

Residence for Gammon Construction The Riverstone Elev A - L



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GENERAL NOTES:

- ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREIN WITH SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., SECTION R308.4
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., SECTIONS R-309.1 AND R-310.1
- ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., TABLE 301.2(6).
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS SHOWN IN TABLES N1102.2 AND N1102.1.
- TERMITE TREATMENT - BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFF.

RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 130 MPH, 3 SECOND GUST (101 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS EXCEPT AT GARAGE LUG FTG.
- MEAN ROOF HEIGHT: 26'-10"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:
MEAN ROOF HGT: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'

ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0
- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 3
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30* / WALLS: R-15 / FLOOR: R-19 / SLABS: R-0. CODE REFERENCE: TABLE N1102.1 (*R-30 ONLY IF UNCOMPRESSED, R-38 REQUIRED IF COMPRESSED)
- FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
- FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
- DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

MATERIALS LEGEND

	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

TB	TOWEL BAR
TP	TOILET PAPER HOLDER
TR	TOWEL RING
MC	MEDICINE CABINET
MR	MAGAZINE RACK

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO HOMES UNIQUE FOR CLARIFICATION OR CORRECTION. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AS TO THE ACCURACY OF THE PLANS AND TO ANY CHANGES MADE BY THE CONTRACTOR AND/OR THE OWNER.

DUE TO VARYING LOCAL AND STATE CODES, HOMES UNIQUE CANNOT BE HELD RESPONSIBLE FOR ANY REQUIREMENTS THAT EXISTING SITE CONDITIONS MAY CREATE.

AREA CALCULATIONS

	HEATED:	UNHEATED:
1ST FLOOR:	1291	GARAGE: 474
TOTAL:	1291	FRONT PORCH: 85
		REAR PORCH: 100
		TOTAL: 659

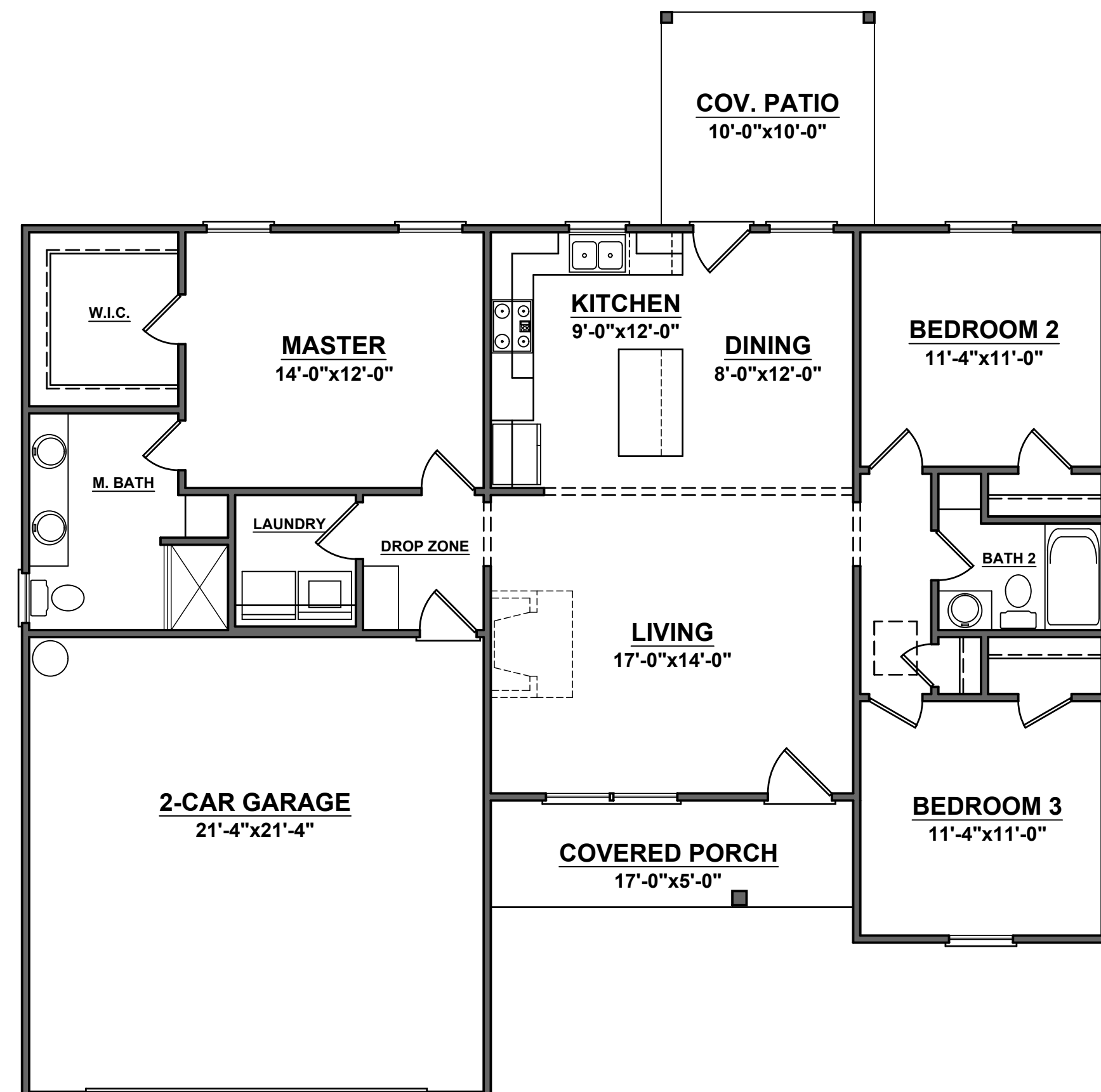
WIDTH: 51'-0"
DEPTH: 51'-0"

FOUNDATION VENTING CALCULATIONS

NOT NEEDED WITH SLAB FOUNDATION

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION	MECHANICAL ROOF VENTILATOR
1950 SQ. FT.	1950 SQ. FT.
150 = 13.00 SQ. FT. VENT REQ'D.	300 = 6.50 SQ. FT. VENT REQ'D.
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE	



PROJECT INFO:
Gammon Construction
The Riverstone Elev A - L

TITLE:
Cover Sheet

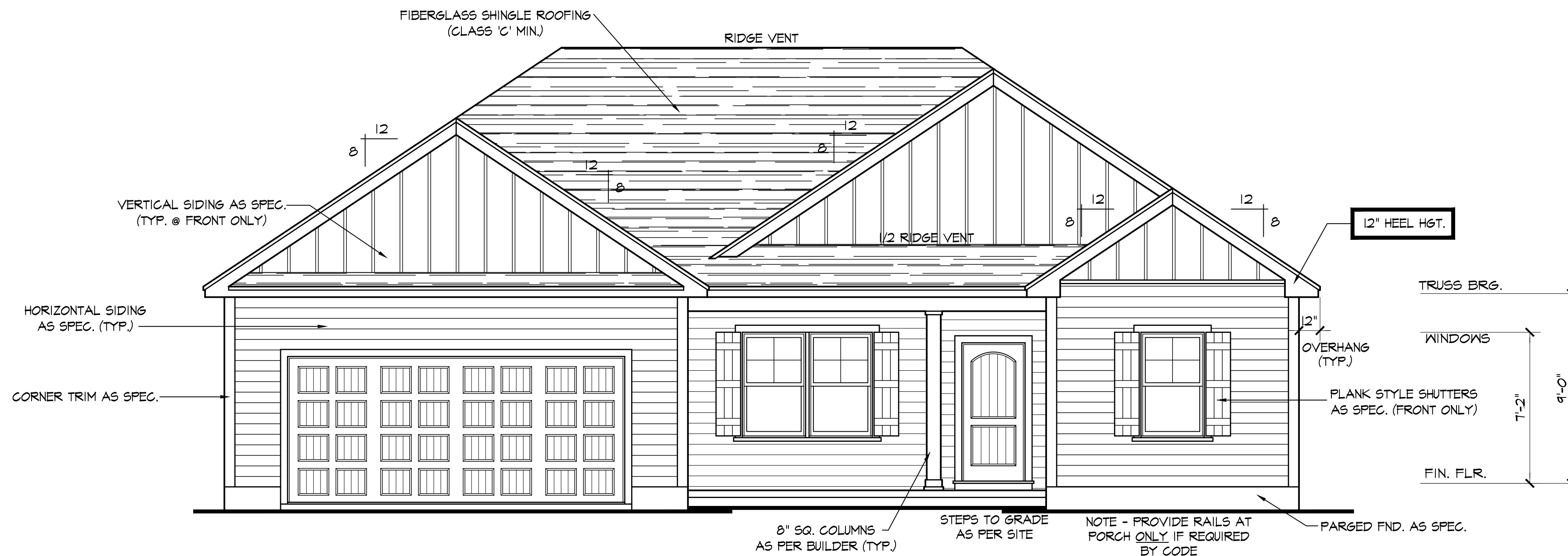
PROJECT NUMBER:
6518
DRAWN BY:
J.A.D.
CHECKED BY:
J.T.S.
REVISIONS:

DATE:
7/24/2024
SHEET:

C

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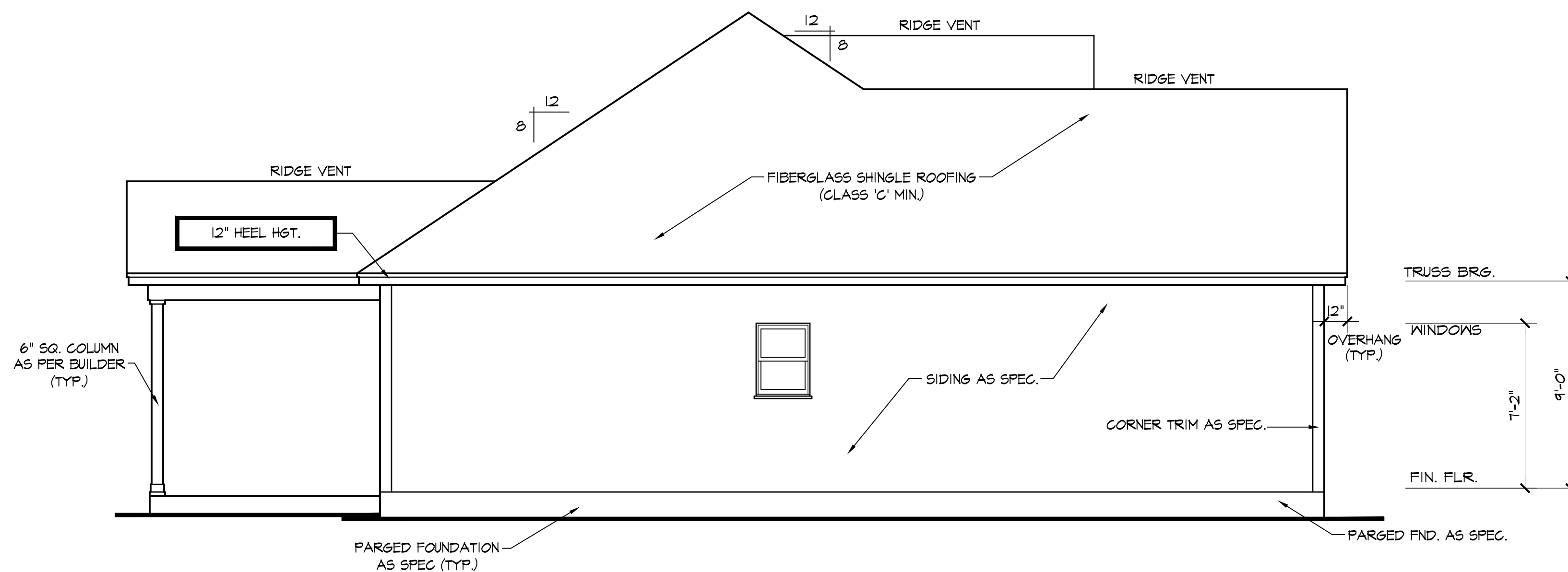
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FRONT ELEVATION A

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

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



LEFT SIDE ELEVATION

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

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The Riverstone Elev A - L

TITLE:

Elevations

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J.T.S.

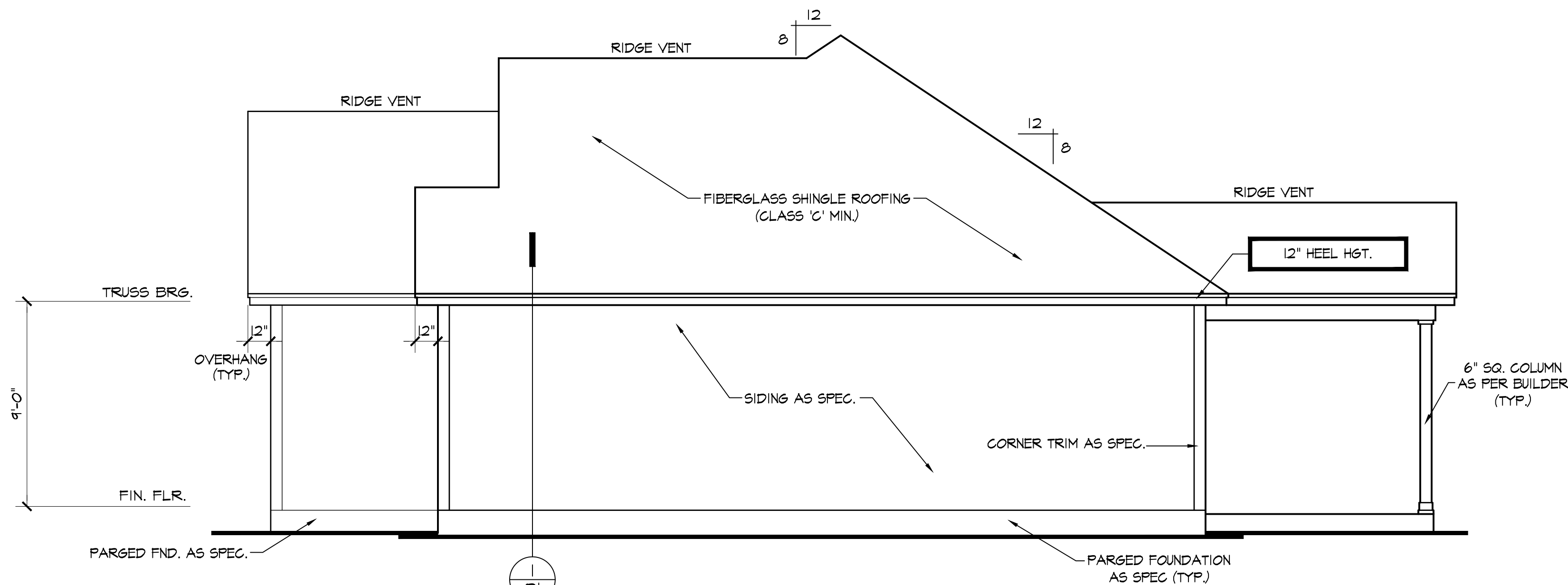
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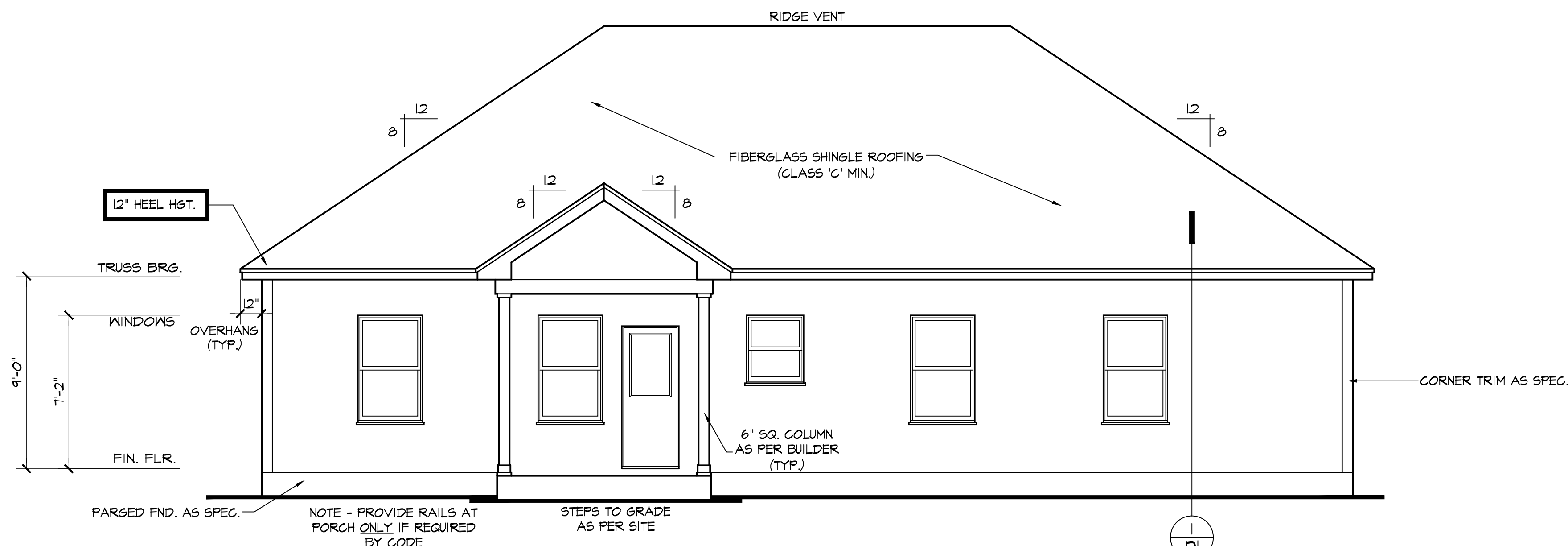
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1



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

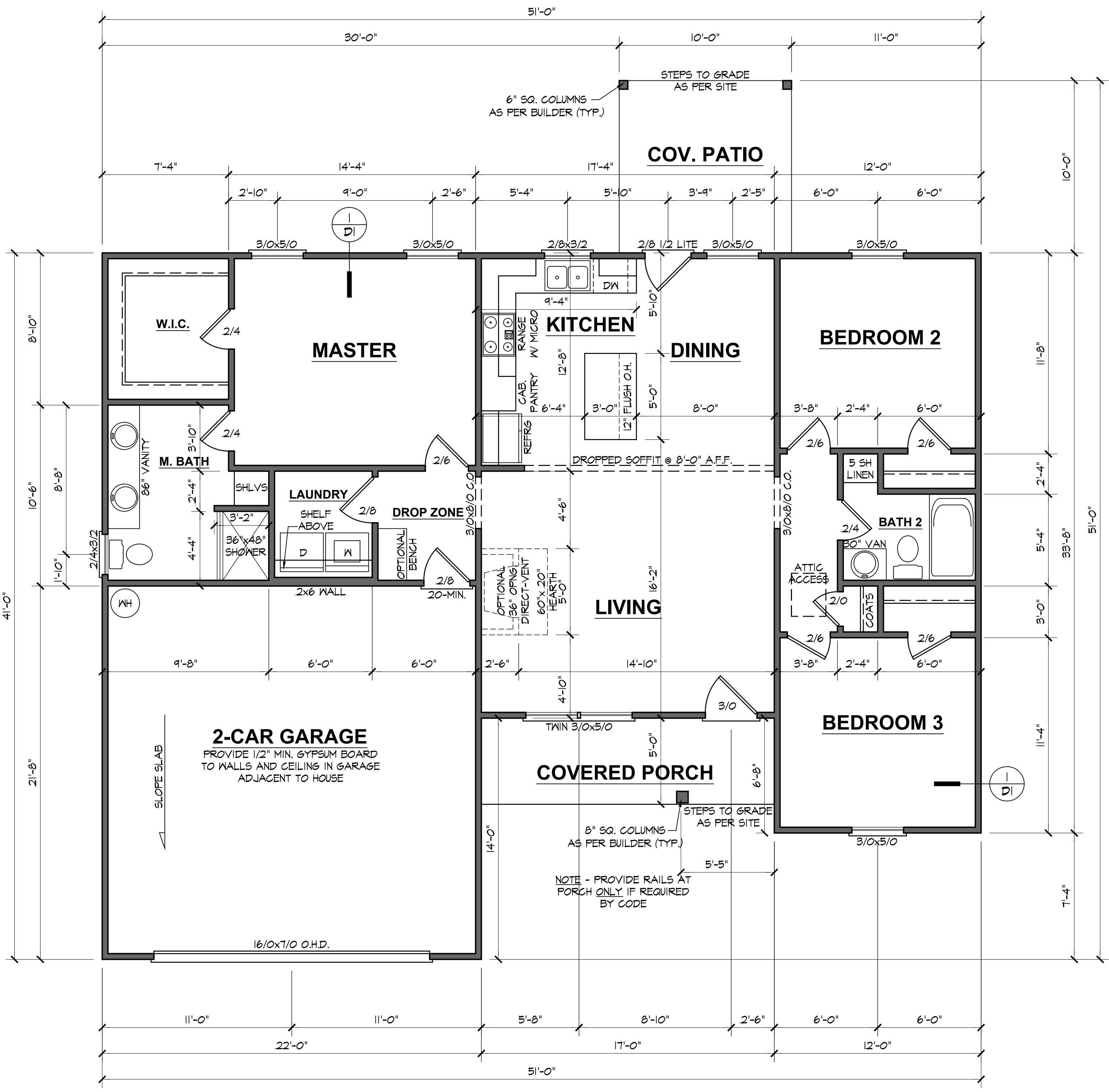
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Elevations

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2



NOTES:
 ALL DOORS AND CASED OPENINGS TO BE 6'-8" TALL UNLESS NOTED OTHERWISE.
 ROUGH FRAME ALL CASED OPENINGS 2" BIGGER THAN FINISHED OPENING CALL FOR
 BOTTOM OF WINDOW CLEAR OPENINGS SHALL BE MORE THAN 24" ABOVE FINISH FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R612.3 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.



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PROJECT INFO:
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 The Riverstone Elev A - L

TITLE:
Floor Plan

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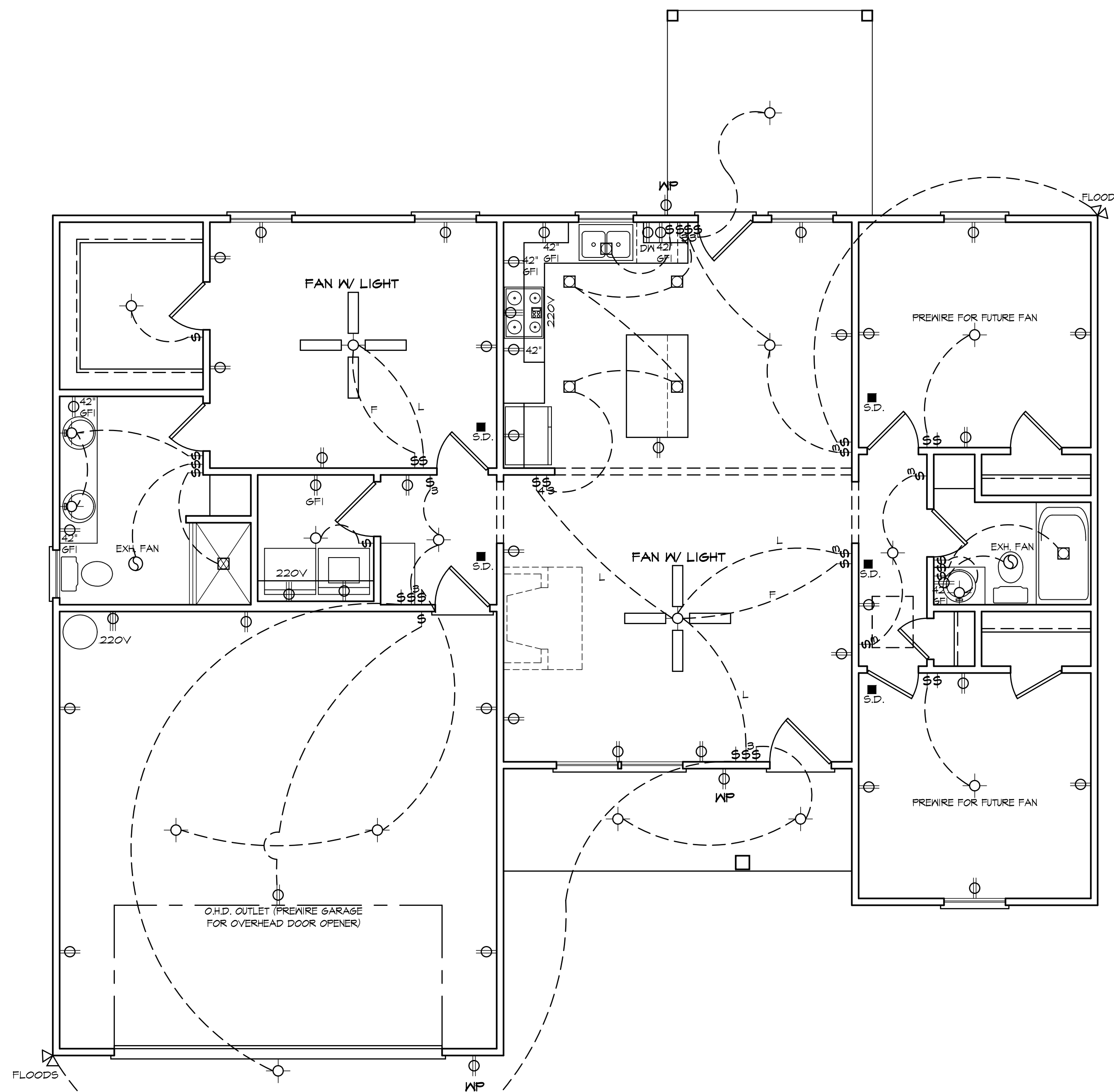
3

FLOOR PLAN
 9'-0" (NOM.) CLG. HGT. U.N.O.
 SET WINDOWS @ 7'-2" U.N.O.

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

ELECTRICAL LEGEND	
○	- LIGHT FIXTURE
⊙	- FAN/LIGHT
⊕	- WATERPROOF OUTLET
□	- RECESSED LIGHTING
\$	- SINGLE FULL SWITCH
\$₃	- 3-WAY SWITCH
\$₄	- 4-WAY SWITCH
\$₅	- DIMMER SWITCH
■	- SMOKE DETECTOR
⚡	- FLOOD LIGHTS
▽	- EYEBALL SPOTS
⊕	- DUPLEX RECEPTACLE (110V)
⊕	- 220 VOLT RECEPTACLE
⊕	- SWITCHED RECEPTACLE (TOP WIRE ONLY)
⊕ _{GFI}	- GROUND FAULT CIRCUIT INTERRUPTOR
+	- CLG FAN/LIGHTS
—	- TRACK LIGHTS
—	- FLUORESCENT LIGHTING
○	- CABLE OUTLET
▲	- TELEPHONE OUTLET
△	- COMPUTER DATA OUTLET
⊗	- BURGLAR ALARM
□	- INTERCOM

NOTE: ALL ELECTRICAL TO BE VERIFIED BY OWNER/BUILDER BEFORE ROUGH-IN.



ELECTRICAL PLAN

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.

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The Riverstone Elev A - L

Details

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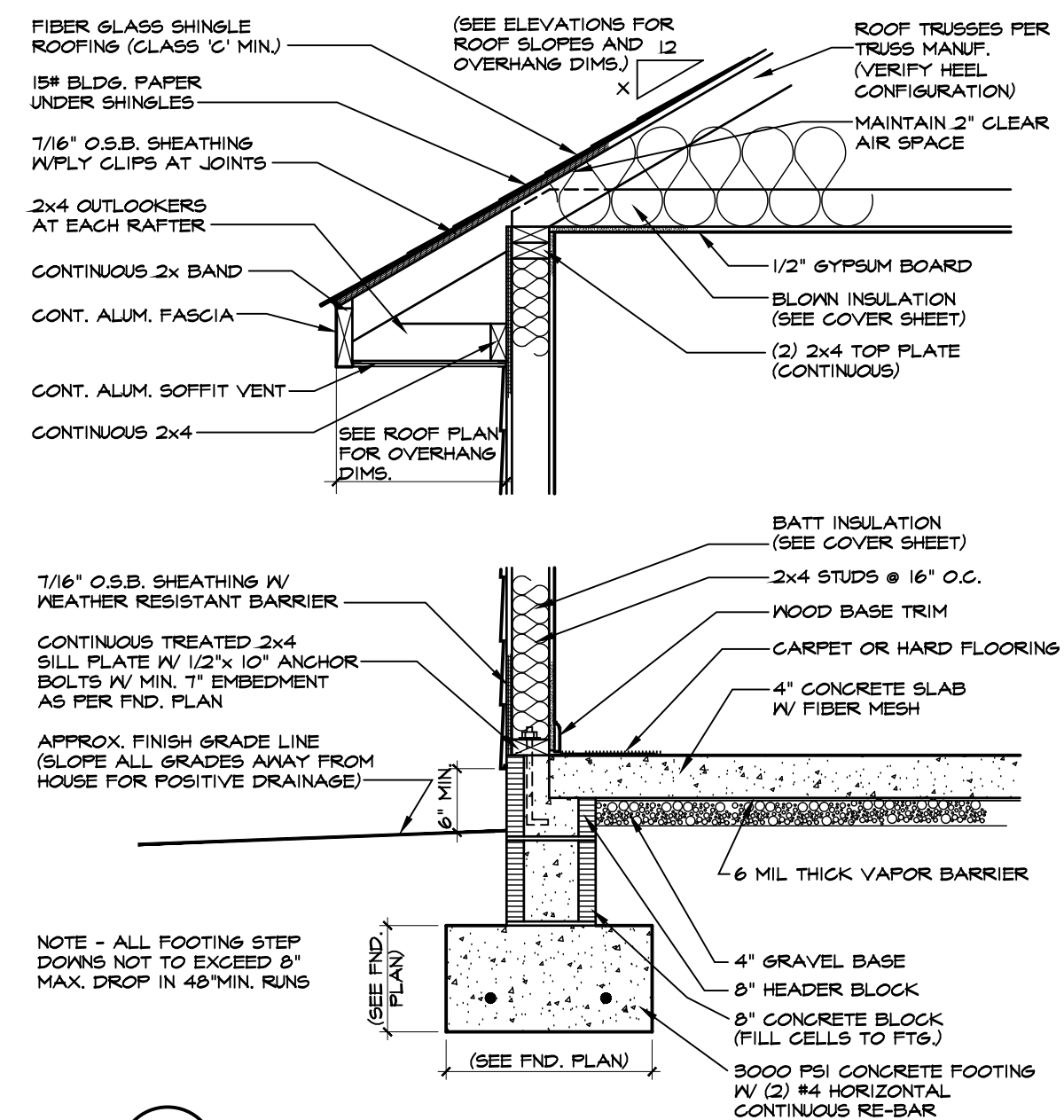
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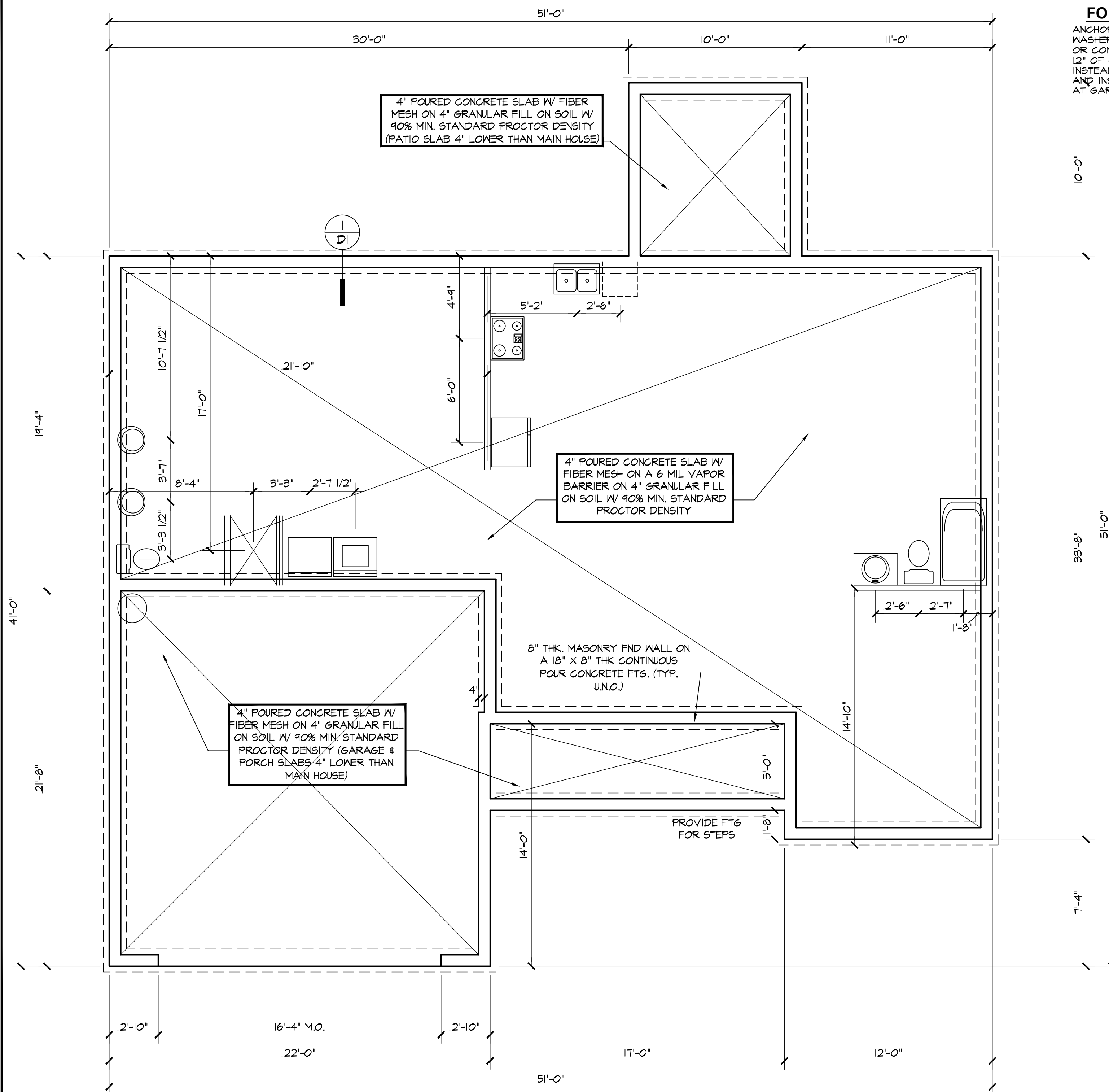
D1



1 ONE STORY WALL SECTION
SCALE: 3/4"=1'-0" BLOCK STEM WALL

FOUNDATION WALL ANCHOR BOLTS

ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATION'S EXCEPT AT GARAGE LUG FTG.



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The Riverstone Elev A - L

Structural

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S2

BRACED WALL NOTES

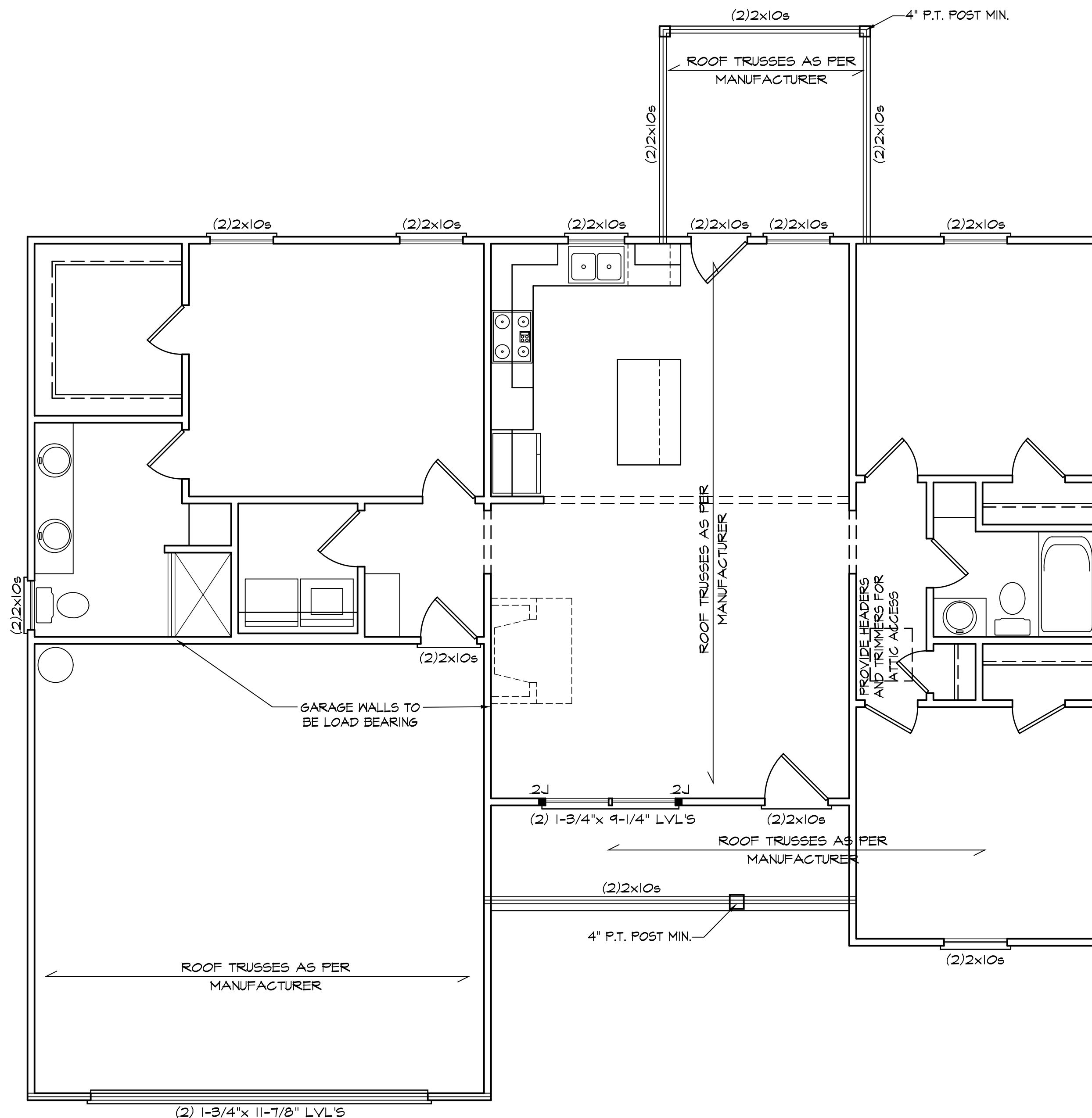
THIS PLAN SHALL BE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS UTILIZING THE ALTERNATE METHOD PROVIDED BY THE TEMPORARY RULE FOR SECTION R602.10 EXCEPTION 2 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE. ALL SHEATHABLE SURFACES SHALL BE SHEATHED WITH WOOD STRUCTURAL PANEL SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH A MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. NOTE: ALL WALLS WILL HAVE AT LEAST 50% OF THE WALL SHEATHED. THE GARAGE OPENING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL CS-PF.

LOAD CHART FOR JACK STUDS

(BASED ON TABLE 502.5(1) AND (b))

NUMBER OF JACK STUDS REQUIRED AT EACH END OF HEADER OR GIRDER

END REACTION (IP TO)	REQUIRED STUDS FOR (2) PLY HDR	END REACTION (IP TO)	REQUIRED STUDS FOR (3) PLY HDR	END REACTION (IP TO)	REQUIRED STUDS FOR (4) PLY HDR
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				



CEILING STRUCT PLAN

NOTE - ALL INTERIOR WALLS NOT LOAD BEARING MAY BE FRAMED AT 24" O.C. IF SO DESIRED.

NOTE - ALL INTERIOR HEADERS NOT LABELED TO BE (2)2x4s (TYPICAL)

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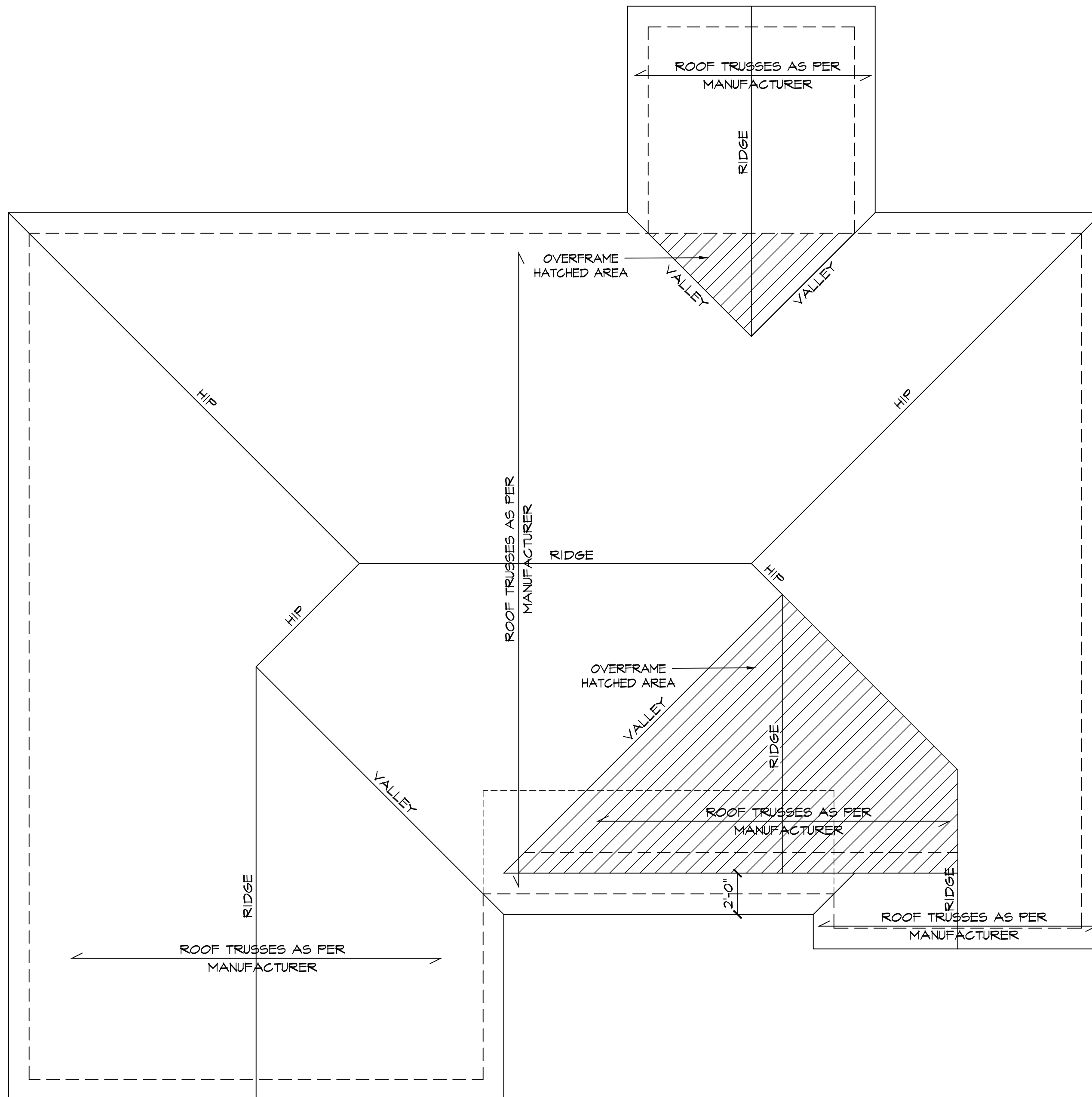
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TITLE:
Roof Plan

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S3



ROOF PLAN

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

NOTE 1 - ALL ROOF PITCHES TO BE 8/12 U.N.O.

NOTE 2 - ALL ROOF OVERHANGS TO BE 12" U.N.O.