Homesteading & Urban Redevelopment Corporation
Lincoln Heights Phase 2 Subcontracting Opportunities

Date Issued: May 22nd, 2026

The Homesteading & Urban Redevelopment Corporation (HURC), in partnership with the Village of Lincoln Heights, invites contractors to submit proposals for specific construction packages and the completion of two single-family residences located in the Village of Lincoln Heights. The project consists of completing construction of two partially completed residential properties. Construction activities to date have included framing and select exterior scope items. Structural engineering has been performed on the properties to verify the integrity and code compliance of the completed work to date, and reports will be made available to bidders upon request. Contractors shall include in their proposal all labor, materials, supervision, coordination, and work necessary to complete the projects in accordance with the construction documents, applicable codes, and jurisdictional requirements.

Nothing in this RFP shall be construed to imply or create a binding legal obligation on the part of the Port. The Port reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue the RFP in whole or in part, at any stage. In no event shall the Port be liable to respondents for any cost incurred in connection with the RFP process, including, but not limited to, any expenses incurred by respondents in responding to this RFP. All supporting documentation submitted in response to this RFP will become the sole property of the Port. Respondents may also withdraw interest in the RFP, in writing, at any point in time.

Table of Contents:

Section 1: Location

860 Jackson St
Cincinnati, OH 45215
Auditor's Website: https://wedge3.hcauditor.org/view/re/5940050016400/2025/summary

866 Adams St
Cincinnati, OH 45215
Auditor's Website: https://wedge3.hcauditor.org/view/re/5940020001700/2025/summary

Section 2: Schedule

Date of RFP Release	May 22nd, 2026
Contract Information Session*	May 29th, 2026
Requests for Information Due	June 2nd, 2026
Supplemental Information Returned to Contractors	June 5th, 2026
Proposal Due	June 11th, 2026

*Site walk-throughs will be held on May 29th, 2026 at 9:00AM. Members of the Real Estate Development Team from The HURC will be onsite at 860 Jackson St, Cincinnati, OH 45215. A representative from interested General Contractors is strongly encouraged to attend, to assess the existing property conditions and review the individual sections. Contractors will be able to tour each address with members of The HURC from 9:00AM to 10:00AM. Contractors who cannot attend the event or would like additional time to tour subcontractors, vendors or partners through the properties may email LaDonnis Griffin (lgriffin@cincinnatiport.org) to coordinate times, access and liability forms.

Section 3: General Notes

The selected contractors will be responsible for all aspects of construction of their awarded packages, in strict accordance with the plans provided and specifications included in this RFP.

These scopes are guidelines for what is to be included in each package. All labor, material, tools and equipment required for a complete installation and to perform any scope of work is the responsibility of the contractor. The drawings and scope of work are meant to be complimentary. Where discrepancies do exist, the contractor may be required to take the more stringent, difficult and/or expensive approach required by the documents.

Contractors shall coordinate their work with all other trades and perform all work in a timely and professional manner consistent with the project schedule. Any defective, incomplete, or non-conforming work shall be corrected at the Contractor's expense. Contractors may be held responsible for costs, delays, or impacts to the project resulting from failure to properly perform or coordinate their work, as further defined in the contract documents.

Property anomalies and specific requirements are called out after the divisions section in this RFP.

I. General
   a. All contractors will be required to provide their own dump carts or trash cans to dispose of materials off-site.
   b. The site area must be kept clean at all times. Trade contractors are required to clean up trash daily and organize all materials, tools and equipment in a safe and orderly manner.
   c. Permit Management: Each trade contractor and subcontractor will be responsible for obtaining, maintaining and closing out all permits, inspections and approvals required for the performance of their respective scope of work, unless otherwise expressly stated in writing by the Owner. All costs associated with such permits, inspections, and approvals shall be included in the contractor's proposal.
   The selected finish contractor shall additionally be responsible for assuming, transferring, maintaining, and closing out the existing open building permits associated with the project, including coordination with all applicable jurisdictions as required. A framing inspection has not be completed and will be the responsibility of the finish contractor. The contractor shall ensure that all work performed under such permit complies with all applicable codes, regulations and inspection requirements.
   d. All bids submitted must be able to complete the prescribed scope of work and fulfill the architectural drawings dated 6/12/26 by Studi:yo-b architects.
   e. Work periods are to meet or beat project schedules according to the project manager's schedule.
   f. Trade contractors are required to mobilize as many times as needed to complete their awarded package and corrections.
   g. Field measuring and quantity takeoffs are the responsibility of each contractor.
   h. Utility marking is required for each contractor digging on site. Any contractors digging on the project must mark both public and private utilities.

Section 4: Exterior

I. Siding
   a. All labor, material, and equipment necessary to complete new siding installation and existing siding repair per the drawings.
   b. Match and complement existing style if present
   c. Color and material must be approved by The HURC before installation.
   d. 860 Jackson: The siding is 90% the only missing siding is that which shall be wrapped around the front porch. Siding material is onsite needed is already onsite.

II. Roofing
   a. All labor, material, and equipment necessary to replace every roof and per the drawings.
   b. Where required, asphalt singles must have a 25-year manufacturer's warranty and an associate installer's warranty.

c. Where required, a rubber membrane and insulation on flat surfaces with the manufacturer's and installer's warranty.

III. Sealing & Caulking
   a. All labor, material, and equipment necessary to seal exterior doors, windows, fascia, soffits, and other building components.

IV. Gutters/Downspouts
   a. All labor, material, and equipment necessary for the installation of new gutters and downspouts per the drawings.
   b. Any gutters and downspouts must be tied into new drainage systems.

Section 5: Mechanical

I. Mechanical
   a. All labor, material, and equipment necessary to complete a design-build mechanical project.
   b. All required mechanical connections necessary for the intended use and functions of all appliances.
   c. A new electric heat pump with an air handler must be installed to adequately condition the house based on the square footage of the home.
   d. All required and associated ductwork, grilles, registers, refrigerant lines, condenser pads, drainpipes, low-voltage wire, and programmable thermostats.
   e. All venting to the exterior for an exhaust fan in each bathroom and one dryer vent unless noted in the drawings.
   f. Furnish and install all dryer exhaust venting, including ductwork, exterior terminations, dampers and required supports.
   g. Furnish and install all kitchen exhaust duct and vent terminations associated with range hoods. Scope includes all required penetrations, flashing and coordination with adjacent trades.
   h. All homes must be designed and constructed to be 100% electric, with no natural gas service or gas-powered systems permitted.

Section 6: Electrical

I. Electrical
   a. All labor, material, and equipment necessary to complete a design-build electrical and low-voltage project.
   b. The contractor shall be responsible for coordinating with the Duke Energy and furnishing all labor, materials, equipment and permits required to bring permanent electrical service from the street to the residence. Scope includes service entrance equipment, meter installation coordination, conduit, conductors, grounding, inspections and all work required for utility approval and permanent power activation.
   c. All required electrical connections as necessary for the use and function of all the appliances.
   d. All homes must be designed and constructed to be 100% electric, with no natural gas service or gas-powered systems permitted.

e. 30A 240V dryer outlet must be installed in the appropriate location.
f. Furnish and install all electrical wiring, receptacles, disconnects, controls, and final connections required for operation of the garage door opener system, including coordination with the Interior Finishes Contractor and garage door manufacturer requirements.
g. All convenience outlets as required by code.
h. Prior to installation the contractor must provide a lighting plan to The HURC for approval that uses 6-inch flush-mount LED fixtures as the primary ambient and balanced light source per building codes.
i. A matte black ceiling fan with light must be installed in center of each bedroom ceiling.
j. Vanity lights in bathrooms must be included and approved by The HURC prior to installation.
k. Basements must be designed to provide adequate lighting to ensure safe visibility and usability of space
l. All devices must be white.
m. All duplex outlets per code and as shown on the drawings.
n. All exterior waterproof outlets must be installed per code.
o. At each exterior exit (2), sconces must be installed.
p. Carbon Monoxide (CO) detectors must be installed as required by code.
q. A kitchen pendant light must be installed at either the island or as shown on the drawing if required. The style or device must be approved by the HURC prior to installation.
r. A foyer or front entrance lighting fixture must be installed. The style or device must be approved by The HURC prior to installation.
s. Motion sensor security lights must be installed on the side and rear entrances of each home.
t. Electrical service connections must be located per the drawing's locations.
u. Fixtures must have a matte black finish unless otherwise approved by the HURC.

Section 7: Plumbing

I. Plumbing
   a. All labor, material, and equipment necessary to complete a design-build plumbing project.
   b. All required water heaters must be a new (50) gallon electric model.
   c. All required water lines must be PEX with appropriate fixture connections for the intended use or function of all appliances.
   d. All required waste and vent plumbing must be PVC.
   e. All the necessary plumbing must be included to locate baths and kitchens where there is currently no existing plumbing per the drawing.
   f. All kitchen sinks must be an undermount double basin, stainless steel finish with a black goose mount faucet.
   g. Vanity Sinks- American Standard Studio white undermount sink with black gooseneck faucets or equal. Any substitution must be approved by the Owner prior to installation.
   h. All toilets to have an American Standard elongated seat in white or a similar brand.
   i. One frost-free hose bib must be included per house.
   j. Provide and install an American Standard or similar bathtub surround per manufacturer

specifications. Contractor shall ensure all framing walls are square, plumb, and flat prior to installation; the surround must be securely fastened to studs using approved hardware, and all seams, joints, and plumbing fixture penetrations must be completely sealed with to ensure a completely watertight assembly.

k. The Plumbing Contractor shall be responsible for furnishing and installing all hot and cold water supply lines, valves, fittings, and waste piping required for washer and dryer connections at locations indicated in the contract documents.

l. Furnishing all labor, materials, equipment, permits, and coordination necessary to connect both domestic water and sanitary sewer services from the public main at the street to the building/service locations indicated in the contract documents.

Section 8: Insulation & Fire Blocking

II. Insulation & Fire Blocking

a. The Insulation and Fire Blocking Contractor shall be responsible for obtaining and coordinating all permits, inspections, and approvals required for insulation and fire blocking work in accordance with applicable codes and jurisdictional requirements.

b. All labor, material, and equipment necessary for installing batt and fire blocking.

c. Install fire blocking throughout the structure in all required locations, including concealed spaces, concealed draft openings, and vertical/horizontal intersections, strictly adhering to Section R302.11 of the RCO.

d. Install R-21 faced fiberglass batt insulation in all exterior wall cavities throughout the structure, strictly.

e. Install R-49 insulation throughout the attic flat floor assembly; contractor shall install rigid vent baffles/chutes at all eave terminations to maintain a minimum 1-inch unobstructed air gap from the soffit intake vents to the attic space, ensuring unhindered airflow to the continuous ridge vent

Section 9: Interior Finishes

III. Millwork

a. All labor, material, and equipment necessary for installing new paint-grade interior trim (square stock material) per the drawings.

b. All labor, material, and equipment necessary for installation of cabinetry per the drawings. The HURC would require a KCD, birch, painted, shaker-style cabinets, or a similar design and quality.

~~c.~~ Cabinet pulls must be installed on operable drawers and doors. Hardware must be approved by the HURC prior to installation.

d. Graspable safety railings must be installed were required, and all handrail terminations must be returned smoothly to the wall. safety

IV. Countertops

a. All labor, material, and equipment necessary for installing level 1 quartz or granite kitchen

countertops with 3” backsplash and eased edge or equal.

b. All labor, material, and equipment necessary for installing solid surface countertops for bath vanities with an appropriate 3” backsplash.

V. Sealing & Caulking

a. Contractor must provide all labor, material, and equipment necessary to provide complete exterior air-sealing throughout the structure. This includes caulking and sealing all exterior doors and windows. All sealants must be premium exterior-grade, paintable, and UV-resistant, installed per manufacturer specifications.

VI. Doors and Hardware

a. Contractor shall evaluate all existing doors and associated hardware and shall identify and include in their proposal any repairs or replacements necessary to provide fully functional, code-compliant, and complete door assemblies.
b. Furnish and install all garage components, including the overhead garage door, tracks, hardware, weather seals, trim, accessories, and garage service door, complete and ready for operation in accordance with the contract documents and manufacturer requirements.
c. All exterior doors must be Pella builder grade series or a similar product in quality.
d. All labor, material, and equipment necessary to install doors per the drawings.
e. All new interior doors must be 2-panel hollow core doors sized 3’0”X6’X8”.
f. The new exterior door hardware must be Schlage accent black hardware with a deadbolt or similar product.
g. The new interior door hardware must be Schlage accent black hardware with privacy and passage functions or a similar product.

VII. Windows

a. Windows are already installed and must be intact and operational free of defects upon turnover. The contractor shall evaluate all existing windows and associated hardware and shall identify and include in their proposal any repairs or replacements necessary to provide fully functional, code-compliant, and complete window assemblies.
b. The contractor must provide, install and seal any windows not present or defective at the time the package is awarded.
c. Windows selection must be Pella Lifestyle Series or similar product as described in the drawings.
d. Windows must be safety glazed as required by the drawing or RCO.
e. Windows must be vinyl double-hung, with the color subject to approval by The HURC prior to order.

VIII. Front Porch

a. The Contractor must construct the front porch in accordance with the provided architectural and structural design drawings and building codes.

IX. Drywall

a. All labor, material, and equipment necessary for the installation and finish of Gypsum board on all walls and ceilings per the drawings, standard practices, and code.
b. All other wall coatings must be repaired and refinished to match the new Gypsum or as noted in the drawings.
c. Moisture/Mold resistant drywall must be installed within 6 feet horizontally and behind all

sources of water including but not limited too sinks, showers and water heaters.

X. Flooring
   a. All labor, material, and equipment necessary to install flooring according to the plans per the drawings and scope of work.
   b. LVP is to be install throughout the house with carpet being installed in bedrooms, closets, and stairwells. Any deviation must be approved by The HURC.
   c. ALL LVP must be 7" wide planks in a finish and color approved by The HURC prior to installation.
      i. Luan floor panels must be installed for floor leveling
   d. Carpet color to match description listed in the drawing's finish schedule or be approved and confirmed by The HURC prior to installation.

XI. Painting
   a. All labor, material, and equipment necessary to paint the walls per the drawings.
   b. The interior coverage must be (2) finish coats of the color listed the drawing's finish schedule in addition to the required coats of white primer paint to achieve a neat and uniform finish.

XII. Bathroom Furnishings
   a. All labor, material, and equipment necessary to furnish bathrooms per the drawings.
   b. All half baths require a Moen Banbury 3-piece hardware set with a 24" towel bar, toilet paper holder, and towel ring in matte black or a similar product.
   c. All full baths require an Atking 5-piece hardware set with 24" towel bar, toilet paper holder, and towel ring in stainless steel matte black or similar product.
   d. All shower curtains must be a never-rust 50" to 72" aluminum curved dual mount rod in matte black.
   e. All vanity mirrors must be at least 26"x38" for full bath and 20"x30" for half bath. Any frame sections must be approved by The HURC prior to installation.
   f. All bathroom hardware colors shall be consistent: matte black.

XIII. Specialties
   a. All labor, material, and equipment necessary to install furnishings according to the drawings.
   b. One set of address numbers must be Everbuilt $5^{1/2}$" black plastic or a greater product and installed.
   c. One architectural mailbox must be installed with a lock.
   d. Solid surface white melamine style closet shelving with perimeter bracing and stud supports must be installed in each closet per the drawings. All hall and bedroom closets are to have appropriately sized clothes rod installed below the shelving.

XIV. Appliances
   a. All labor, material, and equipment necessary to install appliances per the drawings.
      i. Each kitchen shall receive a fridge, electric range, and an over the range mounted microwave. Each shall be installed according to the manufacturer's instructions, and the microwave exhaust shall be vented to the exterior.
   b. All kitchen appliances must be stainless, and the warranty information must be supplied to the Owner.

XV. Miscellaneous
   a. Smoke alarms must be installed and wired per the 2019 Residential Code of Ohio Section 314.1

& Section 314.4.

XVI. Cleaning
   a. All final cleaning work that leaves all finished surfaces and fixtures free of soil, dirt, smears, and contaminants scheduled and executed upon request of The HURC.
   b. The windows must be cleaned and free of smears, dirt, and other contamination upon completion of the project.
   c. A new furnace filter must be installed at owner turnover.
   d. Ductwork must be fully protected during construction and professionally cleaned prior to owner turnover.

Section 10: Sitework, Hardscapes, & Landscapes

I. Sitework
   a. Spread, level, and incorporate the existing large stockpile of site spoil throughout the property to establish positive drainage away from the foundation starting as noted on the drawings (minimum 6-inch drop within the first 10 feet). Any excess spoil or debris that cannot be cleanly integrated into the final grade must be hauled off-site and legally disposed of by the contractor.
   b. Perform a comprehensive clean-up of the entire yard area, removing all construction debris, siding scraps, layout stakes, concrete washouts, and stones larger than 1.5 inches in diameter to ensure a clean substrate for landscaping.
   c. Scarify (till/rake) the top 2 to 3 inches of soil across all disturbed areas of the yard to alleviate compaction from construction equipment. Deliver the site to a uniform, smooth, debris-free 'rake-ready' final grade, leaving the soil loose, level, and ready for immediate seed and straw application by others.
   d. Provide and install heavy-duty corrugated galvanized steel (or approved composite) window wells at all below-grade basement window locations. Wells must be securely anchored to the foundation wall and set 2 to 3 inches above the final grade line to prevent surface water inflow. Contractor must excavate down to the foundation footing tile/drainage system, install a vertical perforated drainage pipe wrapped in filter fabric from the footing to the bottom of the well, and backfill the window well with a minimum 12-inch deep bed of clean #57 washed gravel for positive drainage.

II. Hardscapes
   a. Provide all labor, material, and equipment to excavate and prep areas for the driveway, public curb cut, and walkways. Contractor shall remove all organic topsoil, grade the subgrade to ensure positive drainage, and install a minimum 4-inch compacted crushed stone base (ODOT Item 304 or equivalent). Sub-base must be mechanically compacted to prevent future settling.
   b. Furnish and pour a minimum 6-inch thick, 4,000 PSI concrete driveway and public curb cut/apron, reinforced with either #4 rebar grid or heavy-duty welded wire mesh. The public curb cut and apron must be formed and poured strictly adhering to local municipal right-of-way standards and specifications, including required sidewalk cross-slopes for ADA compliance.
   c. Furnish and pour a minimum 4-inch thick, 4,000 PSI concrete walkway connecting the driveway to the main entrance. All walkways must be neatly finished with a broom-finish for slip

resistance, tooled with control joints at regular intervals.

d. Contractor shall apply proper sealant / curing agent to enhance durability and protection to meet basic regional industry standards.

III. Landscaping

a. Apply premium contractor-grade turf seed blend, as appropriate for local sun/shade conditions, at the manufacturer's recommended coverage rate, followed by a starter fertilizer. All seeded areas must be immediately covered with clean, weed-free agricultural straw to prevent erosion and retain moisture.

b. Define one new front flower bed as indicated The HURC. Cut a clean, 3-inch deep edge around the perimeter to contain mulch. Contractor shall incorporate a minimum 2-inch layer of premium organic compost/topsoil mix into the native bed soil to ensure a healthy planting medium.

c. Provide and install healthy, nursery-grade evergreen shrubs (minimum 2-gallon container size), spaced precisely 2 feet on-center throughout the flower bed. All shrubs must be planted at the proper depth, backfilled. Apply a continuous 3-inch layer of premium double-shredded hardwood mulch across the entire bed, keeping mulch pulled back 2 inches from the base of the plant stems.

Section 11: Requests for Information

Any requests for information (RFI) regarding this RFP must be submitted in writing either to the address below or by email to the HURC team member listed below. All correspondence shall be clearly labeled "HURC Phase 2 RFI." RFIs shall be accepted no later than June 2nd, 2026. The final Supplemental Instructions shall be issued promptly and address any RFIs received.

No verbal requests, phone inquiries, text messages, or in-person questions will be accepted or recognized as official project communication.

RFI Contact Information

Andrew Fisher
Afisher@cincinnatiport.org
221 E. Fourth Street
Suite 200
Cincinnati, OH 45202

Section 12: Proposal Instructions

To be considered for evaluation, bidders must completely fill out the provided Official Bid Sheet included in this RFP packet. Contractors are instructed to provide a competitive lump-sum price for each individual package they wish to bid on, along with realistic estimates for both work duration and any material lead times the HURC should be aware of for scheduling purposes. If a contractor is not interested in bidding on a specific package, those sections

must be left entirely blank. Bidders are welcome to submit supplemental information, such as detailed material specifications or specific company qualifications, but these materials must be attached as an addendum and will not replace the requirement to complete the official lump-sum sections on the provided bid sheet.

Homesteading Urban Redevelopment Corporation

Lincoln Heights Phase 2 Subcontracting Opportunities
Addresses: 860 Jackson St, Cincinnati, OH 45215 & 866 Adams St, Cincinnati, OH 45215
RFP Issued: 5/22/2026
RFI Date 6/2/2026
Bid Due Date: 6/12/2026
Subcontractor Information
Company Name:
Contact Person:
Contact Phone #:
Contact Email:

Scope Section:	Bid Values	Notes
Exterior Package		
Mechanical Package		
Electrical Package		
Plumbing Package		
Insulation & Fire Blocking Package		
Interior Finishes		
Site Work, Hardscapes, & Landscaping		

Work Duration		
Scope Section:	**Crew Size**	**Duration of Work**
Exterior Package		
Mechanical Package		
Electrical Package		
Plumbing Package		
Insulation & Fire Blocking Package		
Interior Finishes		
Site Work, Hardscapes, & Landscaping		

Long Lead Times	
Scope Section:	**Lead Time Notes**
Exterior Package	
Mechanical Package	
Electrical Package	
Plumbing Package	
Insulation & Fire Blocking Package	
Interior Finishes	
Site Work, Hardscapes, & Landscaping	

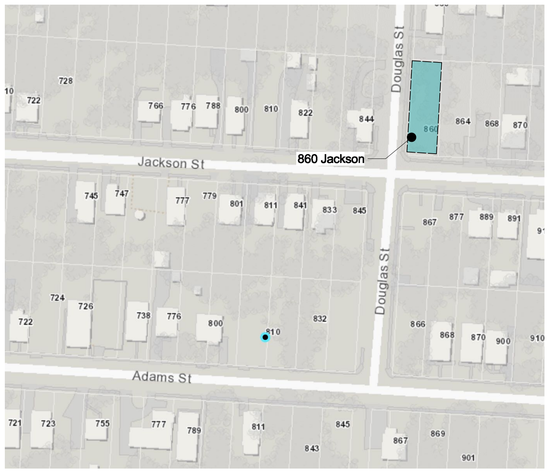
Submitted by: _____ Date: _____

Signature: _____

NEW SINGLE FAMILY HOME

860 Jackson (Lot 138)
Lincoln Heights, OH

VICINITY MAP



PROJECT SUMMARY

PROJECT SCOPE:

New single family home. One-story, wood framed construction with vinyl siding. Unfinished basement with poured concrete foundation walls. Single car garage.

SQUARE FOOTAGE SUMMARY:

Total:
Unfinished Basement: 1,560.5 SF
First Floor: 1,573 SF

SHEET INDEX

No.	Sheet Title	Date Issued
C.01	Cover Sheet	3/6/24
C.02	Structural Notes	3/6/24
A.01	Plans	3/6/24
A.02	Elevations	3/6/24
A.03	Sections	3/6/24
A.04	Porch Details	3/6/24
1	Site Plan	3/6/24

ENERGY EFFICIENCY COMPLIANCE

1. Method: RCO 2019 - RCO Prescriptive Method, See Min. Values Below

Description	Value	Notes
Windows	U factor = .32	
Doors - Solid	U factor = .60	
Doors - Glazed	U factor = .35 max	
Skylight	U factor = .55	If applicable
Ceiling - Flat Roof	R-value = 30 min	No Attic
Ceiling - Attic	R-value = 49 min	
Framed Walls	R-value = 20 min	2x6 wood framing
Floor	R-value = 19 min	
Basement Walls	R-value = 10	R-13 Poly Faced
Slab	R-value = 10 min	2' min depth
Crawl Space	R-value = 10 min	continuous
HVAC Duct	R-value = 8/6 min (<3")	uncond. Spaces

2. High efficiency lamps to be provided in min. 90% of all lighting fixtures.
3. Programmable thermostat to be provided and initially set for Heating of 70°F and Cooling of 78°F

ZONING SUMMARY

Jurisdiction: Lincoln Heights, Hamilton County, OH

Zoning: 'R-2' - Single Family

Min. Setbacks:
Front Yard: 30'
Rear Yard: 25'
Side Yard: 5'/10'

Allowable Height:
Max. Height: 28'

Proposed Height:
18'-0"

Min. Lot Size:
4,000SF

GENERAL NOTES

GOVERNING CODE – 2019 OHIO RESIDENTIAL CODE, ALL WORK SHALL CONFORM TO THIS CODE AND ALL OTHER LOCAL AND APPLICABLE CODES.

DIMENSIONS

ALL EXTERIOR DIMENSIONS NOTED ARE FACE OF SHEATHING TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF STUD.

ALL INTERIOR DIMENSIONS NOTED ARE FACE OF STUD TO FACE OF STUD.

CONSTRUCTION AND SAFETY

1. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

3. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND ALLOWABLE SOIL BEARING PRESSURE. **ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY.** ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. **THESE DRAWINGS ARE NOT TO BE SCALED.** IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AS DESIGNED AND FUNCTIONING AS A UNIT.

DESIGN LOADS

1. Min. required design loads:
   a. Floor live load = 40psf; Snow = 20psf
   b. Garage floor live load = 50psf
   c. Wind load = 115mph (3-sec gust)
   d. Soil bearing capacity = 1,500psf
2. The max allowable live load deflection or structural members:
   a. Concrete floors = L/360
   b. Walls w/masonry veneer = L/240
   c. Walls w/ siding = L/120
   d. Roof trusses (or rafters) = L/180
   e. All other structural members = L/240
3. Min. compressive strength of concrete:
   a. Footings/piers = 3,500psi
   b. Foundation walls = 3,500psi
   c. Garage floors = 4,000psi
   d. Exterior walks & landings = 4,500psi
   All concrete exposed to weather or subject to freezing or thawing during construction shall have air entrainment between 5-7%.
4. All rafters, ridge boards, ridge beams, headers, & ceiling joists (or cross ties) shall be min No. 2 grade So. Yellow Pine. All exterior wall studs shall be min. stud grade SPF.
5. All lumber in direct contact with concrete, masonry, or in proximity to exposed ground shall be pressure-treated for exterior use. All lumber in direct contact with the ground supporting deck to be pressure treated for ground contact use.
6. All structural members shall be full length (no splices) or splices shall be approved & occur at adequate structural bearing.
7. All structural bolts shall be a min ½" diam., corrosion-resistant, and shall be compatible with the specific type of pressure treated lumber being used.
9. All pre-engineered structural wood connectors shall be installed in strict accordance with the manufacturer"s specifications & installation instructions (including proper fastener type and size).
10. Wood headers with clear spans over 6ft. require a minimum (2) jack studs & (1) king stud each side.

[studi:yo-b] architects

STATE OF OHIO
TODD YOBY
1616782
REGISTERED ARCHITECT

Todd Yoby, RA
OH License # 1616782
Expiration: 12/21/25

Revision Notes

No.	Date	

Architect
Studiyo-b Architects
8647 Rupp Farm Drive
West Chester, OH 45069
PH: 513.910.6149
EM: tmyoby@studiyo-b.com

Client
Homesteading and Urban Redvelopment Corp.
3 E. 4th St. #300
Cincinnati, OH 45202

Project
New Single Family Home
860 Jackson (Lot 138)
Cincinnati, OH

Project ID
860 Jackson

Issue
03/06/24 Permit

Drawn By
TMY

Cover Sheet

C.01

RESIDENTIAL STRUCTURAL NOTES

FOUNDATIONS

1. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUBSURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED PRIOR TO PLACING CONCRETE.

2. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL. DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS = 1500 PSF.

3. ALL FOOTINGS SHALL BE CONTINUOUS. SHALLOW FOOTINGS AT CRAWL SPACES AND OTHER STEPPED FOOTINGS SHALL STEP DOWN TO THE ELEVATION OF BASEMENT FOOTINGS AT A RATIO OF 2 FEET VERTICAL TO 4 FEET HORIZONTAL.

4. THE FOLLOWING LATERAL SOIL PRESSURE PARAMETERS HAVE BEEN ASSUMED FOR THE DESIGN OF FOUNDATIONS:

   A. BASEMENT WALLS: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION.

5. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

6. BACKFILL ALONG EXTERIOR FACE OF ALL PERIMETER FOOTINGS, AND ALONG EXTERIOR RETAINING TYPE WALLS SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY UP TO WITHIN 12 INCHES OF THE FINISHED GRADE. TOP 12" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER SCHD. 35 PVC (MIN.) PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT.

7. APPLIED TECHNOLOGIES "HYDRA-GUARD" WATERPROOFING SYSTEM (OR RUB-R-WALL WATERPROOFING MEMBRANE SYSTEM) PLUS PROTECTION BOARD SHALL BE APPLIED ON ALL BASEMENT FOUNDATION WALLS AND FOOTINGS BELOW GRADE.

8. CRAWL SPACES SHALL HAVE 6" OF PEA GRAVEL INSTALLED OVER 6 MIL VAPOR BARRIER.

9. FINISHED GRADE SHALL SLOPE 6" IN THE FIRST 10' MINIMUM AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-99, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW, AND THE RECOMMENDED PRACTICE FOR RESIDENTIAL CONCRETE CONSTRUCTION ACI-332R-84.

2. MATERIALS:

   A. CONCRETE FOR INTERIOR SLAB ON GRADE: f'c = 3500 PSI., NORMAL AGGREGATE.

   B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, GARAGE SLABS, ETC.: f'c = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR). MINIMUM CEMENT CONTENT = 520 #/CY, MAXIMUM WATER / CEMENTITIOUS RATIO = 0.45. LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.

   C. CONCRETE FOR FOUNDATION WALLS: f'c = 3500 PSI, (5% TO 7% ENTRAINED AIR). MAXIMUM WATER / CEMENTITIOUS RATIO = 0.50.

   D. CONCRETE FOR FOOTINGS: f'c = 3000 PSI.

   E. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH (SHEETS ONLY).

   F. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

3. IF CONCRETE ARRIVES AT THE SITE WITH A SLUMP BELOW THE SPECIFIED SLUMP AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING.

4. WHEN THE AIR TEMPERATURE IS LESS THAN 40° F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50° AND 70°F FOR 7 DAYS.

5. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT.

6. AT CORNERS AND INTERSECTIONS OF WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).

7. LAP SPLICE REINFORCING BARS AS FOLLOWS. LAP WELDED WIRE FABRIC MESH 12".

Horizontal bars with more than 12" of concrete below	All other Bars						
#3	23"	#6	47"	#3	18"	#6	35"
#4	31"	#7	54"	#4	25"	#7	44"
#5	39"	#8	62"	#5	31"	#8	50"

8. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE EMPARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL SLAB OR WALL STEEL EXCEEDS THIS MINIMUM REQUIREMENT.

9. ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACED CONTINUOUSLY WITH NO COLD JOINTS AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS. WHERE VERTICAL JOINT REQUIRED, CAST WALL FULL HEIGHT AND EXTEND HORIZONTAL REBAR 2'-0" BEYOND JOINT. WATERPROOF EXTERIOR FACE OF JOINT.

10. BEAM POCKETS IN CONCRETE WALLS SHALL HAVE A HEIGHT 2" DEEPER THAN BEAM, BE 1" WIDER THAN THE BEAM WIDTH, AND PROVIDE A MINIMUM 4" BEAM BEARING LENGTH. SOLID GROUT OR SOLID STEEL SHIMS SHALL BE PLACED BELOW BEAM BEARINGS.

11. INTERIOR CONCRETE SLABS SHALL BE 4" THICK, WITH 6 MIL VAPOR BARRIER OVER 4" MINIMUM CRUSHED GRANULAR COMPACTED BASE. PLACE CONTROL JOINTS IN INTERIOR SLABS AND EXTERIOR FLAT WORK AT 10' O.C. MAXIMUM EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SLOPE TO DRAINS.

12. STEEL TROWEL FINISH FLOOR SLAB AND CURE USING "CURE AND SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800 VOC COMPLIANT, 30 % MINIMUM SOLIDS CONTENT. FOR EXTERIOR FLAT WORK APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND.

13. CONTROL JOINTS IN SLABS-ON-GRADE SHALL BE HAND TROWELED OR SAW CUT WITHIN 6 HOURS OF PLACING CONCRETE OR WHEN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITHOUT RAVELING AT THE EDGES.

14. PROVIDE ½" DIAMETER HOT DIPPED GALVANIZED SILL PLATE ANCHOR BOLTS AT 32" O.C. MAXIMUM AND WITHIN 12" OF CORNERS UNLESS NOTED OTHERWISE ON DRAWINGS. EMBED ANCHOR BOLTS 7 INCHES IN CAST CONCRETE WALLS AND 13 INCHES IN GROUTED CONCRETE MASONRY CELLS.

15. PROVIDE (2) #5 BARS 2" ABOVE ALL CONCRETE OPENINGS LESS THAN 5' WIDE. EXTEND BARS 2'-0" BEYOND EDGES OF OPENINGS.

16. THE NATIONAL ELECTRICAL CODE REQUIRES THAT THE BUILDING ELECTRICAL SYSTEM SHALL BE GROUNDED TO REINFORCING STEEL IN THE CONCRETE FOOTING. THE WORK ASSOCIATED WITH THIS REQUIREMENT AND THE METHOD USED SHALL BE COORDINATED BY THE CONTRACTOR. (N.E.C. 250.50)

MECHANICAL FASTENERS

1. EXPANSION ANCHORS

A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY HILTI AND SHALL BE THE SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. EXPANSION ANCHORS SHALL BE HLC SLEEVE ANCHORS WHEN EMBEDDED INTO MASONRY AND KWIK BOLT 3 WHEN EMBEDDED INTO CONCRETE, UNLESS OTHERWISE NOTED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

ADHESIVE ANCHORS

1. ANCHORAGE TO CONCRETE: HILTI "HIT RE 500" EPOXY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

   A. HOLES MAY BE DIAMOND CORED OR DRILLED WITH CONVENTIONAL HAMMER DRILL. HOLES SHALL BE BRUSHED AND BLOWN FREE OF ALL DELETERIOUS MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BEFORE INSTALLATION OF ADHESIVE.

   B. STEEL THREADED ROD ANCHORS SHALL BE HILTI "HAS-E" STANDARD RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

2. ANCHORAGE TO SOLID GROUTED CONCRETE MASONRY UNITS: HILTI "HIT HY 150 MAX". SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

   A. DRILL HOLES WITH A CARBIDE TIPPED DRILL BIT AND CONVENTIONAL HAMMER DRILL. CORE DRILLING IS NOT ACCEPTABLE. HOLES TO BE BRUSHED AND BLOWN FREE OF ALL DELETERIOUS MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BEFORE INSTALLATION OF ADHESIVE.

   B. STEEL THREADED ROD ANCHORS SHALL BE HILTI "HAS-E" RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

   C. FOR TEMPERATURES BETWEEN 40° F AND -10° F, USE HILTI HIT-ICE ADHESIVE ANCHORS.

3. CONTRACTOR SHALL VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.

4. FOR CONNECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY, VERIFY THE LOCATIONS OF THE EXISTING REINFORCING BARS USING A REBAR DETECTOR, PRIOR TO DRILLING. NOTIFY THE ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH EXISTING REINFORCING BARS.

STRUCTURAL STEEL

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. FABRICATOR IS RESPONSIBLE FOR DESIGN OF CONNECTIONS. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS, DESIGN AND FABRICATE CONNECTIONS TO RESIST THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN.

3. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1:2002).

5. MATERIALS:

   A. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36 OR STRONGER.

   B. ADJUSTABLE NON-TELESCOPING PIPE COLUMNS: ASTM A-513, 11 GAGE.

   C. BOLTS: ASTM A307, 3/4" DIAMETER UNLESS NOTED.

   D. ANCHOR BOLTS:

      1. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS: SEE WOOD SECTION OF RESIDENTIAL STRUCTURAL NOTES

      2. OTHER ANCHOR BOLTS: ASTM A36: ½" DIAMETER UNLESS NOTED.

   E. STEEL COLUMNS REQUIRED TO BE SCHEDULE 40 MINIMUM.

   F. FIELD WELDS: AWS E70xx, LOW HYDROGEN ELECTRODES

   G. NON-SHRINK GROUT : ASTM C1107

6. PROVIDE A 2X WOOD PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 2'-0" O.C. OR 3/16" DIAMETER POWDER DRIVEN FASTENERS (i.e. RAMSET PINS) AT 16" ON CENTER. PRE-PUNCH TOP FLANGE FOR BOLT HOLES.

7. AT CONCRETE BEARING, STEEL BEAMS SHALL BE SHIMMED WITH STEEL PLATES OR NONSHRINK GROUT. ANCHOR TO WALL WITH TWO ½" DIAMETER ANCHOR BOLTS.

WOOD

1. MATERIALS:

A. FRAMING LUMBER:

   1. 2 x 8 AND LARGER: NO. 2 GRADE OR BETTER SOUTHERN PINE KILN DRIED.

   2. 2 x 4 AND 2 x 6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

   3. 4 x 4 AND 6 x 6: NO. 2 GRADE OR BETTER PRESSURE TREATED SOUTHERN PINE.

   4. PRESSURE TREATED LUMBER: NO. 2 GRADE OR BETTER SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, CA-B (COPPER AZOLE), OR BORATE PRESSURE TREATED LUMBER (SILL PLATES ONLY): PRESSURE TREAT TO AWPA USE CATEGORY UC2 FOR SILL PLATES; UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC.; AND UC4A FOR GROUND CONTACT.

B. SHEATHING & SUBFLOORING:

   1. MATERIALS:
      a. FLOOR SHEATHING: 23/32" STURD-I-FLOOR APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1. ORIENTED STRAND BOARD IS NOT PERMITTED TO BE USED BELOW THINSET CERAMIC TILE OR MARBLE FLOOR FINISHES.

         OR

         FLOOR SHEATHING: 23/32" ADVANTECH SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR MANUFACTURED BY HUBER ENGINEERED WOODS.

      b. ROOF SHEATHING: 19/32" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT PRODUCES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.

         OR

         ROOF SHEATHING: 1/2" ZIP SYSTEM ROOF SPAN RATING 40/20 MANUFACTURED BY HUBER ENGINEERED WOODS. INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.

      c. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1.

2. CONNECTIONS: ALL SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES, 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

C. ADHESIVE FOR GLUED AND NAILED PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

D. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL, GANGLAM LVL AND TIMBER MAX LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

   1. Fb = 2600 PSI BENDING

   2. Fv = 285 PSI HORIZONTAL SHEAR

   3. Fc⊥ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN

   4. E = 1,900,000 PSI MODULUS OF ELASTICITY OR

E. PSL (PARALLEL STRAND LUMBER) BEAMS AND COLUMNS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

1. BEAMS:
   a. Fb = 2900 PSI BENDING

   b. Fv = 290 PSI HORIZONTAL SHEAR

   c. Fc = 2900 PSI COMPRESSION PARALLEL TO GRAIN

   d. Fc⊥ = 650 PSI COMPRESSION PERPENDICULAR TO GRAIN

   e. E = 2,000,000 PSI MODULUS OF ELASTICITY

2. COLUMNS:
   a. Fb = 2400 PSI BENDING

   b. Fv = 190 PSI HORIZONTAL SHEAR

   c. Fc = 2500 PSI COMPRESSION PARALLEL TO GRAIN

   d. Fc⊥ = 425 PSI COMPRESSION PERPENDICULAR TO GRAIN

   e. E = 1,800,000 PSI MODULUS OF ELASTICITY

3. PSL MEMBERS EXPOSED TO WEATHER OR HIGH MOISTURE SHALL BE CBA-A OR CA-B TREATED TO RETENTION LEVELS OF .20 LBS/FT³ w/ CBA-A OR .10 LBS/FT³ w/ CA-B FOR BEAMS AND .41 LBS/FT³ w/ CBA-A OR .21 LBS/FT³ w/ CA-B FOR COLUMNS. CONNECTORS FOR CBA-A OR CA-B TREATED BEAM MEMBERS SHALL BE HOT DIP GALVANIZED. CONNECTORS FOR CBA-A OR CA-B TREATED COLUMN MEMBERS SHALL BE STAINLESS STEEL TYPE 316.

F. WOOD TRUSSES:

   1. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE FABRICATED BY A MANUFACTURER CERTIFIED UNDER THE TRUSS PLATE INSTITUTE NER-QA 430 QUALITY ASSURANCE PROGRAM.

   2. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-2002) BY THE TRUSS PLATE INSTITUTE, INC.

   3. UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES.

   4. SHOP DRAWINGS ARE REQUIRED AND SHALL BEAR THE DESIGNERS ENGINEERING SEAL FROM THE STATE THE PROJECT OCCURS. PER IRC 802.10, SHOP DRAWINGS SHALL INCLUDE ALL DESIGN AND FABRICATION DATA, TEMPORARY AND PERMENANT BRACING REQUIREMENTS (CLEARLY SHOWING PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION AND BOTTOM CHORD MEMBERS), HANDLING AND ERECTION INSTRUCTIONS, ALL FIELDCONNECTION REQUIREMENTS, AND AN ERECTION PLAN LOCATING ALL TRUSSES. WOOD TRUSSES SHALL NOT BE FABRICATED UNTIL SHOP DRAWINGS ARE APPROVED BY ARCHITECT/ENGINEER.

   5. LAP SPLICE PERMANENT TRUSS BRACING A MINIMUM OF ONE TRUSS SPACE.

   6. FABRICATOR SHALL DESIGN ALL TRUSS TO TRUSS AND/OR TRUSS TO BEAM CONNECTIONS AND SHALL SPECIFY THE PROPER SIZED HANGER ON THE SHOP DRAWINGS.

   7. ALL TRUSSES UNDER 60' LONG SHALL BE BRACED DURING ERECTION PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES", BCSI-B1 SUMMARY SHEET BY THE TRUSS PLATE INSTITUTE, UNLESS MORE STRICT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER. TRUSSES OVER 60' LONG SHALL HAVE TEMPORARY BRACING DESIGNED BY A PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE THE PROJECT OCCURS, AND SHALL HAVE DRAWINGS SUBMITTED, BEARING THE DESIGNER'S SEAL, SHOWING THE DETAILS OF THE TEMPORARY BRACING. THIS BRACING SHALL REMAIN AS PERMANENT BRACING. BRACING IN THE PLANE OF THE TOP CHORD MAY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY PLYWOOD SHEATHING.

   8. AT EXTERIOR GABLE ENDS:

      a. PROVIDE 2 X 4 X 10' LONG HORIZONTAL BRACES PERPENDICULAR TO GABLE END WALL AT 4' ON CENTER. NAIL BRACES TO GABLE END AND TO TOP OF THE BOTTOM CHORDS OF EACH TRUSS WITH (2)-10d NAILS.

      b. TOENAIL GABLE END TRUSS TO TOP PLATE OF STUD WALL WITH 10d TOENAILS AT 16" ON CENTER.

      c. BRACE NAILING STUDS IN GABLE END TRUSS PER MANUFACTURER'S DRAWINGS.

   9. GABLE END TRUSSES SHALL NOT BE TALLER THAN 8'-9". GREATER THAN 8'-9" HIGH SHALL UTILIZE SLOPED STUD WALLS FOLLOWING THE PROFILE OF THE TRUSSES.

   10. DESIGN WOOD TRUSSES TO BEAR ON THE EXTERIOR WALL UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.

G. FASTENERS:
   1. BOLTS:
      a. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS (WITH THE EXCEPTION OF BORATE TREATED): (1) STAINLESS STEEL TYPE 304 OR 316.
      -OR-
      (2) HOT DIP GALVANIZED PER ASTM A123: ASTM A36, ASTM A307, OR ASTM F1554 GRADE 36.
      b. OTHER BOLTS: ASTM A307.
      c. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.
   2. NAILS:
      a. 8d COMMON= 0.131"" DIA, 2 ½"" LG.
      b. 10d COMMON= 0.148"" DIA, 3"" LG.
      d. 16d COMMON= 0.162"" DIA, 3 ½"" LG.
   3. WOOD SCREWS:
      c. #8= 0.164"" DIA.
      d. #10= 0.19"" DIA.
      e. #12= 0.216"" DIA.
   4. LAG SCREWS:
      f. PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
      e. PREBORE HOLES PRIOR TO INSTALLATION.

   2. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3a(1), "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

   3. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

   4. AT BOLTED 2x LEDGERS, PROVIDE NO LESS THAN 2" CLR. FROM CENTER OF BOLT TO TOP AND BOTTOM OF LEDGER.

   5. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

   6. SIMPSON CONNECTORS USED IN ALL APPLICATIONS WITH ACQ-C, ACQ-D, CBA-A, OR CA-B, OR NON-DOT BORATE TREATED LUMBER SHALL BE ZMAX (G185) OR HOT DIPPED GALVANIZED. G60 AND G90 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. G90 CAN BE USED WITH BORATE TREATED LUMBER IN INTERIOR-DRY APPLICATIONS. ONLY USE GALVANIZED FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER"S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE LIFE EXPECTANCY OF THE CONNECTOR. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A, OR 0.21 PCF FOR CA-B.

   7. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL SIMPSON H2.5A HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE ""FASTENING SCHEDULE"". 8. BRIDGING IN ALL FLOOR AND CEILING JOISTS SHALL BE 1" X 3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" O.C. MAXIMUM. STEEL CROSS BRIDGING IS AN ACCEPTABLE ALTERNATE.

   9. AT FIRST FLOOR JOISTS THAT ARE PARALLEL TO THE BASEMENT FOUNDATION WALL, PROVIDE FULL DEPTH SOLID BLOCKING AT ANCHOR BOLT SPACING BETWEEN THE RIM JOIST AND THE FIRST (2) INTERIOR JOIST SPACES. NAIL SHEATHING TO EACH BLOCK WITH FOUR 10d NAILS.

   10. WALL STUDS SHALL LINE UP WITH FLOOR JOISTS OF FLOORS ABOVE AND BELOW.

   11. PROVIDE DOUBLE RIM JOIST WHERE FRAMING RUNS PARALLEL TO FOUNDATION OR STUD WALL.

   12. PROVIDE A STUD AT ALL TOP PLATE SPLICE LOCATIONS.

   13. PROVIDE DOUBLE JOISTS IN FLOOR CONSTRUCTION BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS (SPREAD JOISTS AS NECESSARY TO ACCOMMODATE PLUMBING).

   14. FOR BUILT UP FREE STANDING COLUMNS, USE THE FOLLOWING NAILING PATTERNS: (2) 2X410d NAILS AT 6"" O.C. STAGGERED FRONT TO BACK, SET NAILS 1"" FROM EDGE; (3) 2X4-30d NAILS AT 8"" O.C. STAGGERED FRONT TO BACK, SET NAILS 1 ½"" FROM EDGE; (3) 2X6- TWO ROWS OF 30d NAILS AT 8"" O.C. STAGGERED SIDE TO SIDE AND FRONT TO BACK, SET NAILS 1½"" FROM EDGE.

   15. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONEFOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH OR WITHIN 5/8" OF STUD EDGE.

   16. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. DEPTH OF NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH, AND LENGTH SHALL NOT EXCEED ONETHIRD OF MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT/ENGINEER.

   17. WHERE CONCENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER, UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF SUPPORTING STUDS SHALL CONTINUE FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS BLOCKING THRU FLOOR FRAMING AT EACH FLOOR LEVEL, DOWN TO SOLID BEARING ON FOUNDATION WALL SILL PLATE OR INTERIOR STEEL OR WOOD BEAM.

   18. MINIMUM BEARING STUD & FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF HEADERS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS:

      A. HEADER SPAN 6"-0"" OR LESS: MINIMUM (1) 2x BEARING STUD NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"" O.C.

      B. HEADER SPAN GREATER THAN 6"-0"": MINIMUM (2) 2x BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"" O.C., UNLESS OTHERWISE.

   19. ALL MULTIPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS OF 10d COMMON NAILS AT 12"" O.C., STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH (4) ROWS OF 10d NAILS AT 12""O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.

   20. SHEATH ALL EXTERIOR WALLS WITH APA RATED WALL SHEATHING.

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3 E. 4th St. #300

Project New Single Family Home
860 Jackson (Lot 138)
Cincinnati, OH

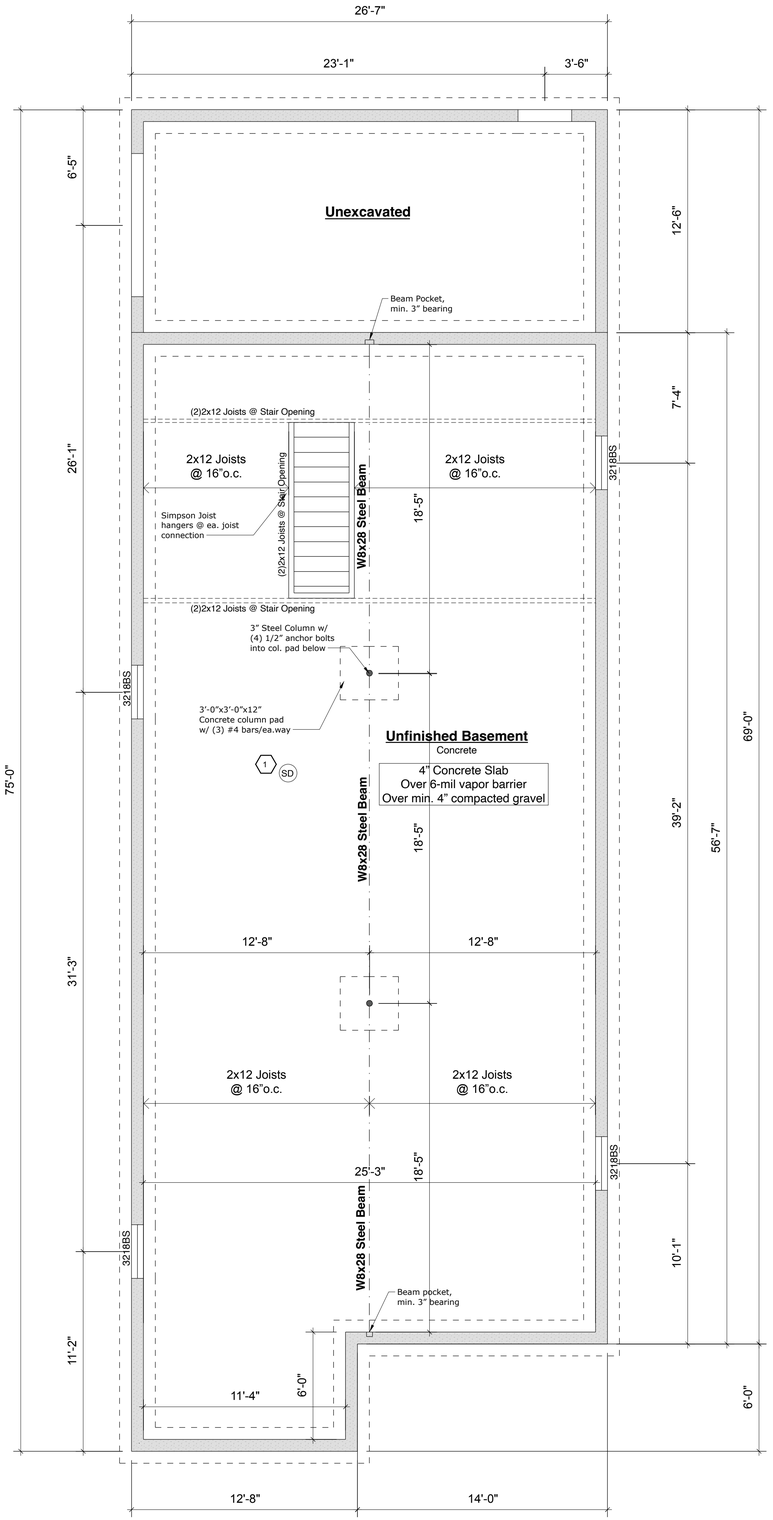
Project ID 860 Jackson

Issue 03/06/24 Permit

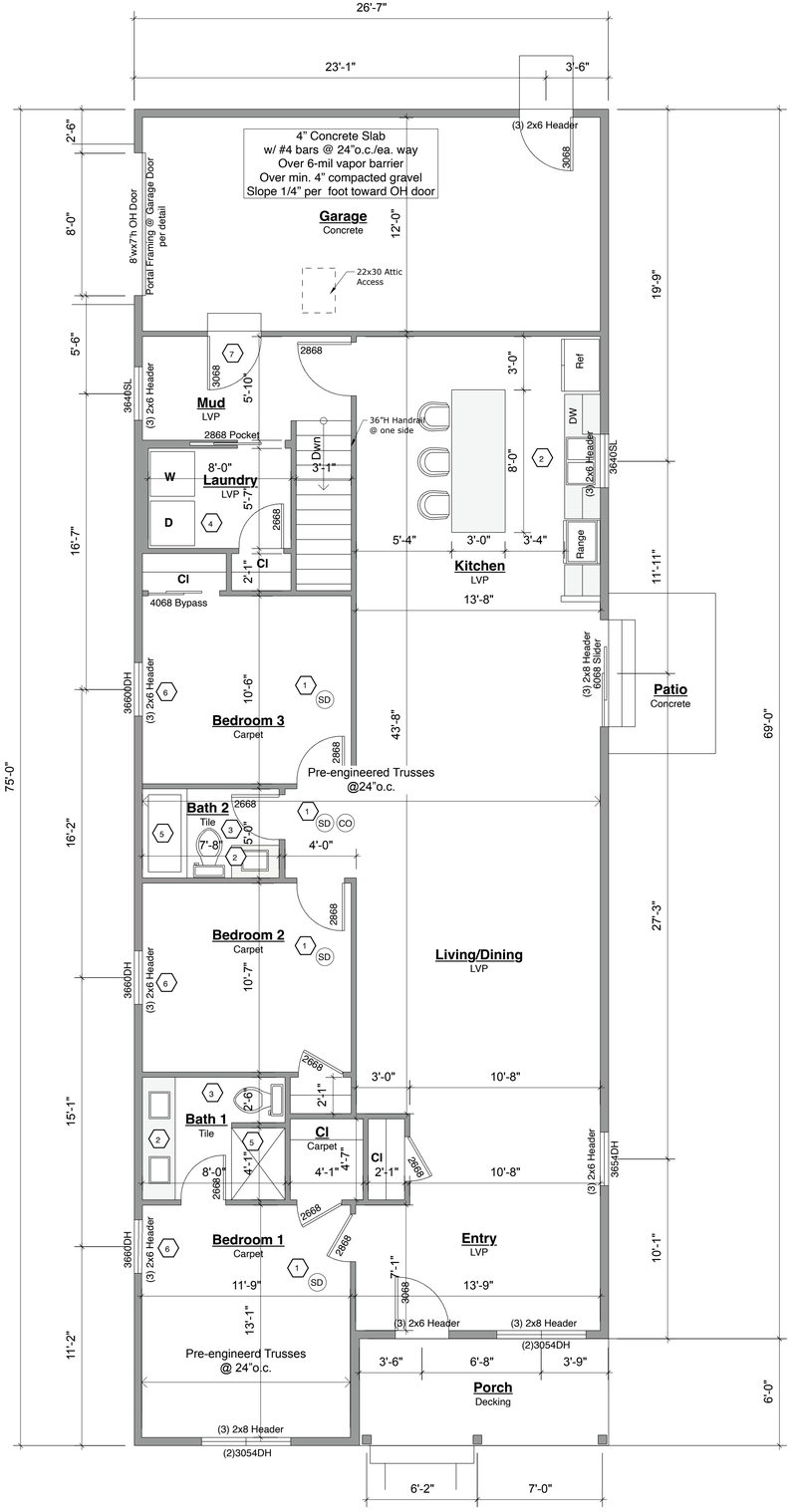
Drawn By TMY

Structural Notes

C.02



1 A02 **FOUNDATION & BASEMENT PLAN**
Scale: 1/4"=1'-0"



2 A02 **FIRST FLOOR PLAN**
Scale: 1/4"=1'-0"

GENERAL NOTES

1. Window Sizes based on Pella Lifestyle Series
   DH = Double Hung (may also use Single Hung) SL = Slider
   3660 = 3'-0"x5'-0"
2. Door Sizes: 3068 = 3'-0"x 6'-8"
3. **WINDOW SAFETY GLAZING**

   Safety glazing as required per RCO 308.4 including, but not limited to the following:

   - Glazing in all operable panels of swinging, sliding, and bi-fold doors

   - Glazing adjacent to a door where the nearest vertical edge is within a 24" arc of the closed door and whose bottom edge is less than 60" above the floor.

   - Glazing for all windows with sills less than 18" above the finished floor and the top edge of the glazing is more than 36" above finished floor with an exposed area of individual panes greater than 9sf

KEYED NOTES

1. Provide new Smoke detectors and CO detectors in compliance with RCO 314 and per the following requirements:
   Per RCO 314.3
   a. Install a dual sensing (photoelectric and ionization) smoke detector outside of the bedrooms, and a min. of one on every level.
   b. Install an ionization or dual sensing smoke detector in each bedroom.
   c. Smoke detectors shall be hardwired and interconnected per RCO 314.5
   Per RCO 315.1
   a. Install a carbon monoxide detector outside of the bedrooms or in the common areas outside the bedrooms where the length is less than 10 feet or if more than 10 feet add one outside of each bedroom.
2. Provide GFCI Outlets at Kitchen and Bathrooms
3. New Exhaust Fan. Vent directly to exterior
4. New Dryer Vent. Vent directly to exterior
5. Tempered Glass required at shower door panels
6. Egress Window Requirements:
   Clear Opening: > 5.7sf
   Opening Width: >24"
   Opening Height: >20"
   Max. Sill Height = 44"
7. 20-min rated Steel door w/ self-closing hinges

WALL TYPES

Interior Wall:
2x4 Studs @ 16"o.c.
1/2" drywall ea. side

Exterior Wall:
1/2" drywall interior side
2x6 Studs @ 16"o.c.
R-21 batt insulation w/ vapor barrier
Tyvek house wrap
Vinyl Siding

STRUCTURAL NOTES: CONCRETE

UNLESS OTHERWISE NOTED ON DRAWINGS, ALL CONCRETE SHALL BE AT FULL STRENGTH BY 28 DAYS,

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-05, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS",

ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE COLD AND WARM WEATHER CONCRETE SPECIFICATIONS.

ADDING WATER TO PRE-MIXED CONCRETE IS PROHIBITED.

CONCRETE STRENGTH

FOOTINGS	3,000psi
FOUNDATIONS	3,500psi
FLATWORK	4,000psi/A.E.

REINFORCING STEEL

REINFORCING STEEL ASTM A615 60 KSI YIELD DEFORMED BARS.

AT CORNERS AND INTERSECTION OF FOOTINGS, WALL, AND GRADE BEAMS PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER. MIN. EMBEDMENT OF 18" .

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Cincinnati, OH 45202

PROJECT
New Single Family Home
860 Jackson (Lot 138)
Cincinnati, OH

PROJECT NO.
860 Jackson

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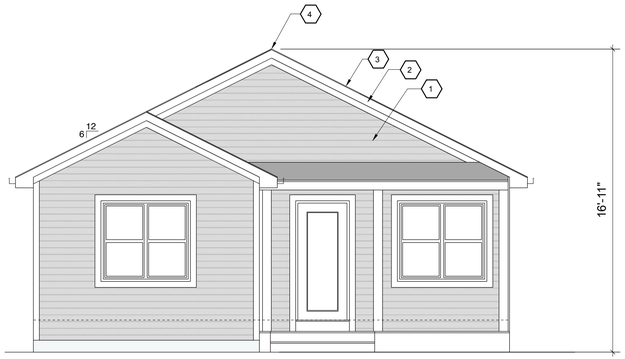
TMY

Basement & First Floor Plan

A.01

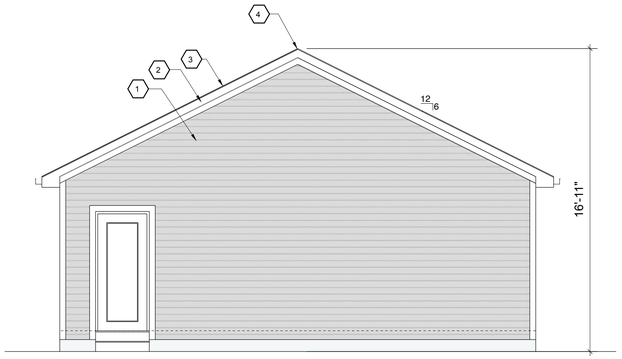
KEYED NOTES

1. Vinyl Lap Siding
2. Painted 1x Trim
3. 30-yr Dimensional shingles
4. Continuous Ridge Vent
5. 5" Gutter w/ 4" downspouts. Tie into downspout drains.
6. 8'wx7'h Garage Door

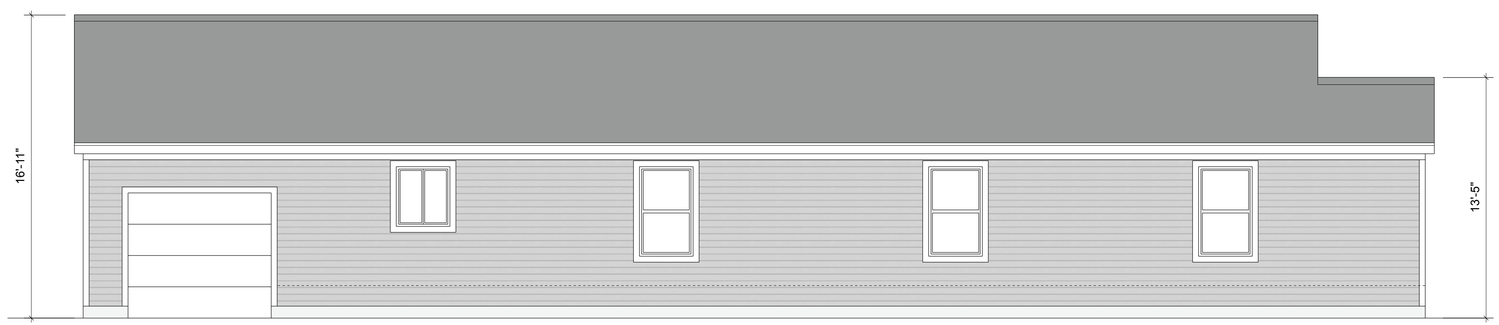


1 A02 **FRONT ELEVATION**
Scale: 1/4"=1'-0"

2 A02 **RIGHT ELEVATION**
Scale: 1/4"=1'-0"



3 A02 **REAR ELEVATION**
Scale: 1/4"=1'-0"



3 A02 **LEFT ELEVATION**
Scale: 1/4"=1'-0"

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Elevations

A.02

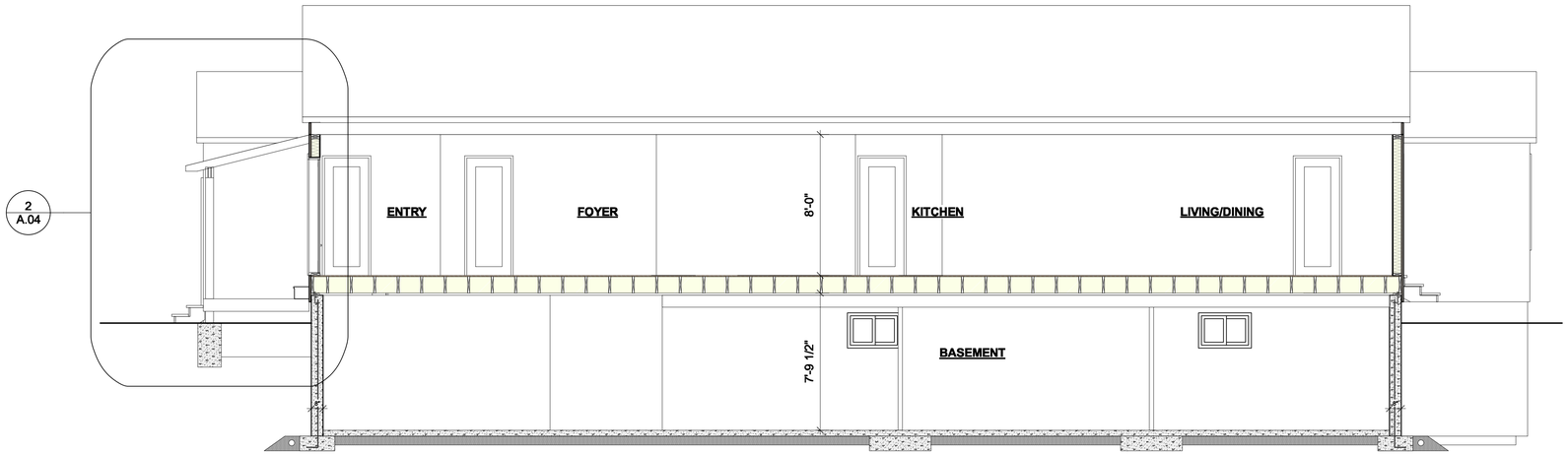
Stair and Handrail Notes

STAIRS:
1. Stairways shall comply with RCO 311.7
2. Min. 36"" wide
3. Headroom shall be 6''-8"" min.
4. Max. Riser Height = 8-1/4"".
5. Min. Tread Depth = 9"".
6. Nosing b/t 3/4"" and 1-1/4""
7. Landings shall be provided at the top and bottom of the stair. Min. 3''-0""wide x width of the stair.

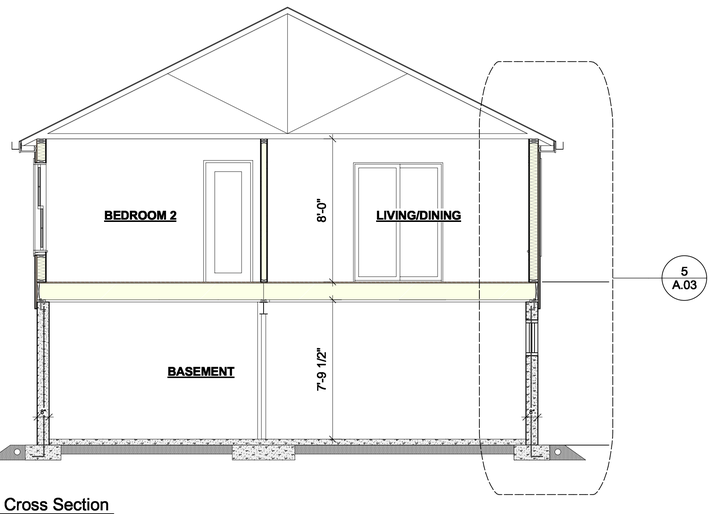
HANDRAILS:
8. Provide handrails on at least one side of the stair.
9. Handrails shall be 34-38""H.
10. Handrails shall not project more than 4-1/2"" and shall have a min. 1-1/2"" clearance from the adjacent wall.
11. Handrails shall be continuous for the full length of the flight of stairs.
12. Handrail circular cross section shall be 1-1/4""-2"". If not circular, the handrails shall have a perimeter of not less than 4"" and not greater than 6-1/4"" and a cross section of not greater than 2-1/4"".

ILLUMINATION:
13. Stairways shall be provided with illumination per RCO 303.7 and 303.8.

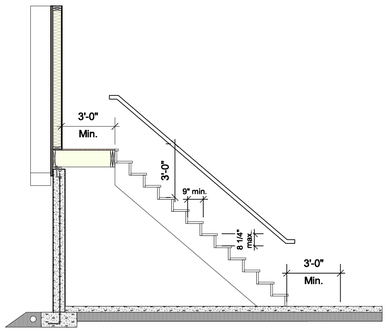
GUARDS:
14. Guards shall be provided at open-sided walking surfaces more than 30"" above the floor.
15. Guards shall be 36""H and shall not have openings that allow the passage of a 4""dia. Sphere.
16. Guards and handrails shall comply with load requirements per RCP Table 301.5



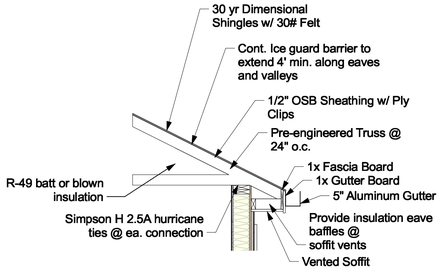
1 A.03 Long Section
Scale: 1/4" = 1'-0"



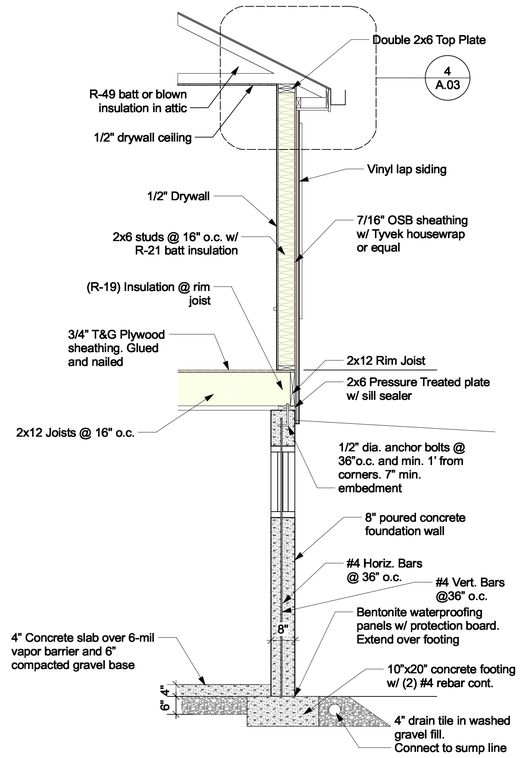
2 A.03 Cross Section
Scale: 1/4" = 1'-0"



3 A.03 Typ. Stair Section
Scale: 1/4" = 1'-0"



4 A.03 Soffit Detail
Scale: 1/2" = 1'-0"



5 A.03 Wall Section
Scale: 1/2" = 1'-0"

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Cincinnati, OH

Project ID
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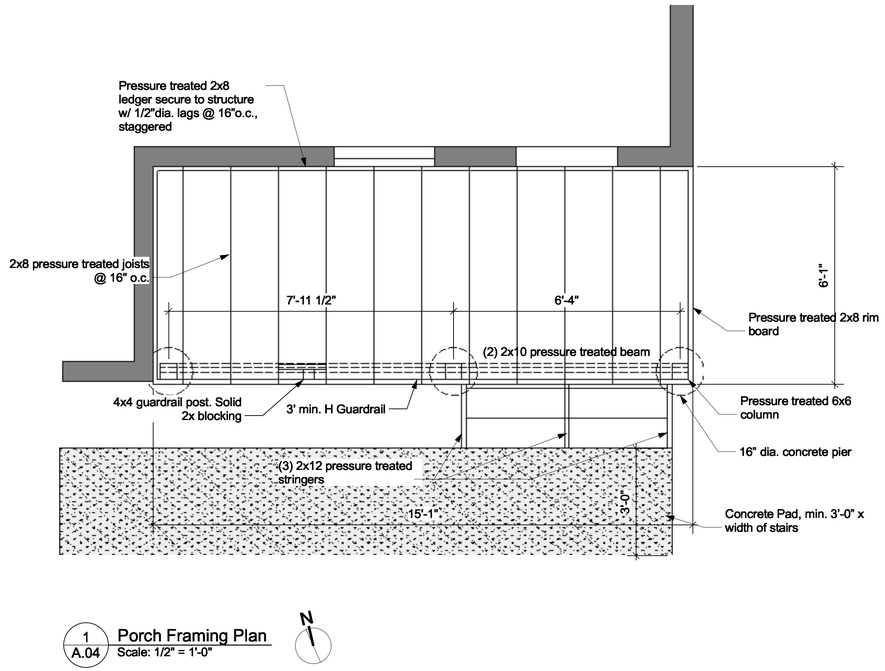
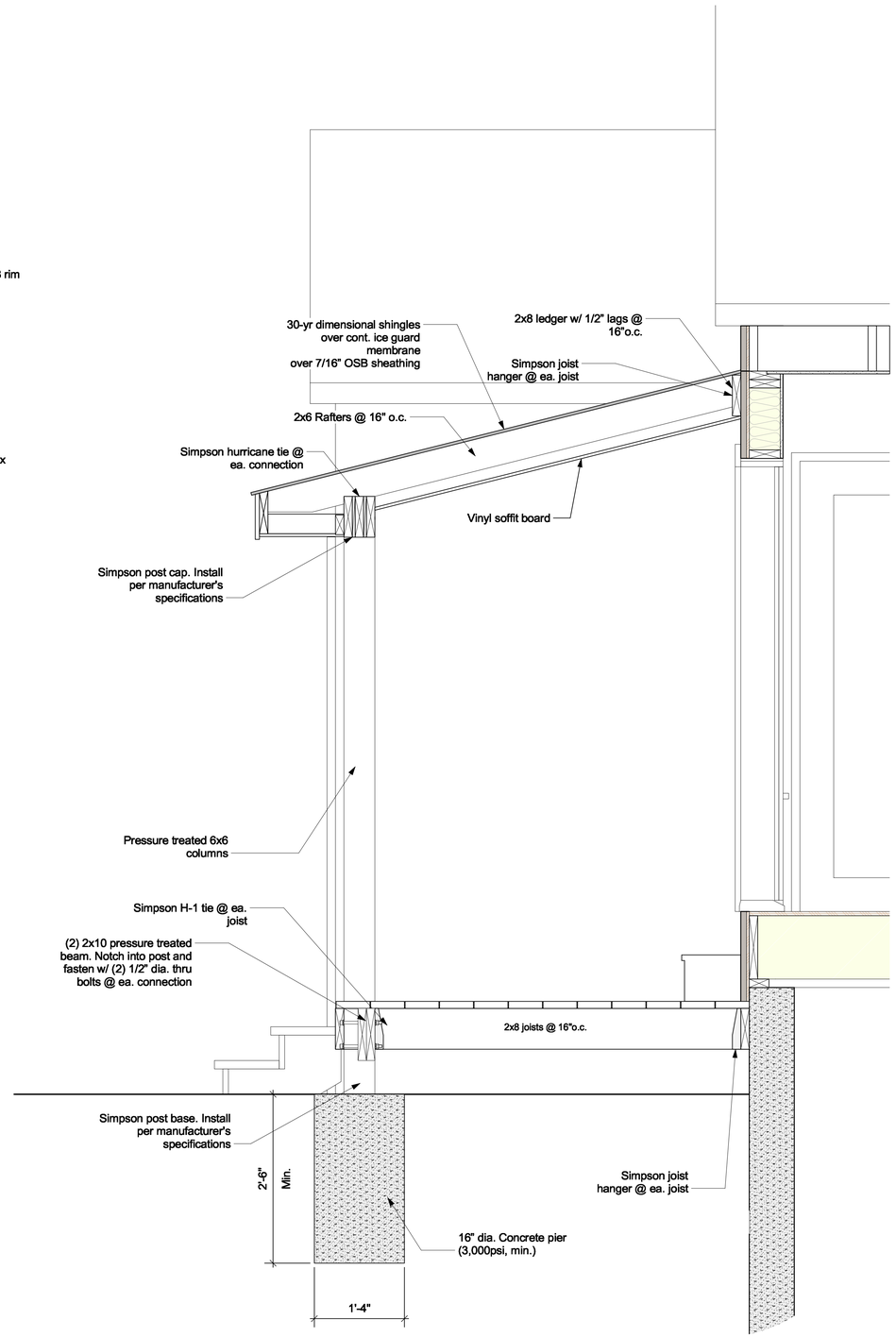
Sections

A.03



1 A.04 Porch Framing Plan
Scale: 1/2" = 1'-0"



2 A.04 Porch Sectioin
Scale: 1" = 1'-0"

Deck Construction Notes

1. Min. required design loads:
   a. Floor live load = 40psf
   b. Wind load = 90mph (3-sec gust)
   c. Soil bearing capacity = 1,500psf
   d. Guardrails = 200lbs concentrated @ top rail in any direction

2. The deck was not designed for the installation of a hot tub or spa.
3. The max allowable live load deflection or structural members:
   a. Floor joists/beams = L/360
   b. Columns = L/240
   c. Guardrail system = L/240
4. Concrete footings/piers to have min compressive strength of 3,000psi. Exterior flatwork concrete shall have min compressive strength of 3,500psi.
5. All deck floor joists, beams, rafters, header, and columns to be min No. 2 grade So. Yellow Pine.
6. All exposed, unpainted lumber shall be pressure treated for exterior use. All lumber in direct contact with the ground supporting deck to be pressure treated for ground contact use.
7. All floor beam & top guardrail splices shall occur at a column or on adequate structural bearing.
8. All separated deck floor beams shall have full depth blocking, using the same size wood, installed at a max spacing of 24"o/c.
9. All structural bolts shall be a min 6" diam., corrosionresistant, and shall be compatible with the specific type of pressure treated lumber being used.
10. All pre-engineered structural wood connectors shall be installed in strict accordance with the manufacturer's specifications & installation instructions (including proper fastener type and size).

Guardrails, Handrails, and Stairs

11. Guardrails are required for all areas where the top of the deck floor or stair is 30" or greater above grade.
12. Guardrail post spacing shall not exceed 6'-0" on center. Guardrail posts shall be thru-bolted to the deck floor framing.
13. Guardrails shall be a min. height of 36", and the balusters shall be installed in a manner that does not allow the passage of a 4" sphere.
14. Handrails shall be continuous, and terminate into a post. Handrails shall be graspable or a finger recess area will be provided.
15. Stairs shall be a min. width of 36" and have min. 9" treads and max. 8-1/4" risers. Stair nosings shall project b/t . - 1-1/4".
16. A min. 3' deep by the width of the stair landing shall be provided at the bottom of the stairs.

Misc. Items

17. Illumination shall be provided for the full length of the stair and associated landing.
18. Original finish grade for the disturbed portion of the site shall be maintained and slope away from the existing residence.

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860 Jackson

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03/06/24 Permit

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Porch Details

A.04

New Single Family Home
866 Adams St.
Lincoln Heights, OH

VICINITY MAP

PROJECT SUMMARY

PROJECT SCOPE:

New single family home. Two-story, wood framed construction. Vinyl siding.
Unfinished basement with poured concrete foundation walls.
Single car attached garage.

SQUARE FOOTAGE SUMMARY:

Total:

Unfinished Basement:	855 SF
First Floor:	855 SF
Second Floor:	800 SF

SHEET INDEX

No.	Sheet Title	Date Issued
C.01	Cover Sheet	1/25/24
C.02	Structural Notes	1/25/24
A.01	Basement Plan	1/25/24
A.02	First & Second Floor Plans	1/25/24
A.03	Elevations	1/25/24
A.04	Sections	1/25/24
A.05	Deck Details	1/25/24
1	Existing Survey	1/25/24
2	Plot/Utility Plan	1/25/24

ENERGY EFFICIENCY COMPLIANCE

1. Method: RCO 2019 - RCO Prescriptive Method, See Min. Values Below

Description	Value	Notes
Windows	U factor = .32	
Doors - Solid	U factor = .60	
Doors - Glazed	U factor = .35 max	
Skylight	U factor = .55	If applicable
Ceiling - Flat Roof	R-value = 30 min	No Attic
Ceiling - Attic	R-value = 49 min	
Framed Walls	R-value = 20 min	2x6 wood framing
Floor	R-value = 19 min	
Basement Walls	R-value = 10	R-13 Poly Faced
Slab	R-value = 10 min	2' min depth
Crawl Space	R-value = 10 min	continuous
HVAC Duct	R-value = 8/6 min (<3")	uncond. Spaces

2. High efficiency lamps to be provided in min. 90% of all lighting fixtures.
3. Programmable thermostat to be provided and initially set for Heating of 70°F and Cooling of 78°F

NOTE: Separate Permits are required for HVAC, Electrical, and Plumbing work

ZONING SUMMARY

Jurisdiction: Lincoln Heights Hamilton County, OH

Zoning: 'R-2' - Single Family

Min. Setbacks:
Front Yard: 30'
Rear Yard: 25'
Side Yard: 5'/10'

Allowable Height:
Max. Height: 28'

Proposed Height:
27'-5"

Min. Lot Size:
4,000SF

GENERAL NOTES

GOVERNING CODE – 2019 OHIO RESIDENTIAL CODE, ALL WORK SHALL CONFORM TO THIS CODE AND ALL OTHER LOCAL AND APPLICABLE CODES.

DIMENSIONS

ALL EXTERIOR DIMENSIONS NOTED ARE FACE OF SHEATHING TO FACE OF STUD OR FACE OF CONCRETE TO FACE OF STUD.

ALL INTERIOR DIMENSIONS NOTED ARE FACE OF STUD TO FACE OF STUD.

CONSTRUCTION AND SAFETY

1. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT/ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

3. CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING BUILDINGS, SITE CONDITIONS, AND ALLOWABLE SOIL BEARING PRESSURE. **ALL ERRORS, OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT/ENGINEER OF ALL RESPONSIBILITY.** ANY CHANGES FROM THESE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. **THESE DRAWINGS ARE NOT TO BE SCALED.** IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AS DESIGNED AND FUNCTIONING AS A UNIT.

DESIGN LOADS

1. Min. required design loads:
   a. Floor live load = 40psf; Snow = 20psf
   b. Garage floor live load = 50psf
   c. Wind load = 115mph (3-sec gust)
   d. Soil bearing capacity = 1,500psf
2. The max allowable live load deflection or structural members:
   a. Concrete floors = L/360
   b. Walls w/masonry veneer = L/240
   c. Walls w/ siding = L/120
   d. Roof trusses (or rafters) = L/180
   e. All other structural members = L/240
3. Min. compressive strength of concrete:
   a. Footings/piers = 3,500psi
   b. Foundation walls = 3,500psi
   c. Garage floors = 4,000psi
   d. Exterior walks & landings = 4,500psi
   All concrete exposed to weather or subject to freezing or thawing during construction shall have air entrainment between 5-7%.
4. All rafters, ridge boards, ridge beams, headers, & ceiling joists (or cross ties) shall be min No. 2 grade So. Yellow Pine. All exterior wall studs shall be min. stud grade SPF.
5. All lumber in direct contact with concrete, masonry, or in proximity to exposed ground shall be pressure-treated for exterior use. All lumber in direct contact with the ground supporting deck to be pressure treated for ground contact use.
6. All structural members shall be full length (no splices) or splices shall be approved & occur at adequate structural bearing.
7. All structural bolts shall be a min ½"" diam., corrosion-resistant, and shall be compatible with the specific type of pressure treated lumber being used.
9. All pre-engineered structural wood connectors shall be installed in strict accordance with the manufacturer''s specifications & installation instructions (including proper fastener type and size).
10. Wood headers with clear spans over 6ft. require a minimum (2) jack studs & (1) king stud each side.

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Project
New Single Family Home
866 Adams St.
Lincoln Heights, OH

Project ID
866Adams

Issue
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TMY

Cover Sheet

C.01

RESIDENTIAL STRUCTURAL NOTES

FOUNDATIONS

1. FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES AND MAY VARY TO SUIT SUBSURFACE SOIL CONDITION. ELEVATION AND BEARING STRATA SHALL BE APPROVED PRIOR TO PLACING CONCRETE.

2. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL. DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS = 1500 PSF.

3. ALL FOOTINGS SHALL BE CONTINUOUS. SHALLOW FOOTINGS AT CRAWL SPACES AND OTHER STEPPED FOOTINGS SHALL STEP DOWN TO THE ELEVATION OF BASEMENT FOOTINGS AT A RATIO OF 2 FEET VERTICAL TO 4 FEET HORIZONTAL.

4. THE FOLLOWING LATERAL SOIL PRESSURE PARAMETERS HAVE BEEN ASSUMED FOR THE DESIGN OF FOUNDATIONS:

   A. BASEMENT WALLS: 45 PCF EQUIVALENT FLUID PRESSURE, TRIANGULAR DISTRIBUTION.

5. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

6. BACKFILL ALONG EXTERIOR FACE OF ALL PERIMETER FOOTINGS, AND ALONG EXTERIOR RETAINING TYPE WALLS SHALL BE A WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY UP TO WITHIN 12 INCHES OF THE FINISHED GRADE. TOP 12" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLACE A 4" DIAMETER SCHD. 35 PVC (MIN.) PERFORATED FOUNDATION DRAIN PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT.

7. APPLIED TECHNOLOGIES "HYDRA-GUARD" WATERPROOFING SYSTEM (OR RUB-R-WALL WATERPROOFING MEMBRANE SYSTEM) PLUS PROTECTION BOARD SHALL BE APPLIED ON ALL BASEMENT FOUNDATION WALLS AND FOOTINGS BELOW GRADE.

8. CRAWL SPACES SHALL HAVE 6" OF PEA GRAVEL INSTALLED OVER 6 MIL VAPOR BARRIER.

9. FINISHED GRADE SHALL SLOPE 6" IN THE FIRST 10' MINIMUM AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-99, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW, AND THE RECOMMENDED PRACTICE FOR RESIDENTIAL CONCRETE CONSTRUCTION ACI-332R-84.

2. MATERIALS:

   A. CONCRETE FOR INTERIOR SLAB ON GRADE: f'c = 3500 PSI., NORMAL AGGREGATE.

   B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, GARAGE SLABS, ETC.: f'c = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR). MINIMUM CEMENT CONTENT = 520 #/CY, MAXIMUM WATER / CEMENTITIOUS RATIO = 0.45. LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.

   C. CONCRETE FOR FOUNDATION WALLS: f'c = 3500 PSI, (5% TO 7% ENTRAINED AIR). MAXIMUM WATER / CEMENTITIOUS RATIO = 0.50.

   D. CONCRETE FOR FOOTINGS: f'c = 3000 PSI.

   E. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH (SHEETS ONLY).

   F. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

3. IF CONCRETE ARRIVES AT THE SITE WITH A SLUMP BELOW THE SPECIFIED SLUMP AND IS UNSUITABLE FOR PLACING AT THAT SLUMP, THE SLUMP MAY BE ADJUSTED ONCE ONLY BY ADDING WATER UP TO THE AMOUNT ALLOWED IN THE ACCEPTED MIXTURE PROPORTIONS. ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM C94. DO NOT EXCEED THE SPECIFIED WATER-CEMENTITIOUS MATERIAL RATIO OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD WATER TO CONCRETE DELIVERED IN EQUIPMENT NOT ACCEPTABLE FOR MIXING.

4. WHEN THE AIR TEMPERATURE IS LESS THAN 40° F, THE TEMPERATURE OF THE CONCRETE SHALL BE MAINTAINED BETWEEN 50° AND 70°F FOR 7 DAYS.

5. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PROTECTIVE MEASURES IN ADVANCE OF PLACEMENT.

6. AT CORNERS AND INTERSECTIONS OF WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).

7. LAP SPLICE REINFORCING BARS AS FOLLOWS. LAP WELDED WIRE FABRIC MESH 12".

Horizontal bars with more than 12" of concrete below	All other Bars						
#3	23"	#6	47"	#3	18"	#6	35"
#4	31"	#7	54"	#4	25"	#7	44"
#5	39"	#8	62"	#5	31"	#8	50"

8. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL SLAB OR WALL STEEL EXCEEDS THIS MINIMUM REQUIREMENT.

9. ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACED CONTINUOUSLY WITH NO COLD JOINTS AND VIBRATED ADEQUATELY TO PREVENT AIR POCKETS. WHERE VERTICAL JOINT REQUIRED, CAST WALL FULL HEIGHT AND EXTEND HORIZONTAL REBAR 2'-0" BEYOND JOINT. WATERPROOF EXTERIOR FACE OF JOINT.

10. BEAM POCKETS IN CONCRETE WALLS SHALL HAVE A HEIGHT 2" DEEPER THAN BEAM, BE 1" WIDER THAN THE BEAM WIDTH, AND PROVIDE A MINIMUM 4" BEAM BEARING LENGTH. SOLID GROUT OR SOLID STEEL SHIMS SHALL BE PLACED BELOW BEAM BEARINGS.

11. INTERIOR CONCRETE SLABS SHALL BE 4" THICK, WITH 6 MIL VAPOR BARRIER OVER 4" MINIMUM CRUSHED GRANULAR COMPACTED BASE. PLACE CONTROL JOINTS IN INTERIOR SLABS AND EXTERIOR FLAT WORK AT 10' O.C. MAXIMUM EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SLOPE TO DRAINS.

12. STEEL TROWEL FINISH FLOOR SLAB AND CURE USING "CURE AND SEAL" TYPE CURING COMPOUND MEETING FEDERAL SPECIFICATION TT-C-00800 VOC COMPLIANT, 30 % MINIMUM SOLIDS CONTENT. FOR EXTERIOR FLAT WORK APPLICATIONS EXPOSED TO SUNLIGHT USE LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPOUND.

13. CONTROL JOINTS IN SLABS-ON-GRADE SHALL BE HAND TROWELED OR SAW CUT WITHIN 6 HOURS OF PLACING CONCRETE OR WHEN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITHOUT RAVELING AT THE EDGES.

14. PROVIDE ½" DIAMETER HOT DIPPED GALVANIZED SILL PLATE ANCHOR BOLTS AT 32" O.C. MAXIMUM AND WITHIN 12" OF CORNERS UNLESS NOTED OTHERWISE ON DRAWINGS. EMBED ANCHOR BOLTS 7 INCHES IN CAST CONCRETE WALLS AND 13 INCHES IN GROUTED CONCRETE MASONRY CELLS.

15. PROVIDE (2) #5 BARS 2" ABOVE ALL CONCRETE OPENINGS LESS THAN 5' WIDE. EXTEND BARS 2'-0" BEYOND EDGES OF OPENINGS.

16. THE NATIONAL ELECTRICAL CODE REQUIRES THAT THE BUILDING ELECTRICAL SYSTEM SHALL BE GROUNDED TO REINFORCING STEEL IN THE CONCRETE FOOTING. THE WORK ASSOCIATED WITH THIS REQUIREMENT AND THE METHOD USED SHALL BE COORDINATED BY THE CONTRACTOR. (N.E.C. 250.50)

MECHANICAL FASTENERS

1. EXPANSION ANCHORS

A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY HILTI AND SHALL BE THE SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. EXPANSION ANCHORS SHALL BE HLC SLEEVE ANCHORS WHEN EMBEDDED INTO MASONRY AND KWIK BOLT 3 WHEN EMBEDDED INTO CONCRETE, UNLESS OTHERWISE NOTED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

ADHESIVE ANCHORS

1. ANCHORAGE TO CONCRETE: HILTI "HIT RE 500" EPOXY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

   A. HOLES MAY BE DIAMOND CORED OR DRILLED WITH CONVENTIONAL HAMMER DRILL. HOLES SHALL BE BRUSHED AND BLOWN FREE OF ALL DELETERIOUS MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BEFORE INSTALLATION OF ADHESIVE.

   B. STEEL THREADED ROD ANCHORS SHALL BE HILTI "HAS-E" STANDARD RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

2. ANCHORAGE TO SOLID GROUTED CONCRETE MASONRY UNITS: HILTI "HIT HY 150 MAX". SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

   A. DRILL HOLES WITH A CARBIDE TIPPED DRILL BIT AND CONVENTIONAL HAMMER DRILL. CORE DRILLING IS NOT ACCEPTABLE. HOLES TO BE BRUSHED AND BLOWN FREE OF ALL DELETERIOUS MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BEFORE INSTALLATION OF ADHESIVE.

   B. STEEL THREADED ROD ANCHORS SHALL BE HILTI "HAS-E" RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS.

   C. FOR TEMPERATURES BETWEEN 40° F AND -10° F, USE HILTI HIT-ICE ADHESIVE ANCHORS.

3. CONTRACTOR SHALL VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION.

4. FOR CONNECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY, VERIFY THE LOCATIONS OF THE EXISTING REINFORCING BARS USING A REBAR DETECTOR, PRIOR TO DRILLING. NOTIFY THE ENGINEER PRIOR TO INSTALLATION IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING BARS. DO NOT DRILL THROUGH EXISTING REINFORCING BARS.

STRUCTURAL STEEL

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. FABRICATOR IS RESPONSIBLE FOR DESIGN OF CONNECTIONS. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS, DESIGN AND FABRICATE CONNECTIONS TO RESIST THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN.

3. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

4. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1:2002).

5. MATERIALS:

   A. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36 OR STRONGER.

   B. ADJUSTABLE NON-TELESCOPING PIPE COLUMNS: ASTM A-513, 11 GAGE.

   C. BOLTS: ASTM A307, 3/4" DIAMETER UNLESS NOTED.

   D. ANCHOR BOLTS:

      1. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS: SEE WOOD SECTION OF RESIDENTIAL STRUCTURAL NOTES

      2. OTHER ANCHOR BOLTS: ASTM A36: ½" DIAMETER UNLESS NOTED.

   E. STEEL COLUMNS REQUIRED TO BE SCHEDULE 40 MINIMUM.

   F. FIELD WELDS: AWS E70xx, LOW HYDROGEN ELECTRODES

   G. NON-SHRINK GROUT : ASTM C1107

6. PROVIDE A 2X WOOD PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 2'-0" O.C. OR 3/16" DIAMETER POWDER DRIVEN FASTENERS (i.e. RAMSET PINS) AT 16" ON CENTER. PRE-PUNCH TOP FLANGE FOR BOLT HOLES.

7. AT CONCRETE BEARING, STEEL BEAMS SHALL BE SHIMMED WITH STEEL PLATES OR NONSHRINK GROUT. ANCHOR TO WALL WITH TWO ½" DIAMETER ANCHOR BOLTS.

WOOD

1. MATERIALS:

A. FRAMING LUMBER:

   1. 2 x 8 AND LARGER: NO. 2 GRADE OR BETTER SOUTHERN PINE KILN DRIED.

   2. 2 x 4 AND 2 x 6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

   3. 4 x 4 AND 6 x 6: NO. 2 GRADE OR BETTER PRESSURE TREATED SOUTHERN PINE.

   4. PRESSURE TREATED LUMBER: NO. 2 GRADE OR BETTER SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, CA-B (COPPER AZOLE), OR BORATE PRESSURE TREATED LUMBER (SILL PLATES ONLY): PRESSURE TREAT TO AWPA USE CATEGORY UC2 FOR SILL PLATES; UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC.; AND UC4A FOR GROUND CONTACT.

B. SHEATHING & SUBFLOORING:

   1. MATERIALS:
      a. FLOOR SHEATHING: 23/32" STURD-I-FLOOR APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1. ORIENTED STRAND BOARD IS NOT PERMITTED TO BE USED BELOW THINSET CERAMIC TILE OR MARBLE FLOOR FINISHES.

         OR

         FLOOR SHEATHING: 23/32" ADVANTECH SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR MANUFACTURED BY HUBER ENGINEERED WOODS.

      b. ROOF SHEATHING: 19/32" APA SPAN RATING 40/20 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT PRODUCES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.

         OR

         ROOF SHEATHING: 1/2" ZIP SYSTEM ROOF SPAN RATING 40/20 MANUFACTURED BY HUBER ENGINEERED WOODS. INSTALL PANEL CLIP THAT CREATES AN 1/8" SPACE BETWEEN PANELS AT MIDSPAN OF EACH TRUSS/RAFTER SPACE ALONG UNSUPPORTED SHEATHING EDGES.

      c. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1.

2. CONNECTIONS: ALL SHEATHING SHALL BE NAILED TO WOOD FRAMING WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES, 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

C. ADHESIVE FOR GLUED AND NAILED PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

D. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL, GANGLAM LVL AND TIMBER MAX LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

   1. Fb = 2600 PSI BENDING

   2. Fv = 285 PSI HORIZONTAL SHEAR

   3. Fc⊥ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN

   4. E = 1,900,000 PSI MODULUS OF ELASTICITY OR

E. PSL (PARALLEL STRAND LUMBER) BEAMS AND COLUMNS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:

   1. BEAMS:
      a. Fb = 2900 PSI BENDING

      b. Fv = 290 PSI HORIZONTAL SHEAR

      c. Fc = 2900 PSI COMPRESSION PARALLEL TO GRAIN

      d. Fc⊥ = 650 PSI COMPRESSION PERPENDICULAR TO GRAIN

      e. E = 2,000,000 PSI MODULUS OF ELASTICITY

   2. COLUMNS:
      a. Fb = 2400 PSI BENDING

      b. Fv = 190 PSI HORIZONTAL SHEAR

      c. Fc = 2500 PSI COMPRESSION PARALLEL TO GRAIN

      d. Fc⊥ = 425 PSI COMPRESSION PERPENDICULAR TO GRAIN

      e. E = 1,800,000 PSI MODULUS OF ELASTICITY

3. PSL MEMBERS EXPOSED TO WEATHER OR HIGH MOISTURE SHALL BE CBA-A OR CA-B TREATED TO RETENTION LEVELS OF .20 LBS/FT³ w/ CBA-A OR .10 LBS/FT³ w/ CA-B FOR BEAMS AND .41 LBS/FT³ w/ CBA-A OR .21 LBS/FT³ w/ CA-B FOR COLUMNS. CONNECTORS FOR CBA-A OR CA-B TREATED BEAM MEMBERS SHALL BE HOT DIP GALVANIZED. CONNECTORS FOR CBA-A OR CA-B TREATED COLUMN MEMBERS SHALL BE STAINLESS STEEL TYPE 316.

F. WOOD TRUSSES:

   1. METAL PLATE CONNECTED WOOD TRUSSES SHALL BE FABRICATED BY A MANUFACTURER CERTIFIED UNDER THE TRUSS PLATE INSTITUTE NER-QA 430 QUALITY ASSURANCE PROGRAM.

   2. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-2002) BY THE TRUSS PLATE INSTITUTE, INC.

   3. UNLESS NOTED OTHERWISE, ALL TRUSSES SHALL BE DESIGNED FOR THE LOADS AS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES.

   4. SHOP DRAWINGS ARE REQUIRED AND SHALL BEAR THE DESIGNERS ENGINEERING SEAL FROM THE STATE THE PROJECT OCCURS. PER IRC 802.10, SHOP DRAWINGS SHALL INCLUDE ALL DESIGN AND FABRICATION DATA, TEMPORARY AND PERMENANT BRACING REQUIREMENTS (CLEARLY SHOWING PERMANENT BRACING REQUIREMENTS FOR WEB COMPRESSION AND BOTTOM CHORD MEMBERS), HANDLING AND ERECTION INSTRUCTIONS, ALL FIELDCONNECTION REQUIREMENTS, AND AN ERECTION PLAN LOCATING ALL TRUSSES. WOOD TRUSSES SHALL NOT BE FABRICATED UNTIL SHOP DRAWINGS ARE APPROVED BY ARCHITECT/ENGINEER.

   5. LAP SPLICE PERMANENT TRUSS BRACING A MINIMUM OF ONE TRUSS SPACE.

   6. FABRICATOR SHALL DESIGN ALL TRUSS TO TRUSS AND/OR TRUSS TO BEAM CONNECTIONS AND SHALL SPECIFY THE PROPER SIZED HANGER ON THE SHOP DRAWINGS.

   7. ALL TRUSSES UNDER 60' LONG SHALL BE BRACED DURING ERECTION PER "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES", BCSI-B1 SUMMARY SHEET BY THE TRUSS PLATE INSTITUTE, UNLESS MORE STRICT BRACING IS REQUIRED BY THE TRUSS MANUFACTURER. TRUSSES OVER 60' LONG SHALL HAVE TEMPORARY BRACING DESIGNED BY A PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE THE PROJECT OCCURS, AND SHALL HAVE DRAWINGS SUBMITTED, BEARING THE DESIGNER'S SEAL, SHOWING THE DETAILS OF THE TEMPORARY BRACING. THIS BRACING SHALL REMAIN AS PERMANENT BRACING. BRACING IN THE PLANE OF THE TOP CHORD MAY BE REMOVED WHEN THE TOP CHORD IS LATERALLY BRACED BY PLYWOOD SHEATHING.

   8. AT EXTERIOR GABLE ENDS:

      a. PROVIDE 2 X 4 X 10' LONG HORIZONTAL BRACES PERPENDICULAR TO GABLE END WALL AT 4' ON CENTER. NAIL BRACES TO GABLE END AND TO TOP OF THE BOTTOM CHORDS OF EACH TRUSS WITH (2)-10d NAILS.

      b. TOENAIL GABLE END TRUSS TO TOP PLATE OF STUD WALL WITH 10d TOENAILS AT 16" ON CENTER.

      c. BRACE NAILING STUDS IN GABLE END TRUSS PER MANUFACTURER'S DRAWINGS.

   9. GABLE END TRUSSES SHALL NOT BE TALLER THAN 8'-9". GREATER THAN 8'-9" HIGH SHALL UTILIZE SLOPED STUD WALLS FOLLOWING THE PROFILE OF THE TRUSSES.

   10. DESIGN WOOD TRUSSES TO BEAR ON THE EXTERIOR WALL UNLESS INDICATED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.

G. FASTENERS:
   1. BOLTS:
      a. ANCHOR BOLTS FOR PRESSURE TREATED LUMBER SILLS (WITH THE EXCEPTION OF BORATE TREATED): (1) STAINLESS STEEL TYPE 304 OR 316.

         -OR-

         (2) HOT DIP GALVANIZED PER ASTM A123: ASTM A36, ASTM A307, OR ASTM F1554 GRADE 36.
      b. OTHER BOLTS: ASTM A307.
      c. PROVIDE STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.

   2. NAILS:
      a. 8d COMMON= 0.131"" DIA, 2 ½"" LG.
      b. 10d COMMON= 0.148"" DIA, 3"" LG.
      d. 16d COMMON= 0.162"" DIA, 3 ½"" LG.

   3. WOOD SCREWS:
      c. #8= 0.164"" DIA.
      d. #10= 0.19"" DIA.
      e. #12= 0.216"" DIA.

   4. LAG SCREWS:
      f. PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
      e. PREBORE HOLES PRIOR TO INSTALLATION.

   2. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.3a(1), "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

   3. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

   4. AT BOLTED 2x LEDGERS, PROVIDE NO LESS THAN 2" CLR. FROM CENTER OF BOLT TO TOP AND BOTTOM OF LEDGER.

   5. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

   6. SIMPSON CONNECTORS USED IN ALL APPLICATIONS WITH ACQ-C, ACQ-D, CBA-A, OR CA-B, OR NON-DOT BORATE TREATED LUMBER SHALL BE ZMAX (G185) OR HOT DIPPED GALVANIZED. G60 AND G90 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS WITH TREATED LUMBER. G90 CAN BE USED WITH BORATE TREATED LUMBER IN INTERIOR-DRY APPLICATIONS. ONLY USE GALVANIZED FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER"S OPTION, STAINLESS STEEL TYPE 304 OR TYPE 316L WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE LIFE EXPECTANCY OF THE CONNECTOR. STAINLESS STEEL CONNECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF FOR CBA-A, OR 0.21 PCF FOR CA-B.

   7. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL SIMPSON H2.5A HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE ""FASTENING SCHEDULE"". 8. BRIDGING IN ALL FLOOR AND CEILING JOISTS SHALL BE 1" X 3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" O.C. MAXIMUM. STEEL CROSS BRIDGING IS AN ACCEPTABLE ALTERNATE.

   9. AT FIRST FLOOR JOISTS THAT ARE PARALLEL TO THE BASEMENT FOUNDATION WALL, PROVIDE FULL DEPTH SOLID BLOCKING AT ANCHOR BOLT SPACING BETWEEN THE RIM JOIST AND THE FIRST (2) INTERIOR JOIST SPACES. NAIL SHEATHING TO EACH BLOCK WITH FOUR 10d NAILS.

   10. WALL STUDS SHALL LINE UP WITH FLOOR JOISTS OF FLOORS ABOVE AND BELOW.

   11. PROVIDE DOUBLE RIM JOIST WHERE FRAMING RUNS PARALLEL TO FOUNDATION OR STUD WALL.

   12. PROVIDE A STUD AT ALL TOP PLATE SPLICE LOCATIONS.

   13. PROVIDE DOUBLE JOISTS IN FLOOR CONSTRUCTION BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS (SPREAD JOISTS AS NECESSARY TO ACCOMMODATE PLUMBING).

   14. FOR BUILT UP FREE STANDING COLUMNS, USE THE FOLLOWING NAILING PATTERNS: (2) 2X410d NAILS AT 6"" O.C. STAGGERED FRONT TO BACK, SET NAILS 1"" FROM EDGE; (3) 2X4-30d NAILS AT 8"" O.C. STAGGERED FRONT TO BACK, SET NAILS 1 ½"" FROM EDGE; (3) 2X6- TWO ROWS OF 30d NAILS AT 8"" O.C. STAGGERED SIDE TO SIDE AND FRONT TO BACK, SET NAILS 1½"" FROM EDGE.

   15. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONEFOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH OR WITHIN 5/8" OF STUD EDGE.

   16. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. DEPTH OF NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH, AND LENGTH SHALL NOT EXCEED ONETHIRD OF MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE MEMBER, OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY ARCHITECT/ENGINEER.

   17. WHERE CONCENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS NECESSARY TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER, UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF SUPPORTING STUDS SHALL CONTINUE FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS BLOCKING THRU FLOOR FRAMING AT EACH FLOOR LEVEL, DOWN TO SOLID BEARING ON FOUNDATION WALL SILL PLATE OR INTERIOR STEEL OR WOOD BEAM.

   18. MINIMUM BEARING STUD & FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF HEADERS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS:

      A. HEADER SPAN 6"-0"" OR LESS: MINIMUM (1) 2x BEARING STUD NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"" O.C.

      B. HEADER SPAN GREATER THAN 6"-0"": MINIMUM (2) 2x BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"" O.C., UNLESS OTHERWISE.

   19. ALL MULTIPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS OF 10d COMMON NAILS AT 12" O.C., STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, FASTEN TOGETHER WITH (4) ROWS OF 10d NAILS AT 12"O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.

   20. SHEATH ALL EXTERIOR WALLS WITH APA RATED WALL SHEATHING.

[studi:yo-b] architects

STATE OF OHIO
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1616782
REGISTERED ARCHITECT

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Revision Notes

No.	Date	

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Lincoln Heights, OH

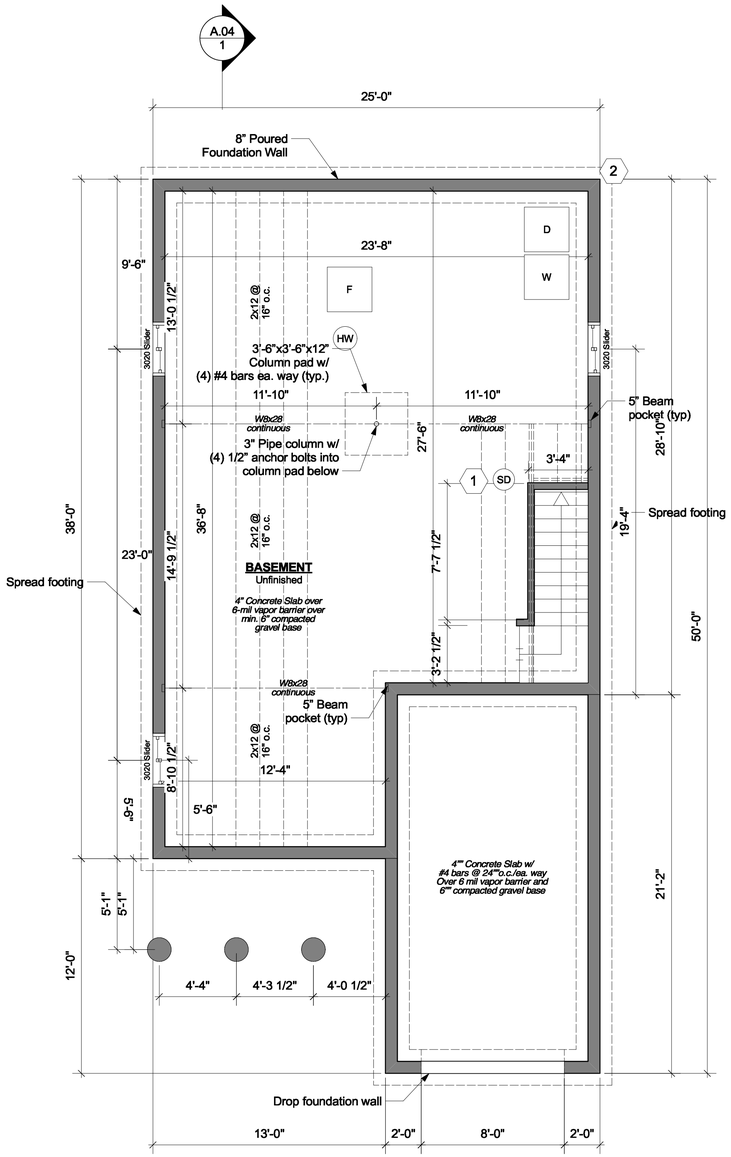
Project ID
866Adams

Issue
01/24/24 Permit

Drawn By
TMY

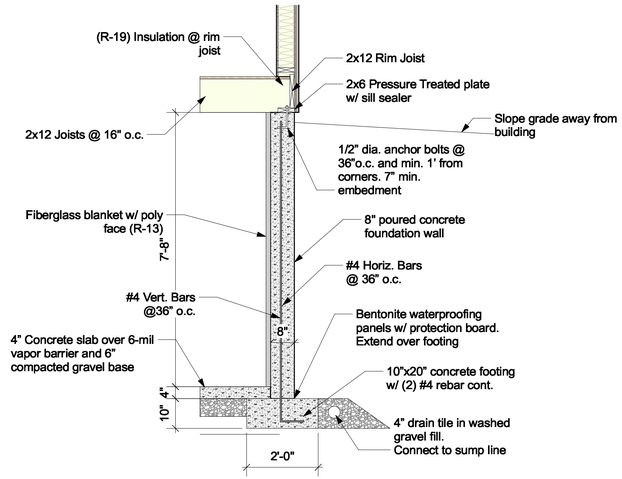
Structural Notes

C.02

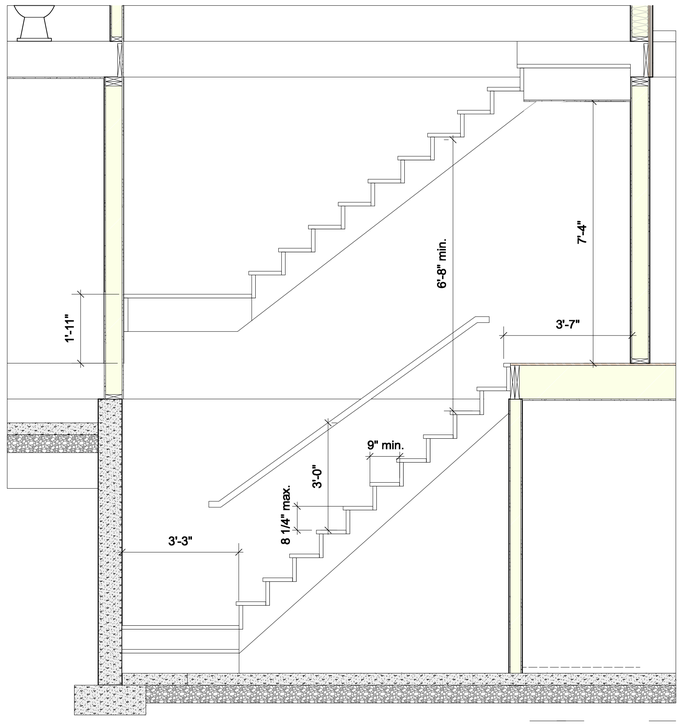


Basement Plan 1/A.01
Scale: 1/4" = 1'-0"

A.04
1



2/A.01 Typical Basement Foundatioin
Scale: 1/2" = 1'-0"



3/A.01 Typical Stair Sectioin
Scale: 1/2" = 1'-0"

General Notes

1. Provide new Smoke detectors and CO detectors in compliance with RCO 314 and 315 and per the following requirements:

   Per RCO 314.3
   a. Install a dual sensing (photoelectric and ionization) smoke detector outside of the bedrooms, and a min. of one on every level.
   b. Install an ionization or dual sensing smoke detector in each bedroom.
   c. Smoke detectors shall be hardwired and interconnected per RCO 314.5

   Per RCO 315.1
   a. Install a carbon monoxide detector outside of the bedrooms or in the common areas outside the bedrooms where the length is less than 10 feet or if more than 10 feet add one outside of each bedroom.

2. New Dryer Vent. Vent directly to the exterior.

Structural Notes : Concrete

UNLESS OTHERWISE NOTED ON DRAWINGS, ALL CONCRETE SHALL BE AT FULL STRENGTH BY 28 DAYS.

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-05, "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".

ALL CONCRETE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE COLD AND WARM WEATHER CONCRETE SPECIFICATIONS.

ADDING WATER TO PRE-MIXED CONCRETE IS PROHIBITED.

CONCRETE STRENGTH

FOOTINGS	2,500 PSI
FOUNDATION WALLS	3,500 PSI
EXTERIOR FLATWORK	4,000 PSI, A.E.

REINFORCING STEEL

REINFORCING STEEL ASTM A615 60 KSI YIELD DEFORMED BARS.

AT CORNERS AND INTERSECTION OF FOOTINGS, WALL, AND GRADE BEAMS PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER. MIN. EMBEDMENT OF 18".

Stair and Handrail Notes

STAIRS:
1. Stairways shall comply with RCO 311.7
2. Min. 36"" wide
3. Headroom shall be 6''-8"" min.
4. Max. Riser Height = 8-1/4"".
5. Min. Tread Depth = 9"".
6. Nosing b/t 3/4"" and 1-1/4""
7. Landings shall be provided at the top and bottom of the stair. Min. 3''-0""wide x width of the stair.

HANDRAILS:
8. Provide handrails on at least one side of the stair.
9. Handrails shall be 34-38""H.
10. Handrails shall not project more than 4-1/2"" and shall have a min. 1-1/2"" clearance from the adjacent wall.
11. Handrails shall be continuous for the full length of the flight of stairs.
12. Handrail circular cross section shall be 1-1/4""-2"". If not circular, the handrails shall have a perimeter of not less than 4"" and not greater than 6-1/4"" and a cross section of not greater than 2-1/4"".

ILLUMINATION:
13. Stairways shall be provided with illumination per RCO 303.7 and 303.8.

GUARDS:
14. Guards shall be provided at open-sided walking surfaces more than 30"" above the floor.
15. Guards shall be 36""H and shall not have openings that allow the passage of a 4""dia. Sphere.
16. Guards and handrails shall comply with load requirements per RCP Table 301.5

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STATE OF OHIO
TODD YOBY
1616782
REGISTERED ARCHITECT

Todd Yoby, RA
OH License # 1616782
Expiration: 12/21/25

Revision Notes

No.	Date	

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Client
Homesteading & Urban Redevelopment Corp.
3 E. 4th St. #300
Cincinnati, OH 45202

Project
New Single Family Home
866 Adams St.
Lincoln Heights, OH

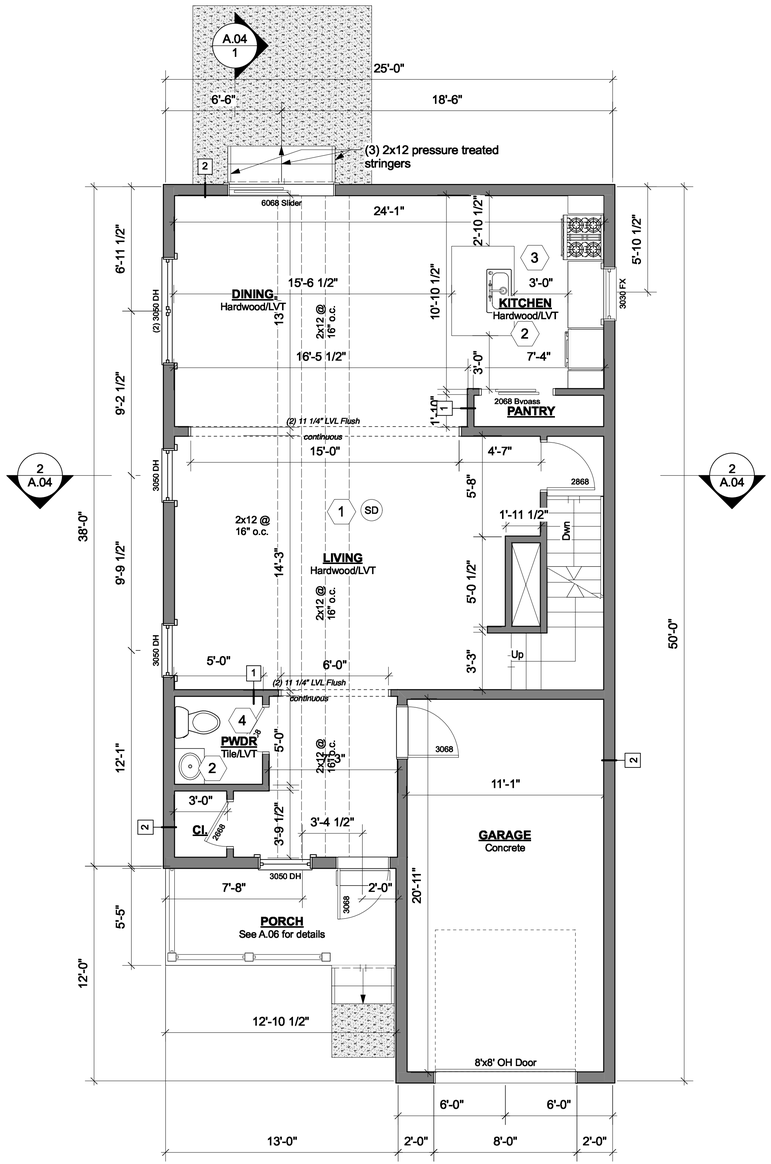
Project ID
866Adams

Issue
01/24/24 Permit

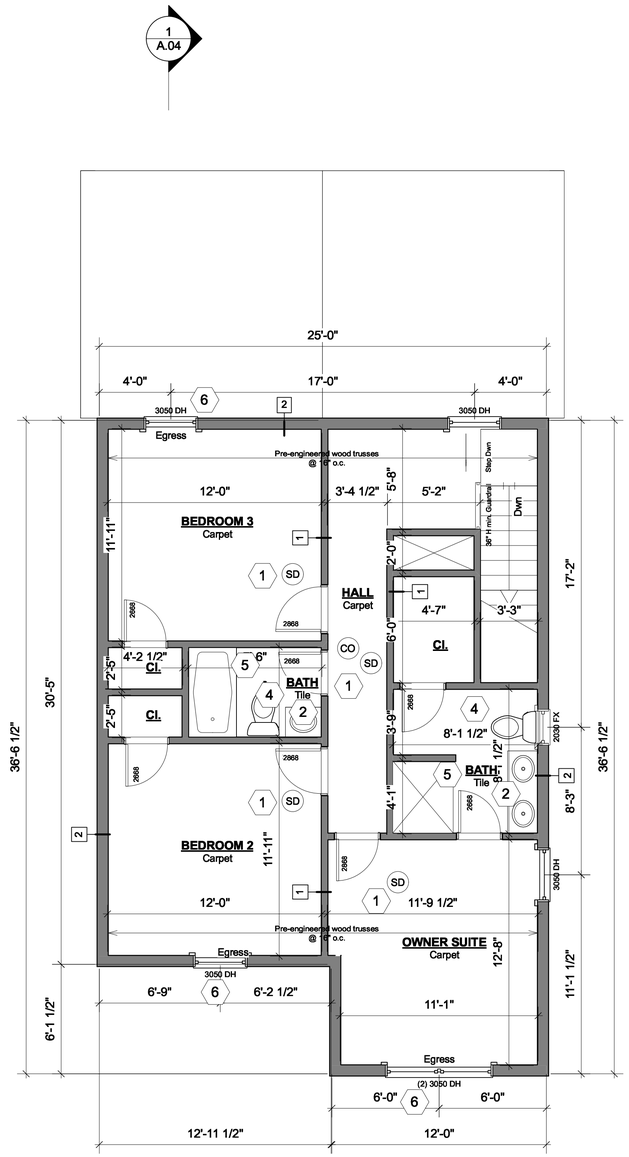
Drawn By
TMY

Basement Plan

A.01



First Floor Plan 1 / A.02
Scale: 1/4" = 1'-0"



Second Floor Plan 2 / A.02
Scale: 1/4" = 1'-0"

General Notes

1. Provide new Smoke detectors and CO detectors in compliance with RCO 314 and 315 and per the following requirements:

   Per RCO 314.3
   a. Install a dual sensing (photoelectric and ionization) smoke detector outside of the bedrooms, and a min. of one on every level.
   b. Install an ionization or dual sensing smoke detector in each bedroom.
   c. Smoke detectors shall be hardwired and interconnected per RCO 314.5

   Per RCO 315.1
   a. Install a carbon monoxide detector outside of the bedrooms or in the common areas outside the bedrooms where the length is less than 10 feet or if more than 10 feet add one outside of each bedroom.

2. Provide GFCI Outlets at Kitchen and Bathrooms
3. Microwave hood to be exhausted per manufacturer's installation requirements.
4. Provide new bathroom exhaust fan. Fan must vent directly to the outside.
5. If glass is used on tub/shower enclosures, the glass must be tempered.
6. Egress Window Requirements
   Opening > 5.7 sq ft
   Opening Width > 24"
   Opening Height > 20"
   Max Distance From the Floor : 44"

Wall Types

2x4 Interior Wall — 1	2x4 studs @ 16"o.c. 1/2" drywall - both sides
2x6 Exterior Wall — 2	2x6 studs @ 16"o.c. Interior: 1/2" drywall, vapor barrier, R-21 batt insulation Exterior: 1/2" OSB sheathing, Tyvek housewrap, Vinyl siding or masonry veneer

General Notes

1. Door Sizing: 3068 = 3'-0"x 6'-8"
2. Window Sizes
   FX = Fixed AW = Awning CS = Casement DH = Double Hung
   3050 DH = 3'-0" x 5'-0" Double Hung
3. Safety glazing as required per RCO 308.4 including, but not limited to the following:

   - Glazing in all operable panels of swinging, sliding, and bi-fold doors

   - Glazing adjacent to a door where the nearest vertical edge is within a 24" arc of the closed door and whose bottom edge is less than 60" above the floor.

   - Glazing for all windows with sills less than 18" above the finished floor and the top edge of the glazing is more than 36" above finished floor with an exposed area of individual panes greater than 9sf

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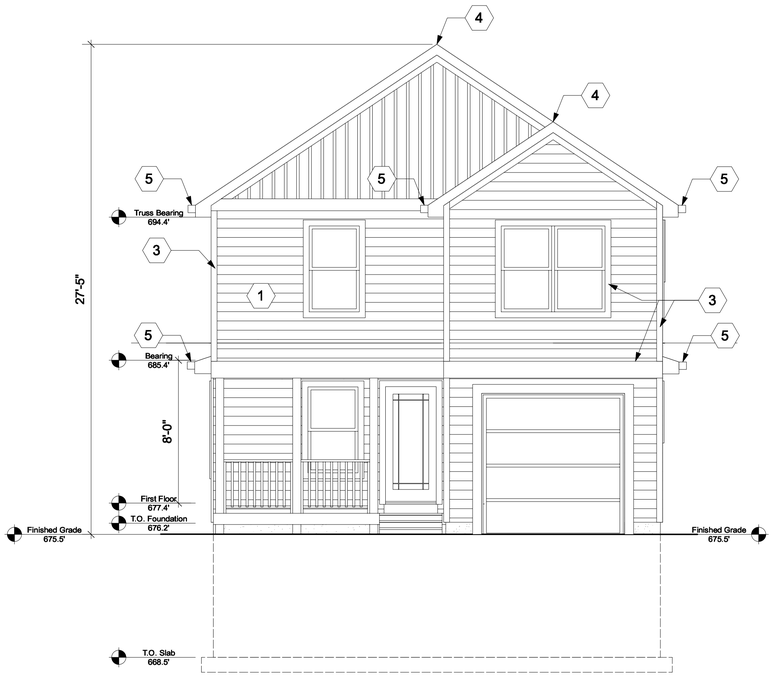
Plans

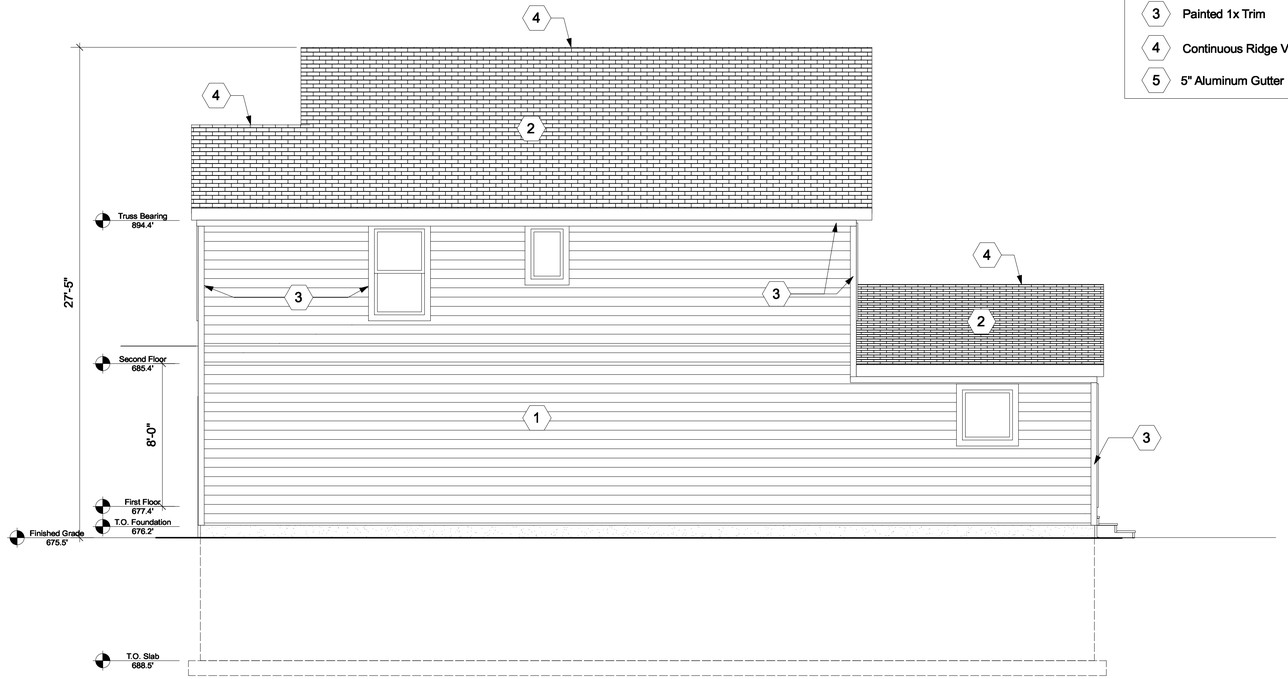
A.02

Keyed Notes

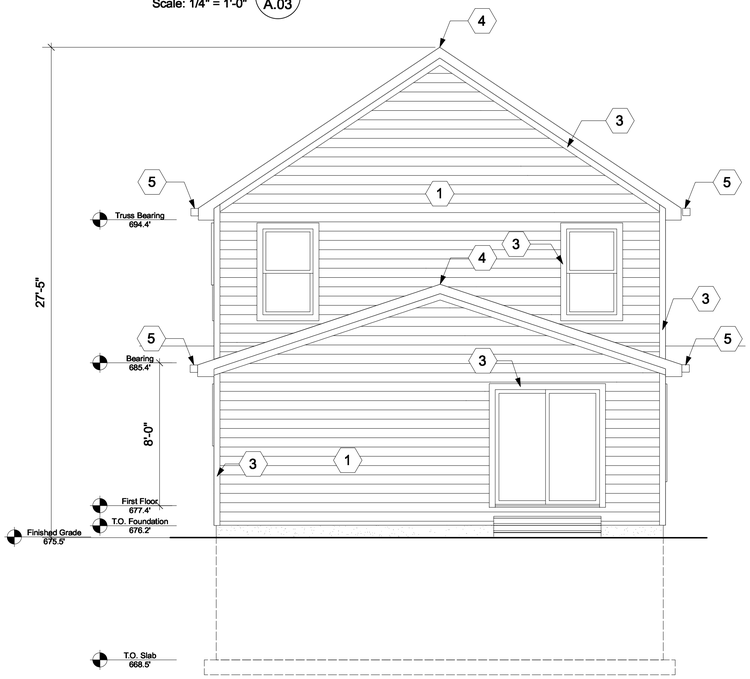
1. Vinyl Lap Siding
2. 30-yr Dimensional Shingles
3. Painted 1x Trim
4. Continuous Ridge Vent
5. 5" Aluminum Gutter



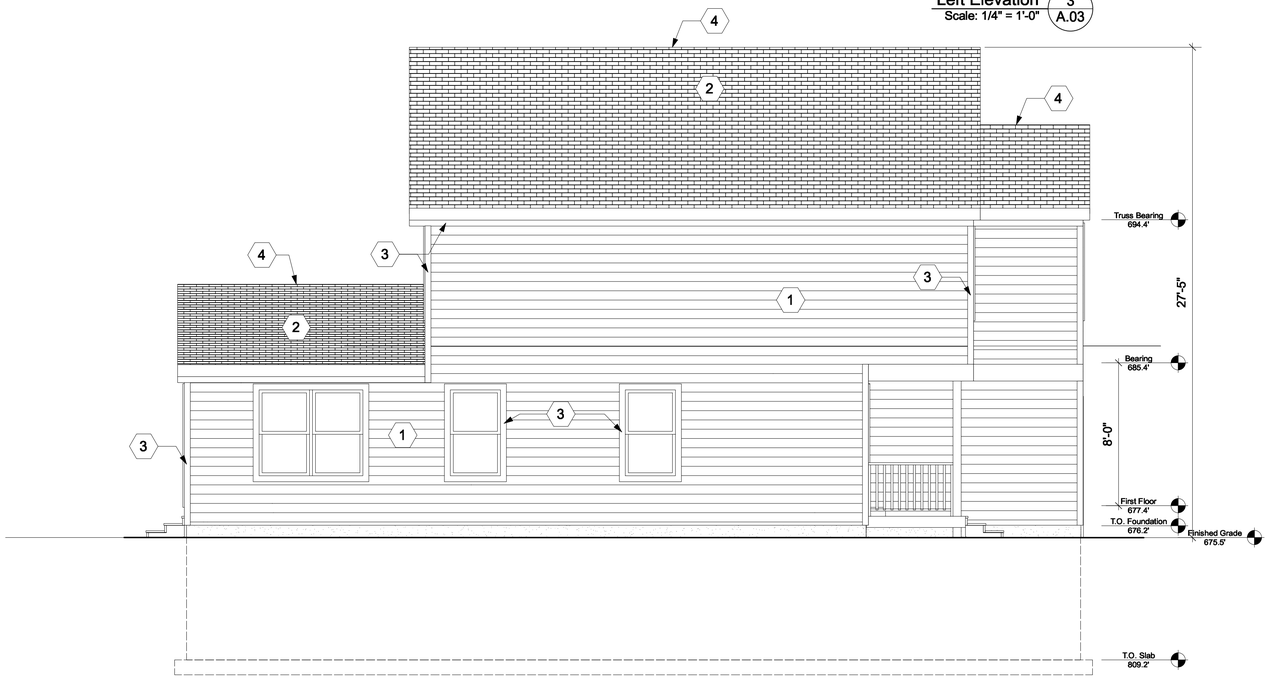
Front Elevation 1 / A.03
Scale: 1/4" = 1'-0"



Left Elevation 3 / A.03
Scale: 1/4" = 1'-0"



Back Elevation 2 / A.03
Scale: 1/4" = 1'-0"



Right Elevation 4 / A.03
Scale: 1/4" = 1'-0"

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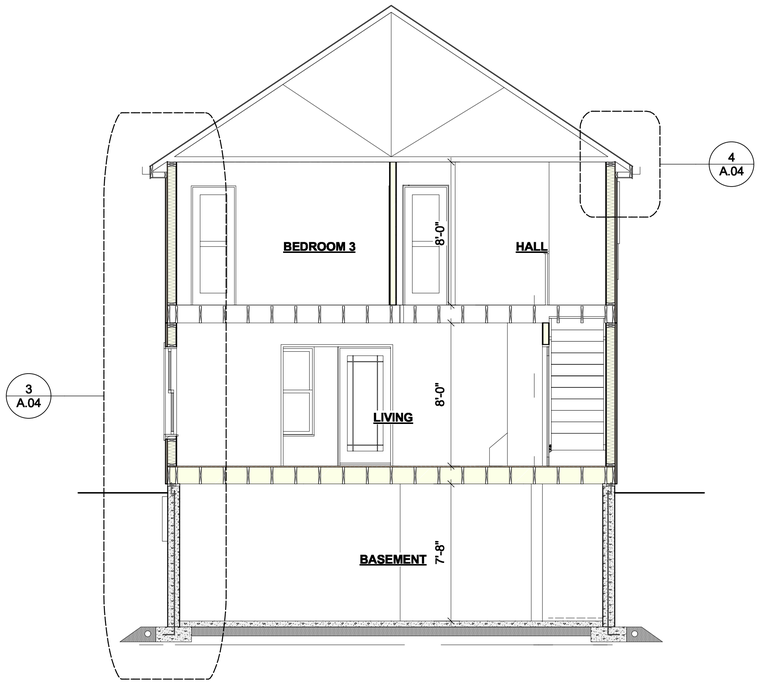
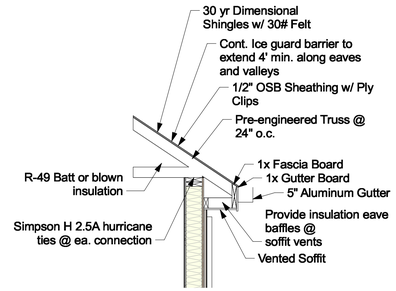
Elevations

A.03

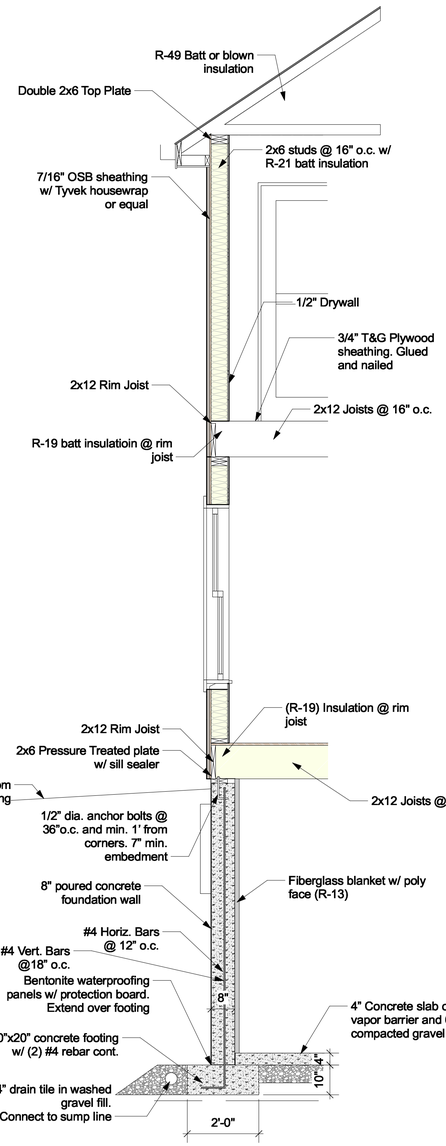
1 A.04 **Long Section**
Scale: 1/4" = 1'-0"



2 A.04 **Cross Section**
Scale: 1/4" = 1'-0"



4 A.04 **Soffit Detail**
Scale: 1/2" = 1'-0"



3 A.04 **Typ. Wall Section**
Scale: 1/2" = 1'-0"

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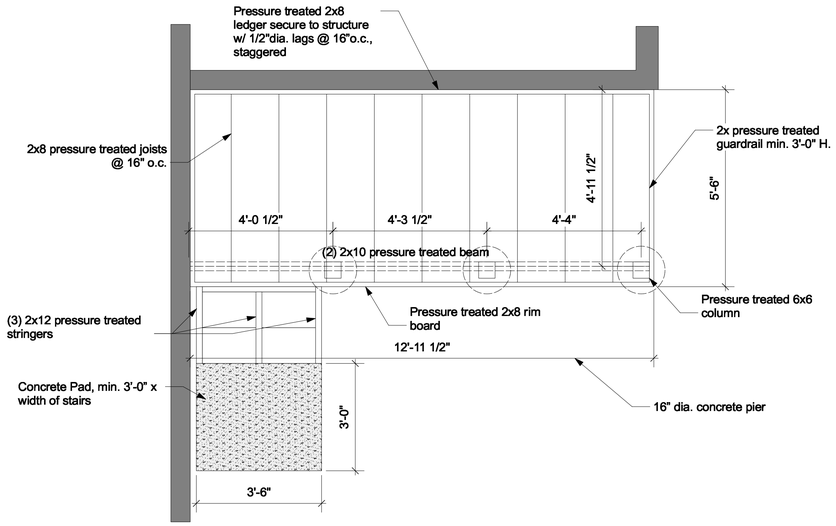
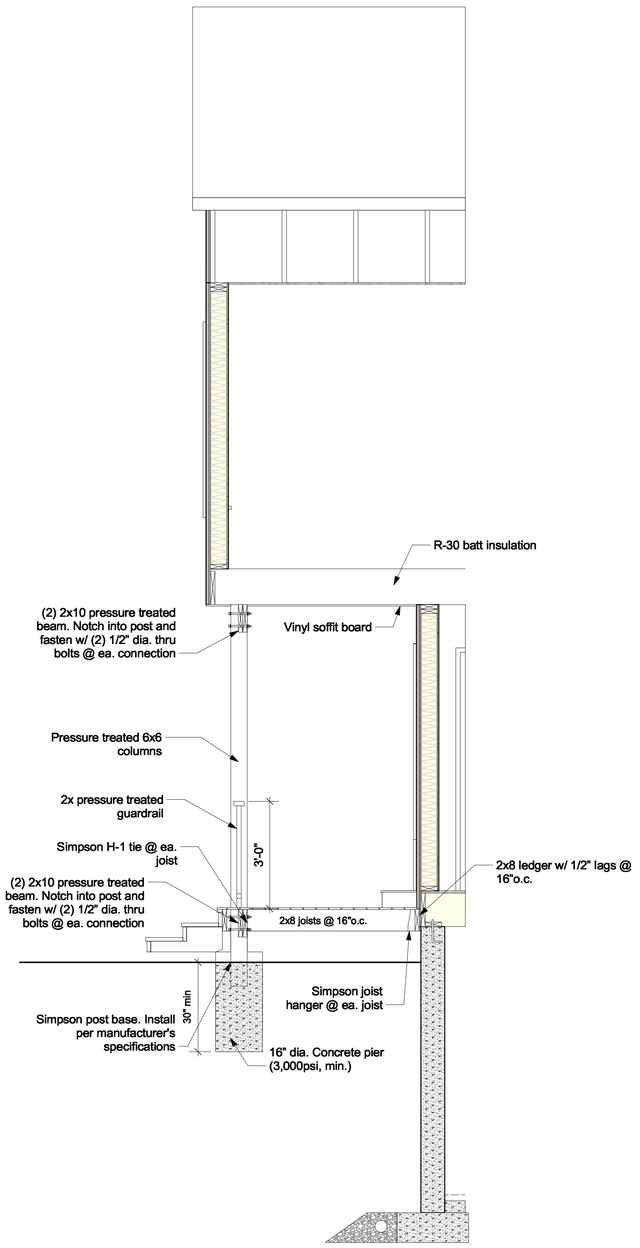
Sections

A.04



1 A.05 **Framing Plan**
Scale: 1/2" = 1'-0"



2 A.05 **Porch Section**
Scale: 1/2" = 1'-0"

Deck Construction Notes

1. Min. required design loads:
   a. Floor live load = 40psf
   b. Wind load = 90mph (3-sec gust)
   c. Soil bearing capacity = 1,500psf
   d. Guardrails = 200lbs concentrated @ top rail in any direction

2. The deck was not designed for the installation of a hot tub or spa.
3. The max allowable live load deflection or structural members:
   a. Floor joists/beams = L/360
   b. Columns = L/240
   c. Guardrail system = L/240
4. Concrete footings/piers to have min compressive strength of 3,000psi. Exterior flatwork concrete shall have min compressive strength of 3,500psi.
5. All deck floor joists, beams, rafters, header, and columns to be min No. 2 grade So. Yellow Pine.
6. All exposed, unpainted lumber shall be pressure treated for exterior use. All lumber in direct contact with the ground supporting deck to be pressure treated for ground contact use.
7. All floor beam & top guardrail splices shall occur at a column or on adequate structural bearing.
8. All separated deck floor beams shall have full depth blocking, using the same size wood, installed at a max spacing of 24"o/c.
9. All structural bolts shall be a min 6" diam., corrosionresistant, and shall be compatible with the specific type of pressure treated lumber being used.
10. All pre-engineered structural wood connectors shall be installed in strict accordance with the manufacturer's specifications & installation instructions (including proper fastener type and size).

Guardrails, Handrails, and Stairs

11. Guardrails are required for all areas where the top of the deck floor or stair is 30" or greater above grade.
12. Guardrail post spacing shall not exceed 6'-0" on center. Guardrail posts shall be thru-bolted to the deck floor framing.
13. Guardrails shall be a min. height of 36", and the balusters shall be installed in a manner that does not allow the passage of a 4" sphere.
14. Handrails shall be continuous, and terminate into a post. Handrails shall be graspable or a finger recess area will be provided.
15. Stairs shall be a min. width of 36" and have min. 9" treads and max. 8-1/4" risers. Stair nosings shall project b/t . - 1-1/4".
16. A min. 3' deep by the width of the stair landing shall be provided at the bottom of the stairs.

Misc. Items

17. Illumination shall be provided for the full length of the stair and associated landing.
18. Original finish grade for the disturbed portion of the site shall be maintained and slope away from the existing residence.

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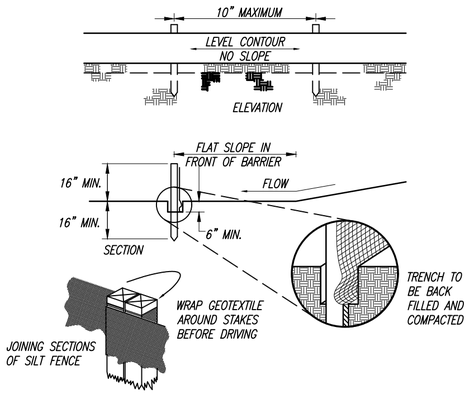
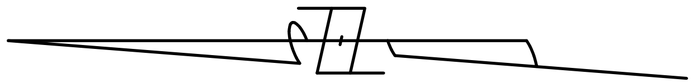
Deck Details

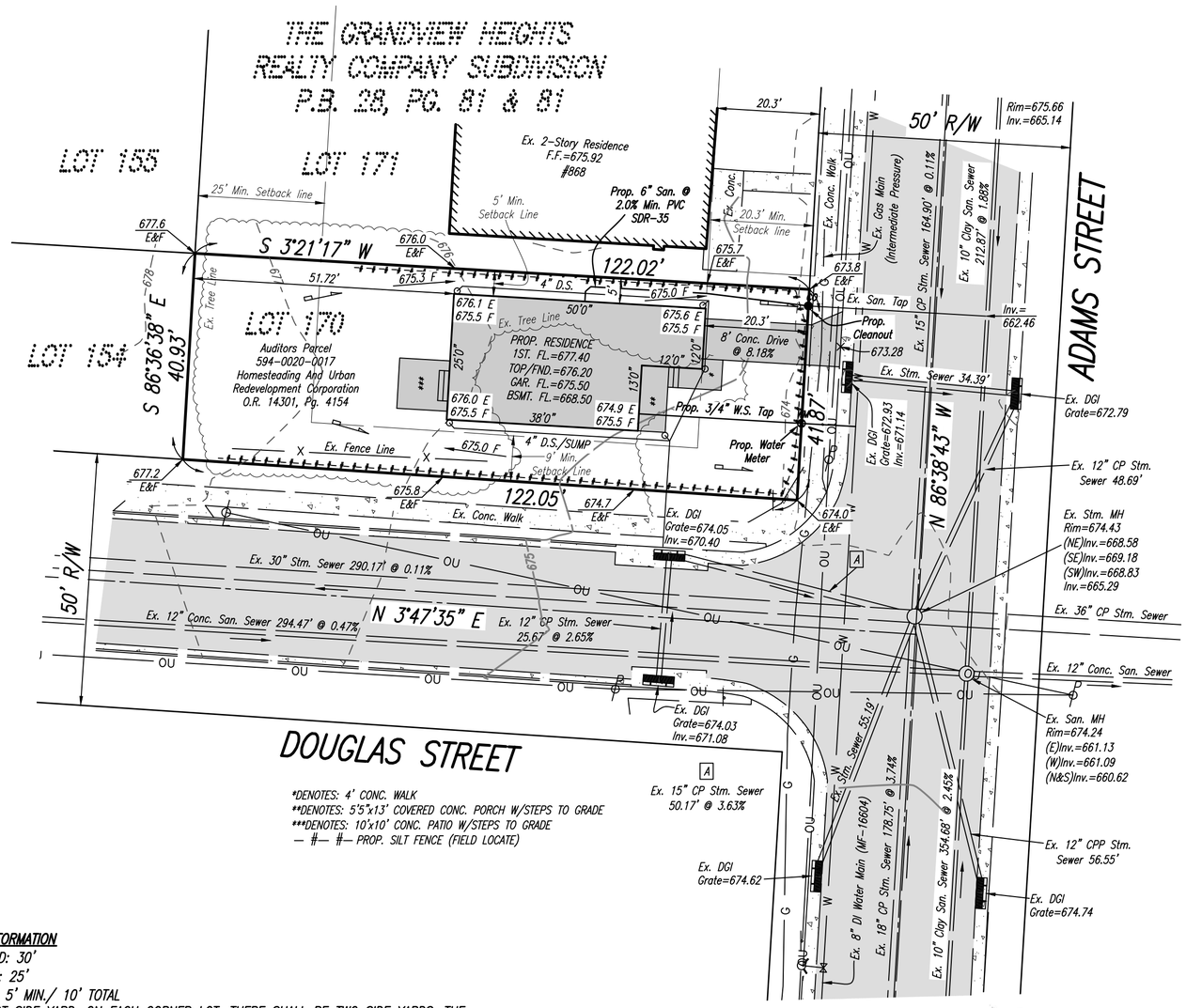
A.05

SPECIFICATIONS FOR SILT FENCE



SEE THE RAINWATER AND LAND DEVELOPMENT, OHIO'S STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION MANUAL, CURRENT EDITION, FOR SILT FENCE SPECIFICATIONS.





*DENOTES: 4' CONC. WALK
**DENOTES: 5'5"x13' COVERED CONC. PORCH W/STEPS TO GRADE
***DENOTES: 10'x10' CONC. PATIO W/STEPS TO GRADE
— #— #— PROP. SILT FENCE (FIELD LOCATE)

NOTES:

1. ALL FOOTING, FOUNDATION DRAINS AND DOWNSPOUTS ARE TO CONNECT TO STORM SEWER OR OTHER STORM DRAINAGE FACILITY.
2. BUILDER TO VERIFY THE LOCATION AND ELEVATION OF ALL SANITARY AND WATER SERVICE LATERALS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE DIFFERENT FROM PLAN, CONTACT THE ENGINEER/SURVEYOR.
3. TOPOGRAPHIC & UTILITY INFORMATION SHOWN REPRESENTS FIELD OBSERVATIONS OBTAINED FOR THIS PLOT PLAN.
4. UTILITY INFORMATION SHOWN REPRESENTS FIELD OBSERVATION & AVAILABLE UTILITY RECORDS OBTAINED FOR THIS PLOT PLAN.
5. FINISH GRADE SHALL SLOPE MIN. 6" IN FIRST 10' FROM NEW RESIDENCE & FINISH GRADE FOR DISTURBED PORTION OF SITE SHALL HAVE MAX. SLOPE OF 3:1.
6. IF THE LOWEST FLOOR ELEVATION IS BELOW THE RIM ELEVATION OF THE UPSTREAM MANHOLE, THE TAP MUST HAVE BACKFLOW PREVENTION INSTALLED OR BE PUMPED TO GRAVITY.
7. PROP. 6" SAN. TAP TO BE 6" PVC SDR-35 @ 2.00% MIN. SLOPE.
8. THIS HOUSE IS SITUATED AT OR NEAR THE MINIMUM SETBACKS. BUILDER TO VERIFY FOUNDATION FORMS PRIOR TO CONSTRUCTION.
9. SANITARY SEWER IS SHALLOW. BUILDER TO VERIFY LATERAL ELEVATION PRIOR TO ESTABLISHING BASEMENT FLOOR GRADE. LOWER LEVEL WILL REQUIRE HANGING SEWER OR EJECTOR PUMP DEPENDING ON SEWER INVERT ELEVATION AT THE END OF TAP.

EROSION NOTES:

BUILDER IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AS LISTED BELOW.

ALL GRADED AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE IN ACCORDANCE WITH STATE HIGHWAY ITEM 659.

EROSION CONTROL WILL BE ACCOMPLISHED BY STRATEGICALLY PLACING SILT FENCES IN SWALES AND RUNOFF AREAS. SILT FENCES TO BE REPLACED AND EXPANDED AS NECESSARY TO AFFORD NECESSARY CONTROL.

SILT FENCES TO BE ENTRENCHED 4-6 INCHES BELOW GRADE.

ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY STRIPPING OF VEGETATION OR EXCAVATION.

LEGEND

℄	Ex. Light Pole
℗	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Sign
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Clean Out
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. Stm. MH	Ex. Storm Sewer Manhole
	Ex. Double Gutter Inlet
OU	Ex. Overhead Utility Lines

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

ELEVATION DATUM SHOWN IS RELATIVE TO MSD OF GREATER CINCINNATI SANITARY SEWER RECORDS.

PROPERTY ADDRESS:
866 ADAMS STREET
CINCINNATI, OHIO 45215

OWNER:
HOMESTEADING AND URBAN
REDEVELOPMENT CORPORATION
3 EAST 4TH STREET
UNIT 300
CINCINNATI, OHIO 45202

BUILDER:
THE PORT OF GREATER CINCINNATI
DEVELOPMENT AUTHORITY
3 EAST 4TH STREET
UNIT 300
CINCINNATI, OHIO 45202

ARCHITECT:
(STUDIO-B) ARCHITECTS
8647 RUPP FARM DRIVE
WEST CHESTER, OHIO 45069

ZONING INFORMATION

FRONT YARD: 30'
REAR YARD: 25'
SIDE YARD: 5' MIN./ 10' TOTAL
CORNER LOT SIDE YARD: ON EACH CORNER LOT, THERE SHALL BE TWO SIDE YARDS, THE SIDE YARD ABUTTING THE STREET HAVING A WIDTH OF NOT LESS THAN NINE FEET, AND THE SIDE YARD NOT ABUTTING THE STREET HAVING A WIDTH OF NOT LESS THAN FIVE FEET.

AVERAGE FRONT YARD SETBACK	
ADDRESS	SETBACK
#868	20.3'
DOUGLAS STREET	00.0'
AVERAGE FRONT YARD: 20.3'	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLOT PLAN

REVISIONS

DWG.: 170-RB

THE GRANDVIEW HEIGHTS REALTY COMPANY SUBDIVISION
SECTION-4, TOWN-3, E.RANGE-1, MIAMI PURCHASE
SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
8111 Cheviot Road, Suite 200 •Cincinnati, Ohio 45247
513-385-5757 • www.abercrombie-associates.com

SCALE	DATE	JOB.NO.	DRAWN	
1"=20'	2-20-24	23-0239	R.B.	1 / 1