TOWN OF BLUFFTON

STAFF REPORT
Department of Growth Management

MEETING DATE:	August 24, 2016
PROJECT:	7 Johnston Way – Commercial Structure Certificate of Appropriateness Highway Corridor Overlay
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Michael Kronimus, on behalf of the parcel owner B2K, LLC, requests that the Planning Commission approve the following application:

> **COFA-08-16-9998.** A Certificate of Appropriateness to permit the construction of a two story mixed-use commercial structure of approximately 5,000 SF on the property located at 7 Johnston Way within the Bluffton Village Development, and zoned Bluffton Village PUD.

INTRODUCTION: Bluffton Village is a 29.31 acre mixed-use development located on Bluffton Road (SC Hwy 46) which was approved by Town Council on October 18, 2000 through the approval of a Development Agreement, Planned Unit Development (PUD), and Master Plan. The Bluffton Village Development Agreement, PUD and Master Plan provide for the zoning regulations, arrangement of land uses, and maximum number of development rights for the development. Per the Development Agreement, the permitted development rights allow a maximum of 38 attached residential townhouse units, one dependency unit per townhouse unit (not to exceed 800 square feet), and 212,750 heated square feet for commercial, retail, civic, and/or multi-family use. The Development Permit for the subject parcel was approved by Planning Commission on November 17, 2000. On December 14, 2005, Town Council approved the Bluffton Village Development Agreement First Amendment which provided, among other things, the allocation of development rights to each of the lots within the development with the subject parcel receiving 5,000 SF

PARCEL LOCATION MAP

The Applicant is proposing the construction of a commercial building of approximately 5,000 SF, along with the associated lighting and landscaping improvements. The subject development is located at the intersection of Johnston Way and Bluffton Road (SC 46).

The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission providing authority over the architectural, landscaping, and lighting design only.

PROJECT LOCATION MAP

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance, the Planning 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.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness- HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.

    a) *Finding.* The project is located in the Bluffton Village PUD and is part of the Bluffton Village Master Plan. There are specific design standards established by the Development Agreement for the PUD. Specifically, the development utilizes the 2000 Town of Bluffton Zoning Ordinance including the Highway Corridor Overlay District (HCOD), subject to certain modifications called out in the PUD and Master Plan. As a result, the design criteria of Article 5 of the current Unified Development Ordinance does not apply to this proposal.

2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

    The property is located in the Bluffton Village Development Agreement as amended, the Bluffton Village PUD and is identified on the Bluffton Village Master Plan as a building pad designated for a commercial building with a maximum footprint of 2,500 SF with an allocation of 5,000 SF of development rights. As a result, the property is subject to the 2000 Town of Bluffton Zoning Ordinance, as modified, which contain architectural, landscaping, and lighting design standards for properties located in the Highway Corridor Overlay District (HCOD).

A. DEVELOPMENT AGREEMENT

The Bluffton Village Development Agreement, as amended, provides for the development rights, densities, and regulations for the development of the Bluffton Village for the duration of the Agreement. The Agreement provides certain assurances to Developer and the Town regarding the maximum residential and mixed use structures which may be constructed at build-out,

the necessary public and private infrastructure is provided to support the development, and that the zoning regulations will not change for the duration of the Agreement's term.

Development Rights

Finding – First Amendment (October 18, 2005). Per the Development Agreement First amendment, this lot is allocated 5,000 SF of developable heated square footage. The application for this project has shown a three story structure with the first floor shown as a restaurant, the second floor as a professional office, and the third floor as storage space. Upon inquiry of the use of the third floor storage space, the Applicant indicated that intent is to utilize the area for document storage which will require it to be conditioned (heated/cooled). This third floor conditioned area would put the proposed heated square footage significantly above the 5,000 SF allocated to the parcel in question. Per the First Amendment of the Development Agreement, the total allowed square footage for the entire development may be designated by the Developer, with flexibility regarding assigned square footages to any particular building site, so long as the maximum square footage is not exceeded. The Developer has since sold all of the lots and their allocated development rights to third parties. As such, the Applicant will need to acquire the necessary additional square footage of development rights from another owner of an undeveloped lot within Bluffton Village to construct the building as proposed. Once the Applicant negotiates the acquisition of development rights, an Assignment of Rights will need to be executed by the parties, acknowledged by the Town, and recorded in the Office of the Register of Deeds Official Records Book for the transfer to be complete.

B. BLUFFTON VILLAGE PUD/MASTER PLAN

The property is noted in the Bluffton Village Master Plan, at the north-eastern edge of the Town of Bluffton boundary. The intent for development is to serve as an important gateway into the Town of Bluffton with a friendly, neighborhood setting based on Traditional Neighborhood Design (TND) principles, and focused on strengthening the bonds of community through daily causal contact. The Bluffton Village Master Plan includes Exhibit K - preliminary architectural code-Bluffton Village and also refers to the Town of Bluffton Zoning Ordinance for development standards. In particular, the Highway Corridor Overlay District (HCOD) provides design standards for the application at hand.

Architecture

1) *Finding – General Principles.* Section 5.15.9.C.3. and 5.15.9.F. of the Town of Bluffton Zoning Ordinance (TOB-ZO) states that accessory structures should be architecturally compatible with primary structures. Not enough information was provided regarding the site accessory structures (i.e. dumpster enclosure) to determine if they meet the

requirements. Provide additional information on the typical dumpster enclosures.

2) *Finding – General Principles.* Section 5.15.9.C.4. of the TOB-ZO states that the maximum building height is forty-five feet and that unoccupied architectural features shall be reviewed on a case-by-case basis and will require approval by the Bluffton Fire Marshall prior to CRB Review. The proposal shows a chimney structure that exceeds the 45 foot maximum. The Planning Commission must review this architectural feature and find it to be appropriate. As well, Staff has contacted the Fire Marshall regarding approval of the appurtenance.

3) *Finding – Inappropriate Exterior Materials and Architectural Elements.* Section 5.15.9.E.3. of the TOB-ZO states that long, unarticulated or blank facades are considered incompatible and inappropriate. The right side of the first floor elevation labeled South Elevation (actually the North Elevation) on sheet A2.0 is blank and could benefit from the addition of an architectural feature or detailing that would articulate that portion of the structure.

4) *Finding – Inappropriate Exterior Materials and Architectural Elements.* Section 5.15.9.E.4. of the TOB-ZO states that incongruity of architectural details resulting in a disturbing appearance are considered incompatible and inappropriate. The window pane pattern is incongruent from façade to façade. Specifically, Window D and Window G noted on sheet A5.0 are both 3'-0" by 3'-0"; however, one has only a vertical muntin while the other has both a vertical and horizontal muntin. For consistency between facades, the window pane pattern should be the same on these windows.

Lighting

1) *Finding – Lighting.* Section 5.15.11.B. and of the TOB-ZO permits lighting for exterior architectural, display and decorative lighting provided such lighting meets the foot-candle requirements for lighting as provided in Section 5.15.11.E.b. of the TOB-ZO. No information was provided regarding the lighting fixtures or illumination levels. This information must be submitted for review to ensure compliance is achieved for the required illumination levels.

Other

5) *Finding –Other Requirements.* Section 5.15.12. of the TOB-ZO states that all trash receptacles, dumpsters, ductwork, fixed operating machinery, and other such utility equipment shall be either screened from view or located so that they are not visible from the highway. There was a dumpster pad installed as part of the development plan. Not enough information was provided regarding the site accessory structures (i.e. dumpster enclosures, grease traps, etc) to determine if they meet the

requirements. Provide additional information showing how any outdoor equipment or trash receptacles will be screened.

6) *Finding* – Concept/Plan Provisions. Section 5.8.7.E.5. of the Bluffton Village Master Plan states the all architecture in Bluffton Village will comply with the stringent and regulated set of guidelines (Exhibit A and K). These guidelines were later supplemented with more expansive Bluffton Villages Architectural Design Guidelines which were approved by the Bluffton Historic Preservation Commission and serve as the rules and regulations of architecture and construction practices. It is further noted that the enforcement of the Guidelines and issuance of the building permit shall be the responsibility of the Town Manager, or designee, subject to submission approval of required plans complying with the Guidelines. If there is a question as to whether or not the plan complies with the Guidelines it will be referred to the Bluffton Planning Commission. During plan review, Town Staff noted several aspects of the proposed design that do not meet the design standards established in the document noted above. The items of concern are the following:

A. This building pad is denoted as a Street Front Building Type which has a maximum building height allowance of 35 feet. The proposed building is 43 feet tall which exceed that which is permitted by the design standards.
B. The minimum depth permitted for Porches/Colonnades/ Arcades is 8 feet clear. What has been proposed is 6 feet clear.
C. Stucco surfaces shall be fine or medium sand float finish. What has been proposed is tabby.
D. Columns shall be spaced no farther apart than they are tall. The columns proposed on the elevation noted as West Elevation (actually East Elevation) do not meet this requirement.
E. Columns shall be brick, wood, cast iron, cast stone or stucco over concrete with smooth finish. Not enough information was provided to determine if this standard has been met.
F. Shutters must be operable with all hardware, and made of wood or approved substitute. Not enough information was presented to determine if this standard has been met.

C. DEVELOPMENT PLAN

The Final Development Plan was reviewed and approved by the Planning Commission on November 17, 2000.

1) *Finding. Preliminary Development Plan.* This application is a property within the Bluffton Village development. The development plan included designs for the infrastructure improvements, streetscape

landscaping, and site landscaping along with other development improvements. This site in particular calls for street trees along Johnston Way and landscaping throughout the required highway corridor buffer area. The required landscaping has been installed.

D. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
The Declaration of Covenants, Conditions, and Restrictions for the Bluffton Village Master Plan.

1) *Finding. Declaration of Covenants, Conditions, and Restrictions for Bluffton Village Town Center.* The Covenants, Conditions and Restrictions for Bluffton Village Town Center establishes a requirement for review by the Architectural Standards Committee for any building, improvement, structure or accompanying facility of any kind…shall be erected, placed, situated or altered unless it has been submitted and approved in writing by the Committee. The Architectural Standards Committee has adopted the Bluffton Village Town Center Design Standards which serve as a guide for Owners in the design of improvements in Bluffton Village. The applicant has provided copy of an email exchange noting the approval of the proposed development by the Architectural Standards Committee. The Applicant shall confirm conformance with the covenants and restriction which are recorded with the Bluffton Village Master Plan with a written final approval from the Declarant.

3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.

    a. *Finding.* The application has been reviewed by Town Staff and has been determined to be complete and that it meets all requirements of the Applications Manual.

TOWN STAFF RECOMMENDATION: Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions:

1. Development Agreement.
    a. Per the First Amendment of the Bluffton Village Development Agreement, an assignment of rights, transferring additional developable square footage to this parcel from another undeveloped site within the Bluffton Village Development, must be properly executed and recorded.

2. Architecture
    a. Per Section 5.15.9.C.3. and 5.15.9.F. of the TOB-ZO, the design of the accessory structures must coordinate with the general style of architecture in the primary structure. Provide additional drawings of

the dumpster enclosure so that they may be reviewed for conformance.

b. Per Section 5.15.9.C.4. of the TOB-ZO, the Planning Commission must make a determination on the appropriateness of the architectural feature that exceeds the 45 foot maximum permitted height.
c. Per Section 5.15.9.E.3. of the TOB-ZO, an architectural feature or detailing that would articulate the façade must be added to the right side of the first floor elevation labeled South Elevation (actually the North Elevation).
d. Per Section 5.15.9.E.4. of the TOB-ZO, the Window D and Window G must be revised to have a consistent window pane pattern.

3. Lighting
   a. Per Section 5.15.11.B. and of the TOB-ZO, provide information on the proposed lighting fixtures and illumination levels to show that they comply with the foot-candle requirements of Section 5.15.11.E.b. of the TOB-ZO.

4. Other
   a. Per Section 5.15.12. of the TOB-ZO, provide information noting how any outdoor equipment or trash receptacles will be screened.
   b. Per Section 5.8.7.E.5. of the Bluffton Village Master Plan, Planning Commission must make a determination on the appropriateness of permitting deviations from the design standard outlined in the Bluffton Village Architectural Design Guidelines to permit the following:

      i. Exceeding the maximum building height allowance of 35 feet to allow for the proposed building of 43 feet in height.
      ii. A deviation from the minimum depth permitted for Porches/Colonnades/ Arcades of 8 feet clear to the proposed 6 feet clear.
      iii. A deviation to allow the stucco surfaces to be tabby rather than the fine or medium sand float finish that is permitted.
      iv. A deviation to allow the columns spacing to exceed the standard of "no farther apart than they are tall" on the elevation noted as West Elevation.

   c. Per Section 5.8.7.E.5. of the Bluffton Village Master Plan, additional information must be provided for the following items so that they may be reviewed by the Planning Commission to ensure compliance with the standards set forth:

      i. The proposed shutter material and design and to show that they meet the permitted material and operable requirement with necessary hardware.
      ii. The proposed column material to show that those proposed meet a permitted material.

5. Additional Requirements.
    a. Signage Permits must be submitted to the Town of Bluffton for review and approval for the signage proposed for each business located in the structure.
    b. A letter from the Architectural Standards Committed responsible for reviewing the plans for conformance with the Bluffton Village Architectural Design Guidelines stating that the proposed project is in accordance with the established design standards shall be provided to Town Staff before the Certificate of Appropriateness is issued.

ATTACHMENTS:

1. Narrative
2. Landscape, Lighting, and Architecture Plan Package
3. Correspondence with ARC

ATTACHMENT 1

KRA architecture + design

Two Verdier Plantation Road Bluffton, SC 29910 | t 843.815.2021 f 843.706.9480 | toll free 888.KRA.arch | www.krasc.com

August 5, 2016

Town of Bluffton
Planning Director

Re: Andes Frickin Chickin

Erin,

This serves as a narrative for the above noted project. We propose to build in Bluffton Village on Lot 2. The first floor will consist of a restaurant of approx. 2,500 sf. The second floor will consist of office space of 2,500 sf. The bulding is low country vernacular with colors that are earth tones.

Sincerely,

Michael W Kronimus
KRA architecture + design

ATTACHEMENT 2

KRA Architecture and Design

2 Verdier Plantation Road
Bluffton, SC 29910

843-815-2021 (phone)

Andes Fricken Chicken

Lot 2 Bluffton Village

Bluffton, SC

B2K Development, LLC
FOR Construction

PROJECT DIRECTORY

MEP ENGINEER
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(843) 263-1792
rlondono@londonoengineering.com

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(843) 645-2111
mattbader@fullcircledevelopmentsc.com

CIVIL ENGINEER
Ward Edwards Engineering
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(843) 837-5250
wpowell@wardedwards.com

STRUCTURAL ENGINEER
Southern Consulting Engineering
Tony Austin, PE
105 Central Ave 200-B
Goose Creek, SC 29445
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Fax: (843) 351-7110
E-mail: tony.austin@sci-engng.com

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Andes
Frickin Chicken
BLUFFTON VILLAGE
Lot 2
Bluffton, SC

KRA architecture + design
KRA architecture + design
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STATE OF SOUTH CAROLINA
KRA, INC
Hilton Head Island, SC
No. B93605
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
KEVIN ROGER GRENIER
7332
REGISTERED ARCHITECT

Stamped By:
Drawn By: KRG
Checked By: MWK
Date: 06.17.16
Revisions

Project No.
File Name:
Drawing Title:

COVER PAGE

Sheet No. **A0.0**
Scale:

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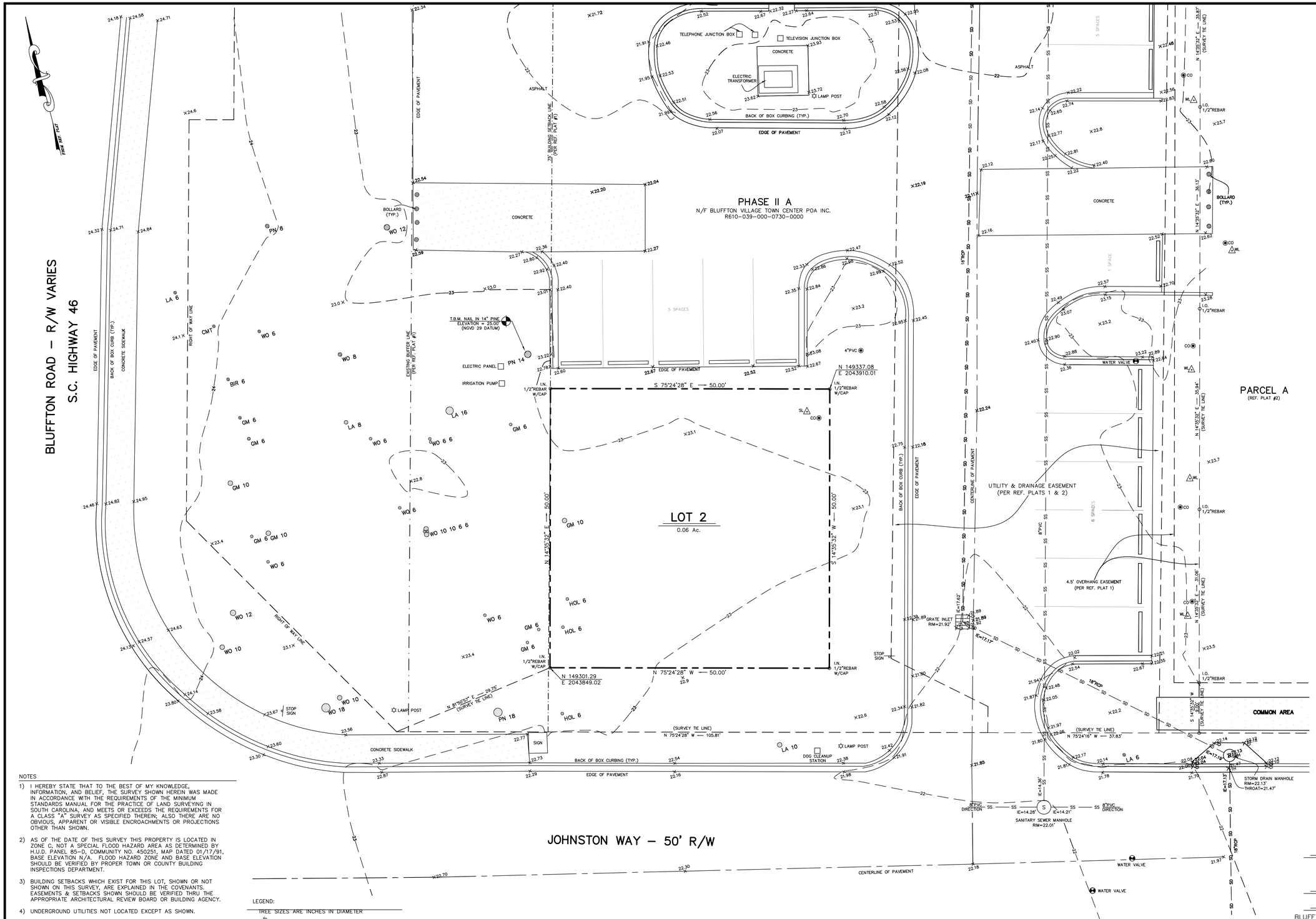
ATTACHEMENT 2



NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 85-D, COMMUNITY NO. 450251, MAP DATED 01/17/91, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

7) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

+0.0	SPOT ELEVATION
	CONTOUR
I.O.	IRON REBAR, OLD (FOUND)
I.N.	IRON REBAR, NEW (SET)
TBM	TEMPORARY BENCHMARK
BIR	BIRCH
CMT	CRAPE MYRTLE
GM	GUM
HOL	HOLLY
LA	LAUREL OAK
PN	PINE
WO	WATER OAK
CO	CLEAOUT
SL	SEWER LATERAL
WL	WATER LATERAL
R/W	RIGHT OF WAY
N.T.S.	NOT TO SCALE

REFERENCE PLAT:

1) A BOUNDARY SURVEY OF: LOT 2, PHASE II-A, BLUFFTON VILLAGE, DATED: 03/07/2005, BY: JOHN R. CARTER, S.C.R.L.S. NO. 14801 RECORDED: PB. 106, PG. 122, 5/11/2005.

2) A BOUNDARY CONSOLIDATION SURVEY OF PARCELS 'A' & 'B', STATE STREET, FORMERLY LOTS 1 THRU 11, A SECTION OF PHASE II-A, BLUFFTON VILLAGE, DATED: 07/23/2013, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: PB. 137, PG. 62.

PREPARED FOR: FULL CIRCLE DEVELOPMENT

ADDRESS: #7 JOHNSTON WAY

TAX PARCEL I.D. NO. R610-039-000-0968-0000

GRAPHIC SCALE

0 8 16 24

SOUTH CAROLINA SURVEYING CONSULTANTS, INC. No.C00835 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 11059 TERRY G. HATCHELL

BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOT 2, JOHNSTON WAY

A PORTION OF

PHASE II A

BLUFFTON VILLAGE

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" DATE: 04/22/2016 JOB NO: SC160042

REVISED: 5/18/16; ADDITIONAL PAVEMENT ELEVATIONS

SURVEYING CONSULTANTS

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BOUNDARY
TREE & TOPOGRAPHIC
SURVEY OF

LOT 2, JOHNSTON WAY

A PORTION OF

PHASE II A

BLUFFTON VILLAGE

BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: NOTED DATE: 04/22/2016 JOB NO: SC160042

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CREW: GB/AH
CAD: SC17AJ

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PREPARED FOR: FULL CIRCLE DEVELOPMENT
ADDRESS: #7 JOHNSTON WAY
TAX PARCEL I.D. NO. R610-039-000-0968-0000

LEGEND:

TREE SIZES ARE INCHES IN DIAMETER

x35	SPOT ELEVATION
19	CONTOUR
I.O.	IRON REBAR, OLD (FOUND)
I.N.	IRON REBAR, NEW (SET)
TBM	TEMPORARY BENCHMARK
BIR	BIRCH
CMT	CRAPE MYRTLE
GM	GUM
HOL	HOLLY
LA	LAUREL OAK
PN	PINE
WO	WATER OAK
CO	CLEAOUT
SL	SEWER LATERAL
WL	WATER LATERAL
R/W	RIGHT OF WAY
N.T.S.	NOT TO SCALE

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2) A BOUNDARY CONSOLIDATION SURVEY OF PARCELS 'A' & 'B', STATE STREET, FORMERLY LOTS 1 THRU 11, A SECTION OF PHASE II-A, BLUFFTON VILLAGE, DATED: 07/23/2013, BY: TERRY G. HATCHELL, S.C.R.L.S. NO. 11059, RECORDED: PB. 137, PG. 62.

NOTES

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

2) AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 85-D, COMMUNITY NO. 450251, MAP DATED 01/17/91, BASE ELEVATION N/A. FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.

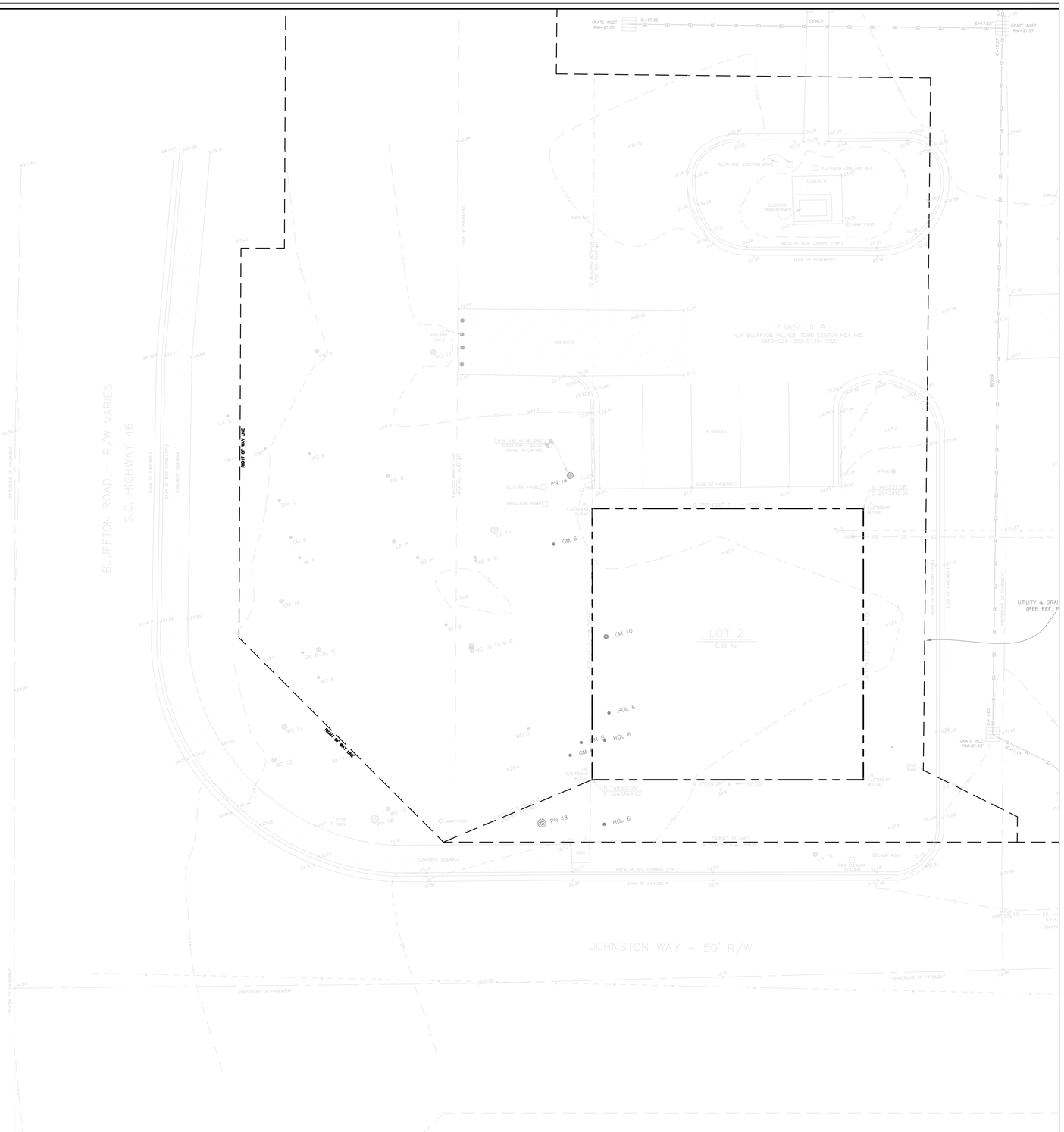
3) BUILDING SETBACKS WHICH EXIST FOR THIS LOT, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS. EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.

4) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.

5) SURVEYING CONSULTANTS CERTIFIES TO THE BOUNDARY, TOPOGRAPHIC AND ASBUILT INFORMATION PROVIDED HEREON AS OF THE DATE OF SURVEY. THIS DOCUMENT IS PROVIDED AS A BASE MAP FOR OTHERS. INFORMATION ADDED AFTER THE DATE OF SURVEY IS NOT THE RESPONSIBILITY OF SURVEYING CONSULTANTS.

6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

7) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.



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0 10 20 Feet

CLEARING / DEMOLITION LEGEND

DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:	
RIPRAP-LINED CHANNELS:	
ECB OR TRM-LINED CHANNELS:	
PAVED CHANNELS:	PC PC PC
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD TD
PERMANENT DIVERSION DITCH:	PD PD
DIVERSION DIKE OR BERM:	DD DB
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD SSD

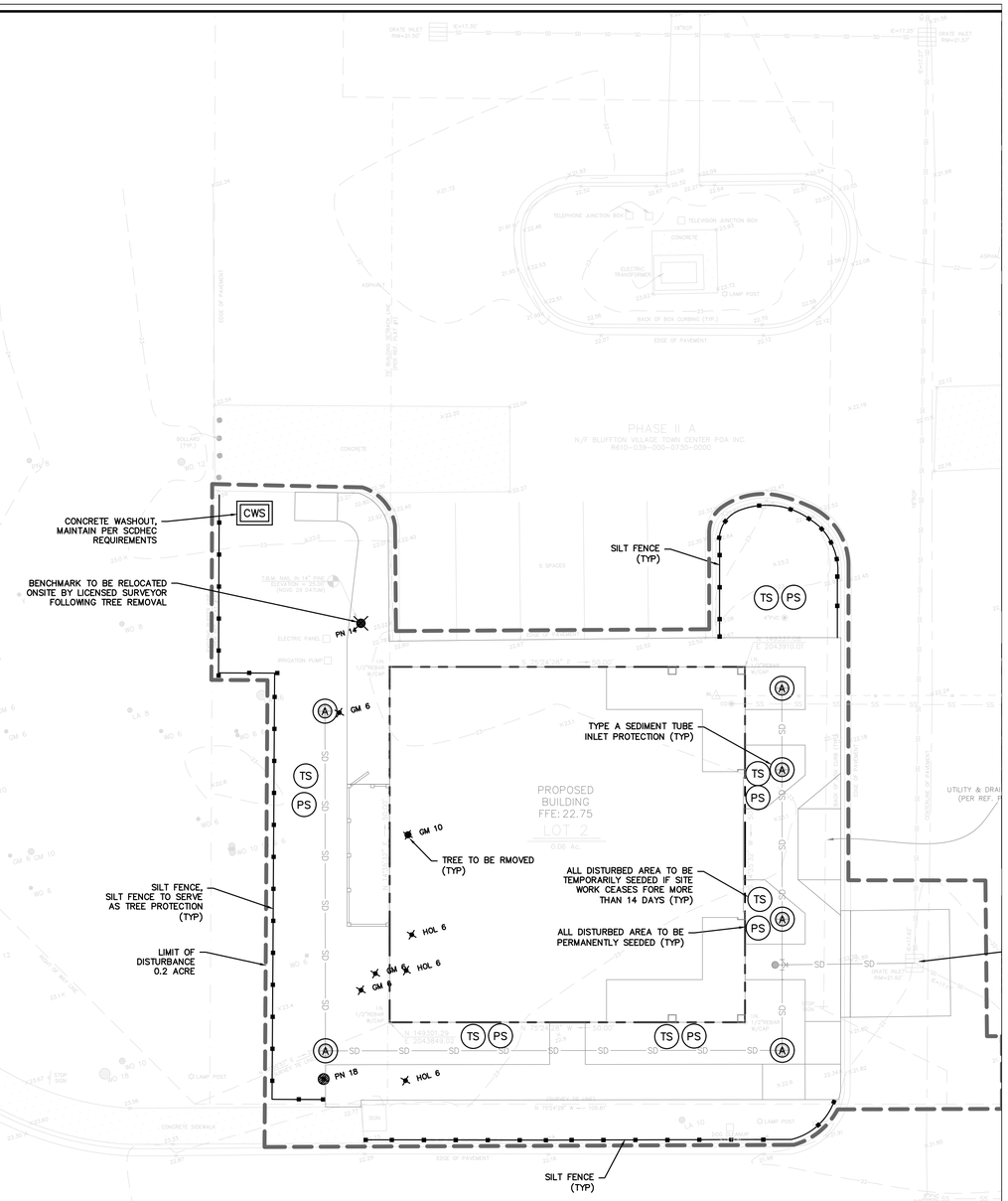
SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	OR
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A-FABRIC INLET PROTECTION:	A
TYPE A-SEDIMENT TUBE INLET PROTECTION:	A
TYPE B - WIRE MESH AND STONE DROP INLET PROTECTION:	B
TYPE C - BLOCK AND GRAVEL INLET PROTECTION:	C
TYPE D - RIGID INLET FILTERS:	D
TYPE E - SURFACE COURSE CURB INLET FILTER:	E
TYPE F - INLET TUBE:	F
CONCRETE WASHOUT	CWS

LIMITS OF DISTURBANCE:	

EROSION PREVENTION

LAND GRADING:	LG OR
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM



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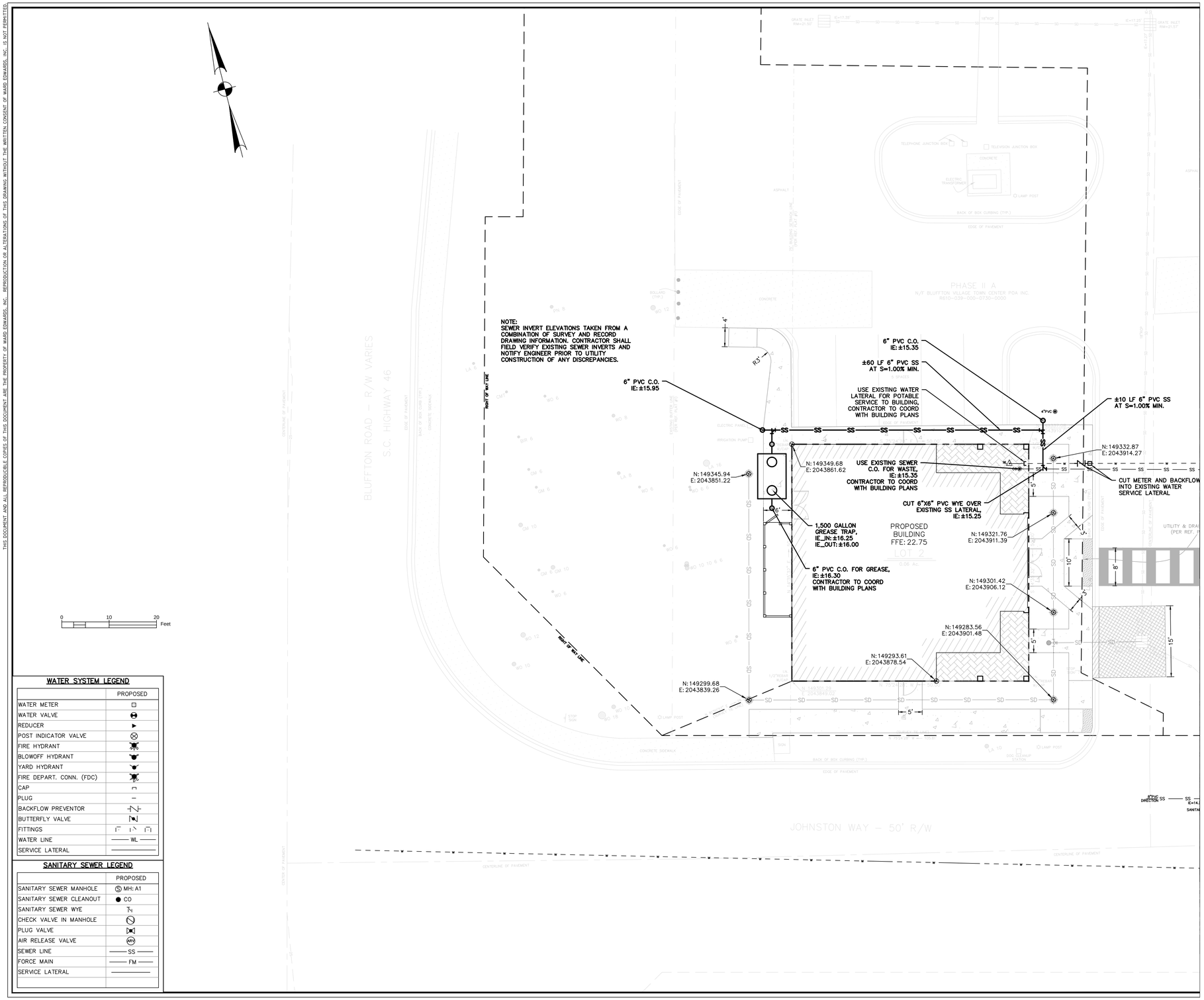
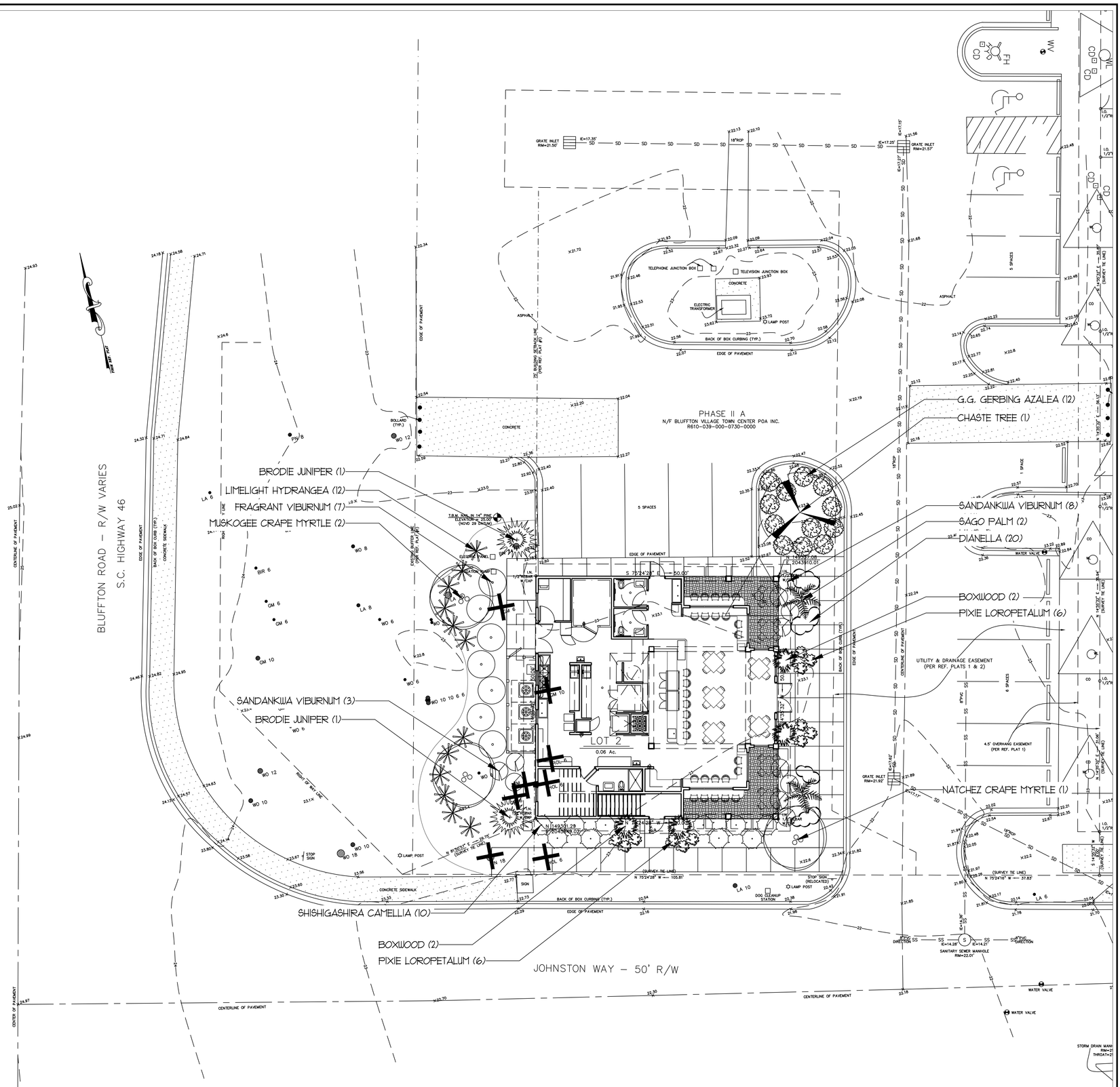


WATER SYSTEM LEGEND

	PROPOSED
WATER METER	
WATER VALVE	
REDUCER	
POST INDICATOR VALVE	
FIRE HYDRANT	
BLOWOFF HYDRANT	
YARD HYDRANT	
FIRE DEPART. CONN. (FDC)	
CAP	
PLUG	
BACKFLOW PREVENTOR	
BUTTERFLY VALVE	
FITTINGS	
WATER LINE	WL
SERVICE LATERAL	

SANITARY SEWER LEGEND

	PROPOSED
SANITARY SEWER MANHOLE	MH: A1
SANITARY SEWER CLEANOUT	CO
SANITARY SEWER WYE	
CHECK VALVE IN MANHOLE	
PLUG VALVE	
AIR RELEASE VALVE	ARV
SEWER LINE	SS
FORCE MAIN	FM
SERVICE LATERAL	



PLANT SCHEDULE							
Botanical Name	Common Name	Qty.	Size	Botanical Name	Common Name	Qty.	Size
Buxus sp.	Boxwood	4	30"	Loropetalum chinense 'Purple Diamond'	Purple Pixie Loropetalum	12	3 Gal.
Camellia 'Shishigashira'	Shishigashira Camellia	10	3 Gal.	Rhododendron indicum 'Mrs. G.G. Gerbing'	G.G. Gerbing Azalea	12	3 Gal.
Cycas revoluta	Sago Palm	2	7 Gal.	Viburnum odoratissum	Fragrant Viburnmum	7	3 Gal.
Dianella sp.	Dianella	20	1 Gal.	Viburnum suspensum	Sandankwa Viburnum	11	3 Gal.
Hydrangea paniculata 'Limelight'	Limelight Hydrangea	12	3 Gal.	Vitex agnus-castus	Chaste Tree	1	30 Gal.
Juniperus virginiana 'Brodie'	Brodie Juniper	2	15 Gal.				
Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	2	15 Gal.				
Lagerstroemia x 'Natchez'	Natchez Crape Myrtle	1	15 Gal.				

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
(IN FEET)
1 inch = 10' ft.

L1 of 1

LANDSCAPE PLAN

REVISIONS
DATE COMMENT

X ARCHITECT DATE
X OWNER DATE
X BUILDING CONTRACTOR DATE

APPROVAL SIGNATURES

PLAN DATE: 5/10/16

PLANTING PLAN
for:
FULL CIRCLE/ KRA OFFICE
JOHNSTON WAY
2-16-BADER

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SCALE: 1" = 10'

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www.dalzelldesignlandscaping.com

ATTACHMENT 2

ATTACHEMENT 2

CODE INFORMATION - ANDES FRICKEN CHICKEN

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) MIXED USE: A–2 (RESTAURANT) AND B (BUSINESS)

Occupancy Calculated Floor Area :	Total SF:	Occupant / Sq. Ft. :	Total Occupants:
BUSINESS AREAS	2,500 SF	1 PER 100 SF GROSS	25 PEOPLE
STORAGE AREAS	2,162 SF	1 PER 300 SF GROSS	7.21 PEOPLE
ASSEMBLY AREAS	741 SF	1 PER 15 SF GROSS	49.4 PEOPLE
KITCHEN AREAS	883 SF	1 PER 200 SF GROSS	4.42 PEOPLE
OFFICE AREAS	139 SF	1 PER 100 SF GROSS	1.39 PEOPLE
TOTAL ACTUAL OCCUPANCY			88 PEOPLE

CONSTRUCTION

Type of Construction : Type IIb (CHAPTER 6)

Sprinklered or Non–sprinklered : Non–sprinklered per 2015 IBC

Max. Building Height : 55 feet (TABLE 504.3) 42'–8" provided at highest peak

Max. No. of Stories : B: 3 stories; A2: 2 stories (TABLE 504.4) A2 – 1 story provided; B – 2 stories above (3 total provided)

Max. Floor Area : (TABLE 506.2) B: 23,000 sf per floor, 2,500 sf provided; A2: 9,500 sf per floor, 2,156 sf provided

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

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:

"B" OCCUPANCY NOT SPRINKLERED:
EXIT ENCLOSURES/PASSAGEWAYS – CLASS A
0–25 FLAME SPREAD
0–450 SMOKE DEVELOPED
CORRIDORS – CLASS B
26–75 FLAME SPREAD
0–450 SMOKE DEVELOPED
ROOMS AND SPACES – CLASS C
76–200 FLAME SPREAD
0–450 SMOKE DEVELOPED

"A–2" OCCUPANCY NOT SPRINKLERED:
ROOMS AND SPACES – CLASS A
0–25 FLAME SPREAD
0–450 SMOKE DEVELOPED
CORRIDORS – CLASS A
0–25 FLAME SPREAD
0–450 SMOKE DEVELOPED
ROOMS AND SPACES – CLASS B
26–75 FLAME SPREAD
0–450 SMOKE DEVELOPED

FIRE PROTECTION – Chapter 9
Table 903.2 – Automatic Sprinklers are NOT required per NFPA 13. See Section 903.2.1.1.
A2: FIRE AREA < 5,000 SF AND < 100 OCCUPANTS
Table 907.2 – Manual Fire Alarms are NOT required
B: < 500 OCCUPANTS AND < 100 ABOVE LEVEL OF DISCHARGE
A–2: < 300 OCCUPANTS

IBC EGRESS NOTES

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

REQUIRED WIDTH PER OCCUPANT @ NON–STAIR = 0.2"
SECOND AND THIRD FLOOR OCCUPANTS 31 X 0.2" = 6.2" TOTAL REQUIRED AT ALL DOORWAYS. HOWEVER, A MINIMUM OF 32" WIDTH GOVERNS. 32" PROVIDED BY ONE EXIT
GROUND FLOOR OCCUPANTS 57 x 0.2" = 11.4" TOTAL REQUIRED AT ALL DOORWAYS. HOWEVER, A MINIMUM OF 32" WIDTH GOVERNS. 160" PROVIDED BY THREE EXITS.

REQUIRED WIDTH PER OCCUPANT AT STAIR = 0.3"
31 OCCUPANTS X 0.3 = 9.3" REQUIRED HOWEVER, A MINIMUM OF 44" WIDTH GOVERNS. 49" BETWEEN RAILS PROVIDED

TABLE 1006.3.2 (2) STORIES WITH ONE EXIT OR EXIT ACCESS DOORWAY:

WHERE OCCUPANCY IS BUSINESS, IF < 29 OCCUPANTS ON THE SECOND FLOOR, ONE MEANS OF EGRESS IS ALLOWED IF COMMON PATH OF EGRESS TRAVEL IS < 75.
OCCUPANCY OF 25 < 29 AND COMMON PATH OF TRAVEL IS 67 FEET (< 75). ONE EXIT ALLOWED.

WHERE OCCUPANCY IS A–2 (RESTAURANT), TWO EXITS ARE REQUIRED IF < 49 OCCUPANTS. TWO EXITS REQUIRED.

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 1/2 THE MAXIMUM DIAGONAL DIMENSION OF THE BUILDING WHERE NOT SPRINKLERED. 63 FEET DIAGONAL LENGTH. DOORS 35 FEET APART. COMPLIES.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:

EXIT ACCESS TRAVEL DISTANCE FOR GROUP B OCCUPANCIES WITHOUT SPRINKLERS = 200'.
EXIT ACCESS TRAVEL DISTANCE 91 FEET (WORSE CASE)
EXIT ACCESS TRAVEL DISTANCE FOR GROUP A2 WITHOUT SPRINKLERS = 200'
EXIT ACCESS TRAVEL DISTANCE 70 FEET (WORSE CASE)

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

SECTION 1020.4 DEAD ENDS: WHERE MORE THAN ONE EXIT IS REQUIRED, DEAD END CORRIDORS SHALL NOT EXCEED 20'. NO DEAD END CORRIDORS PROVIDED.

2009 IECC PRESRIPTIVE ENVELOPE REQUIREMENTS

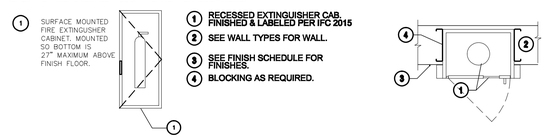
CLIMATE ZONE 3A ASSEMBLY	MINIMUM REQUIRED	DESIGN PROVIDED	NOTES
ROOF – ATTIC OR OTHER	R–38	R–38	PER TABLE 502.2(1)
WALLS ABOVE GRADE–WOOD FRAMED	R–13	R–19	PER TABLE 502.2(1)
SLAB–UNHEATED	NOT REQUIRED	NONE	PER TABLE 502.2(1)
CURTAINWALL/STOREFRONT	U–0.60		PER TABLE 502.3:
STOREFRONT ENTRANCE DOORS	U–0.90		GC TO PROVIDE PUBLISHED U–VALUE AND SHGC VALUES TO THE BLDG. DEPARTMENT MEETING THESS CODE MINIMUM REQUIREMENTS.
SHGC–ALL FRAME TYPES:			
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
BUSINESS	31 TOTAL	1 per 25 for first 50 & 1 per 50 there after	1 per 40 for first 80 & 1 per 80 there after	2 total 2 PROVIDED	1 total 2 PROVIDED

1 service sink required, 1 provided.
1 drinking fountain required, 1 provided.

	Occupancy	Water Closets required	Lavs required	Code Min WC	Code Min Lavs
A–2 ASSEMBLY	80 TOTAL	1 per 75	1 per 200	2 total 3 PROVIDED	1 total 3 PROVIDED

80 OCCUPANTS INCLUDES OUTDOOR PATRONS.

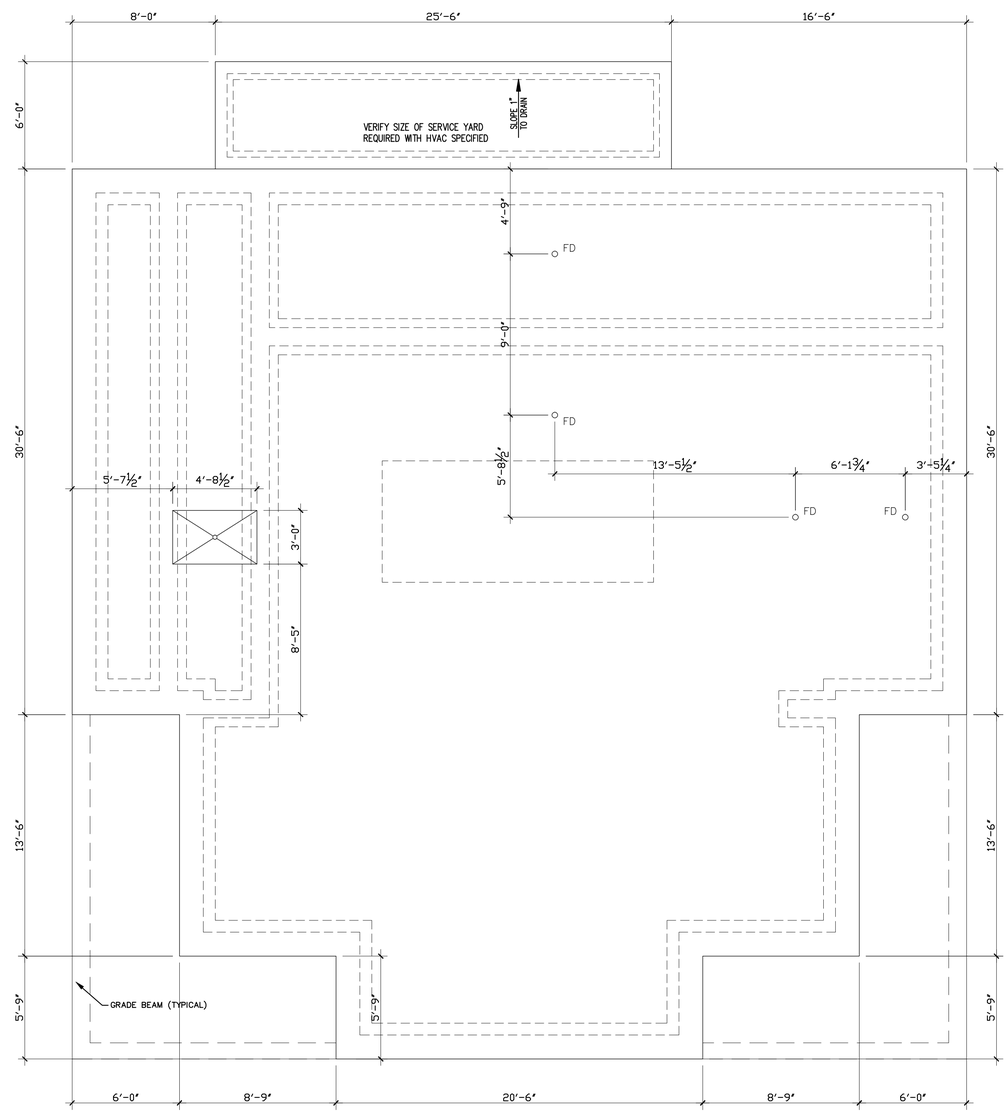
1 service sink required, 1 provided.
water is served, no drinking fountain required.

TOTAL SQUARE FOOTAGE

FIRST FLOOR – 2,156 SF
SECOND FLOOR – 2,500 SF
THIRD FLOOR – 1,747 SF
TOTAL SQUARE FOOTAGE – 6,403 SF

TENANT SQUARE FOOTAGE

ANDES KICKEN CHICKEN – 2,060 SF
FULL CIRCLE CONSTRUCTION – 1,279 SF
KRA ARCHITECTURE – 1,279 SF
OUTDOOR SEATING – 339 SF
THIRD FLOOR STORAGE – 1,747 SF



1 A1.0 PROPOSED SLAB ON GRADE PLAN
SCALE: 1/4"=1'–0"

Andes Frickin Chicken
BLUFFTON VILLAGE
Lot 2
Bluffton, SC

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Hilton Head Island, SC
No. B93605
REGISTERED ARCHITECT

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KEVIN ROGER GREMER
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7332
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Drawn By: KRG
Checked By: MWK
Date: 06.17.16
Revisions

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CODE REVIEW AND SLAB ON GRADE PLAN

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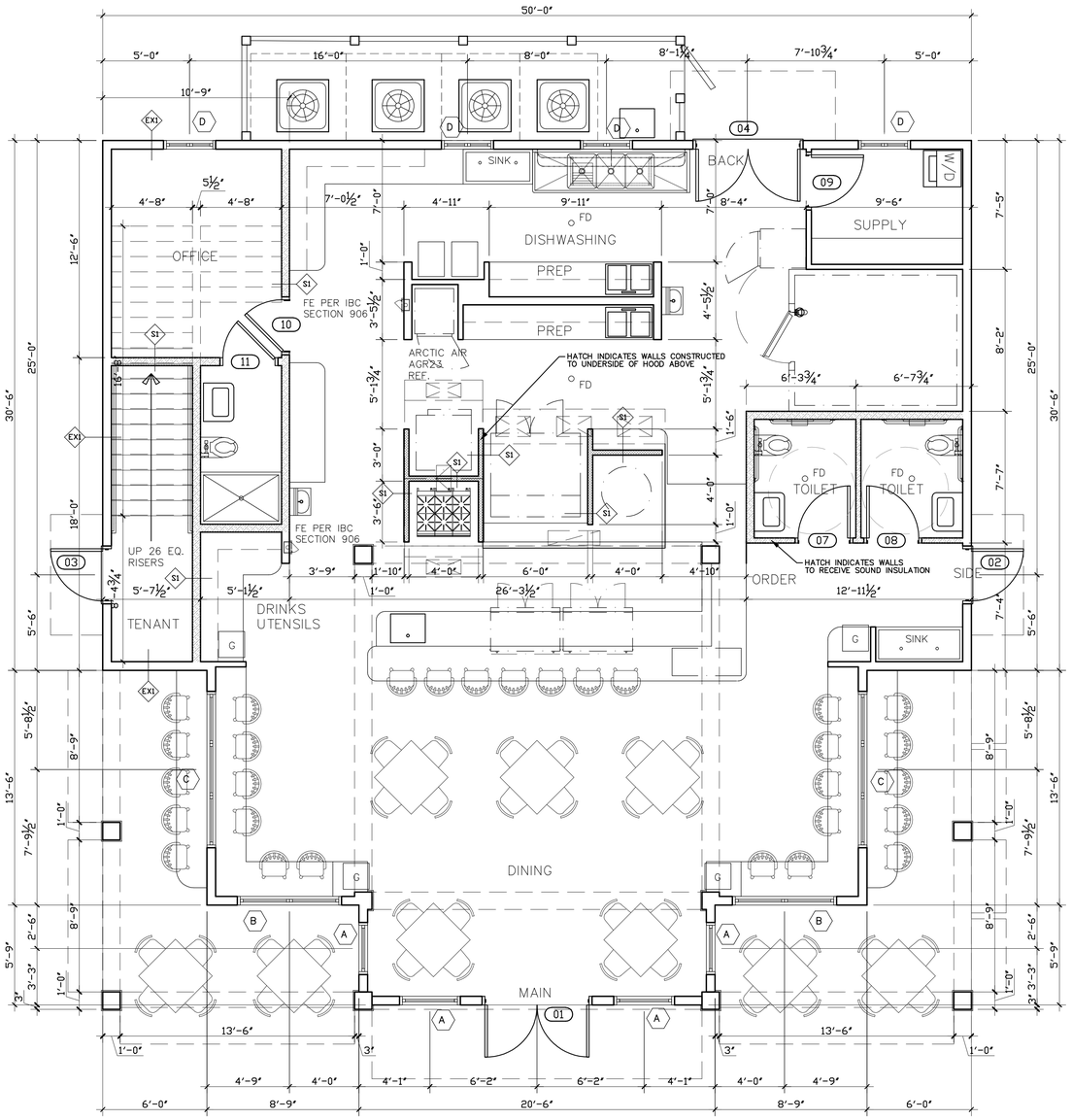
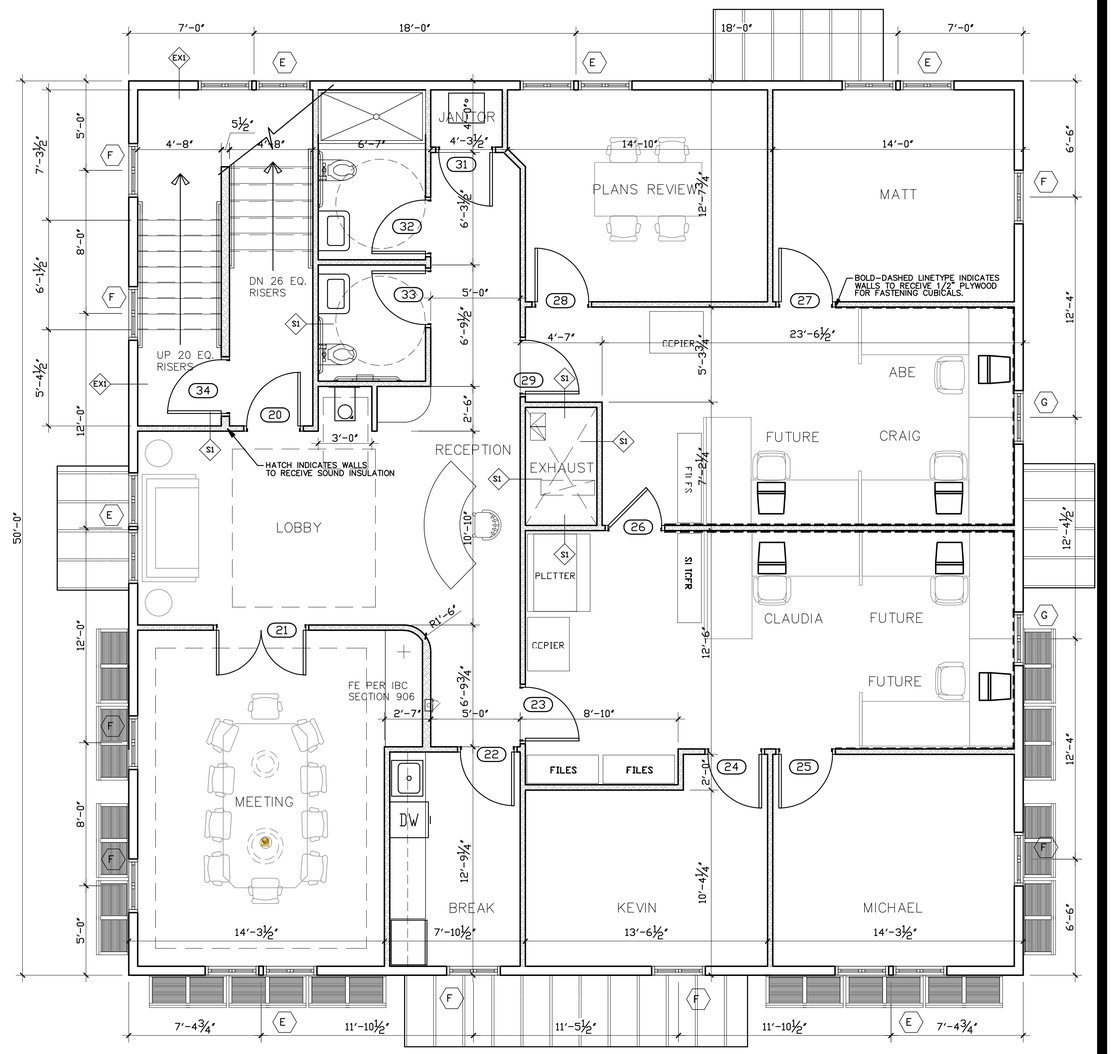


1 A1.1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

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Building Official
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PROPOSED FLOOR PLANS

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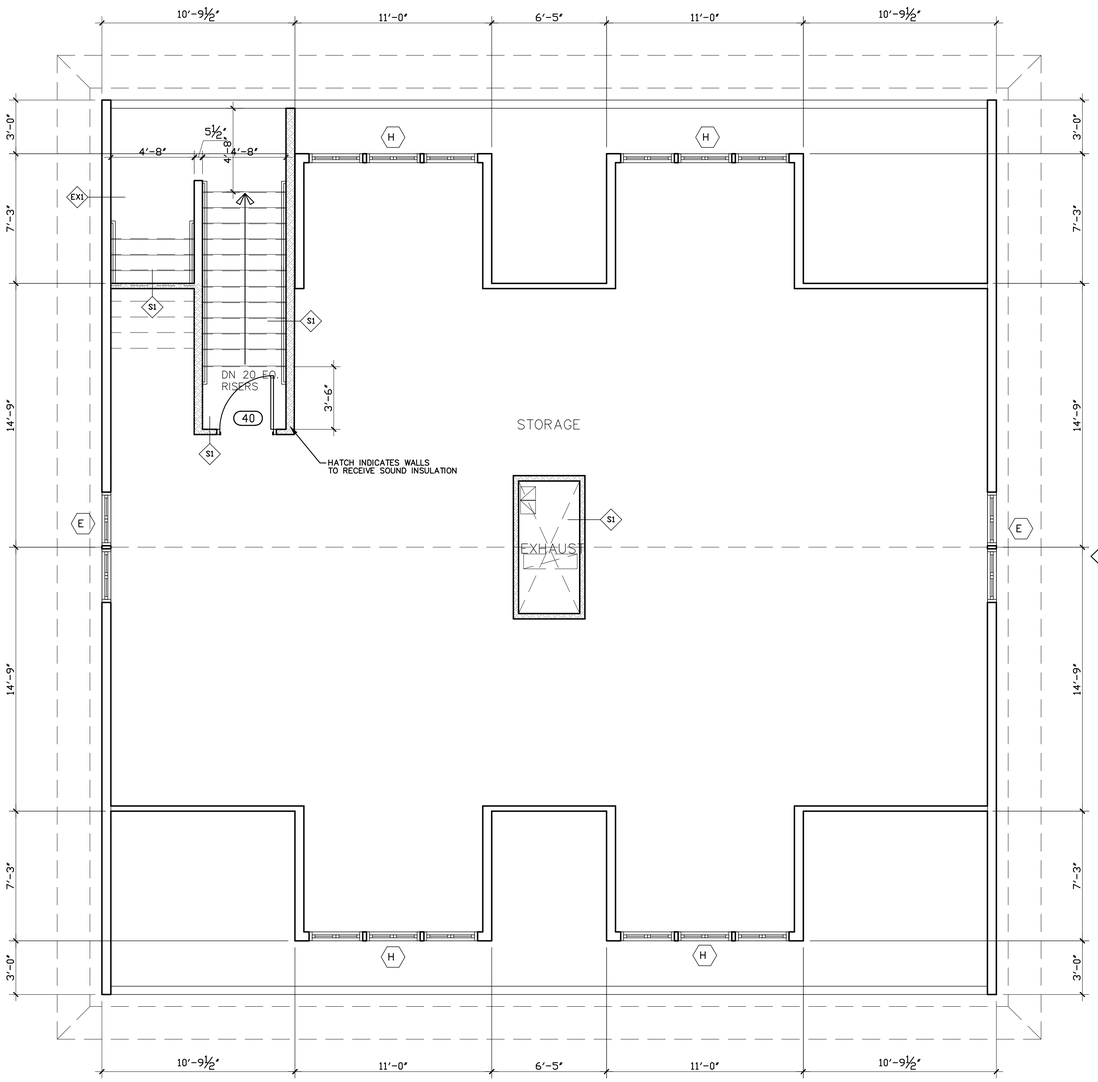
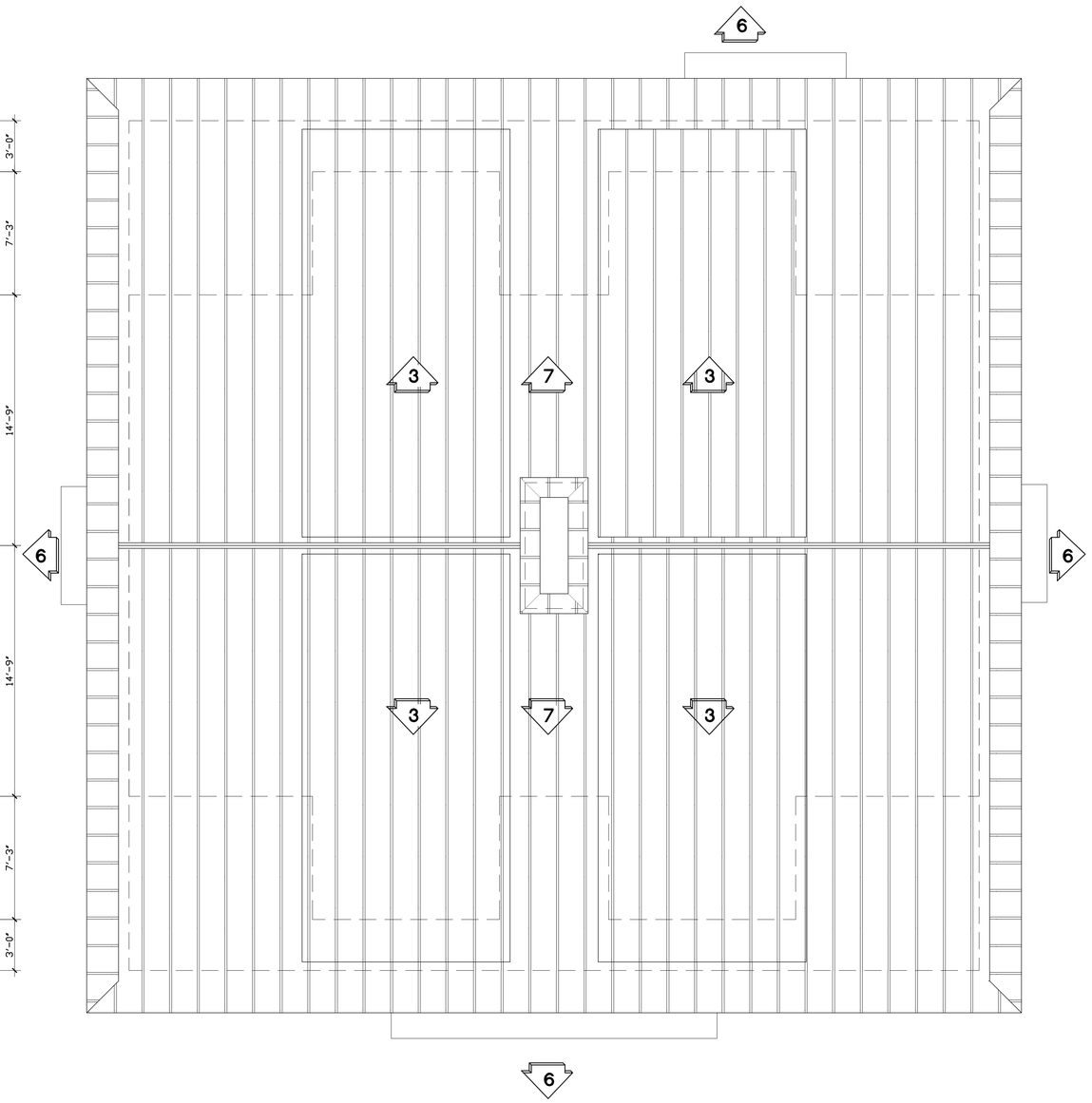


1 / A1.2 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



2 / A1.2 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

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PROPOSED FLOORPLANS

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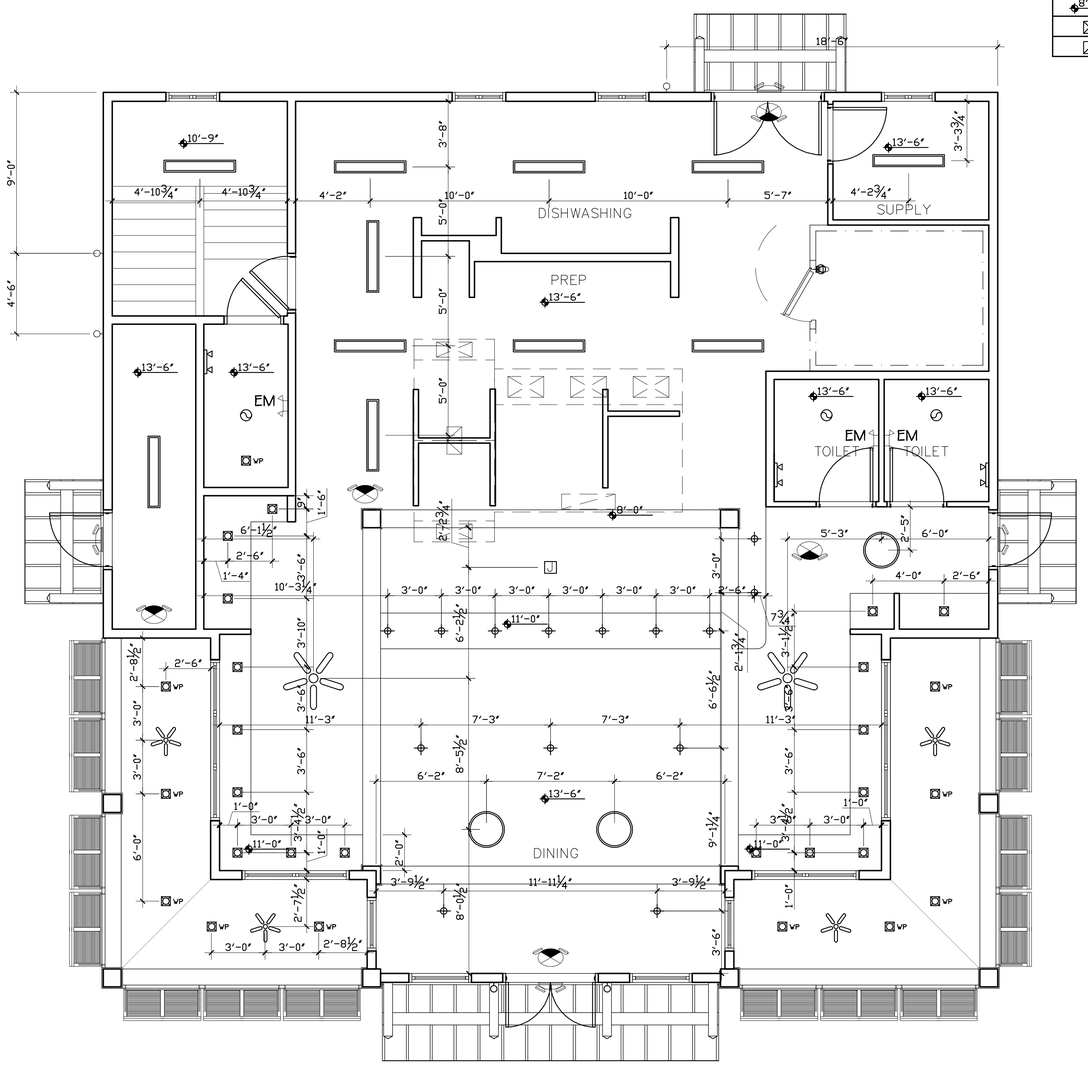
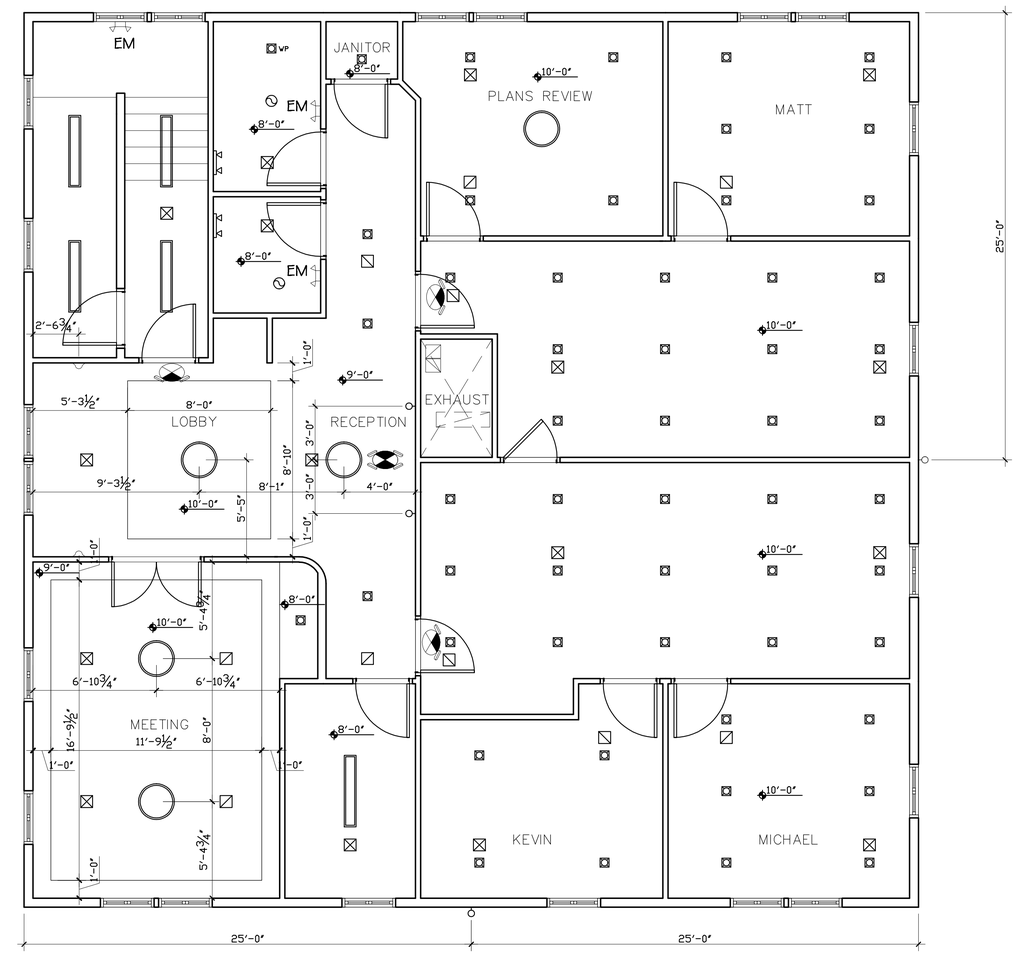
SYMBOLS LEGEND	
	HANGING FIXTURE SELECTED BY OWNER
	WALL SCONCE
J	JUNCTION BOX FOR OWNER SELECTED FIXTURE
	EXHAUST FAN
VP	RECESSED CAN FIXTURE @ DAMP LOCATION OR EXTERIOR
	RECESSED CAN FIXTURE
	HANGING PENDANT/ CHANDELIER
	SURFACE MOUNTED FIXTURE
	CEILING FAN FIXTURE WITH LIGHT KIT
	FLOURESCENT FIXTURE
	COMBO EXIT LIGHTING AND EMERGENCY FIXTURE
EM	EMERGENCY FIXTURE
	EXTERIOR EMERGENCY FIXTURE
	VANITY LIGHT
8'-0"	CEILING HEIGHT
	AIR SUPPLY GRILLE
	AIR RETURN GRILLE



1 A1.3 PROPOSED FIRST FLOOR CEILING
SCALE: 1/4"=1'-0"



2 A1.3 PROPOSED SECOND FLOOR CEILING
SCALE: 1/4"=1'-0"

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Drawing Title:

PROPOSED REFLECTED CEILING

Sheet No. **A1.3**
Scale: AS SHOWN

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ATTACHEMENT 2

2 A2.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 A2.0 EAST ELEVATON
SCALE: 1/4" = 1'-0"

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Bluffton, SC

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No. B93605
REGISTERED ARCHITECT

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7332
REGISTERED ARCHITECT

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Drawn By: KRG
Checked By: MWK
Date: 06.17.16
Revisions

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File Name:
Drawing Title:

EXTERIOR ELEVATIONS

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ATTACHEMENT 2

2 A2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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EXTERIOR ELEVATIONS

Sheet No. **A2.1**
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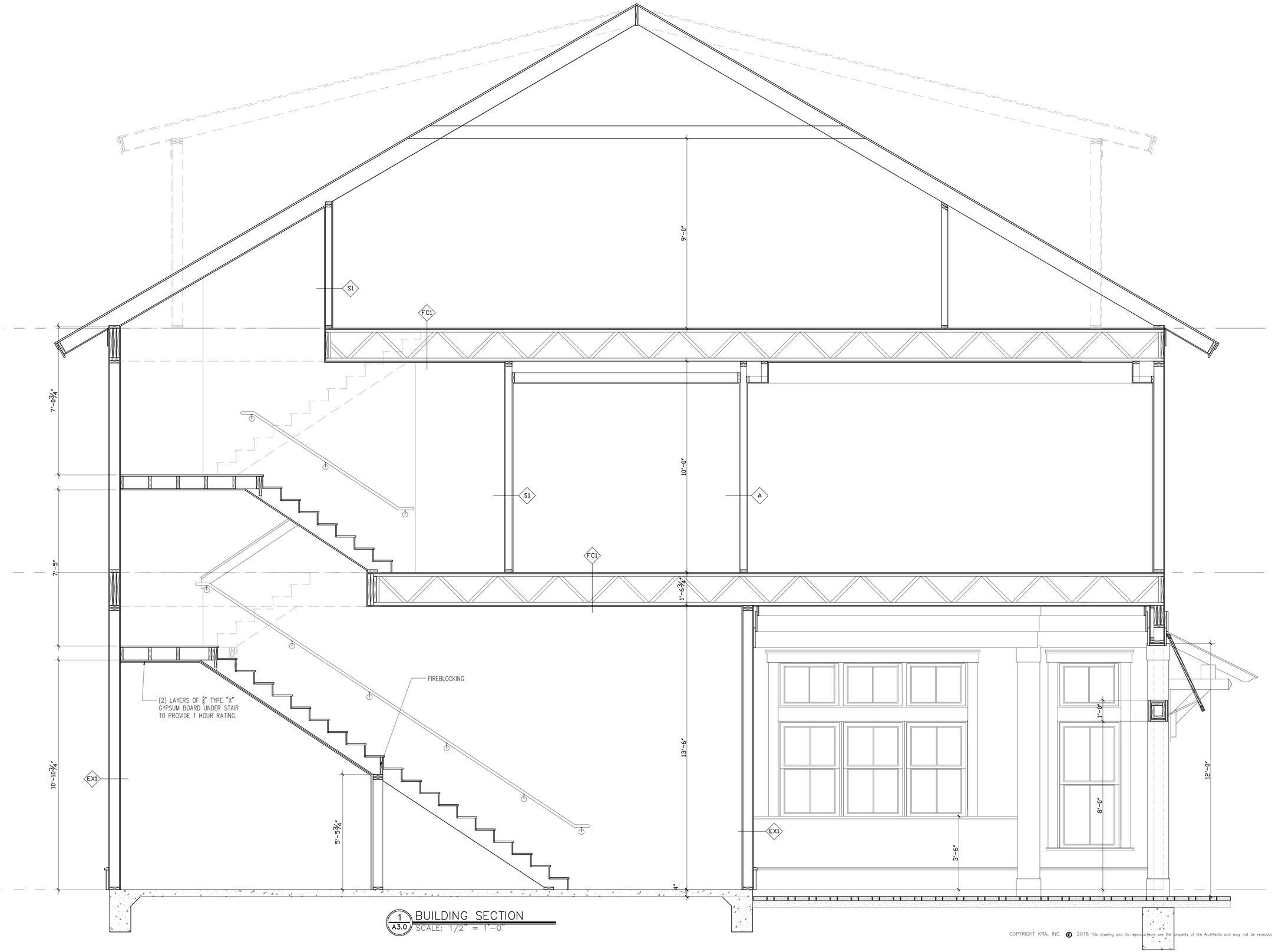
ATTACHEMENT 2



1 A3.0 BUILDING SECTION
SCALE: 1/2" = 1'-0"

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Revisions

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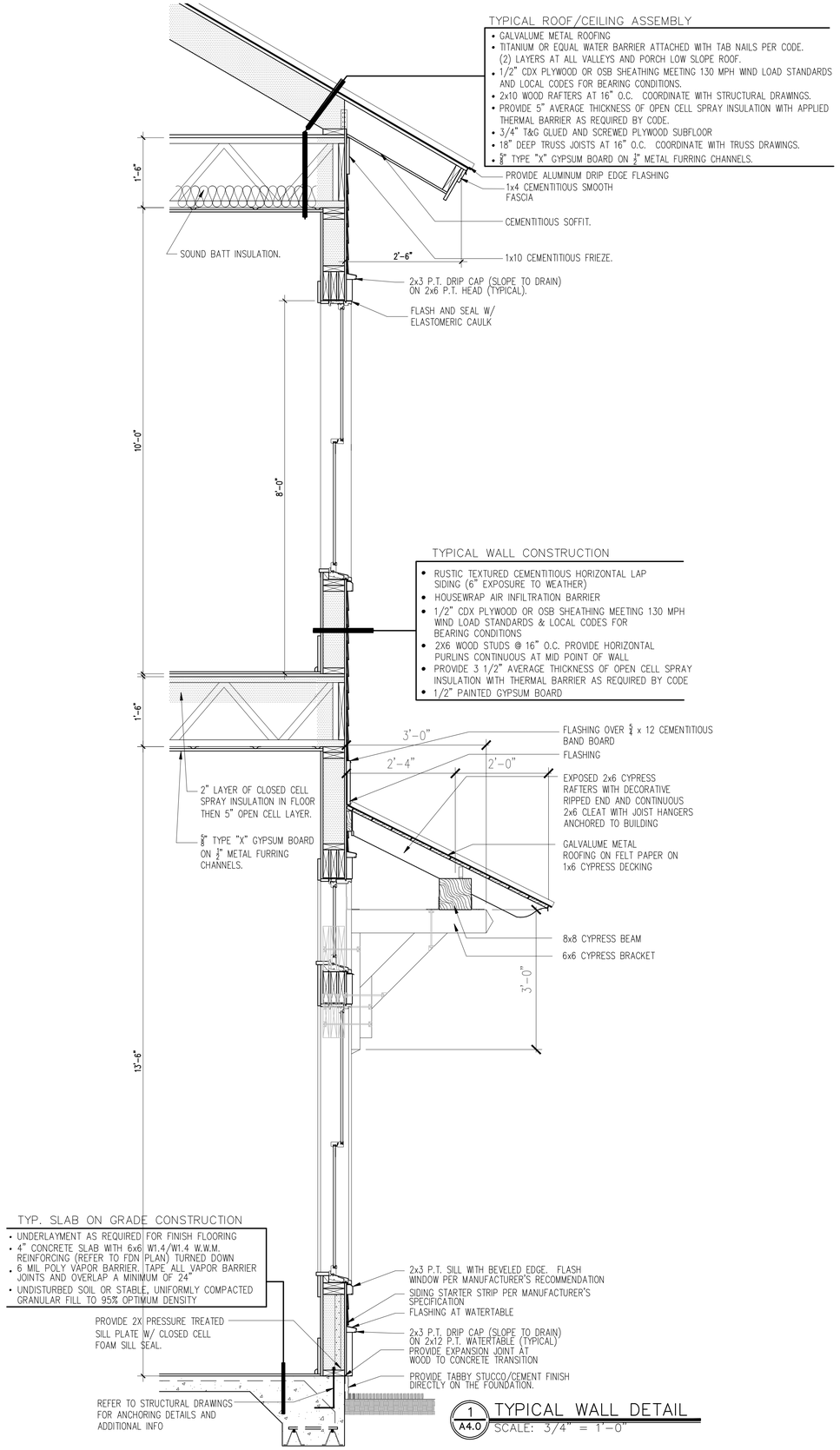
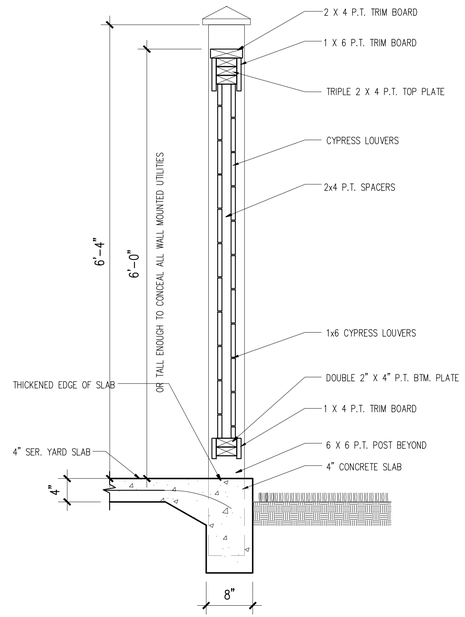
File Name:
Drawing Title:

BUILDING SECTION

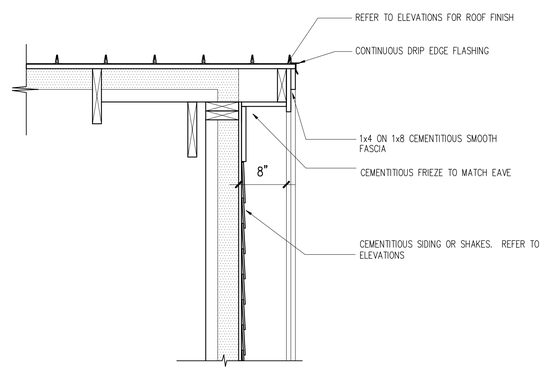
Sheet No. **A3.0**
Scale: **AS SHOWN**



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

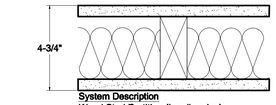


3 A4.0 SERVICE YARD DETAIL
SCALE: 1" = 1'-0"



2 A4.0 TYPICAL RAKE DETAIL
SCALE: 1" = 1'-0"

STAIR WALLS:



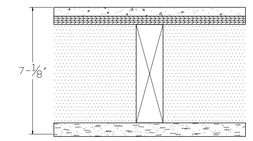
System Performance
1 HR Fire
UL Design No. U305 or U314
46 STC Sound
BNN-700725

System Description
Wood Stud Partition (Loadbearing)

- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Pane, SHEETROCK Brand FIRECODE Core Gypsum Panel Mold Tought, FIBEROCK Brand Panel or IMPERIAL Brand FIRECODE Core Gypsum Base
- 2x4 stud 24" o.c.
- 3" mineral wool batt
- 5/8" SHEETROCK Brand FIRECODE Core Gypsum Panel
- joints finished

A

EXTERIOR WALL AT STAIR ONLY:



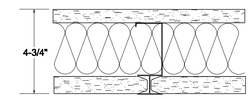
System Performance
1 HR Fire
UL Design No. U303
(similar)

System Description
Wood Stud Exterior Wall (load-bearing)

- 1/2" Cement Board, exterior side
- min. 15/32" plywood sheathing panels
- 2 x 6 wood studs @ 16" o.c. cross-braced
- Sprayfoam open cell insulation
- 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panel or FIBEROCK Brand Aqua-Tough Panel

EX1

SHAFT WALL:



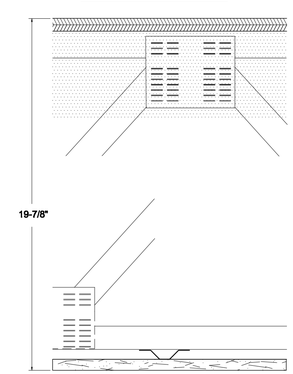
System Performance
2 HR Fire
UL Design No.U415 System C
or GA-WP-7053
52 STC Sound
SA-910913

System Description
Shaft Wall (Non-loadbearing)

- 3/4" SHEETROCK Brand ULTRACODE Core Gypsum Panel
- Joints finished
- 4" USG C-H Stud 25 gauge 24" o.c.
- 3" Thermafiber mineral fiber insulation
- 1" SHEETROCK Brand Gypsum Liner Panel

S1

FLOOR ASSEMBLY AT SECOND FLOOR:



System Performance
1 HR Fire
UL Design No. L521
(similar)

System Description
Wood Truss

- 3/4" plywood floor
- 18" parallel chord wood truss spaced max 24" o.c.
- 2" closed cell spray insulation and 5" open cell spray insulation
- RC-1 channel or equivalent spaced 12" or 16" o.c.
- 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panels
- joints finished

FC1

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ATTACHEMENT 2

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DETAILS

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ATTACHEMENT 2

DOOR SCHEDULE

DOOR					FRAME	HARD	REMARKS
MARK	WIDTH	HEIGHT	ELEV.	MATERIAL	MATERIAL	SET	
01	PR 3'-0"	8'-0"	A	SOLID CORE	WOOD	ENRTY	CODE REQUIRED ADA HARDWARE
02	3'-0"	8'-0"	B	SOLID CORE	WOOD	ENRTY	CODE REQUIRED ADA HARDWARE
03	3'-0"	8'-0"	B	SOLID CORE	WOOD	ENRTY	CODE REQUIRED ADA HARDWARE (45 MIN)
04	PR 3'-0"	8'-0"	C	FIBERGLASS	WOOD	ENRTY	CODE REQUIRED ADA HARDWARE
05							REMOVED FROM PROJECT
06							REMOVED FROM PROJECT
07	3'-0"	8'-0"	D	SOLID CORE	H.M.	PRIVACY	CODE REQUIRED ADA HARDWARE
08	3'-0"	8'-0"	D	SOLID CORE	H.M.	PRIVACY	CODE REQUIRED ADA HARDWARE
09	3'-0"	8'-0"	D	SOLID CORE	H.M.	STORAGE	CODE REQUIRED ADA HARDWARE
10	3'-0"	8'-0"	D	SOLID CORE	H.M.	OFFICE	CODE REQUIRED ADA HARDWARE
11	3'-0"	8'-0"	D	SOLID CORE	H.M.	PRIVACY	CODE REQUIRED ADA HARDWARE
20	3'-0"	8'-0"	D	SOLID CORE	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE (60 MIN)
21	6'-0"	8'-0"	E	SOLID CORE	WOOD	PASSAGE	CODE REQUIRED ADA HARDWARE
22	3'-0"	8'-0"	D	SOLID CORE	WOOD	PASSAGE	CODE REQUIRED ADA HARDWARE
23	3'-0"	8'-0"	D	SOLID CORE	WOOD	ENTRY	CODE REQUIRED ADA HARDWARE
24	3'-0"	8'-0"	D	SOLID CORE	WOOD	OFFICE	CODE REQUIRED ADA HARDWARE
25	3'-0"	8'-0"	D	SOLID CORE	WOOD	OFFICE	CODE REQUIRED ADA HARDWARE
26	3'-0"	8'-0"	D	SOLID CORE	WOOD	OFFICE	CODE REQUIRED ADA HARDWARE
27	3'-0"	8'-0"	D	SOLID CORE	WOOD	OFFICE	CODE REQUIRED ADA HARDWARE
28	3'-0"	8'-0"	F	SOLID CORE	WOOD	OFFICE	CODE REQUIRED ADA HARDWARE
29	3'-0"	8'-0"	D	SOLID CORE	WOOD	ENTRY	CODE REQUIRED ADA HARDWARE
30							REMOVED FROM PROJECT
31	3'-0"	8'-0"	D	SOLID CORE	WOOD	STORAGE	CODE REQUIRED ADA HARDWARE
32	3'-0"	8'-0"	D	SOLID CORE	WOOD	PRIVACY	CODE REQUIRED ADA HARDWARE
33	3'-0"	8'-0"	D	SOLID CORE	WOOD	PRIVACY	CODE REQUIRED ADA HARDWARE
34	3'-0"	8'-0"	D	SOLID CORE	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE (60 MIN)
40	3'-0"	6'-8"	D	SOLID CORE	H.M.	PASSAGE	CODE REQUIRED ADA HARDWARE (60 MIN)

1. ALL EXTERIOR DOORS: DOOR HARDWARE MUST MEET SECTION 1008.1.8.3 LOCKS AND LATCHES. SEE DOOR GENERAL NOTE #9.
2. DOOR HARDWARE NOTED WITHIN THE NOTES COLUMN MUST MEET SECTIONS 1001.8.1 AND 1001.1.8.2 REGARDING ADA HARDWARE AND HARDWARE HEIGHT.
3. SOLID CORE DOORS TO BE FLUSH AND STAIN GRADE.
4. ALL HARDWARE TO BE BRUSHED NICKEL.
5. COORDINATE HARDWARE REQUIRED FOR ELEVATOR DOORS.

GENERAL DOOR 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. SIGNAGE ON RESTROOM DOORS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS IN ACCORDANCE WITH RELEVANT CODES.

5. LOCKSETS SHALL BE L-SERIES STYLE "17" WITH SATIN CHROMIUM FINISH (626), MANUFACTURED BY SCHLAGE LOCK CO. OR APPROVED EQUAL.

6. INSTALL HAGER HINGES IN STAINLESS STEEL BRIGHT FINISH (US32, BHMA 629). SELF CLOSING DOORS SHALL HAVE BALL BEARING HINGES.

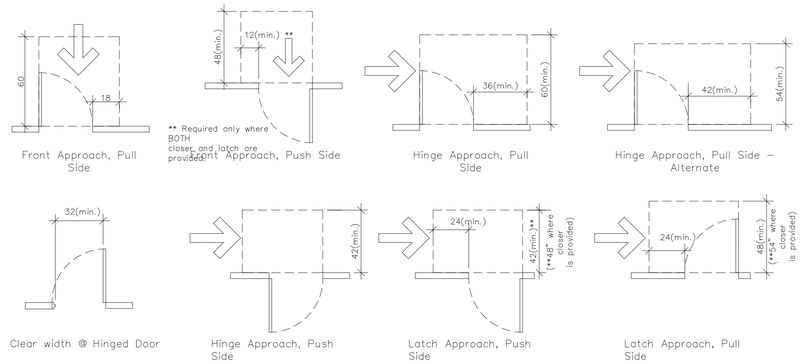
7. CLOSERS TO BE GRADE 2 OR BETTER, 50% ADJUSTABLE, BHMA ALUMINUM FINISH (686) SUBJECT TO DISABLED ACCESSIBILITY AND OTHER CODE REQUIREMENTS.

8. PUSH/PULL SETS AND PROTECTION PLATES IN INTERIOR H.M. DOORS SHALL BE BY HAGER OR APPROVED EQUAL.

9. PER 1008.1.9.3, IN BUILDINGS OF B OCCUPANCY, THE MAIN EXTERIOR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT:
A.) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED,
B.) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

10. ALL EXTERIOR GLAZING TO BE CLEAR, LOW-E INSULATED DOUBLE PANE. TEMPERED GLASS AT DOORS.

11. PER TABLE 716.5 OF THE 2015 IBC:
A.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A ONE HOUR EXIT STAIRWAY SHALL BE 60 MIN. DOOR VISION PANEL SIZE A MAXIMUM OF 100 SQUARE INCHES.
B.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A ONE HOUR CORRIDOR WALL PARTITION SHALL BE 20 MINUTES.
C.) MINIMUM FIRE DOOR ASSEMBLY RATING IN A ONE HOUR EXTERIOR WALL SHALL BE 45 MINUTES.
12. PER TABLE 716.6 OF THE 2012 IBC:
A.) MINIMUM FIRE WINDOW ASSEMBLY RATING IN EXTERIOR WALLS OF ONE HOUR SHALL BE 45 MIN.

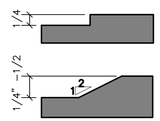


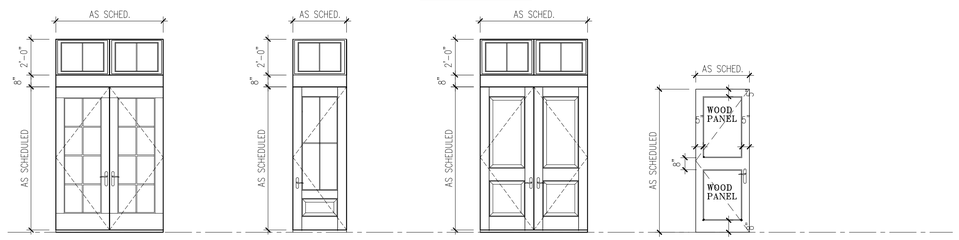
General Notes – Changes in Level

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

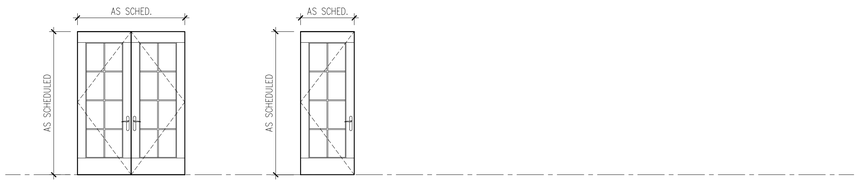
2) Changes in level between 1/4" min. and 1/2" max. shall be
beveled with a slope not steeper than 1:2.

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

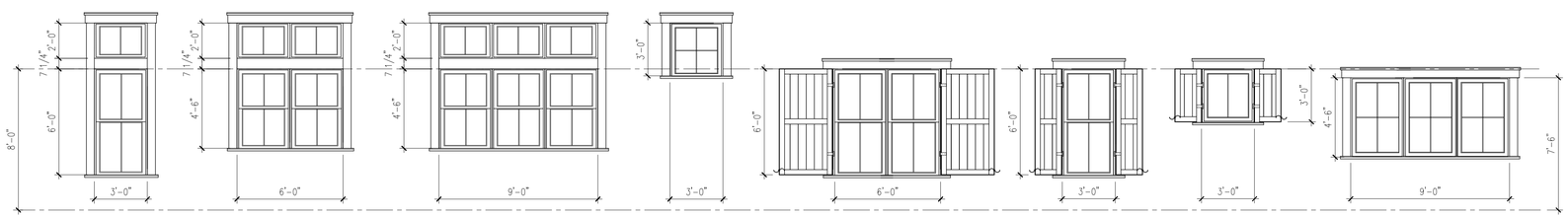




DOOR ELEVATION A DOOR ELEVATION B DOOR ELEVATION C DOOR ELEVATION D



DOOR ELEVATION E DOOR ELEVATION F



WINDOW A
- VINYL CLAD SINGLE HUNG WITH TRANSOM AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

WINDOW B
- VINYL CLAD MULLED SINGLE HUNG WITH TRANSOM AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

WINDOW C
- VINYL CLAD MULLED SINGLE HUNG WITH TRANSOM AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

WINDOW D
- VINYL CLAD PICTURE AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

WINDOW E
- VINYL CLAD MULLED SINGLE HUNG AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.
- 45 MIN. AT STAIR

WINDOW F
- VINYL CLAD SINGLE HUNG AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.
- 45 MIN. AT STAIR

WINDOW G
- VINYL CLAD SINGLE HUNG AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

WINDOW H
- VINYL CLAD MULLED PICTURES AND IMPACT PANEL PROTECTION PER 1609.1.2.
- PROVIDE LOW-E, CLEAR GLAZING.

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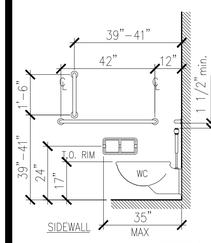
SCHEDULES

Sheet No. **A5.0**
Scale: **AS SHOWN**

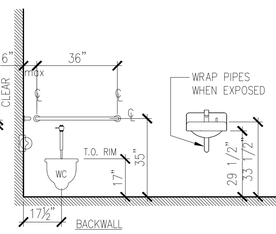
ATTACHEMENT 2

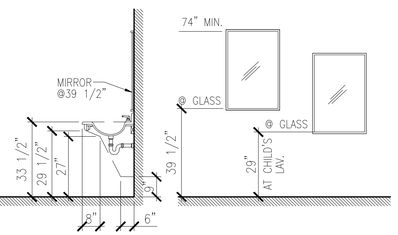
DESIGN CRITERIA
FOR ACCESSIBLE RESTROOMS

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



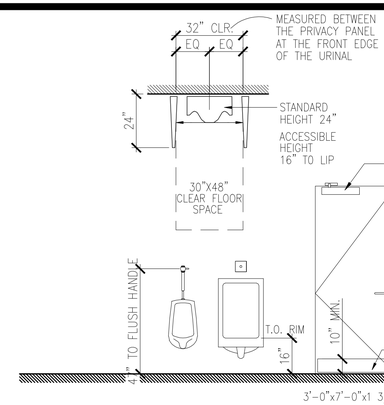
WATER CLOSET





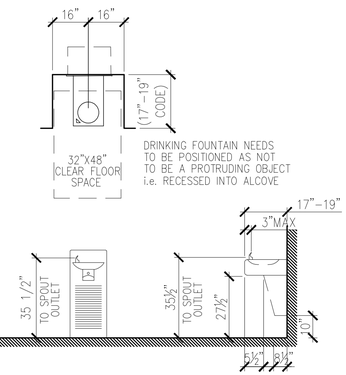
LAVATORY
(ALL ACCESSIBLE)

MIRROR

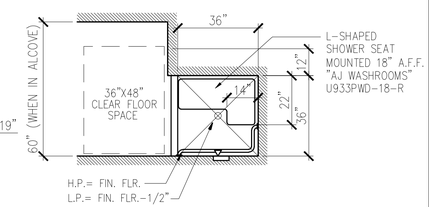


URINAL

DOOR

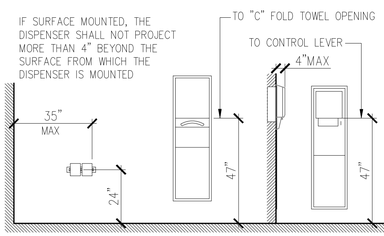


FOUNTAIN / COOLER



NOTE:
SPEC. "LATICRETE #9235" WATERPROOF MEMBRANE.

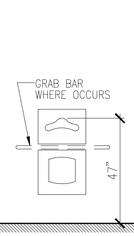
ACCESSIBLE SHOWER



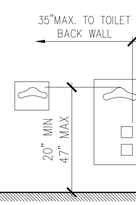
TOILET PAPER DISPENSER

COMBINATION PAPER TOWEL DISPENSER/ WASTE RECEPTACLE. SURFACE MOUNTED

COMBINATION TOWEL DISPENSER/ WASTE RECEPTACLE RECESSED

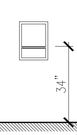


COMBINATION SEAT COVER-SANITARY NAPKIN DISPOSAL SEPARATE UNITS PREFERRED

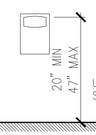


SEAT COVER DISPENSER

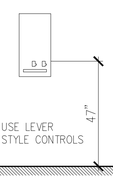
COMBINATION SEAT COVER/TISSUE DISPENSER RECESSED



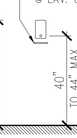
RECESSED TOWEL DISPENSER



SANITARY NAPKIN DISPOSAL



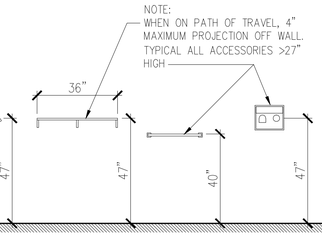
NAPKIN DISPENSER



SOAP DISPENSER

SOAP DISH

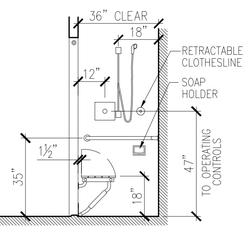
ROBE HOOK



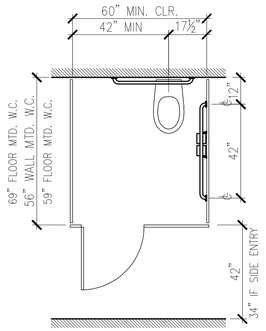
PURSE SHELF

TOWEL BAR

HAND DRYER SEMI-RECESS, OR PLACE IN ALCOVE.



SHOWER ELEVATION (B)



ACCESSIBLE STALL

Andes
Frickin Chicken
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Lot 2
Bluffton, SC

KRA architecture + design
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Bluffton, SC 29910
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No. B93605
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
KEVIN ROGER GREMER
Building Official
7332
REGISTERED ARCHITECT

Stamped By:
Drawn By: KRG
Checked By: MWK
Date: 06.17.16
Revisions

Project No.
File Name:
Drawing Title:

ADA FIXTURES

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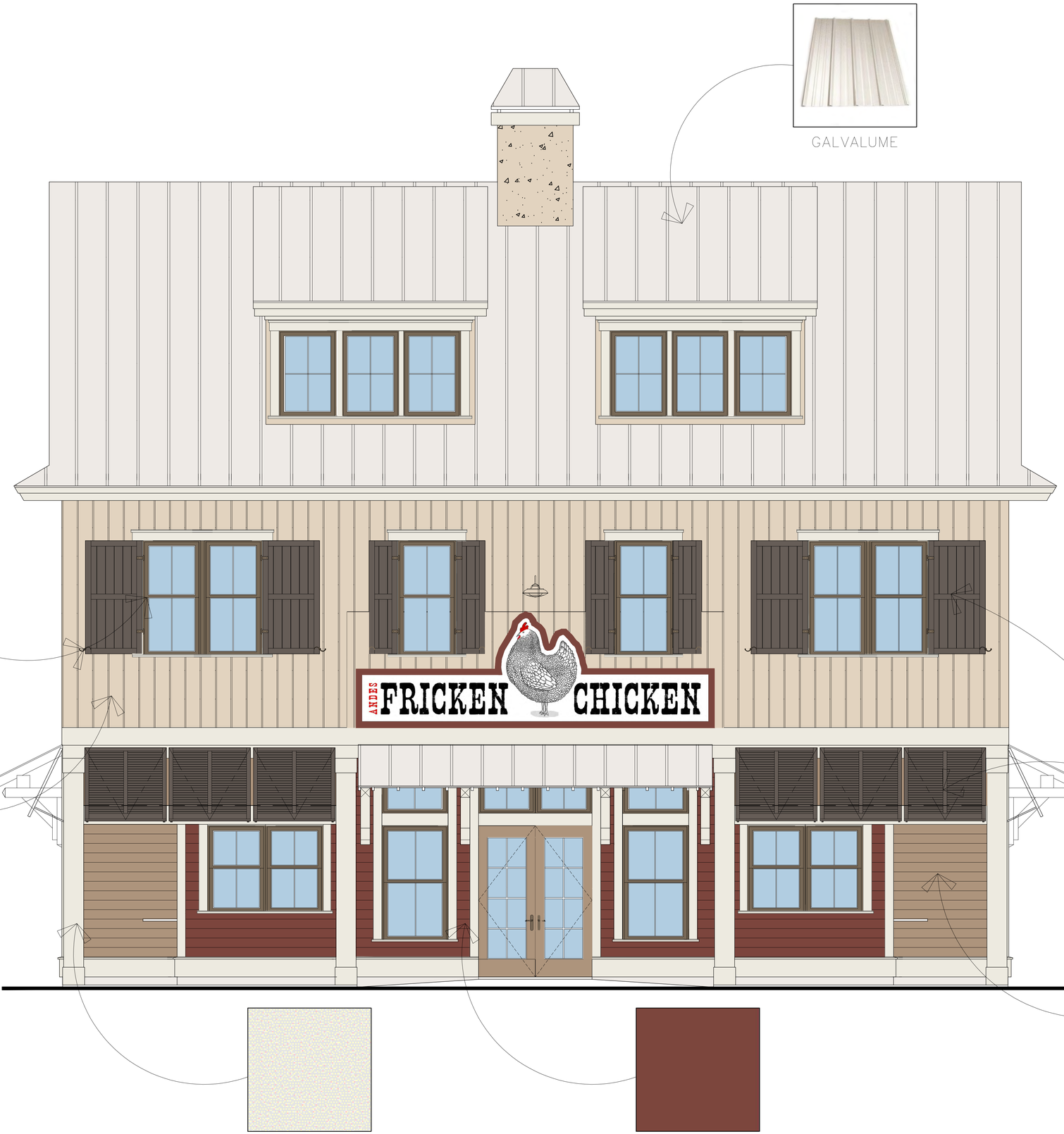

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REGISTERED ARCHITECT

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Date: 06.17.16
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File Name:
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COLOR LEGEND

Sheet No. **R1.0**
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RENDERING

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ATTACHMENT 3

From: Kevin R. Grenier
To: Schumacher, Erin
Cc: dnskelly@aol.com; Michael Kronimus; Matt Bader
Subject: FW: Bluffton Village Architectural Review
Date: Wednesday, August 17, 2016 10:31:13 AM

Erin,

Here is the "approval" we received from Mr. Skelly. Mr. Skelly, Erin would like a formal letter from you other than this email for the Town's records for our Highway Corridor Review as soon as possible.

Thank you.

Kevin Grenier, AIA, NCARB
Principal
KRA Architecture & Design
Tel 843-815-2021
Fax 843-706-9480
www.krasc.com

From: DNSkelly@aol.com [mailto:DNSkelly@aol.com]
Sent: Friday, May 20, 2016 8:40 AM
To: Kevin R. Grenier <krg@krasc.com>; Michael Kronimus <mwk@krasc.com>
Subject: Re: Bluffton Village Architectural Review

Dear Mr. Grenier,

Your submission for Architectural Review is approved by the board of directors on the basis of your submittal.

Douglas N. Skelly CPM, CMCA, LCAM, ARB, BIC
Bluffton Village Association Manager
High **T**ide **A**ssociates
843-816-4611 cell
843-686-2204 Fax
PO Box 7665
Hilton Head Island, SC 29938
htausa.com

In a message dated 5/10/2016 4:48:21 P.M. Eastern Daylight Time, krg@krasc.com writes:

> Mr. Skelly,
> Here is an electronic version of our submission for Architectural Review. We do not have an application to fill out. Please forward one so we can fill it out for you. If there is something else you need from us, please let us know.
> Thank you and if you could confirm receipt we would appreciate it.
> Kevin Grenier, AIA, NCARB
> Principal
> KRA Architecture & Design
> Tel 843-815-2021

Fax 843-706-9480
www.krasc.com