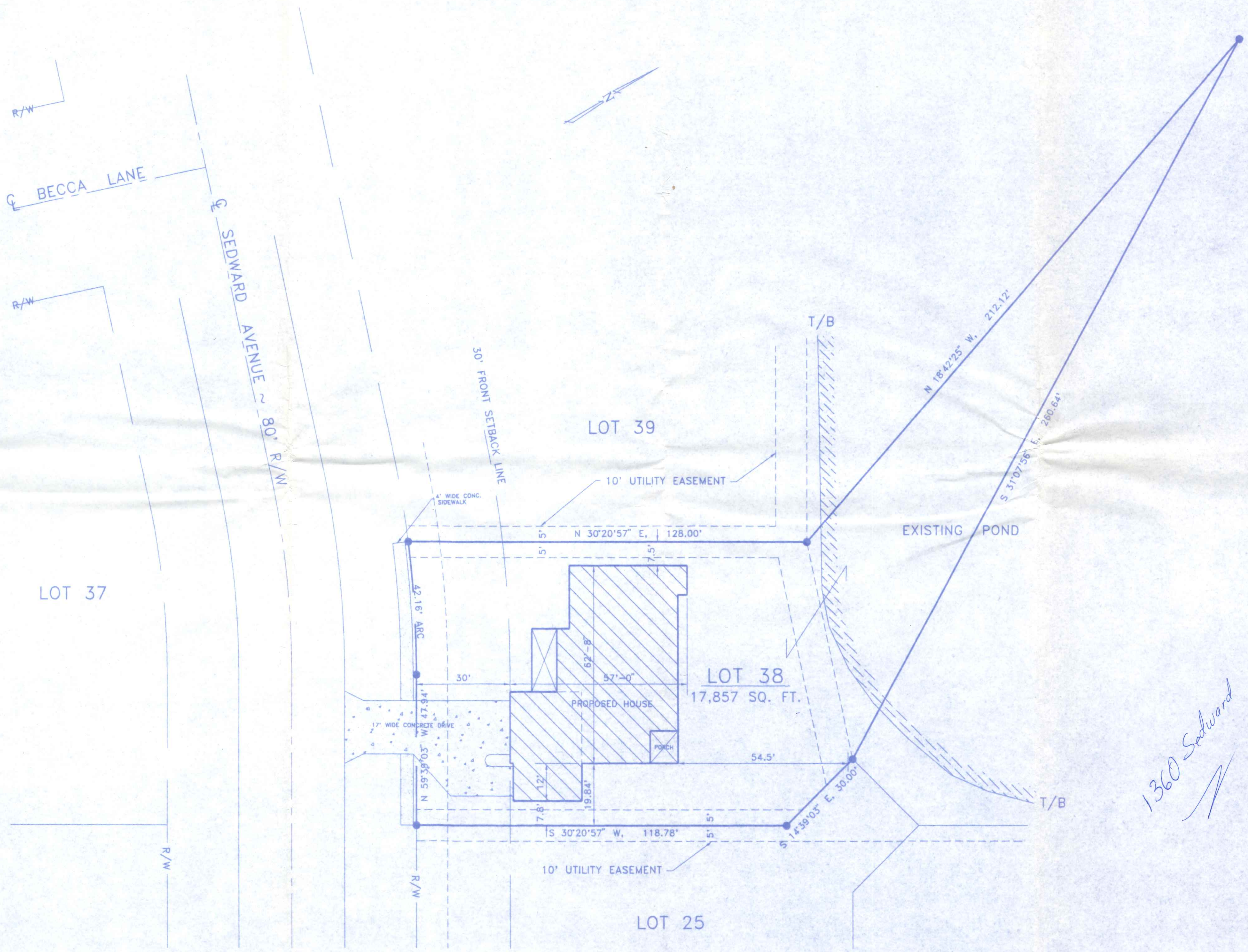


DATE	REVISIONS	BY

**NAPOLEON ENGINEERING & SURVEYING, INC.**  
 GOLF VIEW PROFESSIONAL BUILDING  
 1044 CHELSEA AVENUE  
 P.O. BOX 671  
 NAPOLEON, OHIO 43545  
 (419) 582-9861  
 MARC S. GORLEN, P.E.  
 PRESIDENT  
 FEASIBILITY STUDIES SUBDIVISIONS BUILDING DESIGN CONSULTING ENGINEERS  
 DIRECTORY: C:\BCK DRAWING NAME: LOTS870.DWG

BECK CONSTRUCTION COMPANY  
 NAPOLEON, OHIO  
 PROPOSED RESIDENCE ~ SEDWARD AVENUE  
 SITE PLAN ~ LOT 38 TWIN OAKS SUBDIVISION



File: C:\PLOT\1013810 Plotted. Tue Oct 24 03:59:04 1995  
 Plot Label: C:\BECK\1013810.DWG



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Front Elevation

SCALE: 1/4"=1'-0"

Sheet Notes:

- TRIM- FASCIA 1"x8"  
SUB FASCIA 1"x8"  
RAKE 1"x8"  
SUB RAKE 1"x8"  
CORNER BOARD 1"x6"  
WINDOW TRIM 1"x4" (WHERE SHOWN)  
WINDOW HEADS AS SHOWN
- SIDING- WOOD LAP SIDING W/ 7" EXPOSURE
- FLASHING- ALL VERTICAL INTERSECTIONS TO ROOF  
MIN. 6" EACH WAY
- MASONRY- BRICK, COURSING DETAILS AS SHOWN. PROVIDE  
WALL TIES, FLASHING & WEEPS  
AS PER INDUSTRY STANDARDS.
- SHINGLES- ASPHALT SHINGLES

DESIGN DETAILS

Olde Mill Landing

a Lockerbie Collection plan

Sheet:

1 of 7

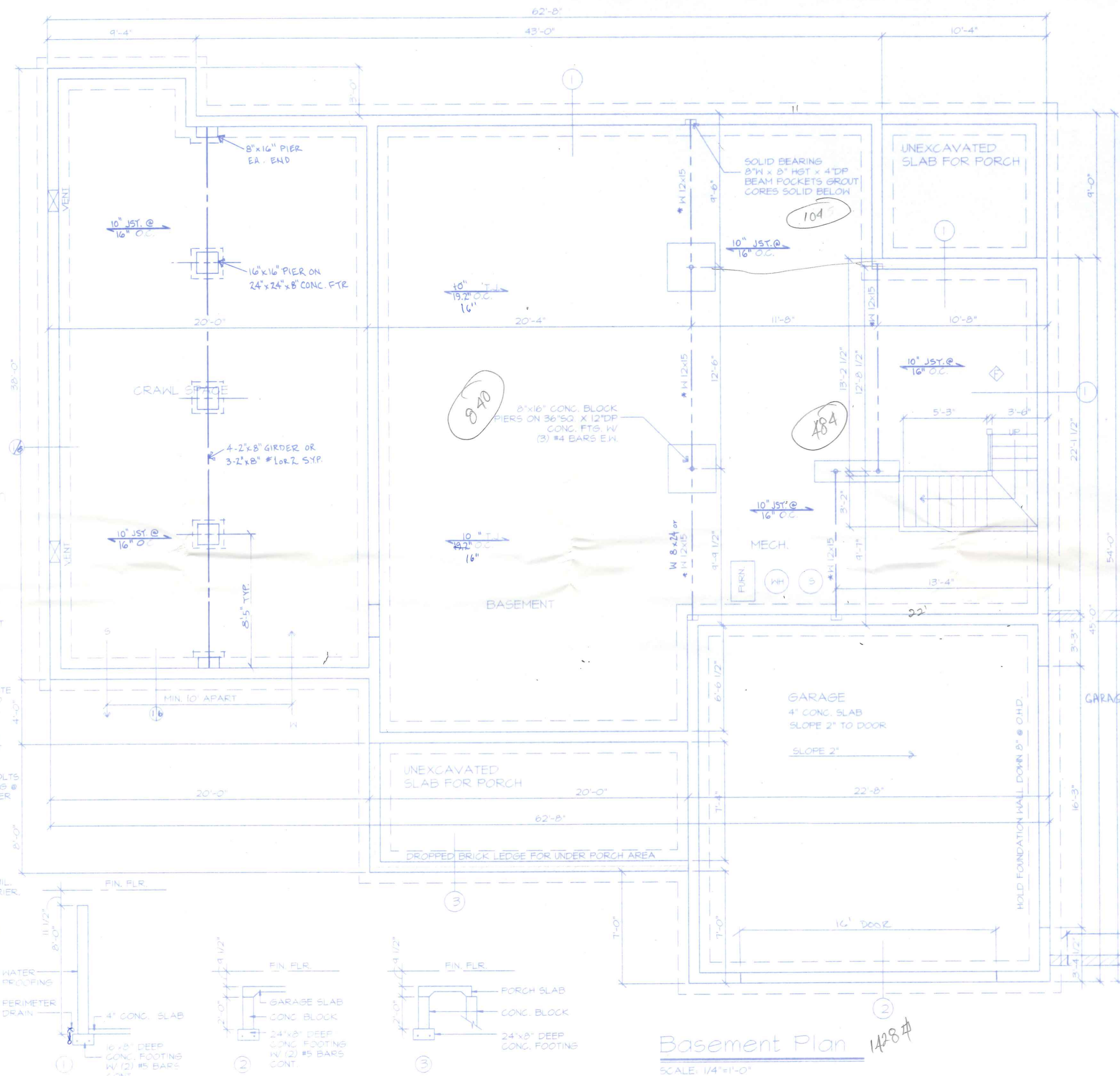


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# DESIGN DETAILS

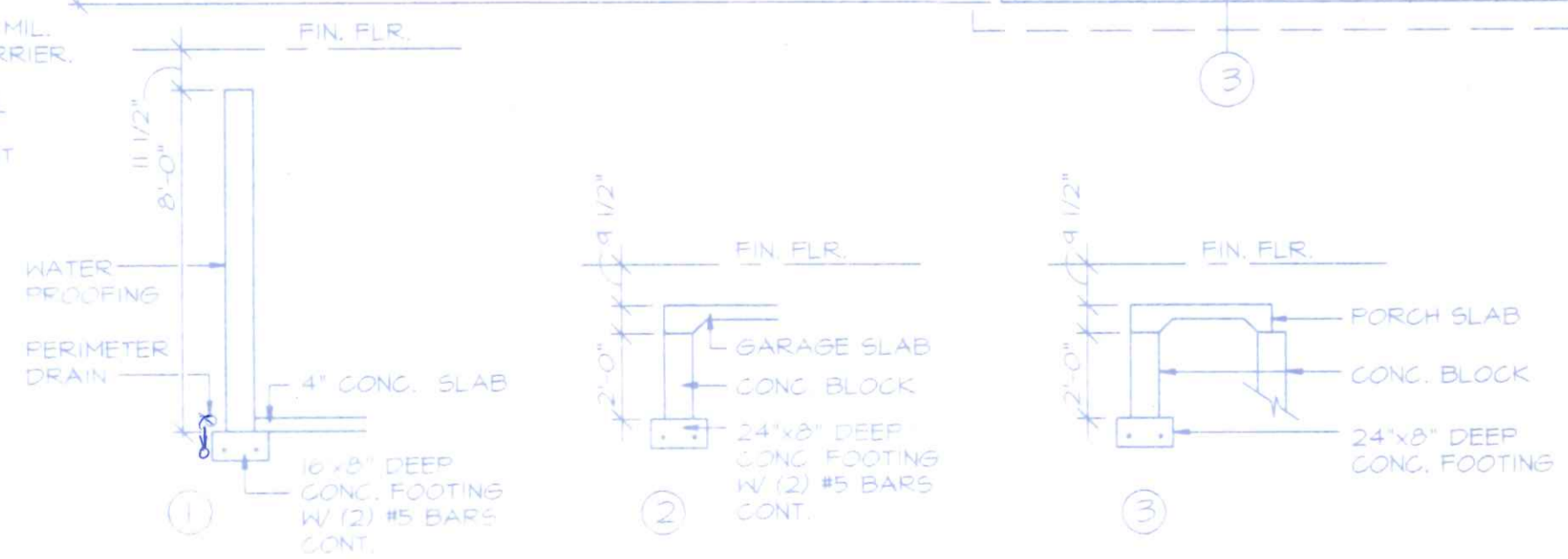
a Lockerbie Collection plan

Olde Mill Landing



## Foundation Notes:

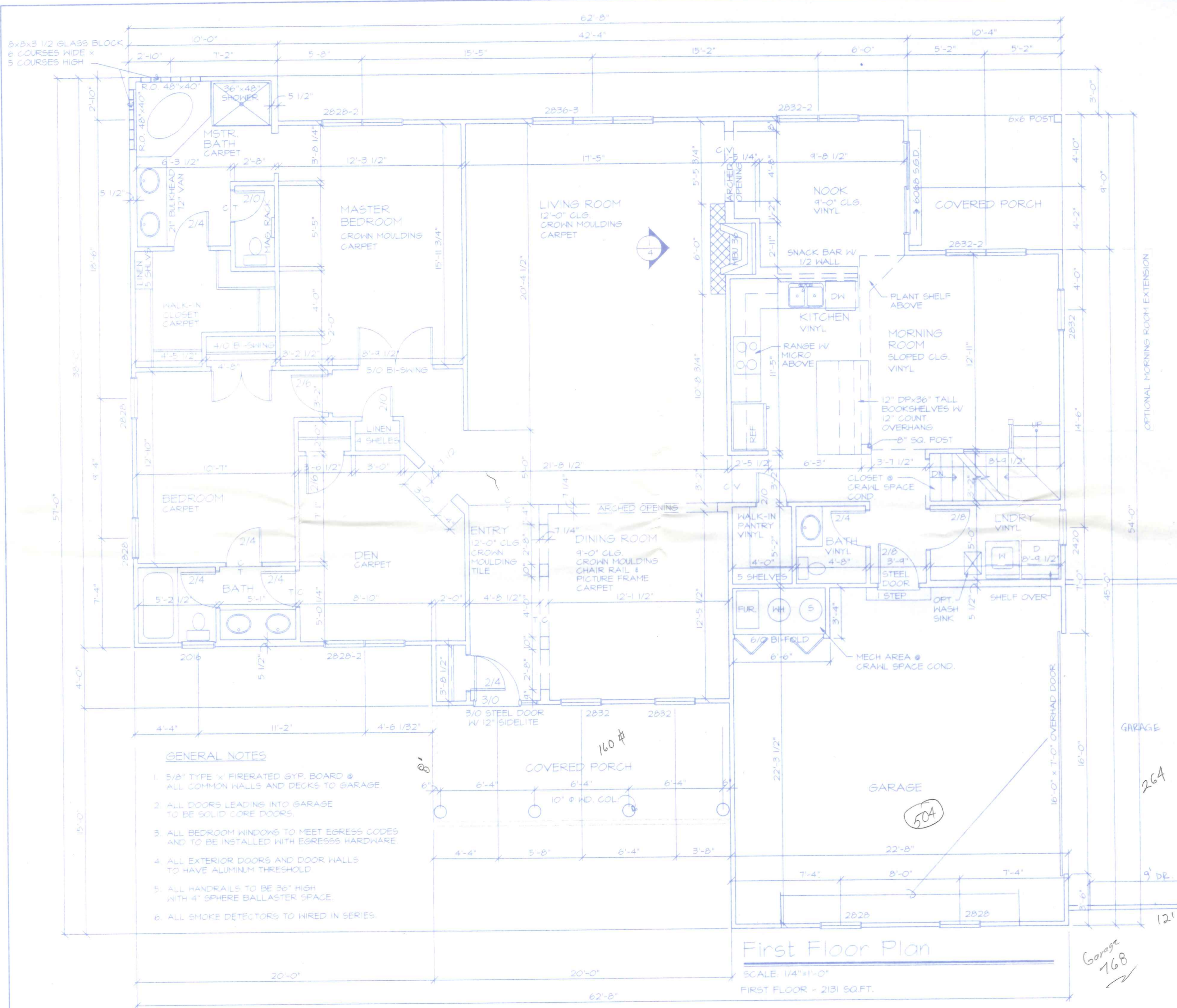
1. ALLOWABLE SOIL PRESSURE 2000 PSF
2. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY
3. STANDARD BASEMENT AND GARAGE SLAB TO BE 4" CONCRETE ON 6 MIL VAPOR BARRIER OVER 4" GRANULAR FILL
4. STRUCTURAL CONCRETE FOOTING TO BE 2500 PSI SLABS 3500 PSI
5. BOTTOM OF ALL FOOTINGS TO BE SET BELOW LOCAL FROST LINE SEE DETAILS.
6. PROVIDE ANCHOR BOLTS 1/2" DIA. x 10" STARTING @ 6" FROM EACH CORNER @ 6'-0" O.C. AND AT EACH SIDE OF ALL OPENINGS, MIN (2) PER PIECE OF SILL.
7. CRAWL SPACE
  - A. PROVIDE MIN 4" GRAVEL OVER 6 MIL. POLYVAPOR BARRIER.
  - B. DEPTH OF CRAWL TO BE MIN. 2'-0" BOTTOM OF JOIST TO GRAVEL.



Basement Plan 1428 #  
 SCALE: 1/4"=1'-0"



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- GENERAL NOTES**
- 5/8" TYPE 'X' FIRERATED GYP. BOARD @ ALL COMMON WALLS AND DECKS TO GARAGE.
  - ALL DOORS LEADING INTO GARAGE TO BE SOLID CORE DOORS.
  - ALL BEDROOM WINDOWS TO MEET EGRESS CODES AND TO BE INSTALLED WITH EGRESS HARDWARE.
  - ALL EXTERIOR DOORS AND DOOR WALLS TO HAVE ALUMINUM THRESHOLD.
  - ALL HANDRAILS TO BE 36" HIGH WITH 4" SPHERE BALLASTER SPACE.
  - ALL SMOKE DETECTORS TO WIRED IN SERIES.

**First Floor Plan**  
 SCALE: 1/4"=1'-0"  
 FIRST FLOOR - 2131 SQ.FT.

# DESIGN DETAILS

Olde Mill Landing  
 a Lockerbie Collection plan

Sheet:  
**3** of 7

Garage 168

OPTIONAL MORNING ROOM EXTENSION

GARAGE

GARAGE

50A

160 #

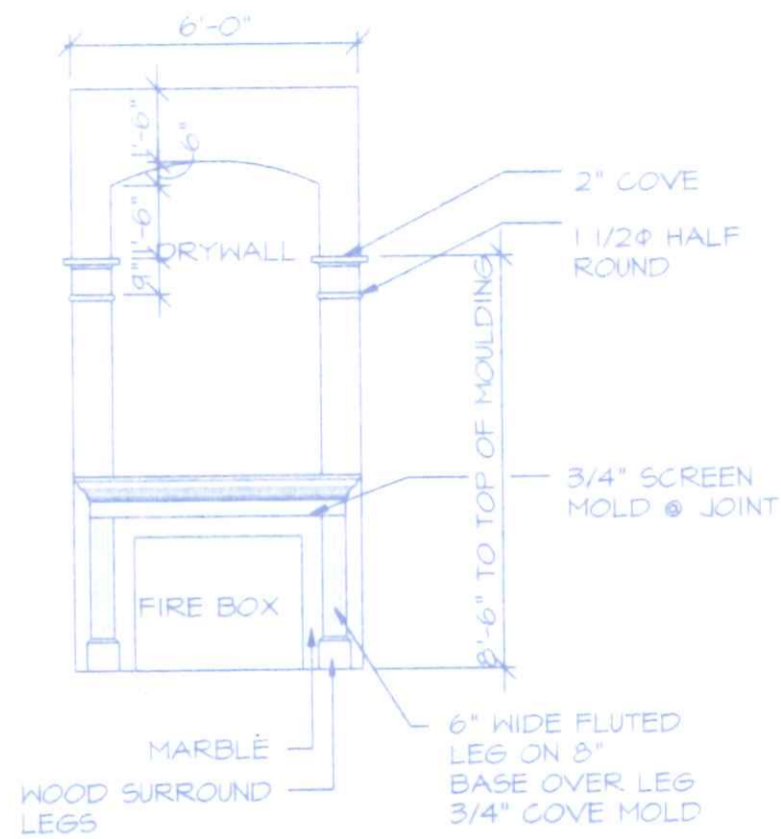
8'

26A

9' DR.

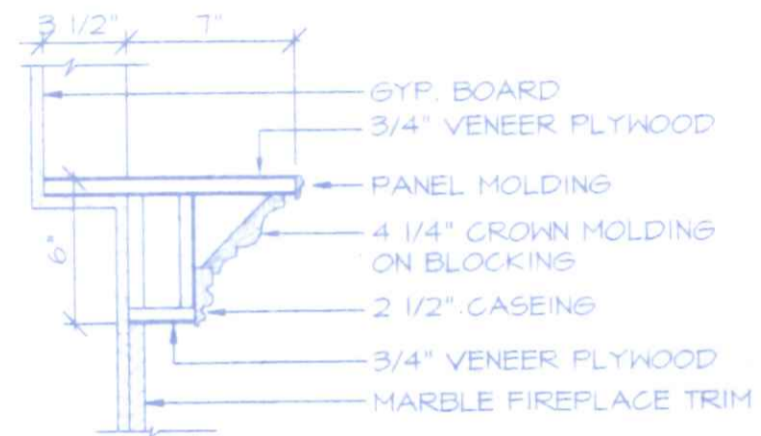
12'

WINDOW	R.O. WIDTH	R.O. HEIGHT
2016	26 1/8"	40 7/8"
2832	34 1/8"	72 7/8"
2828	34 1/8"	64 7/8"
2420	30 1/8"	48 7/8"
2836-3	100 7/8"	80 7/8"
2828-2	67 1/2"	64 7/8"
2832-2	67 1/2"	72 7/8"
1536	7 3/4"	42 1/8"
6068 S.G.D.	72 3/4"	42 1/8"



Fire Place Elevation

SCALE: 1/4" = 1'-0"



Fire Place Molding

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

Design Loads:

- FLOOR: 40 PSF LIVE LOAD, 10 PSF DEAD LOAD
- ROOF: 30 PSF LIVE LOAD, 10 PSF DEAD LOAD

Design Loads:

- THE CARPENTER SHALL CAREFULLY LAY OUT AND ERECT ALL STRUCTURAL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, AND BRIDGINS. ALL MEMBERS SHALL BE PROPERLY PLUMBED, LEVELED, AND BRACED UNTIL ALL STRUCTURAL CONNECTIONS ARE IN PLACE. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF THE CONSTRUCTION.
- FRAMING LUMBER SHALL CONFORM WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS.  
JOISTS AND ALL OTHER:  
NO.2 DOUGLAS FIR LARCH OR YELLOW PINE  
F<sub>b</sub> = 1450 psi  
F<sub>c</sub> = 1000 psi  
E = 1,700,000 psi
- ALL FIRST FLOOR SILL PLATES, GRAHL SPACE FRAMING, AND STRUCTURAL MEMBERS EXPOSED TO WEATHER SHALL BE KOLMANIZED PRESSURE TREATED.
- ROOF TRUSS DESIGN, SPECIFICATION, AND ERECTION PROCEDURE TO BE SUPPLIED BY THE TRUSS MANUFACTURER.
- MICRO-LAM BEAM STRUCTURAL PROPERTIES:  
F<sub>b</sub> = 2800 psi  
F<sub>c</sub> = 2100 psi  
E = 2,000,000 psi
- PROVIDE DIAGONAL BRACIS AT ALL EXTERIOR CORNERS.
- FRAMING OVER GIRDER AND BEARING PARTITIONS. JOISTS MAY BE BUTTED TOGETHER OVER THE CENTER BEARING, PROVIDE JOISTS ARE TIED TOGETHER, OR JOISTS MAY BE LAPPED AND NAILED TOGETHER. MINIMUM LAP, 4 INCHES; MAX. OVERHANG, 12"
- FLOOR JOISTS SHALL BE DOUBLE UNDER EACH PARALLEL PARTITION.
- BRIDGING, MAXIMUM SPACIS 10". BRIDGINS SHALL BE CROSSBRIDGINS USING 1x3 INCH BOARDS OR SOLID BRIDGINS OF JOIST DIMENSION. SET SOLID BRIDGINS IN AN OFFSET FASHION.

10. HALL & PARTITION FRAMING, UNLESS OTHERWISE SHOWN SPACE STUDS @ 16" O.C. DOUBLE STUDS AT OPENINGS. CONSTRUCT PARTITION CORNERS WITH NO LESS THAN 3 FULL MEMBERS. WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES. PLATES RESTING ON MASONRY OF CONCRETE SHALL BE ANCHORED WITH BOLTS.

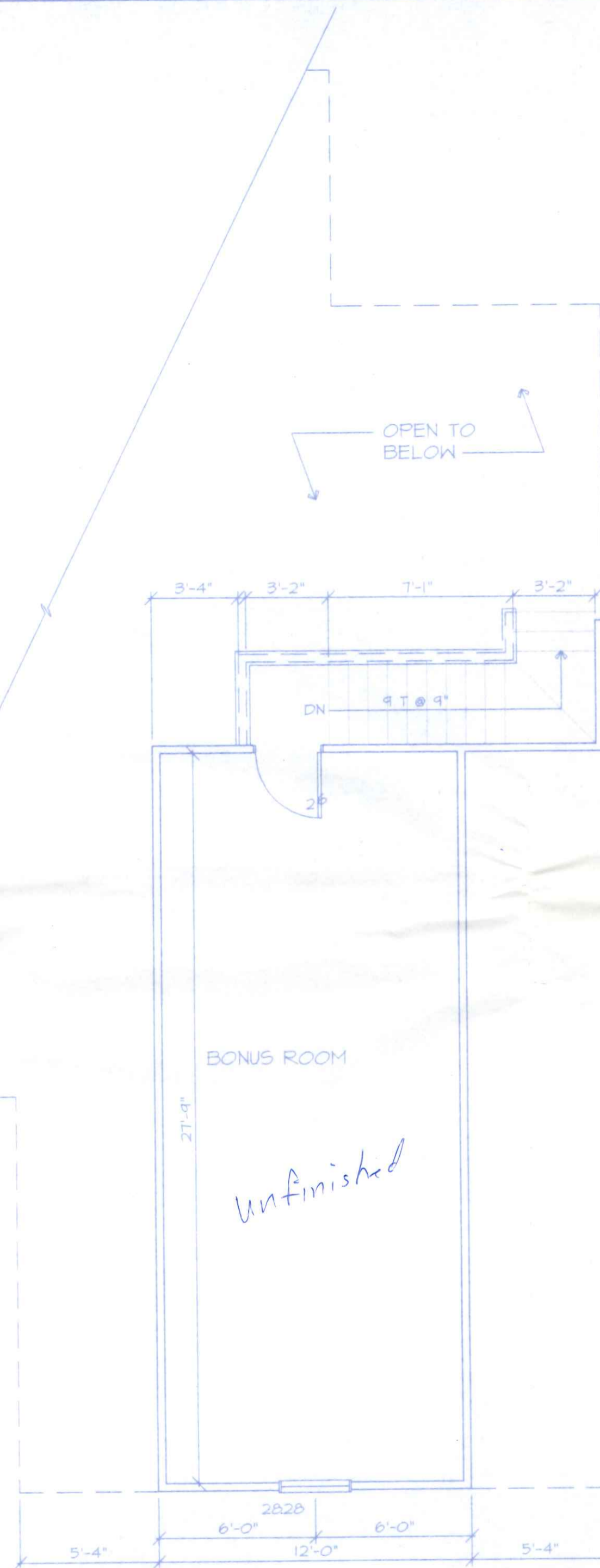
11. BLUE SUB-FLOOR USING RECOMMENDED ADHESIVE, APPLY BLUE BEAD TO FRAMING AND ALONG PANEL GROVE EDGES. NAIL W/ 10D NAILS @ 12" O.C.

12. PROVIDE NAILERS, NAILING STRIPS, AND GROUNDS AS NECESSARY AND RIGIDLY SECURE IN PLACE FOR ATTACHMENT OF TRIM, FINISH, AND OTHER WORK.

13. JOIST HANGERS @ ALL FLUSH BEAMS SHALL BE MIN. 16 GALV. STEEL, AND PROPERLY SIZED TO ACCEPT JOISTS.

GENERAL NOTES

- 5/8" TYPE 'X' FIRERATED GYP. BOARD @ ALL COMMON WALLS AND DECKS TO GARAGE.
- ALL DOORS LEADING INTO GARAGE TO BE SOLID CORE DOORS.
- ALL BEDROOM WINDOWS TO MEET EGRESS CODES AND TO BE INSTALLED WITH EGRESS HARDWARE.
- ALL EXTERIOR DOORS AND DOOR WALLS TO HAVE ALUMINUM THRESHOLD.
- ALL HANDRAILS TO BE 36" HIGH WITH 4" SPHERE BALLASTER SPACE.
- ALL SMOKE DETECTORS TO WIRED IN SERIES.



Second Floor Plan

SCALE: 1/4" = 1'-0"

SECOND FLOOR - 340 SQ.FT.



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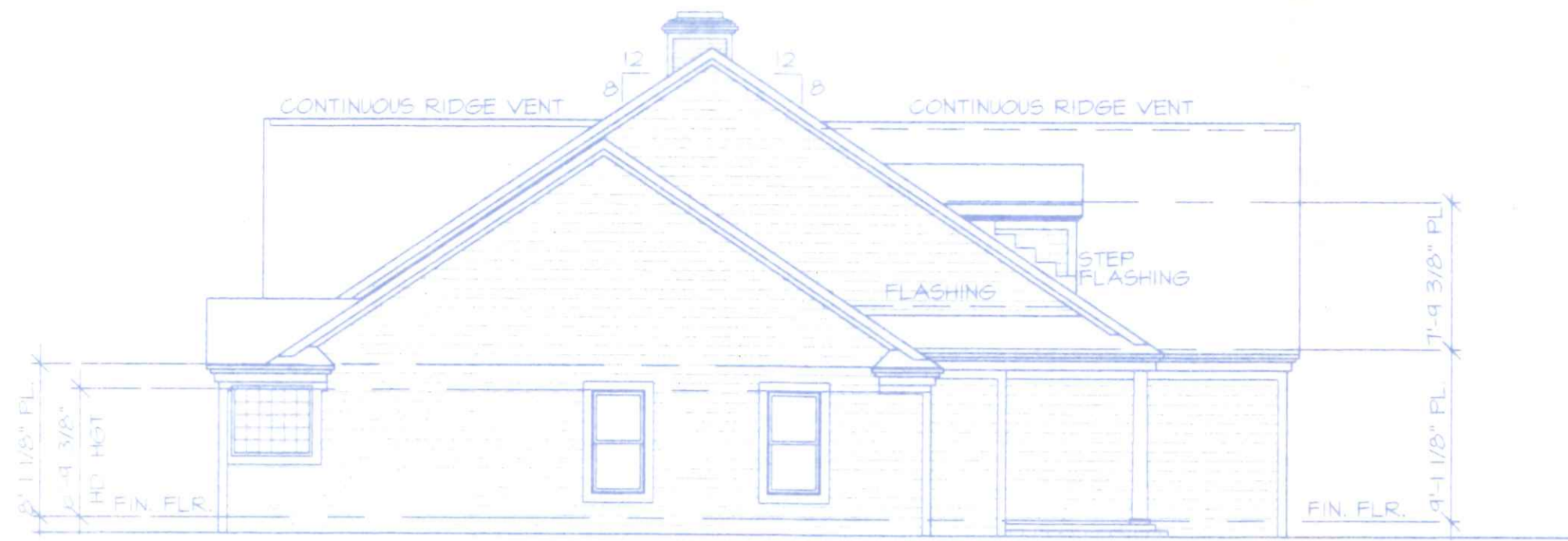
Olde Mill Landing

Sheet:

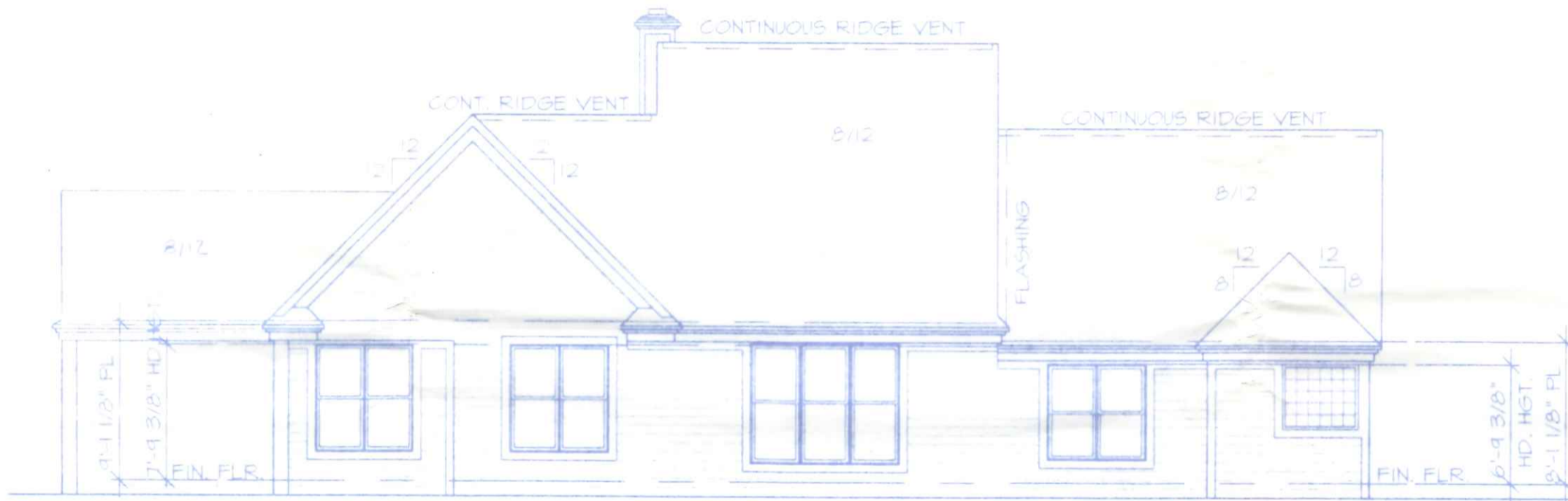
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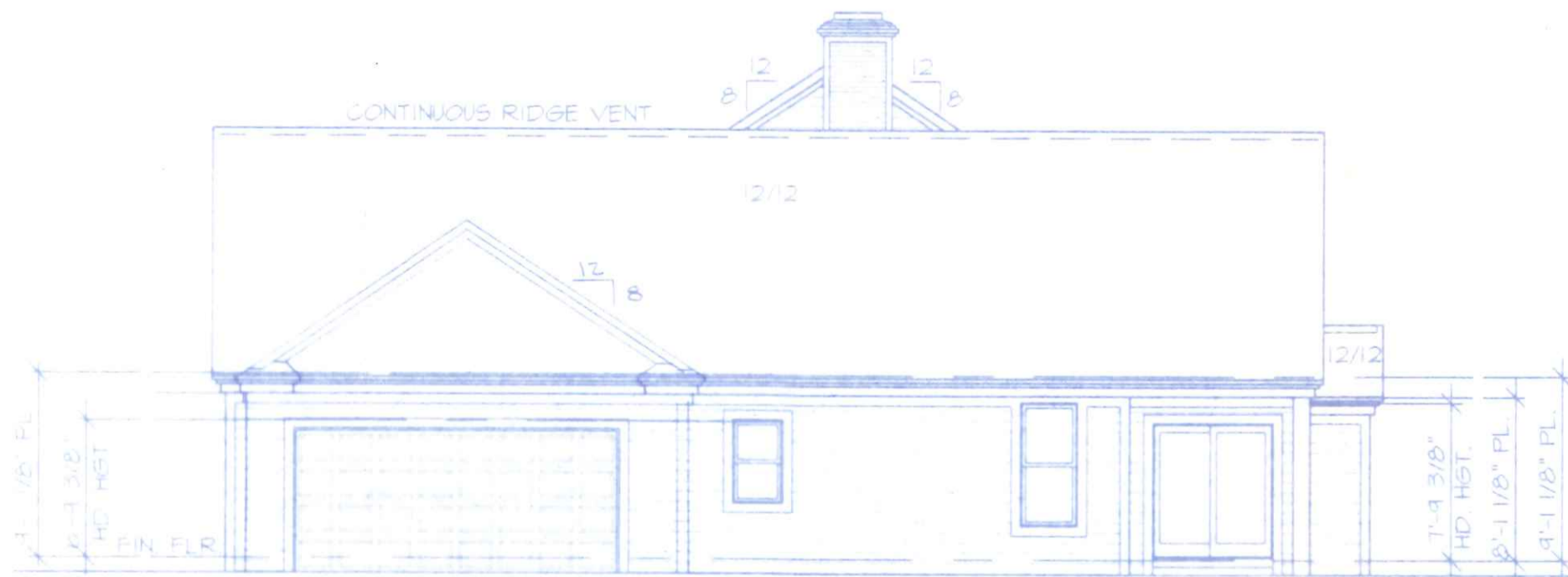
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Left Side Elevation  
 SCALE: 1/8"=1'-0"



REAR Right Side Elevation  
 SCALE: 1/8"=1'-0"



Rt Side Elevation  
 SCALE: 1/8"=1'-0"

Sheet Notes:

- TRIM- FASCIA 1"x8"  
 SUB FASCIA 1"x8"  
 RAKE 1"x8"  
 SUB RAKE 1"x8"  
 CORNER BOARD 1"x6"  
 WINDOW TRIM 1"x4" (WHERE SHOWN)  
 WINDOW HEADS AS SHOWN
- SIDING- WOOD LAP SIDING W/ 7" EXPOSURE
- FLASHING- ALL VERTICAL INTERSECTIONS TO ROOF  
 MIN. 6" EACH WAY
- MASONRY- BRICK, COURSING DETAILS AS SHOWN, PROVIDE  
 WALL TIES, FLASHING & KEEPS  
 AS PER INDUSTRY STANDARDS
- SHINGLES- ASPHALT SHINGLES

# DESIGN DETAILS

a Lockerbie Collection plan

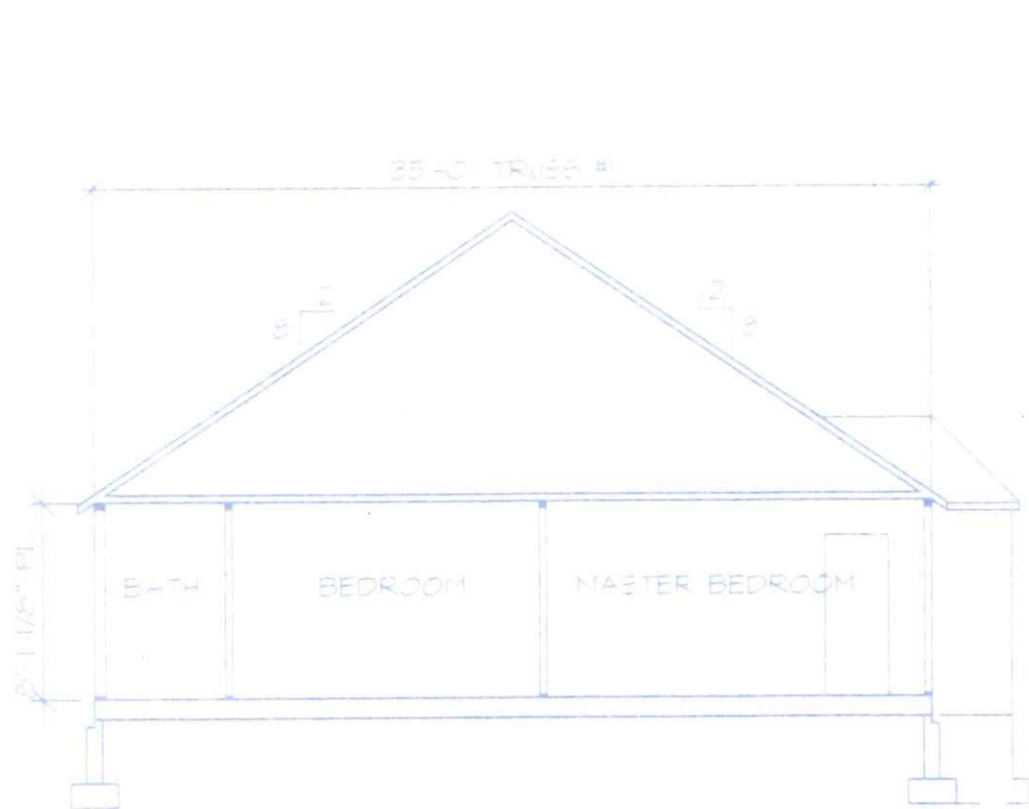
Olde Mill Landing

Sheet:

5 of 87

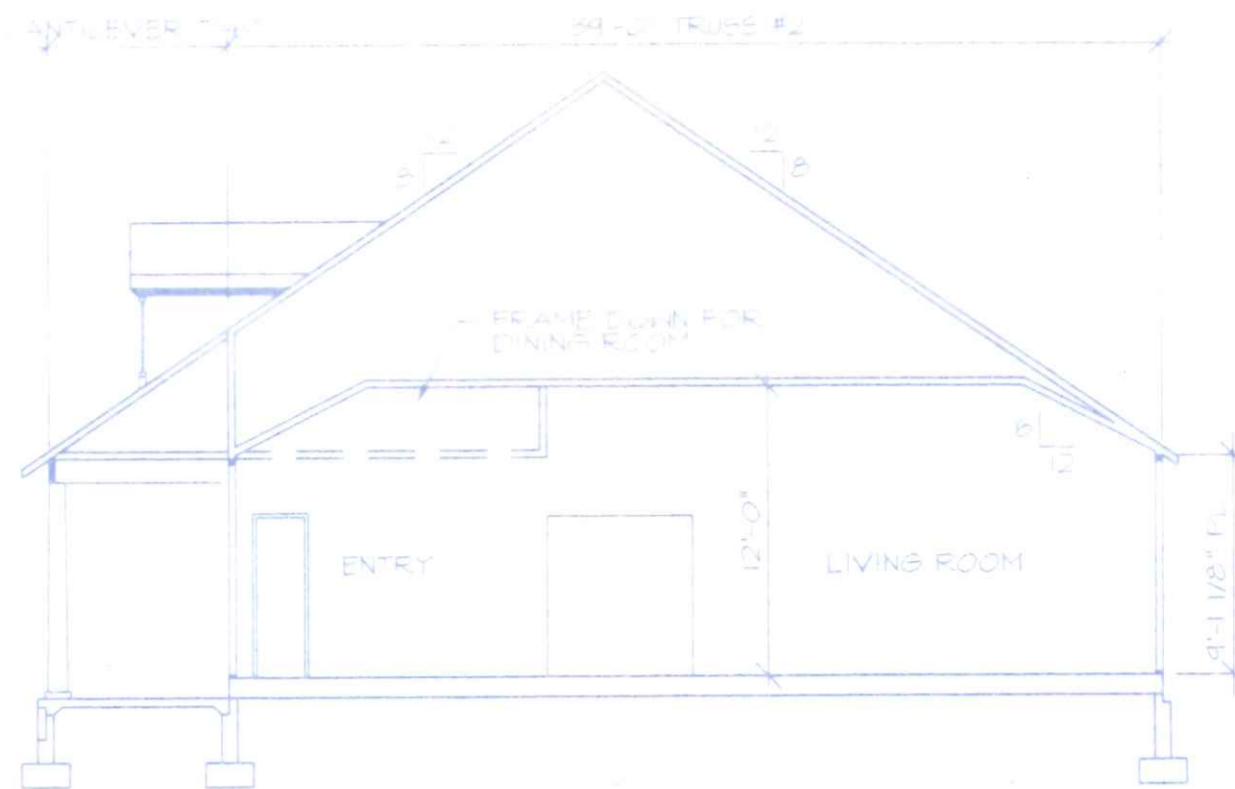


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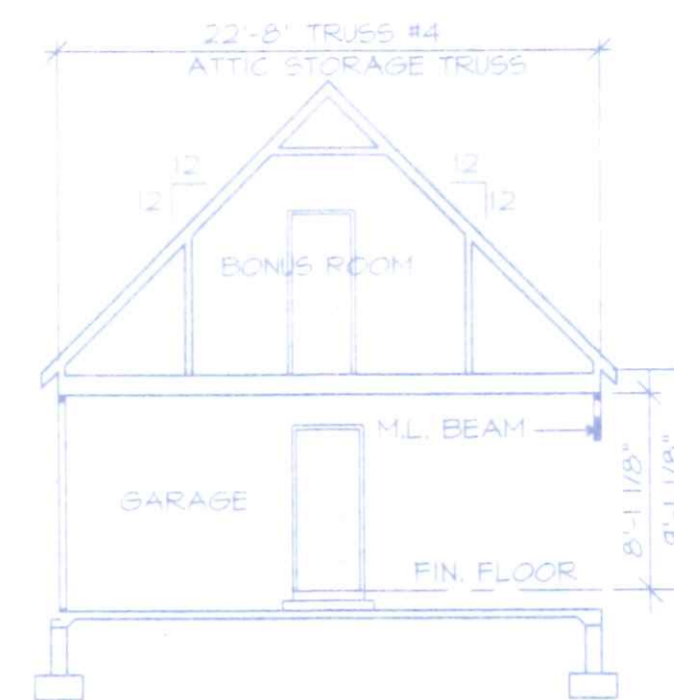
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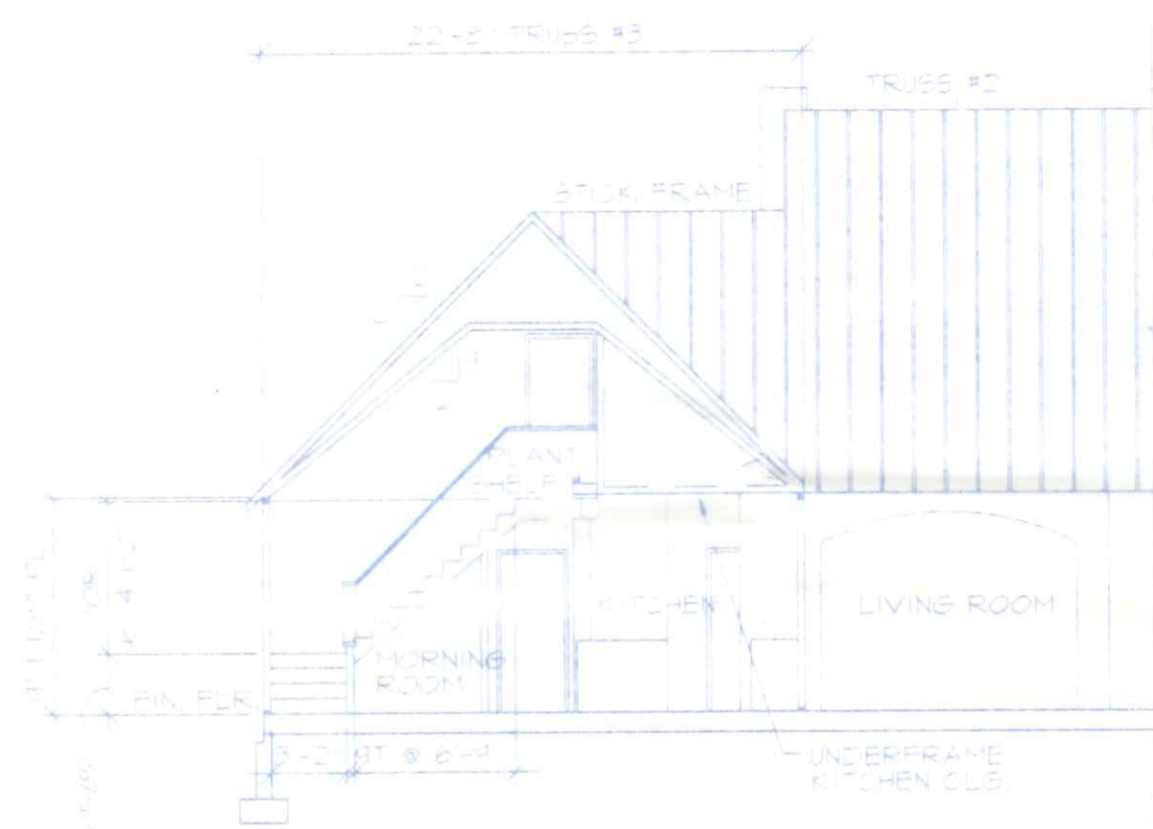
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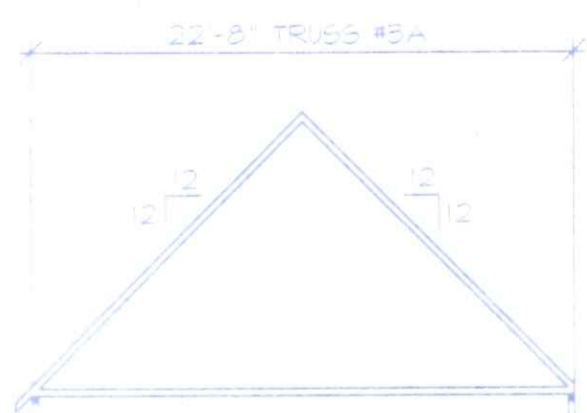
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SCALE: 1/8"=1'-0"

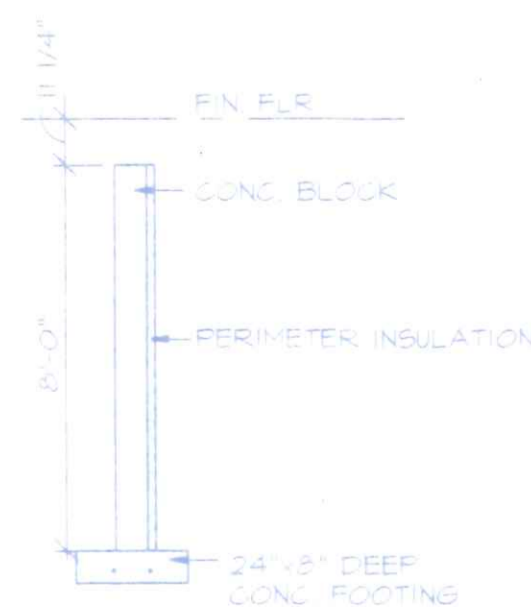


Section Four

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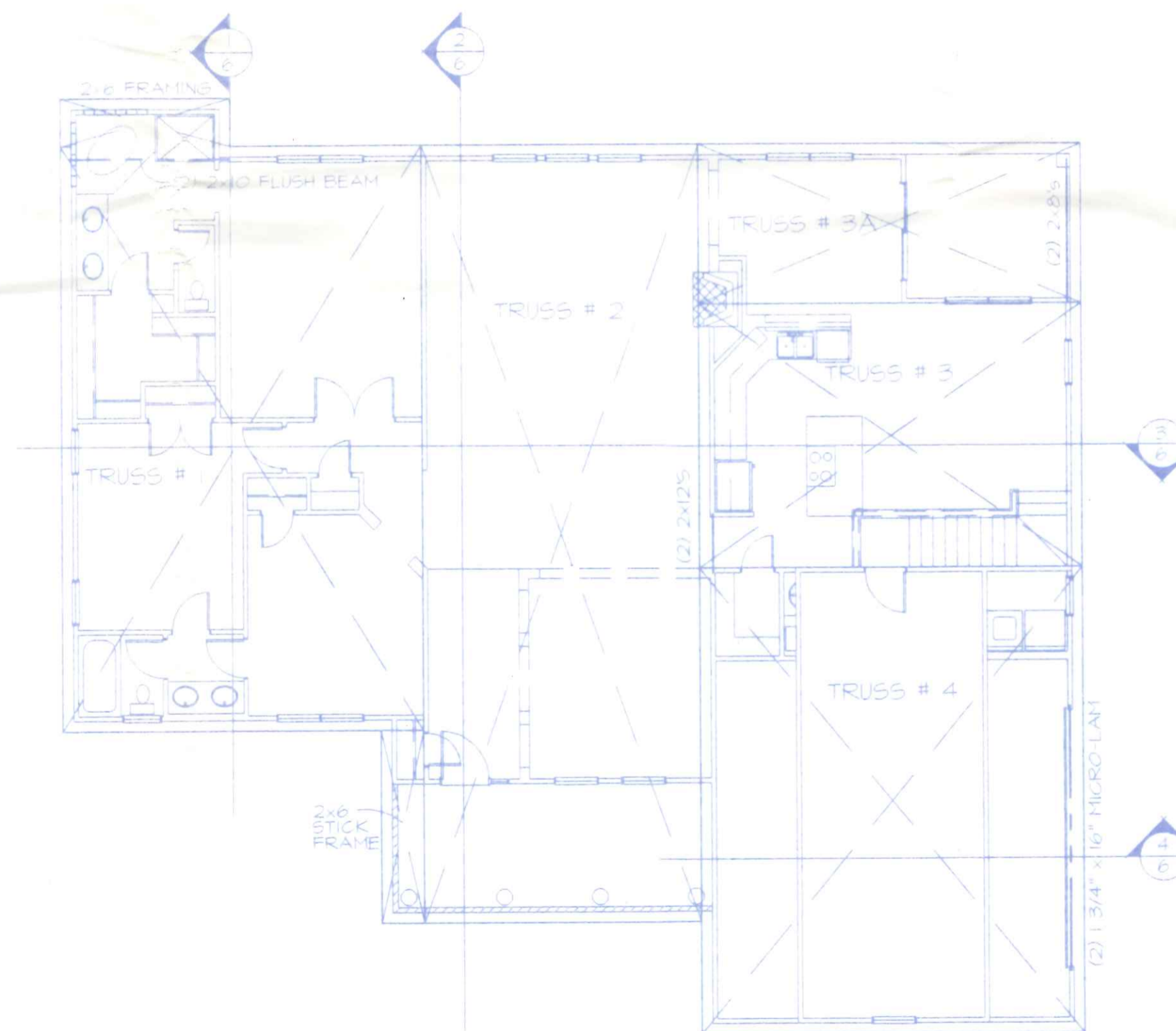


SCALE: 1/8"=1'-0"



Detail

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



Truss Design

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

# DESIGN DETAILS

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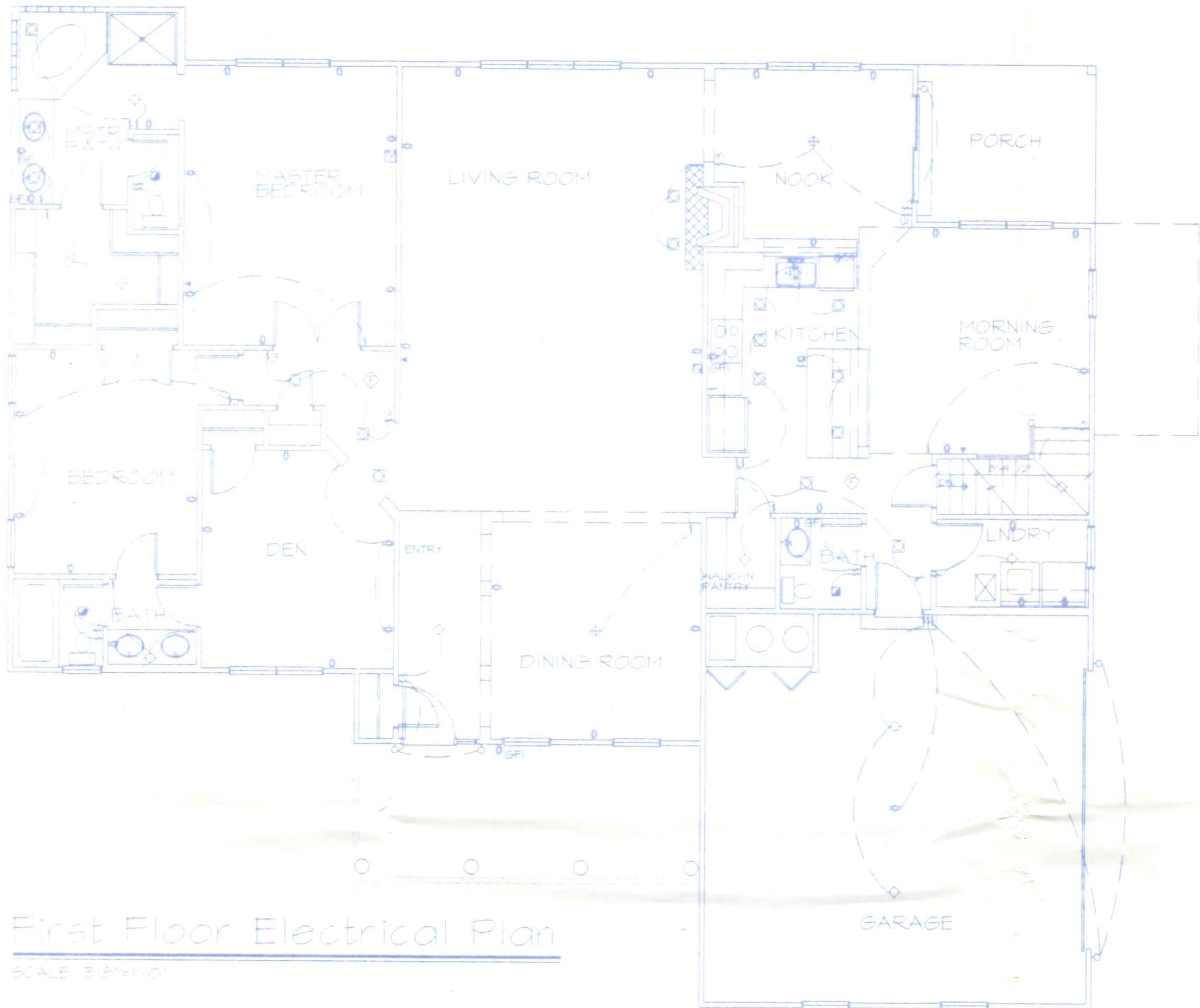
Olde Mill Landing

Sheet:

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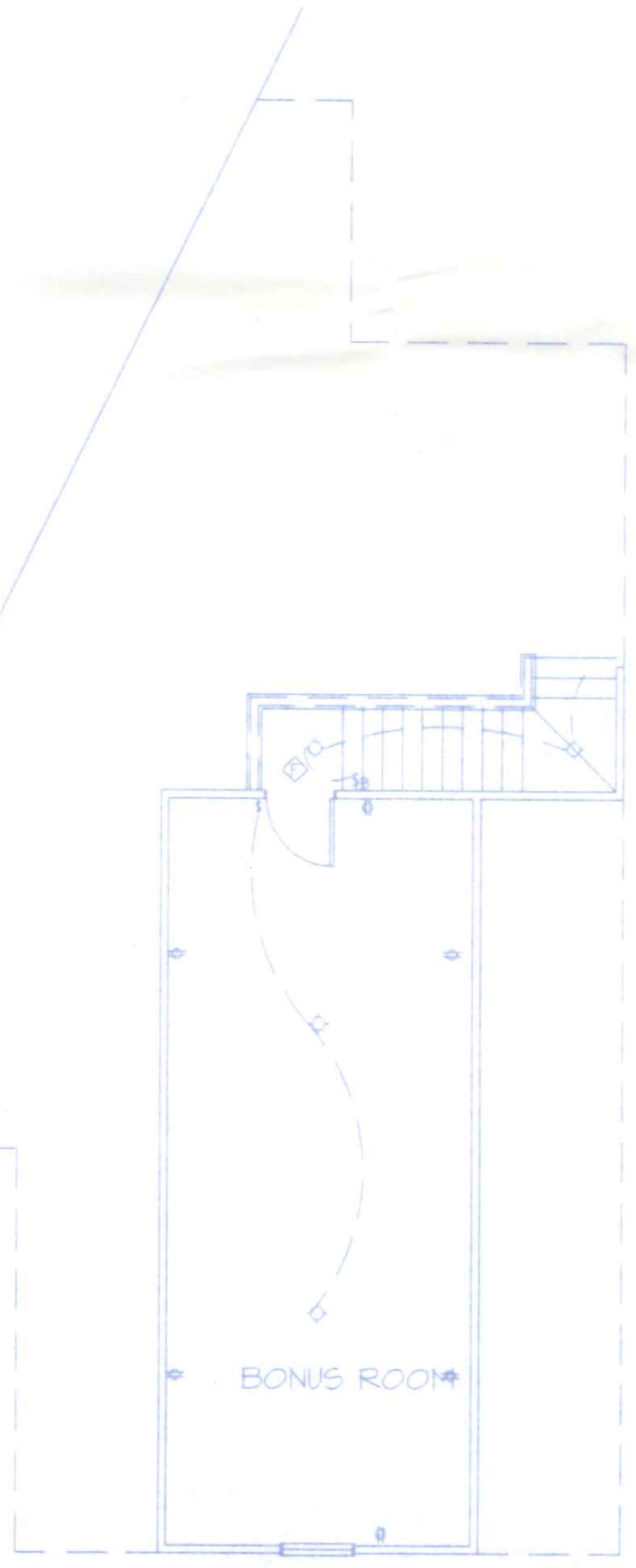


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First Floor Electrical Plan  
 SCALE: 3/8"=1'-0"

ELECTRICAL SYMBOL KEY	
	THREE-WAY SWITCH
	SWITCH
	DIMMER SWITCH
	THREE-WAY DIMMER SWITCH
	MOMENTARY SWITCH
	OUTLET
	GROUND FAULT INTERRUPTER
	HALF-SWITCHED OUTLET
	220-VOLT OUTLET
	WATER PROOF OUTLET
	SURFACE MOUNTED FIXTURE
	CEILING PENDANT FIXTURE
	RECESSED CAN FIXTURE
	DIRECTIONAL RECESSED CAN FIXTURE
	SOFFIT FLOOD LIGHT
	WALL MOUNTED FIXTURE
	TELEPHONE JACK
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT
	CABLE TELEVISION JACK
	SMOKE DETECTOR WIRED IN SERIES



Second Floor Electrical Plan  
 SCALE: 3/8"=1'-0"

# DESIGN DETAILS

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Olde Mill Landing

Sheet:  
**7** of 7