

PLUMBING
3 BDRM, 2.5 BATH, BASEMENT BATH ROUGH, SOFTENER ROUGH

KITCHEN
SS PROFLO SINK WITH PROFLO DISPOSAL & PROFLO CHROME PULLOUT FAUCET

DISHWASHER, ICE MAKER

MASTER
ELONGATED PRO FLO COMMODE WHITE
CULTURED MARBLE OR GRANITE DUAL VANITY WITH PROFLO CHROME FIXTURES
5' PROFLO SHOWER PAN WHITE WITH PROFLO CHROME FIXTURES
5' PROFLO STEEL TUB WITH CHROME WALL FIXTURE

MASTER OPTIONS
CORNER INSET TUB WITH PROFLO CHROME DECK MOUNT FIXTURE
MOEN CHROME VESTIGE PERFORMANCE SHOWER WITH 4 BODY SPRAYS

HALL BATH
CULTURED MARBLE OR GRANITE DUAL VANITY WITH PROFLO CHROME FIXTURES
ROUND PROFLO TOILET WHITE
PROFLO TUB SHOWER WHITE WITH PROFLO CHROME FIXTURES

POWDER
ROUND PROFLO TOILET WHITE
BASIC PEDESTAL SINK PROFLO WHITE WITH PROFLO CHROME FIXTURES

GARAGE OPTION
LAUNDRY TUB WITH PROFLO CHROME FIXTURE

HOSE BIB
1 STANDARD
HOSE BIB OPTION

IRRIGATION STUB & BACKFLO

50 GALLON ELECTRIC WATER HEATER
OPTION 80 GALLON & 119 GALLON

LAUNDRY VALVE & BOX

PROFLO SUMP PUMP AND CHECK VALVE

Nat Gas Furnace & Fireplace

UPGRADE OPTION ALL BATH FIXTURES TO BN

Window & Door Schedule

1 pc Steel Entry Door with Half Glass, Half Glass Sidelights, Nickle Carning - 684ME / 692ME

1pc Steel Service Door to garage

Overhead Door 16'x7' Model 311 Steel Door

Overhead Door 9'x7' Model 311 Steel Door

Jeld - Wen - Vinyl

2x2 Vinyl Extended Half Round, Desert Sand, Low-E (Closet)

471/2 x 23 1/2 Vinyl Picture, Tempered, Desert Sand, Low-E (Master Bath)

Anderson - Wood Clad

2pcs 244DH3060-2 (AA-AA), Drywall Return, Sandstone, Low-E, Grilles, Screens

3pc 244DH3050 (AA-AA), Drywall Return, Sandstone, Low-E, Screens

3pc 244DH3060 (AA-AA), Drywall Return, Sandstone, Low-E, Screens

1 pc 244DH2026 (AA-AA), Drywall Return, Sandstone, Low-E, Grilles, Screens (Laundry)

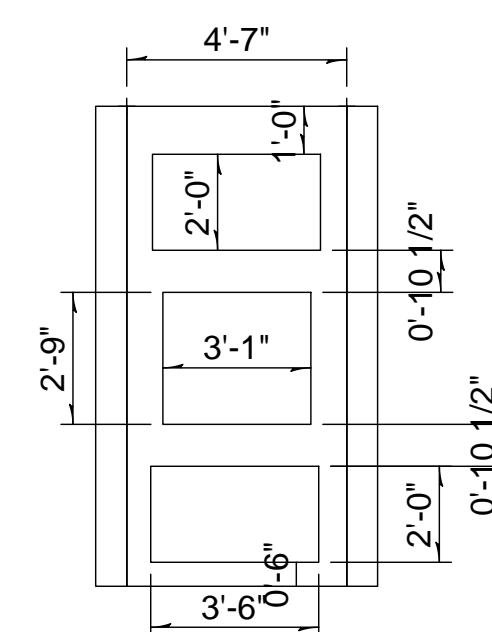
1 pcs Patio Door, PS 5'11 1/4" x 6' 7 1/2" (SR) Drwall Return, Tempered, Sandstone, Low-E, Screens

ALL FLOOR JOISTS, ROOF TRUSSES, GIRDERS,
HEADERS & BEAMS ENGINEERED BY SUPPLIERS
ENGINEERING DATA & LAYOUTS PROVIDED BY SUPPLIERS

PROVIDE SOLID BEARING THRU

2-2 X 12'S W/ 1/2" PLYWOOD HEADERS S.Y.P. #1 K.D.
OVER WINDOWS AND EXTERIOR DOORS

- Electric - Standard**
Per NEC
Wall Oven, Range Top, Microwave/Ex Vent, Dishwasher, Refrigerator, Disposal
Washer, Dryer, Electric Water Heater, Gas Furnace
Gas Fireplace
Cans - 5X
2 Pendants Over Island
Chandeliers: Foyer, Dining, Breakfast
Flush Mounts - 8X
Bath Lights - 4X
Bath Fan / Lights 4X - Supplied by HVAC wired by Electrician
Ceiling Fan/Lights - 4X
Closet Flour - 3X
- Exterior**
Two Outside Garage Lights (maybe a third - will advise)
Post Light
Front porch light
- Optional Upgrades**
2 Two Bulb Spots on Rear Exterior 1 Switch
Undercab "Becker" Low Volt - 1 Trans P/N 9456-12 & 6 Pucks p/n 9888-12 on 1 Switch
Undercab "Becker" Xenon Line Voltage pin BA-LIX Six Locations
Softner Recept.
Irrigation Recept.
Fireplace Niche Recept.
Hall Niche Recept.
Basement Finish - 2 Rooms
Master Ceiling Rope Light
Soffit Recept. 20A, Switched
Additional Ext. Recept.
Additional Garage Recept.

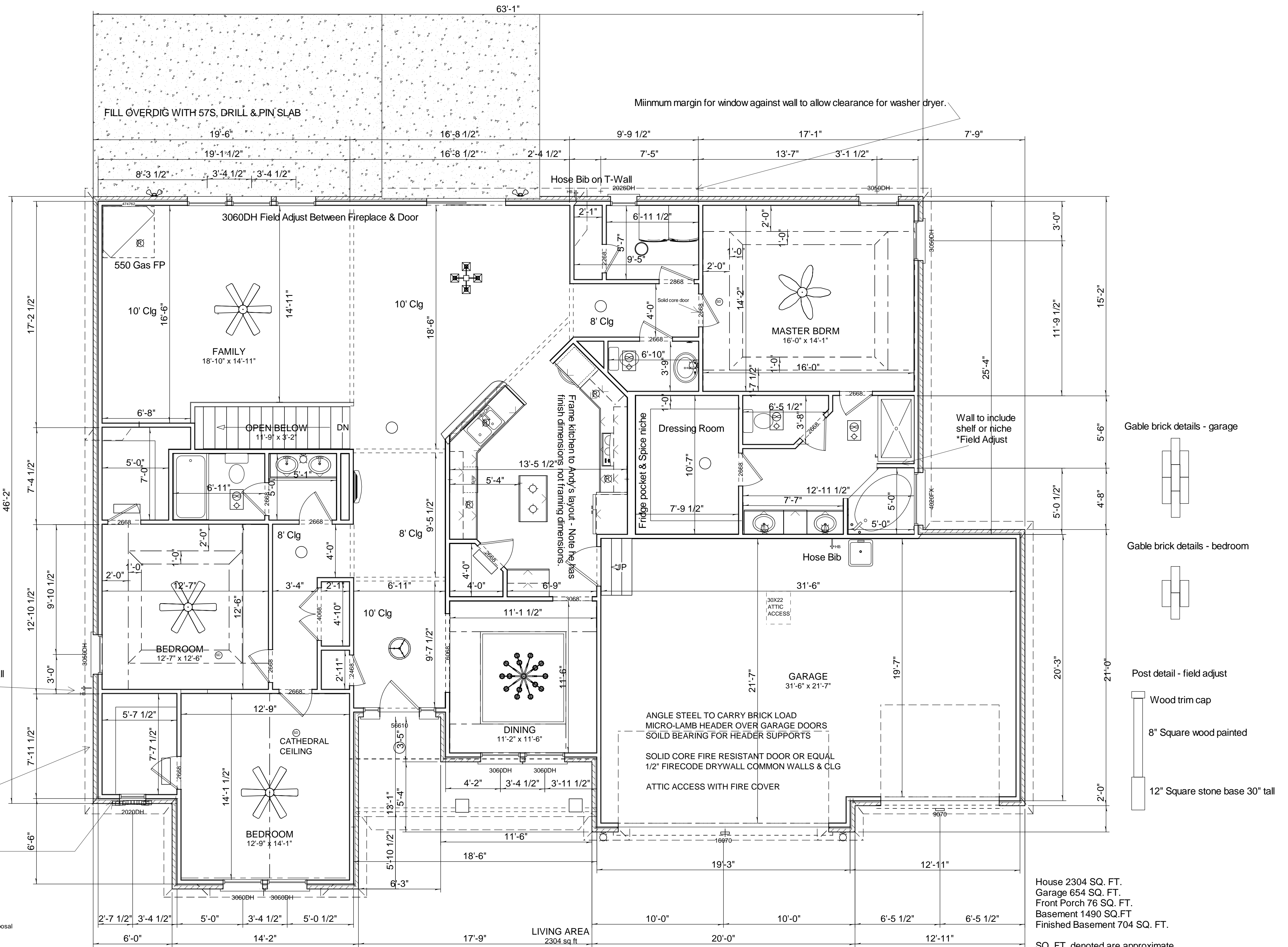


FIREPLACE DETAIL

WINDOW SET AT 72" TO TOP

Hose Bib on T-Wall

Irrigation Backflow



Frame kitchen to Andy's layout - Note he has finish dimensions not framing dimensions.

ANGLE STEEL TO CARRY BRICK LOAD
MICRO-LAMB HEADER OVER GARAGE DOORS
SOLID BEARING FOR HEADER SUPPORTS

SOLID CORE FIRE RESISTANT DOOR OR EQUAL
1/2" FIRECODE DRYWALL COMMON WALLS & CLG

ATTIC ACCESS WITH FIRE COVER

Gable brick details - garage

Gable brick details - bedroom

Post detail - field adjust

Wood trim cap

8" Square wood painted

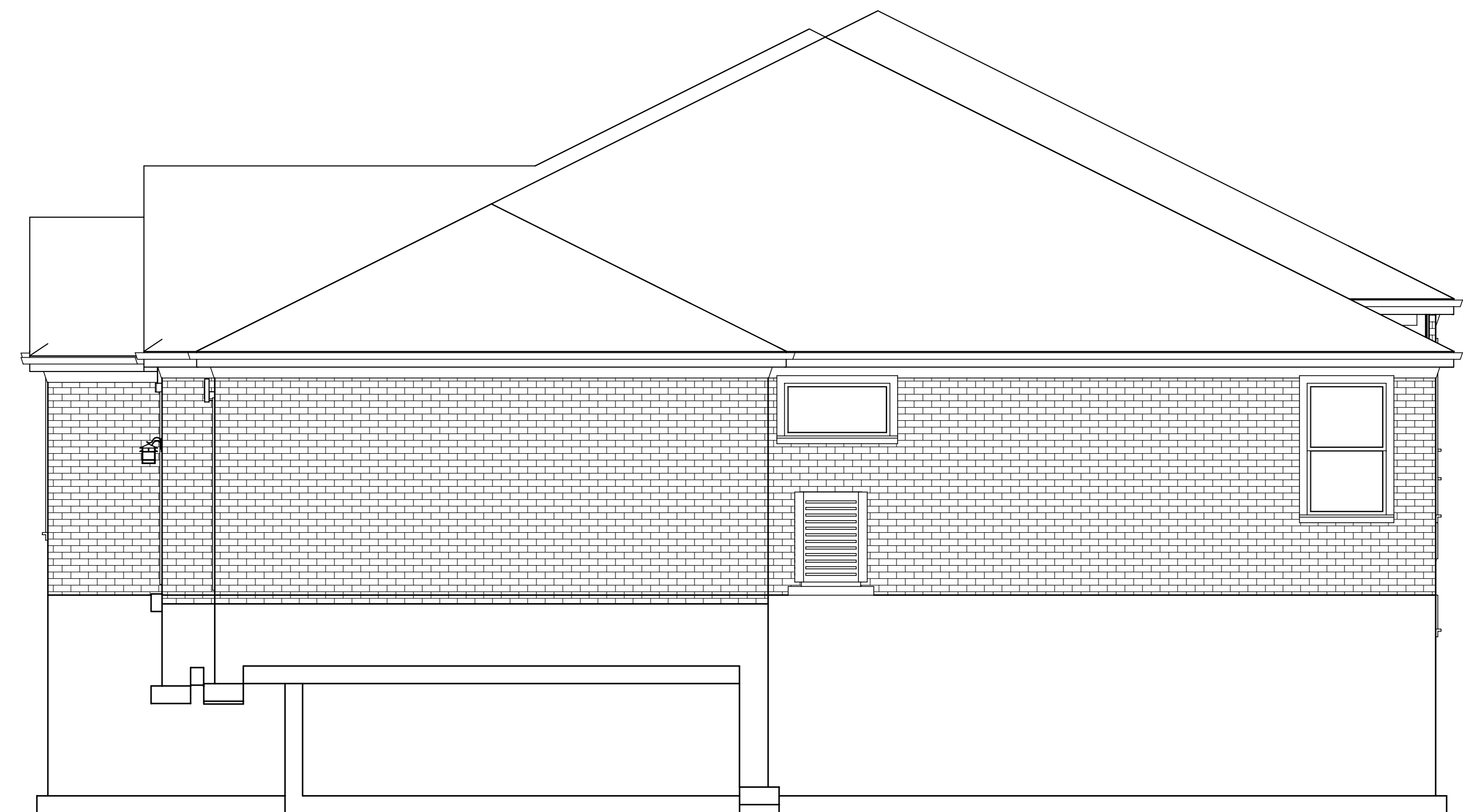
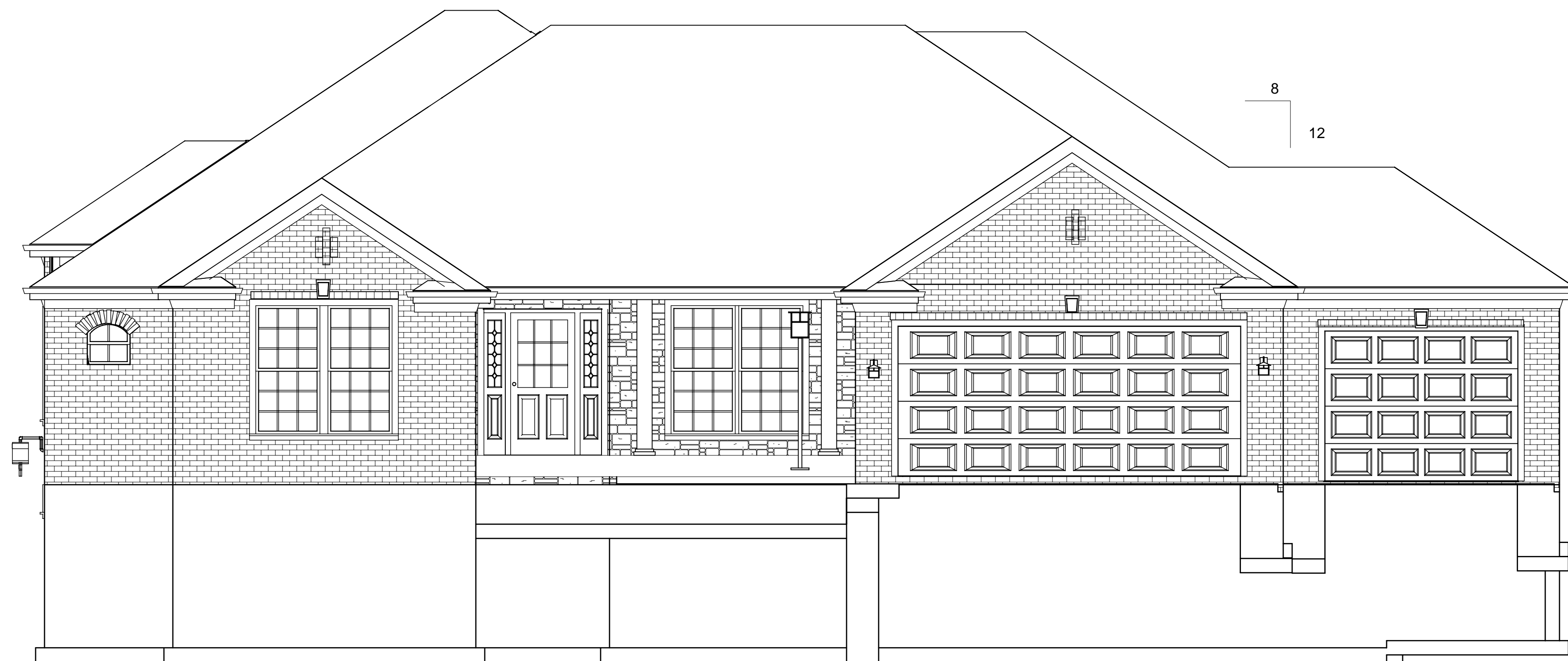
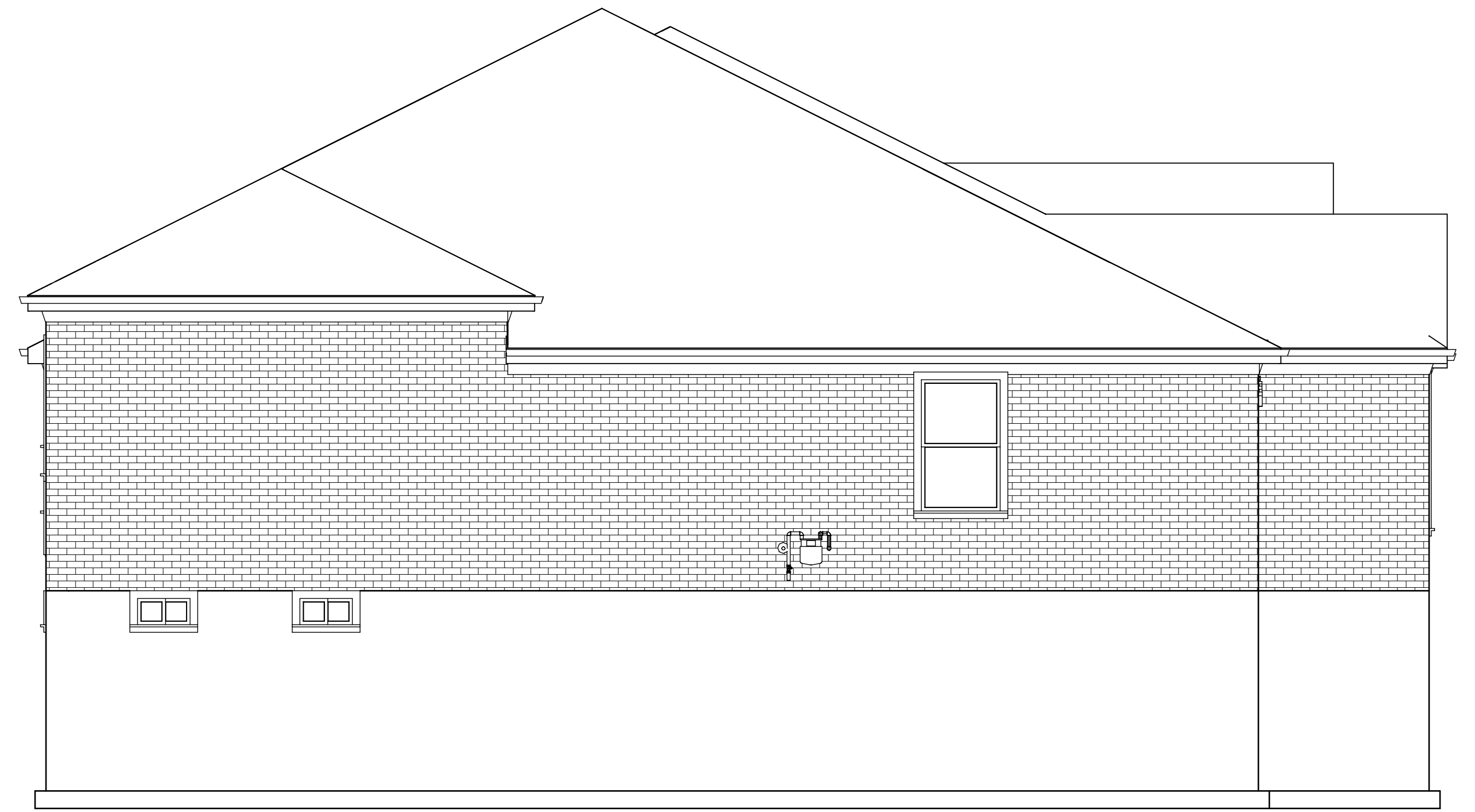
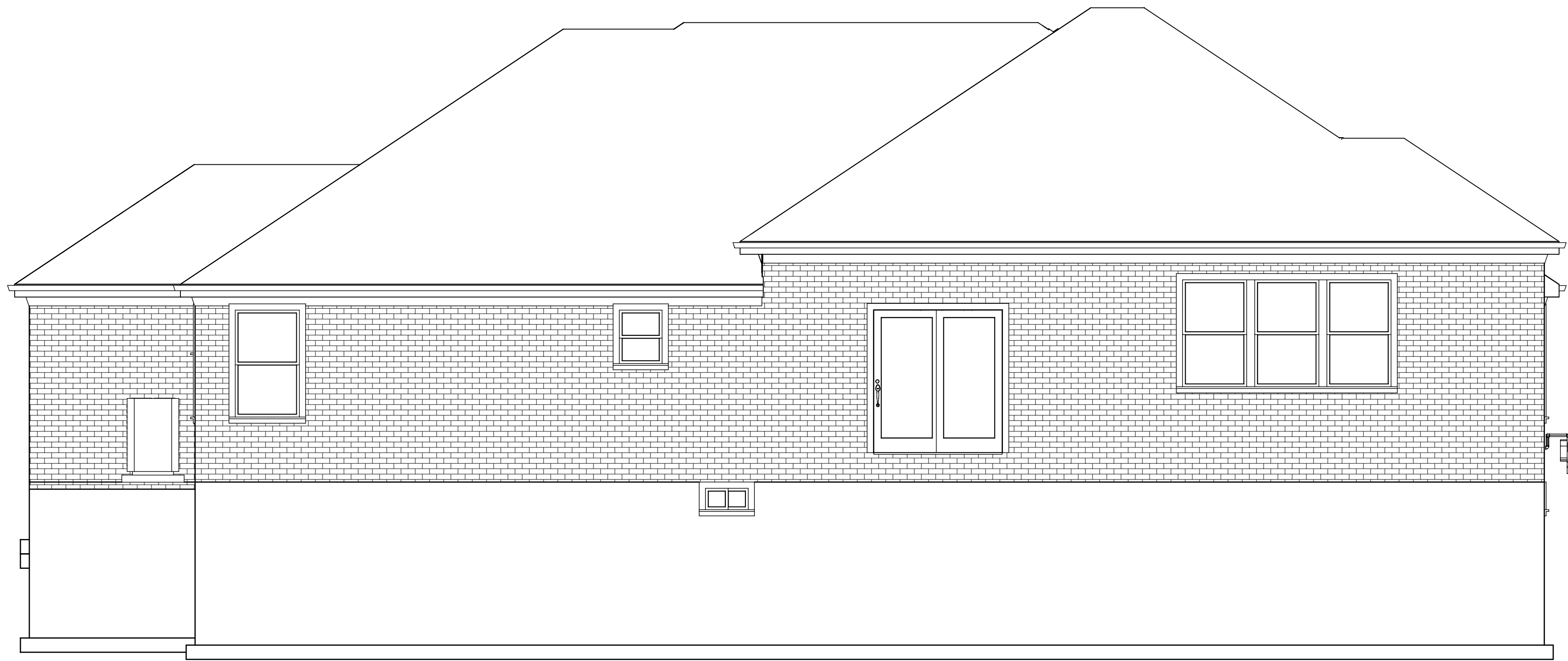
12" Square stone base 30" tall

Plumbing Notes:
Set toilet supply line 8" above sub-floor
Irrigation stub line needs shutoff inside basement
Set all hose bibs on T-walls minimum 24" above TOF

House 2304 SQ. FT.
Garage 654 SQ. FT.
Front Porch 76 SQ. FT.
Basement 1490 SQ. FT.
Finished Basement 704 SQ. FT.

SQ. FT. denoted are approximate

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<p>DATE: NOV 17, 2009</p>	<p>SCALE 1/4" = 1 FT</p>	<p>SHEET 1 OF 4</p>



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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 AND SUB-FLOORING: 7/16" APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE
 - 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, 24/16 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 PLYWOOD SUBFLOORING SHALL BE GLUED, NAILED AND SCREWED.
- 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>

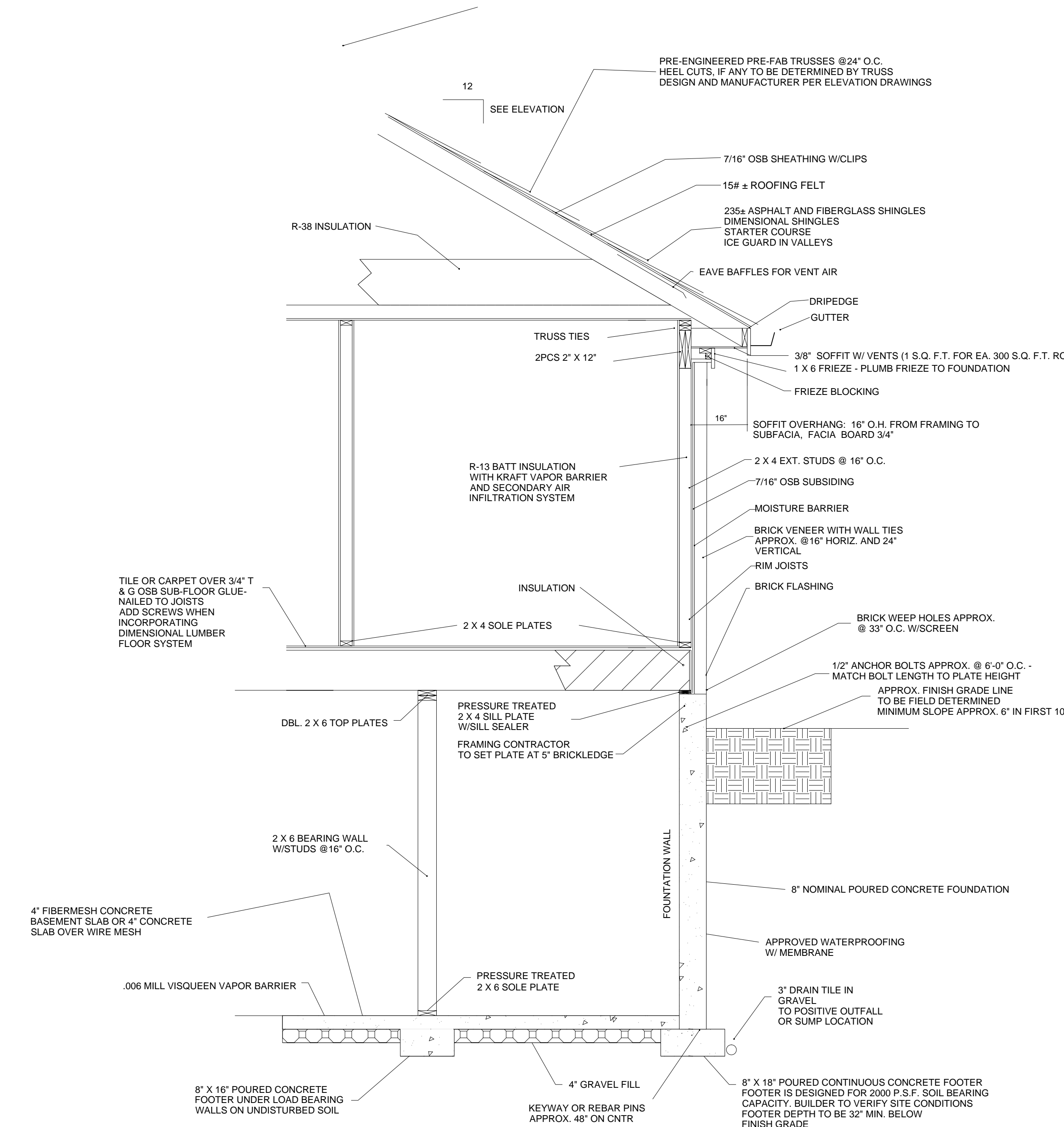
- 1. PROVIDE BRICK OR STONE VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24 IN. AND MAXIMUM VERTICAL SPACING OF 16 IN.. BRICK VENEER ANCHORS SHALL BE EMBEDDED 2 IN. MINIMUM INTO BRICK.
 - 3 1/2 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 4 FT. 0 IN.
 - 4 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 6 FT. 0 IN.
 - 6 IN. X 3 1/2 IN. X 3/8 IN. FOR SPANS UP TO 8 FT. 0 IN.
 - 7 IN. X 4 IN. X 3/8 IN. FOR SPAN UP TO 9 FT. 0 IN.
 - SEE DRAWINGS FOR LINTELS OVER 9 FT. 0 IN. SPAN
- 3. BRICK MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF BUILDING IN.BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY IN., 1969, BRICK INSTITUTE OF AMERICA.
- 4. LEAVE 1/8 TO 1/4 CAULK JOINT AROUND 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. DOORS, GARAGE & WALL TOPS RECEIVE SOLDIER COURSE. WINDOWS RECEIVE SILL, KEYSTONE PER PRINT.

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. GENERAL CONTRACTOR RESPONSIBLE FOR VERIFICATION OF WINDOW SPECS. BEFORE ORDERING. BEDROOM EXIT REQUIREMENTS - MIN. 1 WINDOW - 5.7 NET SQ. FT. CLEAR 24 IN. HIGH 20 IN. WIDE. GRADE FLOOR MIN. 5.0 NET SQ. FT. MAX. SILL HEIGHT 44 IN..
- 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 10 IN. (MIN 925 STRESS GRADE) WITH 1/2 IN. PLYWOOD 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 - 30 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.
- 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 CABO, V.A., AND F.H.A. BUILDING STANDARDS. SEPARATE HVAC AND ELECTRICAL PLANS TO BE SUBMITTED BY THAT RESPECTIVE TRADESMAN.
- 22. DOOR AT GAGARE 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.
- 26. ANY WINDOW WITHIN 2 FT. 0 IN. OF AN OPERATIONAL DOOR MUST BE TEMPERED.
- 27. HEIGHT OF WINDOW - MIN 18 IN. ABOVE FLOOR OR TUB WITHOUT TEMPERED GLASS.
- 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.

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.



ONE STORY BRICK ON BASEMENT WALL SECTION

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