Okatie Retail Investors; LLC

Okatie Center : Building 02

84 Okatie Center Boulevard South

Bluffton, SC

OKATIE RETAIL INVESTORS LLC

CODE SUMMARY

Name of Project: Okatie Center - Building 02
Address: 84 Okatie Center Boulevard South
Proposed Use: Retail Center (cold, dark shell)
Owner or Authorized Agent: Okatie Retail Investors, LLC — Phone #: - - -
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: City: N/A — County: Beaufort

LEAD DESIGN PROFESSIONAL: John V.P. Weller

DESIGNER	FIRM	NAME	SC LICENSE	PHONE#
Architecture	al DESIGN GROUP	John V.P. Weller	2973	704.731.8080
Civil	Thomas & Hutton Eng.	Jeffrey Collins	18800	912.234.5300
Electrical	JM Jones Engineering	Kathy C. Pate	14991	704.338.1397
Fire Alarm	N/A			
Plumbing	Optima Engineering	Steven R. Daley	22181	704.331.1292
Mechanical	Optima Engineering	Steven R. Daley	22181	704.331.1292
Sprinkler System/Type	N/A			
Structural	King Guinn Associates	Christopher A. Wall, P.E.	24291	704.597.1305
Energy Compliance Engineer	N/A			
Other	N/A			

YEAR EDITION OF CODE: 2012 IBC

☒ New Construction ☐ Alteration (specify type) ☐ Addition ☐ Alteration

BUILDING DATA

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☒ V-A ☐ V-B
Mixed Construction: ☒ No ☐ Yes Types: ____
Sprinklered: ☒ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Separated: ☒ No ☐ Yes Gas: ☐ 1 ☐ 2 ☐ 3+ ☐ N/A ☐ Dry
Fire Walls: ☒ No ☐ Yes
Fire Barriers: ☒ No ☐ Yes Hours of Rating: ____ UL/Other Ref. ____
Shaft Enclosures: ☒ No ☐ Yes
Atrium: ☒ No ☐ Yes
Exterior Walls: ☒ No ☐ Yes Exterior Reference Sheet (if provided) ____

Floor	Building (BG)	Floor (SQ.FT)	Sub-Total
6th Floor	---	---	---
5th Floor	---	---	---
4th Floor	---	---	---
3rd Floor	---	---	---
2nd Floor	---	---	---
1st Floor	---	8,553	8,553
Mezzanine	---	---	---
Basement	---	---	---
		Total	8,553

ALLOWABLE AREA

Primary Occupancy: ☐ Assembly ☐ Business ☐ Educational ☐ Factory/Industrial ☐ Hazardous ☐ Institutional ☐ Mercantile ☐ Residential ☐ Storage ☐ Utility and Miscellaneous
☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 ☐ F-1 ☐ F-2 ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ M ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ S-1 ☐ S-2 ☐ High Pile
Accessory Occupancies: ☐ N/A ☐ B/S-1 ☐ B/S-2 ☐ S/M-1 ☐ S/M-2
Mixed Occupancy: ☐ No ☒ Yes Separation: ____ Protection: ____
☐ Not Applicable ☐ Not Calculated ☐ Calculated
"The maximum area of a building of mixed occupancy shall be determined by adjusting its tabular and area limitations for each of the applicable occupancies as the sum of the ratios of the actual floor area of each use to the allowable area of that use for the entire building. The mixed occupancy type of construction, allowable height, and building height of the entire building.
☐ Separated Occupancy (508.3.2)
For each story, the area of the occupancies shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.
Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B ≤ 1.00

STORY NO.	DESCRIPTION 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 OR UNLIMITED	(6) MAXIMUM BUILDING AREA
1	RETAIL	8,553	19,000	9,500	N/A	21,875	66,625
---	---	---	---	---	---	---	
---	---	---	---	---	---	---	

Open space increases (see Section 506.3 and accompanying plot):
a. Perimeter which fronts a public way or open space having 20 feet minimum width (P) =
b. Total Building Perimeter (P) =
c. Ratio (F/P) =
d. Minimum width of public way or open space (W) =
e. Percent of Frontage Increase: (F/30 W - 0.25) x (W/30) = 75%
The applicable increase per Section 506.3 is as follows:
a. 50 feet by the long (W/30) dimension
b. 0 (no side building >300 percent)
Which results in the applicable open conditions of Business Group B, F, M, S, A-4 (303.1, 304.1, 306.3, 309.3, 311.1)
Group A motor photo (307.6); Malls (402.8); and U-2 airport public garages (306.7)
Maximum Building Area = total number of stories in the building + 8 but not greater than 12 + 8
The minimum area of parking garages must comply with 406.3.6. The minimum area of an enclosed tower is must comply with 152.1.2.

ALLOWABLE HEIGHT

	Allowable (Table 503)	Increase for Sprinklers	Shown on Plans	Code Reference
Type of Construction	V-B		N/A	
Building Height in Feet	50	10	17'-7"	503
Building Height in Stories	2	N/A	1	503

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #: / Reference

Building Elements	Fire Separation Distance (Feet)	Rating Required (Hrs)	Rating Provided (Hrs)	Cavity and Shaft	Design # for Rated Assembly	Design # for Rated Penetration	Design # for Rated Joints
Structural frame, including columns, girders, trusses	---	0	---	---	---	---	---
Bearing walls	---	0	---	---	---	---	---
Partition	>30'	0	---	---	---	---	---
North	>30'	0	---	---	---	---	---
East	>30'	0	---	---	---	---	---
South	>30'	0	---	---	---	---	---
West	>30'	0	---	---	---	---	---
Interior	---	0	---	---	---	---	---
Nonbearing walls and partitions	---	0	---	---	---	---	---
Exterior	>30'	0	---	---	---	---	---
North	>30'	0	---	---	---	---	---
East	>30'	0	---	---	---	---	---
South	>30'	0	---	---	---	---	---
West	>30'	0	---	---	---	---	---
Interior	---	0	---	---	---	---	---
Floor construction including supporting beams and joists	---	0	---	---	---	---	---
Roof construction including supporting beams and joists	---	0	---	---	---	---	---
North	---	0	---	---	---	---	---
East	---	N/A	---	---	---	---	---
Exterior Door	---	N/A	---	---	---	---	---
Opening Protection	---	N/A	---	---	---	---	---
Ventilation Duct Penetration	---	N/A	---	---	---	---	---
Other Penetration	---	N/A	---	---	---	---	---
Exterior Wall Protection	---	N/A	---	---	---	---	---
Soffit Protection	---	N/A	---	---	---	---	---

* Indicate section number and/or detail reference
* Separate Joint at exterior if over only and Director at base supporting wall shaft.

LIFE SAFETY SYSTEM:

Emergency Lighting: Yes ☒ No ☐ Note
Exit Signs: Yes ☒ No ☐ Note
Fire Alarm: Yes ☐ No ☒ Note
Smoke Detection Systems: Yes ☐ No ☒ Note
Fire Hydrants: Yes ☒ No ☐ Note

EXIT REQUIREMENTS:

FLOOR / ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS *	MAXIMUM TRAVEL DISTANCE		MINIMUM WIDTH OF EXITS (SEE SECTION 1005.1)	
	REQUIRED	PROVIDED	ALLOWABLE (TABLE 1017.2.1)	ACTUAL (SHOWN ON PLANS)	REQUIRED (0.2 x OCC. LOAD)	ACTUAL (SHOWN ON PLANS)
LEVEL 1	2	3	200'	90'	66	112
---	---	---	---	---	---	---
---	---	---	---	---	---	---

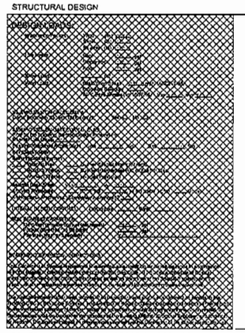
1. Center line area (Section 1018.2)
2. Single exit (1021.1 & 2)
3. Dead end of travel (Sec or 1013.3)
4. Degree of travel between 2 exits (Section 1014.2.1)

EXIT WIDTH

Occ. Group or Space Designation	(a) Area sq. ft. *	(b) Area per occupant (Table 1004.1.2)	Exit width per 0.2 in/person (Section 1005.1)		Actual Width Provided on Plans	
			Stairs	Level	Stairs	Level
LEVEL 1	8,553	30	N/A	2	N/A	44'	N/A	288'
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

1. See table 1004.1.2 for determination of total occupant load.
2. Min horizontal exit (Section 1018.2) - min exit width (Section 1018.2) - min exit width (Section 1005.1)
3. Minimum size of exit passageway. (Section 1020.1)
4. The use of ramps shall not reduce the exit width provided to less than 50 percent of the total required (Section 1005.1)
5. Assembly occupancies (Section 1028)

STRUCTURAL DESIGN



SEE S-STRUCTURAL DRAWINGS

SCHEDULE OF SPECIAL INSPECTION SERVICES

☒ No special inspection is required for this project ☐ Special inspection required

The following items require it and/or schedule of special inspections for this project. The contractor checks which impact actual inspection for the project are as follows:

☐ F1-6 Verification of Soils
☐ F1-7 Excavation and Fill
☐ F1-8 Piling and Drilled Piers
☐ F1-9 Shallow Foundations
☐ F1-10 Reinforced Concrete
☐ F1-11 Post Tension Slab
☐ F1-12 Pre-Cast Concrete Erector
☐ F1-13 Pre-stressed Concrete
☐ F1-14 Inspection of Pre-Cast Fabricators
☐ F1-15 Inspection of Structural Steel Fabricators
☐ F1-16 Structural Masonry
☐ F1-17 Wood Frame
☐ F1-18 High Strength Bolts & Steel Frame Joints
☐ F1-19 Sprayed Fire Resistant Materials
☐ F1-20 Exterior Insulation and Finish Systems
☐ F1-21 Sidewalk Resistance
☐ F1-22 Sprayed Cement
☐ F1-23 Drilled Caissons
☐ F1-24 Slurried Cases

Check the above boxes for the special inspection required for the project and the below specific special inspections required under chapter 17

PLUMBING FIXTURE REQUIREMENTS — N/A - SHELL CONSTRUCTION

OCCUPANCY	WATERCLOSETS (MALE) REQ'D	WATERCLOSETS (MALE) PROVIDED	WATERCLOSETS (FEMALE) REQ'D	WATERCLOSETS (FEMALE) PROVIDED	URINALS REQ'D	URINALS PROVIDED	LAVATORIES (MALE) REQ'D	LAVATORIES (MALE) PROVIDED	LAVATORIES (FEMALE) REQ'D	LAVATORIES (FEMALE) PROVIDED	DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS PROVIDED
---	---	---	---	---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---	---	---	---	---

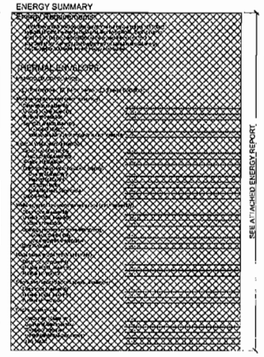
ACCESSIBLE PARKING

SITE OR PARK AND AREA	TOTAL OF PARKING SPACES REQUIRED	TOTAL OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES REQUIRED BY UNIFORM ACCESSIBILITY STANDARDS	# OF ACCESSIBLE SPACES PROVIDED BY UNIFORM ACCESSIBILITY STANDARDS	TOTAL # OF ACCESSIBLE PARKING SPACES PROVIDED
BLDG 2	25	25	0	2	2
---	---	---	---	---	---
---	---	---	---	---	---
TOTAL					

SPECIAL APPROVALS

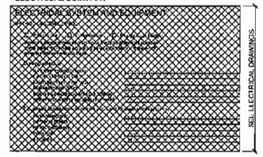
Further approval (Local Authority, Department of Insurance, HPCC, CC, etc.) (Specify Variance)

ENERGY SUMMARY



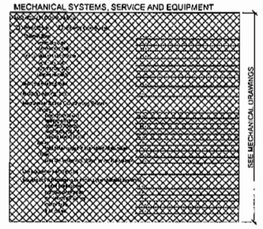
SEE ALL ATTACHED ENERGY REPORT

ELECTRICAL SUMMARY



SEE ELECTRICAL DRAWINGS

MECHANICAL SYSTEMS, SERVICE AND EQUIPMENT



SEE MECHANICAL DRAWINGS

LIST OF SHEETS

GENERAL
G-001 PROJECT INFORMATION

CIVIL
Thomas & Hutton Engineering Co.
36 Park of Commerce Way
Savannah, GA 31402
912-234-5300 phone
912-234-2930 fax
www.thomas-hutton.com

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.
36 Park of Commerce Way
Savannah, GA 31402
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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 Guinn Associates
1303 Ashley Drive
Charlotte, NC 28206
704-597-1305 phone
704-597-1302 fax
cpa@kingguinn.com

S-111 FOUNDATION / SLAB PLAN & ROOF FRAMING PLAN
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
al Design Group, Inc.
500 South College Street
Suite 200
704-731-8080 phone
704-731-8080 fax
www.aldgnc.com

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

PLUMBING
Optima Engineering p.a.
1300 S. Mint Street, Suite 103
Charlotte, NC 28203
704-338-1292 phone
704-338-0974 fax
www.optimaae.com

SSP1.1 SCHEDULE AND NOTES - PLUMBING

MECHANICAL
Optima Engineering p.a.
1300 S. Mint Street, Suite 100
Charlotte, NC 28203
704-338-1292 phone
704-338-0974 fax
www.optimaae.com

M8.01 MECHANICAL SHELL RETAIL FLOOR PLAN

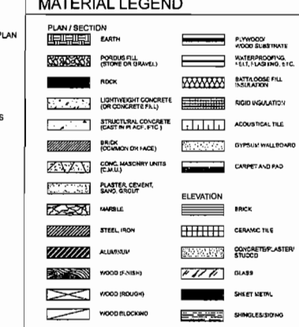
ELECTRICAL
Optima Engineering p.a.
1300 S. Mint Street, Suite 100
Charlotte, NC 28203
704-338-1292 phone
704-338-0974 fax
www.optimaae.com

SSE0.01 ELECTRICAL NOTES AND SCHEDULES
SSE1.01 PARTIAL FLOOR PLAN - ELECTRICAL AND DETAILS
SSE2.01 RISERS

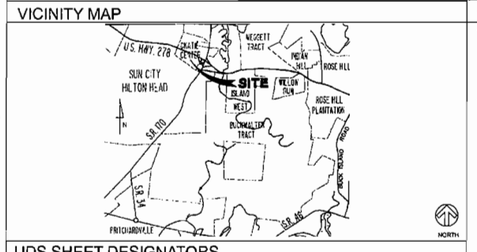
ABBREVIATIONS

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
CO.	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 NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	V.P	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HOR	HORIZONTAL	WO	WOOD
HT	HEIGHT		
HVAC	HEATING, VENTILATION, AND A.C		

MATERIAL LEGEND



VICINITY MAP



UDS SHEET DESIGNATORS

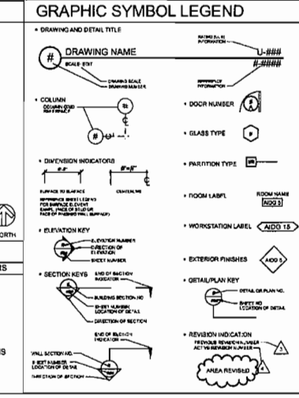
LEVEL 1 - DISCIPLINE DESIGNATORS

G	GENERAL	M	MECHANICAL
H	HAZARDOUS MATERIALS	E	ELECTRICAL
C	CIVIL	T	TELECOMMUNICATIONS
L	LANDSCAPE	R	RESOURCE
S	STRUCTURAL	X	OTHER DISCIPLINES
A	ARCHITECTURAL	Z	CONTRACTOR / SHOP DRAWINGS
I	INTERIORS		
Q	EQUIPMENT		

LEVEL 3 - SHEET TYPE DESIGNATORS

0	GENERAL
1	PLANS
2	ELEVATIONS
3	SECTIONS
4	LARGE SCALE VIEWS
5	DETAILS
6	SCHEDULES AND DIAGRAMS
7	USER DEFINED
8	USER DEFINED
9	3D REPRESENTATIONS

GRAPHIC SYMBOL LEGEND



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OKATIE RETAIL INVESTORS LLC

OKATIE CENTER
PHASE ONE

Mark	Date	Description
	6.14.2007	ISSUED FOR GC BIDDING

Project No.: 08302A-2
Drawn by:
Checked by:

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Sheet Title

PROJECT INFORMATION

BUILDING 2

G-001

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