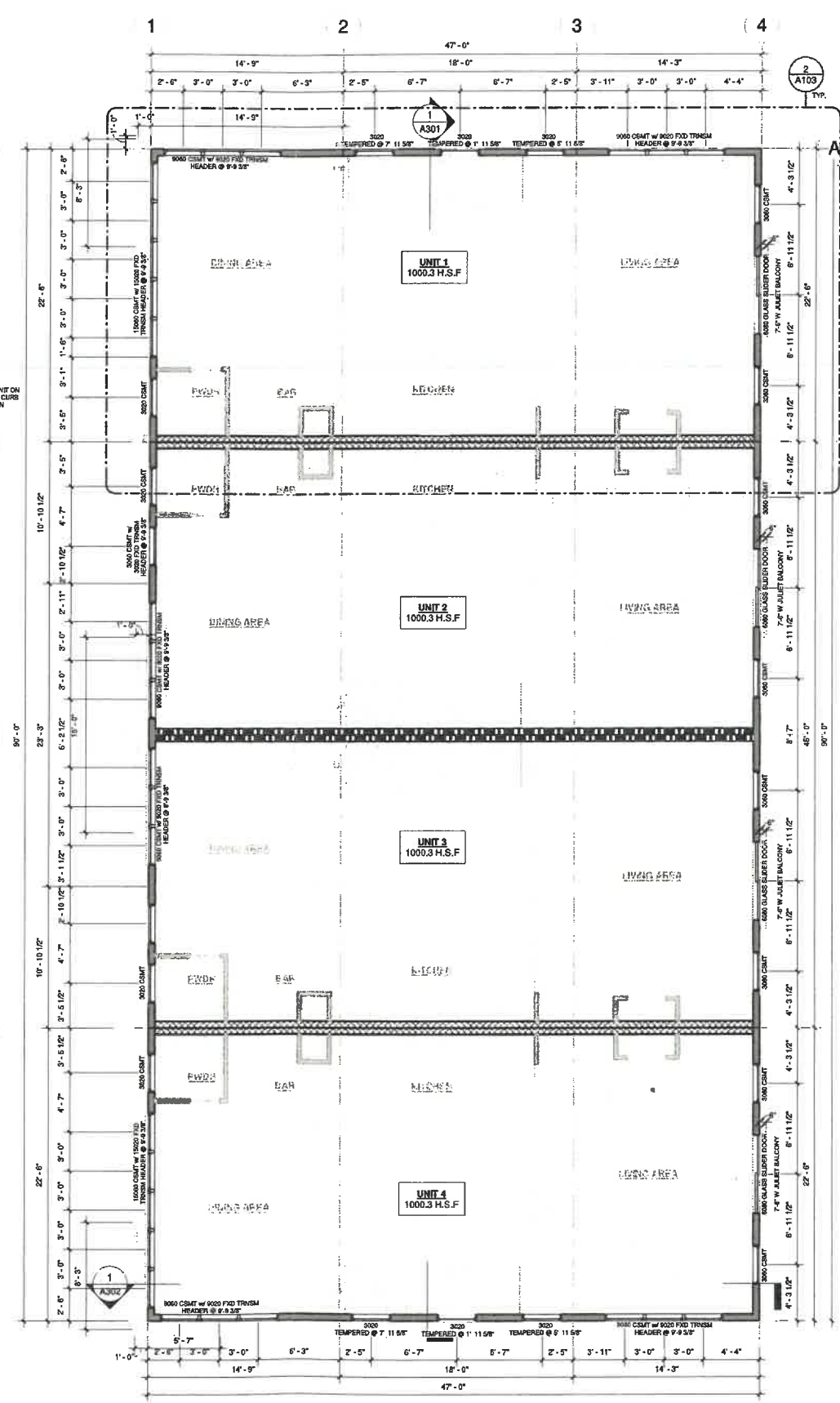


1 PRO. MAIN LEVEL PLAN
3/16" = 1'-0"



2 PRO. SECOND LEVEL PLAN
3/16" = 1'-0"

- GENERAL NOTES**
- *** ALL NOTES HOLD TRUE THROUGHOUT UNLESS OTHERWISE NOTED ***
1. ALL EXTERIOR WALLS TO BE 2X6 STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN.
 2. ALL INTERIOR PARTITIONS TO BE 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN.
 3. ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE (2) 2x12s. w/ 2 JACK STUDS TO SUPPORT HEADER.
 4. (S) = 110V. INTER-CONNECTED SMOKE DETECTOR w/ BATTERY BACK-UP.
 5. (S) = SOLID BLOCKING TO T/FDN OR T/BM BELOW (3 JACK STUD MIN.)
 6. 1 3/4" WOOD OR STEEL INSULATED EXTERIOR DOORS.
 7. 1 3/4" WOOD 6-PANEL INTERIOR DOORS.
 8. ALL STAIR RAILINGS TO BE NO LESS THAN 36" ABV. NOSING AND BALUSTERS SPACED LESS THAN 4" CLEAR.
 9. THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SECURED SHALL PENETRATE SUBFLOOR W/ (2) 2X4'S AND BE SECURED INTO THE FLOOR JOISTS BELOW W/ SOLID BLOCKING ON ALL 4 SIDES.
 10. WINDOW HEADERS TO BE AT 9'-9 3/8" ABOVE EACH FLOOR UNLESS OTHERWISE NOTED.
- FRAMING NOTE**
- FIRST FLOOR TRUSS AND SUBFLOOR MUST BE INSTALLED AND SECURELY FASTENED TO FOUNDATION ANCHORAGE BEFORE BACKFILLING.
- STAIR NOTE**
- GUARDRAIL SHALL BE DESIGNED TO SUPPORT 200lbs CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP GUARD, AND 50lbs AT THE INFILL COMPONENTS OF THE GUARD.
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40psf OR A 3000lb CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
- TRUSS NOTES**
- TRUSS COMPANY SHOULD CHECK FLOOR PLANS AND BUILDING SECTIONS. IF DISCREPANCIES FOUND, CALL ARCHITECT IMMEDIATELY.
- IF TRUSS DESIGN, INCLUDING POINT LOADS, UNIFORM TRUSS LOADS, ETC. VARIES FROM WHAT IS SHOWN ON THE PLANS, CALL ARCHITECT IMMEDIATELY.
- IF HEEL CUTS NEED TO BE ADJUSTED BY TRUSS MANUFACTURER FROM WHAT SHOWN ON ELEVATIONS CALL ARCHITECT IMMEDIATELY.
- PROVIDE CONTINUOUS BEARING TO FOUNDATION BELOW ALL MULTI-PLY TRUSSES.
- TRAY AND COFFERED CLINGS ARE CONSTRUCTED WITHIN THE TRUSS CONFIGURATION UNLESS NOTED OTHERWISE.
- TRAY AND COFFERED CLINGS SHOULD CONSTRUCTED TO MAXIMUM INTERIOR HEIGHT THAT IS POSSIBLE. (COORDINATE W/ ARCHITECT)
- TRUSSES TO BE CONFIGURED TO MAINTAIN OVERHANG WIDTH THE SAME FOR BRICK AND STONE VENEER AREAS.
- ENGINEERED ROOF TRUSS DRAWINGS WITH A LAYOUT SHEET SHALL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE FRAMING INSPECTION.
- HVAC / FLOOR SYSTEM ENGINEER NOTE:**
- GENERAL CONTRACTOR TO COORDINATE WITH HVAC CONTRACTOR, SYNTHESIS & OWNER ON HVAC CEILING DROPS & OR SHAFTS NEEDED, PRIOR TO ORDERING TRUSS PACKAGE.
- SMOKE DETECTOR NOTE**
- SMOKE ALARMS SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE, AND SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SMOKE ALARMS IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS IN BEDROOMS SHALL BE DUAL-SENSING OR UTILIZE IONIZATION TECHNOLOGY.
- EMERGENCY ESCAPE & RESCUE OPENING**
- PER RCO 310.2 - NET CLEAR OPENINGS SHALL BE NO LESS THAN 5.7 S.F.

WALL LEGENDS

	EXTERIOR LOAD BEARING WALL
	INTERIOR DWELLING NON-LOAD BEARING WALL
	INTERIOR DWELLING-GARAGE SEPARATION WALL
	INTERIOR 2-HR FIRE RATED WALL
	INTERIOR 1-HR FIRE RATED WALL
	INTERIOR PARTIAL HEIGHT WALL

TYLER INVESTMENT PROPERTIES

DRAKEWOOD TOWNHOMES

INTERSECTION OF WASSON RD AND DRAKEWOOD DR
OAKLEY, CINCINNATI, OH

SYNTHESIS
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ALLENDALE CHARTER TOWNSHIP, OHIO LICENSE #00441

Rev. No.	Description	Date

BUILDING MAIN & SECOND LEVEL PLANS

Project Number 202110

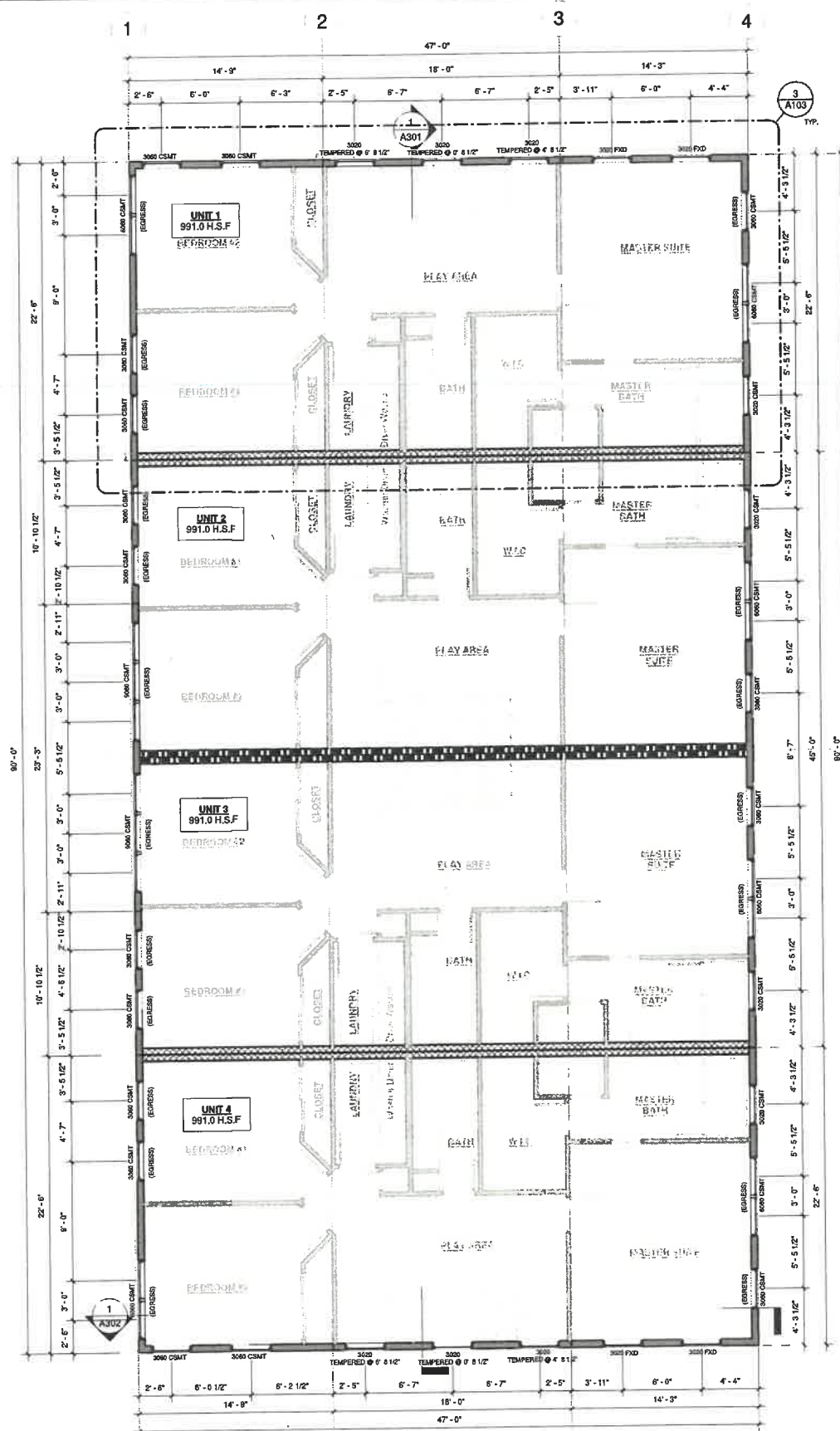
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Drawn By MS

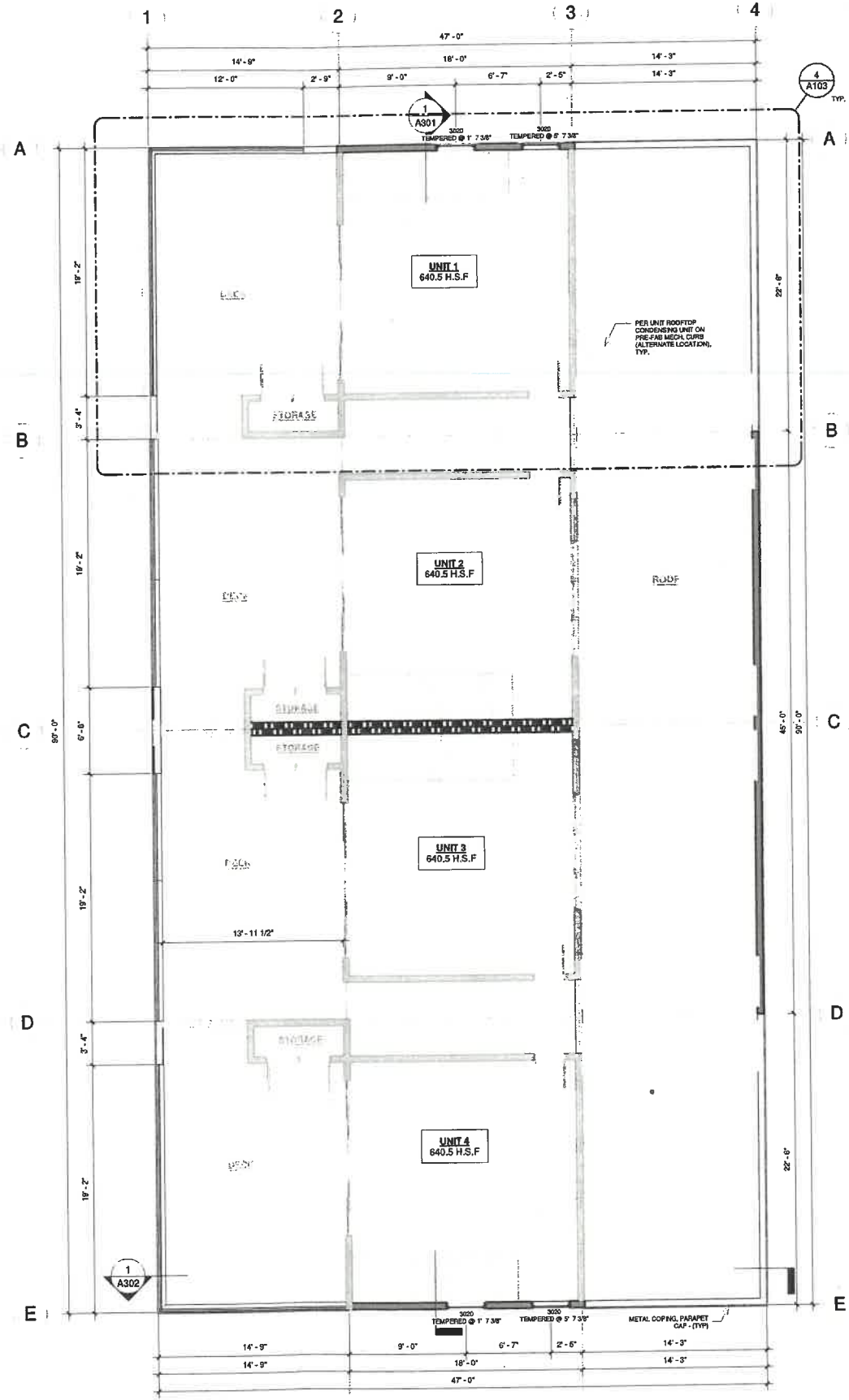
Checked By NP

A101

Scale As indicated



① PRO. THIRD LEVEL
3/16" = 1'-0"



② ROOF LEVEL
3/16" = 1'-0"

GENERAL NOTES

*** ALL NOTES HOLD TRUE THROUGHOUT HOME UNLESS OTHERWISE NOTED ***

1. ALL EXTERIOR WALLS TO BE 2X6 STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN
2. ALL INTERIOR PARTITIONS TO BE 2X4 @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN
3. ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE (2) 2X12s, w/ 2 JACK STUDS TO SUPPORT HEADER.
4. (SD) = 110V, INTER-CONNECTED SMOKE DETECTOR w/ BATTERY BACK-UP.
5. (B) = SOLID BLOCKING TO T/FDN OR T/BAM BELOW (3 JACK STUD MIN.)
6. 1 3/4" WOOD OR STEEL INSULATED EXTERIOR DOORS.
7. 1 3/4" WOOD 6-PANEL INTERIOR DOORS.
8. ALL STAIR RAILINGS TO BE NO LESS THAN 36" ABV. NOSING AND BALUSTERS SPACED LESS THAN 4" CLEAR.
9. THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED SHALL PENETRATE SUBFLOOR W/ (2) 2X4'S AND BE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID BLOCKING ON ALL 4 SIDES.
10. WINDOW HEADERS TO BE AT 8'-9 3/8" ABOVE EACH FLOOR UNLESS OTHERWISE NOTED.

FRAMING NOTE

FIRST FLOOR TRUSS AND SUBFLOOR MUST BE INSTALLED AND SECURELY FASTENED TO FOUNDATION ANCHORAGE BEFORE BACKFILLING.

STAIR NOTE

GUARDRAIL SHALL BE DESIGNED TO SUPPORT 200lbs CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP GUARD, AND 50lbs AT THE INFILL COMPONENTS OF THE GUARD

INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40psf OR A 300lbs CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

TRUSS NOTES

TRUSS COMPANY SHOULD CHECK FLOOR PLANS AND BUILDING SECTIONS. IF DISCREPANCIES FOUND, CALL ARCHITECT IMMEDIATELY.

IF TRUSS DESIGN, INCLUDING POINT LOADS, UNIFORM TRUSS LOADS, ETC. VARIES FROM WHAT IS SHOWN ON THE PLANS, CALL ARCHITECT IMMEDIATELY.

IF HEEL CUTS NEED TO BE ADJUSTED BY TRUSS MANUFACTURER FROM WHAT SHOWN ON ELEVATIONS CALL ARCHITECT IMMEDIATELY.

PROVIDE CONTINUOUS BEARING TO FOUNDATION BELOW ALL MULTI-PLY TRUSSES.

TRAY AND COFFERED CLINGS ARE CONSTRUCTED WITHIN THE TRUSS CONFIGURATION UNLESS NOTED OTHERWISE

TRAY AND COFFERED CLINGS SHOULD CONSTRUCTED TO MAXIMUM INTERIOR HEIGHT THAT IS POSSIBLE. (COORDINATE W/ ARCHITECT)

TRUSSES TO BE CONFIGURED TO MAINTAIN OVERHANGS WITHIN THE SAME FOR BRICK AND STONE VENER AREAS.

ENGINEERED ROOF TRUSS DRAWINGS WITH A LAYOUT SHEET SHALL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE FRAMING INSPECTION

HVAC / FLOOR SYSTEM ENGINEER NOTE:

GENERAL CONTRACTOR TO COORDINATE WITH HVAC CONTRACTOR, SYNTHESIS & OWNER ON HVAC CEILING DROPS & OR SHAFTS NEEDED, PRIOR TO ORDERING TRUSS PACKAGE

SMOKE DETECTOR NOTE

SMOKE ALARMS SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE, AND SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SMOKE ALARMS IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS IN BEDROOMS SHALL BE DUAL-SENSING OR UTILIZE IONIZATION TECHNOLOGY.

EMERGENCY ESCAPE & RESCUE OPENING

PER IBC 310.2 - NET CLEAR OPENINGS SHALL BE NO LESS THAN 5.7 S.F.

WALL LEGENDS

- EXTERIOR LOAD BEARING WALL
- INTERIOR DWELLING NON-LOAD BEARING WALL
- INTERIOR DWELLING GARAGE SEPARATION WALL
- INTERIOR 2-HR FIRE RATED WALL
- INTERIOR 1-HR FIRE RATED WALL
- INTERIOR PARTIAL HEIGHT WALL

TYLER INVESTMENT PROPERTIES

DRAKEWOOD TOWNHOMES

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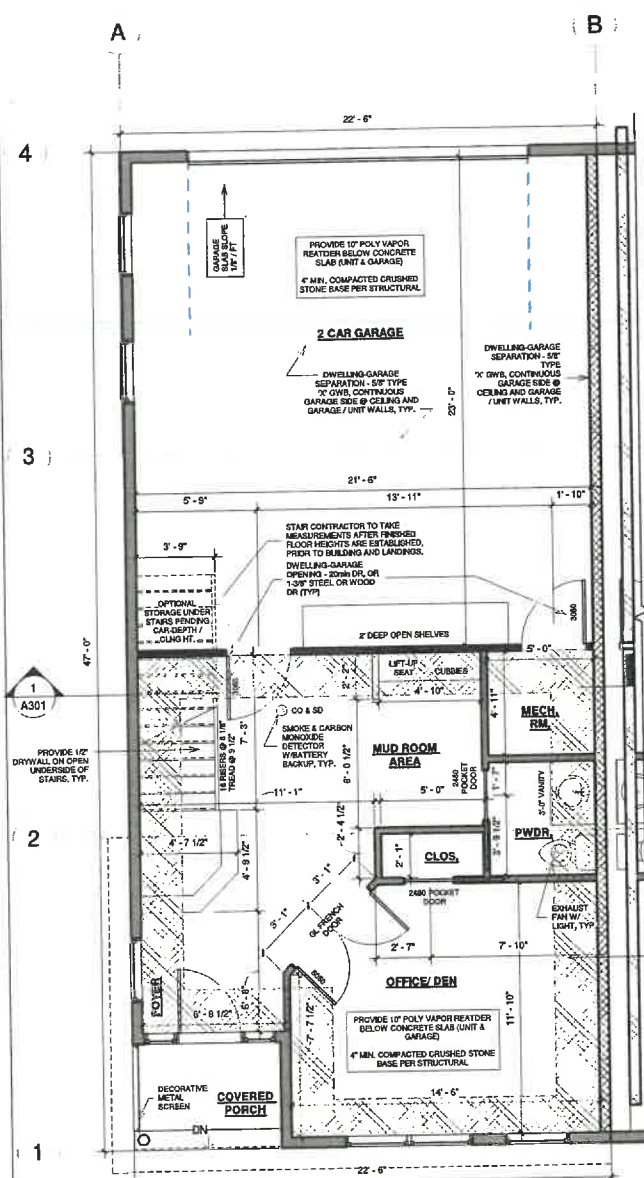
BUILDING THIRD LEVEL AND ROOF PLANS

Rev. No.	Description	Date

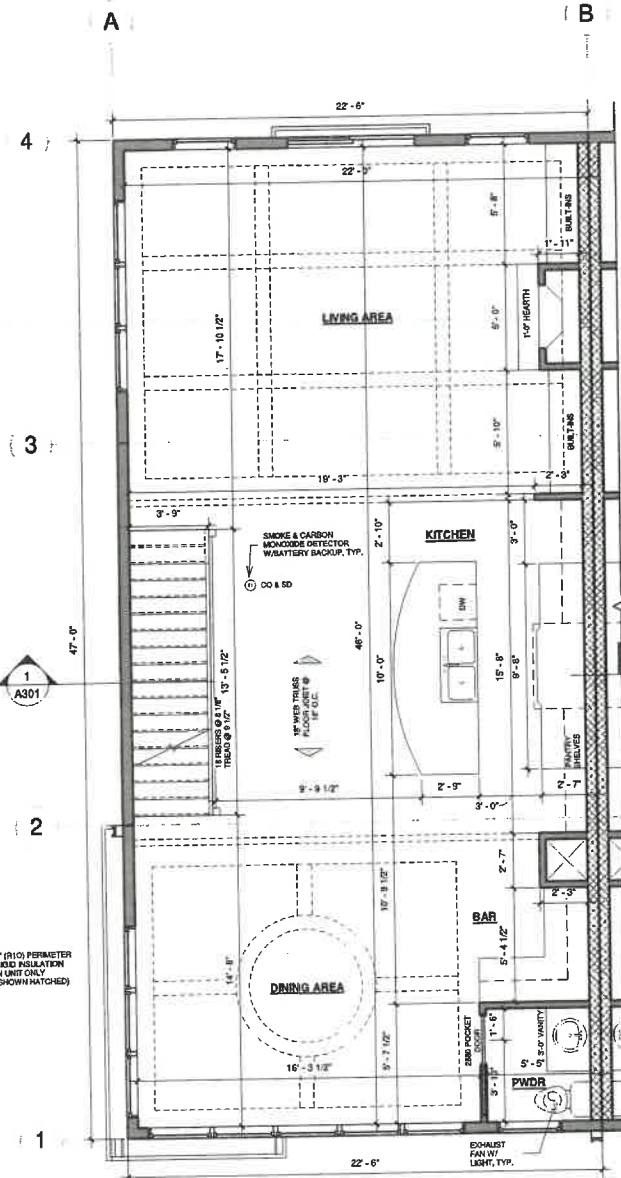
Project Number 202110
Date 07.22.2022
Drawn By MS
Checked By NP

A102

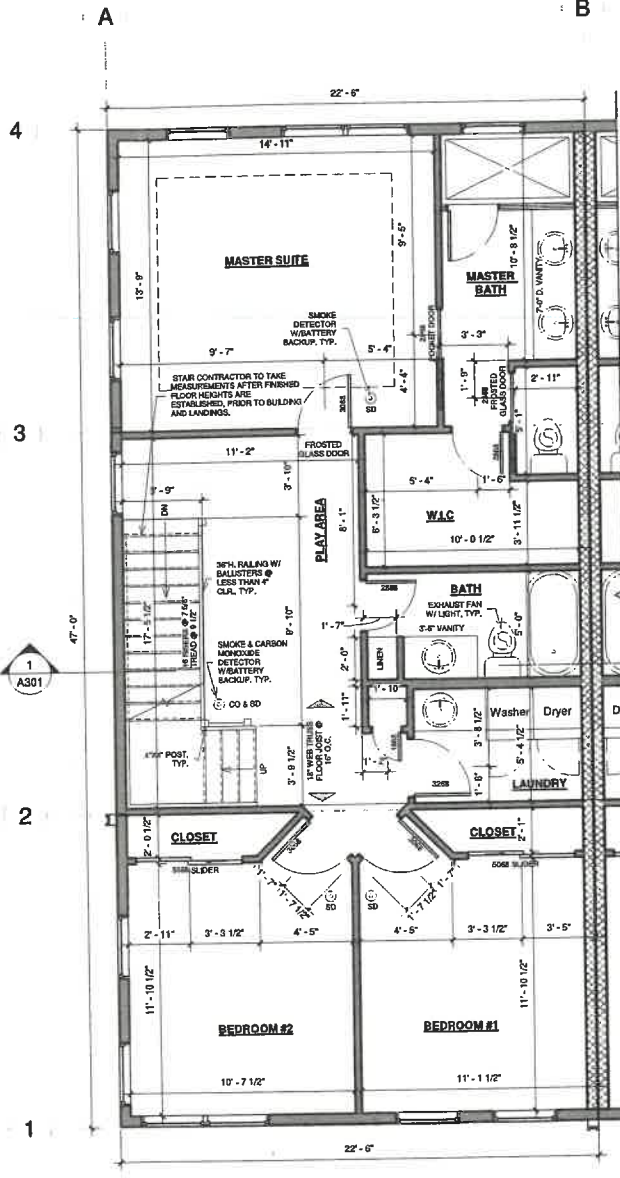
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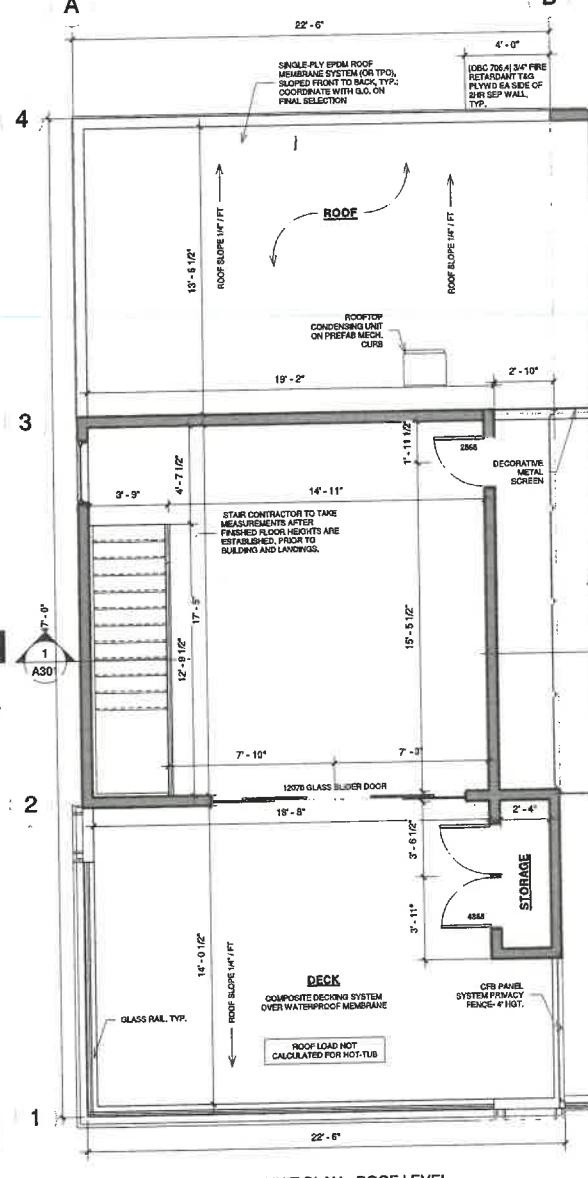
① TYPICAL UNIT PLAN - PRO. MAIN LEVEL
1/4" = 1'-0"



② TYPICAL UNIT PLAN - PRO. SECOND LEVEL PLAN
1/4" = 1'-0"



③ TYPICAL UNIT PLAN - PRO. THIRD LEVEL
1/4" = 1'-0"



④ TYPICAL UNIT PLAN - ROOF LEVEL
1/4" = 1'-0"

WALL LEGEND	
	EXTERIOR LOAD BEARING WALL
	EXTERIOR DWELLING NON-LOAD BEARING WALL
	INTERIOR DWELLING-GARAGE SEPARATION WALL
	INTERIOR 24HR FIRE RATED WALL
	INTERIOR 14HR FIRE RATED WALL
	INTERIOR PARTIAL HEIGHT WALL

STAIR NOTE	
GUARDRAIL SHALL BE DESIGNED TO SUPPORT 200lbs CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP GUARD, AND 50psf AT THE INFILL COMPONENTS OF THE GUARD.	
INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40psf OR A 300lbs CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.	
TRUSS NOTES	
*** MASTER SUITE CEILING HEIGHT ***	
G.C. TO COORDINATE WITH SYNTHESIS AND TRUSS ENGINEER ON FINAL CEILING HEIGHT AND TRAY CONFIGURATION PRIOR TO ORDERING TRUSSES.	
GLASS RAIL NOTE	
ALL GLASS TEMP. SPECIFICATIONS WILL BE PROVIDED BY G.C. AFTER FINAL MANUFACTURER SELECTION.	

HVAC / FLOOR SYSTEM ENGINEER NOTE:	
GENERAL CONTRACTOR TO COORDINATE WITH HVAC CONTRACTOR, SYNTHESIS & OWNER ON HVAC CEILING DROPS & OR SHAFTS NEEDED, PRIOR TO ORDERING TRUSS PACKAGE	
SMOKE DETECTOR NOTE	
SMOKE ALARMS SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE, AND SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SMOKE ALARMS IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. SMOKE ALARMS IN BEDROOMS SHALL BE DUAL-SENSING OR UTILIZE IONIZATION TECHNOLOGY.	
FRAMING NOTE	
FIRST FLOOR TRUSS AND SUBFLOOR MUST BE INSTALLED AND SECURELY FASTENED TO FOUNDATION ANCHORAGE BEFORE BACKFILLING.	

TRUSS NOTES	
TRUSS COMPANY SHOULD CHECK FLOOR PLANS AND BUILDING SECTIONS. IF DISCREPANCIES FOUND, CALL ARCHITECT IMMEDIATELY.	
IF TRUSS DESIGN, INCLUDING POINT LOADS, UNIFORM TRUSS LOADS, ETC., VARIES FROM WHAT IS SHOWN ON THE PLANS, CALL ARCHITECT IMMEDIATELY.	
IF HEEL CUTS NEED TO BE ADJUSTED BY TRUSS MANUFACTURER FROM WHAT SHOWN ON ELEVATIONS CALL ARCHITECT IMMEDIATELY.	
PROVIDE CONTINUOUS BEARING TO FOUNDATION BELOW ALL MULTI-PLY TRUSSES.	
TRAY AND COFFERED CLINGS ARE CONSTRUCTED WITHIN THE TRUSS CONFIGURATION UNLESS NOTED OTHERWISE	
TRAY AND COFFERED CLINGS SHOULD CONSTRUCTED TO MAXIMUM INTERIOR HEIGHT THAT IS POSSIBLE. (COORDINATE W/ ARCHITECT)	
TRUSSES TO BE CONFIGURED TO MAINTAIN OVERHANG WIDTH THE SAME FOR BRICK AND STONE VENEER AREAS.	
ENGINEERED ROOF TRUSS DRAWINGS WITH A LAYOUT SHEET SHALL BE FURNISHED TO THE BUILDING INSPECTOR FOR THE FRAMING INSPECTION	

GENERAL NOTES	
*** ALL NOTES HOLD TRUE THROUGHOUT HOME UNLESS OTHERWISE NOTED ***	
1.	ALL EXTERIOR WALLS TO BE 2X8 STUD WALLS @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN
2.	ALL INTERIOR PARTITIONS TO BE 2X4 @ 16" O.C. UNLESS NOTED OTHERWISE ON PLAN
3.	ALL EXTERIOR DOOR AND WINDOW HEADERS TO BE (2) 2X12'S, W/ 2 JACK STUDS TO SUPPORT HEADER.
4.	2" = 110V. INTER-CONNECTED SMOKE DETECTOR W/ BATTERY BACK-UP.
5.	(3) = 110V. INTER-CONNECTED SMOKE DETECTOR W/ BATTERY BACK-UP.
6.	1 3/4" WOOD OR STEEL INSULATED EXTERIOR DOORS.
7.	1 3/4" WOOD 6-PANEL INTERIOR DOORS.
8.	ALL STAIR RAILINGS TO BE NO LESS THAN 36" ABV. NOSING AND BALUSTERS SPACED LESS THAN 4" CLEAR.
9.	THE ENDS OF ALL 1/2 WALLS NOT VERTICALLY SUPPORTED SHALL PENETRATE SUBFLOOR W/ (2) 2X4'S AND TIE SECURELY INTO THE FLOOR JOISTS BELOW W/ SOLID BLOCKING ON ALL 4 SIDES.
10.	WINDOW HEADERS TO BE AT 9'-9 3/8" ABOVE EACH FLOOR UNLESS OTHERWISE NOTED.

TYLER INVESTMENT PROPERTIES

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Rev. No.	Description	Date

UNIT PLANS

Project Number	202110
Date	07.22.2022
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A103

Scale 1/4" = 1'-0"