

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/24/2014)

Application #: AR15-09 Date Received: 3-20-15 Zoning District: GC
 Beaufort County 1997 Historic Survey Listing: U-13-983

Property Address: 902 Boundary Street
 Applicant: Beaufort Design Build Phone: 843-321-8277
 Applicant's Address: 73 Sea Island Parkway, Suite 30
 Property Owner: Debora Al-Aseer Fahey Phone: 843-252-1960
 Owner's Address: 14 Tuxedo Drive
 Architect: Beaufort Design Build Phone: 843-321-8277
 Architect's Address: 73 Sea Island Parkway, Suite 30

REQUEST FOR: Conceptual Review Preliminary Review Bailey Bill Approval*
 Final Approval Change After Certification
 *Requires a Bailey Bill-Part A Preliminary Review Application Form

NATURE OF WORK: (Check All That Apply)
 Color changes Alterations, Additions Other: _____
 New Construction Primary Structure Secondary Structure
 Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)
 Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model/Context Imagery
 Part A Preliminary Review Form for a Rehabilitated Historic Property

EXPLANATION AND DESCRIPTION OF WORK (if requesting Bailey Bill Approval, may leave blank):
Renovation to historic building to accommodate a new Argentinian Steak House. Exterior renovation to include a new 6x6 structural columns at existing portico, typical of (6). Addition of ramps, color change, addition of hood vent, and exterior wood screening.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: Debora Al-Aseer Fahey DATE: 3-17-2015
 APPLICANT'S SIGNATURE: [Signature] DATE: 3-18-2015

10464

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of April 8 2015

Case Number: HR15-09
Property Address: 902 Boundary Street
Applicant: Beaufort Design Build
Type of Request: Alterations & Additions – Final
Zoning: GC – General Commercial

Historical: 902 Boundary Street is located in the Old Commons Neighborhood. It is listed, c. 1920 as Contributing on the 1997 Above Ground Historic Sites Survey (see attachment). It was originally a residence that was altered to accommodate a gas station. It appears on the 1958 Sanborn Map as shown at right, with an addition to the west that has since been demolished.



Request: **The applicant wishes to restore the building, and add (6) 6x6 posts in the front gas station canopy to provide additional support to the canopy. The applicant would also like to add a trash enclosure and repaint the building.**

Background: This project has not appeared before the Historic Review Board (HRB).

Zoning: GC – General Commercial – General Commercial

- Setbacks – this project would not change the setbacks.
 - Front: 7-12' build-to
 - Side: 10'
 - Rear: 10'
- Maximum Height: 50'
- Impervious Surface Coverage, Max: 75% (redevelopment site)
There are no zoning issues with this project.

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #1 & 2 discuss new uses for historic buildings and Standard #10 discusses appropriate alterations to historic structures.
-

Staff Questions, Comments & Suggestions:

- Staff appreciates the intent to reuse this building and continue to allow it to function and evolve as it has throughout its lifetime.

Staff Recommendation: Staff recommends final approval of this project as submitted.

EL GAUCHO ARGENTINEAN STEAK HOUSE INTERIOR RENOVATION

902 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902

SCOPE OF WORK:

- THE EXISTING BUILDING IS IDENTIFIED ON THE NATIONAL HISTORIC REGISTER (# 69000159)
- THE EXISTING BUILDING IS CURRENTLY VACANT. ITS LAST USE WAS RETAIL. PROPOSED OCCUPANCY IS AN ARGENTINEAN STEAK HOUSE RESTAURANT; A2 ASSEMBLY.
- THE RESTAURANT WILL CONTAIN A KITCHEN AREA, DISHWASH AND STORAGE AREA, RESTROOM, INDOOR DINING AREA, OUTDOOR DINING AREA AND A UTILITY CLOSET
- THE EXISTING SINGLE STORY BUILDING CONSISTS OF WOOD FRAMED AND LOAD BEARING CMU WALLS ON A REINFORCED CONCRETE SLAB ON GRADE WITH A WOOD FRAMED ROOF
- THE EXISTING ROOF WILL BE REINFORCED WITH A NEW KNEE WALL LOCATED DIRECTLY UNDER THE RIDGE AND ON TOP OF THE EXISTING LOAD BEARING EXTERIOR WALL
- THE EXISTING BUILDING DOES NOT INCLUDE A FIRE SPRINKLER SYSTEM AND A NEW SYSTEM WILL NOT BE INSTALLED
- AN EXISTING 2 TON SPLIT SYSTEM HEAT PUMP WILL BE MAINTAINED AND A NEW 5 TON SPLIT SYSTEM HEAT PUMP WILL BE ADDED
- PLUMBING WORK INCLUDES A NEW RESTROOM AND HAND, UTILITY AND DISH SINKS
- ELECTRICAL WORK INCLUDES EXISTING AND NEW LIGHTING, ELECTRICAL OUTLETS AND SERVICE FOR KITCHEN AND HVAC EQUIPMENT
- ALL INTERIOR FINISHES WILL BE REPLACED
- WOOD RAMPS AND HANDRAILS WILL PROVIDED FOR ACCESSIBILITY

DESIGN & CONSTRUCTION TEAM

ARCHITECT

BEAUFORT DESIGN BUILD, LLC.
73 SEA ISLAND PKWY. STE.30
BEAUFORT SC. 29907
P: 843.321.8277

MECHANICAL ENGINEER

LONDONO ENGINEERING LLC.
614 ARNOLD DRIVE
BEAUFORT, SC. 29902
843.263.1792

STRUCTURAL ENGINEER

STEVE MITCHELL, PE
PO BOX 177
BEAUFORT, SC. 29901
843.421.5029

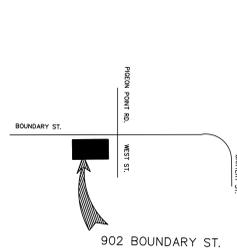
ABBREVIATIONS

A/C	AIR CONDITIONER(ING)	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
AFF	ABOVE FINISHED FLOOR	NO.	NUMBER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC	ON CENTER
BOT	BOTTOM	OSB	ORIENTED STRAND BOARD
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	SCDHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
DHEC	DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL	SF	SQUARE FEET (FOOT)
DP	DESIGN PRESSURE	TYP	TYPICAL
EQUIP	EQUIPMENT	V.I.F.	VERIFY IN FIELD
EX	EXISTING OR EXTERIOR	#	NUMBER
EXT	EXTERIOR		
FE	FIRE EXTINGUISHER		
FIN	FINISH		
FL	FLOOR		
GWB	GYPSSUM WALL BOARD		
IBC	INTERNATIONAL BUILDING CODE		
ICC	INTERNATIONAL CODE COUNCIL		
LFT	LINEAR FEET		
MFR	MANUFACTURER		
MIN	MINIMUM		
N/A	NOT APPLICABLE		

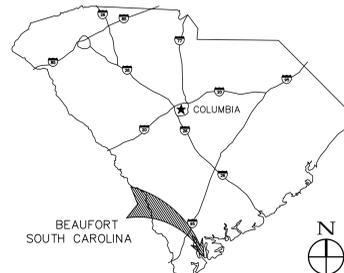
SYMBOLS

	COLUMN LINE		INTERIOR ELEVATION CASEWORK OR MILLWORK ELEVATION
	ROOM NUMBER		ENLARGED DETAIL OR PLAN DETAIL
	DOOR NUMBER (CORRESPONDS WITH ROOM NUMBER)		WALL SECTION
# symbol"/>	BUILDING EQUIPMENT SYMBOL		EXISTING CONDITIONS PHOTOGRAPH
	TOILET ACCESSORY		DRAWING KEYNOTE
	FIN FLOOR ELEVATION HEIGHT ABOVE FIN FLOOR SPOT ELEVATION		WINDOW TAG
	PARTITION TYPE INDICATOR		
	INTERIOR ELEVATION CASEWORK OR MILLWORK ELEVATION		

LOCATION MAP



VICINITY MAP



GENERAL

- G-101 COVER SHEET
- G-102 2012 INTERNATIONAL BUILDING CODE SUMMARY
- G-103 LIFE SAFETY PLAN
- G-104 SUPPORTING DOCUMENTS AND APPROVALS
- G-105 TYPICAL ACCESSIBILITY DETAILS

ARCHITECTURAL

- A-101 EXISTING CONDITIONS PLAN
- A-102 RENOVATION FLOOR PLAN
- A-103 REFLECTED CEILING PLAN

STRUCTURAL

- S1 STRUCTURAL DETAILS

MECHANICAL

- M-001 HVAC SCHEDULES & DETAILS
- M-101 HVAC PLAN

ELECTRICAL

- E-001 ELECTRICAL SCHEDULES & DETAILS
- E-101 ELECTRICAL PLAN
- E-201 LIGHTING PLAN

PLUMBING

- P-001 PLUMBING SCHEDULES & DETAILS
- P-101 SANITARY SEWER PLAN
- P-201 WATER DISTRIBUTION PLAN
- P-301 GAS DISTRIBUTION PLAN



A4 EXISTING BUILDING - BOUNDARY STREET ELEVATION
NOT TO SCALE, SHOWN FOR REFERENCE ONLY

IN ACCORDANCE WITH THE SOUTH CAROLINA BOARD OF ARCHITECTURAL EXAMINERS, LAWS AND REGULATIONS, TITLE 40, CHAPTER 3, SECTION 11-12, ITEM B(4); THE OWNER, CONTRACTOR AND PERMITTING AUTHORITY ARE HEREBY NOTIFIED THAT BEAUFORT DESIGN BUILD HAS NOT BEEN ENGAGED TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES ON THIS PROJECT

EXISTING BUILDING IS NOT FIRE SPRINKLERED

BEAUFORT
73 Sea Island Parkway, S. 30
Beaufort, SC 29907

CHARLOTTE
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Cornellus, NC 28031
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EL GAUCHO ARGENTINEAN STEAK HOUSE RENOVATION
902 BOUNDARY ST
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

NO.	REVISIONS / SUBMISSIONS	DATE
	DESCRIPTION	

SHEET INFORMATION

DATE	MARCH 16, 2015
JOB NUMBER	14038.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

COVER SHEET

G-101

2012 INTERNATIONAL BUILDING CODE SUMMARY FOR COMMERCIAL PROJECTS

Name of Project: **EL GAUCHO ARGENTINEAN STEAK HOUSE – INTERIOR RENOVATION**
 Address: **109 BOUNDARY ST., BEAUFORT, SC 29902** Zip Code: **29902**
 Proposed Use: **RESTAURANT**
 Owner or Authorized Agent: **NELSON DIAZ** Phone #: **(843) 422-3963** (E-Mail)
 Owned / Leased by: City/County **BEAUFORT / B. GAUCHO** State
 Code Enforcement Jurisdiction: City County **BEAUFORT COUNTY** State

PROJECT SUMMARY
 Project description: **PROJECT CONSISTS OF INTERIOR RENOVATION OF A VACANT SINGLE STORY STRUCTURE. PREVIOUS OCCUPANCY WAS RETAIL. PROPOSED OCCUPANCY IS A RESTAURANT – A2 ASSEMBLY. THE RENOVATED BUILDING WILL INCLUDE A KITCHEN, INDOOR AND OUTDOOR DINING, STORAGE AND PREP AREAS AND A UTILITY CLOSET. THE PROJECT WILL NOT ALTER OR MODIFY THE EXISTING BUILDING STRUCTURE OR ENVELOPE.**

Building Description: **THE EXISTING BUILDING IS A SINGLE STORY WOOD FRAMED AND CMU BUILDING. EXTERIOR MATERIALS INCLUDE PAINTED WOOD SIDING, WOOD WINDOWS AND DOORS AND ASPHALT ROOF SHINGLES. THE STRUCTURE INCLUDES CONCRETE FOOTINGS AND A CONCRETE SLAB ON GRADE. AN EXISTING 2 TON SPLIT SYSTEM WILL REMAIN AND A 5 TON SPLIT SYSTEM HEAT PUMP WILL BE ADDED. EXISTING ELECTRICAL WILL REMAIN AND NEW OUTLETS, LIGHTS AND SERVICE FOR KITCHEN AND HVAC EQUIPMENT WILL BE ADDED. NEW PLUMBING FIXTURES WILL INCLUDE TOILETS, HAND SINKS AND KITCHEN SERVICE SINKS.**

LEAD DESIGN PROFESSIONAL: **DANIEL C. SALTRICK, AIA – BEAUFORT DESIGN BUILD, LLC.**
DESIGNER FIRM: **NAME LICENSE # TELEPHONE # EMAIL**
Architectural: **BEAUFORT DESIGN BUILD DANIEL C. SALTRICK, AIA 887 (704) 818-1302 DANIEL@BEAUFORTDESIGNBUILD.COM**
Civil: **NAME LICENSE # TELEPHONE # EMAIL**
Electrical: **LINDO ENGINEERING, LLC RAFAEL LINDO, PE 2320 (843) 263-1792 RLINDO@LINDOENGINEERING.COM**
Fire Alarm: **LINDO ENGINEERING, LLC RAFAEL LINDO, PE 2320 (843) 263-1792 RLINDO@LINDOENGINEERING.COM**
Plumbing: **LINDO ENGINEERING, LLC RAFAEL LINDO, PE 2320 (843) 263-1792 RLINDO@LINDOENGINEERING.COM**
Mechanical: **LINDO ENGINEERING, LLC RAFAEL LINDO, PE 2320 (843) 263-1792 RLINDO@LINDOENGINEERING.COM**
Speaker/Stage/pipe: **NAME LICENSE # TELEPHONE # EMAIL**
Structural: **STEVE WIDDEL, PE STEPHEN E. WIDDEL, PE 1646 (704) 421-9029**

Building Code: 2012 International Building Code (IBC) 2012 Chapter 34 (attached summary) 1995 Existing Building Code Vol. 9
New Building: New Building Shell building First time interior completion (upfit) Addition
Existing Building: Change of use / occupancy Interior renovation - NO change to building use or occupancy

BUILDING DATA
 Construction Type: I-A I-B II-A II-B III IV V-A V-B
 Mixed Construction: No Yes Types: **N/A**
 Sprinklers: No Partial Yes NFPA 13.07 NFPA 13R.07 NFPA 13D.07
 Stairways: No Yes Class: I II III IIIa IIIb IIIc IIIe IIIf IIIg IIIh IIIi IIIj IIIk IIIl IIIm IIIn IIIo IIIp IIIq IIIr IIIs IIIt IIIu IIIv IIIw IIIx IIIy IIIz
 Fire District: No Yes Flood Hazard Area: No Yes
 Building Height: Feet **<30'** Number of Stories **1** High Rise: No Yes
 Mezzanine: No Yes

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
0th Floor	N/A	N/A	N/A
1st Floor	N/A	N/A	N/A
2nd Floor	N/A	N/A	N/A
3rd Floor	N/A	N/A	N/A
4th Floor	N/A	N/A	N/A
5th Floor	N/A	N/A	N/A
Mezzanine	N/A	N/A	N/A
1st Floor	2,093 SF GROSS	0 SF	2,093 SF GROSS
Basement	N/A	N/A	N/A
TOTAL	2,093 SF GROSS	0 SF	2,093 SF GROSS

OCCUPANCY
 Assembly: A-1 A-2 A-3 A-4 A-5
 Business: B-1 B-2 B-3 B-4 B-5 B-6 B-7 B-8 B-9 B-10
 Educational: E-1 E-2 E-3 E-4 E-5
 Factory/Industrial: F-1 F-2 F-3 F-4 F-5
 Hazardous: H-1 H-2 H-3 H-4 H-5
 Institutional: I-1 I-2 I-3 I-4 I-5
 1-3 Condition: 1 2 3 4 5
 Mercantile: M-1 M-2 M-3 M-4
 Storage: S-1 S-2 S-3 S-4
 Utility and Miscellaneous: U-1 U-2 U-3 U-4 U-5
 Secondary Occupancy:
 Special Uses: 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416
 Special Provisions: 509.2 509.3 509.4 509.5 509.6 509.7 509.8 509.9
 Mixed Occupancy: No Yes Separation: **N/A** Hc Exception:
 Incidental Use Separation (508.2.5) Accessory Occupancy (508.2)
 Non-Separated Use (508.3)
 The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
 Separated Use (508.4) - See below for area calculations
 For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} + \dots \leq 1.00$$

$$\frac{\text{N/A}}{\text{N/A}} + \frac{\text{N/A}}{\text{N/A}} = \text{N/A} \leq 1.00$$

STORY NO.	DESCRIPTION	(A) FLOOR AREA PER STORY (ACTUAL)	(B) TABLE 503.1.1	(C) AREA FOR OPEN SPACE INCREASE	(D) AREA FOR SPECIAL USE INCREASE	(E) ALLOWABLE AREA OF OCCUPANCY	(F) MAXIMUM BUILDING AREA*
FIRST FLOOR	ASSEMBLY GROUP A-2	2,093 SF	6,00 SF	N/A	N/A	6,00 SF	6,00 SF

ALLOWABLE AREA
 *Frontage area increases from Section 506.2 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = $\frac{N/A}{(F)}$
 b. Total Building Perimeter (P) = $\frac{N/A}{(P)}$
 c. Ratio (R) = $\frac{N/A}{(R)}$
 d. Minimum width of public way (W) = $\frac{N/A}{(W)}$
 e. Percent of footage increase $I_1 = 100 \left[\frac{P}{W} - 0.25 \right] \times \frac{N/A}{(W)}$
 f. The sprinkler increase per Section 506.3 is as follows:
 a. Multi-story building $I_2 = 2$
 b. Single-story building $I_2 = 3$
 *Unlimited area applicable under conditions of Sections for Group B, F, M, S, A-4 (507.3), A-3 (507.6), Group A motion picture (507.12), covered mall buildings (507.12), and H-2 aircraft paint hangers (507.9).
 *Maximum Building Area = total number of stories in the building x F, but not greater than 3AF (506.4.1).
 *The maximum area of single-use open parking garage shall be permitted to comply with Table 406.3.5. The maximum area of air traffic control towers must comply with Table 412.3.2.

ALLOWABLE HEIGHT

Type of Construction	TYPE	ALLOWABLE HEIGHT (FEET)	INCREASE FOR OPENINGS (TABLE 503)	SHOW ON PLANS (TABLE 503)	CODE REFERENCE
Building Height in Feet	VB	N/A	N/A	TYPE VB	TABLE 503
Building Height in Stories	40'	Feet-Ht-20' = N/A	Feet-Ct-0'	Feet-Ct-0'	TABLE 503
Stories	1	Stories-1 = N/A	Stories-1 = N/A	Stories-1	TABLE 503

FIRE PROTECTION REQUIREMENTS (TABLES 601&602)
 Life Safety Plan Sheet #, if provided: **G-103**

BUILDING ELEMENT	FIRE PROTECTION DISTANCE (FEET)	RATING*	DETAIL # AND SHEET #	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame including columns, girders and trusses	N/A	0	0	N/A	N/A
Exterior					
North	EXIST	0	0	N/A	N/A
East	EXIST	0	0	N/A	N/A
West	EXIST	0	0	N/A	N/A
South	EXIST	0	0	N/A	N/A
Interior	N/A	0	0	N/A	N/A
Nonbearing Walls and Partitions					
Exterior					
North	N/A	0	0	N/A	N/A
East	N/A	0	0	N/A	N/A
West	N/A	0	0	N/A	N/A
South	N/A	0	0	N/A	N/A
Interior	N/A	0	0	N/A	N/A
Floor Construction including supporting beams and joists	N/A	0	0	N/A	N/A
Roof Construction including supporting beams and joists	N/A	0	0	N/A	N/A
Shaft Enclosures - Exit	NO	VERTICAL EXIT ENCLOSURES			
Shaft Enclosures - Other	NO	VERTICAL SHAFTS			
Corridor Separation	NO	CORRIDORS			
Emergency Separation	NOT	REQUIRED - MIXED OCCUPANCY			
Party/Fire Wall Separation	NOT	REQUIRED - WALLS DO NOT PROVIDE JOINT SERVICE BETWEEN 2 BUILDINGS			
Smoke Barrier Separation	NOT	REQUIRED - COMPONENTS THAT REQUIRE A SMOKE BARRIER ARE NOT PRESENT			
Tenant Separation	NOT	REQUIRED - EXISTING BUILDING IS SINGLE TENANT			
Incidental Separation	NOT	REQUIRED			

PERCENTAGE OF WALL OPENING CALCULATIONS
 THIS SECTION IS FOR ADDITIONS, NEW CONSTRUCTION AND CHANGE OF USE

Allowable openings per 705.8
 NORTH WALL SEPARATION = 0' TO 43' / NOT PERMITTED / EXISTING OPENINGS TO BE INFILLED
 SOUTH WALL SEPARATION = 28' TO 30' / ALLOWABLE = 70% / EXISTING = <30%
 EAST WALL SEPARATION = 25 TO 30' / ALLOWABLE = 70% / EXISTING = < 30%
 WEST WALL SEPARATION = 25 TO 30' / ALLOWABLE = 70% / EXISTING = 0%
 WEISY WALL SEPARATION = 25 TO 30' / ALLOWABLE = 70% / EXISTING = 0%

WALL LEGENDS
 THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

CHECK THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
 Fire Walls 706 Fire Barriers 707 Shaft Enclosure 708 Fire Partitions 709 Smoke Barriers 710 Smoke Partitions 711

FIRE / SMOKE RATED WALLS AND PARTITIONS ARE NOT REQUIRED

LIFE SAFETY SYSTEM REQUIREMENTS
 THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

Emergency Lighting S106 No Yes
 Exit Signs S101 No Yes
 Fire Alarm S900, NADA 72.07 No Yes
 Smoke Detection Systems S907 No Yes Partial
 Panic Hardware S1008.1.10 No Yes
 Life Safety systems generator - S2702.2 No Yes

EXIT REQUIREMENTS
 NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM EXIT WIDTH (FEET)				
SINGLE STORY RESTAURANT	2	2	200'-0"	<90'-0"	N/A (1 DOOR)

OCCUPANT LOAD AND EXIT WIDTH

USE GROUP OR DESCRIPTION	(A) AREA (SQ FT)	(B) AREA PER PERSON (SQ FT)	(C) CALCULATED OCCUPANT LOAD	(D) MINIMUM EXIT WIDTH (FEET)	(E) MINIMUM EXIT WIDTH (FEET)	(F) MINIMUM EXIT WIDTH (FEET)	(G) MINIMUM EXIT WIDTH (FEET)	(H) MINIMUM EXIT WIDTH (FEET)
INDOOR DINING	260 SF NET	15 SF NET	18 PEOPLE	N/A	0.2"	N/A	4"	N/A
OUTDOOR DINING	652 SF NET	15 SF NET	44 PEOPLE	N/A	0.2"	N/A	9"	N/A
KITCHEN	144 SF GROSS	200 SF GROSS	1 PERSON	N/A	0.2"	N/A	0.2"	N/A
BAR	54 SF GROSS	200 SF GROSS	1 PERSON	N/A	0.2"	N/A	0.2"	N/A
SERVICE	146 SF GROSS	200 SF GROSS	1 PERSON	N/A	0.2"	N/A	0.2"	N/A
UTILITY	45 SF GROSS	200 SF GROSS	1 PERSON	N/A	0.2"	N/A	0.2"	N/A
VESTIBULE	31 SF GROSS	200 SF GROSS	1 PERSON	N/A	0.2"	N/A	0.2"	N/A
TOTAL			67 PEOPLE	N/A	0.2"	N/A	11.2"	N/A

PLUMBING FIXTURES REQUIREMENTS (TABLE 2902.1)
 THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

OCCUPANCY / SPACE DESIG.	MALE	FEMALE	URINALS	WASH BASINS	SHOWERS	STUBS	DRINKING FOUNTAINS	RELIABLE	ACCESSIBLE	SEWER UNITS
Total Required	1 UNSEX	1 UNSEX		1 UNSEX	1 UNSEX	N/A				1
Total Provided	1 UNSEX	1 UNSEX		1 UNSEX	1 UNSEX	N/A				1

STRUCTURAL DESIGN
 DESIGN LOADS:
 Live Loads: Roof: $\frac{N/A}{psf}$, Mezzanine: $\frac{N/A}{psf}$, Floor: $\frac{N/A}{psf}$
 Snow Load: $\frac{N/A}{psf}$
 Wind Load: Basic Wind Speed $\frac{N/A}{mph}$ (ASCE 7-09), Exposure Category $\frac{N/A}$, Wind Borne Debris (for MVFRS) $V_e = \frac{N/A}{psf}$, $V_p = \frac{N/A}{psf}$

SCHEDULE OF SPECIAL INSPECTIONS
 No special inspections required for this project Special inspections required
 The following comprise the required schedule of special inspections for this project. The construction divisions which require special inspections for this project are as follows:
 IT-1 Excavation and Fill IT-10 Inspection of Structural Steel Fabricators
 IT-2 Foundation and Footing IT-11 Structural Masonry
 IT-3 Piling and Drilling Piers IT-12 Welding
 IT-4 Modular Retaining Walls IT-13 High Strength Bolts & Steel Framing Insp.
 IT-5 Reinforced Concrete IT-14 Sprayed Fire-Resistance Materials
 IT-6 Post-Tension Slab IT-15 Exterior Insulation and Finish system
 IT-7 Pre-cast Concrete Erection IT-16 Seismic Resistance
 IT-8 Pre-stressed Concrete IT-17 Smoke Control
 IT-9 Inspection of Pre-Cast Fabricators IT-18 Detention Basin
 IT-19 Special Cases IT-19 Special Cases

ENERGY SUMMARY
 THIS SECTION FOR NEW CONSTRUCTION, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
 The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget or allowable energy cost budget.

THERMAL ENVELOPE
 Method of Compliance: Prescriptive Glazed Wall Area Performance Energy Cost Budget
 Roof/Ceiling Assembly - Pitched Roof Area
 Description of assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 U-Value of total assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 R-Value of insulation: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Skylights in each assembly
 U-Value of skylight: **N/A - NO SKYLIGHTS**
 Total square footage of skylight in each assembly: **N/A - NO SKYLIGHTS**

EXTERIOR WALLS
 Description of assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 U-Value of total assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 R-Value of insulation: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Opening (windows or doors with glazing): **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 U-Value of assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Shading coefficient: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Projection Factor: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Low-e (if required): **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Door R-values: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**

FLOORS OVER UNCONDITIONED SPACE
 Description of assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 U-Value of total assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 R-Value of insulation: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Low-e (if required): **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Door R-values: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**

FLOOR SLAB ON GRADE
 Description of assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 U-Value of total assembly: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 R-Value of insulation: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Horizontal/Vertical requirement: **NO CHANGE TO EXISTING - BUILDING IS LISTED ON HISTORIC REGISTER**
 Slab Heated: **N/A - NO HEATED SLAB**

ELECTRICAL SUMMARY
ELECTRICAL SYSTEM AND EQUIPMENT
 Method of Compliance: **N/A**
 Prescriptive Performance Energy Cost Budget
 Lighting schedule:
 lamp type required in fixture: **SEE ELECTRICAL DRAWINGS**
 number of lamps in fixture: **SEE ELECTRICAL DRAWINGS**
 ballast type used in the fixture: **SEE ELECTRICAL DRAWINGS**
 number of ballasts in fixture: **SEE ELECTRICAL DRAWINGS**
 total wattage per fixture: **SEE ELECTRICAL DRAWINGS**
 total interior wattage specified vs allowed: **SEE ELECTRICAL DRAWINGS**
 exterior lighting: **SEE ELECTRICAL DRAWINGS**

MECHANICAL SUMMARY
MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
 Method of Compliance: **N/A**
 Prescriptive Performance Energy Cost Budget
 Thermal Zone: **SEE MECHANICAL DRAWINGS**
 winter dry bulb: **SEE MECHANICAL DRAWINGS**
 summer dry bulb: **SEE MECHANICAL DRAWINGS**
 relative humidity: **SEE MECHANICAL DRAWINGS**
 Interior design conditions:
 winter dry bulb: **SEE MECHANICAL DRAWINGS**
 summer dry bulb: **SEE MECHANICAL DRAWINGS**
 relative humidity: **SEE MECHANICAL DRAWINGS**
 Building heating load: **SEE MECHANICAL DRAWINGS**
 Building cooling load: **SEE MECHANICAL DRAWINGS**
 Mechanical Spacing Conditioning System:
 Utility:
 description of unit: **SEE MECHANICAL DRAWINGS**
 heating efficiency: **SEE MECHANICAL DRAWINGS**
 cooling efficiency: **SEE MECHANICAL DRAWINGS**
 heat output of unit: **SEE MECHANICAL DRAWINGS**
 cooling output of unit: **SEE MECHANICAL DRAWINGS**
 Boiler:
 total boiler output: If oversized, state reason. **BUILDING WILL NOT INCLUDE A BOILER**
 Chiller:
 total chiller capacity: If oversized, state reason. **BUILDING WILL NOT INCLUDE A CHILLER**
 List equipment efficiencies: **SEE MECHANICAL DRAWINGS**

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
 Equipment schedules with motors (mechanical systems)
 motor horse power: **SEE MECHANICAL DRAWINGS**
 number of phases: **SEE MECHANICAL DRAWINGS**
 minimum efficiency: **SEE MECHANICAL DRAWINGS**
 motor type: **SEE MECHANICAL DRAWINGS**
 # of poles: **SEE MECHANICAL DRAWINGS**

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