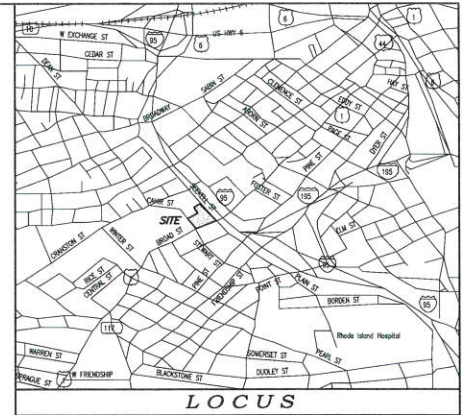
PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 FAX: (401) 463-9039

JOB NO. 8855 / DWG. NO. 8855 - (DCD)

GRAPHIC SCALE / 1" = 20'





NOTES & REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING PLANS AND MAPS:
A. STATE OF RHODE ISLAND TAKING PLANS FOR INTERSTATE 95 / 195
B. CITY OF PROVIDENCE STREET LINE PLANS FOR PINE ST., STEWART ST. & SEEKELL ST.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE, RHODE ISLAND LAND EVIDENCE RECORDS RECORDS REGARDING RECORD TITLE TO THE PREMISES SHOWN HEREON:
A. LOT 193 - VOLUME 4242 PAGE 196 - HOTEL ASSOCIATES, LLC
B. LOT 201 - VOLUME 3074 PAGE 177 - HOTEL ASSOCIATES, LLC
C. LOT 636 - VOLUME 4242 PAGE 196 - HOTEL ASSOCIATES, LLC
- THESE PREMISES ARE SITUATED IN A C-2 (COMMERCIAL) ZONE.

DIMENSIONAL REQUIREMENTS

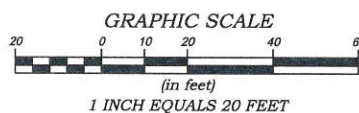
AREA	= NONE
MIN. BUILDING HEIGHT	= 18'
MIN. FIRST STORY HEIGHT	= 9' (RESIDENTIAL USE); 11' (NON-RESIDENTIAL USE)
MAX. BUILDING HEIGHT	= 50' (NOT TO EXCEED 4 STORIES)
MAX. BUILDING COVERAGE	= NONE
TOTAL MAX. IMPERVIOUS SURFACE COVERAGE	= NONE
FRONT SETBACK	= BUILD-TO ZONE OF 0' TO 5' - SEE 503.A.6 FOR BUILT-TO PERCENTAGE REQUIREMENT
INTERIOR SIDE SETBACK	= NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'
CORNER SIDE SETBACK	= BUILD-TO ZONE OF 0' TO 5' - SEE 503.A.6 FOR BUILT-TO PERCENTAGE REQUIREMENT
REAR SETBACK	= NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

- THIS SURVEY DOES NOT REPRESENT ANY ATTEMPT TO LOCATE OR VERIFY THE EXISTENCE OR NONEXISTENCE OF ANY SUBSURFACE APPURTENANCES, UTILITIES OR STRUCTURES. ALL SUCH VERIFICATIONS ARE SUBJECT TO A SCOPE OF SERVICES BEYOND THIS CONTRACT.
- THE PURPOSE OF THIS ADMINISTRATIVE SUBDIVISION IS TO MERGE CONTIGUOUS LOTS 193, 201 & 636, ALL IN COMMON OWNERSHIP INTO ONE PARCEL.

LEGEND & ABBREVIATIONS

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



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PINE STREET
(PUBLIC - 40.12' WIDE)

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS IV
TOPOGRAPHIC SURVEY - CLASS N/A

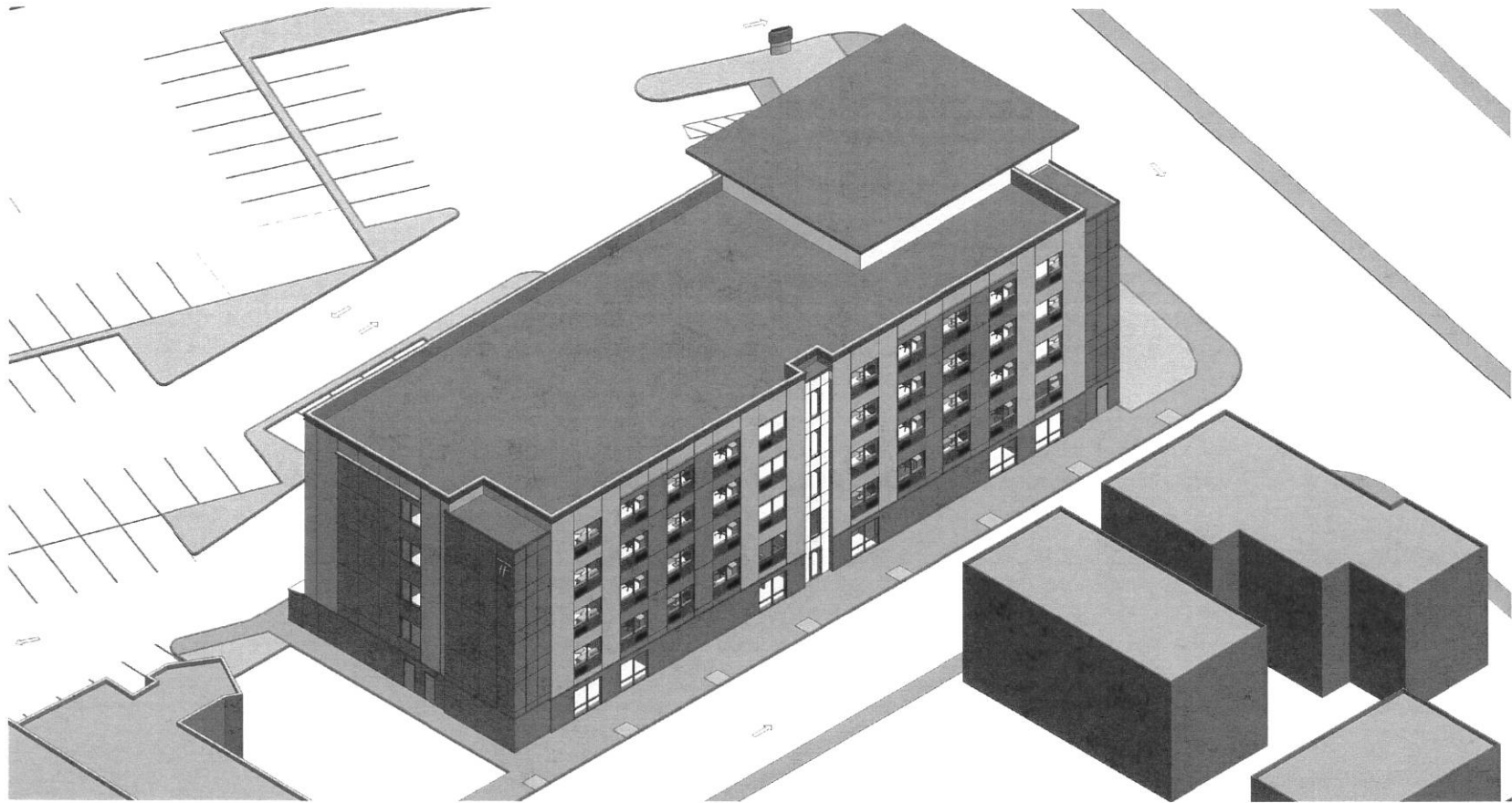
RICHARD S. LIPSITZ
WATERMAN ENGINEERING COMPANY

1837
REG. NO. DATE

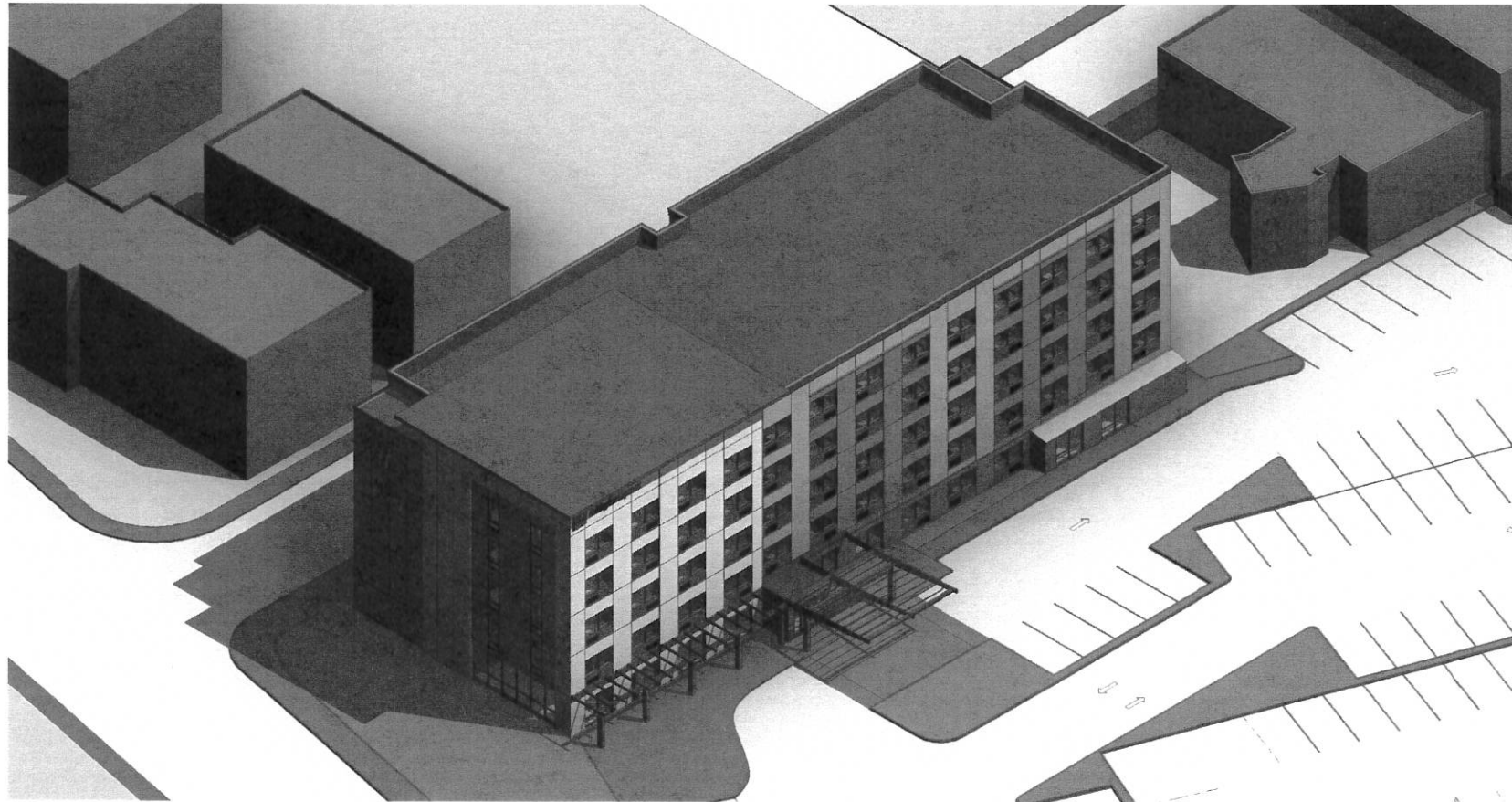
NO.	DATE	REVISION	CHECKED BY
SCHEMATIC SITE PLAN A.P. 24, LOT 654 PINE STREET & STEWART STREET PROVIDENCE, RHODE ISLAND			PROJECT NO. R01.200
HOTEL ASSOCIATES, LLC. 40 FOUNTAIN STREET PROVIDENCE, RHODE ISLAND 02903			SCALE 1" = 20'
			DATE 6/18/2014
			DRAWN BY MS
			CHECKED BY RSL
			FILE NAME 01200_2015 Site.rvt
			1 of 1 SHEETS
			DRAWING # C-1

Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1964

46 Sutton Avenue
East Providence, RI
Phone: (401) 438-5775
Fax: (401) 438-5773
www.watermangeom.com



1
A 0.00
AXON 1



4
A 0.00
AXON 2

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CLIENT

CONSULTANTS

PROJECT NAME
HOLIDAY INN EXPRESS

PROJECT NO. 1633

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REVISIONS		
NO	DATE	DESCRIPTION

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CONSTRUCTION

ISSUED DATE: APRIL - 2016

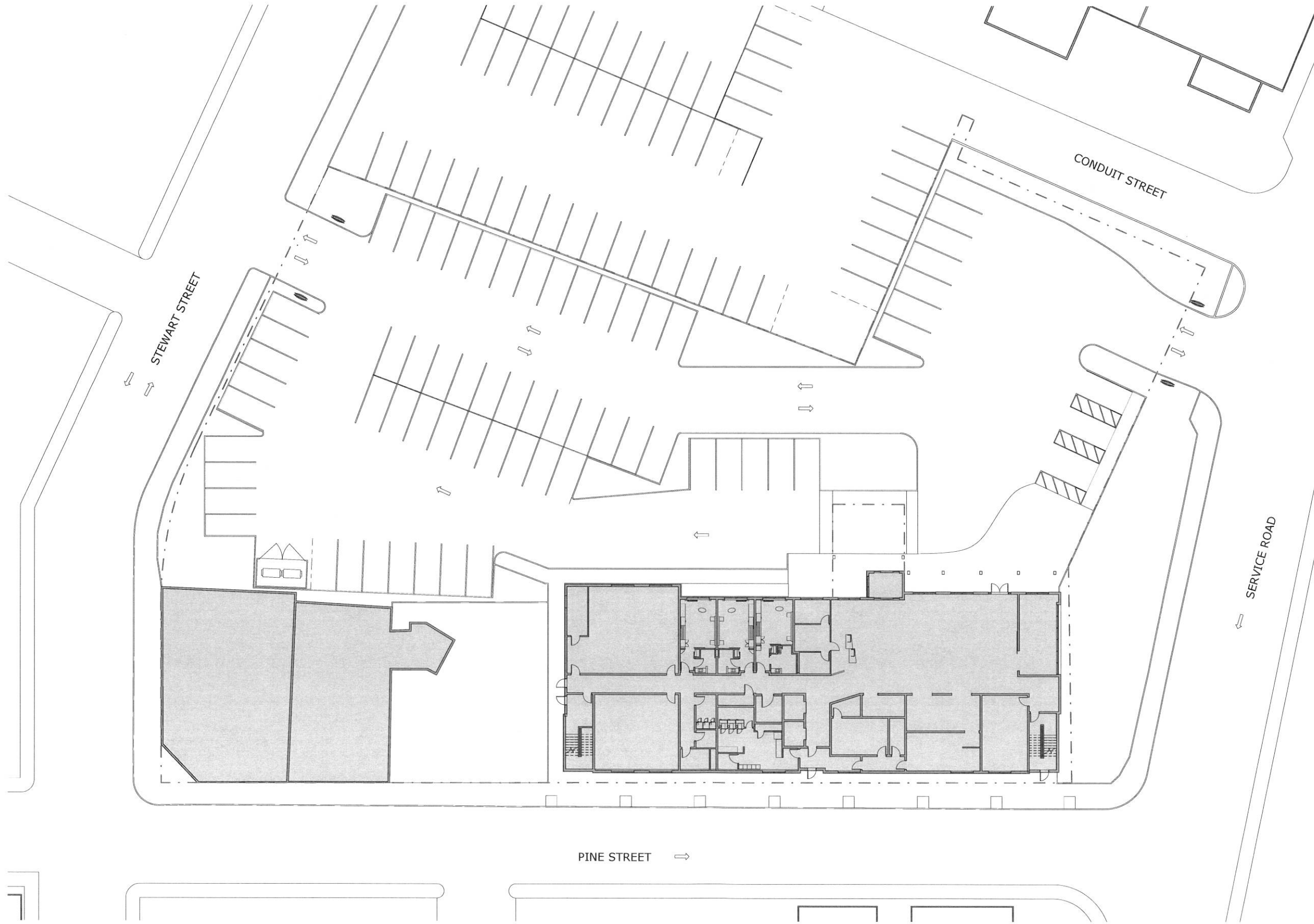
3D VIEWS

SHEET TITLE

A 0.00

DRAWING NO.

PLOT CREATED: 9/20/2016 5:18:10 PM



1 SITE PLAN
A 1.00 1/16" = 1'-0"

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SITE PLAN

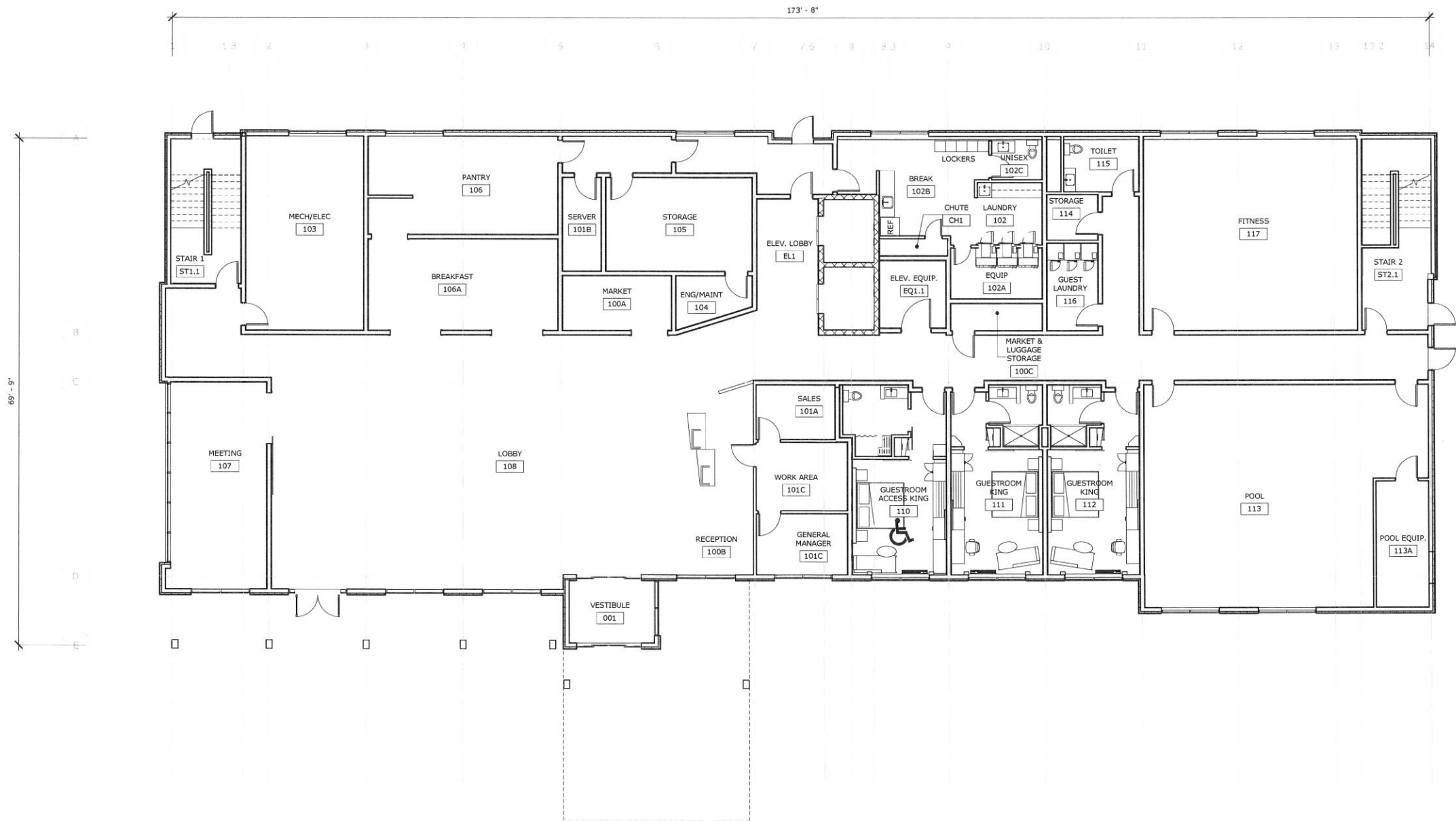
SHEET TITLE

A 1.00

DRAWING NO.

PLOT CREATED: 9/20/2016 12:00:43 PM

1
A 1.01
LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



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CONSTRUCTION

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FLOOR PLAN -
LEVEL 1

SHEET TITLE

A 1.01

DRAWING NO.

PLOT CREATED: 9/20/2016 5:18:12 PM

1
A 1.02
LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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CONSTRUCTION

ISSUED DATE: APRIL - 2016

FLOOR PLAN -
LEVEL 2

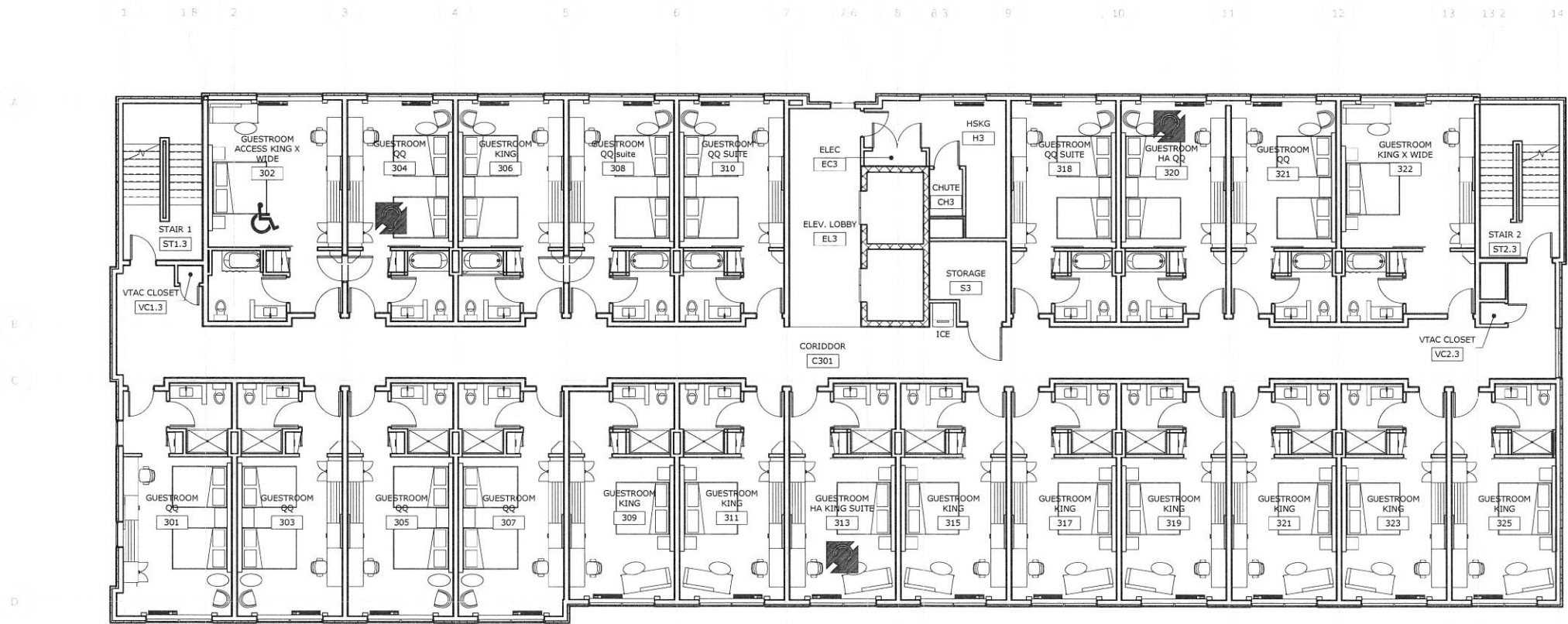
SHEET TITLE

A 1.02

DRAWING NO.

PLOT CREATED: 9/20/2016 5:18:15 PM

1
A 1.03
LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



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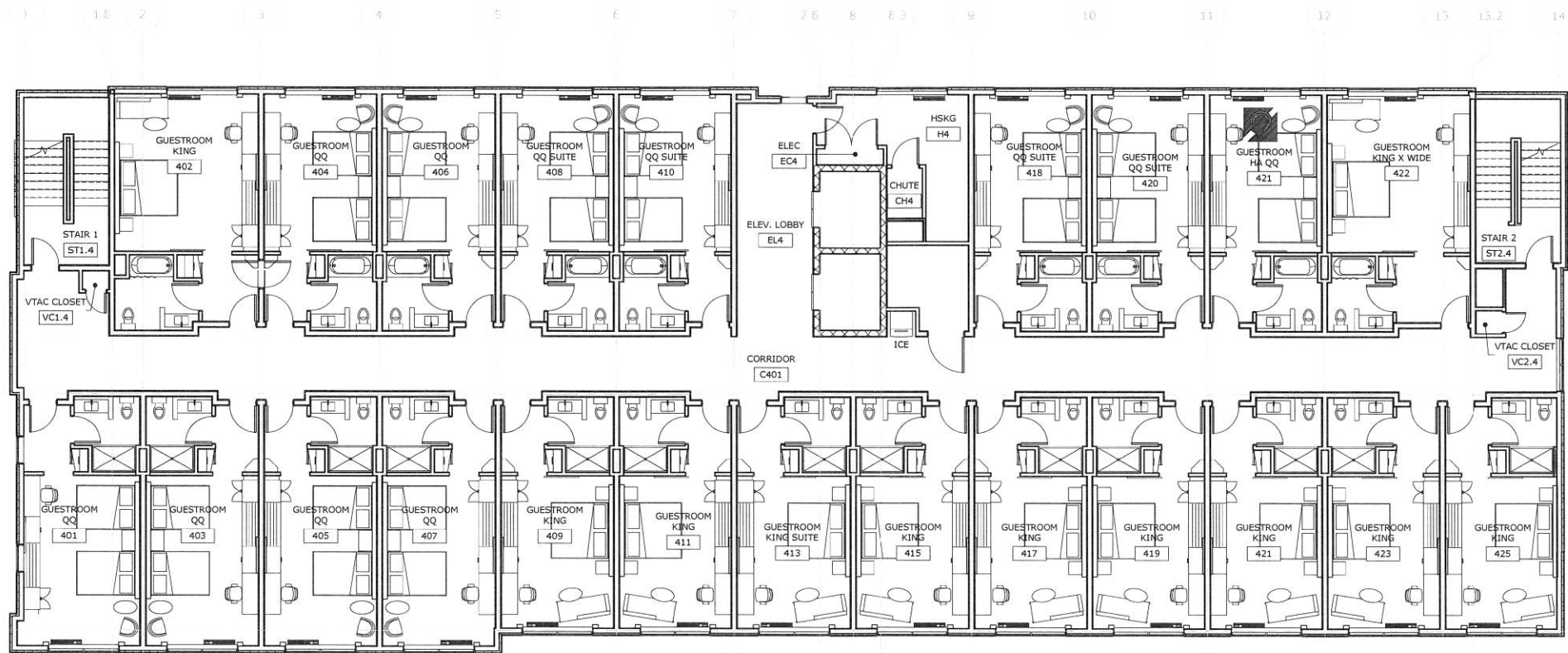
ISSUED DATE: APRIL - 2016

FLOOR PLAN -
LEVEL 3

SHEET TITLE

A 1.03

DRAWING NO.



1
A 1.04
LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

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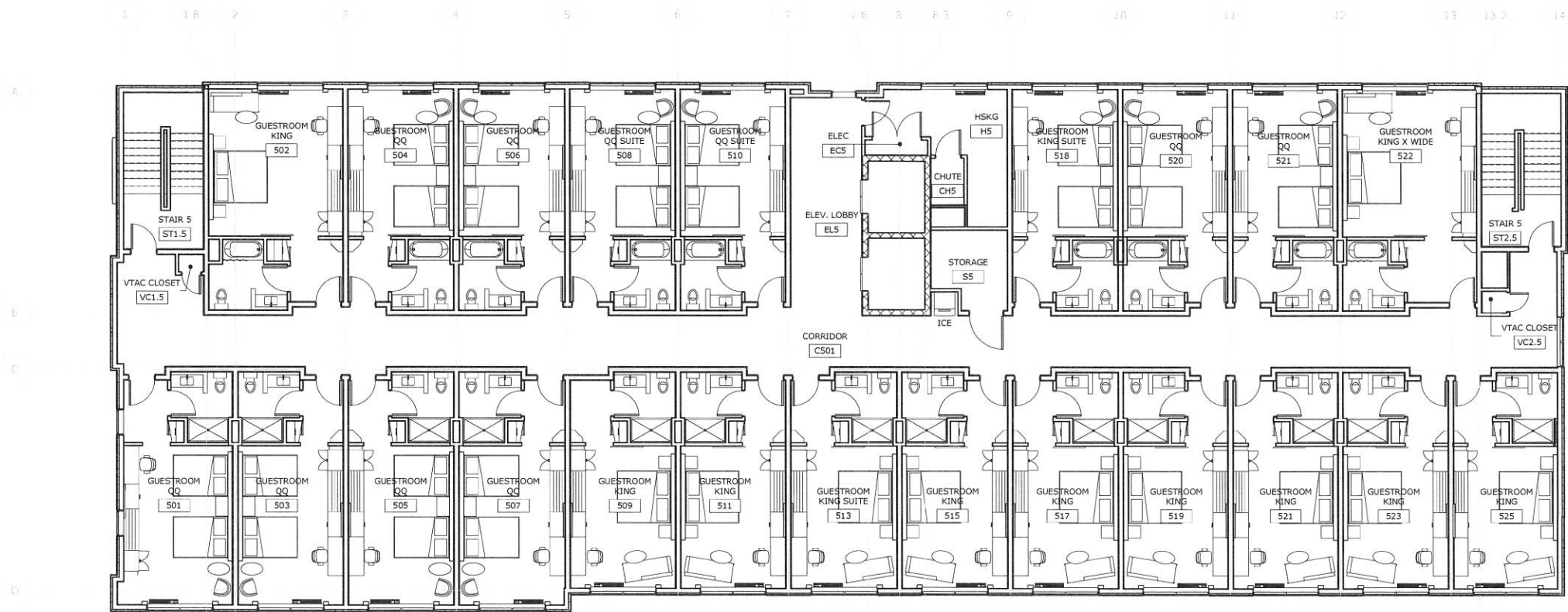
ISSUED DATE: APRIL - 2016

FLOOR PLAN -
LEVEL 4

SHEET TITLE

A 1.04

DRAWING NO.



1
A 1.05
LEVEL 5 FLOOR PLAN
1/8" = 1'-0"

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FLOOR PLAN -
LEVEL 5

SHEET TITLE

A 1.05

DRAWING NO.

PLOT CREATED: 9/20/2016 12:01:02 PM

2
A 3.01

EXTERIOR ELEVATION, REAR/NORTH

1/8" = 1'-0"



1
A 3.01

EXTERIOR ELEVATION, FRONT/SOUTH

1/8" = 1'-0"



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ISSUED DATE: APRIL - 2016

**EXTERIOR
ELEVATIONS**

SHEET TITLE

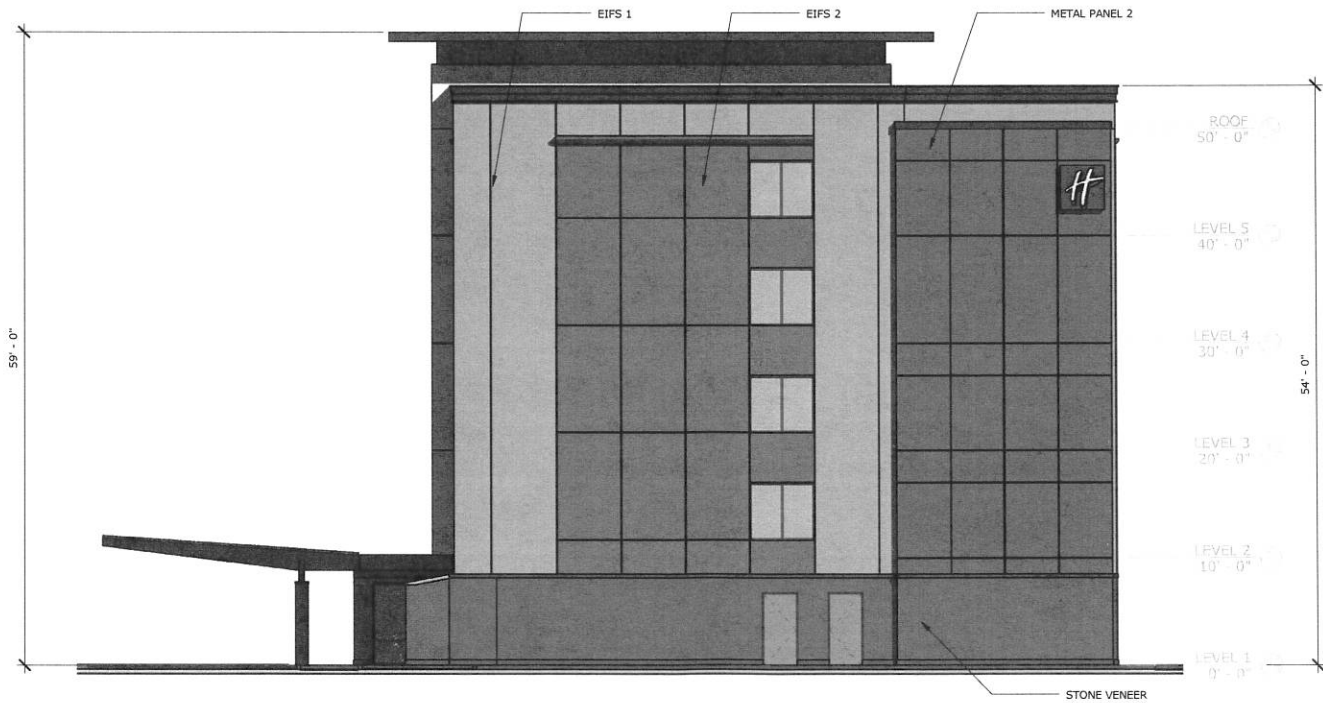
A 3.01

DRAWING NO.

PLOT CREATED: 9/20/2016 12:01:23 PM



2
A 3.02
EXTERIOR ELEVATION, WEST
1/8" = 1'-0"



1
A 3.02
EXTERIOR ELEVATION, EAST
1/8" = 1'-0"

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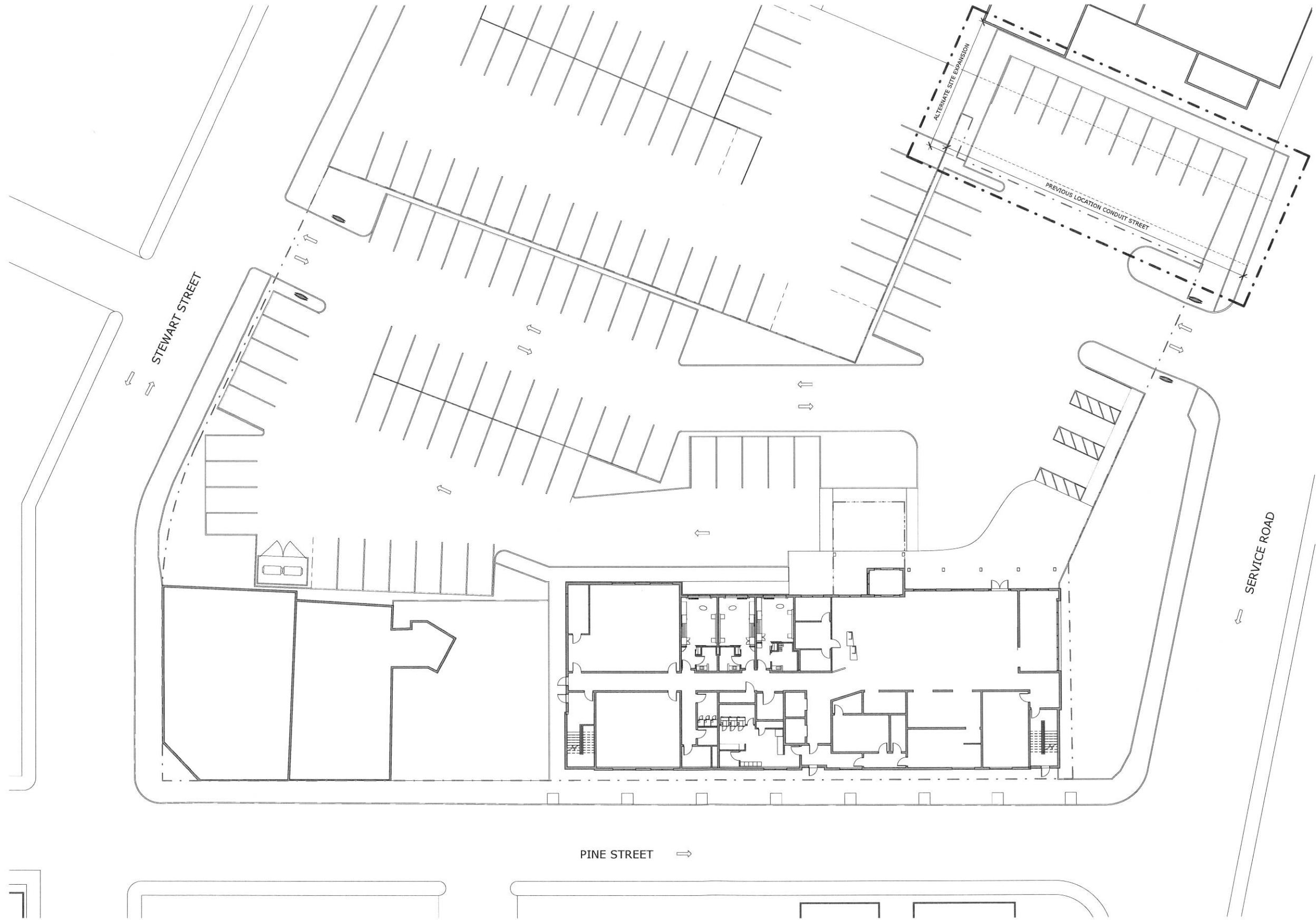
**EXTERIOR
ELEVATIONS**

SHEET TITLE

A 3.02

DRAWING NO.

PLOT CREATED: 9/20/2016 11:38:55 AM



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ISSUED DATE: APRIL - 2016

**SITE PLAN -
CONDUIT ST
ABANDONMENT
ALTERNATE**

SHEET TITLE

A 1.00

DRAWING NO.

1 SITE PLAN - ABANDONMENT OF CONDUIT STREET ALTERNATE
A 1.00 1/16" = 1'-0"