

Project #: 16KB-247
Date: 6-15-23
Drawn/Design By: KBB
Scale: REFER TO ELEV.

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

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



Kay Ridge

Reese Construction
3720 Lucky Dr.
Apex, NC 27539

Sheet Number
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GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS AND SQUARE FOOTAGE IS CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING OR SQUARE FOOTAGE ERRORS ON CONSTRUCTION BEGINS.
2. ALL WALL 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. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE, 2018 EDITION.

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.

2211 SQ. FT. OF CRAWL SPACE/1500

1.47 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 4 VENTS AT 0.45 SQ. FT. NET FREE
VENTILATION EACH= 1.8 SQ. FT. OF VENTILATION

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

SQUARE FOOTAGE	
HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 2211	GARAGE= 615
SECOND FLOOR= 864	FRONT PORCH= 211
THIRD FLOOR= N/A	SCREEN PORCH= 204
BASEMENT= N/A	OPT. STUDY= N/A
	STORAGE= N/A
TOTAL HEATED= 3075	TOTAL UNHEATED= 1030

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.

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

3240 SQ. FT. OF ATTIC/300= 10.8

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

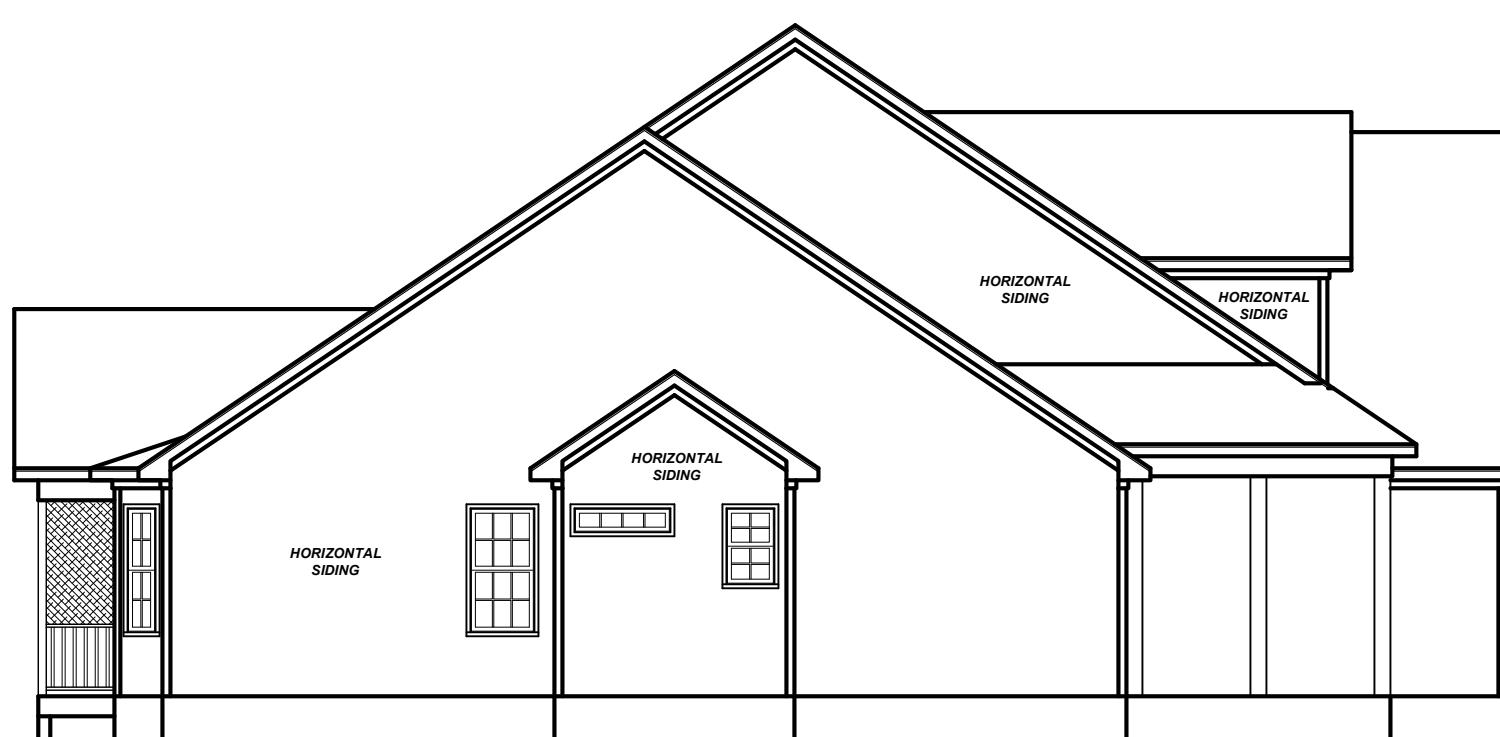
** MEAN ROOF HEIGHT 30' OR LESS



FRONT ELEVATION

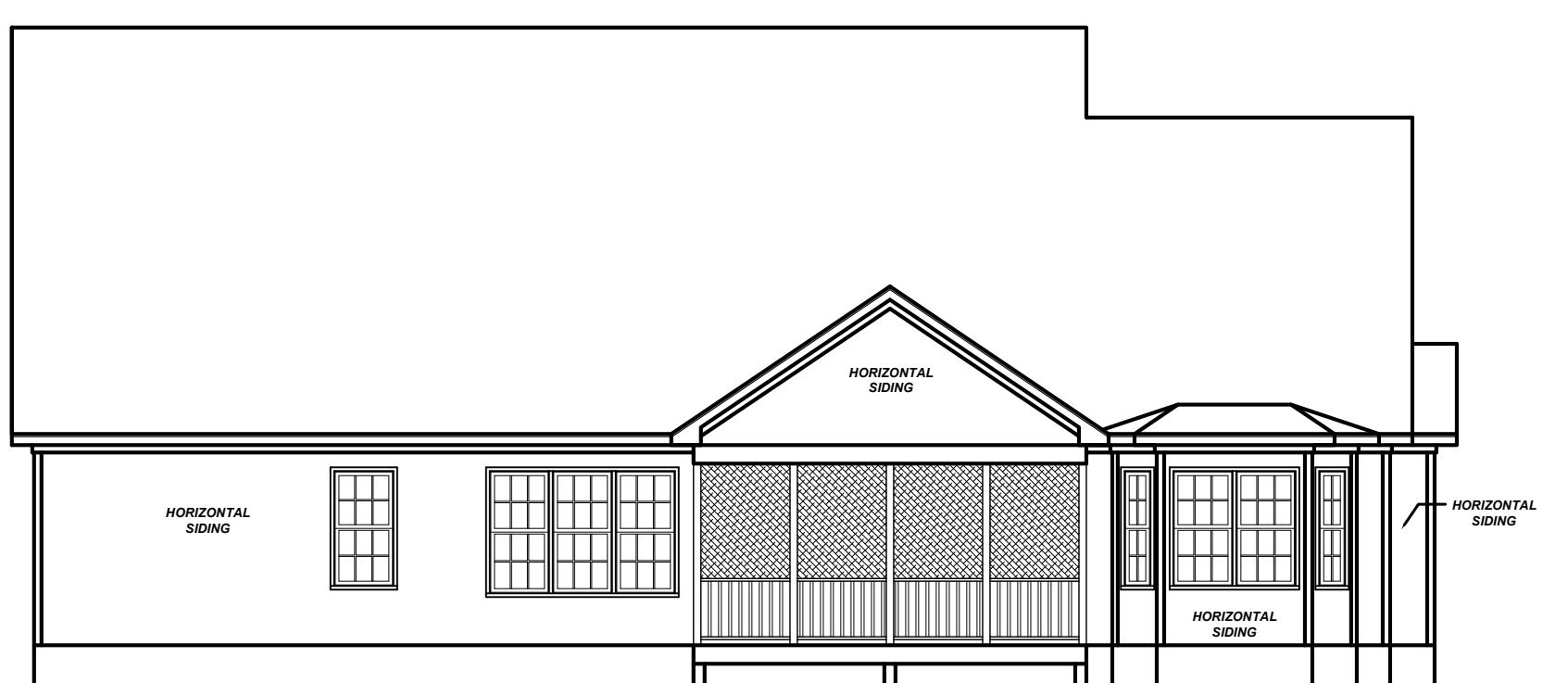
1/4" = 1'-0" FOR 24"x36" PAPER

1/8" = 1'-0" FOR 11"x17" PAPER



LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

ELEVATIONS

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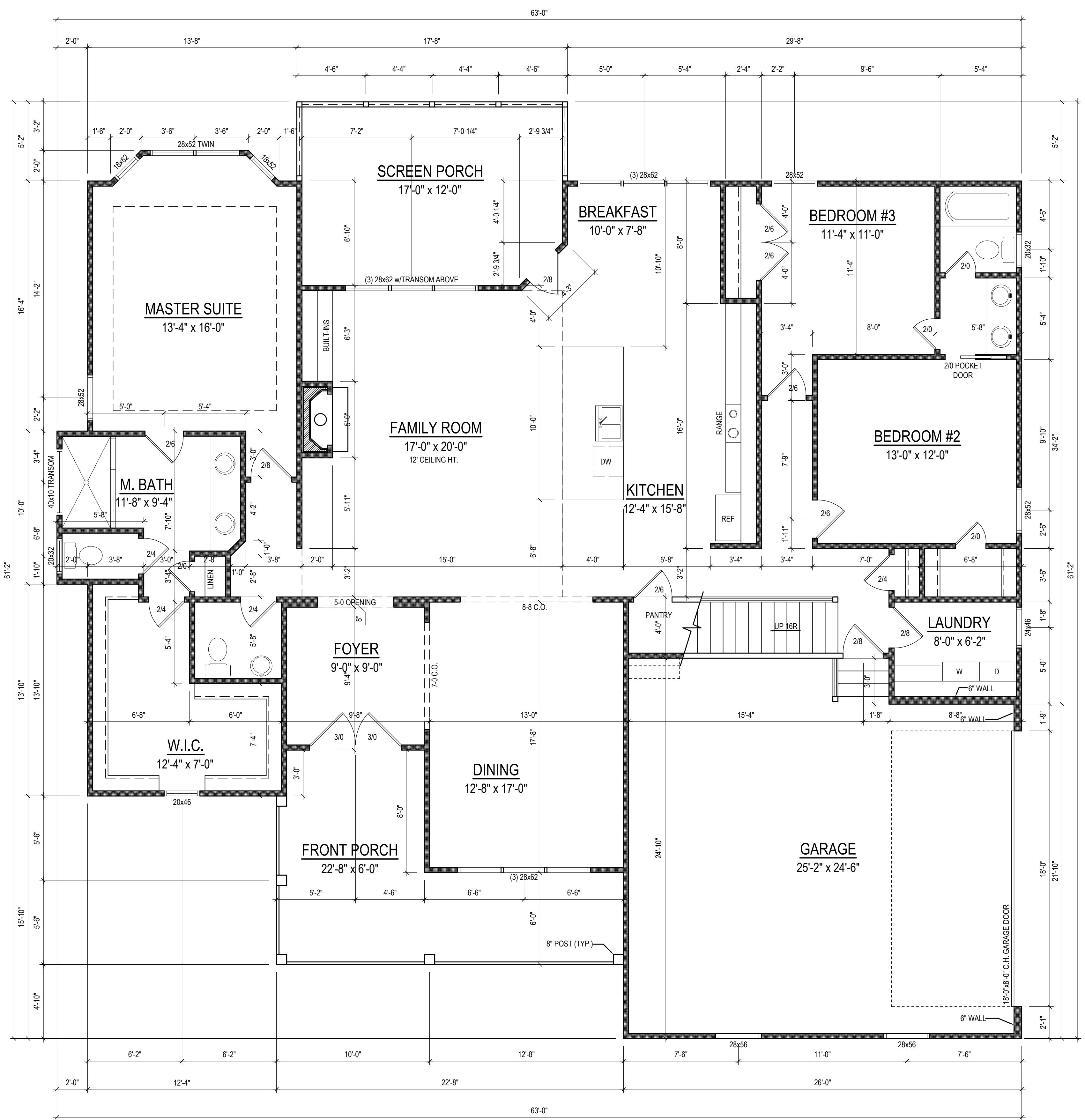
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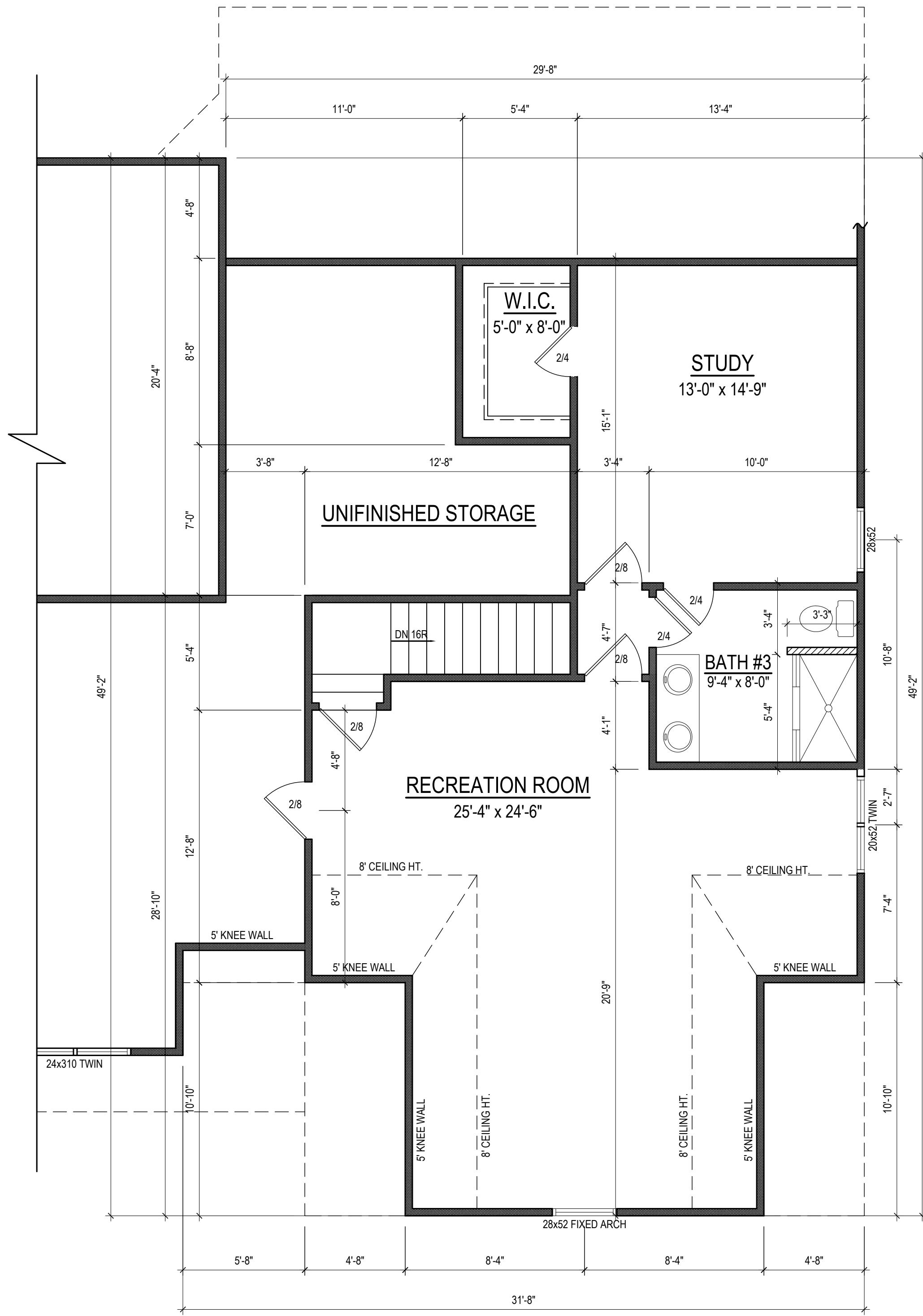
ST/SECOND
FLOOR

3
of 7



FIRST FLOOR PLAN

**1/4" = 1'-0" FOR 24"x36" PAPER CEILING HT. = 9'-0"
1/8" = 1'-0" FOR 11"x17" PAPER**



SECOND FLOOR PLAN

**1/4" = 1'-0" FOR 24"x36" PAPER CEILING HT. = 8'-0"
1/8" = 1'-0" FOR 11"x17" PAPER**



Structural Engineering by:
Mark E. Jones, PE
6425 Glen Dean Court
Raleigh, NC 27603
Phone: (919) 395-5618

*Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Mark E. Jones, PE. Failure to do so will void Mark E. Jones, PE liability. Structural analysis based on NC Residential Building Code 2018.

FIRST FLOOR STRUCTURAL PLAN

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. GARAGE DOOR HEADER SHALL BE CONSTRUCTED PER FIGURE R602.10.1, METHOD PF.

SECOND FLOOR STRUCTURAL PLAN

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**FIRST/SECOND FLOOR
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DETAILS

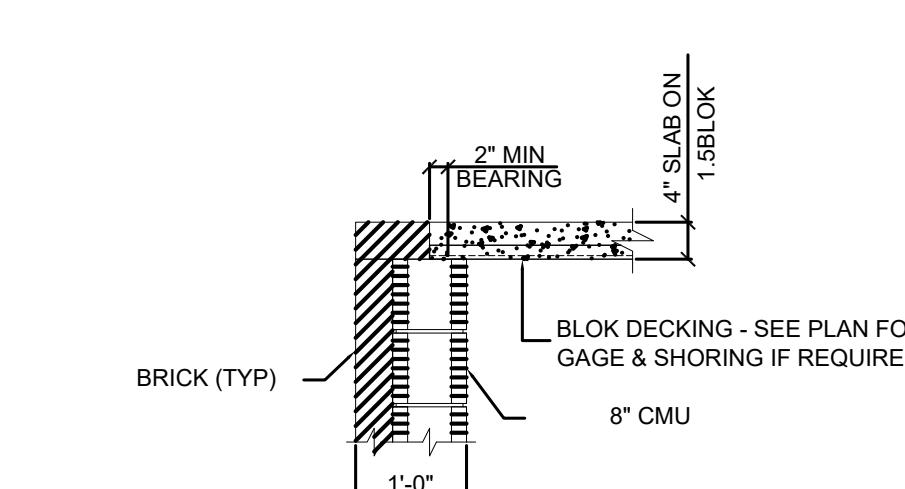
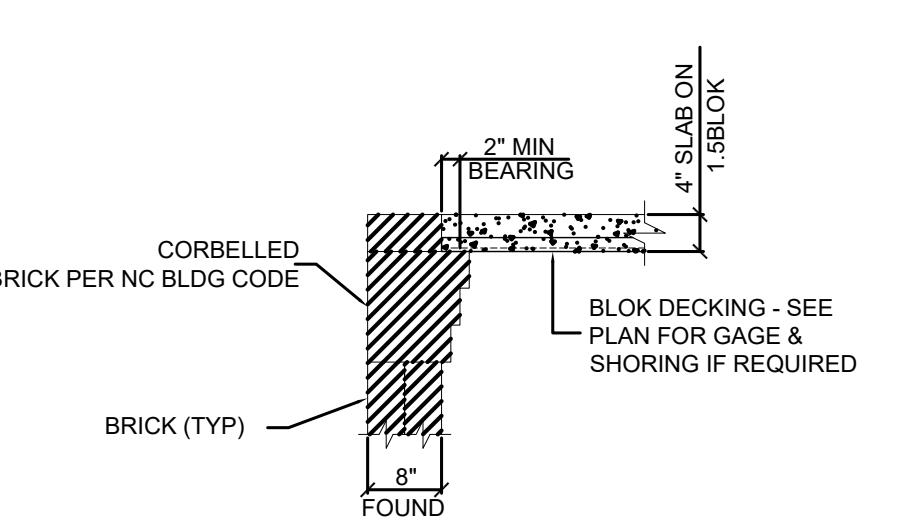
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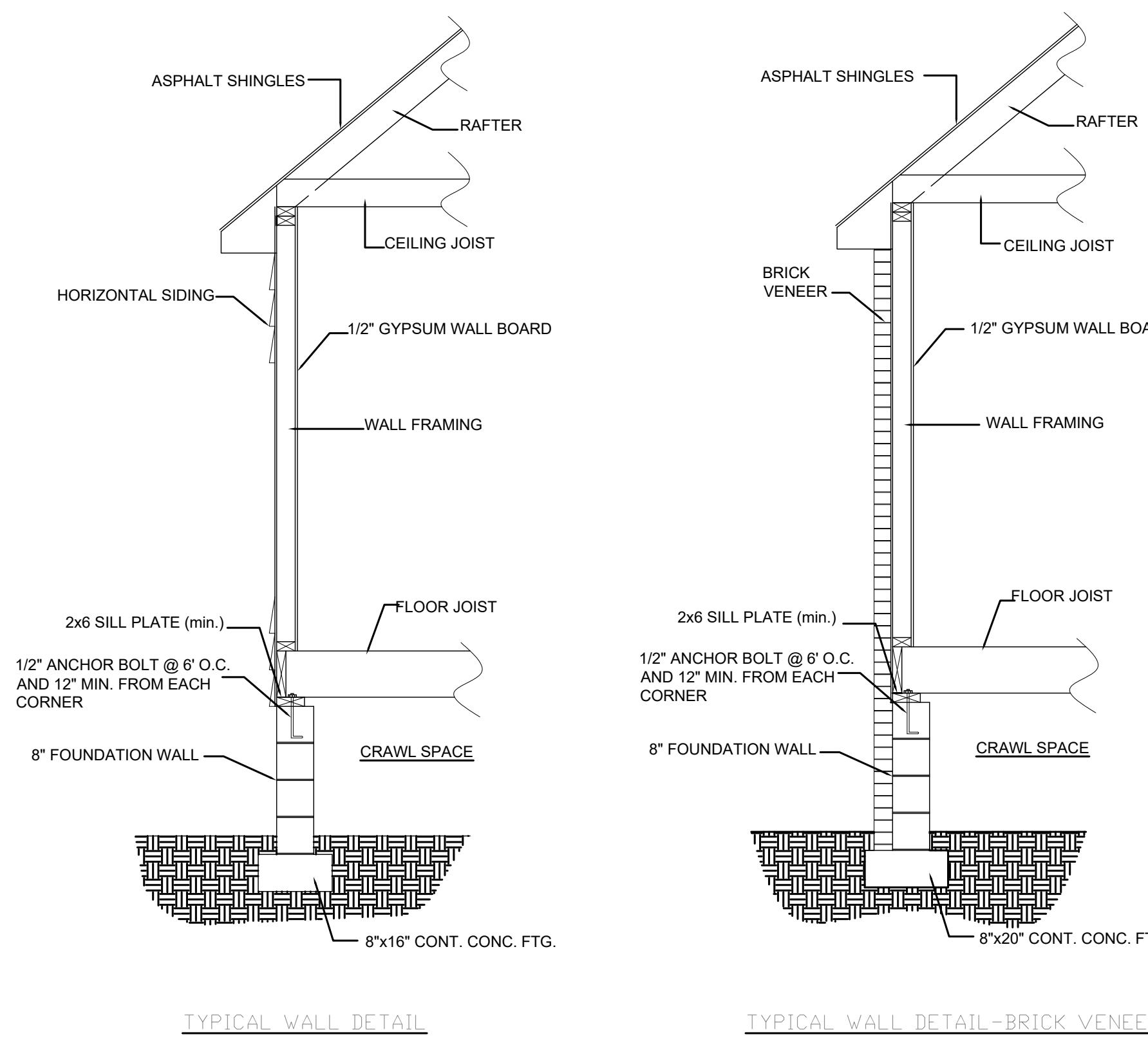
Kay Ridge

Reese Construction
 3720 Lucky Dr.
 Apex, NC 27539

Project Name: _____
 Sheet Number: _____

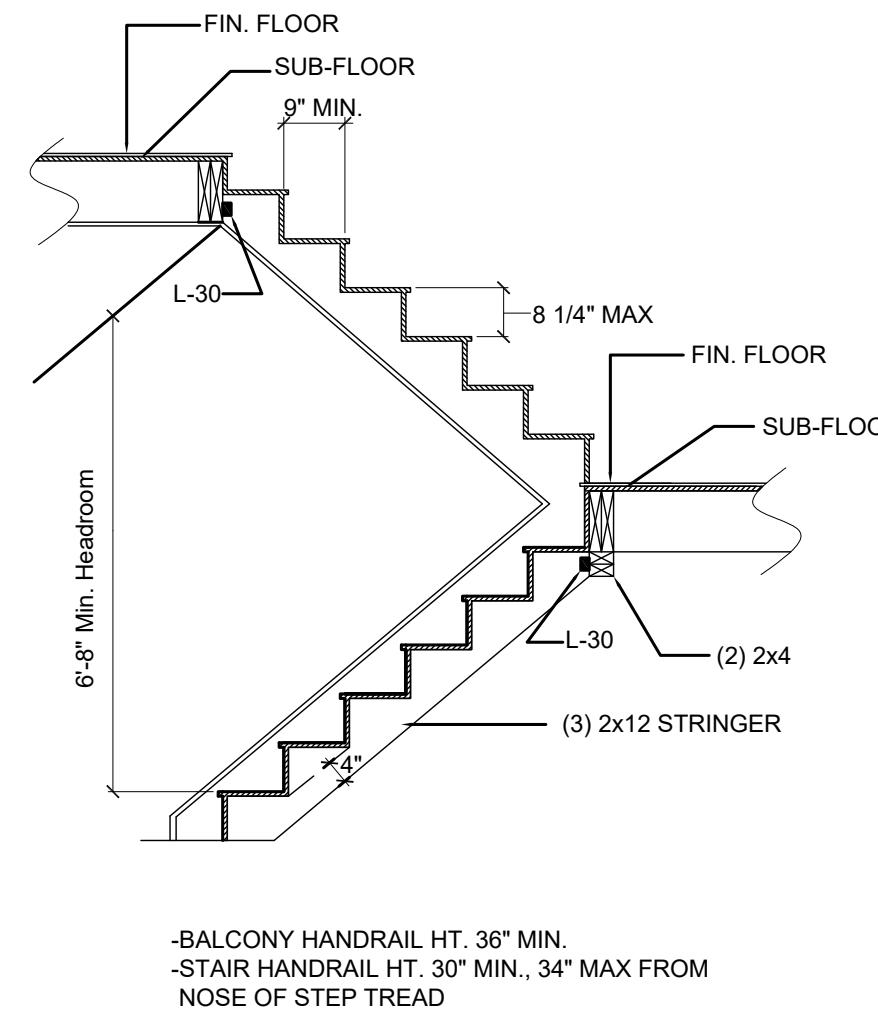
DETAILS

Sheet Number: 7
 of 7

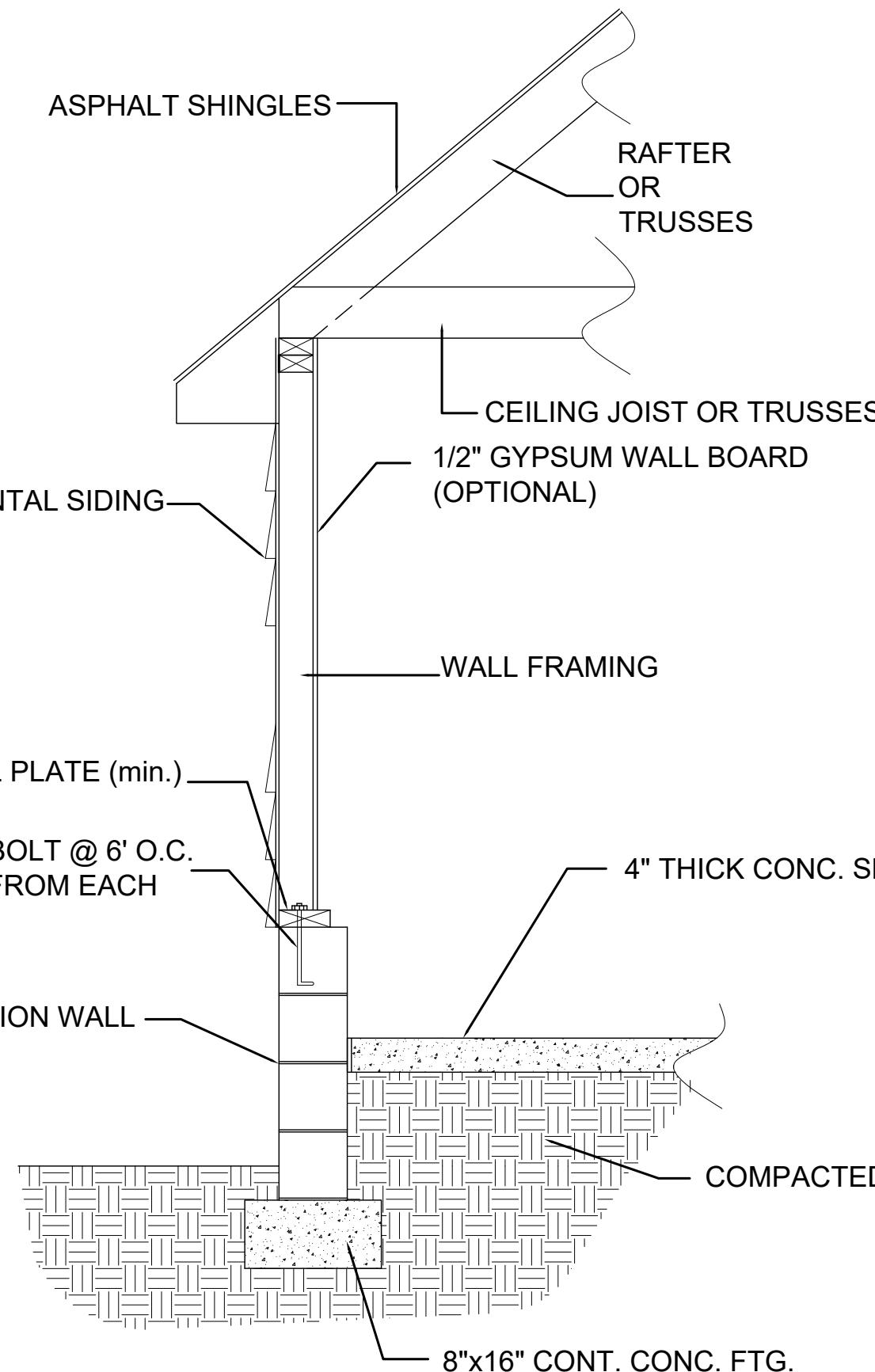
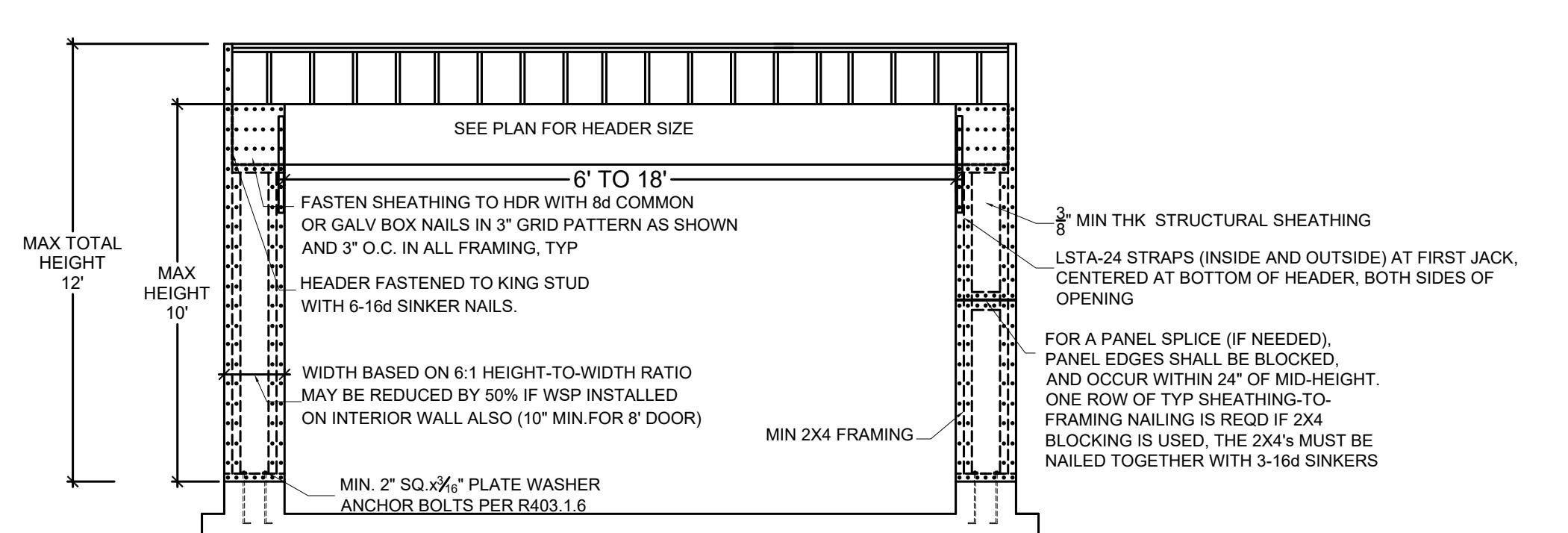


TYPICAL WALL DETAIL

TYPICAL WALL DETAIL - BRICK VENEER

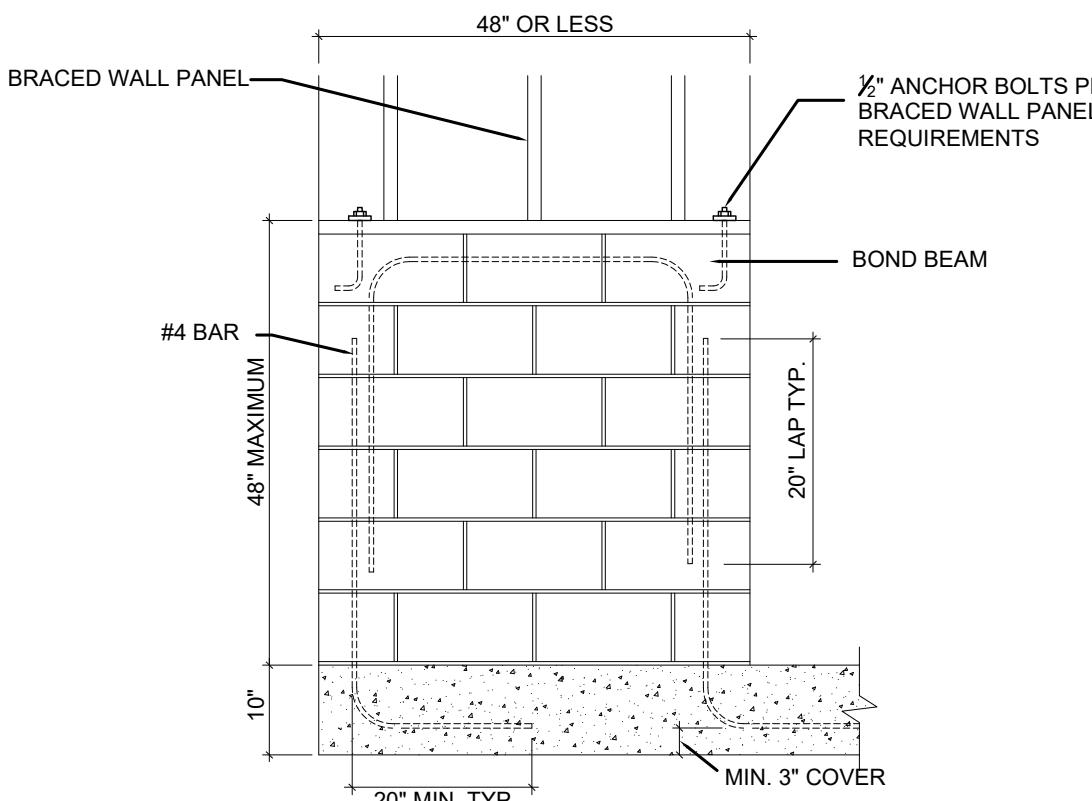


TYPICAL STAIRWAY DETAIL



TYPICAL GARAGE WALL DETAIL

BRACED WALL LINE STEMWALL DETAIL

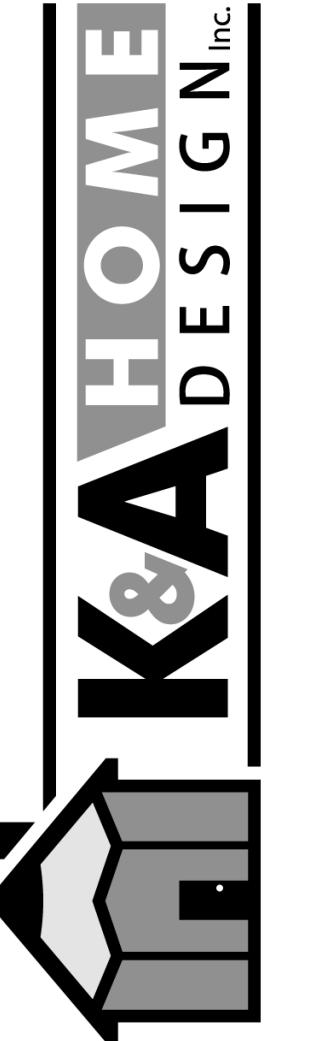


032702
 1-14-25
 MARK E. JONES
 PROFESSIONAL ENGINEER
 NORTH CAROLINA

Project #: 16KB-247
Date: 6-15-23
Drawn/Design By: KBB
Scale: 1/4" = 1'-0"

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

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

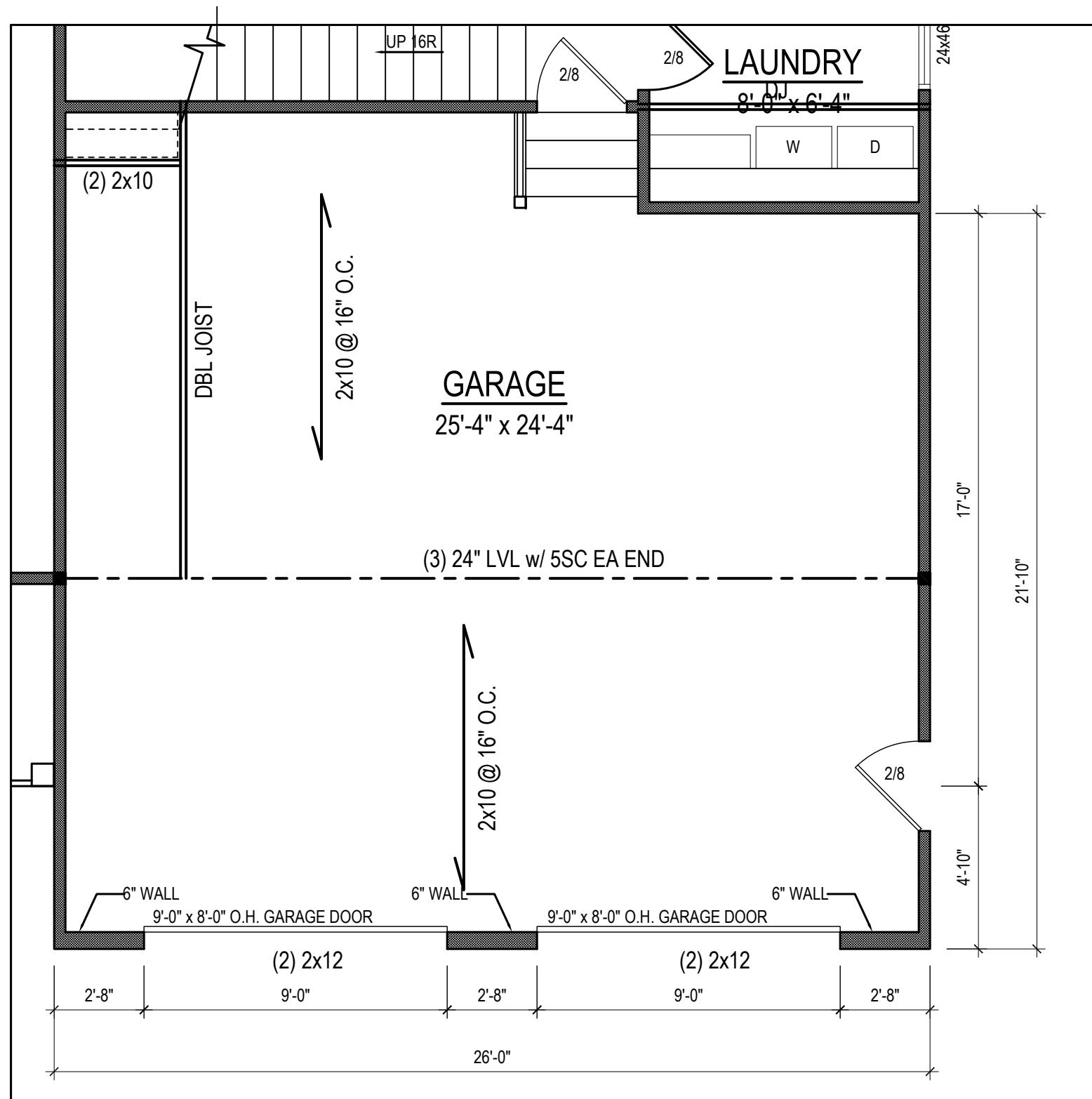
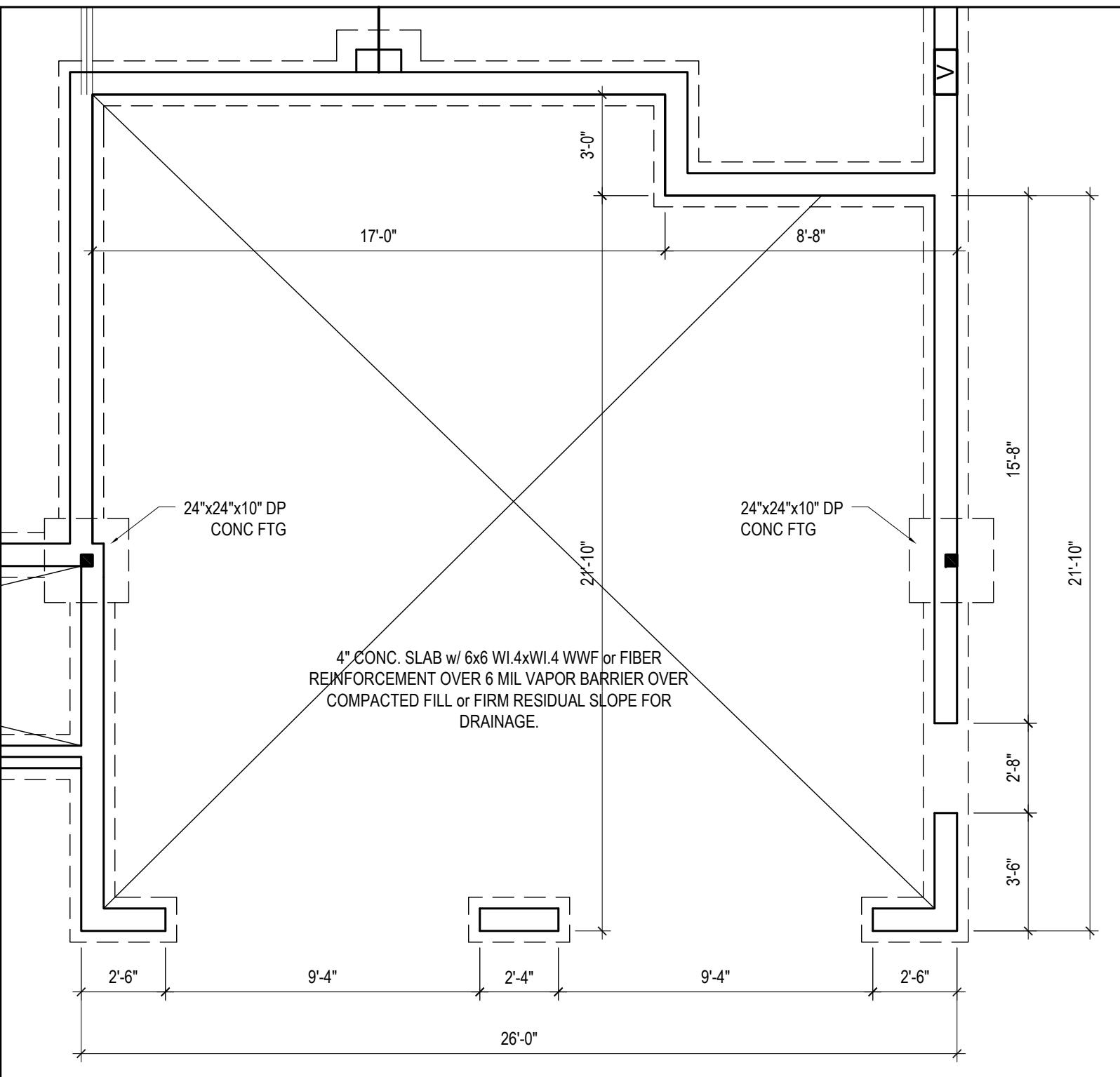
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3720 Lucky Dr.
Apex, NC 27539

FRONT LOAD OPTION
Sheet Number
1
of 1



FRONT ELEVATION

1/4" = 1'-0" FOR 24"x36" PAPER
1/8" = 1'-0" FOR 11"x17" PAPER



Structural Engineering by:
Mark E. Jones, PE
6426 Glen Dean Court
Raleigh, NC 27603
Phone: (919) 395-5618

*Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, processes or safety precautions.
Any deviations or discrepancies on plans are to be brought to the immediate attention of Mark E. Jones, PE. Failure to do so will void Mark E. Jones, PE liability.
Structural analysis based on NC Residential Building Code 2018.

Project No. 17-028



RIGHT ELEVATION

1/4" = 1'-0" FOR 24"x36" PAPER
1/8" = 1'-0" FOR 11"x17" PAPER