

PROJECT INFORMATION:

NAME OF PROJECT: THE OPPORTUNITY CENTER
 PROPOSED USE: BUSINESS INCUBATOR / OFFICE
 PROJECT ADDRESS: 8570 RIVERS AVENUE, NORTH CHARLESTON, SC 29405
 PROJECT TMS#: CHARLESTON COUNTY 485-00-00-108
 OWNER / OWNER'S AGENT: DON OGLESBY, HOMES OF HOPE, CEO
 ENTITY TYPE: PRIVATE / NON-PROFIT
 PERMITTING JURISDICTION: CITY OF NORTH CHARLESTON
 APPLICABLE CODES: INTERNATIONAL BUILDING CODE, 2018 EDITION
 INTERNATIONAL EXISTING BUILDING CODE, 2ND EDITION, 2018
 INTERNATIONAL ELECTRIC CODE, 2019 EDITION FOR COMMERCIAL
 INTERNATIONAL PLUMBING CODE, 2019 EDITION
 INTERNATIONAL GAS CODE, 2018 EDITION
 INTERNATIONAL MECHANICAL CODE, 2018 EDITION
 INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
 INTERNATIONAL FIRE CODE, 2018 EDITION
 FEMA FIRM MAP 48010 C 0225 J (NOV 17, 2004) ZONE 'X'
 TYPE OF WORK:
 NEW CONSTRUCTION
 EXISTING
 REPAIR
 ALTERATION
 ADDITION
 CHANGE OF OCCUPANCY
 RELOCATION
 OTHER
 PROPOSED TOTAL SF: EXISTING BUILDING IS APPROXIMATELY 34,700 SF GROSS
 STORES / HEIGHT: EXISTING 1 STORY
 PROJECT DESCRIPTION: RENOVATION OF THE EXISTING FURNITURE WAREHOUSE STORE (M) INTO NON-PROFIT OFFICE SPACE (B) WITH MARKET RATE TENANT AND STUDIO WORK SPACES WITH SHARED AMENITY SPACE AND TRAINING/MEETING ROOMS.

OCCUPANCY:

PRIMARY GROUP:
 A-1 B R-1 S-1
 A-2 E R-2 S-2
 A-3 M R-3 OTHER
 A-4 R-4
 PARKING GARAGE
 OPEN ENCLOSED REPAIR

SECONDARY GROUP(S):
 CHAPTER 4, SPECIAL REQS: NONE
 MIXED USE:
 ACCESSORY OCCUPANCY (509.2)
 NON-SEPARATED MIXED OCCUPANCY (509.3)
 SEPARATED MIXED OCCUPANCY (509.4)

INCIDENTAL USES (509): N/A
 OTHER EXPLANATION: N/A

CONSTRUCTION TYPE:

CONSTRUCTION TYPE:
 IA IIA IIIA IV VA
 IB IIB IIIB
 MIXED CONSTRUCTION: N/A
 SPRINKLERS REQUIRED:
 SPRINKLERS PROVIDED:
 NONE NFPA 13 NFPA 13R NFPA 13D
 PARTIAL FULL
 FULL NFPA 13 NFPA 13R NFPA 13D
 STANDPES REQUIRED:
 YES
 CLASS I CLASS II CLASS III
 WET DRY
 OTHER EXPLANATION: THE BUILDING IS FULLY SPRINKLERED WITH EXISTING WALL MOUNTED FDC LOCATED ON THE MAIN STREET ELEVATION OF THE BUILDING

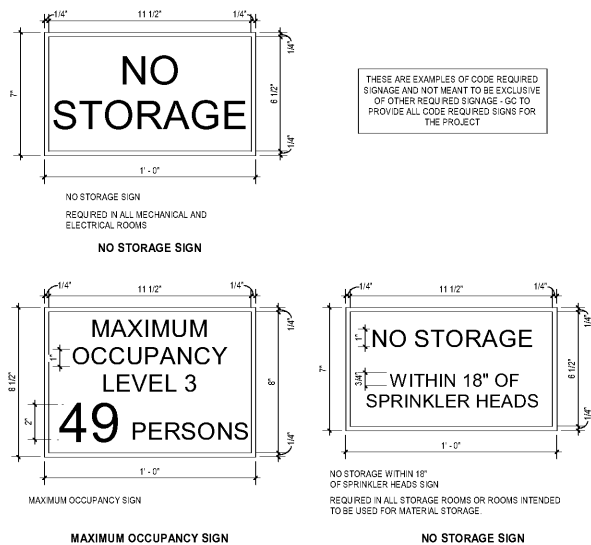
BUILDING HEIGHT:

BUILDING STORES: ALLOWED: 1 STORY
 EXISTING: 1 STORY
 MEZZINE PROVIDED: NO
 HIGH RISE CLASSIFICATION: NO
 SPECIAL PROVISIONS (518): N/A
 OTHER EXPLANATION: N/A

TABLE 1401.7:

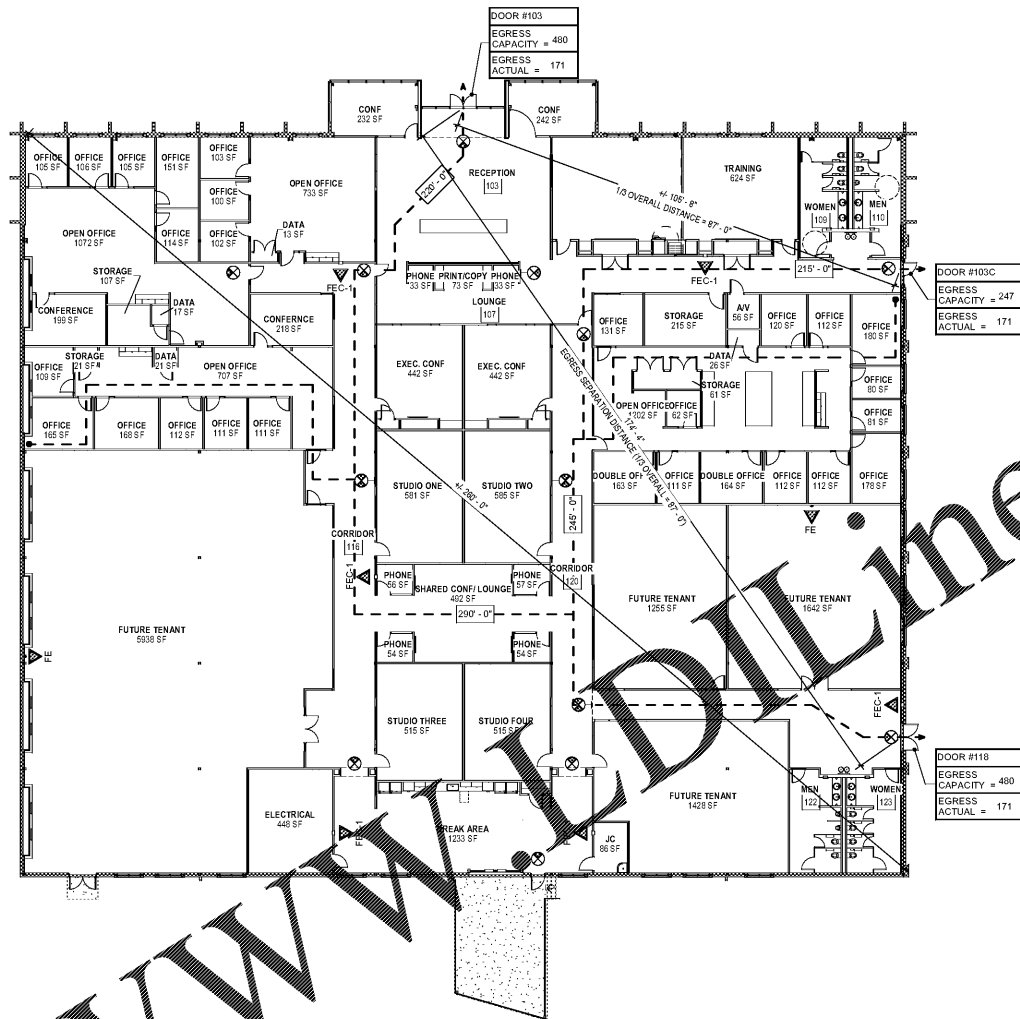
SUMMARY SHEET - BUILDING CODE: (PROPOSED CONDITIONS)	
EXISTING OCCUPANCY: M	PROPOSED OCCUPANCY: B
YEAR BUILDING WAS CONSTRUCTED: 1990's	NUMBER OF STORES: ONE (1) HEIGHT IN FEET: 19 FT
TYPE OF CONSTRUCTION: TYPE II B	AREA PER FLOOR: 34,700 SF
PERCENTAGE OF OPEN PERIMETER INCREASE: 66.3%	CORRIDOR WALL RATING: NONE
COMPLETELY SUPPRESSED: YES X NO	TYPE: N/A
COMPARTMENTATION: YES NO X	REQUIRED DOOR CLOSERS: YES X NO
FIRE RESISTANCE RATING OF VERTICAL OPENING ENCLOSURES: NONE - N/A	TYPE: N/A
TYPE OF HVAC SYSTEM: CENTRAL VAV SYSTEM	SERVING NUMBER OF FLOORS: ONE (1)
AUTOMATIC FIRE DETECTION: YES X NO	TYPE AND LOCATION: N/A
FIRE ALARM SYSTEM: YES X NO	TYPE: N/A
SMOKE CONTROL: YES X NO	TYPE: N/A
ADEQUATE EXIT ROUTES: YES X NO	DEAD ENDS: N/A YES NO X
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: X (300'-0")	ELEVATOR CONTROLS: YES NO N/A
MEANS OF EGRESS EMERGENCY LIGHTING: X	MIXED OCCUPANCIES: YES NO X
STANDPES: YES NO X	PATENT ABILITY FOR SELF-PRESERVATION: N/A
INCIDENTAL USE: YES NO X	PATENT CONCENTRATION: N/A
SMOKE COMPARTMENTATION LESS THAN 22,500 SQ. FT.: YES NO X	ATTENDANT-TO-PATENT RATIO: N/A

*EXISTING BUILDING CONSTRUCTION TYPE IS AN ASSUMPTION BASED ON OBSERVATIONS OF IN PLACE CONDITIONS



52 G002 3" x 1'-0" MAXIMUM OCCUPANCY SIGN

51 G002 1'-0" LIFE SAFETY PLAN



EXIT LIGHTING LEGEND

CELL MOUNTED EXIT (ARROWS WHEN INDICATED)
 WALL MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)
 EXISTING CEILING MOUNTED EXIT SIGN (ARROWS WHEN INDICATED)

EGRESS DOOR TAG LEGEND

DOOR EXIT OCCUPANT LOAD
 DOOR EXIT OCCUPANT CAPACITY
 DOOR CLEAR EXIT WIDTH (IN INCHES)

LIFE SAFETY

FEC-1 RECESSED FIRE EXTINGUISHER CABINET
 FEC-2 SEMI-RECESSED FIRE EXTINGUISHER CABINET
 FE WALL MOUNTED FIRE EXTINGUISHER

FIRE EXTINGUISHER LEGEND

EIBC 2015 CH. 14:

EXISTING CONDITIONS BUILDING ANALYSIS	SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1401.6.1 BUILDING HEIGHT	4.4	4.4	4.4	4.4
1401.6.2 BUILDING AREA	12.75	12.75	12.75	12.75
1401.6.3 COMPARTMENTATION	0	0	0	0
1401.6.4 TENANT & DWELLING UNIT SEPARATION	-4	-4	-4	-4
1401.6.5 CORRIDOR WALLS	-7	-7	-7	-7
1401.6.6 VERTICAL OPENINGS	0	0	0	0
1401.6.7 HVAC SYSTEMS	5	5	5	5
1401.6.8 AUTOMATIC FIRE DETECTION	-10	-10	-10	-10
1401.6.9 FIRE ALARM SYSTEM	0	0	0	0
1401.6.10 SMOKE CONTROL	*****	*****	*****	*****
1401.6.11 MEANS OF EGRESS	*****	*****	*****	*****
1401.6.12 DEAD ENDS	*****	2	2	2
1401.6.13 MAXIMUM EXIT ACCESS TRAVEL DISTANCE	*****	0	0	0
1401.6.14 ELEVATOR CONTROL	*****	-	-	-
1401.6.15 MEANS OF EGRESS EMERGENCY LIGHTING	*****	0	0	0
1401.6.16 MIXED OCCUPANCIES	N/A	*****	N/A	N/A
1401.6.17 AUTOMATIC SPRINKLERS	4	4/2 = 2	4	4
1401.6.18 STANDPES	0	0	0	0
1401.6.19 INCIDENTAL USE	0	0	0	0
1401.6.20 SMOKE COMPARTMENTATION	0	0	0	0
1401.6.21.1 PATENT ABILITY FOR SELF-PRESERVATION	*****	-	-	-
1401.6.21.2 PATENT CONCENTRATION	*****	-	-	-
1401.6.21.3 ATTENDANT-TO-PATENT RATIO	*****	-	-	-
BUILDING SCORE - TOTAL VALUE	5.15	5.15	7.15	7.15
M	-23	-40	-40	-40
	FAIL	FAIL	FAIL	FAIL

EIBC 2015 CH. 14:

PROPOSED CHANGE OF OCCUPANCY BUILDING ANALYSIS	SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)
1401.6.1 BUILDING HEIGHT	4.4	4.4	4.4	4.4
1401.6.2 BUILDING AREA	47.77	47.77	47.77	47.77
1401.6.3 COMPARTMENTATION	0	0	0	0
1401.6.4 TENANT & DWELLING UNIT SEPARATION	0	0	0	0
1401.6.5 CORRIDOR WALLS	-5	-5	-5	-5
1401.6.6 VERTICAL OPENINGS	0	0	0	0
1401.6.7 HVAC SYSTEMS	5	5	5	5
1401.6.8 AUTOMATIC FIRE DETECTION	8	8	8	8
1401.6.9 FIRE ALARM SYSTEM	0	0	0	0
1401.6.10 SMOKE CONTROL	*****	0	0	0
1401.6.11 MEANS OF EGRESS	*****	0	0	0
1401.6.12 DEAD ENDS	*****	2	2	2
1401.6.13 MAXIMUM EXIT ACCESS TRAVEL DISTANCE	*****	0.67	0.67	0.67
1401.6.14 ELEVATOR CONTROL	*****	-	-	-
1401.6.15 MEANS OF EGRESS EMERGENCY LIGHTING	*****	4	4	4
1401.6.16 MIXED OCCUPANCIES	0	*****	0	0
1401.6.17 AUTOMATIC SPRINKLERS	12	12/2 = 6	12	12
1401.6.18 STANDPES	0	0	0	0
1401.6.19 INCIDENTAL USE	0	0	0	0
1401.6.20 SMOKE COMPARTMENTATION	0	0	0	0
1401.6.21.1 PATENT ABILITY FOR SELF-PRESERVATION	*****	-	-	-
1401.6.21.2 PATENT CONCENTRATION	*****	-	-	-
1401.6.21.3 ATTENDANT-TO-PATENT RATIO	*****	-	-	-
BUILDING SCORE - TOTAL VALUE	72.17	68.84	78.84	78.84
A-3	-39	-40	-40	-40
	42.17 (PASS)	28.84 (PASS)	38.84 (PASS)	38.84 (PASS)

Use Group	OCCUPANTS	WATER CLOSET REQUIREMENTS			LAVATORY REQUIREMENTS			WATER FOUNTAIN	COMMENTS
		MEN	WOMEN	TOTAL	MEN	WOMEN	TOTAL		
EXT FINISH FLOOR Business - Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial and similar uses	410	5.10	5.10	10.20	3.06	3.06	6.12	0	4.10 1 service sink

OCCUPANCY TYPE	AREA	OCCUPANT TOTAL	MEN	WOMEN
Accessory Storage Areas	1099 SF	3.7	1.8	1.8
Assembly without fixed seats - Unconcentrated	1849 SF	123.3	61.6	61.6
Business - Concentrated	2196 SF	43.9	22.0	22.0
Business Areas	25797 SF	172.0	86.0	86.0
Education - Class Rooms	1343 SF	67.2	33.6	33.6
TOTAL	32284 SF	410.0	205.0	205.0

CODE REVIEW
1/2" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

REGISTERED ARCHITECT
 MCMILLAN PAZDAN SMITH LLC
 Charleston, SC
 100573

THE OPPORTUNITY CENTER
 8570 RIVERS AVE. N. CHARLESTON, SC

SHEET ISSUE

Revision Number	Revision Date	Revision Description
01	01/23/2020	Permit Set

PRINCIPAL IN CHARGE: PROJECT ARCHITECT
 DRAWN BY:
 SHEET TITLE: CODE SUMMARY & LIFE SAFETY PLAN
 PROJ. NO. 017348.00

G002