

GENERAL NOTES:

- 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.
- ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- 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=	825	GARAGE=	371
SECOND FLOOR=	1011	FRONT PORCH=	68
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	N/A
		STORAGE=	N/A
TOTAL HEATED=	1836	TOTAL UNHEATED=	439

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)

N/A SQ. FT. OF CRAWL SPACE/1500

N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= N/A 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.

1278 SQ. FT. OF ATTIC/300= 4.26

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.

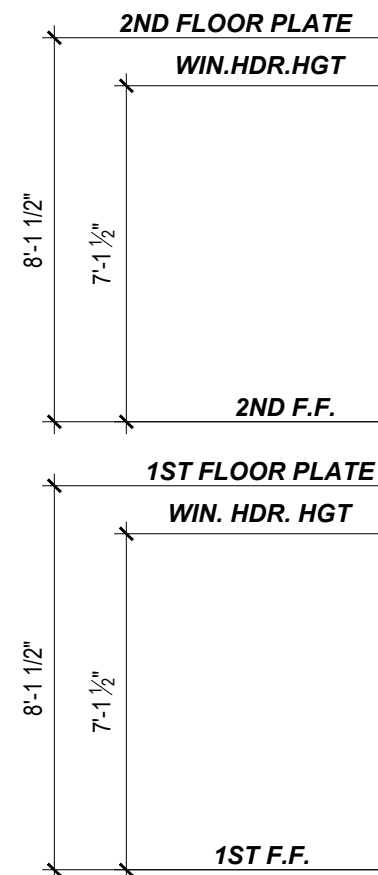
- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

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

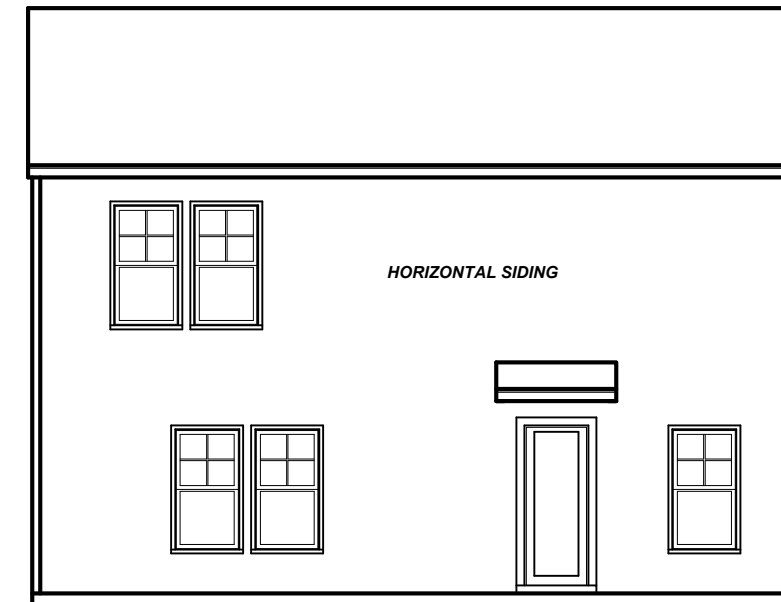
**** MEAN ROOF HEIGHT 30' OR LESS**



~~OPTIONAL STONE OR BRICK~~

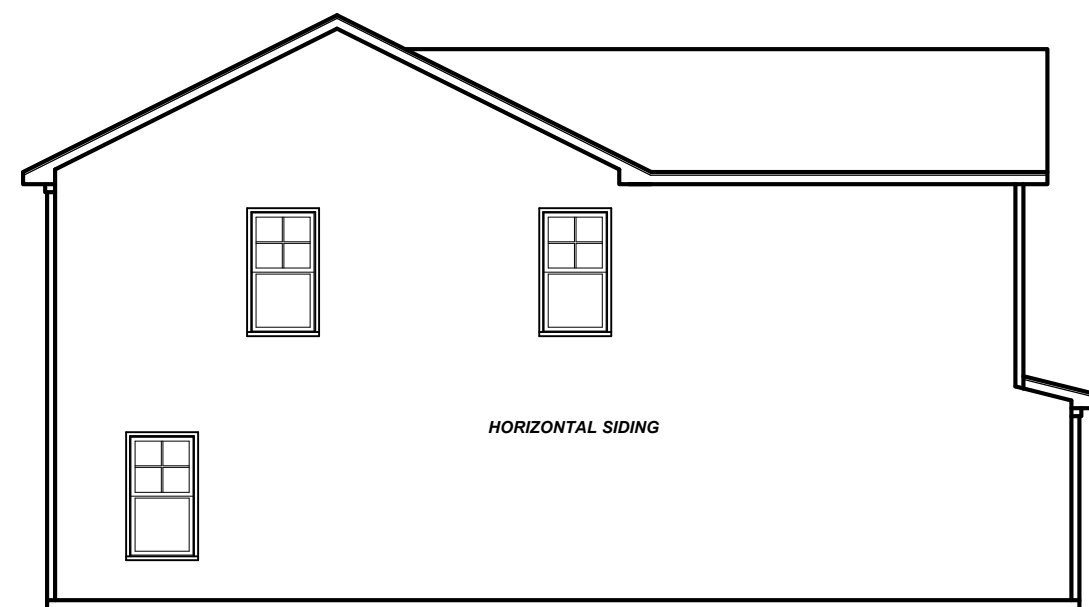
FRONT ELEVATION 'B'

1/4" = 1'-0"



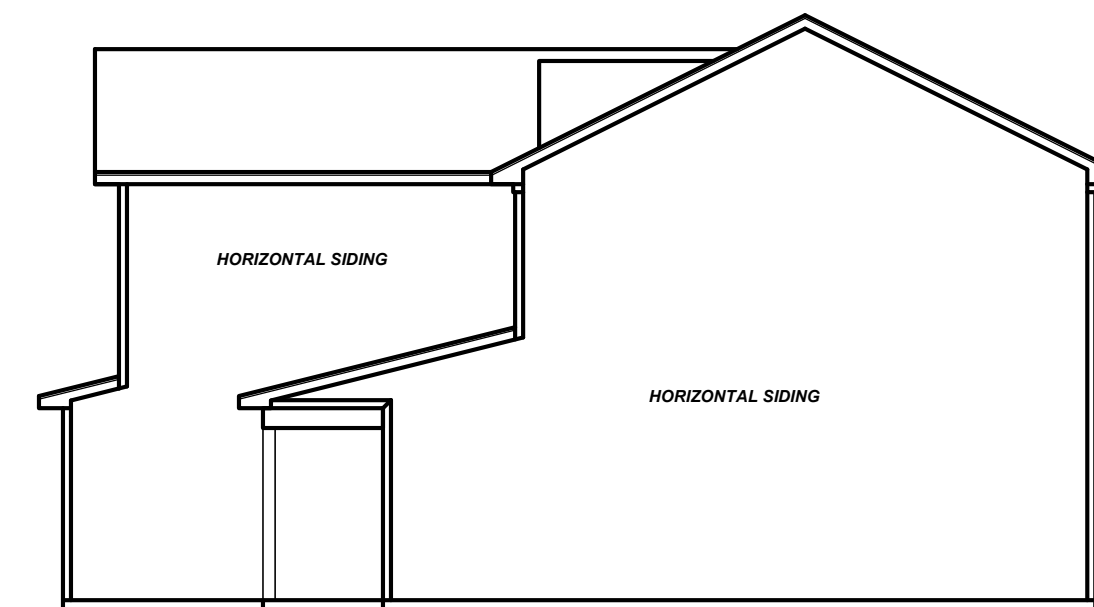
REAR ELEVATION 'B'

1/8" = 1'-0"



LEFT ELEVATION 'B'

1/8" = 1'-0"



RIGHT ELEVATION 'B'

1/8" = 1'-0"

FGF-013
LH GARAGE

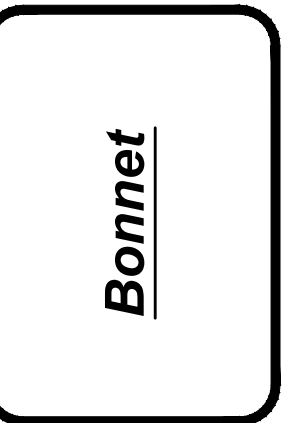
Project #:	23-099
Date:	5-1-23
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

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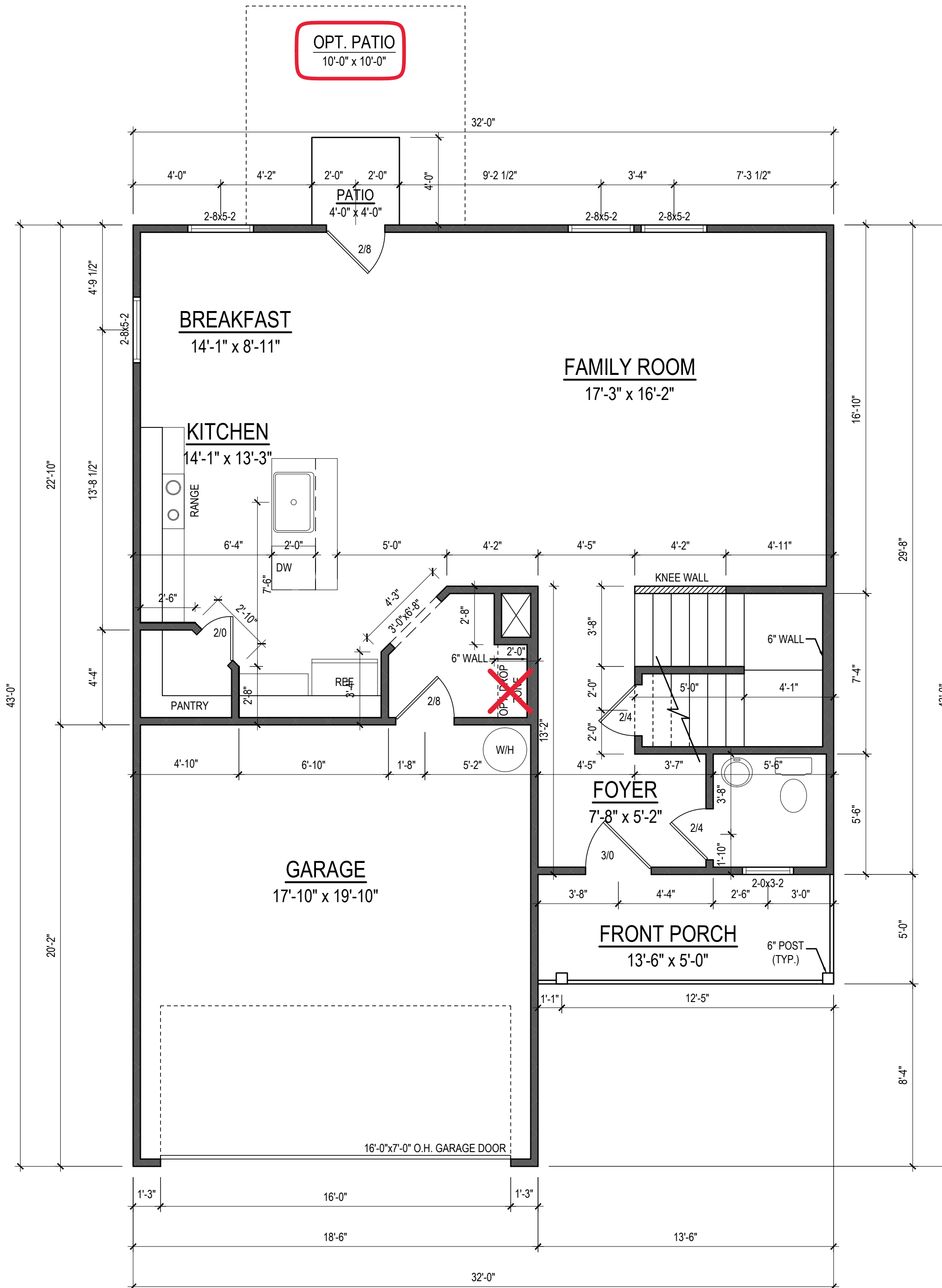
Website: www.KandAHomeDesigns.com
Email: Kent@KandAHomeDesigns.com



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ELEVATIONS

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

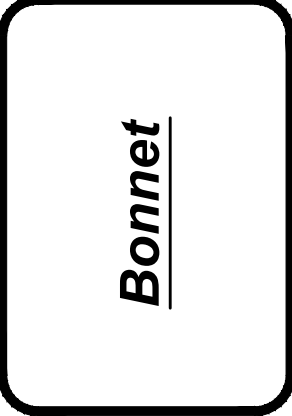
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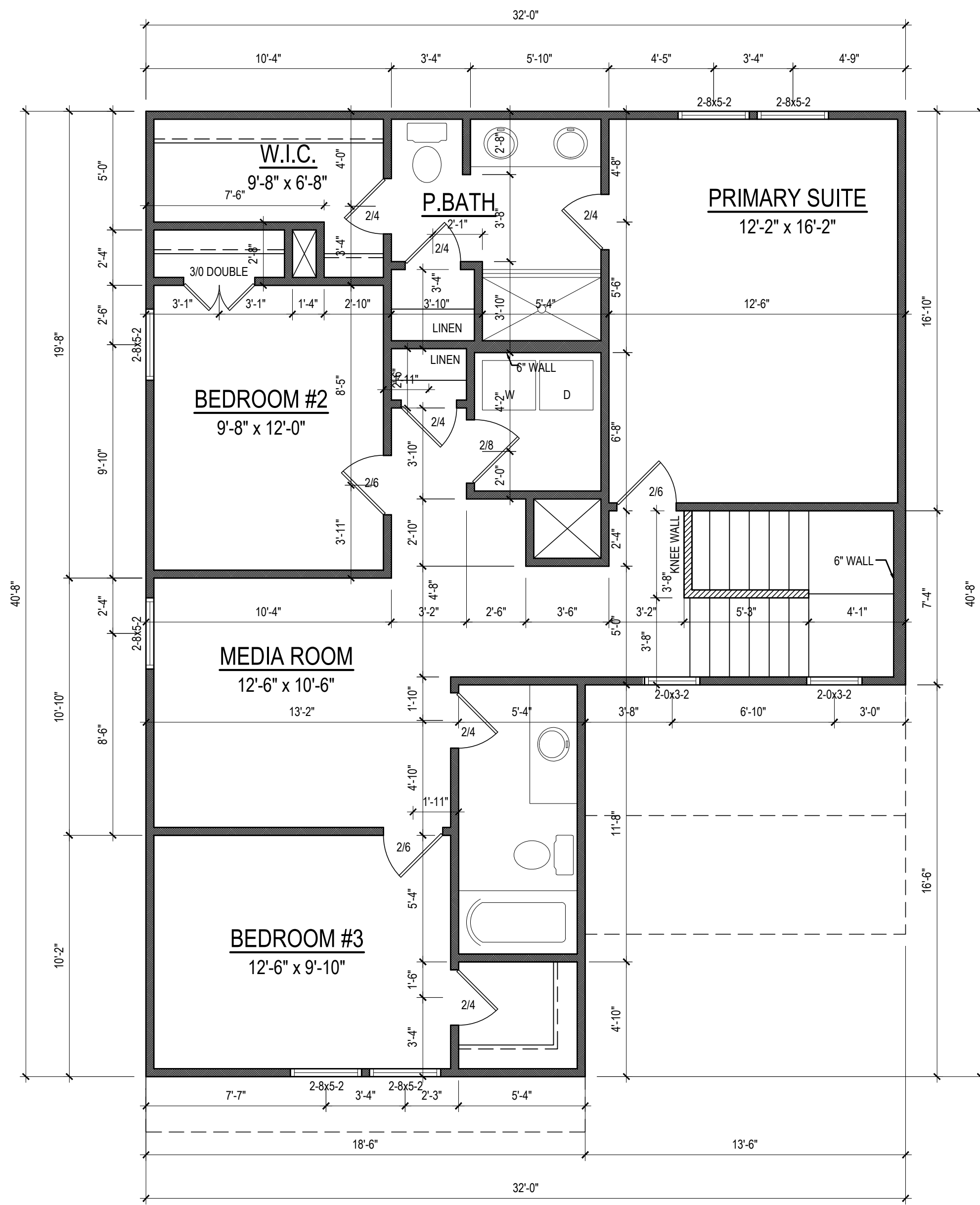
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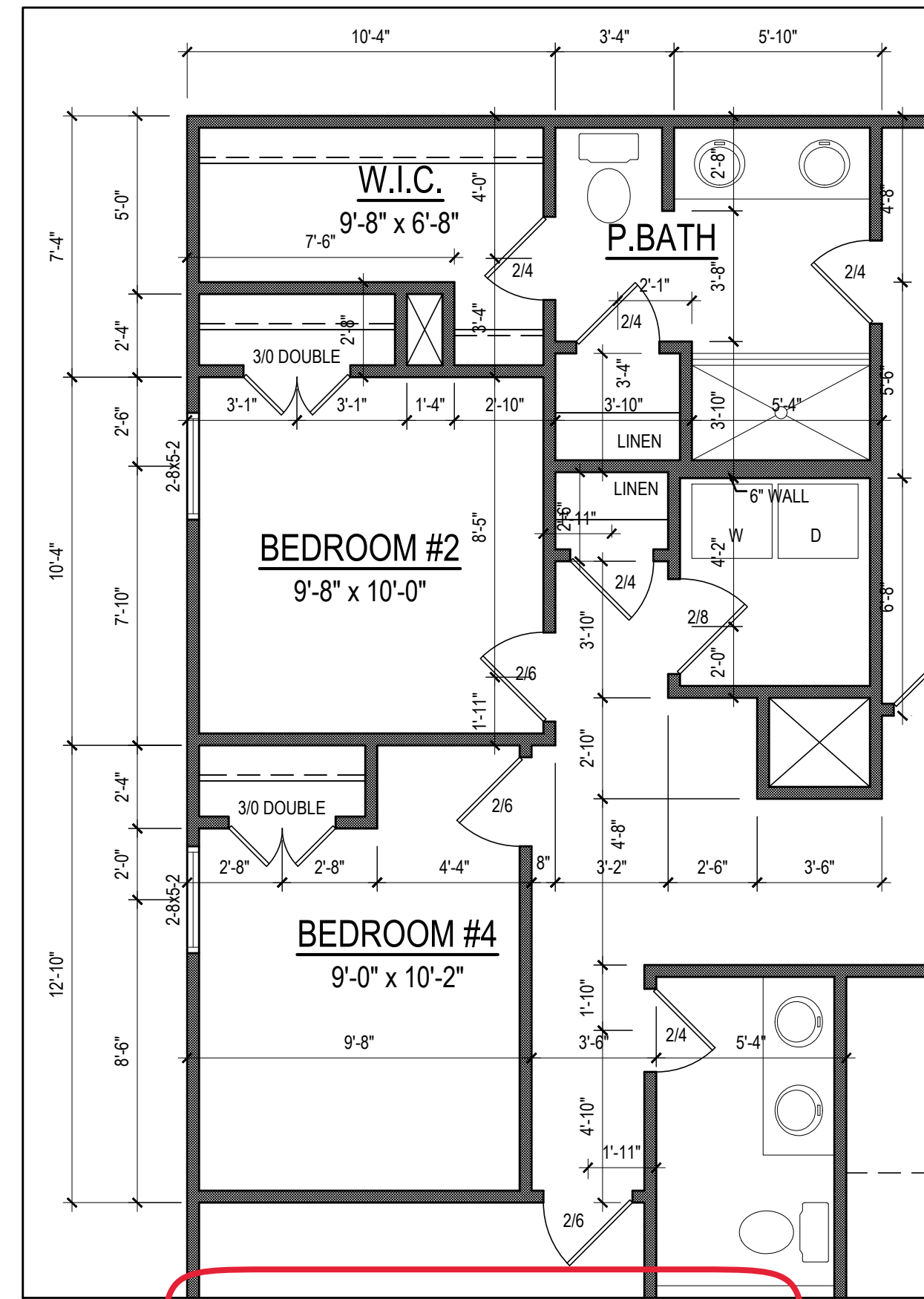
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SECOND FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"



**SECOND FLOOR PLAN:
 4TH BEDROOM OPT.**

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

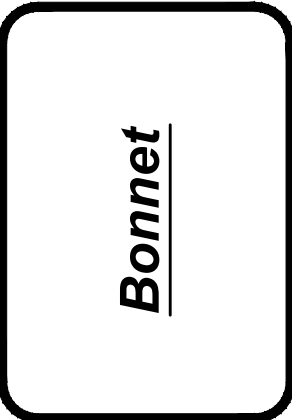
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Date	5-1-23
Drawn/Design By	KBB
Scale	1/4" = 1'-0"

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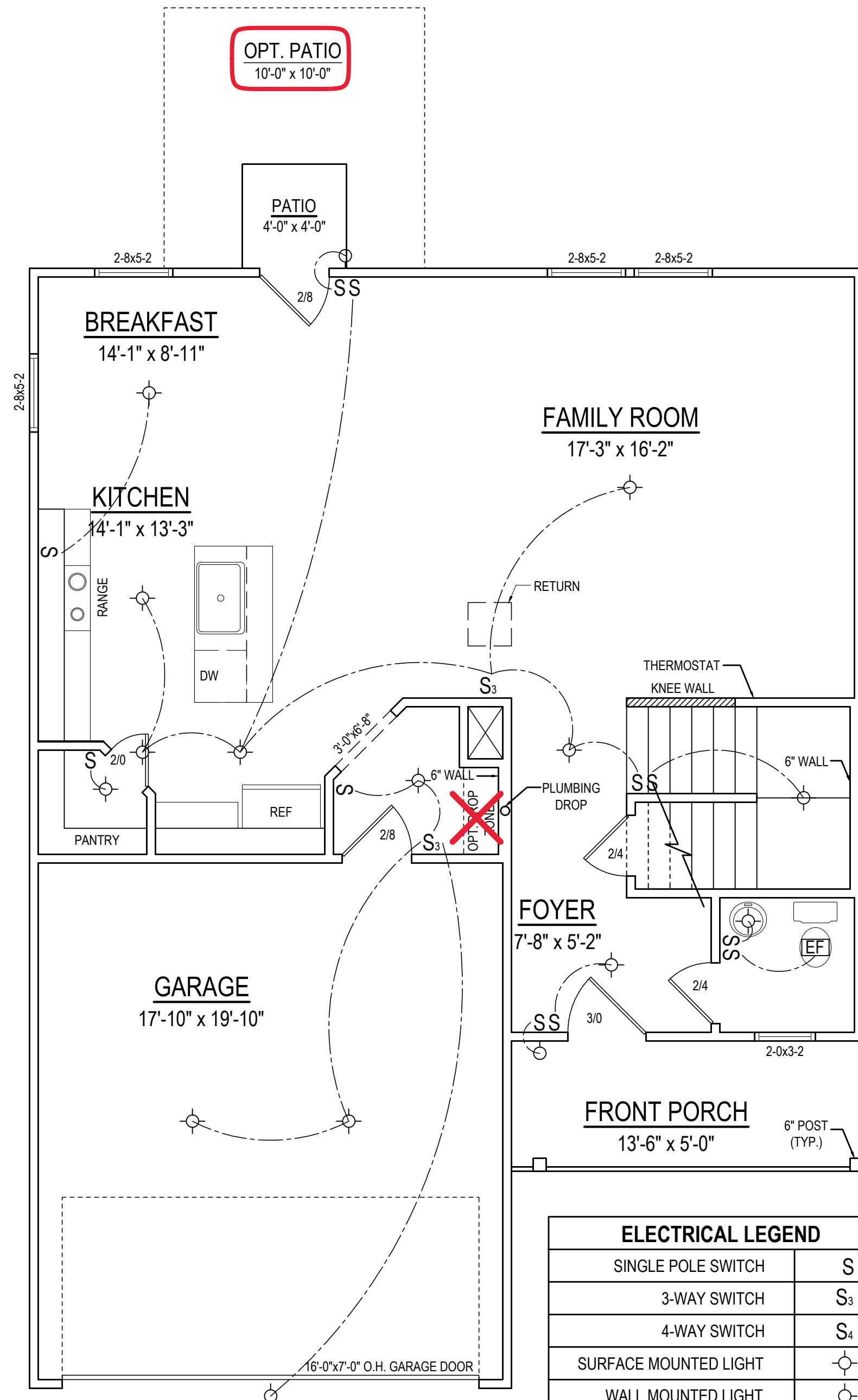
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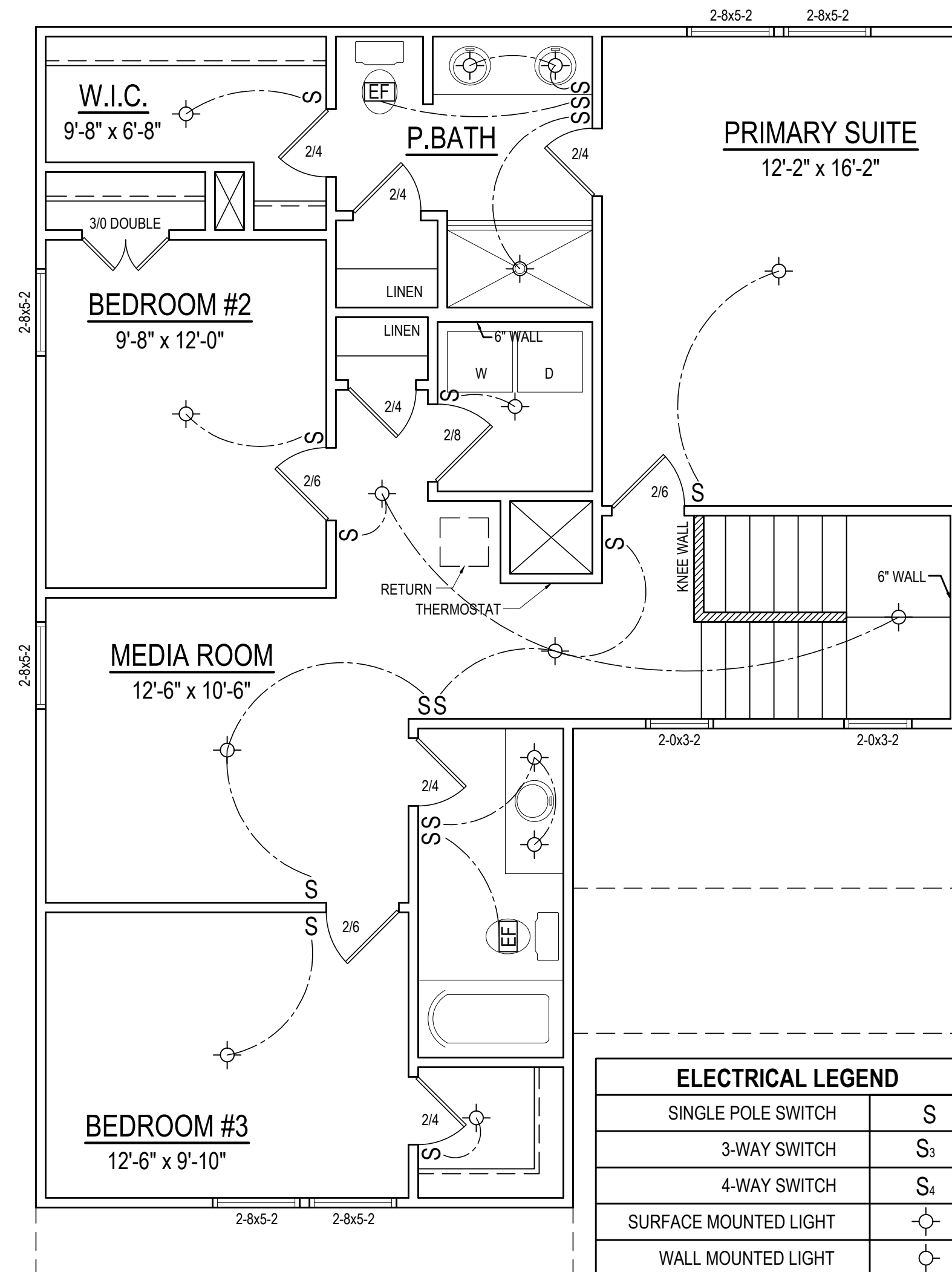
SECOND FLOOR

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

ELECTRICAL LEGEND	
SINGLE POLE SWITCH	S
3-WAY SWITCH	S ₃
4-WAY SWITCH	S ₄
SURFACE MOUNTED LIGHT	⊙
WALL MOUNTED LIGHT	○
EXHAUST FAN	[EF]



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

ELECTRICAL LEGEND	
SINGLE POLE SWITCH	S
3-WAY SWITCH	S ₃
4-WAY SWITCH	S ₄
SURFACE MOUNTED LIGHT	⊙
WALL MOUNTED LIGHT	○
EXHAUST FAN	[EF]

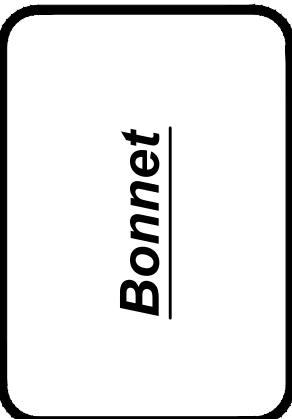
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KBB
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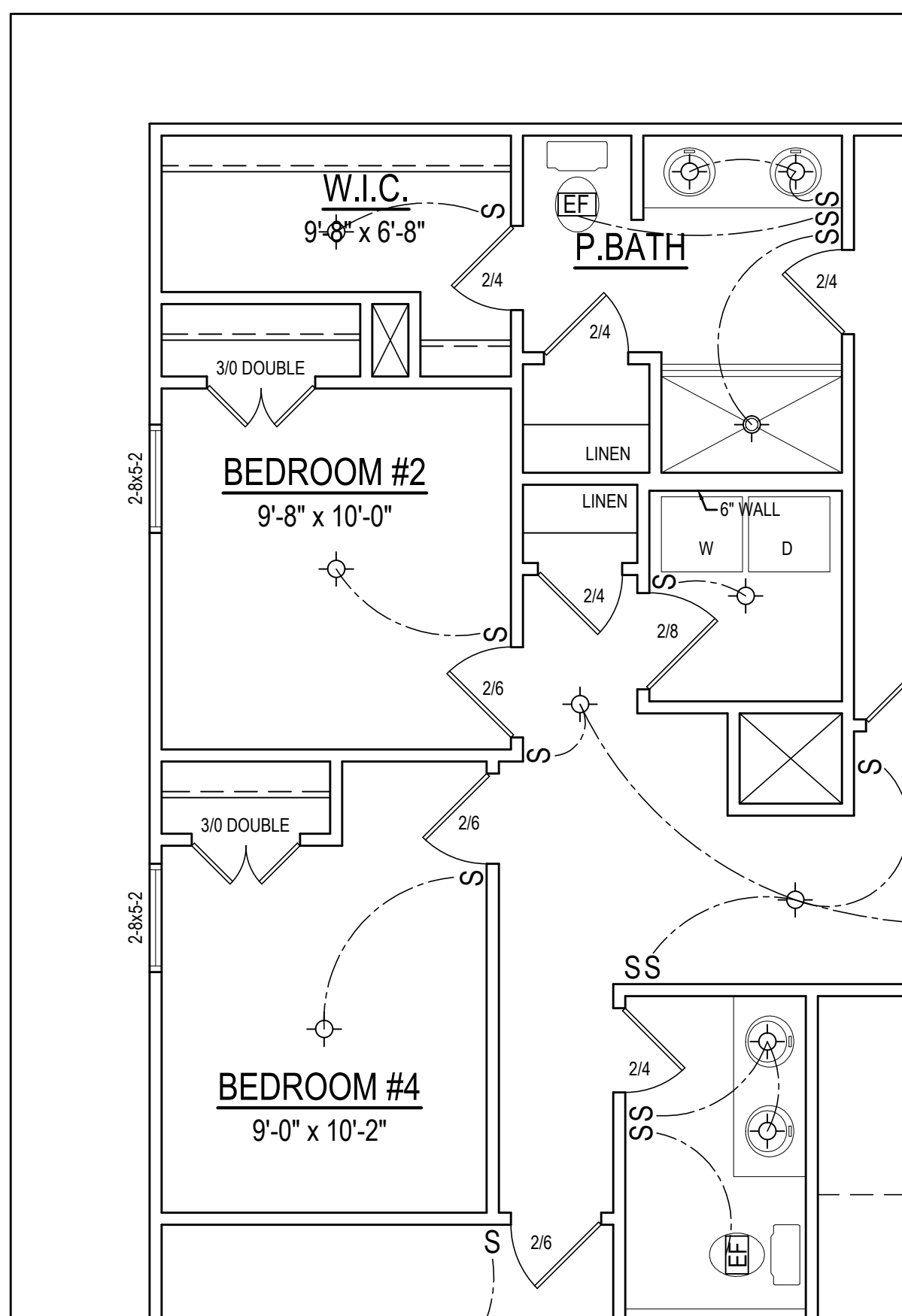
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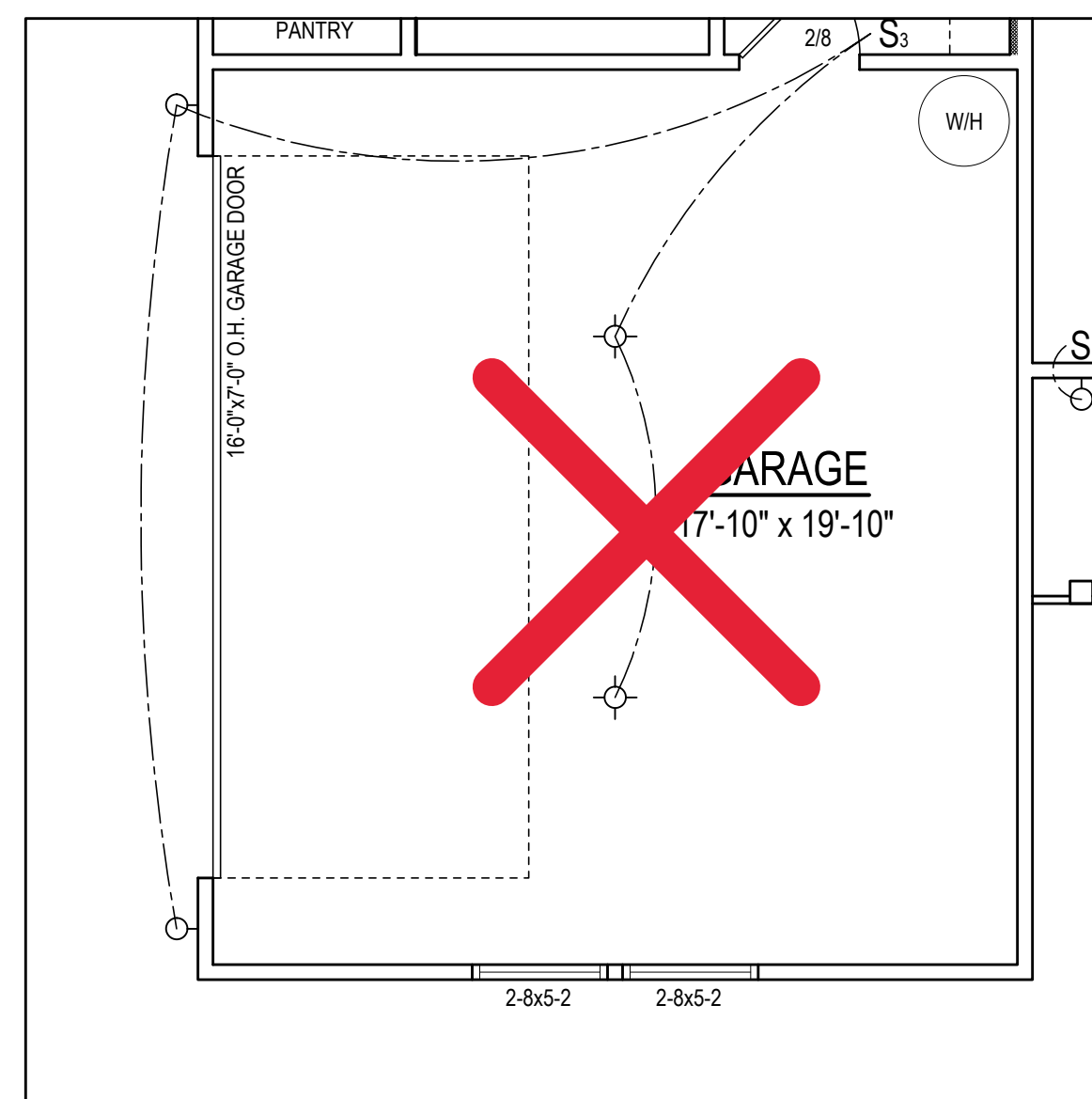
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ELECTRICAL PLAN

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**SECOND FLOOR PLAN:
4TH BEDROOM OPT.
ELEC. PLAN**
1/4" = 1'-0" CEILING HT. = 8'-0"



**SIDE ENTRY GARAGE
OPTION ELEC. PLAN**
1/4" = 1'-0" CEILING HT. = 8'-0"

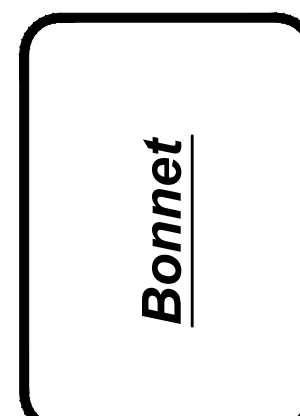
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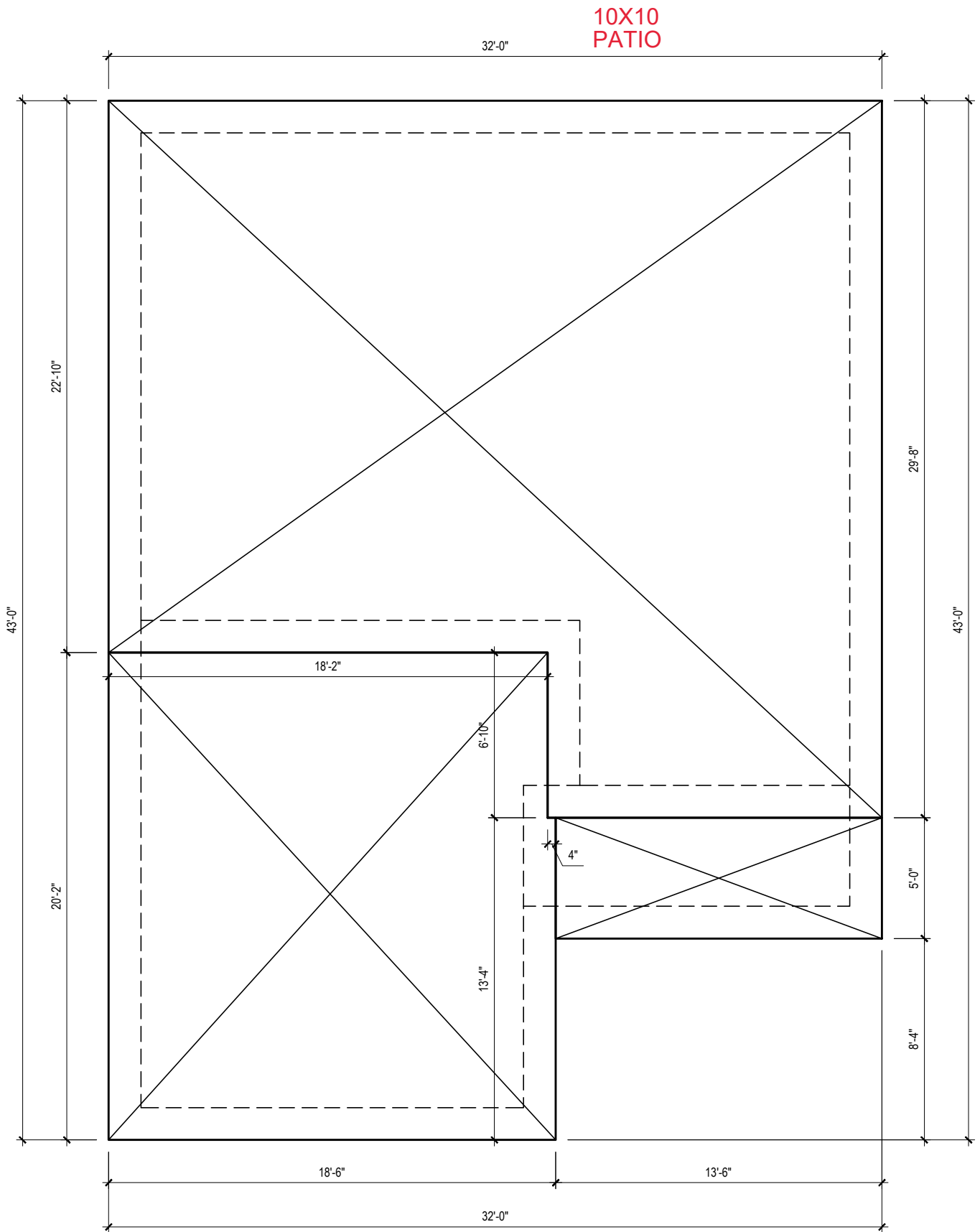
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ELECTRICAL PLAN

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MONO SLAB FOUNDATION PLAN

1/4" = 1'-0"