

**WILL- O- WAR LLC  
LEASING BLDG.**

75 NORTH MAIN STREET  
WATKINSVILLE, GA 30677

03.05.19

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**GENERAL NOTES**

1. CONTACT WATKINSVILLE INSPECTION REQUEST LINE FOR INSPECTIONS AT 80% AND 100% COMPLETION. NOTE: 80% INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR OR CEILING. NOTE: 100% FINAL INSPECTION OF ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING, READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PHONED IN BEFORE 2:00PM THE DAY PRIOR TO THE DATE THE INSPECTION IS NEEDED.	8. SIGNAGE FOR RESTROOMS SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. RULE 120-3-20-41 (4), (5), (6) OF THE GEORGIA ACCESSIBILITY CODE.	16. ANY RECESSED ITEMS, SUCH AS WASHING MACHINE CONNECTION BOXES, DRYER VENTS, OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS RECESSED INTO RATED WALLS, SHALL NOT PENETRATE RATING OF WALL. TYPE "X" GYP. BD. SHALL CONTINUE BEHIND RECESSED ITEM TO PRESERVE RATING.	23. (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.
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 EDITION, CHAPTER 7.2.15.1	9. A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, AGENT, OPERATOR, PERSON IN CHARGE OR PROPRIETOR AT EACH ENTRANCE OR IN A POSITION CLEARLY VISIBLE UPON ENTRY INTO THE BUILDING IN ACCORDANCE WITH GEORGIA SMOKE-FREE AIR ACT OF 2005. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL (CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAN ACROSS IT).	17. COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHAPTER OF NFPA 101 LIFE SAFETY CODE, 2000 EDITION. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.	24. 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.
3. (DOORS/HARDWARE) HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. RULE 120-3-20-24 (9) SHALL BE PROVIDED. GEORGIA ACCESSIBILITY CODE, 1998 EDITION.	10. SELF-CLOSING DEVICES SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.2.1.4, 2000 EDITION.	18. NOT USED	25. STORAGE RACKING AND SHELVING SHALL BE PERMITTED SEPARATELY. CONTACT PLAN REVIEW AT (878) 518-8040 FOR ADDITIONAL INFORMATION.
4. INTERIOR WALLS AND CEILING FINISHES IN EXIT ENCLOSURES 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 I OR II.	11. AUDIBLE/VISUAL SIGNAL APPLIANCES COMPLYING WITH THE REQUIREMENTS OF RULE 120-3-20-39 GEORGIA ACCESSIBILITY CODE AND NFPA 72, 2002 EDITION SHALL BE PROVIDED.	19. NOT USED	26. MECHANICAL, ELECTRICAL, & PLUMBING SUBCONTRACTORS SHALL SUBMIT AFFIDAVITS FOR EACH BUILDING PERMIT TO THE BUILDING PERMITS SECTION AT LEAST 2 DAYS BEFORE REQUESTING INSPECTION. (OBTAIN AFFIDAVIT FORMS FROM BUILDING PERMITS SECTION.)
5. PROVIDE TACTILE WARNINGS IN ALL AREAS AS REQUIRED PER IBC 2006 EDITION, CHAPTER 11.	12. COMMON SUPPLY AND RETURN AIR SYSTEMS, WHERE MULTIPLE AIR-HANDLING SYSTEMS SHARE COMMON SUPPLY OR RETURN AIR DUCTS OR PLENUMS WITH A COMBINED DESIGN CAPACITY GREATER THAN 2,000 CFM (0.9 m³/s), THE RETURN AIR SYSTEM SHALL BE PROVIDED WITH SMOKE DETECTORS IN ACCORDANCE WITH SECTION 606.2.1 INTERNATIONAL MECHANICAL CODE, CHAPTER 6, SECTION 606.2.2, 2000 EDITION.	20. FIRE SPRINKLER SYSTEM IF REQUIRED REVISIONS TO BE PROVIDED IN ACCORDANCE WITH NFPA 72, 2002 EDITION.	27. FIRE EXTINGUISHERS IN BUSINESS OCCUPANCIES AND OFFICES SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2 A 10, 3 B/ARE REQUIRED AND SHALL BE INSTALLED AT A MAX. OF 48" A-F-TO THE TOP OF THE HANDLE.
6. PROVIDE ACCESSIBLE SIGNAGE PER RULE 120-3-20-39 GEORGIA ACCESSIBILITY CODE, 1998 ED.	13. (HEIGHT OF TABLES OR COUNTERS) THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE FINISH FLOOR OR GROUND PER THE GEORGIA ACCESSIBILITY CODE, 1998 EDITION.	21. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN A FIRE SPRINKLER SYSTEM PERMIT FROM THE DAWSON COUNTY FIRE MARSHALS OFFICE PRIOR TO INSTALLATION. ANY FIRE SPRINKLER PLANS INCLUDED IN THIS SET ARE FOR REFERENCE ONLY, NOT FOR PERMIT.	28. INSULATION SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
7. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.		22. 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 STENCILING IN CONCRETE. THE FOLLOWING (1) 1 HOUR FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS. SIGNIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND. (ISBC SECTION 703.5 OF THE 2000 IBC, GA STATE AMENDMENTS)	29. PROVIDE SIGN DESIGNATION ON ALL EXTERIOR DOORS.

**INDEX of DRAWINGS**

**ARCHITECTURAL**

- A0.0 COVER SHEET
- A1.1 FLOOR PLAN
- A1.2 ROOF PLAN
- A2.1 REFLECTED CEILING PLAN
- A3.1 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTIONS

**STRUCTURAL**

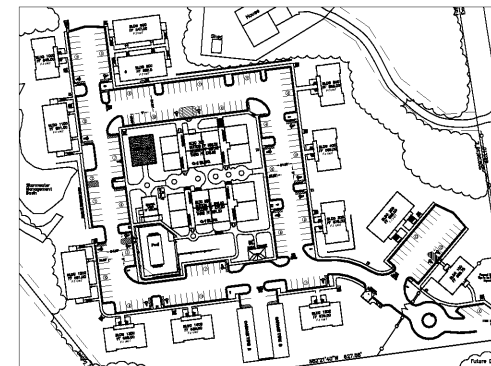
- S1.0 GENERAL NOTES, SCHEDULES, DETAILS, SECTIONS
- S2.0 FOUNDATION & FLOOR PLAN
- S2.1 ROOF FRAMING PLAN
- S3.0 FOUNDATION & MAJOR FLOOR FRAMING SECTIONS & DETAILS
- S4.0 ROOF FRAMING SECTIONS & DETAILS

**MECHANICAL**

- M1.0 FLOOR PLAN & SPECS

**PLUMBING**

- P1.1 FLOOR PLAN & SPECS



**1 SITE PLAN**  
SCALE: NTS  
JOB NORTH

CODES	PROJECT LOCATION	PROJECT DATA	
International Building Code, 2012 Edition, with Georgia Amendments (2014) (2015) (2017) (2018) International Fire 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 Supplement 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-B OCCUPANCY: BUSINESS ALLOWABLE HEIGHT/AREA: 2 Stories and 9000 SF ACTUAL HEIGHT/STORIES: 1 Story and 1795 SF  OCCUPANT LOAD: NON CENTRATED: 1795/100 = 18 OCCUPANTS LSC 7.3.1.2  REQUIRED EXITS: OCCUPANTS 1-500 = 2 REQUIRED LSC 7.4.2 2 PROVIDED  DEAD END CORRIDOR: NOT TO EXCEED 20' LSC 12.2.5.1.3	FIRE RESISTANCE RATINGS REQUIRED: TABLE 601 TYPE VB  STRUCTURAL FRAME 0 HOUR BEARING WALLS 0 HOUR NON BEARING WALLS 0 HOUR FLOOR CONSTRUCTION 0 HOUR ROOF CONSTRUCTION 0 HOUR



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**Issue & Revisions:**

No.	Date	Description
1	04.01.19	CLARIFICATION

**COVER SHEET**

Drawn  
TIS  
Checked  
KEP  
Contract No.  
18-12  
Scale  
NTS  
Date  
03.05.19  
Last Revision  
04.01.19

**A0.0**  
1 of 6 sheets

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