

# MAGNOLIA ENTRANCE FACILITY - SCALEHOUSE

## FOR BALDWIN COUNTY

MAGNOLIA LANDFILL  
SUMMERDALE, AL  
March 2023



PROJECT LOCATION  
LAT: 30°26'30"N  
LONG: 87°45'59"W

### BALDWIN COUNTY COMMISSION

DISTRICT 1  
HONORABLE JAMES E. (JEB) BALL

DISTRICT 2  
HONORABLE JOE DAVIS, III

DISTRICT 3  
HONORABLE BILLIE JO UNDERWOOD

DISTRICT 4  
HONORABLE CHARLES F. (SKIP) GRUBER

SOLID WASTE DIRECTOR  
TERRI GRAHAM

DEPUTY DIRECTOR  
ED FOX

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### SITE ADDRESS:

MAGNOLIA LANDFILL  
15140 CO RD 49  
SUMMERDALE, AL 36580

|              |                   |
|--------------|-------------------|
| <b>DRAFT</b> | ASHTEN G. SANDERS |
|              | DATE _____        |



ANDALUSIA, AL    GADSDEN, AL  
AUBURN, AL    HOOVER, AL  
DOTHAN, AL    HUNTSVILLE, AL

CDG PROJECT NUMBER: R079321638

## PROJECT NOTES

### GENERAL NOTES:

- CDG INC. (CDG) SHALL NOT HAVE AUTHORITY OVER THE SITE OR BUILDING CONTRACTOR'S WORK OR RESPONSIBILITIES. CDG IS NOT RESPONSIBLE FOR SITE SAFETY PROCEDURES OR METHODS OF CONSTRUCTION.
- ALL EXISTING IMPROVEMENTS SHALL REMAIN UNLESS SPECIFICALLY NOTED HEREON. UPON FIELD VERIFICATION, IF ANY OF THESE IMPROVEMENTS CONFLICT WITH PROPOSED DESIGN, CONSULT WITH CDG PRIOR TO REMOVAL.
- CDG INC. (CDG) SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS RESULTING FROM DESIGN MODIFICATIONS MADE AFTER THE RECORD DATE OF THESE PLANS SHOWN HEREON. ADJUSTMENTS TO THESE PLANS MAY BE NECESSARY. PER OWNER REQUEST, THE CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE OF A CONTRACTOR'S LICENSE AND BUSINESS LICENSE FROM THE CITY AND/OR COUNTY AS APPLICABLE, AS WELL AS, ALL OTHER LICENSES AND PERMITS REQUIRED FOR COMPLETION OF THE WORK.
- EXCEPT FOR EMERGENCY WORK, WORK SHALL NOT BE PERFORMED ON SATURDAY, SUNDAY, OR ANY LEGAL HOLIDAY WITHOUT APPROVAL OF THE OWNER AND ENGINEER. WORK SHALL OCCUR DURING REASONABLE DAY-TIME HOURS. REQUESTS FOR DEVIATIONS FROM THIS SCHEDULE SHALL BE MADE TO THE ENGINEER ON A CASE-BY-CASE BASIS A MINIMUM OF 72 HOURS PRIOR, EXCEPT FOR EMERGENCIES, IN WHICH CASE NO SUCH APPROVAL IS REQUIRED.
- THE CONTRACTOR SHALL, AT A MINIMUM, COMPLETE SATISFACTORY ROUGH GRADING, ROCK REMOVAL, AND TEMPORARY SEEDING NO LATER THAN 13 DAYS FOLLOWING INITIAL GROUND DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING, FERTILIZATION, WATERING, AND RESEEDING AS REQUIRED TO ESTABLISH AND MAINTAIN TEMPORARY GRASSING SUITABLE TO PROPERLY MITIGATE EROSION. PERFORMANCE OF INITIAL ROUGH GRADING AND ESTABLISHMENT OF TEMPORARY GRASSING SHALL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO PERFORM THE REQUIRED FINE GRADING, TOPSOIL PLACEMENT, ESTABLISHMENT OF PERMANENT GRASSING, AND OTHER RESTORATION AS REQUIRED BY THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTATION OF EXISTING CONDITIONS PRESENT WITHIN AND ADJACENT TO THE CONSTRUCTION AREA. DOCUMENTATION OF EXISTING CONDITIONS SHALL CONSIST OF DATE-STAMPED VIDEO, PHOTOGRAPHS, AND WRITTEN RECORD. COPIES OF ALL DOCUMENTATION SHALL BE DELIVERED TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DOCUMENTATION OF EXISTING CONDITIONS IS REQUIRED TO AVOID CLAIMS FOR DAMAGE TO PROPERTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS ACTIVITIES IN THE PROJECT AREA, WHETHER ON PUBLIC OR PRIVATE PROPERTY. DAMAGE SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS OR BETTER, AND TO THE SATISFACTION OF THE ENGINEER AND LAND OWNERS. REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY IN THE PROJECT AREA WITH THE COUNTY, CITY, AND STATE, AS APPLICABLE.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS AS TO NOT DISTURB PROPERTY CORNER/ROW MARKERS AND BENCHMARKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, INCLUDING ANY REQUIRED SURVEYING, TO REPLACE ANY DISTURBED MARKERS AND/OR MONUMENTS.
- WHERE APPLICABLE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF PART 6 OF THE MUTCD, LATEST EDITION, AND IN ACCORDANCE WITH ANY ATTACHED TRAFFIC CONTROL PLAN.
- UNLESS APPROVED IN ADVANCE BY THE ENGINEER, THE CONTRACTOR SHALL MAINTAIN ACCESS FOR THE TRAVELING PUBLIC, EMERGENCY, AND SCHOOL VEHICLES AT ALL TIMES ALONG ALL CITY, COUNTY, AND STATE RIGHTS OF WAY. IF A ROAD CLOSURE IS ALLOWED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SUCH CLOSURES WITH CITY, COUNTY, AND/OR STATE AGENCIES, AND EMERGENCY AGENCIES, IN ACCORDANCE WITH THOSE PARTIES' REQUIREMENTS.
- DRIVEWAYS WHICH MAY HAVE BEEN CUT OR OTHERWISE DAMAGED DURING THE CONSTRUCTION ACTIVITIES SHALL BE MAINTAINED IN A USABLE CONDITION FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO RE-OPEN DRIVEWAYS AS SOON AS POSSIBLE. IN NO CASE SHALL DRIVEWAYS BE CLOSED OVERNIGHT.
- ALL EQUIPMENT SHALL BE PARKED AND ALL MATERIALS SHALL BE STORED AT A LOCATION OUTSIDE THE PUBLIC RIGHT OF WAY AT A LOCATION OF THE CONTRACTOR'S CHOOSING, PRIOR TO FINAL PAYMENT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE FROM THE OWNER OF SUCH PARKING AND STORAGE AREAS. THAT THE AREA(S) HAVE BEEN RESTORED TO LAND OWNER'S SATISFACTION, AND THE TERMS ASSOCIATED WITH ANY SUCH ARRANGEMENTS HAVE BEEN SATISFIED.
- EXISTING DRAINAGE SYSTEMS SHALL REMAIN FULLY OPEN THROUGHOUT THE PROJECT DURATION. ANY DISTURBANCE OR DAMAGE TO EXISTING DRAINAGE SYSTEMS AND STRUCTURES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER AND THE CITY, COUNTY, AND/OR STATE AT NO ADDITIONAL COST TO THE OWNER.
- EXCEPT FOR WHERE THE PLANS STATE OTHERWISE, OR THE PLANS REQUIRE TEMPORARY CONSTRUCTION FENCING TO BE INSTALLED, EXISTING FENCES SHALL NOT BE REMOVED, RELOCATED, OR OTHERWISE DAMAGED DURING THE CONSTRUCTION ACTIVITIES. REMOVED, RELOCATED, OR DAMAGED FENCES SHALL BE REPLACED TO THE SATISFACTION OF THE ENGINEER AND LAND OWNER AT NO ADDITIONAL COST TO THE OWNER.
- RESIDENTS AND BUSINESS SHALL NOT BE LEFT WITHOUT MAIL SERVICE. IF A MAILBOX MUST BE MOVED TO FACILITATE CONSTRUCTION, IT SHALL BE TEMPORARILY AND SATISFACTORILY RELOCATED AS CLOSE AS PRACTICABLE TO ITS ORIGINAL LOCATION, AND IN ACCORDANCE WITH UNITED STATES POST OFFICE GUIDELINES FOR MAILBOX PLACEMENT.
- JOB SITE SHALL BE CLEARED ON A DAILY BASIS. THE CONTRACTOR SHALL RESTORE ALL AREAS, WHETHER PUBLIC OR PRIVATE, AS SOON AS PRACTICABLE FOLLOWING COMPLETION OF PARTICULAR CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL REPAIR ALL EXCAVATED AREAS, BACKFILLS, EMBANKMENTS, TRENCHES, AND DITCHES WHICH MAY HAVE SETTLED AT NO ADDITIONAL COST TO WALNUT HILL WATER AUTHORITY UNTIL FINAL ACCEPTANCE OF THE PROJECT AND THROUGHOUT THE WARRANTY PERIOD. ALL SUCH AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
- UNLESS NOTED ELSEWHERE, NO ADDITIONAL PAYMENT SHALL BE MADE FOR ROCK EXCAVATION AND REMOVAL. BIDDER MAY MAKE THEIR OWN INVESTIGATION AS TO THE AMOUNT AND CHARACTER OF ROCK WHICH MAY NEED TO BE REMOVED. ALL COSTS FOR ROCK EXCAVATION SHALL BE CONSIDERED TO HAVE BEEN INCLUDED IN THE VARIOUS PAY ITEMS IN THE PROPOSAL. ANY INFORMATION PROVIDED FOR THE CONVENIENCE OF THE BIDDER AND CONTRACTOR AND CHARACTER OF ROCK PRESENT, IS PROVIDED FOR THE CONVENIENCE OF THE BIDDER AND CONTRACTOR AND SHALL NOT BE USED AS THE BASIS FOR CLAIMS FOR ADDITIONAL PAYMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL GRASSED AREAS AT ITS EXPENSE UNTIL FINAL ACCEPTANCE AND THROUGHOUT THE WARRANTY PERIOD. MAINTENANCE OF GRASSED AREAS SHALL INCLUDE RE-GRADING, RE-FERTILIZATION, RE-SEEDING, WATERING, AND ANY OTHER WORK AS REQUIRED, TO PRODUCE AND KEEP THE GRASS IN A CONDITION ACCEPTABLE TO THE ENGINEER AND LAND OWNER.

### UTILITY NOTES:

- EXISTING UTILITIES ARE DEPICTED BASED ON FOUR (4) "QUALITY LEVELS" DEFINED AS FOLLOWS:
  - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OBTAINED BY ACTUAL EXPOSURE AND MEASUREMENT OF THE UTILITY AT A SPECIFIC POINT.
  - QUALITY LEVEL B - APPROXIMATE LOCATION OBTAINED FROM SURFACE GEOPHYSICAL METHODS. NO DEPTH INFORMATION INCLUDED.
  - QUALITY LEVEL C - APPROXIMATE LOCATION SURVEYED AND PLOTTED BASED ON VISIBLE ABOVE-GROUND UTILITY FEATURES.
  - QUALITY LEVEL D - INFORMATION DERIVED FROM EXISTING RECORDS AND/OR ORAL RECOLLECTIONS.
- ALL UTILITIES ARE DEPICTED AT "QUALITY LEVEL B" UNLESS INDICATED OTHERWISE AND LABELED AS "Q1-C" OR "Q1-D".
- ANY "QUALITY LEVEL A" ELEVATIONS PROVIDED ARE FROM THE TOP OF THE UTILITY AT THE APPROXIMATE LOCATION SHOWN, UNLESS OTHERWISE NOTED.

- NEITHER THE OWNER NOR THE ENGINEER MAKES ANY EXPRESSED OR IMPLIED GUARANTEE OF THE ACCURACY OF UTILITIES SHOWN OR ANY GUARANTEE THAT ALL UTILITIES LOCATED WITHIN THE CONSTRUCTION AREA ARE SHOWN HEREIN.
- THE CONTRACTOR SHALL CALL ALABAMA ONE CALL AT 811 FOR UTILITY MARKING PRIOR TO COMMENCING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COORDINATE ALL WORK ADJACENT TO EXISTING UTILITY POLES AND GUY WIRES WITH THE LOCAL POWER COMPANY. THE CONTRACTOR SHALL CONTACT THE LOCAL POWER COMPANY TO HOLD SAID UTILITY POLES/GUY WIRES DURING BORING OR OPEN CUT OPERATIONS. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.
- THE CONTRACTOR SHALL COORDINATE ALL TIE-IN CONNECTIONS, OUTAGES, AND VALVING OPERATIONS WITH THE UTILITY OWNER. THE CONTRACTOR SHALL GIVE 72 HOURS NOTICE TO THE UTILITY OWNER OF WHEN SUCH OPERATIONS ARE TO TAKE PLACE.
- THE CONTRACTOR SHALL COORDINATE WITH AND PROVIDE REASONABLE NOTICE TO RESIDENTS AND BUSINESSES OF UTILITY SERVICE OUTAGES PRIOR TO BEGINNING SUCH OPERATIONS. NO RESIDENT OR BUSINESS SHALL BE LEFT WITHOUT SERVICE OVERNIGHT.
- ALL NEW MAINS SHALL BE INSTALLED AT LEAST 3' BELOW THE SURFACE. AT LOCATIONS WHERE THE REQUIRED MAIN IS TO CROSS AN EXISTING UTILITY, THE MAIN SHALL BE PLACED A MINIMUM OF 24" ABOVE OR BELOW THE EXISTING MAIN, BUT NO LESS THAN 30" BELOW THE SURFACE.
- RECORD DRAWINGS OF ALL MAIN AND SERVICE LINE INSTALLATIONS SHALL BE PROVIDED BY THE CONTRACTOR. THESE DRAWINGS SHALL INCLUDE HORIZONTAL LOCATIONS OF LINES AND VALVES, AS WELL AS VERTICAL LOCATIONS OF ANY MAINS INSTALLED DEEPER THAN THE STANDARD 30" DEPTH. DRAWINGS SHALL BE PROVIDED IN A GIS SHAPFILE FORMAT TO THE ENGINEER AND TO ALOOT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY LOCATIONS WITH THE LOCAL UTILITIES. CONTACT WITH EACH UTILITY SHOULD BE MADE BEFORE ANY CONSTRUCTION BEGINS ON THIS PROJECT.
- COORDINATE ALL ELECTRICAL IMPROVEMENTS TO AVOID CONFLICT WITH PROPOSED DESIGN AND EXISTING UTILITIES. ANGEER SHALL APPROVE FINAL POLE LOCATIONS.

### SITE NOTES:

- IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONSTRUCTION LAYOUT AND GRADE STAKING. CDG WILL PROVIDE ELECTRONIC DESIGN FILES IN DWG FORMAT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL BENCHMARKS AND PROPERTY CORNERS. ANY REPLACEMENT WILL BE AT THE CONTRACTOR'S EXPENSE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO CONSTRUCT THIS PROJECT. ALL PERMITS MUST BE IN-HAND PRIOR TO CONSTRUCTION.
- ALL ADA ACCESSIBLE ROUTES, PARKING, RAMPS, CROSSWALKS, SIGNS, SYMBOLS, AND PAINTED ISLANDS MUST CONFORM TO THE LATEST ADA REQUIREMENTS.
- TOPOGRAPHICAL (HORIZONTAL ONLY) AND CONTROL (HORIZONTAL AND VERTICAL) SURVEYS PERFORMED BY CDG.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- NOTIFY ENGINEER IMMEDIATELY IF ANY ERRORS AND OMISSIONS ARE FOUND.
- HORIZONTAL AND VERTICAL DATUMS USED IN DESIGN ARE NA83 AL STATE PLANE WEST AND NAVD83 RESPECTIVELY.
- NO GRADING OFF-SITE OR IN ANY ROAD RIGHT-OF-WAY WITHOUT PROPER APPROVALS.
- ALL GRADING ADJACENT TO EXISTING OR PROPOSED BUILDINGS SHALL BE SLOPED AWAY FROM THE STRUCTURES. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURES. NOTIFY CDG OF ANY DISCREPANCIES.
- PROPOSED GRADES INDICATED ON THIS PLAN ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE SUBGRADE ADJUSTMENTS FOR TOPSOIL, PAVEMENT, BUILDING PAD, ETC.

### EROSION AND SEDIMENT CONTROL NOTES:

- SITE EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS.
- THE LANDFILL SITE HAS AN NPDES PERMIT GOVERNING THE CONSTRUCTION OF THE PROJECT (PERMIT NO. A0000945). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONITORING, INSPECTIONS, ETC. TO ENSURE THE OWNER THAT THE SITE IS AT ALL TIMES IN ACCORDANCE WITH ADEM RULES AND REGULATIONS.
- ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PROJECT COMPLETION.
- THE CONTRACTOR SHALL PROVIDE A BMP PLAN FOR APPROVAL BY THE ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY INSTALLING AND MAINTAINING SUFFICIENT EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PREVENT SEDIMENT FROM DISCHARGING FROM THE SITE, AND IN COMPLIANCE WITH ANY PERMITS AND CDDMP.
- ALL DISTURBED AREAS THAT DO NOT RECEIVE WORK FOR 13-DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED.

| LEGEND                      |          |
|-----------------------------|----------|
| EXISTING                    | PROPOSED |
| UTILITIES                   |          |
| POWER POLE                  |          |
| LIGHT POLE                  |          |
| TELEPHONE POLE              |          |
| ANCHOR                      |          |
| STUB (POWER)                |          |
| STUB (TELEPHONE)            |          |
| ELECTRIC METER              |          |
| BURIED ELECTRIC CABLE       |          |
| OVERHEAD ELECTRIC CABLE     |          |
| ELECTRIC MANHOLE            |          |
| ELECTRIC TRANSFORMER        |          |
| TOWER                       |          |
| TELEPHONE PEDESTAL          |          |
| BURIED TELEPHONE CABLE      |          |
| OVERHEAD TELEPHONE CABLE    |          |
| BURIED FIBER OPTIC          |          |
| TELEPHONE MANHOLE           |          |
| WATER MAIN                  |          |
| WATER VALVE                 |          |
| FIRE HYDRANT                |          |
| WATER METER                 |          |
| GAS MAIN                    |          |
| GAS VALVE                   |          |
| GAS REGULATOR               |          |
| SANITARY SEWER              |          |
| FORCE MAIN                  |          |
| SEWER MANHOLE               |          |
| AIR/VACUUM RELEASE VALVE    |          |
| CLEANOUT                    |          |
| DRAINAGE                    |          |
| DITCH LINE                  |          |
| STORM MANHOLE               |          |
| STORM PIPE                  |          |
| MISC                        |          |
| SIGN                        |          |
| MAILBOX                     |          |
| A/C UNIT                    |          |
| BORING LOCATION OR TEST PIT |          |
| WELL                        |          |
| MONITORING WELL             |          |
| FLAG POLE                   |          |
| SPOT ELEVATION              |          |
| FOUND IRON PIN              |          |
| SET IRON PIN                |          |
| CONCRETE MARKER             |          |
| BENCHMARK                   |          |
| TREES                       |          |
| PROPERTY LINE               |          |
| RIGHT-OF-WAY                |          |
| CHAIN LINK FENCE            |          |
| WOOD FENCE                  |          |
| BARBED WIRE FENCE           |          |
| HOG WIRE FENCE              |          |
| EROSION CONTROL             |          |
| SILT FENCE                  |          |
| GRADING                     |          |
| CONTOUR MAJOR               | 100      |
| CONTOUR MINOR               | 99       |

|          | EXISTING | REQUIRED |           | EXISTING | REQUIRED |
|----------|----------|----------|-----------|----------|----------|
| ASPHALT  |          |          | RIP-RAP   |          |          |
| CONCRETE |          |          | WATER     |          |          |
| GRAVEL   |          |          | WOOD DECK |          |          |
| AWNING   |          |          |           |          |          |



11 W. COURT SQUARE  
P.O. BOX 278  
ANDALUSIA, AL 36420  
PH: (334) 222-9451

NOTES & LEGEND  
MAGNOLIA ENTRANCE FACILITY - SCALEHOUSE  
FOR BALDWIN COUNTY  
SUMMERDALE, AL

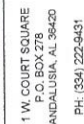
DRAFT

SCALE: AS SHOWN  
DATE: Mar-23

REVISED

PROJECT NO: 202301000

SHEET NO. C-102



**SITE LAYOUT & GRADING PLAN**  
MAGNOLIA ENTRANCE FACILITY - SCALEHOUSE  
FOR BALDWIN COUNTY  
SUMMERDALE, AL

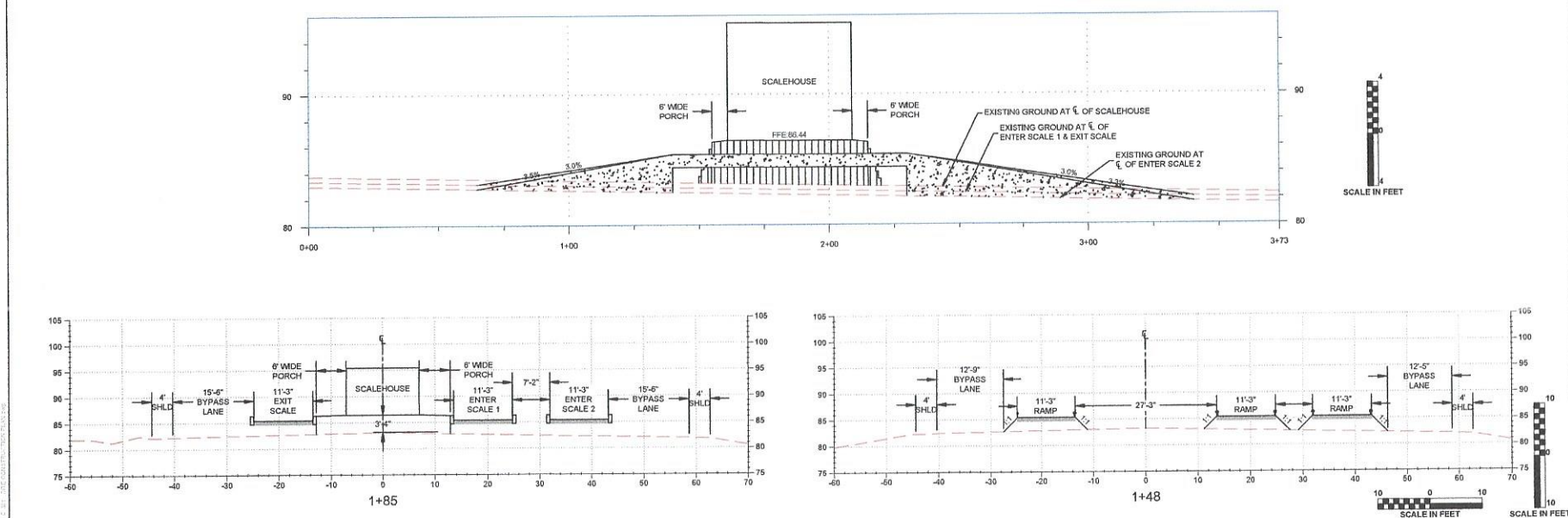
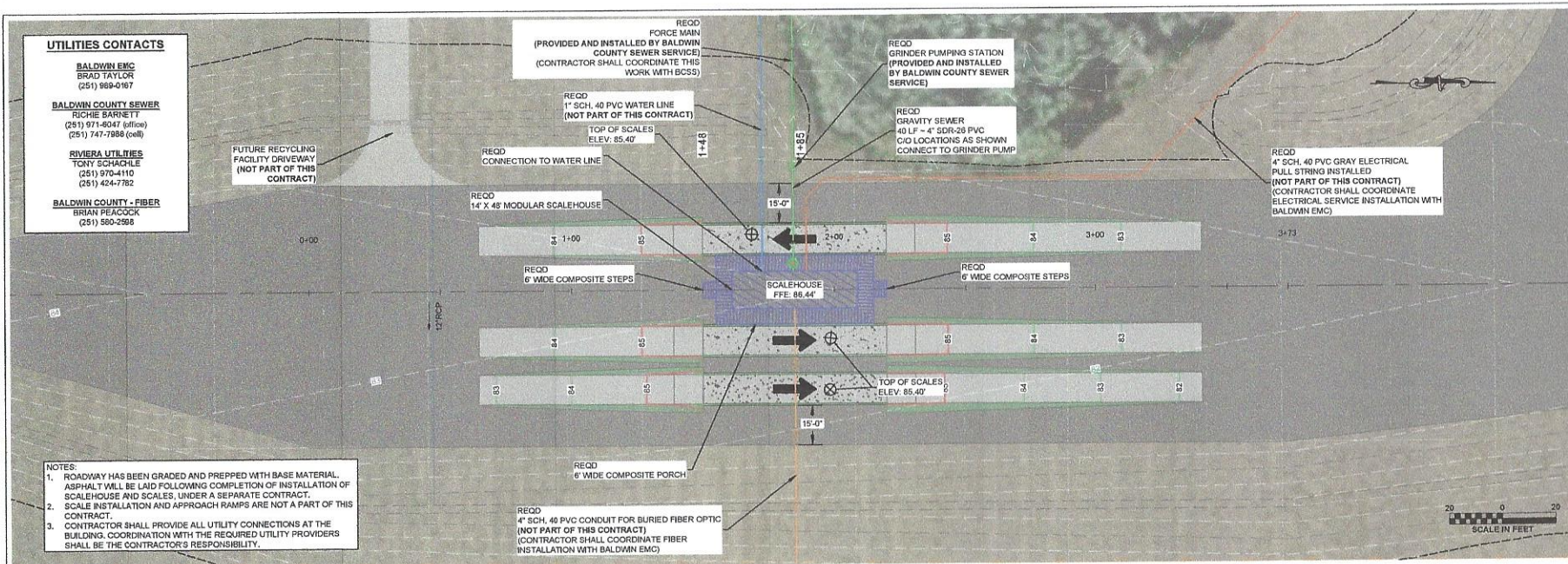
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DATE: Mar-23

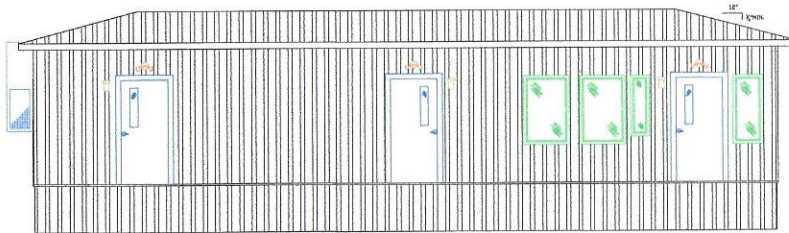
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PROJECT NO: R079321838

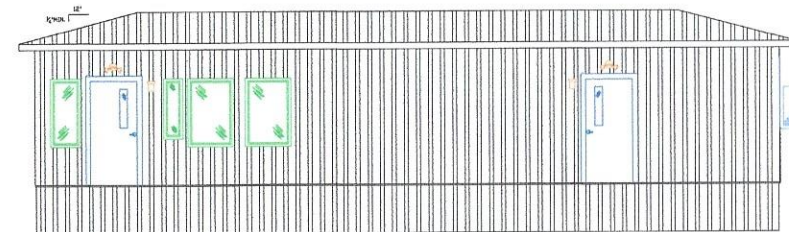
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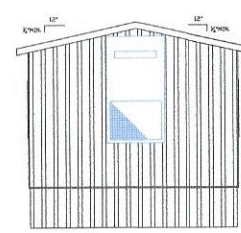
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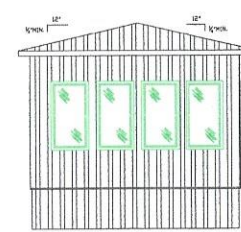
LEFT ELEVATION



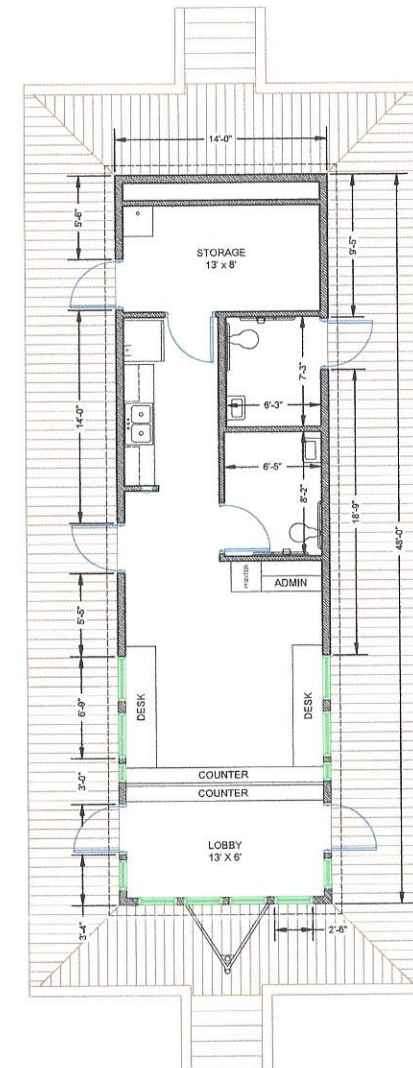
RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION



**GENERAL:**

14' x 48' Scale office  
672 square feet  
Business occupancy  
Alabama label, AMHC approval  
International Building Code  
MIU seal  
Wind load: Zone II, 100 MPH Vult  
Roof load: 20 PSF

**FRAME:**

14' x 48' perimeter frame with 12" I beam  
Removable hitch  
8" steel floor joists at 16", welded inside of frame  
(2) 6000F brake sides with 14 ply tires  
(2) 6000F idler axles with 14 ply tires

**FLOOR:**

Woven nylon impregnated bottom board  
R-30 Unfaced insulation  
Two layers 5/8" tongue and groove plywood floor decking  
LVT plank, 20 mil, choice of factory colors  
4" rubber base cove throughout with pre-molded inside & outside corners  
No floor covering or base cove in storage room

**WALL:**

Single top and single bottom steel track  
2" x 4" steel joists @ 16" on center, 8" 6" interior wall  
R-13 Unfaced insulation interior walls  
2" x 6" steel joists @ 16" on center, 8" 6" exterior wall  
R-21 Kraft faced exterior walls 1/2" gypsum, tape/mud/paint over 1/2" mesh board  
3 coats of paint: primer and two finish coats  
Fiberlite by Nudo FRP in restrooms, choice of colors  
1/4" unfinished moisture resistant gypsum on storage room walls  
(1) 156" x 60" Window Wall above writing ledge with 2 speaker holes and 2 pass thru openings  
Interior doors (2) 36" x 80" add birch slab doors in bronze Red-frame  
(2) Door closers  
(2) Privacy lever locks

**ROOF:**

Gable roof with hip on front end, 3:12 pitch  
8' overhang on all sides  
28 gauge Hi-rib steel roofing  
Steel trusses at 16" on center  
5/8" plywood decking  
2' x 2" suspended ceiling at 8' above finished floor  
R-38 Unfaced insulation held up with netting

**PLUMBING:**

(1) Single ADA restrooms  
PEX supply lines  
PVC waste, stub out below bottom board  
(1) Wall hung sinks with mirror in stainless steel frame, Bobrick or equal  
(2) Vinyl anti scald cover for trap & supply  
(2) ADA toilet with Sloan flush valve, 3 grab bars  
(1) 20 gallon water heater, Lo-Boy located under the cabinet  
(1) Mop sink with legs and faucet located in storage room  
(1) Double stainless steel sink with gooseneck faucet  
(2) Stainless steel paper towel dispensers, B 264  
(2) Stainless steel waste receptacles, B 279  
(2) Stainless steel soap dispensers, B 2111

**CABINETS:**

12 Linear feet of high pressure laminate base cabinets and counter top  
9 Linear feet of HPL overhead cabinets  
16 Linear feet of HPL desktop with (4) grommets  
12 Linear feet of HPL writing ledge at 42" AFF on lobby side  
13 Linear feet of HPL writing ledge at 36" AFF on office side  
(1) 4 x 4 plywood phone board with fire retardant paint  
(1) Semi recessed fire extinguisher cabinet with 10lb fire extinguisher

**ELECTRICAL:**

(1) 125 AMP, single phase  
Copper cames wiring with MC in ceiling cavity only  
20-AMP receptacles per code  
(2) GFCI receptacles  
(1) Dedicated receptacle for the refrigerator  
(1) Exterior GFI with locking cover  
(1) Heat tape receptacle under the building  
(5) 2 x 4 junction boxes at 16" above finished floor with conduit stub outs  
(2) Exit/emergency combo with remote heads  
(8) 2' x 4' LED flat panel lights, 48 watt, 5070 lumens, 4000K in T grid  
(2) Occupancy sensors  
(5) LED porch lights with photocell (18W)

**HVAC:**

(1) 3 ton wall hung HVAC units with 10kw heat, dehumidification (11 EER)  
(1) 7-day programmable thermostat with humidity control  
Plenum wall  
Galvanized metal duct supply and return  
(2) 100 CFM vent fans

**EXTERIOR:**

5/8" plywood sheathing, full wrap  
Moisture resistant house wrap, full perimeter  
28 Gauge Hi-rib steel siding and trim  
(4) 36" x 48" fixed windows in bronze aluminum frame, Low E, insulated  
(4) 30" x 48" fixed windows in bronze aluminum frame, Low E, insulated  
(4) 24" x 48" fixed windows in bronze aluminum frame, Low E, insulated  
(2) 15" x 42" fixed windows in bronze aluminum frame, Low E, insulated  
(10) 2" faux blinds  
(3) 36" x 80" Steel doors in steel jamb  
(2) 6' x 30" wire mesh view blinds; storage room & exterior bathroom doors are black  
(5) closers, keyed levers/deadbolt (all doors keyed alike)  
Steel skirting or equivalent

**FOUNDATION:**

Poured footers required per approved drawings by the factory engineer.  
All footers shall be reinforced and inspected by the Alabama Manufactured Housing Commission and Geotechnical Engineer prior to pouring cement.  
There shall be at least 3 test cylinders, tested weekly after the pour or the contractor must wait 28 days per State code before setting the building. Once the cylinder breaks at 3,000 psi, the building may be set upon the footers. After the building is set, all piers must be mortared with cement in the cells of the piers.  
There shall be a 3/8" weld plate unbolted into the top of each pier.  
The I beam frame of the building shall be welded to the weld plate on each pier.

**SITE NOTES:**

The site pad must be crowned or sloped so that storm water will not pond or flow under the  
The site must have a 2000 lb. minimum soil compaction

**COMMUNICATION:**

Number and locations to be determined.  
Contractor to provide central location for access to all FCP internal connections for the purpose of connecting to external network and phone lines.  
Cable drops for computer, phone and electrical systems are to be sufficiently accessible to allow future repairs, maintenance and expansion.  
Ethernet and phone outlets (number and type outlet to be determined) are to be installed near electrical outlets, preferably within three feet.

**DECKING & STEPS:**

6" Wide Wood-Plastic Composite Decking (Trex Enhance or Approved Equal) installed per Manufacturer's Recommendations  
800 square feet  
12" Joist Spacing  
Color to be selected by owner  
(2) 6" Wide Wood-Plastic Composite Steps (Trex Enhance or Approved Equal) installed per Manufacturer's Recommendations  
66 linear feet of Trex Transcend railing with Cocktail Rail & Round Aluminum Balusters (or Approved Equal)