

INVENTORY MARKED

ACX000197

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	MIRROR PLAN TO CREATE LEFT HAND VERSION
08-26-20	UPDATED ROOM NAMING PER H&H STANDARDS ADDED 2/16 WALL FLOOR PLANS & ELECTRICAL PLANS CHANGED ELEVATION 'A' & 'C' TO 'A-1' & 'C-1' ADDED ELEVATIONS 'A-2' & 'C-2' CHANGED ELEVATION 'B' TO ELEV. 'B-2' AND ADDED NEW ELEV. 'B-1' BROKE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR OPTIONS

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

ELEVATION "A"	
MAIN FLOOR	804 SF.
UPPER FLOOR	1154 SF.
TOTAL LIVING	1958 SF.
GARAGE	480 SF.
FRONT PORCH	83 SF.
PATIO	120 SF.
TOTAL SQ. FT.	2640 SF.
OPT. COV. PORCH	120 SF.
OPT. EXT. PORCH	160 SF.
OPT. 1 CAR GARAGE	240 SF.

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

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

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

12/08/2021

B. B. B.

Harnett COUNTY
NORTH CAROLINA



JOB NUMBER	B-1910071
JOB FILE	1910071
DESIGNED	07-10-19
REVISED	07-20-19
	08-26-20

DAVIS BEWIS DESIGN GROUP
1810 SOUTH STANLEY ROAD
COLUMBIAN, MISSISSIPPI 39206
TEL: 662-875-3300 FAX: 662-875-3301
WWW.DAVISBEWISDESIGN.COM

DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED



1958

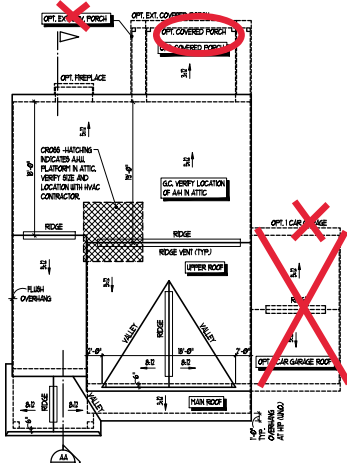
TITLE	
REVISION LOG	

SHEET
CS

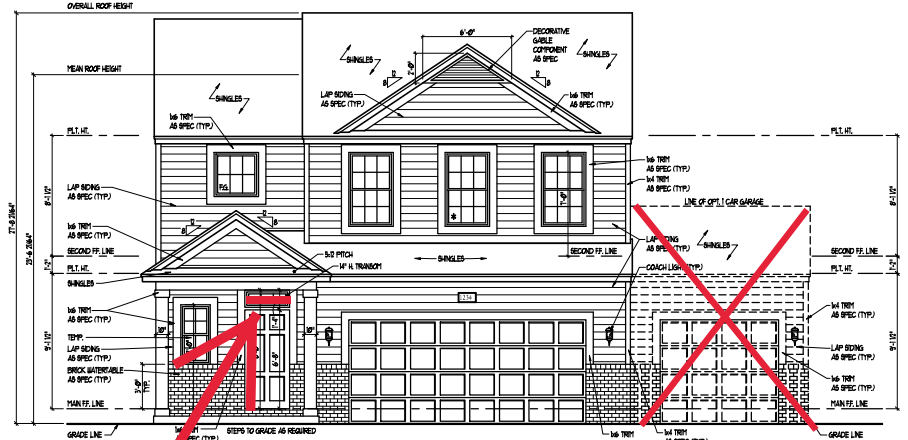
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ROOF VENT CALCULATIONS				
	MAIN ROOF	UPPER ROOF	OPT. GARAGE ROOF	OPT. EXT. COVERED PORCH
ATTIC AREA	170 SQ. FT.	126 SQ. FT.	50 SQ. FT.	50 SQ. FT.
NET FREE VENT. AREA REQUIRED (AS REQUIRED)	42 SQ. IN.	374 SQ. IN.	15 SQ. IN.	58 SQ. IN.
NET FREE VENT. AREA PROVIDED	41 SQ. IN.	281 SQ. IN.	58 SQ. IN.	38 SQ. IN.
NET FREE VENT. AREA REQUIRED (NEAR ROOF)	41 SQ. IN.	281 SQ. IN.	58 SQ. IN.	38 SQ. IN.

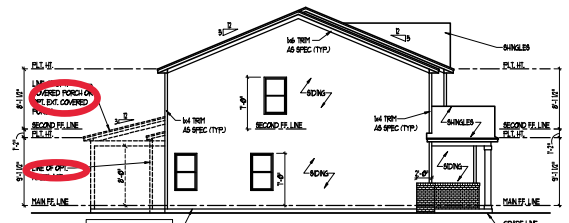
VERIFY TOTAL ROOF AREA REQUIRED WITH MANUFACTURERS SPECIFICATIONS OF NET FREE AREA PER VENT



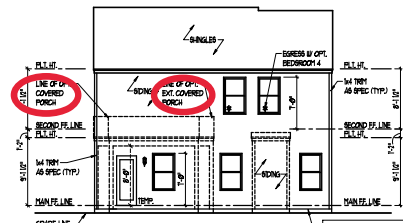
ROOF PLAN
SCALE 1/4" = 1'-0"



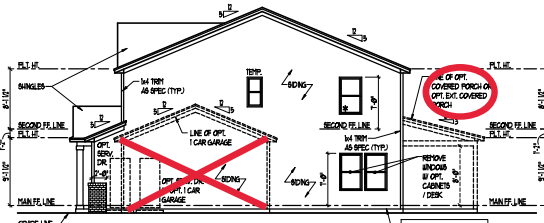
FRONT ELEVATION
SCALE 1/4" = 1'-0"



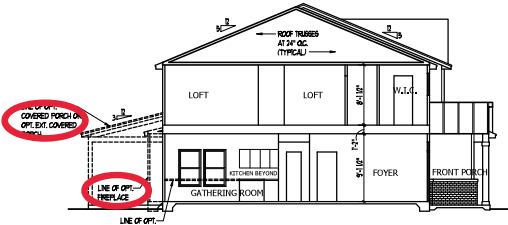
LEFT ELEVATION
SCALE 1/4" = 1'-0"



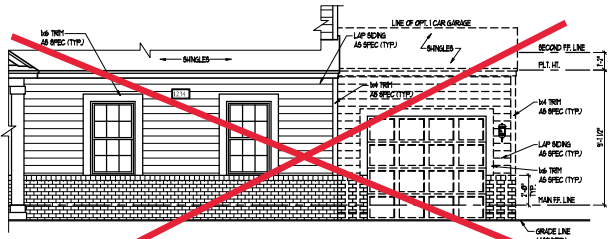
REAR ELEVATION
SCALE 1/4" = 1'-0"



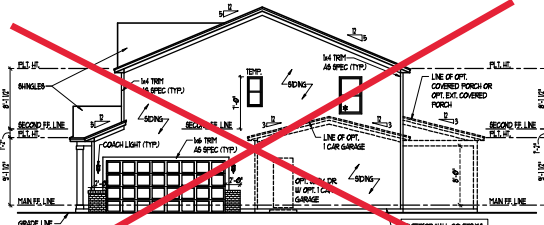
RIGHT ELEVATION
SCALE 1/4" = 1'-0"



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



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

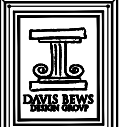


RIGHT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE 1/4" = 1'-0"

ELEVATION "A-2"



JOB NUMBER: B-1918071
 JOB FILE: KENZIE-19
 DESIGNED: 07-10-19
 REVISED: 07-22-19
 08-26-20



1800 BUCKLEUP BLVD
 CALIFORNIA, MICHIGAN 48867
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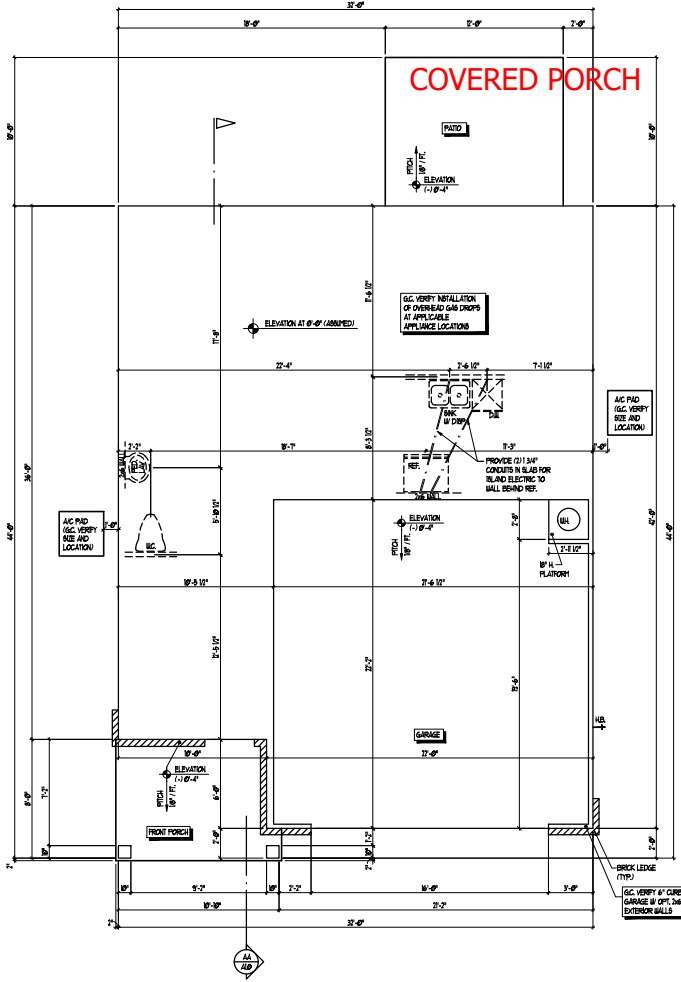
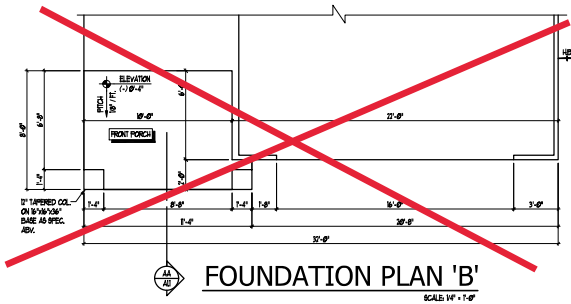
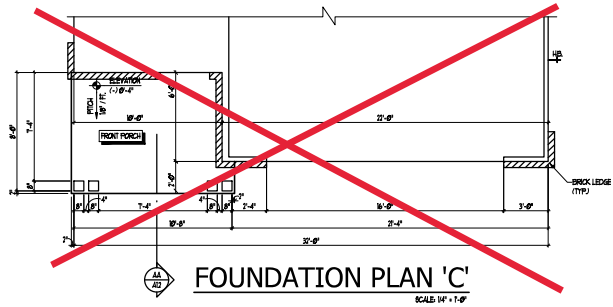
DRAWINGS ON 1/4" X 11" SHEET ARE ONE HALF THE SCALE NOTED

KENZIE
 H&H HOMES

1958

TITLE
 ELEVATIONS, ROOF PLAN, BUILDING SECTION DETAILS

SHEET
A1.1



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



JOB NUMBER	B-1518871
DWG FILE	1518871-1
DESIGNED	07-16-19
REVISION	07-22-19
	01-26-20

DAVIS BEVINS
DESIGN GROUP

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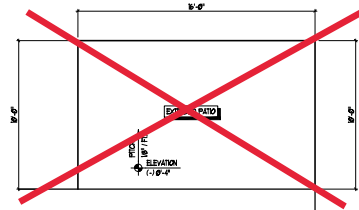
*DRAWINGS ON 1/4"=1'-0" SHEET ARE ONE HALF THE SCALE NOTED

KENZIE
H&H HOMES

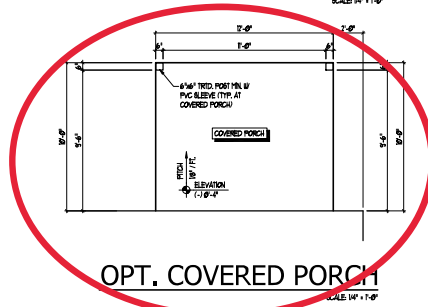
1958

TITLE
SLAB INTERFACE PLAN

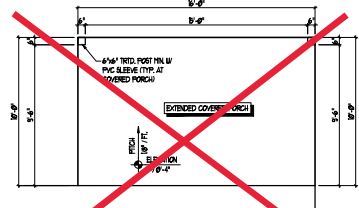
SHEET
A2.0



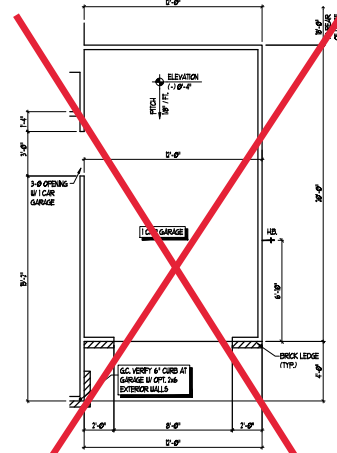
OPT. EXTENDED PATIO
SCALE 1/4" = 1'-0"



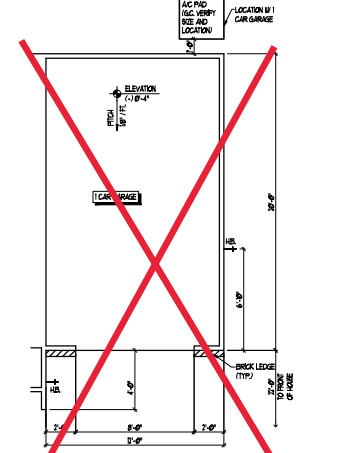
OPT. COVERED PORCH
SCALE 1/4" = 1'-0"



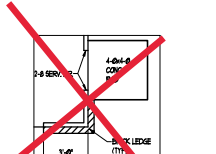
OPT. EXT. COVERED PORCH
SCALE 1/4" = 1'-0"



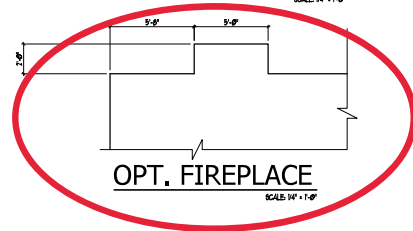
OPT. 1 CAR GARAGE (FWD)
SCALE 1/4" = 1'-0"



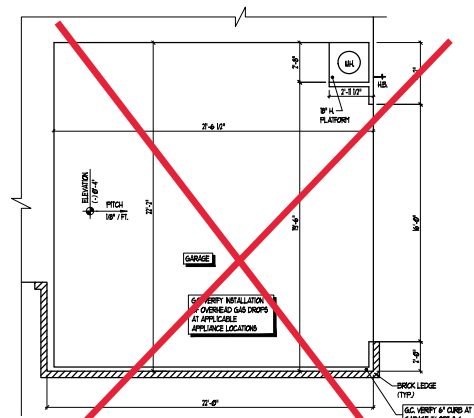
OPT. 1 CAR GARAGE (REAR)
SCALE 1/4" = 1'-0"



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



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



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

REFER TO STANDARD PLAN FOR RECONFIGURATION NOT SHOWN

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



JOB NUMBER	B-1918871
DATE FILE	10/28/19
DESIGNED	07-10-19
REVISED	07-22-19
	08-26-20



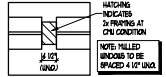
WE RECOMMEND A REBAR BASE FOR GARAGE SLAB DESIGN. SEE PLAN FOR REBAR DESIGN. WWW.DAVISBEWESDESIGN.COM
DRAWINGS ON 1/4" X 1/4" SHEETS ARE ONE HALF THE SCALE NOTED

KENZIE
H&H HOMES

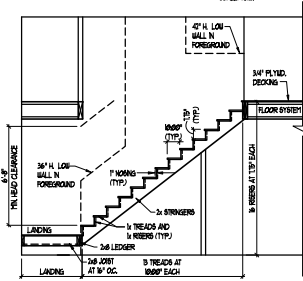
1958

TITLE
SLAB INTERFACE PLAN

SHEET
A2.0



TYP. MULL DETAIL
SCALE NTA



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

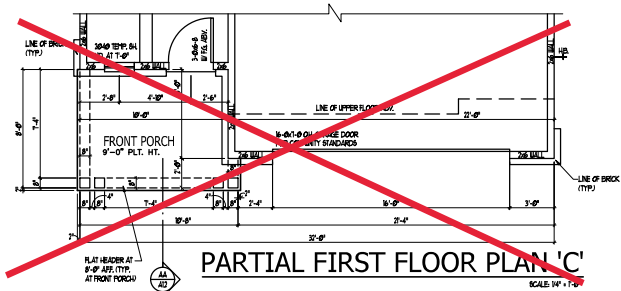
STAIR NOTES:

RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A RECTANGULAR SIZE THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

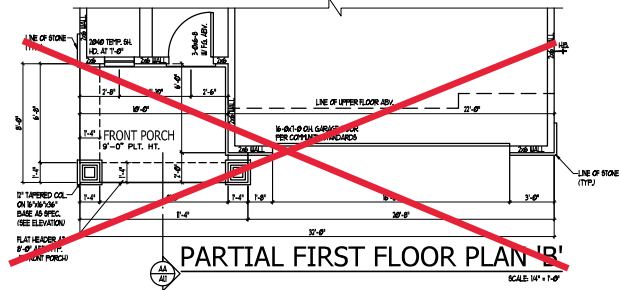
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4.38 INCHES TO PASS THROUGH.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FROM THE WALL LEASEN OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOBBY RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN WALL FLOOR OR SAFETY TERMINAL HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAIL.

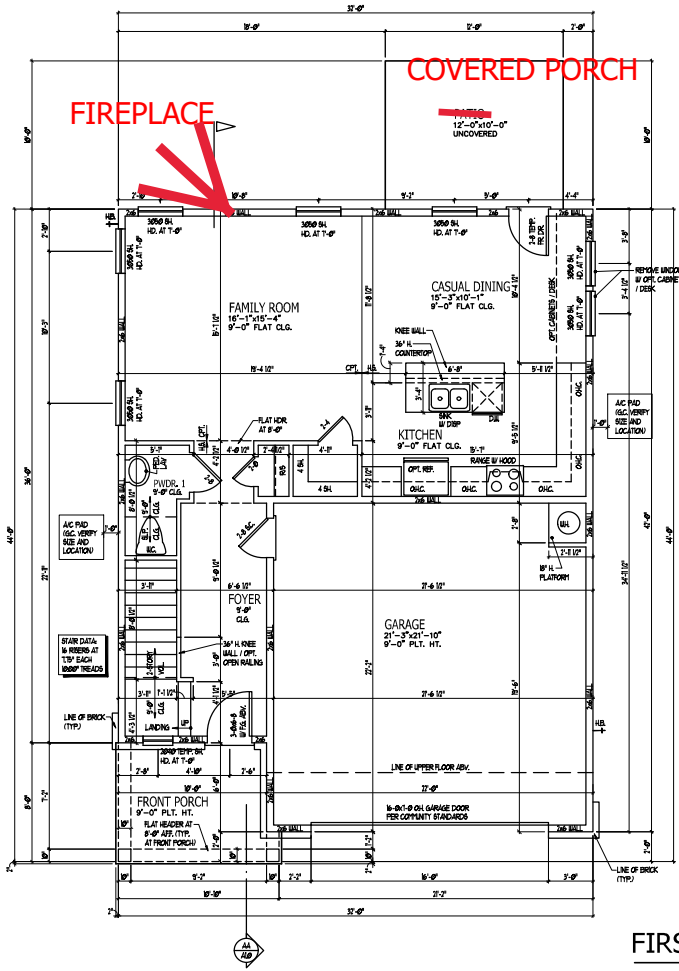
CONTINUOUS GRASPABLE HANDRAIL MUST BE TYPE ONE OR TYPE TWO CRITERIA



PARTIAL FIRST FLOOR PLAN 'C'



PARTIAL FIRST FLOOR PLAN 'B'



FIRST FLOOR PLAN (2x6 WALL)



JOB NUMBER	B-1818871
DATE FILED	10/28/18
DESIGNED	07/16/19
REVISED	07/22/19
DATE	07-22-19
DATE	07-26-20

DAVIS BEWIS
DESIGN GROUP

1800 BENTLEY BLVD. SUITE 100
COLUMBIA, MISSOURI 65201
TEL: 620.271.1100
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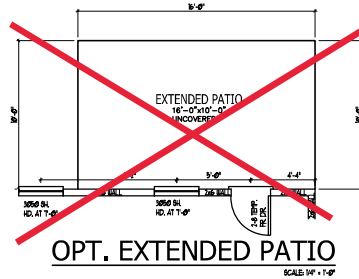
DRAWINGS ON 1/4" X 1/4" SHEET ARE ONE HALF THE SCALE NOTED



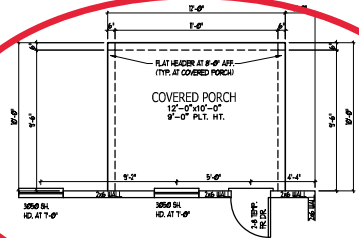
1958

TITLE
FIRST FLOOR PLAN

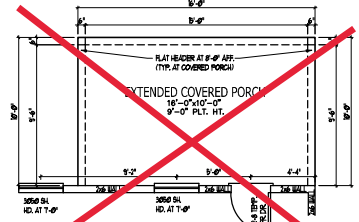
SHEET
A3.0



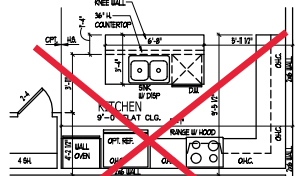
OPT. EXTENDED PATIO



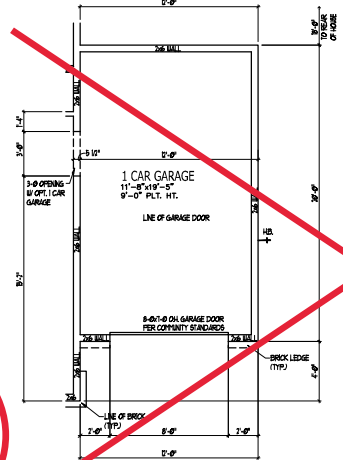
OPT. COVERED PORCH



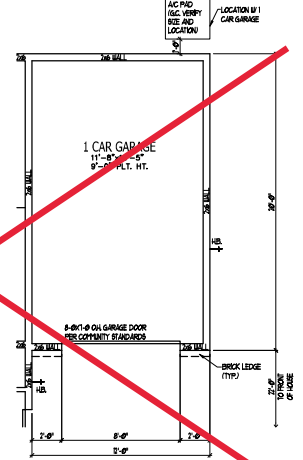
OPT. EXT. COVERED PORCH



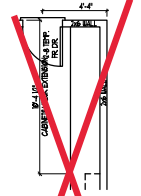
OPT. GOURMET KITCHEN



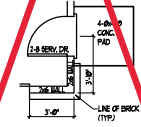
OPT. 1 CAR GARAGE (FWD)



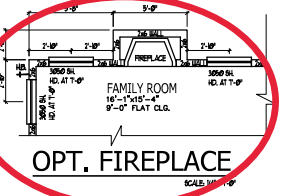
OPT. 1 CAR GARAGE (REAR)



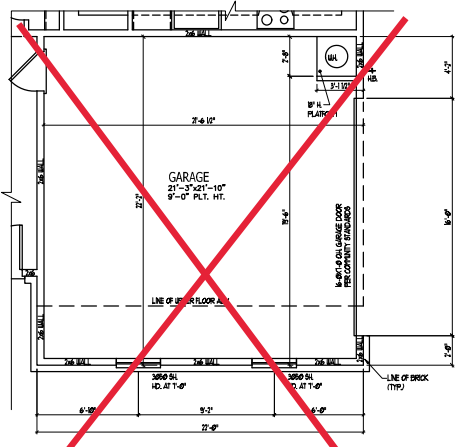
OPT. CABINETS



OPT. SERVICE DOOR



OPT. FIREPLACE



OPT. SIDE LOAD GARAGE

FIRST FLOOR PLAN OPTIONS (2x6 WALL)



JOB NUMBER	B-1818871
DATE FILE	06/28/18
DESIGN	07/10/18
REVISED	07/28/18
	08/28/18
	09/28/20



WE RECOMMEND A PROFESSIONAL ENGINEER OR ARCHITECT FOR ALL PERMITS AND INSURANCE. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO YOUR PROPERTY OR PERSONS. DRAWINGS ON 1/4\"/>

KENZIE H&H HOMES

1958

TITLE
FIRST FLOOR PLAN OPTS

SHEET
A3.1



JOB NUMBER	B-1918871
DWG FILE	1920N-19
DESIGN	07-16-19
REVISION	07-22-19
REVISION	08-28-19
REVISION	01-28-20



FOR REGULATORY SUBMITTALS:
 CALIFORNIA RESUBMITTALS: 07/16/19
 CALIFORNIA RESUBMITTALS: 07/22/19
 CALIFORNIA RESUBMITTALS: 08/28/19
 CALIFORNIA RESUBMITTALS: 01/28/20

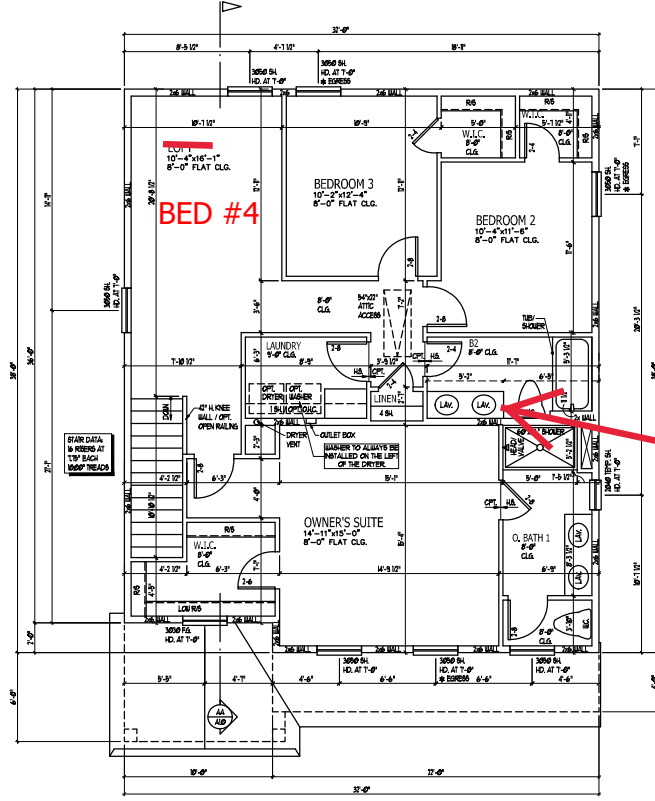
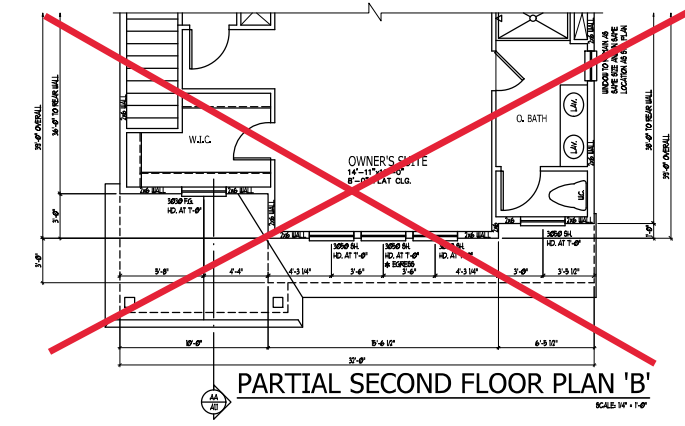
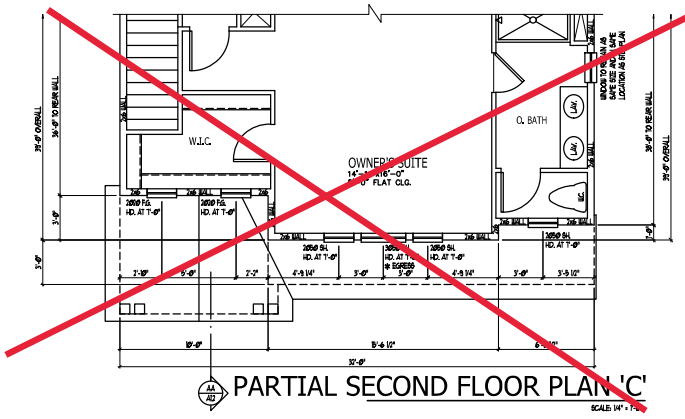
DRAWINGS ON 1/4" = 1' SHEET ARE ONE HALF THE SCALE NOTED

KENZIE
 H&H HOMES

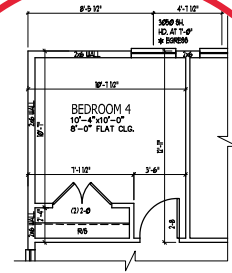
1958

TITLE
 SECOND FLOOR PLAN

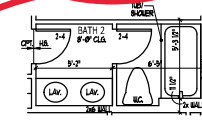
SHEET
 A3.2



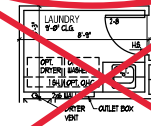
SECOND FLOOR PLAN (2x6 WALL)
 SCALE: 1/4" = 1'-0"



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



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



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



JOB NUMBER	B-1918871
DATE FILED	12/20/18
DESIGNED	07-10-19
REVISED	07-22-19
	08-26-20

DAVIS BEWS DESIGN GROUP

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DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

KENZIE H&H HOMES

1958

TITLE
SECOND FLOOR PLAN OPTS

SHEET
A3.3

ELECTRICAL KEY

- ⊕ DUPLEX CONNORCE OUTLET
- ⊕ DUPLEX GULLET ABOVE COUNTER
- ⊕ WEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 240 VOLT GULLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN LIGHT COOPERATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CARPET (OPTIONAL)
- ⊕ FURNITURE SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE COMBO DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMISTAT
- ⊕ ELECTRIC METER
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ HOUSH-NR FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ HOUSH-NR FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS TEST NO. 4 AND 9 BELOW INDICATES.
2. UNLESS HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 4"
 OUTLETS... 18"
 TELEPHONE... 48" (UNLESS ADV. CONSUMER)
 TELEVISION... 36"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY COVERED SMOKE DETECTORS.
4. ALL SLL AND SML RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, GARAGES, RECREATION ROOMS, CLOSETS, HALLWAYS, AND OTHER AREAS SHALL REQUIRE A COOPERATION TYPE AFCI DEVICE AND WEATHER-PROOF RECEPTACLES PER NEC 408.14(A), 408.15(A) & 408.15(B).
5. ALL SLL AND SML SMOKE RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, IBC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, HEIL, BURNING HEATER OR APPLIANCE, FURNACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALWAYS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN EACH WIRING IS REMOVED FROM THE LOCAL POWER UTILITY. SUCH ALWAYS SHALL HAVE BATTERY BACKUP COOPERATION SMOKE/CARBON MONOXIDE ALWAYS SHALL BE LISTED OR LABELLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



JOB NUMBER	B-1918871
DATE FILED	7/20/17
DESIGNED	07-10-19
REVISED	07-20-19
	08-28-20



SEE ELECTRICAL SYMBOLS SHEET FOR ALL ELECTRICAL SYMBOLS. ALL ELECTRICAL WORK SHALL BE IN FULL COMPLIANCE WITH NFPA 70, NEC, IBC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
 DRAWINGS ON THIS SHEET ARE ONE HALF THE SCALE NOTED

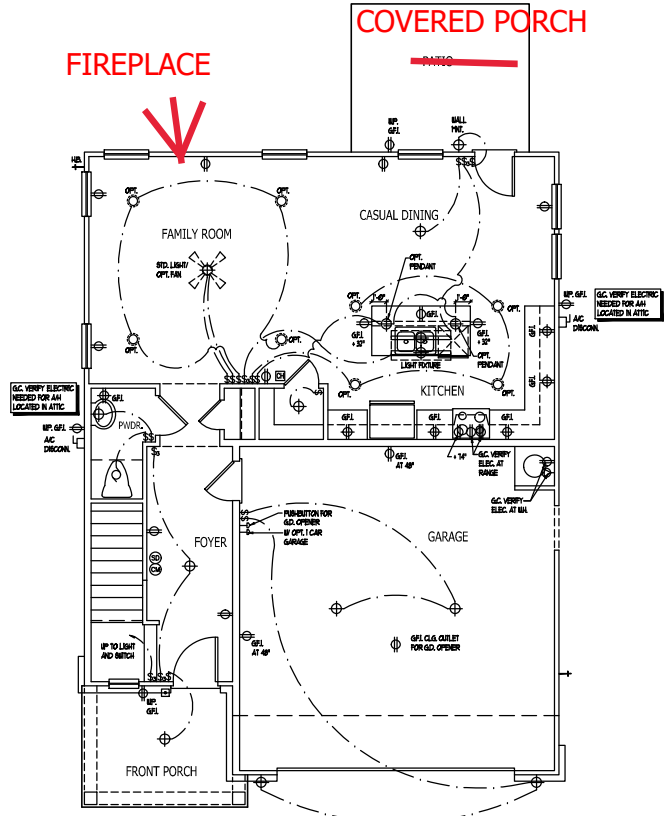
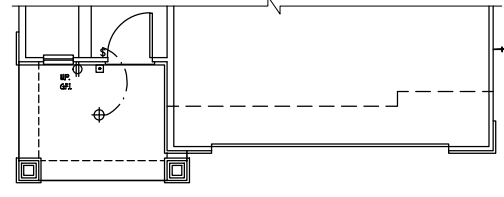
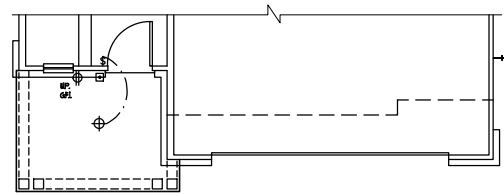


1958

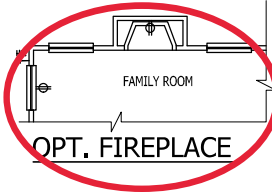
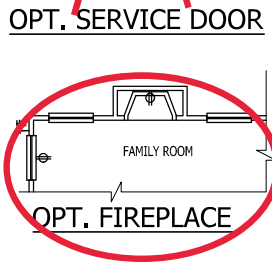
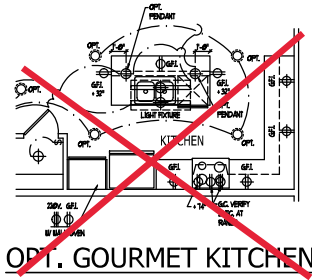
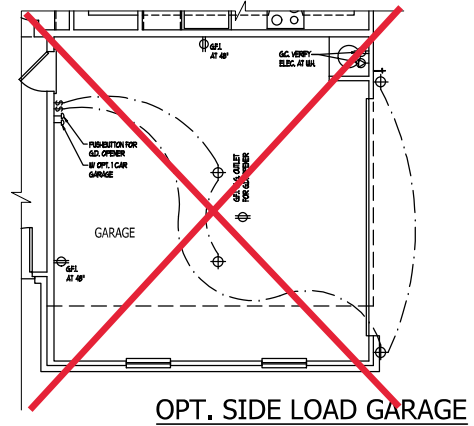
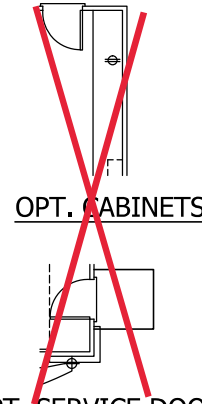
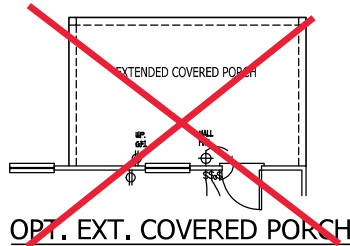
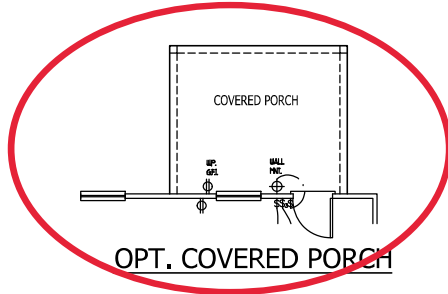
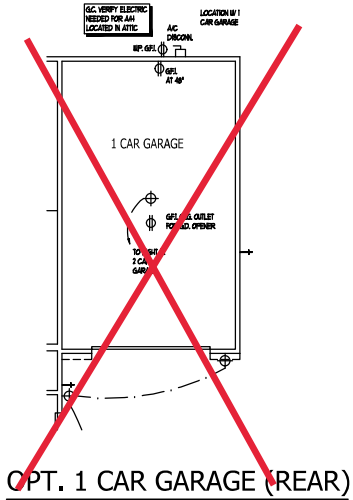
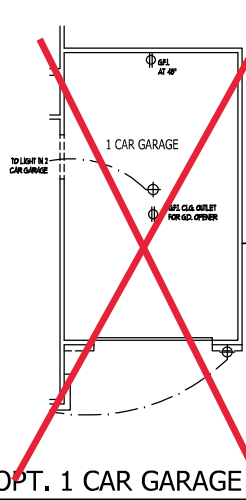
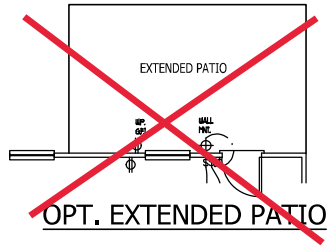
TITLE
FIRST FL. ELECT. PLAN

SHEET
E1

FIREPLACE
COVERED PORCH



FIRST FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN OPTIONS



JOB NUMBER	B-1918071
DATE FILE	10/28/18
DESIGN	07-10-19
REVISED	07-22-19
	08-28-19
	09-26-20



WE REPRESENT THE STATE OF CALIFORNIA ARCHITECTURE BOARD, THE STATE BOARD OF ELECTRICAL ENGINEERS, THE STATE BOARD OF PLUMBING ENGINEERS AND MECHANICAL ENGINEERS, AND THE STATE BOARD OF CONTRACTORS.

DRAWINGS ON 1/4"=1' SHEET ARE ONE HALF THE SCALE NOTED

KENZIE H&H HOMES

1958

TITLE FIRST FL. ELEC. PLAN OPTS

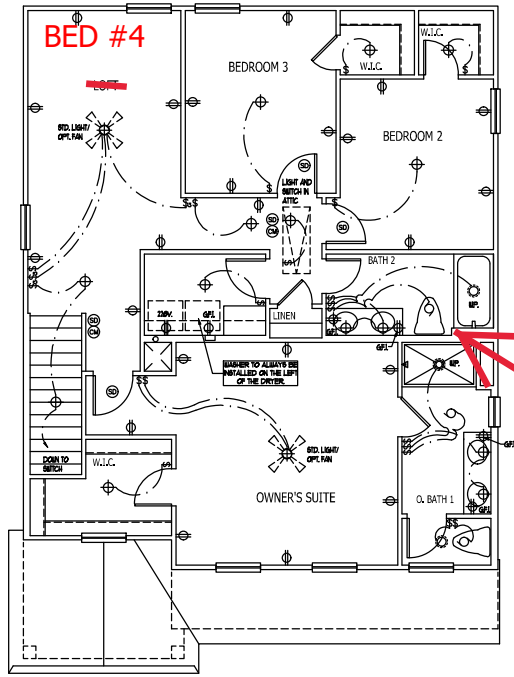
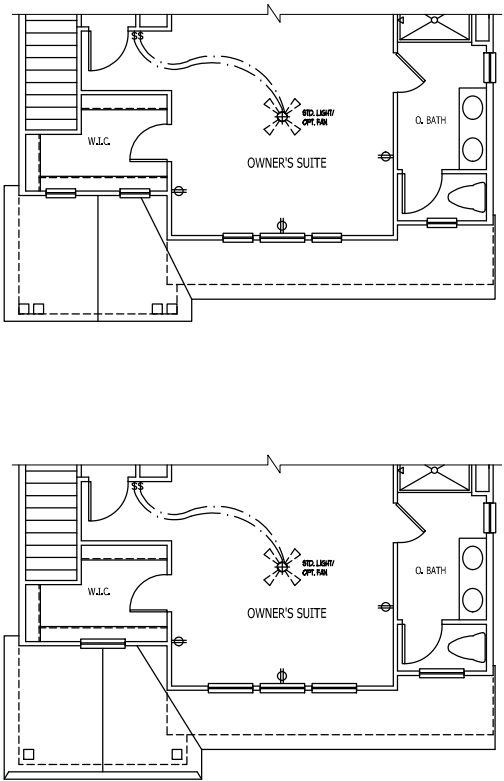
SHEET E1.1

ELECTRICAL KEY

- ⊕ DUPLEX CONNORCE OUTLET
- ⊕ DUPLEX GULLET ABOVE CORNER
- ⊕ LEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 250 VOLT GULLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊕ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊕ LIGHT FIXTURE WITH FULL CHAIN
- ⊕ TRACK LIGHT
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN LIGHT COOPERATION
- ⊕ ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊕ CHAIRS (OPTIONAL)
- ⊕ FURNITURE SWITCH (OPTIONAL)
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ SMOKE DETECTOR
- ⊕ SMOKE / CARBON MONOXIDE DETECTOR
- ⊕ TELEPHONE (OPTIONAL)
- ⊕ TELEVISION (OPTIONAL)
- ⊕ THERMISTAT
- ⊕ ELECTRIC METER
- ⊕ DISCONNECT SWITCH
- ⊕ SPEAKER (OPTIONAL)
- ⊕ HOUSING FOR OPT. CEILING FAN
- ⊕ HOUSING FOR OPT. CEILING FAN
- ⊕ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ HOUSING FOR OPT. CEILING FAN

NOTES:

1. PROVIDE AND INSTALL GROUND BUILT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS PER IEC 4 AND 5 BELOW INDICATED.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTILES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 - SWITCHES: 4'-0"
 - OUTLETS: 15'-0"
 - TELEPHONE: 4'-0" (UNLESS ASY. CONVENTION)
 - TELEVISION: 3'-0"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY COVERED SMOKE DETECTORS.
4. ALL SIA AND SDA RECEPTILES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PORCHES, LIBRARIES, DEN, GARAGES, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SPLASH AREAS WILL REQUIRE A COOPERATION TYPE AFCI DEVICE AND LEAKAGE-PROOF RECEPTILES PER IEC 29, 40, 41, AND 40A.1.
5. ALL SIA AND SDA RECEPTILES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, SMC, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
7. EVERY BUILDING HAVING A FURNACE, HEAT PUMP, BOILER, HEATER OR APPLIANCE, FURNACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING SUCH AS CHIMNEY OR BATTERY FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP COOPERATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



ADD WALL

SECOND FLOOR ELECTRICAL PLAN



JOB NUMBER	B-1918871
DATE FILED	07-16-19
DESIGNED	07-16-19
REVISION	07-22-19
	08-28-20

DAVIS BEVINS DESIGN GROUP

1818 RECREATIONWAY BLVD
 CALIFORNIA, CALIFORNIA 95620
 916-435-1234
 WWW.DAVISBEVINSDESIGN.COM

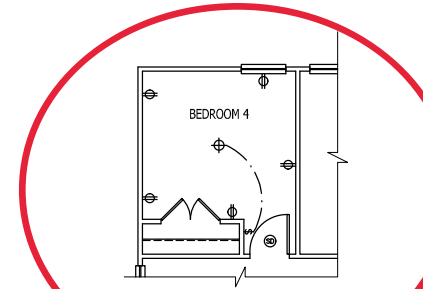
DRAWINGS ON 1/4" = 1'-0"
 SHEET ARE ONE HALF THE SCALE NOTED



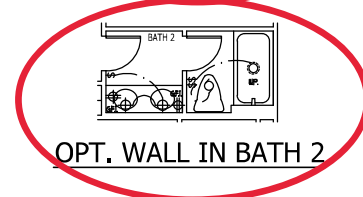
1958

TITLE
 SECOND FLOOR PLAN

SHEET
E2



OPT. BEDROOM 4 I.L.O. LOFT



OPT. WALL IN BATH 2



~~OPT. LAUNDRY TUB~~



PROJECT NUMBER	B-1918871
DATE	12/20/18
REVISED	07-16-19
REVISED	07-22-19
REVISED	08-26-20

DAVIS BEWS DESIGN GROUP

1818 BENTLEY BLVD. SUITE 100
 CALIFORNIA, CALIFORNIA 92618
 WWW.DAVISBEWS.COM

DRAWINGS ON 1/4"=1'-0"
 SHEET ARE ONE HALF
 THE SCALE NOTED

**KENZIE
H&H HOMES**

1958

TITLE
SECOND FLOOR ELECTRICAL PLAN OPT

SHEET
E2.1

SECOND FLOOR ELECTRICAL PLAN OPTIONS

KENZIE

NORTH CAROLINA

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

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS "THE BUILDING CODE"):

- 2018 NORTH CAROLINA RESIDENTIAL CODE, WALL BRACING PER INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.

DESIGN LIVE LOADS:

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

DESIGN DEAD LOADS:

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

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

DESIGN WIND LOADS:

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

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_e=900 PSI
- LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_e=750 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 NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRS R301.1.3.

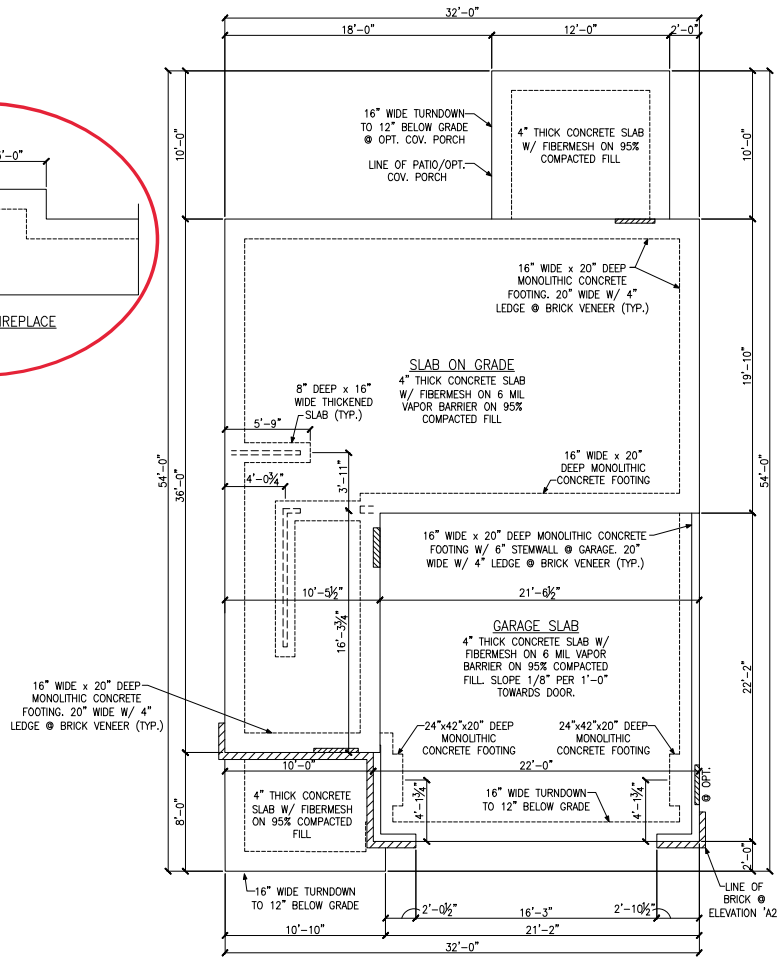
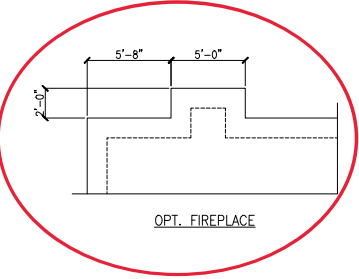
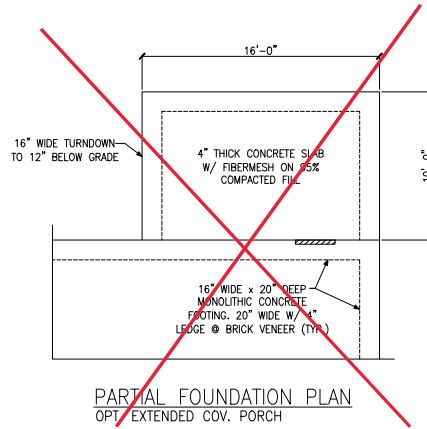


Cover Sheet

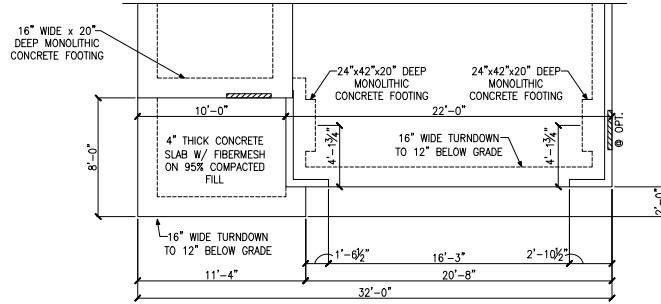
Kenzie Model - RH
Up to 130 M.P.H.

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

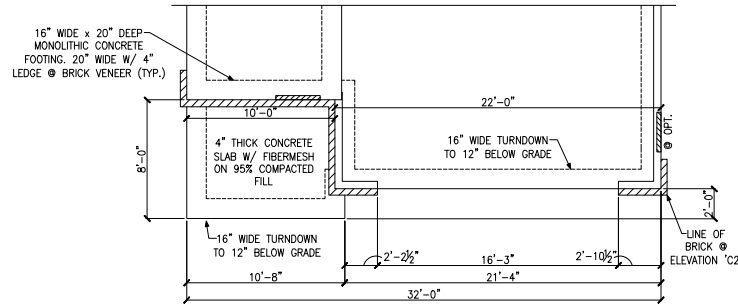
S-0



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



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



MONOLITHIC SLAB FOUNDATION PLAN
ELEVATIONS 'C1' & 'C2'

LEGEND

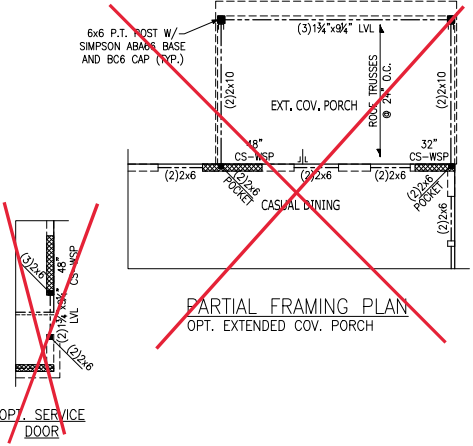
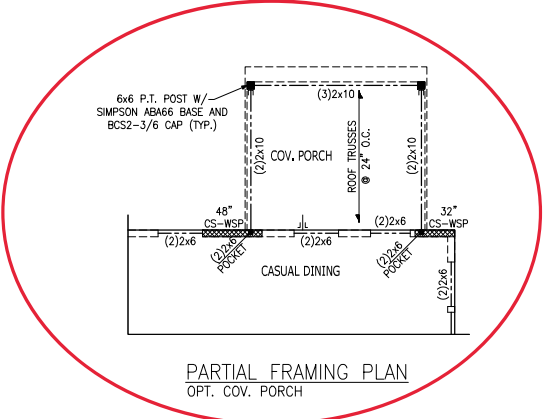
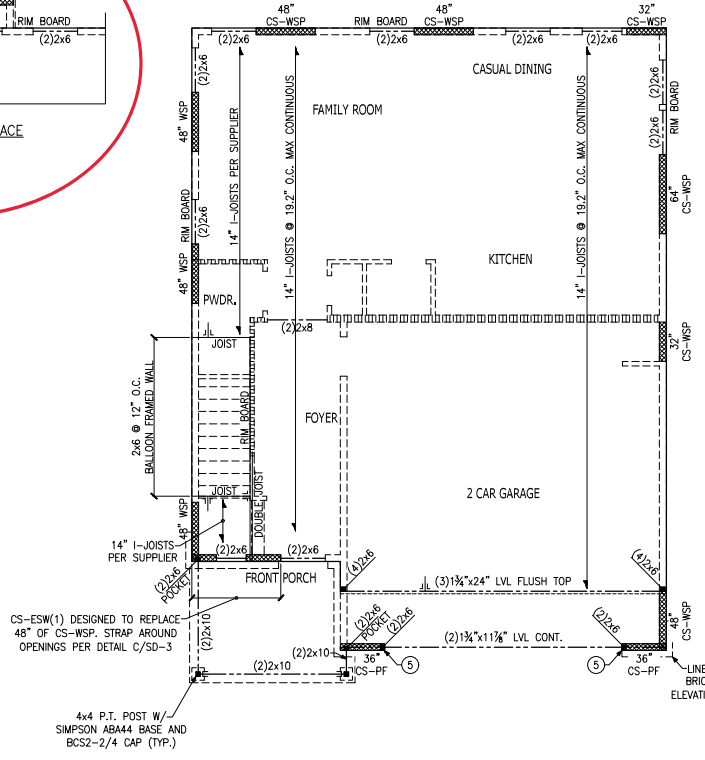
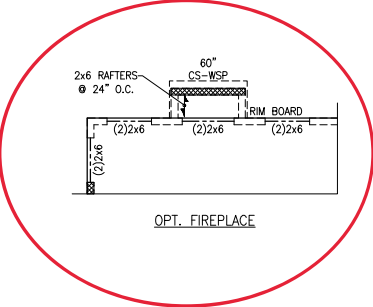
- ★ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ▬ BEARING WALL ABOVE
- ▬ INTERIOR BEARING WALL
- ▬ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
- 48" WSP
- ▬ LOCATION OF DOOR ABOVE

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

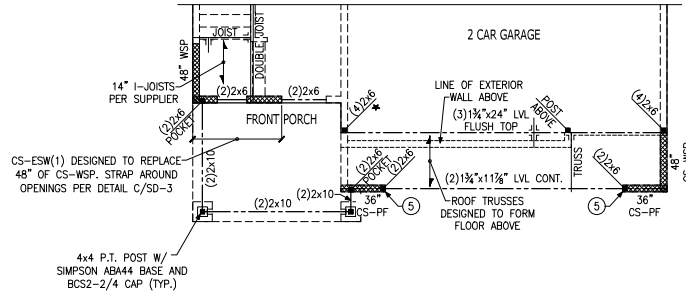
Monolithic Slab Foundation Plans
Elevations 'B1', 'B2', 'C1' & 'C2'
Kenzie Model - RH
Up to 130 M.P.H.
Carolina Division

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

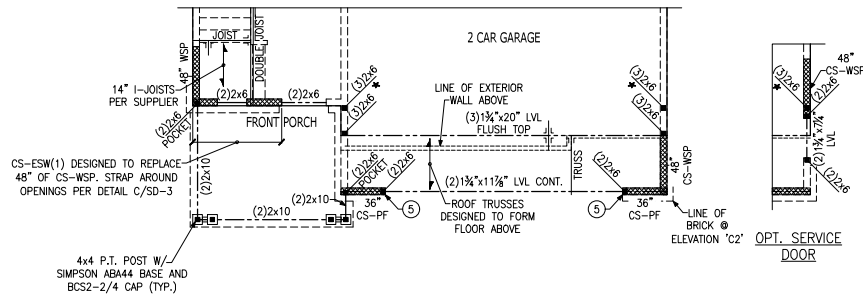




LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	48" WSP
	NH NO HEADER REQUIRED
REFER TO KSE STRUCTURAL DETAILS SET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



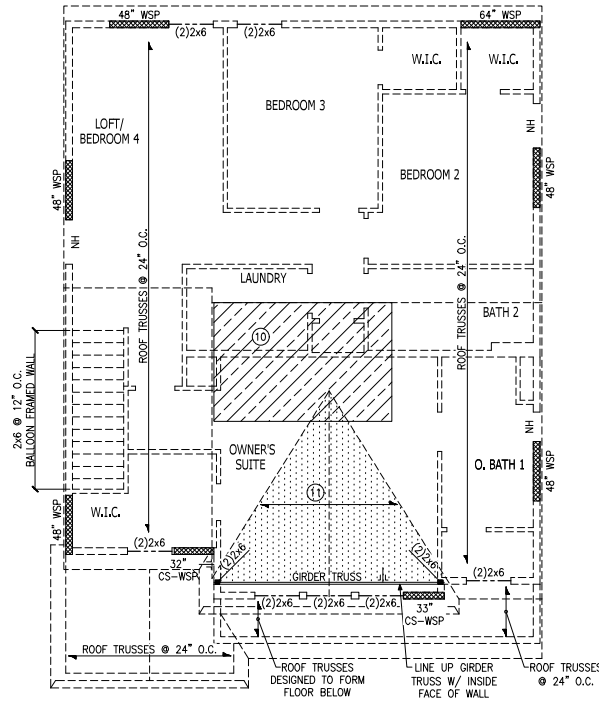
SECOND FLOOR FRAMING PLAN
ELEVATIONS 'C1' & 'C2'

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	NO HEADER REQUIRED
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS	
PLAN DESIGNED WITH 9" WALL PLATES	
FLOOR FRAMING TO BE 14" DEEP TJI 110 SERIES OR EQUAL, SPACING PER MANUFACTURER.	
KEYNOTES:	
④	INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
⑤	INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.

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

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





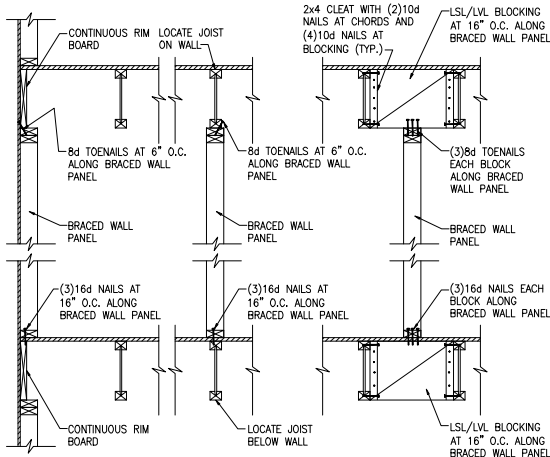
ROOF FRAMING PLAN
ELEVATIONS 'B1' & 'B2'

LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
	BEARING WALL ABOVE
	INTERIOR BEARING WALL
	BRACED WALL PANEL (SEE KSE STRUCTURAL DETAILS SET FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)
	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	8'x12' HVAC PLATFORM TRUSSES DESIGNED TO SUPPORT HVAC UNITS.
⑪	2x6 OVERFRAMING W/ 2x8 RIDGE AND VALLEY PLATES OR VALLEY SET TRUSSES @ 24" O.C. (TYP.)

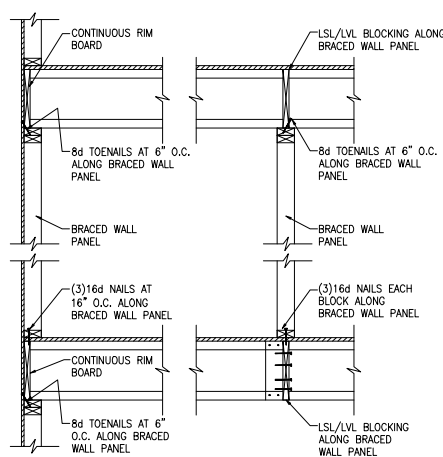
Roof Framing Plan
Elevations 'B1' & 'B2'
Kenzie Model - RH
Up to 130 M.P.H.
Carolina Division

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

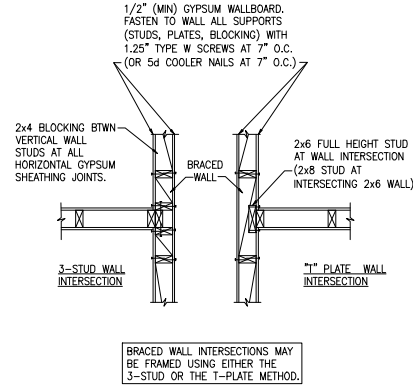




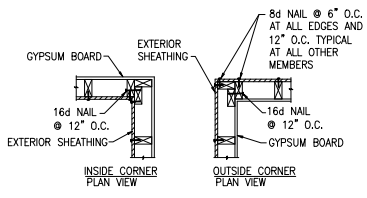
A TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PARALLEL TO I-JOISTS



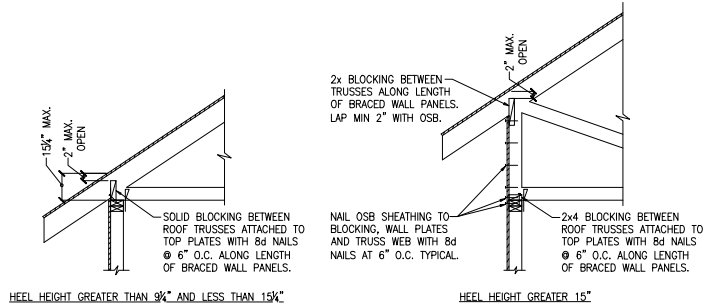
B TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS



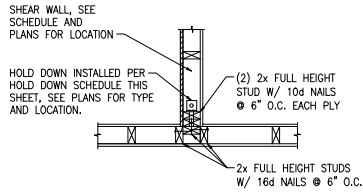
C METHOD GB(1) AND GB(2) INTERSECTION DETAILS



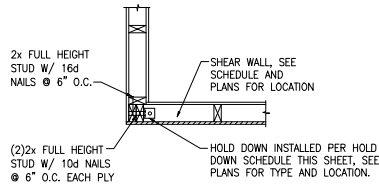
D TYPICAL EXTERIOR CORNER WALL FRAMING



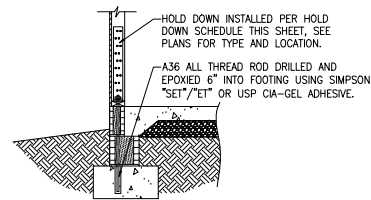
E ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



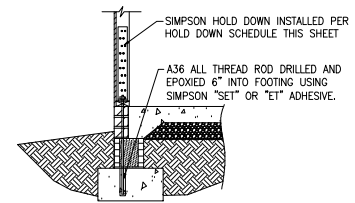
(A) TYPICAL HOLD DOWN DETAIL



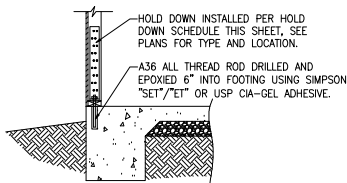
(B) TYPICAL HOLD DOWN DETAIL



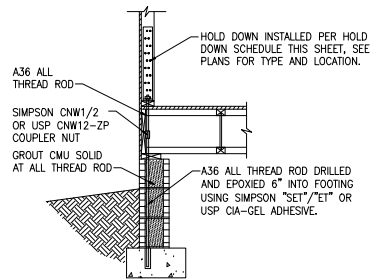
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



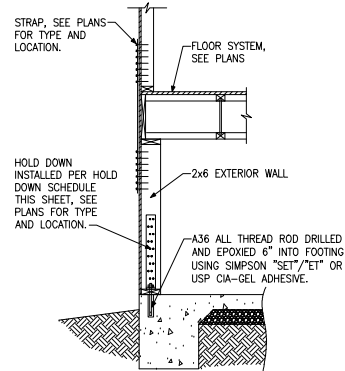
(C) HOLD DOWN AT STEMWALL SLAB



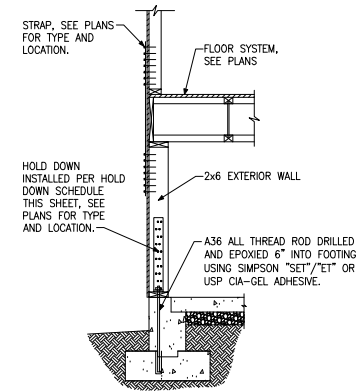
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



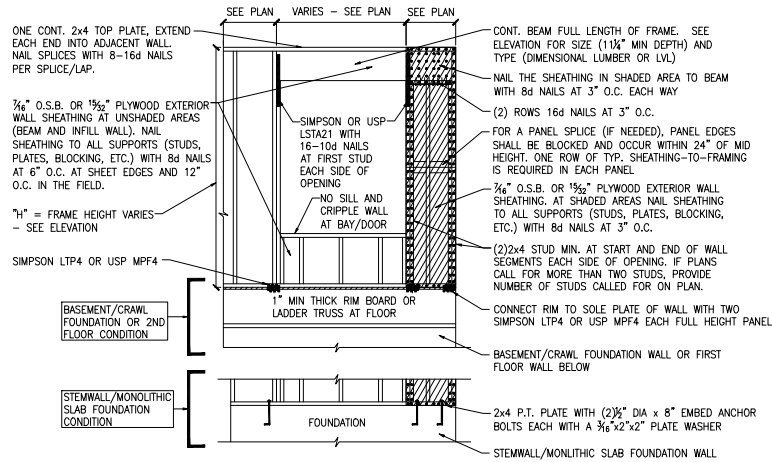
(F) HOLD DOWN AT BASEMENT FOUNDATION MONOLITHIC TURN-DOWN



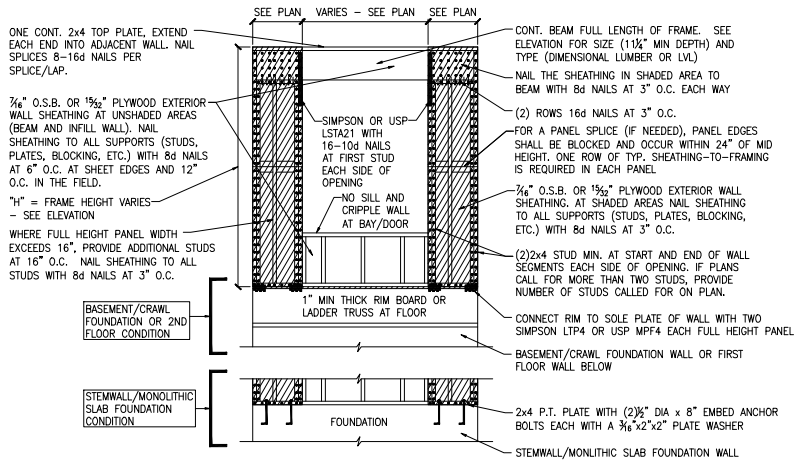
(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LIT20B	LTS20B	1/2" DIA.	(10)10d NAILS
HTT4	HTT16	3/8" DIA.	(18)16dx2 1/2" LONG NAILS
HTT5	HTT45	3/8" DIA.	(26)16dx2 1/2" LONG NAILS

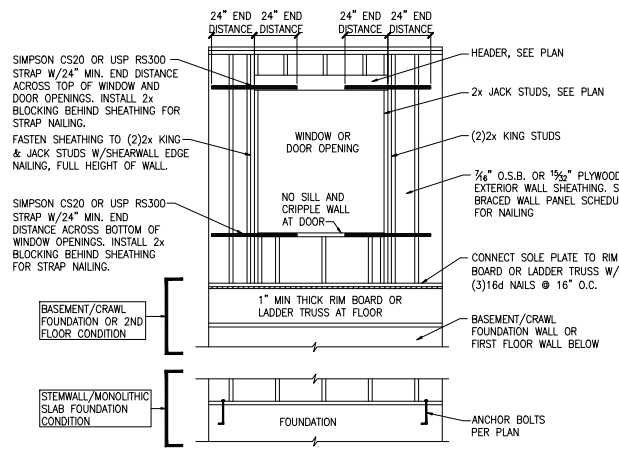




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



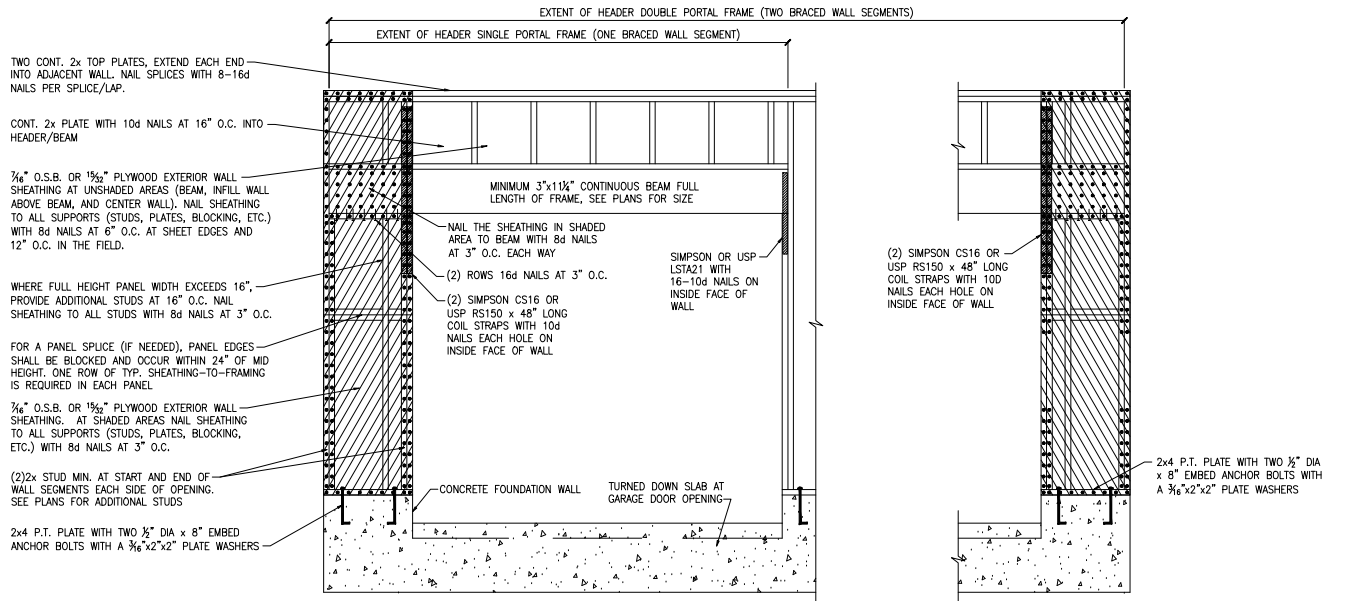
C WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFIED ON PLANS

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

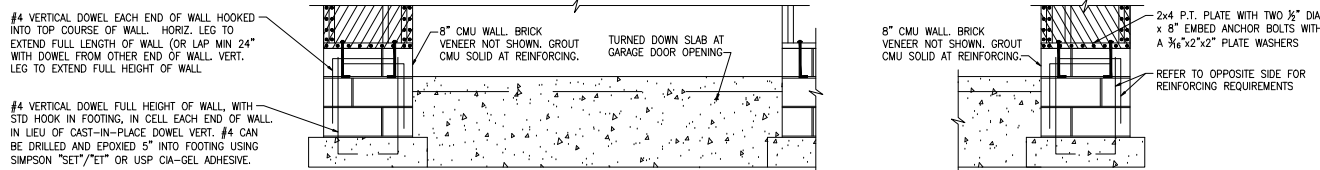
BRACED WALL PANEL NOTES:

- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 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.

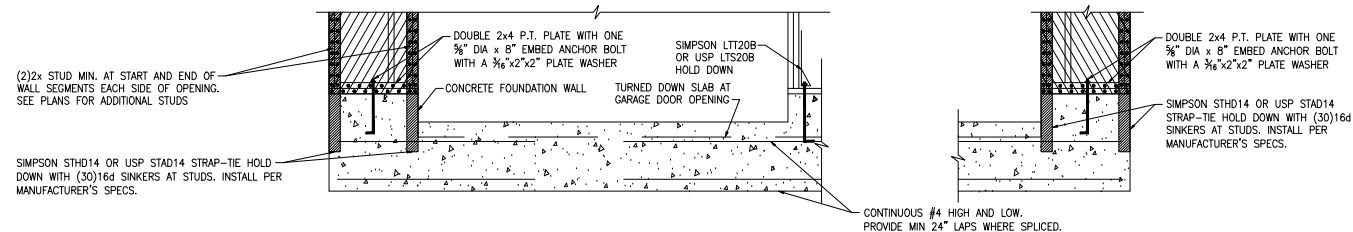




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
 MONOLITHIC SLAB OR BASEMENT FOUNDATION



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



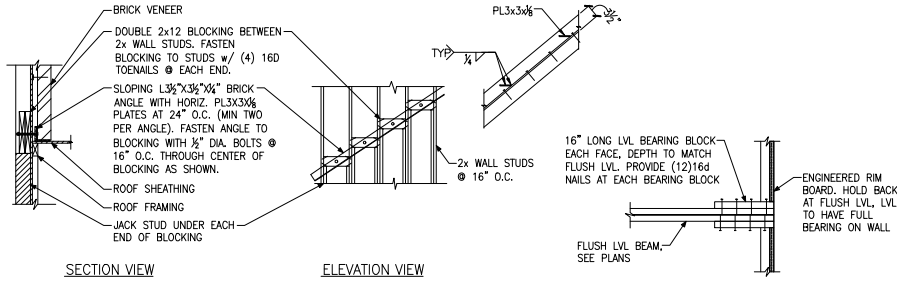
C METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS
 MONOLITHIC SLAB OR BASEMENT FOUNDATION

Portal Frame Details

Up to 130 M.P.H.
 North Carolina

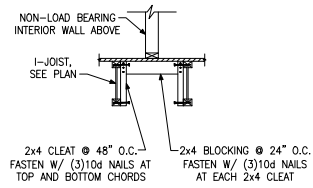
Project #:	105-19000
Designed By:	KRK
Checked By:	
Issue Date:	1/1/19
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34



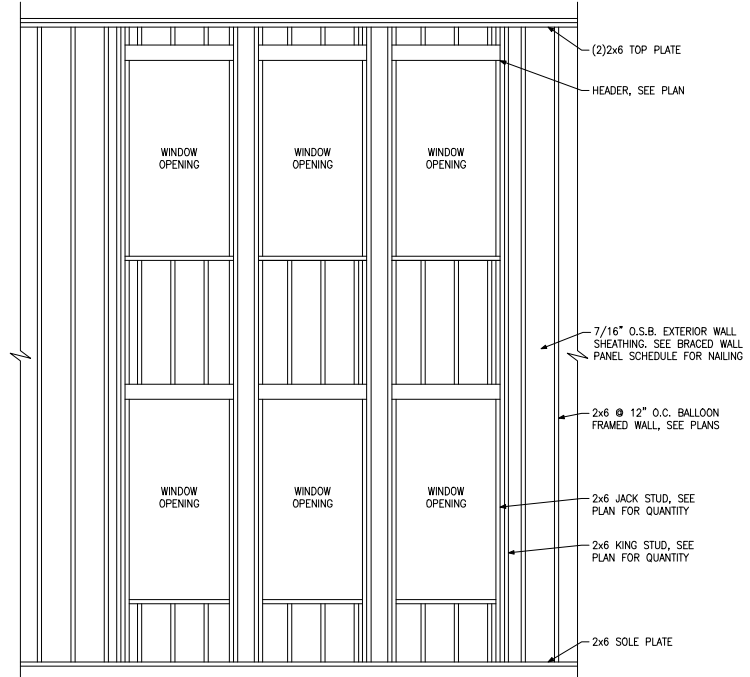


A BRICK LEDGER CONNECTION DETAIL

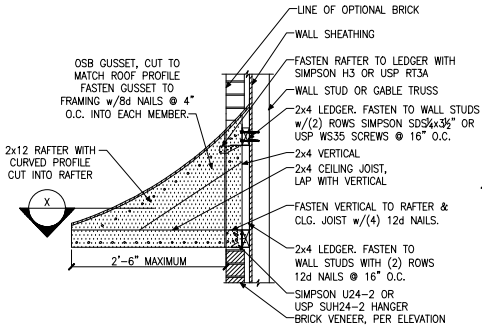
B BEARING ENHANCER FLUSH LVL



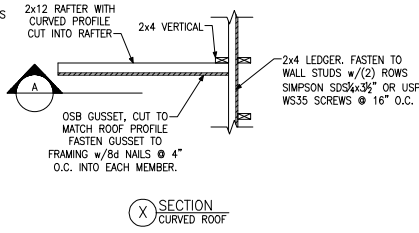
C I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS



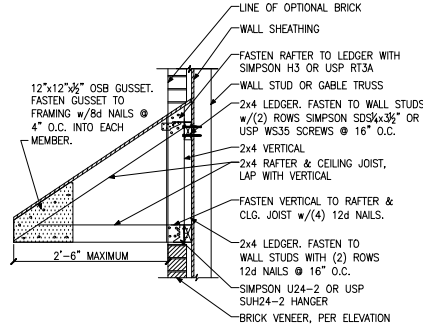
D BALLOON FRAMED WALL DETAIL N.T.S.



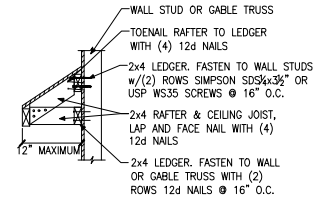
A PENT ROOF DETAIL
CURVED ROOF



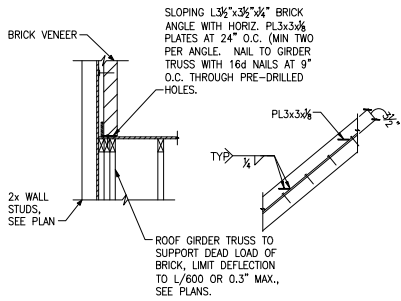
X SECTION
CURVED ROOF



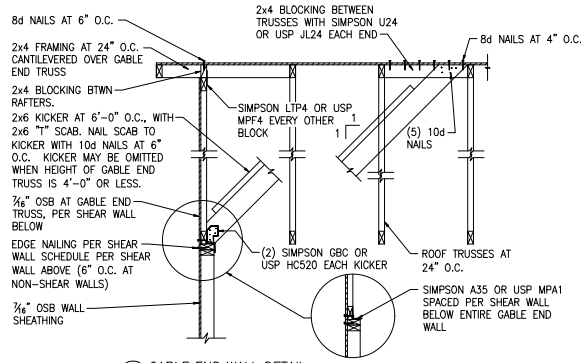
B PENT ROOF DETAIL
STRAIGHT ROOF



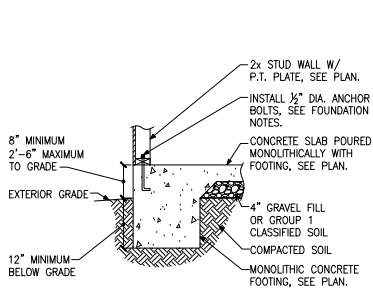
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



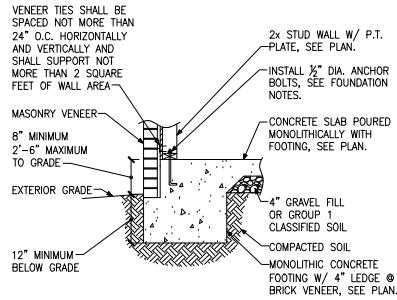
D TRUSS DETAIL



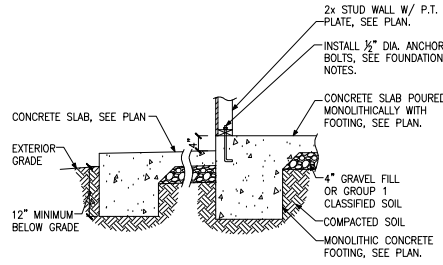
E GABLE END WALL DETAIL



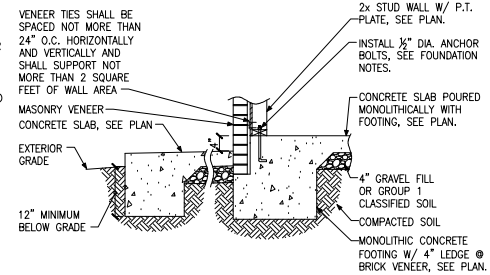
A FOUNDATION SECTION
EXTERIOR WALL



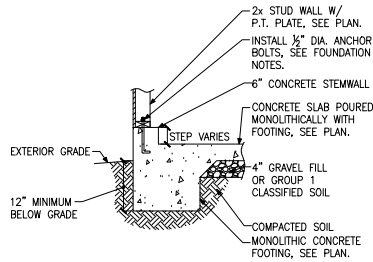
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



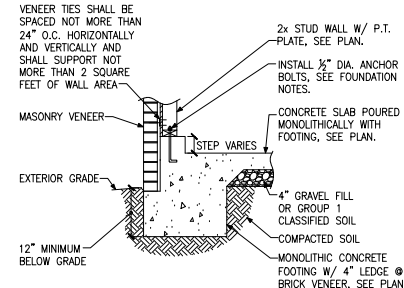
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



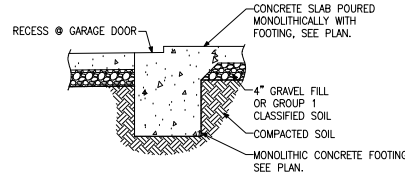
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/ MASONRY
VENEER



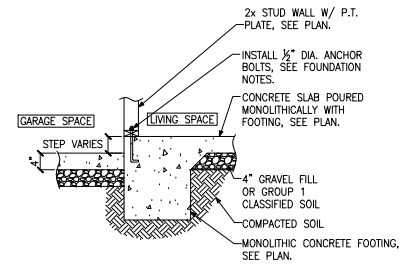
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



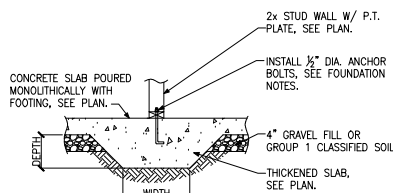
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



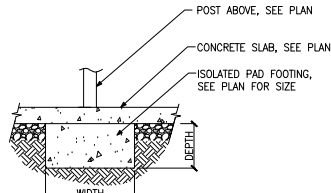
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING

