

NEW CONSTRUCTION FOR: WILL-O-WAR LLC G-1 + G-2

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

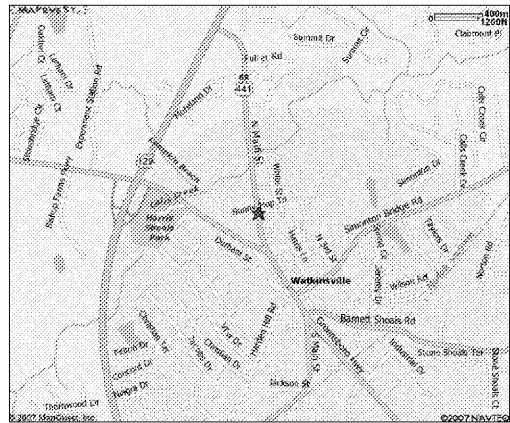
ARCHITECT:
PATE DESIGN GROUP, INC.
4168 ABBOTTS BRIDGE ROAD
DULUTH, GEORGIA 30097
CONTACT: KIRBY PATE
PHONE: 770.814.0885

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

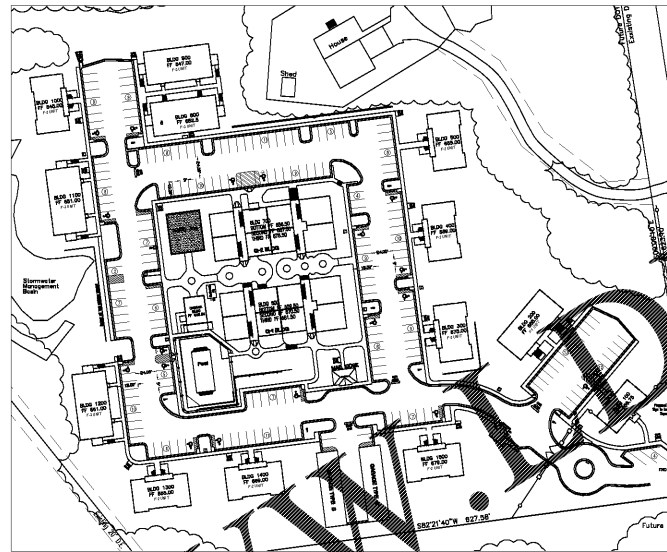
STRUCTURAL:
AUBURN STRUCTURAL DESIGN
2008 JANABROOKE LANE
AUBURN, ALABAMA 36830
CONTACT: BUDDY MAYO
PHONE: 334.826.8040

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

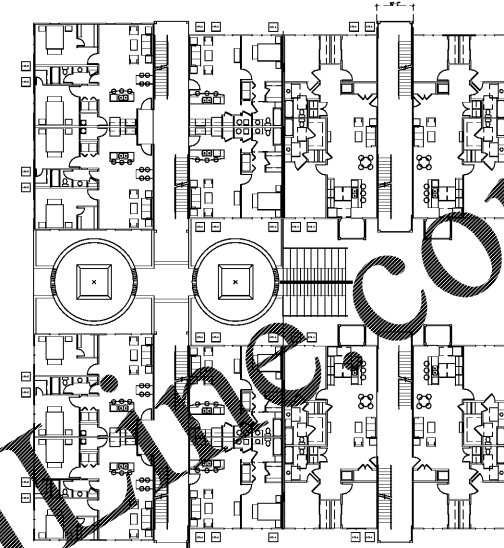
ELECTRICAL
LASTINGER AND ASSOC.
6290 ABBOTTS BRIDGE RD.
SUITE 401
DULUTH, GEORGIA 30097
CONTACT: TRAVIS LASTINGER
PHONE: 770.622.7023



PERMIT SET
03.05.19



1 SITE PLAN
SCALE: NTS
JOB NORTH



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

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GENERAL NOTES		
1. CONTACT THE WATKINSVILLE INSPECTION REQUEST LINE AT (706) 799-5161 FOR INSPECTIONS AT 100% AND 100% COMPLETION. NOTE: BOX 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.	6. PROVIDE ACCESSIBLE SIGNAGE PER 120-3-20	12. ANY RECESSED ITEMS, SUCH AS WALL MOUNTED CONNECTION BOXES, DRYER OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS RECESSED INTO WALLS SHALL NOT PENETRATE RATING WALL TYPE "X" OR "BB" SHALL CONTINUE BEHIND RECESSED AREA TO PRESERVE RATING.
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	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.	13. COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHAPTER OF THE 2000 LIFE SAFETY CODE 1997 EDITION PROVIDED FOR AT THE TIME OF THE INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
3. GROUND LEVEL UNIT PLANS TO BE ADAPTABLE PER 1998 FAIR HOUSING ACT REGULATIONS.	8. NOT USED	14. PLANS FOR FIRE PROTECTION SPRINKLER PIPING INCLUDING COUPLER, SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH SBC SECTION 1621.3.10.1 AND NFPA 13.
4. INTERIOR WALLS AND CEILING FINISHES IN EXITS SHALL BE CLASS "1" INTERIOR WALL AND CEILING FINISHES IN ALL OTHER AREAS SHALL BE CLASS "1" OR "B" INTERIOR FLOOR FINISH SHALL BE CLASS "1" OR "B".	9. EXTERIOR GREASE TRAPS SHALL BE MAINTAINED PER ALL APPLICABLE REGULATIONS. ALL DUMPSTER DRAINAGE SHALL BE MAINTAINED PER ALL APPLICABLE REGULATIONS.	15. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BLDG. PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
5. PROVIDE FACILITY SIGNAGE IN ALL AREAS AS REQUIRED BY THE SBCO, CHAPTER ELEVEN.	10. IF DUMPSTER DRAINAGE SHALL BE MAINTAINED PER ALL APPLICABLE REGULATIONS.	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 SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY SITING IN CONCEALED SPACES THE FOLLOWING: (1) 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 OF THE 2002 GA STATE AMENDMENTS.
	11. EXTERIOR AND IDENTIFICATION SHALL BE WHITE POLYESTER LETTERS NO LESS THAN 1/2" IN HEIGHT AND BE VISIBLE FROM THE ROAD.	17. (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 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. 120-2-20-4(1)(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 TESTED 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) 799-5161 FOR ADDITIONAL INFORMATION.
		21. MECHANICAL, ELECTRICAL, & PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMIT SECTION AT LEAST 2 DAYS BEFORE REQUESTING INSPECTIONS. (OBTAIN AFFIDAVIT FORMS FROM BUILDING PERMIT 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.
		23. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER PERMIT FROM WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE SPRINKLER PLAN IN THIS SET ARE FOR REFERENCE ONLY.
		24. SPRINKLER PLANS SHALL BE SUBMITTED BY SPRINKLER CONTRACTOR FOR ALL NEW OR RENOVATED SYSTEMS WITH THE EXCEPTION OF: (1) ALL RENOVATED SYSTEMS RELOCATING 20 HEADS OR LESS. (2) ALL RENOVATED SYSTEMS ADDING 6 HEADS OR LESS.

APPLICABLE CODES	PROJECT:	CODE REVIEW FOR SHELL BUILDING	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 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 (2017 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 ALLOWABLE AREA: 12,000 SF PER IBC 2006, TABLE 503 Allowable Heights and Building Areas ALLOWABLE HEIGHT: IBC 2006 TABLE 503, ALLOWABLE HEIGHT 3 STORY, ACTUAL HEIGHT - APPROX. 42'-4" FROM GRADE (2 STORY/BASEMENT) NUMBER OF STORES: THREE (3) STORY ALLOWABLE, THREE (3) STORY ACTUAL EXIT TRAVEL DISTANCE: 250' PER IBC 2006 SECTION 1016.1 250' PER 2000 LIFE SAFETY CODE SECTION 38.2.6 75' PER IBC 2006 SECTION 1014.3 75' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.3 20' PER IBC 2006 SECTION 1017.3 20' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.2 COMMON PATH OF TRAVEL: 75' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.3 20' PER IBC 2006 SECTION 1017.3 20' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.2 NO. OF EXITS REQUIRED/ PROVIDED: EACH FLOOR: 2 PER IBC 2006 SECTION 1019.1 AND 2000 LIFE SAFETY CODE SECTION 38.2.4.2	OCCUPANT LOAD: IBC 2006 TABLE 1004.1.1 AND 2000 LIFE SAFETY CODE TABLE 7.3.1.2 RESIDENTIAL (R-2) - 200 SF / OCCUPANT BUILDING AREA: G-1 BUILDING: BASEMENT: 2,935 G.S.F. HEATED SPACE + 640 G.S.F. BREEZEWAY = 3,575 G.S.F. TOTAL 2,935 G.S.F. OCCUPIED SPACE 1ST FLOOR: 6,480 G.S.F. HEATED SPACE + 1,360 G.S.F. BREEZEWAY = 7,840 G.S.F. TOTAL 6,480 G.S.F. OCCUPIED SPACE 2ND FLOOR: 6,480 G.S.F. HEATED SPACE + 1,360 G.S.F. BREEZEWAY = 7,840 G.S.F. TOTAL 6,480 G.S.F. OCCUPIED SPACE TOTAL: 15,895 G.S.F. HEATED SPACE + 3,360 G.S.F. BREEZEWAY = 19,255 G.S.F. TOTAL G-2 BUILDING: BASEMENT: 2,935 G.S.F. HEATED SPACE + 640 G.S.F. BREEZEWAY = 3,575 G.S.F. TOTAL 2,935 G.S.F. OCCUPIED SPACE 1ST FLOOR: 6,480 G.S.F. HEATED SPACE + 1,360 G.S.F. BREEZEWAY = 7,840 G.S.F. TOTAL 6,480 G.S.F. OCCUPIED SPACE 2ND FLOOR: 6,480 G.S.F. HEATED SPACE + 1,360 G.S.F. BREEZEWAY = 7,840 G.S.F. TOTAL 6,480 G.S.F. OCCUPIED SPACE TOTAL: 15,895 G.S.F. HEATED SPACE + 3,360 G.S.F. BREEZEWAY = 19,255 G.S.F. TOTAL	STRUCTURAL ELEMENT: RATING: UL DETAIL: DETAIL: EXTERIOR BEARING WALLS 1 HOUR U356 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 PARTITION SEPARATION WALLS 1 HOUR U365 1/A6.1 INTERIOR AREA SEPARATION WALLS 2 HOUR GA ASW-1000 4/A6.2 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/CILING CONSTRUCTION 1 HOUR P522 3/A6.1 OCCUPANT LOAD CALCULATIONS: METHOD: (OVERALL FLOOR AREA IN S.F.) / (LOAD FACTOR) = OCCUPANT LOAD RESIDENCE (R-2): (G-1) 15,895 G.S.F. / 200 G.S.F. = 79 OCCUPANTS (G-2) 15,895 G.S.F. / 200 G.S.F. = 79 OCCUPANTS TOTAL OCCUPANT LOAD = 158 OCCUPANTS

Pate Design Group, Inc.
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Duluth, Georgia 30097
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Kirby@patedesigngroup.com

G-1 AND G-2
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: [Signature]
Contract No.: 07-03
Scale: AS NOTED

A0.0
of sheets

04.01.19

RELEASED FOR CONSTRUCTION

Order Plans