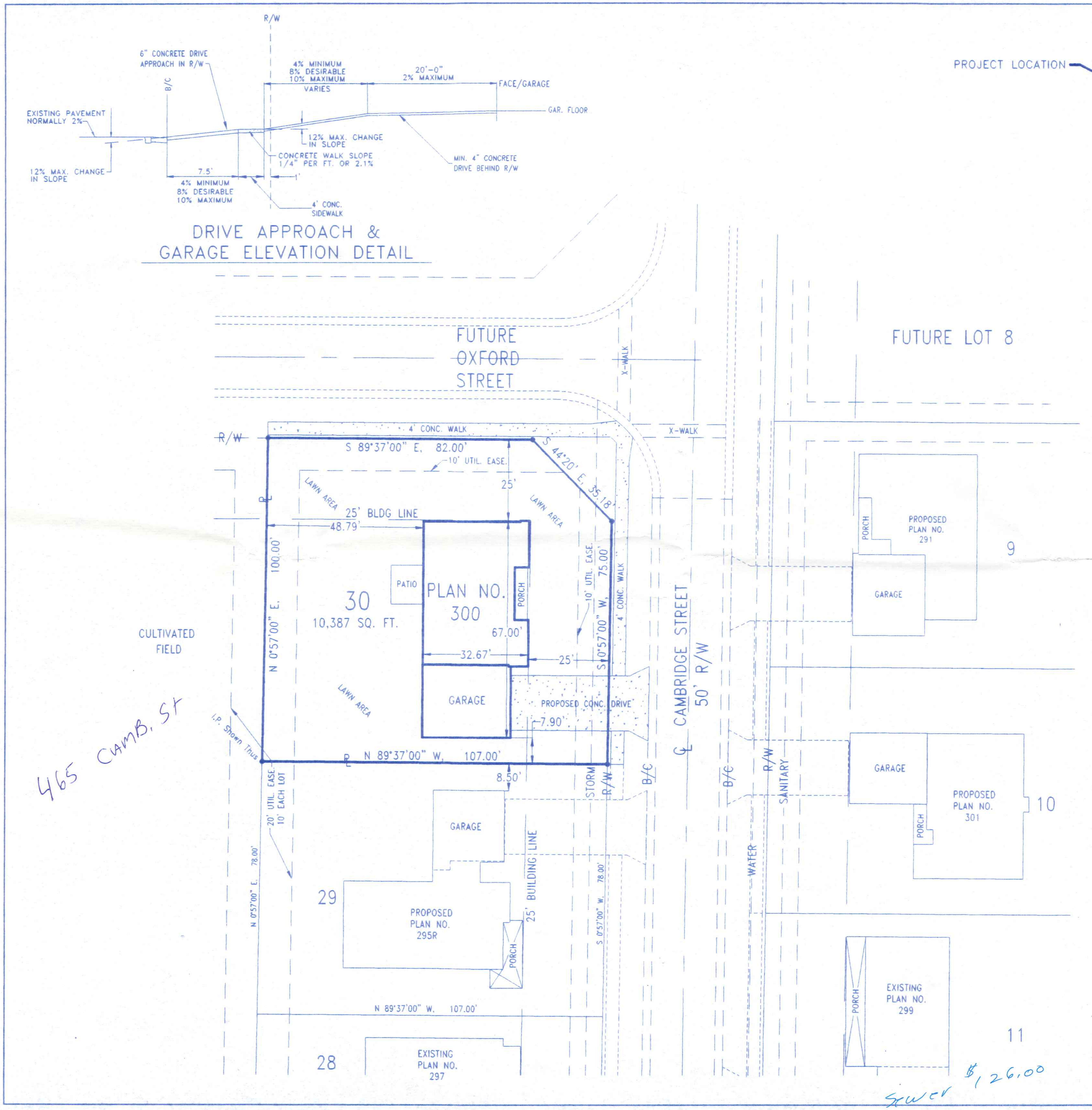
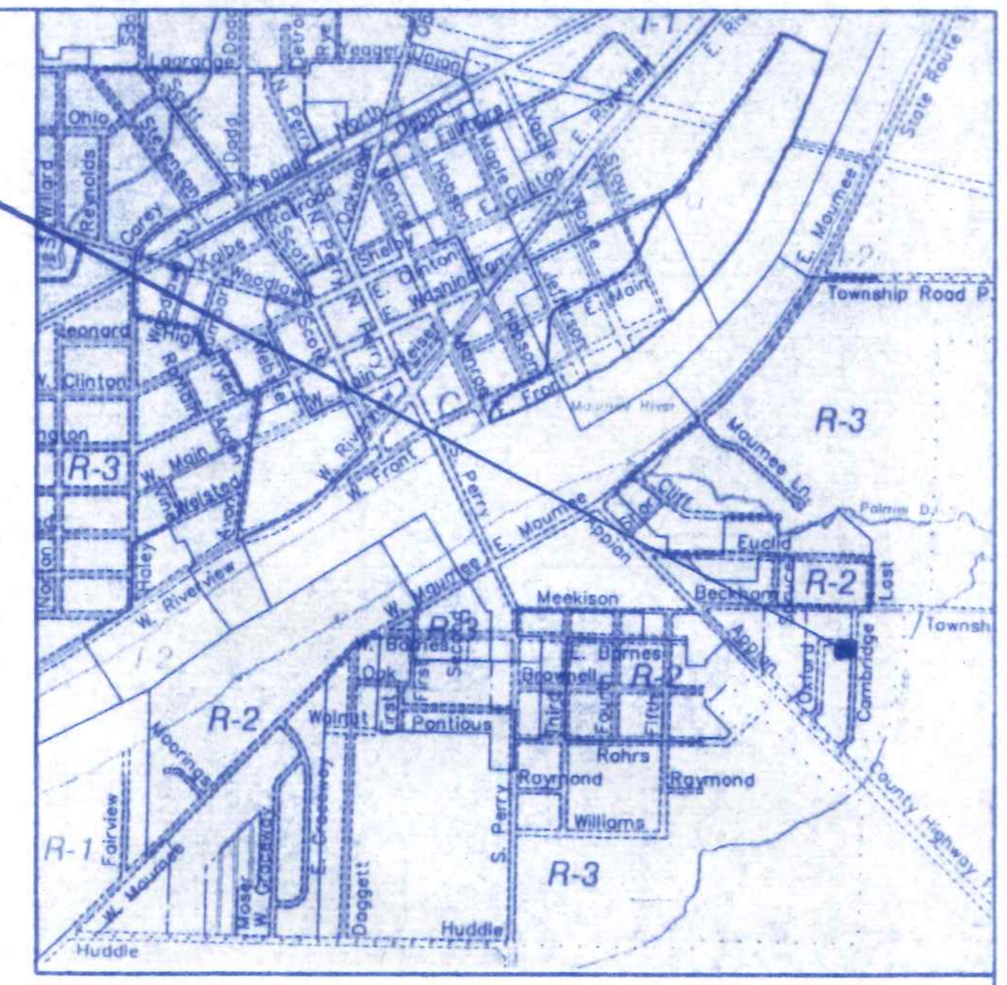


PROJECT LOCATION



L O C A T I O N M A P

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

OHIO UTILITIES PROTECTION SERVICE

The underground utilities shown hereon are only approximate. Some of the utilities were located by field observation, where possible, and the remaining utilities were derived from various records. Exact locations must be determined by the UTILITY COMPANIES. For exact locations, telephone the Ohio Utilities Protection Service (O.U.P.S.) toll free at 1-800-362-2764. (Telephone 2 working days before any digging.)

N

20 0 20 40 60

Horizontal Scale - Feet

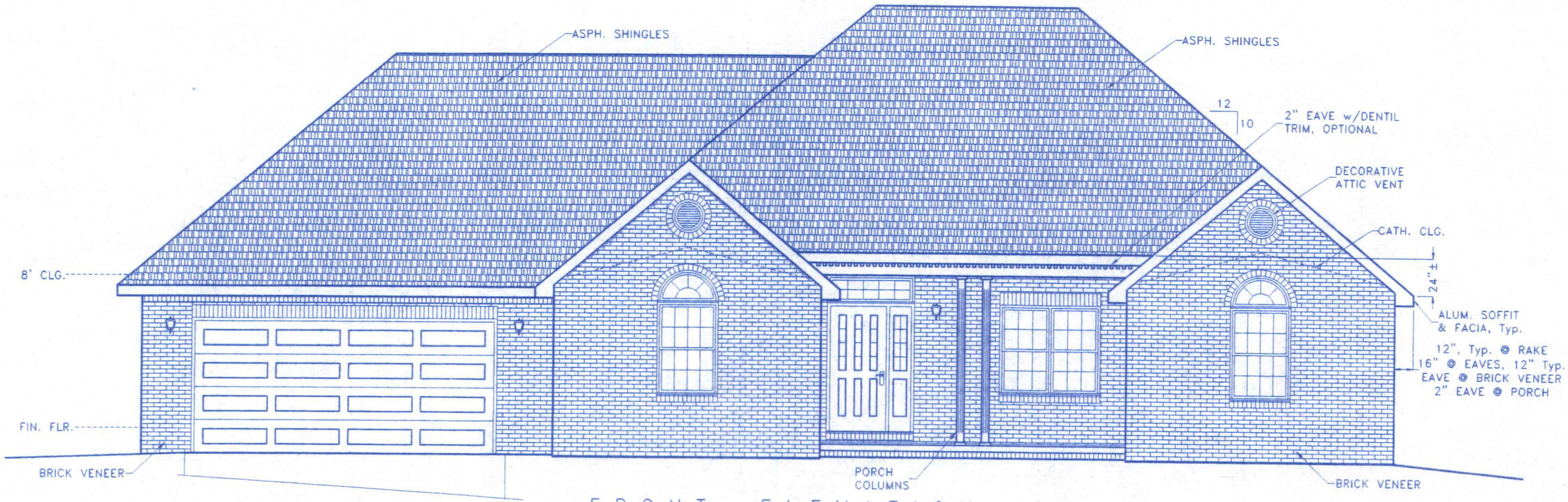
SITE LOCATION PLAN

FOR

LOT NO. 30

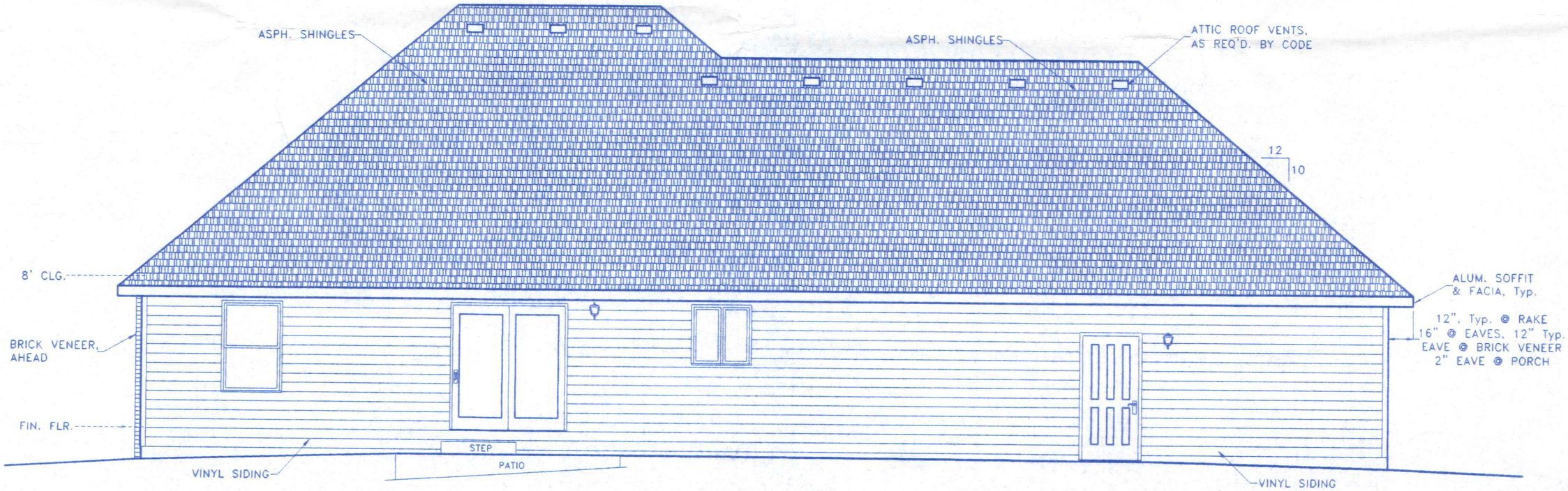
PICKETT FENCES SUBDIVISION, PHASE III
CITY OF NAPOLEON, NAPOLEON TWP.
HENRY COUNTY, OHIO

BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO		
DIRECTORY: C:\BECK\PICKETTFENCES		DRAWN BY: R.D.S.
FILE NAME: LOTS 42-19		REVISED:
LOT 30, PICKETT FENCES		SCALE: 1' = 20'
		DATE: NOV, 2003
SITE PLAN		DRAWING NUMBER: S - 1



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

BECK CONSTRUCTION CO

COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO

DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
FILE NAME: 300	REVISED:
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
FRONT & REAR ELEVATIONS	DRAWING NUMBER: 1 of 6

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 SUB-CONTRACTORS 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 ACCORDING TO 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 2800 p.s.i. COMPRESSIVE STRENGTH @ 28 DAYS, REINFORCED AS NOTED. ALL EXTERIOR CONCRETE FLATWORK SHALL BE AIR ENTRAINED (MIN. 6% ±2%) 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 EMBEDDMENT SHALL BE 9" IN POURED CONCRETE AND 15" IN CONCRETE MASONRY UNITS. ANCHOR BOLTS SHALL BE 1/2"ø 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, A616 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 2311.3 O.B.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.

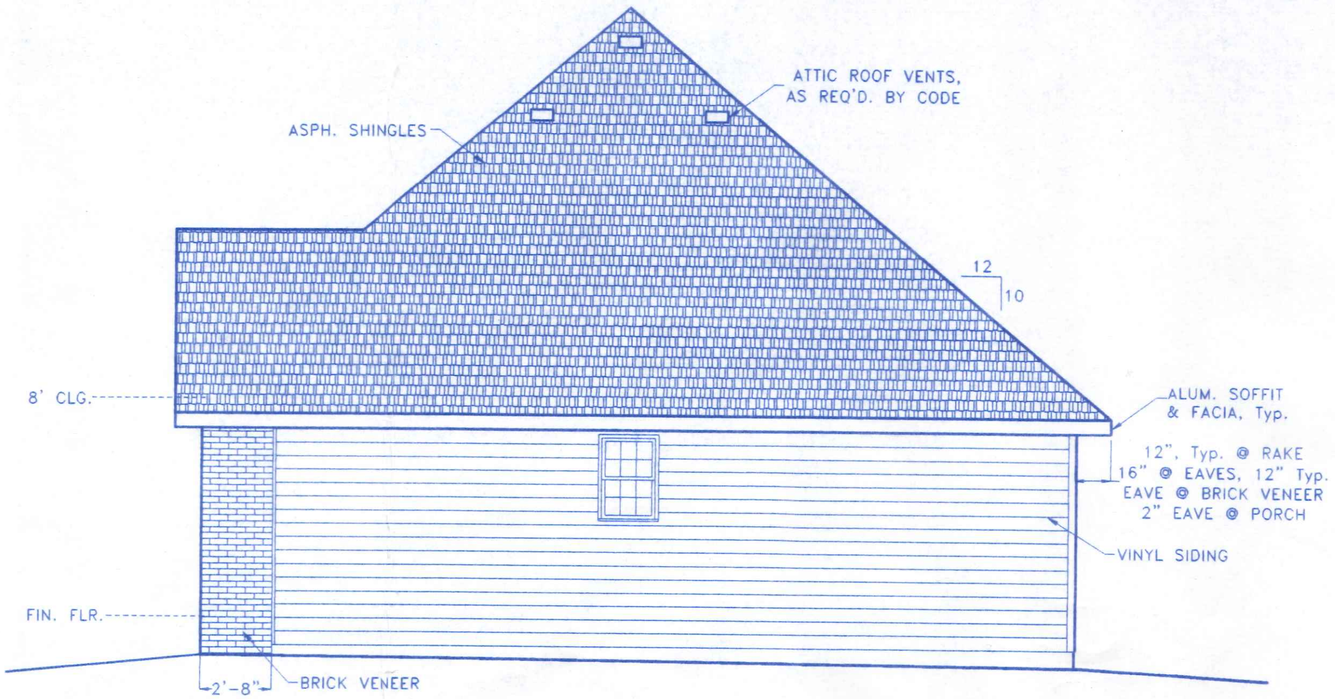
ALL ANGLED WALLS SHOWN ARE AT 45° ANGLE, UNLESS OTHERWISE NOTED.

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

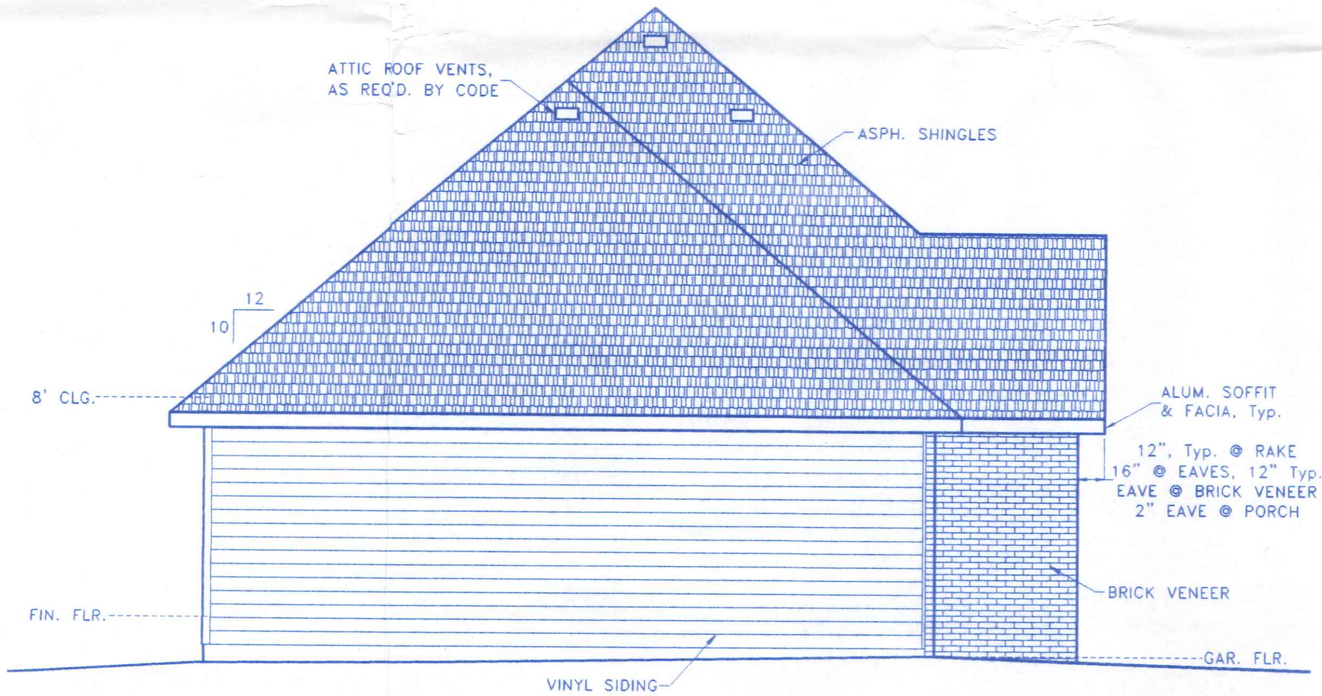
ROOM FINISH NOTES:

(1) ALL INTERIOR FINISH MATERIALS, COLORS, ETC., SHALL BE CHOSEN BY THE OWNER FROM MANUFACTURERS STANDARDS.
(2) 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 PREMIXED, 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.
(3) CONCRETE BLOCK FOUNDATION WALLS SHALL BE NOMINAL 8" & 10" CMU.
(4) ALL CONCRETE FLOOR SURFACES SHALL RECEIVE ONE COAT OF CONCRETE SEALER/CURING COMPOUND.



RIGHT SIDE ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

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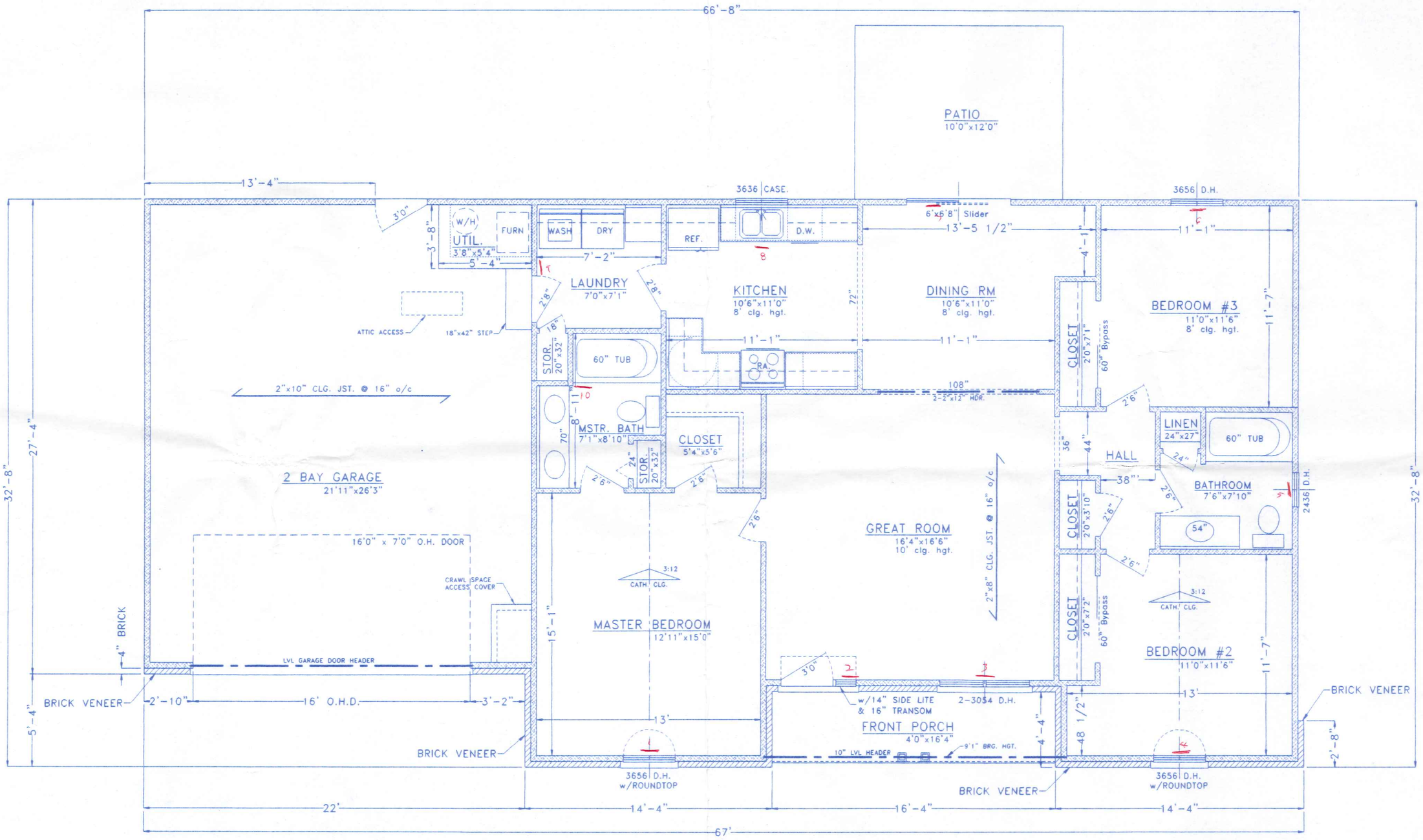
COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO

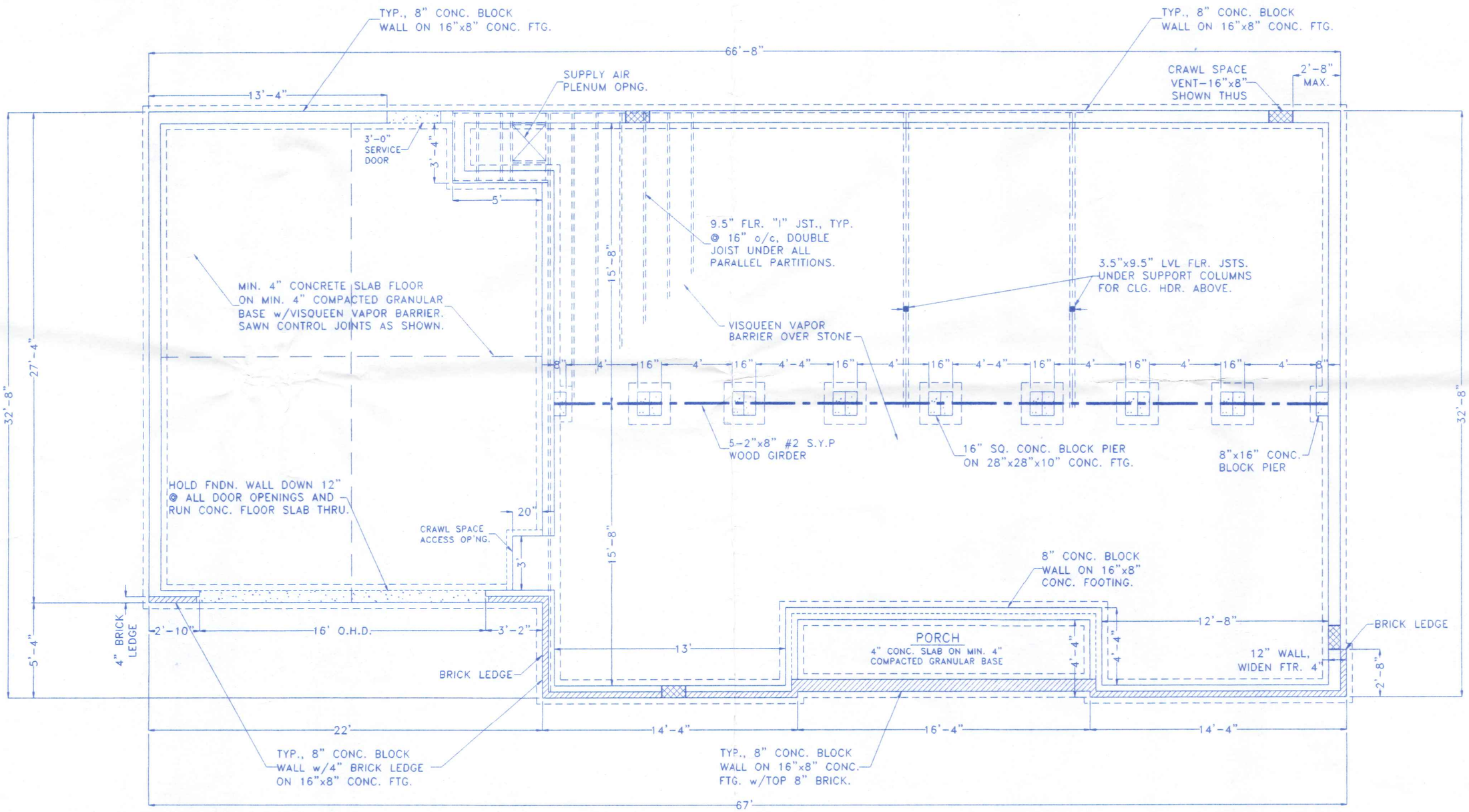
DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
FILE NAME: 300	REVISED:
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
SIDE ELEVATIONS & SPECIFICATIONS	DRAWING NUMBER: 2 of 6



AREAS:

1379.2 SQ. FT. LIVING AREA – GROSS
611.3 SQ. FT. GARAGE/STORAGE – GROSS
65.3 SQ. FT. FRONT PORCH – NET
120.0 SQ. FT. PATIO – GROSS

BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
FILE NAME: 300	REVISED:
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
FLOOR PLAN	DRAWING NUMBER: 3 of 6



BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
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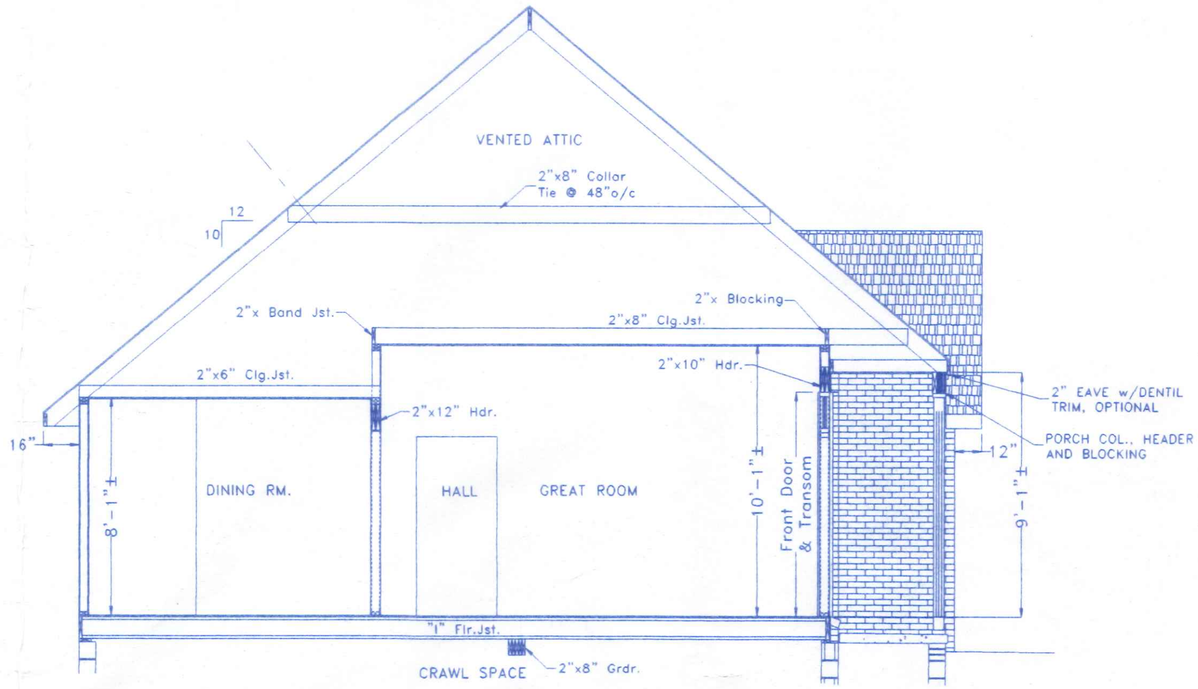
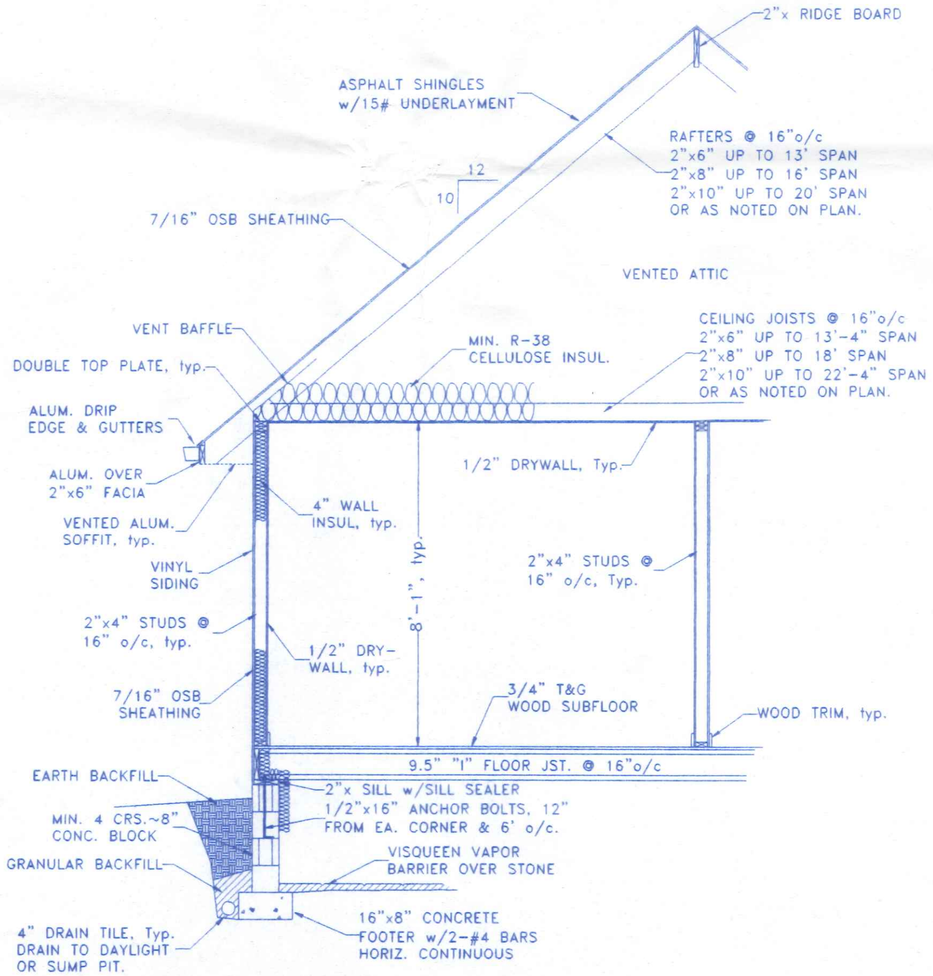
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
FOUNDATION PLAN	DRAWING NUMBER: 4 of 6



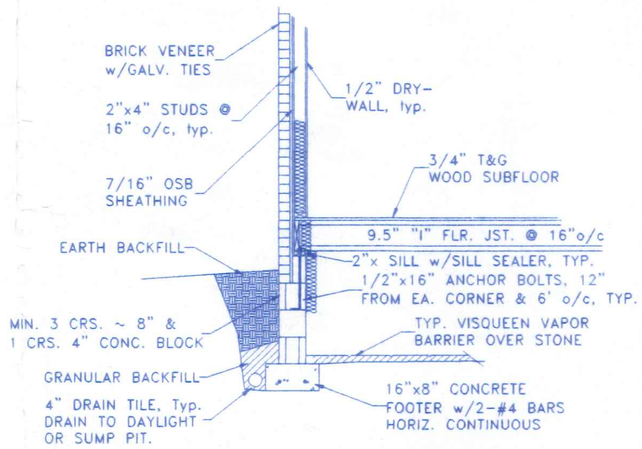
CROSS SECTION @ PORCH/GREAT ROOM

1/4"=1'-0"



TYPICAL CROSS SECTION @ CRAWL SPACE

3/8"=1'-0"



TYPICAL CROSS SECTION @ BRICK VENEER

3/8"=1'-0"

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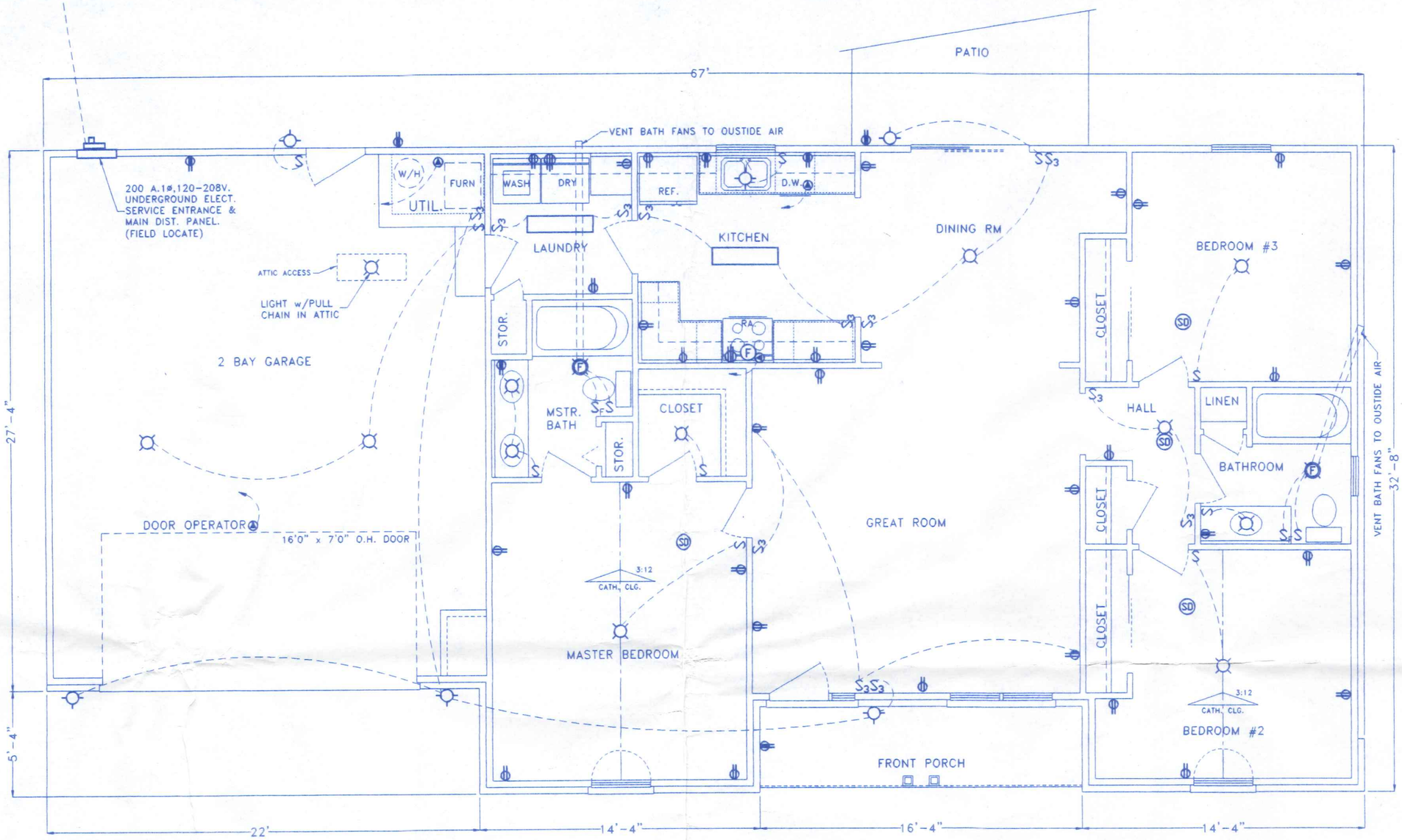
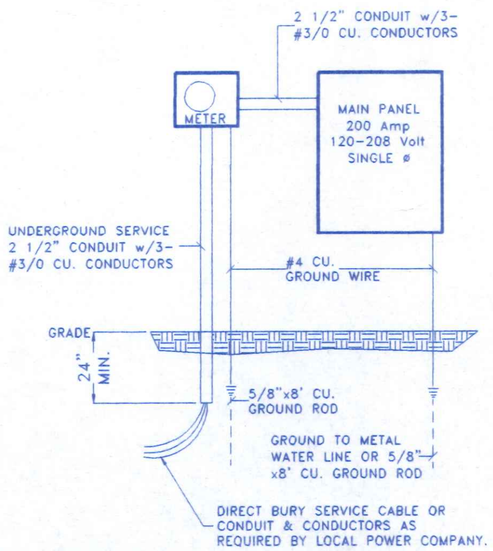
COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO

DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
FILE NAME: 300	REVISED:
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
TYPICAL SECTIONS	DRAWING NUMBER: 5 of 6





ELECTRICAL RISER DIAGRAM

NO SCALE

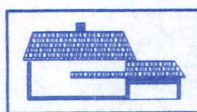
ELECTRICAL LEGEND

- 2 TUBE FLUORESCENT LIGHT
- INCANDESCENT CEILING LIGHT FIXTURE
- INCANDESCENT WALL LIGHT FIXTURE
- S LIGHT SWITCH
- S_F FAN SWITCH
- S_3 3 WAY LIGHT SWITCH
- 120 V. OUTLET G.F.C.I.
- 120 V. DUPLEX RECEPTICLE
- 120 V. DUPLEX RECEPT. 1/2 SWITCHED
- 208 V. APPLIANCE RECEPTICLE
- (SD) APPROVED SMOKE DETECTOR
- (A) SPECIAL OUTLET
- (F) EXHAUST FAN

VENT BATH FANS TO OUSTIDE AIR

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. ALL RACEWAYS BURIED IN EARTH, RUN EXPOSED OR CAST IN CONCRETE SHALL BE RIGID, GALVANIZED STEEL CONDUIT. CONDUITS BURIED IN EARTH OR CAST IN CONCRETE MAY BE PVC SCH. 40 CONDUIT WITH RIGID STEEL ELBOWS & RISERS. 3/4" DIAMETER MINIMUM. A GROUND WIRE SHALL BE ADDED IN ALL PVC CONDUIT RUNS.
6. BRANCH CIRCUIT WIRING SHALL BE COPPER CONDUCTORS, NO. 12 AWG MINIMUM.
7. CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND ALL MATERIALS (EXCEPT LAMPS) FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
8. ALL MATERIALS FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE U.L. LISTED.
9. PROVIDE GROUND FAULT CIRCUIT INTERUPTER (GFCI) PROTECTED OUTLETS AT ALL RECEPTICLES IN BATHS, NEAR KITCHEN SINK, OUTDOORS & IN GARAGE AREAS.
10. THIS CONTRACTOR SHALL REMOVE DEBRIS CREATED BY THIS PORTION OF THE CONTRACT AND SHALL CLEAN ALL FIXTURES, PANELS, EQUIPMENT, ETC. AT THE COMPLETION OF THE PROJECT.



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DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
FILE NAME: 300	REVISED:
PLAN NO. 300	SCALE: 1/4"=1'-0"
	DATE: NOV. 2003
ELECTRICAL PLAN	DRAWING NUMBER: 6 of 6