

NEW CONSTRUCTION FOR: WILL-O-WAR F-2 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

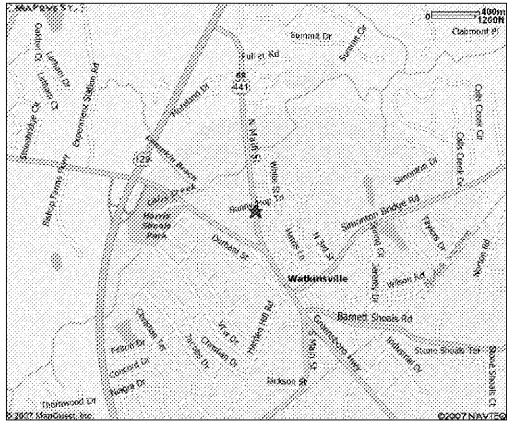
ARCHITECT:
PATE DESIGN GROUP, INC.
4168 ABBOTTS BRIDGE ROAD
DULUTH, GEORGIA 30097
CONTACT: KIRBY PATE
PHONE: 770.814.0885

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

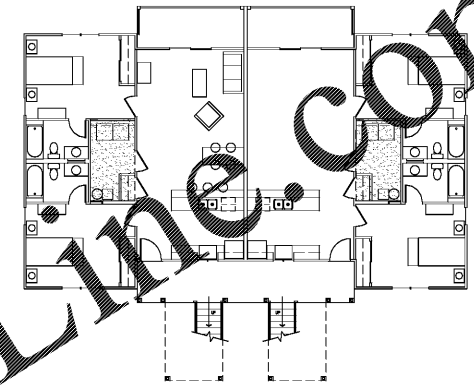
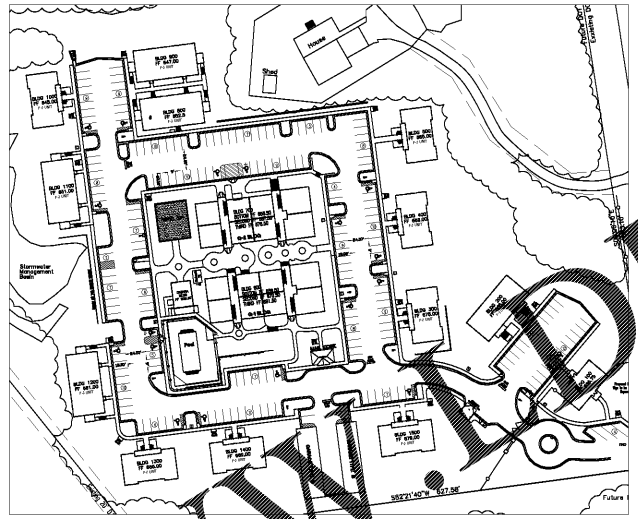
STRUCTURAL:
AUBURN STRUCTURAL DESIGN
2008 JANABROOKE LANE
AUBURN, ALABAMA 36830
CONTACT: BUDDY MAYO
PHONE: 334.826.8040

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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GENERAL NOTES

- CONTACT THE WATKINSVILLE INSPECTION REQUEST LINE AT (706) 769-5161 FOR INSPECTIONS AT 50% AND 100% COMPLETION. NOTE: 50% INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR OR CEILING.
- 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
- EVERY DOOR INSIDE AND OUTSIDE EVERY BUILDING SHALL BE PROVIDED WITH HANDLES, HARDWARE, OR STRAPPED DESIGNER (W/CEILING).
- INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASS "A" OR "B". INTERIOR FLOOR FINISH SHALL BE CLASS "B".
- PROVIDE TACTILE FINISHES IN ALL AREAS AS REQUIRED BY THE SBCC, CHAPTER ELEVEN.
- PROVIDE ACCESSIBLE SIGNAGE PER 120-3-20.
- 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.
- A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED WITHIN EACH BUILDING AND AT EACH BUILDING ENTRANCE FOR COMPLIANCE WITH OCONEE COUNTY ACCEPTABLE SIGNS AND EITHER "NO SMOKING" OR THE INTERNATIONAL SYMBOL/CONSISTENT OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT.
- EX POSITIVE PRESSURE TRAP(S) WILL BE REQUIRED FOR ALL RESTAURANTS.
- DUMPSTER IS ON SITE. OWNER SHALL MAINTAIN FACTORY INSTALLED PLUGS IN DUMPSTER DRAINS AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DUMPSTER.
- EXTERIOR BUILDING IDENTIFICATION SHALL HAVE WHITE-COLORED LETTERS NO LESS THAN 5" IN HEIGHT AND BE VISIBLE FROM THE ROAD.
- ANY RECESSED ITEMS, SUCH AS MOUNTING MACHINE CONNECTION BOXES, DRYER OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS RECESSED INTO RATED WALLS SHALL NOT PENETRATE RATING OF WALL TYPE "X" OR "B" SHALL CONTINUE BEHIND RECESSED ITEM TO PRESERVE RATING.
- COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CLASSIFIER OF NFPA 101 LIFE SAFETY CODE 1997 EDITION. PROVIDE VERIFICATION AT THE TIME OF INSPECTION THAT THE PRODUCTS COMPLY WITH REQUIREMENTS.
- PLANS FOR FIRE PROTECTION SPRINKLER PIPING INCLUDING COMPLETE SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH SBC SECTION 1821-3.10.1 AND NFPA 13.
- SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BLDG. PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
- CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANCE-RATED WALLS (AND CORRESPONDING FIRE-RESISTANCE-RATING) INCLUDING FIRE BARRIER WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED 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. (SBC SECTION 703.5.5 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.
- (SIGNAGE FOR RESTROOMS) SHALL BE RAISED AND BRILLE 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.
- (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. 8.3.3.2.4.
- STORAGE RACKING & SHELVING SHALL BE PERMITTED SEPARATELY. CONTACT PLAN REVIEW @ (706) 769-5161 FOR ADDITIONAL INFORMATION.
- 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.)
- 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 CODES	PROJECT:	CODE REVIEW FOR SHELL BUILDING	FIRE-RESISTANCE RATINGS REQUIRED:
International Building Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017) (2018) International Fire Code, 2012 Edition, with Georgia Amendments (2014) (2015) 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: WISTERIA RIDGE 75 NORTH MAIN STREET WATKINSVILLE, GEORGIA 30677 CONSTRUCTION TYPE: TYPE V-A PROTECTED NUMBER OF STORES: THREE (3) STORY ALLOWABLE, THREE (3) 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	BUILDING AREA: NEW 1ST FLOOR: 2,187 G.S.F. HEATED SPACE + 282 G.S.F. CANOPY/PORCH = 2,469 G.S.F. TOTAL 2,187 G.S.F. OCCUPIED SPACE 2ND FLOOR: 2,187 G.S.F. HEATED SPACE + 282 G.S.F. CANOPY/PORCH = 2,469 G.S.F. TOTAL 2,187 G.S.F. OCCUPIED SPACE 3RD FLOOR: 2,187 G.S.F. HEATED SPACE + 282 G.S.F. CANOPY/PORCH = 2,469 G.S.F. TOTAL 2,187 G.S.F. OCCUPIED SPACE TOTAL: 6,561 G.S.F. HEATED SPACE 7,407 G.S.F. FOOTPRINT	STRUCTURAL ELEMENT: RATING: UL DETAIL: DETAIL: EXTERIOR BEARING WALLS 1 HOUR U366 2/A6.1 EXTERIOR NON-BEARING WALLS 0 HOUR --- 2/A6.1 SIM INTERIOR BEARING WALLS 1 HOUR U365 1/A6.1 INTERIOR NON-BEARING WALLS 0 HOUR --- 1/A6.1 SIM INTERIOR TENANT SEPARATION WALLS 1 HOUR U365 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 6/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) 770.814.0886
Kirby@patedesigngroup.com

F-2 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: 07-03
Scale: AS NOTED



A0.0
04.01.19 of sheets

RELEASED FOR CONSTRUCTION

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