Okatie Retail Investors, LLC

Okatie Center - Building 03

84 Okatie Center Blvd. South

Bluffton, SC 29910

FOOD LION

CODE SUMMARY

Name of Project: Okatie Center - Building 03 - Food Lion
Address: 84 Okatie Center Blvd. South
Proposed Use: Supermarket
Owner or Authorized Agent: Okatie Retail Investors, LLC, Phone 704.357.1220
Owned By: ☐ City/County ☐ Private ☐ State
Code Enforcement Jurisdiction: City ____ County Bluffton

LEAD DESIGN PROFESSIONAL: John V.P. Weller

DESIGN FIR	FIRM	NAME	LICENSE	PHONE
ARCHITECT	ai DESIGN GROUP	John V.P. Weller	6581	704.731.8080
Civil	Thomas & Hutton	Jordan Carlyle	18033	910.254.3100
Landscape	Design Enterprise	Keith D. Pahl	12931	704.329.1222
Fire Alarm	N/A	N/A	N/A	N/A
Plumbing	Carolina Engineering	Steven R. Carter	20181	704.329.1222
Mechanical	Carolina Engineering	Richard A. Parker	23163	704.329.1222
Electrical Structural	N/A	N/A	N/A	N/A
Electrical	ES-SOUTH ELECTRICAL	LARRY WAYNE JOHNSON	31291	704.987.1203
Retaining Walls > 5' High	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A

YEAR EDITION OF CODE: 2003 IBC

☒ New Construction ☐ Renovation (Existing Bldg) ☐ Shell ☐ Alterations

BUILDING DATA

Construction Type: ☐ 1A ☐ 1B ☐ 2A ☐ 2B ☐ 3A ☐ 3B ☐ 4 ☐ 5A ☐ 5B
Sprinklered: ☐ No ☐ Yes Type _____
Building Code: ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ☐ Yes Class ☐ I ☐ II ☐ III Type ☐ Dry
Fire Pump: ☐ No ☐ Yes
Building Height: ___ Number of Stories ___ Underground ___
Measured: ☐ No ☐ Yes
High Rise: ☐ No ☐ Yes Code Reference Sheet # (if applicable) _____
Gross D.G. Bldg Area

Floor	Existing (SQ)	New (SQ FT)	Sub-Total
1st Floor	---		---
2nd Floor	---		---
3rd Floor	---		---
4th Floor	---		---
5th Floor	---		---
6th Floor	---		---
7th Floor	---	34,125	34,125
Mezzanine	---	---	---
Basement	---	---	---
		Total	34,125

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- ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
☐ I-1, Condition 1 ☐ I-1, Condition 2
☐ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
☐ Storage ☐ S-1 ☐ S-2 ☐ High-Piled
☐ Utility and Miscellaneous Parking Garage ☐ Open ☐ Enclosure (Garage)
Secondary Occupancy
None or Occupancy ☐ F-2 ☐ S-2 ☐ U
Mixed Occupancy ☐ Yes ☐ No Separation ___ Exception ___
☐ Non-Separated Mixed Occupancy (302.3.1)
The required type of construction, minimum the building shall be determined by applying the height and area limitations for each of the occupancies as if the entire building. This is not applicable type of construction, as determined, shall apply to the entire building.
☐ Separated Occupancy (302.3.2)
For each story, the area of the occupancy with the sum of the ratios of the actual floor area of each area divided by the allowable floor area for each use is not less than 1
Actual Area of Occupancy A / Allowable Area of Occupancy A + Actual Area of Occupancy B / Allowable Area of Occupancy B ≤ 1

STORY NO	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 503 AREA	(C) AREA FOR OPEN SPACE REDUCED	(D) AREA FOR UNLIMITED INCREASE	(E) ALLOWABLE AREA ON UNL INCREASE	(F) MAXIMUM BUILDING AREA
1	SUPERMARKET	34,125	63,000	NOT USED	27,125	53,000	
---	---	---	---	---	---	---	10,000
---	---	---	---	---	---	---	
---	---	---	---	---	---	---	

Open area increase in Table 503 is a numerical value
a. Perimeter which fronts a public way or open space having 20 feet minimum width (P) = 0.75
b. Total building perimeter (P) = 3.0
c. Ratio (F/P) = 0.25
d. Average width of public way (W) = 30
e. Percent of increase increase = [(W/30)-0.25] x (W/30) = 75%
The sprinkler increase per Section 506.3 is as follows:
a. 2 Sides = building is NOT perimeter
b. 3 or more sides = building is 100 percent
Unlimited area applicable under conditions of Sections Group B, F, M, S, A-4 (507.1, 507.2, 507.3)
Group A-Home Picture (507.5); Malls (507.6); and H-2 and H-3 aerosol (507.7)
Maximum Building Area = Allowable area of stories in the building of building greater than 3 = F
The minimum area of parking garage shall comply with 406.3.8. The minimum area of a vehicle control tower must comply with 412.1.2.

ALLOWABLE HEIGHT

	Allowable (Table 503)	Increase Per Section(s)	Shown on Plans	Code Reference
Type of Construction	V-B		9.3'	
Building Height in Feet	40'	Area of 4.1.96 = N/A	27'	4.1.96
Building Height in Stories	1	Area = N/A	1	4.1.96

FIRE PROTECTION REQUIREMENTS

Life Safety Plan Sheet #, if Separate

Building Element	Fire Separation Distance (Feet)	Rating Required	Rating Provided (not to exceed Table 601)	Detail # and Sheet #	Design # for Rated Assembly	Ext Cover for Rated Penetration	Design # for Rated Joints
Structural frame, including columns, girders, trusses	>30	0	---	---	---	---	---
Bearing walls	---	0	---	---	---	---	---
Exterior	---	0	---	---	---	---	---
North	---	0	---	---	---	---	---
South	---	0	---	---	---	---	---
East	---	0	---	---	---	---	---
West	---	0	---	---	---	---	---
Interior	---	0	---	---	---	---	---
Nonbearing walls and partitions	---	0	---	---	---	---	---
Exterior	---	0	---	---	---	---	---
Interior	---	0	---	---	---	---	---
Floor construction including supporting beams and joists	---	0	---	---	---	---	---
Roof construction including supporting beams and joists	---	0	---	---	---	---	---
Shaft Enclosures	---	N/A	---	---	---	---	---
Stairs/Ramps	---	N/A	---	---	---	---	---
Corridor Separation	---	N/A	---	---	---	---	---
Occupancy Separation	---	N/A	---	---	---	---	---
Party/Fire Wall Separation	---	N/A	---	---	---	---	---
Smoke Barrier Separation	---	N/A	---	---	---	---	---
Tenant Separation	---	N/A	---	---	---	---	---

* Indicate separation without parking between

LIFE SAFETY SYSTEM:

Emergency lights	Yes ☒ No ☐	1998
Exit Signs	Yes ☒ No ☐	1998
Smoke Detectors	Yes ☒ No ☐	1998
Fire Alarm Systems	Yes ☐ No ☒	N/A
Panic Hardware	Yes ☐ No ☒	1998 / 2

EXIT REQUIREMENTS:

F. OCC. PER FOOTOR SPACE OPERATION	MINIMUM NUMBER OF EXITS		ACTUAL EXITS PROVIDED		ALLOWABLE TRAVEL DISTANCE (TABLE 1017.1)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	MEASURED HEAVIEST OF 1 LARGEST EXIT (SECTION 1014.2)	
	REQUIRED	SHOWN ON PLANS					MEASURED BETWEEN EXITS EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
FOOD LION	4	4	220			118'	84'	143'
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

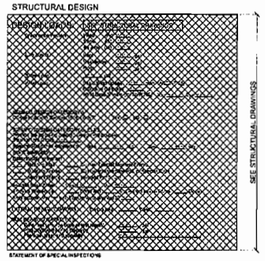
1. Corridor dead ends (Section 1018.2)
2. Exit Access (Section 1014.3)
3. Common Path of Travel (Section 1013.3)
4. Diagonal distance between exits (Section 1014.2.1)

EXIT WIDTH

USE GROUP	(A) OCC. PER SPACE DESCRIPTION	(B) AREA PER OCCUPANT 1	(C) TOTAL OCCUPANT 2 (TABLE 1004.1.2)	(D) EXITS REQ'D BY OCCUPANCY (TABLE 1021.1) STAIR	LEVEL	(E) REQUIRED WIDTH PER OCCUPANT (SECTION 1005.1) STAIR	LEVEL	(F) ACTUAL WIDTH SHOWN ON PLANS STAIR	LEVEL
FOOD LION	34 105	15	---	2	1	N/A	0.3"	N/A	210
---	---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---	---

1. Exit table 1004.1.2 to determine whether or not an area is a separate
2. Minimum number of exits (Section 1021.2); min. exit (Table 1021.2); max. dist. exit (Section 1021.1)
3. Minimum width of exit passageway (Section 1005.1)
4. The sum of every means of egress shall not reduce the overall egress capacity below the minimum required (Section 1005.1)
5. Assembly occupancies (Section 1024)

STRUCTURAL DESIGN



STATEMENT OF SPECIAL INSPECTIONS

This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection requirements of the Building Code. It lists the schedule of Special Inspection Services applicable to this project and identifies the name of the Special Inspector and the identity of other approved agencies that will be retained for conducting these tests.

The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official, Structural Engineer and Architect of Record. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official, Structural Engineer, and Architect of Record. The Special Inspection program does not relieve the Contractor of his responsibilities.

SCHEDULE OF SPECIAL INSPECTION SERVICES

☐ No special inspections required (IBC exemption) ☒ Special inspections required

The following items comprise the required schedule of special inspections for this project. The construction drawings which require special inspection for this project are as follows:

☐ 01.0 Verification of Soils
☐ 02.0 Excavation and Fill
☐ 03.0 Footings and Piling Plans
☐ 04.0 Medium Reinforcing Steel
☐ 05.0 Reinforced Concrete
☐ 06.0 Post Tension Slab
☐ 07.0 Pre-Cast Concrete Erection
☐ 08.0 Prestressed Concrete
☐ 09.0 Inspection of Pre-Cast Fabricators
☐ 10.0 Inspection of Steel Fabricators
☐ 11.0 Structural Masonry
☐ 12.0 Welding
☐ 13.0 High Strength Bolt, Joint Slip Critical Prestressed
☐ 14.0 Concrete Reinforcement in Masonry
☐ 15.0 Exterior Insulation and Finish System
☐ 16.0 Suspended Ceilings
☐ 17.0 Smoke Control
☐ 18.0 Door Hardware
☐ 19.0 Sound Walls
☐ 20.0 Special Cases

Check the above boxes for the special inspections required by this project and the below boxes for any other inspections required by chapter 17

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATER CLOSETS (URINALS SEE 419.2) MALE REQ'D	MALE PROVIDED	FEMALE REQ'D	FEMALE PROVIDED	LAVATORIES MALE REQ'D	MALE PROVIDED	FEMALE REQ'D	FEMALE PROVIDED	DRINKING FOUNTAINS REQUIRED	DRINKING FOUNTAINS PROVIDED
MERCANTILE	20	24	01	03	20	03	03	03	01	01
---	---	---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---	---	---

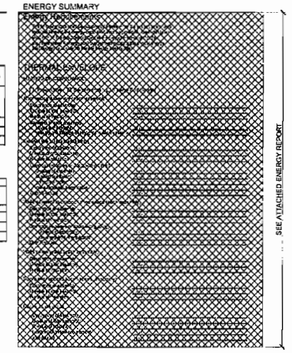
ACCESSIBLE PARKING

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES REQUIRED REGULAR SPACES ACCESSIBLE	VAN SPACES ACCESSIBLE	TOTAL # ACCESSIBLE PROVIDED
FOOD LION	137	137	4	2	6
---	---	---	---	---	---
TOTAL	---	---			

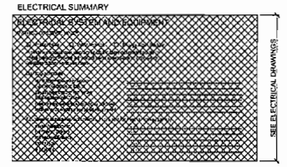
SPECIAL APPROVALS

Special approval - [illegible] Fire, Department of Health, R&DC, ICC etc., (include below)

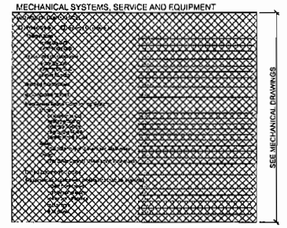
ENERGY SUMMARY



ELECTRICAL SUMMARY



MECHANICAL SYSTEMS, SERVICE AND EQUIPMENT



LIST OF SHEETS

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Thomas & Hutton Engineering Co.

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4 PAVING, GRADING, AND DRAINAGE PLAN
5 PAVING, GRADING, AND DRAINAGE PLAN
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7 WATER AND SEWER PLAN
8 WATER AND SEWER PLAN
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11 EROSION AND SEDIMENTATION CONTROL PLAN
12 EROSION AND SEDIMENTATION CONTROL PLAN
13 EROSION AND SEDIMENTATION CONTROL PLAN
14 SANITARY SEWER PROFILES
15 SANITARY SEWER DETAILS
16 WATER DETAILS
17 WATER DETAILS
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Thomas & Hutton Engineering Co.

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L2 LANDSCAPE DRAWINGS AND DETAILS
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S112 ROOF FRAMING PLAN
S200 GENERAL NOTES, TYPICAL SECTIONS AND DETAILS
S201 SECTIONS AND DETAILS
S202 TYPICAL SECTIONS AND DETAILS
S203 SECTIONS AND DETAILS
S300 ELEVATIONS AND DETAILS

ARCHITECTURAL
ai DESIGN GROUP, Inc.

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A1.02 SLAB DEPRESSION PLAN
A1.03 FLOOR PLAN
A1.04 REFLECTED CEILING PLAN
A1.05 FLOOR FINISH PLAN
A1.06 ROOF PLAN
A1.07 BLDG. 03 SCREEN WALL
A2.01 EXTERIOR ELEVATIONS
A2.02 INTERIOR ELEVATIONS
A2.03 CASE SHROUD DETAILS
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M502 MECHANICAL DETAILS
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M703 MECHANICAL CONTROL DETAILS
M704 MECHANICAL CONTROL DETAILS

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E405 WORKROOM & REGISTER COMMUNICATIONS PLAN
E501 ELECTRICAL DETAILS
ELECTRICAL PANEL SCHEDULES
ELECTRICAL SCHEDULES AND DIAGRAMS
EMS LOAD SCHEDULE
POWERSECURE PLANS AND DETAILS
208/120V QUICK POWER SYSTEM

VICINITY MAP

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	N.C	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	TOB	TOP OF BASE
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
GYB	GYPSUM WALL BOARD	V.F	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HOR	HORIZONTAL	WD	WOOD
HT	HEIGHT		
HVAC	HEATING, VENTILATION, AND A.C.		

MATERIAL LEGEND

PLAN / SECTION: EARTH; FORCED FILL (STONE OR GRAVEL); BRICK; LIGHTWEIGHT CONCRETE (FOR 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 BLOCKING; PLYWOOD/ WOOD SUBSTRATE; WATERPROOFING, FELT, FLASHING, ETC.; BATTLEDORE FALL INSULATION; RIGID INSULATION; ACOUSTICAL TILE; GYPSUM WALLBOARD; CARPET AND PAD

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

GRAPHIC SYMBOL LEGEND

DRAWING AND DETAIL TITLE; DRAWING NAME; SCALE LIST; COLUMN; DOOR NUMBER; GLASS TYPE; DIMENSION INDICATORS; PARTITION TYPE; ROOM LABEL; ELEVATION KEY; WORKSTATION LABEL; SECTION KEYS; EXTERIOR FINISHES; DETAIL/PLAN KEY; REVISION INDICATION

ai DESIGN GROUP
ARCHITECTURE / INTERIORS
500 South College Street Suite 200 Charlotte, NC 28202
Phone(704) 731-8080 Fax (704) 731-8090 www.aidgInc.com

OKATIE RETAIL INVESTORS LLC

OKATIE CENTER
PHASE ONE

FOOD LION

Mark	Date	Description
	05/14/07	ISSUED FOR GC BIDDING
	05/18/07	SHEET NUMBER REVISIONS
	04/27/07	ISSUED FOR FOOD LION REVIEW

Project No.: 063024-FL
Drawn by: TOD / SH
Checked by: JVPW

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Sheet Title: COVER SHEET

BUILDING 3

G-001

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