

**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 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.

DATE:	12.14.10
REVISED:	12.15.10
REVISED:	
DRAWN BY:	RCB
JOB NO.:	KL952ES-A

RANDALL C. BURCHETT & ASSOCIATES  
**ARCHITECT**  
 322 WEST COURT ST. PRESTONSBURG, KENTUCKY 41653  
 PH. 606.886.3929 FAX. 606.886.0289

**KRISS LOWRY & ASSOCIATES, INC.**  
 CORINTH, KY

KL952ES-A



4" ROUND DRAIN LINE  
TO DAYLITE

4" ROUND DRAIN WITH  
FABRIC SOCK AND  
GRAVEL BED

20'-1 3/16"

3 1/2'

5'

8'-10 13/16"

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28'-0"

DRAIN INLET FOR CRAWL SPACE WITH  
ACCESSIBLE BACK FLOW VALVE AND  
1/4" RODENT BLOCK. DRAIN TO 5' PAST  
FOOTER

FLOOR JOISTS 2X10  
@16" C/C WITH BRIDGING

CRAWL SPACE WITH 6 MILL  
VAPOR BARRIER. SLOPE TO  
DRAIN INLET

4 24"X24"X12"  
POURED CONCRETE PADS  
W/ BLOCK PIERS

16" SQ. IN. CONCRETE  
BLOCK PIERS FILLED WITH  
CONCRETE (TYP.)

3 2X10 BEAM

4X16 PLASTER (TYP.)

CRAWL SPACE WITH 6 MILL  
VAPOR BARRIER. SLOPE TO  
DRAIN INLET

4" ROUND DRAIN WITH  
FABRIC SOCK AND  
GRAVEL BED

TAMP FILL  
CONCRETE  
SLAB

4" ROUND DRAIN WITH  
FABRIC SOCK AND  
GRAVEL BED

**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 MILL. POLY AND 4" CRUSHED STONE.
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- BLOCKING OR BRIDGING WITH JOISTS WHERE NEEDED.

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322 WEST COURT ST. PRESTONSBURG, KENTUCKY 41653  
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**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"

2

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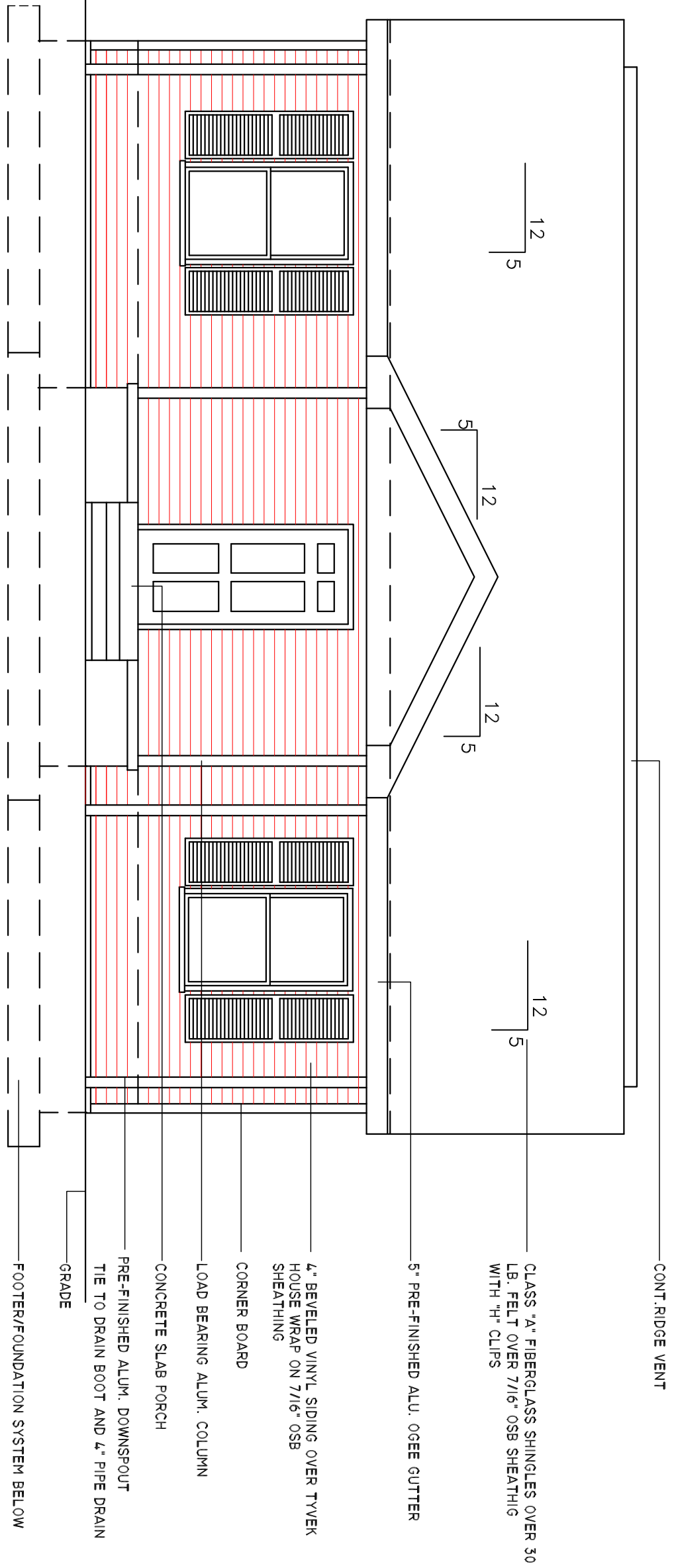
RANDALL C. BURCHETT & ASSOCIATES  
**ARCHITECT**  
 322 WEST COURT ST. PRESTONSBURG, KENTUCKY 41653  
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3A



**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

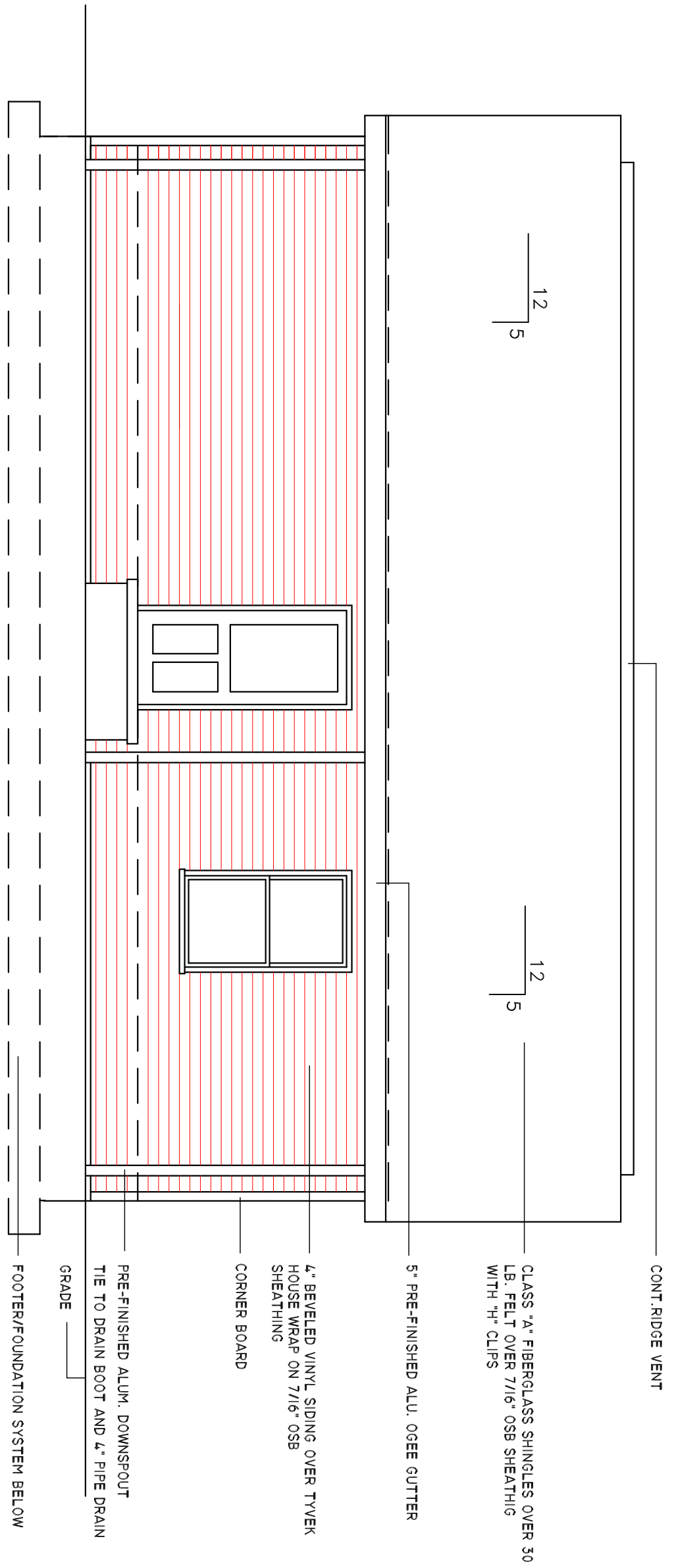
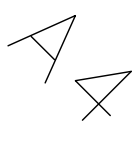
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**REAR ELEVATION**

SCALE 1/4" = 1'-0"



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ARCHITECT

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SHEET NUMBER

5  
A

CONTINUOUS RIDGE VENT

CLASS "A" FIB ERGLASS SHINGLES OVER 30 LBS FELT  
OVER 7/16" OSB SHEATHING WITH "H" CLIPS

5" PRE-FINISHED ALU. OGEE GUTTER

CORNER BOARD

LOAD BEARING ALUM. COLUMN

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

CONCRETE SLAB PORCH

GRADE

FOOTER/FOUNDATION SYSTEM BELOW

# LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

CONT. RIDGE VENT

CLASS "A" FIB ERGLASS SHINGLES OVER 30 LBS FELT  
OVER 7/16" OSB SHEATHING WITH "H" CLIPS

5" PRE-FINISHED ALU. OGEE GUTTER

CORNER BOARD

LOAD BEARING ALUM. COLUMN

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

CONCRETE SLAB CARPORT

GRADE

FOOTER/FOUNDATION SYSTEM BELOW

# RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

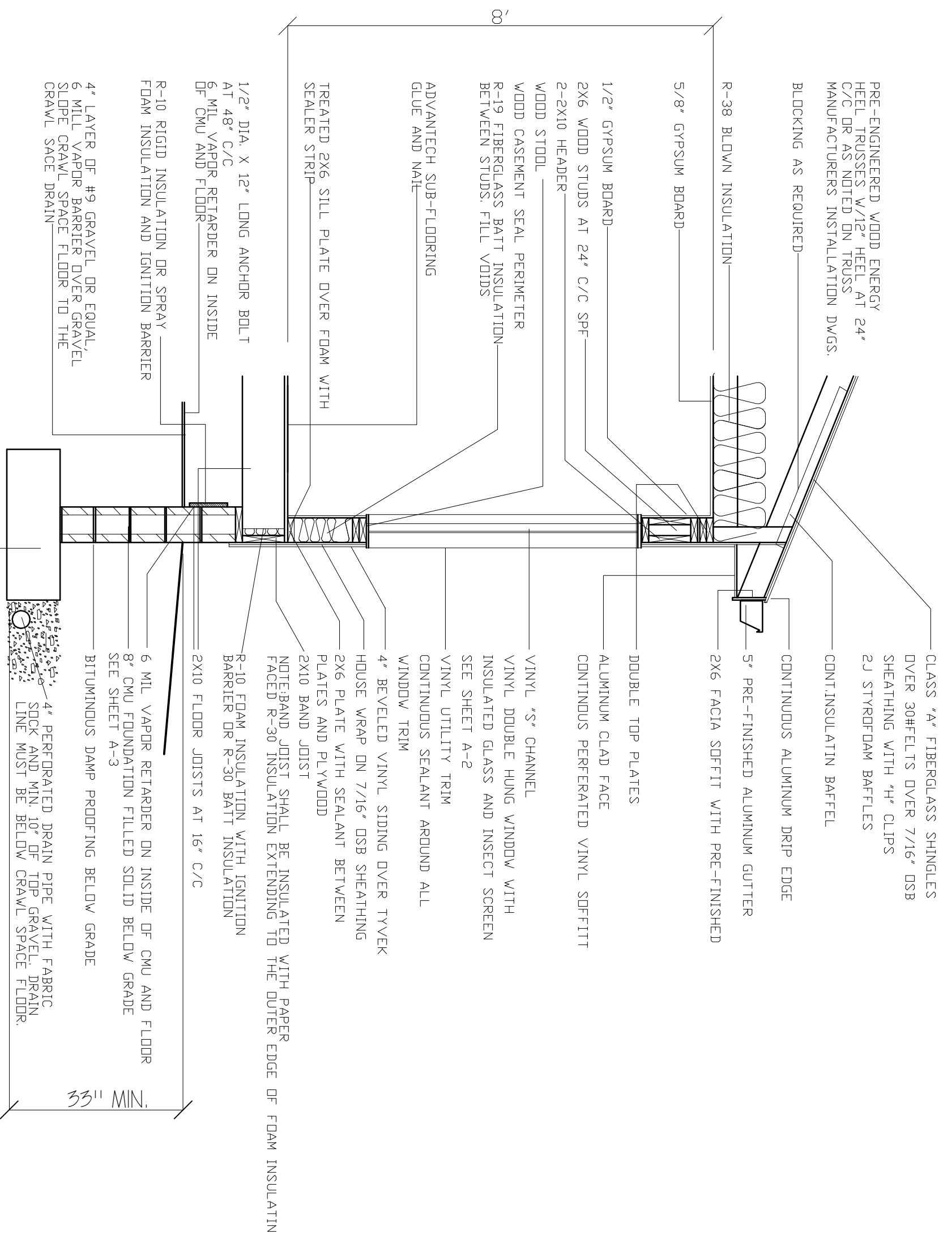
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RANDALL C. BURCHETT & ASSOCIATES  
ARCHITECT  
233 WEST COURT STREET, PRESTONSBURG, KENTUCKY 41653  
PH. 606.886.3929 FAX. 606.886.0289

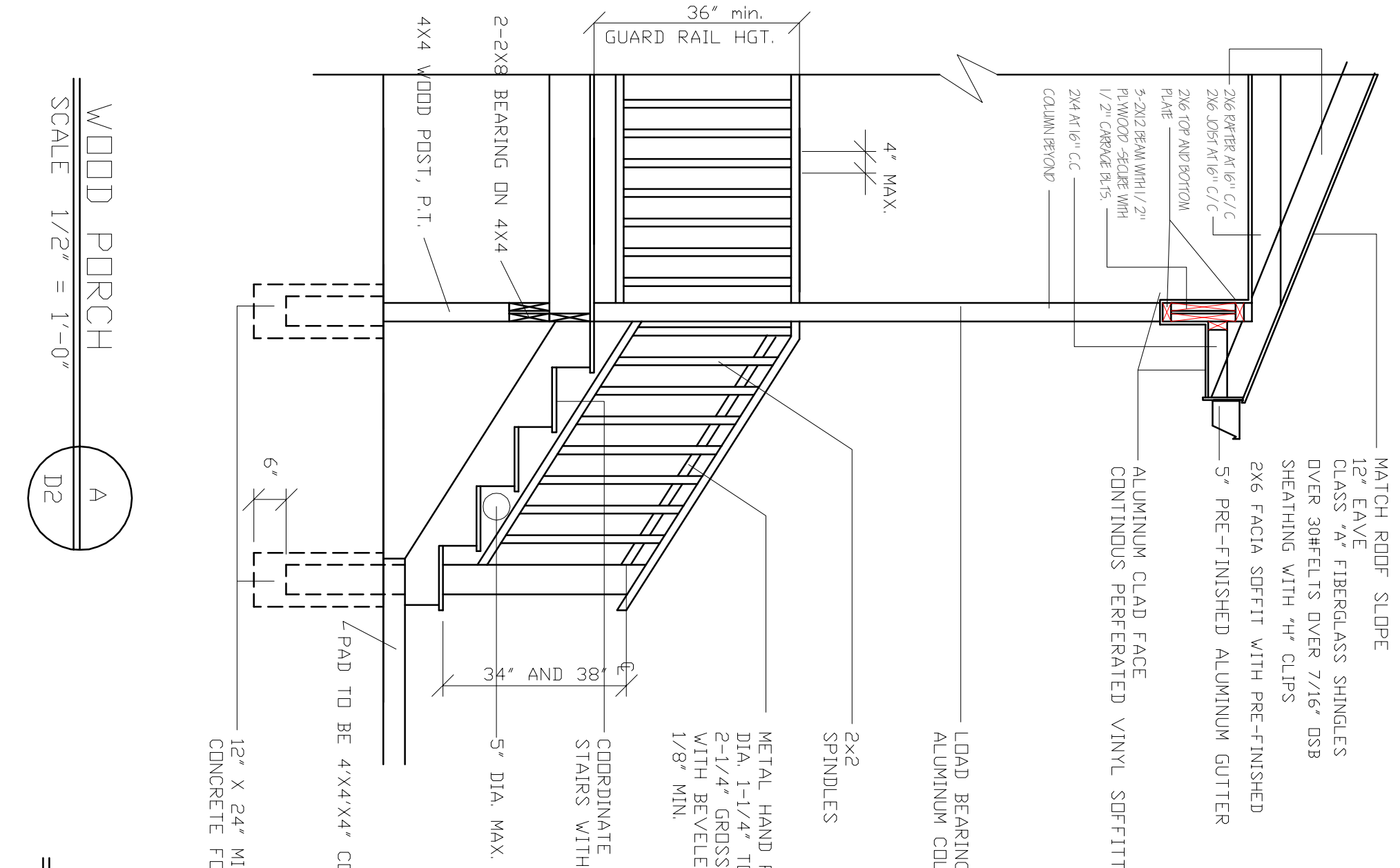
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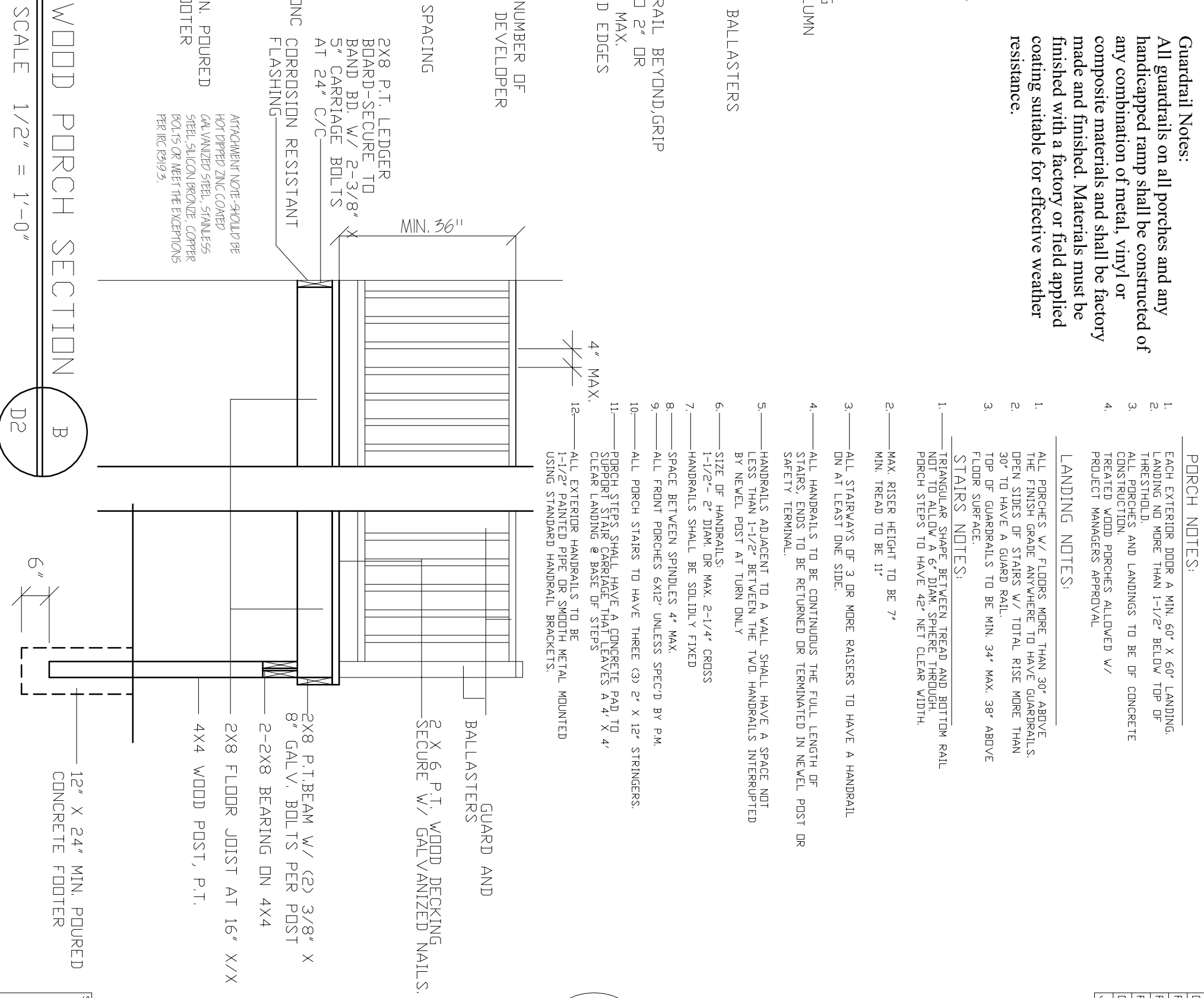
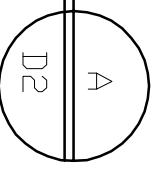


# TYPICAL WALL SECTION

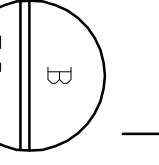
SCALE 1/2" = 1'-0"



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



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



**Guardrail Notes:**  
All guardrails on all porches and any handicapped ramp shall be constructed of any combination of metal, vinyl or composite materials and shall be factory made and finished. Materials must be finished with a factory or field applied coating suitable for effective weather resistance.

- 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.

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

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

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RANDALL C. BURCHETT & ASSOCIATES  
ARCHITECT  
233 WEST COURT STREET PRESTONSBURG, KENTUCKY 41653  
PH. 606.886.3929 FAX. 606.886.0289

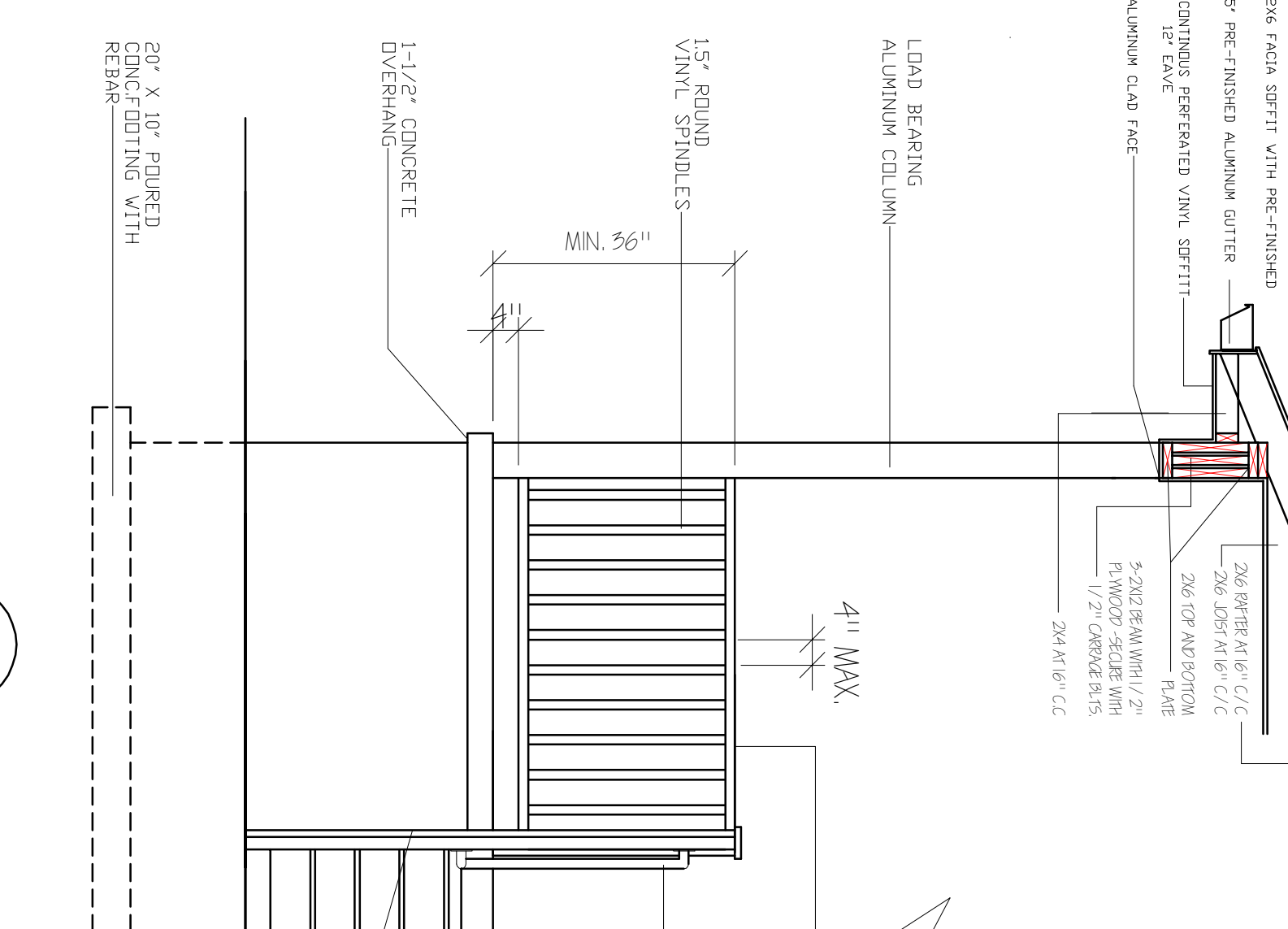
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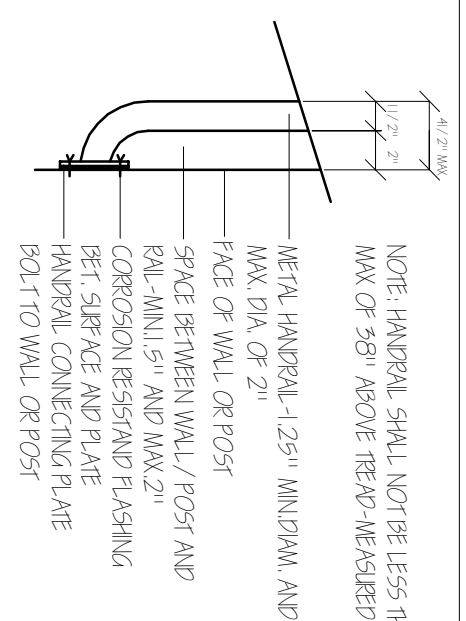


MATCH ROOF SLOPE

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



HANDRAIL CONNECTION DETAIL  
NT5.



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

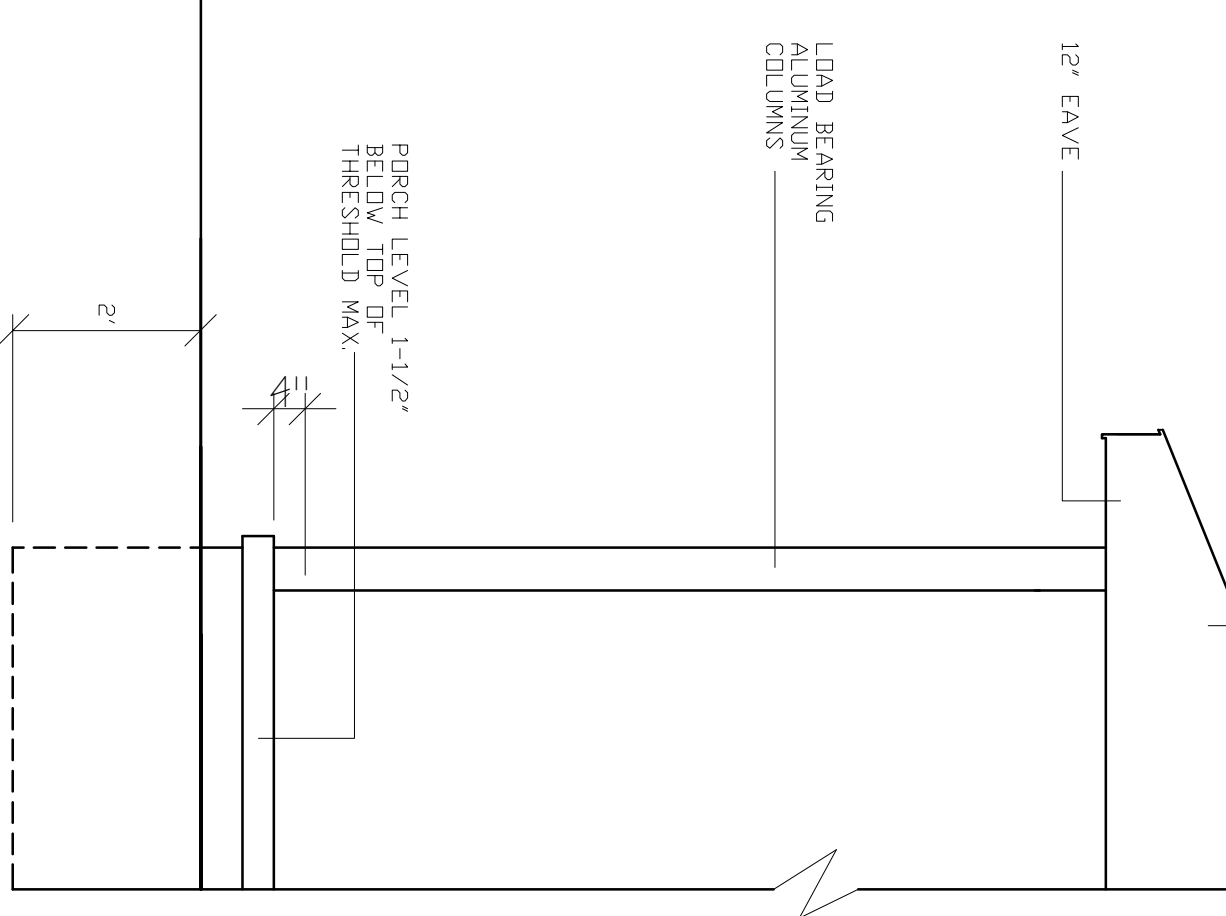
VINYL TOP RAIL GRIP SIZE  
DIA. 1-1/4" TO 2" OR  
2-1/4" GROSS MAX.  
WITH BEVELED EDGES  
1/8" MIN.

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

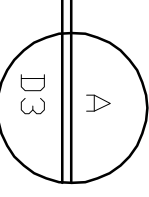
PORCH SLABS TO INCLUDE:  
4" MIN. THICKNESS  
6" WIRE MESH  
CRUSHED STONE GRADED 1/4" - 3/4"  
COVERED WITH VAPOR BARRIER  
EXP. JOINTS @ WALLS  
1-1/2" OVERHANDS  
1/8" / 12" SLOPE AWAY FROM HOUSE

4X4 VINYL POST  
SET IN CONCRETE

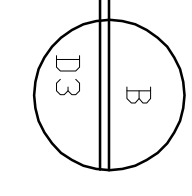
MATCH ROOF SLOPE  
SEE DETAIL A/D3



RAISED PORCH SLAB



@GRADE PORCH SLAB



DATE:	11.11.11
REVISED:	
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ARCHITECT  
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