



**RBA GROUP**  
ARCHITECTURE+INTERIORS

December 8, 2011

Bill Kibbe  
Winston Hospitality

## SUMMARY OF REVISIONS

**Re: Hampton Inn & Suites**  
Jacksonville, North Carolina  
Permit & Franchise Comments

Mr. Kibbe,

Below is our summary of revisions required for the Construction Document Set. These revisions are being provided to the design and construction team (Civil, MEP, FP, Struc. and GC) congruently. It is my intention that this summary provides the Owner/GC with an overview of potential cost implications resulting from the permit comments. It is also the intent of this document to provide the design team with a concise listing of items they are required to address, modify and respond to.

Each design consultant should provide RBA with a written response to each review agency addressing the comments they are responsible for. The written response should accompany the revised drawings.

See attached Franchise and Code comments. Also see attached 'RBA Procedure & Designations for Revisions'.

Revised drawings will be provided to the design team as required.

### Color Coded Comments Identify Responsible Party(s)::

Architect

Mechanical Engineer

Combined Disciplines

Civil Engineer

Plumbing Engineer

Owner/GC

Electrical Engineer

Structural Engineer

### **Revision #1 'A' 09.27.11 :: Pre-Construction RFI's**

1. Incorporate any/all revisions identified in pre-construction bidding and RFI process.
2. See attached RFI's 1-10
3. See attached Bulletin Drawing / Addendum #1
  - a. Redistribution of Hearing Impaired Units as per 2010 ADA Code
  - b. See attached plans with HI units identified.
4. Ensure MEP plans illustrate current food prep and market equipment.
5. Revise drawings based on attached flow/pressure test readings.

## **Revision #2 'F' 09.28.11 :: Franchise**

Copied directly from Franchise Comments

### **General notes**

1. Provide a site lighting plan including parking and architectural lighting. Please provide a photometric when providing parking lot lighting plan.
2. Exterior Signs must be supplied by an approved Hilton manufacturer. We recommend early correspondence with one of these vendors so details for installation access points and power requirements are coordinated. Ensure that details are included in plan set indicating access to remote transformers. Raceways are not permitted.
  - a. Add this note to plans.
3. Hilton will be the High Speed Internet provider. All owners will need to have their architect contact the HSIA Stay Connected Team so they can coordinate the HSIA needs into the drawings. The Stay Connected team will provide consultation to define in the drawings the wireless access points, where and what type of wiring to pull, etc. Stay Connected Team contact information and 'getting started' instructions can be found on each Brand's franchise.com website.
  - a. Add this note to plans.
4. A full FF&E submittal is required, even if a pre-designed scheme is to be used unless design and procurement will be provided by Hilton Supply Management.
  - a. RBA to add note to set.
5. All landscaped areas require automatic irrigation
  - a. We can not comply as this is a LEED project.
6. You must obtain the services of a professional interior designer to provide design, documentation, and all finish and FF&E specifications for the required Perfect Mix Lobby design. As the reviewed and approved design scheme may determine early construction items such as MEP placement, you are encouraged to include this professional as soon as possible in your planning process. As a minimum, provide a construction note (i.e. Interior elevations are subject to final interior drawings from the Interior Designer) in your drawings for all elevations, plans, detail, etc., that may require revision due to the Perfect Mix Lobby design.
  - a. This is for the Owner to address and a service that RBA Group can provide.
7. In addition to the towel box with bar, all guest bathrooms must have an additional location for guests to hang towels as a part of the Take Care linen reuse program. Approved solutions include the use of an additional 18" towel bar or decorative towel hook strategically placed near the tub/shower for easy access.
  - a. RBA will address this.

### **Sheet Civil 1**

1. Add note for irrigation requirement for all landscaped areas
  - a. We can not comply with this since this project is LEED.

### **Sheet A2.2**

1. The door enclosing the vending area is optional. If the door remains, tempered air will be required for this room in addition to the fan that is currently provided on the mechanical drawings. If the door is removed and a pass through provided, only the exhaust fan is required for this space.
  - a. RBA will remove the door from the small scale and enlarged plans as well as door schedule.
  - b. No MEP revisions required.
  - c. Cased opening will be provided with threshold.

### **Sheet A5.1**

1. Tile is indicated for the business center. This room receives carpet.
  - a. The correct finish is provided on the finish schedule
  - b. RBA will address finish plans.

### **Sheet A5.5**

1. Provide 18" tile for the vending areas
  - a. RBA will address
2. Provide VCT for the linen storage rooms
  - a. RBA will address

#### **Sheet A5.6**

1. Add a convenience outlet at standard height AFF for guest use (ironing)
  - a. Electrical Engineer to address.
  - b. This revision applies to all guestrooms, not just A5.6

#### **Sheet A5.15**

1. Remove the recessed shelves shown on the king bath elevation.
  - a. RBA will address this comment, removing the wall cubby adjacent to the tub and utilizing the over-the-toilet FFE towel storage.

#### **Sheet A5.16**

1. Provide a tub spout and a transfer valve for all accessible baths
  - a. Plumbing engineer to comply.
2. Remove the recessed shelves shown on the king bath elevations
  - a. RBA will address this comment, same as A5.15

#### **Sheet A5.19**

1. Remove the recessed towel/waste and the recessed sanitary dispenser.
  - a. RBA will do this.
2. Provide a automatic touch-less towel dispenser
  - a. Electrical Engineer to illustrate power and device make/model.
3. Provide a decorative free standing waste container
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
4. Sanitary products are now provided in a decorative basket. An accessible shelf may be required.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.

#### **Sheet A6.1**

1. Revise interior elevation 2 (does not match floor plan)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.

#### **Sheet A8.9**

1. Remove details 8, 6, 2 & 5 as they are incorrect.
  - a. There is no threshold between the bath tile and the entry tile
  - b. The correct guestroom thresholds are shown on details 2 & 4, A9.1
  - c. RBA will address these comments.

#### **Sheet A9.1**

1. Provide a note the card reader latch set is to be provide without a deadbolt function for hardware sets used in business center, guest laundry, and exercise room
  - a. RBA will address
2. Change door 054 to hardware set #8
  - a. RBA will address

#### **Sheet A10.2**

1. #3 Ceiling Plan: specify ventilation for canopy
  - a. RBA will address and illustrate ventilated aluminum soffit vents at underside of canopy and aluminum soffit vents at back side of parapet.

#### **Sheet A10.4**

1. A frost proof hose connection is required at the dumpster
  - a. Plumbing Engineer to Address
  - b. Civil Engineer to add note on plans as well. Coordinate with Plumbing.

#### **Sheet A10.5**

1. Provide current elevation of Project Sign. Sign may be located at [www.hamptonfranchise.com](http://www.hamptonfranchise.com) , under architecture and construction, sign specifications.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
  - b. Electrical Engineer to ensure power and access panels are specified and illustrated. Panels may be required to be rated depending on location.

#### **Sheet E2.1**

1. Remove GFI from recessed shelf in king room (recessed shelf is no longer used)
  - a. Electrical Eng. to comply.

### **Sheet E3.0**

1. Provide exterior waterproof GFI outlets at all exterior entrances
  - a. Electrical Eng. to comply.
2. Provide exterior waterproof GFI outlet for pool enclosure
  - a. Electrical Eng. to comply

### **P3.1**

1. Provide frost proof hose connection at 50' intervals around the exterior of the building
  - a. Plumbing Eng. to comply.
2. Provide frost proof hose connection at dumpster
  - a. Plumbing Eng. to comply

### **P3.2**

1. Recommend providing a floor drain at guestrooms with roll in showers.
  - a. Plumbing Eng. to comply.

## **Revision #3 'BD' 11.01.11 :: City of Jacksonville**

### **Cover Sheets**

1. Sheet CV2.0-2 is listed in the drawing index but not included in the plan set.
  - a. RBA will address. Miss-print from print shop.
2. Sheet CV2.0 indicates structural plans provided are the 50% complete. Is the complete set of structural plans provided?
  - a. 100% will be noted.
3. No 3'd and 4th floor wall type plan found.
  - a. 2<sup>nd</sup> floor indicates it represents typical floors.
4. Site plan submitted with building plans does not match the approved site plan, (No RPZ found for fire line, a 1" water meter supplying a 3" water service, FDC has been relocated, grease trap eliminated, etc.) A site plan modifications through the Planning Department will be required for these changes.
  - a. Civil Engineer to address and notify team of proposed solution/process.

### **Append-B Code Summary**

5. Per section 905.3.1, NCBC this project requires a Class III standpipe without exception. (Class II indicated on summary. Does not appear to meet the requirements of section 905.5, NCBC for class II.)
  - a. RBA will revise Appendix B
  - b. FP/P Eng to ensure drawings/specs are accurate.
6. No mezzanine indicated under Building Data but square footage for mezzanine is shown under Gross Building Area.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
7. The accessory assembly areas on the 1st floor are over 10% of the floor area, Per. section 508.3. I, NCBC, this is a separated occupancy and would be classified as a mixed occupancy. (Provide calculation as required.)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
8. The accessory business areas on the 1st floor are over 10% of the floor area. Per section 508.3.1, NCBC, this is a separated occupancy and would be classified as a mixed occupancy. (Provide calculations as required.)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
9. The allowable height of R-I occupancies with type VA construction per T-503, NCBC is 3stories. (Correct entry in table.)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
10. Section 506.3, NCBC does not allow an area sprinkler increase using a type 13R sprinkler system: (Building is over allowable area.)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.

11. Under the Fire Protection Requirements table, the fire rating information is not provided for other shafts. (Other shafts are found on the plans,)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
12. Under Fire Protection Requirements table, T-601, NCBC requires a 1-hr. fire rating for all structural elements in type VA construction.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
13. Provide UL details for fire-resistant joint systems as described in section 713, NCBC.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
14. T.IOI5.1 and section 1014.3, NCBC requires maximum travel distance for one exit not to exceed 75'. Under Exit Requirements table, several entries indicate one exit with travel distance over 75'. (Correct entries and travel distances.)
  - a. RBA will address. We do not anticipate having to provide more means of egress.
  - b. Electrical to provide lighting/switching at any doors that are added.
15. Update all entries under Design Loads. (Wind speed, loads, etc.)
  - a. RBA will address
16. Special Inspections are required for this project per section 1704.1.2, NCBC.
  - a. RBA will address, these are already identified on sheets CV4.0 and CV5.0
17. Under Energy Summary the performance approach was indicated. Provide documents and reports as required per section 506.5, NCECC. (COM-check was also indicated but not found.)
  - a. RBA and Saber Engineering will provide COM-Check Report.

### **Special Inspections**

18. Provide Statement of Special Inspections as require per section 1704.1.1, NCBC.
  - a. Special Inspections are identified on sheets CV4.0 and CV5.0.
  - b. Structural Engineer to confirm what is listed and modify if required.
19. Review sections 1705.4 for wind requirements and section 1709 for structural observations required in the statement.
  - a. Structural Engineer to confirm what is listed and modify if required.

### **Accessibility**

20. The accessibility requirements for this project can be found in Chapter -11, NCBC and ANSI A117.1, 2003. Plan sheets ADA - I thru ADA - II requires updating to current code.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
21. Provide clear floor space for guest laundry equipment per section 611.2 ANSI A117.1. (Clear floor area centered on equipment.)
  - a. RBA will address, details of this code section will be added to the plans.
  - b. Layout of Guest Laundry has been revised to conform to code.
  - c. X-REF has been modified.
22. The vanity counter top space provide in the accessible sleeping units shall be equivalent to the vanity counter top space provided in the non-accessible sleeping units. (Section 1002.11, ANSI A117.1)
  - a. RBA will address, enlarged ADA Guestroom Bathroom Plans have been revised.
  - b. See Detail 5+6 sheet A5.18, vanity widths match and are equal.
23. Per section 604.3.1, ANSI the vanity top cannot encroach into the clear floor area required for the water closet. (See sheets A5.7 thru A5.17).
  - a. RBA will address, toilet was moved forward a few inches to accommodate.
  - b. ADA guestroom x-refs have been revised.
24. Closets in accessible units shall comply with 308.3.2, ANSI. (Reach range 24" max.)
  - a. We are in compliance. Detail added to guestroom elevations showing ADA closet and non-ADA closet rod/shelf heights and design.
25. Appears to be self serve counters in the pantry. These counters shall comply with Chapter-9 and section 308 of ANSI A117.1. This would also apply to other counters in the public areas such as the counter top located in the meeting room.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.

26. Employee break room and business center upper cabinets shall comply with section 804.5, ANSI.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
27. No cabinet details found for kitchenette in the enlarged accessible king studio. (Sheet A5.14)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
  - b. Sections and Elevations added to drawing set.
28. Provide 18" of maneuvering space on pull side of door #52 as shown on detail 4/A5.5.
  - a. RBA will address, door has been replaced with cased opening.
29. Mark the leading 2" of stair treads per section 504.5 ANSI.
  - a. RBA will address, stair tread nosing have been specified.

### **Building**

30. Swimming pool area appears to have and occupant load over 49. Two exits required with gates swinging in the direction of egress.
  - a. 2<sup>nd</sup> egress gate has been provided.
  - b. Civil Eng. to coordinate gate locations and means of egress.
31. Elevator car size shall comply with section 3002.4, NCBC
  - a. RBA will address, no change required as the 3500 lb elevator cab is in compliance.
32. Elevator equipment rooms shall comply with section 3006.4, NCBC.
  - a. RBA will address, we are in compliance.
  - b. 90-min. rated doors specified.
  - c. 2-HR rated walls assemblies specified.
  - d. MEP to ensure all penetrations are 2-HR complaint, illustrate in DWG's and response letter.
33. Standpipes hose connections shall be located on the intermediate landings per section 905.4, NCBC. (Sheets A7.4 and A7.5)
  - a. RBA will address, standpipe locations have been relocated.
  - b. X-refs have been updated.
  - c. MEP to coordinate.
34. Area of refuge is located on intermediate landings. (Section 1007.6 and sheet A7.5)
  - a. RBA will address, area of refuge locations have been relocated.
35. Area of refuge is reducing the required means of egress width. (Section 1007.6.1, NCBC and sheets A7.4 & A7.5)
  - a. RBA will address, stairs and landings have been reconfigured.
  - b. X-refs have been updated.
  - c. All trades to coordinate.
36. Provide draftstopping details for attic space per 717.4.2, NCBC.
  - a. Draftstopping is not required as per exception #2, 'building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.
  - b. MEP to ensure we are in compliance with 903.3.1.1
37. Section 716.5.3, NCBC requires a full NFPA 13 sprinkler system to eliminate fire dampers.
  - a. Building is equipped with a full NFPA 13 Sprinkler System.
38. No details found for interior signage. (Room identification, tactile exit signs per 1011.3, NCBC, signs required by 1110, NCBC, etc.)
  - a. Compliance requirements added to sheet A9.3
  - b. Owner/GC to supply review official with signage package for review and approval.
39. Provide CLP design package for review.
  - a. GC to provide CLP design package to review agency for review and approval.
40. No footings found for support of shafts and chases.
  - a. Structural Engineer to research and address in drawings and response.
41. Provide details for UL rated walls which are also being used as shear walls. (Plywood installation and nailing details)
  - a. Structural Engineer to coordinate, illustrate and provide response/documentation for review official.

42. No exit signs found on sheet E4.1 for 2nd required exit from guest room corridors on each end of building.
  - a. Electrical Engineer to address in drawings and response.
43. No exit sign found at 1st floor exit of stairway #181.
  - a. Electrical Engineer to address in drawings and response.
44. Exit sign required for 2nd exit in electrical room 017.
  - a. Electrical Engineer to address in drawings and response.

#### **PM&E**

45. Provide panic hardware in electrical room 017 per 110.26(c) 3, NEC.
  - a. RBA will address, panic hardware added.
46. No combustibles are allowed in electrical equipment rooms per section 315, NCFPC and section 240.24(D), NEC does not allow over current devices to be in the vicinity of easily ignitable materials. Remove linen storage from rooms 292, 294, 392, 394, 492 and 494 or relocate electrical panels.
  - a. Electrical Engineer to relocate panels.
47. Note #9 on sheet EI.2 allows the use of NM cable but note #1 on sheet E2.2 states circuits shall be MC Cable. (Which is correct?)
  - a. Electrical Engineer to revise drawings, clarify.
48. How is make-up air being provided for EF-5 exhaust in linen storage, EF-3 exhaust in vending and EF-9 exhaust in elevator equipment rooms?
  - a. Mechanical/Electrical Engineers to resolve.
49. Ventilation for both elevator equipment rooms not found.
  - a. Mechanical/Electrical Engineers to resolve.
50. Provide high wind anchoring details for rooftop equipment per section 301.12, NCMC.
  - a. Mechanical/Structural Engineers to resolve.
51. Drains from elevator pit should discharge through an oil separator.
  - a. Plumbing Engineer to resolve. Provide separator.

## **Revision #4 'H' 11.18.11 :: DHHS – Health Dept.**

- 1) Only breakfast will be served. Hot items will be cooked in a convection oven and transferred to chaffing dishes for service. Note that all service areas in the pantry must be provided with food shields that provide a barrier from the mouth of a customer to unprotected food. The minimum standard for food shields recommended by NSF International shall be followed. The food service plan on sheet A5.3 is approved.
  - a. RBA will address – no revisions required.
- 2) Food service equipment, including the utensil washing sink, refrigerators, freezers, and oven, must be NSF International listed, Underwriters Laboratories Inc. (UL) Classified for Sanitation or, if not NSF or UL listed/classified, be constructed to meet current NSF/ANSI standards, according to 15A NCAC 18A .2600, Rule .2617(d). All utensils and equipment, including cooler and freezer shelving units, must be commercial, durable and constructed of non-toxic and easily cleaned materials.
  - a. Owner to ensure all equipment meets aforementioned standards.
- 3) According to 15A NCAC 18A .2600, Rule .2630 “Lighting”, at least 50 foot-candles of light must be provided where food will be handled and utensils will be washed. At least ten foot-candles of light at 30 inches above the floor must be provided in all other areas.
  - a. Electrical Engineer to confirm and ensure compliance.
- 4) The finish schedule for the food prep areas shown on the application and on sheet A9.3 is approved as specified. Ceiling tiles in the prep area must be washable.
  - a. No action required.
- 5) The food prep plumbing plan on sheet P2.2 and P2.2B is approved. I understand a point-of-use water heater will supply the hand sink. The two 100-gallon 199,000 BTU water heaters supplying the food prep and laundry and the four 100-gallon 199,000 BTU water heaters supplying the guest rooms, specified on sheets P1.1 and P1.2, are also approved.
  - a. Plumbing Engineer to confirm this assumption is accurate.
- 6) Hot water in guest rooms shall be provided at a temperature of no less than 116°F (46.7°C) and no more than 128°F (53.3°C).
  - a. Plumbing Engineer to confirm
- 7) All ice machines for use by guests use shall dispense ice without exposing stored ice to guests.
  - a. Owner to ensure compliance with purchase of approved equipment.
- 8) A separate storage area shall be provided for building and ground maintenance equipment and supplies.
  - a. Civil Engineer to confirm and respond in writing.
- 9) Items on housekeeping carts shall be arranged in a manner to prevent cross-contamination between soiled and clean items. Housekeeping carts shall be kept clean and stored in a clean area.
  - a. Owner to comply in O&M.
- 10) Facilities shall be provided for the washing and storage of garbage and trash containers, mops, mop buckets, mop wringers, and any other equipment used in the cleaning of the lodging establishment. Cleaning facilities shall include a combination faucet, hot and cold water, hose bib with a backflow prevention device and curbed impervious pad sloped to drain, or other equivalent facilities or methods. Where dumpsters are used, a contract for off-site cleaning shall constitute compliance with the provision for cleaning facilities for such units. A current copy of the dumpster cleaning contract shall be made available at the time of inspection.
  - a. Plumbing Engineer to confirm
  - b. Civil Engineer to coordinate with Plumbing.

## **Revision #5 'BD' 11.28.11 :: NC DOI – NC Department of Insurance.**

### **CV3.0: Building Code Summary (BCS)**

1. Revise the sprinkler system type to NFPA 13 from NFPA 13R:  
NFPA 13 allows an area and height increase (Bldg. Code 504.2, 3<sup>rd</sup> line and Bldg. Code 506.3, 3<sup>rd</sup> line [reference to 903.3.1.1]; NFPA 13R allows a height increase only (Bldg. Code 504.2, latter part reference to 903.3.1.2).

a. RBA will address – no revisions required.

2. Allowable Height: The base height (Table 503) is 3 stories (not 4); the Increased Allowable Height is 4 stories (not 5).

a. RBA will address – no revisions required.

#### **Fire Protection Requirements:**

3. Structural Frame: 1/A5.24 shows UL X526 for the steel columns fireproofing; however, there is no UL Assembly (or, Assemblies) for the fireproofing of horizontal steel members both within the building and at the Porte Cochere. Additionally, most (if not all) of the interior steel floor framing members extend below the underside of the 1-hour rated wood floor assembly. For example, working downward from the top of 10/S2.2, at Business Office (on Column Line 7): Plan S1.2 shows a W24 x 55 with its lower 18" in the cavity between the underside of the 1-hour rated wood floor assembly and suspended acoustic ceiling; and on Column Line 12 at the 3<sup>rd</sup> Floor Level, the W18 x 50 will have its lower 10" below the underside of the 1-hour rated wood floor assembly and the "beam cover" shown on A11.1.

a. RBA will address – no revisions required.

4. Bearing Walls—Exterior: Please explain how RBA determined that these walls require only a ½-hour rating. Since the sprinkler system has been applied to area and height increases, there cannot be a reduction in the Table's 1-hour rating. (See Bldg. Code Table 601, Footnote 'e'). This also applies ½-hour rating listed for the Floor and Roof Construction.

a. RBA will address – 1HR rating required.

#### **Floor Construction:**

5. The 2011 UL Fire Resistance Directory no longer displays L544; RBA needs to utilize a different floor assembly. (This necessitates revision of A4.1—Building Sections, and A7.1 and A7.2—Wall Sections.) While the 2-hour rated Gypsum Association FC5710 (or the 2-hour rated L511) floor assembly can be utilized, the minimum Code requirement for the floor is a 1-hour rated assembly.

a. RBA will address – UL Assembly will be revised to UL L570.

#### **Roof Assembly:**

6. Gypsum Association RC 2751 and UL P533 are dissimilar assemblies: The former is a 2-hour rated, 4-layer gypsum board construction; the latter is a 1-hour 1-layer gypsum board assembly. Unless RBA plans to utilize RC 2751 throughout the roof, there needs to be a drawing illustrating placement of the 2-hour rated RC 2751, thereby ensuring the Stair enclosure ceiling/roof-CMU meeting point will maintain the 2-hour rating (i.e., at the East and West wall of both Stair enclosures the roof trusses must be placed such that the bottom chord multiple layer gypsum board assembly is supported by a roof truss(es) bottom chord.

a. RBA will address – Roof Plan has been revised to indicate where 2-HR RC2751 assembly occurs.

Additionally, provide a detail(s) showing how the 2 x 8/gypsum board and 8" CMU joint\* will also maintain the requisite 2-hour rating.

(\* Stairs' South wall—upper right corner of 6/A7.4 and 6/A7.5.)

a. RBA will address.

Lastly, within the "box" highlighting RC 2751 is the reference "Fire Test—UL Design L556", which is incorrect: L556 is a floor (not roof) assembly.

a. RBA will address.

7. Please complete the Columns "Design Number For Rated Penetration" and "Design Number For Rated Joints."

a. RBA will address.

#### Exit Requirements—Number And Arrangement Of Exits: 1<sup>st</sup> Floor :

8. 2<sup>nd</sup> and 3<sup>rd</sup> Entries: The A-2 and A-3 Occupancies require 2 exits (not 1); only the Table requires correction (not the A5.2 Plan).

a. RBA will address.

9. 4<sup>th</sup> Entry: The Lobby occupancy is A-3 (not A-2).

a. RBA will address.

10. Wind Load: Basic Speed is 130 MPH (not 90); Exposure Category is “B” (not “C”).

a. RBA will address.

b. Structural Engineer to ensure design and drawings meet code.

11. Plumbing Fixture Requirements—2<sup>nd</sup> Line: To the first column add “A-2 Breakfast Area.”

a. RBA will address.

#### **CV6.1—CV6.3: Life Safety Plan—Floors 1-4**

12. Replace the diagonal Travel Distance and Common Path Of Travel lines with 90-degree turns (e.g., King Sofa 105; Meeting Room 013; Queen/Queen 216, etc.).

a. RBA will address.

#### **ADA-1 to ADA-11: ADA Guidelines**

Cover Sheet CV1.0 requires “...Referencing All Current Codes And Amendments: 2009 NCBC, 2009 ANSI And 2010 ADA.” However....

13. Sheets ADA-1 to ADA-11 are copies of the 1999 NC Accessibility Code (with 2004 amendments), which predominantly (but not entirely) reproduces the 1991 (et al) ADAAG.

a. RBA will address.

b. ADA sheets will be removed from set.

c. GC responsible for meeting current ADA code requirements. Design Documents illustrate code compliance but we recommend that GC have access to the latest ADA code for referencing during FFE installation.

#### **C-2: Grading, Drainage & Sediment Control Plan**

24. At the Southeast (Elev. 45.9) and Northwest (Elev. 46.35) corners add a curb cut at the walkway ends.

a. Civil Engineer to address.

25. Opposite Door 25, is this lone accessible parking space serving hotel staff?

If so, then how many total parking spaces serve staff and is this one space sufficient to comply with Bldg. Code Table 1006.1?

If this lone space serves a guest(s), then where do staff park and where is the accessible space(s) that serve them?

a. Civil Engineer to address.

#### **C-4: Grading, Drainage & Sediment Control Detail Sheet**

26. Handicapped Parking Signage: Delete the ground-painted symbol; by General Statute accessible spaces are identified by above-ground signs only.

a. Civil Engineer to address.

Typical Wheelchair Ramp-Type I

27. Adjacent to Section B-B, correct the last text sentence to read “...Long And 4'-0" Wide.”

a. Civil Engineer to address.

28. Add drawings specifying dome height, diameter and spacing in compliance with ANSI 705.5.

(As an alternate, adjacent to Section B-B RBA could provide text stating “Domes Shall Comply With 2009 ANSI 705.5.”)

a. Civil Engineer to address.

## **A2.1—A2.4: All Floor Plans**

29. General Note 1 calls for installation of fire extinguishers, yet none are displayed on any Plan. Additionally, the “installation portion” of this Note refers to a detail 1/A8.8, but we do not find this detail on A8.8 or any other Sheet.

a. RBA will address.

30. It would assist the contractor if the windows are identified on the Floor Plans or the Enlarged Room Plans.

a. RBA will address.

31. In the Code Reference “box” the applicable ANSI A117.1 Edition is 2009 (there is no “2007” edition).

a. RBA will address.

## **A2.1: First Floor Plan**

### **A2.1W: First Floor Plan Wall Types**

32. Egress from Employee Break Room 036 cannot be through Laundry 034. (Bldg. Code 1014.2.)

a. RBA will address.

Within Work Area 026, the Type W10 fire barrier cannot be installed along Column Line 8 since the large opening renders the barrier discontinuous. Either

33. Extend the Type W10 fire barrier and add a properly rated door; or

a. RBA will address.

34. Between Suite Shop 022 and Work Area 026, and from the Northwest corner of Suite Shop 022 to the North end of Mechanical 034, revise the non-rated partitions to a Type W10 assembly; and, Doors 5 and 7 require a 45-minute rating.

a. RBA will address.

35. A2.1-W: This Plan does not completely indicate all Wall Types between Rooms (i.e., no Wall Type is given between King Studios 101 and 103, and 131 and 133) and at two bathroom exhaust duct chases (King 105 and King 127).

a. RBA will address.

## **A2.2: Second Floor Plan**

### **A2.2-W: Second Floor Wall Type Plan**

35. Between column Lines 10 to 13, Wall Type Plan calls for Type W23 rated partitions, but no the “false columns” construction is not identified.

Additionally, even with the presence of Plan A11.2, it cannot be easily determined if the partitions are intended to be full height members or guards (i.e. patrons can look down on Breakfast 008).

a. RBA will address.

## **A2.5: Roof Plan—Roof Assembly Description**

### **A4.1: Building Section—Key Note 3**

### **A7.1: Exterior Wall Sections—Roof Assembly Description**

### **A8.12 & A8.13: Details**

### **2 & 8/A10.1: Porte Cochere—Roof Assembly Description**

36. Comparison of the drawings’ written description(s) do not match UL P533—Item 1:

Where UL Item 1 places the roofing membrane on a nominal 15/32 inch wood structural panel adhered to trusses, the drawings’ roof assembly description has

*“...a 5/8” Dens Deck adhered with Ultraply TPO Bonding Adhesive*

*to a 5/8” Exterior Grade OSB Sheathing. Dens Deck and OSB are*

*...fastened to the wood trusses with fasteners”,*

none of which is acceptable since the UL P533 was not tested with additional materials highlighted above.

The Roof Assembly descriptions in 2 & 8/A10.1 do not concur with the descriptions in A2.5, A4.1 and A7.1. In 1/A7.1 the Onslow County wind speed is 130 (not 120) mph.

a. RBA will address.

### **A5.0: Toilet Accessories Legend**

37. TA 1 & TA 1.1 (Toilet Paper Holder): Please refer to Item 18.

a. RBA will address.

TA 4 (Grab Bars)

38. Side- and Rear-wall Bars: RBA may wish to revise the respective bar lengths since the odd lengths displayed\* may require special orders rather than being commonly available. (\* 4'-2 5/8" and 3'-3 3/8", respectively.)

a. RBA will address.

39. The vertical bar location and length does not comply with ANSI Fig. 604.5.1.

a. RBA will address.

40. TA 14 (Sanitary Napkin Disposal) & TA 20 (Soap Dispenser): Accessible mounting height is measured to the highest control or operating mechanism, not the bottom of the device, which may then place the control or operating mechanism at more than 48" above finished floor.

a. RBA will address.

41. TA 17 (Shower Seat): Top of seat is located 17" minimum top 19" maximum above finished floor.

42. TA 18 (Mirror): Is RBA sure that the mirror bottom is to be at 2'-4 1/8" above finished floor, since the lavatory/vanity mounting height is 34" maximum and its knee clearance is 27" minimum?

a. RBA will address.

TA-6 (Vertical Grab Bar)

43. Installation of these bars occurs at accessible bathtubs. (Vertical bars are not required in roll-in showers; they are required in transfer showers of which there are none in this hotel.)

a. RBA will address.

44. Mounting height is incorrect: please refer to ANSI Fig. 607.4.2(a).

a. RBA will address.

45. TA-2 (Bathtub Grab Bars): The lower horizontal bar is installed 9" (not 8 7/16") above the tub rim.

a. RBA will address.

### **A5.2: Enlarged Lobby Plan East**

46. Within Pantry 009, shouldn't the free-standing island Elevation mark read 6/A6.6 or 7/A5.3 (not 9/A6.6)?

a. RBA will address.

47. On 5-6-7/A5.3 or 6-7-8/A6.6, and 1-2/A6.1 indicate the height of the Pantry counters and the electrical outlets above finished floor. (See ANSI Fig. 308.3.2[b].)

a. RBA will address.

### **A5.5: Enlarged Ancillary Floor Plans**

48. Plan 4: Be careful that the Soft Drink Machine's proximity to Doors 52 (2<sup>nd</sup> & 3<sup>rd</sup> Floors) does not obstruct the 18" minimum strike jamb clearance on the Doors' pull side.

a. RBA will address.

49. Plan 6: In the absence of a Wall Types Plan (see Item 35), observe that the Elevator Machine Rooms require a 2-hour rating, and 90-minutes for Doors (not numbered on Plan A2.4).

a. RBA will address.

### **A5.10: Enlarged Accessible King w/Roll-In Shower**

### **A5.14: Enlarged Accessible King Studio w/Roll-In Shower**

### **2/A5.16 & 1/A5.18: Accessible Bath w/Roll-In Shower**

50. Delete the grab bar in the area of the shower seat.

a. RBA will address.

51. The shower head is located 27" maximum from the corner adjacent to the seat. (See ANSI Fig. 608.5.2[b].)

a. RBA will address.

52. King Studio—Doors GR-3: Reverse the positions of the hinge and strike jambs so as not obstruct egress through Door GR-1.

- a. RBA will address.

#### **4/A5.16: Accessible Bath—Elevation D**

53. Add the vertical grab bar to this drawing.

- a. RBA will address.

#### **3/A5.19: Elevation**

54. Lavatory rim is located 34" maximum above finished floor. (See ANSI 606.2 and 606.3.)

- a. RBA will address.

#### **A5.21—Wall Types: W1 To W19**

#### **A5.22—Wall Types: W20 To W30**

55. For several Partitions (e.g., W22, W23) the "core assembly" is U305, the test of which yields a 1-hour fire resistive rating. Unless the UL Fire Resistance Directory (2011 Ed.) shows/describes an "enhanced" assembly (e.g., W23), adding additional elements\* to a "core assembly" does not convey an increase the core assembly's rating (e.g., 1-hour to 2-hours) because the "enhanced" assembly has not been tested. (\* E.G.: furring channels, Dens Glass, 1, 2, or 3 layers of 5/8 Type "X" gypsum board, etc.)

- a. RBA will address.

56. W5: Replace the 1/2" plywood furring strip with 7/8" furring channels attached to masonry with 1 1/4" masonry screws.

- a. RBA will address.

57. W8 & W9: The metal furring channels are installed horizontally.

- a. RBA will address.

58. W10: This assembly is not U305.

- a. RBA will address.

59. W16: This assembly is not U305; sans insulation, it is U301.

- a. RBA will address.

60. W20 & W21: UL U438 is a metal stud assembly.

- a. RBA will address.

61. W22: The core assembly\* is U305, which is 1-hour rated (not 2-hours). (\* 1 layer 5/8" Type "X" gypsum board each side of wood studs at 16" O.C.)

- a. RBA will address.

62. W23: The metal furring channels are installed horizontally. The rating is 1-hour (not 2-hours) founded on the U305 base assembly.

- a. RBA will address.

63. W24 & W28: The U305 base assembly rating is 1-hour (not 2-hours).

- a. RBA will address.

64. W30: The metal furring channels are installed horizontally.

- a. RBA will address.

#### **A6.2: Interior Elevations**

65. Sections 1 & 3: A minimum of one wall cabinet is required to have the top surface of its lowest shelf at 46" maximum above finished floor.

- a. RBA will address.

66. Sections 3 & 4—Base Cabinet: Countertop height is 34" maximum above finished floor.

- a. RBA will address.

#### **A6.3: Interior Elevations**

67. Elevation 2: Door panel bottom height is 10" minimum.

- a. RBA will address.

68. Section 8: At the "ADAAG Clear Envelop" show the clear knee and toe space dimensions. (Refer to ANSI Figures 306.2 and 306.3.)

- a. RBA will address.

### **A6.5: Interior Elevations**

69. Elevation 7: Show the clear opening dimensions on both sides of the cabinet.

- a. RBA will address.

70. Sink base cabinet—When the cabinet doors are in the 90-degree open position the clear opening (door face-to-door face) is a minimum 30" clear.

- a. RBA will address.

71. Over-the-Counter Microwave: Mounting height must be such that the highest control/operating mechanism is 46" maximum above finished floor.

- a. RBA will address.

### **A7.3: Elevator/Laundry Chute Details**

72. Elevator Plan: Is RBA certain that a 3'-6" masonry opening is capable of providing a 3'06" wide finished opening when the doors are retracted?

- a. RBA will address.

73. Elevator Shaft: The stated shaft cap assembly "FC5710" is a floor, not a roof assembly; please revise. Additionally, please explain the Note "2 Hr. floor Assembly Refuse Space" at the top of the shaft.

- a. RBA will address.

### **A7.4: Enlarged Stair 2 Plans**

#### **A7.5: Enlarged Stair 1 Plans**

74. Regarding Areas Of Refuge (AOR), Bldg. Code §1007, as printed, does not offer an exception for building and facilities equipped with a supervised automatic sprinkler system (as did the previous Accessibility Code, ¶16.3.3.1[1]).

During the December 2009 Building Code Council session this exception was voted upon affirmatively, receiving Rules Review Commission approval in March 2010.

(This exception is now stated in the soon-to-be effective 2012 Building Code. [See 1007.3, Exception 3].)

Should your client wish to avail themselves of the December 2009 exception, this has to be addressed on company letterhead stationery, above a company officer's signature. Note that a letter from the designer is not acceptable.

75. Should RBA's client opt to retain the Areas Of Refuge, this review shows

75.1) The 1.2 Legend shows a "CS" (Call Station) identifier, and its written text states "See Riser Diagram For Further Information"; the same applies to the "MS" (Master Station) identifier.

But, we have not found on the Electrical Drawings anything else regarding the AOR communication system and its terminal point at the fire department point of entry into the building (e.g., the particular system, its position within the Stair enclosures and mounting height above finished floor.

- a. Electrical Engineer to address.

75.2) Please note that in all Stair enclosures, the House Phone ("HP") alone cannot serve as the AOR communication system.

- a. Electrical Engineer to address.

76. 1/A7.4 & 1/A7.5: Since accessible exit discharge from First Floor landings is present, why does RBA think it necessary that both First Floor landings have an Area of Refuge?

- a. RBA will address.

### **A7.4: Enlarged Stair 2 Plans**

77. Plan 2—2<sup>nd</sup> Floor: Measuring a 44" minimum egress width from the right side Stair run reveals the 30"W x 48"L AOR clear floor space overlaps 44" egress width, which is not permitted.

- a. RBA will address.
- b. Stair X-REFS have been updated.
- c. All consultants to coordinate plan backgrounds.

78. Plan 4—4<sup>th</sup> Floor: Although not shown on this Plan, it is presumed that RBA intends the AOR is to be positioned adjacent to the AOR sign and House Phone (“HP”), which is not a good idea: The roof hatch ladder will interfere with access to and use of the communication system, and it (the ladder) will obstruct the AOR identifying sign and the instructions sign required by Bldg. Code 1007.6.4.

Relocating the AOR, its communication system and its signs to the Stair landing left side (against the guard) easily resolves this topic.

- a. RBA will address.
- b. Stair X-REFS have been updated.
- c. All consultants to coordinate plan backgrounds.
- d. Electrical Engineer to address.

#### **6/A7.4: Stair 2 Section**

#### **6/A7.5: Stair 1 Section**

Section: Please review and revise (as necessary) the arithmetic vis-à-vis riser height and Floor-to-Floor dimensions:

1<sup>st</sup>-To-2<sup>nd</sup> Floors

79. For 11'-3 5/8" Floor-to-Floor, individual riser height is 6.78(+)" (not 6.75", which delivers an 11'-3" Floor-to-Floor height). Additionally, 5'-7 7/8" x 2 produces an 11'-3 3/4" Floor-to-Floor height (not 11'-3 5/8").

- a. RBA will address.

2<sup>nd</sup>-To-3<sup>rd</sup> Floors; 3<sup>rd</sup>-To-4<sup>th</sup> Floors

80. The Floor-To-Floor height is not 9'-2 1/8"; correct height is 9'-2 1/4" (4'-7 1/8" x 2).

- a. RBA will address.

4 & 6/A7.4: Roof Hatch

81. There is nothing on the drawings nor Spec. 07 2200 regarding the roof hatch curb and a 2-hour rating. Additionally, 1 & 4/A8.13 specify a different roof hatch from that in Spec. 07 220.

- a. RBA will address.

#### **A7.5: Enlarged Stair 1 Plans**

82. Please clarify why the Areas Of Refuge are located on the intermediate landings, not the Floor landings.

- a. RBA will address.

83. All Plans—Intermediate Landing: In the lower right corner is the notation “DH”; please explain.

- a. RBA will address.

#### **A7.6: Stair Details**

84. Detail 1: Please explain “Provide Finish And Nosing On Stairs, Per Standard”. What “Standard” is being referenced? Certainly, stair finish (rubber treads?, abrasive aluminum nosing’s?, etc.) are not specified either in ANSI A117.1 and the ADAAG, so it is not clear what is being referenced via this Note.

- a. RBA will address.

Details 2 & 4

85. The drawings specify an MC12 x 10.6 stringer, yet Spec. 05 5100, ¶2.02E1 calls for a 10" stringer depth; which does RBA require?

- a. RBA will address. MC12x10.6

86. Detail 4: Indicate the angle of the nosing underside. (Refer to ANSI 504.5.)

- a. RBA will address.

Detail 7: Stair Railing Detail

87. In its entirety, the Note at left is incorrect:

Handrails are in Section 1012 (1009.11.5 does not exist);

Guards are specified in 1013;

Stair accessibility requirements are regulated by ANSI 504 (NCAC Chapter 8 is no longer in use).

- a. RBA will address.

88. Handrail & Guard: Correct pipe size is 1.90 inches (not 1900 O.D.).

- a. RBA will address.

89. Correct the handrail bottom extension to comply with ANSI Fig. 505.10.3.

a. RBA will address.

### **A8.1 & A/82: Fire Protection Details**

90. 1/A8.1 excepted, for all other detail provide the UL Penetration design number.

a. RBA will address.

91. 2/A8.1 & 11/A8.2 have no application to this Hotel: There is no minimum 4½” concrete slab on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floors. The wood floor construction is the rated assembly; the concrete is merely a topping.

a. RBA will address.

### **5/A8.7: Guest Room Sill at Thru-Wall Unit**

92. Is there no caulking and flashing at the window exterior?

a. RBA will address.

### **A8.9: Details**

93. Details 1, 2 & 3 (Carpet): It is doubtful there is any carpet pad that is “ADA Approved Non-Compressible Pad In Accessible Rooms”.

Carpet, regardless of where installed, is required to comply with ANSI (or ADAAG) 302.2.

a. RBA will address.

94. Detail 5: The ½” dimension is the threshold overall maximum height; it is not measured from the finished floor (or slab) to underside of the door(s).

a. RBA will address.

### **4/A8.10: Fire Separation at Electrical Box(es)**

95. Revise this Detail to conform to Bldg. Code 712.3.2.

a. RBA will address.

### **2, 3, 4, 5 & 6/A8.14: Details**

96. Wall Type W15 is UL U438, which is a metal stud/metal channel (not wood stud) assembly. (Refer to A5.21, Type W15.)

a. RBA will address.

### **A9.1: Door Schedule**

97. Except for Stairs 1 and 2 and the Laundry Chute, almost all entries (including guest room entry doors) call for either a 60-minute or 90-minute rating. Exceeding the Code’s minimum standards is not a violation, but RBA may wish to reconsider what is shown on the Schedule.

a. RBA will address.

98. Doors Types A, E & F: Bottom panel minimum height is 10 inches.

a. RBA will address.

99. Note 6: Delete this sentence—The task of the “local jurisdiction” is to ensure compliance with the Bldg. Code, not to perform tasks (or provide services) that are the responsibility of the designer.

a. RBA will address.

100. Glazing Legend—Type “FL”: Spec. 08 8000 does not contain any Fire-Lite specification.

a. RBA will address.

### **1 & 15/A10.4: Accessible Parking Signs**

101. These signs do not conform to those required by NC DoT; please refer to the former NC Accessibility Code, pages 36-38.

a. RBA will address.

102. Delete Note 3 (it is incorrect). Standard signs are as noted in Item 101.

However, G.S. 136-30 allows the use of different colors and materials for accessible parking signs, but the sign dimensions, message and order of message must be the same as that on standard signs.

- a. RBA will address.

### **S1.0: General Notes**

103. The snow load data is missing the Snow Importance Factor.

- a. Structural Engineer to address.

104. Foundations/Soils—¶5: This submittal did not contain the MacTec Geotechnical Report.

- a. Structural Engineer to address.
- b. Soils report is contained within specifications.

### **E1.2: Electrical Symbol Legend**

105. Telephone Outlet (Solid Black Triangle): The wall mounting height (“W”) is 48” maximum; 54” is no longer in use in any accessibility standard.

Note, also, that the 48” is to the highest control/operating mechanism; therefore, depending on the telephone’s design/shape locating the connection at 48” may place some of the controls/operating mechanisms higher than 48” above finished floor.

- a. Electrical Engineer to address.

106. Exit Light—Housing: Red letters contained in a black housing will not comply with the light-on-dark or dark-on-light requirement of ANSI 703.2.10.

- a. Electrical Engineer to address.

### **E3.5: Electrical Roof Power Plan**

107. Add a weather-proof visual alarm appliance on the elevator shafts North face.

- a. Electrical Engineer to address.

108. Southeast of the elevator shafts, delete the roof access hatch located at the Queen/Queen 410-412 demising partition.

- a. Electrical Engineer to address.

### **E4.1: Electrical 1<sup>st</sup> Floor Lighting Plan**

109. In Employee Break Room 036 delete the exit sign at Door 39 (refer. also, to Item 32).

- a. Electrical Engineer to address.

110. Add an exit sign at Doors 15 (Pantry 009) and 47 (Stair 2).

- a. Electrical Engineer to address.

### **P1.1: Plumbing Fixture Schedule**

111. Fixtures P-1A\*, P-3B~ and P-15^, although shown on the Plans, are not listed in the Fixture Schedule. (Accessible: \*Watercloset; ~Lavatory; ^Electric Watercooler.)

- a. Plumbing Engineer to address.

### **P2.1: Plumbing Enlarged Plans**

112. This Plan set is missing Kings 102 and 105.

- a. Plumbing Engineer to address.

Respectfully,

Steven E. Finch, AAIA, LEED AP

*Director of Hospitality*

**RBA Group** :: Architecture - Interiors

1414-A S.Tryon St.

Charlotte, NC, 28203

p. 704.344.9098 x 112

[sfinch@therbagroup.com](mailto:sfinch@therbagroup.com)



**RBA GROUP**  
ARCHITECTURE+INTERIORS

December 16, 2011

Bill Kibbe  
Winston Hospitality  
3701 National Drive  
Suite 120  
Raleigh, NC 27612

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**REVISION #2 'F' 09.28.11 :: FRANCHISE**

**Re: Hampton Inn & Suites**  
Jacksonville, North Carolina  
Permit & Franchise Comments

Mr. Cunningham,

Below is our summary of revisions in response to your letter dated 09.28.11. Attached you find a full set including revisions for all governing review agencies.

**Revision #2 'F' 09.28.11 :: Franchise**

Copied directly from Franchise Comments

**General notes**

1. Provide a site lighting plan including parking and architectural lighting. Please provide a photometric when providing parking lot lighting plan.
  - a. GC/Owner to provide site lighting plan to Franchise for review and approval prior to ordering or installation of site lighting.
2. Exterior Signs must be supplied by an approved Hilton manufacturer. We recommend early correspondence with one of these vendors so details for installation access points and power requirements are coordinated. Ensure that details are included in plan set indicating access to remote transformers. Raceways are not permitted.
  - a. Note will be added to electrical plans not allowing any access panels in the guest rooms for remote transformers. Note will be added not permitting surface mounted raceways.
3. Hilton will be the High Speed Internet provider. All owners will need to have their architect contact the HSIA Stay Connected Team so they can coordinate the HSIA needs into the drawings. The Stay Connected team will provide consultation to define in the drawings the wireless access points, where and what type of wiring to pull, etc. Stay Connected Team contact information and 'getting started' instructions can be found on each Brand's franchise.com website.
  - a. We will include a note on the drawings to require the contractor to contact the HSIA Stay Connected Team to coordinate the HSIA needs of the project. Owner and GC to coordinate wireless sub-contractor with Franchise requirements.
4. A full FF&E submittal is required, even if a pre-designed scheme is to be used unless design and procurement will be provided by Hilton Supply Management.
  - a. RBA to add note to set.
5. All landscaped areas require automatic irrigation
  - a. We can not comply as this is a LEED project. All landscaping is native to the local region and is not dependant upon irrigation systems.
6. You must obtain the services of a professional interior designer to provide design, documentation, and all finish and FF&E specifications for the required Perfect Mix Lobby design. As the reviewed and

approved design scheme may determine early construction items such as MEP placement, you are encouraged to include this professional as soon as possible in your planning process. As a minimum, provide a construction note (i.e. Interior elevations are subject to final interior drawings from the Interior Designer) in your drawings for all elevations, plans, detail, etc., that may require revision due to the Perfect Mix Lobby design.

a. This is for the Owner to address and a service that RBA Group can provide.

7. In addition to the towel box with bar, all guest bathrooms must have an additional location for guests to hang towels as a part of the Take Care linen reuse program. Approved solutions include the use of an additional 18" towel bar or decorative towel hook strategically placed near the tub/shower for easy access.

a. RBA has addressed this.

#### **Sheet Civil 1**

1. Add note for irrigation requirement for all landscaped areas
  - a. We can not comply with this since this project is LEED.

#### **Sheet A2.2**

1. The door enclosing the vending area is optional. If the door remains, tempered air will be required for this room in addition to the fan that is currently provided on the mechanical drawings. If the door is removed and a pass through provided; only the exhaust fan is required for this space.
  - a. RBA will remove the door from the small scale and enlarged plans as well as door schedule.
  - b. No MEP revisions required.
  - c. Cased opening will be provided with threshold.

#### **Sheet A5.1**

1. Tile is indicated for the business center. This room receives carpet.
  - a. The correct finish is provided on the finish schedule
  - b. RBA will address finish plans.

#### **Sheet A5.5**

1. Provide 18" tile for the vending areas
  - a. RBA will address
2. Provide VCT for the linen storage rooms
  - a. RBA will address

#### **Sheet A5.6**

1. Add a convenience outlet at standard height AFF for guest use (ironing)
  - a. Electrical Engineer to address.
  - b. This revision applies to all guestrooms, not just A5.6

#### **Sheet A5.15**

1. Remove the recessed shelves shown on the king bath elevation.
  - a. RBA will address this comment, removing the wall cubby adjacent to the tub and utilizing the over-the-toilet FFE towel storage.

#### **Sheet A5.16**

1. Provide a tub spout and a transfer valve for all accessible baths
  - a. Tub spout and transfer valve shall be provided for all accessible baths Kohler model K-T10290-4-CP transfer trim and Kohler model K-728K master 3-way transfer valve (replaces K-687K 3-way transfer valve) and K-15136-CP diverter bath spout.
2. Remove the recessed shelves shown on the king bath elevations
  - a. RBA will address this comment, same as A5.15

#### **Sheet A5.19**

1. Remove the recessed towel/waste and the recessed sanitary dispenser.
  - a. RBA will do this.
2. Provide a automatic touch-less towel dispenser
  - a. Noted on plans.
3. Provide a decorative free standing waste container
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
4. Sanitary products are now provided in a decorative basket. An accessible shelf may be required.

- a. RBA will address, no plan revisions required resulting in construction cost revisions.

#### **Sheet A6.1**

1. Revise interior elevation 2 (does not match floor plan)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.

#### **Sheet A8.9**

1. Remove details 8, 6, 2 & 5 as they are incorrect.
  - a. There is no threshold between the bath tile and the entry tile
  - b. The correct guestroom thresholds are shown on details 2 & 4, A9.1
  - c. RBA will address these comments.

#### **Sheet A9.1**

1. Provide a note the card reader latch set is to be provide without a deadbolt function for hardware sets used in business center, guest laundry, and exercise room
  - a. RBA will address
2. Change door 054 to hardware set #8
  - a. RBA will address

#### **Sheet A10.2**

1. #3 Ceiling Plan: specify ventilation for canopy
  - a. RBA will address and illustrate ventilated aluminum soffit vents at underside of canopy and aluminum soffit vents at back side of parapet.

#### **Sheet A10.4**

1. A frost proof hose connection is required at the dumpster
  - a. Plumbing Engineer to Address, see attached plans.
  - b. Civil Engineer to add note on plans as well. Coordinate with Plumbing.

#### **Sheet A10.5**

1. Provide current elevation of Project Sign. Sign may be located at [www.hamptonfranchise.com](http://www.hamptonfranchise.com) , under architecture and construction, sign specifications.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
  - b. Electrical Engineer has coordinated power and access panels are specified and illustrated. Panels may be required to be rated depending on location.

#### **Sheet E2.1**

1. Remove GFI from recessed shelf in king room (recessed shelf is no longer used)
  - a. Electrical Eng. to comply.

#### **Sheet E3.0**

1. Provide exterior waterproof GFI outlets at all exterior entrances
  - a. Electrical Eng. to comply.
  - b. See E3.1
2. Provide exterior waterproof GFI outlet for pool enclosure
  - a. Exterior waterproof GFI outlet will be added for pool enclosure.

#### **P3.1**

1. Provide frost proof hose connection at 50' intervals around the exterior of the building
  - a. Plumbing Eng. to comply.
2. Provide frost proof hose connection at dumpster
  - a. Plumbing Eng. to comply

#### **P3.2**

1. Recommend providing a floor drain at guestrooms with roll in showers.
  - a. Plumbing Eng. to comply.

Respectfully,

Steven E. Finch, AAIA, LEED AP

*Director of Hospitality*

**RBA Group** :: Architecture - Interiors

1414-A S.Tryon St.

Charlotte, NC, 28203

p. 704.344.9098 x 112



**RBA GROUP**  
ARCHITECTURE+INTERIORS

December 16, 2011

Bill Kibbe  
Winston Hospitality  
3701 National Drive  
Suite 120  
Raleigh, NC 27612

**REVISION #3 'BD' 11.01.11 :: J'VILLE BLD. DEPT.**

**Re: Hampton Inn & Suites**  
Jacksonville, North Carolina  
Permit & Franchise Comments

Kelly Gurganus,

Below is our summary of revisions in response to your letter dated 11.01.11. Attached you find a full set including revisions for all governing review agencies.

**Revision #3 'BD' 11.01.11 :: J'ville Bldg. Dept.**

Copied directly from Plans Reviewer Comments

**Cover Sheets**

1. Sheet CV2.0-2 is listed in the drawing index but not included in the plan set.
  - a. RBA will address. Miss-print from print shop.
2. Sheet CV2.0 indicates structural plans provided are the 50% complete. Is the complete set of structural plans provided?
  - a. 100% will be noted.
3. No 3'd and 4th floor wall type plan found.
  - a. 2<sup>nd</sup> floor indicates it represents typical floors.
4. Site plan submitted with building plans does not match the approved site plan, (No RPZ found for fire line, a 1" water meter supplying a 3" water service, FDC has been relocated, grease trap eliminated, etc.) A site plan modifications through the Planning Department will be required for these changes.
  - a. Modified plans attached.

**Append-B Code Summary**

5. Per section 905.3.1, NCBC this project requires a Class III standpipe without exception. (Class II indicated on summary. Does not appear to meet the requirements of section 905.5, NCBC for class II.)
  - a. RBA will revise Appendix B, Class III provided for NFPA 13
6. No mezzanine indicated under Building Data but square footage for mezzanine in shown under Gross Building Area.
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
7. The accessory assembly areas on the 1st floor are over 10% of the floor area, Per. section 508.3. I, NCBC, this is a separated occupancy and would be classified as a mixed occupancy. (Provide calculation as required.)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
8. The accessory business areas on the 1st floor are over 10% of the floor area. Per section 508.3.1, NCBC, this is a separated occupancy and would be classified as a mixed occupancy. (Provide calculations as required.)

- a. RBA will address, no plan revisions required resulting in construction cost revisions.
- 9. The allowable height of R-I occupancies with type VA construction per T-503, NCBC is 3stories. (Correct entry in table.)
  - a. Table corrected, NFPA 13 provides for 1-story increase.
- 10. Section 506.3, NCBC does not allow an area sprinkler increase using a type 13R sprinkler system: (Building is over allowable area.)
  - a. Table corrected, NFPA 13 provides for area increase.
- 11. Under the Fire Protection Requirements table, the fire rating information is not provided for other shafts. (Other shafts are found on the plans,)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
- 12. Under Fire Protection Requirements table, T-601, NCBC requires a 1-hr. fire rating for all structural elements in type VA construction.
  - a. Shafts identified on revised Appendix B.
  - b. Both 1 and 2 hour ratings are required and designed to accommodate.
- 13. Provide UL details for fire-resistant joint systems as described in section 713, NCBC.
  - a. See sheets A5.21-A5.24 and MEP sheets.
- 14. T.IOI5.1 and section 1014.3, NCBC requires maximum travel distance for one exit not to exceed 75'. Under Exit Requirements table, several entries indicate one exit with travel distance over 75'. (Correct entries and travel distances.)
  - a. 250' travel distance is permitted with sprinkler system
  - b. 75' common path of travel is permitted with sprinkler system.
  - c. Means of Egress sheets and Appendix B updated accordingly.
- 15. Update all entries under Design Loads. (Wind speed, loads, etc.)
  - a. See Structural Sheet S1.0
- 16. Special Inspections are required for this project per section 1704.1.2, NCBC.
  - a. RBA will address, these are already identified on sheets CV4.0 and CV5.0 and S2.4
- 17. Under Energy Summary the performance approach was indicated. Provide documents and reports as required per section 506.5, NCECC. (COM-check was also indicated but not found.)
  - a. ComCheck report provided on sheet E6.8

### **Special Inspections**

- 18. Provide Statement of Special Inspections as require per section 1704.1.1, NCBC.
  - a. Special Inspections are identified on sheets CV4.0 and CV5.0 and S2.4
- 19. Review sections 1705.4 for wind requirements and section 1709 for structural observations required in the statement.
  - a. Provided for in Statement of Special Inspections, Sheet S2.4

### **Accessibility**

- 20. The accessibility requirements for this project can be found in Chapter -11, NCBC and ANSI A117.1, 2003. Plan sheets ADA - I thru ADA - II requires updating to current code.
  - a. Sheets removed from set. Drawings indicate code compliance and requirement to follow 2010 ADA and 2011 ANSI
- 21. Provide clear floor space for guest laundry equipment per section 611.2 ANSI A117.1. (Clear floor area centered on equipment.)
  - a. RBA will address, details of this code section will be added to the plans.
  - b. Layout of Guest Laundry has been revised to conform to code.
  - c. See A5.5
- 22. The vanity counter top space provide in the accessible sleeping units shall be equivalent to the vanity counter top space provided in the non-accessible sleeping units. (Section 1002.11, ANSI A117.1)
  - a. RBA will address, enlarged ADA Guestroom Bathroom Plans have been revised.
  - b. See Detail 5+6 sheet A5.18, vanity widths match and are equal.
- 23. Per section 604.3.1, ANSI the vanity top cannot encroach into the clear floor area required for the water closet. (See sheets A5.7 thru A5.17).

- a. RBA will address, toilet was moved forward a few inches to accommodate.
- 24. Closets in accessible units shall comply with 308.3.2, ANSI. (Reach range 24" max.)
  - a. We are in compliance. Detail added to guestroom elevations showing ADA closet and non-ADA closet rod/shelf heights and design. See Sheet A5.7
- 25. Appears to be self serve counters in the pantry. These counters shall comply with Chapter-9 and section 308 of ANSI A17.1. This would also apply to other counters in the public areas such as the counter top located in the meeting room.
  - a. RBA will address, see revised sheet A6.2
- 26. Employee break room and business center upper cabinets shall comply with section 804.5, ANSI.
  - a. RBA will address, see revised counter heights and cabinet elevations.
- 27. No cabinet details found for kitchenette in the enlarged accessible king studio. (Sheet A5.14)
  - a. RBA will address, no plan revisions required resulting in construction cost revisions.
  - b. Sections and Elevations added to drawing set.
- 28. Provide 18" of maneuvering space on pull side of door #52 as shown on detail 4/A5.5.
  - a. RBA will address, door has been replaced with cased opening.
- 29. Mark the leading 2" of stair treads per section 504.5 ANSI.
  - a. RBA will address, stair tread nosing have been specified.

### **Building**

- 30. Swimming pool area appears to have an occupant load over 49. Two exits required with gates swinging in the direction of egress.
  - a. 2<sup>nd</sup> egress gate has been provided.
- 31. Elevator car size shall comply with section 3002.4, NCBC
  - a. RBA will address, no change required as the 3500 lb elevator cab is in compliance.
- 32. Elevator equipment rooms shall comply with section 3006.4, NCBC.
  - a. RBA will address, we are in compliance.
  - b. 90-min. rated doors specified.
  - c. 2-HR rated walls assemblies specified.
  - d. Ventilation provided for per code requirements.
  - e. Refer to sheets E54, M4.3 and P1.3 for penetration details.
- 33. Standpipes hose connections shall be located on the intermediate landings per section 905.4, NCBC. (Sheets A7.4 and A7.5)
  - a. RBA will address, standpipe locations have been relocated.
- 34. Area of refuge is located on intermediate landings. (Section 1007.6 and sheet A7.5)
  - a. RBA will address, area of refuge locations have been relocated.
- 35. Area of refuge is reducing the required means of egress width. (Section 1007.6.1, NCBC and sheets A7.4 & A7.5)
  - a. RBA will address, stairs and landings have been reconfigured.
- 36. Provide draftstopping details for attic space per 717.4.2, NCBC.
  - a. Draftstopping is not required as per exception #2, 'building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.
- 37. Section 716.5.3, NCBC requires a full NFPA 13 sprinkler system to eliminate fire dampers.
  - a. Building is equipped with a full NFPA 13 Sprinkler System.
- 38. No details found for interior signage. (Room identification, tactile exit signs per 1011.3, NCBC, signs required by 1110, NCBC, etc.)
  - a. Compliance requirements added to sheet A9.3
  - b. Owner/GC to supply review official with signage package for review and approval.
- 39. Provide CLP design package for review.
  - a. GC to provide CLP design package to review agency for review and approval.
- 40. No footings found for support of shafts and chases.
  - a. Chases were framed within the floor system such that no load was to be applied to the slab; however, we have added a thickened slab under the chases to address this comment.

41. Provide details for UL rated walls which are also being used as shear walls. (Plywood installation and nailing details)
  - a. A typical shear wall nailing detail has been added to sheet S2.4.
42. No exit signs found on sheet E4.1 for 2nd required exit from guest room corridors on each end of building.
  - a. Exit signs added on sheet E4.1
43. No exit sign found at 1" floor exit of stairway #181.
  - a. Exit sign added.
44. Exit sign required for 2nd exit in electrical room 017.
  - a. Exit sign added

## **PM&E**

45. Provide panic hardware in electrical room 017 per 110.26(c) 3, NEC.
  - a. RBA will address, panic hardware added to door schedule, sheet A9.1
46. No combustibile storage is allowed in electrical equipment rooms per section 315, NCFPC and section 240.24(D), NEC does not allow over current devices to be in the vicinity of easily ignitable materials. Remove linen storage from rooms 292, 294, 392, 394, 492 and 494 or relocate electrical panels.
  - a. Electrical closet has been created to house electrical panels. No combustibile materials will be in these rooms. See A2.2-A2.4 and electrical sheets.
47. Note #9 on sheet EI.2 allows the use of NM cable but note #1 on sheet E2.2 states circuits shall be MC Cable. (Which is correct?)
  - a. Type NM cable may be used in type III, IV, V construction. Notes will be updated.
48. How is make-up air being provided for EF-5 exhaust in linen storage, EF-3 exhaust in vending and EF-9 exhaust in elevator equipment rooms?
  - a. Transfer grills have been added.
49. Ventilation for both elevator equipment rooms not found.
  - a. Ventilation has been added. See revised plans.
50. Provide high wind anchoring details for rooftop equipment per section 301.12, NCMC.
  - a. Details have been added to set.
51. Drains from elevator pit should discharge through an oil separator.
  - a. An approved method of oil detection and removal has been noted on the plans.

Respectfully,

Steven E. Finch, AAIA, LEED AP

*Director of Hospitality*

**RBA Group** :: Architecture - Interiors

1414-A S.Tryon St.

Charlotte, NC, 28203

p. 704.344.9098 x 112

[sfinch@therbagroup.com](mailto:sfinch@therbagroup.com)

[www.therbagroup.com](http://www.therbagroup.com)



December 16, 2011

Bill Kibbe  
Winston Hospitality  
3701 National Drive  
Suite 120  
Raleigh, NC 27612

**REVISION #4 'H' 11.18.11 :: DHHS – HEALTH DEPT.**

**Re: Hampton Inn & Suites**  
Jacksonville, North Carolina  
Permit & Franchise Comments

Mr. Kevin Dodge,

Below is our summary of revisions in response to your letter dated 11.18.11. Attached you find a full set including revisions for all governing review agencies.

**Revision #4 'H' 11.18.11 :: DHHS – Health Dept.**

Copied directly from Plans Reviewer Comments

- 1) Only breakfast will be served. Hot items will be cooked in a convection oven and transferred to chaffing dishes for service. Note that all service areas in the pantry must be provided with food shields that provide a barrier from the mouth of a customer to unprotected food. The minimum standard for food shields recommended by NSF International shall be followed. The food service plan on sheet A5.3 is approved.
  - a. RBA will address – no revisions required.
- 2) Food service equipment, including the utensil washing sink, refrigerators, freezers, and oven, must be NSF International listed, Underwriters Laboratories Inc. (UL) Classified for Sanitation or, if not NSF or UL listed/classified, be constructed to meet current NSF/ANSI standards, according to 15A NCAC 18A .2600, Rule .2617(d). All utensils and equipment, including cooler and freezer shelving units, must be commercial, durable and constructed of non-toxic and easily cleaned materials.
  - a. Owner to ensure all equipment meets aforementioned standards.
- 3) According to 15A NCAC 18A .2600, Rule .2630 "Lighting", at least 50 foot-candles of light must be provided where food will be handled and utensils will be washed. At least ten foot-candles of light at 30 inches above the floor must be provided in all other areas.
  - a. Note will be added to plans requiring 50 foot-candles of light where food will be handled and utensils washed and 10 foot-candles of light at 30" AFF in all other areas.
- 4) The finish schedule for the food prep areas shown on the application and on sheet A9.3 is approved as specified. Ceiling tiles in the prep area must be washable.
  - a. No action required.
- 5) The food prep plumbing plan on sheet P2.2 and P2.2B is approved. I understand a point-of-use water heater will supply the hand sink. The two 100-gallon 199,000 BTU water heaters supplying the food prep and laundry and the four 100-gallon 199,000 BTU water heaters supplying the guest rooms, specified on sheets P1.1 and P1.2, are also approved.
  - a. The approved 100-gallon 199,000 BTU water heater supplying the food prep shall also supply the hand sink with a point-of-use mixing valve to reduce the hot water temperature located below the hand sink.

- 6) Hot water in guest rooms shall be provided at a temperature of no less than 116°F (46.7°C) and no more than 128°F (53.3°C).
  - a. Guestroom hot water shall be set at 120 degrees instead of 110 degrees.
- 7) All ice machines for use by guests use shall dispense ice without exposing stored ice to guests.
  - a. Owner to ensure compliance with purchase of approved equipment.
- 8) A separate storage area shall be provided for building and ground maintenance equipment and supplies.
  - a. Civil Engineer has confirmed. Exterior storage room is provided adjacent to dumpsters.
- 9) Items on housekeeping carts shall be arranged in a manner to prevent cross-contamination between soiled and clean items. Housekeeping carts shall be kept clean and stored in a clean area.
  - a. Owner to comply in O&M.
- 10) Facilities shall be provided for the washing and storage of garbage and trash containers, mops, mop buckets, mop wringers, and any other equipment used in the cleaning of the lodging establishment. Cleaning facilities shall include a combination faucet, hot and cold water, hose bib with a backflow prevention device and curbed impervious pad sloped to drain, or other equivalent facilities or methods. Where dumpsters are used, a contract for off-site cleaning shall constitute compliance with the provision for cleaning facilities for such units. A current copy of the dumpster cleaning contract shall be made available at the time of inspection.
  - a. Plumbing Engineer has confirmed
  - b. The dumpster pad area is sloped to drain (see detail) and the water service is to be included from the building plumbing. A note to add a frost proof hose connection at the detached storage area.

Respectfully,

Steven E. Finch, AIA, LEED AP  
*Director of Hospitality*  
RBA Group :: Architecture - Interiors  
1414-A S. Tryon St.  
Charlotte, NC, 28203  
p. 704.344.9098 x 112  
[sfinch@therbagroup.com](mailto:sfinch@therbagroup.com)  
[www.therbagroup.com](http://www.therbagroup.com)



December 16, 2011

Bill Kibbe  
Winston Hospitality  
3701 National Drive  
Suite 120  
Raleigh, NC 27612

**REVISION #5 'BD' 11.28.11 :: NC DOI**

**Re: Hampton Inn & Suites**  
Jacksonville, North Carolina  
Permit & Franchise Comments

Mr. Jeffrey Kanner,

Below is our summary of revisions in response to your letter dated 11.28.11. Attached you find a full set including revisions for all governing review agencies.

**Revision #5 'BD' 11.28.11 :: NC DOI**

Copied directly from Plans Reviewer Comments

**CV3.0: Building Code Summary (BCS)**

1. Revise the sprinkler system type to NFPA 13 from NFPA 13R:

NFPA 13 allows an area and height increase (Bldg. Code 504.2, 3<sup>rd</sup> line and Bldg. Code 506.3, 3<sup>rd</sup> line [reference to 903.3.1.1]); NFPA 13R allows a height increase only (Bldg. Code 504.2, latter part reference to 903.3.1.2).

a. **Building is designed using NFPA 13 as per 903.3.1.2**

1. Allowable Height: The base height (Table 503) is 3 stories (not 4); the Increased Allowable Height is 4 stories (not 5).

a. **Appendix B revised accordingly**

**Fire Protection Requirements:**

2. Structural Frame: 1/A5.24 shows UL X526 for the steel columns fireproofing; however, there is no UL Assembly (or, Assemblies) for the fireproofing of horizontal steel members both within the building and at the Porte Cochere. Additionally, most (if not all) of the interior steel floor framing members extend below the underside of the 1-hour rated wood floor assembly. For example, working downward from the top of 10/S2.2, at Business Office (on Column Line 7): Plan S1.2 shows a W24 x 55 with its lower 18" in the cavity between the underside of the 1-hour rated wood floor assembly and suspended acoustic ceiling; and on Column Line 12 at the 3<sup>rd</sup> Floor Level, the W18 x 50 will have its lower 10" below the underside of the 1-hour rated wood floor assembly and the "beam cover" shown on A11.1.

a. **UL X723 is specified for horizontal assemblies.**

b. **Soffits and Tray Ceilings have been provided to conceal beams. See A11.1**

4. Bearing Walls—Exterior: Please explain how RBA determined that these walls require only a ½-hour rating. Since the sprinkler system has been applied to area and height increases, there cannot be a reduction in the Table's 1-hour rating. (See Bldg. Code Table 601, Footnote 'e'). This also applies ½-hour rating listed for the Floor and Roof Construction.

a. **½ Hour rating was not intended. Intent to illustrate both 1HR and 2HR.**

b. **Note revised for clarity.**

#### Floor Construction:

5. The 2011 UL Fire Resistance Directory no longer displays L544; RBA needs to utilize a different floor assembly. (This necessitates revision of A4.1—Building Sections, and A7.1 and A7.2—Wall Sections.) While the 2-hour rated Gypsum Association FC5710 (or the 2-hour rated L511) floor assembly can be utilized, the minimum Code requirement for the floor is a 1-hour rated assembly.

- a. RBA will address – UL Assembly will be revised to UL L570.

#### Roof Assembly:

6. Gypsum Association RC 2751 and UL P533 are dissimilar assemblies: The former is a 2-hour rated, 4-layer gypsum board construction; the latter is a 1-hour 1-layer gypsum board assembly. Unless RBA plans to utilize RC 2751 throughout the roof, there needs to be a drawing illustrating placement of the 2-hour rated RC 2751, thereby ensuring the Stair enclosure ceiling/roof-CMU meeting point will maintain the 2-hour rating (i.e., at the East and West wall of both Stair enclosures the roof trusses must be placed such that the bottom chord multiple layer gypsum board assembly is supported by a roof truss(es) bottom chord.

- a. RBA will address – Roof Plan has been revised to indicate where 2-HR RC2751 assembly occurs.

Additionally, provide a detail(s) showing how the 2 x 8/gypsum board and 8" CMU joint\* will also maintain the requisite 2-hour rating.

(\* Stairs' South wall—upper right corner of 6/A7.4 and 6/A7.5.)

- a. 2x8 wall has been removed.
- b. Truss Design RC 2751 will 'cap' the 2HR shaft, eliminating need for vertical shaft continuation to underside of roof deck.

Lastly, within the "box" highlighting RC 2751 is the reference "Fire Test—UL Design L556", which is incorrect: L556 is a floor (not roof) assembly.

- a. This is taken directly from GA Assembly Book and illustrated in our set as per their tested assembly note.

7. Please complete the Columns "Design Number For Rated Penetration" and "Design Number For Rated Joints."

- a. See A8.1, A8.2, A2.1W, A2.2W and MEP drawings.

#### Exit Requirements—Number And Arrangement Of Exits: 1<sup>st</sup> Floor :

8. 2<sup>nd</sup> and 3<sup>rd</sup> Entries: The A-2 and A-3 Occupancies require 2 exits (not 1); only the Table requires correction (not the A5.2 Plan).

- a. Revised.

9. 4<sup>th</sup> Entry: The Lobby occupancy is A-3 (not A-2).

- a. Revised

10. Wind Load: Basic Speed is 130 MPH (not 90); Exposure Category is "B" (not "C").

- a. Revised

11. Plumbing Fixture Requirements—2<sup>nd</sup> Line: To the first column add "A-2 Breakfast Area."

- a. Revised

#### CV6.1—CV6.3: Life Safety Plan—Floors 1-4

12. Replace the diagonal Travel Distance and Common Path Of Travel lines with 90-degree turns (e.g., King Sofa 105; Meeting Room 013; Queen/Queen 216, etc.).

- a. Revised

#### ADA-1 to ADA-11: ADA Guidelines

Cover Sheet CV1.0 requires "....Referencing All Current Codes And Amendments: 2009 NCBC, 2009 ANSI And 2010 ADA." However....

13. Sheets ADA-1 to ADA-11 are copies of the 1999 NC Accessibility Code (with 2004 amendments), which predominantly (but not entirely) reproduces the 1991 (et al) ADAAG.

- a. RBA will address. Design documents comply with latest ADA and ANSI codes.
- b. ADA sheets will be removed from set.

- c. GC responsible for meeting current ADA code requirements. Design Documents illustrate code compliance but we recommend that GC have access to the latest ADA code for referencing during FFE installation.

### **C-2: Grading, Drainage & Sediment Control Plan**

24. At the Southeast (Elev. 45.9) and Northwest (Elev. 46.35) corners add a curb cut at the walkway ends.

- a. No curb cuts are required. The asphalt is flush with the sidewalk.

25. Opposite Door 25, is this lone accessible parking space serving hotel staff?

If so, then how many total parking spaces serve staff and is this one space sufficient to comply with Bldg. Code Table 1006.1?

If this lone space serves a guest(s), then where do staff park and where is the accessible space(s) that serve them?

- a. The plans have shown the required handicap spaces to satisfy the City of Jacksonville Site Plan Requirements.

### **C-4: Grading, Drainage & Sediment Control Detail Sheet**

26. Handicapped Parking Signage: Delete the ground-painted symbol; by General Statute accessible spaces are identified by above-ground signs only.

- a. We have added a note requiring the placement of the proper signage for handicap spaces. The symbol is still shown on the plans to easily identify these spaces on the plans.

Typical Wheelchair Ramp-Type I

27. Adjacent to Section B-B, correct the last text sentence to read “....Long And 4'-0” Wide.”

- a. The detail of the ramp has been corrected as required.

28. Add drawings specifying dome height, diameter and spacing in compliance with ANSI 705.5.

(As an alternate, adjacent to Section B-B RBA could provide text stating “Domes Shall Comply With 2009 ANSI 705.5.”)

- a. We have revised the detail to comply with the 2009 ANSI 705.5

### **A2.1—A2.4: All Floor Plans**

29. General Note 1 calls for installation of fire extinguishers, yet none are displayed on any Plan.

Additionally, the “installation portion” of this Note refers to a detail 1/A8.8, but we do not find this detail on A8.8 or any other Sheet.

- a. Revised

30. It would assist the contractor if the windows are identified on the Floor Plans or the Enlarged Room Plans.

- a. They are identified on the elevations.

31. In the Code Reference “box” the applicable ANSI A117.1 Edition is 2009 (there is no “2007” edition).

- a. Revised

### **A2.1: First Floor Plan**

#### **A2.1W: First Floor Plan Wall Types**

32. Egress from Employee Break Room 036 cannot be through Laundry 034. (Bldg. Code 1014.2.)

- a. Egress door added to plans and door schedule

Within Work Area 026, the Type W10 fire barrier cannot be installed along Column Line 8 since the large opening renders the barrier discontinuous. Either

33. Extend the Type W10 fire barrier and add a properly rated door;

### **OR**

34. Between Suite Shop 022 and Work Area 026, and from the Northwest corner of Suite Shop 022 to the North end of Mechanical 034, revise the non-rated partitions to a Type W10 assembly; and, Doors 5 and 7 require a 45-minute rating.

- a. Wall Type W8 has been provided. This is a 1HR rated wall.
- b. Doors 5 and 7 are now 45-minute doors.

35. A2.1-W: This Plan does not completely indicate all Wall Types between Rooms (i.e., no Wall Type is given between King Studios 101 and 103, and 131 and 133) and at two bathroom exhaust duct chases (King 105 and King 127).

a. RBA will address.

## **A2.2: Second Floor Plan**

### **A2.2-W: Second Floor Wall Type Plan**

35. Between column Lines 10 to 13, Wall Type Plan calls for Type W23 rated partitions, but no the “false columns” construction is not identified.

Additionally, even with the presence of Plan A11.2, it cannot be easily determined if the partitions are intended to be full height members or guards (i.e. patrons can look down on Breakfast 008).

a. RBA will address.

## **A2.5: Roof Plan—Roof Assembly Description**

### **A4.1: Building Section—Key Note 3**

### **A7.1: Exterior Wall Sections—Roof Assembly Description**

### **A8.12 & A8.13: Details**

### **2 & 8/A10.1: Porte Cochere—Roof Assembly Description**

36. Comparison of the drawings’ written description(s) do not match UL P533—Item 1:

Where UL Item 1 places the roofing membrane on a nominal 15/32 inch wood structural panel adhered to trusses, the drawings’ roof assembly description has

*“...a 5/8” Dens Deck adhered with Ultraply TPO Bonding Adhesive*

*to a 5/8” Exterior Grade OSB Sheathing. Dens Deck and OSB are*

*...fastened to the wood trusses with fasteners”,*

none of which is acceptable since the UL P533 was not tested with additional materials highlighted above.

The Roof Assembly descriptions in 2 & 8/A10.1 do not concur with the descriptions in A2.5, A4.1 and A7.1. In 1/A7.1 the Onslow County wind speed is 130 (not 120) mph.

a. Revised

## **A5.0: Toilet Accessories Legend**

37. TA 1 & TA 1.1 (Toilet Paper Holder): Please refer to Item 18.

a. Revised

TA 4 (Grab Bars)

38. Side- and Rear-wall Bars: RBA may wish to revise the respective bar lengths since the odd lengths displayed\* may require special orders rather than being commonly available. (\* 4’-2 5/8” and 3’-3 3/8”, respectively.)

a. Revised

39. The vertical bar location and length does not comply with ANSI Fig. 604.5.1.

a. Revised

40. TA 14 (Sanitary Napkin Disposal) & TA 20 (Soap Dispenser): Accessible mounting height is measured to the highest control or operating mechanism, not the bottom of the device, which may then place the control or operating mechanism at more than 48” above finished floor.

a. Revised

41. TA 17 (Shower Seat): Top of seat is located 17” minimum top 19” maximum above finished floor.

42. TA 18 (Mirror): Is RBA sure that the mirror bottom is to be at 2’-4 1/8” above finished floor, since the lavatory/vanity mounting height is 34” maximum and its knee clearance is 27” minimum?

a. Revised

TA-6 (Vertical Grab Bar)

43. Installation of these bars occurs at accessible bathtubs. (Vertical bars are not required in roll-in showers; they are required in transfer showers of which there are none in this hotel.)

a. Revised

44. Mounting height is incorrect: please refer to ANSI Fig. 607.4.2(a).

a. Revised

45. TA-2 (Bathtub Grab Bars): The lower horizontal bar is installed 9" (not 8 7/16") above the tub rim.

a. Revised

### **A5.2: Enlarged Lobby Plan East**

46. Within Pantry 009, shouldn't the free-standing island Elevation mark read 6/A6.6 or 7/A5.3 (not 9/A6.6)?

a. Revised

47. On 5-6-7/A5.3 or 6-7-8/A6.6, and 1-2/A6.1 indicate the height of the Pantry counters and the electrical outlets above finished floor. (See ANSI Fig. 308.3.2[b].)

a. Revised

### **A5.5: Enlarged Ancillary Floor Plans**

48. Plan 4: Be careful that the Soft Drink Machine's proximity to Doors 52 (2<sup>nd</sup> & 3<sup>rd</sup> Floors) does not obstruct the 18" minimum strike jamb clearance on the Doors' pull side.

a. Revised

49. Plan 6: In the absence of a Wall Types Plan (see Item 35), observe that the Elevator Machine Rooms require a 2-hour rating, and 90-minutes for Doors (not numbered on Plan A2.4).

a. Revised

### **A5.10: Enlarged Accessible King w/Roll-In Shower**

### **A5.14: Enlarged Accessible King Studio w/Roll-In Shower**

### **2/A5.16 & 1/A5.18: Accessible Bath w/Roll-In Shower**

50. Delete the grab bar in the area of the shower seat.

a. Revised

51. The shower head is located 27" maximum from the corner adjacent to the seat. (See ANSI Fig. 608.5.2[b].)

a. Revised

52. King Studio—Doors GR-3: Reverse the positions of the hinge and strike jambs so as not obstruct egress through Door GR-1.

a. Revised

### **4/A5.16: Accessible Bath—Elevation D**

53. Add the vertical grab bar to this drawing.

a. Revised

### **3/A5.19: Elevation**

54. Lavatory rim is located 34" maximum above finished floor. (See ANSI 606.2 and 606.3.)

a. Revised

### **A5.21—Wall Types: W1 To W19**

### **A5.22—Wall Types: W20 To W30**

55. For several Partitions (e.g., W22, W23) the "core assembly" is U305, the test of which yields a 1-hour fire resistive rating. Unless the UL Fire Resistance Directory (2011 Ed.) shows/describes an "enhanced" assembly (e.g., W23), adding additional elements\* to a "core assembly" does not convey an increase the core assembly's rating (e.g., 1-hour to 2-hours) because the "enhanced" assembly has not been tested. (\* E.G.: furring channels, Dens Glass, 1, 2, or 3 layers of 5/8 Type "X" gypsum board, etc.)

a. Wall types have been revised to comply with UL Assemblies

56. W5: Replace the 1/2" plywood furring strip with 7/8" furring channels attached to masonry with 1 1/4" masonry screws.

a. Revised

57. W8 & W9: The metal furring channels are installed horizontally.

- a. Revised
- 58. W10: This assembly is not U305.
  - a. Revised
- 59. W16: This assembly is not U305; sans insulation, it is U301.
  - a. Revised
- 60. W20 & W21: UL U438 is a metal stud assembly.
  - a. Revised
- 61. W22: The core assembly\* is U305, which is 1-hour rated (not 2-hours). (\* 1 layer 5/8" Type "X" gypsum board each side of wood studs at 16"O.C.)
  - a. Revised
- 62. W23: The metal furring channels are installed horizontally. The rating is 1-hour (not 2-hours) founded on the U305 base assembly.
  - a. Revised
- 63. W24 & W28: The U305 base assembly rating is 1-hour (not 2-hours).
  - a. Revised
- 64. W30: The metal furring channels are installed horizontally.
  - a. Revised

### **A6.2: Interior Elevations**

- 65. Sections 1 & 3: A minimum of one wall cabinet is required to have the top surface of its lowest shelf at 46" maximum above finished floor.
  - a. Revised
- 66. Sections 3 & 4—Base Cabinet: Countertop height is 34" maximum above finished floor.
  - a. Revised

### **A6.3: Interior Elevations**

- 67. Elevation 2: Door panel bottom height is 10" minimum.
  - a. Revised
- 68. Section 8: At the "ADAAG Clear Envelop" show the clear knee and toe space dimensions. (Refer to ANSI Figures 306.2 and 306.3.)
  - a. Revised

### **A6.5: Interior Elevations**

- 69. Elevation 7: Show the clear opening dimensions on both sides of the cabinet.
  - a. Revised
- 70. Sink base cabinet—When the cabinet doors are in the 90-degree open position the clear opening (door face-to-door face) is a minimum 30" clear.
  - a. Revised
- 71. Over-the-Counter Microwave: Mounting height must be such that the highest control/operating mechanism is 46" maximum above finished floor.
  - a. Revised

### **A7.3: Elevator/Laundry Chute Details**

- 72. Elevator Plan: Is RBA certain that a 3'-6" masonry opening is capable of providing a 3'06" wide finished opening when the doors are retracted?
  - a. Revised
- 73. Elevator Shaft: The stated shaft cap assembly "FC5710" is a floor, not a roof assembly; please revise. Additionally, please explain the Note "2 Hr. floor Assembly Refuse Space" at the top of the shaft.
  - a. 2HR assembly not required since roof of elevator shaft penetrates roof of main building. Shaft walls are contiguous from ground to roof level.

#### **A7.4: Enlarged Stair 2 Plans**

#### **A7.5: Enlarged Stair 1 Plans**

74. Regarding Areas Of Refuge (AOR), Bldg. Code §1007, as printed, does not offer an exception for building and facilities equipped with a supervised automatic sprinkler system (as did the previous Accessibility Code, ¶16.3.3.1[1]).

During the December 2009 Building Code Council session this exception was voted upon affirmatively, receiving Rules Review Commission approval in March 2010.

(This exception is now stated in the soon-to-be effective 2012 Building Code. [See 1007.3, Exception 3].)

Should your client wish to avail themselves of the December 2009 exception, this has to be addressed on company letterhead stationery, above a company officer's signature. Note that a letter from the designer is not acceptable.

75. Should RBA's client opt to retain the Areas Of Refuge, this review shows

75.1) The 1.2 Legend shows a "CS" (Call Station) identifier, and its written text states "See Riser Diagram For Further Information"; the same applies to the "MS" (Master Station) identifier.

But, we have not found on the Electrical Drawings anything else regarding the AOR communication system and its terminal point at the fire department point of entry into the building (e.g., the particular system, its position within the Stair enclosures and mounting height above finished floor.

- a. Electrical Engineer has addressed.
- b. See 1/E5.5

75.2) Please note that in all Stair enclosures, the House Phone ("HP") alone cannot serve as the AOR communication system.

- a. Electrical Engineer has addressed.
- b. See 1/E5.5

76. 1/A7.4 & 1/A7.5: Since accessible exit discharge from First Floor landings is present, why does RBA think it necessary that both First Floor landings have an Area of Refuge?

- a. Not required. Removed from drawings.

#### **A7.4: Enlarged Stair 2 Plans**

77. Plan 2—2<sup>nd</sup> Floor: Measuring a 44" minimum egress width from the right side Stair run reveals the 30"W x 48"L AOR clear floor space overlaps 44" egress width, which is not permitted.

- a. AOR has been relocated.

78. Plan 4—4<sup>th</sup> Floor: Although not shown on this Plan, it is presumed that RBA intends the AOR is to be positioned adjacent to the AOR sign and House Phone ("HP"), which is not a good idea: The roof hatch ladder will interfere with access to and use of the communication system, and it (the ladder) will obstruct the AOR identifying sign and the instructions sign required by Bldg. Code 1007.6.4.

Relocating the AOR, its communication system and its signs to the Stair landing left side (against the guard) easily resolves this topic.

- a. AOR has been relocated as suggested.
- b. Electrical Engineer has addressed.

#### **6/A7.4: Stair 2 Section**

#### **6/A7.5: Stair 1 Section**

Section: Please review and revise (as necessary) the arithmetic vis-à-vis riser height and Floor-to-Floor dimensions:

1<sup>st</sup>-To-2<sup>nd</sup> Floors

79. For 11'-3 5/8" Floor-to-Floor, individual riser height is 6.78(+)" (not 6.75", which delivers an 11'-3" Floor-to-Floor height). Additionally, 5'-7 7/8" x 2 produces an 11'-3 3/4" Floor-to-Floor height (not 11'-3 5/8").

- a. RBA has revised

2<sup>nd</sup>-To-3<sup>rd</sup> Floors; 3<sup>rd</sup>-To-4<sup>th</sup> Floors

80. The Floor-To-Floor height is not 9'-2 1/8"; correct height is 9'-2 1/4" (4'-7 1/8" x 2).

a. RBA has revised

4 & 6/A7.4: Roof Hatch

81. There is nothing on the drawings nor Spec. 07 2200 regarding the roof hatch curb and a 2-hour rating. Additionally, 1 & 4/A8.13 specify a different roof hatch from that in Spec. 07 220.

a. RBA has revised

### **A7.5: Enlarged Stair 1 Plans**

82. Please clarify why the Areas Of Refuge are located on the intermediate landings, not the Floor landings.

a. Revised

83. All Plans—Intermediate Landing: In the lower right corner is the notation "DH"; please explain.

a. Revised

### **A7.6: Stair Details**

84. Detail 1: Please explain "Provide Finish And Nosing On Stairs, Per Standard". What "Standard" is being referenced? Certainly, stair finish (rubber treads?, abrasive aluminum nosing's?, etc.) are not specified either in ANSI A117.1 and the ADAAG, so it is not clear what is being referenced via this Note.

a. Revised

Details 2 & 4

85. The drawings specify an MC12 x 10.6 stringer, yet Spec. 05 5100, ¶2.02E1 calls for a 10" stringer depth; which does RBA require?

a. RBA will address. MC12x10.6

86. Detail 4: Indicate the angle of the nosing underside. (Refer to ANSI 504.5.)

a. Revised

Detail 7: Stair Railing Detail

87. In its entirety, the Note at left is incorrect:

Handrails are in Section 1012 (1009.11.5 does not exist);

Guards are specified in 1013;

Stair accessibility requirements are regulated by ANSI 504 (NCAC Chapter 8 is no longer in use).

a. Revised

88. Handrail & Guard: Correct pipe size is 1.90 inches (not 1900 O.D.).

a. Revised

89. Correct the handrail bottom extension to comply with ANSI Fig. 505.10.3.

a. Revised

### **A8.1 & A/82: Fire Protection Details**

90. 1/A8.1 excepted, for all other detail provide the UL Penetration design number.

a. Revised

91. 2/A8.1 & 11/A8.2 have no application to this Hotel: There is no minimum 4 1/2" concrete slab on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floors. The wood floor construction is the rated assembly; the concrete is merely a topping.

a. Revised

### **5/A8.7: Guest Room Sill at Thru-Wall Unit**

92. Is there no caulking and flashing at the window exterior?

a. Revised

### **A8.9: Details**

93. Details 1, 2 & 3 (Carpet): It is doubtful there is any carpet pad that is "ADA Approved Non-Compressible Pad In Accessible Rooms".

Carpet, regardless of where installed, is required to comply with ANSI (or ADAAG) 302.2.

a. Revised

94. Detail 5: The ½” dimension is the threshold overall maximum height; it is not measured from the finished floor (or slab) to underside of the door(s).

b. Revised

#### **4/A8.10: Fire Separation at Electrical Box(es)**

95. Revise this Detail to conform to Bldg. Code 712.3.2.

a. Revised

#### **2, 3, 4, 5 & 6/A8.14: Details**

96. Wall Type W15 is UL U438, which is a metal stud/metal channel (not wood stud) assembly. (Refer to A5.21, Type W15.)

a. Revised

#### **A9.1: Door Schedule**

97. Except for Stairs 1 and 2 and the Laundry Chute, almost all entries (including guest room entry doors) call for either a 60-minute or 90-minute rating. Exceeding the Code’s minimum standards is not a violation, but RBA may wish to reconsider what is shown on the Schedule.

a. RBA will address.

98. Doors Types A, E & F: Bottom panel minimum height is 10 inches.

a. Revised

99. Note 6: Delete this sentence—The task of the “local jurisdiction” is to ensure compliance with the Bldg. Code, not to perform tasks (or provide services) that are the responsibility of the designer.

a. Revised

100. Glazing Legend—Type “FL”: Spec. 08 8000 does not contain any Fire-Lite specification.

a. Revised

#### **1 & 15/A10.4: Accessible Parking Signs**

101. These signs do not conform to those required by NC DoT; please refer to the former NC Accessibility Code, pages 36-38.

a. Detail removed from set. Refer to Civil plans.

102. Delete Note 3 (it is incorrect). Standard signs are as noted in Item 101.

However, G.S. 136-30 allows the use of different colors and materials for accessible parking signs, but the sign dimensions, message and order of message must be the same as that on standard signs.

a. Revised

#### **S1.0: General Notes**

103. The snow load data is missing the Snow Importance Factor.

a. Structural Engineer has addressed. Importance factor added to design criteria.

104. Foundations/Soils—¶15: This submittal did not contain the MacTec Geotechnical Report.

a. Structural Engineer has addressed.

b. Soils report is contained within specifications and referenced on sheet S1.0

#### **E1.2: Electrical Symbol Legend**

105. Telephone Outlet (Solid Black Triangle): The wall mounting height (“W”) is 48” maximum; 54” is no longer in use in any accessibility standard.

Note, also, that the 48” is to the highest control/operating mechanism; therefore, depending on the telephone’s design/shape locating the connection at 48” may place some of the controls/operating mechanisms higher than 48” above finished floor.

a. Revised

106. Exit Light—Housing: Red letters contained in a black housing will not comply with the light-on-dark or dark-on-light requirement of ANSI 703.2.10.

a. Revised. White exit signs have been specified in the schedule.

### **E3.5: Electrical Roof Power Plan**

107. Add a weather-proof visual alarm appliance on the elevator shafts North face.

- a. Visual alarm appliance has been added.

108. Southeast of the elevator shafts, delete the roof access hatch located at the Queen/Queen 410-412 demising partition.

- a. These roof access hatches are to provide access to the exterior signs and electrical panels for said signs. These are for parapet access from the roof only, not access from within hotel.

### **E4.1: Electrical 1<sup>st</sup> Floor Lighting Plan**

109. In Employee Break Room 036 delete the exit sign at Door 39 (refer. also, to Item 32).

- a. Exit sign has been removed.

110. Add an exit sign at Doors 15 (Pantry 009) and 47 (Stair 2).

- a. Exit sign has been added.

### **P1.1: Plumbing Fixture Schedule**

111. Fixtures P-1A\*, P-3B~ and P-15^, although shown on the Plans, are not listed in the Fixture Schedule. (Accessible: \*Watercloset; ~Lavatory; ^Electric Watercooler.)

- a. Fixture designation on plans shall correspond to fixture schedule.

### **P2.1: Plumbing Enlarged Plans**

112. This Plan set is missing Kings 102 and 105.

- a. Enlarged plumbing plans have been provided.

Respectfully,

Steven E. Finch, AAIA, LEED AP  
*Director of Hospitality*  
RBA Group :: Architecture - Interiors  
1414-A S.Tryon St.  
Charlotte, NC, 28203  
p. 704.344.9098 x 112  
[sfinch@therbagroup.com](mailto:sfinch@therbagroup.com)  
[www.therbagroup.com](http://www.therbagroup.com)