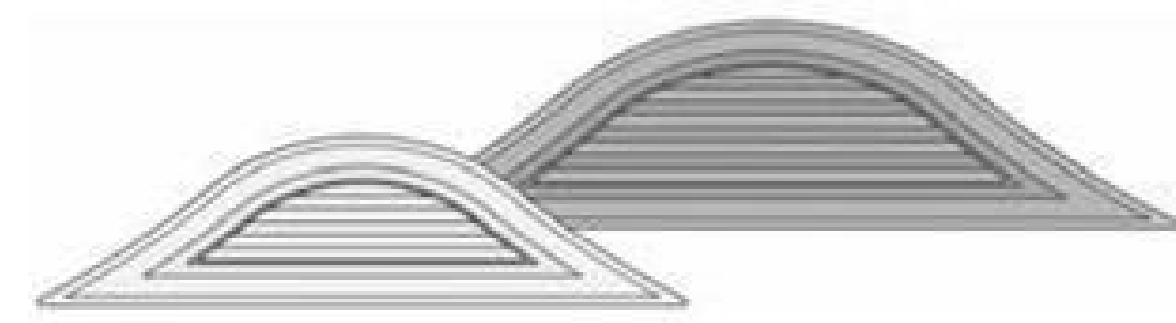


FINAL REV C

KNIESS <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: 7/20/2009	FINAL
	PLANS FOR RANCH RESIDENCE RUBY II CITY LOT 7869 SYDNEYS BEND LOT #30 2372 SYDNEYS BEND DR., MIAMISBURG
	Sheet Description
	SCALE 1/4" = 1 FT
	SHEET 1 OF 3

2-2X12'S W/ 1/2" PLYWOOD
HEADER S.Y.P. #1 K.D
OVER WINDOWS AND
EXTERIOR DOORS

Add cabinet blocking in kitchen
Curtain blocking at each



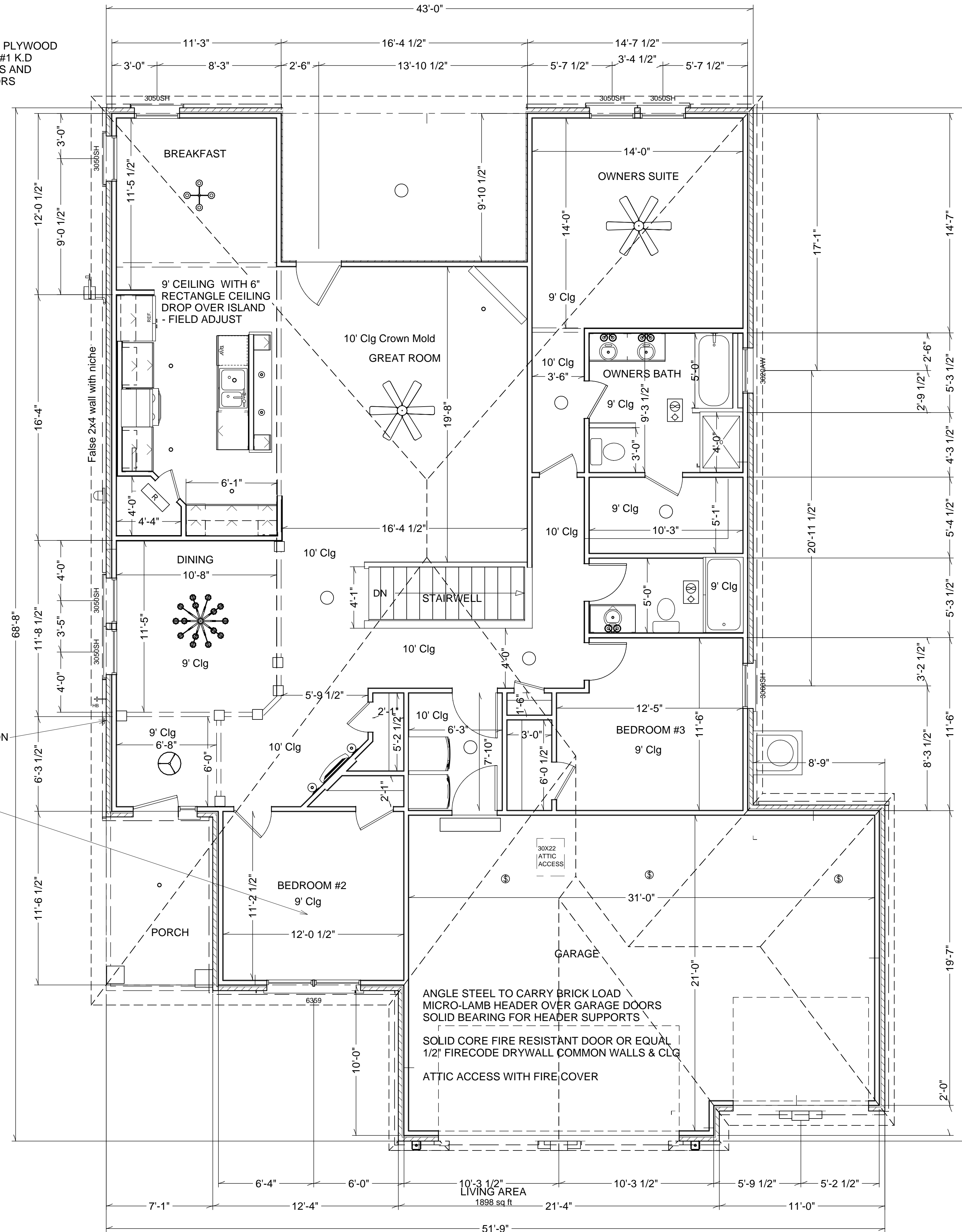
"MAM" Oxbow Louvers

Build dormer box for installation of
louvers p/n OXBL7221VPC on roof
___ inches over bedroom window

2-2X12'S W/ 1/2" PLYWOOD
HEADER S.Y.P. #1 K.D
OVER WINDOWS AND
EXTERIOR DOORS

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

PROVIDE SOLID BEARING THRU



MECHANICALS

Plumbing

- Per code
- Flowguard Gold supply/PVC drains
- Opt. SS sink, pullout faucet & garbage disposal
- Opt. Dishwasher & icemaker lines
- Opt. Second owners bath sink, owners bath tub
- Opt. 50 gal elect. waterheater
- Opt. Gas - furnace/fireplace
- Opt. Basement bath rough

HVAC

- Opt. 80% gas heat, 13 SEER AC sized to HBA specifications
- Opt. Balanced air delivery system
- Opt. Vent hood and bath fans (2) ducted to exterior
- Opt. Basement family room supply

ELECTRIC

- 200 amp service per NEC
- Range, dishwasher & disposal service
- Gas furnace, electric water heater & sump pump service
- Kitchen vent hood & bath fan (2) service
- Garage door opener service
- Exterior lighting & pole lamp
- Island pendant lighting
- Opt. Island microwave service
- Opt. Master Bedroom fan/light
- Opt. Great Room fan/light
- Opt. Can lighting (6)
- Opt. Hall sconce with switch
- Opt. Fireplace service

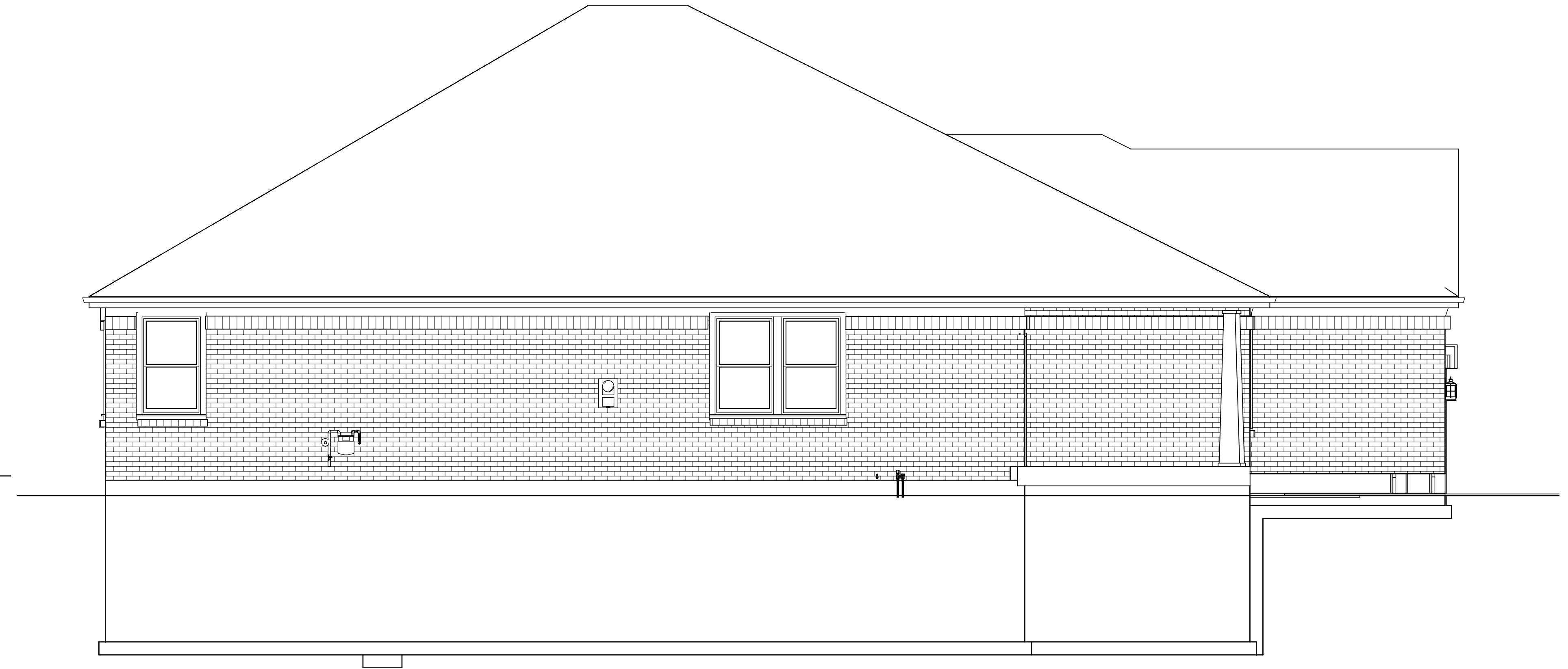
2-2X12'S W/ 1/2" PLYWOOD
HEADER S.Y.P. #1 K.D
OVER WINDOWS AND
EXTERIOR DOORS

- FLOOR PLAN -
- 1898 SQ. FT. -
- GARAGE 625 SQ. FT. -
- FRONT PORCH 76 SQ. FT. -
- BACK PORCH 156 SQ. FT. -

SQ. FOOTAGES ARE APPROXIMATE

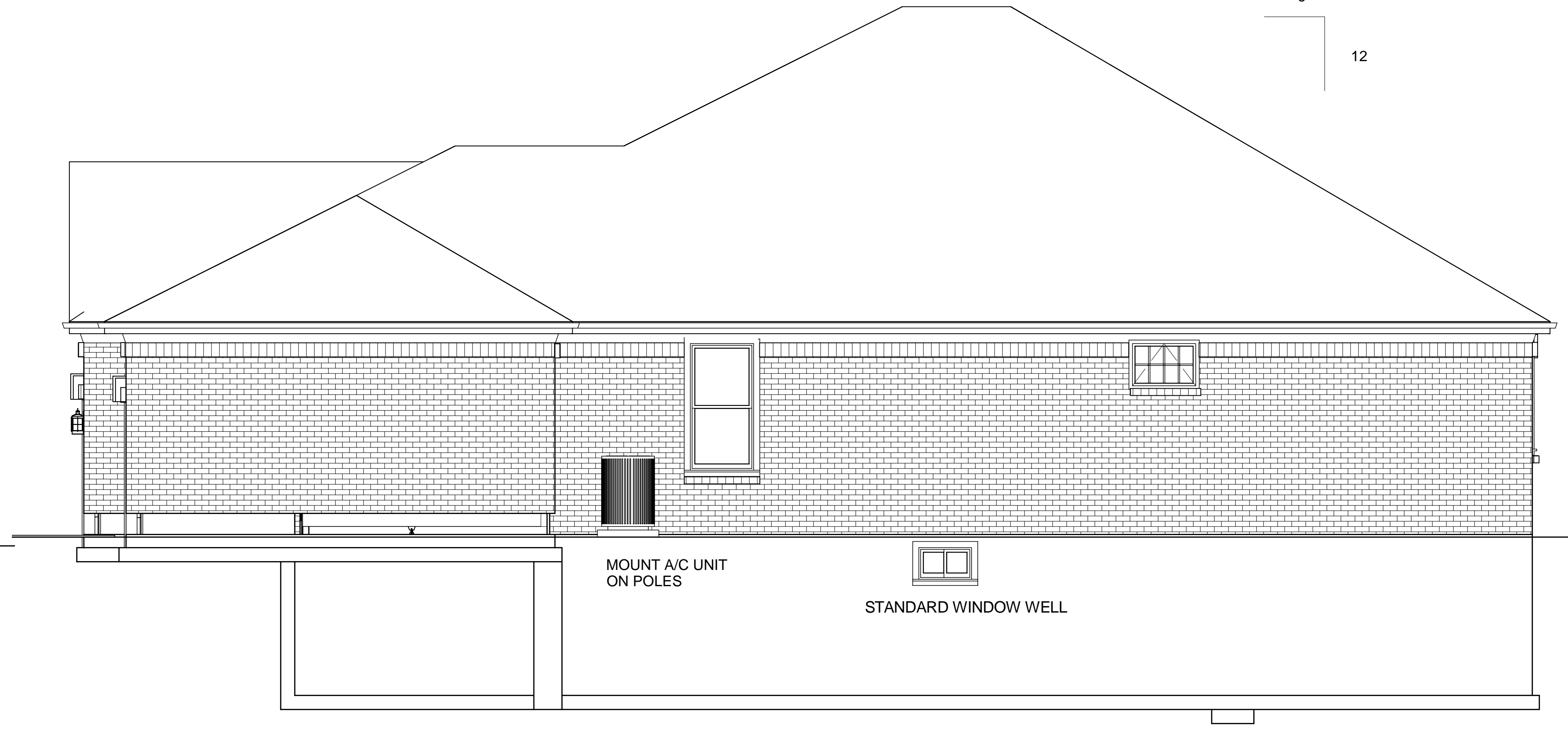
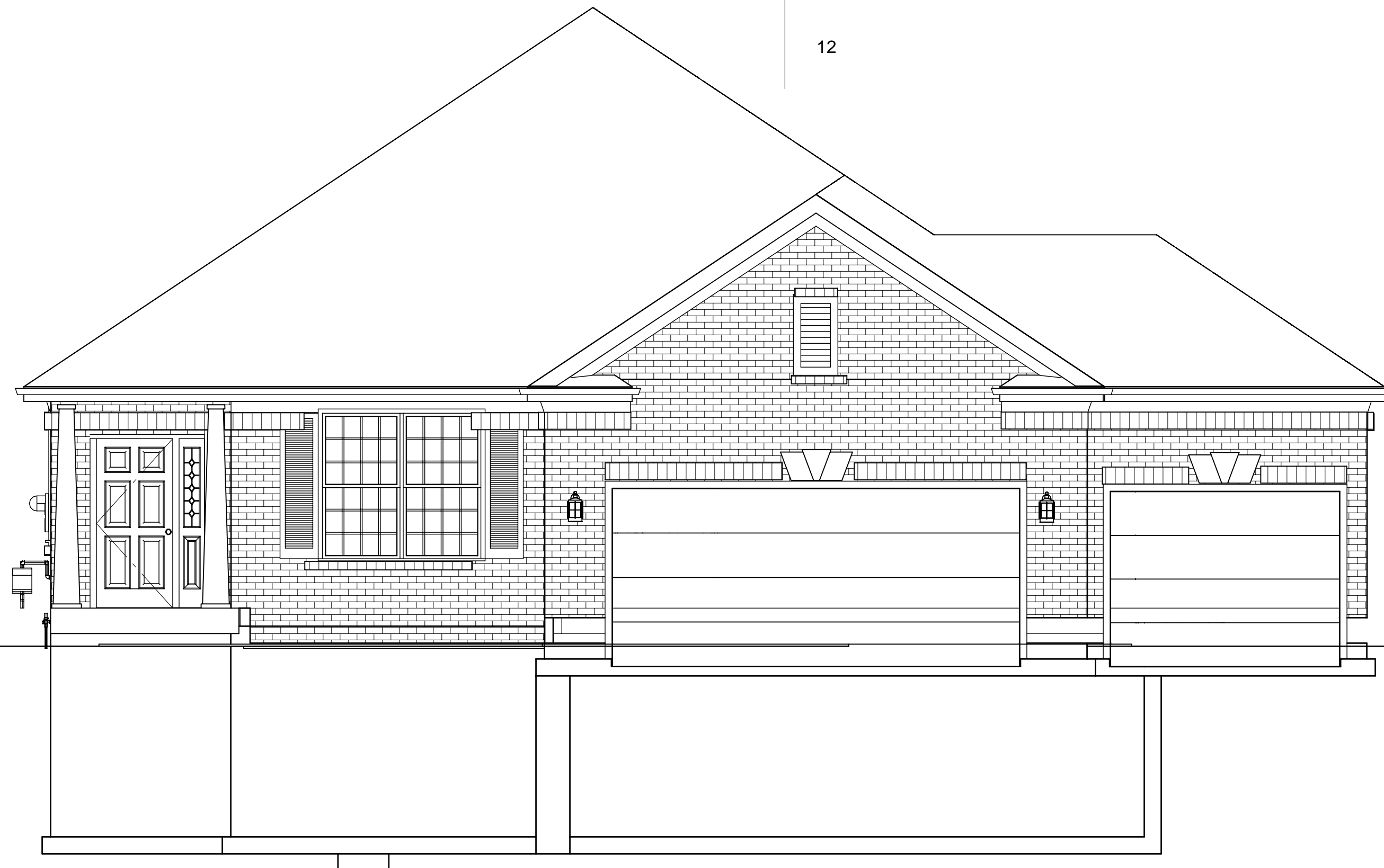
FINAL REV C

<p>KNIESS ARCHITECTS, INC.</p> <p>ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTION IS PROHIBITED UNLESS PERMISSION IN WRITING IS ACQUIRED.</p> <p>P.O. BOX 586 MIAMISBURG, OH 45343 937-623-1265 FAX 937-859-4391</p> <p>DATE: 7/20/2009</p>	FINAL
	<p>PLANS FOR RANCH RESIDENCE RUBY II CITY LOT 7869 SYDNEYS BEND LOT #30 2372 SYDNEYS BEND DR., MIAMISBURG</p>
SCALE 1/4" = 1 FT	SHEET 2 OF 3



8
12

6
12



MOUNT A/C UNIT
ON POLES

STANDARD WINDOW WELL

FINAL REV C

<p>KNISS <i>Architectural, Inc.</i></p> <p>ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTION IS PROHIBITED UNLESS PERMISSION IN WRITING IS ACQUIRED.</p> <p>P.O. BOX 586 MIAMISBURG, OH 45343 937-623-1265 FAX 937-859-4391</p> <p>DATE: 7/20/2009</p>	FINAL	<p>PLANS FOR RANCH RESIDENCE RUBY II CITY LOT 7869 SYDNEYS BEND LOT #30 2372 SYDNEYS BEND DR., MIAMISBURG</p>
	SCALE 1/4" = 1 FT	

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>

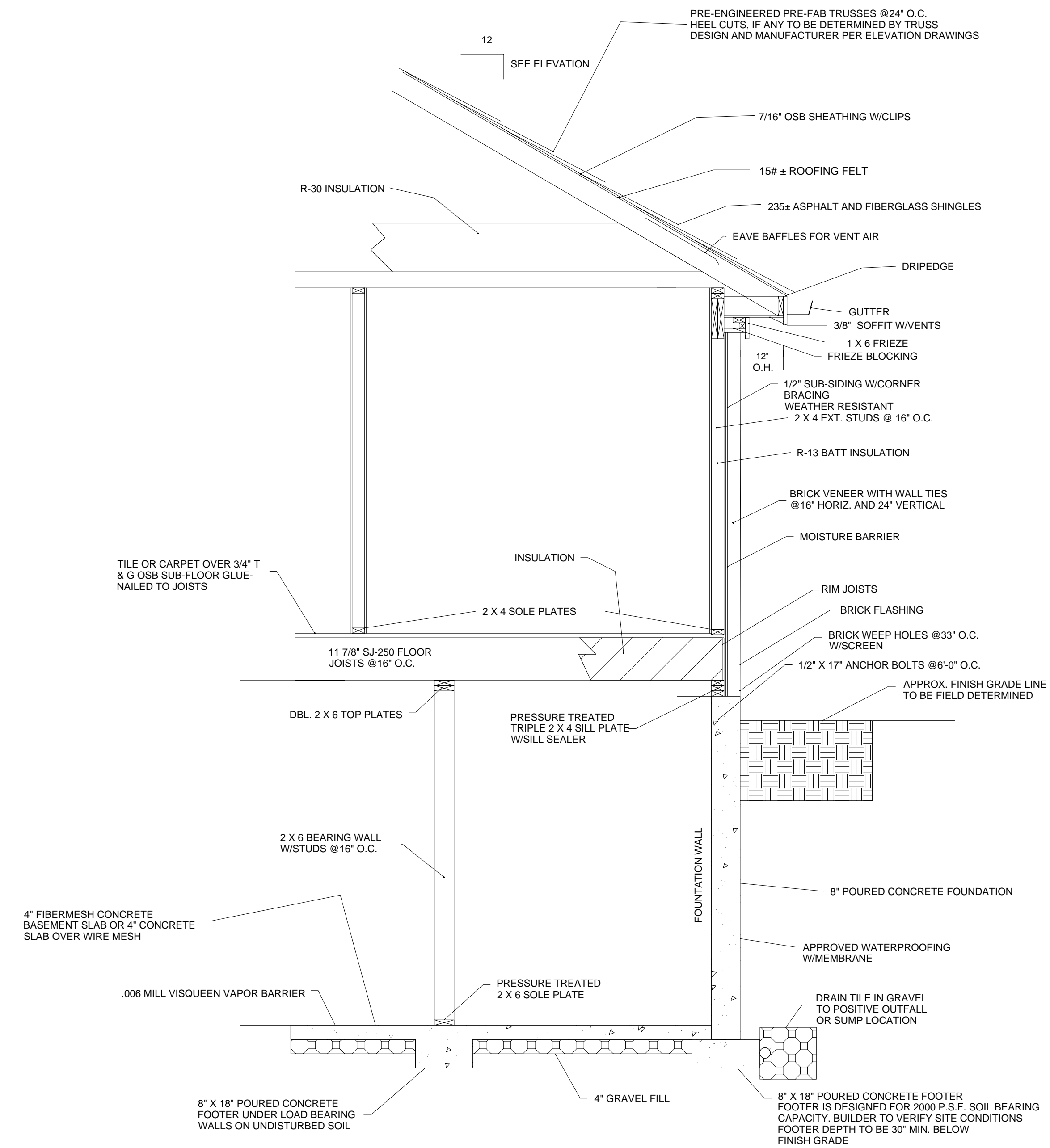
1. PROVIDE BRICK OR STONE VENEER ANCHORS WITH MAXIMUM HORIZONTAL SPACING OF 24 IN. AND MAXIMUM VERTICAL SPACING OF 16 IN.. BRICK VENEER ANCHORS SHALL BE EMBEDDED 2 IN. MINIMUM INTO BRICK.
2. STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS OTHERWISE NOTED ON PLANS)
 - 3 1/2 IN. 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 1/4 TO 3/8 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. MASON TO APPLY MESH IN WEEP HOLES
7. 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 AREA WELL 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

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.

FINAL REV C

<p>KNISS and Associates, Inc.</p> <p>ANY UNAUTHORIZED USAGE, MODIFICATION, OR ADAPTION IS PROHIBITED UNLESS PERMISSION IN WRITING IS ACQUIRED.</p> <p>P.O. BOX 586 MIAMISBURG, OH 45343 937-623-1265 FAX 937-859-4391</p>	FINAL	
	<p>PLANS FOR RANCH RESIDENCE RUBY II CITY LOT 7869 SYDNEYS BEND LOT #30 2372 SYDNEYS BEND DR., MIAMISBURG</p>	
DATE: 7/20/2009	SCALE 1/4" = 1 FT	SHEET 4 OF 3