

63.5'

1450 Sedward

69

12000 s.f.

LAWN AREA

N 1°40'33" W, 150.00'

Σ 1° 10' 33" E 150 m

PATIO

PROPOSED
HOUSE

56.33'

PORCH

GARAGE

179

30' Bldg. Line

-56

LAWN AREA

LAWN AREA

30

305

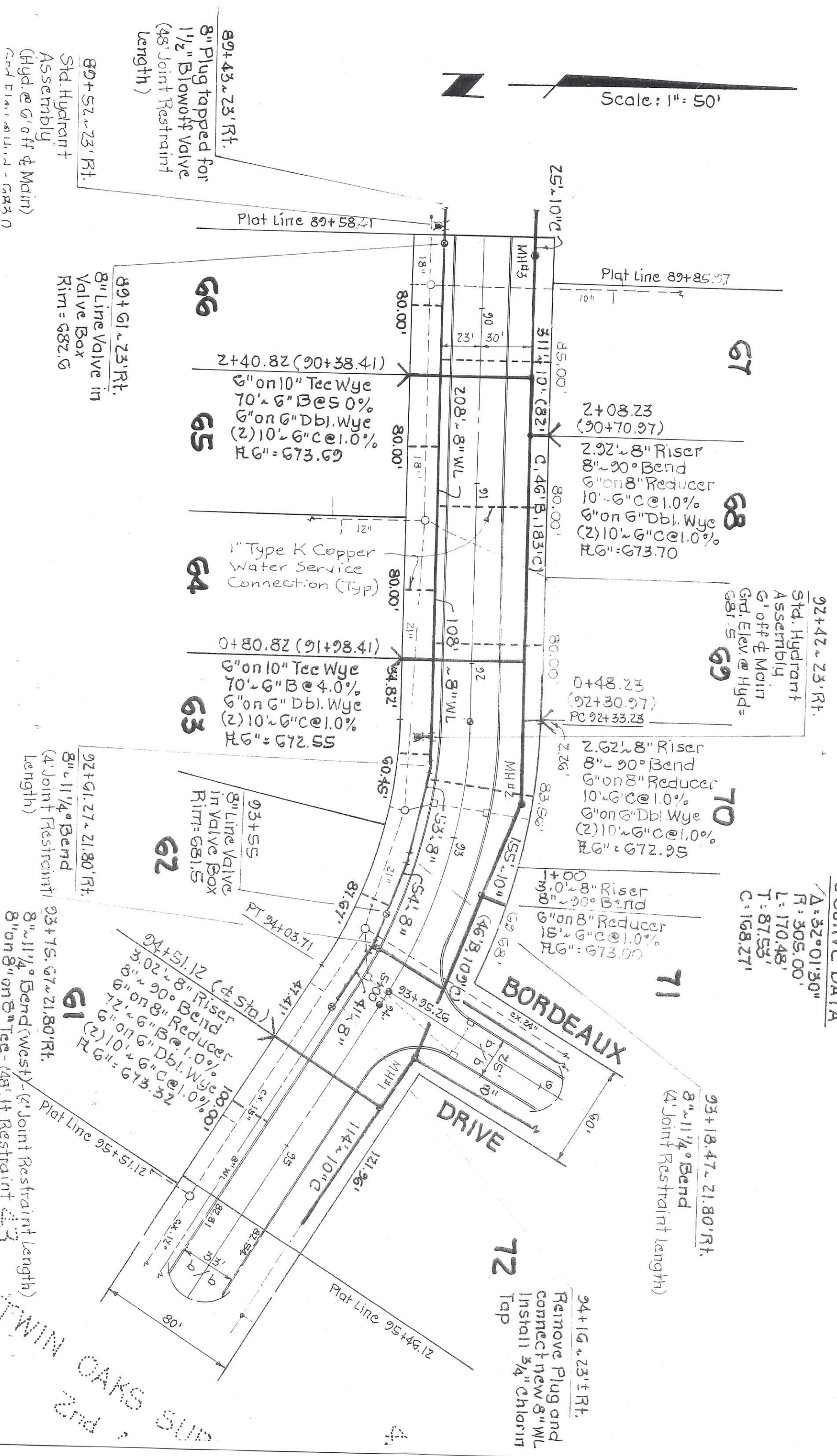
S 88°19'27" W, 80.00'

NEW 4' SIDEWALK

10" San

R/W-

I ~~_____~~ _____
Scales 14, 501



4 CURVE DATA

$\Delta = 32^{\circ} 01' 30''$
 $R = 305.00'$
 $L = 170.48'$
 $T = 87.53'$
 $C = 168.27'$

93+18.47 ~ 21.80' Rt.
3" ~ 1 1/4" Bend
(4' Joint Restraint length)

24 + 16 + 23 ± Rt.
Remove Plug and
connect new 8" WL
Install 3/4" Chlorin
Tap

TWIN OAKS

2nd

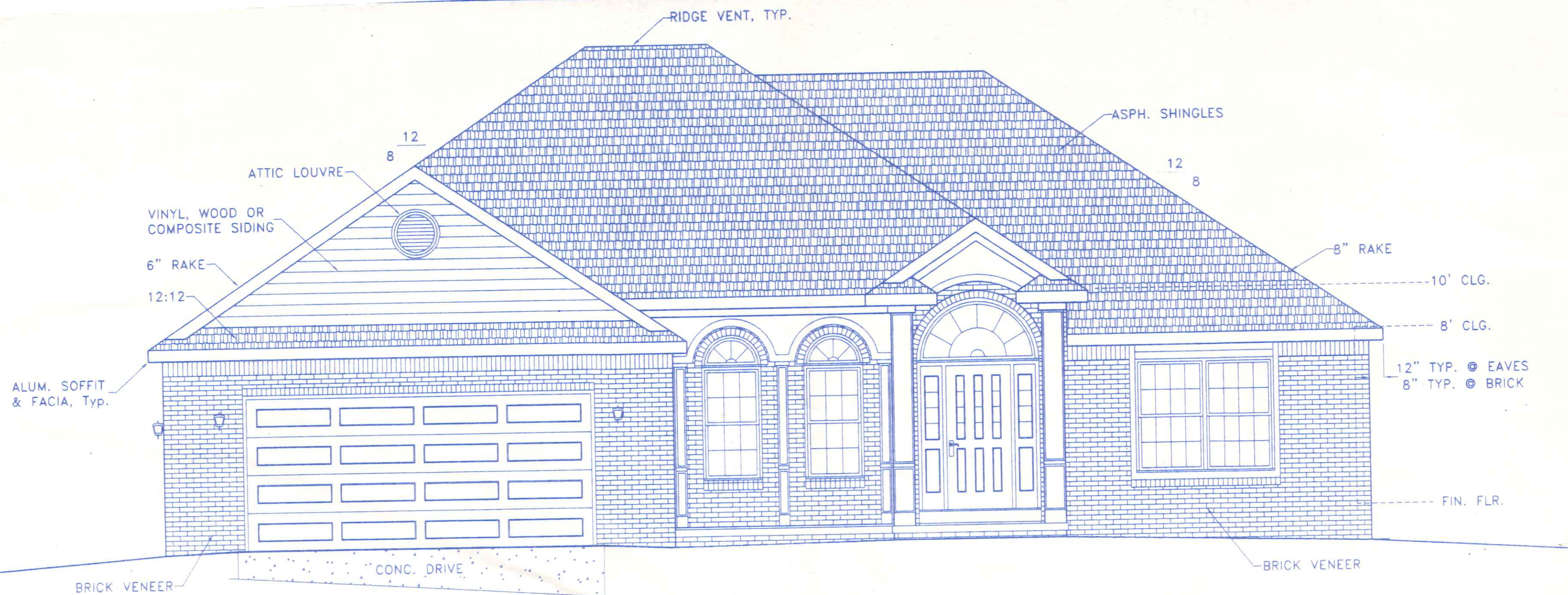
SUB

80'

A: 32° 01' 30"
R: 305.00'
L: 170.48'
T: 87.53'
C: 168.27'



Scale: 1" = 50'



FRONT ELEVATION

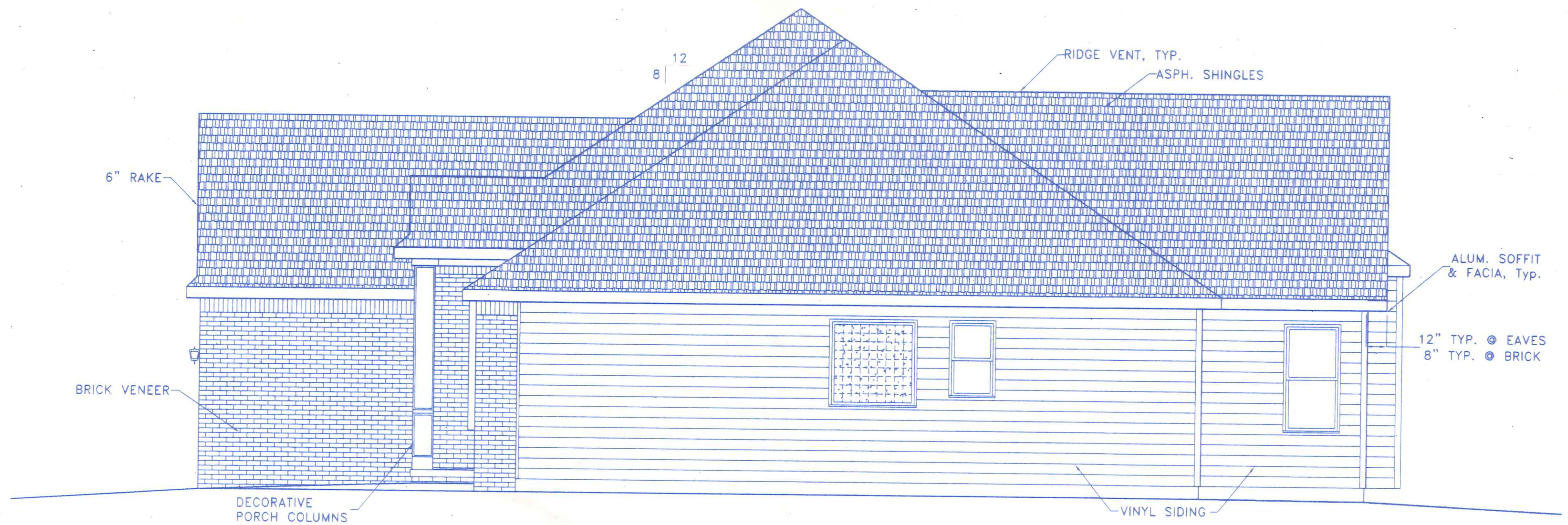


REAR ELEVATION

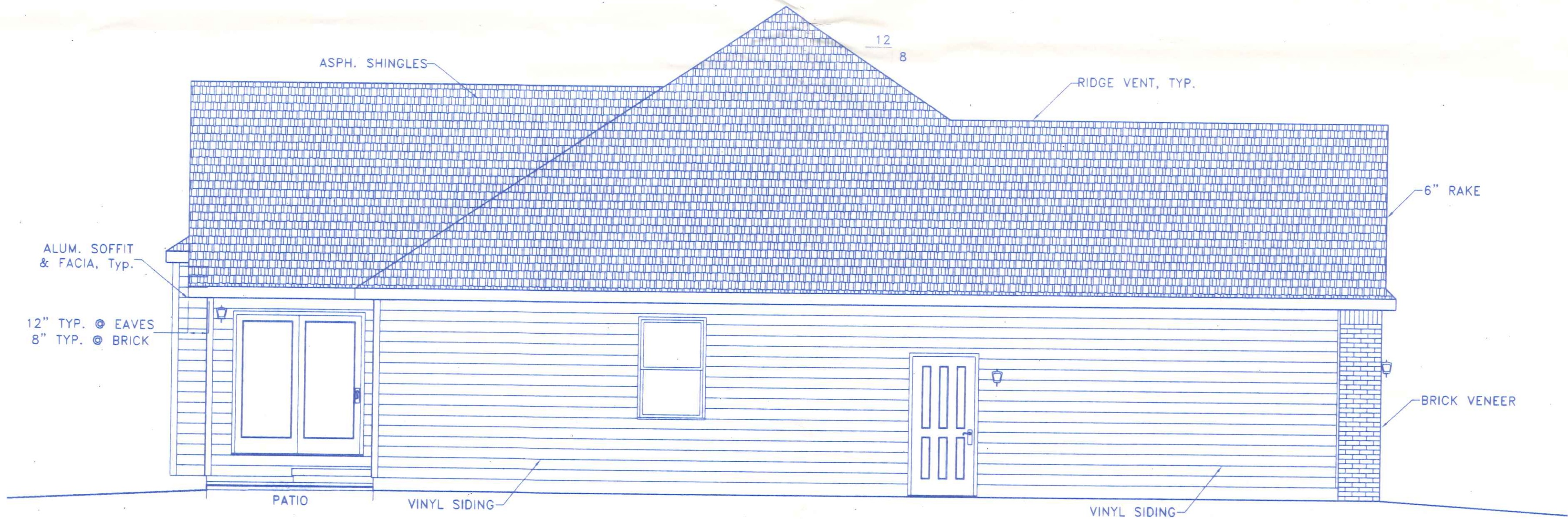
INDEX OF SHEETS:

- 1.) FRONT & REAR EXTERIOR ELEVATIONS
- 2.) SIDE VIEW EXTERIOR ELEVATIONS
- 3.) FLOOR PLAN
- 4.) FOUNDATION PLAN
- 5.) SPECIFICATIONS & CROSS SECTIONS
- S-1) SITE & LOCATION PLANS

	BECK CONSTRUCTION CO	
	COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
	DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.S.
	FILE NAME: 304	REVISED:
PLAN NO. 304		SCALE: 1/4"=1'-0"
		DATE: AUG., 2006
	FRONT & REAR EXTERIOR ELEVATION	DRAWING NUMBER: 1 of 5



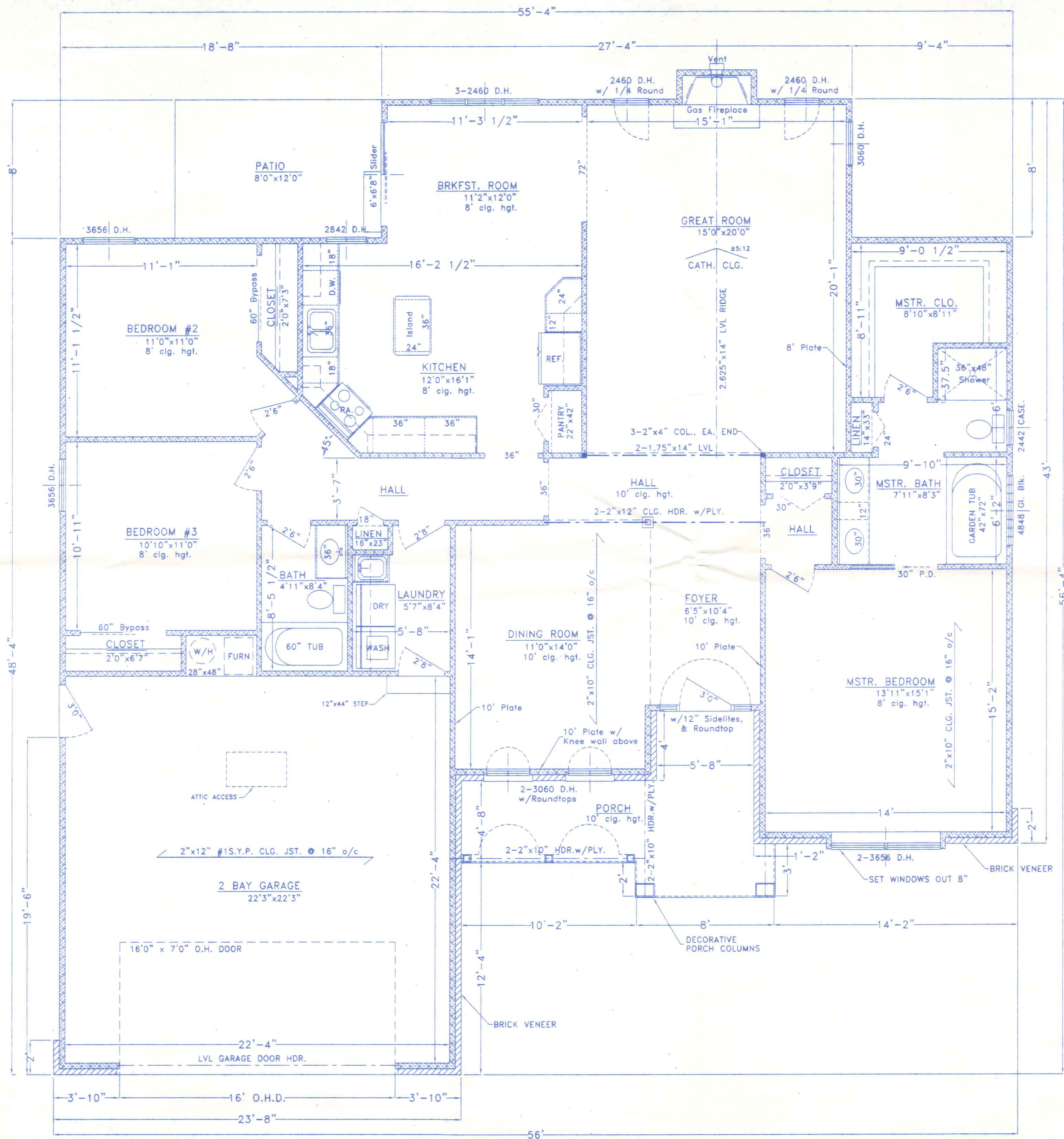
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

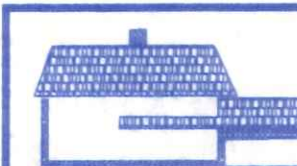
	BECK CONSTRUCTION C COUNTY ROAD M 419/592-8307 NAPOLEON, C	
	DIRECTORY: C:\ND\BECK\SPEC FILE NAME: 304	DRAWN BY: R.D.S. REVISED:
	PLAN NO. 304	
	SIDE VIEW EXTERIOR ELEVATIONS	

SCALE: 1/4"=1'-0" DATE: AUG., 2006 DRAWING NUMBER: 2 of 5
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AREAS:

1839.7	SQ. FT. LIVING AREA - GROSS
543.0	SQ. FT. GARAGE/STORAGE - GROSS
119.2	SQ. FT. FRONT PORCH - NET
96.0	SQ. FT. PATIO - GROSS



BECK CONSTRUCTION CO.

COUNTY ROAD M 419/592-8307 NAPOLEON, OH

DIRECTORY: C:\ND\BECK\SPEC DRAWN BY: R.D.S.

FILE NAME: 304 REVISED:

PLAN NO. 304

FLOOR PLAN

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

DATE: AUG., 2006

DRAWING NUMBER:

3 of 5

GENERAL NOTES:

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE BASIC CONDITIONS AND CODE REQUIREMENTS OF THE OHIO 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: 90 mph wind speed,
EXPOSURE "C"

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 RODS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATION F1554. GRADE 55, MIN. ANCHOR ROD PROJECTION SHALL BE 2.5". MINIMUM ANCHOR ROD EMBEDDMENT SHALL BE 9" IN POURED CONCRETE AND 15" IN CONCRETE MASONRY UNITS. ANCHOR RODS 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 2303.1.8 OHIO BUILDING CODE.

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.

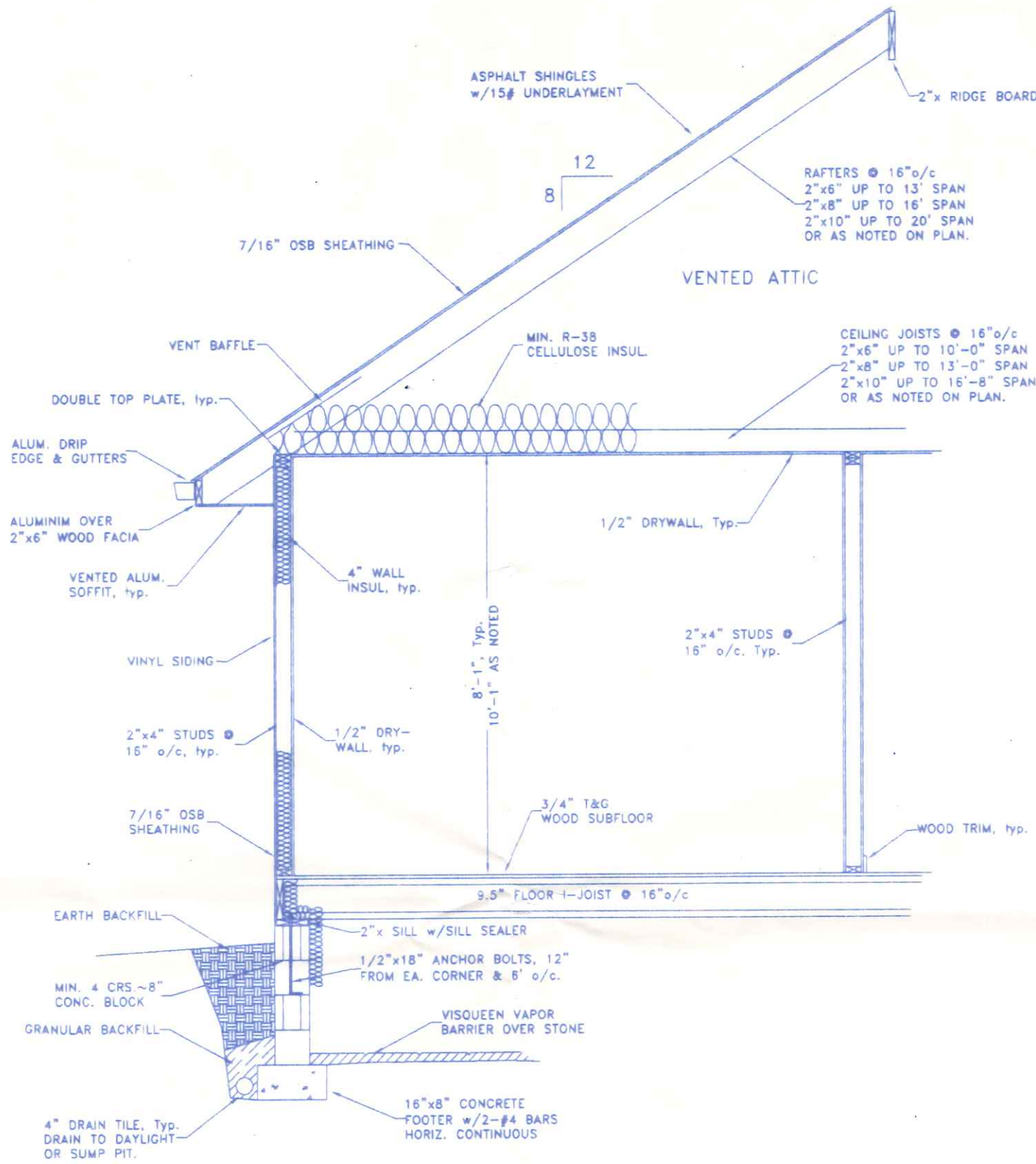
ALL ANGLED WALLS SHOWN ARE AT 45° ANGLE, UNLESS OTHERWISE NOTED.

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:

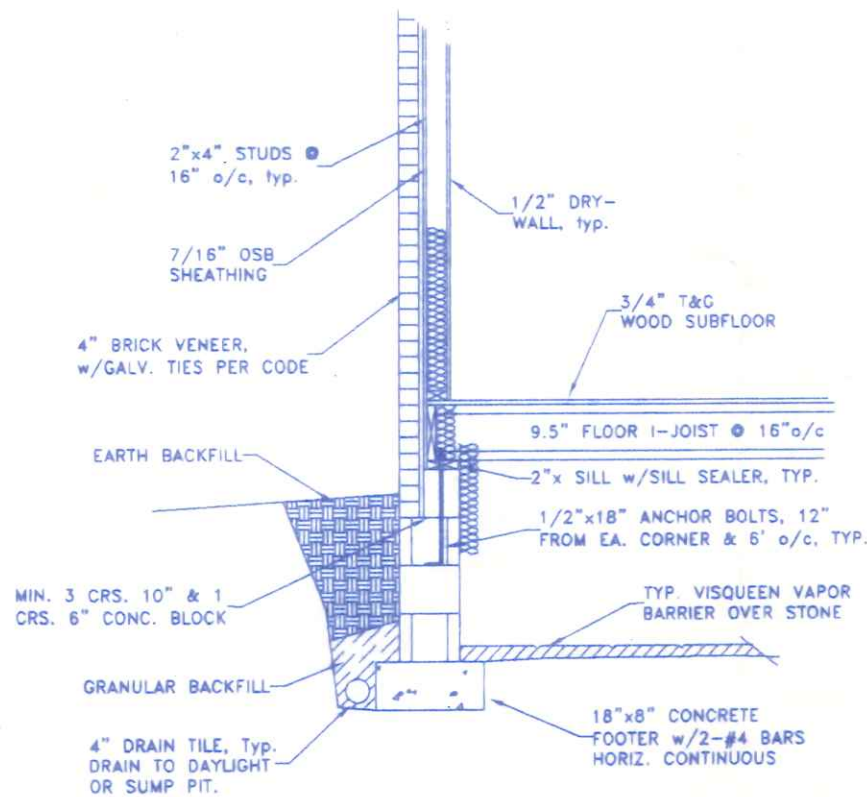
INTERIOR- 2 - 2"x8", 0' to 4' SPAN EXTERIOR- 2 - 2"x8", 0' to 3' SPAN
 2 - 2"x10", 4' to 6' SPAN 2 - 2"x10", 3' to 5' SPAN
 2 - 2"x12", 6' to 8' SPAN 2 - 2"x12", 5' to 7' SPAN
 OVER 8' AS NOTED OVER 7' AS NOTED

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 6", 8" & 10" UNITS.
- (4) ALL CONCRETE FLOOR SURFACES SHALL RECEIVE ONE COAT OF CONCRETE SEALER/CURING COMPOUND.



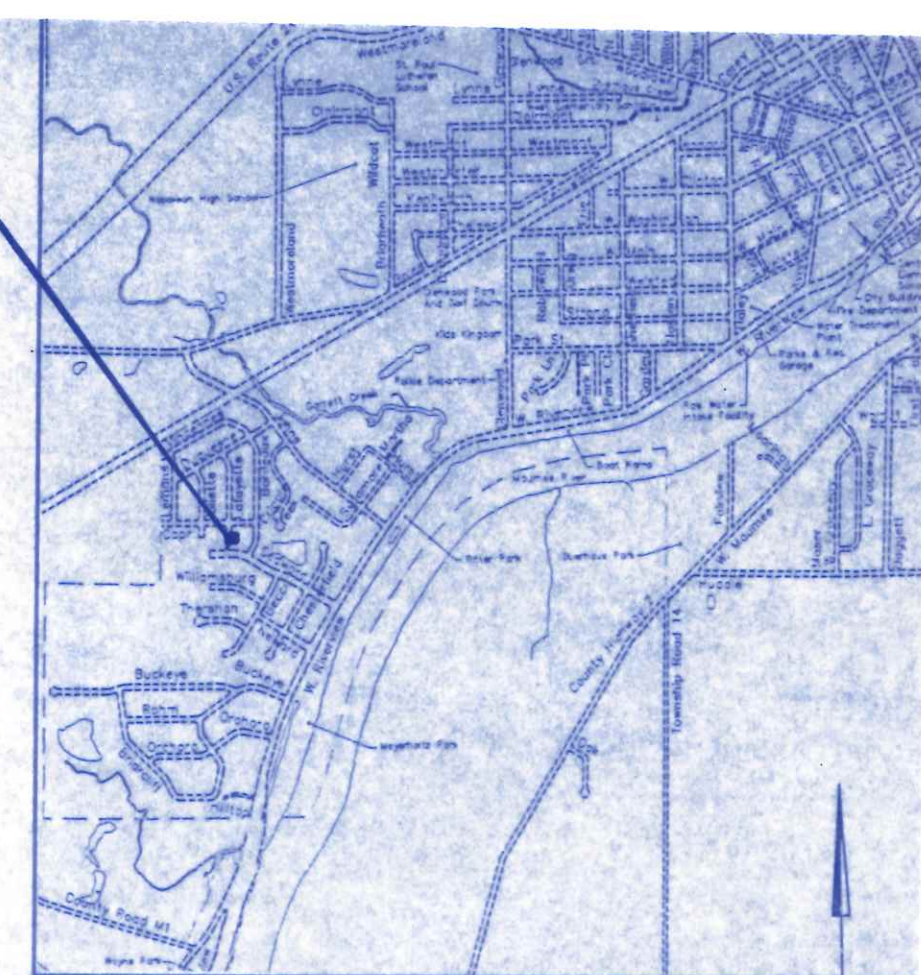
TYPICAL CROSS SECTION @ CRAWL SPACE
3/8"=1'-0"



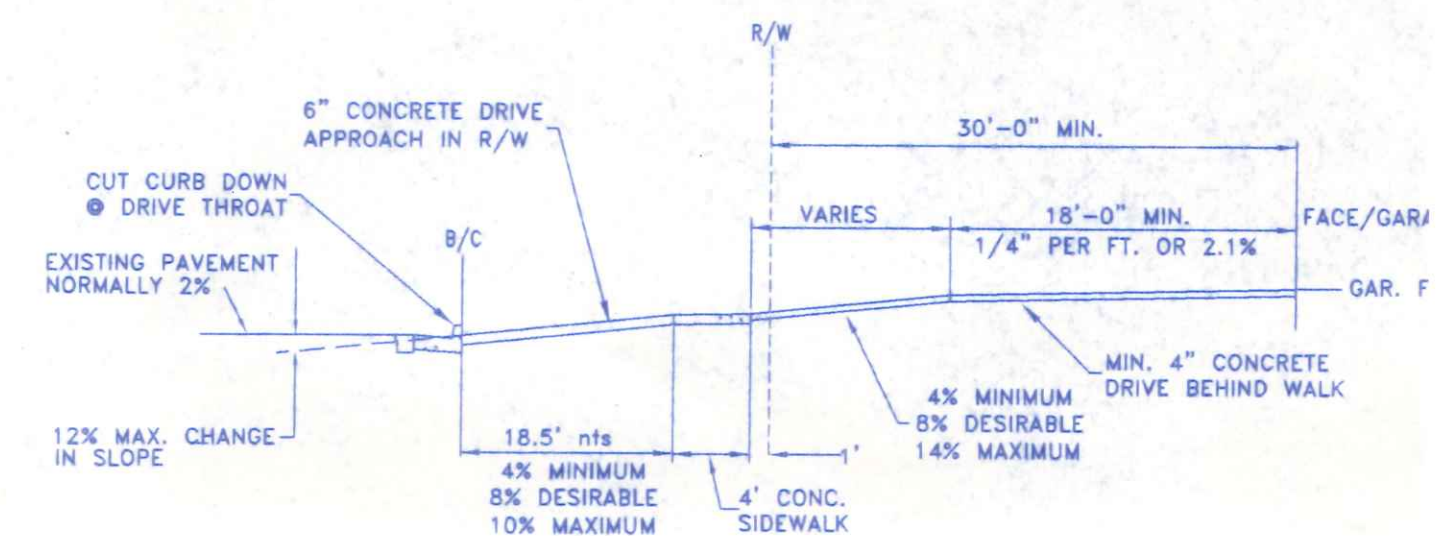
TYPICAL CROSS SECTION @ CRAWL
w/BRICK VENEER
3/8"=1'-0"

	BECK CONSTRUCTION	
	COUNTY ROAD M 419/592-8307 NAPOLEON,	
	DIRECTORY: C:\ND\BECK\SPEC	DRAWN BY: R.D.
	FILE NAME: 304	REVISED:
PLAN NO. 304		SCALE: 1/4"=1'
TYPICAL SECTIONS & SPECIFICATIONS		DATE: AUG., 20
		DRAWING NUMBER: 5 of 5

PROJECT LOCATION



LOCATION MAP



DRIVE APPROACH &
GARAGE ELEVATION DETAIL



OHIO UTILITIES PROTECTION SERVICE

The underground utilities shown herein 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.)

SITE LOCATION PLAN
FOR
LOT NO. 69

TWIN OAKS SUBDIVISION, 4th ADDITION
CITY OF NAPOLEON, NAPOLEON TOWNSHIP
HENRY COUNTY, OHIO



BECK CONSTRUCTION
COUNTY ROAD M 419/592-8307 NAPOLEON

DIRECTORY: C:\ND\BECKCONST\	DRAWN BY: R.I
FILE NAME: TWINOAKS\LOT69.DWG	REVISED:

LOT 69, TWIN OAKS, 4th ADD'N.

SITE PLAN~PROPOSED RESIDENCE

DRAWN BY: R.I
REVISED:

SCALE: 1"=20'

DRAWING NUMBER
S - 1

