

GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	1645	GARAGE=	560
SECOND FLOOR=	N/A	FRONT PORCH=	128
THIRD FLOOR=	N/A	SCREEN PORCH=	144
BASEMENT=	N/A	DECK=	120
		STORAGE=	N/A
TOTAL HEATED=	1645	TOTAL UNHEATED=	952

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

1645 SQ. FT. OF CRAWL SPACE/1500

1.09 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 3 VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= 1.35 SQ. FT. OF VENTILATION

**FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

2477 SQ. FT. OF ATTIC/300= 8.25

EACH OF INLET AND OUTLET REQUIRED.

***WALL AND ROOF CLADDING DESIGN VALUES**

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

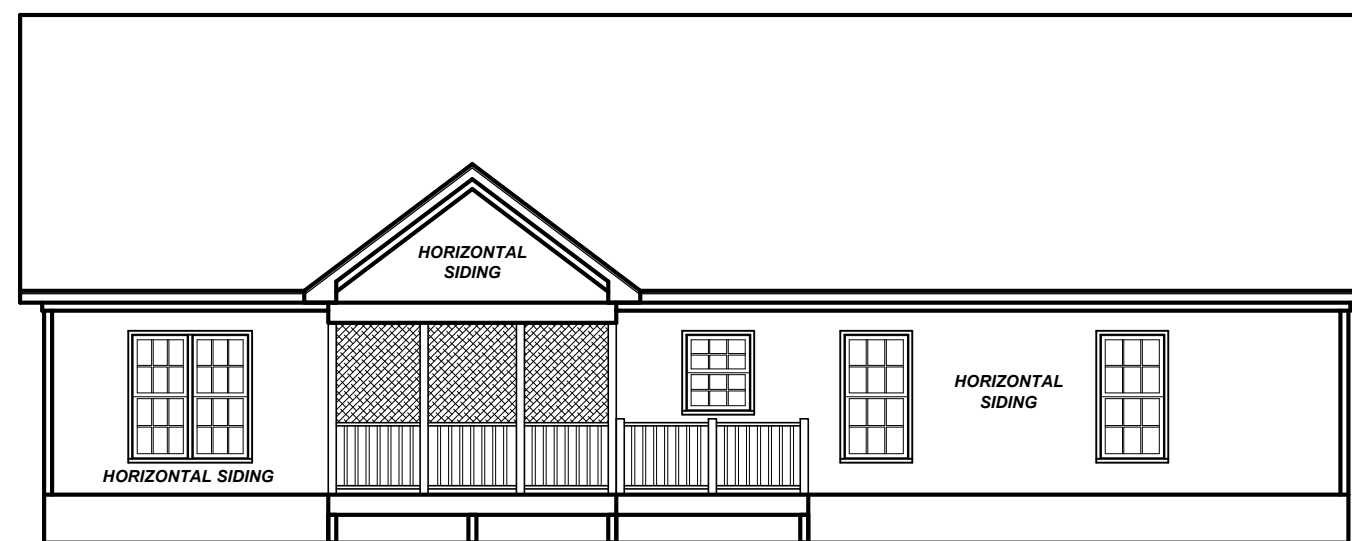
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEIGHT 30' OR LESS



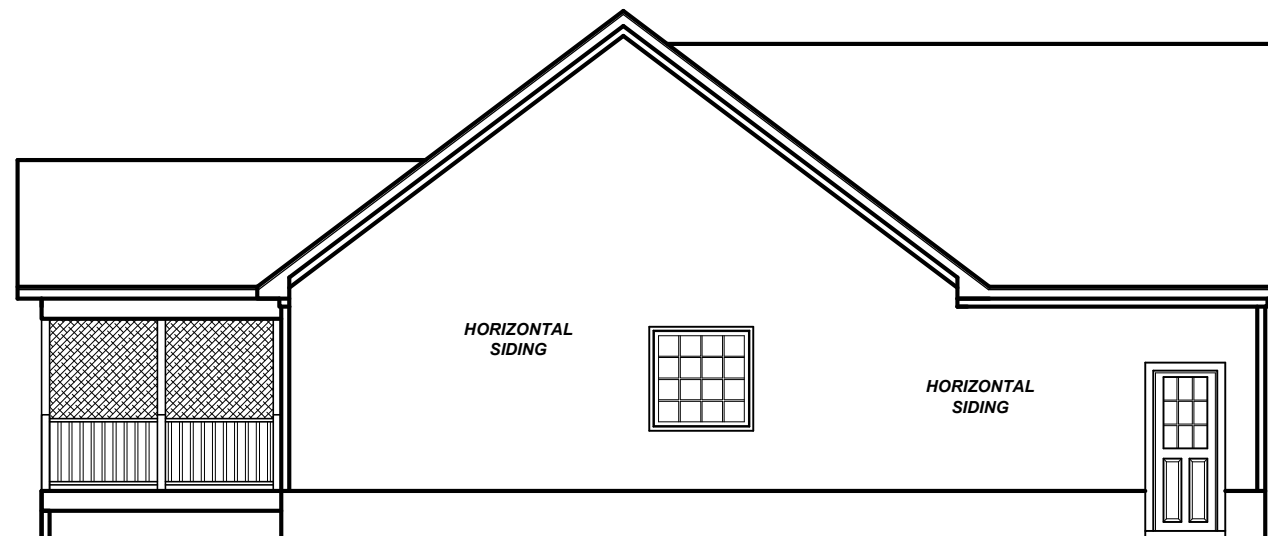
FRONT ELEVATION

1/4" = 1'-0"



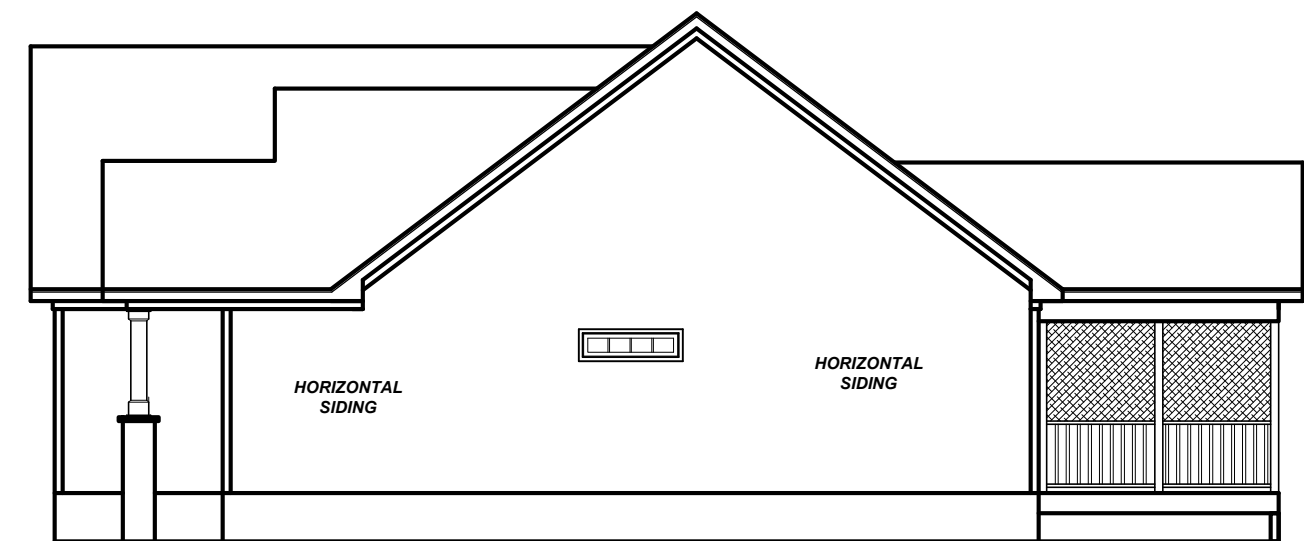
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



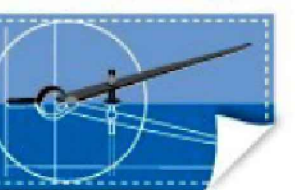
RIGHT ELEVATION

1/8" = 1'-0"

Project #	13KB-164
Date:	10-31-13
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks
1		
2		
3		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693
Fax: (919) 661-2632

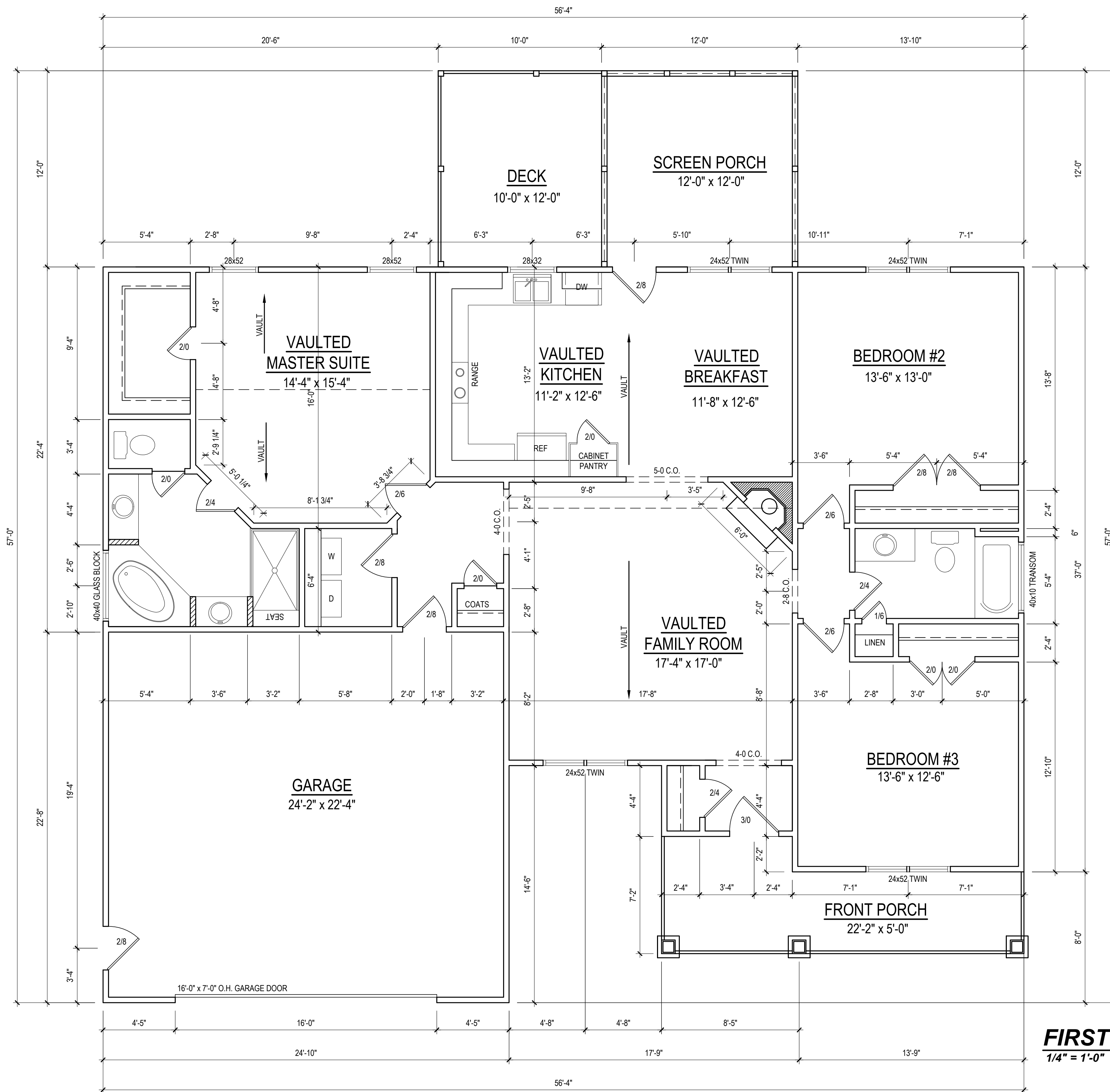


**The David II
(Garage Left)**

**On Top Building
Co., LLC**
2393 Twin Acres Rd.
Clayton, NC 27520

ELEVATIONS
Sheet Number
1
of 7

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

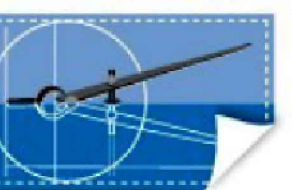


FIRST FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"

Project:
 13KB-164
 Date:
 10-31-13
 Drawn/Design By:
 KBB
 Scale:
 1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
 Raleigh, NC 27603
 Office: (919) 302-0693
 Fax: (919) 661-2632



The David II
 (Garage Left)

On Top Building
 Co., LLC
 2393 Twin Acres Rd.
 Clayton, NC 27520

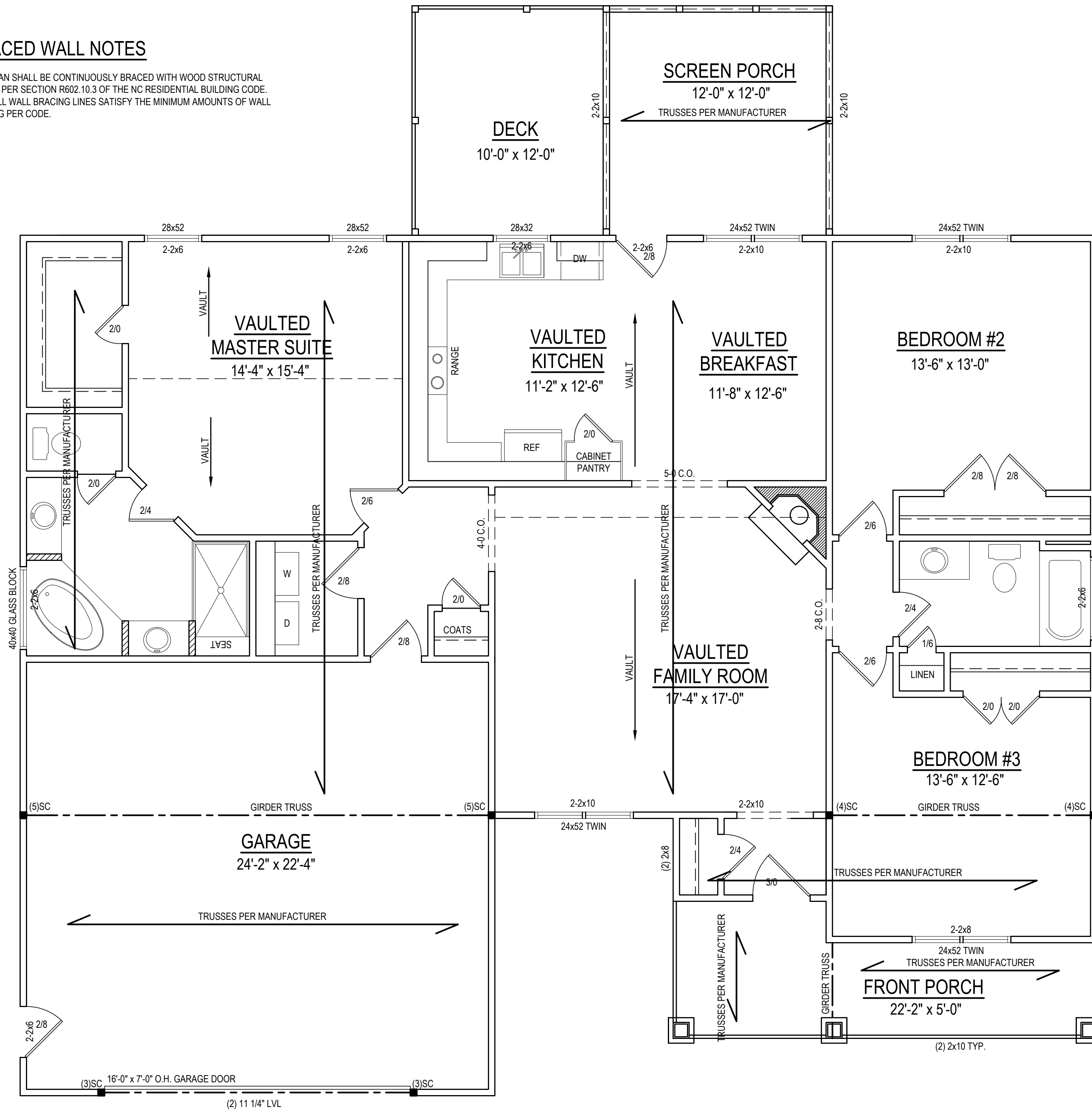
FIRST FLOOR

Sheet Number
3
 of 7

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

BRACED WALL NOTES

THIS PLAN SHALL BE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS PER SECTION R602.10.3 OF THE NC RESIDENTIAL BUILDING CODE. NOTE ALL WALL BRACING LINES SATISFY THE MINIMUM AMOUNTS OF WALL BRACING PER CODE.



FIRST FLOOR STRUCTURAL PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"

Project #:	
Date:	
Drawn/Design By:	KBB
Scale:	1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
 Raleigh, NC 27603
 Office: (919) 302-0693
 Fax: (919) 661-2632



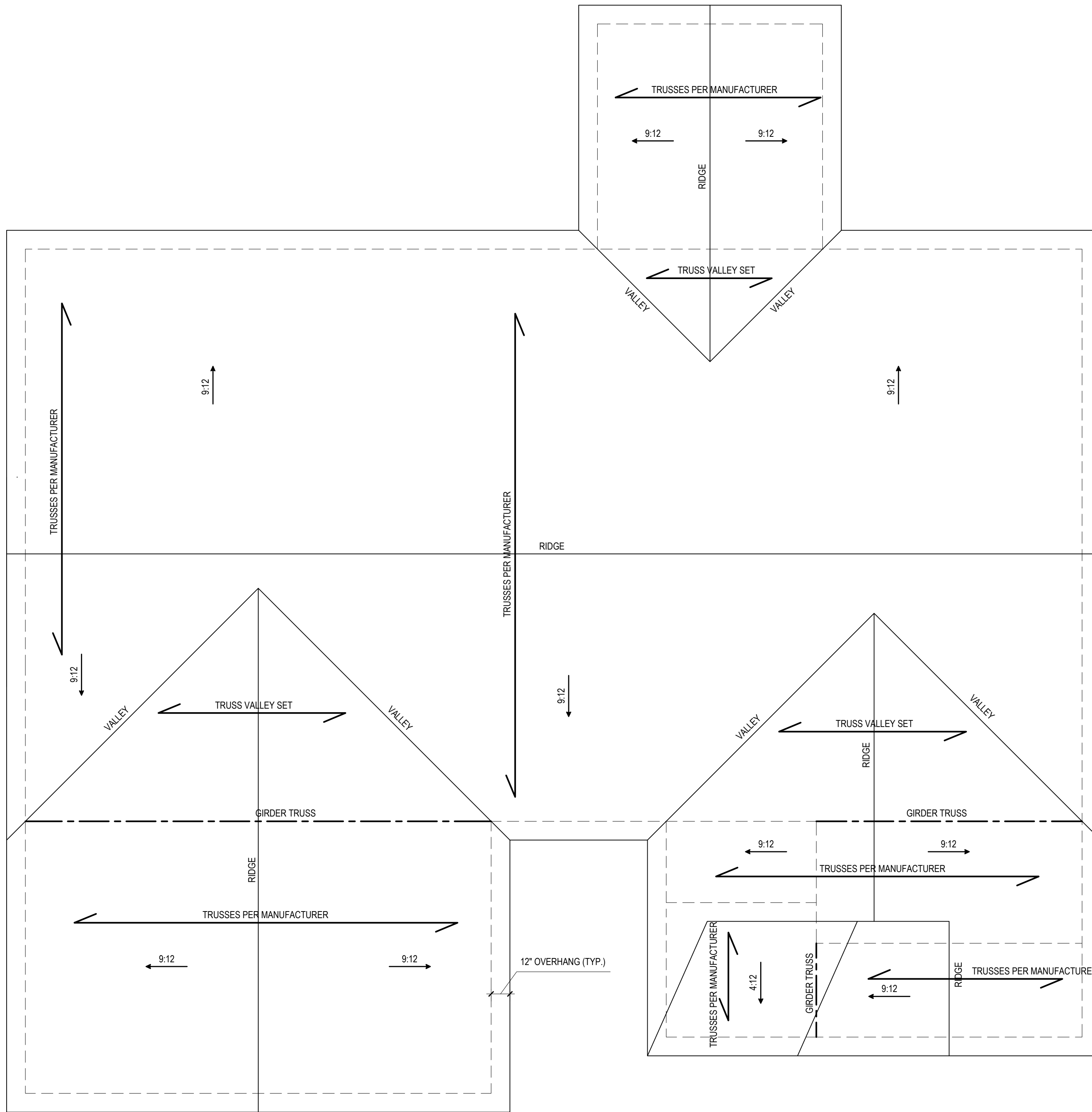
The David II
 (Garage Left)

On Top Building
 Co., LLC
 2393 Twin Acres Rd.
 Clayton, NC 27520

FIRST FLOOR
 STRUCTURAL

Sheet Number
4
 of 7

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

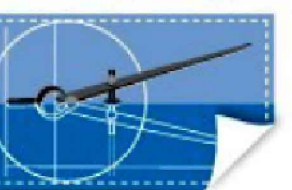


ROOF PLAN
1/4" = 1'-0"

Project:	13KB-164
Date:	10-31-13
Drawn/Checked By:	KBB
Scale:	1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693
Fax: (919) 661-2632



The David II
(Garage Left)

On Top Building
Co., LLC
2393 Twin Acres Rd.
Clayton, NC 27520

ROOF LAYOUT

Sheet Number
5
of 7

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

STRUCTURAL NOTES

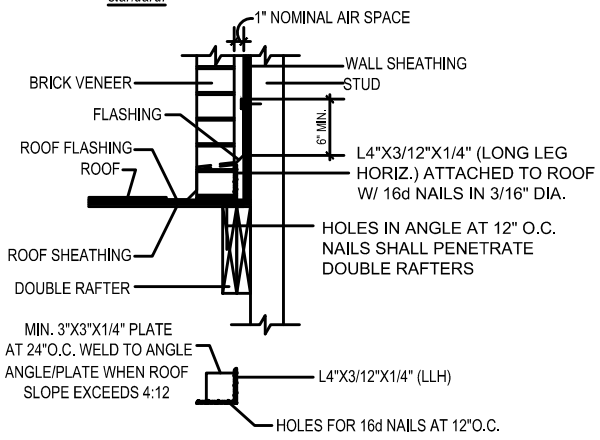
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE" IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL & LL)
ALL FLOORS	40	10	L/360
ATTIC (pull down access)	20	10	L/240
ATTIC (no access)	10	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	(BASED ON 115MPH (3-second gusts))		
- MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (UNO).
- MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- ALL FRAMING LUMBER SHALL BE SYP #2 (F_b = 850 PSF) UNO. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
- ALL LOAD BEARING HEADERS SHALL BE (2)2x10 (UNO). ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (1) KING STUD AT EACH END UNLESS NOTED. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.
- ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D NAILS @ 8" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQ'D, ALL PANELS SHALL BE FASTENED AT 3" O.C. AT EDGES AND 6" O.C. AT INT. SUPPORTS.
- ALL STRUCTURAL STEEL SHALL ASTM A36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- ANCHOR BOLT PLACEMENT PER SECTION R403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION.
- FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2018 NC BUILDING CODE.
- WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A 24.1 SQ.FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
45.1 LBS/SQ.FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12
34.8 LBS/SQ.FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12
21.0 LBS/SQ.FT. FOR ROOF PITCHES OF 7/12 TO 12/12
* MEAN ROOF HEIGHT 30' OR LESS
- FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FTG. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR DIMENSIONING OR SQ. FTG. ERRORS ONCE CONSTRUCTION BEGINS.

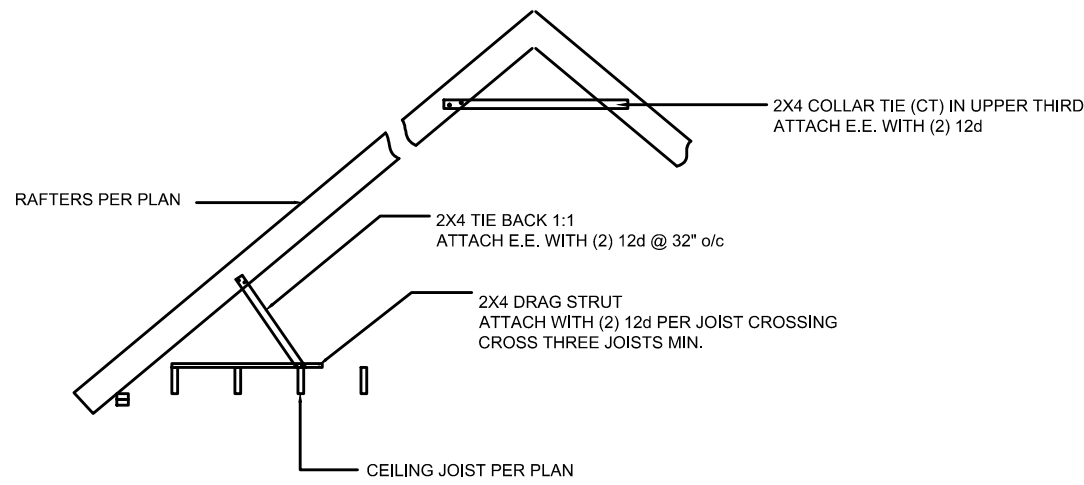
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

Size of Angles	Maximum Span
3-1/2" x 3-1/2" x 1/4"	6'-0"
5" x 3-1/2" x 5/16"	10'-0"

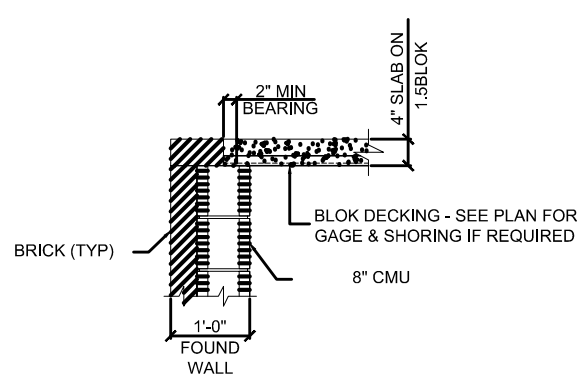
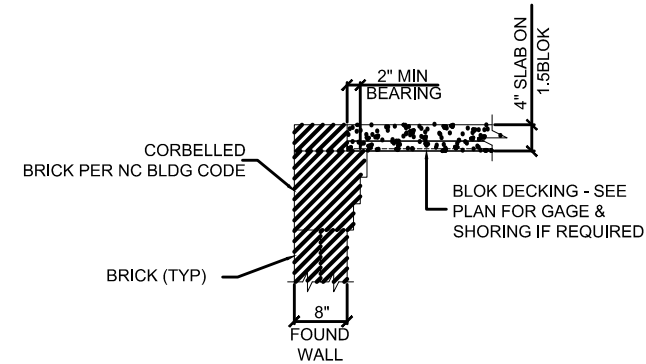
- Long leg of the angle shall be placed in a vertical position.
- Spans over 4' shall be shored up until cured.
- Steel members indicated are adequate typical examples; other steel members including light gauge steel meeting structural design requirements may be used.
- Spans over 10'-0" shall be designed in accordance with approved standard.



MASONRY VENEER DETAIL (FIG. 703.3(A))



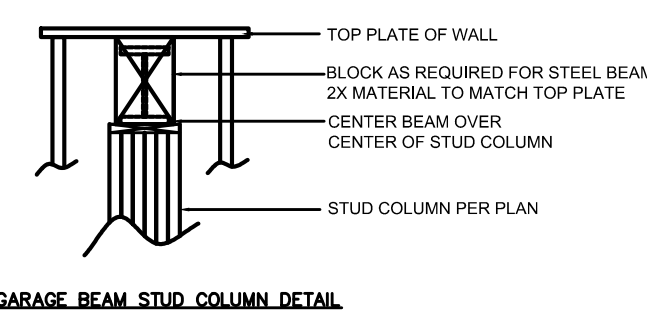
RAFTER TIE BACK DETAIL



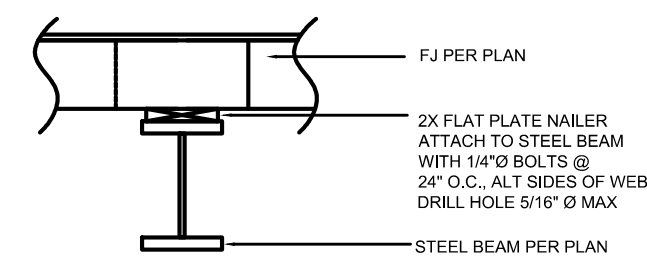
CONCRETE SLAB ON METAL DECKING DETAIL

TABLE N1102.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

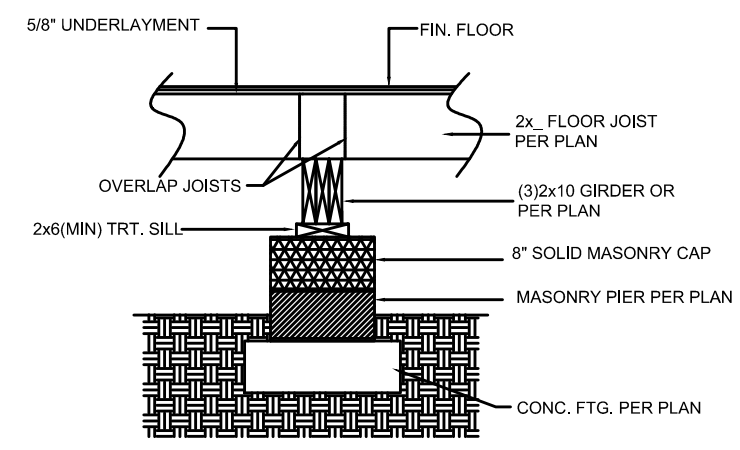
CLIMATE ZONE	MAXIMUM GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE					
		CEILINGS	WALLS	FLOORS	BASEMENT WALLS	SLAB PERIMETER	CRAWL SPACE WALLS
3	.35	R-38 or R-30	R-15	R-19	R-5/13	R-0	R-5/13
4	.35	R-38 or R-30	R-15	R-19	R-10/15	R-10	R-10/15



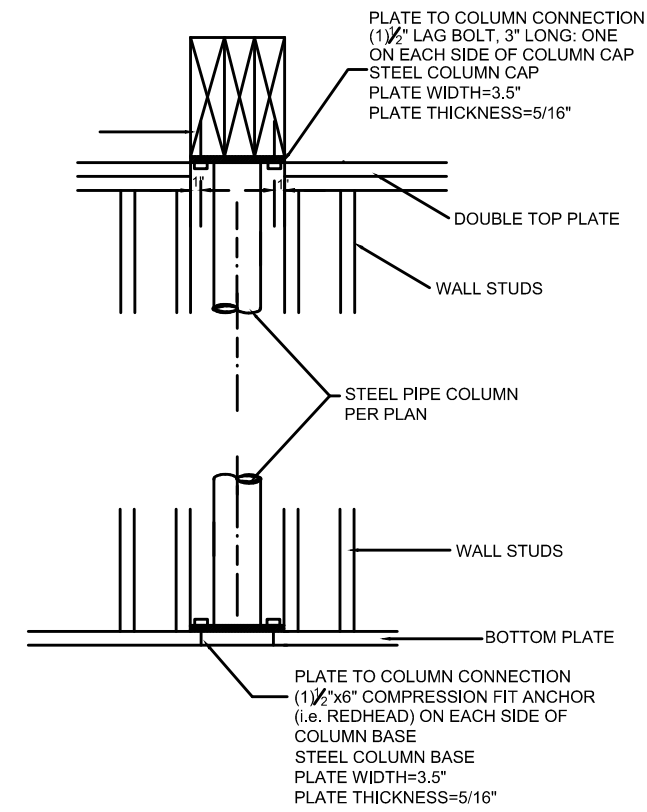
GARAGE BEAM STUD COLUMN DETAIL



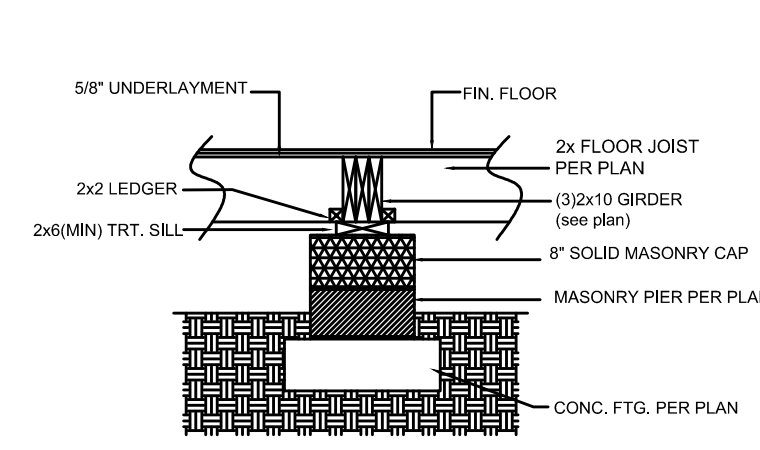
GARAGE BEAM LATERAL BRACING DETAIL



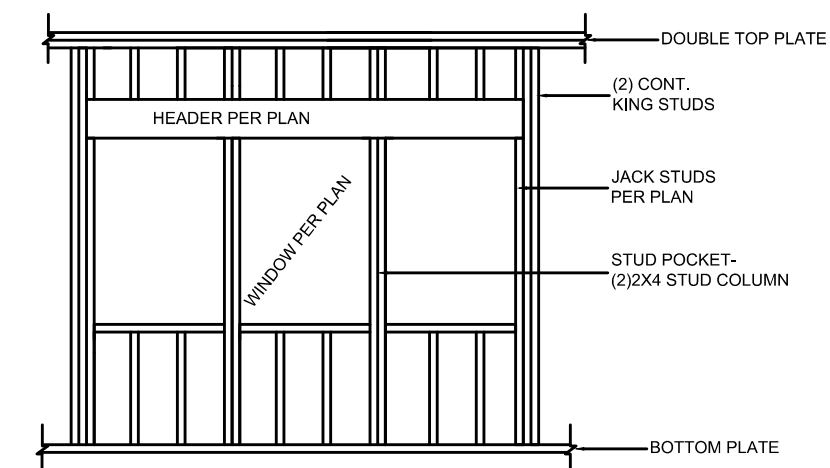
DROPPED GIRDER DETAIL



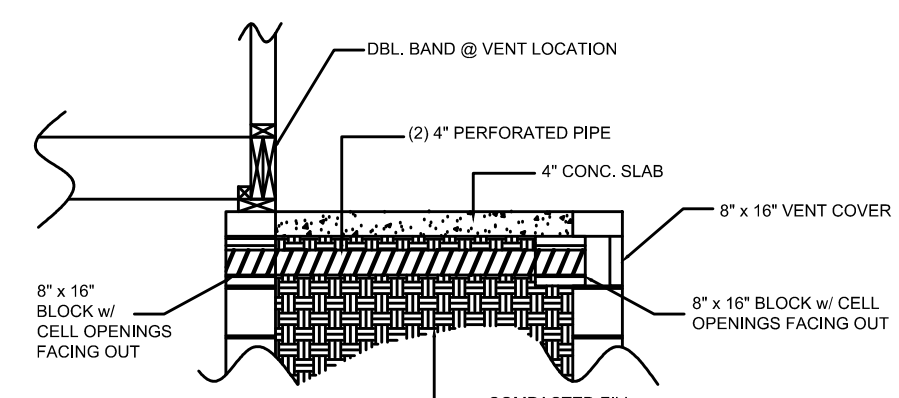
STEEL COLUMN AT WALL



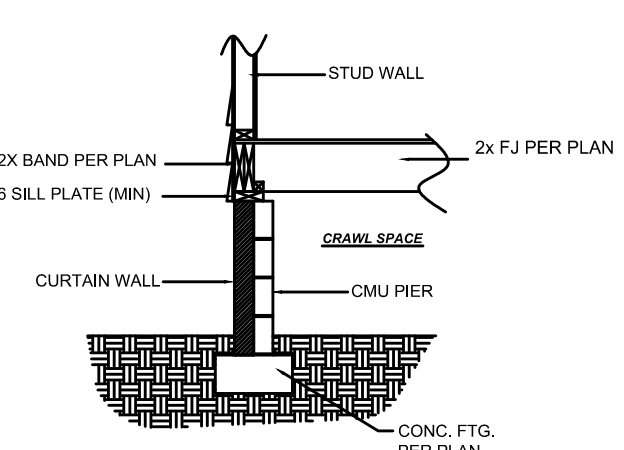
FLUSH GIRDER DETAIL



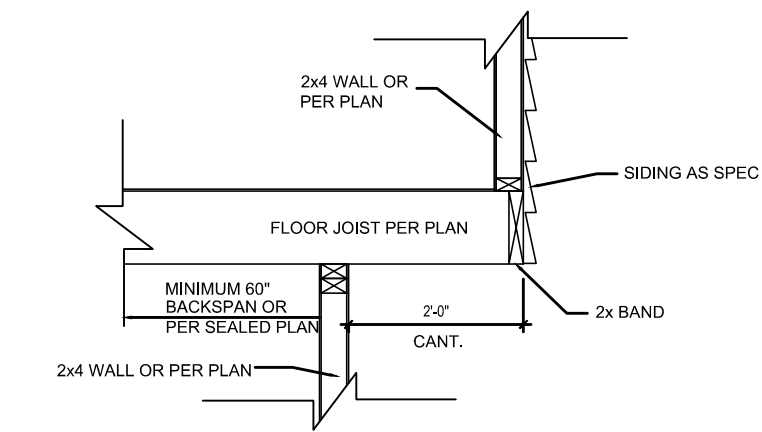
TYPICAL WINDOW STUD POCKET DETAIL



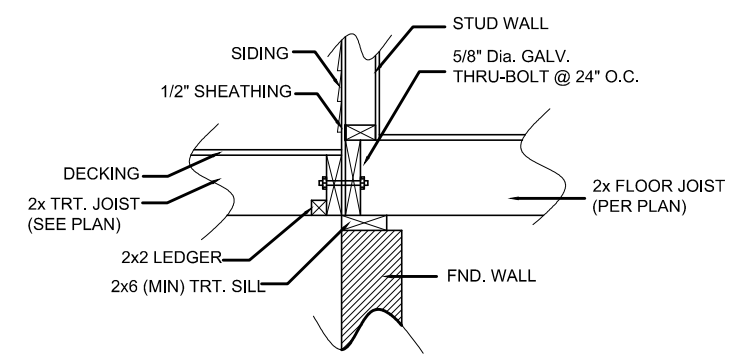
FOUNDATION VENT DETAIL AT COMPACTED FILL



CURTAIN WALL DETAIL



CANTILEVER FLOOR JOIST DETAIL



DECK ATTACHMENT

1. MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

POST SIZE *	MAX POST HEIGHT **
4 X 4	8'-0"
6 X 6	20'-0"
***	OVER 20'-0"

* THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.
** FROM TOP OF FOOTING TO BOTTOM OF GIRDER
*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

2. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE METHODS:

- WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4' AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION AM104, LATERAL BRACING IS NOT REQUIRED.
- 4x4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/4 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE NAILED TO THE POST AND THE GIRDER OR BOLTED WITH ONE 5/8" HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.
- FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

POST SIZE	MAX TRIBUTARY AREA	MAX POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"
- 2x6 DIAGONAL VERTICAL ROSS-BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS.

DECK POST DETAILS

Project #:
13KB-164
Date:
10-31-13
Drawn/Design By:
KBB
Scale:
NTS

REVISIONS

No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693
Fax: (919) 661-2632

DESIGNS INC.
Where Dreams Become Reality

The David II (Garage Left)

On Top Building Co., LLC
2393 Twin Acres Rd.
Clayton, NC 27520

Website: www.KandAHomeDesigns.com
Email: Kent@KandAHomeDesigns.com

Project:	13KB-164
Date:	10-31-13
Drawn/Checked By:	KBB
Scale:	NTS

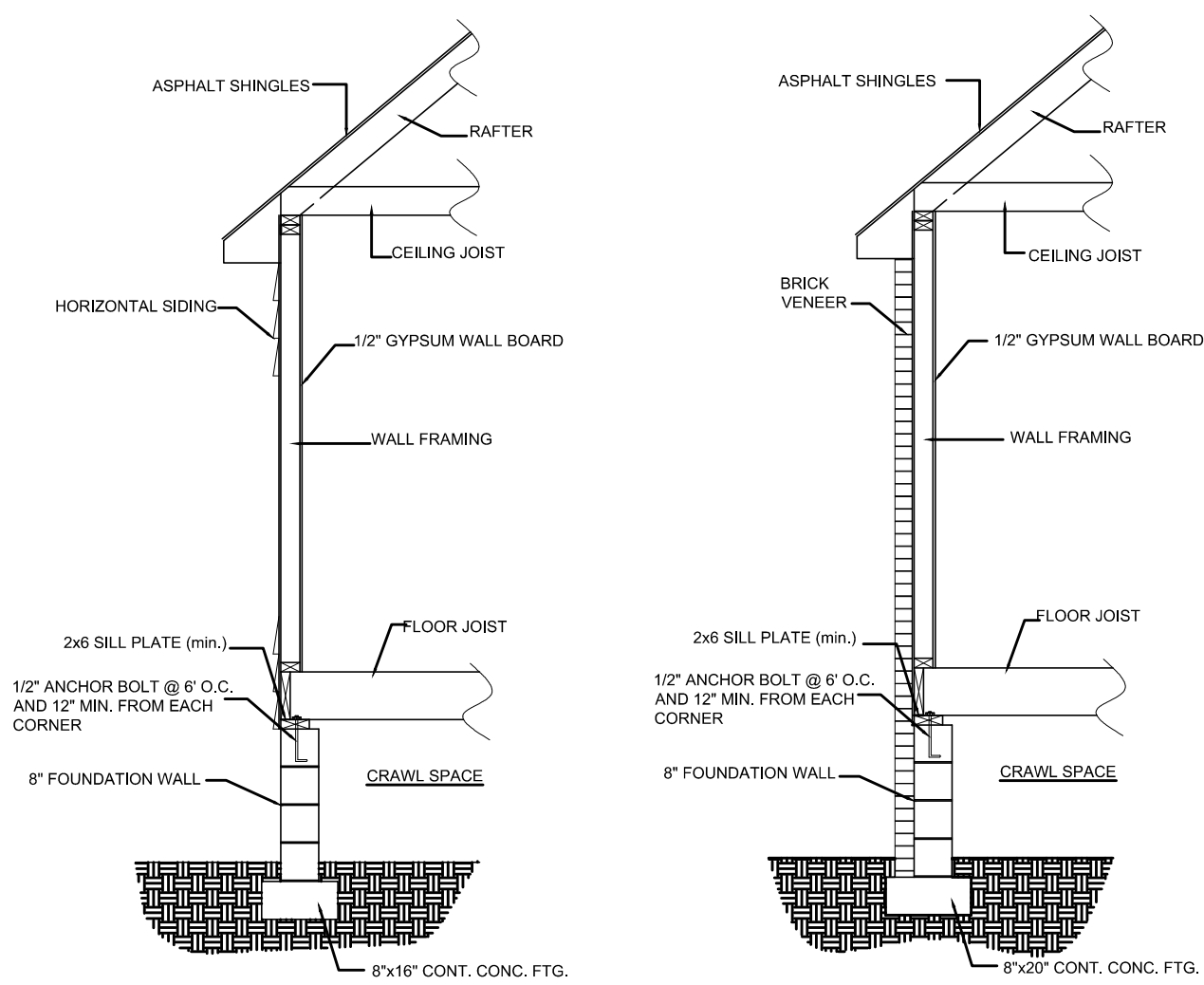
REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693
Fax: (919) 661-2632



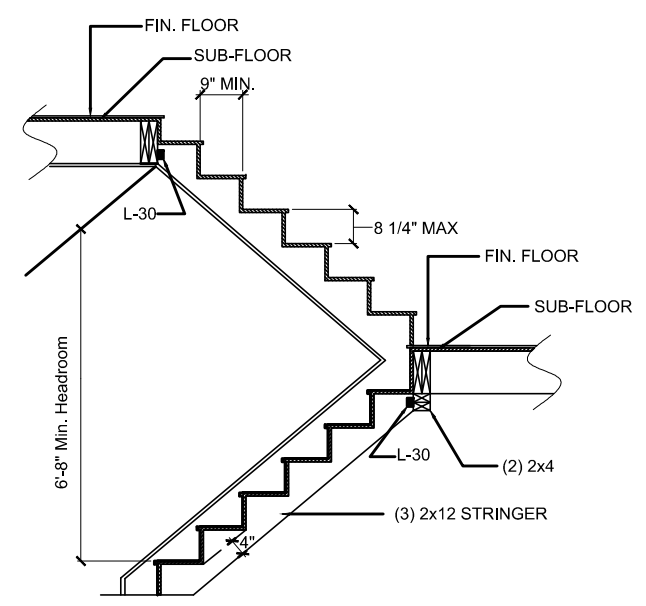
The David II
(Garage Left)

On Top Building
Co., LLC
2393 Twin Acres Rd.
Clayton, NC 27520



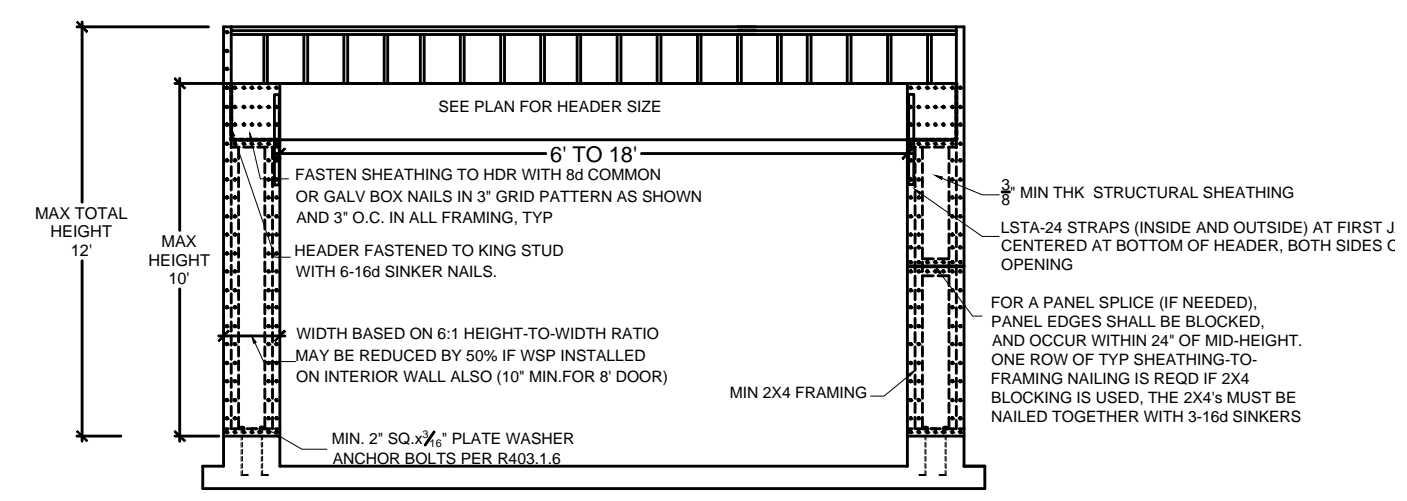
TYPICAL WALL DETAIL

TYPICAL WALL DETAIL - BRICK VENEER

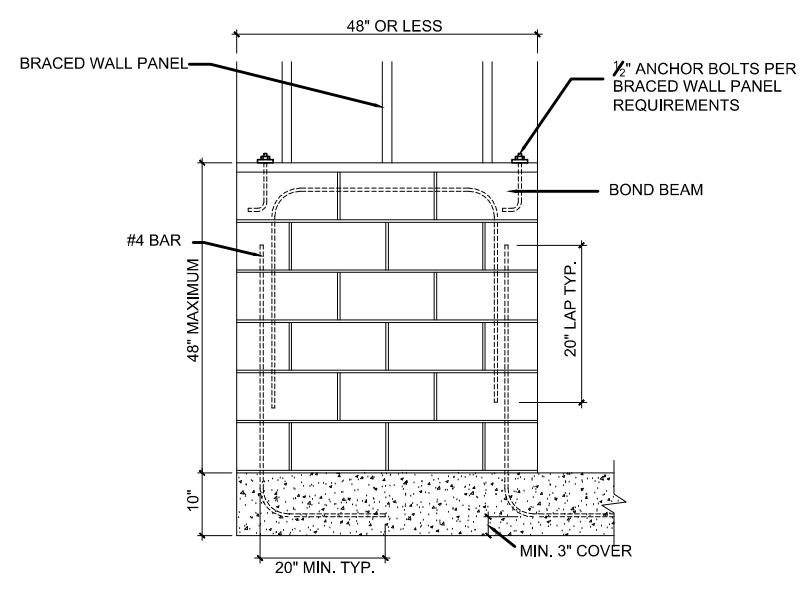


-BALCONY HANDRAIL HT. 36\"/>

TYPICAL STAIRWAY DETAIL



METHOD CS-PF PORTAL FRAME



BRACED WALL LINE STEMWALL DETAIL

Website: www.KandAHomeDesigns.com
Email: Kent@KandAHomeDesigns.com

Project No.
13KB-164
Date:
10-31-13
Drawn/Checked By:
KBB
Scale:
1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1	1-11-15	Side Load Garage Option
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693
Fax: (919) 661-2632

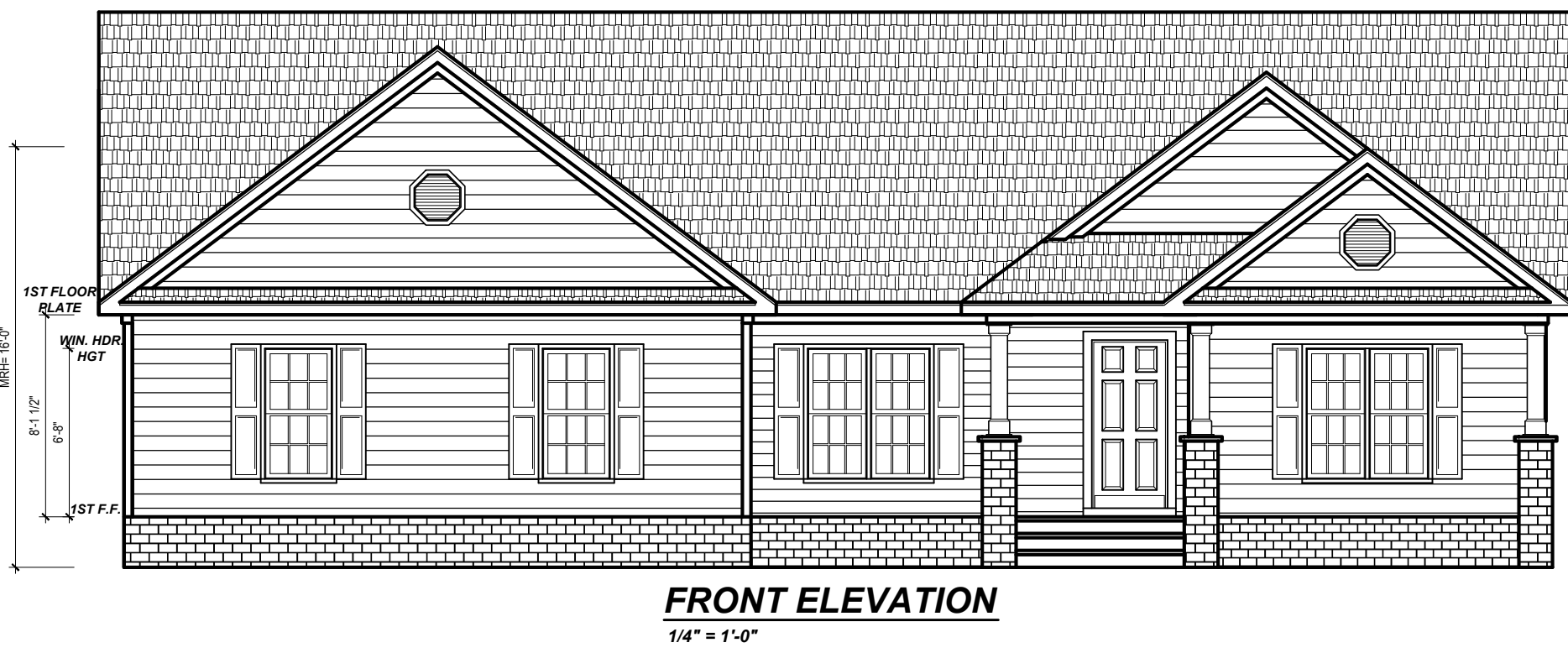


**The David II
(Garage Left)**

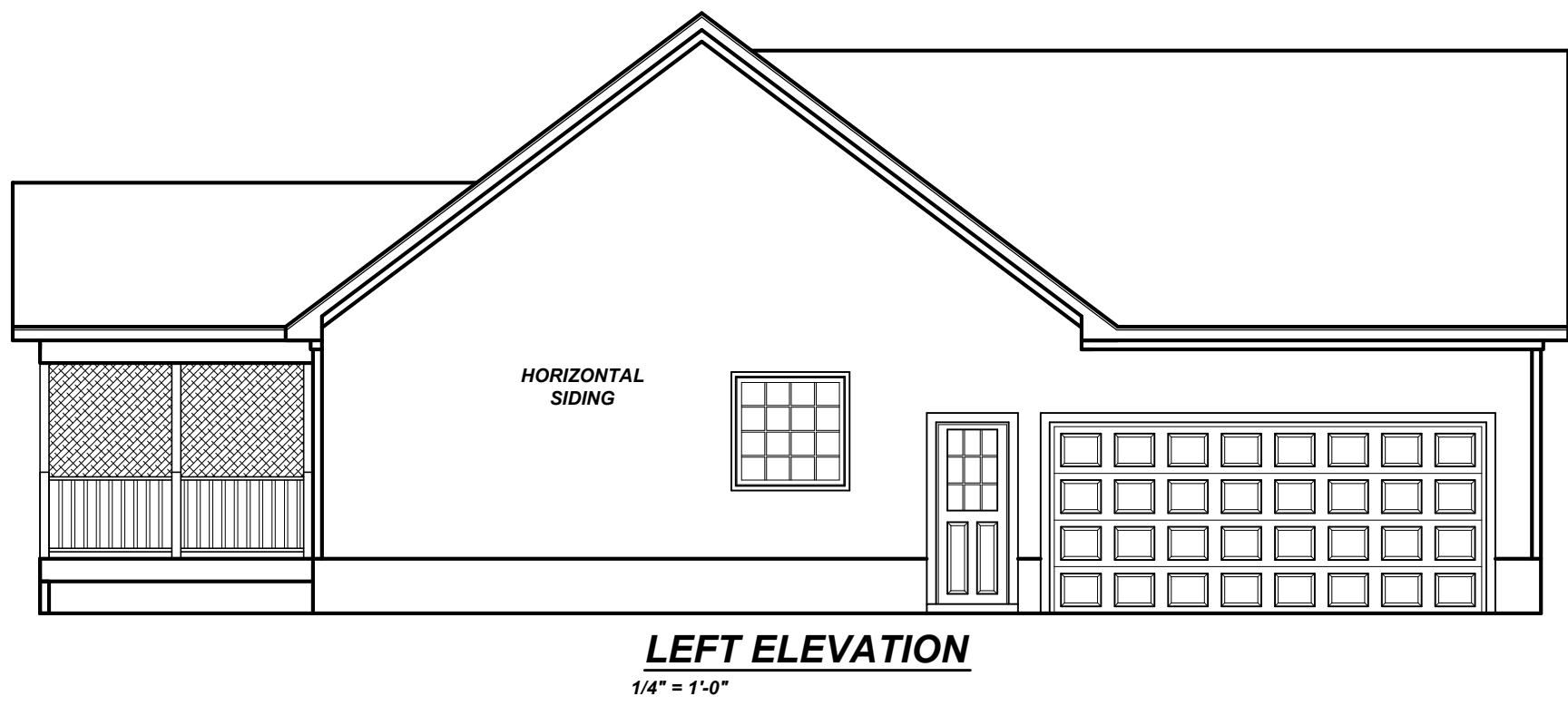
**On Top Building
Co., LLC**
2393 Twin Acres Rd.
Clayton, NC 27520

SIDE LOAD OPTION

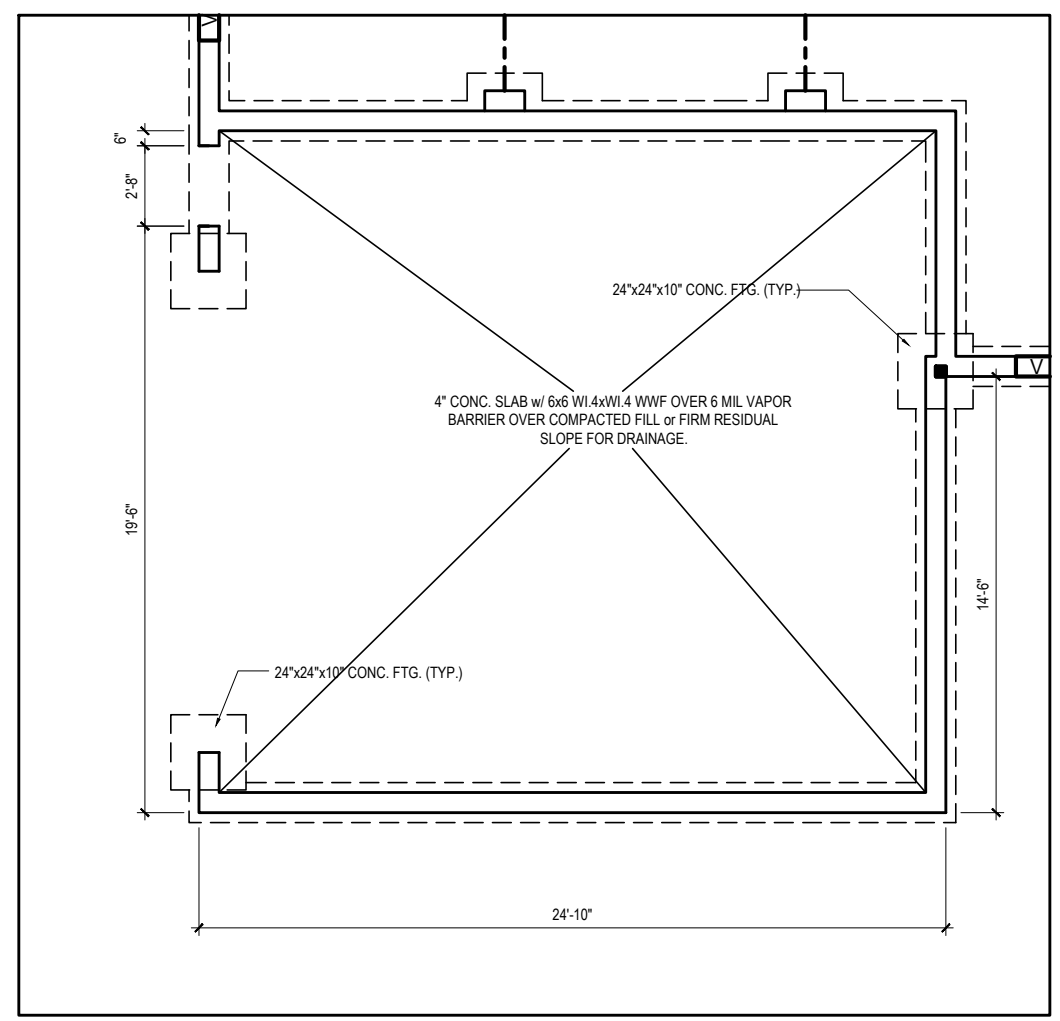
Sheet Number
1
of 1



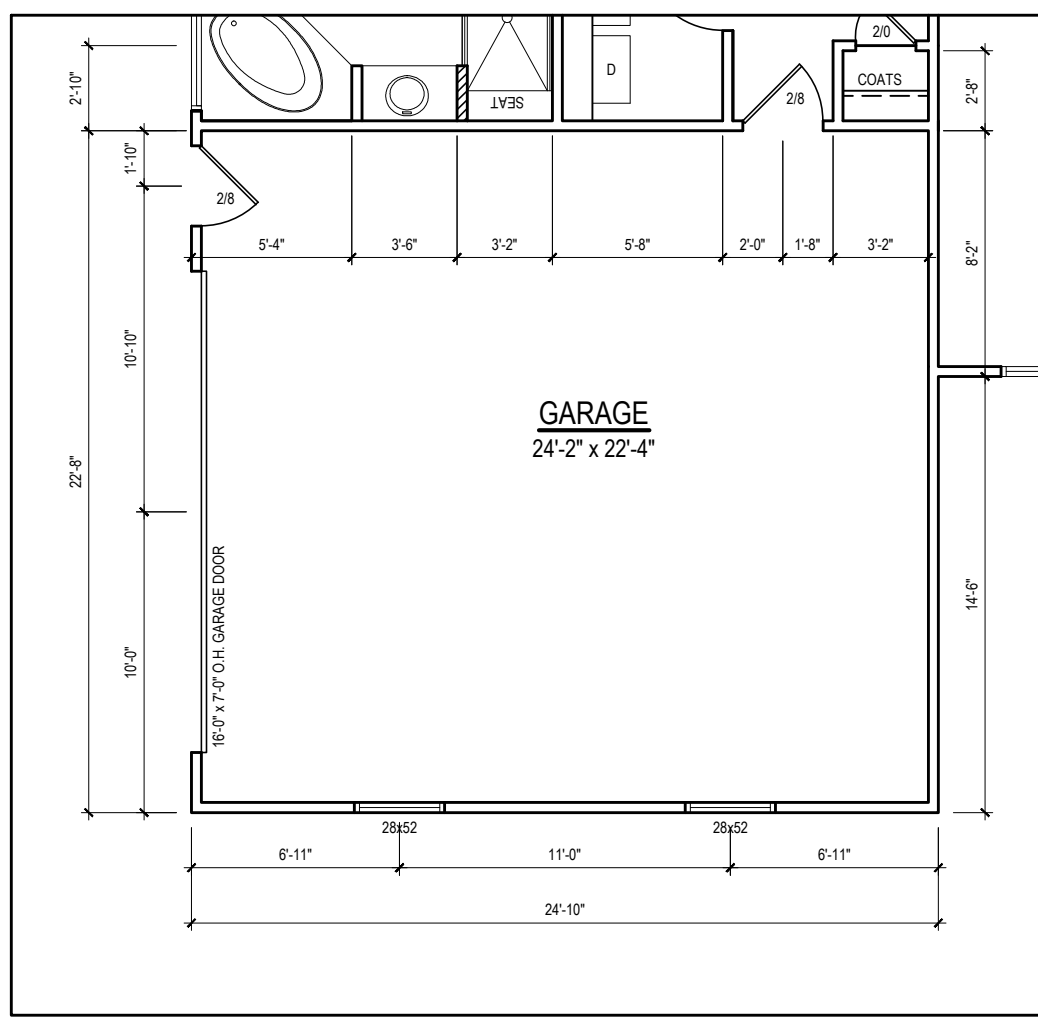
FRONT ELEVATION
1/4" = 1'-0"



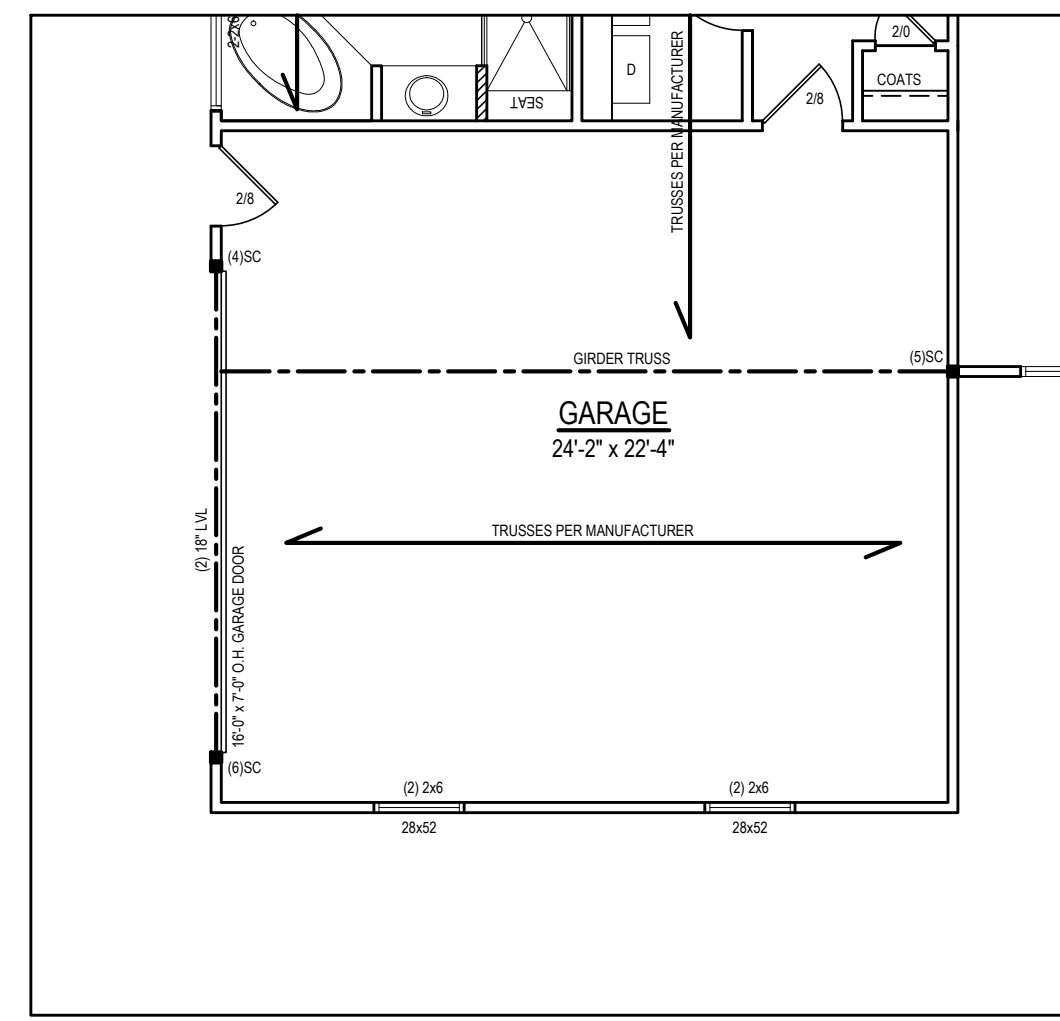
LEFT ELEVATION
1/4" = 1'-0"



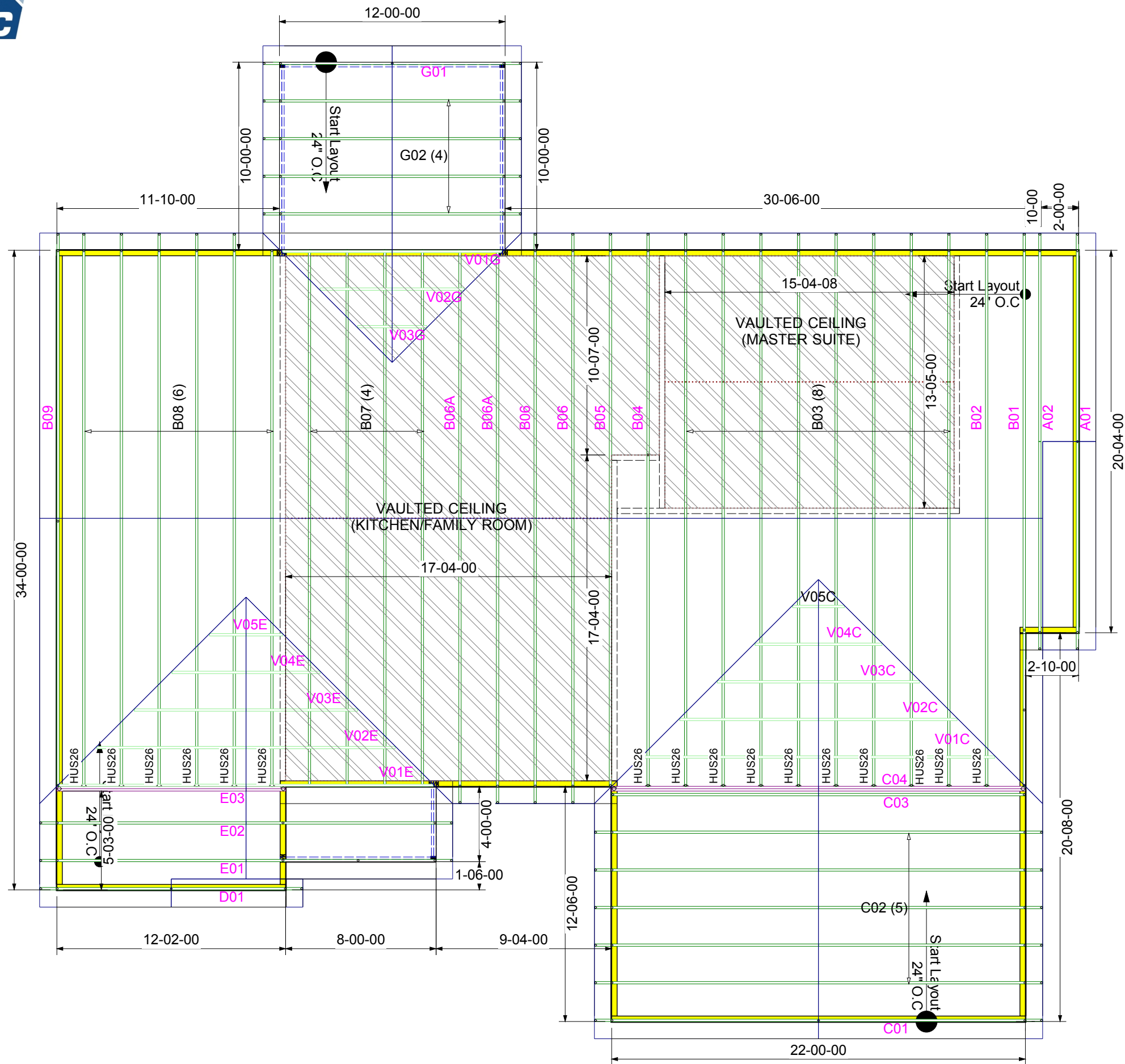
FOUNDATION PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"



FIRST FLOOR STRUCTURAL PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"



NOTES:

- 1) TRUSS SPACING 24" o/c UNLESS NOTED OTHERWISE.
- 2) SEE ENGINEERED TRUSS DRAWINGS FOR NOTES AND REQUIRED BRACING OF TRUSS WEBS IN ADDITION TO BCSI-B1 SUMMARY SHEET FOR HANDLING, INSTALLING AND BRACING.
- 3) FOLLOW SIMPSONS INSTALLATION RECOMMENDATIONS FOR HANGER CONNECTIONS.
- 4) VERIFY ALL BUILDING DIMENSIONS PRIOR TO TRUSS ERECTION.
- 5) EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING UNLESS NOTED OTHERWISE.
- 6) DO NOT CUT, DRILL OR ALTER TRUSS WITH OUT CONSULTING A REGISTERED PROFESSIONAL ENGINEER.
- 7) ATTIC ACCESS MUST BE PLACED BETWEEN TRUSSES.
- 8) BUILDER IS RESPONSIBLE FOR PROVIDING ADEQUATE BEARING TO SUPPORT TRUSS REACTIONS.
- 9) DIMENSIONS ARE IN FEET-INCHES-SIXTEENTHS.
- 10) NO HANGERS ARE REQUIRED FOR SMALL, OPEN-ENDED TRUSSES. INSTEAD, USE 3 NAILS IN BOTH THE TOP AND BOTTOM CHORDS.

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HUS26	16

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. It is the builder's responsibility to verify that the structure can support the entire roof or floor truss system. See engineered drawings for required lateral bracing and other information for each truss design identified on this placement drawing. The building designer is responsible for permanent bracing of the roof and floor system and for the overall structure. For general guidance regarding bracing, consult the BCSI-B1 SUMMARY SHEET provided by Stock Components. THE BUILDER IS CAUTIONED to seek professional advice or follow the bracing guidelines of BCSI-B1 while installing the trusses in order to prevent topping or doming of inadequately braced trusses.

Customer: **ON TOP BUILDERS**

Job Name: 12 RIVER RUN
 Plan/Model: THE DAVID GR
 Drawn By: JDW
 Level: ROOF
 Date: 02/04/2019
 Scale: N.T.S.
 Job #: ---
 BMC, NC & SC 1-800-672-2145

