

Town of Smithfield Zoning Board of Review

**64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039**

November 1, 2023

The Smithfield Zoning Board of Review will hold public hearings on Wednesday, November 1, 2023 at **6:00 PM**, at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island. All persons entitled to be heard will be heard for or against the granting of the following applications:

I Communications / Administration

The following Meeting Minutes will be considered, discussed, and acted on: September 6, 2023

Vote to accept meeting schedule for 2024

II Public Hearings

A. Old Business

B. New Business

23-021

Heritage Hills Property, LLC as applicant and owner of property located at 80 Douglas Pike, listed at Plat 42, Lot 138 seek a variance to deviate from § 4.4.B-5 (E) “Congregate Housing, Life-Care Facility or Nursing Home” and a special use permit under §4.3.B.5 (C) “Nursing Home” to construct an addition in a Planned Development district.

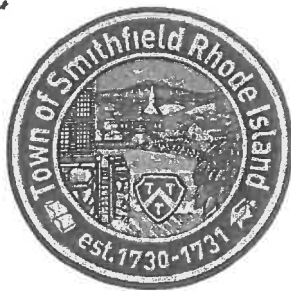
III Deliberations

The following matters will be considered, discussed, and acted on for the relief requested and identified under Section II, Public Hearing: 23-021

IV Adjournment

AGENDA POSTED OCTOBER 25, 2023

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.



Smithfield Zoning Board of Review

Meeting Minutes

September 6, 2023

Time: 6:00 pm **Place:** Town Hall, 64 Farnum Pike

Members Present: Chairman S. James Busam
Vice Chair Linda Marcello
John Hunt
Alt. Peter Libutti

Members Absent: Edward Civito
Richard Leveille

Others Present: Assistant Town Solicitor, David Ursillo
Zoning Board Clerk, Donna Corrao

Meeting session opened at 6:00 p.m.

COMMUNICATIONS/ADMINISTRATION

A) Approval of meeting minutes for August 9, 2023.

Motion to APPROVE the August 9, 2023 Minutes as Presented: John Hunt

Motion seconded: Vice Chair Linda Marcello

Voting to approve the motion: Chairman S. James Busam
Vice Chair Linda Marcello
John Hunt

Voting to deny the motion: None

The vote on the motion being 3 – 0, the motion passed.

NEW BUSINESS

Case: 22-019

Applicant/Owner: Richard McKenna

Address: 117 Williams Road

Plat/Lot: 47/23

Zoning District: R-80

Case Summary:

Richard McKenna as applicant and owner of property located at 117 Williams Road, listed as Plat 47, Lot 23 seeks variances deviate from §5.4. Table 1 “Dimensional Regulations” to subdivide a lot in an R-80 district.

Disposition:

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

Motion to APPROVE the Request for Variances as Applied: Vice Chair Linda Marcello

Motion seconded: John Hunt

Voting to approve the motion: Chairman S. James Busam
Vice Chair Linda Marcello
John Hunt
Alt. Peter Libutti

Voting in Opposition: None

The vote on the motion being 4 – 0, the motion carried.

Case: 23-020

Applicant/Owner: Bryant University

Address: 1150 Douglas Pike

Plat/Lot: 49/120, 125, 126

Zoning District: Planned Development

Case Summary:

Bryant University as applicant and owner of property located at 1150 Douglas Pike, listed as Plat 49, Lots 120, 125 and 126 seek special use permits under 4.3.D.3 and 4.4.D.3 “Public and Semi Public Uses, College”, §5.7 “Planned Development” and variances to deviate from §5.7.1.(F),(H), (T 1, 2, 3), (V), (W), (X), (Y), §4.4.D.3. (C), (D 1, 2, 3 and 4) “Public and Semi-Public Uses, College”, 5.4 Table 1 “Dimensional Regulations, Building Height”, and 7.4.D.4 “Schedule of Off-Street Parking Requirements, College” in conjunction with Bryant University Vision 2030 Master Plan in a Planned Development district.

Disposition:

The findings and conclusions of the Board are contained in a written resolution which has been, or will be, recorded in the Smithfield Land Evidence Records. A copy of the Resolution is available in the Building & Zoning Office, as well.

Motion to APPROVE the Request for Special Use Permit and Variances as Applied: John Hunt

Motion seconded: Alt. Peter Libutti

Voting to approve the motion: Chairman S. James Busam
Vice Chair Linda Marcello
John Hunt
Alt. Peter Libutti

Voting in Opposition: None

The vote on the motion being 4 – 0, the motion carried.

Respectfully submitted,

Donna A. Corrao, Zoning Board Clerk

Town of Smithfield
ZONING BOARD OF REVIEW
64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039



2024 SCHEDULE OF MEETINGS & CLOSING DATES FOR APPLICATIONS

Published in compliance with Title 42, Chapter 46, General Laws of the State of Rhode Island. All meetings will be held at Smithfield Town Hall, 64 Farnum Pike, Smithfield, Rhode Island, with meetings starting at 6:00 PM, unless otherwise stated in the official Public Notice for the meeting.

APPLICATION CLOSING DATES

November 22, 2023
December 27, 2023
January 24, 2024
February 21, 2024
March 20, 2024
April 24, 2024
May 29, 2024
June 26, 2024
July 24, 2024
August 21, 2024
September 25, 2024
October 23, 2024

SCHEDULED MEETINGS

January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 10, 2024
August 7, 2024
September 4, 2024
October 2, 2024
November 6, 2024
December 4, 2024

Special meetings of the Smithfield Zoning Board of Review may be scheduled as needed, and with official Public Notice give, as required by law.

FEES: Application fee plus total postage cost for abutters' mailing and advertisement.

NOTE: Applications for **Special Use Permits** require a site plan review as required by Section 10.9 of the Smithfield Zoning Ordinance, and will, therefore be scheduled for hearing on the month following the closing date for applications.

Only completed applications & other required documents will be scheduled for hearings.



Application to Smithfield RI Zoning Board of Review for SPECIAL USE, VARIANCE OR APPEAL

TOWN HALL, 64 FARNUM PIKE, ESMOND, RI 02917

File # 23-021 Rec'd by: _____

FILING FEES Application fee plus total postage cost for abutters' mailing.

Amt. Paid: \$ 1135.19 Amt. Due \$ 0 Date Fee Paid: 9/20/23

NOTE: Application and documentation shall be accepted only in duplicate PDF format

This APPLICATION must be completed in full prior to being considered by the Zoning Board of Review. Refer to Page Four of this APPLICATION for additional information and materials required for submission with the APPLICATION.

The UNDERSIGNED hereby applies to the Smithfield Zoning Board of Review for the following:

I HEREBY SUBMIT THE FOLLOWING INFORMATION IN SUPPORT OF THIS REQUEST FOR CONSIDERATION AND PUBLIC HEARING;

- ☒ **SPECIAL USE**, as provided in Section 5.0 of the ZONING ORDINANCE.
- ☒ **VARIANCE** from the application of a requirement(s) of the ZONING ORDINANCE.
- ☐ **APPEAL** of Building Official, Planning Board Decision, or Zoning enforcement agency.
- ☐ **EXTENSION APPLICATION** for recorded decision. Year 1 ☐ Year 2 ☐ Year 3 ☐

APPLICANT: Heritage Hills Property LLC ADDRESS: 1608 Route 88, Suite 200
PHONE: 732-489-1587 Brick, NJ 08724

OWNER: Same as Applicant ADDRESS: _____
PHONE: _____

LESSEE/PURCHASER: N/A ADDRESS: _____
existing/proposed
PHONE: _____

- Location of Property** Street Address: 80 Douglas Pike Pole # _____
Assessor Plat No. 42; Assessor Lot No. 138;
- Size of Lot** Dimensions: Width varies Depth: 1022 ft. Total Area: 16.94 Acres/Sq. Ft. _____
- Zoning Designations** Current Zoning District Classification of Property: PD
- Ownership Tenure**

DATE of PURCHASE of the above stated property by the CURRENT OWNER: 5/30/12

Will Ownership of said property be transferred by the CURRENT OWNER TO the APPLICANT for developmental purposes? Yes ☐ No ☐ Does Not Apply ☐

5. Developmental Status and Proposal

A. Existing Developmental State

Are there any buildings on the property at present: Yes ☐ No ☐

If YES, how many buildings? two

IDENTIFY the Size and Use of each building **:

	Building Type	Height	Area (Sq. Ft.)	Use
(1)	masonry	20'	42,336	nursing home
(2)	wood frame	25'	1,728	residential
(3)				

**NOTE: Use additional sheet(s) of paper, if necessary.

B. Proposed Development

Have plans for proposed construction activities for building structure(s) been submitted to the Office of the Smithfield Building

Official? Yes ☐ No ☐ Does Not Apply ☐

If YES, has a Building Permit been refused? Yes ☐ No ☐

6. SPECIAL USE PERMIT (Complete this Section only if Box #1 of the Introduction is checked).

NOTE: For Special Use Permits - Three (3) copies of Site Plan and all additional material required by Section 10-9 A,B, and C of the Zoning Ordinance must accompany application.

- A. IDENTIFY proposed use, action, or activity for which SPECIAL USE PERMIT is requested.

Applicant seeks to construct an addition to the existing nursing home facility to accommodate 12 additional single bed rooms

- B. LIST precise ARTICLE(s) and SECTION(s) of the ZONING ORDINANCE which authorize consideration of the SPECIAL USE PERMIT described in above.

Table of uses Article 4.3 (B) 5C

- C. DESCRIBE BRIEFLY how the granting of the SPECIAL USE PERMIT will meet the requirements of Section 10-8C.2 and 3 of the ZONING ORDINANCE.

The special use is specifically authorized by the zoning ordinance. The granting of the special use permit will not alter the general character of the surrounding area or impair the intent of the zoning ordinance or the Comprehensive Plan.

7. VARIANCE (Complete this Section only if Box No. 2 of the Introduction is checked).

- A. IDENTIFY proposed activity, action, or use for which VARIANCE from the terms of the ZONING ORDINANCE is requested.

Addition to existing nursing home facility

- B. LIST precise ARTICLE(s) and SECTION(s) of the ZONING ORDINANCE from which VARIANCE is requested. BRIEFLY DESCRIBE applicable regulation of standard and the variance that is requested.

Article 4.4 B-5 (E) requires the property to be served by public sewers. The property is not served by public sewers but rather is served by an Onsite Wastewater Treatment System (OWTS) thereby requiring a Variance.

Article 4.5 and 10.8 (D) allow the granting of a special use permit and variance.

- C. IDENTIFY Grounds for VARIANCE. The APPLICANT is required to relate this APPLICATION REQUEST to the Criteria governing the Granting of a VARIANCE as set forth in Section 10-8 C.1.

The hardship from which the Applicant seeks relief is due to the unique characteristics of the subject land. The hardship is not the result of any prior action of the Applicant or Owner and does not result primarily from the desire of the Applicant to realize greater financial gain. The granting of the requested variance will not alter the general characteristics of the surrounding area

8. NATURE OF APPEAL (Complete this Section only if Box #3 of the Introduction is checked).

A. Appeal of Building Official (Attach copy of any denial, notification or correspondence relating to appeal).

1. Date of denial/issuance of permit or date of alleged error in enforcement of ordinance: _____, 20____

2. Basis for Appeal (Cite applicable provisions of ordinance.)

B. Appeal to the Smithfield Planning Board of Review from an action of the Smithfield Planning Board. (NOTE: attach copies of all correspondence, plans and the written decision pertaining to the appeal.)

Basis for Appeal (Cite applicable ordinance provisions and any other data in support of appeal.)

C. Appeal to Zoning Enforcement Agency decision. (NOTE: attach copies of all correspondence, plans, and written decision pertaining to the appeal.)

Basis for Appeal (Cite applicable ordinance provisions and any other data in support of appeal.)

I/We, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

RESPECTFULLY SUBMITTED.

Heritage Hills Property LLC

Owner's Name Printed

Megan Boney
Owner's Signature

Heritage Hills Property LLC

Applicant's Name Printed

Megan Boney
Applicant's Signature

AGENT/ATTORNEY: Timothy F. Kane

ADDRESS: 627 Putnam Pike
Greenville, RI 02828

PHONE: 401-949-2228

REPRESENTING: Applicant and Owner

DATE: _____

8. **NATURE OF APPEAL** (Complete this Section only if Box #3 of the Introduction is checked).

A. Appeal of Building Official (Attach copy of any denial, notification or correspondence relating to appeal).

1. Date of denial/issuance of permit or date of alleged error in enforcement of ordinance: _____, 20____

2. Basis for Appeal (Cite applicable provisions of ordinance.)

B. Appeal to the Smithfield Platting Board of Review from an action of the Smithfield Planning Board. (NOTE: attach copies of all correspondence, plans and the written decision pertaining to the appeal.)

Basis for Appeal (Cite applicable ordinance provisions and any other date in support of appeal.)

C. Appeal to Zoning Enforcement Agency decision. (NOTE: attach copies of all correspondence, plans, and written decision pertaining to the appeal.)

Basis for Appeal (Cite applicable ordinance provisions and any other date in support of appeal.)

I/We, the UNDERSIGNED, swear that all information provided in this APPLICATION is to the best of MY/OUR knowledge complete and correct in every detail.

RESPECTFULLY SUBMITTED,

80 Douglas Pike LLC

Owner's Name Printed

80 Douglas Pike LLC

Applicant's Name Printed

Owner's Signature

Applicant's Signature

AGENT/ATTORNEY: Timothy F. Kane

ADDRESS: 627 Putnam Pike
Greenville, RI 02828

PHONE: 401-949-2228

REPRESENTING: Applicant and Owner

DATE: _____

NOTE: One original signed application and eleven copies must be submitted.

REQUIRED ATTACHMENTS TO APPLICATION FOR VARIANCES AND SPECIAL USE PERMITS

11 (eleven) copies of Radius Map (scale not less than 200 feet/inch) showing all property, street names, plat and lot numbers within a 200' (two hundred feet) Radius.

12 (twelve) copies of a LIST OF ALL PROPERTY OWNERS within the 200' (two hundred feet) Radius. Said List shall identify the names and addresses of each property owner, with plat and lot numbers. Also available from Tax Assessors Office. **Three (3) sets of abutters printed on mailing labels.**

12 (twelve) copies of the PLOT PLAN showing the dimensions and location(s) of all existing and proposed buildings with identification as such, plus such building plans floor plans, sketches, and drawings as may be necessary to provide complete information relative to the APPLICATION'S proposal.

12 (twelve) copies of the SITE PLAN and all additional material required by Section 10-9 A, B and C must accompany application.

ALL REQUIRED INFORMATION AND ATTACHMENTS SHALL BE FILED AS SEPARATE DOCUMENTS AND MUST BE ACCOMPANIED BY THE APPLICATION AND FILING FEES FOR THE CASE TO BE CONSIDERED COMPLETE AND READY FOR PUBLIC HEARING.

ALL DOCUMENTS shall be filed in the office of the Smithfield Building Official (Smithfield Town Hall, 64 Farnum Pike, Esmond, RI 02917; Telephone: (401) 233-1039. Said documents shall be filed at least forty two (42) days in advance of the regular monthly meeting of the Smithfield Zoning Board of Review.

FILING FEES, payable to the Town of Smithfield, shall be paid by the APPLICANT at the time of APPLICATION SUBMISSION. Smithfield Municipal Agents acting within their official capacity shall be exempted from the Filing Fees.

PUBLIC HEARING REQUIREMENT

No APPLICATION for a SPECIAL USE PERMIT, VARIANCE, or APPEAL to the Smithfield ZONING ORDINANCE shall be heard by the Zoning Board of Review until after a Public Hearing has been held upon the APPLICATION. Written Notice of the time and place of such Public Hearing, and the purpose thereof, shall be made by the Zoning Board of Review to all owners of any Real Property within 200' (two hundred feet) of the perimeter of the Real Property, which is the subject matter of the APPLICATION. Said Written Notice shall be made by Registered or Certified Mail at least fourteen (14) days prior to the date of said Public Hearing. Publication of such Notice shall also be made in a newspaper of general circulation within the Town of Smithfield at least fourteen (14) days prior to the date of such Hearing. (Zoning Ord. §10.8,B) Any party may appear at the Public Hearing in person, by agent, or by attorney and may present such experts or witnesses that may have information relating to the APPLICATION.

EXPIRATION OF SPECIAL USE PERMITS AND VARIANCES

A Special Exception or a Variance from the provisions of the Smithfield Zoning Ordinance shall expire **one (1) year** from the date granted by the Board unless the applicant exercises the permission granted or receives a building permit to do so and commences construction and diligently prosecutes the construction until completed. No application for the renewal of a lapsed Special Use Permit or Variances shall be granted without a hearing.

SPACE BELOW RESERVED FOR ZONING BOARD OF REVIEW USE ONLY

Date Notices Sent to
Respective Property Owners: _____

Date of Newspaper Notice: _____

Newspaper _____

Town of Smithfield, RI Abutters Report

200ft. Abutters of Property 4078
at 80 DOUGLAS PIKE

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 6/11/2021.

Abutter	Site Address	Property ID	Owner Address
184544 MDR REALTY II LLC	0 DOUGLAS PIKE	184544	MDR REALTY II LLC PO BOX 91012 JOHNSTON, RI 02919
184789 SURABIAN PAUL T	0 DOUGLAS PIKE	184789	SURABIAN PAUL TC/O DOUGLAS CONSTRUCTION 90 DOUGLAS PIKE SMITHFIELD, RI 02917
3629 SURABIAN PAUL B	90 DOUGLAS PIKE	3629	SURABIAN PAUL BC/O DOUGLAS CONSTRUCTION 90 DOUGLAS PIKE UNIT 2 SMITHFIELD, RI 02917
3631 MDR REALTY LLC	85 DOUGLAS PIKE	3631	MDR REALTY LLC PO BOX 91012 JOHNSTON, RI 02919
3632 MDR REALTY II LLC	73 DOUGLAS PIKE	3632	MDR REALTY II LLC P O BOX 91012 JOHNSTON, RI 02919
3641 MDR REALTY LLC	0 DOUGLAS PIKE	3641	MDR REALTY LLC PO BOX 91012 JOHNSTON, RI 02919

Town of Smithfield, RI Abutters Report

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 6/11/2021.

200ft. Abutters of Property 4078
at 80 DOUGLAS PIKE

3650 MDR REALTY LLC	0 DOUGLAS PIKE	3650	MDR REALTY LLC PO BOX 91012 JOHNSTON, RI 02919
3719 TAYLOR THOMAS B ET AL	16 DOUGLAS PIKE	3719	TAYLOR THOMAS B ET ALTAYLOR JERRI CJT 16 DOUGLAS PIKE ESMOND, RI 02917
3720 CHEBBO IRREVOCABLE TRUST	40 DOUGLAS PIKE	3720	CHEBBO IRREVOCABLE TRUST MARIA NORIEGA TRUSTEE 94 CRAWFORD STREET CRANSTON, RI 02910
3721 HERITAGE HILLS PROPERTY LLC	268 RIDGE RD	3721	HERITAGE HILLS PROPERTY LLC 1608 ROUTE 88 SUITE 200 BRICK, NJ 08724
3725 PERROTTA JOHN E	76 DOUGLAS PIKE	3725	PERROTTA JOHN E 400 PUTNAM PIKE STE J504 SMITHFIELD, RI 02917



Town of Smithfield Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917
(401) 233-1039

S. James Busam, Chairman

October 18, 2023

Heritage Hills Property, LLC as applicant and owner of property located at 80 Douglas Pike, listed at Plat 42, Lot 138 seek a variance and a special use permit to construct an addition.

A public hearing on this application has been scheduled for Wednesday, November 1, 2023 at **6:00 PM**, at Smithfield Town Hall, 64 Farnum Pike

By Order of the Zoning Board of Review

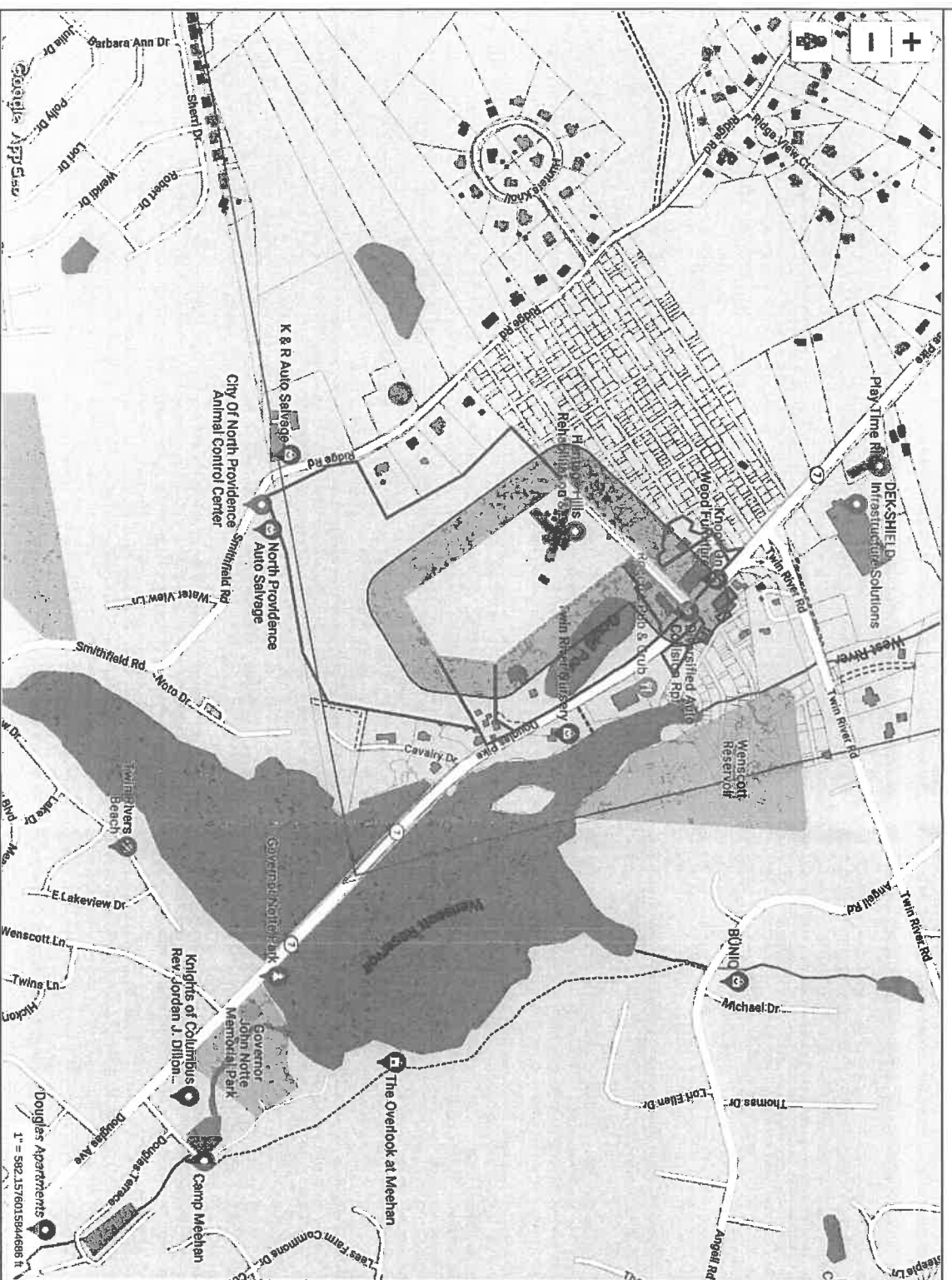
S. James Busam
Chairman

NOTE: Interested parties may be represented by counsel/provide expert witness at such Zoning Board hearings.....

Please also note that the application and documents in regard to this case are on file for public inspection in the office of the Town of Smithfield's Building Official, address listed above.

The public is welcome to any meeting of the Zoning Board of Review. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager's office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.

80 Douglas Pike Abutters



Property Information
Property ID: 4078
Location: 80 DOUGLAS PIKE
Owner: HERITAGE HILLS PROPERTY LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Smithfield, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/11/2021
Data updated 6/11/2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MDR REALTY II LLC
PO BOX 91012
JOHNSTON, RI 02919

SURABIAN PAUL TC/O DOUGLAS CONSTRUCTION
90 DOUGLAS PIKE
SMITHFIELD, RI 02917

SURABIAN PAUL BC/O DOUGLAS CONSTRUCTION
90 DOUGLAS PIKE UNIT 2
SMITHFIELD, RI 02917

MDR REALTY LLC
PO BOX 91012
JOHNSTON, RI 02919

MDR REALTY II LLC
P O BOX 91012
JOHNSTON, RI 02919

MDR REALTY LLC
PO BOX 91012
JOHNSTON, RI 02919

MDR REALTY LLC
PO BOX 91012
JOHNSTON, RI 02919

TAYLOR THOMAS B ET ALTAYLOR JERRI C JT
16 DOUGLAS PIKE
ESMOND, RI 02917

CHEBBO IRREVOCABLE TRUST MARIA NORIEGA
TRUSTEE
94 CRAWFORD STREET
CRANSTON, RI 02910

HERITAGE HILLS PROPERTY LLC
1608 ROUTE 88 SUITE 200
BRICK, NJ 08724

PERROTTA JOHN E
400 PUTNAM PIKE STE J504
SMITHFIELD, RI 02917

* Earl Grey Estates, LLC
c/o Cameron & Mittleman LLP
301 Promenade St.
Providence, RI 02908

* Smithfield Estates, LLC
c/o Cameron & Mittleman LLP
301 Promenade St.
Providence, RI 02908

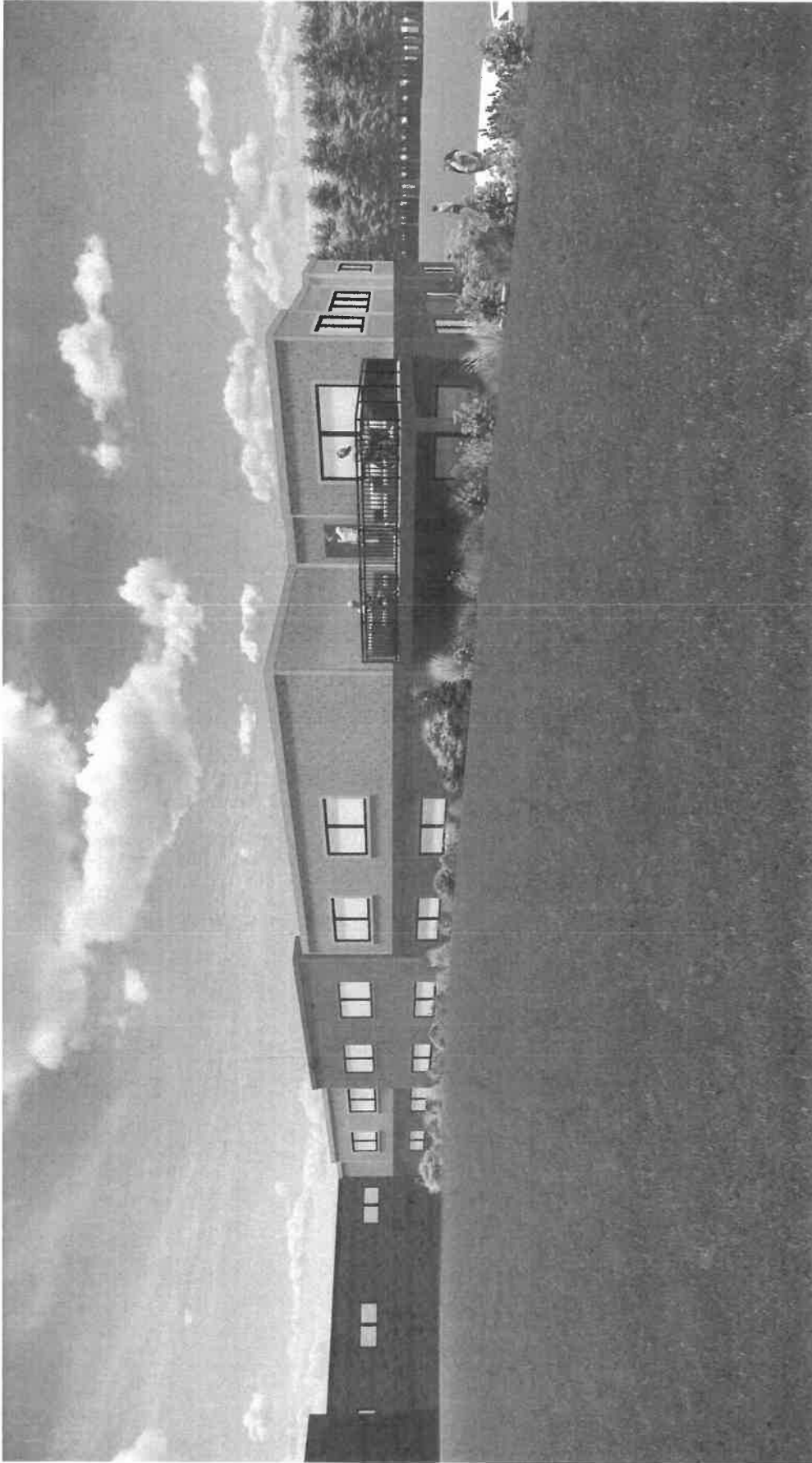


CLIENT: HERITAGE HILLS REHAB.
80 DOUGLAS PIKE
SMITHFIELD, RI 02917

PROJECT #: 6735
DATE: 08/30/2023

EXTERIOR RENDERING (FRONT)

90 Douglas Pike Smithfield, RI



CLIENT: HERITAGE HILLS REHAB.
 80 DOUGLAS PIKE
 SMITHFIELD, RI 02817

PROJECT #: 6735
 DATE: 08/30/2023

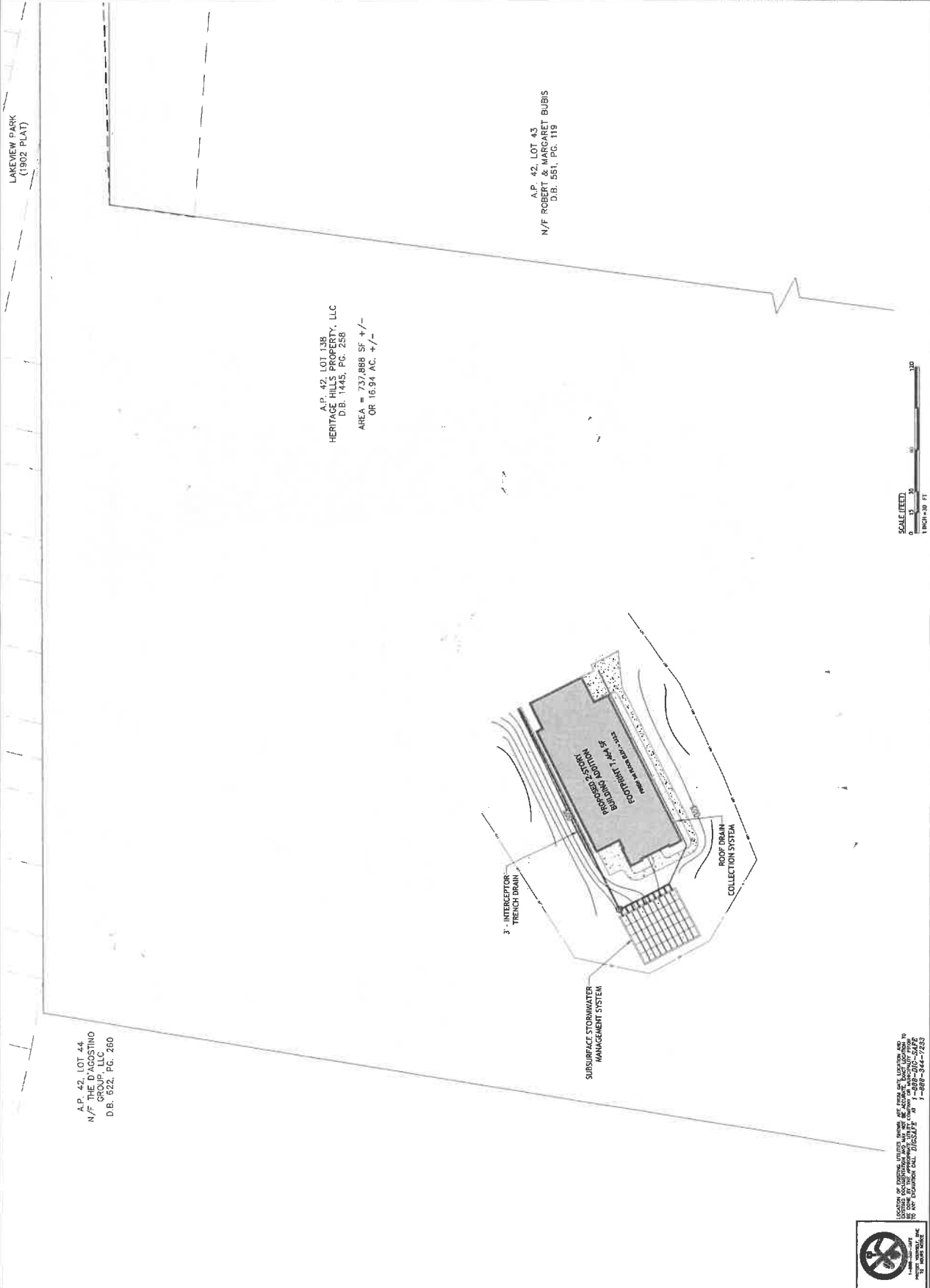
EXTERIOR RENDERING (BACK)

90 Douglas Pike Smithfield, RI

**PROPOSED HERITAGE HILLS
 NURSING CENTER ADDITION
 80 DOUGLAS PIKE
 SMITHFIELD, RHODE ISLAND
 AP 42, LOT 138**

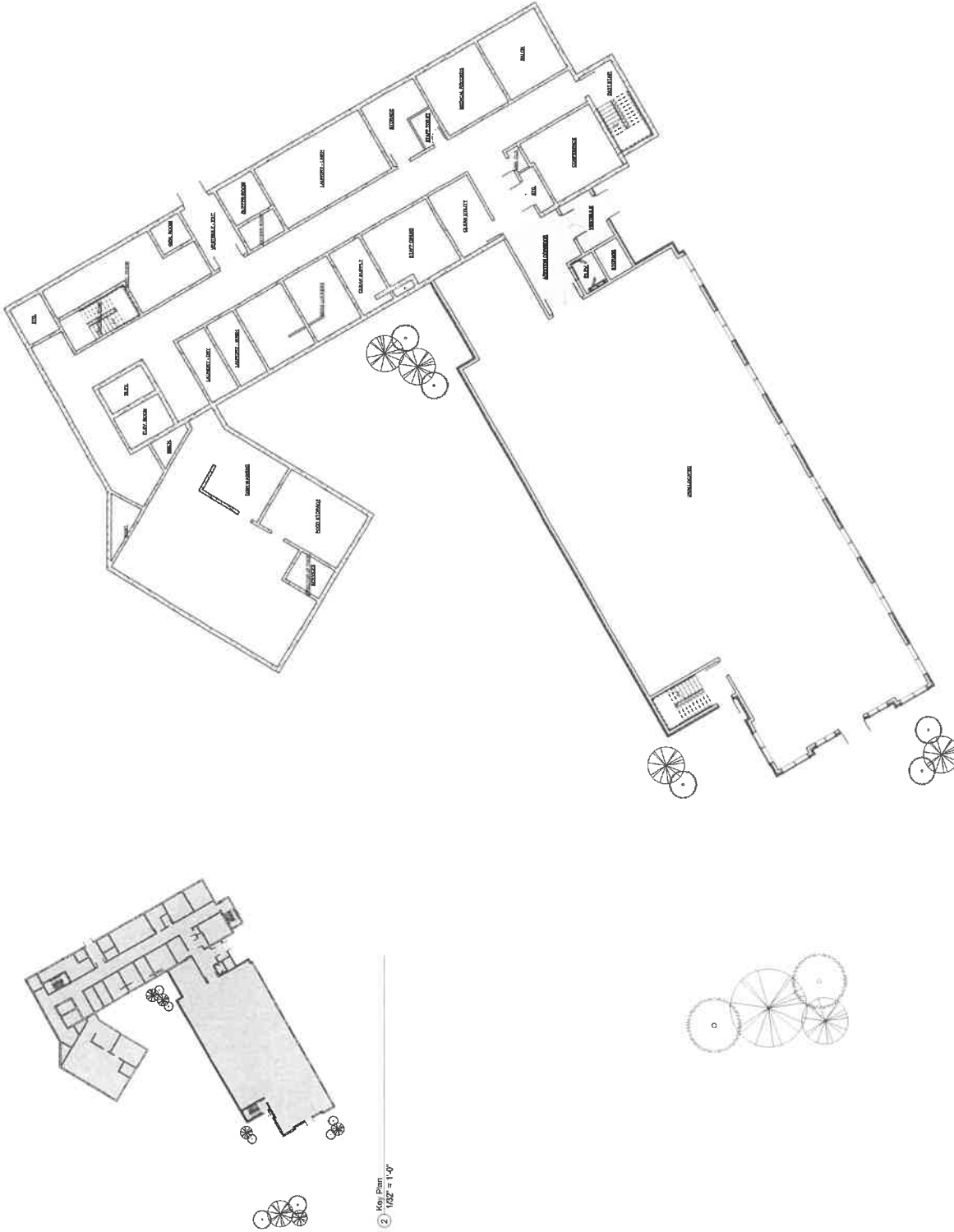
REVISIONS:	DATE	DESCRIPTION
1	08/25/2021	ISSUED FOR PERMIT
2	08/25/2021	REVISED TO REFLECT COMMENTS
3	08/25/2021	REVISED TO REFLECT COMMENTS
4	08/25/2021	REVISED TO REFLECT COMMENTS
5	08/25/2021	REVISED TO REFLECT COMMENTS
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64	08/25/2021	REVISED TO REFLECT COMMENTS
65	08/25/2021	REVISED TO REFLECT COMMENTS
66	08/25/2021	REVISED TO REFLECT COMMENTS
67	08/25/2021	REVISED TO REFLECT COMMENTS
68	08/25/2021	REVISED TO REFLECT COMMENTS
69	08/25/2021	REVISED TO REFLECT COMMENTS
70	08/25/2021	REVISED TO REFLECT COMMENTS
71	08/25/2021	REVISED TO REFLECT COMMENTS
72	08/25/2021	REVISED TO REFLECT COMMENTS
73	08/25/2021	REVISED TO REFLECT COMMENTS
74	08/25/2021	REVISED TO REFLECT COMMENTS
75	08/25/2021	REVISED TO REFLECT COMMENTS
76	08/25/2021	REVISED TO REFLECT COMMENTS
77	08/25/2021	REVISED TO REFLECT COMMENTS
78	08/25/2021	REVISED TO REFLECT COMMENTS
79	08/25/2021	REVISED TO REFLECT COMMENTS
80	08/25/2021	REVISED TO REFLECT COMMENTS
81	08/25/2021	REVISED TO REFLECT COMMENTS
82	08/25/2021	REVISED TO REFLECT COMMENTS
83	08/25/2021	REVISED TO REFLECT COMMENTS
84	08/25/2021	REVISED TO REFLECT COMMENTS
85	08/25/2021	REVISED TO REFLECT COMMENTS
86	08/25/2021	REVISED TO REFLECT COMMENTS
87	08/25/2021	REVISED TO REFLECT COMMENTS
88	08/25/2021	REVISED TO REFLECT COMMENTS
89	08/25/2021	REVISED TO REFLECT COMMENTS
90	08/25/2021	REVISED TO REFLECT COMMENTS
91	08/25/2021	REVISED TO REFLECT COMMENTS
92	08/25/2021	REVISED TO REFLECT COMMENTS
93	08/25/2021	REVISED TO REFLECT COMMENTS
94	08/25/2021	REVISED TO REFLECT COMMENTS
95	08/25/2021	REVISED TO REFLECT COMMENTS
96	08/25/2021	REVISED TO REFLECT COMMENTS
97	08/25/2021	REVISED TO REFLECT COMMENTS
98	08/25/2021	REVISED TO REFLECT COMMENTS
99	08/25/2021	REVISED TO REFLECT COMMENTS
100	08/25/2021	REVISED TO REFLECT COMMENTS

**GRADING AND
 DRAINAGE AND
 UTILITY
 PLAN**
 MASTER IS AN NOTE FOR
 CONSTRUCTION
 SHEET
 3 OF 3



SCALE (FEET)
 0 10 20 30
 1 inch = 30 feet





OVERALL BASEMENT PLAN

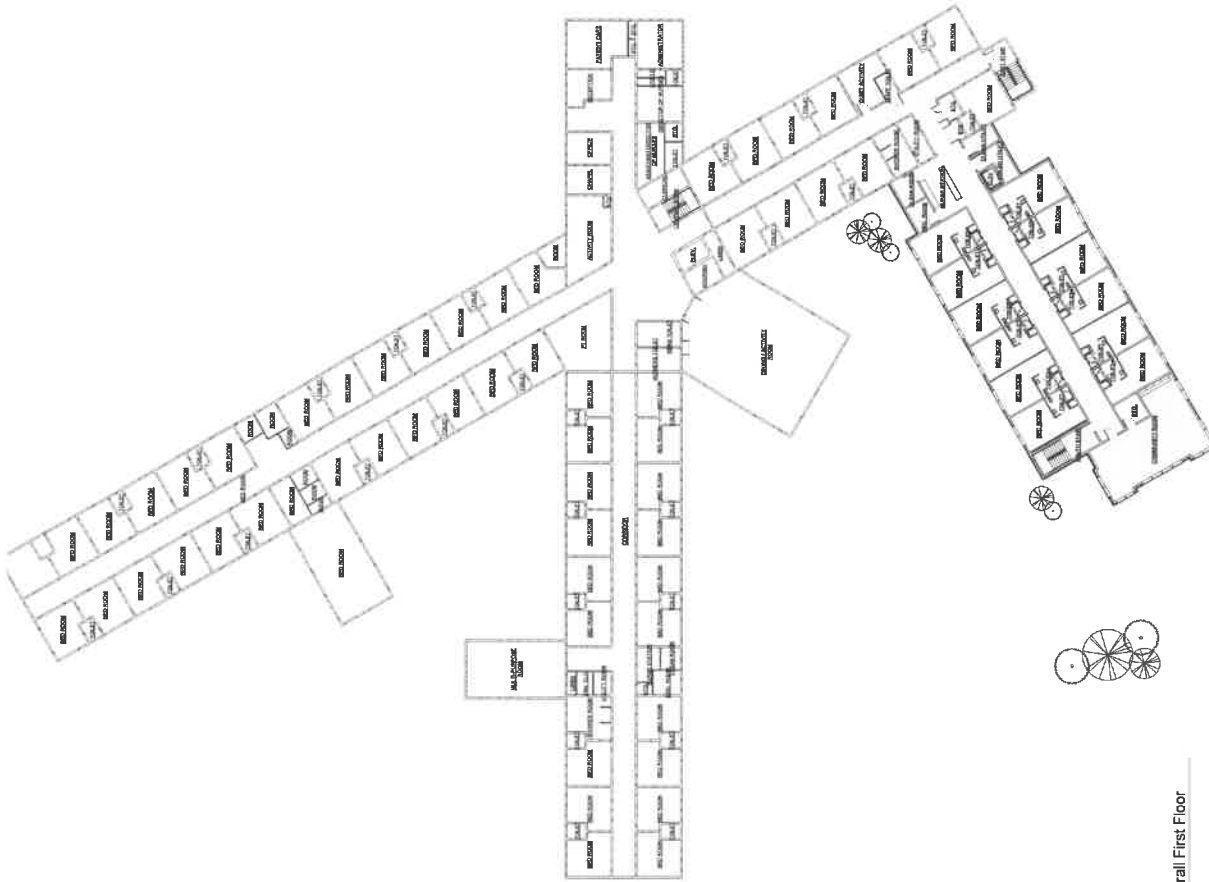
90 Douglas Pike Smithfield, RI

PROJECT #: 6735
DATE: 08/30/2023

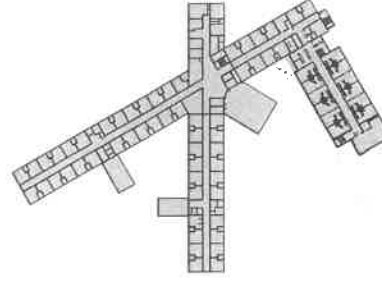
CLIENT: HERITAGE HILLS REHAB.
80 DOUGLAS PIKE
SMITHFIELD, RI 02817

1 Presentation Plan Overall Basement
3/32" = 1'-0"

2 Key Plan
1/32" = 1'-0"



1 Presentation Plan Overall First Floor
 1" = 20'-0"



2 Key Plan
 1/8" = 1'-0"

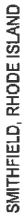
OVERALL FIRST FLOOR PLAN

90 Douglas Pike Smithfield, RI

CLIENT: HERITAGE HILLS REHAB.
 80 DOUGLAS PIKE
 SMITHFIELD, RI 02817

PROJECT #: 6735
 DATE: 08/30/2023

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BASEMENT SQUARE FOOTAGE	
EXISTING SF	8,325
ADDITION SF	7,464
TOTAL SF	15,789

90 Douglas Pike Smithfield, RI

Abstract



- LEGEND**
- ☐ ASSEMBLY
 - ☐ CIRCULATION
 - ☐ PATIENT ROOMS/SUPPORT
 - ☐ STAFF SUPPORT SPACE
 - ☐ STORAGE / UTILITY
 - ☐ TOILETS

Department	Name	Area
ASSEMBLY	QUIET ACTIVITY	211 SF
ASSEMBLY	COMMUNITY ROOM	876 SF
CIRCULATION	ELEV	45 SF
CIRCULATION	SOUTH STAIR	197 SF
PATIENT ROOMS/SUPPORT	BED ROOM	211 SF
PATIENT ROOMS/SUPPORT	BED ROOM	212 SF
PATIENT ROOMS/SUPPORT	BED ROOM	213 SF
PATIENT ROOMS/SUPPORT	BED ROOM	214 SF
PATIENT ROOMS/SUPPORT	BED ROOM	215 SF
PATIENT ROOMS/SUPPORT	BED ROOM	216 SF
PATIENT ROOMS/SUPPORT	BED ROOM	217 SF
PATIENT ROOMS/SUPPORT	BED ROOM	218 SF
PATIENT ROOMS/SUPPORT	BED ROOM	219 SF
PATIENT ROOMS/SUPPORT	BED ROOM	220 SF
PATIENT ROOMS/SUPPORT	BED ROOM	221 SF
PATIENT ROOMS/SUPPORT	BED ROOM	222 SF
PATIENT ROOMS/SUPPORT	BED ROOM	223 SF
PATIENT ROOMS/SUPPORT	BED ROOM	224 SF
PATIENT ROOMS/SUPPORT	BED ROOM	225 SF
PATIENT ROOMS/SUPPORT	BED ROOM	226 SF
PATIENT ROOMS/SUPPORT	BED ROOM	227 SF
PATIENT ROOMS/SUPPORT	BED ROOM	228 SF
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PATIENT ROOMS/SUPPORT	BED ROOM	254 SF
PATIENT ROOMS/SUPPORT	BED ROOM	255 SF
PATIENT ROOMS/SUPPORT	BED ROOM	256 SF
PATIENT ROOMS/SUPPORT	BED ROOM	257 SF
PATIENT ROOMS/SUPPORT	BED ROOM	258 SF
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PATIENT ROOMS/SUPPORT	BED ROOM	273 SF
PATIENT ROOMS/SUPPORT	BED ROOM	274 SF
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PATIENT ROOMS/SUPPORT	BED ROOM	293 SF
PATIENT ROOMS/SUPPORT	BED ROOM	294 SF
PATIENT ROOMS/SUPPORT	BED ROOM	295 SF
PATIENT ROOMS/SUPPORT	BED ROOM	296 SF
PATIENT ROOMS/SUPPORT	BED ROOM	297 SF
PATIENT ROOMS/SUPPORT	BED ROOM	298 SF
PATIENT ROOMS/SUPPORT	BED ROOM	299 SF
PATIENT ROOMS/SUPPORT	BED ROOM	300 SF

FIRST FLOOR SQUARE FOOTAGE	
EXISTING SF	31,130
ADDITION SF	7,444
TOTAL SF	38,574
TOTAL ADDITIONAL SINGLE BED ROOMS (12)	

FIRST FLOOR PLAN

90 Douglas Pike Smithfield, RI

PROJECT #: 6735
 DATE: 08/30/2023

CLIENT: HERITAGE HILLS REHAB.
 80 DOUGLAS PIKE
 SMITHFIELD, RI 02917

1 Presentation Plan First Floor
 1/8" = 1'-0"