Okatie Retail Investors, LLC

Okatie Center : Building 05

84 Okatie Center Boulevard South

Bluffton, SC

CODE SUMMARY

Name of Project: Okatie Center - Building 05
Address: 84 Okatie Center Boulevard South
Proposed Use: Retail Center (cold, dark shell)
Owner or Authorized Agent: Okatie Retail Investors, LLC
Owned By: ☐ City/County ■ Private ☐ State
Date Entered in to Jurisdiction: City: ___ County: Beaufort

LEAD DESIGN PROFESSIONAL: John V.P. Weller

DESIGNER	FIRM	NAME	OFFICE	PHONE
Architect	ai DESIGN GROUP	JOHN V.P. WELLER	28202	704.731.9080
Civil	Thomas & Hutton Engineering	Robert Cantrell	29910	[illegible]
Landscape	Okatie Engineering	Keith D. Pratt	29910	843.836.1002
Fire Alarm				
Plumbing	Optima Engineering	Bryan R. Coker	29182	704.996.1887
Mechanical	Optima Engineering	Bryan R. Coker	29182	704.996.1887
Sprinkler (Suppression)				
Structural	KING GANN Associates	Lawrence McCLOY	29401	843.937.1200
Retaining Walls >48" High				
Other				

YEAR EDITION OF CODE: 2003 IBC
■ New Construction ☐ Alteration (Existing Bldg) ☐ Shell ☐ 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 Type: ___
Sprinklered: ■ No ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ■ No ☐ Yes Class: ☐ I ☐ II ☐ III Use: ☐ (s) ☐ (d)
Fire District: ■ No ☐ Yes
Build in Height: 1 Story Number of Stories: 1 Last Habit Per: ___
Theaters: ■ No ☐ Yes
Night Clubs: ■ No ☐ Yes Centre Alternate Sheet if provided: ___
Gross Building Area

Floor	Existing (SQ)	New (SQ FT)	Sub Total
Basement	---	---	---
1ST FLOOR	---	---	---
4th Floor	---	---	---
3rd Floor	---	---	---
2nd Floor	---	---	---
1st Floor	---	3,325	3,325
Mezzanine	---	---	---
Basement	---	---	---
		Total	3,325

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
☐ I-1 Use Condition 2
■ Mercantile ☐ Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
☐ Storage ☐ S-1 ☐ S-2 ☐ Hazardous
☐ Utility and Miscellaneous Parking Garage Other: Shell Building (Retail)
Separation Description: ___
Type of Construction: ☐ I-A ☐ I-B ☐ II-A ■ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Mixed Occupancy: ☐ Yes ■ No Separation: ___ Hr. Exception: ___

1a – Separation of Mixed Occupancies (302.3.1)
Separation of mixed occupancies in the building shall be maintained by supplying the required area of the separation for each of the occupancies in the entire building. The most restrictive type of construction, as determined, shall apply to the entire building.

1b Separated Occupancies (302.3.2)
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

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	(A) GROSS AREA PER STORY (ACTUAL)	(B) TABLE 503 AREA	(C) AREA OPEN SPACE INCREASE	(D) AREA FOR INCREASE	ALLOWABLE AREA PER STORY (A+B+C+D)	(E) MAXIMUM BUILDING AREA
1	RETAIL	3,325	12,000	9,375	N/A	21,675	86,625
---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---

Open space increase (Sec. Section 506.3) are as needed if: a. Perimeter fronting on a street or approved open space not less than 30 feet. b. Open space for each story. c. Maximum 75 percent. d. Minimum 25 percent. e. Percent of Perimeter Fronting = P / 30 = 0.25 / 0.25 = 75%
The unlimited increase per Section 506.3 is as follows:
a. Multi-story building (Not applicable)
b. Single story building (R-3.2) (Retail)
Unlimited area applicable under conditions of Multiple Group R, F, M, S, A-4 (506.1, 507.7, 507.3, 507.8)
Group A-4 only (506.1), Malls (507.5) and R-3.2 (unlimited hangars (507.7))
Max. num. building areas = total number of stories in the building x 3 but not greater than 3 x E
The maximum area of parking garages must comply with 406.3.8. The maximum area of open air rooftop levels must comply with 406.3.2.

ALLOWABLE HEIGHT

	Allowable (Table 503)	Increase For Sprinklers	Shown on Plans	Code Reference
Stories (Occupancy)	2		1	
Allowable Height (Feet)	40	N/A	22'-0"	504.3
Building Height (Stories)	1	N/A	1	504.4

FIRE PROTECTION REQUIREMENTS

UL Series Fire Sheet # / Provided

Building Elements	F/R Resistance Required (Hrs)	Rating Req'd	Provided (W/ Reduction)	Design # and Sheet #	Design # For Rated Assembly	Design # for Rated Penetration	Design # for Rated Joints
Structural Frame incl. 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	---	---	---	---	---
Partitions	---	N/A	---	---	---	---	---
Smoke Barrier w/ Door	---	N/A	---	---	---	---	---
Occupancy Separation	---	N/A	---	---	---	---	---
Fire/1 hr Rated Enclosure	---	0%	---	---	---	---	---
Fire/1 hr Rated Enclosure	---	0%	---	---	---	---	---
Exterior Walls	---	N/A	---	---	---	---	---

* Indicates exterior wall demolition required

LIFE SAFETY SYSTEM:

Emergency Lighting	Yes ■	No ☐	NEC
Exit Signs	Yes ■	No ☐	1011
Fire Alarm	Yes ☐	No ■	907
Smoke Detection System	Yes ☐	No ■	907
Panic Hardware	Yes ☐	No ■	1008.1.9

EXIT REQUIREMENTS:

NUMBER AND ARRANGEMENTS OF EXITS

FLOOR, HOUSE OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS [1]	TRAVEL DISTANCE (TABLE 1004.2.4)	ALLOWABLE TRAVEL DISTANCE	ACTUAL DISTANCE TO EXIT CORRIDOR PLANS	ARRANGEMENT OF EXITS (SEC. 1003.3.1.1)	
	ROOM/SPC	COMMON OR PLANS			MIN DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE S=DIAGONAL PLANS
LEVEL 1	2	2	200'	82	30'	82
---	---	---	---	---	---	---
---	---	---	---	---	---	---

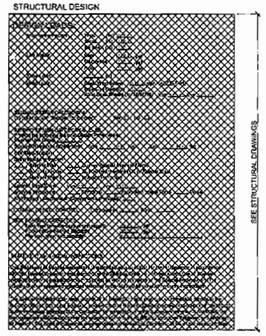
1 Corridor deadends (Section 1018.3)
2 Exit only (Table 1018.2)
3 Common Path of Travel (Section 1013.3)
4 Diagonal Distance between exits (Sect or 1014.2.1)

EXIT WIDTH

MAX GROUP OF SPACE DESCRIPTION	(A) AREA sq. ft.	(B) AREA PER OCCUPANT (TABLE 1004.1.2)	(C) EGRESS WIDTH PER OCCUPANT (TABLE 1005.1)		(D) EXIT WIDTH REQ'D WITH OCCUPANT LOADS (Sec. 1005.1)		(E) EXIT WIDTH PROVIDED (SHOWN ON PLANS)	
			STAIRS	LEVEL	STAIRS	LEVEL	STAIRS	LEVEL
LEVEL 1	3,325	30 = 111 PEOPLE	.3	.2	9.75	22"	44	110"
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

1 See table 1004.1.2 to determine occupant load if not applicable
2 Minimum stairway width (Section 1005.3), min corridor width (Section 1005.3). See also min jck (Sect or 1006.1)
3 Minimum width of exit passageway (Section 1023.1)
4 The use of exit stairways and ramps can not reduce the width of capacity to less than 50 percent of the total required
(Section 1005.1)
5 Assembly occupancies (Section 1028)

STRUCTURAL DESIGN



SEE STRUCTURAL DRAWINGS

SCHEDULE OF SPECIAL INSPECTION SERVICES

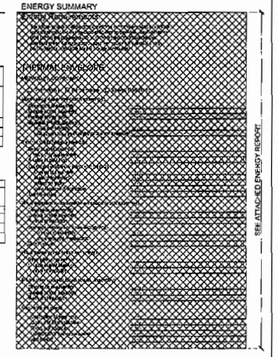
☐ No special inspections required for this project ☐ Special inspector is required

The following check lists are the required scope of special inspection for this project. The contractor is responsible for which inspections are required for this project is as follows:

☐ 01 Verification of Soils
☐ 02 Concrete Footings
☐ 03 Filling and Grading
☐ 04 Modular Masonry Units
☐ 05 Reinforced Concrete
☐ 06 Post Tension Slab
☐ 07 Pre-Cast Concrete Construction
☐ 08 Prestressed Concrete
☐ 09 Inspection of Pre-Cast Fabrication
☐ 10 Inspection of Structural Steel Fabrication
☐ 11 Structural Masonry
☐ 12 Welding
☐ 13 Light Gauge Cold Formed Steel Members
☐ 14 Sprayed Fire Resistant Materials
☐ 15 Exterior Insulation and Finish System
☐ 16 Exterior Sealants
☐ 17 Smoke Dampers
☐ 18 Operation Sensors
☐ 19 Sound Walls

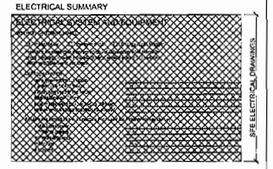
Check if above boxes for the special inspection required for this project and for the above specific special inspections required under chapter 17

ENERGY SUMMARY



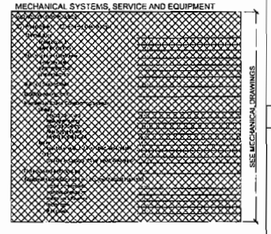
SEE ARCHITECTURAL ENERGY REPORT

ELECTRICAL SUMMARY



SEE ELECTRICAL DRAWINGS

MECHANICAL SYSTEMS, SERVICE AND EQUIPMENT



SEE MECHANICAL DRAWINGS

PLUMBING FIXTURE REQUIREMENTS — MIX - SHELL CONSTRUCTION

OCCUPANCY	WATER CLOSETS (FIXTURES)		URINALS	LAVATORIES		SHOWERS	DRINKING FOUNTAINS	DISABILITY ACCESSIBLE
	REQ'D	PROV'D	REQ'D	REQ'D	PROV'D	REQ'D	REQ'D / PROV'D	REQ / PROV
---	---	---	---	---	---	---	---	---
---	---	---	---	---	---	---	---	---

ACCESSIBLE PARKING

LOT OR PARKING AREA	TOTAL FOR PARKING SPACES REQUIRED	TOTAL FOR PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES PROVIDED REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
BLDG 5	14	14	0	1	1
---	---	---	---	---	---
TOTAL	---	---	---	---	---

SPECIAL APPROVALS

Special approval (Local Jurisdiction, Department of Health, etc., BOCA, SC, etc. describe below)

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 Gann Associates
S-111 FOUNDATION / SLAB PLAN
S-112 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

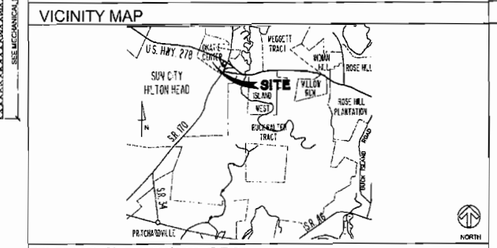
ARCHITECTURAL
ai Design Group, Inc.
A-111 FLOOR PLAN
A-112 ROOF PLAN AND DETAILS
A-201 BUILDING ELEVATIONS
A-301 BUILDING SECTIONS
A-311 WALL SECTIONS
A-312 WALL SECTIONS

PLUMBING
Optima Engineering p.a.
SSP1.1 SCHEDULE AND NOTES - PLUMBING

MECHANICAL
Optima Engineering p.a.
M8.01 MECHANICAL SHELL RETAIL FLOOR PLAN

ELECTRICAL
Optima Engineering p.a.
SSE0.01 ELECTRICAL NOTES AND SCHEDULES
SSE1.01 PARTIAL FLOOR PLAN - ELECTRICAL AND DETAILS
SSE2.01 RISERS

VICINITY MAP



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	
F FIRE PROTECTION		8 USER DEFINED	
		9 3D REPRESENTATIONS	

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
DN	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	S.IM	SIMILAR
F/E	FINISH FLOOR ELEVATION	SQ	SQUARE
FFL	FINISH FLOOR LINE	SS	STAINLESS STEEL
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FLR	FLOOR	S.TL	STEEL
FGF	FACE OF FINISH	T	TREAD
FOM	FACE OF MASONRY	TOS	TOP OF MASONRY
FOS	FACE OF STUD	TOS	TOP OF STEEL
FRT	FIRE RATED & PRESS TREATED	TOW	TOP OF WALL
GA	GARAGE	TYP	TYPICAL
GALV	GALVANIZED	U.N.O.	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD	VIF	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
FORDOS F.L.L. (STONE OR GRAVEL)
ROCK
LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)
STRUCTURAL CONCRETE (CAST IN PLACE, ETC.)
BRICK (CONCRETE 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
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

GRAPHIC SYMBOL LEGEND

DRAWING AND DETAIL TITLE — DRAWING NAME
COLUMN
DIMENSION INDICATORS
ELEVATION KEY
SECTION KEYS
DETAIL/PLAN KEY
DOOR NUMBER
GLASS TYPE
PARTITION TYPE
ROOM LABEL — ROOM NAME
WORKSTATION LABEL — AIDG 15
EXTERIOR FINISHES — AIDG 5
REVISION INDICATION — AREA REVISED

ai DESIGN GROUP
ARCHITECTURE / INTERIORS
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Charlotte, NC 28202 www.aidesigninc.com

OKATIE RETAIL INVESTORS LLC

OKATIE CENTER
PHASE ONE

Rev'n	Date	Description
	09/14/07	ISSUED FOR GC BIDDING

Project No.: 063027A-5
Drawn by: BASH
Checked by: JW

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PROJECT INFORMATION

BUILDING 5

G-001

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