Okatie Retail Investors, LLC

Okatie Center : Building 01/Retail Shell

84 Okatie Center Boulevard South

Bluffton, SC

CODE SUMMARY

Name of Project: Okatie Center - Building 01
Address: 84 Okatie Center Boulevard South
Proposed Use: Retail Center
Owner or Authorized Agent: Okatie Retail Investors, LLC — Phone #: 704-597-1220
Owner's Address: City/County: Beaufort — State: SC
Code Enforcement Jurisdiction: City: ... County: Beaufort

LEAD DESIGN PROFESSIONAL: John V.P. Weller

DESIGNER	FIRM	ADDRESS	SC LICENSE	PHONE
Architect	ai DESIGN GROUP	500 S. College St.	2001	704.731.8080
Civil	Thomas & Hutton Engineering Co.	Murray Gallery	18300	912.231.4372
Electrical	Optima Engineering	Suite 200	14461	757.296.1290
Fire Alarm				
Plumbing	Optima Engineering	Eleventh St. Dunn	22281	757.596.1290
Mechanical	Optima Engineering	Eleventh St. Dunn	22281	757.596.1290
Sprinkler System				
Structural	King Quinn Associates	Lynn Haven Parkway	24291	7.34.947.7262
Keeping Records Prepared				
Other				

YEAR EDITION OF CODE: 2003 IBC

☒ New Construction ☐ Renovation (Existing Bldg) ☐ Up/Fit ☐ Alteration

BUILDING DATA

Construction Type: ☐ I-A ☐ I-B ☒ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Fire Sprinkled: ☒ No ☐ Yes Type: ...
Alarm: ☐ No ☐ Yes ☐ NFPA 72A ☐ NFPA 13D
Standpipe: ☒ No ☐ Yes Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire Pump: ☒ No ☐ Yes
Building Height: 22'-0" Number of Stories: 1 Limited Par: ...
Mezzanine: ☒ No ☐ Yes
Atrium: ☒ No ☐ Yes Central Reference Sheet # (if provided): ...

Gross Building Area

Floor	Existing (SQ)	New (SQ FT)	Sub/Total
Basement	---	---	---
1st Floor	---	---	---
2nd Floor	---	---	---
3rd Floor	---	---	---
4th Floor	---	---	---
Mezzanine	---	---	---
Total	---	7,621	7,621

ALLOWABLE AREA

Primary Occupancy: ☐ Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational ☐ Factory/Industrial ☐ F-1 ☐ F-2
☐ High Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ Mercantile ☐ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
☐ Storage ☐ S-1 ☐ S-2 ☐ High-Hazard
☐ Utility and Miscellaneous
Secondary Occupancy(ies): ...
Special Occupancy: ☐ N.S.P. ☐ S.P.3 ☐ S.P.8 ☐ S.P.13 ☐ S.P.14 ☐ S.P.17
Mixed Occupancy: ☐ N/A ☐ No ☐ Separation Method ... ☐ Exception Used
☐ Non-Separated Mixed Occupancy (302.3.1)
The required type of construction for the building shall be determined by applying the height and area limitations of applicable occupancies to the entire building. The most restrictive type of construction, occupancy, and height to the entire building.
☐ Separated Occupancy (302.3.2)
For each story, the sum of the occupancy ratios for each that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use, shall not exceed 1.

Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B ≤ 1.00

STORY NO.	OCCUPANCY AND USE	(1) BLDG AREA PER STORY (ACTUAL)	(2) TABLE 503 AREA	(3) AREA FOR OPEN SPACE INCREASE	(4) AREA FOR SPRINKLER INCREASE	(5) ALLOWABLE AREA OF UNLIMITED	(6) MAXIMUM BUILDING AREA
1	RETAIL	7,621	13,500	N/A	N/A	50,000	50,000
---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---

Column 6 shall not exceed the Section 503 2 nd compute this:
1. Total Building Perimeter (P): ... 2. Total Building Area (A): ...
3. Ratio (F/P): ... 4. Width of wide street (W): 30 ft
5. Weighted average height (Section 503.3): ... 6. Unit area (Section 503.3): ...
The controlled area per Section 506.3 is as follows:
a. Multi story building (1000 passed)
b. Single story building (4000 passed)
Unlimited area apts units under conditions of Sections Group B, F, M, S: (503.1.2) (503.1.3) (503.1.4)
Group A-5 Open spaces (503.1.5) (503.1.6)
Maximum Building area in which a floor of stories in the building of Building greater than 3 is:
The maximum area of parking garage must comply with 406.3.6. The minimum area of all floors combined must comply with 406.3.7.3.

ALLOWABLE HEIGHT

	Allowed (Table 503)	Increase For Sprinklers	Shown on Plans	Code Reference
Type of Construction	II B		IIB	
Building Height in Feet	55	N/A	22'-0"	504.3
Building Height in Stories	1	N/A	1	504.3

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #: 2 Provided

Building Element	Fire Separation Distance (Feet)	Rating	Reference UL Design	Design of Fire Resist Assembly	Design of Fire Resist Penetration	Design of Fire Resist Joints
Structural frame, including columns, girders, trusses	---	0	---	---	---	---
Bearing walls	---	0	---	---	---	---
Exterior	>30'	0	---	---	---	---
North	>30'	0	---	---	---	---
East	>30'	0	---	---	---	---
West	>30'	0	---	---	---	---
South	>30'	0	---	---	---	---
Interior	---	0	---	---	---	---
Nonbearing walls and partitions	---	0	---	---	---	---
Exterior	>30'	0	---	---	---	---
North	>30'	0	---	---	---	---
East	>30'	0	---	---	---	---
West	>30'	0	---	---	---	---
South	>30'	0	---	---	---	---
Interior	---	0	---	---	---	---
Floor construction including supporting beams and joists	---	0	---	---	---	---
Roof construction including supporting beams and joists	---	0	---	---	---	---
Shaft Enclosures	---	N/A	---	---	---	---
Stairs Conc.	---	N/A	---	---	---	---
Corridor Separation	---	N/A	---	---	---	---
Occupancy Separation	---	N/A	---	---	---	---
Room Fire Resist Rated	---	N/A	---	---	---	---
Smoke Barrier Separation	---	N/A	---	---	---	---
Smoke Partition	---	N/A	---	---	---	---

* Fire Resistant Rated penetrations required
* Exposed on all exterior floor and structural beam supporting rated shafts

LIFE SAFETY SYSTEM:

Emergency Lighting	Yes ☐ No ☒	NEC
Exit Signs	Yes ☒ No ☐	1013
Fire Alarm	Yes ☐ No ☒	907
Smoke Detection Systems	Yes ☐ No ☒	907
Fire Extinguishers	Yes ☐ No ☒	1003.1.9

EXIT REQUIREMENTS:

MAXIMUM TRAVEL DISTANCE

FLOOR OCCUPANCY SPACE DESIGNATION	MINIMUM NUMBER OF EXITS REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1004.2.4)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	PROJECTED DISTANCE BETWEEN EXIT LOCATIONS	ACTUAL DISTANCE SHOWN ON PLANS
---	---	---	---	---	---	---
LEVEL 1	2	14	200'	42'	70'	34'
---	---	---	---	---	---	---
---	---	---	---	---	---	---

1. Common path of travel (Section 1014.3)
2. Single exit (Table 1015.2)
3. Common path of travel (Section 1014.3)
4. Diagonal distance between exits (Section 1014.2.1)

MINIMUM WIDTH

FLOOR OCCUPANCY SPACE DESIGNATION	(1) ACTUAL WIDTH	(2) ALLOWED PER OCCUPANT (TABLE 1004.1.2)	(3) EGRESS WIDTH PER OCCUPANT (TABLE 1005.1) STAIR	(4) DOOR	(5) ACTUAL WIDTH (SECTION 1005.1) STAIR	(6) DOOR	(7) ACTUAL WIDTH SHOWN ON PLANS STAIR	(8) DOOR
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---
LEVEL 1	7.621	30 - 201 PEOPLE	N/A	.3	N/A	50"	N/A	44"
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

1. Key table 1004.1.2 to determine allowed area per occupant
2. Minimum egress width (Section 1005.1) - corridor width (Section 1018.2) - door width (Section 1005.3)
3. Minimum width of an egress way (Section 1005.1)
4. The less of gross measure of egress and net measure. If a walkway exists in less than 50 percent of the total area (Section 1005.1)
5. Assembly occupancies (Section 1028)

STRUCTURAL DESIGN

DESIGN LOADS: SEE STRUCTURAL DRAWINGS

Prescriptive Factors: Wind (lbs) ..., Snow (lbs) ..., Seismic (sf) ...
Live Loads: Roof ... psf, Snow ... psf, Seismic ... psf, Floor ... psf
Snow Load: ... psf
Wind Load: Basic Wind Speed ... mph (ASCE-7 04), Exposure Category ..., Wind Base Shear (w/ Wind Ref) ... kips

SEISMIC DESIGN CATEGORY A
Group (Table 1604.5) Section 1616 (Check) Yes ☐ No ☐

SEISMIC DESIGN CATEGORY B, C, D
Site Class (Per Geotech Report) Site ..., Ss ..., S1 ...
Seismic Use Group ...
Site Class Factor
Seismic Structural System
Seismic Zone ... Cut of Specific Moment Frame
Building Frame ... Ordinary Intermediate Reinforced Shear Wall
Moment Frame ... Ordinary Pendulum
Seismic Base Shear ... kips
Analysis Procedure ... Simplified ... Equivalent Lateral Force ... Modal
Not Required ... Modal Analysis Carried out to a minimum ...

LATERAL DESIGN CONTROL: Seismic ... Wind ...

SOIL BEARING CAPACITIES
Field Test (Attach copy of field test) ... psf
Presumptive Bearing Capacity (Provide Type and Capacity) ... psf

STATEMENT OF SPECIAL INSPECTIONS

This Statement of Special Inspections is submitted as a condition for permit issuance. It is agreed to with the Owner's Inspection Agreement, Section 107 of the IBC, Building Code. Architect/Engineer of Record Inspection Services (if applicable) will be provided as one of the members of the Project Inspection Team. Identity of other approved agencies and firms to be retained shall be by separate instrument.

The Special Inspection Agreement shall specify the scope of inspections and shall be submitted in reports to the Building Official, Structural Engineer, and Architect of Record. Statements of compliance shall be brought to the immediate attention of the Contractor for correction. If such issues cannot be corrected, the discrepancies shall be brought to the attention of the Building Official, Structural Engineer, and Architect of Record. The Building Official upon such notification to the Contractor of the discrepancies shall stop work.

SCHEDULE OF SPECIAL INSPECTION SERVICES

☒ No Special Inspections are required for this project ☐ Special Inspections required

The following items checked are required schedule of special inspections for this project. "No Structural Observation" will be required under IBC 1704.1.2 for this project as of 10 days.

☐ F-1 Verification of Soils
☐ F-2 Expanded Footing F
☐ F-3 Piling and Drilled Piers
☐ F-4 Modular Masonry Units
☐ F-5 Reinforced Concrete
☐ F-6 Post Tension Slab
☐ F-7 Pre-Cast Concrete Erection
☐ F-8 Structural Steel Welds
☐ F-9 Inspection of Pre-Cast Fabricators
☐ F-10 Inspection of Structural Steel Fabrication
☐ F-11 Structural Masonry
☐ F-12 Welding
☐ F-13 High Strength Bolts & Steel Frame Bolts
☐ F-14 Special Fire Resistive Materials
☐ F-15 Exterior Insulation and Finish Systems
☐ F-16 Exterior Insulation and Finish Systems
☐ F-17 Structural Coatings
☐ F-18 Drilled in Anchors
☐ F-19 Special Cases

Check the above boxes for the special inspections required for this project and for below specifications, as required under chapter 17.

PLUMBING FIXTURE REQUIREMENTS: N/A - SHELL CONSTRUCTION

OCCUPANCY	WATER CLOSETS (FAUCETS) MALE REQ / PROVIDED	WATER CLOSETS (FAUCETS) FEMALE REQ / PROVIDED	LAVATORIES MALE REQ / PROVIDED	LAVATORIES FEMALE REQ / PROVIDED	DRINKING FOUNTAINS REQ / PROV	SERVICE SINKS REQ / PROV	SERVICE FACILITIES REQUIRED REQ / PROV	SERVICE FACILITIES PROVIDED REQ / PROV
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

ACCESSIBLE PARKING: SEE CIVIL DRAWINGS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES REQUIRED REGULAR WITH 8' ACCESS AISLE	# OF ACCESSIBLE SPACES PROVIDED VAN SPACES WITH 8' ACCESSIBLE	TOTAL # ACCESSIBLE PROVIDED
BLDG 1	32	32	0	2	2
---	---	---	---	---	---
TOTAL	---	---	---	---	---

SPECIAL APPROVALS

Review approved, Coastal Zone Consistency, Department of Natural Resources, DHEC, ACE, etc. (Describe below)

ENERGY SUMMARY: SEE ATTACHED REPORT

Energy Requirements:

THERMAL ENVELOPE

METHOD OF COMPLIANCE

ELECTRICAL SUMMARY: SEE ELECTRICAL DRAWINGS

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE

MECHANICAL SYSTEMS, SERVICE AND EQUIPMENT

METHOD OF COMPLIANCE: SEE MECHANICAL DRAWINGS

LIST OF SHEETS

GENERAL

G-001 PROJECT INFORMATION

CIVIL

Thomas & Hutton Engineering Co.

1 COVER SHEET
2 PROJECT MAP
3 PAVING, GRADING AND DRAINAGE PLAN
4 PAVING, GRADING AND DRAINAGE PLAN
5 PAVING, GRADING AND DRAINAGE PLAN
6 WATER AND SEWER PLAN
7 WATER AND SEWER PLAN
8 WATER AND SEWER PLAN
9 EROSION AND SEDIMENTATION CONTROL PLAN
10 EROSION AND SEDIMENTATION CONTROL PLAN
11 EROSION AND SEDIMENTATION CONTROL PLAN
12 EROSION AND SEDIMENTATION CONTROL DETAILS
13 EROSION AND SEDIMENTATION CONTROL DETAILS
14 SANITARY SEWER PROFILES
15 SANITARY SEWER DETAILS
16 WATER DETAILS
17 WATER DETAILS
18 PAVING, GRADING AND DRAINAGE DETAILS
19 CLEARING LIMITS

LANDSCAPE

Thomas & Hutton Engineering Co.

L1 LANDSCAPE DRAWINGS AND DETAILS
L2 LANDSCAPE DRAWINGS AND DETAILS
L3 LANDSCAPE DRAWINGS AND DETAILS
L4 LANDSCAPE DRAWINGS AND DETAILS
L5 LANDSCAPE DRAWINGS AND DETAILS

STRUCTURAL

King Quinn Associates

S-111 FOUNDATION / SLAB PLAN AND ROOF FRAMING PLAN AND GENERAL NOTES BUILDING 9
S-200 GENERAL NOTES, TYPICAL SECTIONS AND DETAILS
S-201 TYPICAL SECTIONS AND DETAILS
S-202 SECTIONS AND DETAILS
S-203 SECTIONS AND DETAILS

ARCHITECTURAL

ai Design Group, Inc.

A-100 ARCHITECTURAL SITE PLAN
A-101 DUMPSTER SCREENING
A-111 FLOOR PLAN
A-112 ROOF PLAN AND DETAILS
A-201 BUILDING ELEVATIONS
A-301 BUILDING SECTIONS
A-311 WALL SECTIONS
A-312 WALL SECTIONS
A-313 WALL SECTIONS
A-501 ENLARGED PLAN DETAILS
A-601 DOOR AND WINDOW SCHEDULE

PLUMBING

Optima Engineering p.a.

P-1 SCHEDULE AND NOTES - PLUMBING

MECHANICAL

Optima Engineering p.a.

M-1 MECHANICAL SHELL RETAIL FLOOR PLAN

ELECTRICAL

Optima Engineering p.a.

E-1 ELECTRICAL NOTES AND SCHEDULES
E-2 BUILDING 01 FLOOR PLAN- ELECTRICAL & RISERS

ABBREVIATIONS

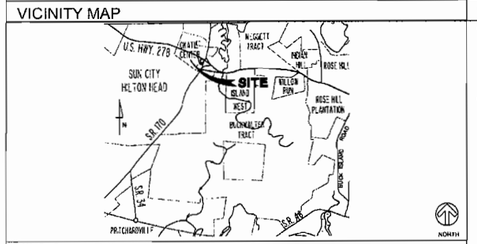
A.A.	ALL AROUND	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BRG	BEARING	MO	MASONRY OPENING
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NRC	NOISE REDUCTION COEFFICIENT
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DS	DOWNSPOUT	R	RISER
EQ	EQUAL	RCP	REFLECTED CEILING PLAN
FD	FLOOR DRAIN	RD	ROOF DRAIN
FE	FIRE EXTINGUISHER	RO	ROUGH OPENING
FEC	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FFE	FINISH FLOOR ELEVATION	SQ	SQUARE
FFL	FINISH FLOOR LINE	SS	STAINLESS STEEL
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FLR	FLOOR	STL	STEEL
FOF	FACE OF FINISH	T	TREAD
FOM	FACE OF MASONRY	TOM	TOP OF MASONRY
FOS	FACE OF STUD	TOS	TOP OF STEEL
FRT	FIRE RATED & PRESS TREATED	TOW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED	U.N.O.	UNLESS OTHERWISE NOTED
GWB	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HOR	HORIZONTAL	W/D	WOOD
HT	HEIGHT		
HVAC	HEATING, VENTILATION, AND A.C		

MATERIAL LEGEND

PLAN / SECTION: EARTH; PORTLAND FILL (STONE OR GRAVEL); ROCK; LIGHTWEIGHT CONCRETE (OR CONCRETE FILL); STRUCTURAL CONCRETE (CAST IN PLACE, ETC.); BRICK (COMMON OR FACE); CONC MASONRY UNITS (C.M.U.); PLASTER, CEMENT, SAND, GROUT; MARBLE; STEEL, IRON; ALUMINUM; WOOD (FINISH); WOOD (ROUGH); WOOD BLOCKGROUND; PLYWOOD/ WOOD SUBSTRATE; WATERPROOFING, FELT, FLASHING, ETC.; BATT & LOOSE FILL INSULATION; RIGID INSULATION; ACOUSTICAL TILE; GYPSUM WALLBOARD; CARPET AND PAD

ELEVATION: BRICK; CERAMIC TILE; CONCRETE/PLASTER/ STUCCO; GLASS; SHEET METAL; SHINGLES/SIDING

VICINITY MAP



GRAPHIC SYMBOL LEGEND

DRAWING AND DETAIL TITLE; DRAWING NAME; COLUMN; DIMENSION INDICATORS; ELEVATION KEY; SECTION KEYS; DETAILPLAN KEY; DOOR NUMBER; GLASS TYPE; PARTITION TYPE; ROOM LABEL; WORKSTATION LABEL; EXTERIOR FINISHES; REVISION INDICATION; AREA REVISED

UDS SHEET DESIGNATORS

LEVEL 1 - DISCIPLINE DESIGNATORS		LEVEL 3 - SHEET TYPE DESIGNATORS	
G GENERAL	M MECHANICAL	0 GENERAL	
H HAZARDOUS MATERIALS	E ELECTRICAL	1 PLANS	
C CIVIL	T TELECOMMUNICATIONS	2 ELEVATIONS	
L LANDSCAPE	R RESOURCE	3 SECTIONS	
S STRUCTURAL	X OTHER DISCIPLINES	4 LARGE SCALE VIEWS	
A ARCHITECTURAL	Z CONTRACTOR / SHOP DRAWINGS	5 DETAILS	
I INTERIORS		6 SCHEDULES AND DIAGRAMS	
Q EQUIPMENT		7 USER DEFINED	
		8 USER DEFINED	
		9 3D REPRESENTATIONS	

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OKATIE RETAIL INVESTORS LLC

OKATIE CENTER
PHASE ONE

Mark	Date	Description
	06/14/07	ISSUED FOR GC BIDDING

Project No.: 06302A-1
Drawn by: BA
Checked by: JW

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Sheet Title: PROJECT INFORMATION

BUILDING 1

G-001

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