

PROJECT NARRATIVE

ARCHITECTURAL DESIGN FOR THE CONSTRUCTION OF AN ADDITION AND RENOVATION TO THE EXISTING FACILITIES AT FIRE STATION #3 ON KILROY LANE. THE RENOVATED AREA WITHIN THE EXISTING STATION WILL AMOUNT TO APPROXIMATELY 1,400 SQUARE FEET WHILE THE ADDITION WILL CREATE APPROXIMATELY 1,000 SQUARE FEET OF NEW SPACE.

DOUGLAS COUNTY FIRE STATION 3

5203 KILROY LANE, DOUGLASVILLE, GA 30135

PROJECT TEAM

ARCHITECT
MILLER ARCHITECTURE & PLANNING
6534 SPRING STREET
DOUGLASVILLE, GA 30134
MILLERAP.COM
OFFICE: (678) 715 - 1586
CONTACT: Terry Miller

OWNER
DOUGLAS COUNTY
FIRE/EMS DEPARTMENT
6856 WEST BOARD STREET
DOUGLASVILLE, GA 30134
OFFICE: (770) 942 - 4176
CONTACT: DEPUTY CHIEF SCOTT ZACHMEYER

COUNTY DESIGN CONSULTANT
MORELAND AND BEBEL ASSOCIATES, INC.
2450 COMMERCIAL AVENUE, SUITE 100
DULUTH, GA 30096-3910
OFFICE: (678) 427 - 2803
CONTACT: RONNIE NIX

M.P.E. ENGINEERS
PROFICIENT ENGINEERING
699 PEACHTREE INDUSTRIAL BLVD
BUILDING 700
PEACHTREE CORNER, GA 30092
OFFICE: (404) 330 - 9798 X103
CONTACT: BRIAN ARMENTA



Architecture - Interior Design - Renovation
Master Planning - Restoration - Commercial
Facilities Management - Residential - Industrial

6534 Spring Street, Douglasville, GA 30134
678-715-1586 | millerap.com | info@millerap.com

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GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL GUARANTEE TO THE OWNER ALL WORKMANSHIP AND MATERIALS, WHETHER FURNISHED BY THE CONTRACTOR FOR OR SUB-CONTRACTORS, AGAINST DEFECTS FOR A MINIMUM PERIOD OF ONE (1) YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY OWNER. FAILURE OF ANY SUCH ITEMS SHALL BE MADE GOOD BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT FROM DAMAGE OR DESTRUCTION ALL EXISTING MATERIALS AND FINISHES TO REMAIN IN ADJACENT OR NEARBY AREAS. THE CONTRACTOR SHALL REPLACE ANY DAMAGED OR DESTROYED ITEMS BY OPERATIONS UNDER THIS CONTRACT.
- PRODUCTS, TRADE NAMES AND/OR MANUFACTURERS NOTED WITHIN THESE DOCUMENTS ARE PROVIDED TO ESTABLISH A STANDARD OF QUALITY. UNLESS OTHERWISE INDICATED, APPROVED EQUAL PRODUCTS OF ANOTHER MANUFACTURER MAY BE USED WITH THE WRITTEN PERMISSION OF THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUPPLIER TO PROVE TO THE ARCHITECT BEFORE THE DATE OF BID THAT THEIR PRODUCT IS EQUAL TO OR BETTER THAN THOSE PRODUCTS SPECIFIED. IF AN "OR EQUAL" PRODUCT IS USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ANY NECESSARY CHANGES TO THE STRUCTURE AND INTERIOR LAYOUT AT THE CONTRACTOR'S OWN EXPENSE, AFTER OBTAINING THE ARCHITECT'S ACCEPTANCE OF SUCH CHANGES.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER A DESIGNATED SITE OR SITES FOR STORAGE OF MATERIALS AND EQUIPMENT FOR THE DURATION OF THE CONSTRUCTION CONTRACT.
- DIMENSIONS SHOWN ON THE DRAWINGS ARE TO ROUGH SURFACES, EXCLUSIVE OF FINISH MATERIALS, EXCEPT AS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT AND CURRENTLY ENFORCED BUILDING CODES BY ALL GOVERNING JURISDICTIONS, INCLUDING BUT NOT LIMITED TO ALL PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT.

The contractor shall be responsible for all fees and obtaining all necessary and relevant permits and approvals relating to staging and construction of this project. The contractor shall comply with all relevant building, construction and work safety codes. The contractor shall verify all dimensions and elevations in the field before starting work and immediately report to the architect any discrepancies discovered.



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5203 KILROY LANE
DOUGLASVILLE, GA 30135

CLIENT: DOUGLAS COUNTY
FIRE/EMS DEPARTMENT
6856 WEST BOARD STREET
DOUGLASVILLE, GA 30134

DRAWING TITLE: COVER		
ISSUANCE:	DATE:	DRAWING NO.:
BID SET	3/27/2014	A-01
COMMISSION: 205-1		
DRAWN BY: scm		

ARCHITECTURAL CODE REVIEW SUMMARY

JURISDICTION:	CITY OF DOUGLASVILLE, GA
CURRENTLY ENFORCED CODES:	BUILDING CODE - IBC 2012 W/GA AMENDMENTS MECHANICAL CODE - IMC 2012 W/ GA AMENDMENTS PLUMBING CODE - 2012 IPC W/GA AMENDMENTS ELECTRICAL CODE - 2017 NEC W/GA AMENDMENTS LIFE SAFETY CODE - 2000 NFPA 101 W/GA AMENDMENTS GAS CODE - IFGC 2012 W/GA AMENDMENTS ENERGY CODE - 2009 IECC W/GA AMENDMENTS GA HANDICAPPED ACCESSIBILITY LAW - 120-3-20 2006 2012 INTERNATIONAL FIRE CODE W/GA AMENDMENTS MULTIPLE TENANT SPACES, MULTIPLE USES
ALLOWABLE S.F./PERSON	RESIDENTIAL (R-2) 200 GROSS AND UTILITY (U) 300 GROSS
CONSTRUCTION TYPE	TYPE HB
OCCUPANCY GROUP	RESIDENTIAL (R-2) AND UTILITY (U)
ALLOWABLE BUILDING AREA	16,000 SQUARE FEET
TENANT AREA	R-2 = 2,563 S.F. AND UTILITY = 1,908 S.F.
ALLOWABLE BUILDING HEIGHT	4 STORIES
ACTUAL BUILDING HEIGHT	1 STORY
TOTAL OCCUPANCY	RESIDENTIAL (R-2) 2,563 @ 200 GROSS = 13 UTILITY (U) 1,908 @ 300 GROSS = 7
EGRESS REQUIRED	20 PEOPLE @ .2" = 4"
EGRESS PROVIDED	108 INCHES
MAXIMUM TRAVEL DISTANCE TO EXIT	NO REQUIREMENTS

OCCUPANCY CLASSIFICATION	DUAL OCCUPANCY: RESIDENTIAL (R-2) AND UTILITY (U)
OCCUPANCY LOAD	RESIDENTIAL (R-2) 2,563 @ 200 GROSS = 13 UTILITY (U) 1,908 @ 300 GROSS = 7
	UNISEX - SEE IPC CODE 403.2.1 and IBC CODE 2902.2
TOILETS REQUIRED	1 PER 10 - 2 REQUIRED
TOILETS PROVIDED	3 PROVIDED
LAVATORIES REQUIRED	1 PER 10 - 2 REQUIRED
LAVATORIES PROVIDED	3 PROVIDED
DRINKING FOUNTAINS REQUIRED	1 PER 100
DRINKING FOUNTAINS PROVIDED	DRINKING WATER WILL BE PROVIDED BY OWNER

ABBREVIATIONS

ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DIA.	DIAMETER
DN.	DOWN
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
E.R.D.	EMERGENCY ROOF DRAIN
EX.	EXISTING
EXP.	EXPOSED
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FIXT.	FIXTURE
FT.	FEET
G.C.	GENERAL CONTRACTOR
GWB	GYPHUM WALL BOARD
HC	HANDICAPPED
H.M.	HOLLOW METAL
IN.	INCH/ INCHES
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
M.B.M.	METAL BUILDING MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OH	OVERHEAD
P.T.	PRESSURE TREATED
REQ'D.	REQUIRED
R.D.	ROOF DRAIN
SECT.	SECTION
S.F.	SQUARE FEET
STRUCT.	STRUCTURAL
TYP.	TYPICAL
V.T.R.	VENT THROUGH ROOF
V.I.F.	VERIFY IN FIELD
W/	WITH

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LOCATION PLAN



LOCATION MAP

