

MARKET PLACE AT LOCUST GROVE SHOPS PHASE 2

4959 BILL GARDNER PARKWAY
LOCUST GROVE GEORGIA 30248



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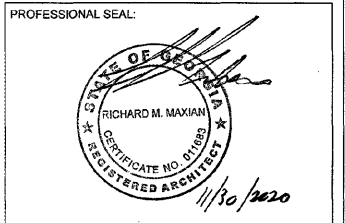
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PROJECT TEAM

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- SMOKING IS PROHIBITED IN ALL ENCLOSED PUBLIC PLACES AND IN ALL ENCLOSED AREAS WITHIN PLACES OF EMPLOYMENT IN ACCORDANCE WITH COUNTY CLEAN INDOOR AIR ORDINANCE.
- CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RESISTANCE RATED WALL (AND CORRESPONDING FIRE RESISTANT RATING) INCLUDING FIRE BARRIER WALLS, SMALL BARRIER WALLS, FIRE PARTITIONS, FIRE WALL AND SHAFT ENCLOSURES WITH BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING:
ONE (1) HOUR FIRE AND SMOKE BARRIER 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.
- THE U-FACTOR AND SHGC FOR EACH GLAZED FENESTRATION PRODUCT (DOOR, WINDOW, SKYLIGHT) SHALL BE DETERMINED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL NFRC 200-1. PROCEDURE FOR DETERMINING FENESTRATION PRODUCT SOLAR HEAT GAIN COEFFICIENTS AND VISIBLE TRANSMITTANCE AT NORMAL INCIDENCE.
- CONTACT THE FIRE OFFICE INSPECTION REQUEST LINE FOR INSPECTIONS.
- SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
- CIVIL DRAWINGS AND LANDSCAPE DRAWINGS PROVIDED BY OTHERS.
- FIRE ALARM SYSTEM TO BE PROVIDED IN ACCORDANCE WITH NFPA 72, 2018 EDITION.
- FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE 2018 EDITION OF THE NFPA 13.

CODES/STANDARDS & CLASSIFICATIONS

CITY OF LOCUST GROVE, HENRY COUNTY AND STATE OF GEORGIA CODE REQUIREMENTS INCLUDING REVISIONS, AMENDMENTS & APPENDICES TO THE FOLLOWING CODES:

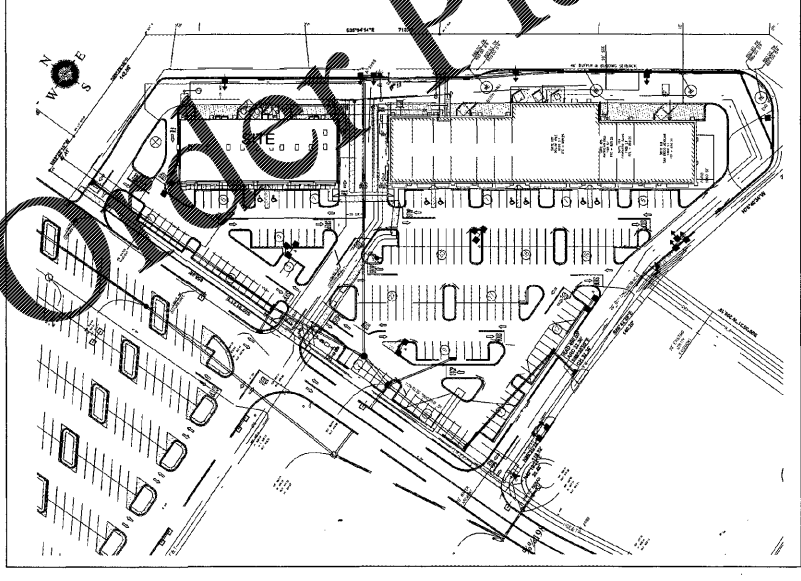
- 2018 INTERNATIONAL BUILDING CODE WITH GEORGIA AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH GEORGIA AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH GEORGIA AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE WITH GEORGIA AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH GEORGIA SUPPLEMENTS AND AMENDMENTS
- 2018 INTERNATIONAL FIRE PREVENTION CODE WITH GEORGIA AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2018 NFPA 101 LIFE SAFETY CODE AND CURRENT EDITION OF THE NFPA CODES AND STANDARDS ADOPTED BY THE STATE FIRE MARSHAL

JURISDICTION

HENRY COUNTY FIRE DEPARTMENT
110 South Zack Hinton Parkway
McDonough, GA 30253
Telephone: (770) 288-6600
Fax: (770) 288-6776
Fire Chief Luther D. Phillips

City of Locust Grove, Georgia
Community Development Department
Locust Grove City Hall
3644 Hwy 42
Locust Grove, GA 30248
T: 770.692.2321

LOCATION MAP



VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT IS A NEW COMMERCIAL RETAIL BUILDING WITH 12847 S.F. THE SCOPE OF THE PROJECT INCLUDES RETAIL BUILDING PHASE II, LEASED AND VACANT TENANT SPACES.

REVISION HISTORY

NO.	DATE	DESCRIPTION	SHEETS

PROJECT INFORMATION

NAME OF DEVELOPMENT:	MONROE PAVILION
PROJECT ADDRESS:	4959 BILL GARDNER PARKWAY LOCUST GROVE GEORGIA 30248
NAME OF OWNER:	IPI LG, LLC
OWNER'S ADDRESS:	1533 UNION SPRING RD, SPRINGFIELD, GA 31329
BUILDING AREA:	12,847 SQUARE FEET
NUMBER OF BUILDINGS:	ONE
NUMBER OF STORIES:	ONE
OCCUPANCY CLASSIFICATION:	(M) MERCANTILE, A-3 ASSEMBLY
CALCULATED LOAD FOR WATER CLOSETS:	N/A
CALCULATED LOAD FOR LAVATORIES:	N/A
BUILDING CODE HEIGHT LIMIT:	55'-0" HIGHEST PARAPET AT 23'-6" A.F.F.
CONSTRUCTION TYPE:	II-B, SPRINKLERED, ALARMED
GROSS AREA:	12,847 SQUARE FEET
OCCUPANCY LOAD CALCULATIONS:	REFER TO LS-101 FOR CALCULATIONS

MARKET PLACE AT LOCUST GROVE SHOPS PHASE II

PROJECT NUMBER: D20-101

PRINT RECORD	
Description	Date
PERMIT SET	11/23/2020

REVISION		
No.	Description	Date

COVER SHEET

Project number: D20-101
Date: 10/26/2020
Drawn by: B.C.R.
Checked by: R.M.M.

G-001

Scale: 1" = 100'-0"

ISSUED FOR CONSTRUCTION