

### GEORGIA CODE ANALYSIS

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLANS, SPECIFICATIONS AND ADDENDA COMPLY WITH THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF ISSUANCE FOR CONSTRUCTION.

### CODE ANALYSIS

#### PROJECT DESIGNED IN ACCORDANCE WITH:

	CODE	EDITION	ADOPTED APPENDICES
1.	IBC - INTERNATIONAL BUILDING CODE	2012 EDITION	W/ GEORGIA AMEND.(2014)
2.	IFGC - INTERNATIONAL FUEL GAS CODE	2012 EDITION	W/ GEORGIA AMEND.(2014)
3.	IMC - INTERNATIONAL MECHANICAL CODE	2012 EDITION	W/ GEORGIA AMEND.(2014)
4.	IPC - INTERNATIONAL PLUMBING CODE	2012 EDITION	W/ GEORGIA AMEND.(2014)
5.	NATIONAL ELECTRICAL CODE	2014 EDITION	
6.	INTERNATIONAL FIRE CODE	2012 EDITION	W/ GEORGIA AMEND.(2014)
7.	IECC - INTERNATIONAL ENERGY CONSERVATION CODE	2009 EDITION	W/ GEORGIA SUPPLEMENTS & AMENDMENT(2011)(2012)
8.	IRC - INTERNATIONAL RESIDENTIAL CODE (N/A)	2012 EDITION	W/ GEORGIA AMEND.(2014)
9.	ADA - GEORGIA ACCESSIBILITY CODE	2010 EDITION	W/ GEORGIA AMENDMENT
10.	NFPA - 101 LIFE SAFETY CODES	2012 EDITION	

#### BASIC REVIEW INFORMATION

1.	PRIMARY OCCUPANCY CLASSIFICATION	IBC <u>B</u>	NFPA <u>BUSINESS</u>
	OCCUPANCY CALCULATED PER TABLE 7.3.1.2 NFPA 101 2012 ED		
2.	OCCUPANT LOAD (IBC SECT. 1004, T-1004.1.1)	22,852 S.F. / 100 = 229 PEOPLE	
	RENOVATION OF EXISTING INTERIOR SPACE (NO EXTERIOR CHANGES)	FIRST FLOOR = 15,807 S.F. SECOND FLOOR = 7,045 S.F. TOTAL FLOOR AREA = 22,852 S.F.	
3.	TYPE OF CONSTRUCTION (IBC CHAPTER 6, NFPA CHAPTER 6)	IBC <u>V.B</u>	NFPA <u>II(111)</u>
		SPRINKLERED - YES <u>X</u> NO <u>    </u>	
4.	INTERIOR FINISHES RATING (IBC T-803.5, NFPA 10.2)	<u>B</u>	
	A. VERTICAL EXITS & PASSAGEWAYS	<u>B</u>	
	B. EXIT ACCESS	<u>C</u>	
	C. ROOMS & ENCLOSED SPACES	<u>C</u>	
	C. FLOOR FINISH	<u>Class II</u>	Comply W/ DOC FF-1 (CPSC 16 CFR 1630)
5.	TRAVEL DISTANCES		w/ sprinkl. syst.
	A. COMMON PATH (IBC 1014.3, NFPA 38.2.5.3, T-A7.6.1)	75'	MAX. ALLOWED <u>100'</u>
	B. DEAD END (IBC 1017.3, NFPA 38.2.6, T-A7.6.1)	20'	MAX. ALLOWED <u>50'</u>
	C. TRAVEL DISTANCE (IBC T-1016.1, NFPA A7.6.1)		MAX. ALLOWED <u>300'</u>
5.	EGRESS WIDTH REQUIREMENTS		
	NO CHANGES MADE TO EXISTING EXIT CORRIDORS		

### GENERAL CONSTRUCTION NOTES

(APPLIES TO ENTIRE PROJECT WORK):

- IF DISCREPANCIES ARE FOUND ANYWHERE IN THE CONTRACT DOCUMENTS, IMMEDIATELY REQUEST, IN WRITING, CLARIFICATION FROM THE ARCHITECT.
- IF THERE ARE CONFLICTS BETWEEN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS, THE MORE DETAILED DOCUMENT IN RELATION TO THE ITEM IN QUESTION GOVERNS. GENERALLY, BUT NOT ALWAYS, THIS WILL BE THE SPECIFICATIONS. WHEN IN DOUBT, CONSULT THE ARCHITECT.
- SYMBOLS ON CONSTRUCTION DRAWINGS DENOTE GENERALLY LOCATED WORK AREAS. THERE ARE LIKELY TO BE OTHER AREAS REQUIRING WORK THAT ARE NOT ANNOTATED ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CLOSELY INSPECTING THE ENTIRE PROJECT FOR OTHER SIMILAR AREAS TO THE ANNOTATED WORK AREAS. ALL SUCH WORK AREAS SHALL BE INCLUDED IN THE CONTRACTOR'S BID AND SUBSEQUENT WORK, WHETHER ACTUALLY ANNOTATED ON THE DRAWINGS OR NOT.
- DO NOT SCALE FROM THESE DRAWINGS. USE ONLY ANNOTATED DIMENSIONS AS SHOWN ON THE DRAWINGS. IF ANY DIMENSIONS ARE MISSING, CONFLICT WITH OTHER DIMENSIONS OR OTHER DIMENSIONING PROBLEMS ARE ENCOUNTERED, REQUEST, IN WRITING, ADDITIONAL INFORMATION FROM THE ARCHITECT.
- PROVIDE TEMPORARY CONSTRUCTION BARRIERS TO SECURE PROPERTY AND TO PROTECT PUBLIC.
- REMOVE FROM PREMISES ALL DEMOLITIONS AND CONSTRUCTION WASTE. DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- SEGREGATE ANY HAZARDOUS WASTE MATERIAL, STORE AND DISPOSE OF ACCORDING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THERE ARE TO BE NO UNFINISHED EXPOSED SURFACES IN THIS PROJECT, SUCH AS WOOD, METAL, ETC. PAINT SUCH SURFACES IN ACCORDANCE WITH THE FINISH SCHEDULE ON SHEET IN 1.1 AND SPECIFICATION SECTION 09900- PAINTING. CONSULT ARCHITECT IF QUESTIONS ARISE.
- PREPARE SURFACES TO BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS. PRIME AND PAINT WITH A MINIMUM OF ONE PRIME COAT AND TWO FINISH COATS OF PAINT, ACCORDING TO SPECIFICATIONS SECTION 09 90 00.
- SEAL, CAULK, GLAZE, ETC. AS NECESSARY TO ENSURE WATER TIGHTNESS OF BUILDING AROUND ALL DOORS, WINDOWS, TRIM, MOLDINGS, CORNICE, FASCIAS, ETC. (N/A)
- ALL WOOD USED IN THIS PROJECT MUST BE FIRE RETARDANT LUMBER. (NOT APPLICABLE TO THIS PROJECT)

### DIMENSION NOTES

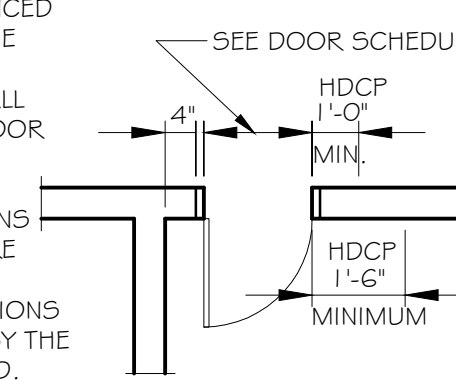
INTERIOR DIMENSIONS TO EXTERIOR WALLS ARE FROM THE CENTERLINE OF NEW INTERIOR WALLS TO THE INTERIOR FACE OF EXISTING EXTERIOR METAL STUDS.

INTERIOR DIMENSIONS FROM NEW INTERIOR WALLS TO EXISTING INTERIOR WALLS ARE FROM THE CENTER LINE OF THE NEW WALL TO THE FACE OF METAL STUDS OF EXISTING WALLS.

INTERIOR DIMENSIONS FROM NEW INTERIOR WALLS ARE FROM CENTER LINE TO CENTER LINE.

### DOOR NOTES

ALL DOORS SHALL BE LOCATED IN PROPOSED WALLS AS INDICATED BY THE DIAGRAM BELOW, UNLESS SHOWN OTHERWISE AT PLAN AND/OR JAMB DETAILS. THESE DIMENSIONS ARE REFERENCED AS A BASIC GUIDE FOR THE CONTRACTOR, HOWEVER CERTAIN CONDITIONS SHALL VARY AND CONSTITUTE DOOR LOCATION ACCORDING TO DETAILS INDICATED ON DRAWINGS. ALL DIMENSIONS WITH "HDCP" NOTATION ARE MINIMUM AND MUST BE MAINTAINED AT ALL LOCATIONS IN WHICH ACCESSIBILITY BY THE HANDICAPPED IS REQUIRED.

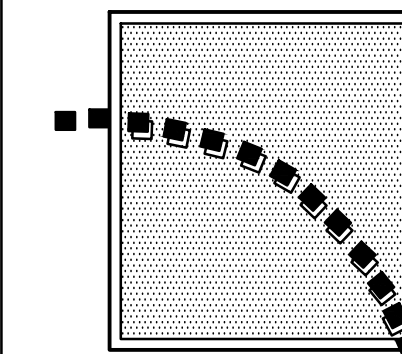


### ARCHITECTURAL SYMBOLS

	SECTION NO. ABOVE SHEET NO. BELOW ARROW INDICATES DIRECTION		DIRECTION OF VIEW
	OFFICE		ROOM OR AREA NO.
	WALL TYPE		WINDOW TYPE
	CORNER GUARD		DOOR NUMBER

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION OF DRAWING	SHEET NO.	DESCRIPTION OF DRAWING
T1.1	COVER SHEET	001	
T1.2	INDEX OF DRAWINGS, CODE ANALYSIS, NOTES	002	
ARCHITECTURAL			
A1.0	OVERALL FIRST FLOOR PLAN	003	
A1.1	FIRST FLOOR PLAN (DEMOLITION / NEW WORK)	004	
A1.2	FIRST FLOOR PLAN (DEMOLITION / NEW WORK)	005	
A2.0	OVERALL SECOND FLOOR PLAN	006	
A2.1	SECOND FLOOR PLAN (DEMOLITION / NEW WORK)	007	
A3.1	FIRST FLOOR REFLECTED CEILING PLAN	008	
A3.2	SECOND FLOOR REFLECTED CEILING PLAN	009	
A4.1	DOOR & WINDOW SCHEDULES & DETAILS	010	
A5.1	MILLWORK ELEVATIONS	011	
A5.2	MILLWORK DETAILS	012	
A5.3	MISCELLANEOUS DETAILS	013	
IN1.1	ROOM FINISH SCHEDULE AND FINISH MATERIALS	014	
IN1.2	FIRST FLOOR FINISH PLAN	015	
IN1.3	SECOND FLOOR FINISH PLAN	016	
MECHANICAL - ING CONSULTING, INC.			
M001	MECHANICAL SPECIFICATIONS	023	
M002	MECHANICAL DETAILS	024	
M003	MECHANICAL SCHEDULES	025	
M101	SECOND FLOOR MECHANICAL DEMOLITION PLAN	026	
M201	FIRST FLOOR MECHANICAL NEW WORK PLAN	027	
M202	MIXING AREA NEW WORK PLAN	028	
M203	SECOND FLOOR MECHANICAL NEW WORK PLAN	029	
M204	ROOF MECHANICAL NEW WORK PLAN	030	
ELECTRICAL - ELECTRICAL DESIGN CONSULTANTS			
E1.0	LEGEND, FIXTURE SCHEDULE, NOTES	031	
E1.1	ELECTRICAL SPECIFICATIONS	032	
E1.2	FIRST FLOOR REFERENCE PLAN	033	
E2.0	LIGHTING PLAN - FIRST FLOOR	034	
E2.1	LIGHTING PLAN - SECOND FLOOR	035	
E3.0	POWER PLAN - FIRST FLOOR	036	
E3.1	POWER PLAN - SECOND FLOOR	037	
E4.0	MECHANICAL POWER PLAN - FIRST FLOOR	038	
E4.1	SECOND FLOOR MECHANICAL POWER PLAN	039	
E4.2	ROOF MECHANICAL POWER PLAN	040	



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 3696 WHEELER ROAD  
 AUGUSTA, GEORGIA 30909

PROJECT NO.: 201701

DATE: APRIL 14, 2017  
 SCALE: AS NOTED  
 DRAWN BY: R.S. VIRGO  
 CHECKED BY: R.S. VIRGO

REVISION

1	
2	
3	



04/14/2017

T1.2

SHEET NO.