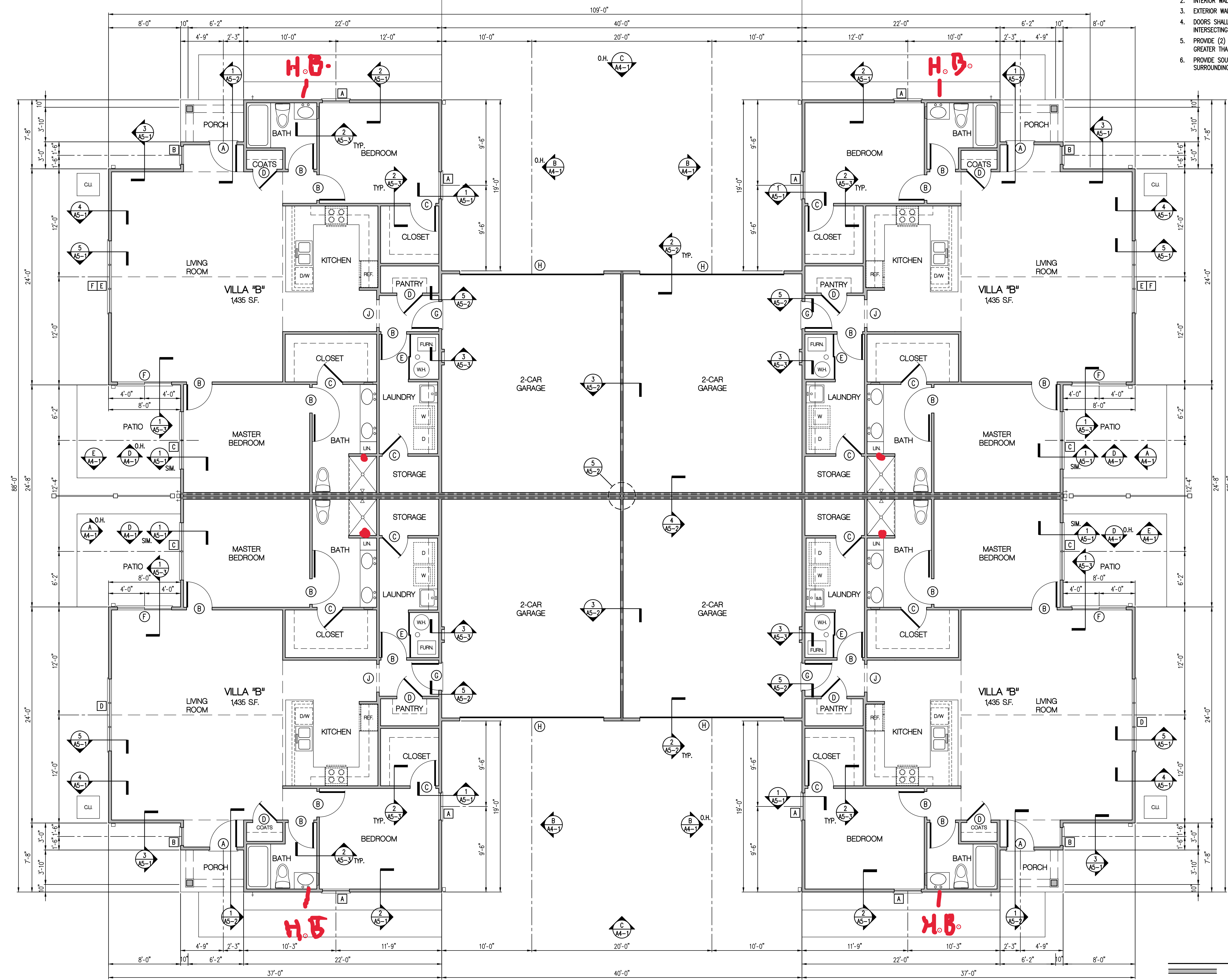


General Notes

1. WALL FRAMING TO BE 2x4 WOOD STUDS @ 16" O.C. U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD.
3. EXTERIOR WALL DIMENSIONS ARE TO FACE OF SHEATHING.
4. DOORS SHALL BE LOCATED W/ ROUGH OPENING 3" FROM INTERSECTING WALLS U.N.O.
5. PROVIDE (2) 2x JACKS UNDER ALL HEADERS W/ OPENINGS GREATER THAN 60" WIDE - TYPICAL.
6. PROVIDE SOUND BATTS BETWEEN EACH VILLA AND IN ALL WALLS SURROUNDING TOILET ROOM.

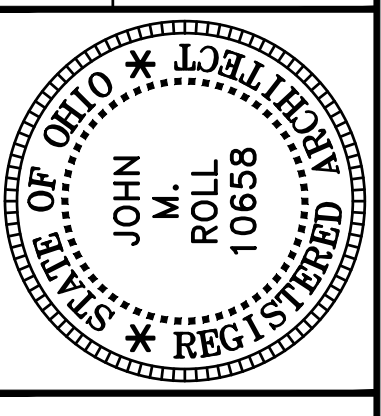


BUILDING PLAN - VILLA "B"
3/16" = 1'-0"

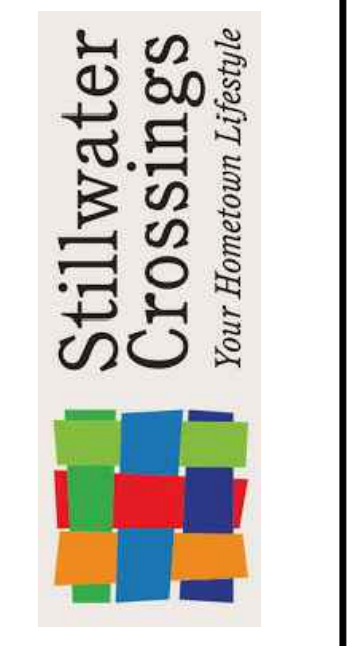
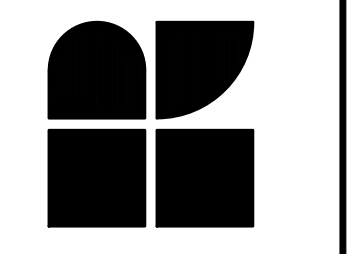
Legend

	2x WOOD STUD WALL - NO FIRE RATING
	2x WOOD STUD WALL - 1 HOUR FIRE RATING
	2x WOOD STUD WALL - 2 HOUR FIRE RATING

DATE	DESCRIPTION
3-15-23	BUILDING PERMIT
5-31-23	PERMIT CORRECTIONS

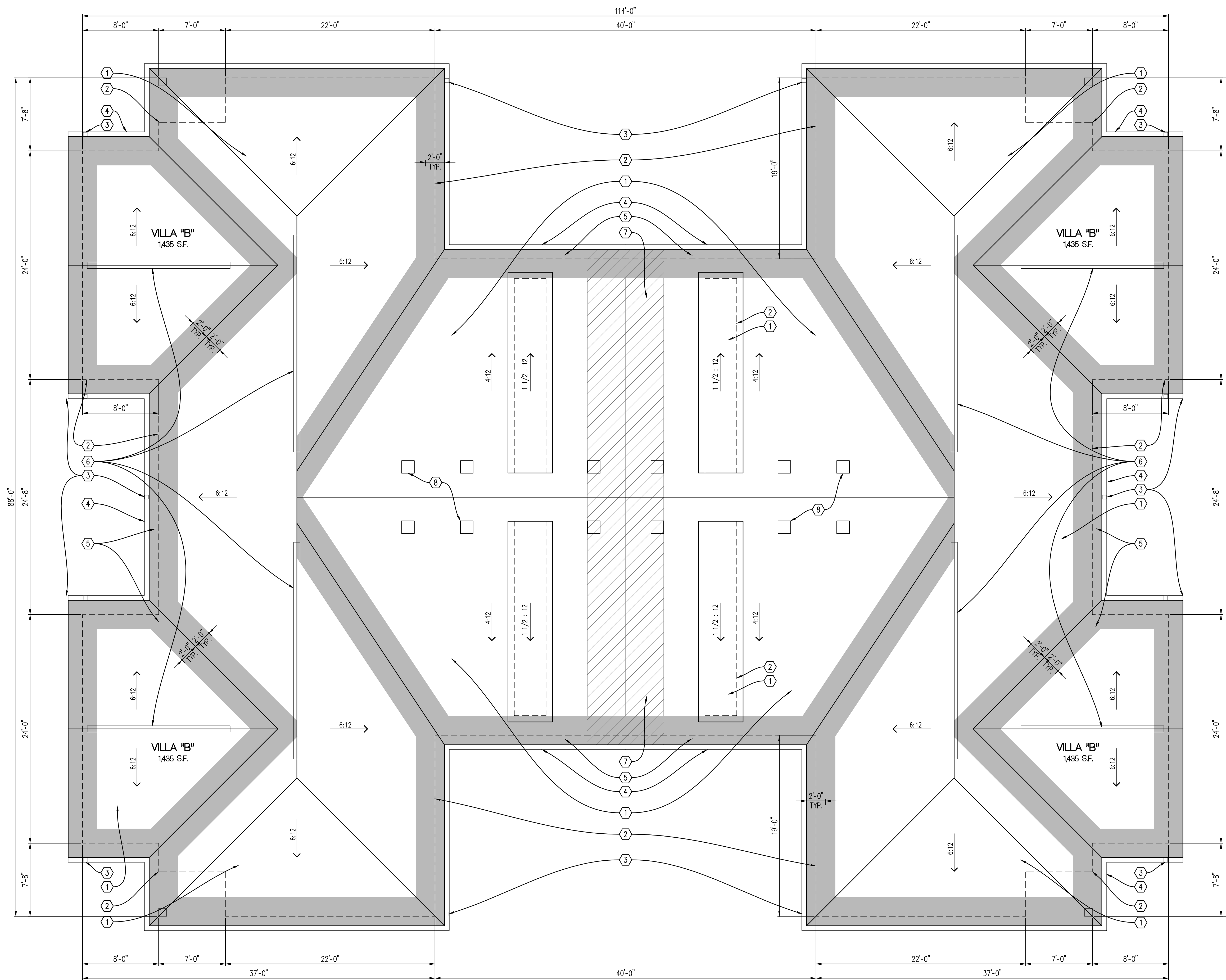


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PROJECT NO.
56133
PROJECT TITLE
**BUILDING 1
VILLAS @
WEST MILTON**
DWG. TITLE
**BUILDING
PLAN**
DWG. NO.

A2-1

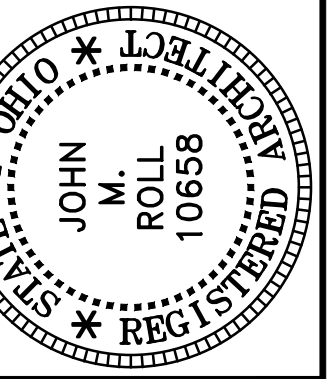


ROOF PLAN
3/16" = 1'-0"

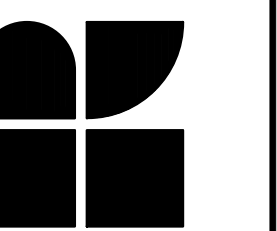
Roof Notes

1. ASPHALT SHINGLE ROOFING ON 1 LAYER OF 15# ROOFING FELT - TYPICAL ALL ROOF SURFACES UNLESS NOTED OTHERWISE.
2. LINE OF BUILDING BELOW.
3. 3" x 4" ALUMINUM DOWNSPOUT - TYPICAL.
4. 5" ALUMINUM OGEE GUTTER - TYPICAL.
5. SHADED AREAS INDICATE LOCATIONS FOR ICEGUARD INSTALLED BELOW SHINGLE ROOFING.
6. RIDGE VENT LOCATION - AIR VENT CRV 100 (TYPICAL).
7. PROVIDE FIRE RETARDANT TREATED PLYWOOD ROOF DECKING MINIMUM 4'-0" EACH SIDE OF 2 HOUR FIRE BARRIER - SEE DETAIL BELOW.
8. ALUMINUM HAT VENT LOCATION - AIRHAWK RVA 51 SQUARE VENT (TYPICAL).

DATE	DESCRIPTION
7-5-23	BUILDING PERMIT



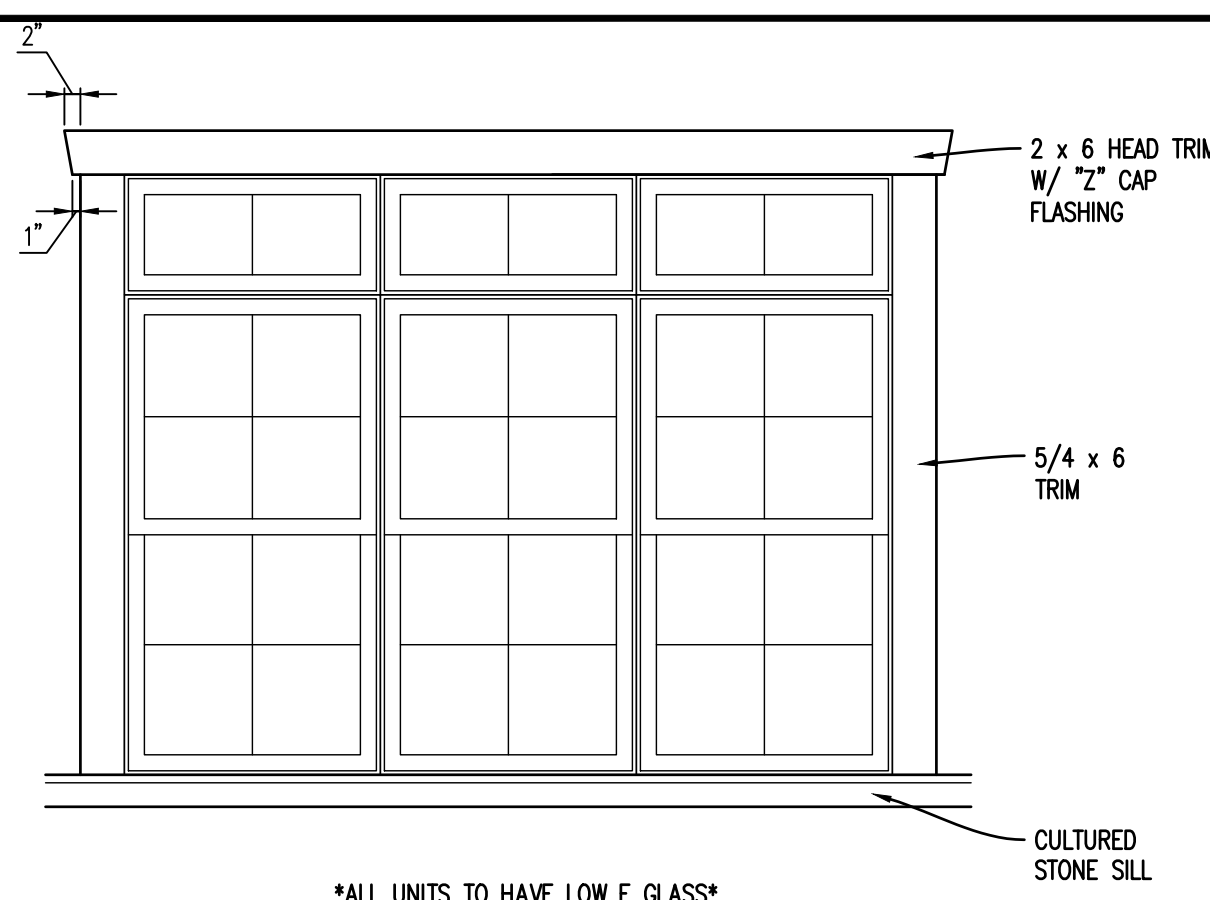
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PROJECT NO.
56133
PROJECT TITLE
**BUILDING 3
VILLAS @
WEST MILTON**

DWG. TITLE
**ROOF
PLAN**

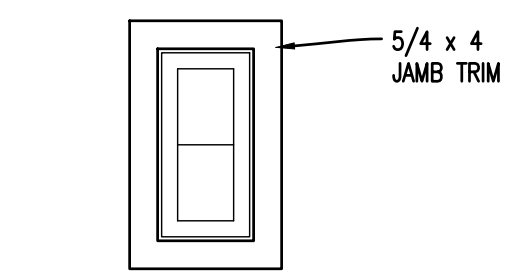
DWG. NO.
A3-1



ALL UNITS TO HAVE LOW E GLASS

8010 FIXED TRANSOM
8050 SINGLE HUNG

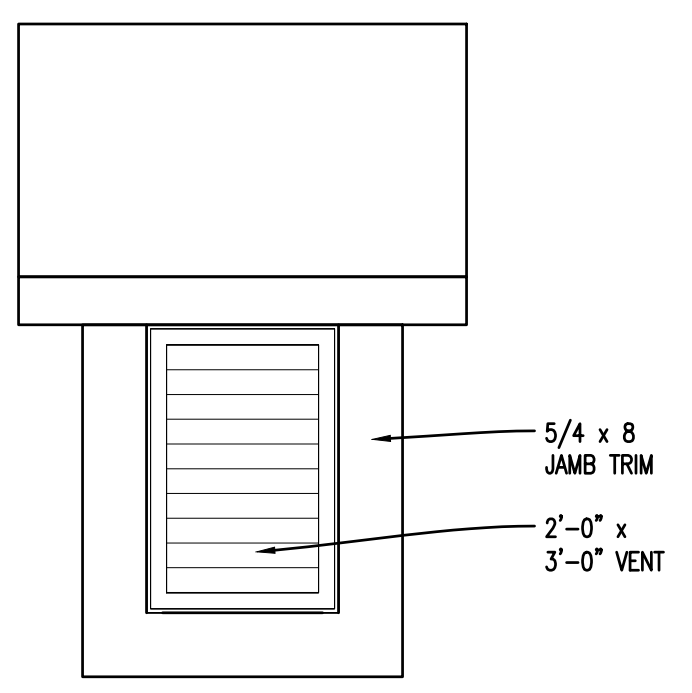
E



ALL UNITS TO HAVE LOW E GLASS

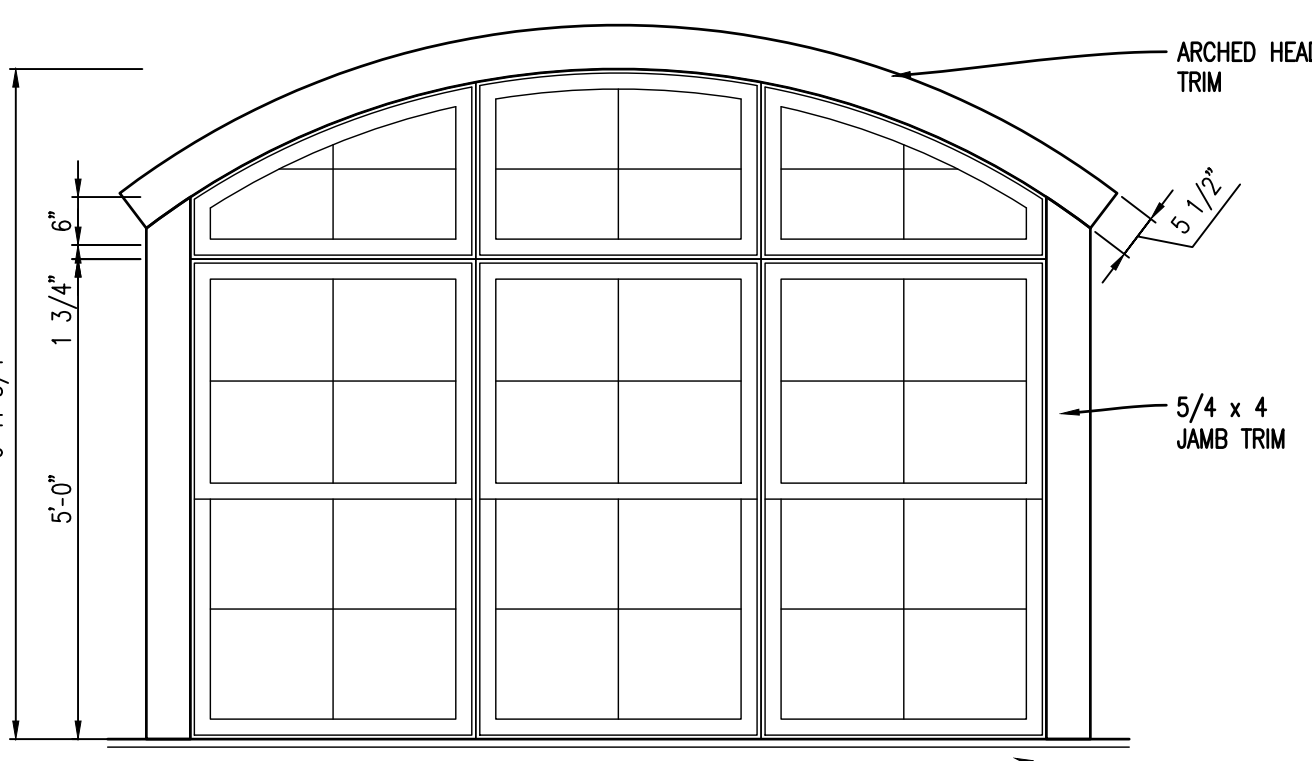
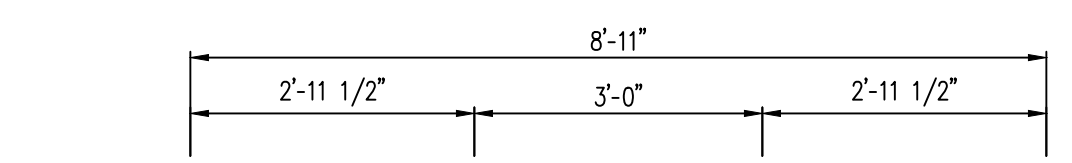
1020 FIXED

F



ALL UNITS TO HAVE LOW E GLASS

G

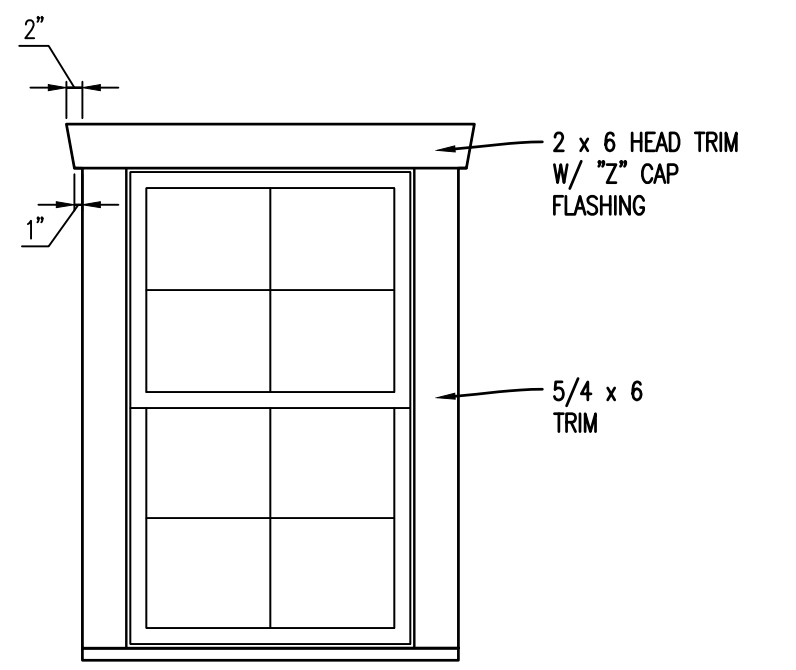


ALL UNITS TO HAVE LOW E GLASS

811 FIXED ARCH TRANSOM
8150 SINGLE HUNG

D

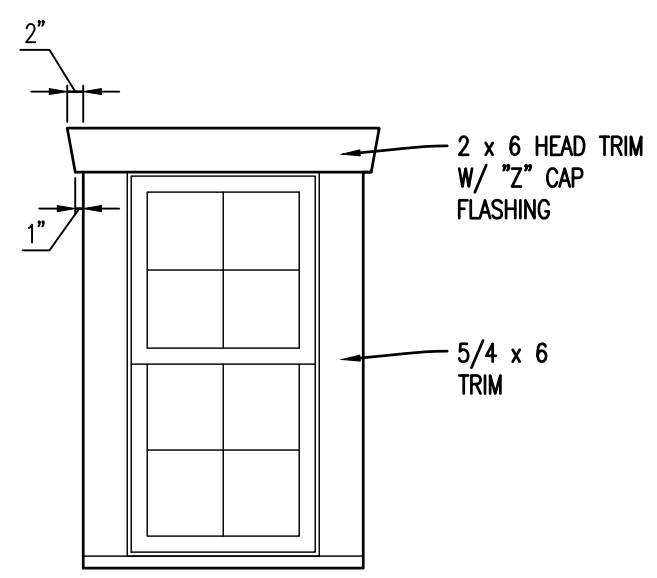
A



ALL UNITS TO HAVE LOW E GLASS

(EGRESS WINDOW @ BEDROOM LOCATIONS)
3050 SINGLE HUNG

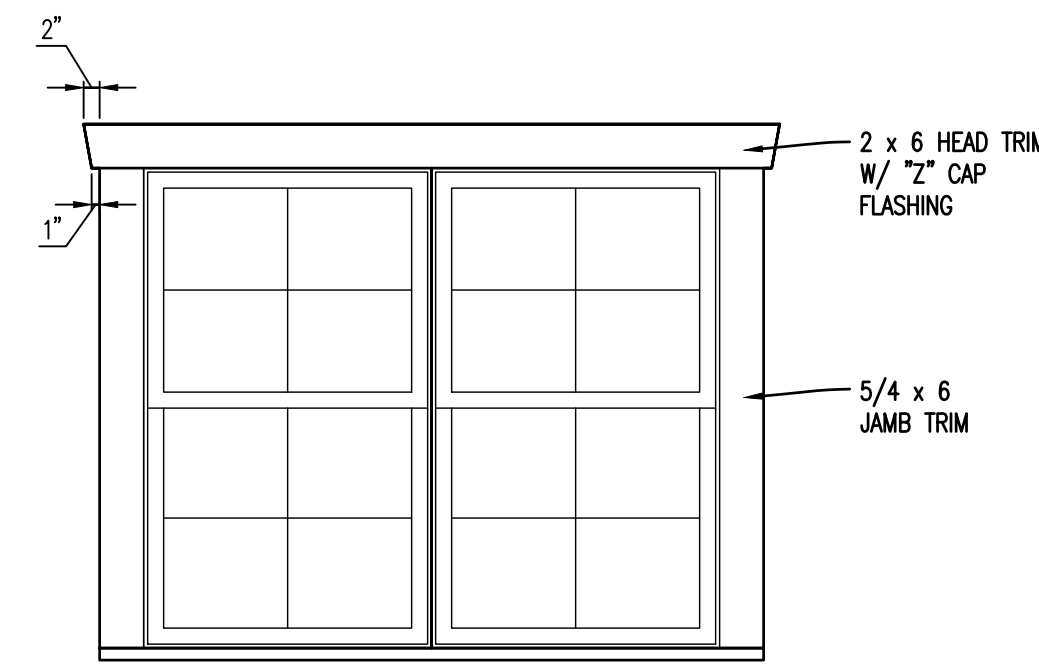
A



ALL UNITS TO HAVE LOW E GLASS

2040 SINGLE HUNG

B



ALL UNITS TO HAVE LOW E GLASS

TWIN - 6050 SINGLE HUNG

C

WINDOW TYPES

1/2" = 1'-0"

Finish Remarks

- 3/4"x1/2" SHOE MOULDING.

Finish Abbrev.

CERT	CERAMIC TILE
CONC	CONCRETE
CPT	CARPET
EXP	EXPOSED STRUCTURE
P	PAINT
TXT	TEXTURED FINISH (STIPPLED)
VAULT	VAULTED
VNL	VINYL
WD	WOOD

Door Remarks

- INSULATED ADA COMPLIANT ENTRY DOOR W/ PEEP HOLE.
- INSULATED ENTRY DOOR.
- BI-PASS DOOR & HARDWARE W/ T-ASTRAGAL FRAMER TO ADD 1/2" TO ROUGH OPENING.
- INSULATED SLIDING PATIO DOOR (TEMPERED GLASS) & HARDWARE.
- NOT USED.
- INSULATED PANELED OVERHEAD DOOR.
- T-ASTRAGAL.
- FRAMER TO ADD 1/2" TO WIDTH OF ROUGH OPENING.

Door Abbrev.

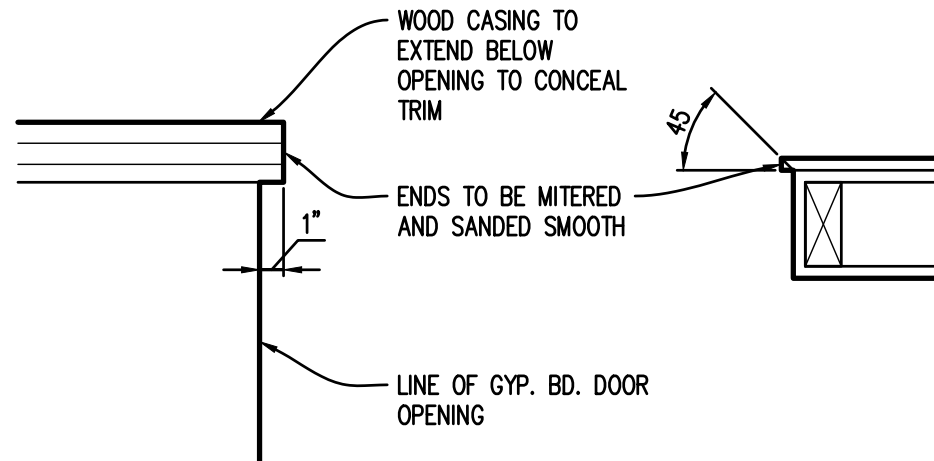
CLAD	ALUMINUM-CLAD WINDOW
DB	DEADBOLT
ENT	ENTRANCE
HC	HOLLOW CORE MASONITE
HM	HOLLOW METAL
MANUF	MANUFACTURER SUPPLIED
PASS	PASSAGE
PRI	PRIVACY
STL	STEEL

INTERIOR FINISH SCHEDULE

ROOM OR AREA	FLOOR	BASE	WALLS	CILING	REMARKS
FOYER	CERT	WD	P	P	TXT VAULT
LIVING ROOM	CPT	WD	P	P	TXT VAULT
DINING ROOM	CPT	WD	P	P	TXT 9'-0"
KITCHEN	VNL	WD	P	P	TXT 9'-0" 1
BEDROOM	CPT	WD	P	P	TXT 9'-0"
LAUNDRY	VNL	WD	P	P	TXT 9'-0"
MECHANICAL	CONC	WD	P	P	TXT 9'-0"
PANTRY	VNL	WD	P	P	TXT 9'-0" 1
HALL	CPT	WD	P	P	TXT 9'-0"
COAT CLOSET	CPT	WD	P	P	TXT 9'-0"
GARAGE	CONC	-	P	P	TXT VARIES
MASTER BEDROOM	CPT	WD	P	P	TXT 9'-0"
BATH	VNL	WD	P	P	TXT 9'-0"
MASTER BATH	VNL	WD	P	P	TXT 9'-0"
CLOSET	CPT	WD	P	P	TXT 9'-0"
MASTER CLOSET	CPT	WD	P	P	TXT 9'-0"

DOOR SCHEDULE

DOOR OR OPENING MARK	OPENING SIZE		THICKNESS	MAT'L	GLAZ.	FRAME	SILL	LABEL HRS.	HWRRE.	REMARKS
	W	H								
A	3'-0"	6'-8"	1 3/8"	HM	-	WD	YES	-	-	ENT/DB 1
B	2'-10"	6'-8"	1 3/8"	HC	-	WD	-	-	-	PRI
C	2'-10"	6'-8"	1 3/8"	HC	-	WD	-	-	-	PASS
D	2'-8"	6'-8"	1 3/8"	HC	-	WD	-	-	-	PASS
E	(2)2'-6"	6'-8"	1 3/8"	HC	-	WD	-	-	-	MANUF 3
F	6'-0"	6'-8"	1 3/4"	CLAD	FULL	WD	YES	-	-	MANUF 4
G	3'-0"	6'-8"	1 3/8"	HM	-	WD	YES	1/3	-	ENT/DB 2
H	16'-0"	7'-0"	1 3/8"	STL	-	WD	-	-	-	MANUF 6
J	3'-0"	8'-6"	4 1/2"	-	-	-	-	-	-	5

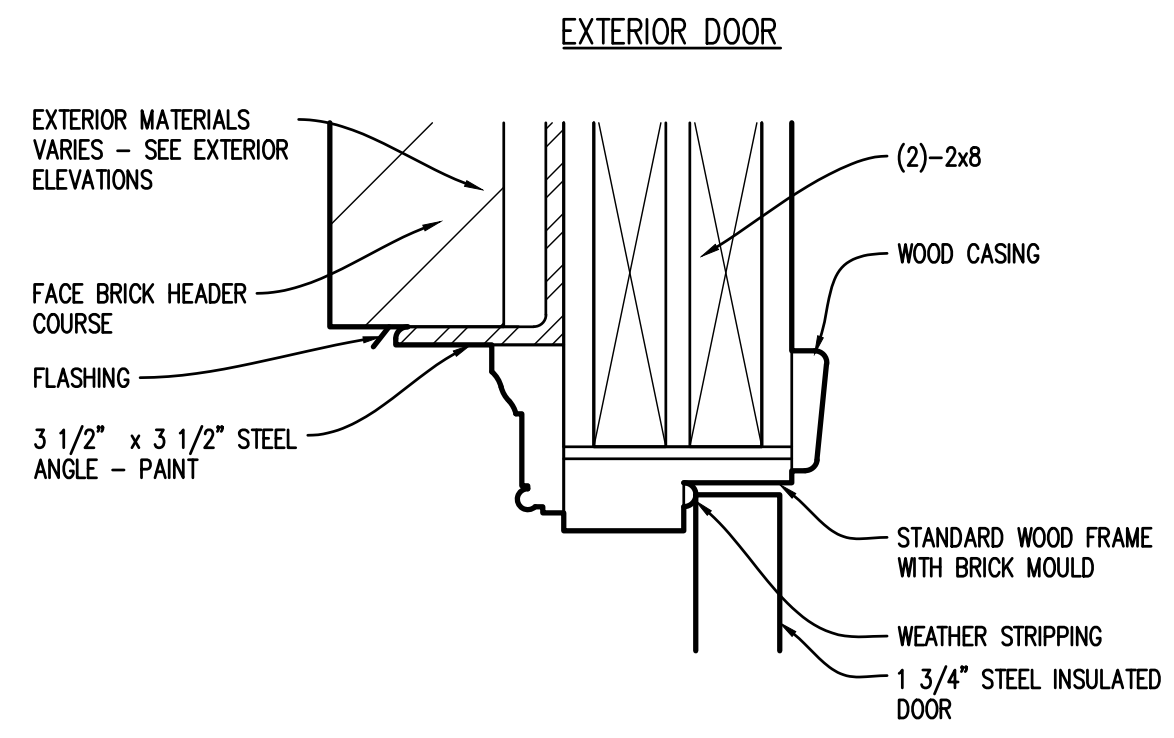


ELEVATION PLAN

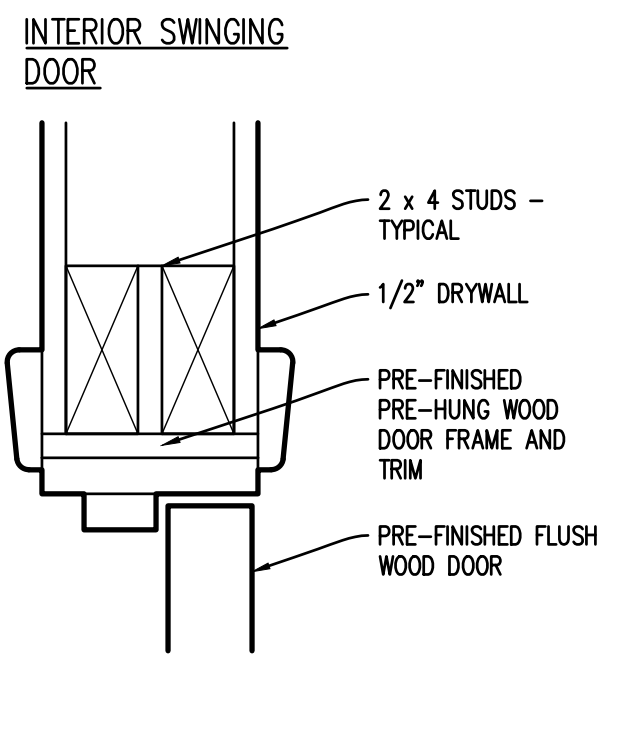
WOOD CASING DETAIL AT BI-FOLD AND BI-PASS DOORS

CASING DETAILS

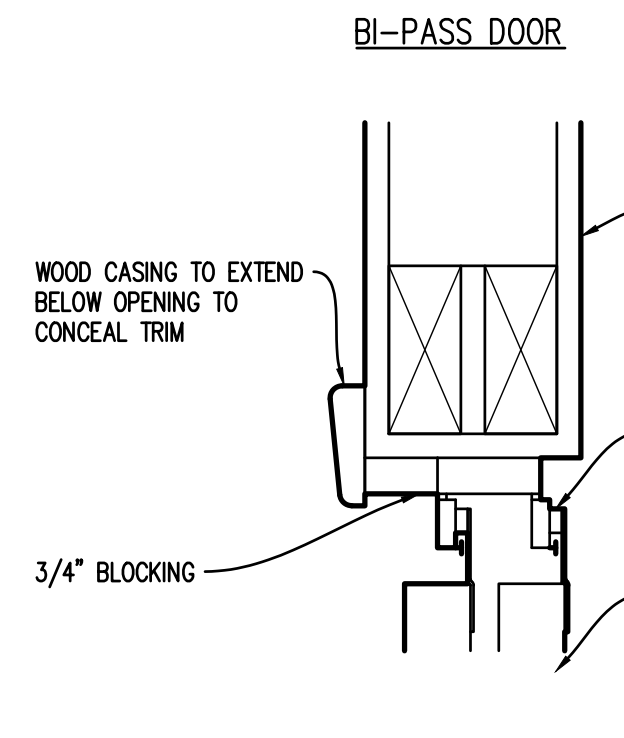
1 1/2" = 1'-0"



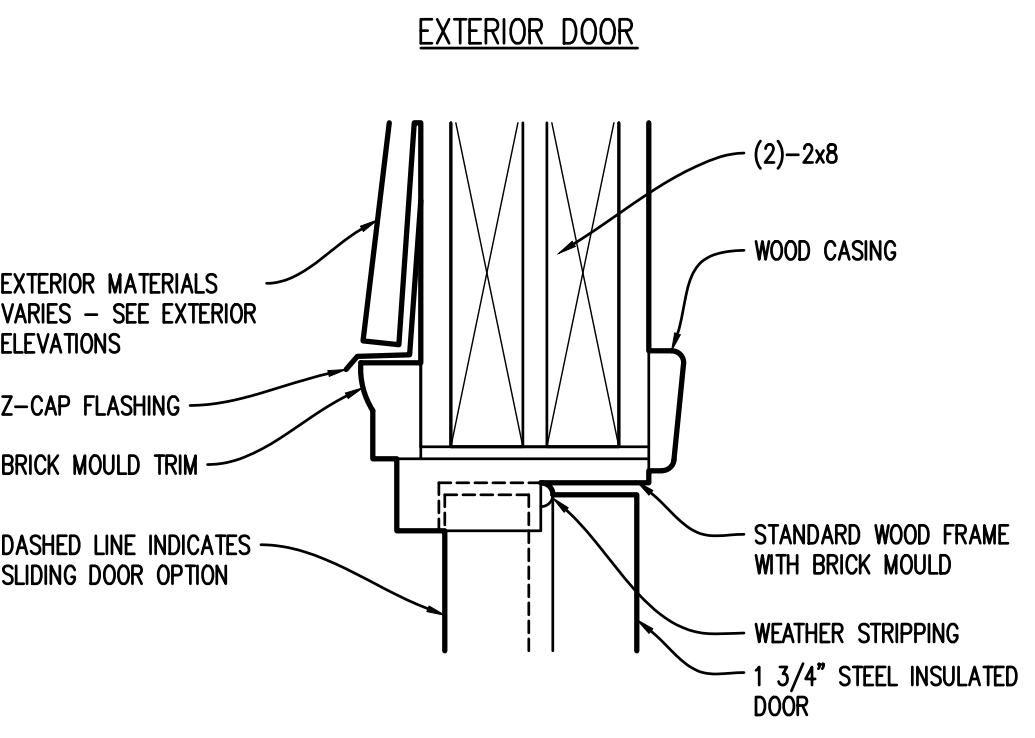
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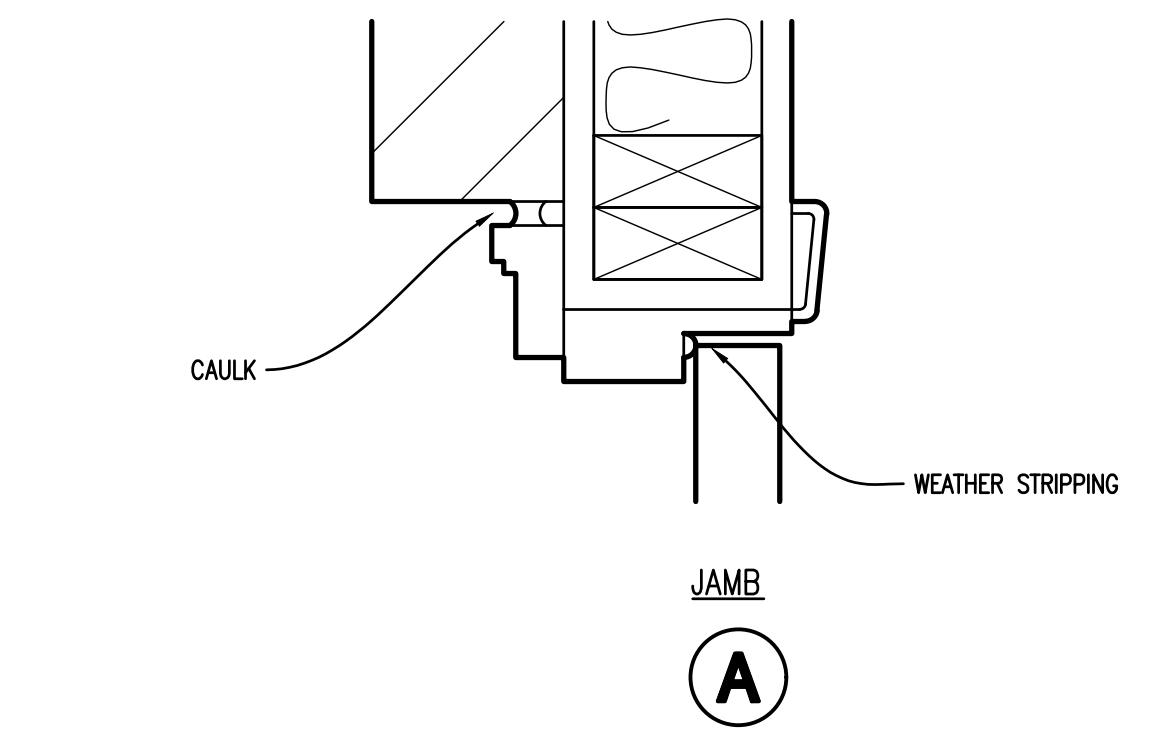
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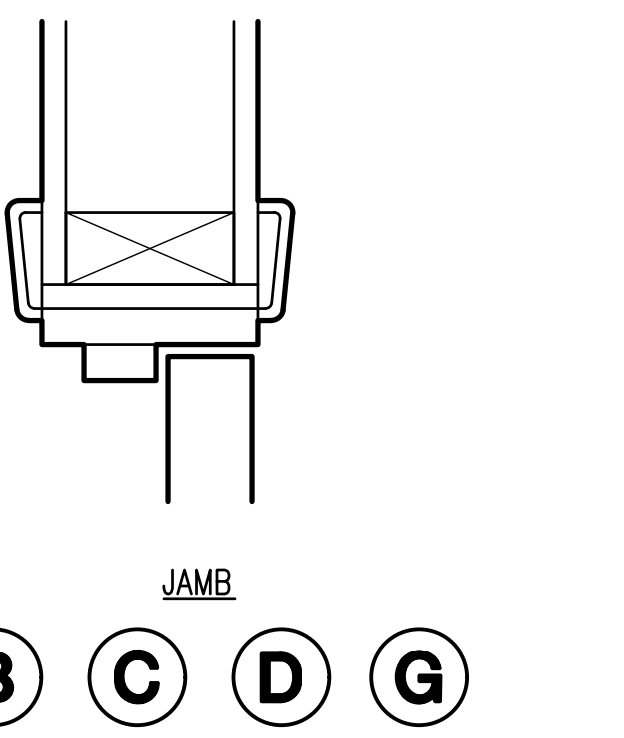
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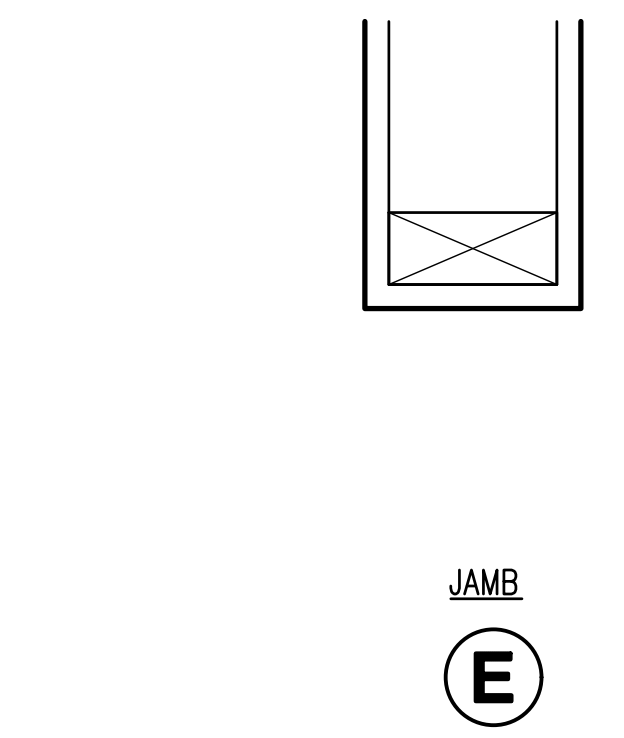
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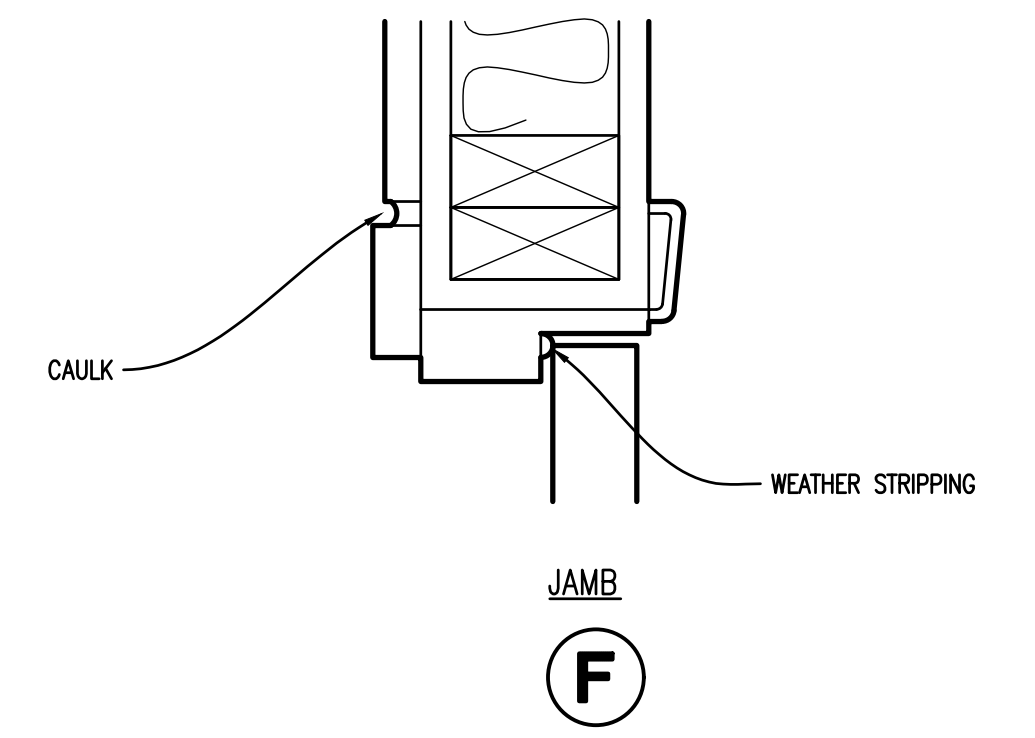
JAMB



JAMB



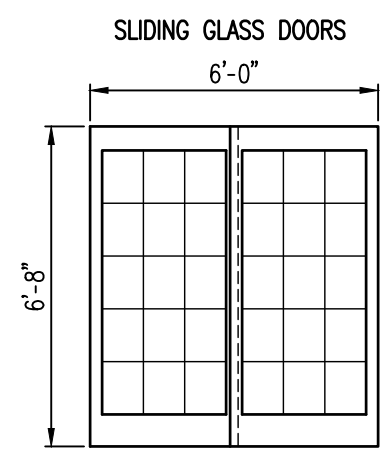
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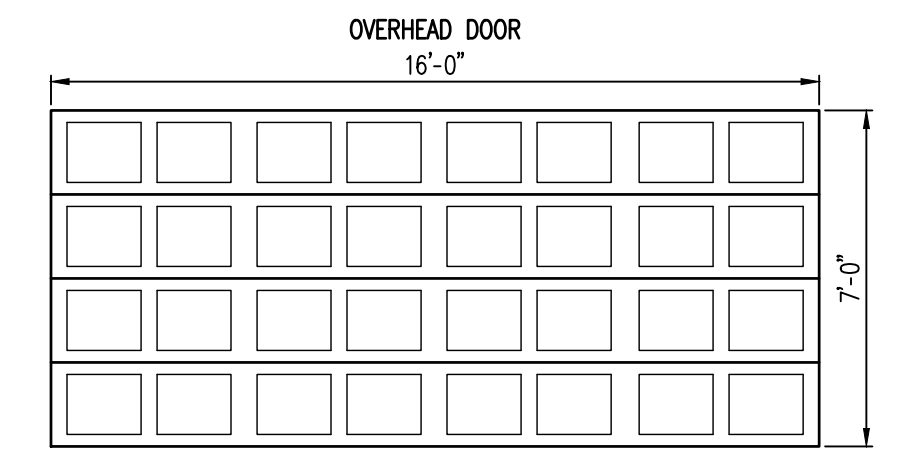
JAMB

HEAD & JAMB DETAILS

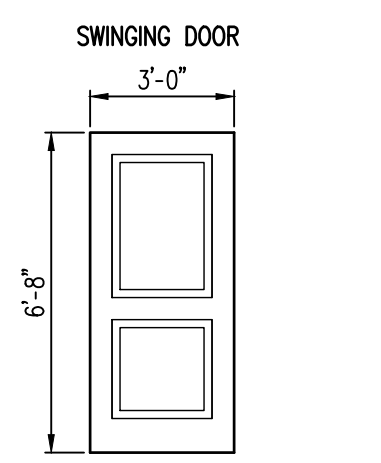
3" = 1'-0"



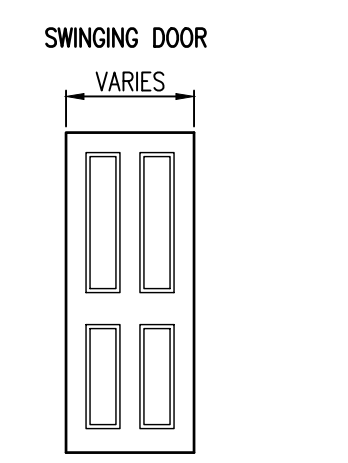
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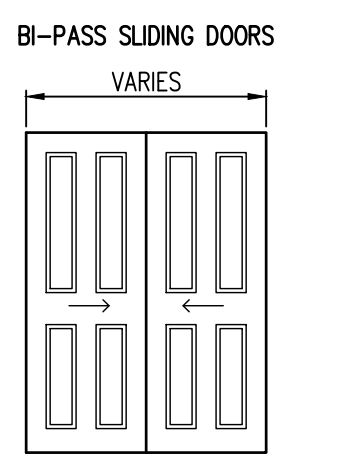
H



A G



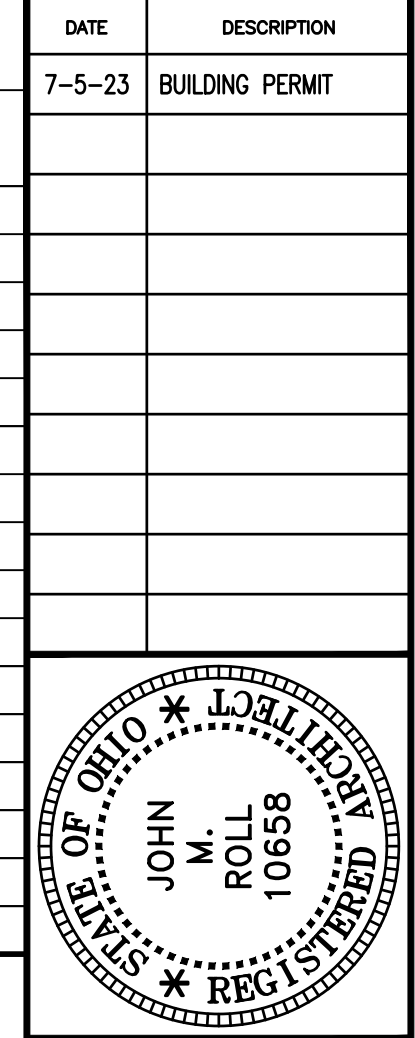
B C D



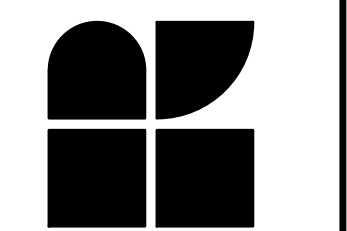
E

DOOR TYPES

1/4" = 1'-0"



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Stillwater Crossings
Your Hometown Lifestyle

PROJECT NO.
56133
PROJECT TITLE
**BUILDING 3
VILLAS @
WEST MILTON**
DWG. TITLE
**SCHEDULES,
WINDOW &
DOOR DETAILS**
DWG. NO.

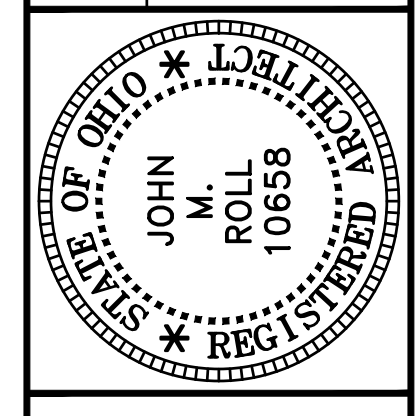
A6-1

DATE	DESCRIPTION
7-5-23	BUILDING PERMIT

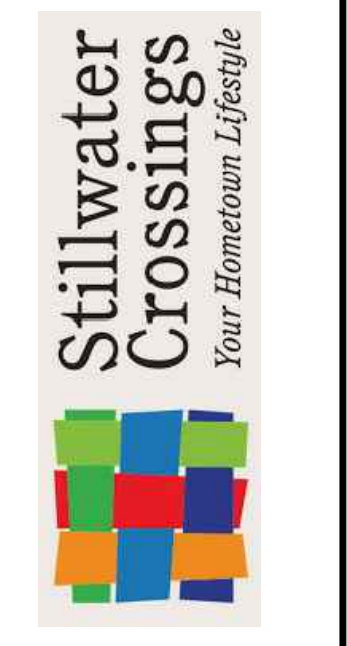
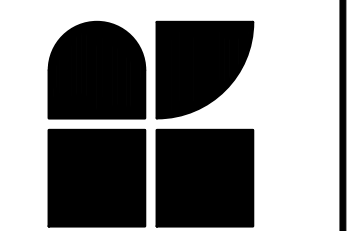
Design Loads

(OBC 2017/IBC 2015/ASCE 7-10)

- CODE REFERENCES:**
 - ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, ACI 318-2014.
 - MANUAL OF STEEL CONSTRUCTION - AISC, 360-10.
 - SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS - 2014.
 - STRUCTURAL WELDING CODE - STEEL, AWS/A5W D1.1 - 2011.
 - FOUNDATION DESIGN WAS COMPLETED USING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 1,000 PSF.
- ROOF LIVE LOAD:**
 - MINIMUM DESIGN ROOF LIVE LOAD 20 PSF
- ROOF SNOW LOAD (ASCE 7-10):**
 - GROUND SNOW LOAD, P_g 20 PSF
 - FLAT-ROOF SNOW LOAD, P_f 14 PSF
 - SNOW EXPOSURE FACTOR, C_e 1.0
 - SNOW LOAD IMPORTANCE FACTOR, I 1.0
 - SNOW THERMAL FACTOR, C_t 1.0
- WIND DESIGN PARAMETERS: (ASCE 7-10)**
 - BASIC WIND SPEED 115 MPH (ULTIMATE)
 - WIND LOAD IMPORTANCE FACTOR 1.0
 - WIND EXPOSURE EXPOSURE C
 - INTERNAL PRESSURE COEFFICIENT ± 0.18
 - COMPONENT & CLADDING WIND PRESSURES $+18.4/-24.5$ PSF ($\phi 20$)
- SEISMIC DESIGN PARAMETERS: (ASCE 7-10)**
 - MAPPED SPECTRAL RESPONSE ACCELERATION:
 - $S_s = 0.183$, $S_1 = 0.069$
 - SITE CLASS = D
 - $R = 2$, LIGHT FRAMED BEARING WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS.



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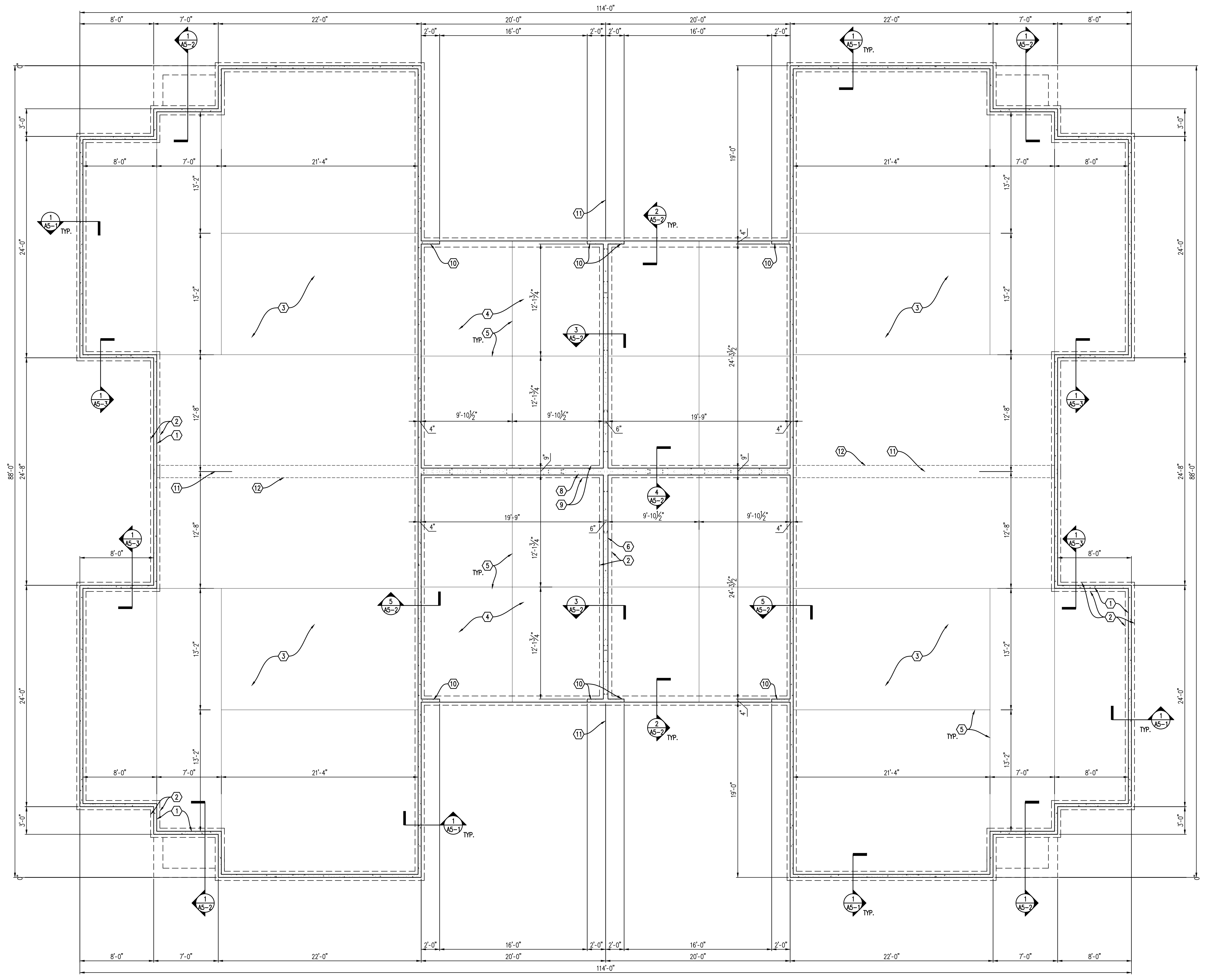


PROJECT NO.
56133

PROJECT TITLE
BUILDING 3
VILLAS @
WEST MILTON

DWG. TITLE
FOUNDATION
PLAN

DWG. NO.
S-1

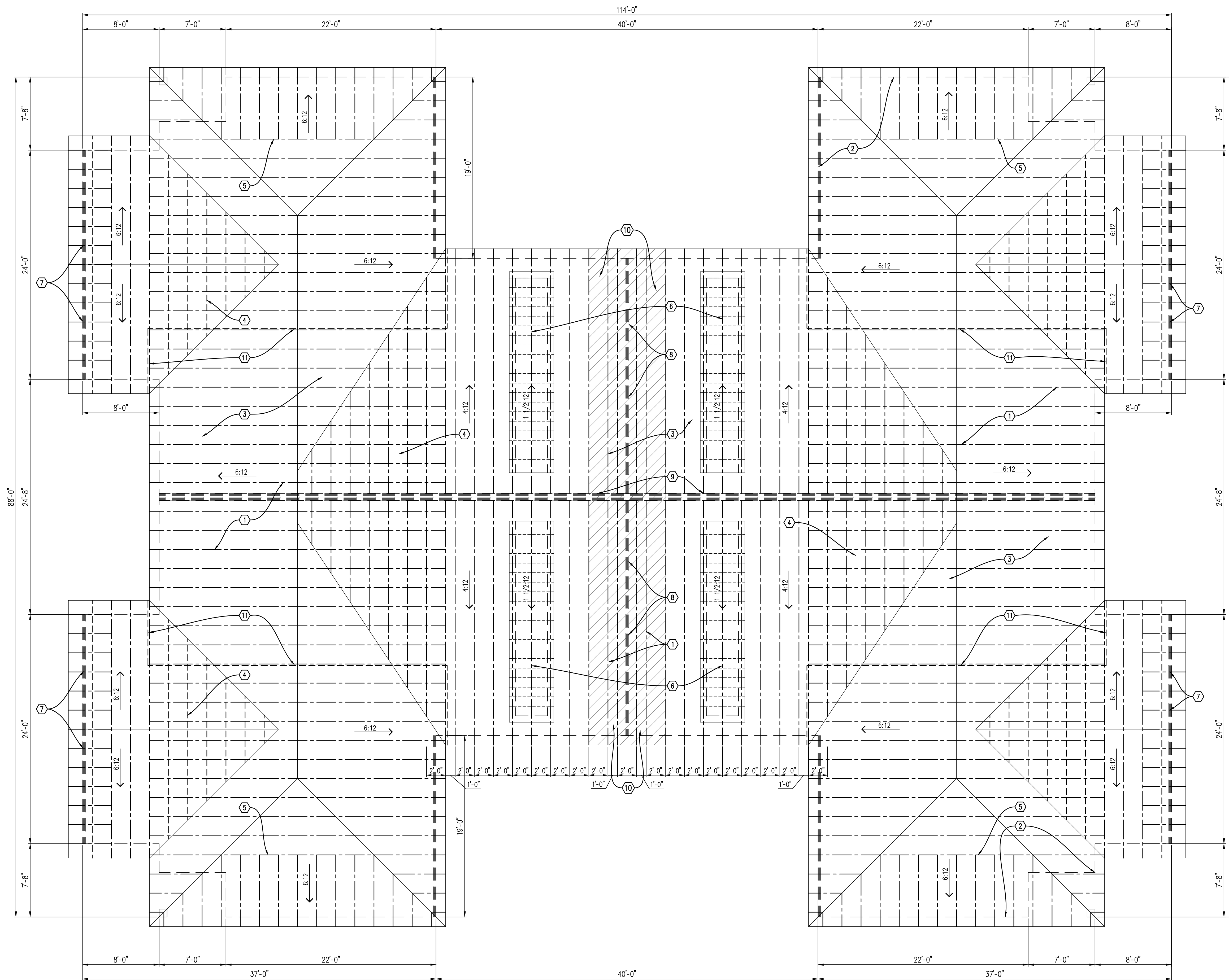


Foundation Notes

- 4"x12" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- 12" W. CONC. FOOTING W/ (3) #5'S CONT. HORIZ. REINF. & #4 x 28" L. DOWEL @ 48" O.C., EMBED 9" INTO STEM WALL
- 4" CONC. FLOOR SLAB OVER 4 MIL VAPOR BARRIER OVER 4" COMPACTED GRAVEL BASE. PROVIDE FIBER REINFORCEMENT.
- 4" CONC. FLOOR SLAB OVER 4" COMPACTED GRAVEL BASE. PROVIDE FIBER REINFORCEMENT.
- SAW CUT CONTROL JOINTS, 1/8" W. x 1/4" D.
- 6" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- NOT USED.
- 9"x12" CONC. STEM WALL W/ (1) #5 CONT. HORIZ. REINF. & 1/2" x 12" L. ANCHOR BOLTS @ 48" O.C.
- 16" W. x 32" D. CONC. FOOTING W/ (3) #5'S CONT. HORIZ. REINF. & #4 x 28" L. DOWEL @ 48" O.C., EMBED 9" INTO STEM WALL.
- PROVIDE MIN. (2) ANCHOR BOLTS EA. SIDE OF GARAGE DOOR.
- COMMON @ BETWEEN UNITS.
- 16" W. x 8" D. THICKENED SLAB W/ (2) #4'S CONT.

FOUNDATION PLAN

3/16" = 1'-0"



ROOF FRAMING PLAN
3/16" = 1'-0"

General Notes

- THIS DRAWING REPRESENTS A SCHEMATIC DESIGN. FINAL TRUSS DRAWINGS, LAYOUT, & CERTIFICATION BY TRUSS MANUFACTURER.
- PROVIDE ACCESS TO ATTIC AREA (20'x30' MINIMUM).

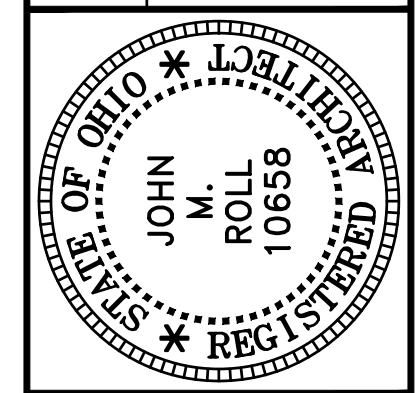
Framing Notes

- PREFABRICATED ROOF TRUSSES @ 24" O.C.
- 2x4 WOOD STUDS @ 16" O.C. BELOW, DOUBLE TOP PLATE W/ SIMPSON H2.5 ANCHOR @ EVERY TRUSS.
- 7/16" A.P.A. RATED O.S.B. SHEATHING W/ PANEL CLIPS.
- OVERBUILD W/ VALLEY TRUSSES @ 24" O.C.
- GIRDER TRUSS, TYPICAL.
- DORMER FRAMING OVER TRUSSES.
- 2x4 LADDER FRAMING.
- 2-HOUR FIRE RATING PER U.L. DESIGN NO. U301.
- 1-HOUR FIRE RATING PER U.L. DESIGN NO. U341.
- PROVIDE FIRE RETARDANT TREATED PLYWOOD ROOF DECKING MINIMUM 4'-0" EACH SIDE OF 2 HOUR FIRE BARRIER (HORIZ. HATCHING).
- ATTIC DRAFTSTOPPING: 1/2" GYP. BOARD OR 3/8" WOOD STRUCTURAL PANELS, APPLIED TO SIDE OF ROOF TRUSS.

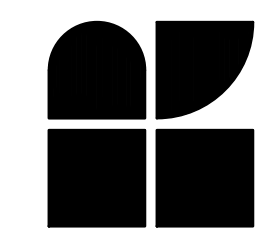
Legend

--- SHEAR WALL W/ FASTENING PATTERN USING 8D OR #10 SCREWS; 6" O.C. ALONG EDGES, 16" O.C. FIELD.

DATE	DESCRIPTION
7-5-23	BUILDING PERMIT



ROLL & ASSOCIATES, INC.
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PROJECT NO. 56133
PROJECT TITLE BUILDING 3 VILLAS @ WEST MILTON
DWG. TITLE ROOF FRAMING PLAN
DWG. NO. S-2

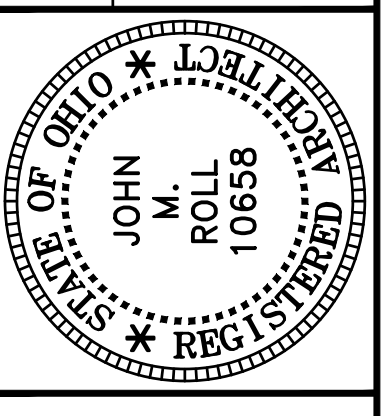
DATE	DESCRIPTION
7-5-23	BUILDING PERMIT

Utility Legend

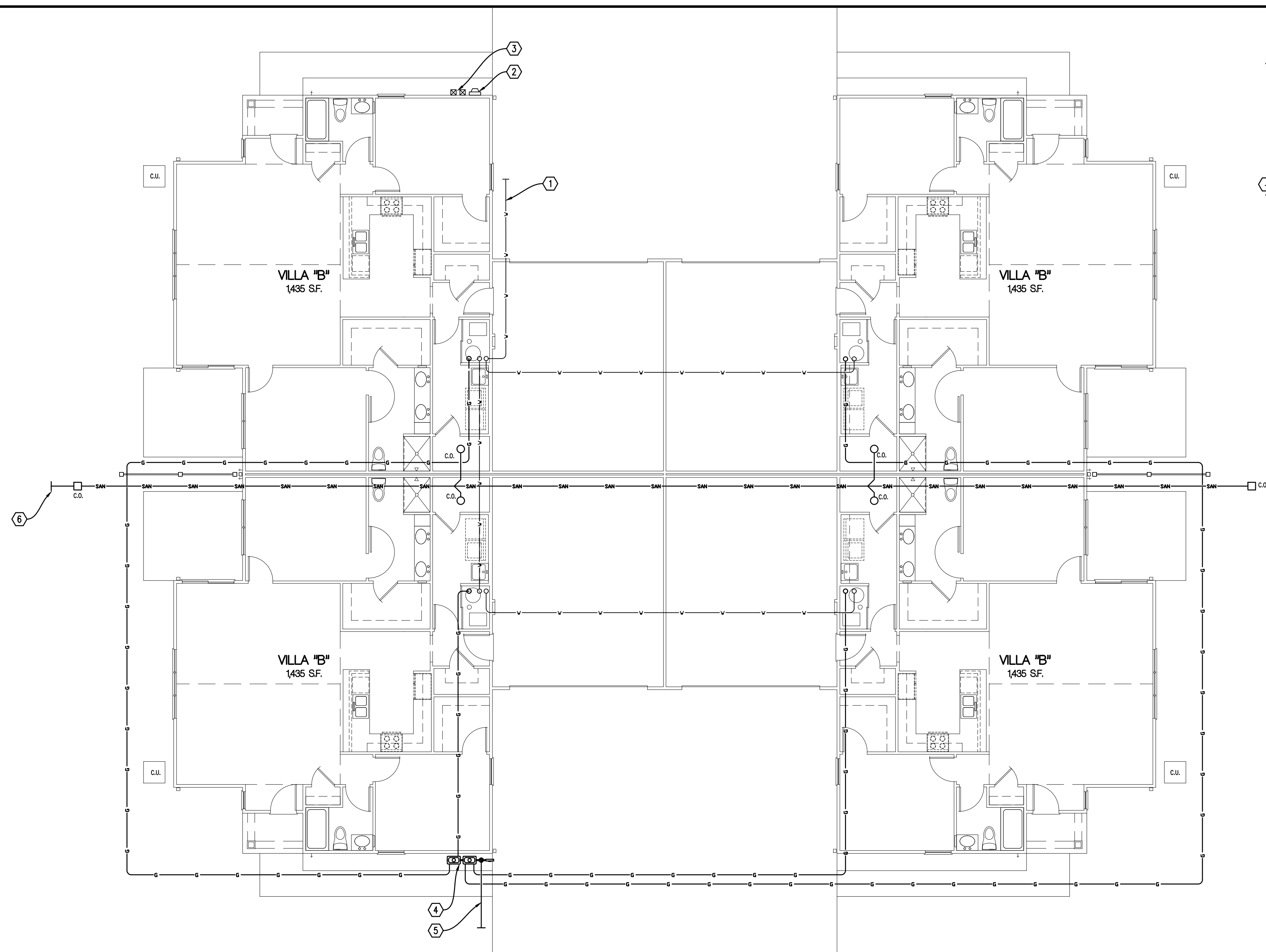
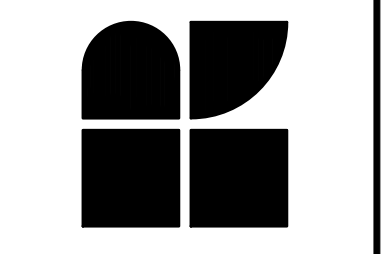
- GAS SUPPLY LINE (LOCATED IN ATTIC)
- 4" BUILDING SEWER LINE
- WATER SERVICE (LOCATED BELOW SLAB MIN. 42" B.F.F.)

Utility Notes

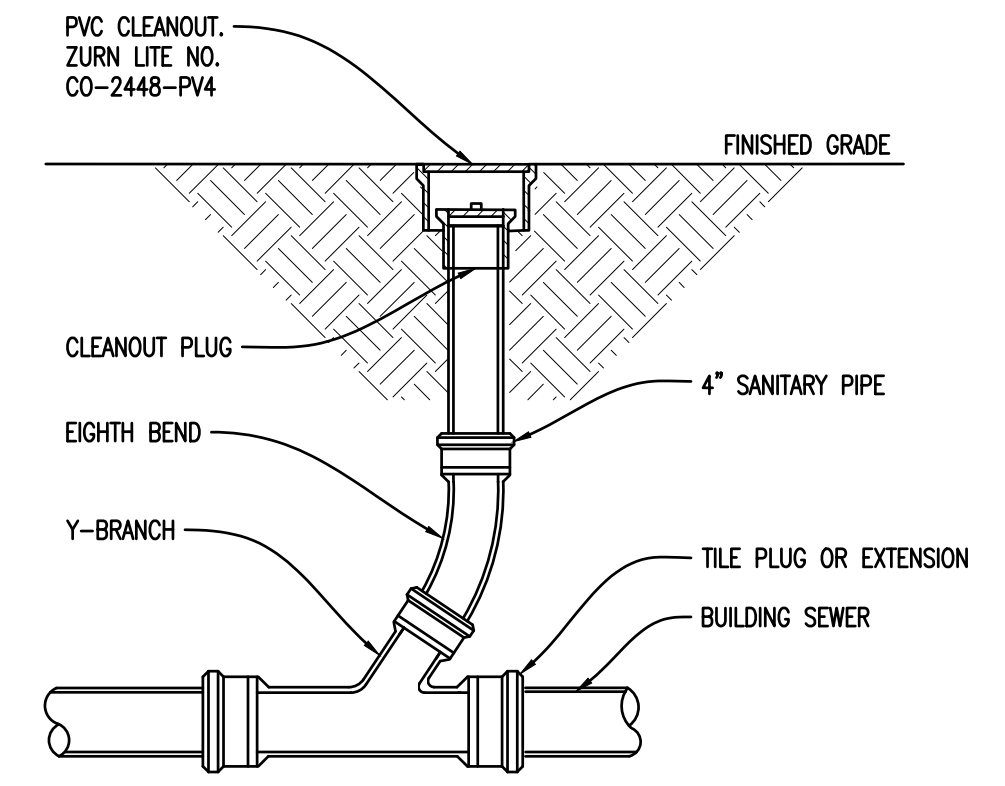
1. 1 1/2" WATER SERVICE.
2. ELECTRIC SERVICE/METERS. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO.
3. TELEPHONE & CATV PEDESTALS. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO.
4. GAS METER SET. COORDINATE EXACT LOCATION W/ ONSITE CONDITIONS & LOCAL UTILITY CO. GAS PIPING INSTALLED DOWNSTREAM OF METER SHALL NOT EXTEND THROUGH ANY RESIDENTIAL UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING (2009 IFGC, SECTION 404.1).
5. 1 1/4" GAS SERVICE.
6. 6" SANITARY SERVICE. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION & CONTINUATION.



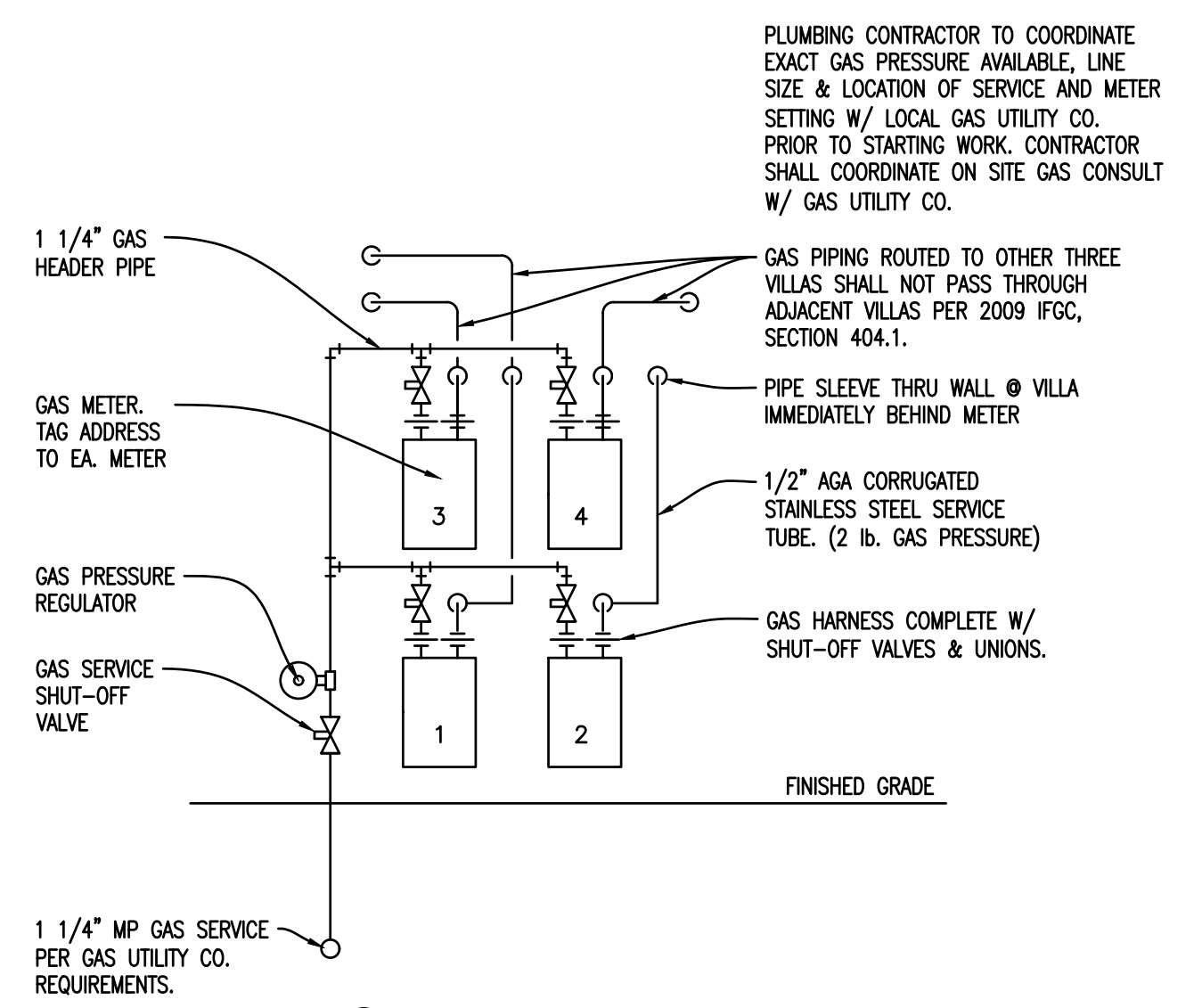
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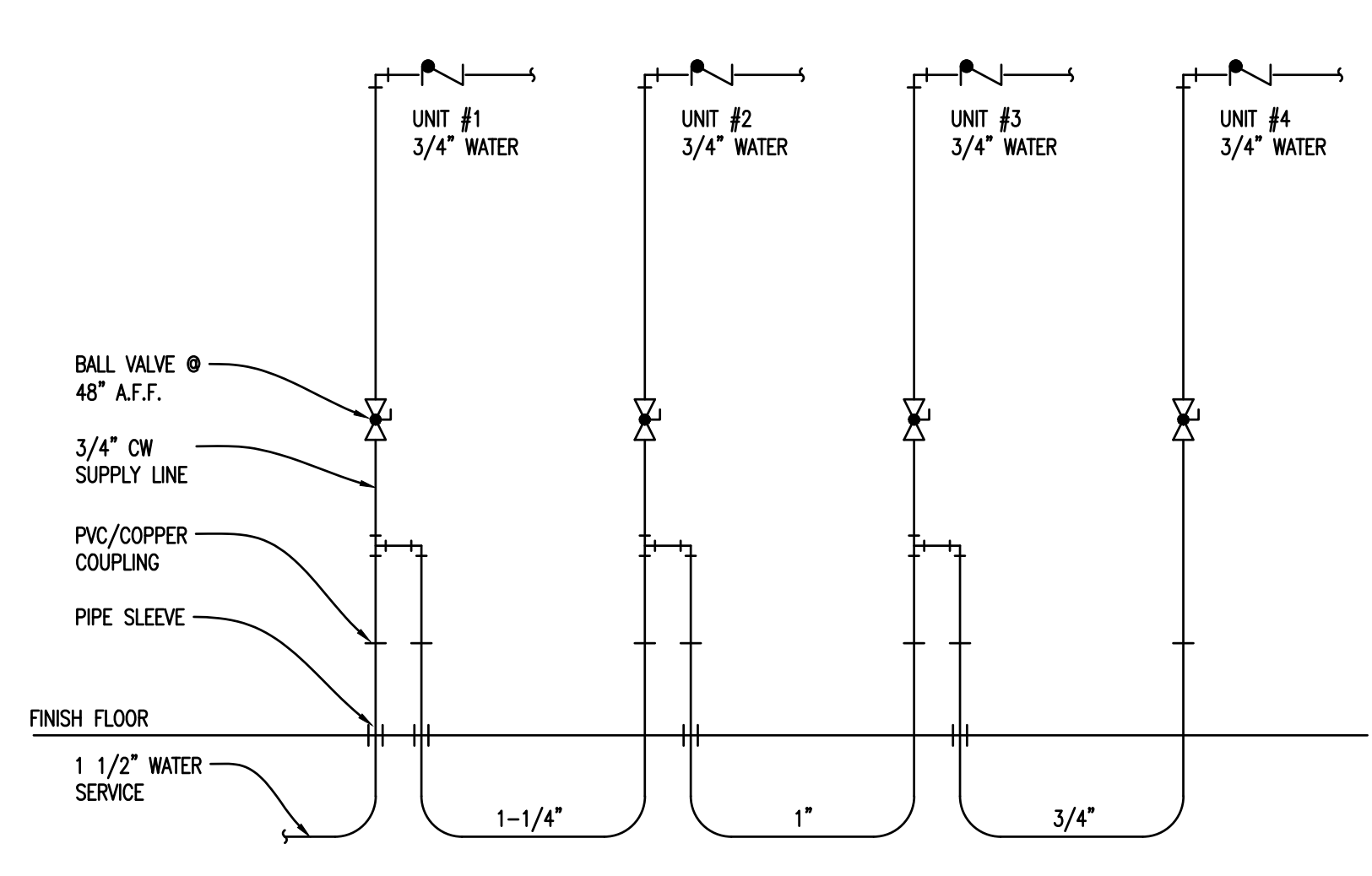
OVERALL UTILITY PLAN
 1/8" = 1'-0"



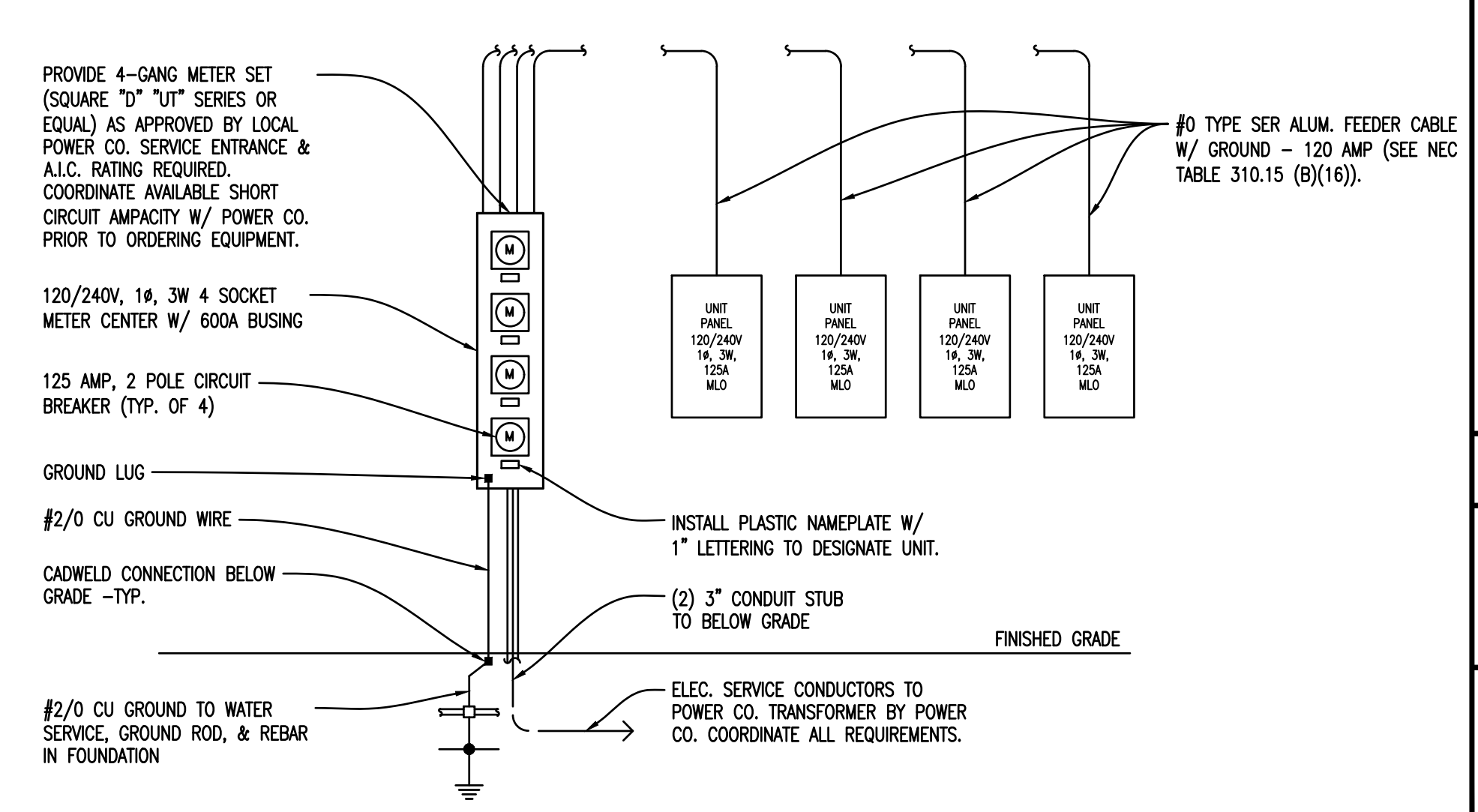
Outside Cleanout Detail



Gas Meter Set Detail



Water Service Detail

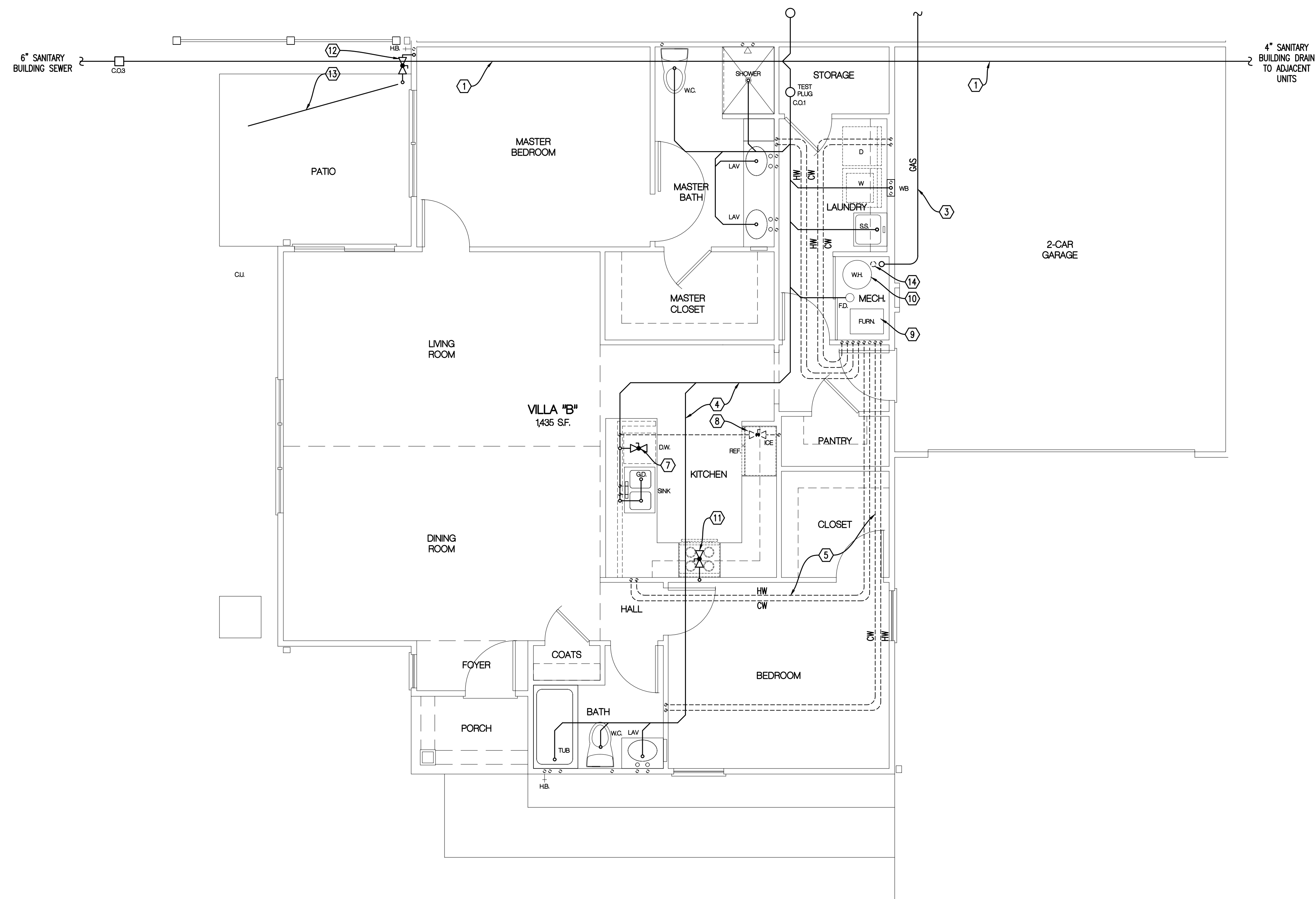


Electric Service Meter Center

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PROJECT NO.
56133
 PROJECT TITLE
BUILDING 3
VILLAS @
WEST MILTON
 DWG. TITLE
PLUMBING,
MECHANICAL,
ELECTRICAL

DWG. NO.
PME



PLUMBING PLAN - VILLA "B"
1/4" = 1'-0"

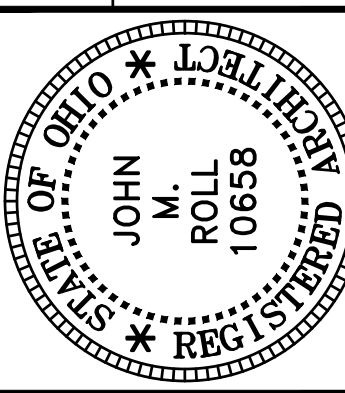
General Notes

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE & VENT PIPING SHALL BE SCH 40 PVC SOLVENT WELD PIPE & FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS: 3" OR SMALLER 1/4" PER FOOT, 4" AND LARGER 1/8" PER FOOT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE "K" SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 1 1/2" WATER SERVICE TO EACH BUILDING. PROVIDE 3/4" WATER SERVICE TO EACH UNIT. REFER TO OVERALL BUILDING PLANS & COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS LF7R BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB (NO FITTINGS PERMITTED BELOW SLAB). WATER SUPPLY PIPING SHALL BE AS FOLLOWS: TYPE "K" SOFT COPPER TUBING (BELOW SLAB), TYPE "L" HARD COPPER TUBING (ABOVE SLAB), CPVC COILED PLASTIC TUBING (BELOW SLAB), CPVC RIGID PLASTIC TUBING (ABOVE SLAB).
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER & RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS: SCH 40 BLACK STEEL PIPE, CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT: FURNACE, RANGE, FIRE PIT.
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS & INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY W/ STATE & LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 50 GAL. ELECTRIC W/ 4.5 KW INPUT. INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN. INSTALL HEAT TRAPS ON CW & HW SUPPLY PIPES. INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES W/ MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE CONNECTED TO THE SYSTEM. (DISHWASHER & WASHING MACHINE)
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER. PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 HP GARBAGE DISPOSAL IN SINK COMPARTMENT CLOSEST TO DISHWASHER.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES, 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100' O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.
- REFER TO OVERALL BUILDING PLAN FOR GAS METER, ELECTRIC METER & CONDENSING UNIT LOCATIONS. MAINTAIN 3'-0" CLEARANCE BETWEEN METERS & CONDENSING UNITS.
- PENETRATIONS OF FLOOR-CEILING ASSEMBLIES AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST MAINTAIN THE INTEGRITY OF THE FIRE-RESISTANCE-RATED ASSEMBLY AND LIMIT THE SPREAD OF FIRE AND SMOKE. FIRE/SMOKE STOPPING MATERIAL SHALL BE U.L. APPROVED AND SHALL BE RATED FOR THE TYPE OF FIRE-RESISTANT RATED ASSEMBLY AND THE MATERIAL TYPE OF THE PENETRANT.
- PVC DRAIN, WASTE, AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1 1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT FASTENER PENETRATION.
- NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS.

Plumbing Notes

1. 4" SANITARY SEWER PIPE LOCATED BELOW FLOOR SLAB, SLOPE 1/8" PER FOOT.
2. 1 1/2" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL 48" BELOW GRADE (MIN.).
3. 1/2" (2LB.) CSST GAS SUPPLY LINE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
4. SANITARY BRANCH PIPING TO BE LOCATED BELOW FLOOR SLAB.
5. HOT & COLD WATER PIPING TO BE LOCATED BELOW FLOOR SLAB, NO FITTINGS BELOW SLAB.
6. GAS PIPING INSTALLED DOWNSTREAM OF METER SHALL NOT EXTEND THROUGH ANY RESIDENTIAL UNIT OTHER THAN THE UNIT SERVED BY SUCH PIPING (2009 IFGC, SECTION 404.1).
7. DISHWASHER: 1/2" VALVED H.W. W/ FLEX HOSE TO D.W., 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
8. ICE MAKER VALVE BOX: 1/2" VALVED C.W. W/ 3/8" FLEX HOSE TO ICE MAKER.
9. FURNACE: 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
10. WATER HEATER: ELECTRIC.
11. RANGE: 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
12. FIRE PIT: 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO FIRE PIT. INSTALL BRASS SHUT-OFF VALVE & KEY Ø 18" A.F.F.
13. 1/2" TYPE "K" FLEX COPPER GAS SUPPLY PIPE. INSTALL IN PVC CONDUIT 12"-18" BELOW GRADE, COORDINATE WITH G.C.
14. 3/4" VALVED CW EACH UNIT.

DATE	DESCRIPTION
7-5-23	BUILDING PERMIT



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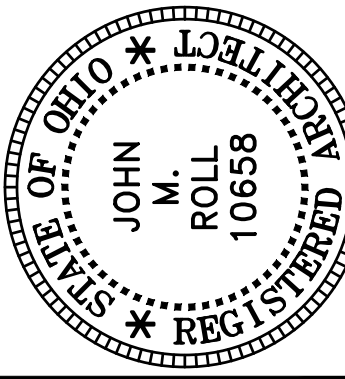
PROJECT NO.
56133
PROJECT TITLE
**BUILDING 3
VILLAS @
WEST MILTON**
DWG. TITLE
**PLUMBING
PLAN
- VILLA "B"**
DWG. NO.

FIXTURE & DRAIN SCHEDULE

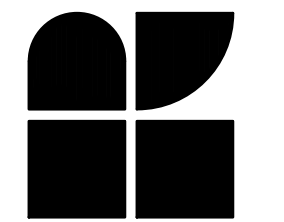
ITEM	DESCRIPTION	PIPING				ACCESSORIES
		WASTE	VENT	HOT	COLD	
WC	WATER CLOSET	3"	1 1/2"		1/2"	SEAT: BEMIS #60
LAV	LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	
TUB	BATH TUB	1 1/2"	1 1/2"	1/2"	1/2"	LEFT OR RIGHT HAND OUTLET -SEE PLAN
SH	SHOWER	2"	1 1/2"	1/2"	1/2"	MOUNT HEAD @ 92" A.F.F.
SINK	SINK	1 1/2"	1 1/2"	1/2"	1/2"	
G.D.	GARBAGE DISPOSAL	1 1/2"				
ICE	ICE MAKER BOX				1/2"	
WB	WASHER BOX	2"	1 1/2"	1/2"	1/2"	
HB	FROST FREE HOSE BIBB				3/4"	INSTALL IN EA. GARAGE @ 18" A.F.F.
F.D.	FLOOR DRAIN	3"				FURNISH W/ TRAP PRIMER
C.O.1	CLEAN OUT	4"				NICKALOY ACCESS COVER
C.O.2	CLEAN OUT	4"				STAINLESS STEEL ACCESS COVER
C.O.3	CLEAN OUT	4"				SEE BUILDING PLAN
S.S.	SERVICE SINK	1 1/2"	1 1/2"	1/2"	1/2"	

General Notes

1. REFER TO SCOPE OF WORK LETTER FOR PLUMBING SPECIFICATIONS AND RELATED WORK ITEMS.
2. PRESSURE TEST ALL PIPING SYSTEMS:
 - A. SANITARY AND VENT PER OHIO PLUMBING CODE.
 - B. BUILDING WATER: 125 PSI WATER FOR 24 HOURS, NO DROP.
 - C. BUILDING GAS: 50 PSI NITROGEN FOR 24 HOURS, NO DROP.
3. SANITARY SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
4. WATER SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
5. GAS SERVICE PIPE SHALL BE AS REQUIRED BY LOCAL UTILITY.
6. SANITARY WASTE AND VENT PIPING SHALL BE SCH 40 (PVC) AND AS APPROVED FOR USE BY LOCAL CODE.
7. WATER DISTRIBUTION PIPING SHALL BE SCH 40 CPVC PIPING WITH SOLVENT WELD JOINTS. THREADED CONNECTION TO BE BRASS.
8. GAS DISTRIBUTION PIPING SHALL BE CODE APPROVED "CSST" PLASTIC COATED FLEXIBLE STAINLESS STEEL TUBING WITH THREADED FITTINGS.
9. GAS PIPE ROUGH-INS OF EQUIPMENT SHALL BE SCH 40 BLACK STEEL PIPING WITH THREADED FITTINGS.
10. PROVIDE PIPE HANGERS FOR ALL PIPING SYSTEMS INSTALLED. SUPPORT AT INTERVALS NOT TO EXCEED 4'-0". SUPPORT ALL PIPING AT FITTINGS, VALVES, AND UNIONS. LOCATE ALL SUPPORTS TO ALLOW FOR PROPER PITCH AND EXPANSION OF PIPES.
11. PITCH 3" AND SMALLER SANITARY PIPE 1/4" PER FOOT. PITCH 4" AND LARGER SANITARY PIPE 1/8" PER FOOT. PITCH VENT PIPING FOR DRAINAGE.
12. PROVIDE BLOCKING FOR ALL PLUMBING ROUGH-IN.
13. ALL PIPING FOR PLUMBING FIXTURE ROUGH-INS TO BE LOCATED IN WALL (U.N.O.).
14. CHROME ESCUTCHEON PLATE SHALL BE PROVIDED WHERE PIPE ROUGH-IN PENETRATES WALL.
15. PROVIDE CHROME PLATED BRASS SHUT-OFF VALVE WITH CHROME SUPPLY PIPE AT EACH WATER CLOSET, LAVATORY, AND SINK.
16. BATHTUB AND SHOWER VALVES SHALL BE EQUIPPED WITH INTEGRAL SHUT-OFF VALVES.
17. PROVIDE BRASS SHUT-OFF VALVES AT WATER HEATER, DISHWASHER, ICE MAKER WATER BOX, AND WASHER BOX.



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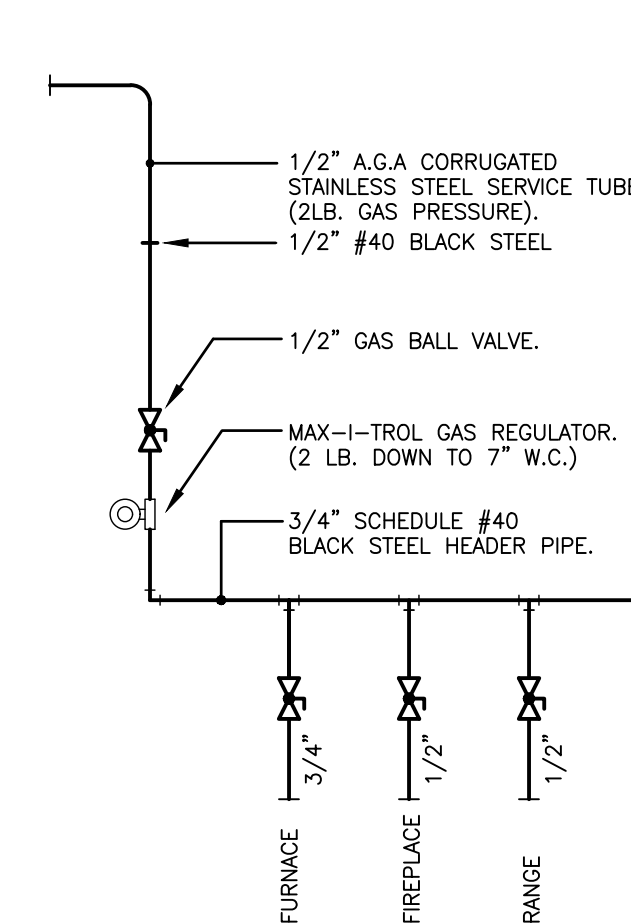


Plumbing Legend

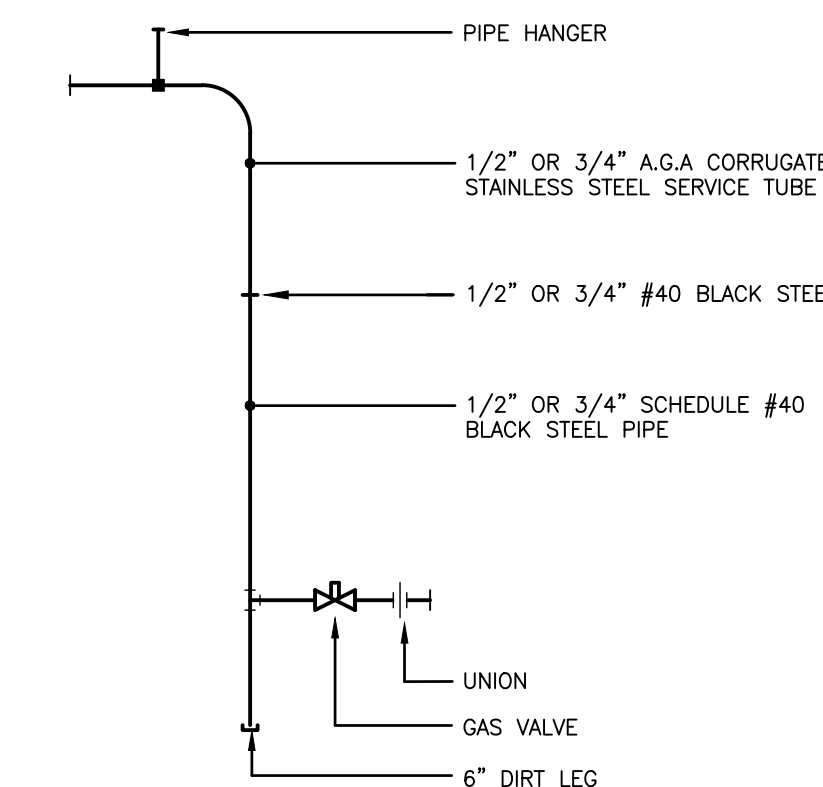
- W — WATER SERVICE PIPING
- CW — COLD WATER SUPPLY PIPING
- HW — HOT WATER SUPPLY PIPING
- SAN — SANITARY PIPING
- - - - - VENT PIPING
- G — LOW PRESSURE GAS PIPING
- X — GATE VALVE (LINE SIZE)
- B — BALL VALVE (LINE SIZE)
- C — CHECK VALVE (LINE SIZE)
- P — LUBRICATED PLUG VALVE (LINE SIZE)
- T — THERMOMETER
- FD — FLOOR DRAIN
- CO — CLEAN OUT
- CO — CLEAN OUT PLUG
- CO — OUTSIDE CLEANOUT
- HB — HOSE BIBB (INSTALL 18" A.F.G.)
- U — UNION
- SA — SHOCK ARRESTOR
- A.A.V. — AUTOMATIC AIR VENT
- V.T.R. — VENT THRU ROOF

Detail Notes

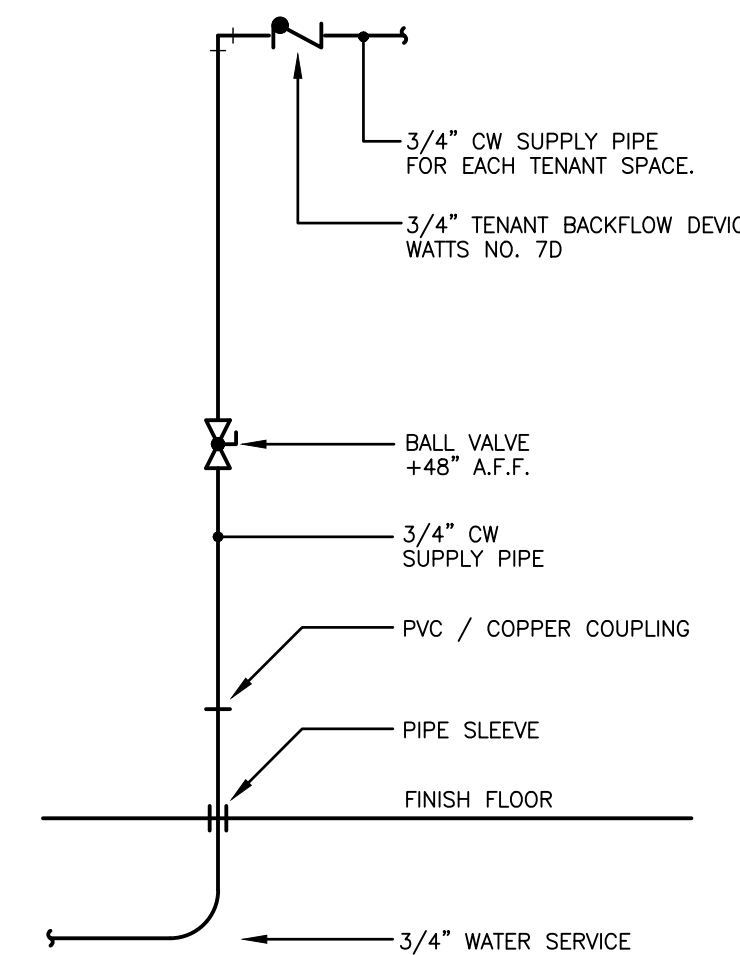
- A. GAS WATER HEATER: A.O. SMITH #ENT-50, 50 GALLON STORAGE, 21 GPH @ 90° RISE, 4.5 KW INPUT.
- B. EXPANSION TANK.
- C. BALL VALVE.
- D. DRAIN VALVE.
- E. TEMPERATURE AND PRESSURE RELIEF VALVE.
- F. 3/4" DRAIN PIPE, EXTEND TO HUB DRAIN.
- G. UNION.
- H. PROVIDE 24"x24"x2" GALVANIZED SHEET METAL DRIP PAN BELOW WATER HEATER, EXTEND 3/4" DRAIN LINE TO FLOOR DRAIN.



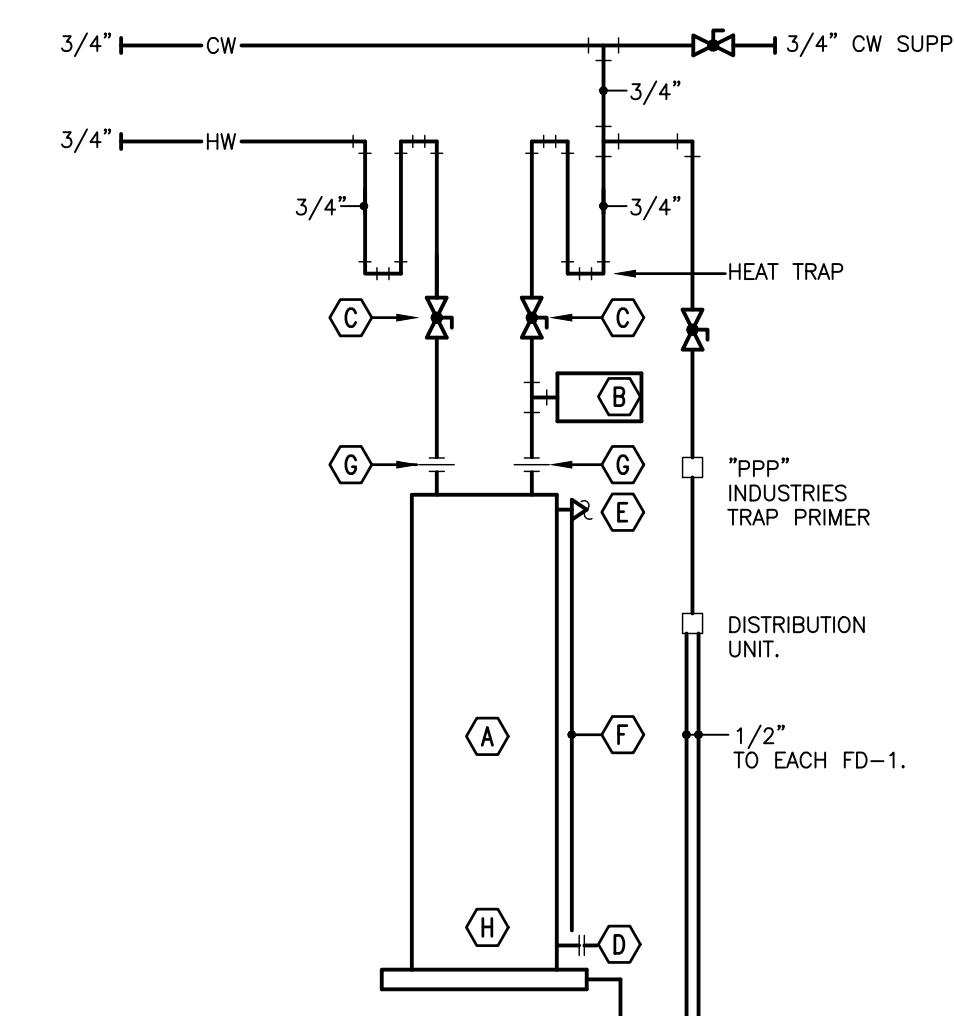
Gas Header Pipe Detail



Gas Pipe Connection Detail



Tenant Water Service Riser Detail

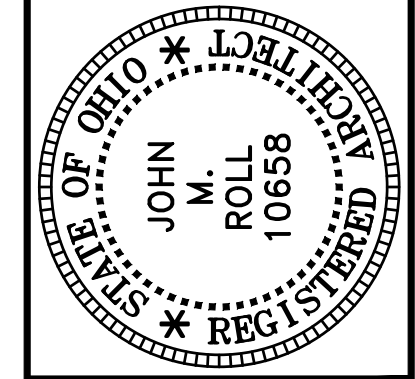


Water Heater Detail

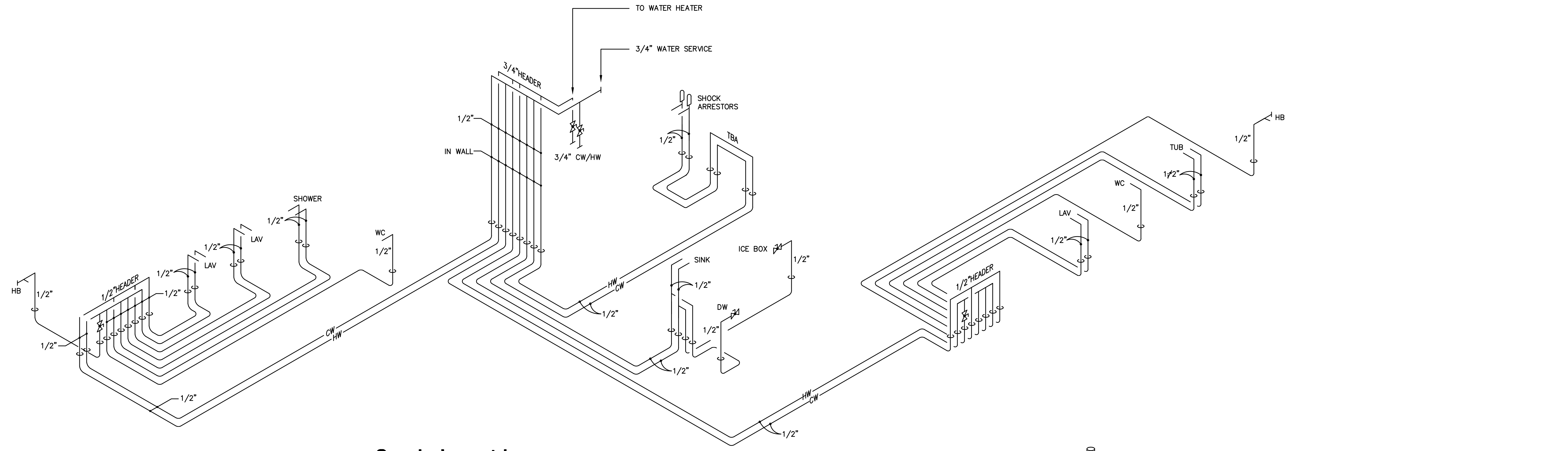
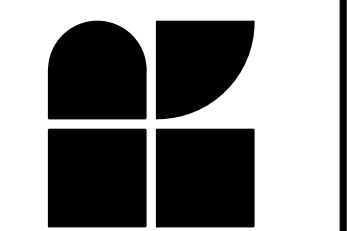
PROJECT NO.
56133
 PROJECT TITLE
**BUILDING 3
 VILLAS @
 WEST MILTON**
 DWG. TITLE
**PLUMBING
 DETAILS**

DWG. NO.
P-2

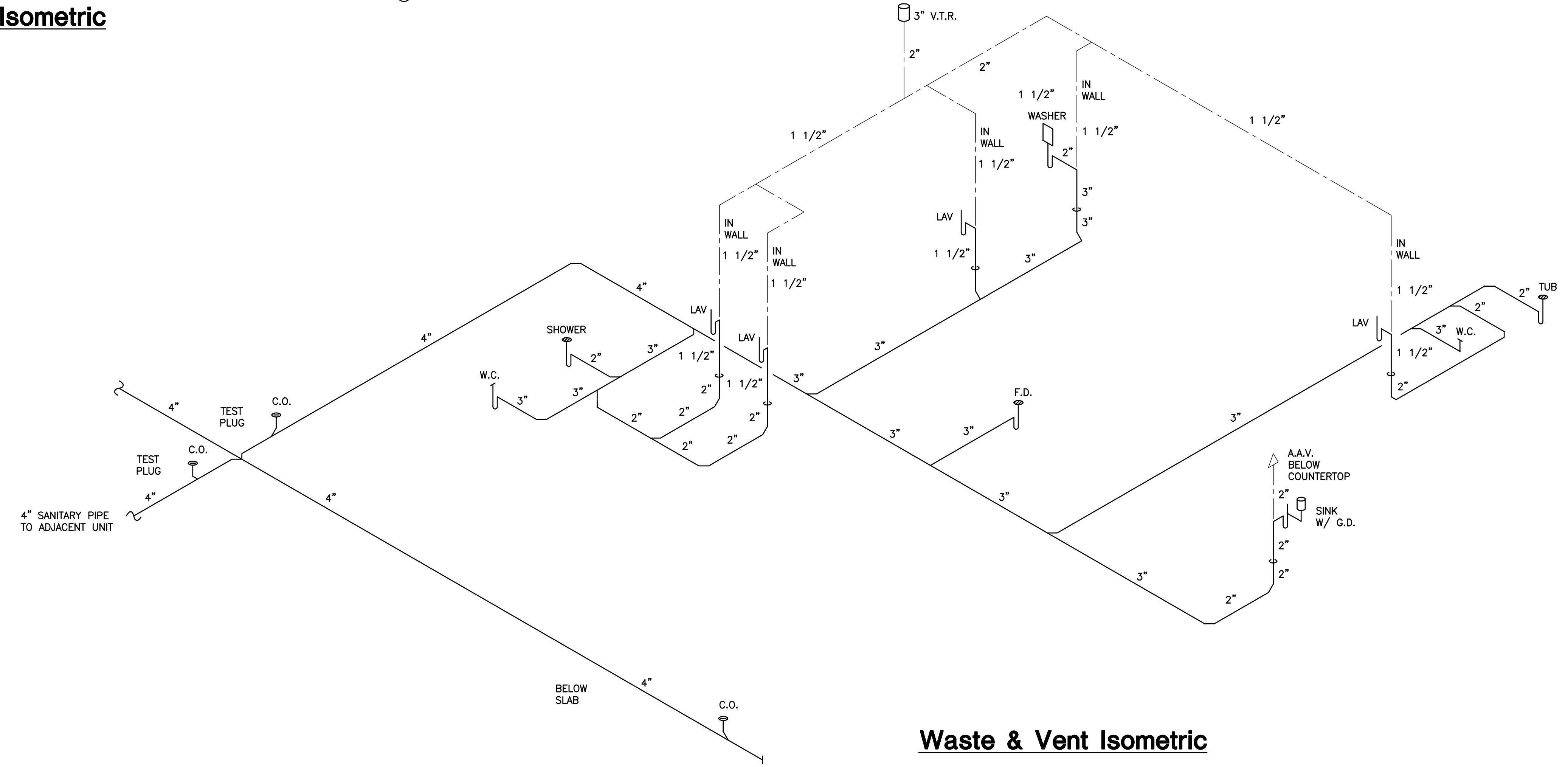
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Supply Isometric



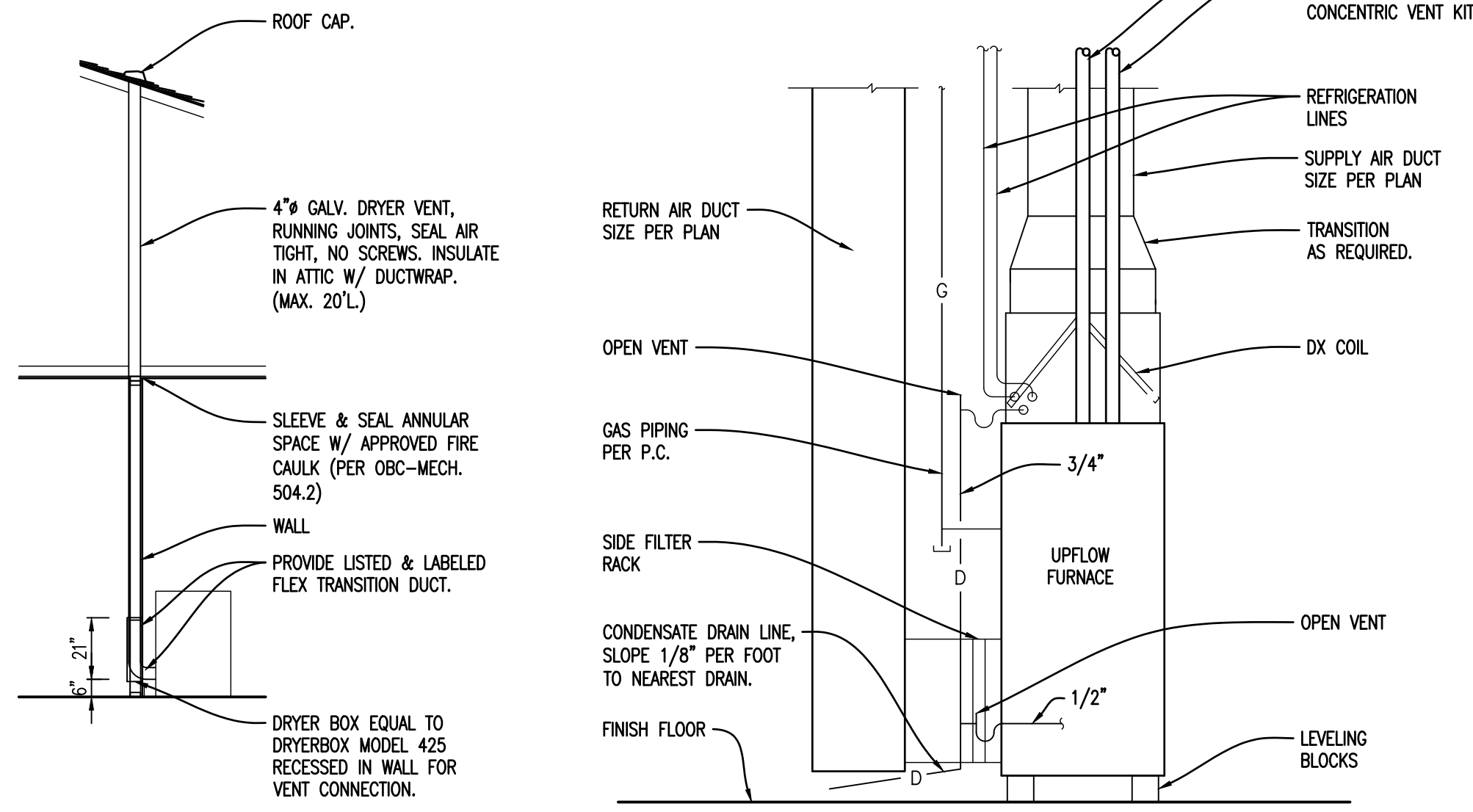
Waste & Vent Isometric

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PROJECT NO. 56133
PROJECT TITLE BUILDING 3 VILLAS @ WEST MILTON
DWG. TITLE PLUMBING ISOMETRICS - VILLA "B"
DWG. NO.

P-3

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Dryer Vent Detail

Furnace Detail

SPLIT SYSTEM GAS/ELECTRIC A/C UNIT SCHEDULE

SYMBOL	CARRIER MODEL #	CFM	ESP	BLOWER HP	FURNACE				COOLING COIL			CONDENSING UNIT									
					HEAT. CAP. MBH		ELECTRICAL	CARRIER MODEL #	S.P.	TYPE	COOL. CAP. MBH		ELECTRICAL		SEER	NOTES					
					INPUT	OUTPUT					AFUE	V/A	MCA	TOTAL			SENS.	V/#	M.C.A.	HACR. BKR	
F-1	59SC2C060S14-12	950	0.7	1/2	60	56	92.1	120	5.3	CNMPV3014ALA WITH TXV EXP. VALVE	0.19	N	CU-2	24ACC430A003	27.56	21.22	240/1	16.8	25	14	1,2,3,4,5,6

- FURNISH & INSTALL PRE-MANUFACTURED AND INSULATED REFRIGERANT LINE SET. (SIZE PER MANUFACTURER REQUIREMENTS).
- FURNISH & INSTALL DIGITAL THERMOSTAT.
- FURNISH CLEAN FILTER, 16"x25" AND SIDE FILTER RACK.
- FURNISH & INSTALL 2" PVC COMBUSTION AND VENT PIPING WITH CONCENTRIC VENT KIT FOR THRU ROOF VENTING.
- FURNISH & INSTALL PVC CONDENSATE DRAIN PIPE.
- MOUNT UNIT ON LEVELING BLOCKS.

FAN SCHEDULE

SYMBOL	MODEL #	CFM	DRIVE	ELECTRICAL	DUTY	DAMPER	NOTES
EF-1	BROAN #670	50	DIRECT	120V	TOILET	GRAVITY	1,2
EF-2	BROAN #678 OR NUTONE 763 RLN	50	DIRECT	120V	TOILET	GRAVITY	1,2

- WIRED BY E.C.
- 4" EXHAUST VENT THROUGH ROOF WITH RAINGAP.

AIR DEVICE SCHEDULE

SYMBOL	FACE SIZE	NECK SIZE	LIMA (OR EQUAL) MODEL NO.	MAX CFM	MOUNTING SURFACE	AIR PATTERN	NOTES
A	12"x6"	10"x4"	10V	200	GYP. BD.	2-WAY	1,2,3,4
B	32"x8"	30"x6"	19H	260	GYP. BD.	RETURN	1,3,7
C	32"x12"	30"x10"	19H	560	GYP. BD.	RETURN	1,3,5
D	16"x8"	14"x6"	19H	130	GYP. BD.	RETURN	1,3,6

- FINISH TO BE STANDARD OFF-WHITE.
- FURNISH NECK MOUNTED OPP. BLADE DAMPER.
- FRAME TO BE COMPATIBLE WITH PLASTER, DRYWALL, OR OTHER SURFACE MOUNTINGS.
- CEILING MOUNTED.
- LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 5-1/2" R.A. RISERS.
- LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO ONE 14-1/2" X 3-1/2" R.A. RISERS.
- LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 3-1/2" R.A. RISERS.

General Notes

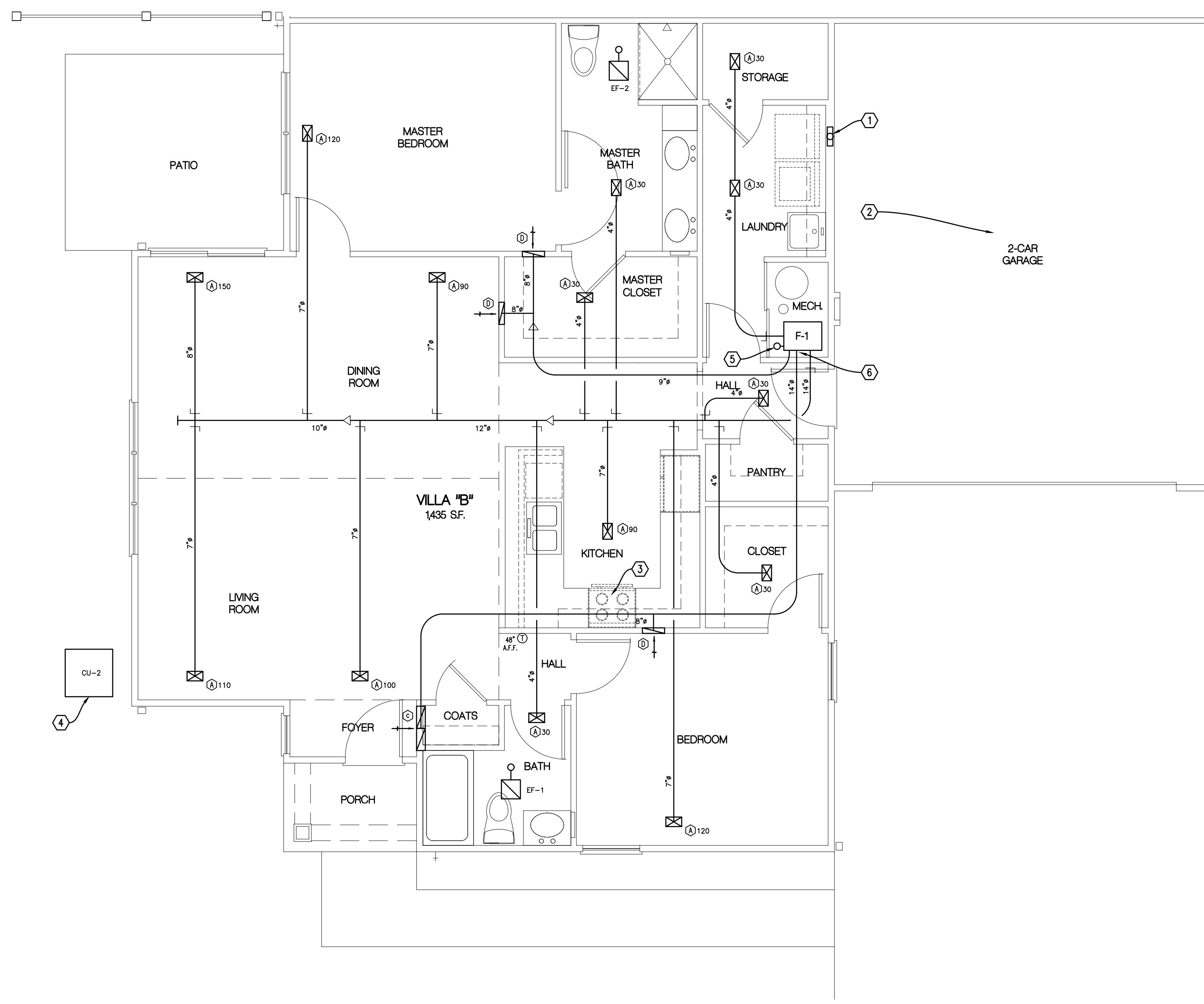
- HVAC WORK SHALL BE LAID OUT WITH DUE CONSIDERATION FOR THE WORK OF OTHER TRADES. ANY CONFLICTS WHICH OCCUR DUE TO LACK OF COORDINATION BY THE HVAC CONTRACTOR WITH THE OTHER TRADES (CONTRACTORS) SHALL BE CORRECTED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- INSULATE ALL DUCTWORK IN ATTIC WITH FIBERGLASS DUCT WRAP INSULATION. R-6 MINIMUM.
- DUCTWORK SHALL MEET THE REQUIREMENTS OF SMACNA, NFPA 90A, OBC MECHANICAL CODE, ARTICLE 3. RECTANGULAR DUCTS SHALL BE CONSTRUCTED AND REINFORCED PER SMACNA DUCT CONSTRUCTION STANDARDS, SECTION 1. ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH S.M.A.C.N.A. COORDINATE ALL EQUIPMENT AND DUCT RUNS WITH STRUCTURE, LIGHTS, CEILING, CONDUIT, PIPING, AND OTHER EQUIPMENT.
- FLEXIBLE DUCTS SHALL BE 4" THRU 8" SUPPLY AIR BRANCH DUCTS AND 8" THRU 16" RETURN AIR DUCTS ONLY, AND COMPLY WITH NFPA REQUIREMENTS, PAMPHLET 90A AND SHALL BE U.L. LISTED WITH FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS. DUCT SHALL BE RATED FOR MINIMUM 10" W.G. INTERNAL WORKING PRESSURE, FOR ALL DUCT SIZES.
- BALANCING DAMPERS SHALL BE GALVANIZED STEEL DAMPERS WITH LOCKING QUADRANT OPERATORS.

HVAC Notes

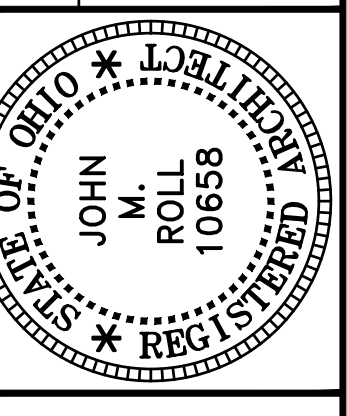
- 4" RIGID METAL DRYER VENT DUCT 12" A.F.F. (MIN. 26GA) THRU WALL TO WALL CAP W/ BACKDRAFT DAMPER
- PROVIDE EXHAUST FAN W/ BACK-DRAFT DAMPER W/ CAPACITY OF 200 CFM, EXTEND 8" DIA. EXHAUST DUCT UP TO THE ROOF, AND INTERLOCK WITH GARAGE LIGHT SWITCH. FAN SHOULD BE AS MANUFACTURED BY BROAN, MODEL "L200" W/ ROOF CAP, OR APPROVED EQUAL.
- RANGE HOOD SHALL EXHAUST 100 CFM, MINIMUM, IN ACCORDANCE W/ OBC-MECHANICAL CODE, SECTION 403, AND TABLE 403.3.
- H.C. TO PROVIDE PVC EQUIPMENT PAD FOR CONDENSING UNIT.
- 4" INSULATED OUTSIDE AIR DUCT UP TO ROOF JACK, 64 CFM.
- 24"x8" RETURN AIR DUCT DROP.

HVAC Legend

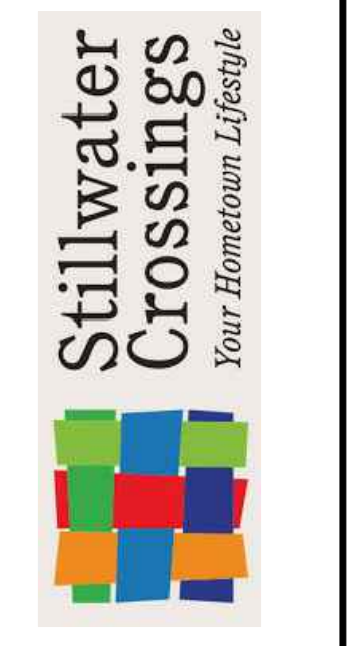
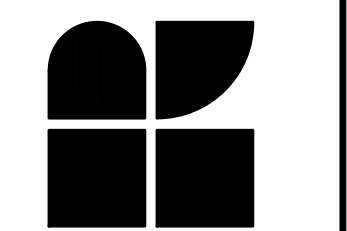
- DUCTWORK (INSIDE DIMENSIONS SHOWN)
- MANUAL BALANCING DAMPER
- SUPPLY AIR
- RETURN AIR/ EXHAUST
- THERMOSTAT



HVAC PLAN - VILLA "B"
1/4" = 1'-0"



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**BUILDING 3
VILLAS @
WEST MILTON**

DWG. TITLE
**HVAC
PLAN
- VILLA "B"**

DWG. NO.
H-1

UNIT "VILLA "B"" ELECTRIC LOAD CALCULATIONS

FIXED LOADS	
RANGE	= 8,000 VA
GARBAGE DISPOSAL	= 750 VA
REFRIGERATOR	= 750 VA
MICROWAVE/HOOD	= 1,500 VA
KITCHEN OUTLETS	= 3,000 VA
DISHWASHER	= 1,200 VA
LAUNDRY OUTLET	= 1,500 VA
DRYER	= 5,000 VA
FURNACE	= 626 VA
WATER HEATER	= 4,500 VA
FIXED LOAD TOTAL	= 26,826 VA
LIGHTING	
3 WATTS/SQ. FT. X 1,399 SQ. FT.	= 4,197 VA
FIXED LOADS + LIGHTING	= 31,023 VA
FIRST 10KVA @ 100%	= 10,000 VA
REMAINDER @ 40% 21,023 X 0.4	= 8,409 VA
A/C LOAD @ 100%	= 2,650 VA
HEATING LOAD @ 65% 0 X 0.65	= 0 VA
LARGEST OF A/C OR HEATING LOAD	= 2,650 VA
TOTAL LOAD	= 21,059 VA
MINIMUM SERVICE ENTRANCE SIZE	
21,059 VA / 240 VOLTS	= 87.7 AMPS

PANEL SCHEDULE

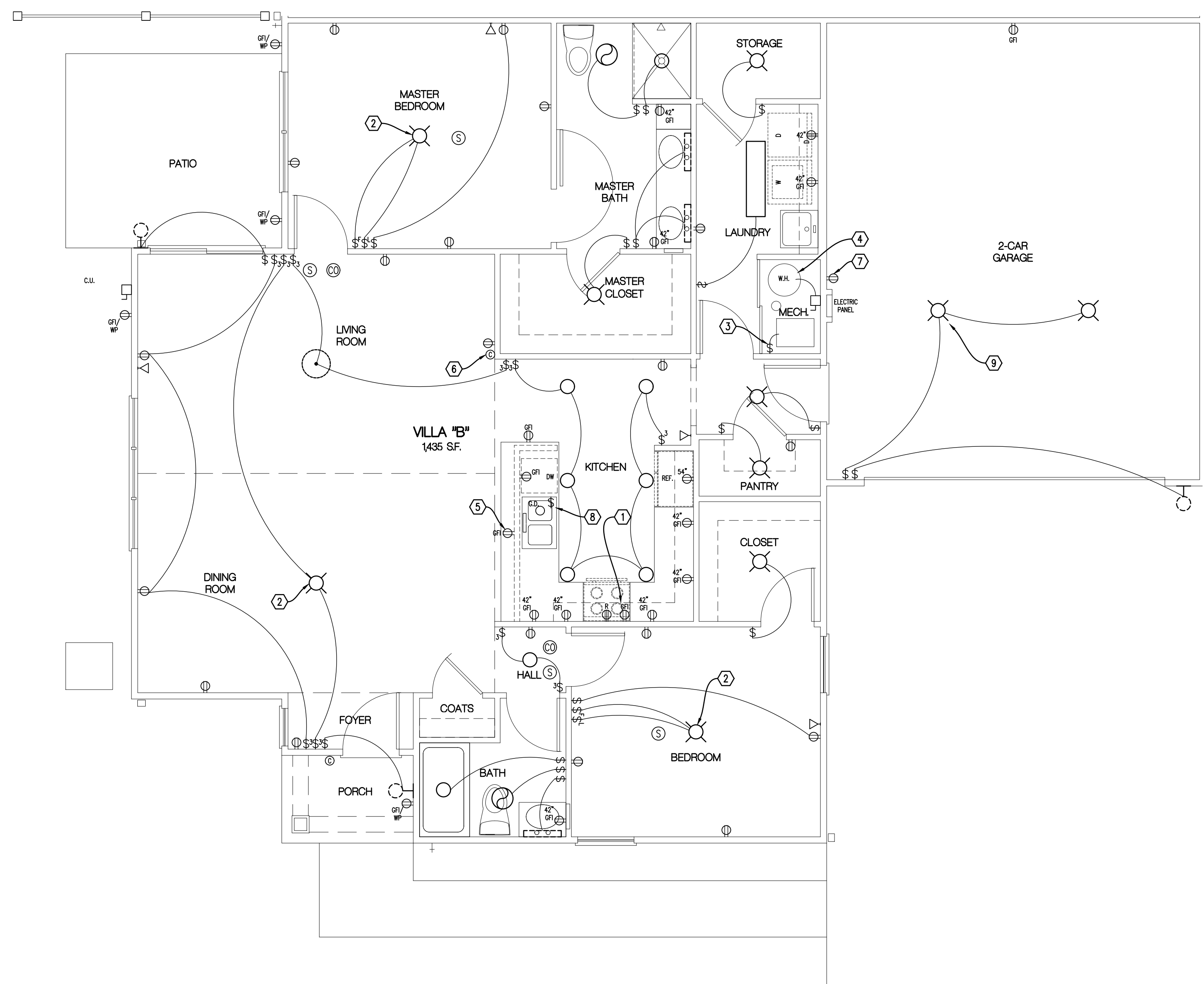
120/240 VOLT, 125 AMP, 10,000 AIC, 1 PHASE, 3 WIRE, 60 HZ, SURFACE MOUNTED

LOAD DESCRIPTION	LINE	WIRE	BREAKER		CKT NO.	CKT NO.	BREAKER		CKT KW	WIRE	LINE	DESCRIPTION	
			AMP	POLE			AMP	POLE					
CONDENSING UNIT	1	10	1.5	25	2	1	2	1	15	0.7	12	1	GARBAGE DISPOSAL
	2	10	1.5			3	4	1	20	0.7	12	2	REFRIGERATOR
DRYER	1	10	2.5	30	2	5	6	1	20	1.5	12	1	DISHWASHER
	2	10	2.5			7	8	1	20	1.5	12	2	MICROWAVE & HOOD
RANGE	1	6	4.0	50	2	9	10	1	20	1.5	12	1	KITCHEN COUNTER
	2	6	4.0			11	12	1	20	1.5	12	2	KITCHEN COUNTER
WATER HEATER	1	10	2.25	30	2	13	14	1	20	1.5	12	1	MASTER BATH
	2	10	2.25			15	16	1	20	1.5	12	2	BATH
FURNACE	1	12	0.7	15	1	17	18	1	15	1.5	12	1	BATHROOM LIGHTS & FAN
WASHER	2	12	1.5	20	1	19	20	1	15	1.5	12	2	DINING LIGHTS & RECEPTACLES
GARAGE LIGHTS & RECEPTACLES	1	12	1.5	20	1	21	22	1	15	1.5	12	1	LIVING LIGHTS & RECEPTACLES
GARAGE DOOR OPENER	2	12	0.1	20	1	23	24	1	15	0.9	12	2	BEDROOM LIGHTS & RECEPTACLES
TELEPHONE BOX	1	12	0.1	20	1	25	26	1	15	1.2	12	1	MASTER LIGHTS & RECEPTACLES
SPARE	2					27	28					2	SPARE
SPARE	1					29	30					1	SPARE

NOTE: USE "ARC FAULT" RATED BREAKERS FOR ALL RECEPTACLE CIRCUITS.

DATE	DESCRIPTION
7-5-23	BUILDING PERMIT

JOHN M. ROLL
No. 10658
STATE OF OHIO



- Legend**
- PENDANT-MOUNTED LIGHT FIXTURE
 - RECESSED LIGHT FIXTURE
 - SURFACE-MOUNTED LIGHT FIXTURE
 - ⊖ EXTERIOR WALL-MOUNTED LIGHT FIXTURE
 - WALL-MOUNTED VANITY LIGHT FIXTURE
 - ⊖ EXHAUST FAN
 - ⊖ MULTIPLE STATION SMOKE DETECTOR W/ BATTERY BACK-UP
 - ⊖ 120V-20A DUPLEX CONVENIENCE OUTLET @ 16" A.F.F. (U.N.O.)
 - ⊖ 120V-20A DUPLEX "GFI" CONVENIENCE OUTLET @ 16" A.F.F. (U.N.O.)
 - ⊖ 120V-20A DUPLEX "GFI" CONVENIENCE OUTLET @ 16" A.F.F. (U.N.O.) W/ WEATHERPROOF COVER
 - ⊖ 240V-30A DRYER OUTLET @ 30" A.F.F.
 - ⊖ 240V-50A RANGE OUTLET
 - ⊖ GENERAL PURPOSE 1-POLE SWITCH @ 48" A.F.F.
 - ⊖ GENERAL PURPOSE 3-POLE SWITCH @ 48" A.F.F.
 - ⊖ DATA/TELEPHONE OUTLET @ 16" A.F.F.
 - G.D. GARBAGE DISPOSAL (UNDER SINK)
 - ⊖ DOOR CHIME
 - ⊖ CARBON-MONOXIDE ALARM

- Electrical Notes**
- MICROWAVE & RANGE HOOD EXHAUST FAN RECEPTACLES IN CABINET ABOVE RANGE.
 - JUNCTION BOX (CAPABLE OF SUPPORTING 35 lbs.) FOR CEILING FAN/LIGHT & (3) WIRES FOR WALL FAN/LIGHT CONTROLS.
 - FURNISH (1) 20A, 1 POLE DISCONNECT SWITCH FOR FURNACE, E.C. TO MAKE FINAL CONNECTIONS.
 - ELECTRIC WATER HEATER RATED 4500W AT 240V. PROVIDE 30A-2P SERVICE DISCONNECT ON WALL, 30A BRANCH CIRCUIT TO PANEL, AND 30A BRANCH CIRCUIT CONNECTION TO WATER HEATER.
 - ISLAND RECEPTACLE MOUNT OUTLET IN KNEE WALL @ 6" BELOW COUNTERTOP.
 - MOUNT DOOR CHIME IN CORNER, WIRE TO DOOR PUSHBUTTON, PAINT CHIME TO MATCH WALLS.
 - OUTLET FOR TELEPHONE CENTRAL WIRING BOX.
 - INSTALL SWITCH FOR GARBAGE DISPOSAL UNDER SINK IN CABINET.
 - INSTALL CIRCUIT & CONTROL TO GARAGE EXHAUST FAN.

ELECTRICAL PLAN - VILLA "B"
1/4" = 1'-0"

ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS

3176 KETTERING BOULEVARD DAYTON, OHIO 45439
PHONE (937) 299-4243 FAX (937) 299-3254

Stillwater
Crossings
Your Hometown Lifestyle

PROJECT NO.
56133

PROJECT TITLE
**BUILDING 3
VILLAS @
WEST MILTON**

DWG. TITLE
**ELECTRICAL
PLAN
- VILLA "B"**

DWG. NO.
E-1