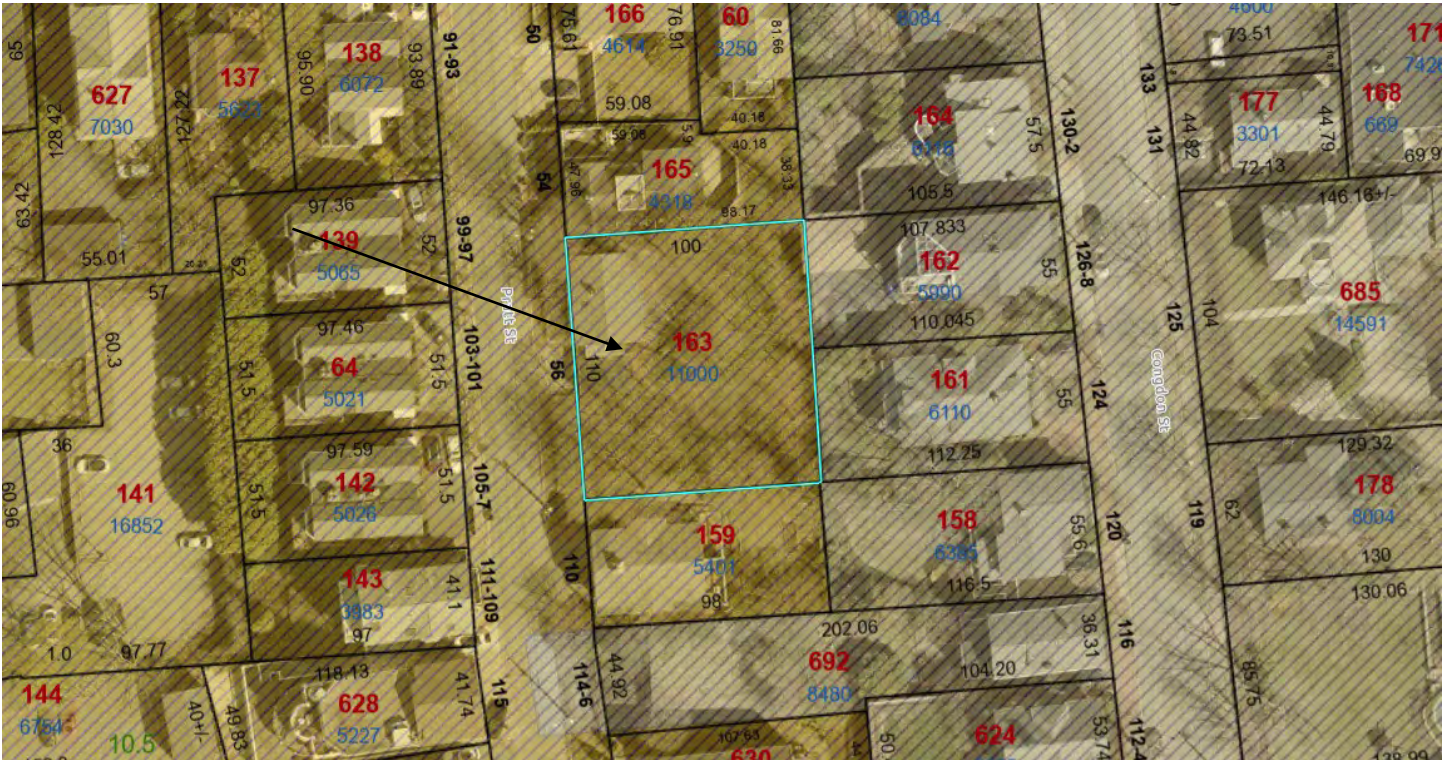


**3. PRELIMINARY APPLICATION, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**

2½-stories; end gable; clapboard; set into hill so full basement on street front; entrance on north side; greenhouse room on south side; some paired windows; attached garage.

CONTRIBUTING



Arrow indicates 56 Pratt Street.



Arrow indicates project location, looking north.

**Owner:** Nathaniel Sliney, 56 Pratt Street, Providence, RI 02906

**Architect:** David Sisson, David Sisson Architecture PC, 345 Taunton Ave, East Providence, RI 02914

This is a preliminary application. This is a non-binding review of a proposed development. As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a four-story addition to the existing building (north parcel), and a new three-story multi-family residence (south parcel).

A B C D

1

ZONING TABLE

MAP = 10  
LOT = 163

BASE ZONING DISTRICT: R-2  
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'		110' EXISTING 57.96' PROPOSED	NO NO
HEIGHT	45' NOT MORE THAN 3 STORY		45' / 3 STORY MAX PROPOSED	NO
MAX BUILDING COVERAGE	45% (2,584 SF)		887 SF EXISTING 44% (2,526 SF) PROPOSED	NO NO
MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)		34.1% (1,961 SF) EXISTING 59% (3,391 SF) PROPOSED	NO NO
MIN PERV. SURFACE COVERAGE	1,000 SF		3,781 SF EXISTING 2,351 SF PROPOSED	NO NO
MAX IMPERV. FRONT YARD COVERAGE	33% (NA)		N/A - NO FRONT YARD	NO
MAX IMPERV. REAR YARD COVERAGE	50% (824 SF)		14.2% (571 SF) EXISTING 4.7% (77 SF) PROPOSED	NO NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')		0' - 0' EXISTING	NO
REAR SETBACK	30'	28.5'	72.6' EXISTING	NO
SIDE SETBACK	6'	5.7'	28' - 6" PROPOSED	NO
SIDE SETBACK	6'	5.7'	7' - 2" EXISTING 6' - 0" PROPOSED 16' - 5" EXISTING 6' - 2" PROPOSED	NO NO NO NO

2

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	135.75
NE CORNER AT EXISTING GRADE	151.75
SE CORNER AT EXISTING GRADE	151
SW CORNER AT EXISTING GRADE	134.17
AVERAGE	143.17

BUILDING COVERAGE CALCULATION: SF

EXISTING HOUSE	887
PROPOSED ADDITION	1,639
TOTAL: 2,526 SF	

3

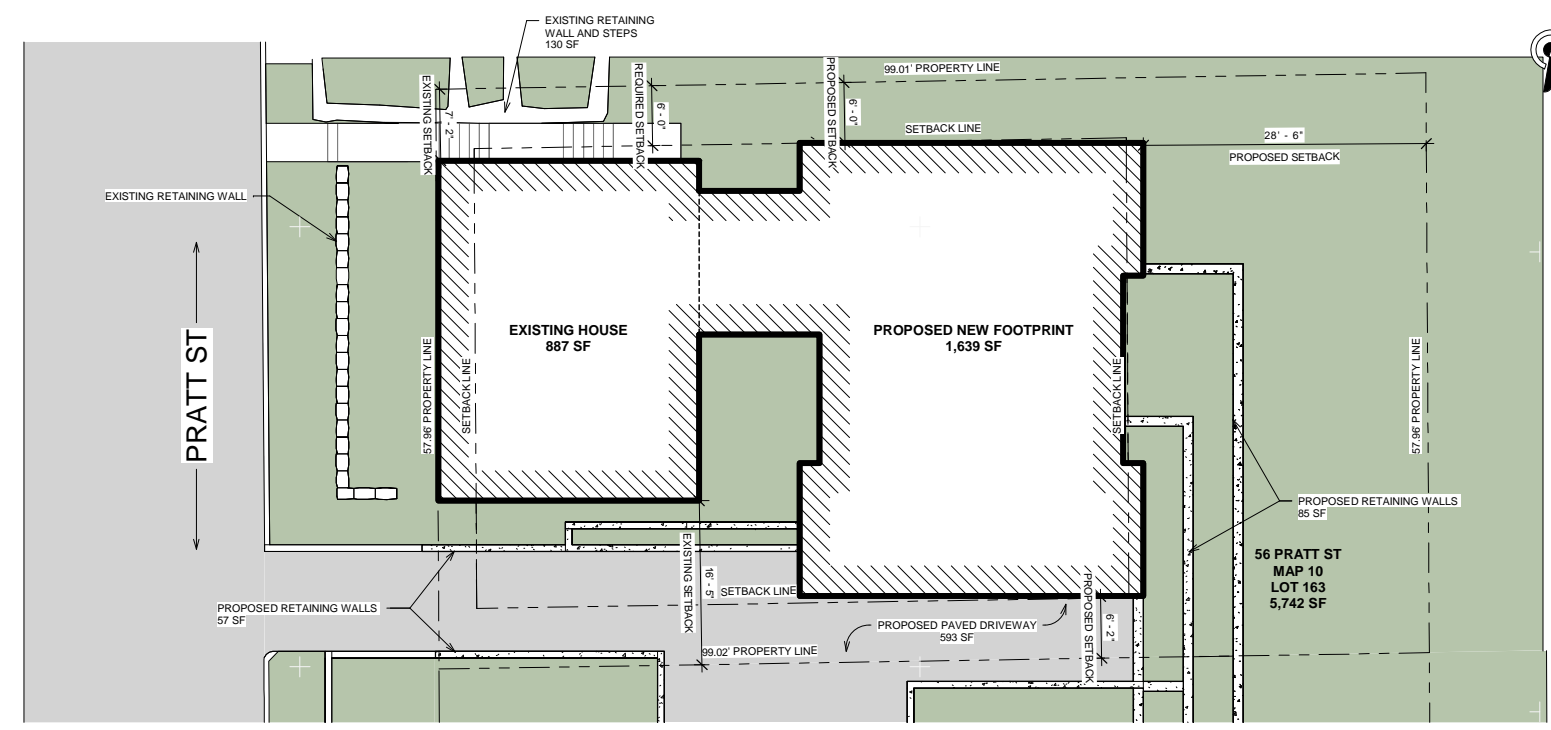
IMPERVIOUS SURFACE COVERAGE CALCULATION:

EXISTING	SF
EXISTING HOUSE	887
EXISTING GARAGE	317
EXISTING STEP AND PAVED AREA	550
EXISTING SUNROOM STEPS	10
EXISTING RETAINING WALL AND STEPS	130
EXISTING RETAINING WALL	21
EXISTING RETAINING WALL	46
TOTAL: 1,961 SF	

PROPOSED	SF
EXISTING HOUSE	887
EXISTING RETAINING WALL AND STEPS	130
PROPOSED NEW BUILDING	1,639
PROPOSED PAVED DRIVEWAY	593
PROPOSED RETAINING WALLS	85
PROPOSED RETAINING WALLS	57
TOTAL: 3,391 SF	

4



83 SITE - PROPOSED  
1/8" = 1'-0"



DAVID SISSON ARCHITECTURE PC  
345 Taintor Ave  
East Providence RI 02914  
www.ds-arch.com info@ds-arch.com 401-595-7070

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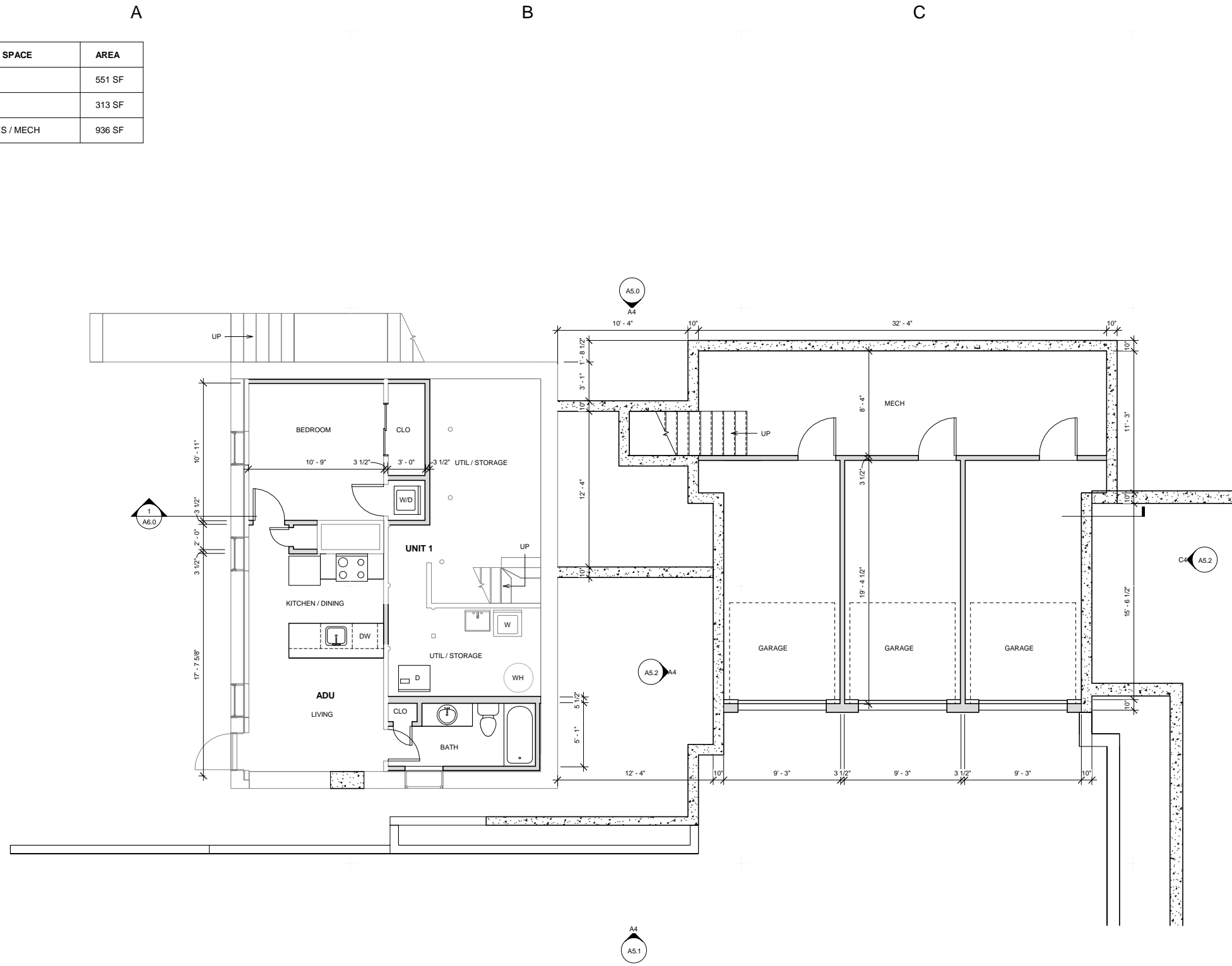
56 Pratt St  
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PROJECT NUMBER: 25005

SITE PLAN

HDC  
REVIEW  
ONLY








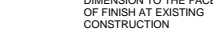
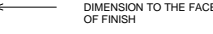
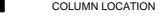




A0.1

SPACE	AREA
ADU	551 SF
UNIT 1	313 SF
GARAGES / MECH	936 SF




A2 FLOOR PLAN - BASEMENT  
1/4" = 1'-0"

### PLAN LEGEND

-  EXISTING DOOR
-  EXISTING PARTITION
-  NEW DOOR
-  FULL HEIGHT PARTITION
-  PARTIAL HEIGHT PARTITION
-  BEAM OVERHEAD
-  DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
-  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
-  DIMENSION TO THE FACE OF FINISH
-  COLUMN LOCATION
-  CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
-  SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
-  HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
-  FIRE RATED DOOR 60 MIN W/ CLOSER

### GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
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14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
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16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
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22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN-BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

  
**david sisson architecture pc**  
 345 Taunton Ave  
 East Providence RI 02914  
 www.ds-arch.com info@ds-arch.com 401-565-7070

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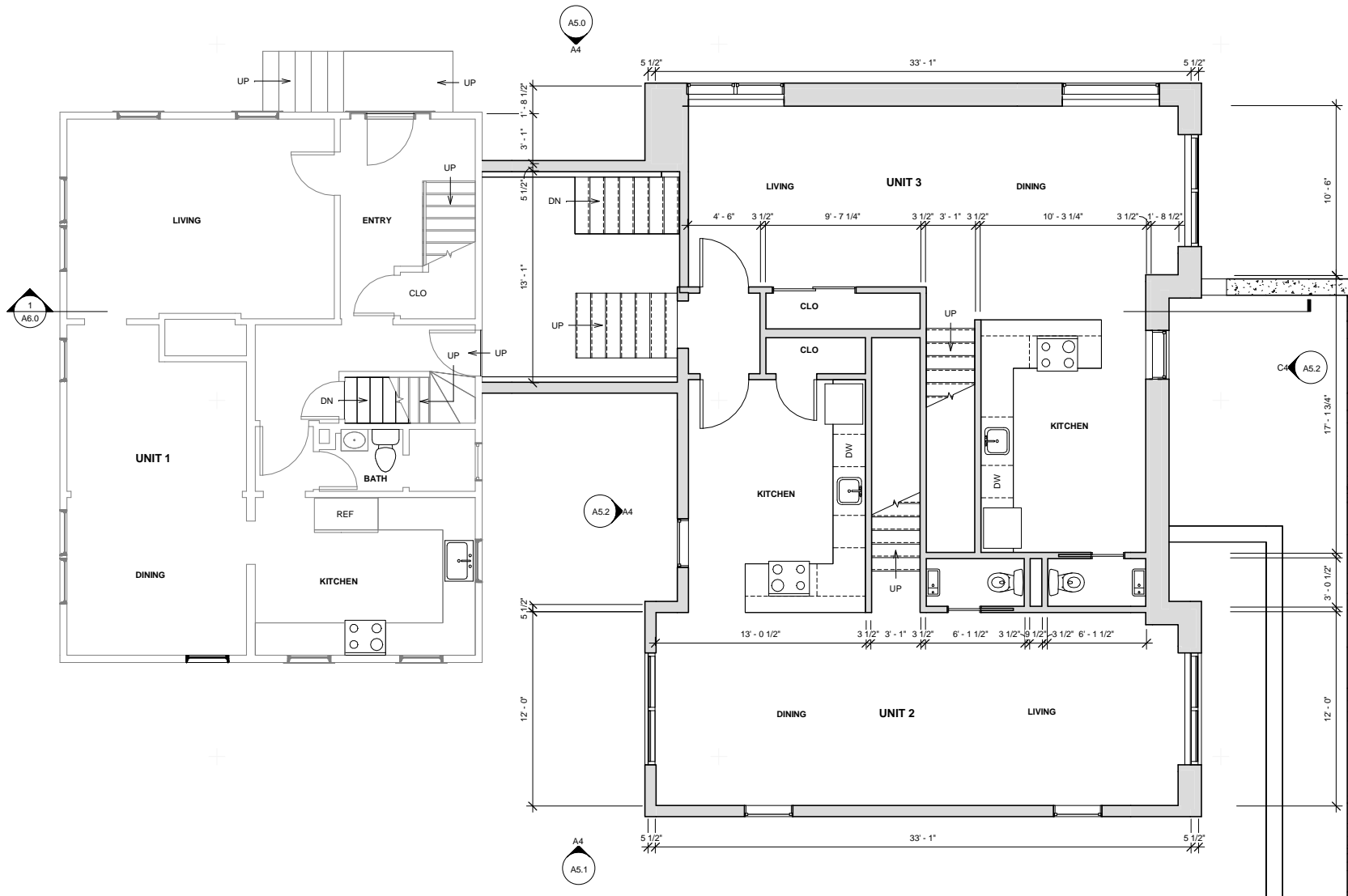
**56 Pratt St**  
 Providence, RI 02906  
 PROJECT NUMBER: 25005

**PLAN BASEMENT**

**HDC REVIEW ONLY**

**A4.0**

SPACE	AREA
UNIT 1	887 SF
UNIT 2	714 SF
UNIT 3	714 SF
1ST FL COMMON AREA	198 SF



**FLOOR PLAN - 1ST FL**  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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- FIRE RATED DOOR 60 MIN W/ CLOSER

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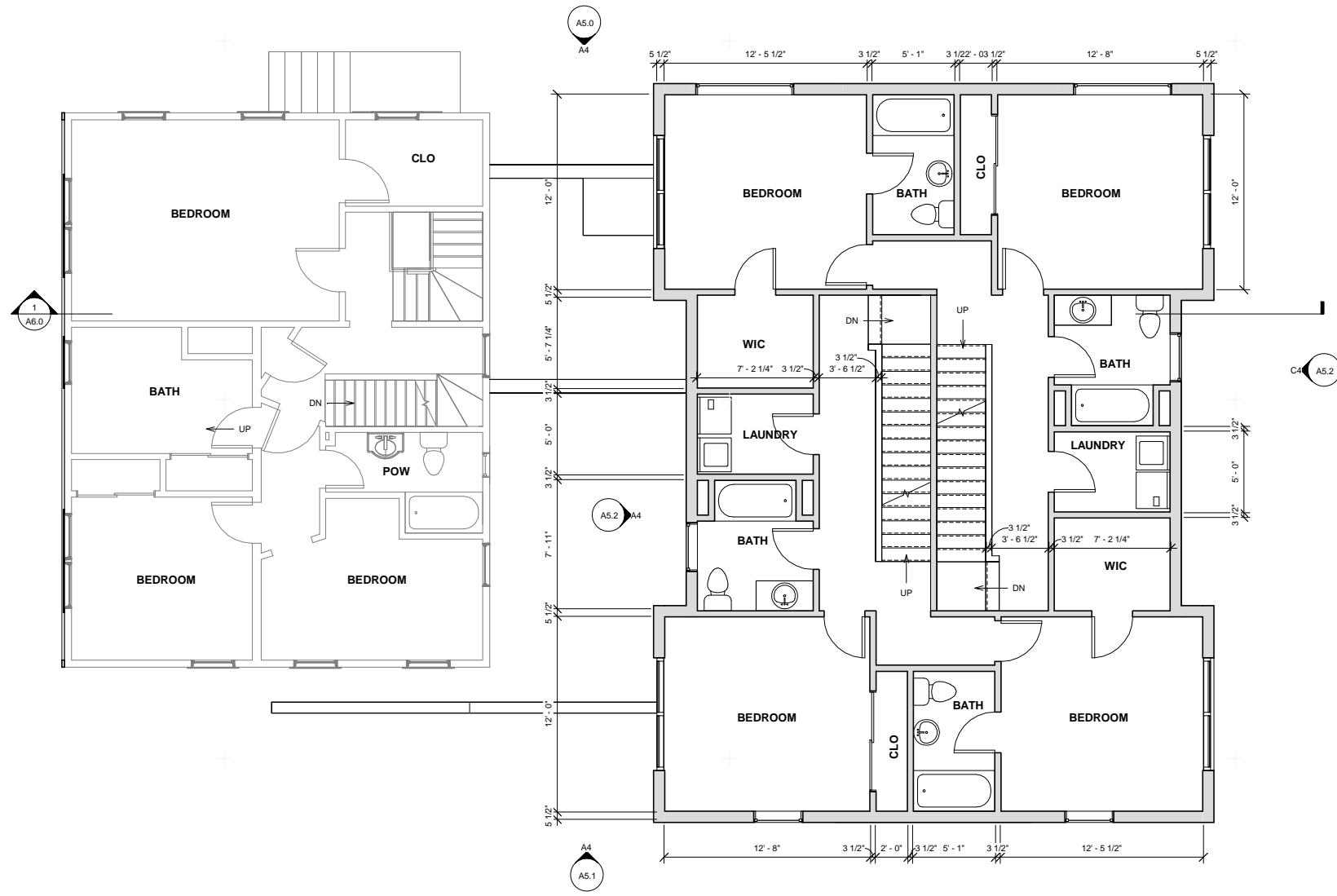
**56 Pratt St**  
Providence, RI 02906  
PROJECT NUMBER: 25005

**PLAN 1ST FL**

**HDC REVIEW ONLY**

**A4.1**

SPACE	AREA
UNIT 1	636 SF
UNIT 2	741 SF
UNIT 3	741 SF



A4 FLOOR PLAN - 2ND FL  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
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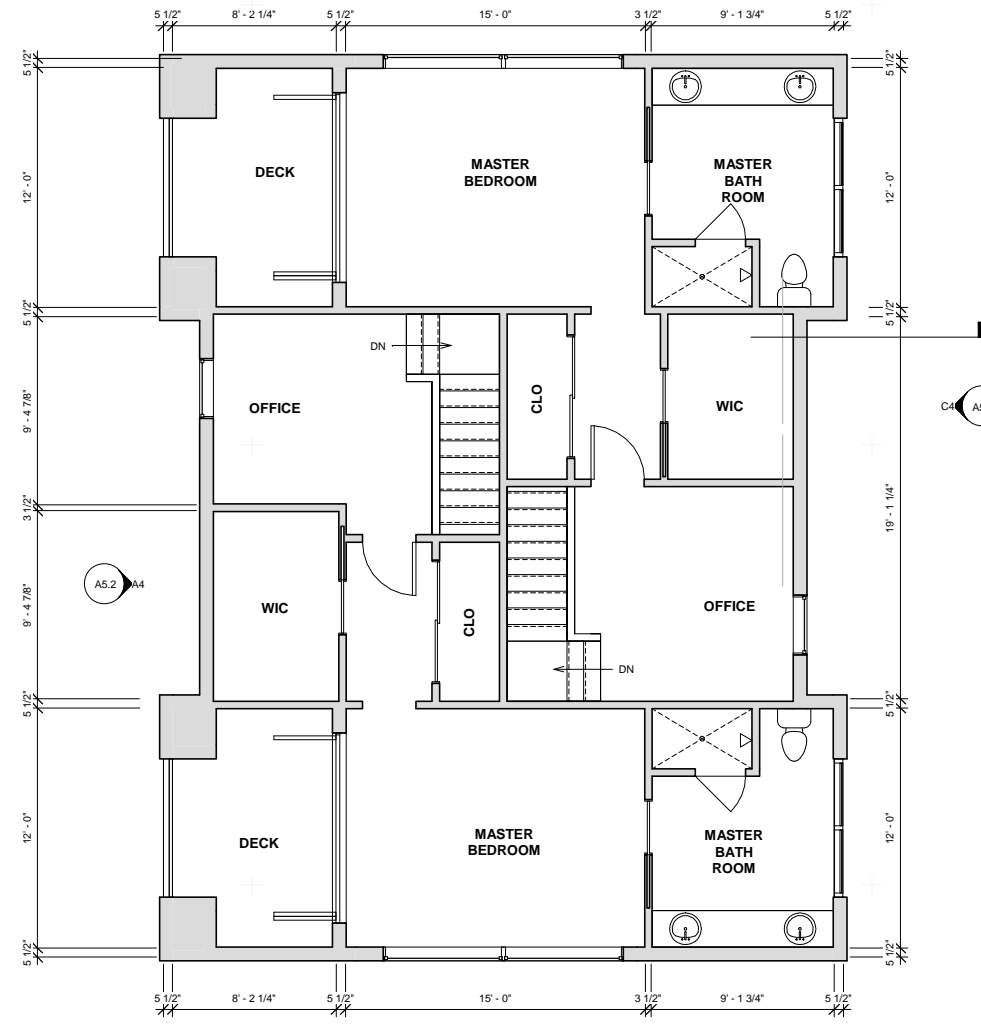
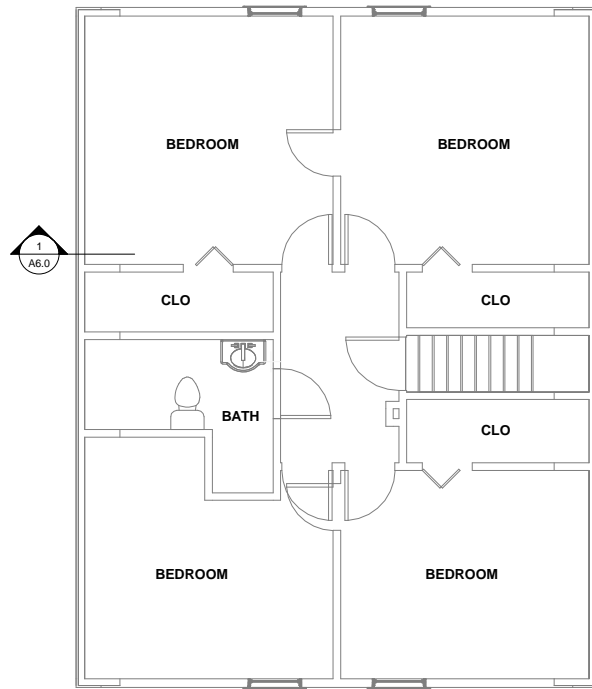
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Providence, RI 02906  
PROJECT NUMBER: 25005

PLAN 2ND FL

HDC REVIEW ONLY

A4.2

SPACE	AREA
UNIT 2	741 SF
UNIT 3	741 SF



**A4** FLOOR PLAN - 3RD FL  
1/4" = 1'-0"

**PLAN LEGEND**

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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DAVID SISSON ARCHITECTURE PC  
345 Taunton Ave  
East Providence RI 02914  
www.ds-arch.com info@ds-arch.com 401-595-7070

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PLAN 3RD FL

HDC REVIEW ONLY

A4.3

A

B

C

D

1

2

3

4



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**ELEVATIONS**

HDC  
REVIEW  
ONLY

**A5.0**



A

B

C

D

KEYED NOTES

1

2

3

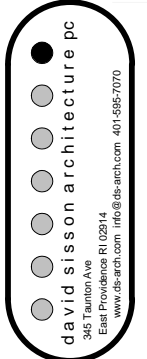
4



A4 WEST ELEVATION  
1/4" = 1'-0"



C4 EAST ELEVATION  
1/4" = 1'-0"



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ELEVATIONS

HDC  
 REVIEW  
 ONLY

A5.2

A

B

C

D

1

2

3

4



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**56 Pratt St**  
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3D

HDC REVIEW ONLY

A10.0

A

B

C

D

1

2

3

4



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RETAINING WALL

HDC  
REVIEW  
ONLY

A10.1

A

B

C

D

1


2

3

4



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STREET VIEW

HDC REVIEW ONLY

A10.2

A

B

C

D

1

2

3

4



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 345 Taunton Ave
   
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 Providence, RI 02906  
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**STREET VIEW**

HDC  
REVIEW  
ONLY

**A10.3**

A

B

C

D

1

2

3

4



PROPOSED ADDITION

56

56 PRATT

david sisson architecture pc
   
 345 Taunton Ave
   
 East Providence RI 02914
   
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STREET VIEW

HDC REVIEW ONLY

A10.4

A

B

C

D

1

2

3

4



PROPOSED ADDITION

56 PRATT

SPEED  
LIMIT  
25

david sibson architecture pc
   
 345 Taunton Ave
   
 East Providence RI 02914
   
 www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE	ISSUED FOR
	2025-11-14	SD TO CITY

56 Pratt St
   
 Providence, RI 02906
   
 PROJECT NUMBER: 25005

STREET VIEW

HDC  
REVIEW  
ONLY

A10.5

A B C D

1

ZONING TABLE  
 MAP = 10  
 LOT = TBD

BASE ZONING DISTRICT: R-3  
 OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF	5,149 SF	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'	110' EXISTING	NO
HEIGHT	45' NOT MORE THAN 3 STORY	43' - 7" / 3 STORY	NO
MAX BUILDING COVERAGE	45% (2,317 SF) (2,433 W/5% VAR)	46.4% (2,347 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,347 SF)	61% (3,081 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF	2,166 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (22.8 SF)	18% (4.2 SF) PROPOSED	NO
MAX IMPERV. REAR YARD COVERAGE	50% (1572 SF)	0% (0 SF) PROPOSED	NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')	0' - 5' PROPOSED	NO
REAR SETBACK	30'	30' - 1' PROPOSED	NO
SIDE SETBACK	6'	6' - 0" PROPOSED	NO
SIDE SETBACK	6'	6' - 6" PROPOSED	NO
ENCROACHMENT FOR STAIR	4' MAX FROM PROPERTY LINE	4' - 1" PROPOSED	NO

2

IMPERVIOUS SURFACE COVERAGE CALCULATION:

PROPOSED	SF
EXISTING RETAINING WALL	95
PROPOSED NEW BUILDING	2,347
PROPOSED PAVED DRIVEWAY	271
PROPOSED RETAINING WALL	73
PROPOSED STEPS AND LANDING	302

TOTAL: 3077 SF

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	136'
NE CORNER AT EXISTING GRADE	151'
SE CORNER AT EXISTING GRADE	151.25'
SW CORNER AT PROPOSED PAVEMENT	133.75'
AVERAGE	143'

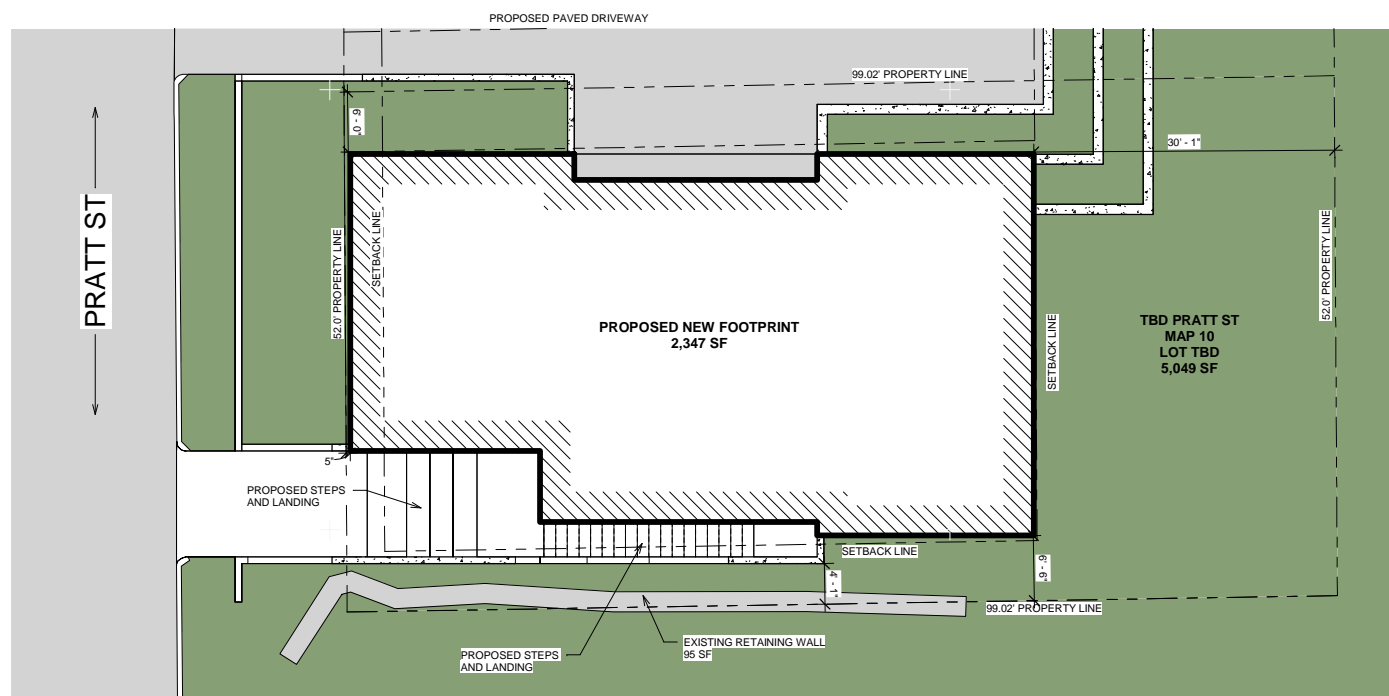
FRONT YARD CALCULATION

FRONT YARD	SF
FRONT YARD	22.8 SF
33% ALLOWED IMPERVIOUS	7.5 SF
	4.2 SF (18%)

REAR YARD CALCULATION

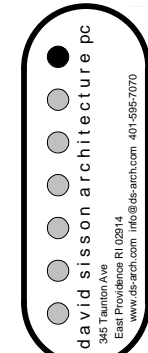
REAR YARD	SF
REAR YARD	1572 SF
50% ALLOWED IMPERVIOUS	786 SF
	0 SF (0%)

3



4

C-3 SITE - PROPOSED  
 1/8" = 1'-0"



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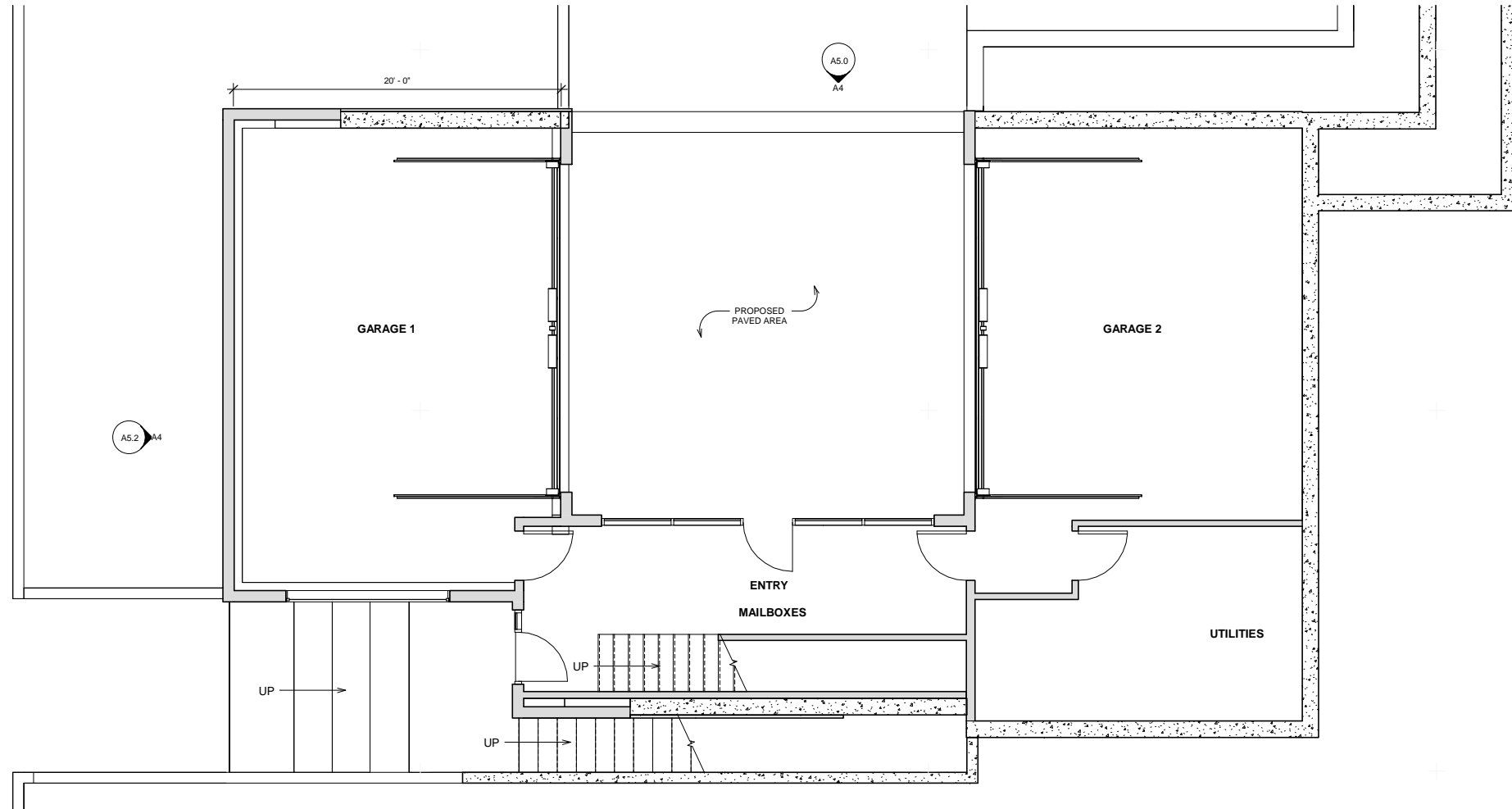
56 Pratt St  
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SITE PLAN

HDC REVIEW ONLY

A0.1

SPACE	AREA
GARAGE 1	590 SF
GARAGE 2	509 SF
ENTRY	214 SF
UTILITIES	252 SF



(A2) FLOOR PLAN - CELLAR  
1/4" = 1'-0"

## PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.  
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

## GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD. PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. AV, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN-BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

DAVID SIBSON ARCHITECTURE PC  
345 Taunton Ave  
East Providence RI 02914  
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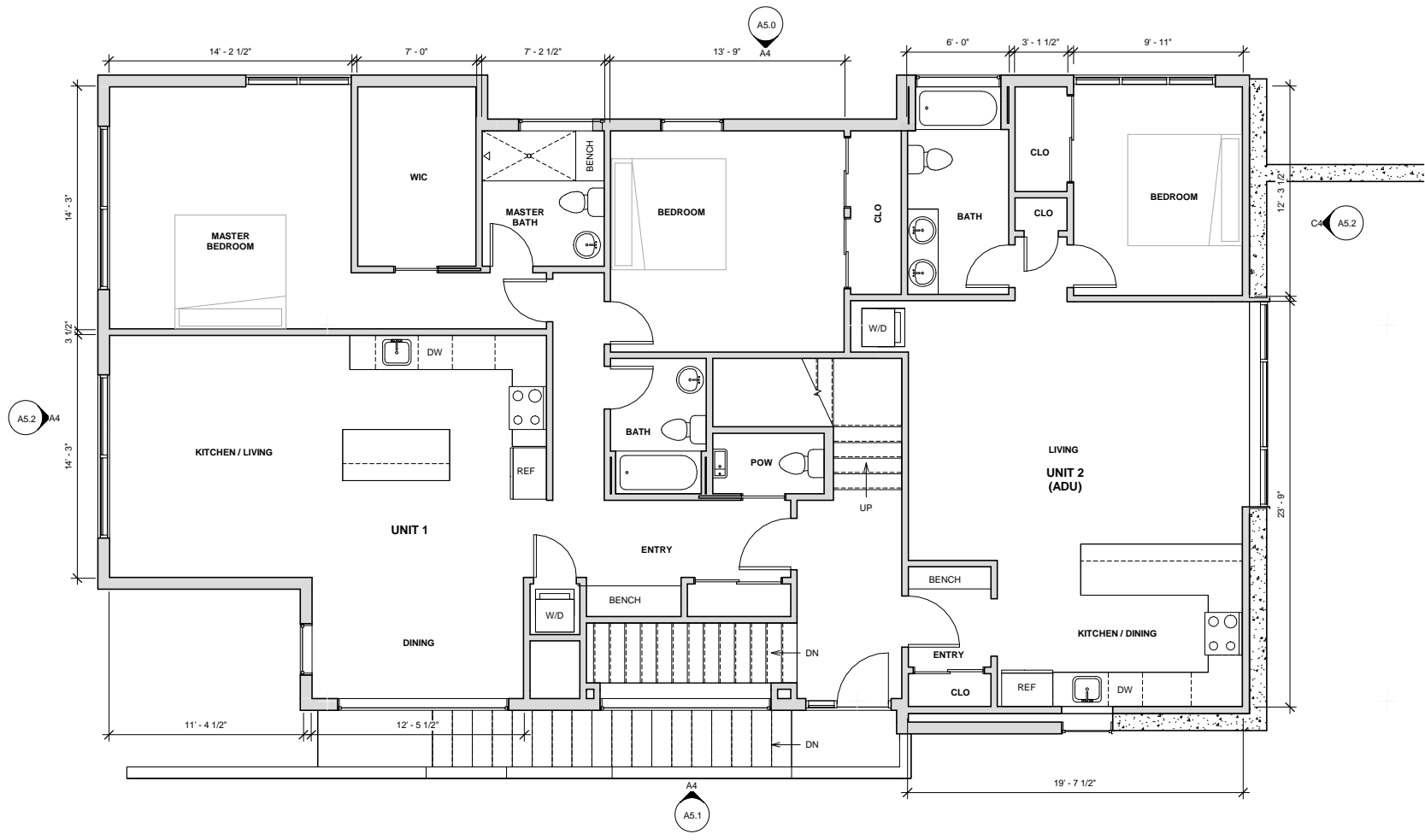
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PLANS CELLAR

HDC REVIEW ONLY

A4.0

SPACE	AREA
UNIT 1	1385 SF
UNIT 2	803 SF
1ST FL COMMON AREA	214 SF



A4 FLOOR PLAN - 1ST FL  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.  
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- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
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- FIRE RATED DOOR 60 MIN W/ CLOSER

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DAVID SISSON ARCHITECTURE PC  
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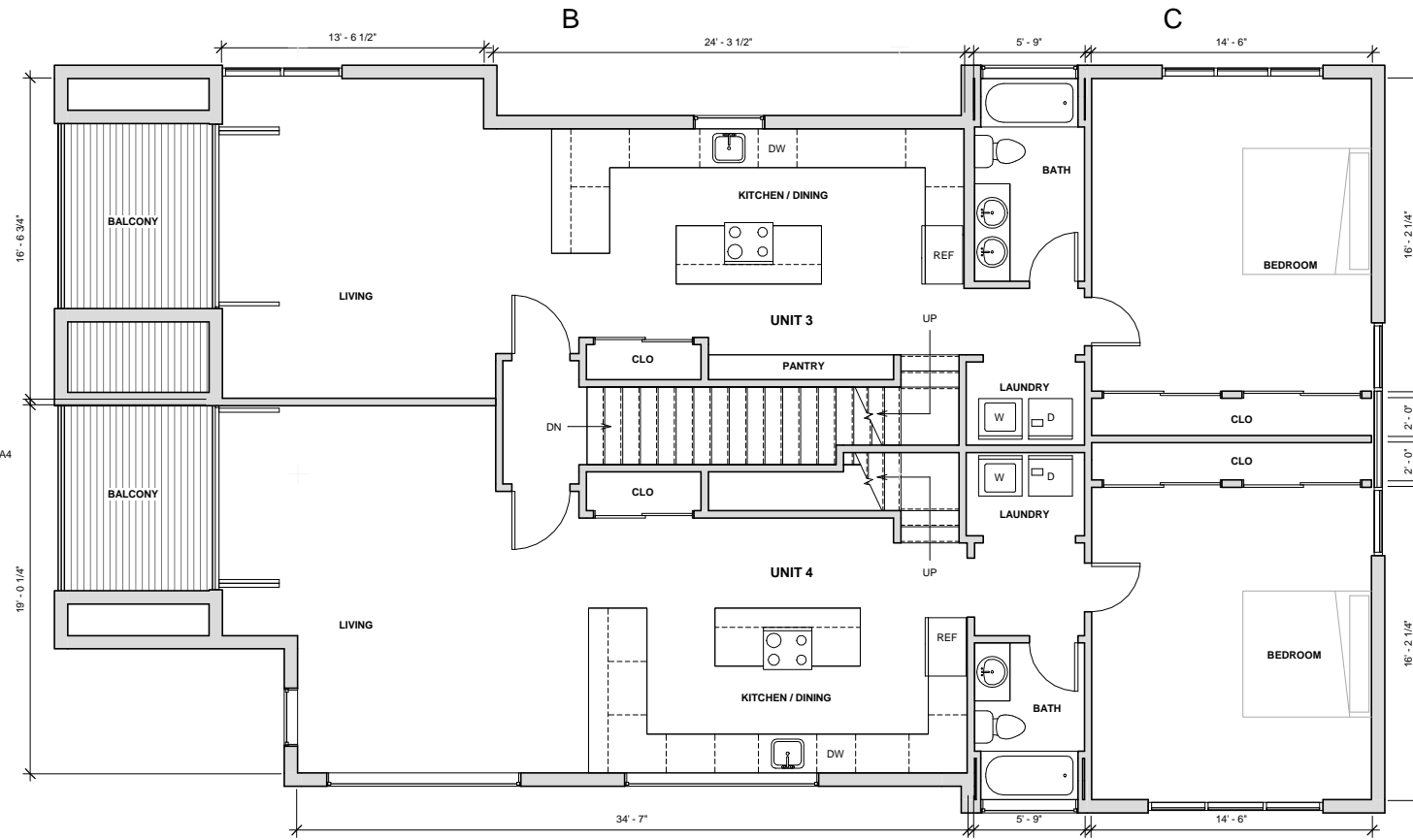
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PLANS 1ST FL

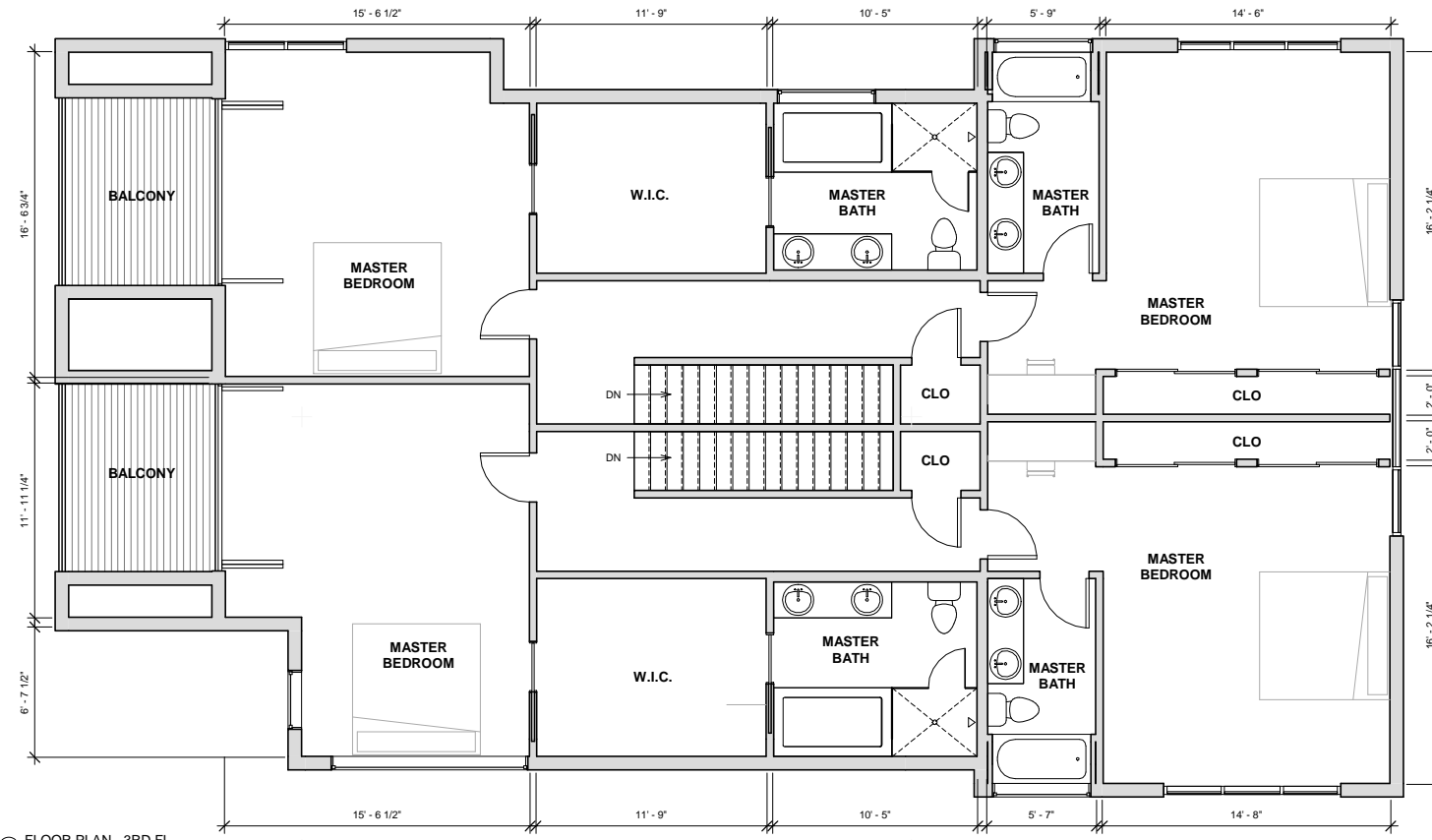
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A4.1

SPACE	AREA
UNIT 3	2115 SF
UNIT 4	2176 SF
2ND FL COMMON AREA	86 SF



A3 FLOOR PLAN - 2ND FL  
1/4" = 1'-0"



A4 FLOOR PLAN - 3RD FL  
1/4" = 1'-0"

### PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
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PLANS 2ND FL & 3RD FL

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A4.2

A

B

C

D

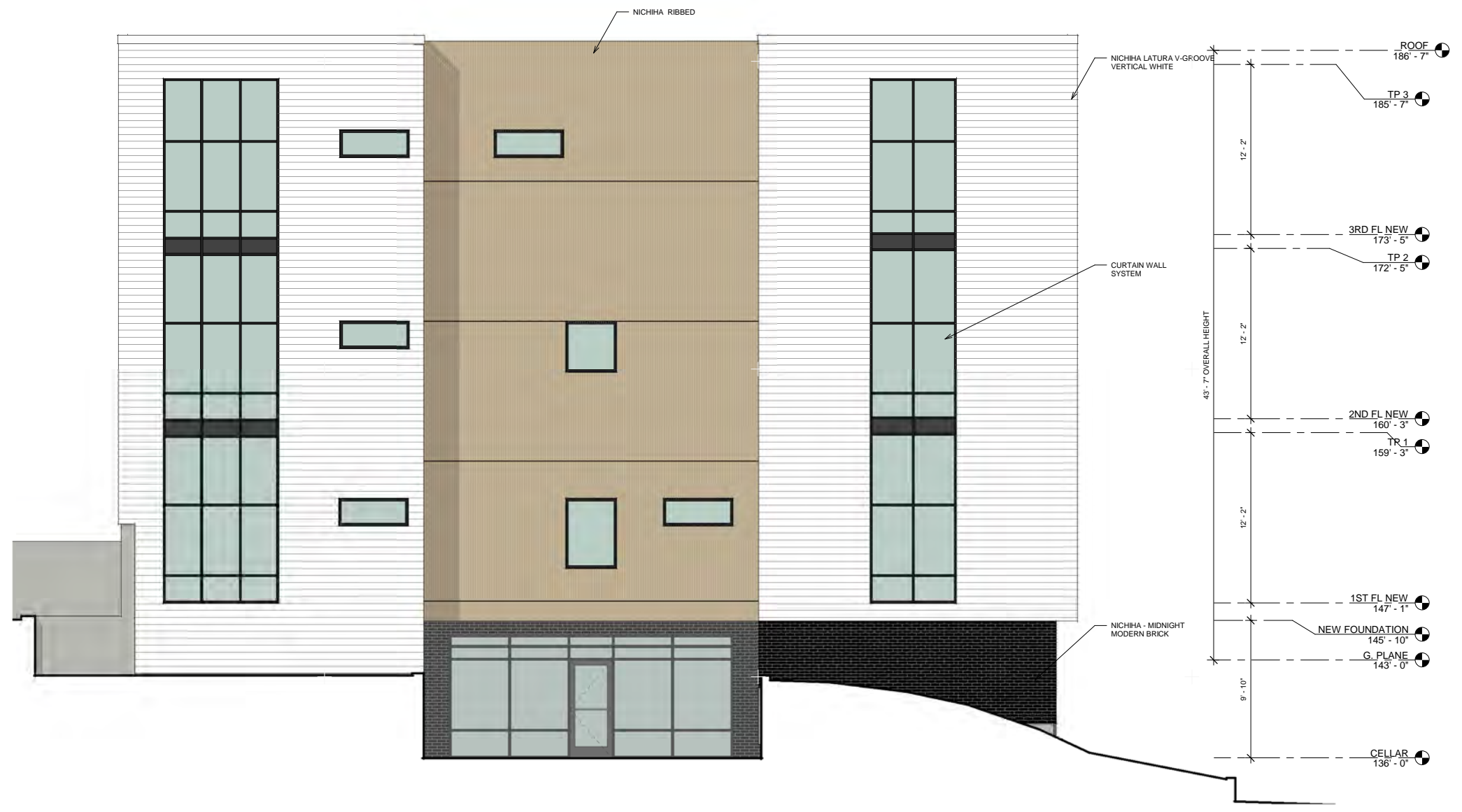
KEYED NOTES

1

2

3

4



44 NORTH ELEVATION  
1/4" = 1'-0"

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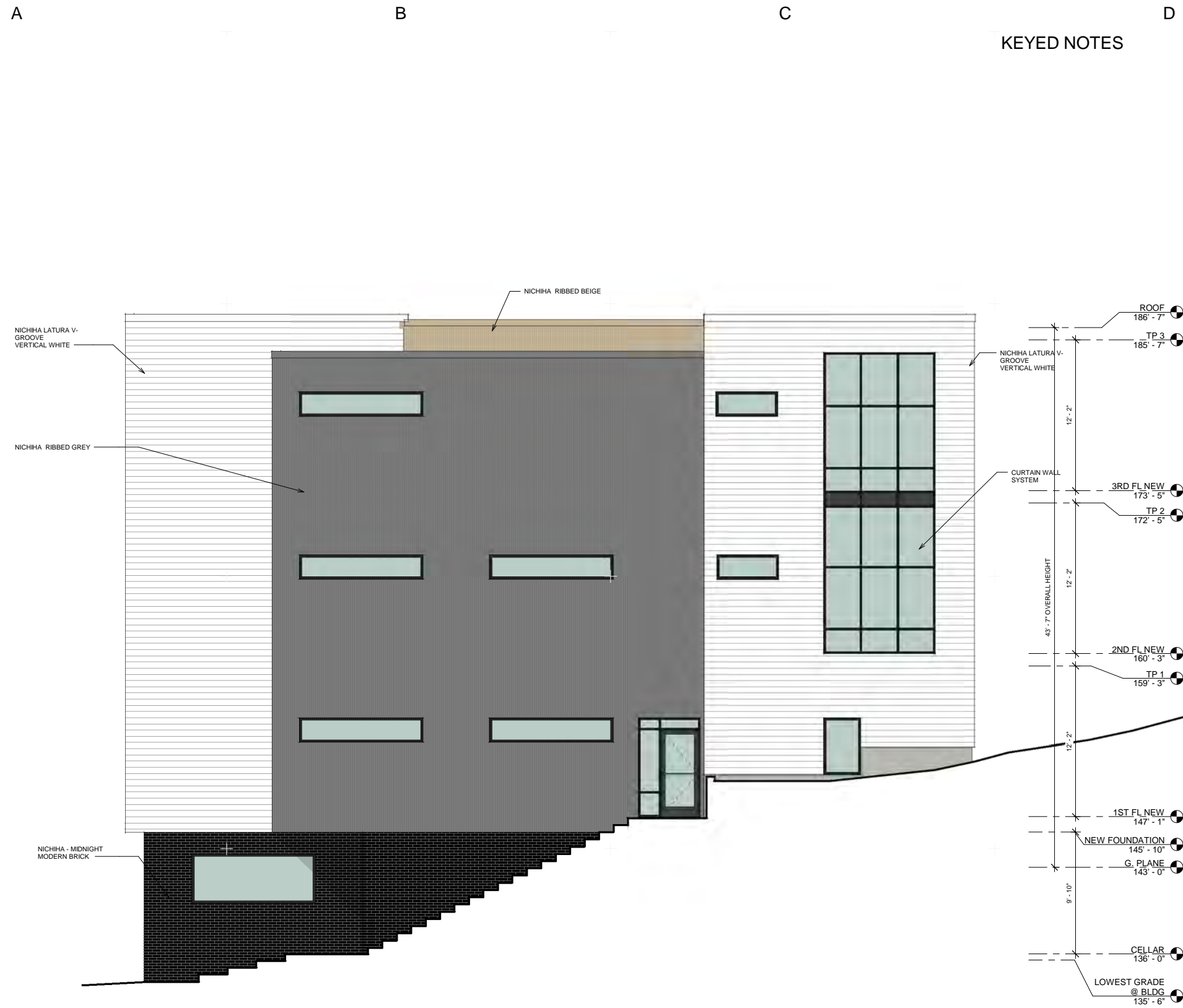
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ELEVATIONS

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A5.0



KEYED NOTES

A4 SOUTH ELEVATION  
1/4" = 1'-0"

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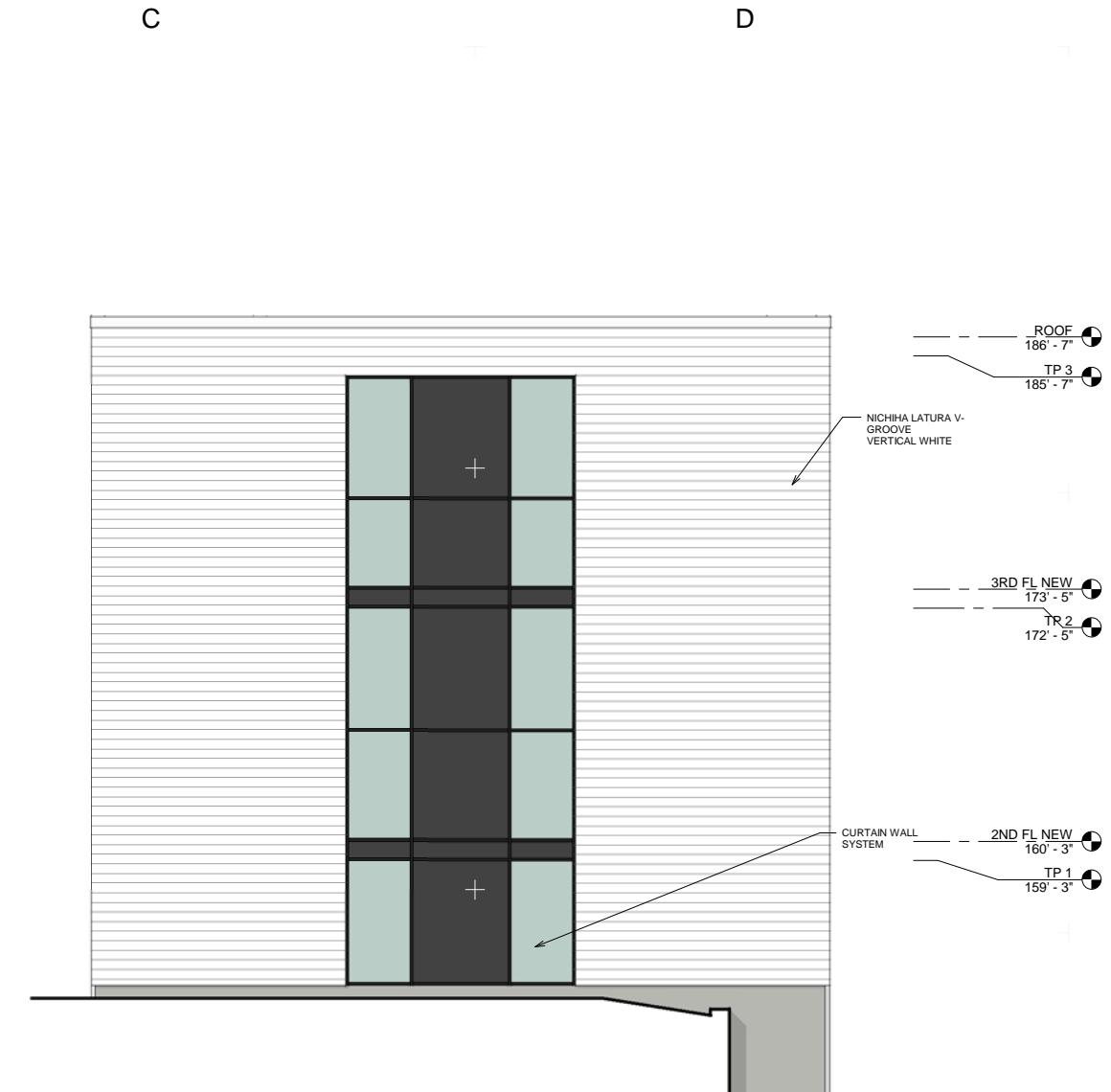
ELEVATIONS

HDC REVIEW ONLY

A5.1



A4 WEST ELEVATION  
1/4" = 1'-0"



C4 EAST ELEVATION  
1/4" = 1'-0"

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ELEVATIONS

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A5.2



A3 PRATT STREET ELEVATION  
1 1/2" = 1'-0"

REV.#	DATE	ISSUED FOR

A

B

C

D

1

2

3

4



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3D

HDC  
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A

B

C

D

1

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4



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3D

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A10.1