

NEW RETAIL CENTER

KITTIES CROSSING

PROJECT No. A16330
21 Bluffton Road
Bluffton, SC 29910

CNNA ARCHITECTS, INC.

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ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

NEW RETAIL BUILDING
KITTIES CROSSING
21 BLUFFTON ROAD
BLUFFTON, SC, 29910

THIS DRAWING IS FOR THE ABOVE LOCATION ONLY

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Print Record	
03/01/2017	BID ISSUANCE
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Revisions	
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1	
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Project No.: 16330.00
Project Date: March 1, 2017
Cadd File No:

Drawn By:

Checked By:

Scale:

Sheet Title:
COVER SHEET

Sheet No.

CS1.0

Not Released for Construction

Released for Construction

PROJECT INFORMATION

Applicable Codes
THE FOLLOWING MODEL CODES AND ORDINANCES ARE TO BE USED FOR THE DESIGN AND CONSTRUCTION OF ALL PROJECTS IN THE UNINCORPORATED COUNTY OF BEAUFORT, SC

- ICC INTERNATIONAL BUILDING CODE, 2015 EDITION, W/SOUTH CAROLINA AMENDMENTS
- ICC INTERNATIONAL FUEL GAS CODE, 2015 EDITION, W/SOUTH CAROLINA AMENDMENTS
- ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION
- ICC INTERNATIONAL PLUMBING, 2015 EDITION
- NATIONAL ELECTRIC CODE, 2014 EDITION, W/SOUTH CAROLINA AMENDMENTS
- ICC INTERNATIONAL FIRE CODE, 2015 EDITION, W/SOUTH CAROLINA AMENDMENTS
- ICC INTERNATIONAL ENERGY CODE, 2009 EDITION
- 2009 ICC/ANSI A117.1, ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES
- ADA STANDARDS FOR ACCESSIBLE DESIGN, 2015 EDITION

Building Data
OCCUPANCY CLASSIFICATION:
GROUP A-2 - ASSEMBLY (2012 IBC, SECTION 303.3)
GROUP M - MERCANTILE (2012 IBC, SECTION 309)
GROUP B - BUSINESS (2012 IBC, SECTION 304)
BUILDING TYPE: TYPE IIB - SEE MEANS OF EGRESS CHART ON LIFE SAFETY PLANS FOR SPRINKLER INFORMATION.
ZONING: MIX CONDITIONAL (MIXED USE)
IBC 906: PORTABLE FIRE EXTINGUISHERS PER THE INTERNATIONAL FIRE CODE - SECTION 906
IBC 907: FIRE ALARM AND DETECTION SYSTEMS (MERCANTILE AREAS) - SEE ENGINEERING DWGS

HEIGHT & AREAS:
BUILDING GROSS SQUARE FOOTAGE 8,764 SQFT
NO. OF STORIES & BUILDING HEIGHT 1 STORY | 24'-4"

INTERIOR FINISHES:
INTERIOR WALL AND CEILING FINISH REQ'S BY OCCUPANCY PER IBC TABLE 603.9:
NON-SPRINKLERED:
• VERTICAL EXITS & PASSAGEWAYS CLASS A
• EXIT ACCESS CORRIDORS & OTHER EXITWAYS CLASS A
• ROOMS & ENCLOSED SPACES CLASS B
INTERIOR FLOOR FINISHES PER IBC 804

PROJECT RENDERING

LEGEND/ SYMBOLOGY

ELEVATION NUMBER
SHEET NUMBER
WALL SECTION NUMBER, BUILDING SECTION LETTER
SHEET NUMBER
DETAIL NUMBER
SHEET NUMBER
ELEV. DATUM POINT
NEW COLUMN GRID NUMBER OR LETTER
FACE OF CMU GRID NUMBER OR LETTER
EXISTING COLUMN GRID NUMBER OR LETTER
NOTE NUMBER
WINDOW NUMBER
DOOR NUMBER
REVISION NUMBER
INTERIOR FINISH NUMBER
EXTERIOR FINISH NUMBER
ROOM NAME
ROOM NUMBER
EQUIPMENT NUMBER

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LS1.2	LIFE SAFETY PLAN - SUITES 200 & 300
A0.4	STANDARD DUMPSTER & SITE DETAILS
A0.5	STANDARD DUMPSTER & SITE DETAILS
A1.1	FLOOR PLAN
A3.0	ROOF PLAN
A3.1	TPO ROOF DETAILS
A3.2	BERRIDGE ROOF DETAILS
A3.5	ROOF HATCH & LADDER DETAILS
A3.6	RAIN FALL CALCULATIONS
A4.1	EXTERIOR ELEVATIONS
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A6.0	EIFS DETAILS
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A7.1	FINISH AND PARTITION SCHEDULE
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A8.0	TENANT STANDARDS & SPECIFICATIONS (WHITE BOX)
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A8.2	TENANT STANDARDS (JIMMY JOHNS)
A8.3	ALL TENANT STANDARDS
A8.0	SPECIFICATIONS & NOTES
A9.1	SPECIFICATIONS
A9.2	SPECIFICATIONS
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E200	FLOOR PLAN - POWER
E300	SCHEDULES & DETAILS
CIVIL	
C-0	COVER SHEET

LOCATION MAP

PROJECT SUMMARY

THIS PROJECT INCLUDES A NEW STEEL STRUCTURE COMPRISING THREE TENANT SPACES.

THE SCOPE OF WORK SHOWN IN THIS DESIGN DOCUMENT IS NOT ALL INCLUSIVE. UNLESS IF NOTED IN THE MEANS OF EGRESS CHART ON SHEET LS1.0, NO CERTIFICATE OF OCCUPANCY IS BEING SOUGHT AS PART OF THE SHELL BUILDING PERMIT. IN ADDITION, INTERIOR TENANT BUILD-OUT SCOPE OF WORK WILL BE ISSUED AS PART OF A SEPARATE INTERIOR TENANT BUILD-OUT PACKAGE, TO BE PERMITTED SEPARATELY.

THIS PROJECT INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE, PROPER AND PROMPT INSTALLATION OF ALL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS, INCLUDING THE FOLLOWING:

1. SITE WORK AS DEFINED IN THE CIVIL DRAWINGS AND SPECIFICATIONS.
2. WHITE BOX RETAIL BUILDING SHELL CONSTRUCTION AS DEFINED IN THE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
3. INSTALLATION OF STRUCTURAL SUPPORT, BLOCKING, UTILITY ROUGH-INS AND INSTALLATION COORDINATION, AS REQUIRED FOR EXTERIOR SIGNAGE DESIGNED, PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT.
4. INSTALLATION COORDINATION OF LOW VOLTAGE DATA AND TELEPHONE CABLING DESIGNED, PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT.

CONTACTS

DISCIPLINE	FIRM	CONTACT	ADDRESS	PHONE	FAX	EMAIL
OWNER	JAZ DEVELOPMENT	DAVID OLIVER	4062 PEACHTREE ROAD, SUITE A287, ATLANTA, GA 30319	770-993-8850	770-993-8857	davidoliver@jazdev.com
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CIVIL ENGINEERING	ANDREWS ENGINEERING	RYAN LYLE	2712 BULL STREET, SUITE A, BEAUFORT, SC 29902	843-379-2222	843-379-2223	ryan@andrews-sc.com
	ANDREWS ENGINEERING	STEVE ANDREWS	2712 BULL STREET, SUITE A, BEAUFORT, SC 29902	843-379-2222	843-379-2223	steve@andrews-sc.com
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PHASE 1 ENVIRONMENTAL	NEWKIRK ENVIRONMENTAL	ASHER HOWELL	P.O. BOX 309, BLUFFTON, SC 29910	843-645-8200	843-645-8201	asher@newkirkenv.com
GEO TECH	WHITAKER LABS	JASON FOLLO	2500 TREMONT ROAD, SAVANNAH, GA 31405	921-234-0696	843-645-8201	jasonf@whitakerlab.net
TRAFFIC ENGINEER	BIHL ENGINEERING	JENNIFER BIHL	P.O. BOX 31318, CHARLESTON, SC 29417	843-637-9187		
LANDSCAPE ARCHITECT	JACKSON SMALL	MIKE SMALL	P.O. BOX 1788 TYBEE ISLAND, GA 31328	912-704-1118		michaelsmall.asia@gmail.com
SITE WORK CONTRACTOR	TBD					
BUILDING CONTRACTOR	TBD					
UTILITY	BIJWSA	ED SAXSON				eds@bijwsa.org
UTILITY	PALMETTO ELECTRIC	ASHLEY PARISH	SITE LIGHTING	843-208-5510		agibson@palmetto.coop
TENANT	BUFFALO WILD WINGS	DALE HARTWIG		952-540-2014		dhartwig@buffalowildwings.com
TENANT	JIMMY JOHNS	-		-		-
TENANT	TBD	TBD		TBD		-

