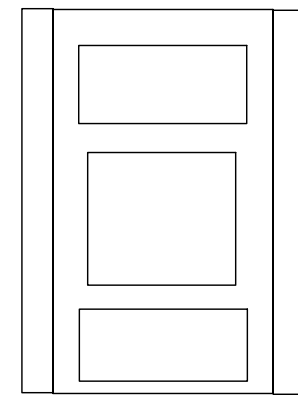


CHANGED WINDOWS FROM SH TO DH AND 3050 TO 3056  
 REV B ADDED MEDICINE CABINET NOTES TO BOTH BATHROOMS

<b>KNIESS</b> <small>and Associates, Inc.</small> ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTION IS PROHIBITED UNLESS PERMISSION IN WRITING IS ACQUIRED. P.O. BOX 586 MIAMISBURG, OH 45343 937-623-1265 FAX 937-859-4391 DATE: MAY 2, 2010		FINAL REV B APPROVED BK PLANS FOR RANCH RESIDENCE STAUCH CITY LOT 7866 SYDNEYS BEND LOT #27 2390 SYDNEYS BEND DR., MIAMISBURG Sheet Description SCALE 1/4" = 1 FT SHEET 1 OF 4
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**FIREPLACE DETAIL**

FIELD ADJUST FOR MODEL 550 FIREPLACE  
F.P. - R.O. 33" T X 37" W

LOWER AV NICHE 41" W X MINIMUM 18" TALL, FULL  
DEPTH FOLLOW WALLS  
6" CLEARANCE FOR BASEBOARD & BASE CAP  
UNDER AV NICHE

ADJUST TOP NICHE HEIGHT FOR ACTUAL CEILING  
HEIGHT - RECTANGLE 41" W X MIN 12" DP  
CASING & BASECAP UNDER TOP NICHE  
ADJUST 3 OPENINGS FOR SYMMETRY

ADD AV CONDUIT FOR TV  
LOCATE POWER & CABLE FOR TV

BOTH NICHE - MDF WOOD BOTTOM, ROUT EDGE &  
BASE CAP

**ELECTRIC**

200 AMP PER NEC CODE  
KITCHEN  
4 CAN LIGHTS  
2 ISLAND PENDENTS (MAXIM BASIX 91064 OR EQUIV.)  
PANTRY FLOURESCENT  
DISPOSAL, DISHWASHER, MICROWAVE/VENT, REFRIDGERATOR, RANGE

LAUNDRY (WASHER, ELECTRIC DRYER, FLUSHMOUNT MAXIM BASIX 5940 OR EQUIV.)  
GREAT ROOM (PADDLER FAN MAXIM 89930 / 1012 OR EQUIV., 1 CAN, FP, AV RECP, TV RECP)  
DINING (MAXIM BASIX PN 1025 OR EQUIV.)  
FOYER (CHANDELIER MAXIM BASIX 10121 OR EQUIV., 1 CAN)  
GARAGE HALL (1 FLUSHMOUNT)  
HALL BATH (1 WALL MOUNT LT MAXIM 2121 OR EQUIV., FAN/LT - FIX SUPPLIED BY HVAC)  
BDRM #1 & #2 (2 FLUSHMOUNTS MAXIM BASIX 5840 OR EQUIV.)  
HALL FLUSHMOUNTS - QTY 4 MAXIM BASIX 5940 OR EQUIV.  
MASTER BEDROOM (PADDLER FAN MAXIM 89930 / 1012 OR EQUIV., 2X CLOSET FLOURESCENTS, 2X FAN/LT - SUPPLIED BY HVAC, TWO WALL  
MOUNTS MAXIM BASIX 2121 OR EQUIV.)  
EXTERIOR (TWO GARAGE LTS, 1 POLE LT, 1 REAR DOOR LT, 1 PORCH CAN)

\* NOTE: NO BASEMENT FINISH

**PLUMBING PER CODE**  
FLOWGUARD GOLD SUPPLY / PVC DRAINS  
DISHWASHER & ICE MAKER LINES  
BASEMENT BATH ROUGH - DRAINS ONLY

**PLUMBING FIX**  
KITCHEN PULLOUT FAUCET CHROME PFT332273  
KITCHEN SINK PFT332283  
DISPOSAL 1FWD1  
MASTER TOILET PF1201WH/PF3312WH/PFTS2000WH  
MASTER LAV CHROME 2 HANDLE PFW1212MCP  
MASTER SHWR PAN 60X34 PFSF5034WH  
MASTER SHOWER FIX TRIM CHROME PF7660MCP  
HALL TOILET PF1200WH / PF3312WH / PFTS1000WH  
HALL BATH TUB/SHWR AG6004TSRWH  
HALL T/S FIX CH PF7861CP  
HALL LAV CHROME PF4013MCP  
50G WATER HTR  
SUMP PUMP PF92342  
BACKFLO W919OTF  
LAUNDRY TUB WITH LEGS, CH FIX

**HVAC**  
GOODMAN 80% GAS FURNACE - 13 SEER A/C  
ALL EXHAUST FANLIGHTS DUCTED TO EXTERIOR  
FANLIGHTS SUPPLIED BY HVAC  
DIRECT VENT GAS FIREPLACE - HEAT & GLO 550

**APPLIANCES**  
WHIRLPOOL SS RANGE WFE361LVS  
WHIRLPOOL SS 30" RANGE HOOD GZ9730XSS  
WHIRLPOOL SS DISHWASHER DU155XTVS  
WHIRLPOOL SS ED5FVGXWS

**CABINETS**  
36" MAPLE FLAT PANEL WALL CABINETS WITH 2 PC CROWN  
REFRIDGERATOR END PANELS  
MAPLE FLAT PANEL BASE CABINETS WITH RAISED ISLAND BAR  
GRANITE KITCHEN COUNTERTOPS  
CULTURED MARBLE VANITIES  
KNOBS

**INTERIOR TRIM**  
4 1/4" PAINTED CROWN PER PRINT  
CAPPED HALF WALLS WITH BASECAP  
HARDWOOD SILL WITH BASECAP  
STAIRWELL SKIRTS WITH BASECAP  
BASEBOARD - CASING  
SIX PANEL DOORS

**PAINT**  
WALLS - 2 COATS SHERWIN WILLIAMS FLAT (TOP 2 ON COLOR SWATCH)  
TRIM - SHERWIN WILLIAMS SUPERPAINT - SEMIGLOSS WHITE  
EXTERIOR - 2 COATS SHERWIN WILLIAMS

**ROOF**  
FELT OVER DECK WITH ICEGUARD IN THE VALLEYS  
DIMENSIONAL SHINGLES (WEATHERWOOD OR RUSTIC SLATE)

**WINDOWS:** SPROUSE VINYL CASEMENT & DH WINDOWS WITH SCREENS  
F. DOOR JELD-WEN MAJESTIC 684ME 1 SIDELIGHT OR EQUIV. ALLOW \$644

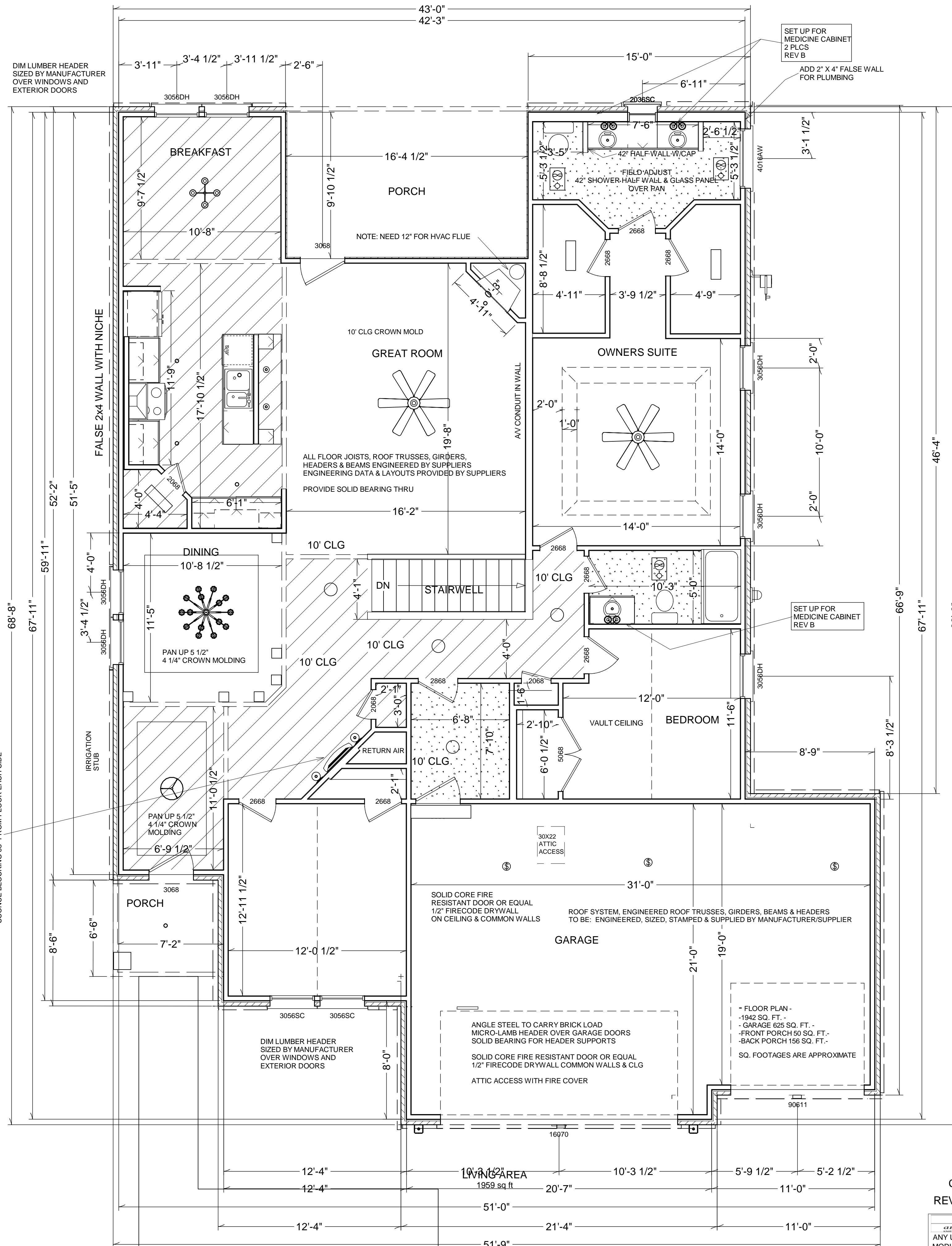
**FLOORING**  
CARPET / PAD APPROX. 958 S.F. @ \$2.00 / S.F.  
HARDWOOD APPROX. 2542 S.F. @ \$3.50 / S.F.  
TILE APPROX. 140 S.F. @ \$1.90 / S.F.  
STONE BACKSPASH 40 S.F. @ 4 / S.F.  
MASTER SHOWER TILE 80 S.F. @ \$1.90 / S.F.

**SHOWER DOOR**  
BASCO FRAMED PANEL & DOOR - OBSCURE

**LANDSCAPE**  
FULL YARD SOD  
FULL YARD IRRIGATION SYSTEM  
1 SHADE TREE, 1 ORNAMENTAL TREE, 8 BUSHES,  
6 FLOWERS, 6 BUCKETS MULCH  
COPPER MAILBOX

**OPTIONS:**  
INSULATE & DRYWALL GARAGE \$1600  
INSULATED GARAGE DOORS - DUAL CLAD \$479  
2 ADDITIONAL RECEPTICALS - GARAGE \$100  
SOFT HOSE BIB GARAGE \$150  
DOUBLE HUNG WINDOWS \$420  
PUCK LIGHT IN GLASS CABINET - SWITCHED \$135  
WATER SOFTNER \$1200  
HUMIDIFIER \$500  
ADDRESS STONE \$175  
PANTRY GLASS DOOR \$165  
HARDWOOD HALLWAY \$700

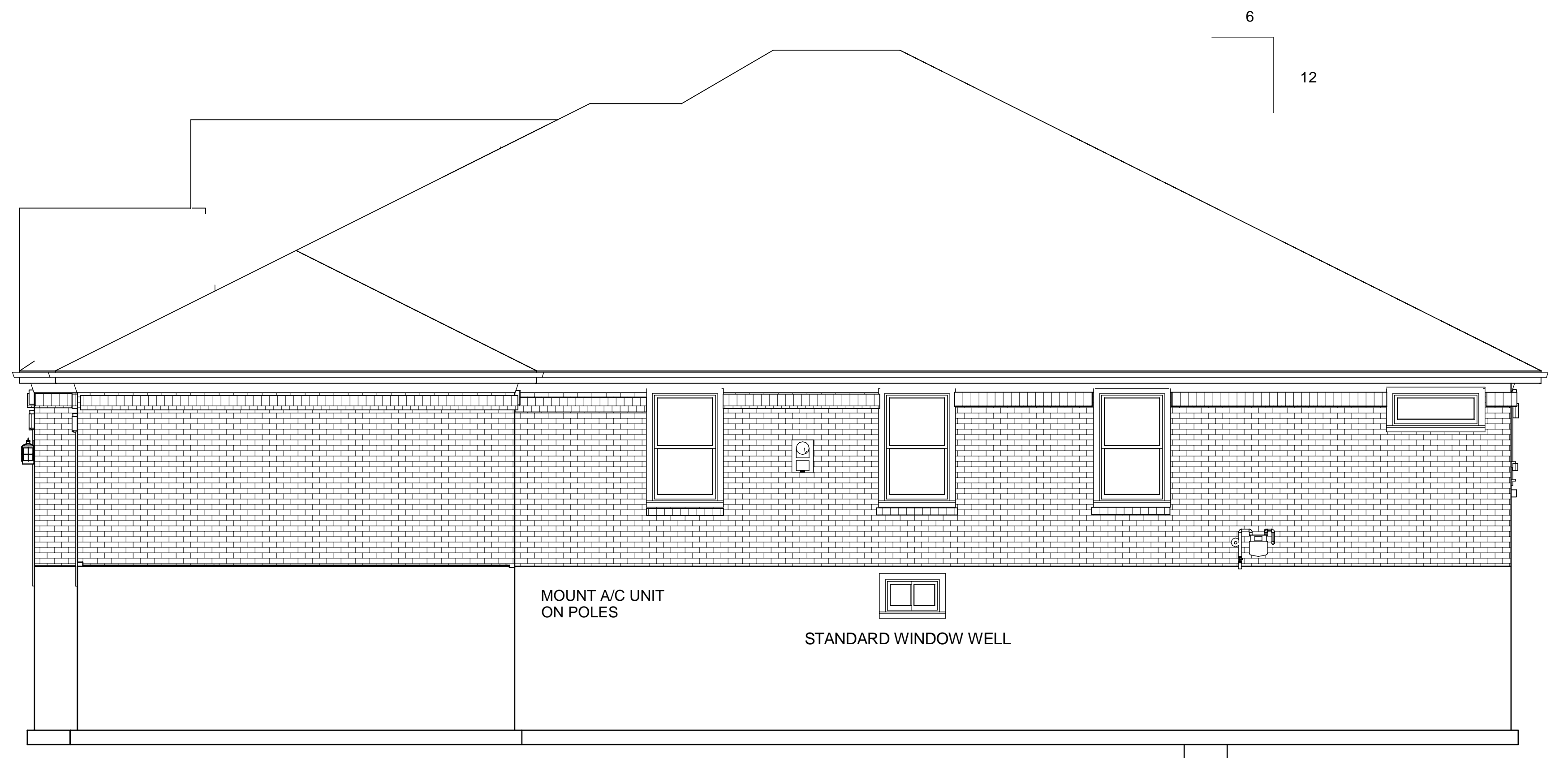
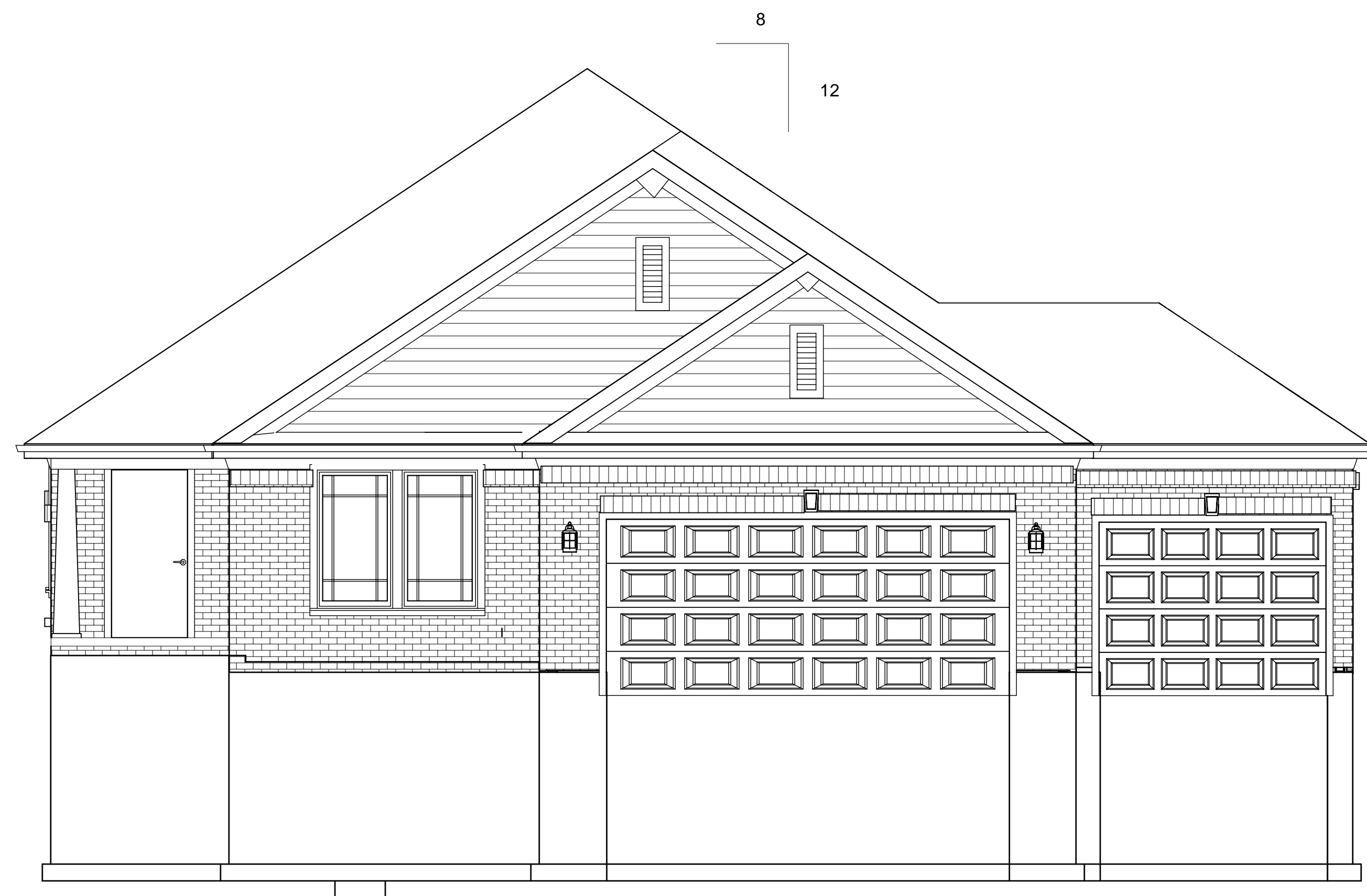
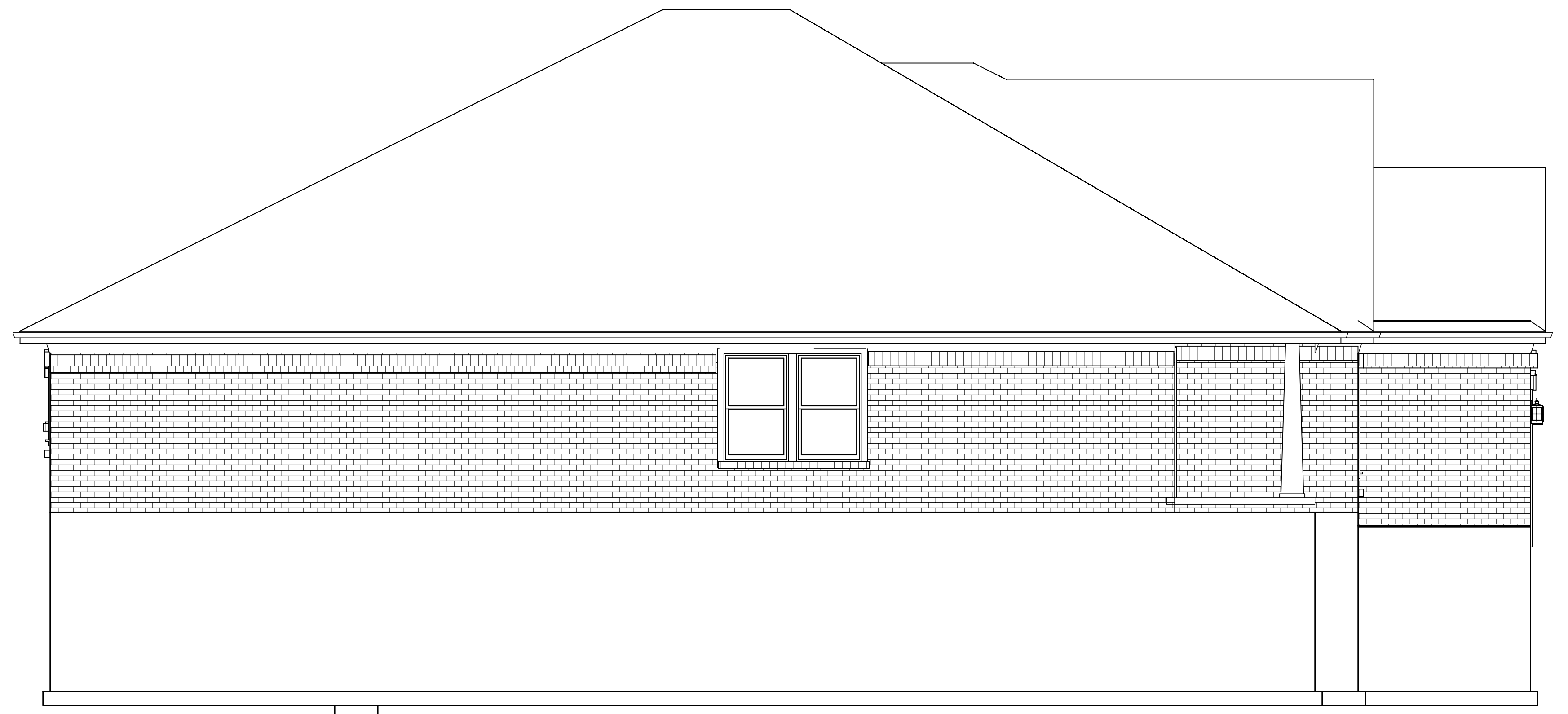
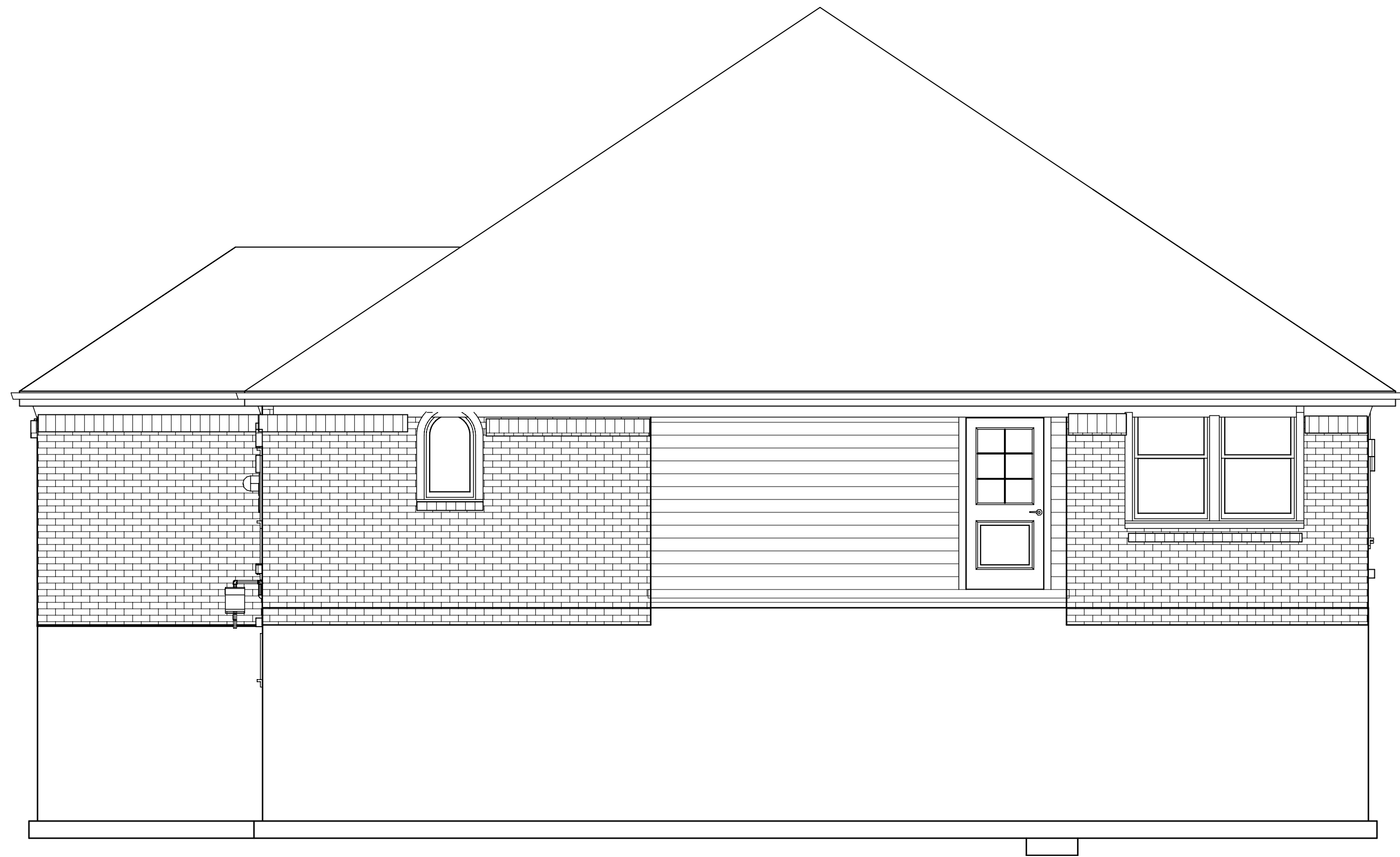
NICHE: 42" H X 24" W X 10" DP  
LOCATED AT BOTTOM  
CENTER ALONG WALL  
SCONCE BLOCKING 63" FROM FLOOR EACH SIDE



DOTTED LINES ARE FOR ROOM DESIGNATION - DO NOT USE FOR DIMENSIONING

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	<p>PLANS FOR RANCH RESIDENCE STAUCH CITY LOT 7866 SYDNEY'S BEND LOT #27 2390 SYDNEY'S BEND DR., MIAMISBURG</p>	
DATE: MAY 2, 2010	SCALE 1/4" = 1 FT	SHEET 2 OF 4



CHANGED WINDOWS FROM SH TO DH AND 3050 TO 3056  
 REV B ADDED MEDICINE CABINET NOTES TO BOTH BATHROOMS

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SCALE 1/4" = 1 FT	SHEET 3 OF 4

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 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>

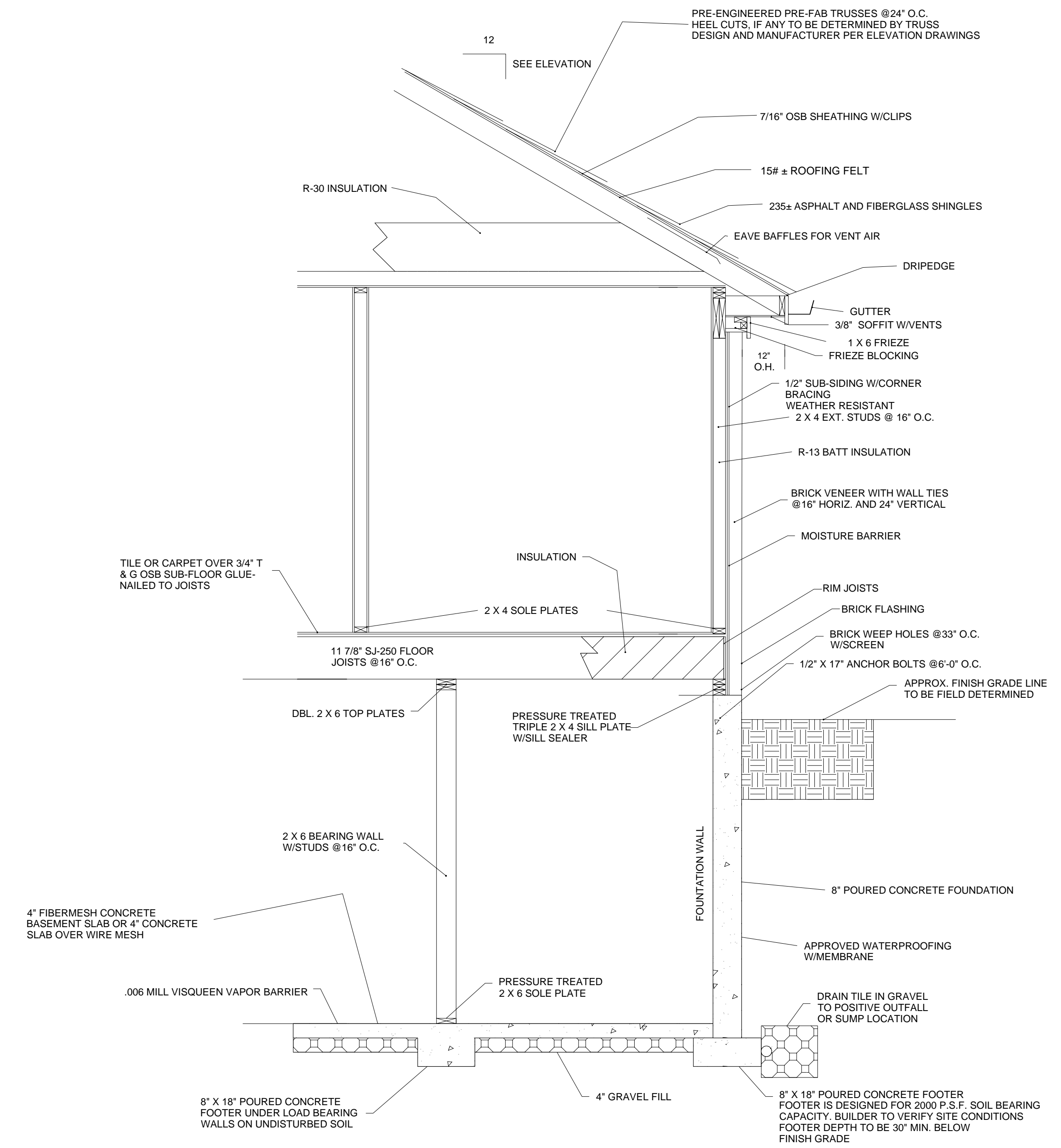
- 1. PROVIDE BRICK OR STONE VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24 IN. AND MAXIMUM VERTICAL SPACING OF 16 IN.. BRICK VENEER ANCHORS SHALL BE EMBEDDED 2 IN. MINIMUM INTO BRICK.
- 2. TYPICAL STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (SIZING & LOAD CALCS BY SUPPLIER) NOTE: OVERSIZE OVER GARAGE GABLES TYP. 5X7. DO NOT ATTACH STEEL TO FRAMING
- 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 CAULK JOINT UNDER WINDOW TO ALLOW FOR FRAMING SHRINKAGE TO PREVENT WINDOW DAMAGE. BUTT BRICK FLUSH TO SIEDS OF WINDOW.
- 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 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 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 CUT, 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 LANDING MAX 8 1/4" BELOW T.O.T.
- 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 MATERALS 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

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.

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