

2 X 6

KENZIE H&H HOMES - GARAGE LEFT

PLAN REVISIONS

01-10-13	COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS
01-15-13	CLIENT BACK END COMMENTS
01-24-13	MIRROR PLAN TO CREATE LEFT HAND VERSION
03-26-20	UPDATED ROOM NAMING PER H&H STANDARDS ADDED 2x6 WALL FLOOR PLANS & ELECTRICAL PLANS CHANGED ELEVATION 'A' & 'C' TO 'A-1' & 'C-1' ADDED ELEVATIONS 'A-2' & 'C-2' CHANGED ELEVATION 'B' TO ELEV. 'B-2' AND ADDED NEW ELEV. 'B-1' BROKE OUT OPTIONS FROM THE FLOOR PLANS AND MADE A SEPARATE PAGE FOR OPTIONS

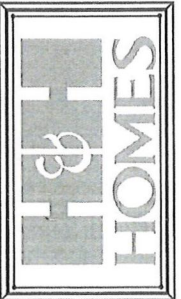
ELEVATION "A"	
MAIN FLOOR	804 SF.
UPPER FLOOR	1154 SF.
TOTAL LIVING	1958 SF.
GARAGE	480 SF.
FRONT PORCH	82 SF.
PATIO	120 SF.
TOTAL SQ. FT.	2640 SF.
OPT. COV. PORCH	120 SF.
OPT. EXT. PORCH	160 SF.
OPT. 1 CAR GARAGE	240 SF.

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

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

INVENTORY MARKED PLAN

MLP 602



JOB NUMBER	0-1818871
CAD FILE	REN2E-7
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-26-20

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

KENZIE
H&H HOMES

1958

TITLE	REVISION LOG
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SHEET
CS

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.

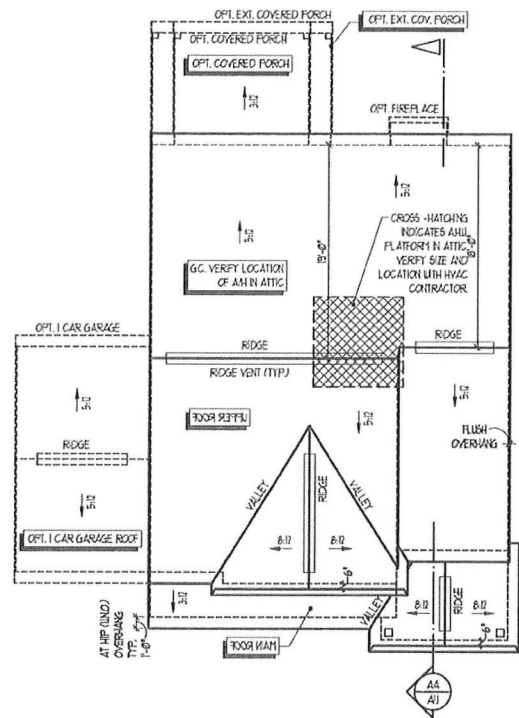
IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

2 X 6

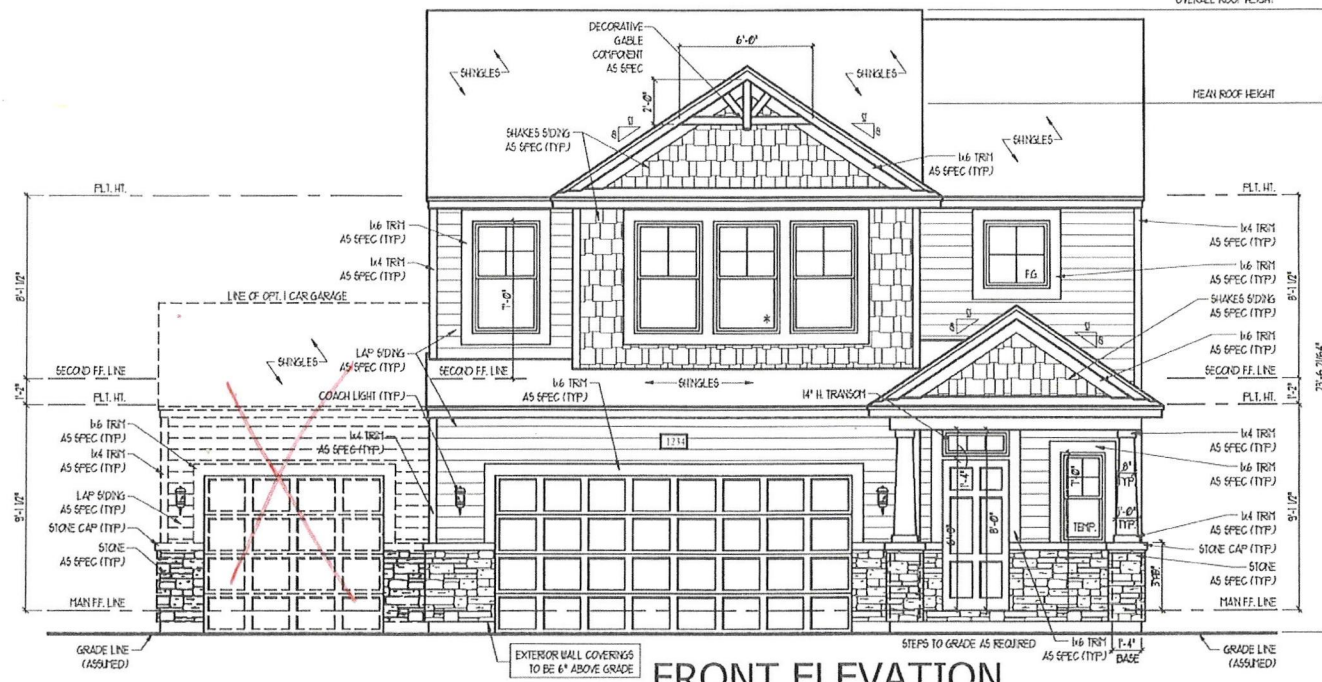
ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING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

ROOF VENT CALCULATIONS					
	MAIN ROOF	UPPER ROOF	OPT. GARAGE ROOF	OPT. COVERED PORCH	OPT. EXT. COVERED PORCH
ATTIC AREA	84 SQ. FT.	100 SQ. FT.	740 SQ. FT.	00 SQ. FT.	00 SQ. FT.
NET FREE VENT. AREA REQ'D (AREA/200)	14 SQ. IN.	50 SQ. IN.	15 SQ. IN.	58 SQ. IN.	11 SQ. IN.
NET FREE VENT. AREA PROVIDED	31 SQ. IN.	79 SQ. IN.	58 SQ. IN.	79 SQ. IN.	38 SQ. IN.
NET FREE VENT. AREA REQUIRED	NEAR RIDGE	NEAR SOFFIT	NEAR RIDGE	NEAR SOFFIT	NEAR SOFFIT
	31 SQ. IN.	79 SQ. IN.	58 SQ. IN.	79 SQ. IN.	38 SQ. IN.

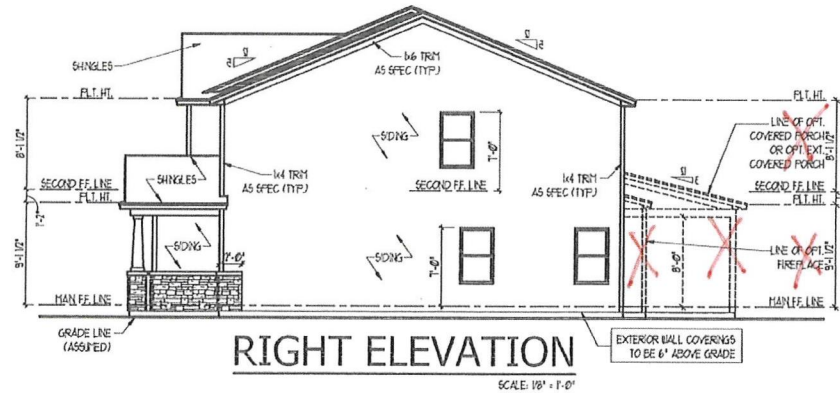
VENT TOTAL ROOF VENTS REQUIRED WITH MANUFACTURER'S SPECIFICATIONS OF NET FREE AREA PER VENT



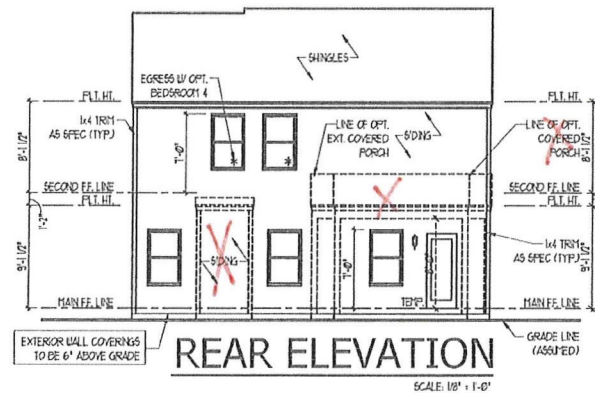
ROOF PLAN
SCALE: 1/8" = 1'-0"



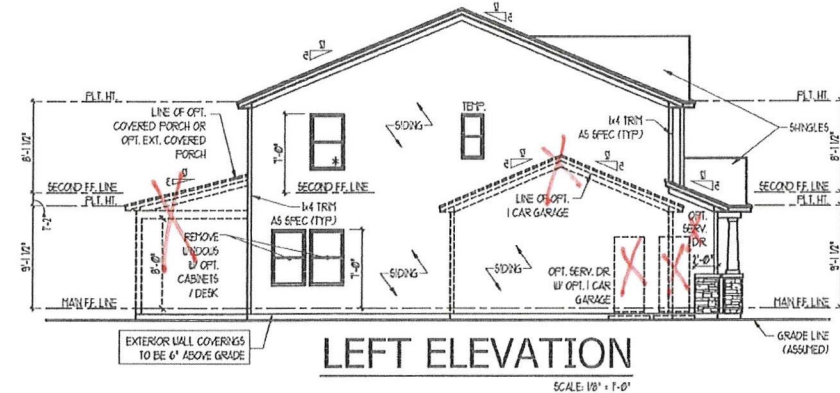
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



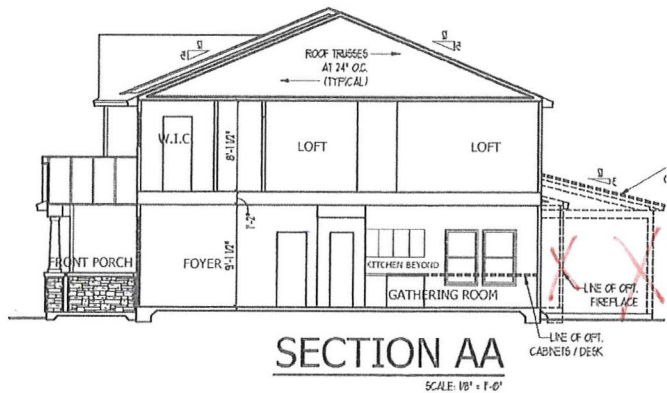
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



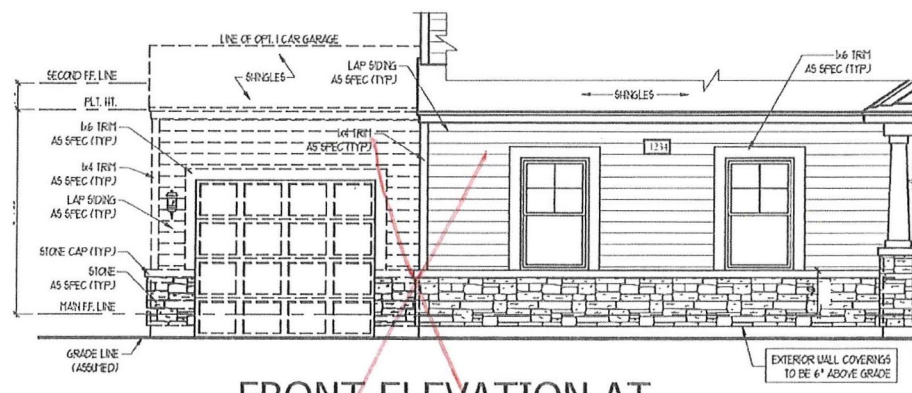
REAR ELEVATION
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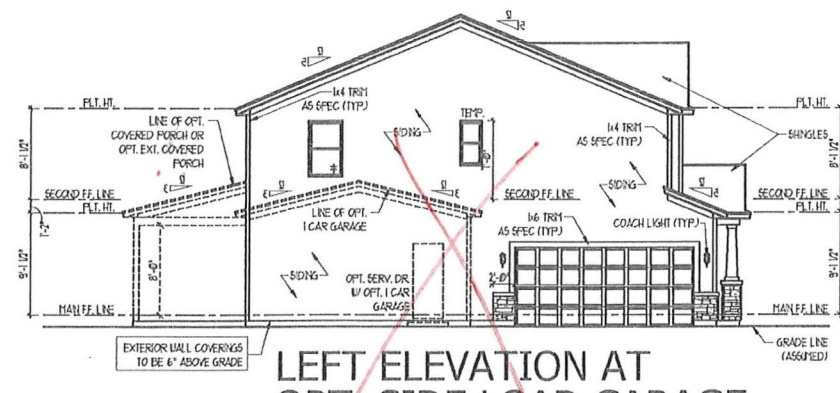
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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

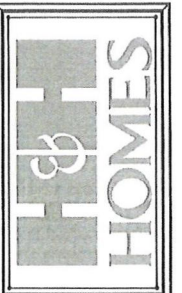


FRONT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE: 1/4" = 1'-0"



LEFT ELEVATION AT OPT. SIDE LOAD GARAGE
SCALE: 1/8" = 1'-0"

ELEVATION "B-2"



JOB NUMBER B-1818871
CAD FILE KENZIE-R
ISSUED 07-10-19
REVISED 07-15-19
07-24-19
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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

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H&H HOMES

1958

TITLE
ELEVATIONS
ROOF PLAN
BUILDING SECTION
DETAILS

SHEET
A1.1

Handwritten initials/signature



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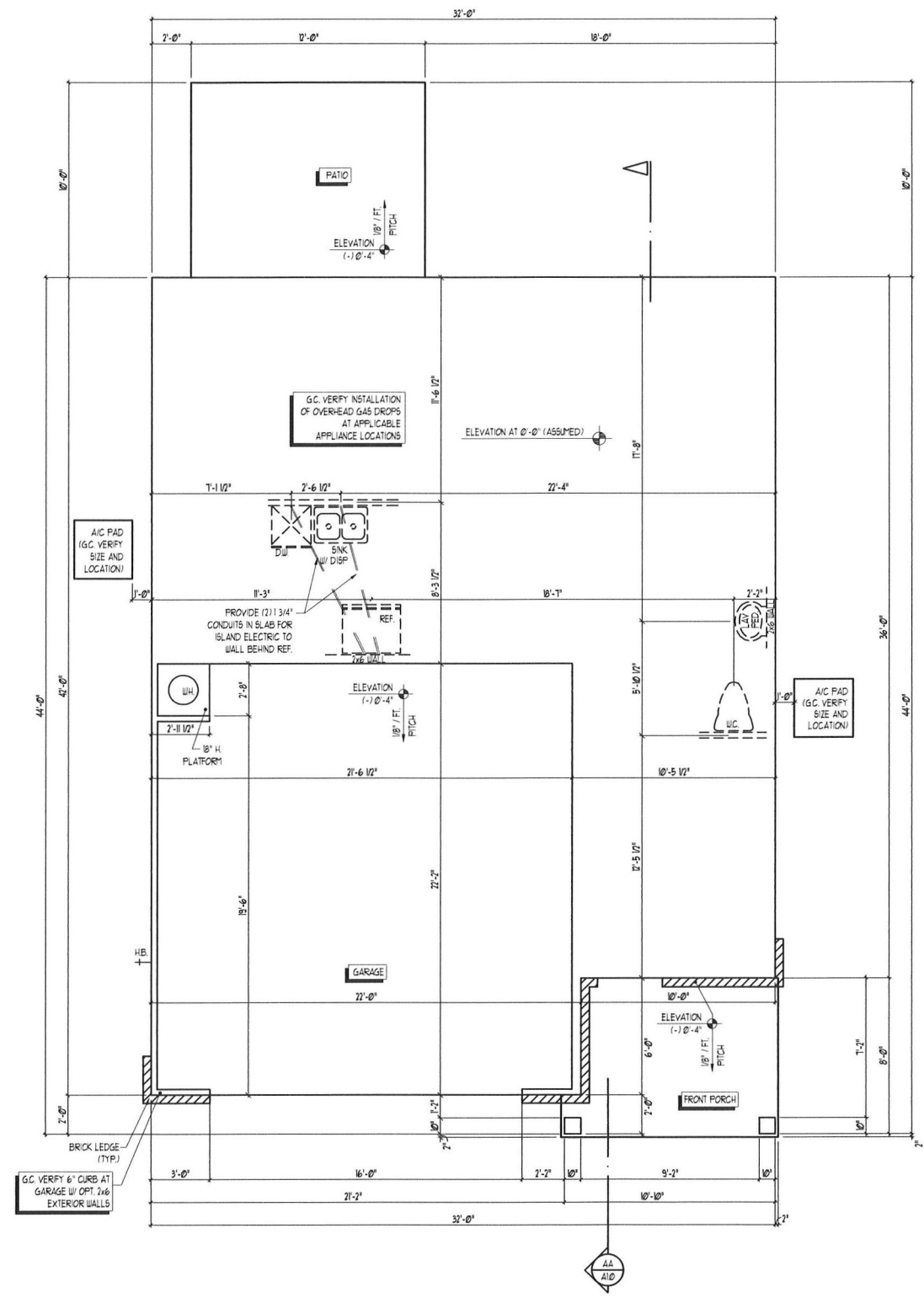
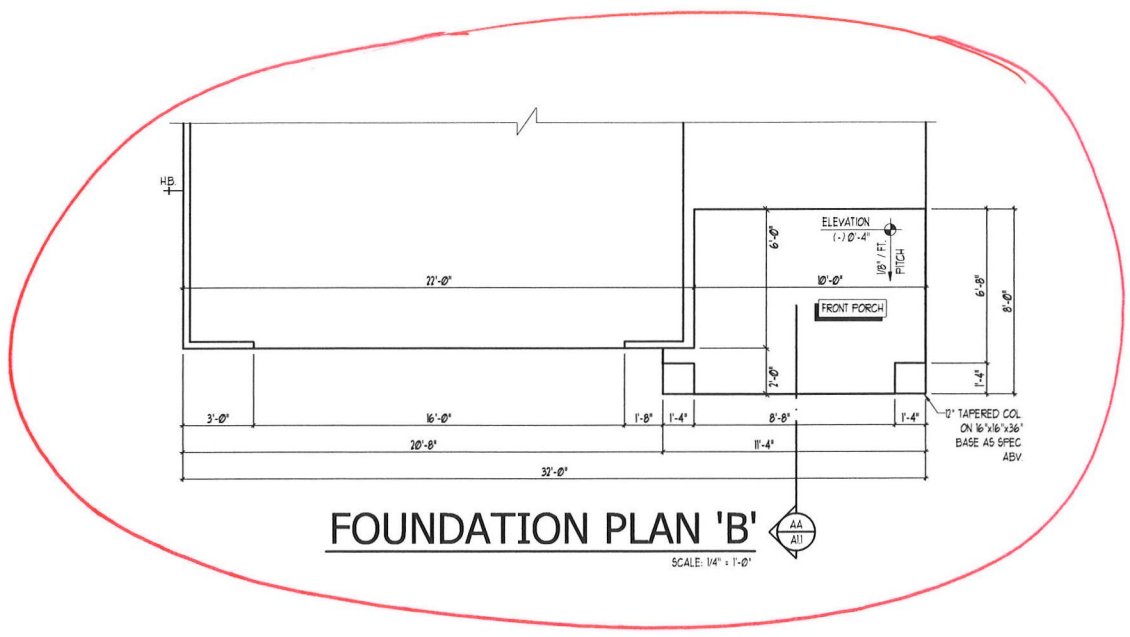
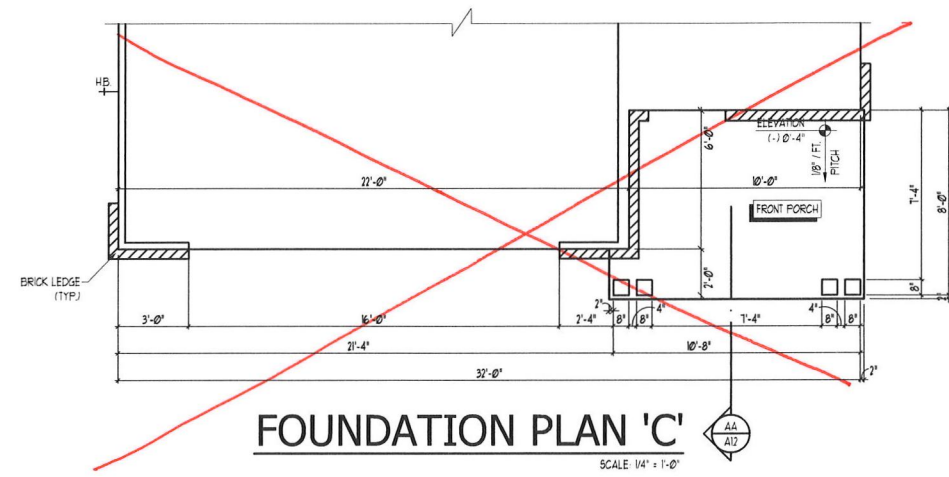
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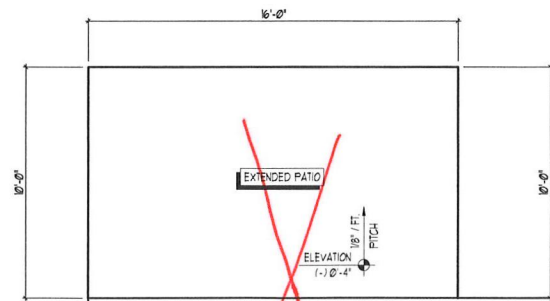
1958

TITLE
SLAB INTERFACE PLAN

SHEET
A2.0

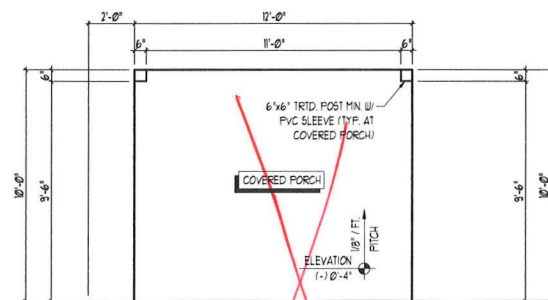


SLAB INTERFACE PLAN
SCALE: 1/4" = 1'-0"



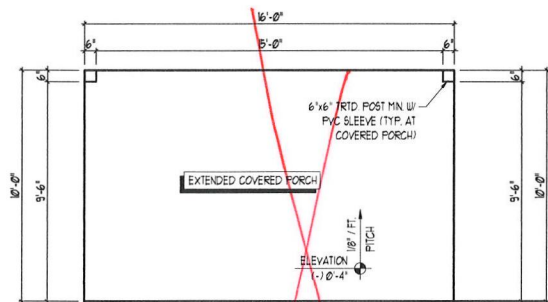
OPT. EXTENDED PATIO

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



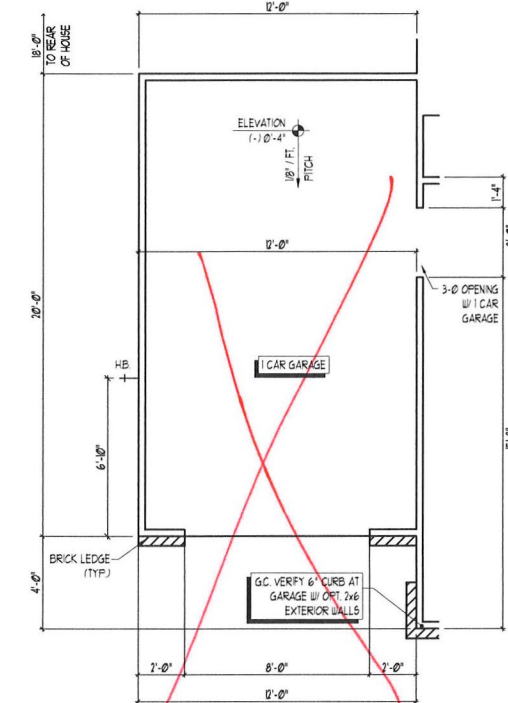
OPT. COVERED PORCH

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



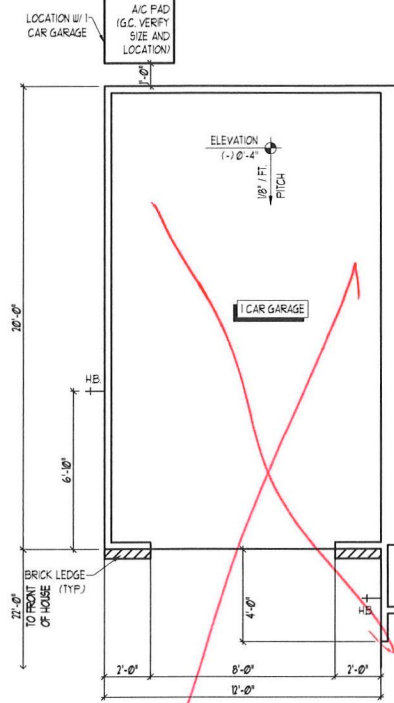
OPT. EXT. COVERED PORCH

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



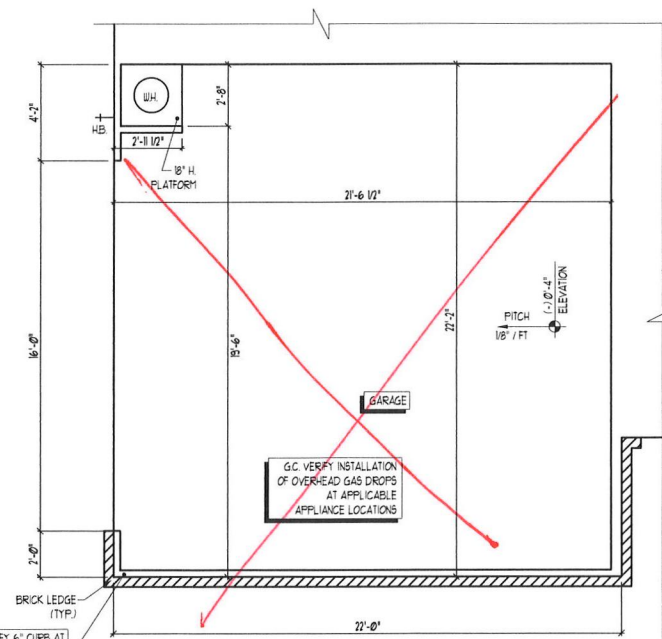
OPT. 1 CAR GARAGE (FWD)

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



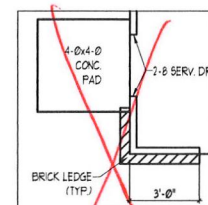
OPT. 1 CAR GARAGE (REAR)

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



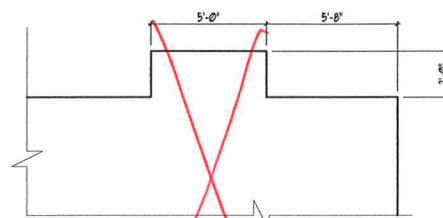
OPT. SIDE LOAD GARAGE

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



OPT. SERVICE DOOR

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



OPT. FIREPLACE

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

G.C. VERIFY 6" CURB AT GARAGE w/ OPT. 2x6 EXTERIOR WALLS

G.C. VERIFY INSTALLATION OF OVERHEAD GAS DROPS AT APPLICABLE APPLIANCE LOCATIONS

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOWN

SLAB INTERFACE PLAN OPTIONS

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



JOB NUMBER	0-1818871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
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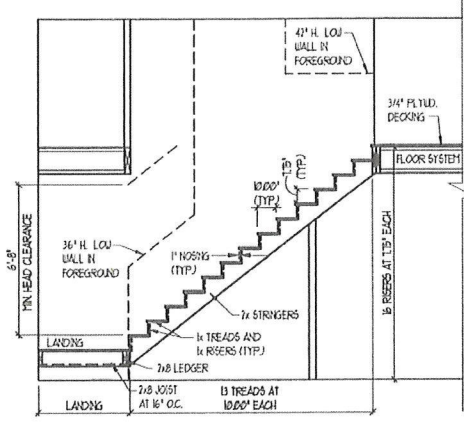
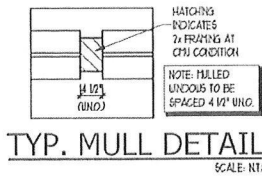
KENZIE H&H HOMES

1958

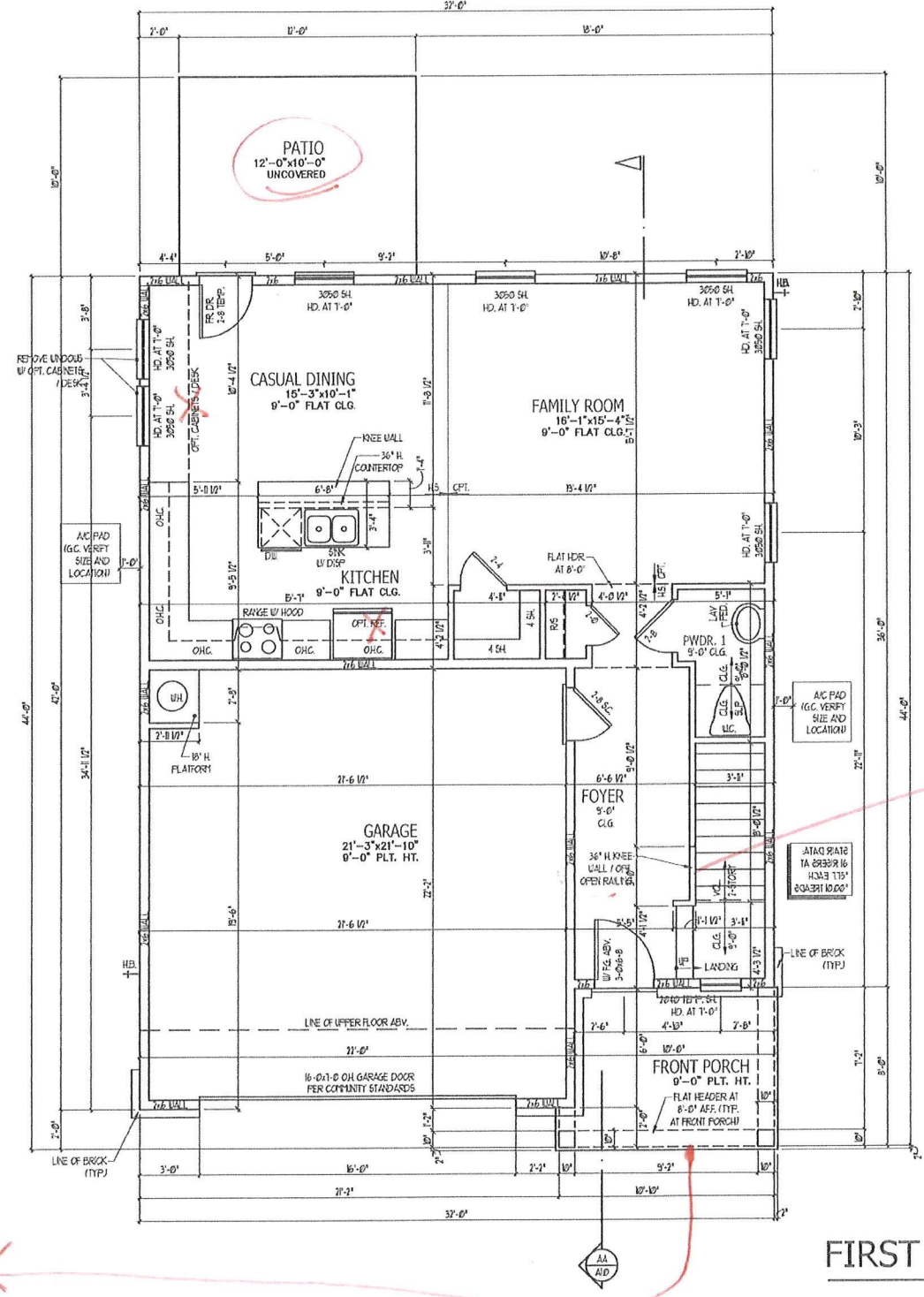
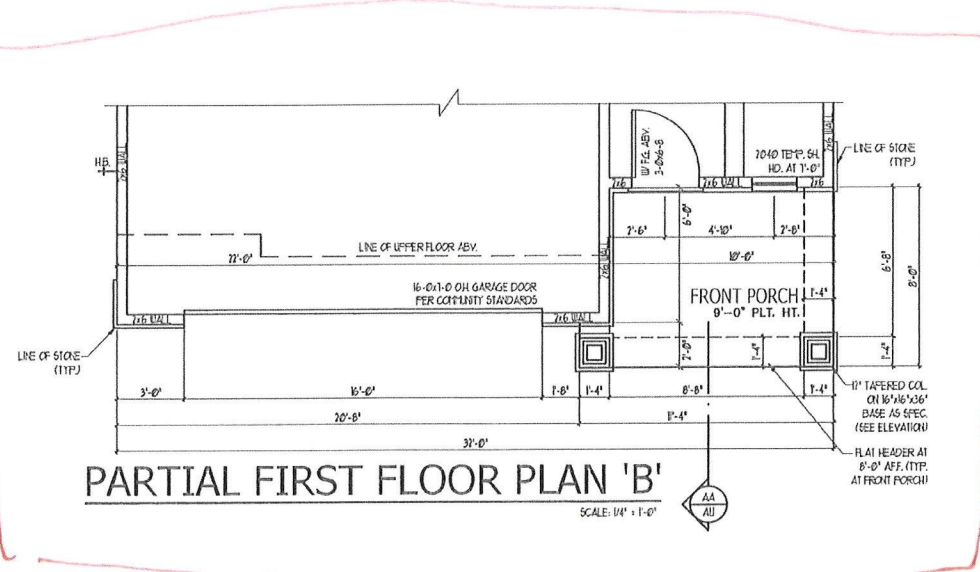
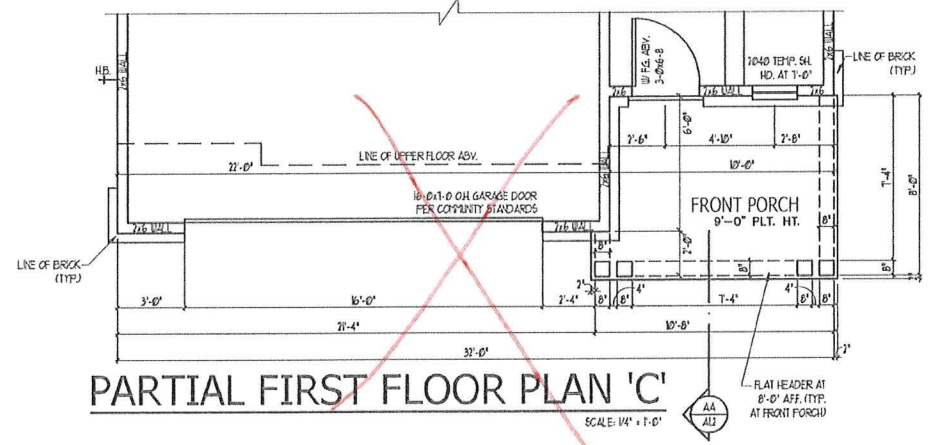
TITLE
 SLAB INTERFACE PLAN

SHEET
A2.0

2 X 6

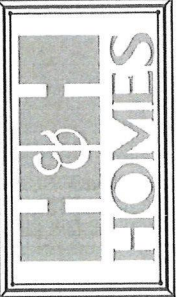


STAIR NOTES:
RAILING
BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES TO PASS THROUGH
HANDRAILS/HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN LEVEL FOSIS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.
CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

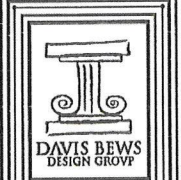


Hay Wall

Handwritten initials/signature



JOB NUMBER	B-1818871
CAD FILE	KENZIE-R
ISSUED	07-18-18
REVISED	07-15-19
	07-24-19
	03-26-20



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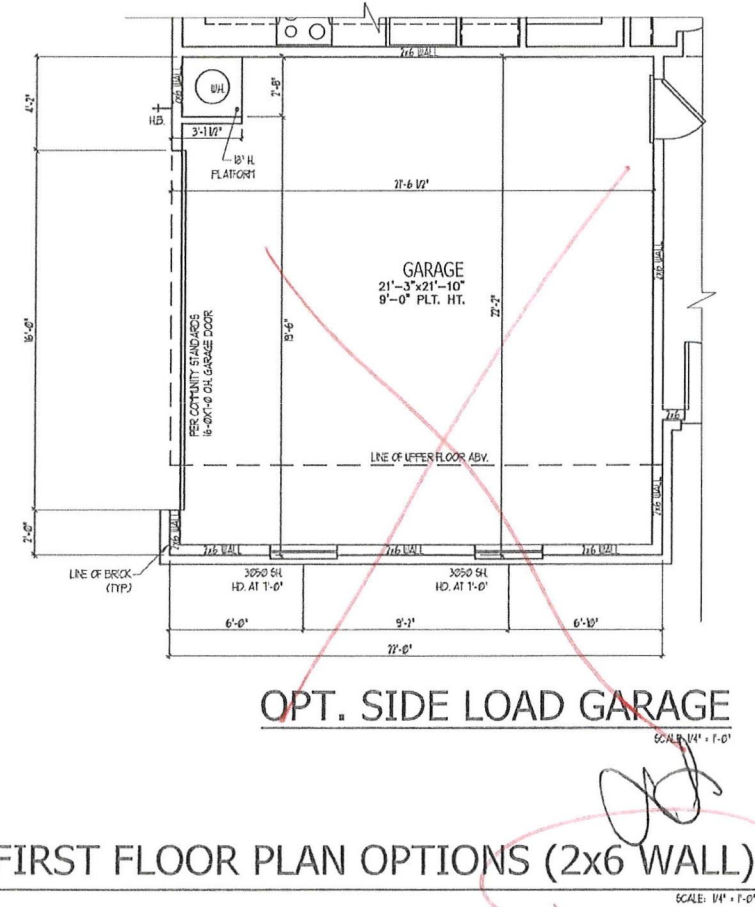
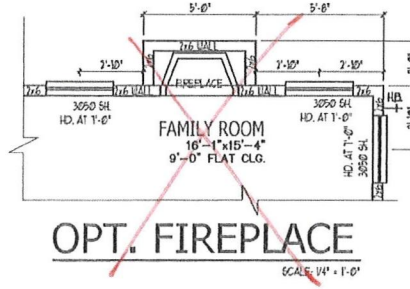
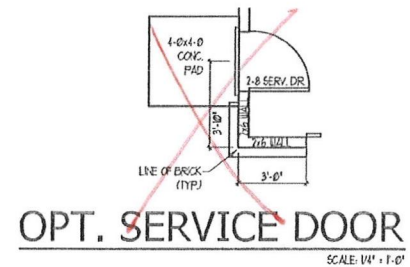
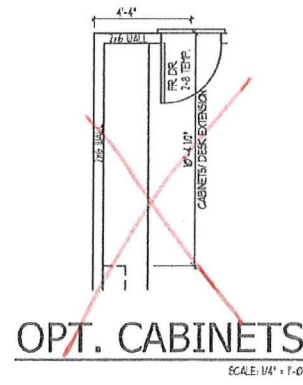
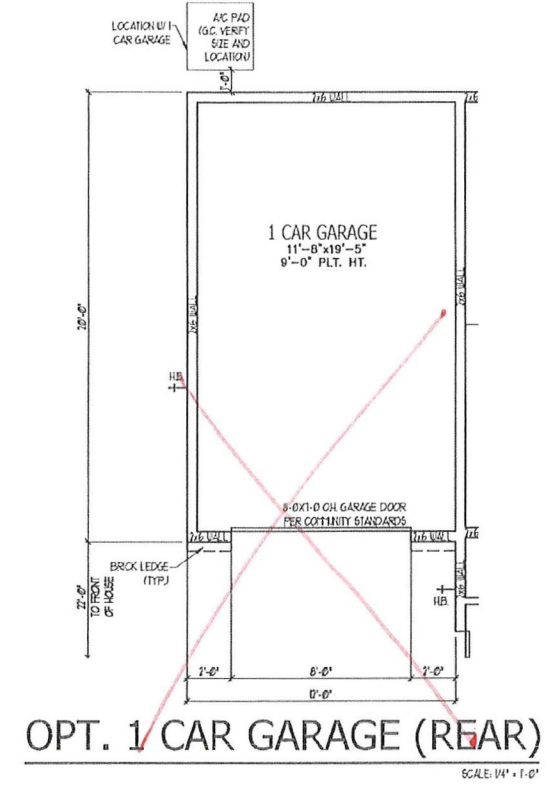
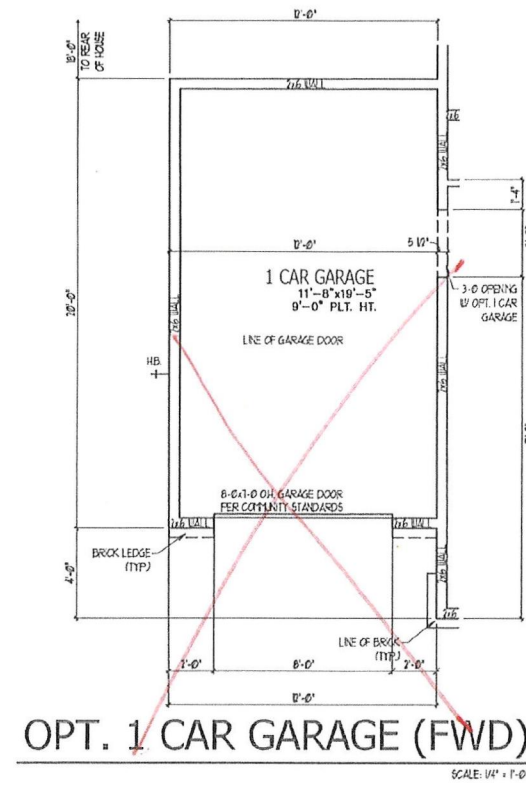
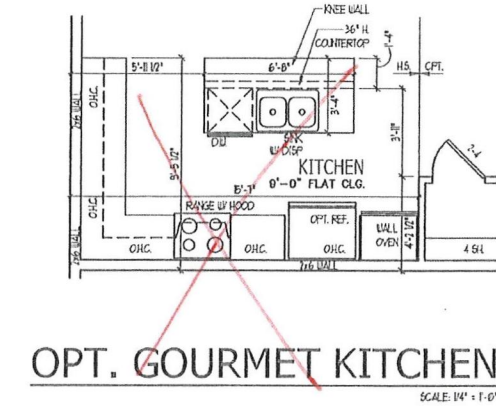
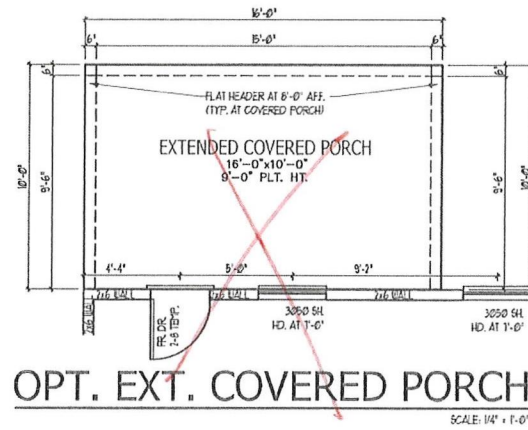
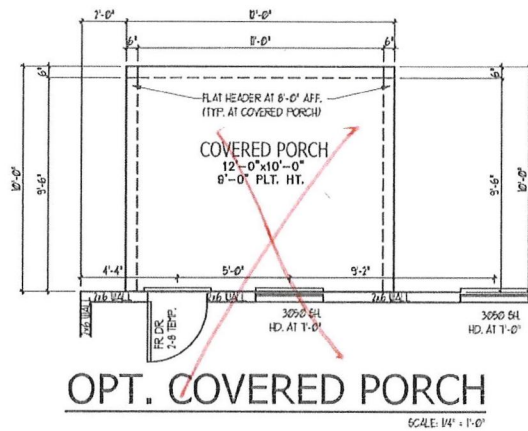
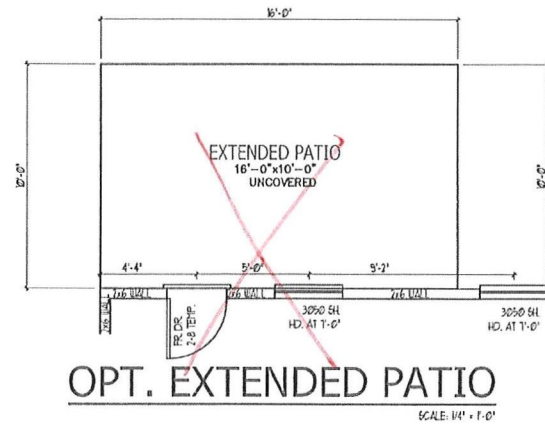
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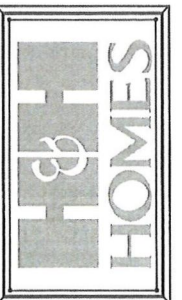
TITLE
FIRST FLOOR PLAN

SHEET
A3.0

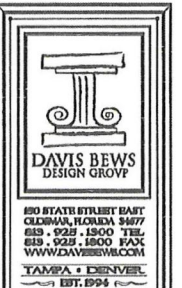
2 X 6



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



JOB NUMBER	B-1818671
CAD FILE	KENZIE-2
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
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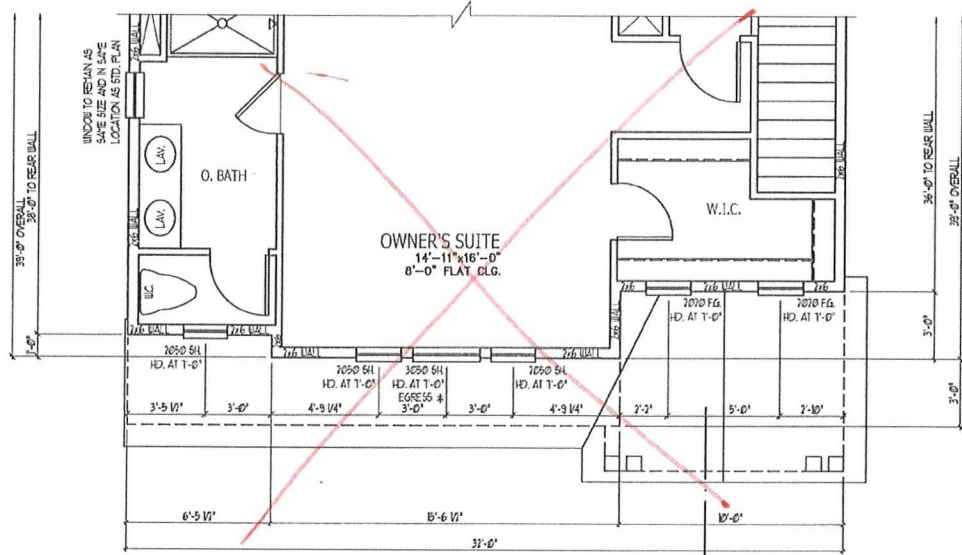
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1958

TITLE FIRST FLOOR PLAN OPTS

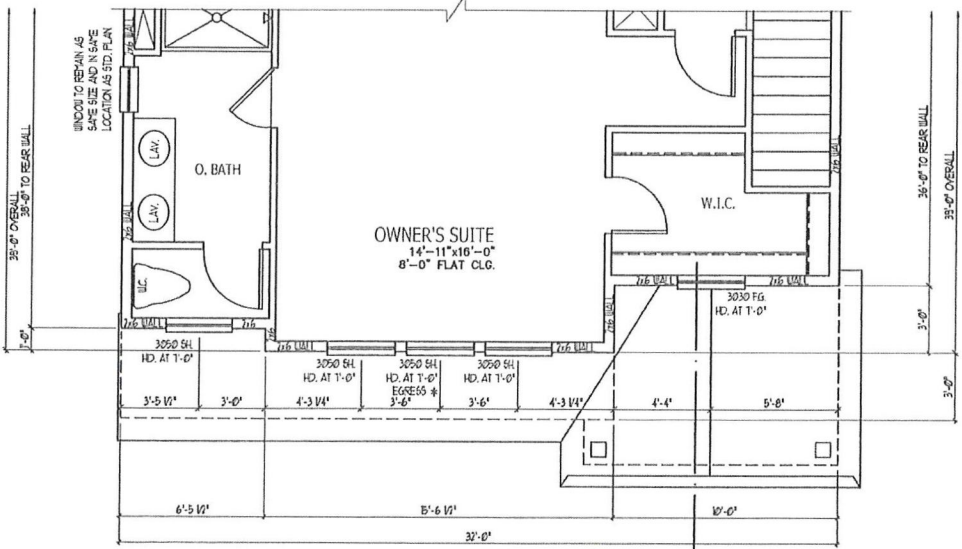
SHEET A3.1

2 X 6



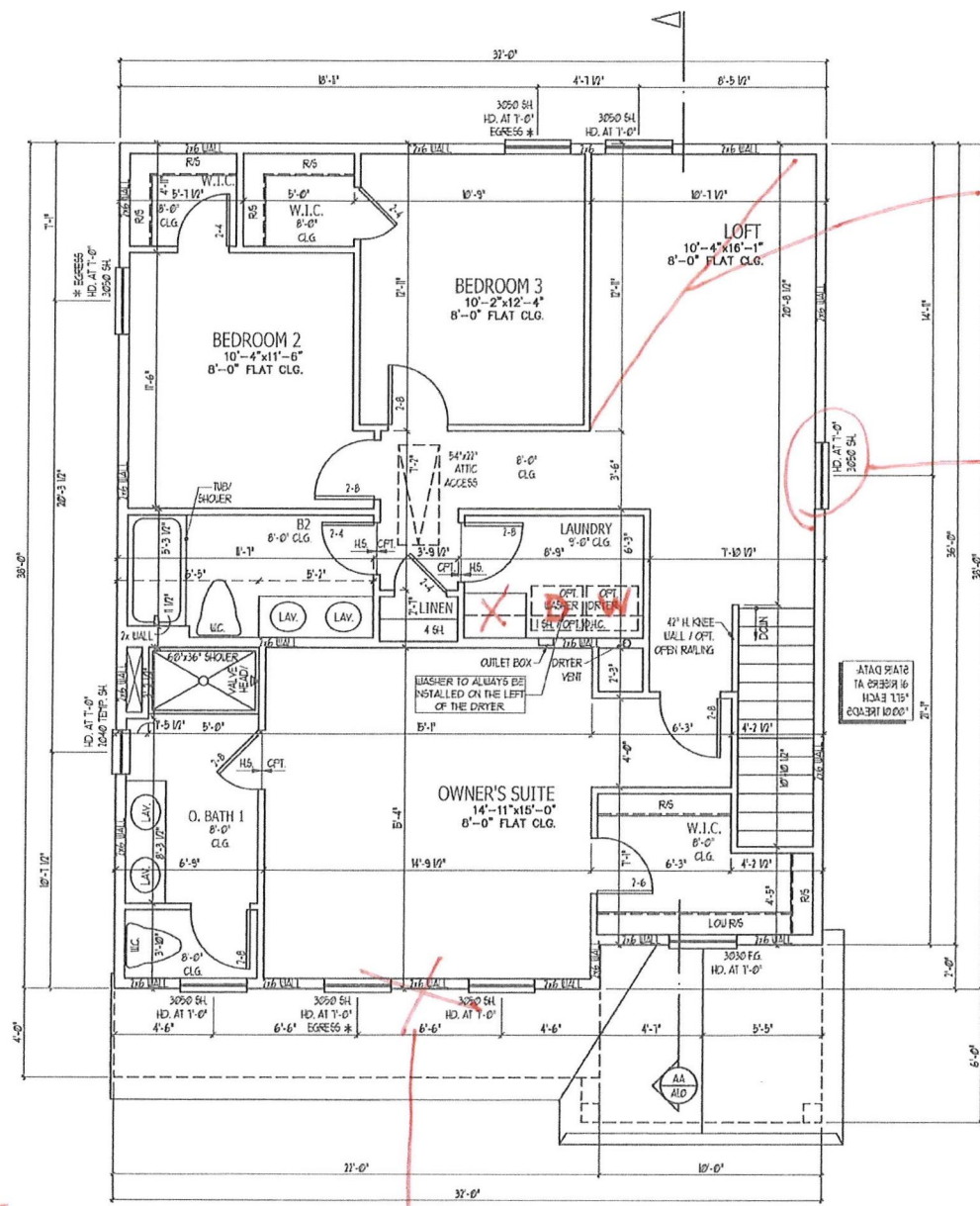
PARTIAL SECOND FLOOR PLAN 'C'

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



PARTIAL SECOND FLOOR PLAN 'B'

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

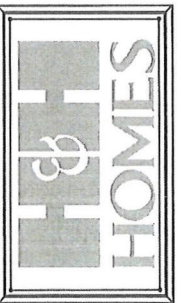


SECOND FLOOR PLAN (2x6 WALL)

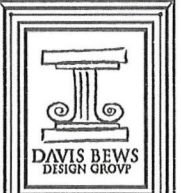
SCALE: 1/4" = 1'-0"

see BK # 4

Keep Window



JOB NUMBER	B-1818871
CAD FILE	KENZIE-K
ISSUED	07-10-19
REVISED	07-15-19
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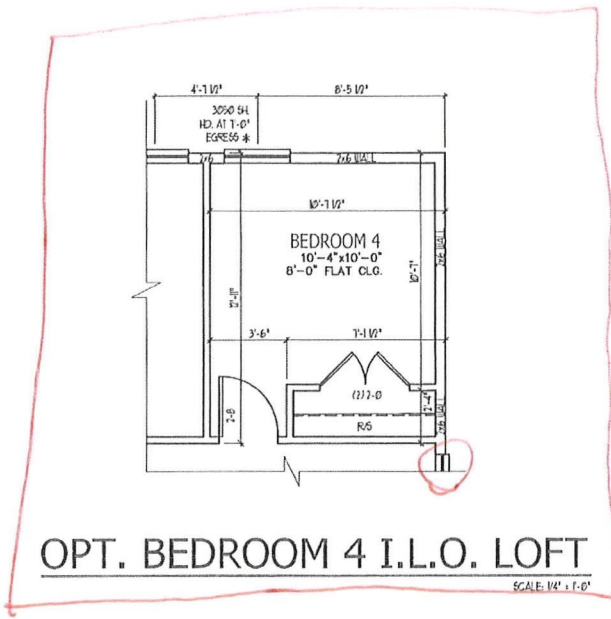
KENZIE H&H HOMES

1958

TITLE SECOND FLOOR PLAN

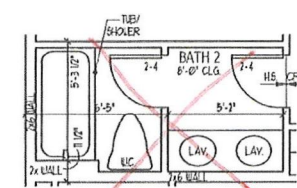
SHEET A3.2

2 X 6



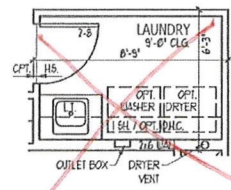
OPT. BEDROOM 4 I.L.O. LOFT

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



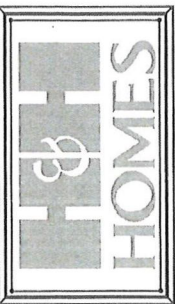
OPT. WALL IN BATH 2

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



OPT. LAUNDRY TUB

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



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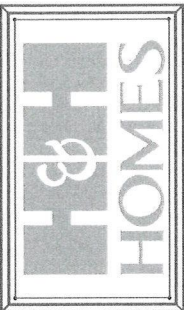
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TITLE
SECOND FLOOR PLAN OPT'S

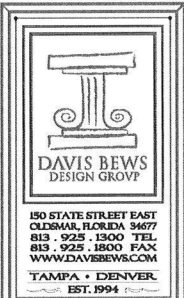
SHEET
A3.3

SECOND FLOOR PLAN OPTIONS (2x6 WALL)

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



JOB NUMBER	B-1818871
CDR FILE	KENZIE-R
ISSUED	07-18-19
REVISED	07-18-19
	07-24-19
	03-26-20



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 EST. 1994

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

KENZIE
 H&H HOMES

1958

TITLE
 FIRST FL. ELECT. PLAN

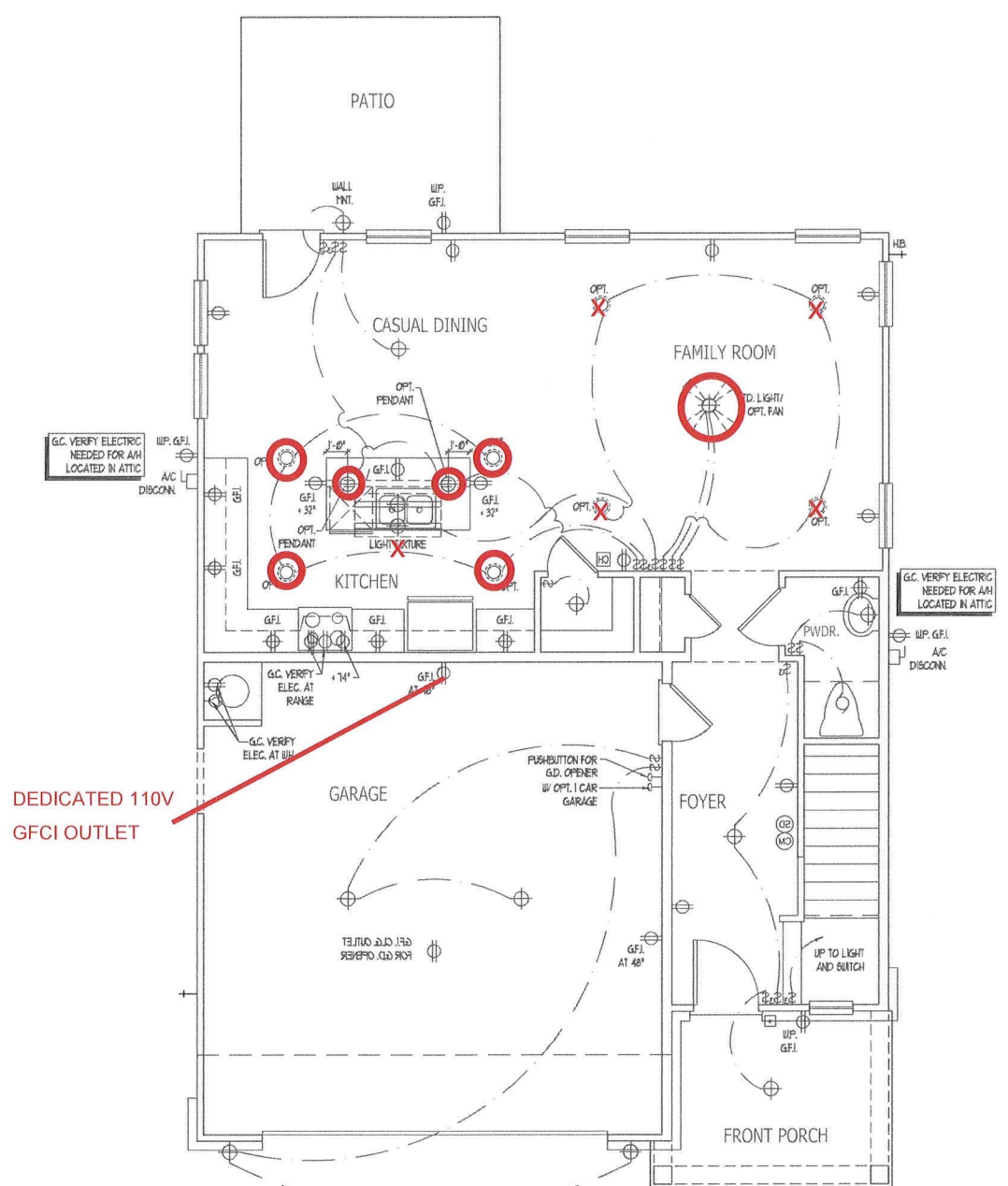
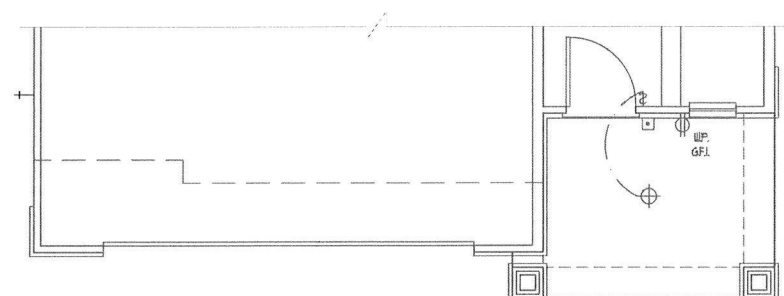
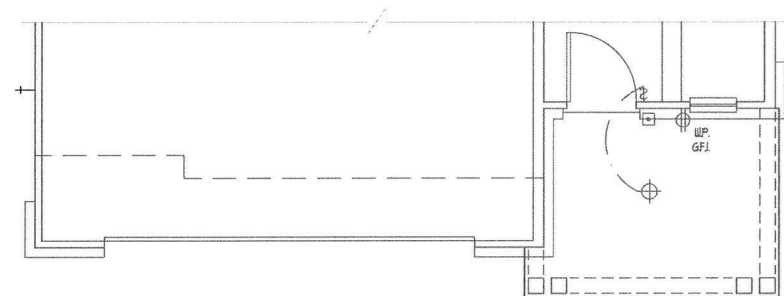
SHEET
E1

ELECTRICAL KEY

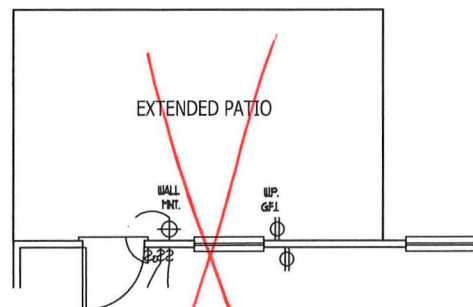
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕ DUPLEX OUTLET ABOVE COUNTER
- ⊕ WEATHERPROOF DUPLEX OUTLET
- ⊕ GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊕ HALF-SWITCHED DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 220 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
-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

NOTES:

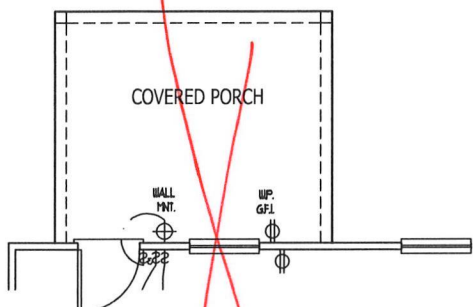
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 48"
 OUTLETS... 18"
 TELEPHONE... 48" (UNLESS ABV COUNTERTOP)
 TELEVISION... 48"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL 15A AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 2017 408.2 AND 408.3.
5. ALL 15A AND 20A 120V 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 NEPA, NEC, 2017, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS DERIVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



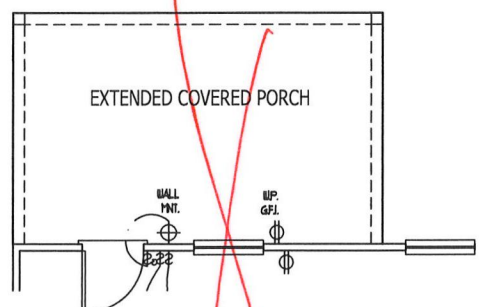
FIRST FLOOR ELECTRICAL PLAN



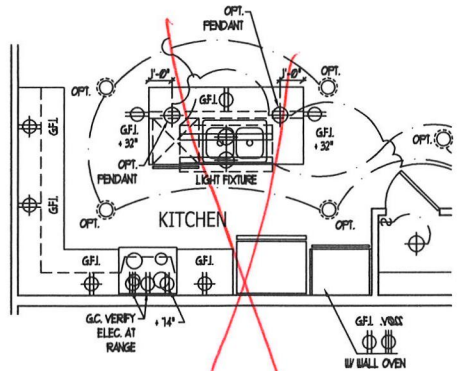
OPT. EXTENDED PATIO



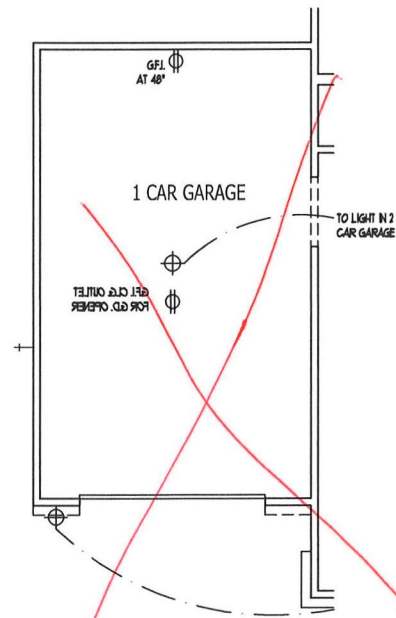
OPT. COVERED PORCH



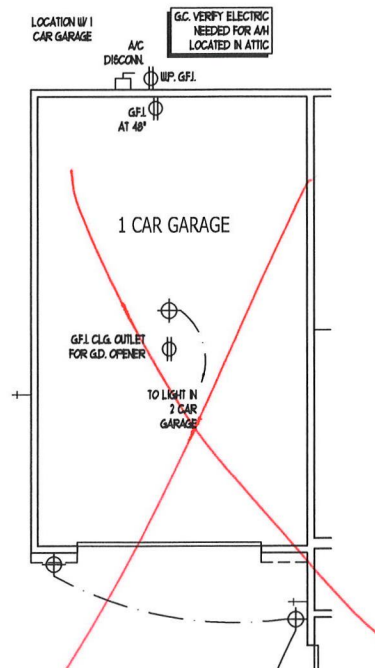
OPT. EXT. COVERED PORCH



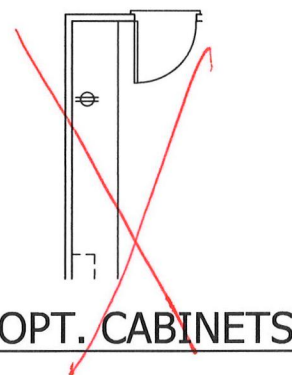
OPT. GOURMET KITCHEN



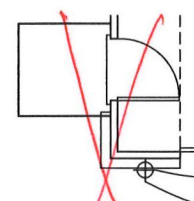
OPT. 1 CAR GARAGE (FWD)



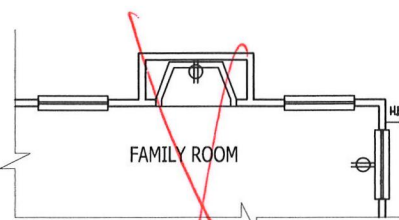
OPT. 1 CAR GARAGE (REAR)



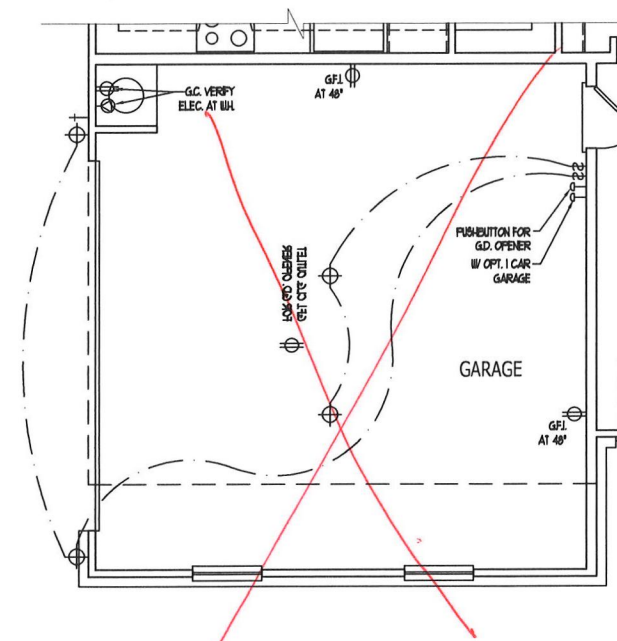
OPT. CABINETS



OPT. SERVICE DOOR



OPT. FIREPLACE



OPT. SIDE LOAD GARAGE

FIRST FLOOR ELECTRICAL PLAN OPTIONS



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

DAVIS BEWS DESIGN GROUP

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

KENZIE H&H HOMES

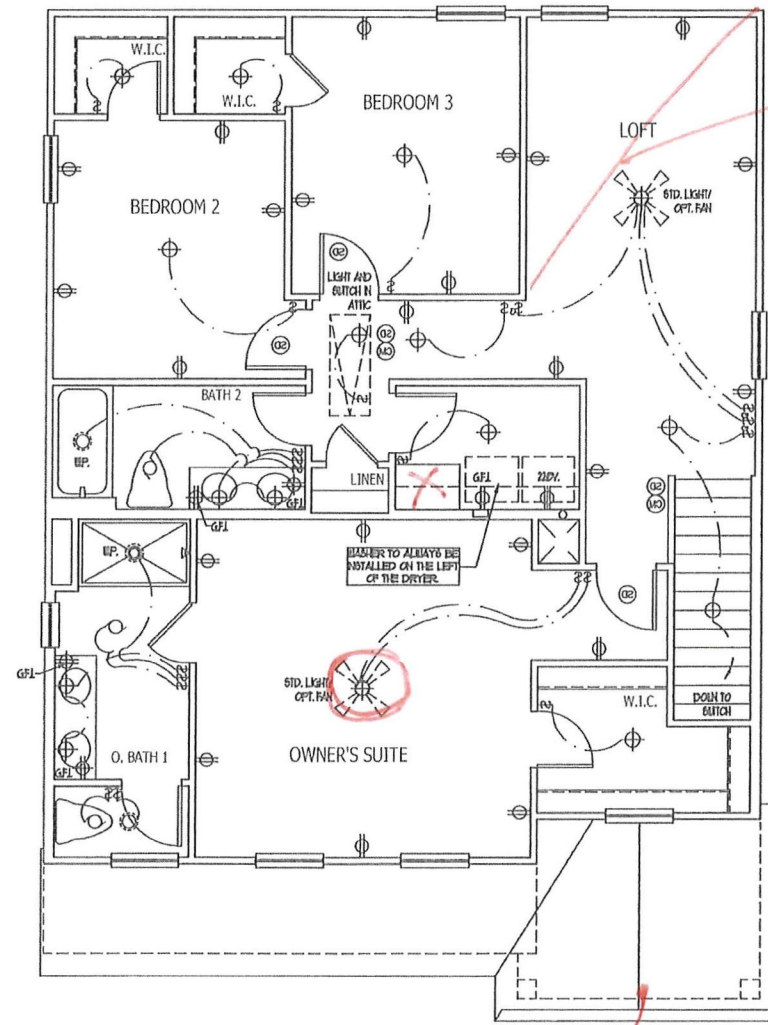
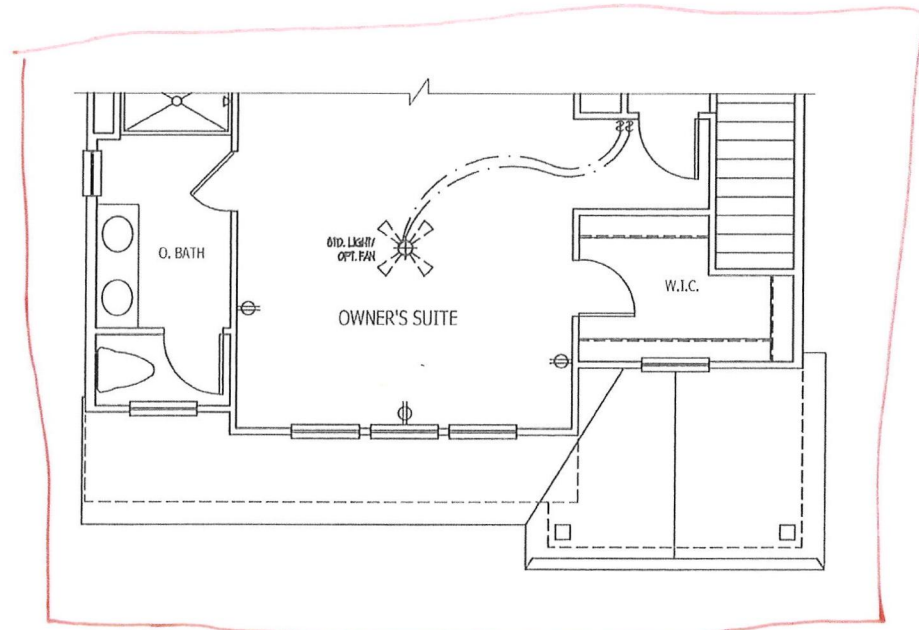
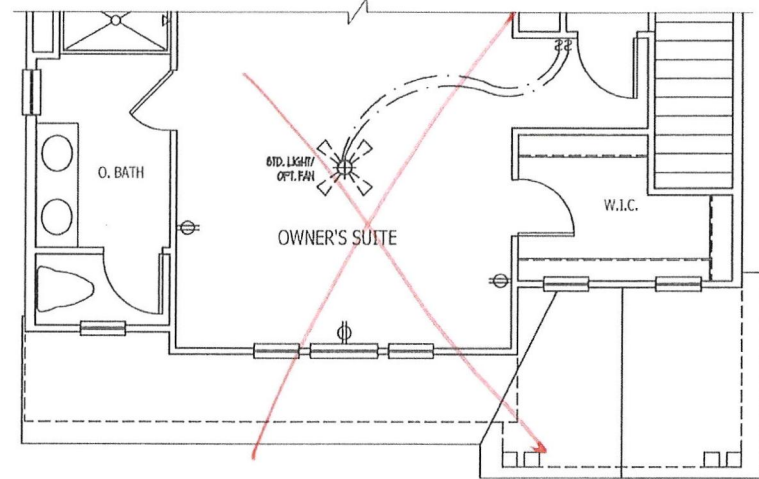
1958

TITLE
 FIRST FL. ELEC. PLAN OPTS

SHEET
E1.1

2 X 6

* PreWire BR 2, 3, & 4 for ceiling fan.



ELECTRICAL KEY

- ⊖: DUPLEX CONVENIENCE OUTLET
- ⊖: DUPLEX OUTLET ABOVE COUNTER
- ⊖: WEATHERPROOF DUPLEX OUTLET
- ⊖: GROUND FAULT INTERRUPTER DUPLEX OUTLET
- ⊖: HALF-SWITCHED DUPLEX OUTLET
- ⊖: SPECIAL PURPOSE OUTLET
- ⊖: DUPLEX OUTLET IN FLOOR
- ⊖: 220 VOLT OUTLET
- ⊖: 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 COORDINATION
- ⊖: ELECTRIC DOOR OPERATOR (OPTIONAL)
- ⊖: CHIMES (OPTIONAL)
- ⊖: PUSHBUTTON SWITCH (OPTIONAL)
- ⊖: CARBON MONOXIDE DETECTOR
- ⊖: SMOKE DETECTOR
- ⊖: SMOKE / CARBON MON. COMBO DETECTOR
- ⊖: TELEPHONE (OPTIONAL)
- ⊖: TELEVISION (OPTIONAL)
- ⊖: THERMOSTAT
- ⊖: ELECTRIC METER
- ⊖: ELECTRIC PANEL
- ⊖: DISCONNECT SWITCH
- ⊖: SPEAKER (OPTIONAL)
- ⊖: ROUGH-IN FOR OPT. CEILING FAN
- ⊖: CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

- NOTES:**
1. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS INDICATED ON PLANS OR AS NOTED NO. 4 AND 5 BELOW INDICATES.
 2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES... 4"
 OUTLETS... 18"
 TELEPHONE... 18" (UNLESS AS BY COUNTERTOP)
 TELEVISION... 18"
 3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
 4. ALL BA AND 20A RECEPTACLES IN SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PAVILIONS, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND GARAGE AREAS SHALL REQUIRE A COORDINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC 200.406(B) AND 406(D).
 5. ALL BA AND 20A 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 200, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
- EVERY BUILDING HAVING A FORMAL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING THROUGH EACH ROOM IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COORDINATION BY KENZIE/H&H HOMEWARE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.



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



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

KENZIE
H&H HOMES

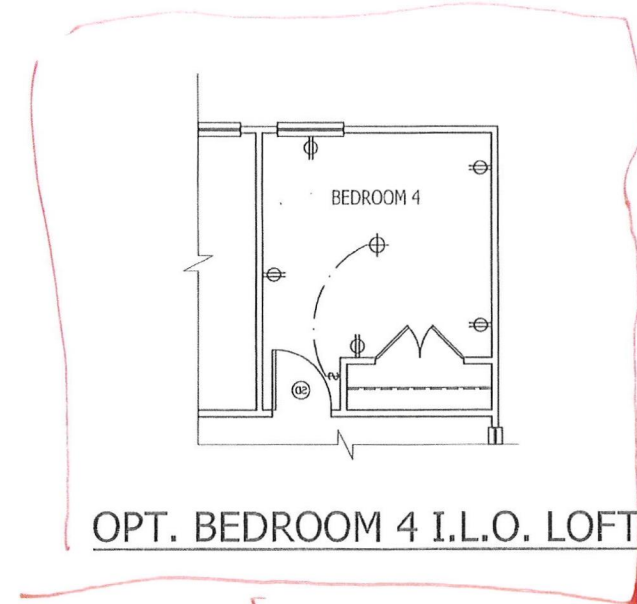
1958

TITLE
SECOND FL. ELECT. PLAN

SHEET
E2

SECOND FLOOR ELECTRICAL PLAN

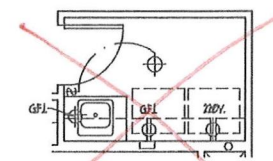
2 X 6



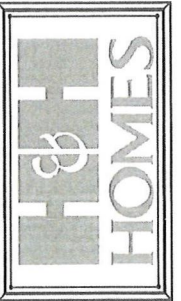
OPT. BEDROOM 4 I.L.O. LOFT



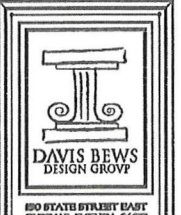
OPT. WALL IN BATH 2



OPT. LAUNDRY TUB



NO NUMBER	B-1818871
CAD FILE	KENZIE-R
ISSUED	07-10-19
REVISED	07-15-19
	07-24-19
	03-26-20



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 EST. 1994

DRAWINGS ON 11"X17"
 SHEET ARE ONE HALF
 THE SCALE NOTED

KENZIE
 H&H HOMES

1958

TITLE
 SECOND FL. ELECT. PLAN OPT.

SHEET
 E2.1

SECOND FLOOR ELECTRICAL PLAN OPTIONS



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

KENZIE

NORTH CAROLINA

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

DESIGN SPECIFICATIONS:

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

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

DESIGN DEAD LOADS:
 • ROOF TRUSS = 17 PSF (TC=7, BC=10)
 • FLOOR TRUSS = 15 PSF (TC=10, BC=5)
 • FLOOR JOIST = 10 PSF
 • QUEEN ANNE BRICK = 25 PSF

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

DESIGN WIND LOADS:
 • ULTIMATE WIND SPEED = Up to 130 MPH
 • EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 12"

SEISMIC DESIGN CATEGORY = B

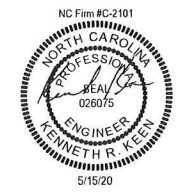
ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 • TJI 210 SERIES (SERIES AND SPACING PER PLANS)
 • LSL: E=1,550,000 PSI, F_b=2,325 PSI, F_v=310 PSI, F_c=900 PSI
 • LVL: E=2,000,000 PSI, F_b=2,600 PSI, F_v=285 PSI, F_c=750 PSI
 • PSL: E=2,100,000 PSI, F_b=2,900 PSI, F_v=290 PSI, F_c=625 PSI

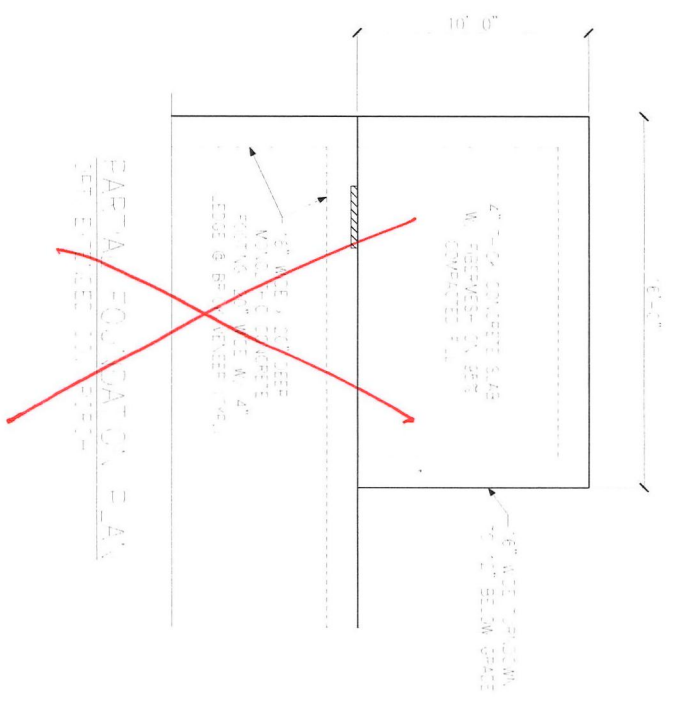
THIS PLAN HAS BEEN DESIGNED PER THE 2018 EDITION OF THE NC RESIDENTIAL CODE. WHERE FRAMING, FOUNDATION, OR OTHER STRUCTURAL ITEMS DO NOT COMPLY WITH THE PRESCRIPTIVE METHODS OF THE CODE, THOSE ITEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE PER NCRC R301.1.3.



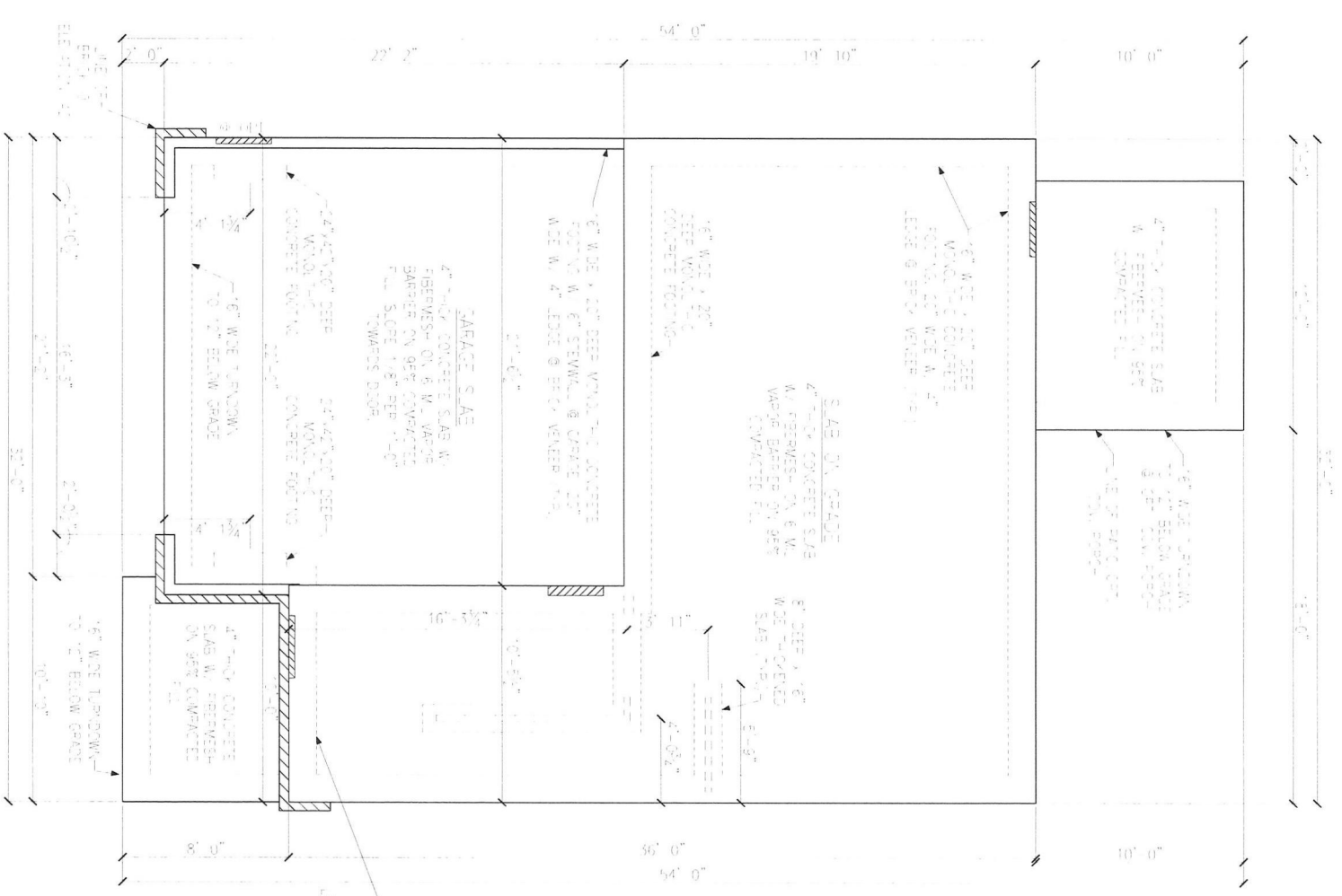
Cover Sheet
 Kenzie Model - LH
 Up to 130 M.P.H.

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

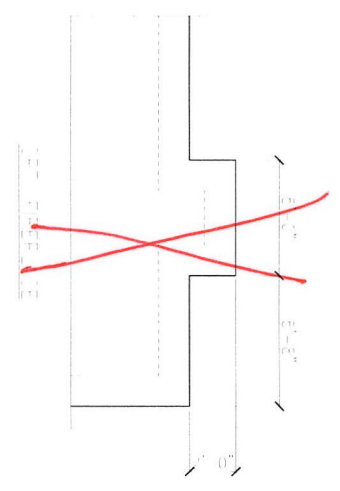




ELEVATION 'A1'
~~MONOLITHIC SLAB FOUNDATION PLAN~~



ELEVATION 'A2'
 MONOLITHIC SLAB FOUNDATION PLAN



ELEVATION 'A3'
~~MONOLITHIC SLAB FOUNDATION PLAN~~

LEGEND	
	CONCRETE SLAB
	REINFORCEMENT
	WALL
	FOOTING
	DOOR
	WINDOW
	GARAGE SLAB
	SLAB ON GRADE
	48 WSP

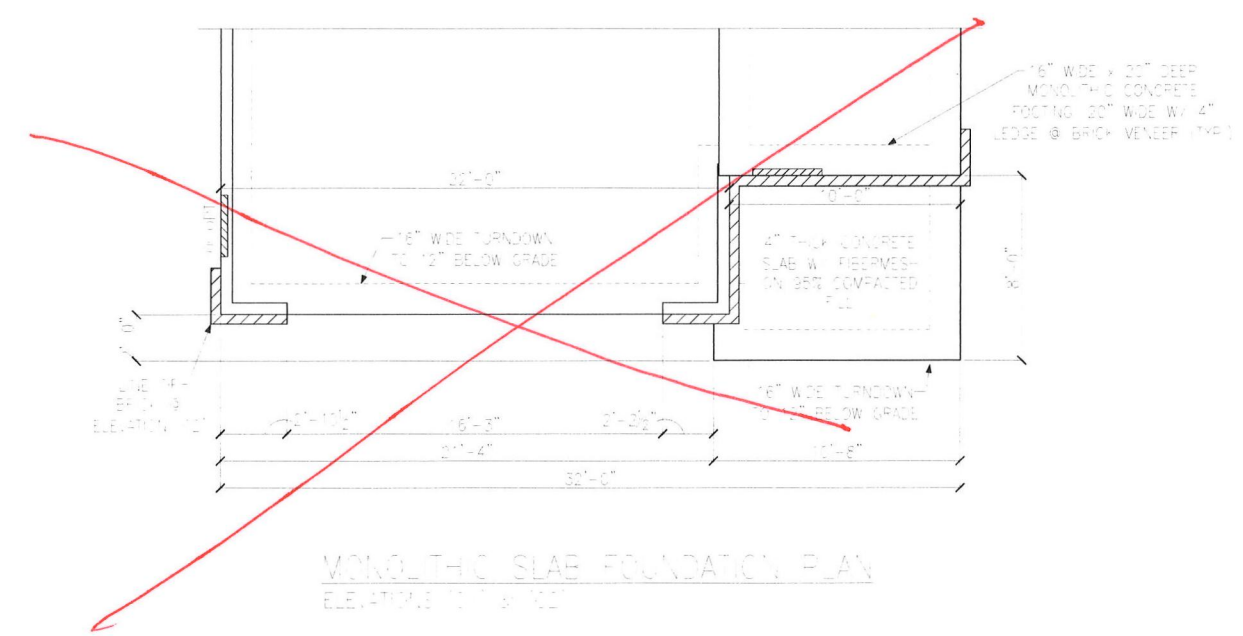
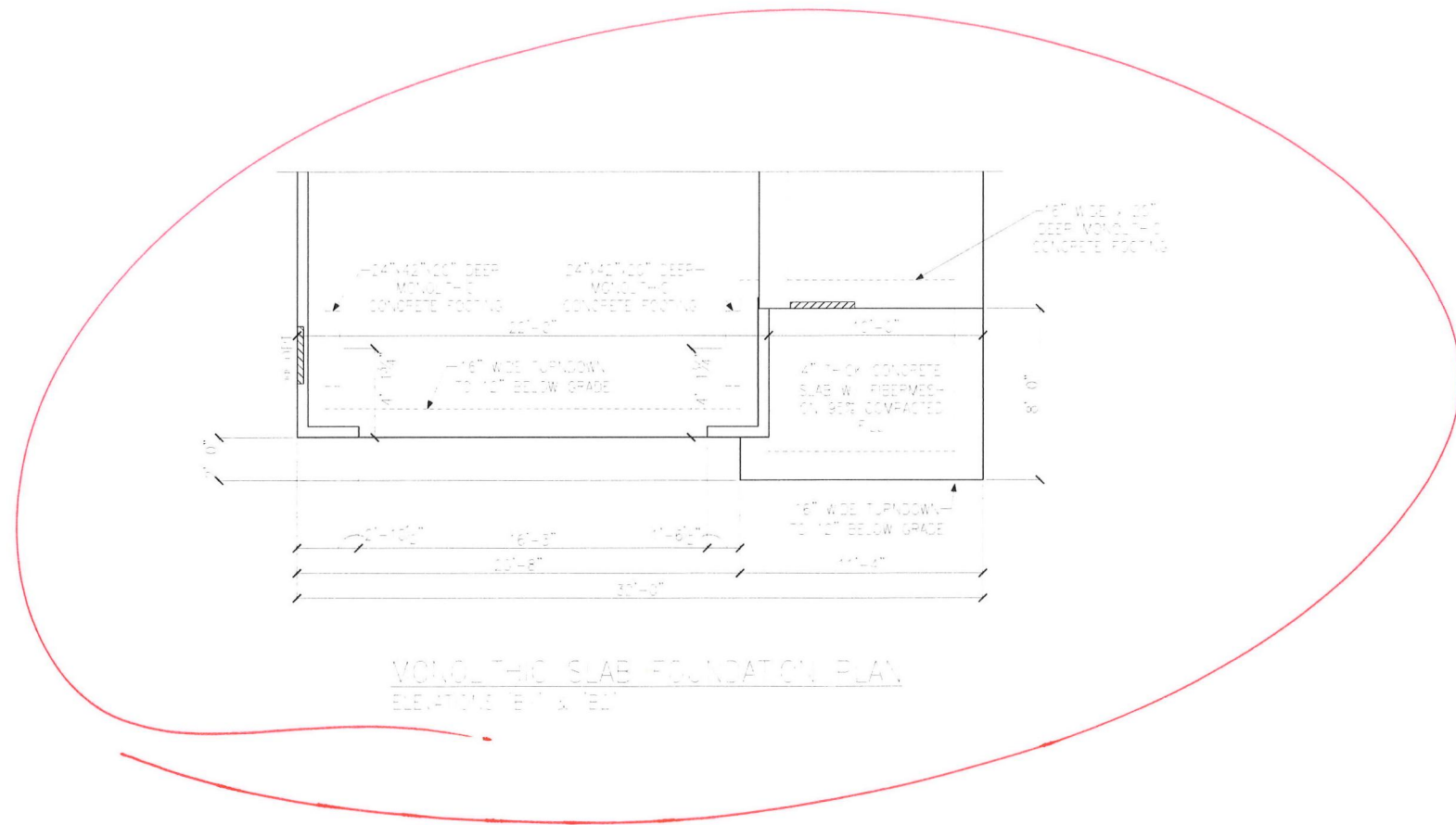
SEE TO USE STRUCT. ELEV. DETAILS SET FOR GENERAL STRUCTURAL NOTES AND SPECIAL DETAILS



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

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





LEGEND	
	PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH FOOT 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

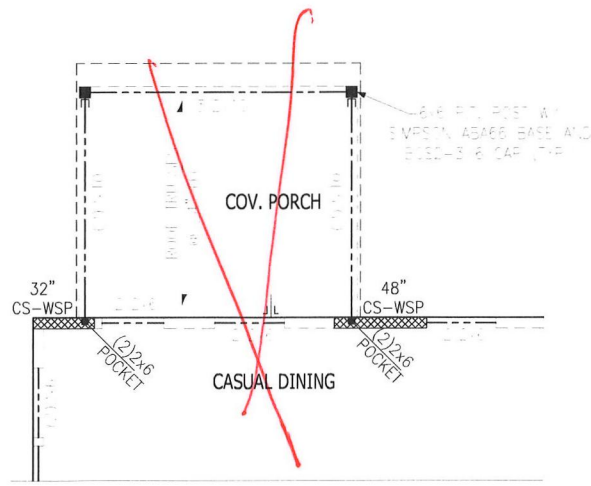
REFER TO KSE STRUCTURAL DETAILS SET FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS



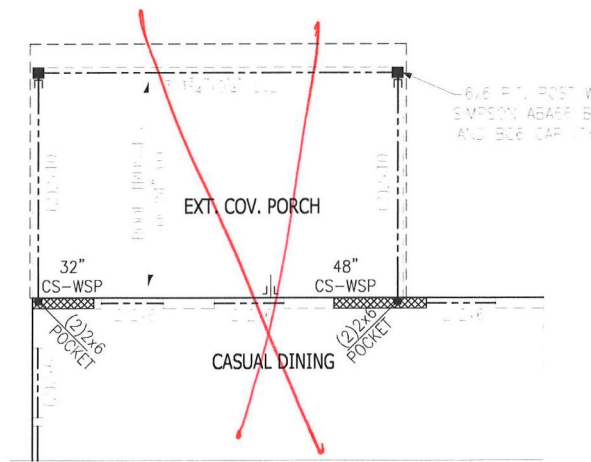
Monolithic Slab Foundation Plans
Elevations 'B1', 'B2', 'C1' & 'C2'
Kenzie Model - LH
Up to 130 M.P.H.
Carolina Division



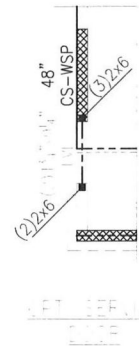
Project #: 105-19004
Designed By: KRK
Checked By:
Issue Date: 8/29/19
Re-Issue: 4/30/20
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



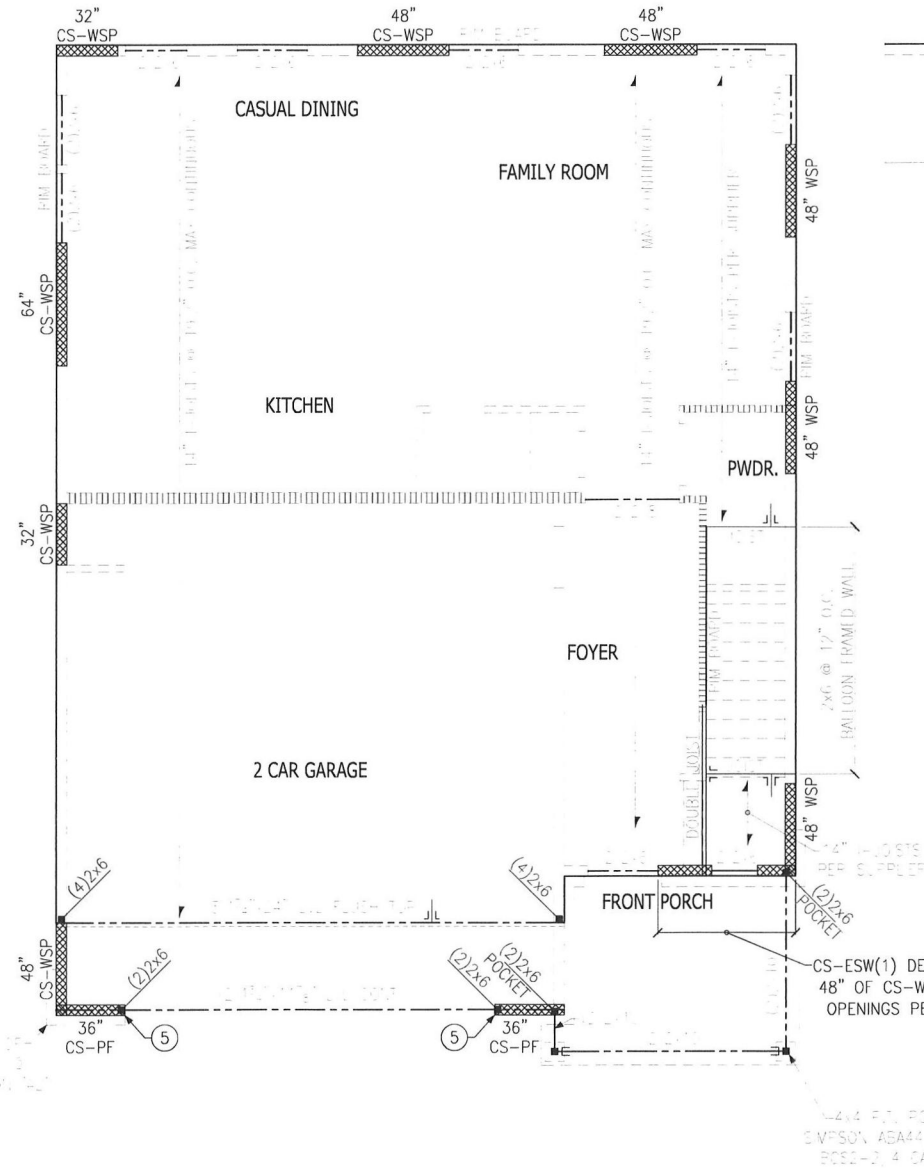
PARTIAL FRAMING PLAN
(EXT. COV. PORCH)



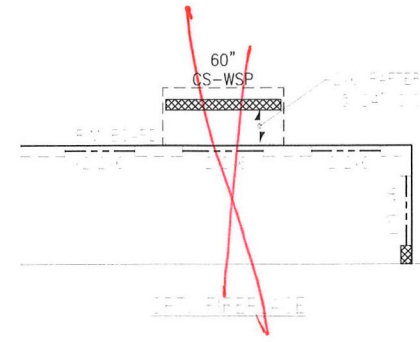
PARTIAL FRAMING PLAN
(EXT. COV. PORCH)



LET THE USER
Determine
CONSTRUCTION



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



LEGEND

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

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

PLAN DESIGNED WITH 9" WALL PLATES

FLOOR FRAMING TO BE 14" DEEP 1" 110 SERIES OF EQUAL SPACING PER MANUFACTURER.

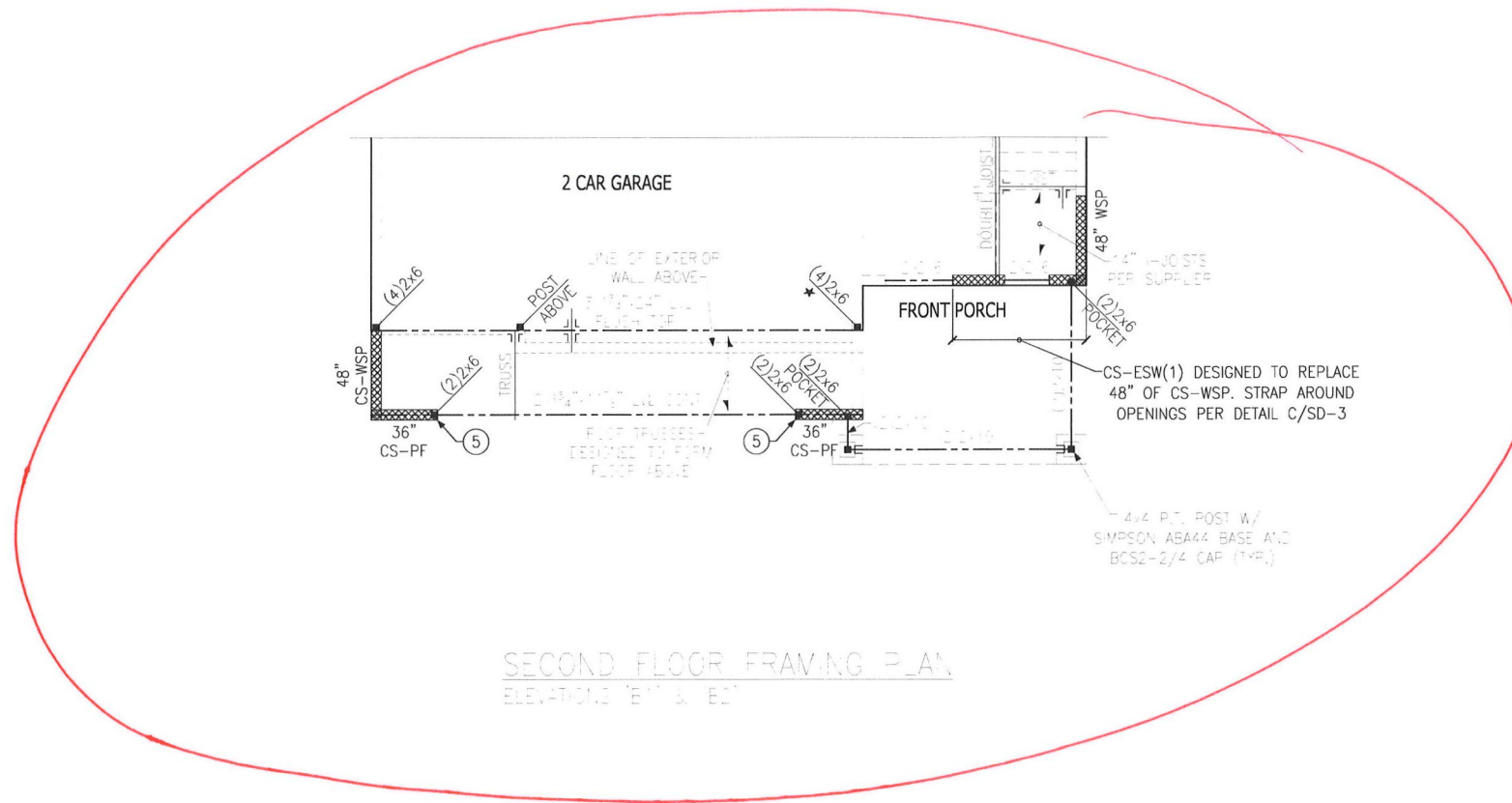
KEYNOTES:

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

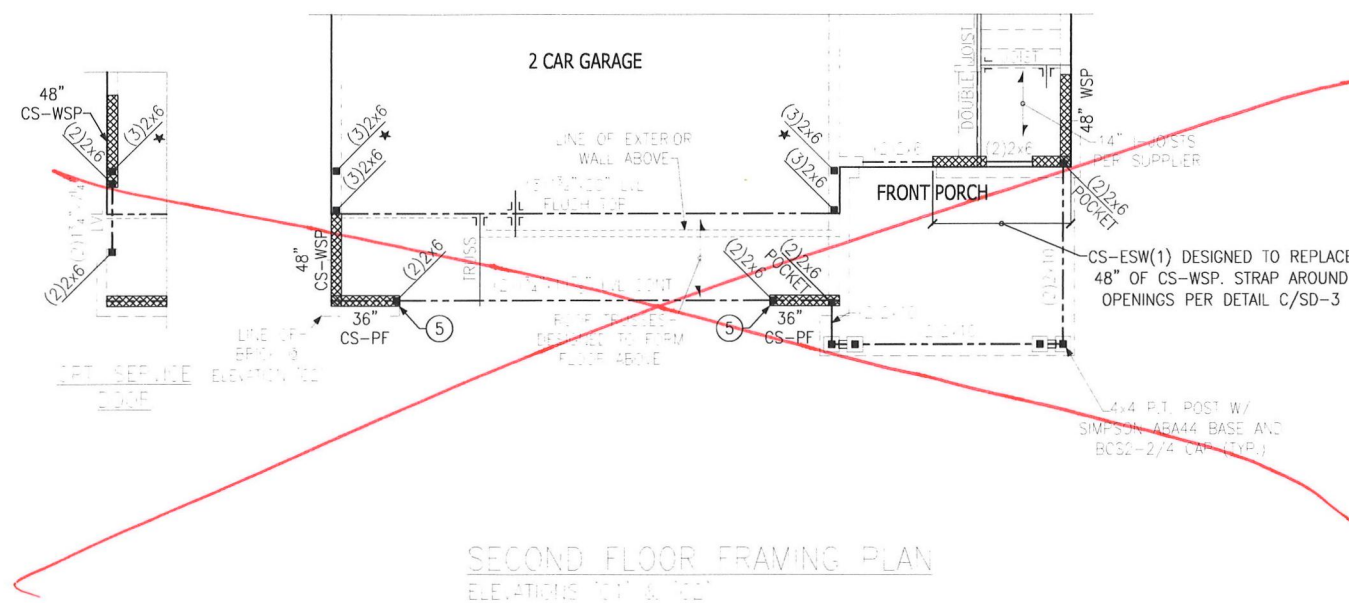


Second Floor Framing Plans
Elevations 'A1', 'A2' & Options
Kenzie Model - LH
Up to 130 M.P.H.
Carolina Division

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



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



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

LEGEND

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

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

PLAN DESIGNED WITH 9" WALL PLATES

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

KEYNOTES:

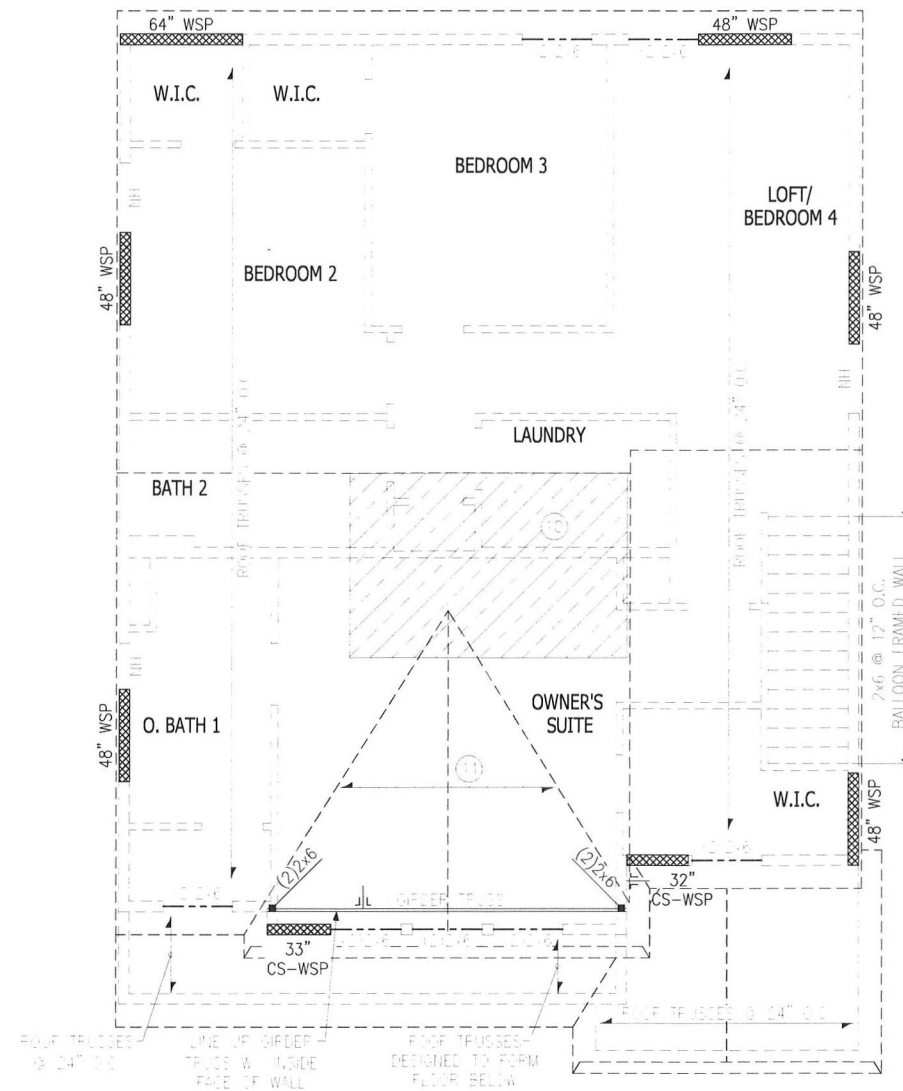
- ④ INSTALL ONE PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.
- ⑤ INSTALL TWO PANEL CS-PF PORTAL FRAME PER DETAIL A OR B/SD-4.



Second Floor Framing Plans
Elevations 'B1', 'B2', 'C1' & 'C2'
Kenzie Model - LH
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
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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 SEATING FASTENING & BLOCKING DETAILS)
- NH ⇒ NO HEADER REQUIRED

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

PLAN DESIGNED WITH 8" WALL PLATES

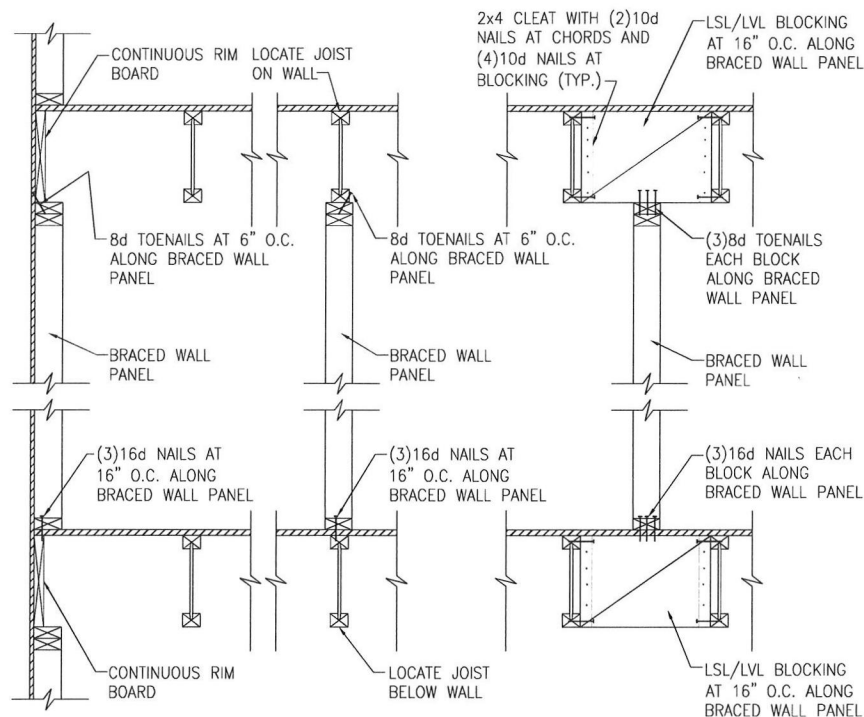
KEYNOTES:

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

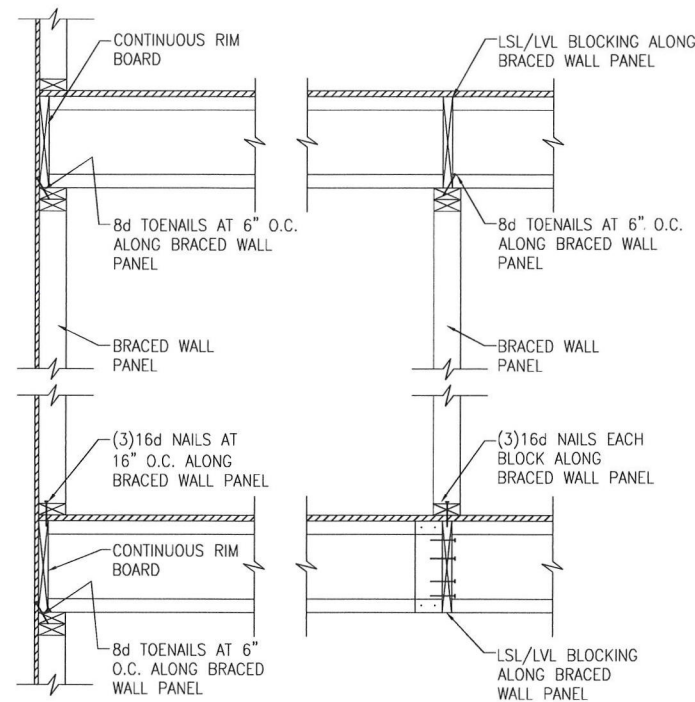


Roof Framing Plan
Elevations 'B1' & 'B2'
Kenzie Model - LH
Up to 130 M.P.H.
Carolina Division

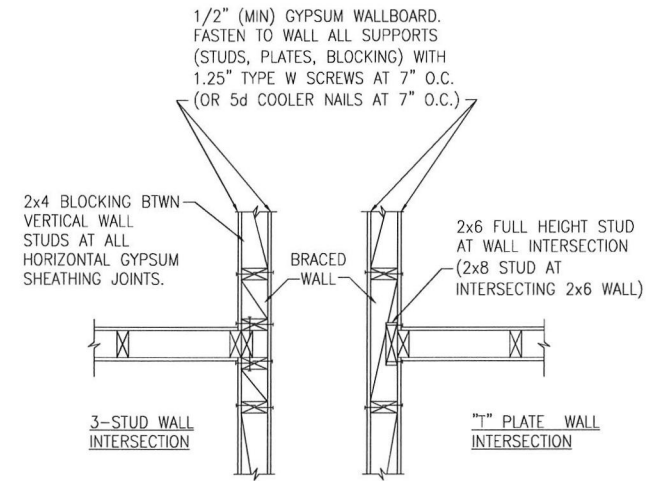
Project #: 105-19004
Designed By: KRK
Checked By:
Issue Date: 8/29/19
Re-Issue: 4/30/20
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34



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

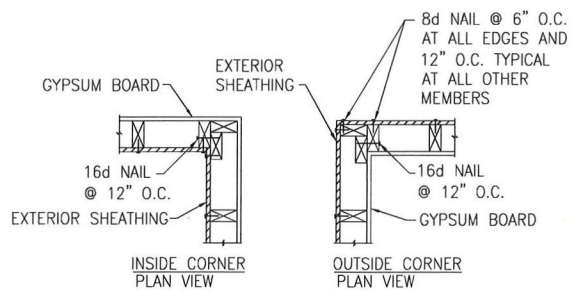


(B) TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION
BRACED WALL PANELS PERPENDICULAR TO I-JOISTS

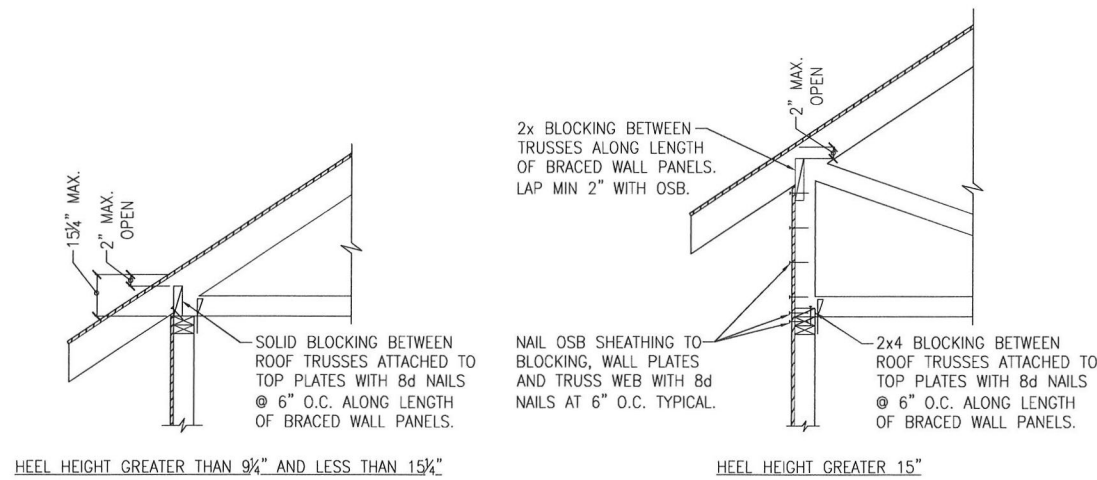


BRACED WALL INTERSECTIONS MAY BE FRAMED USING EITHER THE 3-STUD OR THE T-PLATE METHOD.

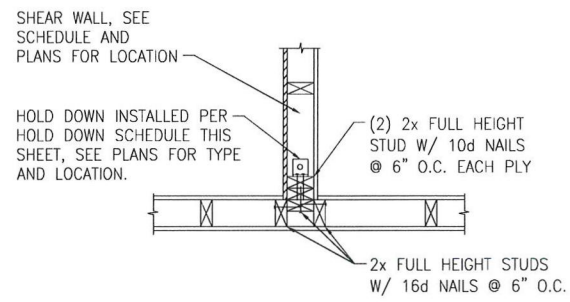
(C) METHOD GB(1) AND GB(2) INTERSECTION DETAILS



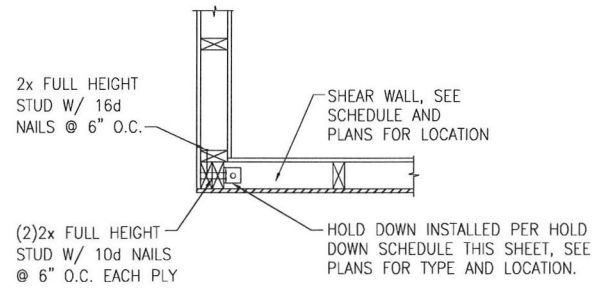
(D) TYPICAL EXTERIOR CORNER WALL FRAMING



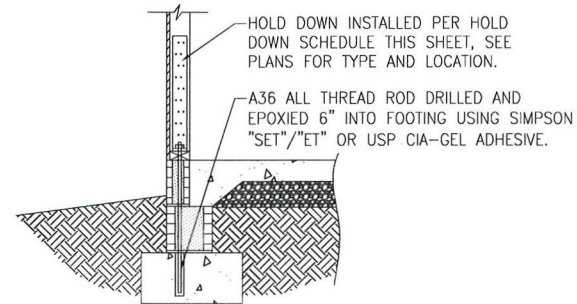
(E) ROOF TRUSS BEARING/BLOCKING AT BRACED WALL PANELS
ONLY REQUIRED AT BRACED WALL PANELS



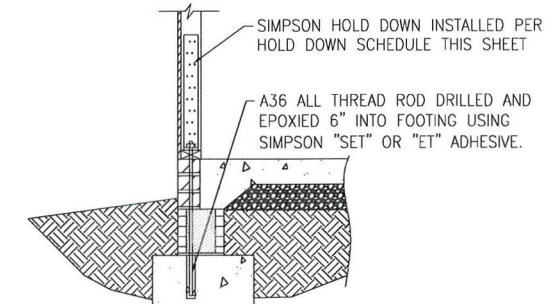
(A) TYPICAL HOLD DOWN DETAIL



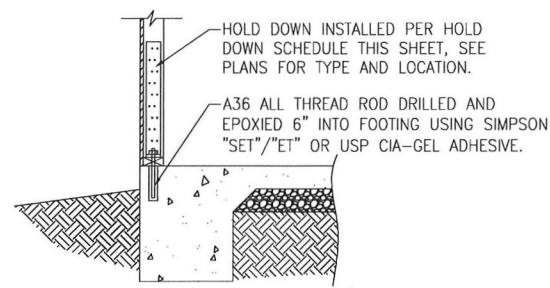
(B) TYPICAL HOLD DOWN DETAIL



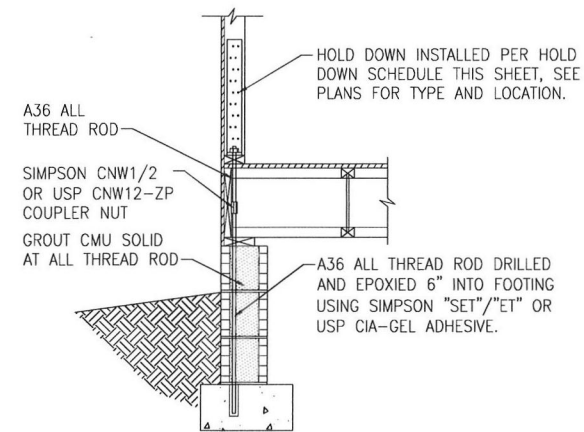
(C) HOLD DOWN AT STEMWALL SLAB FOUNDATION



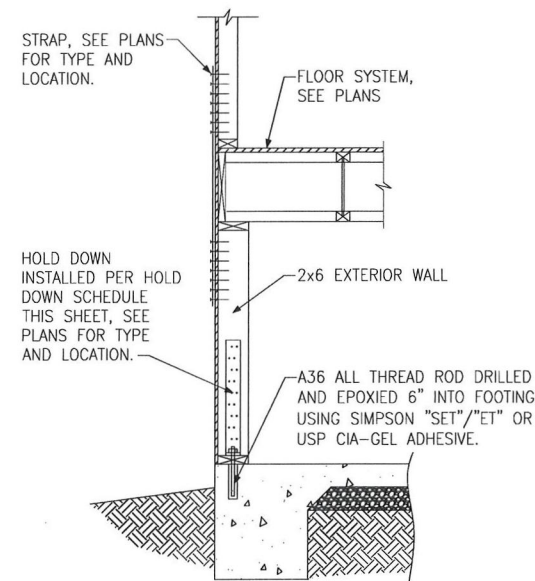
(C) HOLD DOWN AT STEMWALL SLAB



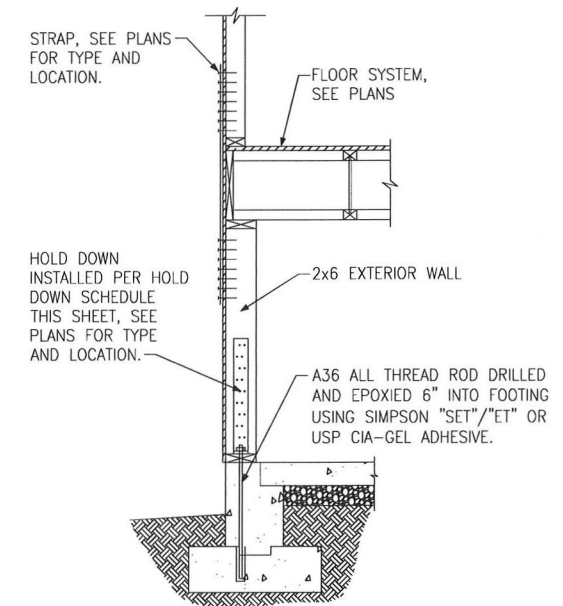
(D) HOLD DOWN AT MONOLITHIC SLAB FOUNDATION



(E) HOLD DOWN AT CRAWL SPACE FOUNDATION



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



(G) HOLD DOWN AT BASEMENT FOUNDATION STEM WALL

HOLD DOWN SCHEDULE			
HOLD DOWN		ALL THREAD ROD	FASTENERS
SIMPSON	USP		
LTT20B	LTS20B	½" DIA.	(10)10d NAILS
HTT4	HTT16	⅝" DIA.	(18)16d x 2½" LONG NAILS
HTT5	HTT45	⅝" DIA.	(26)16d x 2½" LONG NAILS

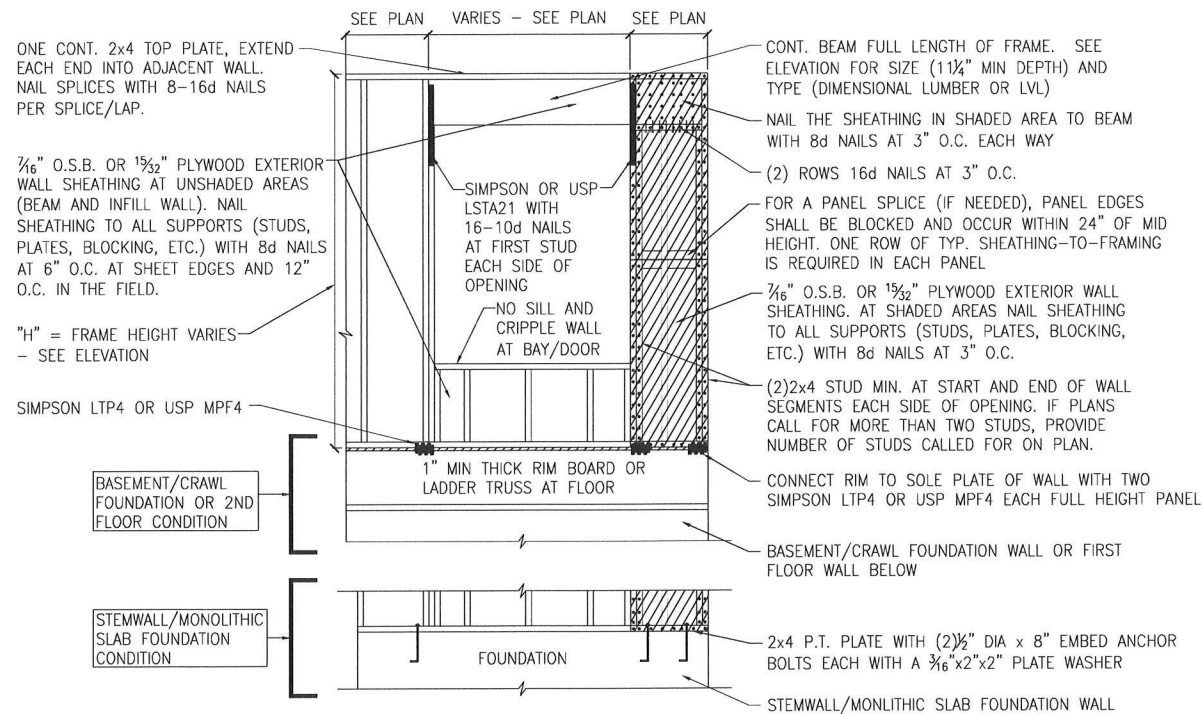


Hold Down Details

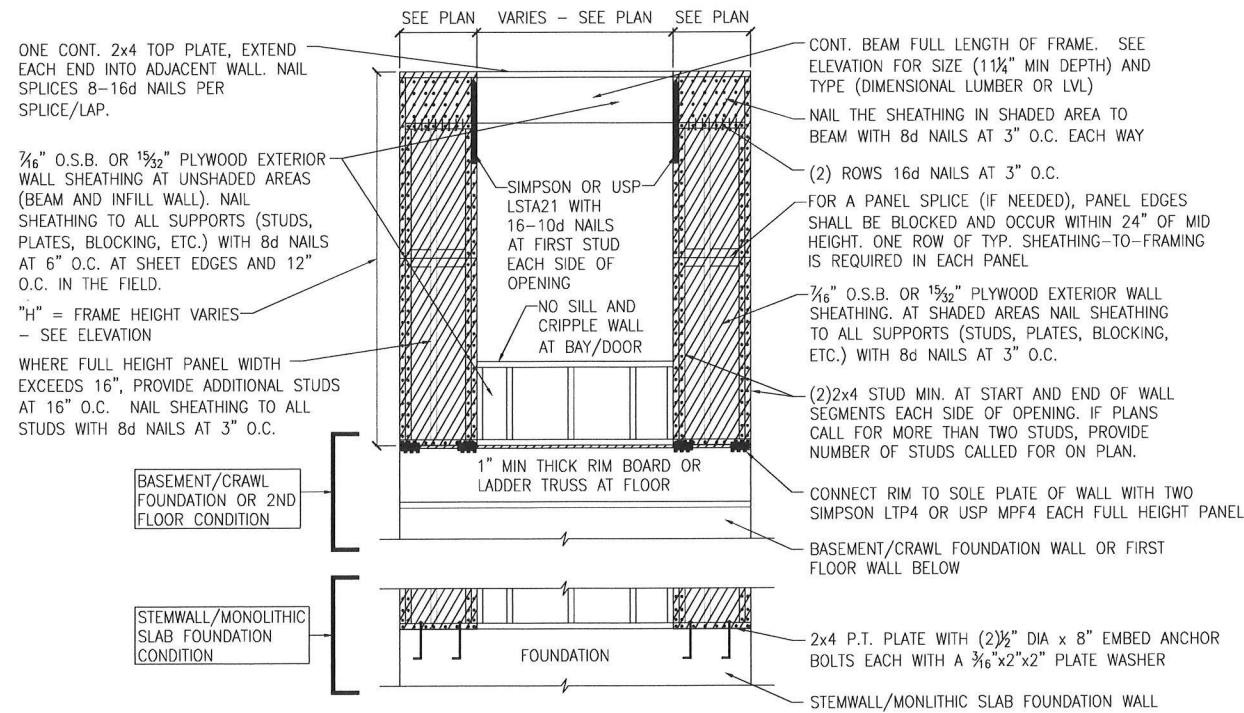
Up to 130 M.P.H.
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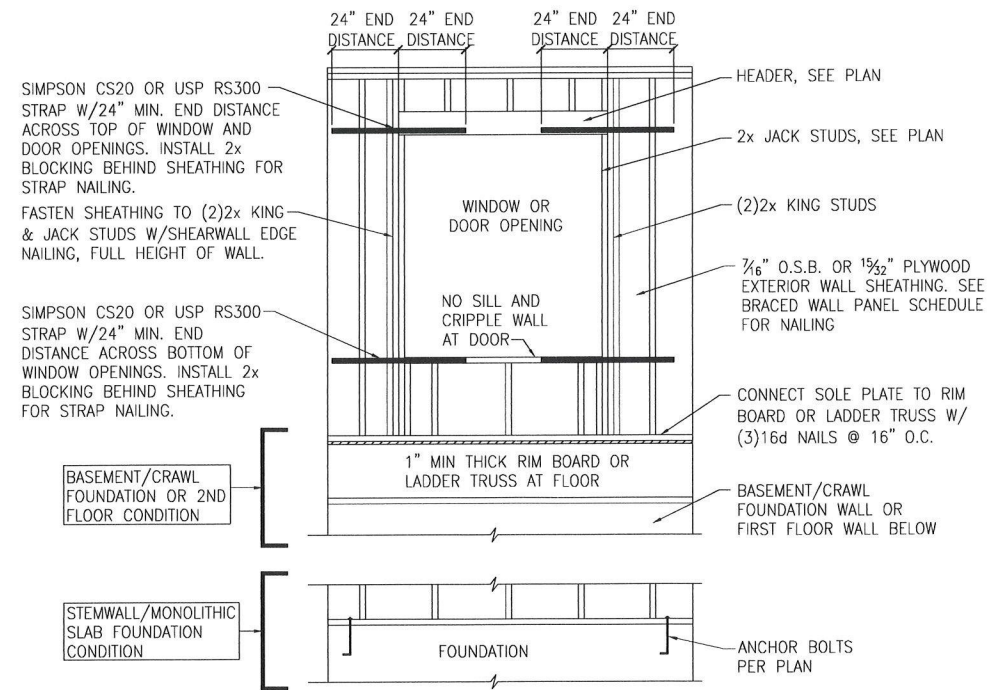




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
ONE BRACED WALL SEGMENT



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



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

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

BRACED WALL PANEL NOTES:

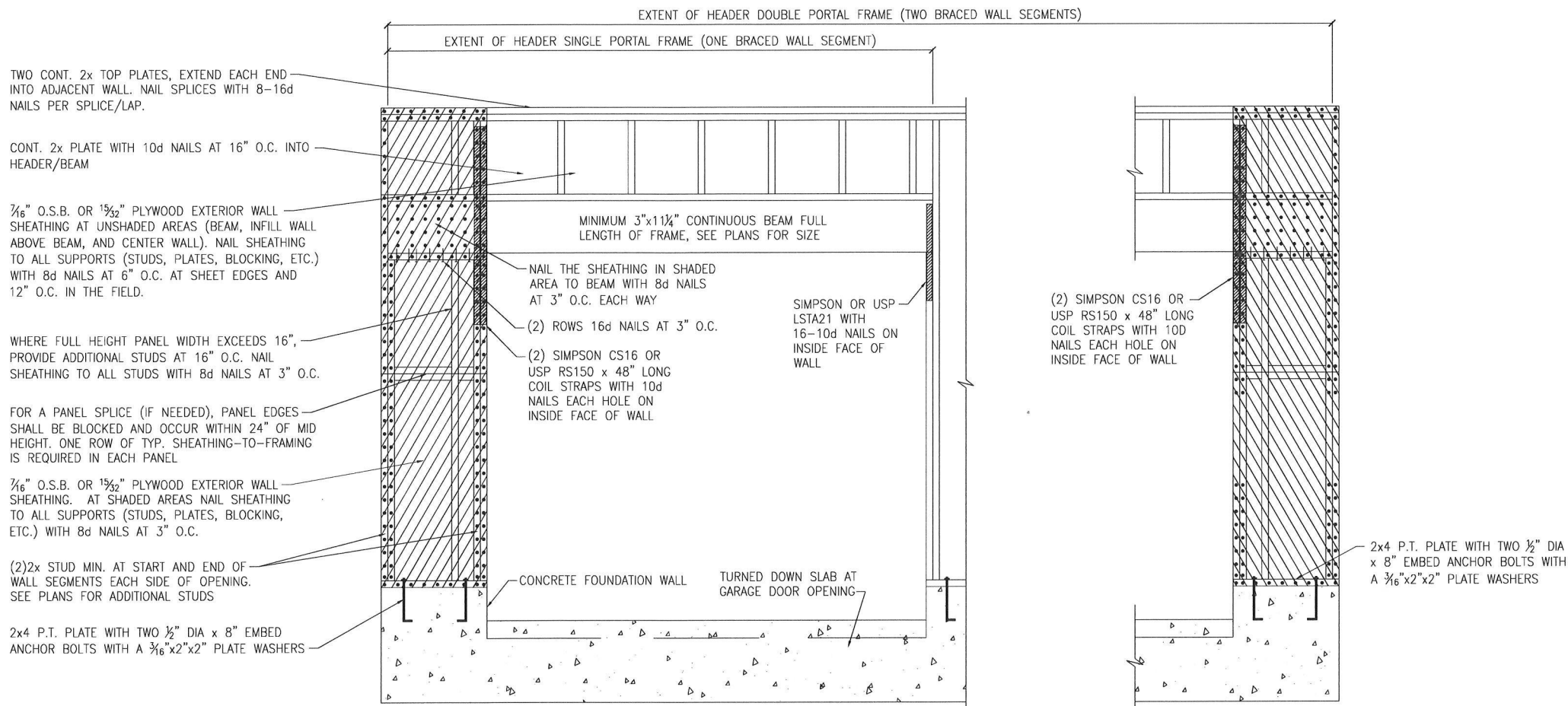
- ALL BRACED WALL PANELS, EXCEPT GB(1) & GB(2), SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
- PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER KSE BRACED WALL DETAILS.
- SHEATH ALL EXTERIOR WALLS OF THE HOUSE WITH 7/16" O.S.B., OR 1/2" PLYWOOD, FASTENED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

Braced Wall Notes & Details

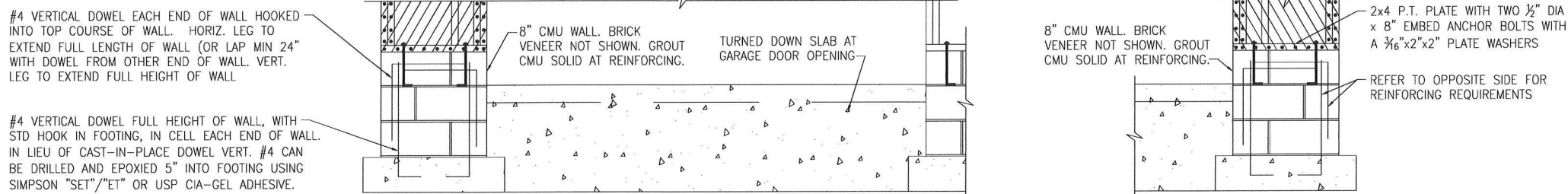
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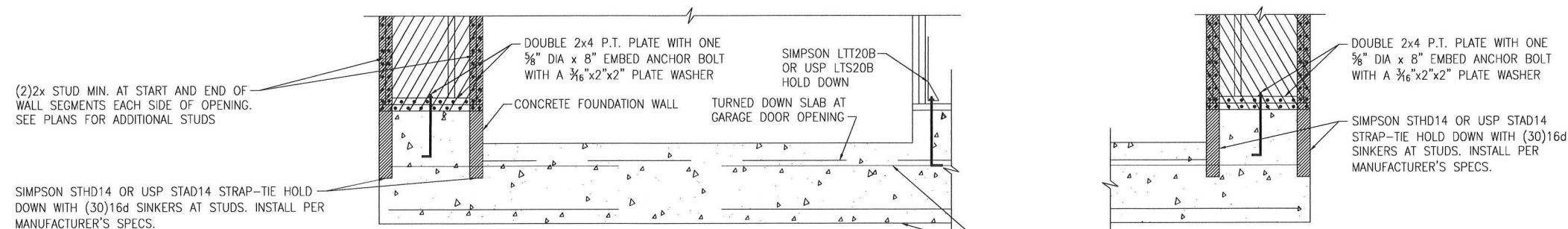




A METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
MONOLITHIC SLAB OR BASEMENT FOUNDATION

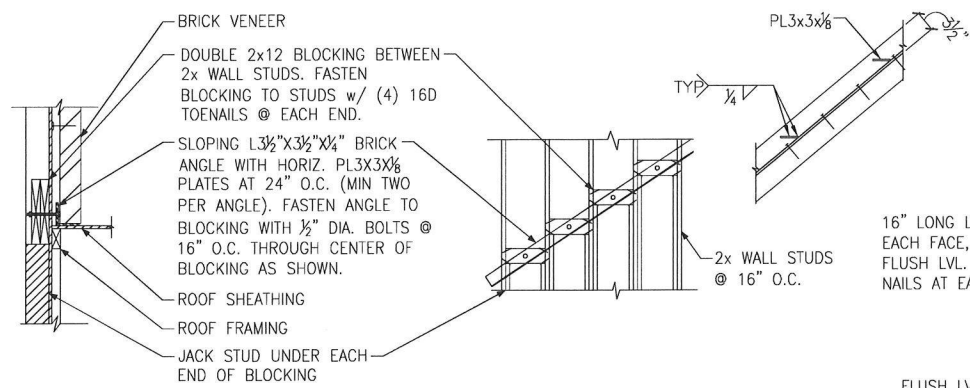


B METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
STEMWALL SLAB OR CRAWL SPACE FOUNDATION



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

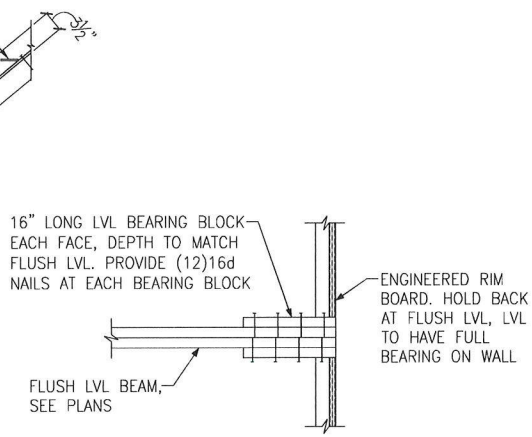




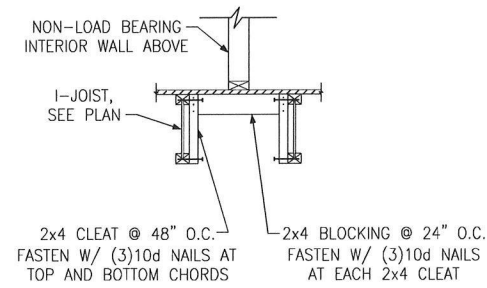
SECTION VIEW

ELEVATION VIEW

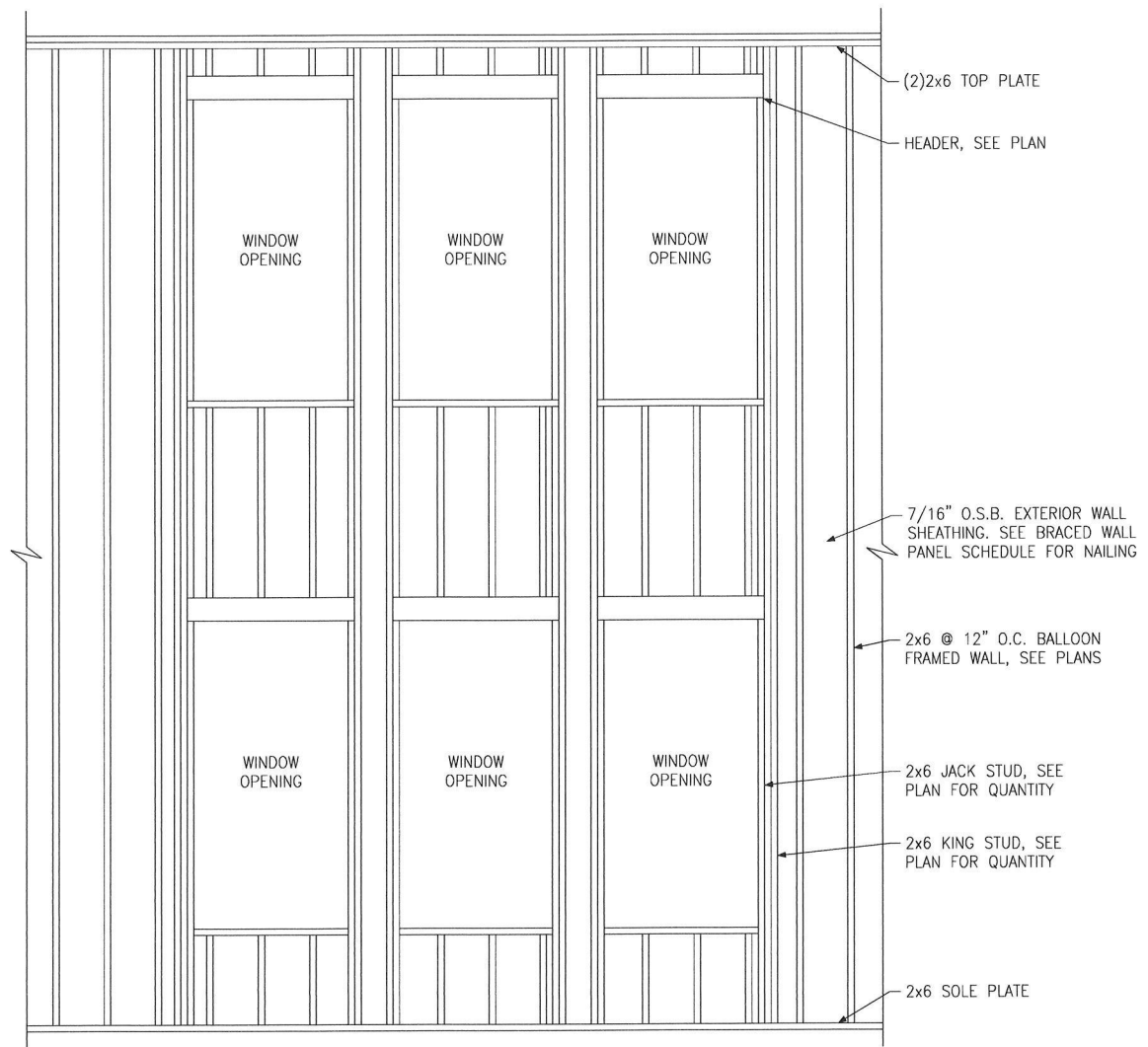
(A) BRICK LEDGER CONNECTION DETAIL



(B) BEARING ENHANCER FLUSH LVL

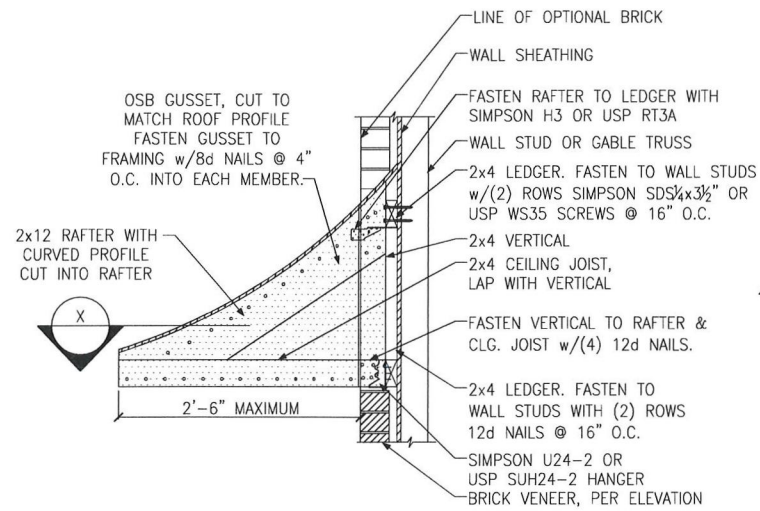


(C) I-JOIST LADDER BLOCKING AS REQUIRED @ PARALLEL WALLS

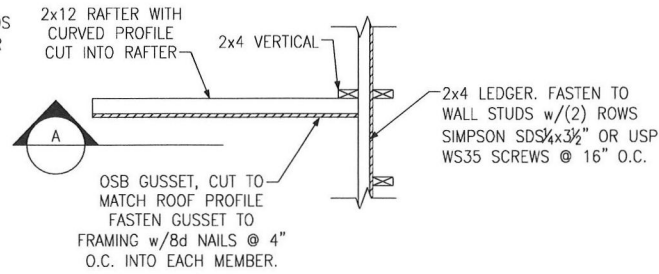


(D) BALLOON FRAMED WALL DETAIL N.T.S.

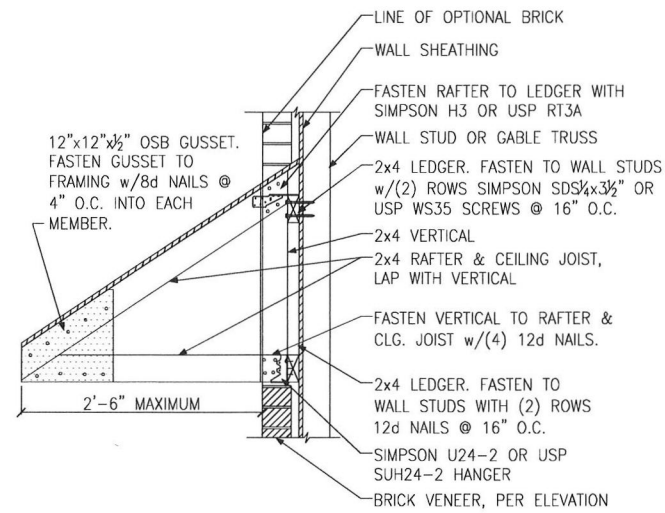




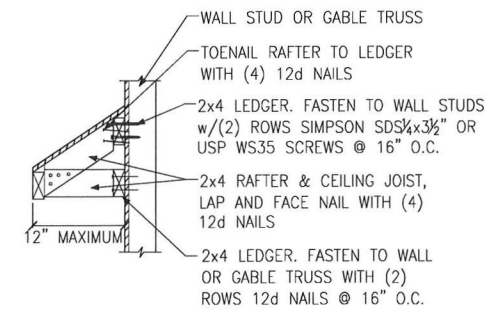
A PENT ROOF DETAIL
CURVED ROOF



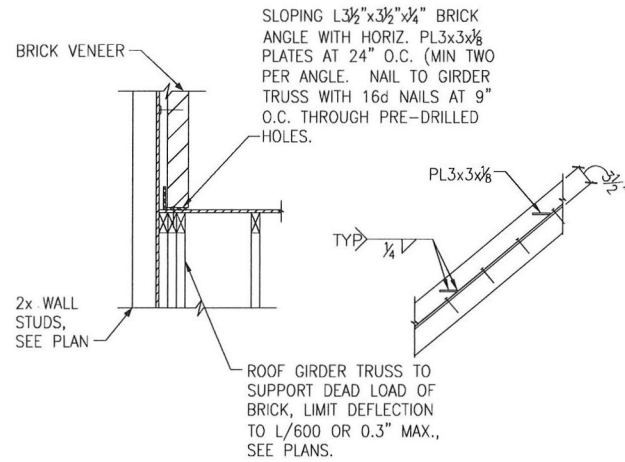
X SECTION
CURVED ROOF



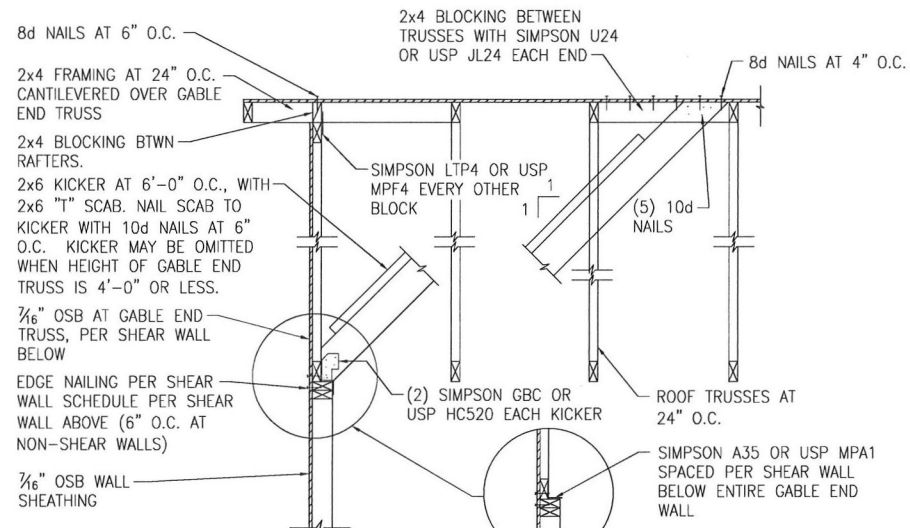
B PENT ROOF DETAIL
STRAIGHT ROOF



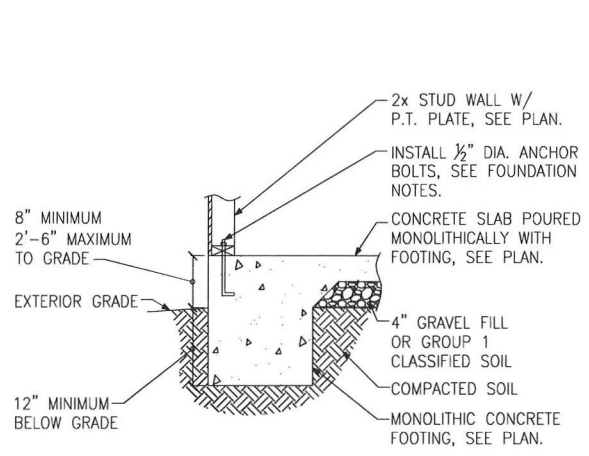
C EYEBROW ROOF DETAIL
STRAIGHT ROOF



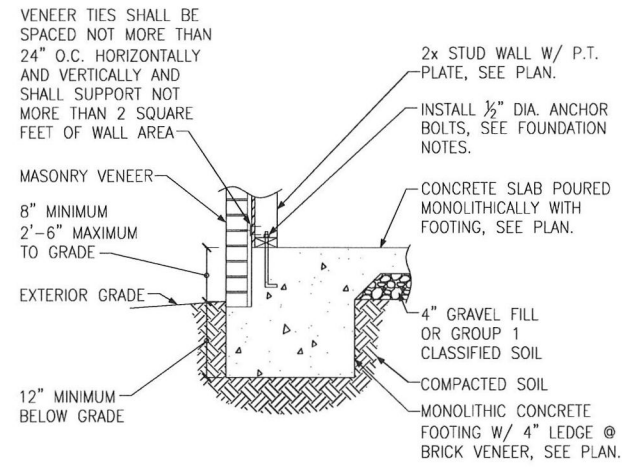
D TRUSS DETAIL



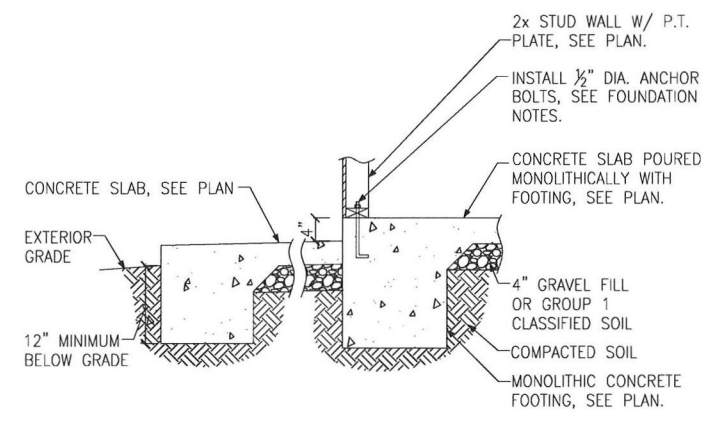
E GABLE END WALL DETAIL



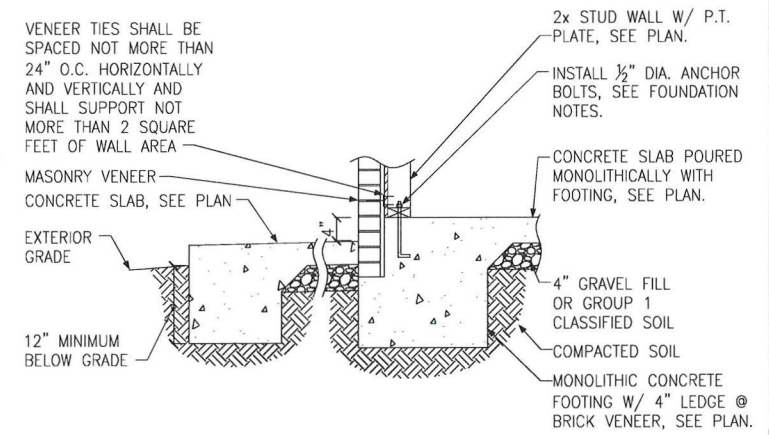
A FOUNDATION SECTION
EXTERIOR WALL



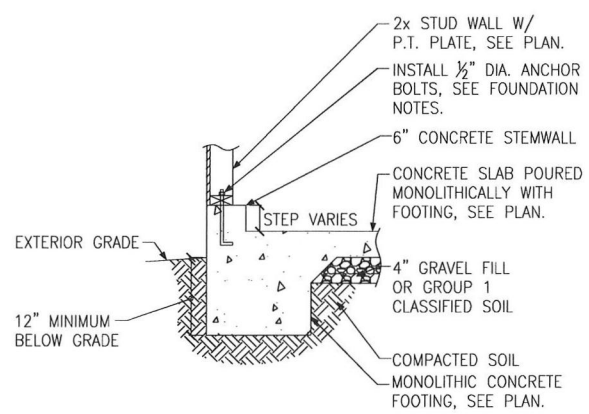
B FOUNDATION SECTION
EXTERIOR WALL @ MASONRY
VENEER



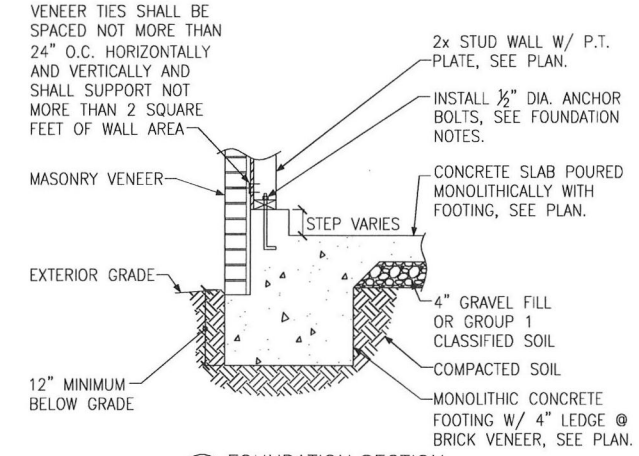
C FOUNDATION SECTION
EXTERIOR WALL AT PORCH



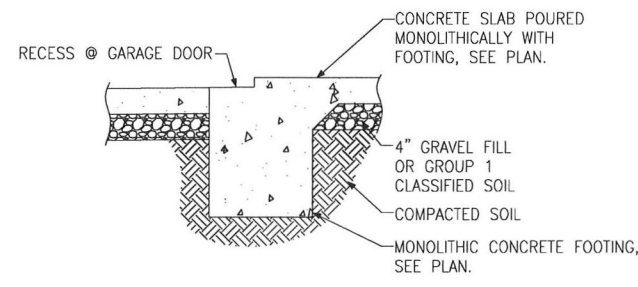
D FOUNDATION SECTION
EXTERIOR WALL AT PORCH W/
MASONRY
VENEER



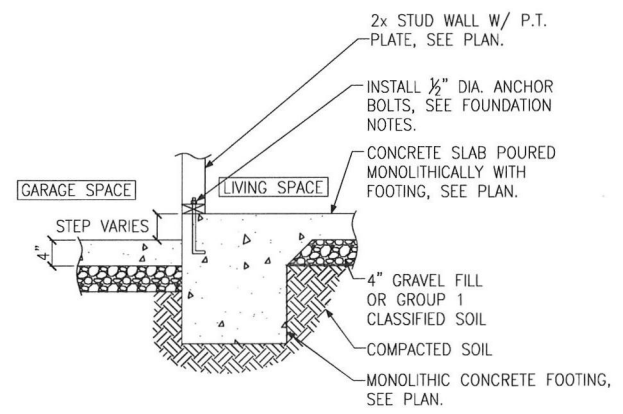
E FOUNDATION SECTION
EXTERIOR GARAGE WALL



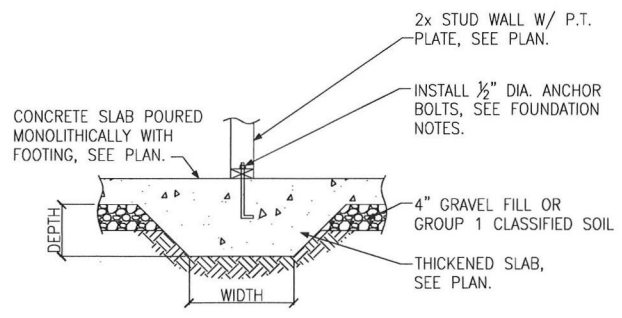
F FOUNDATION SECTION
EXTERIOR GARAGE WALL @ MASONRY
VENEER



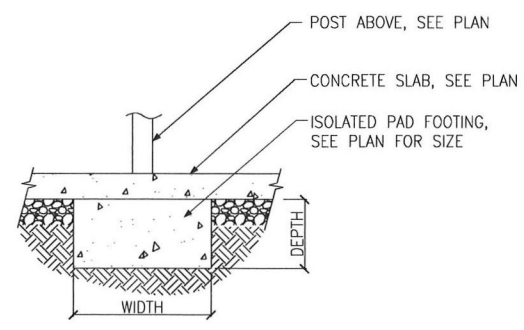
G FOUNDATION SECTION
GARAGE DOOR



H FOUNDATION SECTION
INTERIOR GARAGE WALL



J FOUNDATION SECTION
THICKENED SLAB



K FOUNDATION SECTION
ISOLATED PAD FOOTING

Project #:	105-19000
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