

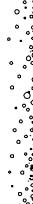
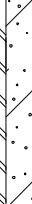

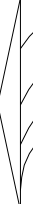

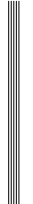



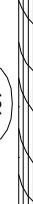





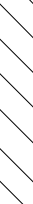


SYMBOL LEGEND

MARK	DESCRIPTION
	EARTH
	GRAVEL
	CONCRETE (CONC.)
	CONCRETE BLOCK (C.M.U.)
	STEEL
	FINISHED WOOD
	ROUGH CUT WOOD
	WOOD BLOCKING
	WOOD STUDS
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	DOOR DESIGNATION
	WINDOW DESIGNATION
	SITE ELEVATION DESIGNATION
	DETAIL REFERENCE
	COLUMN DESIGNATION
	BRICK

PROJECT LOCATION MAP

Project: RESIDENTIAL UNIT NO. KL-958ES-REV

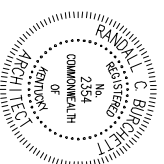
02.26.17

DEVELOPER:

Kriss Lowry and Associates, Inc.
227 South Rays Fork Road
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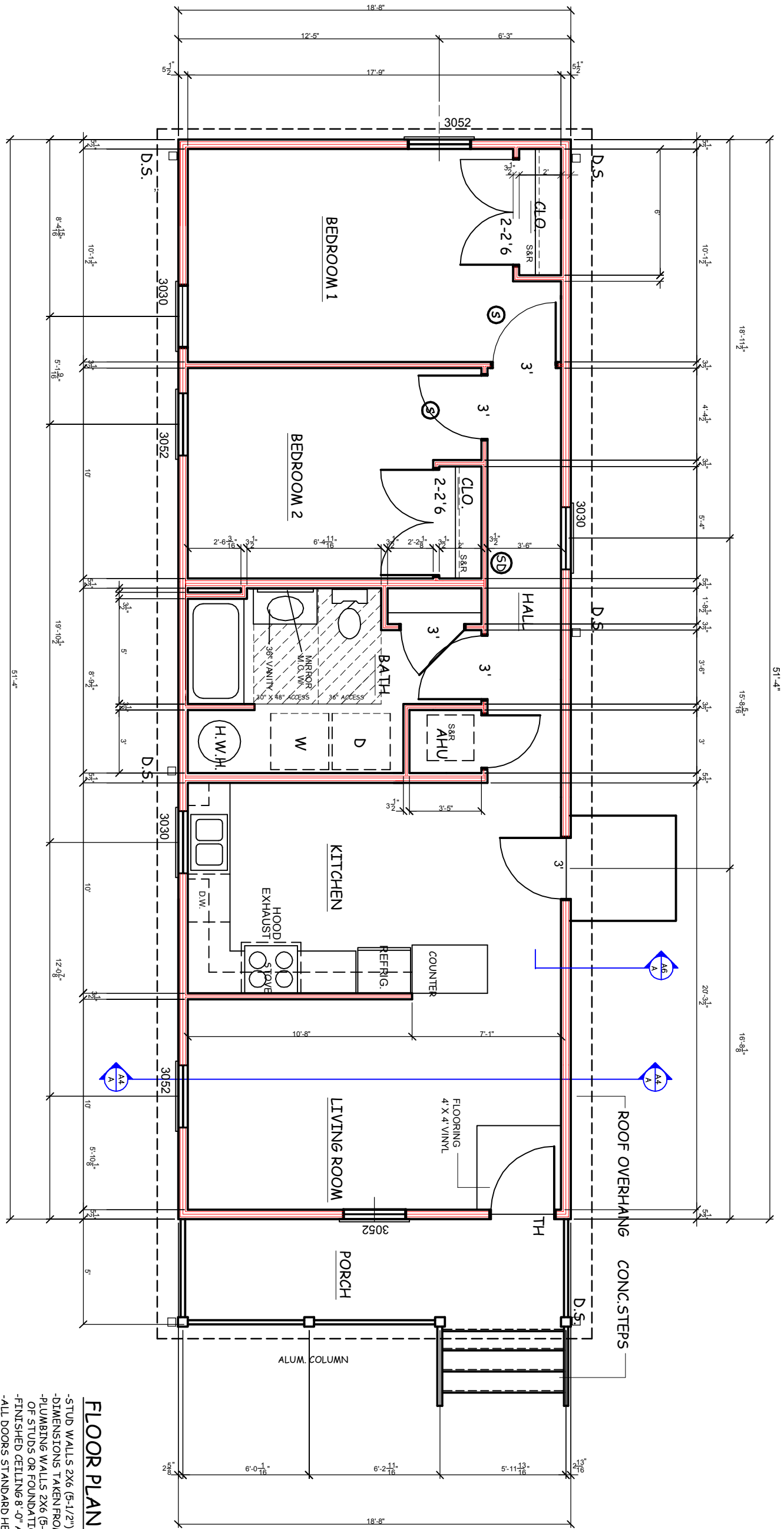
ARCHITECT:

Randall C. Burchett
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INDEX OF DRAWINGS

SHEET	DESCRIPTION
TL	TITLE SHEET/DATA
A-1	FLOOR PLAN
A-2	FOUNDATION PLAN
A-3	ELEVATIONS/SECTION
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	WALL SECTIONS



FIRST FLOOR PLAN
 SCALE 3/16" = 1'-0"

FLOOR PLAN NOTES:

- STUD WALLS 2X6 (5-1/2") @16" OR 24" O.C. DIMENSIONS TAKEN FROM FACE
 - PLUMBING WALLS 2X6 (5-1/2") @16" O.C. OF STUDS OR FOUNDATION
 - FINISHED CEILING 8'-0" A.F.F.
 - ALL DOORS STANDARD HEIGHT UNLESS NOTES
 - LOAD BEARING HEADERS
 - EXTERIOR DOORS TO HAVE EXTENDED JAMBS DESIGNED FOR 2X6 WALLS
 - (2) 2X10 W/ 1/2" PLYWOOD AND 2X4 BASE MIN.
- 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 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.

(S) SMOKE DETECTOR, UL APPROVED, DETECTOR SHALL BE INTERCONNECTED WITH BATTERY BACKUP. DETECTORS TO BE LOCATED IN EACH BEDROOM. SEE FLOOR PLAN

(SD) SMOKE DETECTOR, UL APPROVED COMBINATION CARBON MONOXIDE DETECTOR. DETECTOR SHALL BE LOCATED IN HALL. SEE PLAN. INSTALL AS PER MANUFACTURERS RECOMMENDATION AND PER CODE.

1/A

DATE: 01.09.17
 REVISED: 02.22.17
 REVISED: 02.26.17
 REVISED:
 DRAWN BY: RCB
 JOB NO: 958REV

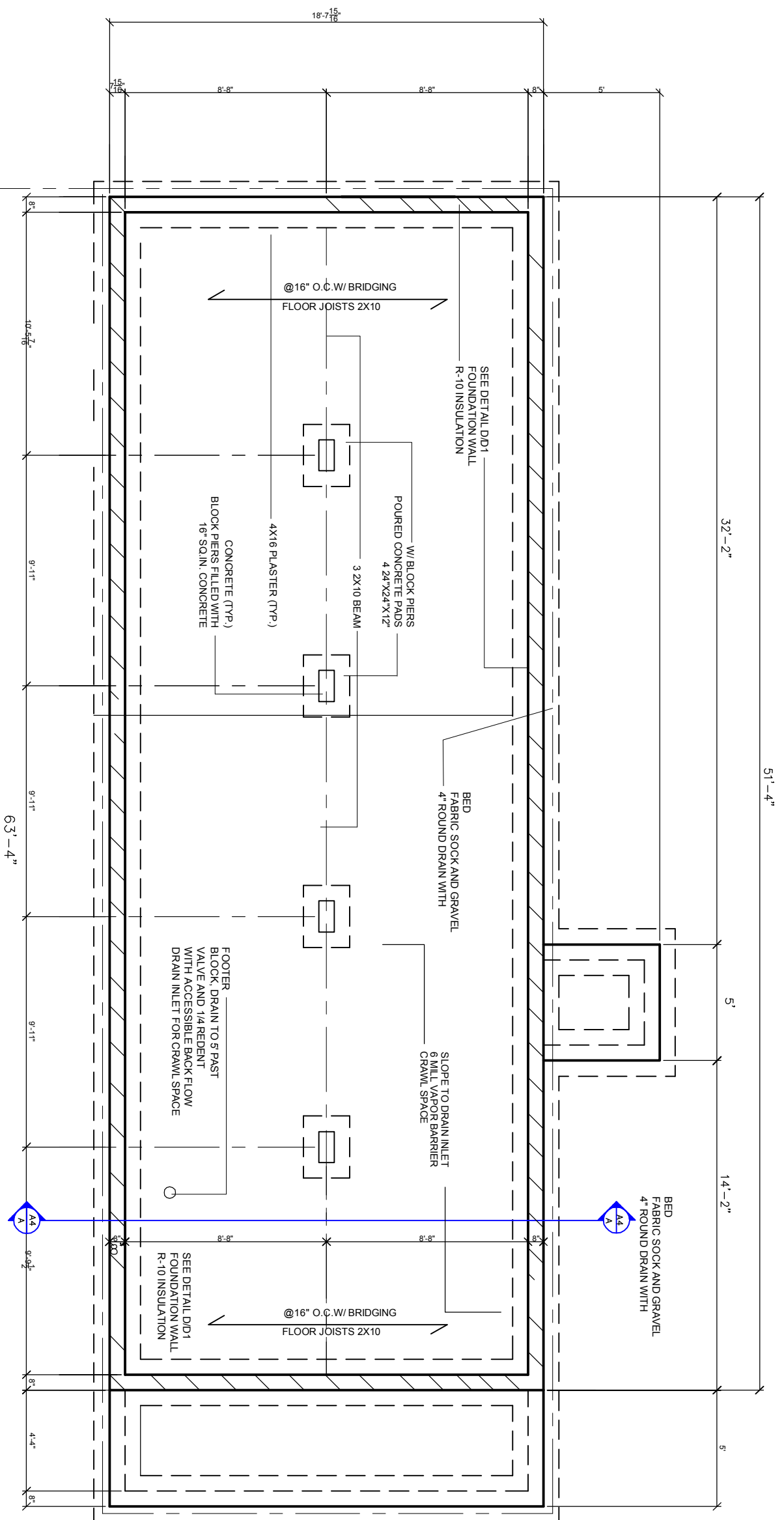
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KL-958ES-REV

KRISS LOWRY & ASSOCIATES, LLC.
 CORINTH, KY

SHEET NUMBER

2

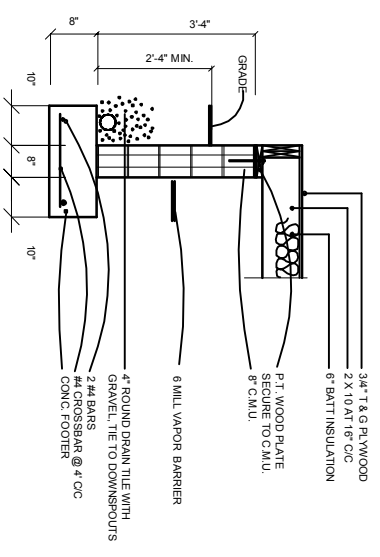


FOUNDATION PLAN

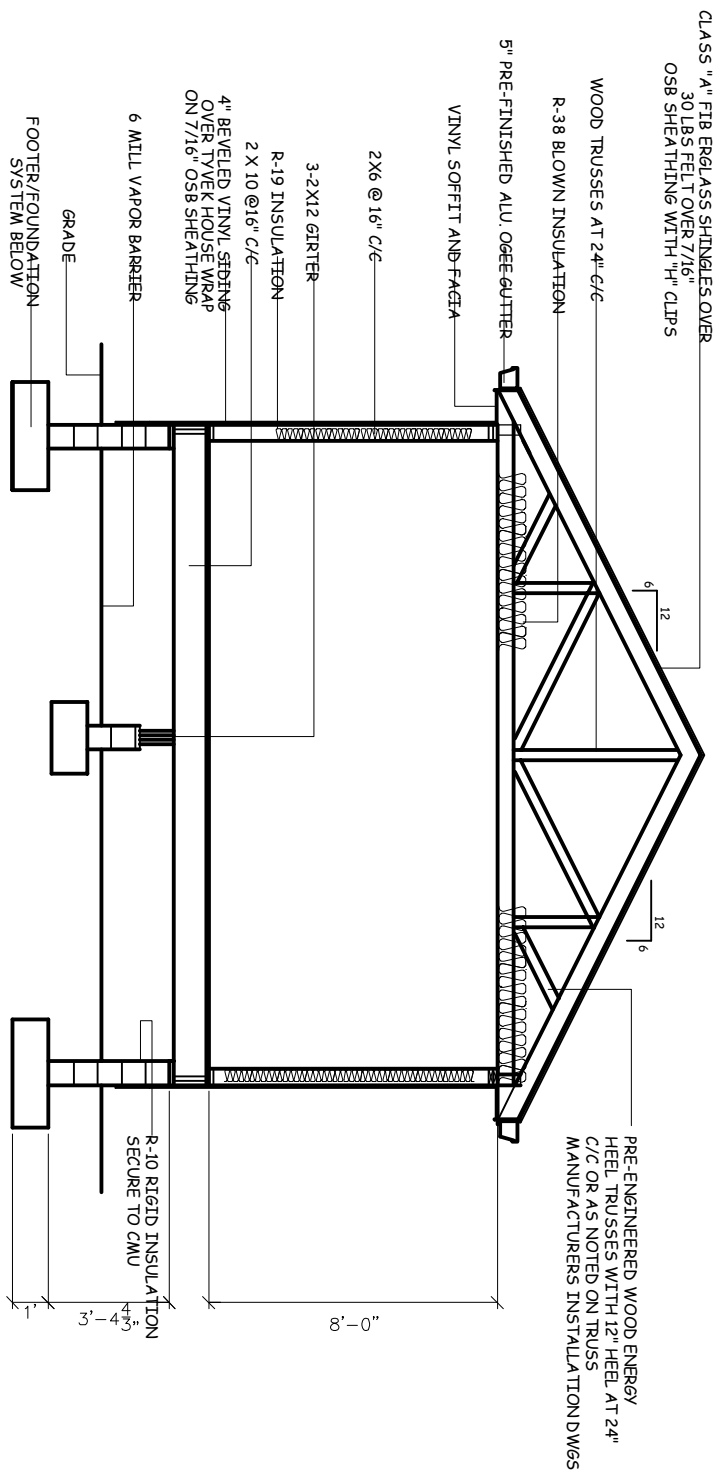
SCALE 3/16" = 1'-0"

FOUNDATION PLAN NOTES:

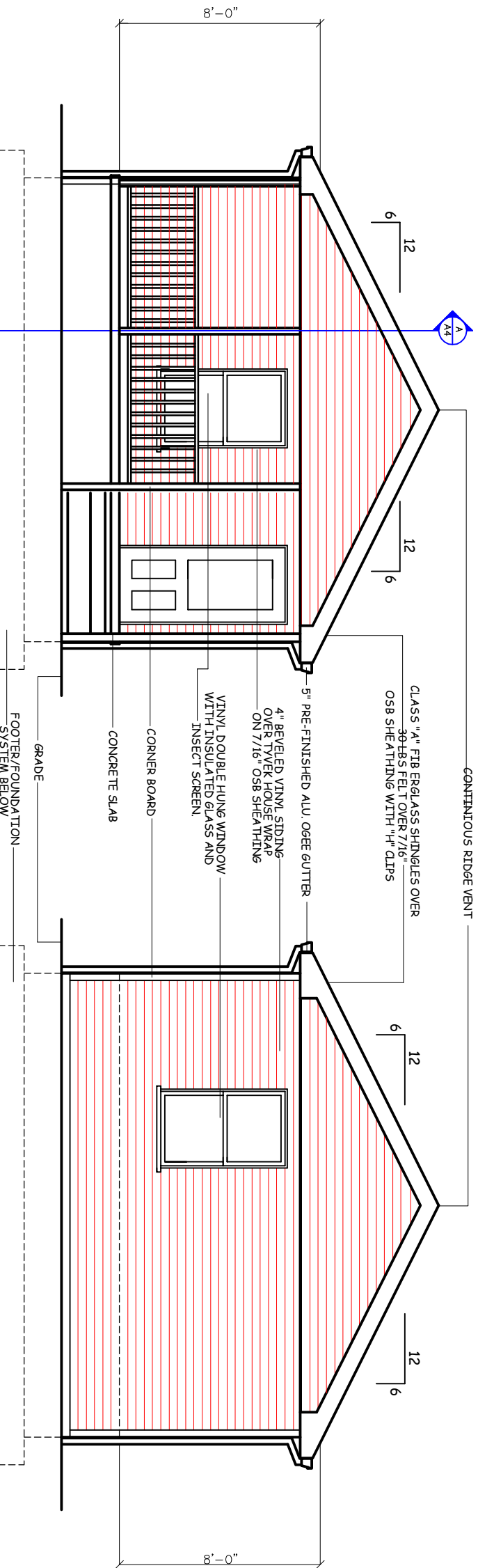
- SURFACE FINISHED WITH CRUSHED STONE AND POLY V.B.
- FOUNDATION WALL 8" CONCRETE BLOCK W/ 2X8 SILL PLATE BOLTED W/ ANCHOR BOLTS @ 48" O.C.
- FOOTING 18X8 POURED CONCRETE WITH (2) #4 REBAR.
- CONCRETE SLABS 4" REINFORCED W/ 6X6 10/10 W.W.F. ON 6 MIL. POLY AND 4" CRUSHED STONE.
- DOUBLE JOISTS UNDER PARALLEL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



TYP FOOTER DETAIL
 SCALE: 3/8" = 1'-0"



BUILDING CROSS SECTION
SCALE 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/16" = 1'-0"

REAR ELEVATION
SCALE 3/16" = 1'-0"

DATE:	01.09.17
REVISED:	02.22.17
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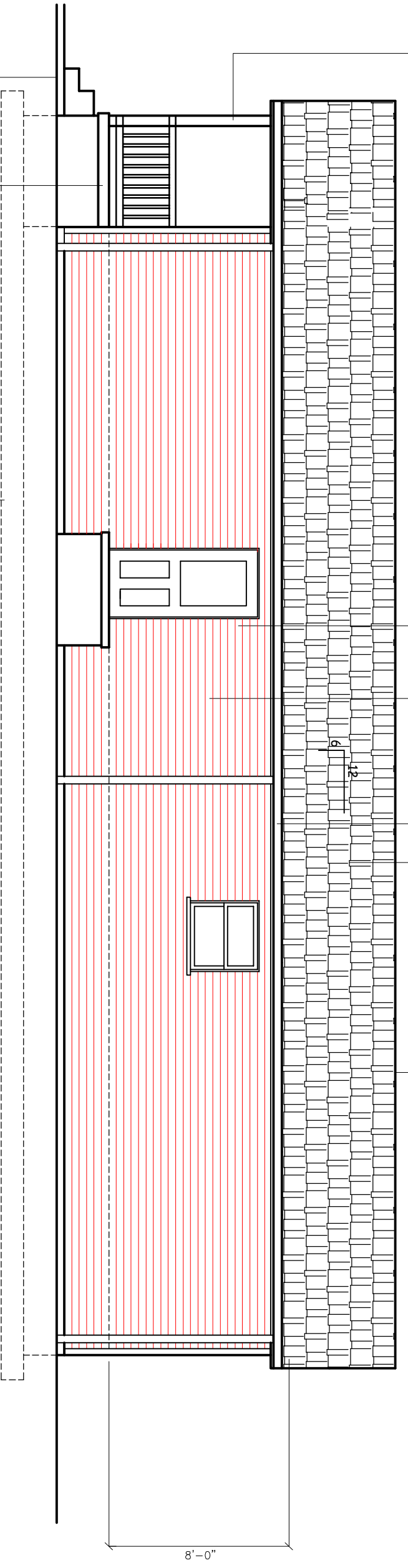
KRISS LOWRY & ASSOCIATES, LLC.
CORINTH, KY

KL-958ES-REV

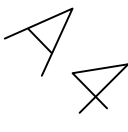
SHEET NUMBER

3

CONTINUOUS RIDGE VENT
 CLASS "A" FIBERGLASS SHINGLES OVER
 30 LBS FELT OVER 7/16"
 OSB SHEATHING WITH 1/4" CLIPS
 5" PRE-FINISHED ALU. OGEE GUTTER
 4" BEVELED VINYL SIDING
 OVER TYVEK HOUSE WRAP
 ON 7/16" OSB SHEATHING
 VINYL DOUBLE HUNG WINDOW
 WITH INSULATED GLASS AND
 INSECT SCREEN
 LOAD BR & ALUM. COL.



LEFT SIDE ELEVATION
 3/16" = 1'-0"
 SCALE



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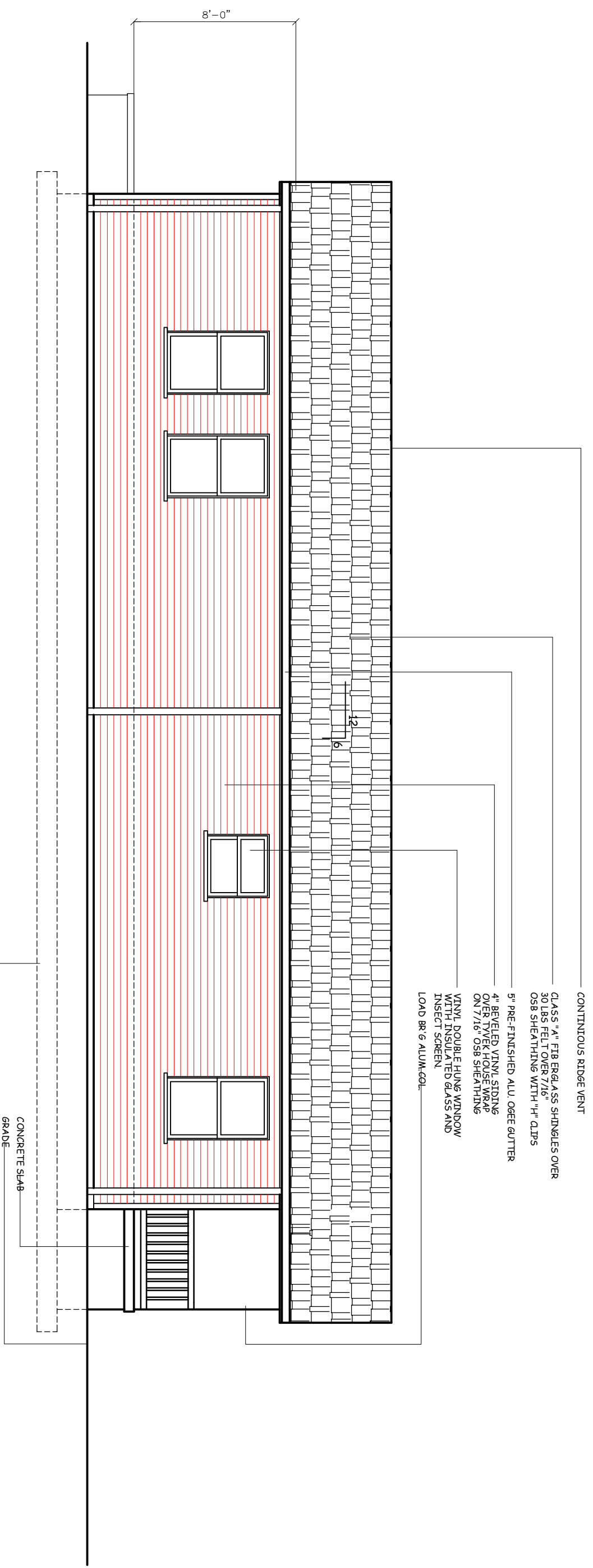
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KL-958ES-REV

SHEET NUMBER

AS1

KRISS LOWRY & ASSOCIATES, LLC.
 CORINTH, KY



RIGHT SIDE ELEVATION
 SCALE 3/16" = 1'-0"

CONCRETE SLAB
 GRADE
 FOOTER/FOUNDATION
 SYSTEM BELOW

CONTINUOUS RIDGE VENT
 CLASS "A" FIBERGLASS SHINGLES OVER
 30 LBS FELT OVER 7/16"
 OSB SHEATHING WITH 1/4" CLIPS
 5" PRE-FINISHED ALU. OGEE GUTTER
 4" BEVELED VINYL SIDING
 OVER TYVEK HOUSE WRAP
 ON 7/16" OSB SHEATHING
 VINYL DOUBLE HUNG WINDOW
 WITH INSULATED GLASS AND
 INSECT SCREEN
 LOAD BR 6 ALUM-COL.

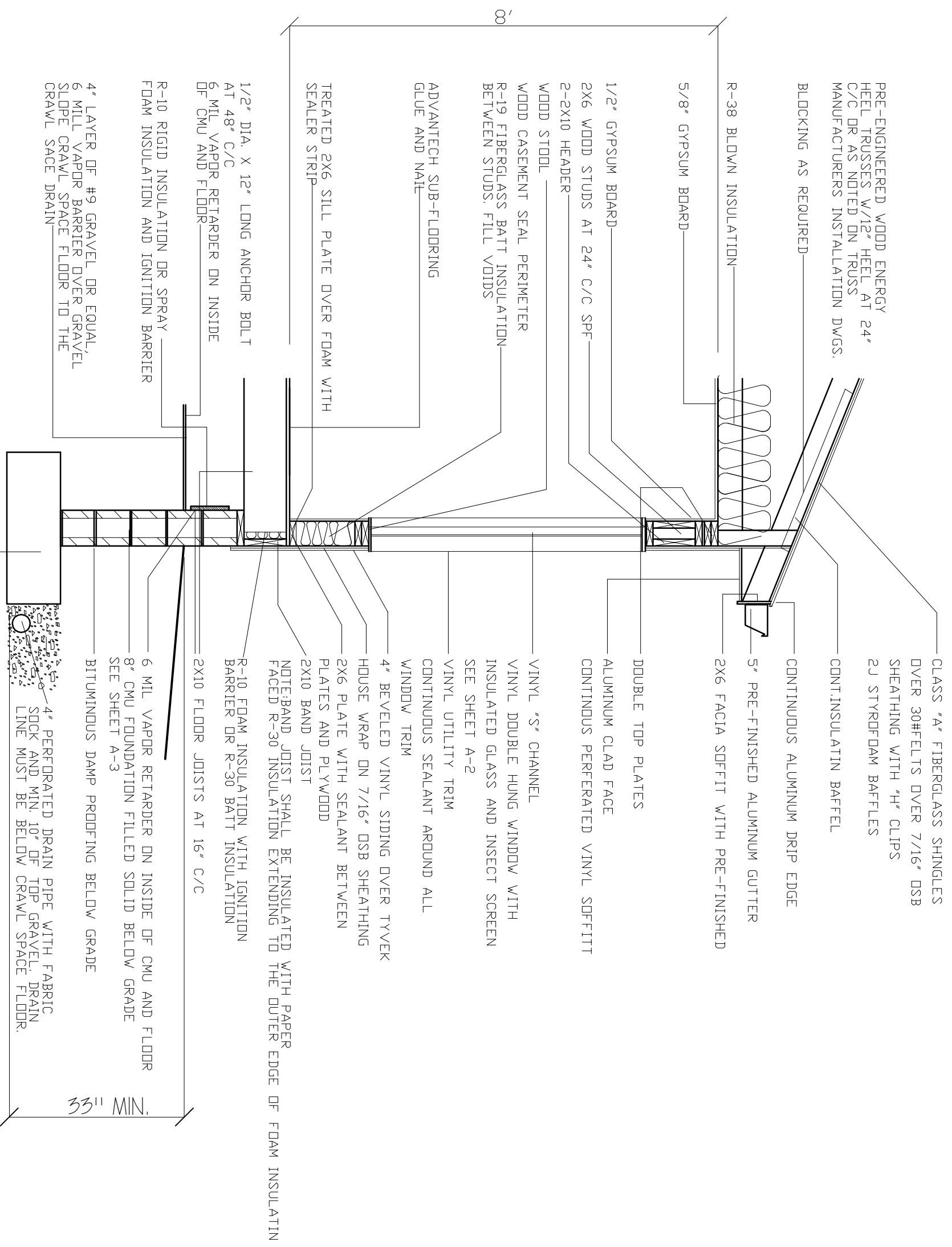
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REVISED:	10-21-11
REVISED:	
DRAWN BY:	RCB
JOB NO:	ES-A



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KRISS LOWRY & ASSOCIATES, INC.
CORINTH, KY

SHEET NUMBER



PRE-ENGINEERED WOOD ENERGY
HEEL TRUSSES W/1/2" 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

WOOD STUOL

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 INSULATION OR SPRAY
FOAM INSULATION AND IGNITION BARRIER

4" LAYER OF #9 GRAVEL OR EQUAL,
6 MIL VAPOR BARRIER OVER GRAVEL,
SLOPE CRAWL SPACE FLOOR TO THE
CRAWL SPACE 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 SOFFIT WITH PRE-FINISHED

DOUBLE TOP PLATES

ALUMINUM CLAD FACE
CONTINUOUS PERFERATED VINYL SOFFITT

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

R-10 FOAM INSULATION WITH IGNITION
BARRIER OR R-30 BATT INSULATION

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

33" MIN.

TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"



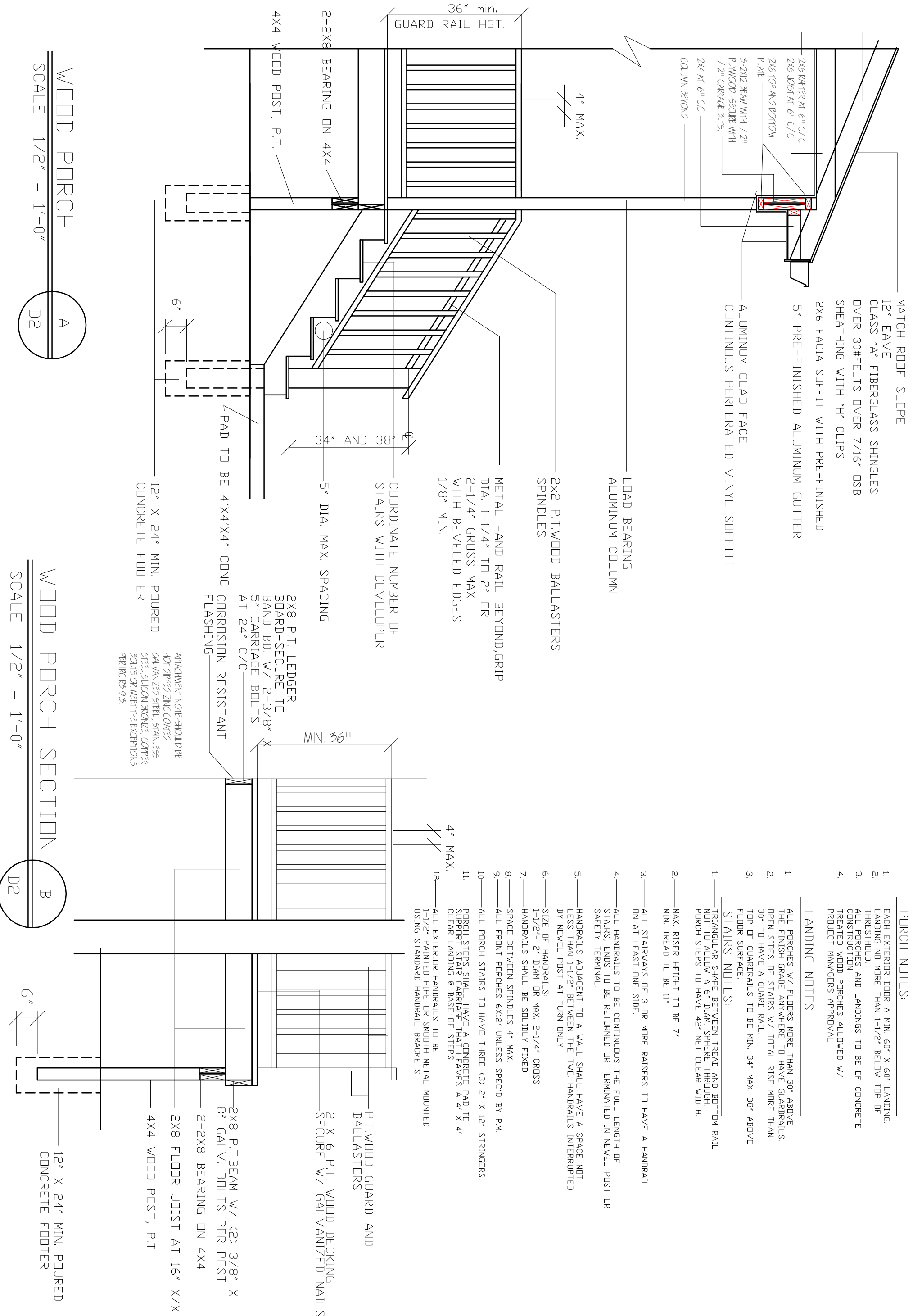
- PORCH NOTES:**
- EACH EXTERIOR DOOR A MIN. 60" X 60" LANDING. LANDING NO MORE THAN 1'-1/2" BELOW TOP OF THRESHOLD.
 - ALL PORCHES AND LANDINGS TO BE OF CONCRETE CONSTRUCTION.
 - TREATED WOOD PORCHES ALLOWED W/ PROJECT MANAGERS APPROVAL

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.



WOOD PORCH
 SCALE 1/2" = 1'-0"
 A
 D2

WOOD PORCH SECTION
 SCALE 1/2" = 1'-0"
 B
 D2

MATCH ROOF SLOPE

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

2X6 FACIA SOFFIT WITH PRE-FINISHED
5' PRE-FINISHED ALUMINUM GUTTER
CONTINUOUS PERFORATED VINYL SOFFITT
12" EAVE
ALUMINUM CLAD FACE

2X6 RAFTER AT 16" C/C
2X6 JOIST AT 16" C/C
2X6 TOP AND BOTTOM
PLATE
3-2X12 BEAM WITH 1/2"
PLYWOOD - SECURE WITH
1/2" CARBAGE BLTS.
2X4 AT 16" C/C

LOAD BEARING
ALUMINUM COLUMN

1.5" ROUND
VINYL SPINDLES

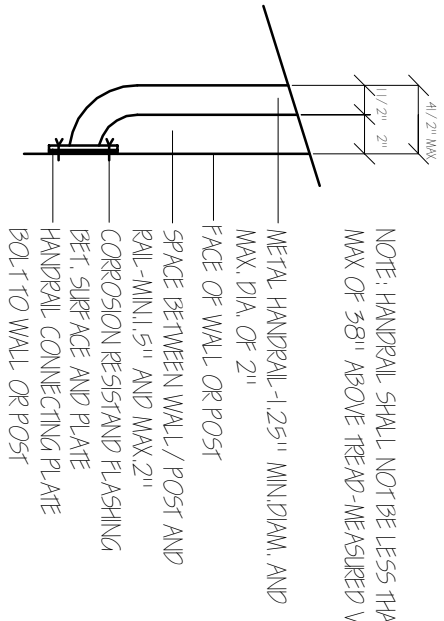
MIN. 36"

1-1/2" CONCRETE
OVERHANG

20' X 10' POURED
CONC.FOOTING WITH
REBAR

4" MAX.

HANDRAIL CONNECTION DETAIL
NT5.



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

METAL HANDRAIL - 1.25" MIN DIAM. AND
MAX. DIA. OF 2"
FACE OF WALL OR POST
SPACE BETWEEN WALL / POST AND
RAIL - MIN. 5" AND MAX. 2"
CORROSION RESISTANT FLASHING
BET. SURFACE AND PLATE
HANDRAIL CONNECTING PLATE
BOLT TO WALL OR POST

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

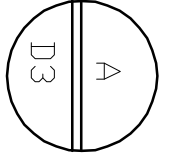
12" EAVE

LOAD BEARING
ALUMINUM
COLUMNS

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

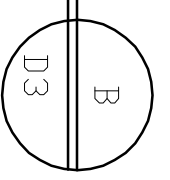
RAISED PORCH SLAB

SCALE 1/2" = 1'-0"

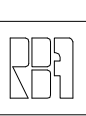


@GRADE PORCH SLAB

SCALE 1/2" = 1'-0"



DATE: 11.11.11
REVISED:
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JOB NO: ES-A



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