

ARCHITECT

CONSULTANT



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**Retrofit & Renovations for  
Madison Methodist Church**  
1091 Confederate Highway  
Madison, Georgia 30650

JOB NO.:	02405		
DRAWN BY:	GM		
CHECKED BY:	GM		
DESCRIPTION:	SCH-REVIEW-P1		
DATE:	08.04.24		
DESCRIPTION:	DD-REVIEW		
DATE:	00.00.24		
DESCRIPTION:	CD-REVIEW		
DATE:	01.02.25		
DESCRIPTION:	BID-CONSTRUCTION		
DATE:	01.21.25		
REVISIONS:			
1	03.24.25	8	02.09.26
2	04.21.25	9	
3	08.11.25	10	
4	08.20.25	11	
5	09.03.25	12	
6	12.19.25	13	
7	01.23.26	14	

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OF

**CODE REVIEW DATA:**

OCCUPANCY TYPE(S): IBC / NFPA 101  
ASSEMBLY (A3) / NEW ASSEMBLY BUSINESS B / NEW BUSINESS ACCESSORY STORAGE (S2)

CONSTRUCTION TYPE(S): IBC 2018 / NFPA 101 2012  
TYPE VA / V-111  
COMBUSTIBLE / PROTECTED / SPRINKLERED

BUILDING LEVELS AND HEIGHTS:  
ONE STORY  
TOP OF HIGHEST WALL / ROOF: 40'-6" +/-

BUILDING AREAS:  
ALLOWABLE TABULAR AREA (IBC 2018 TABLE 503)  
ASSEMBLY (A3) / NEW ASSEMBLY: 24,000 GSF ALLOWABLE  
SANCTUARY/PODIUM/FELLOWSHIP HALL/ASSEMBLY: 12,836 GSF ACTUAL  
ACCESSORY ASSEMBLY (CLASSROOMS): 4,527 GSF ACTUAL  
TOTAL ASSEMBLY (A3): 17,363 GSF ACTUAL  
BUSINESS B / NEW BUSINESS: 36,000 GSF ALLOWABLE  
ADMINISTRATIVE / OFFICES:  
FIRST FLOOR: 775 GSF ACTUAL  
MEZZANINE OFFICES: 775 GSF ACTUAL  
TOTAL BUSINESS (B): 1,550 GSF ACTUAL  
ACCESSORY STORAGE (S2): 34,900 GSF ALLOWABLE  
TOTAL STORAGE (S2): 1,128 GSF ACTUAL  
TOTAL BUILDING FOOTPRINT: 30,165 GSF

AUTOMATIC SPRINKLER INSTALLATION INCREASE: NOT NEEDED.  
FRONTAGE INCREASE CALCULATIONS: NOT NEEDED.

OCCUPANCY LOAD: IBC 2018 / NFPA 101 2012  
ASSEMBLY (A3) / NEW ASSEMBLY:  
SANCTUARY: 7 NSFF / PERSON = 4,298 NSF / 7 NSF = 614 PERSONS  
PODIUM/FELLOWSHIP HALL/GATHERING: 3,204 NSF / 15 NSF = 220 PERSONS  
ASSEMBLY: 1,360 NSF / 7 NSF = 195 PERSONS  
ACCESSORY ASSEMBLY (CLASSROOMS): 3,155 NSF / 15 NSF = 211 PERSONS

TOTAL ASSEMBLY (A3): 1,240 PERSONS

BUSINESS B / NEW BUSINESS:  
ADMINISTRATIVE / OFFICES:  
FIRST FLOOR: 3,659 GSF / 150 SF = 25 PERSONS  
MEZZANINE: 776 GSF / 150 SF = 6 PERSONS  
TOTAL BUSINESS (B): 31 PERSONS  
ACCESSORY STORAGE (S2):  
ACCESSORY STORAGE: 1,128 NSF / 500 SF = 3 PERSONS  
TOTAL OCCUPANT LOAD: 1,274 PERSONS

EGRESS WIDTH REQUIRED / PROVIDED:  
0.2' / PERSON X 1,274 PERSONS = 255' REQUIRED / 504' PROVIDED

SEE CODE COMPLIANCE PLAN FOR EGRESS / EXITING

TRAVEL DISTANCES: IBC 2018 / NFPA 101 2012  
ASSEMBLY (A3): 250' / NEW ASSEMBLY: 250' ALLOWED.  
BUSINESS (B): 300' / NEW BUSINESS: 300' ALLOWED.

PLUMBING FIXTURE CALCULATIONS IPC 2018  
ASSEMBLY (A3): TOTAL LOAD: 1,240 PERSONS  
-WATER CLOSETS  
MALES: 620/150 = 4.14 / 5 REQUIRED  
FEMALES: 620/75 = 8.3 / 9 REQUIRED  
-LAVATORIES  
MALES: 620/200 = 3.1 / 4 REQUIRED  
FEMALES: 620/100 = 6.2 / 7 REQUIRED  
BUSINESS (B): 31 PERSONS  
-WATER CLOSETS (1/25 - 1/50): 31/25 = 1.24 / 2 REQUIRED  
MALES: 15/25 = 1.0 REQUIRED  
FEMALES: 16/25 = 1.0 REQUIRED  
-LAVATORIES (1/40 - 1/80):  
MALES: 15/40 = 0.375 / 1.0 REQUIRED  
FEMALES: 16/40 = 0.40 / 1.0 REQUIRED

ACCESSORY STORAGE: 3 PERSONS  
-WATER CLOSETS (1/100): 3/100 = 0.03 / 1 REQUIRED  
-LAVATORIES (1/100): 3/100 = 0.03 / 1 REQUIRED

DRINKING FOUNTAINS: 1,274/1,000 = 1.28 / 2 REQUIRED / 2 PROVIDED  
BOTTLED WATER PROVIDE AT GATHERING / COFFEE BAR AREA

JAN. SINKS: 1 REQUIRED / 1 PROVIDED (EXISTING)

PLUMBING FIXTURE TABULATIONS  
PROVIDED TOTALS  
WATER CLOSETS: 4 M / 7 F / 4 U = 15 TOTAL  
URINALS: 3 M = 3 TOTAL  
LAVS: 4 M / 5 F / 4 U = 13 TOTAL  
D.F.: 2 TOTAL

**PROJECT DATA:**

COUNTY: MORGAN COUNTY -104

CONTACTS:  
OCCUPANT NAME: MADISON METHODIST CHURCH, INC.  
OWNER CONTACT: SUNBELT BUILDERS - MIKE MCCROREY  
PROFESSIONAL CONTACT: SUBBELT BUILDERS - MIKE MCCROREY

PROJECT INFORMATION  
IS THIS GOVERNMENT? - NO  
PURPOSE OF SUBMISSION: FULL SET  
TYPE OF WORK - NEW RENOVATION  
STANDARD USED: 2018 NFPA 101 LIFE SAFETY CODE NEW  
TYPE OF OCCUPANCY: ASSEMBLY  
CONSTRUCTION TYPE: W111-V/A  
SQUARE FOOTAGE OF FACILITY: 30,165 (28,358; RENOVATED / 1,807 ADDITION)  
SQUARE FOOTAGE OF PROJECT: 30,165 (28,358; RENOVATED / 1,807 ADDITION)  
PROJECT OCCUPANT LOAD: 1,396  
IS THE PROJECT AN ADDITION? YES  
SQUARE FOOTAGE ADDED: 1,807  
RENOVATION: YES  
TOTAL STORIES OF BUILDING: 2 (PARTIAL)  
FLOOR PROJECT IS LOCATED: SLAB ON GRADE  
IS THERE A BASEMENT? NO  
SPRINKLER SYSTEM TO BE INSTALLED? YES  
SPRINKLER TYPE: 13  
FIRE ALARM TO BE ADDED? YES  
ALARM TYPE: VOICE EVAC  
NO. OF BUILDING IN PROJECT: 1  
BUILDING NAME: MADISON METHODIST CHURCH  
BUILDING SQUARE FOOTAGE: 30,165  
BUILDING OCCUPANT LOAD: 1,396

PROJECT SCOPE OF WORK  
THE PROJECT IS DIVIDED INTO 3 PHASES.  
PHASE 1 SCOPE OF WORK:  
PHASE 1 SCOPE OF WORK INCLUDES GROUND FLOOR RENOVATION OF AN EXISTING EQUINE FACILITY IN MORGAN COUNTY, GEORGIA. THE EXISTING WOOD FRAME FACILITY INCLUDES AN ARENA, STABLES, AND ADMINISTRATIVE AREA (CONNECTOR). THE ARENA AREA WILL BE RENOVATED FOR THE CHURCH SANCTUARY. ENDRAGE AREA, RESTROOMS, AND A FELLOWSHIP HALL. THE STABLES WILL HOUSE CLASSROOMS, OFFICES, MEETING AREA, AND RESTROOMS. THE CONNECTOR WILL HOUSE THE ADMINISTRATIVE CHURCH OFFICE. THE WORK INCLUDES A PODIUM ADDITION TO THE SANCTUARY PORTION OF THE ARENA SECTION.  
THE WORK INCLUDES THE FOLLOWING:  
1. NEW CONCRETE FLOOR SLAB.  
2. SUPPLEMENTAL STRUCTURAL STEEL FRAMING (COLUMNS AND BEAMS), PROTECTED  
3. WOOD FRAME WALLS WITH TYPE 'X' GYPSUM BOARD FINISH  
4. EXISTING WOOD TRUSSES WITH INTUMESCENT PAINT WHERE EXPOSED.  
5. NEW WOOD TRUSSES PROTECTED WITH 5/8" TYPE 'X' GYPSUM BOARD  
6. NEW COMPOSITION SHINGLES AND METAL ROOF PANELS.  
7. ALL NEW DOORS AND WINDOWS.  
8. NEW FINISHES THROUGHOUT  
9. NEW PLUMBING, HVAC, ELECTRICAL, LIGHTING, ETC. THROUGHOUT.  
10. NEW FIRE SPRINKLER AND FIRE ALARM SYSTEMS.  
11. SITE WORK INCLUDES NEW PARKING, DRIVES, LANDSCAPING, ETC.

PHASE 2 SCOPE OF WORK:  
PHASE 2 SCOPE OF WORK INCLUDES THE RENOVATION OF AN EXISTING OUT-BUILDING, APPROXIMATELY 4,000 SQUARE FEET IN AREA. THE OUT-BUILDING FUNCTION WILL BE RECREATION (NOT YET DETERMINED). THE EXISTING OUT-BUILDING IS WOOD FRAME CONSTRUCTION WITH WOOD TRUSSES. RENOVATION WILL BEGIN AS MONIES ARE AVAILABLE.

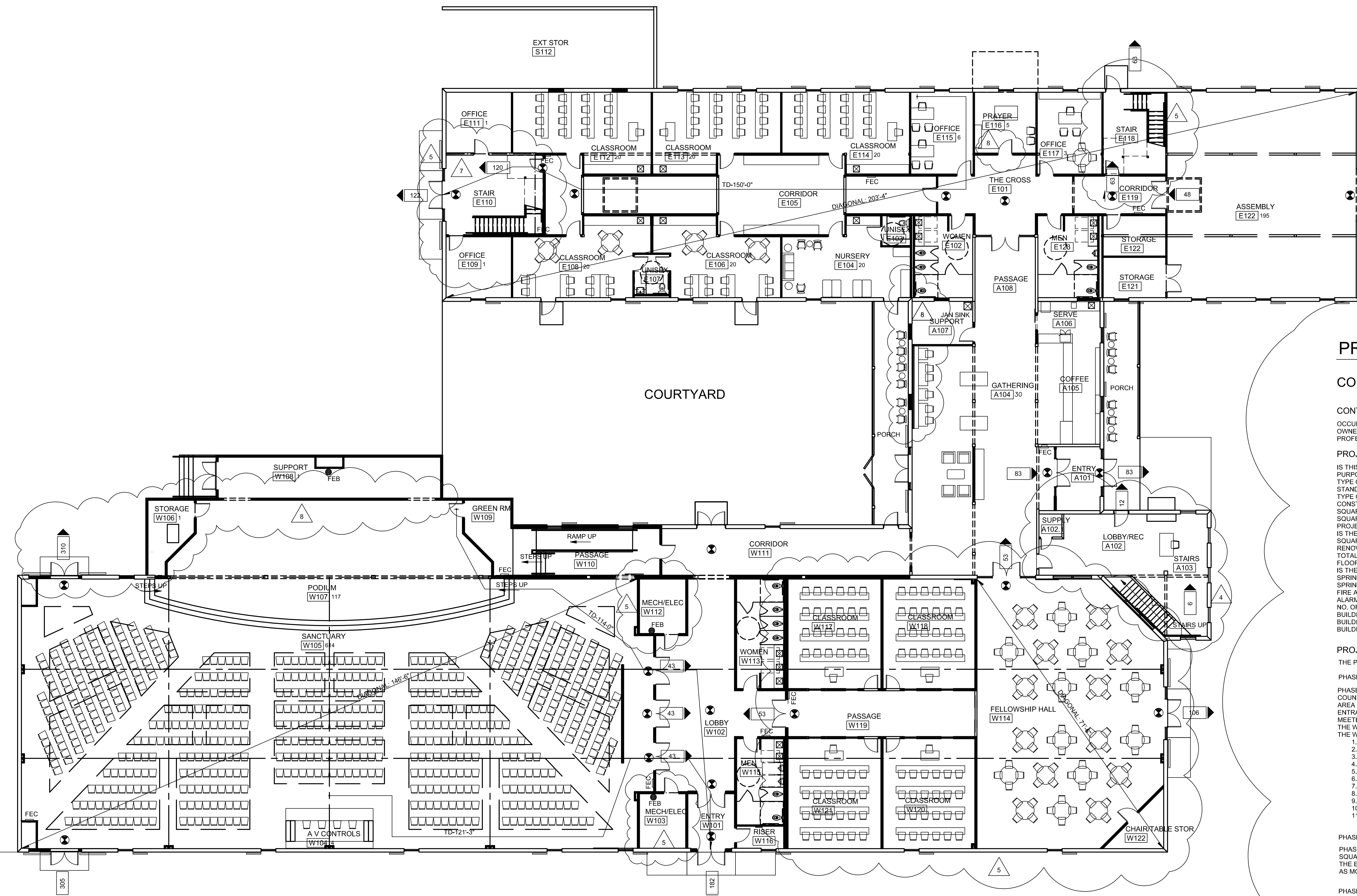
PHASE 3 SCOPE OF WORK:  
PHASE 3 SCOPE OF WORK INCLUDES THE RENOVATION OF THE STABLE AREA SECOND FLOOR FOR ADDITIONAL CLASSROOMS AND MEETING AREAS. RENOVATION WILL BEGIN AS MONIES ARE AVAILABLE.

**CODE COMPLIANCE PLAN LEGEND**

OL	OCCUPANT LOAD
31	EGRESS LOAD & DIRECTION
TD-50'-0"	TRAVEL DISTANCE
FEC	FIRE EXTINGUISHER & CABINET: J.L. INDUSTRIES, INC., TYPE A, UL-RATED 3-A 40 BC 10 LB. WITH COMPATIBLE RECESSED CABINET
FEB	FIRE EXTINGUISHER & BRACKET: J.L. INDUSTRIES, INC., TYPE A, UL-RATED 3-A 40 BC 10 LB. WITH COMPATIBLE WALL BRACKET
	EXIT LIGHT SIGN (SEE LIGHTING PLANS)
	EMERGENCY LIGHTING APPLIANCE, WALL MOUNTED (SEE LIGHTING PLANS)
	1-HOUR RATED PARTITION - UL 130S
	2-HOUR RATED PARTITION
	3-HOUR RATED PARTITION
	4-HOUR RATED PARTITION

**MANDATORY CODES:**

2018 INTERNATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS (2020) (2022) (2024).  
2018 INTERNATIONAL EXISTING BUILDING CODE, WITH GEORGIA AMENDMENTS (2021)  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS (2020) (2022) (2023) (2024).  
2018 INTERNATIONAL MECHANICAL CODE, WITH GEORGIA AMENDMENTS (2020) (2024).  
2018 INTERNATIONAL FUEL GAS CODE, WITH GEORGIA AMENDMENTS (2020) (2022).  
2020 NATIONAL ELECTRICAL CODE, WITH GEORGIA AMENDMENTS (2021).  
2015 INTERNATIONAL ENERGY CONSERVATION CODE, WITH GEORGIA SUPPLEMENTS & AMENDMENTS (2020) (2022).  
2018 NFPA LIFE SAFETY CODE WITH 2022 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 12-3-3-04 (72).  
2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS WITH 2022 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS.  
2019 NFPA 13 FIRE SPRINKLER SYSTEMS WITH 2022 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS  
GEORGIA ACCESSIBILITY CODE CHAPTER 120-3-20,(01-08) WITH 2022 GEORGIA STATE FIRE COMMISSIONER AMENDMENTS 120-3-3-08 THROUGH .11. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.



PROJ NORTH  
SCALE: 3/32" = 1'-0"

**CODE COMPLIANCE & LIFE SAFETY PLAN: FIRST FLOOR**

