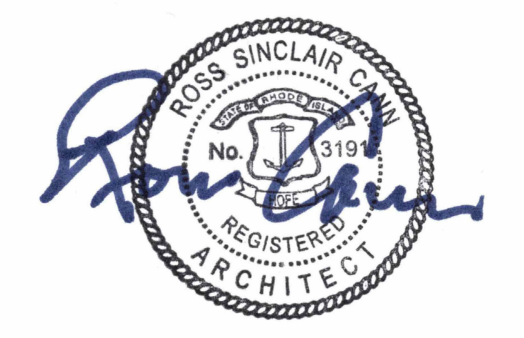




1  
A0.05A EXISTING - OFFICE



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Revisions:

No.	Description	Date

Project Number: 19003

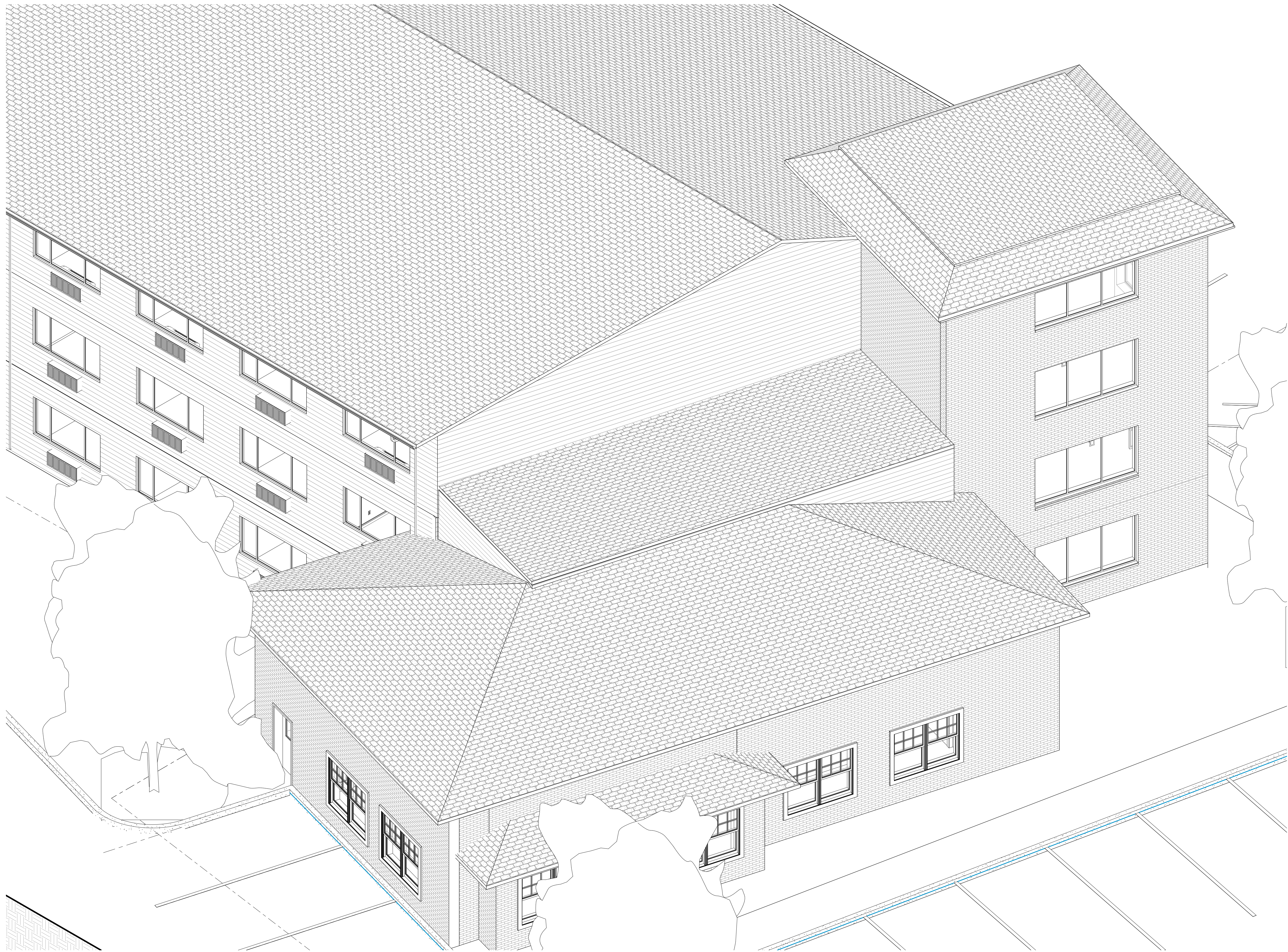
**THE PELL HOTEL**  
**425 EAST MAIN RD**  
**MIDDLETOWN RI 02842**

Description:  
EXISTING - AXON - OFFICE

Date Issued:  
10/11/2022

Scale:  
AS NOTED

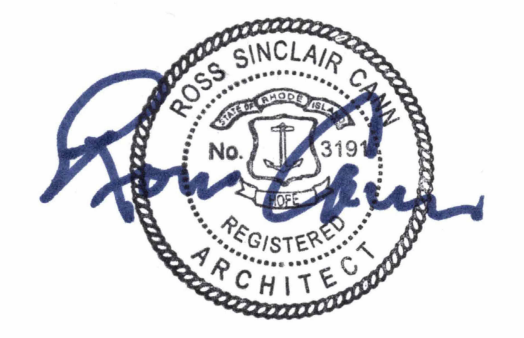
**A0.05A**



PROPOSED - OFFICE  
A0.05B



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Revisions:

No.	Description	Date

Project Number: 19003

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**425 EAST MAIN RD**  
**MIDDLETOWN RI 02842**

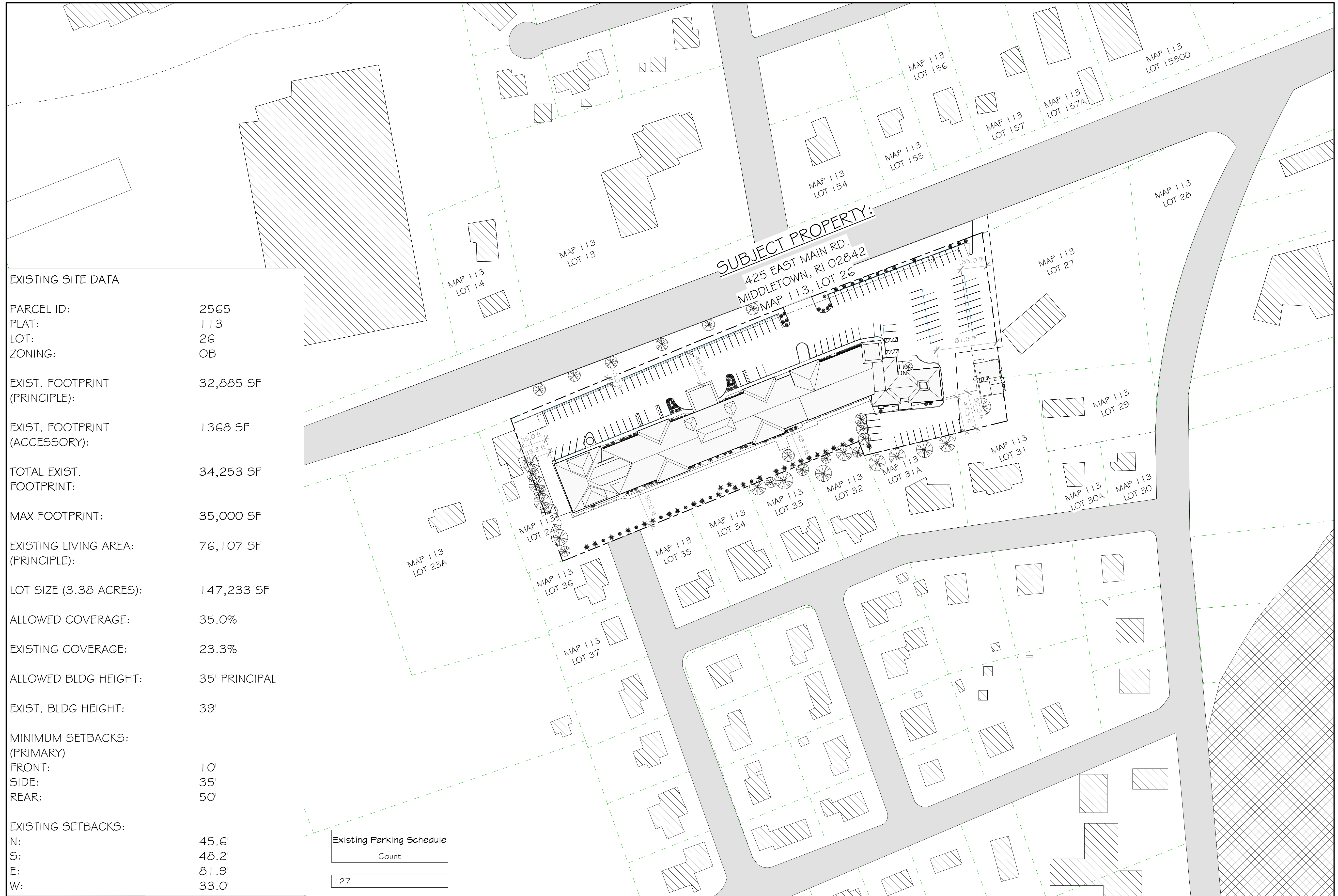
Description:  
PROPOSED - AXON - OFFICE

Date Issued:  
10/11/2022

Scale:  
AS NOTED

**A0.05B**

EXISTING - SITE PLAN



**EXISTING SITE DATA**

PARCEL ID:	2565
PLAT:	113
LOT:	26
ZONING:	OB
EXIST. FOOTPRINT (PRINCIPLE):	32,885 SF
EXIST. FOOTPRINT (ACCESSORY):	1368 SF
TOTAL EXIST. FOOTPRINT:	34,253 SF
MAX FOOTPRINT:	35,000 SF
EXISTING LIVING AREA (PRINCIPLE):	76,107 SF
LOT SIZE (3.38 ACRES):	147,233 SF
ALLOWED COVERAGE:	35.0%
EXISTING COVERAGE:	23.3%
ALLOWED BLDG HEIGHT:	35' PRINCIPAL
EXIST. BLDG HEIGHT:	39'
MINIMUM SETBACKS (PRIMARY):	
FRONT:	10'
SIDE:	35'
REAR:	50'
EXISTING SETBACKS:	
N:	45.6'
S:	48.2'
E:	81.9'
W:	33.0'

**Existing Parking Schedule**

Count
127

BINDER

10/11/2022 4:47:33 PM  
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No.	Description	Date

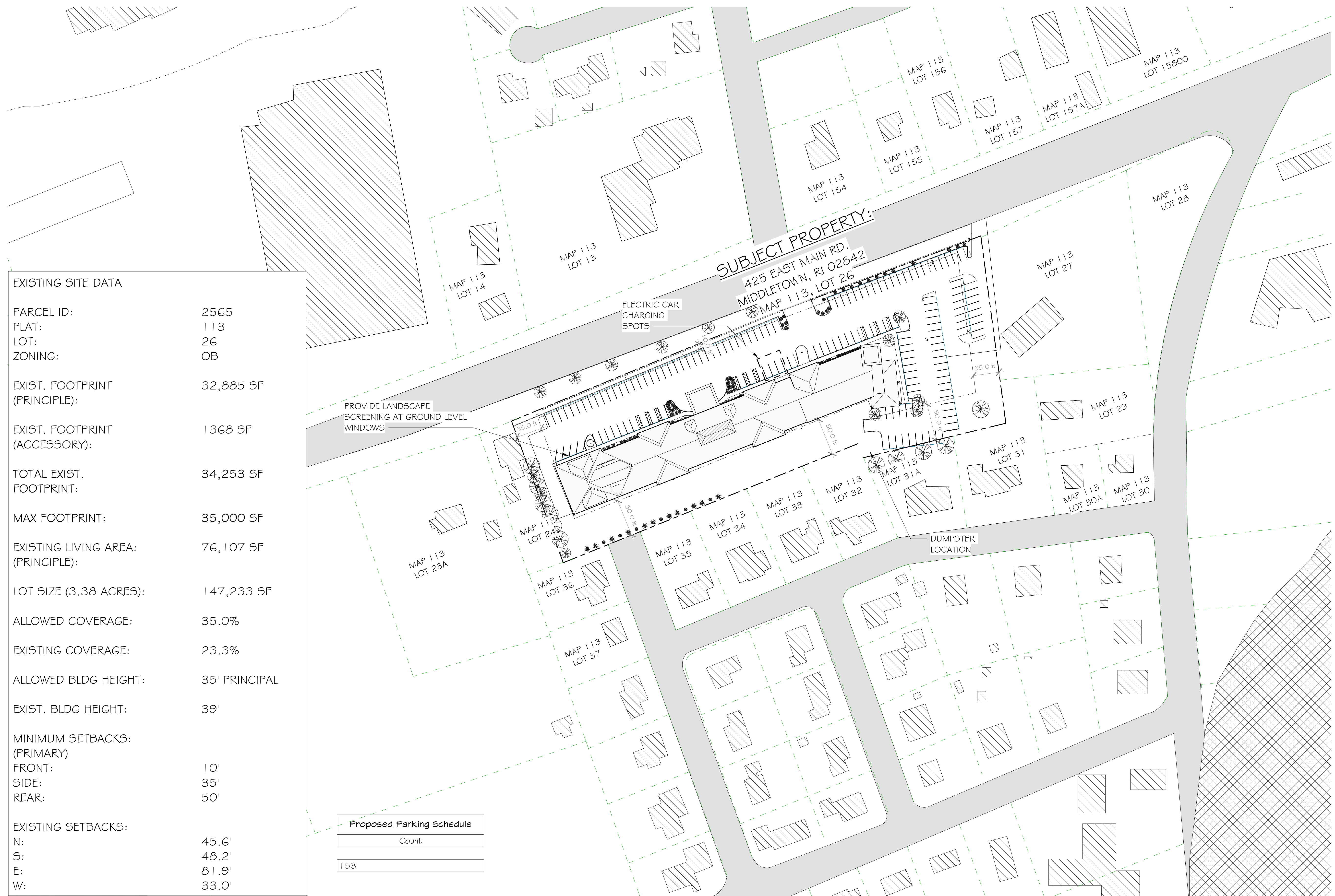
Project Number: 19003

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**425 EAST MAIN RD**  
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Description:  
 EXISTING - SITE PLAN

Date Issued:  
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PROPOSED - SITE PLAN

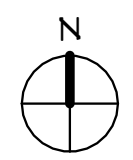


EXISTING SITE DATA	
PARCEL ID:	2565
PLAT:	113
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ZONING:	OB
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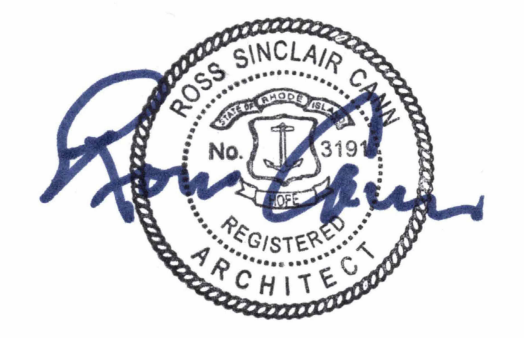
Proposed Parking Schedule	
	Count
	153

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No.	Description	Date

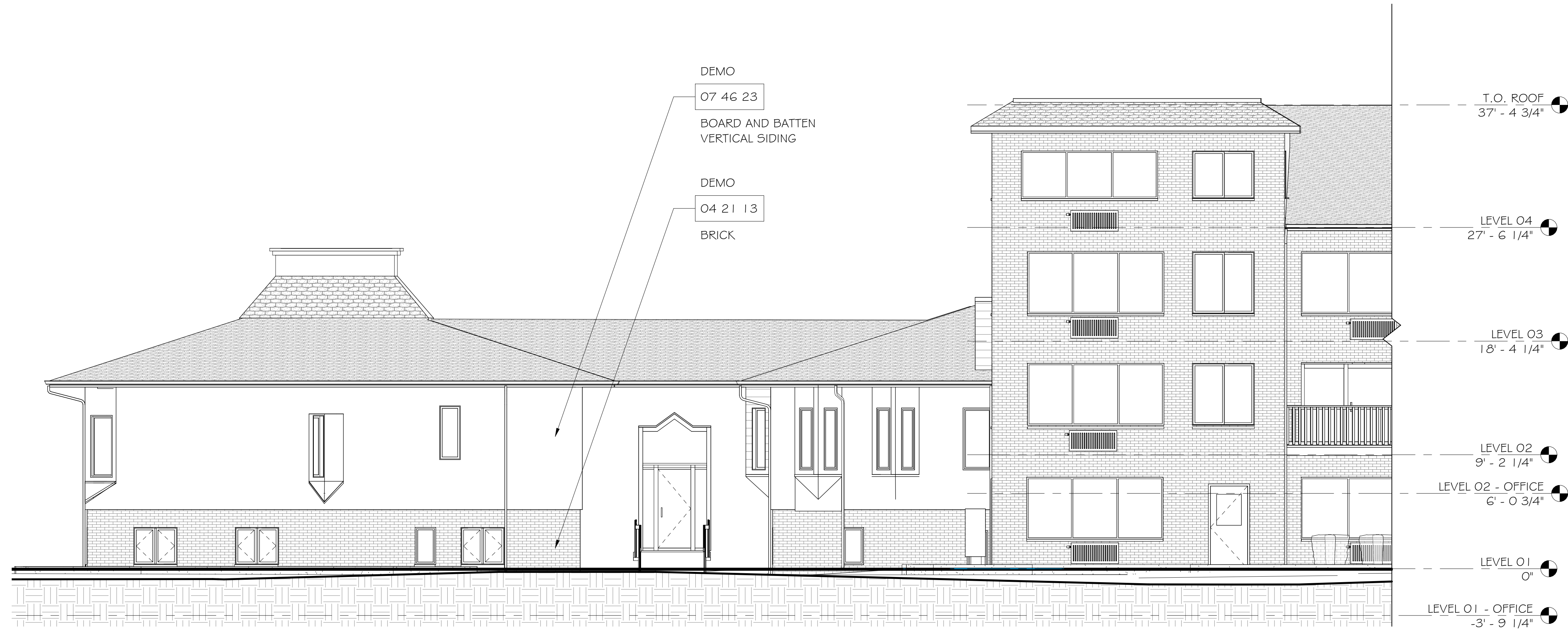
Project Number: 19003

**THE PELL HOTEL**  
**425 EAST MAIN RD**  
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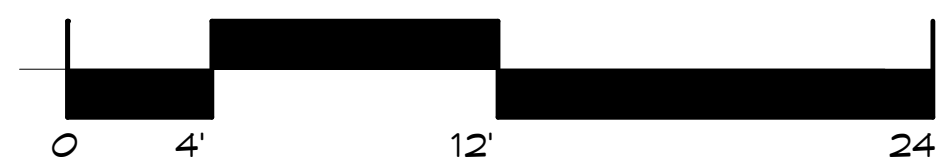
Description:  
PROPOSED - SITE PLAN

Date Issued:  
10/11/2022  
Scale:  
AS NOTED

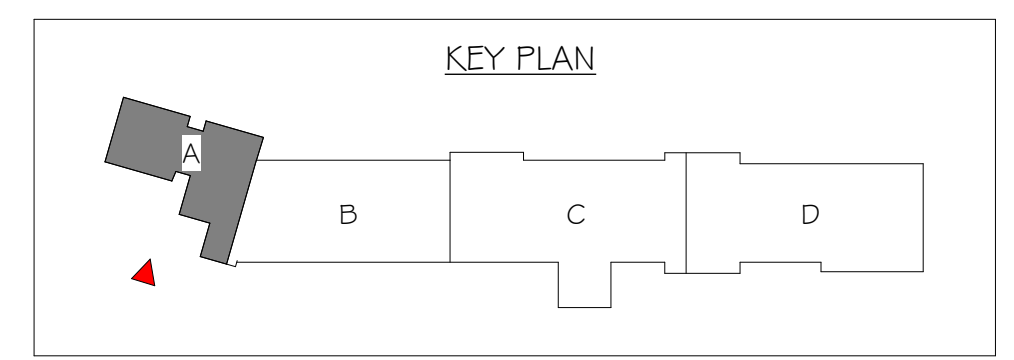
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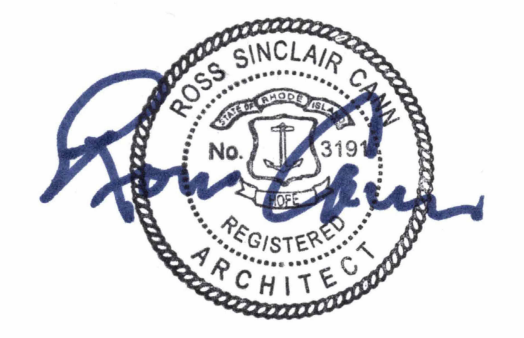
1 EXISTING - NORTH ELEVATION - OFFICE/TOWER  
 A7.11A 3/16" = 1'-0"



\*NOTE: ALL EXISTING ROOF SHINGLES TO BE REMOVED AND REPLACED



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No.	Description	Date

Project Number: 19003

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**MIDDLETOWN RI 02842**

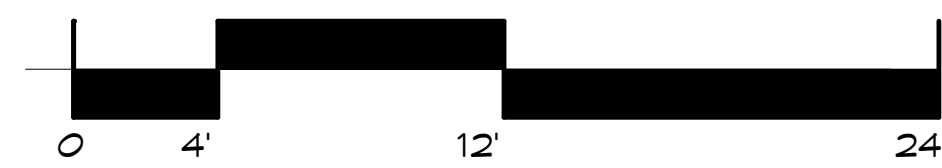
Description:  
 EXISTING - NORTH  
 ELEVATION - OFFICE

Date Issued:  
 10/11/2022  
 Scale:  
 AS NOTED

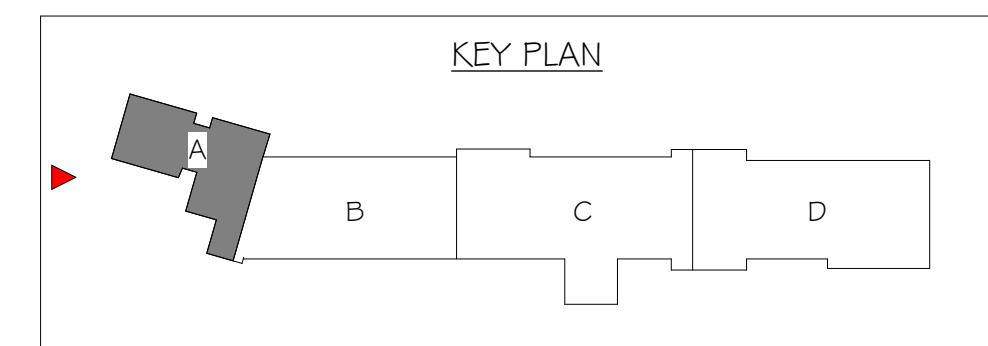
**A7.11A**



1 EXISTING - EAST ELEVATION  
 A7.14 3/16" = 1'-0"



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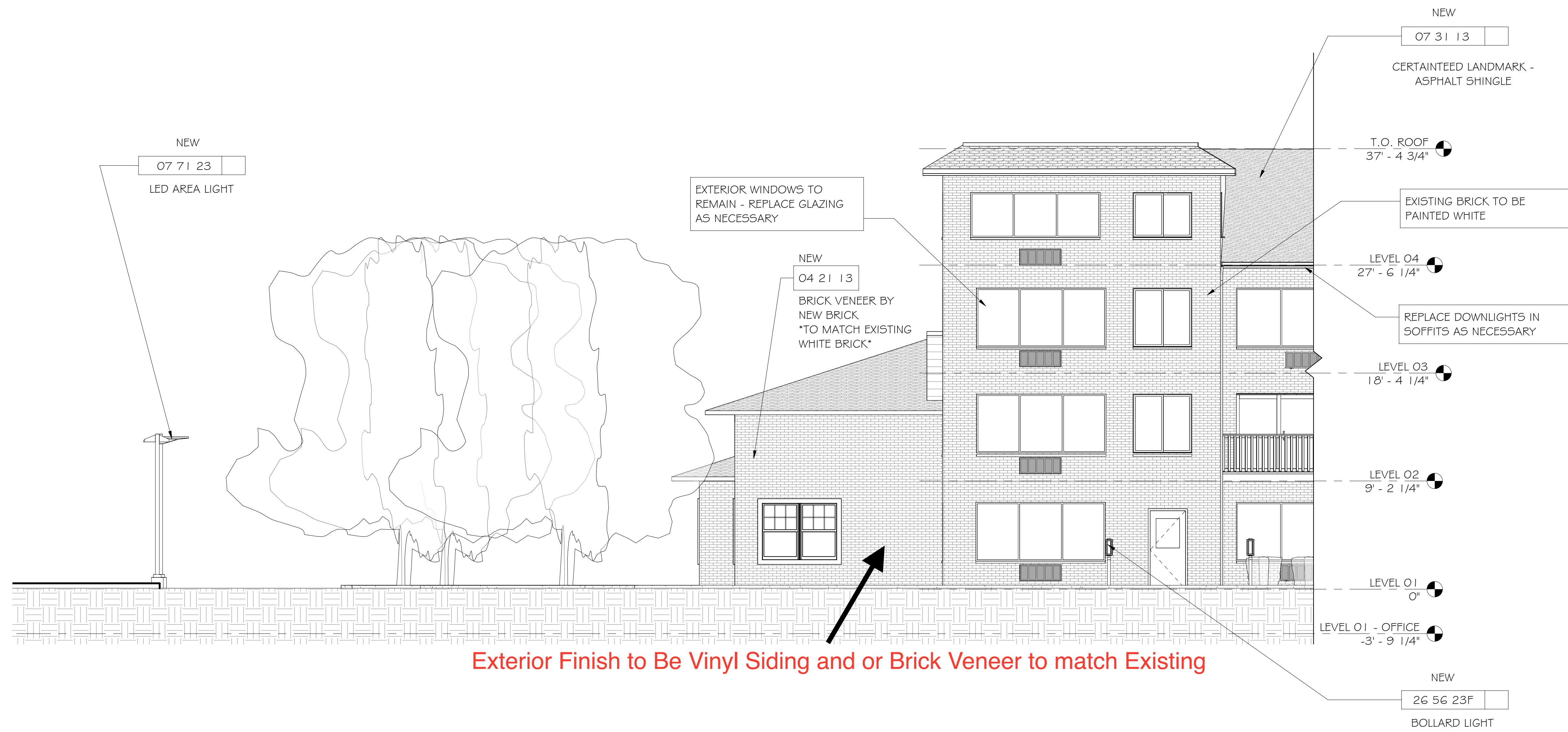
Project Number: 19003

**THE PELL HOTEL**  
**425 EAST MAIN RD**  
**MIDDLETOWN RI 02842**

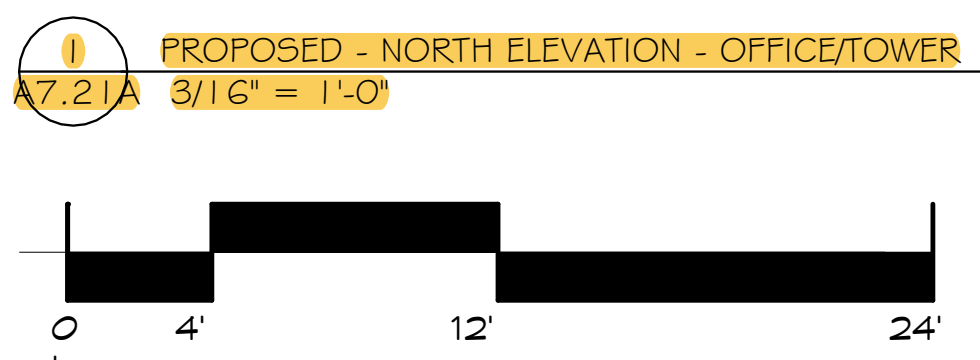
Description:  
 EXISTING - EAST ELEVATION

Date Issued:  
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 Scale:  
 AS NOTED

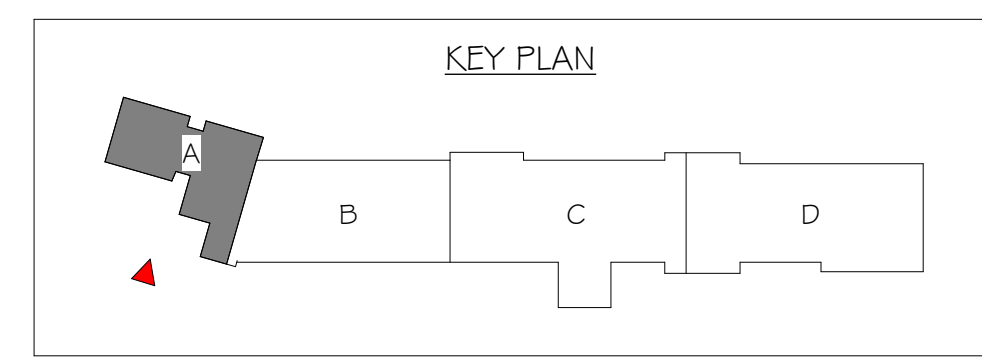
**A7.14**



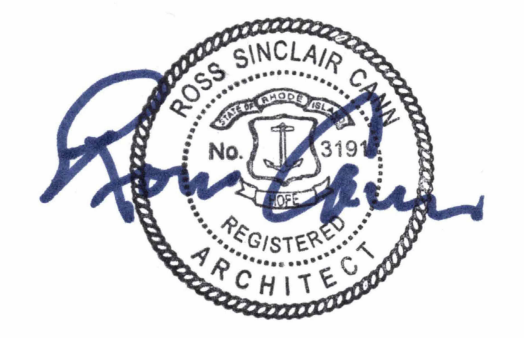
Exterior Finish to Be Vinyl Siding and or Brick Veneer to match Existing



**A7.21A** PROPOSED - NORTH ELEVATION - OFFICE/TOWER  
 3/16" = 1'-0"



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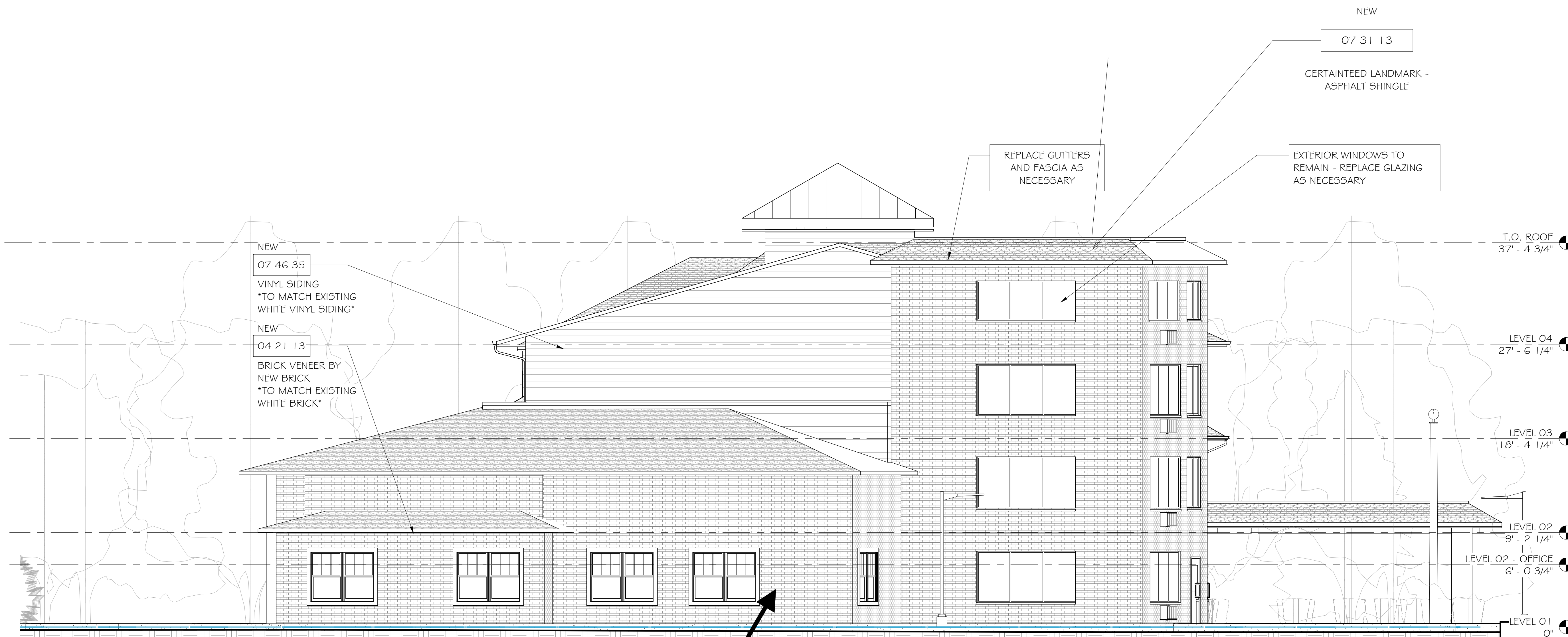
Project Number: 19003

**THE PELL HOTEL**  
**425 EAST MAIN RD**  
**MIDDLETOWN RI 02842**

Description:  
 PROPOSED - NORTH ELEVATION - OFFICE

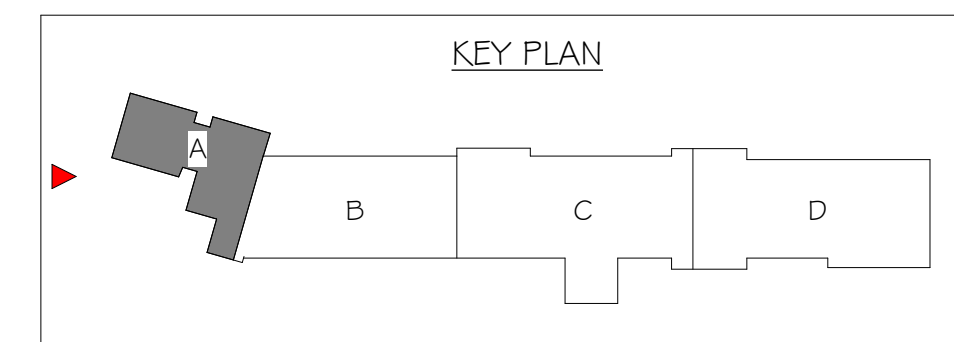
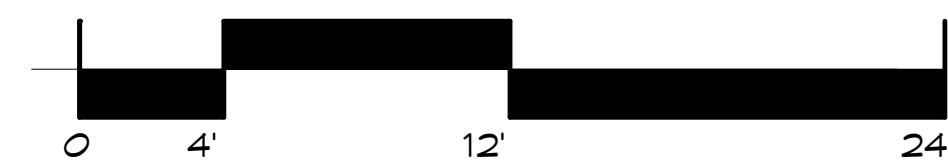
Date Issued:  
 10/11/2022  
 Scale:  
 AS NOTED

**A7.21A**



Exterior Finish to Be Vinyl Siding and or Brick Veneer to match Existing

1 PROPOSED - EAST ELEVATION  
A7.24 3/16" = 1'-0"



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No.	Description	Date

Project Number: 19003

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Description:  
PROPOSED - EAST  
ELEVATION

Date Issued:  
10/11/2022

Scale:  
AS NOTED

**A7.24**