

# NEW CONSTRUCTION FOR: WISTERIA RIDGE

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

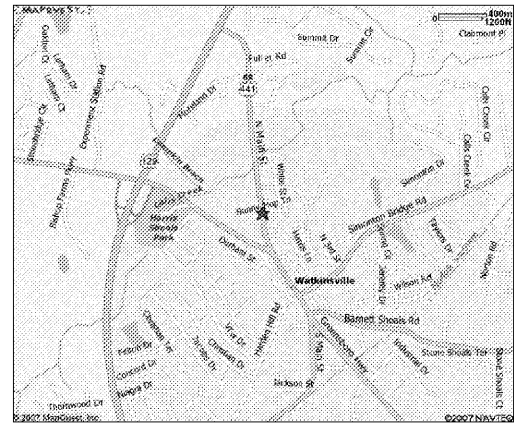
**ARCHITECT:**  
PATE DESIGN GROUP, INC.  
4168 ABBOTTS BRIDGE ROAD  
DULUTH, GEORGIA 30097  
CONTACT: KIRBY PATE  
PHONE: 770.814.0885

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

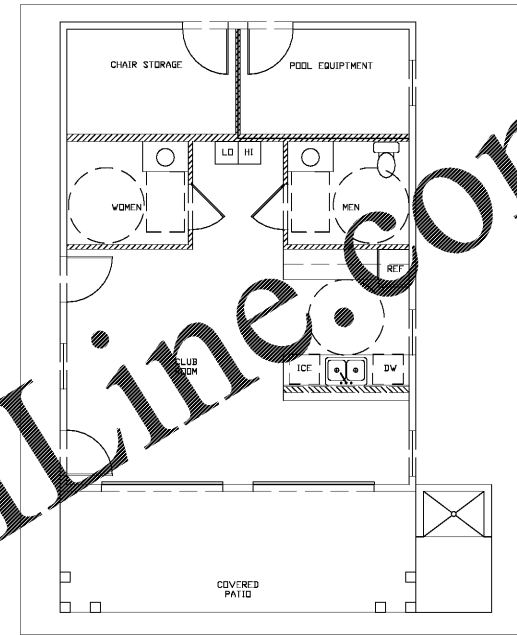
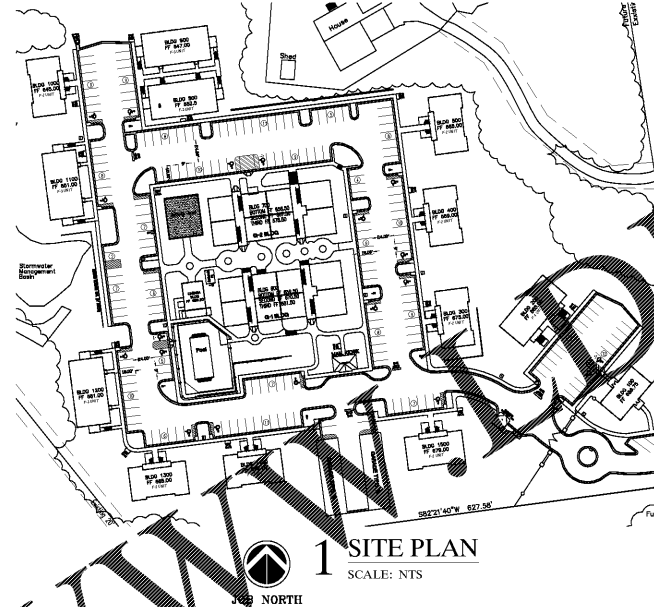
**STRUCTURAL:**  
AUBURN STRUCTURAL DESIGN  
2008 JANABROOKE LANE  
AUBURN, ALABAMA 36830  
CONTACT: BUDDY MAYO  
PHONE: 334.826.8040

**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



ISSUED FOR CONSTRUCTION  
03.05.19



2 KEY PLAN  
SCALE: NTS  
JOB NORTH

1 SITE PLAN  
SCALE: NTS  
JOB NORTH

GENERAL NOTES		
1. CONTACT THE WATKINSVILLE INSPECTION REQUEST LINE AT (706) 789-5181 FOR INSPECTIONS AT 80% AND 100% COMPLETION. NOTE: BOX INSPECTION OF ANY FIRE-RATED BARRIERS, FLOOR OR CEILING.	6. PROVIDE ACCESSIBLE SIGNAGE PER 120-3-20.	12. ANY RECESSED ITEMS, SUCH AS MACHINE CONNECTION BOXES, DRYER OR ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS RECESSED INTO WALLS SHALL NOT PENETRATE RATED WALLS. TYPE "X" OR "SO SHALL CONTINUE BEHIND RECESSED ITEM 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 INTERIORS FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE PRESERVATIVE OCCUPANCY CHAPTER OF A 101 LIFE SAFETY CODE 1987 EDITION. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
3. EVERY DOOR INSIDE AND OUTSIDE EVERY BUILDING SHALL BE PROVIDED WITH HANDICAP HARDWARE (LEVERS, MECHANIC HARDWARE, OR U-LATCH) DESIGNED TO MEET THE REQUIREMENTS OF THE ADA.	8. 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 CLEAN INDOOR AIR ORDINANCE. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR "NO SMOKING - RESTAURANTS". A SIGNING QUOTE IS ENCLOSED IN A SEPARATE SHEET.	14. PLANS FOR FIRE PROTECTION SPRINKLER PIPING INCLUDING COMPLETE PSMC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE WATKINSVILLE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH SBC SECTION 1623.3.101 AND NFPA 13.
4. INTERIOR WALLS AND CEILING FINISHES IN EXISTING BUILDINGS SHALL BE CLASSIFIED AS INTERIOR WALLS AND CEILING FINISHES IN ALL OTHER AREAS SHALL BE CLASSIFIED AS INTERIOR WALL FINISHES OR INTERIOR FLOOR FINISHES SHALL BE CLASSIFIED AS 1 OR II.	9. EXTERIOR WALLS SHALL BE CLASSIFIED AS EXTERIOR WALLS PER SBC SECTION 703.5.1.	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 TRAFFIC WARNINGS IN ALL AREAS AS REQUIRED BY THE SBCC, CHAPTER SEVEN.	10. IF A SIGNER IS ON SITE, OWNER SHALL PROVIDE FACTORY INSTALLED PLUGS IN DRAINAGE DRAINAGE AT ALL TIMES SO AS TO PROHIBIT LIQUID DRAINAGE FROM DAMPERS.	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 STENCILING 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 BUILDING IDENTIFICATION SHALL HAVE WHITE-COLORED LETTERS NO LESS THAN 5" 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 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 & SHIELFING SHALL BE PERMITTED SEPARATELY. CONTACT PLAN REVIEW (706) 789-5181 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.

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

(p) 770.814.0885  
(f) 770.814.0888

Kirby@patedesigngroup.com

POOL PAVILLION  
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

APPLICABLE CODES	PROJECT:	OCUPPANT LOAD:	FIRE-RESISTANCE RATINGS REQUIRED:
International Building Code, 2012 Edition, with Georgia Amendments (2014) (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, 2017 Edition, with Georgia Amendments (2019) International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (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 ALLOWABLE AREA: 18,000 SF PER IBC 2006, TABLE 503 Allowable Heights and Building Areas ALLOWABLE HEIGHT: IBC 2006 TABLE 503, ALLOWABLE HEIGHT 3 STORIES, 40'-0" ACTUAL HEIGHT - APPROX. 13'-4" FROM GRADE NUMBER OF STORIES: THREE (3) STORY ALLOWABLE, ONE (1) STORY ACTUAL EXIT TRAVEL DISTANCE: ALLOWABLE: 250' PER IBC 2006 SECTION 1016.1 ACTUAL: < 60' COMMON PATH OF TRAVEL: 250' PER 2000 LIFE SAFETY CODE SECTION 38.2.6 DEAD END CORRIDOR: 75' PER 2000 LIFE SAFETY CODE SECTION 38.2.5.3 NO. OF EXITS REQUIRED/PROVIDED: 151 FLOOR, EACH TENANT SUITE: 2 PER IBC 2006 SECTION 1016.1 AND 2000 LIFE SAFETY CODE SECTION 38.2.4.2	OCUPPANT LOAD: IBC 2006 TABLE 1004.1.1 AND 2000 LIFE SAFETY CODE TABLE 7.3.1.2 BUSINESS (B) - 100 SF / OCCUPANT BUILDING AREA: NEW 151 FLOOR: 565 S.F. FOOTPRINT OCUPPANT LOAD CALCULATIONS: METHOD: (OVERALL FLOOR AREA IN S.F.) / (LOAD FACTOR) - OCCUPANT LOAD 151 FLOOR OCCUPANT TOTAL: BUSINESS: 565 S.F. / 100 G.S.F. = 6 OCCUPANTS TOTAL OCCUPANT LOAD = 6 OCCUPANTS	STRUCTURAL ELEMENT: RATING: UL DETAIL: DETAIL: EXTERIOR BEARING WALLS 1 HOUR U356 2/AS.1 EXTERIOR NON-BEARING WALLS 0 HOUR U365 2/AS.1 SIM INTERIOR BEARING WALLS 1 HOUR U365 1/AS.1 INTERIOR NON-BEARING WALLS 0 HOUR --- 1/AS.1 SIM INTERIOR TENANT SEPARATION WALLS 1 HOUR U365 1/AS.1 COLUMNS 1 HOUR K226 4/AS.1 BEAMS, GIRDERS, TRUSSES AND ARCHES 1 HOUR P522 3/AS.1 FLOOR CONSTRUCTION (SINGLE STORY) 0 HOUR --- ROOF AND ROOF/CEILING CONSTRUCTION 1 HOUR P522 3/AS.1

Drawn  
MBW  
Checked  
KEP  
Contract No.  
07-03  
Scale  
AS NOTED



A0.0

040119 of sheets

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