

CUSTOM HOME

- ALL PRODUCTS LISTED BY ICC/N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS MAY REQUIRE SEPARATE PERMITS.
- ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (310.1.4)
- DOORS LEADING INTO HOUSE FROM GARAGE SHALL BE 20 MINUTE RATED OR EQUAL, SELF-CLOSING, SELF-LATCHING. (R302.5.1 AMEND.).
- EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED. (R307.6)
- LUMBER SHALL BEAR AN APPROVED GRADING STAMP (R502.1).
- BOTTOM WOOD SILL PLATES SHALL BE PRESSURE TREATED OR EQUAL. EXTERIOR WALL BOTTOM SILL PLATES SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R317.1, NO. 3).
- FIRE BLOCKING SHALL COMPLY WITH (R602.8).
- MASONRY BED AND HEAD JOINTS SHALL BE 3/8 INCH-THICK, THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES FROM THE SPECIFIED DIMENSIONS: 1. BED JOINT: + 1/8 INCH. 2. HEAD JOINT: 1/4 INCH + 3/8 INCH. 3. COLLAR JOINTS: 1/4 INCH + 3/8 INCH. (R607.2.1).
- WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE SHALL HAVE THE LOWEST PART OF CLEAR OPENING OF THE WINDOW TO BE MINIMUM 24 INCHES ABOVE THE FLOOR IN WHICH IT SERVES. (R312.2.1).
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. TABLE R702.3.5 (D).
- SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. (P2708.3).
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MFGRS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R702.4.2).
- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TANK TYPE 1.6 GAL. /FLUSH. SHOWER HEADS- 2.5 GAL. /MINUTE. FAUCETS- 2.2 GAL. /MINUTE, PROVIDE AERATOR. (TABLE P2903.2.).
- WATER TREATMENT SYSTEMS- SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SHUTOFF TO PREVENT CONTINUOUS FLOW WHEN NOT IN USE. (N1103.4.1).
- DOMESTIC DISHWASHING MACHINES CONNECTED TO A DISPOSER SHALL HAVE THE DISCHARGE INSTALLED AS HIGH AS POSSIBLE. (P2717.3).
- STORAGE-TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE. (P2801.5.1- 2).
- THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READILY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSOR ACTIVATED SHUT-OFF THAT CAN AUTOMATICALLY TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SET TEMPERATURE IS REACHED. N1103.4.1 AMENDED.
- PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION IS 24 INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING. (R806.1 AMENDED).
- PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES. (N1103.4).
- SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MINIMUM R-8. DUCTS IN FLOOR TRUSSES, MINIMUM R-6. (N1103.2.1).
- REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES IN ADDITION TO BEING CONNECTED TO THE DUCTWORK THEY SERVE.
- DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS (M1502.4.5 AMENDED), M1502.4.1 THRU M1502.4.6.
- EXHAUST AIR FROM KITCHENS, BATHROOMS AND TOILET ROOMS SHALL NOT BE RE-CIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT, SHALL NOT DISCHARGE INTO AN ATTIC AND/OR CRAWL SPACE AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. (M1507.2).
- ZELECTRICAL FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE "LISTED" TO BE SUITABLE FOR SUCH LOCATION. (E4003.9).
- PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6).
- 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR

- STORAGE OR WORK AREAS, AND INSTALLED OUTDOORS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902.1-3).
- ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (E3902.12).
 - IN AREAS SPECIFIED IN SECTION E3901.1, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT. (E4002.14).
 - PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314).
 - APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (R315).
 - PROVIDE A SWITCH FOR THE STAIRWAY WHEN THERE ARE 6 OR MORE RISERS. (R303.7.1).
 - RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901).
 - PROVIDE A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN/DINING/BREAKFAST. (E3703.2).
 - PROVIDE A CONCRETE ENCASED GROUNDING ELECTRODE OF NOT LESS THAN 20 FEET OF #4 BARE COPPER. (E3608.1.2).
 - PROVIDE BONDING TO THE WATER PIPING, GAS AND METAL BUILDING SYSTEMS. (E3606.9, E3609.7).
 - ALL METAL PIPING SYSTEMS, METAL PARTS OF ELECTRICAL EQUIPMENT, AND PUMP MOTORS ASSOCIATED WITH THE HYDRO MASSAGE TUB SHALL BE BONDED TOGETHER USING A COPPER BONDING JUMPER, INSULATED, COVERED, OR BARE, NOT SMALLER THAN NO. 8 SOLID. (E4209).
 - A MINIMUM OF 95 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1).
 - RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE IC-RATED, LABELED WITH AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM... SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.4).
 - PROVIDE OUTSIDE COMBUSTION AIR TO ALL INDOOR FIREPLACES, WITH AIR INTAKE LOCATED NOT HIGHER THAN THE FIREBOX. (R1006.2).
 - WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER SHALL BE AFIXED OPEN AND SHALL COMPLY WITH THE LISTED DECORATIVE APPLIANCE MANUFACTURE'S INSTALLATION INSTRUCTIONS. (G2434, G2435, G2453.1).
 - AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1).
 - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF SECTION M1507 OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.5).
 - THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2).
 - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1, (N1103.2.2). DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.



ELECTRIC	
	RECEPTACLE
	FLOOR RECEPTACLE
	GFCI RECEPTACLE
	WATER PROOF RECEPTACLE
	SWITCH
	3 WAY SWITCH
	FAN / LIGHT
	SECURITY LIGHT
	CEILING MOUNT
	WALL SCONCE
	CEILING PENDANT
	FAN / LIGHT
	6" RECESSED CAN
	DIRECTIONAL PIN LIGHT
	FLUORESCENT
	UNDER-COUNTER
	CABLE
	GARAGE DOOR OPENER W/ LIGHT

SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLANS
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	PLAN RENDERINGS
A-104	ROOF PLAN
A-105	FOUNDATION PLAN
A-201	ELEVATION
A-202	ELEVATION
A-203	ELEVATION
A-203A	ELEVATION
A-204	ELEVATION
A-204A	ELEVATION RENDERINGS
A-205	INTERIOR ELEVATIONS
A-205A	INTERIOR RENDERINGS
A-206	INTERIOR ELEVATIONS
A-301	WALL SECTIONS
E-101	1ST FL ELECTRICAL PLAN
E-102	2ND FL ELECTRICAL PLAN

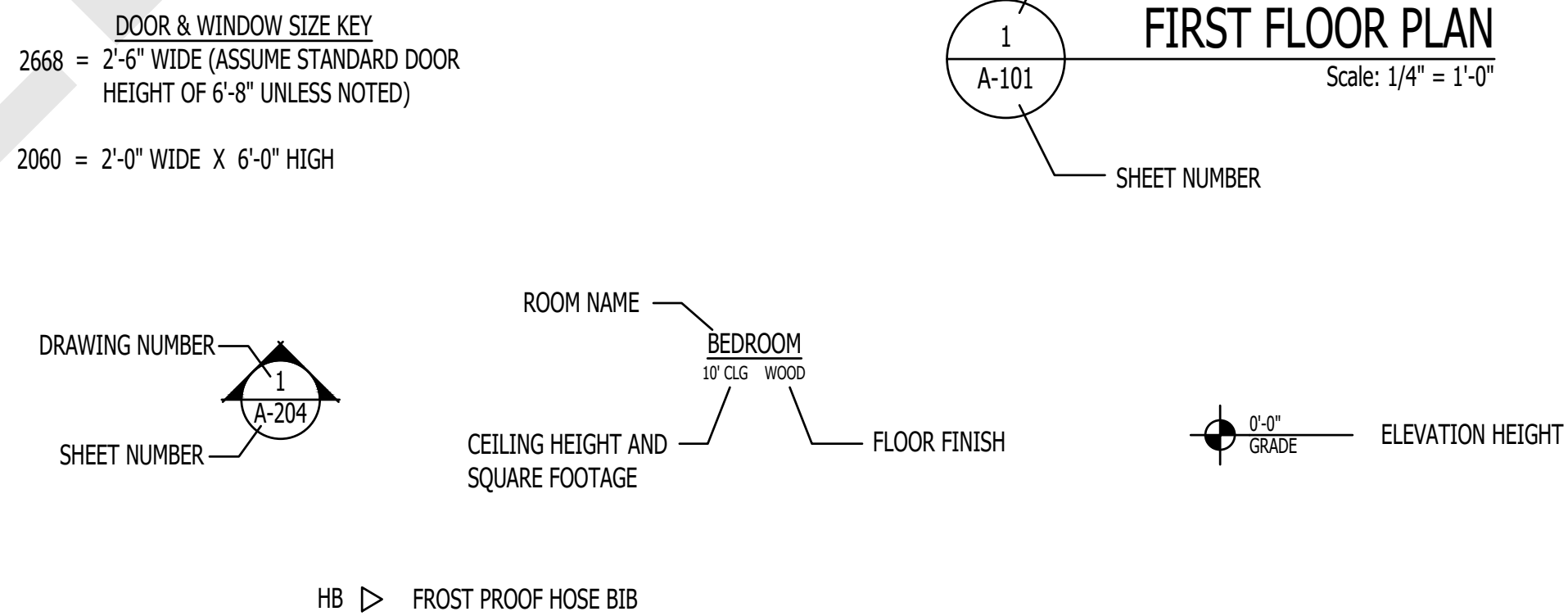
SQUARE FOOTAGE

HEATED & COOLED	
FIRST FLOOR	2,064 SF
SECOND FLOOR	735 SF
TOTAL	2,799 SF

HEATED & COOLED	
FINISHED ROOM OVER GARAGE	430 SF
TOTAL	430 SF

UNHEATED/UNCOOLED	
FRONT PORCH	83 SF
SCREENED PORCH	339 SF
COVERED DECK	142 SF
OPEN DECK	127 SF
TRANSITION DECK	77 SF
TOTAL	768 SF

KEYS & SYMBOLS



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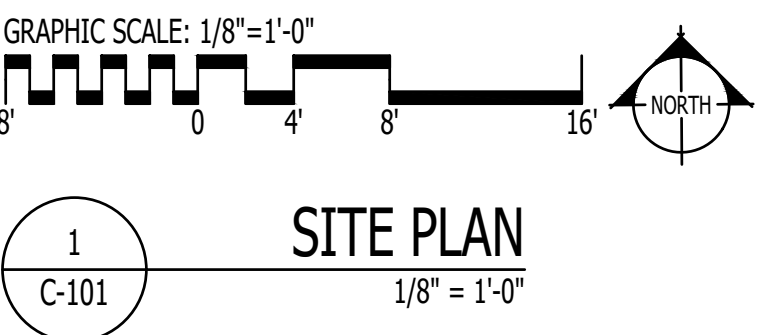
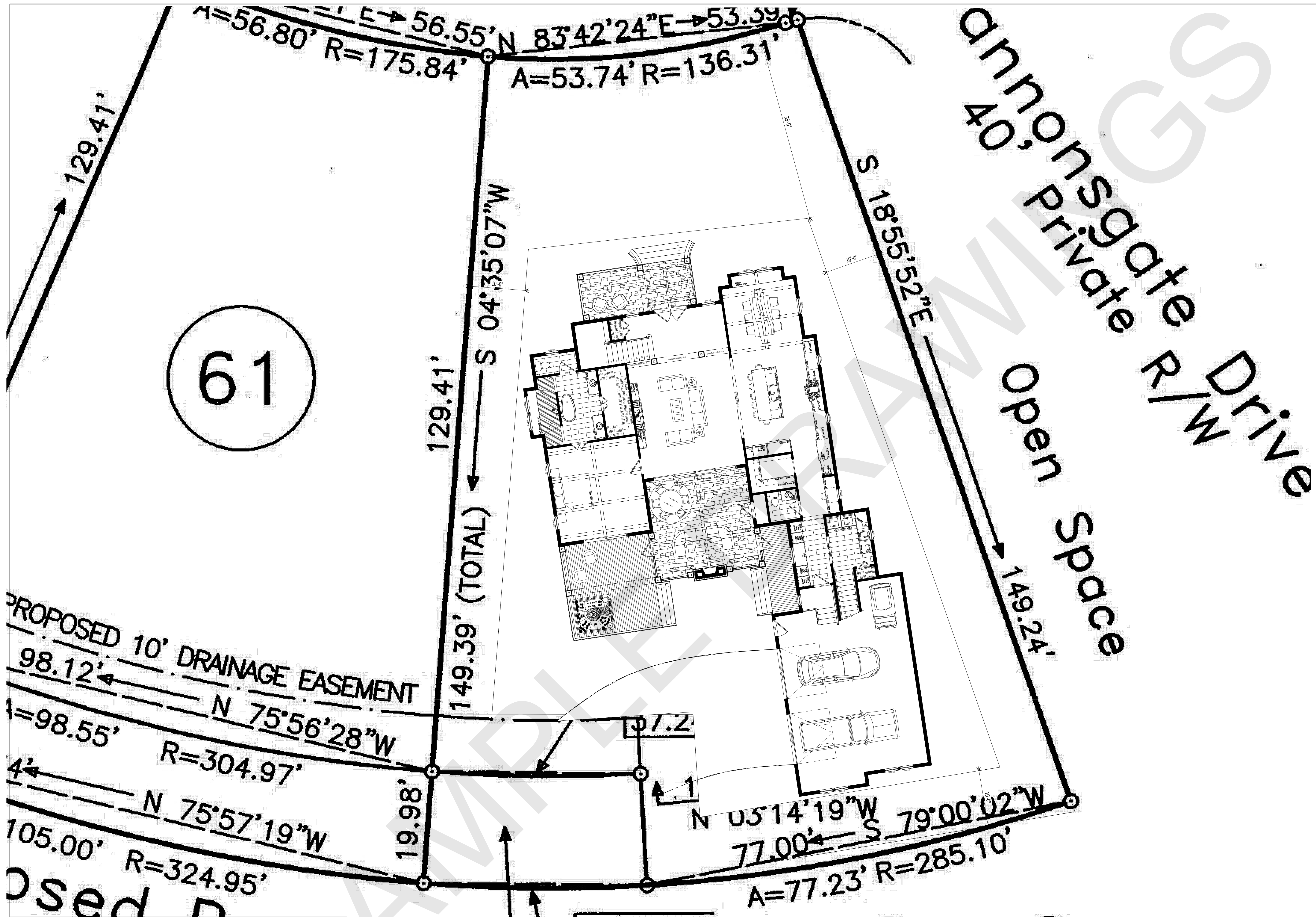
CUSTOM HOUSE
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G-101

TITLE SHEET

06.12.2026
CANNONSGATE DRIVE



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C-101

SITE PLAN

06.12.2026
CANNONSGATE DRIVE

- GENERAL NOTES
1. DIMENSIONS ARE TO FACE OF STUD
 2. ALL EXTERIOR WALLS - 2X6 WOOD STUD @ 16" O.C.
 3. ALL INTERIOR WALLS - 2X4 WOOD STUD @ 16" O.C.
 4. 5/8" PAINTED GYPSUM BOARD ON ALL WALLS AND CEILING
 5. BATHROOMS TO RECEIVE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL SURFACES
 6. SEAL ALL JOINTS AND OPENINGS WITH CONTINUOUS SILICONE CAULKING
 7. INTERIOR DOORS TO PAINTED MASONITE
 8. WOOD FLOORING TO BE COMPOSITE LAMINATE WITH HDF CORE, 4"+ WIDTH, AND 6MM THICKNESS MIN.
 9. EXTERIOR COLUMNS TO BE 12" COMPOSITE SQUARE
 10. PORCH DECKING TO BE 1X4 T&G KILN DRIED PAINTED OR STAINED DECKING
 11. RAILING TO BE CABLE RAIL SYSTEM
 12. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
 13. CONFIRM ALL COLOR AND MATERIAL CHOICES WITH OWNER BEFORE ORDERING

1
A-203

1
A-201

1
A-202

1
A-101

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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



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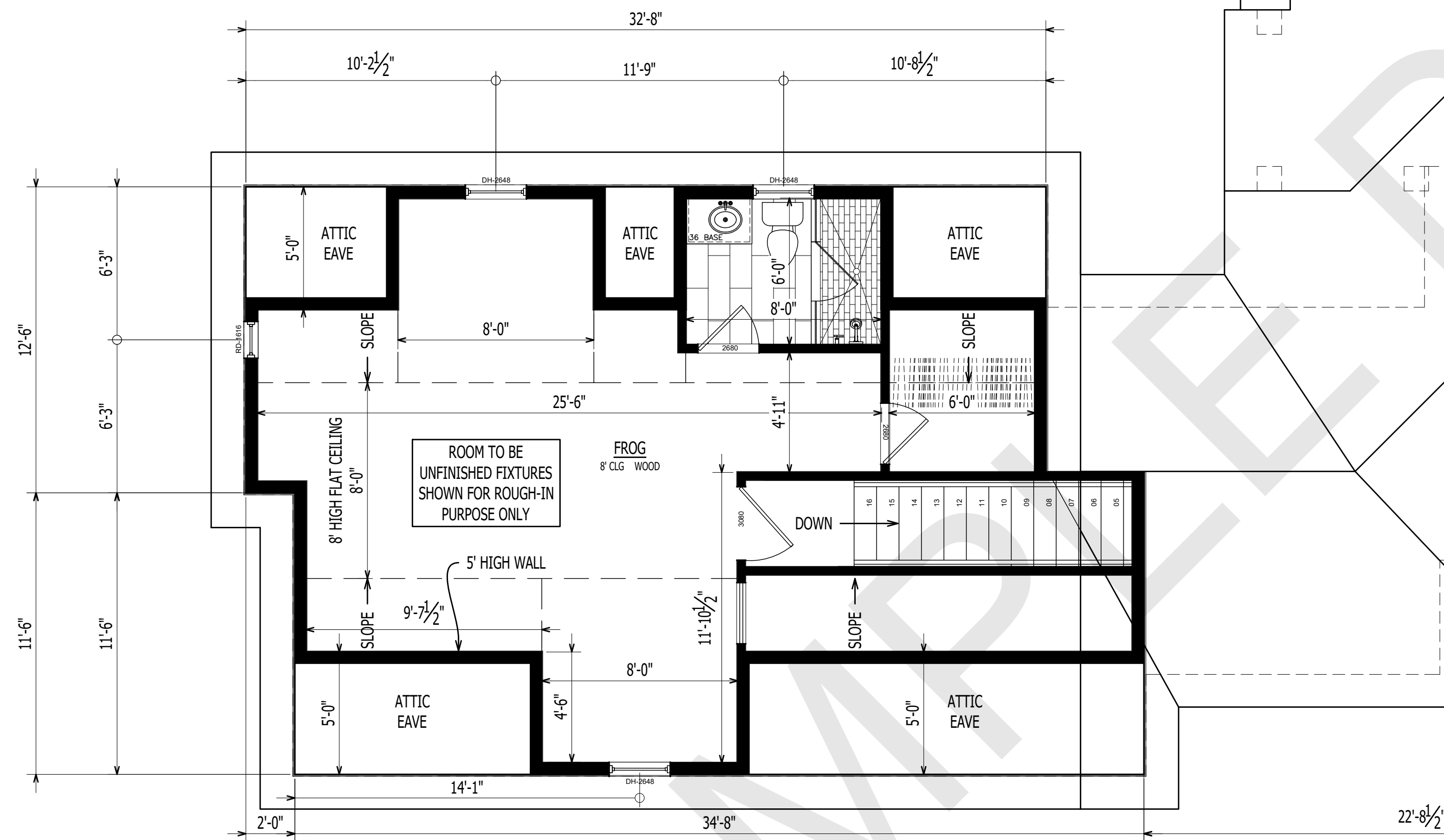
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A-101
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06.12.2026
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1
A-203



1
A-102
SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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A-102

SECOND FLOOR PLAN

06.12.2026
CANNONSGATE DRIVE



1 SECOND FLOOR PLAN
A-103
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A-103
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A-103

RENDERED PLANS

06.12.2026
CANNONSGATE DRIVE

1
A-203

1
A-204

1
A-201

1
A-301

2
A-301

3
A-301

1
A-202

1
A-101

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A-105

FOUNDATION PLAN

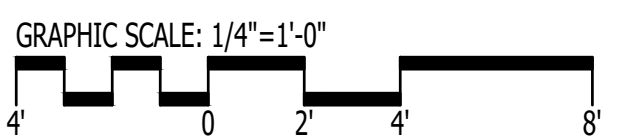
06.12.2026
CANNONSGATE DRIVE

NOTE:
DIMENSIONS ARE TO
CMU STEM WALL



1
A-201
ELEVATION
Scale: 1/4" = 1'-0"

NOTE: CONFIRM ALL COLOR
AND MATERIAL CHOICES WITH
OWNER BEFORE PURCHASING.



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CUSTOM HOUSE

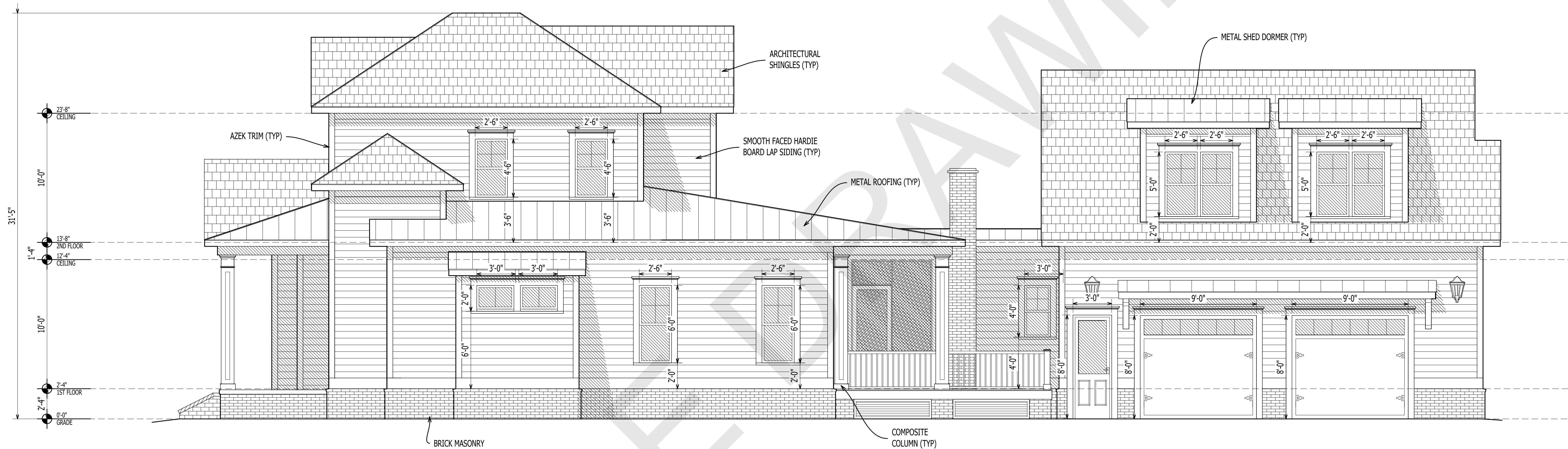
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A-201

ELEVATIONS

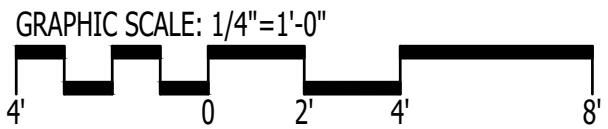
06.12.2026
CANNONSGATE DRIVE



1
A-202

ELEVATION
Scale: 1/4" = 1'-0"

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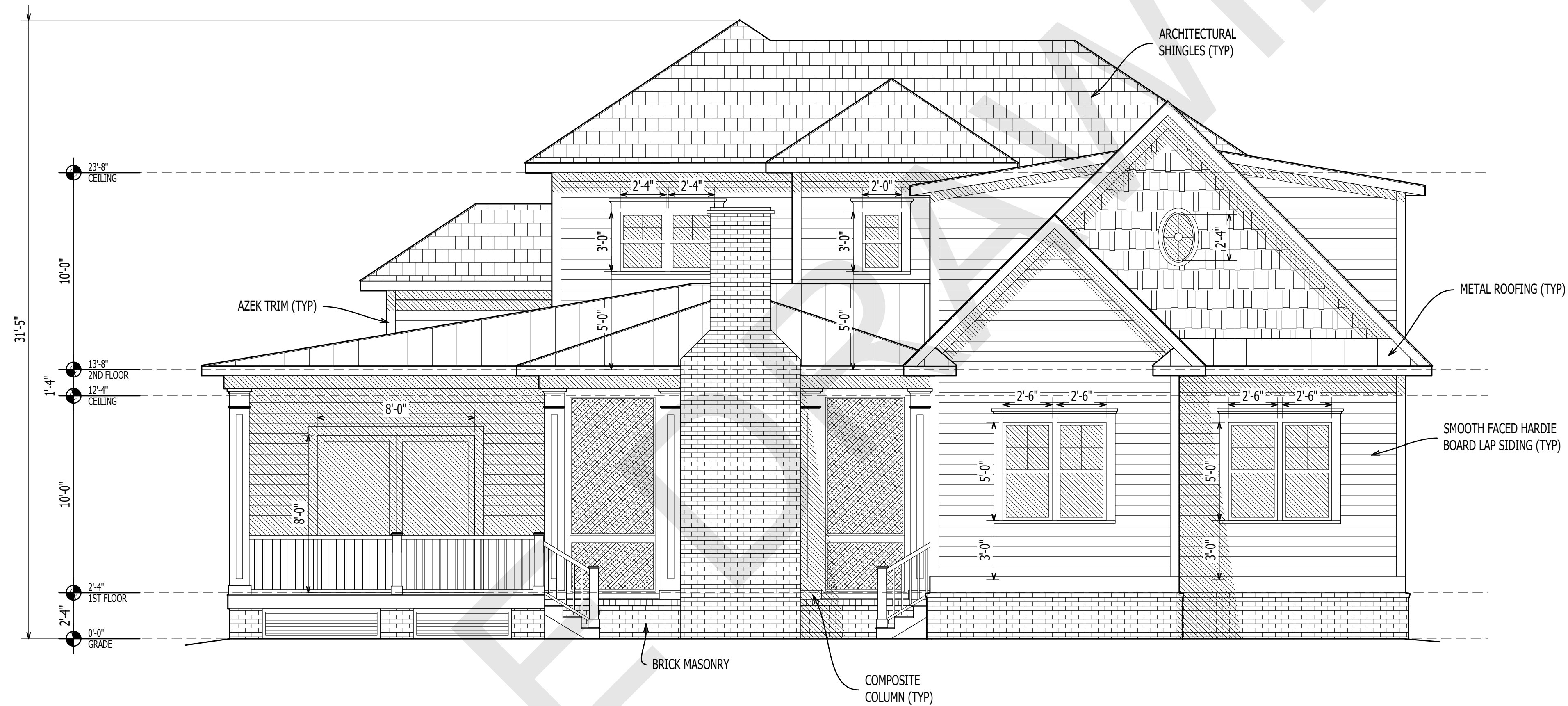
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A-202

ELEVATIONS

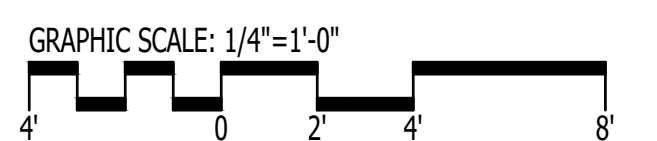
06.12.2026
CANNONSGATE DRIVE



1
A-203

ELEVATION
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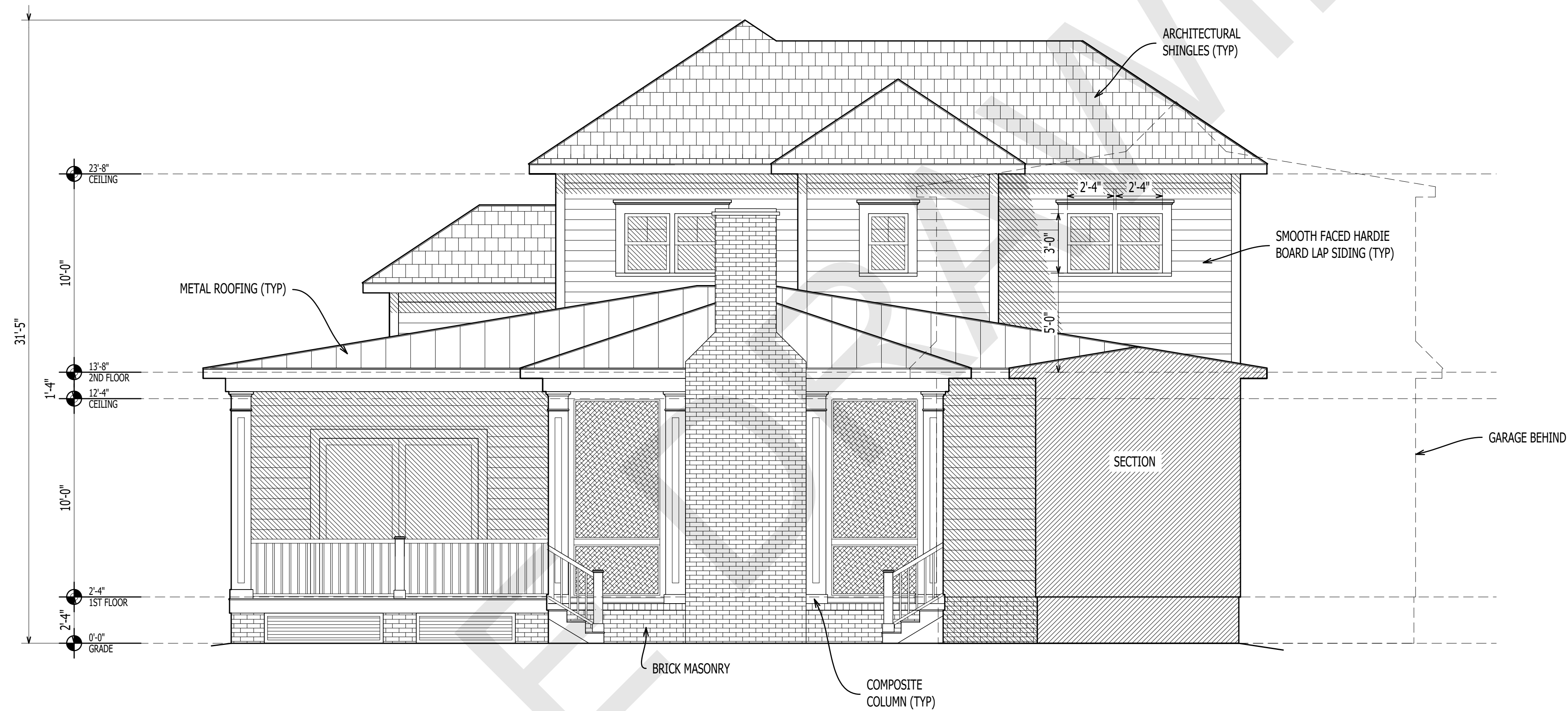
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A-203

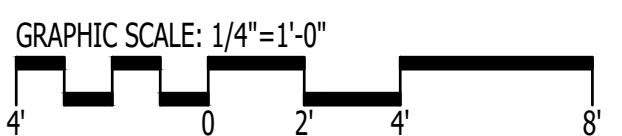
ELEVATIONS

06.12.2026
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1
A-203
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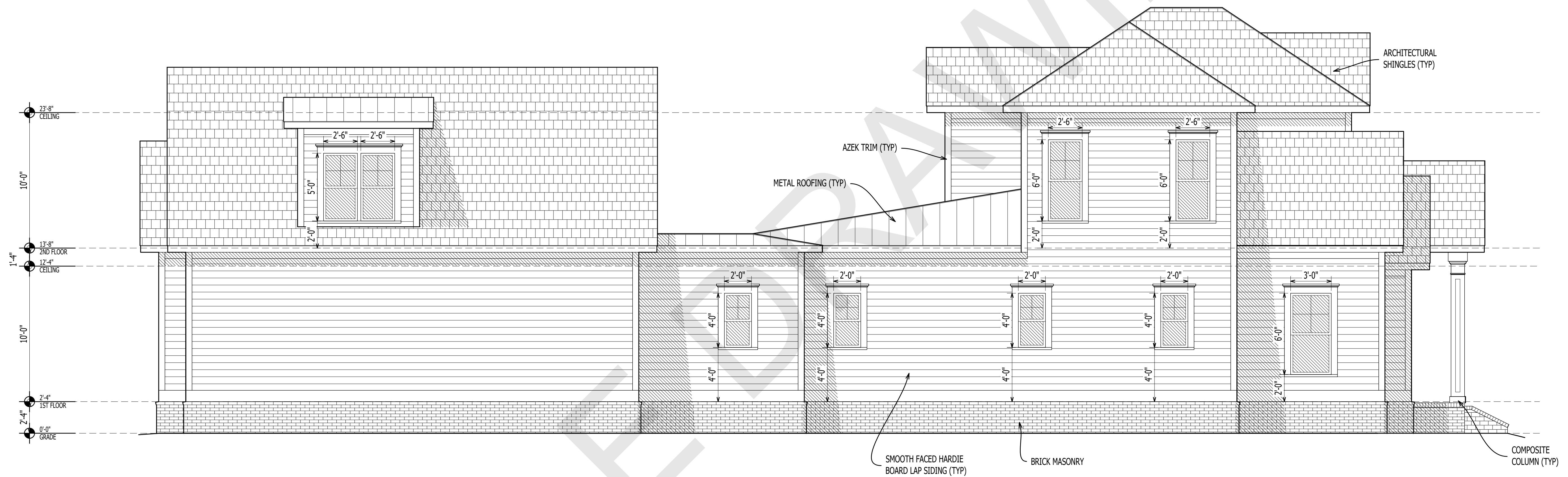
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A-203

ELEVATIONS

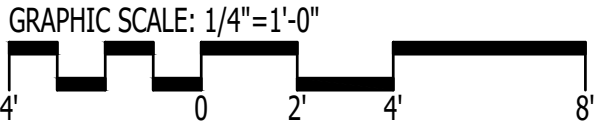
06.12.2026
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1
A-204

ELEVATION
Scale: 1/4" = 1'-0"

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A-204

ELEVATIONS

06.12.2026
CANNONSGATE DRIVE



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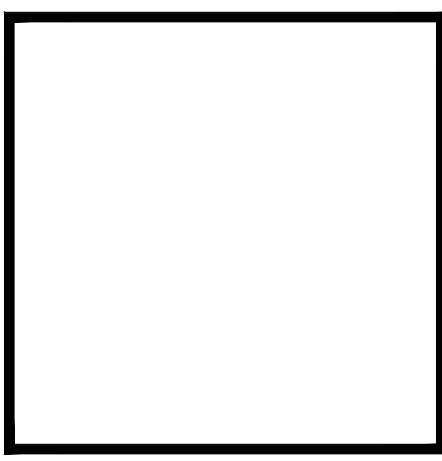


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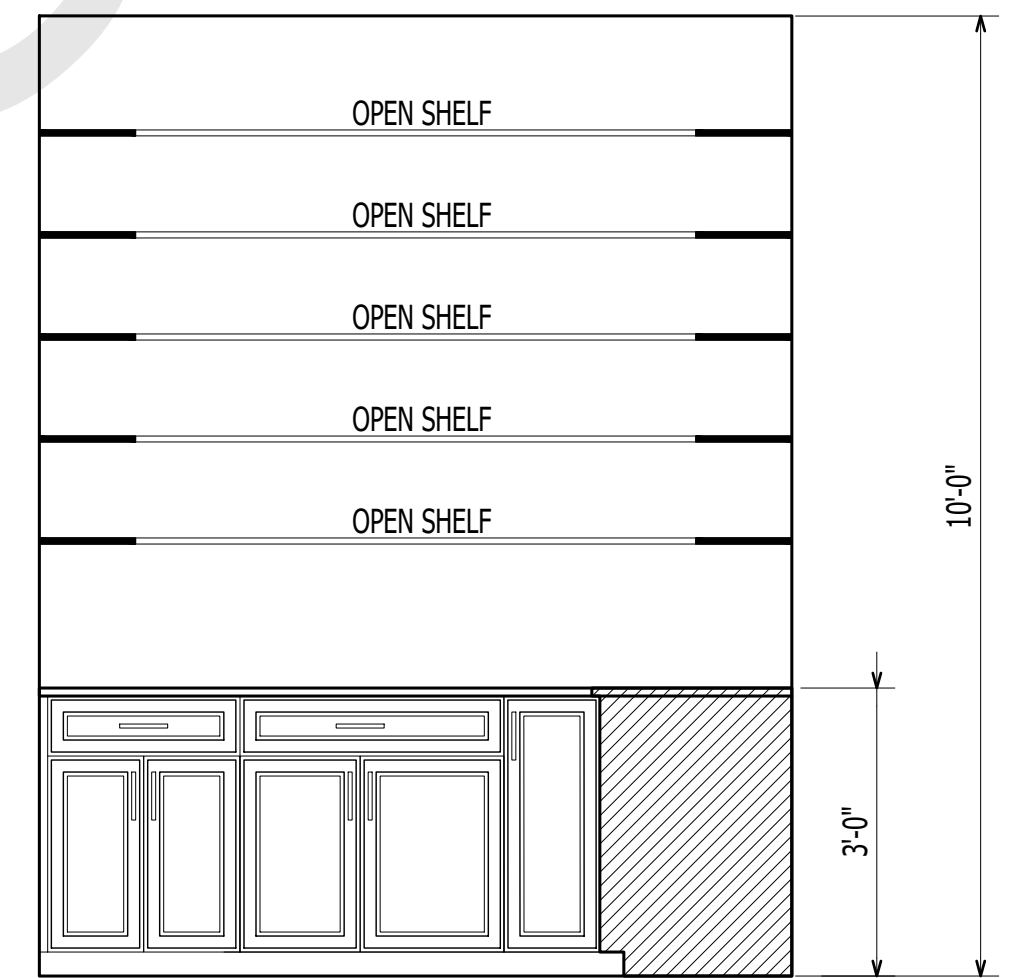
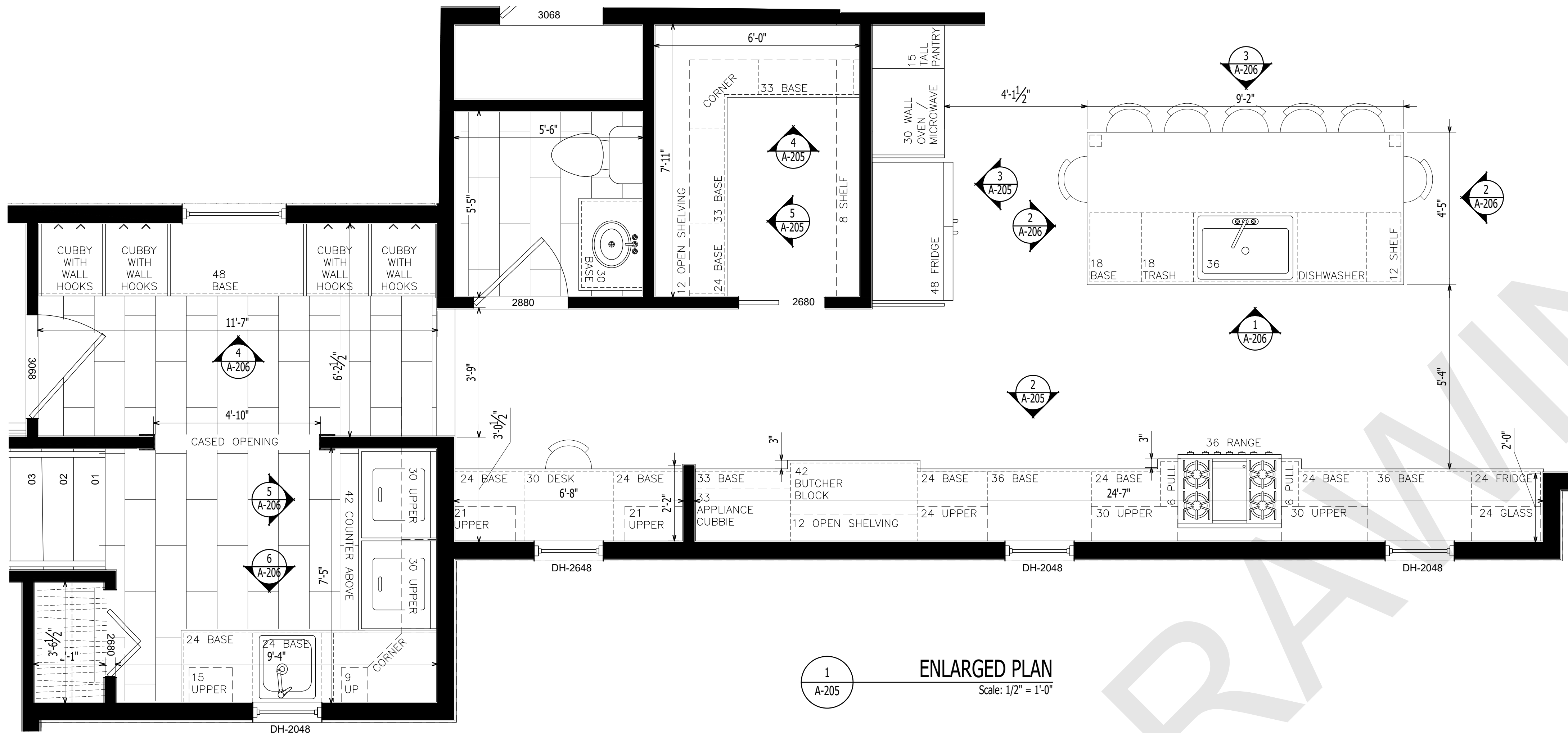
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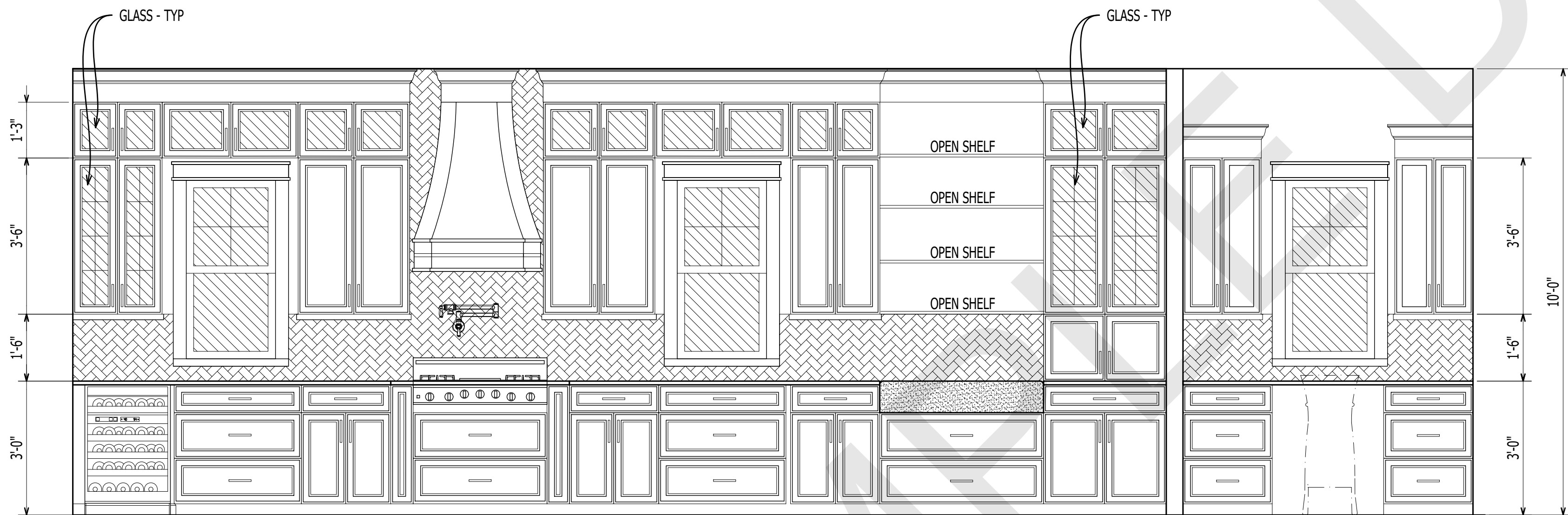
A-204A
RENDERINGS
06.12.2026
CANNONSGATE DRIVE



5
A-205

KITCHEN ELEVATION

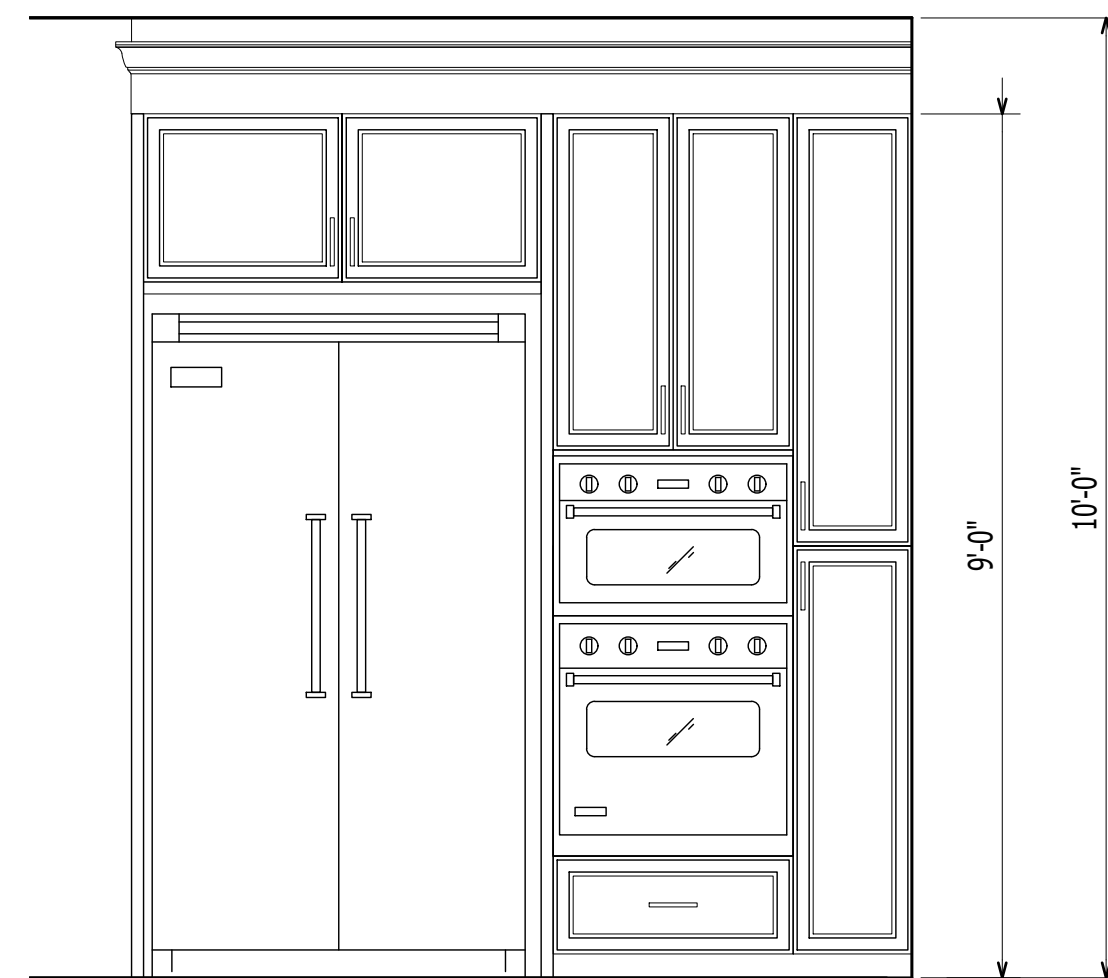
Scale: 1/2" = 1'-0"



2
A-205

KITCHEN ELEVATION

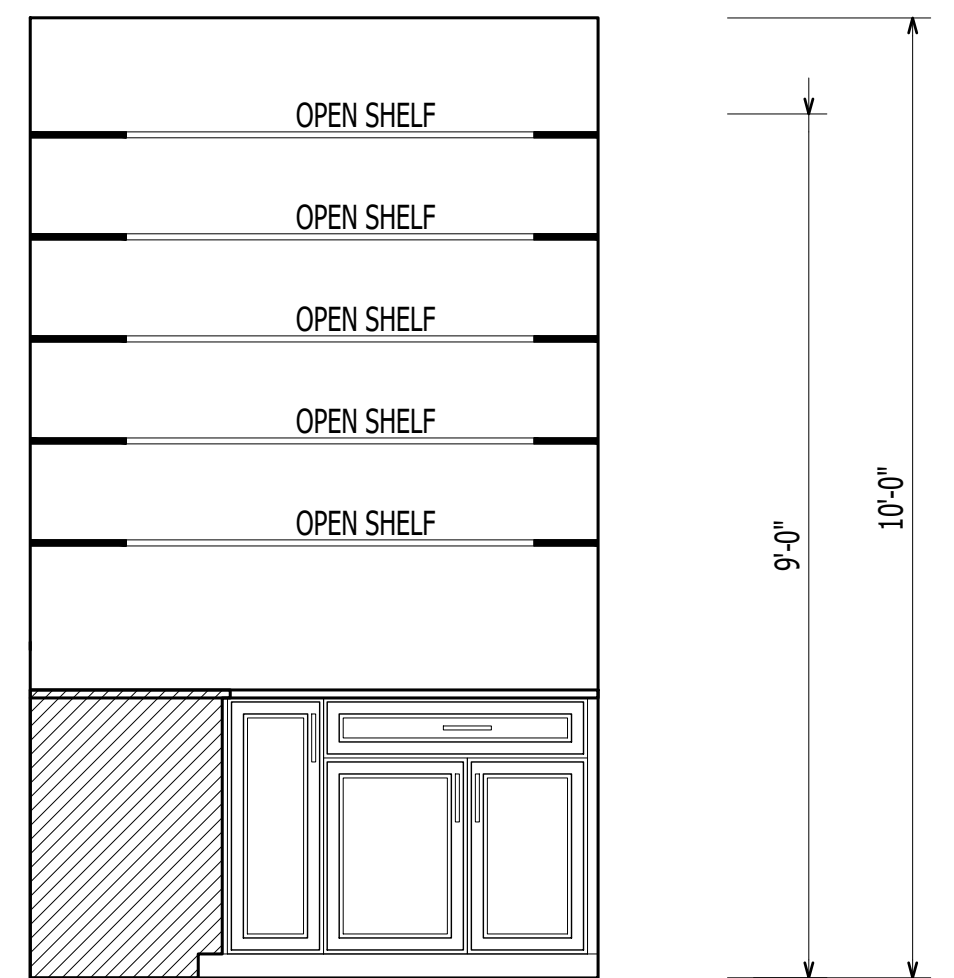
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3
A-205

KITCHEN ELEVATION

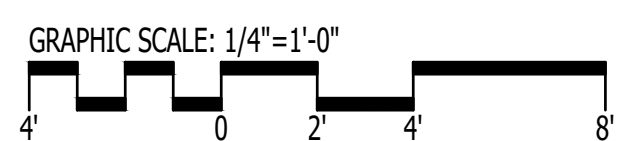
Scale: 1/2" = 1'-0"



4
A-205

KITCHEN ELEVATION

Scale: 1/2" = 1'-0"



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A-205

ENLARGED PLANS AND ELEVATIONS

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CANNONSGATE DRIVE



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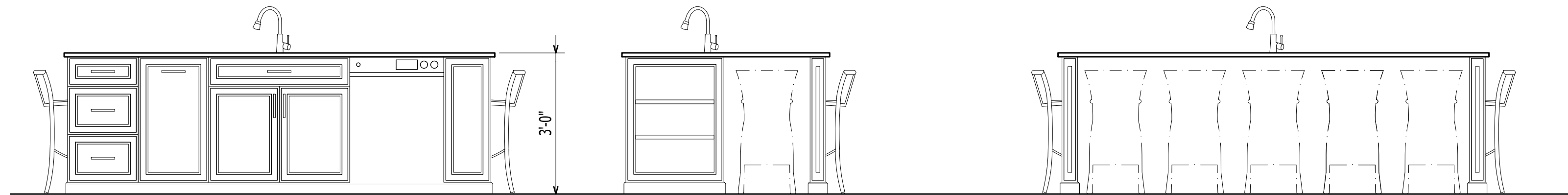
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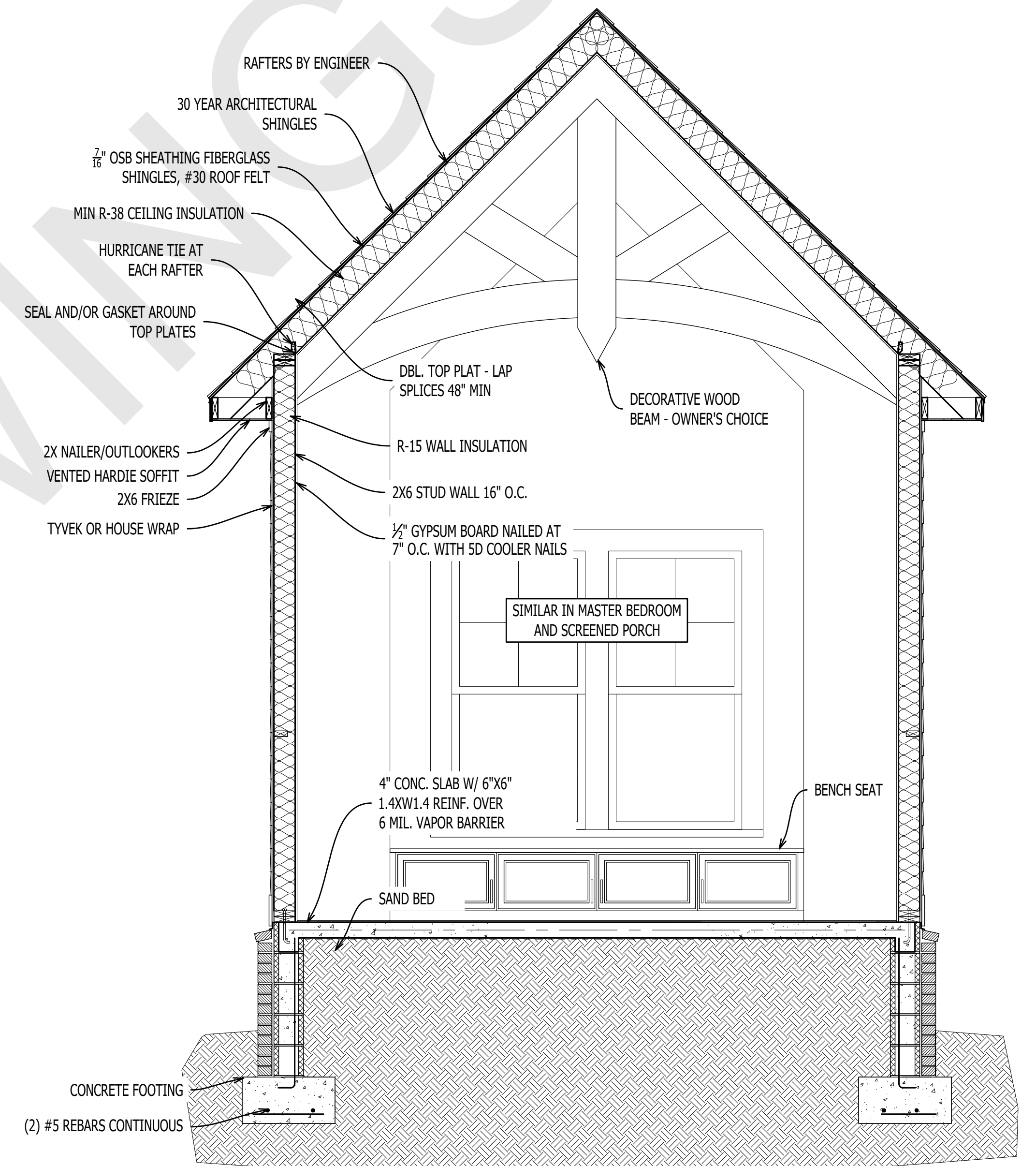
A-205
RENDERINGS
06.12.2026
CANNONSGATE DRIVE



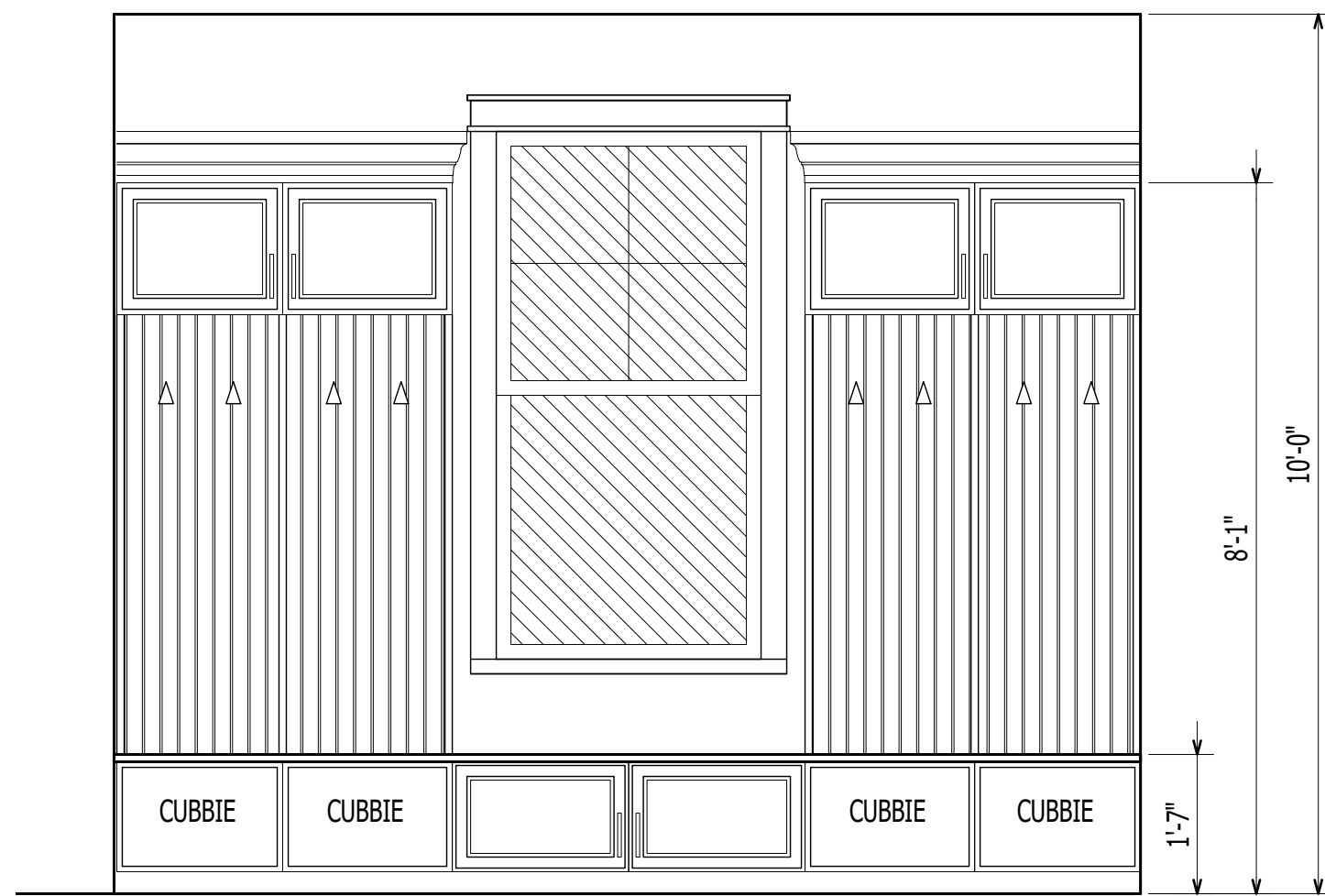
1
A-206
ISLAND ELEVATION
Scale: 1/2" = 1'-0"

2
A-206
ISLAND ELEVATION
Scale: 1/2" = 1'-0"

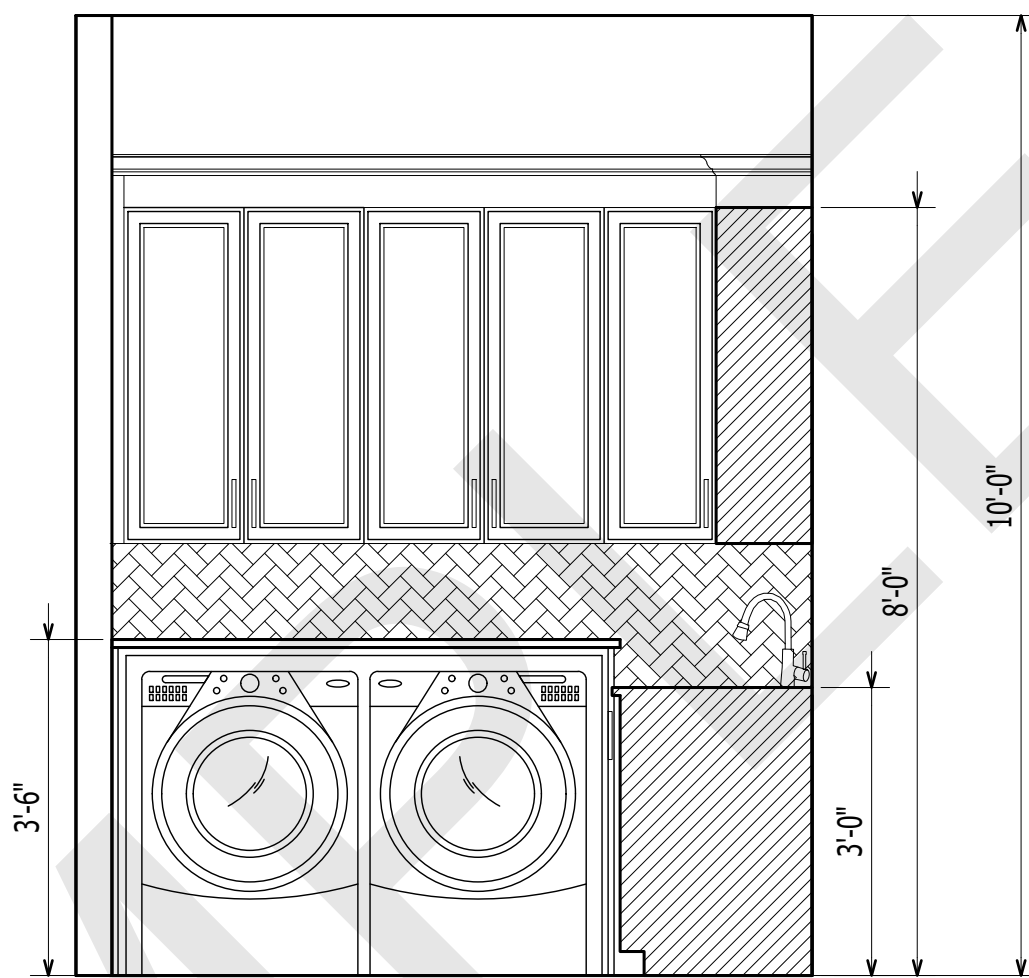
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A-206
ISLAND ELEVATION
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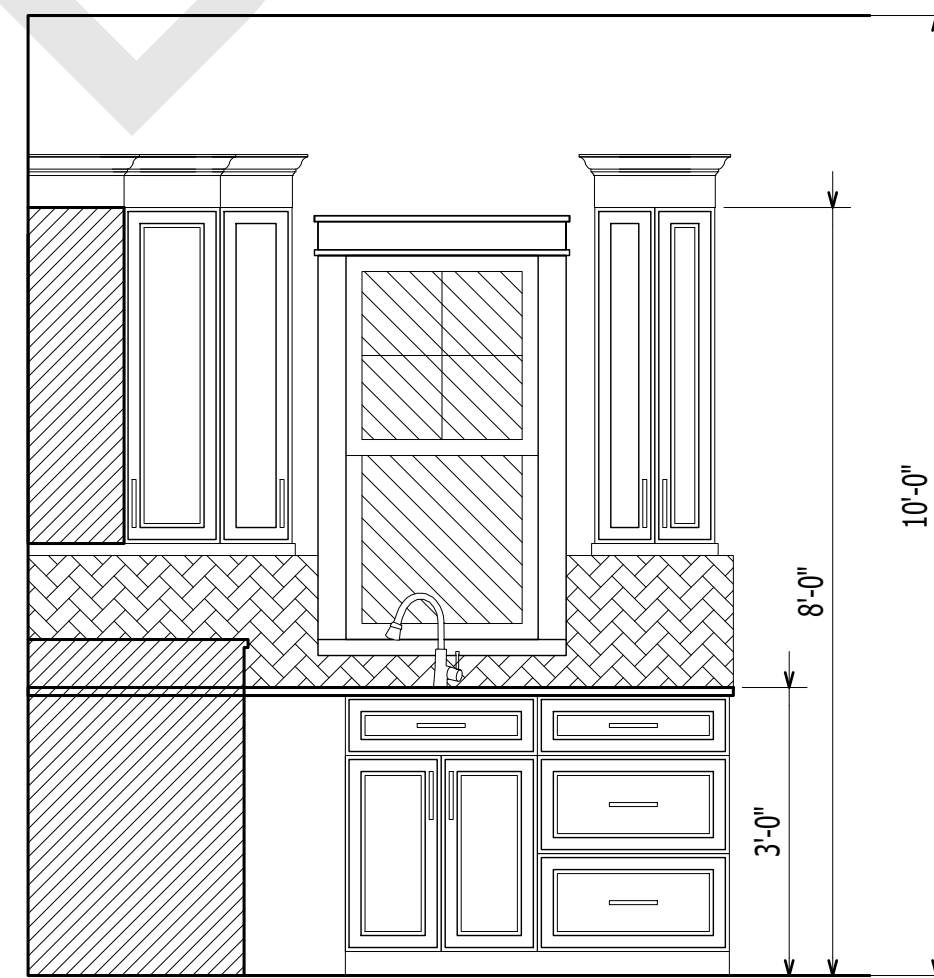
7
A-206
DINING ROOM SECTION
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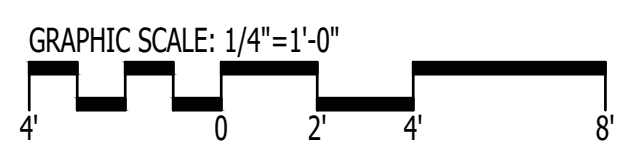
4
A-206
ENTRY ELEVATION
Scale: 1/2" = 1'-0"



5
A-206
LAUNDRY ELEVATION
Scale: 1/2" = 1'-0"



6
A-206
LAUNDRY ELEVATION
Scale: 1/2" = 1'-0"



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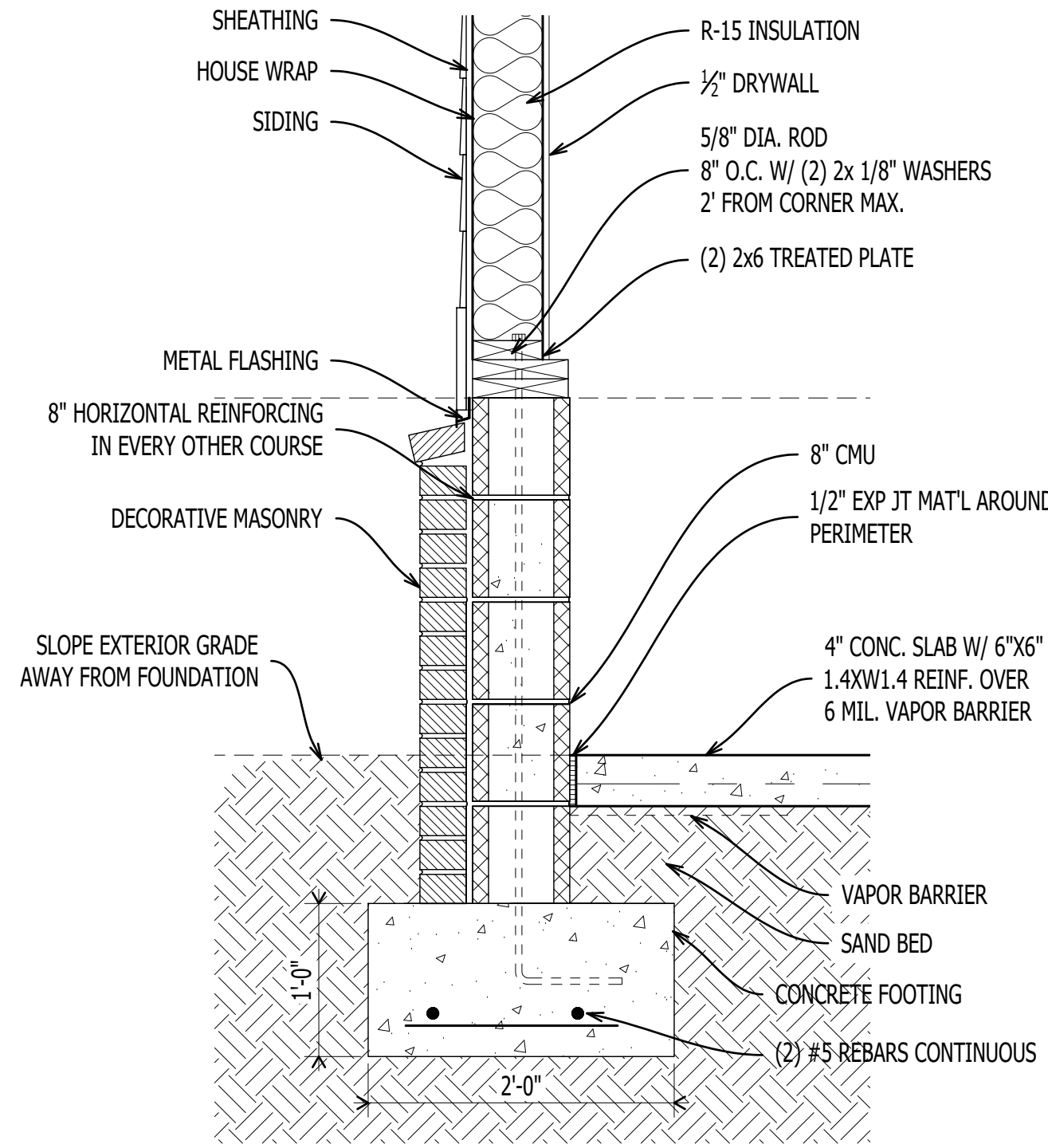
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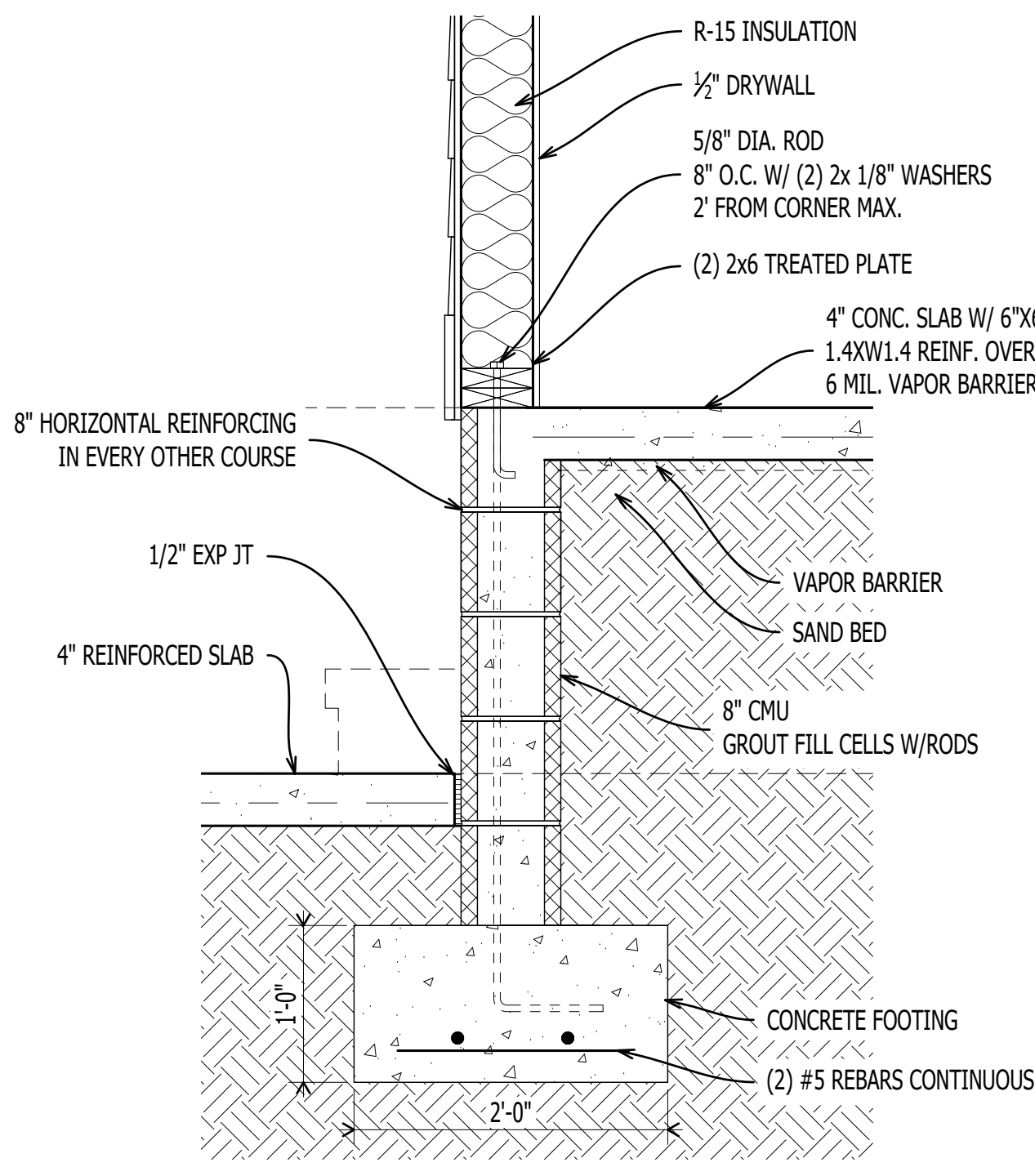
A-206

ENLARGED PLANS AND
ELEVATIONS

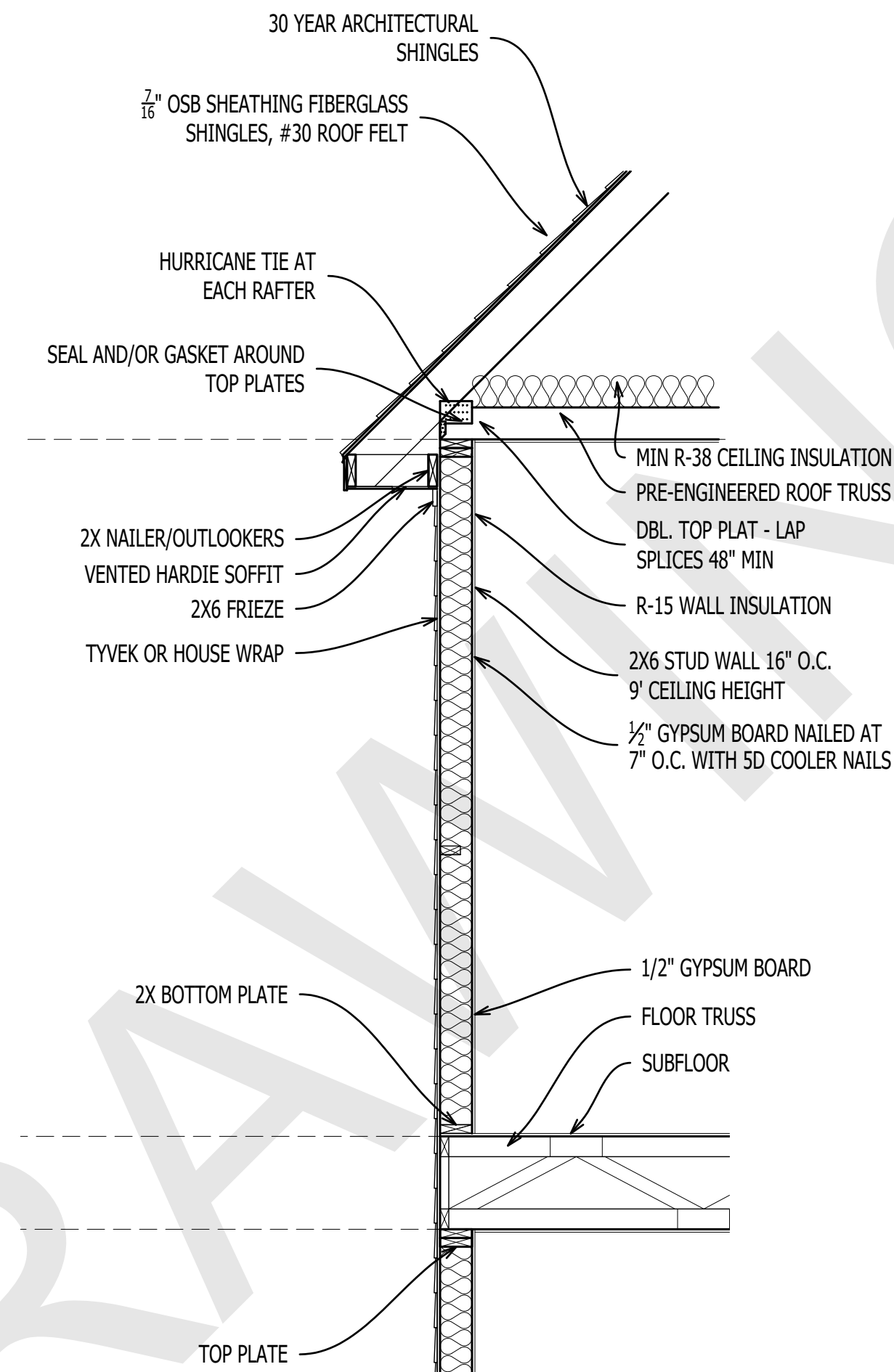
06.12.2026
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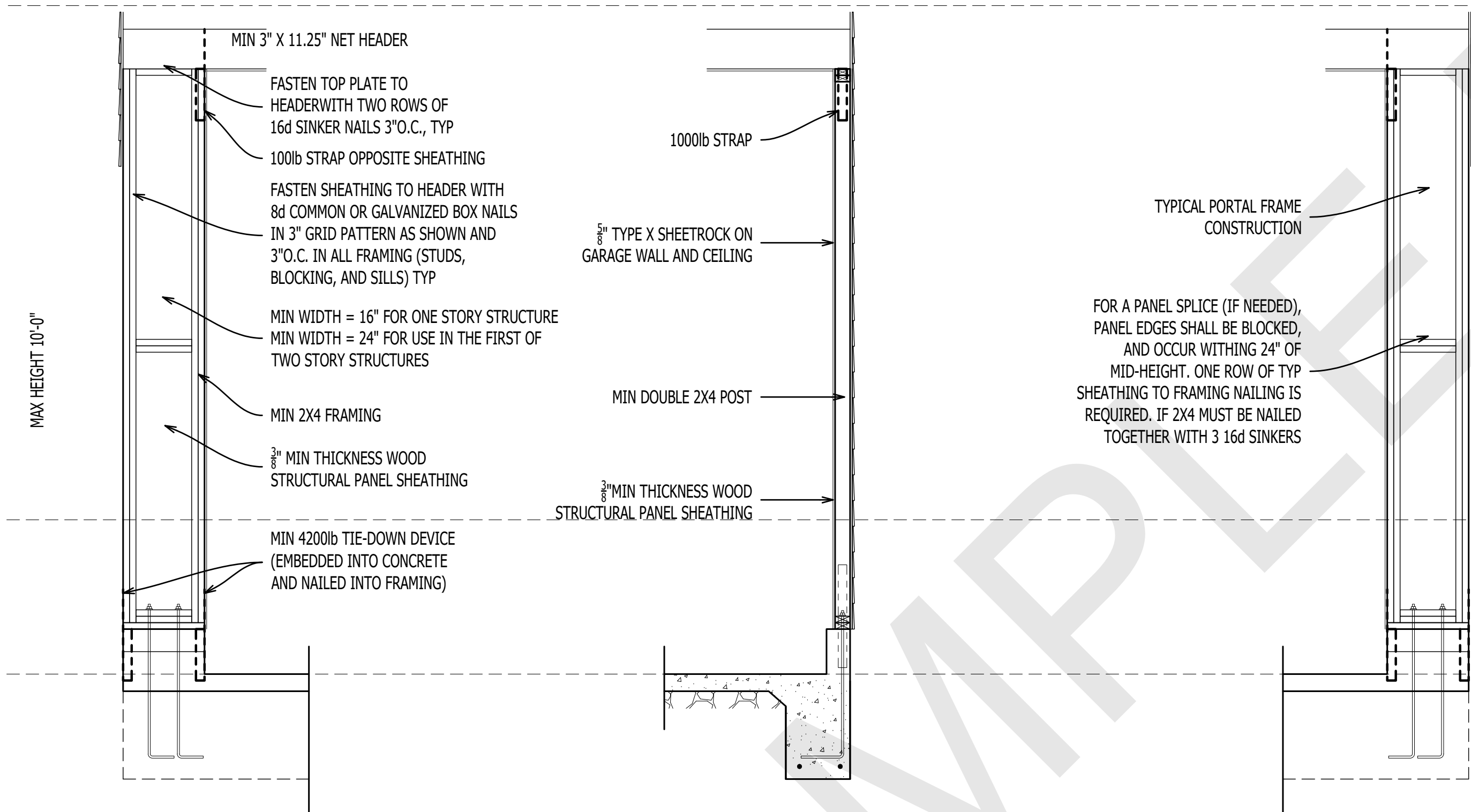
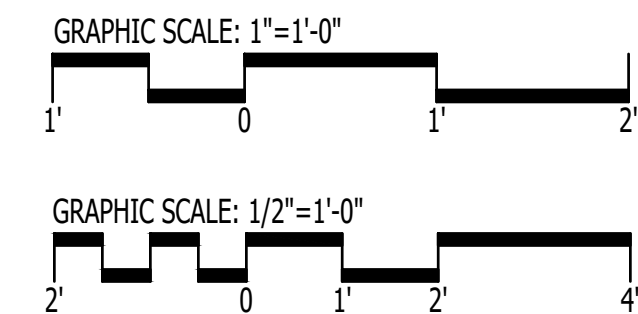
1 GARAGE WALL DETAIL
A-301 Scale: 1" = 1'-0"



2 GARAGE / HOUSE WALL DETAIL
A-301 Scale: 1" = 1'-0"

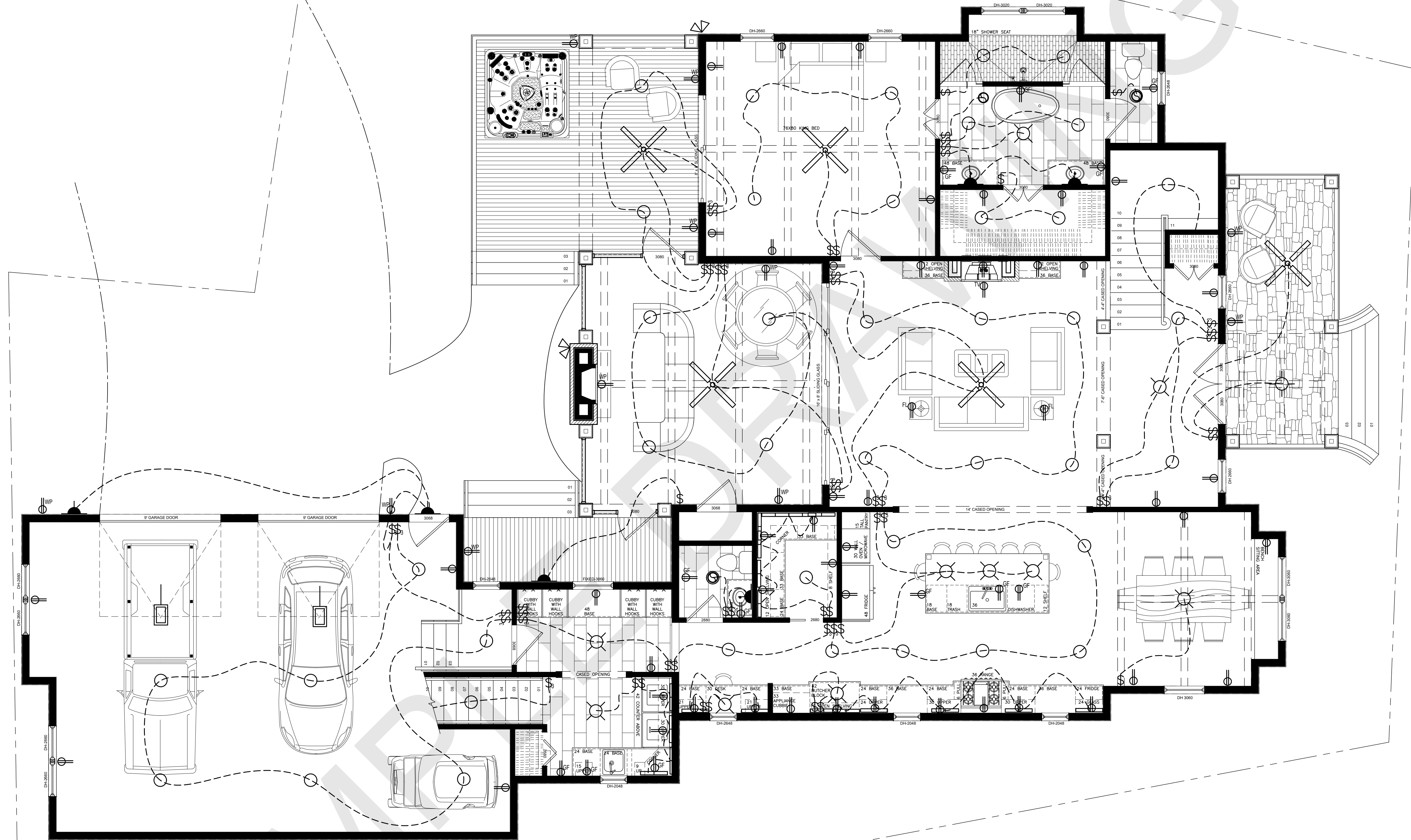


3 TYPICAL SECTION
A-301 Scale: 1/2" = 1'-0"



4 PORTAL FRAME AT GARAGE DOOR OPENING, WITH HOLD DOWNS
A-301 Scale: 1/2" = 1'-0"

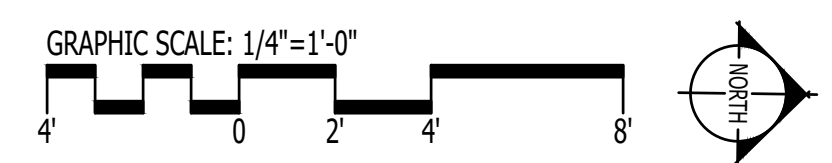
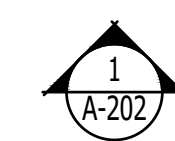
DESIGN CRITERIA: DESIGN WIND SPEED = 150mph, EXPOSURE CATEGORY 'C', ENCLOSED BUILDING DESIGN LIVE LOADS: FLOOR=40psf, ROOF=20psf
MASONRY NOTES: ALL MASONRY SHALL BE LAID IN A RUNNING BOND PATTERN. CONCRETE MASONRY UNITS SHALL BE CELLULAR UNITS CONFORMING TO ASTM C90 GRADE N-2. STRUCTURAL BRICK SHALL CONFORM TO ASTM C62 BRICK & CRICK SHALL HAVE MINIMUM COMPRESSIVE STRENGTH = 1,500psi MORTAR SHALL BE TYPE 'S' AND CONFORM TO ASTM C270 DO NOT APPLY UNIFORM LOADS TO MASONRY UNTIL AT LEAST 12HRS AFTER BUILDING WALLS. DO NOT APPLY CONCENTRATED LOADS UNTIL AT LEAST 3 DAYS AFTER BUILDING WALLS.
SITE CONDITIONS ARE UNKNOWN. FOUNDATION AND FOOTING DESIGN BASED ON PRESUMPTIVE SOIL BEARING PRESSURE OF 2000psf. CONTRACTOR SHALL CONFIRM. STRUCTURAL FILL SHALL BE PLACES IN LIFTS OF NOT MORE THAN 6-in. LOOSE THICKNESS, WITH EACH LIFT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM STANDARD PROCTOR DENSITY.
WOOD FRAMING NOTES: LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER FOR HEADERS, JOISTS, AND RAFTERS UNO. STUDS, BRACING, AND BLOCKING SHALL BE SPRUCE PINE FIR (SPF) #2 OR BETTER. # - DENOTES NU,BER OF JACK STUDS REQUIRED (2 UNLESS NOTED OTHERWISE) LAMINATED VENEER LUMBER (LVL) PILES SHALL BE 1.75" WIDE AND MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES: ☐ MODULES OF ELASTICITY (E) - 1,800,000 psi ☐ FLEXURAL STRESS (Fb) - 2,400 psi ☐ SHEAR STRESS (Fv) - 190 psi LBW - LOAD BEARING WALL FLUSH - BOTTOM OF HEADER IS FLUSH w/ BOTTOM OF FLOOR SYSTEM ALL PRESSURE TREATED 2x MATERIAL SHALL BE SYP #2 OR BETTER EXTERIOR WALLS SHALL BE SHEATHED WITH 5/8" OSB (24/16 APA RATED SHEATHING) AND NAILED WITH 8d NAILS 3" O.C. AT ALL PANEL EDGES AND 6" O.C. AT INTERMEDIATE WALL FRAMING. INTERIOR SHALL BE SHEATHED WITH 1/2" GYPSUM. EXTERIOR SHEATHING EDGES SHALL BE BLOCKED. PLYWOOD ADJACENT TO PORCHES SHALL BE TREATED. DO NOT SPICE MEBERS BETWEEN BEARINGS. 2-PLY MEMBER CONNECTION - NAIL 2x MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS 9" O.C. (LVL NAILING TO BE 12" O.C.) 3-PLY MEMBER CONNECTION - NAIL 2x MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS 9" O.C. (LVL NAILING TO BE 12" O.C.) CONNECTION(S) SHALL BE FROM BOTH SIDES. 4-PLY MEMBER CONNECTION - ATTACH PLIES TOGETHER USING 2 ROWS, STAGGERED OF 1/2" THROUGH-BOLTS, WASHERS, AND NUTS 24" O.C. LOCATE ONE ROW 3" FROM TOP OF MEMBER, ONE ROW 3" FROM BOTTOM OF MEMBER.
CONCRETE NOTES: CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000psi. REINFORCING STEEL SHALL BE ASTM GRADE 60. CONCRETE FOOTING SHALL HAVE 3" CLEAR COVER AROUND REINFORCING BARS. REINFORCING BARS SHALL HAV EMINIMUM LAP OF 25" OR 36 BAR DIAMETERS. WELDED WIRE FABRIC SHALL CONFORM RO ASTM 185 PROVIDE CONTRACTION JOINTS AS REQUIRED (10'-12' O.C. +/-) ALL CONCRETE WORK SHALL CONFORM TO NC BUILDING CODE.

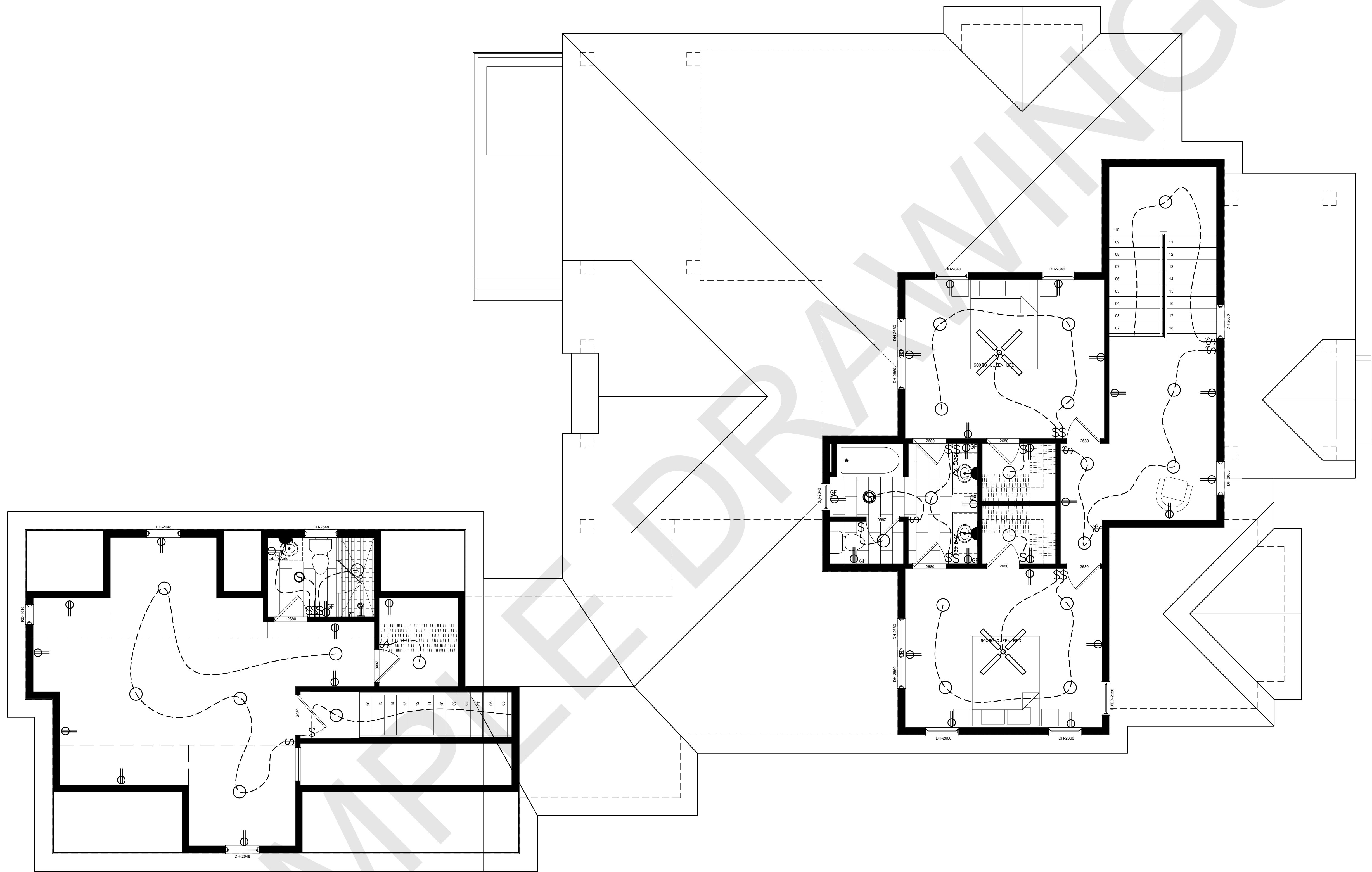


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E-101

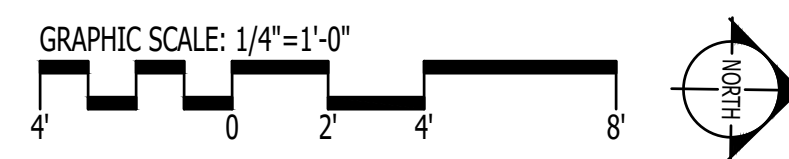
FIRST FLOOR PLAN - ELECTRICAL PLAN

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





1 SECOND ELECTRICAL FLOOR PLAN
E-102
Scale: 1/4" = 1'-0"



1202-A Pollock Street
New Bern, NC 28560
252-633-0322
www.goarchdesign.com

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CUSTOM HOUSE

CANNONSGATE DRIVE, NEWPORT, NC 28570

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL
STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND
ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT
LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF
THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING
CONSTRUCTION. VERIFY ALL DIMENSIONS PRIOR TO
PROCEEDING WITH CONSTRUCTION. VERIFY COMPLIANCE
WITH ALL LOCAL CODES. PLANS INDICATE LOCATIONS ONLY;
ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE
CONDITIONS. HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED.
THESE SHOULD BE OBTAINED FROM A LOCAL MECH.
CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH
LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR
YOUR PARTICULAR REGION AND CONDITIONS. VERIFY ALL
STRUCTURAL ELEMENTS WITH LOCAL ENGINEER.

E-102

SECOND FLOOR ELECTRICAL PLAN

06.12.2026
CANNONSGATE DRIVE