

PEACH STATE CONSTRUCTION COMPANY OFFICE

265 PIPER ROAD
COVINGTON, GA 30014
NEWTON COUNTY, GEORGIA

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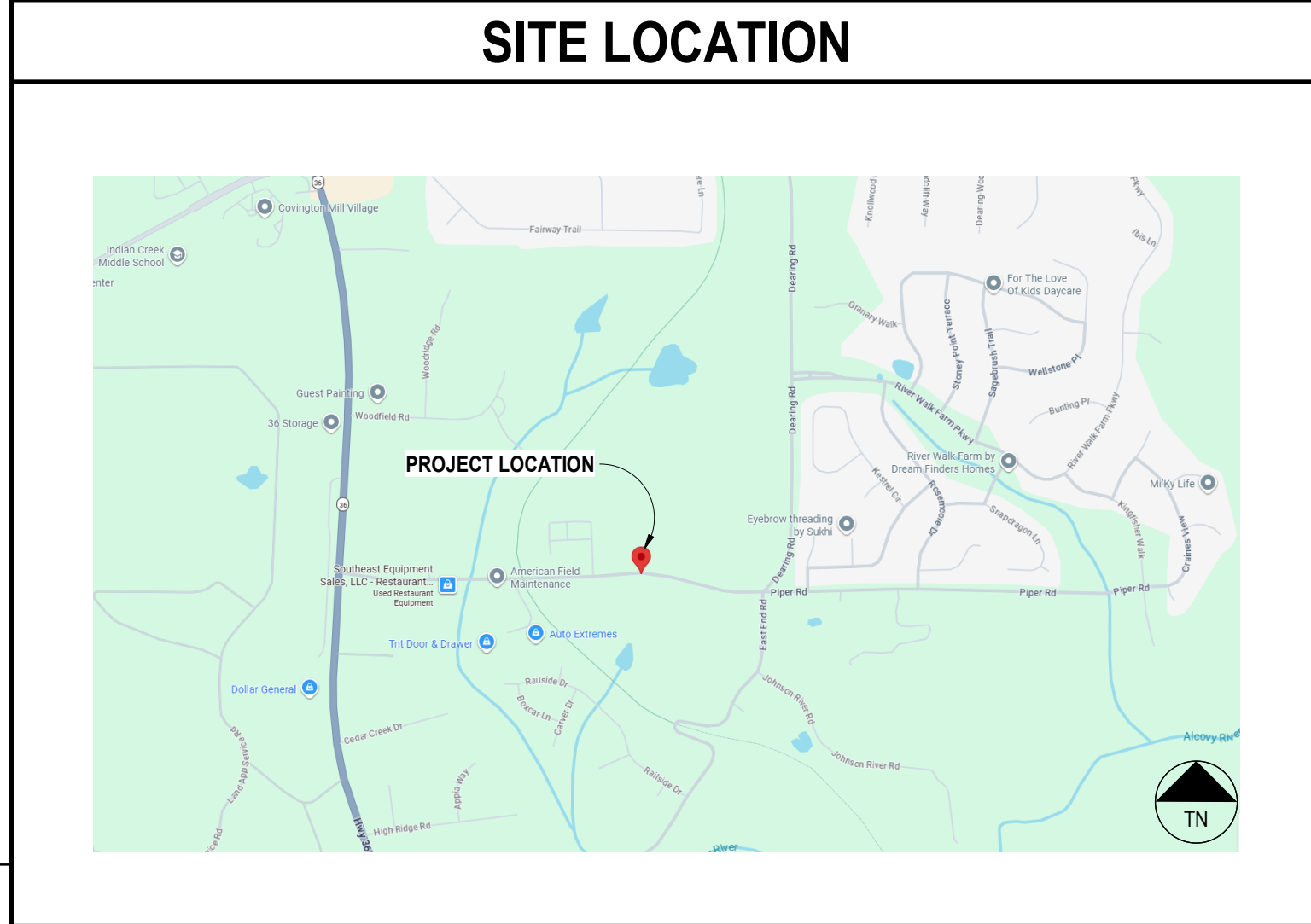
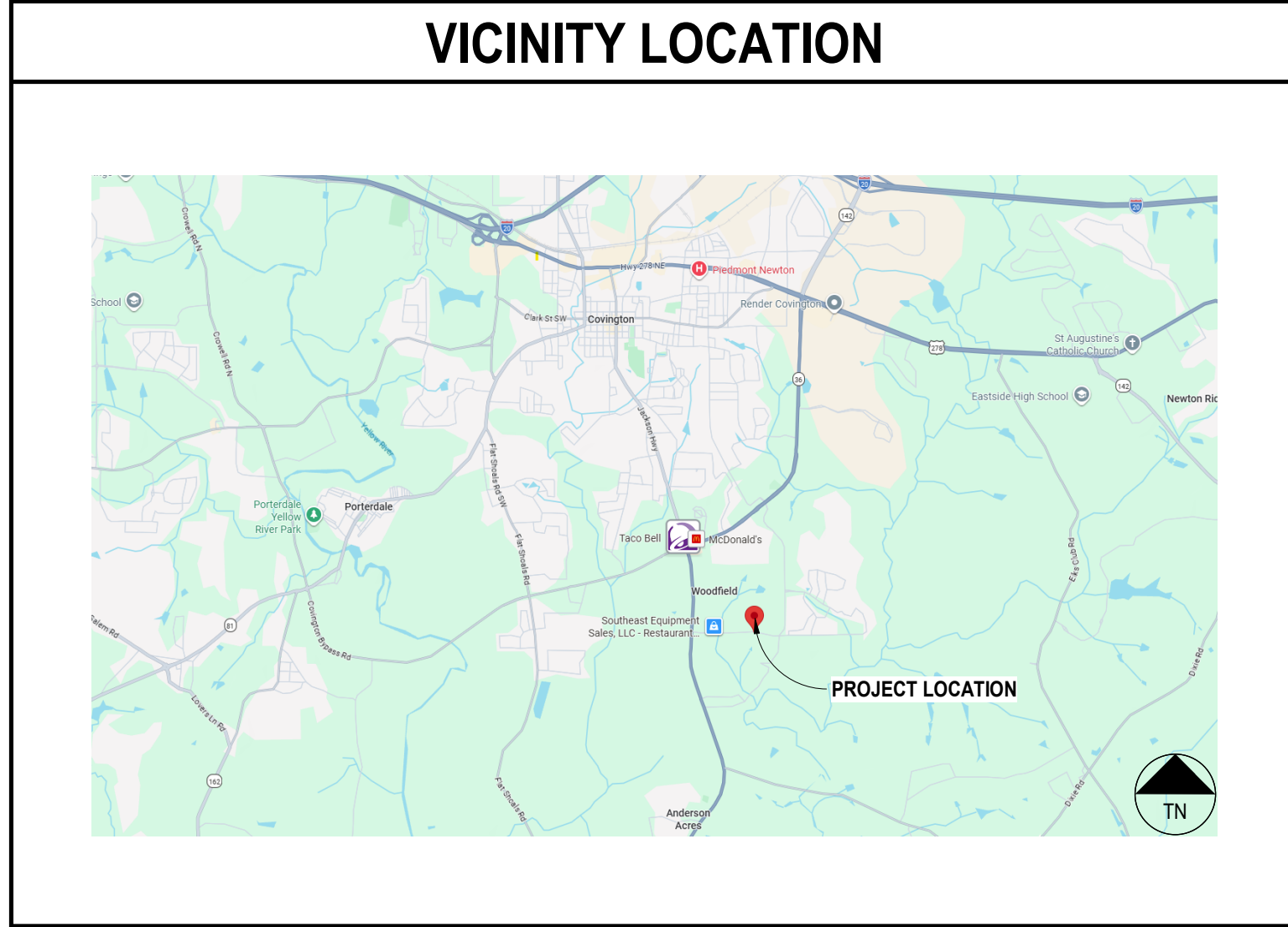
PROJECT NUMBER: 25-038

REVISIONS	NO.	DATE	ISSUE	REVISION # - (COUNTY COMMENTS)
	1	05/14/2026		

PROJECT DIRECTORY
OWNER
PEACH STATE CONSTRUCTION CO. INC
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ELECTRICAL DESIGN CONSULTANTS
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CONTACT: JEFF MCGEE (706) 724-3551 JMCREE@EDC1973.COM

BUILDING CODE ANALYSIS																																																	
A. GENERAL																																																	
1. GOVERNING CODES 2024 INTERNATIONAL BUILDING CODE (IBC) W/ GA AMENDMENTS (2026) 2024 INTERNATIONAL PLUMBING CODE (IPC) W/ GA AMENDMENTS (2026) 2024 INTERNATIONAL MECHANICAL CODE (IMC) W/ GA AMENDMENTS (2026) 2024 INTERNATIONAL FUEL GAS CODE W/ GA AMENDMENTS (2026) 2023 NFPA 70 NATIONAL ELECTRICAL CODE (NEC) W/ GA AMENDMENTS (2026) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ GA SUPPLEMENTS AND AMENDMENTS (2020)(2022)(2023) ACCESSIBILITY GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-20(01-.08) WITH 2025 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3.08 THROUGH 11 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. 2010 EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA) 2017 ANSI A-117.1 ACCESSIBLE & USABLE BUILDINGS & FACILITIES LIFE SAFETY 2024 NFPA 101, LIFE SAFETY CODE (LSC) W/ 2025 GA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.04 (72) 2024 INTERNATIONAL FIRE CODE (IFC) W/ 2025 GA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.04 CHAPTER 120-3-3 RULES & REGULATIONS OF THE STATE MIN. & FIRE SAFETY STANDARDS (EFFECTIVE JANUARY 1, 2026) 2022 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS WITH 2025 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 2022 NFPA 13 FIRE SPRINKLERS SYSTEM WITH 2025 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS																																																	
B. OCCUPANCY CLASSIFICATION																																																	
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ALLOWABLE BUILDING HEIGHT AND AREA: <table border="1"> <thead> <tr> <th>GROUP</th> <th>SPRINKLERED</th> <th>MAX HEIGHT*</th> <th>MAX STORIES*</th> <th>MAX AREA/LEVEL**</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>YES</td> <td>75'</td> <td>4</td> <td>92,000 SF</td> </tr> </tbody> </table> <small>* PER IBC TABLE 504.3 & 504.4 ** PER IBC TABLE 506.2</small> ACTUAL BUILDING HEIGHT AND AREA: <table border="1"> <thead> <tr> <th>GROUP</th> <th>SPRINKLERED</th> <th>HEIGHT</th> <th>STORIES</th> <th>AREA/LEVEL</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>YES</td> <td>23'</td> <td>1</td> <td>7,080 SF</td> </tr> </tbody> </table>	GROUP	SPRINKLERED	MAX HEIGHT*	MAX STORIES*	MAX AREA/LEVEL**	B	YES	75'	4	92,000 SF	GROUP	SPRINKLERED	HEIGHT	STORIES	AREA/LEVEL	B	YES	23'	1	7,080 SF																													
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BUILDING INFORMATION	
SITE ADDRESS:	265 PIPER ROAD COVINGTON, GA 30014
PARCEL NUMBER:	0830 - 1600
JURISDICTION:	NEWTON COUNTY, GEORGIA
PROJECT DESCRIPTION:	CONSTRUCTION OF NEW OFFICE BUILDING. PRIMARY STRUCTURAL SYSTEM TO BE A PRE-ENGINEERED METAL BUILDING WITH NON LOAD BEARING METAL STUD PARTITIONS. SCOPE INCLUDE INSTALLATION OF NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. BUILDING WILL BE OF TYPE IIB CONSTRUCTION. BUILDING WILL BE PROVIDED WITH FIRE SPRINKLER SYSTEM BUT NOT A FIRE ALARM SYSTEM. ALL SIGNAGE AND CIVIL SITE DEVELOPMENT DRAWINGS TO BE PERMITTED SEPARATELY.
CLASSIFICATIONS:	BUSINESS
CONSTRUCTION TYPES:	IIB
SPRINKLERED:	YES (NFPA 13)
FIRE ALARM:	NO
NO. OF STORIES:	1
HIGH-RISE:	NO



SHEET INDEX		04.24.2026 ISSUED FOR CONSTRUCTION		06.14.2026 REVISION # (COUNTY COMMENTS)	
SHEET NUMBER	SHEET NAME	#	DATE	#	DATE
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G-006	GENERAL NOTES & COMCHECK				
G-050	ACCESSIBILITY DETAILS				
G-051	ACCESSIBILITY DETAILS				
G-060	CODE REQUIRED SIGNAGE				
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ARCHITECTURE					
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A-411	WALL SECTIONS				
A-412	WALL SECTIONS				
A-305	ENLARGED RESTROOM PLANS & ELEVATIONS				
A-306	ENLARGED RESTROOM PLANS & ELEVATIONS				
A-307	ENLARGED BREAKROOM FLOOR PLAN & ELEVATION				
A-701	ENLARGED DETAILS - ZEE, VERTICAL MWP				
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A-802	STOREFRONT HEAD & JAMB DETAILS				
A-803	DOOR HEAD & JAMB DETAILS - HM, METAL				
A-806	DOOR SILL DETAILS				
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S1.1	FOUNDATION PLAN				
S3.1	FOUNDATION DETAILS				
S3.2	FOUNDATION & MASONRY DETAILS				
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M0.2	MECHANICAL SPECIFICATIONS				
M0.3	MECHANICAL ZONING PLAN				
M0.4	MECHANICAL DETAILS				
M0.5	MECHANICAL DETAILS				
M0.6	MECHANICAL SCHEDULES				
M1.1	MECHANICAL NEW WORK FLOOR PLAN				
PLUMBING					
P0.1	PLUMBING SCHEDULES & SPECIFICATIONS				
P0.2	FIRE SPECIFICATIONS				
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P1.2	PLUMBING NEW WORK FLOOR PLAN - WASTE & VENT				
ELECTRICAL					
E-101	LEGEND, NOTES, & SCHEDULES				
E-102	ELECTRICAL SPECIFICATIONS				
E-201	FLOOR PLAN - LIGHTING				
E-301	FLOOR PLAN - POWER & SYSTEMS				
E-401	POWER RISER & DETAILS				
E-402	ELECTRICAL SCHEDULES				

PEACH STATE CONSTRUCTION
COMPANY OFFICE

COVER SHEET

G-000

ISSUED FOR CONSTRUCTION