ACCESSIBILITY NOTES: ADA/ANSI A117.1

1. 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.
2. 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 IN BENDING.
3. WHERE STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS, AND DRAWERS ARE PROVIDED AT LEAST ONE OF EACH TYPE PROVIDED SHALL CONTAIN STORAGE SPACE COMPLYING WITH THE FOLLOWING: DOORS, ETC. TO SUCH SPACES SHALL BE ACCESSIBLE (ie. TOUCH LATCHES, U-SHAPED PULLS); SPACES SHALL BE WITHIN 15 INCHES MINIMUM AND 48 INCHES MAXIMUM OF THE FLOOR FOR FORWARD REACH OR 9 INCHES MINIMUM AND 54 INCHES MAXIMUM, OF THE FLOOR FOR SIDE REACH; CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES ABOVE THE FLOOR (48 INCHES MAXIMUM WHEN DISTANCE FROM WHEELCHAIR TO ROD EXCEEDS 10 INCHES).
4. CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE NO HIGHER THAN 45 INCHES ABOVE THE FLOOR FOR FRONT APPROACH OR 54 INCHES ABOVE THE FLOOR FOR SIDE APPROACH. 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.
5. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS, AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW CEILING, WHICHEVER IS LOWER.
6. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (ie. LEVER-OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED 30 INCHES TO 48 INCHES ABOVE THE FLOOR.
7. 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 INCH 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.
8. ACCESSIBLE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES 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. SIDEWALL GRAB BARS SHALL BE MOUNTED WITH THE FAR END LOCATED A MAXIMUM OF 12 INCHES FROM THE WALL BEHIND THE WATERCLOSET.
9. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH ELONGATED RIMS AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR AND 14 INCHES FROM THE WALL.
10. ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FLOOR TO THE BOTTOM OF THE APRON.
11. ACCESSIBLE SINKS SHALL BE MOUNTED WITH THE RIM NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND A CLEARANCE OF AT LEAST 27 INCHES HIGH, 30 INCHES WIDE, AND 19 INCHES DEEP UNDERNEATH SINK. THE SINK DEPTH SHALL BE 6.5 INCHES MAXIMUM.
12. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS. THE MAXIMUM WATER TEMPERATURE TO WATER OUTLETS SERVING ACCESSIBLE FIXTURES SHALL NOT EXCEED 120° F.
13. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (ie. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
14. WHERE MIRRORS ARE PROVIDED IN RESTROOM, AT LEAST ONE SHALL BE PROVIDED WITH ITS BOTTOM EDGE NO HIGHER THAN 40 INCHES ABOVE THE FLOOR.
15. WHERE MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44 INCHES ABOVE THE FLOOR.
16. GRAB BARS REQUIRED FOR ACCESSIBILITY SHALL BE 1.25 TO 1.5 INCHES IN DIAMETER WITH 1.5 INCHES CLEAR SPACE BETWEEN THE BAR AND THE WALL.
17. THE SHOWER SEAT SHALL BE MOUNTED 17 INCHES TO 19 INCHES FROM THE BATHROOM FLLOR AND SHALL EXTEND THE FULL DEPTH OF THE STALL.
18. A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60 INCHES LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.
19. CURB IN SHOWER SHALL BE NO HIGHER THAN 1/2 INCH.
20. ENCLOSURES FOR SHOWER STALLS SHALL NOT OBSTRUCT CONTROL OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.

ELECTRICAL NOTES:

1. ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE APPROPRIATE ARTICLES OF THE NATIONAL ELECTRICAL CODE (NEC).
2. WHEN LIGHT FIXTURES ARE INSTALLED IN CLOSETS THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE COMPLETELY ENCLOSED LAMPS. SURFACE MOUNTED INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM "STORAGE AREA" AS DEFINED BY NEC 410-8(a).
3. WHEN WATER HEATERS ARE INSTALLED THEY SHALL BE PROVIDED WITH READILY ACCESSIBLE DISCONNECTS ADJACENT TO THE WATER HEATERS SERVED. THE BRANCH CIRCUIT SWITCH OR 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.
4. 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.
5. PRIOR TO ENERGIZING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING IN COMPLI-ANCE WITH SECTION 110-9 OF THE NEC BY LOCAL ELECTRICAL CONSULTANT.
6. THE MAIN ELECTRICAL PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. ALL CIRCUITS CROSSING OVER MODULE MATING LINE(S) SHALL BE SITE CONNECTED WITH APPROVED ACCESSIBLE JUNCTION BOXES, OR CABLE CONNECTORS.
8. 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 IS INSERTED OR REMOVED.

PLUMBING NOTES:

1. TOILETS SHALL BE ELONGATED WITH NON-ABSORBENT OPEN FRONT SEATS.
2. RESTROOM WALLS SHALL BE COVERED WITH NON-ABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. FLOORS SHALL HAVE A SMOOTH HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO WALL TO A HEIGHT OF 6".
3. CUSTOMER ASSUMES ALL RESPONSIBILITY FOR DRINKING WATER FACILITIES AND SERVICE SINK WHEN NOT SHOWN ON FLOOR PLAN.
4. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUT-OFF VALVES.
5. WATER HEATER SHALL HAVE SAFETY PAN WITH 1 INCH DRAIN TO EXTERIOR, T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUT OFF VALVE WITHIN 3 FEET ON A COLD WATER SUPPLY LINE.
6. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER PIPING INSTALLED IN AN UNCONDITIONED ATTIC SHALL BE INSULATED WITH AN INSULATION OF R-6.5 MINIMUM.
7. DWV SYSTEM SHALL BE EITHER ABS OR PVC - DWV.
8. WATER SUPPLY LINES SHALL BE PEX OR COPPER.
9. WATER CLOSETS ARE TANK TYPE AND URINALS ARE FLUSH TANK TYPE UNLESS OTHERWISE SPECIFIED.
10. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.
11. LAVATORIES IN PUBLIC RESTROOMS OF EDUCATIONAL OCCUPANCIES, ASSEMBLY OCCUPANCIES, AND ALL OTHER OCCUPANCIES CONTAINING RESTROOMS WHICH HAVE SIX OR MORE LAVATORIES SHALL BE EQUIPPED WITH A FOOT SWITCH, OCCUPANT SENSOR, OR SIMILAR DEVICE, OR IN OTHER THAN LAVATORIES FOR THE PHYSICALLY DISABLED, LIMIT HOT WATER TO 0.5 GALLONS PER CYCLE.
12. THIS BUILDING MUST BE CONNECTED TO PUBLIC WATER SUPPLY & SEWER SYSTEM, IF THESE ARE AVAILABLE

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 6 INCHES x 10 INCHES ADJUSTABLE WITH 8 INCHES x 18 (INSIDE) OVERHEAD 1" FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. DUCTS LOCATED IN VENTILATED ATTIC SPACES SHALL HAVE AN R-6 INSULATION VALUE. DUCTS LOCATED IN UNCONDITIONED INTERIOR SPACES SHALL HAVE AN R-4.2 INSULATION VALUE.
2. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
3. HVAC EQUIPMENT SHALL BE EQUIPPED WITH OUTSIDE FRESH AIR INTAKES PROVIDING 20 CFM FOR EACH OCCUPANT OR 75 PER FLUSHING FIXTURE, WHICHEVER IS GREATER.
4. VENT FAN SHALL PROVIDE 75 CFM MINIMUM PER WATER CLOSET.

GENERAL NOTES:

1. ACCESS TO BUILDING FOR PERSONS IN WHEELCHAIRS IS DESIGNED BY AND FIELD BUILT BY OTHERS AND SUBJECT TO LOCAL JURISDICTION. THE PRIMARY ENTRANCE MUST BE ACCESSIBLE.
2. 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.
3. 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.
4. ALL STEEL STRAPS REFERENCED ON FLOOR PLAN SHALL BE 1.5 INCH x 28 GA. WITH 7 - 16 GA. x 7/16 INCH CROWN x 1 INCH STAPLES EACH END OF STRAP OR EQUIVALENT FROM GIRDER TRUSS TO COLUMN, AND COLUMN TO FLOOR, UNLESS SPECIFIED OTHERWISE.
5. PORTABLE FIRE EXTINGUISHER PER N.F.P.A. - 10 INSTALLED BY OTHERS ON SITE, AND SUBJECT TO LOCAL JURISDICTION.
6. THE USE OF THIS BUILDING WITHOUT ADEQUATE PLUMBING FACILITIES (ALL OR PARTIAL) IS SUBJECT TO LOCAL JURISDICTION APPROVAL.
7. MINIMUM CORRIDOR WIDTH IS 44 INCHES.
8. MINIMUM CORRIDOR FINISH IS CLASS A (GYPSUM).
9. PROVISIONS FOR EXIT DISCHARGE LIGHTING (INCLUDING EMERGENCY) ARE THE RESPONSIBILITY OF THE BUILDING OWNER AND SUBJECT TO LOCAL JURISDICTION APPROVAL WHEN NOT SHOWN ON THE FLOOR PLAN.
10. WINDOWS AND DOORS MUST BE CERTIFIED FOR COMPLIANCE WITH THE WIND DESIGN PRESSURE FOR COMPONENTS AND CLADDING.
11. FIRE SAFETY PLAN REVIEW & INSPECTION IS RESERVED FOR LOCAL AUTHORITY HAVING JURISDICTION

NOTE: THE USE OF THIS BUILDING WITHOUT ADEQUATE PLUMBING FACILITIES (ALL OR PARTIAL) IS SUBJECT TO LOCAL JURISDICTION & APPROVAL.

Corporate Owner Information: Modular Solutions, Inc.
Individual name: Al DiStefano
Address: 6115 Cottingham Way, Cumming, GA 30041
Contact Information: phone, 770-781-8212, fax, 770-781-8225, e-mail, modsolut@aol.com

Manufacturer: King's Custom Builders, Inc. Main Plant
Address: 1533 US HWY 19 S, Ellaville, GA 31806
Contact Information: Russell J. Taylor, Jr. "Rusty" phone, 229-937-2538 EXT: 114, fax, 229-937-2150, e-mail, rusty@kingscustom.com

Manufacturer: King's Custom Builders, Inc. Plus Plant
Address: Industrial Drive, Ellaville, GA 31806
Contact Information: Russell J. Taylor, Jr. "Rusty" phone, 229-937-2538 EXT: 114, fax, 229-937-2150, e-mail, rusty@kingscustom.com

Deisgn Approval Agency: Professional Service Industries, Inc. (PSI)
Address: 1748 33rd Street, Orlando, FL 32839-8843
Contact Information: William E. Neary, III "Bill", phone, 407-304-5560, fax, 407-304-5561, e-mail, bill.neary@psiusa.com

Certificate Information
State Insignia Location: panel box
Inspection Agency Label Location: panel box
Manufacturer Data Plate Location: panel box

BUILDING SITE INSTALLATION REQUIREMENTS

NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

1. Footings, foundation walls, piers and tie-downs.
2. Utility connections and plumbing lines to be installed.
3. Electrical service hook-up (including feeders) to the building.
4. The main electrical panel and sub-feeders (multi-units only).
5. Connection of electrical ciruits crossing over module mating line(s)-(multi-units only).
6. Include notice of handicapped provisions to be installed on site.
7. Manual alarm system required (on-site installation).
8. Ramps, stairs and general access to the building.
9. Structural and aesthetic interconnections between modules (multi-units only).
10. Two printed sets of King's "set-up instrutions" shall accompany each building or component when it leaves the manufacturing facility.
11. Panic hardware is required on all exterior doors.

STRUCTURAL LOAD LIMITATIONS: 2006 IBC

FLOOR LIVE LOAD:
40 PSF 100 PSF IN CORRIDOR
1000# CONCENTRATED LOAD OVER 30 INCH X 30 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
C. Ce = 1.2	SNOW EXPOSURE FACTOR
D. Is = 1.0	SNOW IMPORTANCE FACTOR
E. Ct = 1.0	SNOW THERMAL FACTOR

WIND LOAD:

A. 100 MPH	WIND SPEED
B. Iw= 1.0	WIND IMPORTANCE FACTOR
C. C	WIND EXPOSURE CATEGORY
D. GCpi = 0.18	INTERNAL PRESSURE COEFFICIENT.
E. Pw = 39.2 PSF	WALL COMPONENT & CLADDING LOAD.
F. Pr = 46.9 PSF	ROOF COMPONENT & CLADDING LOAD.

G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD:

A. I	SEISMIC USE GROUP.
B. D	SITE CLASS.
C. 1K	SEISMIC FORCE RESISTING SYSTEM.
D. C	SEISMIC DESIGN CATEGORY.
E. SIMPLIFIED	ANALYSIS PROCEDURE.
F. Sds = 0.49	SPECTRAL RESPONSE COEFFICIENT.
G. Sd1 = 0.19	SPECTRAL RESPONSE COEFFICIENT.
H. V = 3,617	DESIGN BASE SHEAR.
I. R = 6	RESPONSE MODIFICATION COEFFICIENT.

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

GA CODES AND LOADS

BUILDING CODE 2006 IBC W/ 07, 09 AMENDMENTS
PLUMBING CODE 2006 IPC W/ 07, 08, 09 AMENDMENTS
MECH. CODE 2006 IMC W/ 07, 07 ERRATA, 08 AMENDMENTS
NEC 2008 NEC W/ 09 AMENDMENTS
INTERNATIONAL FIRE CODE 2006 IFC W/ 07 AMENDMENTS
LIFE SAFETY CODE 2000 NFPA 101 W/ 07 GA AMENDMENTS
CONSTRUCTION TYPE V(B) OCCUPANCY EDUCATION
ALLOWABLE # OF FLOORS 1
NUMBER OF OCCUPANTS 70 BASED ON 20 SQ.FT. OF NET FLOOR AREA PER OCCUPANT.
EXT. WALL FIRE RATING 0 HOUR BASED ON >30 FT. SET BACK FROM PROPERTY LINE.
*2006 IECC W/ 2008, 2009 GA SUPPLEMENTS AND AMENEDMENTS

Compliance With Local Requirements
Rule 110-2-4-.03: All industrialized buildings bearing an insignia of approval issued by the Commissioner pursuant to these rules shall be held to comply with the requirements of all ordinances or regulations enacted by any local government which are applicable to the manufacture and installation of such buildings. The determination by the Commissioner of the scope of such approval is fine.

Georgia Building System Manual
2006 IBC
2006 IPC
2006 IMC
2006 IFC
2008 NEC
2006 NFPA

Index

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE GEORGIA MANUFACTURED BUILD-ING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOL-LOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	EDUCATION
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	100
FIRE RATING OF EXT. WALLS	0
PLAN NO.	34670-71 AB
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUF.	KING'S

PSI

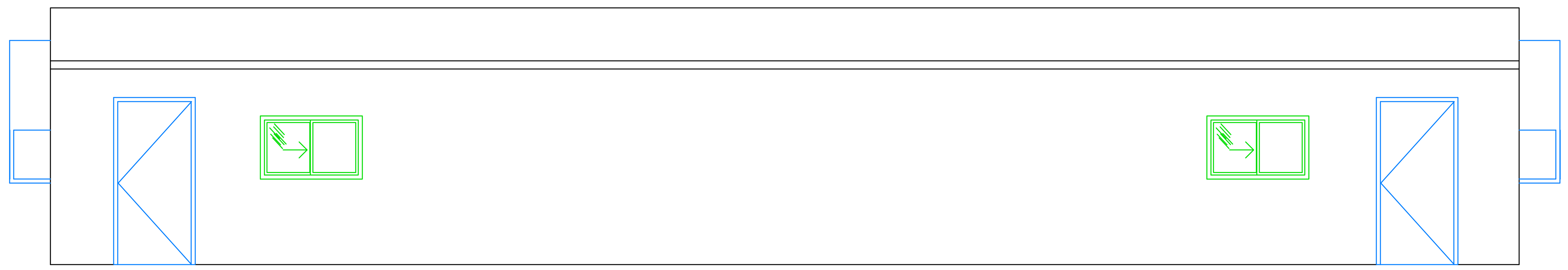
MEDA DUBOSE KRENSON
REGISTERED ARCHITECT
AMERICUS, GEORGIA

NOTE: TO ENSURE AREA PROPER DOOR OPERATION, A SUPPORT PIER SHOULD BE INSTALLED UNDER EACH SIDE OF EXTERIOR DOOR(S).

K021034670 AB
K021034671 AB

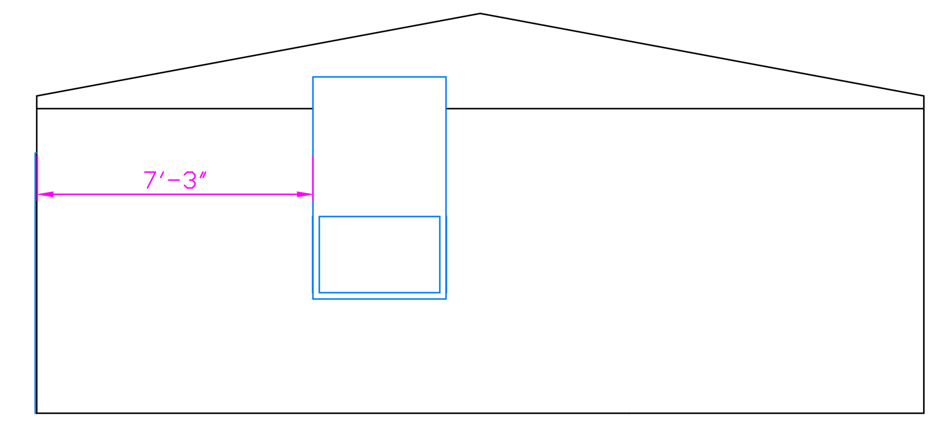
KING'S CUSTOM BUILDERS, INC.
HIGHWAY 19 SOUTH, ELLAVILLE, GA. 31806

COMPANY MODULAR SOLUTIONS	DRAWN THOMAS WOOLSEY	CODE GA/IBC	APPROVAL #	MODEL 24'X60'
	APPROVED	LABEL GA/PSI	SALESMAN MATTHEW TAYLOR	SERIAL # SEE ABOVE
DATE 17 FEBUARY 2009	SCALE 1/4" = 1'-0"	OCCUPANCY EDUCATION	REVIEWED	QUOTE # MT1568 PAGE 1 OF 5



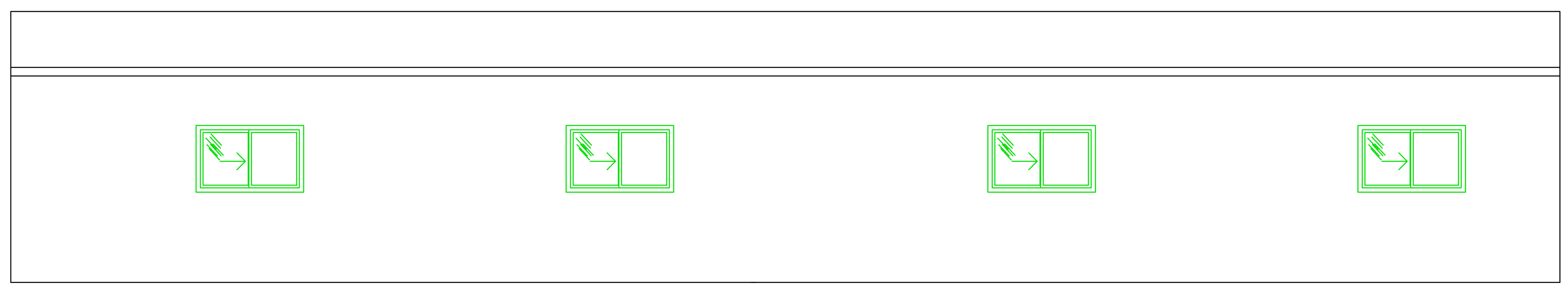
FRONT ELEVATION

FOUNDATION ENCLOSURE (WHEN PROVIDED) SHALL HAVE
1 SQUARE FOOT NET VENT AREA PER 1/150th OF THE FLOOR AREA,
AND AN 18"x24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY
OTHERS SUBJECT TO LOCAL JURISDICTION.



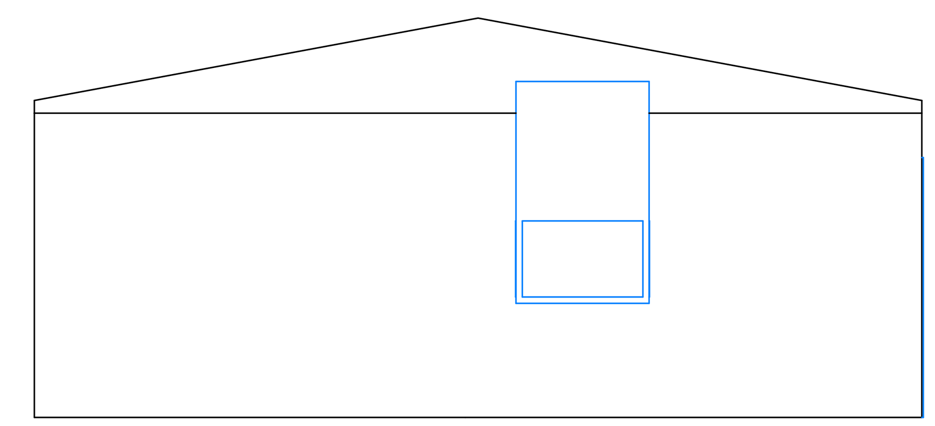
RIGHT ELEVATION

SEE CROSS SECTION FOR
ROOF VENTILATION METHOD.



REAR ELEVATION

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



LEFT ELEVATION

LISTING
AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE GEORGIA MANUFACTURED BUILD–ING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOL–LOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	EDUCATION
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	100
FIRE RATING OF EXT. WALLS	0
PLAN NO.	34670–71 AB
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUF.	KING'S

PSI

MEDA DUBOSE KRENSON
REGISTERED ARCHITECT
AMERICUS, GEORGIA

AREA

NOTE: TO ENSURE PROPER DOOR OPERATION,
A SUPPORT PIER SHOULD BE INSTALLED
UNDER EACH SIDE OF EXTERIOR DOOR(S).

K021034670 AB
K021034671 AB

KING'S CUSTOM BUILDERS, INC.
HIGHWAY 19 SOUTH, ELLAVILLE, GA. 31806

COMPANY MODULAR SOLUTIONS	DRAWN THOMAS WOOLSEY	CODE GA/IBC	APPROVAL #	MODEL 24'X60'	
	APPROVED	LABEL GA/PSI	SALESMAN MATTHEW TAYLOR	SERIAL # SEE ABOVE	
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FRAME & FLOOR		WALLS–WINDOWS–DOORS		EXTERIOR		ROOF	
AXLES	BRAKE (3) EACH RECYCLED	HEIGHT	8'–0"	EXTERIOR	.019 ALUM	ROOF	.45 MIL BLACK EPDM
		PLATES	DOUBLE TOP 2"X4" BOTTOM 2"X4"		OVER 1/8" THERMOPLY WHERE REQUIRED	STYLE	MONO
		STUDS	2"X4"X91 5/8" #2 SYP @ 16" O.C.		END WALLS AND ALL CORNERS AND 25' O.C OF THE BUILDING		TRUSS# @ 24" O.C.
HITCH	REMOVABLE XXXX STANDARD			SIDING	115 COLONIAL		
I–BEAM	10"	INSULATION R–	13 K INTERIOR: 11 UF				
	OUTRIGGER FRAME W/ 95 1/2" AXLES						
JOIST	2"X6"X137" @ 16" O.C	COVERING	1/2" VCG (FAN FARE LINEN) 4 MIL	BOTTOM TRIM	115 COLONIAL	DECKING	7/16" CLASS C FR DECK
						CEILING	1/2" H.S. SEASPRAY
INSUL R–	19 UF						
			PREFINISHED VCG MOLDING PACKAGE	TOP TRIM	115 COLONIAL	INSULATION R–	30 K
DECKING	5/8" T&G PLYWOOD						
				DECALS	MOD SOL	TIE DOWNS	YES
COVERING	20 OZ CARPET (099 MOCHA TAN)			SKIRTING	VINYL SKIRTING		

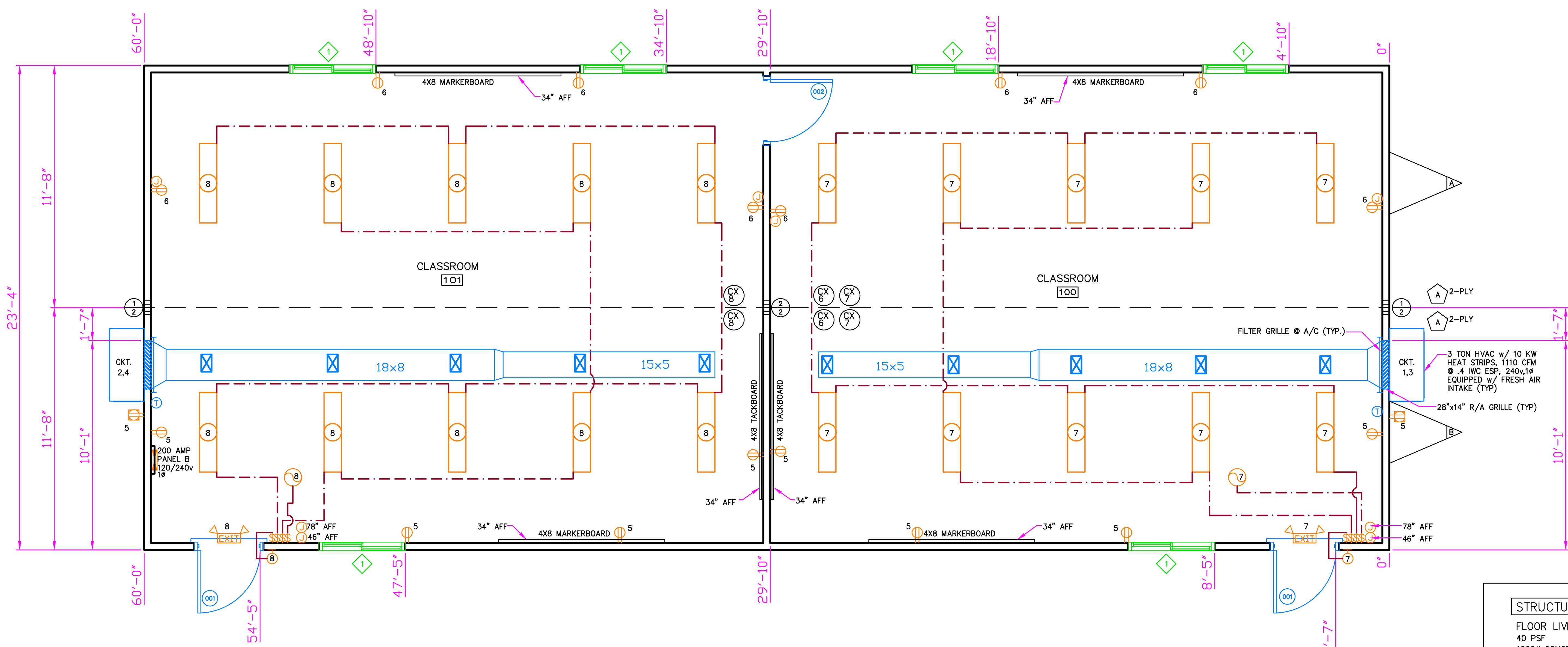
ELECTRICAL		A/C & HEAT		RESTROOMS		CUTBACKS	
ELECTRICAL	SINGLE PHASE	TYPE A/C	(2) 3 TON WALL MT BARD	STANDARD	HANDICAP	FLOOR	Finish N/A
ENTRANCE PANEL	(1) 200 AMP		(2) PROGRAMMABLE THERMOSTAT	COMMODE(S)			Decking N/A
LIGHTS	(20) DIFF. SURFACE MT. 4FT 2BULB, T8					WALLS	Int. finish 12" – 20"
LIGHTS	(2) BLACK PLASTIC PORCH LIGHT W/PHOTOCELL			W.H. LAV			Ext. finish 12" – 16"
				MIRROR		CEILING	T–Grid N/A
POWER VENTS	(2) V–2262 VENT FAN	TYPE HEAT	10 KW	GRAB BAR			Gypsum CEILING BEAM @ MATELINE
				VANITY			
ENTRANCE CONDUIT	2" PVC			URINAL			SHIP LOOSE 2 1/2" CARPET BAR
EXIT SIGNS	N/A						
				SHOWER			
EMERGENCY LIGHTS	(2) EXIT/EMER. COMBO W/ BATTERY BACK–UP	RETURN AIR SYSTEM	FILTER GRILLE @ A/C	WATER HEATER	GAL.		
				SPECIAL			
	(8) WALL MT. J–BOX W/1/2" STUB–OUT THRU FLOOR						
	(2) 110V EXT. WEATHERPROOF RECEPT						
	COPPER ROMEX THRU OUT						

CROSSOVER LOCATIONS ARE APPROXIMATE!
THE CROSSOVERS WILL BE LOCATED UNDER
THE NEAREST CROSSWALL.

200 AMP PANEL

CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE	CKT. NO.	DESCRIPTION	BRKR	WIRE SIZE
1	HVAC	60	6	2	HVAC	60	6
3	HVAC	60	6	4	HVAC	60	6
5	RECEPTS	20	12	6	RECEPTS	20	12
7	LIGHTING	20	12	8	LIGHTING	20	12
9				10			
11				12			
13				14			
15				16			
17				18			
19				20			
21				22			
23				24			
25				26			
27				28			
29				30			

TOTAL ACTUAL LTG. VA 1,600 MIN. CODE LTG. VA 4,200 (1,400 SF x 3.0 = 4,200 VA)
TOTAL PANEL VA LOAD = (CONTIN.) 4,200 + (NON–CONT.) 2,880 + (MOTOR/HVAC/OTHER) 28,245 = 35,325 VA
PANEL AMPS = TOTAL VA 35,325 / 240 V = 148 AMPS + 10% GROWTH 162 AMPS



SYMBOL LEGEND

- PANEL BOX
- DUPLEX RECEPTACLE 120v
- CEILING VENT FAN
- INCANDESCENT PORCH LIGHT w/1–60W BULB W.P.
- EXT. WEATHERPROOF 120v REC.
- THERMOSTAT
- FLUORESCENT LIGHT FIX. w/2–32W BULBS
- ENGINEERED GIRDER TRUSS DESCRIPTION
- SINGLE SWITCH
- DOUBLE SWITCH
- EMERGENCY BATTERY PACK LIGHT
- JUNCTION BOX (WALL)
- 12"x12" RETURN AIR GRILLE (CEILING)
- 6"x10" SUPPLY AIR DIFFUSER (CEILING)

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	DOOR SIZE WD	DOOR SIZE HGT	GLAZING	HWD TYPE	FRAME	STYLE	FIRE RATING	NOTES
2	001	3'–0"	6'–8"	10X10	ABS KEYED LEVER	ALUM	ELIXIR	N/A	DEADBOLT AND DOOR CHAIN
1	002	3'–0"	6'–8"	N/A	ABS PASSAGE LEVER LOCK	WOOD	WHITE PREFINISHED H/C	N/A	N/A

WINDOW SCHEDULE

Quantity	MARK	SIZE WIDTH	SIZE HEIGHT	Style	Sill Height	FRAME/GLASS
6	1	3'–10"	2'–3"	Glider	3'–6"	M/C H/S INSULATED DP55

STRUCTURAL LOAD LIMITATIONS: 2006 IBC

FLOOR LIVE LOAD:
40 PSF 100 PSF IN CORRIDOR
1000# CONCENTRATED LOAD OVER 30 INCH X 30 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
C. Ce = 1.2 SNOW EXPOSURE FACTOR
D. Is = 1.0 SNOW IMPORTANCE FACTOR
E. Ct = 1.0 SNOW THERMAL FACTOR

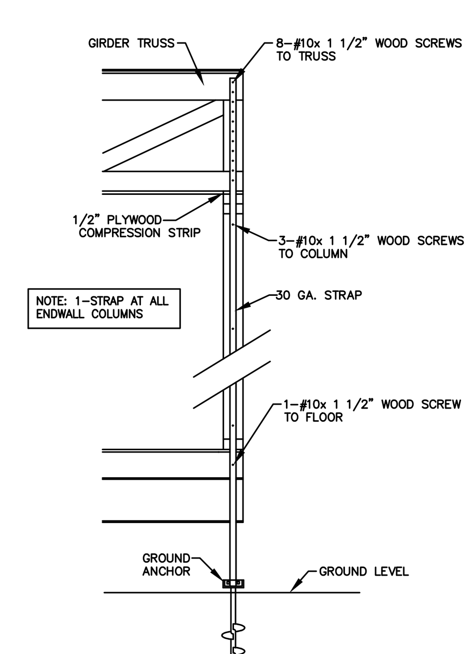
WIND LOAD:
A. 100 MPH WIND SPEED
B. Iw= 1.0 WIND IMPORTANCE FACTOR
C. C WIND EXPOSURE CATEGORY
D. GCpi = 0.18 INTERNAL PRESSURE COEFFICIENT.
E. Pw = 39.2 PSF WALL COMPONENT & CLADDING LOAD.
F. Pr = 46.9 PSF ROOF COMPONENT & CLADDING LOAD.
G. THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.

SEISMIC LOAD:
A. I SEISMIC USE GROUP.
B. D SITE CLASS.
C. 1K SEISMIC FORCE RESISTING SYSTEM.
D. C SEISMIC DESIGN CATEGORY.
E. SIMPLIFIED ANALYSIS PROCEDURE.
F. Sds = 0.49 SPECTRAL RESPONSE COEFFICIENT.
G. Sd1 = 0.19 SPECTRAL RESPONSE COEFFICIENT.
H. V = 3,617 DESIGN BASE SHEAR.
I. R = 6 RESPONSE MODIFICATION COEFFICIENT.

FLOOD LOAD:
THIS BUILDING IS NOT DESIGNED TO BE LOCATED IN A FLOOD HAZARD AREA.

GA CODES AND LOADS

BUILDING CODE 2006 IBC W/ 07, 09 AMENDMENTS
PLUMBING CODE 2006 IPC W/ 07, 08, 09 AMENDMENTS
MECH. CODE 2006 IMC W/ 07, 07 ERRATA, 08 AMENDMENTS
NEC 2008 NEC W/ 09 AMENDMENTS
INTERNATIONAL FIRE CODE 2006 IFC W/ 07 AMENDMENTS
LIFE SAFETY CODE 2000 NFPA 101 W/ 07 GA AMENDMENTS
CONSTRUCTION TYPE V(B) OCCUPANCY EDUCATION
ALLOWABLE # OF FLOORS 1
NUMBER OF OCCUPANTS 70 BASED ON 20 SQ.FT. OF NET FLOOR AREA PER OCCUPANT.
EXT. WALL FIRE RATING 0 HOUR BASED ON >30 FT. SET BACK FROM PROPERTY LINE.
*2006 IECC W/ 2008, 2009 GA SUPPLEMENTS AND AMENEDMENTS



COLUMN STRAP DETAIL
N–T–S

30 GAUGE COLUMN STRAPPING INFORMATION

STRAP / STUDS
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" SPF #2 LUMBER
COLUMNS AT ENDS OF MATE LINE WALLS ARE 2"x4" SPF #2 LUMBER
ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100 % COVERAGE SHALL BE USED. COLUMN STUDS MAY BE BORED WITH A MAXIMUM 3/4" ø 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 1 1/2" x 30 GA. WITH (14) 16 GA. x 7/16" CROWN MIN. x 1 1/8" STAPLE MIN. EACH END FROM GIRDER TRUSS/BEAM TO COLUMN, AND COLUMN TO FLOOR UNLESS OTHERWISE NOTED.

NOTE: THE USE OF THIS BUILDING WITHOUT ADEQUATE PLUMBING FACILITIES (ALL OR PARTIAL) IS SUBJECT TO LOCAL JURISDICTION & APPROVAL.

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE GEORGIA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	EDUCATION
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	100
FIRE RATING OF EXT. WALLS	0
PLAN NO.	34670–71 AB
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUF.	KING'S

PSI

MEDA DUBOSE KRENSON
REGISTERED ARCHITECT
AMERICUS, GEORGIA

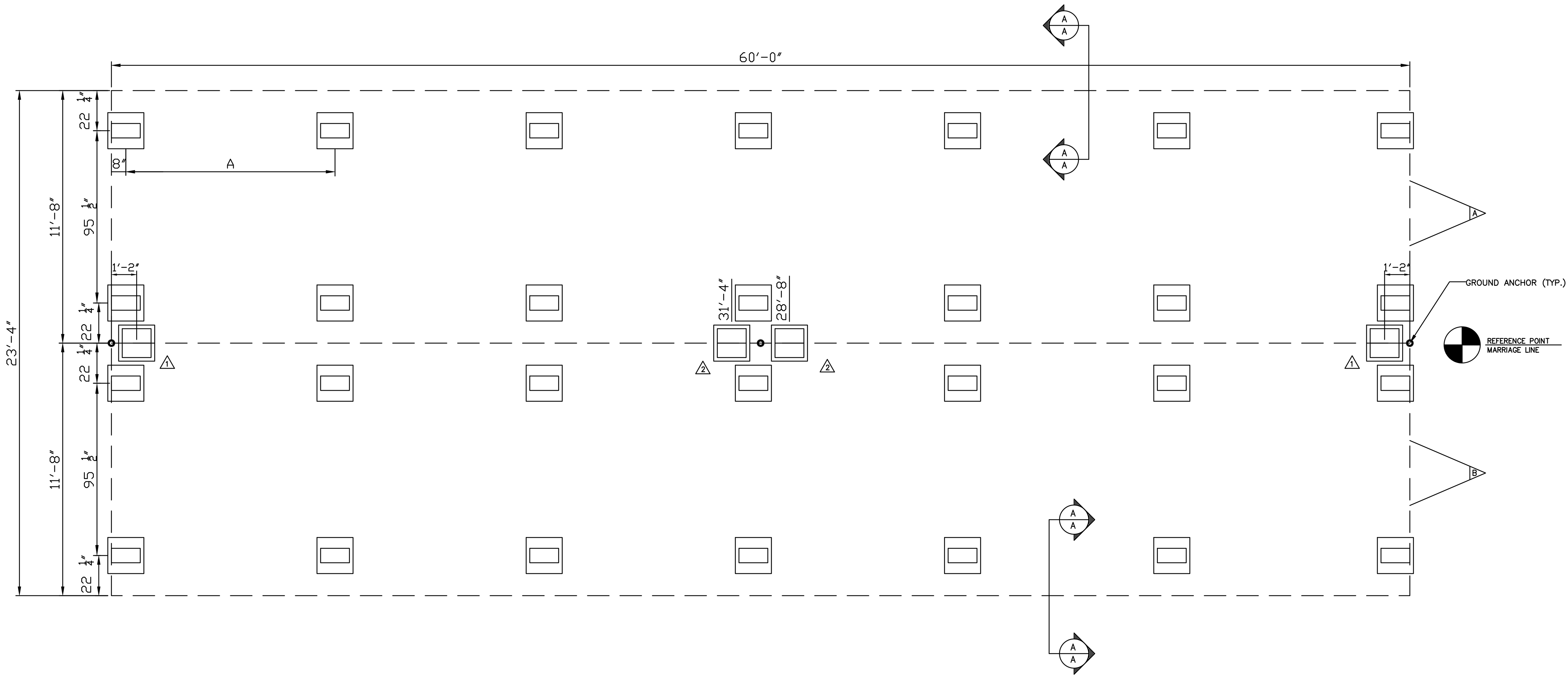
NOTE: TO ENSURE PROPER DOOR OPERATION, A SUPPORT PIER SHOULD BE INSTALLED UNDER EACH SIDE OF EXTERIOR DOOR(S).

K021034670 AB
K021034671 AB

KING'S CUSTOM BUILDERS, INC.
HIGHWAY 19 SOUTH, ELLAVILLE, GA. 31806

COMPANY MODULAR SOLUTIONS	DRAWN THOMAS WOOLSEY	CODE GA/IBC	APPROVAL #	MODEL 24'X60'	
	APPROVED	LABEL GA/PSI	SALESMAN MATTHEW TAYLOR	SERIAL # SEE ABOVE	
DATE 17 FEBUARY 2009	SCALE 1/4" = 1'–0"	OCCUPANCY EDUCATIONAL	REVIEWED	QUOTE # MT1568	PAGE 3 of 5

BUILDING SITE PLAN #3,5

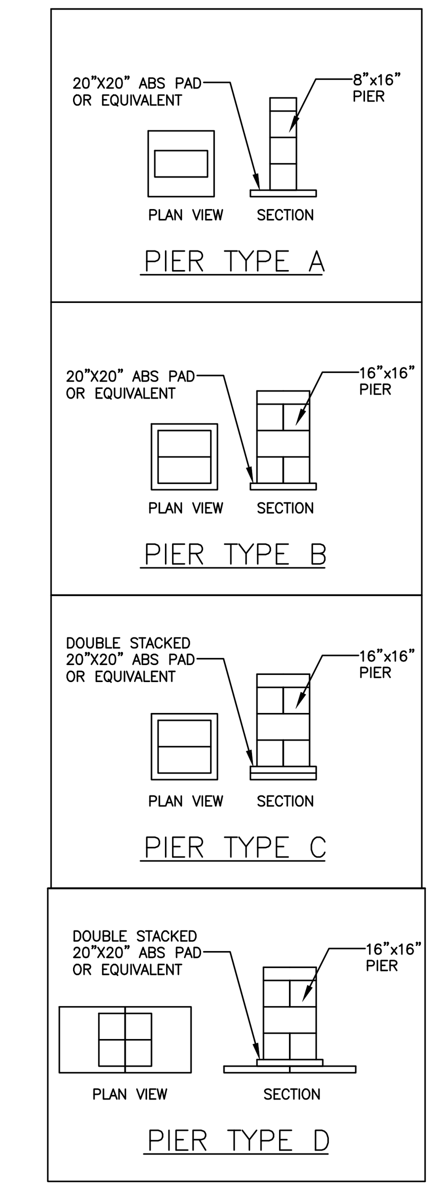


ALL DATA SHOULD BE PHYSICALLY VERIFIED BEFORE CONSTRUCTION OF FOUNDATION. THE CONTRACTOR PROVIDING FOUNDATION CONSTRUCTION SERVICES WILL ULTIMATELY BE RESPONSIBLE FOR THE FOUNDATION AND ANY FLAWS CONTAINED THEREIN.

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQ'S. OF THE JURISDICTION HAVING AUTHORITY.

FOUNDATION NOTES:

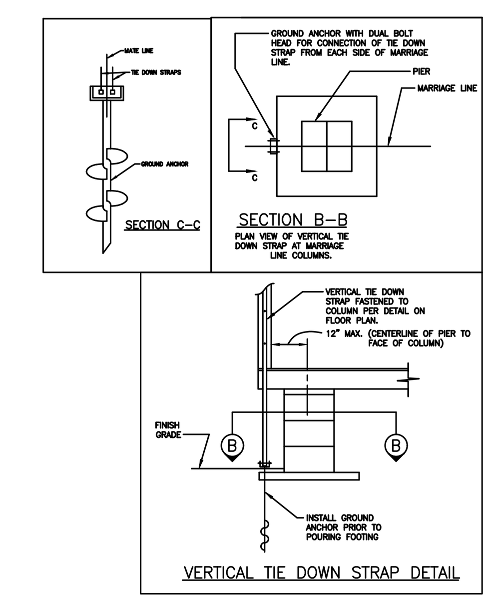
1. ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
2. TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE ONE ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D3953-91. TIE DOWN STRAPS AND CONNECTING HARDWARE TO HAVE 3150# MINIMUM WORKING CAPACITY.
3. GROUND ANCHORS SHALL HAVE 3150# MINIMUM WORKING CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHAFT LENGTH, NUMBER & DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE VALUES SPECIFIED ABOVE THE ARCHT./ENGNR. MUST BE CONSULTED FOR AN ALTERNATE ANCHORAGE DESIGN.
4. THE FIRST TIE-DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
5. I-BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CENTERLINE.
6. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE TREATED SILL PLATES, FULL LENGTH OF PIER, OR 4" SOLID CONCRETE CAP BLOCK.
7. SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, THE ARCHT./ENGNR. MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOILS ONLY.
8. ALTERNATE FOUNDATION(S) AND/OR MODIFICATIONS OF THIS FOUNDATION MAY BE DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

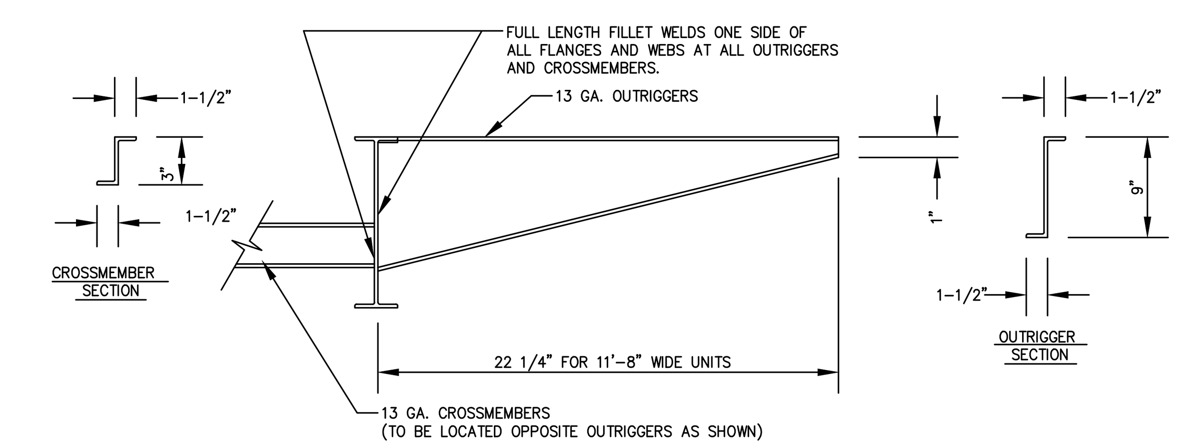


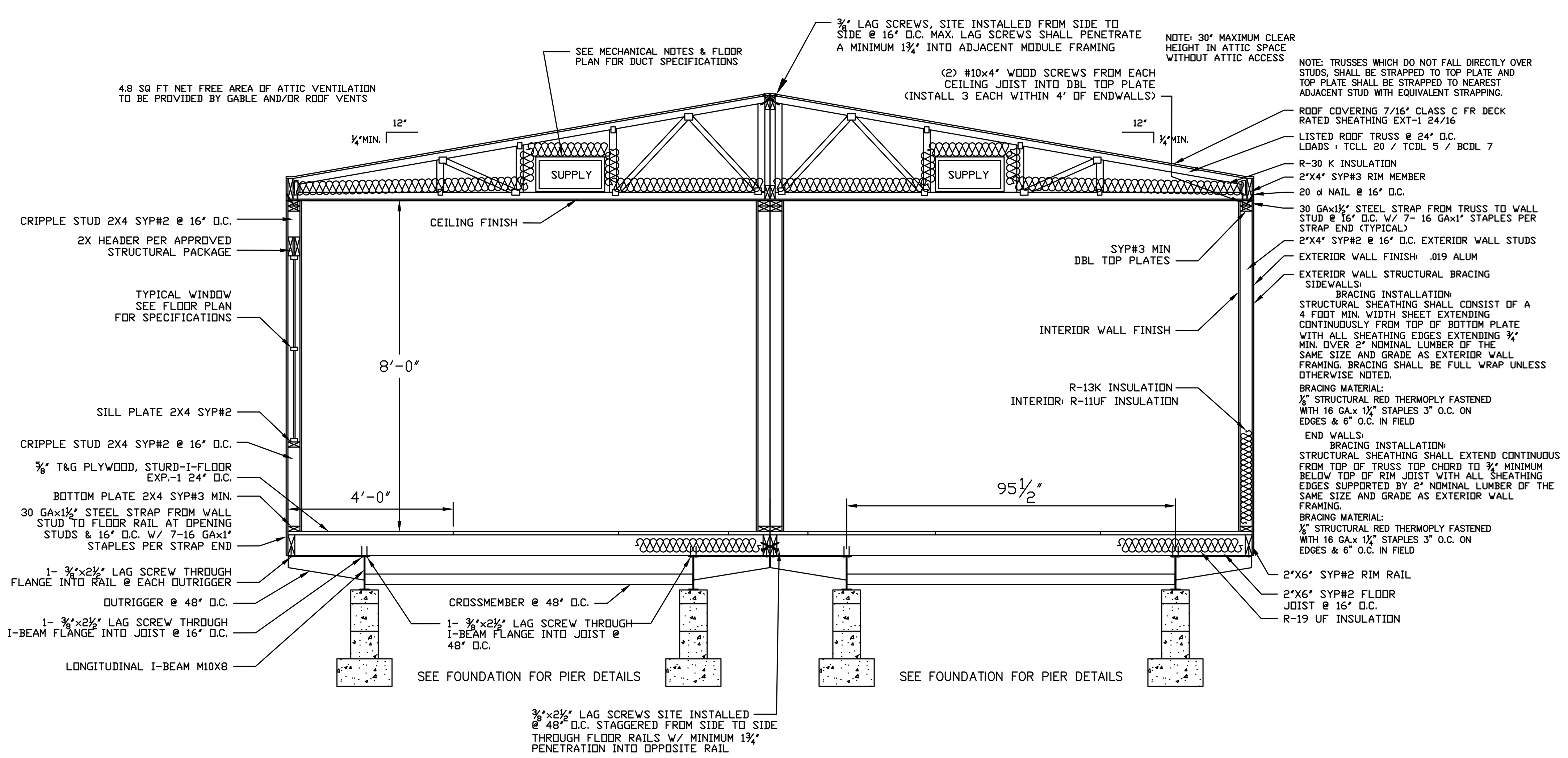
MINIMUM SOIL BEARING CAPACITY	(A) MAXIMUM PIER SPACING	DESIGN LIVE LOADS
3000 PSF	9'-0"	FLOOR – 40 PSF ROOF – 20 PSF

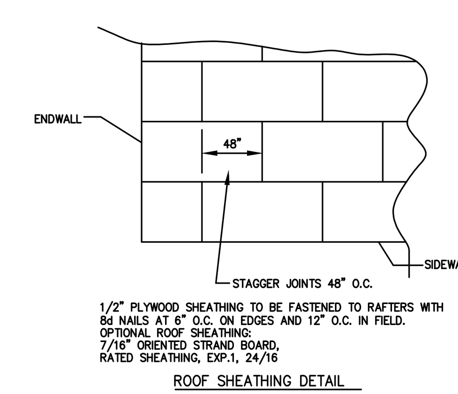
MARRIAGE WALL PIER REQUIREMENTS

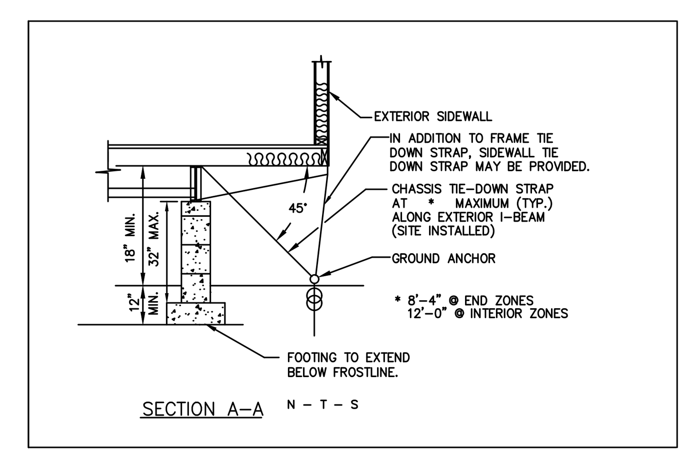
PIER NUMBER △	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF BLACK TIE DOWN STRAPS REQ'D. (EACH MODULE)
1	3000 PSF	C	1
2	3000 PSF	B	1











GENERAL CROSS SECTION NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY WITH ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY WITH ANSI / ASME B18.2.1.

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE GEORGIA MANUFACTURED BUILD-ING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOL-LOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	EDUCATION
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	100
FIRE RATING OF EXT. WALLS	0
PLAN NO.	34670-71 AB
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUF.	KING'S

PSI

MEDA DUBOSE KRENSON
REGISTERED ARCHITECT
AMERICUS, GEORGIA

NOTE: TO ENSURE PROPER DOOR OPERATION, A SUPPORT PIER SHOULD BE INSTALLED UNDER EACH SIDE OF EXTERIOR DOOR(S).

K021034670 AB
K021034671 AB

KING'S CUSTOM BUILDERS, INC.
HIGHWAY 19 SOUTH, ELLAVILLE, GA. 31806

COMPANY MODULAR SOLUTIONS	DRAWN THOMAS WOOLSEY	CODE GA/IBC	APPROVAL #	MODEL 24'X60'
	APPROVED	LABEL GA/PSI	SALESMAN MATTHEW TAYLOR	SERIAL # SEE ABOVE
DATE 17 FEBUARY 2009	SCALE 1/4" = 1'-0"	OCCUPANCY EDUCATION	REVIEWED	QUOTE # MT1422 PAGE 5 OF 5

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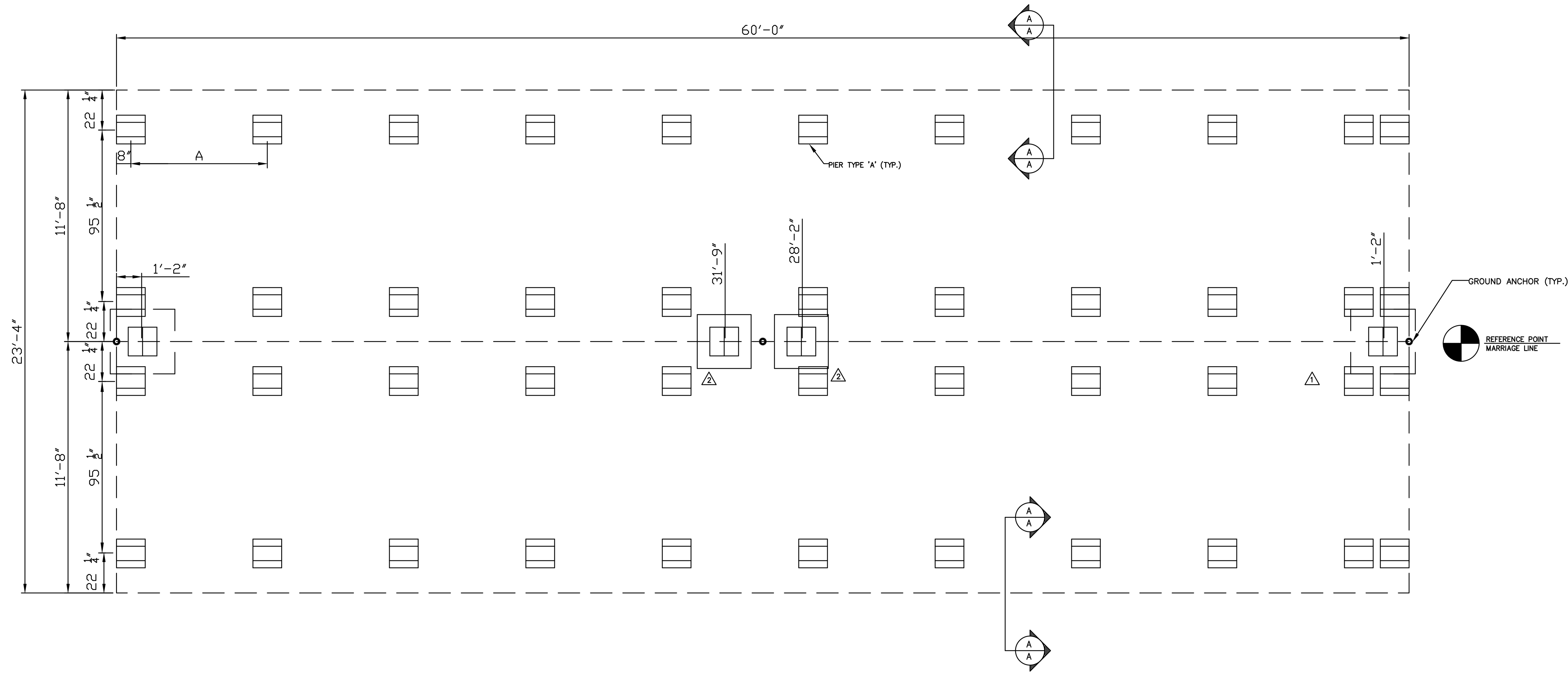
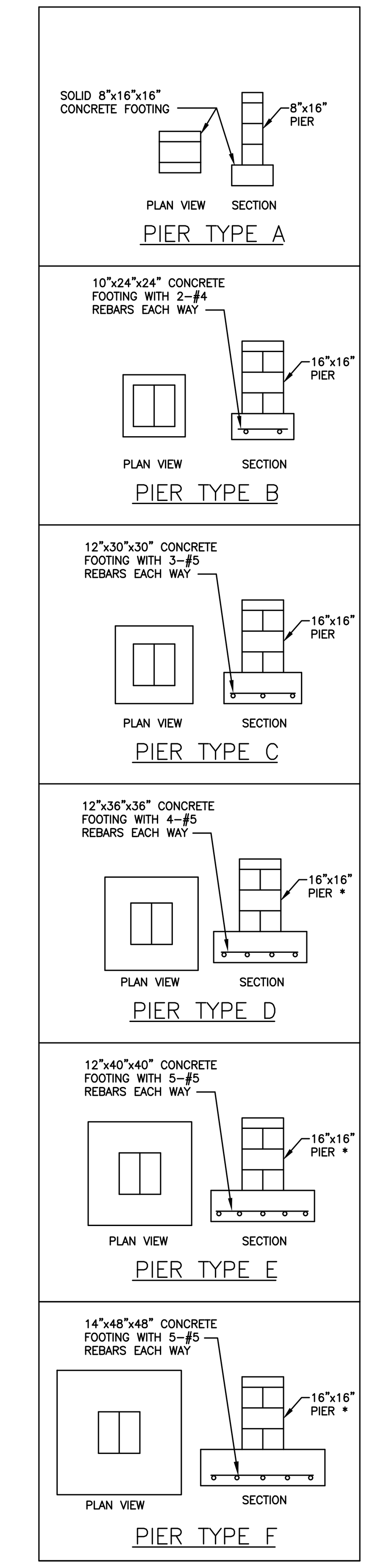


MINIMUM SOIL BEARING CAPACITY	(A) MAXIMUM PIER SPACING	DESIGN LIVE LOADS
2000 PSF 3000 PSF	6'-4" 9'-8"	FLOOR – 40 PSF ROOF – 20 PSF

MARRIAGE WALL PIER REQUIREMENTS

PIER NUMBER △	MINIMUM SOIL BEARING CAPACITY	PIER TYPE	NUMBER OF BLACK TIE DOWN STRAPS REQ'D. (EACH MODULE)
1	2000 PSF	D	1
	3000 PSF	C	1
2	2000 PSF	C	1
	3000 PSF	B	1



FOUNDATION NOTES:

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4. THE FIRST TIE–DOWN STRAP FROM ENDWALLS SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
5. ALL PIERS SHALL BE 8"x8"x16" CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. MASONRY UNITS SHALL BE LAID IN TYPE M OR S MORTAR OR COVERED WITH SURFACE BONDING CEMENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS DESCRIBED ABOVE.
6. MINIMUM FOOTING CONCRETE COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
7. ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A415, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM BOTTOM AND SIDES OF THE FOOTING.
8. I–BEAM SUPPORT PIERS MAY BE INSTALLED LATERALLY (90° FROM THE ORIENTATION SHOWN ON THE FOUNDATION PLAN). CENTERLINE OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I–BEAM CENTERLINE.
9. ALL PIERS SHALL BE CAPPED WITH 2x8 SYP PRESSURE TREATED SILL PLATES, FULL LENGTH OF PIER, OR 4" SOLID CONCRETE CAP BLOCK.
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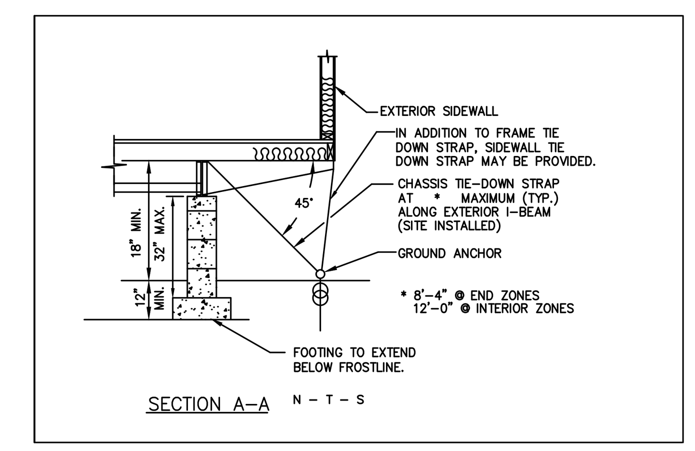

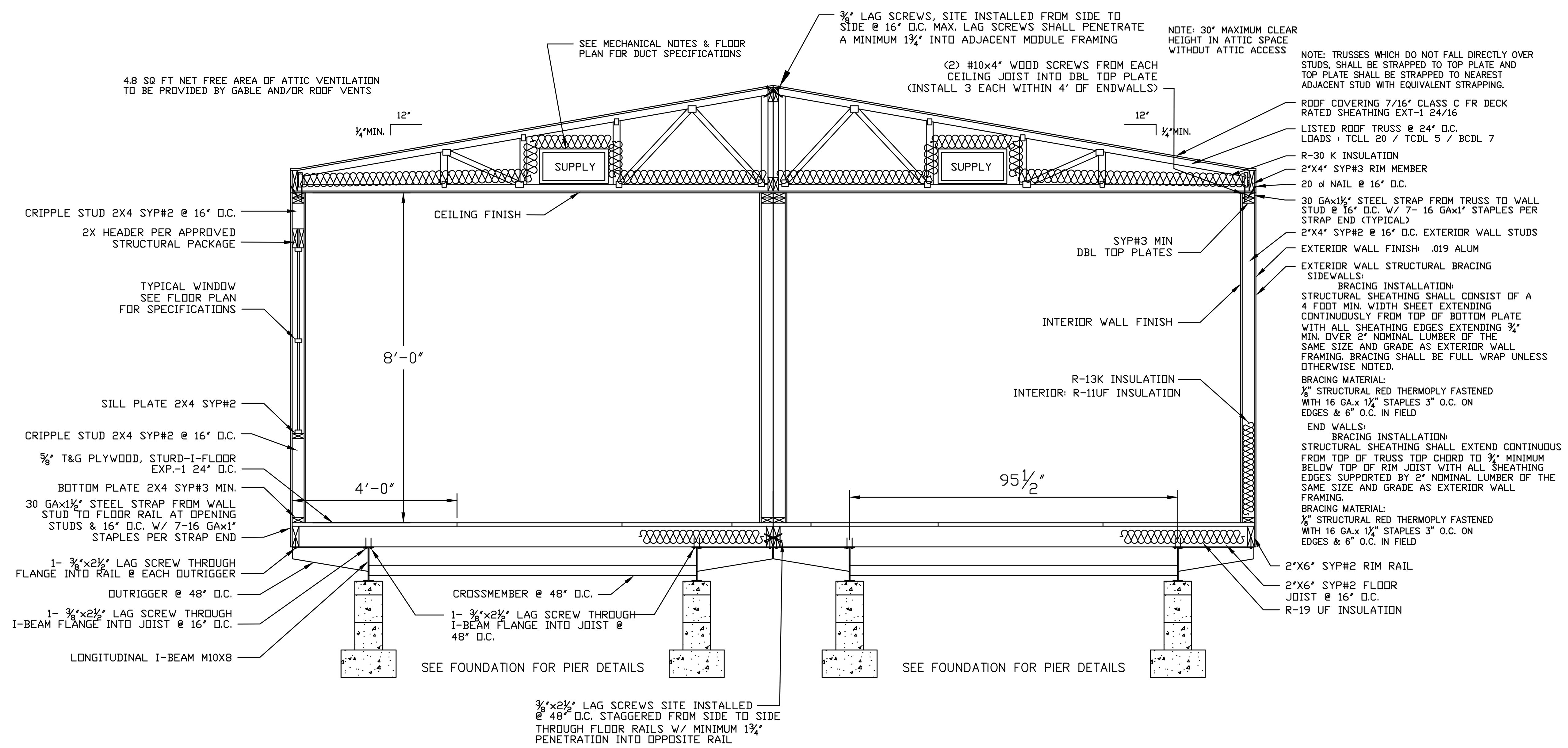

GENERAL CROSS SECTION NOTES
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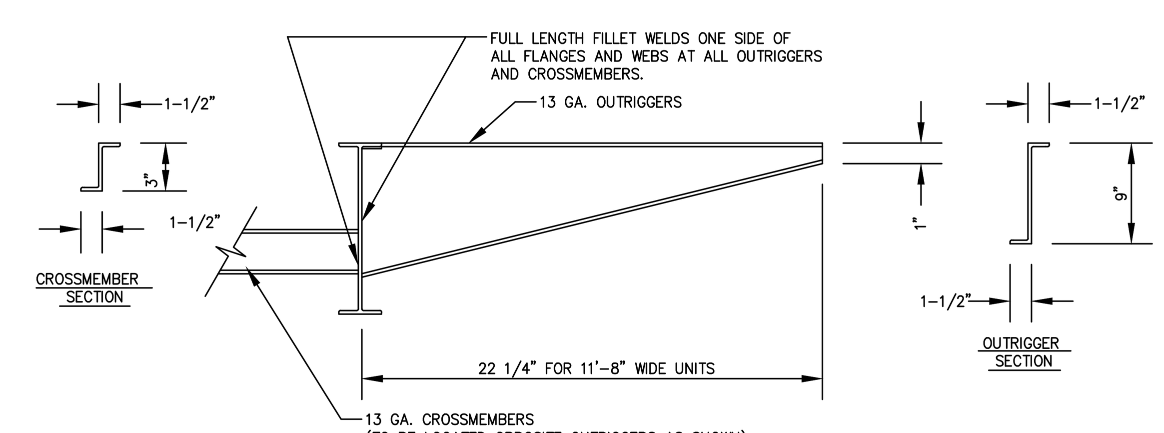

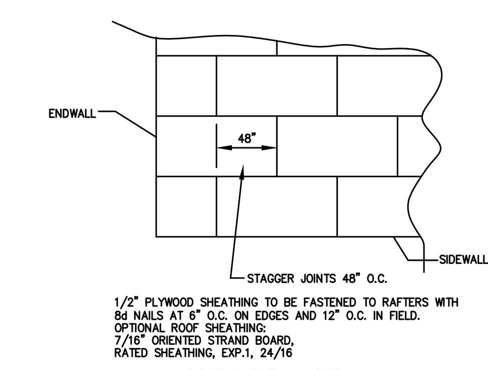

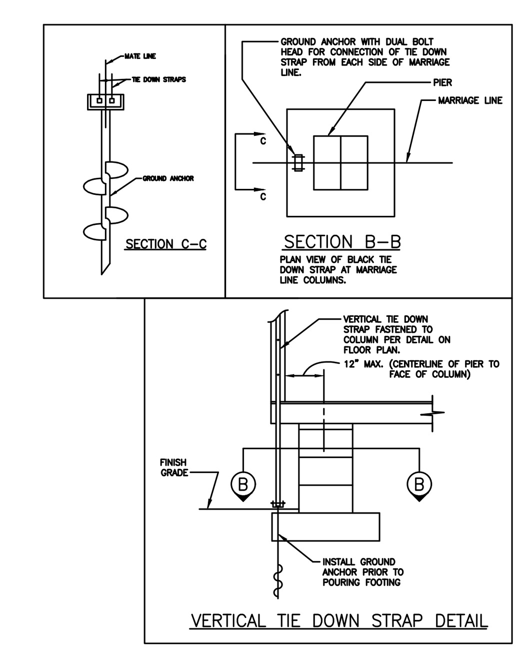

LISTING AGENCY APPROVAL

THESE PRINTS COMPLY WITH THE GEORGIA MANUFACTURED BUILDING ACT OF 1979 CONSTRUCTION CODE AND ADHERE TO THE FOLLOWING CRITERIA.

CONST. TYPE	V(B)
OCCUPANCY	EDUCATION
ALLOWABLE NO. OF FLOORS	1
WIND VELOCITY	100
FIRE RATING OF EXT. WALLS	0
PLAN NO.	34670–71 AB
ALLOW. FLOOR LOAD	40
APPROVAL DATE	
MANUF.	KING'S

PSI

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COMPANY MODULAR SOLUTIONS	DRAWN THOMAS WOOLSEY	CODE GA/IBC	APPROVAL #	MODEL 24'X60'
	APPROVED	LABEL GA/PSI	SALESMAN MATTHEW TAYLOR	SERIAL # SEE ABOVE
DATE 17 FEBUARY 2009	SCALE 1/4" = 1'–0"	OCCUPANCY EDUCATION	REVIEWED	QUOTE # MT1568 / PAGE 4 OF 5