

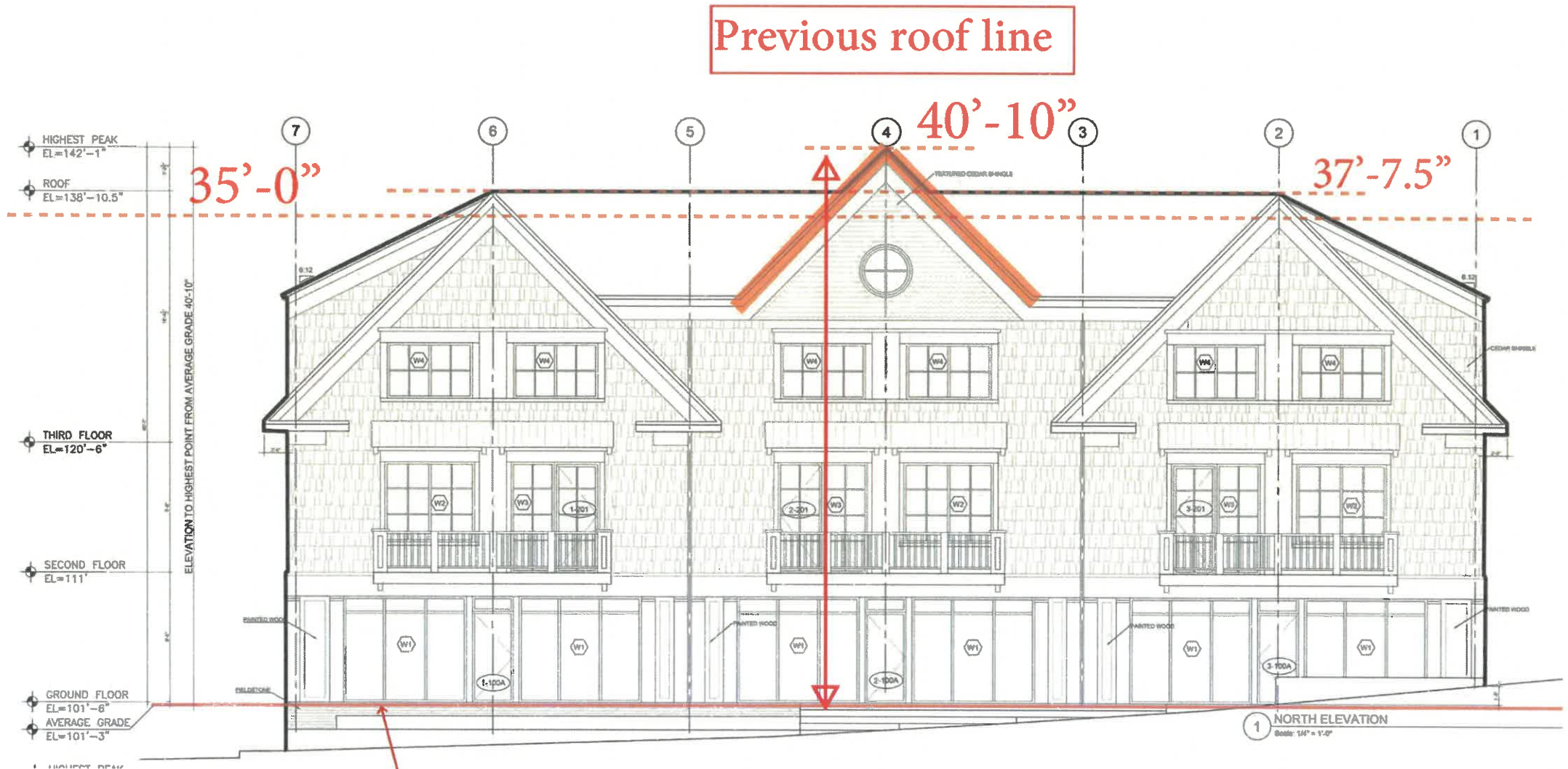
New changes since the last Zoning Review on December 14th, 2021:

1. Building Height

The building height was reduced by **3'-2.5"** (40'-10" to 37'-7.5"), therefore, requesting height relief of **2'-7.5"**.

2. South Building Elevation

The south building elevation was modified **according to the design directions from Jamestown's Peer Review Architect.** The roofline, therefore, continues from the front to the backside.



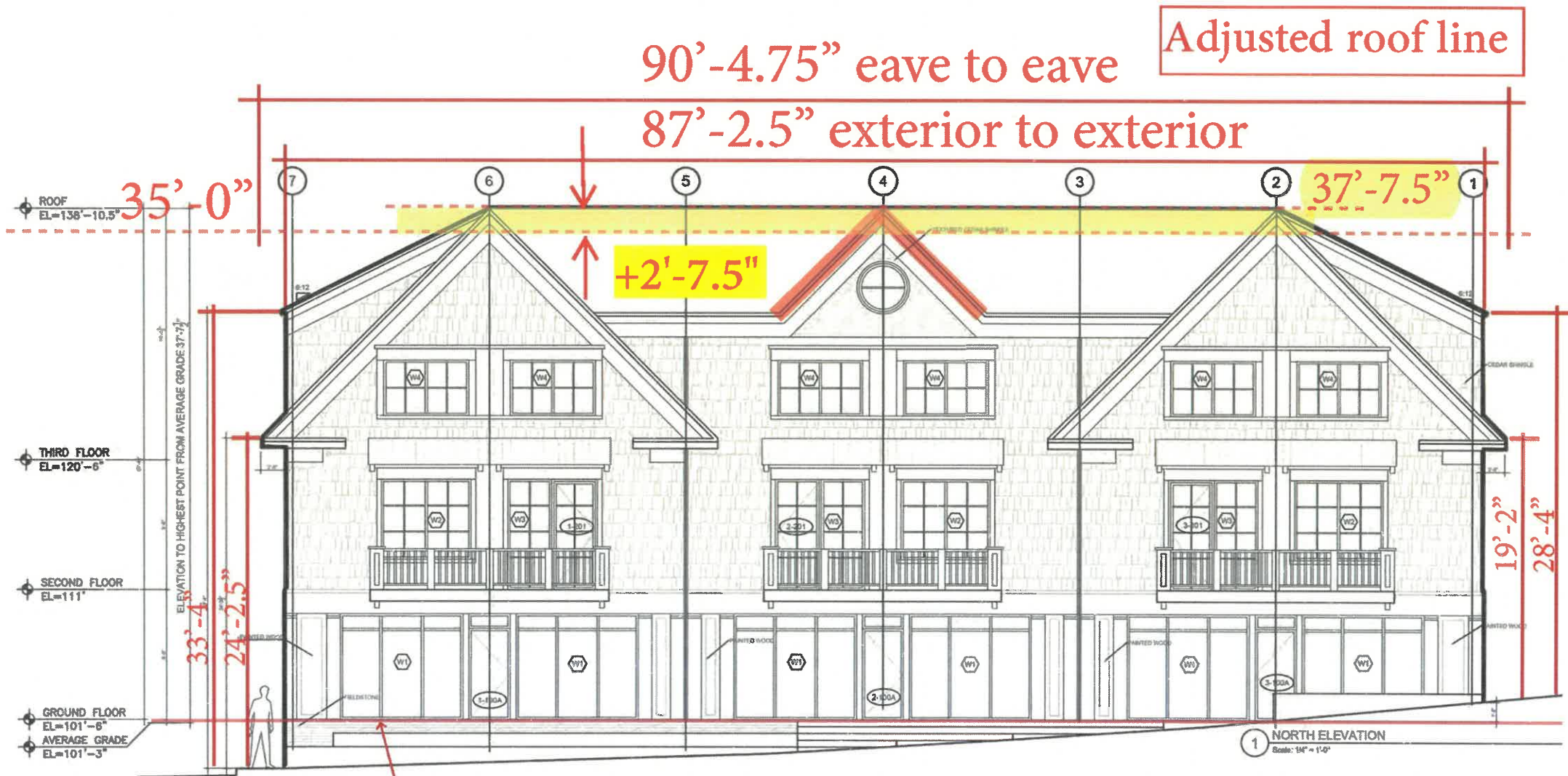
Previous roof line

1. Building Height

Previous building height:

The building height was previously 40'-10", which was determined by the peak of the tallest roof. Height relief previously requested was 5'-10".

Average Grade
Average grade taken from the outermost four corners of the foundation, according to *Zoning Ordinance Section 82-103*



Average Grade
Average grade taken from the outermost four corners of the foundation, according to *Zoning Ordinance Section 82-103*

1. Building Height

Revised building height:
The project team lowered the tallest roof aligning with the main roof, which **reduced the building height by 3'-2.5"**. The revised building height is **37'-7.5"**. The height relief the client requests is now **2'-7.5"** (it was previously 5'-10").

1. Building Height

Revised building height:

This is the East Elevation facing the Green Lane. The center roof was previously taller than the rest of the roof, however, we lowered it so that the highest peak of the roof is now 37'-7.5".



1. Building Height

Revised building height:

The roof peak is **37'-7.5"**, however, the roof edges facing the Green Lane are **24'-2.5"** at the lower eave line and **33'-4"** at the upper eave line.

The purpose of providing this image is to convey how the building may look and feel from the street level. It is not for communicating the accuracy of the proposed building's scale and dimensions in relation to the surrounding buildings. The image was created using Google Earth, an internet-based platform that allows a 3D model of the proposed building to be geo-located and provides a perspective view from a street level.



2. South Building Elevation

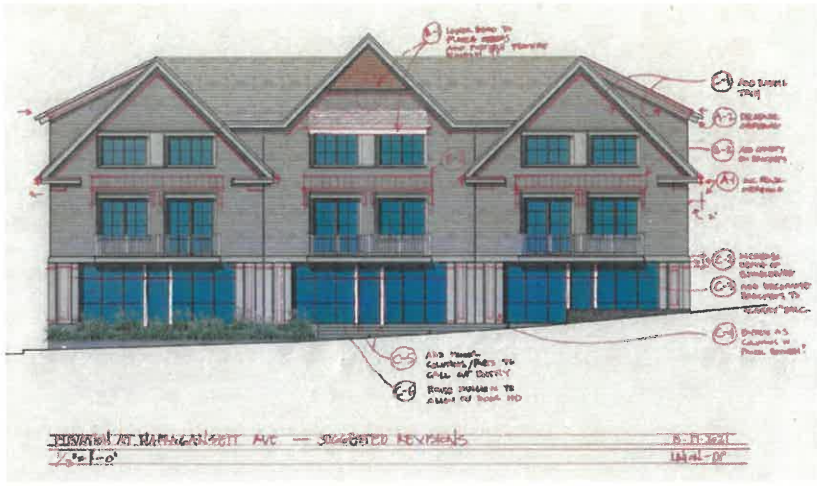
The current building appearance is the result of incorporating the design directions from the peer review architect and the Planning Commission, which was to ensure the neighborhood compatibility with regards to the architectural form and the character.



Proposed Building (front)



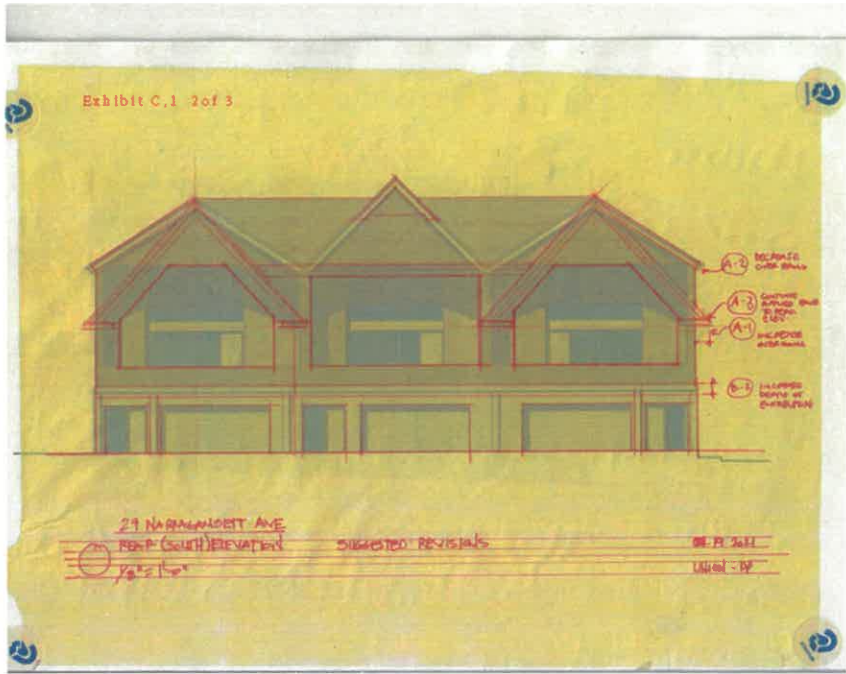
FRONT ELEVATION



Design directions from Jamestown's Peer Review Architect

2. South Building Elevation

The project team incorporated the feedback from our last Zoning Review meeting on December 14th, so the backside of the building also follows the design direction from the Peer Review Architect. The applied rooflines, therefore, continue from the front to the back side.



Proposed Building (back)

Summary of Changes

This image illustrates the summary of changes made since the last Zoning Review meeting on December 14th.

The building height was reduced by 3'-2.5" to 37'-7.5".

The roof form of the backside of the building follows the form of the front, as directed by the Peer Review Architect; therefore, there is a continuity of the roof lines.



From: Lisa Bryer <lbryer@jamestownri.net>
Date: Thursday, November 12, 2020 at 8:47 AM
To: Enrico Digregorio <rico@digregoriocorp.com>
Cc: "Duncan (at Home) Pendlebury (dpendlebury@solus4.com)" <dpendlebury@solus4.com>, Michael Swistak <mswistak@wolpert.com>
Subject: RE: meeting to discuss 29 Narragansett Avenue

Please see below the Link for this morning's meeting at 11. Rico, please forward to your team.
Lisa

Join Zoom Meeting
<https://us02web.zoom.us/j/84511099245>

Meeting ID: 845 1109 9245
One tap mobile
+13017158592,,84511099245# US (Washington D.C)
+13126266799,,84511099245# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington D.C)
+1 312 626 6799 US (Chicago)
+1 646 558 8658 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
888 788 0099 US Toll-free
833 548 0276 US Toll-free
833 548 0282 US Toll-free
877 853 5247 US Toll-free

Meeting ID: 845 1109 9245
Find your local number: <https://us02web.zoom.us/j/84511099245>

Lisa W. Bryer AICP
Jamestown Town Planner
(401) 423-7210
lbryer@jamestownri.net



Process

This section illustrates our client's and project team's effort to collaborate with the town over the past year since 2020.

The project team has been working with the members of the Planning Commissions since 2020. The first meeting was with Lisa Bryer, Duncan Pendlebury, and Michael Swistak on November 12, 2020 on Zoom.

Our client originally envisioned a 2-story office building for himself, which did not exceed 35' building height. However, he could not get support from the Planning Commission due to the architectural form and style he desired. Therefore, the project changed the program and restarted on January 18th, 2021. The revised program is the current mixed-use program to help realize the town's desired neighborhood development, as expressed in the **Jamestown Vision Charrette and the Design Guidelines.**

From: Lisa Bryer <lbryer@jamestownri.net>
Date: Monday, November 16, 2020 at 3:51 PM
To: Enrico Digregorio <rico@digregoriocorp.com>
Cc: "Duncan (at Home) Pendlebury (dpendlebury@solus4.com)" <dpendlebury@solus4.com>, Michael Swistak <mawistak@wolpert.com>, "Mike Swistak (mawistak@cox.net)" <mawistak@cox.net>
Subject: 29 Narragansett Avenue

Dear Rico,

It was a pleasure meeting you last week and seeing your excitement in the potential of a new office here in Jamestown. I personally am pleased that a Jamestown will be redeveloping this site. The interesting thing about planning in Jamestown is that no one wants anything to change once they have come to town. It seems that no one minds gentrification as long as it does not appear changed. Every single building on Narragansett Avenue HAS changed in my 23 year tenure with the town, but it has been incremental and most importantly vetted by the public and the Planning Commission, all for the benefit of the Village.

As I indicated in my comments, the town went through an extensive Village Vision process with Union Studios (Donald Powers) Architecture, and Cornish Associates in 2007 with the result being the Village Vision Report, the Design Guidelines and Pattern Book and a separate area study for your site and the adjacent site, which has been somewhat redeveloped since that time. The Community participated in and embraced the study. When you read the Charrette report, you will notice that it is precisely the unbuttoned, somewhat "funky" feel that the residents embrace and that Union Studios captures in the Design Guidelines. It was clear that Jamestown has its own identity, and it not Providence, Cranston, Newport or Nantucket. I am attaching some of the documents and providing links to the large ones that are difficult to email related to the Village and your site particularly, several of which you have already received by Cyndee in my office.

I want to underscore that the standards in Article 11 will be looked to in the approval process. Anything that we can do to assist in pre-planning to help the process go smoothly prior to getting to the Planning Commission is most encouraged.

Jamestown Village Vision:

<http://www.jamestownri.gov/Home/ShowDocument?id=267>

Jamestown Vision, Pattern Book and Design Guidelines:

<http://www.jamestownri.gov/Home/ShowDocument?id=55893>

Very Sincerely,

Lisa

Lisa W. Bryer AICP

Jamestown Town Planner

(401) 423-7209

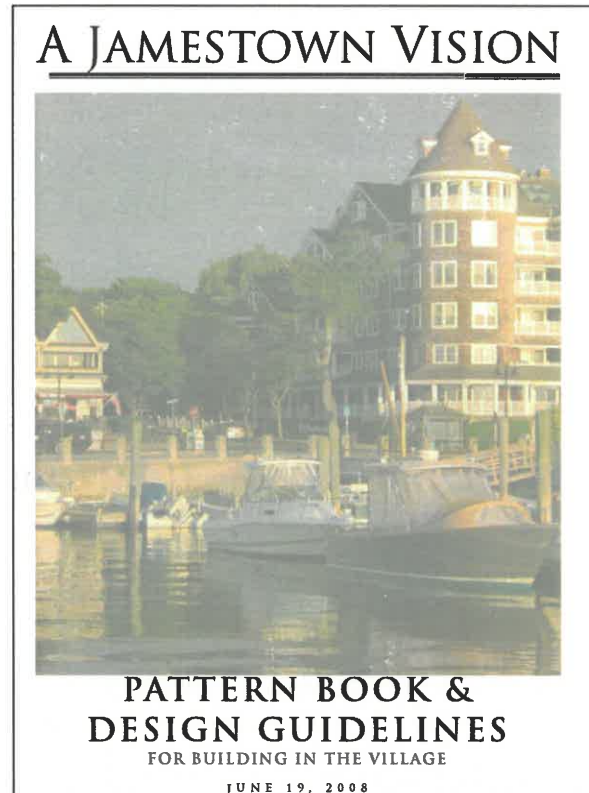
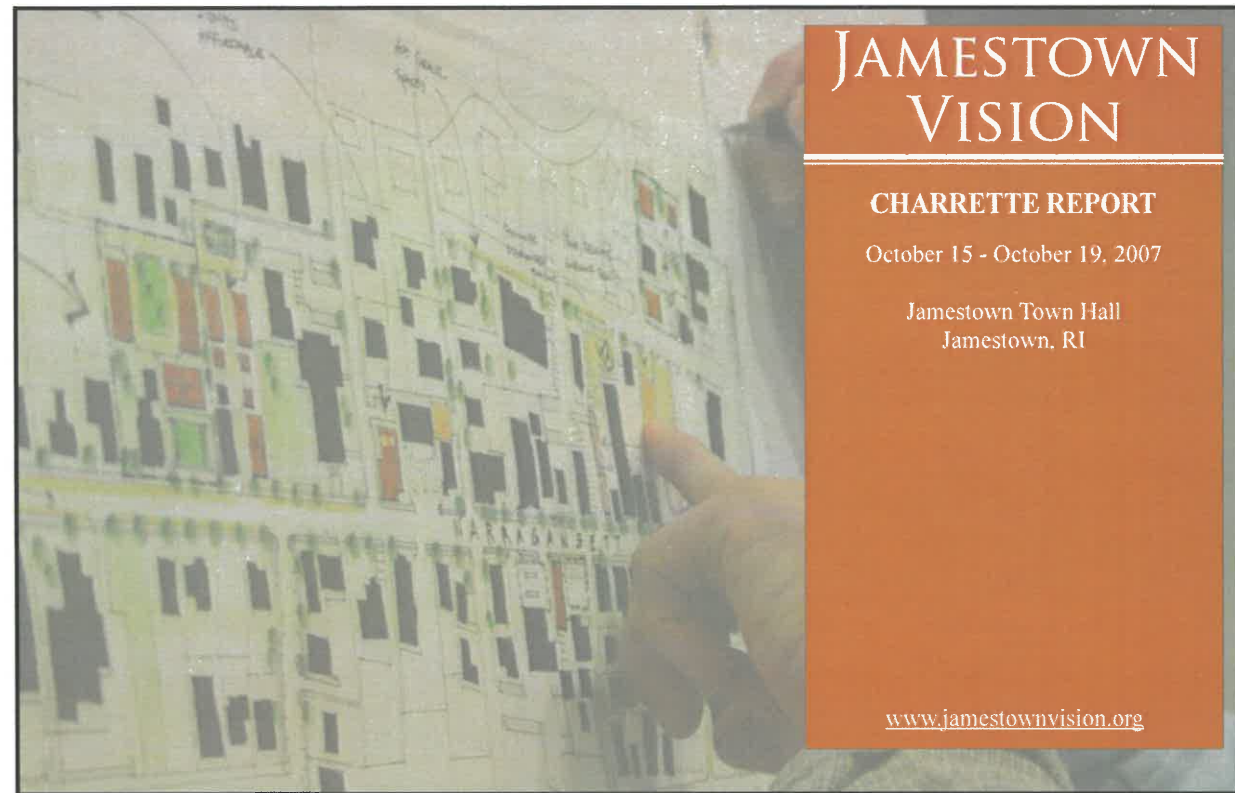
lbryer@jamestownri.net

2 Attachments



Process

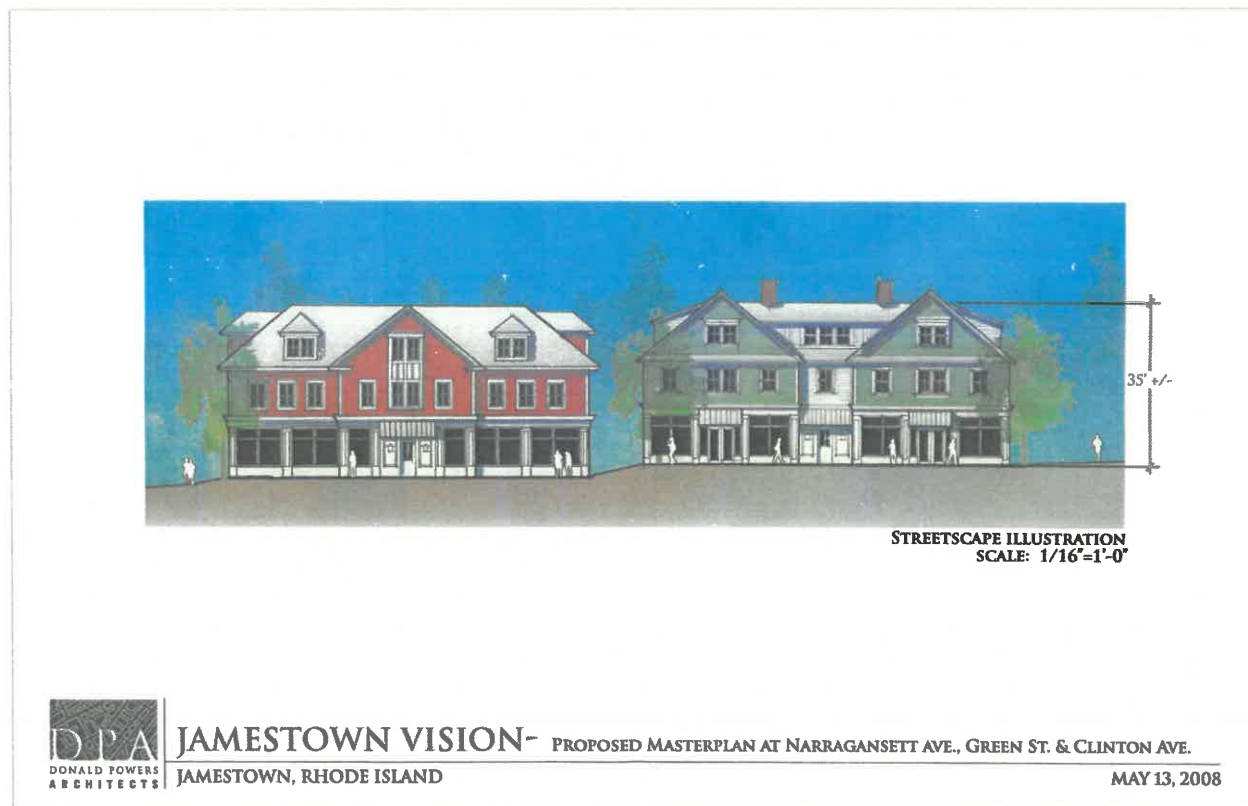
The project team received Jamestown Vision Design Guidelines, Jamestown Vision Charrette Report, and Proposed Masterplan and the Study for the neighborhood, including 29 Narragansett Ave., from the town planner, Lisa Bryer.



Mixed-Use Development
29 Narragansett Ave., Jamestown

Process

The documents the project team received from Lisa Bryer included the building design proposed for 29 Narragansett Ave. (bottom left).



Mixed-Use Development

29 Narragansett Ave., Jamestown

Process

The collection of slides on the left was part of the presentation to the Planning Commissions at Public Hearing on Zoom on June 16th, 2021.

The slides juxtapose the excerpts from the Jamestown Vision Design Guidelines and the proposed project, illustrating how the project aligns with the design guidelines.

During the Public Hearing, the Planning Commission requested our client to hire a Peer Review Architect they recommended. The first meeting with the Peer Review Architect and the members of the Planning Commission was on July 15th, 2021. Since then, the project team has been re-working the building design as directed by the Peer Review Architect.

The architecture team

THE LOT & THE BLOCK

Architectural drawings showing lot boundaries, setbacks, and building footprint. Includes a small photograph of a building.

ELEVATION COMPOSITION

Diagrams illustrating elevation composition with horizontal and vertical lines, showing how they define the building's form.



Reinforcing the symmetry of the primary volume

DO NOT DO THIS

When a building is taller than it is wide, the vertical lines tend to dominate the elevation. This is not always a bad thing, but it can be a problem if the building is not designed to be taller than it is wide. In this case, the building is taller than it is wide, and the vertical lines are dominant. This is not a good design choice.



PARKING

Site plan and architectural drawings showing parking layout and building footprint. Includes a small photograph of a building.

WALL

Diagrams showing wall materials and textures, including a photograph of a wall with a specific texture.



We avoid using too many materials

STAIRFRONT

Diagrams showing stairfront design options, including a photograph of a building with a stairfront.



NORTH ELEVATION

SIMPLICITY OF MASSING

Diagrams showing massing options, including a photograph of a building with a simple massing.



Our intent is to maintain simplicity of form as much as we can. Our building form echoes the program: three condominiums with professional offices on the ground floor.

NEEDS

Architectural text discussing design needs and requirements for the project.



Horizontal cedar siding

PUBLIC USE - RAILING

Diagrams showing railing design options, including a photograph of a railing.



Wood railings and Balusters

SIMPLICITY OF ROOF FORM

Diagrams showing roof form options, including a photograph of a building with a simple roof form.



Exporting hierarchy between the primary and secondary roof forms.

WINDOWS - PROPORTION AND TRIM

Diagrams showing window proportions and trim, including a photograph of a window.



Sill is recessed and head is emphasized. No "picture-framed" on four sides.

12

Architectural text discussing design guidelines and requirements for the project.



Wood railings and Balusters

Mixed-Use Development

29 Narragansett Ave., Jamestown

Process

Working with the Peer Review Architect, the proposed building became similar to what was designed for the same location for the Jamestown Vision 13 years ago. The project team was recommended by the Planning Commission to look at this design, on the left, that was proposed for this location in the past, as part of the neighborhood study that took place in the community. This reference was brought up to discuss the roof form and overall building massing and proportion. This previously designed building also had roof lines projecting above the maximum 35 feet, and clearly they were presented as having three levels.

Our client is requesting the height relief of 2'-7.5" which is about your desk height. This is the least relief that our client needs in order to accommodate the mixed-use program while achieving the building form that is acceptable to, and desired by the Planning Commission.



STREETSCAPE ILLUSTRATION
SCALE: 1/16"=1'-0"



Average Grade

Average grade taken from the outermost four corners of the foundation, according to Zoning Ordinance Section 82-103

Revised Proposed Elevation

February 15th, 2022

Process

A year ago, in April 2021, the project had a much simpler form, shown in the top image, which met the 35' maximum height. However, it was not acceptable to the Planning Commission because of the form and the appearance. The project team made an effort for over a year to address the form-based design standards desired by the town. In reality, the building appearance does not reflect the project architects' voice as designers; instead, the team has been willing to incorporate the design directions from the planning commission and peer review architect to achieve the neighborhood compatibility as expressed in the Jamestown Vision. This final building has been accepted by the Planning Commission as the result of incorporating their design directions for the roof slope, overall building massing and proportion, the aesthetics, and the details.



Design as of 04/14/21



Design as of 02/22/22

Current Proposed Building

Process

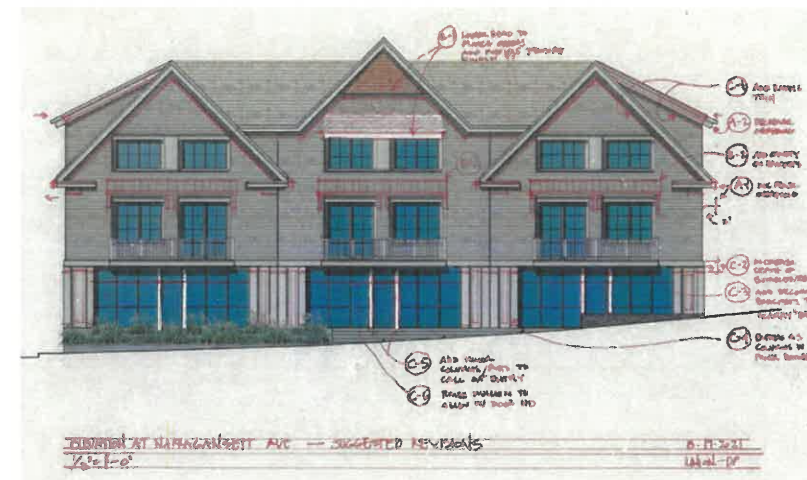
The project team followed the design directions from the Peer Review Architect to distinguish the ground floor from the upper floor by changing the exterior materials and the character of the ground floor. The proposed building also increased the amount of glazing as directed. This change was made to express the public nature of the ground floor, with the intention of aligning more closely with the conventions and patterns of traditional mixed-use architecture found on Narragansett Ave.



Proposed Building (front)



FRONT ELEVATION



Design directions from Jamestown's
Peer Review Architect

2.3 Typical "Patterns" of Narragansett's best existing structures. Buildings along Lower Narragansett Avenue have a large percentage of glazing on the first floor, a consistent cornice line above the ground floor and are more residential in character in the upper stories.

JAMESTOWN VISION

IA. Zoning
2. Character

DISCUSSION

- Predominant 2-1/2 story form.
- Retail or office at first floor.
- First floor facade: 50-70% glazing
- Second floor and attic are more residential in character.
- Attic story is expressed primarily in dormers or gable windows.

...s and a public edge well-defined by buildings and low stone walls, are important elements to preserve in maintaining the character of Narragansett Avenue.

13

Process

As Primental Consulting company pointed out in their report, a mixture of professional office and residential is well supported by the community, as evidenced by the discussion in Jamestown Vision Charrette. For example, on page 13 of their Charrette report, the community supported:

- Predominant 2-1/2 story form.
 - Retail or office at first floor.
 - First floor facade to have 50-70% glazing
 - Second floor and attic are more residential in character.
- Attic story is expressed primarily in dormers or gable windows.

By working with the Planning Commission and the Peer Review Architect, the project achieved these aspects.

Process


For example:

1. The roof form has been modified so that the top floor has the expression of dormers and gable windows, therefore, reducing the sense of scale.
2. The first floor is offices.
3. The first floor facade increased the amount of glazing, so that we have more than 50% glazing.
4. The upper level is more residential in character.

Also, following the design directions, we added details for the rooflines and window trims; We added canopies at balconies and changed the balconies to have more traditional wood posts and railings to add depth to the exterior facade and align with the aesthetics desired by the Town.

JAMESTOWN VISION

IA. Zoning
2. Character



DISCUSSION

- Predominant 2-1/2 story form.
- Retail or office at first floor.
- First floor facade: 50-70% glazing
- Second floor and attic are more residential in character.
- Attic story is expressed primarily in dormers or gable windows.

13

35'-0"



Design as of 04/14/21

35'-0"



Design as of 02/22/22

Current Proposed Building

Process

All the design adjustments over the past year have been made, with the Planning Commission, to ensure neighborhood compatibility. The current building, in our professional opinion, resulted in quite a substantial cost increase for the construction — for example, more complex roof geometry requires re-engineering of the roof framing and details as well as increased amount of materials. Substantial increase of exterior details also necessitates more designing, more materials used, and more labor to construct.

It is important to note that our client has been willing to incorporate all the formal changes desired and required by the town, despite the cost implications, This effort was made to meet the desired formal character as discussed in the Jamestown Vision Design Guidelines.

35'-0"



Design as of 04/14/21

35'-0"



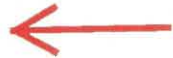
Design as of 02/22/22

29 Narragansett Avenue, Jamestown, RI

- Building Height

- Number of Stories

- Lot Square Footage



To meet the form-based design standards (building massing and proportion) desired by the Town, while meeting the programmatic needs of the Applicant.

To support the desired increased density and multifamily mixed-use development in this Commercial District, which requires multiple units of a certain scale.

Conclusion

As Primental Consulting company pointed out in their report; for the project to satisfy the town's form-based design standards and the neighborhood compatibility with regards to the increased density and multifamily mixed-use development in this commercial district, the project needs to be multiple units of a certain scale; therefore, the number of stories and lot square-footage variances need to be granted. This will align with the discussions in the Jamestown Vision Charrette and the Jamestown Vision Design Guidelines.

It is our professional opinion that, without the relief for building height, number of stories and lot square footage, it is impossible to reconcile the programmatic needs and desire of the proposed project, and the building form, the aesthetics and the mixed-use development desired by the town.



Revised North Elevation

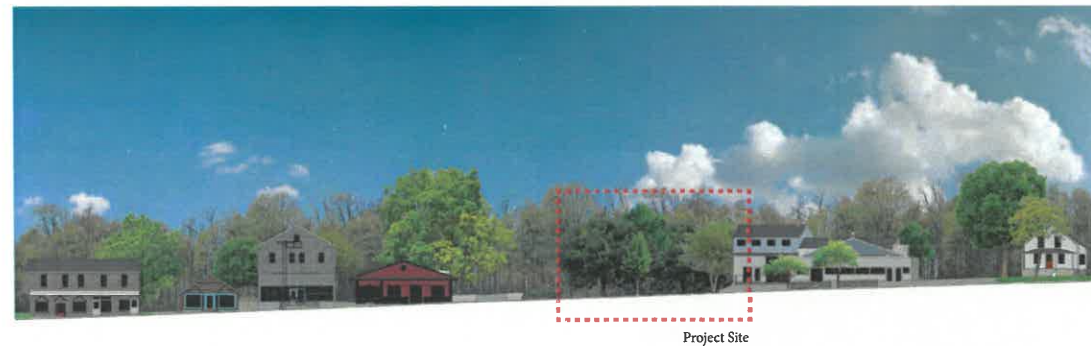


Revised South Elevation

Mixed-Use Development

29 Narragansett Avenue

The proposed project involves the demolition of an existing Bank of America to its entirety and the construction of a new mixed-use building. The building houses three (3) offices on the ground level and three (3) residential units on the upper two levels. The project will provide two-car private parking per residential unit and nine (9) off-street public parking spaces. The building will be 35 feet in height from the lowest point where the new building meets the original grade.



Owner:
DIGREGORIO CORPORATION
23 Business Park Drive
Smithfield, RI 02917
Tel: 401-232-5550

Architect: Junko Yamamoto Architect 90 Eddy St. Providence, RI 02903 Tel: 617-909-7374	Design Consultant: iVY Design Associates, LLC 82 Wendell Ave., Suite 100 Pittsfield, MA 01201 Tel: 401-722-0456	Structural Engineer: Structures Engineering and Design, LLC 2 Charles St, Suite A-21 Providence, RI 02904 Tel: 401-235-4808	Code Consultant: AKF 99 Bedford Street, 2nd Floor Boston, MA 02111 Tel: 617-535-8241
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Jamestown Peer Review Process
Exterior Design Consultant:

Union Studio
140 Union St
Providence, RI 02903
Tel: 401-272-4724

APPLICABLE CODES & STANDARDS

- RISBC-1 Rhode Island State Building Code (adopts and amends the International Building Code (IBC), 2015 Edition)
- RISBC-3 Rhode Island State Plumbing Code (adopts and amends the International Plumbing Code (IPC), 2015 Edition)
- RISBC-4 Rhode Island State Mechanical Code (adopts and amends the International Mechanical Code (IMC), 2015 Edition)
- RISBC-5 Rhode Island State Electrical Code (adopts and amends NFPA 70 National Electrical Code, 2017 Edition)
- RISBC-6 State Property Maintenance Code (adopts and amends the International Property Maintenance Code (IPMC), 2015 Edition)
- RISBC-8 Rhode Island State Energy Conservation Code (adopts and amends the International Energy Conservation Code (IECC), 2015 Edition)
- RISBC-9 Enforcement and Implementation Procedure for Projects under Jurisdiction of State of R.I.
- RISBC-17 Rhode Island Public Meetings Accessibility Standard Code (adopts the Uniform Federal Accessibility Standards, as published in the Federal Register)
- RISBC-19 Rhode Island State Fuel Gas Code (adopts and amends the International Fuel Gas Code (IFGC), 2015 Edition)
- RISRC-1 Rhode Island State Rehabilitation Building and Fire Code for Existing Buildings and Structures
- 450-RICR-00-00-7 Rhode Island Fire Safety Code (RIFSC) (adopts and amends NFPA 1 Fire Code, 2015 Edition)
- 450-RICR-00-00-8 Rhode Island Life Safety Code (RILSC) (adopts and amends NFPA 101 Life Safety Code, 2015 Edition)
- 450-RICR-00-00-10 Rhode Island Fire Alarm Code (RIFAC) (adopts and amends NFPA 72 National Fire Alarm and Signaling Code, 2013 Edition)
- 450-RICR-00-00-9 Rhode Island Fire Code for Existing Buildings
- Americans with Disabilities Act (ADA), 2010 Standards for Accessible Design (only applicable to the retail space, not the residential space)
- ICC/ANSI A117.1, American National Standard for Accessible and Usable Buildings and Facilities, 2009 Edition
- 260-RICR-30-10-1 Rhode Island Elevator Safety Code (adopts and amends the American Society of Mechanical Engineers (ASME) A17.1 Safety Code for Elevators and Escalators, 2016 Edition)
- Jamestown, RI Code of Ordinances

ZONING CODE LIMITATIONS:

The property is located in the Commercial Downtown (CD) district.

Dimensional Value	Zoning Requirement	Proposed
Lot Size (SF)	5,000 SF Minimum	10,254 SF
Lot Width (Feet)	40' - 96'	89'
Lot Coverage	55% Maximum	48%
Front Setback (Feet)	0' - 12'	9'-7" Narragansett Ave, 0'-0" Green Lane
Side Setback (Feet)	0' - 24'	2'-0"
Rear Setback (Feet)	12' Minimum	45'-5"
Frontage Buildout	60% Minimum @ Setback	100% Narragansett Ave, 60% Green Lane
Height (Stories)	2	3
Height (Feet)	35'	37'-7 1/2"
Off-Street Parking	5 spaces per 1,000 sf GLFA	9 Spaces

^Note that JRI-CO Section 82-300C permits any legally pre-existing lots that exceed the dimensional limitations of Table 3-2 to remain as they are.

CODE SUMMARY

[Use Group Classifications]

B: Office
R-2 Dwelling unit
U: Private garage

[Construction Type]

Type VB, Wood frame construction

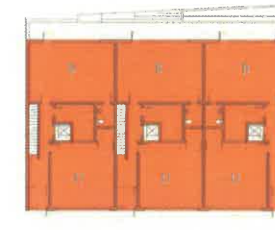
[Sprinkler]

To be equipped throughout with an automatic sprinkler system.

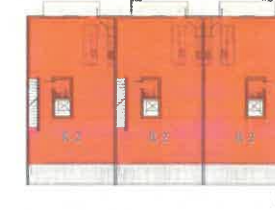
[Fire Resistance Requirements]

Fire rating requirements:
Exterior walls and roof: no rating required
Elevator shaft: 2 hour
Private Garage separation: 1 hour
Dwelling units separation: 1/2 hour
Office separation: 0 hour

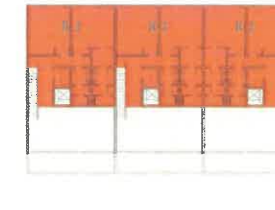
[Height and Area]



1F



2F



3F

GROSS SF

1FL	UNIT 1	1534
	UNIT 2	1521
	UNIT 3	1534
2FL	UNIT 1	1350
	UNIT 2	1356
	UNIT 3	1350
3FL	UNIT 1	896
	UNIT 2	896
	UNIT 3	896
TOTAL	UNIT 1	3780
	UNIT 2	3773
	UNIT 3	3780
GRAND TOTAL		11939

**JUNKO YAMAMOTO
ARCHITECT**

ARCHITECT

Junko Yamamoto Architect
90 Eddy St.
Providence, RI 02903
Tel: 617-909-7374

DESIGN CONSULTANT

iVY Design Associates, LLC
82 Wendell Avenue, Suite 100
Pittsfield, MA 01201
Tel: 401-722-0456

JAMESTOWN PEER REVIEW
Exterior Design Consultant

Union Studio
140 Union Street
Providence, RI 02903
Tel: 401-272-4724

CODE CONSULTANT

AKF
99 Bedford Street, Second floor
Boston, MA 02111
Tel: 617-535-8241

STRUCTURAL ENGINEER

Structural Engineering and Design, LLC
2 Charles Street, Suite A-21
Providence, RI 02904
Tel: 401-235-4808

MEP/FP ENGINEER

Engineering Design Services, Inc.
P.O. Box 986
141 Industrial Drive
Slatersville, RI 02876
Tel: 401-228-5383

No.	Revision/Issue	Date
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NOT FOR CONSTRUCTION



Drawing
GENERAL INFORMATION

Date
2/15/22

Scale

29 Narragansett Ave.

NARRAGANSETT AVENUE

Green Lane









Proposed Building

Parking

As recommended by Jamestown Vision Design Guidelines, the building sits on the north side of the property, defining the street edge, and the parking is set in the back, hidden from the main street.

- GENERAL NOTES
1. DIMENSIONS TO LOCATE PARTITIONS ARE GIVEN TYPICALLY TO THE FINISHED FACE PARTITIONS THAT GRAPHICALLY CENTER ON A GRID OR WINDOW MULLION ARE TO BE CENTERED AS SHOWN UNLESS OTHERWISE NOTED.
 2. CONTRACT LIMIT LINES SHALL BE WHERE INDICATED ON THE DRAWINGS. HOWEVER, IN ORDER TO COMPLETE OR FACILITATE INDICATED WORK, CONTRACTOR MAY BE REQUIRED TO CARRY OUT WORK ADJACENT TO, BUT OUTSIDE INDICATED LIMITS.
 3. ALL DOORS SHALL BE LOCATED AT THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF ANY CONSTRUCTION, PER ANSIAADA REQUIREMENTS.
 4. COORDINATE THE SIZE AND LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS WITH EQUIPMENT PROVIDED.
 5. FOR FLOOR BOX TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
 6. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT.

SYMBOLS

-  PARTITION WALL TYPE
-  EXTERIOR WALL TYPE
-  DOOR TAG
-  WINDOW TAG
-  CLOSET
-  ROOM #
-  F-#
-  NIC

JUNKO YAMAMOTO ARCHITECT

ARCHITECT
Junko Yamamoto Architect
90 Eddy St.
Providence, RI 02903
Tel: 617-909-7374

DESIGN CONSULTANT
IVY Design Associates, LLC
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No.	Revision/Issue	Date

NOT FOR CONSTRUCTION

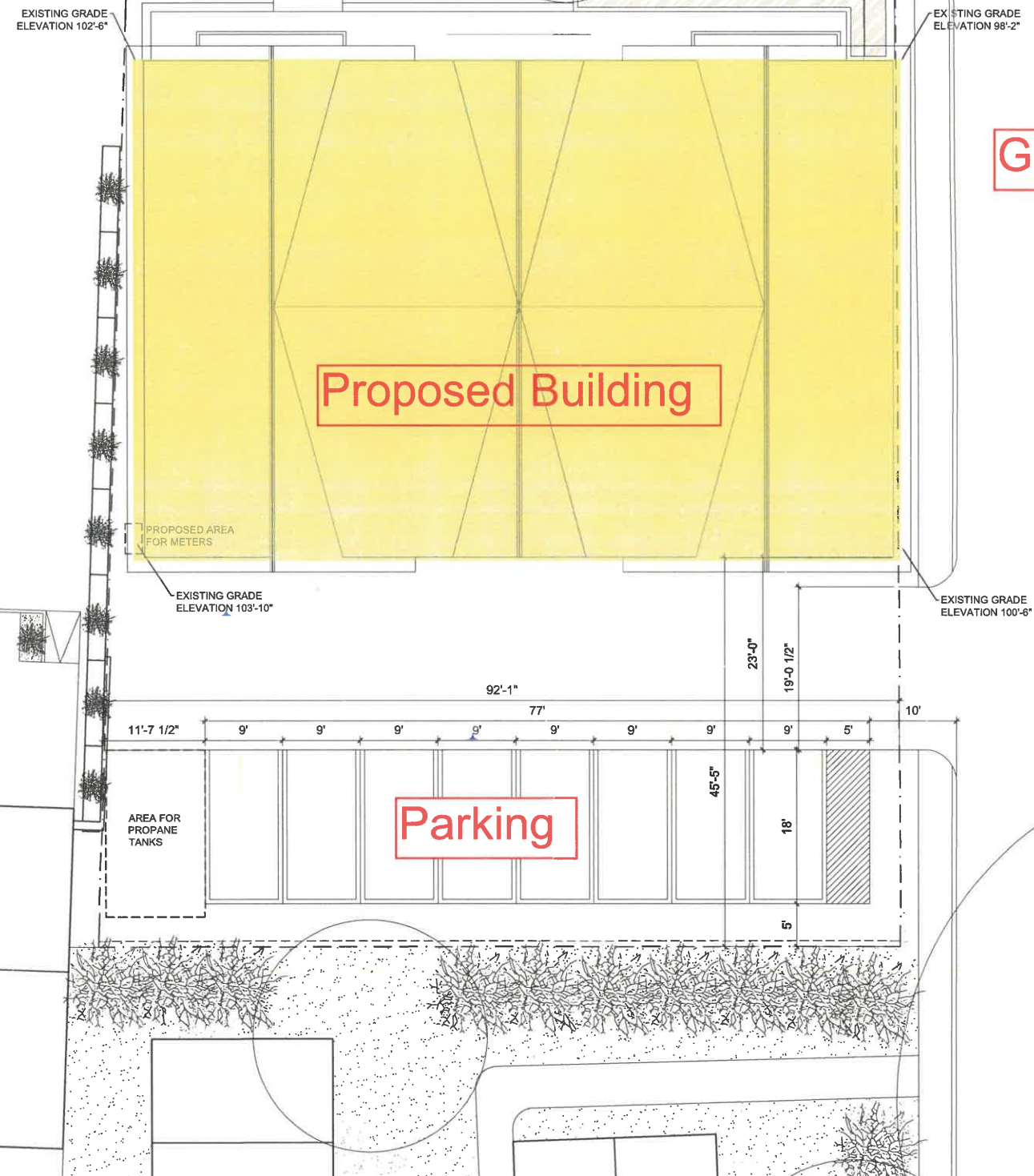


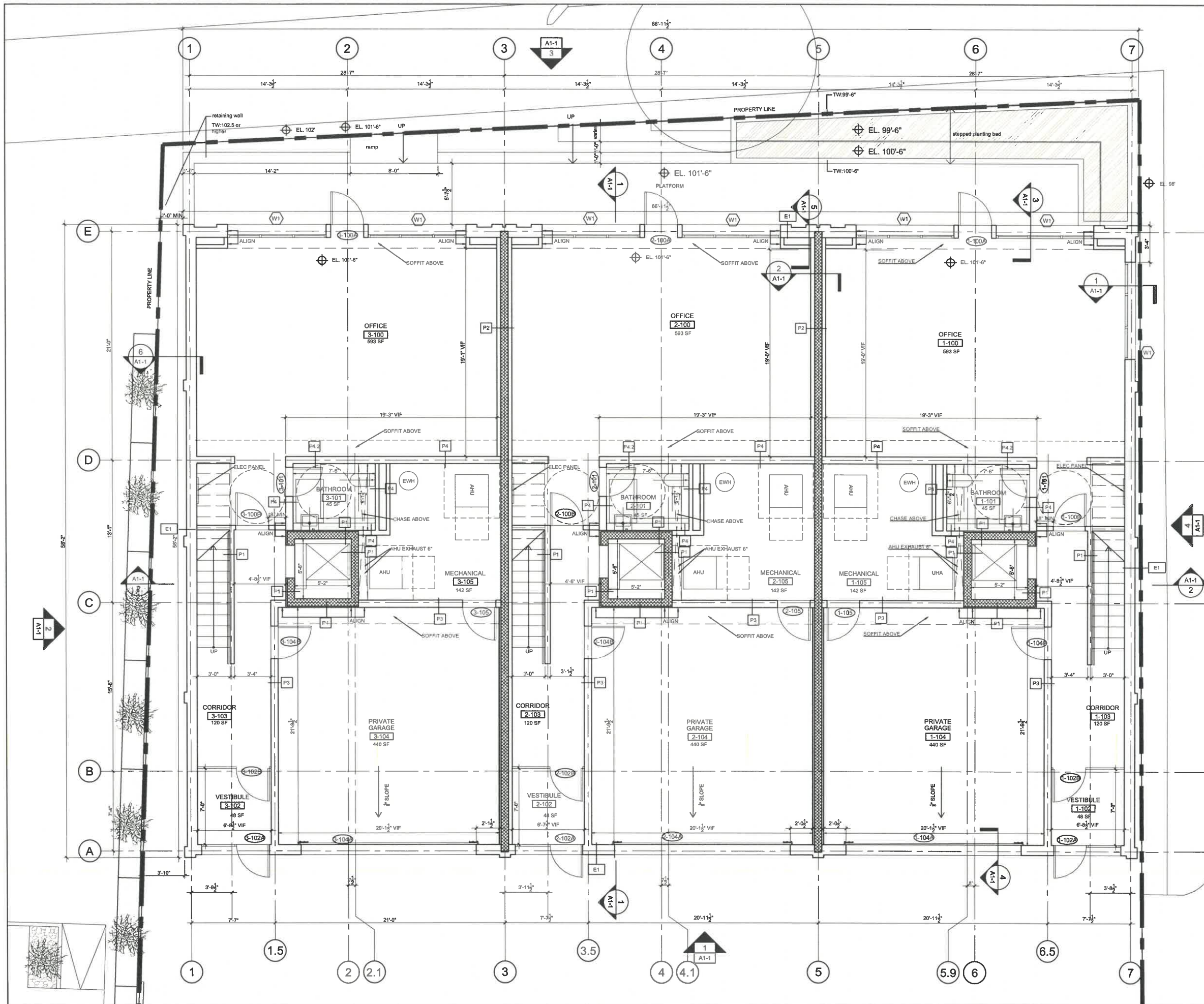
Drawing SITE PLAN

Date 2/15/22

Scale 1/8" = 1'-0"

Not to scale
A1.0





GENERAL NOTES

1. DIMENSIONS TO LOCATE PARTITIONS ARE GIVEN TYPICALLY TO THE FINISHED FACE. PARTITIONS THAT GRAPHICALLY CENTER ON A GRID OR WINDOW MULLION ARE TO BE CENTERED AS SHOWN UNLESS OTHERWISE NOTED. NEW PARTITIONS AND SURFACES THAT ARE SHOWN TO ALIGN WITH EXISTING SURFACES ARE TO BE ALIGNED AND FINISHED SMOOTH AND FLUSH.
2. CONTRACT LIMIT LINES SHALL BE WHERE INDICATED ON THE DRAWINGS. HOWEVER, IN ORDER TO COMPLETE OR FACILITATE INDICATED WORK, CONTRACTOR MAY BE REQUIRED TO CARRY OUT WORK ADJACENT TO, BUT OUTSIDE INDICATED LIMITS.
3. ALL DOORS SHALL BE LOCATED AT THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF ANY CONSTRUCTION, PER ANSIADA REQUIREMENTS.
4. COORDINATE THE SIZE AND LOCATION OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS WITH EQUIPMENT PROVIDED.
5. FOR FLOOR BOX TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.
6. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT.

SYMBOLS

- xx PARTITION WALL TYPE
- xx EXTERIOR WALL TYPE
- K-XXX DOOR TAG
- Wx WINDOW TAG
- CLOSET X-XXX ROOM #
- F-# FINISH #
- [] NIC

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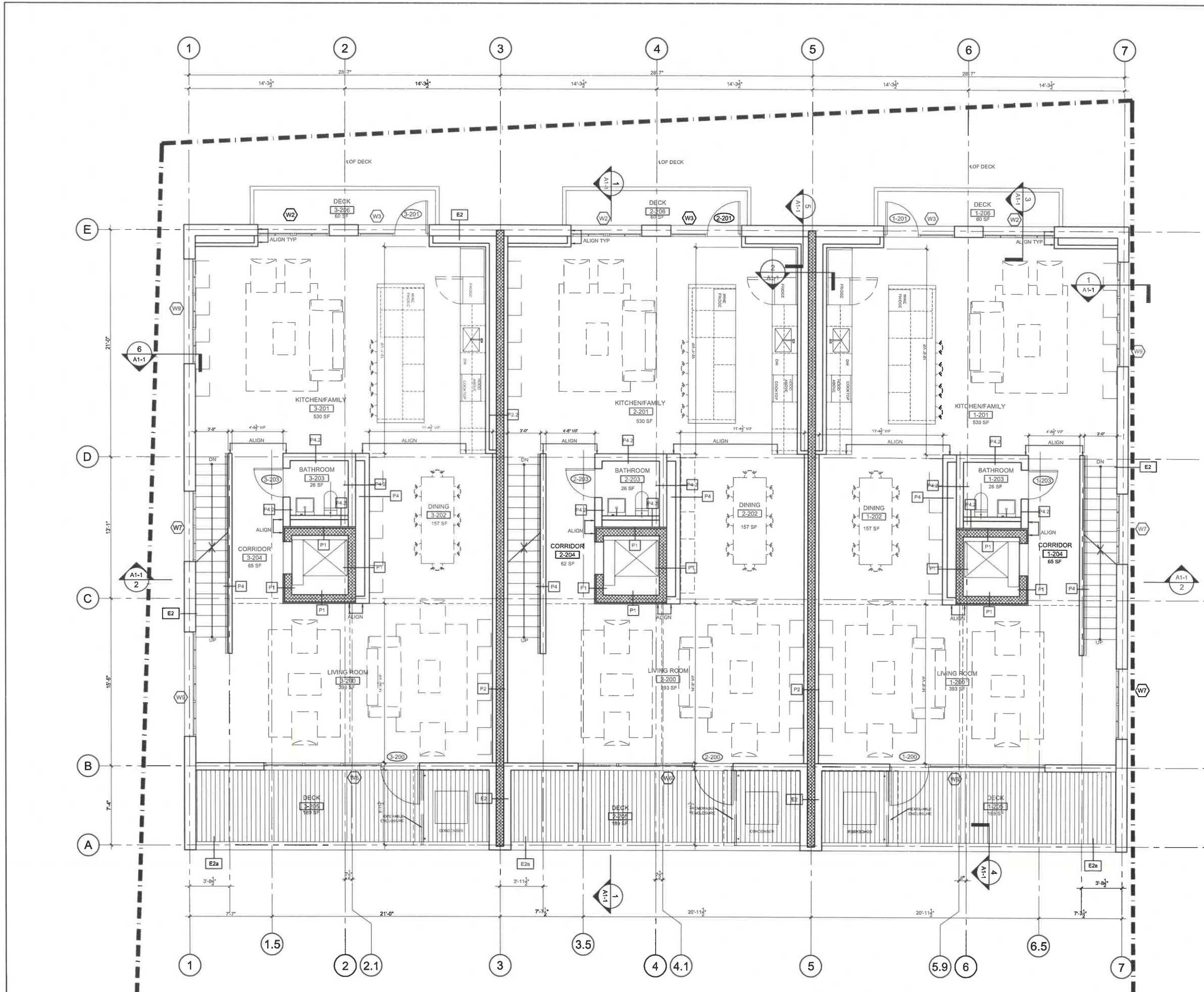
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No.	Revision/Issue	Date

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN
 Date: 2/15/22
 Scale: 1/4" = 1'-0"
 Not to scale
A1.1



GENERAL NOTES

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6. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT.

SYMBOLS

- # PARTITION WALL TYPE
- # EXTERIOR WALL TYPE
- ⊗-XXX DOOR TAG
- ⊗# WINDOW TAG
- CLOSET
- XXX ROOM #
- F-# FINISH #
- NIC

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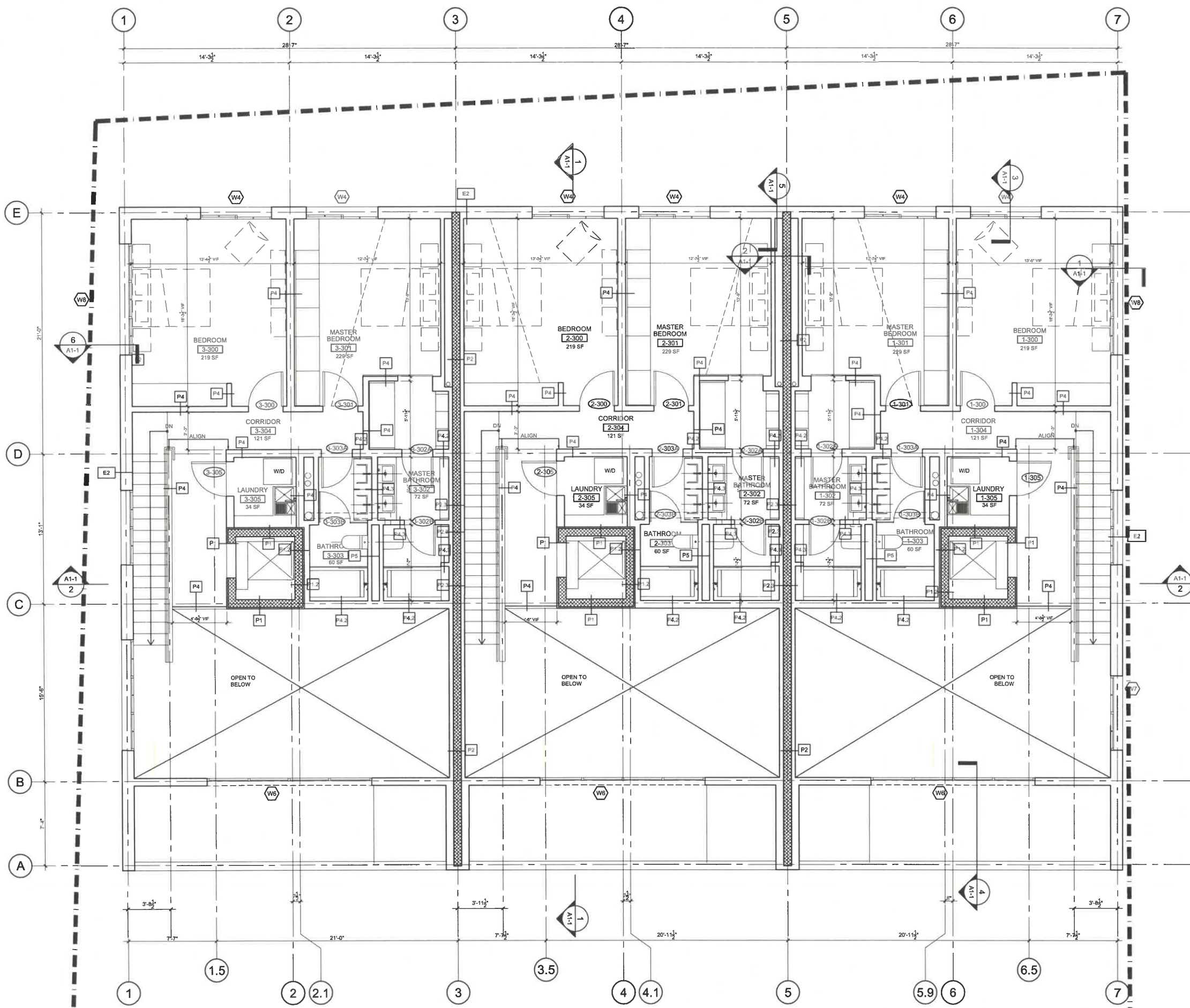
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No.	Revision/Issue	Date

NOT FOR CONSTRUCTION

Drawing: **SECOND FLOOR PLAN**
 Date: **2/15/22**
 Scale: **1/4" = 1'-0"**
 Not to scale
A1.2



- GENERAL NOTES
1. DIMENSIONS TO LOCATE PARTITIONS ARE GIVEN TYPICALLY TO THE FINISHED FACE. PARTITIONS THAT GRAPHICALLY CENTER ON A GRID OR WINDOW MULLION ARE TO BE CENTERED AS SHOWN UNLESS OTHERWISE NOTED. NEW PARTITIONS AND SURFACES THAT ARE SHOWN TO ALIGN WITH EXISTING SURFACES ARE TO BE ALIGNED AND FINISHED SMOOTH AND FLUSH.
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- SYMBOLS
- PARTITION WALL TYPE
 - EXTERIOR WALL TYPE
 - DOOR TAG
 - WINDOW TAG
 - CLOSET
 - ROOM #
 - FINISH #
 - NIC

JUNKO YAMAMOTO ARCHITECT

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No.	Revision/Issue	Date

NOT FOR CONSTRUCTION



Drawing
THIRD FLOOR PLAN
 Date
2/15/22
 Scale
1/4" = 1'-0"

Not to scale
A1.3