

1 PROPOSED PARKING PLAN
SCALE: 1/8" = 1'-0"



EXISTING COVERED ENTRY



EXISTING EXTERIOR LIGHTS TO REMAIN



EXISTING EXTERIOR LED FLOOD LIGHTS TO REMAIN AT THREE LOCATIONS, TWO LIGHTS EAST ELEVATION, ONE LIGHT SOUTH ELEVATION



12 SQFT BUILDING SIGN W/ NEW DOWNLIGHT



PARKING CALCULATIONS			
LOCATION	SOFT	PARKING REQ.	COMMENTS
FIRST FLOOR			
UNIT "A"	1,122	6	5 SPACES PER 1,000 SQFT
UNITS "B" & "C"	2,200	10	1 SPACE PER 5 SEATS 46 SEATS TOTAL (NO OUTDOOR SEATING)
SECOND FLOOR			
APARTMENT "A"	766	1.5	1.5 SPACES PER DWELLING UNIT
APARTMENT "B"	620	1.5	1.5 SPACES PER DWELLING UNIT
OFFICE "A & B"	1,300	7	5 SPACES PER 1,000 SQFT
THIRD FLOOR			
APARTMENT "C"	1,600	1.5	1.5 SPACES PER DWELLING UNIT
APARTMENT "D"	1,600	1.5	1.5 SPACES PER DWELLING UNIT
TOTAL PARKING REQUIRED		29	

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ISSUED FOR PLANNING REVIEW

7-26-21

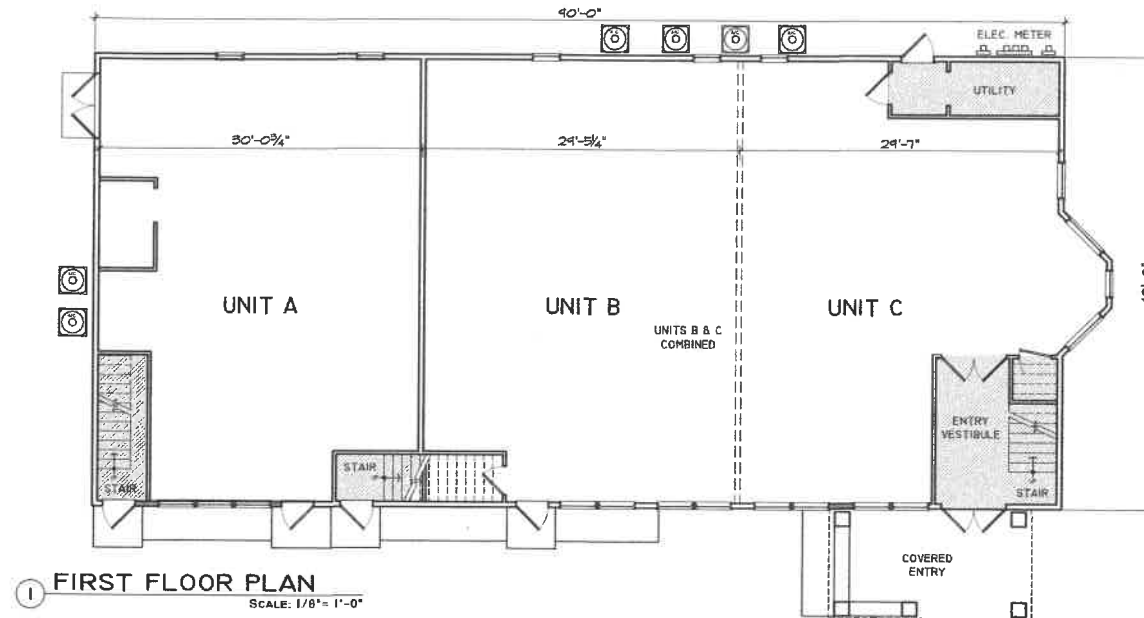
COMMERCIAL BUILDING

53 NARRAGANSETT AVE
JAMESTOWN, RI
PLAT 9, LOT 207

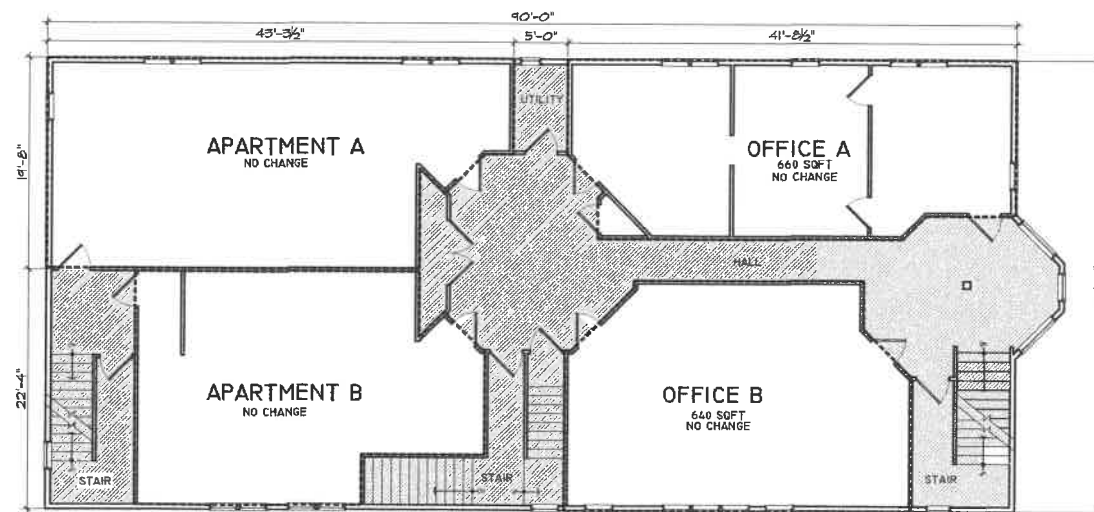
ZONING AND
PLANNING
SUBMISSION

PROPOSED SITE PLAN

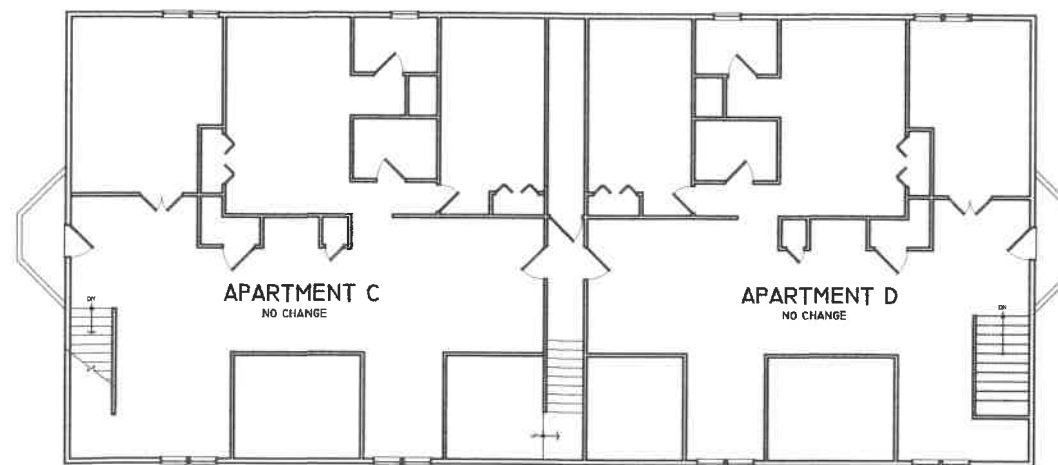
A1



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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COMMERCIAL BUILDING

53 NARRAGANSETT AVE
JAMESTOWN, RI
PLAT 9, LOT 207

ZONING AND PLANNING SUBMISSION

FLOOR PLANS

A2

53 NARRAGANSETT AVENUE: CODE REQUIREMENTS

BUILDING CLASSIFICATION (SBC-I):
GROUP: A-2

	EXISTING	PROPOSED
USE GROUP:	B	A-2
CONSTRUCTION TYPE:	5B	NO CHANGE
NUMBER OF STORIES:	3	NO CHANGE
BUILDING HEIGHT:	35' +/-	NO CHANGE
LEASED AREA:	2,142 SQFT	NO CHANGE
FIRE PROTECTION SYSTEM:	SPRINKLERED	NO CHANGE

MINIMUM OFF-STREET PARKING REQUIREMENTS: (SEC. 82-1205)

RESTAURANTS:
1 SPACE PER 5 SEATS

INTERIOR SEATS PROVIDED: 46

PARKING SPACES PROVIDED ON-SITE:
10 TOTAL, 1 ADA VAN ACCESSIBLE

MINIMUM REQUIRED NUMBER OF PLUMBING FIXTURES
PLUMBING CODE TABLE 403.1

USE GROUP A-2
WATER CLOSETS FEMALE: 1 PER 75
WATER CLOSETS MALE: 1 PER 75
LAVATORIES FEMALE: 1 PER 200
LAVATORIES MALE: 1 PER 200
SERVICE SINK: 1 REQUIRED

OCCUPANCY LOAD: (TABLE 1004.1.1 SBC-I)

AREA A:
ASSEMBLY AREAS W/O FIXED SEATS: 15 NET SQFT PER OCCUPANT
975 SQFT. / 15 = 65 OCCUPANTS

AREA B:
KITCHEN, BAR, COMMERCIAL: 200 GROSS SQFT PER OCCUPANT
430 SQFT. / 200 = 2 OCCUPANTS

AREA C:
STORAGE, WALK-IN COOLER, TOILETS:
240 SQFT. / 200 = 2 OCCUPANTS

TOTAL: 70 OCCUPANTS

EGRESS WIDTH (SECTION 1005 SBC-I)
2 INCHES PER OCCUPANT X 75 OCCUPANTS
PROPOSED EGRESS WIDTH: 36"

COMMON PATH OF EGRESS TRAVEL: (1014.3 SBC-I)
MAX. ALLOWED W/O SPRINKLER: 75 FEET

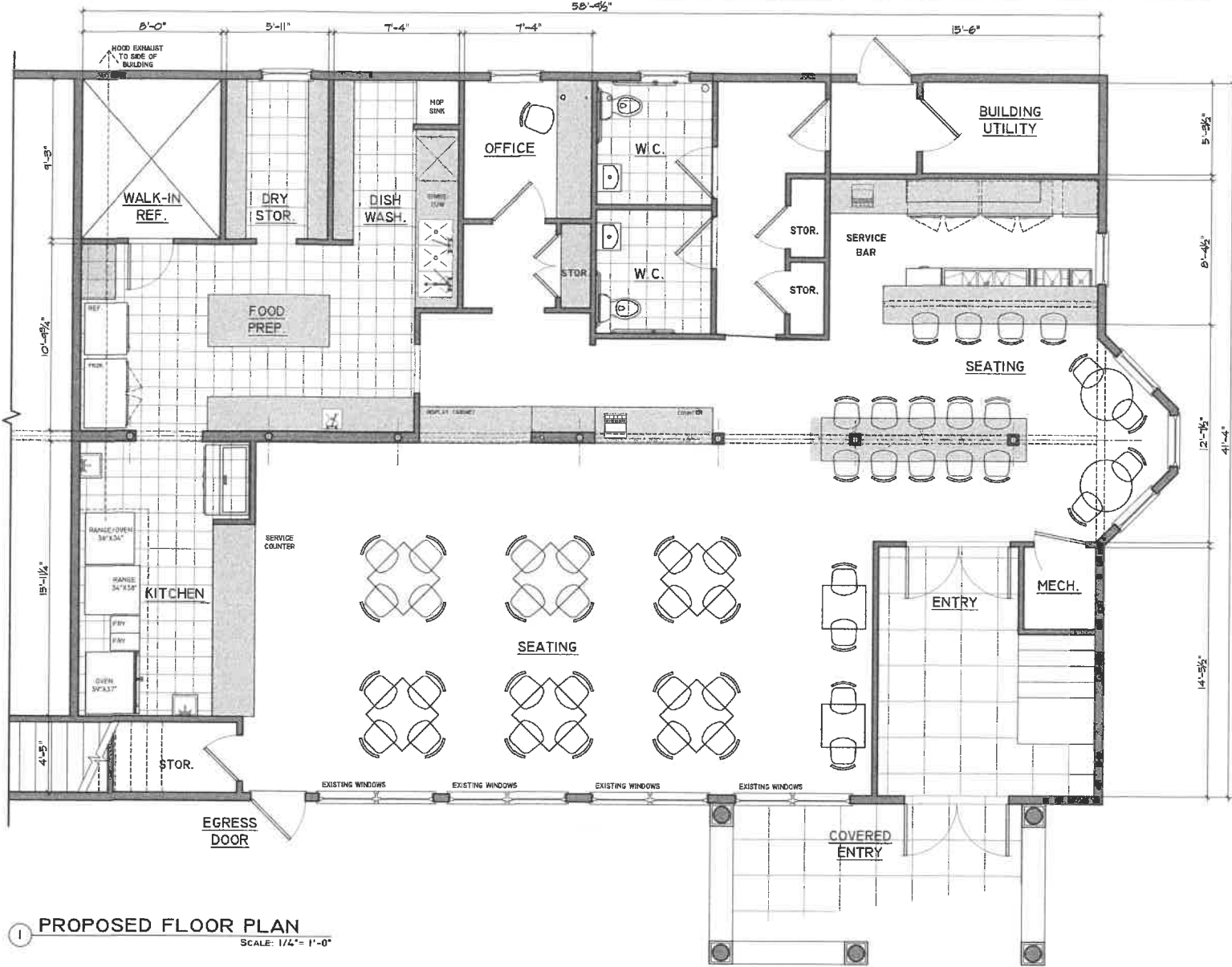
SPACES W/ ONE EXIT OR EXIT ACCESS DOORWAY: (1015.1 SBC-I)
OCCUPANCY "A"
MAXIMUM OCCUPANT LOAD: 40
NOTE: TWO MEANS OF EGRESS PROVIDED.

EXIT ACCESS TRAVEL DISTANCE: (TABLE 1017.2 SBC-I)
MAX. ALLOWED W/O SPRINKLER: 250 FEET

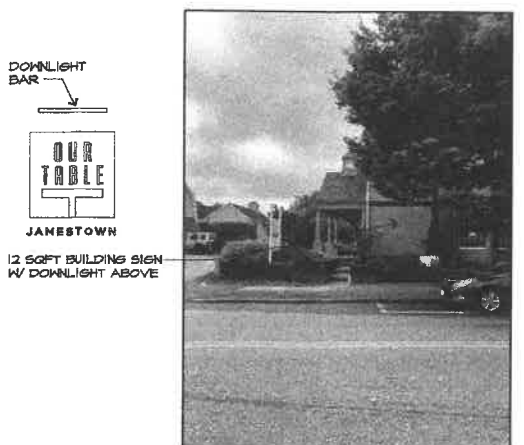
CORRIDOR RESISTANCE FIRE RATING (TABLE 1020.1 SBC-I)
FIRE RATING 0 HOUR W/ SPRINKLER SYSTEM

MINIMUM CORRIDOR WIDTH (TABLE 1018.2 SBC-I)
36" WIDE FOR OCCUPANCIES < 50
44" WIDE FOR OCCUPANCIES > 50

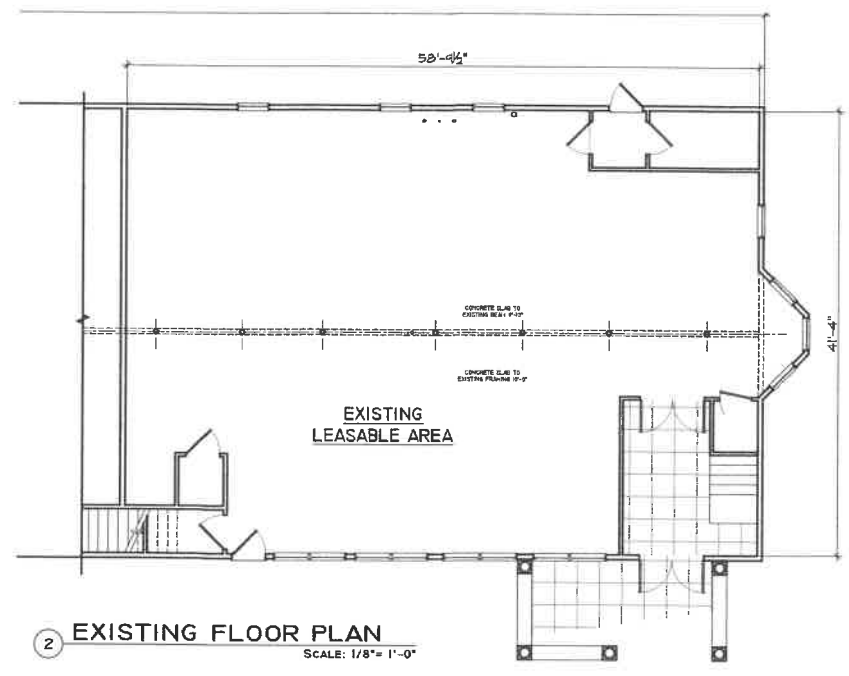
REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4 SBC-I)
CEILING: 1 HR.
WALLS: 1 HR.



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING COVERED ENTRY



2 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

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ISSUED FOR JAMESTOWN PLANNING TRC
7-25-2021

OUR TABLE RESTAURANT
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JAMESTOWN, RI 02835

ZONING AND PLANNING SUBMISSION

FLOOR PLANS, ZONING AND CODE REQUIREMENTS

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