

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 RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	1285	GARAGE=	825
SECOND FLOOR=	862	FRONT PORCH=	N/A
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	351
		STORAGE=	N/A

TOTAL HEATED= 2147 TOTAL UNHEATED= 1176

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)

1285 SQ. FT. OF CRAWL SPACE/1500

0.86 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.

2107 SQ. FT. OF ATTIC/300= 7.02

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.

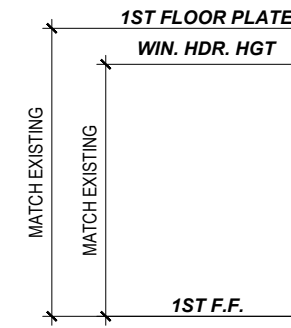
- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

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

3/16" = 1'-0"



LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"

Project No.	22-321
Date	1-4-23
Drawn/Design By	KBB
Scale	3/16"=1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

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



Website: www.KandAHomeDesigns.com

Email: Kent@KandAHomeDesigns.com

Client Name:
**200 Marion Dr.
Addition**

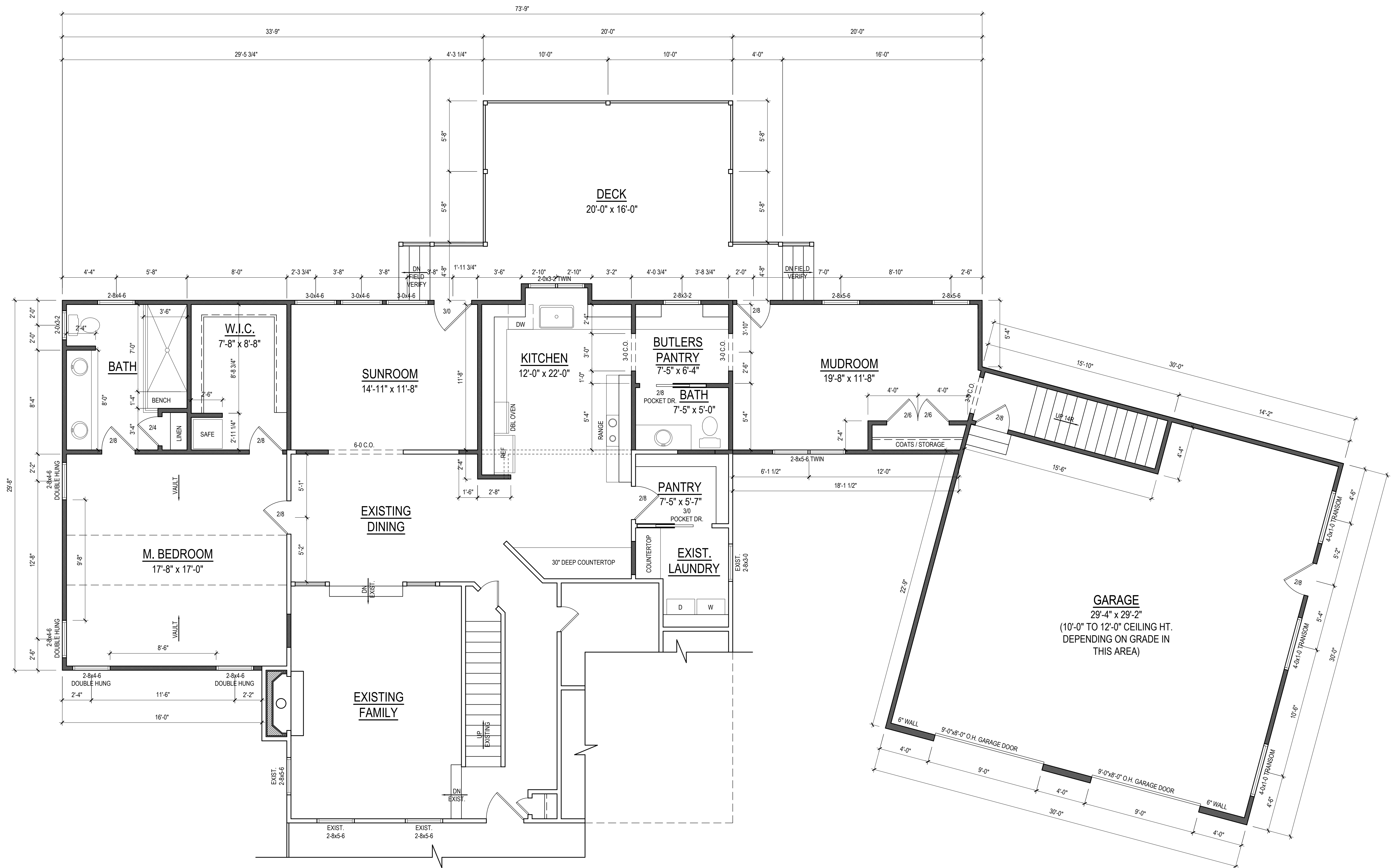
Client Name:
**Jeff & Sue Davis
200 Marion Dr.
Erwin, NC 28339**

ELEVATIONS

Sheet Number

1

of 3



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

= DEMO EXISTING WALL
 = EXISTING WALL
 = NEW WALL

Project No.	22-321
Date	1-4-23
Drawn/Design By.	KBB
Scale	1/4"=1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
 Raleigh, NC 27603
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Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

200 Marion Dr. Addition

Jeff & Sue Davis
 200 Marion Dr.
 Erwin, NC 28339

FIRST FLOOR PLAN

Sheet Number
2
 of 3

Project #: 22-321
 Date: 1-4-23
 Drawn/Design By: KBB
 Scale: 1/4"=1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
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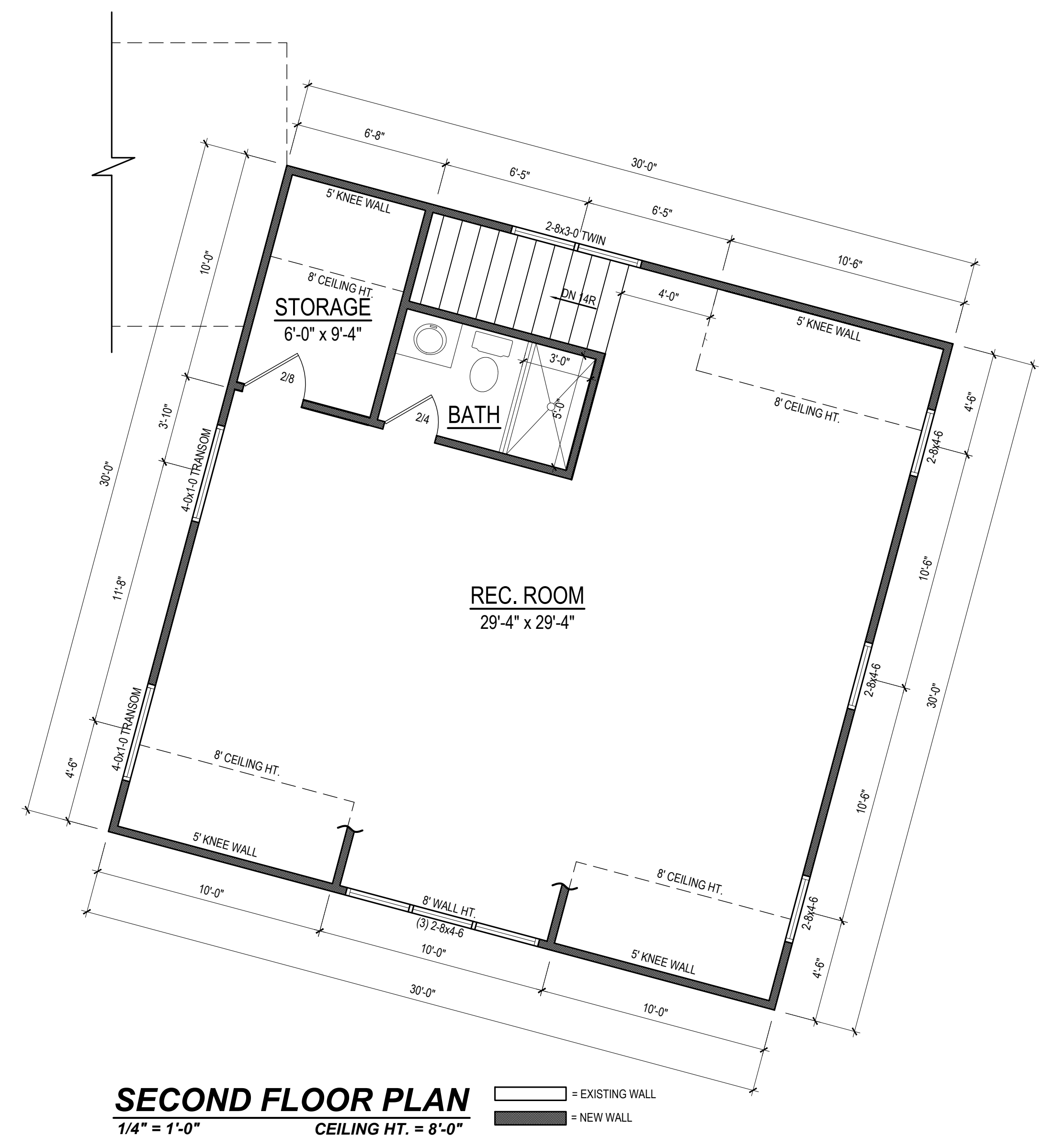
Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

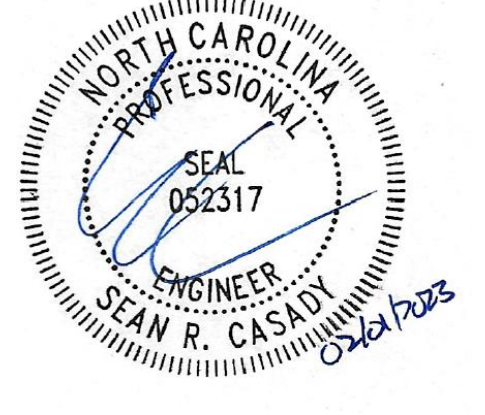
Project Name: **200 Marion Dr. Addition**

Client Name: **Jeff & Sue Davis**
 200 Marion Dr.
 Erwin, NC 28339

SECOND FLOOR PLAN

Sheet Number
3
 of 3





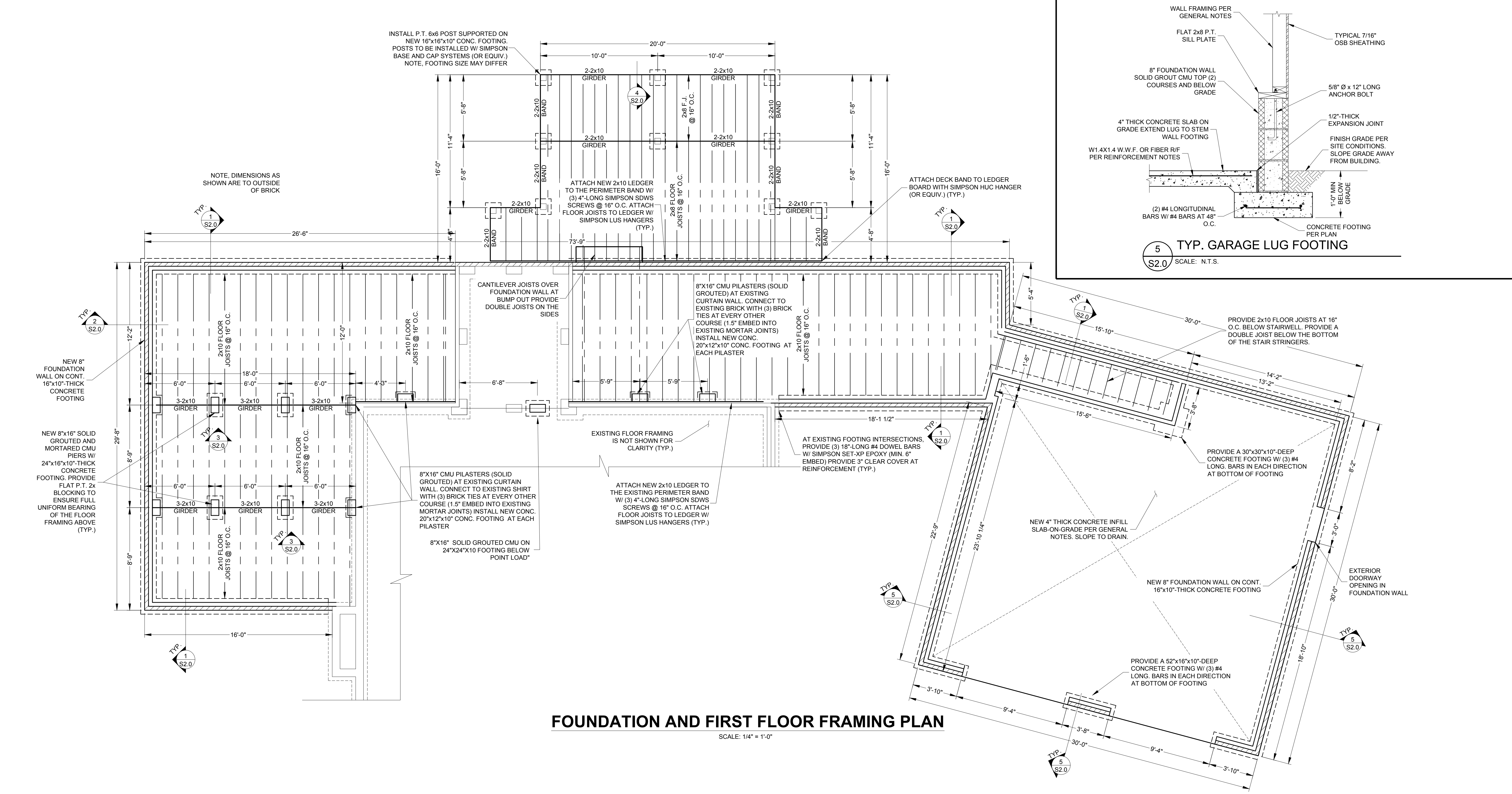
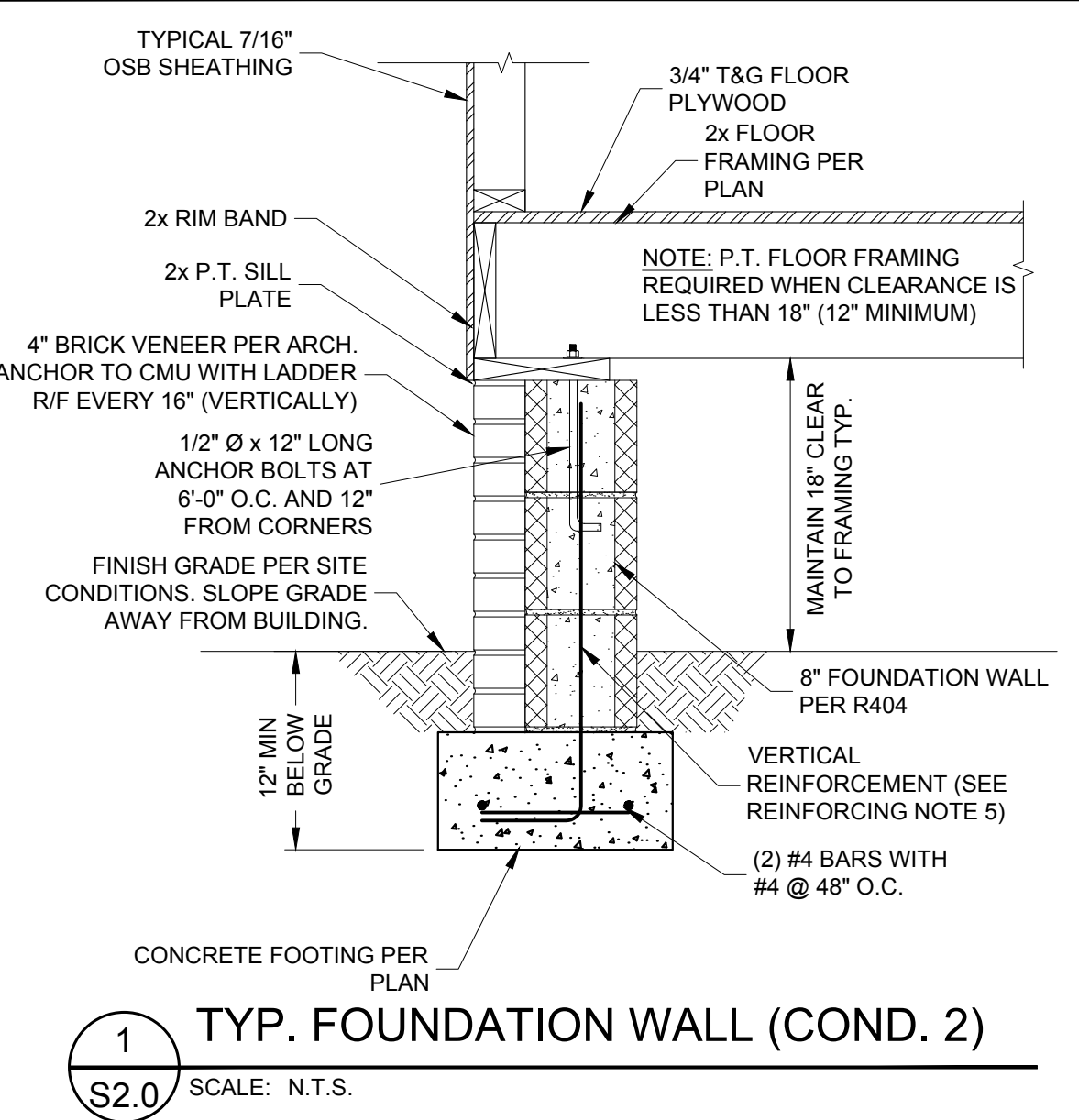
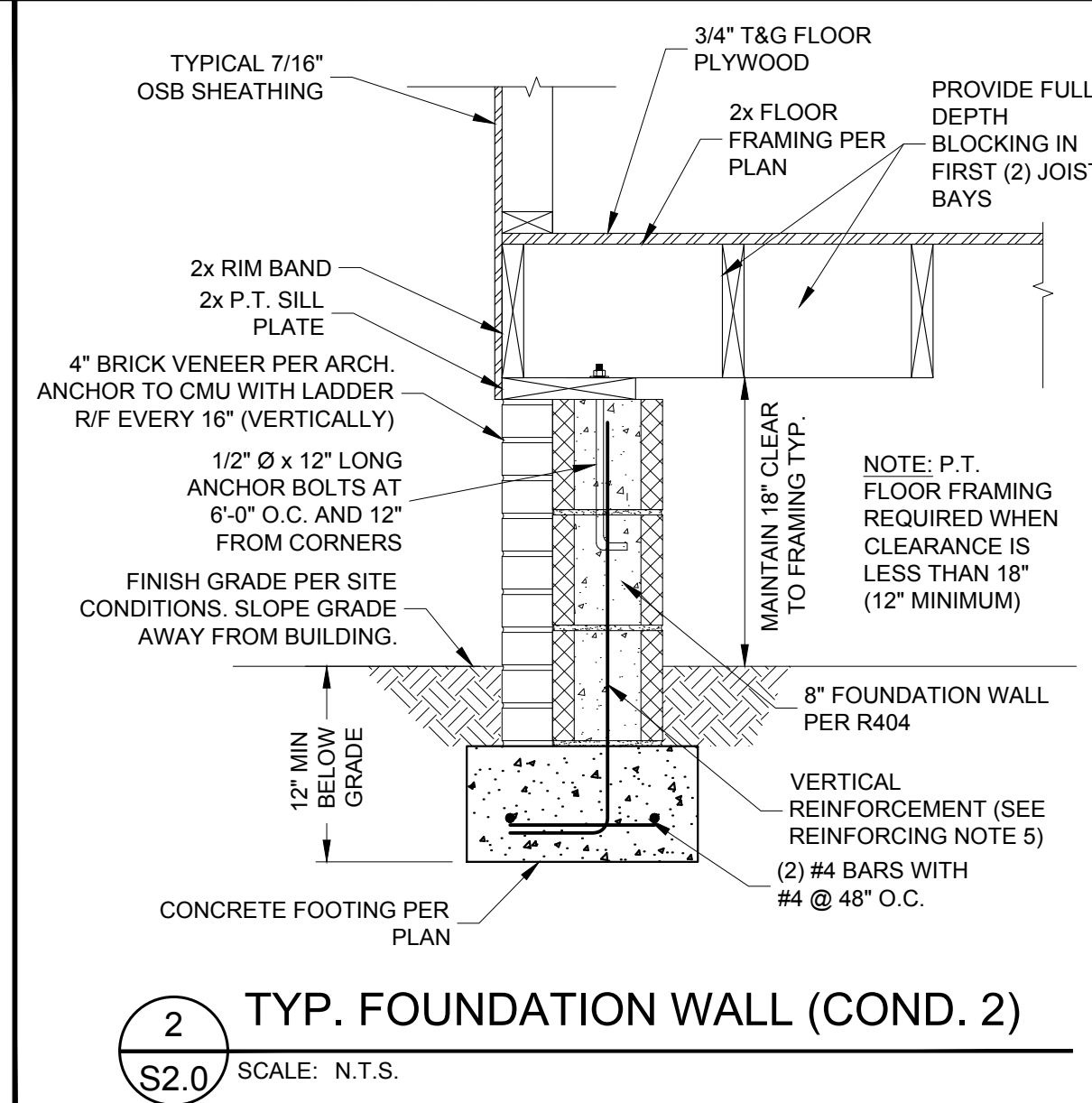
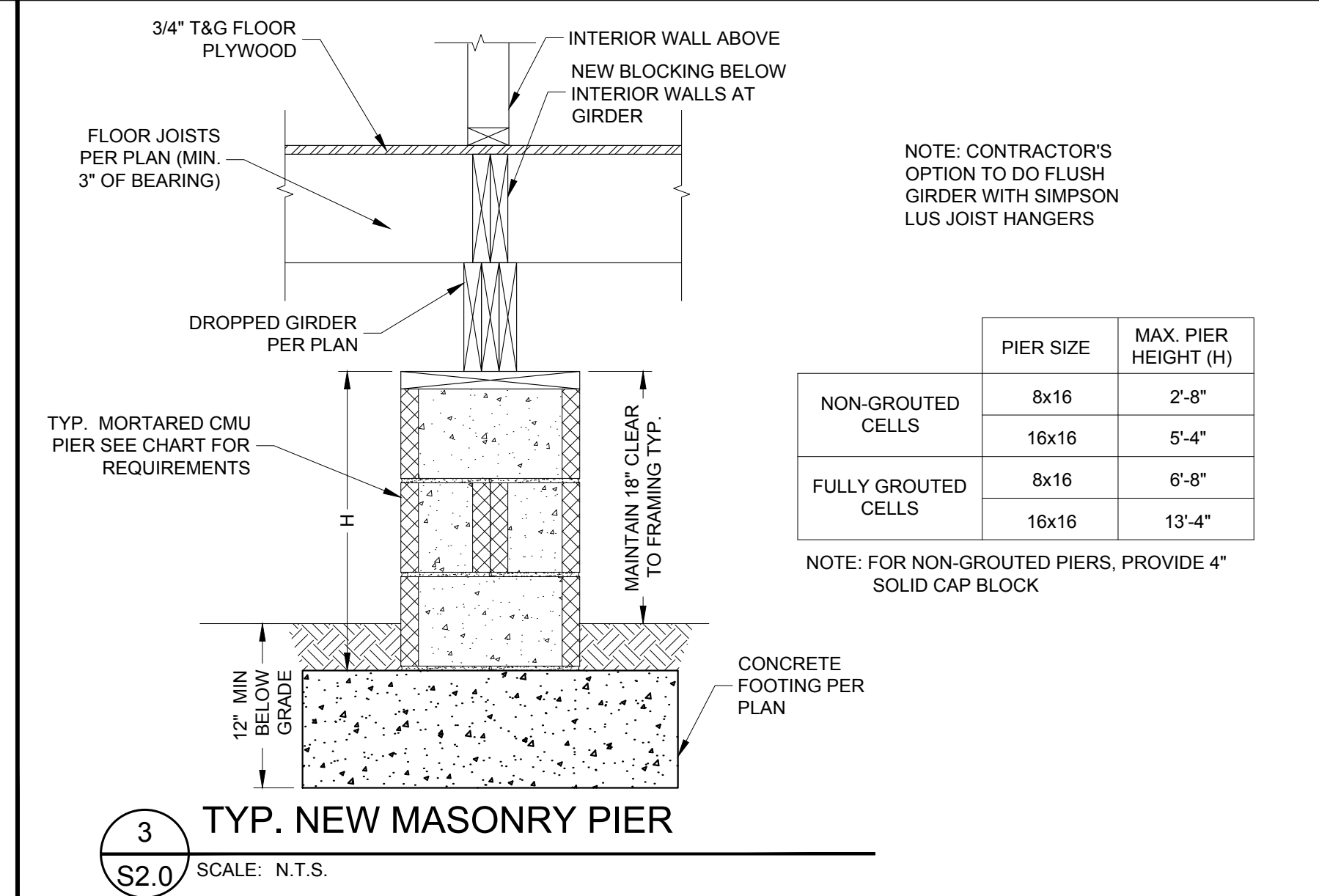
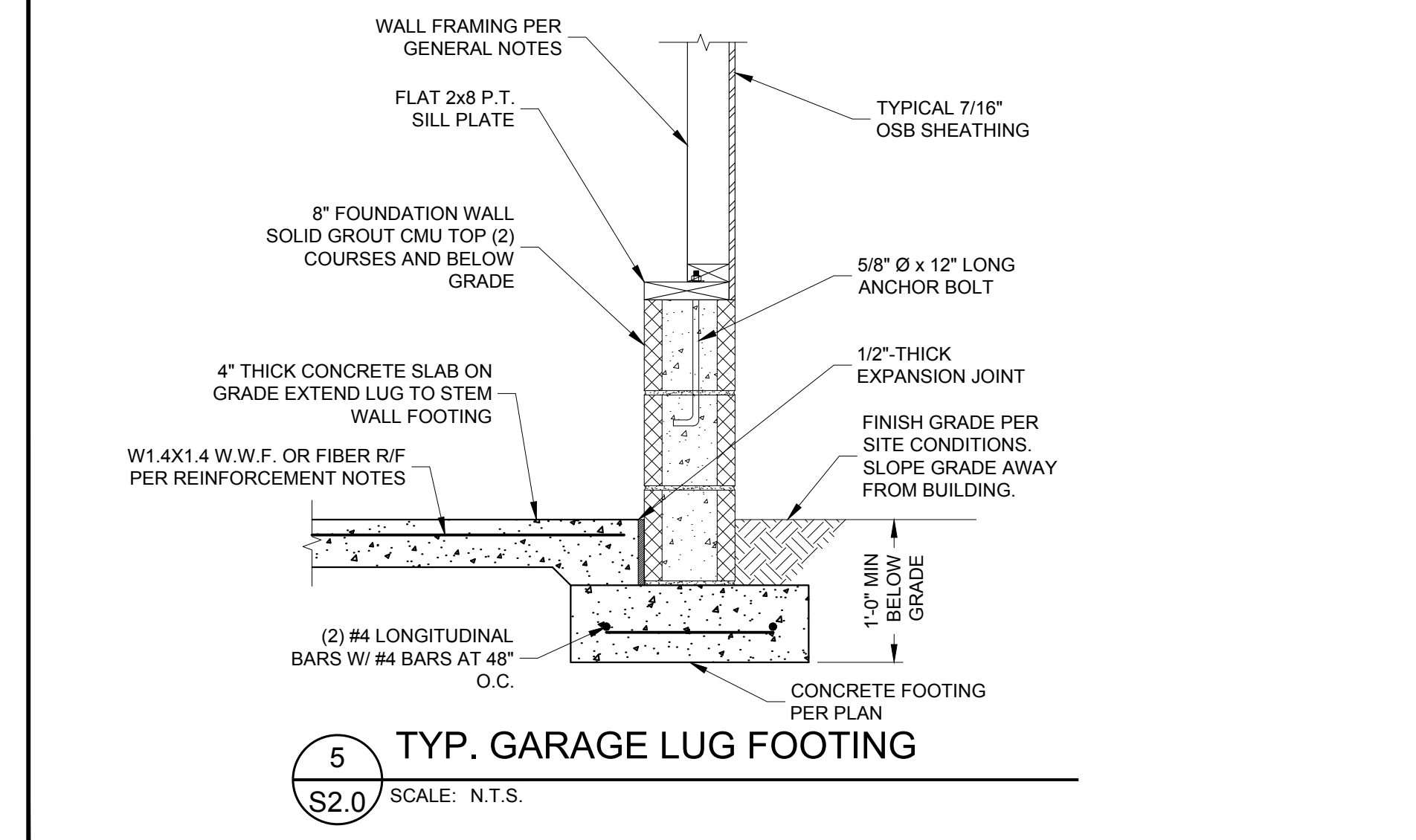
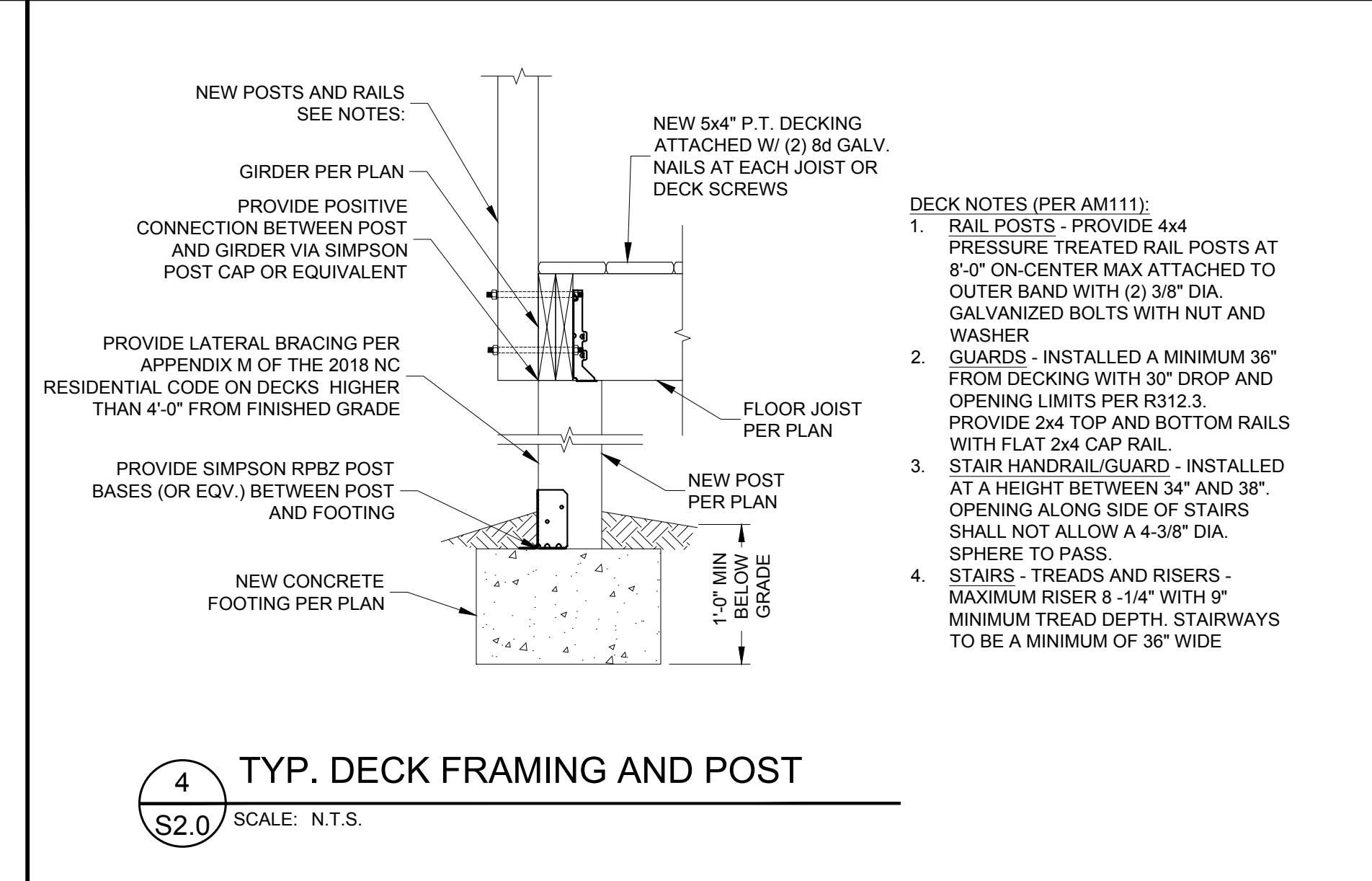
BUILT UP
ENGINEERS

DAVIS RESIDENCE
ADDITION STRUCTURAL PLANS
SUE AND JEFF DAVIS
200 MARION DRIVE ERWIN, NC

REVISIONS		
NO.	DATE	DESCRIPTION
0	02.01.2023	FOR CONSTRUCTION

SCALE: AS SHOWN
REVIEWED BY: SRC
DRAWN BY: SRC
DATE: FEBRUARY 1, 2023

S2.0

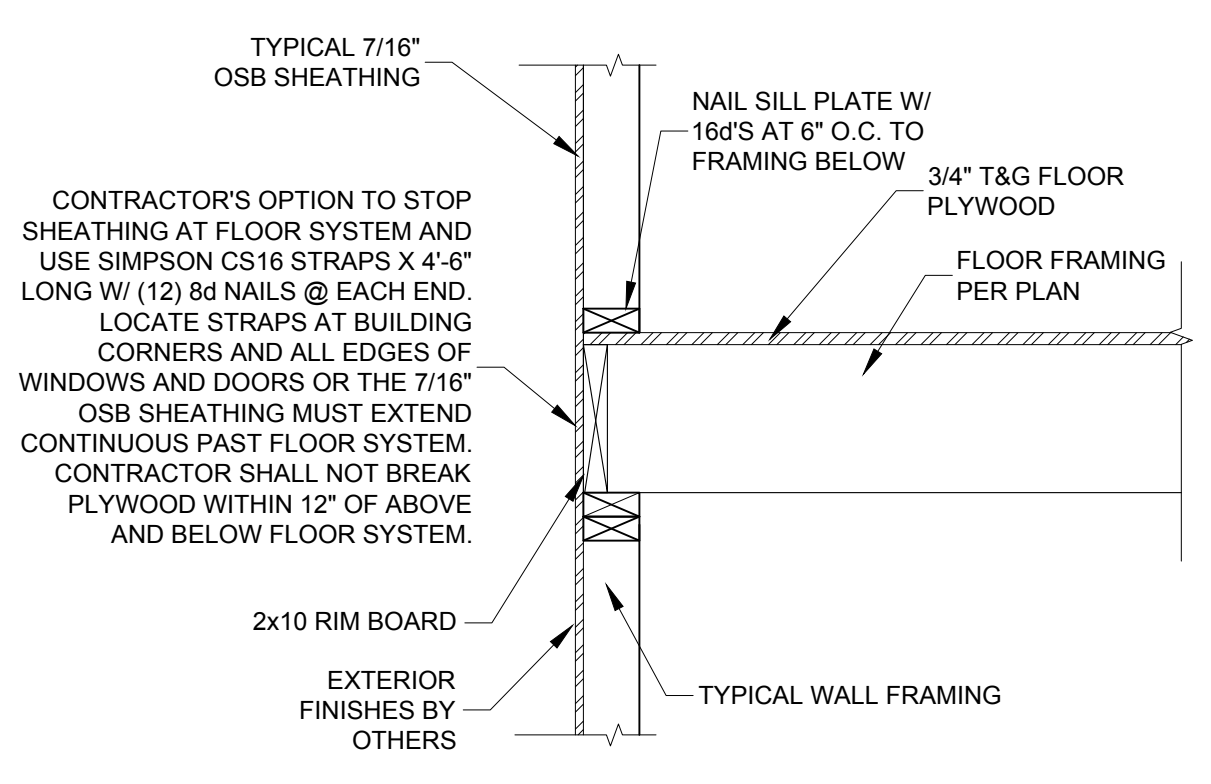




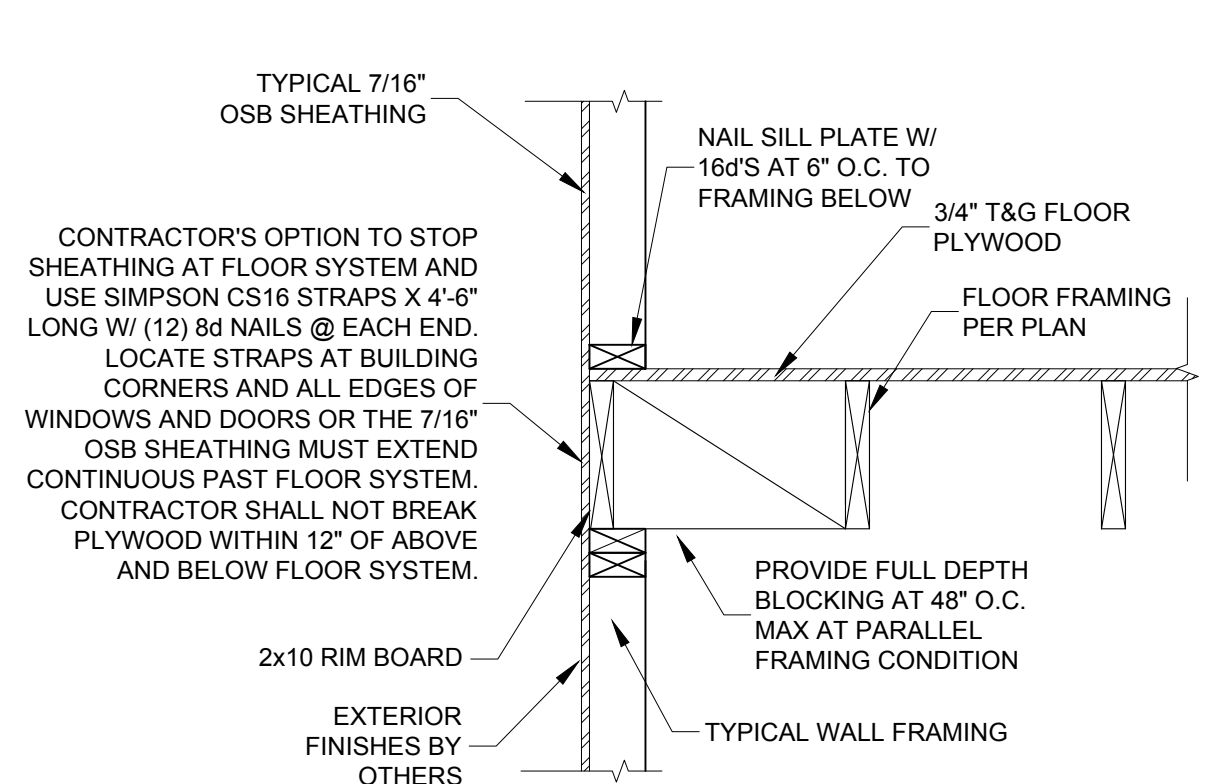
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DATE: FEBRUARY 1, 2023

S3.0



1 2ND FLOOR FRAMING (COND. 1)
SCALE: N.T.S.



2 2ND FLOOR FRAMING (COND. 2)
SCALE: N.T.S.

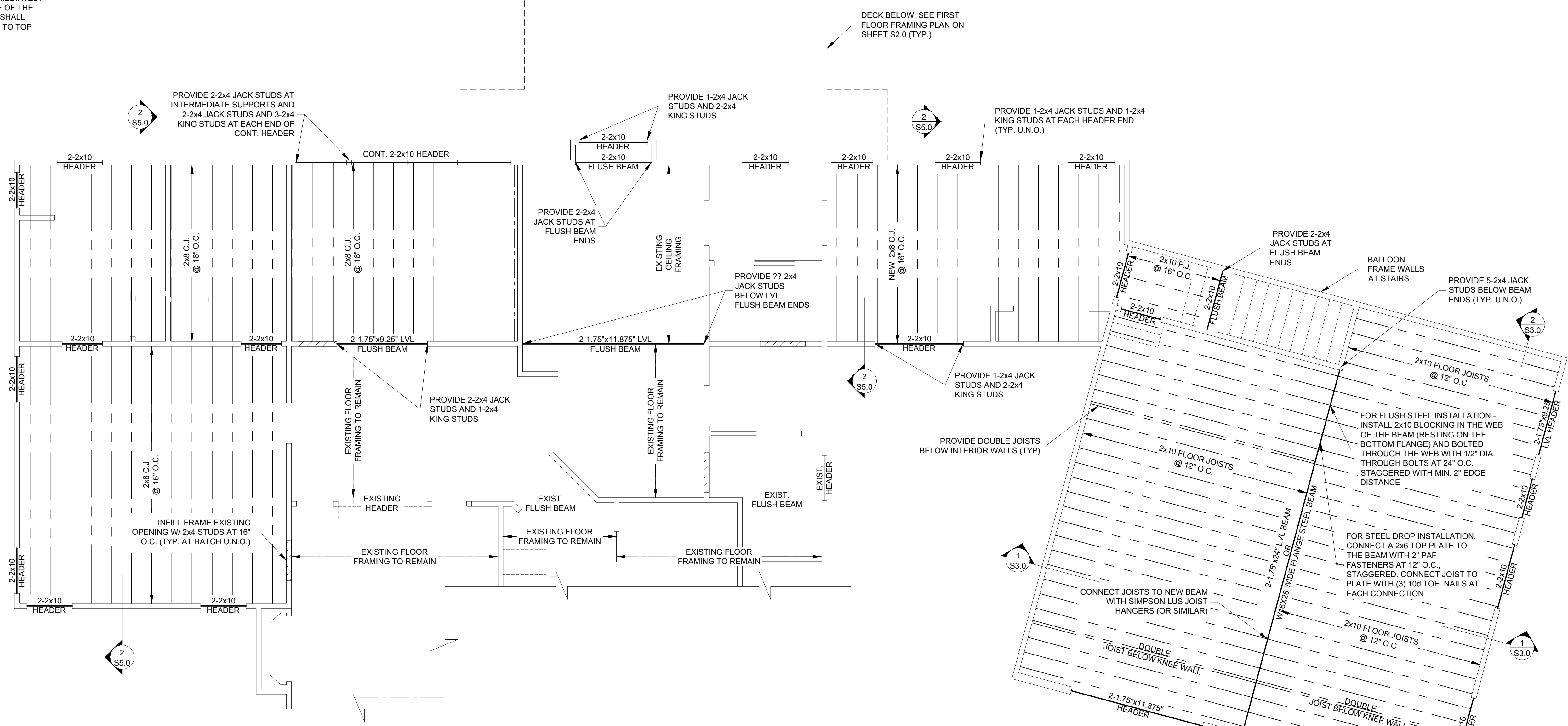
3 NOT USED
SCALE: N.T.S.

4 NOT USED
SCALE: N.T.S.

JACK STUD SCHEDULE (U.N.O.)

OPENING < 4'-0"	1
OPENING < 6'-0"	2
OPENING < 12'-0" OR LVL BEAMS	3

NOTE: PROVIDE KING STUDS AT NEW EXTERIOR OPENINGS PER 2018 NBCIRC TABLE R602.3(5) SUBNOTE 1b. ONE HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACED IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS. KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP PLATE OF WALL.



FIRST FLOOR CEILING/FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



NC LIC. NO. P-2664



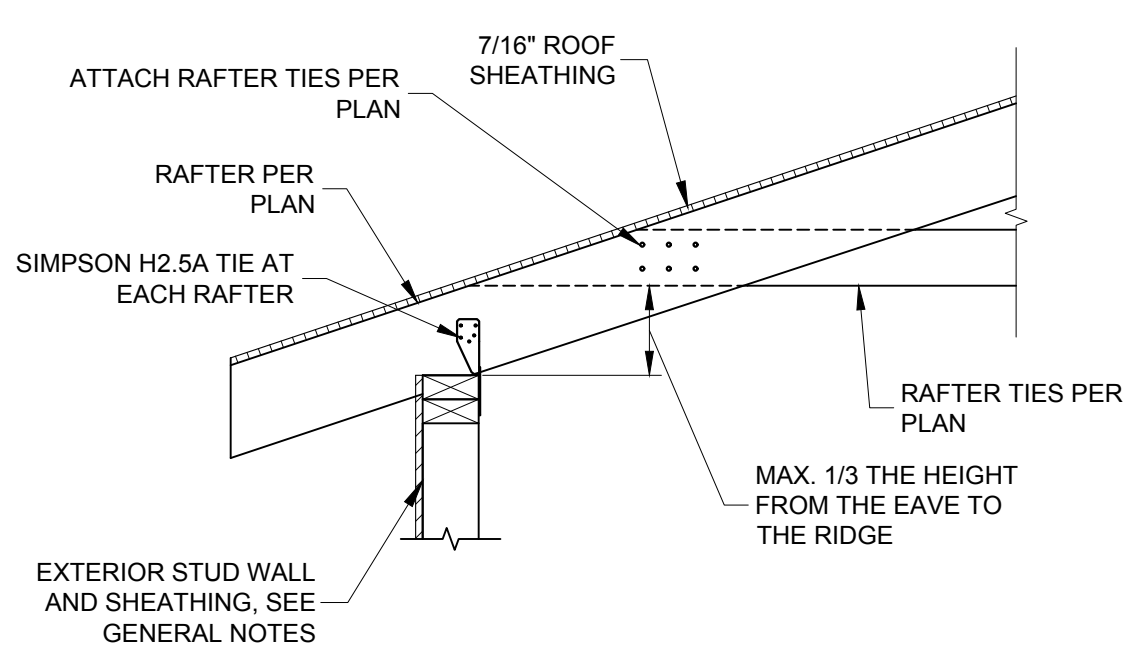
DAVIS RESIDENCE
ADDITION STRUCTURAL PLANS
SUE AND JEFF DAVIS
200 MARION DRIVE ERWIN, NC

REVISIONS

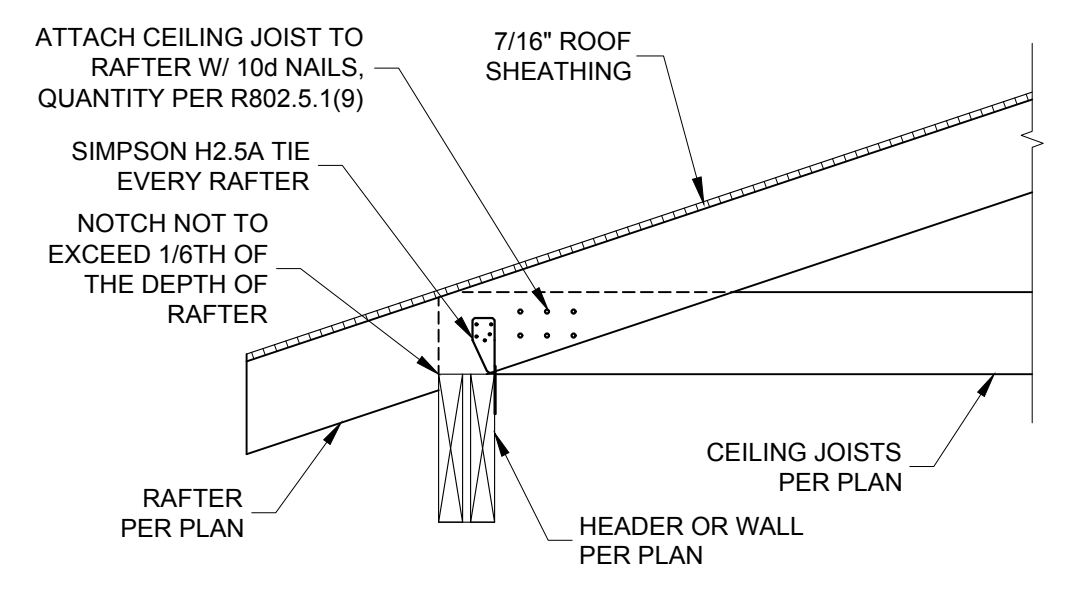
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0	02.01.2023	FOR CONSTRUCTION

SCALE: AS SHOWN
REVIEWED BY: SRC
DRAWN BY: SRC
DATE: FEBRUARY 1, 2023

S5.0



1 TYP. GARAGE RAFTER/CEILING JOIST
SCALE: N.T.S.



2 TYP. RAFTER AT EXTERIOR WALL
SCALE: N.T.S.

3 NOT USED
SCALE: N.T.S.

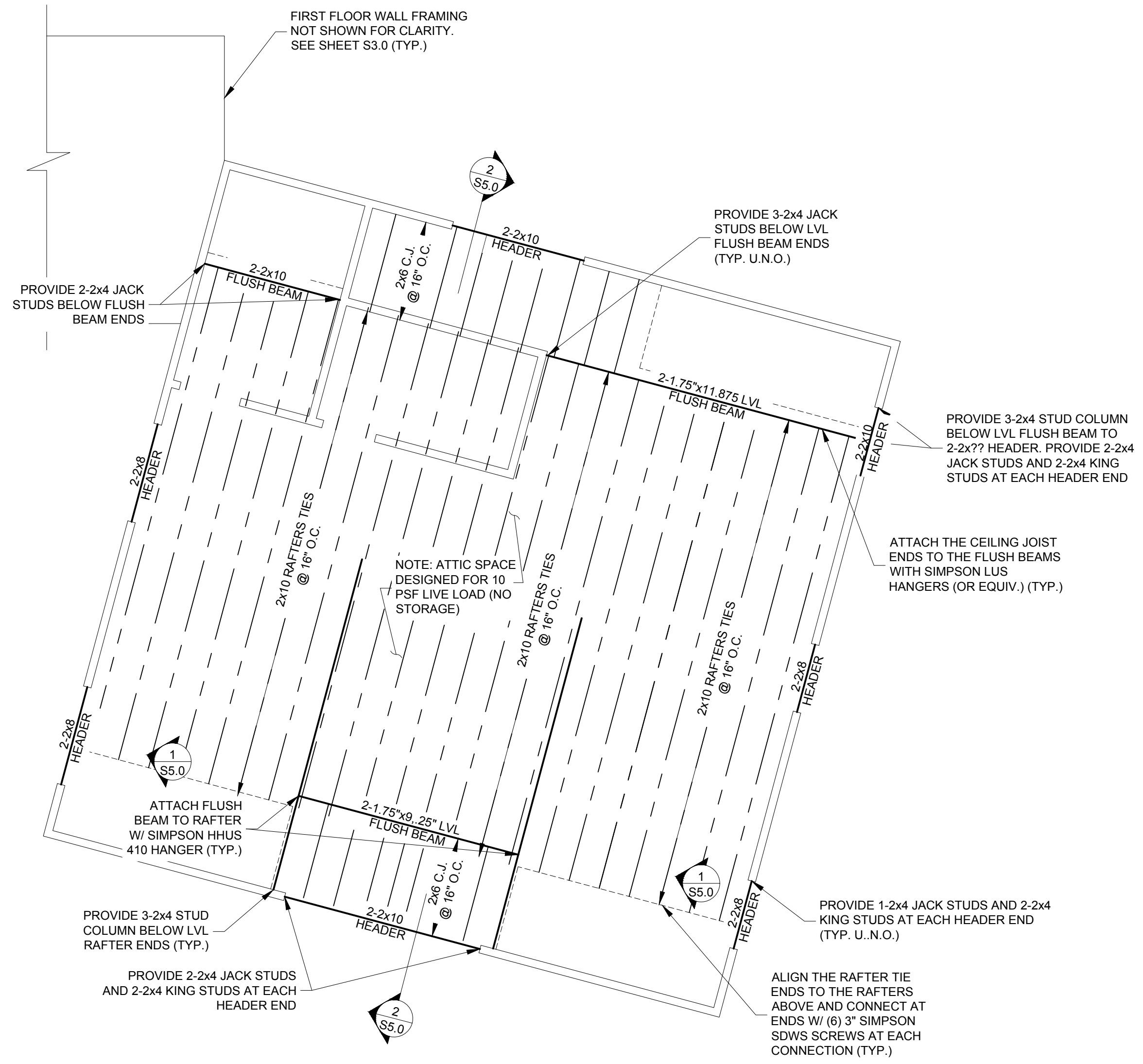
4 NOT USED
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.

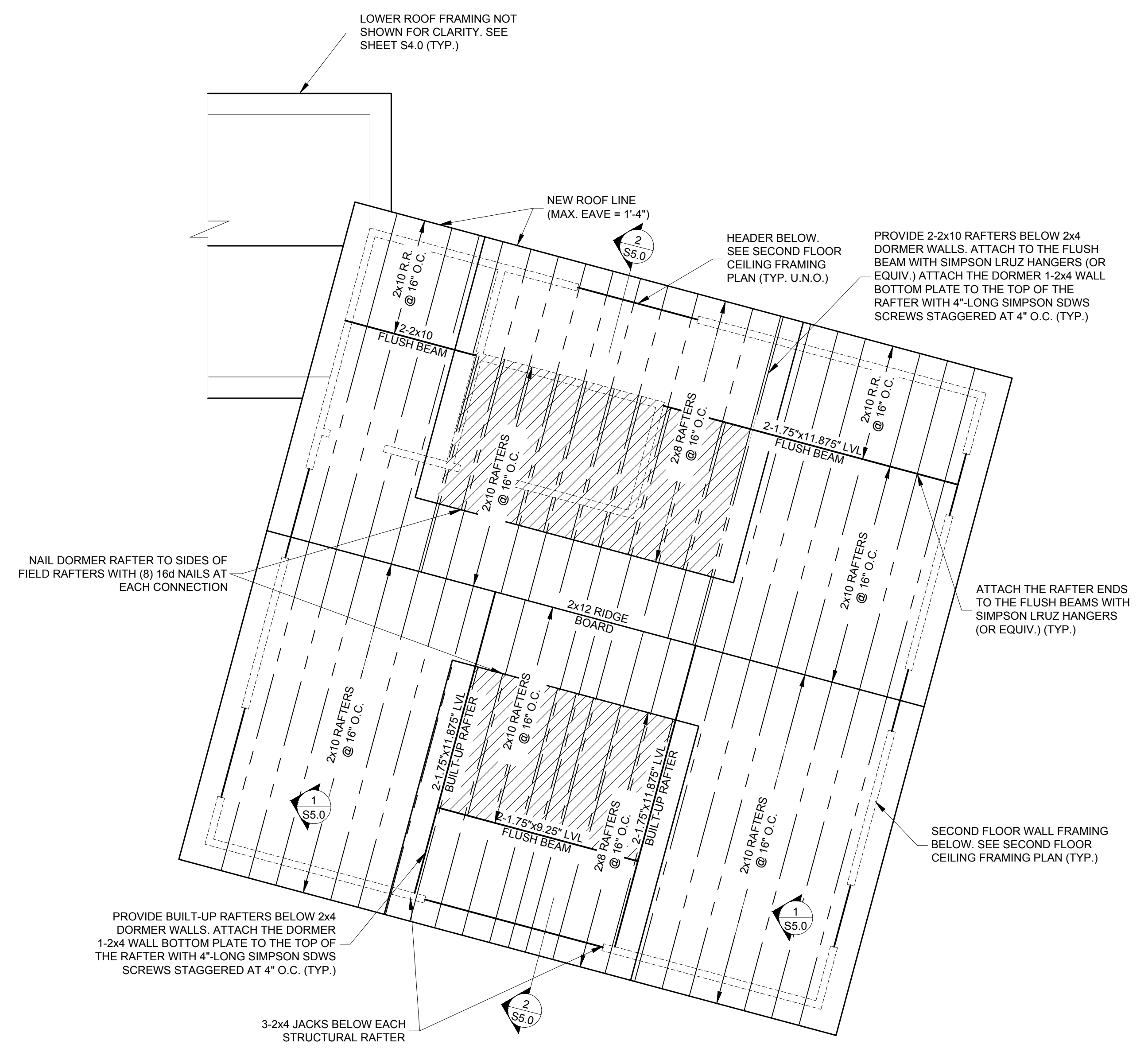
JACK STUD SCHEDULE (U.N.O.)

OPENING < 4'-0"	1
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GARAGE - SECOND FLOOR CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



GARAGE - ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"