

# NEW CONSTRUCTION FOR: WILL-O-WAR LLC F-3 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

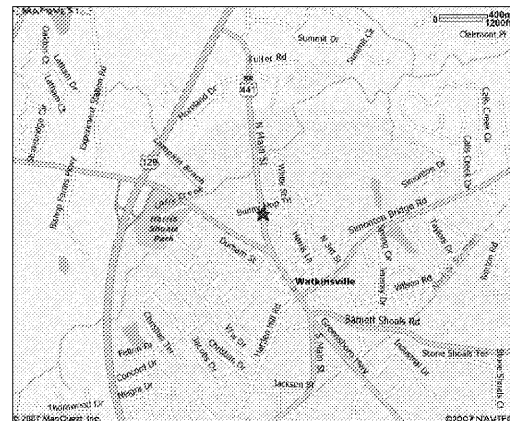
ARCHITECT:  
PATE DESIGN GROUP, INC.  
4168 ABBOTTS BRIDGE ROAD  
DULUTH, GEORGIA 30097  
CONTACT: KIRBY PATE  
PHONE: 770.814.0885

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

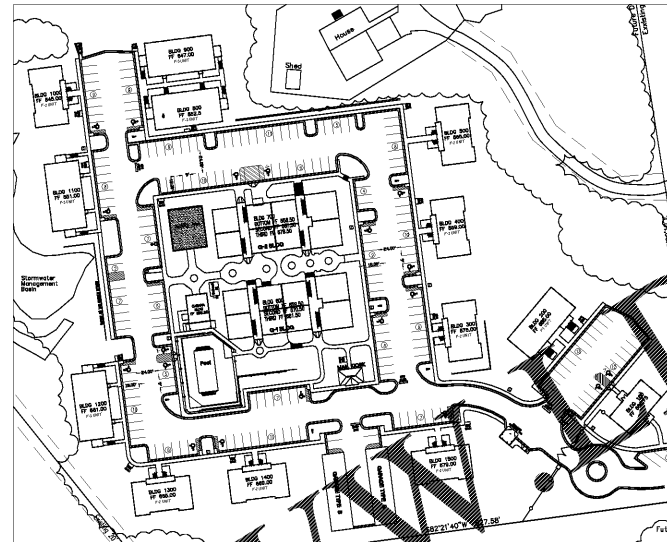
STRUCTURAL:  
AUBURN STRUCTURAL DESIGN  
2008 JANABROOKE LANE  
AUBURN, ALABAMA 36830  
CONTACT : BUDDY MAYO  
PHONE: 334.826.8040

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

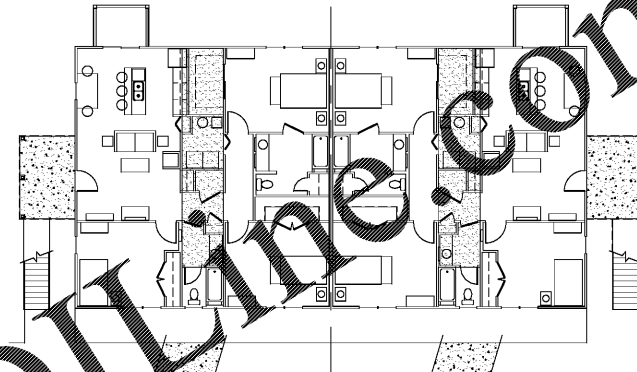
ELECTRICAL  
LASTINGER AND ASSOC.  
6290 ABBOTTS BRIDGE RD.  
SUITE 401  
DULUTH, GEORGIA 30097  
CONTACT: TRAVIS LASTINGER  
PHONE: 770.622.7023



PERMIT SET  
03.05.19



SITE PLAN  
SCALE: NTS



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

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### GENERAL NOTES

- CONTACT THE WATKINSVILLE INSPECTION REQUEST LINE AT (706) 789-5161 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.
- 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 IBC, CHAPTER 7.2.1.5.1
- EVERY DOOR INSIDE AND OUTSIDE EVERY BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, PUSH HARDWARE, OR U-SHAPED DESIGNED DRUMS, ETC.)
- INTERIOR FLOOR FINISHES, CEILING FINISHES, EXITS REQUIRED SHALL BE CLASS "A" INTERIOR WALL AND CEILING FINISHES IN ALL OTHER AREAS SHALL BE CLASS "OR" OR "B". INTERIOR FLOOR FINISH SHALL BE CLASS "A" OR "B".
- PROVIDE TACTILE WARNINGS IN ALL AREAS AS REQUIRED BY THE SBCCO, CHAPTER 11.1.1.
- 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 GWINNETT COUNTY CLEAN INDOOR AIR ORDINANCE. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL SYMBOL FOR NO SMOKING. A BUILDING CONTRACTOR SHALL ENCLOSE A FIRE PROHIBITION SIGN WITH EACH SIGN.
- IF CONTRACTOR IS ON SITE, OWNER SHALL MAINTAIN FACTORY INSTALLED PLUGS IN ALL DAMPERS DRAINS AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DAMPERS.
- 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 WASHING MACHINE CONNECTION BOXES, VENTS, OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS REQUIRING RATED WALLS SHALL NOT PENETRATE RATED WALLS. TYPE "GYP" BO SHALL CONTINUE THROUGH RECESSED ITEM TO PRESERVE RATING.
- COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE REVIEWED FOR THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHAPTER OF NFPA 101 LIFE SAFETY CODE 1997 EDITION. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
- PLANS FOR FIRE PROTECTION SPRINKLER PIPING INCLUDING COMPLETE PIPING SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH SBCCO SECTION 1621.3.10.1 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 BARRIERS WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHAF ENCLOSURES EITHER BY INSTALLING SIGNS OR 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. (SBCCO 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.
- (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.
- (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
- STORAGE RACKING & SHELVING SHALL BE PERMITTED SEPARATELY. CONTACT PLAN REVIEW (706) 789-5161 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) International Mechanical Code, 2012 Edition, with Georgia Amendments (2014) (2015) International Plumbing 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) - 2009 Edition Federal ADA Standards (DOJ)	PROJECT: WISTERIA RIDGE 75 NORTH MAIN STREET WATKINSVILLE, GEORGIA 30677 CONSTRUCTION TYPE: TYPE V-A PROTECTED 18,000 SF PER IBC 2006, TABLE 503 Allowable Heights and Building Areas NUMBER OF STORIES: THREE (3) STORY ALLOWABLE, TWO (2) STORY ACTUAL EXIT TRAVEL DISTANCE: ALLOWABLE 250' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.6 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: 2,800 G.S.F. HEATED SPACE + 192 G.S.F. CANOPY/PORCH = 2,992 G.S.F. TOTAL 2,800 G.S.F. OCCUPIED SPACE 2ND FLOOR: 2,800 G.S.F. HEATED SPACE + 192 G.S.F. CANOPY/PORCH = 2,992 G.S.F. TOTAL 2,800 G.S.F. OCCUPIED SPACE TOTAL: 5,600 G.S.F. HEATED SPACE 5,984 G.S.F. FOOTPRINT	STRUCTURAL ELEMENT: RATING: UL DETAIL: DETAIL: EXTERIOR BEARING WALLS 1 HOUR U356 2/AB.1 EXTERIOR NON-BEARING WALLS 0 HOUR U355 2/AB.1 SIM INTERIOR BEARING WALLS 1 HOUR U356 1/AB.1 INTERIOR NON-BEARING WALLS 0 HOUR --- 1/AB.1 SIM INTERIOR TENANT SEPARATION WALLS 1 HOUR U355 1/AB.1 COLUMNS 1 HOUR X526 4/AB.1 BEAMS, GIRDERS, TRUSSES AND ARCHES 1 HOUR P522 3/AB.1 FLOOR CONSTRUCTION 1 HOUR L534 6/AB.1 ROOF AND ROOF/CEILING CONSTRUCTION 1 HOUR P522 3/AB.1

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F-3 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: MWB  
KEP  
Contract No. \_\_\_\_\_  
Scale: AS NOTED

A0.0  
of sheets

04.01.19  
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RELEASED FOR CONSTRUCTION