

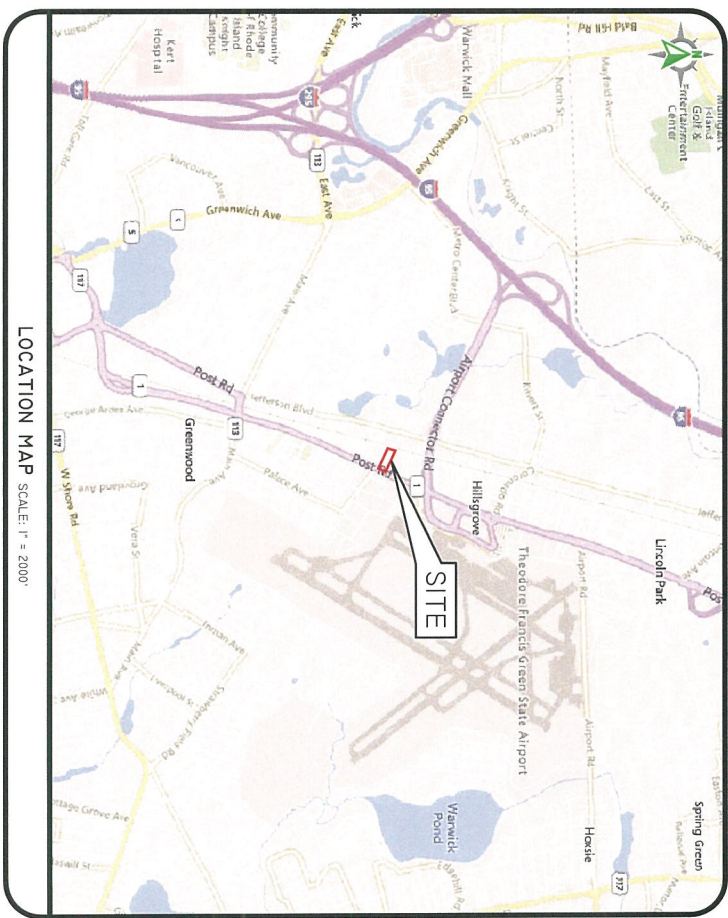
# MASTER PLAN SUBMISSION

# 2267 POST ROAD

## LOCATED IN

## WARWICK, RHODE ISLAND

### ASSESSOR'S PLAT 323 LOT 503



- ### SHEET LIST TABLE
- 1 COVER SHEET
  - 2 AERIAL HALF-MILE & USGS MAP
  - 3 EXISTING ANALYSIS PLAN
  - 4 SITE LAYOUT PLAN

**COVER SHEET**  
**2267 Post Road**  
 ASSESSOR'S PLAT 323 LOT 503  
 WARWICK, RHODE ISLAND

PREPARED FOR  
**GOLD COAST PROPERTIES RI 2, LLC**  
 16115 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177  
 TEL 316-644-0260

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES

NO.	DATE	DESCRIPTION	BY:
0	7-26-2023	MASTER PLAN SUBMISSION	J.A.R.
DRAWN BY: J.A.R.			DESIGN BY: D.R.N.



**DiPrete Engineering**

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

**Boston • Providence • Newport**

*Plat # 10938 - 2267 Post Rd*



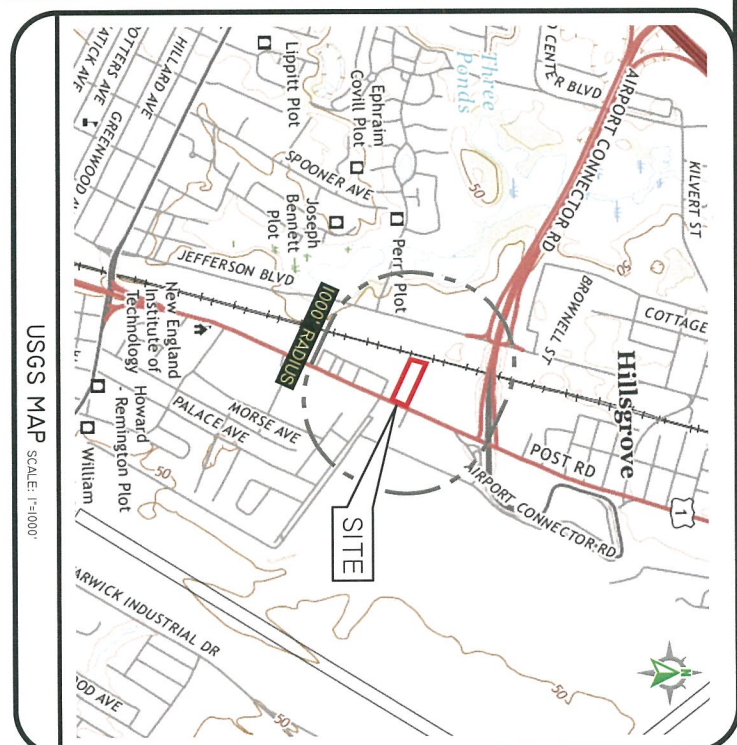


PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 03-27-2023.  
SCALE: 1"=300'  
0 150' 300' 600'

**AERIAL HALF-MILE RADIUS & USGS MAP**

**2267 Post Road**  
ASSESSOR'S PLAT 323 LOT 503  
WARWICK, RHODE ISLAND

PREPARED FOR  
**GOLD COAST PROPERTIES RI 2, LLC**  
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177  
TEL 316-644-0260

NO.	DATE	DESCRIPTION	BY
0	7-24-2023	MASTER PLAN SUBMISSION	J.A.R.
1			

DRAWN BY: J.A.R. DESIGN BY: D.R.N.

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**DIMENSIONAL REGULATIONS:**

CURRENT ZONING	MINIMUM LOT AREA AND LOT WIDTH	MINIMUM FRONT AND CORNER SIDE YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MINIMUM FRONT YARD HEIGHT	MINIMUM LANDSCAPED OPEN SPACE
GB - GENERAL BUSINESS DISTRICT	6,000 SF	25'	15'	10'	4.0'	10%

**PARKING REGULATIONS:**

PARKING USE	PARKING REQUIREMENT	HOTEL
BEHIND PROPOSED BUILDING	122 SPACES	1 SPACE PER BEDROOM
REAR SIDE YARD	122 SPACES (3 ADA)	
REAR YARD		

**GENERAL NOTES:**

1. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED DRIVEWAYS AND PARKING ASILES ARE TO BE 20' WIDE MINIMUM.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RICHEST BEST MANAGEMENT PRACTICES.

**ABBREVIATIONS**

EXISTING	EX
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

**PROPOSED LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

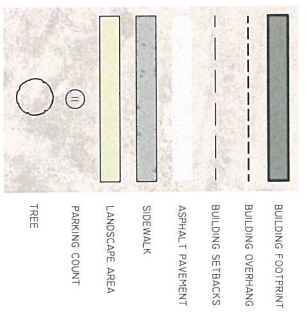
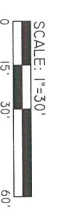


PHOTO OBTAINED FROM NEARMAP  
DATE OF PHOTOGRAPHY 03-27-2023.



**SITE LAYOUT PLAN**  
2267 POST ROAD  
ASSESSOR'S PLAT 323 LOT 503  
WARWICK, RHODE ISLAND

PREPARED FOR  
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1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177  
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DE JOB NO. 2499-002 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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0	7-24-2023	MASTER PLAN SUBMISSION	J.A.R.

DRAWN BY: J.A.R.      DESIGN BY: D.R.N.

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# ECHO SUITES : WARWICK, RI

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PROTOTYPE DESIGN FINALIZATION

**CLIENT: GOLD COAST PREMIER PROPERTIES**

09.06.2023 - FLOOR PLANS AND ELEVATIONS

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**RENDER**

BUILDING LENGTH	249' - 11" FT
BUILDING DEPTH	52' - 0" FT
FLOORS	4 STORY
GUESTROOMS	124



**CLIENT: GOLD COAST PREMIER PROPERTIES**

**ECHO SUITES - EXTENDED STAY HOTEL**

**WARWICK, RI**

**modus** architecture

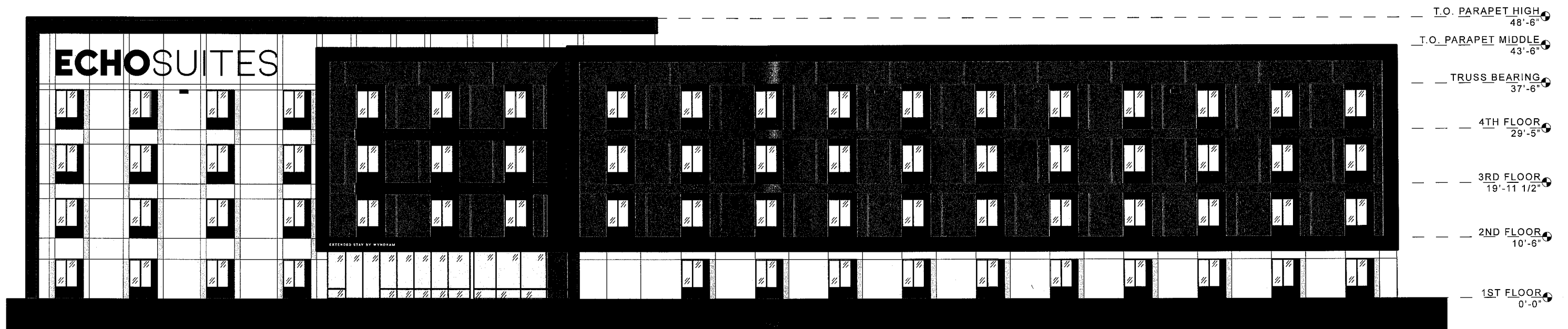
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DATE: 09/06/2023



# ELEVATION

BUILDING FOOTPRINT | 12,398 SF  
 SITE | 78,692 SF  
 BUILDING HEIGHT | 1.8 ACRES  
 48' - 6"



FRONT ELEVATION: 4 STORY

EFIS

<p>ST01                  MANUF: DRYVIT                  EXTERIOR EFIS                  TEXTURE: SANDBLAST                  COLOR: 103 NATURAL WHITE</p>	<p>ST02                  MANUF: DRYVIT                  EXTERIOR EFIS                  TEXTURE: SANDBLAST                  COLOR: SW 7674 PEPPERCORN</p>	<p>ST03                  MANUF: DRYVIT                  EXTERIOR EFIS                  TEXTURE: SANDBLAST                  COLOR: SW 66459 JADITE</p>
<p>ST04                  MANUF: DRYVIT                  EXTERIOR EFIS                  TEXTURE: SANDBLAST                  COLOR: SW 6240 WINDY BLUE</p>	<p>ST05                  MANUF: DRYVIT                  EXTERIOR EFIS                  TEXTURE: SANDBLAST                  COLOR: #616 KING'S GRAY</p>	

CLIENT: GOLD COAST PREMIER PROPERTIES

ECHO SUITES - EXTENDED STAY HOTEL

WARWICK, RI

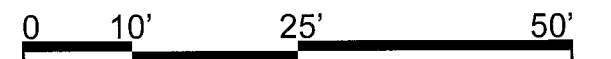
**modus** architecture



# ELEVATION



BACK ELEVATION: 4 STORY



EFIS

<p>ST01 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE</p>	<p>ST02 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: SW 7674 PEPPERCORN</p>	<p>ST03 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: SW 66459 JADITE</p>
<p>ST04 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: SW 6240 WINDY BLUE</p>	<p>ST05 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: #616 KING'S GRAY</p>	

CLIENT: GOLD COAST PREMIER PROPERTIES

ECHO SUITES - EXTENDED STAY HOTEL

WARWICK, RI

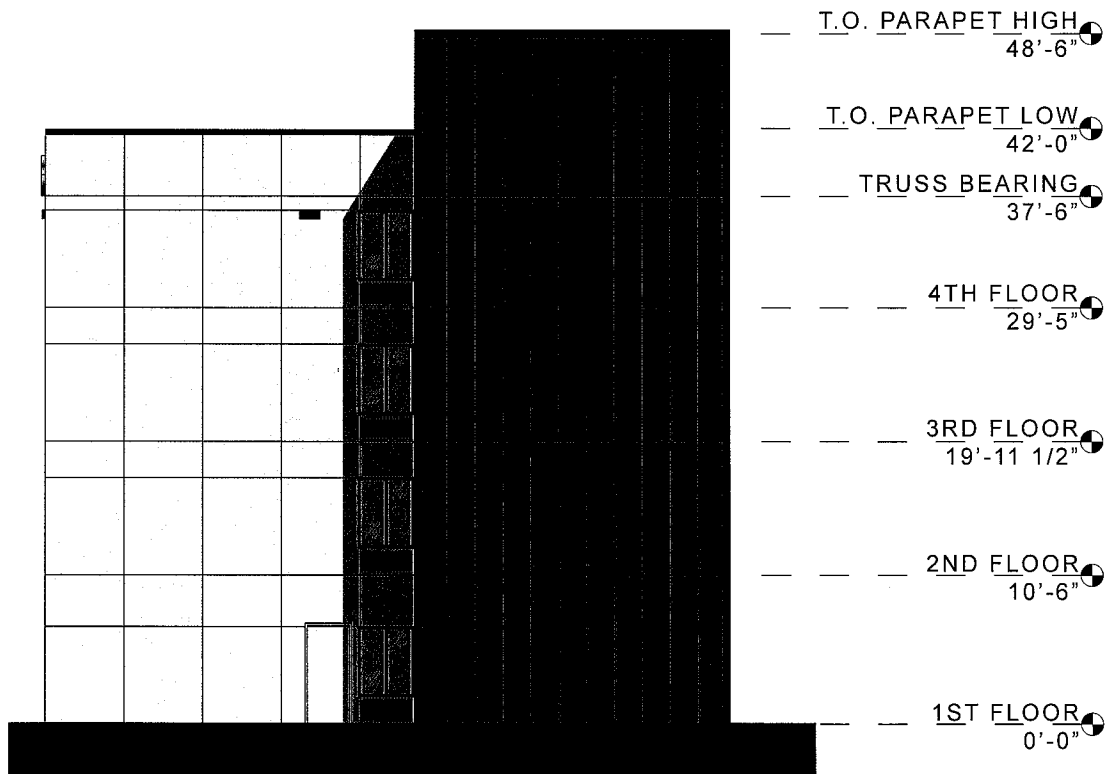
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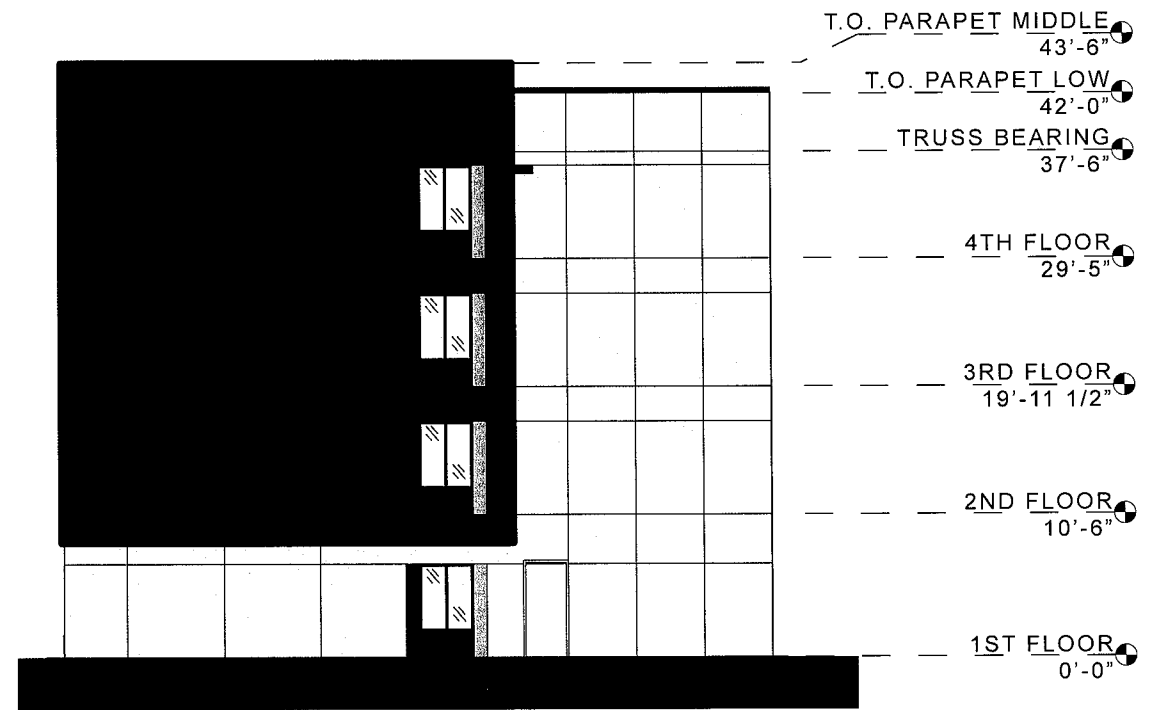
DATE: 09/06/2023



# ELEVATION



LEFT ELEVATION: 4 STORY



RIGHT ELEVATION: 4 STORY



EFIS

<p>ST01 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE</p>	<p>ST02 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: SW 7674 PEPPERCORN</p>	<p>ST03 MANUF: DRYVIT EXTERIOR EFIS TEXTURE: SANDBLAST COLOR: SW 66459 JADITE</p>
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ECHO SUITES - EXTENDED STAY HOTEL

WARWICK, RI

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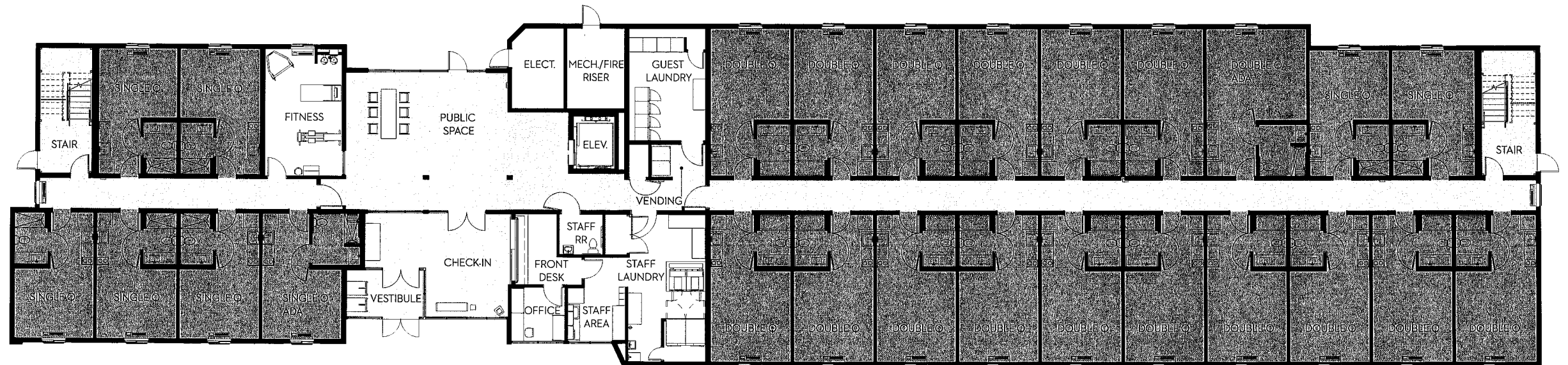


# FLOOR PLANS

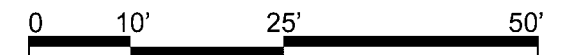
GUESTROOM MATRIX					
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	TOTAL UNITS
SINGLE QUEEN	7	13	13	13	46
DOUBLE QUEEN	16	18	18	19	71
SINGLE QUEEN ACCESSIBLE	1	1	1	1	4
DOUBLE QUEEN ACCESSIBLE	1	1	1	0	3
<b>TOTAL</b>	<b>25</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>124</b>



FLOOR PLAN: TYPICAL GUESTROOM FLOOR



FLOOR PLAN: GROUND FLOOR







»» 4040 N. CENTRAL EXPY, STE 720  
DALLAS, TEXAS 75204  
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**CONTACT:**

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