

FLOOR PLAN

SCALE 1/4" = 1'-0"

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 TIE-DOWN SHALL BE INSTALLED BEFORE WALL SHEATHING ON EXTERIOR. THE TIE-DOWN STRAP MUST LAP THE TOP CHORD 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.

KRISS LOWRY & ASSOCIATES, INC.
CORINTH, KY

1064ES-B

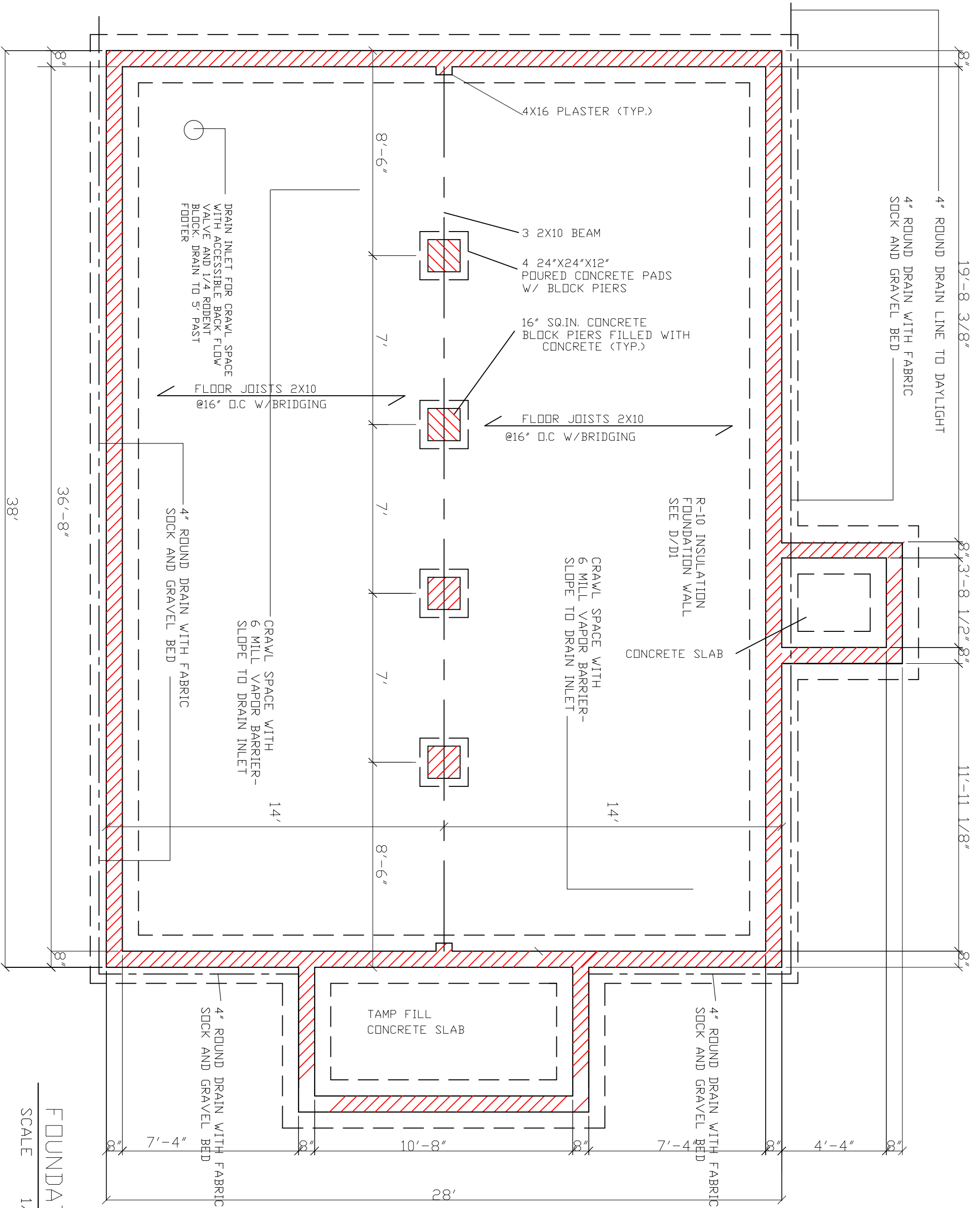


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DATE:	12.03.10
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JOB NO.:	1064ES-B

SHEET NUMBER





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.

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 CORINTH, KY 1064ES-B

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

SHEET NUMBER



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

5" PRE-FINISHED ALUMDIBEE
GUTTER

VINYL DOUBLE HUNG WINDOW
WITH INSULATED GLASS AND
INSECT SCREEN

CORNER BOARD

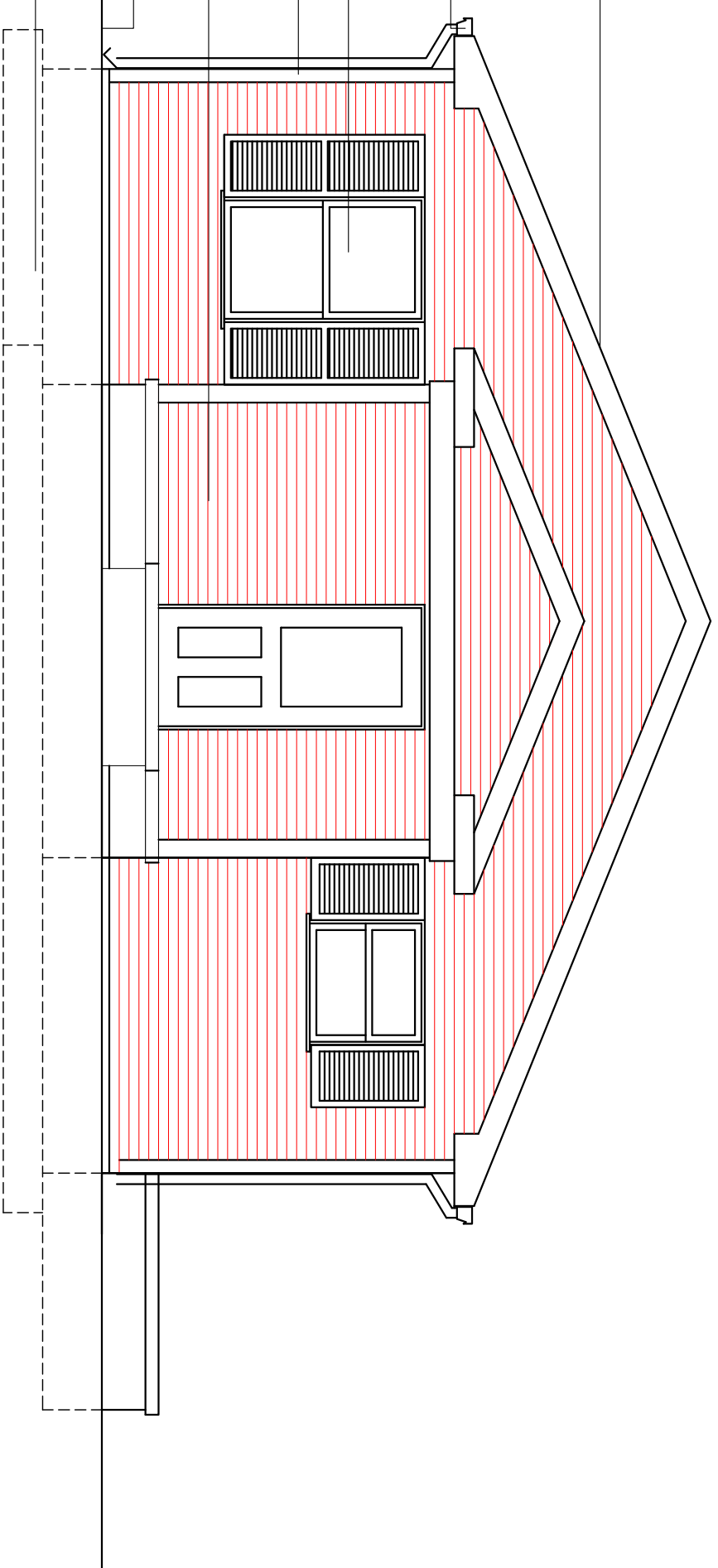
4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" DSB SHEATHING

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

FRONT ELEVATION

SCALE 1/4" = 1'-0"



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

5" PRE-FINISHED ALUMDIBEE
GUTTER

CORNER BOARD

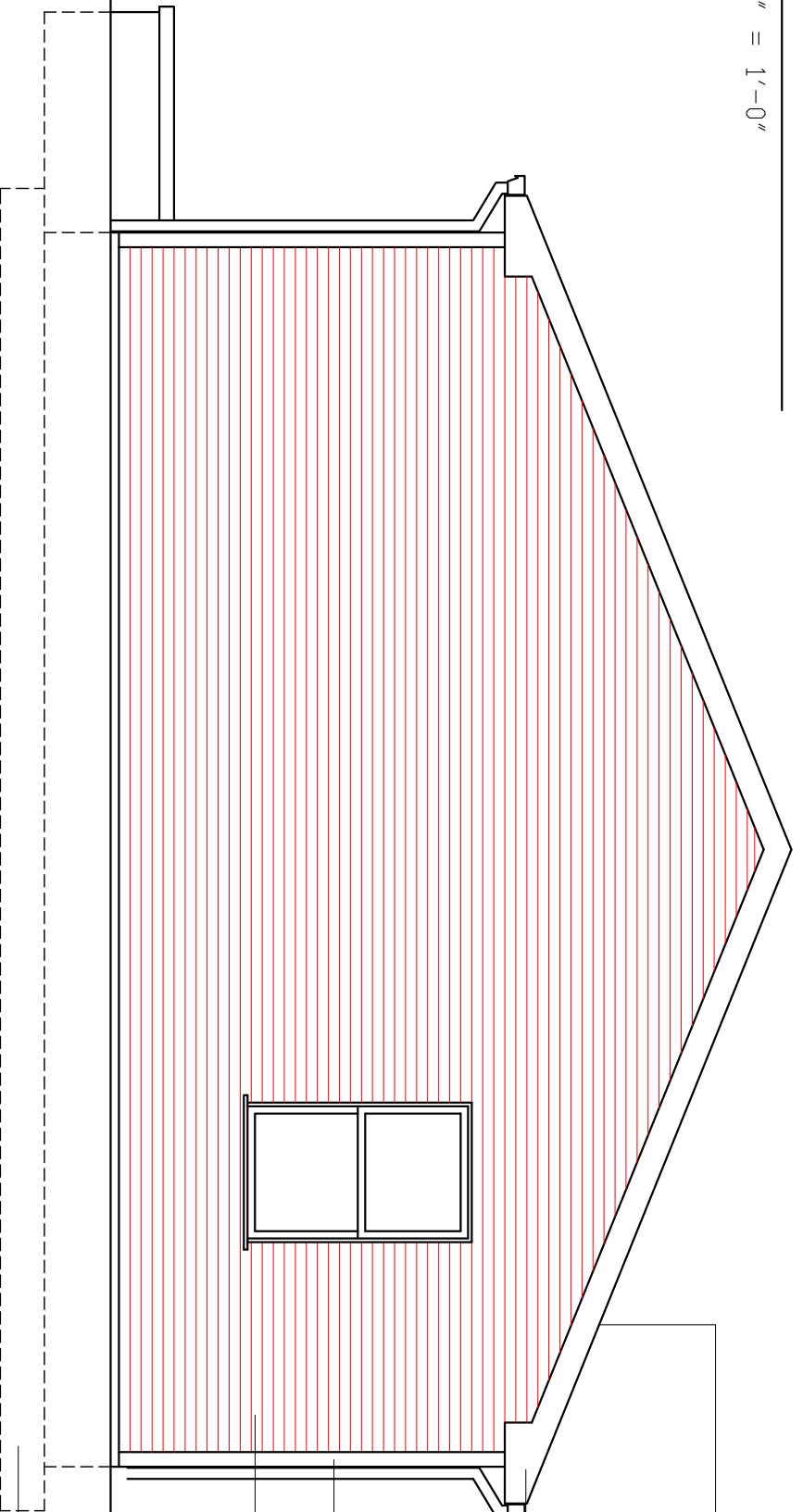
4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
ON 7/16" DSB SHEATHING

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

REAR ELEVATION

SCALE 1/4" = 1'-0"



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AW

CONT. RIDGE VENT

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

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" DSB SHEATHING

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

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

CONT. RIDGE VENT

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

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" DSB SHEATHING

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

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

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PRE-ENGINEERED WOOD ENERGY
HEEL TRUSSES W/12" HEEL AT 24"
C/C OR AS NOTED ON TRUSS
MANUFACTURERS INSTALLATION DWGS.

BLOCKING AS REQUIRED

R-38 BLOWN INSULATION

5/8" GYPSUM BOARD

1/2" GYPSUM BOARD

2X6 WOOD STUDS AT 24" C/C SPF

2-2X10 HEADER

WOOD STOOD

WOOD CASEMENT SEAL PERIMETER

R-19 FIBERGLASS BATT INSULATION

BETWEEN STUDS. FILL VOIDS

ADVANTECH SUB-FLOORING
GLUE AND NAIL

TREATED 2X6 SILL PLATE OVER FOAM WITH
SEALER STRIP

1/2" DIA. X 12" LONG ANCHOR BOLT
AT 48" C/C
6 MIL VAPOR RETARDER ON INSIDE
OF CMU AND FLOOR

R-10 RIGID INSUL. SECURE TO CMU

4" LAYER OF #9 GRAVEL OR EQUAL,
6 MIL VAPOR BARRIER OVER GRAVEL,
SLOPE CRAWL SPACE FLOOR TO THE
CRAWL SACE DRAIN

CLASS "A" FIBERGLASS SHINGLES
OVER 30#FELTS OVER 7/16" OSB
SHEATHING WITH "H" CLIPS
2J STYROFOAM BAFFLES

CONT.INSULATIN BAFFEL

CONTINUOUS ALUMINUM DRIP EDGE

5' PRE-FINISHED ALUMINUM GUTTER

2X6 FACIA SFFFIT WITH PRE-FINISHED

DOUBLE TOP PLATES

ALUMINUM CLAD FACE

CONTINUOUS PERFERATED VINYL SOFFITTT

VINYL "S" CHANNEL

VINYL DOUBLE HUNG WINDOW WITH
INSULATED GLASS AND INSECT SCREEN

SEE SHEET A-2

VINYL UTILITY TRIM

CONTINUOUS SEALANT AROUND ALL
WINDOW TRIM

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

2X6 PLATE WITH SEALANT BETWEEN
PLATES AND PLYWOOD

2X10 BAND JOIST

NOTE: BAND JOIST SHALL BE INSULATED WITH PAPER
FACED R-30 INSULATION EXTENDING TO THE OUTER EDGE OF FOAM INSULATIN

2X10 FLOOR JOISTS AT 16" C/C

6 MIL VAPOR RETARDER ON INSIDE OF CMU AND FLOOR

8" CMU FOUNDATION FILLED SOLID BELOW GRADE
SEE SHEET A-3

BITUMINOUS DAMP PROOFING BELOW GRADE

4" PERFORATED DRAIN PIPE WITH FABRIC
SOCK AND MIN. 10" OF TOP GRAVEL. DRAIN
LINE MUST BE BELOW CRAWL SPACE FLOOR.

CONT. CONCRETE FOOTING REINFORCED WITH (2)
#4 BARS CONT. AND #4 REBAR PERPENDICULAR
@ 4' C/C-SEE FOUNDATION PLAN SHEET A-3

TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"

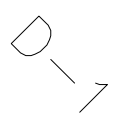
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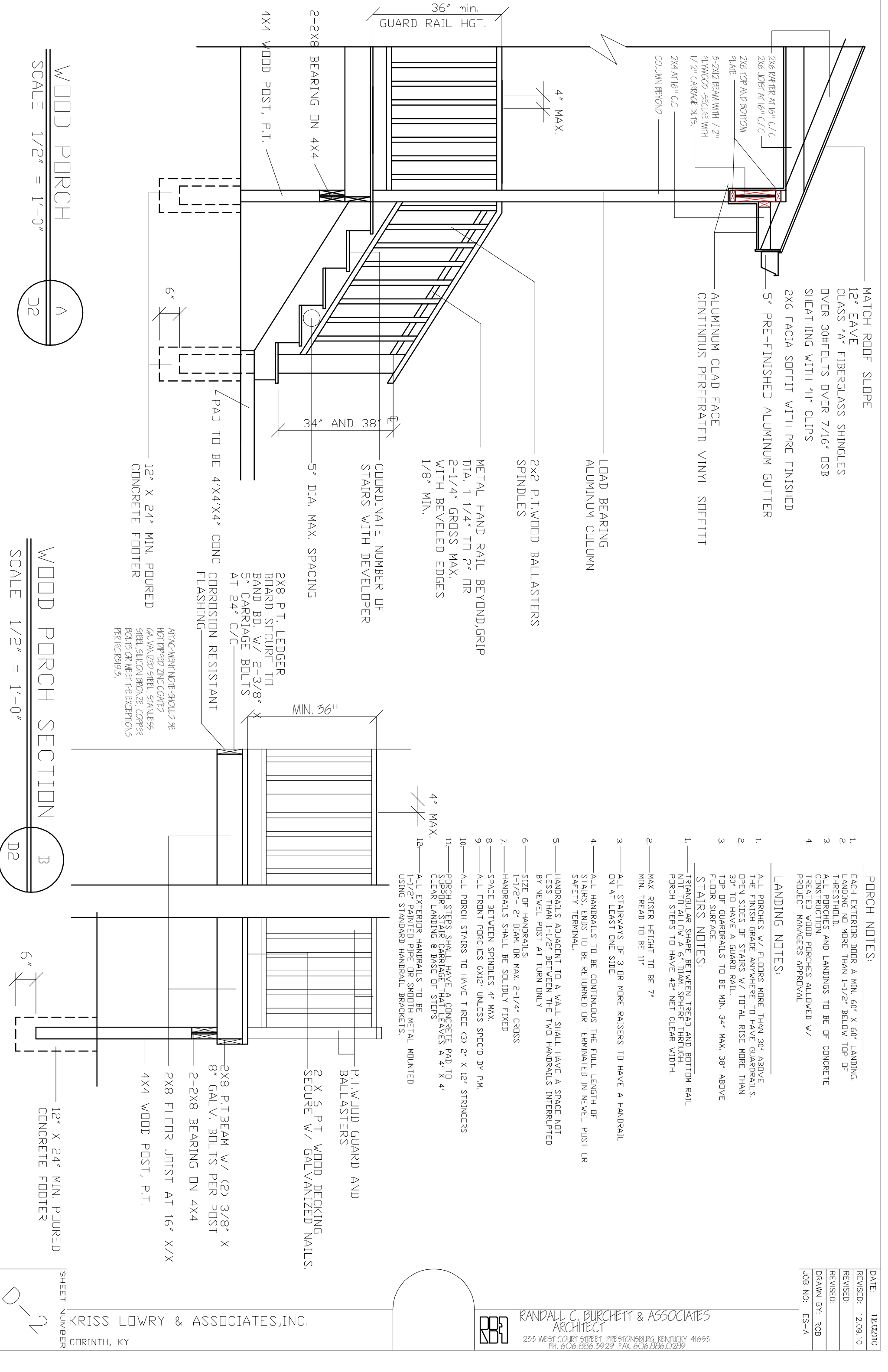


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CORINTH, KY

SHEET NUMBER





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
 ALUMINUM CLAD FACE
 CONTINUOUS PERFORATED VINYL SOFFIT

LOAD BEARING
 ALUMINUM COLUMN

2X2 P.T. WOOD BALLASTERS
 SPINDLES

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

COORDINATE NUMBER OF
 STAIRS WITH DEVELOPER

5" DIA. MAX. SPACING

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

ATTACHMENT NOTE-SHALL BE
 HOT DIPPED ZINC COATED
 GALVANIZED STEEL, STAINLESS
 STEEL, SILICON BRONZE, COPPER
 BOLTS OR MEET THE EXCEPTIONS
 PER IRC R319.5.

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

- LANDING NOTES:**
- 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.
 - TOP OF GUARDRAILS TO BE MIN. 34" MAX. 38" ABOVE FLOOR SURFACE.

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

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"

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

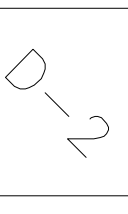
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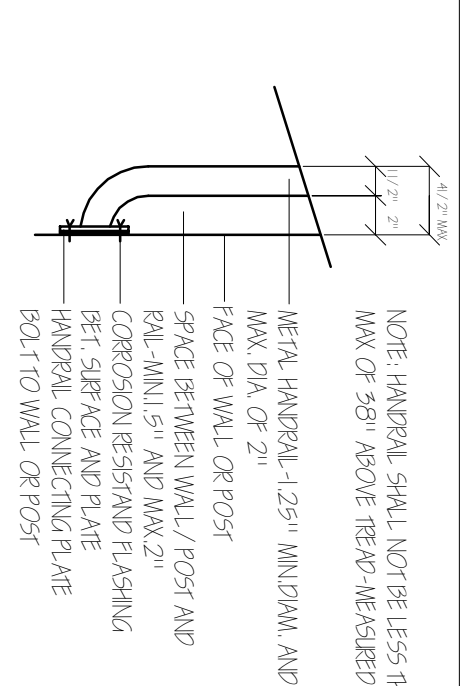
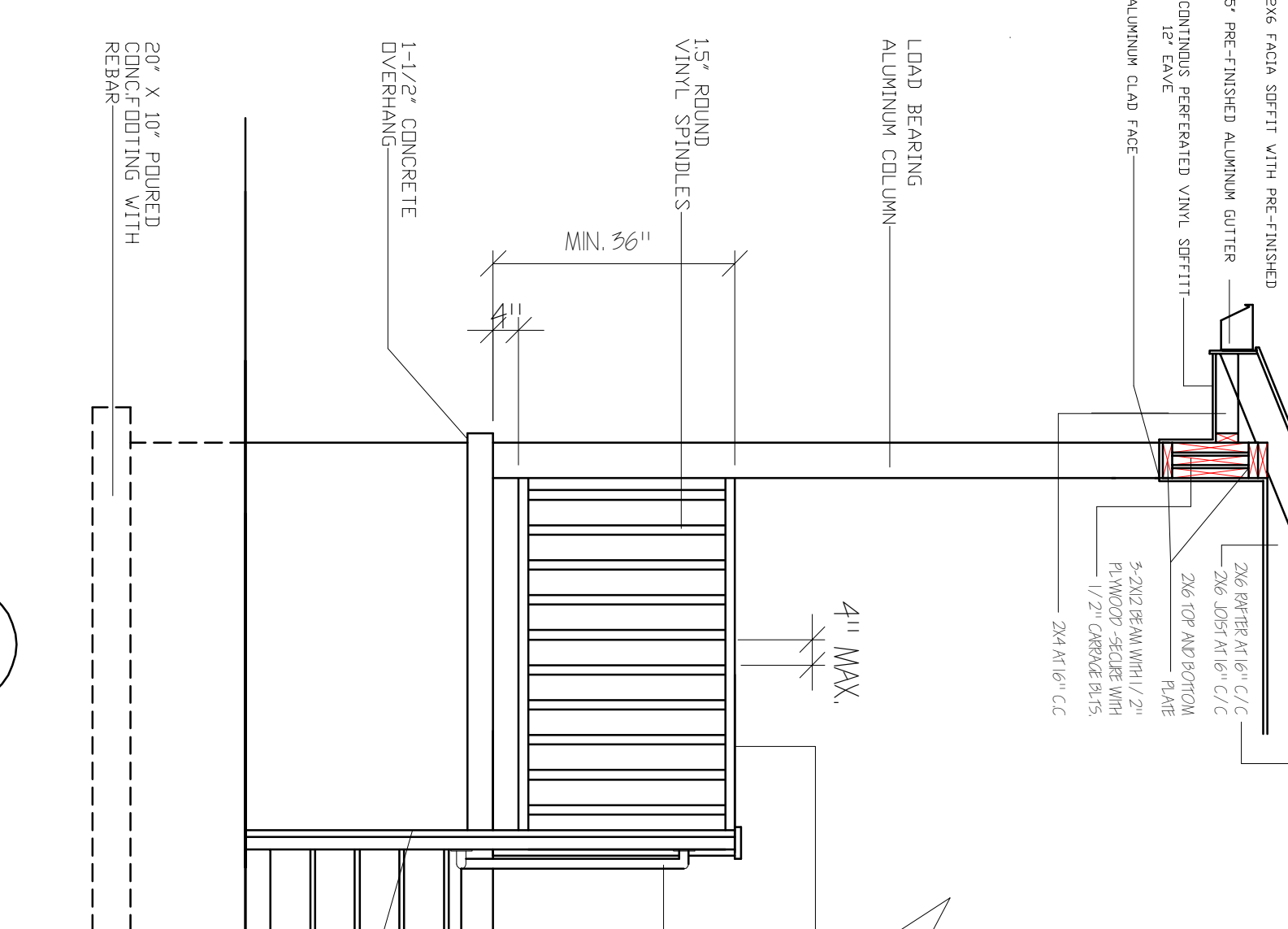
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 CORINTH, KY

SHEET NUMBER



MATCH ROOF SLOPE

CLASS "A" FIBERGLASS SHINGLES
OVER 30HELTS OVER 7/16" OSB
SHEATHING WITH "H" CLIPS



NOTE: HANDRAIL SHALL NOT BE LESS THAN 34" AND
MAX OF 38" ABOVE TREAD - MEASURED VERTICALLY

METAL HANDRAIL-1.25" MINDIAM. AND
MAX. DIA. OF 2"
FACE OF WALL OR POST
SPACE BETWEEN WALL / POST AND
RAIL-MIN.1.5" AND MAX.2"
CORROSION RESISTANT FLASHING
BET. SURFACE AND PLATE
HANDRAIL CONNECTING PLATE
BOLT TO WALL OR POST

HANDRAIL CONNECTION DETAIL
NT5.

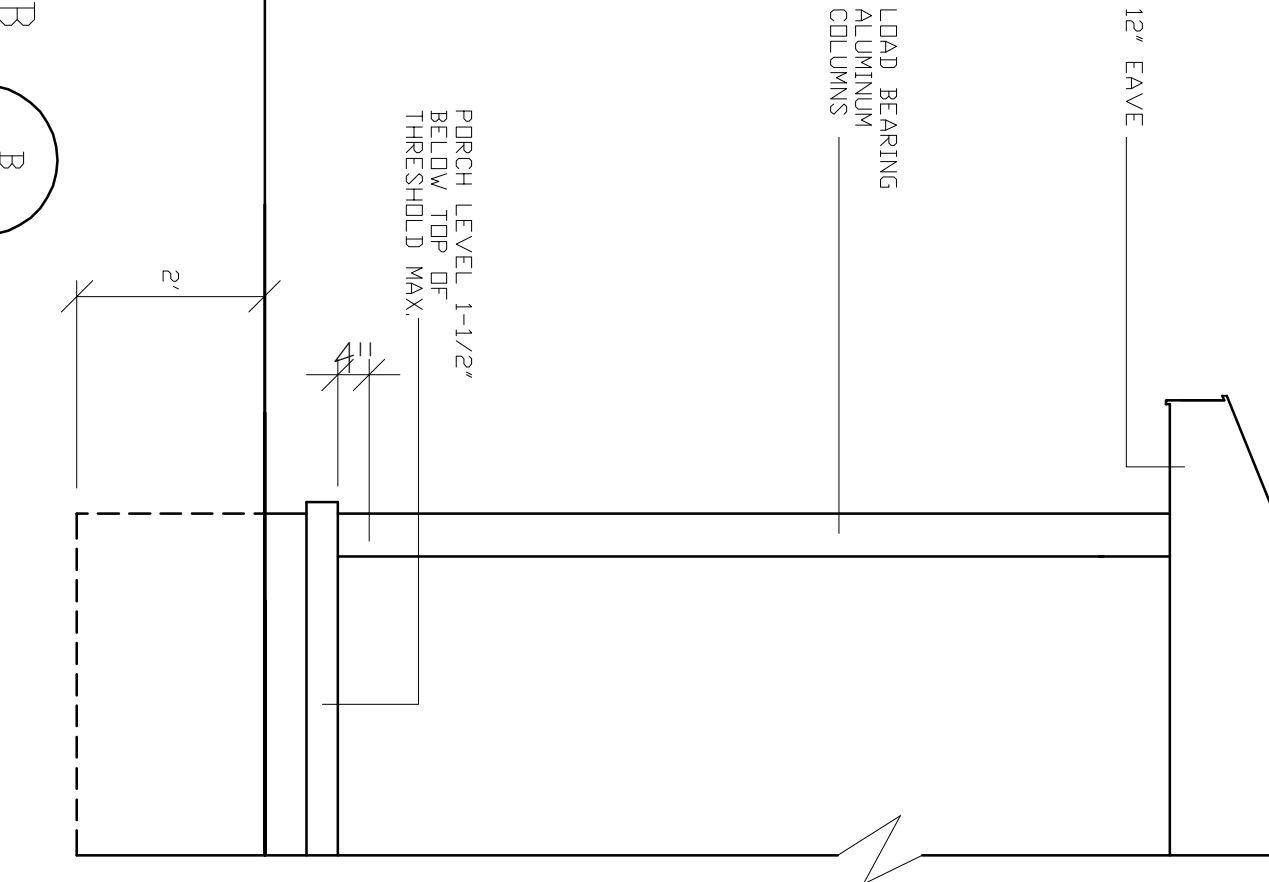
MATCH ROOF SLOPE
SEE DETAIL A/D3

VINYL TOP RAIL GRIP SIZE
DIA. 1-1/4" TO 2" OR
2-1/4" GROSS MAX.
WITH BEVELED EDGES
1/8" MIN.

METAL HANDRAIL, MIN 34"
MAX-38"
SEE SHEET D-2

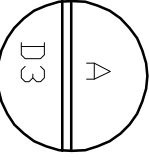
PORCH SLABS TO INCLUDE:
4" MIN. THICKNESS
6" WIRE MESH
CRUSHED STONE GRADED 1/4" - 3/4"
COVERED WITH VAPOR BARRIER
EXP. JOINTS @ WALLS
1-1/2" OVERHANDS
1/8" / 12" SLOPE AWAY FROM HOUSE

4X4 VINYL POST
SET IN CONCRETE

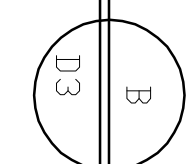


PORCH LEVEL 1-1/2"
BELOW TOP OF
THRESHOLD MAX.

RAISED PORCH SLAB



@GRADE PORCH SLAB



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