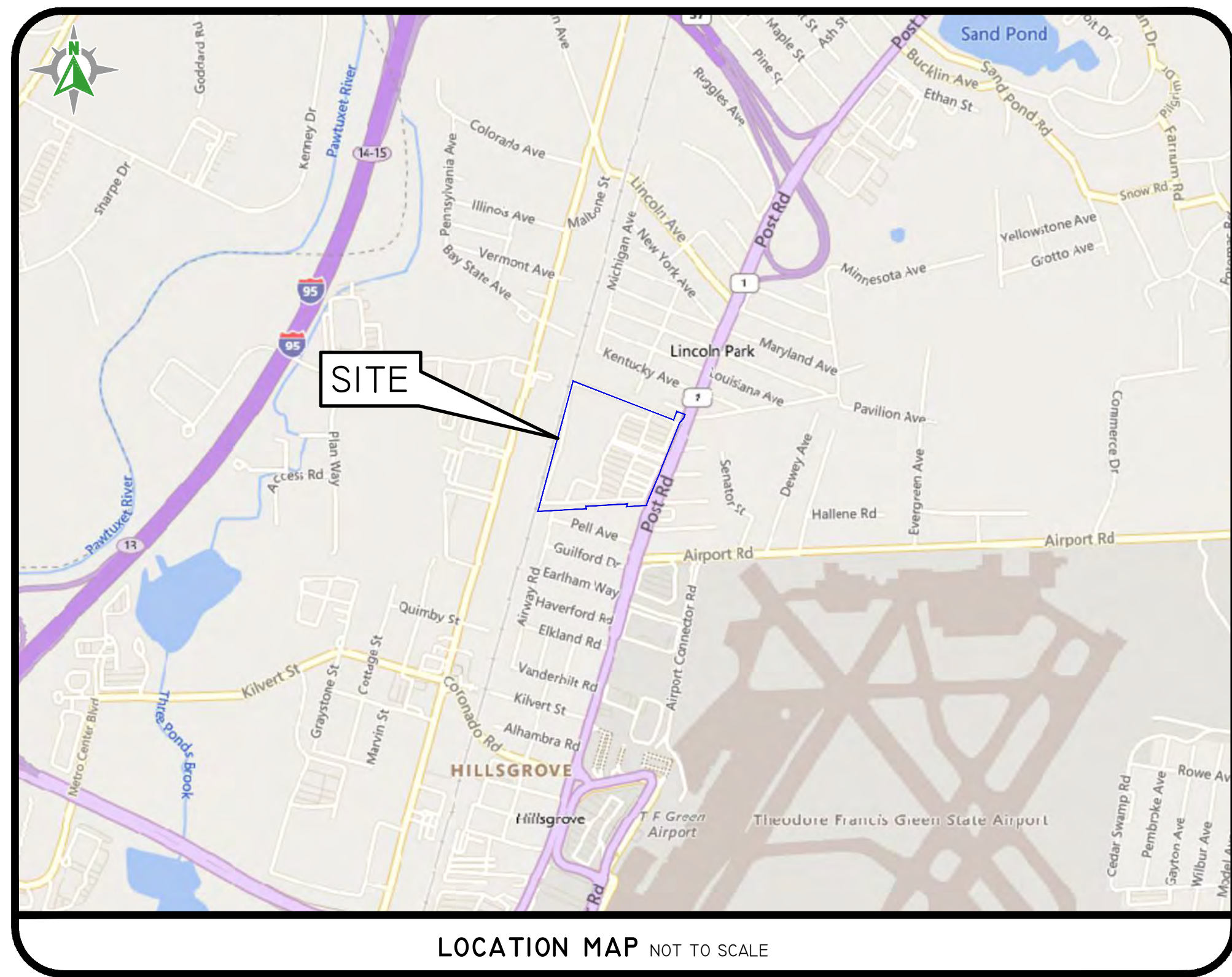


# MASTER PLAN SUBMISSION

# PHASE 3-ANN & HOPE REDEVELOPMENT

1689 POST ROAD  
WARWICK, RHODE ISLAND  
ASSESSOR'S PLAT 322 LOT 209



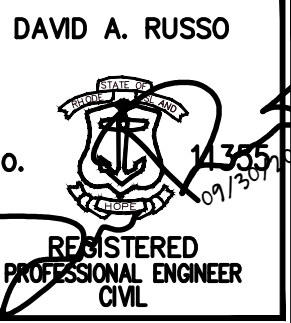
## SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 PHASE 3 EXISTING CONDITIONS PLAN
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- 5 OVERALL LANDSCAPE PLAN
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- 7 PLANTING NOTES & DETAILS
- 8 SUBDIVISION PLAN
- 9 PHASE 3 BUILDING FLOOR PLAN
- 10 BUILDING COLORS
- 11 BUILDING MATERIALS AND DESIGN
- 12 BUILDING & SITE RENDERINGS

LANDSCAPE ARCHITECT  
LORNA WRIGHT - JOHN C. CARTER & CO. INC., 960 BOSTON NECK RD, NARRAGANSETT, RI

BUILDING ARCHITECT  
CHRIS MAZZIER - STUDIO 401 ARCHITECTURE, LLC, 5 DIVISION ST, UNIT 39 WARWICK, RI

TRAFFIC ENGINEER  
PAUL BANNON - BETA GROUP INC, 701 GEORGE WASHINGTON HIGHWAY, LINCOLN, RI



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING, DIPRETE ENGINEERING, DIPRETE ENGINEERING, DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UTILITIES SHOWN ON THIS PLAN OR FOR THE LOCATION OF UTILITIES SHOWN ON THIS PLAN.

NO.	DATE	DESCRIPTION	DESIGN BY
1	09-30-2027	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
2	08-20-2027	PHASING PLAN	K.P.R.
3	08-20-2027	LANDSCAPE PLAN	K.P.R.
4	08-20-2027	PLANTING NOTES & DETAILS	K.P.R.
5	08-20-2027	OVERALL LANDSCAPE PLAN	K.P.R.
6	08-20-2027	LANDSCAPE PLAN	K.P.R.
7	08-20-2027	PLANTING NOTES & DETAILS	K.P.R.
8	08-20-2027	SUBDIVISION PLAN	K.P.R.
9	08-20-2027	PHASE 3 BUILDING FLOOR PLAN	K.P.R.
10	08-20-2027	BUILDING COLORS	K.P.R.
11	08-20-2027	BUILDING MATERIALS AND DESIGN	K.P.R.
12	08-20-2027	BUILDING & SITE RENDERINGS	K.P.R.

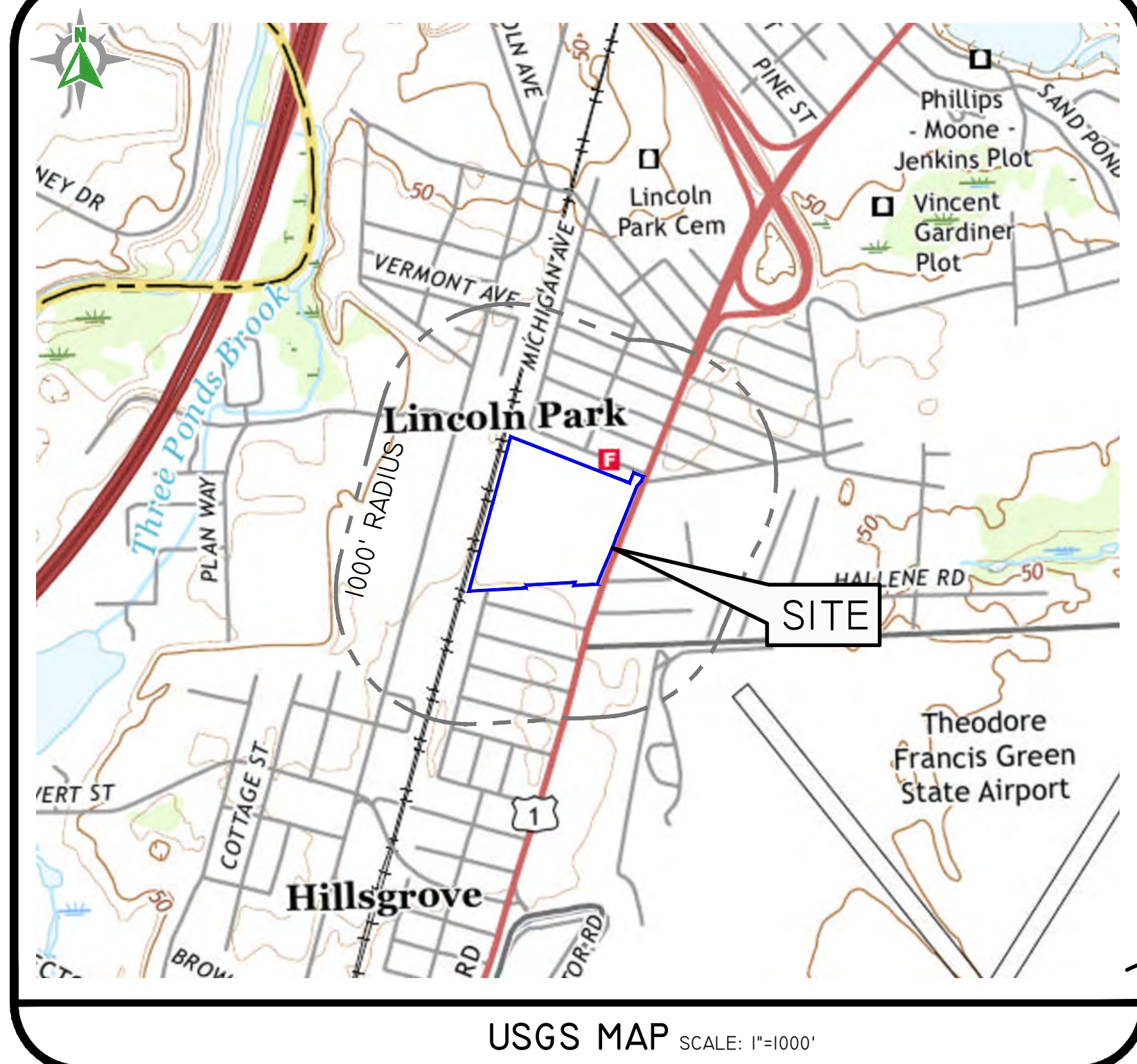
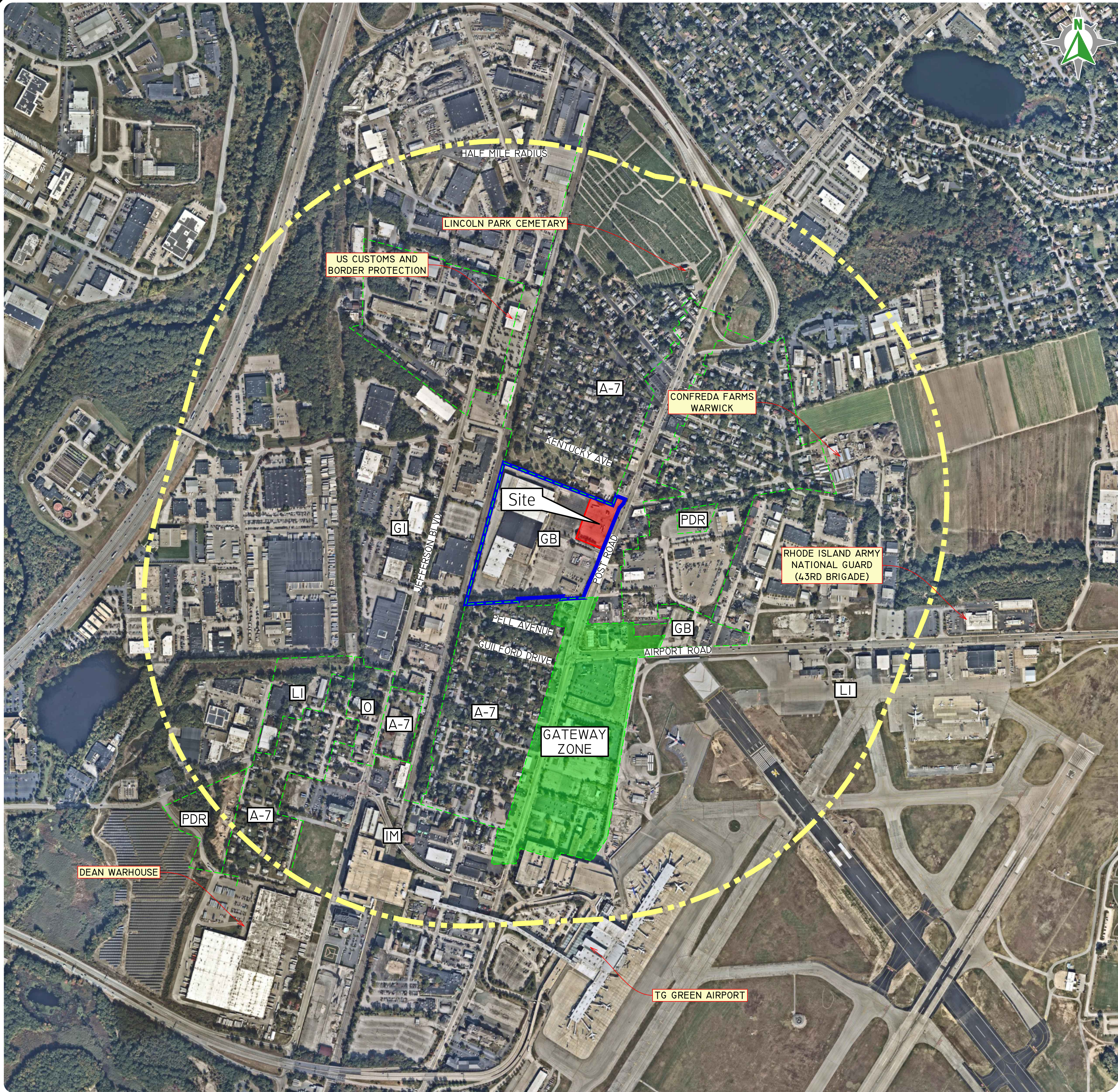


PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 10/12/2021.  
SCALE: 1"=400'

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**DAVID A. RUSSO**  
No. 1435  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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NO.	DATE	DESCRIPTION	DESIGN BY
1	09-30-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
2	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
3	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
4	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
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12	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
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17	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
18	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
19	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.
20	08-22-2022	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.

**AERIAL AND HALF MILE RADIUS**  
**PHASE 3-ANN & HOPE REDEVELOPMENT**  
WARWICK, RHODE ISLAND

PREPARED FOR:  
**CROSSROADS CAPITAL FUND VI, LLC**  
95 SOCKANOSSETT CROSSROADS, SUITE 203  
CRANSTON, RHODE ISLAND 02920

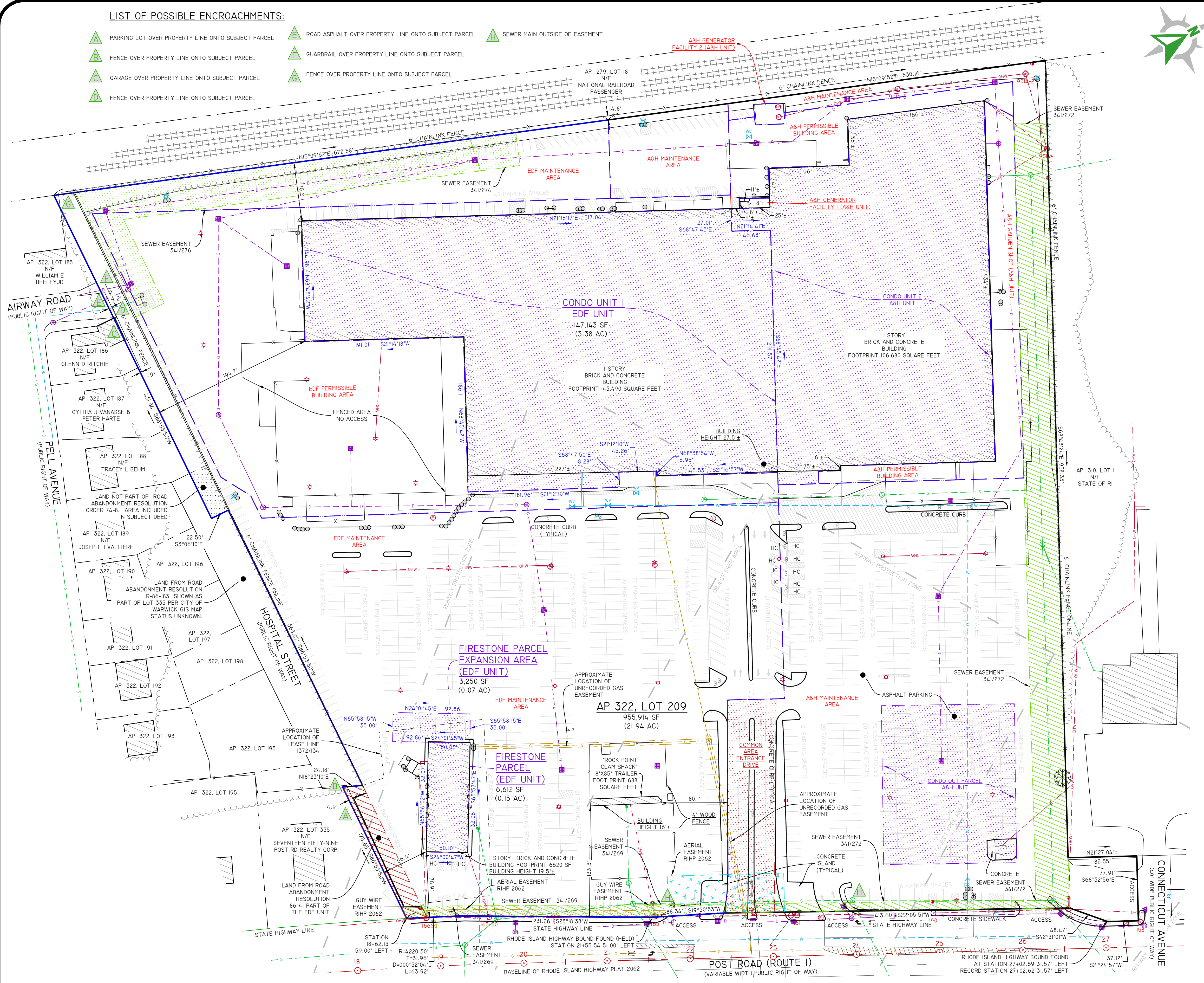
DE JOB NO: 2022-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **2** OF 12

Z:\DEP\PROJECTS\2022\0822\0822-001\0822-001-CAR.DWG PLOTTED: 10/12/2022

**LIST OF POSSIBLE ENCROACHMENTS:**

- PARKING LOT OVER PROPERTY LINE ONTO SUBJECT PARCEL
- ROAD ASPHALT OVER PROPERTY LINE ONTO SUBJECT PARCEL
- SEWER MAIN OUTSIDE OF EASEMENT
- FENCE OVER PROPERTY LINE ONTO SUBJECT PARCEL
- GUARDRAIL OVER PROPERTY LINE ONTO SUBJECT PARCEL
- GARAGE OVER PROPERTY LINE ONTO SUBJECT PARCEL
- FENCE OVER PROPERTY LINE ONTO SUBJECT PARCEL



**LOCUS MAP** Not To Scale

**LEGEND**

- WATER LINE 123/1234 DEED BOOK/PAGE
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSOR'S LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

**GENERAL NOTES**

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 322, LOT 209 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- THE OWNER OF EDF UNIT PER DEED BOOK 4703, PAGE 158 IS CROSSROADS CAPITAL FUND VI, LLC C/O SALETIN REAL ESTATE, 95 SOCKANOSSET CROSSROADS, CRANSTON RI 02920.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0101H, MAP REVISED 09/18/2003 AND FEMA FLOOD INSURANCE RATE MAP 44003C021H, MAP REVISED 10/22/2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED GB SPECIFIC TO THE CITY OF WARWICK'S GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES BASED TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON NOVEMBER 19, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- SITE SUBJECT TO AIRPORT ZONING PER RI GEN L § 1-3 (2012)

**PLAN REFERENCES:**

- '1689 BOSTON POST ROAD CONDOMINIUM U.S. ROUTE 1 WARWICK, RHODE ISLAND; CONDOMINIUM PLATS & PLAN - A.P. 310 LOT 17 A.P. 322 LOTS 209 & 210; ISSUED FOR DECLARATION OF CONDOMINIUM, BY VANASSE HANGEN BRUSTLIN, INC. 530 BROADWAY PROVIDENCE, R.I. 02909. SHEETS 1-4 OF 4, DATED: MAY 29, 2001; SCALE 1"=50'; REFERENCED IN DEED BOOK 3628 PAGES 56-59 AND FOUND AT THE CONDOMINIUM HANGING FILES; CONDO MAP FILE NOS. 1065, 1066, 1067 & 1068.
- BROAD LAWS, HILLSGROVE WARWICK, RI BELONGING TO WILLIS H. WHITE AND SONS CO. PLAN BY JOSEPH WOOD ENGINEER, DATED MARCH 1930. HOW EVER REVISED AND RECORDED IN THE CITY OF WARWICK LAND'S EVIDENCE RECORDS.

**UTILITY NOTES**

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN CIVASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LOCATION DATA FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

**CERTIFICATION:**

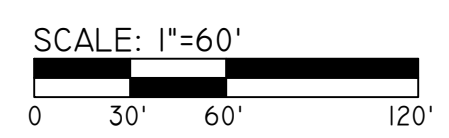
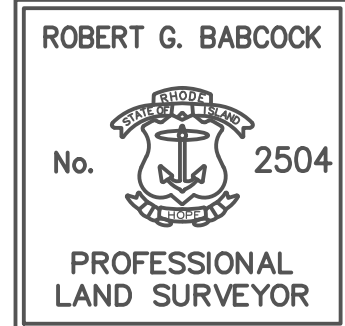
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

**TYPE OF SURVEY** COMPREHENSIVE BOUNDARY SURVEY **MEASUREMENT SPECIFICATION** CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SUBDIVIDE LOT 209 INTO TWO PARCELS.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE WERE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

*Robert G. Babcock*  
ROBERT G. BABCOCK, RIPLS #2504, COA #LS 000460



Z:\DEPT\PROJECTS\1601-0501-POST ROAD 1689\AUTOCAD DRAWINGS\1601-0501-ENC0-DWG.PLT:1601-0501-ENC0

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**DAWD A. RUSSO**  
No. 1255  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

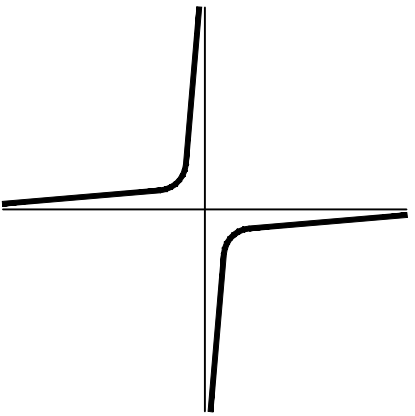
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DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ALL OTHER PLANS OR FOR THE CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	09-20-2021	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.	D.A.R.
2	09-20-2021	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.	D.A.R.
3	09-20-2021	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.	D.A.R.
4	09-20-2021	PHASE 3 MASTER PLAN SUBMISSION	K.R.R.	D.A.R.

**PHASE 3 EXISTING CONDITIONS PLAN**  
**PHASE 3-ANN & HOPE REDEVELOPMENT**  
ASSESSOR'S PLAT 322 LOT 209  
WARWICK, RHODE ISLAND

PREPARED FOR:  
CROSSROADS CAPITAL FUND VI, LLC  
95 SOCKANOSSET CROSSROADS, SUITE 203  
CRANSTON, RHODE ISLAND 02920

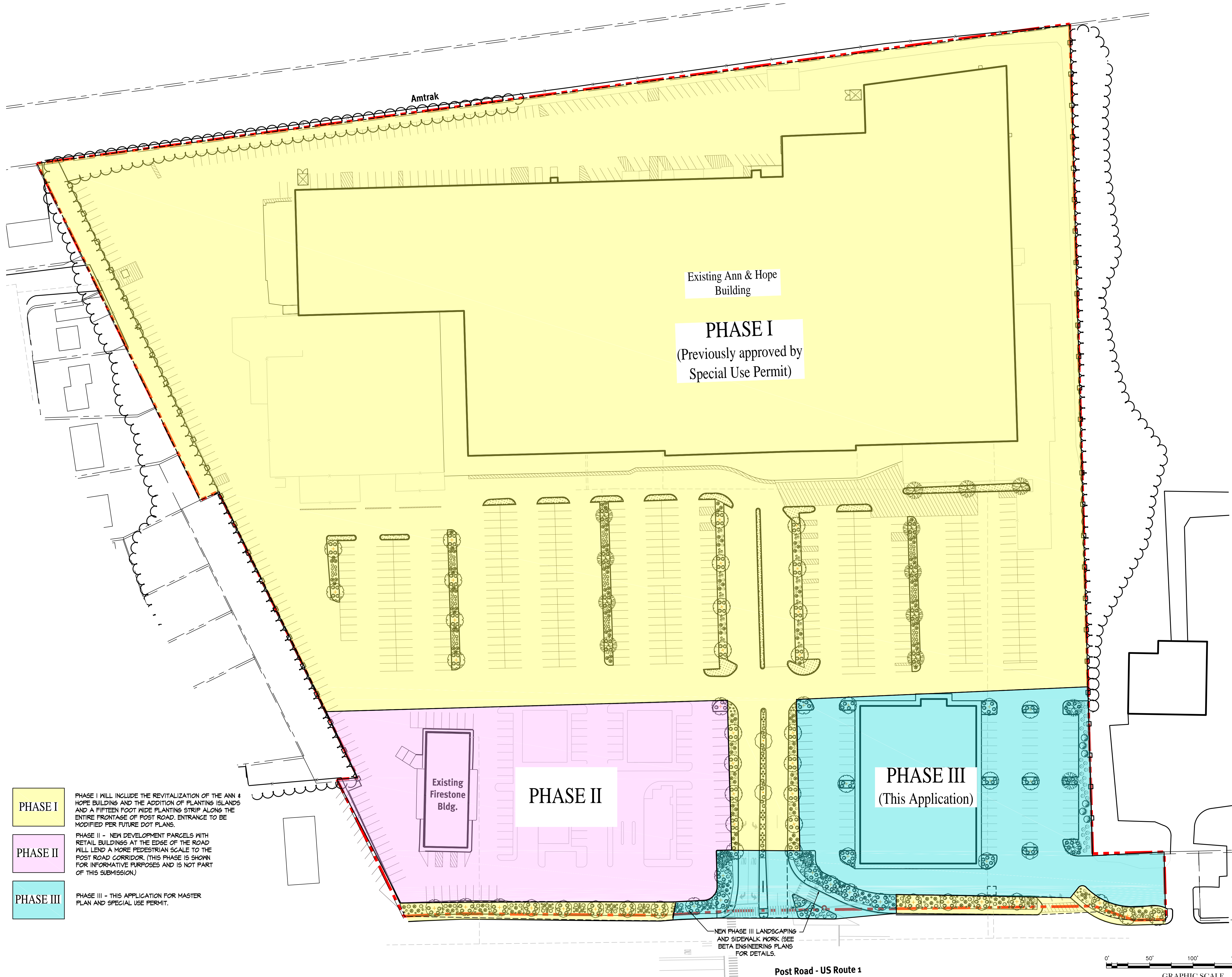
DESIGN BY: K. R. R.  
DATE: 5/20/22



JOHN C. CARTER & CO., INC.  
 LANDSCAPE ARCHITECTURE  
 960 BOSTON NECK RD., NARRAGANSETT, RI  
 (401) 783 - 3500

# PHASING PLAN

ANN & HOPE  
 POST ROAD  
 ASSESSOR'S PLAT 322, LOT 209  
 WARWICK, RHODE ISLAND  
 Prepared for:  
 Crossroads Capital VI, LLC  
 c/o Salletin Real Estate Group  
 95 Sockanuset Crossroads  
 Cranston, RI 02920



- PHASE I**
- PHASE II**
- PHASE III**

PHASE I WILL INCLUDE THE REVITALIZATION OF THE ANN & HOPE BUILDING AND THE ADDITION OF PLANTING ISLANDS AND A FIFTEEN FOOT WIDE PLANTING STRIP ALONG THE ENTIRE FRONTAGE OF POST ROAD. ENTRANCE TO BE MODIFIED PER FUTURE DOT PLANS.

PHASE II - NEW DEVELOPMENT PARCELS WITH RETAIL BUILDINGS AT THE EDGE OF THE ROAD WILL LEND A MORE PEDESTRIAN SCALE TO THE POST ROAD CORRIDOR. (THIS PHASE IS SHOWN FOR INFORMATIVE PURPOSES AND IS NOT PART OF THIS SUBMISSION)

PHASE III - THIS APPLICATION FOR MASTER PLAN AND SPECIAL USE PERMIT.

Existing Ann & Hope Building

**PHASE I**  
 (Previously approved by Special Use Permit)

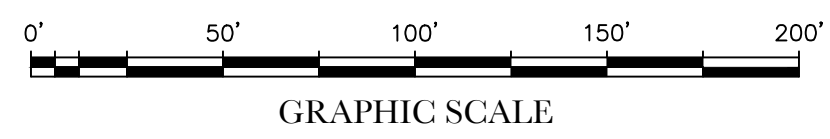
Existing Firestone Bldg.

**PHASE II**

**PHASE III**  
 (This Application)

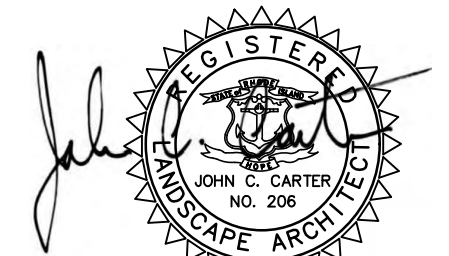
NEW PHASE III LANDSCAPING AND SIDEWALK WORK (SEE BETA ENGINEERING PLANS FOR DETAILS.)

Post Road - US Route 1

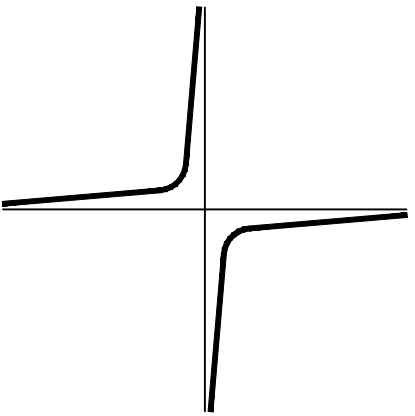


REVISIONS  
 9-30-22 Phase lines

SCALE 1" = 50'  
 DATE April 25, 2022



SHEET NUMBER



JOHN C. CARTER & CO., INC.  
LANDSCAPE ARCHITECTURE  
960 BOSTON NECK RD., NARRAGANSETT, RI  
(401) 783-3500

# OVERALL LANDSCAPE PLAN

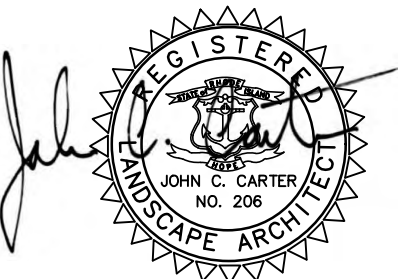
ANN & HOPE  
POST ROAD  
ASSESSOR'S PLAT 322, LOT 209  
WARWICK, RHODE ISLAND

Prepared for:  
Crossroads Capital VI, LLC  
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95 Sockanuset Crossroads  
Cranston, RI 02920

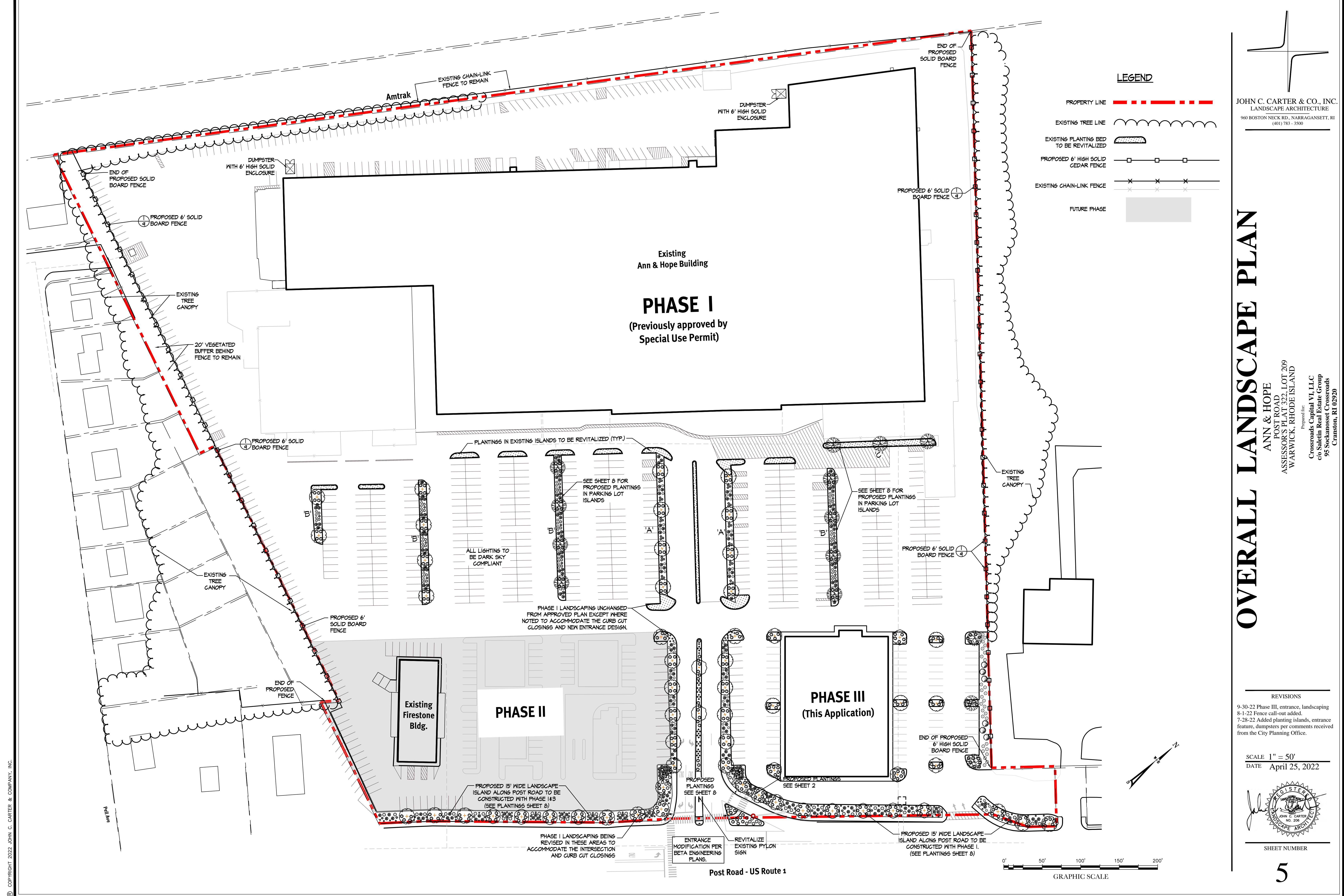
REVISIONS

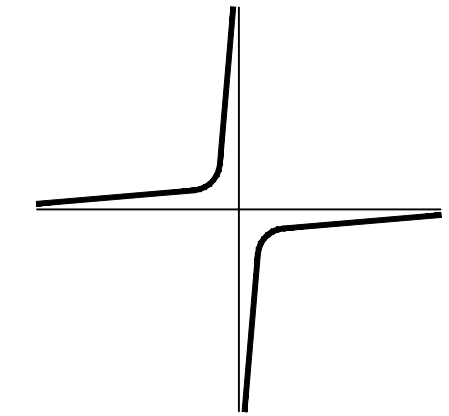
9-30-22 Phase III, entrance, landscaping  
8-1-22 Fence call-out added.  
7-28-22 Added planting islands, entrance feature, dumpsters per comments received from the City Planning Office.

SCALE 1" = 50'  
DATE April 25, 2022

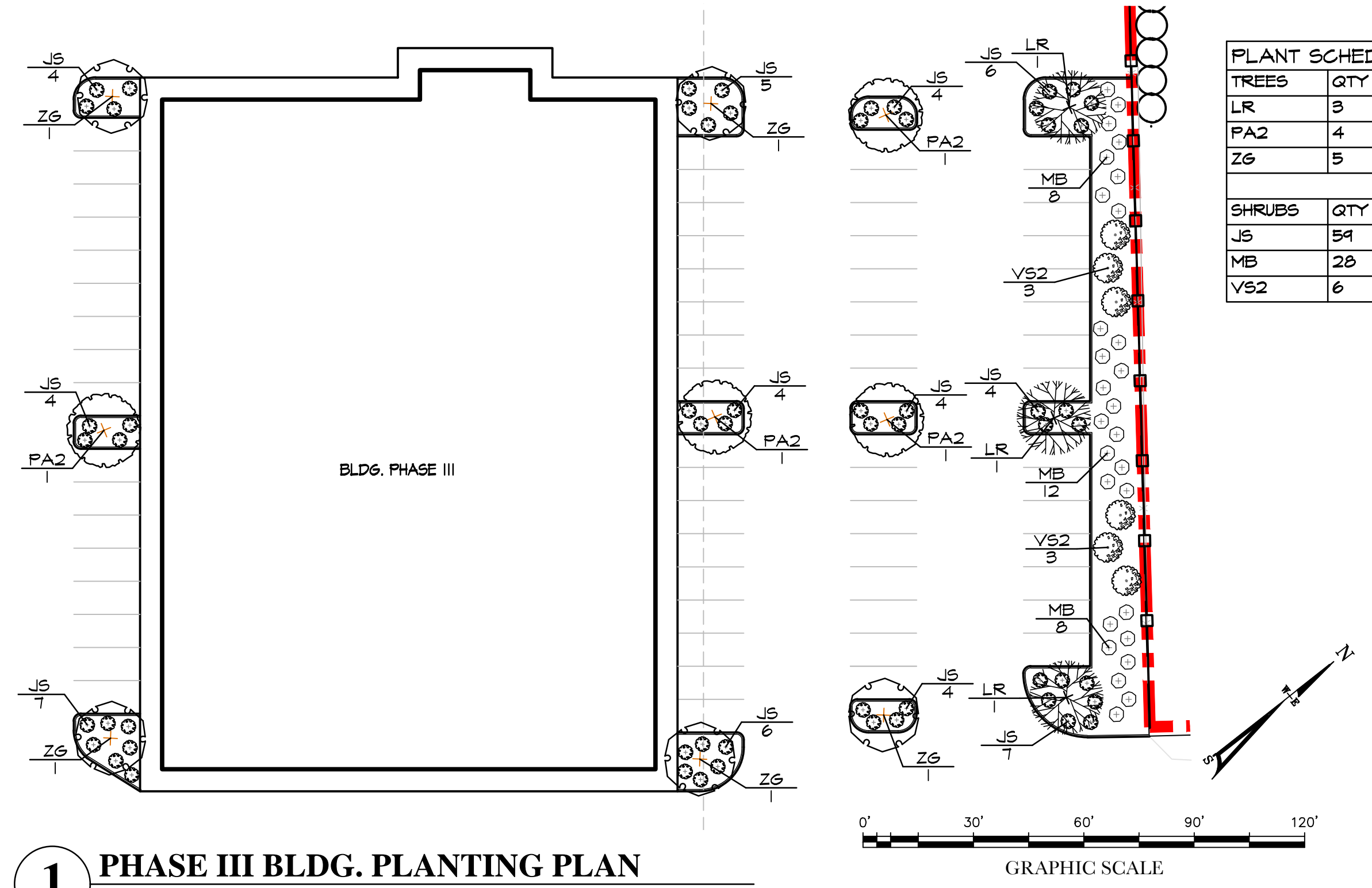


SHEET NUMBER





JOHN C. CARTER & CO., INC.  
LANDSCAPE ARCHITECTURE  
960 BOSTON NECK RD., NARRAGANSETT, RI  
(401) 783-3500

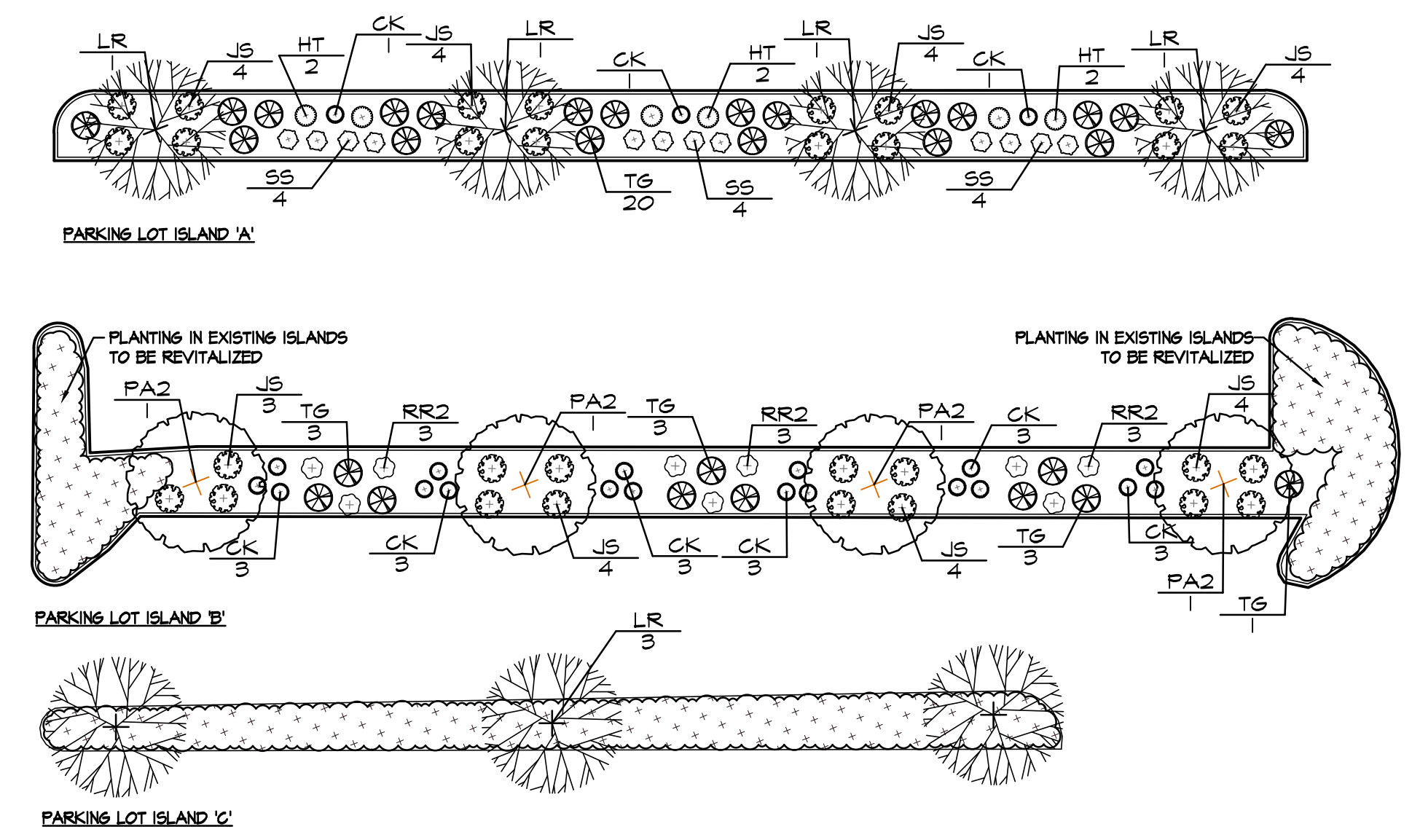


PLANT SCHEDULE - PHASE III BLDG.				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2.5-3" CAL
PA2	4	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT GALLERY PEAR	2.5-3" CAL
ZG	5	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2.5-3" CAL
NOTE: TREES TO HAVE MINIMUM BRANCH HEIGHT OF 7'				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JS	54	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	5 GAL
MB	28	MORELLA (MYRICA) PENSYLVANICA	BAYBERRY	18-24" HT
VS2	6	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA JAPANESE SNOWBALL	24-36" HT

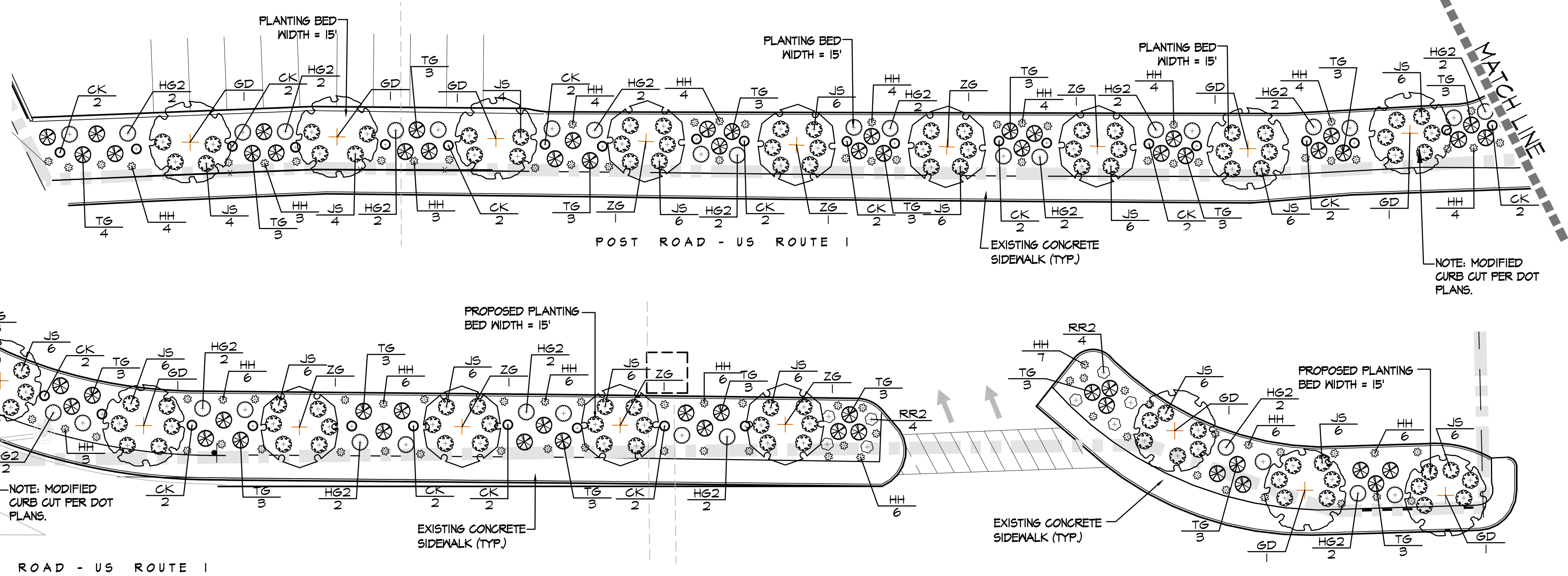
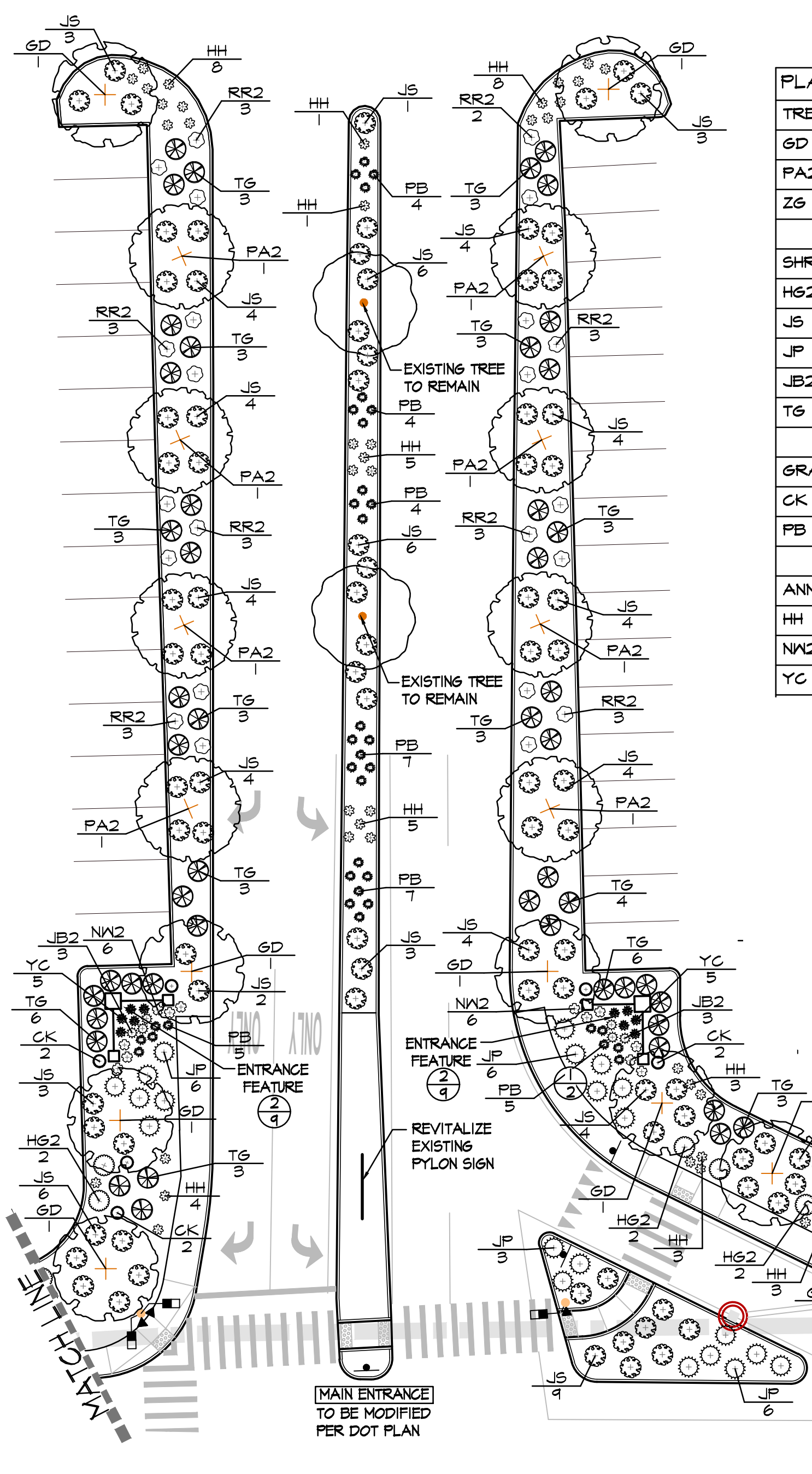
**1 PHASE III BLDG. PLANTING PLAN**  
SCALE: 1" = 30'

PLANT SCHEDULE PARKING LOT ISLANDS A, B & C				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GD	6	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	STREET KEEPER HONEY LOCUST	2.5-3" CAL
LR	11	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2.5-3" CAL
PA2	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT GALLERY PEAR	2.5-3" CAL
NOTE: TREES TO HAVE MINIMUM BRANCH HEIGHT OF 7'				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HT	20	HYDRANGEA SERRATA 'TUFF STUFF'	TUFF STUFF HYDRANGEA	15-18" HT
JS	87	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	5 GAL
SS	40	SPIRAEA JAPONICA 'SHIROBANA'	SHIROBANA SPIREA	18-24" HT
TG	91	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	46	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
ROSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RR2	18	ROSA X 'RADWHITE' TM	WHITE KNOCK OUT ROSE	5 GAL

PLANT SCHEDULE - ENTRANCE & ROUTE 1				
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GD	18	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	STREET KEEPER HONEY LOCUST	2.5-3" CAL
PA2	8	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT GALLERY PEAR	2.5-3" CAL
ZG	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2.5-3" CAL
NOTE: TREES TO HAVE MINIMUM BRANCH HEIGHT OF 7'				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HG2	40	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	15-18" HT
JS	190	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	5 GAL
JF	21	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	5 GAL
JB2	6	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL
TG	110	TAXUS X MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	18-24" HT
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CK	36	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL
PB	36	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	2 GAL
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
HH	181	HEMEROCALLIS X EVERBLOOMING MIX	HAPPY RETURNS & RUBY STELLA DAYLILY MIX	2 GAL
NW2	12	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	2 GAL
YC	10	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5 GAL



**2 PARKING LOT ISLAND PLANTING PLANS**  
SCALE: 1" = 20'

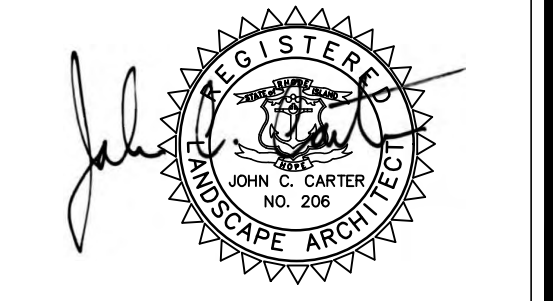


**PLANTING PLAN**

ANN & HOPE  
POST ROAD  
ASSESSOR'S PLAT 322 LOT 209  
WARWICK, RHODE ISLAND  
Prepared for:  
Crossroads Capital VI, LLC  
c/o Salletin Real Estate Group  
95 Sockanuset Crossroads  
Cranston, RI 02920

REVISIONS  
9-30-22 Plantings per updated entrance & curb cuts, Phase III planting.  
7-28-22 Added planting islands & entrance feature, per comments received from the City Planning Office

SCALE 1" = 20'  
DATE April 25, 2022



SHEET NUMBER

**NOTES:**

**GENERAL:**

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY DIPRETE ENGINEERING, TITLED '0401-050-DATA-20220222-VOO', DATED FEBRUARY 22, 2022, AND FROM OBSERVATIONS PERFORMED BY JOHN C. CARTER & CO.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION, LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE LOCATION OF UTILITIES IF SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. DIG-SAFE SHALL BE CONTACTED AT LEAST 72 HOURS BEFORE EXCAVATION. DIG-SAFE CAN BE REACHED AT 1-888-344-1233.
5. PAVING PATTERNS ON THIS PLAN ARE FOR GRAPHIC ILLUSTRATION PURPOSES ONLY.

**PLANTING BED PREPARATION:**

ALL PLANTING BEDS ARE TO BE TREATED AS FOLLOWS:

1. THE PROPOSED PLANTING BED ABUTTING POST ROAD WILL BE 15' MINIMUM WIDTH AND EDGED WITH A BITUMINOUS CONCRETE BERM.
2. ALL PLANTING BEDS ARE TO BE EXCAVATED TO A DEPTH OF 8" BELOW FINISHED GRADE.
3. THE BOTTOM OF THE PLANTING BEDS ARE TO BE SCARIFIED TO ENCOURAGE DRAINAGE AND PREVENT COMPACTION.
4. ALL PLANTING BEDS ARE TO BE BACKFILLED WITH 8" OF LOOSE, FRIABLE, ORGANIC LOAM OR COMPOST.

**PLANTING:**

1. PROVIDE QUALITY PLANTS IN THE GENUS, SPECIES AND VARIETY INDICATED IN THE PLANT SCHEDULE, COMPLYING WITH APPLICABLE REQUIREMENTS OF "ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK."
2. PROVIDE PLANTS IN THE SIZE AND NUMBER INDICATED IN THE PLANT SCHEDULE. PLANTS SHALL BE GROWN IN NURSERIES LOCATED IN THE NORTHEASTERN U.S.
3. DELIVER FRESH DIG TREES WHICH ARE BALLED AND BURLAPPED, AND SHRUBS WHICH ARE BALLED AND BURLAPPED OR IN NURSERY CONTAINERS. ALL PLANTS ARE TO BE HEALTHY, VIGOROUS AND FREE OF INSECTS AND DISEASE.
4. PLANTS ARE TO BE INSTALLED AS SPECIFIED IN THE PLANTING DETAILS WITH ADEQUATE WATER PROVIDED DURING PLANTING TO ALLOW COMPACTION OF THE PLANTING SOIL TO PREVENT ANY AIR POCKETS OR SETTLEMENT AFTER PLANTING.
5. ALL PLANTING BEDS ARE TO BE COVERED WITH 2" SHREDDED PINE BARK MULCH.
6. AFTER THE TREES AND SHRUBS ARE PLANTED, THE DISTURBED AREAS BETWEEN THE PLANTING BEDS SHALL BE LOAMED AND SEEDED WITH A SEED MIX AS SPECIFIED IN THE LOAMING AND SEEDING NOTES.
7. ALL DECIDUOUS AND EVERGREEN TREES OVER 5' TALL ARE TO BE STAKED AS SHOWN IN THE PLANTING DETAILS. TREES ARE TO REMAIN PLUMB AND SHALL BE ADJUSTED AS NEEDED. ALL STAKES AND ARBOR TIES ARE TO BE MAINTAINED AND ADJUSTED TO PREVENT GIRDLING OF THE TRUNK AND REMOVED WHEN NO LONGER NEEDED.
8. PLANT SUBSTITUTIONS SHALL BE ALLOWED BASED ON AVAILABILITY AND SITE CONDITIONS. SUBSTITUTIONS MAY BE MADE ONLY WITH DIRECT APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER.

**LAYOUT:**

1. AFTER THE PLANTING BEDS ARE PREPARED, THE PLANTS SHALL BE PLACED ON THE GROUND WHERE SHOWN ON THE PLAN.
2. THE PLANTS SHALL BE ORIENTED IN SUCH A MANNER TO RESULT IN THE MOST UNIFORM AND VIGOROUS SIDE OF THE PLANT FACING THE FRONT.
3. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND MAY INSPECT AND APPROVE THE LOCATIONS BEFORE THEY ARE PLANTED.

**MAINTENANCE & WARRANTY:**

1. THE CONTRACTOR SHALL WARRANT ALL PLANTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH.
2. AFTER PLANTING IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE WATER TO ENSURE HEALTHY AND VIGOROUS GROWTH.
3. ANY PLANT WHICH IS NOT HEALTHY AND GROWING VIGOROUSLY AFTER ONE YEAR SHALL BE REPLACED BY THE CONTRACTOR IN CONFORMANCE WITH THE PLANTING SPECIFICATIONS.
4. IF NECESSARY, THE CONTRACTOR SHALL OVERSEED OR SOD ANY AREAS WHICH ARE NOT SUBSTANTIALLY COVERED BY ADEQUATE GRASS GROWTH FOR ONE YEAR AFTER THE INITIAL SEED APPLICATION.

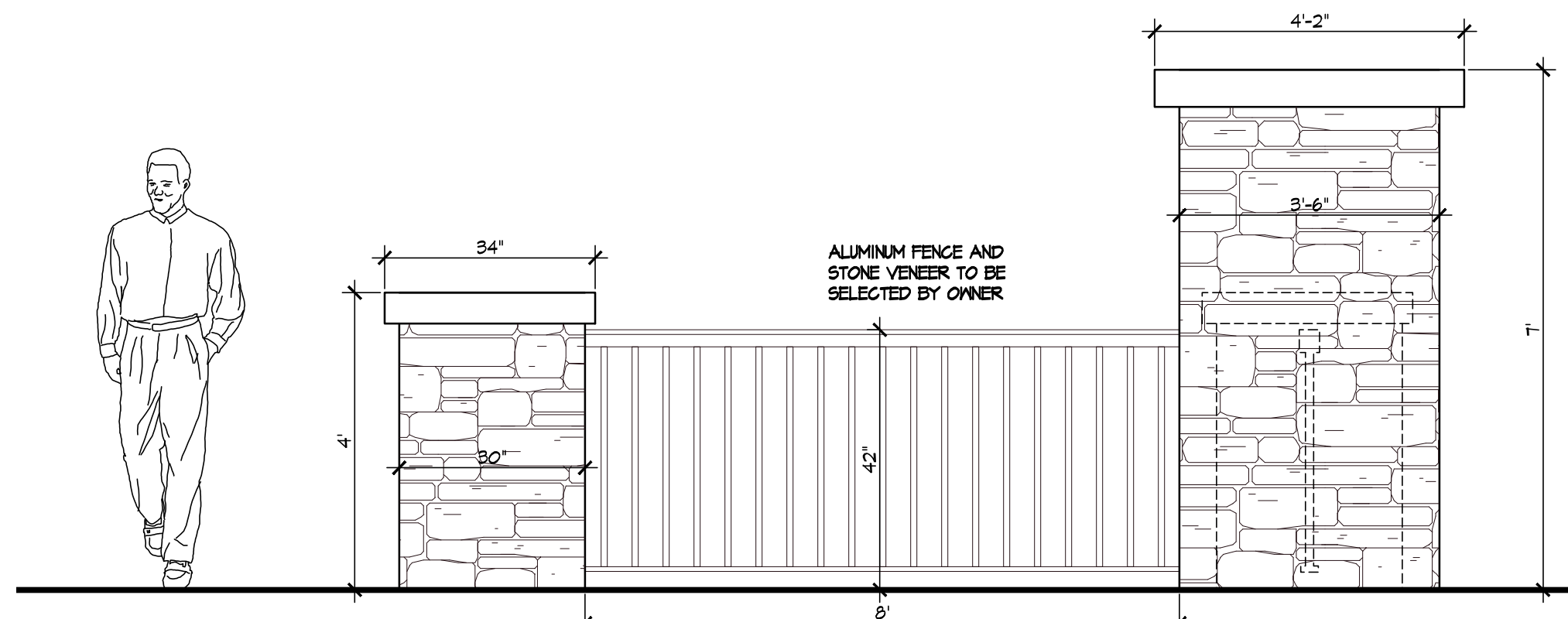


Outside facing

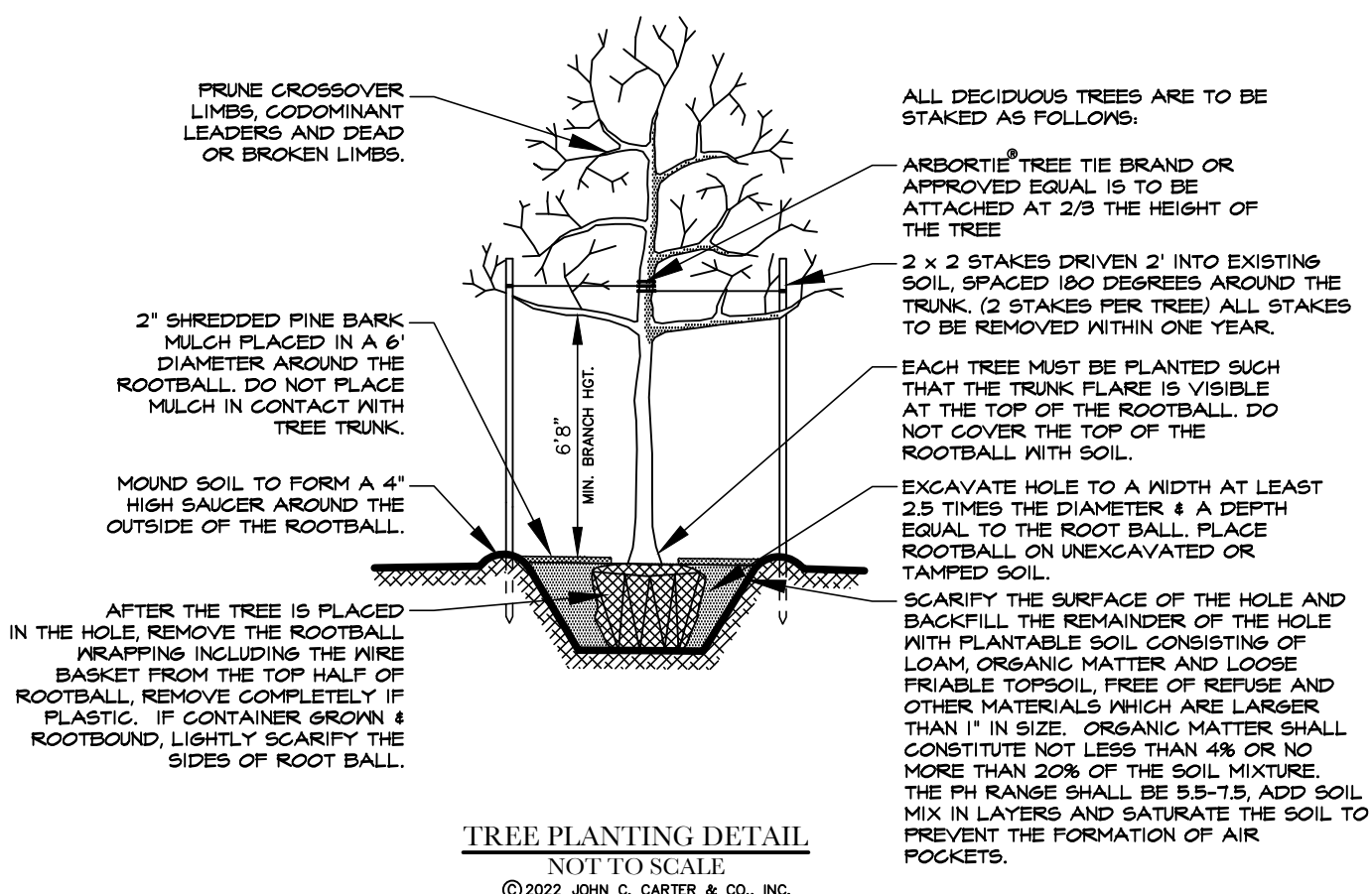


Inside facing

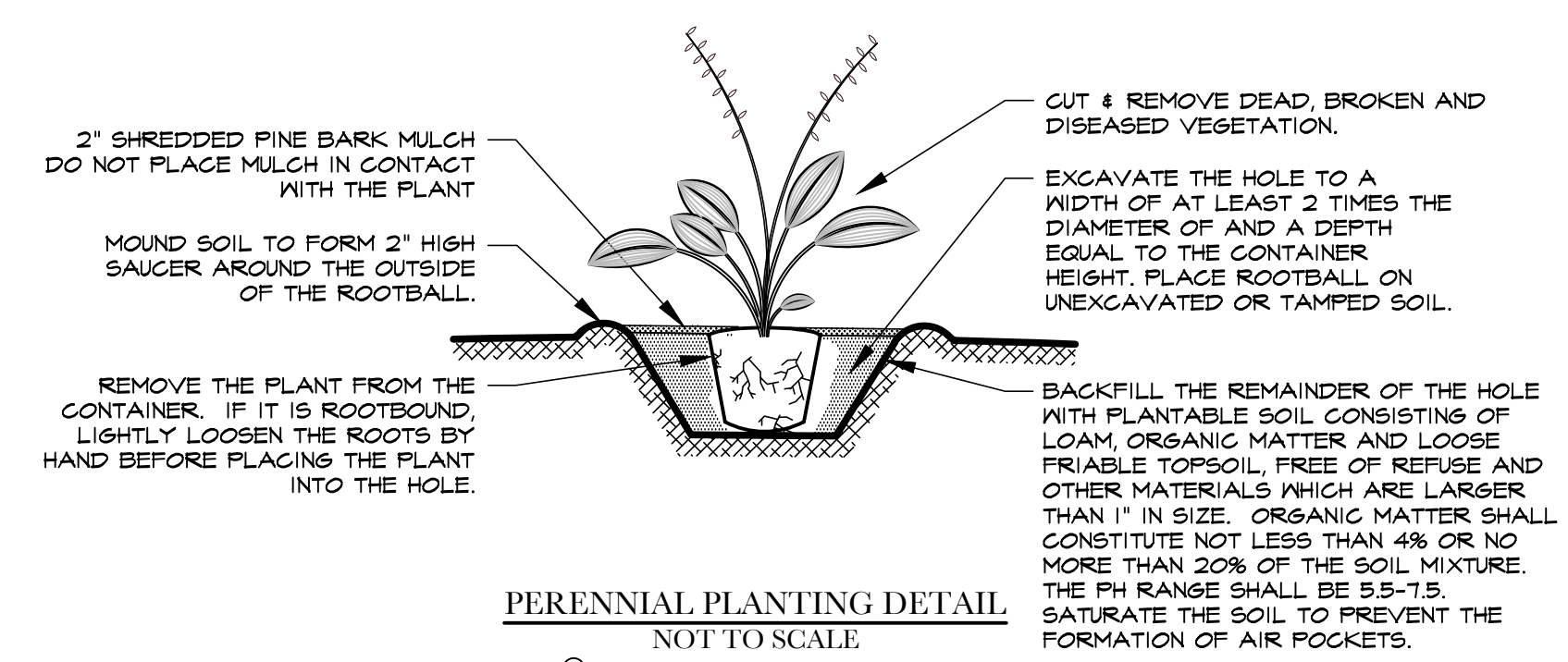
**1 6' High Solid Board Fence with Aluminum Posts**



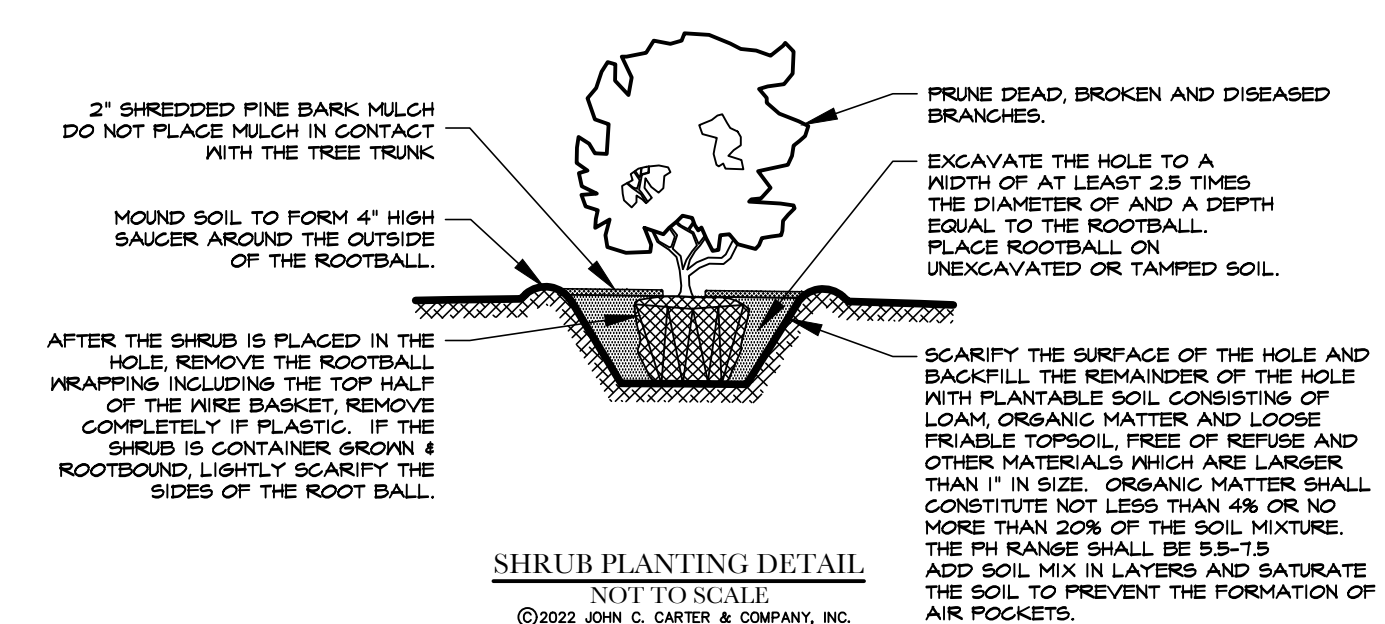
**2 ENTRANCE FEATURES**  
SCALE: 1" = 1'



TREE PLANTING DETAIL  
NOT TO SCALE  
© 2022 JOHN C. CARTER & CO., INC.



PERENNIAL PLANTING DETAIL  
NOT TO SCALE  
© 2022 JOHN C. CARTER & COMPANY, INC.



SHRUB PLANTING DETAIL  
NOT TO SCALE  
© 2022 JOHN C. CARTER & COMPANY, INC.

**CITY OF WARWICK**

THE PROPERTY IS LOCATED IN THE GENERAL BUSINESS DISTRICT.

CITY CENTER WARWICK DESIGN MANUAL (NOT REGULATORY IN THIS AREA BUT USED FOR DESIGN GUIDANCE)

REFERENCE IS MADE TO SECTION 4 OF THE CITY CENTER WARWICK DESIGN MANUAL - RETROFITTING BUILDINGS AND NATIONAL CHAINS 4.4 STREETSCAPE IMPROVEMENTS

"AS SITES ARE IMPROVED, THERE IS THE OPPORTUNITY TO MAKE NUMEROUS ENHANCEMENTS TO THE STREETSCAPE AND SITE FEATURES."

THE POST ROAD STREETSCAPE IS PROPOSED TO BE IMPROVED AND WILL INCLUDE:

**LANDSCAPE**

- A FIFTEEN FOOT WIDE LANDSCAPE BORDER WITH PEDESTRIAN SCALE PLANTINGS
- EVERGREEN SHRUBS THAT HAVE A SPREADING HABIT SO AS NOT TO IMPEDE VISIBILITY.
- FLOWERING SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO PROVIDE COLOR AND TEXTURE
- STREET TREES TO LEND SHADE, SEASONAL INTEREST, AND CHARACTER TO THE POST ROAD CORRIDOR.

**ENTRANCE**

- STONE PILLARS WITH DECORATIVE FENCE PANELS AND COLORFUL SEASONAL PLANTINGS ARE PROPOSED AT THE ENTRANCE.

**CITY OF WARWICK CODE OF ORDINANCES**

APPENDIX A ZONING

505.1 MINIMUM LANDSCAPED BUFFER

- (A) A TEN-FOOT WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS.

A FIFTEEN FOOT WIDE LANDSCAPED BORDER IS PROPOSED ALONG THE ENTIRE FRONTAGE OF THE LOT ABUTTING POST ROAD EXCEPT FOR WHERE THERE ARE CURB CUTS.

- (D) ALL OUTDOOR TRASH RECEPTACLES, DUMPSTERS AND ELECTRICAL BOXES SHALL BE SCREENED ON ALL SIDES BY A FENCE AND A TIGHT EVERGREEN HEDGE WHOSE HEIGHT SHALL BE GREATER THAN OR EQUAL TO THE HEIGHT OF SAID STRUCTURE, AS SPECIFIED IN SUBSECTION 505.4, PLANT REQUIREMENTS AND SIZES.

THE PROPOSED DUMPSTERS WILL BE SCREENED WITH A 6' HIGH SOLID FENCE.

505.4 PLANT REQUIREMENTS AND SIZES

- (A) LANDSCAPE PLANS SHALL PROVIDE A SUITABLE MIXTURE OF EVERGREEN, ORNAMENTAL, AND SHADE TREES AND SHRUBS TO PROVIDE AN ADEQUATE VISUAL AND NOISE BUFFER BETWEEN ADJACENT LAND USES. REFER TO APPENDIX D.5 OF THE SUBDIVISION REGULATIONS FOR A LIST OF RECOMMENDED TREES AND SHRUBS. FENCES, BERMS, AND OTHER STRUCTURAL FEATURES MAY ALSO BE USED TO PROVIDE AN ADEQUATE BUFFERING BETWEEN LAND USES.

- (1) SHRUBS SHALL FORM A CONTINUOUS VISUAL SCREEN AND SHALL SATISFY THE SIZE REQUIREMENTS SET FORTH IN THIS SUBSECTION.

THE PROPOSED SHRUBS WILL FORM A CONTINUOUS VISUAL SCREEN AND WILL BE AT LEAST THREE GALLON (CONTAINER SIZE) WHEN PLANTED.

- (2) APPROXIMATELY EVERY 35 LINEAR FEET OF LANDSCAPING SHALL CONTAIN ONE SHADE TREE AND FIVE SHRUBS. ALTERNATIVELY, TWO ORNAMENTAL TREES OR TWO EVERGREEN TREES MAY BE SUBSTITUTED FOR ONE SHADE TREE.

SHADE TREES (2-1/2-3" CAL WITH A MINIMUM BRANCH HEIGHT OF 7') ARE PROPOSED AND WILL BE SPACED AT INTERVALS OF APPROXIMATELY 35 FEET WITH AT LEAST FIVE SHRUBS PROVIDED FOR EACH TREE.

505.6 PARKING LOT BUFFERS

- (A) WHEN A PARKING AREA IS LOCATED DIRECTLY ADJACENT TO A CITY STREET THE FOLLOWING ALTERNATIVES SHALL BE CONSIDERED TO REDUCE THE VISUAL IMPACT OF THE PARKING AREAS. ALTERNATIVES INCLUDE:

- (1) PROVIDE A TEN-FOOT MINIMUM LANDSCAPED SETBACK AREA EXCLUSIVE OF THAT REQUIRED FOR SIDEWALKS OR UTILITY EASEMENTS BETWEEN THE STREET AND THE PARKING LOT, TO BE PLANTED WITH TREES AND SHRUBS IN ACCORDANCE TO THE REQUIREMENTS SET FORTH IN SECTION 505.4, PLANT REQUIREMENTS AND SIZES.

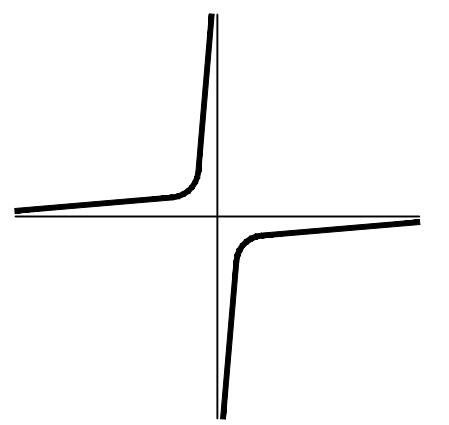
A FIFTEEN FOOT WIDE LANDSCAPE BUFFER IS PROPOSED BETWEEN POST ROAD AND THE PARKING LOT AND WILL BE PLANTED WITH NEW TREES AND SHRUBS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 505.4 PLANT REQUIREMENTS AND SIZES.

THE EXISTING PYLON SIGN IS TO BE REFRESHED AND REMODELED

- (B) PROVIDE A MINIMUM OF FIVE PERCENT INTERIOR LANDSCAPING FOR THE PURPOSE OF PLANTING SHADE TREES & SHRUBS.

- (1) PROVIDE A CONTINUOUS LANDSCAPE STRIP BETWEEN EVERY FOUR ROWS OF PARKING. THIS SHOULD BE A MINIMUM OF EIGHT FEET IN WIDTH TO ACCOMMODATE A LOW HEDGE AND SHADE TREES.

TEN FOOT WIDE PARKING ISLANDS HAVE BEEN PROVIDED BETWEEN EVERY FOUR ROWS OF PARKING WITH PROPOSED PLANTINGS OF LOW SHRUBS AND SHADE TREES.



JOHN C. CARTER & CO., INC.  
LANDSCAPE ARCHITECTURE  
960 BOSTON NECK RD., NARRAGANSETT, RI  
(401) 783-3500

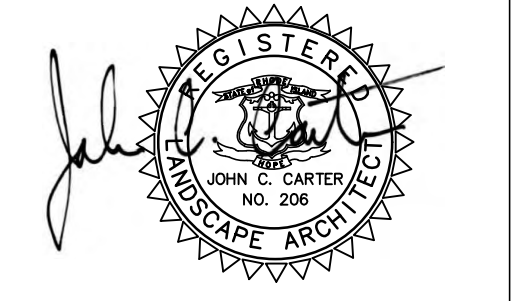
**PLANTING NOTES & DETAILS**

ANN & HOPE  
POST ROAD  
ASSESSOR'S PLAT 322, LOT 209  
WARWICK, RHODE ISLAND  
Prepared for:  
Crossroads Capital VI, LLC  
c/o Salem Real Estate Group  
95 Stocktonset Crossroads  
Cranston, RI 02920

REVISIONS

- 9-30-22 Detail relocated to this sheet from Sheet 8.
- 8-1-22 Fence images added
- 7-28-22 City ordinance notes added.

SCALE NA  
DATE April 25, 2022



SHEET NUMBER







Z:\DEPARTMENT\PROJECTS\040-050 POST ROAD 1689\AUTOCAD DRAWINGS\040-050-CAR DWG PLOT.DWG PLOT.DWG 10/3/2022

**MOVING & STORAGE AT TF GREEN AIRPORT**  
1689 Post Rd. Warwick, RI 02888

**SOUTH ELEVATION**  
Scale: 1" = 20'

**NORTH ELEVATION**  
Scale: 1" = 20'

ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

November 23, 2022

**MOVING & STORAGE AT TF GREEN AIRPORT**  
1689 Post Rd. Warwick, RI 02888

**EAST ELEVATION**  
Scale: 1" = 20'

**WEST ELEVATION**  
Scale: 1" = 20'

ADVERTISING & MARKETING ASSOCIATES, INC. ARCHITECTURAL DESIGN & FACILITY IMAGING

November 23, 2022

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

**DAWD A. RUSSO**  
No. **REGISTERED PROFESSIONAL ENGINEER CIVIL**

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES AND SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UTILITIES SHOWN ON THIS PLAN. APPROXIMATE UTILITIES LOCATIONS ARE SHOWN FOR INFORMATION ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UTILITIES SHOWN ON THIS PLAN AND THE LOCATION OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	09-30-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
2	10-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
3	11-23-2022	BUILDING PARKING CALCULATION	K.P.R.
4	12-23-2022	FINAL DESIGN	K.P.R.
5	01-23-2023	FINAL DESIGN	K.P.R.
6	02-23-2023	FINAL DESIGN	K.P.R.
7	03-23-2023	FINAL DESIGN	K.P.R.
8	04-23-2023	FINAL DESIGN	K.P.R.
9	05-23-2023	FINAL DESIGN	K.P.R.
10	06-23-2023	FINAL DESIGN	K.P.R.
11	07-23-2023	FINAL DESIGN	K.P.R.
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18	02-23-2024	FINAL DESIGN	K.P.R.
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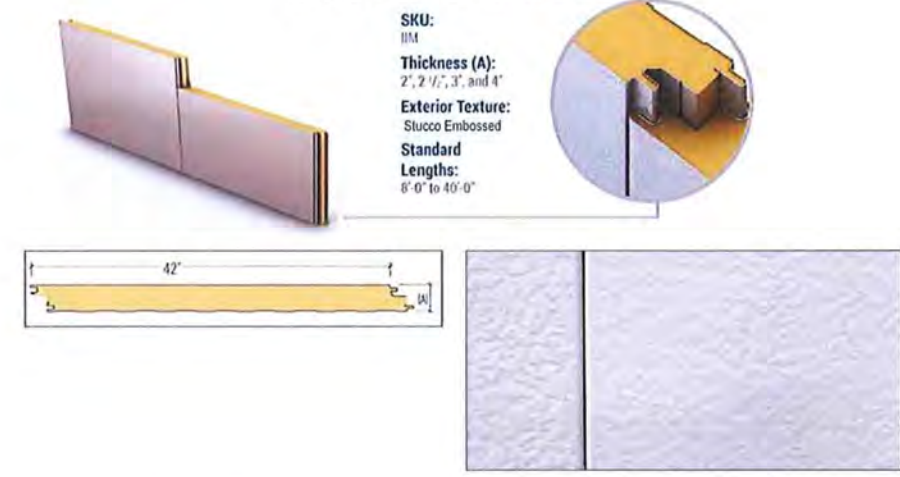
**BUILDING COLORS**  
**PHASE 3-ANN & HOPE REDEVELOPMENT**  
ASSESSOR'S PLAT 322 LOT 209  
WARWICK, RHODE ISLAND  
PREPARED FOR:  
**CROSSROADS CAPITAL FUND VI, LLC**  
95 SOCKANOSSETT CROSSROADS, SUITE 203  
CRANSTON, RHODE ISLAND 02920

DE JOB NO: 040-050 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

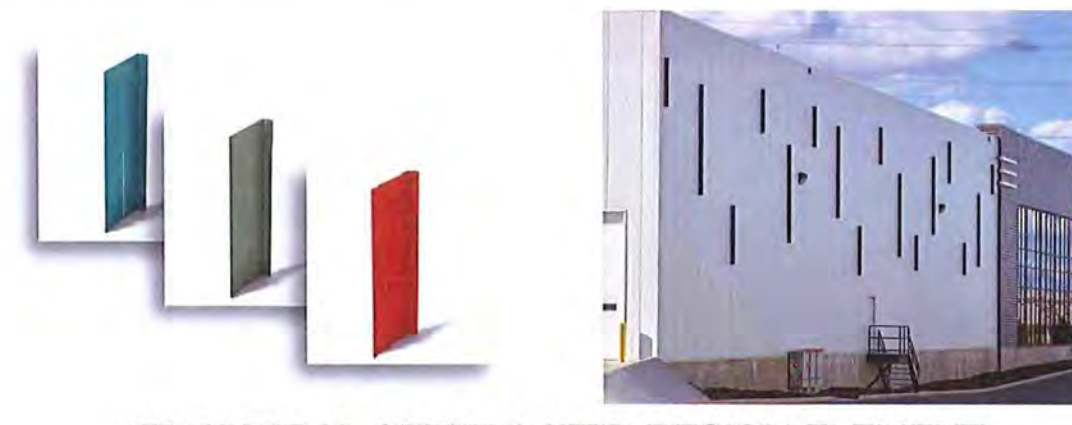
**MOVING & STORAGE AT TF GREEN AIRPORT**  
1689 Post Rd. Warwick, RI 02888



**Isoleren IM**



**ATAS Woodland Series**  
HORIZONTAL LAP SIDING  
EMBOSSSED WALNUT



9'D LYRICAL ARTICULATED DESIGN ELEMENT



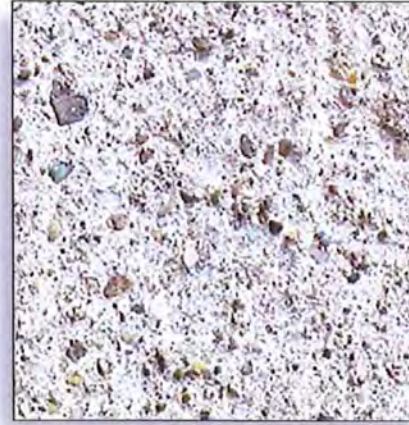
**HARDIEPLANK® LAP SIDING**  
**SELECT CEDARMILL®**

Our natural cedar look has a soft texture that mimics wood.  
HARDIE PLANK 12"  
10.75" EXPOSURE



**HARDIETRIM® BOARDS**  
**4/4 RUSTIC**  
With a wood-like texture, this trim has vintage appeal—and it's warp- and rot-resistant. Available in Statement Collection products, Dream Collection products, or primed for paint.

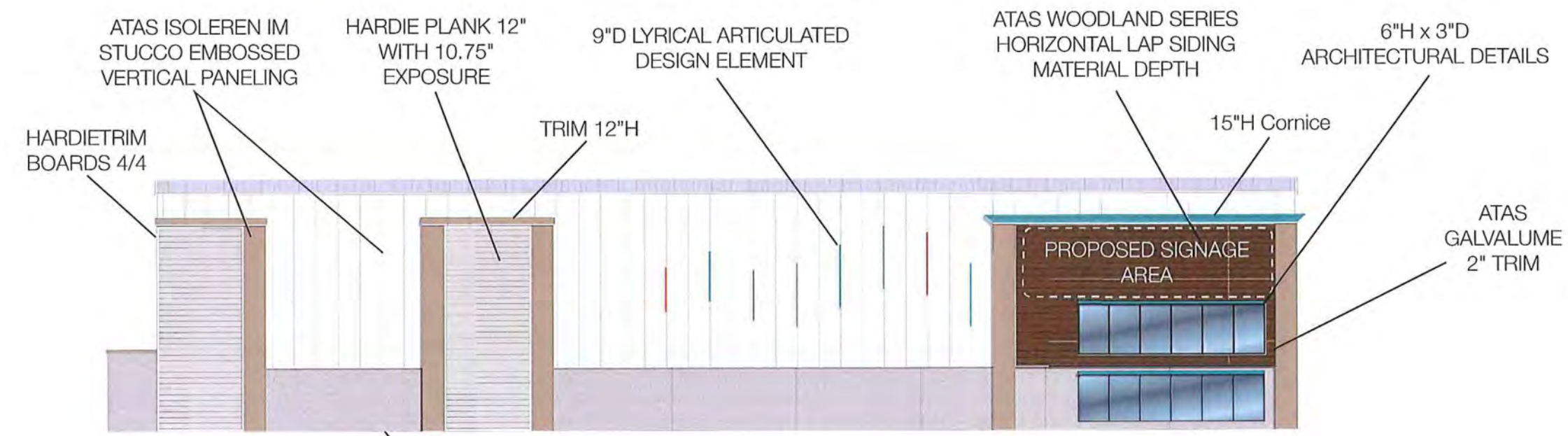
**HARDIE TRIM**  
MATERIAL EXAMPLE



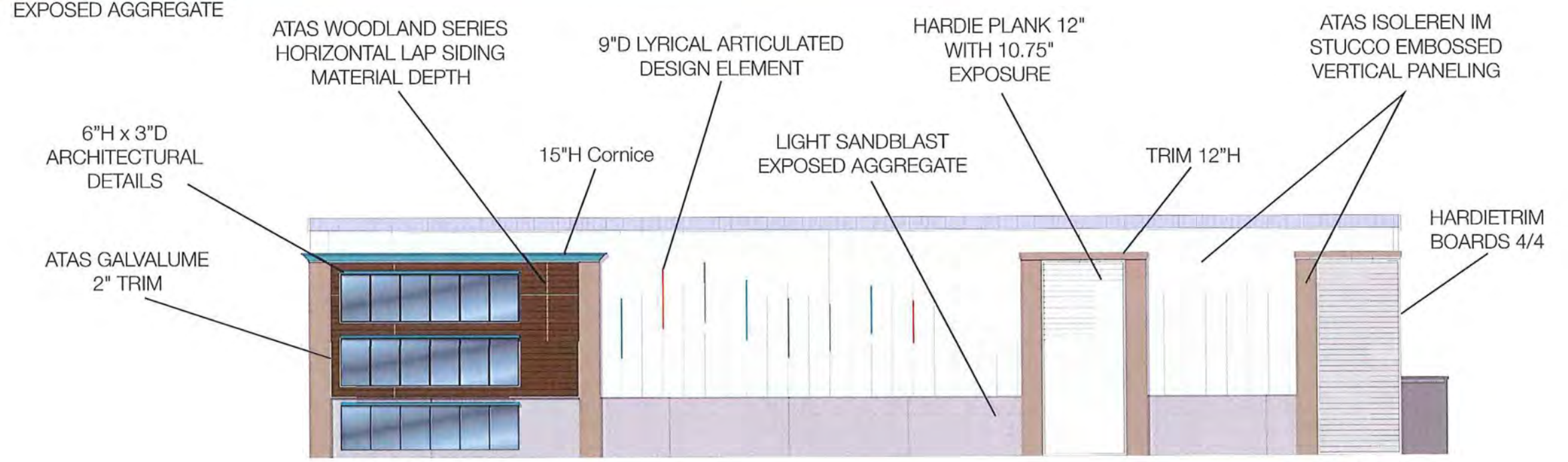
**Light Sandblast**

EXPOSED AGGREGATE  
TILT WALL CONCRETE  
EXAMPLE

**MOVING & STORAGE AT TF GREEN AIRPORT**  
1689 Post Rd. Warwick, RI 02888

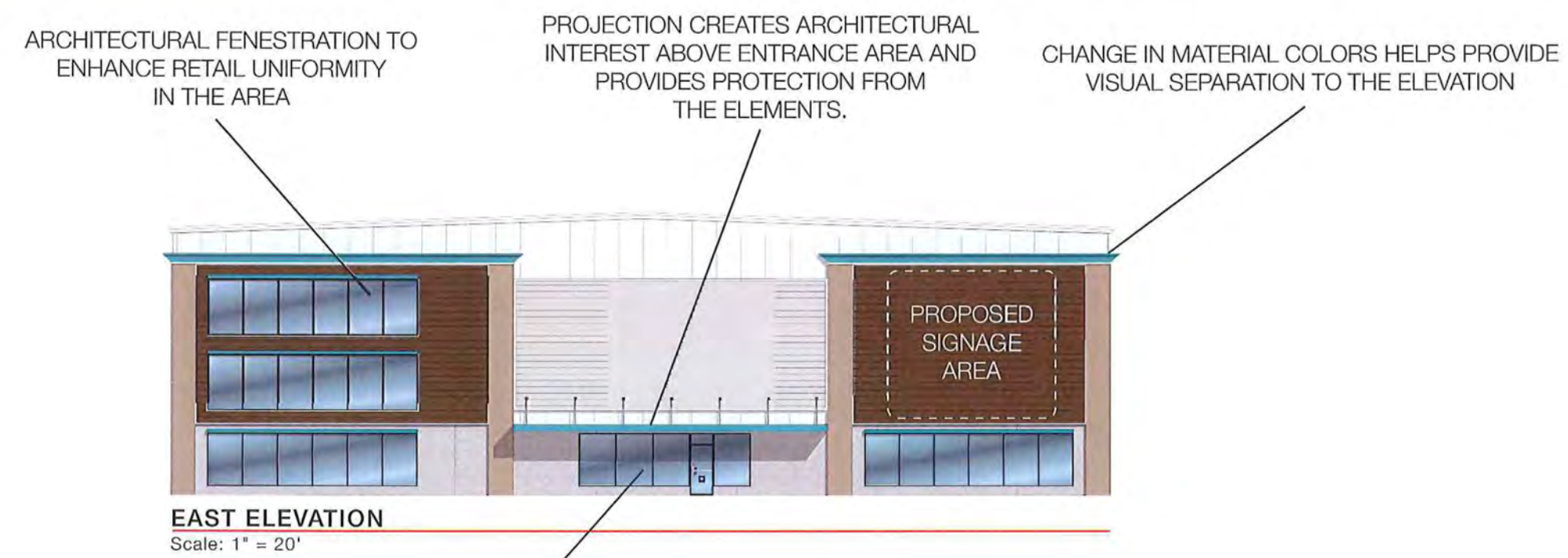


**SOUTH ELEVATION**  
Scale: 1" = 20'

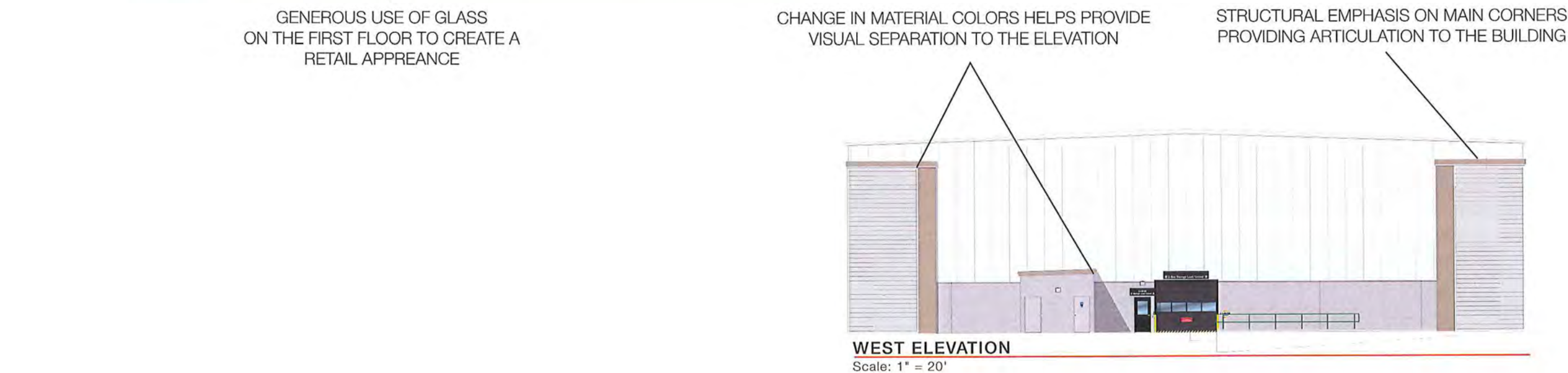


**NORTH ELEVATION**  
Scale: 1" = 20'

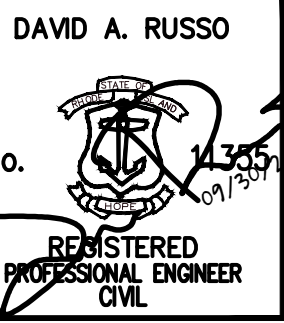
**MOVING & STORAGE AT TF GREEN AIRPORT**  
1689 Post Rd. Warwick, RI 02888



**EAST ELEVATION**  
Scale: 1" = 20'



**WEST ELEVATION**  
Scale: 1" = 20'



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO COLLISIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
2	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
3	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
4	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
5	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
6	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
7	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
8	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
9	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
10	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
11	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
12	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
13	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
14	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
15	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
16	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
17	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
18	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
19	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
20	09-20-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.



ARTISTIC USE OF MATERIAL  
CREATES AN EXTRUDED LYRICAL  
ARTICULATED DESIGN ELEMENT

IMP EXCEEDS SUSTAINABLE LEED STANDARDS  
BY PROVIDING SUPERIOR R-VALUE INSULATION  
FOR GREATER THERMAL EFFICIENCY

ARCHITECTURAL FENESTRATION  
TO ENHANCE RETAIL UNIFORMITY  
IN THE AREA

1689 Post Road, Proposed U-Haul Building  
Warwick, Rhode Island  
September, 2022

Studio 401 Architecture, LLC  
5 Division Street, Unit 39  
East Greenwich, Rhode Island 02818



**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com  
Boston • Providence • Newport

DAWD A. RUSSO  
No. 12345  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
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NO.	DATE	DESCRIPTION	DESIGN BY
1	09-30-2022	PHASE 3 MASTER PLAN SUBMISSION	K.P.R.
2	08-20-2022	SPILLWAY PARKING CALCULATION	K.P.R.
3	07-28-2022	PRELIMINARY DESIGN	K.P.R.
4	07-28-2022	PRELIMINARY DESIGN	B.T.

DESIGN BY: D.A.R.  
DRAWN BY: K.P.R.

**BUILDING RENDERING**  
PHASE 3-ANN & HOPE REDEVELOPMENT  
ASSESSOR'S PLAT 322 LOT 209  
WARWICK, RHODE ISLAND  
PREPARED FOR:  
CROSSROADS CAPITAL FUND VI, LLC  
95 SOCKANOSSETT CROSSROADS, SUITE 203  
CRANSTON, RHODE ISLAND 02920

Z:\DEP\PROJECTS\1689 POST ROAD 1689A\AUTOCAD DRAWINGS\04-100-CAR DWG PLOT.DWG 10/3/2022