



City of Fairburn Work Session

Agenda

August 14, 2023

6:00 PM

The Honorable Mayor Mario Avery

The Honorable Mayor Pro-Tem Linda J. Davis
The Honorable Alex Heath
The Honorable Hattie Portis-Jones

Mr. Tony Phillips
Mr. Rory Starkey
Ms. Brenda B. James

The Honorable Pat Pallend
The Honorable Ulysses J. Smallwood
The Honorable James Whitmore

City Administrator
City Attorney
City Clerk

- I. Meeting Called to Order: The Honorable Mayor Avery
- II. Roll Call: City Clerk
- III. Agenda Items:
 - 1. Fire Station #23 Update **(Buildings)**
 - 2. Mobile, Manufactured and Modular - Building Development Standards **(Planning & Zoning)**
- IV. Adjournment:

When an Executive Session is required, one will be called for for the following Issues:
(1) Personnel (2) Real Estate or (3) Litigation



CITY OF FAIRBURN WORK SESSION AGENDA ITEM

SUBJECT: Fire Station #23 Update

ITEM TYPE: Presentation

SUBMITTED: 08/08/2023 **WORK SESSION:** 8/14/2023 **COUNCIL MEETING:** N/A

DEPARTMENT: Buildings

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

To provide an update to Mayor and City Council on the status of Fire Station #23.

HISTORY:

Building Operations previously provided an update to Mayor and City Council during the February 27, 2023 Work Session.

FACTS AND ISSUES:

The Fire Station #23 project is progressing to the next major milestone and staff would like to provide an update on the project.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. FS 23 - Work Session Document 8-14-2023



Welcome to
City of Fairburn
Situated to Succeed

Fire Station # 23 Update

August 2023



CITY OF FAIRBURN FIRE STATION NO. 23

RENDERING - Option 1

DESIGN CONCEPT
07 DECEMBER 2022

PIEPER O'BRIEN HERR
ARCHITECTS



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PIEPER O'BRIEN HERR
ARCHITECTS



BID SET

RELEASED FOR CONSTRUCTION

DRAWN BY: GAF

CHECKED BY: KG

REVISIONS

[illegible]

FIRE
STATION
#23

5650 MILAM RD
FAIRBURN, GA

PROJECT NO. 20-22117.00

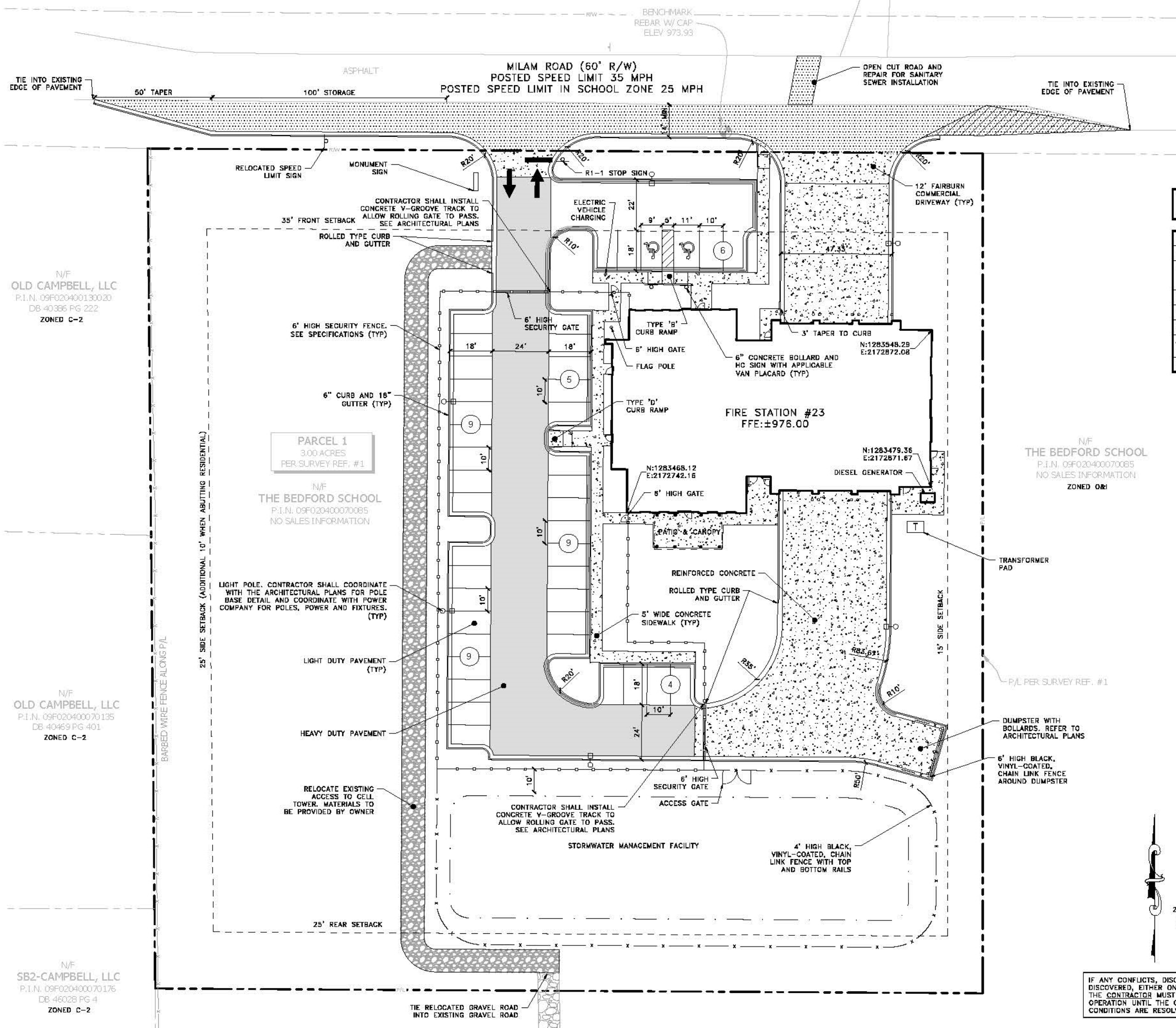
DATE 07/31/2023

SHEET TITLE

SITE PLAN

SHEET NO. C1.0

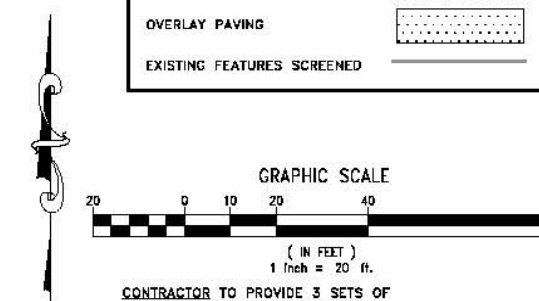
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SITE DATA	
TOTAL SITE AREA	±3.00 ACRES
PROJECT DISTURBED AREA	±2.44 ACRES
ZONING	OFFICE INSTITUTIONAL ZONING DISTRICT GEORGIA HIGHWAY 74 OVERLAY DISTRICT
TOTAL BUILDING AREA	±9,973 SQ. FT.
OPEN SPACE	64% (MIN 30%)
BUILDING FOOTPRINT AND PAVEMENT	36% (MAX 50%)
TOTAL PARKING PROVIDED	42 SPACES (INCLUDING 2 HC SPACES)
ELECTRICAL VEHICLE PARKING	1 SPACE

SITE LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
SECURED FENCE	
CHAIN LINK FENCE	
LIGHT POLE	
TRAFFIC FLOW	
STRIPING	
PARKING BAY COUNT	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE	
OVERLAY PAVING	
EXISTING FEATURES SCREENED	



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

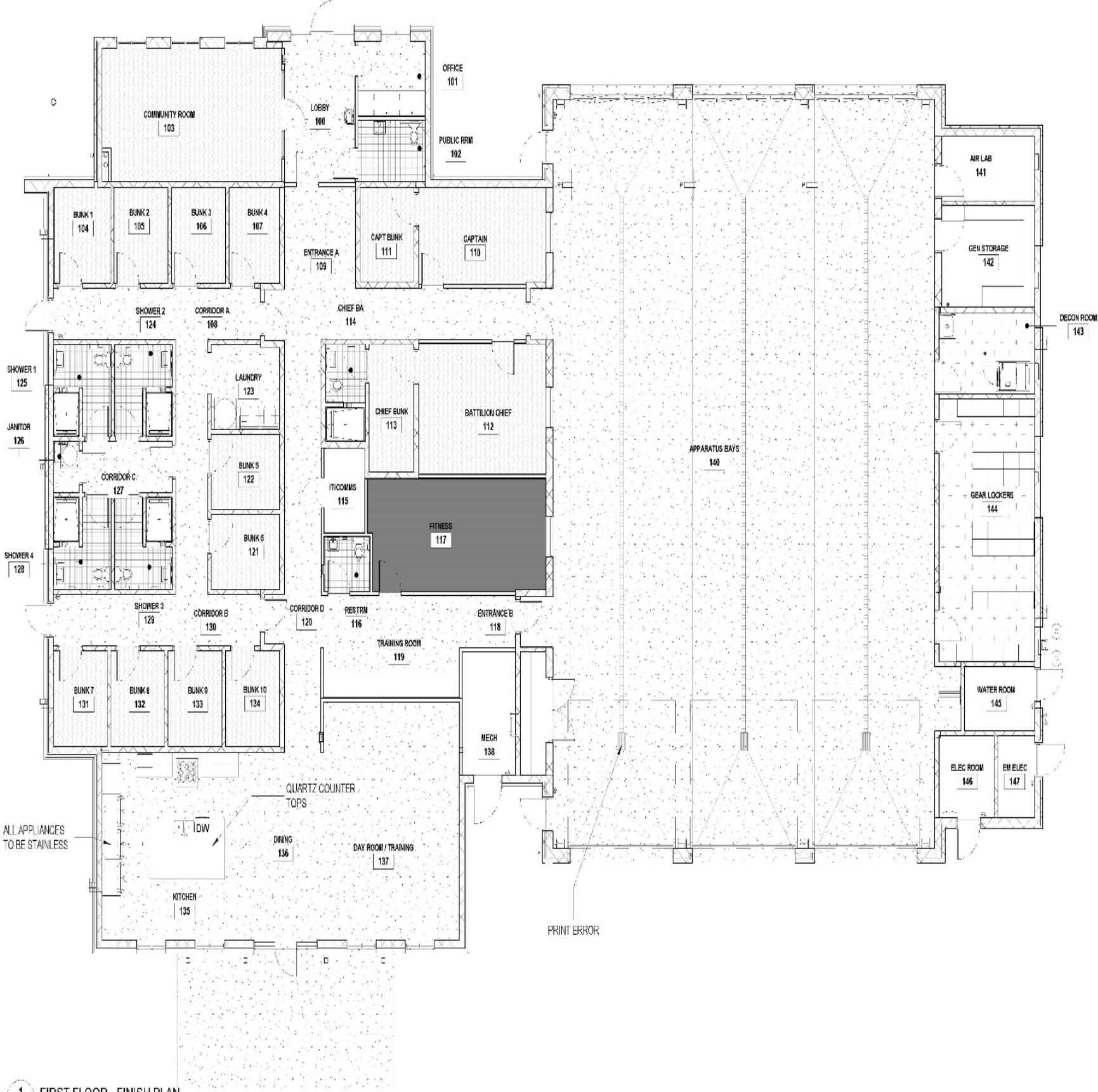
ROOM FINISH SCHEDULE

ROOM#	ROOM NAME	Area	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	Comments
FINISH FLOOR							
100	LOBBY	133 SF	PC1	--	PT1	ACT1	
101	OFFICE	67 SF	PC1	--	PT1	ACT2	
102	PUBLIC RM	54 SF	CT1	CT1	PT1	GWB	
103	COMMUNITY ROOM	315 SF	PC1	--	PT1	ACT1	YGC TO PROVIDE 1" MINI BLINDS AT WINDOWS; COLOR: TO MATCH STOREFRONT
104	BUNK 1	73 SF	CP1	WB1	PT2	ACT3	
105	BUNK 2	89 SF	CP1	WB1	PT2	ACT3	
106	BUNK 3	89 SF	CP1	WB1	PT2	ACT3	
107	BUNK 4	65 SF	CP1	WB1	PT2	ACT3	
108	CORRIDOR A	172 SF	PC1	--	PT2	ACT12	
109	ENTRANCE A	277 SF	PC1	--	PT1	ACT2	
110	CAPTAIN	166 SF	CP1	WB1	PT1	ACT3	
111	CAPT BUNK	68 SF	CP1	WB1	PT1	ACT3	
112	BATTILION CHIEF	223 SF					
113	CHIEF BUNK	77 SF	CP1	WB1	PT1	ACT3	
114	CHIEF BA	51 SF	CT1	CT1	PT1	ACT3	PRECAST TERRAZZO SHOWER PAN
115	IT/COMMS	46 SF	SC1	--	PT1	GWB	
116	RESTRM	33 SF	CT1	CT1	PT1	GWB	
117	FITNESS	264 SF	RF1	WB1	PT1	ACT2	
118	ENTRANCE B	38 SF	PC1	--	PT1	ACT2	
119	TRAINING ROOM	188 SF	PC1	--	PT1	GWB	
120	CORRIDOR D	215 SF	PC1	--	PT1	ACT2	
121	BUNK 6	89 SF	CP1	WB1	PT2	ACT3	
122	BUNK 5	89 SF	CP1	WB1	PT2	ACT3	
123	LAUNDRY	77 SF	PC1	--	PT2	ACT2	
124	SHOWER 2	68 SF	CT1	CT1	PT2	GWB	PRECAST TERRAZZO SHOWER PAN
125	SHOWER 1	68 SF	CT1	CT1	PT2	GWB	PRECAST TERRAZZO SHOWER PAN
126	JANITOR	18 SF	SC1	--	PT2	EXP (PAINT)	
127	CORRIDOR C	61 SF	PC1	--	PT2	ACT2	
128	SHOWER 4	68 SF	CT1	CT1	PT2	GWB	PRECAST TERRAZZO SHOWER PAN
129	SHOWER 3	68 SF	CT1	CT1	PT2	GWB	PRECAST TERRAZZO SHOWER PAN
130	CORRIDOR B	223 SF	PC1	--	PT2	ACT2	
131	BUNK 7	89 SF	CP1	WB1	PT2	ACT3	
132	BUNK 8	89 SF	CP1	WB1	PT2	ACT3	
133	BUNK 9	89 SF	CP1	WB1	PT2	ACT3	
134	BUNK 10	89 SF	CP1	WB1	PT2	ACT3	
135	KITCHEN	364 SF	PC1	--	PT1	ACT1	ALL STAINLESS STEEL APPLIANCES/CABINETRY
136	DINING	201 SF	PC1	--	PT1	ACT1	
137	DAY ROOM / TRAINING	434 SF	PC1	--	PT1	ACT1	
138	MECH	88 SF	SC1	--	PT1	EXP (PAINT)	
139	EMS STG	42 SF					
140	APPARATUS BAYS	3750 SF	PC1	EP1	PT3	EXP (PAINT)	
141	AIR LAB	80 SF	SC1	--	PT1	EXP (PAINT)	
142	GEN STORAGE	126 SF	SC1	--	PT1	EXP (PAINT)	
143	DECON ROOM	103 SF	EP1	EP1	PT3	EXP (PAINT)	
144	GEAR LOCKERS	336 SF					
145	WATER ROOM	80 SF	SC1	--	PT1	EXP (PAINT)	
146	ELEC ROOM	60 SF	SC1	--	PT1	EXP (PAINT)	
147	EM ELEC	41 SF					
LEVEL 02 (MEZZ)							
201	MEZZANINE	717 SF	SC1	--	PT3	EXP (PAINT)	
		10121 SF					

1

FIRST FLOOR - FINISH PLAN

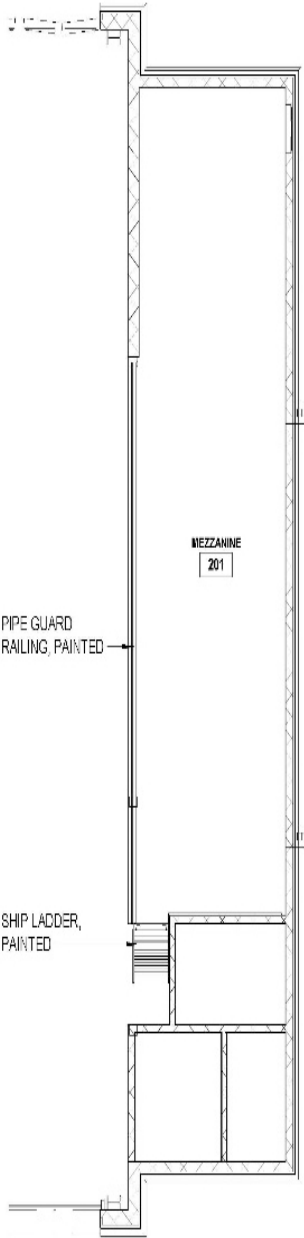
A11.11/8" = 1'-0"

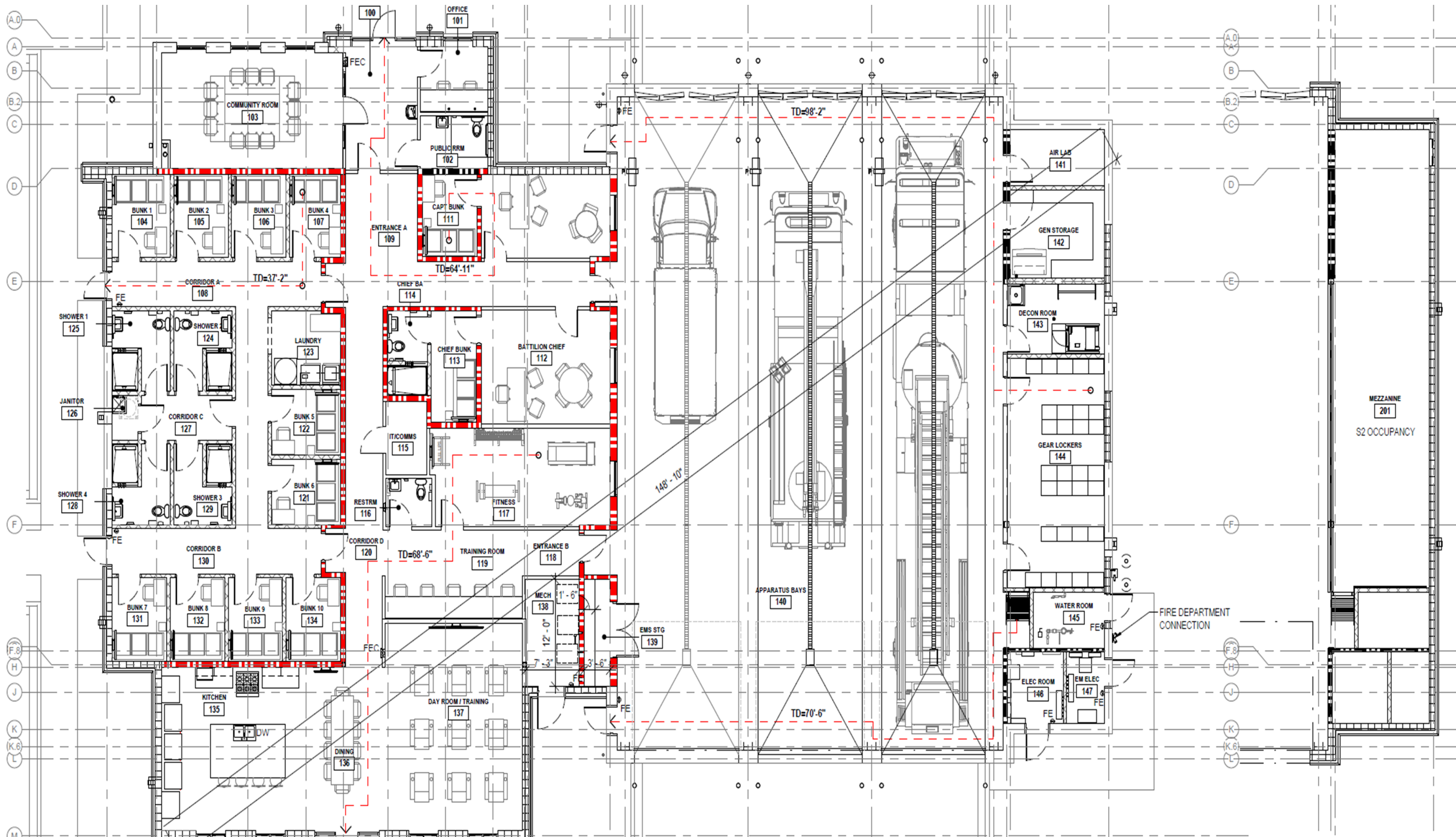


2

MEZZANINE - FINISH PLAN

A11.11/8" = 1'-0"





8/2/2023 12:45:58 AM



Elevs: Ext. Color	
NOTE: EXTERIOR COLORS SHALL BE AS FOLLOWS	
	OVERHEAD DOORS TO BEST MATCH SW2812 CHANTICLEAR RED EQUIVALENT RED
	INTEGRAL COLORED SPLIT FACE CMU; BEST BLOCK CHARCOAL
	INTEGRAL COLORED SPLIT FACE CMU; CEMEX 65 MOUNTAIN FOG
	MTL PANELS PREFINISHED; PAC HWP 16" SILVER
	MTL PANEL PREFINISHED; PAC-CLAD 16" SIERRA TAN
	EXPOSED STL TO BE PAINTED TO MATCH ADJACENT MATERIAL OR STANDING SEAM COLOR WHEN NOTED
	PREFINISHED METAL FASCIA, PREFINISHED METAL ROOF AND COPING; COLOR TBD



RELEASED FOR CONSTRUCTION			
DRAWN BY:		cch	
CHECKED BY:		ih	
REVISIONS			
REV #	DATE	DESCRIPTION	BY



FIRE STATION #23

5650 MILAM RD
FAIRBURN, GA

PROJECT NO. 20-22117.00
DATE 07/31/2023

SHEET TITLE
BUILDING ELEVATIONS

SHEET NO. **A5.1**
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CITY OF FAIRBURN WORK SESSION AGENDA ITEM

SUBJECT: Mobile, Manufactured and Modular - Building Development Standards

ITEM TYPE: Presentation

SUBMITTED: 08/07/2023 **WORK SESSION:** 08/14/2023 **COUNCIL MEETING:** N/A

DEPARTMENT: Planning & Zoning

BUDGET IMPACT: N/A

PUBLIC HEARING: No

PURPOSE:

For the Mayor and City Council to review definitions and potential development standards for Mobile, Manufactured, and Modular buildings.

HISTORY:

N/A

FACTS AND ISSUES:

N/A

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

N/A

ATTACHMENTS:

1. Modular_Mobile_Buildings_Final



MOBILE, MANUFACTURED, AND MODULAR REVIEW

PLANNING AND ZONING DEPARTMENT



TERMS/DEFINITION

Mobile Home:

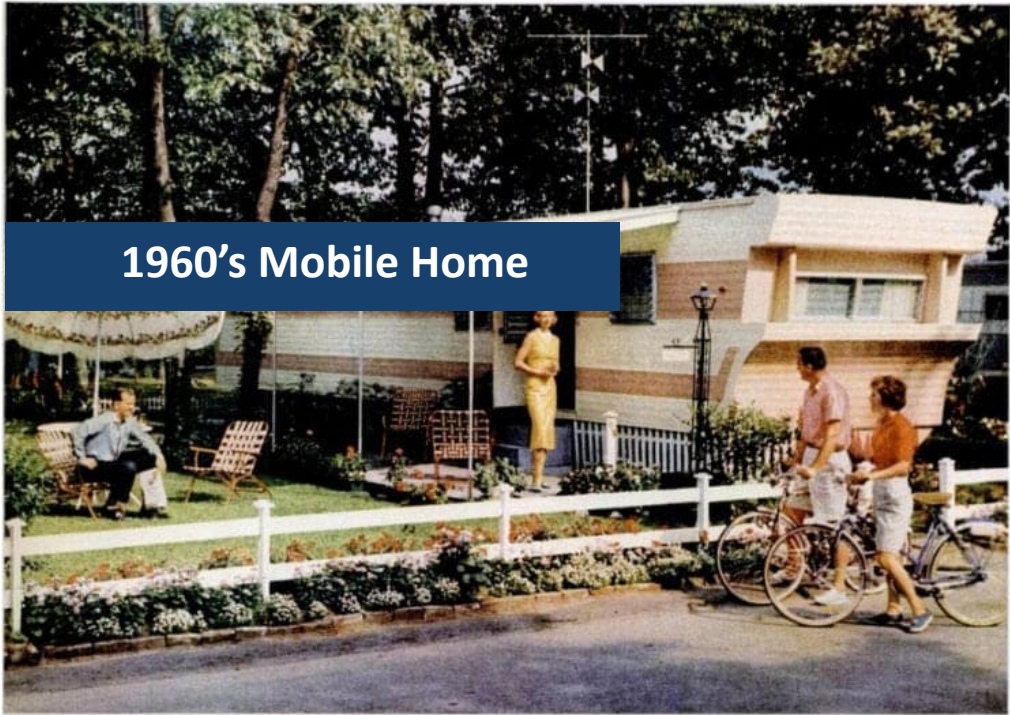
Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, when erected on site, is three hundred twenty (320) or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; and which has not been inspected and approved as meeting the requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C. 5401-5445). A mobile home is distinguished from a manufactured home as defined herein.

Manufactured home

Manufactured home: A structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, when erected on site, is three hundred twenty (320) or more square feet in floor area, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to utilities, and includes the plumbing, heating, and electrical systems contained therein; or a structure that otherwise comes within the definition of a "manufactured home" under the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended (42 U.S.C. 5401-5445).

Modular home:

Modular home: Any structure or component thereof, designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation, or assembly and installation, on the building site, and which is designed and constructed to conform to the local building code rather than a national housing or construction code.



1960's Mobile Home

Photographed at Better Mobile Home Park, Springfield, Mass.



1980's Mobile Home

Here's suburban living without long-term debt



The Mobile Home

YOU BUY A HOME READY TO LIVE IN.
YOUR FURNISHINGS ARE INCLUDED IN ITS PRICE

YOUR OWN HOME in an attractive neighborhood . . . all sorts of the most modern comforts and conveniences—no wonder mobile homes are a new American living trend!

The living room furnishings and color schemes are really smart . . . the kind you see in a suburban ranch home. And you couldn't ask more from the kitchens! Here's what you can have: built-in range and oven, large-capacity refrigerator, disposal, twin sinks, formica counters, plenty of cabinet space. There's a complete bathroom with tub and shower. You can also have air-conditioning, automatic heat, an auto-

matic washer-dryer, and built-in TV. And today's mobile homes are bigger—often 10' by 50' or more. The newest ideas for room planning are used to make them even more spacious.

And you'll like the suburban life in mobile home parks. In your back yard, you can enjoy gardening . . . barbecues . . . sunbathing. The new parks are beautifully landscaped. Some even have swimming pools.

Find dealers in the yellow pages of your phone book or classified section of your newspaper under "Mobile Homes," "Trailers-House," or "Trailers-Coach."

LOW MONTHLY PAYMENT PLANS

A mobile home comes completely furnished—with carpeting, drapes, furniture, appliances. Everything is included in one easy-to-pay price—there are no "extras" for major household equipment. You may pay only \$75 a month or less. You avoid heavy long-term debt.

SEND FOR MHMA YEARBOOK!

Mobile Homes Manufacturers Assn., Dept. L49
P.O. Box 1316, Chicago 90, Illinois
Please send MOBILE LIFE, with information on models of 73 manufacturers, mobile home parks and living. Enclosed is 25¢ to cover mailing and handling costs.

Name _____
Address _____





TRAILER



SINGLE WIDE



MANUFACTURED



DOUBLE WIDE



MODULAR



Mobile
Manufactured
Modular





OTHER REGULATIONS

Federal Regulations: National Manufactured Housing
and Safety Standards Act of 1974, 42 U.S.C.



O.C.G.A. § 8-2-111 and O.C.G.A. § 8-2-171:
Residential Industrialized Buildings



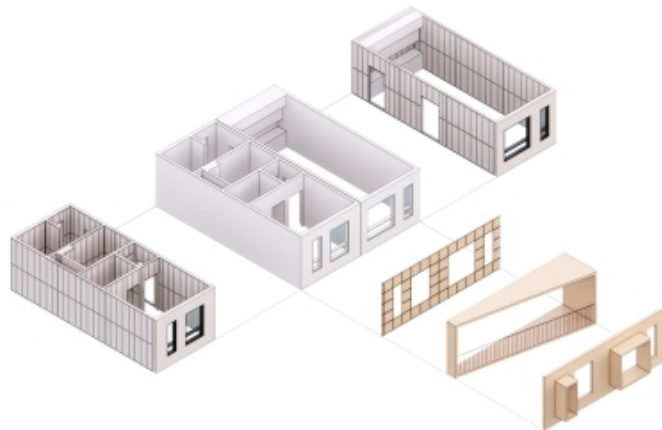
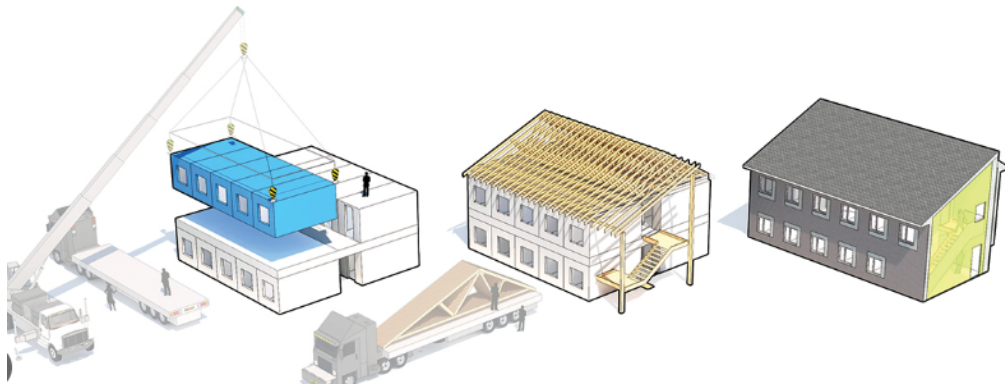
DCA and International Building Code



Zoning Regulations



SCOPE OF REVIEW



LOCATION

SITE DEVELOPMENT

SIZE/DENSITY

ARCHTECTURAL STYLE