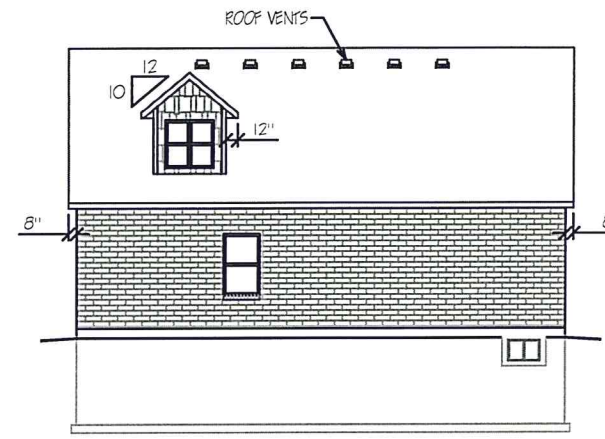




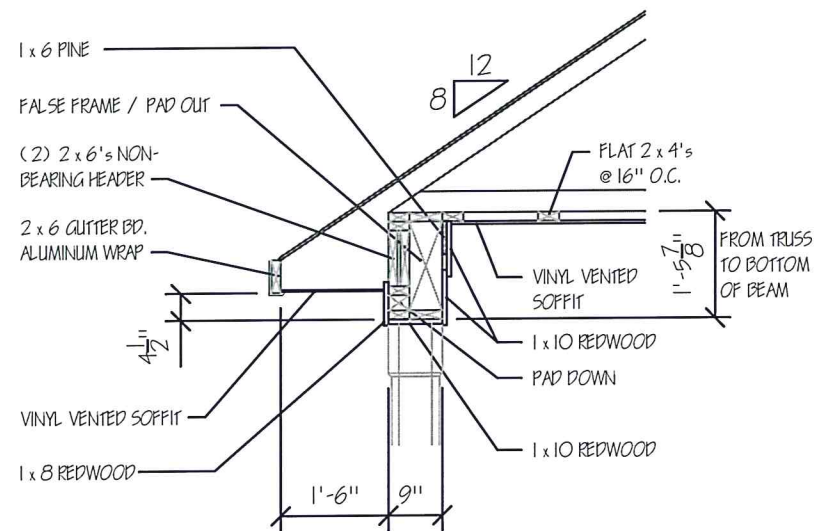
LEFT ELEVATION
SCALE: 1/16" = 1'-0"



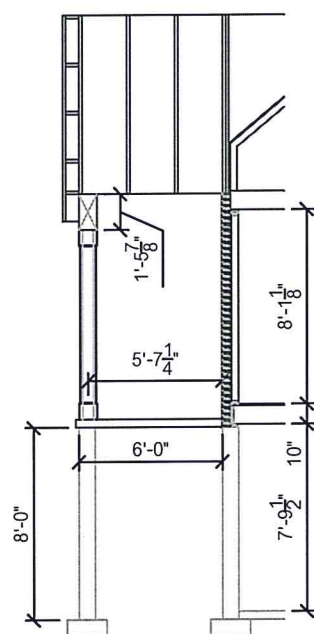
REAR ELEVATION
SCALE: 1/16" = 1'-0"



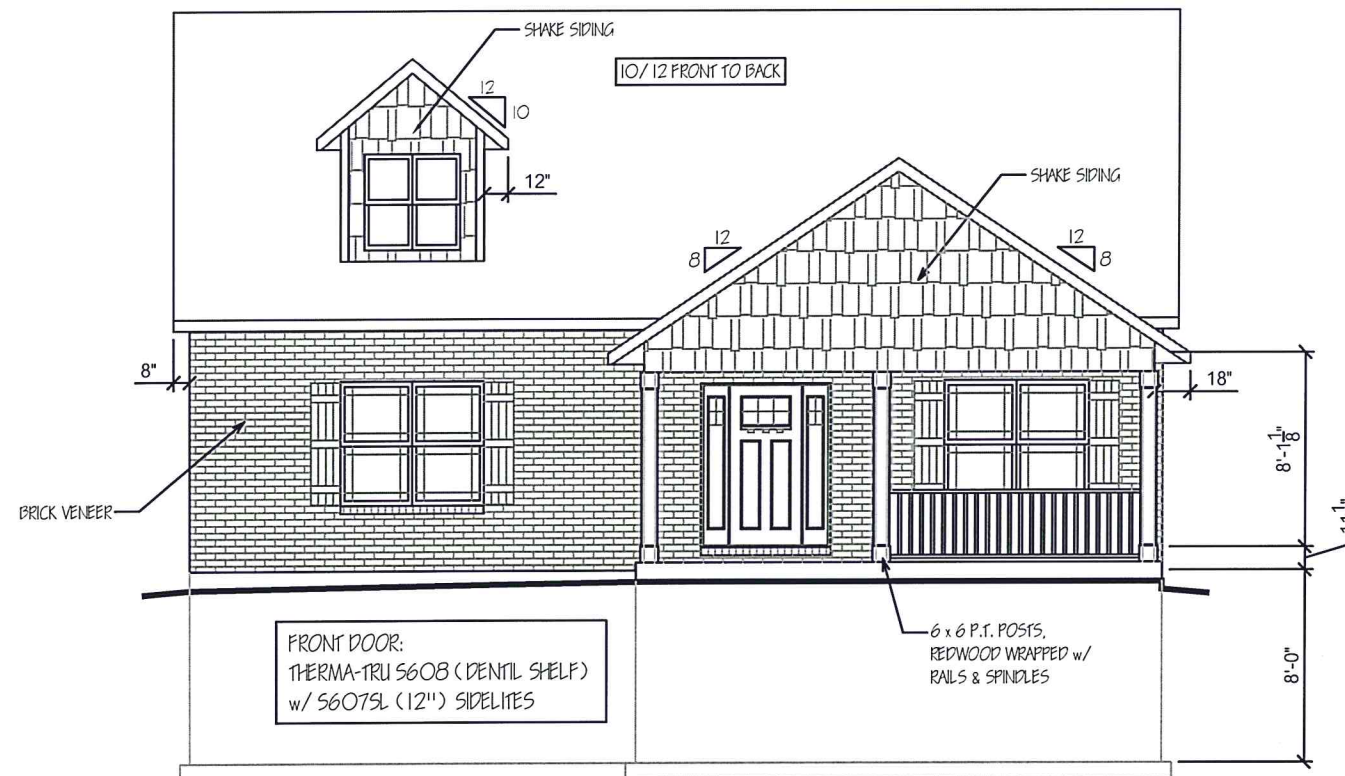
RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



FRONT PORCH DETAIL



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



SQUARE FOOTAGE TABLE	
UNFINISHED BASEMENT	548 SQ. FT.
FIRST FLOOR PLAN	1,152 SQ. FT.
SECOND FLOOR PLAN	586 SQ. FT.
GARAGE	603 SQ. FT.
COVERED FRONT PORCH	132 SQ. FT.
TOTAL LIVING SPACE	1,695 SQ. FT.

DIMENSIONAL SHINGLES

VINYL BOARD & BATTEN SHUTTERS

H.O.N.K.
JOB #

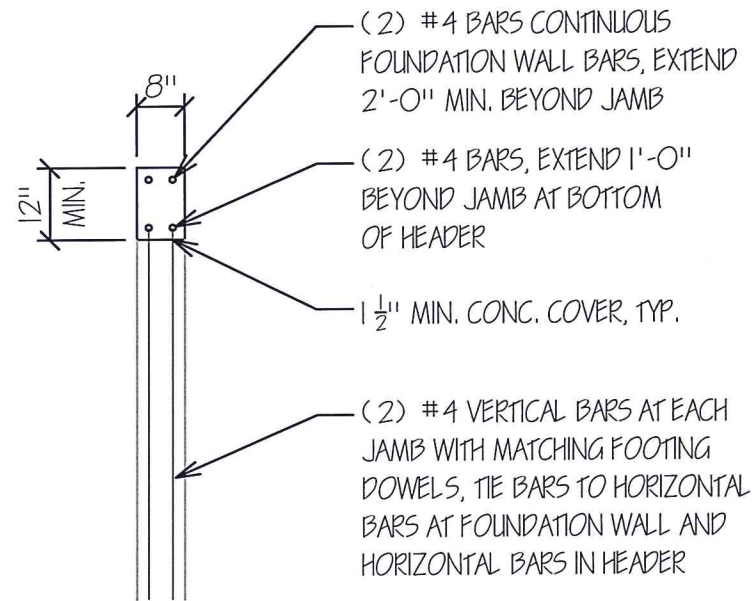
DRAWN BY: _____

JOB ADDRESS: _____

ELEVATIONS
SCALE: 1/8" = 1'-0"

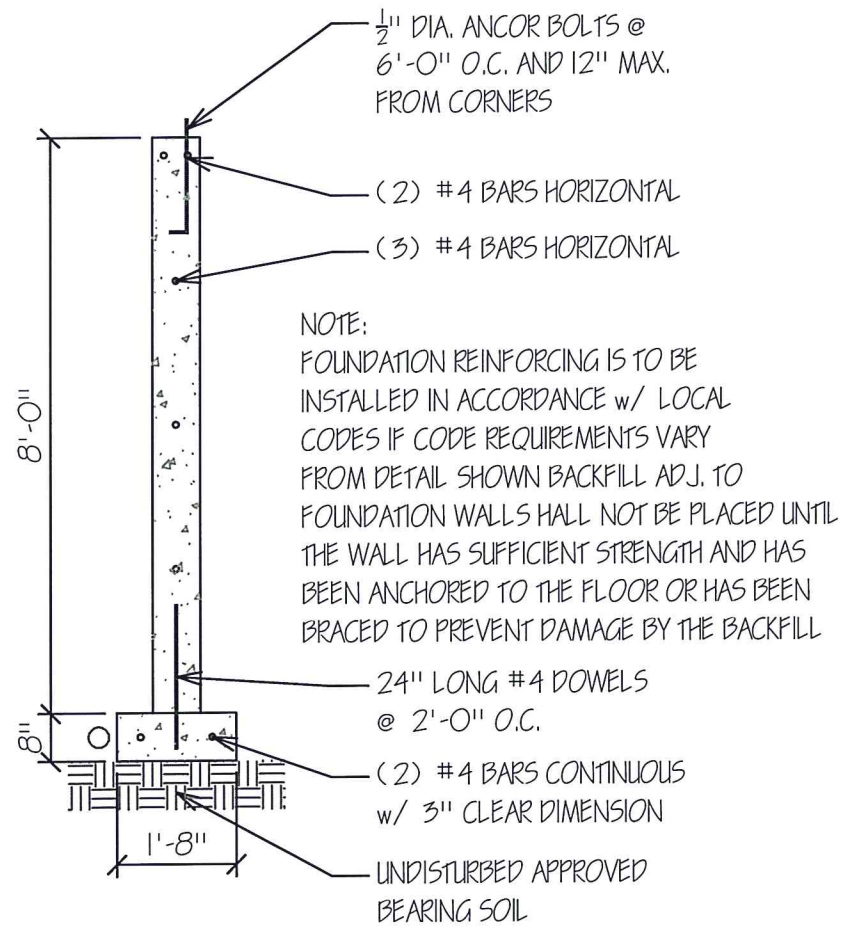
HOUSING OPPORTUNITIES OF
NORTHERN KENTUCKY

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CONC. WINDOW HDR. DETAIL

SCALE: 3/8" = 1'-0"



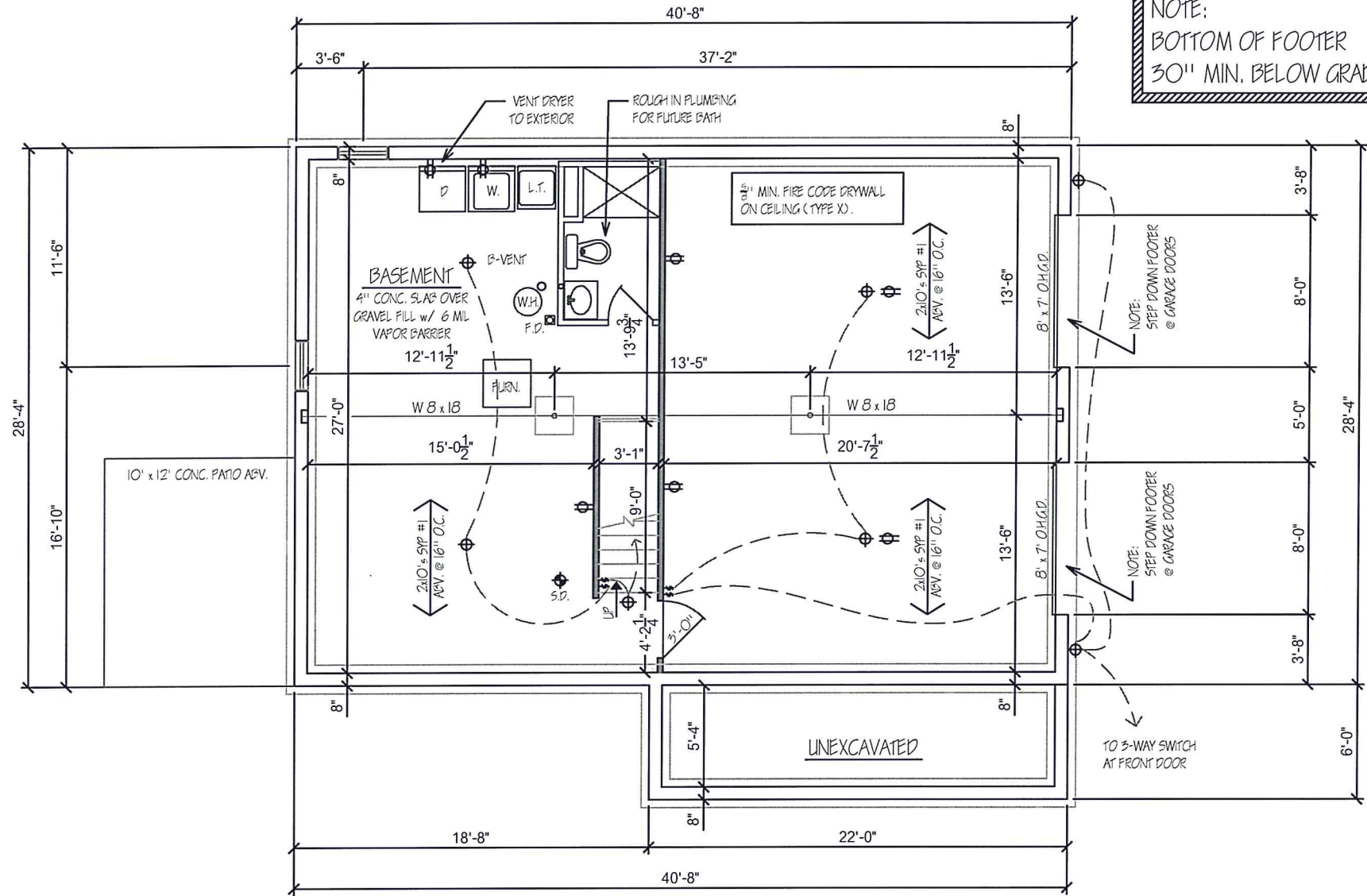
FOUND. REINFORCING DETAIL

SCALE: 3/8" = 1'-0"

NOTE:
ALL BASEMENT COLUMNS TO BE 3" (SCH.40) STEEL AND HAVE 30" x 30" x 15" CONCRETE FOOTINGS UNLESS OTHERWISE NOTED.

8' POUR BASEMENT WALLS

HIGH E FURNACE



NOTE:
BOTTOM OF FOOTER 30" MIN. BELOW GRADE.

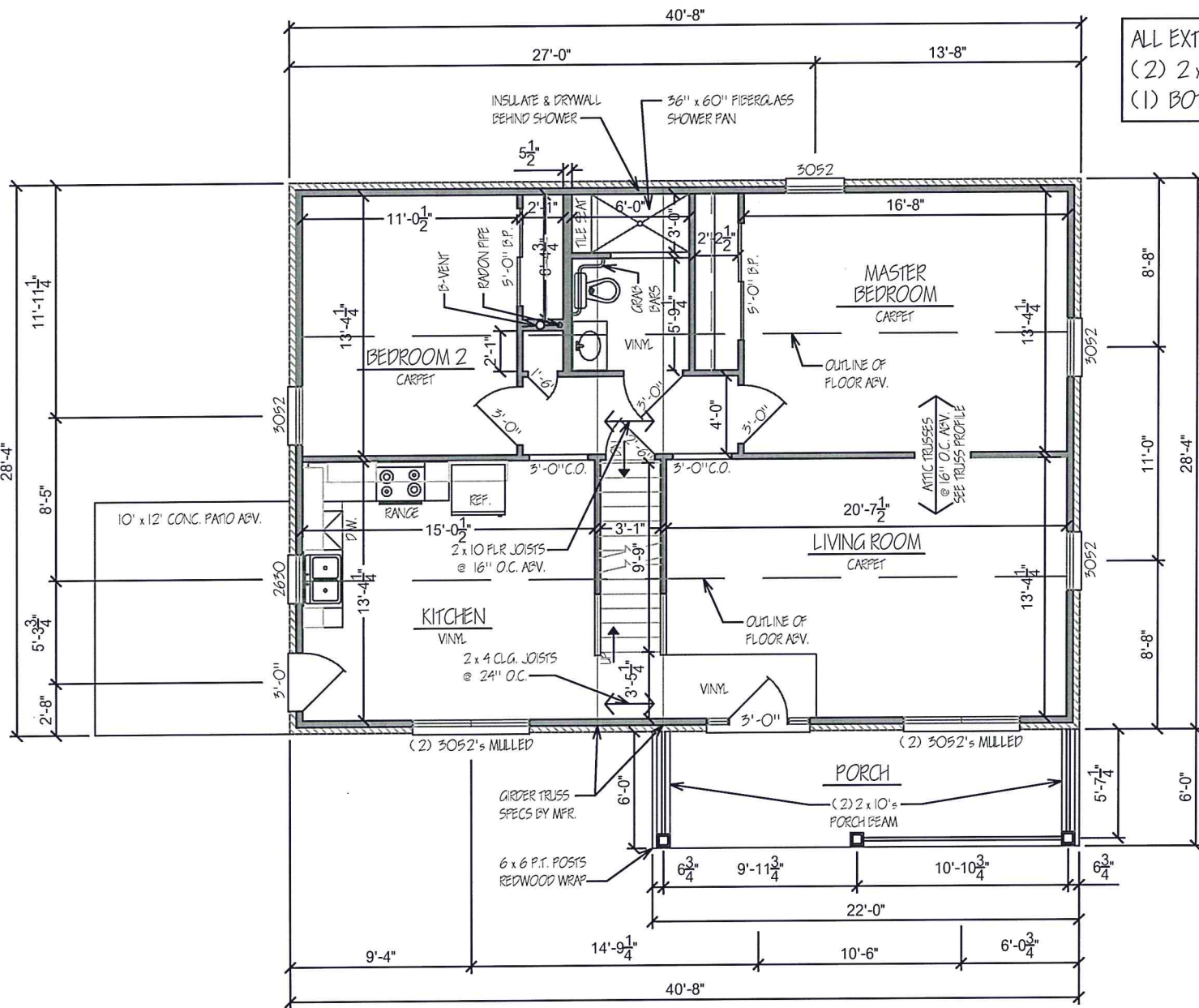
DRAWN BY:

JOB ADDRESS: ELSMERE, KY.

FOUNDATION SCALE: 1/8" = 1'-0"

HOUSING OPPORTUNITIES OF NORTHERN KENTUCKY

H.O.N.K.	PAGE #
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R602.10.5
CONTINUOUS SHEATHING
METHOD-ENTIRE HOUSE.

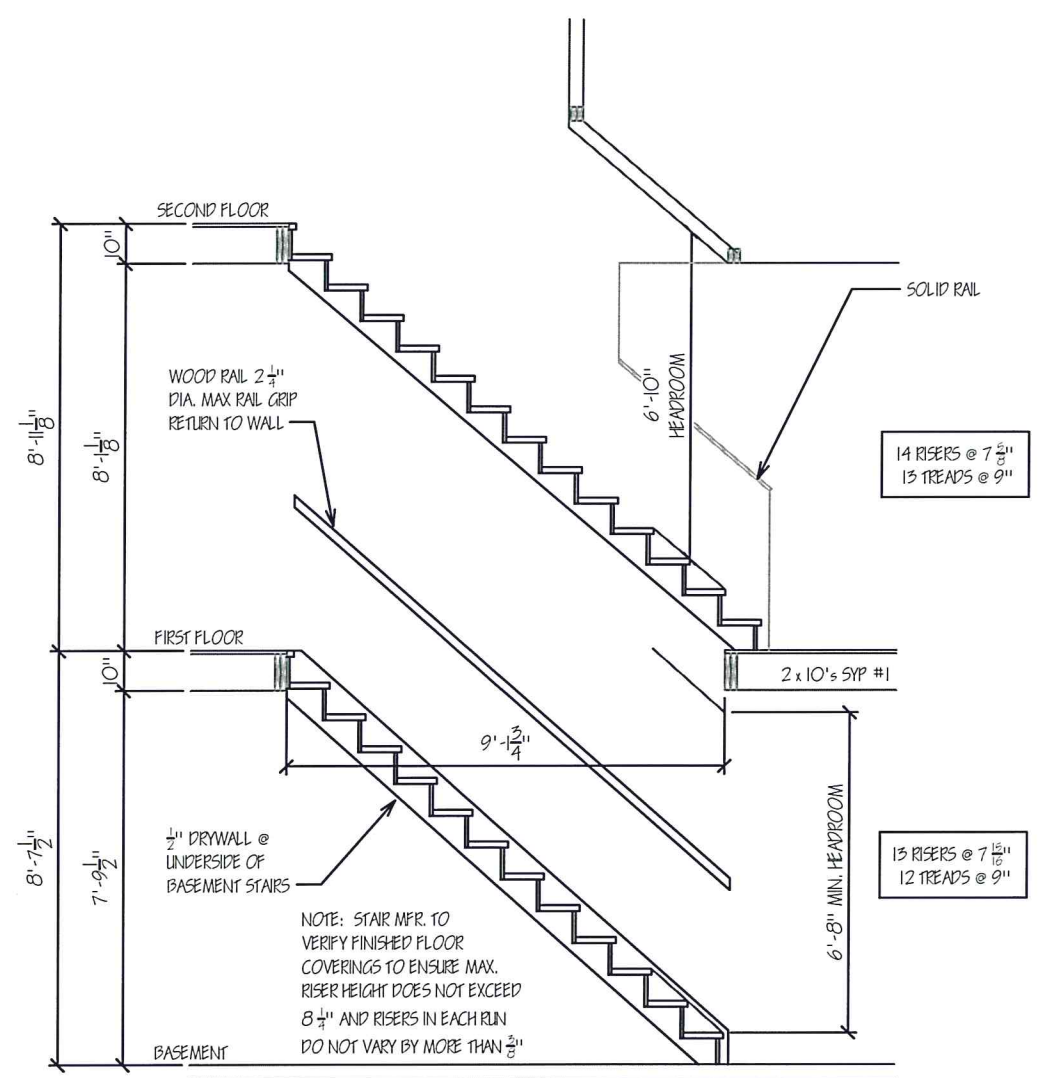
ALL EXTERIOR WALL HEADERS TO BE
(2) 2x10's w/ (2) TOP PLATES &
(1) BOTTOM PLATE, UNLESS OTHERWISE NOTED.

8' FIRST FLOOR CEILINGS

8' FLUTED or SMOOTH CASED OPENINGS

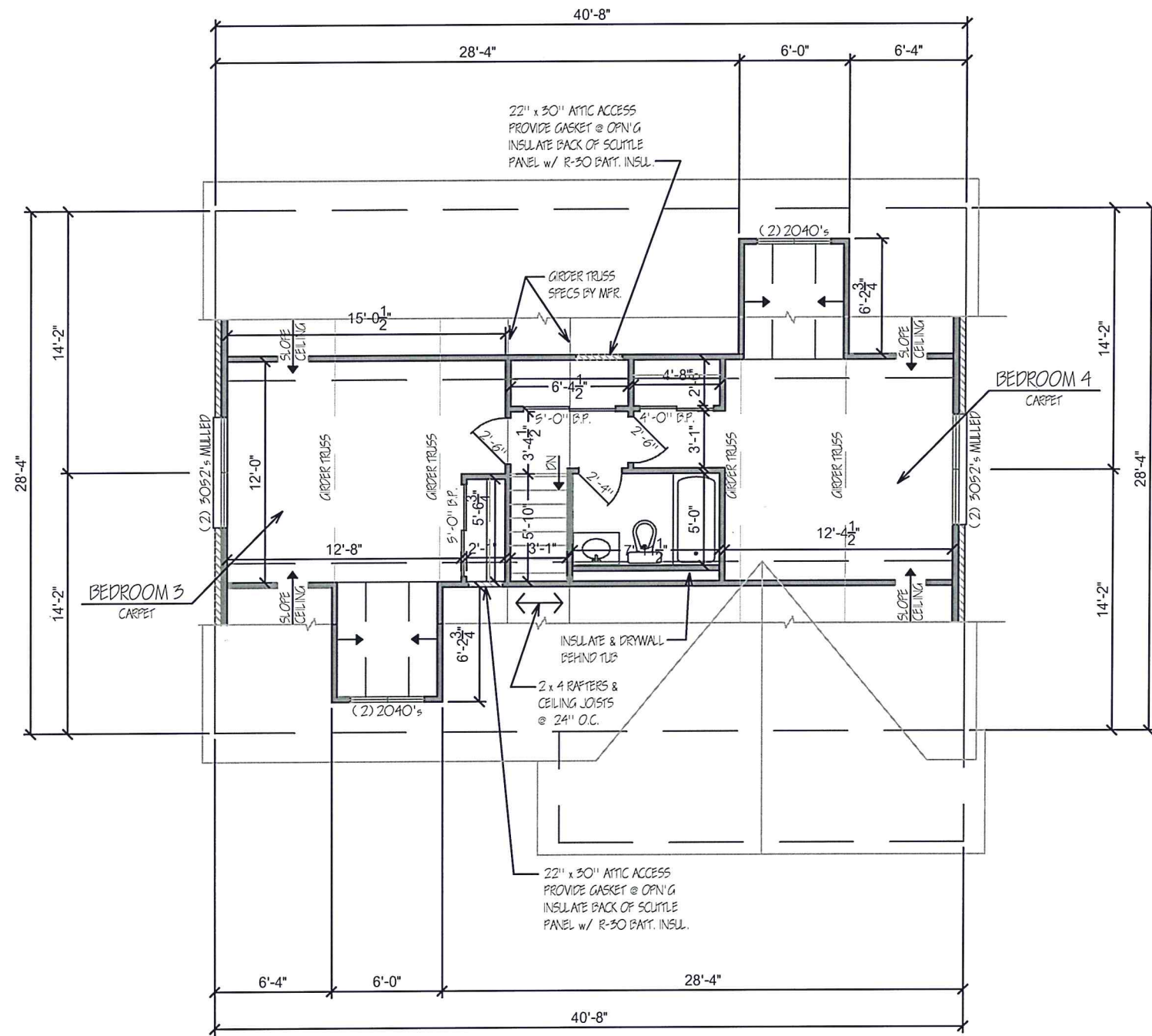
NICKEL HARDWARE PACKAGE

NICKEL LIGHT PACKAGE



WALL / STAIR SECTION
SCALE: 1/4" = 1'-0"

H.O.N.K.
JOB #

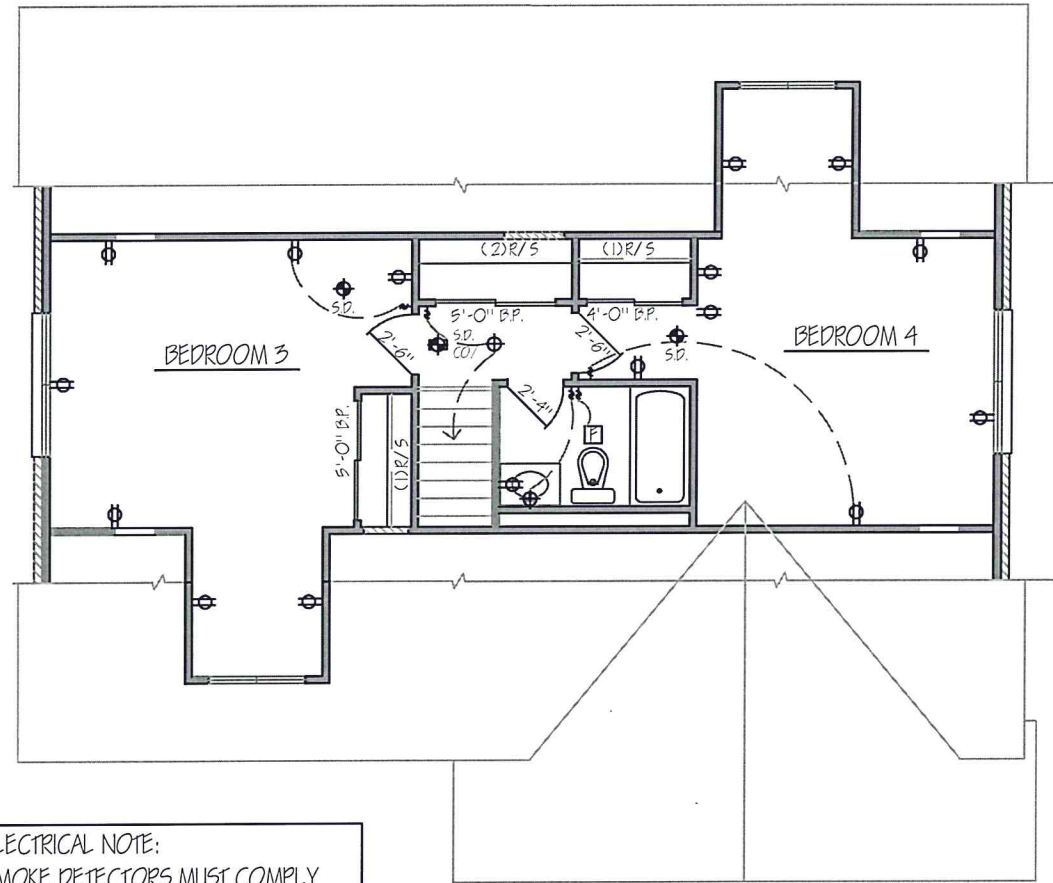


NICKEL HARDWARE PACKAGE

NICKEL LIGHT PACKAGE



ELECTRICAL NOTE:
SMOKE DETECTORS MUST COMPLY
WITH 2016 BUILDING CODE.



ROOF:

- FIBERGLASS SHINGLES
- 15# ROOF FELT
- ICE GUARD UP ROOF SLOPE FROM EVE TO 24" HORIZ. FROM FACE OF OUTSIDE WALL
- 7/16" STRUCTURE WOOD w/ PLYWOOD H-CLIPS
- APPR'D. MFG. WOOD TRUSSES @ 24" O.C. INSULATION BAFFLES FOR VENTILATION
- R-49 BLOWN INSULATION
- 1/2" DRYWALL

SOFFIT:

- ALUMINUM GUTTER w/ DOWNSPOUTS
- 2 x 6 WOOD GUTTER BOARD
- ALUMINUM FASCIA & VINYL SOFFIT
- VENTILATED SOFFIT PANEL EVERY 12"

WALL:

- 4" BRICK VENEER w/ WALL TIES @ 16" O.C. VERTICAL AND 24" O.C. HORIZONTAL
- HOUSE WRAP
- 7/16" OSB SHEATHING
- 2 x 4 WOOD STUDS @ 16" O.C.
- R-13 BATT. INSULATION KRAFT FACED
- 1/2" DRYWALL

FLOOR:

- 3/4" T & G OSB SUBFLOOR, NAILED, GLED & SCREWED
- 2 x 10 FLOOR JOISTS, SYP #1 PER PLAN

SILL:

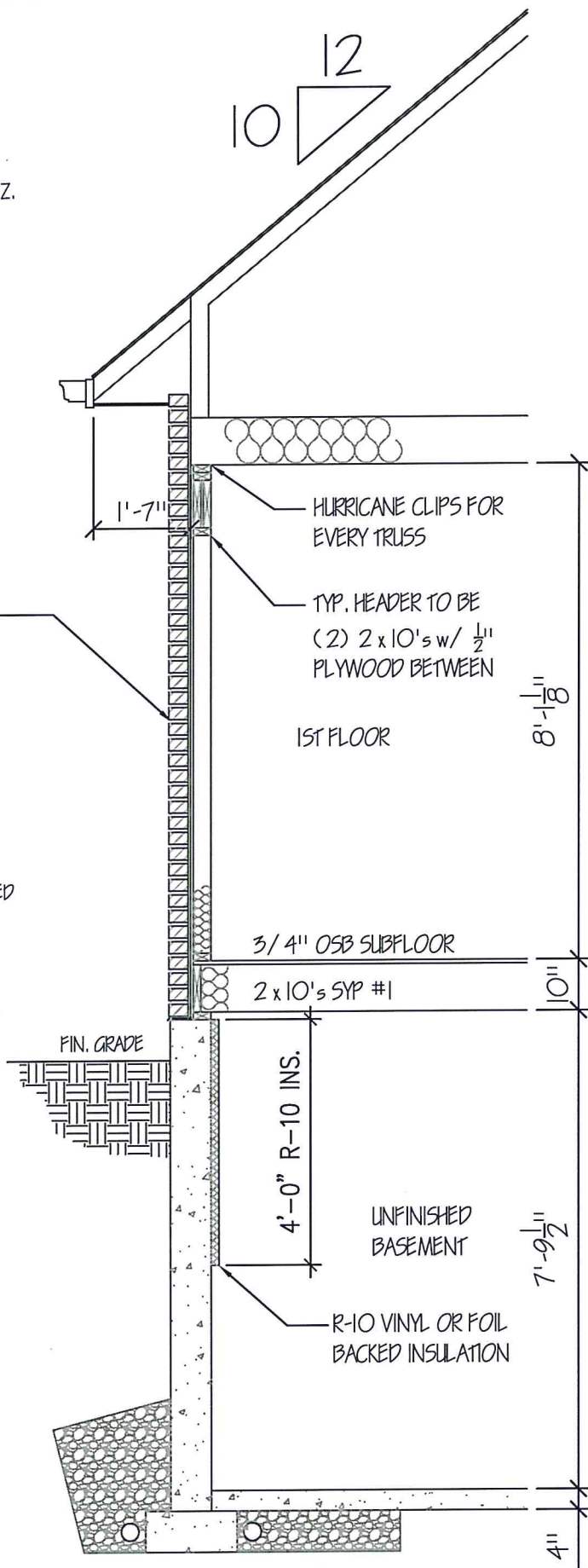
- 2 x 4 P.T. WOOD SILL PLATE w/ SILL SEALER & ANCHOR STRAPS MAX. 6' O.C., NOT MORE THAN 12" FROM CORNERS & MIN. 7" INTO CONCRETE.
- THROUGH WALL FLASHING ON WALL BELOW w/ WEEPS @ 33" O.C.

FOUNDATION WALL:

- CONCRETE FOUNDATION WALL (SEE PLAN FOR THICKNESS)
- (2) #4 BARS TOP & MID HEIGHT OF WALL
- WATERPROOFING BELOW GRADE
- 8" x 20" CONCRETE FOOTING w/ KEY
- 4" ROUND PERF. FOOTING DRAIN w/ MIN. 18" THICK WASHED GRAVEL

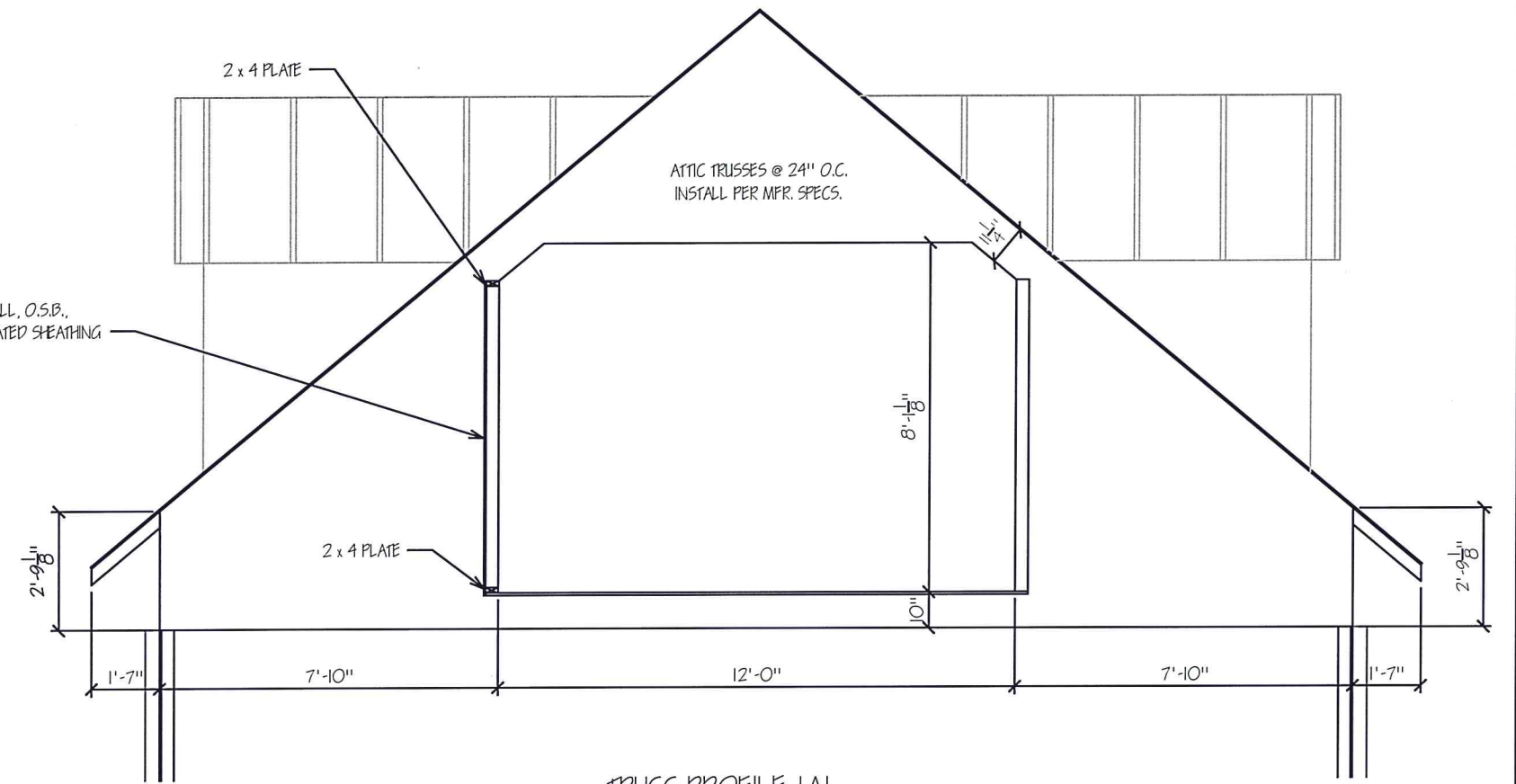
SLAB:

- 4" CONCRETE SLAB
- 6 MIL VAPOR BARRIER
- 4" MIN. WASHED GRAVEL BASE



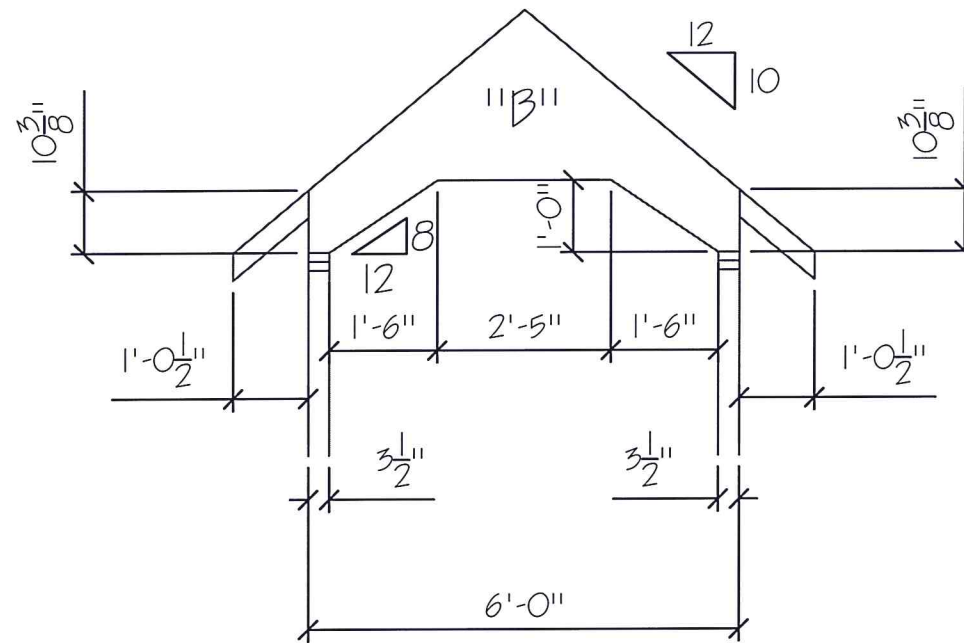
WALL / STAIR SECTION

SCALE: 3/8" = 1'-0"



TRUSS PROFILE 'A'

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



TRUSS PROFILE 'B'

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

TRUSS NOTES:

1. TRUSS SPECS PROVIDED BY MANUFACTURER.
2. ENGINEERED ROOF TRUSS DRAWINGS & A LAYOUT SHEET WILL BE GIVEN TO THE FIELD INSPECTOR FOR USE @ THE FRAME INSPECTION.
3. TRUSSES ARE NOT DESIGNED FOR ANY FUTURE STORAGE LOAD.
4. PROFILES MAY NOT SHOW TOP CHORDS FLAT AS REQ'D FOR HIP ROOFS. TRUSS MFR TO LOCATE & FABRICATE TOP CHORDS AS REQ'D.
5. TRUSSES SHALL BE CONNECTED TO ALL WALL PLATES w/ SIMPSON H2.5A HURRICANE TIE OR EQUAL TIES w/ MIN. UPLIFT RATING OF 175 LBS. TRUSS DESIGN SHEETS SPECIFYING HIGHER AMOUNTS OF UPLIFT SHALL GOVERN SELECTION OF TIE. SIMPSON H2.5A TIES ARE APPROVED FOR UPLIFT VALUE OF 480 LBS. AS PLACED ON BOTH SIDES OF TRUSS TO DOUBLE VALUE OF UPLIFT CAPACITY (960 LBS) FOR GREATER LOADS. THE USE OF SIMPSON HTS20 STRAP OVER TOP CHORD OF TRUSS SHALL BE REQ'D. HTS20 STRAPS ARE APPROVED FOR 1,245 LBS OF UPLIFT CAPACITY. (2) STRAPS MAY BE USED TO DOUBLE CAPACITY (2,490 LBS)

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DRAWN BY:

JOB ADDRESS:

DETAILS

HOUSING OPPORTUNITIES OF NORTHERN KENTUCKY

PAGE #

ELSMERE, KY.

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