

BEAM POCKET SCHEDULE

BEAM SIZE	BEAM WIDTH	BEAM DEPTH	POCKET WIDTH	POCKET DEPTH
WBx18"	5 1/2"	8 1/2"	7 1/2"	9 1/2"

BEAM POCKETS SHALL BE 2" WIDER & 1" DEEPER.
 BEAM POCKETS SHALL BE UNIFORM IN WIDTH & DEPTH.

- ### FOUNDATION GENERAL NOTES
- S.D. 110V SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC & IONIZATION TECHNOLOGIES ON EACH LEVEL OF THE DWELLING. SEPARATE OR DUAL SENSING ALARMS MAY BE USED. SMOKE ALARMS LOCATED IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
 - HANDRAIL, WALL MOUNTED HANDRAILS TO BE 34"-38" ABOVE NOSING W/ ENDS RETURNED TO WALL.
 - ILLUMINATION TO BE PROVIDED AT ALL INTERIOR/EXTERIOR STAIRWAYS.
 - PROVIDE CONTROL JOINT IN CONC. FLOOR SLABS & 30" MAX. SPACING EACH WAY & 9" FND'N OFFSETS EXCEEDING 10'-0".
 - FND'N WATERPROOFING TO CONSIST OF (1) COAT SPRAY APPLICATION (60 MILS THK.) OF POLYMER-ENHANCED ASPHALT LIQUID APPLIED MEMBRANE.
 - ANY WOOD WHICH CONTACTS CONCRETE TO BE PRESSURE TREATED MATERIAL.
 - ANCHOR BOLTS TO BE SPACED @ 32" O.C. IN 10" THK. FND'N WALL(S) BETWEEN BASEMENT & GARAGE.
 - PROVIDE FIRESTOPPING @ TOP OF WALLS IN STUD CAVITIES.
 - HALF-WALLS TO BE 36" HIGH (45 1/2" @ KITCHENS) W/ WOOD CAP UNLESS NOTED OTHERWISE.

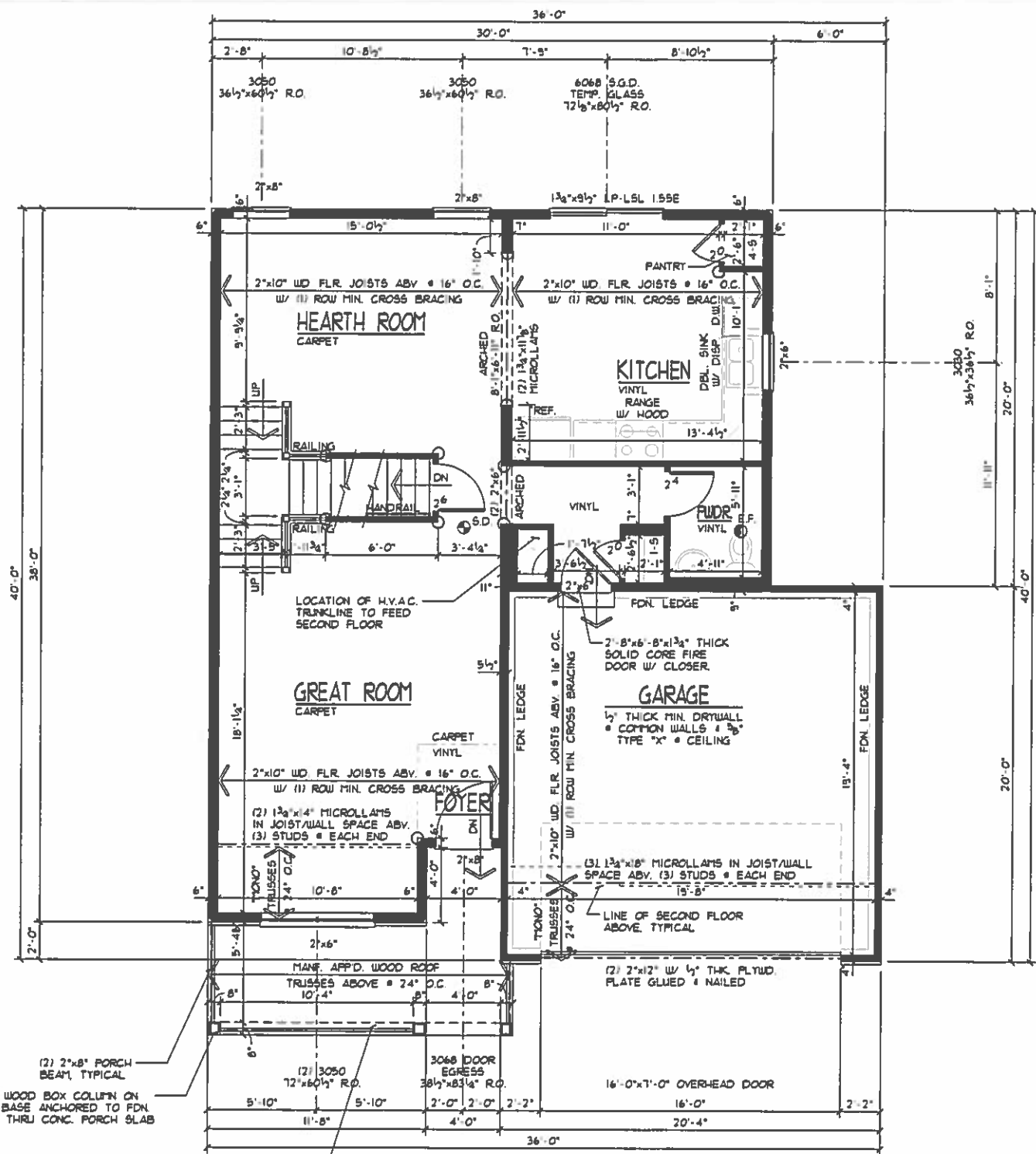
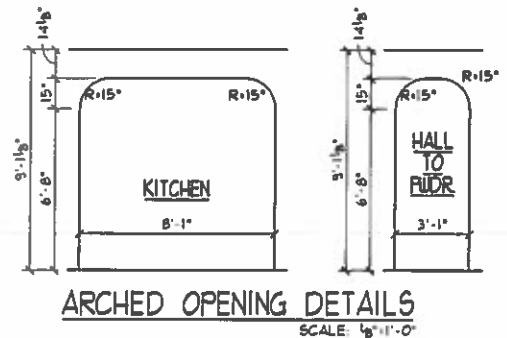
FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

- 794" BSMT SLAB
- 365" GARAGE SLAB
- 113" PORCH SLAB
- 136'-4" BSMT WALLS
- 57'-4" GARAGE WALLS
- 26'-0" PORCH WALLS
- 221'-4" FOOTERS
- 21'-0" BRG WALL FOOTERS
- 1 COLUMN PAD

PROPOSED RESIDENCE FOR:
JAMES & MARIETTA HOWARD
 5768 Rhode Island Avenue
 Cincinnati, OH 45237
 Villages of Daybreak, Lot# 226
 Elevation K - Basement



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FLOOR PLAN GENERAL NOTES

1. S.D. 110V SMOKE ALARMS SHALL UTILIZE PHOTOELECTRIC & IONIZATION TECHNOLOGIES ON EACH LEVEL OF THE DWELLING. SEPARATE OR DUAL-SENSING ALARMS MAY BE USED. SMOKE ALARMS LOCATED IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS TO BE INTERCONNECTED W/ BATTERY BACKUP.
2. ROUGH FRAME HEADER HT. & EXT. WINDOWS & DOORS TO BE 6'-10 1/2" TO 6'-11 1/2" & DOORS W/ TILE OR HOLID FLOORS. HEADER HT. & INTERIOR DOORS & OPENINGS TO BE 4'-11" U.N.O.
3. GUARDRAIL: ALL OPEN GUARDRAILS & STAIRS TO BE 34"-38" ABOVE NOSING. ALL GUARDRAILS & LANDINGS TO BE 36" HIGH. BALUSTERS AT ALL GUARDRAILS TO BE SPACED SO NOT TO ALLOW AN OBJECT 4" OR MORE IN DIA. TO PASS THROUGH.
4. HANDRAIL: WALL MOUNTED HANDRAILS TO BE 34"-38" ABOVE NOSING W/ ENDS RETURNED TO WALL.
5. ALL TRUSS SPAN INDICATORS & GIRDER TRUSS LOCATIONS NOT SHOWN FOR PLAN CLARITY. TRUSSES TO BE DESIGNED FOR 24" O.C. W/ MINIMUM 175LB. UPLIFT FASTENERS. REFER TO TRUSS MANF. LAYOUT FOR SPANS & GIRDER TRUSS LOCATIONS. BEARING POINT REQUIREMENTS FOR GIRDERS ARE TYPICALLY (1) STUD FOR EACH "FL". IF SPECIAL CONDITIONS EXIST TRUSS MANF. TO CALL OUT BEARING REQUIREMENT ON TRUSS FRAMING LAYOUT.
6. HEADERS/BEAMS NOTED ON PLAN TO HAVE MIN. OF 3 1/2"x1 1/2" SOLID WOOD BEARING TO TOP OF FOUNDATION OR BASEMENT BEAM @ EACH END, UNLESS NOTED OTHERWISE.
7. PROVIDE 36" MIN CLEAR AISLE @ ALL CABINETS, ISLANDS, & PENINSULAS.
8. ILLUMINATION TO BE PROVIDED AT ALL INTERIOR/EXTERIOR STAIRWAYS.
9. ALL WALLS TO BE GLUED TO SUBFLOOR.
10. EXTERIOR LANDINGS: 3'x3' LANDING WITHIN 8 1/4" OF THE TOP OF THE THRESHOLD @ FRONT DOOR. 3'x3' LANDING/DECK WITHIN 16 1/2" OF THRESHOLD @ REAR/SIDE DOORS.

(2) 2"x8" PORCH BEAM, TYPICAL
 8"x8" WOOD BOX COLUMN ON MTL. BASE ANCHORED TO FDN. WALL THRU CONC. PORCH SLAB

PROVIDE 36" MIN. HIGH PORCH RAIL. SYSTEM SHALL NOT ALLOW AN OBJECT 4" OR MORE IN DIAMETER TO PASS THROUGH.

WINDOW SIZES & ROUGH OPENING DIMENSIONS GIVEN ARE BASED ON VINYL WINDOWS

LOW "E" WINDOWS

CEILING HTS. ARE 9'-1 1/8", U.N.O.

FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

○ = ROUNDED CORNERS

PROPOSED RESIDENCE FOR:
JAMES & MARIETTA HOWARD
 5768 Rhode Island Avenue
 Cincinnati, OH 45237
 Pillages of Daybreak, Lot# 226



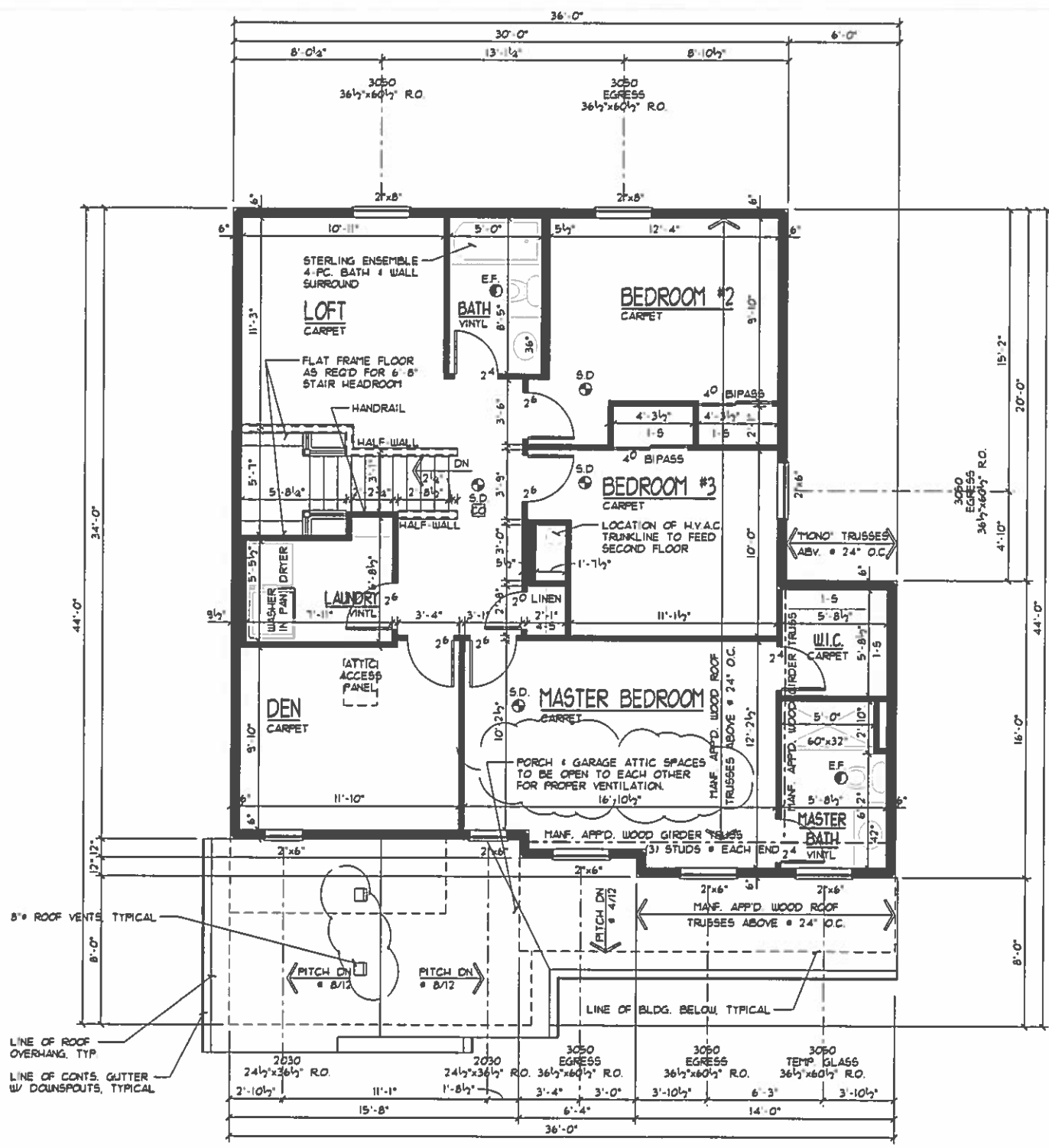
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PROPOSED RESIDENCE FOR:
JAMES & MARIETTA HOWARD
 5768 Rhode Island Avenue
 Cincinnati, OH 45237
 Villages of Daybreak, Lot# 226
 Elevation K - Basement

Potterhill Homes
 5400 Dupont Circle, Suite J
 Milford, Ohio 45150
 513-575-7506

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- ROUGH FRAME HEADER HT. • EXT. WINDOWS & DOORS TO BE 6'-10 3/4" (6'-11 1/4" • DOORS W/ TILE OR HOUND FLOORS). HEADER HT. • INTERIOR DOORS & OPENINGS TO BE 4'-11" UNO.
- OFT. GUARDRAIL: ALL OPEN GUARDRAILS • STAIRS TO BE 34"-38" ABOVE NOSING. ALL GUARDRAILS • LANDINGS TO BE 36" HIGH. BALUSTERS AT ALL GUARDRAILS TO BE SPACED SO NOT TO ALLOW AN OBJECT 4" OR MORE IN DIA. TO PASS THROUGH.
- HANDRAIL: WALL MOUNTED HANDRAILS TO BE 34"-38" ABOVE NOSING W/ ENDS RETURNED TO WALL.
- ATTIC ACCESS PANEL TO BE APP'D. 22"x30" MIN. ROOF FRAMER TO PROVIDE ACCESS TO ALL OVER-FRAMED ROOF AREAS FOR PROPER VENTILATION • INSULATION.
- ALL TRUSS SPAN INDICATORS • GIRDER TRUSS LOCATIONS NOT SHOWN FOR PLAN CLARITY. TRUSSES TO BE DESIGNED FOR 24" O.C. W/ MINIMUM 175LB. UPLIFT FASTENERS REFER TO TRUSS MANF. LAYOUT FOR SPANS • GIRDER TRUSS LOCATIONS. BEARING POINT REQUIREMENTS FOR GIRDERS ARE TYPICALLY (1) STUD FOR EACH P.L.T. IF SPECIAL CONDITIONS EXIST TRUSS MANF. TO CALL OUT BEARING REQUIREMENT ON TRUSS FRAMING LAYOUT.
- HEADERS/BEAMS NOTED ON PLAN TO HAVE MIN. OF 3 1/2"x1 1/2" SOLID WOOD BEARING TO TOP OF FOUNDATION OR BASEMENT BEAM • EACH END, UNLESS NOTED OTHERWISE.
- PROVIDE 36" MIN. CLEAR AISLE • ALL CABINETS, ISLANDS, • PENINSULAS.
- ILLUMINATION TO BE PROVIDED AT ALL INTERIOR/EXTERIOR STAIRWAYS.
- HALF-WALLS TO BE 36" HIGH (45 1/2" • KITCHENS) W/ WOOD CAP UNLESS NOTED OTHERWISE.
- EGRESS REQUIREMENTS: HEIGHT: 24" MIN. WIDTH: 20" MIN. AREA: 5.7'. SILL: 44" MAX. Uo: 0.40 MAX.
- ALL WALLS TO BE GLUED TO SUBFLOOR.
- CO • CARBON MONOXIDE ALARM COMPLYING W/ U.L. 2034 SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

NOTE TO TRUSS MANF:
 DO NOT ALLOW A ROOF TRUSS TO INTERFERE W/ H.V.A.C. CHASE SHOWN ON PLAN.

WINDOW SIZES & ROUGH OPENING DIMENSIONS GIVEN ARE BASED ON VINYL WINDOWS
 LOW "E" WINDOWS

SECOND FLOOR PLAN
 1/4"=1'-0" SCALE 1/8"=1'-0"

DATE 03/03/17
 REV: 05/03/17
 DRAWN BY: S.W.R.
 SCALE: 1/8" = 1'-0"

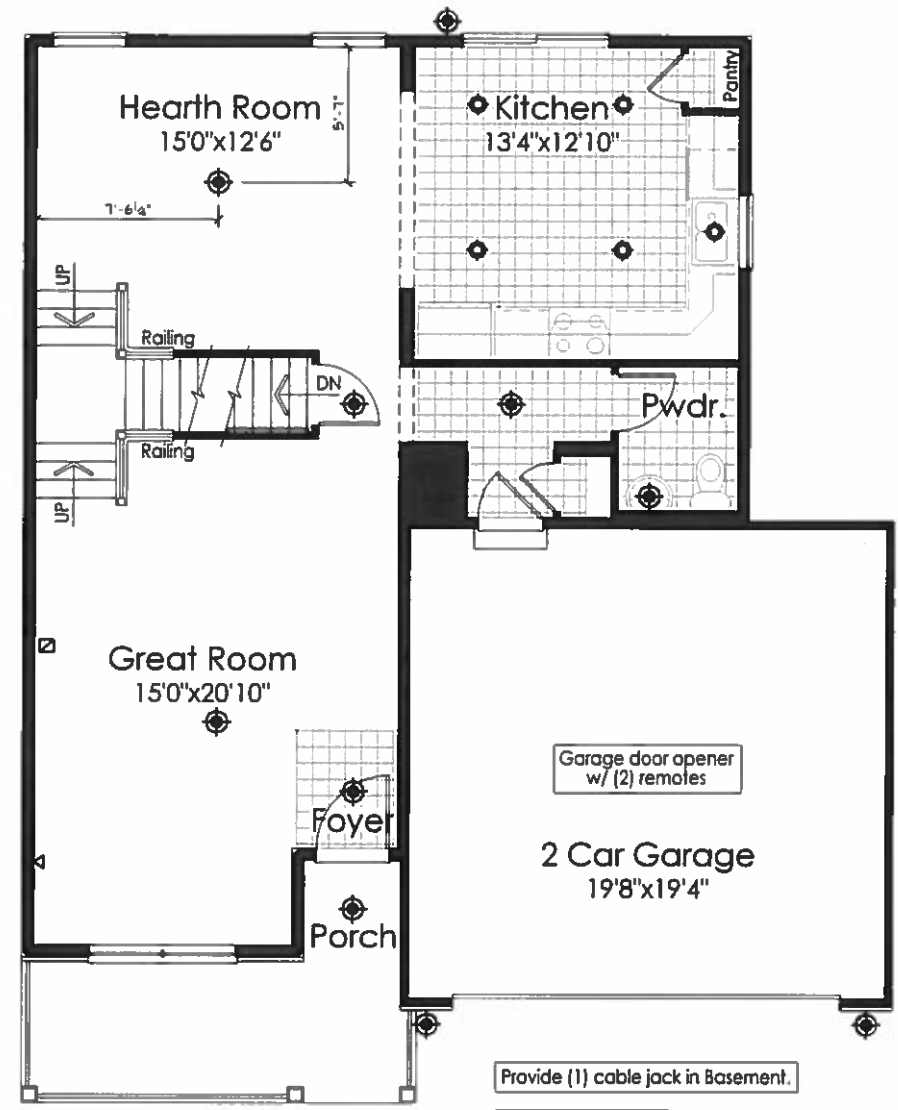
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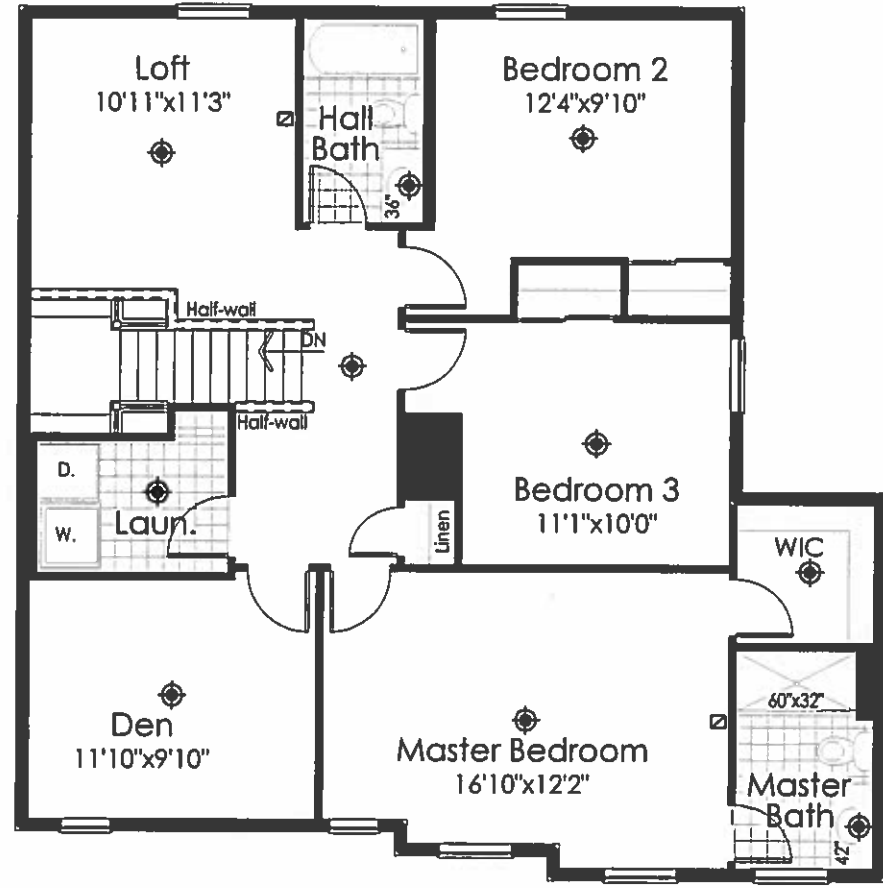
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B1



First Floor Plan
 ⦿ = LIGHT FIXTURE LOCATION



Second Floor Plan
 ⦿ = LIGHT FIXTURE LOCATION

ELECTRICAL SYMBOLS	
⦿	LIGHT
⦿	CAN LIGHT
⎓	TRACK LIGHT
⎓	UNDER CABINET LIGHT
⦿	STANDARD 110V OUTLET
⦿	CATS JACK
⦿	PHONE/FAX JACK
⦿	CABLE JACK