

**ACCESSIBILITY NOTES**

1. THE MAXIMUM CLEARANCE FROM THE FLOOR TO THE BOTTOM OF THE HANDRAIL SHALL BE 36" MINIMUM.
2. THE MAXIMUM CLEARANCE FROM THE FLOOR TO THE TOP OF THE HANDRAIL SHALL BE 42" MAXIMUM.
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10. THE MAXIMUM CLEARANCE FROM THE FLOOR TO THE TOP OF THE HANDRAIL SHALL BE 42" MAXIMUM.

**ATTENTION LOCAL INSPECTIONS DEPARTMENT**

**SITE INSTALLED ITEMS**

1. THE FOLLOWING ITEMS MUST BE INSTALLED BY THE CONTRACTOR AT THE COMMENCEMENT OF THE WORK:
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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**N.C. INSTALLATION INSTRUCTIONS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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**WINDOW & DOOR SPECIFICATIONS**

1. THE FRAME WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.3 CFM PER SQUARE FEET OF DOOR AREA.

**GENERAL NOTES:**

1. ADDRESS TO DRAWING FOR SECTION OR REFERENCE TO SECTION IN PLAN SHALL BE USED TO IDENTIFY THE LOCATION OF THE SECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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**MECHANICAL NOTES:**

1. ALL SUPPLY AIR REGISTER SHALL BE INSTALLED 18" TO 24" ABOVE THE FLOOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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**ELECTRICAL NOTES:**

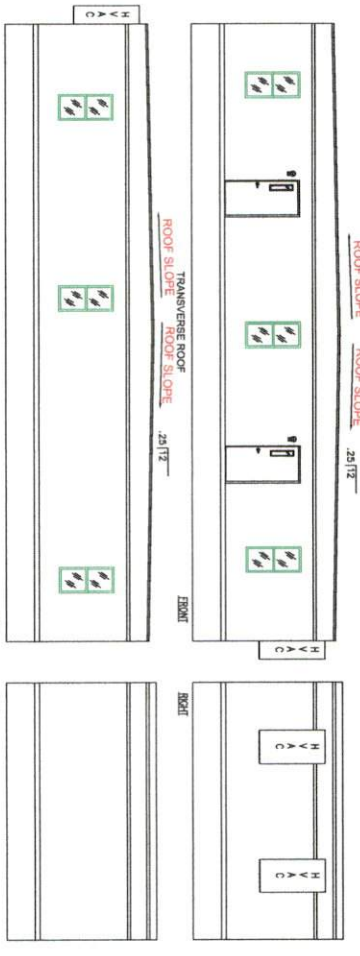
1. ALL CIRCUITS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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**NC CLIMATE DESIGN CRITERIA**

CLIMATE ZONE: 4a

**PLUMBING NOTES:**

1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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ELEVATIONS 1/8" = 1'-0"

NOTE: GUTTERS & DOWNSPOUTS ON SITE (BY OTHERS)



CODE COMPLIANCE FOR ALL VARIATIONS

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**NC STRUCTURAL LOAD LIMITATIONS**

Member	Designation	Limitation
Roof Deck	1	10 psf
Floor Deck	2	10 psf
Roof Joist	3	10 psf
Floor Joist	4	10 psf
Roof Truss	5	10 psf
Floor Truss	6	10 psf
Roof Wall	7	10 psf
Floor Wall	8	10 psf
Roof Column	9	10 psf
Floor Column	10	10 psf

**PAVING/POA STRUCTURAL LOAD LIMITATIONS**

Member	Designation	Limitation
Paving/POA Deck	1	10 psf
Paving/POA Joist	2	10 psf
Paving/POA Truss	3	10 psf
Paving/POA Wall	4	10 psf
Paving/POA Column	5	10 psf

**BUILDING DESIGN PARAMETERS**

Parameter	Value
1. USE CATEGORY	1
2. OCCUPANCY TYPE	1
3. BALANCE POINT	1
4. BALANCE POINT	1
5. BALANCE POINT	1
6. BALANCE POINT	1
7. BALANCE POINT	1
8. BALANCE POINT	1
9. BALANCE POINT	1
10. BALANCE POINT	1
11. BALANCE POINT	1
12. BALANCE POINT	1

**BUILDING DESIGN PARAMETERS**

Parameter	Value
1. OCCUPANCY TYPE	1
2. BALANCE POINT	1
3. BALANCE POINT	1
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5. BALANCE POINT	1
6. BALANCE POINT	1
7. BALANCE POINT	1
8. BALANCE POINT	1
9. BALANCE POINT	1
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11. BALANCE POINT	1
12. BALANCE POINT	1

Field verify NC Modular stamp



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**INCORPORATED Custom**  
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 Ellaville, GA 31806 (229) 937-2581  
 www.tlclstlinc.com

**COMPLIANCE WITH LOCAL REQUIREMENTS**

APPROVED STATE OF GEORGIA INDUSTRIALIZED BUILDING PROGRAM

DESIGN AGENCY APPROVAL: EMC

CONTRACT TYPE: VI

OCCUPANCY: 101

WIND VELOCITY: 140 MPH

SEISMIC RISK: 1

EXT. WALLS: 8 HAS

PLAN NUMBER: 101

APPROVAL DATE: 08/31/2022

EMC

APPROVED STATE OF GEORGIA INDUSTRIALIZED BUILDING PROGRAM

DESIGN AGENCY APPROVAL: EMC

CONTRACT TYPE: VI

OCCUPANCY: 101

WIND VELOCITY: 140 MPH

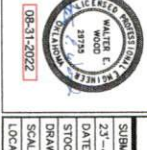
SEISMIC RISK: 1

EXT. WALLS: 8 HAS

PLAN NUMBER: 101

APPROVAL DATE: 08/31/2022

EMC



CONSULTING ENGINEER  
 165 W. LONDGATE DR.  
 ST. LOUIS, MO 63103  
 314-733-1111

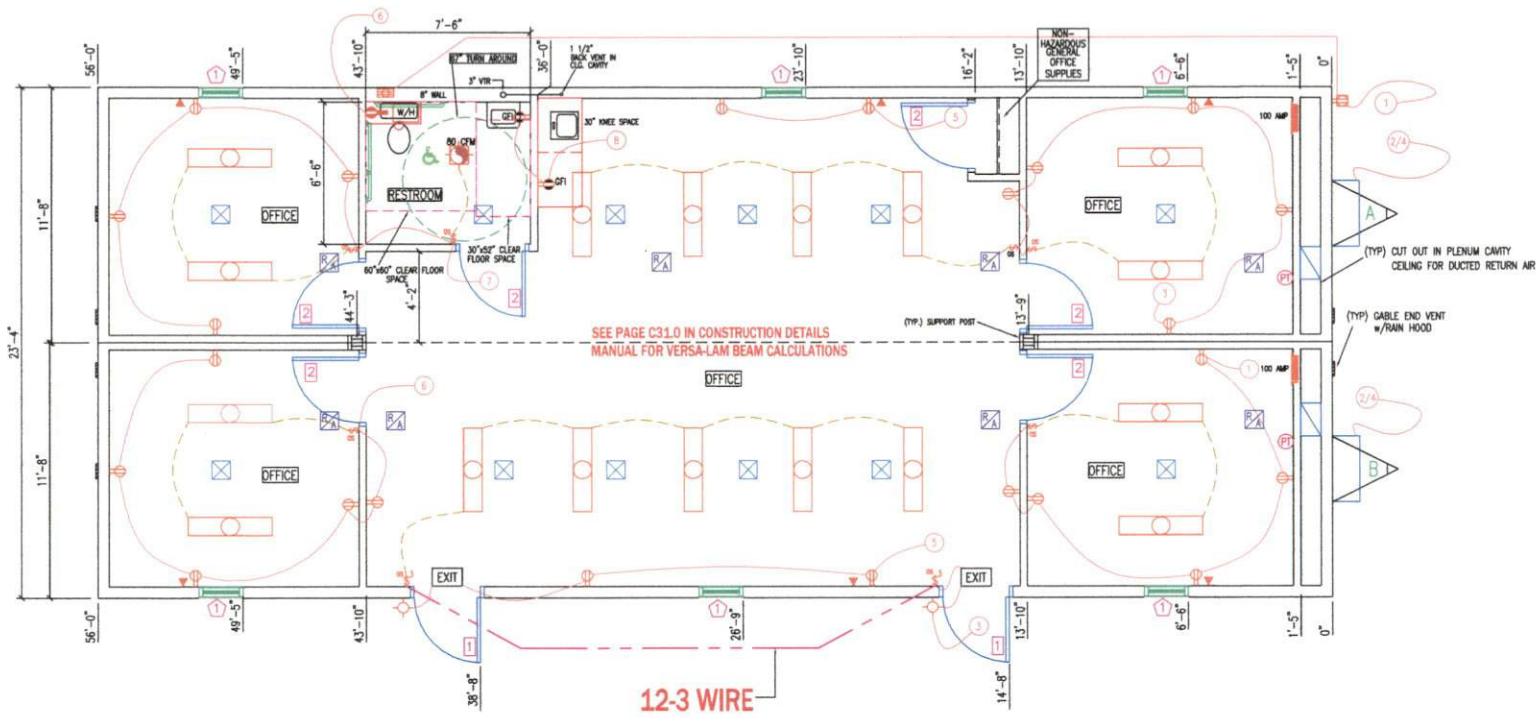
DATE: 8/4/22  
 STOCK FLOOR PLAN-PA/VA/GA/NC/OK  
 DRAWN BY: RS  
 SCALE: NOTED  
 SHEET #: 1 of 3



<b>FRAME &amp; FLOOR</b> FRAME: 11'-8" x 56'-0" RAILS: (24) EACH BEAM: 10" HITCH: STD DET XXX JOISTS: 2"x8" FLOOR JOISTS @ 16" O.C. INSULATION: R-30 DECKING: 23/32" TONGUE & GROOVE NO CUTTRACKS COVERING: 1/8" BLOCK TILE @ 16"x16" TIGHT TANK MATELINE GETS 2 1/2" TILE BAR	<b>WALLS, WINDOWS, DOORS</b> WALLS: 2"x4" STUDS w/ DOUBLE TOP PLATES INT. WALLS: 2"x4" STUDS w/ SOL. TOP PLATES PLUMBING WALL: 8" @ 24" PER PLAN PLYWOOD SUPPORT: PORCH LIGHTS, T.P. HOLDERS, CROWN MOULD., LAY & CARNEY COVERING: 1/2" VINYL COVERED GYPSUM THRU OUT "HAMPTON GREY" EXT. INSUL.: R-21 INT. INSUL.: R41 IN R.R. EXT. DOORS: (2) 36"x80" H.S. ALUM w/ 4"x4" V.B./ LEVER HNDL/ DRIP CAP INT. DOORS: (4) 36"x80" 6-PANEL w/ LEVER HNDL WINDOWS: (6) 24"x60" V.S. WHITE VINYL INSUL 1/1 LOW E INSULATED w/ MINIBLINDS	<b>ELECTRICAL</b> SGL PHASE ENT. PANEL: (2) 100 AMP LIGHTS: (17) 4" 2-TUBE LED w/ LENS (8) OCCUPANCY SENSOR SWITCHES (1) SETS OF 3-WAY SWITCHES w/ 12-3 WIRE (2) EXTERIOR W.P. LED PORCH LIGHT w/ PHOTO CELL (2) LIGHTED EXIT SIGN w/ BATTERY BACKUP (1) COMBO VENT FAN/LIGHT (2) 110V GFI RECEPT @ 4" AFF (1) 110V EXTERIOR W.P. G.F.I. RECEPT (WHILE IN LINE) (1) 110V DEDICATED W/H RECEPT @ 8" AFF. (1) 110V EXT. W.P. RECEPT UNDER UNIT FOR HEAT TAPE (8) PHONE JACK J-BOX (NO COVER) w/ CONDUIT THRU FLOOR	<b>PLUMBING</b> TYPE: CPVC SUPPLY LINES PVC WASTE LINES WALL HUNG L.V. (1) w/ PLYWOOD SUPPORT VANITY: N/A MIRROR: (1) 40" AFF TO BOT. COMMODO: (1) HANDICAP USE OFFSET FLANGE SPECIAL: (1) TOILET PAPER HOLDER WATER HEATER: (1) 4 GALLON IN O.K. CAB. IN R.R. GRAB BARS: (1) 36" (1) 42" @ 33" AFF (1) 18" VERTICAL 3 LF FORMICA COUNTERTOP @ 34" J.A.F. w/ 15"x15" S.S. BAR SINK & CROSSDRESS FRACKET 30" BASE CABINET @ 30" KNEESPACE BELOW ALMOND TOP w/ FORMICA COLOR, WOODGRAIN FRONT	<b>ROOF</b> 2nd TOP ROOF RAIL 8'1" 2nd BOT. ROOF RAIL 45 MI. "BLACK" RUBBER TRUSS: #F0138230 @ 24" O.C. TRANSVERSE (24-31-24) 136 3/4" *** RIDGE BEAM: 1 3/4" VERSALAM BEAM 24" TALL EA. BEAM 80' LONG CEILING: 1/2" SEASPRAY FIBERGLASS DUCT SUPPLY (R-E) RETURN (S-B) INSULATION: R-49 DECKING: 7/16" FR DECK ROOF DECK TO BE FASTENED TO TRUSSES w/ 1.31 DIA x 1 1/2" NAILS @ 8" O.C. @ 11" O.C. FROM END @ 8" O.C. & 12" O.C. FOR MIDDLE (1) COMBO VENT FAN/LIGHT ATTIC VENTILATION: SEE PRINT	<b>EXTERIOR</b> SHEATHING: FULL WRAP 5/8" O.S.B. FULL WRAP HOUSE WRAP BOT. TRIM: 26 GA. STEEL SIDING: 26 GA. H. RIB STEEL IVORY TOP TRIM: 26 GA. STEEL MARSHARD IVORY LINE WINDOWS, DOORS & HVAC OPENINGS w/ VYORR TAPE DECALS: N/A	<b>A/C &amp; HEAT</b> Single Package Vertical AC Unit HVAC: (2) 80MB-ASD HEAT: 80 AMP @ 80 WIRE 10 KW DUCT: FIBERGLASS DUCT SUPPLY (R-E) RETURN (S-B) RETURN AIR: SEE PRINT 1,180 CFM @ 3 MC ESP THERMOSTAT: #PH411001007 PROGRAMMABLE (PT)
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⊕	ELECTRICAL DISTRIBUTION PANEL
⊕	110V EXT. W.P. GFI RECEPT (WHILE IN USE)
⊕	DUPLEX RECEPTACLE 120V
⊕	QUAD RECEPTACLE 120V
⊕	SGL RECEPTACLE 220V
⊕	110V EXT. W.P. HEAT TAPE RECEPT
⊕	J-BOX w/ CONDUIT STUB FOR PHONE/DATA
⊕	SWITCH, 3-WAY, OCCUPANCY SENSOR, DIMMER
⊕	LED FIXTURE w/ 2 T8 TUBES (44W INPUT WATTAGE)
⊕	LED FIXTURE w/ 1-13W (13W INPUT WATTAGE)
⊕	EXHAUST FAN
⊕	COMBO EXHAUST FAN/LIGHT
⊕	80 CFM EXHAUST FAN/13W LIGHT (14W INPUT WATTAGE)
PT	PROGRAMMABLE THERMOSTAT
EXIT	EXIT SIGN W/BATT. BACK-UP
EXIT	DIRECTIONAL EXIT SIGN W/BATT. BACK-UP
EXIT	COMBO EXIT SIGN/DUAL HEAD EMERG. LIGHT W/BATT. BACK-UP
EXIT	DUAL HEAD EMERG. LIGHT W/BATT. BACK-UP

NOTE: ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS A OR BETTER IN CORRIDORS, AND CLASS B OR BETTER IN ROOMS AND ENCLOSED SPACES; CARPET SHALL BE CLASS II OR BETTER.



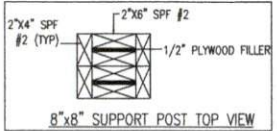
ELECTRICAL SCHEDULE A				ELECTRICAL SCHEDULE B			
CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)	CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1	GFCI PROTECTED	20 A	12-2 NM	1,3,5,6	LIGHTS & RECEPTS	20 A	12-2 NM
2/4	HVAC	80A(2P)	8-2 #10 GRND.	2/4	HVAC	80A(2P)	8-2 #10 GRND.
3,7	LIGHT, FAN, RECEPTS	20 A	12-2 NM				
5	RECEPTS	20 A	12-2 NM				
6	WATER HEATER	20 A	12-2 NM				
8	GFI RECEPTS	20 A	12-2 NM				

ELECTRICAL PANEL SIZING		ELECTRICAL PANEL SIZING	
DESCRIPTION	KVA	DESCRIPTION	KVA
GENERAL LIGHTING	0.035 KW/SF x 854 SF x 1.25= 2.87	GENERAL LIGHTING	0.035 KW/SF x 854 SF x 1.25= 2.87
15 RECEPTS AT 180VA/1000=	2.7	15 RECEPTS AT 180VA/1000=	2.7
WATER HEATER 1.9 KW x 1.25=	2.38	HVAC	12
1 FAN AT 3 KW x 1.25=	3.75		
HVAC	10.80		
TOTAL 19.23 KW		TOTAL 19.23 KW	
TOTAL/240 X 1000=	80.12 AMPS	TOTAL/240 X 1000=	80.12 AMPS
INSTALL 100 AMP PANEL		INSTALL 100 AMP PANEL	
120/240 V 1ϕ		120/240 V 1ϕ	

#	SIZE	JAMB	DESCRIPTION	HARDWARE
1	36"x80"	ALUM	ALUM. w/ 4"x24" V.B. (SAFETY GLASS)	LEVER
2	36"x80"	PLASTIC	6 PANEL HOLLOW CORE	LEVER

#	SIZE	DESCRIPTION	FRAME/GLASS
1	24"x60"	VERTICAL SLIDE	VINYL/LOW-E INSULATED



EMC R. JOHNSON APPROVED 08 31 2022

KENNETH EARL DUNNOM, P.E. KENNETH EARL DUNNOM, P.E. KENNETH EARL DUNNOM, P.E. KENNETH EARL DUNNOM, P.E.



CONSULTING ENGINEER: WALTER E. WOOD, P.E. 165 W. LONGLEAF DR. SYLVESTER, GA 31791  
WALTER E. WOOD 29735  
08-31-2022

**TR Custom INCORPORATED**  
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Ellaville, GA 31806 (229) 937-2581  
www.trcustominc.com

SUBMITTAL #	TRC-2456 (1RR) PA/VA/GA/NC/OK (2022)
DATE	8/4/22
STOCK FLOOR PLAN-PA/VA/GA/NC/OK	
DRAWN BY:	RJS
SCALE:	NOTED
LOCATION:	STOCK
SHEET #:	2 of 3



