

# INTERIOR OFFICES BUILDOUT PLANS

## FOR SOUTHERN RESOURCES, INC. WAREHOUSE BUILDING

125'-0" x 80'-0": 10,000 S.F. FOOTPRINT  
OFFICES AREA: 2,185 S.F.  
4900 HIGHWAY 98 EAST  
COMER, GA 30629, ±5.167 ACRES SITE

### GENERAL NOTES:

- COORDINATE THESE DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND CIVIL SITE DRAWINGS.
- WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY BRACING OF ALL WORK DURING CONSTRUCTION.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI UNLESS OTHERWISE SPECIFIED.
- SEE STEEL BUILDING PLANS FOR OVERALL INSTALLATION.
- SAW CONTROL JOINTS IN FLOOR SLABS, AS INDICATED ON THE PLANS. CONTROL JOINT "CJ", SHALL BE 1/8" WIDE X 1" DEEP AND SHOULD BE CUT (AS SOON AS CONDITIONS ALLOW) WITHIN 12 HOURS AFTER CONCRETE IS PLACED.
- FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 3,000 PSF TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION IF ACTUAL VALUES DEVIATE BY MORE THAN TEN PERCENT, THE FOOTINGS SHALL BE REDESIGNED BY ENGINEER.
- N/A
- CONCRETE REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A615, GRADE 40 FOR #3 BARS AND ASTM A615, GRADE 60 FOR #4 AND LARGER BARS. STRUCTURAL STEEL SHALL BE GRADE 60.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- REFER TO STEEL BUILDING PLANS BY OTHER.
- ALL FASTENERS SHALL MEET CODE REQUIREMENTS FOR SIZE AND PLACEMENT.

### OCCUPANCY TYPE -- (SECTION 303, IBC)

B (BUSINESS) & S (STORAGE)

### CONSTRUCTION TYPE (TABLE 601 & SECTION 602, IBC)

TYPE II-B UNPROTECTED/UNSPRINKLERED PER IBC/IFC 903

### ALLOWABLE AREAS & HEIGHTS (CHAPTERS 5&10, IBC)

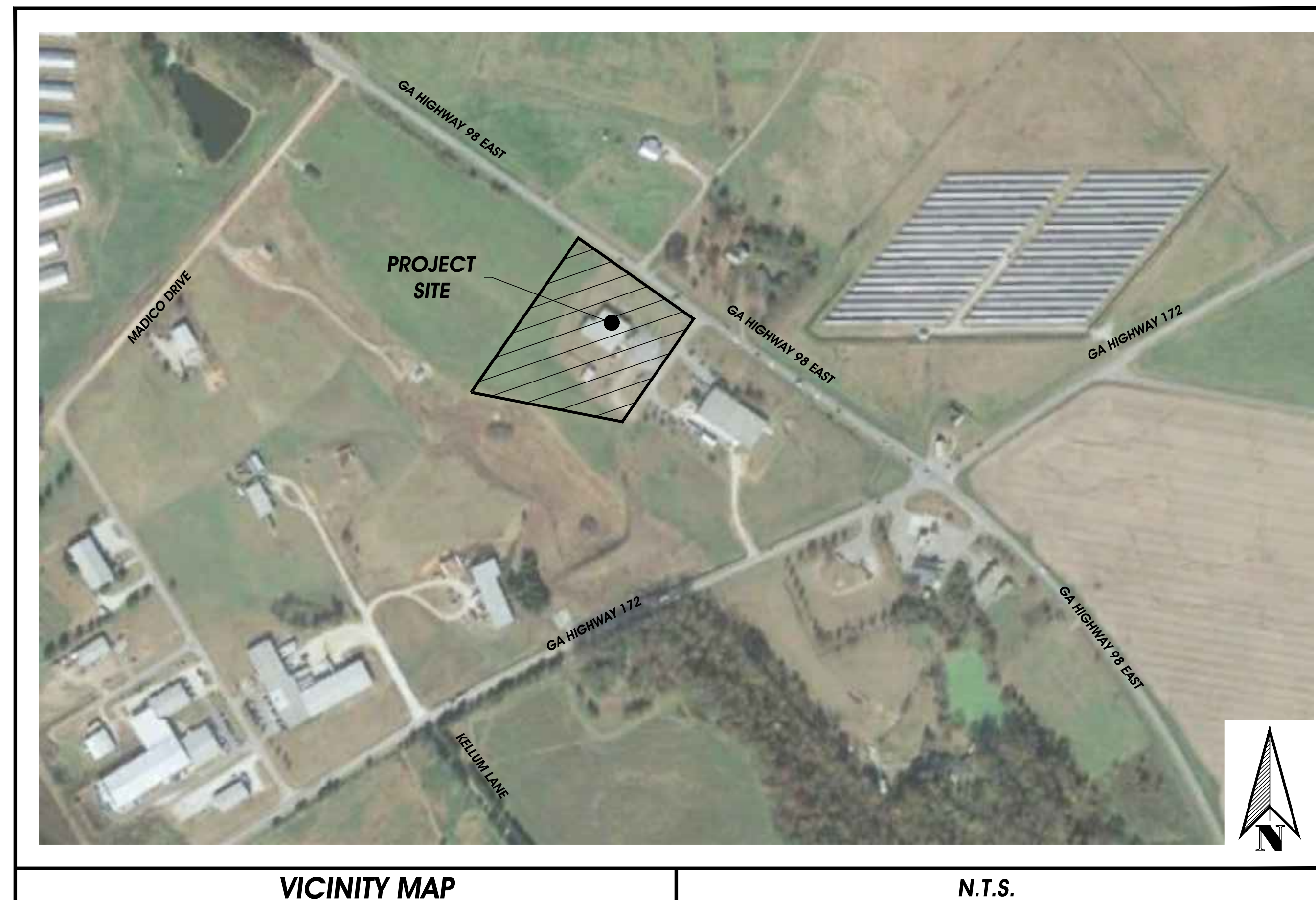
- MAXIMUM AREA = 23,000 S.F. (TABLE 504.3, IBC)  
ACTUAL BUILDING AREA = 10,000 S.F. ENTIRE BUILDING, INCLUDING EXTERIOR WALLS.  
BUILDING HEIGHT = 1 STORY W/ MEZZANINE  
TOP OF EAVER = 16'-0"  
TOP OF HIGHEST PEAK = 29'-4"  
ALLOWABLE BUILDING HEIGHT = 55'-0" (TABLE 504.3, IBC)  
ALLOWABLE STORIES = 2 (TABLE 504.4, IBC)  
-MAXIMUM TRAVEL DISTANCE TO EXIT = 100'-0" (TABLE 1017.2, IBC)  
-MAX DEAD END CORRIDOR = 20'-0" (SECTION 1020.4, IBC)  
-EGRESS WIDTH PER PERSON SERVED = 0.15 IN. (SECTION 1030.6.2, IBC)  
-MIN. CLR. OPENING OF EXIT DOORS = 32" (SECTION 1010.1.1, IBC)  
-REQUIRED EXITS = 2 (TABLE 1006.3.3, IBC)

### CODE ANALYSIS

#### APPLICABLE CODES

BUILDING:	2018 INTERNATIONAL BUILDING CODE W/ GA. AMENDMENTS. (2021)
PLUMBING:	2018 INTERNATIONAL PLUMBING CODE W/ GA. AMENDMENTS. (2021)
GAS:	2018 INTERNATIONAL FUEL GAS CODE W/ GA. AMENDMENTS. (2021)
MECHANICAL:	2018 INTERNATIONAL MECHANICAL CODE W/ GA. AMENDMENTS. (2021)
ELECTRIC:	2020 NATIONAL ELECTRICAL CODE (NO GA. AMENDMENTS)
ACCESSIBILITY:	2010 ADA STANDARDS/GA. STATE HANDICAPPED ACCESSIBILITY CODE 120-3-20
LIFE SAFETY:	2021 101 NFPA LIFE SAFETY CODE W/ GA. AMENDMENTS. (2021)
FIRE:	2018 INTERNATIONAL FIRE CODE W/ GA. AMENDMENTS. (2021)
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE, W/ GA. SUPPLEMENTS & AMENDMENTS. (2020)

THIS BUILDING IS NOT SPRINKLED.  
FIRE EXTINGUISHER SHALL BE INSTALLED AND  
SELECTED PER NFPA 10.



VICINITY MAP

N.T.S.

### OCCUPANCY CHART

OCCUPANCY TYPE = B (Business)		TOTAL OCCUPANT LOAD = 49 OCCUPANT(S)	
Area Type	Function of Space	Area	Occupant Load Factor
Office	Business areas	2,185 S.F.	(100 S.F. PER PERSON)
Storage	Mercantile: Storage, stock, shipping areas	7,815 S.F.	(300 S.F. PER PERSON)
		10,000 S.F. Total Used In Occupancy Calculations	

### MINIMUM PLUMBING FACILITIES BASED ON TOTAL OCCUPANT LOAD

OCCUPANT LOAD = 49 PEOPLE	
WATER CLOSETS	1 Per 25 Occupants for First 50 = (2) Required 2 PROVIDED   In (2) Unisex Restrooms
LAVATORIES	1 Per 40 Occupants for First 80 = (2) Required 2 PROVIDED   In (2) Unisex Restrooms

### PROJECT DATA

- OWNER/DEVELOPER: FRANK MOORE & GINGER ROLLINS  
CONTACT: MR. FRANK MOORE  
54 DEVILS POND ROAD  
CRAWFORD, GEORGIA 30630  
PHONE: (706) 540-9041  
EMAIL: F.MOORE@SOUTHERNRESOURCESINC.COM
- CONTRACTOR: ROBERTS CONTRACTING, INC.  
P.O. BOX 699  
COMER, GEORGIA 30629  
CONTACT: MR. DANNY ROBERTS  
PHONE: (706) 318-5552  
EMAIL: ROBERTS@ROBERTSCONTRACTING@GMAIL.COM
- ENGINEER & AUTHORIZED AGENT: ABE CONSULTING, INC.  
2410 HOG MOUNTAIN ROAD, STE. 103  
WATKINSVILLE, GEORGIA 30677  
CONTACT: MR. ABE ABUHAMMAN, PE, F.ASCE  
PHONE: (706) 613-8900  
EMAIL: ABE@ABECONSULTINGINC.COM

PHYSICAL ADDRESSES: 4900 HIGHWAY 98 EAST, COMER, GA 30629  
TOTAL ACREAGE: ±5.167 ACS (225,074.52 S.F.)  
TAX PARCEL NUMBERS: 0083 002  
PROPOSED DISTURBED AREA: 43,222 S.F./0.99 ACS.  
NO STATE WATERS EXIST WITHIN 200' OF THE SITE  
EXISTING BUILDINGS TOTAL S.F.: 11,060.73 S.F.  
PROPOSED BUILDINGS TOTAL S.F.: 10,000.00 S.F.  
EXISTING ZONING: I  
CURRENT USE: LIGHT INDUSTRIAL & OFFICES  
PROPOSED USE: WAREHOUSE & OFFICES  
BOUNDARY TAKEN FROM RETRACEMENT BY ABE CONSULTING INC. DATED 4-14-23.  
TOPO SURVEY BY: ABE CONSULTING, INC. DATED: 4-14-23.  
WATER SUPPLY: COUNTY WATER SYSTEM - IDA  
SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM  
SOLID WASTE & RECYCLING: WILL BE PICKED UP BY PRIVATE CONTRACTORS VIA ROLL OFF CARTS  
EXISTING UTILITIES: CABLE, PHONE, POWER & TELECOM  
PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER FIRM PANEL #13195C 0235C DATED 9-17-2010.  
BUILDING SETBACK LIMITS PER ACC ZONING:  
L. FRONT YARD: 8.62' (65' FROM E HWY 98)  
SIDE YARD: 10'  
REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 35'

### SHEET INDEX

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SOUTHERN  
RESOURCES, INC.

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TAX PARCEL#: 0083 002  
ZONING: I  
±5.167 ACRES

COVER



GSNCC LEVEL II  
CERTIFIED DESIGN  
PROF. #0000010490  
EXPIRES: 12-19-24

REVISIONS DATE

-	-

DATE: 4-25-23

PROJECT #: 23-327-17

COLORS FOR UTILITY LOCATING:  
White = Prop. Excavation  
Pink = Temp. Survey Markings  
Red = Electric  
Yellow = Gas/Oil  
Orange = Phone/Cable  
Blue = Water  
Purple = Reclaimed Water  
Green = Sewer

GEORGIA811  
www.Georgia811.com

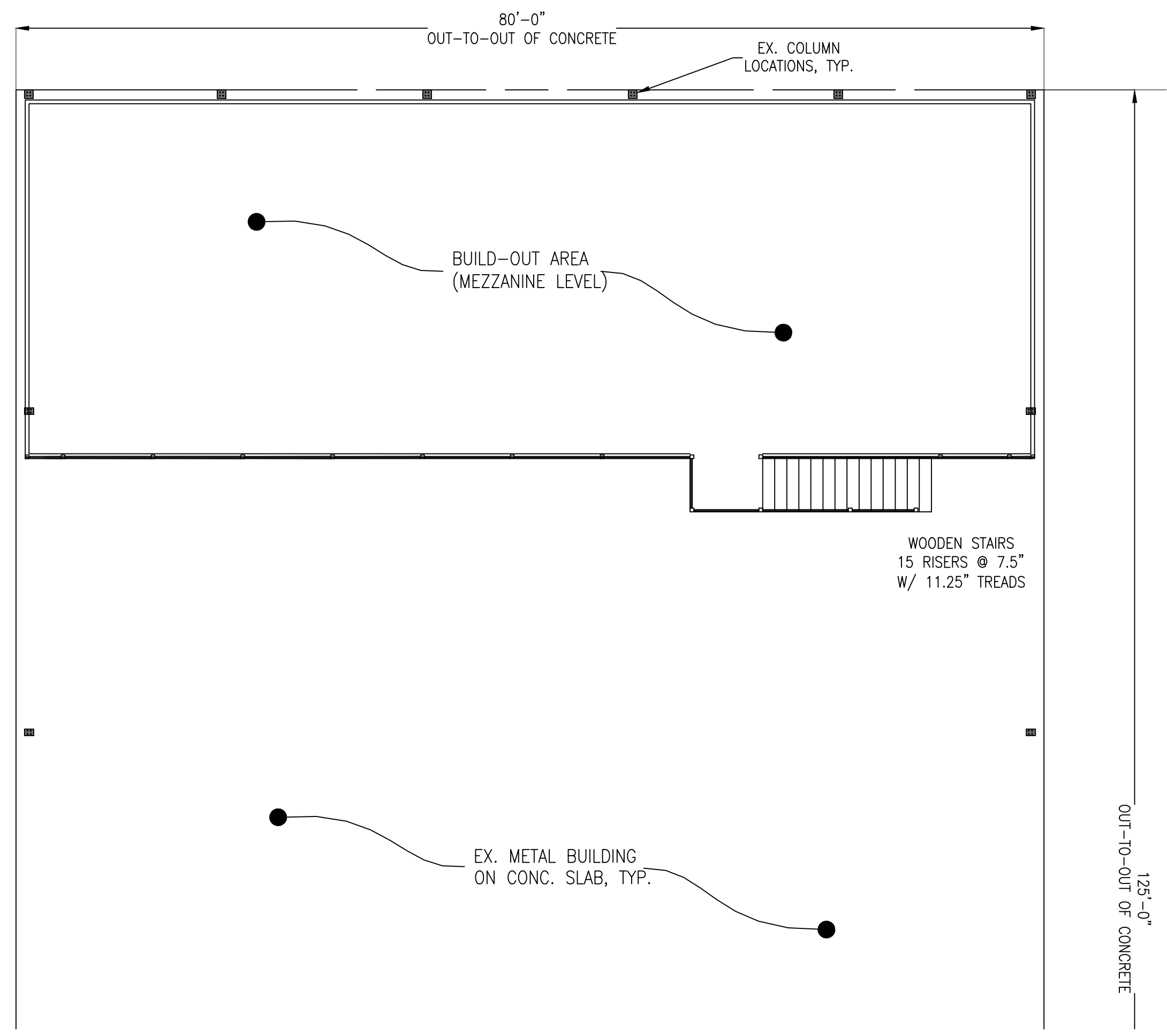
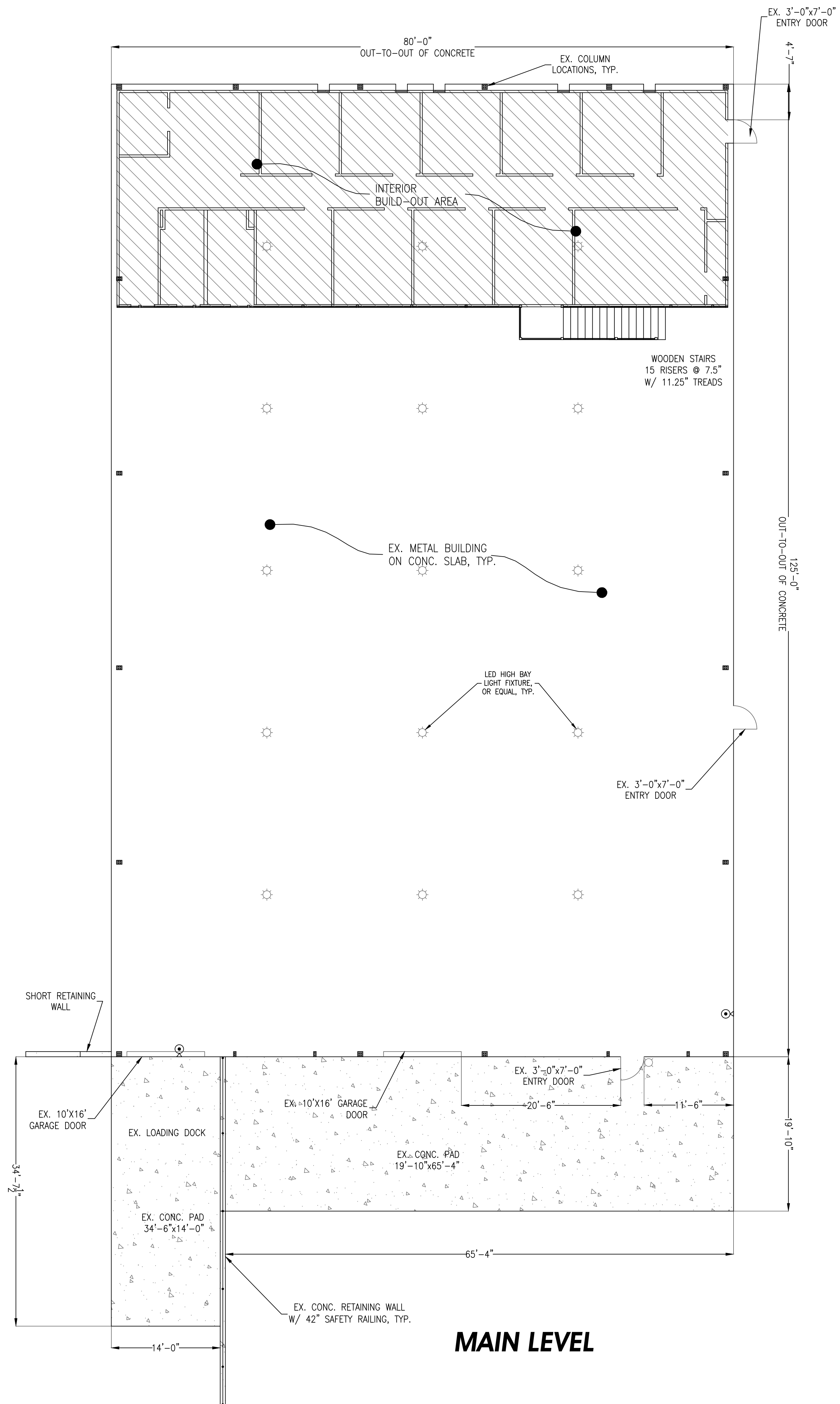
Contact 811 before you dig.

SHEET #

1

11

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GENERAL DIMENSION NOTES:  
1. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUDS SURFACE UNLESS OTHERWISE NOTED, TYP.



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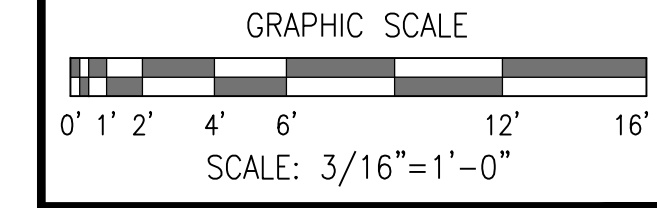
**EXISTING CONDITIONS**



GSNCC LEVEL II  
 CERTIFIED DESIGN  
 PROF. #0000010490 6-12-24  
 EXPIRES: 12-19-24

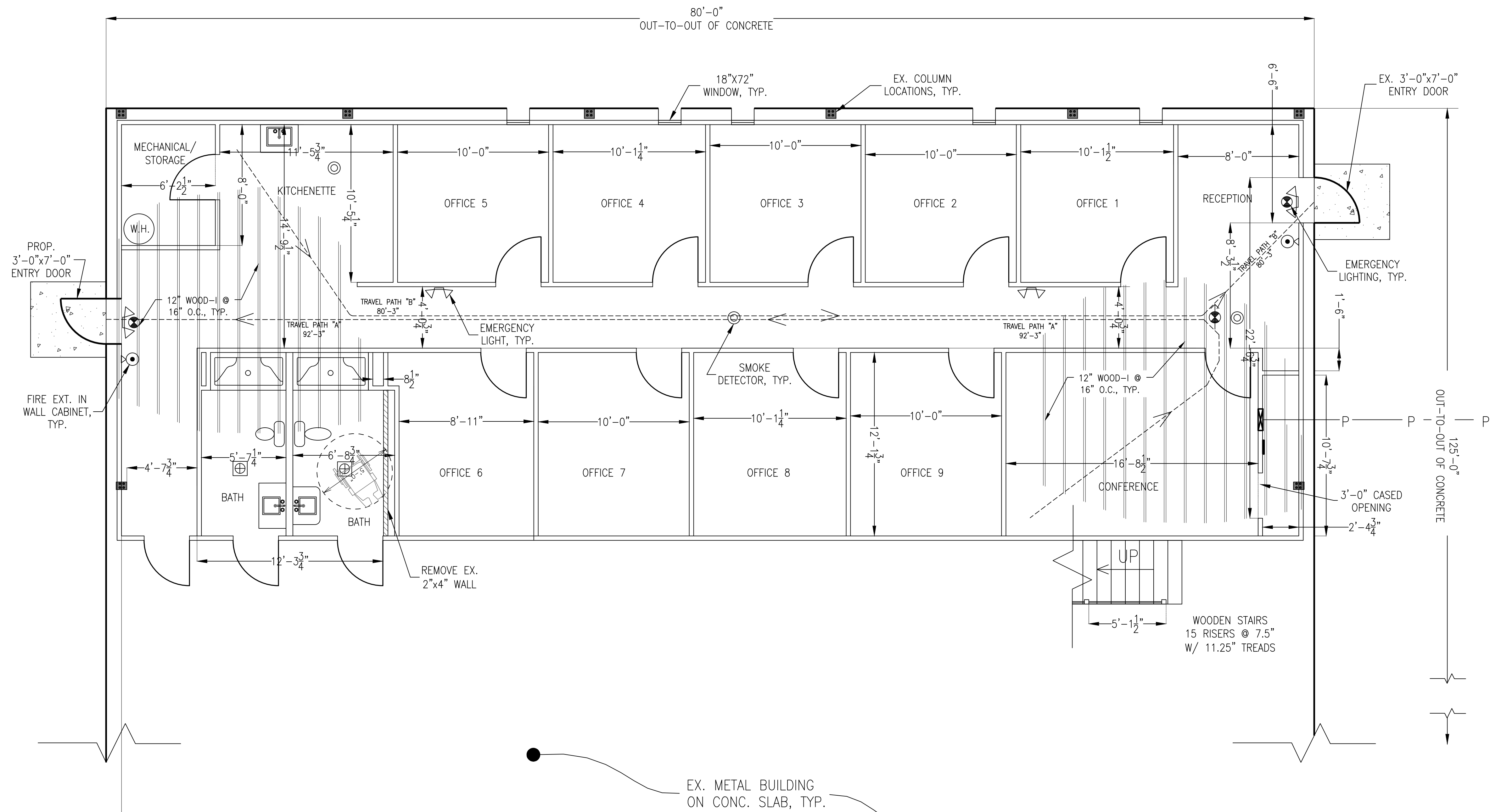
REVISIONS	DATE

DATE: 5-18-24  
 PROJECT #: 23-327-17



**SHEET #**  
**2**  
**11**

- LIFE & SAFETY SYMBOLS**
- ⊙ - 2 WIRE ADDRESSABLE SMOKE DETECTOR
  - ☒ - LED COMBO EXIT SIGN & EMERGENCY LIGHT
  - ☒ - LED DIRECTIONAL EXIST SIGN
  - ☒ - LED EMERGENCY LIGHT
  - ☒ - LED LIGHTED EXIT SIGN
  - ⊙ - FIRE EXTINGUISHER



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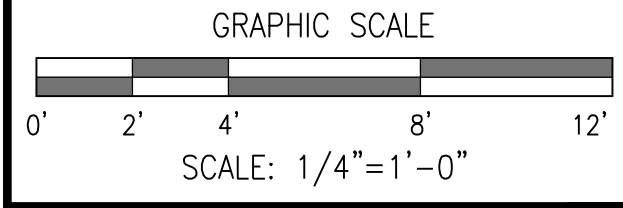
**PROPOSED FLOOR PLAN**  
 With Life Safety



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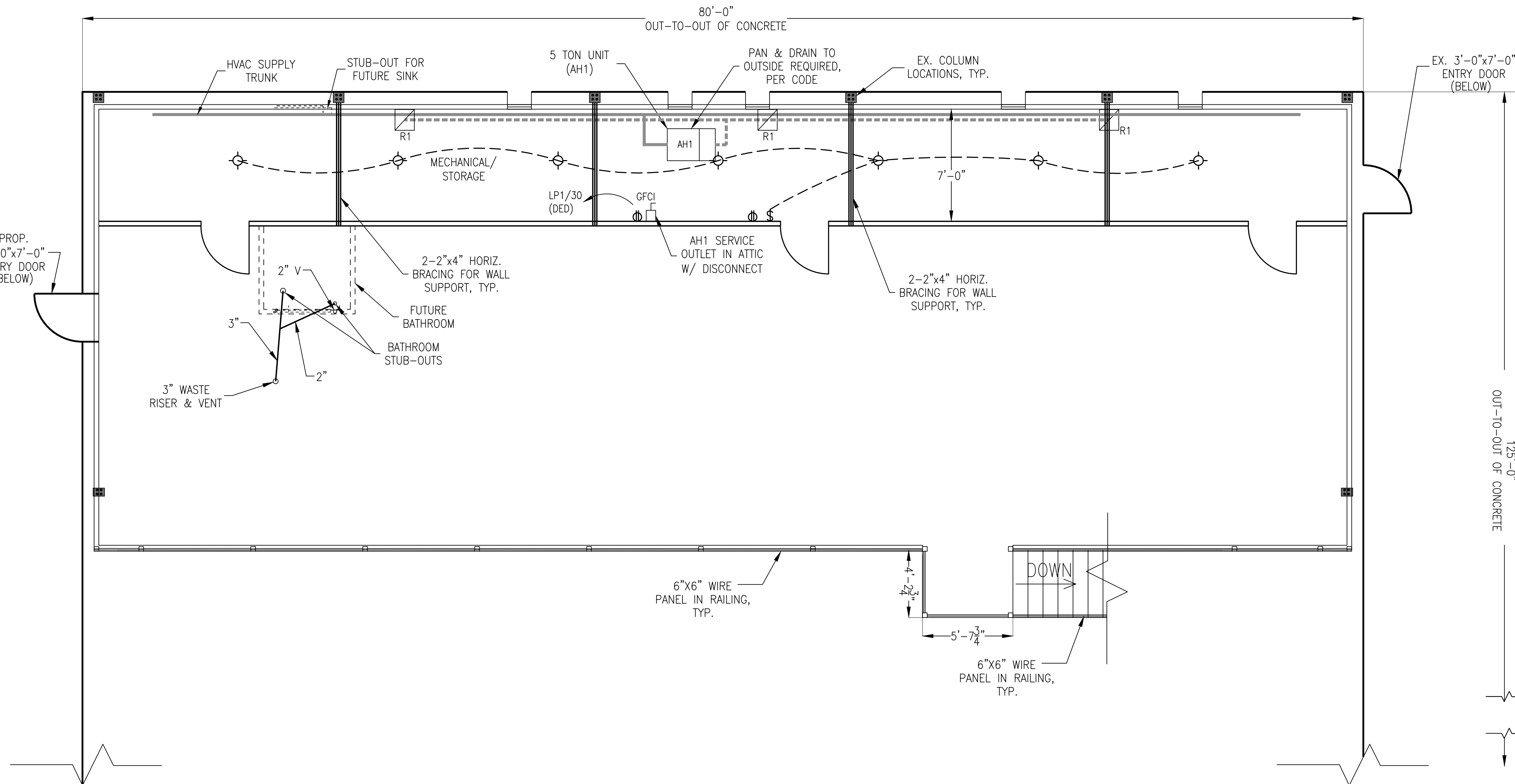
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**SHEET #**  
 3  
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**GENERAL DIMENSION NOTES:**  
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Z:\PROJECTS\23-327-17 4900 HWY 98 E COMER MADISON CO\PROJECT DRAWINGS\MEV BUILDING PLAN\_5-31-24.DWG



...	COUNT	SYMBOL
Led Lighting	75	☉
Smoke detector	3	⊙
Switch (Inc. 0 Dimmers)	23	⌘
Switch 3 way (Inc. 0 Dimmers)	5	⌘
CAT 6 Plenum Rated	22	▽
Exterior Lighting	4	☼
Room Cameras	-	📷
A/C Disconnect	2	⊞
Outlet/Receptacles	60	⊕
Outlet/Receptacles-Quad	8	⊕4
Intercom System 2DAWG 4-Cond W/ Drain & Foil Shielded	-	⊕Sid
Outlet/Receptacles (GFCI)	6	⊕GFCI
Restroom Exhaust Fan	2	⊕EF
Emergency light	2	⚡
Emergency light & Sign Combo	2	⚡
Exit lighted Sign	-	⚡
Exit Directional lighted Sign	1	⚡

\* See Life & Safety Plans for additional information  
 \*\* Please refer to plans for correct counts  
 \*\*\* All Fixtures/hardware to be Stainless Steel or Brushed Nickel Finish.  
 \*\*\*\* All Outlets Outdoors Shall be GFI protected & contained in water proof boxes  
 \*\*\*\*\* All Electrical Covers to be White or other standard color as chosen by owner/engineer.  
 \*\*\*\*\* All Wiring & Connections must be done by G.C. to include light fixtures provided by owner.  
 \*\*\*\*\* Final Connections & Installation of owner provided Fixtures shall be completed by G.C.  
 \*\*\*\*\* Final Tele/Data outlet layout to be per owner.

LEGEND:	
	AIR HANDLER (VERTICAL)
	OUTSIDE COMPRESSOR
	EXHAUST FAN 80 CFM+
	RETURN
	SUPPLY
	PROGRAMMABLE THERMOSTAT W/ LOCKABLE COVER
	SUPPLY DUCT
	RETURN DUCT

\*\*\*FINAL LAYOUT AND SIZING TO BE COORDINATED WITH LICENSED CONTRACTOR.



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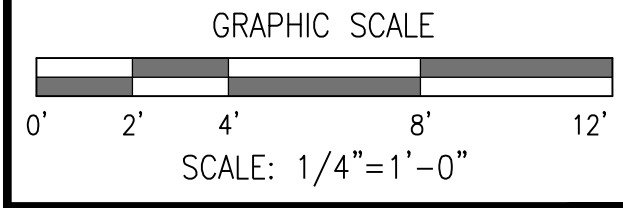
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**PROPOSED MEZZANINE FLOOR PLAN/MEPS**

Professional Engineer Seal for **Alexis M. Aboummann**, No. 23652, State of Georgia. Includes registration information: GS/NC LEVEL II CERTIFIED DESIGN, PROF. #0000010490, EXPIRES: 12-19-24.

REVISIONS	DATE
-	-

DATE: 5-18-24  
 PROJECT #: 23-327-17



SHEET #  
**4**  
 11

GENERAL DIMENSION NOTES:  
 1. ALL DIMENSIONS ARE MEASURED FROM FACE OF STUDS SURFACE UNLESS OTHERWISE NOTED, TYP.

ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL BE DONE BY STATE LICENSED CONTRACTORS AND SUBCONTRACTORS.

NOTE: ELECTRICAL SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH MAXIMUM AVAILABLE FAULT CURRENT PER NEC 110.94

NOTE: PANELS SHALL BE U.L. FULLY RATED FOR AIC RATINGS INDICATED. WHERE NO VALUES ARE INDICATED, ASSUME MINIMUM RATINGS.

BRANCH CIRCUITS FEEDING THE UNIT EQUIPMENT (EMERGENCY LIGHTING) SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING LIGHTING IN THE AREA AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.

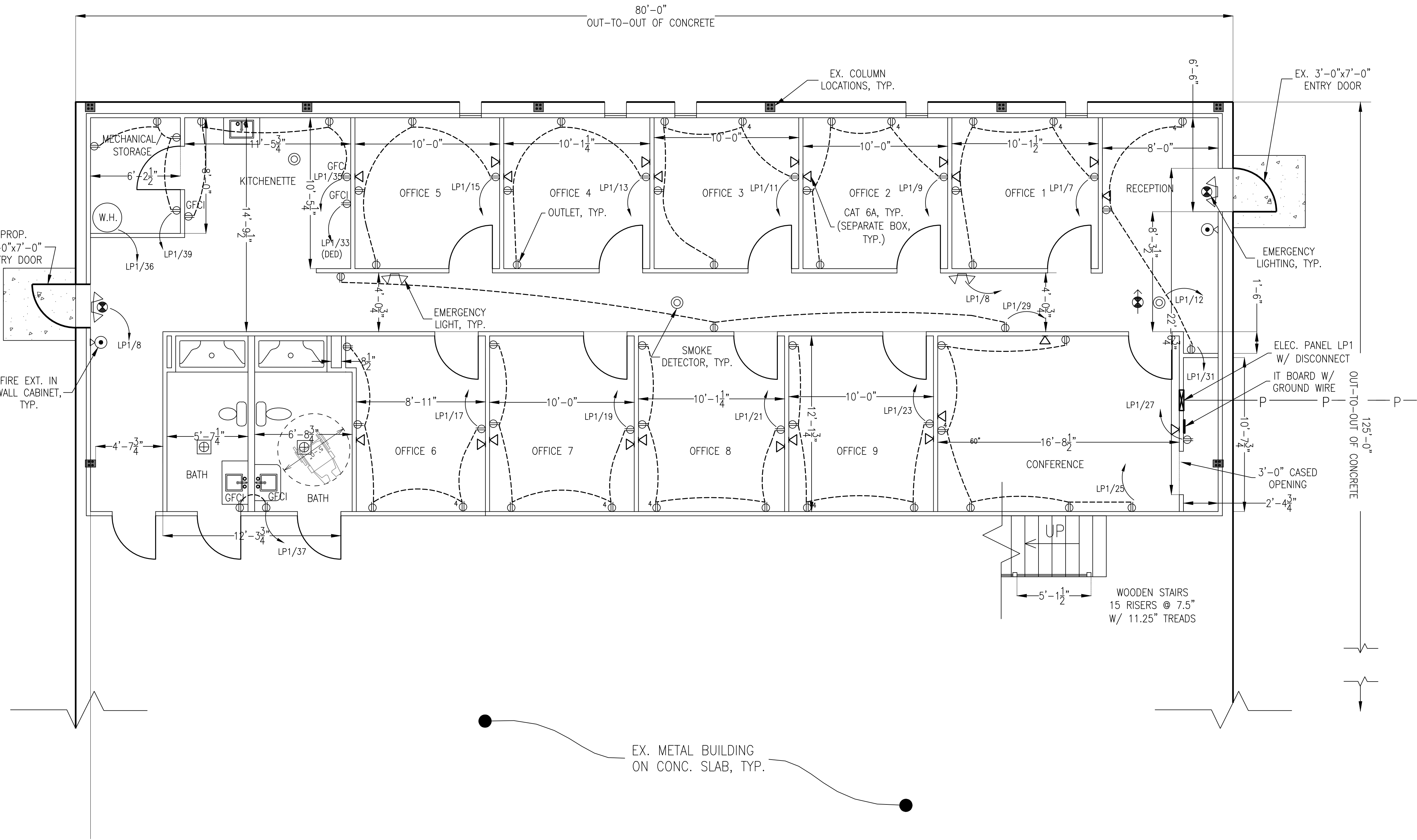
ALL OPENINGS THRU FIRE WALLS SHALL BE FIRE FIRE CAULKED AS REQUIRED, TYP.

...	COUNT	SYMBOL
Led Lighting	75	⊙
Smoke detector	3	⊙
Switch (Inc. 0 Dimmers)	23	⊙
Switch 3 way (Inc. 0 Dimmers)	5	⊙
CAT 6 Plenum Rated	22	▽
Exterior Lighting	4	⊙
Room Cameras	-	⊙
A/C Disconnect	2	⊙
Outlet/Receptacles	60	⊙
Outlet/Receptacles-Quad	8	⊙
Intercom System 20AWG 4-Cond W/ Drain & Foil Shielded	-	⊙
Outlet/Receptacles (GFCI)	6	⊙
Restroom Exhaust Fan	2	⊙
Emergency light	2	⊙
Emergency light & Sign Combo	2	⊙
Exit lighted Sign	-	⊙
Exit Directional lighted Sign	1	⊙

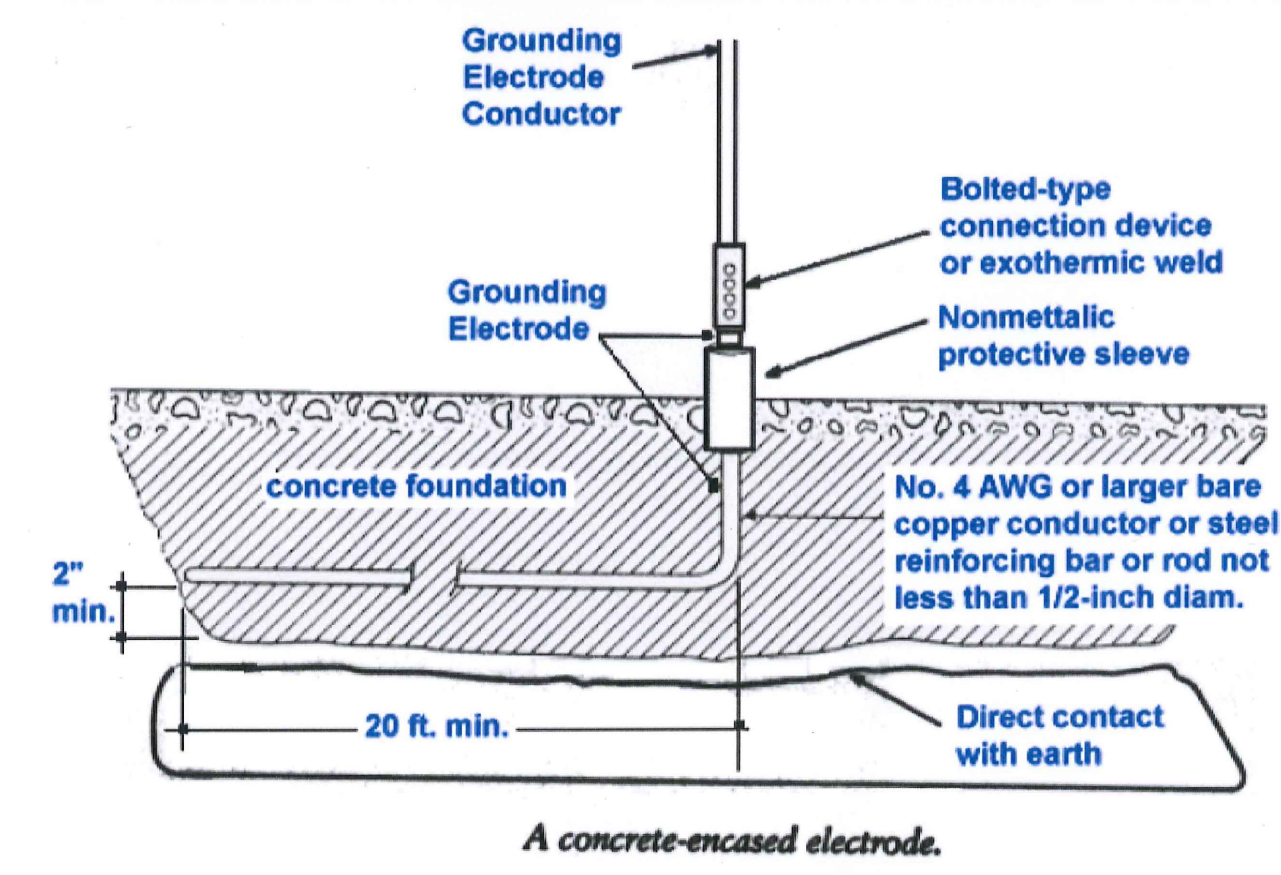
...	COUNT	SYMBOL
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CAT 6 Plenum Rated	22	▽
Exterior Lighting	4	⊙
Room Cameras	-	⊙
A/C Disconnect	2	⊙
Outlet/Receptacles	60	⊙
Outlet/Receptacles-Quad	8	⊙
Intercom System 20AWG 4-Cond W/ Drain & Foil Shielded	-	⊙
Outlet/Receptacles (GFCI)	6	⊙
Restroom Exhaust Fan	2	⊙
Emergency light	2	⊙
Emergency light & Sign Combo	2	⊙
Exit lighted Sign	-	⊙
Exit Directional lighted Sign	1	⊙

\* See Life & Safety Plans for additional information  
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 \*\*\* All Fixtures/Hardware to be Stainless Steel or Brushed Nickel Finish.  
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LIFE & SAFETY SYMBOLS	
⊙	- 2 WIRE ADDRESSABLE SMOKE DETECTOR
⊙	- LED COMBO EXIST SIGN & EMERGENCY LIGHT
⊙	- LED DIRECTIONAL EXIST SIGN
⊙	- LED EMERGENCY LIGHT
⊙	- LED LIGHTED EXIT SIGN
⊙	- FIRE EXTINGUISHER (WITH WALL CABINETS)



PROPOSED ELECTRICAL PANEL LP1											
TYPE		NOOB		AIC VOLTAGE		25000		MIN			
MAINS		400		VOLTAGE		120		240			
MOUNTING		FLUSH		PH/WIRE		1		3			
# OF SLOTS		42									
CRKT. #	TO SERV.	Demand Load KVA	LOAD KVA	CRKT. BRKR. TRIP POLES	PHASE LOAD LEFT SIDE	PHASE LOAD RIGHT SIDE	CRKT. BRKR. TRIP POLES	LOAD KVA	Demand Load KVA	TO SERV.	CRKT. #
1	Lights-Entry Door & 3 Inside Hi Bay	1.92	2.40	20/1	2.40	1.80	15/1	2.40	1.92	Light-4 Exterior Wall Pack	2
3	Lights-6 Inside Hi Bay	1.92	2.40	20/1	2.40	2.40	15/1	2.40	1.92	Light-4 Exterior Wall Pack	4
5	Lights-6 Inside Hi Bay	1.92	2.40	20/1	2.40	1.80	15/1	2.40	1.92	Light-4 Exterior Wall Pack	6
7	Office 1 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Emergency/Exit Lights	8
9	Office 2 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Warehouse Outlets	10
11	Office 3 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Smoke Detectors	12
13	Office 4 Outlets	1.92	2.40	20/1	2.40	1.80	15/1	2.40	1.92	Hall Lighting	14
15	Office 5 Outlets	1.92	2.40	20/1	2.40	2.40	15/1	2.40	1.92	Mech/Kitchen Lighting	16
17	Office 6 Outlets	1.92	2.40	20/1	2.40	1.80	15/1	2.40	1.92	Bathroom/Office 6 Lighting	18
19	Office 7 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Office 7-9 Lighting	20
21	Office 8 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Office 3-5 Lighting	22
23	Office 9 Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Office 1-2/Reception Lighting	24
25	Conference Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Conference/IT Lighting	26
27	IT Board Outlet Dedicated	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Warehouse Outlets	28
29	Hall Outlets	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Mezzanine Lighting/Outlets/Bathroom	30
31	Reception Outlets	1.92	2.40	20/1	2.40	2.40	60/1	7.20	5.76	HVAC	32
33	Micro Outlets GFCI Dedicated	1.92	2.40	20/1	2.40	6.00	50/1	6.00	4.80	HVAC	34
35	Kitchen Outlets GFCI	1.92	2.40	20/1	2.40	2.40	30/1	2.80	2.80	Water Heater	36
37	Bathroom GFCI	1.92	2.40	20/1	2.40	2.40	20/1	2.40	1.92	Spare	38
39	Mech/Storage Outlets	1.92	2.40	20/1	2.40	2.40	-	-	-	-	40
41	Spare	1.92	2.40	20/1	2.40	2.40	-	-	-	-	42
LEFT TOTAL		38.4	48.00		26.40	24.00	25.20	25.60	54.40	44.1	RIGHT TOTAL
Phase Balance				Phase A	50.99%	Phase B	49.01%				
DEMAND LOAD			82.48	KVA	1000		240	=		343.67	AMP
CONNECTED LOAD			102.40	KVA	1000		240	=		426.67	AMP



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SOUTHERN RESOURCES, INC.

4900 HIGHWAY 98 EAST  
 COMER, GA 30629  
 MADISON COUNTY  
 TAX PARCEL#: 0083 002  
 ZONING: I  
 ± 5.167 ACRES

PROPOSED ELECTRICAL PLAN

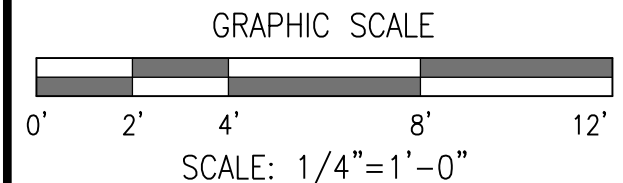


GSNCC LEVEL II CERTIFIED DESIGN  
 PROF. #0000010490  
 EXPIRES: 12-19-24

REVISIONS	DATE
-	-

DATE: 5-18-24

PROJECT #: 23-327-17



SHEET #  
 5  
 11