INTERIOR FINISH FOR:

RMR MECHANICAL

4665 CHURCH ROAD, SUITE 200
FORSYTH COUNTY, GEORGIA

VICINITY MAP

BUILDING CODES

Building: 2012 International Building Code (IBC), with 2014 Ga. Amendments.

Fire Safety: 2012 International Fire Code (IFC), with 2014 Ga. Amendments;

Plumbing: 2012 International Plumbing Code (IPC), with 2014 Ga. Amendments.
Mechanical: 2012 International Mechanical Code (IMC), with 2014 Ga. Amendments
Fuel Gas: 2012 International Fuel Gas Code (IFGC), with 2014 Ga. Amendments
Electrical: 2012 NFPA National Electrical Code

Energy: 2009 International Energy Conservation Code (IECC), with 2011, 2012 Ga. Amendments;
Life Safety: 2012 Life Safety Code

Accessibility: Georgia Accessibility Code - GSFC Rules & Regs. 120-3-20-A - latest revision.

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SHEET INDEX

A-001 COVER SHEET
A-101 1ST FLOOR PLAN EXISTING
A-102 1ST FLOOR PLAN PROPOSED
A-103 REFLECTED CEILING PLAN
M-1
M-2
E-1
E-2
TOTAL SHEETS PER SET:

FIRE MARSHALS NOTES

1. Key Lock Box as required per Fire Marshal
   The Fire Inspector will determine the appropriate location for the box during the 50% inspection.
   Generally these boxes are located 6-feet above grade to the right of the main entry door.
   Contact the Fire Marshal's Office for order form information.
2. The street address for the structure must be visible from the road.
   Number must be a minimum of 4-inch in height (6-inches or more preferred) and have a minimum stroke width of ½ inch. The numbers must be in contrasting color to the building materials.
   The address may have to be located on both the building and the street front sign for the building.
3. Portable fire extinguishers will be provided per NFPA Standard No. 10.
   An inspector of the Fire Marshal's Office prior to final inspection will determine the location and arrangement of the extinguishers

PROJECT CRITERIA

OCCUPANCY CLASSIFICATION : **BUSINESS/ STORAGE S2**
TYPE OF CONSTRUCTION : **III B**
SPRINKLERED: **NO**
FIRE ALARM: **NO**
1-Hour PROTECTED: **NO**
NUMBER OF STORIES: **1**
MEZZANINE: **YES**

SCOPE OF WORK

INTERIOR OFFICE EXAPANSION

SECOND EXPANSION OF EXISTING OFFICES TO MATCH EXISTING CONSTRUTED AND PERMITTED OCT 5TH 2005. UTILIZING EXISTING TOILET FACILITIES, ADDING ELCTRICAL AND HVAC WORK.
NO PLUMBING.

CONTACTS

NAME OF DEVELOPMENT : **RMR MECHANICAL**

ADDRESS : 4665 CHURCH ROAD
CUMMING,GEORGIA

CONTACT PERSON: **BOB ROY P.E.**
RMR MECHANICAL, INC.
4665 CHURCH ROAD
SUITE 200 / PO BOX: 170
CUMMING, GA 30028
770-205-9646
BOB.ROY@RMRMECHANICAL.COM

ARCHITECT: Rjd architect llc
231 Vaughan drive
Alpharetta, Georgia 30009
O: 770-751-3393
C: 770-722-1965
email: rjdarchitect@mindspring.com

GENERAL CONTRACTOR: NOT SELECTED TO DATE

MECHANICAL ENGINEER: LOWE CONSULTING ENGINEERING, LLC
4891 KARLS GATE DRIVE
MARIETTA, GEORGIA 30068
PHONE: 770-310-4651
CONTACT: JEFFERY LOWE, P.E. LEED
EMAIL: JLOWE.ENG@GMAIL.COM

ELCTRICAL ENGINEER: HOSKINS ENGINEERING, LLC
1357 DALESFORD DRIVE
ALPHARETTA, GEORGIA 30004
PHONE: 678-463-5074
CONTACT: MATHHEW HOSKINS P.E. LEED AP
EMAIL: HOSKINSENG@BELLSOUTH.NET

BUILDING FLOOR AREAS & CALCULATIONS

BUILDING AREAS

BUILDING AREA	Existing	New	TOTAL Total
BUILDING	10,000 Sf	0	10,000sf
SUITE 200:			

BUILDING HEIGHTS & AREAS - TABLE 503-IBC(2012)
TYPE IIIb CONSTRUCTION

OCCUPANCY CLASSIFICATION -(B) BUSINESS / STORAGE S2
OCCUPANCYS ARE NONE SEPERATED PER IBC 302.3.2
NO SPRIKLER
NO FIRE ALARM

	No. OF STORIES	AREA/FLOOR
ALLOWED	1	17,500 sf
PROPOSED		

OCCUPANT LOAD

OCCUPANT LOAD - NFPA101 (LIFE SAFTY CODE TABLE 7.3.1.2 NFPA 101 (LIFE SAFETY CODE)

BUSINESS OCCUPANCY: (B) BUSINESS / STORAGE S2
FIRST FLOOR OCCUPANT LOAD
BUSINESS: 1 PERSON/100 SF
OFFICES:
Existing: 3,456sf
New: 1,980sf
Total: 5,436 sf / 100=54 PEOPLE
STORAGE S2:1 PERSON/500 SF:
RECORDS: 1,994 SF
STORAGE: 2,685 sf
TOTAL: 4,679 / 500 SF= 10

TOTAL = 64 PERSONS

PLUMBING FIXTURES-MERCANTILE USE tABLE 2902.1

REQUIRED	MALE	FEMALE
WC	1 PER 25	1 PER 25
LAV	1 PER 40	1 PER 40

OCCUPANT LOAD 64

WC
2 REQUIRED
4 PROVIDED

LAV
2 REQUIRED
4 PROVIDED

EXISTING WATER FOUNTAIN

EGGRESS

6 - 3'-0" DOORS(FRONT AND REAR)
Total exit provided: 216"

SUBMIT FOR CONSTRUCTION 4.28.16

rjd architect, llc
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STATE OF GEORGIA
RICHARD J. DEBBAN
REGISTERED ARCHITECT

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CUMMING,
30028

RMR MECHANICAL, INC.

4665 CHURCH ROAD CUMMING
GA 30028 USA
CUMMING, USA
30028

MARK	DATE	DESCRIPTION

PROJECT NO: #Project Code
MODEL FILE: Existing floor plan scaled 3.21.16.pln
DRAWN BY: #CAD Technician Full Name
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SHEET TITLE
COVER SHEET

A-001

SHEET 1 OF 10

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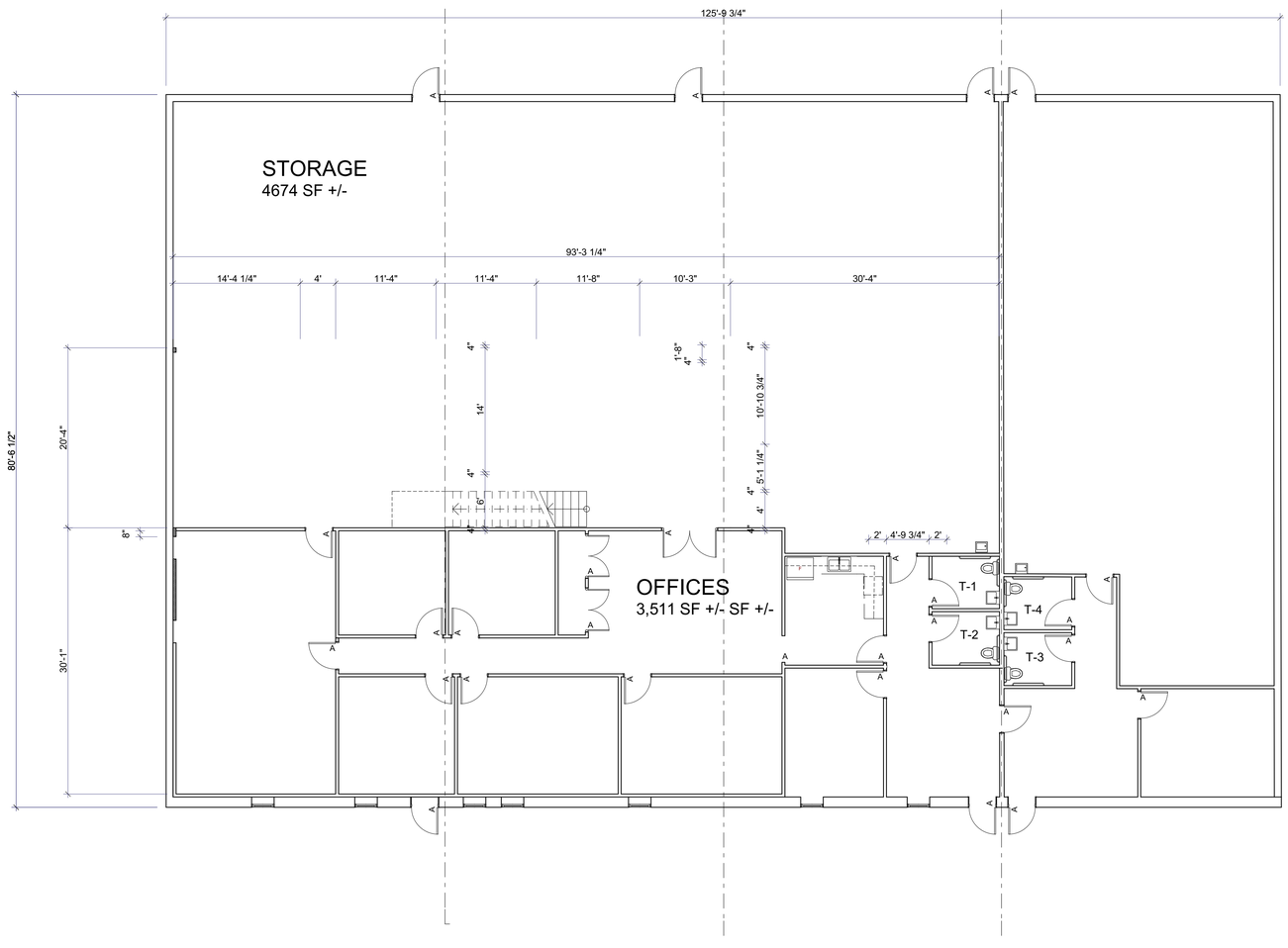

1 1st FLOOR EXISTING
SCALE: 1/8" = 1'-0"

SUBMIT FOR CONSTRUCTION 4.28.16

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SHEET TITLE
1st FLOOR PLAN EXISTING

A-101
SHEET 2 OF 10

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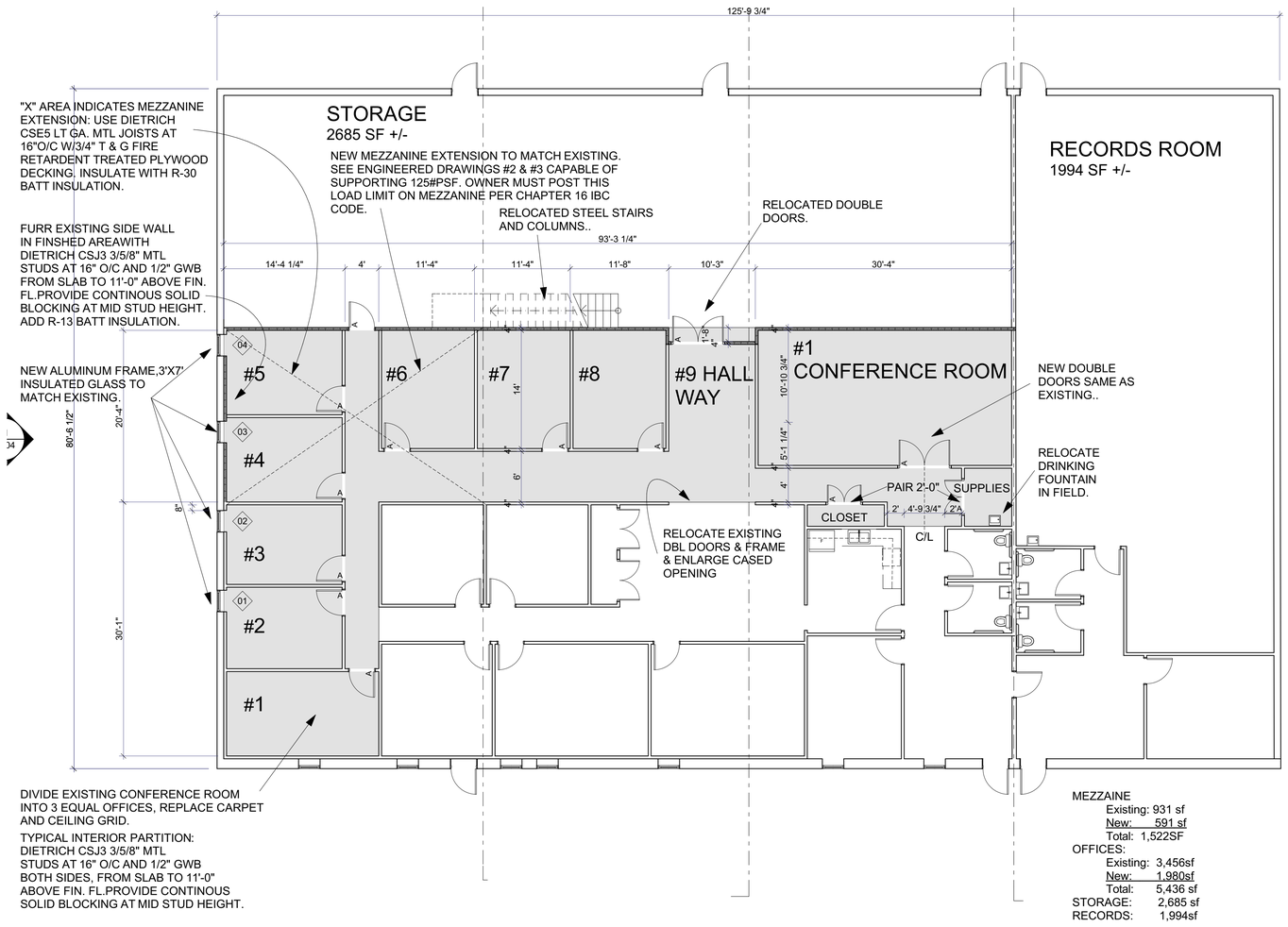
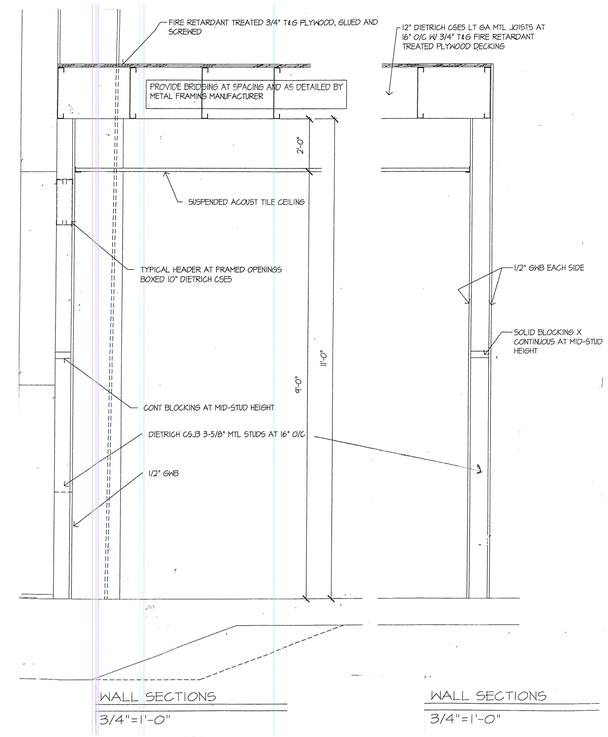
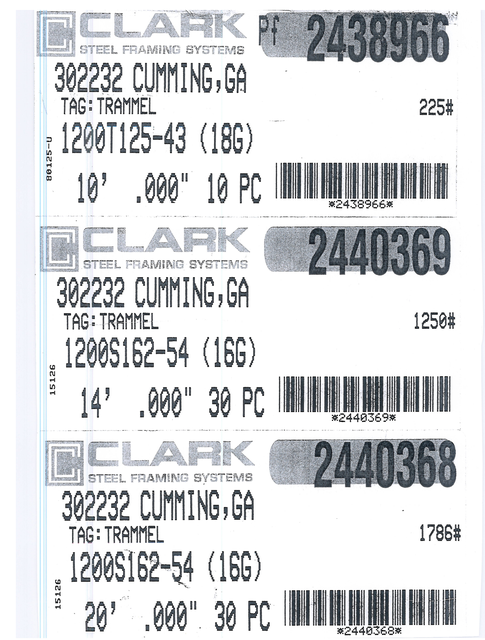


1 1st FLOOR PLAN PROPOSED
SCALE: 1/8" = 1'-0"

NOTES
1. All doors to to be 3 'x 6'-8" and match existing including ADA approved hardware.
2. Interior wall finishes to match existing. Painted drywall .
3. New acoustical tile ceilings to match existing.Individual tile layout per room, walls extend 6" above ceiling.
4. Floor finishes as selected by owner.
5. Insulate all new ceiling areas with R-30 batt insulation. Consider adding additional "BIOWN" insulation over entire new and existing area when all work is done.



2 rmr 3
SCALE: 1' = 1'-0"



3 rmr 2_2104201607545600
SCALE: 1' = 1'-0"

SUBMIT FOR CONSTRUCTION 4.28.16

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SHEET TITLE
1ST FLOOR PLAN PROPOSED

A-102
SHEET 3 OF 10

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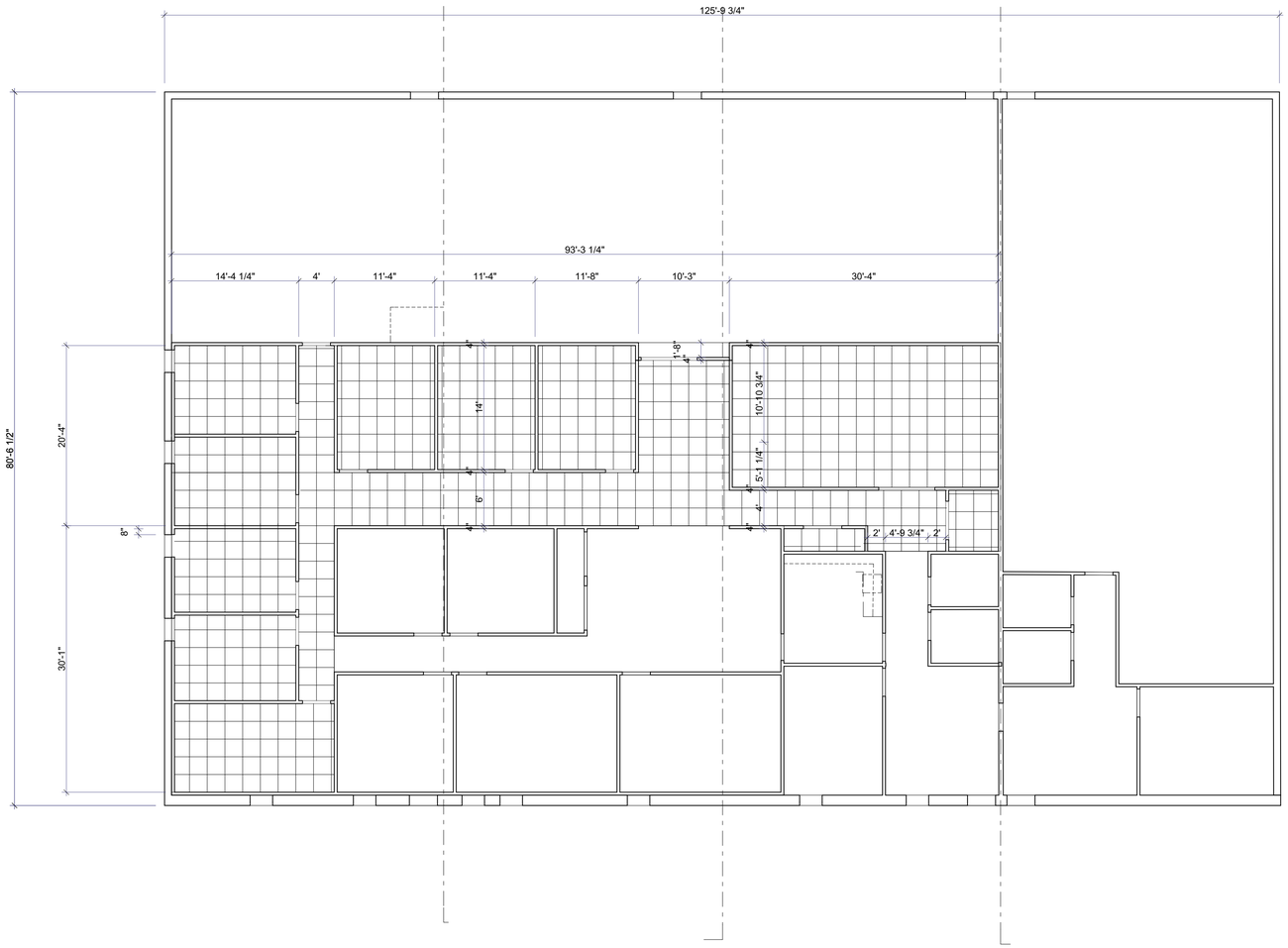

4 1st FLOOR CEILING PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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SHEET TITLE

REFLECTED CEILING PLAN

A-3

SHEET 4 OF 10

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