

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

FIRST FLOOR= 2126
SECOND FLOOR= 358
THIRD FLOOR= N/A
BASEMENT= N/A

UNHEATED SQUARE FOOTAGE

GARAGE= 658
FRONT PORCH= 118
SCREEN PORCH= 281
COVERED PORCH= 160
STORAGE= N/A

TOTAL HEATED= 2484

TOTAL UNHEATED= 1217

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 CRAWLSPACE/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 BE EAVE VENTS.

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

3342 SQ. FT. OF ATTIC/300= 11.14

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

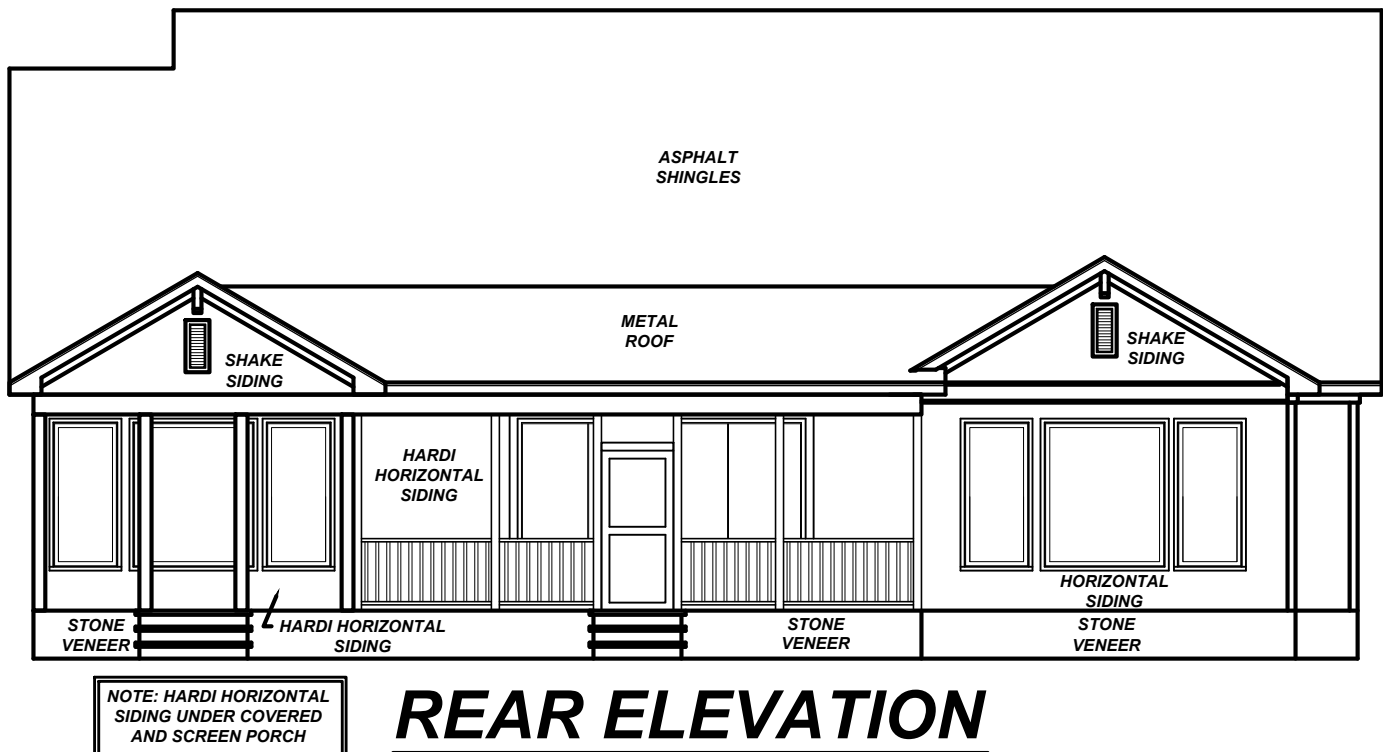
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEIGHT 30' OR LESS



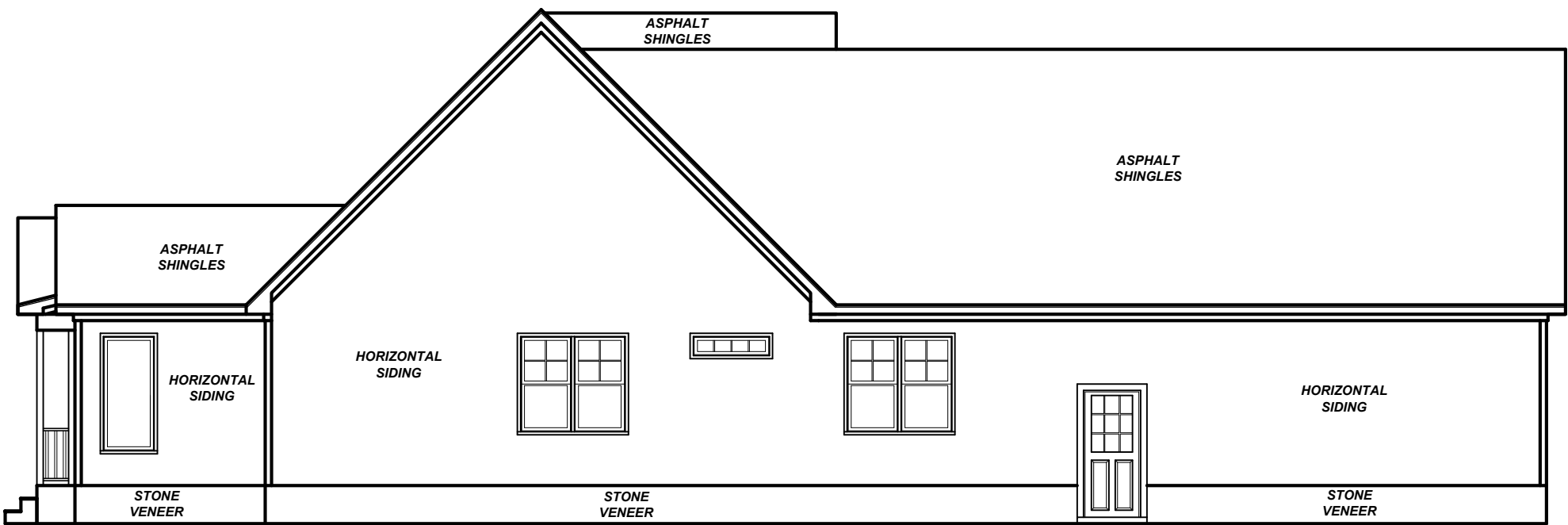
FRONT ELEVATION

1/4" = 1'-0"



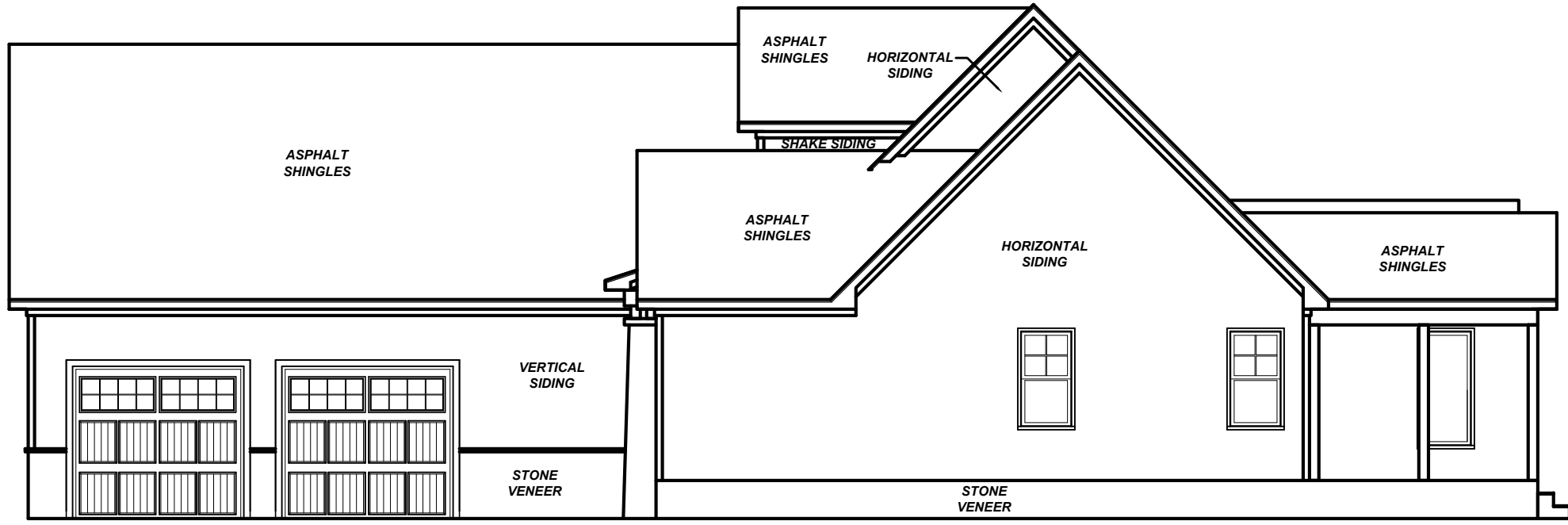
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

Project #:	23-436
Date:	12-19-23
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
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Office: (919) 302-0693



Website: www.KandAHomeDesigns.com

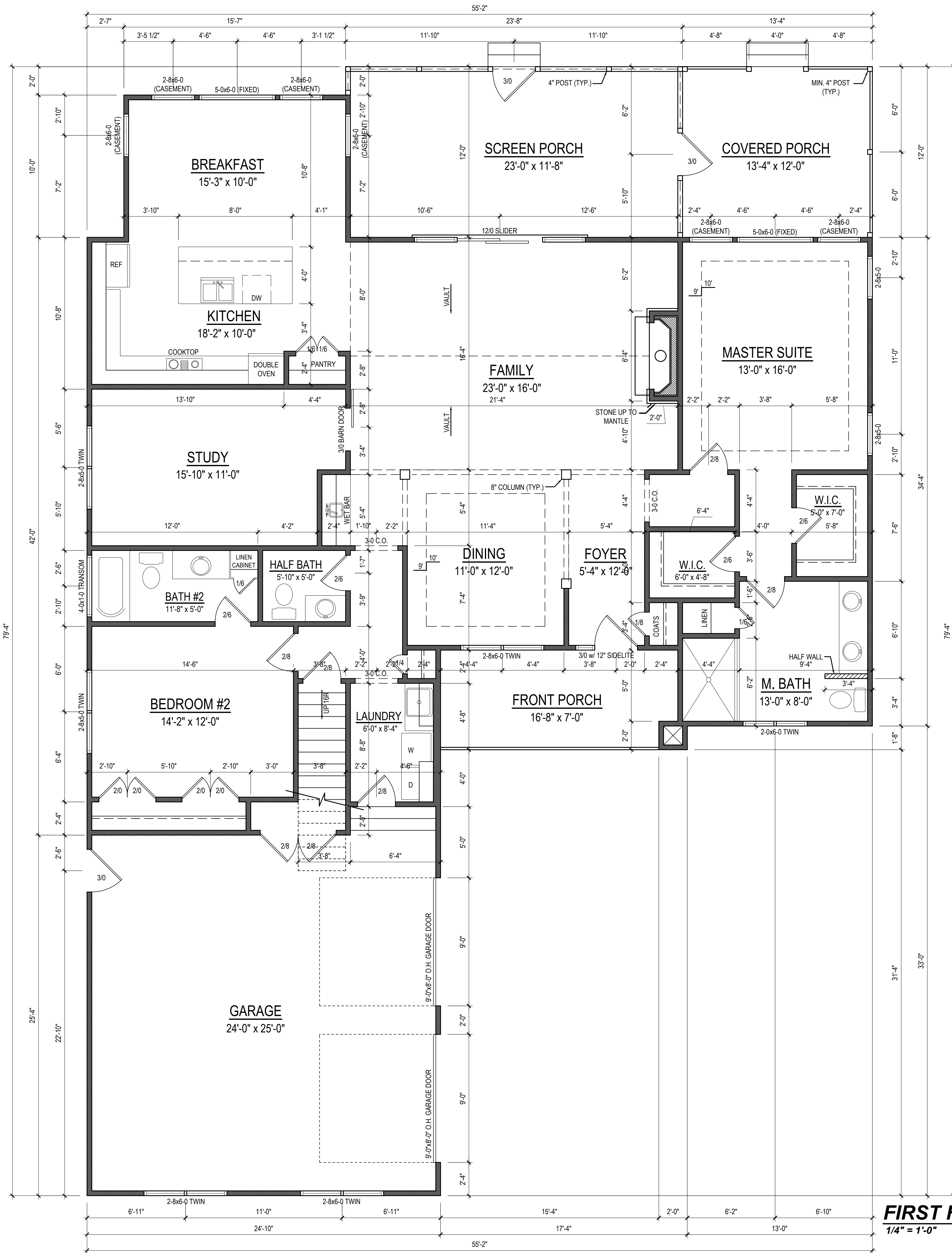
Email: Kent@KandAHomeDesigns.com

Project Name:	Corbett Plan
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Client Name:	McClay Custom Homes
	315 Metcalf St.
	New Bern, NC 28562

ELEVATIONS

Sheet Number
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of 3



FIRST FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 9'-0"

Project #:	23-436
Date:	12-19-23
Drawn/Design By:	KBB
Scale:	1/4" = 1'-0"

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

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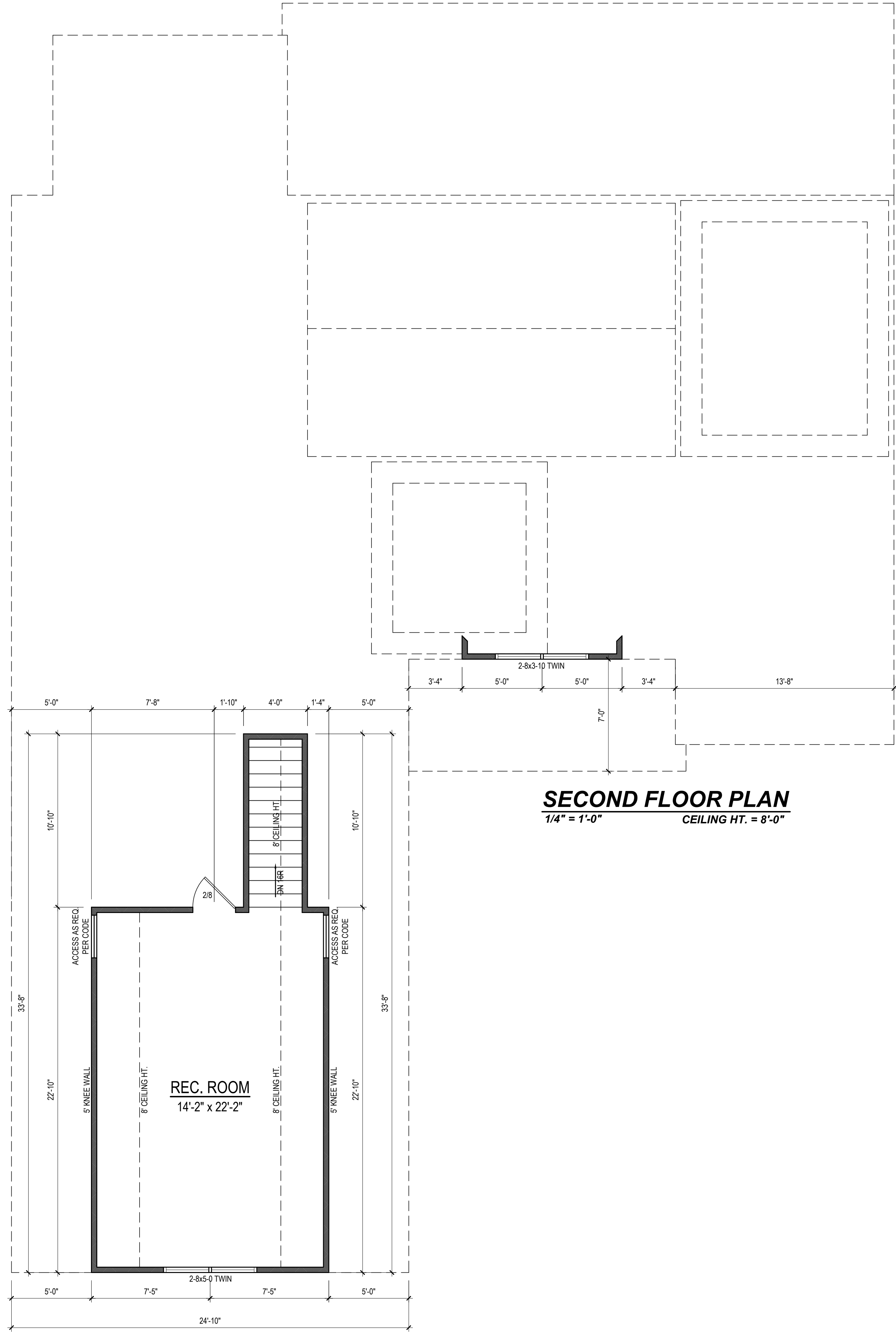
Email: Kent@KandAHomeDesigns.com

Project Name:
Corbett Plan

Client Name:
McClay Custom Homes
315 Metcalf St.
New Bern, NC 28562

FIRST FLOOR

Sheet Number
2
of 3



Project #:	23-436
Date:	12-19-23
Drawn/Design By:	KBB
Scale:	1/4" = 1'-0"

REVISIONS		
No.	Date:	Remarks
1		
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4		

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Project Name:	Corbett Plan
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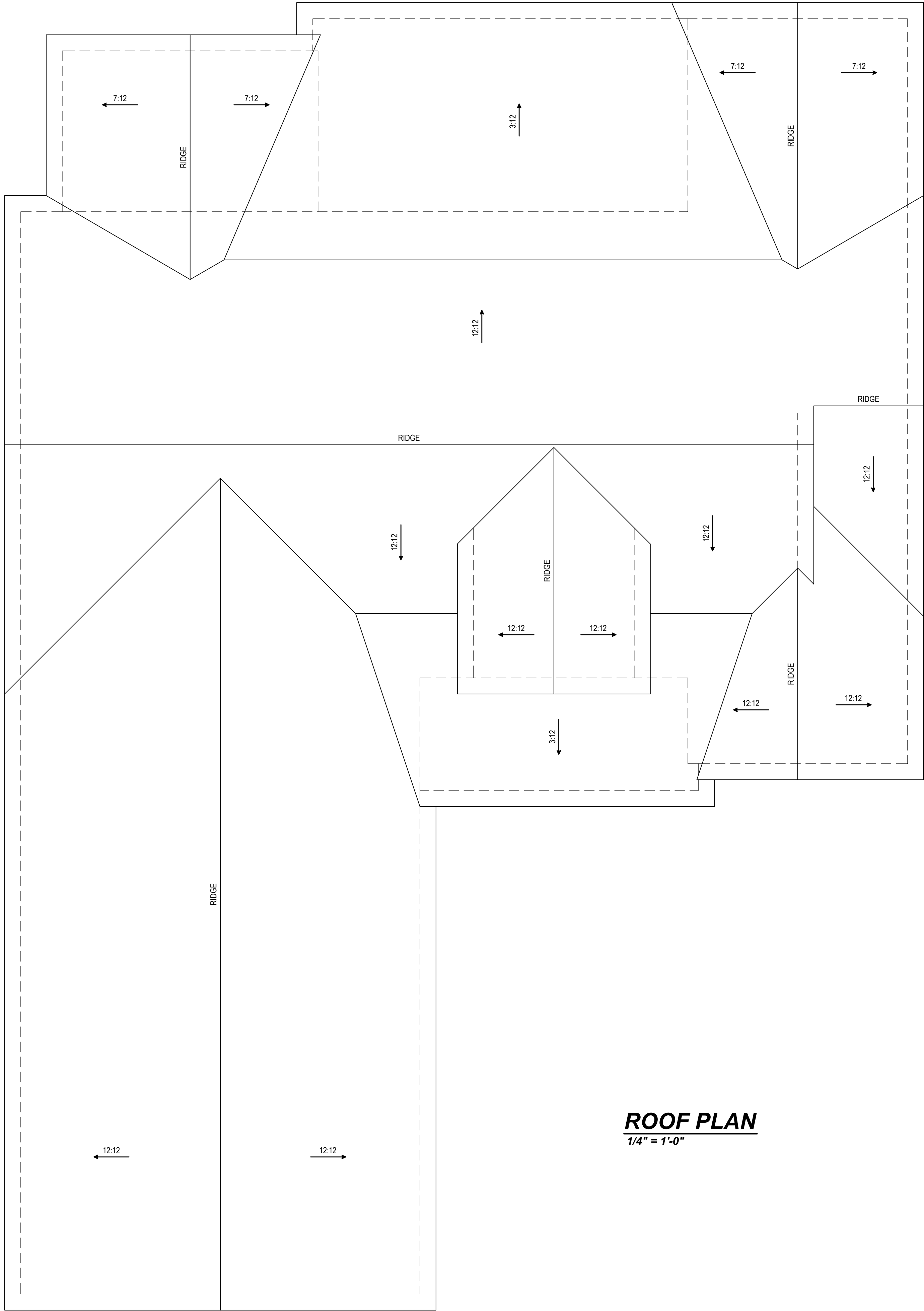
Client Name:	McClay Custom Homes 315 Metcalf St. New Bern, NC 28562
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SECOND FLOOR

Sheet Number	3 of 3
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ROOF PLAN

1/4" = 1'-0"

Project #:		23-436
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Drawn/Design By:		KBB
Scale:		1/4" = 1'-0"

REVISIONS		
No.	Date:	Remarks
1		
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Corbett Plan

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ROOF LAYOUT

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