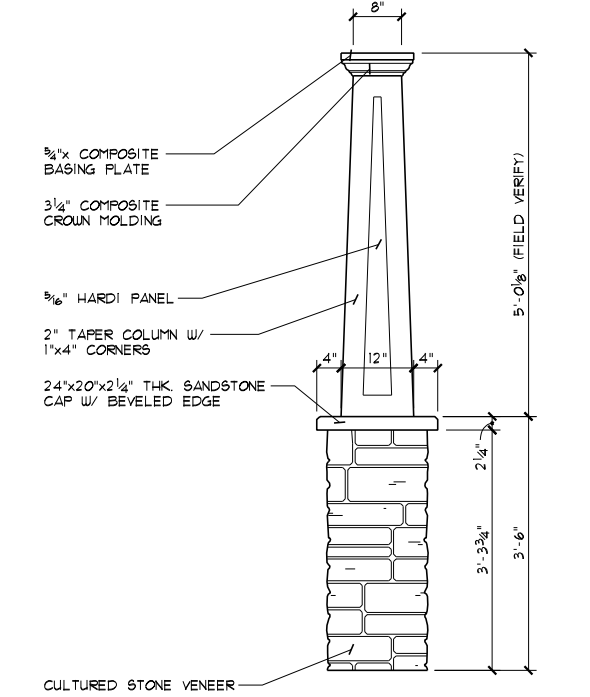
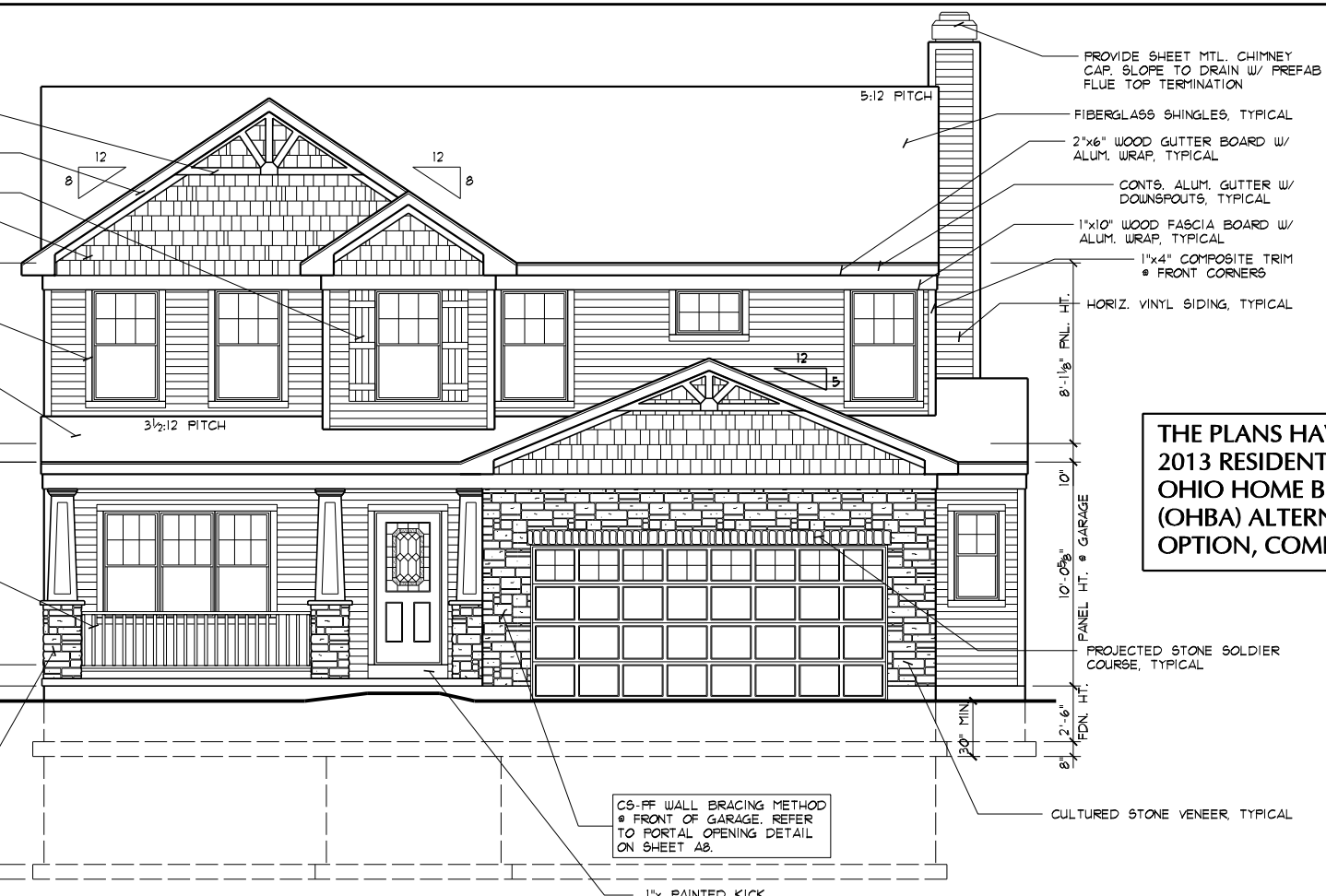


TAPERED COLUMN DETAIL
 SCALE: 3/8"=1'-0"
 FRONT VIEW
 (REFER TO SECTION ON SHEET A2)



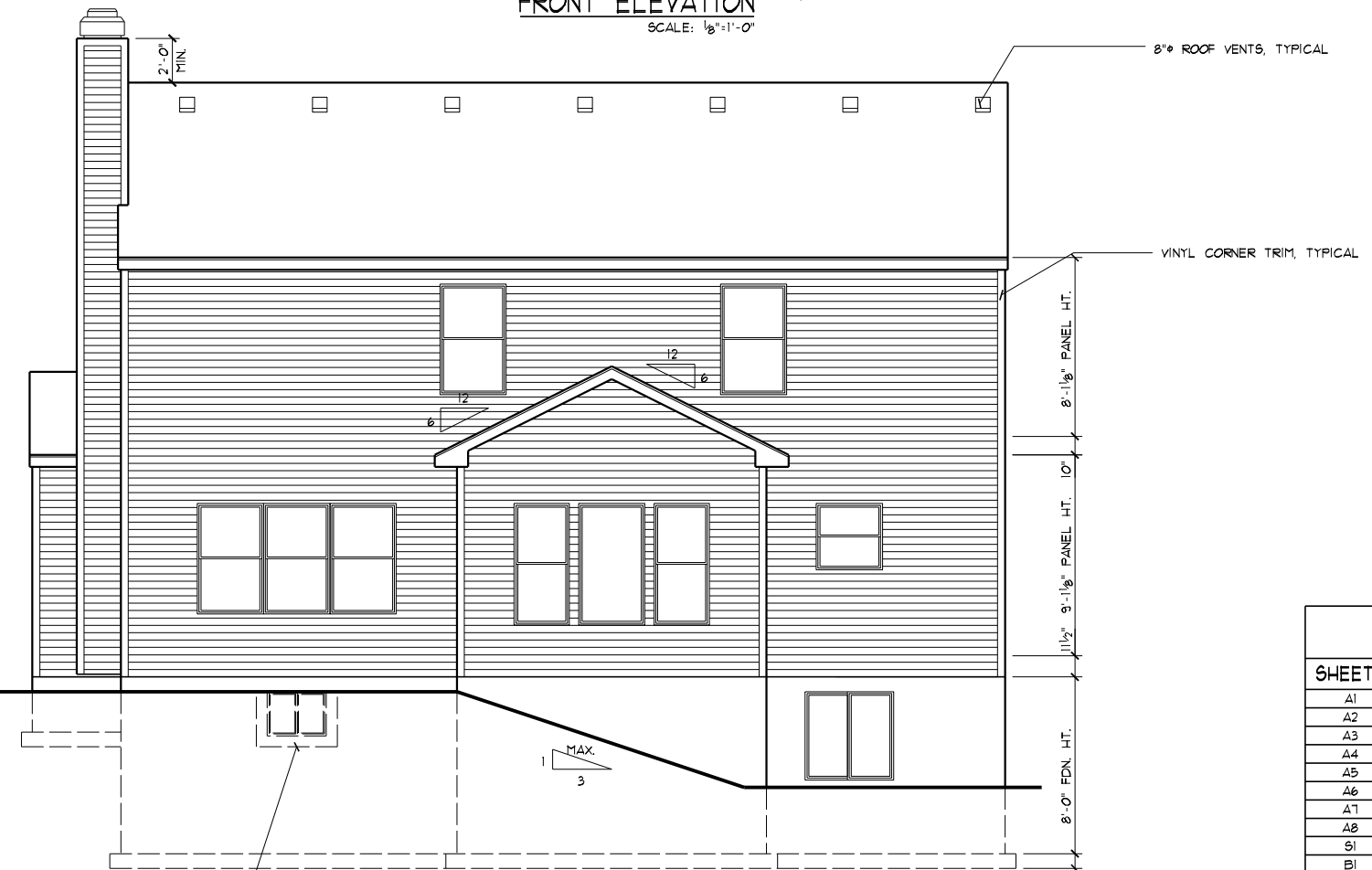
TAPERED COLUMN DETAIL
 SCALE: 3/8"=1'-0"
 SIDE VIEW
 (REFER TO SECTION ON SHEET A2)

"NU-WOOD" SPOKED GABLE DECORATION, TYPICAL
 2"x6" WOOD RAKE BOARD W/ 1"x6" WOOD SUB-RAKE BOARD BOTH W/ ALUM. WRAP, TYPICAL
 BOARD-N-BATTEN TYPE SHUTTERS, TYPICAL
 VINYL SHAKE SIDING, TYPICAL
 1"x4" WINDOW TRIM, TYPICAL
 FIBERGLASS SHINGLES ON (2) LAYERS OF 15" FELT, TYPICAL
 PROVIDE 36" MIN. HIGH PORCH RAIL. SYSTEM SHALL NOT ALLOW AN OBJECT 4" OR MORE IN DIAMETER TO PASS THROUGH.
 APPROXIMATE GRADE LINE
 TAPERED COLUMN, TYPICAL. REFER TO DETAILS THIS SHEET & SECTION ON SHEET A2



FRONT ELEVATION
 SCALE: 1/8"=1'-0"

THE PLANS HAVE BEEN DRAWN TO THE 2013 RESIDENTIAL CODE OF OHIO & THE OHIO HOME BUILDERS ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE OPTION, COMPLIANCE PATH #1.



REAR ELEVATION
 SCALE: 1/8"=1'-0"

MAX GRADE SLOPE TO BE 3:1 W/ TYPICAL GRADE TO SLOPE A MIN OF 6" IN THE FIRST 10'-0" FROM HOUSE STRUCTURE.

LOW "E" WINDOWS

(CS-USP) METHOD OF WALL BRACING: ENTIRE EXTERIOR OF HOUSE TO BE CONTINUOUSLY SHEATHED WOOD O.S.B. STRUCTURAL PANELS INCLUDING GABLE ENDS
 EXTERIOR SHEATHING SHALL BE FASTENED TO THE WOOD FRAMING USING ONE OF THE FOLLOWING TWO METHODS:
 6d COMMON (2"x0.113") NAILS, SPACING SHALL BE 6" ON THE SHEATHING EDGES & 12" ON THE INTERMEDIATE SUPPORTS.
 8d COMMON (2.5"x0.131") NAILS, SPACING SHALL BE 6" ON THE SHEATHING EDGES & 12" ON THE INTERMEDIATE SUPPORTS.
 - PER 2013 RCO TABLES R602.3(1) & R602.3(2) -

SHEET INDEX

SHEET #	DESCRIPTION
A1	FRONT & REAR ELEVATIONS
A2	LEFT & RIGHT SIDE ELEVATIONS
A3	FOUNDATION PLAN
A4	FIRST FLOOR PLAN, DETAILS
A5	SECOND FLOOR PLAN, STAIR SECTIONS
A6	SECTIONS, DETAILS, "U" VALUES
A7	SECTIONS, GENERAL NOTES
A8	GARAGE PORTAL OPENING DETAILS
S1	SUBFLOOR LAYOUT(S)
B1	LIGHTING LAYOUT(S)
ATTACHED	SITE PLAN & ZONING CERTIFICATE

PROVIDE GALV. MTL. AREAWELL W/ DRAIN AS/IF REQ'D BY FINISH GRADE, TYPICAL

CS-FR WALL BRACING METHOD & FRONT OF GARAGE. REFER TO PORTAL OPENING DETAIL ON SHEET A8.

PROVIDE SHEET MTL. CHIMNEY CAP. SLOPE TO DRAIN W/ PREFAB FLUE TOP TERMINATION
 FIBERGLASS SHINGLES, TYPICAL
 2"x6" WOOD GUTTER BOARD W/ ALUM. WRAP, TYPICAL
 CONTS. ALUM. GUTTER W/ DOWNSPOUTS, TYPICAL
 1"x10" WOOD FASCIA BOARD W/ ALUM. WRAP, TYPICAL
 1"x4" COMPOSITE TRIM & FRONT CORNERS
 HORIZ. VINYL SIDING, TYPICAL

10'-0 5/8" GARAGE PANEL HT. & GARAGE
 8'-1 1/8" PANEL HT.
 8'-0" FDN. HT.
 2'-6" FDN. HT.
 30" MIN.
 CULTURED STONE VENEER, TYPICAL

8" ROOF VENTS, TYPICAL

VINYL CORNER TRIM, TYPICAL

8'-1 1/8" PANEL HT.
 10'
 11 1/2" 9'-1 1/8" PANEL HT.
 8'-0" FDN. HT.

PROVIDE ICE BARRIER FROM EAVE EDGE TO 24" MIN. BEYOND EXTERIOR WALL LINE, TYPICAL

FIBERGLASS SHINGLES ON (2) LAYERS OF 15# FELT

MANF. APPD. WD. TRUSSES @ 24" O.C.

1/4" THICK ORIENTED STRAND BOARD SHEATHING W/ PLY. CLIPS

2"x6" WOOD GUTTER BD. W/ ALUM. WRAP W/ GUTTER 4 D.S. PROVIDE CONTS. EDGE FLASHING

VINYL VENTED SOFFIT PANELS

1"x10" WOOD FASCIA BOARD W/ ALUM. WRAP

(2) 2"x10" WD. BM. W/ 1/2" THICK FLYWD. PL. GLUED 4 NAILED CONTS. (ONE PIECE) TIE INTO HOUSE CONSTRUCTION

"SIMPSON" BC4 POST CAP NAILED TO POST 4 PORCH BEAM W/ 16d NAILS

(2) 1"x8" TRIM BOARDS W/ ALUM. WRAP

2" TAPER COLUMN W/ 1"x4" CORNERS

24"x20"x2 1/4" THK. SANDSTONE CAP W/ BEVELED EDGE

(2) 2"x4" STUD COLUMN

CULTURED STONE VENEER

1/2" THK. O.S.B. SHEATHING

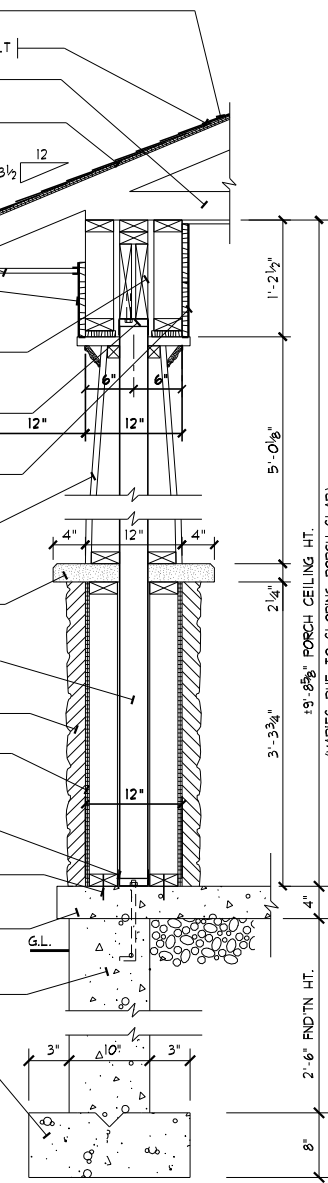
"SIMPSON" ABU44 ANCHORED TO PORCH SLAB W/ 1/2"x10" LONG A.B.

3/4" TAPCON CONCRETE SCREWS ANCHORED TO PORCH SLAB

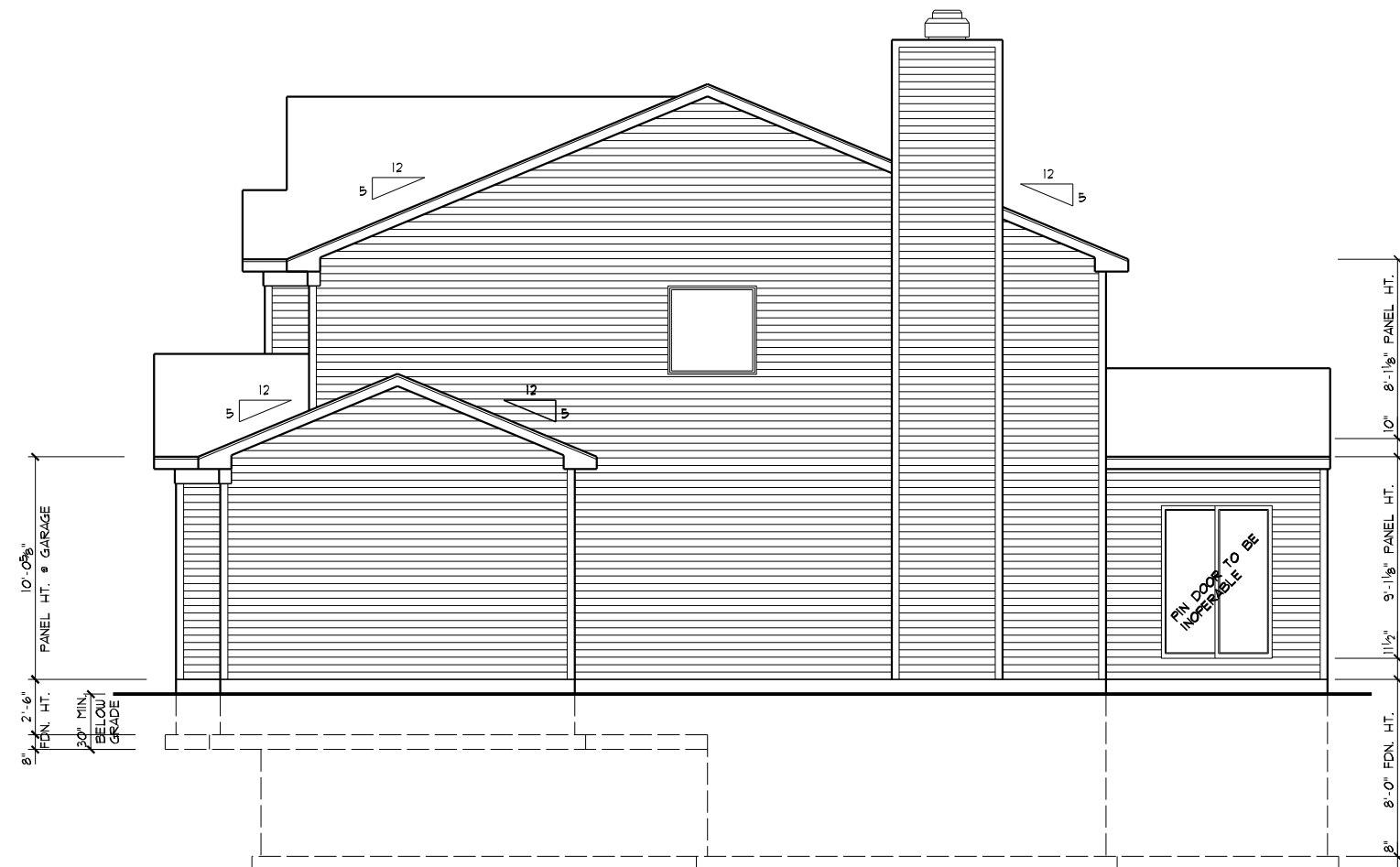
4" THICK MIN. CONC. PORCH SLAB ON 6" MIN. GRAVEL BASE BED

10" THICK POURED CONC. FND'N WALL

8"x16" CONC. FTG. MIN. W/ CONTS. FTG. KEY



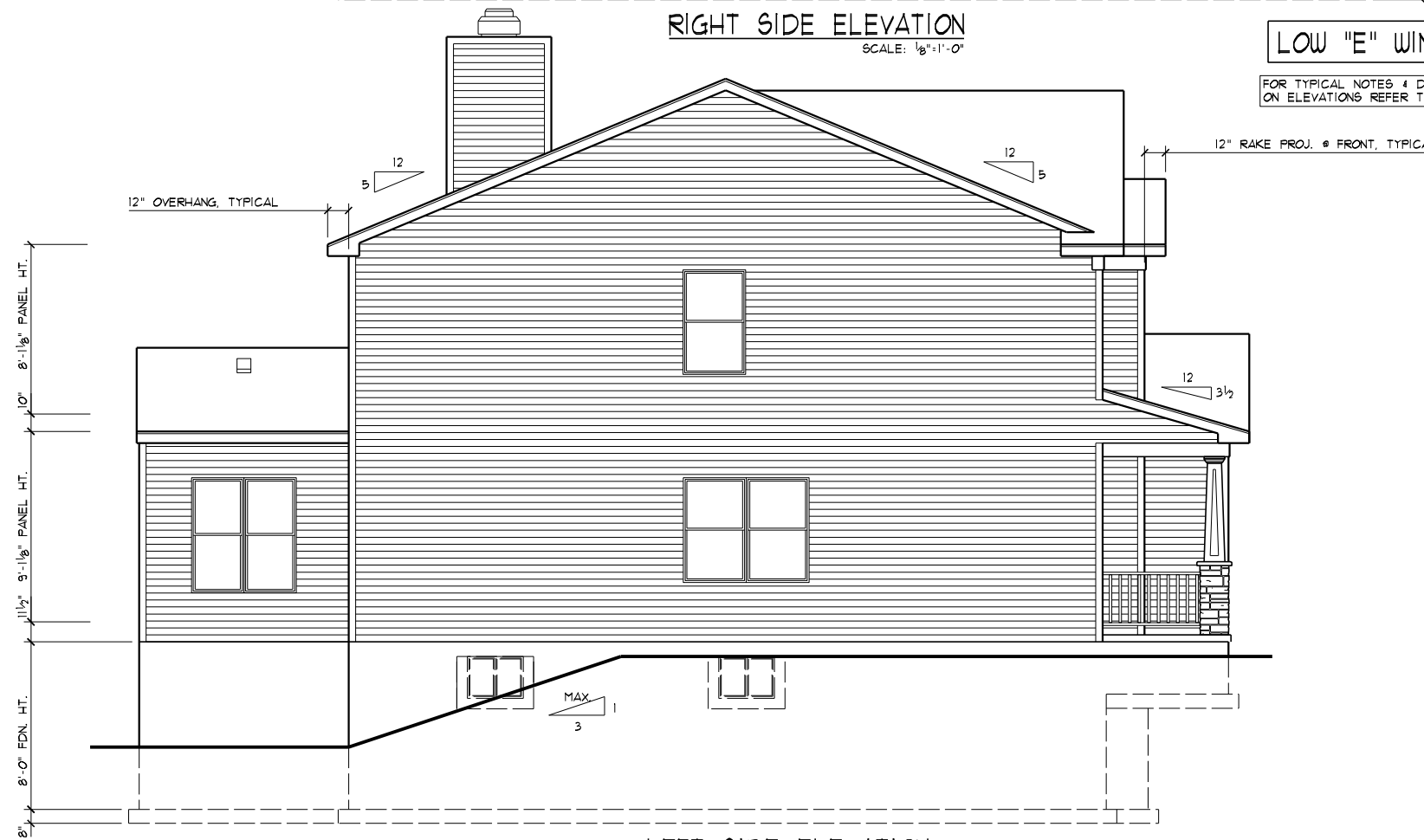
PORCH SECTION
SCALE: 1/2"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

LOW "E" WINDOWS

FOR TYPICAL NOTES 4 DIMENSIONS ON ELEVATIONS REFER TO SHEET A1.



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

DATE: 05/12/17
REV.: 01/17/17
DRAWN BY: S.W.R.

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

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Fairfield, Ohio 45014
Phone: (513) 939-0035

PROPOSED RESIDENCE FOR:
ERIC & DANA SNYDER
Lot# 192 Morning Mist
Morrow, OH 45152
Hopewell Valley, Lot# 192

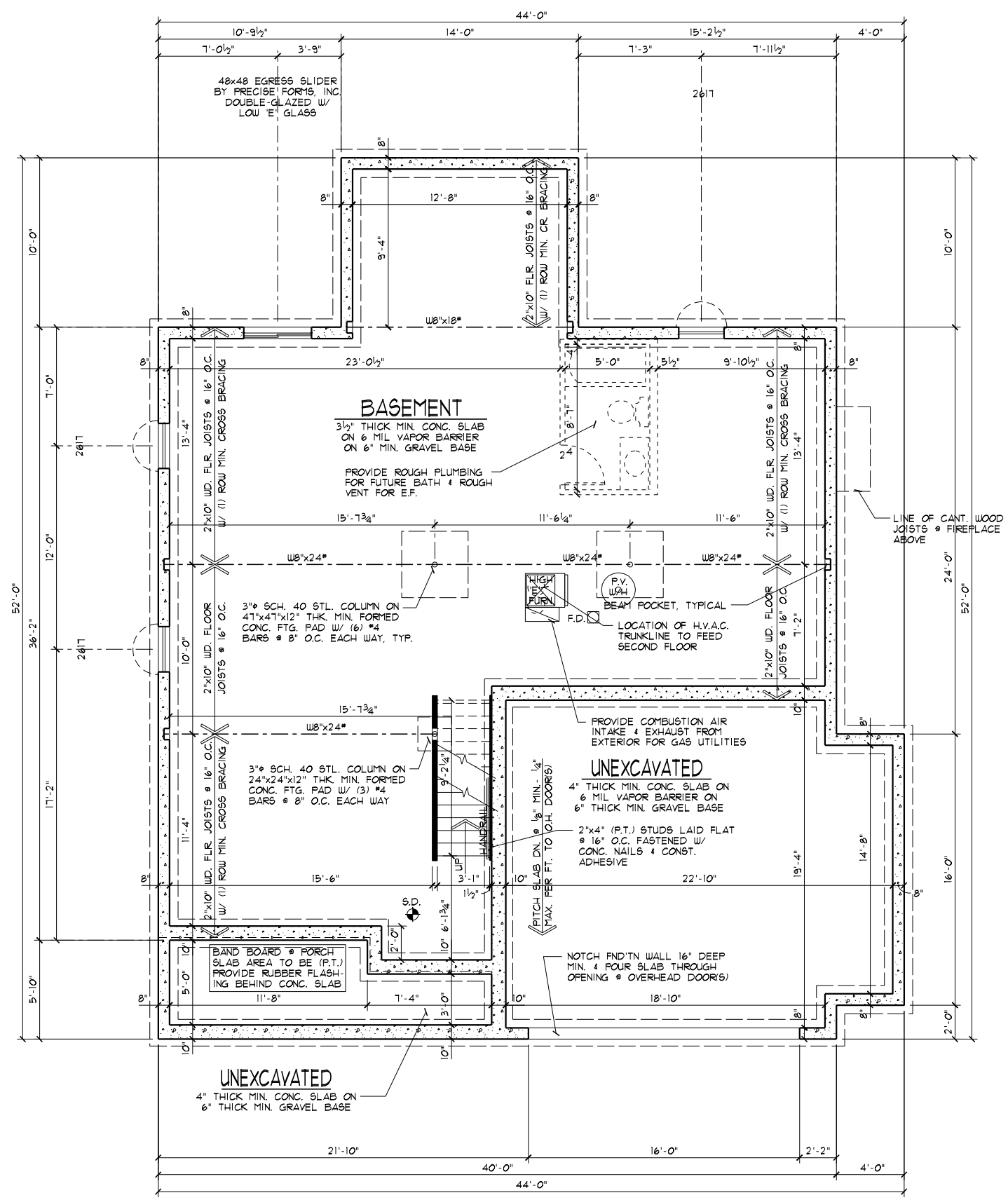
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A2

JOB #: HV192

Elevation K - Basement



BEAM POCKET SCHEDULE

BEAM SIZE	BEAM WIDTH	BEAM DEPTH	POCKET WIDTH	POCKET DEPTH
W8x18*	5 1/4"	8 1/2"	7 1/4"	9 1/8"
W8x24*	6 1/2"	7 1/8"	8 1/2"	8 1/8"

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

FOUNDATION GENERAL NOTES

- S.D. = 110V SMOKE ALARMS UTILIZING PHOTOELECTRIC TO BE LOCATED OUTSIDE OF BEDROOMS & IONIZATION TECHNOLOGIES (SEPARATE OR DUAL-SENSING) TO BE LOCATED INSIDE OF BEDROOMS 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'-0" MAX. SPACING EACH WAY & @ FND'TN OFFSETS EXCEEDING 10'-0".
- FND'TN 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'TN WALL(S) BETWEEN BASEMENT & GARAGE.
- PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS, VERTICALLY @ THE CEILING & FLOOR LEVELS. HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'.
- INTERIOR STUD WALLS TO BE 3 1/2" STUDS @ 16" O.C. ON 2"x4" (P.T.) SILL PLATE RAMSET TO SLAB @ 24" O.C.

FOUNDATION PLAN

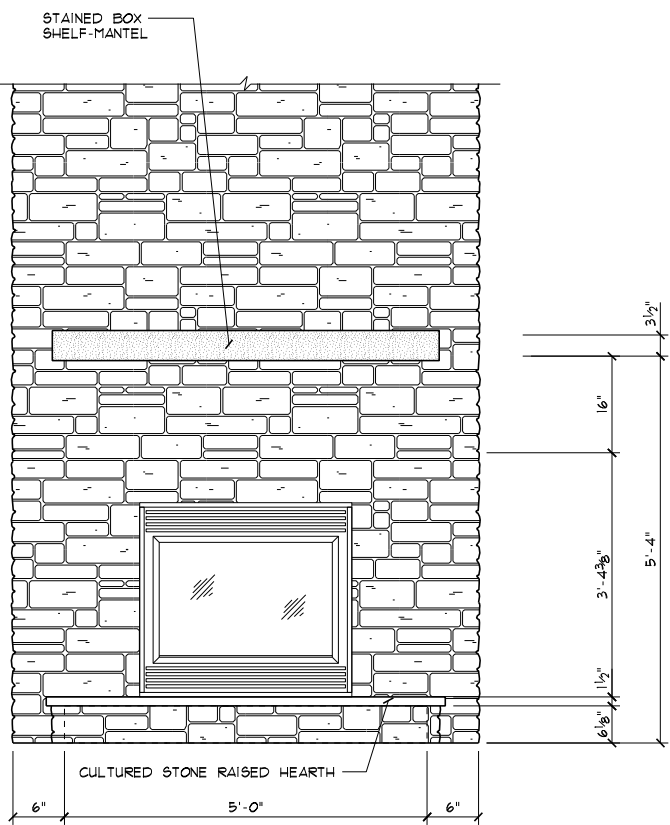
SCALE: 1/8"=1'-0"
 1,202# BSMT. SLAB
 433# GARAGE SLAB
 104# PORCH SLAB
 176'-4" BSMT. WALLS
 52'-2" GARAGE WALLS
 25'-6" PORCH WALLS
 259'-0" FOOTERS
 4 COLUMN PADS

PROPOSED RESIDENCE FOR:
ERIC & DANA SNYDER
Lot # 192 Morning Mist
Morrow, OH 45152
Hopewell Valley, Lot # 192
Elevation K - Basement

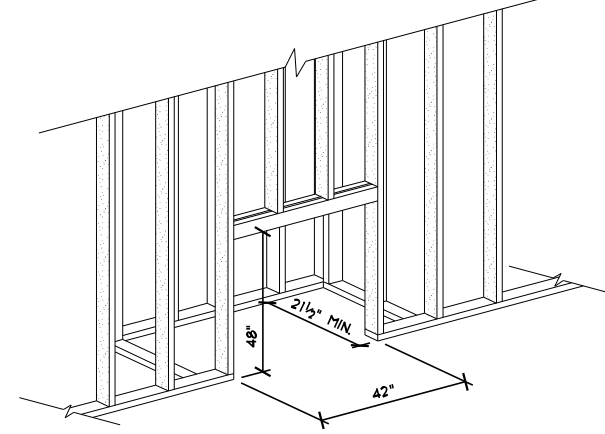
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A4

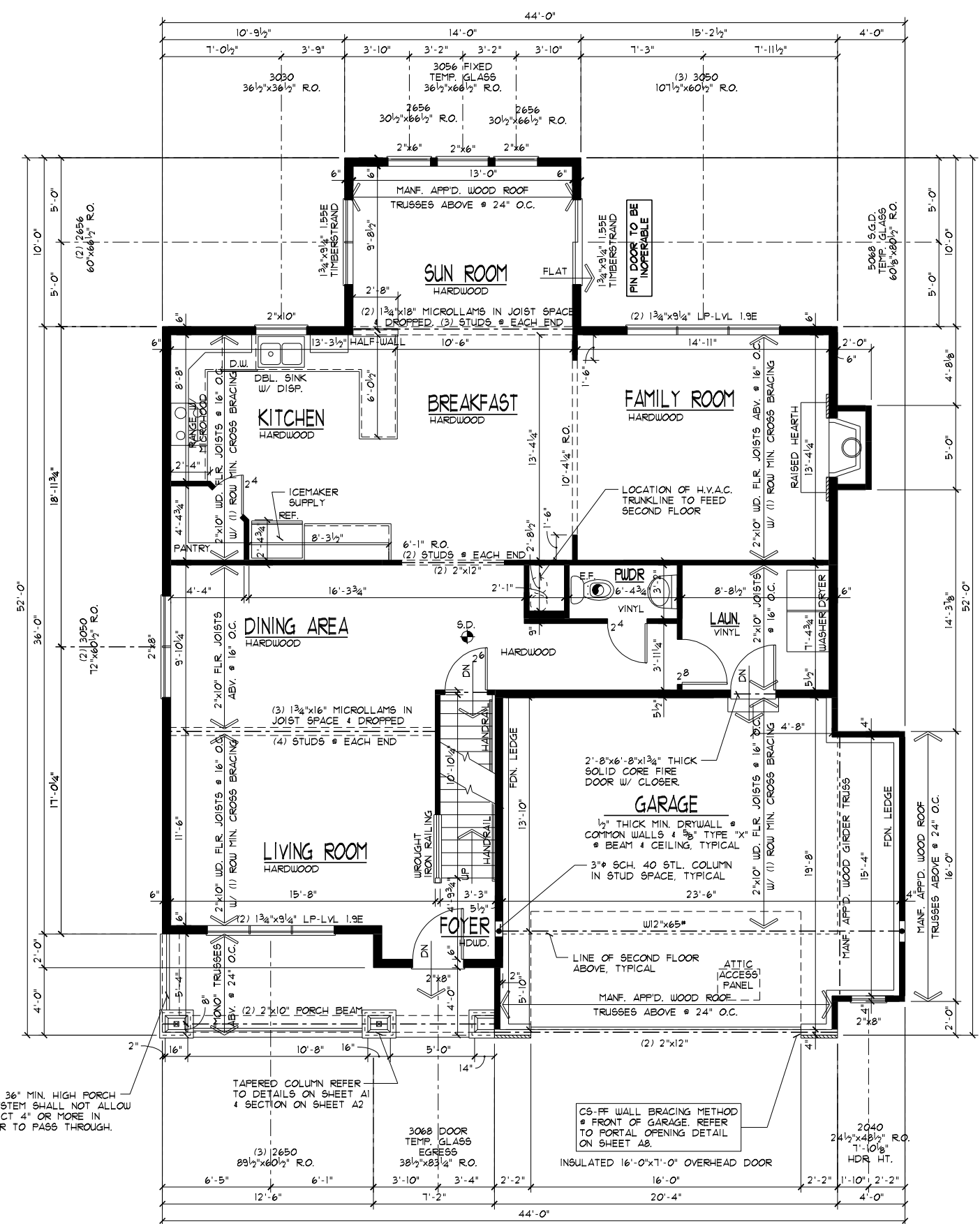


FIREPLACE ELEVATION
 SCALE: 3/8"=1'-0"



FIREPLACE FRAMING DETAIL
 NOT TO SCALE
 DIMENSIONS GIVEN ARE FOR HEATILATOR ELEMENT 36 (EL36) WOODBURNER FIREPLACE

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 SINGLE HUNG WINDOWS

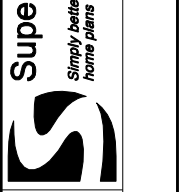
LOW "E" WINDOWS

FLOOR PLAN GENERAL NOTES

- S.D. = 110V SMOKE ALARMS UTILIZING PHOTOELECTRIC TO BE LOCATED OUTSIDE OF BEDROOMS & IONIZATION TECHNOLOGIES (SEPARATE OR DUAL-SENSING) TO BE LOCATED INSIDE OF BEDROOMS INTERCONNECTED W/ BATTERY BACKUP
- ROUGH FRAME HEADER HT. @ EXT. WDW'S & DOORS TO BE 6'-10 1/2" @ 16'-11 1/4" @ DOORS W/ TILE OR HDWD. FLOORS! HEADER HT. @ INTERIOR DOORS & OPENINGS TO BE 6'-11", U.N.O.
- 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.
- 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 "PLY". 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"x12" 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.
- ALL WALLS TO BE GLUED TO SUBFLOOR
- EXTERIOR LANDINGS: 3'x3' LANDING WITHIN 8 1/2" OF THE TOP OF THE THRESHOLD @ FRONT DOOR 3'x3' LANDING/DECK WITHIN 16 1/2" OF THRESHOLD @ REAR/SIDE DOORS.
- PROGRAMMABLE TYPE THERMOSTAT TO BE INSTALLED.
- ATTIC ACCESS PANEL TO BE APP'D. 22"x30" MIN. ROOF FRAMER TO PROVIDE ACCESS TO ALL OVER-FRAMED ROOF AREAS FOR PROPER ATTIC VENTILATION & INSULATION.
- FIREPLACE TO BE PREFAB MTL. ZERO CLEARANCE FIREBOX W/ OUTSIDE COMB. VENT. INSTALL PER MANF. SPEC'S. PROVIDE PREFAB MTL. FLUE TOP TERMINATION CAP.

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

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

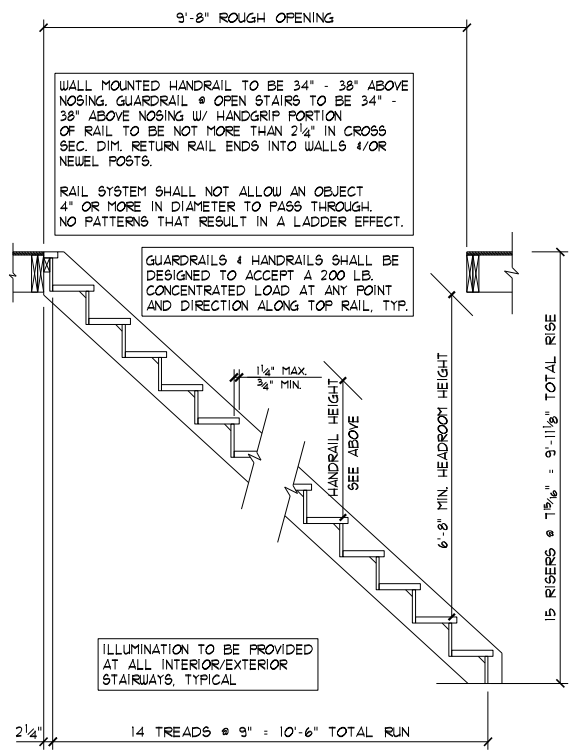


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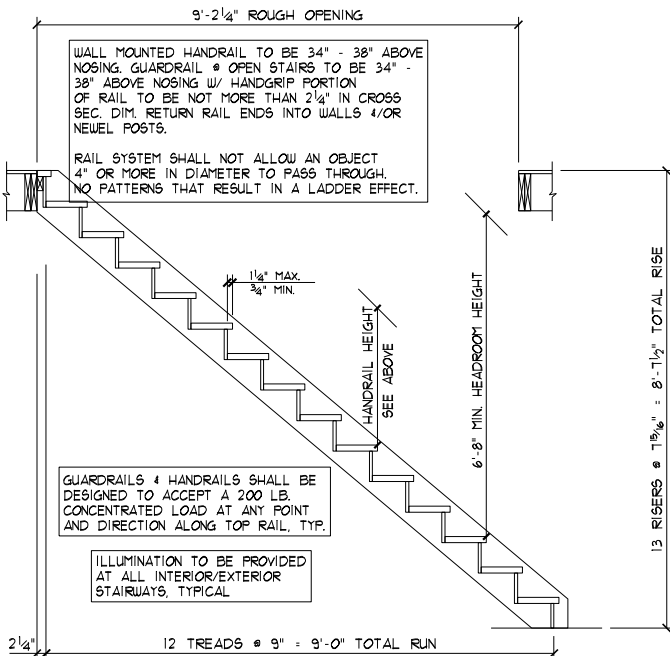
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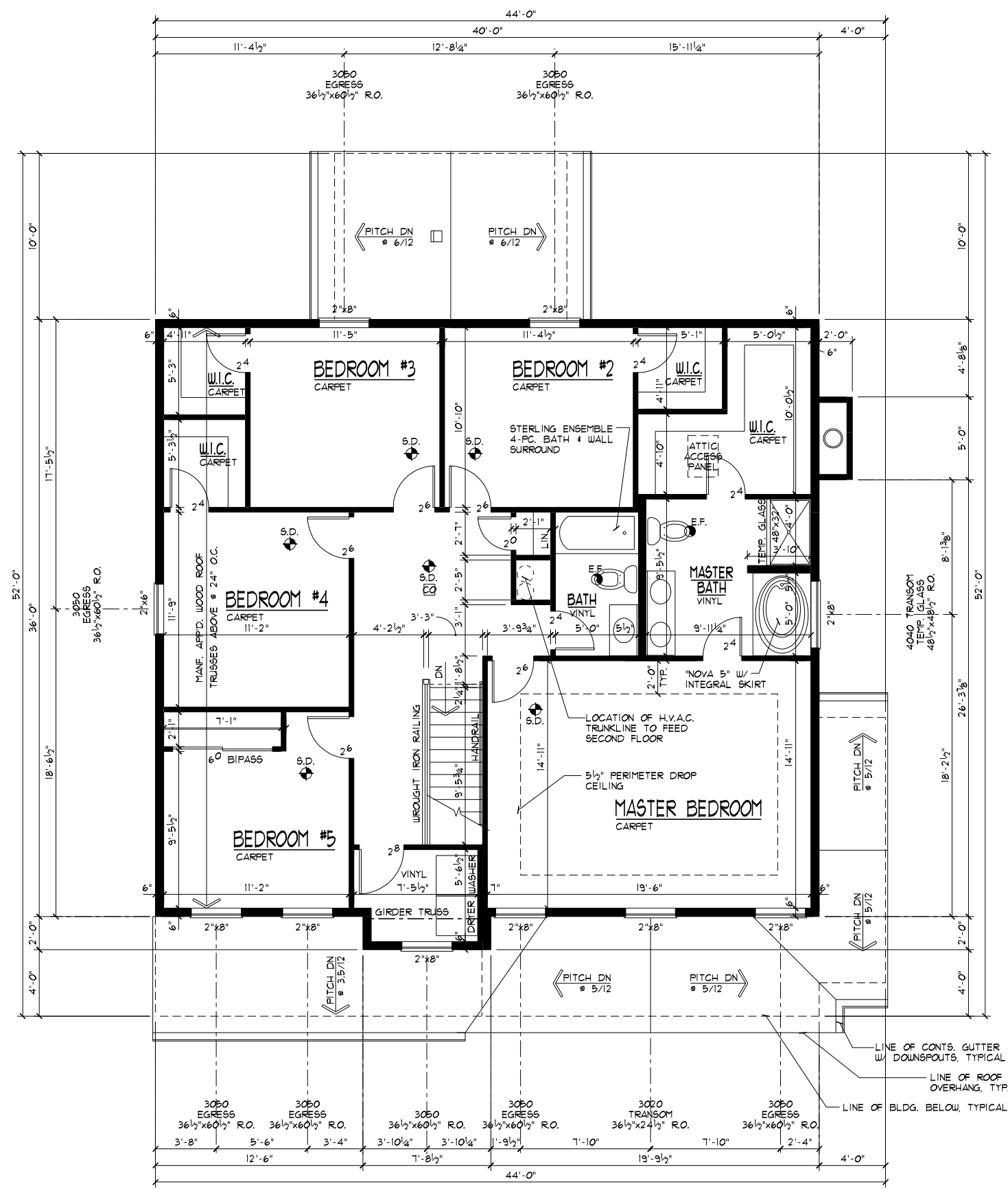
A5



STAIR SECTION @ FIRST FLOOR
 SCALE: 1/4"=1'-0"



STAIR SECTION @ BASEMENT
 SCALE: 1/4"=1'-0"



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

LOW "E" WINDOWS

FLOOR PLAN GENERAL NOTES

- S.D. = 110V SMOKE ALARMS UTILIZING PHOTOELECTRIC TO BE LOCATED OUTSIDE OF BEDROOMS & IONIZATION TECHNOLOGIES (SEPARATE OR DUAL-SENSING) TO BE LOCATED INSIDE OF BEDROOMS INTERCONNECTED W/ BATTERY BACKUP
- ROUGH FRAME HEADER HT. @ EXT. WDW'S & DOORS TO BE 6'-10 3/8" (6'-11 1/4" @ DOORS W/ TILE OR HLDW. FLOORS). HEADER HT. @ INTERIOR DOORS & OPENINGS TO BE 6'-11", U.N.O.
- 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 ATTIC 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 "PLY". 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.
- EGRESS REQUIREMENTS: HEIGHT= 24" MIN. WIDTH= 20" MIN. AREA= 5.7^{sq}. SILL= 44" MAX. Uo= 0.40 MAX.
- ALL WALLS TO BE GLUED TO SUBFLOOR
- HALF-WALLS TO BE 36" HIGH (42 1/2" @ KITCHENS) W/ WOOD CAP UNLESS NOTED OTHERWISE.
- 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.

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

STUD CHART

Stud Size	Section Modulus	Fiber Stress 675 (15%+60%)	Modulus of Elasticity	Max. Moment	Moment of Inertia	Max. hgt. (ft) 8" O.C.	Max. hgt. (ft) 12" O.C.	Max. hgt. (ft) 16" O.C.	Max. hgt. (ft) 24" O.C.
2x4	3.063	1181	1,200,000	3617	5.359	11	10	10	10
(2) 2x4	6.126	1181	1,200,000	7235	10.718	14	12	11	10
2x6	7.563	1181	1,200,000	8932	20.797	17	15	14	12
(2) 2x6	15.126	1181	1,200,000	17864	41.594	21	19	17	15
2x8	13.141	1181	1,200,000	15520	47.635	22	20	18	16
(2) 2x8	26.282	1181	1,200,000	31039	95.270	28	25	23	20

CALCULATIONS BASED ON 90 M.P.H. WIND LOADING. BENDING AND DEFLECTION BASED ON SPF - STUD GRADE

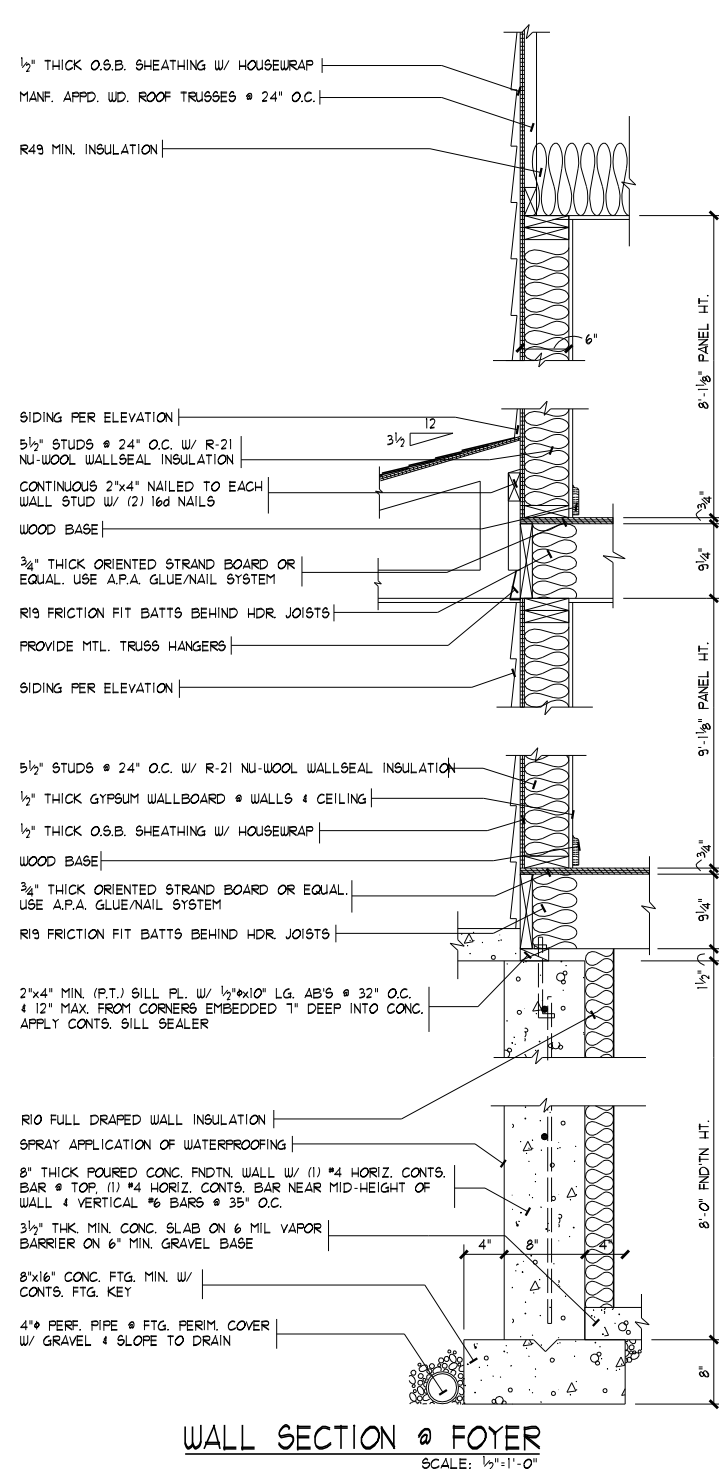
SPF - STUD GRADE

"U" VALUES • ROOF	
IN/OUT AIRFILM	0.18
INSULATION	49.00
1/2" DRYWALL	0.45
TOTAL	50.23
"U"•1/R: 1/5023	= 0.020

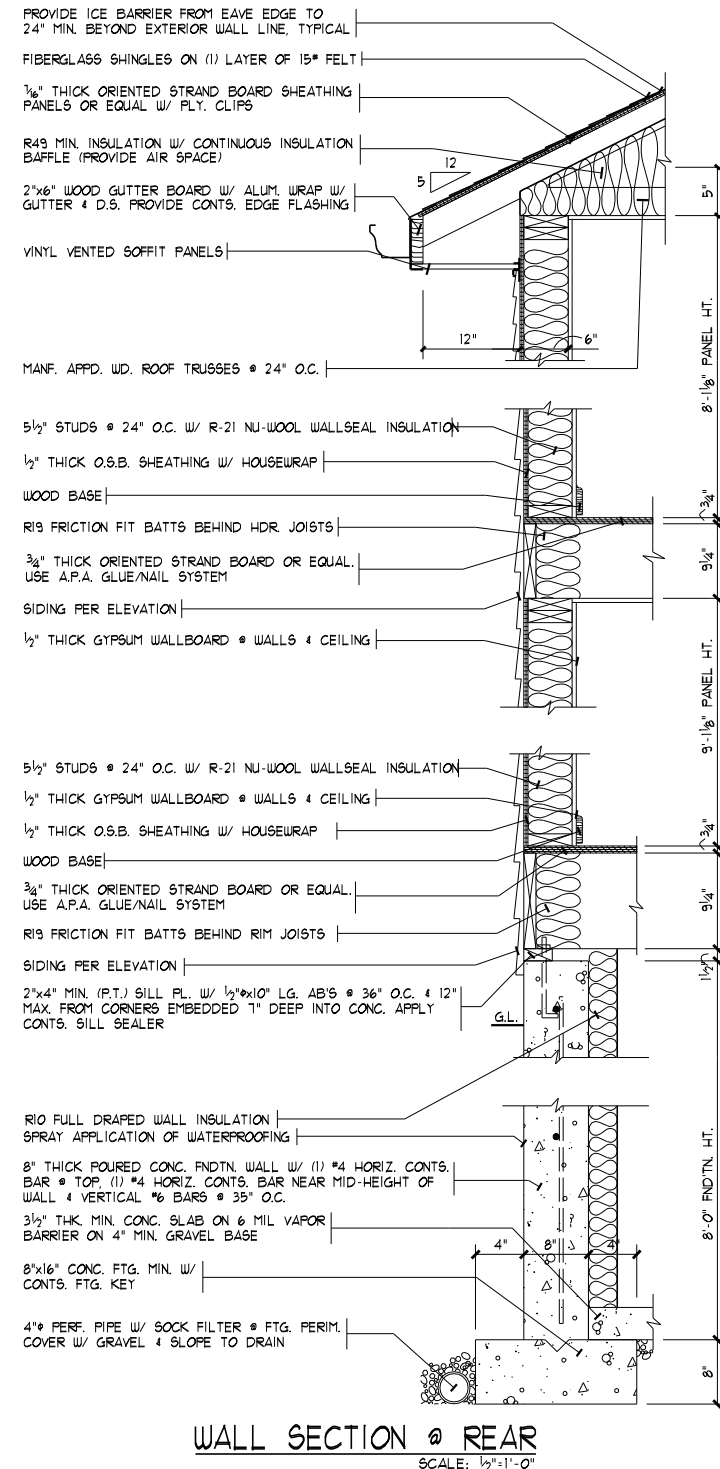
"U" VALUES • WALLS (2"x6" FRAME)	
IN/OUT AIRFILM	0.85
SIDING	1.00
1/2" O.S.B. SHEATHING	0.62
5 1/2" NU-WOOL INSULATION	21.00
1/2" DRYWALL	0.45
TOTAL	23.92
"U"•1/R: 1/23.92	= 0.042

"U" VALUES • FLOOR (ABV. GARAGE)	
IN/OUT AIRFILM	1.09
1/2" DRYWALL	0.45
5 1/2" BATT INSULATION	19.00
3/4" O.S.B.	0.78
TOTAL	21.32
"U"•1/R: 1/21.32	= 0.047

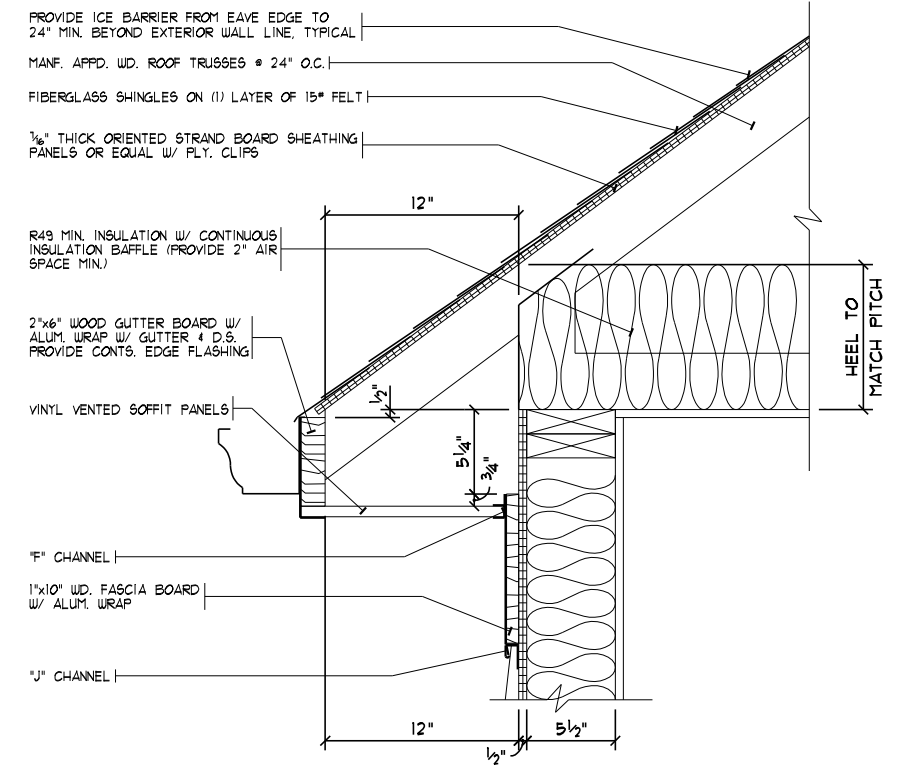
"U" VALUES • FLOOR (# CANTILEVER)	
IN/OUT AIRFILM	1.09
5 1/2" BATT INSULATION	19.00
3/8" O.S.B. SOFFIT	0.55
3/4" O.S.B.	0.78
TOTAL	21.42
"U"•1/R: 1/21.42	= 0.047



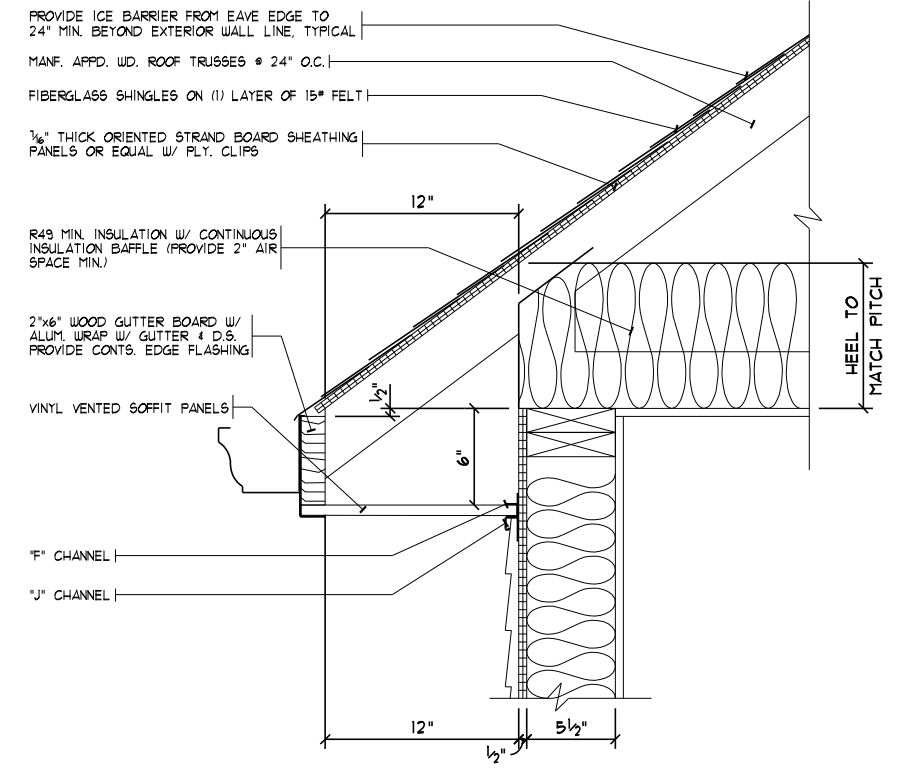
WALL SECTION @ FOYER
SCALE: 1/2"=1'-0"



WALL SECTION @ REAR
SCALE: 1/2"=1'-0"



SIDING OVERHANG W/ FASCIA BOARD
SCALE: 1"=1'-0"



SIDING OVERHANG w/o FASCIA BOARD
SCALE: 1"=1'-0"

DATE: 05/12/17
REV.: 01/11/17
DRAWN BY: S.W.R.
SCALE: 1/8"=1'-0"
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Phone: (513) 898-0038
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JOB #: HV192

PROPOSED RESIDENCE FOR:
ERIC & DANA SNYDER
Loft# 192 Morning Mist
Morrow, OH 45152
Hopewell Valley, Lot# 192
Elevation K - Basement

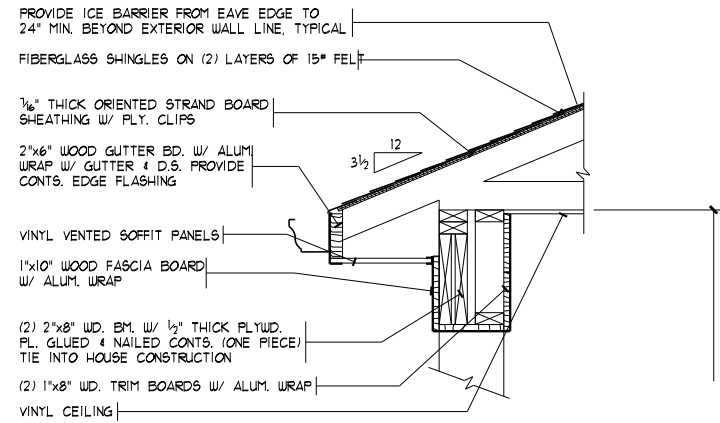
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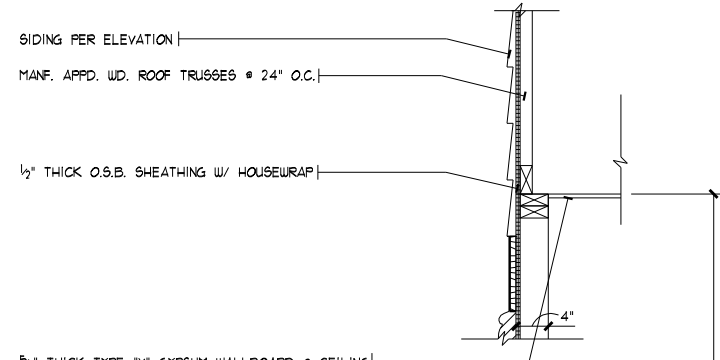
A6

GENERAL NOTES

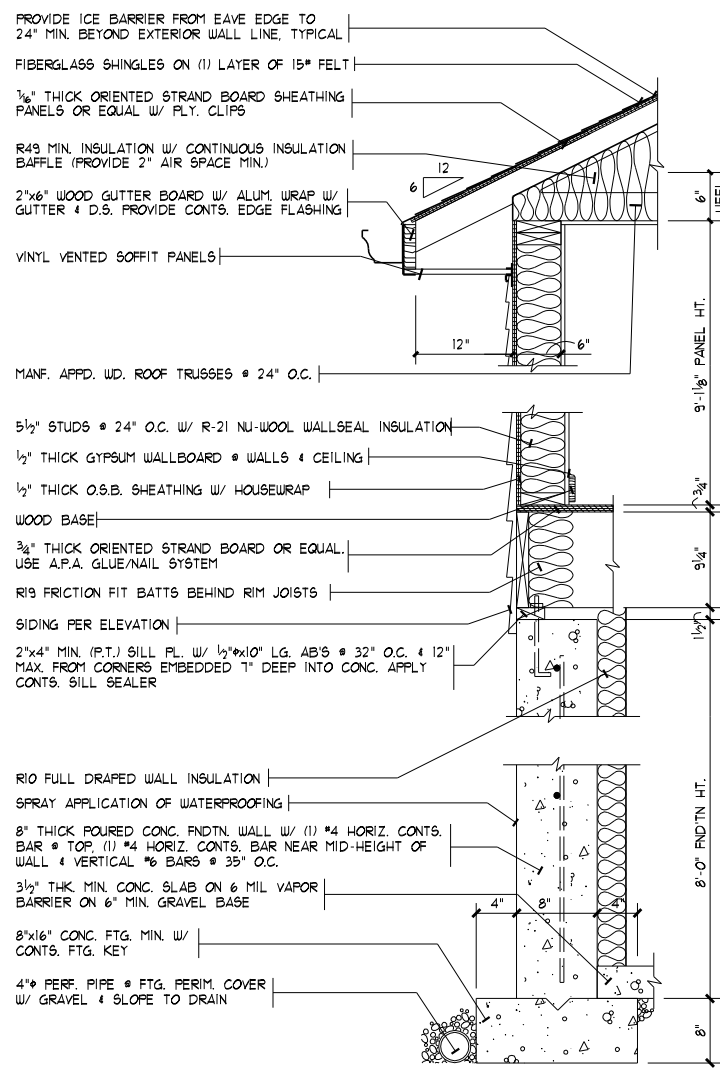
- DIMENSION NOTES: EXTERIOR DIMENSIONS TO FACE OF FOUNDATION. INTERIOR DIMENSIONS TO FACE OF STUDS. INTERIOR PARTITIONS 3/4" UNLESS NOTED OTHERWISE.
- WOOD LINTELS: (UNLESS NOTED OTHERWISE) 2"x4" STUD OPENINGS UP TO 3'-0". USE (2) 2"x8"s, OPENINGS UP TO 6'-0". USE (2) 2"x10"s, OPENINGS 6'-0" & LARGER USE (2) 2"x12"s W/ 1/2" PLYWOOD FL. PROVIDE 3/2"x3" SOLID WOOD BEARING TO TOP OF FOUNDATION OR BASEMENT BEAM @ EACH END, TYPICAL.
- STEEL LINTELS: (UNLESS NOTED OTHERWISE) MASONRY OPENINGS UP TO 4'-0" USE 4"x3"x1/2" STL. ANGLE, OPENINGS 4'-1" TO 15'-0" USE 6"x3/2"x3/8" STL. ANGLE, 16'-0" OPENINGS WITH 3'-0" OR LESS OF BRICK ABOVE USE 6"x3/2"x3/8" STL. ANGLE (LEAVE TEMPORARY SUPPORT IN THE CENTER FOR 28 DAYS). 16'-0" OPENINGS WITH MORE THAN 3'-0" OF BRICK ABOVE USE 1"x4"x3/8" STL. ANGLE (LEAVE TEMPORARY SUPPORT IN THE CENTER FOR 28 DAYS).
- CLOSETS: ALL CLOTHES CLOSETS TO HAVE (1) 12" SHELF, LINEN CLOSET/PANTRY: (4) 12" OR 16" SHELVES.
- VENTS: BATHROOM EXHAUST FANS (E.F.) & CLOTHES DRYER TO VENT TO EXTERIOR.
- WOOD ROOF/FLOOR TRUSSES: APPLICANT SHALL SUBMIT TRUSS DESIGN DATA, FABRICATOR TYPE, & MANUFACTURERS SEALED DRAWING(S) W/ LAYOUT SHEET PRIOR TO FRAME INSPECTION FOR BUILDING DEPARTMENT APPROVAL. ALL ROOF OVERFRAMING TO BE CONSTRUCTED OF MANF. APPD. WOOD ROOF TRUSSES UNLESS NOTED OTHERWISE. TRUSSES NOT DESIGNED FOR STORAGE ABOVE, U.N.O.
- DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, DECK = 20 PSF, SNOW = 20 PSF, WIND = 90 MPH, GARAGE SLAB = 50 PSF, MAX. ASSUMED SOIL BEARING CAPACITY = 1500 PSF
- DEFLECTION LIMITS: MAXIMUM DEFLECTION LIMITS OF MEMBERS: FLOORS = L/360, WALLS = H/240, EXPOSED RAFTERS: GREATER THAN 3:12 PITCH = L/180, LESS THAN 3:12 PITCH = L/240
- LUMBER GRADE: ALL FLOOR JOISTS SHALL BE OF #1 KD. SOUTHERN YELLOW PINE W/ Fb = 1130 PSI FOR 2"x8", Fb = 1500 PSI FOR 2"x10", & Fb = 1440 PSI FOR 2"x12". 4 E = 1,700,000. ALL STUDS TO BE OF STUD GRADE SPRUCE-PINE-FIR W/ Fb = 675 PSI 4 E = 1,200,000. LAMINATED WOOD BEAMS SHALL BE Fb = 2600 PSI 4 E = 1,900,000 FOR MICROLAM, Fb = 2900 PSI 4 E = 2,000,000 FOR PARALLAM, Fb = 1700 PSI 4 E = 1,300,000 FOR TIMBERSTRAND.
- TRUSS LUMBER GRADE: TOP & BOTTOM CHORDS SHALL BE OF MSR SPRUCE-PINE-FIR W/ Fb = 1650 PSI 4 E = 1,500,000 OR SELECT STRUCTURAL YELLOW PINE W/ Fb = 2850 PSI 4 E = 1,800,000 FOR 2"x4". MSR YELLOW PINE W/ Fb = 2400 PSI 4 E = 2,000,000 FOR 2"x6". MSR YELLOW PINE W/ Fb = 2250 PSI 4 E = 1,900,000 FOR 2"x8" & 2"x10". ALL WEB MEMBERS TO BE MINIMUM OF STUD GRADE SPRUCE-PINE-FIR W/ Fb = 675 4 E = 1,200,000.
- SMOKE DETECTORS: INSTALLATION & LOCATION AS SHOWN ON FLOOR PLANS. FOLLOW ADDITIONAL LOCAL REQUIREMENTS.
- CONCRETE: FOOTINGS & INTERIOR FLOORS TO BE A MIN. OF 2500 PSI. WALLS TO BE A MIN. OF 3000 PSI. CONCRETE GARAGE SLABS & OTHER EXT. FLAT WORK SHALL BE A MIN. OF 4500 PSI. FOUND. WALLS, GAR. FLOORS & EXT. CONCRETE REQUIRE 5% - 1% AIR ENTRAINMENT.
- WALL BRACING: EXTERIOR WOOD FRAME WALLS & GABLE ENDS SHALL BE BRACED W/ STRUCTURAL SHEATHING. ALL WALL SHEATHING BEAMS TO BE BACKED BY BLOCKING EQUAL TO STUD SIZE!
- SIDE LOADED MULTIPLE MEMBER BEAMS: (UNLESS NOTED OTHERWISE) WOOD BEAMS OF THREE (3) MEMBERS OR MORE (E.G. (3) 2"x10"s) & WOOD BEAMS W/ STEEL PLATES SHALL BE BOLTED W/ 1/2" THRU BOLTS, W/ WASHERS ON BOTH SIDES, @ 16" O.C. STAGGERED THROUGH THE ENTIRE LENGTH OF THE BEAM.
- PRESSURE TREATED (P.T.) MATERIAL: ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS &/OR CONC. FLOOR SLABS SHALL BE OF PRESSURE TREATED MATERIALS.
- STRUCTURAL COLUMNS: STRUCTURAL WOOD & STEEL COLUMNS TO BE CONTINUOUS TO, OR PROVIDE SOLID BLOCKING TO, CONC. FNDTN WALL OR OTHER STRUCTURAL ELEMENTS BELOW.
- PREFAB FIREPLACES: BUILDING INSPECTOR SHALL BE PROVIDED MANUFACTURERS INSTALLATION SPECIFICATIONS ON PREFAB FIREPLACE UNITS @ FRAMING INSPECTION.
- MASONRY VENEER: SHALL BE ATTACHED TO THE SUPPORTING WALL W/ CORROSION-RESISTANT METAL TIES. EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. VERT. & 16" O.C. HORIZ. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED A MAX. OF 36" O.C. & PLACED WITHIN 12" OF THE WALL OPENING. WEATHER-HOLES @ 32" O.C. & PLASTIC TYE FLASHING SHALL BE PROVIDED (INCLUDING SILL & LINTELS). PROVIDE 1" MIN. AIR SPACE BETWEEN BRICK & SHEATHING & 3/4" MIN. CLEAR AIR SPACE @ TOP COURSE OF BRICK.
- TRUSSES SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS (H2.5A) HAVING AN UPLIFT RESISTANCE OF NOT LESS THAN 175 LBS.



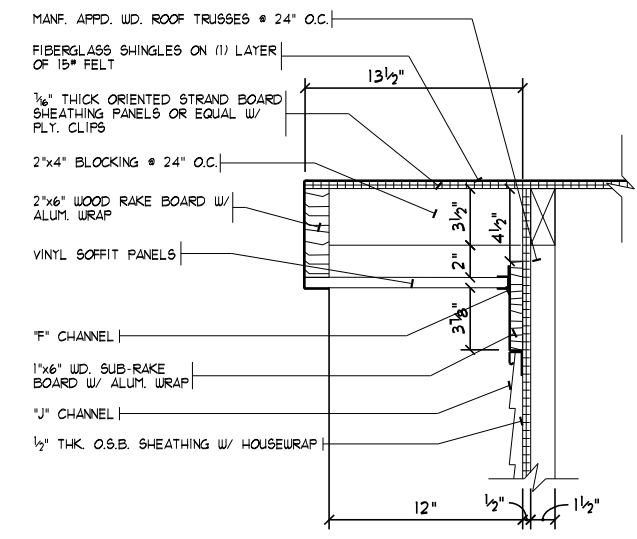
PORCH BEAM DETAIL
SCALE: 1/2"=1'-0"



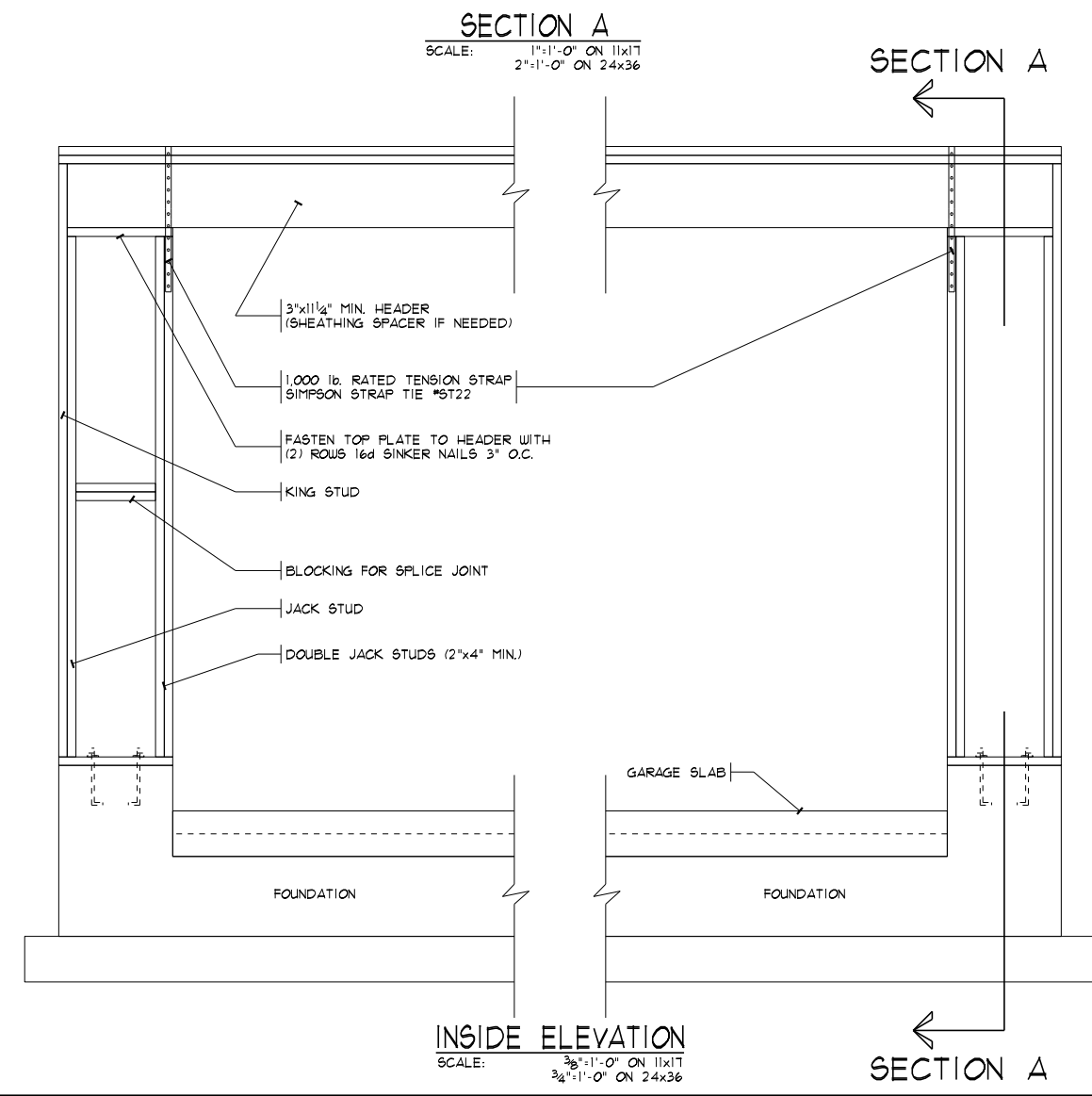
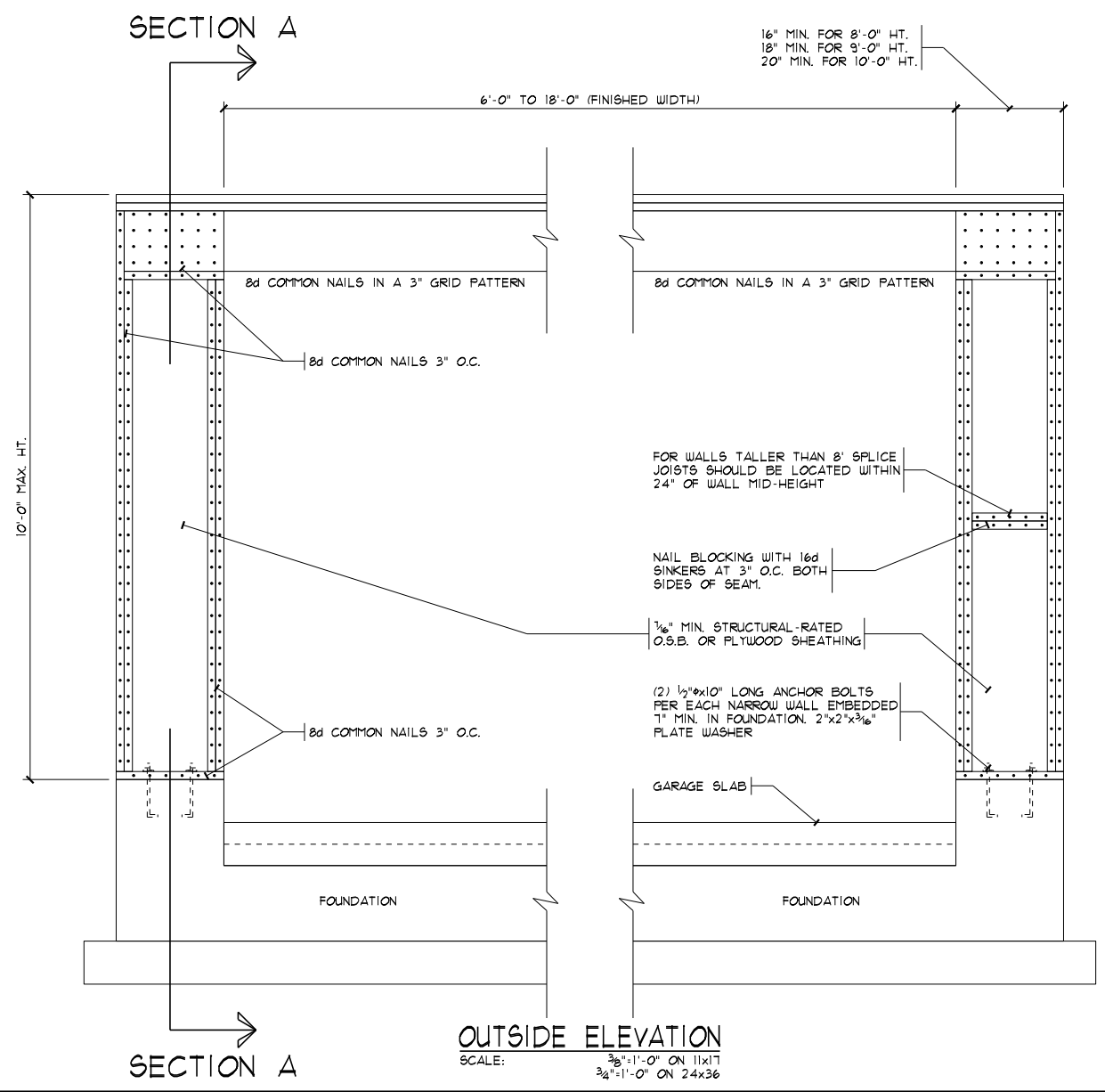
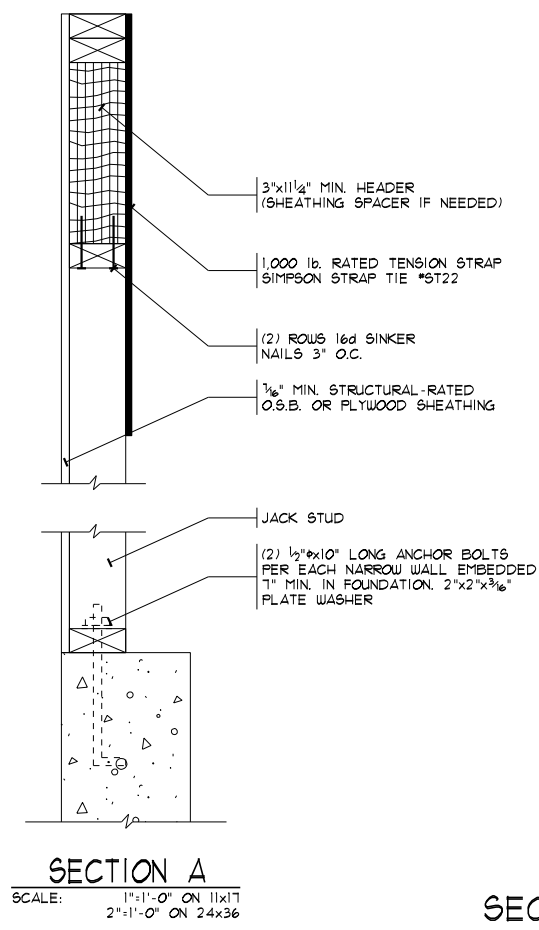
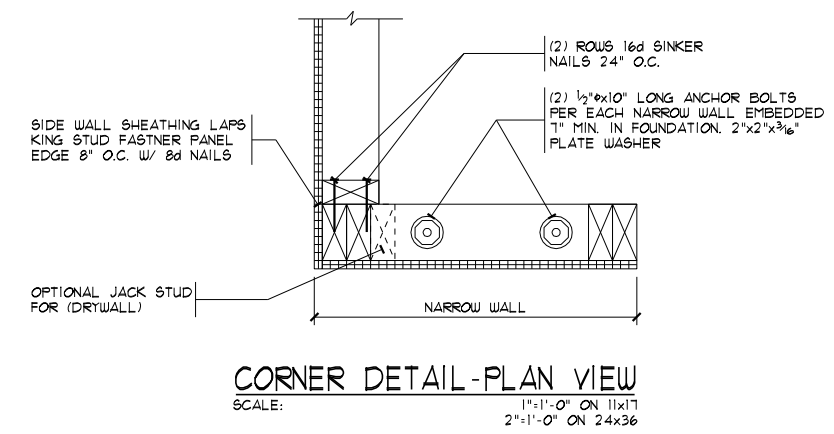
WALL SECTION @ GARAGE
SCALE: 1/2"=1'-0"

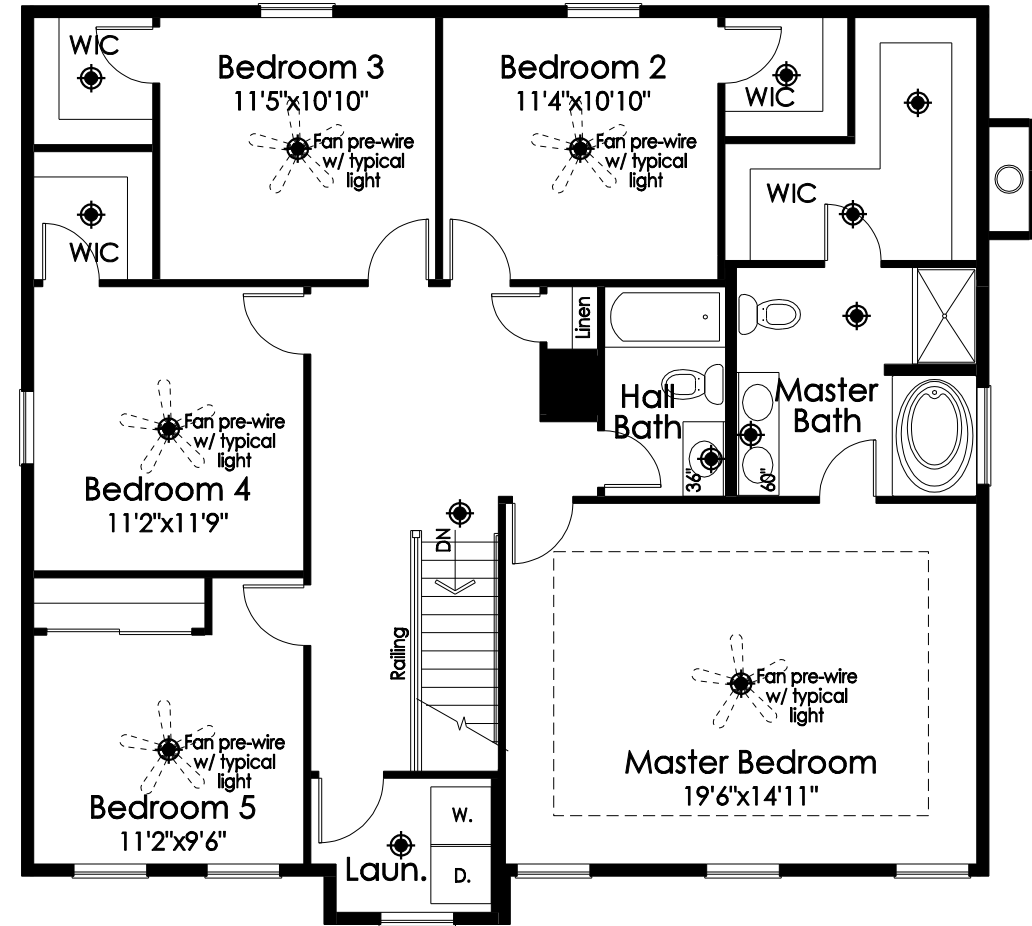
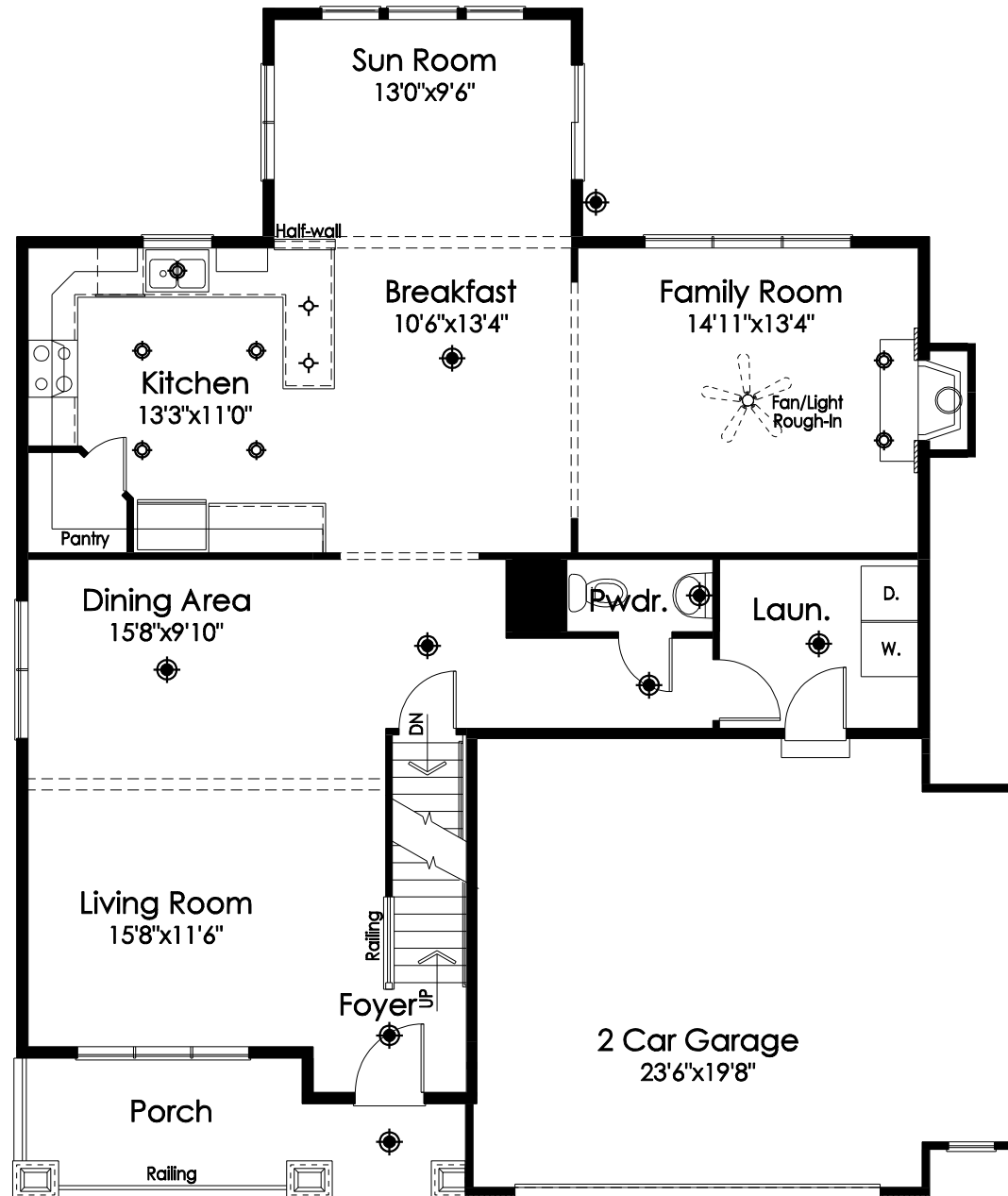


WALL SECTION @ SUNROOM
SCALE: 1/2"=1'-0"



12" RAKE @ SIDING W/ SUB-RAKE BOARD
SCALE: 1"=1'-0"





Second Floor Plan

\odot = LIGHT FIXTURE LOCATION

ELECTRICAL SYMBOLS	
\odot	LIGHT
\odot (with dot)	CAN LIGHT
\odot (with cross)	PENDANT LIGHT ROUGH-IN
~	UNDER CABINET LIGHT
Φ	STANDARD 110V OUTLET
\blacklozenge	CATS JACK
\triangleleft	PHONE/FAX JACK
\square (with dot)	CABLE JACK

DATE: 05/12/11
REV.: 01/17/11
DRAWN BY: S.W.R.

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

Superior Designs
6152 Primrose Lane
Fairfield, Ohio 45014
Phone: (513) 999-0035
SuperiorDesigns@fuse.net



JOB #: HY192

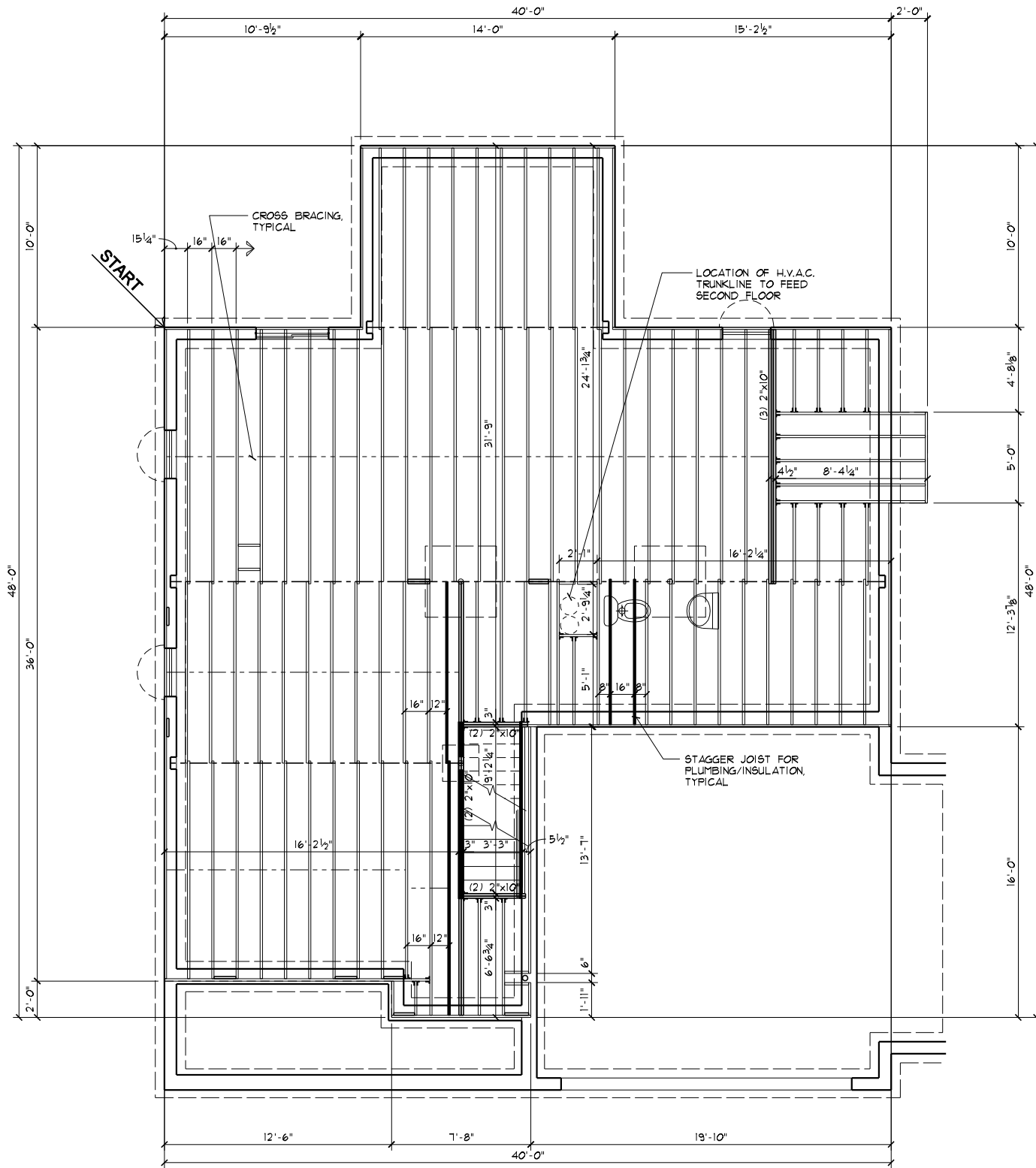
PROPOSED RESIDENCE FOR:
ERIC & DANA SNYDER
Lot# 192 Morning Mist
Morrow, OH 45152
Hopewell Valley, Lot# 192

Elevation K - Basement

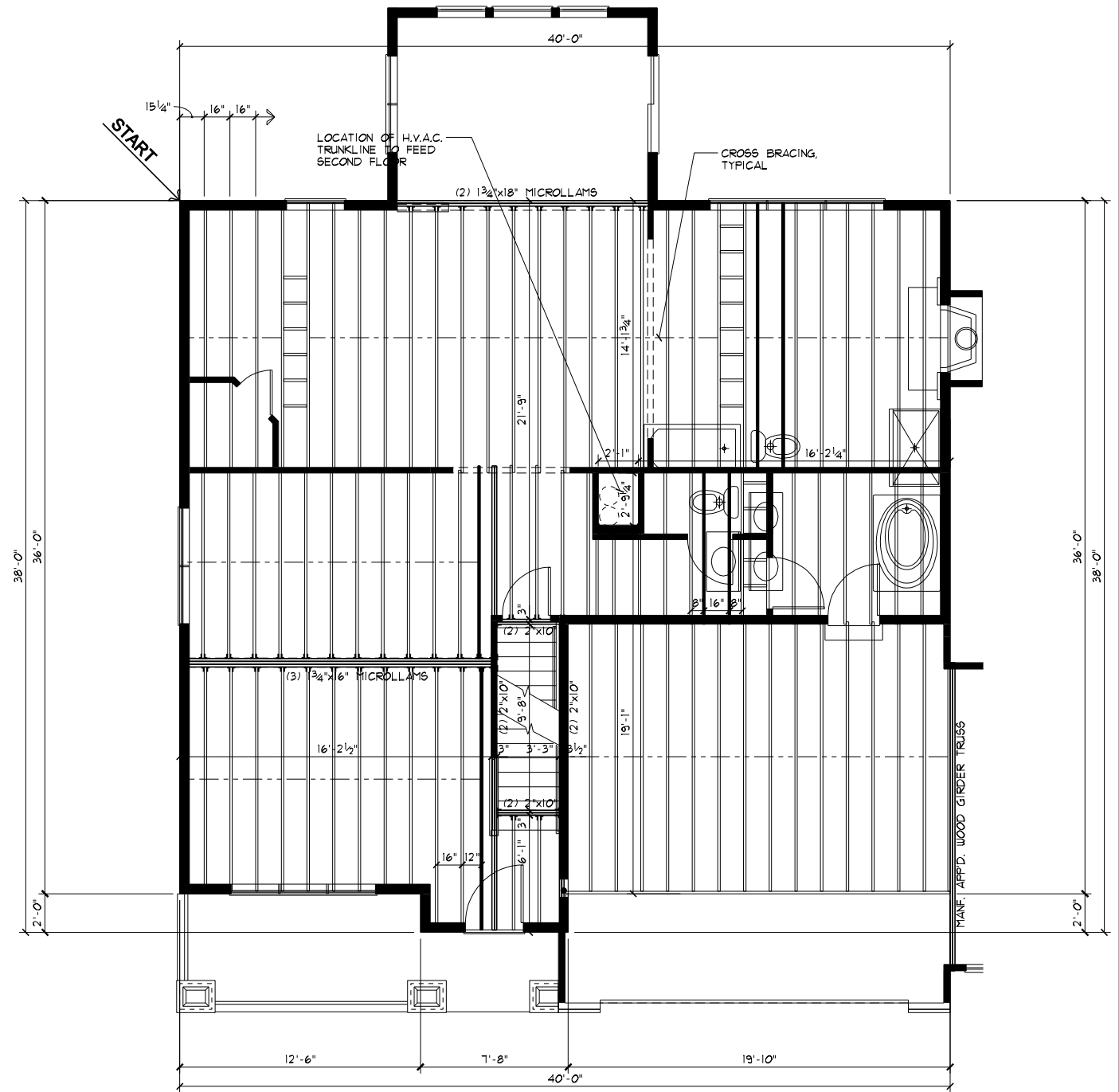
Potterhill Homes
5400 Dupont Circle, Suite J
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B1



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



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

DATE: 05/12/17

REV.: 07/17/17

DRAWN BY: S.W.P.

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

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JOB #: HV192

PROPOSED RESIDENCE FOR:
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Morrow, OH 45132
Hopewell Valley, Lot# 192

Elevation K - Basement

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S1