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Drawing name: P:\2006\Projects\060410 - Buildings - Belle Hall\Drawings\MCK\020101.dwg, April 26, 2006, 1:06pm

CONSTRUCTION SET

BUILDINGS 1 & 2

OFFICES AT BELLE HALL

1671 BELLE ISLE, MOUNT PLEASANT, SOUTH CAROLINA



McKELLAR & ASSOCIATES

ARCHITECTS

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Phone 843/884.9085 Fax 843/884.9058

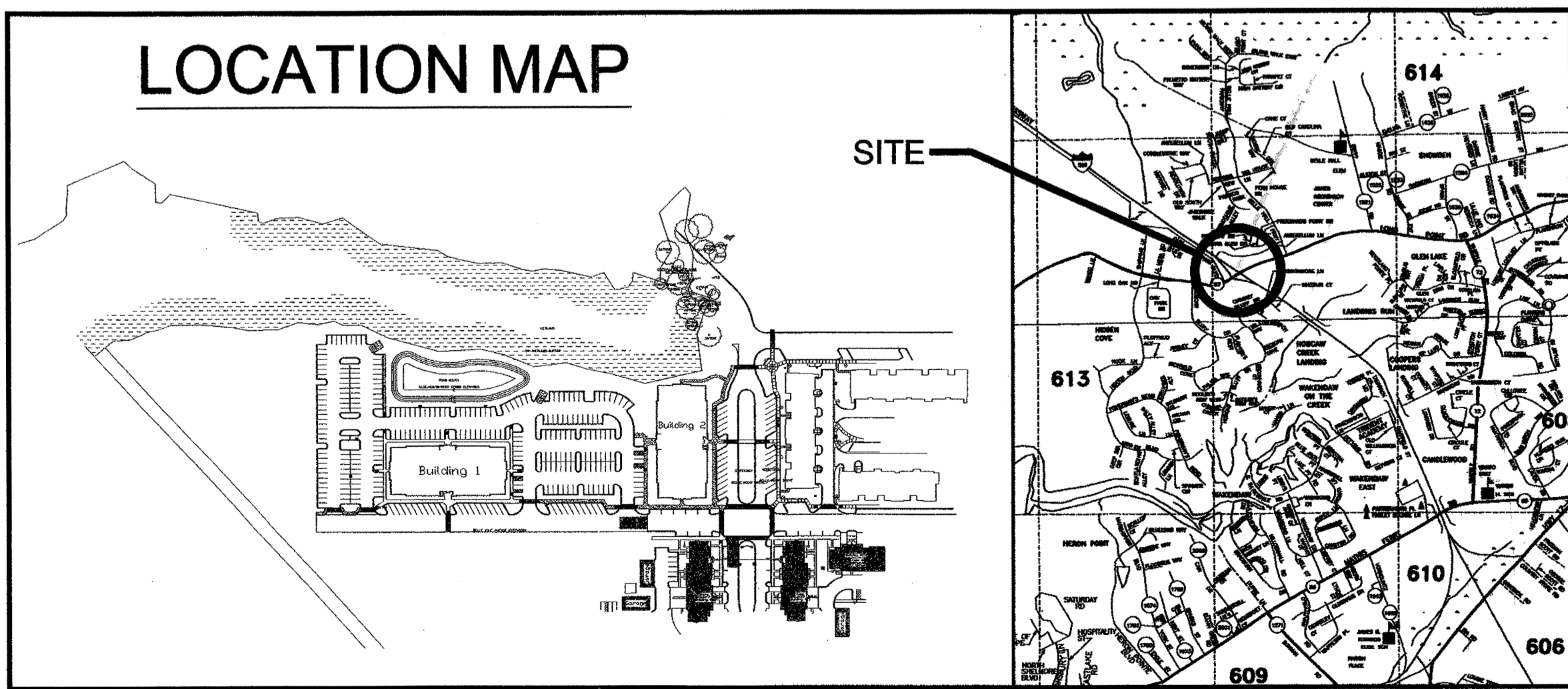
OWNER	ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	CIVIL ENGINEER LANDSCAPE ARCHITECT	GENERAL CONTRACTOR
BELLE HALL LAND INVESTMENT, LLC 8 SOUTHEAST MGMT AND LEASING CORP. 771 VIRGINIA AVENUE ATLANTA, GA 30354-1311 404.762.8001 CONTACT: IAN SMITH	MCKELLAR & ASSOCIATES, INC. 941 HOUSTON NORTHCUTT BLVD., STE. 201 MOUNT PLEASANT, SC 29464 843.884.9085 CONTACT: JOHN CICCARELLI	CURRY ENGINEERS 401-E SEACOAST PARKWAY MT. PLEASANT, SC 29464 843.849.9755 CONTACT: PAUL A. CURRY, PE	MECA 451 JESSEN LANE, SUITE D WANDO, SC 29492 843.725.1086 CONTACT: JEFF HOWELL	EPIC ENGINEERING, INC. PO BOX 2132 MOUNT PLEASANT, SC 29465 843.849.6878 CONTACT: JOHN ALLEN	SEAMON, WHITESIDE & ASSOCIATES, INC. 503 WANDO PARK BOULEVARD, STE. 100 MOUNT PLEASANT, SC 29464 843.884.1667 CONTACT: BETSY ELLINGSON	CHOATE CONSTRUCTION 474 WANDO PARK BLVD, STE. 105 MT. PLEASANT, SC 29464 843.284.9047 CONTACT: DEREK KRIDER

CODE SEARCH

NOTE: BUILDINGS 1 AND 2 ARE IDENTICAL

PROJECT INFORMATION: PROJECT ADDRESS: 1661 & 1671 BELLE ISLE AVENUE COUNTY: CHARLESTON CITY OF: MOUNT PLEASANT FINISHED FLOOR ELEVATION: 13.5' MSL BASED ON: MSL NGVD 1929 GOVERNING CODES: STANDARD BUILDING CODE (YEAR): IBC 2003 NFPA 101, LIFE SAFETY CODE (YEAR): 2000 CITY/COUNTY WITH JURISDICTION: MOUNT PLEASANT BUILDING CLASSIFICATION (CHAPTER 3): OCCUPANCY CLASSIFICATION: BUSINESS BUILDING AREA EACH FLOOR: FIRST FLOOR: 18,821 SF SECOND FLOOR: 18,942 SF TOTAL: 37,763 SF TYPE OF CONSTRUCTION (CHAPTER 6): CONSTRUCTION TYPE: IIB - UNPROTECTED SPRINKLERED ALLOWABLE HEIGHTS AND BUILDING AREAS (TABLE 500): MAXIMUM ALLOWABLE HEIGHT: 35' PER PUD ACTUAL HEIGHT: 34'-10" MAXIMUM NUMBER OF STORIES: 5 ACTUAL NUMBER OF STORIES: 2 FIRST FLOOR - ALLOWED/ACTUAL: 23,00 SF/18,821 SF SECOND FLOOR - ALLOWED/ACTUAL: 23,000SF/18,942 SF AREA MODIFICATIONS (502.3, 503.3): NA FIRE PROTECTION REQUIREMENTS (TABLE 600 & 700): PARTY AND FIRE WALLS: NA EXTERIOR BEARING WALLS: NC HR(S). INTERIOR BEARING WALLS: NC HR(S). INTERIOR NONBEARING WALLS: NC HR(S). EXTERIOR NONBEARING WALLS: NC HR(S). INTERIOR NONBEARING WALLS: NC HR(S). VERTICAL SHAFTS: 1 HR. COLUMNS: NC HR(S). STAIRS: 1 HR. BEAMS, GIRDERS, TRUSSES & ARCHES: NC HR(S). HORIZONTAL EXIT: NA FLOOR/CEILING CONSTRUCTION: NC HR(S). EXIT ACCESS CORRIDOR: SPRINKLERED 0 HRS. ROOF/CEILING CONSTRUCTION: NC HR(S). OCCUPANCY SEPARATION: NA SPRINKLER REQUIRED (903): NO STANDPIPES REQUIRED (904): NO CLASS & TYPE (909.4): NA FIRE EXTINGUISHERS REQUIRED (NFPA 10) AND REVIEW WITH CODE OFFICIAL: YES LOCATION/MAXIMUM DISTANCE: 75' IN FIRE DISTRICT: YES	SEPARATION DISTANCE FROM EXTERIOR WALLS TO ASSUMED COMMON PROPERTY LINES: EXTERIOR BEARING WALLS: NORTH >30 FEET NC HOURS NL %OPENINGS EAST >30 FEET NC HOURS NL %OPENINGS SOUTH >30 FEET NC HOURS NL %OPENINGS WEST >30 FEET NC HOURS NL %OPENINGS EXTERIOR NONBEARING WALLS: NORTH >30 FEET NC HOURS NL %OPENINGS EAST >30 FEET NC HOURS NL %OPENINGS SOUTH >30 FEET NC HOURS NL %OPENINGS WEST >30 FEET NC HOURS NL %OPENINGS EXIT REQUIREMENTS (CHAPTER 10): MINIMUM OCCUPANT LOAD (TABLE 1004.1.2): BUSINESS - FIRST FLOOR: 18,821/100 GROSS = 188 BUSINESS - SECOND FLOOR: 18,942/100 GROSS = 190 TOTAL: 378 MINIMUM NUMBER OF EXITS: REQUIRED: 2/STORY PROVIDED: 4 MINIMUM MEANS OF EGRESS WIDTH (TABLE 1005.1): REQUIRED: 7 INCHES [(190/4)X.15=7] PROVIDED: 19"INCHES MINIMUM MEANS OF EGRESS STAIR WIDTH: REQUIRED: 19 INCHES [(190/2)X.2=19] PROVIDED: 48 INCHES MAXIMUM TRAVEL DISTANCE TO EXIT: 300 FEET MAXIMUM DEAD END CORRIDOR LENGTH: 50 FEET MINIMUM CORRIDOR WIDTH: 44 INCHES MINIMUM STAIR WIDTH: 44 INCHES			
LOCAL ZONING REQUIREMENTS: ZONING CLASSIFICATION: PLANNED DEVELOPMENT WITH AB USES BUILDING SETBACKS: FRONT: N/A REAR: N/A SIDE: N/A PARKING REQUIREMENTS: 307 SPACES REQ'D - 76,720 GSF AT 1/250 GSF ACCESSIBILITY REQUIREMENTS: ACCESSIBLE PARKING SPACES PROVIDED (1104.3): 4 ACCESSIBLE ROUTE PROVIDED (1103): YES ACCESSIBLE TOILETS PROVIDED (1106): YES PLUMBING FACILITIES (PLUMBING CODE - TABLE 403.1): WATER CLOSETS 378 OCCUPANTS - 9 12 PROVIDED LAVATORIES 378 OCCUPANTS - 6 8 PROVIDED DRINKING FOUNTAINS 378 OCCUPANTS/100 = 4 4 PROVIDED 6 WATER CLOSETS ON FIRST FLOOR 6 WATER CLOSETS ON SECOND FLOOR 4 LAVATORIES ON FIRST FLOOR 4 LAVATORIES ON SECOND FLOOR 2 WATER COOLERS ON FIRST FLOOR 2 WATER COOLERS ON SECOND FLOOR	INDEX OF DRAWINGS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> T001 TITLE SHEET C1 TREE REMOVAL/PROTECTION, EROSION & SEDIMENT CONTROL PLAN C2 GEOMETRIC PLAN C3 GRADING & DRAINAGE PLAN C4 SITE DETAILS C5 DRAINAGE & EROSION CONTROL DETAILS C6 UTILITY PLAN C7 UTILITY DETAILS & SEWER PROFILE L1 PLANTING PLAN L2 PLANT SCHEDULE E1 SITE LIGHTING A001 DOOR AND WINDOW SCHEDULES AND ELEVATIONS A002 HEAD, JAMB & SILL DETAILS A003 HEAD, JAMB & SILL DETAILS AND FINISH SCHEDULES A100 LIFE SAFETY PLANS A101 FIRST FLOOR PLAN A102 SECOND FLOOR PLAN A103 ROOF PLAN A104 ROOF DETAILS A105 STUCCO DETAILS A106 ENLARGED FLOOR PLANS A107 FLOOR PATTERN PLANS A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS AND BUILDING SECTION A301 STAIR PLANS, SECTIONS AND ELEVATIONS A302 ENLARGED STAIR C PLAN/ELEVATOR SHAFT </td> <td style="width: 33%;"> A401 REFLECTED CEILING PLANS A501 WALL SECTIONS A502 WALL SECTIONS A503 WALL SECTIONS A504 WALL SECTIONS A505 WALL SECTIONS A601 PLAN DETAILS A701 INTERIOR ELEVATIONS A702 INTERIOR ELEVATIONS A703 INTERIOR DETAILS S-1 GENERAL NOTES S-1.1 GENERAL NOTES S-1.2 SPECIAL INSPECTION NOTES S-2 FOUNDATION PLAN & DETAILS S-2.1 FOUNDATION DETAILS S-3 COLUMN LAYOUT PLAN S-4 SECOND FLOOR FRAMING PLAN S-5 CEILING/ROOF LAYOUT PLAN S-6 MOMENT FRAME ELEVATIONS S-6.1 MOMENT FRAME ELEVATIONS S-7 BUILDING SECTIONS S-7.1 BUILDING SECTIONS S-7.2 BUILDING SECTIONS S-8 DETAILS M101 FIRST FLOOR MECHANICAL PLAN M102 SECOND FLOOR MECHANICAL PLAN M103 MECHANICAL ROOF PLAN M200 MECHANICAL SCHEDULES </td> <td style="width: 33%;"> M201 MECHANICAL SCHEDULES M300 MECHANICAL DETAILS M301 MECHANICAL DETAILS P1.1 FIRST FLOOR PLUMBING P1.2 SECOND FLOOR PLUMBING P1.3 PLUMBING ROOF PLAN P2.1 ENLARGED PLUMBING PLANS P3.1 ENLARGED PLUMBING PLANS E001 NOTES, LEGEND, SCHEDULE E101 FIRST FLOOR LIGHTING PLAN E102 SECOND FLOOR LIGHTING PLAN E103 FIRST FLOOR POWER PLAN E104 SECOND FLOOR POWER PLAN E105 ROOF PLAN E201 ENLARGED PLANS E301 ELECTRICAL SITE PLAN E401 PANEL SCHEDULES AND POWER RISER E402 PANEL SCHEDULES FA001 FIRE ALARM SPECIFICATION FA101 FIRST FLOOR FIRE ALARM PLAN FA102 SECOND FLOOR FIRE ALARM PLAN FP1 FIRST FLOOR FIRE PROTECTION PLAN FP2 SECOND FLOOR FIRE PROTECTION PLAN </td> </tr> </table>	T001 TITLE 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LOCATION MAP



**OFFICES
AT
BELLE
HALL**

LONG POINT ROAD
MT. PLEASANT, SC

TITLE SHEET

As-Built

T001

DESIGNED	CLS/JLC	SHEET	OF
DRAWN	DJ/JLC	SCALE	
REVIEWED	AWJ	PROJECT NO	200548.10
CHECKED	AMM	DATE	1.6.06

FOR CONSTRUCTION

Are You As-Built?