

KENZIE H&H HOMES - GARAGE RIGHT

PLAN REVISIONS

01-10-19	COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS
01-15-19	CLIENT BACK END COMMENTS
01-24-19	MIRROR PLAN TO CREATE LEFT HAND VERSION
03-26-20	UPDATED ROOM NAMING PER H&H STANDARDS ADDED 2x6 WALL FLOOR PLANS + ELECTRICAL PLANS CHANGED ELEVATION 'A' + 'C' TO 'A-1' + 'C-1' ADDED ELEVATIONS 'A-2' + 'C-2' CHANGED ELEVATION 'B' TO ELEV. 'B-2' AND ADDED NEW ELEV. 'B-1' BROKE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR OPTIONS

ELEVATION "A"	
MAIN FLOOR	804 SF.
UPPER FLOOR	1154 SF.
TOTAL LIVING	1958 SF.
GARAGE	480 SF.
FRONT PORCH	82 SF.
PATIO	120 SF.
TOTAL SQ. FT.	2640 SF.
OPT. COV. PORCH	120 SF.
OPT. EXT. PORCH	160 SF.
OPT. 1 CAR GARAGE	240 SF.

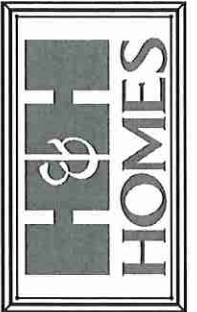
ELEVATION "B"	
MAIN FLOOR	804 SF.
UPPER FLOOR	1170 SF.
TOTAL LIVING	1974 SF.
GARAGE	480 SF.
FRONT PORCH	83 SF.
PATIO	120 SF.
TOTAL SQ. FT.	2657 SF.
OPT. COV. PORCH	120 SF.
OPT. EXT. PORCH	160 SF.
OPT. 1 CAR GARAGE	240 SF.

ELEVATION "C"	
MAIN FLOOR	804 SF.
UPPER FLOOR	1170 SF.
TOTAL LIVING	1974 SF.
GARAGE	480 SF.
FRONT PORCH	81 SF.
PATIO	120 SF.
TOTAL SQ. FT.	2655 SF.
OPT. COV. PORCH	120 SF.
OPT. EXT. PORCH	160 SF.
OPT. 1 CAR GARAGE	240 SF.

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

Inventory Marked

ACX000103



JOB NUMBER	B-181871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-26-20

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DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

KENZIE
H&H HOMES

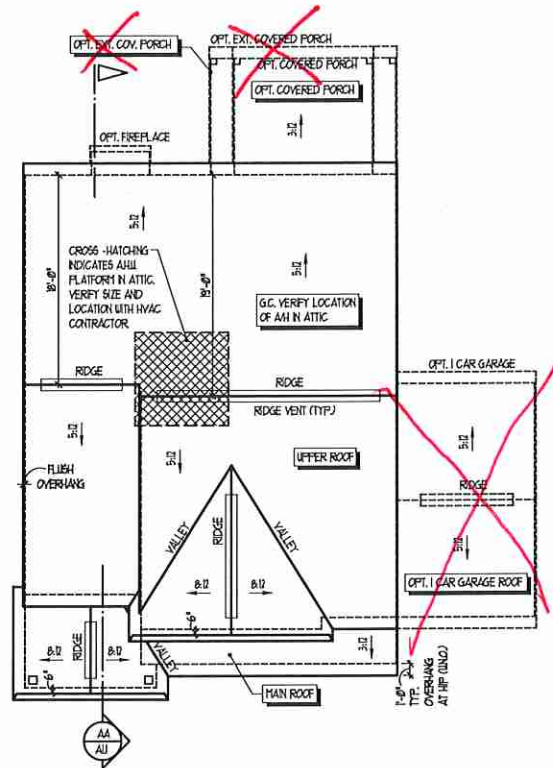
1958

TITLE
REVISION LOG

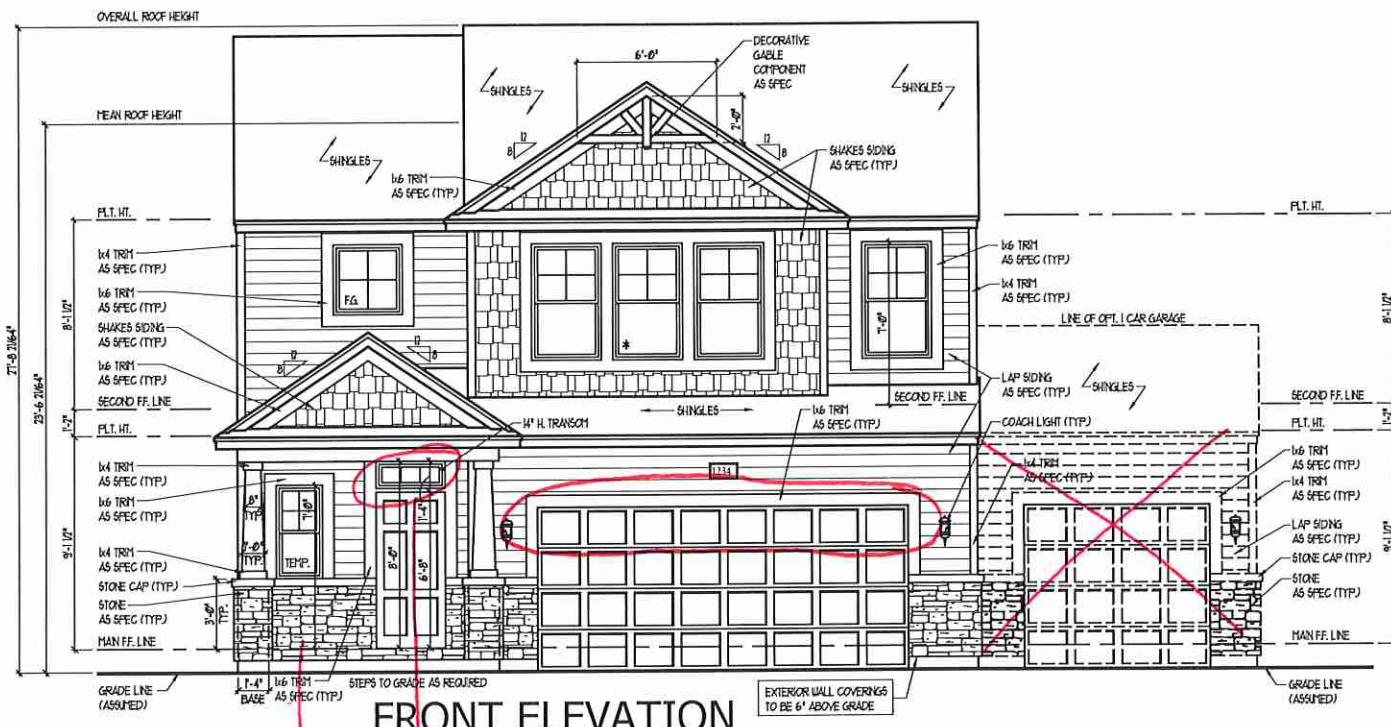
SHEET
CS

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ROOF VENT CALCULATIONS					
ATTIC AREA	MAIN ROOF	UPPER ROOF	OPT. GARAGE ROOF	OPT. COVERED PORCH	OPT. EXT. COVERED PORCH
NET FREE VENT. AREA REQ'D (AREA/AREA)	14 SQ. FT.	140 SQ. FT.	15 SQ. FT.	58 SQ. FT.	11 SQ. FT.
NET FREE VENT. AREA PROVIDED	31 SQ. FT.	29 SQ. FT.	58 SQ. FT.	29 SQ. FT.	38 SQ. FT.
VERIFY TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT					

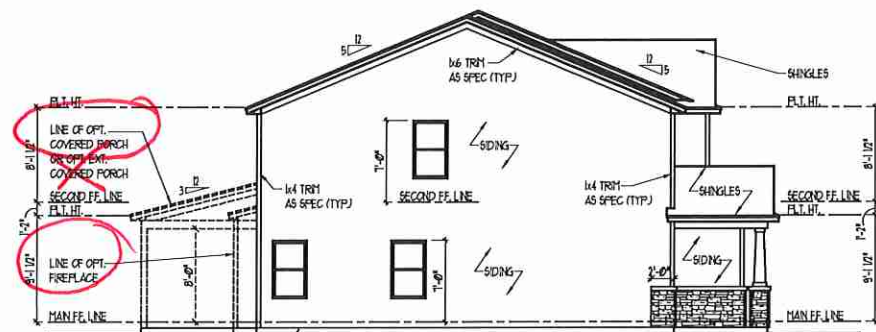


ROOF PLAN
SCALE: 1/8" = 1'-0"

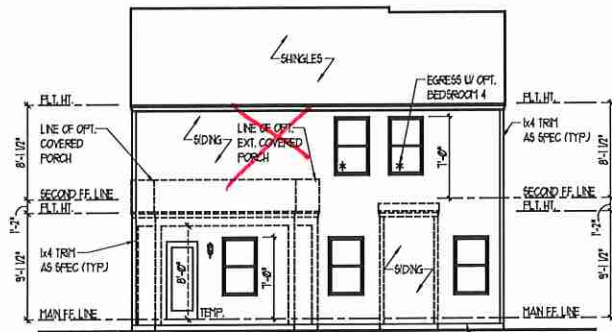


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

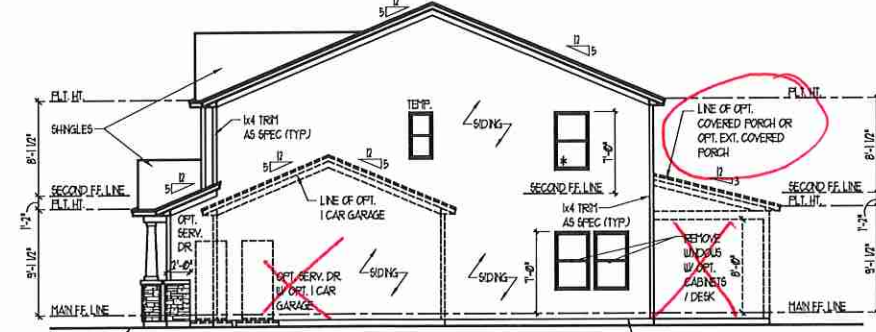
Stone
No grid



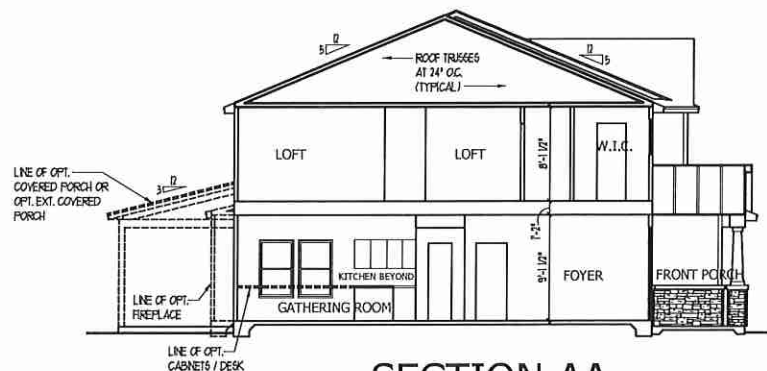
LEFT ELEVATION
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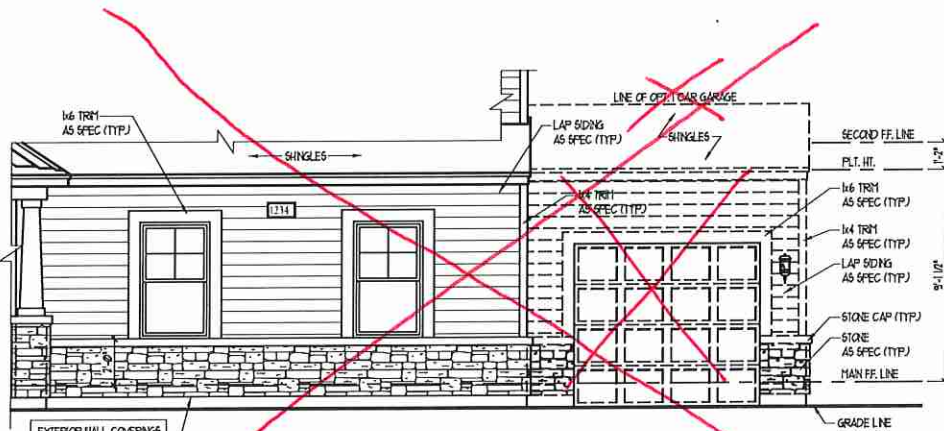
REAR ELEVATION
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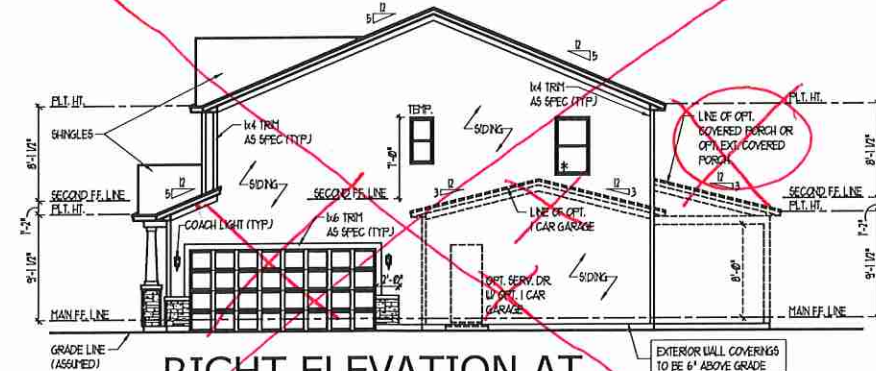
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



SECTION AA
SCALE: 1/8" = 1'-0"



FRONT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"

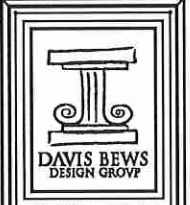


RIGHT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"

ELEVATION "B-2"



JOB NUMBER: B-1818871
 CAD FILE: KENZIE-R
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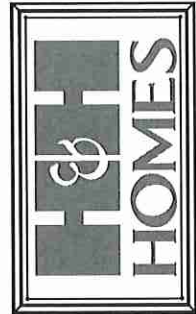
DRAWINGS ON 11"x11" SHEET ARE ONE HALF THE SCALE NOTED

KENZIE H&H HOMES

1958

TITLE
 ELEVATIONS
 ROOF PLAN
 BUILDING SECTION
 DETAILS

SHEET
A1.1



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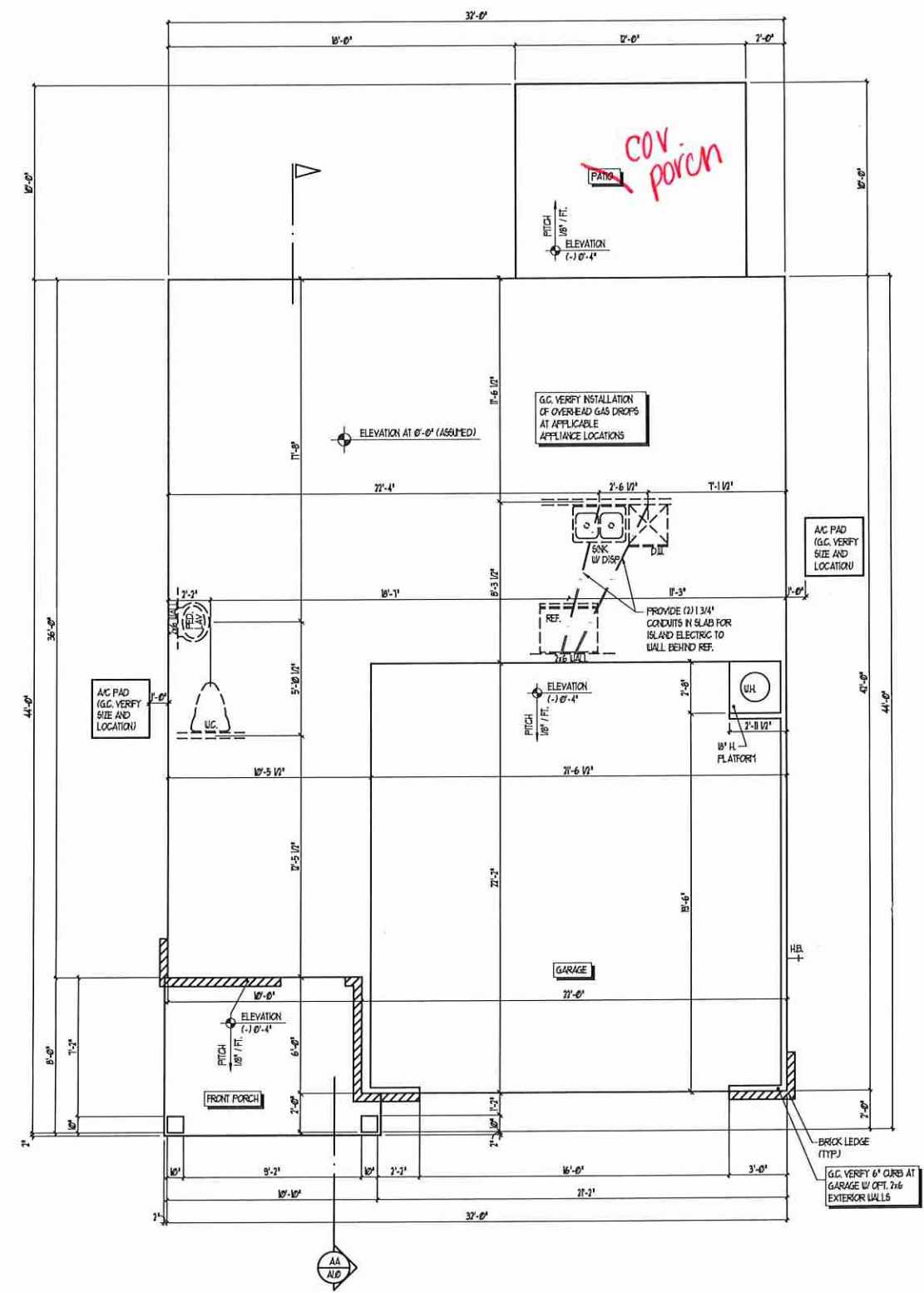
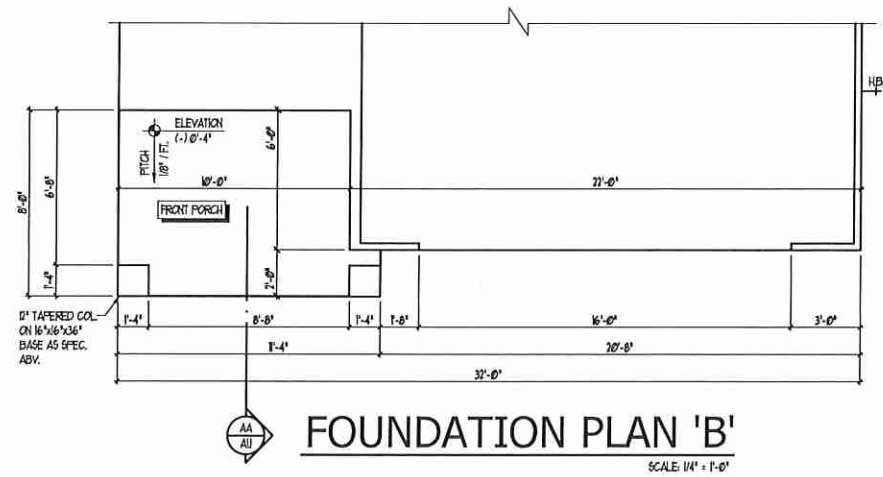
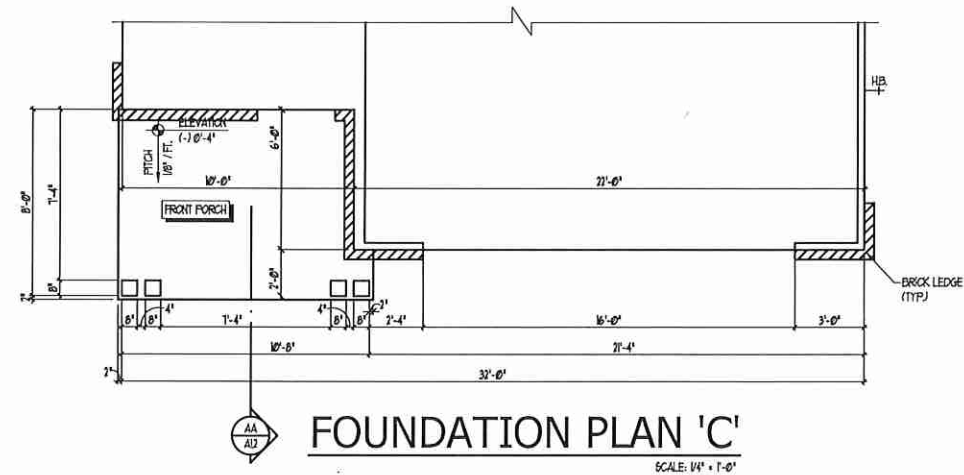
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KENZIE
H&H HOMES

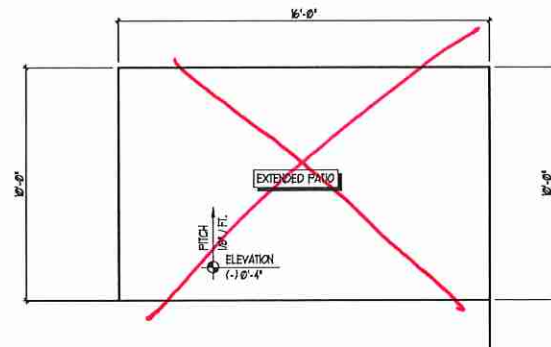
1958

TITLE
SLAB INTERFACE PLAN

SHEET
A2.0

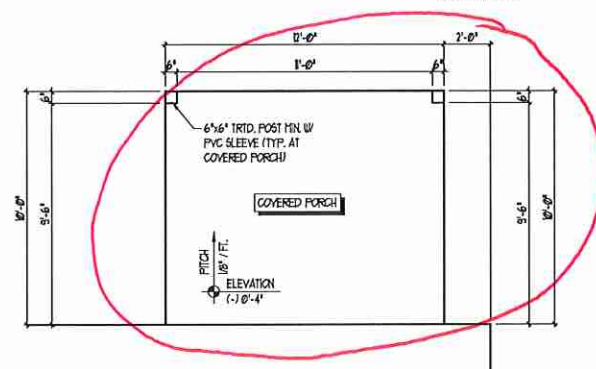


SLAB INTERFACE PLAN
SCALE 1/4" = 1'-0"



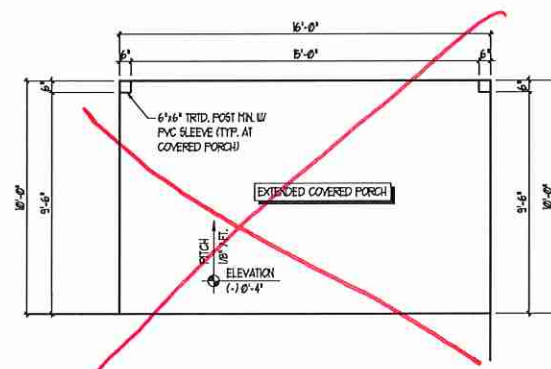
OPT. EXTENDED PATIO

SCALE: 1/4" = 1'-0"



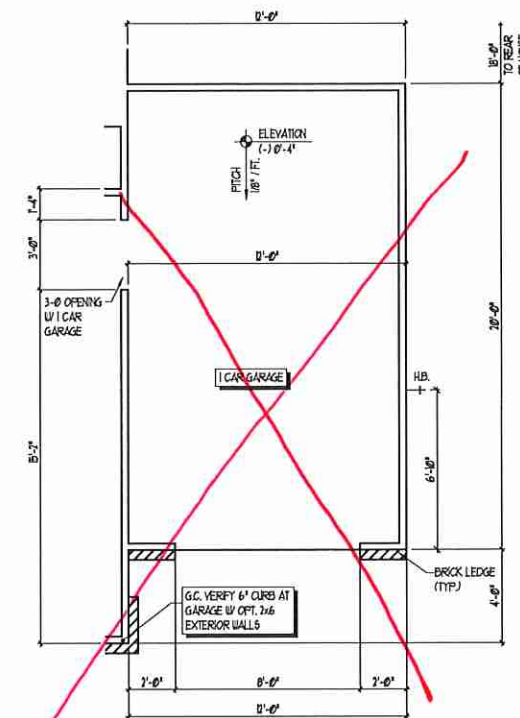
OPT. COVERED PORCH

SCALE: 1/4" = 1'-0"



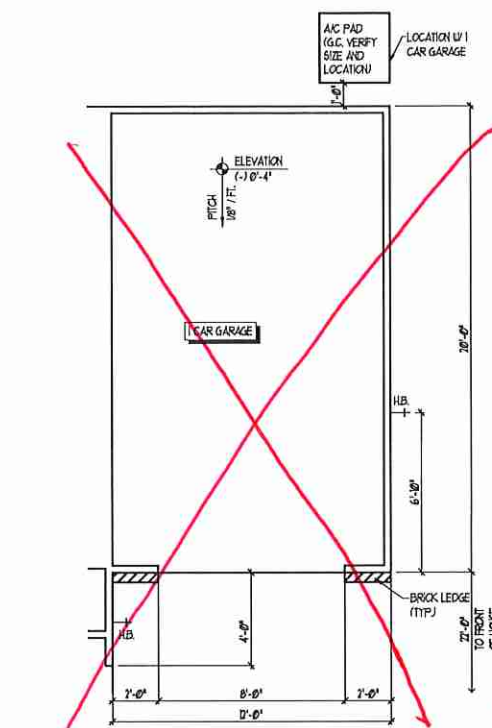
OPT. EXT. COVERED PORCH

SCALE: 1/4" = 1'-0"



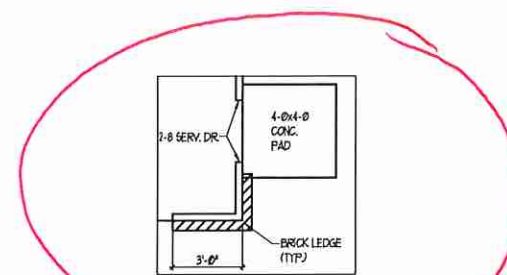
OPT. 1 CAR GARAGE (FWD)

SCALE: 1/4" = 1'-0"



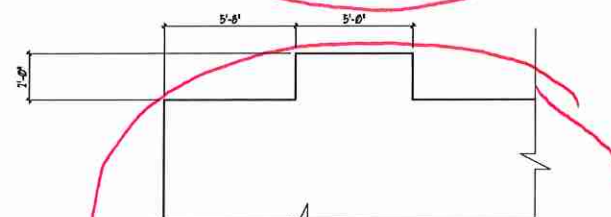
OPT. 1 CAR GARAGE (REAR)

SCALE: 1/4" = 1'-0"



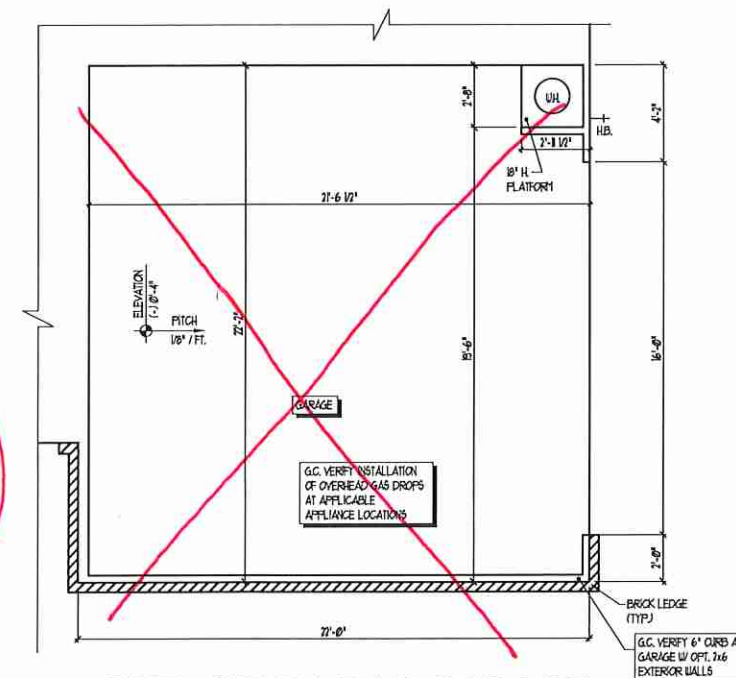
OPT. SERVICE DOOR

SCALE: 1/4" = 1'-0"



OPT. FIREPLACE

SCALE: 1/4" = 1'-0"

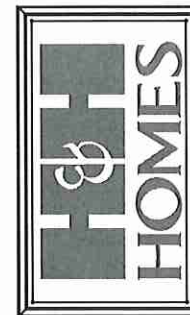


OPT. SIDE LOAD GARAGE

SCALE: 1/4" = 1'-0"

SLAB INTERFACE PLAN OPTIONS

SCALE: 1/4" = 1'-0"



JOB NUMBER	B-1818871
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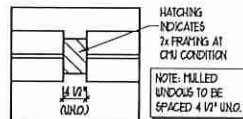
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 H&H HOMES**

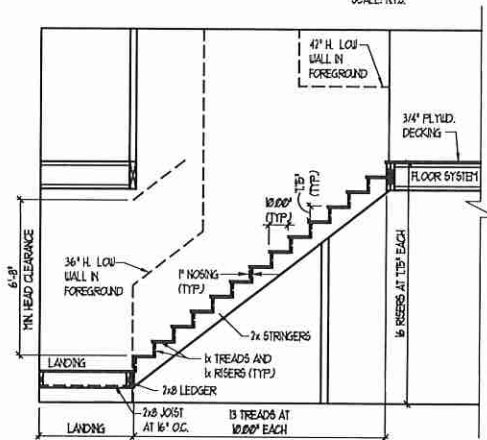
1958

TITLE
 SLAB INTERFACE PLAN

SHEET
A2.0



TYP. MULL DETAIL
SCALE: NTS.



STAIR SECTION
SCALE: 1/4\"/>

STAIR NOTES:

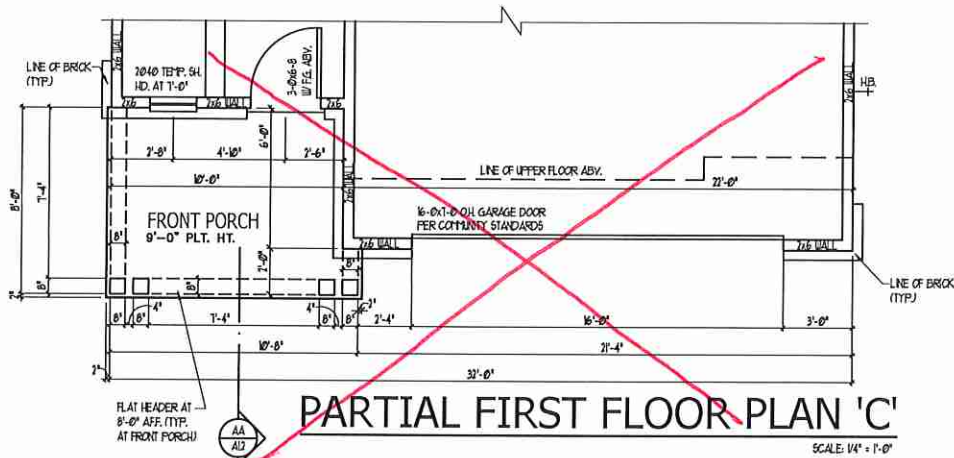
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4\"/>

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH.

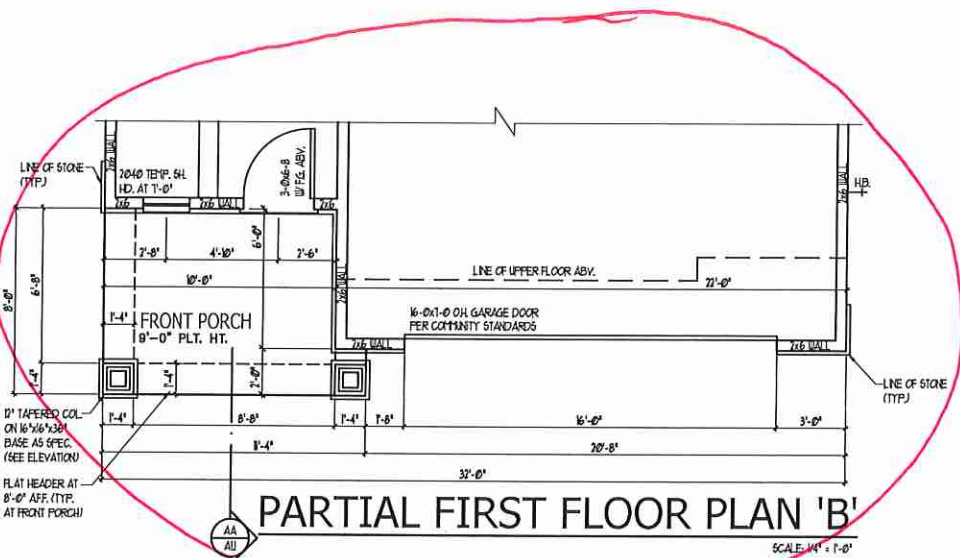
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH.

HANDRAILS/HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

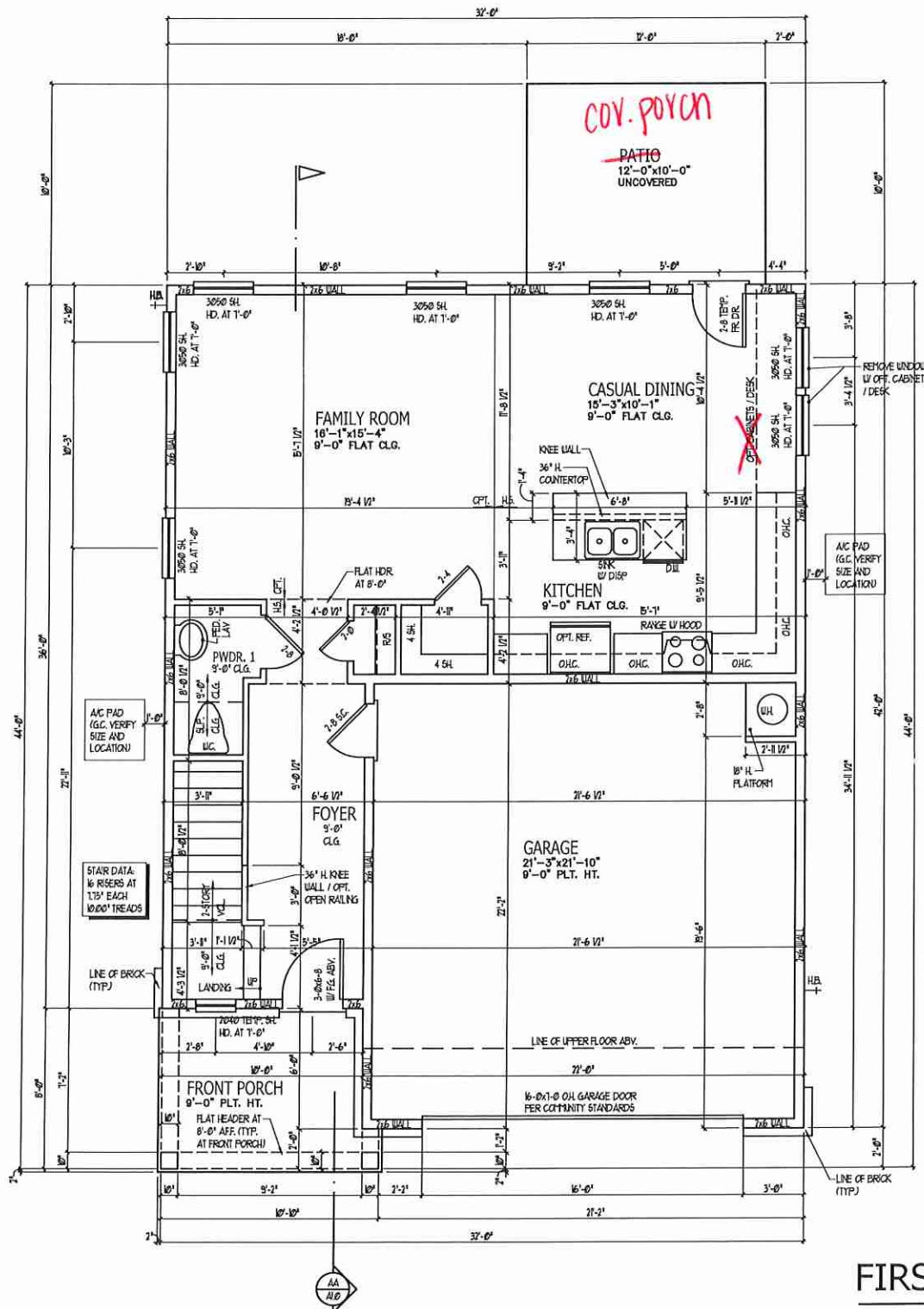
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA



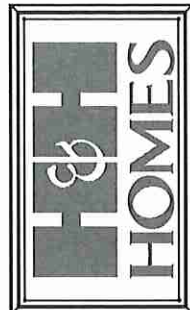
PARTIAL FIRST FLOOR PLAN 'C'
SCALE: 1/4\"/>



PARTIAL FIRST FLOOR PLAN 'B'
SCALE: 1/4\"/>



FIRST FLOOR PLAN (2x6 WALL)
SCALE: 1/4\"/>



JOB NUMBER	B-1818871
CAD FILE	KENZIE-R
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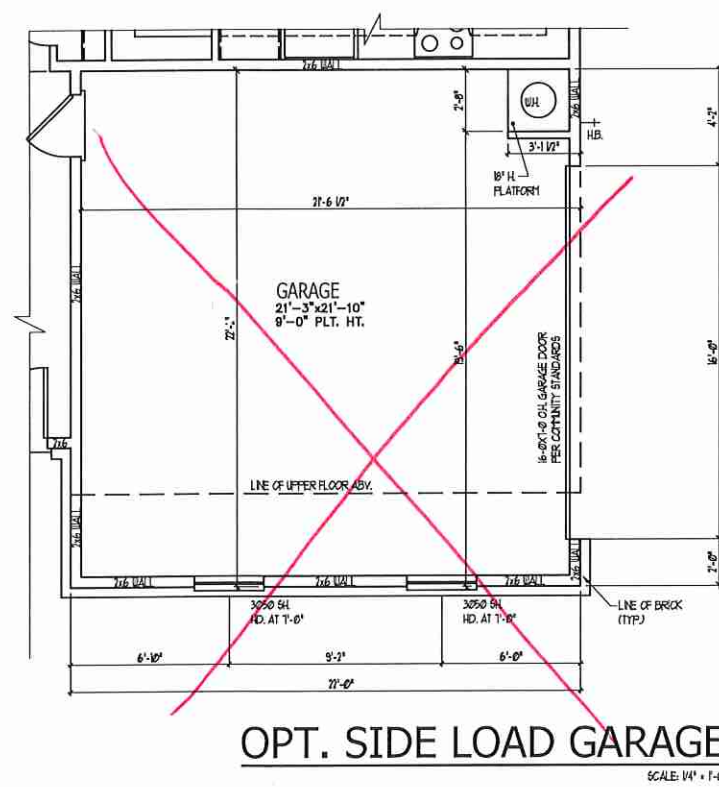
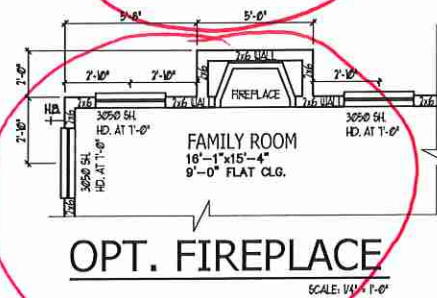
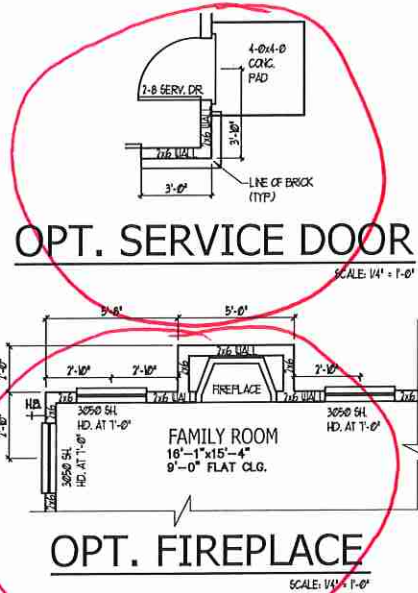
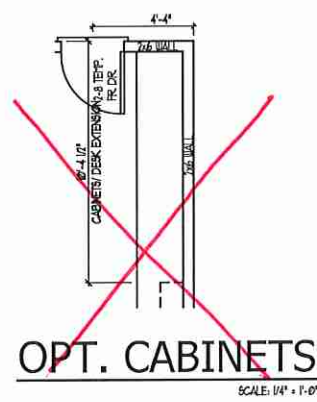
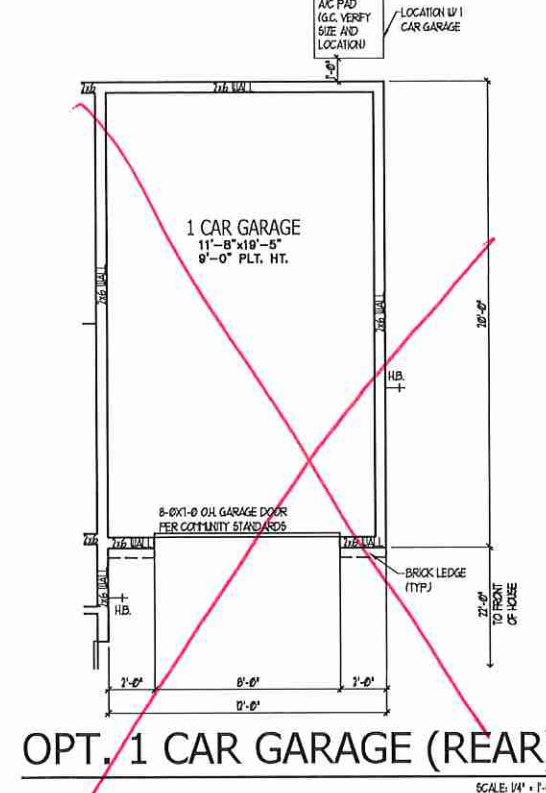
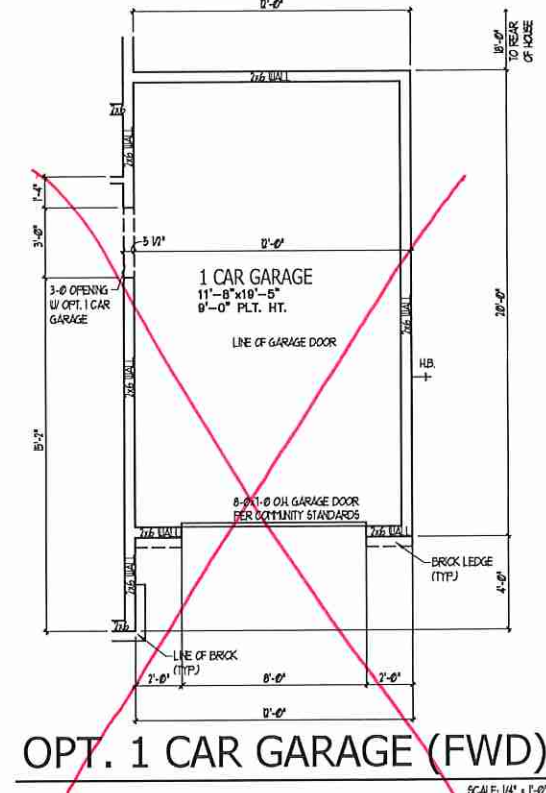
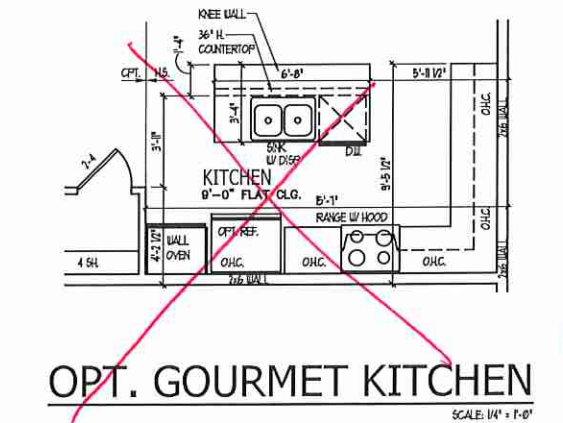
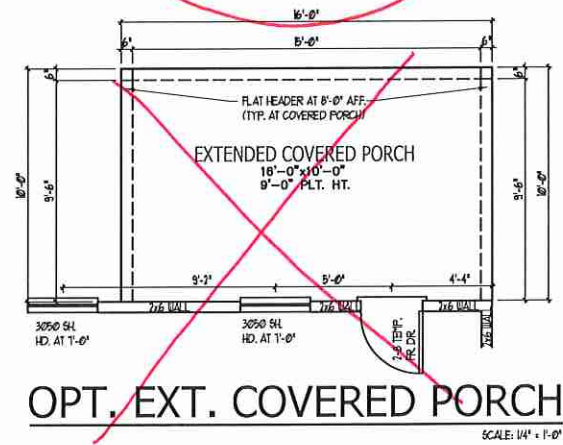
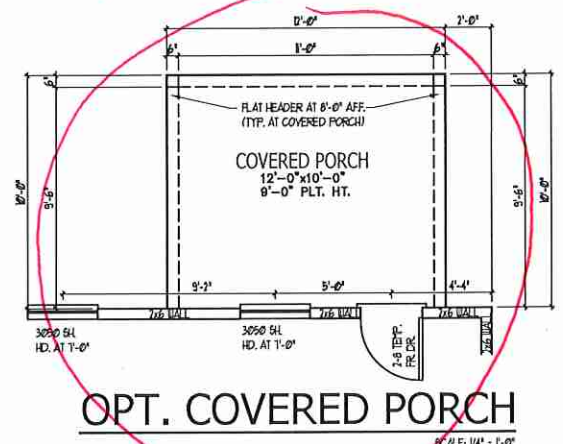
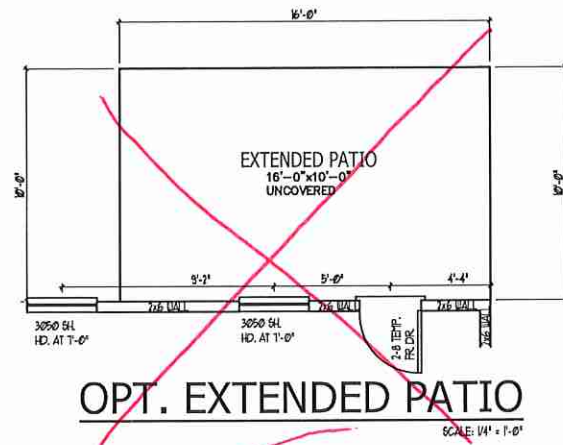
DRAWINGS ON 11"x11" SHEET ARE ONE HALF THE SCALE NOTED

KENZIE
H&H HOMES

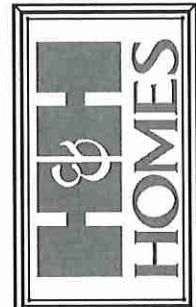
1958

TITLE
FIRST FLOOR PLAN

SHEET
A3.0



FIRST FLOOR PLAN OPTIONS (2x6 WALL)
SCALE: 1/4" = 1'-0"



JOB NUMBER	B-181871
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TITLE
FIRST FLOOR PLAN OPTS

SHEET
A3.1



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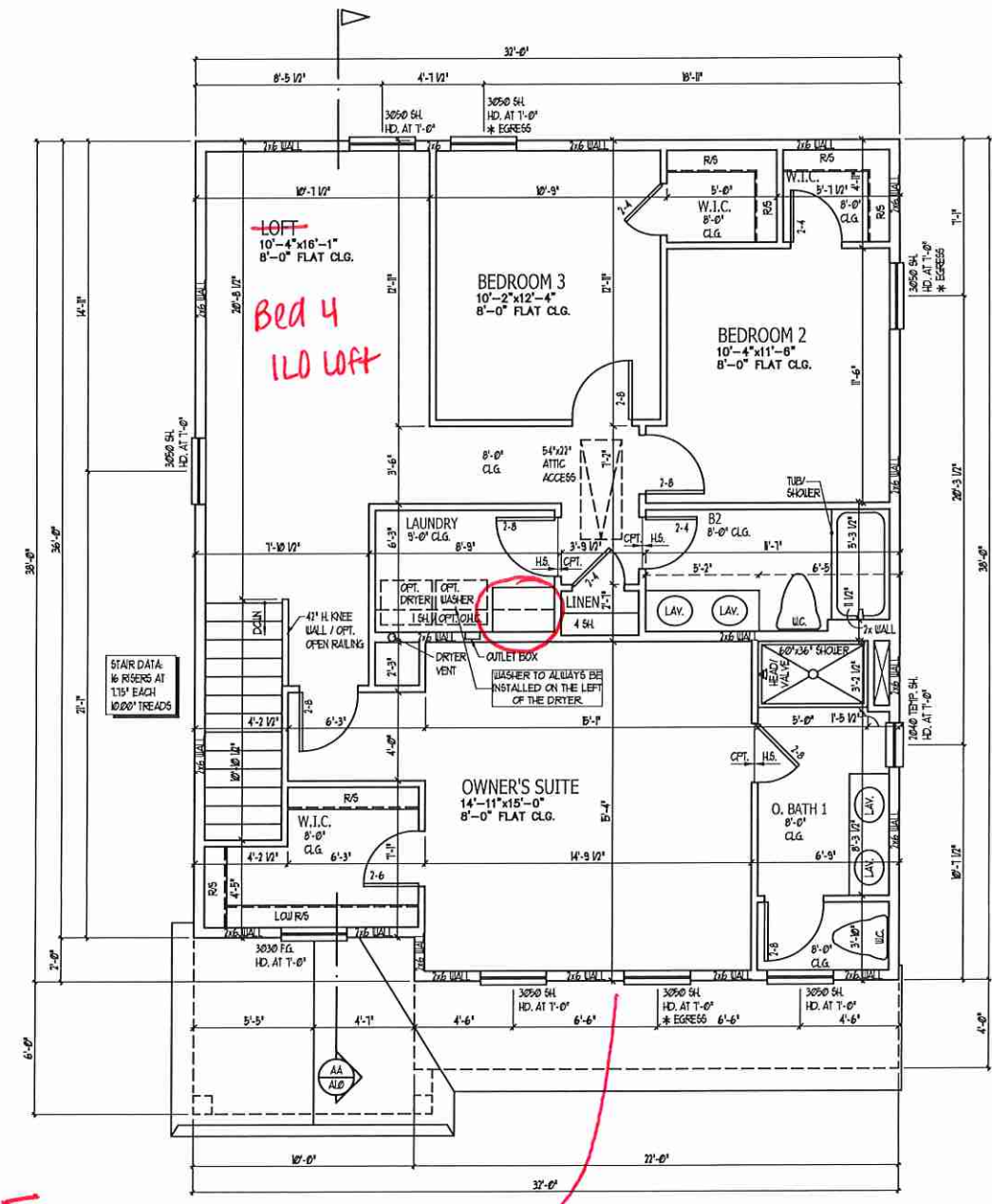
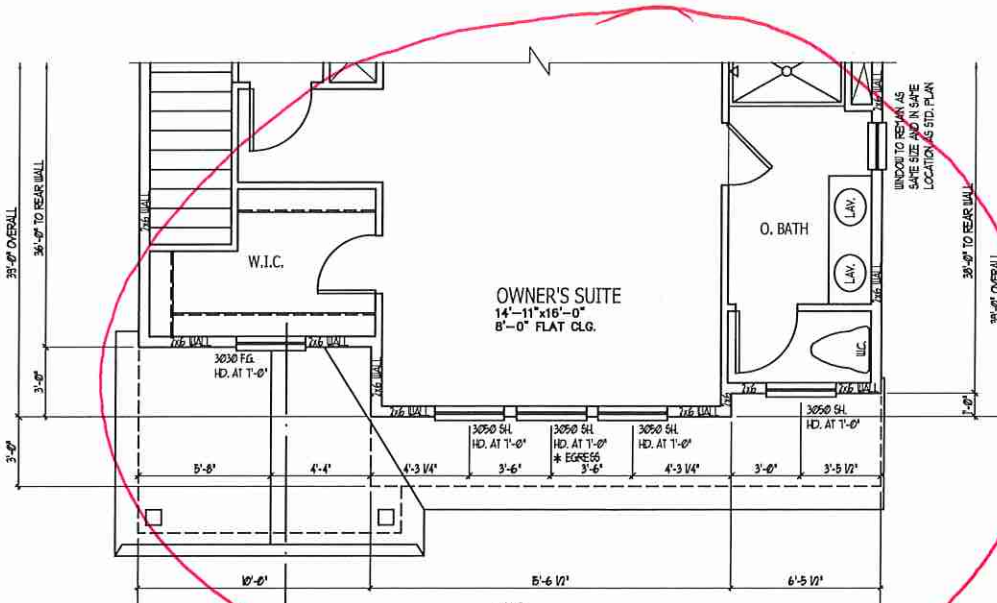
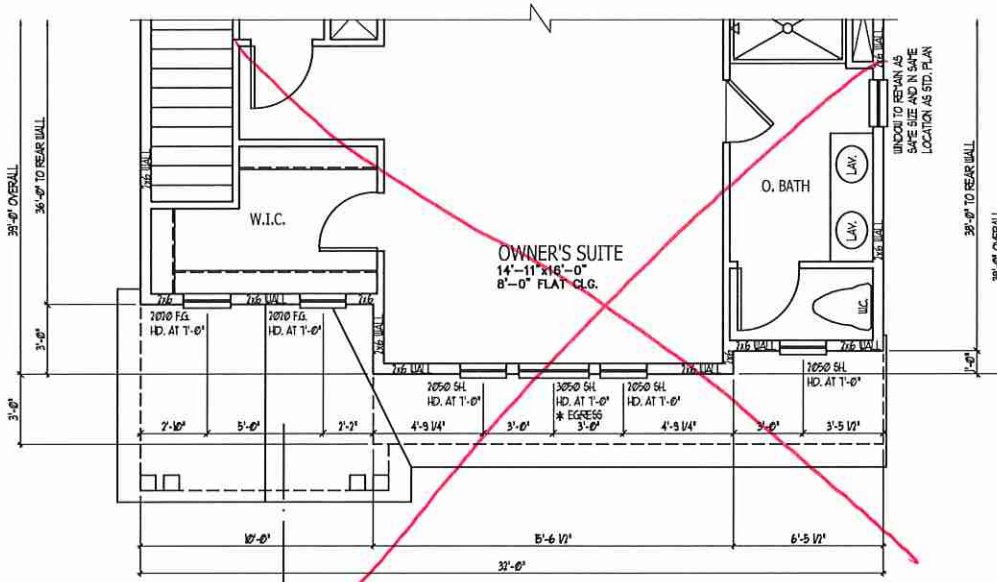
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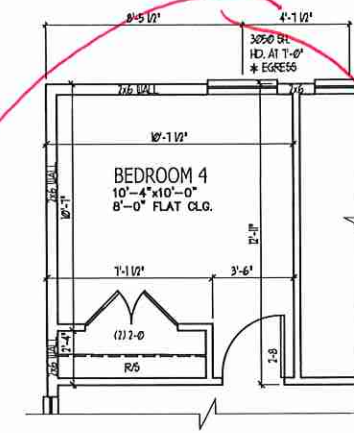
1958

TITLE
 SECOND FLOOR PLAN

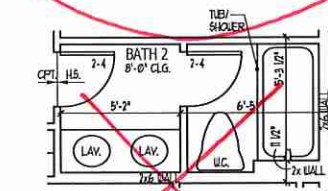
SHEET
 A3.2



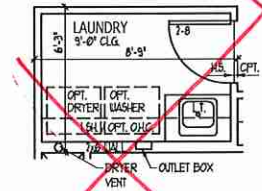
SECOND FLOOR PLAN (2x6 WALL)
 SCALE 1/4" = 1'-0"



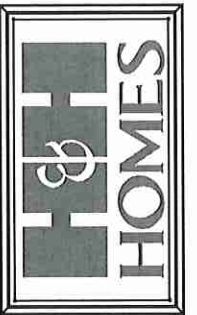
OPT. BEDROOM 4 I.L.O. LOFT
SCALE: 1/4" = 1'-0"



OPT. WALL IN BATH 2
SCALE: 1/4" = 1'-0"



OPT. LAUNDRY TUB
SCALE: 1/4" = 1'-0"



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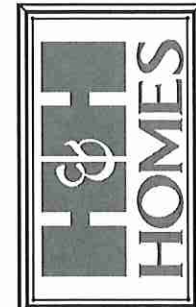
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SECOND FLOOR PLAN OPTS

SHEET
A3.3



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1958

TITLE
 FIRST FL. ELECT. PLAN

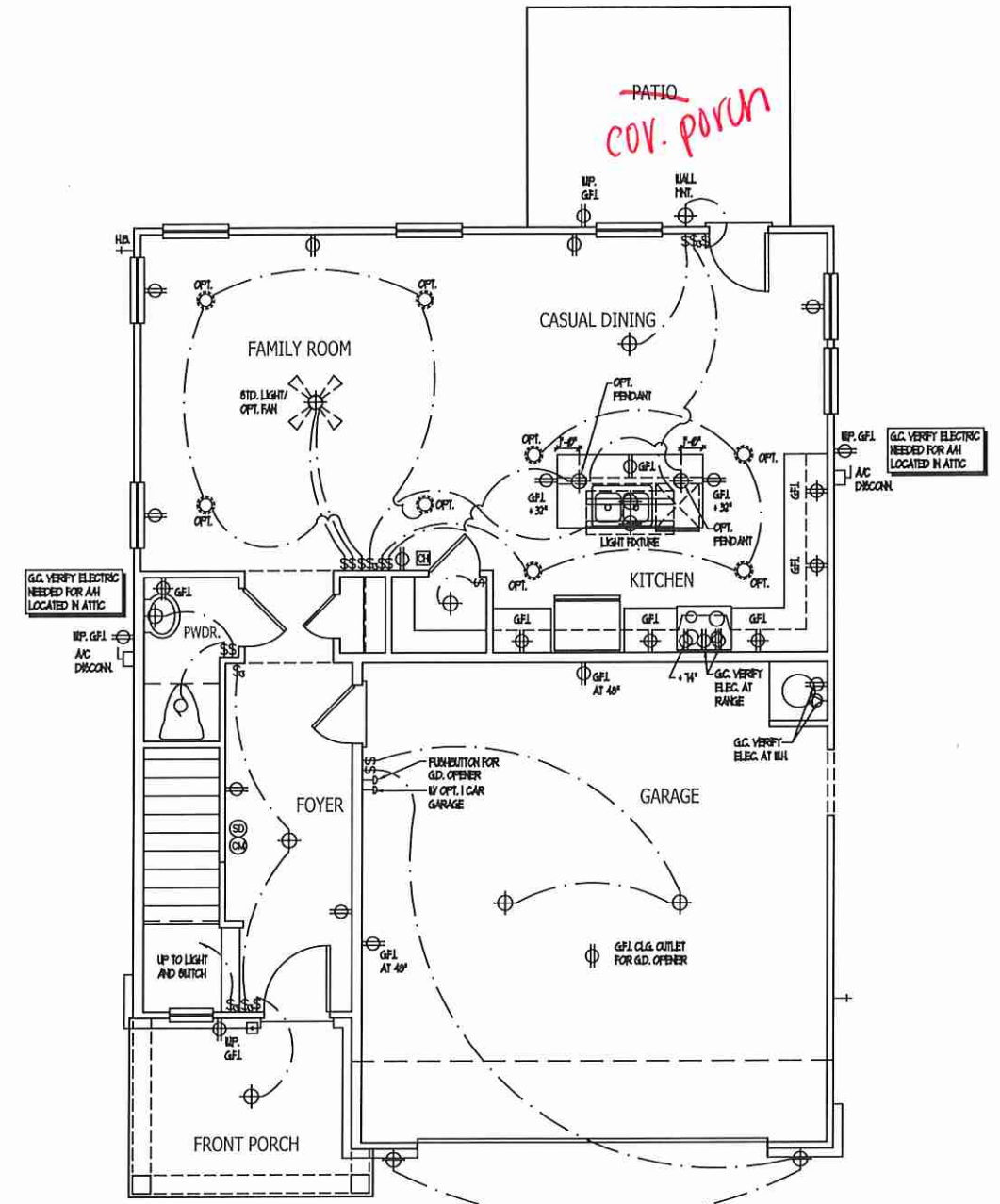
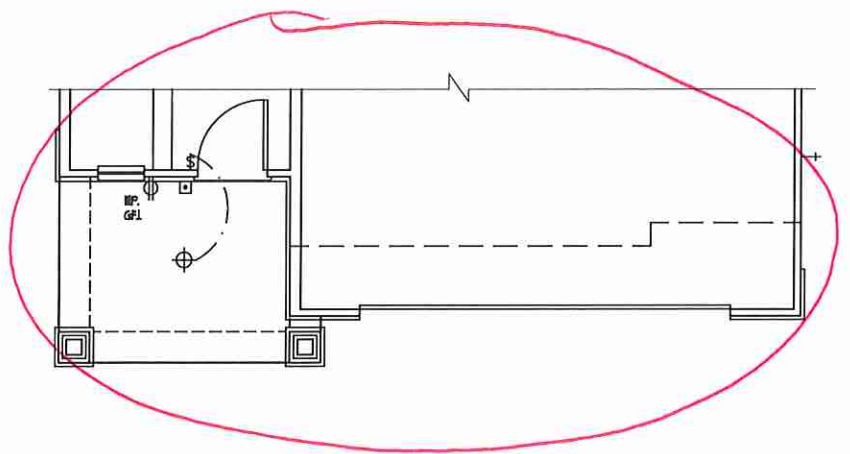
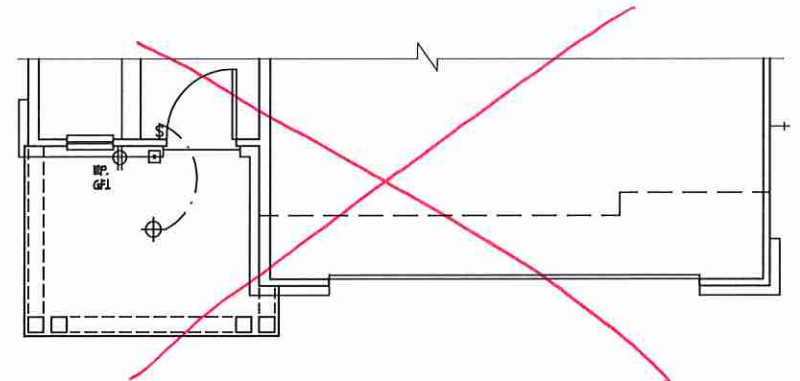
SHEET
 E1

ELECTRICAL KEY

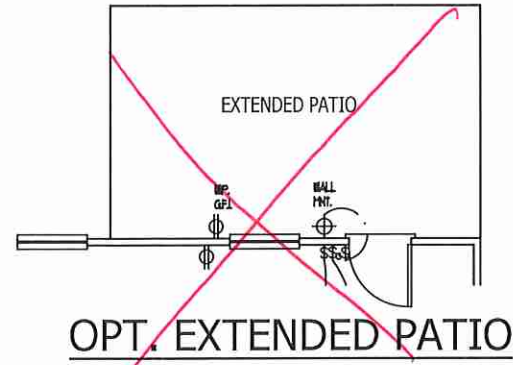
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 200 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMNEY (OPTIONAL)
- ⊕ PULLBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

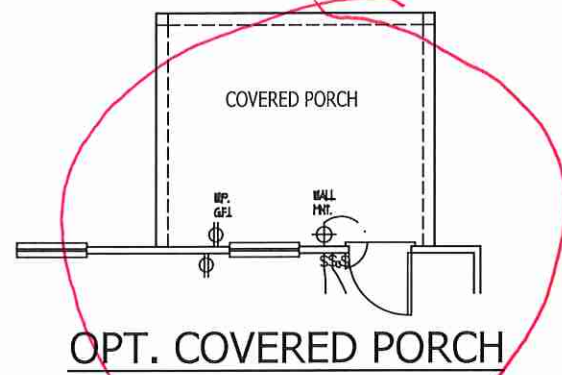
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INITIAL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 48"
 OUTLETS... 48"
 TELEPHONE... 36" (UNLESS ABOV COUNTERTOP)
 TELEVISION... 36"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TRIPPER-PROOF RECEPTACLES PER NEC 200.406(D) AND 406(B).
5. ALL BA AND 20A 150V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



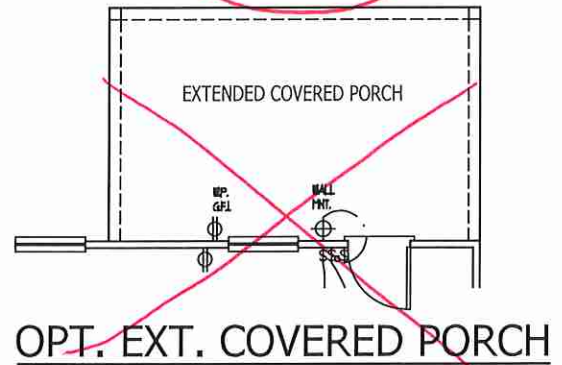
FIRST FLOOR ELECTRICAL PLAN



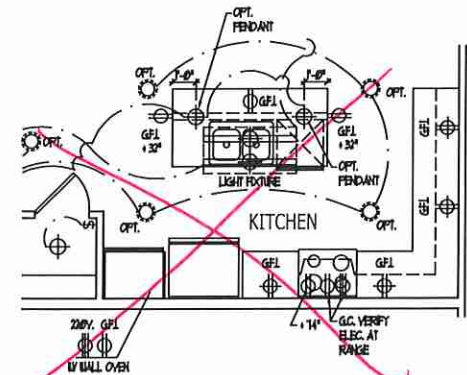
OPT. EXTENDED PATIO



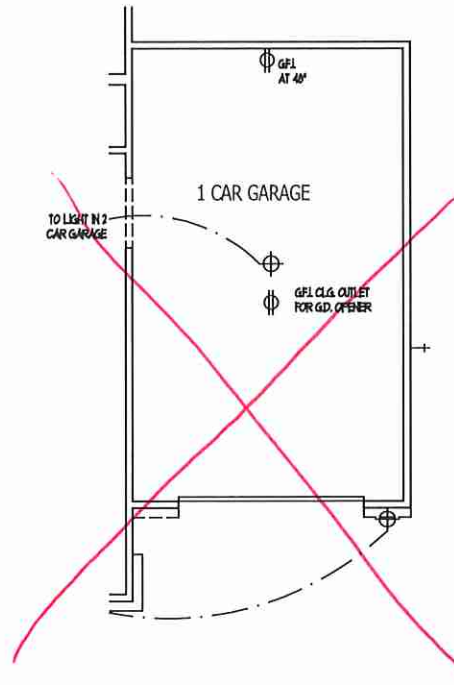
OPT. COVERED PORCH



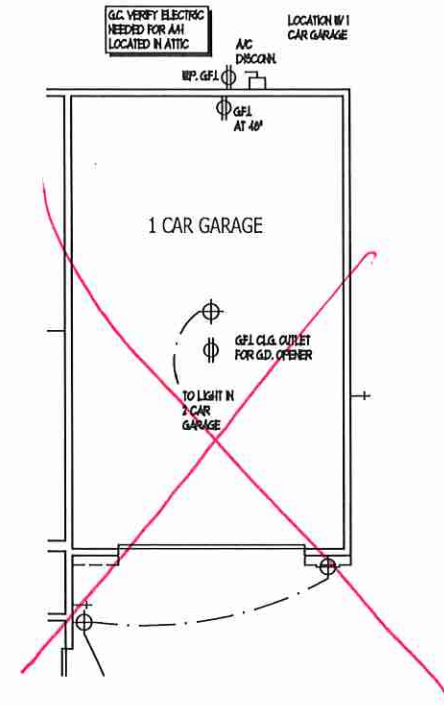
OPT. EXT. COVERED PORCH



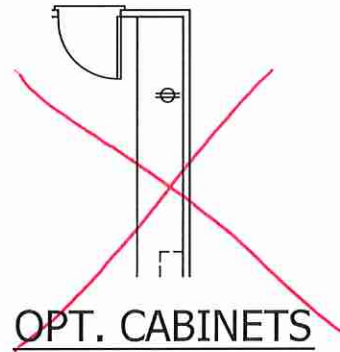
OPT. GOURMET KITCHEN



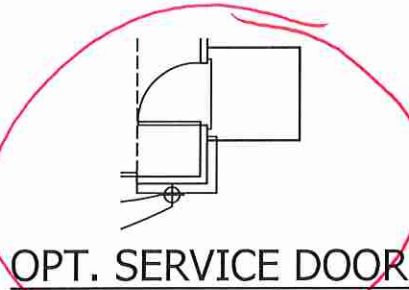
OPT. 1 CAR GARAGE (FWD)



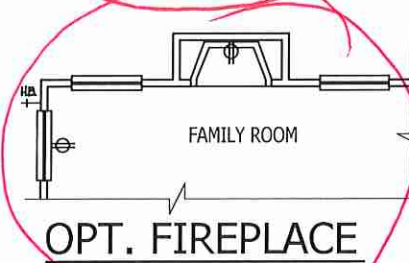
OPT. 1 CAR GARAGE (REAR)



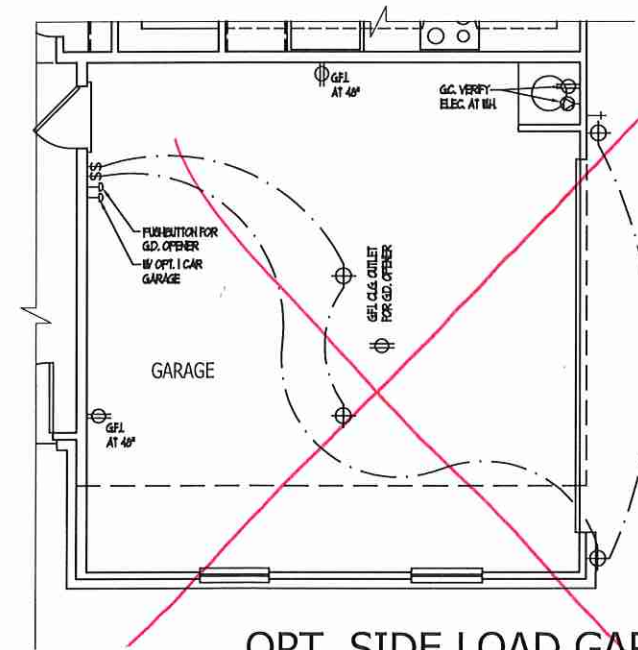
OPT. CABINETS



OPT. SERVICE DOOR

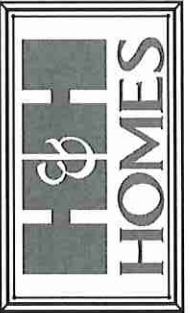


OPT. FIREPLACE



OPT. SIDE LOAD GARAGE

FIRST FLOOR ELECTRICAL PLAN OPTIONS



JOB NUMBER	B-1818871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-28-20

DAVIS BEWS
DESIGN GROUP

850 STATE STREET SUITE
CLEWIS, FLORIDA 34777
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813-925-1800 FAX
WWW.DAVISBEWS.COM

TAMPA • DENVER
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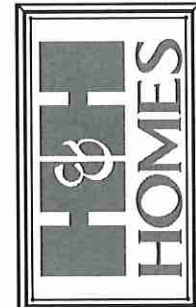
DRAWINGS ON 11"x11"
SHEET ARE ONE HALF
THE SCALE NOTED

KENZIE
H&H HOMES

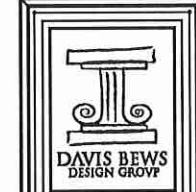
1958

TITLE
FIRST FL. ELECT. PLAN OPTS

SHEET
E1.1



JOB NUMBER	B-1818871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-26-20



810 874TH STREET EAST
 OLESHAN, FLORIDA 34877
 813 - 928 - 1800 TEL
 813 - 928 - 1800 FAX
 WWW.DAVISBEWS.COM

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DRAWINGS ON 11"x17"
 SHEET ARE ONE HALF
 THE SCALE NOTED

KENZIE
 H&H HOMES

1958

TITLE
 SECOND FLOOR ELECTRICAL PLAN

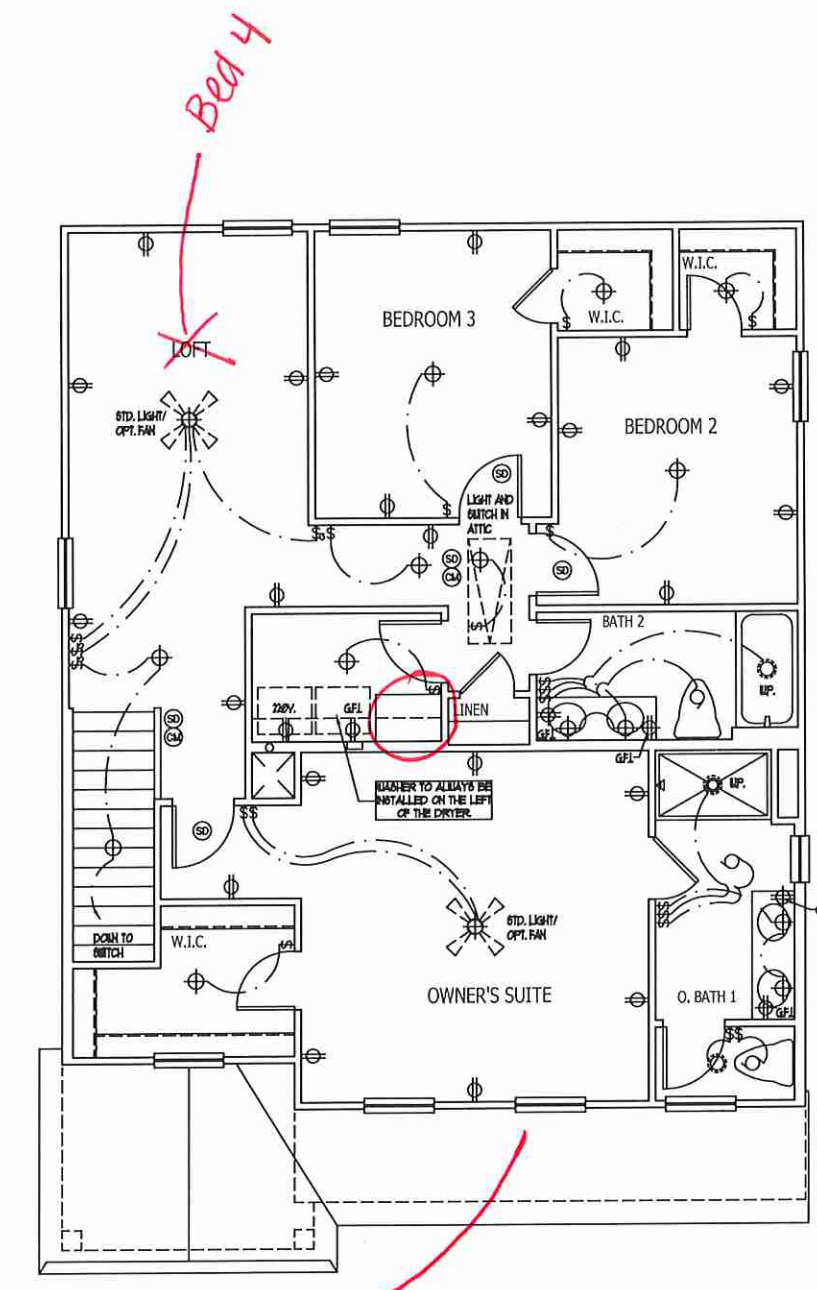
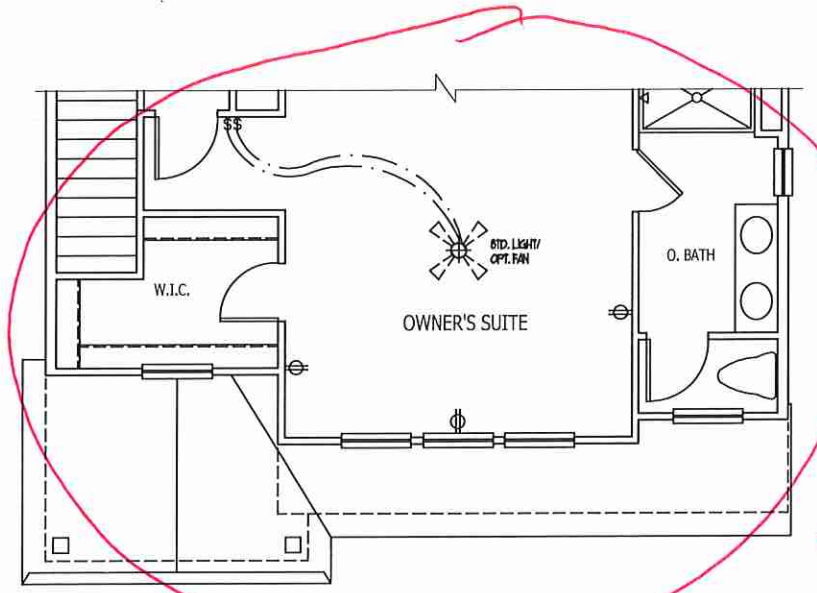
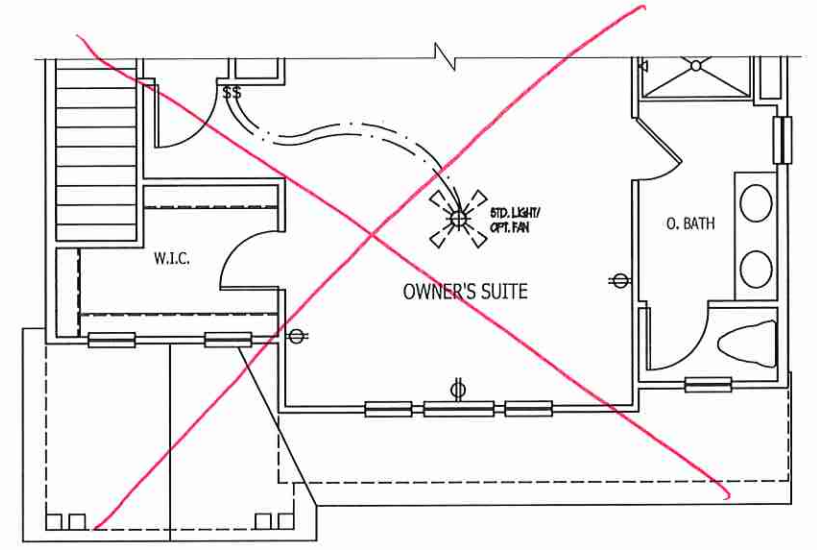
SHEET
 E2

ELECTRICAL KEY

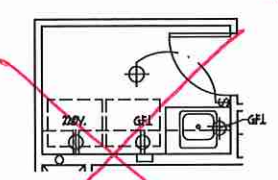
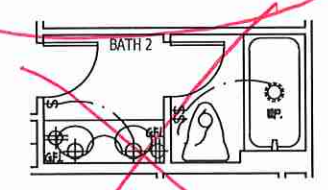
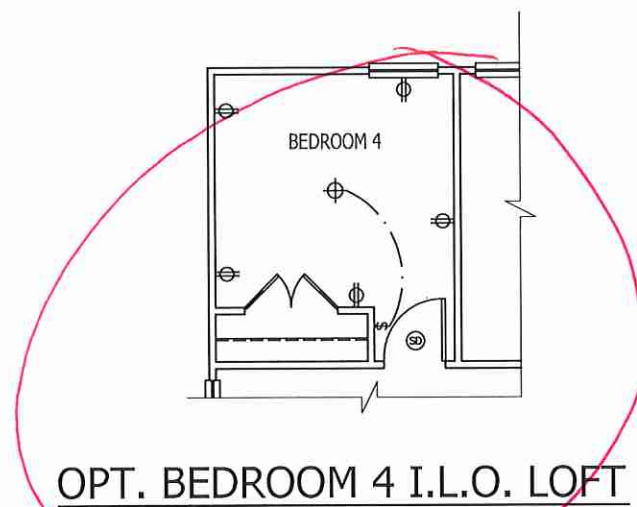
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 220 VOLT OUTLET
- 1 WALL SWITCH
- 1/3 THREE-WAY SWITCH
- 1/4 FOUR-WAY SWITCH
- 1/5 DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHIMNEY (OPTIONAL)
- ⊕ PUSHBUTTON SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMOSTAT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC PANEL
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ ROUGH-IN FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 4"
 OUTLETS... 18"
 TELEPHONE... 48" (UNLESS ABOVE COUNTERTOP)
 TELEVISION... 48"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 120V AND 240V RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BUNGRUM, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS SHALL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 201.406.2 AND 406.3.
5. ALL 120V AND 240V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC 2018, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. EACH ALARM SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



SECOND FLOOR ELECTRICAL PLAN



JOB NUMBER	B-1818871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-20-20

DAVIS BEWS
DESIGN GROUP

150 STATE STREET SUITE 200
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TAMPA • DENVER
EST. 1994

DRAWINGS ON 11"x17"
SHEET ARE ONE HALF
THE SCALE NOTED

KENZIE
H&H HOMES

1958

TITLE
SECOND FLOOR ELECTRICAL PLAN OPT

SHEET
E2.1

SECOND FLOOR ELECTRICAL PLAN OPTIONS



KSE
ENGINEERING

1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com (215) 804-4449

KENZIE

NORTH CAROLINA

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'):
• 2018 NORTH CAROLINA RESIDENTIAL CODE. WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:

- ROOF = 20 PSF (LOAD DURATION FACTOR=1.25)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK = 40 PSF
- BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:

- ROOF TRUSS = 17 PSF (TC=7, BC=10)
- FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- FLOOR JOIST = 10 PSF
- QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS.

DESIGN WIND LOADS:

- ULTIMATE WIND SPEED = Up to 130 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.



KSE
ENGINEERING

1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com (215) 804-4449



H & H
HOMES

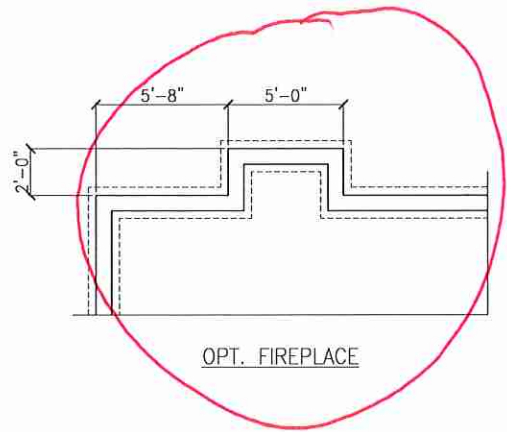
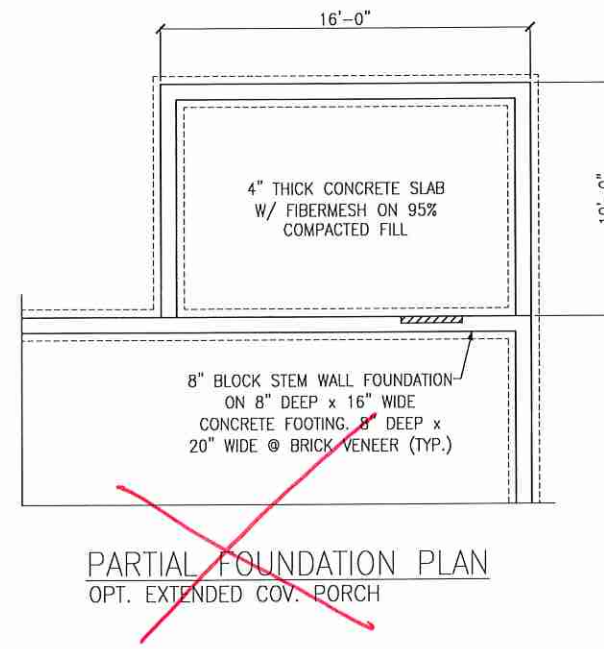
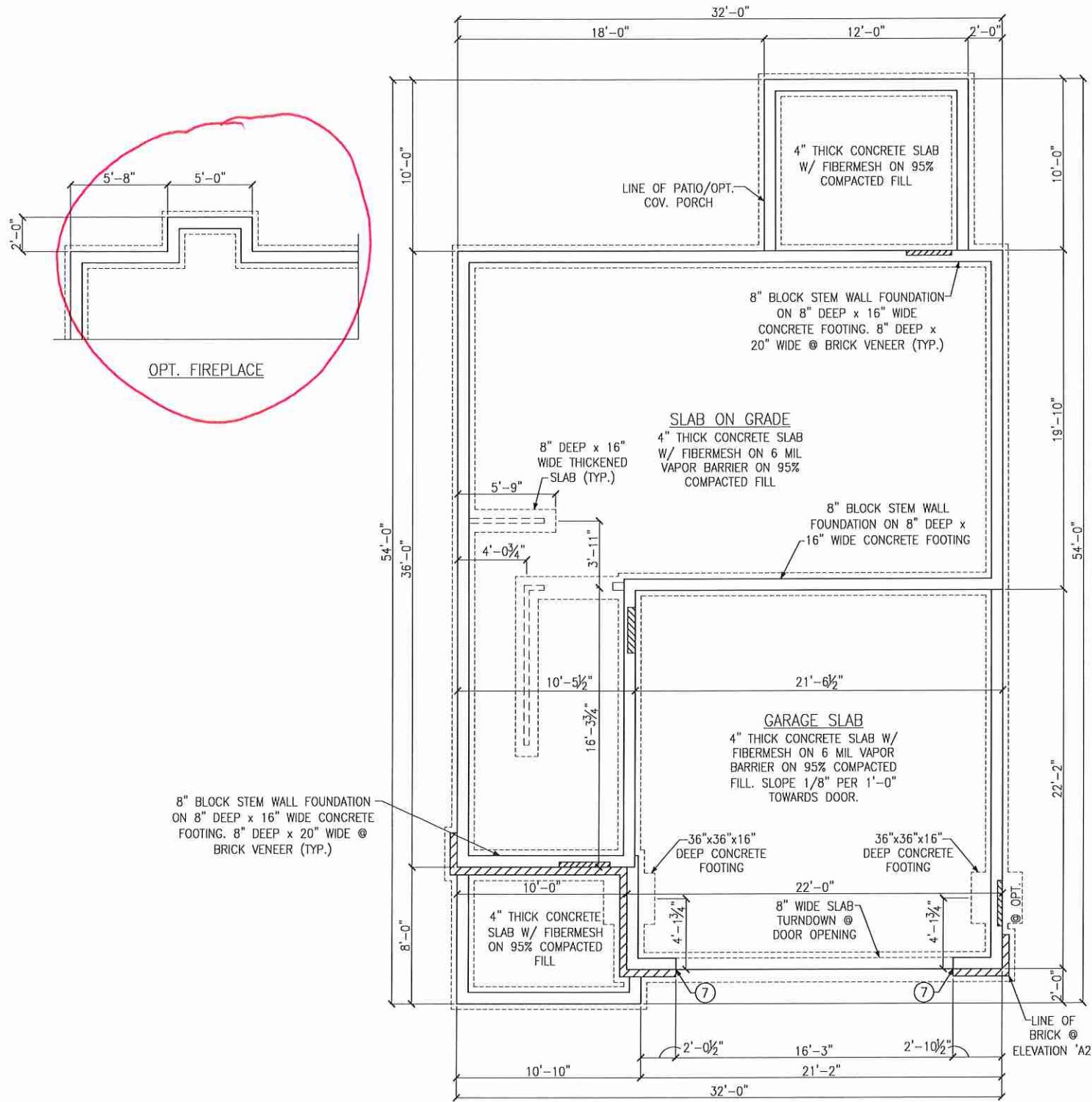
Cover Sheet

Kenzie Model - RH
Up to 130 M.P.H.

Project #: 105-19004
Designed By: KRK
Checked By:
Issue Date: 8/29/19
Re-Issue: 4/30/20
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



S-0



LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- LOCATION OF DOOR ABOVE

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

KEYNOTES:

⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.

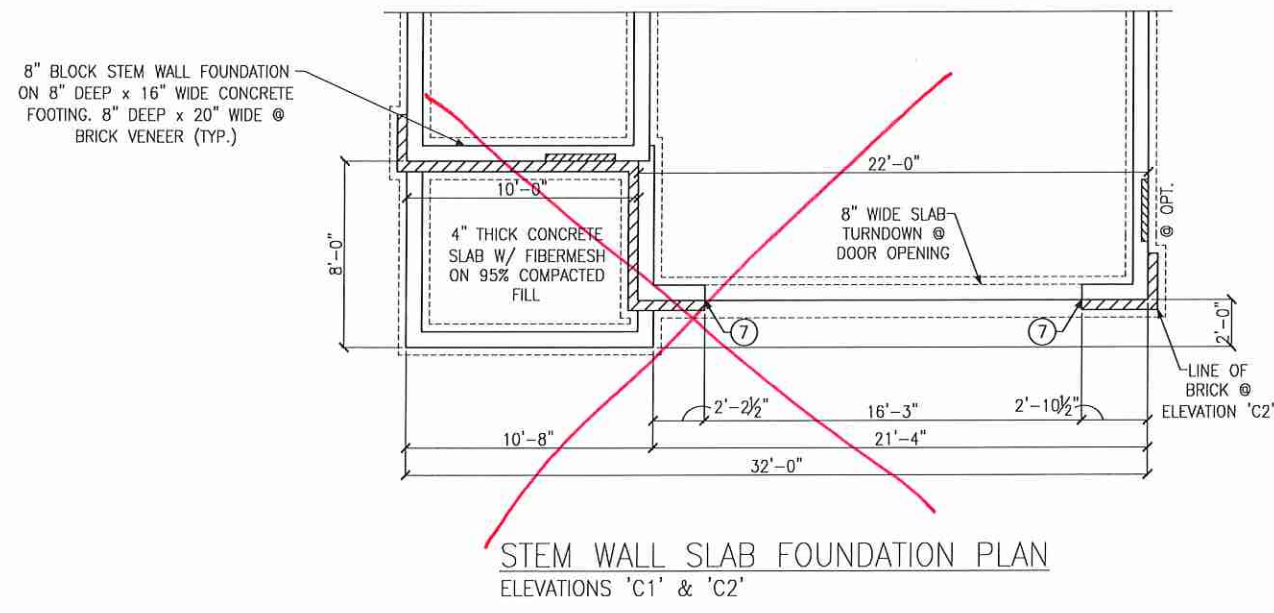
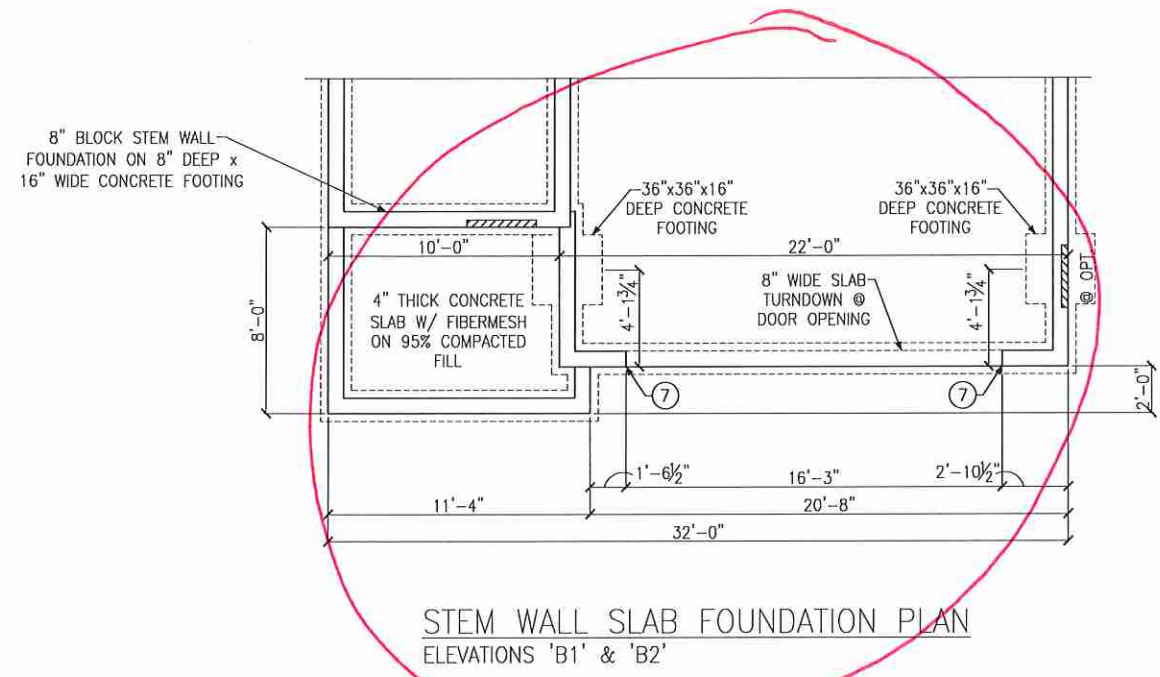
STEM WALL SLAB FOUNDATION PLAN ELEVATIONS 'A1' & 'A2'

see B2 Elevation



Stem Wall Slab Foundation Plans
 Elevations 'A1', 'A2' & Option
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

Project #: 105-19004
 Designed By: KRK
 Checked By:
 Issue Date: 8/29/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34



LEGEND

- ★ → PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- → BEARING WALL ABOVE
- ||||| → INTERIOR BEARING WALL
- ▨ → BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP → LOCATION OF DOOR ABOVE

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

KEYNOTES:

⑦ REINFORCE 8" CMU WALL AND FOOTING UNDER PORTAL FRAME PER DETAIL A OR B/SD-4.

Stem Wall Slab Foundation Plans
 Elevations 'B1', 'B2', 'C1' & 'C2'
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

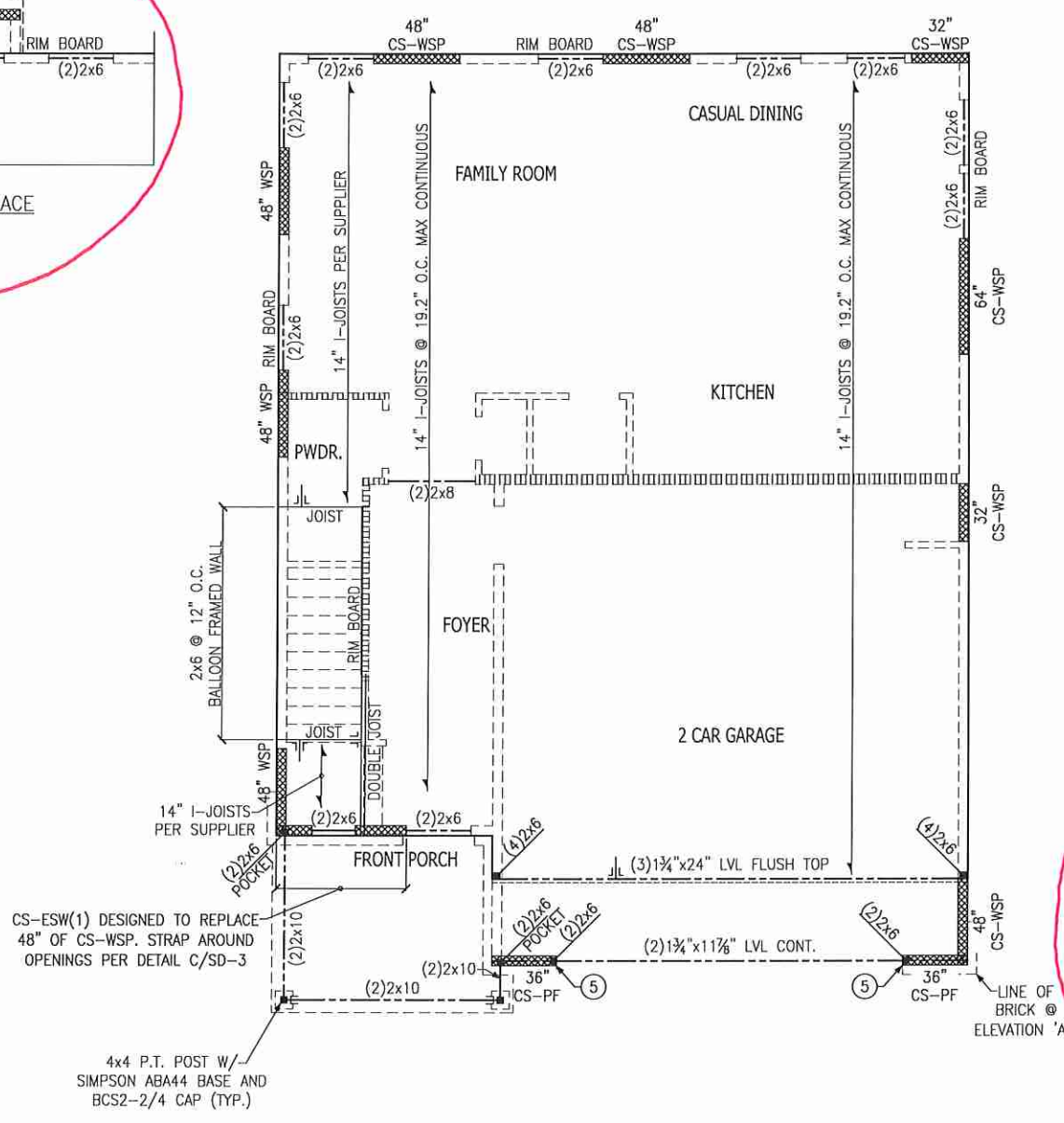
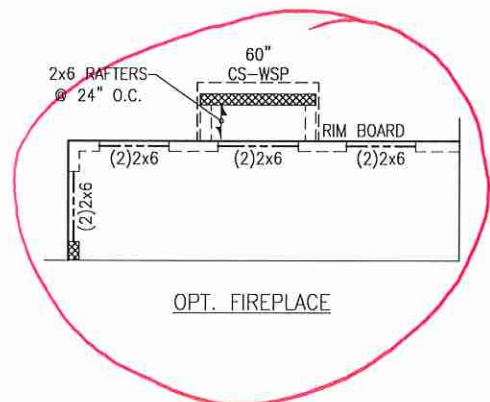


Project #: 105-19004
 Designed By: KRK
 Checked By:
 Issue Date: 8/29/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34

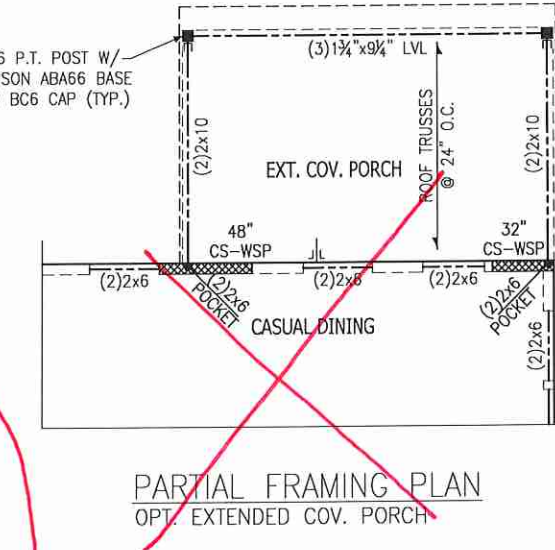
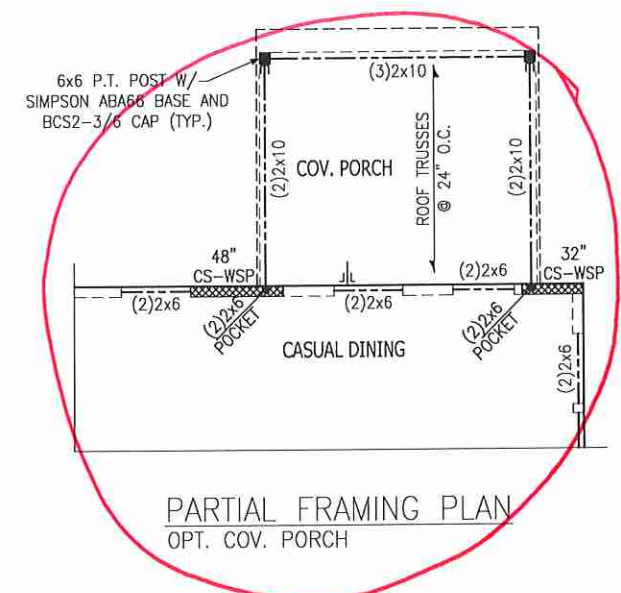


Second Floor Framing Plans
 Elevations 'A1', 'A2' & Options
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

Project #:	105-19004
Designed By:	KRK
Checked By:	
Issue Date:	8/29/19
Re-issue:	4/30/20
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



See B2 Elevation



LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
48" WSP	NO HEADER REQUIRED
NH	

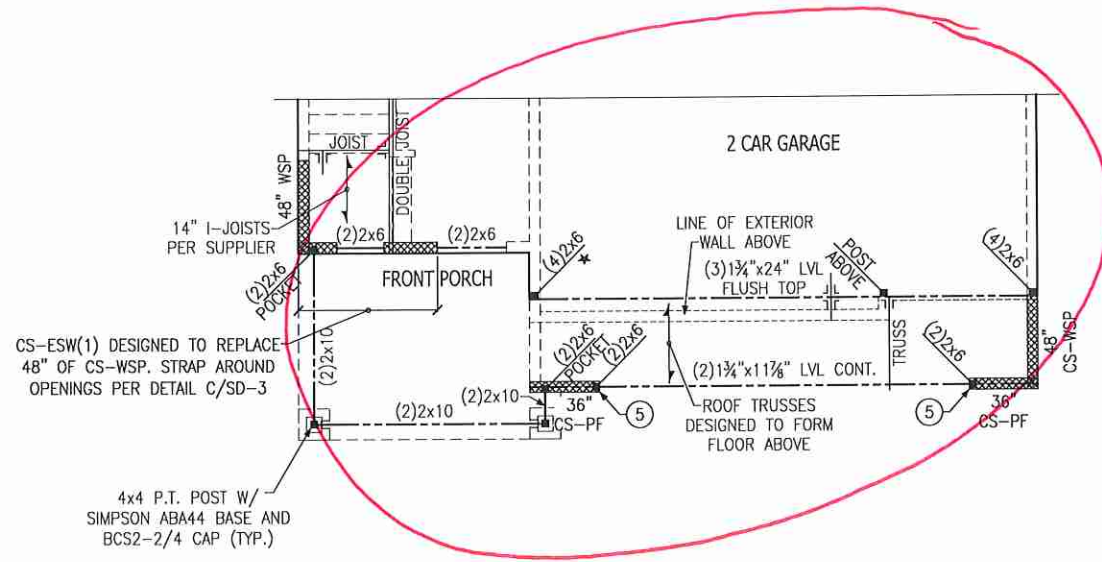
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9" WALL PLATES

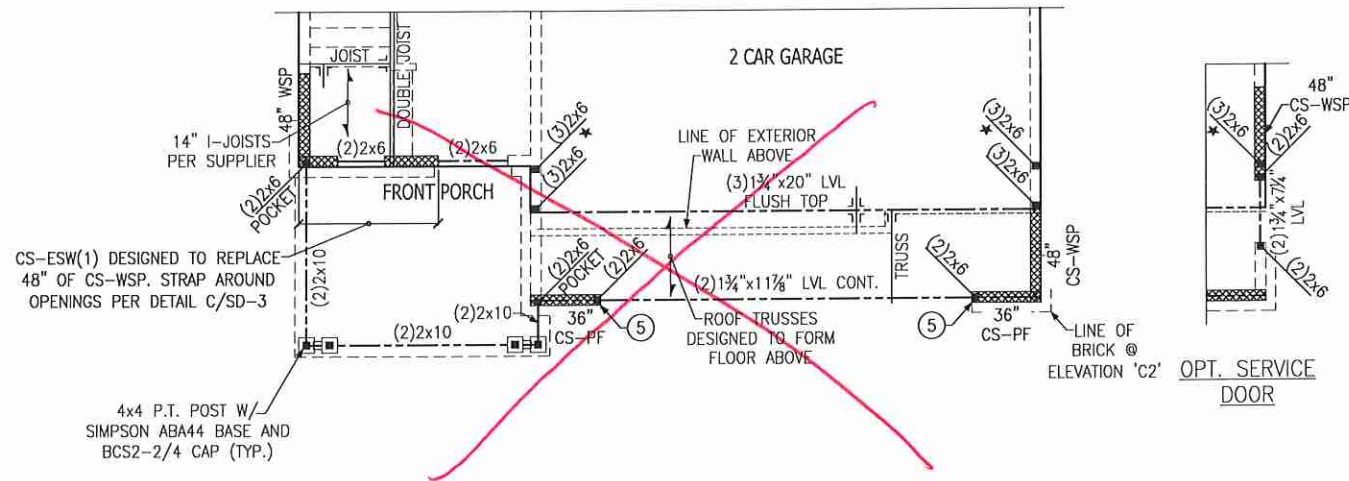
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

KEYNOTES:

- INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.



SECOND FLOOR FRAMING PLAN
 ELEVATIONS 'B1' & 'B2'



SECOND FLOOR FRAMING PLAN
 ELEVATIONS 'C1' & 'C2'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP
- NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.

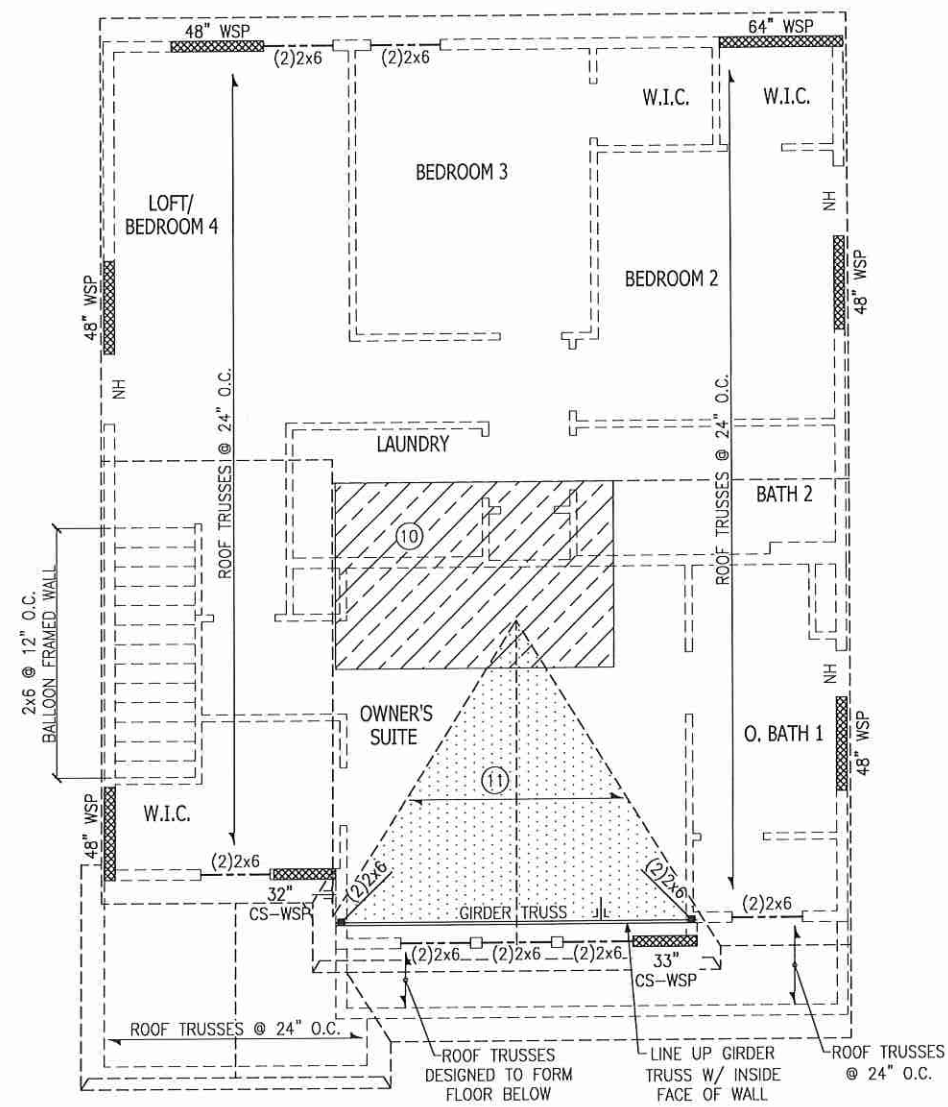
KEYNOTES:

- ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

Second Floor Framing Plans
 Elevations 'B1', 'B2', 'C1' & 'C2'
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

Project #: 105-19004
 Designed By: KRK
 Checked By:
 Issue Date: 8/29/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34





ROOF FRAMING PLAN
ELEVATIONS 'B1' & 'B2'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- NH → NO HEADER REQUIRED

REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8' WALL PLATES

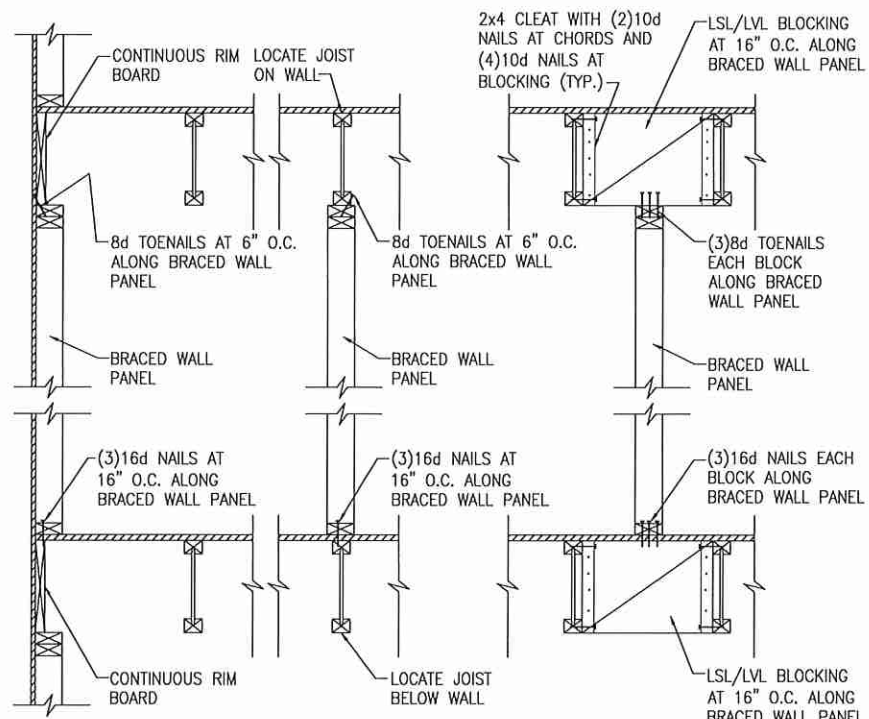
KEYNOTES:

- ⑩ 8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- ⑪ 2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

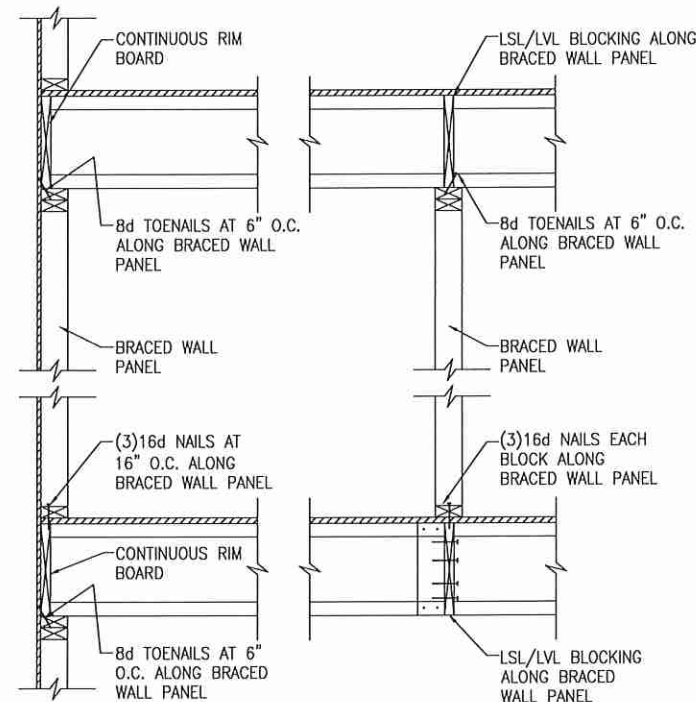


Roof Framing Plan
Elevations 'B1' & 'B2'
Kenzie Model - RH
Up to 130 M.P.H.
Carolina Division

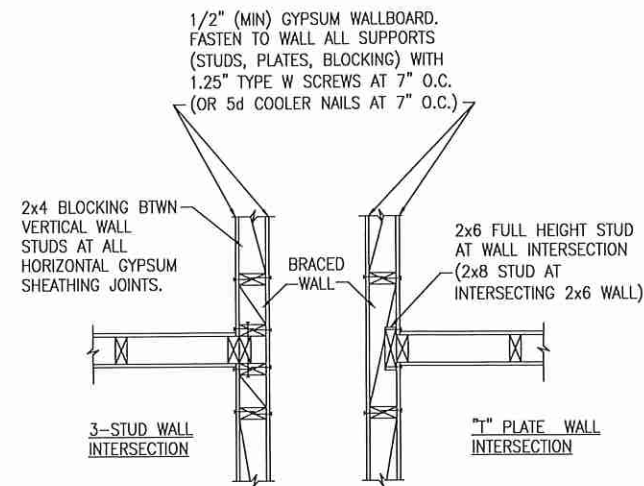
Project #:	105-19004
Designed By:	KRK
Checked By:	
Issue Date:	8/29/19
Re-Issue:	4/30/20
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS

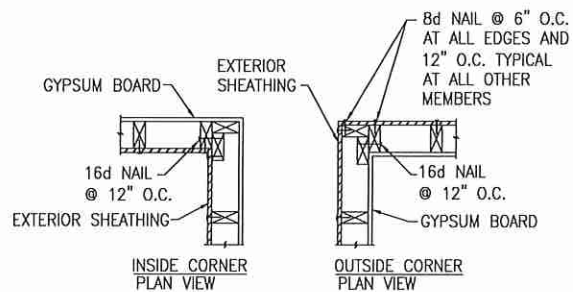


B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

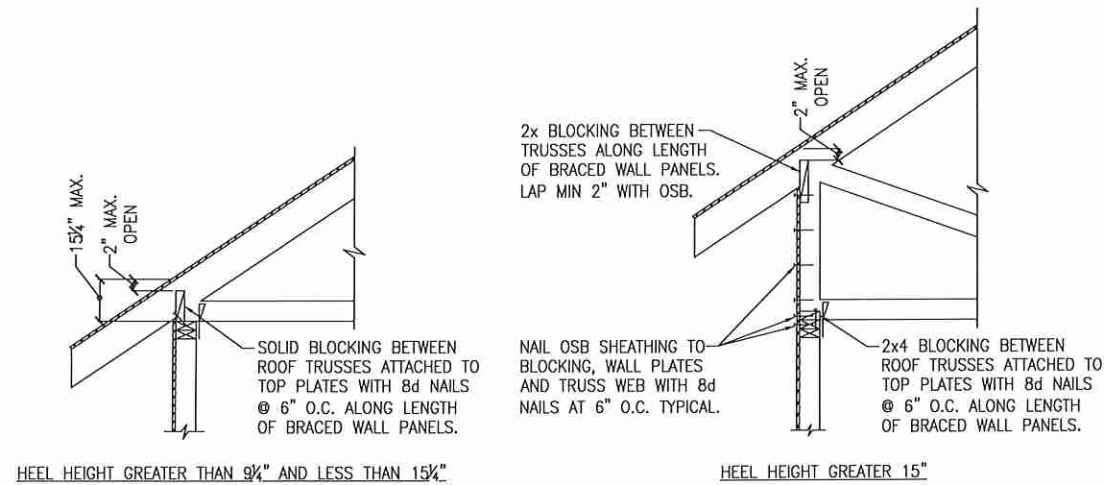


BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

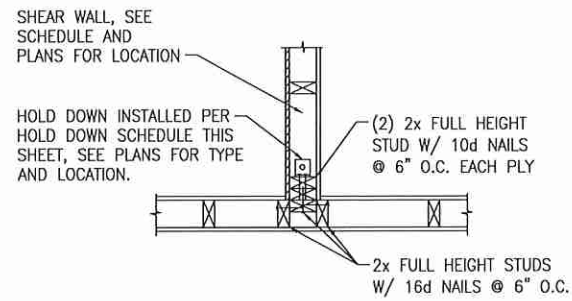
C METHOD GB(1) AND GB(2) INTERSECTION DETAILS



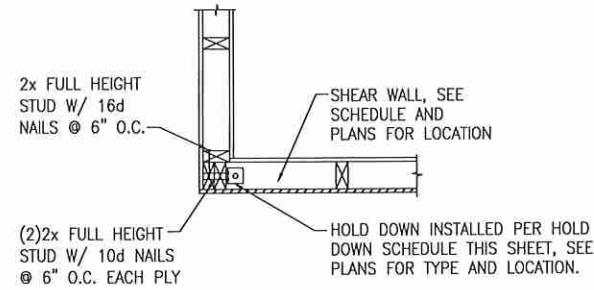
D TYPICAL EXTERIOR CORNER WALL FRAMING



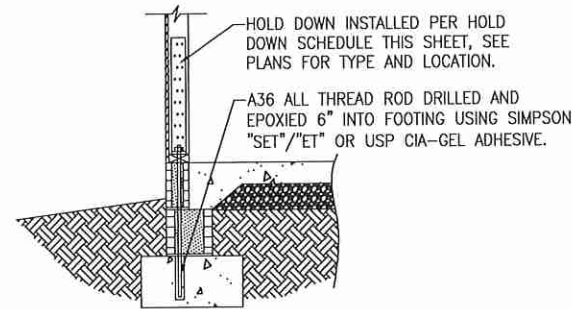
E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



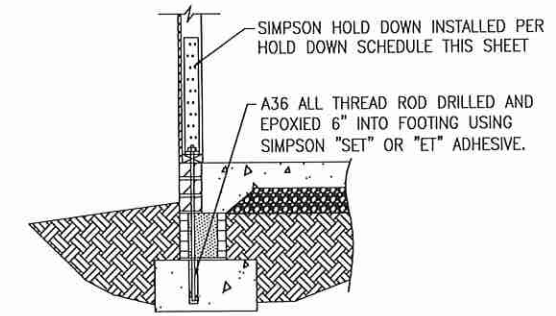
(A) TYPICAL HOLD DOWN DETAIL



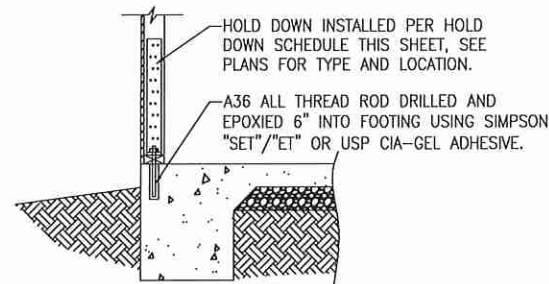
(B) TYPICAL HOLD DOWN DETAIL



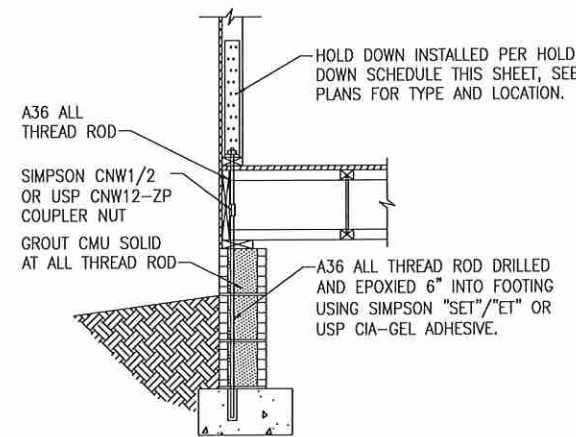
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



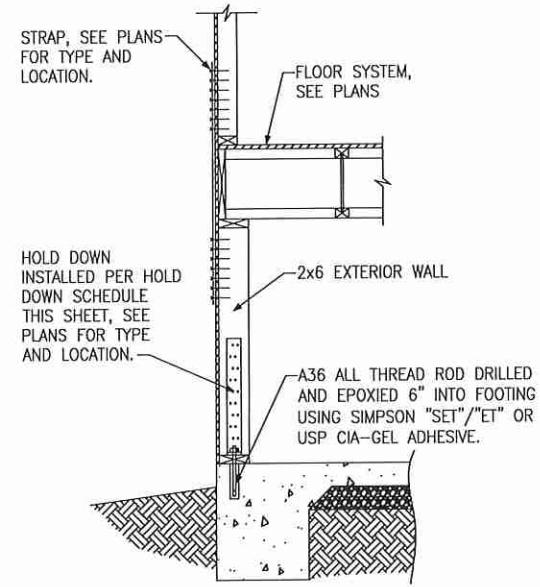
(C) HOLD DOWN AT STEMWALL SLAB



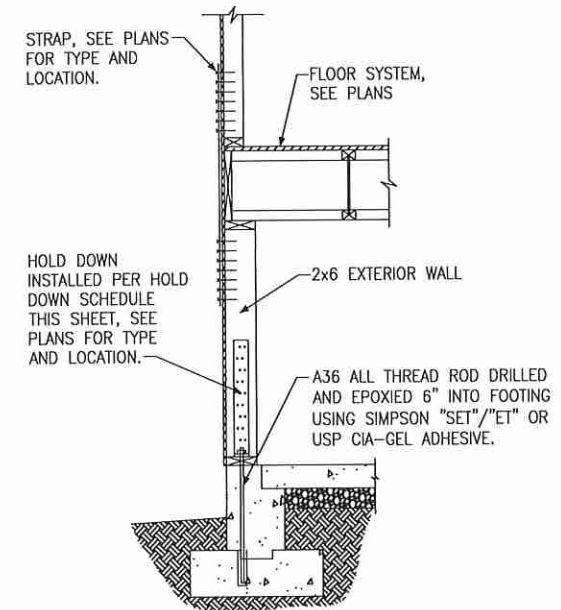
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION

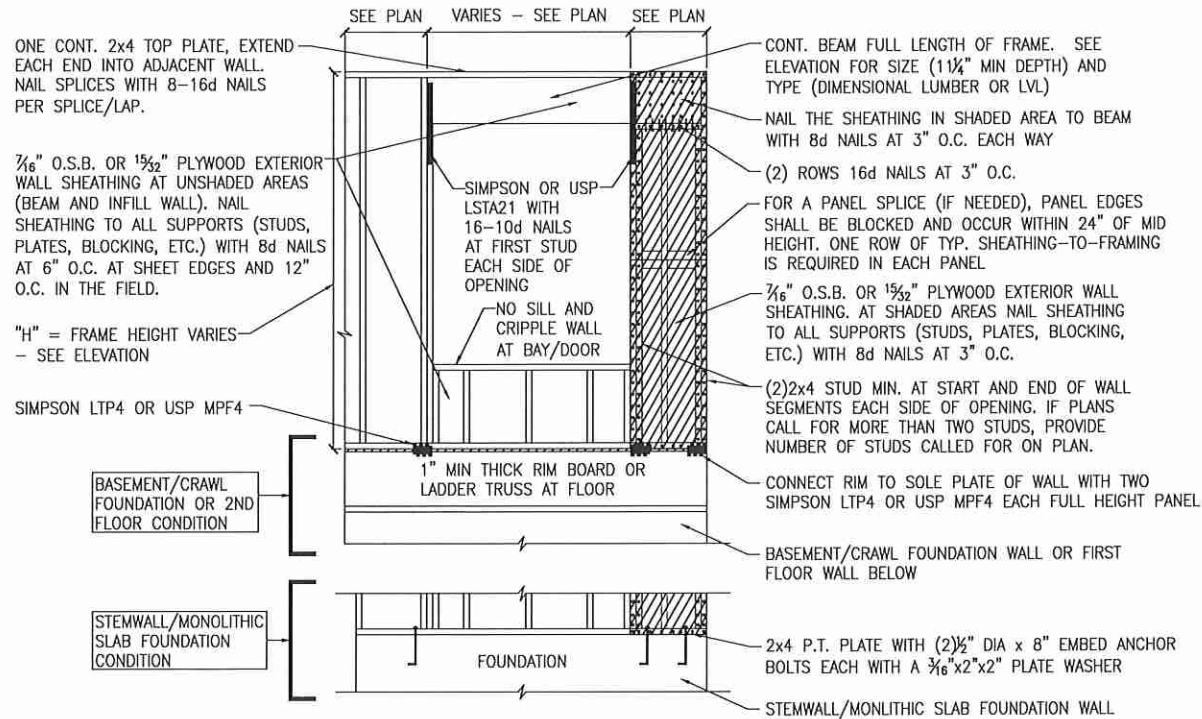


(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN

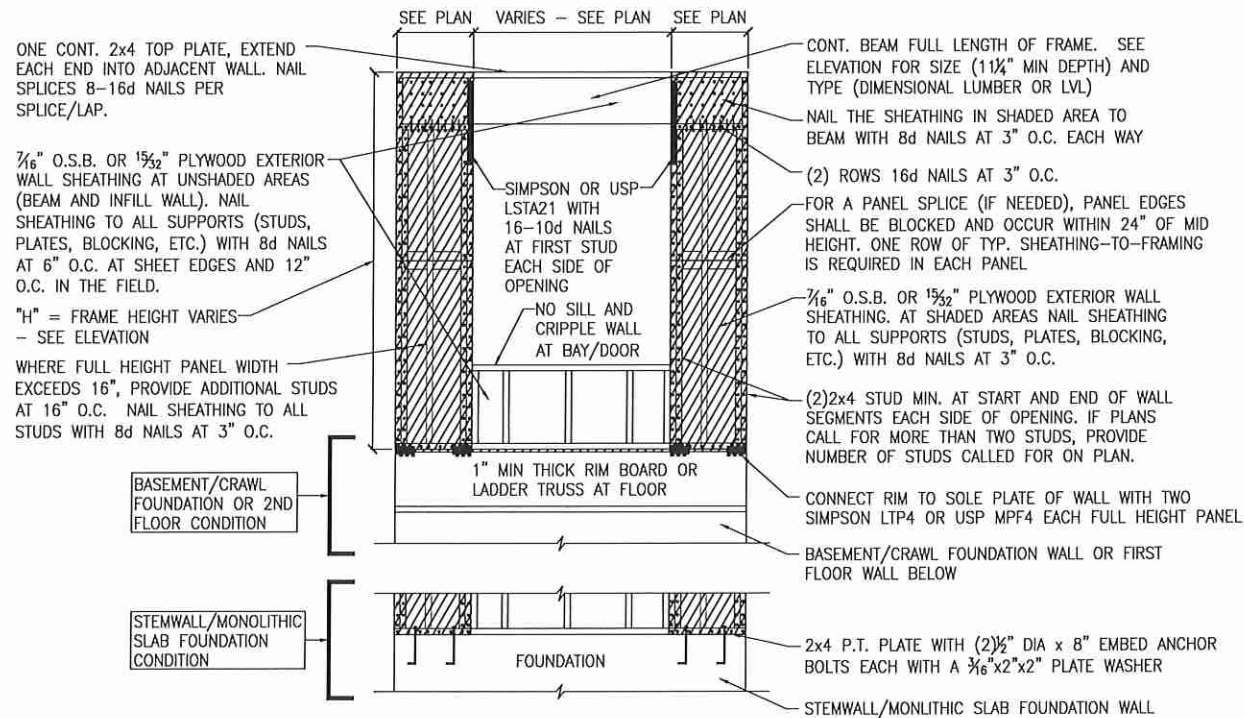


(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

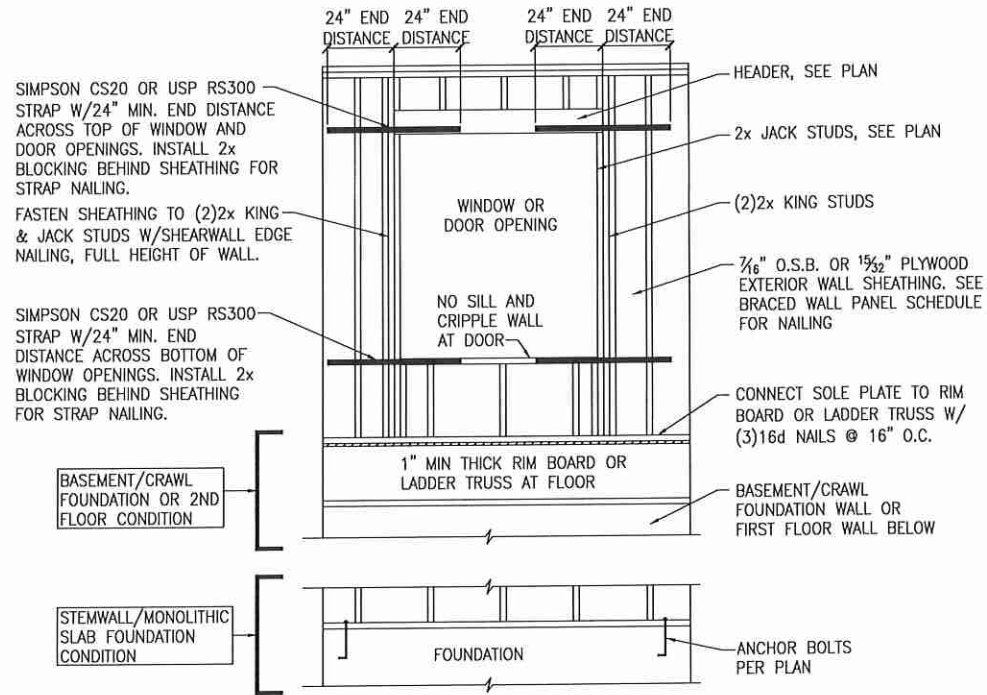
HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	5/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	5/8" DIA.	(26)16dx2 1/2" LONG NAILS



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
TWO BRACED WALL SEGMENTS

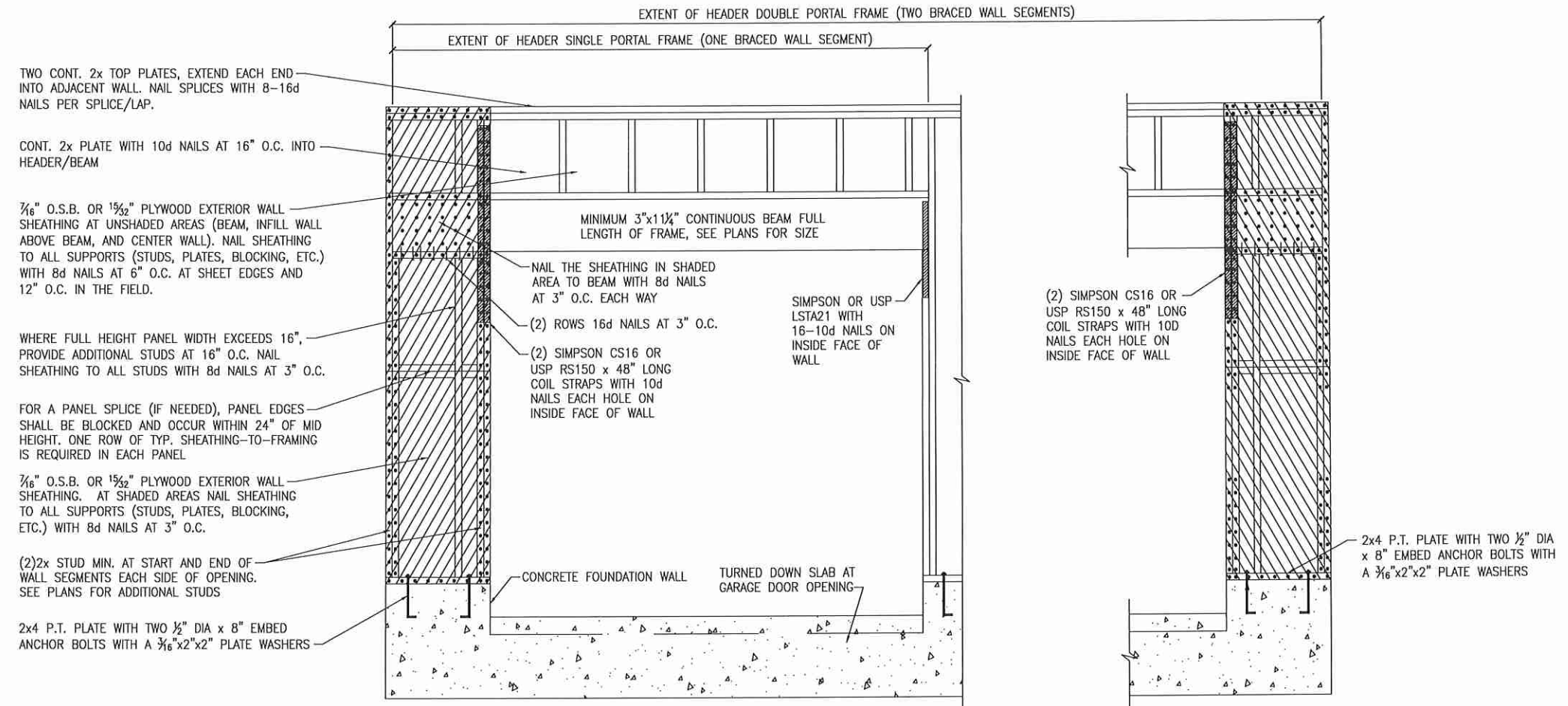


C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

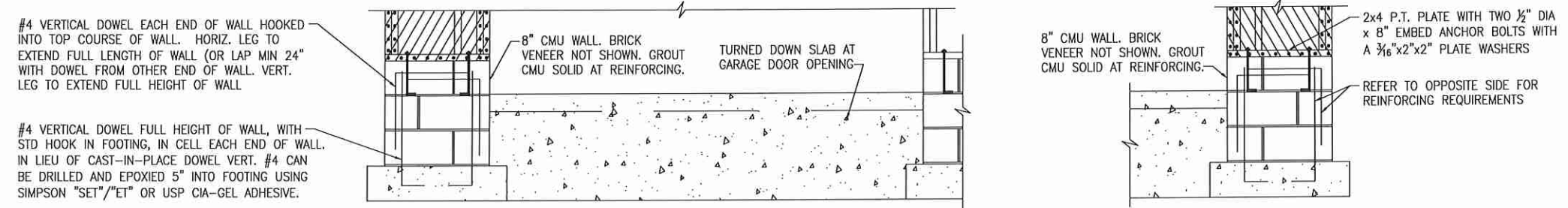
BRACED WALL PANEL AND ENGINEERED SHEAR WALL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
CS-PF	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME WITH HOLD DOWNS	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS OSB AROUND DOOR/WINDOW OPENINGS

BRACED WALL PANEL NOTES:

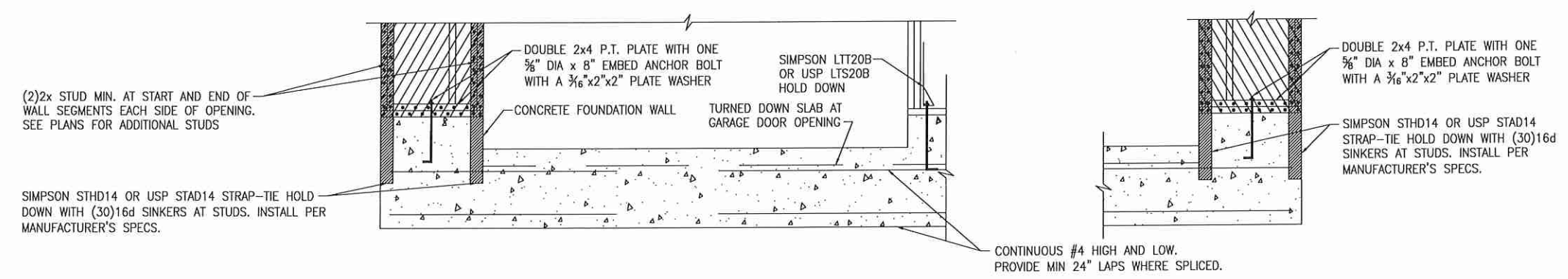
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED PER IRC. AT EXTERIOR CORNERS, SHEATHING SHALL BE FASTENED PER KSE BRACED WALL DETAILS. AT INTERIOR WALL INTERSECTIONS, FASTEN STUDS & WALL BRACING PER KSE BRACED WALL DETAILS.
- BRACED WALL PANELS AND ENGINEERED SHEAR WALLS ARE PROVIDED PER IRC. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.



A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 STEMWALL SLAB OR CRAWL SPACE FOUNDATION



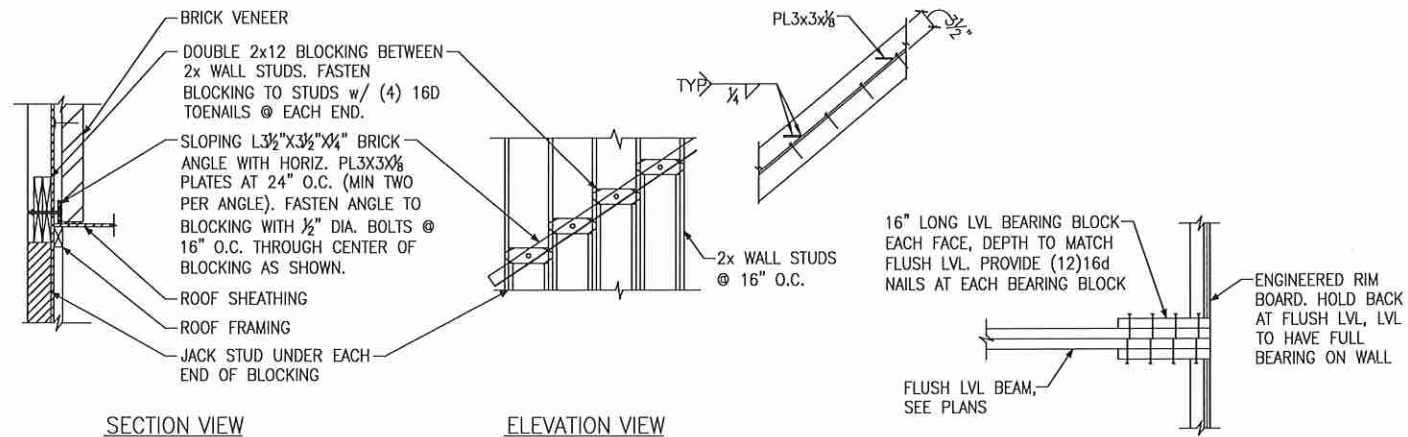
C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



Portal Frame Details

Up to 130 M.P.H.
 North Carolina

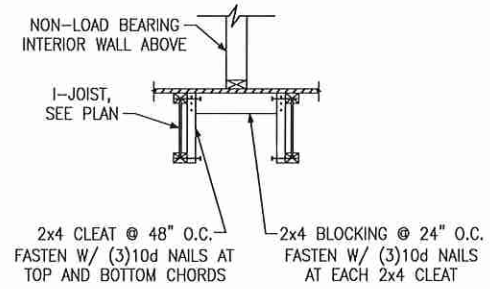
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



SECTION VIEW

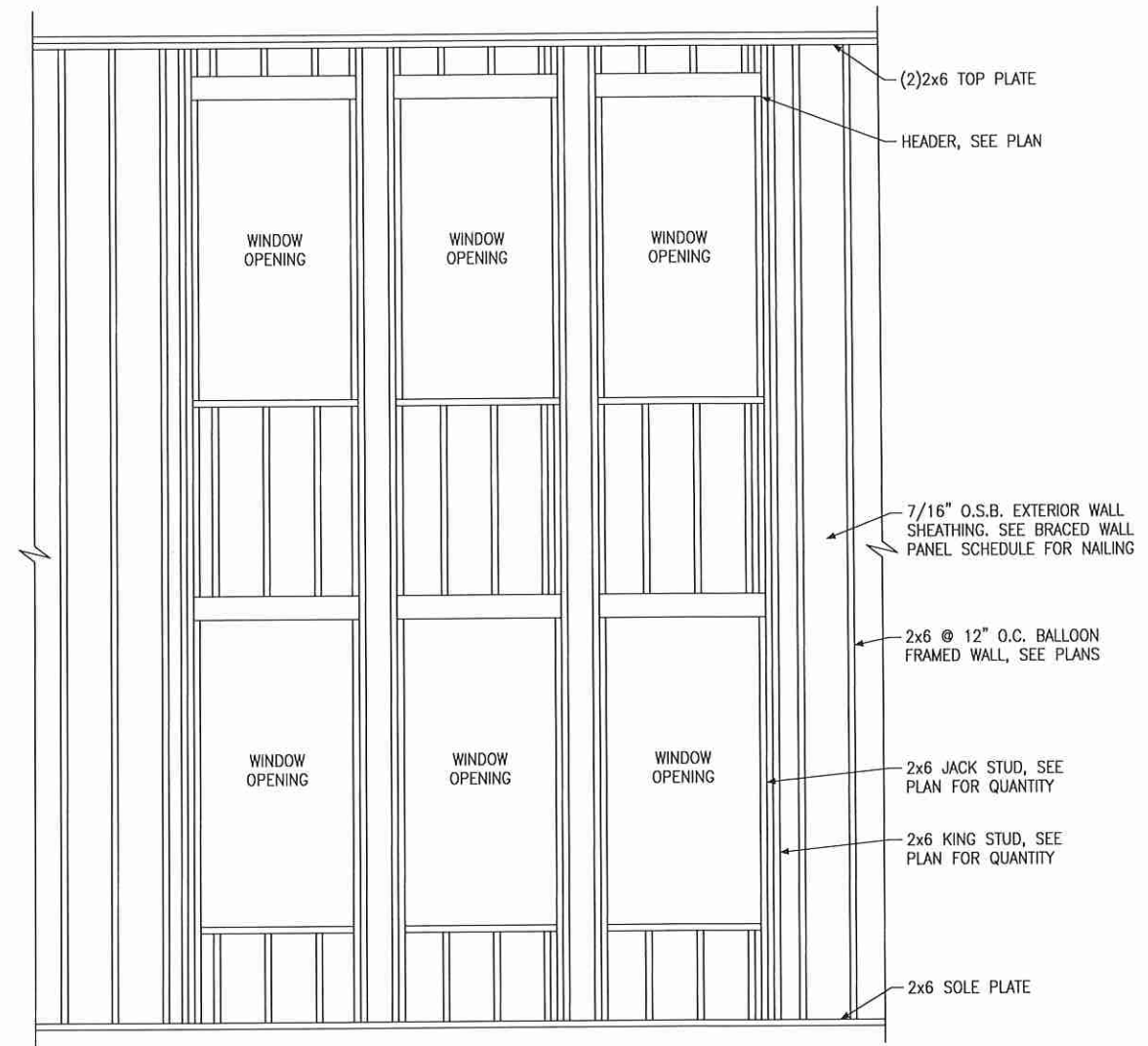
ELEVATION VIEW

(A) BRICK LEDGER CONNECTION DETAIL



(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS

(B) BEARING ENHANCER FLUSH LVL



(D) BALLOON FRAMED WALL DETAIL N.T.S.



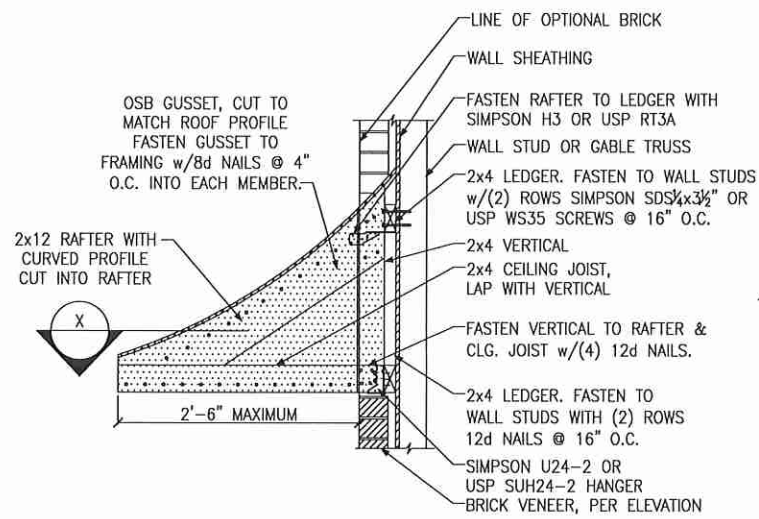
Miscellaneous Framing Details

Up to 130 M.P.H.
North Carolina

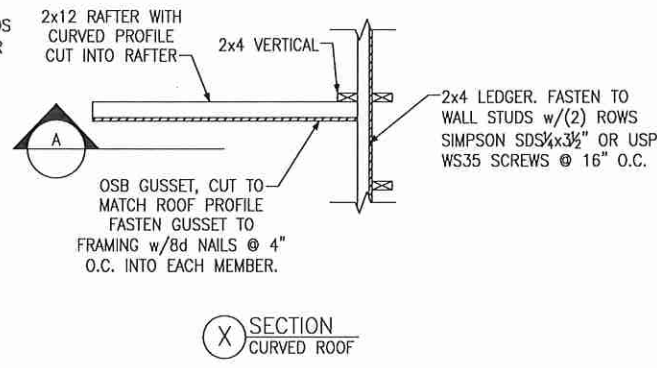


Project #: 105-19000
Designed By: KRK
Checked By:
Issue Date: 1/1/19
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

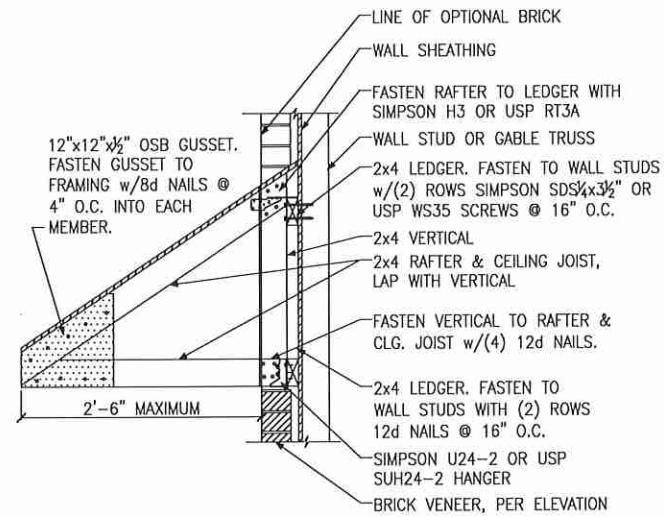
SD-5



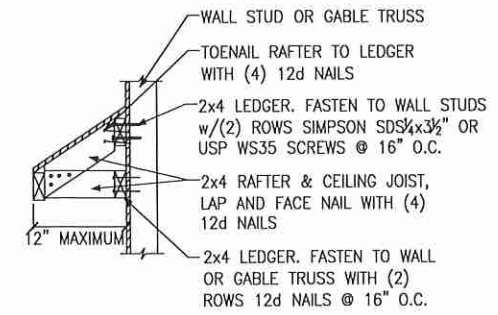
A PENT ROOF DETAIL
CURVED ROOF



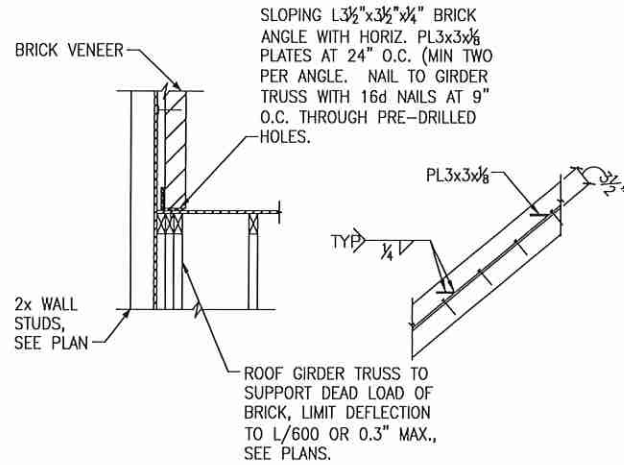
X SECTION
CURVED ROOF



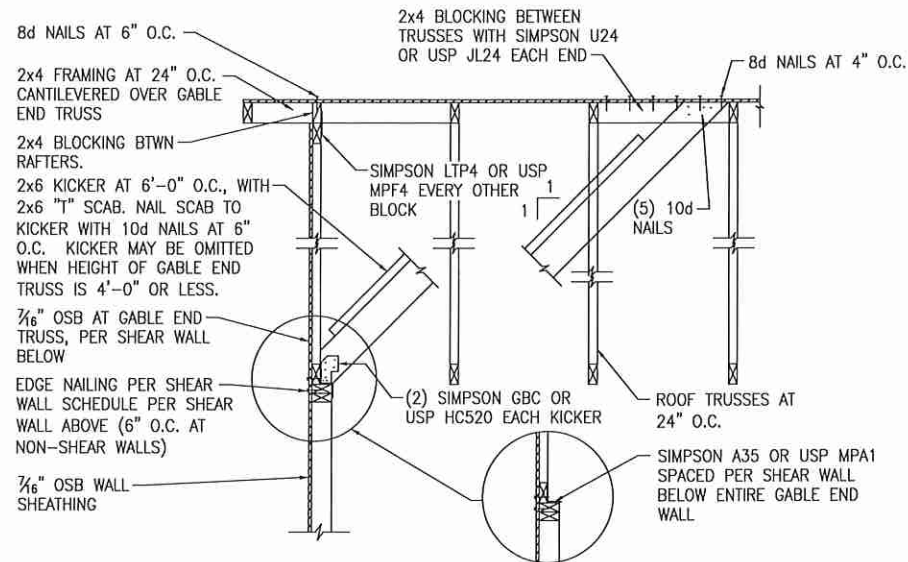
B PENT ROOF DETAIL
STRAIGHT ROOF



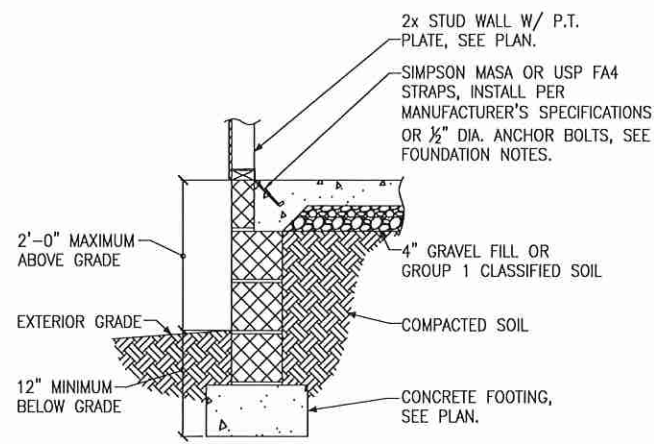
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



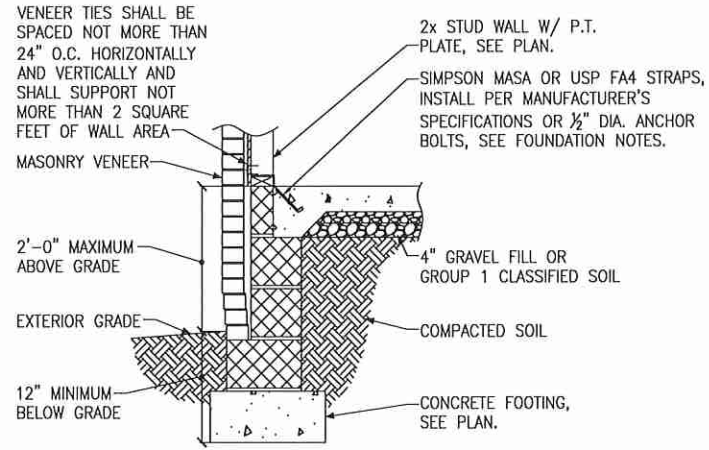
D TRUSS DETAIL



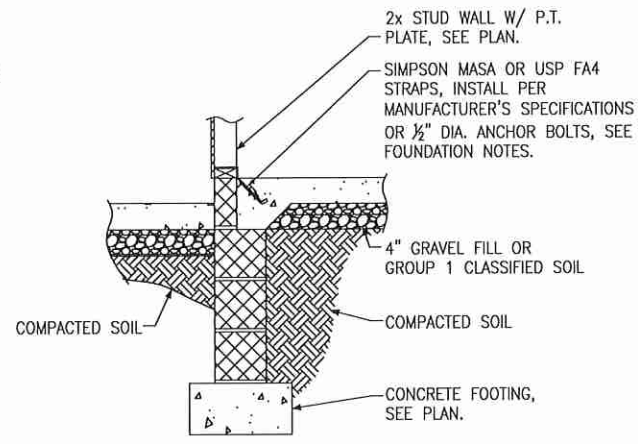
E GABLE END WALL DETAIL



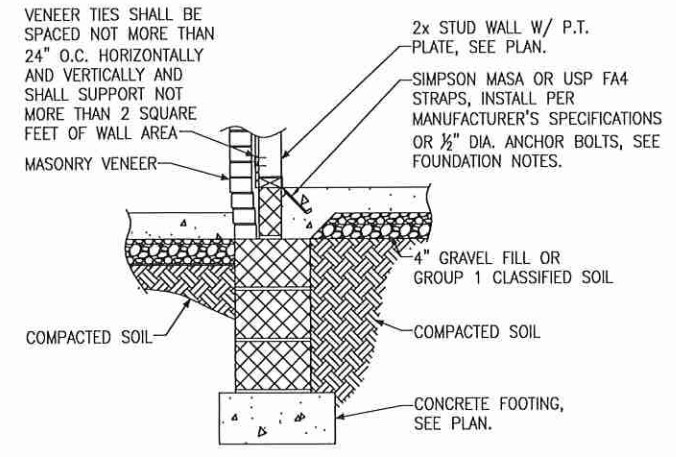
A FOUNDATION SECTION
EXTERIOR WALL



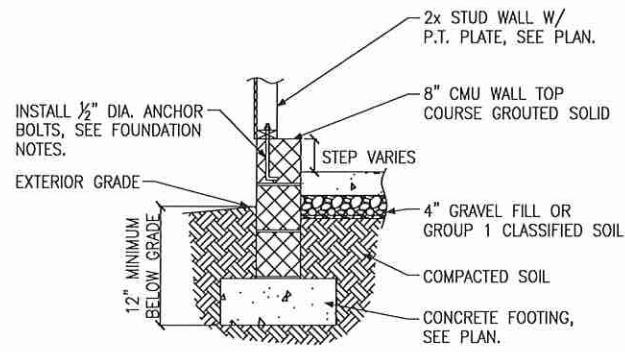
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY VENEER



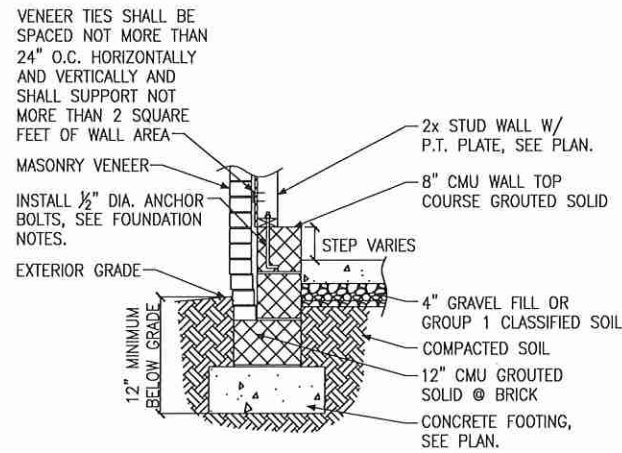
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



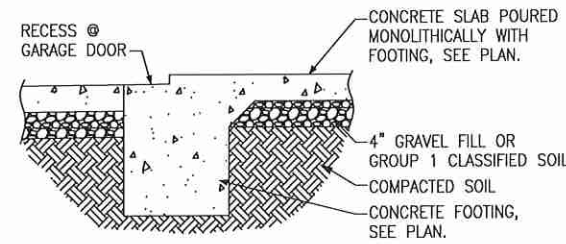
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY VENEER



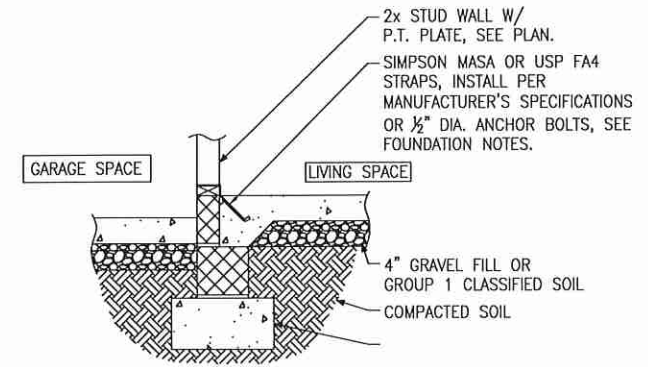
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



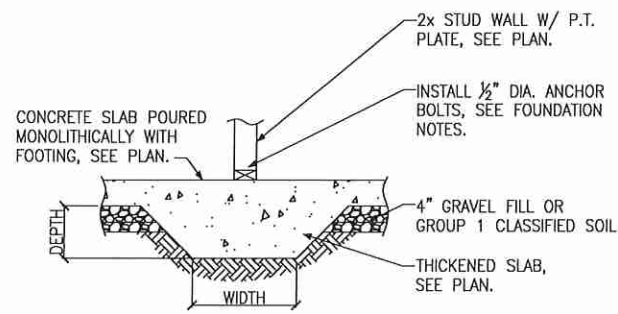
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY VENEER



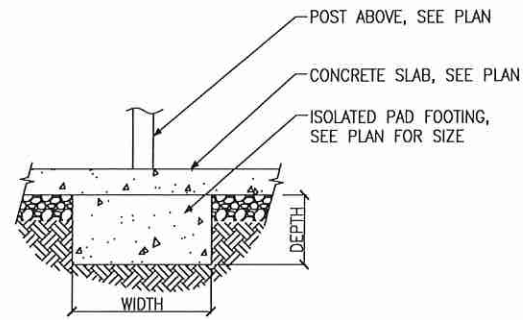
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING