

Southeast Modular Manufacturing

1619 US HWY 26 WEST
ELLAVILLE, GA. 31806

ACCESSIBILITY NOTES:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
- ACCESSIBLE DRINKING FOUNTAINS SHALL HAVE A SPOUT HEIGHT NO HIGHER THAN 36 INCHES ABOVE THE FLOOR AND EDGE OF BASIN NO HIGHER THAN 34 INCHES ABOVE THE FLOOR FOR INDIVIDUALS IN WHEELCHAIRS. ADDITIONALLY, DRINKING WATER PROVISIONS SHALL BE MADE FOR INDIVIDUALS WHO HAVE DIFFICULTY BENDING.
- WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS ARE PROVIDED AT LEAST ONE TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (I.E. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR FOR FORWARD REACH OR SIDE REACH; CLOTHES RODS OR COAT HOOKS SHALL BE A MAXIMUM OF 48 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEEL CHAIR TO ROD EXCEEDS 10 INCHES); SHELVES IN KITCHENS OR TOILET ROOMS SHALL BE 40 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE IN FLOOR.
- CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR. EXCEPTION: HEIGHT LIMITATIONS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.
- WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOM, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
- ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE AT LEAST 5 SECONDS MINIMUM. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR HINGED DOORS.
- FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET PILE THICKNESS SHALL BE 0.5 MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH IN HEIGHT.
- ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE SEAT. GRAB BARS SHALL BE 36 INCHES LONG MINIMUM WHEN LOCATED BEHIND WATER CLOSET AND 42 INCHES MINIMUM WHEN LOCATED ALONG SIDE OF WATER CLOSET, AND SHALL BE MOUNTED 33 INCHES TO 36 INCHES ABOVE THE FLOOR. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED ON THE SIDEWALL WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 AND 41 INCHES ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL.
- ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR.
- ACCESSIBLE LAVATOIRES AND SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR. KNEE CLEARANCE OF AT LEAST 27 INCHES HIGH MUST BE PROVIDED WITH A MINIMUM DEPTH OF 8 INCHES BENEATH THE FIXTURE, AND 9 INCHES HIGH MINIMUM WITH A MINIMUM DEPTH OF 11 INCHES BENEATH THE FIXTURE. THE KNEE SPACE MUST BE AT LEAST 30 INCHES WIDE.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATOIRES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIALS MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATOIRES AND SINKS.
- ACCESSIBLE LAVATOIRES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (I.E. LEVER-OPERATED, PUSH TYPE, ELECTRONICALLY CONTROLLED).
- MIRRORS LOCATED ABOVE LAVATOIRES, SINKS OR COUNTERS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR. OTHER MIRRORS IN TOILET ROOMS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE A MAXIMUM OF 40 INCHES ABOVE THE FLOOR.
- GRAB BARS HAVING A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1.25 INCHES MINIMUM AND 2.0 INCHES MAXIMUM. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1.5 INCHES.
- WATER CLOSET FLUSH CONTROL SHALL BE INSTALLED A MAXIMUM OF 36 INCHES ABOVE THE FLOOR AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
- DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER - OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED WITH OPERABLE PARTS BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR.
- A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL ACCESSIBLE LAVTOIRES.

GENERAL NOTES:

- ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION APPROVAL. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
- ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS SHALL NOT BE USED.
- ALL GLAZING WITHIN A 24 INCH ARC OF DOORS, WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR, AND ALL GLAZING IN DOORS SHALL BE SAFETY, TEMPERED OR ACRYLIC PLASTIC SHEET.
- ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 30 GA. WITH 7 - 16 GA. x 7/16 INCH CROWN x 1 INCH STAPLES EACH END OF STRAP OR EQUIVALENT FROM RIDGE BEAM TO COLUMN, AND COLUMN TO FLOOR.
- PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
- PROVISIONS FOR EXIT DISCHARGE LIGHTING ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN (INCLUDING EMERGENCY LIGHTING, WHEN REQUIRED).
- WHEN LOW SIDES OF ROOF PROVIDE LESS THAN 6" OF OVERHANG, GUTTERS AND DOWN SPOUTS SHALL BE SITE INSTALLED, DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- IN WIND-BORNE DEBRIS REGIONS, EXTERIOR GLAZING SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD, OR ASTM E1996. WIND-BORNE DEBRIS REGIONS ARE DESIGNATED IN SECTION 1609 OF THE IBC.
- WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
- UNLESS EXTERIOR WALL COMPONENTS INCLUDING BUT NOT LIMITED TO STRUCTURAL GLAZING, DOORS, AND WINDOWS OF ENCLOSED BUILDINGS HAVE SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16 (HVHZ), ALL SUCH COMPONENTS SHALL BE PROTECTED BY PRODUCT APPROVED STORM SHUTTERS.

ELECTRICAL NOTES:

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
- HVAC EQUIPMENT SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE EQUIPMENT SERVED. A UNIT SWITCH WITH A MARKED "OFF" POSITION THAT IS A PART OF THE HVAC EQUIPMENT AND DISCONNECTS ALL UNGROUNDED CONDUCTORS SHALL BE PERMITTED AS THE DISCONNECTING MEANS WHERE OTHER DISCONNECTING MEANS ARE ALSO PROVIDED BY A READILY ACCESSIBLE CIRCUIT BREAKER.
- PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLIANCE WITH ARTICLES 110.9 AND 110.10 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
- THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN AN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED. THE RECEPT ITSELF SHALL ALSO BE LISTED FOR DAMP AND WET LOCATIONS AS PER NEC.
- EXTERIOR LIGHTS NOT INTENDED FOR 24 HOUR USE SHALL BE CONNECTED TO A PHOTOCELL OR TIMER.
- WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "CLOSEST STORAGE SPACE" AS DEFINED BY NEC ARTICLE 410.2.
- WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR BRANCH CIRCUIT BREAKER SHALL BE PERMITTED TO SERVE AS THE DISCONNECTING MEANS ONLY WHERE THE SWITCH OR CIRCUIT BREAKER IS WITHIN SIGHT FROM THE WATER HEATER OR IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION.
- ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS MUST HAVE WIRING FOR RECEPTACLE OUTLETS AND FIXED ELECTRICAL EQUIPMENT SUBJECT TO PERSONAL CONTACT RUN IN A METAL RACEWAY SYSTEM OR IN A CABLE HAVING A METALLIC ARMOR OR SHEATH ASSEMBLY WHICH QUALIFIES AS AN EQUIPMENT GROUNDING CONDUCTOR IN ACCORDANCE W/ 250.118. IN ADDITION, THOSE BRANCH CIRCUITS MUST CONTAIN AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR.
- TAMPER RESISTANT RECEPTACLES SHALL BE INSTALLED IN CHILD CARE FACILITIES; PATIENT ROOMS, PLANT ROOMS, AND TREATMENT ROOMS FOR PEDIATRIC SPACES, BUSINESS OFFICES, CORRIDORS, WAITING ROOMS, AND THE LIKE IN CLINICS OF MEDICAL & DENTAL OFFICES AND OUTPATIENT FACILITIES.

PLUMBING NOTES:

- TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.
- THIS BUILDING SHALL BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF THESE ARE AVAILABLE.
- ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
- DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
- WATER SUPPLY LINES SHALL BE CPVC, PE, OR COPPER, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS LIMITATIONS AND INSTRUCTIONS.
- WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
- BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
- WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL (INSULATION).
- WATER, SOIL, AND WASTE PIPES IN UNCONDITIONED SPACES SHALL BE INSULATED AND PROTECTED FROM FREEZING.
- TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMP LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAX OF 120 DEGREES.
- CUSTOMER ASSUMES ALL RESPONSIBILITY FOR REQUIRED PLUMBING FIXTURES WHEN NOT SHOWN ON PLAN.
- WHEN RESTROOM FACILITIES AND/OR PLUMBING FACILITIES REQUIRED PER CODE ARE NOT PROVIDED WITHIN THE BUILDING, A HANDICAPPED ACCESSIBLE FACILITY MUST BE PROVIDED ON SITE WITHIN THE ALLOWABLE DISTANCE PER CODE. THE REQUIRED FACILITY SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION HAVING AUTHORITY. THIS NOTE SHALL BE INDICATED ON THE DATA PLATE.
- TEMPERATURE ACTUATED MIXING VALVES WHICH ARE INSTALLED TO REDUCE WATER TEMPERATURE TO DEFINE LIMITS SHALL COMPLY WITH ASSE 1017.
- THIS BUILDING SHALL BE CONNECTED TO A PUBLIC WATER SUPPLY AND SEWER SYSTEM IF NECESSARY.

MECHANICAL NOTES:

- ALL SUPPLY AIR REGISTERS SHALL BE 24 INCHES x 24 INCHES ADJUSTABLE WITH 8 INCHES x 16 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS SHALL BE INSULATED PER THE REQUIREMENTS OF THE APPLICABLE ENERGY CODES.
- INTERIOR DOORS SHALL BE UNDERCUT 1 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND/OR AS NOTED ON FLOOR PLAN.
- HVAC EQUIPMENT SHALL BE EQUIPPED W/OUTSIDE FRESH AIR INTAKES PROVIDING 5 CFM PER OCCUPANT & 0.06 PER SQFT BUILDING AREA PER IBC 403.3.
- EXHAUST FANS SHALL PROVIDE A MINIMUM OF 70 CFM FOR EACH WATER CLOSET AND URINAL AND VENT THROUGH THE ROOF.
- VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
- THERMOSTATS MUST BE PROGRAMMABLE.

ATTENTION LOCAL INSPECTIONS DEPARTMENT

SITE INSTALLED ITEMS

THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, HAVE NOT BEEN INSPECTED BY EMC AND ARE NOT CERTIFIED BY THE STATE MODULAR LABEL. NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

- THE COMPLETE FOUNDATION SUPPORT AND TIE DOWN SYSTEM.
- RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
- PORTABLE FIRE EXTINGUISHER(S).
- BUILDING DRAINS, CLEANOUTS, DRINKING FOUNTAIN, AND HOOK-UP TO PLUMBING SYSTEM.
- ELECTRICAL SERVICE HOOK-UP (INCLUDING FEEDERS) TO THE BUILDING.
- THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS
- CONNECTION OF ELECTRICAL CIRCUITS CROSSING OVER MODULE MATELINE(S) - (MULTI-UNITS ONLY).
- STRUCTURAL AND AESTHETIC INTERCONNECTIONS BETWEEN MODULES (MULTI-UNITS ONLY).
- EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY)

STRUCTURAL LOAD LIMITATIONS

FLOOR LIVE LOAD:
50 PSF
100 PSF IN CORRIDOR
2000 PSF CONCENTRATED FLOOR LOAD OVER 30x30 INCH AREA LOCATED ANYWHERE ON FLOOR.

ROOF LIVE LOAD:
A. 20 PSF

ROOF SNOW LOAD:
A. Pg = 20 PSF GROUND SNOW LOAD
B. Pf = 20 PSF FLAT ROOF SNOW LOAD SYSTEM IF THESE ARE AVAILABLE
C. Ce = 1.0 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.0 SNOW THERMAL FACTOR

F. WIND SPEED Vult = 140 MPH
A1. WIND SPEED Vstd = 108 MPH
B. RISK CATEGORY II
C. WIND EXPOSURE CATEGORY: EXP = C
D. INTERNAL PRESSURE COEFFICIENT: Cpi = 0.18
E. COMPONENT & CLADDING FOR ROOF ANGLES 0 TO 7 DEG:
WALL ZONE 5: P = +/-57.1 PSF (Pass = +/-34.3 PSF)
WALL ZONE 4: P = +/-45.2 PSF (Pass = +/-27.7 PSF)
ROOF ZONE 3: P = -107.7 PSF (Pass = -64.8 PSF)
ROOF ZONE 2: P = -71.6 PSF (Pass = -43.0 PSF)
ROOF ZONE 1: P = -42.7 PSF (Pass = -25.6 PSF)

F. WIND IMPORTANCE FACTOR Iw=1.0
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING IN 15 FEET.

SEISMIC LOAD:
A. Ie = 1.0 SEISMIC IMPORTANCE FACTOR
B. D. SITE CLASS
C. A15 SEISMIC FORCE RESISTING SYSTEM
D. C SEISMIC DESIGN CATEGORY
E. EQUIVALENT LATERAL FORCE ANALYSIS PROCEDURE
F. Sds = 0.49 SPECTRAL RESPONSE COEFFICIENT
G. Sd1 = 0.19 SPECTRAL RESPONSE COEFFICIENT
H. V = 6,700 DESIGN BASE SHEAR
I. R = 6.5 RESPONSE MODIFICATION COEFFICIENT
J. SS <= 0.52 MAPPED SPECTRAL RESPONSE COEFFICIENT
K. S1 <= 0.29 MAPPED SPECTRAL RESPONSE COEFFICIENT
L. CS = 0.08 SEISMIC RESPONSE COEFFICIENT

BUILDING RISK:
A. CATEGORY II
B. ASCE 7-10
FLOOD LOAD:
THE MODULAR BUILDING UNITS ARE NOT DESIGNED TO BE SUBMERGED OR SUBJECT TO WAVE ACTION. IF INSTALLED IN A FLOOD PLAIN, THE MODULAR BUILDING UNITS MUST BE INSTALLED ABOVE THE MINIMUM BASE FLOOD ELEVATION DERIVED FROM APPROPRIATE FLOOD ELEVATION MAPS FOR THE BUILDING SITE OR SET ON A FOUNDATION DESIGNED FOR FLOOD LEVELS.

BUILDING DESIGN PARAMETERS

1. USE/OCCUPANCY:	BUSINESS
2. CONSTRUCTION TYPE:	(VI)B
3. SPRINKLER SYSTEM:	NO
4. BUILDING AREA:	3007 SF.
5. BUILDING HEIGHT:	<= 15 FEET
6. NUMBER OF STORIES:	1
7. NUMBER OF MODULES:	3
8. OCCUPANT LOAD .40, BASED ON 100 SF/PERSON AND .15 SF/PERSON IN WAITING ROOM.	
9. EXTERIOR WALL FIRE RATING:	NOT RATED
10. THIS BUILDING MUST BE INSTALLED WITH THE FIRE SEPARATION DISTANCES REQUIRED BY IBC TABLE 602 AND SECTION 705.3. OF IBC	
11. ENERGY CODE COMPLIANCE: SEE ATTACHED ENERGY CALCULATIONS.	
12. MANUFACTURER'S DATA PLATE, STATE LABELS AND THIRD PARTY LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.	

WINDOW & DOOR SPECIFICATIONS

- DBL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMCHECK ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
- THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

AL CODES AND LOADS

BUILDING	2015 IBC / 2015 IFC
PLUMBING	2015 IPC
MECHANICAL	2015 IMC
ELECTRICAL	2014 NEC
ENERGY	2015 IECC
ACCESSIBILITY	2010 ADA

DRAWING INDEX

SHT	DESCRIPTION
1	COVER SHEET / NOTES
2	ELEVATIONS
3	COMBINED FLOOR PLAN
4	FLOOR PLAN
5	ELECTRICAL FLOOR PLAN
6	PLUMBING FLOOR PLAN
7	MECHANICAL FLOOR PLAN
8	CROSS SECTION
9	FOUNDATION

ROSE OFFICES
ATMORE/ABBEVILLE
SERIAL NO.: 20613 A-C
COVER SHEET/NOTES

Southeast Modular Manufacturing
Ellaville, GA
1619 STATE ROAD 26 WEST
ELLAVILLE, GEORGIA 31806

EMC APPROVED
10 26 2020

ALABAMA MANUFACTURED HOUSING COMMISSION
These MODULAR PLANS are approved and deemed to comply with all ordinances or regulations enacted by any local government.
Jeffrey Thompson
11/16/2020
STATE OF ALABAMA
JEFFREY THOMPSON
REGISTERED PROFESSIONAL ARCHITECT
NO. 10262
10-26-20

10-26-20

ARTHUR L. KAY
5521 TERRAIN DE GOLF DR.
LUTZ, FL. 33558

KENNETH E. DUNMON
CONSULTING ENGINEER
AMERICUS, GA. 31709

DRAWN BY: MT

CHECKED BY: KE

DATE: 10/13/2020

SCALE: 1/4"=1'-0"

S/N : 20613 A-C

46'X68'

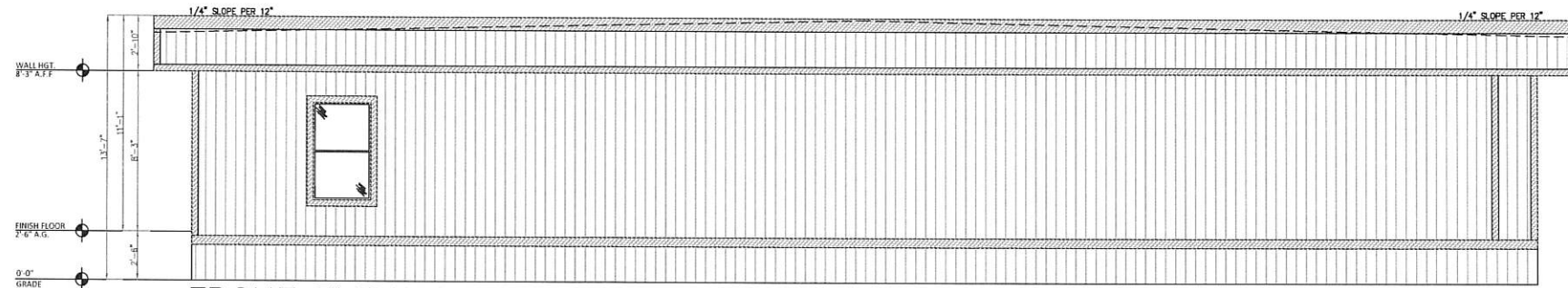
QUOTE: JHO1237

EMC PLAN# SHMM-20613

SHEET:

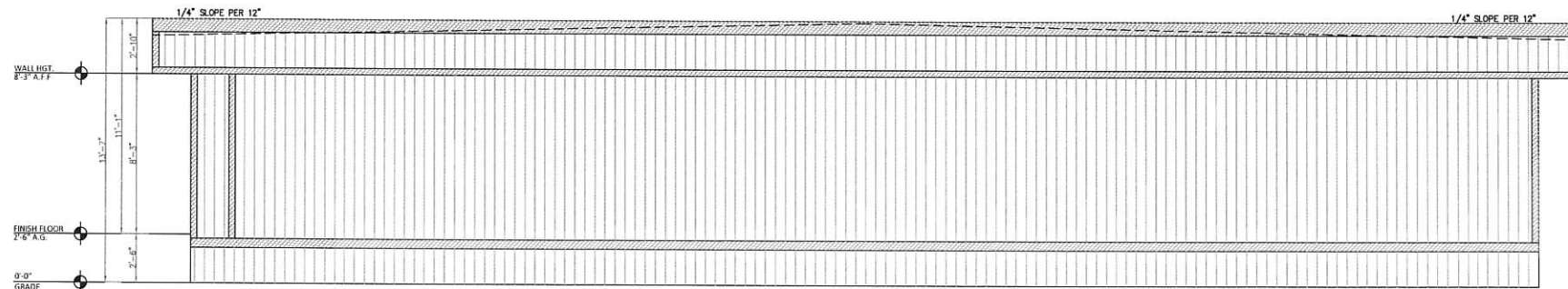
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OF SHEETS



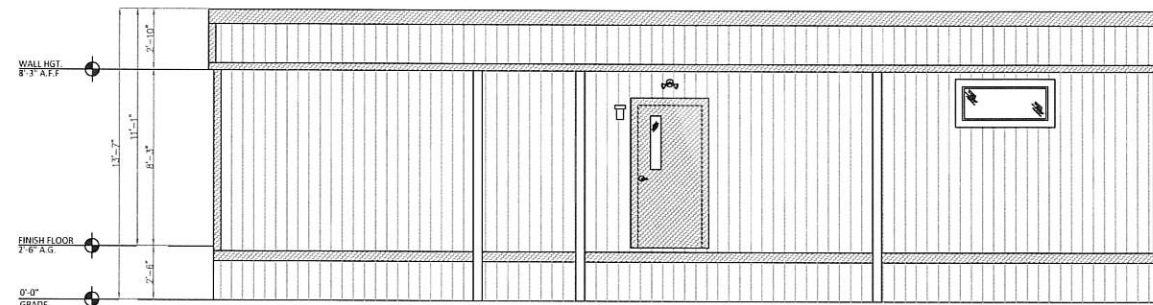
FRONT ELEVATION

FOUNDATION ENCLOSURE (WHEN PROVIDED) SHALL HAVE 1 SQUARE FOOT NET VENT AREA PER 1/100th OF THE FLOOR AREA.



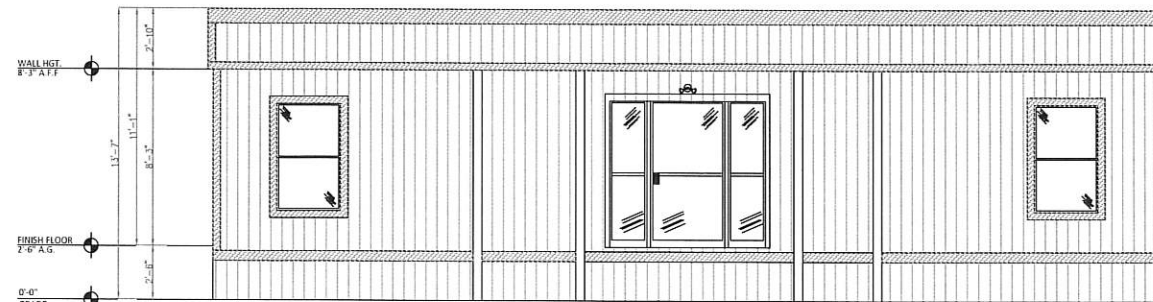
REAR ELEVATION

HANDICAP RAMP, STAIRS, AND HANDRAILS SITE INSTALLED, DESIGNED BY OTHERS, AND SUBJECT TO LOCAL CODE INSPECTION.

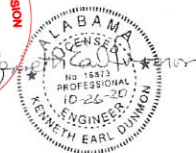
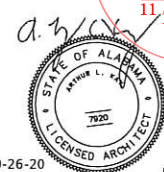


RIGHT ELEVATION

SEE CROSS SECTION FOR ROOF VENTILATION METHOD.



LEFT ELEVATION



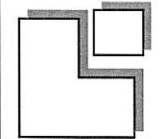
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ROSE OFFICES
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ELEVATIONS

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SHEET:
2
OF 9 SHEETS

FRAME & FLOOR	WALLS-WINDOWS-DOORS HEIGHT 8'-3" FINISHED HT: 8'-0"	EXTERIOR LP SMARTSIDE	ROOF 45 MIL WHITE EPDM	ELECTRICAL SINGLE PHASE	A/C & HEAT	PLUMBING
AXLES (4) BRAKE (3) IDLER NEW AXLES OUTRIGGERS 48" O.C.	PLATES DOUBLE TOP 2"x6"/2"x4" BOTTOM 2"x6"/2"x4"	OVER HOUSE WRAP		ENTRANCE PANEL (3) 150 AMP (LABEL ALL CIRCUITS IN PANEL BOX)	TYPE A/C (3) MAGIC PAC HVAC UNITS	STANDARD 1 1/2 HANDICAP 2 1/2
HITCH REMOVABLE XXXX STANDARD	STUDS EXTERIOR: 2"x6"x94 1/2" SYP #2 @ 16" O.C. INTERIOR: 2"x4"x94 1/2" SYP #2 @ 16" O.C.	SIDING TO EXTEND TO BOTTOM PERIMETER RAIL	STYLE TRANSVERSE/CODE	LIGHTS (42) 2X4 36WATT 4000K LED FLAT PANEL T-GRID LIGHTS (3) 2X2 18WATT 4000K LED FLAT PANEL T-GRID LIGHTS	SUPPLIED BY ROSE/INSTALLED BY SMM @ PLANT	COMMODOE(S) (3) H/C SLOAN PRESSURE ASSIST TANK TYPE
I-BEAM 12" @ 10.8 LB/LF OUTRIGGER FRAME W/ 95 1/2" AXLES	INSULATION R- 13 K INTERIOR: 13 UF	INSULATION R- 13 K INTERIOR: 13 UF	TOP TRIM 1X6 HARDIE	LIGHTS (2) BLACK PLASTIC W/ PHOTOCELL (2) WALL MT. DRUM LIGHTS IN CLOSETS	TYPE HEAT N/A	W.H. LAV (3) W/ CHROME WRIST BLADE FAUCET
JOIST 2"x8" SYP #2 @ 16" O.C.	COVERING 5/8" TYPE-X VCG (COLOR)	COVERING 5/8" TYPE-X VCG (COLOR)	4" HARDIE @ CORNERS AND WINDOW TRIM	POWER VENTS (3) 100 CFM ENTRANCE CONDUIT 1 1/2" PVC		MIRROR N/A
INSUL R- 30UF	CUTBACK INTERIOR 12"-20"	CUTBACK INTERIOR 12"-20"	DECALS NO	EMERGENCY LIGHTS (4) W/ BATTERY BACK-UP (2) DUAL REMOTE HEADS	CEILING AIR SYSTEM 20X10 FIBERGLASS RETURN AIR SYSTEM 20X10 FIBERGLASS	GRAB BAR (2) 36" @ 36" AFF (2) 42" @ 36" AFF (2) 18" @ 36" AFF
DECKING 3/4" T&G PLYWOOD	ROLL VINYL SUPPLIED BY ROSE/INSTALLED BY SMM IN PLANT	ROLL VINYL SUPPLIED BY ROSE/INSTALLED BY SMM IN PLANT	TOP TRIM 1X6 HARDIE	INSULATION R- 49UF W/ VINYL NETTING		VANITY (1) 48" PLASTIC LAMINATE W/ DROP IN LAV & CHROME WRIST BLADE FAUCET
COVERING	366 PAINTED WINDOW CASING ON ALL WINDOWS	366 PAINTED WINDOW CASING ON ALL WINDOWS	DECALS NO	CEILING 2X2 REGULAR		URINAL N/A
CUTBACK	6" VINYL BASE (COLOR) IN RR'S	6" VINYL BASE (COLOR) IN RR'S	SKIRTING T.B.D.	INSULATION R- 49UF W/ VINYL NETTING		SHOWER N/A
FINISH ROLL TILE BACK 6"	4" VINYL BASE MOLDING (COLOR) THRU OUT REMAINDER	4" VINYL BASE MOLDING (COLOR) THRU OUT REMAINDER	NO	ROOF DRAIN ASSEMBLY @ EXPOSED DOWNSPOUTS		WATER HEATER (1) 40GAL ELECTRIC / (1) 6GAL ELECTRIC
DECKING N/A			TGRID FALSE HEADER @ MATELINES	GYPSUM N/A		SPECIAL (2) ICEMAKER BOX HOOK UP (1) ABS FLOOR MOUNT MOP SINK (1) ASI B154 SPECIMEN PASS THRU

SYMBOL LEGEND

- PANEL BOX
- DUPLEX RECEPTACLE 120V
- DUPLEX RECEPTACLE 120V W/ USB PORT
- PORCH LIGHT
- WALL MT. DRUM LIGHT
- EXT. WEATHERPROOF GFI REC.
- VENT FAN
- DEDICATED RECEPT
- RECEPT UNDER FLOOR MT.
- 2X4 LED LIGHT FIX.
- 2X2 LED LIGHT FIX.
- ENGINEERED GIRDER TRUSS DESCRIPTION
- 6W LED EXTERIOR LIGHT
- SINGLE SWITCH
- DOUBLE SWITCH
- 4-WAY SWITCH
- EMERGENCY LIGHT
- 3RS EMERGENCY LIGHT
- DUAL REMOTE HEAD
- WALL OCCUPANCY SENSOR
- DIRECTIONAL EXIT SIGN
- 24"x24" RETURN AIR GRILLE (CEILING)
- 24"x24" SUPPLY AIR DIFFUSER (CEILING)
- THERMOSTAT
- ICEMAKER BOX

NOTE: INTERIOR WALL AND CEILING FINISH SHALL BE CLASS B OR BETTER IN CORRIDORS AND CLASS C OR BETTER IN ROOMS AND ENCLOSED SPACES. FLOOR FINISHED SHALL BE CLASS II OR BETTER.

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!

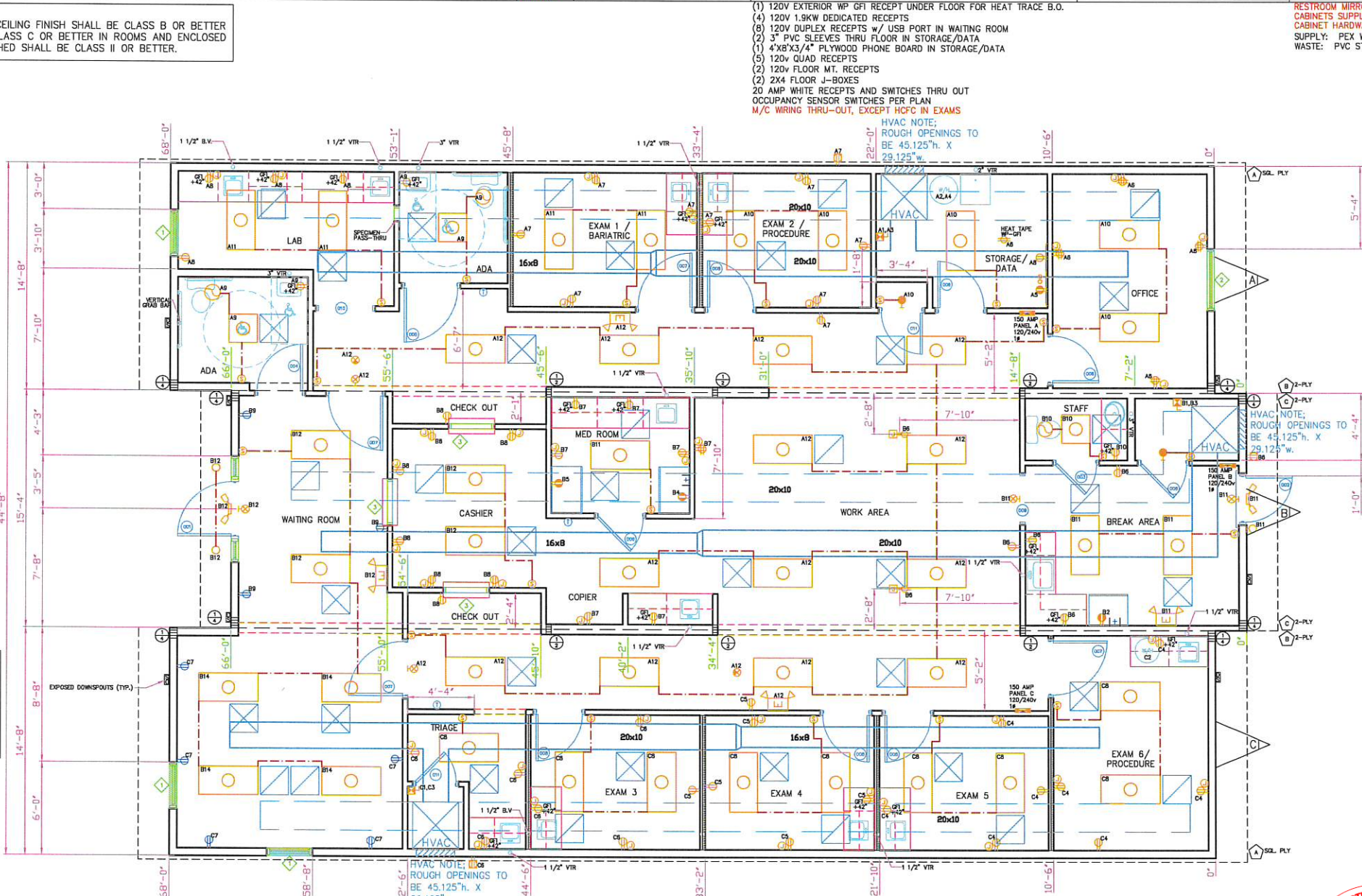
NOTE: ALL HEIGHTS SPECIFIED A.F.F. (ABOVE FINISHED FLOOR) ARE MEASURED TO THE BOTTOM OF THE OBJECT OR ITEM.

COLOR CHART

- WALLS
- WINDOWS
- DOORS
- ELECTRICAL
- WIRING
- HVAC / DUCT / DIFFUSERS
- DIMENSIONS
- TRUSS BAYS
- PLUMBING

EXIT DOOR NOTES:

- THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
- A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
- THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIA FOR DUE CAUSE.



- EXAM #1, #2, #3, #4, #5**
4'-0" LF OF PLASTIC LAMINATE COUNTERTOP W/ 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
2'-6" LF OF MATRIX WOOD BASE CABINET
2'-6" LF OF MATRIX WOOD OVERHEAD
- EXAM #6**
5'-0" LF OF PLASTIC LAMINATE COUNTERTOP W/ 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
5'-0" LF OF MATRIX WOOD BASE CABINET
5'-0" LF OF MATRIX WOOD OVERHEAD
- TRIAGE**
3'-8" LF OF PLASTIC LAMINATE COUNTERTOP W/ 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
2'-0" LF OF MATRIX WOOD BASE CABINET
3'-8" LF OF MATRIX WOOD OVERHEAD
- BREAK AREA**
8'-0" LF OF PLASTIC LAMINATE COUNTERTOP W/ 22X25 S.S. SINK @ CHROME WRIST BLADE FAUCET
5'-6" LF OF MATRIX WOOD BASE CABINET
8'-0" LF OF MATRIX WOOD OVERHEAD
- OPEN AREA**
5'-6" LF OF PLASTIC LAMINATE COUNTERTOP W/ 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
5'-6" LF OF MATRIX WOOD BASE CABINET
5'-6" LF OF MATRIX WOOD OVERHEAD
- LAB**
14'-1" LF OF PLASTIC LAMINATE COUNTERTOP W/ (2) 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
6'-0" LF OF MATRIX WOOD BASE CABINET
6'-6" LF OF MATRIX WOOD OVERHEAD
- MED ROOM**
9'-0" LF OF PLASTIC LAMINATE COUNTERTOP W/ (1) 15X15 S.S. SINK @ CHROME WRIST BLADE FAUCET
9'-0" LF OF MATRIX WOOD BASE CABINET
6'-6" LF OF MATRIX WOOD OVERHEAD

DOOR AND FRAME SCHEDULE

Quantity	MARK	SIZE	DOOR	GLAZING	HWD TYPE	FRAME	STYLE	FIRE RATING	NOTES
1	001	3'-0" x 7'-0"	TRUMB TURN	FULL / SAFETY GLASS	N/A	WHITE ALUMINUM	STORE FRONT	N/A	CLOSER & (2) 18" SIDE LINES
1	002	3'-0" x 6'-8"	TELL GRADE 2 KEVED LEVER	6/30	TELL GRADE 2 KEVED LEVER	WHITE REDIFRAME	STEEL	N/A	CLOSER & CLOSER
1	003	3'-0" x 6'-8"	TELL GRADE 2 PRIVACY LEVER	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	004	3'-0" x 6'-8"	TELL GRADE 2 PRIVACY LEVER	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	005	3'-0" x 6'-8"	TELL GRADE 2 PRIVACY LEVER	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
3	006	3'-0" x 6'-8"	TELL GRADE 2 KEVED LEVER	N/A	TELL GRADE 2 KEVED LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
4	007	3'-0" x 6'-8"	TELL GRADE 2 PASSAGE LEVER	N/A	TELL GRADE 2 PASSAGE LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
4	008	3'-0" x 6'-8"	TELL GRADE 2 PASSAGE LEVER	N/A	TELL GRADE 2 PASSAGE LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	009	3'-0" x 6'-8"	N/A	N/A	N/A	WHITE REDIFRAME	CASED OPENING	N/A	N/A
1	010	3'-0" x 6'-8"	N/A	N/A	N/A	WHITE REDIFRAME	CASED OPENING	N/A	N/A
2	011	2'-8" x 6'-8"	TELL GRADE 2 KEVED LEVER	N/A	TELL GRADE 2 KEVED LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A

WINDOW SCHEDULE

Quantity	MARK	SIZE	Style	Sill Height	FRAME/GLASS
3	1	3'-0" x 9'-0"	Single Hung	1'-8"	V/S WHITE LOWE INSULATED W/ PVC MATELINES
1	2	4'-0" x 1'-6"	Picture	6'-0"	FIXED WHITE LOWE INSULATED W/ PVC MATELINES
3	3	3'-0" x 3'-8"	Pass Through	3'-8"	8" LAMINATE WRITING LEDGE; 1/2" PLEXIGLASS 4" FROM TOP AND 6" FROM BOTTOM

APPROVED 10 26 2020

ALABAMA MANUFACTURED HOUSING COMMISSION
These MODULAR PLANS are approved and deemed to comply with all ordinances or regulations enacted by any local government.
Jeffrey Thompson
11/16/2020

STATE OF ALABAMA
ARTHUR L. KAY
LICENSED ARCHITECT

STATE OF ALABAMA
KENNETH E. DUNNOM
LICENSED ENGINEER

10-26-20

ARTHUR L. KAY
5521 TERRAIN DE GOLF DR.
LUTZ, FL. 33558

KENNETH E. DUNNOM
CONSULTING ENGINEER
AMERICUS, GA. 31708

ROSE OFFICES
ATMORE/ABBEVILLE
SERIAL NO.: 20613 A-C
COMBINED FLOOR PLAN

Southeast Modular Manufacturing
Ellaville, GA
1619 STATE ROAD 26 WEST
ELLAVILLE, GEORGIA 31806

APPROVED 10 26 2020

EMC PLAN# SMM-20613

DRAWN BY: MT
CHECKED BY: KE
DATE: 10/13/2020
SCALE: 1/4"=1'-0"
S/N: 20613 A-C
48'X68'
QUOTE: JH01237
SHEET: 3 OF 9 SHEETS

SYMBOL LEGEND

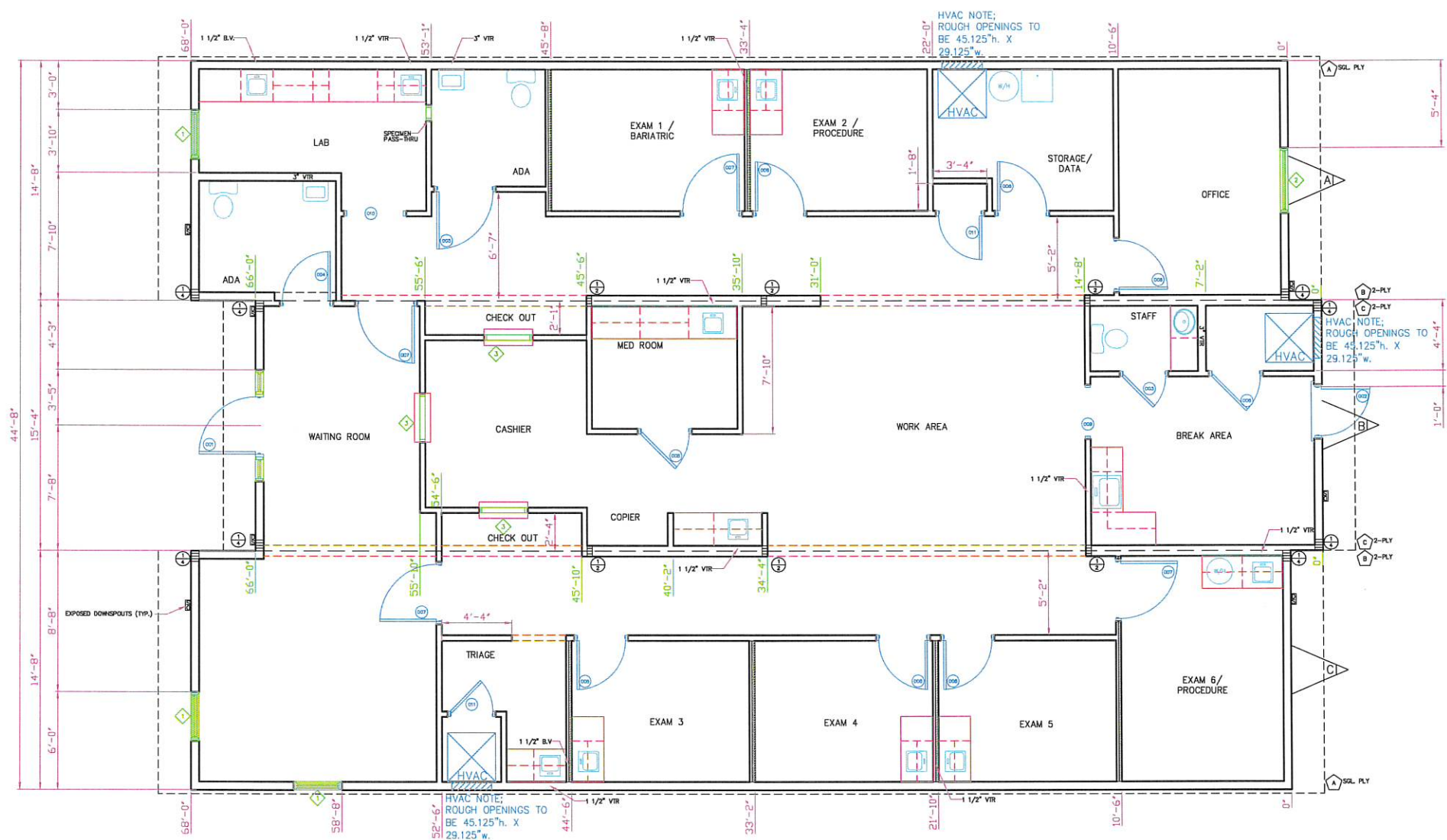
	PANEL BOX		SINGLE SWITCH
	DUPLEX RECEPTACLE 120v		DOUBLE SWITCH
	USB PORT		4-WAY SWITCH
	PORCH LIGHT		EMERGENCY LIGHT
	WALL MT. DRUM LIGHT		DUAL REMOTE HEAD
	EXT. WEATHERPROOF GFI REC.		3RS EMERGENCY LIGHT
	VENT FAN		WALL OCCUPANCY SENSOR
	DEDICATED RECEPT		DIRECTIONAL EXIT SIGN
	RECEPT UNDER FLOOR MT.		24"x24" RETURN AIR GRILLE (CEILING)
	2x4 LED LIGHT FIX.		24"x24" SUPPLY AIR DIFFUSER (CEILING)
	2x2 LED LIGHT FIX.		THERMOSTAT
	ENGINEERED ORDER TRUSS DESCRIPTION		ICEMAKER BOX
	9W LED EXTERIOR LIGHT		

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!

NOTE: ALL HEIGHTS SPECIFIED A.F.F. (ABOVE FINISHED FLOOR) ARE MEASURED TO THE BOTTOM OF THE OBJECT OR ITEM.

COLOR CHART

	WALLS
	WINDOWS
	DOORS
	ELECTRICAL
	WIRING
	HVAC / DUCT / DIFFUSERS
	DIMENSIONS
	TRUSS BAYS
	PLUMBING

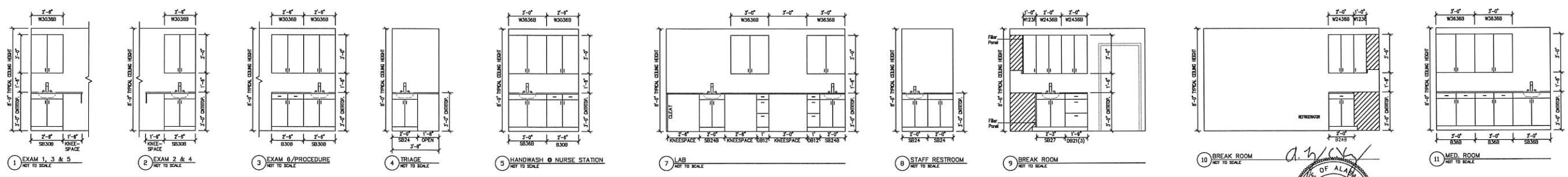


DOOR AND FRAME SCHEDULE

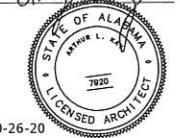
Quantity	MARK	SIZE		GLAZING	HWD TYPE	FRAME	STYLE	FIRE RATING	NOTES
		WD	HGT						
1	001	3'-6"	7'-0"	FULL / SAFETY GLASS	THUMB TURN	WHITE ALUMINUM	STORE FRONT	N/A	CLOSER & (2) 16" SIDE LITES
1	002	3'-0"	6'-8"	N/A	TELL GRADE 2 KEVED LEVER	STEEL	STEEL	N/A	N/A
1	003	3'-0"	6'-8"	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	004	3'-0"	6'-8"	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	005	3'-0"	6'-8"	N/A	TELL GRADE 2 PRIVACY LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
3	006	3'-0"	6'-8"	N/A	TELL GRADE 2 KEVED LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
4	007	3'-0"	6'-8"	N/A	TELL GRADE 2 PASSAGE LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
4	008	3'-0"	6'-8"	N/A	TELL GRADE 2 PASSAGE LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A
1	009	3'-0"	6'-8"	N/A	N/A	WHITE REDIFRAME	CASED OPENING	N/A	N/A
1	010	3'-0"	6'-8"	N/A	N/A	WHITE REDIFRAME	CASED OPENING	N/A	N/A
2	011	2'-8"	6'-8"	N/A	TELL GRADE 2 KEVED LEVER	WHITE REDIFRAME	6-PANEL COLONIST S/C	20 MIN.	N/A

WINDOW SCHEDULE

Quantity	MARK	SIZE		Style	Sill Height	FRAME/GLASS
		WIDTH	HEIGHT			
3	1	3'-0"	3'-0"	Single Hung	1'-0"	1/2" WHITE LOWE INSULATED W/ PVC MINBLINDS
1	2	4'-0"	1'-6"	Picture	6'-0"	FIXED WHITE LOWE INSULATED W/ PVC MINBLINDS
3	3	3'-0"	3'-6"	Pass Through	3'-0"	8" LAMINATE WRITING LEDGE, 1/2" PLEXIGLASS 4" FROM TOP AND 6" FROM BOTTOM



EMC APPROVED 10 26 2020



ARTHUR L. KAY
5521 TERRAIN DE GOLF DR.
LUTZ, FL. 33558

KENNETH E. DUNNON
CONSULTING ENGINEER
AMERICUS, GA. 31709



ROSE OFFICES
ATMORE/ABBEVILLE
SERIAL NO.: 20613 A-C
FLOOR PLAN

Southeast Modular Manufacturing
Ellaville, GA
1619 STATE ROAD 26 WEST
ELLAVILLE, GEORGIA 31806

DRAWN BY: MT
CHECKED BY: KE
DATE: 10/13/2020
SCALE: 1/4"=1'-0"
S/N: 20613 A-C
46'X68'
QUOTE: JH01237
EMC PLAN# SMM-20613
SHEET:
4 OF 9 SHEETS

SYMBOL LEGEND

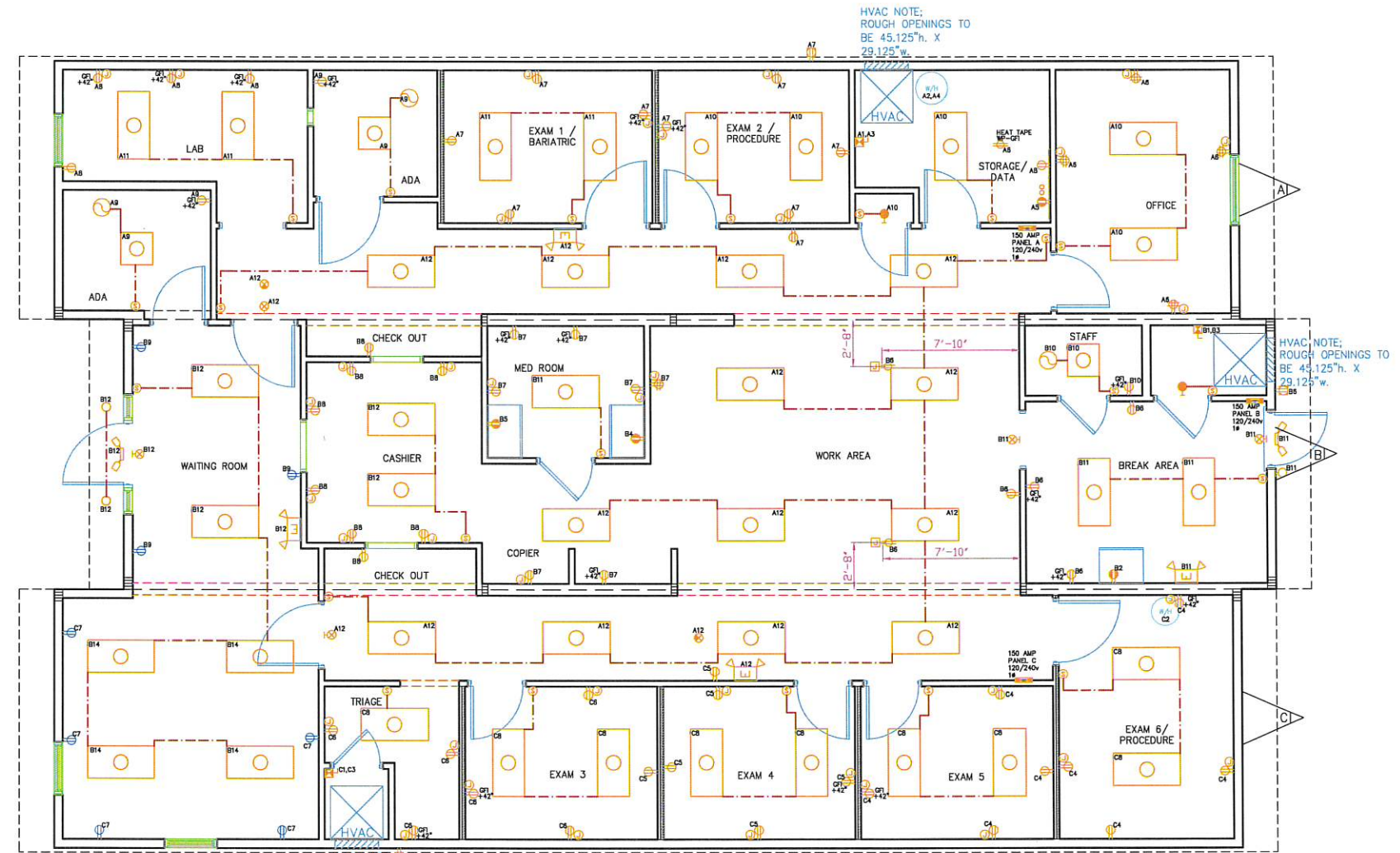
	PANEL BOX		SINGLE SWITCH
	DUPLEX RECEPTACLE 120v		DOUBLE SWITCH
	DUPLEX RECEPTACLE 120v w/ USB PORT		4-WAY SWITCH
	PORCH LIGHT		EMERGENCY LIGHT
	WALL MT. DRUM LIGHT		DUAL REMOTE HEAD
	EXT. WEATHERPROOF GFI REC.		3RS EMERGENCY LIGHT
	VENT FAN		WALL OCCUPANCY SENSOR
	DEDICATED RECEPT		DIRECTIONAL EXIT SIGN
	RECEPT UNDER FLOOR MT.		24"x24" RETURN AIR GRILLE (CEILING)
	2x4 LED LIGHT FIX.		24"x24" SUPPLY AIR DIFFUSER (CEILING)
	2x2 LED LIGHT FIX.		THERMOSTAT
	ENGINEERED ORDER TRUSS DESCRIPTION		ICEMAKER BOX
	9W LED EXTERIOR LIGHT		

NOTE: ALL WALL DIMENSIONS ARE TO WALL FINISH AND NOT TO THE STUD!!!

NOTE: ALL HEIGHTS SPECIFIED A.F.F. (ABOVE FINISHED FLOOR) ARE MEASURED TO THE BOTTOM OF THE OBJECT OR ITEM.

COLOR CHART

	WALLS
	WINDOWS
	DOORS
	ELECTRICAL
	WIRING
	HVAC / DUCT / DIFFUSERS
	DIMENSIONS
	TRUSS BAYS
	PLUMBING



A 150 AMP PANEL

NO.	DESCRIPTION	BRKR	WIRE SIZE	NO.	DESCRIPTION	BRKR	WIRE SIZE
1				2			
3	HVAC	60	8	4	W/H	40	8
5	DEDICATED RECEPT	20	12	6	RECEPTS	20	12
7	RECEPTS	20	12	8	RECEPTS	20	12
9	ADA BATHS	20	12	10	LIGHTING	20	12
11	LIGHTING	20	12	12	LIGHTING	20	12
13				14			
15				16			

MIN. CODE LTD. VA 5,877. (1,643 SF x .35 = 575.0 VA)
 TOTAL PANEL VA LOAD = (CENTRAL) 8,250. + (NON-CENTRAL) 15,400 + (MOTOR/HVAC/OTHER) 12,898 = 36,548VA
 PANEL AMPS = TOTAL VA 36,148. / 240 V = 150.6 AMPS

B 150 AMP PANEL

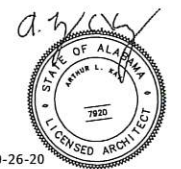
NO.	DESCRIPTION	BRKR	WIRE SIZE	NO.	DESCRIPTION	BRKR	WIRE SIZE
1				2	DEDICATED RECEPT	20	12
3	HVAC	60	8	4	DEDICATED RECEPT	20	12
5	DEDICATED RECEPT	20	12	6	RECEPTS	20	12
7	RECEPTS	20	12	8	RECEPTS	20	12
9	RECEPTS	20	12	10	STAFF BATH	20	12
11	LIGHTING	20	12	12	LIGHTING	20	12
13				14			
15				16			

MIN. CODE LTD. VA 5,877. (2,261 SF x .35 = 2,745 VA)
 TOTAL PANEL VA LOAD = (CENTRAL) 2,745. + (NON-CENTRAL) 16,380 + (MOTOR/HVAC/OTHER) 12,819 = 31,944VA
 PANEL AMPS = TOTAL VA 25,935. / 240 V = 108.1 AMPS

C 150 AMP PANEL

NO.	DESCRIPTION	BRKR	WIRE SIZE	NO.	DESCRIPTION	BRKR	WIRE SIZE
1				2	W/H	20	12
3	HVAC	60	8	4	RECEPTS	20	12
5	RECEPTS	20	12	6	RECEPTS	20	12
7	RECEPTS	20	12	8	LIGHTING	20	12
9				10			
11				12			
13				14			
15				16			

MIN. CODE LTD. VA 5,877. (560.5 SF x .35 = 2,045 VA)
 TOTAL PANEL VA LOAD = (CENTRAL) 2,745. + (NON-CENTRAL) 8,802 + (MOTOR/HVAC/OTHER) 12,458 = 23,995VA
 PANEL AMPS = TOTAL VA 21,995. / 240 V = 91.6 AMPS



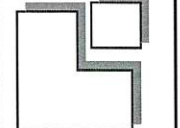
10-26-20

ARTHUR L. KAY
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LUTZ, FL. 33558

KENNETH E. DUNWOON
CONSULTING ENGINEER
AMERICUS, GA. 31709

ROSE OFFICES
ATMORE/ABBEVILLE
SERIAL NO.: 20613 A-C
ELECTRICAL FLOOR PLAN

Southeast Modular
Manufacturing
Ellaville, GA
1619 STATE ROAD 26 WEST
ELLAVILLE, GEORGIA 31806



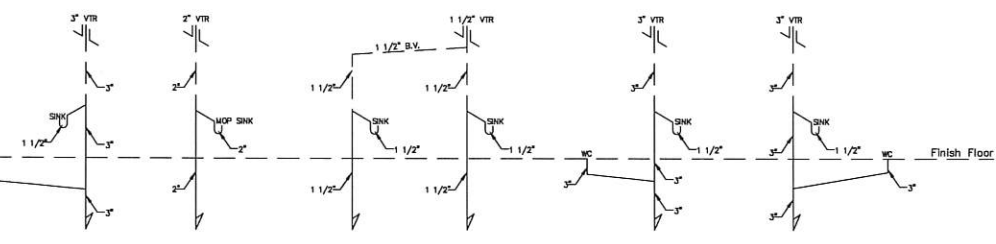
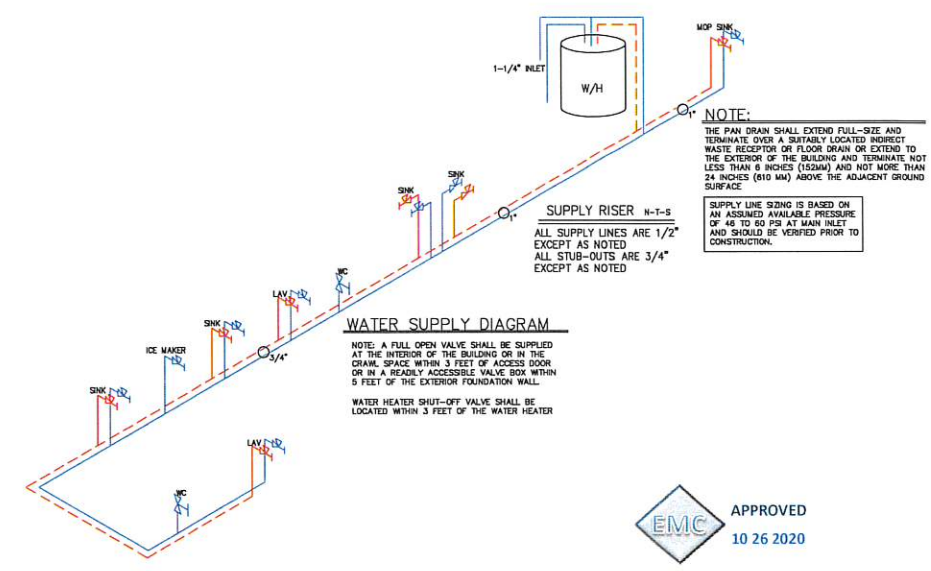
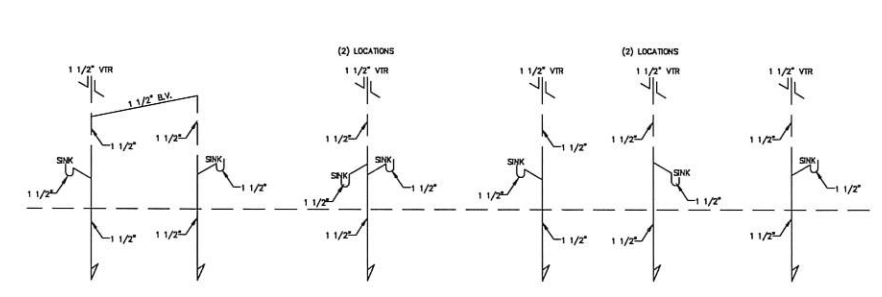
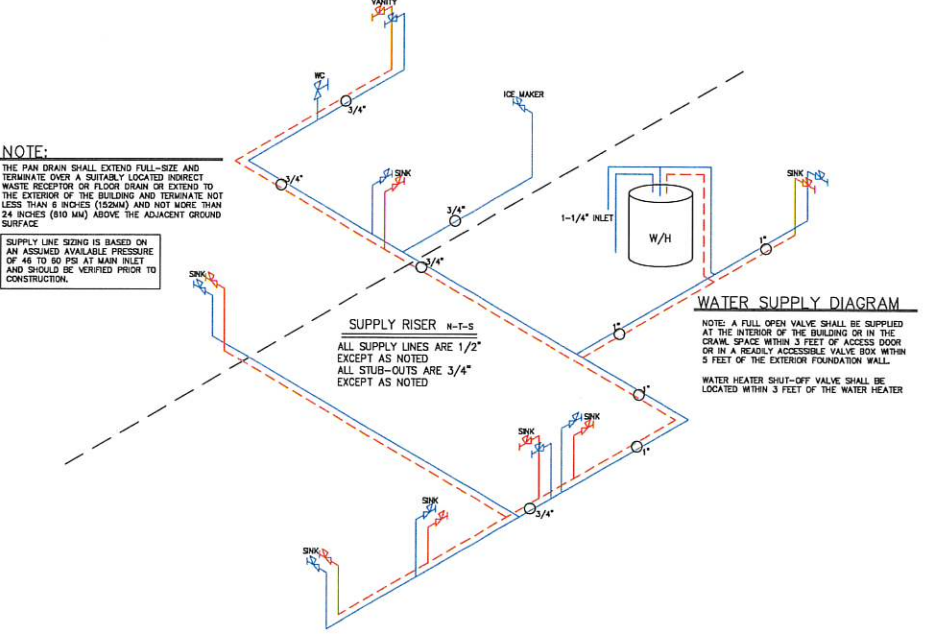
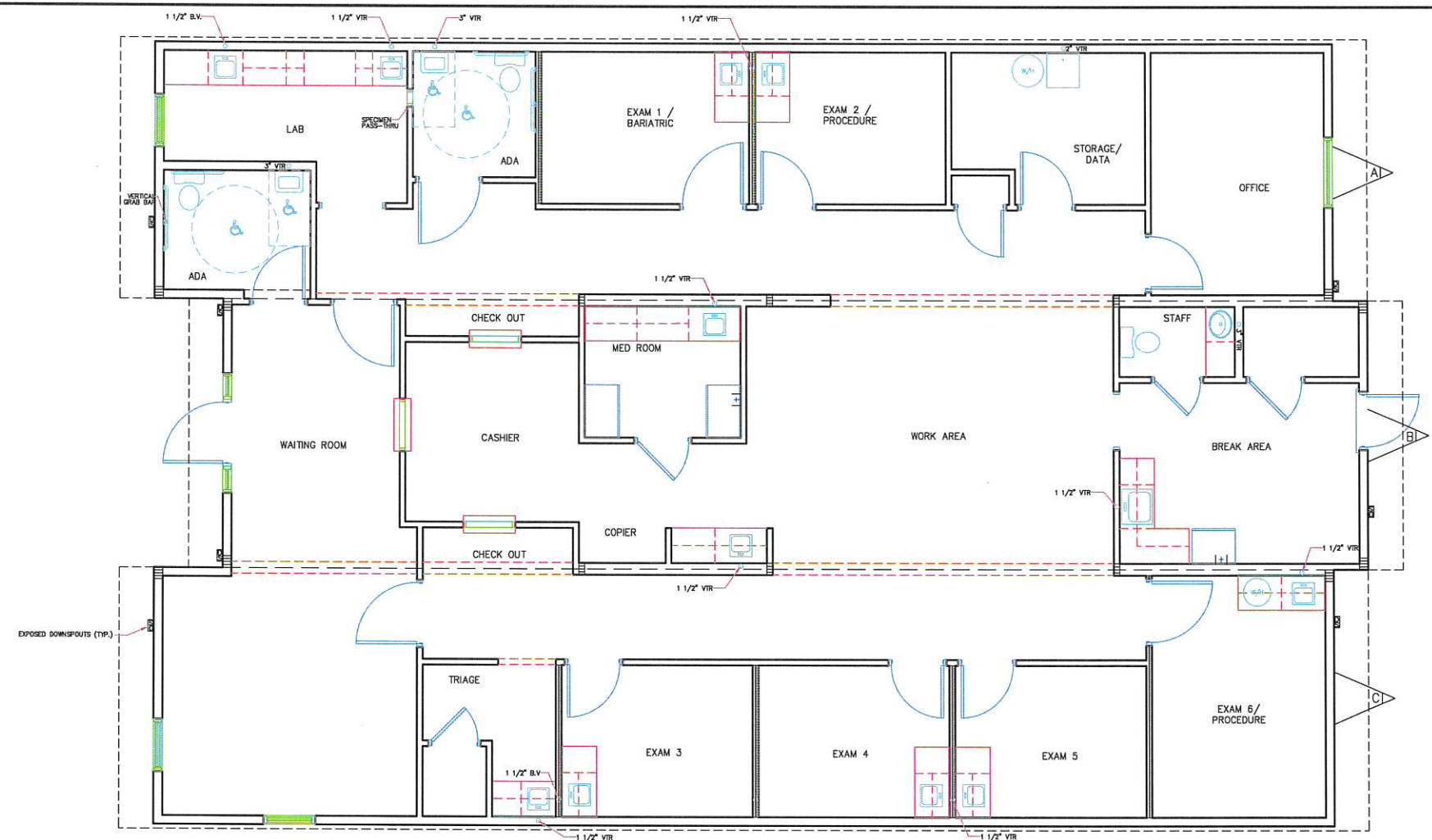
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48'X68'
QUOTE: JH01237
EMC PLAN# SMM-20613
SHEET:
5 OF 9 SHEETS

SYMBOL LEGEND			
	PANEL BOX		SINGLE SWITCH
	DUPLEX RECEPTACLE 120v		DOUBLE SWITCH
	DUPLEX RECEPTACLE 120v W/ USB PORT		4-WAY SWITCH
	PORCH LIGHT		EMERGENCY LIGHT
	WALL MT. DRUM LIGHT		DUAL REMOTE HEAD
	EXT. WEATHERPROOF GFI REC.		WALL OCCUPANCY SENSOR
	VENT FAN		DIRECTIONAL EXIT SIGN
	DEDICATED RECEPT		24"x24" RETURN AIR GRILLE (CEILING)
	RECEPT UNDER FLOOR MT.		24"x24" SUPPLY AIR DIFFUSER (CEILING)
	2x4 LED LIGHT FIX.		THERMOSTAT
	2x2 LED LIGHT FIX.		ICE MAKER BOX
	ENGINEERED GIRDER TRUSS DESCRIPTION		
	9W LED EXTERIOR LIGHT		

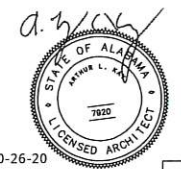
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	WALLS
	WINDOWS
	DOORS
	ELECTRICAL
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	HVAC / DUCT / DIFFUSERS
	DIMENSIONS
	TRUSS BAYS
	PLUMBING



EMC APPROVED
10-26-2020



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5521 TERRAIN DE GOLF DR.
LUTZ, FL. 33558



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AMERICUS, GA. 31709

ALABAMA MANUFACTURED HOUSING COMMISSION
These MODULAR PLANS are approved and deemed to comply with all Ordinances or regulations enacted by any local government.
ALAC 44 No. 81-7061
Jeffrey Thompson
11/16/2020

ROSE OFFICES
ATMORE/ABBEVILLE
SERIAL NO.: 20613 A-C
PLUMBING FLOOR PLAN

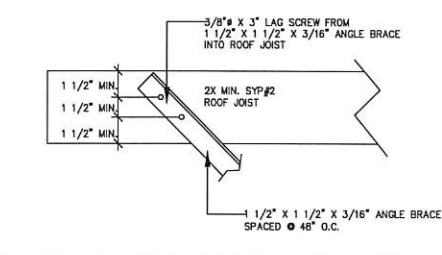
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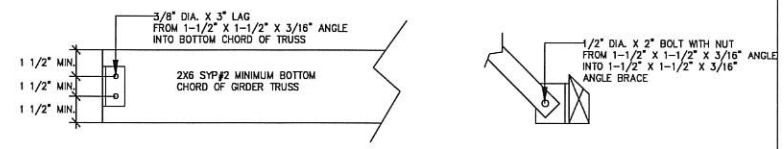
SHEET:
6 OF 9 SHEETS

EXTERIOR FINISH MATERIAL:
 ROOF: MULE-HIDE 45 MIL. WHIT EPDM, FULLY ADHERED IN ACCORDANCE WITH ESR-1776 OVER 3/4" OSB W/ FR ADHESIVE PER MANUFACTURER'S SPECIFICATIONS.
 WALLS: 3/4" LP SMARTSIDE PANEL SIDING (ESR 1301) OVER APPROVED MOISTURE BARRIER (DUPONT TYVEK ESR 2375) INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

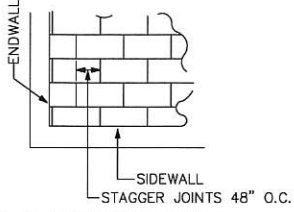
ANGLE BRACE TO ROOF JOIST CONNECTION



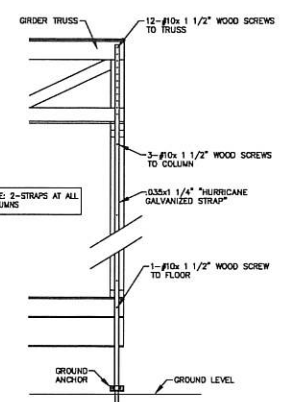
ANGLE TO BOTTOM CHORD CONNECTION



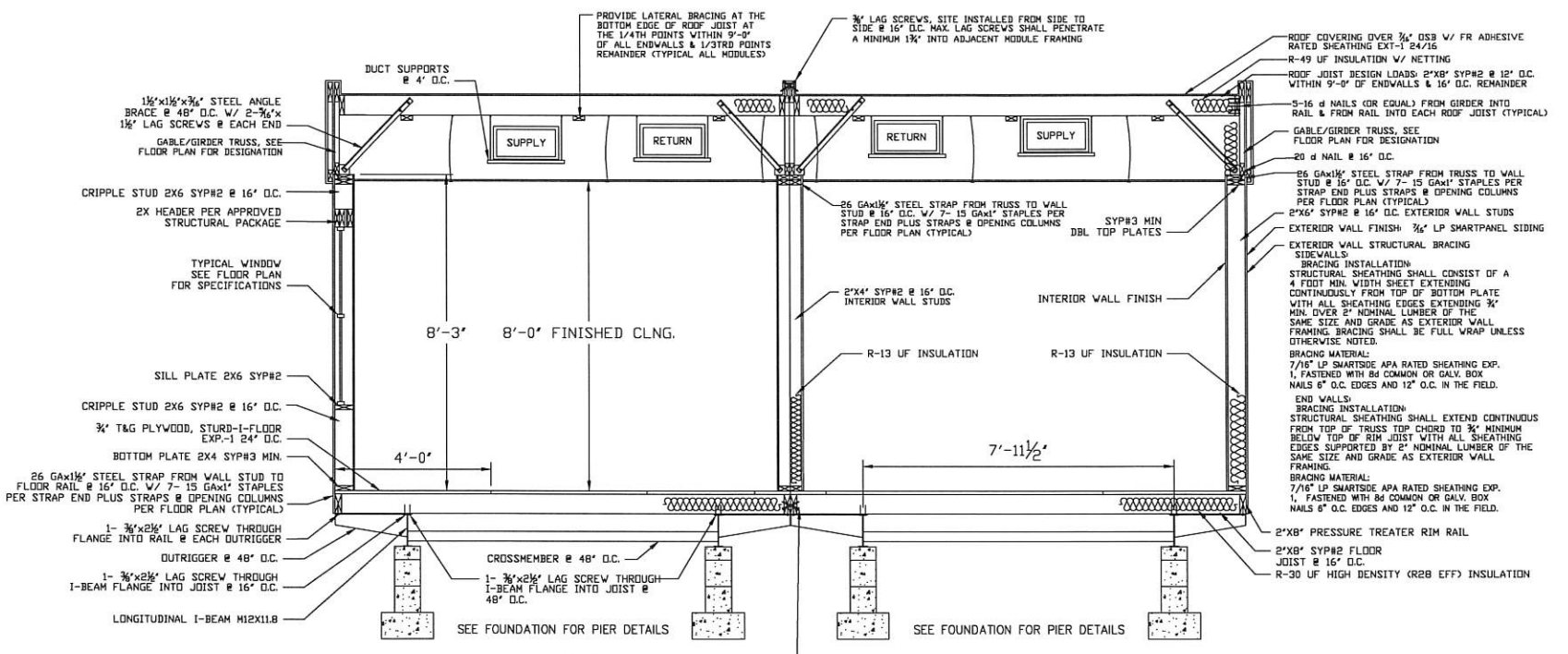
- NOTES:**
- DESIGN IS BASED ON 140 MPH (V_{WIND}) EXPOSURE C, I = 1.0, ROOF SLOPE < 5°, MEAN ROOF HEIGHT < 15 FEET.
 - WALL HEIGHT = 8'-3" MAXIMUM.
 - GIRDER TRUSS HEIGHT = 36" MAXIMUM.
 - ALL LUMBER HOLDING MEMBERS SHALL BE SYP.
 - ANGLE BRACE MATERIAL SHALL MEET ASTM B853 SS STEEL GRADE 33 OR BETTER, F_y = 33 KSI MINIMUM. INSTALL 7/16" PREDRILLED HOLES TO RECEIVE 3/8" BOLTS AND 3/8" LAG SCREWS; AND 9/16" PREDRILLED HOLES TO RECEIVE 1/2" BOLTS.
 - LAG SCREWS SHALL MEET ANSI/ASME B18.2.1, F_y = 60 KSI. PREDRILL 1/4" HOLES IN LUMBER TO RECEIVE 3/8" LAG SCREWS.
 - BOLTS SHALL MEET ASTM A325, F_u = 120 KSI. PREDRILLED HOLES IN LUMBER SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
 - CENTER LINE OF LAG SCREWS AND BOLTS SHALL NOT BE INSTALLED CLOSER THAN 1 1/2" FROM EDGES OF LUMBER NOR WITHIN 1 1/2" OF END OR EDGE OF LOADED SIDE OF ANGLES NOR WITHIN 3/4" OF EDGE OF UNLOADED SIDE OF ANGLES.
 - ANGLE BRACES SHALL BE INSTALLED AT A 45° ANGLE.



ROOF SHEATHING DETAIL
 7/16" OSB W/ FR ADHESIVE SHEATHING FASTENED TO RAFTERS WITH 8D SINKER NAILS AT ZONE 3 (4'-0" X 4'-0" AREA OF ROOF CORNERS)-6" O.C. ON EDGES AND 8" O.C. IN THE FIELD ZONE 2 (4'-0" ALONG ROOF EDGES)-6" O.C. ON EDGES AND 8" O.C. IN THE FIELD ZONE 1 (ROOF INTERNAL FIELD)-6" O.C. ON EDGES AND 8" O.C. IN THE FIELD

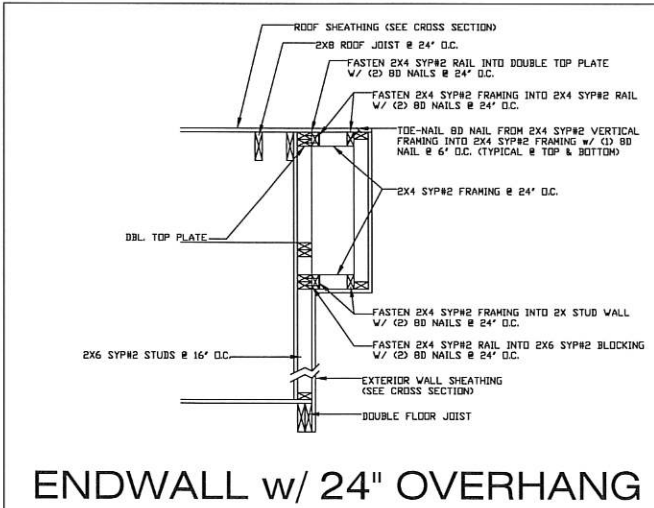
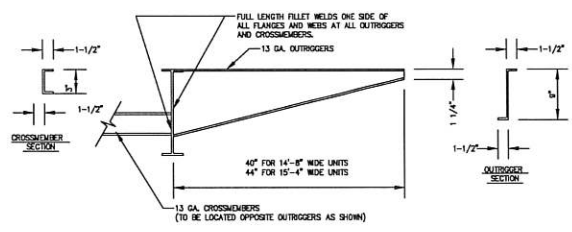


HURRICANE COLUMN STRAPPING INFORMATION
 (31504 MIN. WORKING CAPACITY; CONFORMING TO ASTM D3253-01)
 INDICATES NO. OF STEEL STRAPS INSTALLED AT SUPPORT COLUMN LOCATIONS (EACH HALF)
 INDICATES NO. OF STUDS INSTALLED AT SUPPORT COLUMN LOCATIONS (EACH HALF)
 ISOLATED COLUMNS ARE MANUFACTURED OF 2"x4" SYP #2 LUMBER COLUMNS AT ENDS OF MALE LINE WALLS ARE 2"x6" SYP #2 LUMBER ALL COLUMN STUDS SHALL BE CLUE/NAILED TOGETHER, PVA GLUE WITH 100% COVERAGE SHALL BE USED. COLUMN STUDS MAY BE BORED WITH A MAXIMUM 3/4" HOLE IN THE UPPER OR LOWER 1/3 OF THE STUD. HOLE CAN NOT BE LOCATED WITHIN 4" OF THE END OF COLUMN. ALL STEEL STRAPS AT SUPPORT COLUMN LOCATIONS SHALL BE 0.35x1 1/4" HURRICANE STRAPS WITH (2) #10 x 1 1/2" SCREWS INTO GIRDER, (3) INTO COLUMN, & (1) INTO FLOOR UNLESS OTHERWISE NOTED.

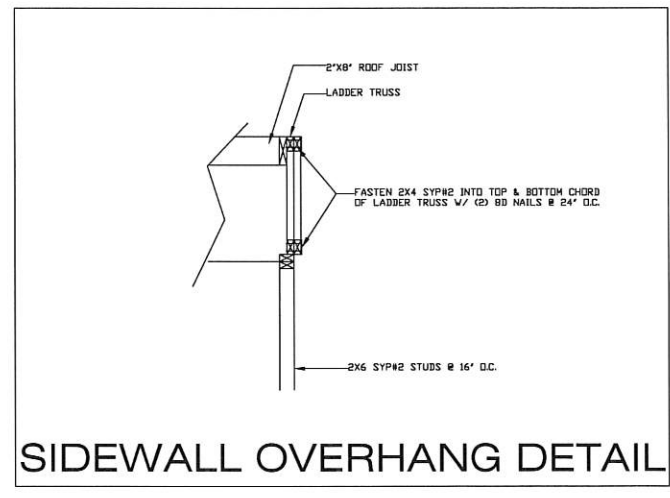


STEEL NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH-36 KSI F_y= 80 KSI
- ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME STANDARD B.18.2.1 F_y=60 KSI



ENDWALL w/ 24" OVERHANG



SIDEWALL OVERHANG DETAIL

EMC APPROVED
 10 26 2020

STATE OF ALABAMA
 PROFESSIONAL ARCHITECT
 7920

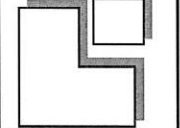
ARTHUR L. KAY
 5521 TERRAIN DE GOLF DR.
 LUTZ, FL. 33558

KENNETH E. DUNMON
 CONSULTING ENGINEER
 AMERICUS, GA. 31709

ALABAMA MANUFACTURED HOUSING COMMISSION
 These MODULAR PLANS are approved and deemed to comply with all ordinances or regulations enacted by any local government.
 (ALAH) No. 81-7061
 Jeffrey Thompson
 11 / 16 / 2020

ROSE OFFICES
 ATMORE/ABBEVILLE
 SERIAL NO.: 20613 A-C
 CROSS SECTION

Southeast Modular Manufacturing
 Ellaville, GA
 1619 STATE ROAD 26 WEST
 ELLAVILLE, GEORGIA 31806



DRAWN BY: MT
 CHECKED BY: KE
 DATE: 10/13/2020
 SCALE: 1/4"=1'-0"
 S/N: 20613 A-C
 46"X68"
 QUOTE: JHO1237
 EMC PLAN# SMM-20613

SHEET:
 8 OF 9 SHEETS

