

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 THROUGH PLAN TO CREATE LEFT HAND VERSION
- 08-16-19 UPDATED ROOM NAMING PER THE 2018 IBC STANDARDS
CHANGED ELEVATION A TO ELEV. B-1 AND ADDED ELEVATIONS A-2,7 & C-1
CHANGED ELEVATION B TO ELEV. B-2 AND ADDED NEW ELEV. B-1
PROKE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR OPTIONS

REVISIONS OF PLANS FROM THE CONTRACTOR OFFICE SHALL NOT BE THE BURDEN OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING CODES MARKED TO CONSTRUCTION OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ROOMS IN VERTICAL POSITION OR OTHERWISE TO APPLICABLE BUILDING CODES SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING CODES MARKED TO CONSTRUCTION OF ANY CONSTRUCTION.

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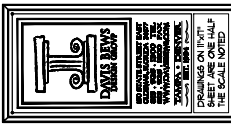
ELEVATION "A"	
MAIN FLOOR	804 SF
UPPER FLOOR	1170 SF
TOTAL LIVING	1974 SF
GARAGE	480 SF
FRONT PORCH	81 SF
BACK PORCH	81 SF
TOTAL SQ. FT.	2649 SF
OPT. COV. PORCH	120 SF
OPT. EXT. PORCH	160 SF
OPT. 1 CAR GARAGE	240 SF

ELEVATION "B"	
MAIN FLOOR	804 SF
UPPER FLOOR	1170 SF
TOTAL LIVING	1974 SF
GARAGE	480 SF
FRONT PORCH	81 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
BACK PORCH	81 SF
TOTAL SQ. FT.	2659 SF
OPT. COV. PORCH	120 SF
OPT. EXT. PORCH	160 SF
OPT. 1 CAR GARAGE	240 SF



NO. SHEETS	21 (19/02)
SHEET NO.	07-10-19
DATE	07-24-19
DESIGNED BY	07-24-19
CHECKED BY	07-24-19
DATE	07-24-19



KENZIE
H&H HOMES

1958

REVISION LABEL

SHEET
CS



NO. DRAWING	DATE	BY
15-0001	12-15-10	JK
15-0002	01-29-11	JK
15-0003	02-25-11	JK
15-0004	03-22-11	JK

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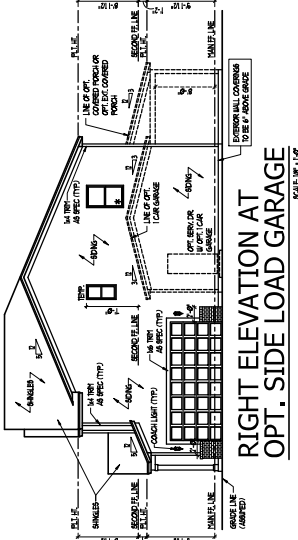
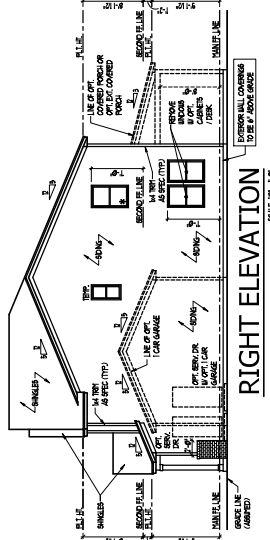
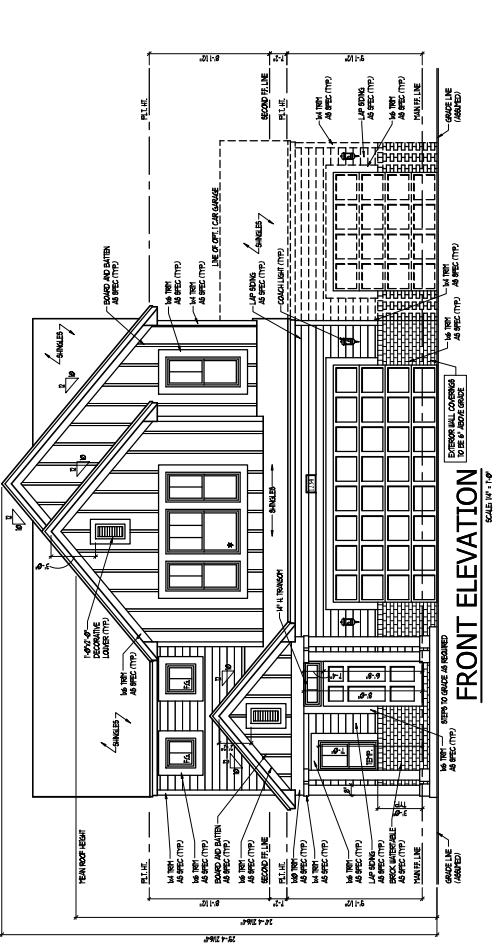
KENZIE

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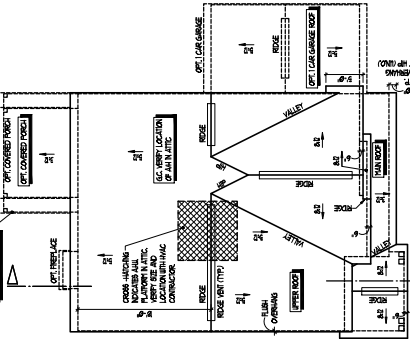
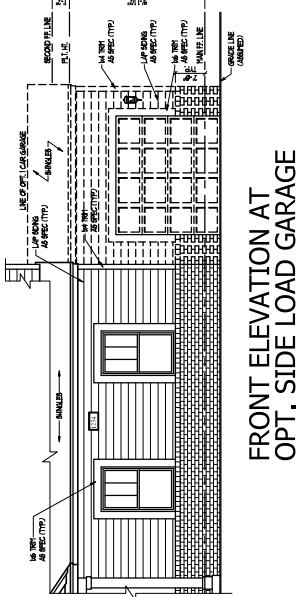
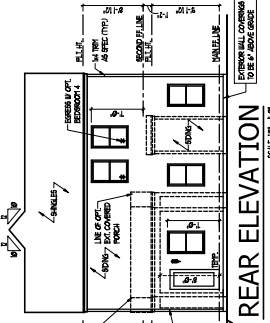
1958

ELEVATIONS
TILE
ROOF & VENT
DETAILS

SHEET
A1.1



ELEVATION "C-2"

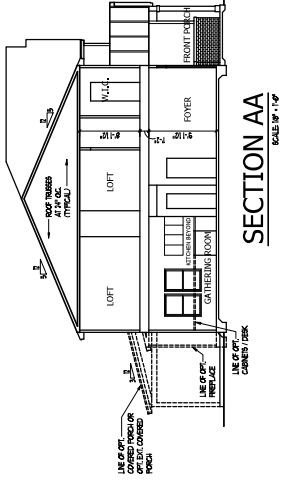
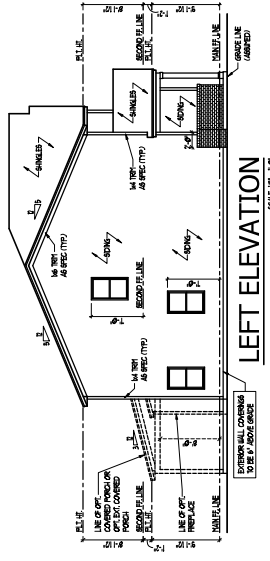


ROOF VENT CALCULATIONS

ATTIC AREA	MINI ROOF ROOF	MINI ROOF AREA	MINI ROOF PERCENT	OPT. GARAGE ROOF PERCENT	OPT. COVERED PORCH PERCENT	OPT. EXT. PORCH PERCENT
21.00 N.	21.00 N.	21.00 N.	100.00 N.	25.00 N.	25.00 N.	25.00 N.
21.00 S.	21.00 S.	21.00 S.	100.00 S.	25.00 S.	25.00 S.	25.00 S.
21.00 E.	21.00 E.	21.00 E.	100.00 E.	25.00 E.	25.00 E.	25.00 E.
21.00 W.	21.00 W.	21.00 W.	100.00 W.	25.00 W.	25.00 W.	25.00 W.
21.00 N.	21.00 N.	21.00 N.	100.00 N.	25.00 N.	25.00 N.	25.00 N.
21.00 S.	21.00 S.	21.00 S.	100.00 S.	25.00 S.	25.00 S.	25.00 S.
21.00 E.	21.00 E.	21.00 E.	100.00 E.	25.00 E.	25.00 E.	25.00 E.
21.00 W.	21.00 W.	21.00 W.	100.00 W.	25.00 W.	25.00 W.	25.00 W.

NOTE: TOTAL ROOF AREA REMAINS IN COMPLIANCE WITH ALL APPLICABLE CODES.

MINIMUM OF PLAN FROM THE DRAWINGS OFFICE SHALL NOT RELY ON THE BUILDERS RESPONSIBILITY TO VERIFY ANY OTHER INFORMATION AND ADVISANCE TO APPLICABLE CODES. ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS THE RESPONSIBILITY OF THE DRAWING OFFICE. NO CONSTRUCTION SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DRAWING OFFICE. THE DRAWING OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER INFORMATION. THE DRAWING OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER INFORMATION.





NO. NAME	DATE
1	07-13-19
2	07-23-19
3	07-23-19
4	07-23-19
5	07-23-19
6	07-23-19
7	07-23-19
8	07-23-19
9	07-23-19
10	07-23-19

DAVIS BREWERS

DO NOT SCALE DIMENSIONS FROM THIS DRAWING. DIMENSIONS SHOWN ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

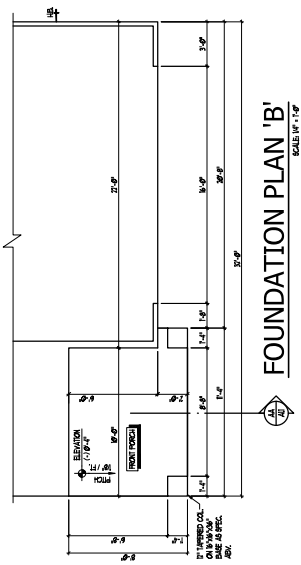
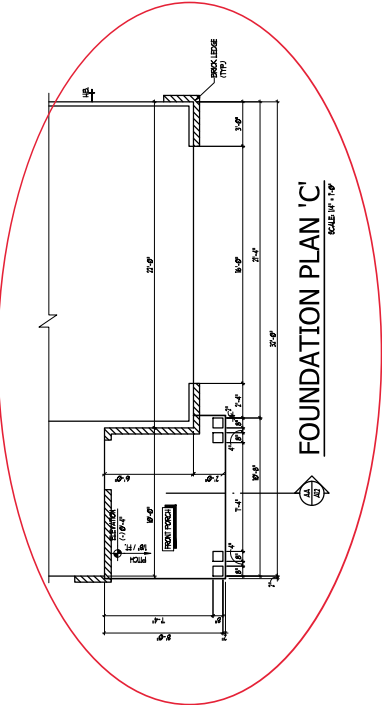
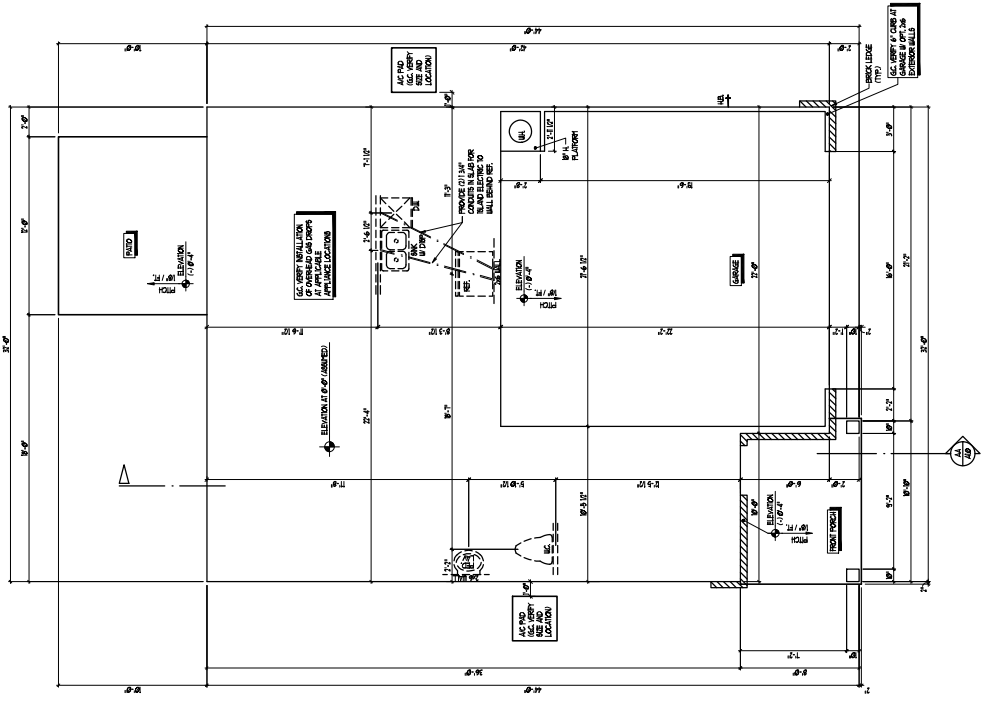
KENZIE
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1958

SLAB INTERFACE PLAN

SHEET
A2.0

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





NO. NUMBER	01-100717
DATE	02-11-19
DESIGNED BY	02-24-19
REVISION	02-24-19
DATE	02-24-19



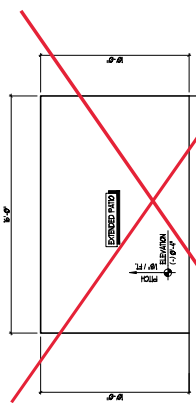
KENZIE
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ALL DIMENSIONS AND FINISHES SHOWN ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

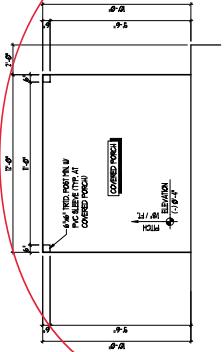
1958

SLAB INTERFACE PLAN

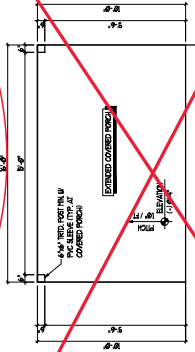
A2.0
SHEET



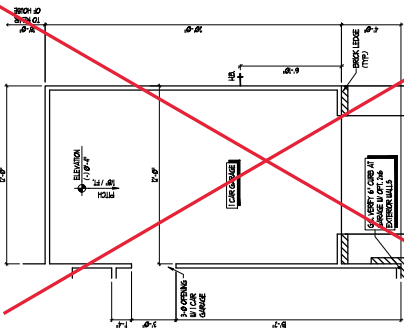
OPT. EXTENDED PATIO
SCALE: 1/4" = 1'-0"



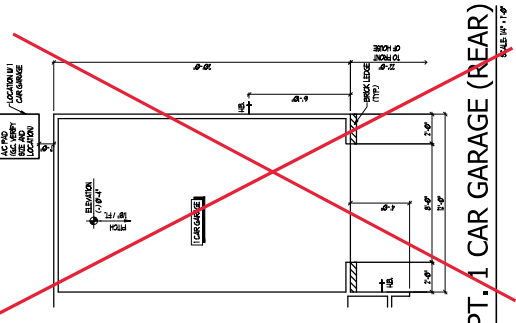
OPT. COVERED PORCH
SCALE: 1/4" = 1'-0"



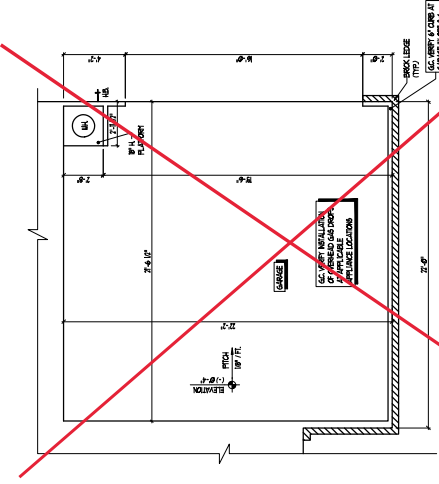
OPT. EXT. COVERED PORCH
SCALE: 1/4" = 1'-0"



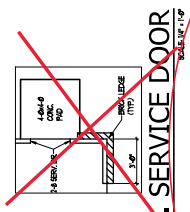
OPT. 1 CAR GARAGE (FWD)
SCALE: 1/4" = 1'-0"



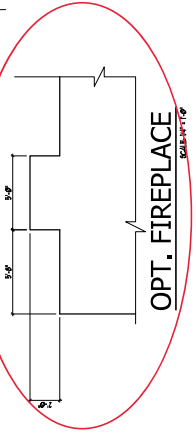
OPT. 1 CAR GARAGE (REAR)
SCALE: 1/4" = 1'-0"



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



OPT. SERVICE DOOR
SCALE: 1/4" = 1'-0"



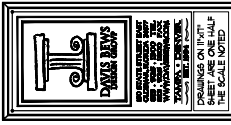
OPT. FIREPLACE
SCALE: 1/4" = 1'-0"

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

REFER TO DRAWING 01-100717 FOR INFORMATION ON SLAB



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



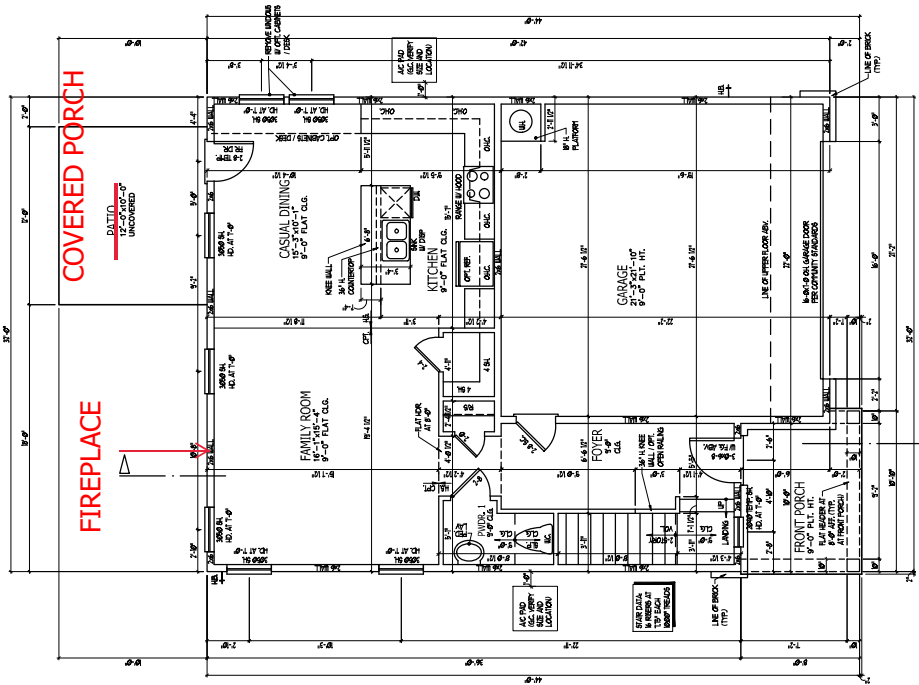
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DRAWINGS ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

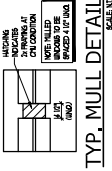
1958

FIRST FLOOR PLAN

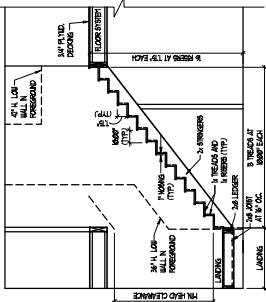
SHEET
A3.0



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



TYP. MULL DETAIL
SCALE N/A

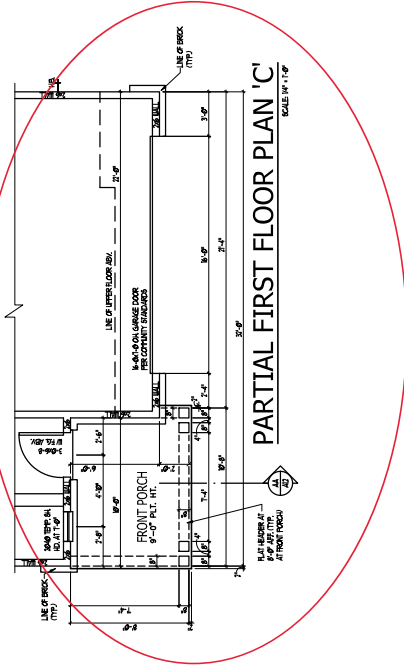


STAIR SECTION
SCALE 3/4" = 1'-0"

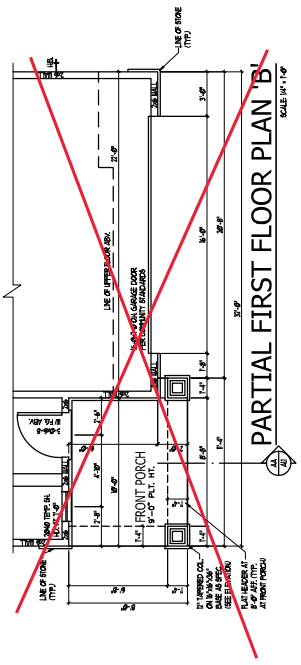
STAIR NOTES:
SAULTERS SHALL BE SPACED SO THAT A 4" SPHERE CAN'T PASS THROUGH THE TRIMMER OR OPERATOR OF THE WHEEL, TREAD AND BOTTOM RAIL. SEE A-1 SIZE THAT A SPHERE OF A 4" DIAMETER CAN'T PASS THROUGH. OPERATOR OR BENCH GRABER ON THE SIDE OF STAIR TRIMMER SHALL NOT ALLOW A SPHERE 4" IN DIAMETER TO PASS THROUGH.

WHEELS AND RAILS OF STAIRS SHALL BE CONTINUOUS ON THE FULL LENGTH OF THE STAIR FROM A POINT DIRECTLY ABOVE THE TOP RISE OF THE LAST TO A POINT DIRECTLY ABOVE THE LOWER RISE. WHEELS AND RAILS SHALL BE CONTINUOUS THROUGH THE ENTIRE LENGTH OF THE STAIR. TERMINAL HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF 2" FROM THE HANDRAIL TO THE WALL AND HANDRAIL.

CONTINUOUS HANDRAIL HANDRAIL MUST BE EITHER ONE OR THE OTHER.



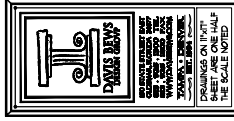
PARTIAL FIRST FLOOR PLAN 'C'
SCALE 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN 'B'
SCALE 1/4" = 1'-0"



NO. 100	DATE	BY
100-100	02-15-19	JL
100-100	02-22-19	JL
100-100	02-22-19	JL
100-100	02-22-19	JL



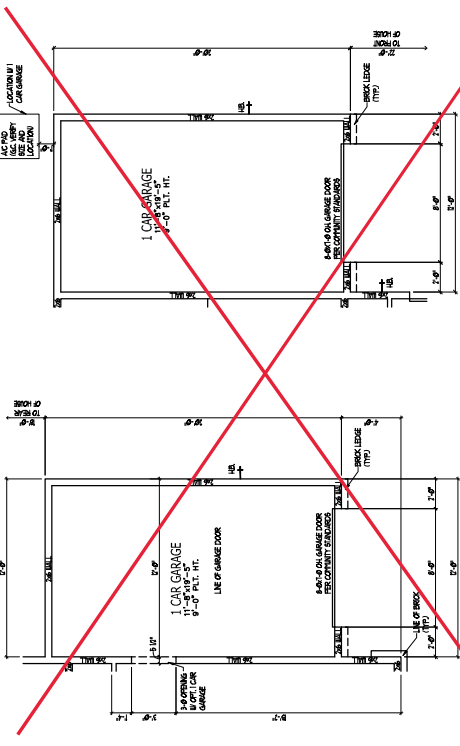
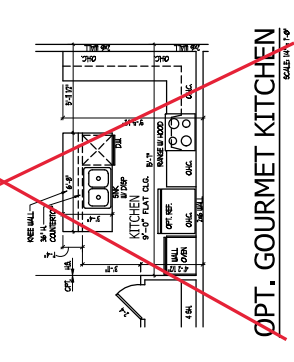
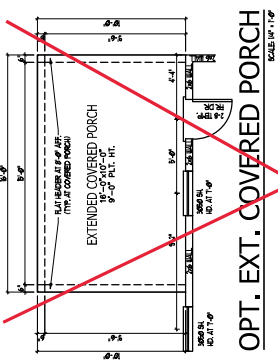
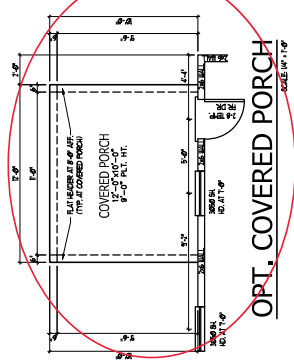
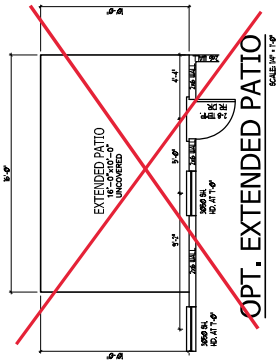
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H&H HOMES

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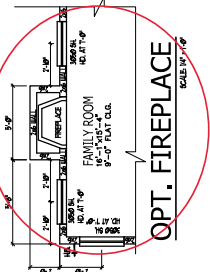
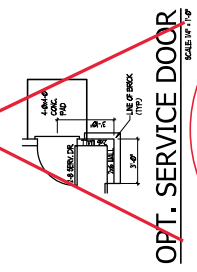
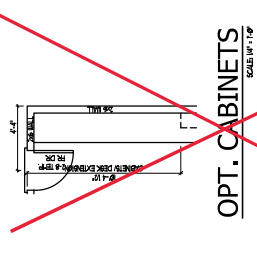
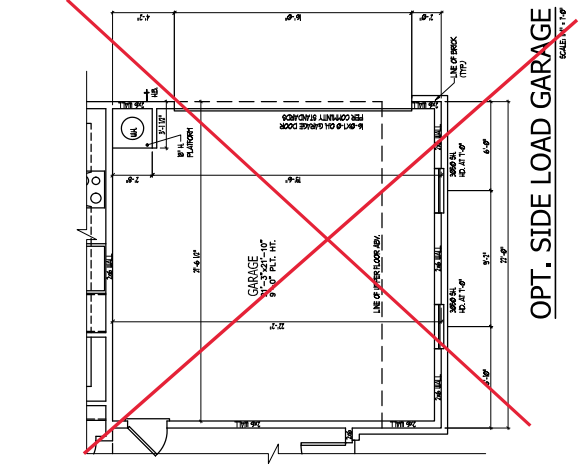
1958

FIRST FLOOR PLAN OPTS

SHEET
A3.1



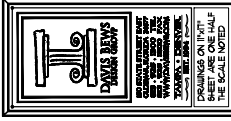
OPT. 1 CAR GARAGE (REAR)
SCALE: 1/4" = 1'-0"



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



NO. DRAWING	24-100071
NO. SHEET	02-11-01
NO. OF SHEETS	02-11-02
DATE	02-28-20



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DO NOT SCALE DRAWINGS.

FOR MORE INFORMATION CONTACT THE ARCHITECT.

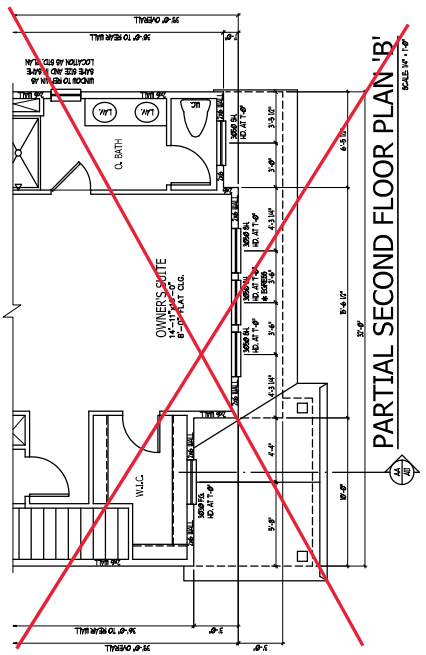
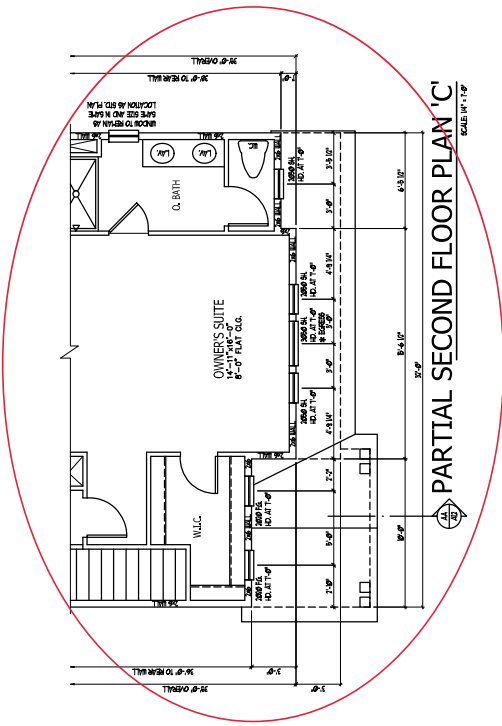
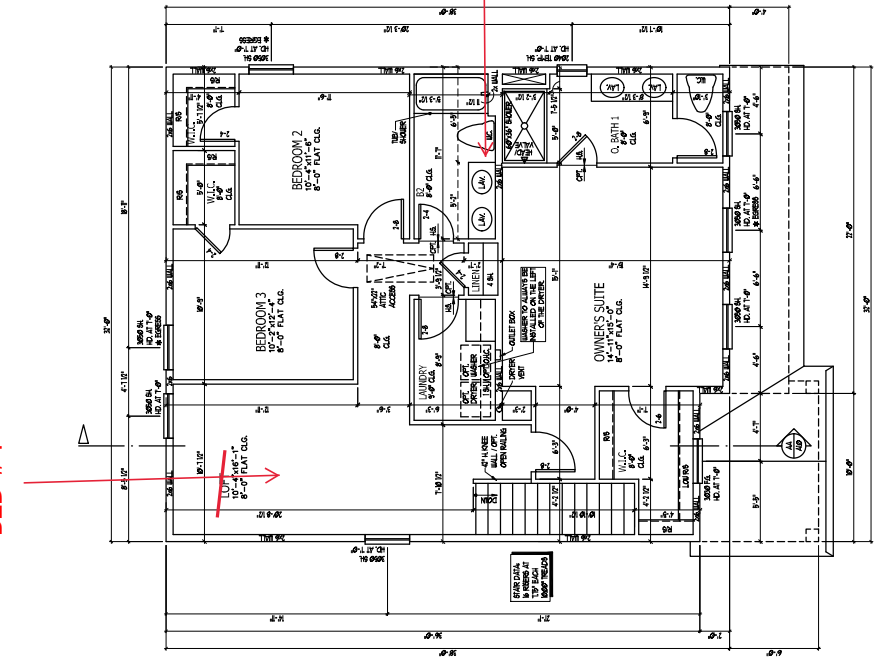
1958

SECOND FLOOR PLAN

SHEET
A3.2

BED #4

INSERT WALL



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



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

DAVIS BREWERS

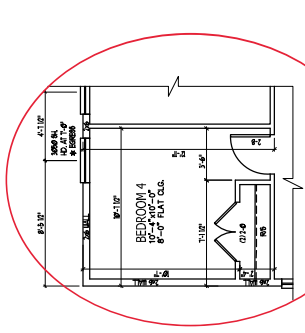
FOR ALL PROJECTS, THE DRAWINGS ON THIS SHEET ARE ONE-HALF THE SCALE NOTED.

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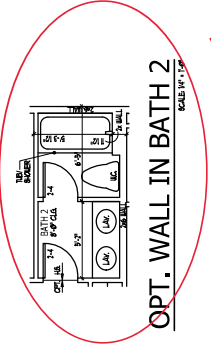
1958

SECOND FLOOR PLAN OPTS

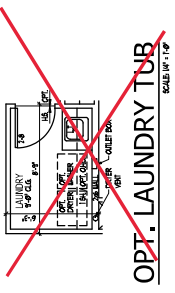
SHEET
A3.3



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



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



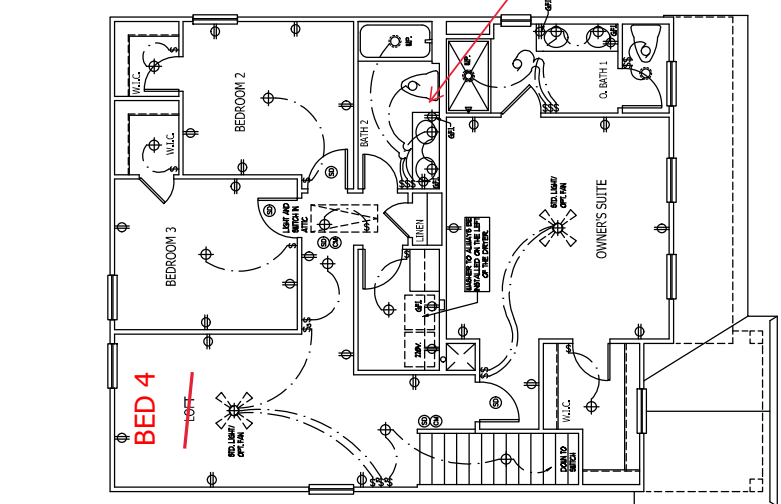
OPT. LAUNDRY TUB
SCALE 1/4" = 1'-0"

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

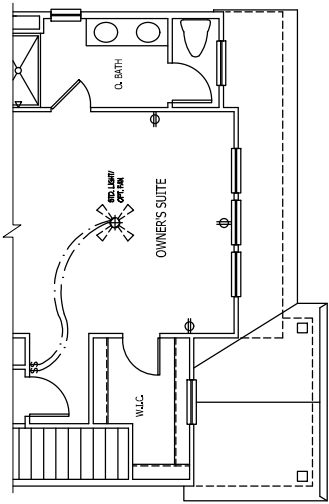
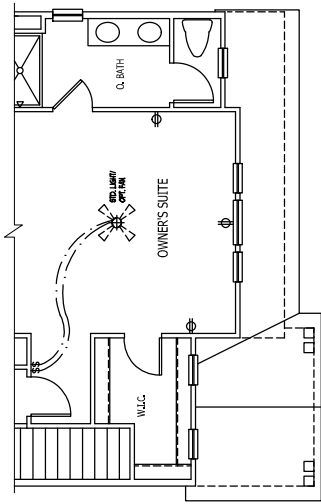
ELECTRICAL KEY

- 1. 1/2" SQUARE ELECTRICAL PANEL
- 2. 1/2" SQUARE ELECTRICAL PANEL
- 3. 1/2" SQUARE ELECTRICAL PANEL
- 4. 1/2" SQUARE ELECTRICAL PANEL
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- 46. 1/2" SQUARE ELECTRICAL PANEL
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- 48. 1/2" SQUARE ELECTRICAL PANEL
- 49. 1/2" SQUARE ELECTRICAL PANEL
- 50. 1/2" SQUARE ELECTRICAL PANEL
- 51. 1/2" SQUARE ELECTRICAL PANEL
- 52. 1/2" SQUARE ELECTRICAL PANEL
- 53. 1/2" SQUARE ELECTRICAL PANEL
- 54. 1/2" SQUARE ELECTRICAL PANEL
- 55. 1/2" SQUARE ELECTRICAL PANEL
- 56. 1/2" SQUARE ELECTRICAL PANEL
- 57. 1/2" SQUARE ELECTRICAL PANEL
- 58. 1/2" SQUARE ELECTRICAL PANEL
- 59. 1/2" SQUARE ELECTRICAL PANEL
- 60. 1/2" SQUARE ELECTRICAL PANEL
- 61. 1/2" SQUARE ELECTRICAL PANEL
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- 63. 1/2" SQUARE ELECTRICAL PANEL
- 64. 1/2" SQUARE ELECTRICAL PANEL
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- 68. 1/2" SQUARE ELECTRICAL PANEL
- 69. 1/2" SQUARE ELECTRICAL PANEL
- 70. 1/2" SQUARE ELECTRICAL PANEL
- 71. 1/2" SQUARE ELECTRICAL PANEL
- 72. 1/2" SQUARE ELECTRICAL PANEL
- 73. 1/2" SQUARE ELECTRICAL PANEL
- 74. 1/2" SQUARE ELECTRICAL PANEL
- 75. 1/2" SQUARE ELECTRICAL PANEL
- 76. 1/2" SQUARE ELECTRICAL PANEL
- 77. 1/2" SQUARE ELECTRICAL PANEL
- 78. 1/2" SQUARE ELECTRICAL PANEL
- 79. 1/2" SQUARE ELECTRICAL PANEL
- 80. 1/2" SQUARE ELECTRICAL PANEL
- 81. 1/2" SQUARE ELECTRICAL PANEL
- 82. 1/2" SQUARE ELECTRICAL PANEL
- 83. 1/2" SQUARE ELECTRICAL PANEL
- 84. 1/2" SQUARE ELECTRICAL PANEL
- 85. 1/2" SQUARE ELECTRICAL PANEL
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- 87. 1/2" SQUARE ELECTRICAL PANEL
- 88. 1/2" SQUARE ELECTRICAL PANEL
- 89. 1/2" SQUARE ELECTRICAL PANEL
- 90. 1/2" SQUARE ELECTRICAL PANEL
- 91. 1/2" SQUARE ELECTRICAL PANEL
- 92. 1/2" SQUARE ELECTRICAL PANEL
- 93. 1/2" SQUARE ELECTRICAL PANEL
- 94. 1/2" SQUARE ELECTRICAL PANEL
- 95. 1/2" SQUARE ELECTRICAL PANEL
- 96. 1/2" SQUARE ELECTRICAL PANEL
- 97. 1/2" SQUARE ELECTRICAL PANEL
- 98. 1/2" SQUARE ELECTRICAL PANEL
- 99. 1/2" SQUARE ELECTRICAL PANEL
- 100. 1/2" SQUARE ELECTRICAL PANEL

NOTES:
 1. ALL WALLS SHALL BE CONSIDERED TO BE 1/2" THICK UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL SPACE REQUIREMENTS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

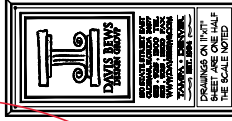


INSERT WALL





NO. DRAWING	19-10871
NO. SHEET	02-11-19
NO. FLOOR	02-20-19
NO. OPTION	02-20-19

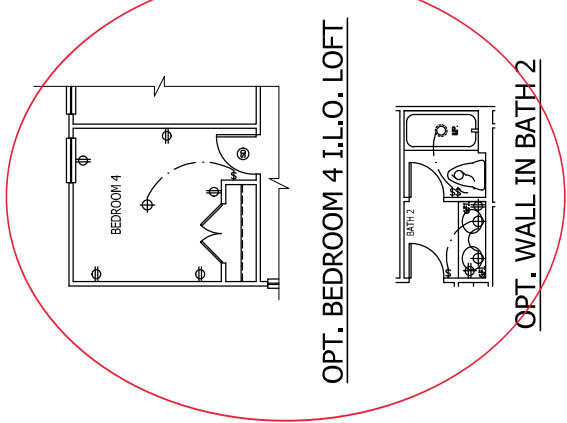


KENZIE
H&H HOMES

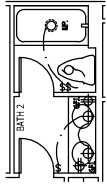
1958

SECOND FLOOR PLAN OPT

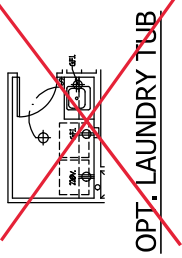
E2.1
SHEET



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 PROVIDED FROM ANY OTHER SOURCE. THE ENGINEER'S INTENTION IS THAT 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:

- LIVE LOAD = 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=10)
- FLOOR JOIST = 15 PSF (TC=10, BC=5)
- 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:

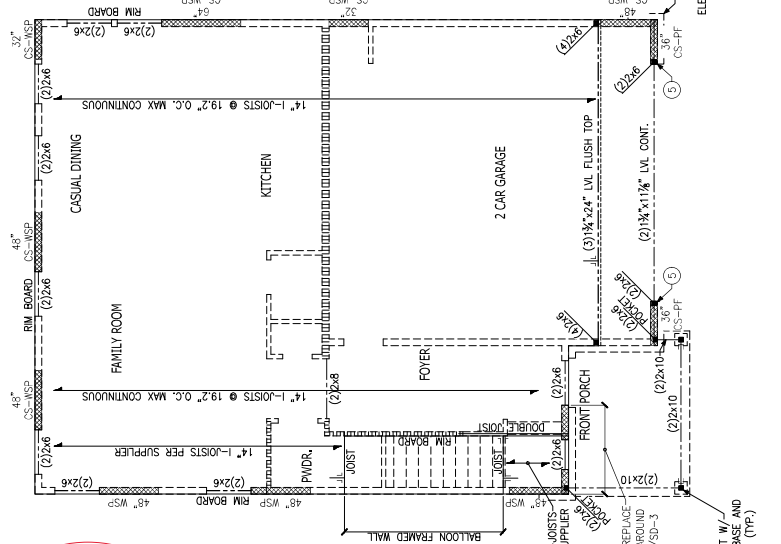
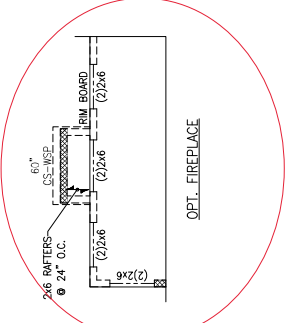
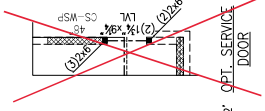
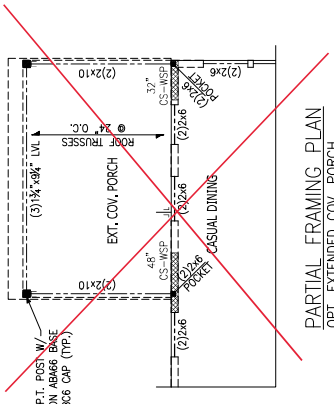
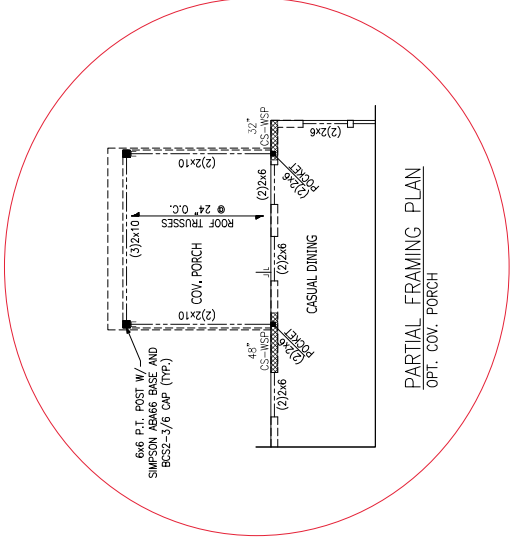
- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,200 PSI, F_v=210 PSI, F_e=900 PSI
- PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_e=625 PSI

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 #:	05-19004
Designed By:	KRCK
Issue Date:	5/23/20
Re-issues:	4/23/20
Scale:	1/4" = 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 FOR BRACED WALL PANEL SHEET FOR BRACING & 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/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

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



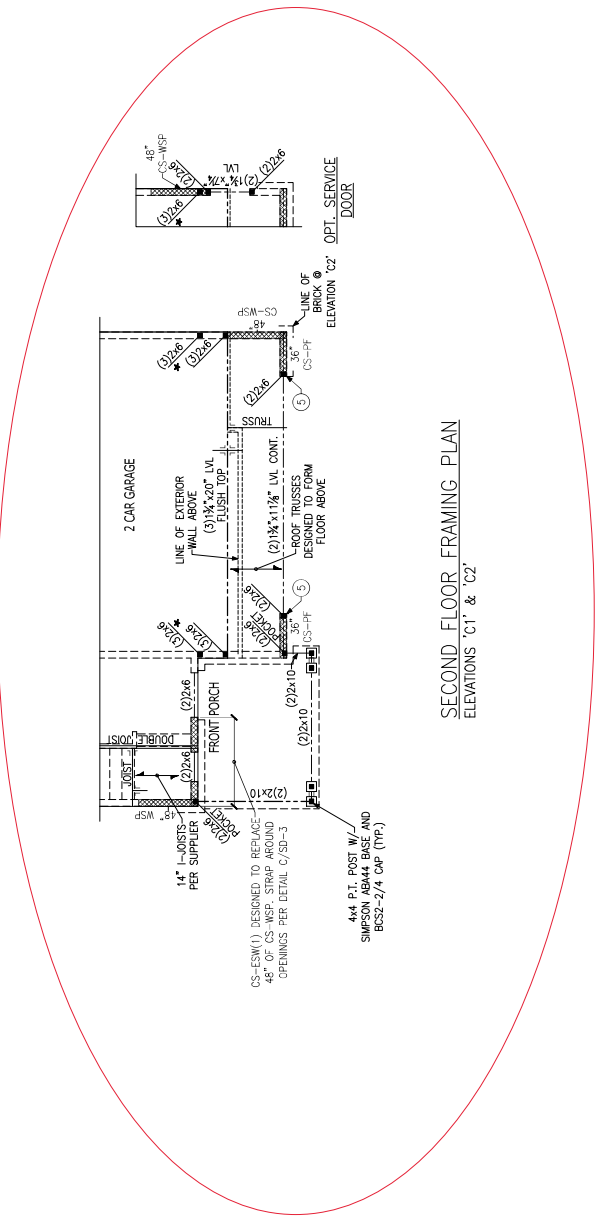
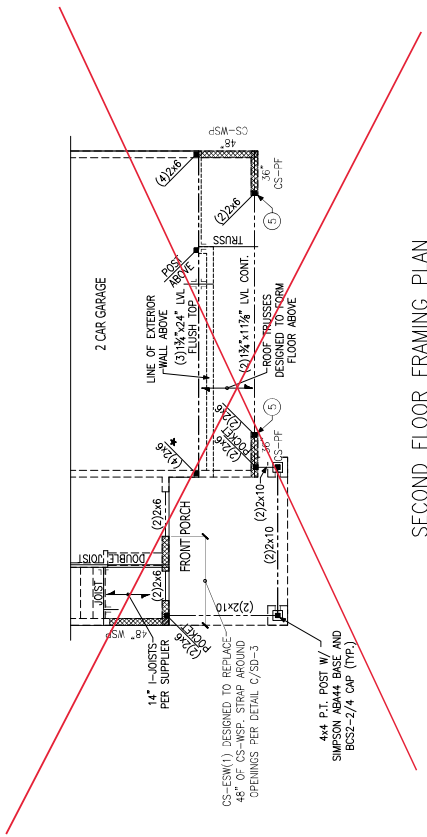
Second Floor Framing Plans
 Elevations 'B1', 'B2', 'C1' & 'C2'
 Kenzie Model - RH
 Up to 130 M.P.H.
 Carolina Division

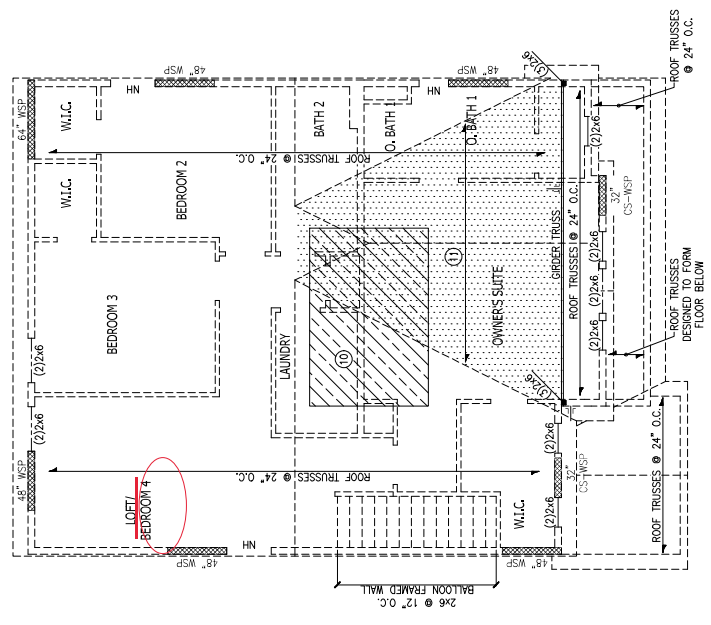
Project #: 05-19204
 Designed By: MKK
 Checked By:
 Issue Date: 5/29/19
 Re-Issue: 4/30/20
 Scale: 1/8"=1'-0" & 1/16"=1'-0"
 1/4"=1'-0" @ 2/23/4

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.	
NOTES:	
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.





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, WSP & 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

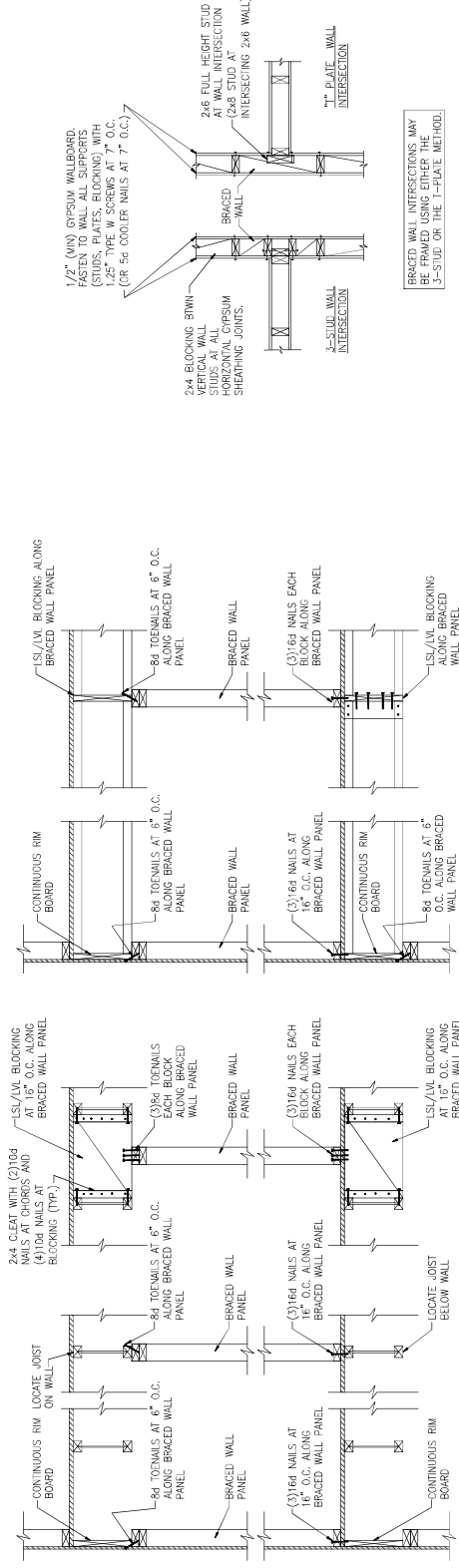
KEYNOTES:

- (1) 8x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
- (10) 2x6 OVERFRAMING W/ 2x8 RIDE AND WALLET PLATES OR WALLET SET TRUSSES @ 24" O.C. (TP)

ROOF FRAMING PLAN
 ELEVATIONS 'C1' & 'C2'



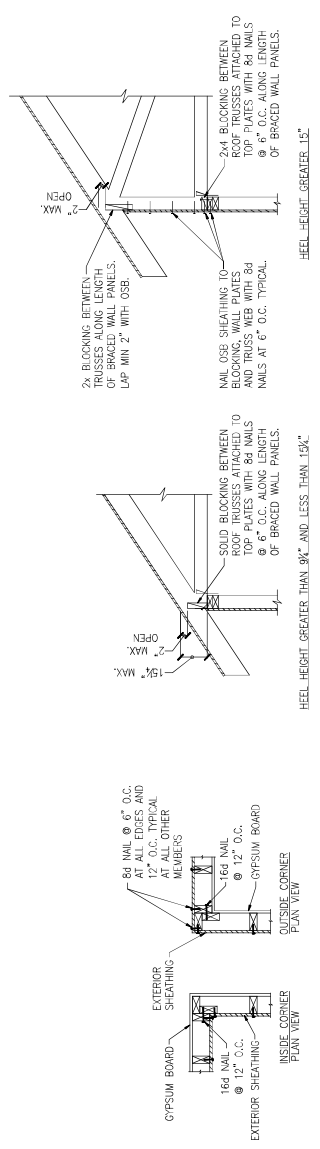
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/7/19
Re-issues:	
Scale:	1/4" = 1'-0" DIA. / 1/8" = 1'-0" WALL



(A) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
 BRACED WALL PANELS PARALLEL TO T-JOISTS

(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
 BRACED WALL PANELS PERPENDICULAR TO T-JOISTS

(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS
 BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

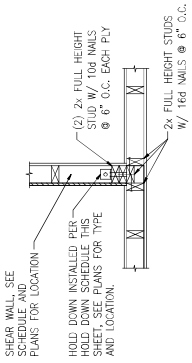


(D) TYPICAL EXTERIOR CORNER WALL FRAMING

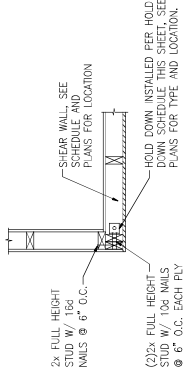
(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
 ONLY REQUIRED AT BRACED WALL PANELS

HEEL HEIGHT GREATER THAN 9" AND LESS THAN 15"

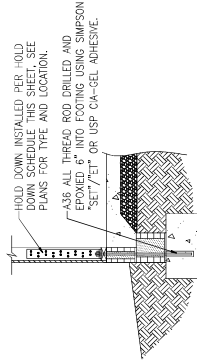
HEEL HEIGHT GREATER THAN 15"



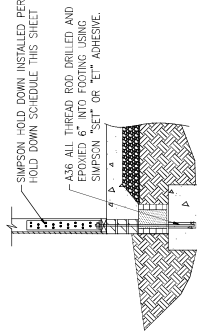
A TYPICAL HOLD DOWN DETAIL



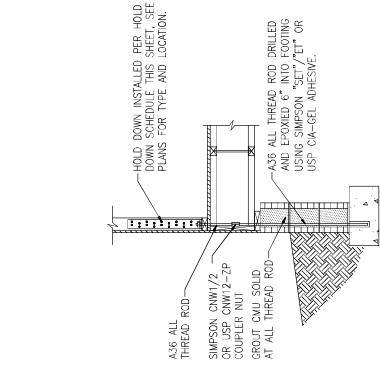
B TYPICAL HOLD DOWN DETAIL



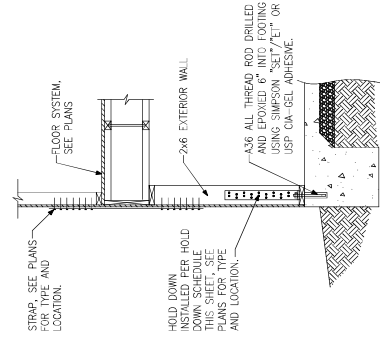
C HOLD DOWN AT STEM WALL SLAB FOUNDATION



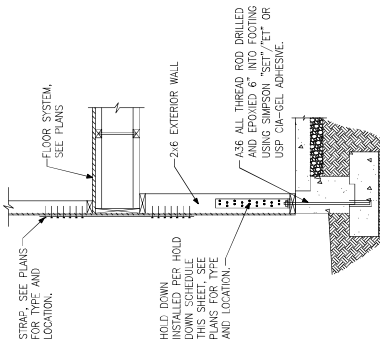
C HOLD DOWN AT STEM WALL SLAB



D HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



E HOLD DOWN AT CRAWLSPACE FOUNDATION



F HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TILT-UP WALL

G HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE		
HOLD DOWN SIMPSON	ALL THREAD ROD USP	FASTENERS
LIT208	LIT208	1/2" DIA. (10)10s NAILS
HTT4	HTT16	3/8" DIA. (18)16sx2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA. (20)16sx2 1/2" LONG NAILS



Project #: 105-19000
 Designed By: RKR
 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



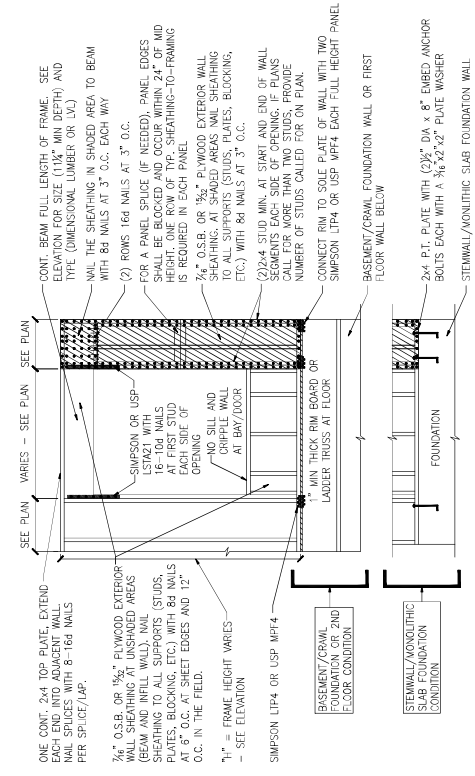
Braced Wall Notes & Details



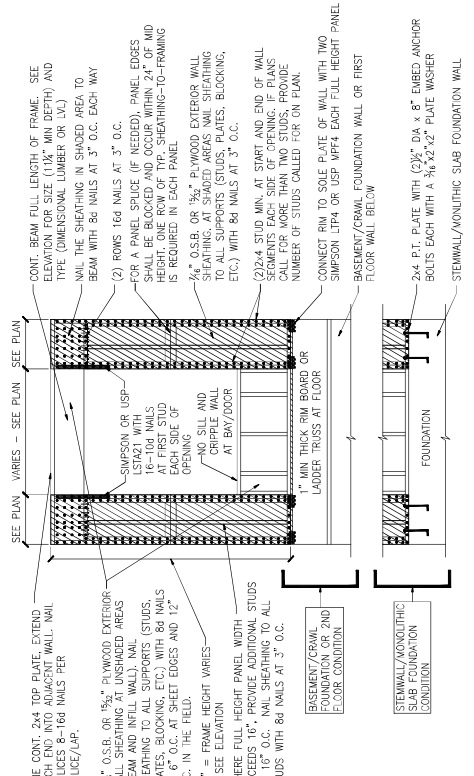
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	60 OR 80 COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ENGINEERED ALTERNATIVE: 16 GAUGE BY 1.75" LONG STUDS AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
08(1)	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-1F	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 16" 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:

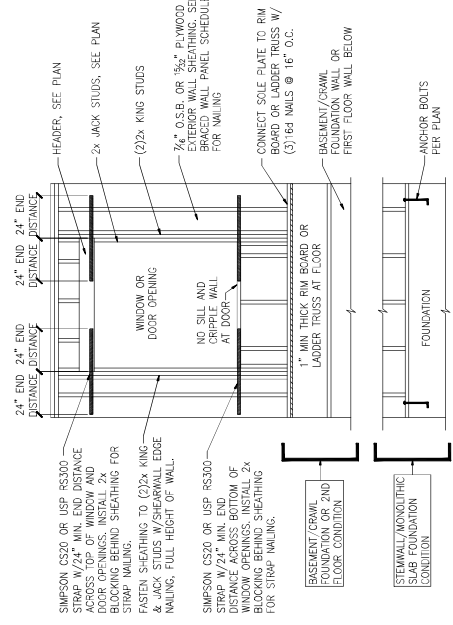
- ALL BRACED WALL PANELS, EXCEPT 08(1) & 08(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 3/8" O.S.B. OR 1/2" PLYWOOD, FASTENED PER 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.



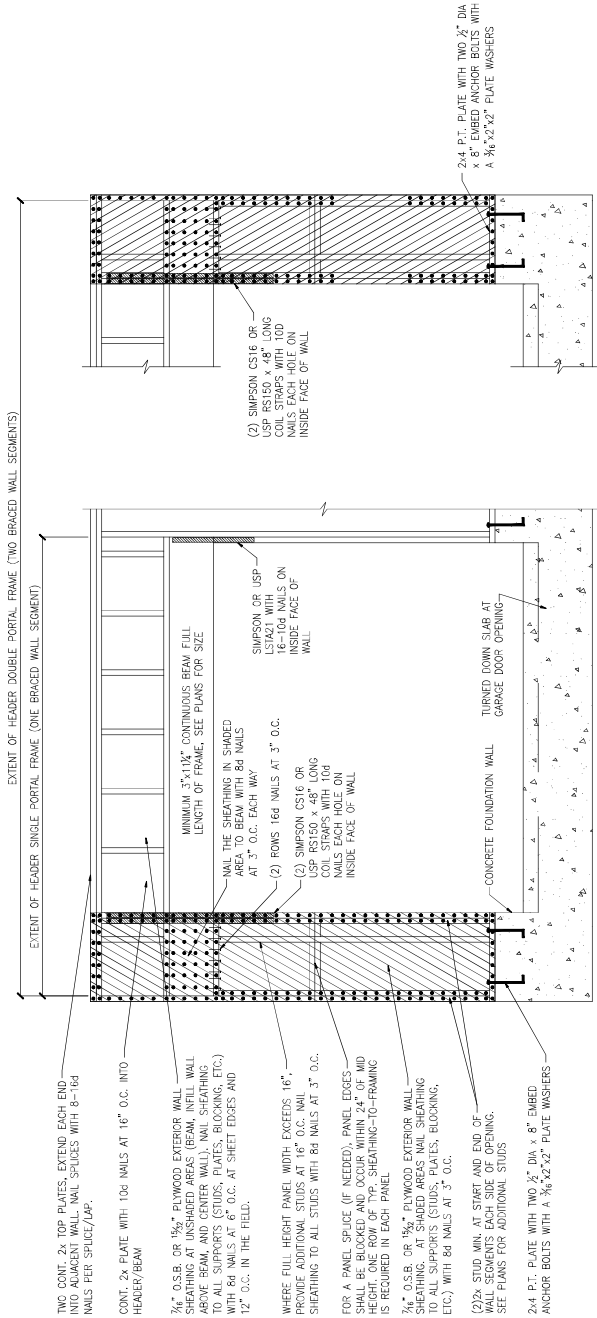
A METHOD CS=PF-CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 ONE BRACED WALL SEGMENT



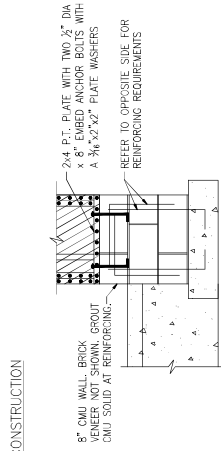
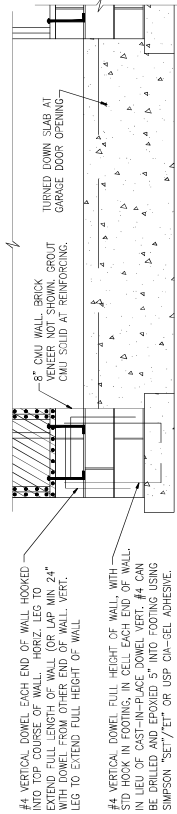
B METHOD CS=PF-CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 TWO BRACED WALL SEGMENTS



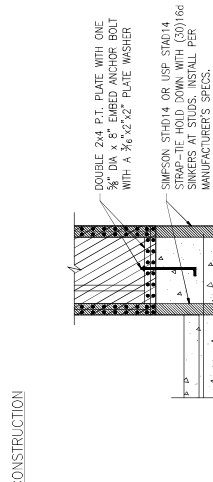
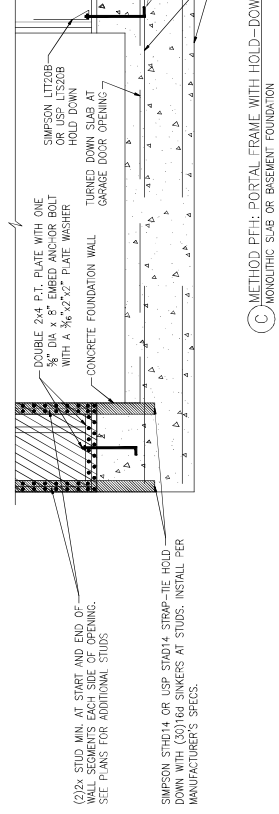
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
 ONLY REQUIRED WHERE SPEC'D ON PLANS



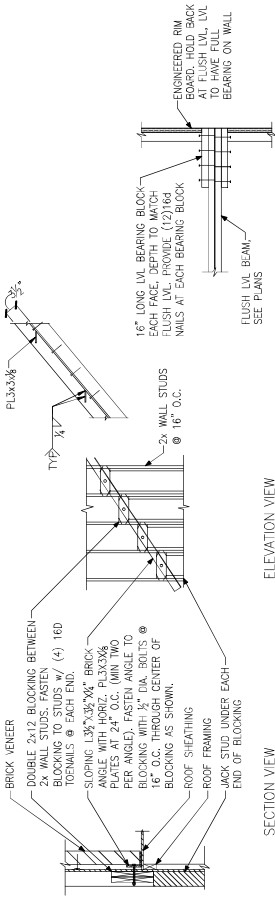
(A) METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



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



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

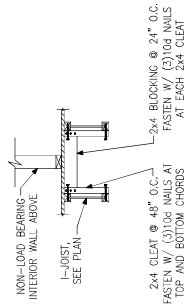


SECTION VIEW

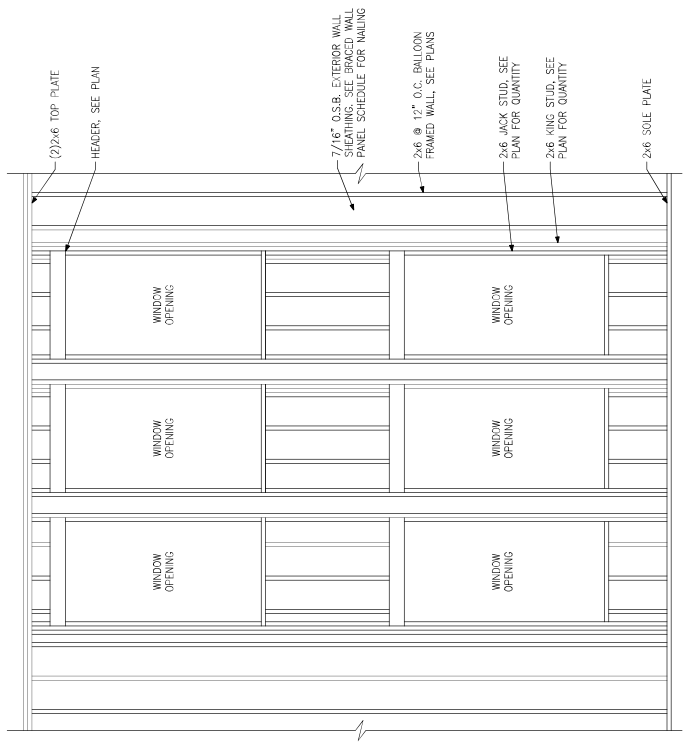
ELEVATION VIEW

(A) BRICK LEDGER CONNECTION DETAIL

(B) BEARING ENHANCER FLUSH LVL



(C) JOIST LADDER BLOCKING WAS REQUIRED @ PARALLEL WALLS



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

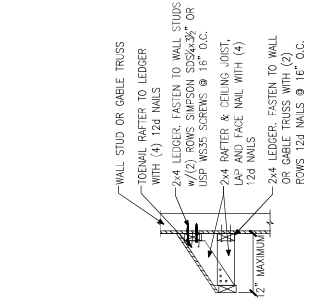


Miscellaneous Framing Details
 Up to 130 M.P.H.
 North Carolina

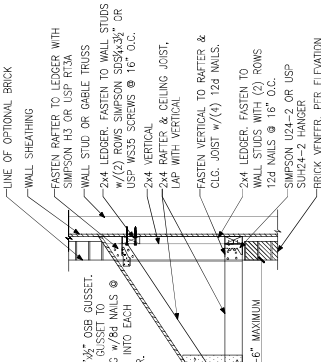
Project #:	105-19000
Designed By:	BRK
Checked By:	
Issue Date:	1/7/19
Re-issues:	1/8-1-08 @ 11.5.17
Scale:	1/4"=1'-0" @ 23.5.17

SD-5

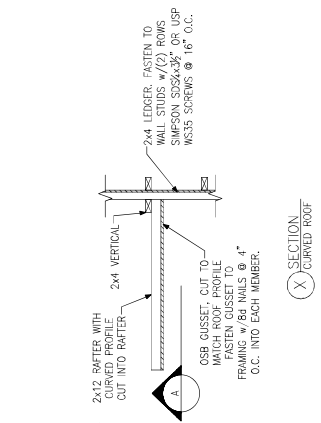




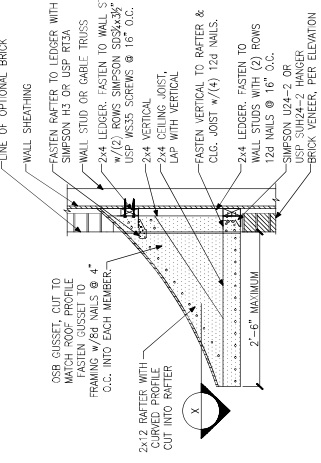
C EAVE ROOF DETAIL
 STRAIGHT ROOF



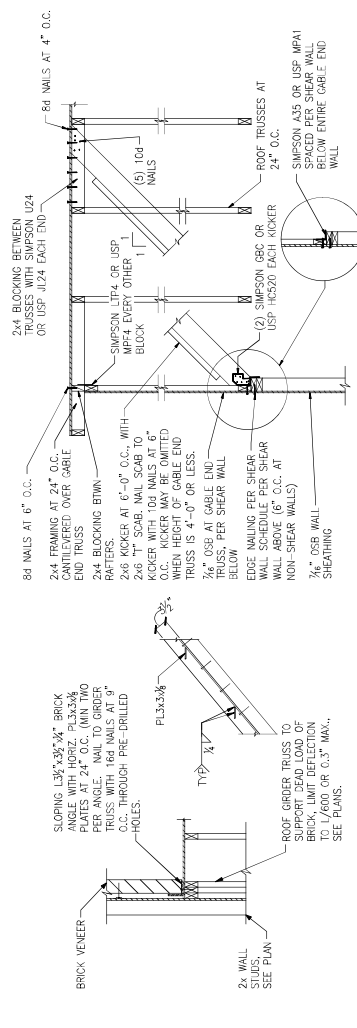
B BENT ROOF DETAIL
 STRAIGHT ROOF



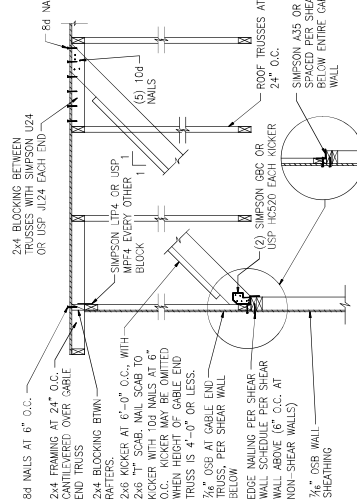
X SECTION
 CURVED ROOF



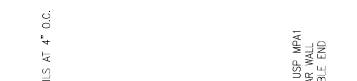
A BENT ROOF DETAIL
 CURVED ROOF



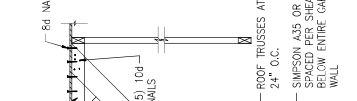
D TRUSS DETAIL



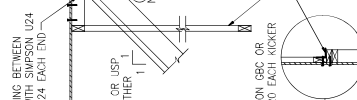
E GABLE END WALL DETAIL



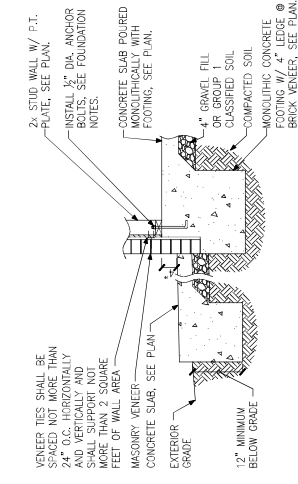
X SECTION
 CURVED ROOF



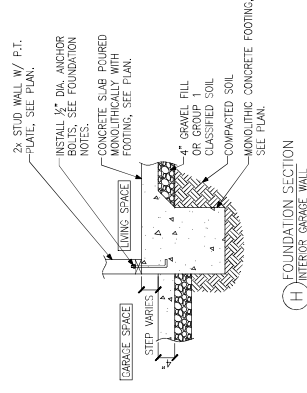
B BENT ROOF DETAIL
 STRAIGHT ROOF



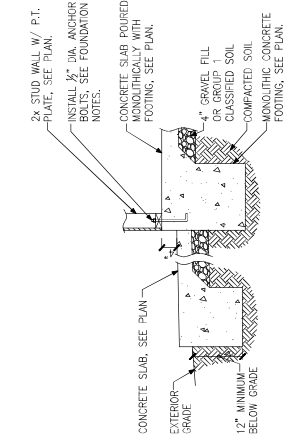
C EAVE ROOF DETAIL
 STRAIGHT ROOF



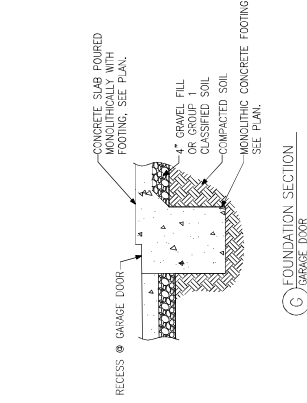
D FOUNDATION SECTION
 EXTERIOR WALL AT PORCH W/ MASONRY
 VENEER



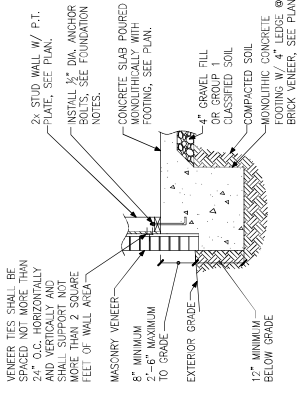
H FOUNDATION SECTION
 INTERIOR GARAGE WALL



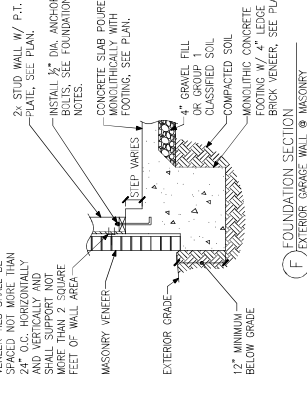
C FOUNDATION SECTION
 EXTERIOR WALL AT PORCH



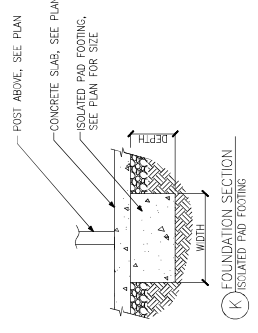
G FOUNDATION SECTION
 GARAGE DOOR



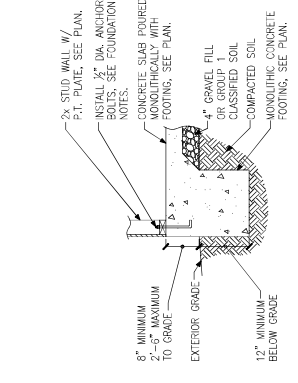
B FOUNDATION SECTION
 EXTERIOR WALL w/ MASONRY
 VENEER



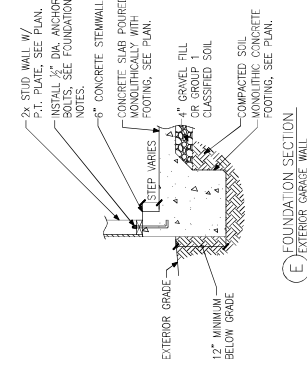
F FOUNDATION SECTION
 EXTERIOR GARAGE WALL w/ MASONRY
 VENEER



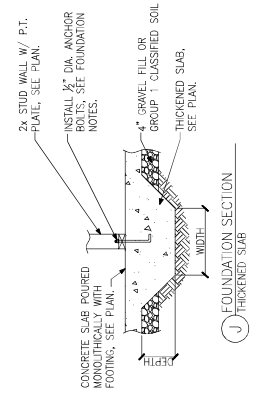
K FOUNDATION SECTION
 ISOLATED PAD FOOTING



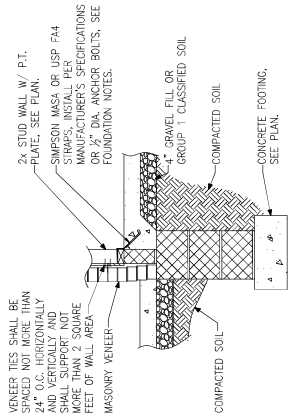
A FOUNDATION SECTION
 EXTERIOR WALL



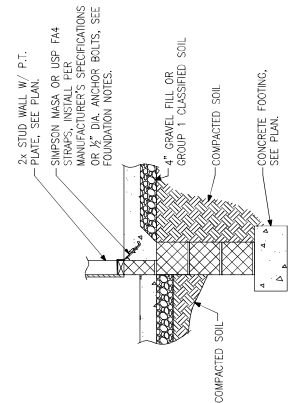
E FOUNDATION SECTION
 EXTERIOR GARAGE WALL



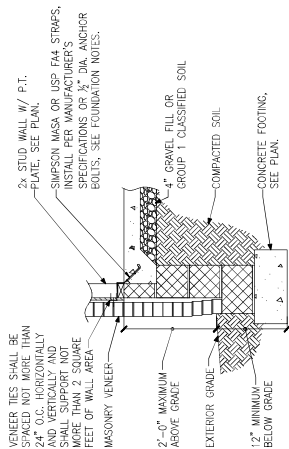
J FOUNDATION SECTION
 THICKENED SLAB



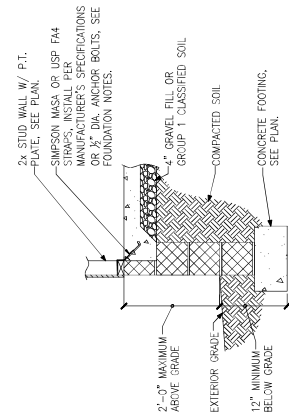
(D) FOUNDATION SECTION
 EXTERIOR WALL AT PORCH W/ MASONRY
 VENEER



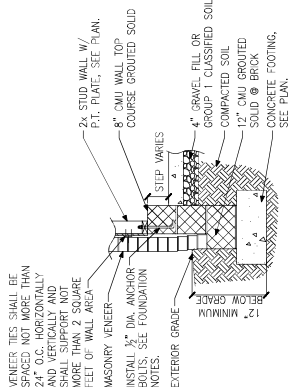
(C) FOUNDATION SECTION
 EXTERIOR WALL AT PORCH



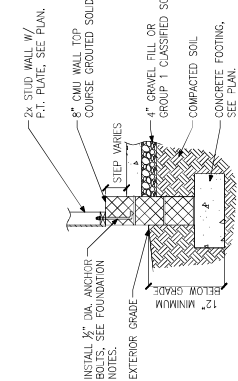
(B) FOUNDATION SECTION
 EXTERIOR WALL @ MASONRY
 VENEER



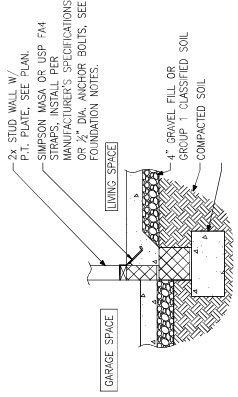
(A) FOUNDATION SECTION
 EXTERIOR WALL



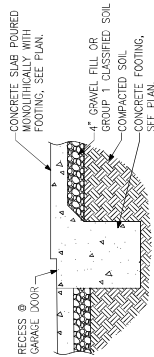
(F) FOUNDATION SECTION
 EXTERIOR GARAGE WALL @ MASONRY
 VENEER



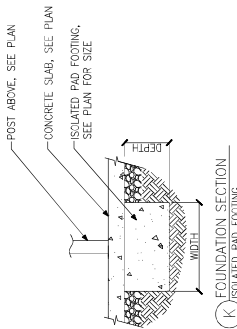
(E) FOUNDATION SECTION
 EXTERIOR GARAGE WALL



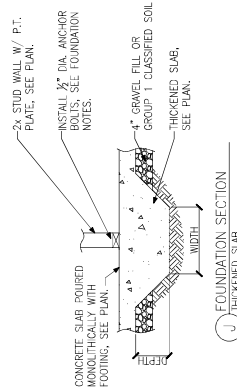
(H) FOUNDATION SECTION
 INTERIOR GARAGE WALL



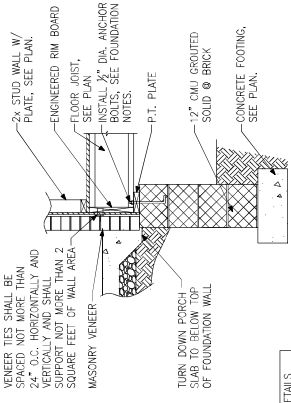
(G) FOUNDATION SECTION
 GARAGE DOOR



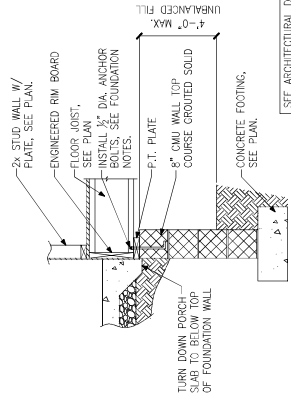
(K) FOUNDATION SECTION
 ISOLATED PAD FOOTING



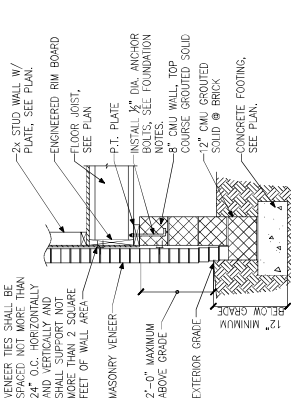
(J) FOUNDATION SECTION
 THICKENED SLAB



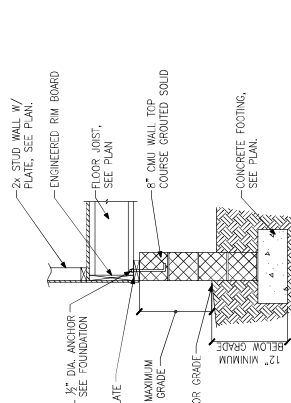
A FOUNDATION SECTION
 EXTERIOR WALL



B FOUNDATION SECTION
 EXTERIOR WALL @ MASONRY VENEER

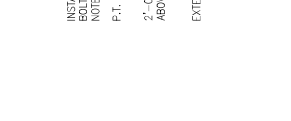


C FOUNDATION SECTION
 EXTERIOR WALL AT PORCH

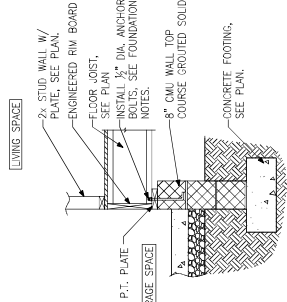


D FOUNDATION SECTION
 EXTERIOR WALL AT PORCH W/ MASONRY VENEER

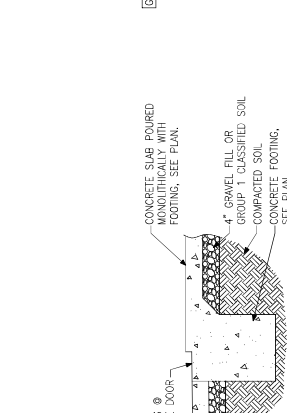
SEE ARCHITECTURAL DETAILS FOR WATERPROOFING AT PORCH SUB/FACED FRAMING.



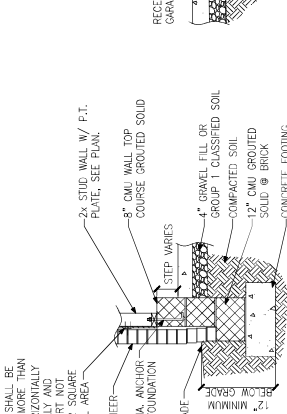
E FOUNDATION SECTION
 EXTERIOR GARAGE WALL



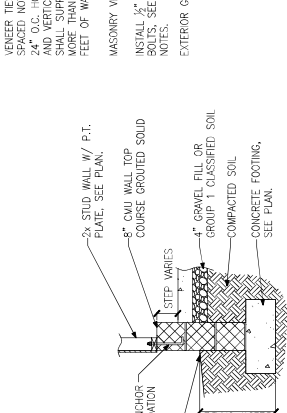
F FOUNDATION SECTION
 EXTERIOR GARAGE WALL @ MASONRY VENEER



G FOUNDATION SECTION
 GARAGE DOOR



H FOUNDATION SECTION
 INTERIOR GARAGE WALL



I FOUNDATION SECTION
 INTERIOR PIER



J CRAWL SPACE VENT DETAIL

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

PIERS SHALL BE CARPPED 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 A LICENSED ENGINEERING FOR PIER AND FOOTING DESIGN.

