#1342 $ PAID 6/22/16 CK

City of Beaul Department of Planning and Community De pment
Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised – 07/15/2011)

Application #: HDR16-21 Date Received: 6/22/16 Zoning District: CC

Property Address: 701 BAY STREET. BEAUFORT, SC,29902

Applicant: ADAM/BIERY/BEAUFORT DEISGN BUILD Phone: 843-321-8277

Applicant's Address: 73 SEA ISLAND PARKWAY, SUITE 30, BEAUFORT SC 29907

Beaufort County 1997 Historic Sites Survey listing: U-13-913

Property Owner: FORDHAM ENTERPRISES LLC Phone: 845-704-7290

Owner's Address: 1211 BAY STREET

Architect: DANIEL C. SALTRICK/ BEAUFORT DESIGN BUILD Phone: 843-321-8277

Architect's Address: 73 SEA ISLAND PARKWAY, SUITE 30, BEAUFORT SC 29907

REQUEST FOR:

- ☐ Conceptual Review
- ☑ Final Approval
- ☐ Preliminary Review
- ☐ Change After Certification

NATURE OF WORK: (Check All That Apply)

- ☐ Color changes
- ☑ Signage, Awnings
- ☐ Legal Plat
- ☐ Other:
- ☑ Alterations, Additions
- ☑ New Construction
- ☐ Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

- ☑ Photographs
- ☑ Site Plan/Plat
- ☑ Floor/Roof Plans
- ☐ Detail Drawing
- ☐ Color Sample
- ☐ Material Sample
- ☑ Elevation Drawings
- ☑ Model

EXPLANATION AND DESCRIPTION OF WORK:

THIS PROJECT CONSIST OF INTERIOR AND EXTERIOR RENOVATION OF THE EXISTING FORHAM MARKET. RENOVATION INCLUDES NEW EGRESS STAIR AND NEW STORE FRONT ON CATERET STREET

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 not be 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: -N.A.- DATE: 06/22/2016

APPLICANT'S SIGNATURE: [signature] DATE: 06/22/2016

– OVER FOR FEE SCHEDULE –

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of July 13, 2016

Case Number:	HR16-21
Property Address:	701 Bay Street
Applicant:	Adam Biery, Beaufort Design Build
Type of Request:	Alterations and Additions
Zoning:	CC – Core Commercial

Historical: The property is the Fordham Market building, c. 1907. It is listed as contributing on the *Beaufort County Above Ground Historic Sites Survey*.

Request: **The applicant wishes to modify fenestration, primarily to add additional shopfront windows to the Carteret Street façade of the structure.**

Background: This project has not appeared before the board previously.

Size: **The project will not add any square footage.**

Zoning: CC – Core Commercial – there are no zoning issues associated with this project.

Synopsis of Applicable Guidelines:

- The Preservation Manual (c. 1979) p. 47 discusses façade improvements to the Bay Street façade of this building. There is also a corresponding sketch, which is replicated in The Preservation Manual Supplement (c. 1990) on p. 23. Much of this plan has been implemented; there is a discrepancy in the eastern-most bay between the Supplement drawing and the existing conditions.
- The Civic Master Plan, p. 49, proposed conceptual façade improvements for the Carteret Street façade of this building.

Staff Questions, Comments & Suggestions:

- The Preservation Manual and Supplement focus on the Bay Street façade, but do not provide guidance for the Carteret Street façade.
- Historically, the shopfront facades of many commercial buildings, including this one (see 1954 photo) change and evolve as the interior uses change.
- The addition of the shopfronts along Carteret Street provide the opportunity for the building to engage with this primary North-South corridor. The modifications to the more modern rear wing along Carteret serve to tie these two structures together.
- One thing to consider is replicating the tripartite window at the southern-most shopfront on Carteret, and then transition to the larger plate-glass shopfronts going further north. This may link to the asymmetrical treatment on the Bay Street façade.

Staff Recommendation: Staff recommends final approval to this request with discussion of southern-most shopfront window by the board.


1954 Photo - Lucille Culp Collection
courtesy of dp.la
HARDWARE FORDHAM APPLIANCES

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 913
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Map Ref.: BFT 09 (BR)
Tax Number: R120 004 000 0947 0000

Common name(s): Fordham's Hardware
City Block Ref.: 49 .05
Island: Port Royal Is.

Address/location: **701 Bay St.**
City/Vicinity of (vic.) Beaufort

Date: 1907 ca.; 1950
Alteration date: 1950 ca.

Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): commercial
Current uses: commercial

National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

SHPO National Register Evaluation: Contributes to listed district
Name: Beaufort Historic District

Consultant Recommendation:
Name:

Previous Survey:	Reference:	Notes:
☐ H.A.B.S. ☐ Other		
☐ Feiss-Wright (1969)		
☐ Historic Resources of the Lowcountry (1979)		
☒ Milner Historic District Inventory (1979)	49 (947) - 4	Vol. 02; full form
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:

Photographs:
☒ prints
☐ slides
☒ negatives

Date : 8.5.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-21	0	S facade fac. N

Style: Beaux Arts

Commercial Form: 2-part commercial block

Core Shape:

Stories: 2 stories

Construction: masonry

Roof: Shape:

Material: not visible

Chimney: Type:

Material:

Exterior Walls:

Windows: tripartite
display

Type: double hung
fixed

Pane Config.: 1/1

Doors: double

Foundation: brick

Porch Height:

Porch Width:

Porch Roof Shape:

Porch Details:

Decorative Elements: cast stone

Outbuildings:

Interior Features:

Number of Related Resources:

Surroundings: commercial, urban

Acreage: less than 1 acre

Quadrangle: Beaufort

Alterations: Alteration date: 1950 ca.

Integrity: good

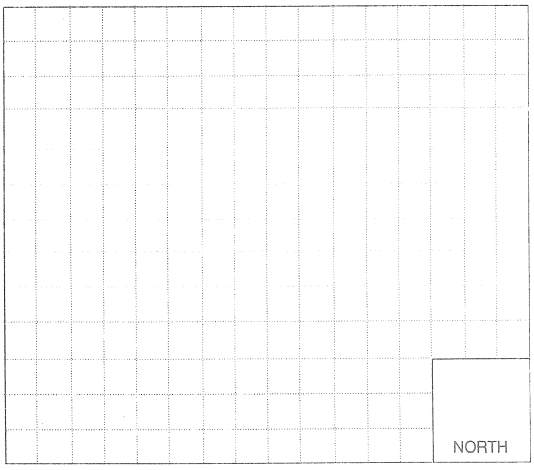
Condition: good

2 story brick extension to north.

Description: 2 story commercial block with main entrance from Bay Street to south. Main facade has parapet divided into 4 bays by brick and cast stone piers supported on corbels in vaguely Beaux Arts style. 2nd floor windows maintain 4 bay division, each window being tripartite. First floor breaks symmetry, featuring display windows west and large tripartite window with fixed top light to east.

Historical Data: Occupies site of McKee House destroyed in fire of 1907. According to owner, south section of present building built soon after fire in 1907.

Sketch:



Site Number: U - 13 - 913

Informant/ Bibliography: A. Fordham

devoted to mechanical and/or storage space, designs should be encouraged which allow these facilities to be housed in an ell, or wing, thus reducing the overall height requirements. Height can also be limited by incorporating subgrade, or basement, levels where high water tables do not present a problem.

- Within the District, locations should be sought which best accommodate larger scale structures; e.g. areas previously intruded upon by modern construction; large lots which can be easily screened; areas containing few or no significant historic structures; areas which can best accommodate parking facilities, etc. In no case should overscaled structures be located so as to block major vistas, particularly at the terminus of streets or in such a way that they become the dominant visible architectural massing of an area.
- Many high density buildings require a substantial amount of associated parking. This can be a more significant detriment than the building itself and Beaufort cannot afford to lose additional early building stock to parking lots. Parking should either be accomodated within the structure, in an intra-block lot (screened from the street), or limited to available on-street parking spaces.

Of course, it is highly desirable to avoid large scale construction altogether by limiting the height, volume and/or plan area of new buildings. However, exceptions will inevitably occur as attested to by several existing banks and motels in the commercial sector of the District. It should be noted that "large scale" construction, as discussed here, applies equally to one or two story structures of extensive floor area. Extremely long, low continuous buildings can negatively impact the District to the same degree as mid-to-high rise structures.

Bay Street Facade Rehabilitation - The City of Beaufort has taken a major step toward the revitalization of its commercial district with the recent completion of the waterfront park development. The commercial area is largely limited to Bay, Carteret, and Port Republic Streets. Of these, the latter two have lost a great deal of their original character through the demolition of early structures, new construction and a proliferation of used car and parking lots. Bay Street, however, retains much of its early appearance, with numerous facades partially or wholly intact. While "remodelings" and new construction have taken place, the opportunity exists to preserve an historically significant commercial street and regain a period setting in mood if not complete physical detail.

Toward this end, schematic facade renovation designs were prepared as a part of these guidelines, illustrating proposed rehabilitive measures for each storefront on Bay Street. Also included are designs for all building elevations fronting on the waterfront park. Since specific building usages are transient, the schematic designs represent appropriate treatments for each particular building based on extant fabric and architectural style, rather than current function. The scope of the project did not allow for detailed structural or use analysis, nor for extensive documentary or investigatory research. Consequently, the designs depict "suggested" levels of treatment for each facade which are intended as **examples** of appropriate rehabilitation. The designs reflect four principles which should be adhered to in any renovative work.

- Do not remove, demolish, or obliterate extant historic fabric, or alter the major forms of the building.
- Respect the period and style of each structure. Do not impose artificial or contradictory stylistic elements in an attempt to "Colonialize" a building. Contemporary structures should be treated as such.
- Designs for renovation should take into consideration the impact that the work will have on neighboring structures, as well as the practical merchandising needs of the owner or tenant.
- Preservation is preferable to restoration, which is in turn highly preferable to reconstruction. The **complete** restoration of a building facade should only be considered when 1) detailed, accurate information exists regarding its early appearance, 2) a substantial amount of original material exists, and 3) it does not dictate the removal of significant historical material from later periods.

North Side of Bay Street

703 Fordham Hardware

- Carry brick end piers to ground.
- Restore leaded glass window transoms.
- Install new wood doors and storefront windows.
- Paint sign on brick beneath second floor window sills.
- Install brick panels beneath display windows to match existing brick.
- Install canvas awning with signage along edge.

705-9

- Install continuous canvas awning with signage along edge to obscure existing brick projections.
- Construct new full-story height parapet wall with stone belt course and cap and openings so as to bring building more into scale with its neighbors.

711-13 Morrall's

- Install stone plinths at base of brick piers.
- Restore leaded glass door and window transoms.
- Restore painted signs above second floor windows at east and west bay.
- Restore painted sign along top brick band.
- Install new wood storefront.
- Install canvas awning with signage along edge.

715

- Install new wood siding and corner board.
- Install new wood storefront and cornice.
- Paint sign on display window.
- Install canvas awning with signage along edge.

719 Discount Sewing

- Install new wood cornice.
- Paint sign on brick between cornice and top of awning.
- Install new canvas awning with signage along edge.

723 Beaufort Hardware

- Remove brick veneer and repair/replace wood siding beneath.
- Restore original windows and shutters at second floor.
- Install new wood display window with cornice at head and paneled kick plate beneath.
- Install new wood entry doors at corner entrance.
- Install new canvas awning with signage along edge.

803 Verdier House

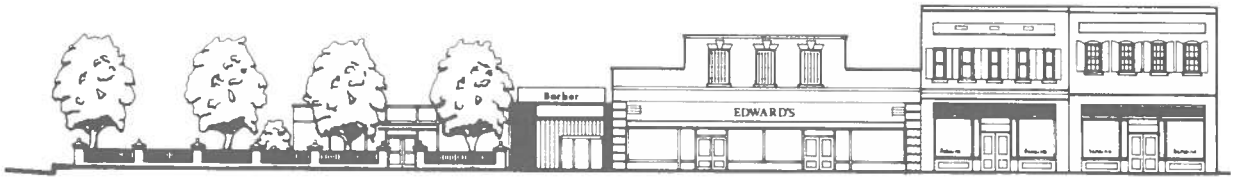
- No alterations recommended.

805 Hollingsworth Barber Shop

- Install new canvas awning to match those installed at 807-13.
- Install new wood storefront.
- Install new clapboard siding.
- Paint sign on new clapboard siding.

807-13 Allied Department Stores

- Remove brick and aluminum storefront.
- Install wooden Doric pilasters at pier lines.
- Install new wood storefronts between each pilaster.



921 | 919 | 917 | 911-913

NON-CONTRIBUTING | CONTRIBUTING | SIGNIFICANT

If open space is to be maintained, strengthen edges along Bay Street and Charles Street with landscaping and fencing. Suitable for new construction.

NON-CONTRIBUTING

Recent storefront rehabilitation has compromised historic integrity.

905-909 | 903 | 901 | 825 | 815-817

SIGNIFICANT | SIGNIFICANT | SIGNIFICANT | CONTRIBUTING

CONTRIBUTING

807-813 | 805 | 803

SIGNIFICANT | SIGNIFICANT

CONTRIBUTING

723 | 719 | 715 | 711-713 | 705-709 | 703

CONTRIBUTING | NON CONTRIBUTING | SIGNIFICANT | (VACANT) | NON-CONTRIBUTING | SIGNIFICANT

Destroyed by fire in 1985. New infill building recommended.

North Side, Bay Street

▲ CONCEPTUAL VON HARTEN BUILDING FACADE IMPROVEMENTS - CARTERET STREET

▲ CONCEPTUAL FACADE IMPROVEMENTS

FORDHAM MARKET
INTERIOR AND EXTERIOR RENOVATION

701 BAY STREET
BEAUFORT, SOUTH CAROLINA 29902

SCOPE OF WORK:

- THIS PROJECT CONSIST OF INTERIOR AND EXTERIOR RENOVATION OF THE EXISTING 14,362 SF TWO (2) STORY BUILDING AT 701 BAY STREET IN BEAUFORT, SOUTH CAROLINA
-

DESIGN TEAM

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

STRUCTURAL ENGINEER
STRUCTURE INNOVATIONS, LLC
39 *BURTON HILL ROAD*
BEAUFORT, SC 29901
P: 843.441.9828

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER
LONDONO ENGINEERING
PO BOX 433
BEAUFORT, SC 29901
P: 843.263.1792

LOCATION MAP

VICINITY MAP

ABBREVIATIONS

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

SYMBOLS

XX — COLUMN LINE
X### — ROOM NUMBER
108 — DOOR NUMBER (CORRESPONDS WITH ROOM NUMBER)
— BUILDING EQUIPMENT SYMBOL
R# — TOILET ACCESSORY
000.00 — FIN FLOOR ELEVATION / HEIGHT ABOVE FIN FLOOR / SPOT ELEVATION
A# — PARTITION TYPE INDICATOR
X / X AX.XX X / X — INTERIOR ELEVATION CASEWORK OR MILLWORK ELEVATION
XX / AX.XX — INTERIOR ELEVATION CASEWORK OR MILLWORK ELEVATION
X / X-101 — ENLARGED DETAIL OR PLAN DETAIL
X / X-101 — WALL SECTION
X / X-101 — EXISTING CONDITIONS PHOTOGRAPH
X — DRAWING KEYNOTE
WINDOW TAG

EXISTING BUILDING FACADES AT BAY AND CARTERET STREETS

DRAWING SHEET INDEX:

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

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 321-8277
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

BEAUFORT DESIGN BUILD

FORDHAM MARKET
INTERIOR AND EXTERIOR RENOVATION
701 BAY STREET
BEAUFORT, SC, 29902

DESIGN DEVELOPMENT

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JUNE 22, 2016
JOB NUMBER	15009.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

COVER SHEET, DRAWING INDEX AND SCOPE OF WORK

G-101

2012 INTERNATIONAL BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(INCLUDES: NEW CONSTRUCTION, UPFITS, RENOVATIONS, AND ADDITIONS)

(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSE)

A. PROJECT INFORMATION - (REQUIRED INFORMATION FOR ALL PROJECTS)

Name of Project: FORDHAM MARKET INTERIOR AND EXTERIOR RENOVATION

Address: 701 BAY STREET, SOUTH CAROLINA 29902

Proposed Use: FIRST FLOOR RETAIL = SECOND FLOOR COMMERCIAL

Owner or Authorized Agent: DANIEL C. SALTRICK, AIA Phone #: (843) 321-8277 E-Mail DANIBEAUFORTDESIGNBUILD.COM

Owned By: ☐ City/County _____ ☒ Private _____ ☐ State _____

Code Enforcement Jurisdiction: ☒ City BEAUFORT ☐ County _____ ☐ State _____

B. PROJECT SUMMARY/ ALTERNATIVE MEANS OF COMPLIANCE

Building description: THE EXISTING BUILDING IS LOCATED ON THE CORNER OF WEST AND CARTERET STEET. THE BRICK BUILDING, WHICH OCCUPIES 701 BAY STREET, HAS BEEN A HARDWARE AND MARKET FOR GENERATIONS THE BUILDING IS WOOD TIMBER FRAMED WITH A BRICK FACADE. THE BUILDING HAS BEEN CONSTRUCTED IN THREE APPARENT PHASES: FRONT (TWO STORY), MIDDLE (TWO STORY) AND END (SINGLE STORY) EACH PHASE CAN BE IDENTIFIED AS YOU TRAVEL NORTH, DOWN CARTERET ST.

Scope of work details: THE RENOVATION TO THE EXISTING TWO STORY MARKET BUILDING IS TO INCLUDE: DEMOLITION OF THE EXTISTING STAIR, ADDTION OF TWO NEW EMERGENCY EGRESS STAIRS, ADDDION OF NEW FIRST FLOOR PARTITIONS WALLS, NEW RESTROOMS, AND THE ADDITION OF STORE FRONT GLAZING ALONG CARTERET STREET FACADE. THE SINGEL STORY PROTION, NORTHERN MOST PART, OF THE BUILDING WILL BE DEMOLISHED TO FACILITATE A NEW TWO STORY ADDITION / INFILL.

C. DESIGN PROFESSIONAL INFORMATION

REQUIRED INFORMATION FOR ALL PROJECTS

LEAD DESIGN PROFESSIONAL: DANIEL C. SALTRICK, AIA – BEAUFORT DESIGN BUILD LLC.

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	EMAIL
Architectural:	BEAUFORT DESIGN BUILD, LLC	DANIEL C. SALTRICK	SC-7155	(843) 321-8277	DANIBEAUFORTDESIGNBUILD.COM
Site:	BEAUFORT DESIGN BUILD, LLC	DANIEL C. SALTRICK	SC-7155	(843) 321-8277	DANIBEAUFORTDESIGNBUILD.COM
Electrical:	TBD	TBD	TBD	TBD	TBD
Fire Alarm:	TBD	TBD	TBD	TBD	TBD
Plumbing:	TBD	TBD	TBD	TBD	TBD
Mechanical:	TBD	TBD	TBD	TBD	TBD
Sprinkler-Standpipe:	N/A	TBD	TBD	TBD	TBD
Structural:	----	TBD	TBD	TBD	TBD
Retaining Walls >5' High:	N/A	TBD	TBD	TBD	TBD
Other	N/A	TBD	TBD	TBD	TBD

D. TYPE OF WORK BEING PERFORMED

What type of work is being performed?

☐ New Construction:
(A project from the site work through the completion of work required for tenant occupancy) This includes Shell buildings.

☒ Addition: (An Existing Building that is adding heated or unheated space. This could be an addition to the footprint or a vertical expansion)

☐ Upfit: (First Time Interior Completion)
(Upfit - the first time interior completion of a virgin (never occupied) shell space in a newly constructed building. The applicant must provide a copy of the approved shell)

☒ Alteration/Renovation: (Previously Occupied Space) This includes Change of Use.

E. CODE INFORMATION

Building Code:
☒ 2012 International Building Code (IBC)
☐ 2012 Chapter 34 (Existing Building evaluation per section 3412)
☐ Prior International Building Code (list year / version _____)

New Building:
☐ New building ☐ Shell building
☐ First time interior completion (upfit) ☒ Addition

Existing Building:
☐ Change of use / occupancy
☒ Building / tenant space interior completion (Alteration/ Renovation)

Year of construction UNKNOWN Previous use FIRST FLOOR RETAIL / SECOND FLOOR STORAGE

F. REHAB CODE (NOT USED)

G. BASIC BUILDING DATA

REQUIRED INFORMATION FOR ALL PROJECTS

Construction Type: (Table 601) (Check all that apply)
☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
☐ I-B ☐ II-B ☐ III-B ☒ V-B

Sprinklers: (Section 903) ☒ No ☐ Partial ☐ Yes NFPA 13-07 ☐ NFPA 138-07 ☐ NFPA 13D-07
Standpipes: (Section 905) ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry ☐ NFPA 14-07
Fire District: ☒ No ☐ Yes
Flood Hazard Area: (Appendix G) ☐ No ☐ Yes
Building Height: (Feet) 31'-4" (Table 503) Stories: TWO (2)

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	RENOVATED (SQFT)	TOTAL
6th Floor				
5th Floor				
4th Floor				
3rd Floor				
2nd Floor	6,448 SQ FT	1,260 SQ FT	6,352 SQ FT	7,708 SQFT
Mezzanine				
1st Floor	7,914 SQ FT		7,914 SQ FT	7,914 SQFT
Basement				
TOTAL	14,362 SQ FT	1,260 SQ FT	14,266 SQ FT	15,622 SQ FT

H. ALLOWABLE AREA: OCCUPANCY CLASSIFICATION

Occupancy: (Chapter 3)

Assembly (303) ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business (304) ☒ B
Educational (305) ☐ E
Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile (309) ☐ M
Residential (310) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage (311) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☐ U

Accessory Occupancies:(>10%): (508) If Applicable

Assembly (303) ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business (304) ☐ B
Educational (305) ☐ E
Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile (309) ☐ M
Residential (310) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage (311) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☐ U

H. ALLOWABLE AREA: OCCUPANCY CLASSIFICATION (CONT.)

Incidental Uses: If applicable - areas with additional requirements (Table 508.2.5):

☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input
☐ Room with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
☐ Refrigerant machine room
☐ Hydrogen cutoff rooms, not classified as Group H
☐ Incinerator rooms
☐ Paint shops, not classified as Group H, located in occupancies other than Group F
☐ Laboratories and vocational shops, not classified as Group H. Located in Group E or I-2 Occupancy
☐ Laundry rooms over 100 square feet
☐ Group I-3 cells equipped with padded surfaces
☐ Group I-2 waste and linen collection rooms
☐ Waste and linen collection room over 100 square feet
☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies.
☐ Room containing fire pumps ☐ Room containing Life-Safety generator ☐ Room containing primary transformers
☐ Group I-2 storage room over 100 square feet
☐ Group I-2 commercial kitchens
☐ Group I-2 laundries equal to or less than 100 square feet
☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: If Applicable

☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416
☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427

Special Provisions: If Applicable

☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9

Mixed Occupancy/Use: (506.5) If Applicable

☒ No ☐ Yes Separation: _____ Hr. Exception: _____

☐ Incidental Use Separation (508.2.5)
This separation is not exempt as a Non-Seperated Use (see exceptions).

☐ 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. If Applicable to this project please rovide a key plan with all occupancies identified with square footage.

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

_____ + _____ = _____ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 [5] AREA	(C) AREA FOR FRONTAGE INCREASE [1]	(D) AREA FOR SPRINKLER INCREASE [2]	(E) ALLOWABLE AREA OR UNLIMITED [3]	(F) MAXIMUM BUILDING AREA [4]
1	BUISINESS	7,914 SF	9,000 SF	N/A	N/A	9,000 SF	9,000 SF
1	BUSINESS	7,708 SF	9,000 SF	N/A	N/A	9,000 SF	9,000 SF

[1] 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 = _____ (F)
b. Total Building Perimeter (P) = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. Minimum width of public way (W) = _____ (W)
e. Percent of frontage increase $I_f = 100 [F/P - 0.25] \times W/30 =$ _____ (%)

[2] The sprinkler increase per Section 506.3 is as follows:
a. Multi-story building I_s = 200 percent
b. Single-story building I_s = 300 percent

[3] Unlimited area applicable under conditions of Sections 507.

[4] Maximum Building Area = total number of stories in the building x E (506.4.1).

[5] The maximum area of open parking garage must comply with Table 406.3.5. The maximum area of air traffic control towers must comply with Table 412.1.2.

I. ALLOWABLE HEIGHT (CHAPTER 5)

REQUIRED FOR ADDITIONS, NEW CONSTRUCTION

	ALLOWABLE (TABLE 503)	INCREASE FOR SPRINKLERS (TABLE 506.3)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type: VB		Type: VB	503
Building Height in Feet	Feet: 40'-0"	Feet=H+20' = N/A	Feet: 15'-0"	503
Building Height in Stories	Stories: 2	Stories=1 + N/A	Stories: 1	503

J. FIRE PROTECTION REQUIREMENTS (CHAPTER 7)

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING* REQD	RATING* PROVIDED (W/ ____ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame including columns, girders, trusses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bearing Walls (See section 601-602 if rated)							
Exterior							
North	4'-0"	0	N/A	N/A	N/A	N/A	N/A
East	11'-3"	0	N/A	N/A	N/A	N/A	N/A
West	31'-0"	0	N/A	N/A	N/A	N/A	N/A
South	5'-0"	0	N/A	N/A	N/A	N/A	N/A
Interior	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Nonbearing Walls and Partitions (See section 601-602 if rated)							
Exterior							
North	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interior walls and partitions	0	0	0	0	0	0	0
Floor Construction including supporting beams and joists	N/A	0	0	0	0	0	0
Roof Construction including supporting beams and joists	N/A	0	0	0	0	0	0
Shaft Enclosures - Exit	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shaft Enclosures - Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Corridor Separation	0 – OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30						
Occupancy Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Party/Fire Wall Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Smoke Barrier Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tenant Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Incidental Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* Indicate section number permitting reduction

K. PERCENTAGE OF WALL OPENING CALCULATIONS

NEW CONSTRUCTION, ADDITION AND CHANGE OF USE (Table 705.8)

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENING PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
NORTH 4'-0"	UNLIMITED PER 705.8.1, EXCEPTION 2		
EAST 11'-3"	UNLIMITED PER 705.8.1, EXCEPTION 2		
SOUTH 5'-0"	UNLIMITED PER 705.8.1, EXCEPTION 2		
WEST 31'-0"	UNLIMITED PER 705.8.1, EXCEPTION 2		

I. WALL LEGENDS

REQUIRED 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 ☒ No rated walls are present

M. LIFE SAFETY SYSTEMS (EXISTING OR NEW SYSTEMS)

REQUIRED FOR ALL PROJECTS

Emergency Lighting: (1006) ☐ No ☒ Yes
Exit Signs: (1011) ☐ No ☒ Yes
Fire Alarm: (907, NFPA 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

N. LIFE SAFETY PLAN CHECK LIST FOR COMPLIANCE

REQUIRED FOR ALL PROJECTS - CHECK ITEMS THAT ARE APPLICABLE TO YOUR PROJECT

☐ Fire and /or smoke rated wall locations (Chapter 7)
☒ Assumed and real property line locations
☒ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☒ Existing structures within 30' of the proposed building
☒ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
☒ Occupant load for each area
☒ Exit access travel distances (1016)
☒ Common path of travel distances (1014.3&1028.8)
☒ Dead end lengths (1018.4)
☒ Clear exit widths for each exit door
☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
☒ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purpose of occupancy separation
☒ Location of doors with panic hardware (1008.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
☐ Location of doors with electromagnetic egress locks (1008.1.9.8)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1029)
☐ The square footage of each fire area (902)
☐ The square footage of each smoke compartment (407.4)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

O. EXIT REQUIREMENTS

REQUIRED FOR ALL PROJECTS

NUMBER AND ARRANGEMENT OF EXITS (TABLE 1021.1)

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM[1] NUMBER OF EXITS: REQD (TABLE 1 OR 1021.2)	MINIMUM[1] NUMBER OF EXITS: SHOWN ON PLANS	TRAVEL DISTANCE: ALLOWABLE TRAVEL DISTANCE (Table 1016.1)	TRAVEL DISTANCE: ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT MEANS OF EGRESS[2] (SECTION 1015.2): REQD DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT MEANS OF EGRESS[2] (SECTION 1015.2): ACTUAL DISTANCE SHOWN ON PLANS
1ST FLOOR	2	4	200'	115'	48'-5"	73'-3"

[1] Corridor dead ends (Section 1018.4)
[2] Buildings with Single Exits (Table 1021.2), Spaces with one means of egress (Table 1015.1)
[3] Common Path of Travel (Section 1014.3)

OCCUPANT LOAD AND EXIT WIDTH (TABLE 1004.1.1)

USE GROUP OR SPACE DESCRIPTION	(a) AREA[1] sq. ft.	(b) AREA PER OCCUPANT	(1004.1) CALCULATED OCCUPANT LOAD (a/b)	(c) EGRESS WIDTH PER OCCUPANT (1005.1)	EXIT WIDTH (in)[2,3,4,5,6]: REQUIRED WIDTH (SECTION 1005.1) (a+b) x c	EXIT WIDTH (in)[2,3,4,5,6]: ACTUAL WIDTH SHOWN ON PLANS
				STAIR	STAIR	STAIR
BUSINESS	7,914	100 GROSS	80	N/A	N/A	N/A 34" CLEAR
BUSINESS	7,708	100 GROSS	78	N/A	N/A	N/A 34" CLEAR

[1] See Table 1004.1.2 to determine whether net or gross area is applicable.
See definition "Area, Gross" and "Area, Net" (Section 1002)
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1023.2)
[4] See Section 1004.5 for converging exits.
[5] The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[6] Assembly occupancies (Section 1028)
[7] Spaces within occupancies or use groups shall be calculated independently. (Ex. Lobbies, lounges, break rooms, conference rooms.)

P. ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS

ONLY FOR R-1, R-2 OCCUPANCY

ACCESSIBLE DWELLING UNITS (1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Q. ACCESSIBLE PARKING

PROJECTS THAT ARE NEW CONSTRUCTION, ADDITION, CHANGE OF USE

PARKING IS PROVIDED IN ADJACENT COUNTY OWNED LOTS

ACCESSIBLE PARKING (1106)

LOT OF PARKING AREA	TOTAL # OF PARKING SPACES: REQUIRED	TOTAL # OF PARKING SPACES: PROVIDED	# OF ACCESSIBLE SPACES PROVIDED: REGULAR WITH 5' ACCESS AISLE	# OF ACCESSIBLE SPACES PROVIDED: VAN SPACES WITH 132" ACCESS AISLE	# OF ACCESSIBLE SPACES PROVIDED: 8' ACCESS AISLE	TOTAL # OF ACCESSIBLE SPACES PROVIDED
TOTAL						

R. STRUCTURAL DESIGN

PRIMARY FOR NEW CONSTRUCTION, ADDITIONS AND CHANGE OF USE

Located on Structural Sheet Number S1.0, STRUCTURAL NOTES

DESIGN LOADS:

Importance Factors: (ASCE/SEI 7-05-11.5) Wind N/A; Snow N/A; Seismic N/A

Live Loads: Roof: (1603.1.2, 1607.11, 1611) 20 psf
Floor: (1603.1.1, 1607.10, T1607.10) 100 psf
Live load reductions: (1603.1.1, 1607.9) N/A psf

Ground Snow Load: (1608.2)

Wind Load: Basic Wind Speed: (1609.3) (V_ultimate) 134 mph (ASCE-7)
Exposure Category (1609.4) C
Wind Base Shears (for MWFRS) (Engineer Cal's) Vx= 8 kips Vy= 8 kips

SEISMIC DESIGN CATEGORY: (1613.1, 1613.5.6)

Provide the following Seismic Design Parameters: ☐ A ☐ B ☐ C ☒ D
Occupancy Category: (Table 1604.5) ☐ I ☒ II ☐ III ☐ IV
Spectral Response Acceleration: (Engineer cal's) Ss _____%g S1 _____%g
Site Classification (Table 1613.5.2) ☐ A ☐ B ☐ C ☒ D ☐ E ☐ F
Data Source: ☒ Field Test ☐ Presumptive ☐ Historical Data
Basic Structural System (Check one) ☒ Bearing Wall ☐ Dual w/ Special Moment Frame
Ground Snow Load: ☐ Building Frame ☐ Dual w/ Intermediate R/C or Special Steel
Wind Load: ☐ Moment Frame ☐ Inverted Pendulum
Seismic base sheer: (Engineer Cal's) Vx= 12 kips Vy= 12 kips
Analysis Procedure: ☐ Simplified ☒ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No Anchorage of components as required per ASCE chapter 13

LATERAL DESIGN CONTROL: ☐ **Earthquake** ☐ **Wind** (Varies)

SOIL BEARING CAPACITIES:

Field Test (provided copy of test report as a reference document) 2,000 PSF
Presumptive Bearing Capacity N/A
Pile sizes, type, and capacity
SPECIAL INSPECTIONS REQUIRED: ☐ Yes ☒ No

S. SPECIAL INSPECTIONS:

SCHEDULE OF SPECIAL INSPECTIONS
☒ No special inspections required for this project
☐ Special inspections required

The following sheets comprise the required schedule of Special Inspections for this project. The construction divisionsn which require special inspections for this project are as follows:

☐ IT-1 Verifications of Soils
☐ IT-2 Excavation and Fill
☐ IT-3 Piling and Drilling Piers
☐ IT-4 Modular Retaining Walls
☐ IT-5 Reinforced Concrete
☐ IT-6 Post Tension Slab
☐ IT-7 Pre-cast Concrete Erection
☐ IT-8 Pre-stressed Concrete
☐ IT-9 Inspection of Pre-cast Fabricators
☐ IT-10 Inspection of Structural Steel Fabricators
☐ IT-11 Structural Masonry
☐ IT-12 Masonry
☐ IT-13 High Strength Bolts & Steel Framing Insp.
☐ IT-14 Sprayed Fire Resistance Materials
☐ IT-15 Exterior Insulation and Finish System
☐ IT-16 Seismic Resistance
☐ IT-17 Smoke Control
☐ IT-18 Detention Basin
☐ IT-19 Special Cases

Check the above boxes for the special inspection required for this project and list below specific special inspections required under Chapter 17. For questions regarding Special Inspections contact your local jurisdiction

T. PLUMBING FIXTURES REUIREMENTS

NEW CONSTRUCTION, ADDITIONS, UPFITS, ALTERATIONS AND CHANGE OF USE OR IF INCREASING OCCUPANT LOAD

TABLE 2902.1

OCCUPANCY	WATERCLOSETS		URINALS	LAVATORIES		SHOWERS	WATER FOUNTAINS
USE GROUP AND/OR SPACE DESIGNATION	MALE	FEMALE		MALE	FEMALE	TUBS	FOUNTAINS
TOTAL REQUIRED							
TOTAL PROVIDED							

U. SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)

V. ENERGY SUMMARY

BUILDING ENVELOPE:

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the North Carolina Energy Conservation Code shall also be provided. Each Designer shall furnish that portion of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs. annual energy cost for the proposed design.

Climate Zone: ☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6

Method of Compliance:
☐ Prescriptive (IECC) ☒ Performance (IECC or Com Check) Report must be reproduced on drawings
☐ Prescriptive (ASHRAE 90.1-2010 with addenda 2013 supplement) ☐ Performance (ASHRAE 90.1-2010)

THERMAL ENVELOPE: (IECC Chapter 4 and or 5)

Roof/Ceiling Assembly (each assembly)
Description of assembly: SEE G-105 FOR COMCHECK REPORT
U-Value of total assembly: SEE G-105 FOR COMCHECK REPORT
R-Value of insulation: SEE G-105 FOR COMCHECK REPORT
Skylights in each assembly N/A
U-Value of skylight: N/A
Total square footage of skylight in each assembly N/A

Exterior Walls (each assembly)
Description of assembly: SEE G-105 FOR COMCHECK REPORT
U-Value of total assembly: SEE G-105 FOR COMCHECK REPORT
R-Value of insulation: SEE G-105 FOR COMCHECK REPORT
Openings (windows or doors with glazing) SEE G-105 FOR COMCHECK REPORT % of above grade walls
U-Value of assembly: SEE G-105 FOR COMCHECK REPORT
Solar hear gain coefficient: SEE G-105 FOR COMCHECK REPORT
Projection Factor: SEE G-105 FOR COMCHECK REPORT
Door R-values: SEE G-105 FOR COMCHECK REPORT

Walls below grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors slab on grade
Description of assembly: SEE G-106 FOR COMCHECK REPORT
U-Value of total assembly: SEE G-106 FOR COMCHECK REPORT
R-Value of insulation: SEE G-106 FOR COMCHECK REPORT
Horizontal/vertical requirement: SEE G-106 FOR COMCHECK REPORT
Slab heated: SEE G-106 FOR COMCHECK REPORT

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

MECHANICAL SUMMARY (IECC 503) This information may be located on the mechanical sheet. The mechanical sheet must be in the same format as noted in this section. If it is on the mechanical sheets, please indicate here.
(Located on Mechanical Sheet number M-001, HVAC SCHEDULES AND NOTES

Thermal Zone SEE M-001 FOR COMCHECK REPORT
Winter dry bulb: SEE M-001 FOR COMCHECK REPORT
Summer dry bulb: SEE M-001 FOR COMCHECK REPORT

Interior design conditions
Winter dry bulb: SEE M-001 FOR COMCHECK REPORT
Summer dry bulb: SEE M-001 FOR COMCHECK REPORT
Relative humidity: SEE M-001 FOR COMCHECK REPORT
Building heating load: SEE M-001 FOR COMCHECK REPORT
Building cooling load: SEE M-001 FOR COMCHECK REPORT

Mechanical Spacing Conditioning System

Unitary
Description of unit: SEE M-001 FOR COMCHECK REPORT
Heating efficiency: SEE M-001 FOR COMCHECK REPORT
Cooling efficiency: SEE M-001 FOR COMCHECK REPORT
Size category of unit: SEE M-001 FOR COMCHECK REPORT

Boiler
Size category. If oversized, state reason: SEE M-001 FOR COMCHECK REPORT

Chiller
Size category. If oversized, state reason: SEE M-001 FOR COMCHECK REPORT

List equipment efficiencies: SEE M-001 FOR COMCHECK REPORT

ELECTRICAL SYSTEM AND EQUIPMENT

ELECTRICAL SUMMARY (IECC 505) This information may be located on the electrical sheets. The Electrical sheet must be in the same format as noted in this section. If it is on the electrical sheets, please indicate here.
(Located on Electrical Sheet number E-002, ENERGY COMPLIANCE STATEMENT

METHOD OF COMPLIANCE
Energy Code: ☐ Prescriptive ☒ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting Schedule (each fixture type)
Lamp type required in fixture SEE E-002 FOR COMCHECK REPORT
Number of lamps in fixture SEE E-002 FOR COMCHECK REPORT
Ballast type used in the fixture SEE E-002 FOR COMCHECK REPORT
Number of ballasts in fixture SEE E-002 FOR COMCHECK REPORT
Total wattage per fixture SEE E-002 FOR COMCHECK REPORT
Total interior wattage specified vs. allowed (whole building or space by space) SEE E-002 FOR COMCHECK REPORT
Total exterior wattage specified vs. allowed SEE E-002 FOR COMCHECK REPORT

Additional Prescriptive Compliance
☐ 506.2.1 More Efficient Mechanical Equipment
☐ 506.2.2 Reduced Lighting Power Density
☐ 506.2.3 Energy Recovery Ventilation Systems
☐ 506.2.4 Higher Efficiency Service Water Heating
☐ 506.2.5 On-Site Supply Renewable Energy
☐ 506.2.6 Automatic Daylighting Control Systems

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BEAUFORT DESIGN BUILD

FORDHAM MARKET

INTERIOR AND EXTERIOR RENOVATION

701 BAY STREET BEAUFORT, SC, 29902

DESIGN DEVELOPMENT

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE

SHEET INFORMATION

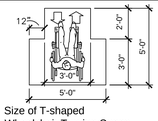
DATE	JUNE 22, 2016
JOB NUMBER	15009.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

2012 INTERNATIONAL BUILDING CODE SUMMARY

G-102

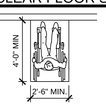
304 WHEELCHAIR TURNING SPACE

Size of Circular
Wheelchair Turning Space
Ref: ICC/ANSI A117.1-2009, Fig. 304.3(a)

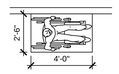


Size of T-shaped
Wheelchair Turning Space
Ref: ICC/ANSI A117.1-2009, Fig. 304.3(b)

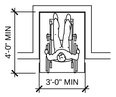
305 CLEAR FLOOR SPACE



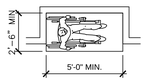
Forward Approach
Clear Floor Space
Ref: ICC/ANSI A117.1-2009, Fig. 305.5 (a)



Parallel Approach
Clear Floor Space
Ref: ICC/ANSI A117.1-2009, Fig. 305.5 (b)

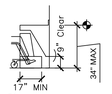


Maneuvering Clearance for a
Forward Approach to an Alcove
Ref: ICC/ANSI A117.1-2009, Fig. 305.7 (a)

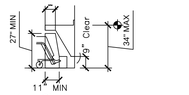


Maneuvering Clearance for a
Parallel Approach to an Alcove
Ref: ICC/ANSI A117.1-2009, Fig. 305.7 (b)

306 KNEE & TOE CLEARANCE; 606 LAVATORIES & SINKS; 902 SEATING AT TABLES, COUNTERS, & WORK SURFACES

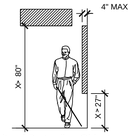


Toe Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 306.2 & 606.3

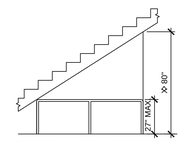


Knee Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 306.3 & 606.3

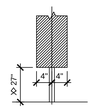
307 PROTRUDING OBJECTS



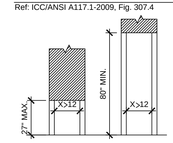
Limits of Protruding Objects
Ref: ICC/ANSI A117.1-2009, Fig. 307.2



Reduced Vertical Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 307.4

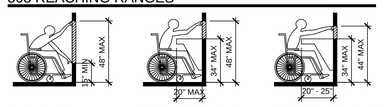


Single Post-Mounted
Protruding Object
Ref: ICC/ANSI A117.1-2009, Fig. 307.3 (a)



Multiple Post-Mounted
Protruding Objects
Ref: ICC/ANSI A117.1-2009, Fig. 307.3 (b)

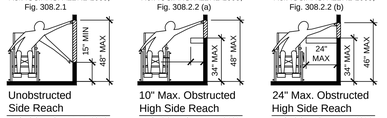
308 REACHING RANGES



Unobstructed
Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.1

20" Max. Obstructed
High Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.2 (a)

20-25" Max. Obstructed
High Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.2 (b)

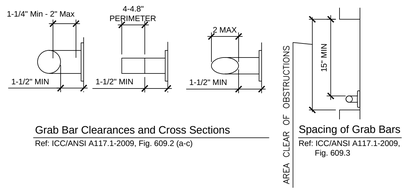


Unobstructed
Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.1

10" Max. Obstructed
High Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.2 (a)

24" Max. Obstructed
High Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.2 (b)

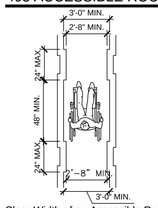
609 GRAB BARS



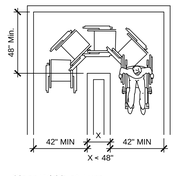
Grab Bar Clearances and Cross Sections
Ref: ICC/ANSI A117.1-2009, Fig. 609.2 (a-c)

Spacing of Grab Bars
Ref: ICC/ANSI A117.1-2009, Fig. 609.3

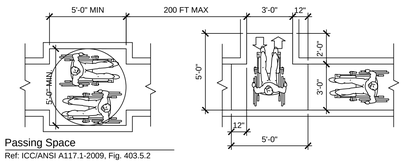
403 ACCESSIBLE ROUTES



Clear Width of an Accessible Route
Ref: ICC/ANSI A117.1-2009, Fig. 403.5

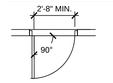


Clear Width at Turn
Ref: ICC/ANSI A117.1-2009, Fig. 403.5.1

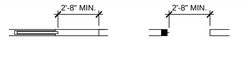


Passing Space
Ref: ICC/ANSI A117.1-2009, Fig. 403.5.2

404 DOORS AND DOORWAYS

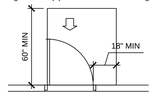


Clear Width
of Hinged Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (a)

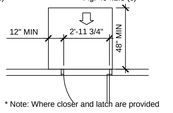


Clear Width
of Sliding Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (b)

Clear Width
of Folding Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (c)

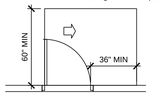


Front Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (a)

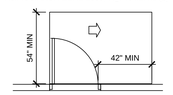


* Note: Where closer and latch are provided

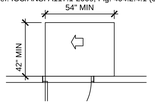
Front Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (b)



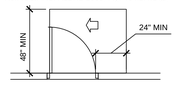
Hinge Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (c)



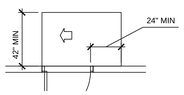
Hinge Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (d)



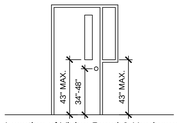
Hinge Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (e)



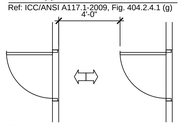
Latch Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (f)



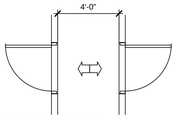
Latch Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (g)



Location of Vision Panel & Hardware

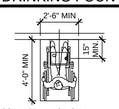


Two Doors in Series
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.6 (a)

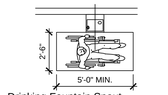


Two Doors in Series
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.6 (b)

602 DRINKING FOUNTAINS AND WATER COOLERS

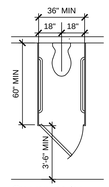


Drinking Fountain Spout
Location: Forward Approach
Ref: ICC/ANSI A117.1-2009, Fig. 602.5 (b)
& Fig. 305.5 (a)

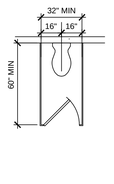


Drinking Fountain Spout
Location: Parallel Approach
Ref: ICC/ANSI A117.1-2009, Fig. 602.5 (a)
& Fig. 305.5 (b)

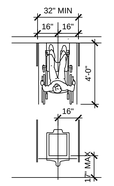
604 WATER CLOSETS AND TOILET COMPARTMENTS



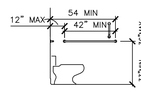
Clearances for
Ambulatory Accessible
Water Closet
Ref: ICC/ANSI A117.1-2009,
Fig. 604.10



Clearances for
Standard
Water Closet

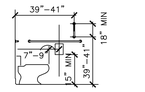


Clearances for
Accessible
Urinals

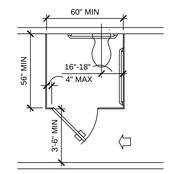


Side Wall Grab Bar
for Water Closet
Ref: ICC/ANSI A117.1-2009,
Fig. 604.5.1

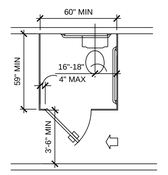
Rear Wall Grab Bar
for Water Closet
Ref: ICC/ANSI A117.1-2009,
Fig. 604.5.2



Side Wall Below
Grab Bar and Vert Grab Bar
Ref: ICC/ANSI A117.1-2009,
Fig. 604.7 (a) and 604.5.1



Clearances for Wall-Hung
Wheelchair Accessible Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.8.1.1 (a)
Reference Fig. 604.8.3



Clearances for Floor-Mounted
Wheelchair Accessible Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.8.1.1 (b)
Reference Fig 604.8.3

ACCESSORIES

Typical Toilet Accessories Mounting Heights

Typical Toilet Accessories Mounting Heights

606 LAVATORIES & SINKS

Height of Lavatory
& Sink
Ref: ICC/ANSI A117.1-2009,
Fig. 606.3; Note 606.6

502 PARKING SPACES

Vehicle Parking Space and Access Aisle
Ref: ICC/ANSI A117.1-2009, Fig. 502.2 & Fig. 502.3

503 PASSENGER LOADING ZONE

Passenger Loading Zone Access Aisle
Ref: ICC/ANSI A117.1-2009, Fig. 503.3

504 STAIRWAYS

Treads and Risers for Accessible Stairways
Ref: ICC/ANSI A117.1-2009, Fig. 504.2

Stair Nosing's
Ref: ICC/ANSI A117.1-2009, Fig. 504.5

505 HANDRAILS

Top and Bottom Handrail
Extensions and Height at Stairs
Ref: ICC/ANSI A117.1-2009, Fig. 505.4 (a),
Fig. 505.10.2, and Fig. 505.10.3

Top and Bottom Handrail
Extensions and Height at Ramps
Ref: ICC/ANSI A117.1-2009, Fig. 505.4 (b)
& Fig. 505.10.1

Handrail Clearance and Cross Section
Ref: ICC/ANSI A117.1-2009, Fig. 505.5 & Fig. 505.7 (a-c)

NOT ALL DETAILS ON THIS SHEET APPLY TO THIS PROJECT. THESE DETAILS PROVIDE STANDARD MOUNTING HEIGHTS CLEARANCES, RELATIONSHIPS AND TOLERANCES FOR BUILDING AND SITE ELEMENTS, SYSTEMS AND COMPONENTS. DETAILS ARE PROVIDED TO HELP ENSURE COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE (IBC), AMERICANS WITH DISABILITIES ACT AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009. THESE DETAILS ARE INTENDED TO SUPPORT OTHER DETAILS, DIMENSIONS AND NOTES PROVIDED IN THE DRAWING SET. IN THE CASE OF CONFLICTING INFORMATION, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE

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

CHARLOTTE
7315 Swansea Lane
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BEAUFORT DESIGN BUILD

FORDHAM MARKET

INTERIOR AND EXTERIOR RENOVATION

701 BAY STREET
BEAUFORT, SC, 29902

DESIGN DEVELOPMENT

REVISIONS / SUBMISSIONS

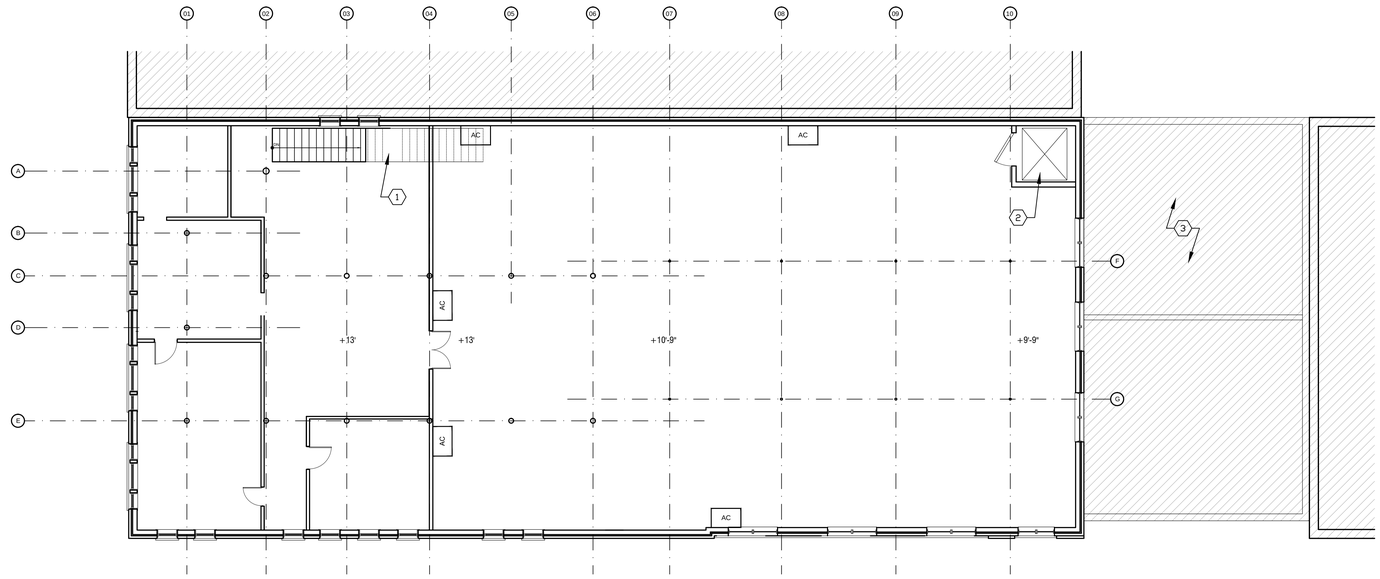
NO.	DESCRIPTION	DATE

SHEET INFORMATION

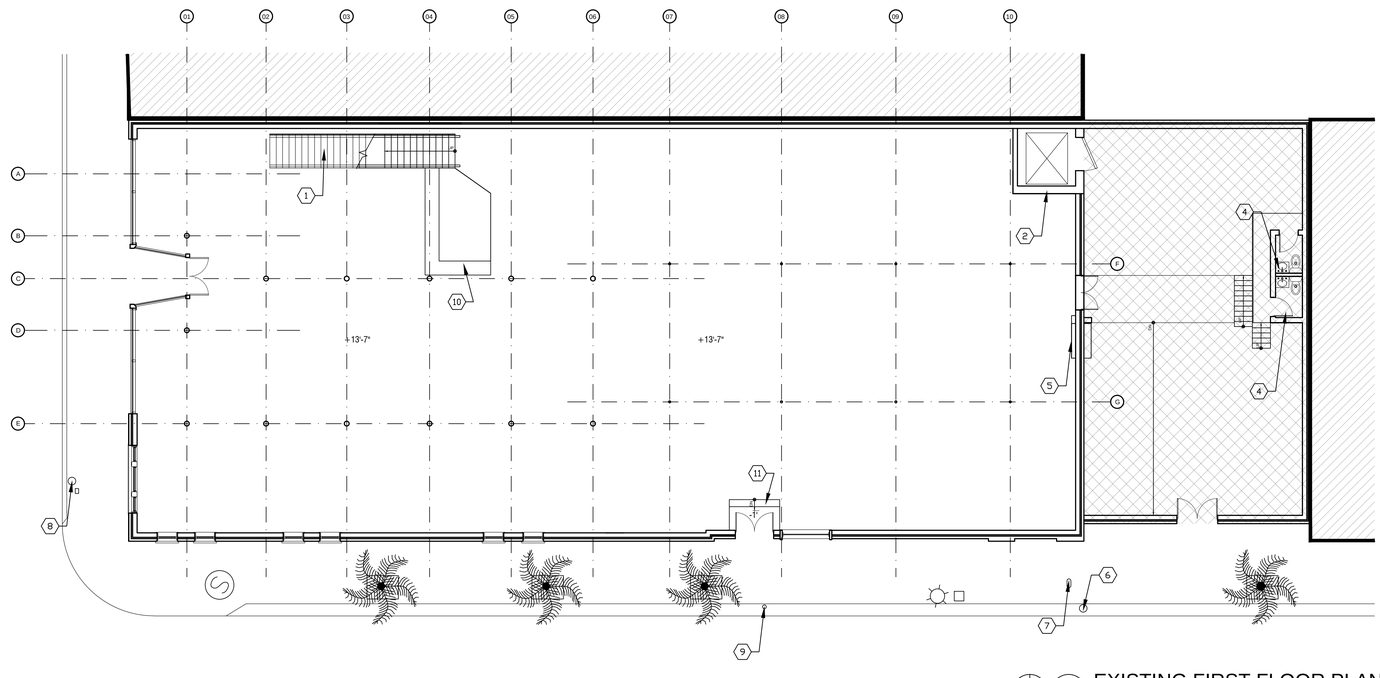
DATE	JUNE 22, 2016
JOB NUMBER	15009.00
DRAWN	ADB
CHECKED	DCS
APPROVED	DCS

TYPICAL ACCESSIBILITY DETAILS

G-104



C2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



A2 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
B. SECOND FLOOR GROSS FLOOR AREA: 6,448 sf
C. FIRST FLOOR CEILING HEIGHT: 13'-7"
D. FIRST FLOOR CLEAR HEIGHT TO BOTTOM OF STRUCTURE: 12'-4"
E. NO CHANGES TO BAY STREET ELEVATION/ FACADE
F. NEW WOOD FRAME TO BE PAINTED TO MATCH EXISTING

SHEET KEY NOTES: (X)

1. EXISTING STAIR
2. EXISTING ELEVATOR SHAFT
3. EXISTING WOOD FRAMED STORAGE MEZZANINE
4. EXISTING RESTROOM
5. ELECTRIC PANEL
6. EXISTING PARKING METER
7. EXISTING WATER METER
8. EXISTING TRAFFIC LIGHT
9. EXISTING TRAFFIC SIGN
10. EXISTING WOOD SALES COUNTER
11. STEP DOWN TO STREET ELEVATION
12. NOT USED
13. NEW STOREFRONT FRAMING AND GLASS
14. NEW CLOTH AWNINGS TO MATCH EXISTING
15. NOT USED
16. NEW STAIR IN ONE-HOUR SHAFT
17. NEW ELEVATOR IN ONE-HOUR, 8" CMU SHAFT
18. NEW SECOND FLOOR WINDOW TO MATCH EXISTING (ON BAY STREET)
19. 6X6 WOOD POST
20. 1/4" SINGLE PANEL CLEAR GLASS IN WOOD FRAME
21. TRANSLUCENT GLASS WITH PATTERN IN METAL FRAME
22. INFILL AT LOCATION OF DEMOLISHED EXISTING STAIR OR ELEVATOR
23. FUTURE WINDOW OPENING LOCATION
24. CLOTH AWNINGS ABOVE
25. NEW SINGLE PICTURE WINDOW IN WOOD FRAME PROPORTIONS TO MATCH EXISTING BAY STREET STORE FRONT
26. CLEAR GLASS PANEL IN METAL FRAME TO MATCH EXISTING BAY STREET STORE FRONT

LEGEND :

- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING STREET TREE

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

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FORDHAM MARKET

INTERIOR AND EXTERIOR RENOVATION

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BEAUFORT, SC, 29902

DESIGN DEVELOPMENT

REVISIONS / SUBMISSIONS

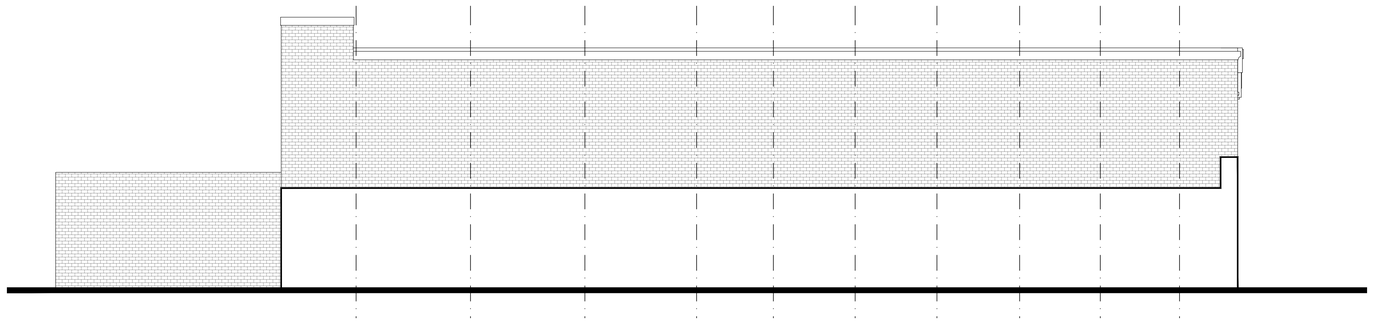
NO.	DESCRIPTION	DATE

SHEET INFORMATION

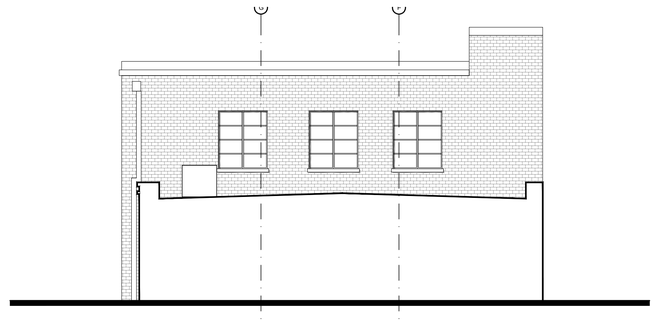
DATE	JUNE 22, 2016
JOB NUMBER	15009.00
DRAWN	CJW
CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS FLOOR PLANS

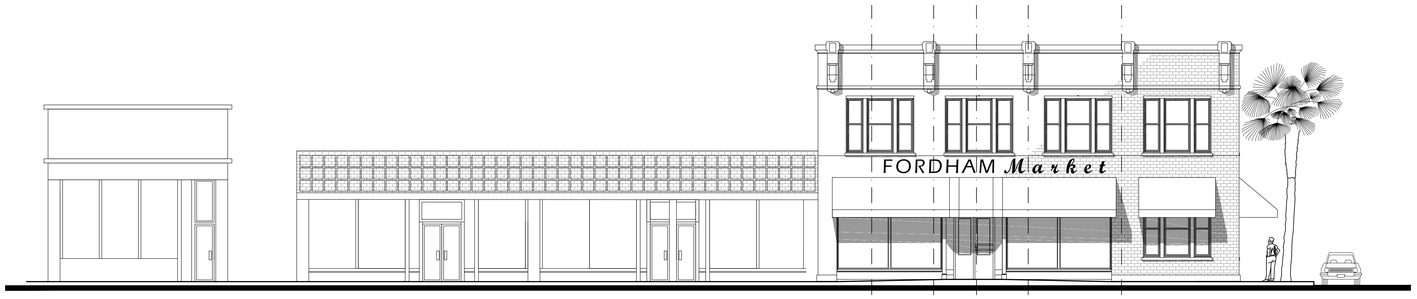
EC-101



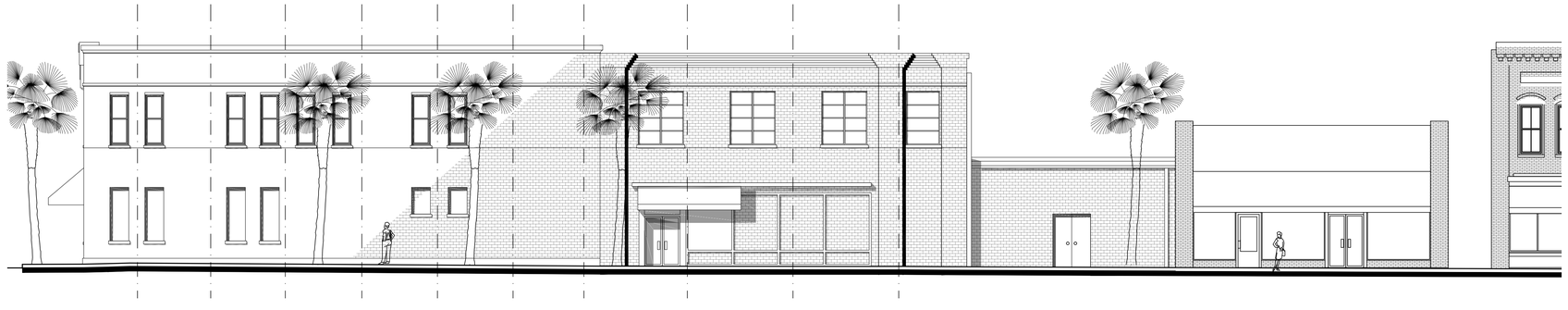
E2 EXISTING EXTERIOR ELEVATION AT WEST
1/8" = 1'-0"



D2 EXISTING EXTERIOR ELEVATION AT NORTH
1/8" = 1'-0"



B2 EXISTING EXTERIOR ELEVATION AT BAY STREET
1/8" = 1'-0"



A2 EXISTING EXTERIOR ELEVATION AT CARTERET STREET
1/8" = 1'-0"

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
B. SECOND FLOOR GROSS FLOOR AREA: 6,448 sf
C. FIRST FLOOR CEILING HEIGHT: 13'-7"
D. FIRST FLOOR CLEAR HEIGHT TO BOTTOM OF STRUCTURE: 12'-4"
E. NO CHANGES TO BAY STREET ELEVATION/ FACADE
F. NEW WOOD FRAME TO BE PAINTED TO MATCH EXISTING

SHEET KEY NOTES: (X)

1. EXISTING STAIR
2. EXISTING ELEVATOR SHAFT
3. EXISTING WOOD FRAMED STORAGE MEZZANINE
4. EXISTING RESTROOM
5. ELECTRIC PANEL
6. EXISTING PARKING METER
7. EXISTING WATER METER
8. EXISTING TRAFFIC LIGHT
9. EXISTING TRAFFIC SIGN
10. EXISTING WOOD SALES COUNTER
11. STEP DOWN TO STREET ELEVATION
12. NOT USED
13. NEW STOREFRONT FRAMING AND GLASS
14. NEW CLOTH AWNINGS TO MATCH EXISTING
15. NOT USED
16. NEW STAIR IN ONE-HOUR SHAFT
17. NEW ELEVATOR IN ONE-HOUR, 8" CMU SHAFT
18. NEW SECOND FLOOR WINDOW TO MATCH EXISTING (ON BAY STREET)
19. 6X6 WOOD POST
20. 1/4" SINGLE PANEL CLEAR GLASS IN WOOD FRAME
21. TRANSLUCENT GLASS WITH PATTERN IN METAL FRAME
22. INFILL AT LOCATION OF DEMOLISHED EXISTING STAIR OR ELEVATOR
23. FUTURE WINDOW OPENING LOCATION
24. CLOTH AWNINGS ABOVE
25. NEW SINGLE PICTURE WINDOW IN WOOD FRAME PROPORTIONS TO MATCH EXISTING BAY STREET STORE FRONT
26. CLEAR GLASS PANEL IN METAL FRAME TO MATCH EXISTING BAY STREET STORE FRONT

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BEAUFORT DESIGN BUILD

FORDHAM MARKET

INTERIOR AND EXTERIOR RENOVATION

701 BAY STREET
BEAUFORT, SC, 29902

DESIGN DEVELOPMENT

REVISIONS / SUBMISSIONS

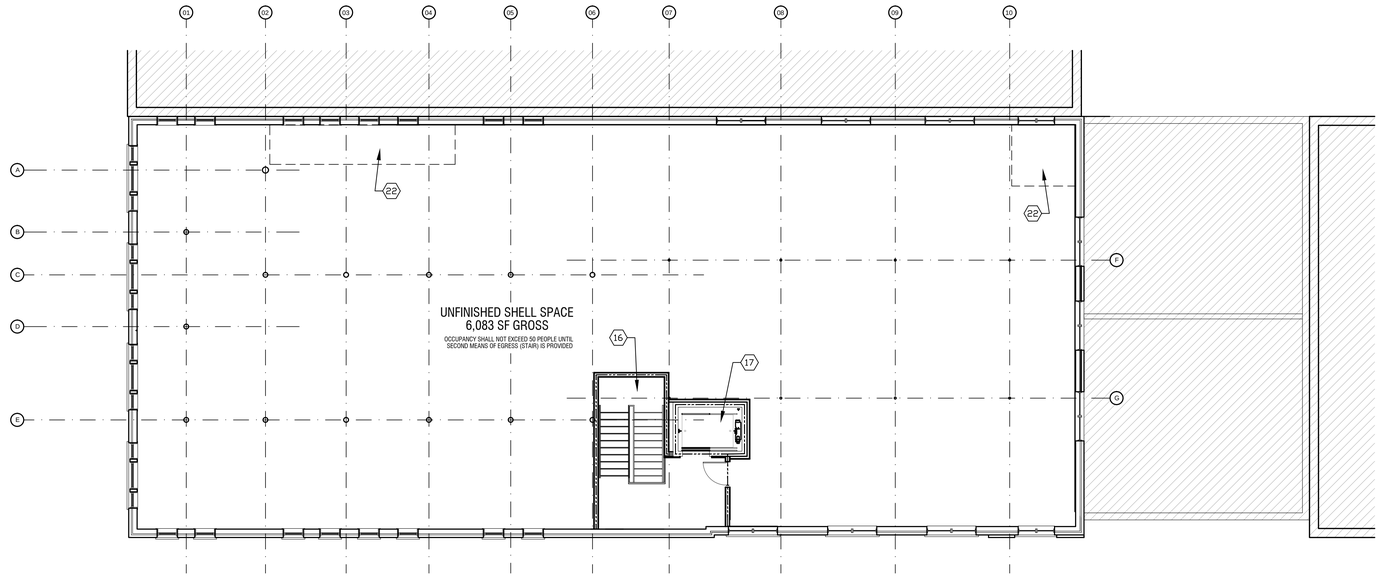
NO.	DESCRIPTION	DATE

SHEET INFORMATION

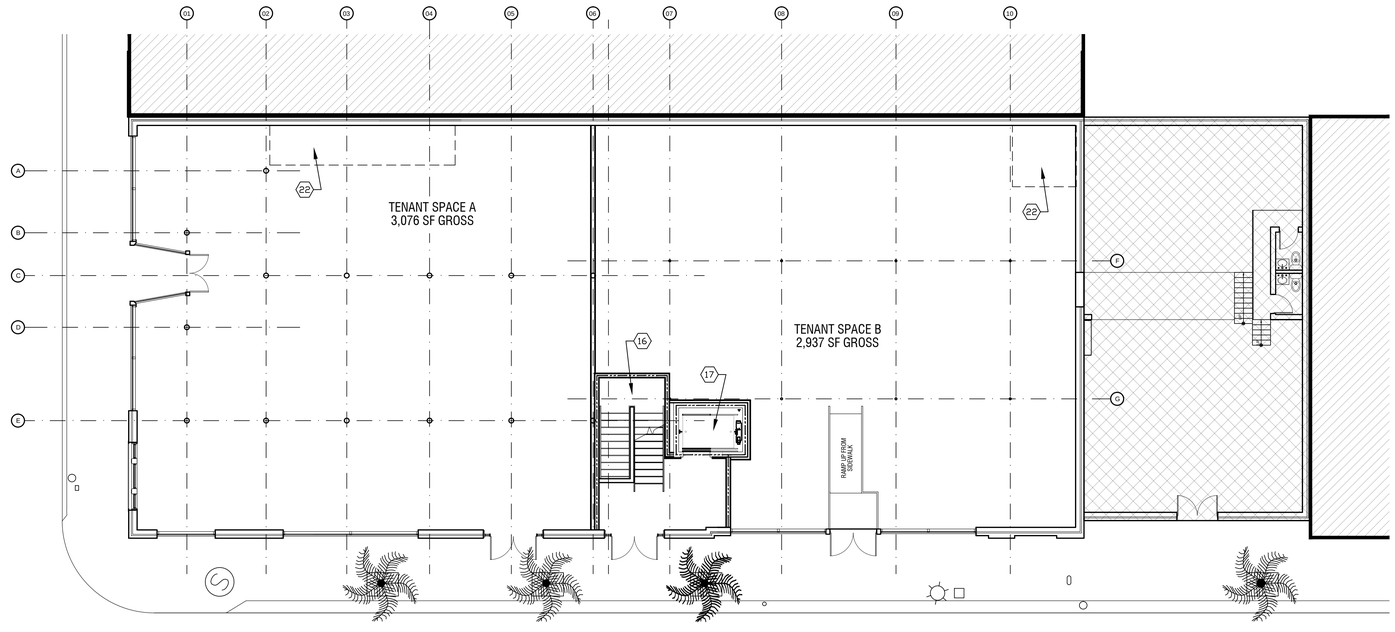
DATE	JUNE 22, 2016
JOB NUMBER	15009.00
DRAWN	CJW
CHECKED	DCS
APPROVED	DCS

EXISTING EXTERIOR ELEVATIONS

EC-201



C2 SECOND FLOOR PLAN
1/8" = 1'-0"



A2 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
B. SECOND FLOOR GROSS FLOOR AREA: 6,448 sf
C. FIRST FLOOR CEILING HEIGHT: 13'-7"
D. FIRST FLOOR CLEAR HEIGHT TO BOTTOM OF STRUCTURE: 12'-4"
E. NO CHANGES TO BAY STREET ELEVATION/ FACADE
F. NEW WOOD FRAME TO BE PAINTED TO MATCH EXISTING

SHEET KEY NOTES: (X)

1. EXISTING STAIR
2. EXISTING ELEVATOR SHAFT
3. EXISTING WOOD FRAMED STORAGE MEZZANINE
4. EXISTING RESTROOM
5. ELECTRIC PANEL
6. EXISTING PARKING METER
7. EXISTING WATER METER
8. EXISTING TRAFFIC LIGHT
9. EXISTING TRAFFIC SIGN
10. EXISTING WOOD SALES COUNTER
11. STEP DOWN TO STREET ELEVATION
12. NOT USED
13. NEW STOREFRONT FRAMING AND GLASS
14. NEW CLOTH AWNINGS TO MATCH EXISTING
15. NOT USED
16. NEW STAIR IN ONE-HOUR SHAFT
17. NEW ELEVATOR IN ONE-HOUR, 8" CMU SHAFT
18. NEW SECOND FLOOR WINDOW TO MATCH EXISTING (ON BAY STREET)
19. 6X6 WOOD POST
20. 1/4" SINGLE PANEL CLEAR GLASS IN WOOD FRAME
21. TRANSLUCENT GLASS WITH PATTERN IN METAL FRAME
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26. CLEAR GLASS PANEL IN METAL FRAME TO MATCH EXISTING BAY STREET STORE FRONT

LEGEND :

- EXISTING SANITARY MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING STREET TREE

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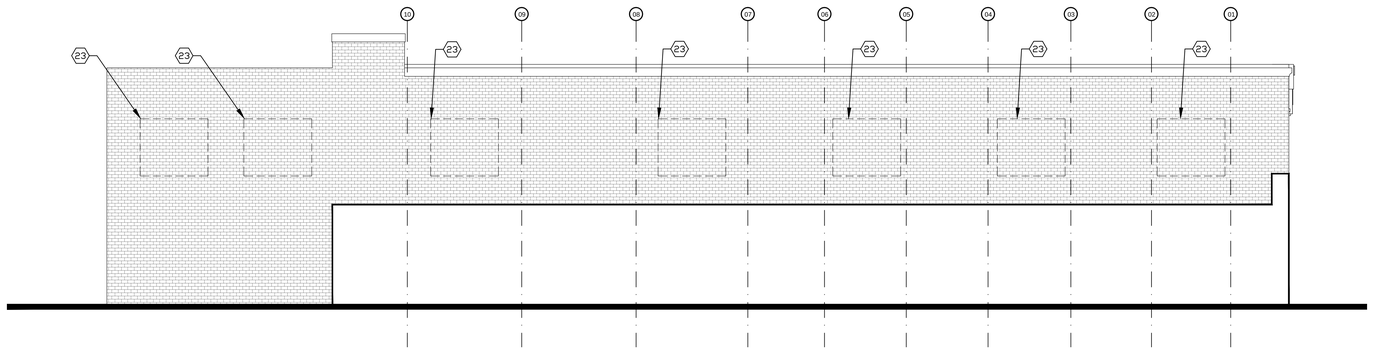
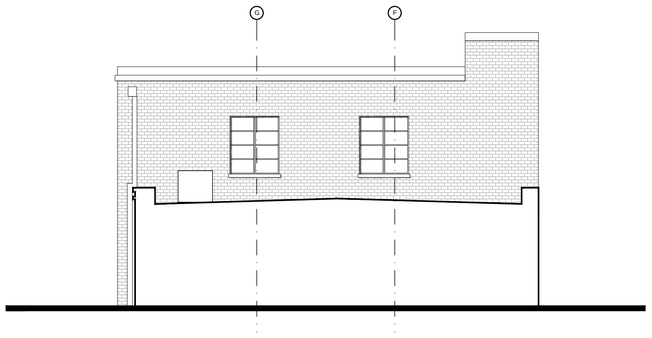
PROPOSED FIRST AND SECOND FLOOR PLANS

A-101



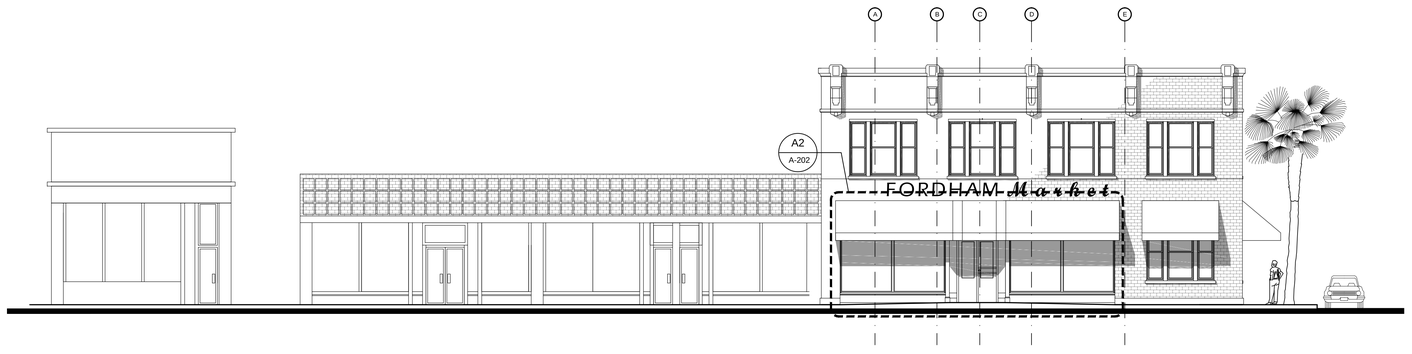
E2 PROPOSED EXTERIOR ELEVATION AT WEST

1/8" = 1'-0"



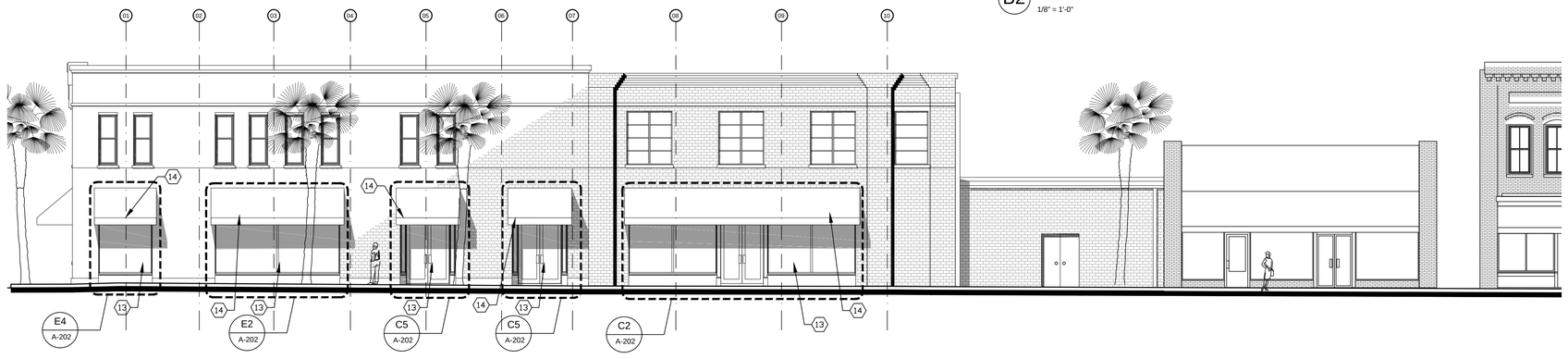
D2 PROPOSED EXTERIOR ELEVATION AT NORTH

1/8" = 1'-0"



B2 PROPOSED EXTERIOR ELEVATION AT BAY STREET

1/8" = 1'-0"



A2 PROPOSED ELEVATION AT CARTERET STREET

1/8" = 1'-0"

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
B. SECOND FLOOR GROSS FLOOR AREA: 6,448 sf
C. FIRST FLOOR CEILING HEIGHT: 13'-7"
D. FIRST FLOOR CLEAR HEIGHT TO BOTTOM OF STRUCTURE: 12'-4"
E. NO CHANGES TO BAY STREET ELEVATION/ FACADE
F. NEW WOOD FRAME TO BE PAINTED TO MATCH EXISTING

SHEET KEY NOTES: (X)

1. EXISTING STAIR
2. EXISTING ELEVATOR SHAFT
3. EXISTING WOOD FRAMED STORAGE MEZZANINE
4. EXISTING RESTROOM
5. ELECTRIC PANEL
6. EXISTING PARKING METER
7. EXISTING WATER METER
8. EXISTING TRAFFIC LIGHT
9. EXISTING TRAFFIC SIGN
10. EXISTING WOOD SALES COUNTER
11. STEP DOWN TO STREET ELEVATION
12. NOT USED
13. NEW STOREFRONT FRAMING AND GLASS
14. NEW CLOTH AWNINGS TO MATCH EXISTING
15. NOT USED
16. NEW STAIR IN ONE-HOUR SHAFT
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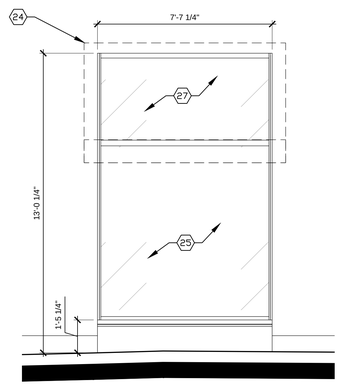
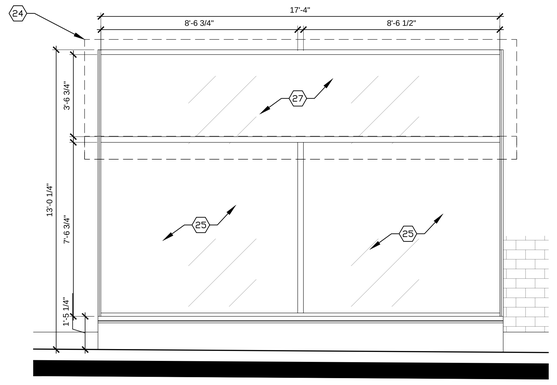
PROPOSED EXTERIOR ELEVATIONS

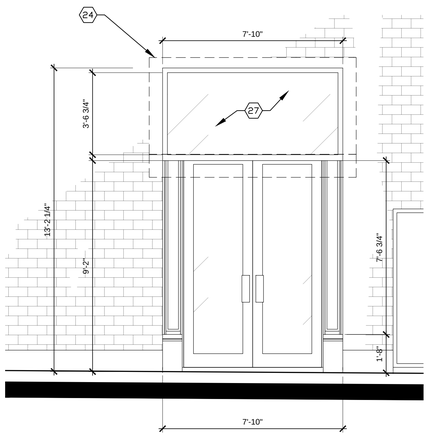
A-201



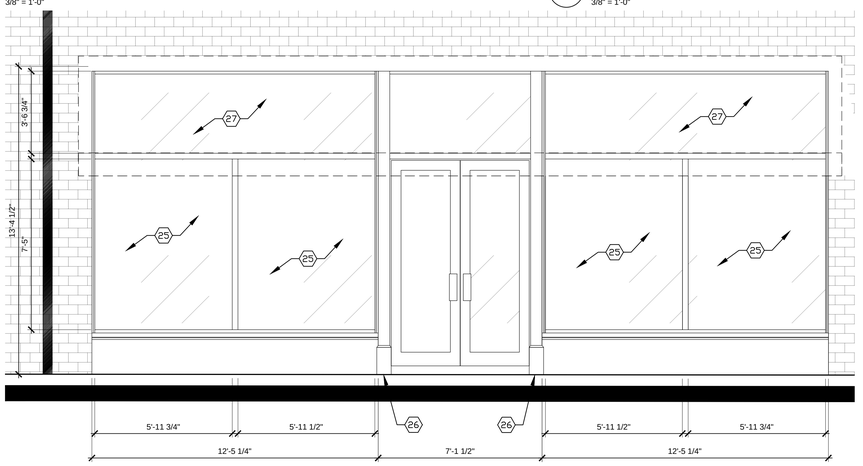
E4 PROPOSED STOREFRONT
3/8" = 1'-0"



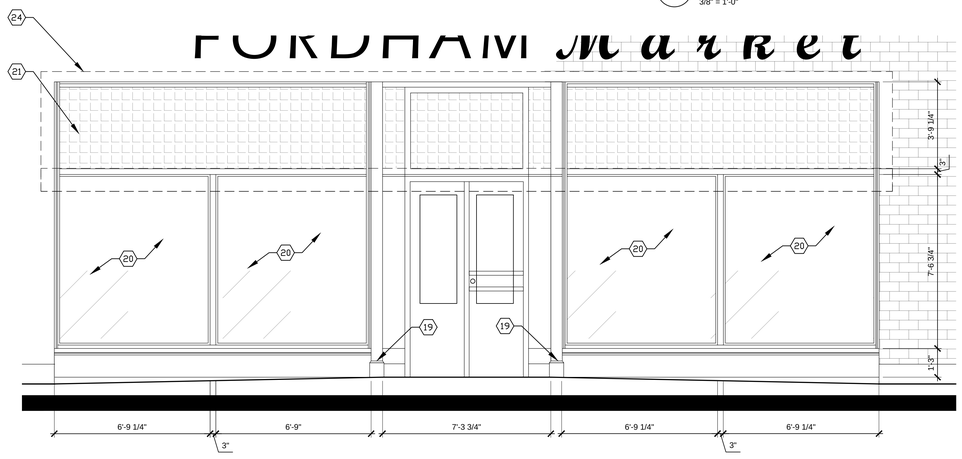
E2 PROPOSED STOREFRONT
3/8" = 1'-0"

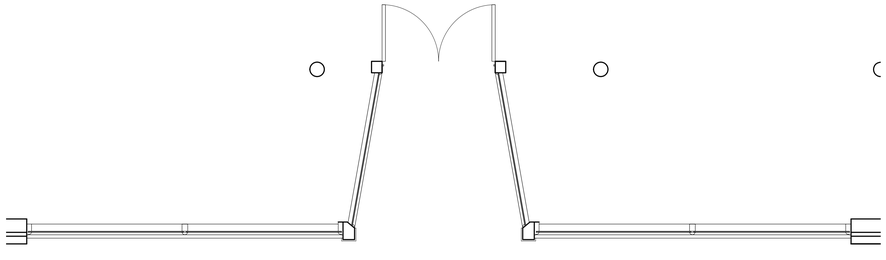


C5 PROPOSED STOREFRONT
3/8" = 1'-0"



C2 PROPOSED STOREFRONT
3/8" = 1'-0"





A2 EXISTING BAY STREET STOREFRONT
3/8" = 1'-0"

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
B. SECOND FLOOR GROSS FLOOR AREA: 6,448 sf
C. FIRST FLOOR CEILING HEIGHT: 13'-7"
D. FIRST FLOOR CLEAR HEIGHT TO BOTTOM OF STRUCTURE: 12'-4"
E. NO CHANGES TO BAY STREET ELEVATION/ FACADE
F. NEW WOOD FRAME TO BE PAINTED TO MATCH EXISTING

SHEET KEY NOTES: (X)

1. EXISTING STAIR
2. EXISTING ELEVATOR SHAFT
3. EXISTING WOOD FRAMED STORAGE MEZZANINE
4. EXISTING RESTROOM
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PROPOSED STOREFRONT ELEVATIONS

A-202

D2 MODEL PERSPECTIVE RENDERING
NOT TO SCALE

C2 MODEL PERSPECTIVE RENDERING
NOT TO SCALE

A2 MODEL PERSPECTIVE RENDERING
NOT TO SCALE

GENERAL NOTES:

A. FIRST FLOOR GROSS FLOOR AREA: 7,914 sf
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MODEL PERSPECTIVE RENDERING

A-203