

ACX000193

INVENTORY MARKED PLAN

KENZIE
H&H HOMES - GARAGE RIGHT

PLAN REVISIONS

07-10-19	COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS
07-15-19	CLIENT BACK END COMMENTS
07-24-19	THROUOUT PLAN TO CREATE LEFT HAND VERSION
08-16-19	UPDATED ROOM LIVING PER THE STANDARDS CHANGED ELEVATION A TO 8'-0" AND ELEVATION B TO 8'-0" CHANGED ELEVATION A TO 8'-0" AND ELEVATION B TO 8'-0" CHANGED ELEVATION B TO ELEV. B-1 AND ADDED NEW ELEV. B-1 PROVE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR OPTIONS

ELEVATION "A"	
MAIN FLOOR	804 SF
UPPER FLOOR	816 SF
TOTAL LIVING	1620 SF
GARAGE	480 SF
FRONT PORCH	81 SF
BACK PORCH	81 SF
TOTAL SQ. FT.	2662 SF
OPT. COV. PORCH	120 SF
OPT. EXT. PORCH	160 SF
OPT. 1 CAR GARAGE	240 SF

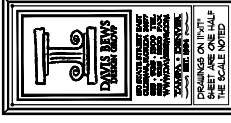
ELEVATION "B"	
MAIN FLOOR	804 SF
UPPER FLOOR	1120 SF
TOTAL LIVING	1924 SF
GARAGE	480 SF
FRONT PORCH	81 SF
PATIO	120 SF
TOTAL SQ. FT.	2605 SF
OPT. COV. PORCH	120 SF
OPT. EXT. PORCH	160 SF
OPT. 1 CAR GARAGE	240 SF

ELEVATION "C"	
MAIN FLOOR	804 SF
UPPER FLOOR	816 SF
TOTAL LIVING	1620 SF
GARAGE	480 SF
FRONT PORCH	81 SF
BACK PORCH	81 SF
TOTAL SQ. FT.	2662 SF
OPT. COV. PORCH	120 SF
OPT. EXT. PORCH	160 SF
OPT. 1 CAR GARAGE	240 SF

REVISIONS OF PLANS FROM THE CONTRACTOR SHALL NOT BE THE BURDEN OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS FROM THEFT, LOSS, DAMAGE, OR UNAUTHORIZED REVISIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS FROM THEFT, LOSS, DAMAGE, OR UNAUTHORIZED REVISIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANS FROM THEFT, LOSS, DAMAGE, OR UNAUTHORIZED REVISIONS.



NO. SHEETS	21 OF 21
DATE	07-10-19
PROJECT	07-24-19
DATE	08-16-19



KENZIE
H&H HOMES

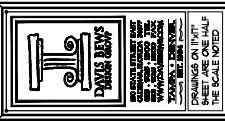
1958

REVISION LABEL

SHEET
CS



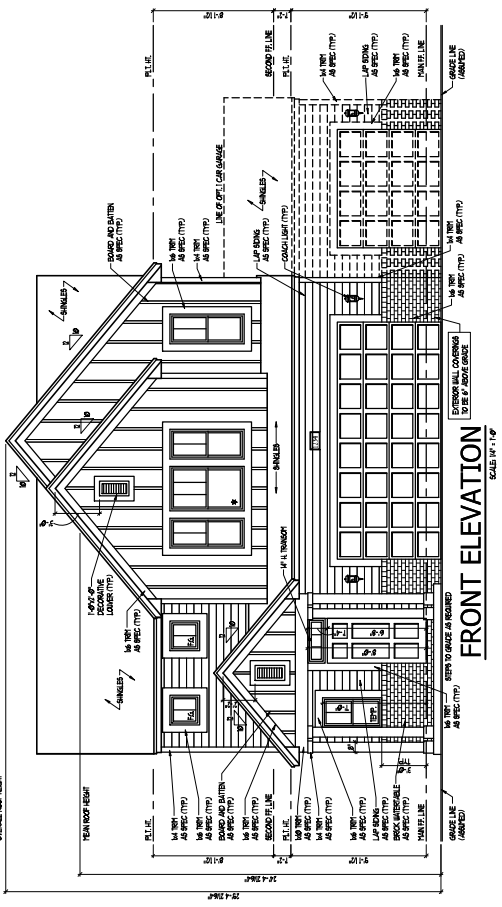
NO. DRAWING	02-10-07
DATE	02-10-07
PROJECT	02-20-07
DESIGNER	02-20-07
DATE	02-20-07
PROJECT	02-20-07



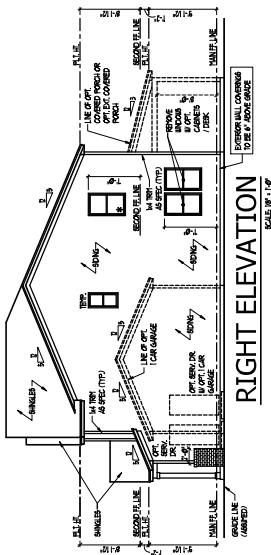
KENZIE
H&H HOMES

1958

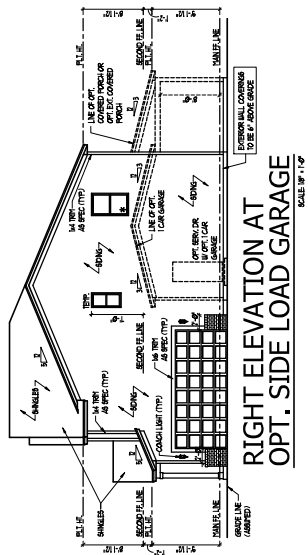
A1.1
SHEET



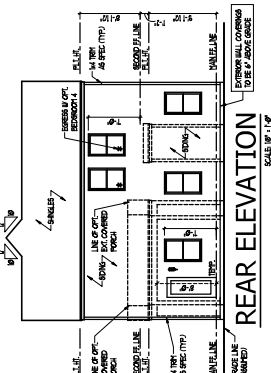
FRONT ELEVATION
SCALE 1/4" = 1'-0"



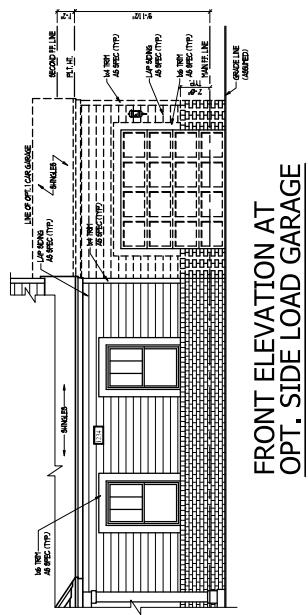
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



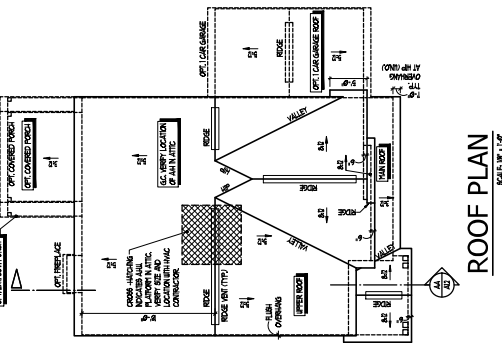
RIGHT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE 1/4" = 1'-0"



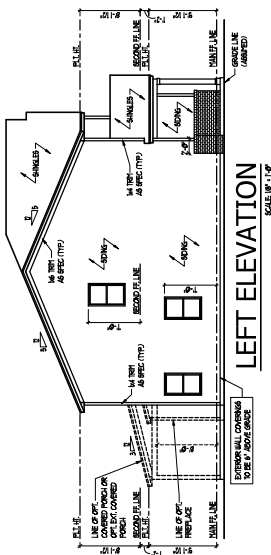
REAR ELEVATION
SCALE 1/4" = 1'-0"



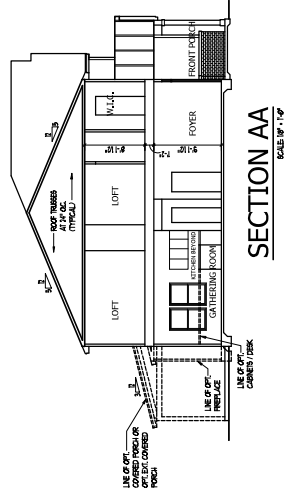
FRONT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



SECTION AA
SCALE 1/4" = 1'-0"

ELEVATION "C-2"

MINIMUM OF PLAN FROM THE CONTRACTOR SHALL NOT RELY ON THE BUILDING DEPARTMENT TO REVIEW AND VERIFY ALL WORK. OPERATIONAL AND ADVISORY TO APPLICABLE ANY CONTRACTOR OF WORK NOTED OR REFERRED TO IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ROOF VENT CALCULATIONS

ATTIC AREA	MINI ROOF ROOF	MINI ROOF ROOF	OPT. GARAGE ROOF	OPT. COVERED PORCH	OPT. EXT. PORCH
1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.
1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.
1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.
1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.
1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.	1000 S.F.

NOTE: TOTAL ROOF AREA REMAINS IN COMPLIANCE WITH ALL CITY AND COUNTY ORDINANCES.



DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	

DAVIS BREWERS

WE DESIGN AND DRAW ARCHITECTURAL AND MECHANICAL SYSTEMS FOR COMMERCIAL, RESIDENTIAL, INDUSTRIAL AND INSTITUTIONAL PROJECTS. OUR DRAWINGS AND SPECIFICATIONS ARE PREPARED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

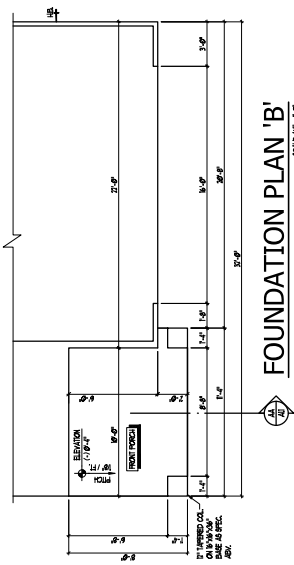
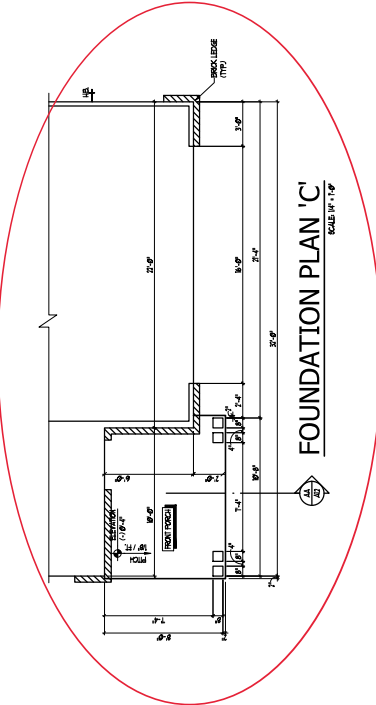
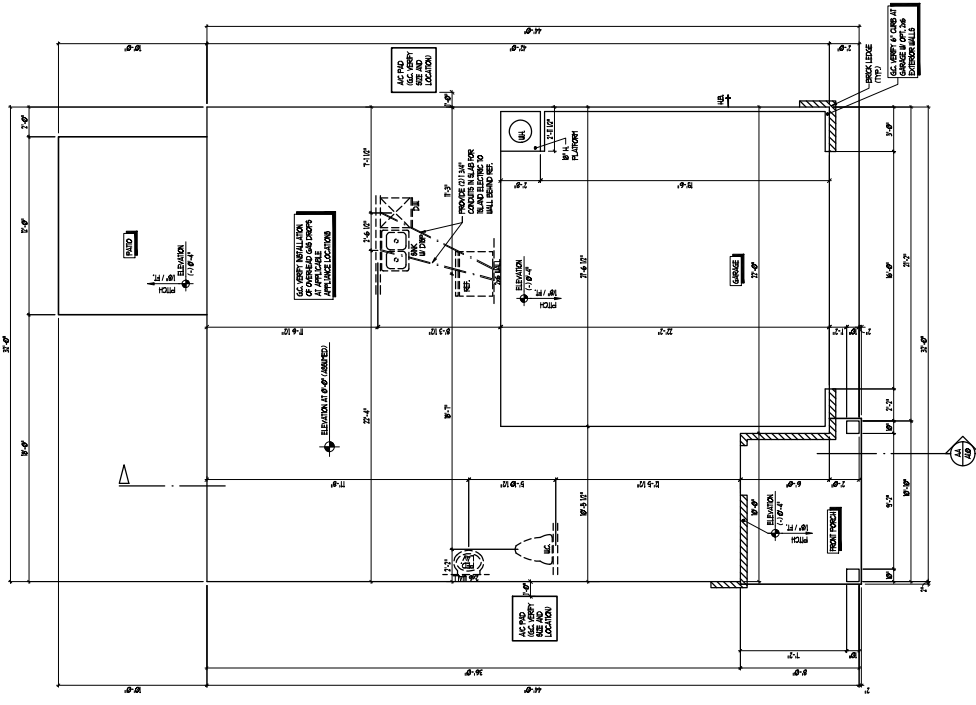
KENZIE
H&H HOMES

1958

SLAB INTERFACE PLAN

SHEET
A2.0

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





2025 NUMBER	25-178071
DATE	07-11-24
REVISION	07-26-24
ISSUED	07-26-24
BY	07-26-24



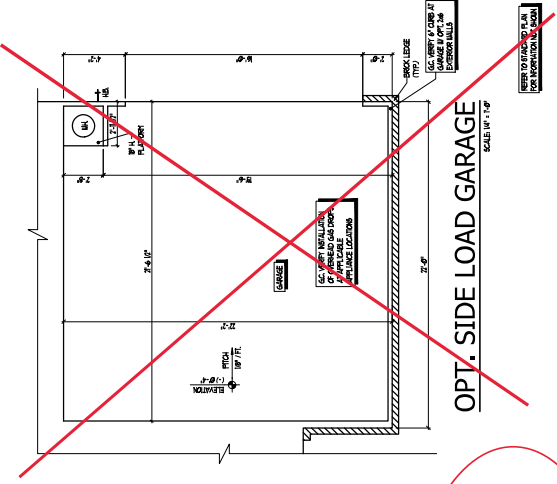
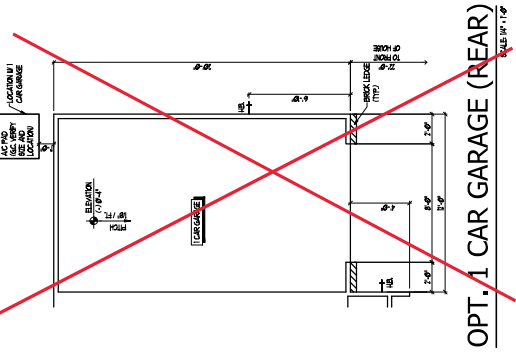
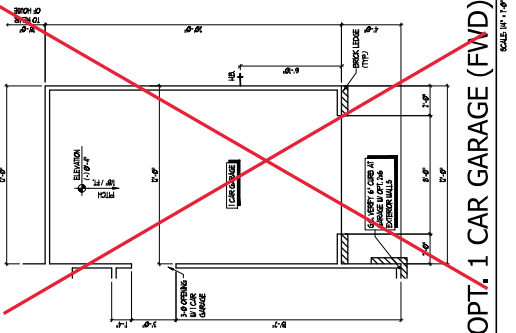
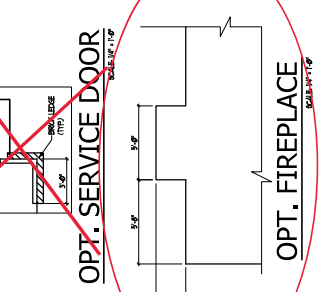
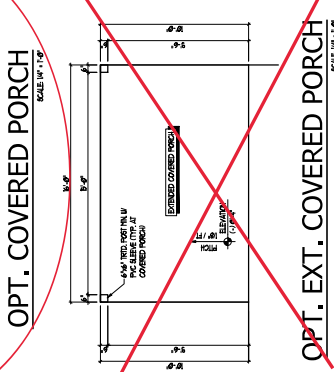
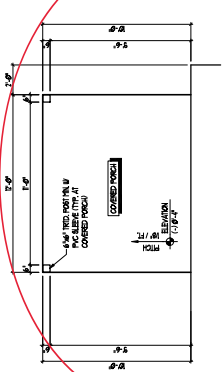
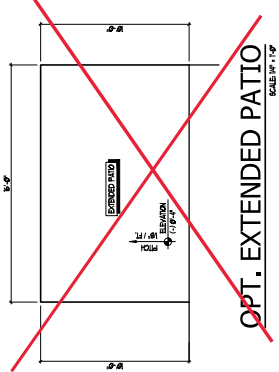
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H&H HOMES

ALL DIMENSIONS UNLESS OTHERWISE NOTED.
DIMENSIONS ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

1958

SLAB INTERFACE PLAN

A2.0
SHEET



SLAB INTERFACE PLAN OPTIONS
SCALE: 1/8" = 1'-0"



DATE	DESCRIPTION
02-28-20	ISSUED FOR PERMITS
02-28-20	ISSUED FOR PERMITS
02-28-20	ISSUED FOR PERMITS
02-28-20	ISSUED FOR PERMITS



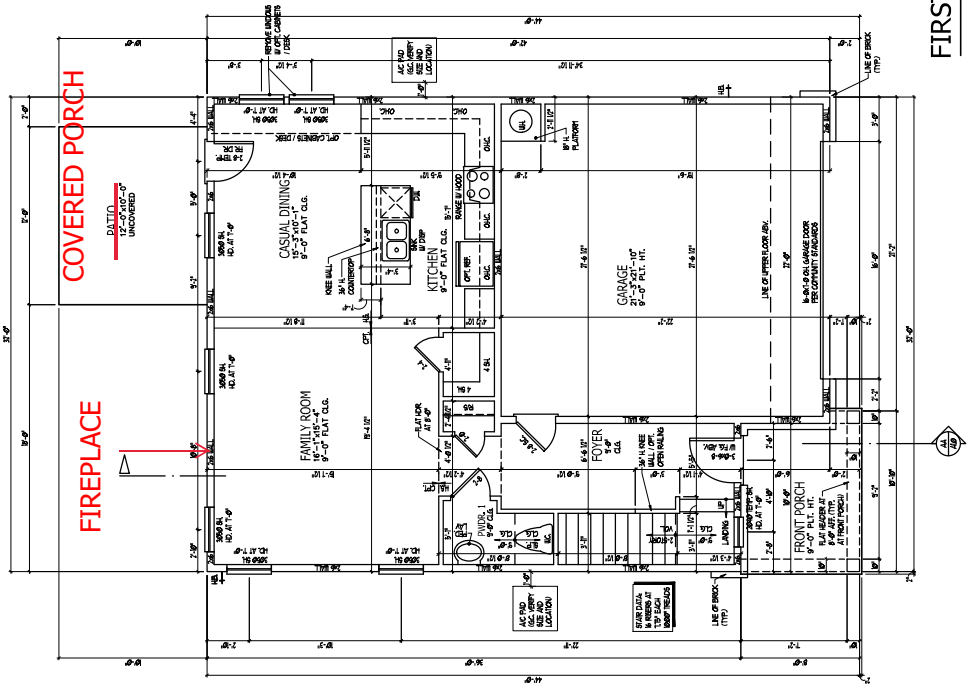
KENZIE
H&H HOMES

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS SHOWN ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

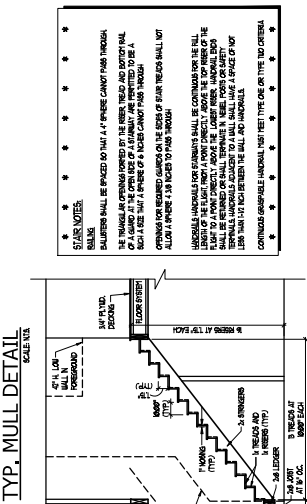
1958

FIRST FLOOR PLAN

A3.0



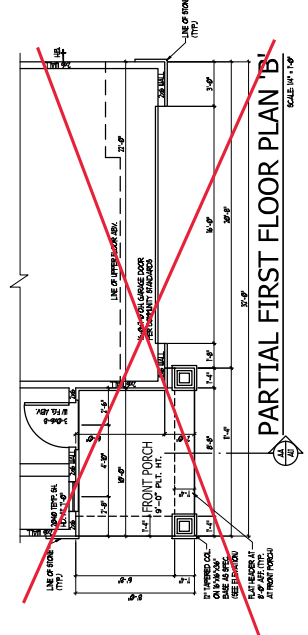
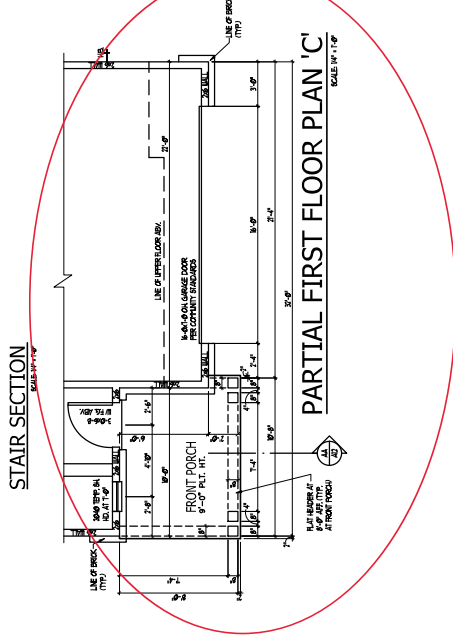
FIRST FLOOR PLAN (2X6 WALL) SCALE 1/4" = 1'-0"



STAIR NOTES:
 RAILINGS SHALL BE SPACED SO THAT A FINGER CANNOT PASS THROUGH THE TRAILING OR OPENING FORMED BY THE RAILS, TREAD AND ROSTER OR BALUS. A SIZE THAT A FINGER OF A NERD CANNOT PASS THROUGH. OPENINGS OR BOARDING GAPS ON THE SIDE OF STAIR TREADS SHALL NOT ALLOW A FINGER A 1/8" NERD TO PASS THROUGH.

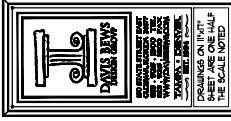
UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS FOR THE BALUS OF THE STAIR SHALL BE POINT TO POINT. ABOVE THE TOP RISE OF THE BALUS TO A POINT SMALLER THAN THE LOWER RISE. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS FOR THE STAIR SHALL BE POINT TO POINT. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS FOR THE STAIR SHALL BE POINT TO POINT.

CONTINUOUS DISAPPEAR HANDRAIL MUST BE EITHER ONE OR THE OTHER.





NO. 1587	02-25-20
NO. 1588	02-25-20
NO. 1589	02-25-20
NO. 1590	02-25-20
NO. 1591	02-25-20
NO. 1592	02-25-20
NO. 1593	02-25-20
NO. 1594	02-25-20
NO. 1595	02-25-20
NO. 1596	02-25-20
NO. 1597	02-25-20
NO. 1598	02-25-20
NO. 1599	02-25-20
NO. 1600	02-25-20



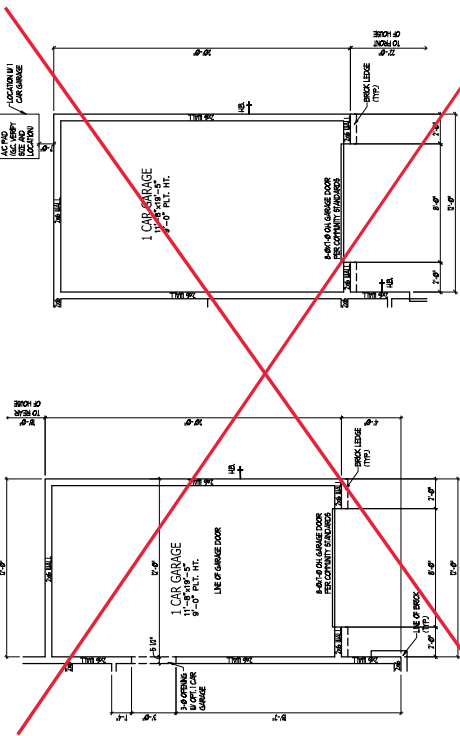
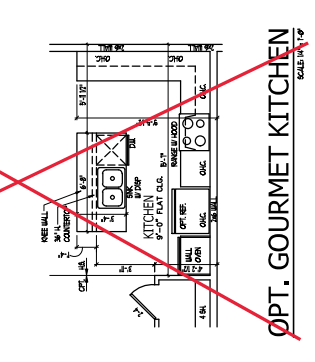
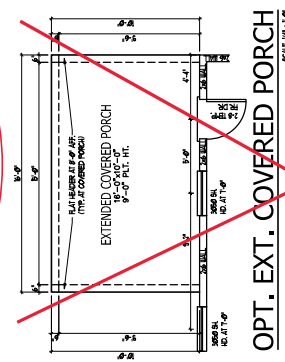
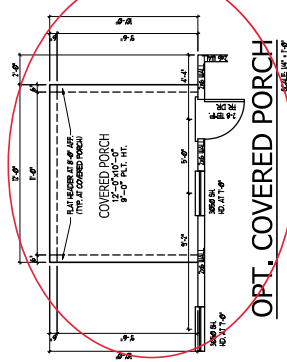
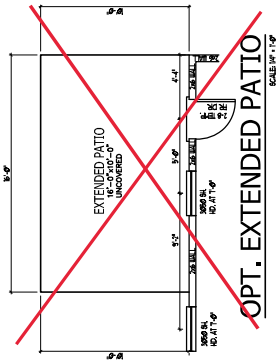
KENZIE
H&H HOMES

DRAWINGS ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

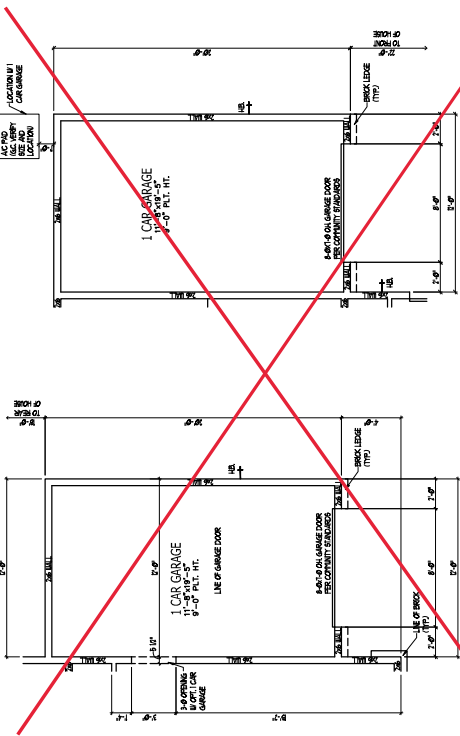
1958

FIRST FLOOR PLAN OPTS

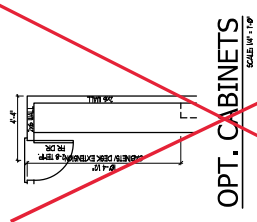
A3.1



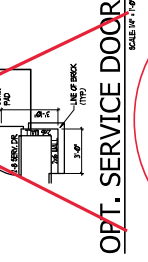
OPT. 1 CAR GARAGE (FWD)



OPT. 1 CAR GARAGE (REAR)



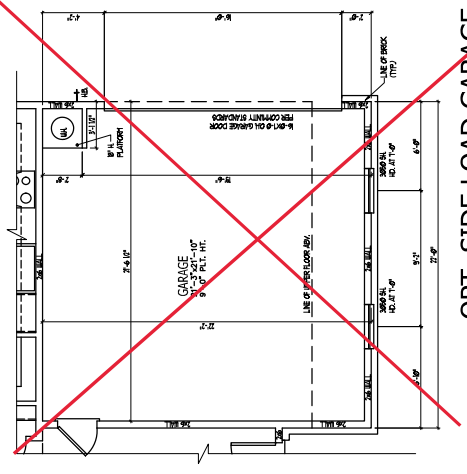
OPT. CABINETS



OPT. SERVICE DOOR



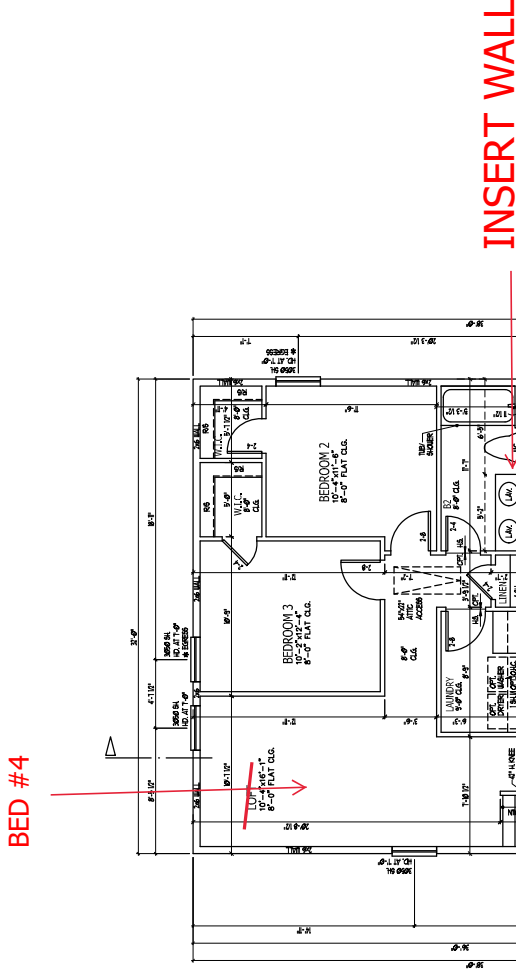
OPT. FIREPLACE



OPT. SIDE LOAD GARAGE

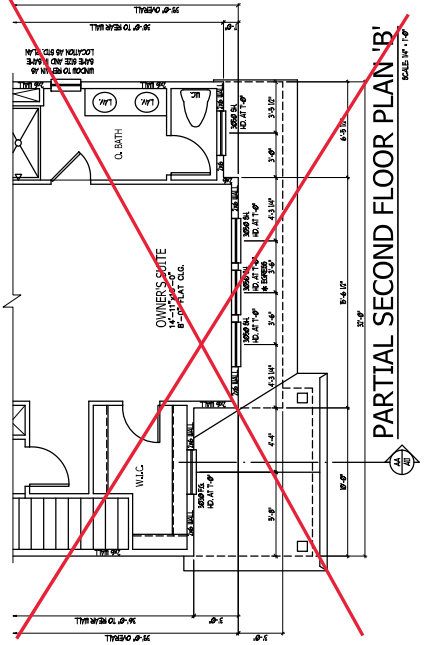
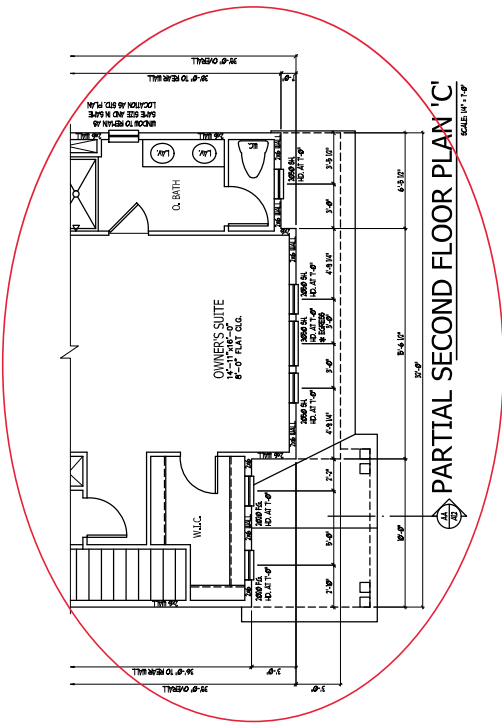
FIRST FLOOR PLAN OPTIONS

A3.1



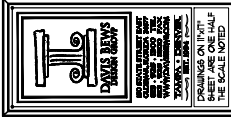
BED #4

INSERT WALL





NO. 1958	PLAN 1958
DATE	07-27-19
DESIGN	07-27-19
REVISION	07-27-19
DATE	07-27-19



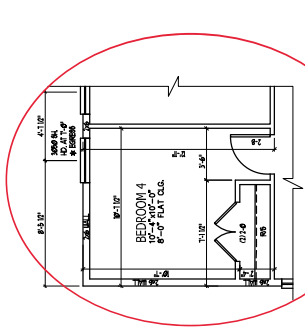
KENZIE
H&H HOMES

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
DIMENSIONS ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

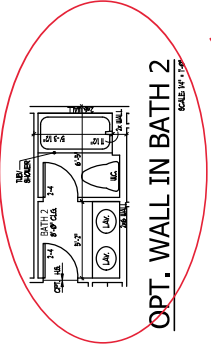
1958

SECOND FLOOR PLAN OPTS

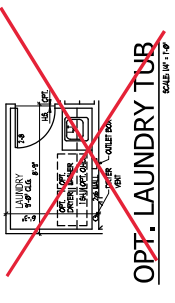
SHEET
A3.3



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



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

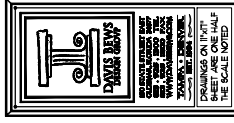


OPT. LAUNDRY TUB
SCALE 1/4" = 1'-0"

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



NO. 1958	PL 1958/1
DATE	02-25-19
DESIGN	02-25-19
DATE	02-25-19

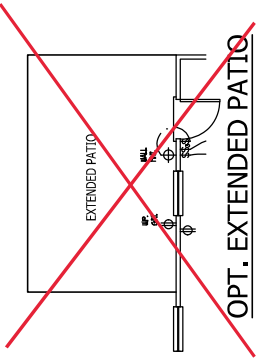


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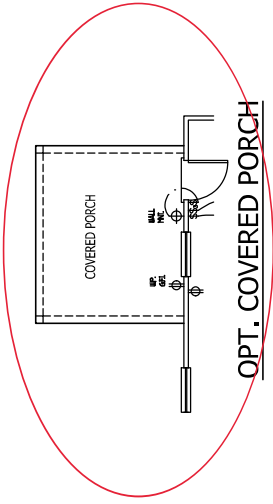
1958

E1.1

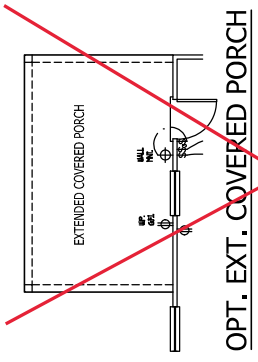
FIRST FL. ELECTR. PLAN OPTS



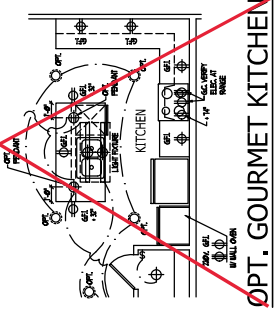
OPT. EXTENDED PATIO



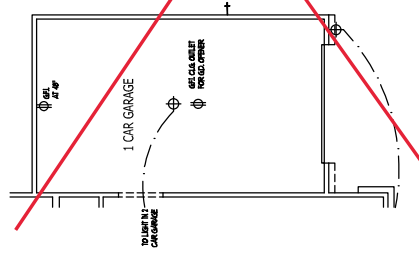
OPT. COVERED PORCH



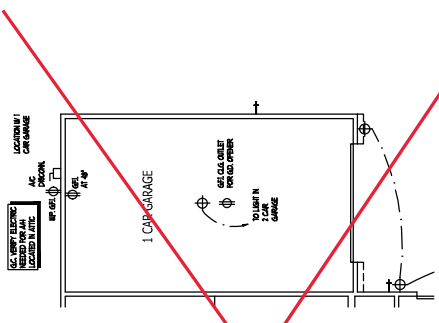
OPT. EXT. COVERED PORCH



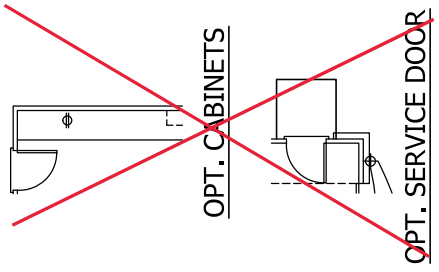
OPT. GOURMET KITCHEN



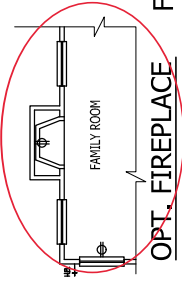
OPT. 1 CAR GARAGE (FWD)



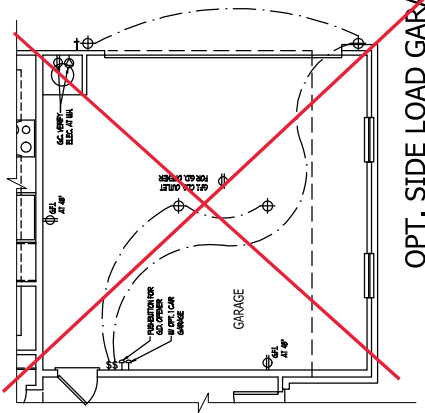
OPT. 1 CAR GARAGE (REAR)



OPT. SERVICE DOOR



OPT. FIREPLACE

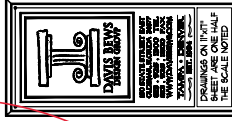


OPT. SIDE LOAD GARAGE

FIRST FLOOR ELECTRICAL PLAN OPTIONS



NO. DRAWN	BY	DATE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10

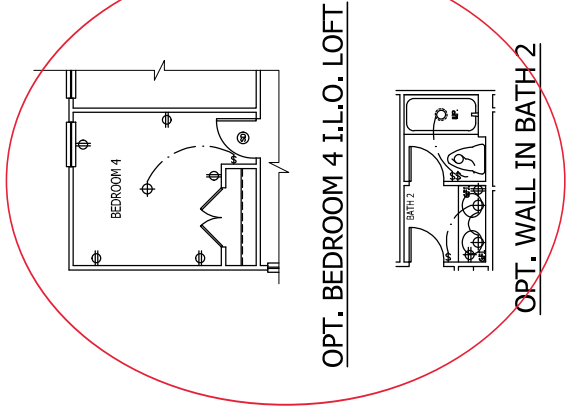


KENZIE
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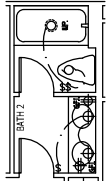
1958

SECOND FLOOR PLAN OPT

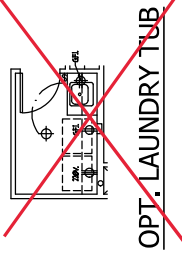
SHEET
E2.1



OPT. BEDROOM 4 I.L.O. LOFT



OPT. WALL IN BATH 2



~~OPT. LAUNDRY TUB~~

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 (SEF). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. AS THE INTENT OF THESE DRAWINGS IS TO PROVIDE CLEAR INFORMATION, EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL PROFESSIONALS 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 CONFLICTS WITH ANY INFORMATION FROM ANY OTHER SOURCE. THE ENGINEER'S INTENTION IS THAT 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"):
 • 2015 NORTH CAROLINA RESIDENTIAL CODE, WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:

- FLOOR = 40 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
- BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:

- FLOOR TRUSS = 17 PSF (TC=7, BC=1.0)
- FLOOR TRUSS = 15 PSF (TC=10, BC=3)
- 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:

- 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=1,850,000 PSI, F_b=2,200 PSI, F_v=210 PSI, F_e=900 PSI
- LVL: E=2,900,000 PSI, F_b=2,900 PSI, F_v=210 PSI, F_e=900 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=200 PSI, F_e=625 PSI

THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE. THE CONTRACTOR SHALL VERIFY THAT ALL STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE. THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER INPC, R301.1.3.



Project #:	03-19004
Designed By:	KRCK
Issue Date:	5/23/20
Re-issues:	4/23/20
Scale:	1/4" = 1'-0" @ 11.5' x 17.5'



GENERAL STRUCTURAL NOTES:

- 1. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
2. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
3. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
4. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
5. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
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9. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...
10. THE DESIGN PROFESSIONAL MUST SEAL AND SIGN ON THESE NOTES...

FOUNDATIONS:

- 1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
2. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
3. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
4. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
5. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
6. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
7. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
8. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
9. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...
10. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH...

MASONRY:

- 1. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
2. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
3. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
4. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
5. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
6. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
7. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
8. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
9. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...
10. ALL MASONRY SHALL CONFORM TO ASTM C-90, TYPE S...

WOOD FRAMING:

- 1. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
2. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
3. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
4. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
5. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
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7. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
8. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
9. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...
10. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE...

WOOD TRUSSES (FLOOR & ROOF):

- 1. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
2. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
3. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
4. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
5. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
6. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
7. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
8. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
9. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...
10. THE WOOD TRUSSES MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE...

MECHANICAL HANGERS AND FASTENERS:

- 1. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
2. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
3. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
4. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
5. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
6. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
7. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
8. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
9. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...
10. ALL METAL HANGERS AND FASTENERS TO BE SIMPSON STRONG-TIE...

STRUCTURAL FIBERBOARD PANELS:

- 1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
2. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
3. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
4. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
5. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
6. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
7. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
8. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
9. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...
10. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE...

STRUCTURAL STEEL:

- 1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
2. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
3. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
4. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
5. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
6. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
7. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
8. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
9. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...
10. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN...

BRICK VENEER Lintel SCHEDULE:

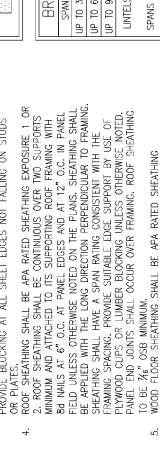


Table with 4 columns: Span, Unrel. Size, End Beams, and various dimensions. Rows include spans from 3'-0\"/>

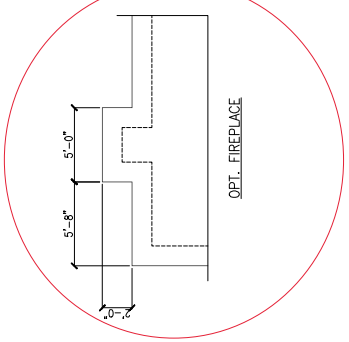
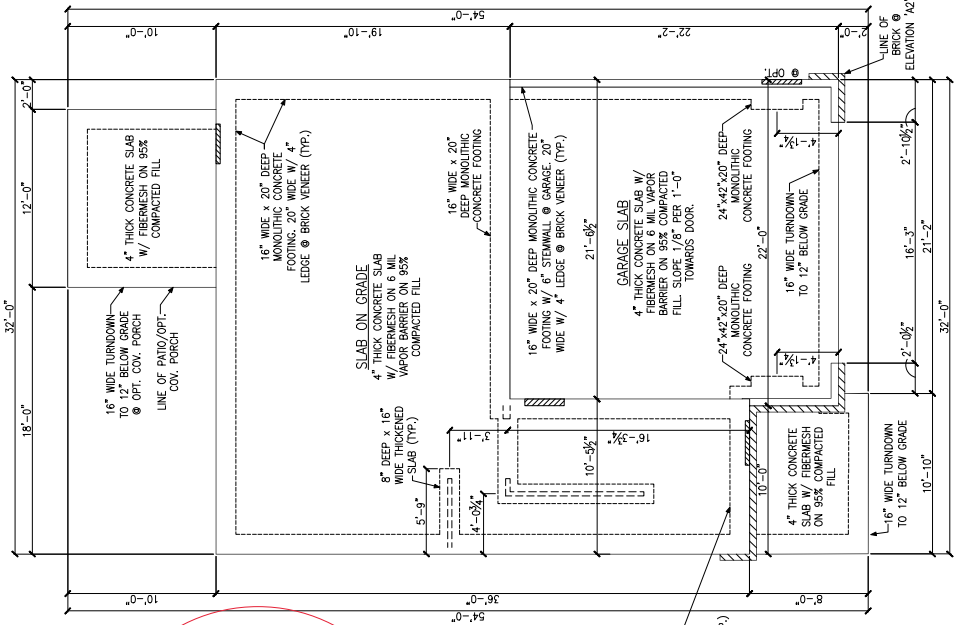
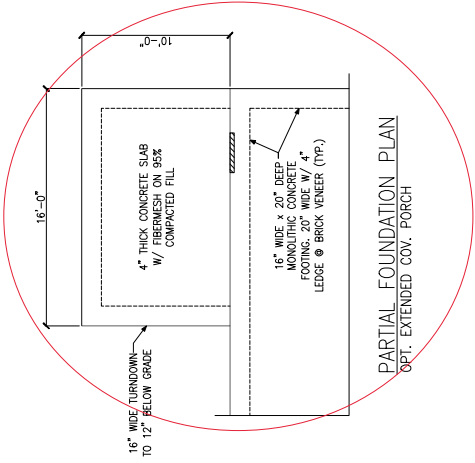
KSE ENGINEERING logo and contact information: 1900 AM DRIVE, SUITE 201, QUAKER TOWN, PA 18951

HOME logo with a house icon and the word 'HOME' in large letters.

General Structural Notes
Up to 130 M.P.H.
North Carolina

Project #: 105-1000
Designed By: BK
Issue Date: 11/7/19
Re-Issue:
Scale: 1/4\"/>





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 SHEET FOR BRACED WALL PANEL SELF-RESISTING JOIST & BLOCKING DETAILS)
	LOCATION OF DOOR ABOVE
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	

MONOLITHIC SLAB FOUNDATION PLAN
 ELEVATIONS 'A1' & 'A2'

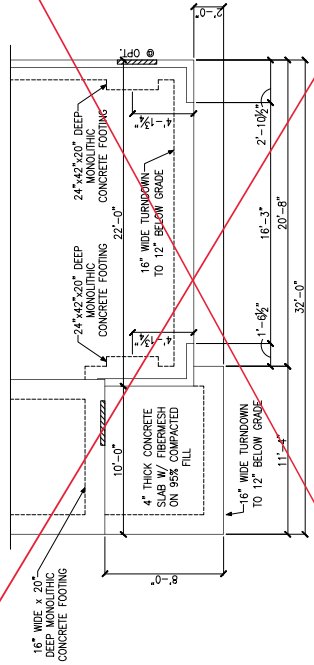


Monolithic Slab Foundation Plans
 Elevations 'B1', 'B2', 'C1' & 'C2'
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

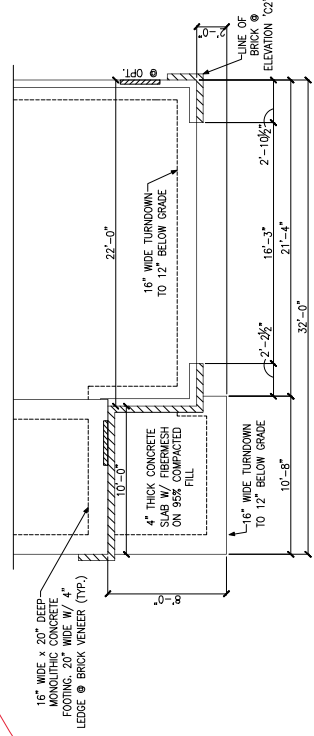
Project #: 105-191034
 Designed By: MKK
 Checked By:
 Issue Date: 8/23/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" @ 11x17
 1/4"=1'-0" @ 22x34

S-1.1

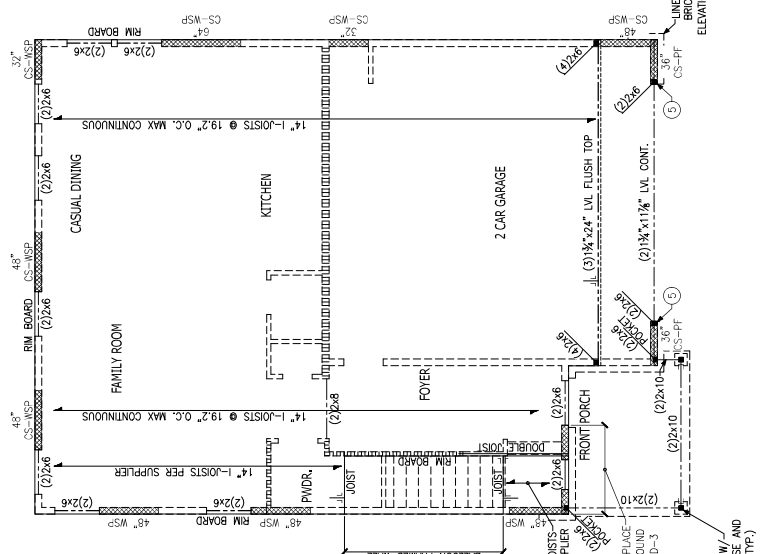
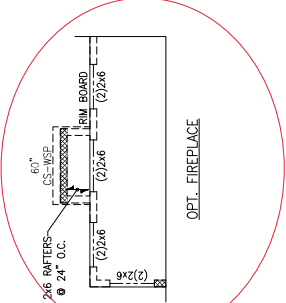
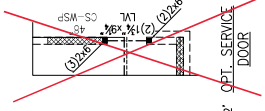
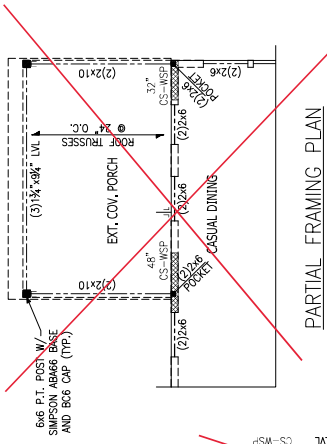
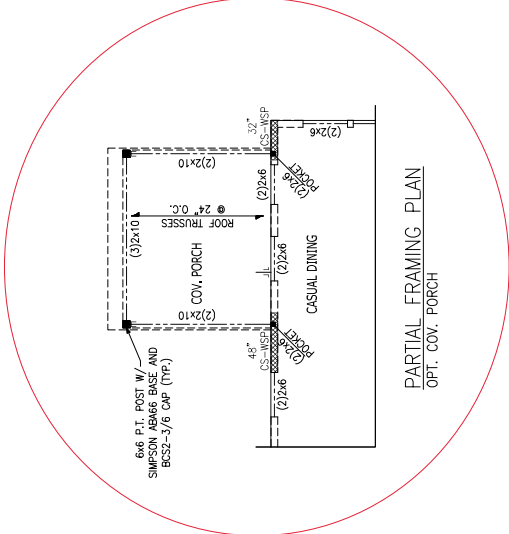
LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SHEET FOR BRACED WALL PANEL SYSTEM, ELEVATIONS 'B6' & 'B7' FOR BRACING & BLOCKING DETAILS)
	48' WSP
	LOCATION OF DOOR ABOVE
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	



MONOLITHIC SLAB FOUNDATION PLAN
 ELEVATIONS 'B1' & 'B2'



MONOLITHIC SLAB FOUNDATION 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 FOR BRACED WALL PANEL SHEAR WALLS, BRG & BLOCKING DETAILS)
- NH → 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/S/D-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/S/D-4.

SECOND FLOOR FRAMING PLAN
 ELEVATIONS 'A1' & 'A2'

4x4 P.T. POST W/
 SIMPSON ABA44 BASE AND
 BCS2-2/A CAP (TF.)

CS-ESW(1) DESIGNED TO REPLACE
 48" OF CS-WSP. STRAP AROUND
 OPENINGS PER DETAIL C/S/D-3



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

Project #: 05-19204
 Designed By: MKK
 Checked By:
 Issue Date: 5/29/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" & 1/16"=1'-0"
 1/4"=1'-0" @ 2/23/4

S-2.1



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 FOR BRACED WALL PANEL SHEET FRAMING & BLOCKING DETAILS)
	NH NO HEADER REQUIRED

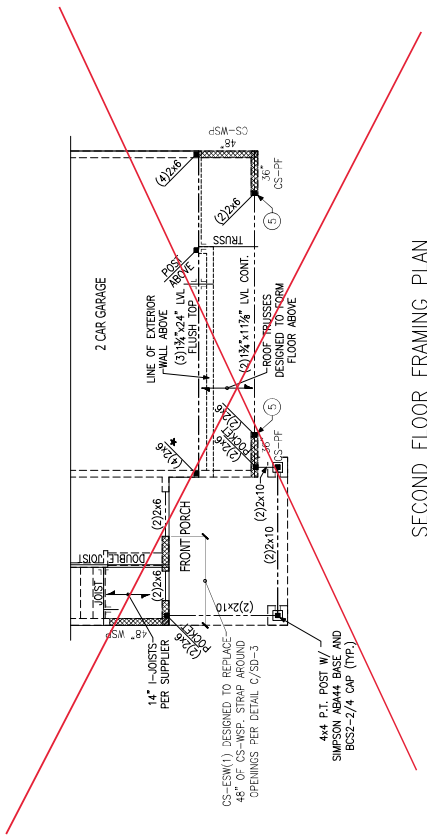
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9" WALL PLATES

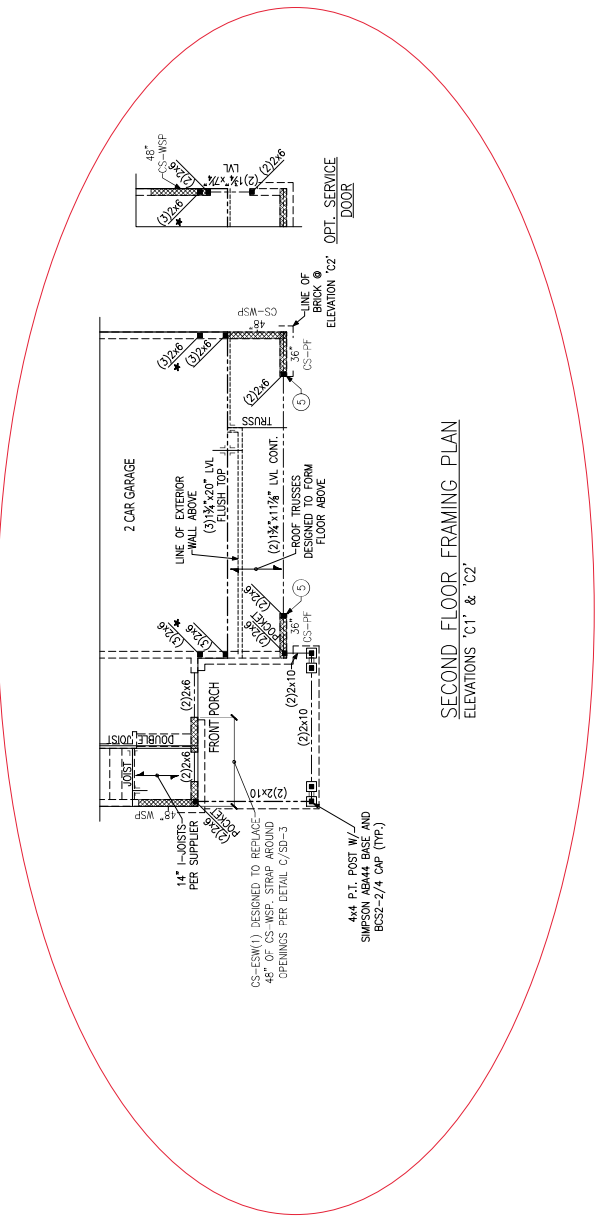
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL SPACING PER MANUFACTURER.

KEYNOTES:

- 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.



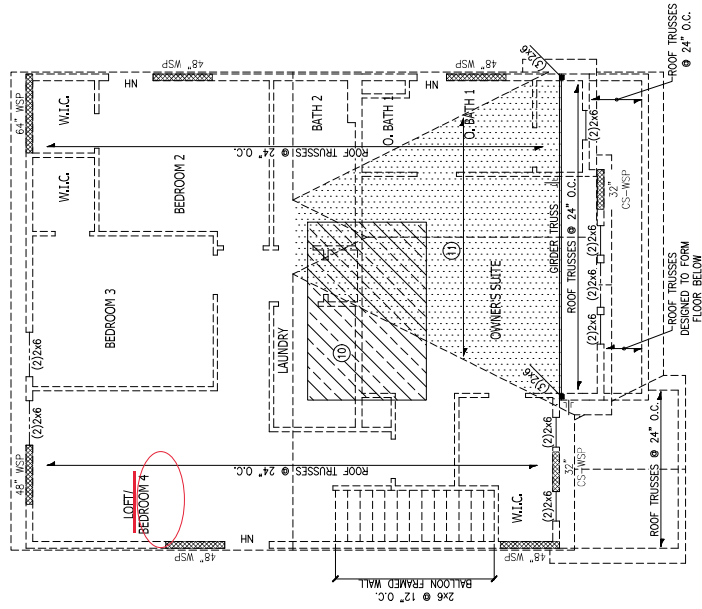
SECOND FLOOR FRAMING PLAN
 ELEVATIONS 'B1' & 'B2'



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



Project #: 105-192001
 Designed By: MKK
 Checked By:
 Issue Date: 8/23/19
 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 BLOCKING DETAILS)
- 48" WSP
- NH NO HEADER REQUIRED

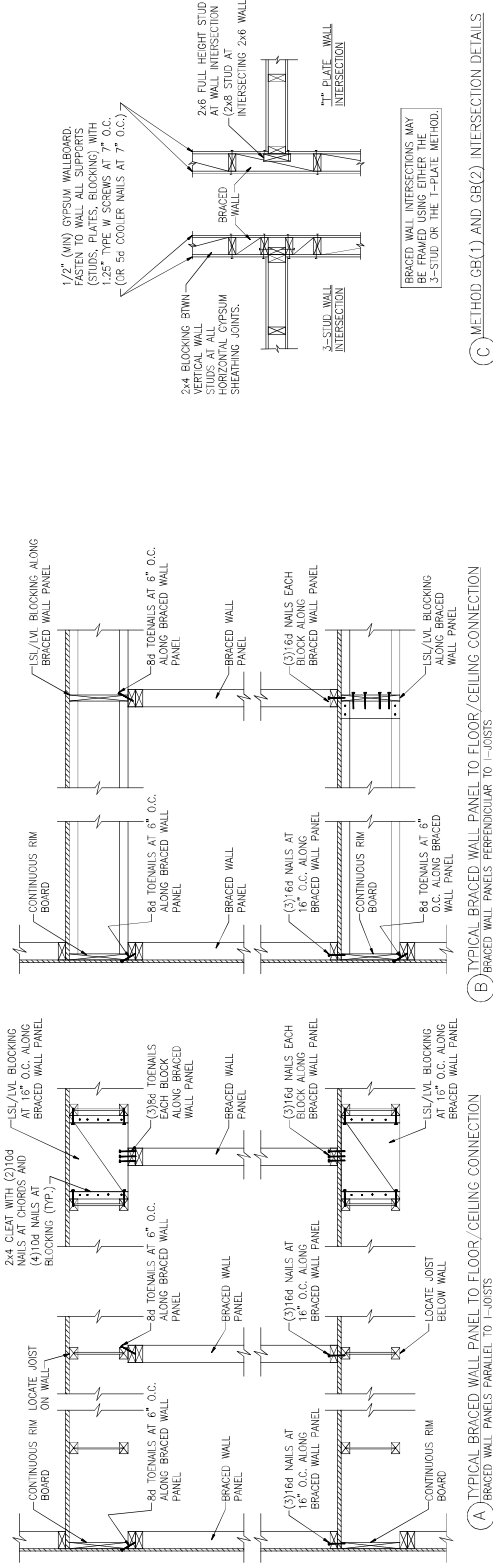
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 8" WALL PLATES

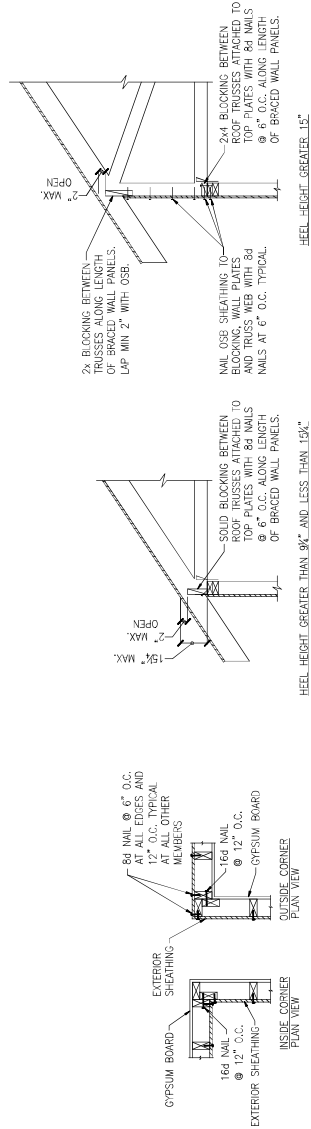
KEYNOTES:

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

ROOF FRAMING PLAN
 ELEVATIONS 'C1' & 'C2'



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

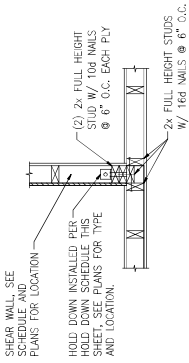


(D) TYPICAL EXTERIOR CORNER WALL FRAMING

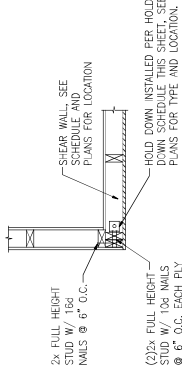
(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
 ONLY REQUIRED AT BRACED WALL PANELS

HEEL HEIGHT GREATER THAN 9" AND LESS THAN 15"

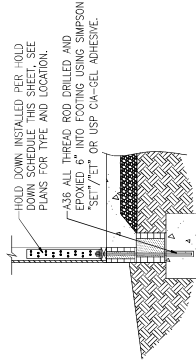
HEEL HEIGHT GREATER 15"



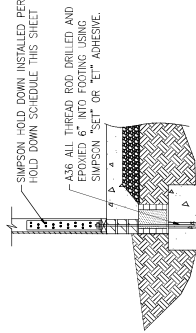
A TYPICAL HOLD DOWN DETAIL



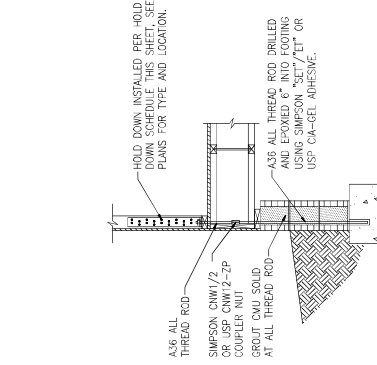
B TYPICAL HOLD DOWN DETAIL



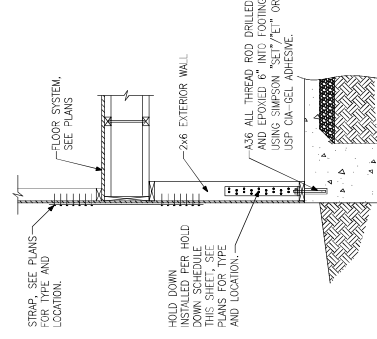
C HOLD DOWN AT STEM WALL SLAB FOUNDATION



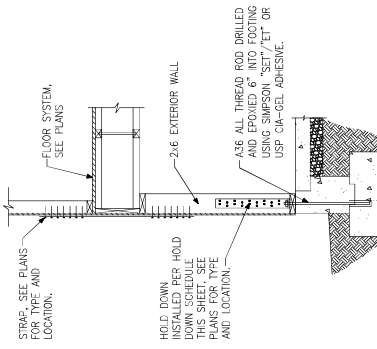
C HOLD DOWN AT STEM WALL SLAB



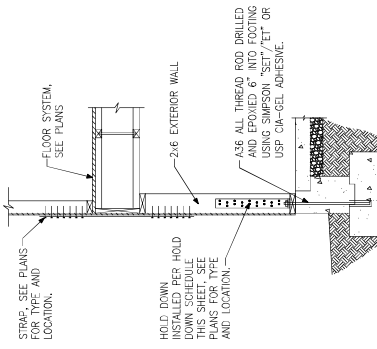
D HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



E HOLD DOWN AT CRAWLSPACE FOUNDATION



F HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



G HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE		
HOLD DOWN SIMPSON	ALL THREAD ROD USP	FASTENERS
LT248	1/2" DIA.	(10)10d NAILS
HT16	3/8" DIA.	(18)16d x 2 1/2" LONG NAILS
HT15	3/8" DIA.	(20)16d x 2 1/2" LONG NAILS



Project #: 105-19000
 Designed By: RKK
 Checked By:
 Issue Date: 1/7/19
 Re-issues:
 Scale: 1/4" = 1'-0" @ 11x17
 1/4" = 1'-0" @ 22x34

Hold Down Details
 Up to 130 M.P.H.
 North Carolina





Up to 130 M.P.H.
 North Carolina

Project #: 105-10000
 Designed By: RCK
 Checked By:
 Issue Date: 1/17/19
 Re-issues:
 Scale: 1/8" = 1'-0" @ 11.5x
 1/4" = 1'-0" @ 23.5x

SD-3

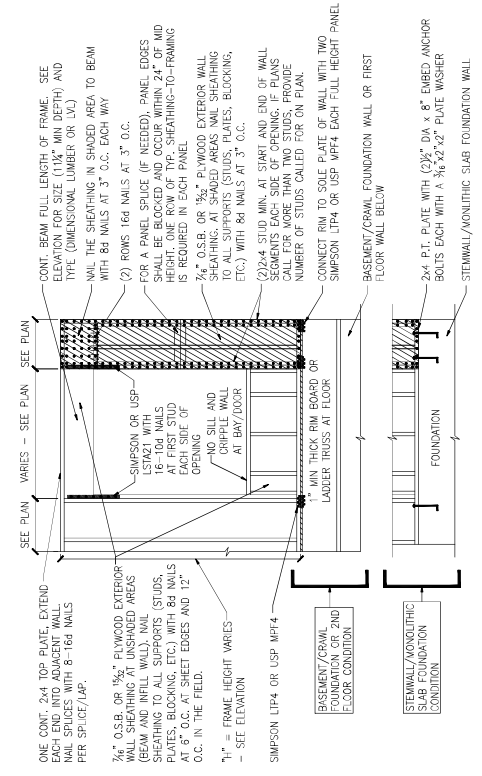


Braced Wall Notes & Details

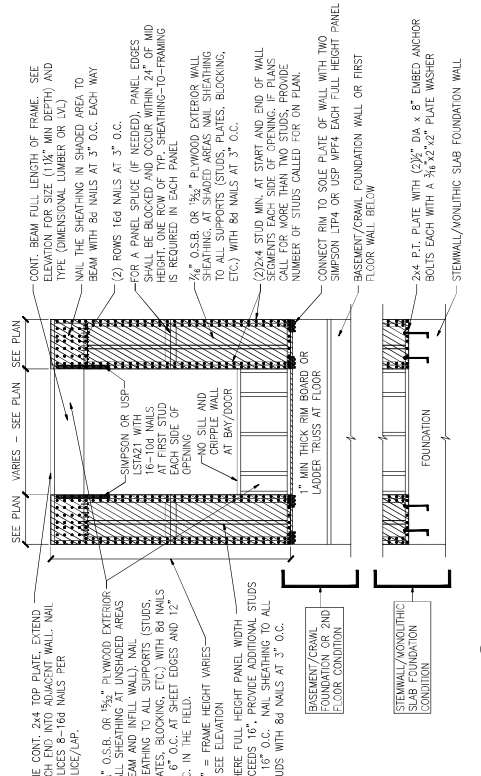
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	60 OR 80 COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAUGE BY 1.75" LONG STUDS AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
08(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 60 COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
08(1)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 60 COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
08(2)	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 60 COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED PORTAL FRAME	7/16" OSB	60 OR 80 COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAUGE BY 1.75" LONG STUDS AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. NAILING PER DETAIL.
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	80 COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS USE AROUND DOOR/WINDOW OPENINGS.
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	80 COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS USE AROUND DOOR/WINDOW OPENINGS.
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 3	7/16" OSB	80 COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUOUS USE AROUND DOOR/WINDOW OPENINGS.

BRACED WALL PANEL NOTES:

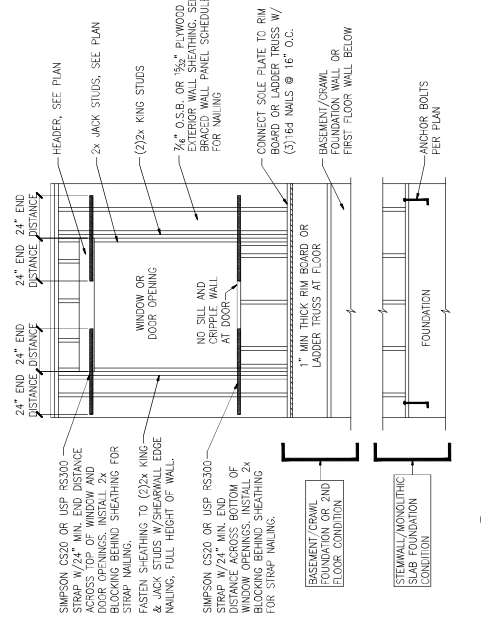
- ALL BRACED WALL PANELS, EXCEPT 08(1) & 08(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 3/4" O.S.B. OR 1/2" PLYWOOD, FASTENED PER 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.



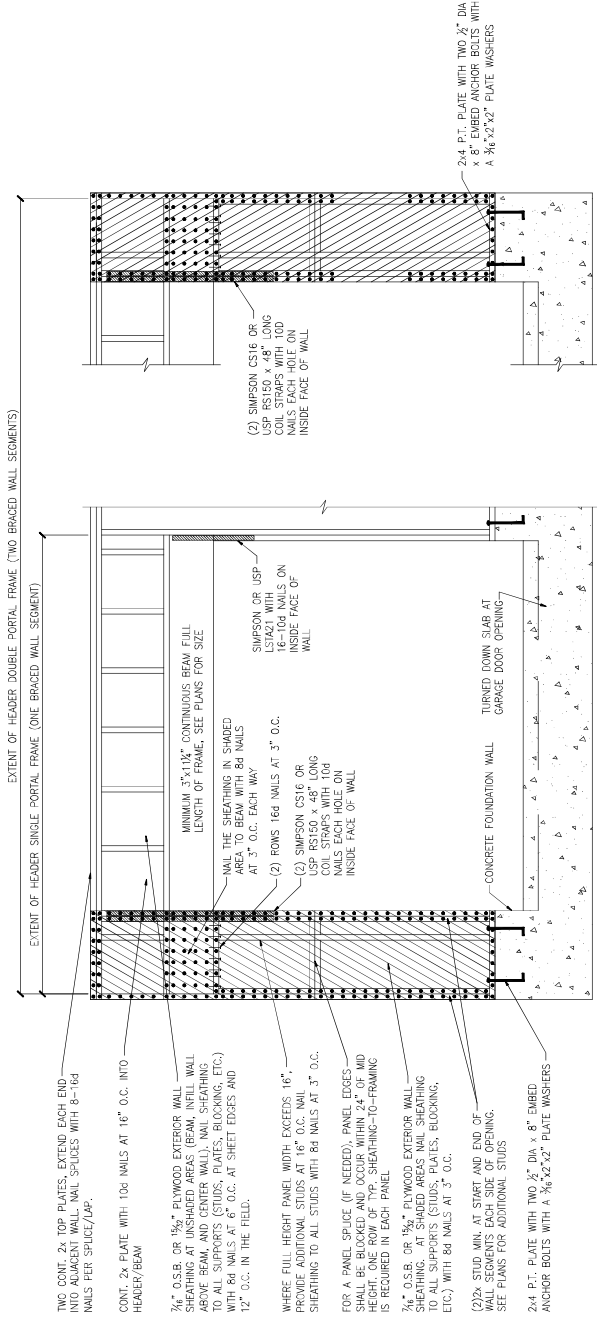
A METHOD CS-PF-CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 ONE BRACED WALL SEGMENT



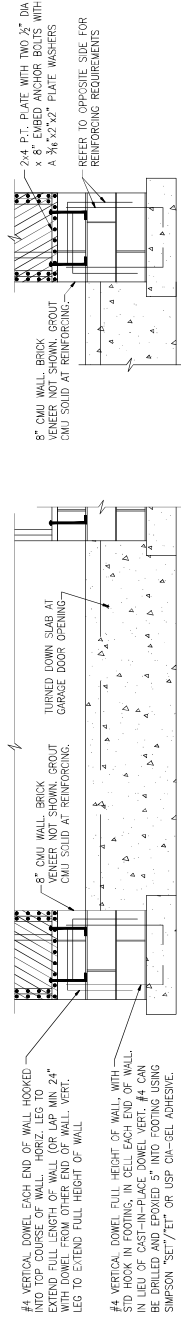
B METHOD CS-PF-CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 TWO BRACED WALL SEGMENTS



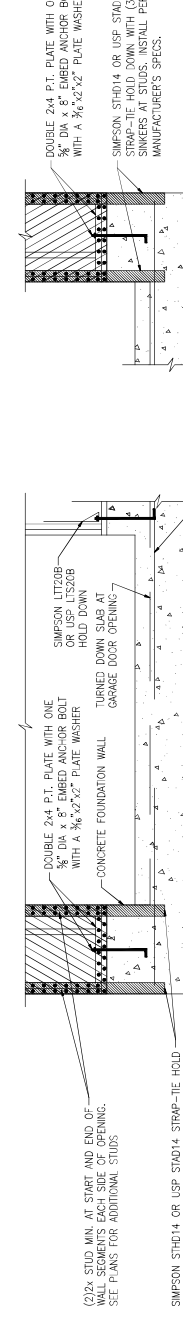
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
 ONLY REQUIRED WHERE SPEC'D ON PLANS



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

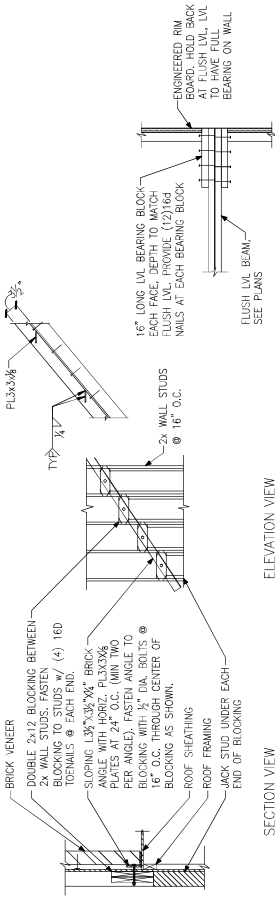


(B) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEM WALL SLAB OR CRAWL SPACE FOUNDATION



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

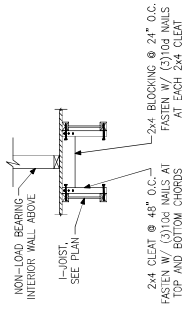
CONTINUOUS #4 HIGH AND LOW. PROVIDE MIN 24" LAPS WHERE SPICED.



SECTION VIEW

ELEVATION VIEW

(A) BRICK LEDGER CONNECTION DETAIL

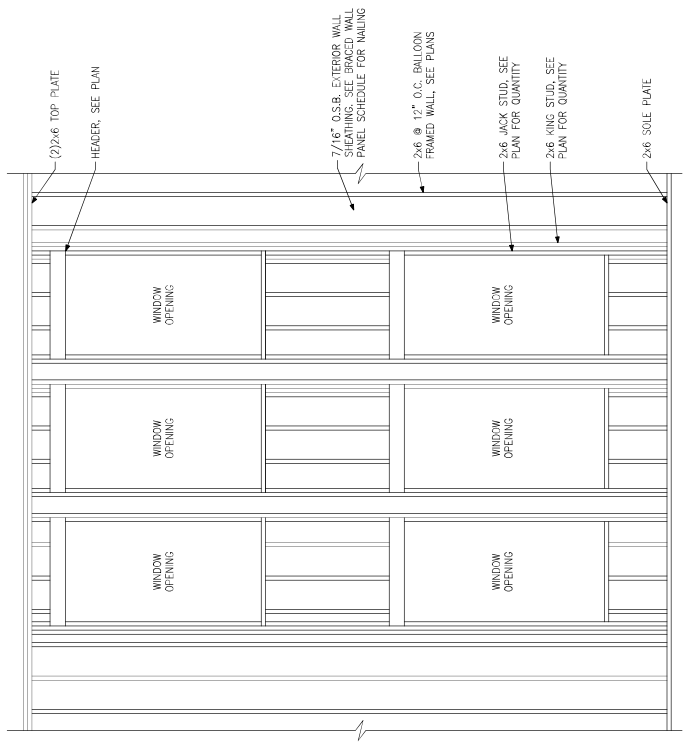


(C) JOIST LADDER BLOCKING

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

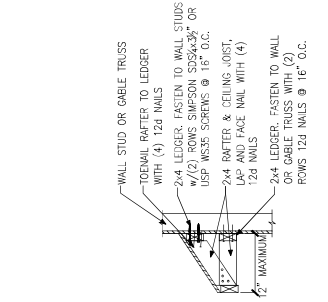
Project #:	105-19000
Designed By:	BRK
Checked By:	
Issue Date:	1/7/19
Re-issues:	1/8-1-18 @ 11x7
Scale:	1/4"=1'-0" @ 23x47

SD-5

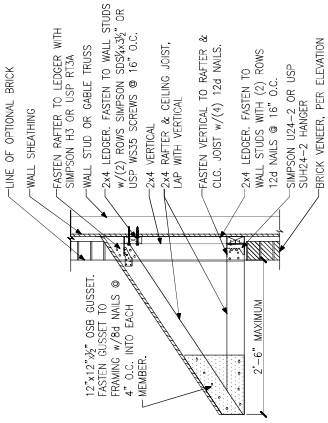




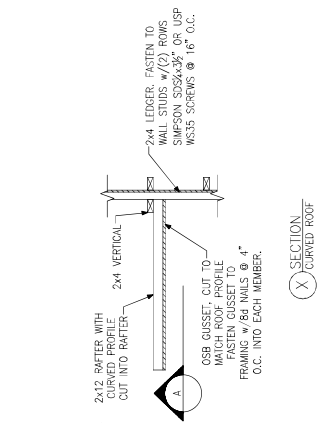
Project #:	105-19000
Designed By:	BRK
Checked By:	
Issue Date:	1/7/19
Re-issues:	1/9-1-0" @ 11.17
Scale:	1/4"=1'-0" @ 23.54



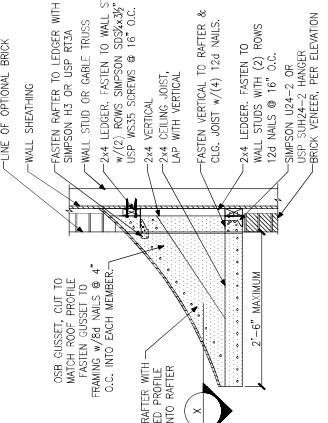
C EYEBROW ROOF DETAIL
 STRAIGHT ROOF



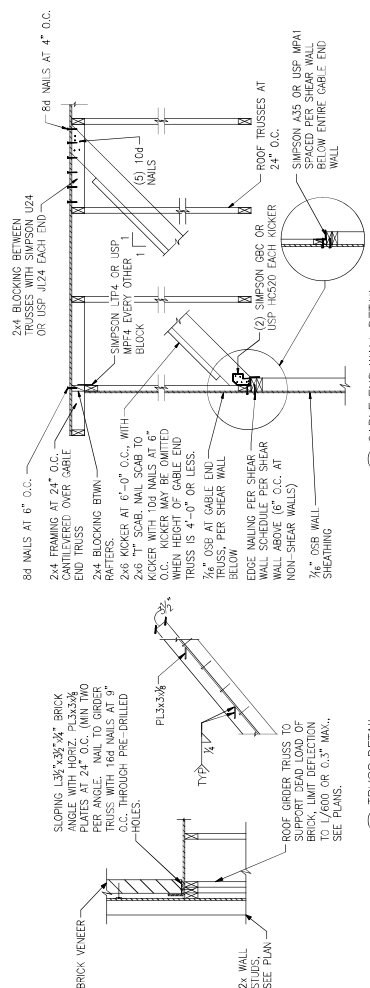
B BENT ROOF DETAIL
 STRAIGHT ROOF



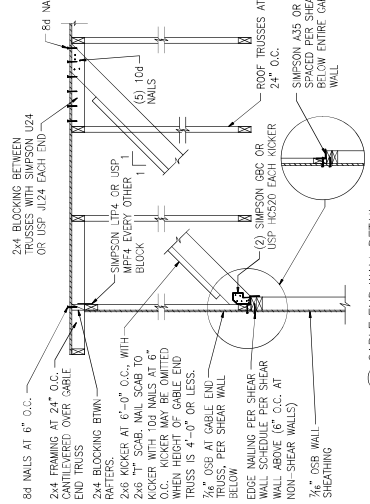
X SECTION
 CURVED ROOF



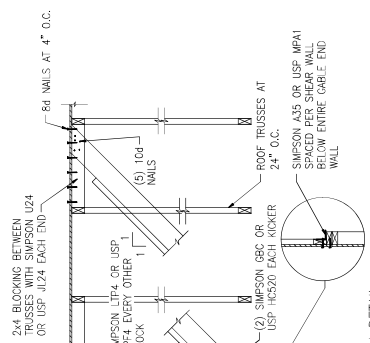
A BENT ROOF DETAIL
 CURVED ROOF



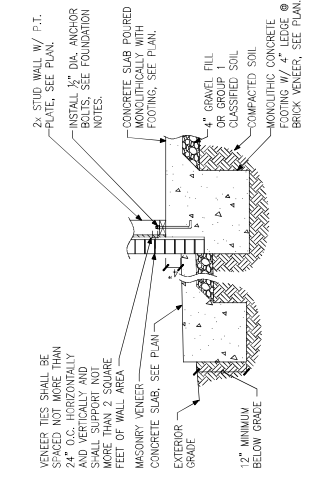
D TRUSS DETAIL



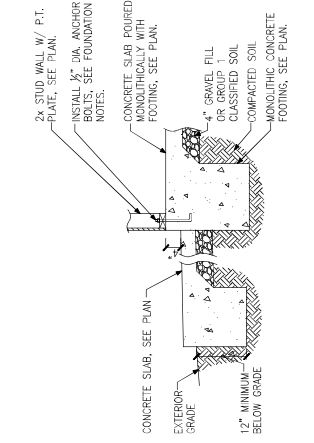
E GABLE END WALL DETAIL



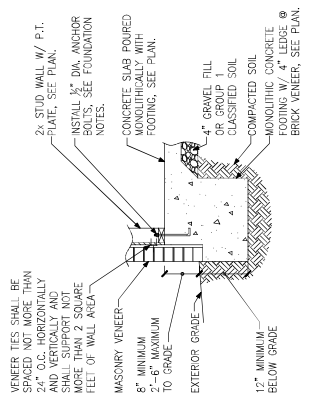
X SECTION
 CURVED ROOF



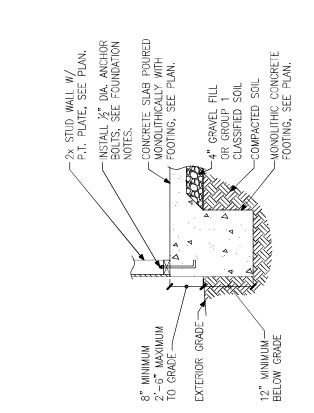
D FOUNDATION SECTION
 EXTERIOR WALL AT PORCH W/ MASONRY VENEER



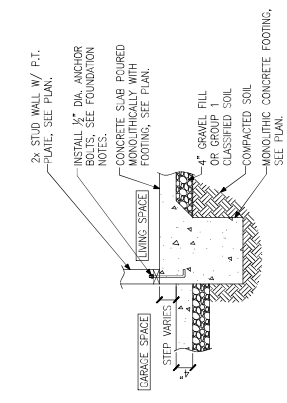
C FOUNDATION SECTION
 EXTERIOR WALL AT PORCH



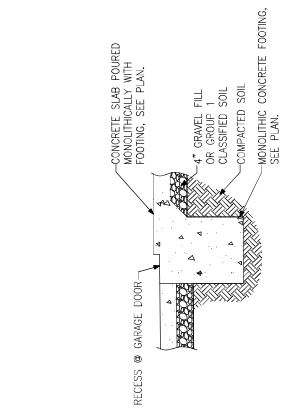
B FOUNDATION SECTION
 EXTERIOR WALL w/ MASONRY VENEER



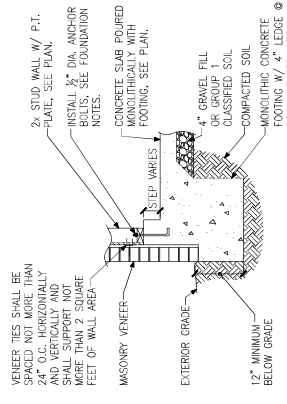
A FOUNDATION SECTION
 EXTERIOR WALL



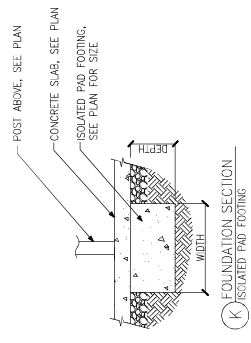
H FOUNDATION SECTION
 INTERIOR GARAGE WALL



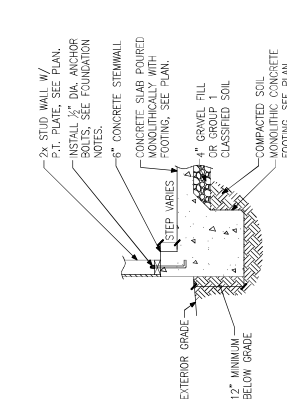
G FOUNDATION SECTION
 GARAGE DOOR



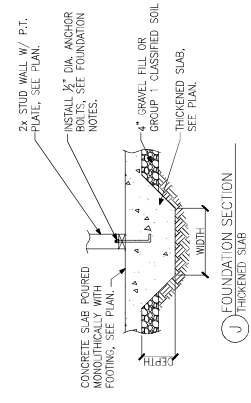
F FOUNDATION SECTION
 EXTERIOR GARAGE WALL w/ MASONRY VENEER



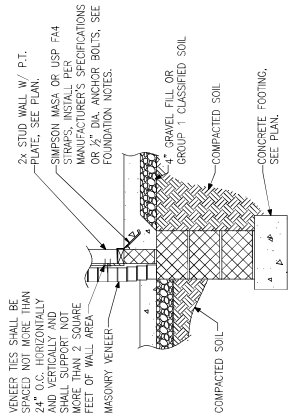
K FOUNDATION SECTION
 ISOLATED PAD FOOTING



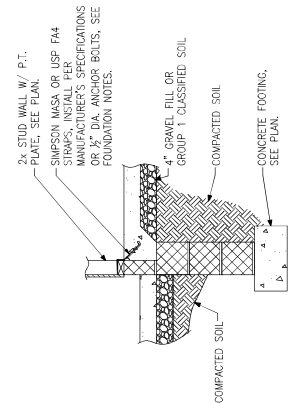
E FOUNDATION SECTION
 EXTERIOR GARAGE WALL



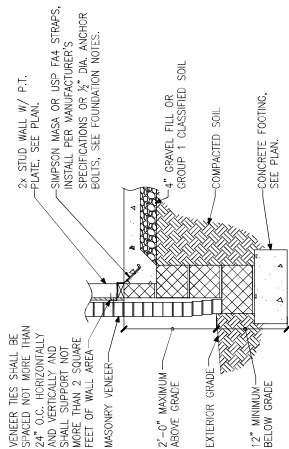
J FOUNDATION SECTION
 THICKENED SLAB



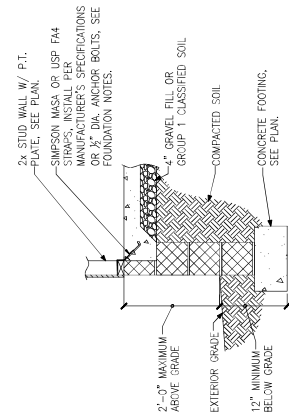
(D) FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



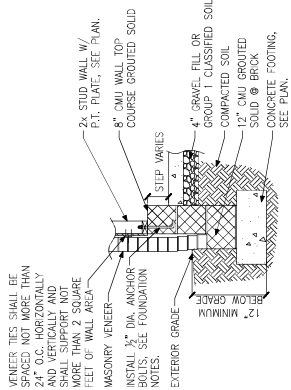
(C) FOUNDATION SECTION
EXTERIOR WALL AT PORCH



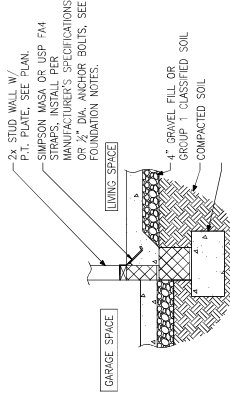
(B) FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



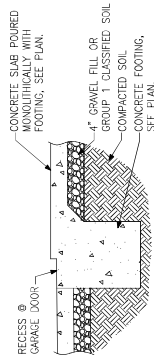
(A) FOUNDATION SECTION
EXTERIOR WALL



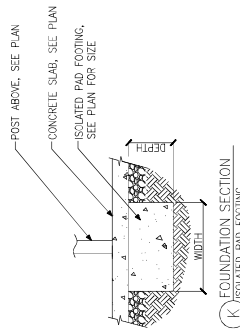
(F) FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



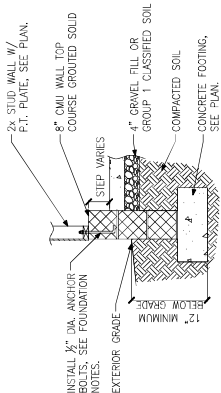
(H) FOUNDATION SECTION
INTERIOR GARAGE WALL



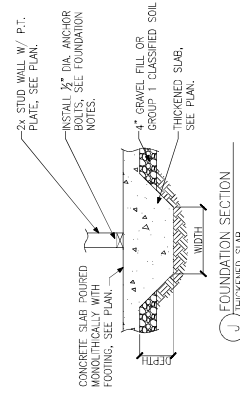
(G) FOUNDATION SECTION
GARAGE DOOR



(K) FOUNDATION SECTION
ISOLATED PAD FOOTING

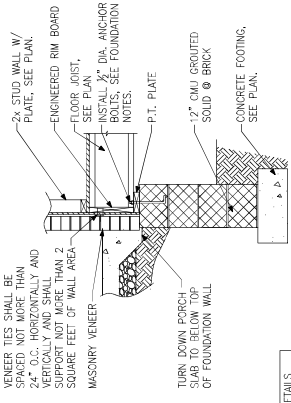


(E) FOUNDATION SECTION
EXTERIOR GARAGE WALL

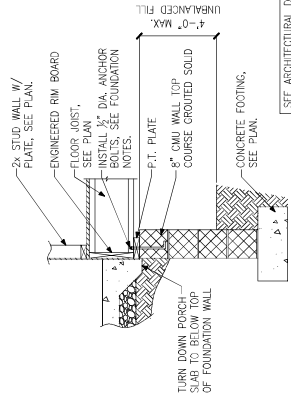


(J) FOUNDATION SECTION
THICKENED SLAB

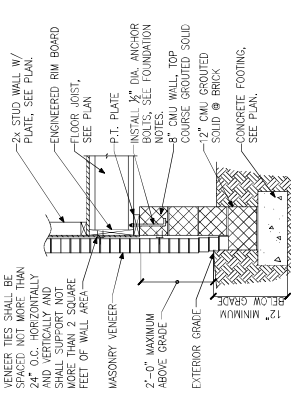




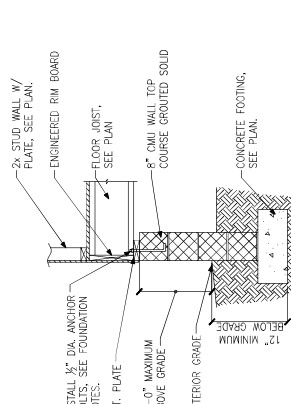
A FOUNDATION SECTION
 EXTERIOR WALL



B FOUNDATION SECTION
 EXTERIOR WALL @ MASONRY VENEER

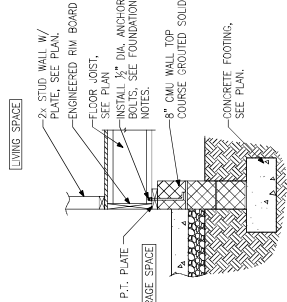


C FOUNDATION SECTION
 EXTERIOR WALL AT PORCH

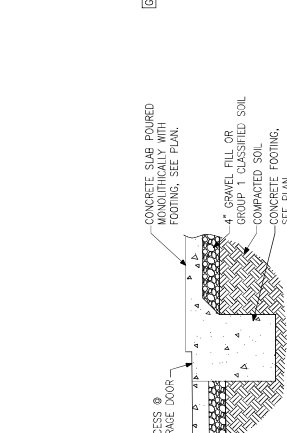


D FOUNDATION SECTION
 EXTERIOR WALL AT PORCH W/ MASONRY VENEER

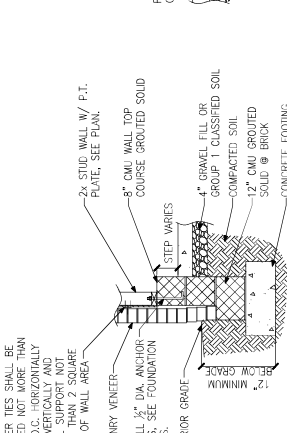
SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AT PORCH SUB/FACED FRAMING.



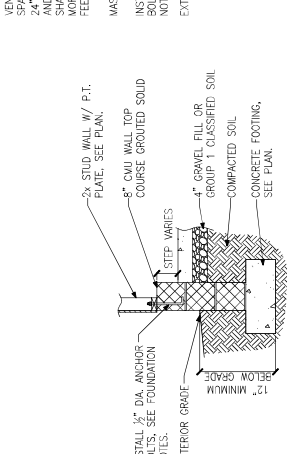
E FOUNDATION SECTION
 EXTERIOR GARAGE WALL



F FOUNDATION SECTION
 EXTERIOR GARAGE WALL @ MASONRY VENEER



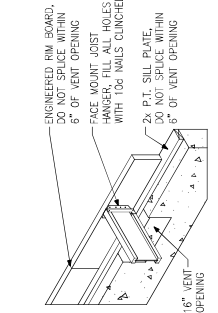
G FOUNDATION SECTION
 GARAGE DOOR



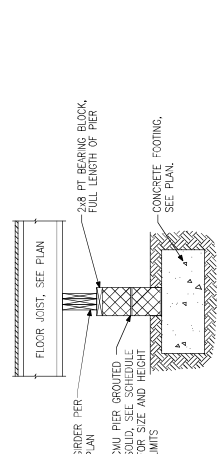
H FOUNDATION SECTION
 INTERIOR GARAGE WALL

PIER HEIGHT	PIER SIZE	MIN. FOOTING SIZE
UP TO 2'-8"	8" x 16"	24" x 24" x 12" U.N.D.
UP TO 5'-4"	16" x 16"	24" x 24" x 12" U.N.D.
UP TO 8'-0"	16" x 16" 30" x 30"	30" x 30" x 12" U.N.D.

PIERS SHALL BE CARPED WITH 8" OF SOLID MASONRY OR CONCRETE OR TOP COURSE FILLED SOLID WITH CONCRETE/MORTAR.
 PIERS OVER 5'-4" SHALL BE BE FILLED SOLIDLY WITH CONCRETE OR TYPE M OR S MORTAR.
 ALL GARAGE WALLS SHALL BE DESIGNED BY AN ENGINEERING FOR PIER AND FOOTING DESIGN.



I FOUNDATION SECTION
 INTERIOR PIER



J CRAWL SPACE VENT DETAIL