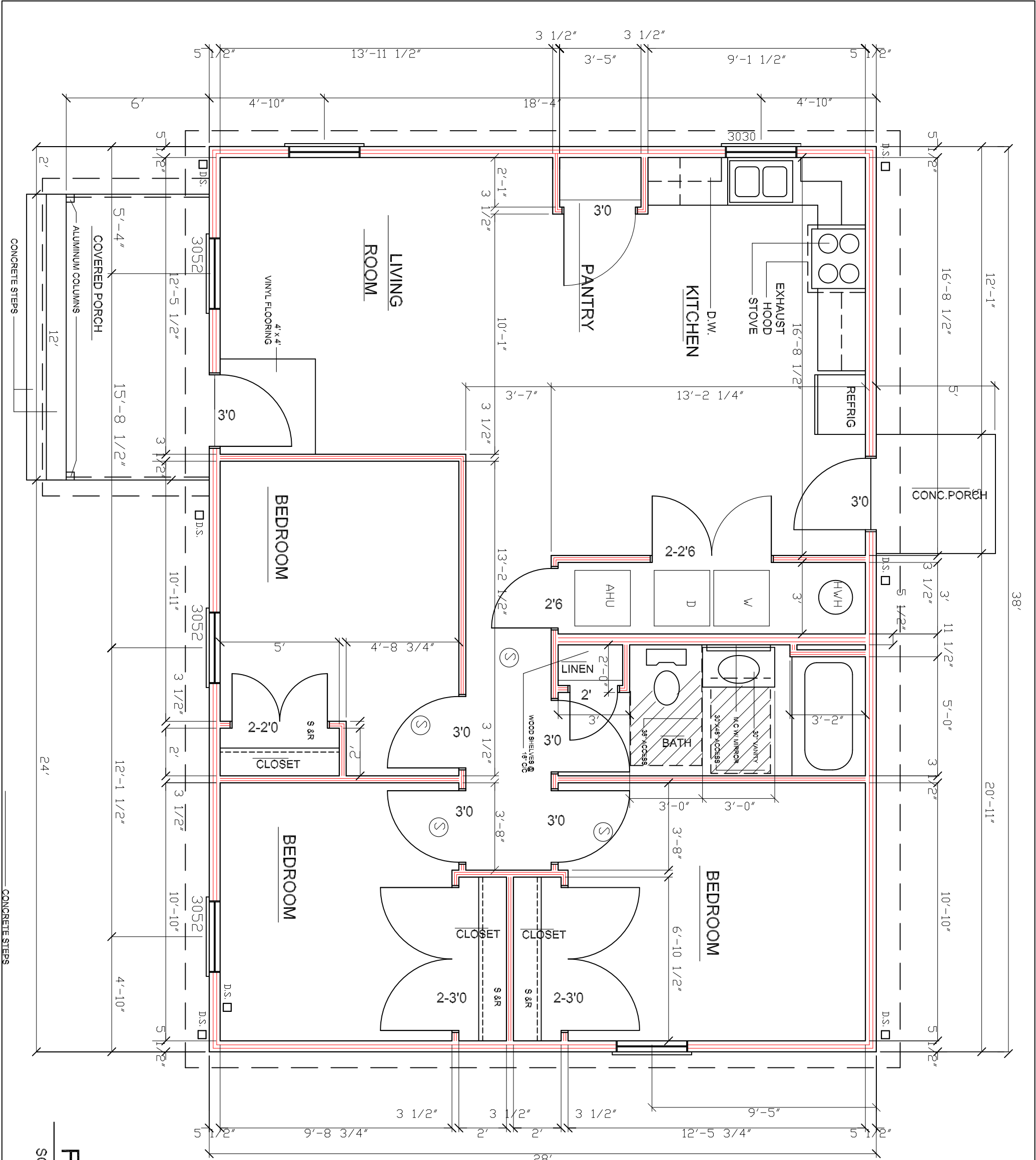
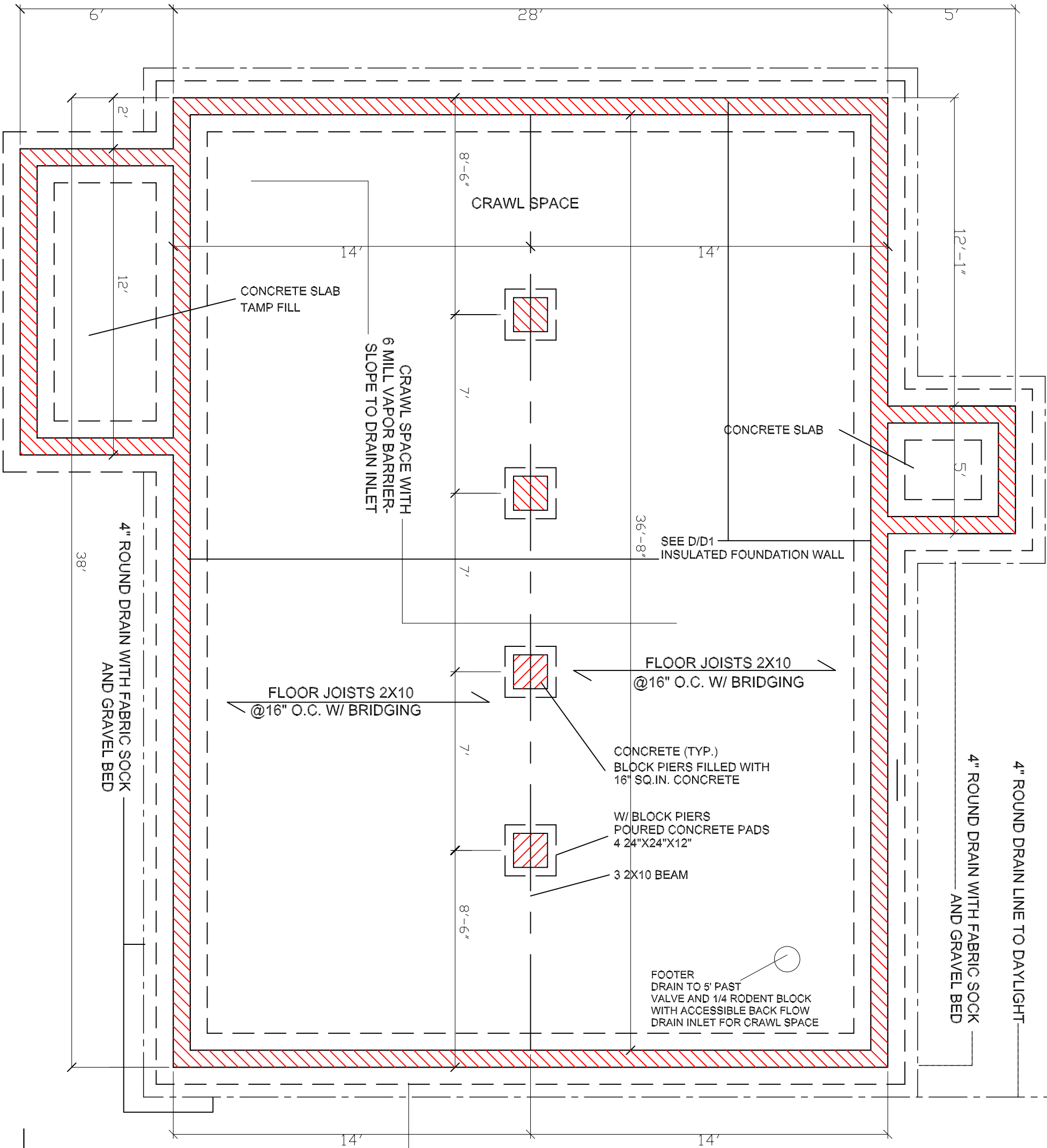




- FLOOR PLAN NOTES:**
- STUD WALLS 2X6 (5'-1/2") @16" OR 24" O.C.
 - PLUMBING WALLS 2X6 (5'-1/2") @16" O.C.
 - FINISHED CEILING 8'-0" A.F.F.
 - LOAD BEARING HEADERS (2) 2X10 W/ 1/2" PLYWOOD AND 2X4 BASE MIN. DIMENSIONS TAKEN FROM FACE OF STUDS OR FOUNDATION
 - ALL DOORS STANDARD HEIGHT UNLESS NOTES
 - EXTERIOR DOORS TO HAVE EXTENDED JAMBS DESIGNED FOR 2X6 WALLS
 - PROVIDE AT EACH BEARING LOCATION OF EACH ROOF TRUSS A METAL TIE-DOWN STRAP (HURRICANE CLIP). THE DOWN SHALL BE INSTALLED BEFORE WALL SHEATHING ON EXTERIOR. THE TIE-DOWN STRAP MUST LAP THE TOP CORD OF THE TRUSS BY AT LEAST 2 INCHES AND THE TOP PLATE OF THE WALL. PROVIDE THE CORRECT NAILS AND NAILING PATTERN THAT IS REQUIRED BY THE MANUFACTURER OF THE METAL TIE-DOWN STRAP.



FOUNDATION PLAN NOTES:

- SURFACE FINISHED WITH CRUSHED STONE AND POLY V.B.
- FOUNDATION WALL-8"CONCRETE BLOCK W/2X8 SILL PLATE BOLTED W/ ANCHOR BOLTS @ 48" O.C.
- FOOTING 18X8 POURED CONCRETE WITH (2) #4 REBAR.
- CONCRETE SLABS 4" REINFORCED W/ 6X6 10/10 W.W.F. ON 6 MIL. POLY AND 4" CRUSHED STONE.
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- BLOCKING OR BRIDGING WITH JOISTS WHERE NEEDED.

4" ROUND DRAIN WITH FABRIC SOCK AND GRAVEL BED

FOUNDATION PLAN

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

DATE:	12.02.10
REVISED:	12.29.10
REVISED:	
DRAWN BY:	RCB
JOB NO.:	1064ES-A-REV



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KRISS LOWRY &ASSOCIATES,INC.
CORINTH, KY

1064ES-A-REV

SHEET NUMBER

2A

CONT.RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
OSB SHEATHING WITH "H" CLIP

CONTINUOUS ALUM. DRIP EDGE

5" PRE-FINISHED ALUM.DBEE
GUTTER

VINYL DOUBLE HUNG WINDOW
WITH INSULATED GLASS AND
INSECT SCREEN

CORNER BOARD

4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" OSB SHEATHING

PRE-FINISHED ALUM.
DOWNSPOUT TIE TO DRAIN
BOOT AND 4"PIPE DRAIN

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

CONT.RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
OSB SHEATHING WITH "H" CLIP

CONTINUOUS ALUM. DRIP EDGE

5" PRE-FINISHED ALUM.DBEE
GUTTER

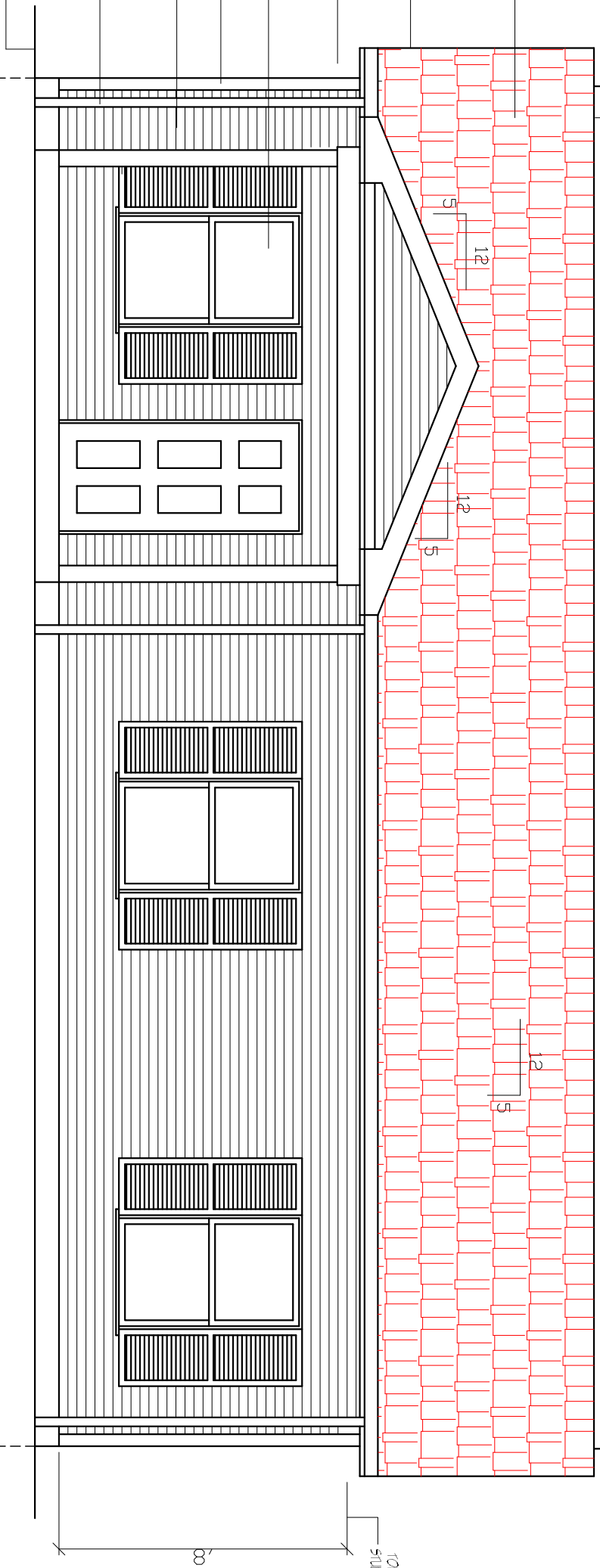
CORNER BOARD

4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" OSB SHEATHING

PRE-FINISHED ALUM.
DOWNSPOUT TIE TO DRAIN
BOOT AND 4"PIPE DRAIN

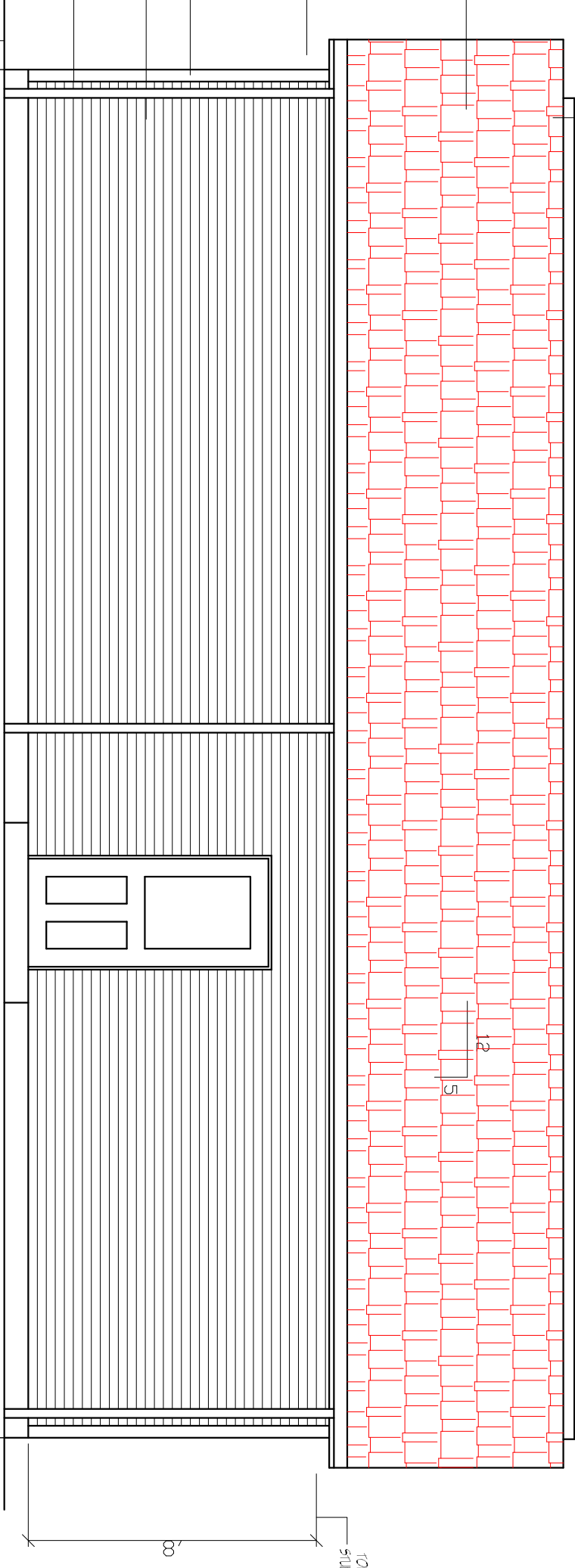
GRADE

FOOTER/FOUNDATION
SYSTEM BELOW



FRONT ELEVATION

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



REAR ELEVATION

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

DATE:	12.02.10
REVISED:	
REMOVED:	
REMOVED:	
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JOB NO.:	1064-E5-A-REV



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KRISS LOWRY & ASSOCIATES, INC.
CORINTH, KY

SHEET NUMBER

3

CONTINUOUS RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
DSB SHEATHING WITH "H" CLIP

5" PRE-FINISHED ALUMOBEE
GUTTER

VINYL DOUBLE HUNG WINDOW
WITH INSULATED GLASS AND
INSECT SCREEN

CORNER BOARD

4"BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" DSB SHEATHING

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

CONTINUOUS RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
DSB SHEATHING WITH "H" CLIP

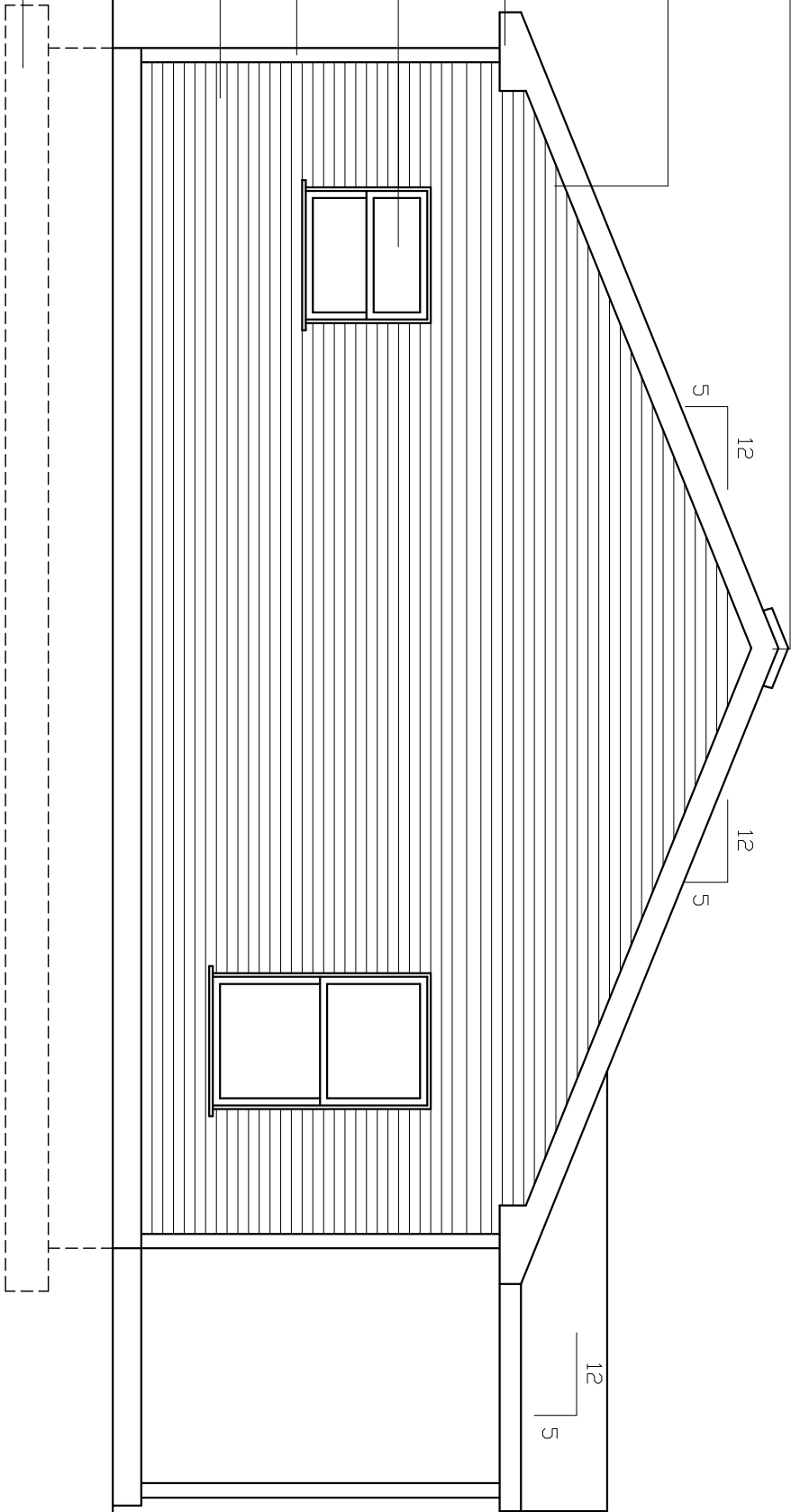
5" PRE-FINISHED ALUMOBEE
GUTTER

CORNER BOARD

4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" DSB SHEATHING

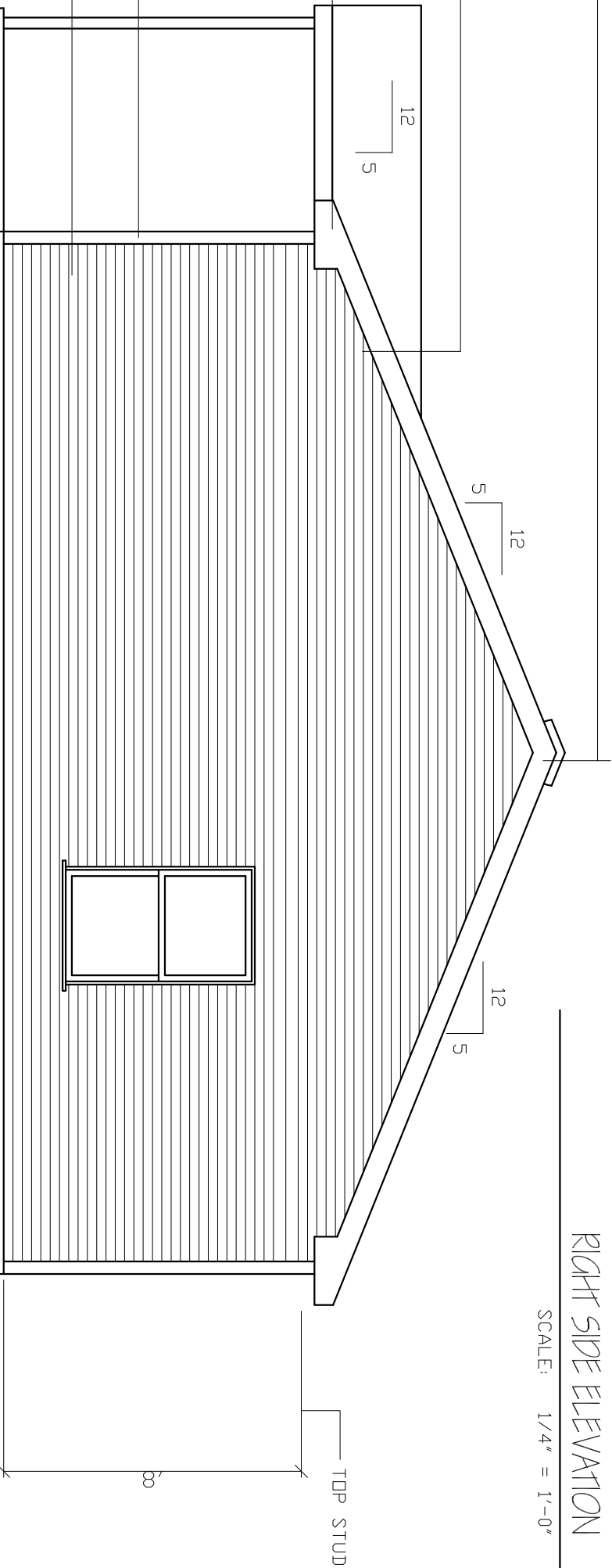
GRADE

FOOTER/FOUNDATION
SYSTEM BELOW



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

DATE: 12.02.10

REVISED:

REVISED:

REVISED:

DRAWN BY: RCB

JOB NO: 1064ES-A-REV

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1064ES-A-REV

KRISS LOWRY & ASSOCIATES, INC.
CORINTH, KY

SHEET NUMBER

A

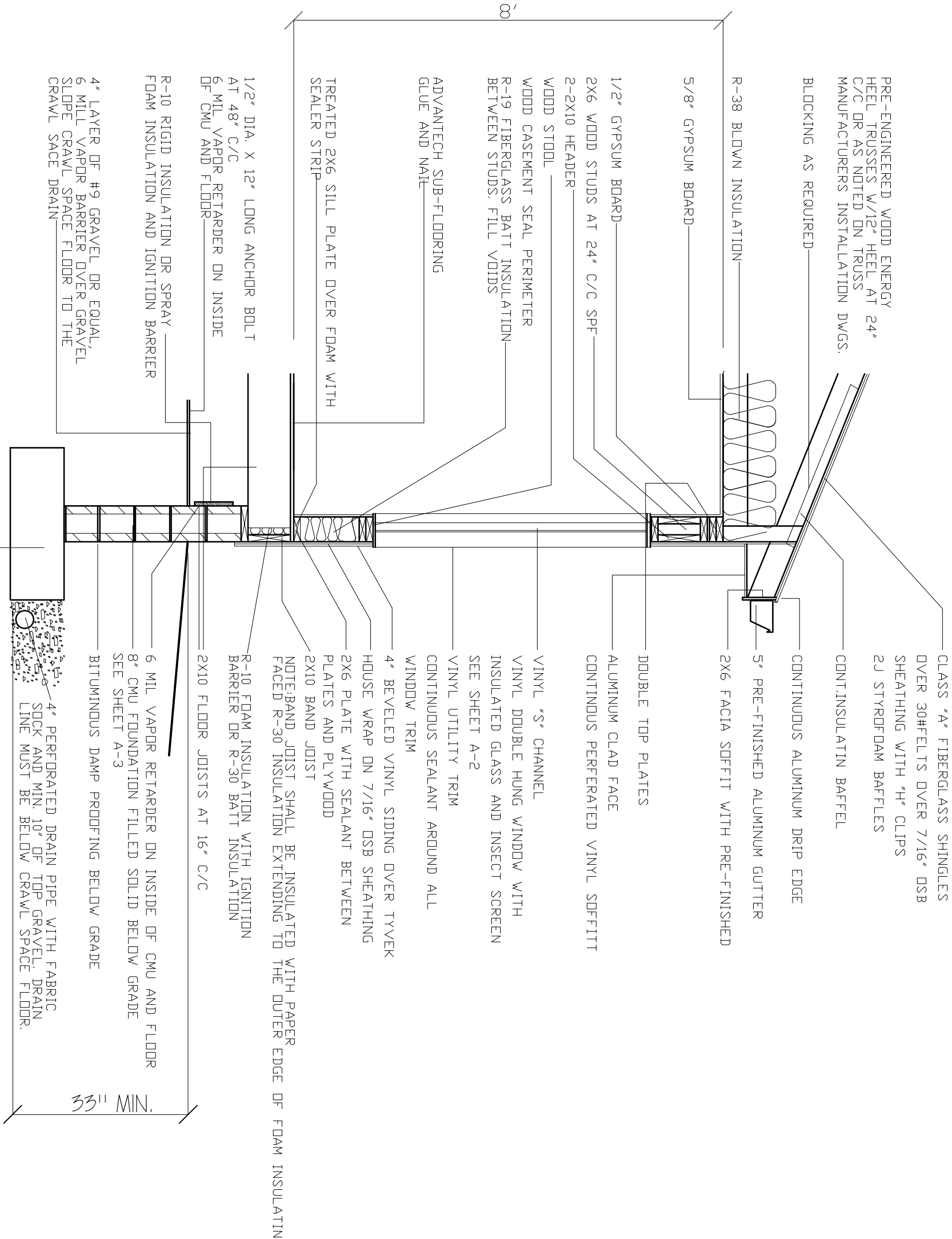
DATE:	12.02.10
REVISED:	02.04.11
REVISED:	10-21-11
REVISED:	
DRAWN BY:	RCB
JOB NO:	ES-A



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SHEET NUMBER



TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"

DATE:	12.02.10
REVISED:	12.09.10
REVISED:	
REVISED:	
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PORCH NOTES:

1. EACH EXTERIOR DOOR A MIN. 60" X 60" LANDING.
2. LANDING NO MORE THAN 1'-1/2" BELOW TOP OF THRESHOLD.
3. ALL PORCHES AND LANDINGS TO BE OF CONCRETE CONSTRUCTION.
4. TREATED WOOD PORCHES ALLOWED W/ PROJECT MANAGERS APPROVAL

LANDING NOTES:

1. ALL PORCHES W/ FLOORS MORE THAN 30" ABOVE THE FINISH GRADE ANYWHERE TO HAVE GUARDRAILS. OPEN SIDES OF STAIRS W/ TOTAL RISE MORE THAN 30" TO HAVE A GUARD RAIL.
3. TOP OF GUARDRAILS TO BE MIN. 34" MAX. 38" ABOVE FLOOR SURFACE.

STAIRS NOTES:

1. TRIANGULAR SHAPE BETWEEN TREAD AND BOTTOM RAIL NOT TO ALLOW A 6" DIAM. SPHERE THROUGH. PORCH STEPS TO HAVE 42" NET CLEAR WIDTH.
2. MAX. RISER HEIGHT TO BE 7"
2. MIN. TREAD TO BE 11"
3. ALL STAIRWAYS OF 3 OR MORE RAISERS TO HAVE A HANDRAIL ON AT LEAST ONE SIDE.
4. ALL HANDRAILS TO BE CONTINUOUS THE FULL LENGTH OF STAIRS. ENDS TO BE RETURNED OR TERMINATED IN NEVEL POST OR SAFETY TERMINAL.
5. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE TWO HANDRAILS INTERRUPTED BY NEVEL POST AT TURN ONLY
6. SIZE OF HANDRAILS:
1-1/2" - 2" DIAM. OR MAX. 2-1/4" CROSS
7. HANDRAILS SHALL BE SOLIDLY FIXED
8. SPACE BETWEEN SPINDLES 4" MAX.
9. ALL FRONT PORCHES 6X12' UNLESS SPEC'D BY P.M.
10. ALL PORCH STAIRS TO HAVE THREE (3) 2" X 12" STRINGERS.
11. PORCH STEPS SHALL HAVE A CONCRETE PAD TO SUPPORT STAIR CARRIAGE THAT LEAVES A 4" X 4" CLEAR LANDING @ BASE OF STEPS
12. ALL EXTERIOR HANDRAILS TO BE 1-1/2" PAINTED PIPE OR SMOOTH METAL MOUNTED USING STANDARD HANDRAIL BRACKETS.

ATTACHMENT NOTE-SHOULD BE
HOT DIPPED ZINC COATED
GALVANIZED STEEL, STAINLESS
STEEL, SILICON BRONZE, COPPER
BOLTS OR MEET THE EXCEPTIONS
PER IRC R519.3.

12" X 24" MIN. POURED
CONCRETE FOOTER

2X8 P.T. LEDGER
BOARD-SECURE TO
BAND BD. W/ 2-3/8" X
5" CARRIAGE BOLTS
AT 24" C/C
CORROSION RESISTANT
FLASHING

COORDINATE NUMBER OF
STAIRS WITH DEVELOPER

5" DIA. MAX. SPACING

METAL HAND RAIL BEYOND,GRIP
DIA. 1-1/4" TO 2" OR
2-1/4" GROSS MAX.
WITH BEVELED EDGES
1/8" MIN.

2x2 P.T.WOOD BALLASTERS
SPINDLES

LOAD BEARING
ALUMINUM COLUMN

MATCH ROOF SLOPE
12" EAVE
CLASS "A" FIBERGLASS SHINGLES
OVER 30#FELTS OVER 7/16" OSB
SHEATHING WITH "H" CLIPS
2X6 FACIA SOFFIT WITH PRE-FINISHED
5" PRE-FINISHED ALUMINUM GUTTER
CONTINUOUS CLAD FACE
ALUMINUM CLAD FACE
CONTINUOUS PERFERATED VINYL SOFFITT

2X6 RAFTER AT 16" C/C
2X6 JOIST AT 16" C/C
2X6 TOP AND BOTTOM
PLATE
5-2X12 BEAM WITH 1/2"
PLYWOOD -SECURE WITH
1/2" CARRIAGE BLT.S.
2X4 AT 16" C/C
COLUMN BEYOND

36" min.
GUARD RAIL HGT.

4" MAX.

34" AND 38"

6"

MIN. 36"

4" MAX.

P.T.WOOD GUARD AND
BALLASTERS

2 X 6 P.T. WOOD DECKING
SECURE W/ GALVANIZED NAILS.

2X8 P.T.BEAM W/ (2) 3/8" X
8" GALV. BOLTS PER POST

2-2X8 BEARING ON 4X4

2X8 FLOOR JOIST AT 16" X/X

4X4 WOOD POST, P.T.

12" X 24" MIN. POURED
CONCRETE FOOTER

WOOD PORCH
SCALE 1/2" = 1'-0"

A
D2

WOOD PORCH SECTION
SCALE 1/2" = 1'-0"

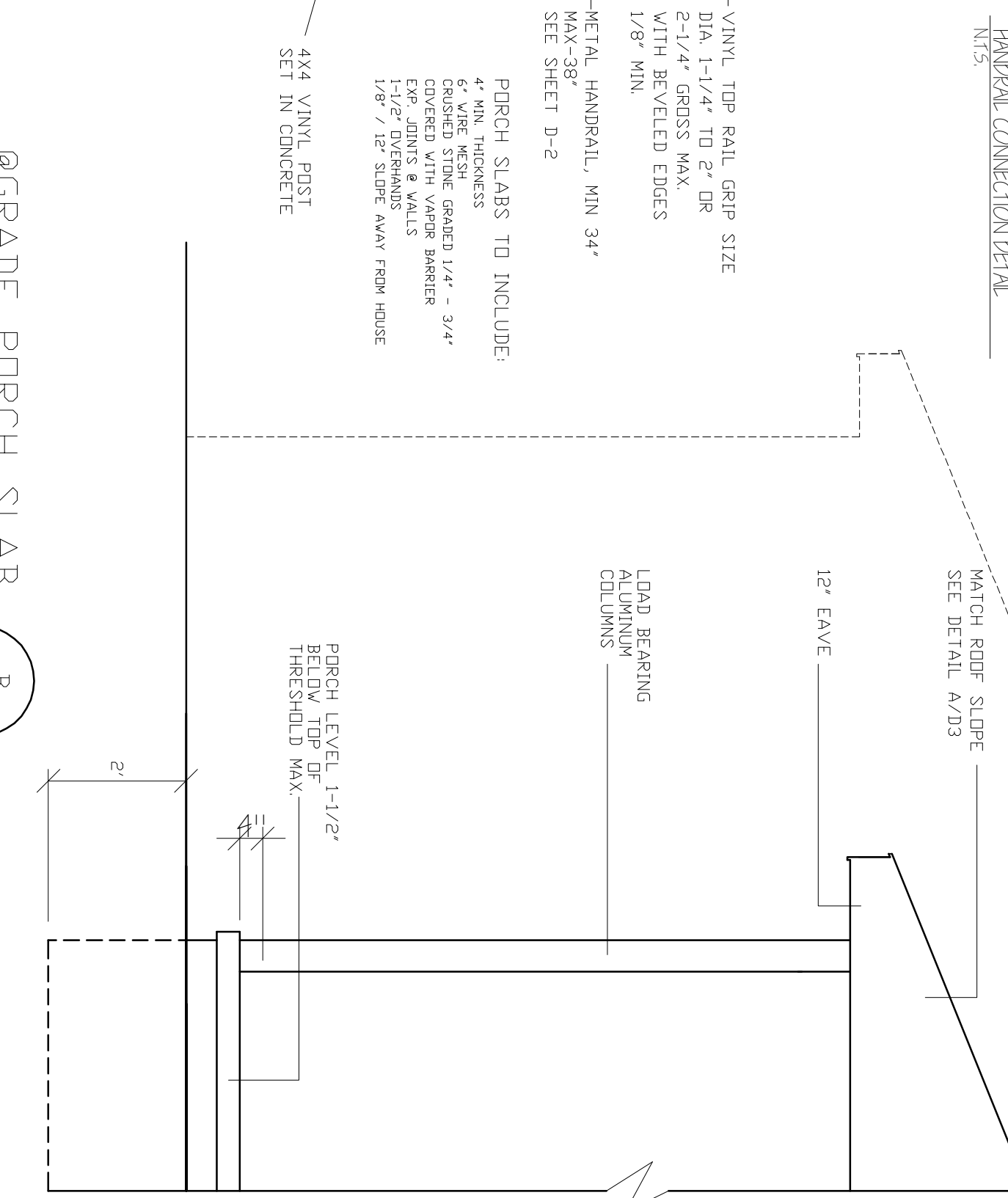
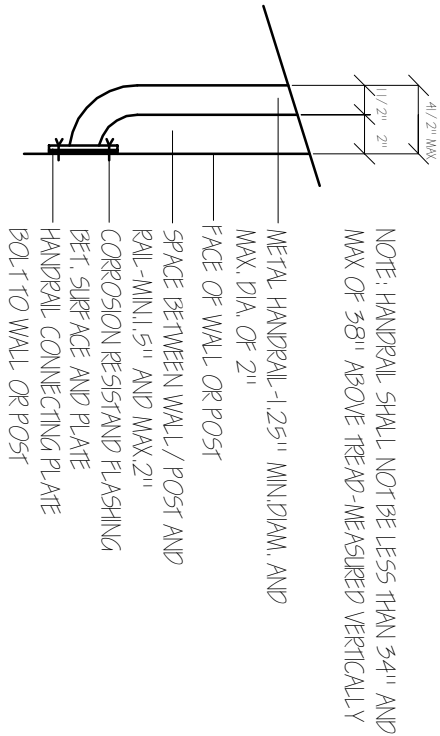
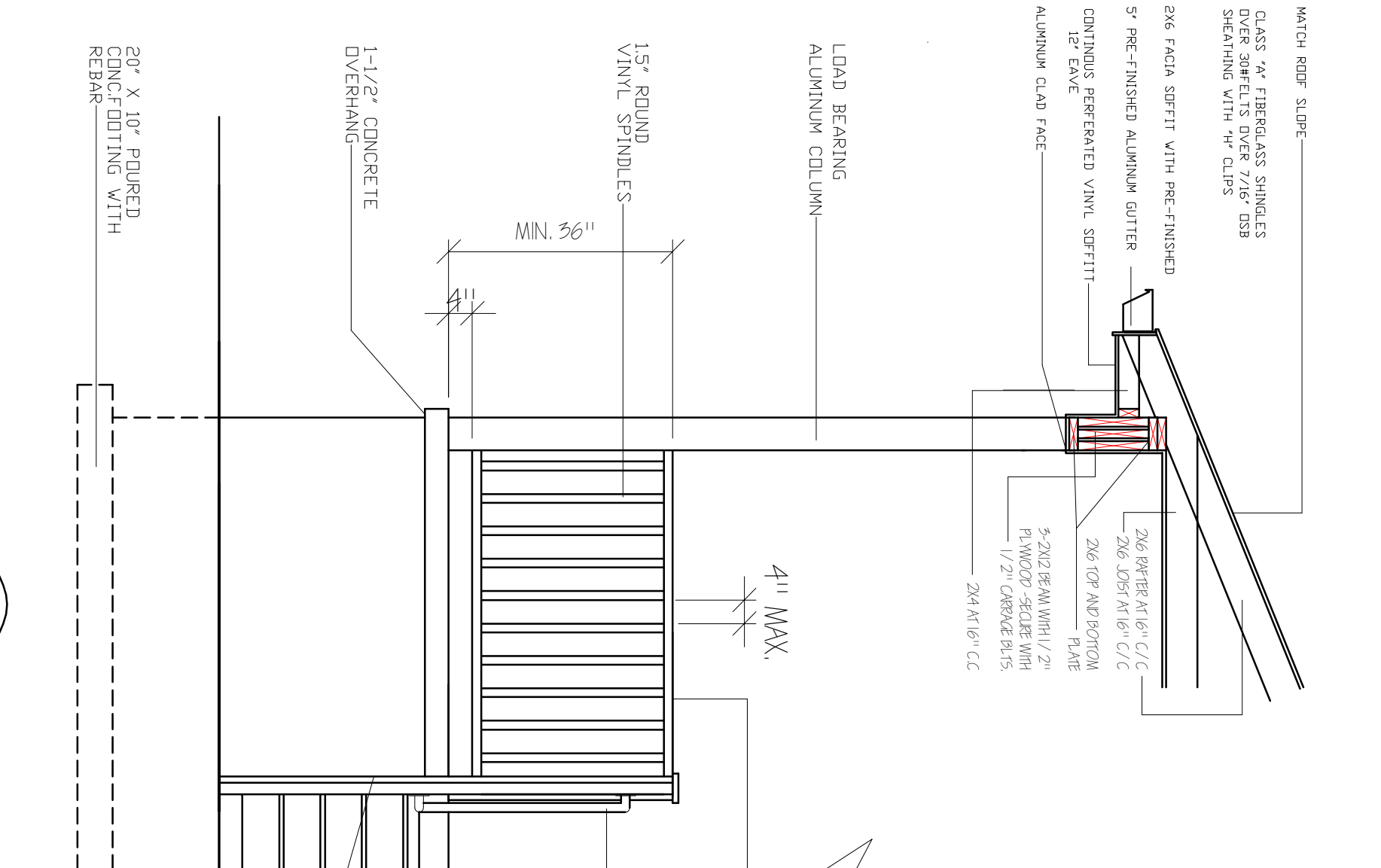
B
D2

6"

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2



RAISED PORCH SLAB

A

D3

SCALE 1/2" = 1'-0"

@GRADE PORCH SLAB

B

D3

SCALE 1/2" = 1'-0"

DATE:	11.11.11
REVISED:	
REVISED:	
REVISED:	
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JOB NO:	ES-A



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SHEET NUMBER

D-3