

DESCRIPTION OF WORKING PLAN SET

Introducing our detailed working drawings, tailored to meet the demands of your custom home construction. These drawings serve as an essential guide for construction, translating the design into tangible structures.

Each working drawing plan set includes the following elements:

Sheet C-1 Cover sheet: providing comprehensive notes that offer a precise understanding of the construction process, materials, and requirements.

Electrical notes conforming to the 2019 national electric code these notes provide the complete instruction electrical specifications and ensuring safety and compliance.

Door Opening Schedule: a meticulous schedule that lists the dimensions types and locations of all door openings

Structural Design Data: critical data on load limits material specifications and structural details vital for the construction's integrity and safety.

General Framing Notes: detailed insights on the framing process including the materials used assembly guidelines and other key factors.

Sheet A-1a: Foundation Plans: Drawing providing an in-depth foundation plan that guides the groundwork setting a strong base for the construction.

Sheet A-2: 1st Floor Plan: Drawings of the first floor offer a comprehensive view of the space's layout and organization.

Sheet A-3: 2nd Floor Plan: Drawings of the 2nd floor offer a comprehensive view of the space's layout and organization.

Sheet A-4a: Elevation Plan: Drawing of the front and rear elevations detailing the exterior appearance and finishes.

Sheet a 4b: Elevation Plan: Drawing of the left and right elevations detailing the exterior appearance and finishes.

Sheet A-5: First Floor Framing Plan: Drawing indicating joist sizing, placement of beam, and beam and header sizes.

Sheet A-6: Second Floor Framing Plan: Drawing indicating joist sizing, placement of beam, and beam and header sizes.

Sheet A-7: Roof Framing Plan: Drawings showing basic roof structure and Eave/rake overhang.

Sheet E-1: Electrical Plan: Drawing detailing lighting required outlet switches and other electrical items in substantial conformity to the 2019 National Electric Code

Sheet D-1: Detail Plan: Drawing providing common structural details.

Sheet D-2: Detail Plan: Drawing providing cabinetry plan and elevations as well as optional deck details.



Working Drawings are explicitly designed for construction purposes.
NOTE Please be aware these plans have been prepared in substantial conformity to the 2019 Residential Building Code Ohio. Final Engineering of Beams, Columns, Headers, Floor and Roof and Roof Systems must be done by parties licensed to provide engineering in the area which this plan is to be built.



Plans are the property of Stellar Construction. Use by anyone without the express written consent of Stellar Construction is prohibited.

Plan Date
5/1/2024

Plan Revisions

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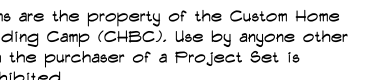
The Batavia

Address

1st Floor Plan

$$1/4 = 1 - 0$$

NFO



or to construction, the plans should be reviewed by a licensed structural engineer to ensure structural components are properly designed to comply with local building codes and site-specific conditions, snow loads, wind and other special conditions that may affect the structure.

dimensions to be verified prior to
erection.

Plan Date
4/30/2024

Plan Revisions

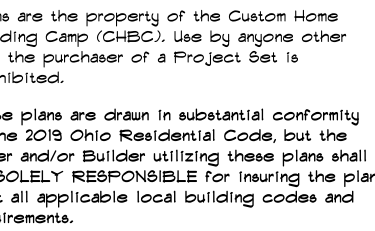
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The Batavia

Foundation Plan Address

$$1/4 = 1 - 0$$

Δ-1a
HEET



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Plan Date
4/30/2024

Plan Revisions

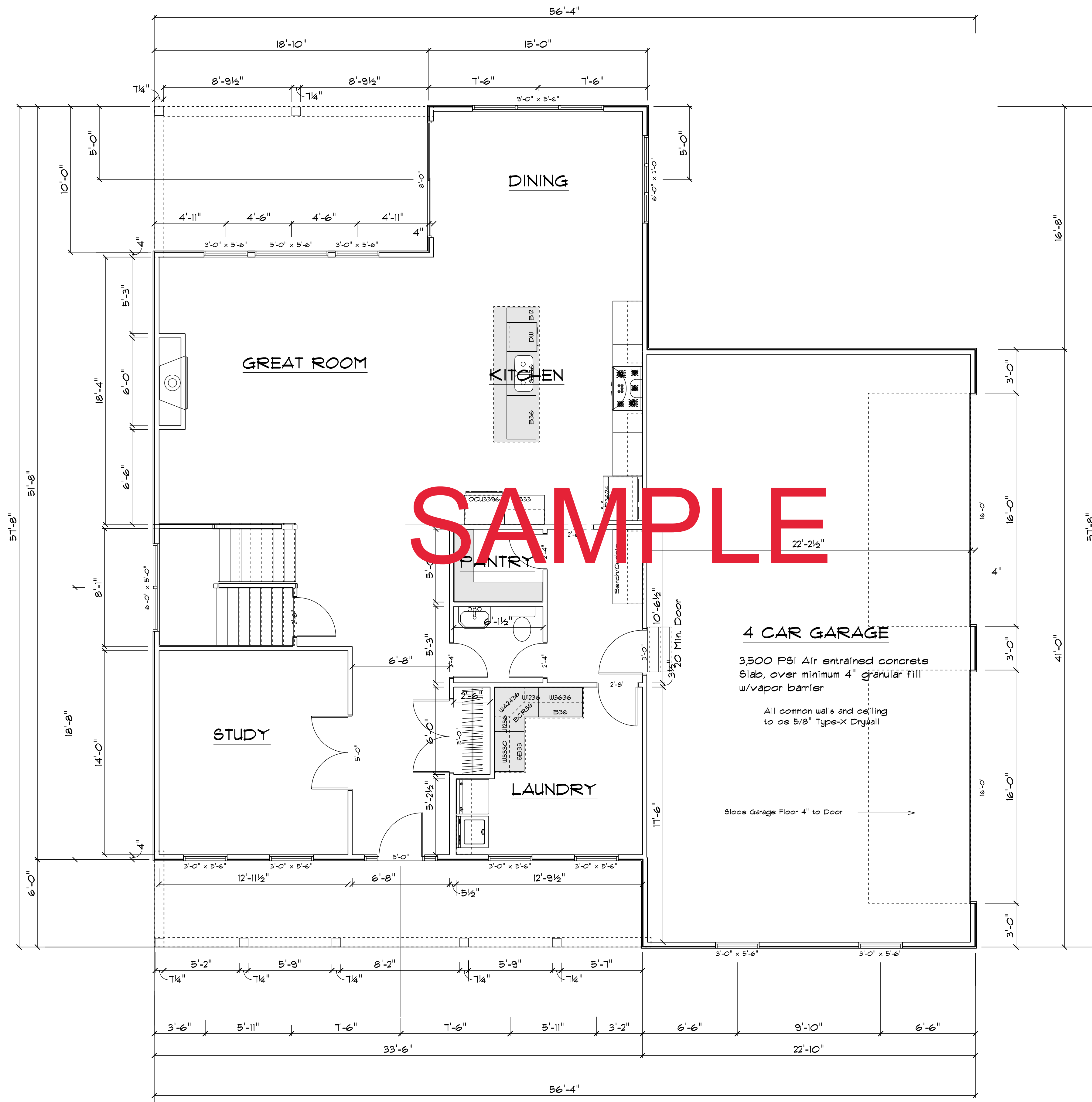
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The Batavia

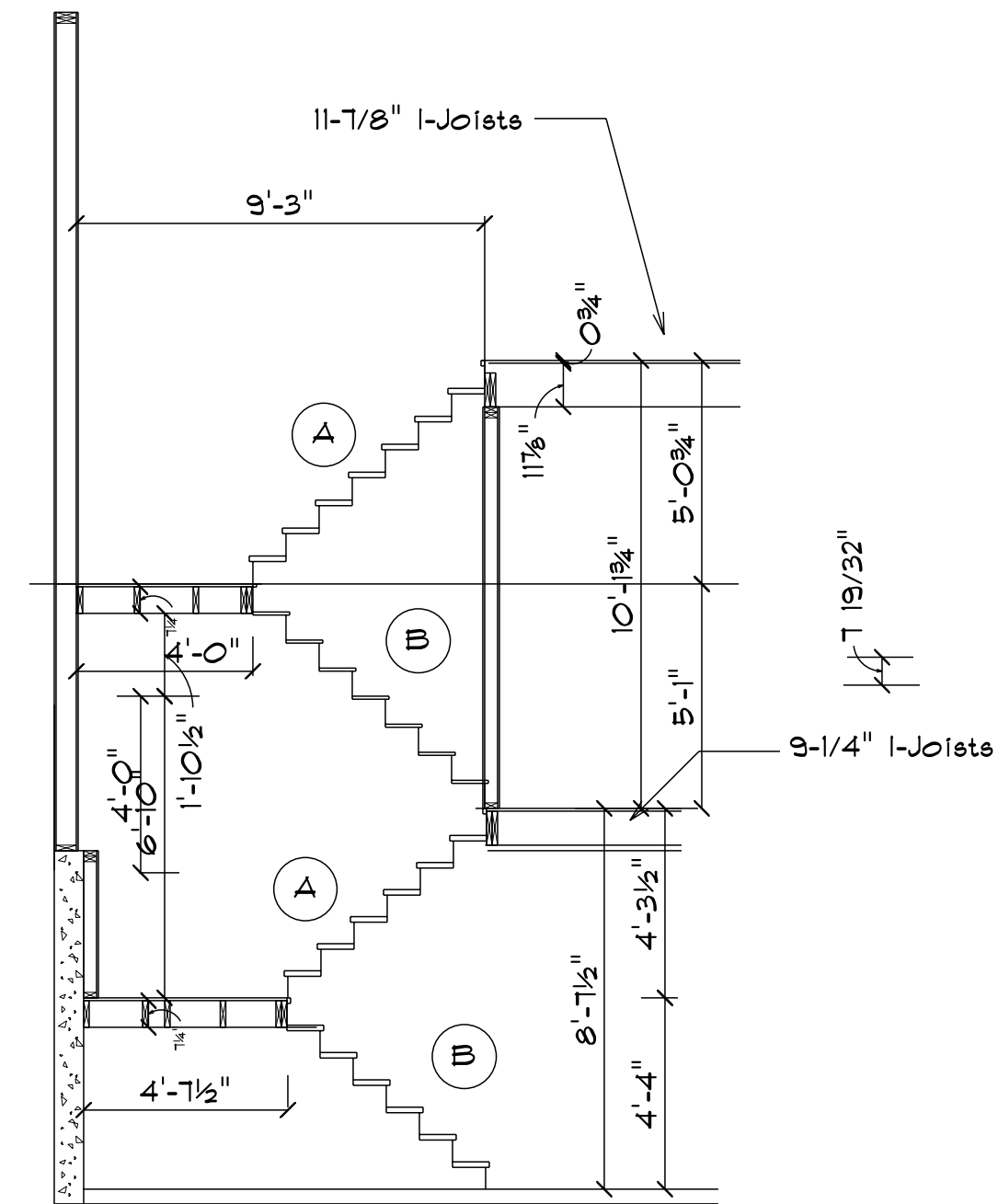
1st Floor Plan

$$1/4 = 1 - 0.75$$

A-2
SHEET



Note: Rails shall conform to RC) 311.7.7.3



Basement		2 nd Basement		3 rd Basement	
	Qty	Dimension		Qty	Dimension
A	Risers	7	1-11/32"	8	7-3/16"
A	Treads	6	9"	7	9"
B	Risers	7	7-1/16"	8	7-1/4"
B	Treads	6	9"	7	9"
1st Floor					
	Qty	Dimension			
A	Risers	8	7-19/32"	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> Note Ad for 1st floor </div>	
A	Treads	7	9"		
B	Risers	8	7-5/8"		
B	Treads	7	9"		

Note Adjust Stair Rise
for 1st floor Flooring

AREA SCHEDULE	
NAME	Area
1st Living Area	1,552
2nd Living Area	1,358
Total Living Area	2,910
Garage	922
Covered Front Porch	200
Covered Rear Porch	190

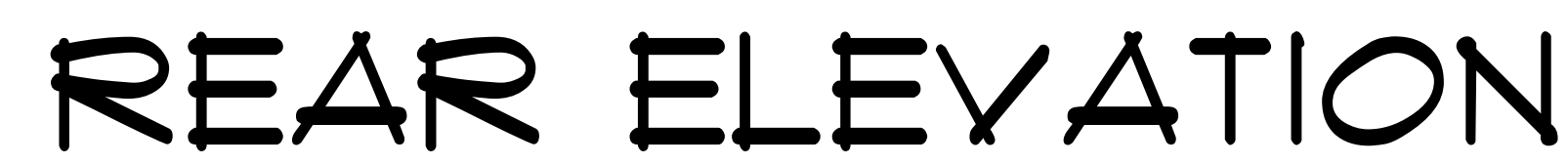
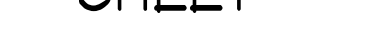


4/30/2024

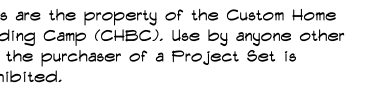
Data	Documentation
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A-3
SHEET



Δ-4a
SHEET



to construction, the plans should be reviewed by a licensed structural engineer. All structural components are properly designed to comply with local building codes and conditions, snow loads, wind and other wind/or special conditions that may affect structures.

dimensions to be verified prior to construction.

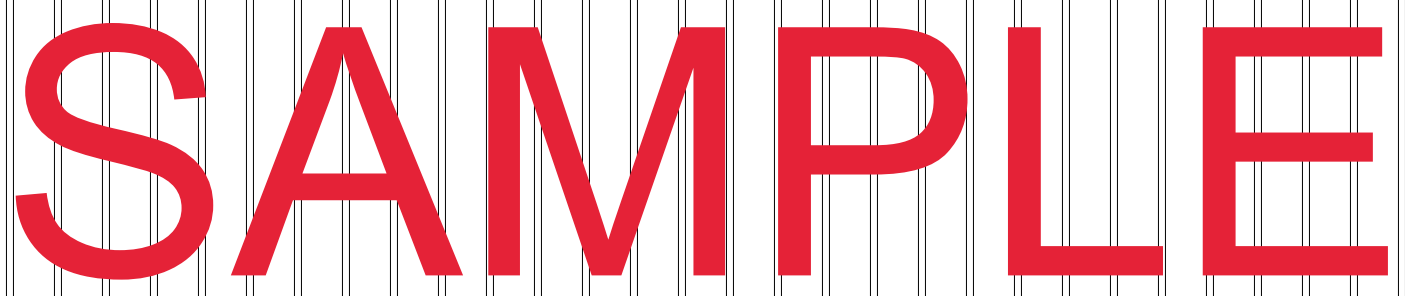
Plan Date
4/30/2024

Plan Revisions

[illegible]

The Batavia
Elevation Plan

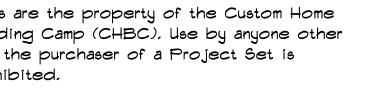
A-4b
SHEET



LEFT ELEVATION



RIGHT ELEVATION



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Dimensions to be verified prior to
construction.

lan Date
4/30/2024

Plan Revisions

[illegible]

Fastener Schedule	
Single 2 x 6	----- LUS26 or Equal
Double 2 x 6	----- LUS26-2 or Equal
Triple 2 x 6	----- LUS26-3 or Equal
Single 2 x 8	----- LUS28 or Equal
Double 2 x 8	----- LUS28-2 or Equal
Triple 2 x 8	----- LUS28-3 or Equal
Single 2 x 10	----- LUS210 or Equal
Double 2 x 10	----- LUS210-2 or Equal
Triple 2 x 10	----- LUS210-3 or Equal

Note: Structural Member fastening shall comply with IRC Table 602.3(1)

General Plan Notes	
Bath Fans shall be minimum of 50 CFM and shall be vented to the outside per OBOA 303.3	
Smoke detectors shall receive their primary power source from the building wiring and be provided with battery back-up per OBOA 316.2	
Attic access shall be 22" x 32" x 30" - clear height for access per OBOA 807.1	

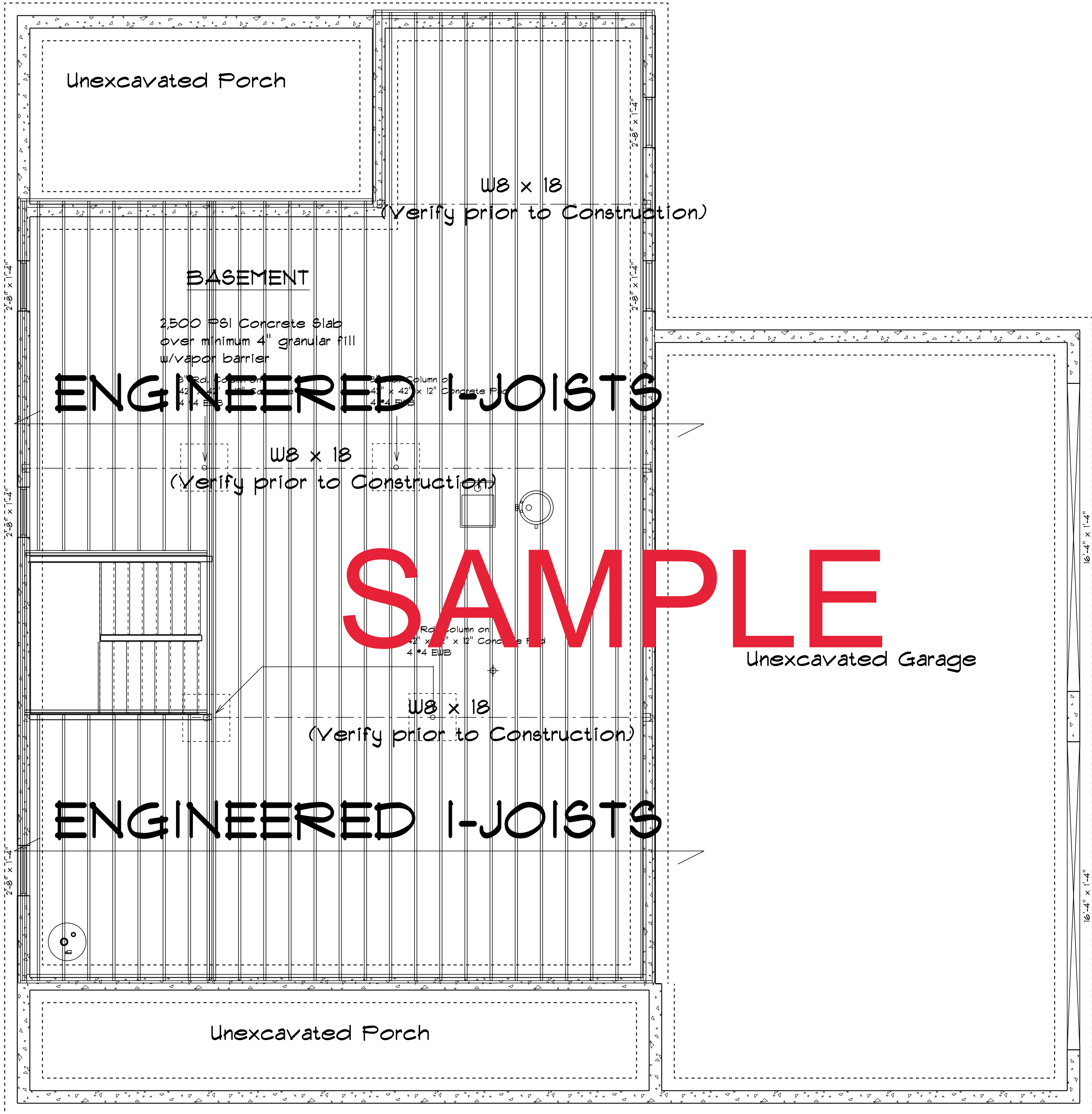
The Batavia

list fir framing

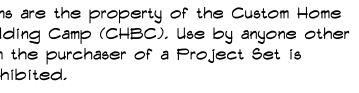
Address

$$1/4 = 1 - 0$$

A-5
HEET



Engineered Floor System Layout and Design by Manufacturer



These plans are drawn in substantial conformity with the 2019 Ohio Residential Code, but the Owner and/or Builder utilizing these plans shall be SOLELY RESPONSIBLE for insuring the project against all applicable local building codes and requirements.

rior to construction, the plans should be reviewed by a licensed structural engineer to ensure structural components are properly designed to comply with local building codes, seismic conditions, snow loads, wind and other wind and/or special conditions that may affect the structure.

dimensions to be verified prior to construction.

Plan Date
4/30/2024

Plan Revisions

[illegible]

Fastener Schedule	
Single 2 x 6 -----	LU826 Or Equal
Double 2 x 6 -----	LU826-2 Or Equal
Triple 2 x 6 -----	LU826-3 Or Equal
Single 2 x 8 -----	LU828 Or Equal
Double 2 x 8 -----	LU828-2 Or Equal
Triple 2 x 8 -----	LU828-3 Or Equal
Single 2 x 10 -----	LU8210 Or Equal
Double 2 x 10 -----	LU8210-2 Or Equal
Triple 2 x 10 -----	LU8210-3 Or Equal

Note: Structural Member fastening shall comply with CRC Table 602.3(1)

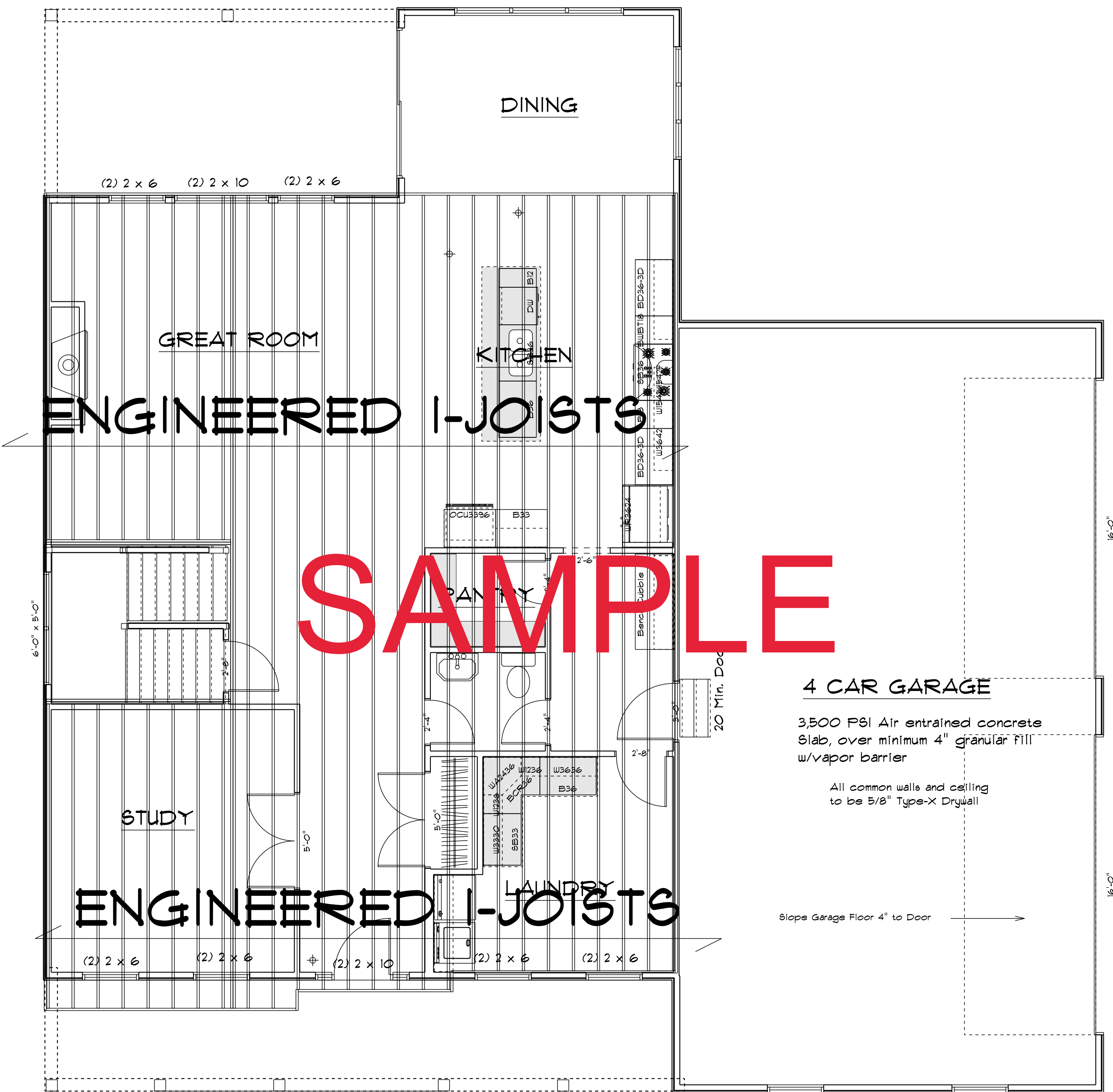
General Plan Notes	
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The Batavia

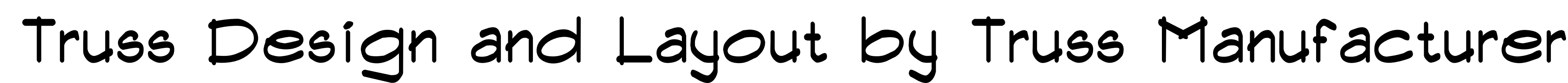
2nd Flr Framing Address

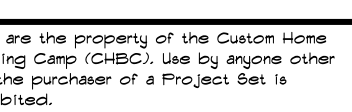
$$1/4'' = 1'-0''$$

A-6
SHEET



Engineered Floor System Layout and Design by Manufacturer





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an Date
4/30/2024
























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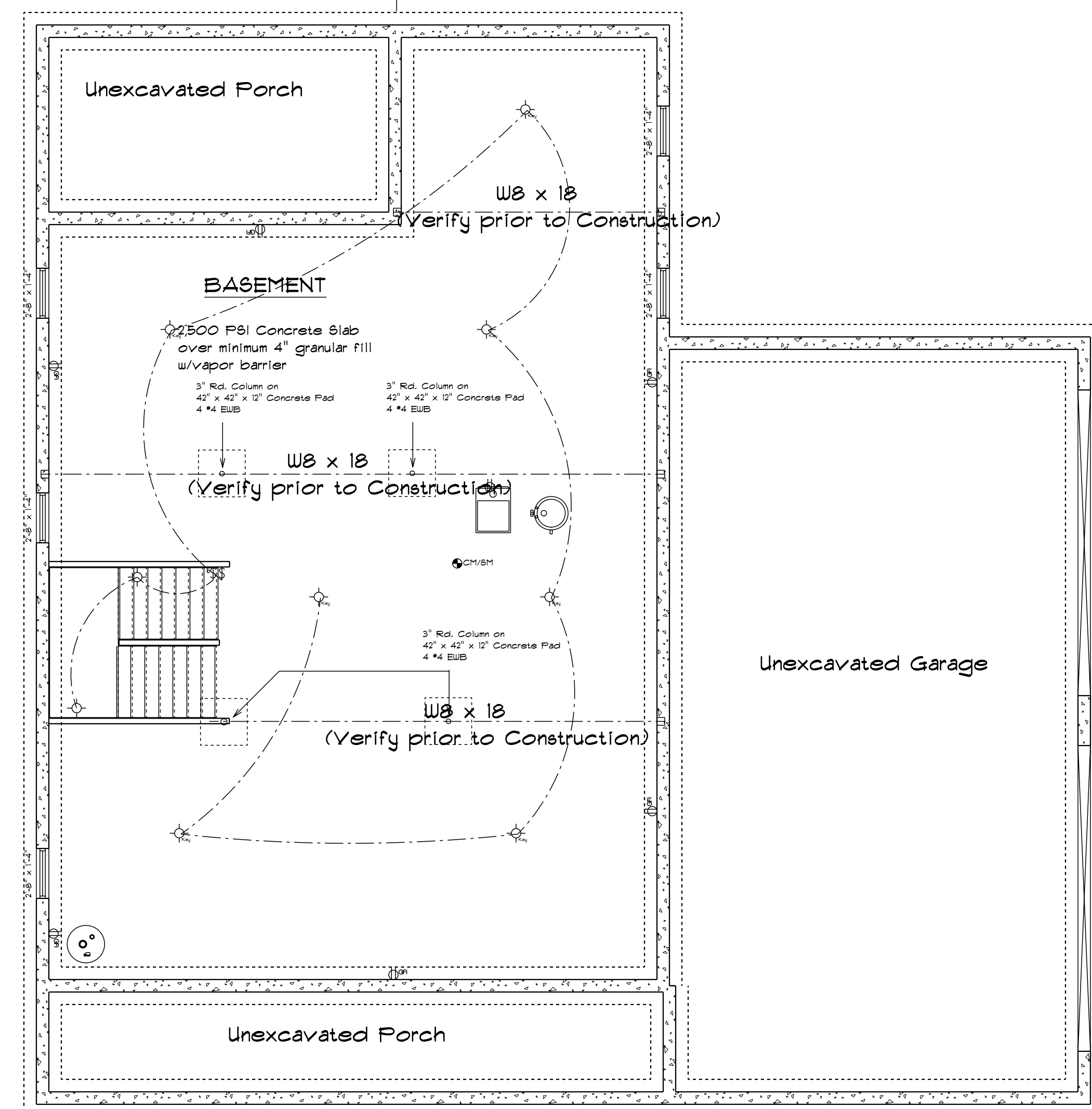
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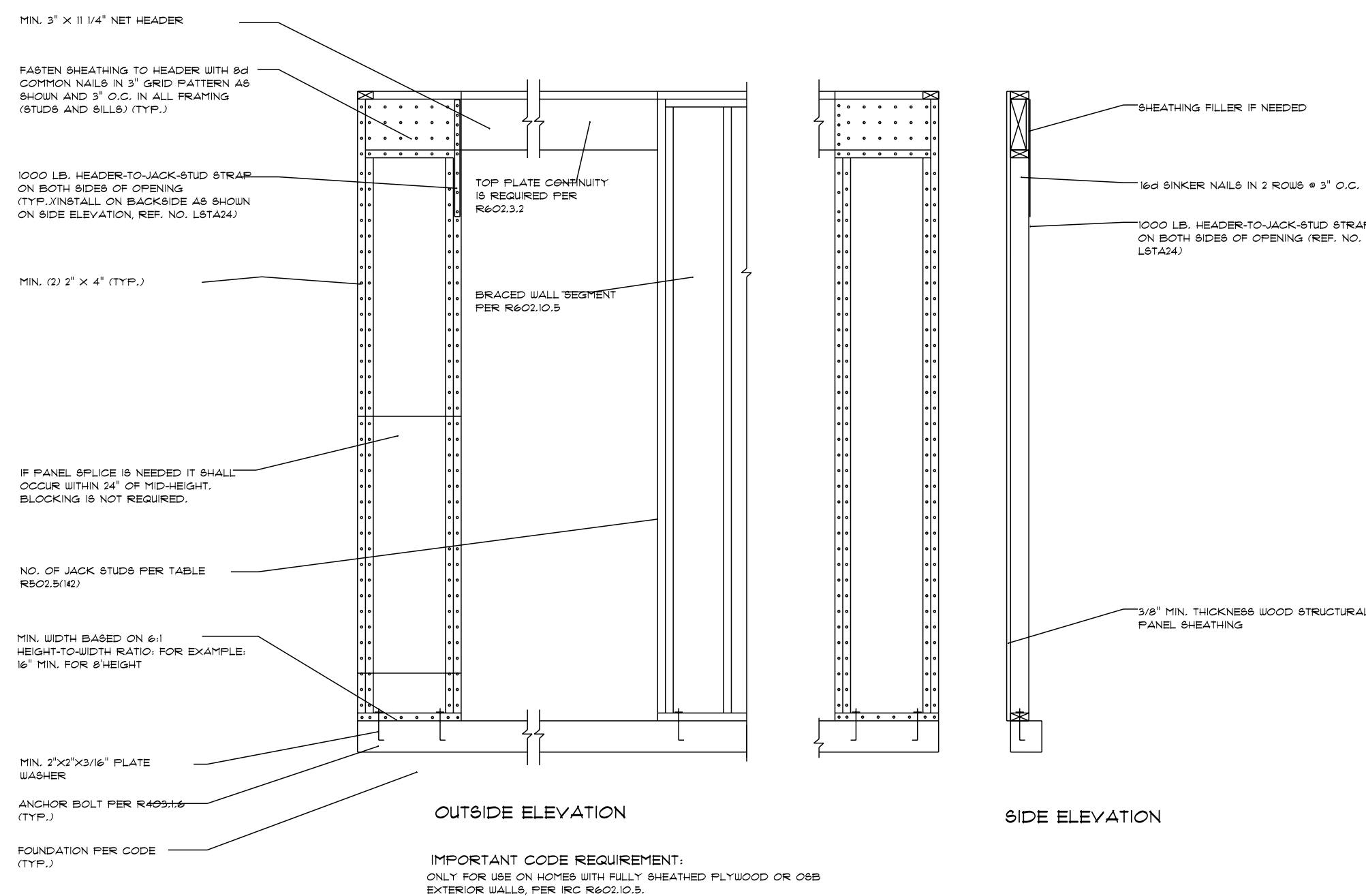
The Batavia Electric Plan

E-1
HEET



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Ceiling Fan/Light Kit	6	
LED Can Light	42	
pendant large	2	
linear light fixture 02	6	
Outlet	38	
CarbonSmoke Combo	3	
Dishwasher	1	
Disposal	1	
Dryer Outlet 220	1	
Furnace	1	
GFCI Outlet	25	
Garage Door Opener	2	
Oven 220-Outlet	1	
Range Outlet 220	1	
Smoke Detector	4	
Sump Pump GFCI Outlet	1	
Switch	30	
Wall Ceiling Light	12	
3 Way Switch	6	
Bath Fan	3	
Bath Fan-Light	1	
Keyless Light	11	
Refrigerator Outlet	1	





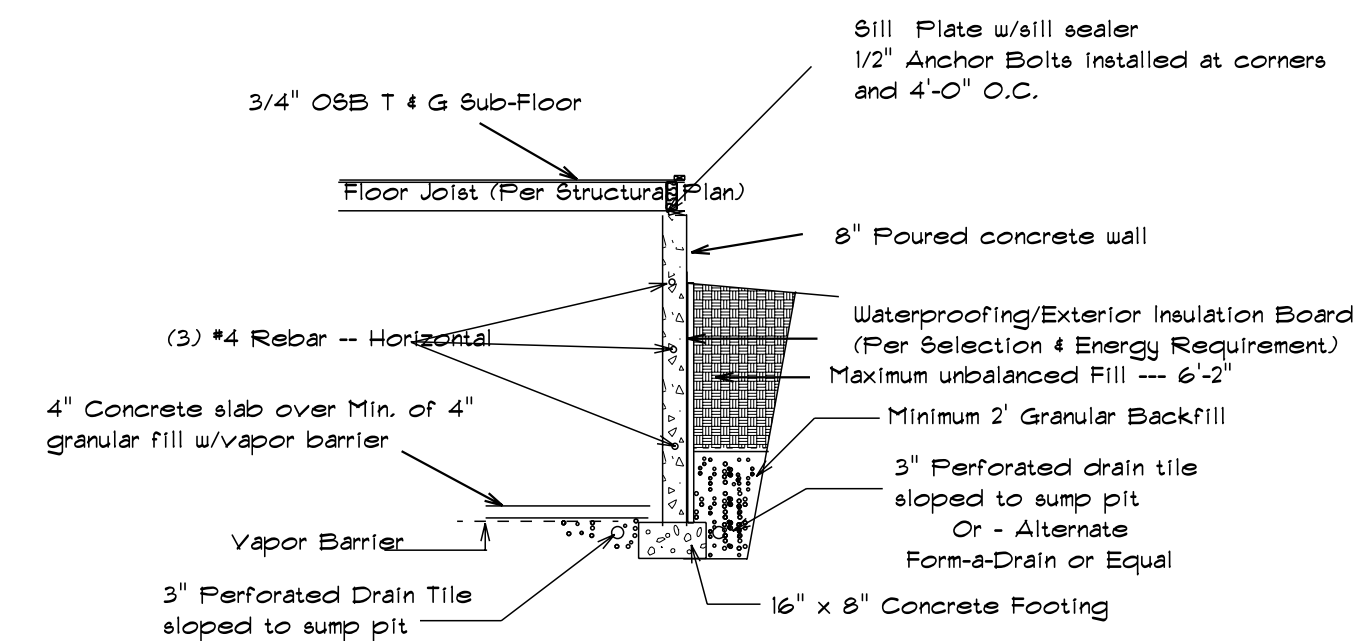
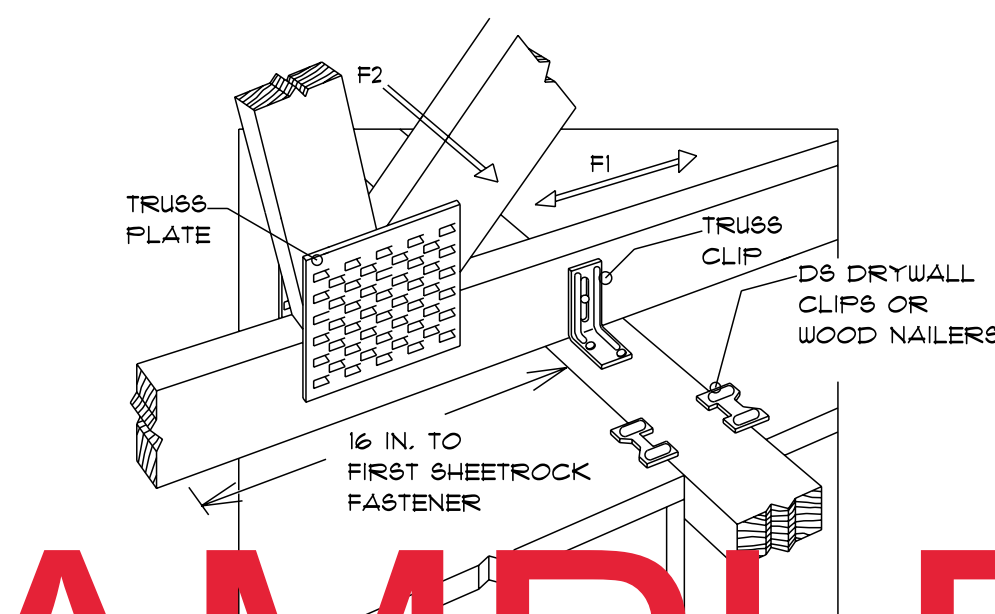
APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS

8-Foot Wall	9-Foot Wall	10-Foot Wall	
48	54	60	100%
32	36	40	85%
24	27	30	65%

Band Insulation
(Per MEC Report)

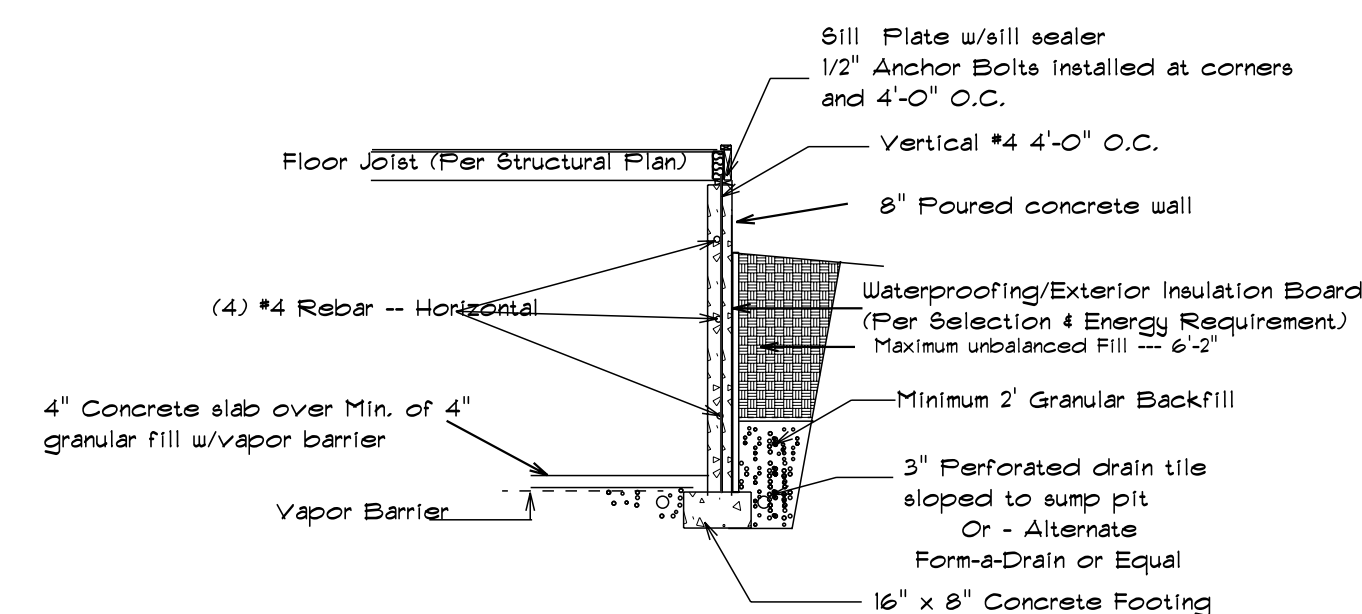
Table R602-10.5

Full Height Sheathed wall segments to either side of garage door openings that support light frame roofs with roof covering loads of 3psf or less shall be permitted to have a 4:1 aspect ratio



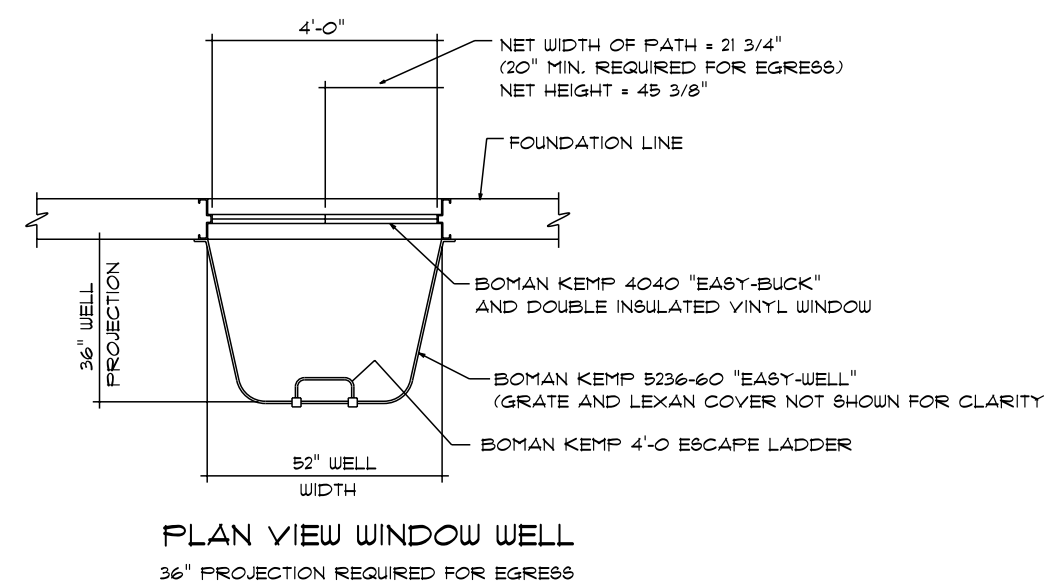
House Section Detail
Two Story - 8' Wall

(Assume -- 1,500 PSI Bearing.

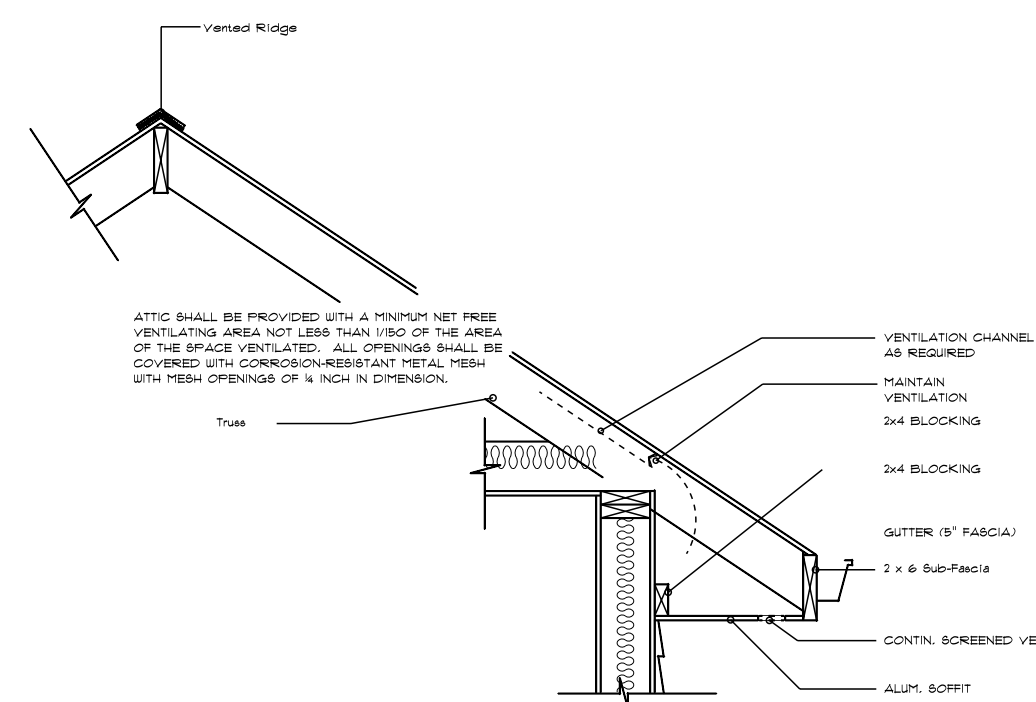


Alternate
9'-0" Basement Wall Detail

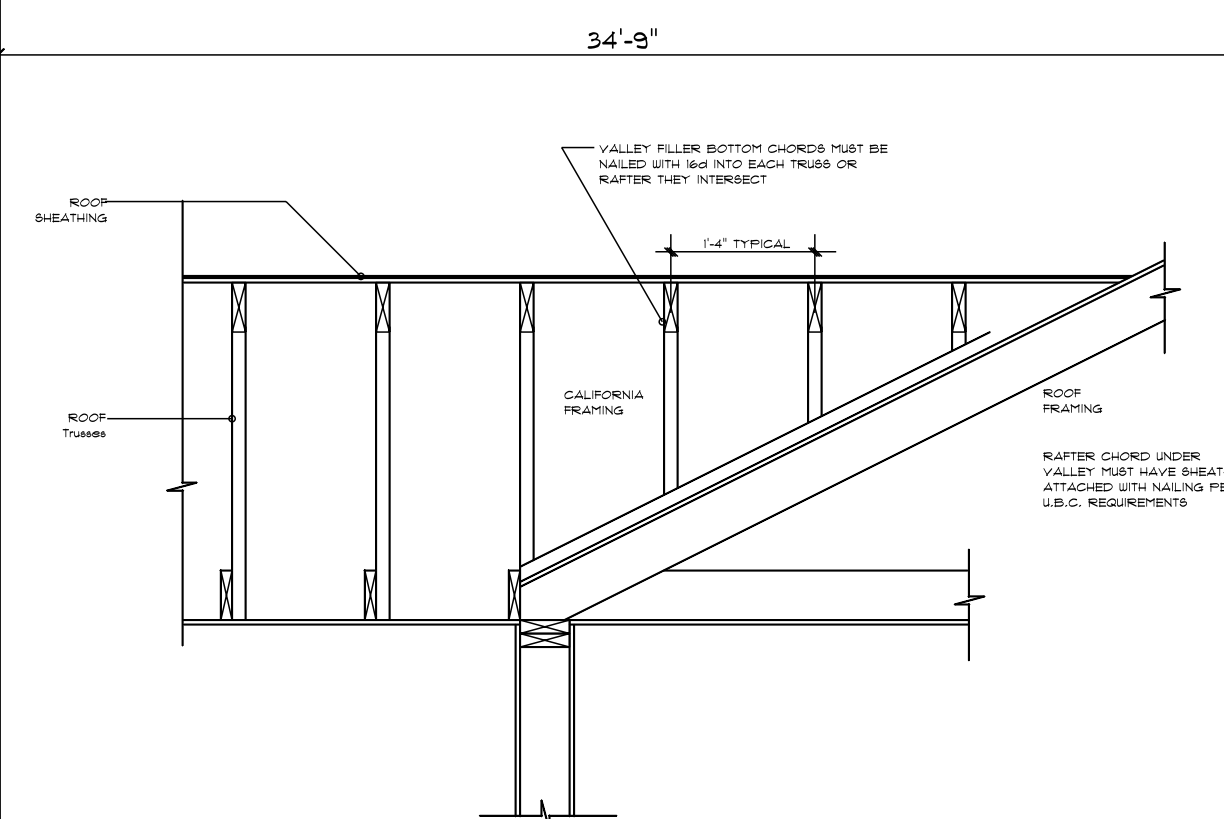
(Assume -- 1,500 PSI Bearing)



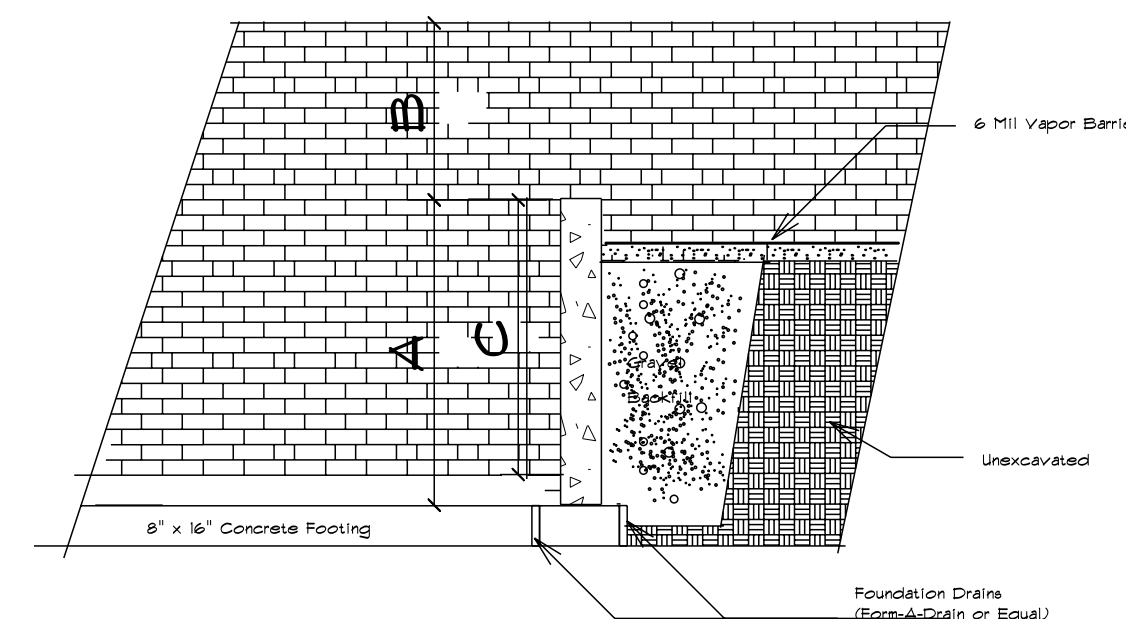
Alternate Egress Window - If Applicable



ROOF VENTILATION SOFFITED EAVE SIDING



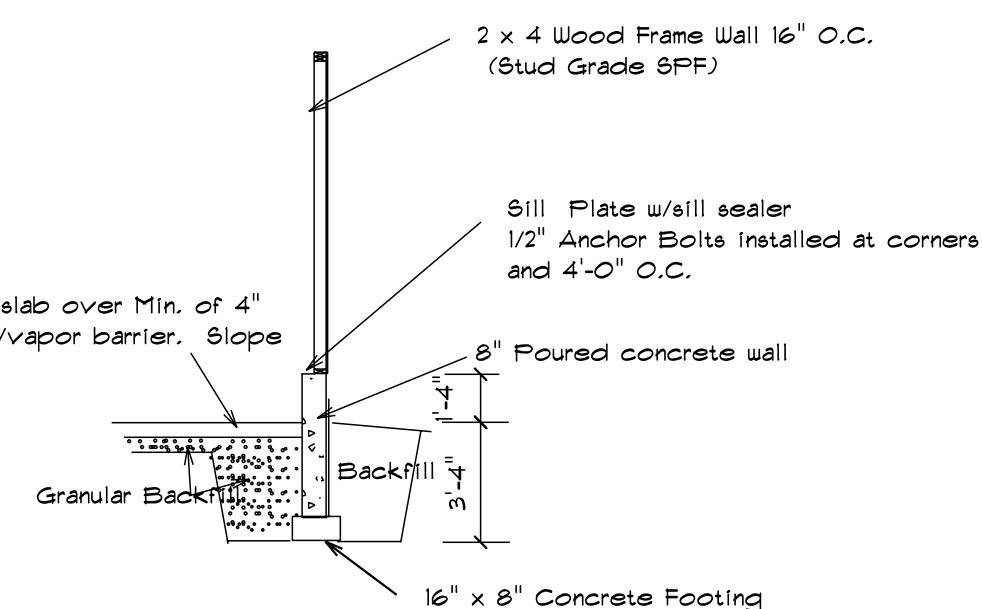
OVERFRAMING ROOF FRAMING



ITEM	8' WALL	9' WALL
A	4'-0"	4'-0"
B	5'-0"	4'-0"
B	4'-8"	4'-8"

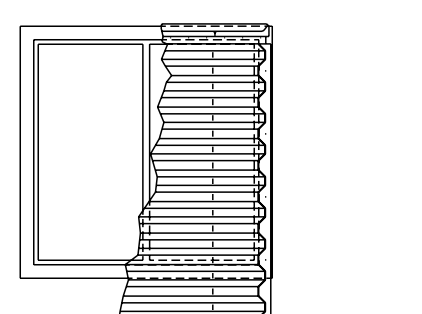
Crawl Detail
(If Applicable)

(If Applicable)



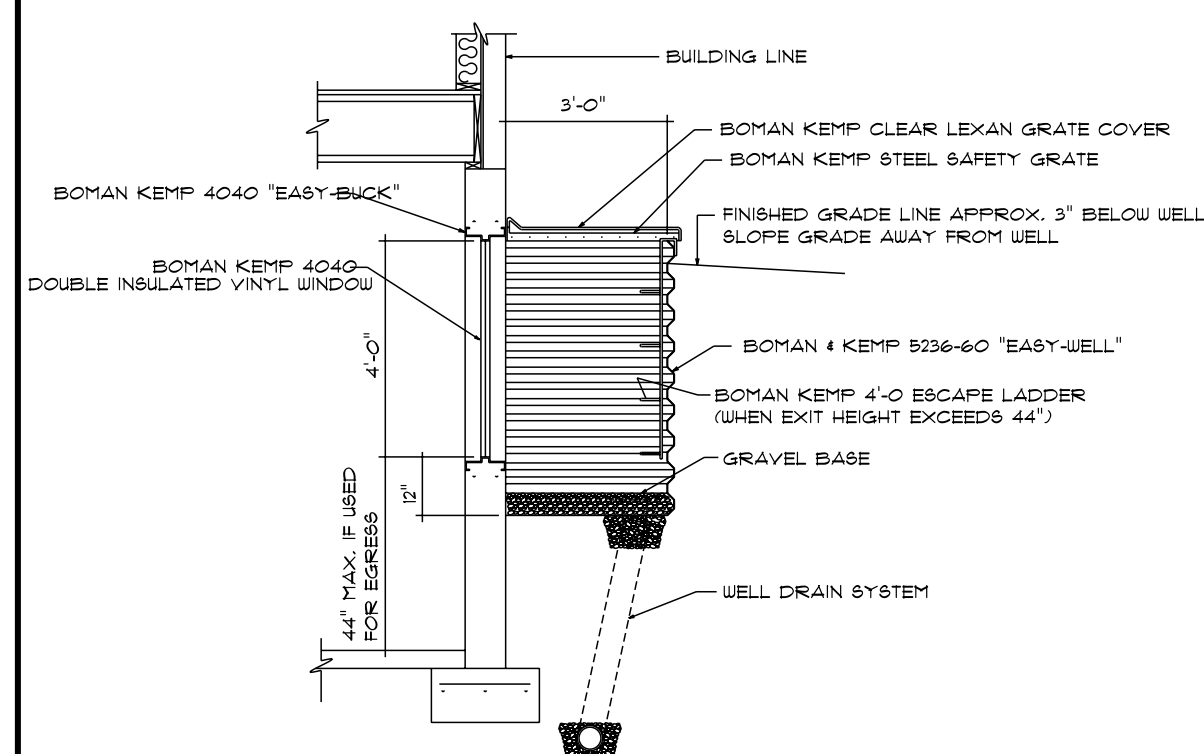
Garage Foundation

(Assume -- 1,500 PSI Bearing)



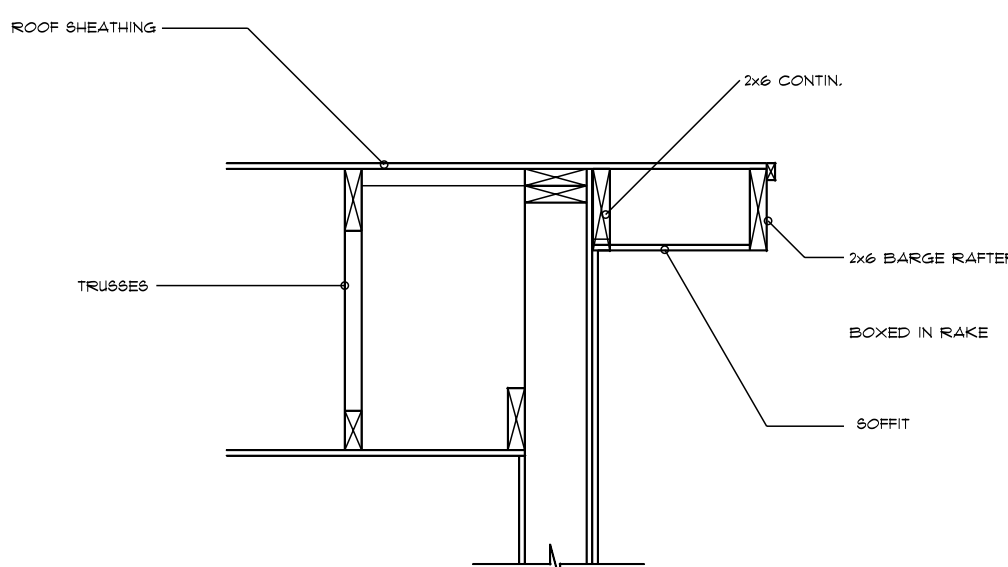
WINDOW ELEVATION WITH WELL

Alternate Egress Window - If Applicable



WALL SECTION THRU. WINDOW WELL

Alternate Egress Window - If Applicable



BOXED RAKE GABLE END TRUSS FRAMED



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All dimensions to be verified prior to construction.

Plan Date
4/30/2024

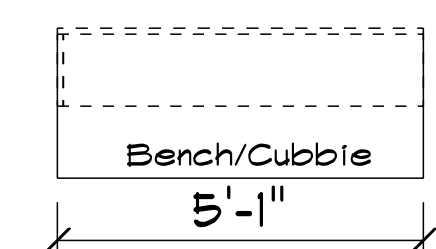
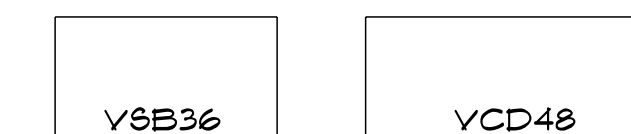
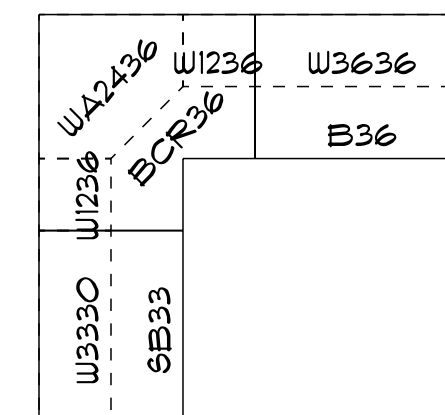
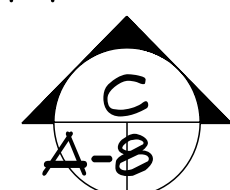
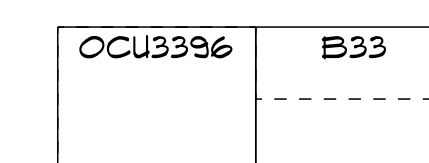
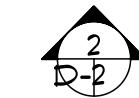
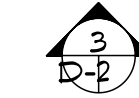
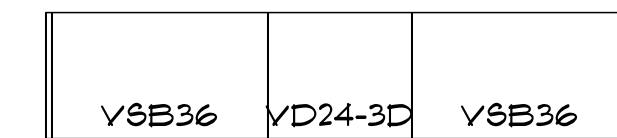
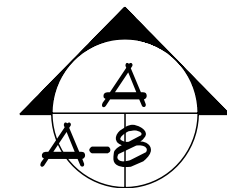
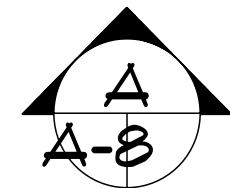
Plan Revisions

[illegible]

Address

The Batavia Details

D-1
SHEET



D-2
SHEET