CSC.2024.01.007

DRYWALL WAREHOUSE HWY 81

257 HIGHWAY 81
OXFORD, GA 30054

PROJECT DIRECTORY

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CONSULTANTS NOT IN CSC DESIGN'S SCOPE OF SERVICES. DRAWINGS ARE NOT BY ARCHITECT AND ARE INCLUDED HEREIN FOR CONVENIENCE ONLY.

BUILDING CODE ANALYSIS

A. **GENERAL**

1. **GOVERNING CODES**
2024 INTERNATIONAL BUILDING CODE (IBC) W/ 2026 GA AMENDMENTS
2024 INTERNATIONAL PLUMBING CODE (IPC) W/ 2026 GA AMENDMENTS
2024 INTERNATIONAL MECHANICAL CODE (IMC) W/ 2026 GA AMENDMENTS
2024 INTERNATIONAL FUEL GAS CODE W/ 2026 GA AMENDMENTS
2023 NFPA 70 NATIONAL ELECTRICAL CODE (NEC) W/ 2026 GA AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ 2020, 2022, 2023 GA SUPPLEMENTS AND AMENDMENTS

ACCESSIBILITY
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 & USABLE BUILDINGS & FACILITIES

LIFE SAFETY
2024 NFPA 101, LIFE SAFETY CODE (LSC) W/ 2025 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-.04(72)
2018 INTERNATIONAL FIRE CODE (IFC)
CHAPTER 120-3-3 RULES & REGULATIONS OF THE STATE MIN. & FIRE SAFETY STANDARDS (EFFECTIVE JANUARY 1, 2026)
2022 NFPA 13 FIRE SPRINKLER SYSTEMS W/ 2025 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS

B. **OCCUPANCY CLASSIFICATION**

GROUP	2024 NFPA 101	IBC CHAPTER 3
S-1	STORAGE	STORAGE

C. **TYPE OF CONSTRUCTION (IBC CHAPTER 6)**

GROUP	TYPE	SPRINKLERED
S-1	IIB	YES

D. **HEIGHT AND AREA LIMITS (IBC TABLE 504.3, 504.4, & 506.2)**

ALLOWABLE BUILDING HEIGHT AND AREA:

GROUP	SPRINKLERED	MAX HEIGHT*	MAX STORIES*	MAX AREA/LEVEL**
S-1	YES	75'-0"	4	70,000 SF

* PER IBC TABLE 504.3 & 504.4
** PER IBC TABLE 506.2

ACTUAL BUILDING HEIGHT AND AREA:

GROUP	SPRINKLERED	HEIGHT	STORIES	AREA/LEVEL
S-1	YES	31'-0"	1	20,000 SF

E. **FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601)**

BUILDING ELEMENT	TYPE II-B
PRIMARY STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NONBEARING WALLS AND PARTITIONS	SEE F
INTERIOR NONBEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

PROVIDED BUILDING FIRE-RESISTANCE ASSEMBLIES:

BUILDING ELEMENT	TYPE II-B
PRIMARY STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NONBEARING WALLS AND PARTITIONS	0
INTERIOR NONBEARING WALLS AND PARTITIONS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

F. **FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (IBC TABLE 602)**

		OCCUPANCY GROUP		
FIRE SEPARATION	TYPE OF CONSTRUCTION	H	F-1, M, S-1	A, B, E, F-2, I, R, S-2, U
X < 5	ALL	3	2	1
5 ≤ X < 10	I-A, IV-A	3	2	1
	OTHERS	2	1	1
10 ≤ X < 30	I-A, I-B, IV-A, IV-B	2	1	1*
	II-B, V-B	1	0	0
	OTHERS	1	1	1*
X ≥ 30	ALL	0	0	0

BUILDING INFORMATION

SITE ADDRESS: 257 HIGHWAY 81
OXFORD, GA 30054

JURISDICTION: WALTON COUNTY, GEORGIA

PROJECT DESCRIPTION: CONSTRUCTION OF NEW OFFICE WAREHOUSE PRE-ENGINEERED METAL BUILDING. BUILDING WILL BE OF TYPE IIB CONSTRUCTION AND FULLY SPRINKLED (NFPA 13). OFFICE WILL BE ACCESSORY USE TO PRIMARY S-1 STORAGE USE. BUILDING WILL BE USED FOR DRYWALL STORAGE/ SALES.

CLASSIFICATIONS: STORAGE (S-1) WITH ACCESSORY BUSINESS (B) OCCUPANCIES

CONSTRUCTION TYPES: II-B

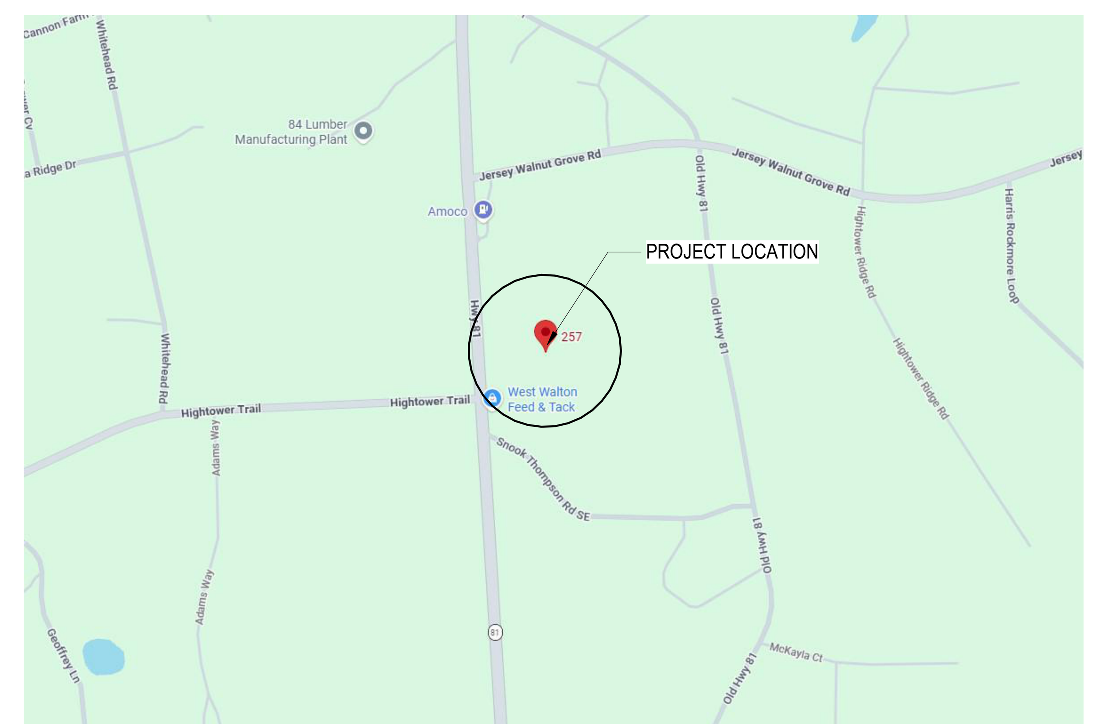
SPRINKLERED: YES (NFPA 13)

FIRE ALARM: NO

NO. OF STORIES: 1

HIGH-RISE: NO

VICINITY LOCATION



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SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUED FOR CONSTRUCTION 04.15.2026			REVISIONS #	REVISIONS DATE
GENERAL						
G-000	COVER SHEET	■				
G-005	SYMBOLS & LEGENDS	■				
G-006	GENERAL NOTES & COMCHECK	■				
G-050	ACCESSIBLITY DETAILS	■				
G-051	ACCESSIBLITY DETAILS	■				
G-052	ACCESSIBLE CASEWORK DETAILS	■				
G-060	CODE REQUIRED SIGNAGE	■				
LS101	LIFE SAFETY PLAN	■				
G-220	METAL STUD PARTITION TYPES	■				
ARCHITECTURE						
A-001	ARCHITECTURAL SITE PLAN	■				
A-101	FLOOR PLAN	■				
A-101-A	ENLARGED OFFICE PLAN	■				
A-122	ROOF PLAN	■				
A-201	REFLECTED CEILING PLAN	■				
A-201-A	ENLARGED OFFICE REFLECTED CEILING PLAN	■				
A-301	EXTERIOR ELEVATIONS	■				
A-401	BUILDING SECTIONS	■				
A-402	BUILDING SECTIONS	■				
A-411	WALL SECTIONS	■				
A-412	WALL SECTIONS	■				
A-413	WALL SECTIONS	■				
A-501	ENLARGED RESTROOM & BREAKROOM PLAN & INT. ELEVATIONS	■				
A-711	ENLARGED DETAILS - ZEE, VERTICAL MWP	■				
A-801	DOOR SCHEDULE	■				
A-805	DOOR HEAD, JAMB & SILL DETAILS	■				
A-825	STOREFRONT HEAD,JAMB & SILL DETAILS	■				
STRUCTURAL						
S0.1	STRUCTURAL GENERAL NOTES & SCHEDULES	■				
S1.1	FOUNDATION PLAN	■				
S3.1	FOUNDATION DETAILS	■				
S3.2	FOUNDATION DETAILS	■				
S5.1	SCHEDULE OF SPECIAL INSPECTION	■				
MECHANICAL						
M-001	MECHANICAL LEGEND, ABBREVIATIONS, AND NOTES	■				
M-002	MECHANICAL SPECIFICATIONS	■				
M-003	MECHANICAL SCHEDULES	■				
M-004	MECHANICAL DETAILS	■				
M-005	MECHANICAL DETAILS	■				
M-101	OVERALL MECHANICAL PLAN	■				
M-101A	ENLARGED OFFICE MECHANICAL PLAN	■				
PLUMBING						
P-0.1	PLUMBING SCHEDULES & SPECIFICATIONS	■				
P-0.2	FIRE SPECIFICATIONS	■				
P-101	OVERALL PLUMBING PLAN	■				
P-101A	ENLARGED OFFICE PLUMBING PLAN	■				
ELECTRICAL						
E-001	LEGENDS, NOTES, DETAILS, AND FIXTURE SCHEDULE	■				
E-002	ELECTRICAL SPECIFICATIONS	■				
E-101	SITE PLAN - ELECTRICAL	■				
E-201	OVERALL FLOOR PLAN - LIGHTING	■				
E-202	OFFICE FLOOR PLAN - LIGHTING	■				
E-301	OVERALL FLOOR PLAN - POWER & TELE/ DATA	■				
E-302	OFFICE FLOOR PLAN - POWER & TELE/ DATA Copy 1	■				
E-401	OVERALL FLOOR PLAN - LOW VOLTAGE	■				
E-501	ELECTRICAL DETAILS	■				
E-502	ELECTRICAL SCHEDULES	■				

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STATE OF GEORGIA
KEVIN B. WHIPPLE
04/27/2026
CERTIFICATE NO. RA014586
REGISTERED ARCHITECT

PROJECT NUMBER: 25-040

REVISIONS
NO: DATE: ISSUE:

DRYWALL WAREHOUSE HWY 81
257 HIGHWAY 81
OXFORD, GA 30054
WALTON COUNTY, GEORGIA

COVER SHEET

G-000

ISSUED FOR CONSTRUCTION

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