

CUSTOM HOUSE

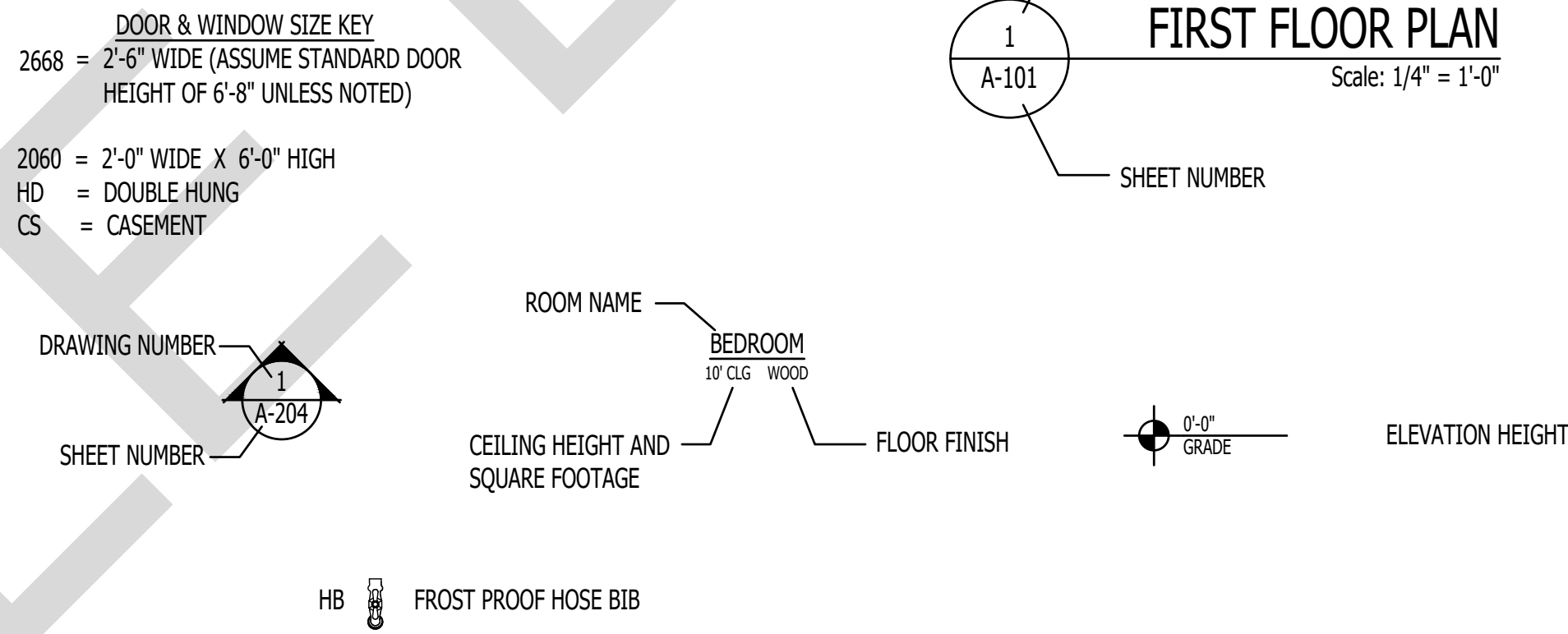
- ALL PRODUCTS LISTED BY ICC/N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, 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:

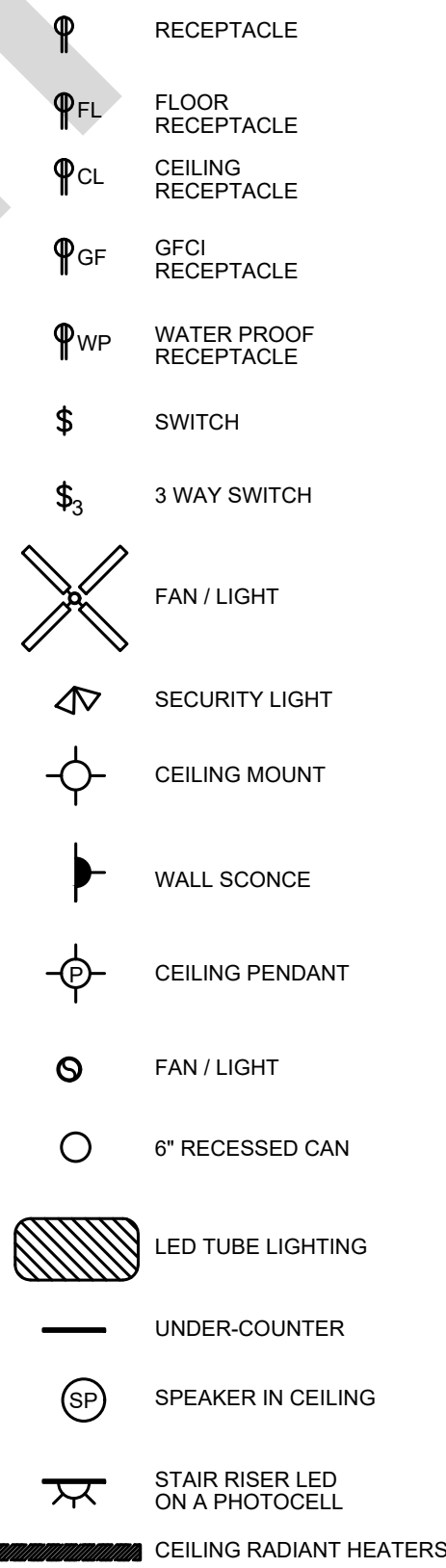
- A. POST-CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- B. 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.



KEYS & SYMBOLS



ELECTRIC



SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-104	FOUNDATION PLAN
A-105	INTERIOR ELEVATIONS
A-106	INTERIOR ELEVATIONS
A-107	CEILING PLANS
A-201	FRONT ELEVATION
A-201A	FRONT ELEVATION - CUT AWAY
A-202	SIDE ELEVATION
A-203	REAR ELEVATION
A-204	SIDE ELEVATION
A-205	RENDERINGS
A-301	DETAILS
A-302	DETAILS
E-101	1ST FLOOR ELECTRICAL PLAN
E-102	2ND FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE

HEATED & COOLED

1ST FLOOR PLAN	2,576 SF
2ND FLOOR PLAN	1,346 SF
TOTAL	3,922 SF

UN HEATED & COOLED

1ST FL FRONT PORCH	107 SF
1ST FL BACK PORCH - COVERED	1,049 SF
2ND FL BACK PORCH - COVERED	95 SF
TOTAL	1,251 SF

GARAGE

UN HEATED & COOLED

GARAGE SPACE	1,227 SF
HEATED & COOLED	
2ND FLOOR PLAN	507 SF



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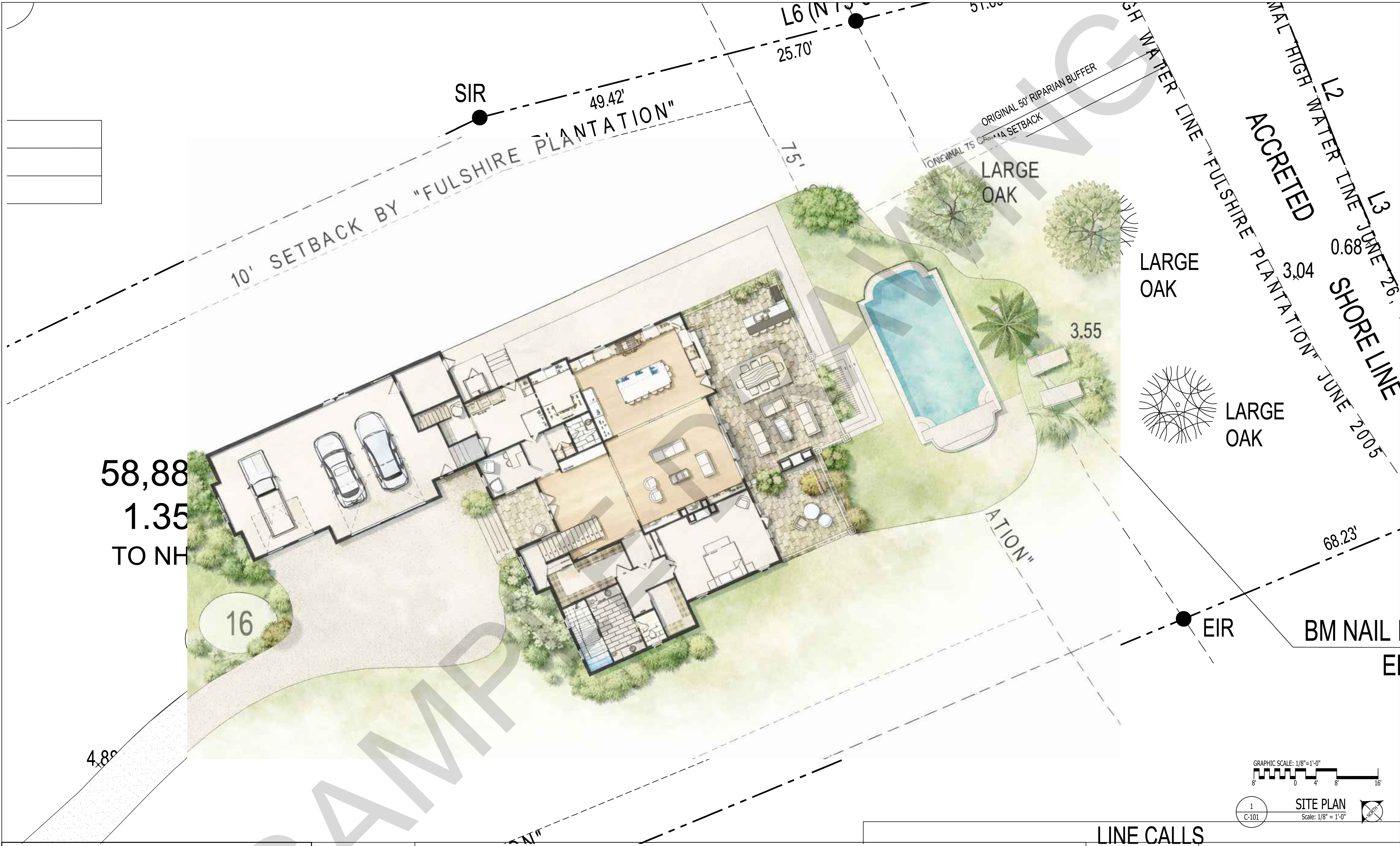
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CUSTOM HOUSE NORTH CAROLINA

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.

G-101

TITLE SHEET



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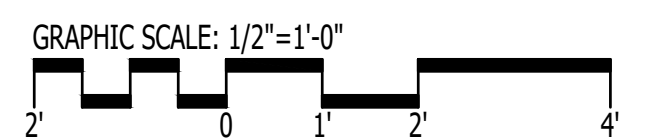
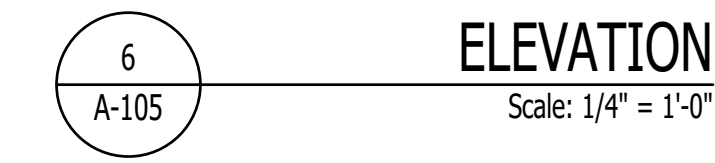
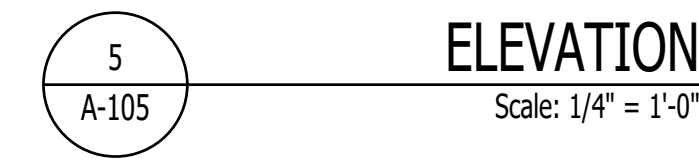
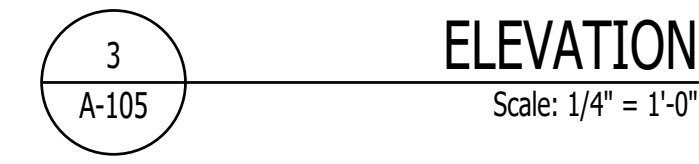
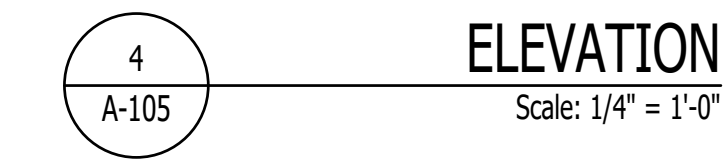
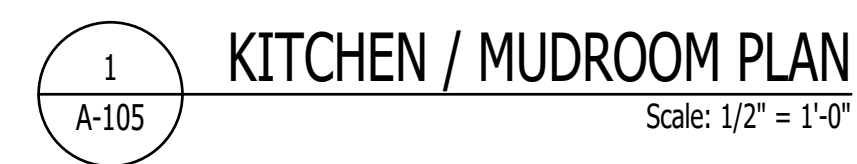
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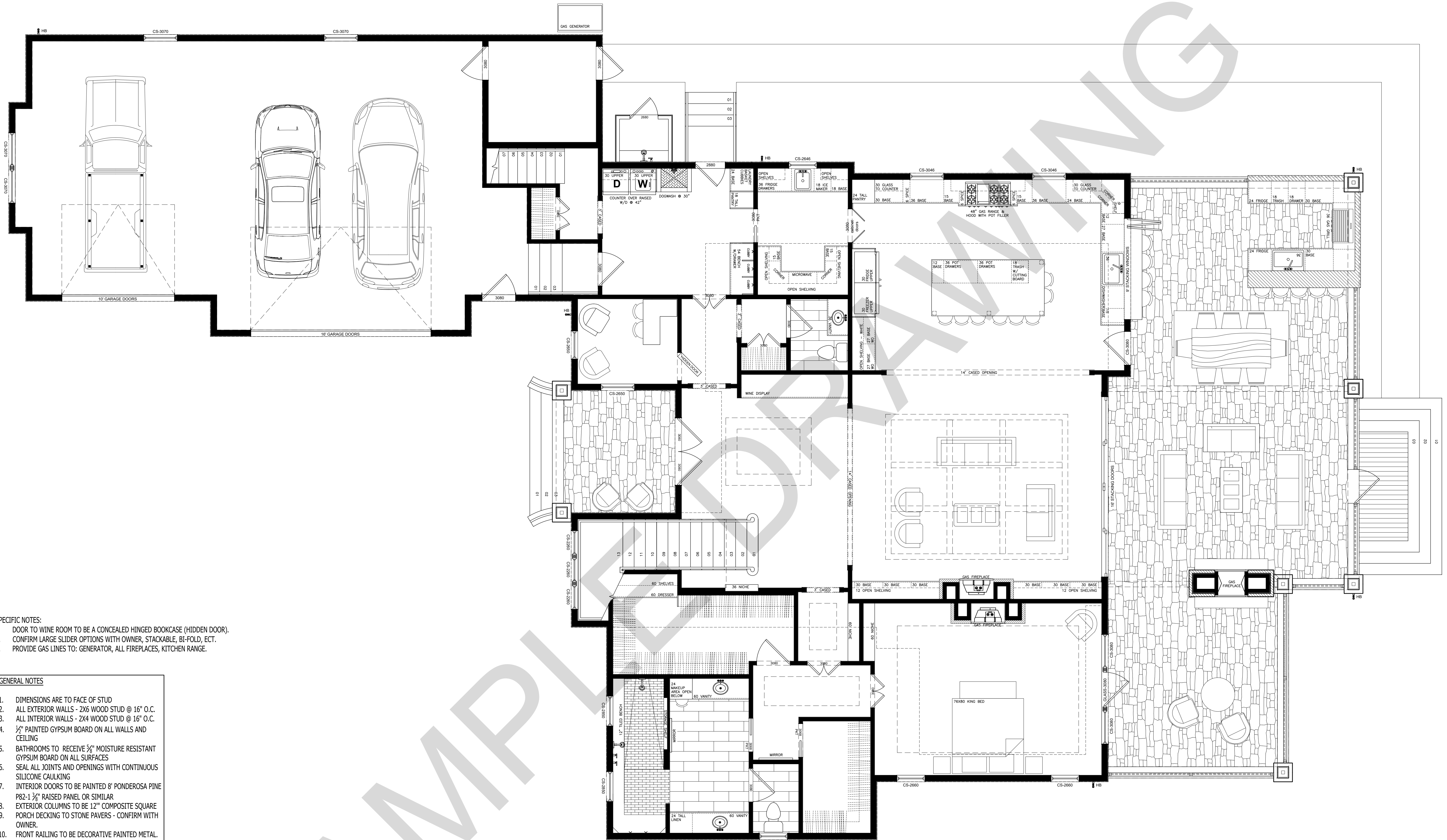
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FIRST FLOOR PLAN

10.02.2025
121 WATER WAY



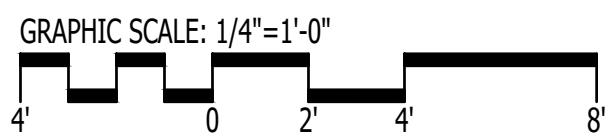




- SPECIFIC NOTES:
1. DOOR TO WINE ROOM TO BE A CONCEALED HINGED BOOKCASE (HIDDEN DOOR).
 2. CONFIRM LARGE SLIDER OPTIONS WITH OWNER, STACKABLE, BI-FOLD, ECT.
 3. PROVIDE GAS LINES TO: GENERATOR, ALL FIREPLACES, KITCHEN RANGE.

- 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. 1/2" 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 BE PAINTED 8" PONDEROSA PINE P82-1 3/4" RAISED PANEL OR SIMILAR
 8. EXTERIOR COLUMNS TO BE 12" COMPOSITE SQUARE
 9. PORCH DECKING TO STONE PAVERS - CONFIRM WITH OWNER.
 10. FRONT RAILING TO BE DECORATIVE PAINTED METAL.
 11. SHOWER - MOSAIC TILE FLOOR, TILE WALLS, FRAME-LESS GLASS ENCLOSURE
 12. CONFIRM ALL COLOR AND MATERIAL CHOICES WITH OWNER BEFORE ORDERING

1 FIRST FLOOR PLAN
A-101
Scale: 1/4" = 1'-0"



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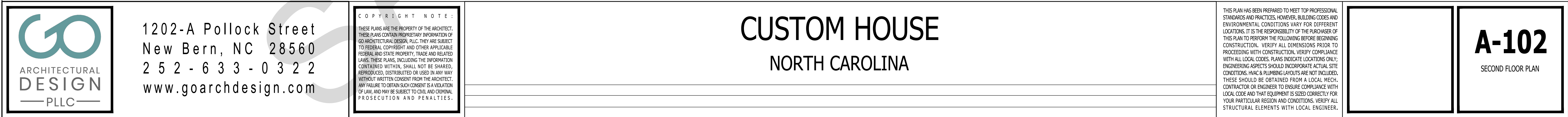
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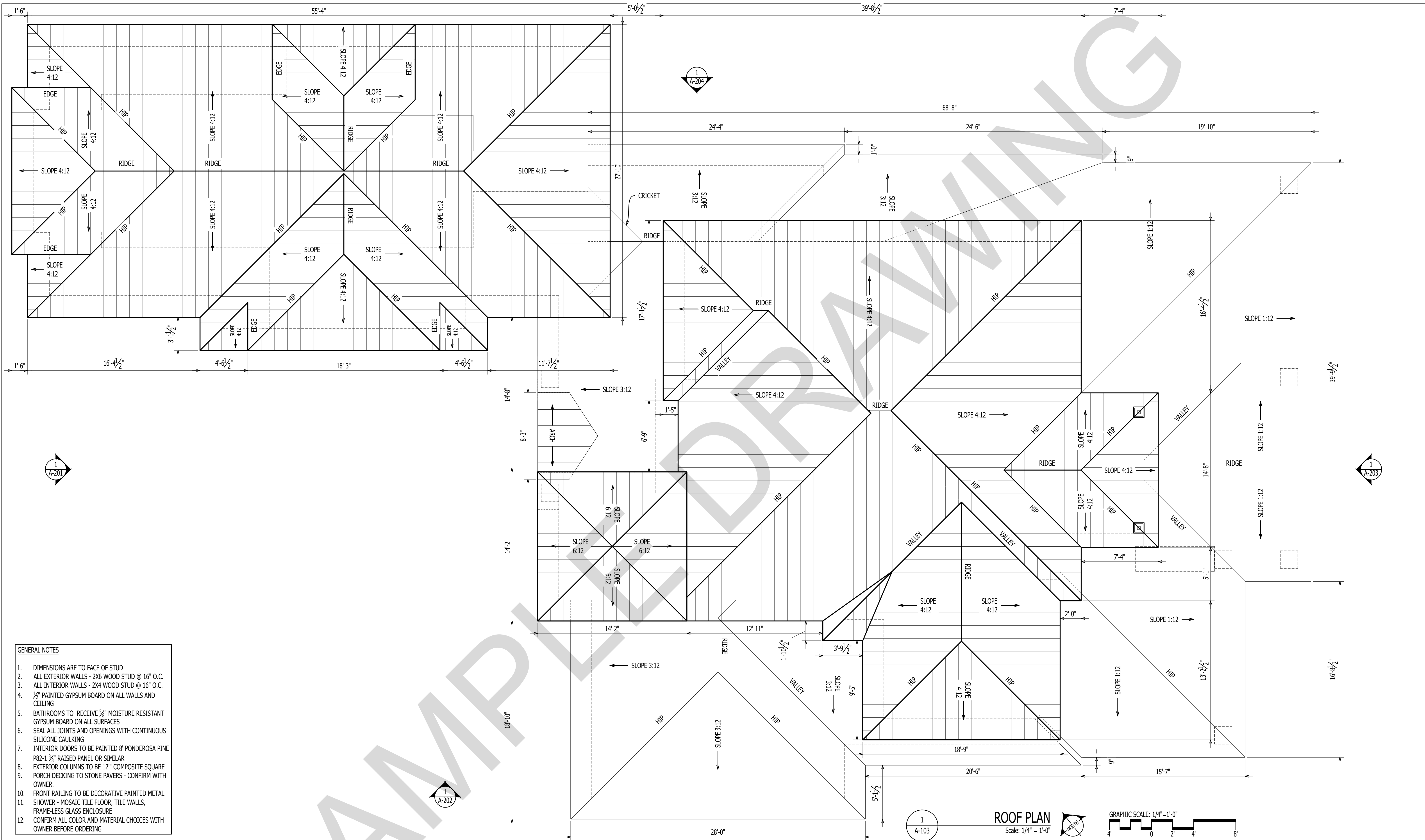
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NORTH CAROLINA

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FIRST FLOOR PLAN



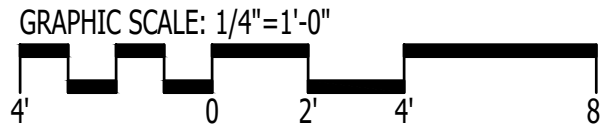


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A-103

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



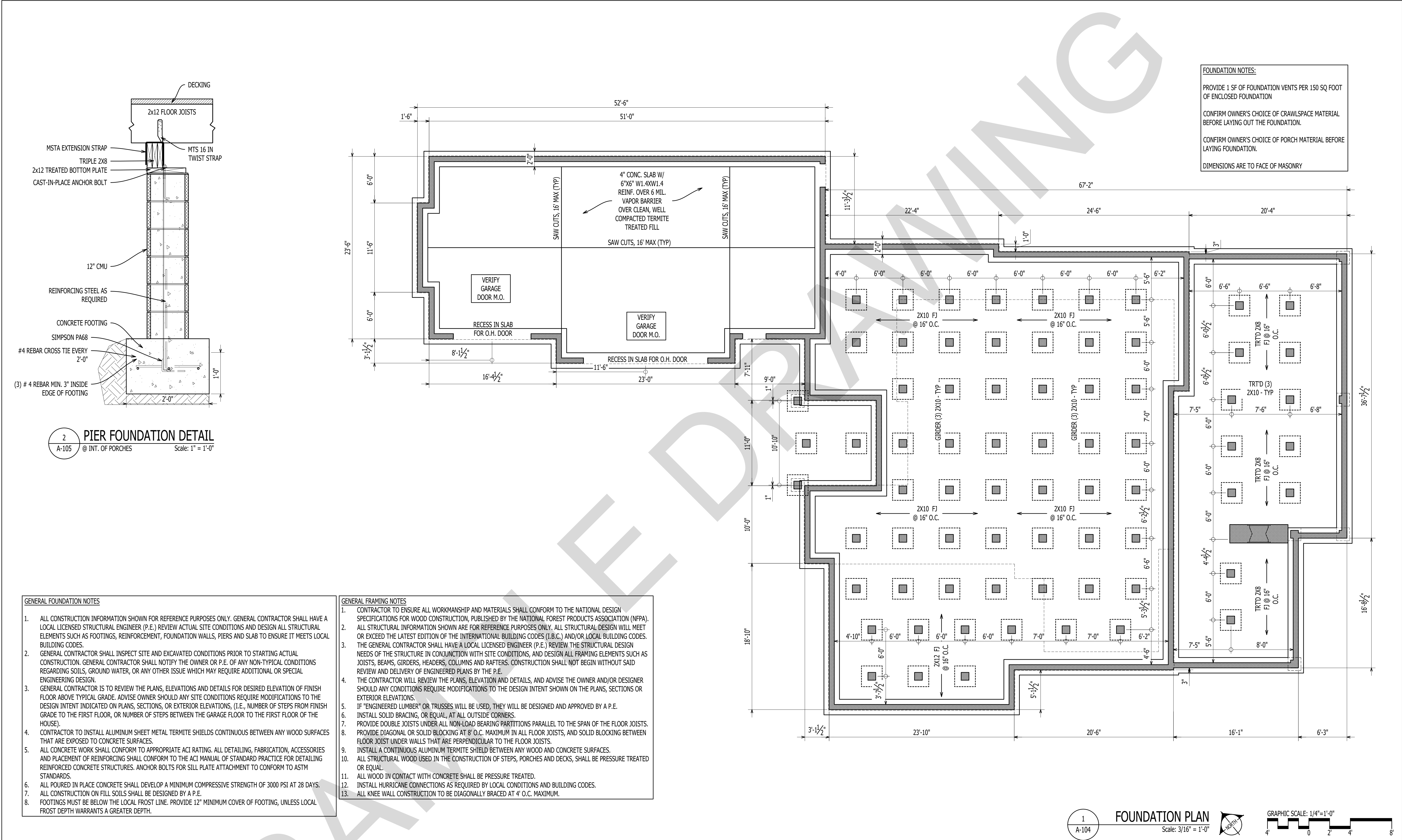
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A-103
ROOF PLAN



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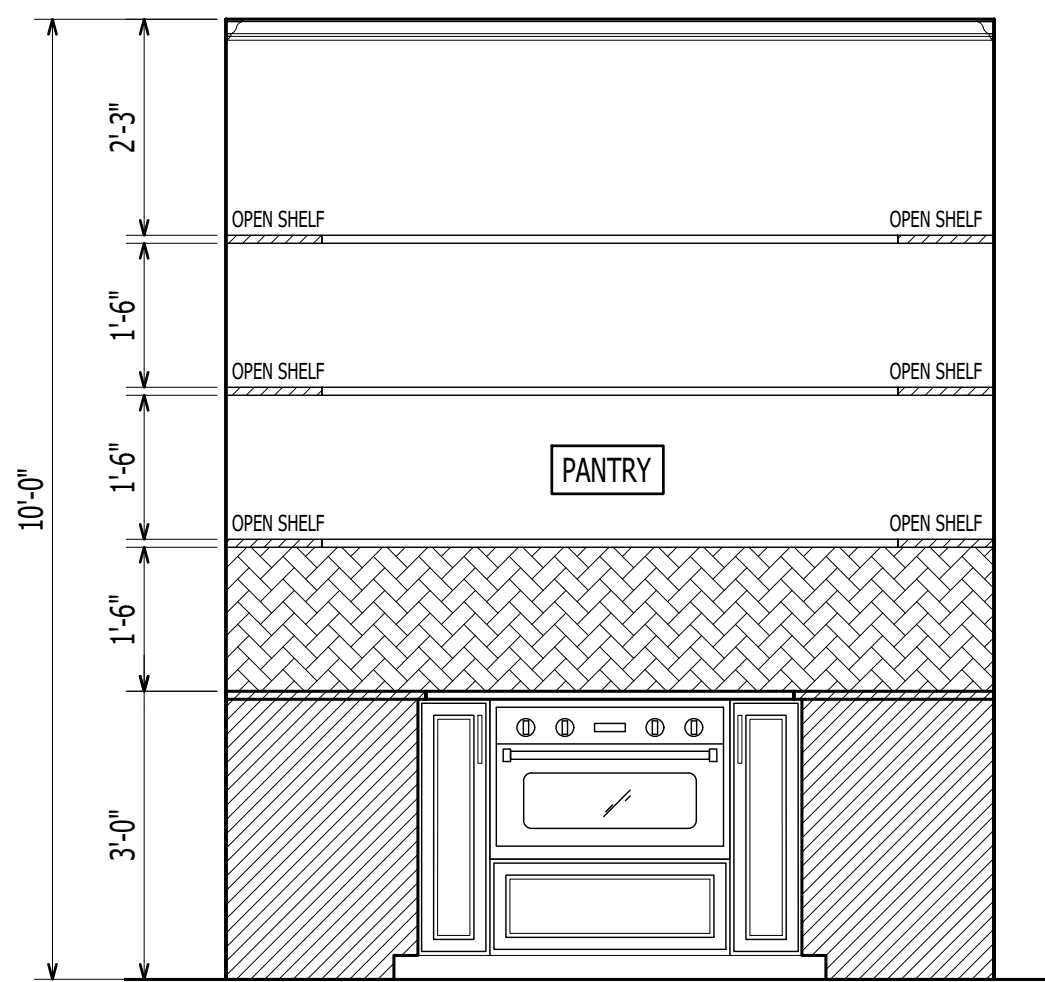
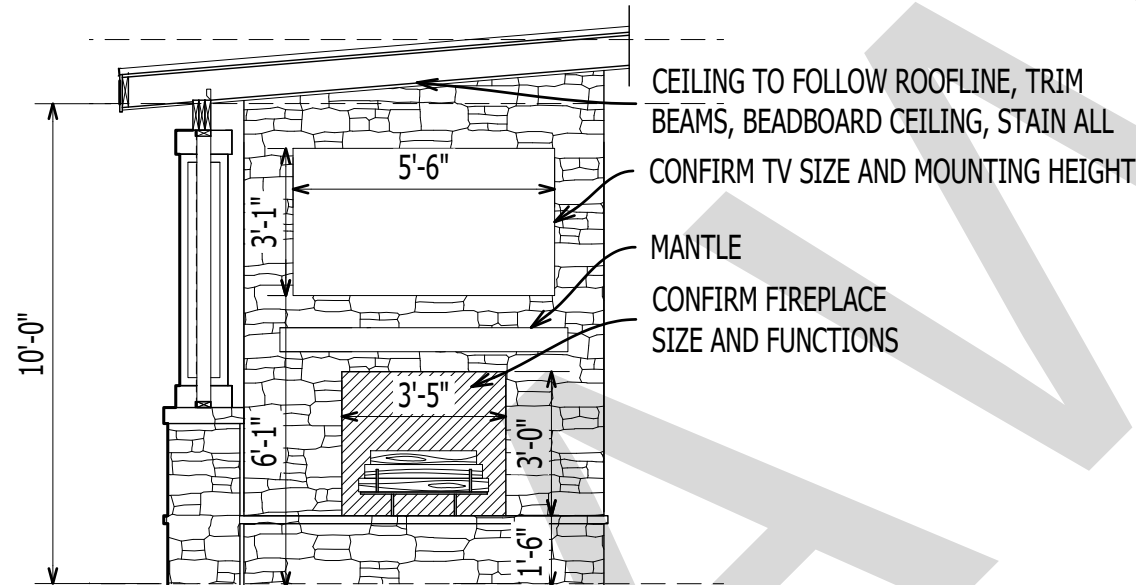
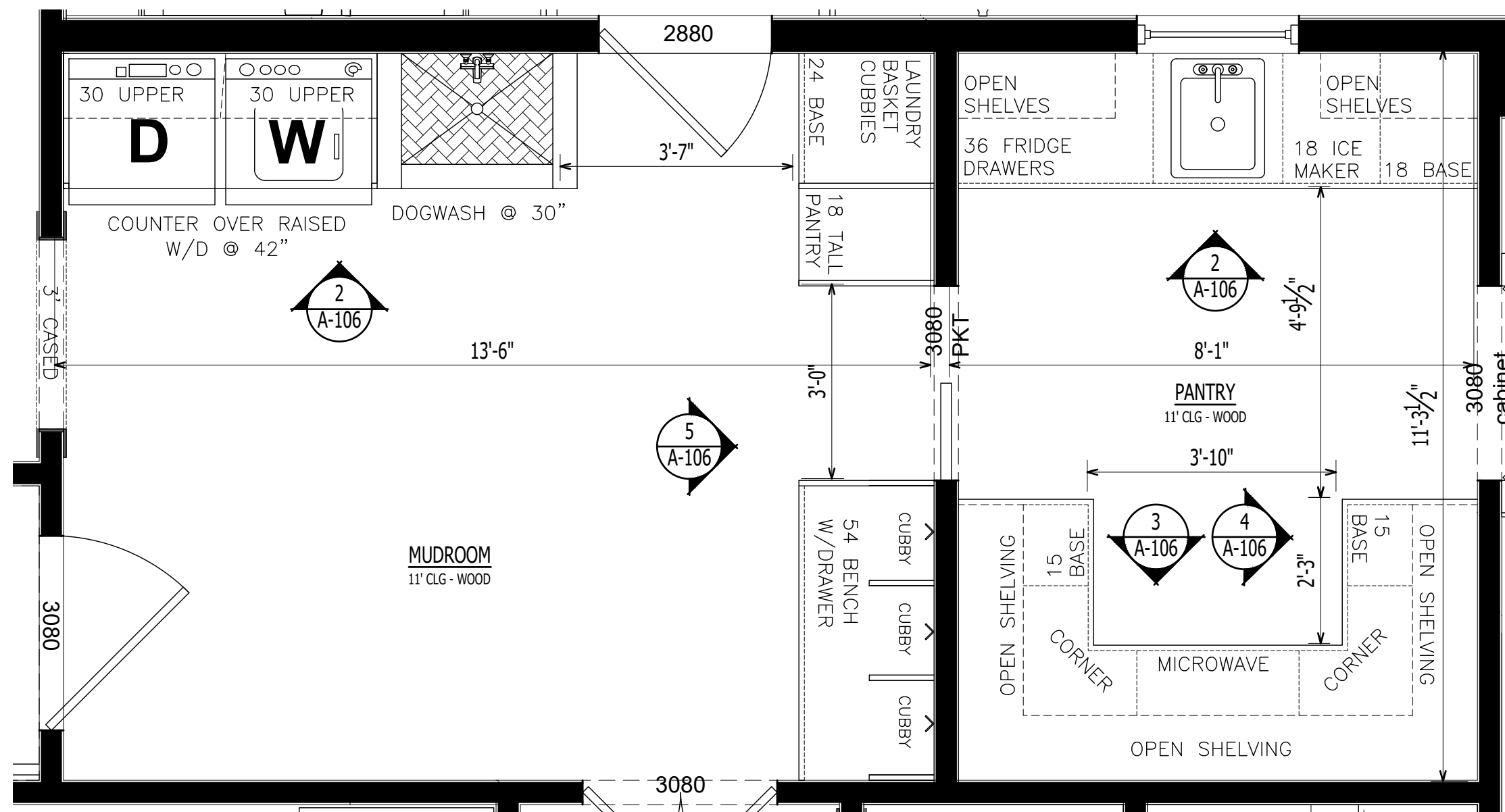
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A-104
FOUNDATION PLAN



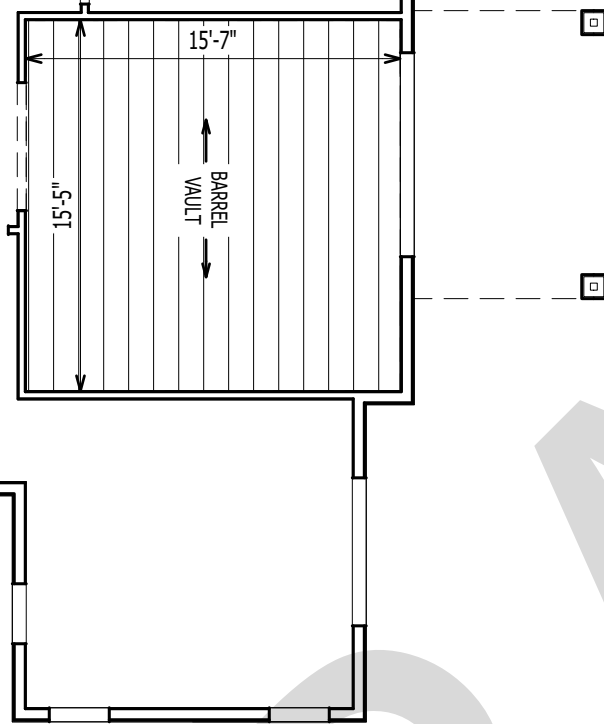
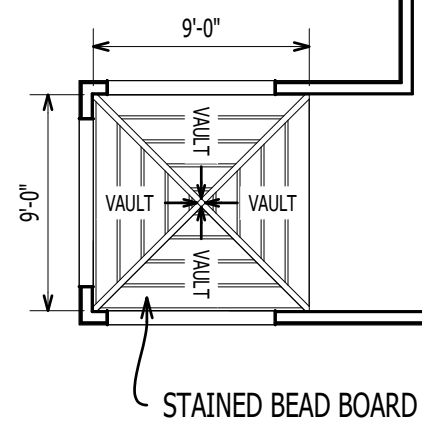
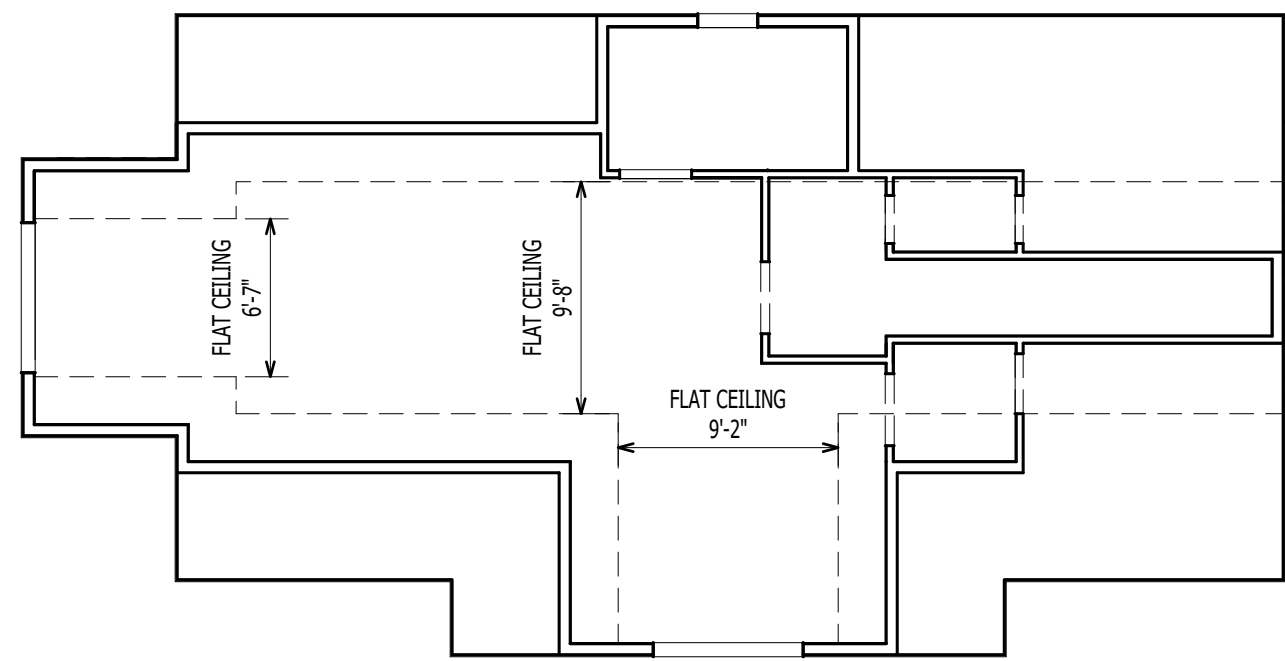
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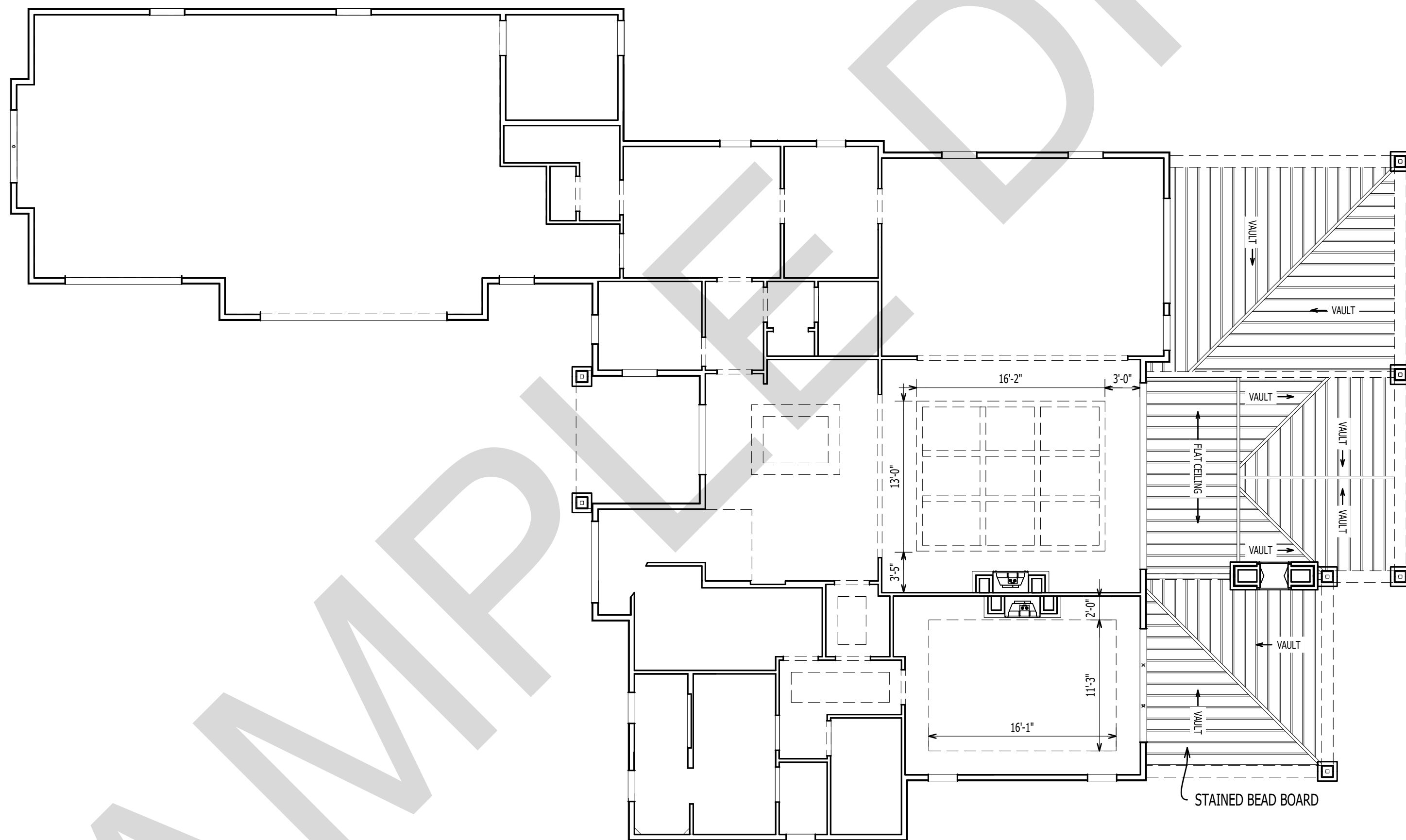
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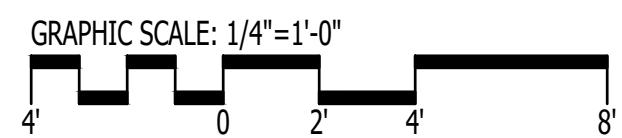
A-106
ENLARGED PLANS
AND ELEVATIONS



1
A-107
SECOND FLOOR CEILING
Scale: 1/8" = 1'-0"



1
A-107
FIRST FLOOR CEILING
Scale: 1/8" = 1'-0"



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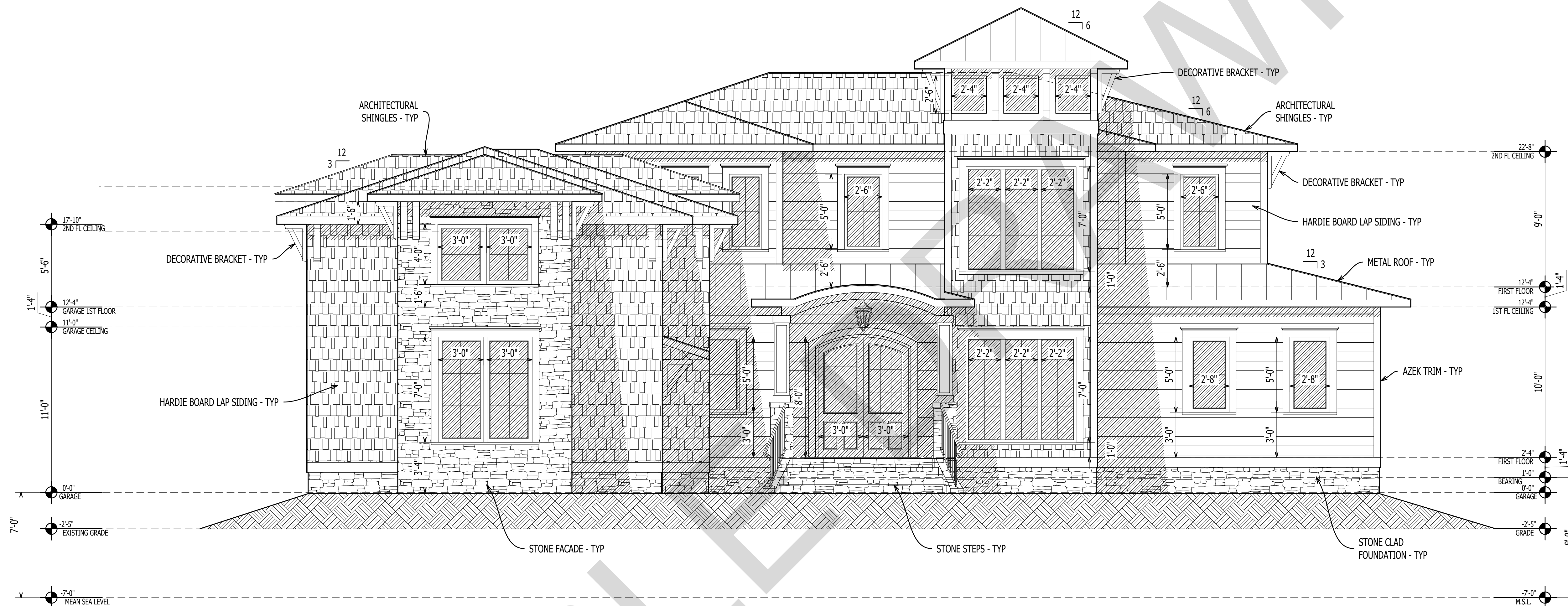
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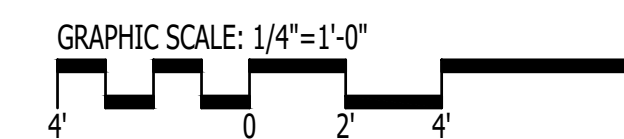
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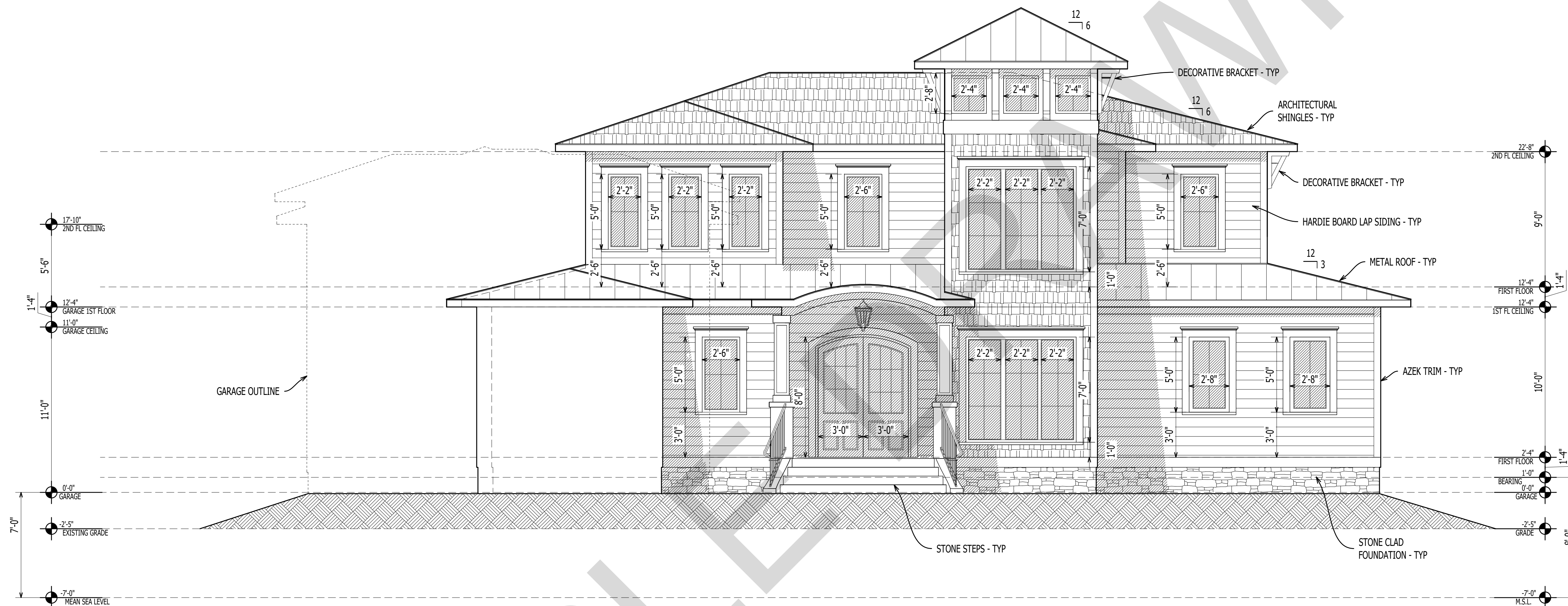
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A-107
CEILING PLANS

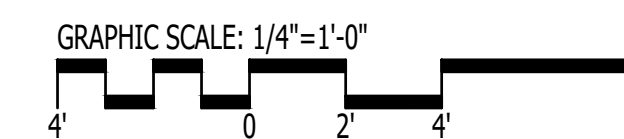


1
A-201
FRONT ELEVATION
Scale: 1/4" = 1'-0"





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





1
A-202

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

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



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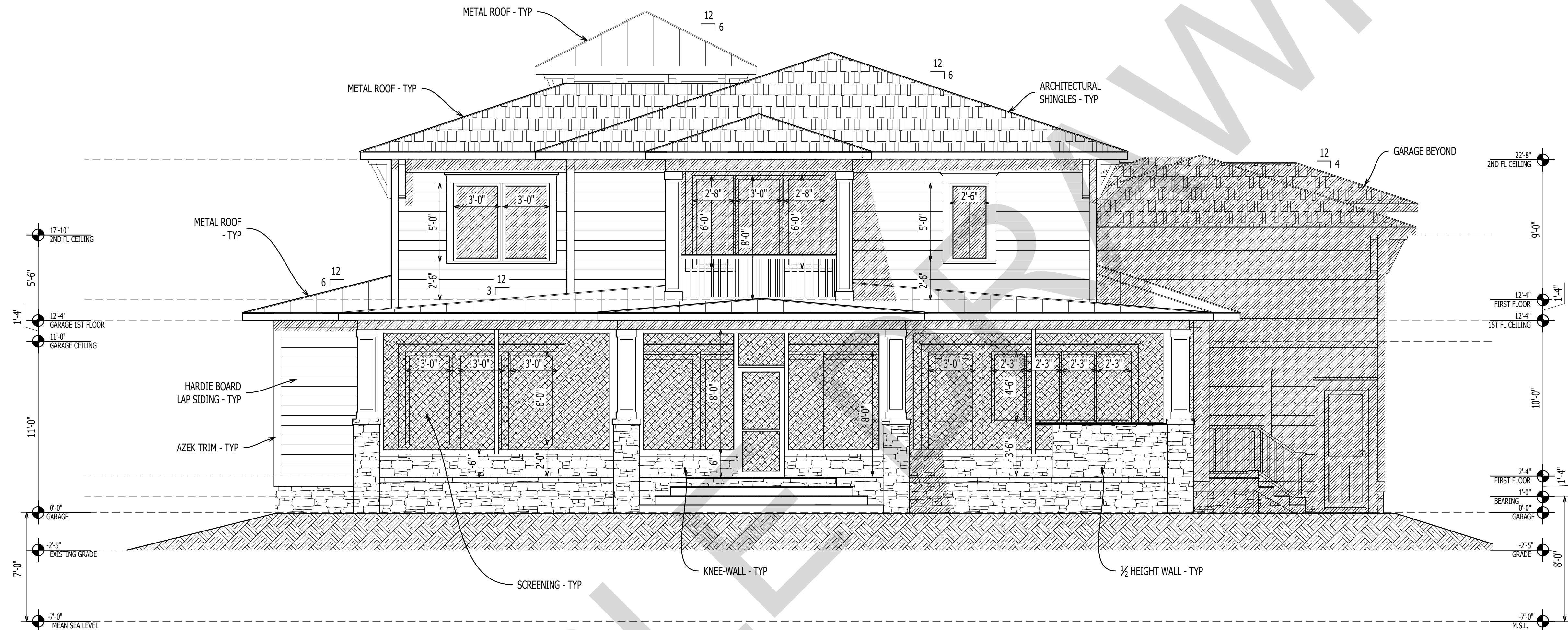
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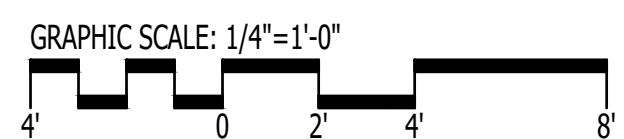
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A-202
SIDE ELEVATION



1
A-203
REAR ELEVATION
Scale: 1/4" = 1'-0"



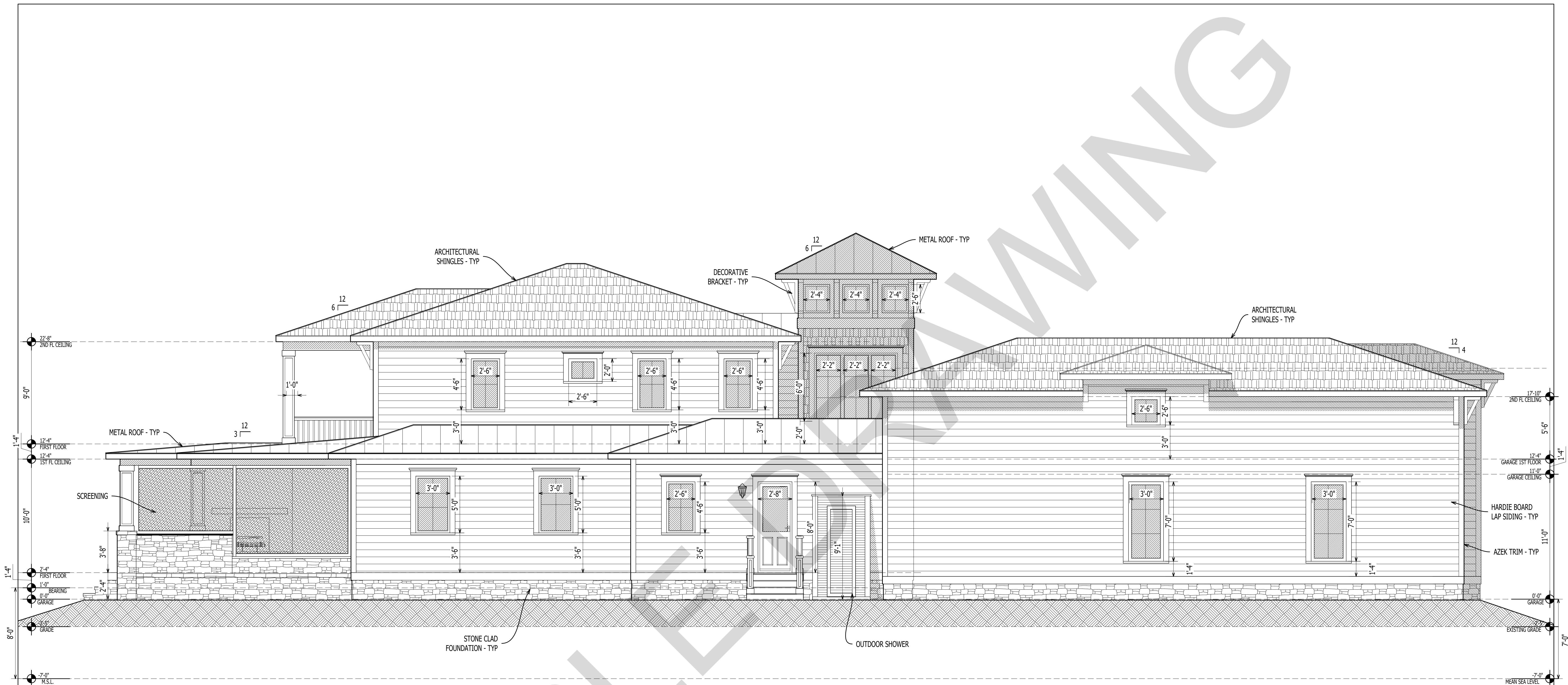
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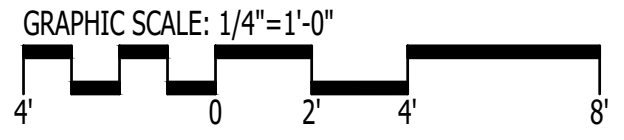
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A-203
REAR ELEVATION



1
A-204

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



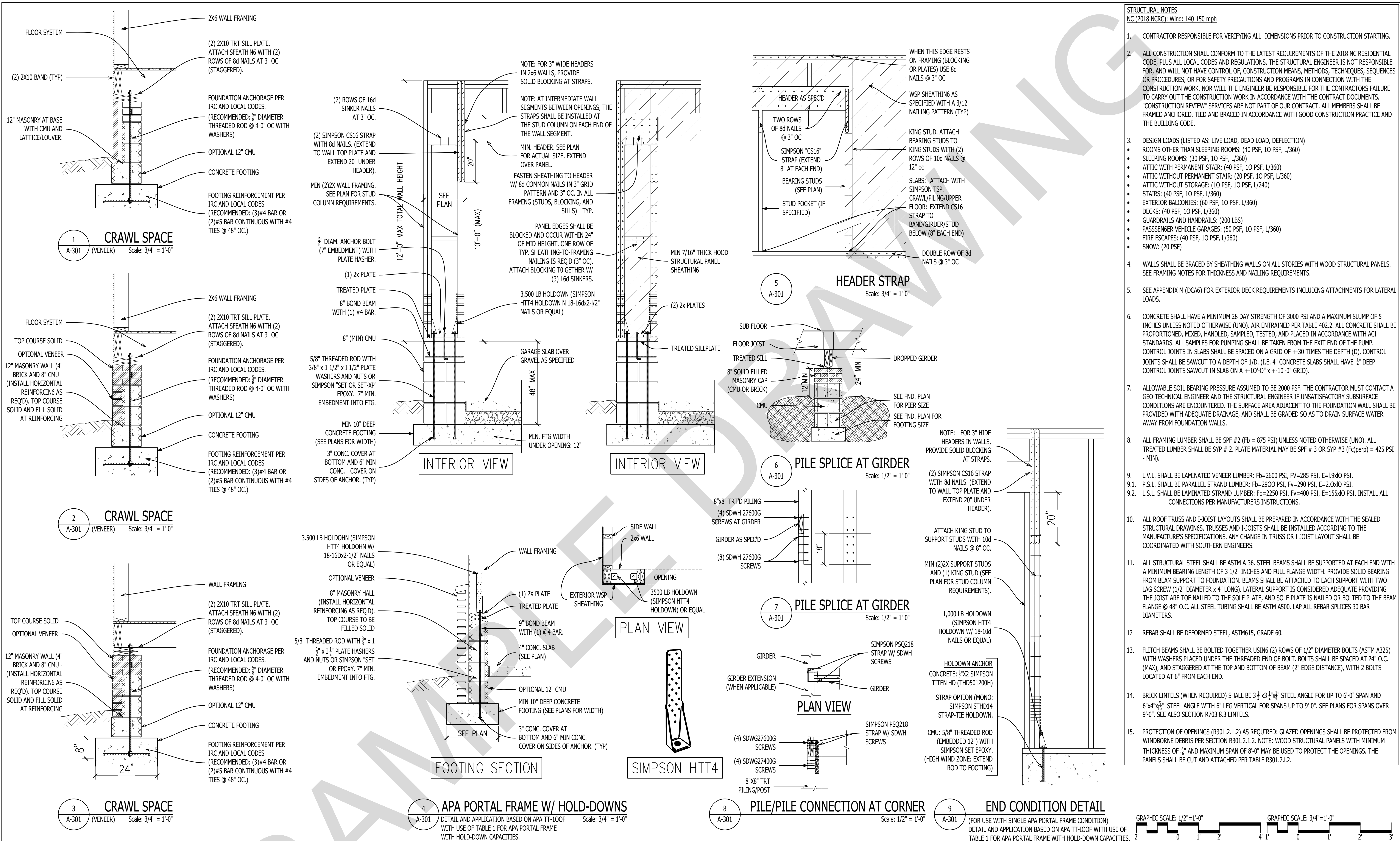
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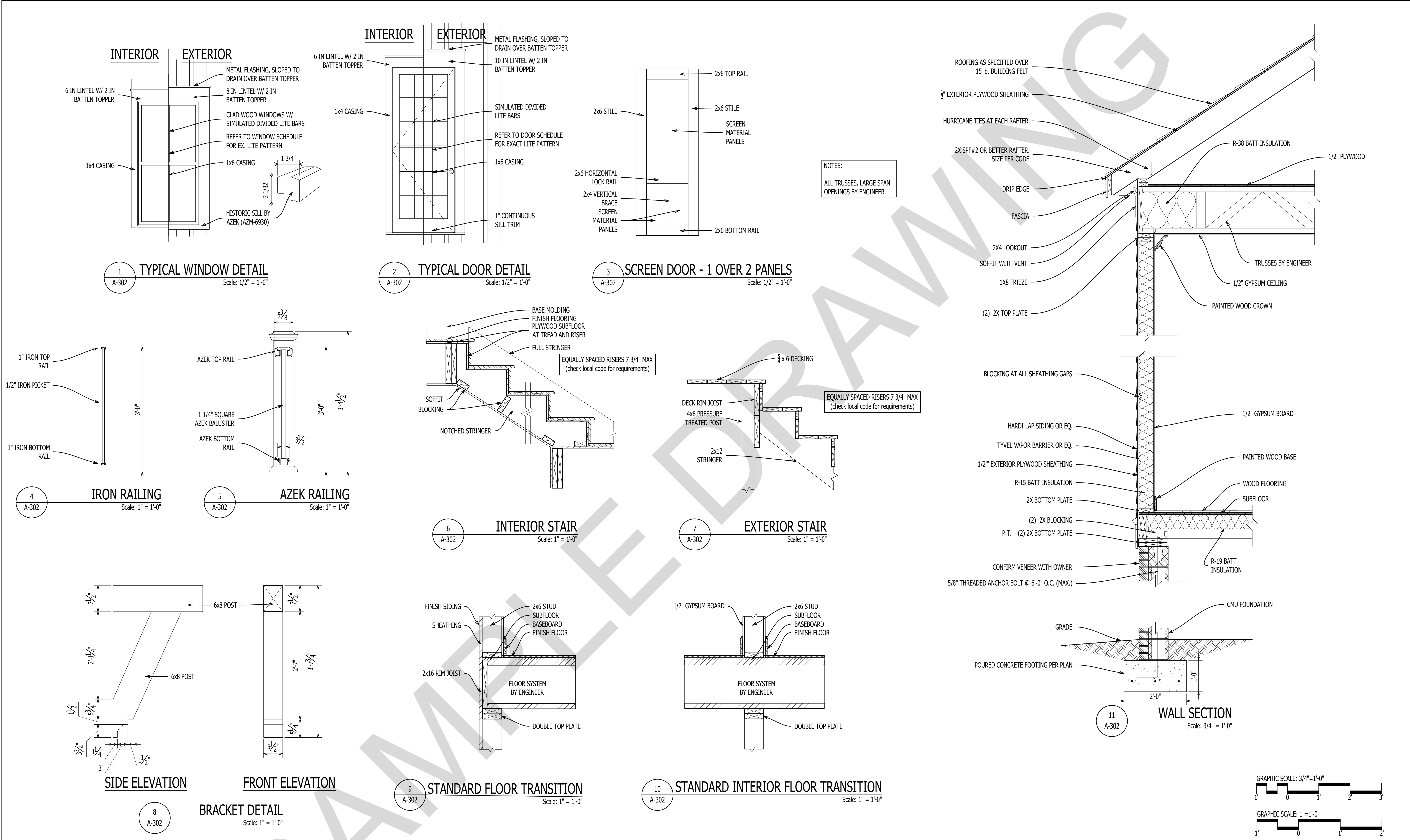
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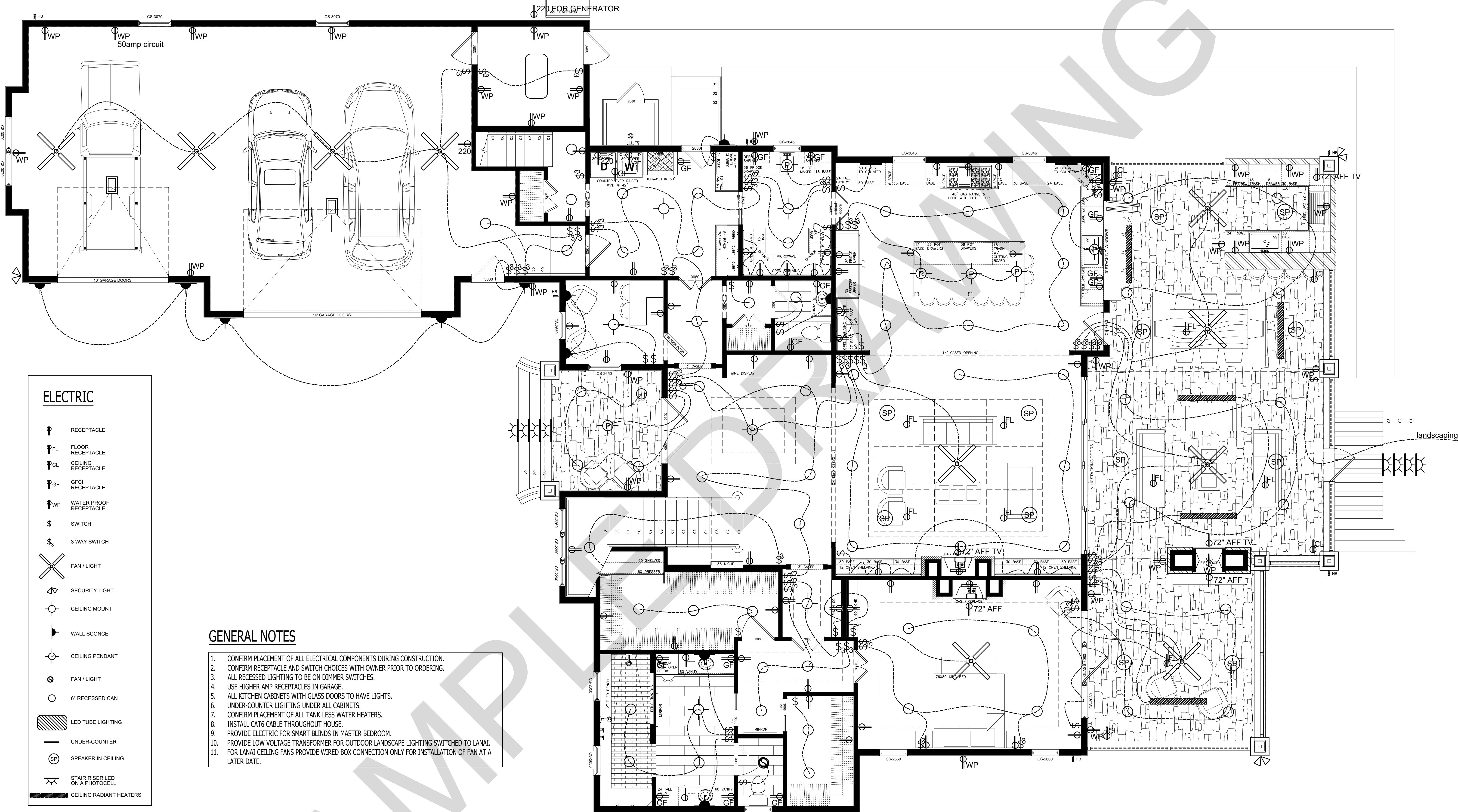
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A-204
SIDE ELEVATION







ELECTRIC

- RECEPTACLE
- FLOOR RECEPTACLE
- CEILING 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
- LED TUBE LIGHTING
- UNDER-COUNTER
- SPEAKER IN CEILING
- STAIR RISER LED ON A PHOTOCELL
- CEILING RADIANT HEATERS

GENERAL NOTES

- CONFIRM PLACEMENT OF ALL ELECTRICAL COMPONENTS DURING CONSTRUCTION.
- CONFIRM RECEPTACLE AND SWITCH CHOICES WITH OWNER PRIOR TO ORDERING.
- ALL RECESSED LIGHTING TO BE ON DIMMER SWITCHES.
- USE HIGHER AMP RECEPTACLES IN GARAGE.
- ALL KITCHEN CABINETS WITH GLASS DOORS TO HAVE LIGHTS.
- UNDER-COUNTER LIGHTING UNDER ALL CABINETS.
- CONFIRM PLACEMENT OF ALL TANK-LESS WATER HEATERS.
- INSTALL CAT6 CABLE THROUGHOUT HOUSE.
- PROVIDE ELECTRIC FOR SMART BLINDS IN MASTER BEDROOM.
- PROVIDE LOW VOLTAGE TRANSFORMER FOR OUTDOOR LANDSCAPE LIGHTING SWITCHED TO LANAI.
- FOR LANAI CEILING FANS PROVIDE WIRED BOX CONNECTION ONLY FOR INSTALLATION OF FAN AT A LATER DATE.

1 FIRST FLOOR ELECTRICAL PLAN
E-101 Scale: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4"=1'-0"
4' 0 2' 4' 8'



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E-101
FIRST FLOOR
ELECTRICAL PLAN

