

NEW CONSTRUCTION FOR: WILL-O-WAR LLC F-1 UNIT

75 North Main Street
Watkinsville, Georgia 30677
Oconee County, Georgia

OWNER:
CK CAPITAL
1041 COMMERCE COURT
BOGART, GEORGIA 30622
CONTACT: CHAD KELLER
PHONE: 770.725.2927

ARCHITECT:
PATE DESIGN GROUP, INC.
4168 ABBOTTS BRIDGE ROAD
DULUTH, GEORGIA 30097
CONTACT: KIRBY PATE
PHONE: 770.814.0885

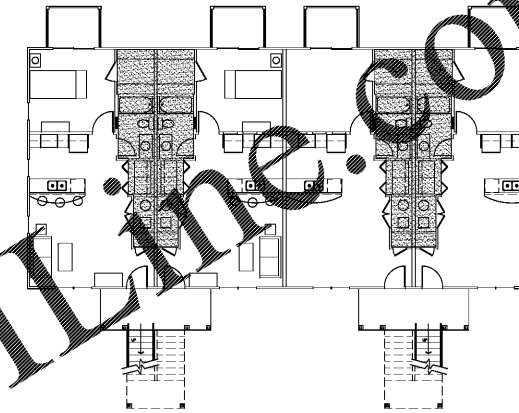
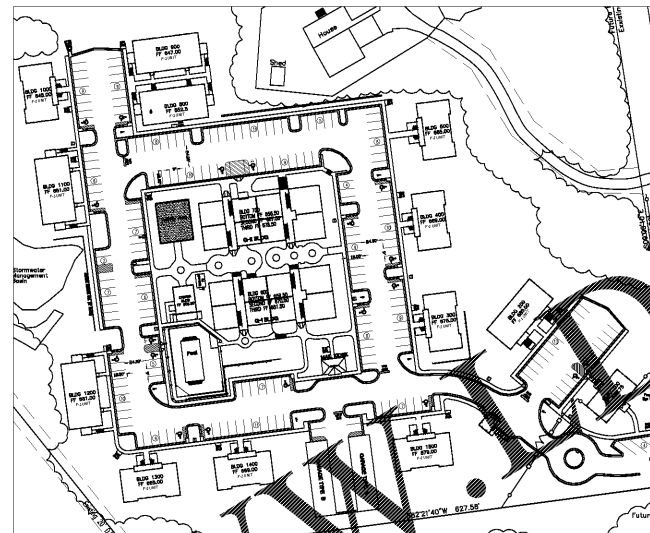
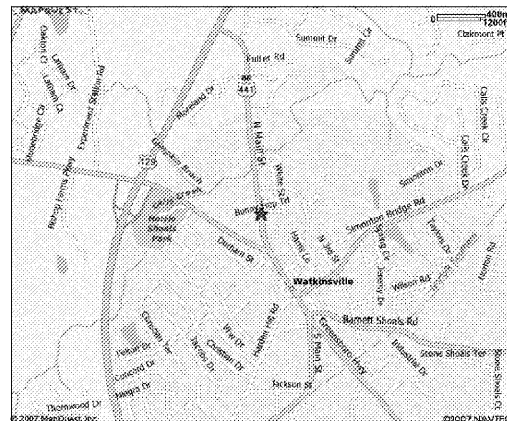
CIVIL / LANDSCAPE:
KENNETH BEALL
BEALL + COMPANY
CONTACT: KENNETH
PHONE: 706-543-0907

STRUCTURAL:
AUBURN STRUCTURAL DESIGN
2008 JANABROOKE LANE
AUBURN, ALABAMA 36830
CONTACT: BUDDY MAYO
PHONE: 334.826.8040

MECH-PLUMB
F.W. KEENEY + ASSOC.
860 CREST VALLEY DRIVE
ATLANTA, GEORGIA 30097
CONTACT: RICK KEENEY
PHONE: 404.943.0928

ELECTRICAL
LASTINGER AND ASSOC.
6290 ABBOTTS BRIDGE RD.
SUITE 401
DULUTH, GEORGIA 30097
CONTACT: TRAVIS LASTINGER
PHONE: 770.622.7023

PERMIT SET
03.05.19



2 KEY PLAN
SCALE: 1/8"=1'-0"
JOB NORTH

1 SITE PLAN
SCALE: NTS
JOB NORTH

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- P-1 PLUMBING FLOOR PLANS

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- E1.1 ELECTRICAL PLANS

GENERAL NOTES

1. CONTACT THE WATKINSVILLE INSPECTION REQUEST LINE AT (706) 769-5161 FOR INSPECTIONS AT 80% AND 100% COMPLETION. NOTE: 80% INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR OR CEILING.
- 100% FINAL INSPECTION: ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING, READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PHONED IN BEFORE 2:00 PM THE DAY PRIOR TO THE DATE THE INSPECTION IS NEEDED.
2. DOORS IN EXITS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE PER NFPA 101 LIFE SAFETY CODE 2000 ED, CHAPTER 7.2.1.5.1
3. EVERY DOOR INSIDE AND OUTSIDE EVERY BUILDING SHALL BE PROVIDED WITH HANDLES, HARDWARE (LEVERS, PANS, DESIGNATED VICES, ETC.)
4. INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASS "A" INTERIOR WALL AND CEILING FINISHES IN ALL OTHER AREAS SHALL BE CLASS "A" OR "B". INTERIOR FLOOR FINISH SHALL BE CLASS "A".
5. PROVIDE TACTILE FINISHES IN ALL AREAS AS REQUIRED BY THE SBCC, CHAPTER ELEVEN.
6. PROVIDE ACCESSIBLE SIGNAGE PER 120-3-20.
7. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT FROM WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET ARE FOR REFERENCE ONLY.
8. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED WITHIN EACH BUILDING AND AT EACH BUILDING ENTRANCE FOR COMPLIANCE WITH GWNETT COUNTY CLEAN INDOOR AIR ORDINANCE ACCEPTABLE TO THE EITHER LOCAL OR STATE HEALTH DEPARTMENT.
9. EXTERIOR SIGNAGE (TRAP(S) WILL BE REQUIRED FOR ALL RESTAURANTS
10. DUMPSTER IS ON SITE. OWNER SHALL MAINTAIN FACTORY INSTALLED PLUGS IN DUMPSTER DRAINS AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DUMPSTER.
11. EXTERIOR BUILDING IDENTIFICATION SHALL HAVE WHITE-COLORED LETTERS NO LESS THAN 5" IN HEIGHT AND BE VISIBLE FROM THE ROAD.
12. ANY RECESSED ITEMS, SUCH AS WALL MACHINE CONNECTION BOXES, DRYER VENT OR MECHANICAL, ELECTRICAL OR PLUMBING ITEMS RECESSED INTO WALLS SHALL NOT PENETRATE RATING OF WALL TYPE AND SHALL CONTINUE BEHIND RECESSED TO PRESERVE RATING.
13. CODE-ESTABLISHED FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CLASS OF THE LIFE SAFETY CODE 1997 EDITION. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
14. PLAN FOR FIRE DETECTION SPRINKLER PIPING INCLUDING COMPLETE SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLMENT FOR COMPLIANCE WITH SBCC SECTION 1621.3.10.1 AND NFPA 13.
15. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BLDG. PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
16. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANCE RATED WALLS (AND CORRESPONDING FIRE-RESISTANCE-RATING) INCLUDING FIRE BARRIERS, WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHIELD ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCRETE SPACES THE FOLLOWING: (1) HOUR FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND. (SBCC SECTION 703.5 OF THE 2002 GA STATE AMENDMENTS.
- (EXPOSED PIPES AND SURFACES): HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. RULE 120-3-20-3 (4) GA ACC CODE.
18. (SIGNAGE FOR RESTROOMS) SHALL BE RAISED AND BRaille CHARACTERS AND PICTORIAL SYMBOLS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHEN THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT TO BE 60" AFF TO THE CENTERLINE OF THE SIGN. 120-2-20-41(4),(5),(6) GA ACC CODE.
19. (PENETRATIONS) INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY. PROVIDE A DETAIL AND LISTING NUMBER PER NFPA 101 LIFE SAFETY CODE 2000 EDITION CHAPTER 8- SEC. 8.2.3.2.4
- 20 STORAGE RACKING & SHELVING SHALL BE PERMITTED SEPARATELY. CONTACT PLAN REVIEW @ (706) 769-5161 FOR ADDITIONAL INFORMATION.
21. MECHANICAL, ELECTRICAL, & PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION AT LEAST 2 DAYS BEFORE REQUESTING INSPECTIONS. (OBTAIN AFFIDAVIT FORMS FROM BUILDING PERMITS SECTION.)
22. INSULATING MATERIALS SHALL NOT HAVE A FLAME SPREAD INDEX OF MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.

APPLICABLE CODE
International Building Code 2012 Edition, with Georgia Amendments (2014) (2015) (2017) (2018)
International Fire Code 2012 Edition, with Georgia Amendments (2014)
International Plumbing Code 2012 Edition, with Georgia Amendments (2014) (2015)
International Mechanical Code 2012 Edition, with Georgia Amendments (2014) (2015)
International Fuel Gas Code 2012 Edition, with Georgia Amendments (2014) (2015)
National Electrical Code, 2011 Edition (No Georgia Amendments)
International Energy Conservation Code 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
Life Safety Code (NFPA 101) 2012 Edition
Federal ADA Standards (DOJ)

PROJECT:	WESTERIA RIDGE 75 NORTH MAIN STREET WATKINSVILLE, GEORGIA 30677
CONSTRUCTION TYPE:	TYPE V-A PROTECTED
NUMBER OF STORIES:	THREE (3) STORY ALLOWABLE, TWO (2) STORY ACTUAL
EXIT TRAVEL DISTANCE:	ALLOWABLE: 250' PER 2000 LIFE SAFETY CODE SECTION 38.2.6 ACTUAL: < 60'
COMMON PATH OF TRAVEL:	75' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.3 60'
DEAD END CORRIDOR:	20' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.2 7'
NO. OF EXITS REQUIRED/ PROVIDED:	1 PER UNIT

CODE REVIEW FOR SHELL BUILDING				
BUILDING AREA:	NEW	FIRE-RESISTANCE RATINGS REQUIRED:		
1ST FLOOR:	2,587 G.S.F. HEATED SPACE + 380 G.S.F. CANOPY/PORCH = 2,977 G.S.F. TOTAL 2,587 G.S.F. OCCUPIED SPACE	SIRUCRURAL ELEMENT:	RATING:	UL DETAIL: DETAIL:
2ND FLOOR:	2,587 G.S.F. HEATED SPACE + 380 G.S.F. CANOPY/PORCH = 2,977 G.S.F. TOTAL 2,587 G.S.F. OCCUPIED SPACE	EXTERIOR BEARING WALLS	1 HOUR	U356 2/A6.1
TOTAL:	5,184 G.S.F. HEATED SPACE 5,954 G.S.F. FOOTPRINT	EXTERIOR NON-BEARING WALLS	0 HOUR	--- 2/A6.1 SIM
		INTERIOR BEARING WALLS	1 HOUR	U385 1/A6.1
		INTERIOR NON-BEARING WALLS	0 HOUR	--- 1/A6.1 SIM
		INTERIOR TENANT SEPARATION WALLS	1 HOUR	U385 1/A6.1
		COLUMNS	1 HOUR	X526 4/A6.1
		BEAMS, GIRDERS, TRUSSES AND ARCHES	1 HOUR	P522 3/A6.1
		FLOOR CONSTRUCTION	1 HOUR	L534 5/A6.1
		ROOF AND ROOF/CEILING CONSTRUCTION	1 HOUR	P522 3/A6.1



Pate Design Group, Inc.
Architecture / Interiors
4168 Abbotts Bridge Road
Duluth, Georgia 30097

(p) 770.814.0885
(f) 770.814.0888
Kirby@patedesigngroup.com

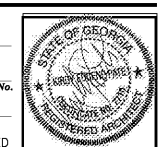
F-1 UNIT
WISTERIA RIDGE
Will-O-War LLC
75 North Main Street
Watkinsville, GA 30677

Issue & Revisions:

No.	Date	Description
1	04.01.19	CLARIFICATION

COVER SHEET

Drawn
MWB
Checked
KEP
Contract No.
Scale
AS NOTED



A0.0
04.01.19 of sheets

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