HISTORIC PRESERVATION COMMISSION

STAFF REPORT
Department of Growth Management

MEETING DATE:	November 2, 2016
PROJECT:	1321 May River Rd. (Lot 1, CSP) – New Construction
APPLICANT:	Kevin Grenier, KRA, Inc.
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Kevin Grenier of KRA, Inc. on behalf of Landmark Developers, LLC., requests that the Historic Preservation Commission approve the following application:

1. **COFA-08-16-10035.** A Certificate of Appropriateness-HD to allow the construction of a new 3 story boutique inn (hotel) of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

INTRODUCTION: The Applicant is proposing the construction of a 14 room hotel, which is permitted in the Neighborhood Core-HD zoning district, and is defined as a building or portion thereof, or a group of buildings, which provides sleeping accommodations, with or without meal service, for transients on a daily or weekly basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court or tourist home.

The structure is proposed to be located in the Calhoun Street Promenade development in the Old Town Bluffton Historic District with frontage on May River Road. The proposed building, of approximately 7,670 SF, is designed as a Main Street Building Type and includes the following features:

1. It is a detached mixed use building;
2. It is a shopfront building with retail on the ground floor, office space on the second floor and additional tenant space on the third floor;
3. It has a bracketed balcony along the front façade; and
4. It falls within the allowable size range (2,000-8,000 SF), maximum footprint (3,000 SF).

The development was previously approved on the September 1, 2010 development plan for the Calhoun Street Promenade, and the current lot configuration was established through an Exempt Plat that was approved March 3, 2016.

The building features a storefront entrance at the south with a bracketed balcony structure at the first story with a second and third story porch above. The building is clad in horizontal siding with an expression line between the first and second floors. The Applicant has proposed a building that reflects and relates to the vernacular characteristic of Bluffton and the other buildings found in the Calhoun Street Promenade by integrating simple architectural volumes housed under a gable roof and adding simple architectural detailing.

This project was presented to the Historic Preservation Review Committee for conceptual review at the August 29, 2016 meeting and comments were provided to the Applicant (See Attachment 5). The Applicant also attended the September 19, 2016 HPRC meeting where revisions to the original submission were discussed.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the UDO, is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

    a. *Finding*. The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced."

    The Applicant proposes to construct a new structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the adjacent historic structures in both detail

and architectural form, so the addition to the site and the neighborhood's architectural diorama will both protect and enhance the neighboring historic structures.

b. *Finding*. The Old Town Master Plan initiatives also included the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.

c. *Finding*. The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed lodging facility adds to the district as well as helps provide completeness to the neighborhood.

2. Section 3.18.3.B. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

a. *Finding.* Town Staff finds that the design of the primary structure falls within the category of a Main Street Building as allowed in the Neighborhood Core Historic District per Section 5.15.5.A and meets the lot standards of that district.

Since the project is located within the Calhoun Street Promenade development, the site is required to meet the front, rear, and side setbacks prescribed by the Calhoun Street Promenade development plan.

Further, the Exempt Plat approved on March 3, 2016, indicates a hatched area north and south of the building pad with a note stating "the hatched are will not be developed with additional structures or parking without a development permit." As the proposed structure includes portions of the building (stairs, balconies, and service yards) as well as parking which is noted on the Site Plan within this hatched area, a development plan amendment must be submitted for review and approval by the Town of Bluffton Development Review Committee (DRC).

a. *Finding*. Town Staff finds that if the condition noted below are met, the design of the proposed structure will be in conformance with the other applicable provisions provided in Article 5:

1) Section 5.3.7.A. – Street Trees. The UDO requires that all roadways on which development is proposed shall include large canopy street trees that are planted no greater than 50 feet apart. There is an existing 12" Laurel Oak noted on the site plan which would meet this requirement; however, the tree removal permit which was submitted to the Town of Bluffton which is currently under review indicates the removal of a Laurel Oak at the front of the lot. If this tree is removed,

a new large canopy street tree will be required to be installed along the roadway to satisfy the requirements of the UDO.

2) Section 5.15.8.A. – Building Types. The UDO requires that Main Street Buildings have an arcade, colonnade, marquee or awning along the front face to provide pedestrian amenity and to provide cover and shade. The design submitted proposes the use of a bracketed balcony of that meets the dimensional requirements of an awning. As the proposed balcony serves a similar function, it must be approved by the HPC as an allowable substitute for those architectural features noted in the UDO.

3) Applications Manual and Section 5.15.6.A. – Architectural Standards. The Applicant has proposed using Trex decking and Azek trim materials. As these materials are not expressly permitted by the UDO, manufacturer's cut sheets or samples must be presented for HPC review and approval. The UDO states that the UDO Administrator, in this case the HPC, shall have the authority to approve substitute materials for those listed as option under the Architectural Standards, therefore, samples or additional information must be presented for the HPC to make this determination.

4) UDO Section 5.15.6.A. & 5.15.6.I.3.a. - Architectural Standards & Windows and Doors. The UDO permits rectangular, square, transom, and sidelight window configurations. The proposal indicates the use of a fanlight window configuration in the main gable. This configuration must be reviewed and approved by the HPC as an appropriate substitute for the permitted configurations.

3. Section 3.18.3.C. Consistency with the nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

   Finding. Town Staff finds that nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. To mediate the scale of the structure in proximity to the neighboring single family residence, installing vegetative buffering along the adjacent property line is strongly recommended. This item will also be addressed during the Development Review Committee's review of the Development Plan Amendment.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

   Finding. The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic resources; therefore, the structures, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. The application has been reviewed by Town Staff and has been determined to be incomplete. As noted earlier in this Staff Report a Development Plan Amendment is required to be submitted for review and approval by the Town of Bluffton Development Review Committee (DRC) to allow for structures and parking within the hatched area noted on the Exempt Plat approved March 3, 2016

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the Unified Development Ordinance as they pertain to applications using the criteria described in the previous sections and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Per the Applications Manual, and to be in accordance with the Exempt Plat approved on March 3, 2016, a development plan amendment must be submitted for review and approval by the Town of Bluffton Development Review Committee (DRC) to allow for proposed structures and parking noted on the Site Plan. Any and all comments provided by the DRC must be addressed prior to the issuance of a Certificate of Appropriateness.

2. Per Section 5.3.7.A. of the UDO, if the 12" Laurel Oak noted at the front of the lot is removed, a new large canopy street tree will be required to be installed along the roadway to satisfy the street tree requirements of the UDO.

3. Per Section 5.15.8.A. of the UDO, the configuration of the bracketed balcony must be approved by the HPC as an allowable substitute for those architectural features listed as permitted in the UDO.

4. Per the Applications Manual, manufacturer's cut sheets and/or samples of the Trex and Azek material must be submitted for HPC review/approval as a substitute material for those that are permitted.

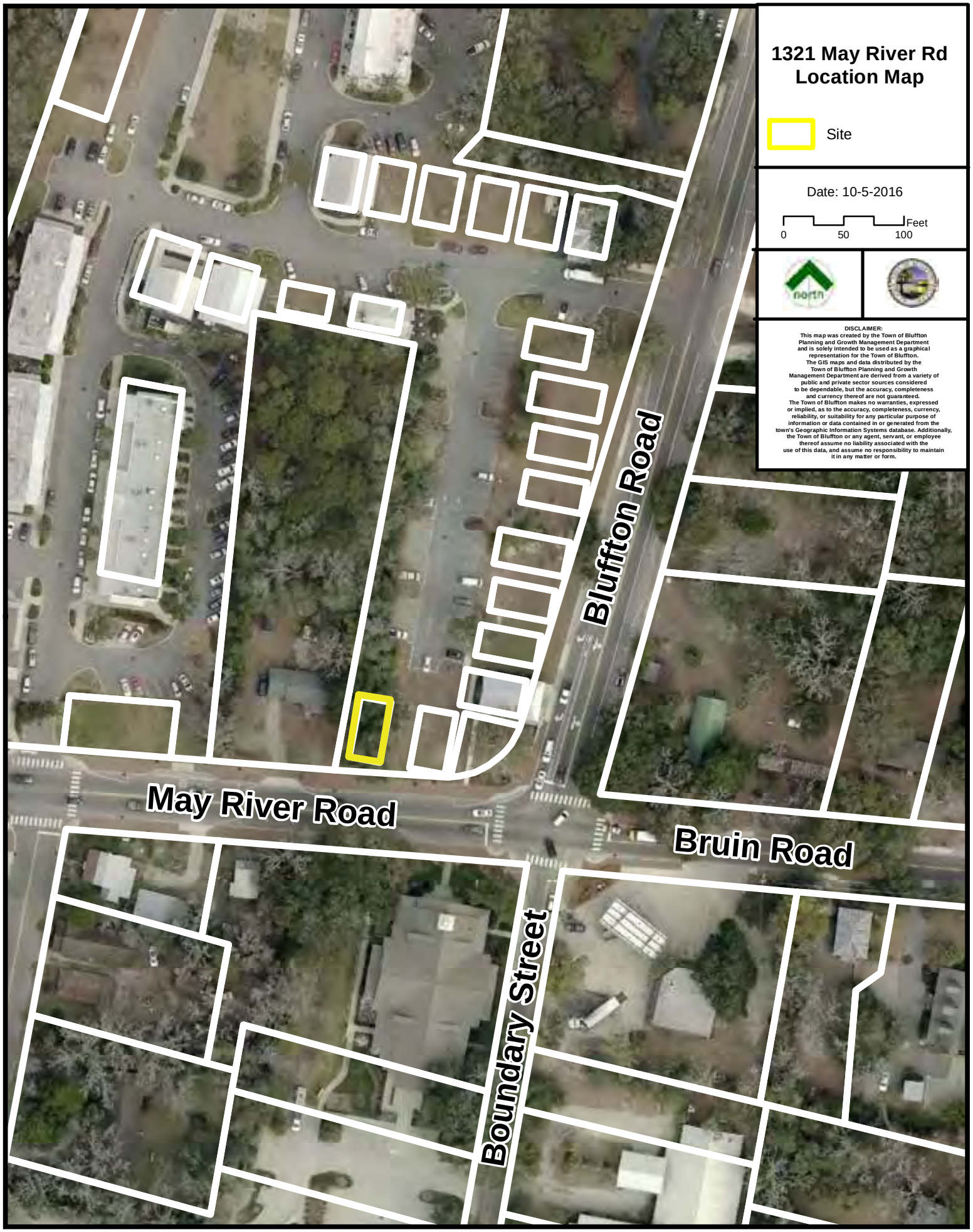
5. Per Section 5.15.6.A. & 5.15.6.I.3.a. of the UDO, the use of a fanlight window configuration in the main gable must be reviewed and approved by the HPC as an appropriate substitute for those configurations permitted.

ATTACHMENTS:

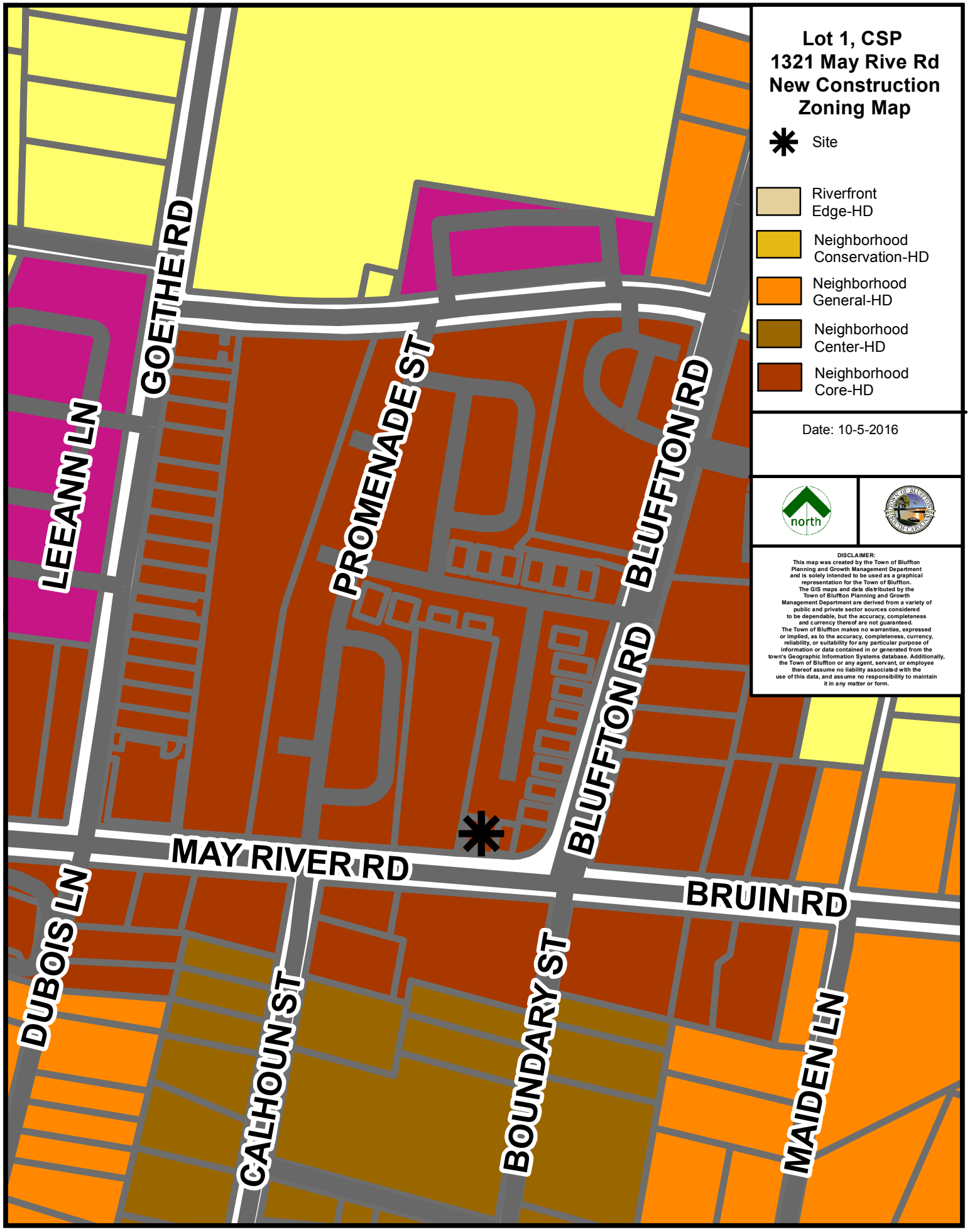
1. Location Map
2. Zoning Map
3. Applicant Narrative

4. Site Plan and Elevations
5. HPRC Comments
6. Approval Letter

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

KRA architecture + design

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September 6, 2016

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Town of Bluffton
20 Bridge Street
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Bluffton, South Carolina 29910
www.townofbluffton.sc.gov

Re: Landmark 2 Developers, LLC, 1321 May River Road

Ms. Schumacher:

Please accept this letter as well as the attached drawings as our Application for Certificate of Appropriateness and the required narrative.

We propose to build a 7,668 sf, three story Boutique Inn with a total of 14 rooms for guests. The building will be wood framed with vernacular detailing specified and instructed by Chapter 3.18 of the Town of Bluffton Unified Development Ordinance.

If you should have any questions please do not hesitate to contact me.

Sincerely,

Kevin Grenier
AIA, NCARB,CDT
KRA architecture + design
2 Verdier Plantation Road
Bluffton, SC 29910
tel 843.815.2021
fax 843.706.9480

ATTACHMENT 4

A EX1 SITE PHOTO A
SCALE: NOT TO SCALE

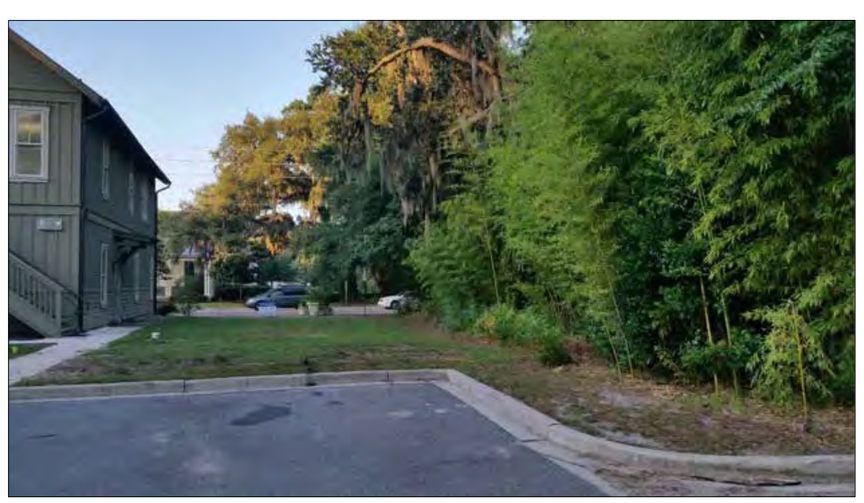
B EX1 SITE PHOTO B
SCALE: NOT TO SCALE

C EX1 SITE PHOTO C
SCALE: NOT TO SCALE

D EX1 SITE PHOTO D
SCALE: NOT TO SCALE

LOCATION MAP NOT TO SCALE

E EX1 SITE PHOTO E
SCALE: NOT TO SCALE



F EX1 SITE PHOTO F
SCALE: NOT TO SCALE

G EX1 SITE PHOTO G
SCALE: NOT TO SCALE

Old Town
Bluffton Inn
LANDMARK 2 LLC
1321 May River Road
Old Town Bluffton, SC
Beaufort County

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Drawn By: KRG
Checked By: KRG
Date: 09.23.16
Revisions

Project No. 16127
File Name:
Drawing Title:

SITE PHOTOS

Sheet No. EX1
Scale:

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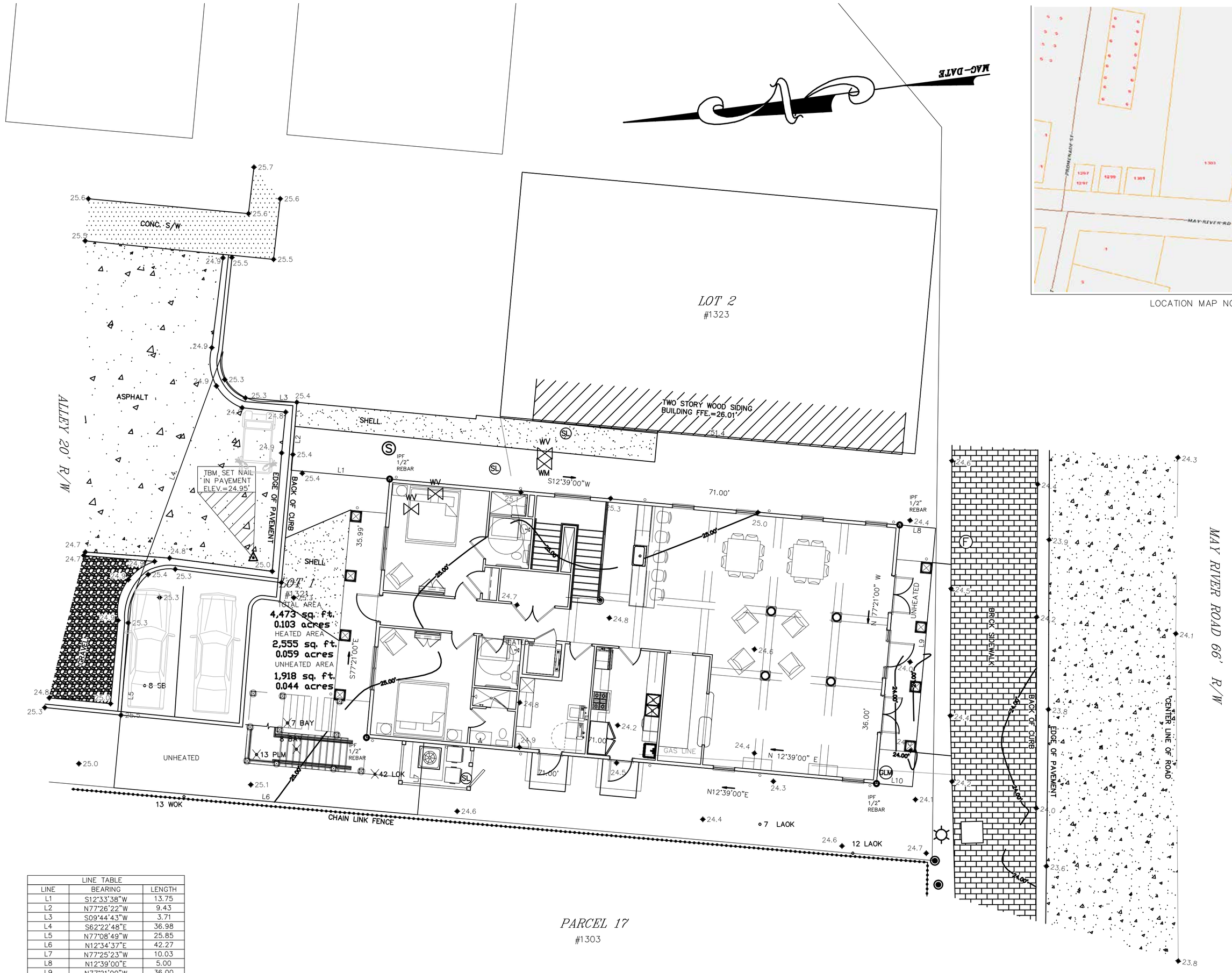
ATTACHMENT 4

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SL – SEWER LATERAL
- S – SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- XFMER – TRANSFORMER
- WV – WATER VALVE
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- D – STORM DRAIN MANHOLE
- F – FIBEROPTICS MANHOLE
- GLM – GAS LINE MARKER

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
BAY – BAY



LOCATION MAP NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°33'38"W	13.75
L2	N77°26'22"W	9.43
L3	S09°44'43"W	3.71
L4	S62°22'48"E	36.98
L5	N77°08'49"W	25.85
L6	N12°34'37"E	42.27
L7	N77°25'23"W	10.03
L8	N12°39'00"E	5.00
L9	N77°21'00"W	36.00
L10	S12°39'00"W	5.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA ANGLE
C1	6.85'	6.30	6.52	S31°47'23"W	62°14'18"
C2	4.38'	5.34	4.26	S89°18'05"W	47°04'59"

Note: The unheated area will not be developed with additional structures or parking without a Development Permit.

1 AS1.0 SITE PLAN
SCALE: 1 : 8

Old Town Bluffton Inn

LANDMARK 2 LLC

1321 May River Road
Old Town Bluffton, SC
Beaufort County

KRA architecture + design

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Stamped By:
Drawn By: KRG
Checked By: KRG
Date: 09.23.16
Revisions

Project No. 16127
File Name:
Drawing Title:

SITE PLAN

Sheet No. AS1.0
Scale:

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ATTACHMENT 4

CODE INFORMATION – OLD TOWN BLUFFTON INN

APPLICABLE CODES

Building :	INTERNATIONAL BUILDING CODE	Edition : 2015
Mechanical :	INTERNATIONAL MECHANICAL CODE	Edition : 2015
Plumbing :	INTERNATIONAL PLUMBING CODE	Edition : 2015
Gas :	INTERNATIONAL GAS CODE	Edition : 2015
Electrical :	NATIONAL ELECTRICAL CODE	Edition : 2015
Fire :	INTERNATIONAL FIRE CODE	Edition : 2015
A.D.A. :	ADA ACCESSIBILITY GUIDELINES/ANSI A117.1	Edition : 2012
Energy:	INT'L ENERGY CONSERVATION CODE	Edition : 2009

OCCUPANCY – PER TABLE 1004.1.1

Occupancy(s) / Group Classification : (IBC 2015) R–1: OCCUPANTS ARE TRANSIENT IN NATURE

Occupancy Calculated Floor Area :	Total SF:	Occupant / Sq. Ft. :	Total Occupants:
RESIDENTIAL	7,668 SF	1 PER 200 SF GROSS	38.34 PEOPLE
TOTAL ACTUAL OCCUPANCY			39 PEOPLE

CONSTRUCTION

Type of Construction : Type Vb (CHAPTER 6)

Sprinklered or Non–sprinklered : Sprinklered NFPA 13R per 2015 IBC

Max. Building Height : R–1 S13R: 60 feet (TABLE 504.3) 41'–2" provided at highest peak

Max. No. of Stories : R–1 S13R: 3 stories (TABLE 504.4) 3 Stories provided

Max. Floor Area : R–1 S13R: 7,000 sf per floor (TABLE 506.2) 2,556 sf provided

CONSTRUCTION ELEMENT	REQ'D	PROV'D
Bearing Walls Exterior	1–hour	0–hour
Interior	0–hour	0–hour
Nonbearing Walls Exterior	1–hour	0–hour
Interior	0–hour	0–hour
Structural Frame	0–hour	0–hour
Floor	0–hour	0–hour
Roof	0–hour	0–hour

Per Table 602: Exterior Walls with a fire separation distance of 10 < X < 30 feet (Edward Jones Building) for Group R and Type Vb Construction are not required to be rated.

INTERIOR FINISH REQUIREMENTS – TABLE 803.11
ALL INTERIOR FINISHES SHALL COMPLY WITH IBC 2015 SECTION 803. PER TABLE 803.11, FINISHES SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

"R–1" OCCUPANCY SPRINKLERED:
EXIT ENCLOSURES/PASSAGEWAYS – CLASS B
26–75 FLAME SPREAD
0–450 SMOKE DEVELOPED
CORRIDORS – CLASS C
76–20 FLAME SPREAD
0–450 SMOKE DEVELOPED

ROOMS AND SPACES – CLASS C
76–200 FLAME SPREAD
0–450 SMOKE DEVELOPED

FIRE PROTECTION – Chapter 9

903.2.8 Group R – An automatic sprinkler system shall be provided in accordance with Secton R 903.3 shall be provided throughout all buildings with a Group R Fire Area.

903.3.1.2 NFPA 13R Sprinkler Systems – Automatic sprinkler systems in Group R occupancies up to and including four stories in height and buildings not exceeding 60 feet in height above natural grade shall be permitted to be installed throughtout in accordance with NFPA 13R.

903.3.1.2.1 Balconies and Decks – Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping units where the building is Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1–6 inches below the structural members and a maximum distance of 14' below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

903.3.7 Fire Department connections – Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912.

903.4.2 Alarms – An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system and actuation shall actuate the building fire alarm system.

907.2.8 Group R – Fire Alarm systems and smoke alarm systems shall be installed in Group R–1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.

IBC EGRESS NOTES

TABLE 1005.1 EGRESS WIDTH PER OCC. SERVED (without Sprinklers):

REQUIRED WIDTH PER OCCUPANT @ NON–STAIR = 0.15"
39 OCCUPANTS X 0.15" = 5.85" TOTAL REQUIRED AT ALL DOORWAYS. HOWEVER, A MINIMUM OF 32" WIDTH GOVERNS AT DOORWAYS. 64" PROVIDED BY TWO EXITS. WHERE < 50 OCCUPANTS, 36" MINIMUM WIDTH REQUIRED AT CORRIDOR.

REQUIRED WIDTH PER OCCUPANT AT STAIR = 0.2"
39 OCCUPANTS X 0.2 = 7.8" REQUIRED HOWEVER, WHERE <50 OCCUPANTS, 36" MIN. BETWEEN RAILS IS REQUIRED. 42" PROVIDED.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:

WHERE OCCUPANCY IS R–1, IF < 10 OCCUPANTS THE MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE WITH A SPRINKLER SYSTEM SHALL NOT EXCEED 75 FEET. PROVIDED.

TABLE 1006.3.1. MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:

OCCUPANT LOAD 1–500 REQUIRES 2 EXITS OR ACCESS TO EXITS FROM STORY

SECTION 1007.1.1 TWO OR MORE EXITS:

WHERE TWO OR MORE EXITS ARE PROVIDED, THE EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE OF NOT LESS THAN 1/3 THE MAXIMUM DIAGONAL DIMENSION OF THE BUILDING WHERE SPRINKLERED. 79'–7" DIAGONAL LENGTH. DOORS 28'–8" FEET APART. COMPLIES (> 26'–6").

SECTION 1009.3 STAIRWAYS:

EXCEPTION 2 THE CLEAR WIDTH OF 48" BETWEEN THE HANDRAILS IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSLLAED IN ACCORDANCE WITH 903.1.1 OR 1.2.

EXCEPTION 5 AREAS OF REFUGE ARE NOT REQUIRED IN STAIRWAYS IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSLLAED IN ACCORDANCE WITH 903.1.1 OR 1.2.

SECTION 1009.7 EXTERIOR AREAS OF ASSISTED RESCUE:

1009.7.1 SIZE: EACH AREA OF REFUGE SHALL BE SIZED TO ACCOMMODATE ONE WHEELCHAIR SPACE OF 30x48 INCHES. SUCH AREA OF REFUGE SHALL NOT REDUCE THE MEANS OF EGRESS WIDTH

1009.7.2 SEPARATION: EXTERIOR WALLS SEPARATING THE EXTERIOR AREA OF ASSISTED RESCUE FROM THE INTERIOR OF THE BUILDING SHALL HAVE A MINIMUM FIRE RESISTANCE RATING OF 1–HOUR RATED FOR EXPOSURE OF FIRE FROM THE INSIDE. (ALL EXTERIOR WALLS ARE 1–HOUR).

SECTION 1013.2 FLOOR LEVEL EXIT SIGNS:

WHERE EXIT SIGNS ARE REQUIRED IN GROUP R–1, ADDITIONAL LOW–LEVEL EXIT SIGNS SHALL BE PROVIDED IN AREAS SERVICING GUEST ROOMS IN R–1 OCCUPANCIES AND SHALL BE INTERNALLY ILLUMINATED PER 1013.5. THE BOTTOM OF THE EXIT SIGN SHALL BE 10–12 INCHES ABOVE THE FLOOR LEVEL AND SHALL BE FLUSH MOUNTED ON THE DOOR OR WITHIN 4 INCHES OF THE DOOR FRAME ON THE LATCH SIDE.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

EXIT ACCESS TRAVEL DISTANCE FOR GROUP R OCCUPANCIES WITH SPRINKLERS = 250'.
EXIT ACCESS TRAVEL DISTANCE 60 FEET (WORSE CASE)

NOTE: DISTANCES BELOW ARE TABULATED TO THE NEAREST AS ALLOWED BY SECTION 1016.1.

TABLE 1020.1 CORRIDOR FIRE RATING:

GROUP R OCCUPANCY WITH SPRINKLER SYSTEM, 0.5 HOUR RATING REQUIRED. 1–HOUR PROVIDED.

SECTION 1020.4 DEAD ENDS: WHERE MORE THAN ONE EXIT IS REQUIRED, DEAD END CORRIDORS SHALL NOT EXCEED 50' WHERE SPRINKLERED. NO DEAD END CORRIDORS PROVIDED.

2009 IECC PRESRIPTIVE ENVELOPE REQUIREMENTS

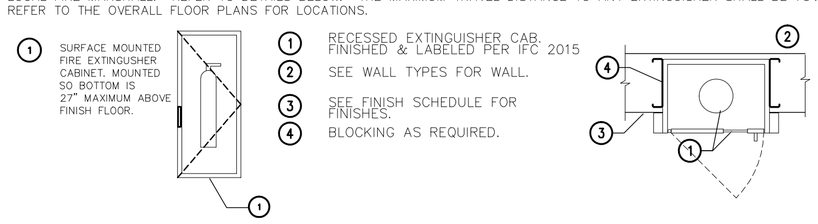
CLIMATE ZONE 3A ASSEMBLY	MINIMUM REQUIRED	DESIGN PROVIDED	NOTES
ROOF – ATTIC OR OTHER	R–38	R–32.5	PASSES PER COMCHECK
WALLS ABOVE GRADE–WOOD FRAMED	R–13	R–12.6	PASSES PER COMCHECK
SLAB–UNHEATED	NOT REQUIRED	NONE	PER TABLE 502.2(1)
FENSTRATION	U–0.65	U–0.35	PASSES PER COMCHECK
ENTRANCE DOORS	U–0.90	U–0.65	PASSES PER COMCHECK
SHGC–ALL FRAME TYPES:			REFER TO ATTACHED COMCHECK CALCULATION
SHGC–PROJECTION FACTOR < 0.25	0.25		
SHGC–0.25 ≤ PF < 0.5	0.33		
SHGC–PF ≥ 0.5	0.40		

IFC SECTION 906

906.1 : IN ALL OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED AS FOLLOWS:

1. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT.
2. IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED.
3. ON EACH FLOOR IN ACCORDANCE WITH SECTION 3315.1 OF THE INTERNATIONAL FIRE CODE.
4. WHERE REQUIRED BY TABLE 906.1
5. SPECIAL–HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS AND WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED AND MAINTAINED PER NFPA 10 AS REQUIRED BY THE LOCAL FIRE MARSHALL. REFER TO DETAILS BELOW. THE MAXIMUM TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL BE 75'. REFER TO THE OVERALL FLOOR PLANS FOR LOCATIONS.



SECTION 1210 SURROUNDING MATERIALS

Floors: All toilet room floors shall have smooth, hard, nonabsorbent surface that extends upwards onto the walls at least 6".

Walls: Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface to a height of four feet above the floor and be of a type that is not adversely affected by moisture.

RESTROOM FIXTURE COUNTS per Table 2902.1 of the 2015 International Building Code.

	Occupancy	Water Closets required	Lavs required	Code Min WC	Code Min Lavs
R–1	39 TOTAL	1 per sleeping unit	1 per sleeping unit	14 total 15 PROVIDED	14 total 15 PROVIDED

1 service sink required, 1 provided. Drinking fountains not required.

1 bathtub or shower required per sleeping unit. 14 required, 14 provided.

COMcheck Software Version 4.0.4.0
Envelope Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
Project Title: South Carolina Energy Code Analysis
Project Type: New Construction

Construction Site:	Owner/Agent:	Designer/Contractor:
1321 May River Road Bluffton, SC SC	Larry Leary Landmark 2, LLC 82 Heritage Lakes Drive Bluffton, SC 29910 843-505-3316 leary4419@gmail.com	Kevin Grenier KRA, Inc. 2 Verdier Plantation Road Bluffton, SC 29910 843-815-2021 krg@krasc.com

Building Location (for weather data): Bluffton, South Carolina
Climate Zone: 3a
Vertical Glazing / Wall Area Pct.: **14%**

Building Use: Activity Type(s)	Floor Area
1-Hotel : Nonresidential	7668

Section 2: Envelope Assemblies and Requirements Checklist

Envelope PASSES: Design 2% better than code.

Envelope Assemblies:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Orientation: NORTH					
Exterior Wall 3: Wood-Framed, 16" o.c., [Bldg. Use 1 - Hotel]	1310	12.6	0.0	0.090	0.089
Window 5: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.63, [Bldg. Use 1 - Hotel] (b)	84	---	---	0.340	0.650
Window 6: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.27, PF 0.20, [Bldg. Use 1 - Hotel] (b)	6	---	---	0.310	0.650
Door 5: Wood, Swinging, [Bldg. Use 1 - Hotel]	31	---	---	0.250	0.700
Door 6: Glass (> 50% glazing):Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID product label, SHGC 0.65, PF 0.73, [Bldg. Use 1 - Hotel] (b)	77	---	---	0.350	0.650
Door 7: Glass (> 50% glazing):Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID product label, SHGC 0.65, PF 0.61, [Bldg. Use 1 - Hotel] (b)	77	---	---	0.350	0.650
Orientation: EAST					
Exterior Wall 4: Wood-Framed, 16" o.c., [Bldg. Use 1 - Hotel]	2309	12.6	0.0	0.090	0.089
Window 7: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.08, [Bldg. Use 1 - Hotel] (b)	84	---	---	0.340	0.650
Window 8: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.33, [Bldg. Use 1 - Hotel] (b)	60	---	---	0.340	0.650
Window 9: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.13, [Bldg. Use 1 - Hotel] (b)	60	---	---	0.340	0.650
Window 10: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.27, PF 0.10, [Bldg. Use 1 - Hotel] (b)	30	---	---	0.320	0.650
Window 11: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.27, PF 0.18, [Bldg. Use 1 - Hotel] (b)	30	---	---	0.320	0.650
Window 12: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.27, PF 0.71, [Bldg. Use 1 - Hotel] (b)	18	---	---	0.320	0.650
Orientation: SOUTH					
Exterior Wall 1: Wood-Framed, 16" o.c., [Bldg. Use 1 - Hotel]	1310	12.6	0.0	0.090	0.089
Window 1: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.27, PF 0.20, [Bldg. Use 1 - Hotel] (b)	6	---	---	0.310	0.650
Door 1: Glass (> 50% glazing):Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID product label, SHGC 0.65, PF 0.73, [Bldg. Use 1 - Hotel] (b)	77	---	---	0.350	0.650
Door 2: Glass (> 50% glazing):Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID product label, SHGC 0.65, PF 0.61, [Bldg. Use 1 - Hotel] (b)	77	---	---	0.350	0.650
Door 3: Glass (> 50% glazing):Nonmetal Frame, Entrance Door, Perf. Specs.: Product ID product label, SHGC 0.65, PF 0.49, [Bldg. Use 1 - Hotel] (b)	148	---	---	0.350	0.650
Orientation: WEST					
Exterior Wall 2: Wood-Framed, 16" o.c., [Bldg. Use 1 - Hotel]	2249	12.6	0.0	0.090	0.089
Window 2: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.08, [Bldg. Use 1 - Hotel] (b)	21	---	---	0.340	0.650
Window 3: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.13, [Bldg. Use 1 - Hotel] (b)	75	---	---	0.340	0.650
Window 4: Vinyl/Fiberglass Frame, Perf. Specs.: Product ID product label, SHGC 0.26, PF 0.33, [Bldg. Use 1 - Hotel] (b)	75	---	---	0.340	0.650
Door 4: Insulated Metal, Swinging, [Bldg. Use 1 - Hotel]	54	---	---	0.250	0.700
Orientation: UNSPECIFIED ORIENTATION					
Floor 1: Slab-On-Grade:Unheated, [Bldg. Use 1 - Hotel]	214	---	---	---	---
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Hotel]	2840	32.5	0.0	0.031	0.027

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

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CODE REVIEW
IECC REVIEW

Sheet No. A0.1
Scale:

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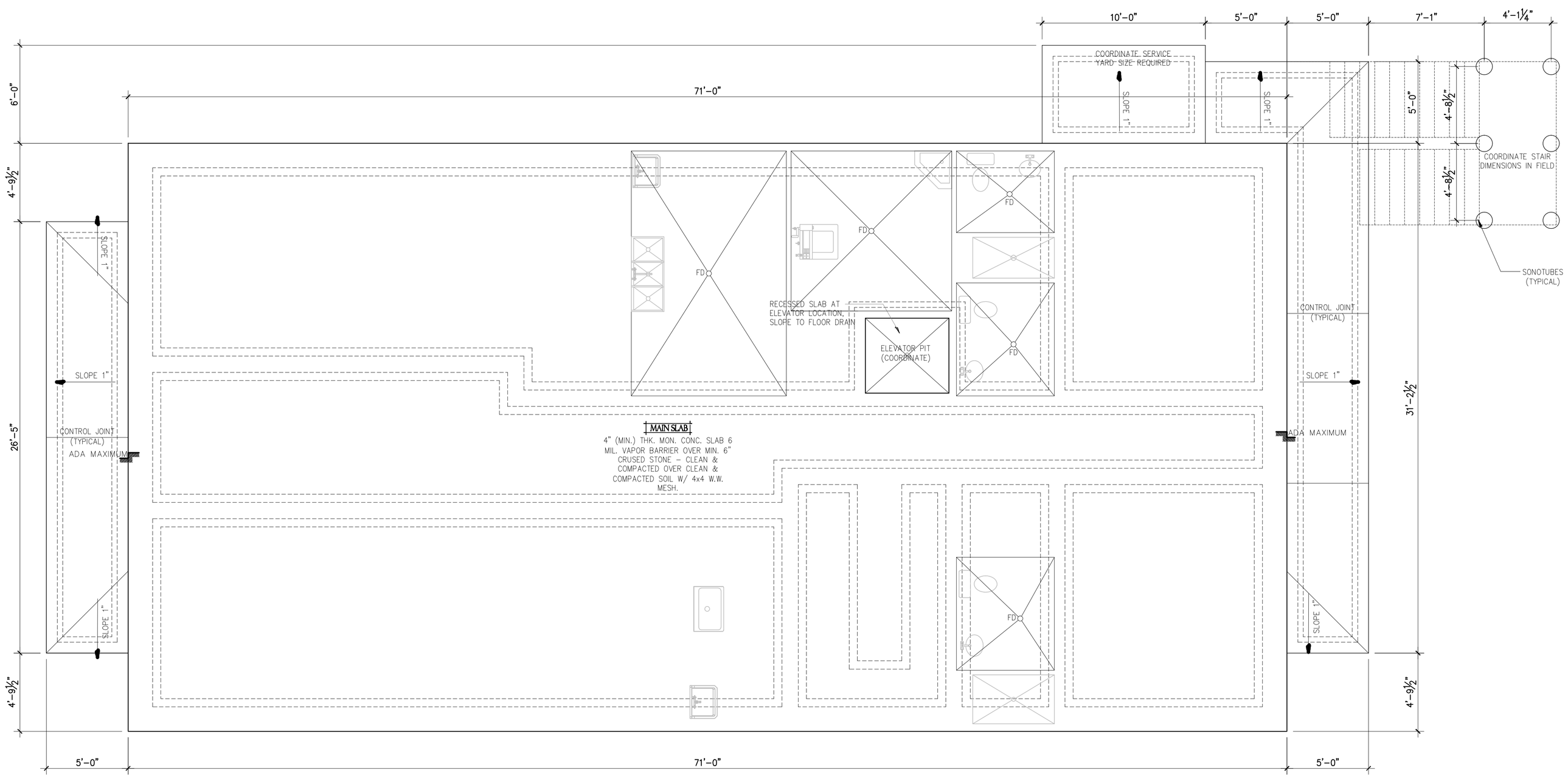

1 A1.0 FOUNDATION PLAN
SCALE: 1 / 4" = 1'-0"

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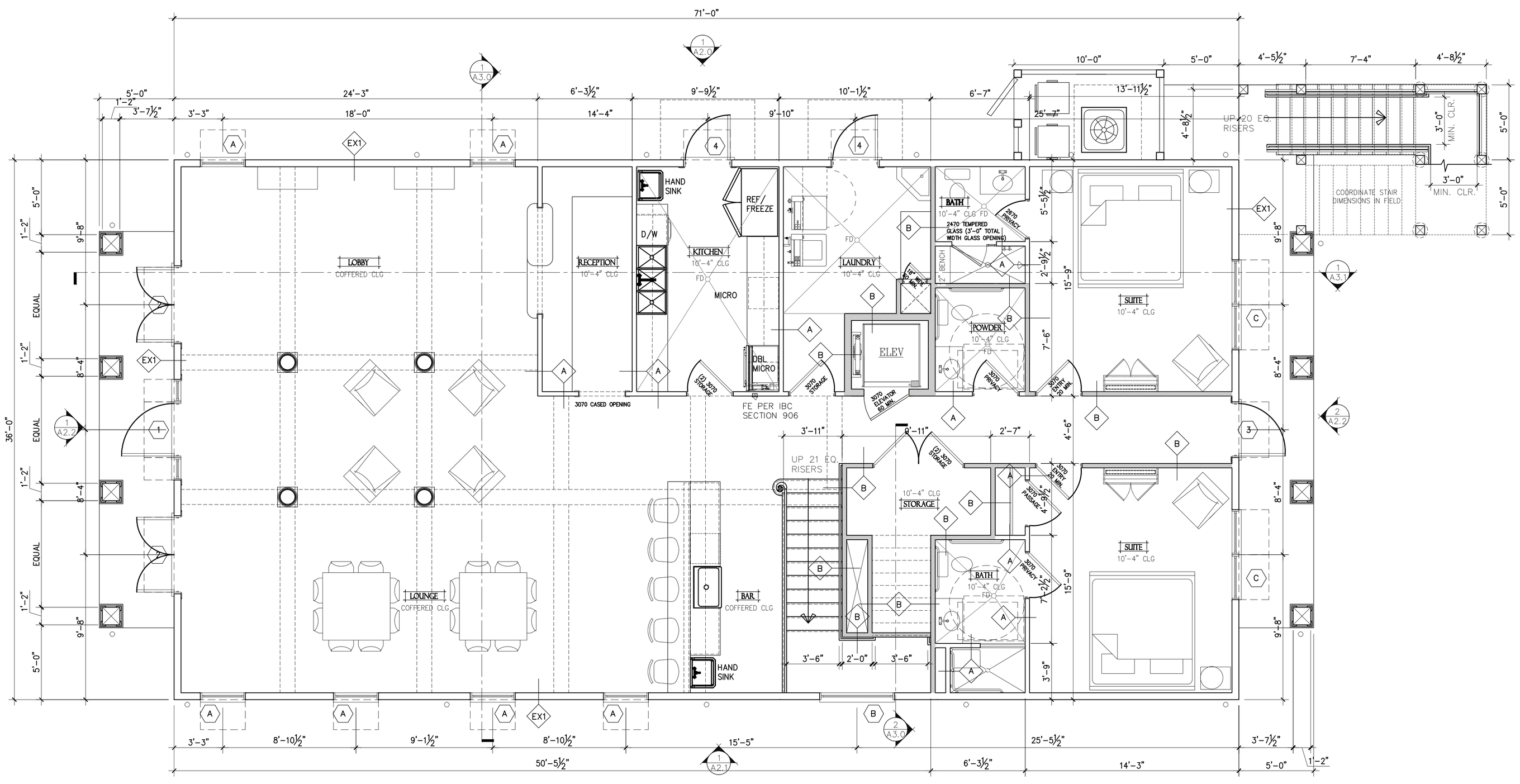

1 A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLOOR PLAN

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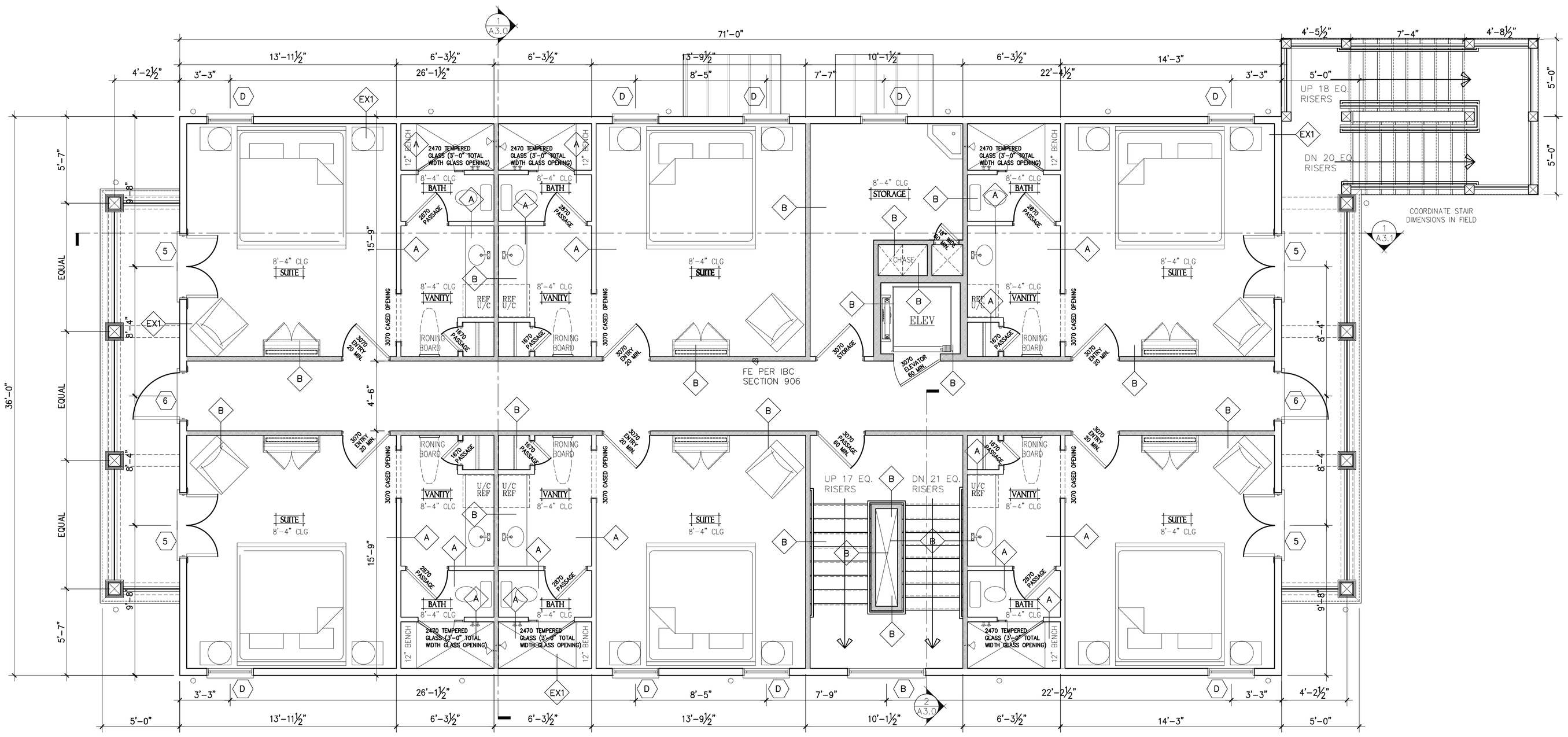

1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

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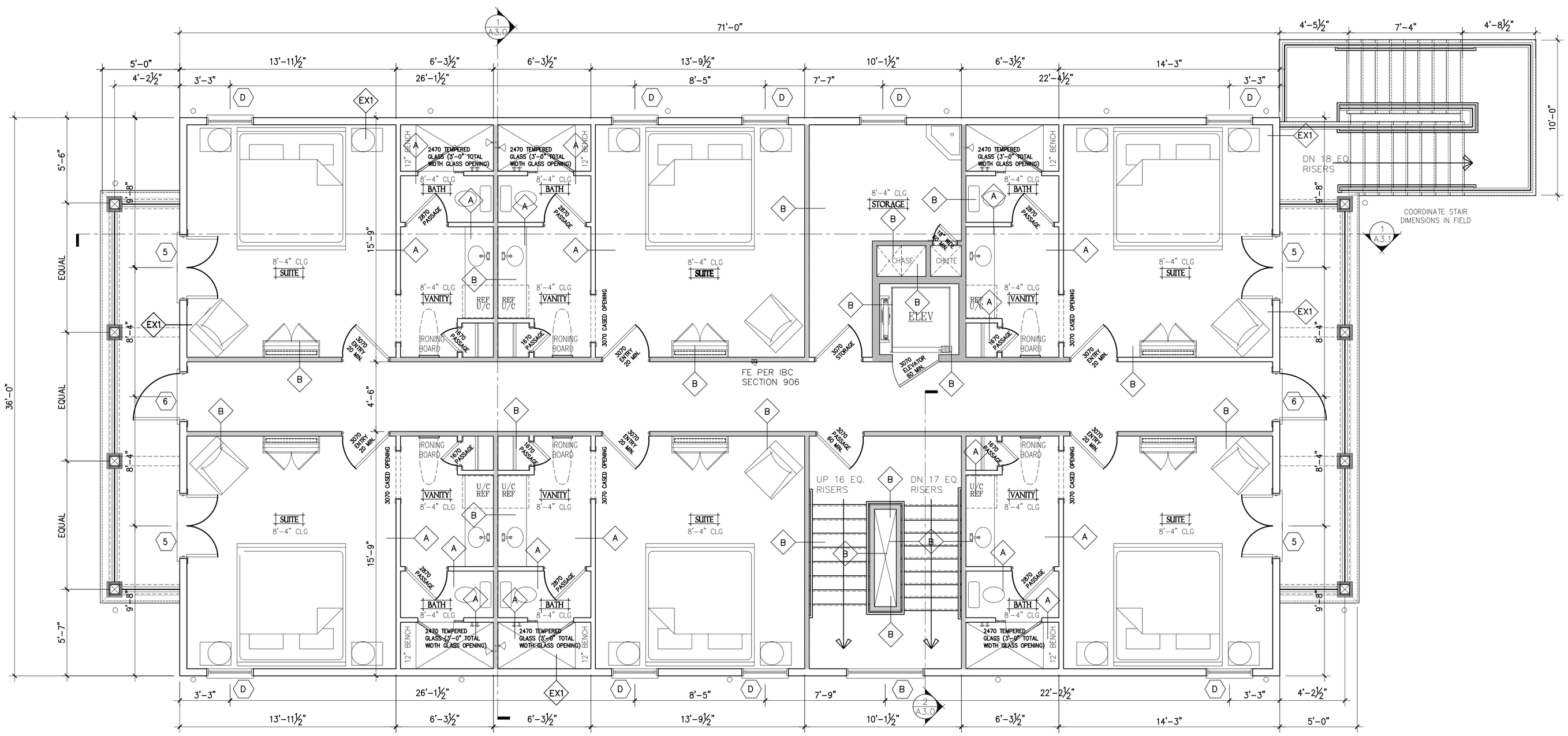

1 A3.0 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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THIRD FLOOR PLAN

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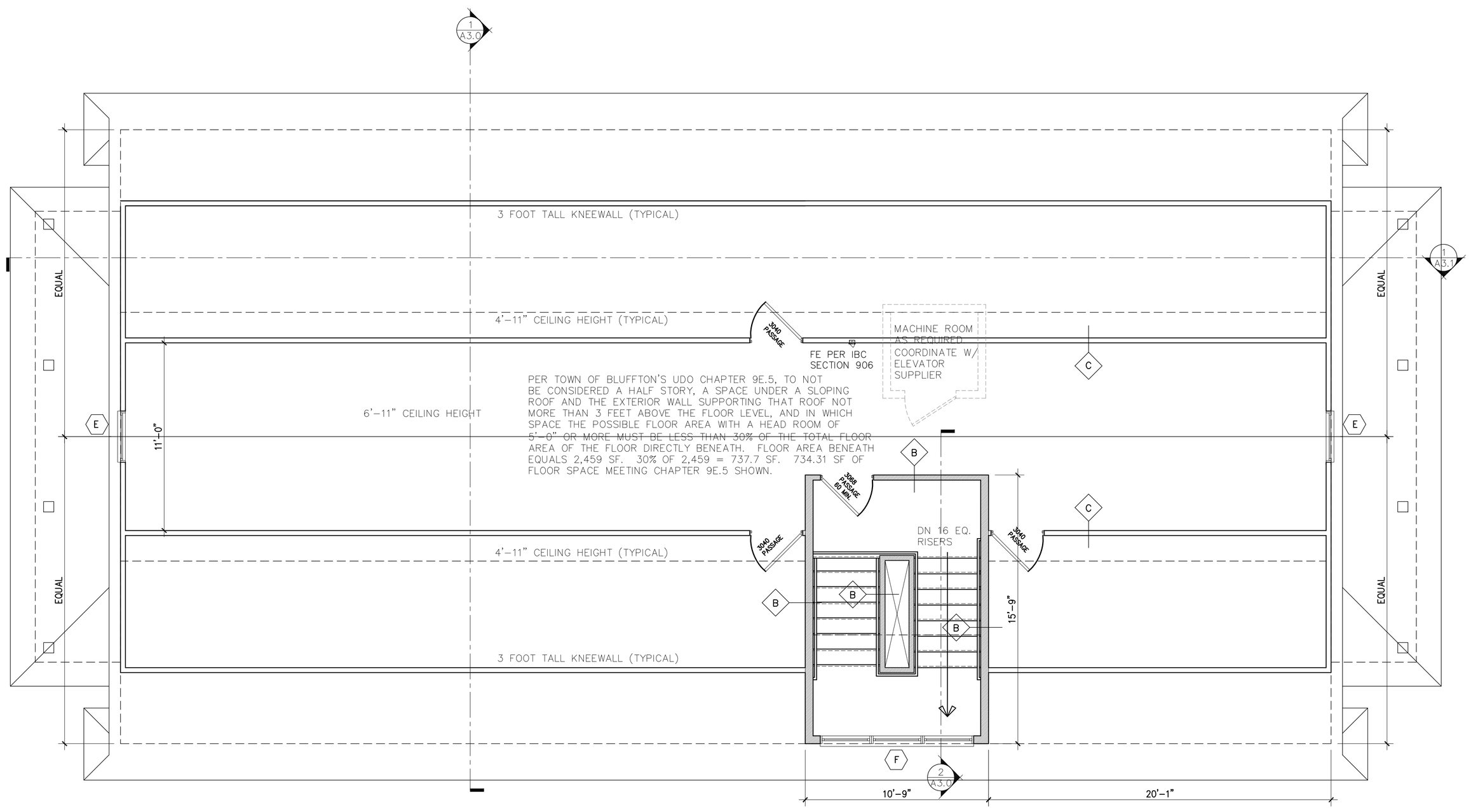

1 A1.4 ATTACH FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ATTIC FLOOR PLAN

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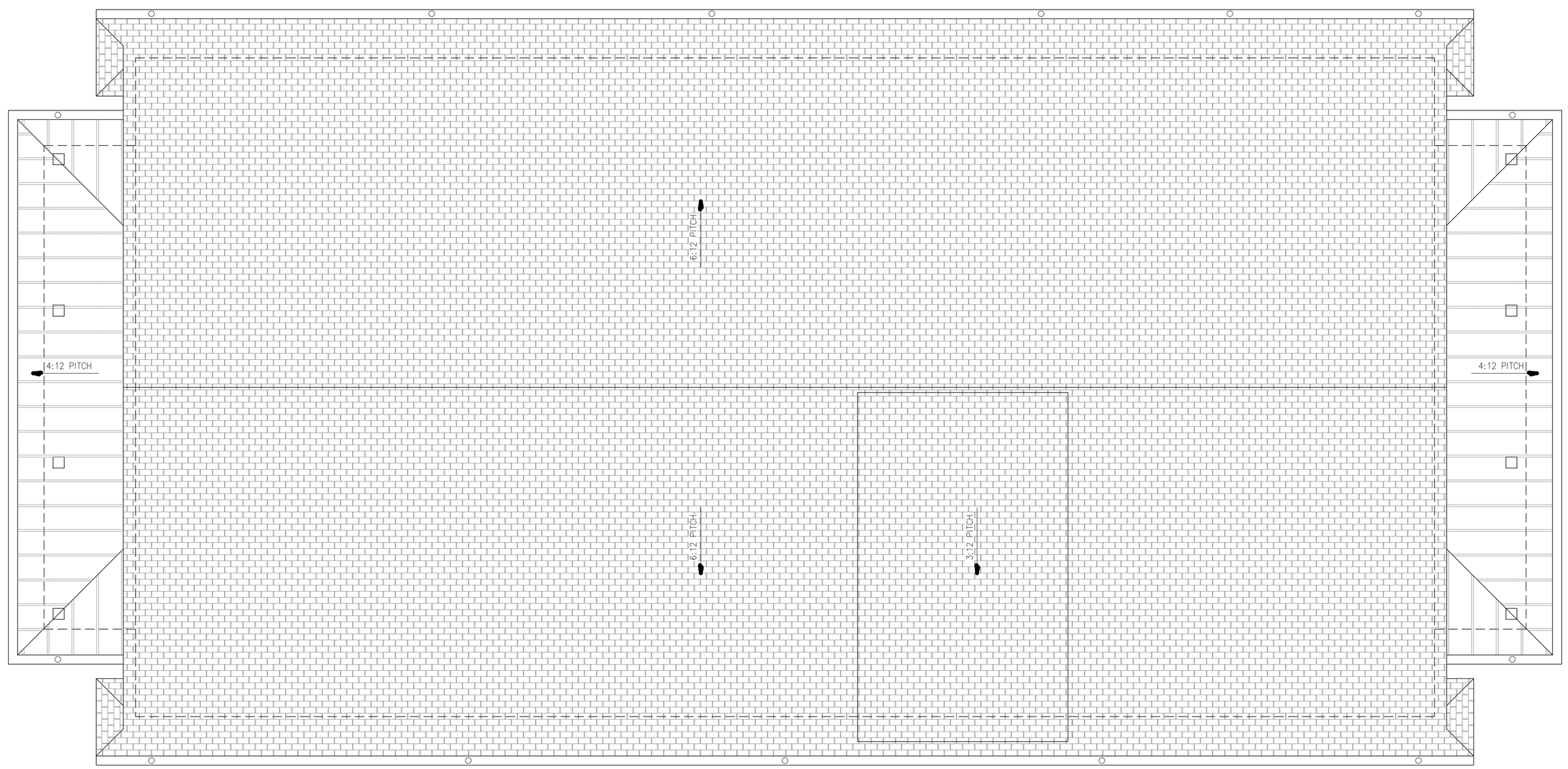

1 A1.5 ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN

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ATTACHMENT 4

2 A2.0 TYPICAL EXTERIOR LIGHT
SCALE: NOT TO SCALE

1 A2.0 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION

Sheet No. A2.0
Scale:

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ATTACHMENT 4

1 / A2.1 RIGHT SIDE ELEVATION
SCALE: 1 / 4" = 1'-0"

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EXTERIOR ELEVATION

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Scale:

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ATTACHMENT 4

2 A22 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 A22 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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Scale:

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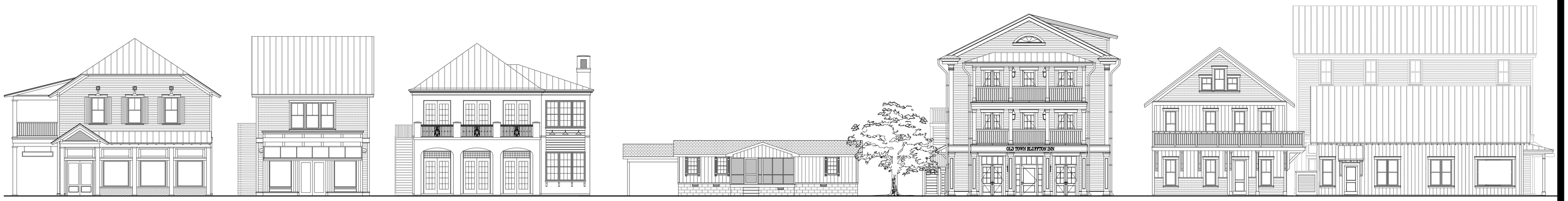
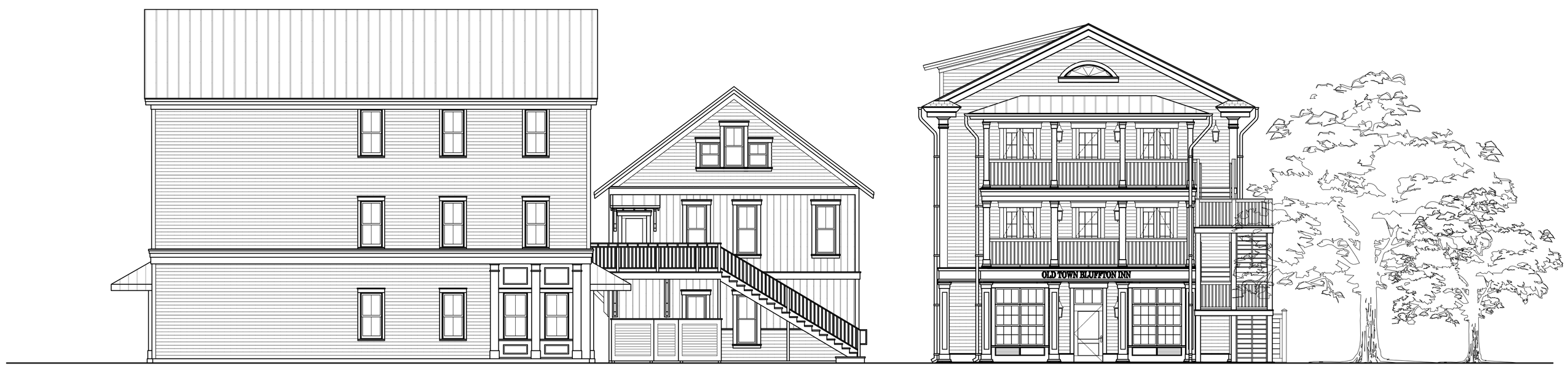


CORNER PERK THE ROOST THE FARM SINGLE FAMILY RES. OLD TOWN INN EDWARD JONES RECLAMATION



6 A2.3 LOT 4 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

5 A2.3 LOT 2 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

6 A2.3 LOT 1 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

1 A2.3 PARCEL 17 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

2 A2.3 LOT 1 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

3 A2.3 LOT 2 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

4 A2.3 LOT 3 ELEVATION
SCALE: 1 / 8" = 1 ' - 0 "

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Drawing Title:

STREETSCAPE ELEVATIONS

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Scale:

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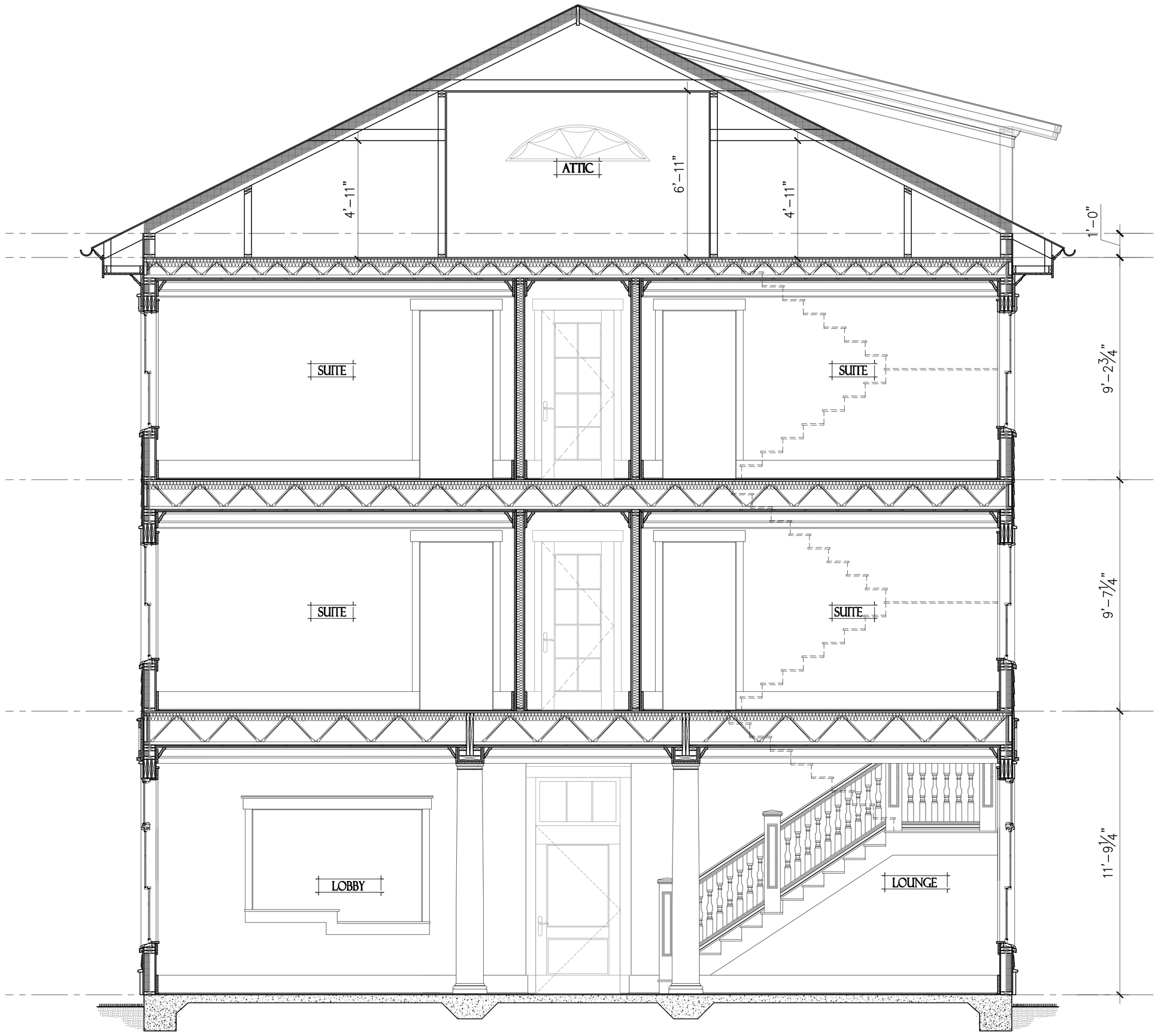
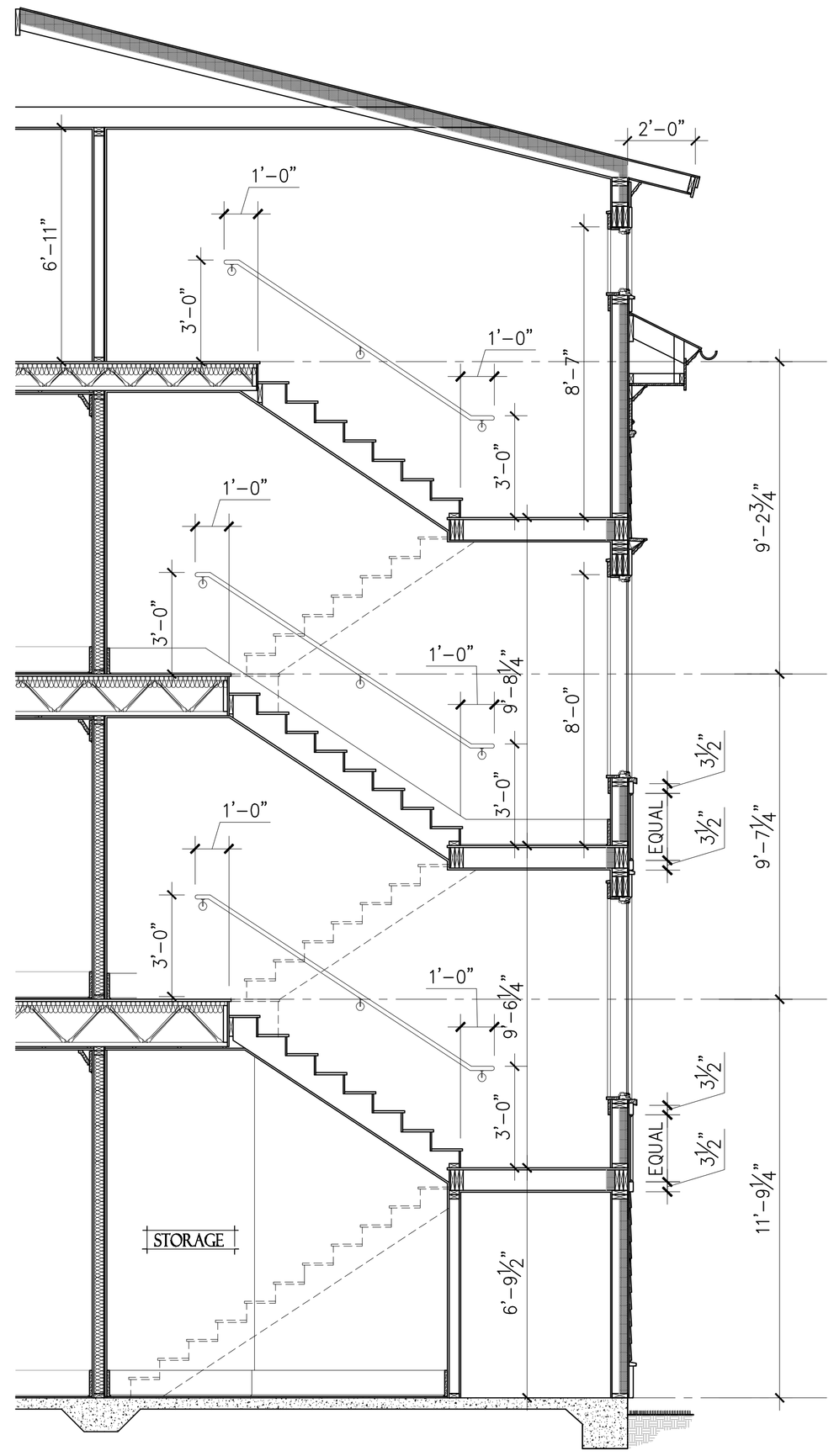


1 A3.0 BUILDING SECTION
SCALE: 3 / 8 " = 1 ' - 0 "



2 A3.0 SECTION AT STAIR
SCALE: 3 / 8 " = 1 ' - 0 "

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BUILDING SECTIONS

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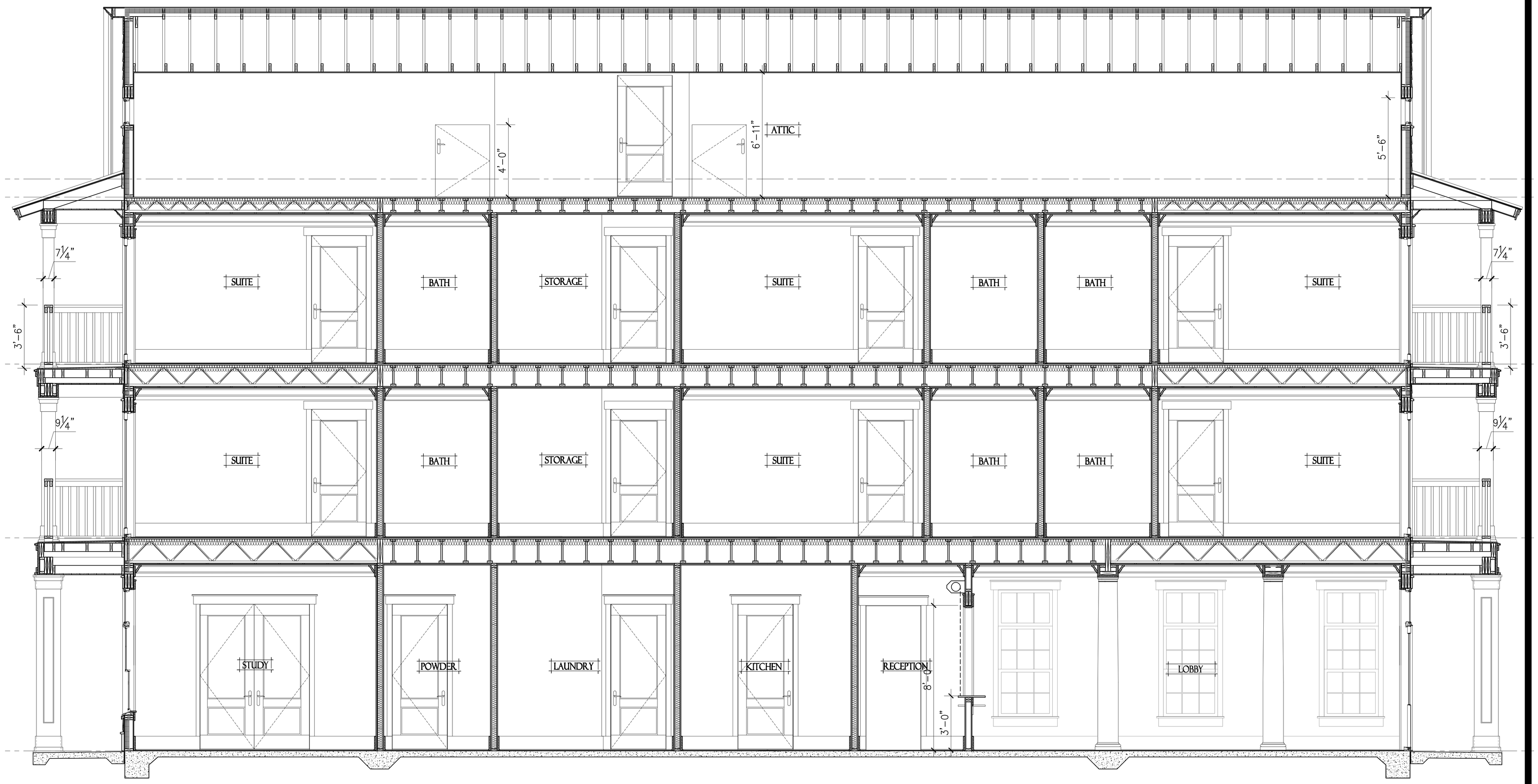

1 A3.1 BUILDING SECTION
SCALE: 3 / 8 " = 1 ' - 0 "

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BUILDING SECTION

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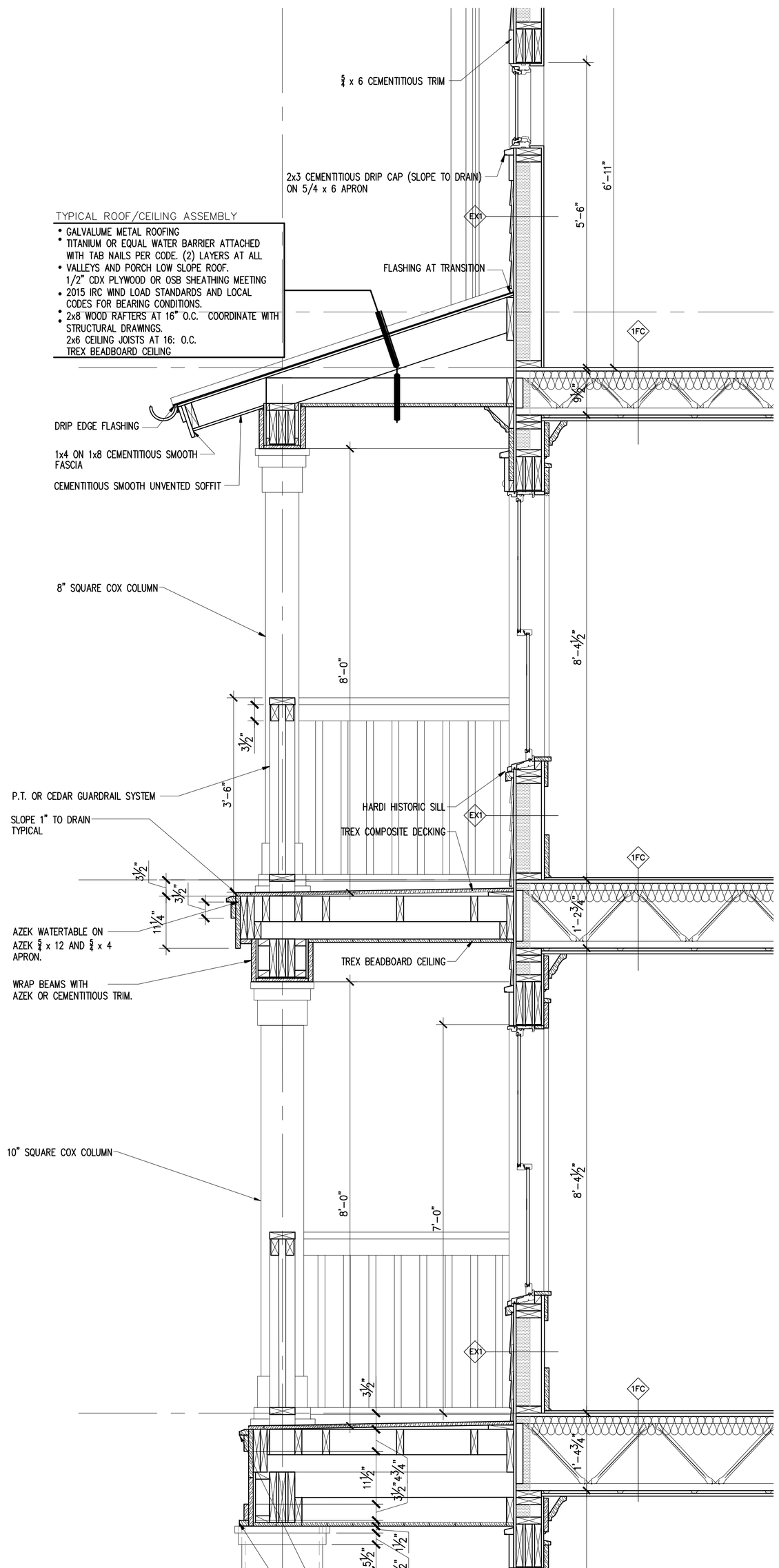
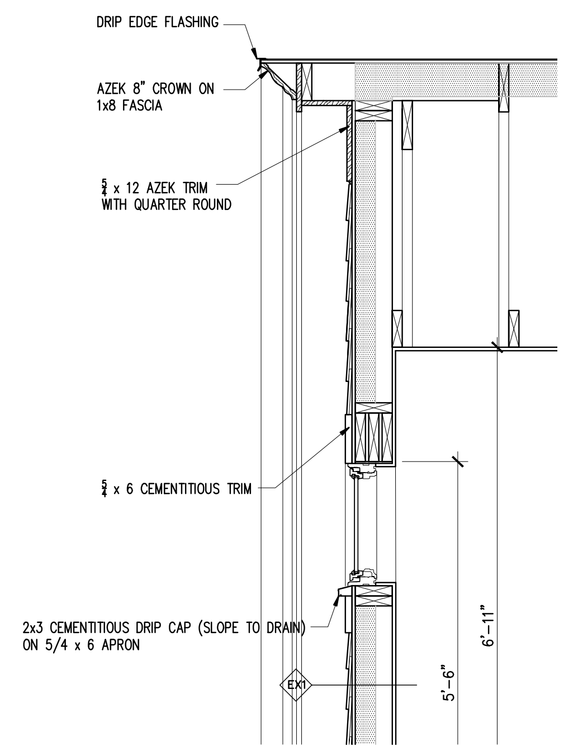
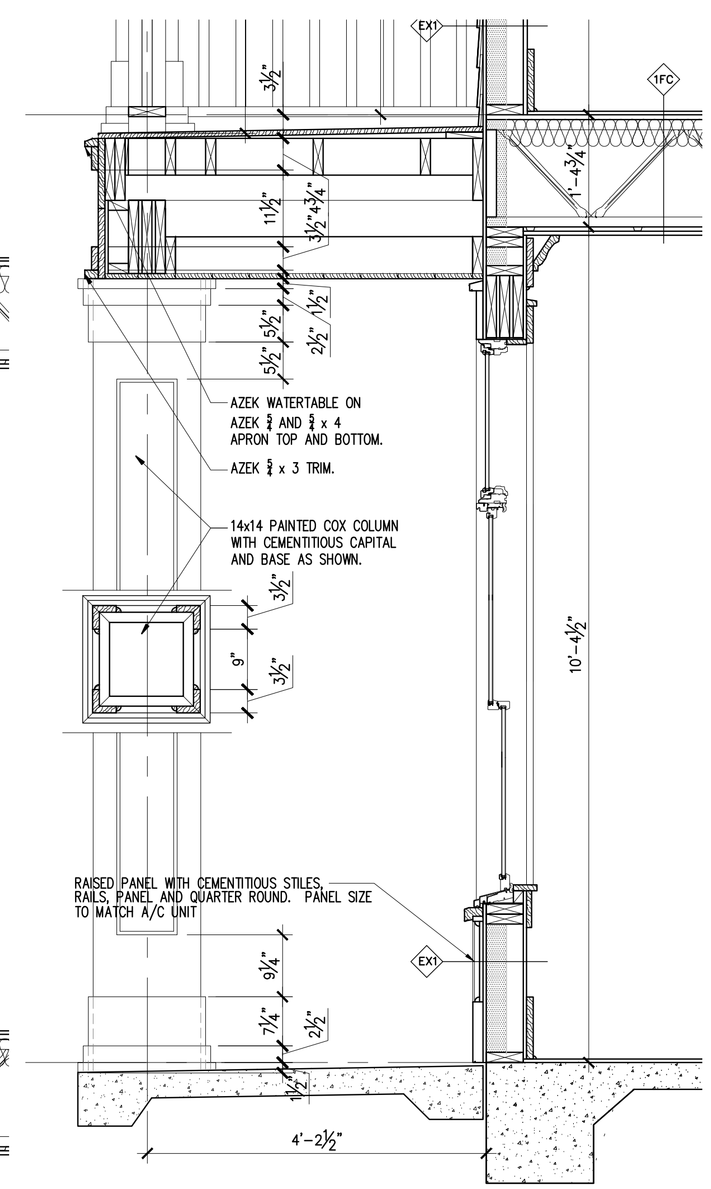
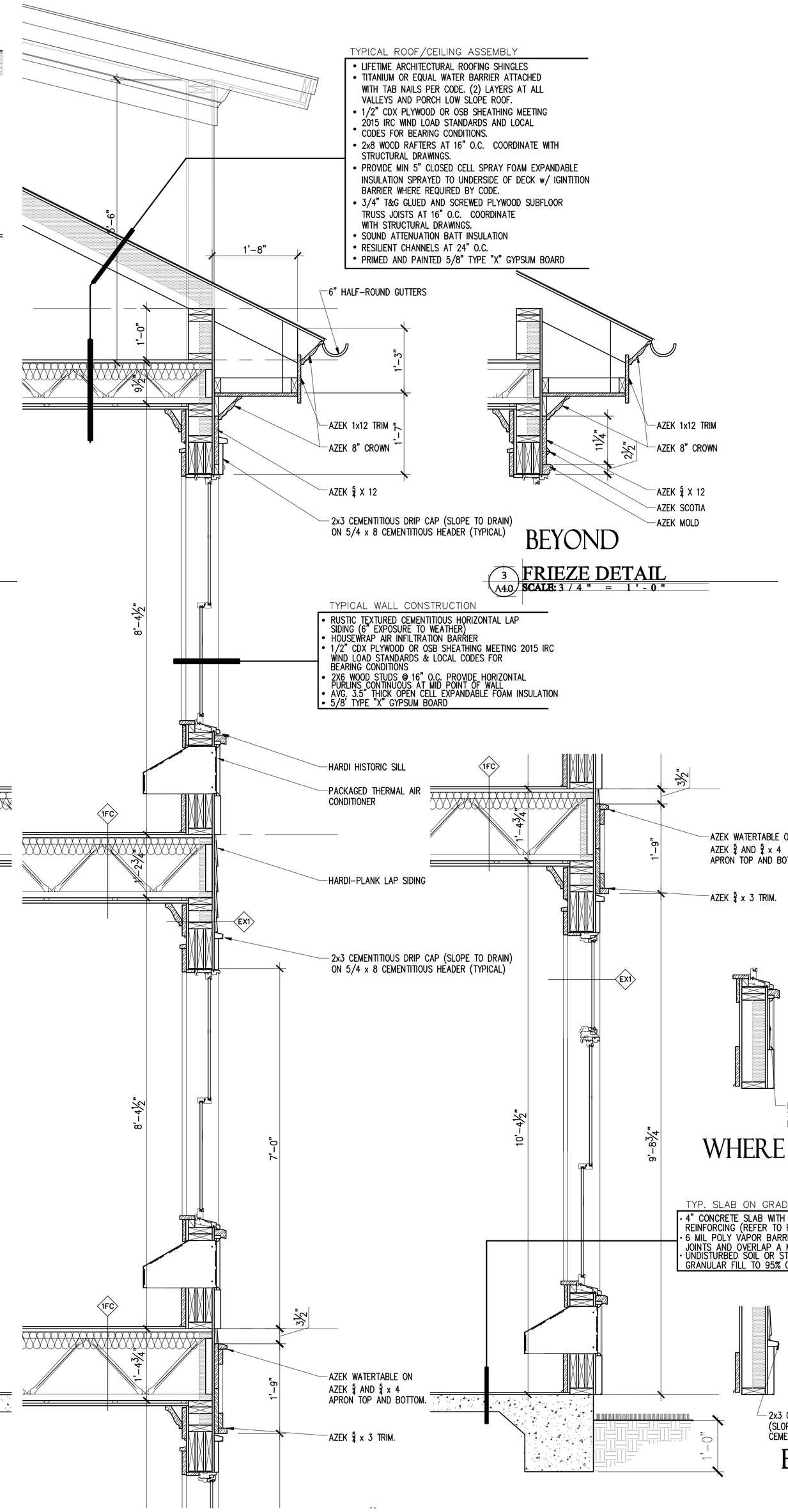


1 A4.0 PORCH DETAIL
SCALE: 3 / 4 " = 1 ' - 0 "



4 A4.0 GABLE END DETAIL
SCALE: 3 / 4 " = 1 ' - 0 "





2 A4.0 WALL DETAIL
SCALE: 3 / 4 " = 1 ' - 0 "

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Drawing Title:
WALL DETAILS

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Scale:

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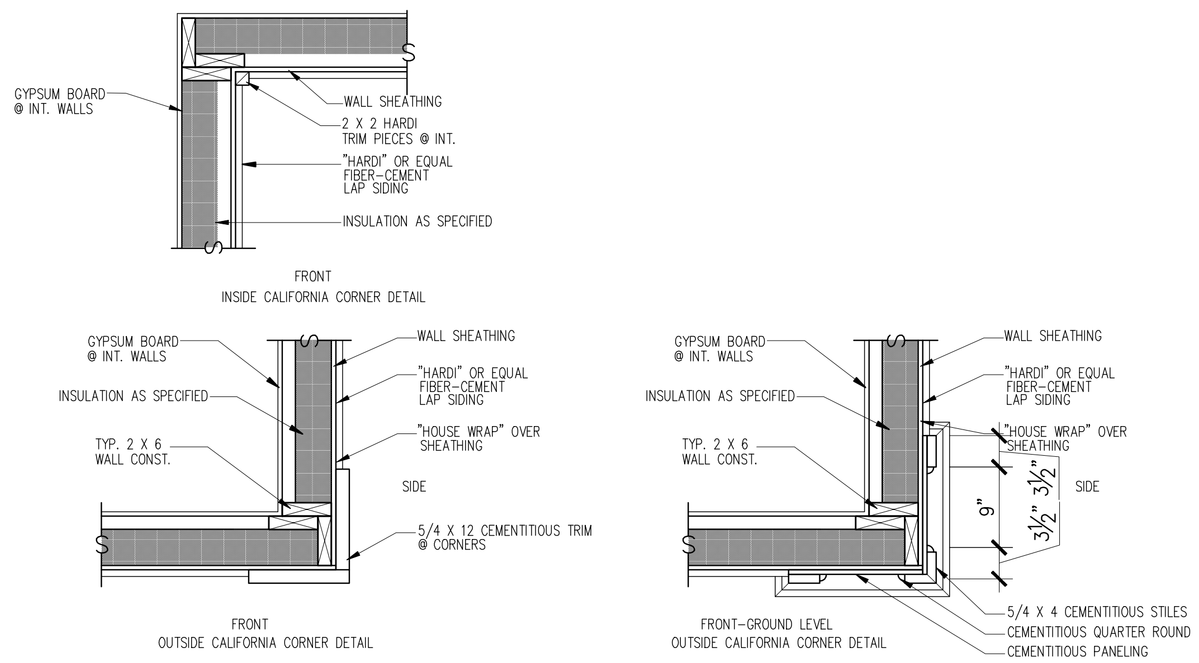

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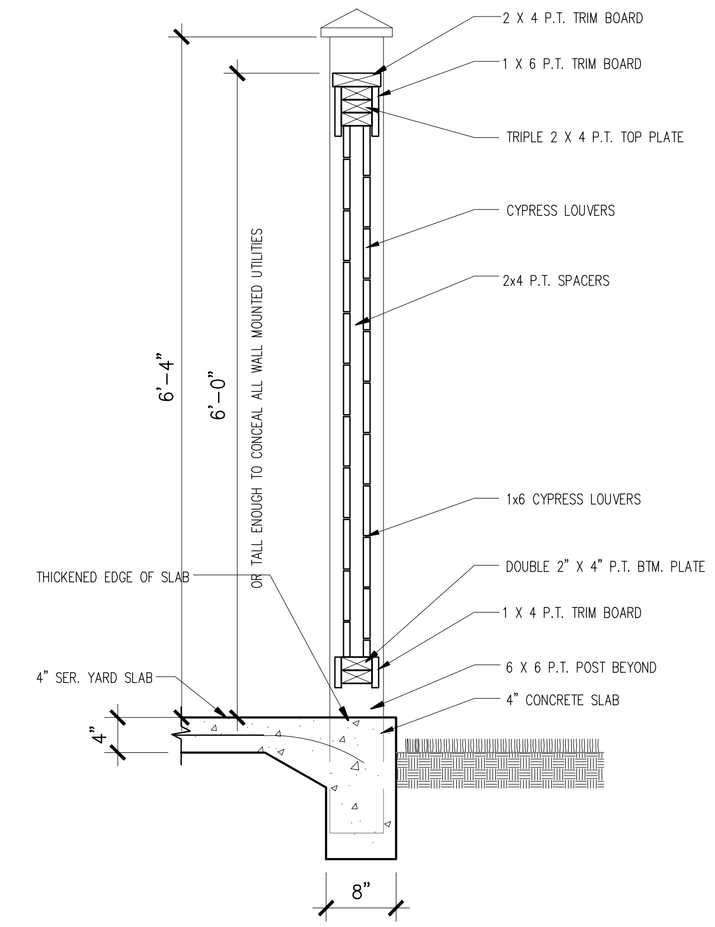
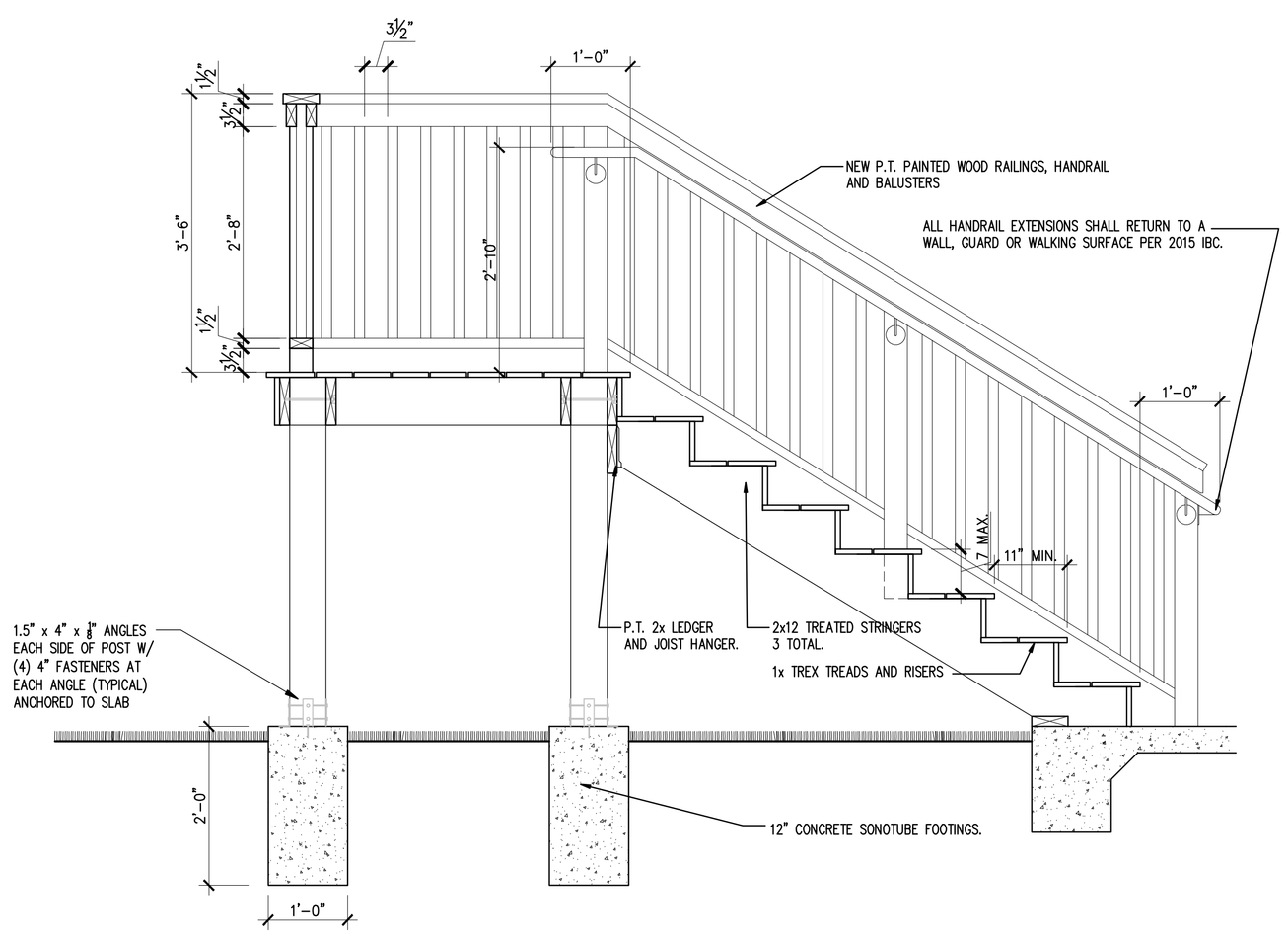
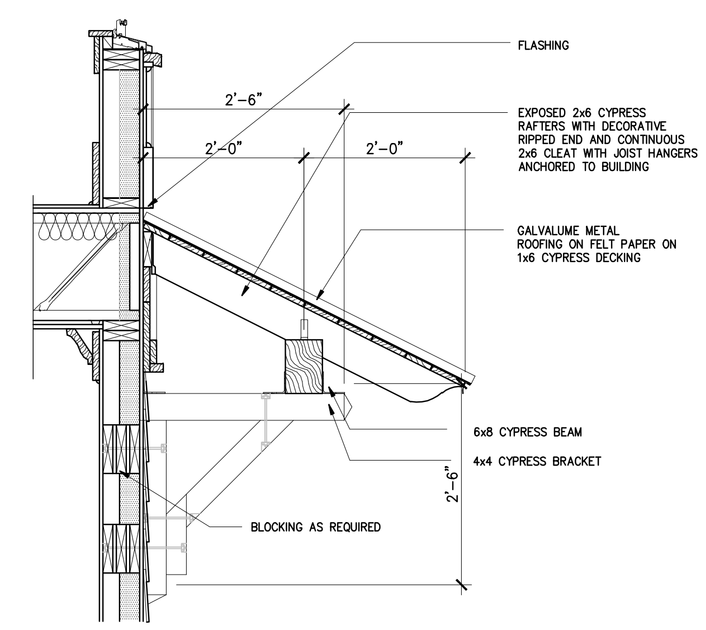
SCALE: 1" = 1'-0"



2 A4.1 SERVICE YARD DETAIL
SCALE: 1" = 1'-0"



3 A4.1 EGRESS STAIR DETAIL
SCALE: 3/4" = 1'-0"



1 A4.1 ROOF BRACKET DETAIL
SCALE: 3/4" = 1'-0"

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Stamped By:
Drawn By: KRG
Checked By: KRG
Date: 09.23.16
Revisions

Project No. 16127
File Name:
Drawing Title:

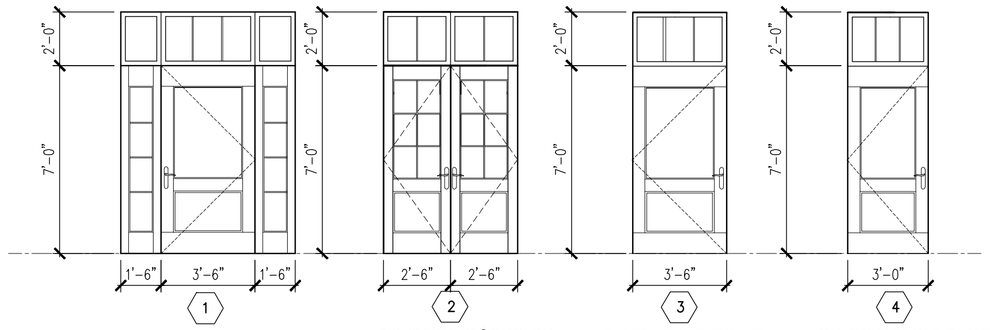
SCHEDULES AND
PARTITIONS

Sheet No. A4.1
Scale:

ATTACHMENT 4

TYPICAL WINDOW AND DOORS

EXTERIOR



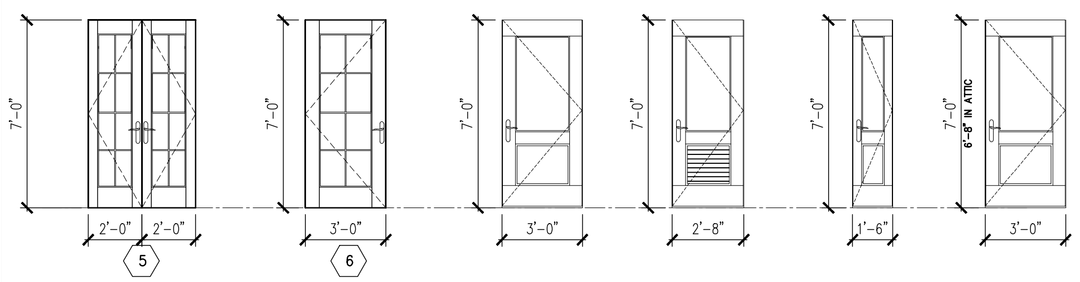
1
- SOLID CORE DOUG FIR WOOD ENTRY SYSTEM WITH TRANSOMS AND SIDELITES. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD

2
- PAIR OF FIBERGLASS ¾ GLAZED WOOD FRENCH DOOR SYSTEM WITH RANSOMS. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD
- THERMATRU OR EQUAL.

3
- SOLID CORE DOUG FIR WOOD ENTRY SYSTEM WITH TRANSOM MEETING IMPACT.
- PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD

4
- SOLID CORE FIBERGLASS ENTRY DOOR SYSTEM WITH TRANSOM.PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD
- THERMATRU OR EQUAL.

EXTERIOR / INTERIOR



5
- PAIR OF FIBERGLASS FULL GLAZED WOOD FRENCH DOOR SYSTEM. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD
- THERMATRU OR EQUAL.

6
- FIBERGLASS FULL GLAZED WOOD ENTRY DOOR SYSTEM. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- PROVIDE ADA THRESHOLD
- THERMATRU OR EQUAL.

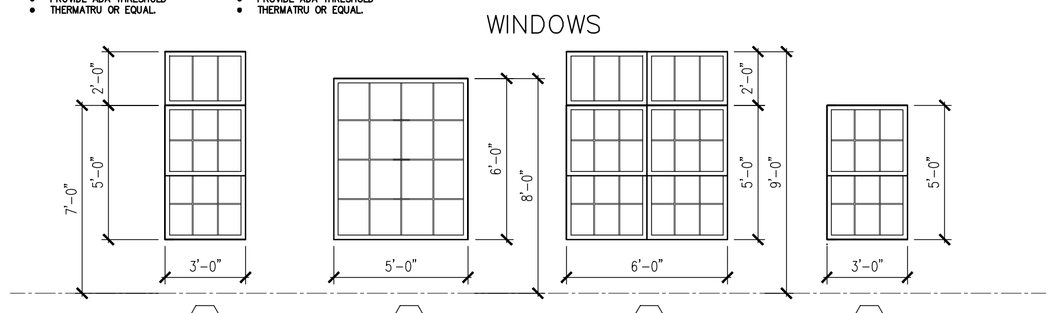
TYPICAL SUITE UNIT ENTRY DOOR
2 PANEL SOLID CORE
20 MINUTE RATED

TYPICAL SUITE BATHROOM DOOR
BOTTOM PANEL LOUVERED
3'-0" WIDE IN ADA UNIT
2'-6" WIDE IN GROUND FLOOR UNIT

TYPICAL SUITE UNIT CLOSET DOOR
2 PANEL SOLID CORE
3'-0" WIDE IN ADA UNIT

TYPICAL STAIR DOOR
TYPICAL ELEVATOR DOOR
2 PANEL SOLID CORE
60 MINUTE RATED

WINDOWS

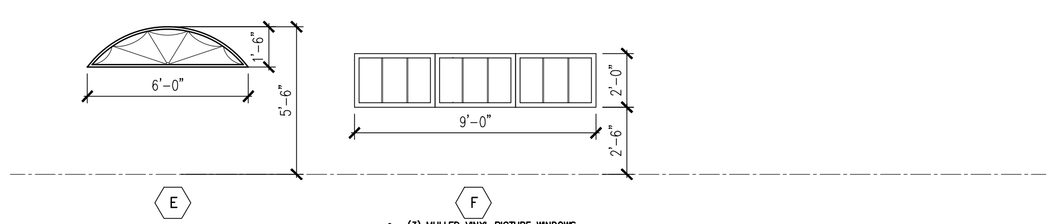


A
- VINYL SINGLE HUNG WINDOW WITH TRANSOM. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL (EGRESS)

B
- VINYL PICTURE WINDOW. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL

C
- (2) MULLED VINYL SINGLE HUNG WINDOW WITH TRANSOMS. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL (EGRESS)

D
- VINYL SINGLE HUNG WINDOW WITH TRANSOMS. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL (EGRESS)



E
- VINYL ELLIPTICAL WINDOW. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL

F
- (3) MULLED VINYL PICTURE WINDOWS. PROVIDE IMPACT PROTECTION PER THE 2015 IBC
- PROVIDE LOW-E, CLEAR ANODIZED GLAZING
- YKK OR EQUAL

GENERAL DOOR AND WINDOW NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THAT THE DOORS ORDERED ON BEHALF OF THIS PROJECT CONFORM WITH THE INTENT OF THESE DRAWINGS, ESPECIALLY WITH REGARDS TO SIZE, TYPE, DIRECTION, OF SWING AND OPERATION.

2. THE CONTRACTOR SHALL INSTALL THE DOORS AT THE PROPER ELEVATIONS AND IN ALIGNMENT WITH THE OTHER WORKS PER THE DRAWINGS AND DETAILS AND SHALL LEVEL, SQUARE AND PLUMB IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND SHOP DRAWINGS. UPON COMPLETION OF INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY FINAL ADJUSTMENTS TO ATTAIN NORMAL OPERATION OF THE DOORS AND THEIR HARDWARE. AFTER INSTALLATION THE CONTRACTOR SHALL PROTECT ALL EXPOSED PORTIONS OF THE WORK FROM DAMAGE.

3. ALL DOOR HARDWARE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT AND ANY OTHER JURISDICTION. THE MOST STRINGENT OF THE ABOVE STANDARDS SHALL APPLY. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO OPERATING MECHANISM DESIGN AND REQUIRED OPENING FORCE.

4. WALL OPENINGS REQUIRED TO BE FIRE PROTECTED SHALL BE PROTECTED BY APPROVED LISTED AND LABELED DOORS, WINDOWS AND SHUTTERS, AND THEIR ACCOMPANYING HARDWARE, INCLUDING ALL FRAMES, CLOSING DEVICES, ANCHORAGE AND SILLS, IN ACCORDANCE WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

5. INSTALL THRESHOLDS OVER THE ENTIRE OPENING WIDTH AT ALL ENTRY DOORS. PROVIDE PROVISIONS FOR CONCEALED ROD LATCHES AS REQUIRED. MAINTAIN ADA REQUIREMENT OF ½" MAXIMUM HEIGHT FROM FLOOR FINISH.

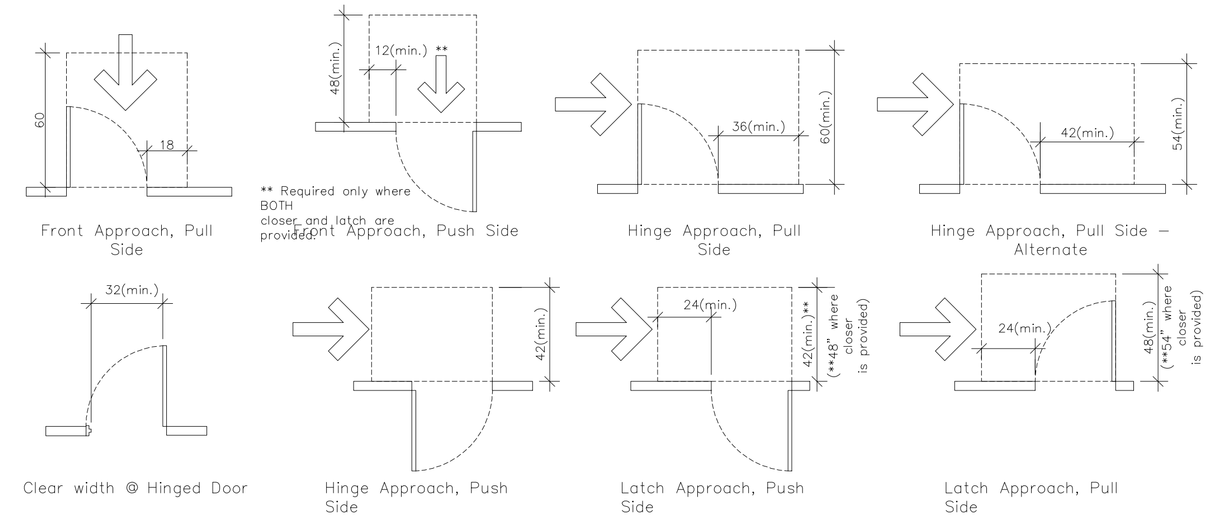
6. ALL ENTRY DOORS ARE TO RECEIVE SILENCERS.

7. PROVIDE WALL OR FLOOR STOPS AS NECESSARY AND AS APPLICABLE TO EACH DOOR LOCATION AND SWING.

8. PER TABLE 716.5 OF THE 2015 IBC:
   - A.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A THREE HOUR FIRE WALL OR BARRIER SHALL BE 3 HR. VISION PANELS NOT PERMITTED.
   - B.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A TWO HOUR AND 1½ HOUR FIRE WALLS OR BARRIERS SHALL BE 90 MIN. VISION PANEL SIZE MAXIMUM 100 SQUARE INCHES.
   - C.) MINIMUM FIRE DOOR ASSEMBLY RATING IN AN ONE HOUR SHAFT, EXIT ENCLOSURE AND EXIT PASSAGEWAY WALL SHALL BE 1 HOUR; 45 MINUTES AT FIRE BARRIERS AND EXTERIOR WALLS.
   - D.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A CORRIDOR WALL PARTITION SHALL BE 20 MINUTES.

10. PER TABLE 716.6 OF THE 2015 IBC:
   - A.) MINIMUM FIRE WINDOW ASSEMBLY RATING IN EXTERIOR WALLS GREATER THAN ONE HOUR, 1½ HOUR FIRE WINDOW ASSEMBLY RATING.
   - B.) MINIMUM FIRE WINDOW ASSEMBLY RATING IN EXTERIOR WALLS WITH A ONE HOUR RATING, ¾ HOUR FIRE WINDOW ASSEMBLY RATING.

1 A4.2 DOOR AND WINDOW SCHEDULE
SCALE: NOT TO SCALE

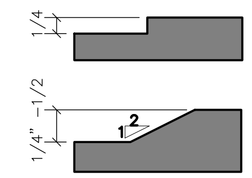


General Notes – Changes in Level

1) Vertical changes in level of 1/4" high maximum shall be permitted to be vertical.

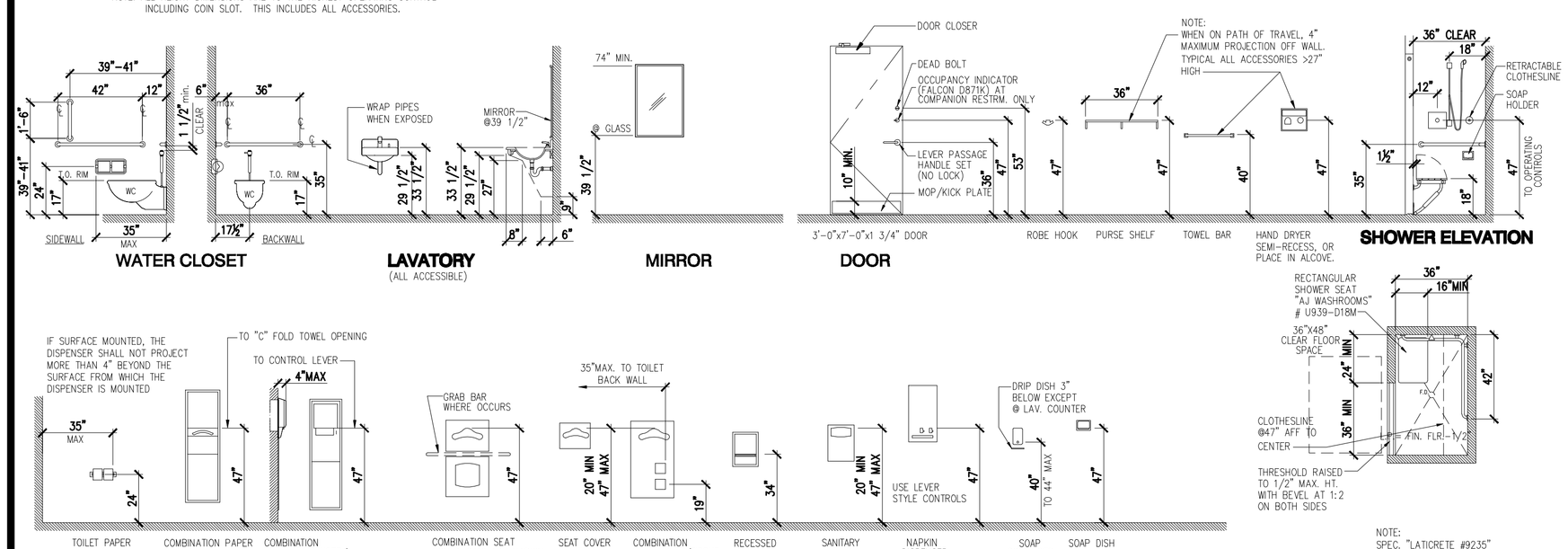
2) Changes in level between 1/4" min. and 1/2" max. shall be beveled with a slope not steeper than 1:2.

3) Changes in level greater than 1/2" shall be ramped.



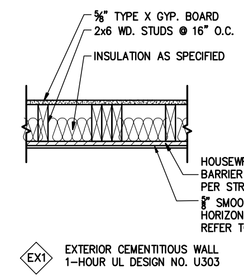
DESIGN CRITERIA
FOR ACCESSIBLE RESTROOMS

NOTE: ALL HEIGHT DIMENSIONS ARE TO THE HIGHEST OPERATING CONTROL INCLUDING COIN SLOT. THIS INCLUDES ALL ACCESSORIES.



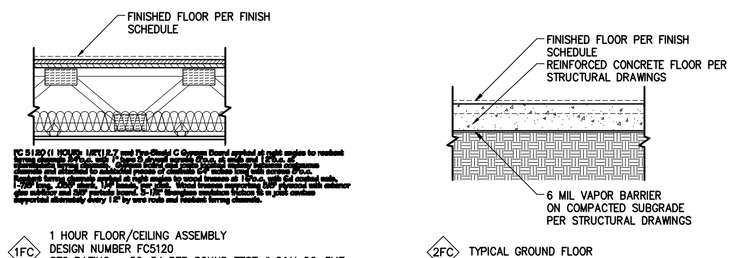
2 A4.2 ACCESSIBILITY REQUIREMENTS
SCALE: NOT TO SCALE

EXTERIOR WALLS:



EX1 EXTERIOR CEMENTITIOUS WALL
1–HOUR UL DESIGN NO. U303

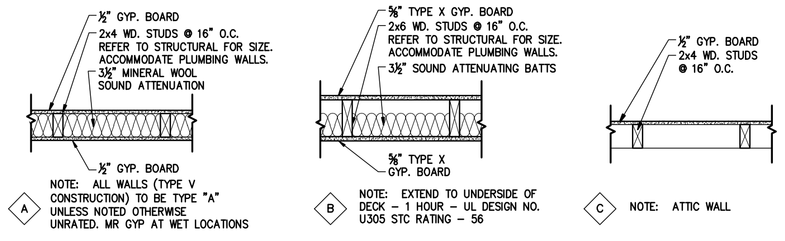
FLOORS/CEILINGS:



1FC 1 HOUR FLOOR/CEILING ASSEMBLY
DESIGN NUMBER FCS120
STC RATING – 50–54 PER SOUND TEST # G&H OC–3MT
IIC RATING – 73 PER SOUND TEST # G&H OC–3MT

2FC TYPICAL GROUND FLOOR

PARTITIONS:



A NOTE: ALL WALLS (TYPE V CONSTRUCTION) TO BE TYPE "A" UNLESS NOTED OTHERWISE UNRATED. MR GYP AT WET LOCATIONS

B NOTE: EXTEND TO UNDERSIDE OF DECK – 1 HOUR – UL DESIGN NO. U305 STC RATING – 56

C NOTE: ATTIC WALL

PER 2015 IBC SECTION 1207 SOUND TRANSMISSION:
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATION DWELLING UNITS FROM EACH OTHER OR PUBLIC SPACE SHALL HAVE AN STC RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIRBORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E 90. ALL PENETRATIONS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. FLOOR/CEILING ASSEMBLIES ALSO SHALL HAVE AN IIC RATING OF NOT LESS THAN 50 (45 IF FIELD TESTED) WHEN TESTED IN ACCORDANCE WITH ASTM E 492. THE OC SHALL COORDINATE WITH THE INTERIOR DESIGNER(S) AND PROVIDE THE PUBLISHED RATINGS TO THE BUILDING DEPARTMENT SATISFYING THESE REQUIREMENTS ONCE FINISHES ARE SELECTED. OR, PROVIDE FIELD TESTING ACCORDING TO ASTM E 90 AND 492 OR AS REQUESTED BY THE BUILDING OFFICIAL. ALL UL NUMBERS LISTED ARE FROM THE UL DIRECTORY.

3 A4.2 PARTITION SCHEDULE
SCALE: NOT TO SCALE

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Date: 09.23.16
Revisions

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SCHEDULES AND PARTITIONS

Sheet No. A4.2
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ATTACHMENT 4

Old Town Bluffton Inn

LANDMARK 2 LLC

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Beaufort County

KRA architecture + design

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Project No. 16127

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RENDERING

Sheet No. R1.0

Scale:

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PLAN REVIEW COMMENTS FOR COFA-08-16-010035

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
OLD TOWN

Plan Type:	**Historic District**	**Apply Date:**	**08/19/2016**
Plan Status:	**Active**	**Plan Address:**	**1321 May River Rd BLUFFTON, SC 29910**
Case Manager:	**Erin Schumacher**	**Plan PIN #:**	**R614 039 00A 0313 0000**
Plan Description:	**THE APPLICANT IS REQUESTING A CERTIFICATE OF APPROPRIATENESS FOR A THREE STORY BOUTIQUE INN WITH A TOTAL OF 13 ROOMS FOR GUESTS STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the August 29th meeting.**		

Staff Review (HD)

Submission #: 1 Recieved: 08/22/2016 Completed: 08/26/2016

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Growth Management Dept Review (HD)	08/26/2016	Erin Schumacher	Approved with Conditions

Comments:

1. Building heights and widths shall be visually similar to those in the neighboring vicinity. As such, an exhibit showing the streetscape with the massing of the existing and proposed buildings should be submitted with the final application. (UDO Section 5.15.5.F.1.a. and the Applications Manual)
2. Main Street buildings are required to provide an arcade, colonnade, marque, or awning along the front facade of the building to provide a pedestrian amenity. As proposed the balcony serves a similar function, but must be approved by the HPC as an allowable substitute for those architectural features noted in the UDO. (UDO Section 5.15.6.)
3. Submit an Exempt Plat application with a signed and sealed copies of an updated plat to include the areas of the building that encroach in the adjacent area (service yard, etc.) within the property boundaries. (Applications Manual)
3. The UDO permits rectangular, square, transom, and sidelight window configurations. The proposal indicates the use of fanlight window configuration in the main gable. This configuration must be reviewed and approved by the HPC as an appropriate substitute for the permitted configurations. (UDO Section 5.15.6.A)
4. The proposed columns on the balconies are round fiberglass columns. The UDO permits columns made of wood, cast iron, concrete with smooth finish, brick, and stone. Fiberglass is not a permitted material and must be revised to a permitted material. (UDO Section 5.15.6.H.2.a.)
5. For the final application provide a landscape plan noting foundation plantings, street tree locations, and any landscaping proposed for buffering; as well provide architectural details of the railing and baluster, a typical window detail, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)
6. The architectural detailing of the structure appears inconsistent. There is a mix of vernacular and classical components that causes visual discord. The contrast of square bracketing and round columns and the square and turned balusters is stylistically inconsistent and would benefit from revision. (UDO Section 5.15.6.A. and Traditional Building Patterns Section 56)
7. The chimney material shown on the plans appears to be cement fiber siding with corner boards. The UDO allows chimney finishes to included brick, tabby or stucco. The finish material must be revised to a permitted material. (UDO Section 5.15.6.E.8.b.)
8. The project analysis notes a metal shroud at the chimney. The UDO states that metal spark arrestors, exposed metal flues, or pre-fabricated chimney caps are not permitted. If the metal shroud is exposed, it must be revised. (UDO Section 5.15.6.E.8.c.)
8. For the final application, provide architectural details and mechanical specification required for the exhaust vent to ensure that the architectural housing meets the requirements for the required mechanical equipment. (Applications Manual)
9. A letter of approval from the Calhoun Street Promenade Architectural Standards Committee must be provided stating that the plans have been reviewed and approved. (Applications Manual)

HPRC Review	08/24/2016	Erin Schumacher	Approved with Conditions

Comments:

1. Consideration should be made regarding the computability of the proposed structure with the neighboring residential property to the west. Gutters on the west side of the building, relocation of the exterior air handlers to the other side of the building, or moving them further away from the adjoining neighbors house are some suggested modification to lessen the impact on the neighboring home. (UDO Sections 3.18.3.D.)
2. The column capitals on the first floor elevation are ill proportioned with the width of the column below and should be revised to have a better proportional relationship. As well, the corner board of the upper levels should be increased in width to have better proportion to the columns below. These corner boards should wrap the corner and be the correct size on the side elevation as well. (UDO Section 5.15.5.F.4.a. and Traditional Construction Patterns Section 6)
3. Based on traditional architectural principles, the columns on the balcony should follow a hierarchy with the upper columns having a smaller diameter than those of the lower levels. (UDO Section 5.15.6.A. and Traditional Construction Patterns 3)
4. The window/door head casing of the third floor windows/doors should be equal to or wider than the jamb casing, and should not be less than one-sixth the opening width. The current configuration appears to have a head casing detail that is too narrow and different than the other windows/doors and should be revised for consistency. (UDO Section 5.15.6.A. and Traditional Construction Patterns Section 38)
5. Provide additional information and an architectural detail of the proposed louvered A/C vents under the windows. (Applications Manual)
Recommendation: The right side elevation would benefit from a faux louver or additional architectural detailing on the panel between the two stacked windows.

Addressing Review	08/22/2016	Theresa Thorsen	Approved

Comments:

1. No comments.

Beaufort Jasper Water and Sewer Review	08/26/2016	Dick Deuel	Approved

Comments:

No Comments Submitted.

Transportation Department Review - HD	08/25/2016	Kevin Icard	Approved

Comments:

1. No Comments

Watershed Management Review	08/26/2016	William Baugher	Approved

Comments:

No Comments Submitted.

Plan Review Case Notes:

ATTACHMENT 6

To Whom It May Concern:

The Promenade has reviews the proposed plans for Lot 1 and hereby grants its approval of the design of the building and the landscape design plan.

9/6/14

Bill Herbskersman Date