

# PEACH STATE CONSTRUCTION COMPANY OFFICE

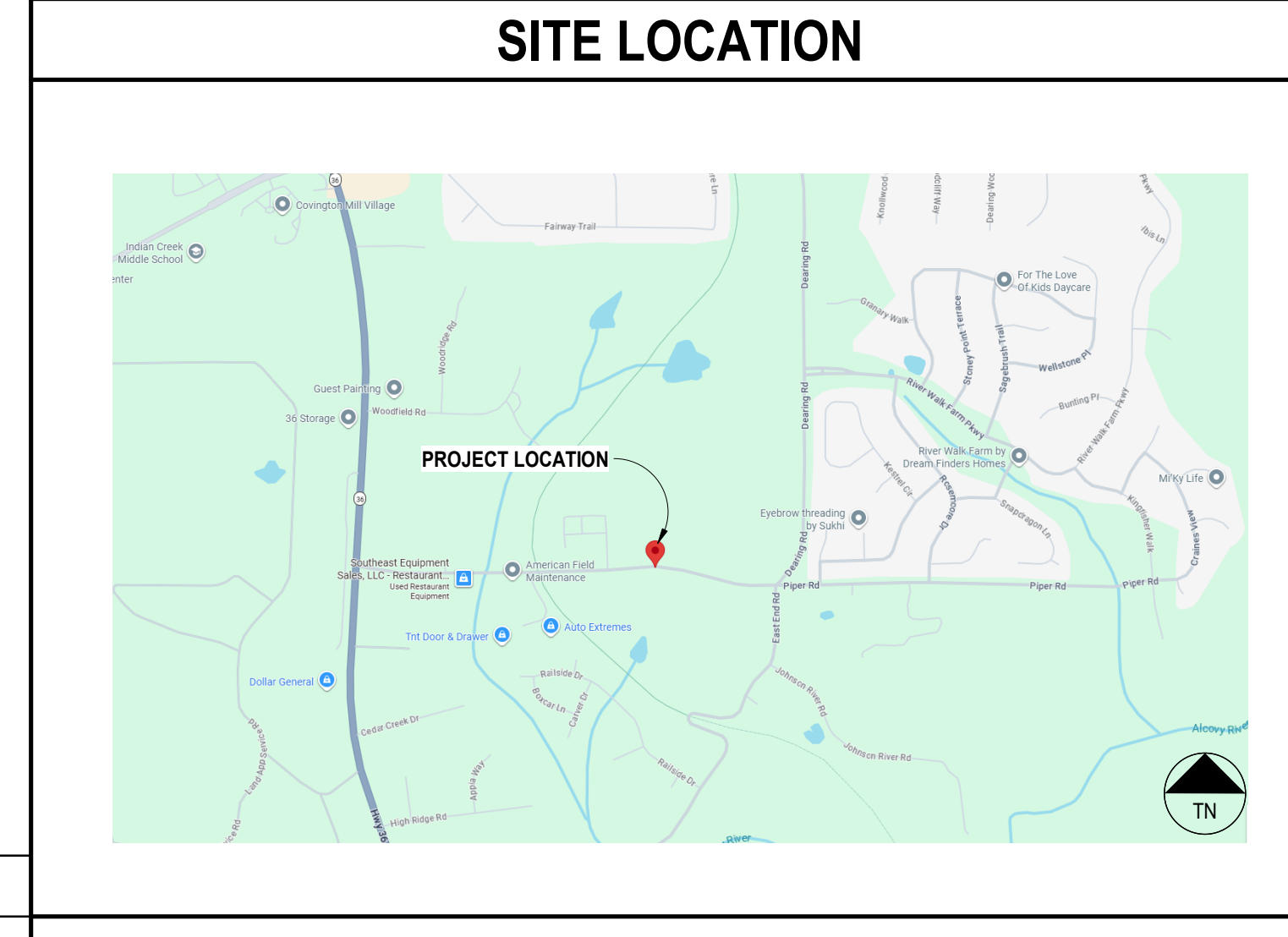
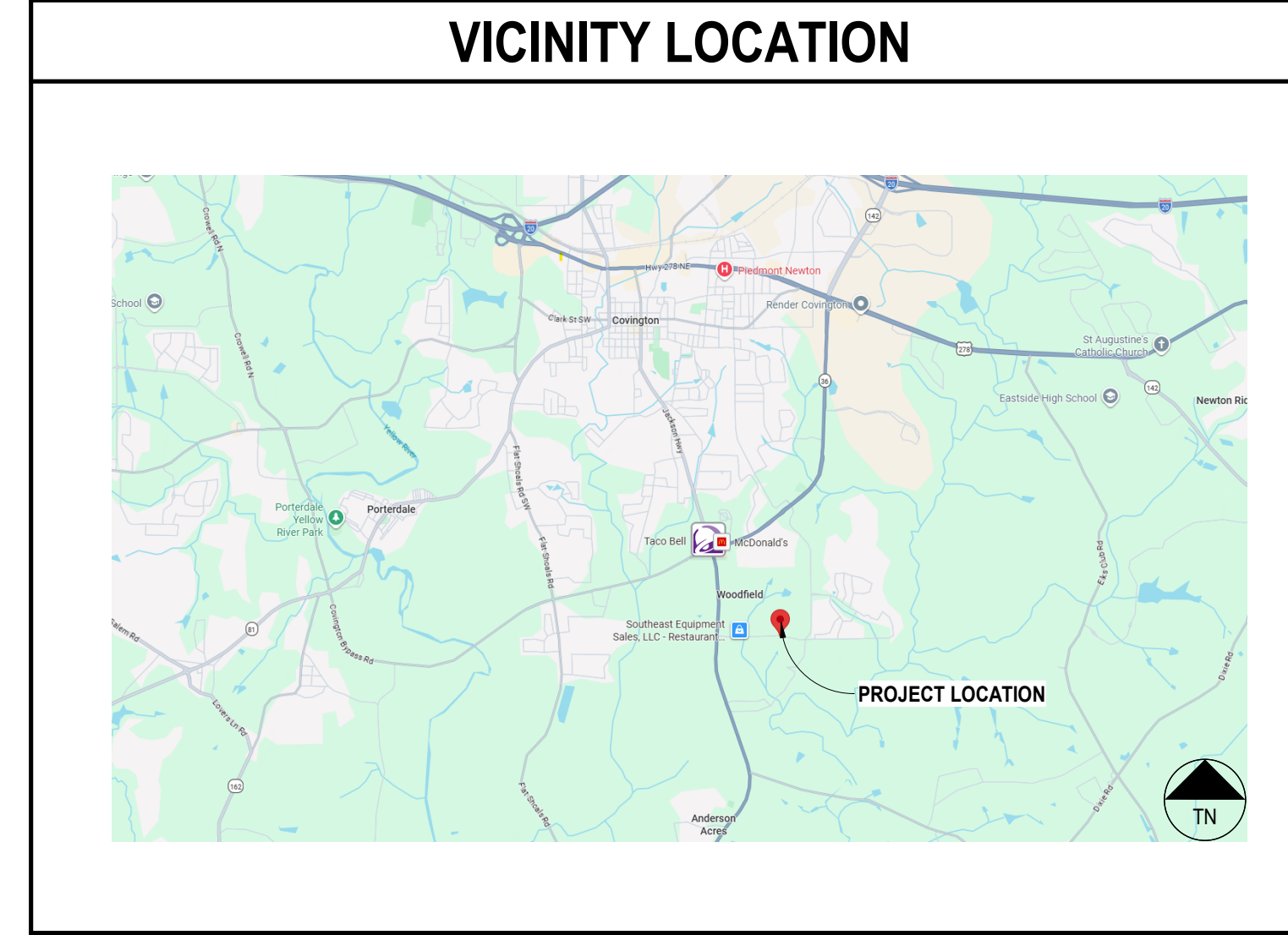
265 PIPER ROAD  
COVINGTON, GA 30014  
NEWTON COUNTY, GEORGIA

CSC 2024.01.007  
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<b>PROJECT DIRECTORY</b>
<b>OWNER</b>
<b>PEACH STATE CONSTRUCTION CO. INC</b>
7260 WILLIAMS BROTHERS DRIVE COVINGTON, GA 30014
CONTACT: RUSTY ANDREWS 404-886-4954
<b>CONTRACTOR</b>
<b>SUNBELT BUILDERS</b>
10641 HIGHWAY 36 COVINGTON, GA 30014
CONTACT: MIKE B. MCCROREY, JR. 770.786.3031 MMCCROREY@SUNBELTBUILDERS.COM
<b>ARCHITECT</b>
<b>CSC DESIGN, INC</b>
135 P. RICKMAN INDUSTRIAL DR. SUITE 100 CANTON, GA 30115
CONTACT: KEVIN WHIPPLE, RA 770-345-2579 KWHIPPLE@CSCDE.COM
<b>STRUCTURAL ENGINEER</b>
<b>KEYSTONE STRUCTURAL ENGINEERING</b>
531 ROSELANE STREET, SUITE 150 MARIETTA, GA 30060
CONTACT: BRENDAN CROWLEY, P.E. 404-483-30060 BCROWLEY@KEYSTONEPC.COM
<b>MECHANICAL &amp; PLUMBING ENGINEER</b>
<b>TOTAL ENGINEERS</b>
169 NEW ST MACON, GA 31201
CONTACT: KRUNAL PATEL, P.E. 478-741-4632 KRUNALPATEL@TOTALENGINEERS.COM
<b>ELECTRICAL ENGINEER</b>
<b>ELECTRICAL DESIGN CONSULTANTS</b>
1201 BROAD STREET, SUITE 1A AUGUSTA, GEORGIA 30901
CONTACT: JEFF MCGEE (706) 724-3551 JMCREE@EDC1973.COM

<b>BUILDING CODE ANALYSIS</b>																																																	
<b>A. GENERAL</b>																																																	
<p><b>1. GOVERNING CODES</b> 2024 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS 2024 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS 2024 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS 2024 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS 2023 NATIONAL ELECTRICAL CODE (NEC) W/ GA AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA SUPPLEMENTS AND AMENDMENTS</p> <p><b>ACCESSIBILITY</b> GEORGIA STATE HANDICAPPED ACCESSIBILITY LAW 120-3-20 (EFFECTIVE JANUARY 1, 2015) 2010 EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2017 ANSI A-117.1 ACCESSIBLE &amp; USABLE BUILDINGS &amp; FACILITIES</p> <p><b>LIFE SAFETY</b> 2024 NFPA 101, LIFE SAFETY CODE (LSC) W/ GA AMENDMENTS 2018 INTERNATIONAL FIRE CODE (IFC) CHAPTER 120-3-3 RULES &amp; REGULATIONS OF THE STATE MIN. &amp; FIRE SAFETY STANDARDS (EFFECTIVE JANUARY 1, 2026)</p>																																																	
<b>B. OCCUPANCY CLASSIFICATION</b>																																																	
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<b>C. TYPE OF CONSTRUCTION (IBC CHAPTER 6)</b>																																																	
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<b>BUILDING INFORMATION</b>
<b>SITE ADDRESS:</b> 265 PIPER ROAD COVINGTON, GA 30014
<b>PARCEL NUMBER:</b> 0830 - 1600
<b>JURISDICTION:</b> NEWTON COUNTY, GEORGIA
<b>PROJECT DESCRIPTION:</b> CONSTRUCTION OF NEW OFFICE BUILDING. PRIMARY STRUCTURAL SYSTEM TO BE A PRE-ENGINEERED METAL BUILDING WITH NON LOAD BEARING METAL STUD PARTITIONS. INSTALLATION OF NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. BUILDING IS OF TYPE IIB CONSTRUCTION AND WILL NOT BE SPRINKLERED OR PROVIDED WITH A FIRE ALARM SYSTEM. ALL SIGNAGE TO BE PERMITTED SEPARATELY. CIVIL DESIGN TO BE PERMITTED SEPARATELY.
<b>CLASSIFICATIONS:</b> BUSINESS
<b>CONSTRUCTION TYPES:</b> IIB
<b>SPRINKLERED:</b> NO
<b>FIRE ALARM:</b> NO
<b>NO. OF STORIES:</b> 1
<b>HIGH-RISE:</b> NO



<b>SHEET INDEX</b>																																																																																																																																																																																																			
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**PRICING ONLY NOT FOR CONSTRUCTION**

PROJECT NUMBER: 25-038

REVISIONS # DATE

REVISIONS NO. DATE ISSUE

**PEACH STATE CONSTRUCTION COMPANY OFFICE**

**PRICING ONLY NOT FOR CONSTRUCTION**

COVER SHEET

**G-000**

PRICING ONLY