

ELECTRIC
 STANDARD PER NEC, SMOKE ALARMS, STD SWITCHES
 WIRE HVAC SUPPLIED EXHAUST FANLIGHTS (3)
 5 CAN LIGHTS KITCHEN
 1 CAN LIGHT FRONT PORCH
 PANTRY STRIP
 DISPOSAL
 MICROWAVE CIRCUIT
 DISHWASHER CIRCUIT
 50G ELEC WATER HEATER
 SUMP PUMP
 GAS FURNACE & A/C
 WASHER / ELECTRIC DRYER
 GARAGE DOORS
 1 REAR & 2 GARAGE EXTERIOR LIGHTS
 POST LIGHT W/ EYE - NO SWITCH
 MEDIA CENTER REC & TV REC
 (2) PADDLE FAN, (2) ROUGH
 (4) UNDERCAB LIGHTS

LIGHTING
 ENTRY 10121
 DINING 10125
 NOOK 10122
 (2) FANS W/ FKT2012
 (2) ISLAND 91064
 (7) FLUSHMOUNTS 5841
 MASTER CLOSET FLUSHMOUNT 5842
 (3) VANITY 2121
 (2) EXT. GARAGE LIGHTS M1003RP
 (1) EXT. REAR M1025RP
 (1) POLE LIGHT M1005RP
 (1) POLE WITH PHOTO EYE PP5391-31PC

PLUMBING
 FLOQUARD GOLD SUPPLY, PVC DRAINS, BSMT BATH DRAIN ROUGH
 3PCS - 2 HANDLE CH PROFLO BATH FAUCETS P/N PFWS1212MCP OR EQUIV.
 MATCHING PROFLO CH SHOWER & TS TRIM
 PROFLO SHOWER PAN & TUB SHOWER
 PULL-OUT SPRAY CH PROFLO KIT FAUCET P/N PFT332273 OR EQUIV.
 PROFLO SS KITCHEN SINK 7" P/N PFT332283
 DISPOSAL
 (2) PROFLO ELONGATED COMMODE
 ICE MAKER BOX, DW CONNECTION, WASHER BOX
 50 GALLON ELECTRIC WATER HEATER
 SUMP PUMP & CK
 GAS FURNACE
 2 HOSE BIB ON T-WALL
 IRRIGATION LINE, SHUT-OFF, DRAIN & BACKFLO
 TEMP. CONSTRUCTION WATER CONNECTION

HVAC
 90% PLUS, 13 SEER HVAC
 RETURNS EA. BDRM & DRESSING RM.
 EXHAUST FANLIGHTS W/ INSULATED FLEX DUCT
 KITCHEN EXHAUST VENTED TO EXTERIOR
 RECESSED DRYER BOX
 DIGITAL THERMOSTAT
 HUMIDIFIER
 MEDIA FILTER

TECHNOLOGY
 CABLE, DATA & PHONE EA. BDRM & GREAT RM.
 GREAT RM. MEDIA CENTER CONDUIT

LANDSCAPE / IRRIGATION
 SEED ENTIRE LOT
 PLANTS - (1) 2" SHADE, (1) 4" ORN TREE, (5) SHRUBS, (3) EVERGREENS
 MANUAL 2 ZONE SYSTEM

CABINETS
 ARISTOKRAFT
 CROWN, REFRIGERATOR END PANELS,
 OPT. GLASS DOOR ACCENT, STD KNOBS
 BATH VANITY KITCHEN HEIGHT
 ISLAND BAR TABLE

TOPS
 KITCHEN STD COLOR 3CM GRANITE EASED EDGE
 BATH STD CULTURED MARBLE

APPLIANCES
 INCL. RANGE 361, DISHWASHER 1055, MICROWAVE 2175
 OPT. REFRIGERATOR

MASTER SHOWER
 WALL TILE TO CEILING
 TILE MAT. ALLOW \$1.80 SF
 LISTEL MAT. ALLOW \$100
 1 CORNER SHOWER SEAT SM
 1 CORNER SHAMPOO SHELF
 CH CLEAR GLASS SHOWER DOOR MIN. 72"

FLOORING
 CARPET ALLOW. \$1.80 SF (MATERIAL & LABOR)
 TILE ALLOW. \$1.80 SF (TILE) \$8.00 (MATERIAL & LABOR)
 OPT. KITCHEN BACKSPLASH \$12.00 (MATERIAL & LABOR)
 CARPET APPROX. 1625 SF
 WOOD APPROX. 75 SF
 TILE APPROX. 475 SF

HARDWARE

ORB LEVERS

WINDOWS / DOORS

ENTRY STEEL DOOR
 REAR PATIO SLIDING DOOR
 Raised panel Overhead garage door model 311
 ALMOND VINYL SH (SPROUSE LOW E)
 SCREENS
 ENTRY TRANSOM
 OR TRANSOMS
 LOW E GLASS

INTERIOR TRIM

1/2 DRYWALL, SQ CORNERS, WINDOW RET, STOMPED CLGS
 SHERWIN WILLIAMS SURESCRUB PAINT - FLAT - (1 COLOR TOP 2 FANDECK)
 TRIM - SHERWIN WILLIAMS SUPERPAINT SEMIGLOSS WH
 EXTERIOR SHERWIN WILLIAMS
 SIX PANEL HC DOORS
 4 1/4 PAINTED WH BASEBOARD, 2 3/4 DOOR CASING
 1 1/2 WALL W/ CAP, WINDOW STOOL, STAIR SKIRTS W/ BASECAP
 DUST FREE CLOSET SHEVING ALL PERIMETERS & LINEN STACK
 PAN CLG W/ CROWN MOLDING
 TREY CEILING
 CATHEDRAL CEILING

ORB OPTION

HINGES

LOCKSETS

OPT. PLUMBING FIXTURES

SHOWER DOOR

LIGHTING

KNOBS

INSULATION / VENTILATION

R-38 attic insulation

R-13 wall insulation

HOUSE WRAP

Draft stop & air infiltration package

Continuous ridge vent or box vents as required

Vented oversize soffits

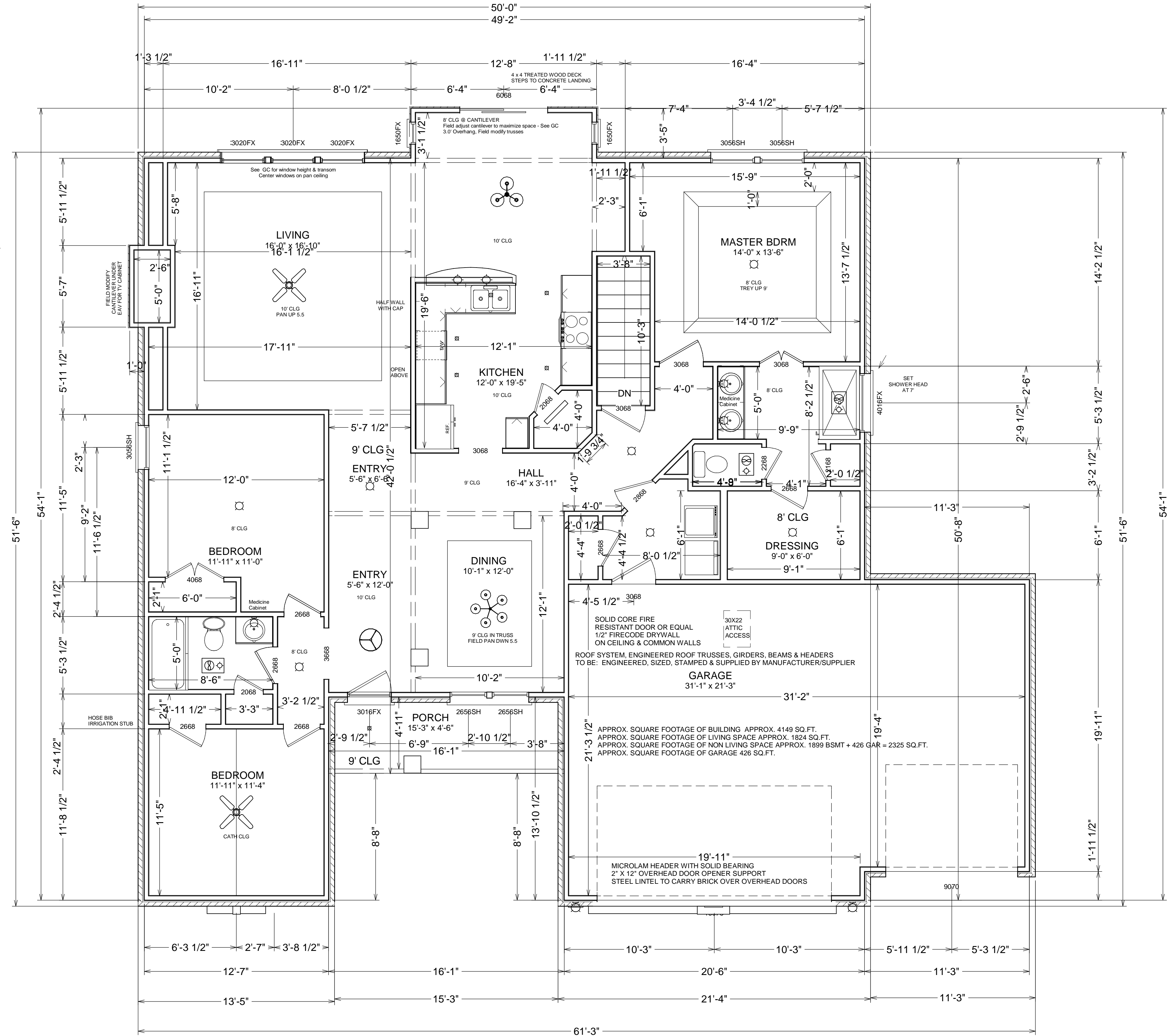
EXTERIOR

COMPOSITE TRIM FRIEZE, SOFFITS, FACIA, SIDING - PAINTED

COLOR COORD 1PC GUTTERS / SPLASHBLOCKS

MODULAR BRICK PER PLAN

ADDRESS STONE
 OPT. OVERSIZE BRICK
 STONE ACCENTS



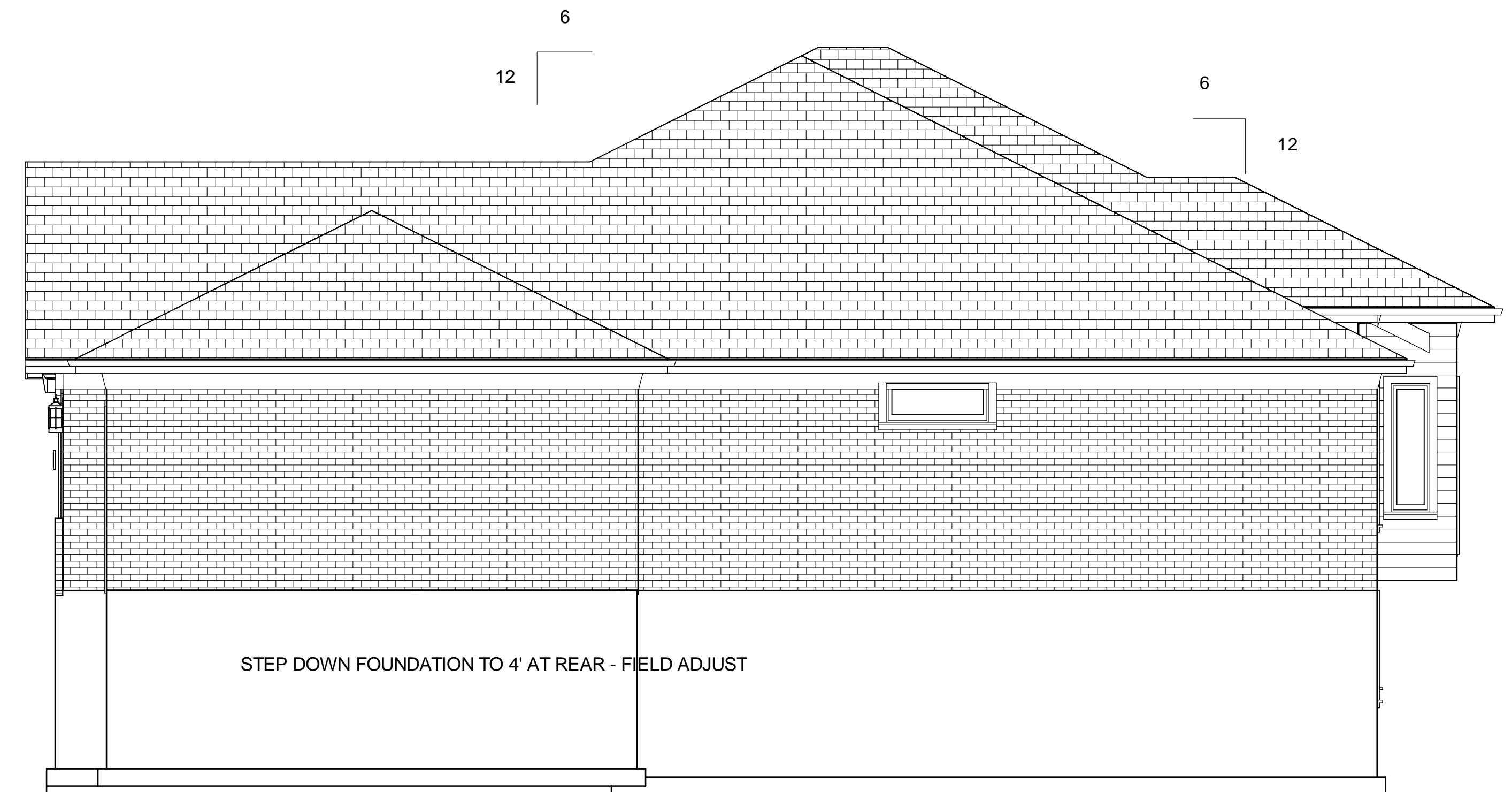
LIVING AREA
 1830 sq ft

NOTE: DOUBLE DOTTED LINES FOR VISUAL REFERENCE - DO NOT SCALE

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	PLANS FOR RANCH RESIDENCE SPEC LOT 9, CITY LOT 7772 2411 SYDNEYS BEND DR., MIAMISBURG, OH 45342 SYDNEY'S BEND SUB DIVISION	
DATE: MAY 2, 2011	SCALE 1/4" = 1 FT	SHEET 1 OF 4



SIDING AND TRIM DETAIL NOT ACCURATELY DEPICTED - SEE GC FOR CLARIFICATION



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WOOD

1. MATERIALS:

- A. FRAMING LUMBER
 - 1. 2 X 8 AND LARGER NO. 1 GRADE OR BETTER SOU. PINE KILN DRIED.
 - 2. 2 X 4 AND 2 X 6 STUD NO. 3 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
 - 3. CCA OR CZC PRESS. TREAT PIECES IN CONTACT WITH FOUND. OR EXPOSED TO WEATHER.
- B. ROOF SHEATHING : 7/16" APA RATED SUBFLOORING 3/4" T&G APA RATED
 - 1. ALL SHEATHING TO BE NAILED WITH 8D NAILS AT 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- C. WALL SHEATHING, 7/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE
 - 1. ALL PLYWOOD SHEARWALLS SHALL BE NAILED WITH 8D NAILS AT 3 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PLYWOOD SHEATHING NOT NOTED AS PLYWOOD SHEAR WALL SHALL BE NAILED WITH 8D NAILS AT 6 IN. O.C. AT PANEL EDGES AND 12 IN. O.C. AT INTERMEDIATE SUPPORT.
- D. ADHESIVE FOR GLUED AND NAILED PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.
- 2. ALL OSB SUBFLOORING SHALL BE GLUED AND NAILED TO I-JOISTS. ADD SCREWS FOR DIMENSIONAL LUMBER FLOOR SYSTEMS.
- 3. STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- 4. CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS, AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE.
- 5. ALL BEARING POINTS SHALL BE CONTINUOUSLY BLOCKED THROUGH FLOOR FRAMING DOWN TO SOLID BEARING ON FOUNDATION WALL OR INTERIOR STEEL BEAMS.
- 6. AT FIRST FLOOR JOISTS THAT ARE PARALLEL TO THE BASEMENT FOUNDATION WALL, PROVIDE FULL DEPTH SOLID BLOCKING AT 48 IN. O.C. BETWEEN THE RIM JOISTS AND THE FIRST INTERIOR JOIST.
- 7. ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY CONTRACTOR.
- 8. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40 PERCENT OF THE STUD WIDTH.
- 9. ALL BEARING POINTS UNDER CONCENTRATED LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS, AND WHERE INDICATED IN A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING, STRUCTURAL MEMBER, AND/OR A MINIMUM OF 1) ONE 2X STUD CRIPPLE NAILED TOGETHER WITH 8D NAILS AT 16 IN. O.C. TO (1) FULL HEIGHT STUD FOR SPANS UP TO 6 FT. 0 IN. AND (2) 2X CRIPPLES FOR SPANS GREATER THAN 6 FT. 0 IN. UNLESS OTHERWISE NOTED.
- 10. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16D NAILS AT 12 IN. O.C. FOR BEAM DEPTHS LESS THEN 12 INCHES. FOR DEPTHS GREATER THAN 12INCHES, THROUGH-BOLT WITH 1/2 IN. DIAMETER BOLTS AT 12 IN. O.C. STAGGERED TOP AND BOTTOM.
- 11. 4 FOOT WIDE APA RATED STRUCTURAL WALL SHEATHING SHALL BE LOCATED AT EACH END OF EACH EXTERIOR WALL AND AT LEAST EVERY 25 FEET OF WALL LENGTH.
- 12. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED 1/6 OF THE MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN 1/3 OF THE MEMBER DEPTH, OR WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN 2 FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT / ENGINEER.

MASONRY
<VENEERS ARE NON STRUCTURAL ITEMS>

- 1. PROVIDE BRICK OR STONE VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24 IN. AND MAXIMUM VERTICAL SPACING OF 16 IN.. BRICK VENEER ANCHORS SHALL BE EMBEDDED 2 IN. MINIMUM INTO BRICK.
- 2. TYPICAL STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (SIZING & LOAD CALCS BY SUPPLIER)
- 3. BRICK MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY IN., 1969, BRICK INSTITUTE OF AMERICA.
- 4. LEAVE 1/8 TO 3/16 CAULK JOINT BELOW WINDOW TO ALLOW FOR FRAMING SHRINKAGE TO PREVENT WINDOW DAMAGE
- 5. MASON TO PROTECT WINDOWS & DOOR FROM MORTAR AND DAMAGE DURING APPLICATION OF MASONRY PRODUCTS.
- 6. WINDOWS, DOORS, GARAGE & WALL TOPS RECEIVE SOLDIER COURSE. WINDOWS RECEIVE SILL, KEYSTONE PER PRINT.

CONSTRUCTION AND SAFETY

- 1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- 2. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS.
- 3. THE ENDS OF EACH JOISTS, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 IN OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 IN. ON MASONRY.
- 4. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 5. SUBSTANCE ABUSE OR USE OF CONTROLLED SUBSTANCES INCLUDING ALCOHOL WILL NOT BE TOLERATED AND WILL RESULT IN IMMEDIATE DISMISSAL FROM THE JOB SITE.
- 6. ALL CONTRACTORS REQUIRED TO MAINTAIN SAFETY FENCES & SIGNAGE & CLEAN UP DANGEROUS CONDITIONS.

NOTE: DESIGN DRAWINGS ARE THE EXCLUSIVE PROPERTY OF KNISS AND ASSOCIATES, INC.. ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTION IS PROHIBITED UNLESS PERMISSION IS ACQUIRED IN WRITING.

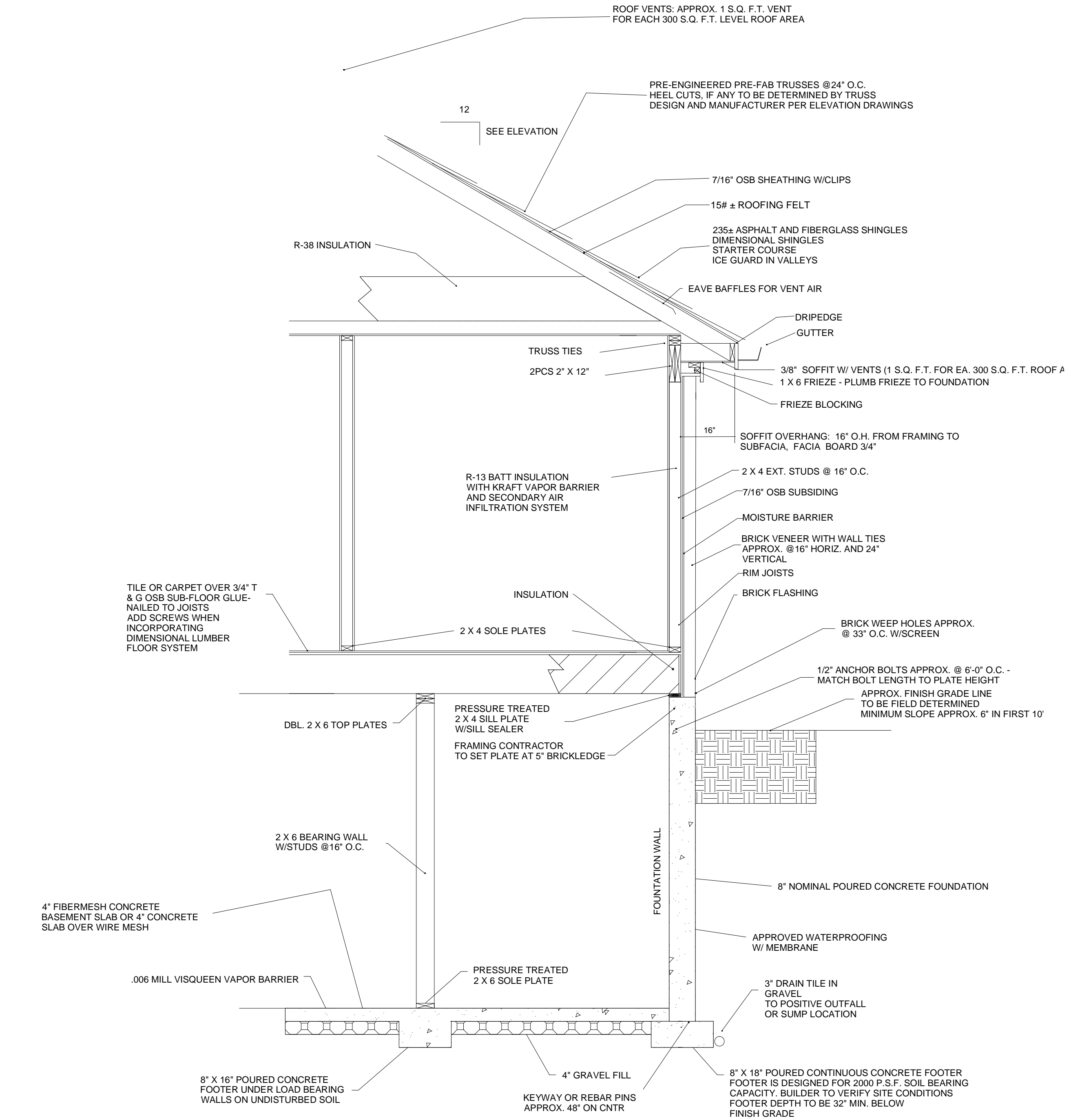
ANY CHANGES OR SUBSTITUTIONS TO BUILDING COMPONENTS/FRAMING WITHOUT THE STRUCTURAL ENGINEERS APPROVAL BECOMES THE SOLE RESPONSIBILITY OF THE BUILDER/OWNER.

GENERAL NOTES

- 1. SMOKE DETECTORS TO BE LOCATED INSIDE AND OUTSIDE OF EACH SLEEPING AREA AND ON EACH HABITABLE FLOOR INCLUDING BASEMENTS. EACH UNIT TO BE ELECTRICALLY WIRED AND INTER-LINKED WITH ALL OTHERS WITH BATTERY BACK-UP.
- 2. GENERAL CONTRACTOR TO SUPPLY ROOF TRUSS DESIGN, DRAWINGS AND DETAILS FROM TRUSS MANUFACTURER. GENERAL CONTRACTOR AND TRUSS DESIGNER RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION HAVE ALL ROOF MEMBERS. THIS DRAWING IS MERELY CONCEPTUAL AND SHOULD BE REVIEWED AND REVISED BY TRUSS MANUFACTURER IF NEEDED.
- 3. ALL LVL BEAMS AND WOOD I-JOISTS TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER.
- 4. BEDROOM WINDOWS TO MEET EMERGENCY EGRESS REQUIREMENTS FOR OPENING SIZE AND DISTANCE TO FLOOR. GENERAL CONTRACTOR RESPONSIBLE FOR VERIFICATION OF WINDOW SPECS.
- 5. DOOR AND WINDOW SIZES, STYLES AND SPECIFICATIONS, ROUGH OPENING SIZES AND EXACT LOCATIONS TO BE CHECKED AND VERIFIED BY GENERAL CONTRACTOR BEFORE ORDERING AND BEFORE CONSTRUCTION BEGINS.
- 6. BUILDER MAY CHANGE DOOR AND WINDOW SIZES AS NEEDED FOR FITTING, TRIM AND AVAILABILITY PURPOSES.
- 7. ANY ADDITIONAL DOORS AND WINDOWS TO BE ADDED ON JOBSITE.
- 8. ALL WINDOW AND DOORWAY HEADERS IN LOAD BEARING WALLS TO BE (2) 2 IN. X 12 IN. (MIN 925 STRESS GRADE) WITH 1/2 IN. OSB BETWEEN UNLESS OTHERWISE SHOWN.
- 9. VENTING OF ATTICS = (1) SQ FT FOR EACH 300 SQ FT OF ATTIC
- 10. ELEVATIONS ARE FOR BIDDING PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS ACTUAL IMAGE OF HOUSE. ELEVATIONS MAY DIFFER FROM ACTUAL HOUSE AS MATERIAL AND PRODUCTS MAY VARY WITH SUPPLIERS.
- 11. STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ONLY ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- 12. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY CONTRACTOR.
- 13. CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 14. CONTRACTOR TO CONFIRM THE SIZES, SPACING, AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS.
- 15. BATH FANS, VENT HOOD AND DRYER VENT TO BE VENTED TO EXTERIOR.
- 16. 1/2" TYPE X FIRE CODE DRYWALL ON GARAGE WALLS AND CEILINGS.
- 17. STAIRWAYS - 9 IN. MIN. TREAD, 8 1/4 IN. MAXIMUM RISE, 6 FT. 8 IN. MINIMUM HEADROOM. GUARDRAILS 36 IN. HIGH MINIMUM. HANDRAILS - 34 IN. TO 38 IN., HANDRAIL/GUARDRAIL COMBO 34 IN. TO 38 IN., SPINDLES 4 IN. BETWEEN MAXIMUM. MIN. 3 FT. 0 IN. WIDE.
- 18. PROVIDE QUALIFYING STAIRWAY ILLUMINATION AND ACTIVATION.
- 19. 3 FT. X 3 FT. MIN. 8 1/4 IN. MAX BELOW TOP OF THRESHOLD - LANDINGS.
- 20. FIREPLACE 550 SERIES PREFAB METAL. ZERO CLEARANCE (DIRECT VENT) FIREPLACE. PROVIDE FRESH AIR INTAKE, BLOWER, GLASS DOORS AND INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 21. THE DESIGNS AND DRAWINGS DEPICTED HEREIN ARE DESIGNED TO MEET ALL RCO, V.A., AND F.H.A. BUILDING STANDARDS. SEPARATE HVAC AND ELECTRICAL PLANS TO BE SUBMITTED BY THAT RESPECTIVE TRADESMAN.
- 22. DOOR AT GARAGE TO HOUSE AND UTILITY ROOM SHALL BE 20 MINUTE FIRE RATED OR 1 3/8 IN. SOLID CORE.
- 23. PROVIDE GALVANIZED AREAWELL AS REQUIRED BY GRADE . TYPICAL
- 24. ATTIC ACCESSES 22 IN. X 30 IN. MINIMUM.
- 25. ALL DOORS TO HAVE A MINIMUM 3 FT. 0 X 3 FT. 0 STOOP. MAX 8 1/4" BELOW TOP THRESHOLD.
- 26. ANY WINDOW WITHIN 2 FT. 0 IN. OF AN OPERATIONAL DOOR MUST BE TEMPERED.
- 27. TEMPERED GLASS AS REQUIRED BY ORC FOR WINDOW DISTANCE TO FLOOR AND PROXIMITY TO DOORS, SHOWERS & TUBS.
- 28. WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION OF THIS PLAN, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST REVIEW PLANS AND CHECK ALL DETAILS AND DIMENSIONS AND REPORT DISCREPANCIES BEFORE ORDERING MATERIALS AND BEFORE CONSTRUCTION BEGINS.
- 29. PROVIDE TREATED SILLS AND PLATES AT ALL CONCRETE OR MASONRY IN DIRECT CONTACT WITH GROUND.
- 30. ALL STUD WALLS ARE 3 1/2" FOR 2 X 4 WALLS AND 5 1/2" FOR 2 X 6 WALLS.
- 31. FIRESTOP ALL SOFFITS AND DROPS.

CONCRETE FOUNDATION, WALLS & FLATWORK

- 1. FOOTER:
 - SOIL BEARING CAPACITY VERIFIED BY GC, 2000PSI MINIMUM
 - MINIMUM SIZE 8IN DEEP BY 16IN WIDE - STEEL OPTIONAL
 - POURED 2500 PSI CONCRETE WITH TOOLED KEYWAY
 - 4" DRAIN CROSSOVERS REQUIRED
- 2. WALL:
 - 8" WALLS TO BE 8IN WIDE NOMINAL, 9" WALLS TO BE 10IN WIDE NOMINAL
 - POURED CONCRETE 3000PSI MINIMUM - TWO ROWS OF STEEL IN TOP OF WALL
 - STEP DOWN WALLS AT GARAGE ENTRANCE
- 3. BASEMENT FLOOR:
 - 4" SLAB OVER GRAVEL WITH .006 MIL VAPOR BARRIER
 - ISOLATE WATERLINE
 - POURED 4000PSI MINIMUM CONCRETE. STEALTH FIBERMESH, NO AIR CONTROL JOINTS APPROX. EVERY 100SF
- 4. GARAGE FLOOR:
 - 4" SLAB OVER GRAVEL WITH .006 MIL VAPOR BARRIER
 - SEE GC FOR WEATHER DEPRESSION DETAIL AT GARAGE DOOR
 - PIN TO FOUNDATION
 - MINIMUM 1/8" PER FOOT SLOPE FOWARD
 - 4000PSI MINIMUM POURED CONCRETE, STEALTH FIBERMESH, LOW AIR
- 5. STOOP / PORCH:
 - 4" SLAB OVER GRAVEL
 - POURED 4000 PSI MINIMUM CONCRETE, AIR ENTRAINED
 - SLOPE FOWARD
 - PIN STEPS & UNSUPPORTED SLABS WHERE POSSIBLE
- 6. DRIVEWAY / LEADWALK:
 - 4" SLAB OVER GRAVEL
 - POURED 4000 PSI MINIMUM 6 BAG MIX CONCRETE, AIR ENTRAINED
 - PIN UNSUPPORTED SLABS WHERE POSSIBLE
 - REDUNDANT CONDUIT FOR IIRIGATION LINES & DOWNSPOUTS
- 7. APPROACH / CITY WALK:
 - APPROACH - 6" SLAB OVER GRAVEL / CITY WALK - 4" SLAB OVER GRAVEL
 - POURED 4000 PSI MINIMUM CLASS C MIX CONCRETE, AIR ENTRAINED
 - REDUNDANT CONDUIT FOR IIRIGATION LINES



ONE STORY BRICK ON BASEMENT WALL SECTION

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