

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.)

1455 Sedward
 SITE LOCATION PLAN
 FOR
 LOT NO. 63
 TWIN OAKS SUBDIVISION, 4th ADDITION
 CITY OF NAPOLEON, NAPOLEON TOWNSHIP
 HENRY COUNTY, OHIO



BECK CONSTRUCTION CO		
COUNTY ROAD M	419/592-8307	NAPOLEON, OHIO
DIRECTORY: C:\NO\BECKCONST\	DRAWN BY: R.D.S.	
FILE NAME: TWINOAKS\LOT63.DWG	REVISED:	
LOT 63, TWIN OAKS, 4th ADD'N.		
SCALE: 1"=20'		
DATE: JUNE, 2008		
SITE PLAN~PROPOSED RESIDENCE		
DRAWING NUMBER: S - 1		



FRONT ELEVATION

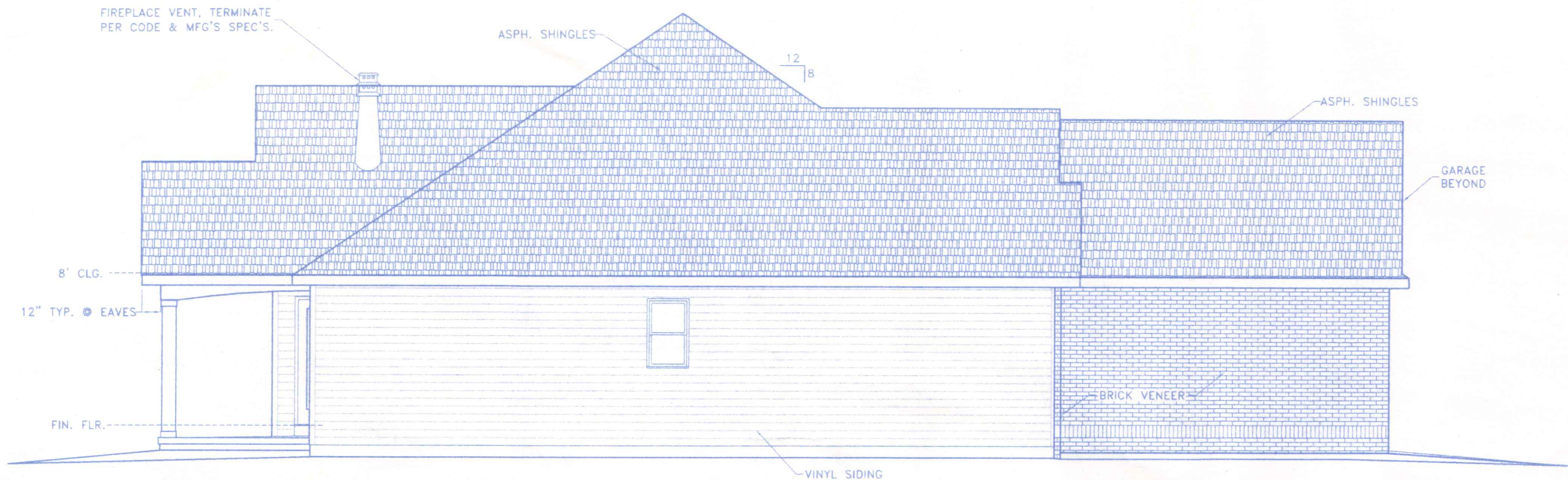


REAR ELEVATION

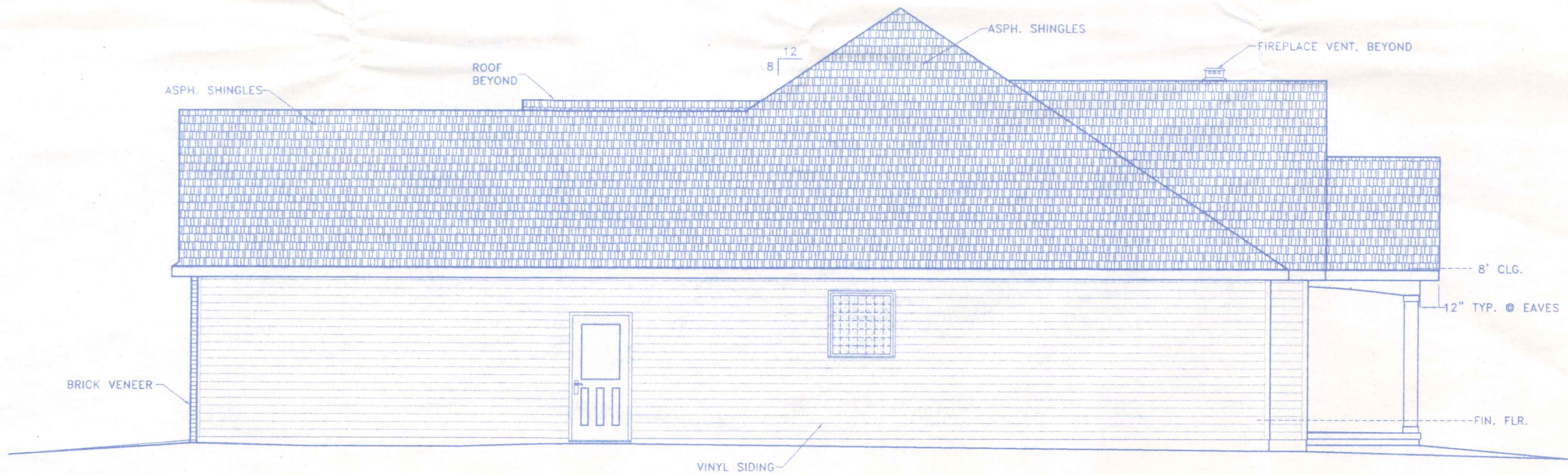
- INDEX OF SHEETS:
- 1.) FRONT & REAR EXTERIOR ELEVATIONS
 - 2.) SIDE VIEW EXTERIOR ELEVATIONS
 - 3.) FLOOR PLAN
 - 4.) FOUNDATION PLAN
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 - S-1) SITE & LOCATION PLANS

1455 Sedward	
BECK CONSTRUCTION CO	
<small>COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO</small>	
<small>DIRECTORY: C:\ND\BECK\SPEC</small>	<small>DRAWN BY: R.D.S.</small>
<small>FILE NAME: 310</small>	<small>REVISED:</small>
PLAN NO. 310	<small>SCALE: 1/4"=1'-0"</small>
FRONT & REAR ELEVATIONS	<small>DATE: JUNE, 2008</small>
	<small>DRAWING NUMBER:</small>
	<small>1 of 5</small>


1455 Sedward

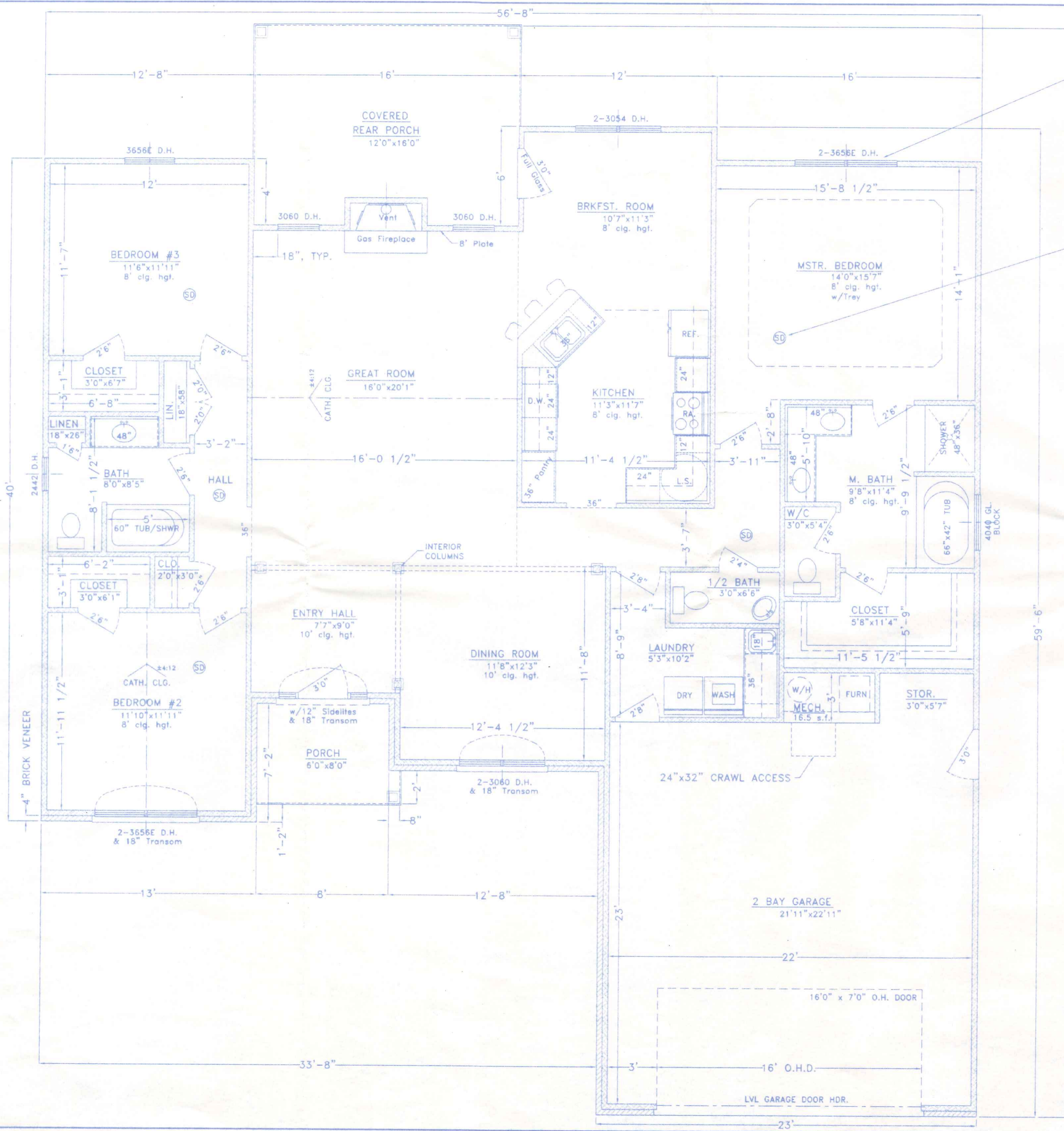


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION


	BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
	DIRECTORY: C:\ND\BECK\SPEC FILE NAME: 310	DRAWN BY: R.D.S. REVISED:
PLAN NO. 310		SCALE: 1/4"=1'-0" DATE: JUNE, 2008
SIDE VIEW ELEVATIONS		DRAWING NUMBER: 2 of 5

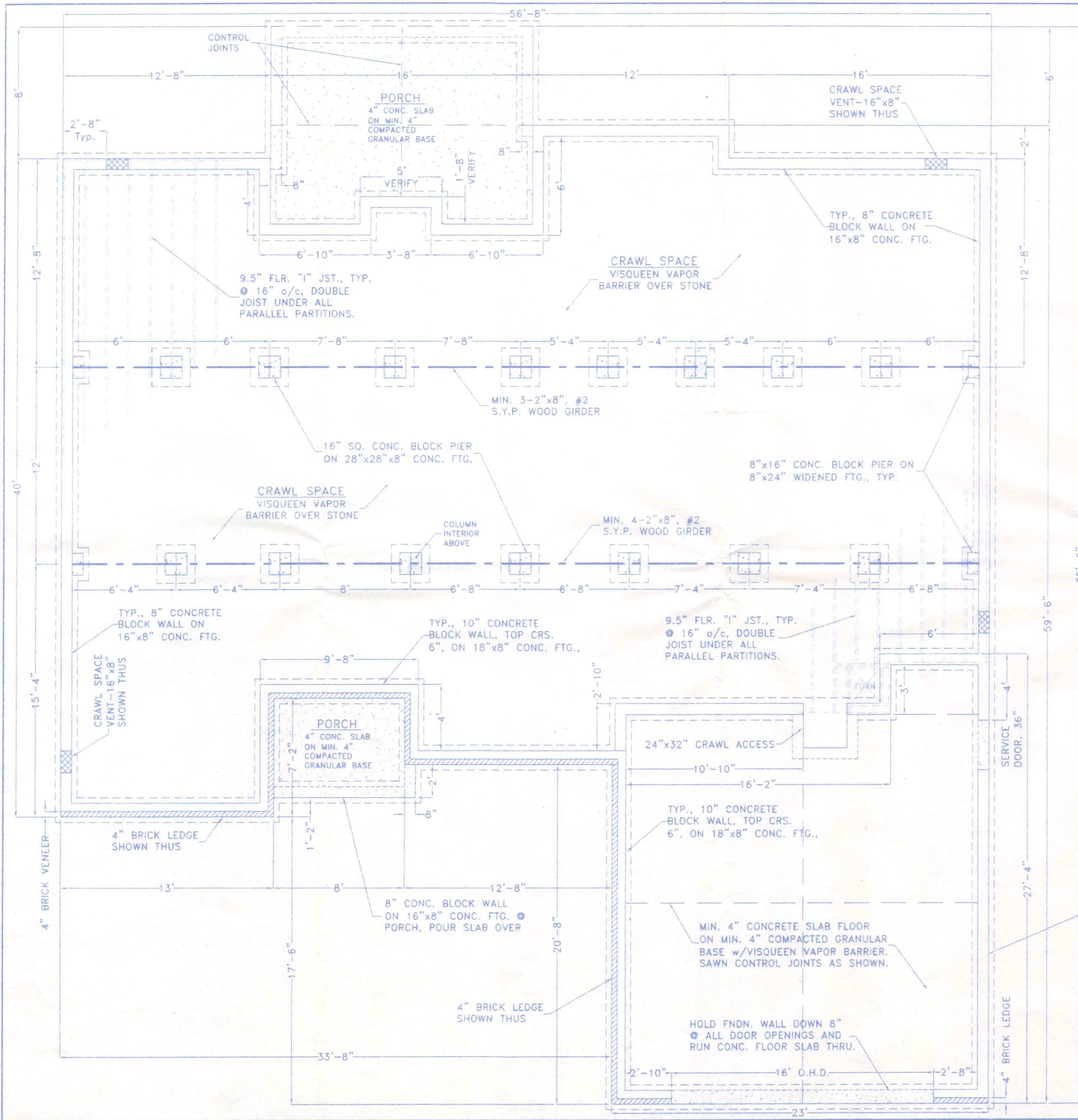



BEDROOM EGRESS WINDOW NOTE:
 BEDROOM EGRESS WINDOWS SPECIFIED ARE BASED ON WINDOWS MANUFACTURED BY "PEACHTREE". THE 3060E SIZE AS SPECIFIED PROVIDES A CLEAR NET OPENING WIDTH OF 33.38", A CLEAR NET OPENING HEIGHT OF 24.61", AND A TOTAL CLEAR OPENING AREA OF 5.71 SQ. FT. WHICH MEETS THE CURRENT CODE REQUIREMENTS OF 20", 22" AND 5 SQ. FT., RESPECTIVELY. SHOULD THE CONTRACTOR UTILIZE WINDOWS OTHER THAN THOSE SPECIFIED HE SHALL VERIFY THE SUFFICIENCY OF THE OPENING WITH THE MANUFACTURER AND THE CODE OFFICIALS PRIOR TO INSTALLATION OF THE ALTERNATE UNIT.

SMOKE DETECTION NOTE:
 SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS & CELLARS. DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE DETECTOR WILL ACTUATE ALL DEVICES TO PROVIDE AN AUDIBLE ALARM IN ALL SLEEPING AREAS. POWER FOR THE DETECTION SYSTEM SHALL BE FROM THE PRIMARY BUILDING WIRING WITH AN APPROVED BATTERY BACKUP SYSTEM TO PROVIDE POWER IN THE CASE OF A PRIMARY POWER FAILURE. INSTALL AND LOCATE ALL DETECTION APPLIANCES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

AREAS:
 1971.4 SQ. FT. LIVING AREA - GROSS
 560.3 SQ. FT. GARAGE/MECH - GROSS
 49.3 SQ. FT. FRONT PORCH - GROSS
 192.0 SQ. FT. REAR PORCH - GROSS

	BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO	
	DIRECTORY: C:\ND\BECK\SPEC FILE NAME: 310	DRAWN BY: R.D.S. REVISED:
PLAN NO. 310		SCALE: 1/4"=1'-0"
FLOOR PLAN		DATE: JUNE, 2008 DRAWING NUMBER: 3 of 5



	BECK CONSTRUCTION CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO		
	DIRECTORY: C:\ND\BECK\SPEC FILE NAME: 310	DRAWN BY: R.D.S. REVISED:	SCALE: 1/4"=1'-0" DATE: JUNE, 2008 DRAWING NUMBER: 4 of 5
PLAN NO. 310			FOUNDATION PLAN

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 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 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. RETURN OR SUPPLY AIR DUCTS PENETRATING THE WALL SHALL BE MIN. 26 GA. SHEET STEEL OR APPROVED EQUAL.

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 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 - ALL ROOMS EXCEPTS AS NOTED BELOW
30 psf. LIVE plus DEAD LOAD - SLEEPING ROOMS & ATTICS
ROOF: 20 psf. LIVE LOAD plus DEAD LOAD
20 psf. MIN. GROUND SNOW LOAD
WIND: 75 mph basic wind speed, 90 mph 3 second gust wind velocity, 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 MIN. OF 4" COMPACTED GRANULAR FILL AND SHALL BE PROVIDED WITH EXPANSION AND CONTROL JOINTS AS REQUIRED OR NOTED. 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 OR ANCHOR BOLTS SHALL BE FULLY GROUTED.

MIN. FOUNDATION DEPTH SHALL BE 36" BELOW FINISHED GRADE. VERIFY & COMPLY WITH LOCAL FROST DEPTH REQUIREMENTS. FOUNDATION WALLS SHALL NOT BE COMPLETELY BACKFILLED UNTIL THE FIRST FLOOR FRAMING AND SUBFLOOR 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 EMBEDMENT 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" Ø/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.

CONTRACTOR SHALL CONFIRM THE SIZE AND SPACING OF ALL FRAMING AND STRUCTURAL MEMBERS WITH LOCAL CODE OFFICIALS SO AS TO MEET LOCAL CODES. 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 REQUIRED STRUCTURAL MEMBERS AND SHALL CONFIRM THEIR SUFFICIENCY WITH LOCAL CODE OFFICIALS.

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. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITION WALLS. DOUBLE STUDS SUPPORTING ALL HEADERS, BEAMS AND GIRDERS OR PROVIDE SUCH ADDITIONAL SUPPORT AS NOTED ON THE PLAN.

ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM OF 3" ON UNIT MASONRY OR POURED CONCRETE AND A MINIMUM OF 1-1/2" ON METAL OR WOOD SUPPORTS. ALTERNATIVE SUPPORT MAY BE BY APPROVED JOIST HANGERS OR BY A 1"x4" RIBBON STRIP WITH THE HORIZONTAL MEMBER NAILED TO THE ADJACENT STUD.

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

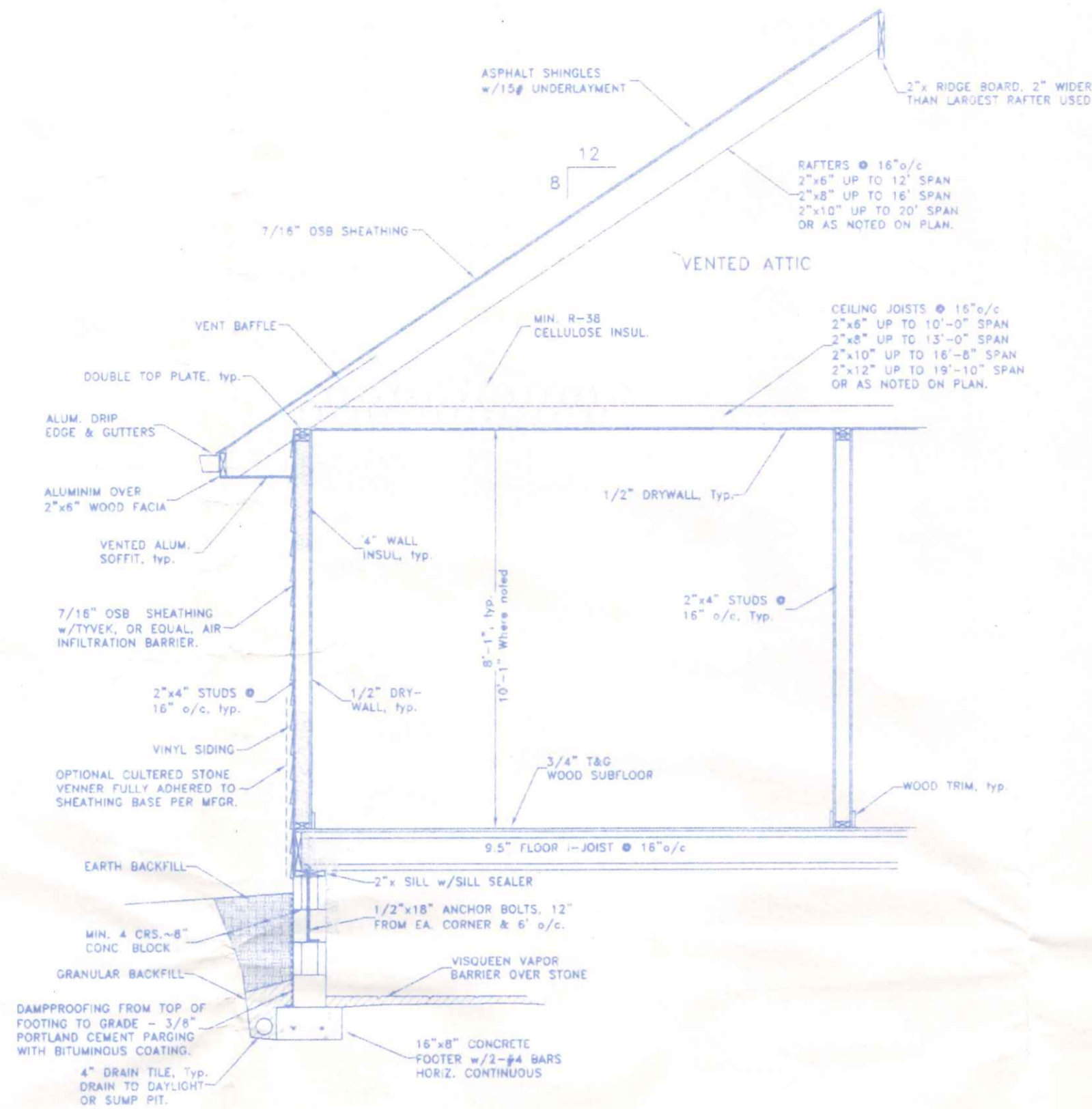
VENTILATION & MECHANICAL NOTES:

ALL BATHROOMS SHALL BE VENTILATED BY MEANS OF A MINIMUM OF 3 SQ. FT. OF AGGREGATE WINDOW AREA WITH ONE HALF OF SUCH WINDOW AREA OPENABLE. ALTERNATE BATHROOM VENTILATION MAY BE BY MEANS OF MECHANICAL VENTILATION, EXHAUSTED DIRECTLY TO THE OUTSIDE. MINIMUM MECHANICAL VENTILATION CAPACITY FOR EACH BATHROOM SHALL BE 50 cfm FOR INTERMITTENT VENTILATION OR 20 cfm WHEN CONTINUOUS VENTILATION IS PROVIDED.

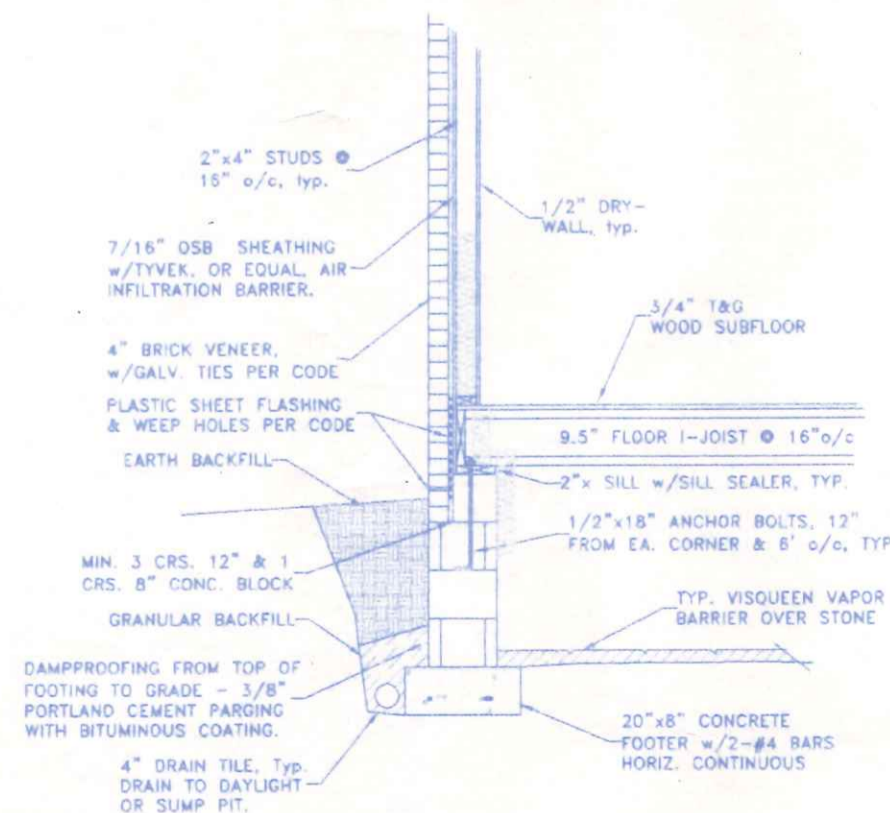
HEATING AND COOLING APPLIANCES LOCATED IN THE GARAGE SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES. APPLIANCES CAPABLE OF IGNITING GASOLINE VAPORS SHALL BE INSTALLED WITH IGNITION ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

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 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.
- 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 CO COUNTY ROAD M 419/592-8307 NAPOLEON, OHIO		
	DIRECTORY: C:\ND\BECK\SPEC FILE NAME: 310	DRAWN BY: R.D.S. REVISED:	SCALE: NOTED DATE: JUNE, 2008
PLAN NO. 310		DRAWING NUMBER: 5 of 5	
TYPICAL SECTIONS & SPECIFICATIONS			