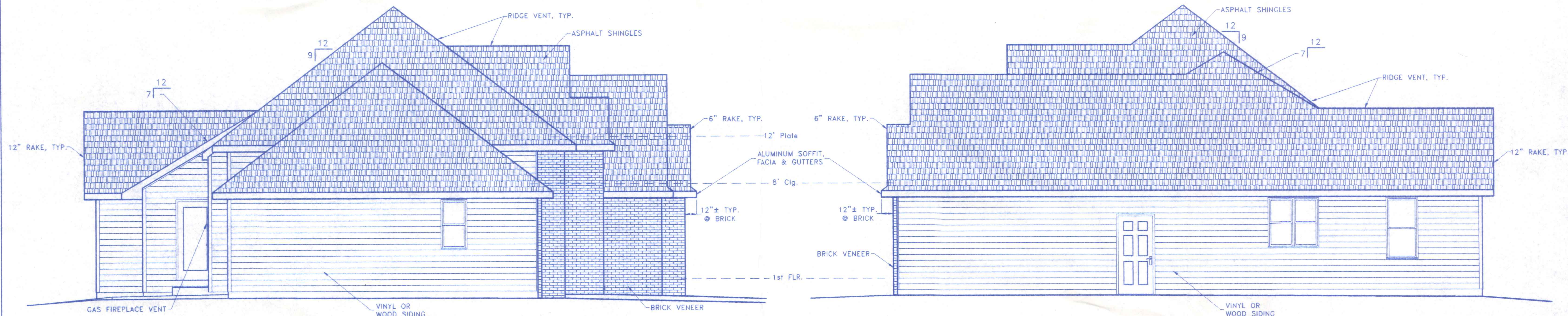
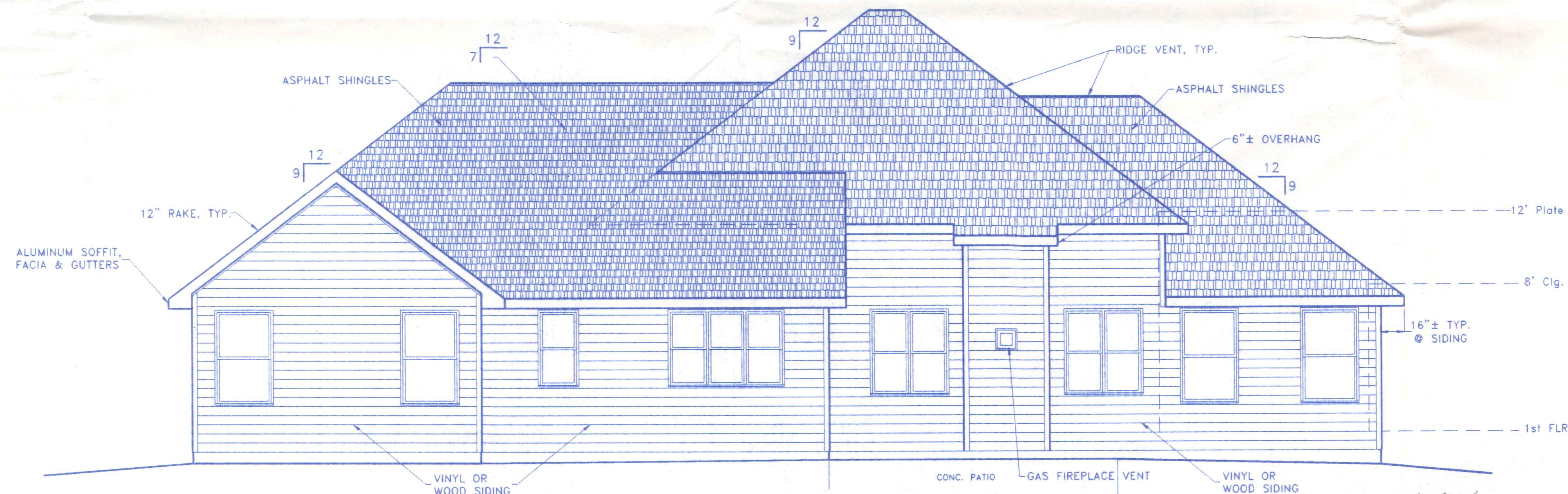


FRONT ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION




REAR ELEVATION

INDEX OF SHEETS

1. EXTERIOR ELEVATIONS
2. FIRST FLOOR FLOORPLAN
3. BASEMENT & FOUNDATION PLAN
4. FIRST FLOOR ELECTRICAL
5. TYPICAL SECTIONS
- S-1 SITE & LOCATION PLAN

1485 Sedward

 <b>BECK CONSTRUCTION CO</b> COUNTY ROAD W 419/592-8307 NAPOLEON, OHIO	
DIRECTORY: C:\ND\BECK\CUSTOM	DRAWN BY: R.D.S.
FILE NAME: GARYSPENCER.DWG	REVISED:
SCALE: 1/4"=1'-0"	DATE: MAY 2004
SPENCER RESIDENCE	DRAWING NUMBER: 1 of 5
EXTERIOR ELEVATIONS	

175,000

SCANNED 4/7/11



**GENERAL NOTES:**

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE BASIC CONDITIONS AND CODE REQUIREMENTS OF THE OHIO BASIC BUILDING CODE AND THE "CABO" ONE AND TWO FAMILY DWELLING CODE (LATEST EDITIONS). SINCE LOCAL CODES AND ORDINANCES MAY VARY, THIS PLAN IS NOT WARRANTED TO COMPLY WITH ANY SPECIFIC CODE OR REGULATION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS AGENT TO CONSULT WITH THE LOCAL BUILDING OFFICIAL HAVING JURISDICTION TO DETERMINE THE SUFFICIENCY OF THESE PLANS FOR THE SPECIFIC SITE AND USE. ADDITIONALLY, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ORDINANCES.

WHERE THE PROVISIONS OF THE BUILDING CODE(S) AND THESE PLANS CONFLICT THE MOST RESTRICTIVE REQUIREMENTS SHALL APPLY.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE ASSUMED TO HAVE VISITED THE PROPOSED BUILDING SITE SO AS TO BECOME FAMILIAR WITH ANY SITE-SPECIFIC JOB REQUIREMENTS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS RELATING TO THE WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNERS' ARCHITECT OR ENGINEER PRIOR TO PROCEEDING.

PREFABRICATED FIREPLACE UNITS AND FLUES SHALL BE U.L. LISTED FOR THE USE AND SHALL BE INSTALLED AS PER THE MANUFACTURERS REQUIREMENTS.

GARAGES SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AS REQUIRED BY LOCAL CODE. IN NO CASE SHALL THE SEPARATION BE LESS THAN 1/2" GYPSUM BOARD, OR EQUAL, APPLIED TO THE GARAGE SIDE WITH ANY OPENINGS PROTECTED WITH A 1-3/8" SOLID CORE WOOD DOOR, OR BETTER.

CONFIRM THE REQUIRED SIZES AND LOCATIONS OF EMERGENCY EGRESS OPENINGS FROM BEDROOMS WITH LOCAL CODE OFFICIALS.

PROVIDE WEATHER-STRIPPING AT ALL EXTERIOR DOOR OPENINGS AND CAULK, OR OTHERWISE SEAL, ALL JOINTS AND UTILITY LINE ENTRANCES SUBJECT TO AIR INFILTRATION.

INSULATION OF THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BASIC BUILDING CODE.

**BUILDING DATA:**

USE GROUP: "R" 1, 2 OR 3 FAMILY RESIDENTIAL (SITE BUILT)  
CONSTRUCTION TYPE: 5-B, WOOD FRAME

**MINIMUM DESIGN LOADS:**

FLOOR: 40 psf. LIVE plus DEAD LOAD  
ROOF: 20 psf. LIVE LOAD plus DEAD LOAD  
25 psf. MIN. GROUND SNOW LOAD  
WIND: 80 mph wind speed,  
EXPOSURE "B"  
SOIL BEARING CAPACITY: 2,000 p.s.f. (Class 5 Soils)

**CONCRETE, MASONRY AND FOUNDATION NOTES:**

ALL CONCRETE SHALL BE A MINIMUM OF 3000 p.s.i. COMPRESSIVE STRENGTH @ 28 DAYS, REINFORCED AS NOTED. ALL EXTERIOR CONCRETE FLATWORK SHALL BE AIR ENTRAINED (MIN. 6% 22%) CONCRETE. ALL CONCRETE SHALL BE ALLOWED TO CURE A MINIMUM OF 14 DAYS PRIOR TO LOADING.

ALL SLABS ON GRADE SHALL BEAR ON A MINIMUM OF 4" COMPACTED GRANULAR FILL AND SHALL BE PROVIDED WITH EXPANSION & CONTROL JOINTS AS REQUIRED. PROVIDE A MIN. 6 MIL. POLYETHYLENE VAPOR BARRIER UNDER ALL INTERIOR CONCRETE FLOOR SLABS.

FOUNDATION WALLS SHALL BE POURED CONCRETE A MINIMUM OF 8" IN WIDTH OR MINIMUM 8" GRADE N, TYPE 1, HOLLOW CORE LOAD BEARING CONCRETE MASONRY UNITS LAID IN TYPE "M" MORTAR. ALL CORES CONTAINING VERTICAL REINFORCEMENT OR ANCHOR BOLTS SHALL BE FULLY GROUTED.

VERIFY AND COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS. FOUNDATION WALLS SHALL NOT BE COMPLETELY BACKFILLED UNTIL THE FIRST FLOOR FRAMING AND SUB-FLOOR IS COMPLETED.

**STEEL REINFORCEMENT AND ANCHOR BOLT NOTES:**

ALL STRUCTURAL STEEL BEAMS AND PLATES SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION A-36.

ALL ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION A-307. MINIMUM ANCHOR BOLT PROJECTION SHALL BE 2.5". MINIMUM ANCHOR BOLT EMBEDMENT SHALL BE 9" IN POURED CONCRETE AND 1.5" IN CONCRETE MASONRY UNITS. ANCHOR BOLTS SHALL BE 1/2" SPACED 1" FROM EACH CORNER AND @ 6" O.C. MAXIMUM.

ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM SPECIFICATION A-615, A618 OR A-617, GRADE 60.

**FRAMING NOTES:**

INTERIOR DIMENSIONS ARE TAKEN TO THE STUD LINE, EXTERIOR DIMENSIONS ARE TAKEN TO THE OUTSIDE FACE OF THE FOUNDATION OR SHEATHING. ROOM SIZES SHOWN ARE APPROXIMATE FINISHED ROOM SIZES ADD 1" TO ROOM SIZES FOR FRAMING DIMENSIONS. ALL DIMENSIONAL FRAMING LUMBER SHALL BE EQUAL TO, OR BETTER THAN, #2 SPRUCE-PINE-FIR. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE TREATED LUMBER MEETING THE REQUIREMENTS OF SECTION 2303.1.8 O.B.C.

CONTRACTOR SHALL CONFIRM THE SIZE AND SPACING OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODES WITH THE LOCAL CODE OFFICIAL. REQUIRED STRUCTURAL FRAMING MEMBERS NOT INDICATED ON THE PLAN SHALL BE SIZED BY THE CONTRACTOR TO MEET LOCAL CONDITIONS. STRUCTURAL FRAMING MEMBERS WHICH ARE SIZED HEREON ARE SUGGESTIVE ONLY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL SIZING OF ALL STRUCTURAL MEMBERS REQUIRED AND SHALL CONFIRM THEIR SUFFICIENCY WITH LOCAL CODE OFFICIALS AS REQUIRED.

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITION WALLS. DOUBLE STUDS SUPPORTING ALL HEADERS, BEAMS AND GIRDERS.

ALL WALLS ARE 8'-0" NOMINAL HEIGHT, EXCEPT AS NOTED OR IMPLIED.

ALL ANGLED WALLS SHOWN ARE AT 45° ANGLE, UNLESS OTHERWISE NOTED.

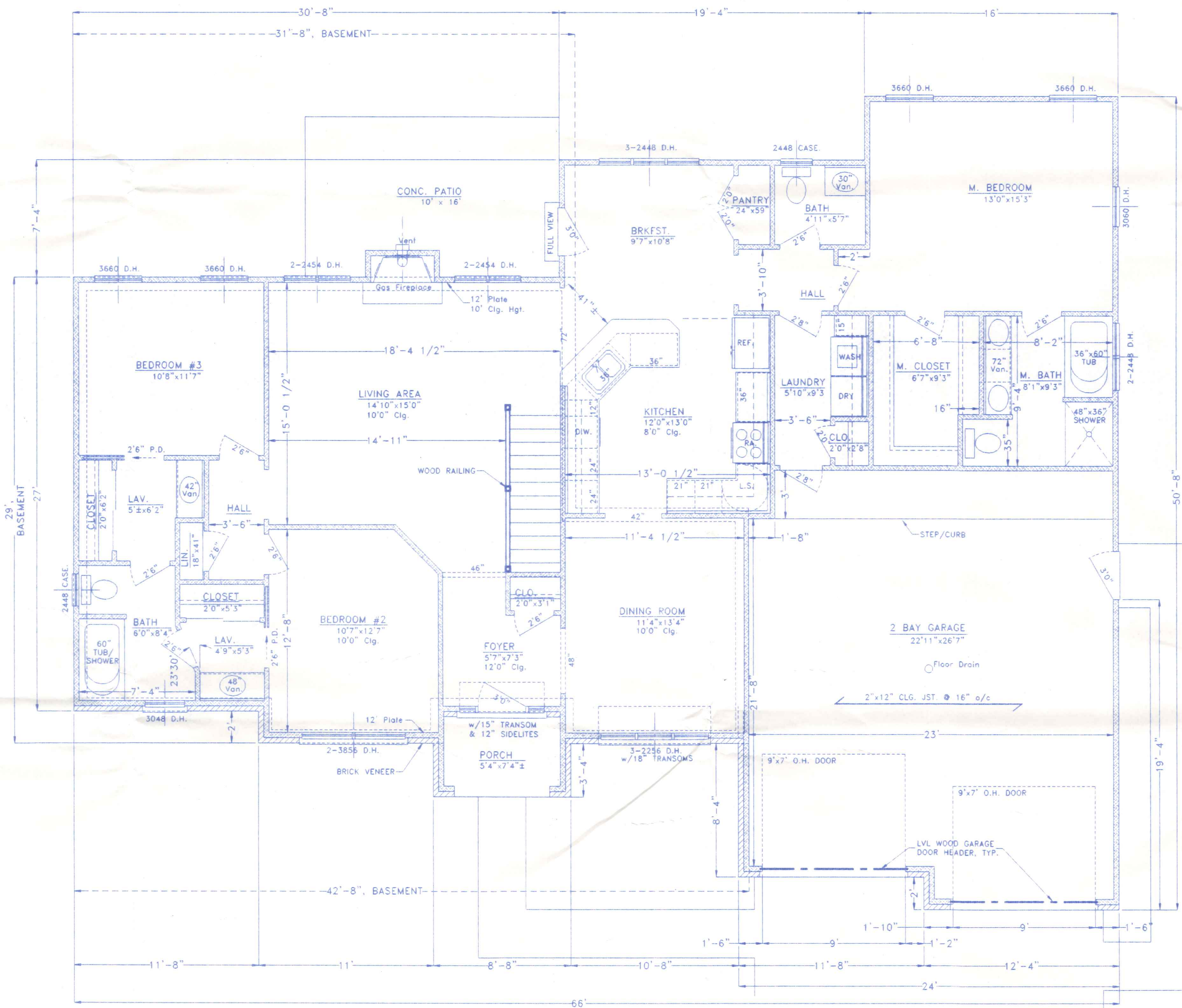
ALL TRUSSES TO BE UTILIZED SHALL BE ENGINEERED BY THE TRUSS MANUFACTURER TO MEET THE LOADING REQUIREMENTS SHOWN HEREON OR THE REQUIREMENTS OF THE LOCAL CODE AND CONDITIONS WHICHEVER ARE GREATER. THE TRUSS MANUFACTURER SHALL SUPPLY A TRUSS DIAGRAM TO THE OWNER FOR EACH TYPE OF TRUSS USED, SIGNED AND SEALED BY AN OHIO REGISTERED PROFESSIONAL ENGINEER. HIP OR VALLEY RAFTERS OVER 24'-0" IN LENGTH SHALL BE (LVL) LAMINATED VENEER LUMBER. MINIMUM LOAD BEARING WALL HEADERS SHALL BE AS FOLLOWS:

INTERIOR - 2 - 2"x8", 0' to 4' SPAN  
2 - 2"x10", 4' to 6' SPAN  
2 - 2"x12", 6' to 8' SPAN  
OVER 8' AS NOTED


EXTERIOR - 2 - 2"x8", 0' to 3' SPAN  
2 - 2"x10", 3' to 5' SPAN  
2 - 2"x12", 5' to 7' SPAN  
OVER 7' AS NOTED

**ROOM FINISH NOTES:**

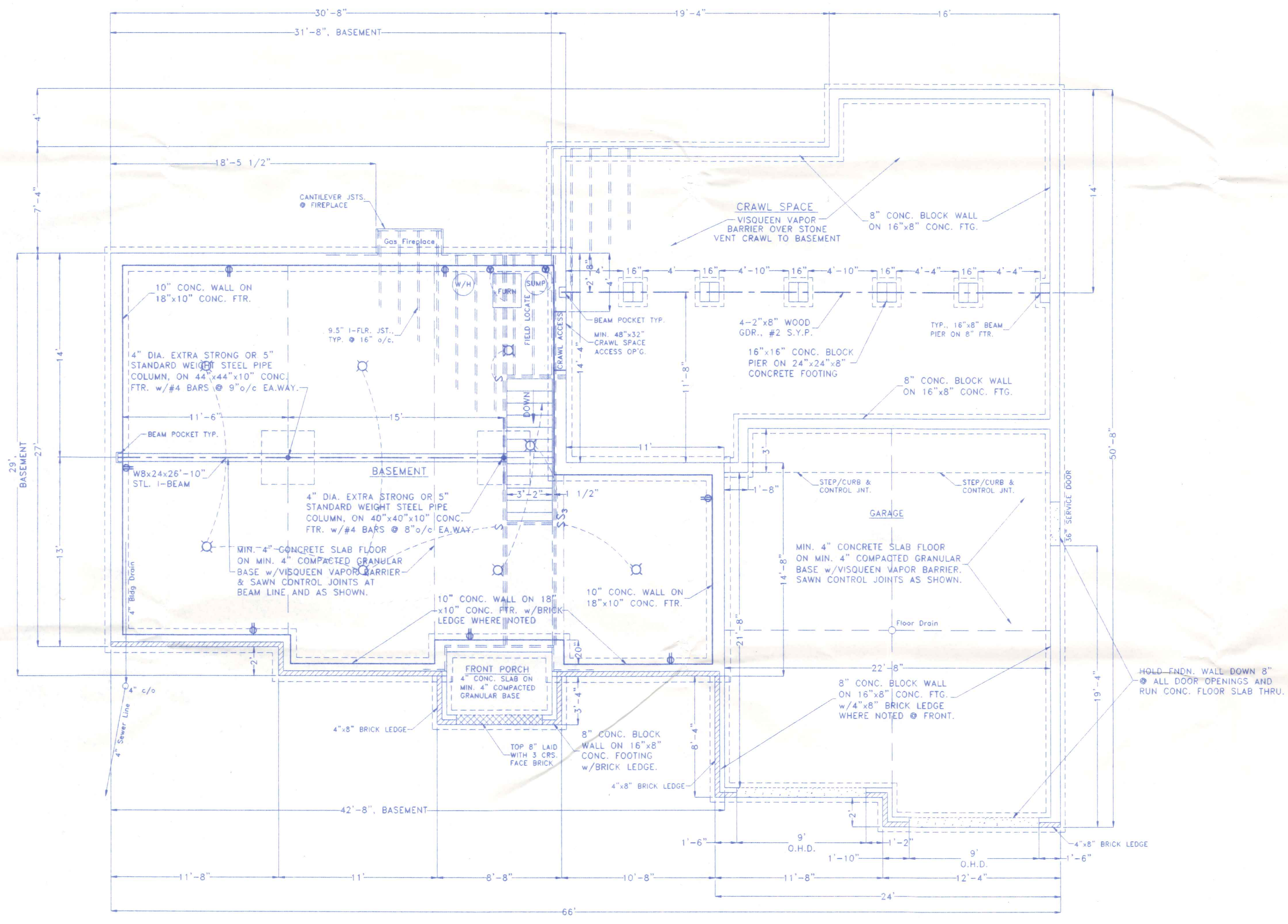
- ALL INTERIOR FINISH MATERIALS, COLORS, ETC., SHALL BE CHOSEN BY THE OWNER FROM MANUFACTURERS STANDARDS.
- DRYWALL SHALL BE 1/2" OR 5/8" (AS NOTED) GYPSUM WALLBOARD, 4" WIDE, ATTACHED TO JOISTS OR STUDS WITH 1-1/2" LONG TYPE "S" SELF-TAPPING STEEL SCREWS IN STEEL FRAMING, OR 1-3/8" DRYWALL SCREWS OR ANNULAR RINGED DRYWALL NAILS IN WOOD FRAMING, SPACED 7" O/C ALONG EDGES OF BOARD AND 10" O/C IN THE FIELD OF THE BOARD. JOINT COMPOUND SHALL BE VINYL DRY OR PREMIUM, APPLIED IN TWO COATS TO JOINTS AND FASTENER HEADS WITH 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. ALL SURFACES SHALL BE SANDED SMOOTH & RECEIVE ONE COAT OF DRYWALL PRIMER/SEALER AND ONE COAT OF LATEX PAINT TO FINISH.
- CONCRETE BLOCK FOUNDATION WALLS SHALL BE NOMINAL 8" & 10" CMU.
- ALL CONCRETE FLOOR SURFACES SHALL RECEIVE ONE COAT OF CONCRETE SEALER/CURING COMPOUND.




**AREAS:**  
1,817.7 SQ. FT. 1st FLOOR LIVING AREA - GROSS  
1044.1 SQ. FT. BASEMENT - GROSS  
616.3 SQ. FT. GARAGE - GROSS  
41.1 SQ. FT. FRONT PORCH - GROSS  
35.2 SQ. FT. FRONT PORCH - NET  
160.0 SQ. FT. CONC. PATIO - GROSS

 <b>BECK CONSTRUCTION CO.</b> COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO		DRAWN BY: R.D.S.
		REVISION:
SPENCER RESIDENCE		SCALE: 1/4"=1'-0"
FIRST FLOOR FLOORPLAN		DATE: MAY 2004
		DRAWING NUMBER: 2 of 5

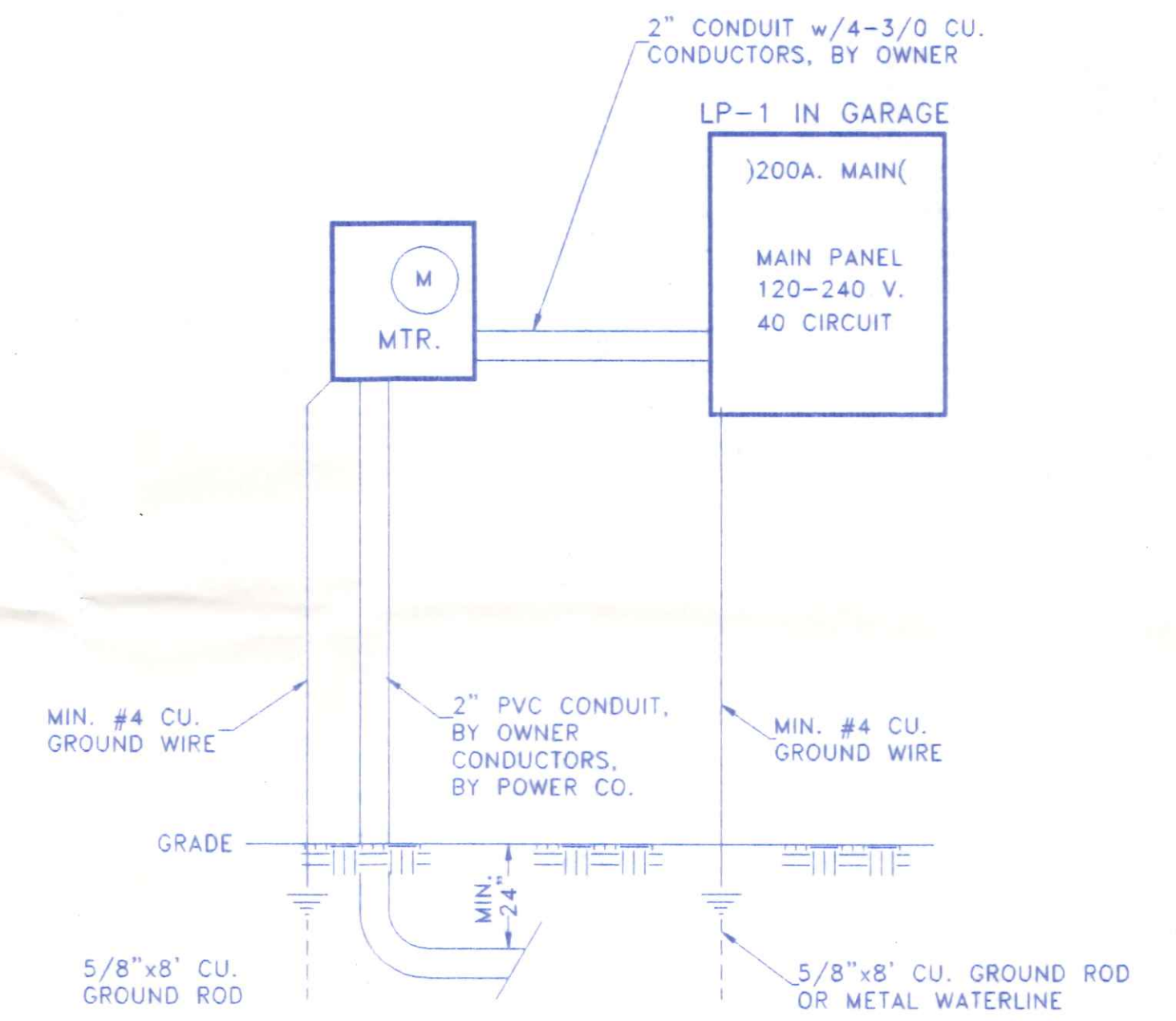
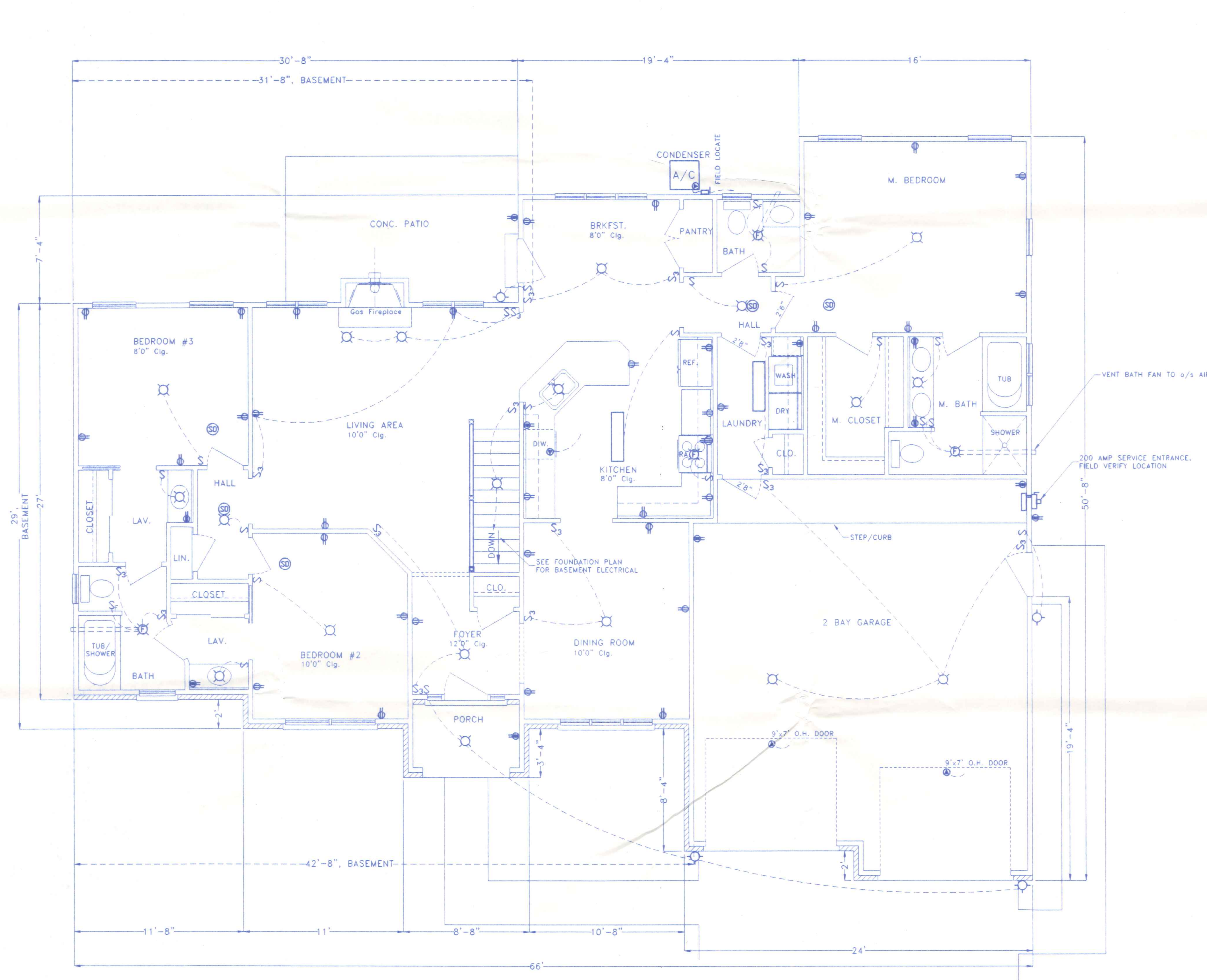




	<b>BECK CONSTRUCTION CO</b> COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
	DIRECTORY: C:\ND\BECK\CUSTOM FILE NAME: GARYSPENCER.DWG	DRAWN BY: R.D.S. REVISED:
<b>SPENCER RESIDENCE</b>		SCALE: 1/4"=1'-0"
<b>BASEMENT &amp; FOUNDATION PLAN</b>		DATE: MAY, 2004 DRAWING NUMBER: 3 of 5



ELECTRICAL LEGEND	
	2 TUBE FLUORESCENT LIGHT
	INCANDESCENT CEILING LIGHT FIXTURE
	INCANDESCENT WALL MOUNT LIGHT FIXTURE
	S LIGHT SWITCH
	S <sub>F</sub> FAN SWITCH
	S <sub>3</sub> 3 WAY LIGHT SWITCH
	⊙ SPECIAL OUTLET
	⊙ 120 V. OUTLET G.F.C.I.
	⊙ 120 V. DUPLEX RECEPTACLE
	⊙ 120 V. DUPLEX RECEPT. 1/2 SWITCHED
	⊙ 208 V. APPLIANCE RECEPTACLE
	⊙ APPROVED SMOKE DETECTOR
	⊙ EXHAUST FAN
VENT BATH FANS TO OUTSIDE AIR	



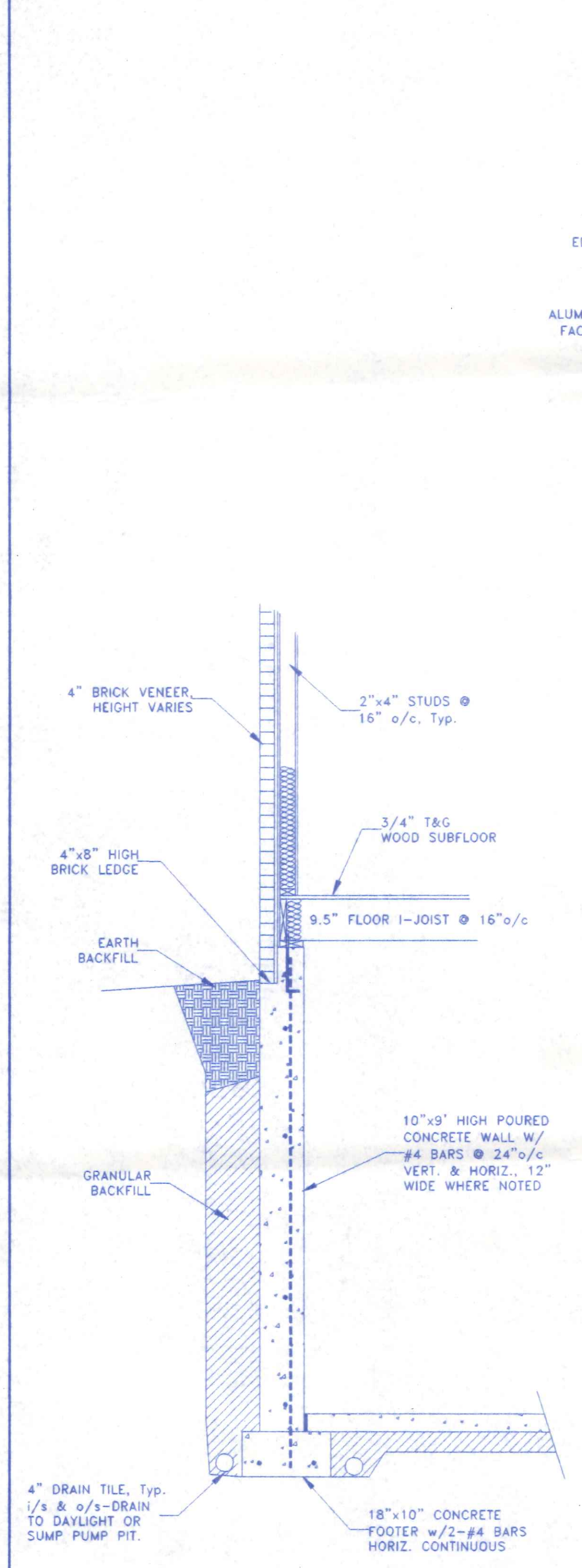
ELECTRICAL RISER DIAGRAM  
NO SCALE

ELECTRICAL NOTES

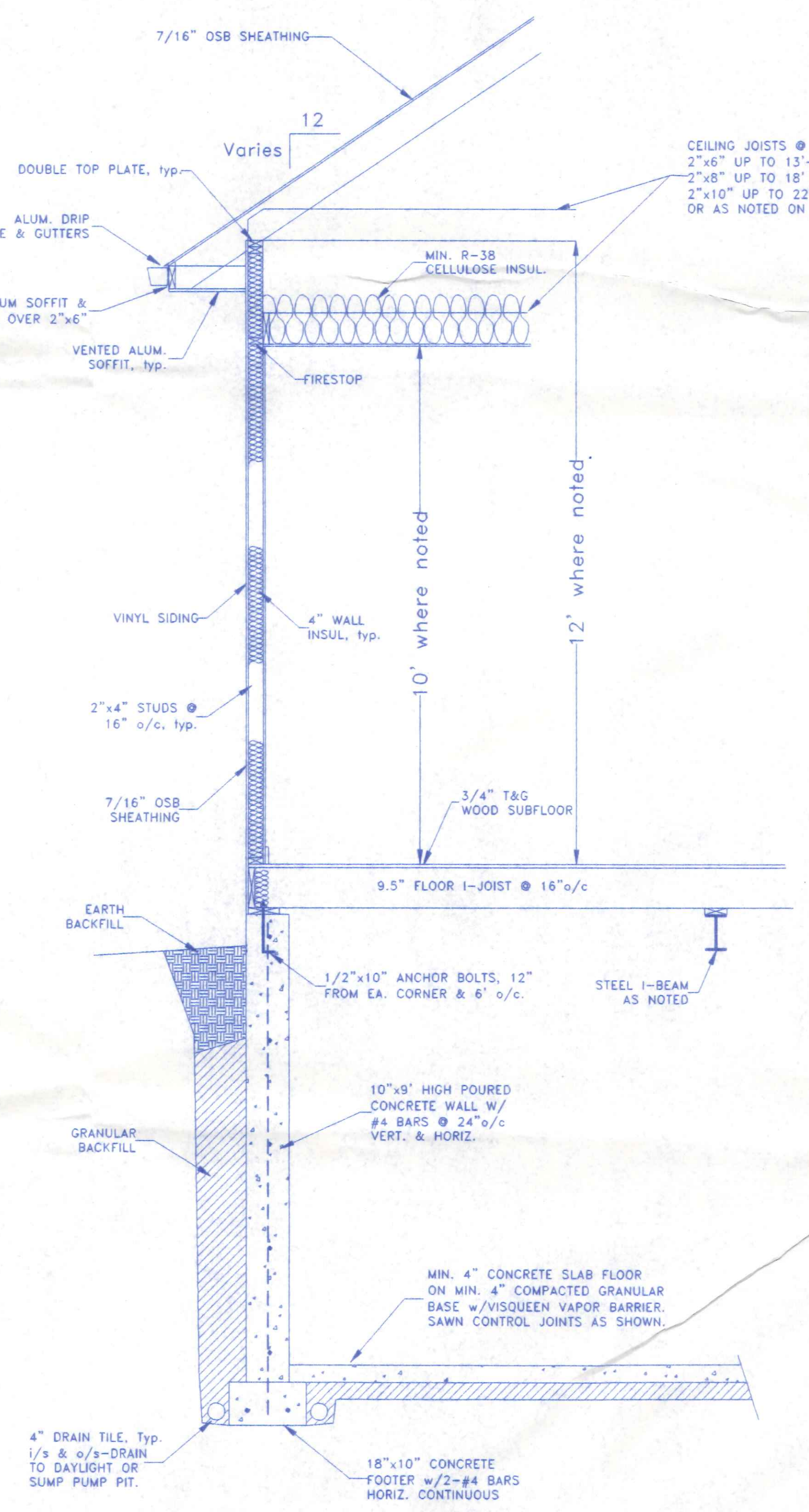
1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ETC. TO PROVIDE A COMPLETE & OPERABLE ELECTRICAL INSTALLATION AS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VISIT THE SITE AS TO SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
3. ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE STATE BUILDING INSPECTION AGENCY, OR THE LOCAL INSPECTION AGENCY HAVING JURISDICTION.
4. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
5. BRANCH CIRCUIT WIRING SHALL BE COPPER CONDUCTORS, NO. 12 AWG MINIMUM.
6. ALL MATERIALS FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE U.L. LISTED.
7. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED OUTLETS AT ALL RECEPTICLES IN BATHS, NEAR KITCHEN SINK, OUTDOORS & IN GARAGE AREAS.

	<b>BECK CONSTRUCTION CO</b>	
	COUNTY ROAD M 419/592-8307	NAPOLEON, OHIO
DIRECTORY: C:\ND\BECK\CUSTOM	DRAWN BY: R.D.S.	REVISER:
FILE NAME: GARYSPENCER.DWG	SCALE: 1/4"=1'-0"	DATE: MAY, 2004
<b>SPENCER RESIDENCE</b>		DRAWING NUMBER: 4 of 5
<b>FIRST FLOOR ELECTRICAL PLAN</b>		

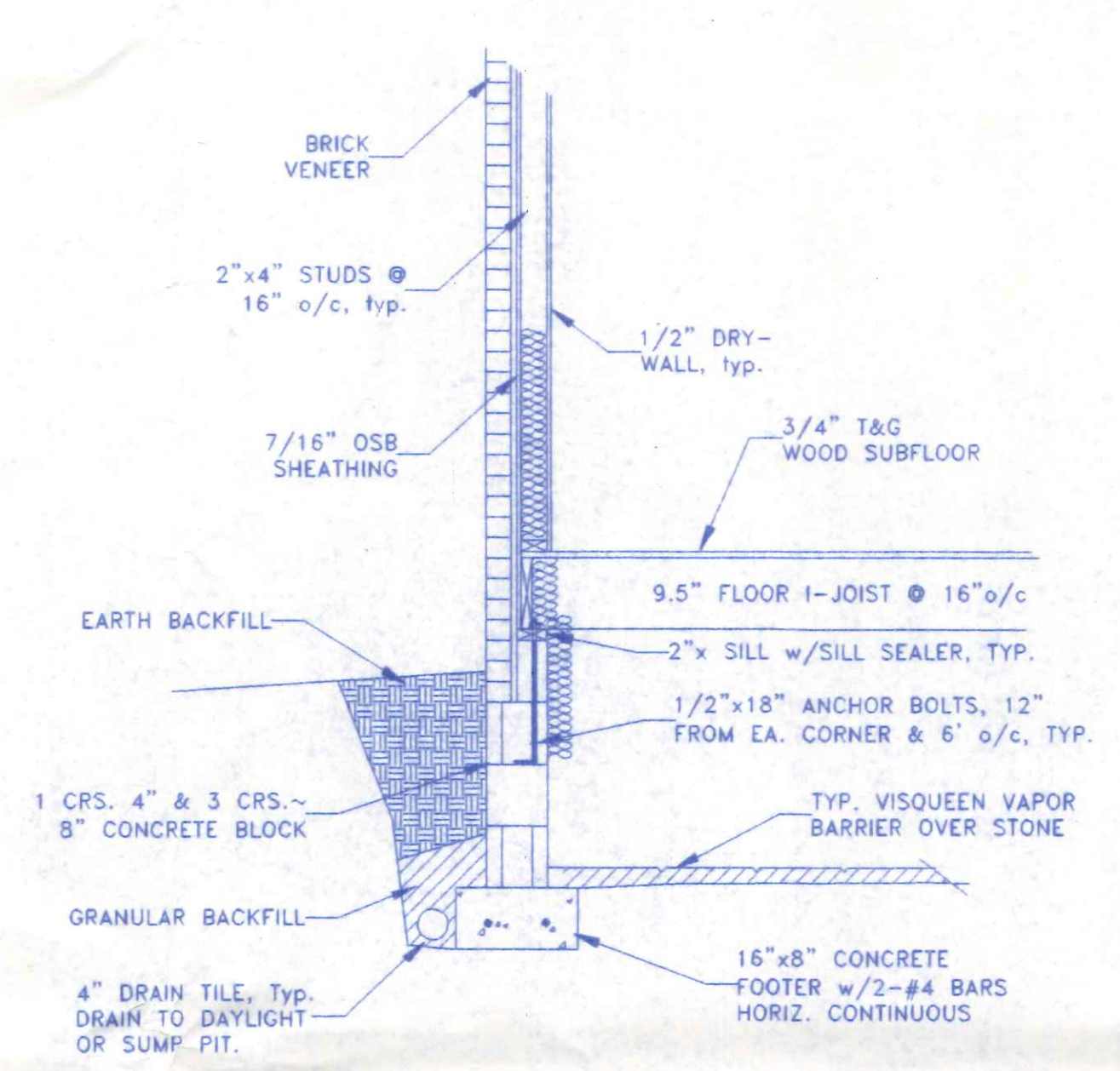




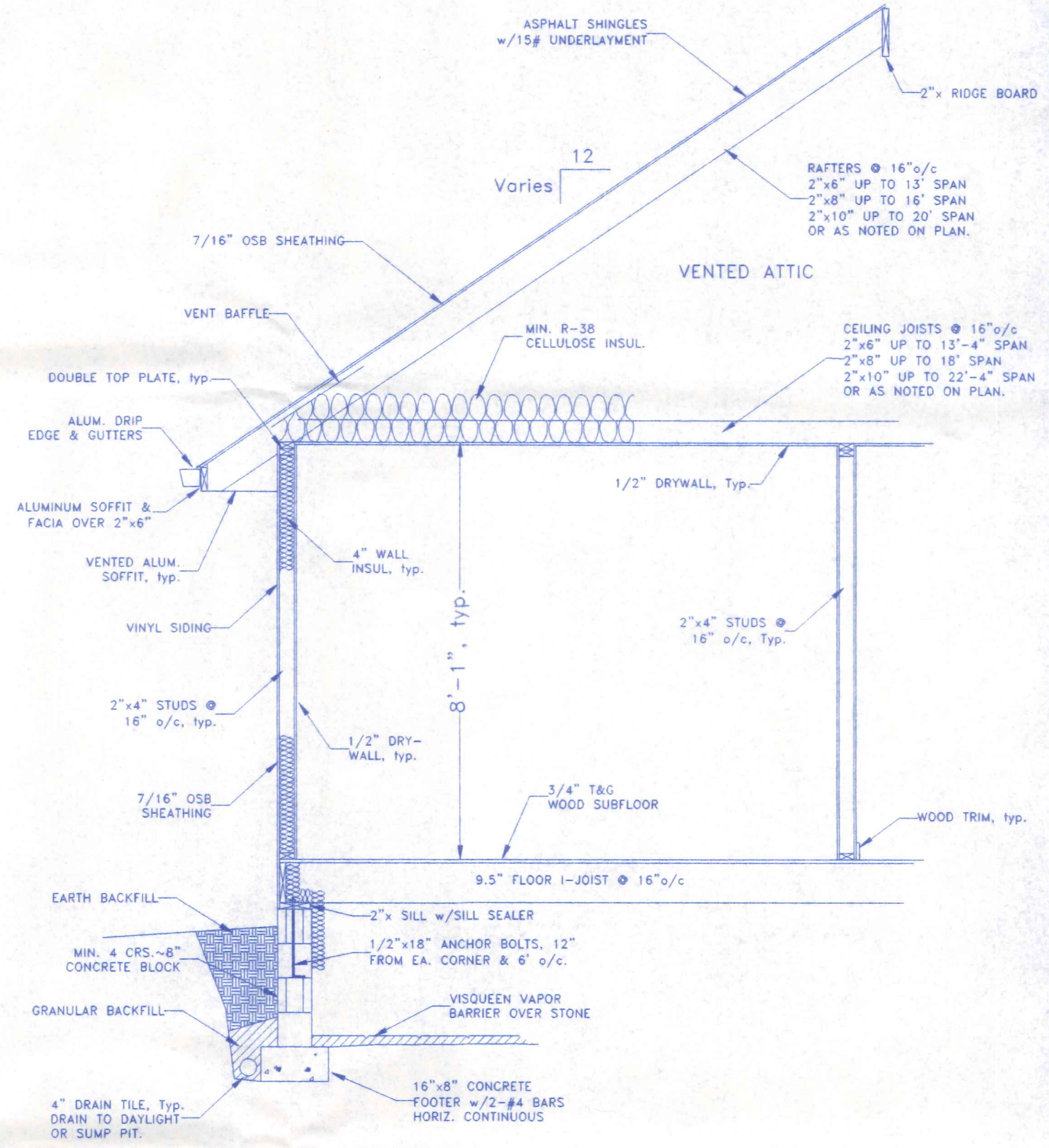
TYPICAL CROSS SECTION @ BASEMENT  
w/BRICK VENEER 3/8"=1'-0"



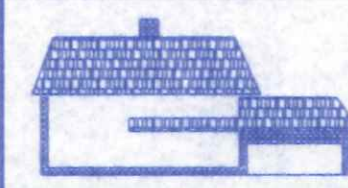
TYPICAL CROSS SECTION @ BASEMENT  
3/8"=1'-0"



TYPICAL CROSS SECTION @ CRAWL  
w/BRICK VENEER 3/8"=1'-0"



TYPICAL CROSS SECTION @ CRAWL SPACE  
3/8"=1'-0"

 <b>BECK CONSTRUCTION CO</b> COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO		DIRECTORY: C:\ND\BECK\CUSTOM	DRAWN BY: R.D.S.
		FILE NAME: GARYSPENCER.DWG	REVISED:
SPENCER RESIDENCE		SCALE: 1/4"=1'-0"	
TYPICAL SECTIONS		DATE: MAY 2004	
		DRAWING NUMBER: 5 of 5	