

# Concord Street

## New Construction Single-Family Dwellings

### REQUEST FOR PROPOSALS



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**Section 1 Introduction**

The Port of Cincinnati Development Authority is seeking a professional and qualified contractor to provide services for the construction of eight single-family homes to be located at 2351, 2353, 2355, 2356, 2358, 2362, 2364, and 2365 Concord Street Cincinnati, Ohio 45206.

Successful bidders must be able to commence work by January 22<sup>nd</sup>, 2024, and complete the entire project no later than December 31st, 2024. Payment penalties will be included in the contract for the successful bidder if the awarded bidder is unable to meet deadlines.

The site is currently eight vacant parcels of land that is located in the Walnut Hills neighborhood. Pricing shall be based on the drawings and specifications provided. The goal of this project is to provide affordable housing for the residents of the Walnut Hills neighborhood.

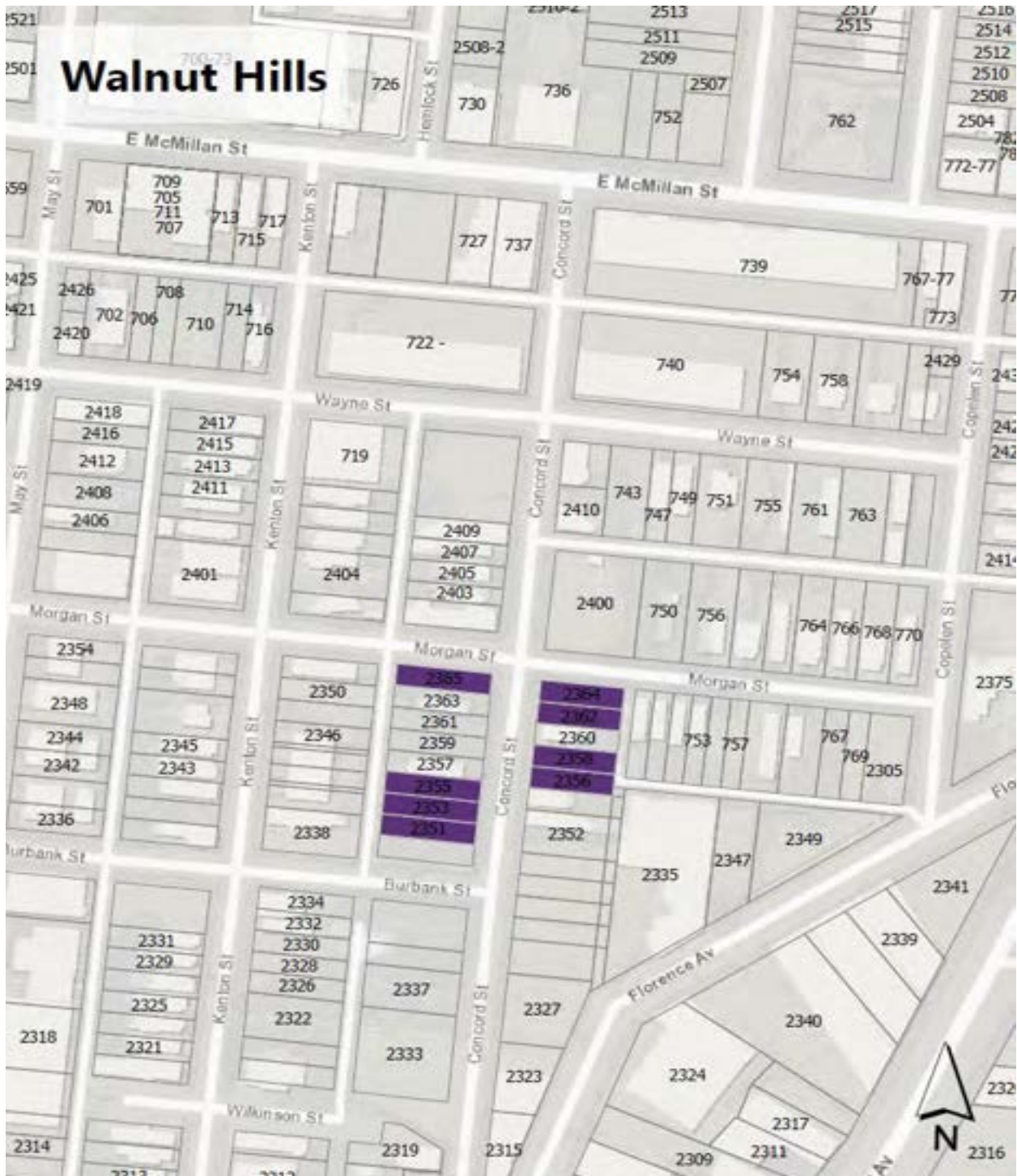
Nothing in this RFP shall be construed to create any legal obligation on the part of the Port or any respondents. The Port reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue the RFP in whole or in part, at any stage. In no event shall the Port be liable to respondents for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs, expenses, or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the sole property of the Port. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

This RFP is being emailed to prospective bidders, will be posted on both The Port’s and Landbank’s website ([www.CincinnatiPort.org](http://www.CincinnatiPort.org) and [www.HamiltonCountyLandbank.org](http://www.HamiltonCountyLandbank.org)). The Port encourages all qualified firms to apply.

<b>Date of Issuance</b>	<b>11/17/2023</b>
<b>Requests for information Due</b>	<b>12/8/2023</b>
<b>Proposals Due</b>	<b>1/3/2024</b>
<b>Notification of Award</b>	<b>1/5/2024 (anticipated)</b>
<b>Execution of Contract</b>	<b>1/15/2024 (anticipated)</b>
<b>Commencement of Work</b>	<b>1/22/2024 (anticipated)</b>



## Section 2 Site Information





**Alt & Witzig Engineering, Inc.**

6205 Schumacher Park Drive • West Chester, Ohio 45069

Ph: (513) 777-9890 • Fax: (513) 777-9070

October 7, 2022

The Port  
3 East Fourth Street  
Suite 300  
Cincinnati, Ohio 45202  
ATTN: Mr. Andrew Fisher

RE: Test Pit Summary  
15- Single-Family Lots –  
Walnut Hills and Avondale  
Cincinnati, Ohio  
Alt & Witzig File: 22CN0331

Dear Mr. Fisher:

This letter provides a summary of 15-single-family lots in the Walnut Hills and Avondale areas of Cincinnati that will be redeveloped by The Port of Greater Cincinnati Development Authority. As requested, a test pit excavation was performed on each lot. The test pits were completed on Monday, October 3, 2022. The purpose of the excavations was to gather subsurface information to evaluate anticipated construction concerns for foundations of each structure.

Each lot was a vacant with grass groundcover. All the lots appear to have been previously occupied by a residential structure that was demolished and removed. A test pit was excavated at the approximate center of the anticipated building area on each lot. The table below provides the observation from each lot. It is unknown if the new structures will include basements

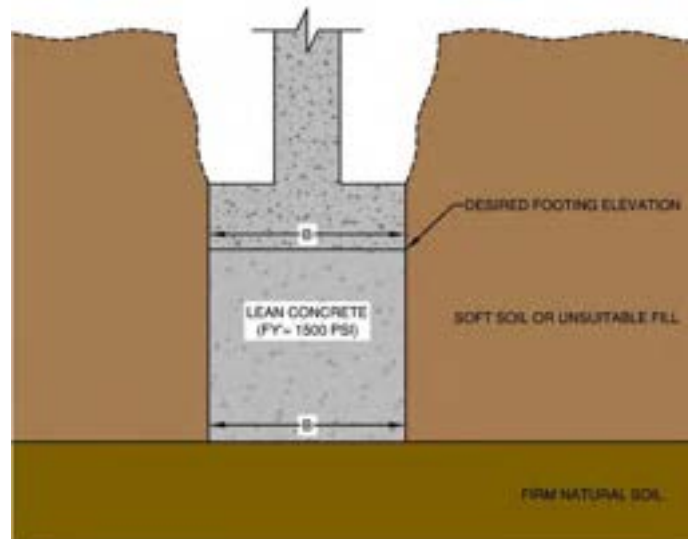
Existing fills were encountered on all lots to variable depths. The existing fills are unsuitable for support of the new structure. Underlying the existing fills, native clay soils were encountered. The native clay soils are suitable for support of residential structures with a net allowable bearing pressure of 1,500 psf. **Foundations must be extended to the native clay soils at the depths noted in the test pit on each lot (see Table). Given the depths of fill encountered across all lots, it is recommended that the houses include basements.** If a basement elevation is not desired to achieve suitable bearing soils for foundations, the over-excavated areas can be re-established with either additional concrete during footing installation or with lean concrete (minimum compressive strength of 1,000-psi) preceding footing installation. Figure 1 illustrates the cross-section of a typical undercut footing excavation. **Building rubble was encountered in almost all test pits. If foundations are undercut through existing fills, the width of the excavation will be several times larger than that of the bucket used for excavation. The quantity of concrete for the undercut should be planned accordingly.**

As an alternative to undercut of foundations and replacement with lean concrete, the existing fills beneath the residences can be removed and replaced as a structural fill. None of the soils encountered were suitable for reuse as structural fill. With this method, the existing fills must be removed in their entirety and be exported from the site. After removal of the fills, imported fill

should be utilized to reestablish subgrade elevation. All fills replaced in the backfill should be compacted to a minimum of 98% of the maximum dry density as determined by ASTM D698. In addition, all fill placement should be monitored by Alt & Witzig Engineering.

Test Pit/ Figure	Lot Address	Depth (ft)	Soil Description	Notes
1/2 Figure 1	2322-2324 Kenton Street	0 to 9	Sand, Debris, and Garbage (fill)	Single Test Pit Combined for Both Residences, Debris up to 3 feet in diameter
		9 to 10	Brown Stiff Clay	
3 Figure 2	2326 Kenton Street	0 to 3.5	Clay and Building Debris (fill)	Debris up to 3 feet in diameter
		3.5 to 5	Brown Clay with Cobble (fill)	
		5 to 6	Brown Residual Clay with Cobble	
4 Figure 3	2328 Kenton Street	0 to 6	Clay and Building Debris	Debris up to 3 feet in diameter
		6 to 7	Brown Stiff Clay	
5 Figure 4	2330 Kenton Street	0 to 6	Clay and Building Debris Refusal on Building Debris	Debris up to 3 feet in diameter
6 Figure 5	2356 Concord Street	0 to 2	Brown Gravelly Clay (fill)	Debris up to 3 feet in diameter
		2 to 7	Dark Gray Clay with Building Debris (fill)	
		7 to 9	Brown Stiff Clay	
7 Figure 6	2358 Concord Street	0 to 1	Brown Gravelly Clay (fill)	
		1 to 2	Dark Gray Clay with Debris (fill)	
		2 to 6	Brown Medium Stiff with Limestone Cobble	
8 Figure 7	911 Lexington Ave	0 to 5	Brown Clay with Some Rubble (fill)	
		5 to 7	Brown Medium Stiff Clay	
9 Figure 8	880 Lexington Ave	0 to 2	Brown Clay with Rubble (fill)	Groundwater found trapped within existing fill
		2 to 9	Black Clay and Sand with Organics and Rubble (fill)	
		9 to 10	Brown Medium Stiff Clay	
10 Figure 9	863 Lexington Ave	0 to 5	Brown Sand with Rubble (fill)	
		5 to 6	Brown Medium Stiff Clay	

Test Pit/ Figure	Lot Address	Depth (ft)	Soil Description	Notes
11 Figure 10	851 Hutchins Ave	0 to 5	Brown Clay with Rubble and Rebar (fill)	Debris up to 3 feet in diameter
		5 to 6	Brown Medium Stiff Clay	
12 Figure 11	848 Hutchins Ave	0 to 1	Brown and Gray Clay with Rubble (fill)	
		1 to 5.5	Dark Gray Clay with Rubble (fill)	
		5.5 to 6	Brown Medium Stiff Clay	
13 Figure 12	842 Hutchins Ave	0 to 8	Dark Brown Clay with Cobble (fill)	Debris up to 3 feet in diameter
		8 to 9	Brown Medium Stiff Clay	
14 Figure 13	836 Hutchins Ave	0 to 3.5	Sand, Gravel, and Building Debris (fill)	
		3.5 to 5	Brown Medium Stiff Clay	
15 Figure 14	819 Hutchins Ave	0 to 6	Brown Sand and Building Debris (fill)	Debris up to 3 feet in diameter
		6 to 7	Brown Medium Stiff Clay	



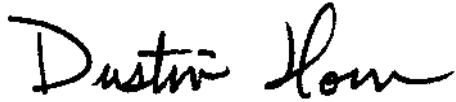
**Figure 1 – Typical undercut cross-section**

All foundation excavations should be inspected by Alt & Witzig Engineering to verify that adequate bearing soils exist in the base of the footings. At the time of footing inspections, Housel Penetration Tests or other approved tests can be performed on these foundation soils.

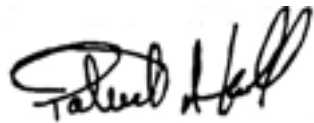
*15-Single Family Lots  
Test Pit Exploration  
Cincinnati, Ohio  
Alt & Witzig File No.: 22CN0331  
October 7, 2022  
Page 4*

If you have any questions or concerns, please contact our office at your convenience.

Respectfully Submitted,  
ALT & WITZIG ENGINEERING, INC.



Dustin M. Horn, P.E.  
Project Engineer



Patrick A. Knoll, P.E.  
Principal Engineer



**Attachment:** Pictures at each test pit location



**FIGURE 5**



**Lot 6**

**PROJECT:** 15-Lots  
**LOCATION:** Walnut Hills/Avondale, Ohio  
**CLIENT:** The Port  
**ALT & WITZIG PROJECT NO.:** 22CN0331

 **Alt & Witzig Engineering Inc.**  
6205 Schumacher Park Dr., West Chester, OH  
TEL (513)777-9890  
[www.altwitzig.com](http://www.altwitzig.com)



**FIGURE 6**



**Lot 7**

**PROJECT:** 15-Lots  
**LOCATION:** Walnut Hills/Avondale, Ohio  
**CLIENT:** The Port  
**ALT & WITZIG PROJECT NO.:** 22CN0331

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**Section 3      Instructions to Bidders**

The Port shall not be obligated to accept the lowest price proposal but shall make an award in the best interests of the project.

Any Requests for Information (RFI) regarding this RFP must be submitted in writing either to the address below or by email to Nick Collins at [ncollins@CincinnatiPort.org](mailto:ncollins@CincinnatiPort.org). RFIs shall be accepted no later than December 8<sup>th</sup>, 2023. A final Supplemental Instructions shall be issued no later than December 15<sup>th</sup>, 2023, concerning any RFIs received.

The Port  
Attn: Nick Collins  
3 East 4th Street Suite 300  
Cincinnati, Ohio 45202

**All proposals must be received by January 3<sup>rd</sup>, 2024 by 4:00pm at either the address shown above or by email. Physical proposals must be submitted in a sealed envelope labeled with the project name, "Concord Avenue New Construction Single-Family Dwelling", or emailed to [ncollins@cincinnatiport.org](mailto:ncollins@cincinnatiport.org).**

*The Port strives to continually have meaningful and substantial levels of participation by Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), and Small Business Enterprises (SBEs) in the services for which it contracts, and in its various contracts for development projects. Further, the Port strives to increase the equity participation and/or ownership by MBEs and WBEs within those development projects.*

*The Port is committed to helping build and sustain strong MBEs, WBEs, and SBEs within the Greater Cincinnati community. The Port is further committed to empowering entrepreneurs, generating jobs, building tax base, and providing opportunities for wealth creation in every segment of society.*

*All contractors, subcontractors, suppliers, and service providers should have an equal opportunity to compete on contracts for services issued by the Port regardless of race, color, sex or national origin. It is also the aspiration that a fair share of contracts be awarded to small, minority, and women business enterprises. This will be promoted through the provision of educational opportunities, training, and a good faith effort by all involved to promote inclusion through locating and engaging qualified MBEs, WBEs, and SBEs. It is the Port's expectation that this aspiration can be achieved.*



While there are no set-asides or preferences for suppliers, providers or developers, the Port is committed to empowering MBEs, WBEs, and SBEs; and to that end the Port will be vigilant in monitoring encouraging and facilitating the satisfaction of its goals in relation to the participation by MBEs, WBEs, and SBEs in all Port-related work. The goals of the Port in this regard are:

1. To aspire to achieve a total target goal of 25% Minority Business Enterprise (MBEs), 7% Women Business Enterprise (WBEs), and 30% Small Business Enterprise (SBEs) for:
  - Construction
  - Services
  - Supplies
  - Professional Services
2. To require that all respondents to RFPs, RFQs, and other such solicitations for proposals, qualifications, or services commit and demonstrate, in writing, what best efforts they will make in order to meet these goals.
3. To work with the majority/prime contractors to track and support the sub-contractors they use on Port-related projects. The anticipated outcome is that they establish and maintain an Economic Inclusion Program for themselves, and for their future projects. The Port will assist them in finding subcontractors to support Port related project needs.
4. To use the criteria for certification in identifying minority and women owned businesses as defined by the National Minority Supplier Development Council (NMSDC) and the Women's Business Enterprise National Council (WBENC).
5. To accept certifications from the NMSDC, or the local affiliate council; the WBENC; the Small Business Administration (SBA); and local, state, and federal certifying organizations.
6. To accept certifications from the NMSDC, or the local affiliate council; the WBENC; the Small Business Administration (SBA); and local, state, and federal certifying organizations.
7. To require that all proposers or bidders submit an economic inclusion subcontractor utilization plan with their proposals, qualifications or bids. Failure to submit an economic inclusion subcontractor utilization plan with the proposals, qualifications or bids and other documentation that may be requested may deem the proposals, qualifications, or bids as non-responsive and may result in rejection of the proposals, qualifications or bids.



**Section 4** Project Scope / Requirements

1. All work to be performed based on the drawings and specifications dated October 27, 2023. Include all construction divisions from site work to finishes.
2. All dumpsters and required permits to be the responsibility of the selected contractor.
3. Any value engineering is encouraged but should be specifically called out on the proposal. Provide each value engineering item as a Voluntary Alternate listed on the proposal.
4. All finish materials and color selections shall be selected and approved by the owner. Bidder to assume standard building finish materials based on the plans and specifications. The goal of this project is to provide affordable housing in the Walnut Hills neighborhood. It is the assumption on behalf of the owner that project materials will reflect this.
5. Any material allowances should be called out specifically in the proposal.
6. Construction of the homes shall conform to all City of Cincinnati Building Code criteria.
7. All OSHA regulations to be followed at all times.
8. Upon award, an overall construction schedule shall be provided to The Port.
9. The contractor warrants that the materials that it furnishes will be of good quality and new and will conform to the requirements of the contract. Any extended manufacturer's warranties to be provided to the owner upon completion of the project.
10. A final retainage of 10% (ten percent) of the total project budget may be held by The Port until both a "certificate of occupancy" or comparable equivalent, issued by the appropriate municipality, and a final inspection walk through with a representative of The Port.





**Section 5**      **Project Administration**

- I. Insurance Requirements - Contractor agrees to obtain, at its own expense, to have in force before commencing any work, and to maintain at all times while work is being performed under this Agreement, the following insurance:
  - a. Workers' Compensation Insurance in accordance with the requirements of the applicable laws of the State of Ohio; Stop-Gap Employer's Liability insurance with limits of not less than \$500,000; Bodily injury coverage of \$500,000 for each employee and \$500,000 in the aggregate (this may be provided as part of the Commercial General Liability policy).
  - b. Commercial General Liability Insurance, including contractual liability, bodily injury and property damage combined at a minimum of \$1,000,000 for each occurrence; personal and advertising injury coverage of \$1,000,000 for any one person or organization and \$1,000,000 in the aggregate. The policy should be endorsed to include:
    - i. A. Hamilton County Land Reutilization Corporation, the Port of Greater Cincinnati Development Authority (Management Company for the HCLRC) and any other persons or entities required by contract are to be additional insureds under ISO Additional Insured Endorsement CG 2010 11 85 or equivalent (attached hereto).
    - ii. Additional insured status must include ongoing operations as well as completed operations and work.
    - iii. Additional Insured status must be on a primary and non-contributory basis. Endorsement CG 2001 or equivalent (attached hereto).
    - iv. The commercial general liability insurance should also include a waiver of subrogation in favor of the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds (suggested wording attached hereto).
    - v. The commercial general liability should include a minimum 30-day notice of cancellation provision to the Hamilton County Land Reutilization Corporation.
  - c. Automobile Insurance for owned, non-owned, and hired vehicles for a combined single limit of not less than \$1,000,000 for each occurrence. The policy should be endorsed to include the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds on a primary and non-contributory basis.
  - d. Umbrella/Excess Liability Insurance, with coverage for Commercial General Liability and Automobile Liability with minimum limits of \$3,000,000 for each occurrence and \$3,000,000 aggregate. The policy should be endorsed to include:





- i. Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract are to be additional insureds.
  - ii. Additional insured status must include ongoing operations as well as completed operations and work.
  - iii. Additional Insured status must be on a primary and non-contributory basis.
  - iv. The umbrella/excess liability should also include a waiver of subrogation in favor of the Hamilton County Land Reutilization Corporation, Port of Greater Cincinnati Development Authority, and any other persons or entities required by contract to be additional insureds.
- II. Lien Waivers
  - a. Signed and notarized lien waivers are required from contractors and all sub-contractors when submitting biweekly invoices.



## **Section 6 Proposal Requirements**

All proposals shall be organized in the following manner:

1. Contact Information Name, address, phone number, and email of the individual or firm. If a firm, the name and title of the individual authorized to negotiate contract terms and make binding commitments shall be included and identified. If proposers bid as a team, bidder must identify team members as well as the key point of contact for the Port staff. Each person’s role and responsibilities must be identified.
2. Total Lump Sum Price for each individual property. To clarify, there should be one (1) price for each of the eight (8) individual properties listed below.

Address	Parcel ID
2351 Concord Street Cincinnati, OH 45206	068-0003-0047-00
2353 Concord Street Cincinnati, OH 45206	068-0003-0048-00
2355 Concord Street Cincinnati, OH 45206	068-0003-0049-00
2356 Concord Street Cincinnati, OH 45206	068-0003-0103-00
2358 Concord Street Cincinnati, OH 45206	068-0003-0104-00
2362 Concord Street Cincinnati, OH 45206	068-0003-0106-00
2364 Concord Street Cincinnati, OH 45206	068-0003-0107-00
2365 Concord Street Cincinnati, OH 45206	068-0003-0054-00

3. Please indicate any cost savings for completing multiple homes, if applicable, on the proposal as a Voluntary Alternate.
4. Experience:
  - a. Description of the firm’s resources – Please provide the names of all personnel who will be assigned to work with the Port, including previous experience.
  - b. Provide images and description of past projects to demonstrate experience with projects of a similar nature.

After written proposals have been reviewed, discussions with prospective firms may or may not be required to clarify any portions of the proposal.

The owner (Port of Cincinnati) reserves the right to select multiple contractors to complete all eight (8) homes. Each contractor is to assume being awarded a maximum of eight (8) homes and a minimum of two (2) homes by the end of December 2024.





**Section 7** Drawings





# PERMIT ISSUE - 10/27/23

2351 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/27/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
963 E McMillan Ln ST  
CINCINNATI, OH 45206  
(513) 830-5132

**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
9 GREENE ST  
FORT THOMAS, KY 41075  
(859) 663-6045

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

1. ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
2. FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
3. PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
4. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED, AND ANY ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

1. **CEILING INSULATION:** SHALL BE BLOWN-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
2. **WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION, OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
3. **CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.**
- B MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.**
- C THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT.**

### PLUMBING NOTES

- P01 PEX PLUMBING SYSTEM:** THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02 SANITARY PIPING:** ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03 WATER HEATER:** 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04 LAUNDRY APPLIANCES:** WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05 WATER HEATER VENT:** WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06 FLOOR DRAINS:** PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07 CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.**

### MECHANICAL NOTES

- M01 FORCED AIR FURNACE:** NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
  - M02 FURNACE VENT:** FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
  - M03 RANGE HOOD:** PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
  - M04 DUCTS:** GALVANIZED METAL DUCTS.
  - M05 EXHAUST FANS:** INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
  - M06 MECHANICAL CHASE:** PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
  - M07 LAUNDRY DRYER VENT:** DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.
- ### ELECTRICAL NOTES
- E01 HARDWARE, PANELS, AND DISCONNECTS TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.**
  - E02 ELECTRIC PANEL:** PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
  - E03 APPLIANCE OUTLET:** COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
  - E04 GFI CIRCUITS:** ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
  - E05 SMOKE DETECTORS:** INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP CURRENT WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

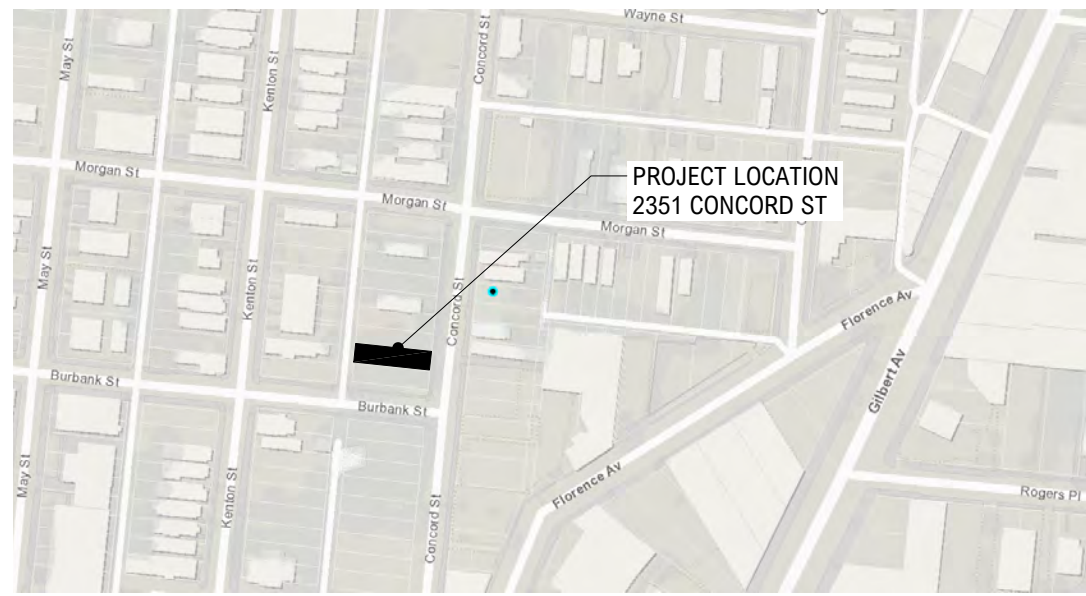
ADDRESS: 2351 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0047-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- A.) REFER TO SITE SURVEY FOR REFERENCE.
- B.) FINISH GRADE: FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

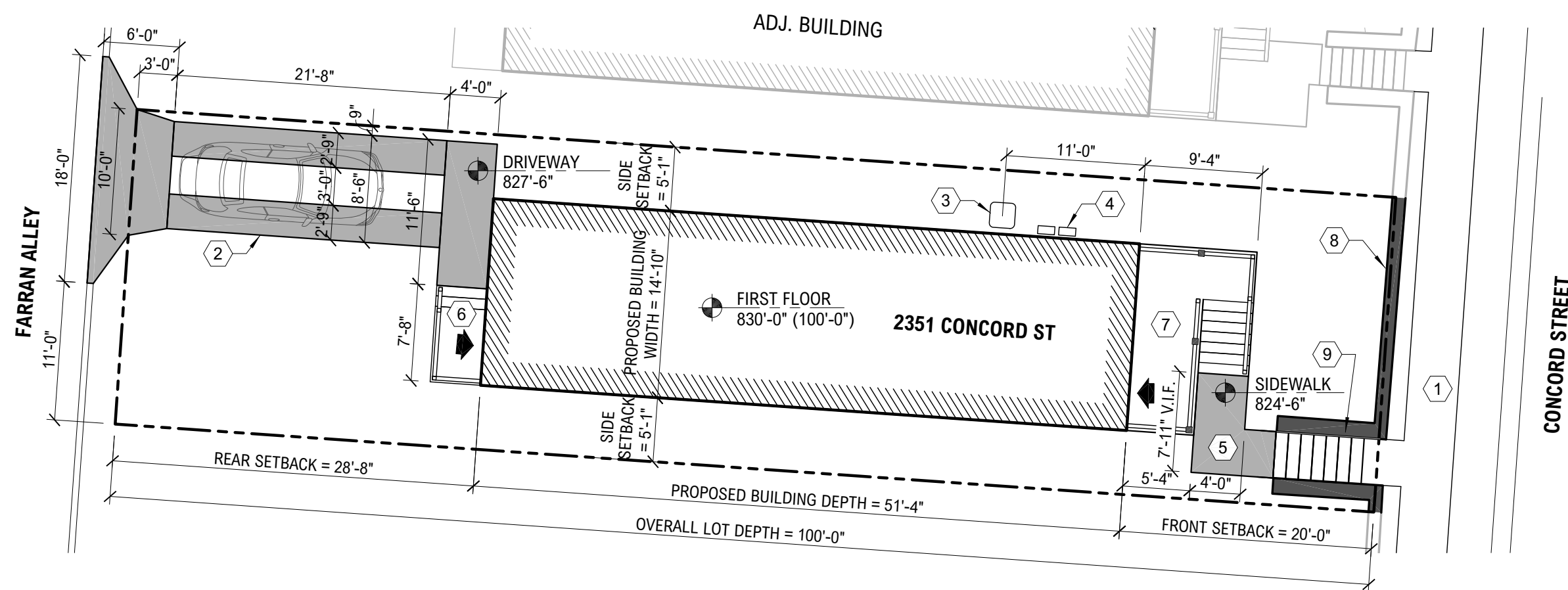
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

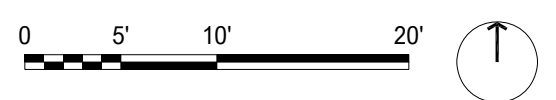
- 1.) F'C = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINED AIR.
- 2.) MINIMUM CEMENT CONTENT = 520 #/CY,
- 3.) MAXIMUM WATER/CEMENT/ITIOUS RATIO = 0.45.
- 4.) LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- 5.) MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- 6.) EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

## SITE PLAN KEYNOTES

- 1.) EXISTING SIDEWALK: REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI ORDINANCES.
- 2.) NEW CONCRETE RIBBON DRIVEWAY LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 3.) CONDENSING UNIT: GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 4.) UTILITY METERS: GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 5.) NEW CONCRETE WALK: REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 6.) NEW EXTERIOR STEPS: P.T. WOOD W/ HANDRAIL ON AT LEAST ONE SIDE. HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. REFER TO PLANS FOR DETAILS.
- 7.) EXTERIOR COVERED PORCH: REFER TO PLANS FOR DETAILS.
- 8.) EXISTING RETAINING WALL: TO REMAIN. REPAIR/REPLACE AS NECESSARY.
- 9.) EXISTING CONCRETE STAIR: TO REMAIN. REPAIR/REPLACE AS NECESSARY.



01 SITE PLAN  
1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL OVERHEAD TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, REQUIRED, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCB'S.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMENOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSION OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

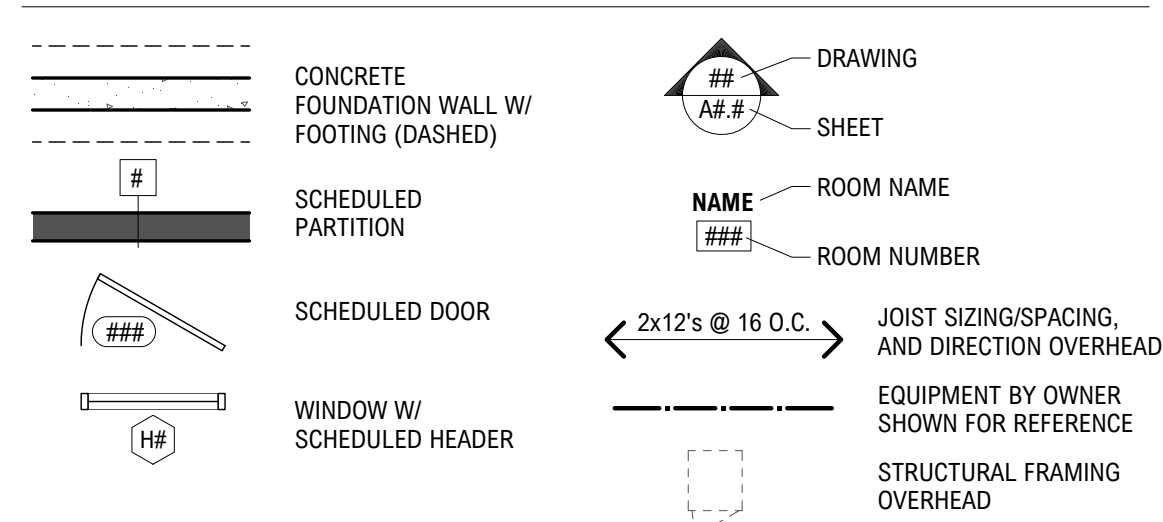
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**

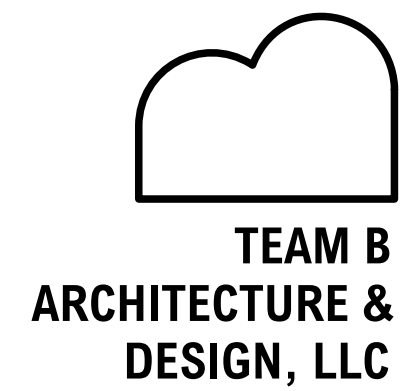


**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



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SINGLE-FAMILY DWELLING**  
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CINCINNATI, OH 45206

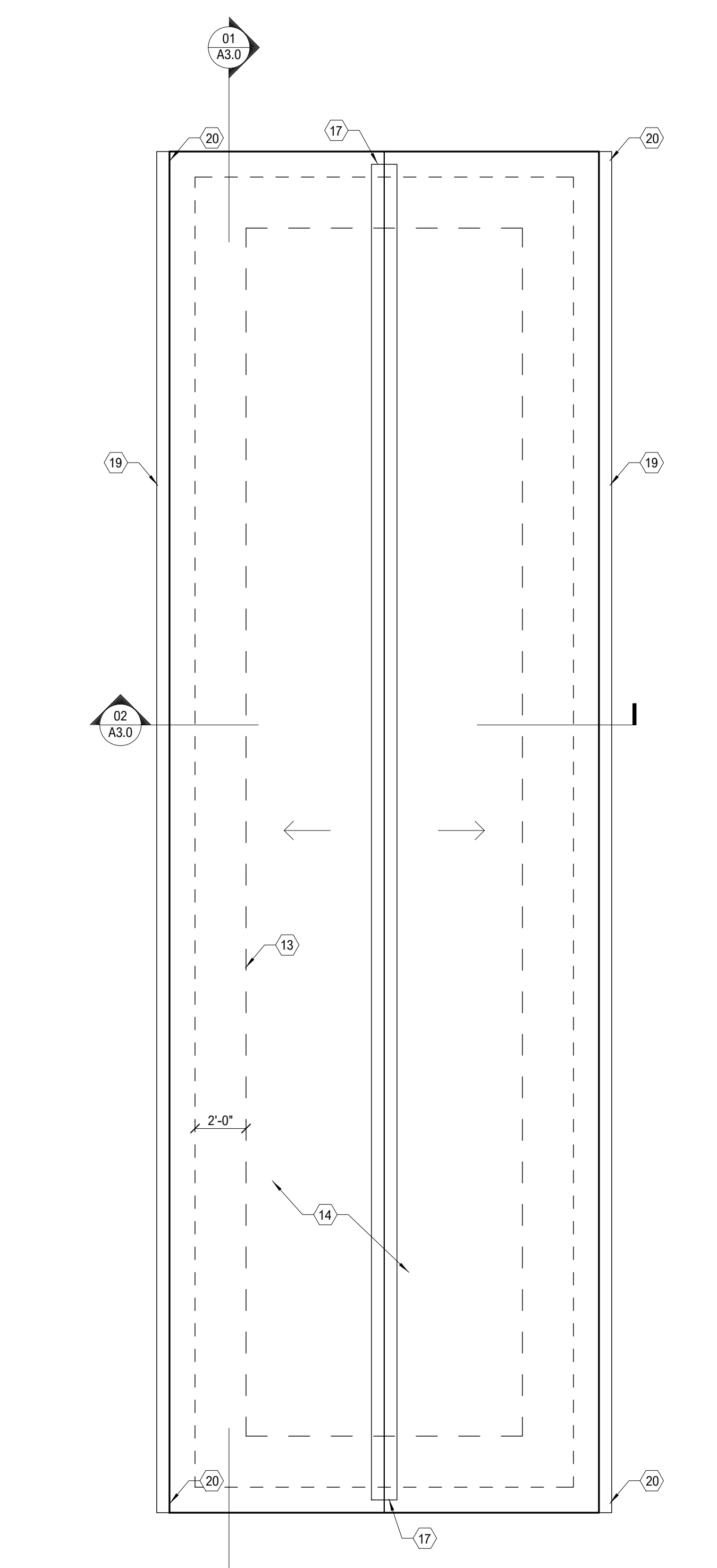
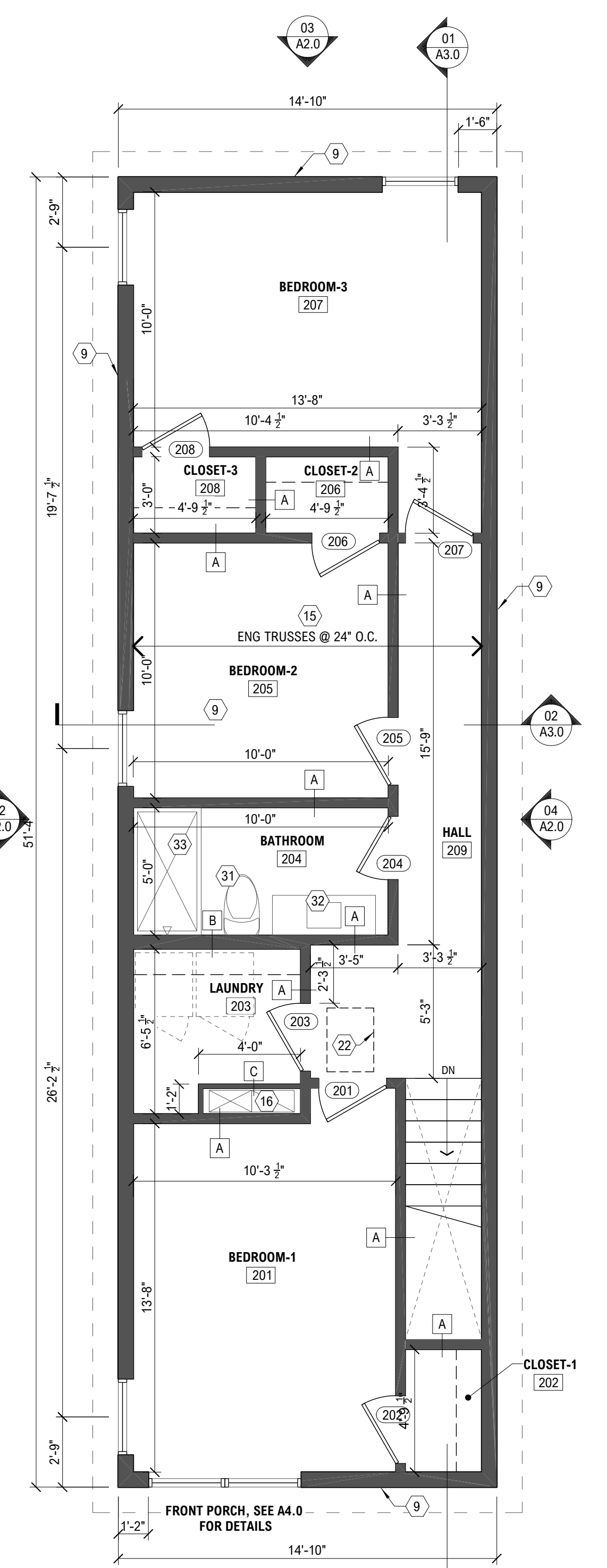
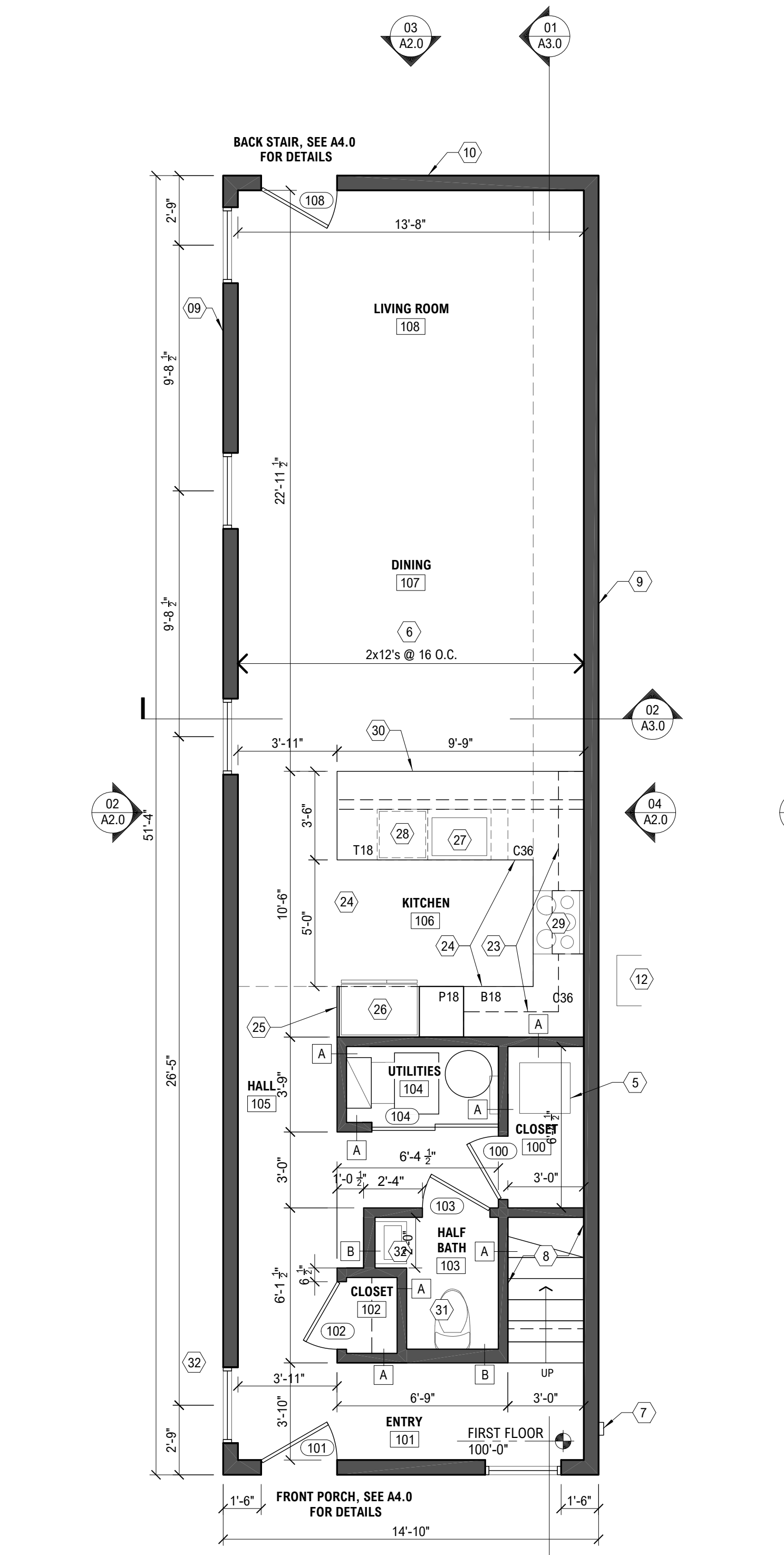
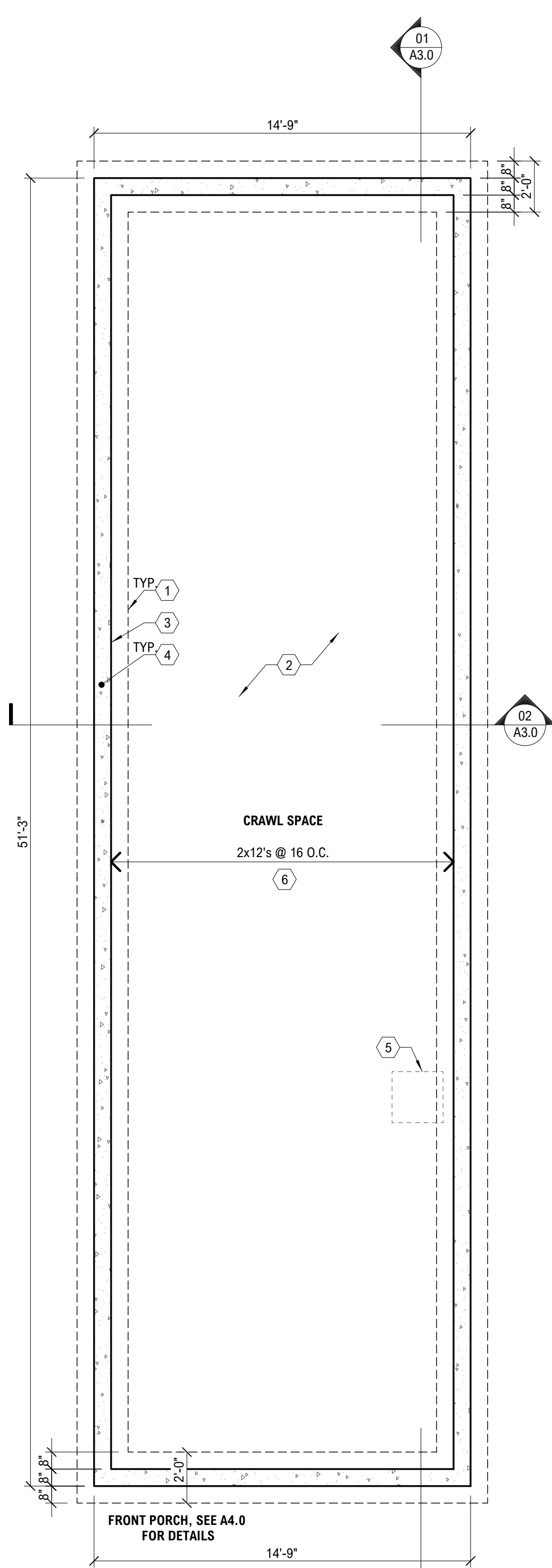
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DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



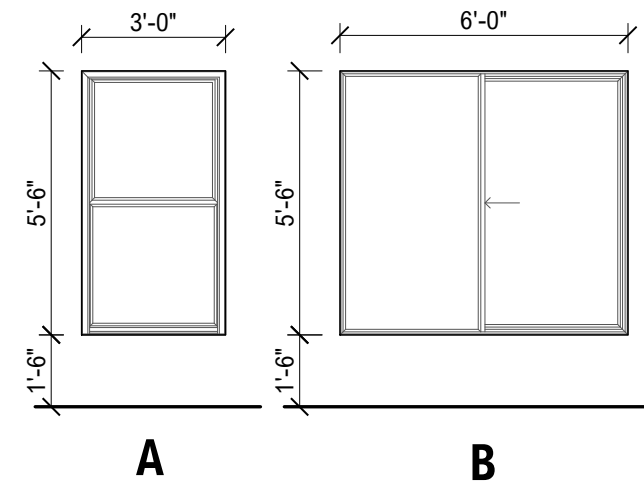


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

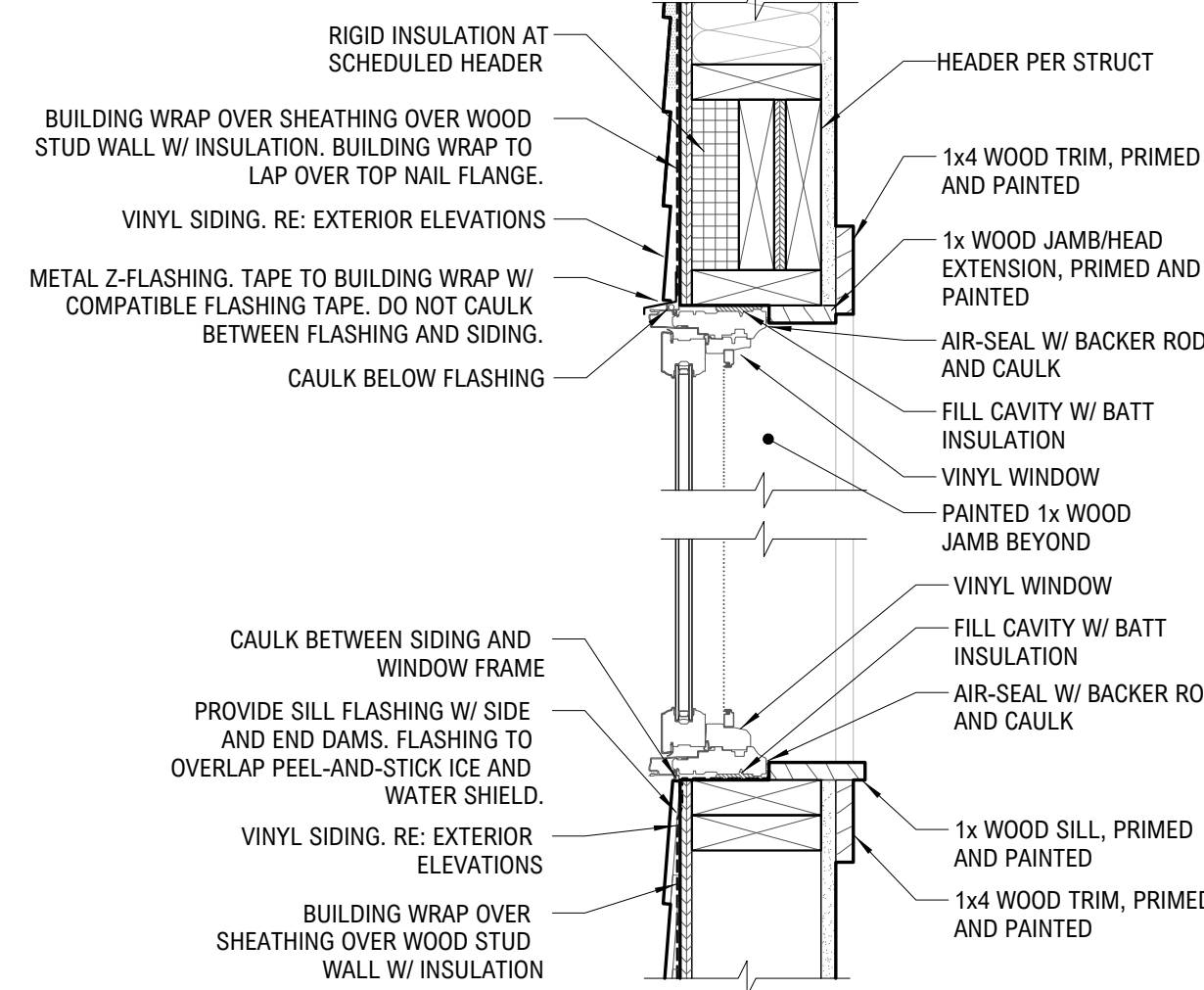
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



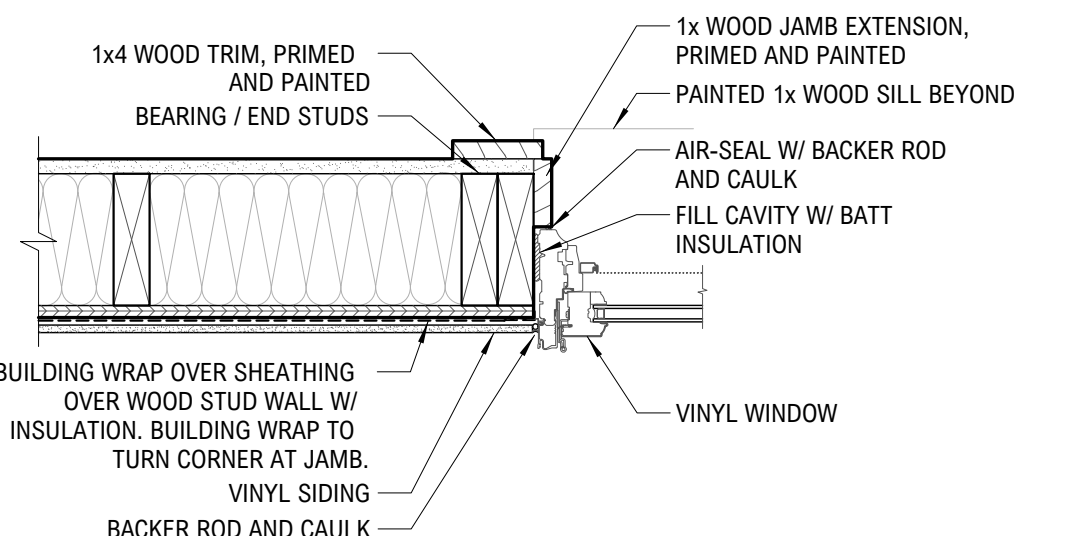
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



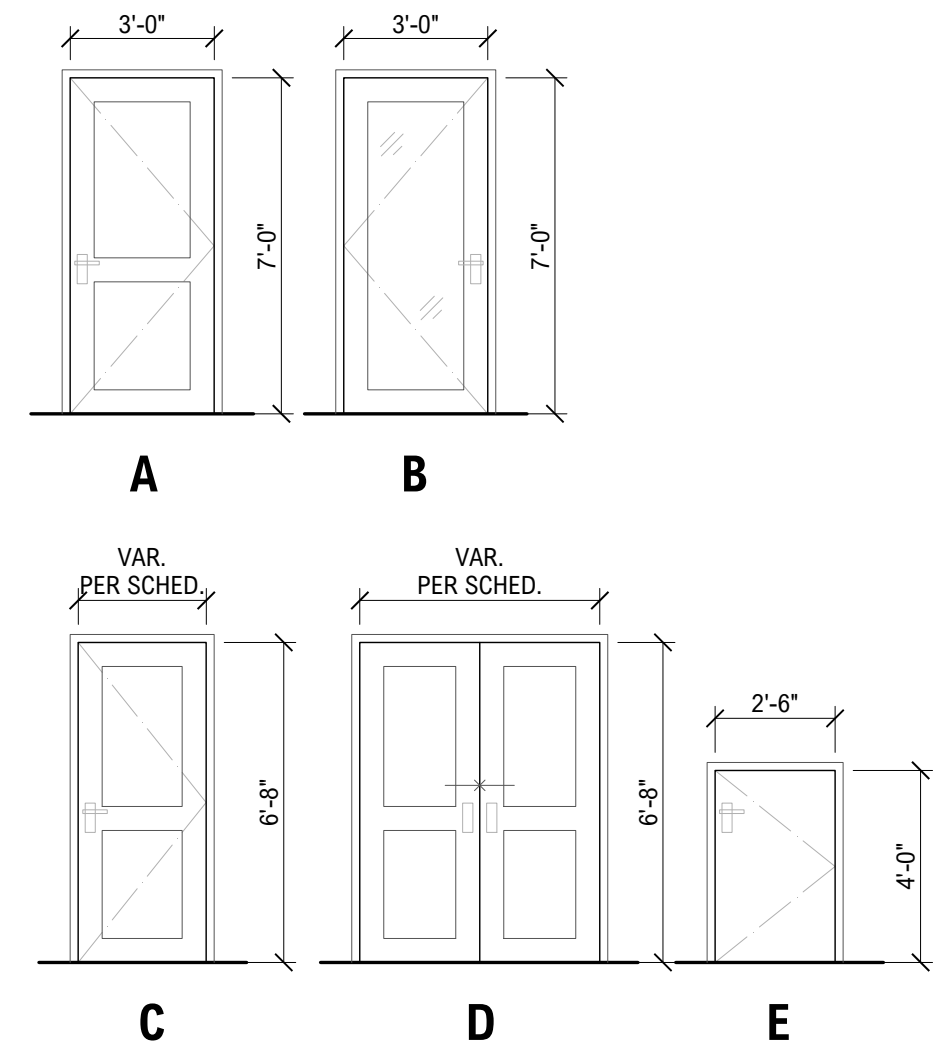
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

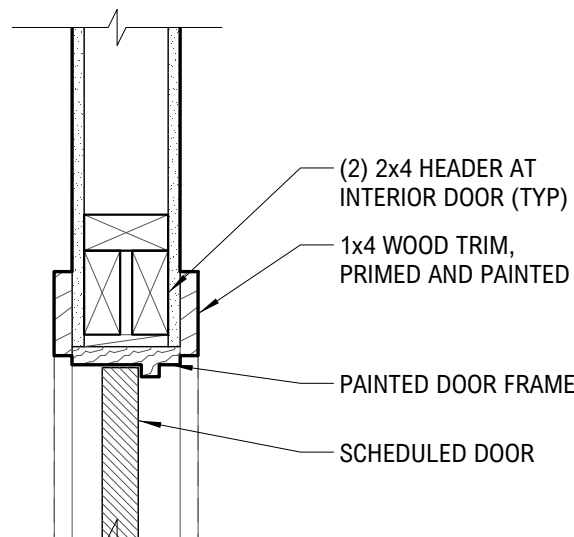
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



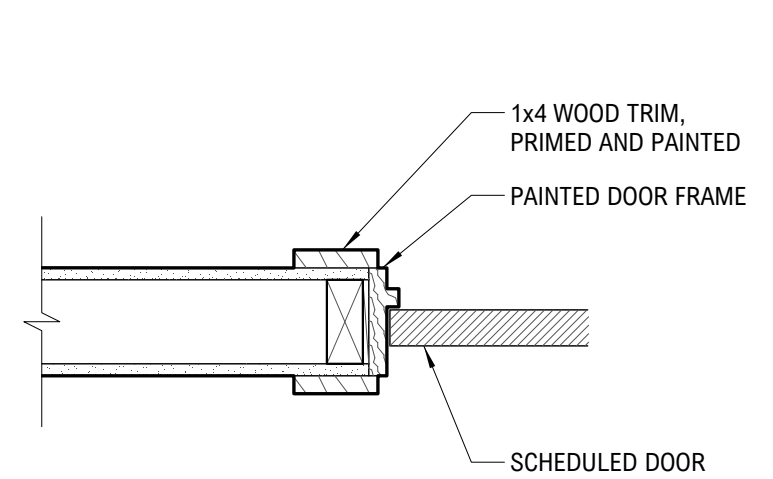
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

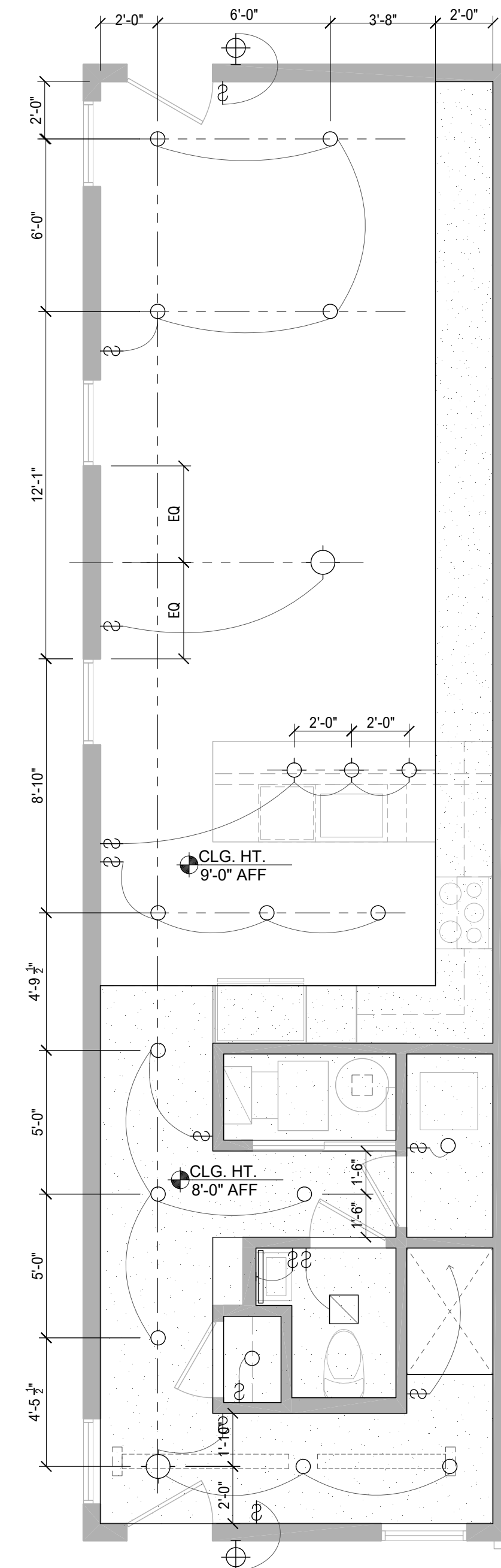


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

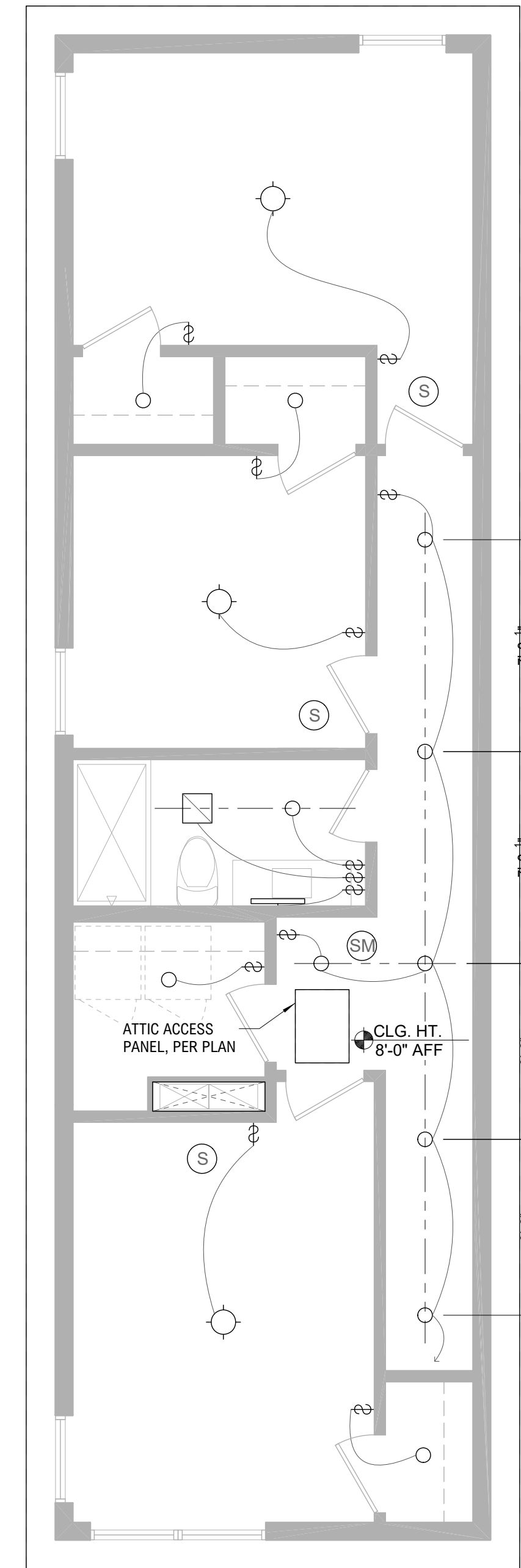
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊙ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- ⊙ CLG. HT. +9'-0" AFF
- ⊙ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊙ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊙ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

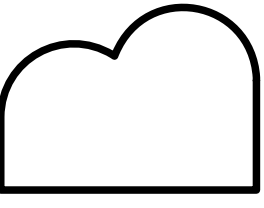


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



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DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**



### E - EGRESS WINDOW INFORMATION

A.) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.

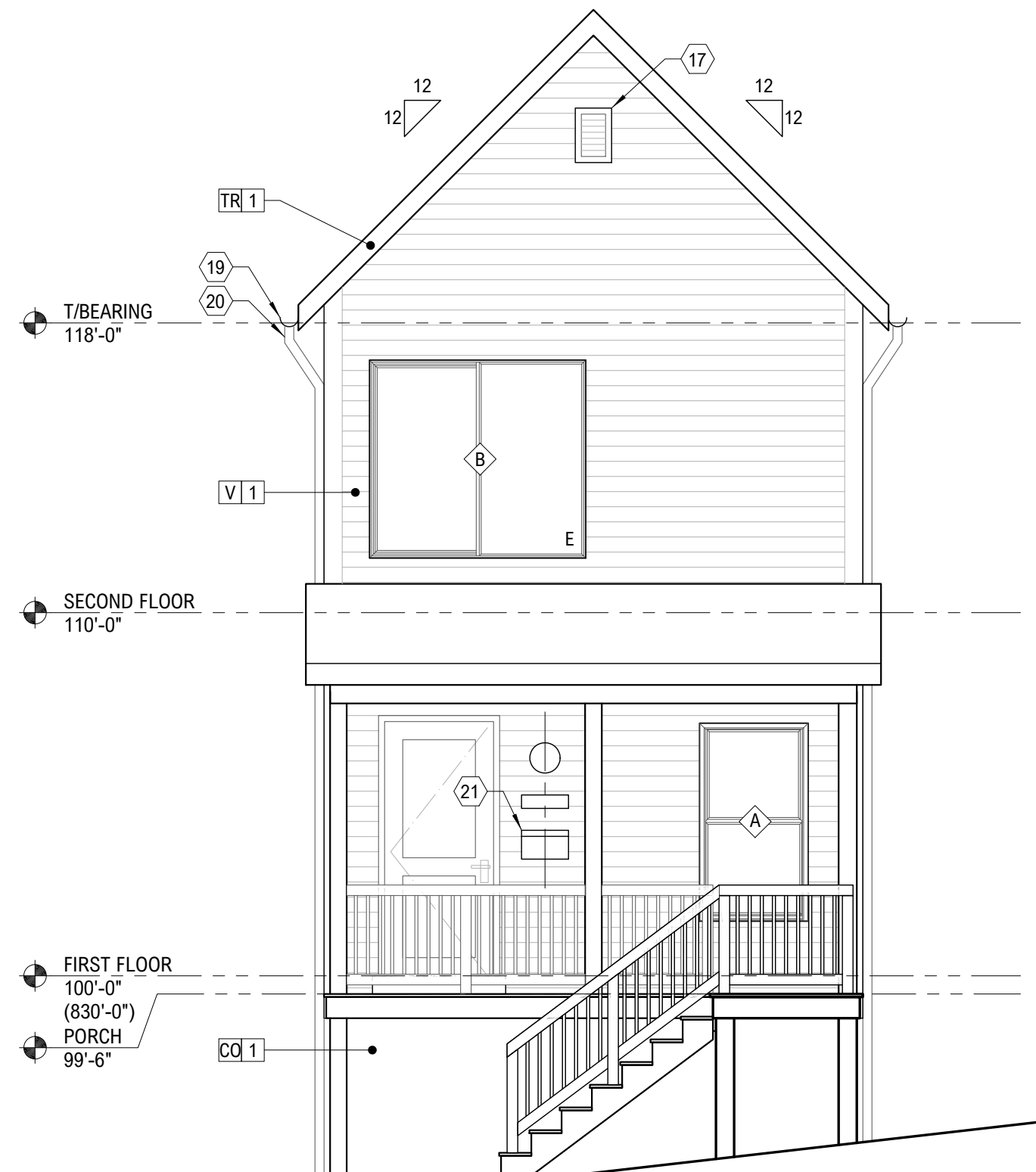
B.) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

C.) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

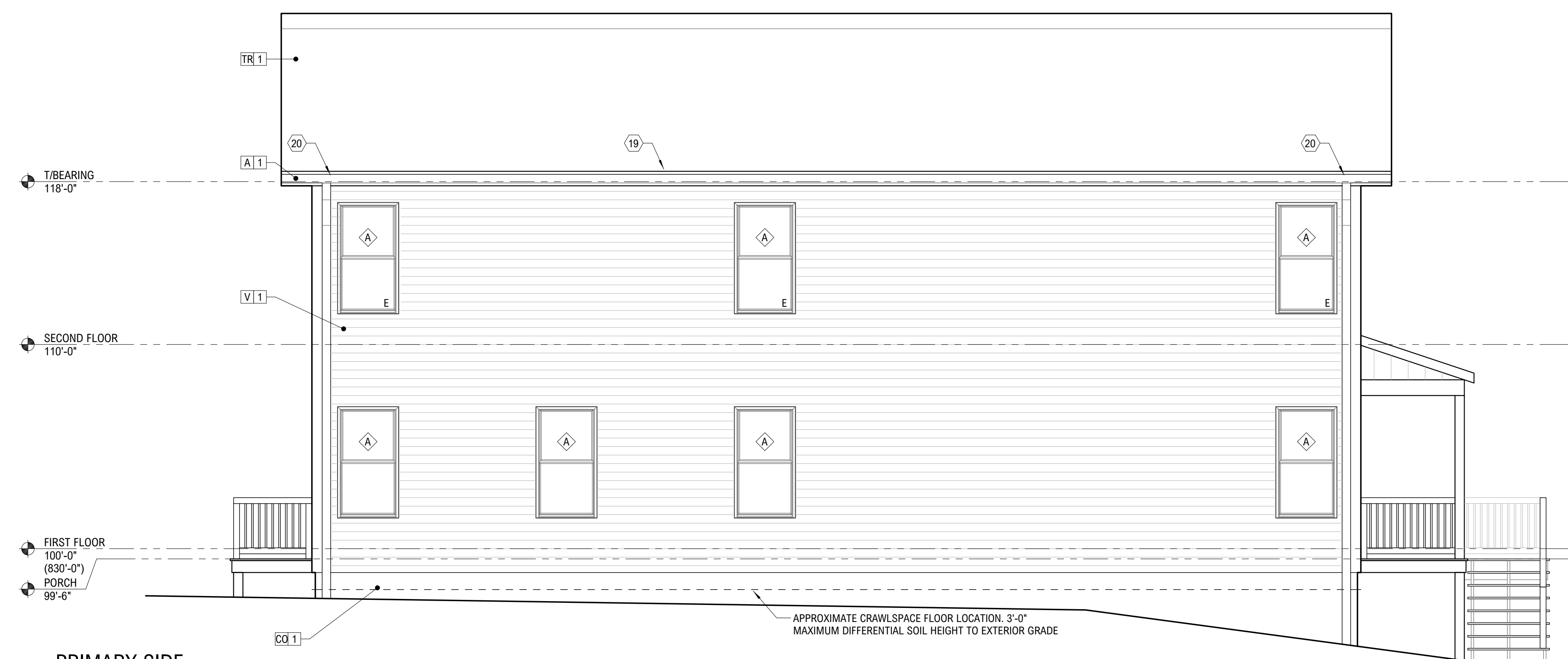
D.) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

### KEYED NOTES

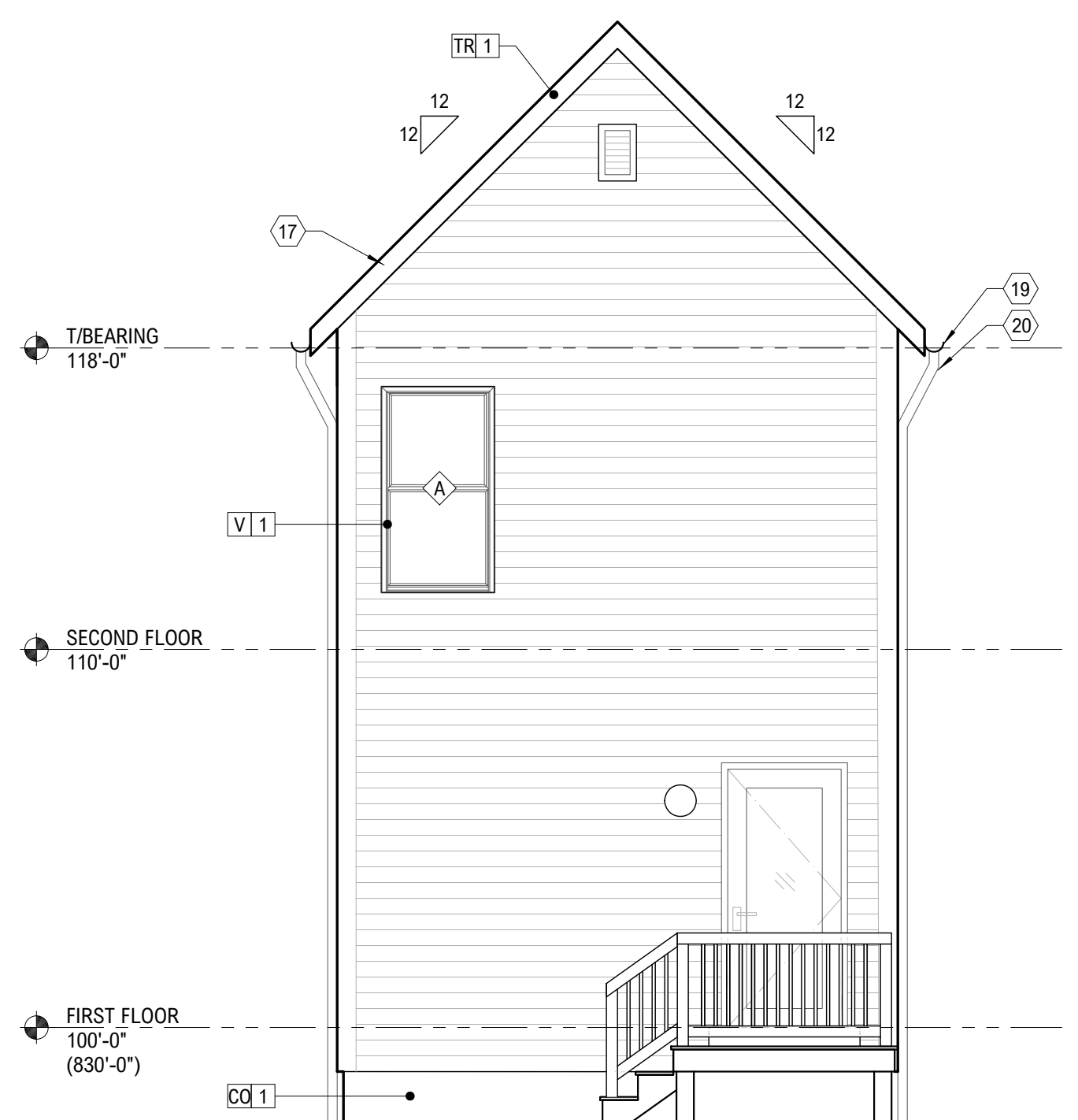
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WID. JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCONCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



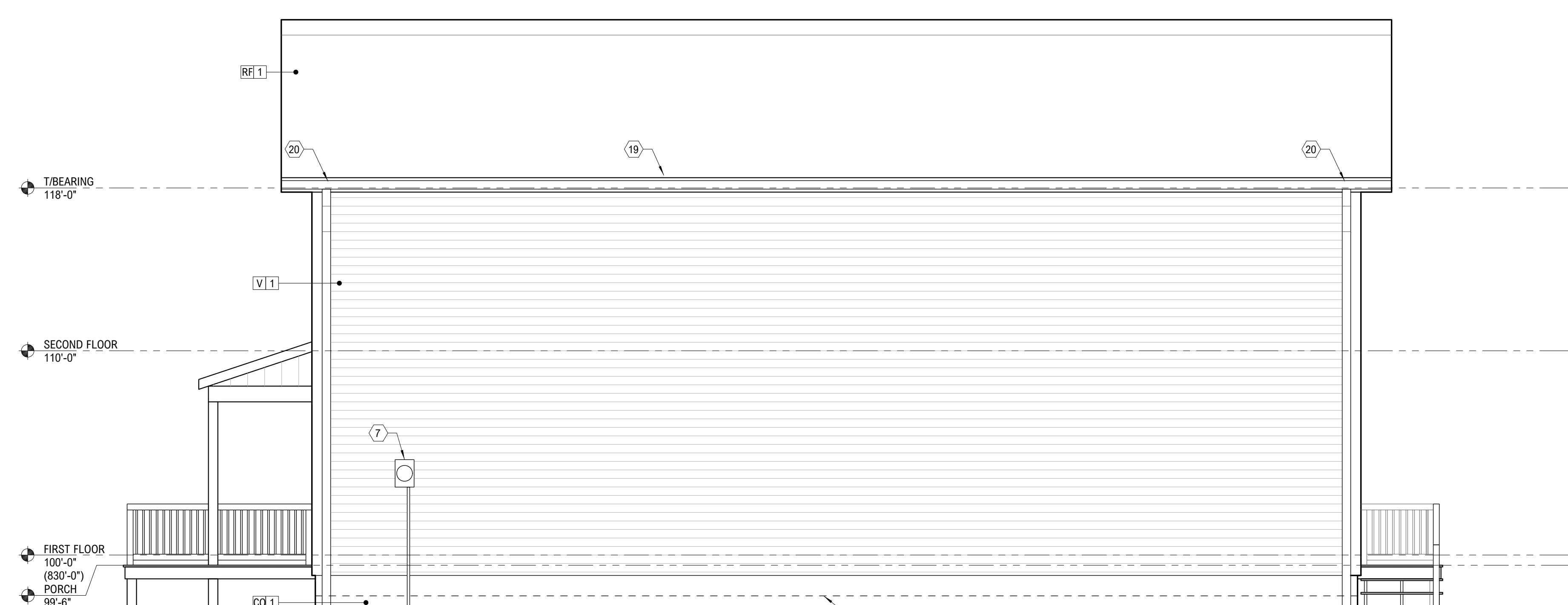
01 FRONT ELEVATION  
1/4" = 1'-0"



02 PRIMARY SIDE ELEVATION  
1/4" = 1'-0"



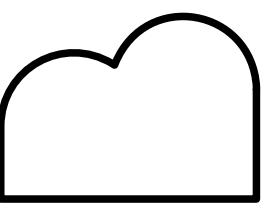
03 REAR ELEVATION  
1/4" = 1'-0"



04 SECONDARY SIDE ELEVATION  
1/4" = 1'-0"

### EXTERIOR FINISH LEGEND

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS

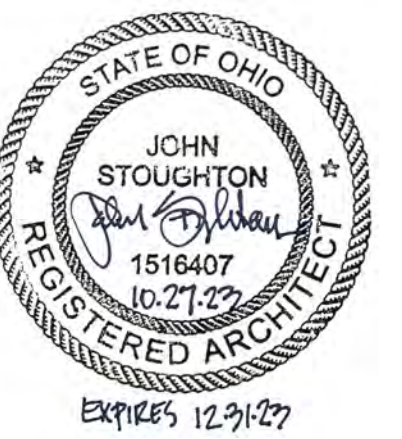


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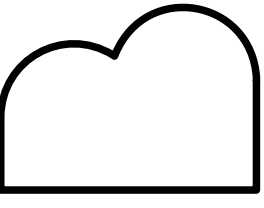
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**BUILDING ELEVATIONS**

**A2.0**





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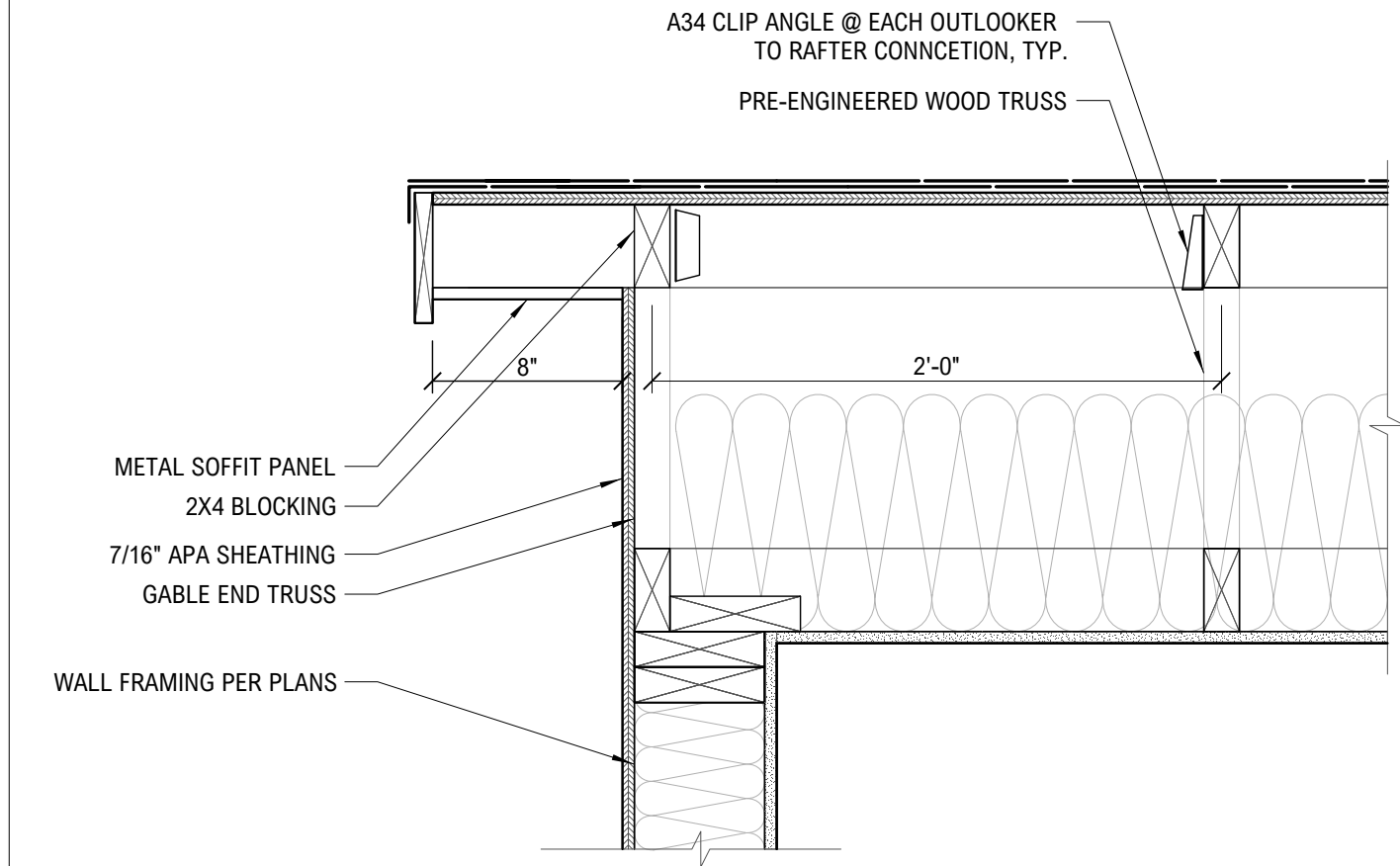
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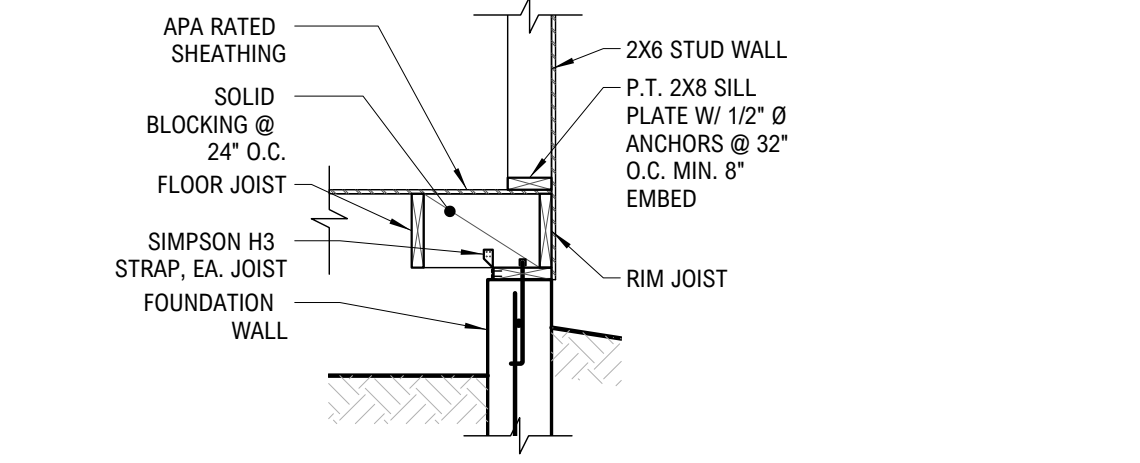
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DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

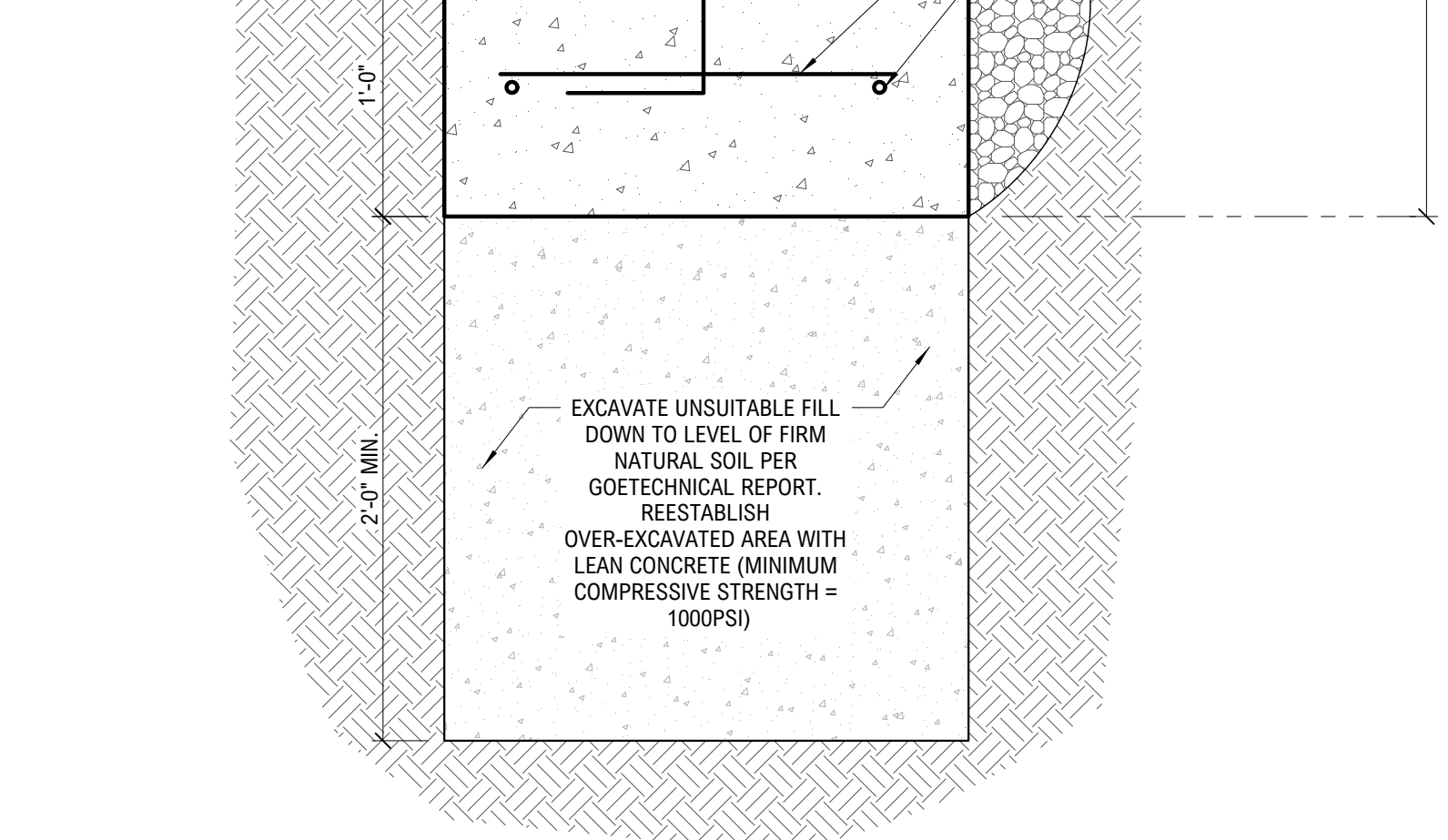
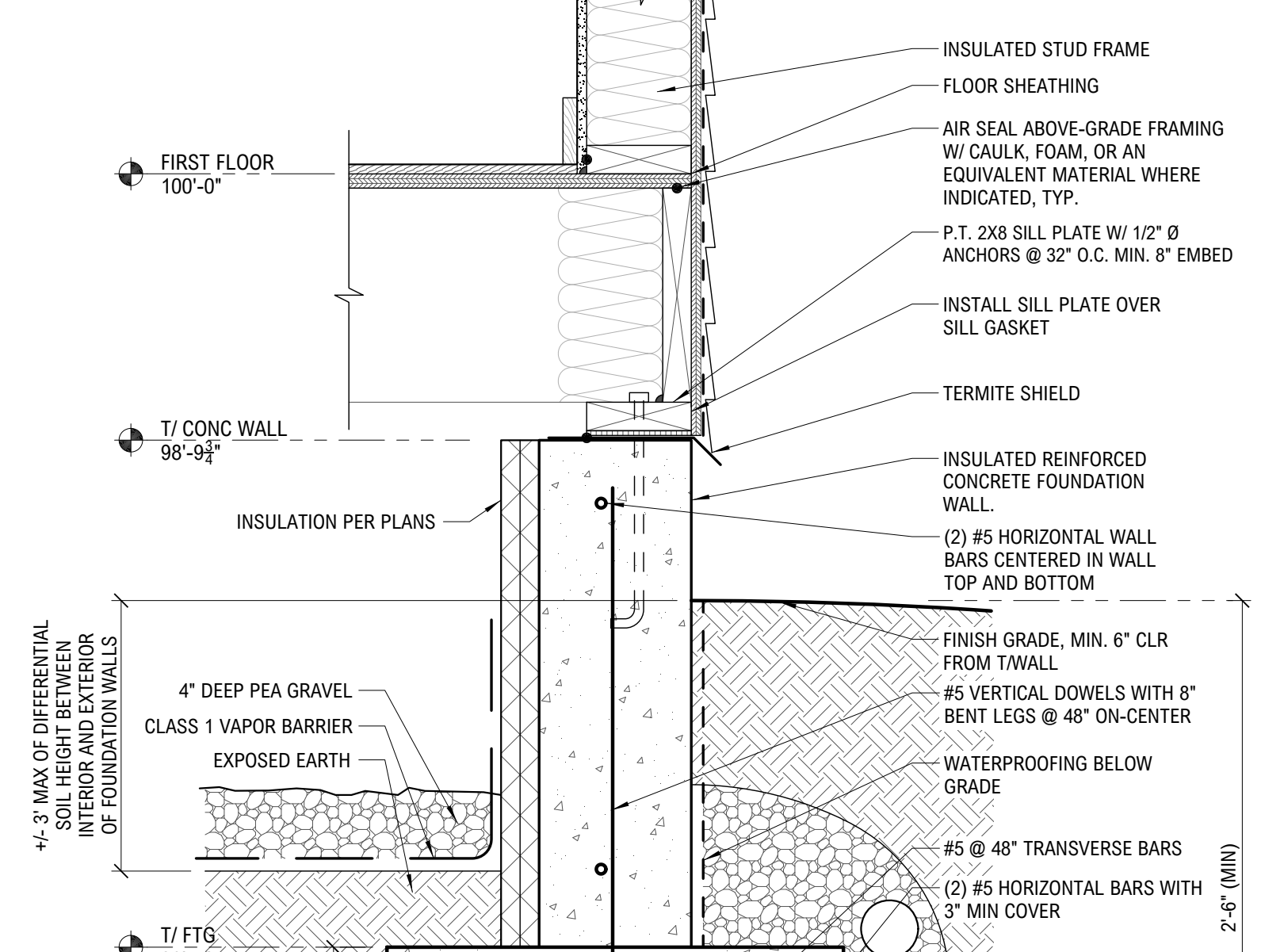
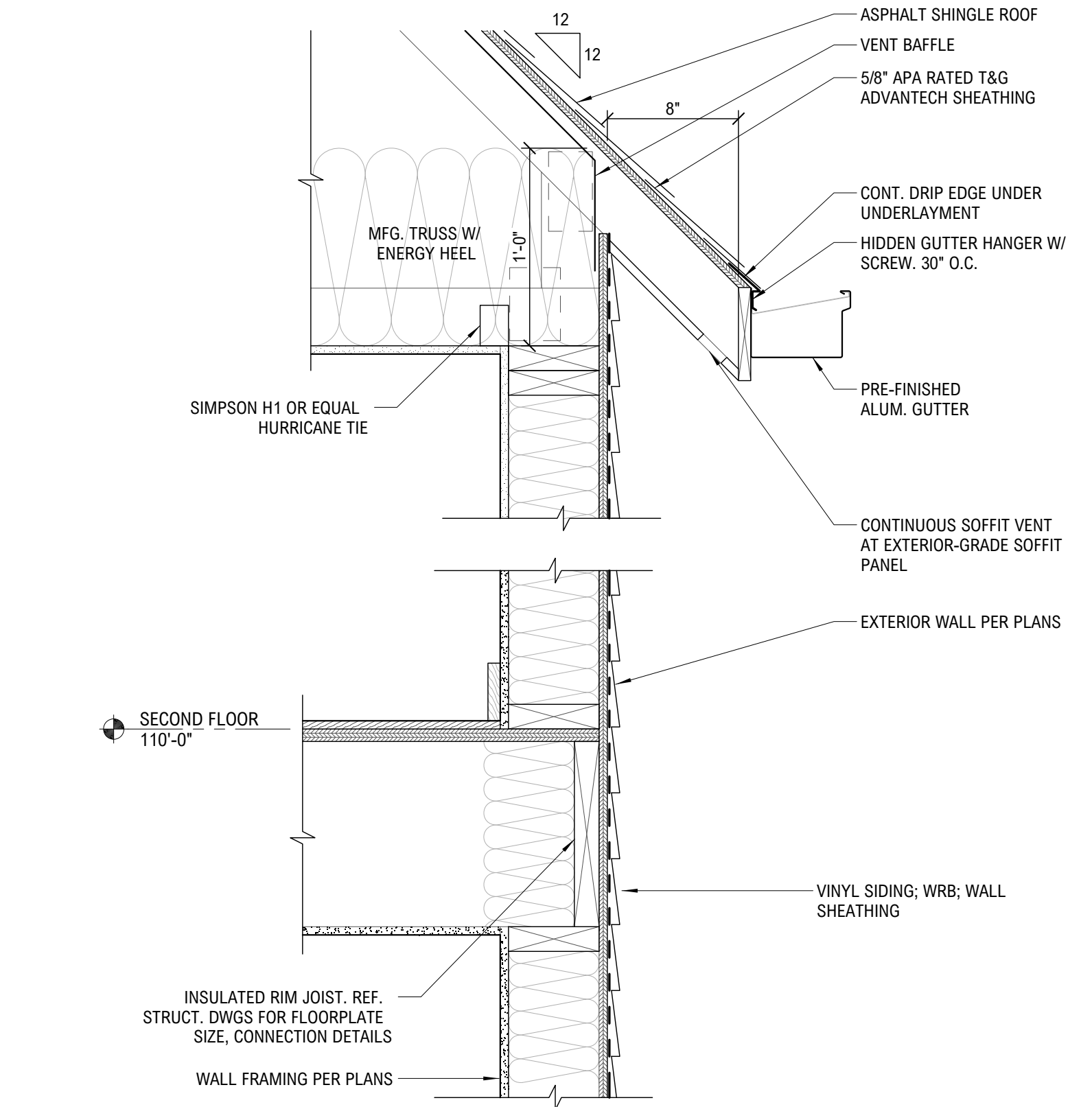
**A3.0**



**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



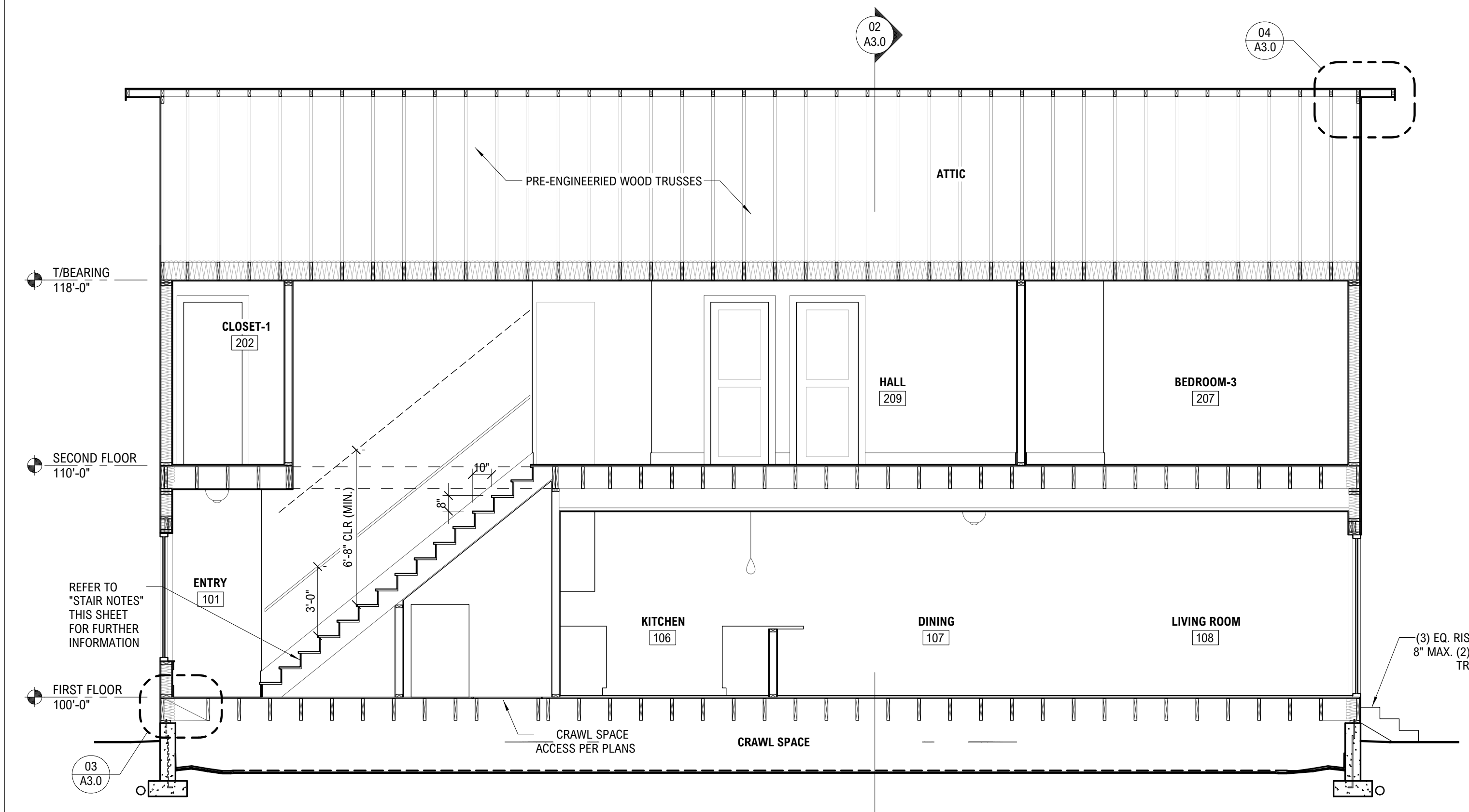
**05 DETAIL**  
1/2" = 1'-0"



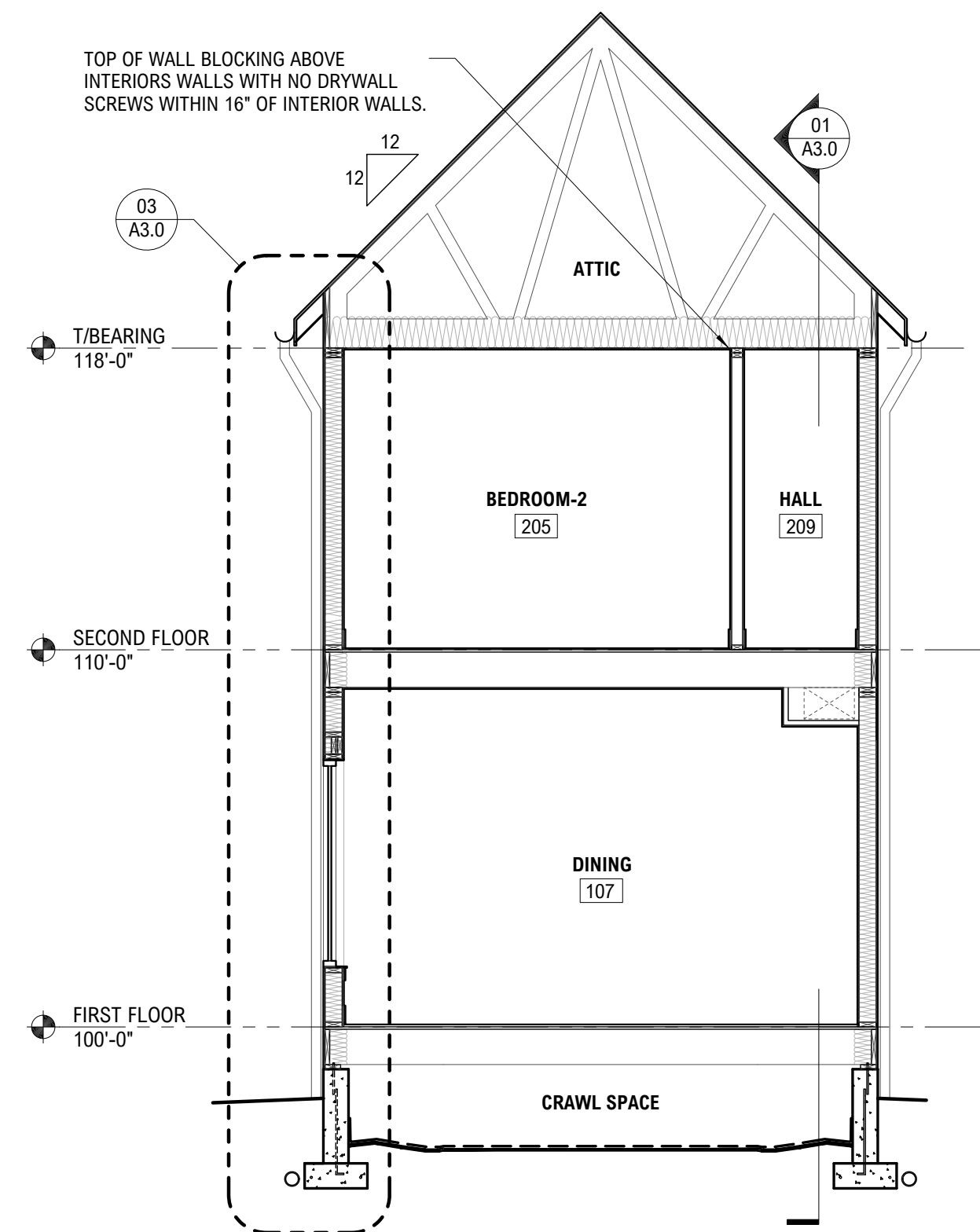
**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"

**INTERIOR STAIR NOTES**

- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.

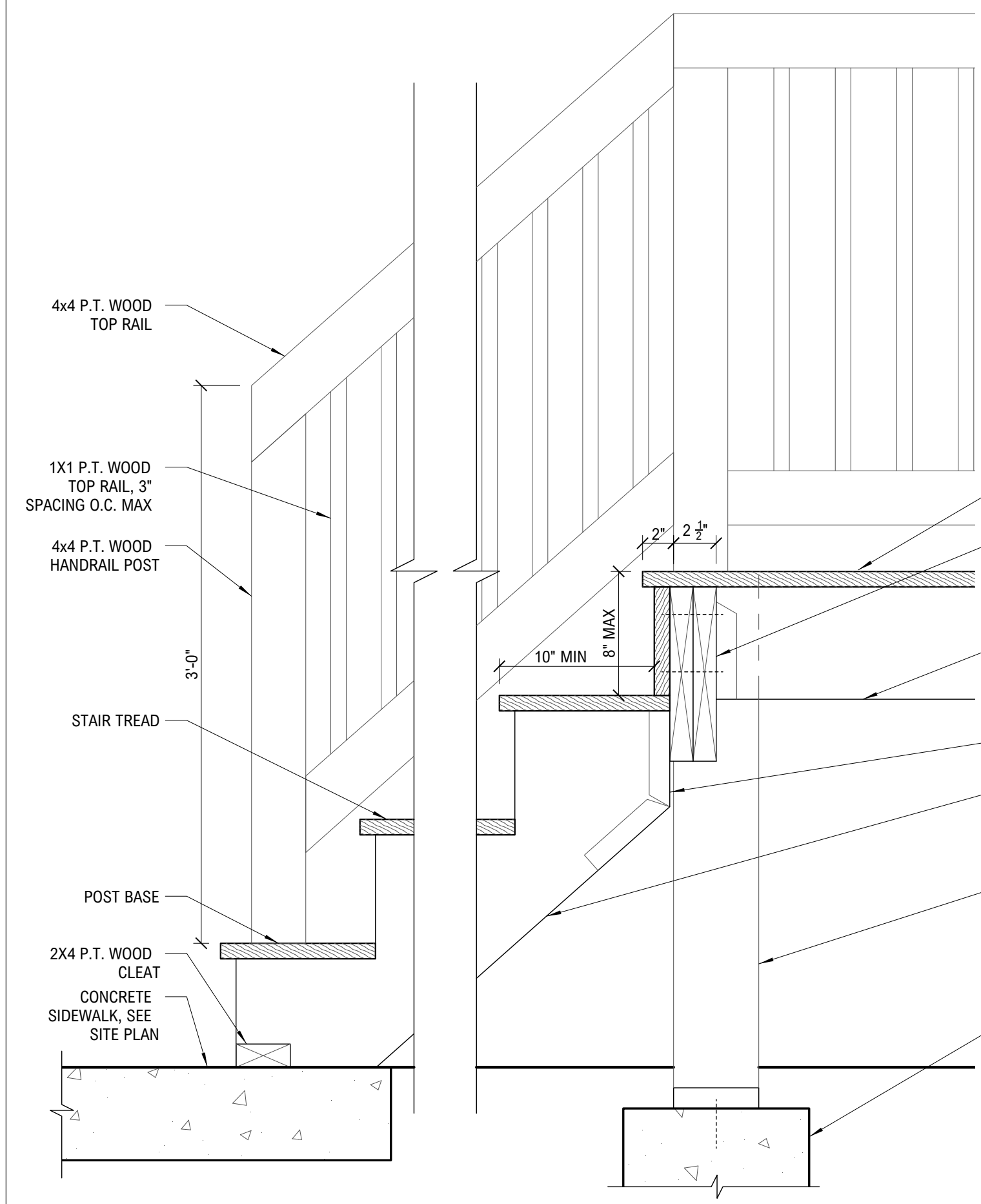


**01 BUILDING SECTION**  
1/4" = 1'-0"

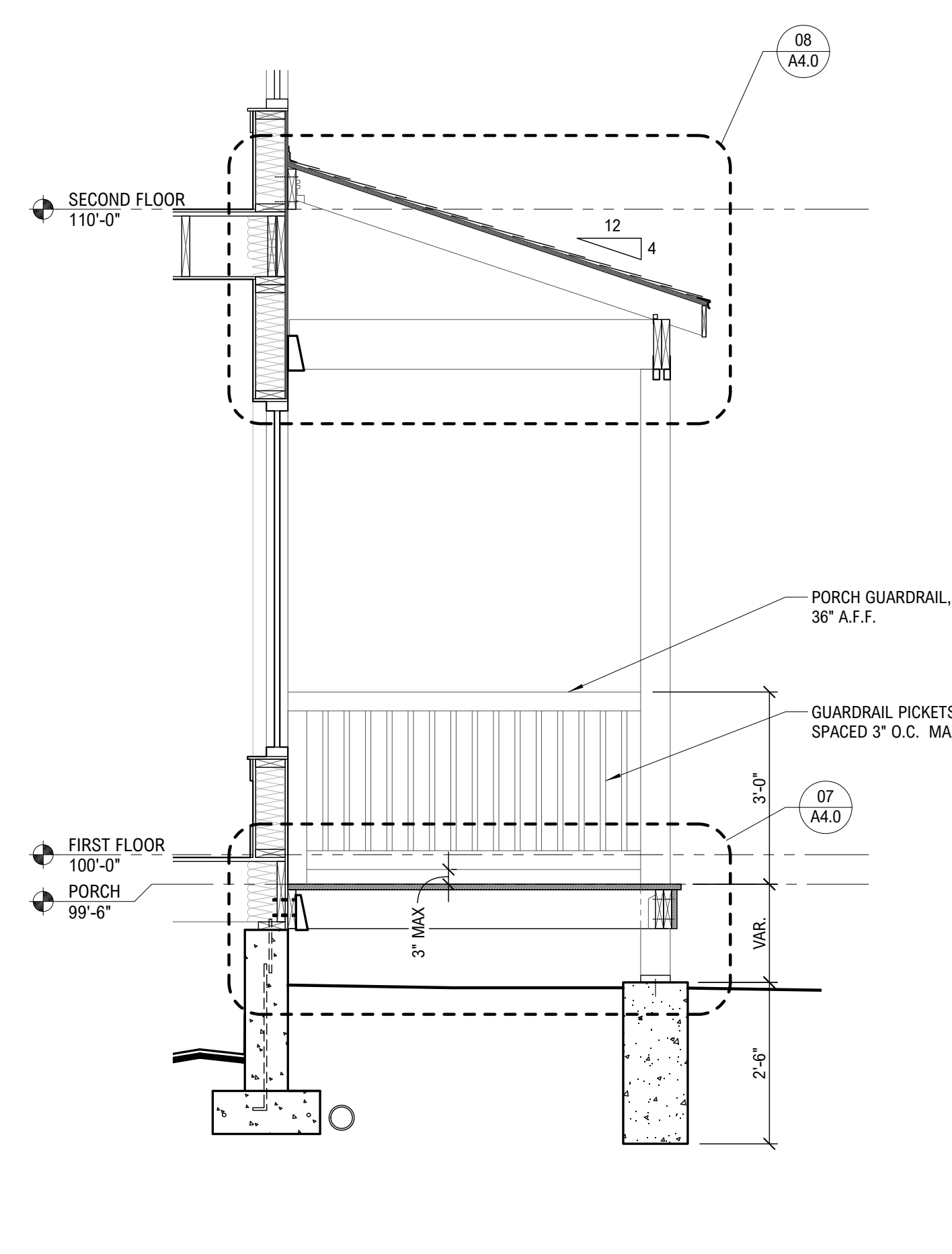


**02 BUILDING SECTION**  
1/4" = 1'-0"

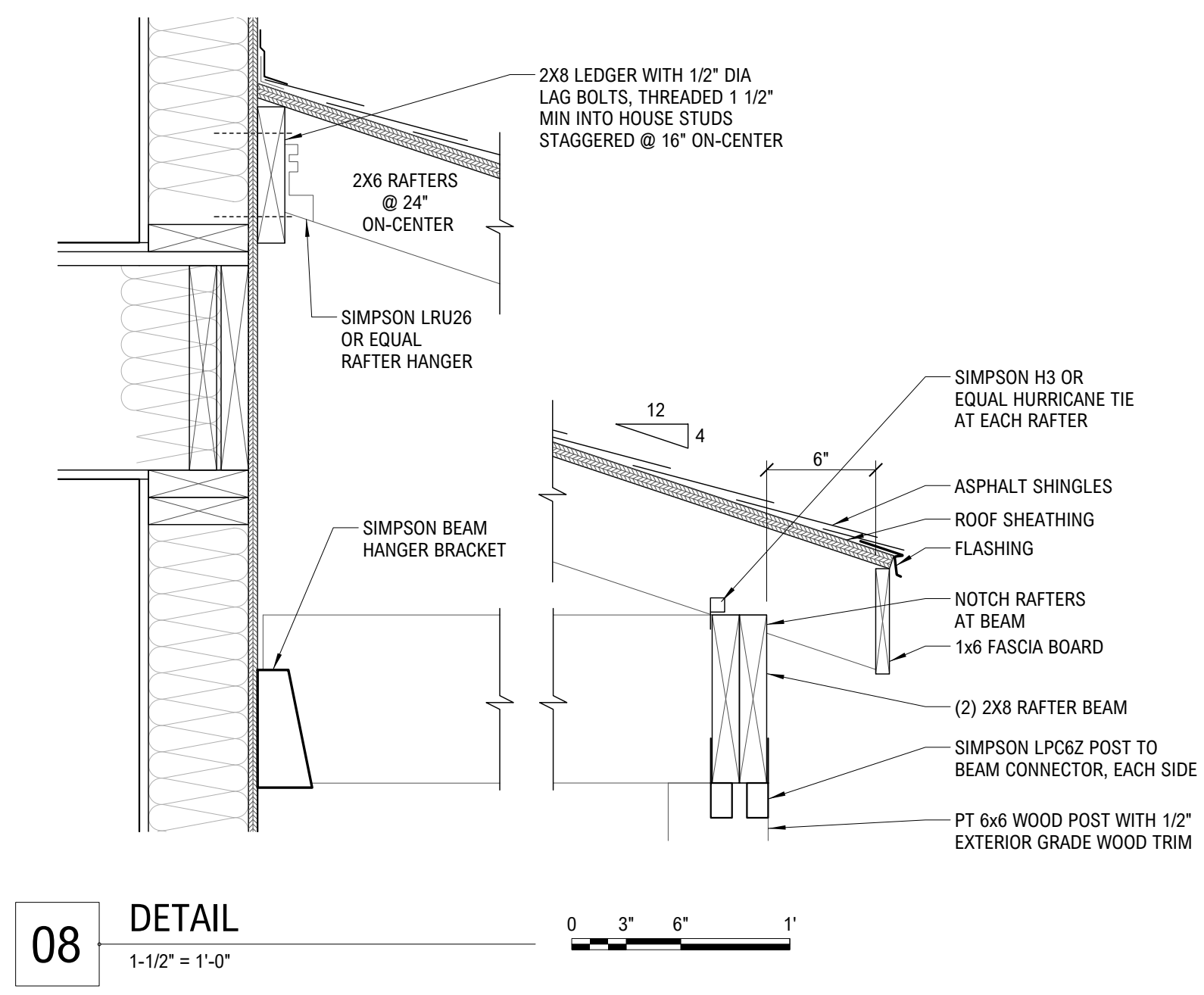




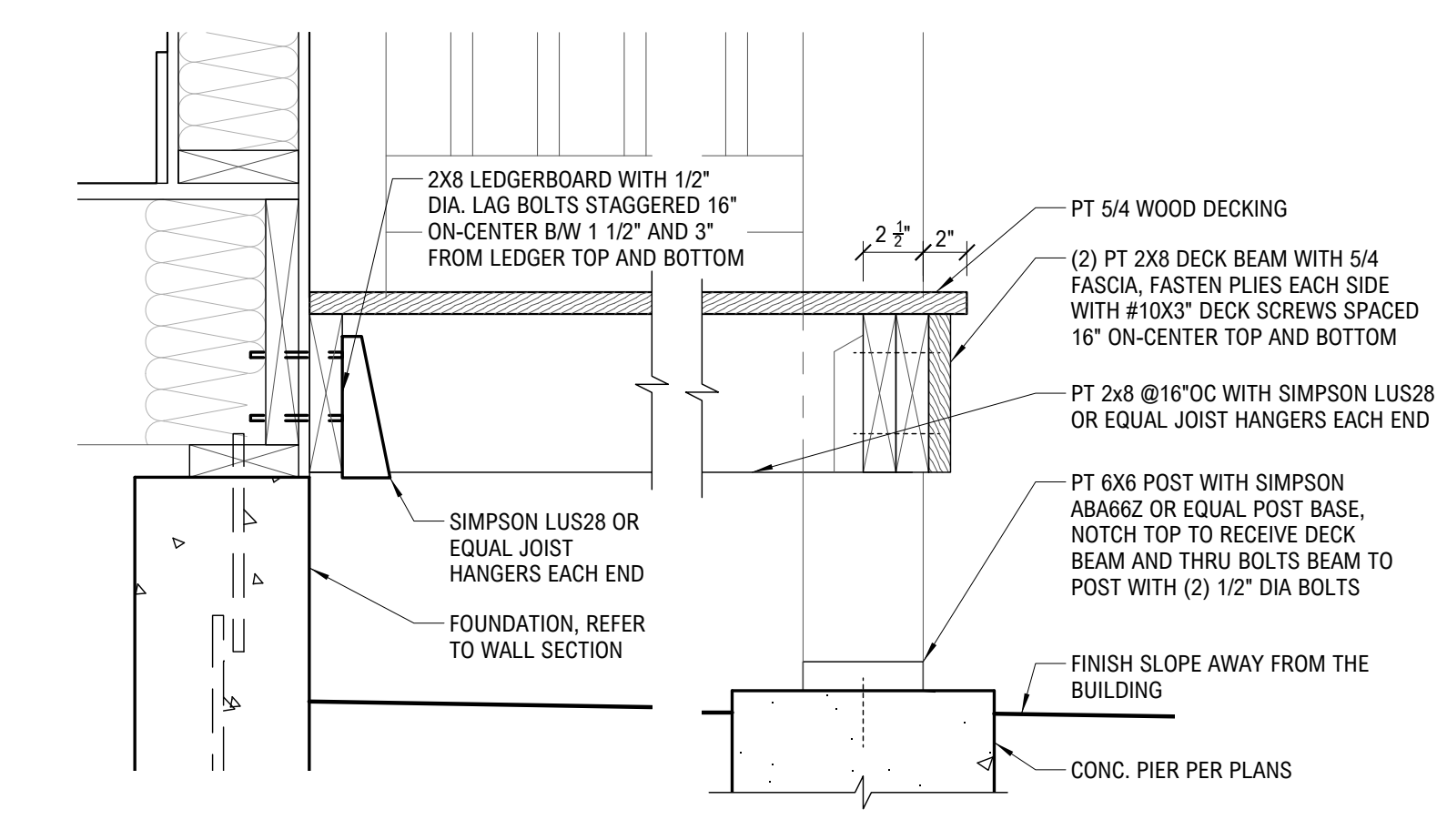
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



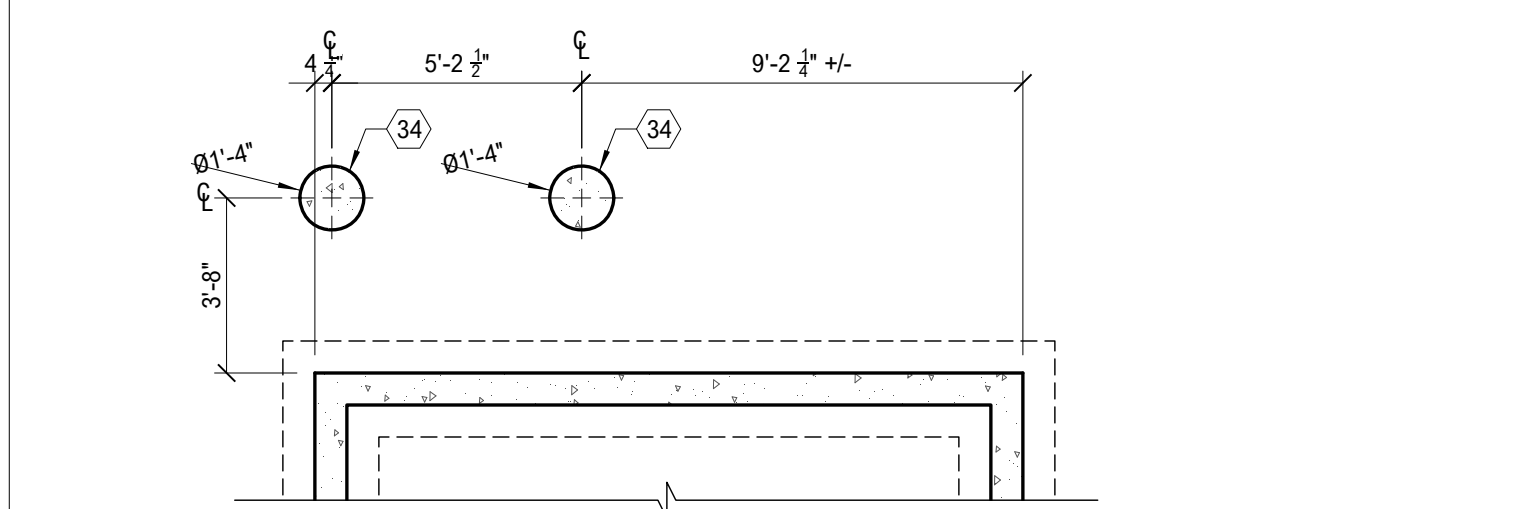
**06 PORCH SECTION**  
1/2" = 1'-0"



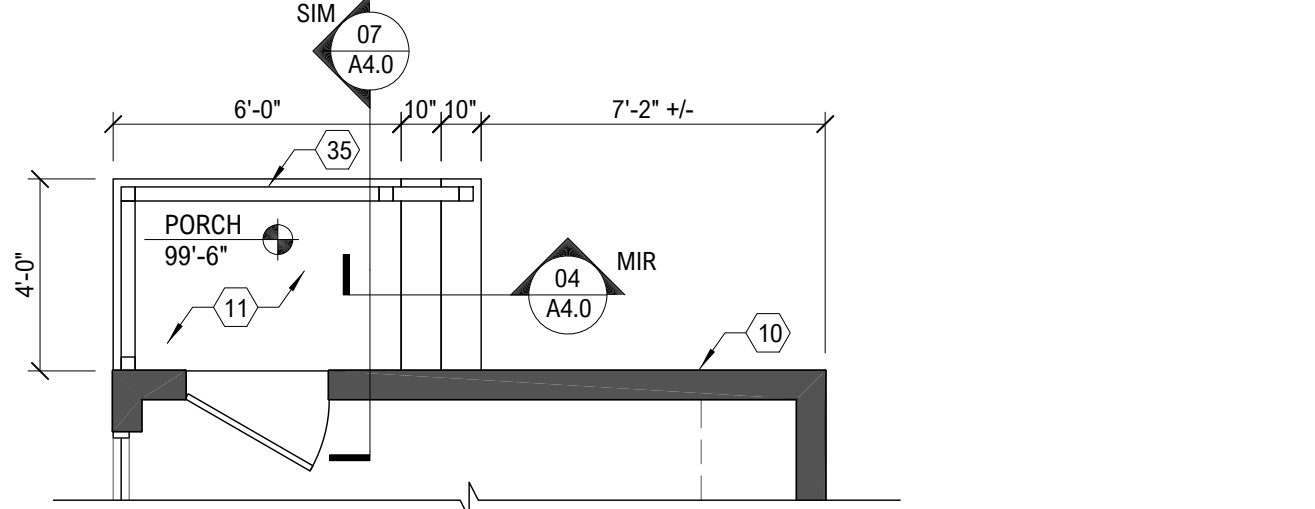
**08 DETAIL**  
1-1/2" = 1'-0"



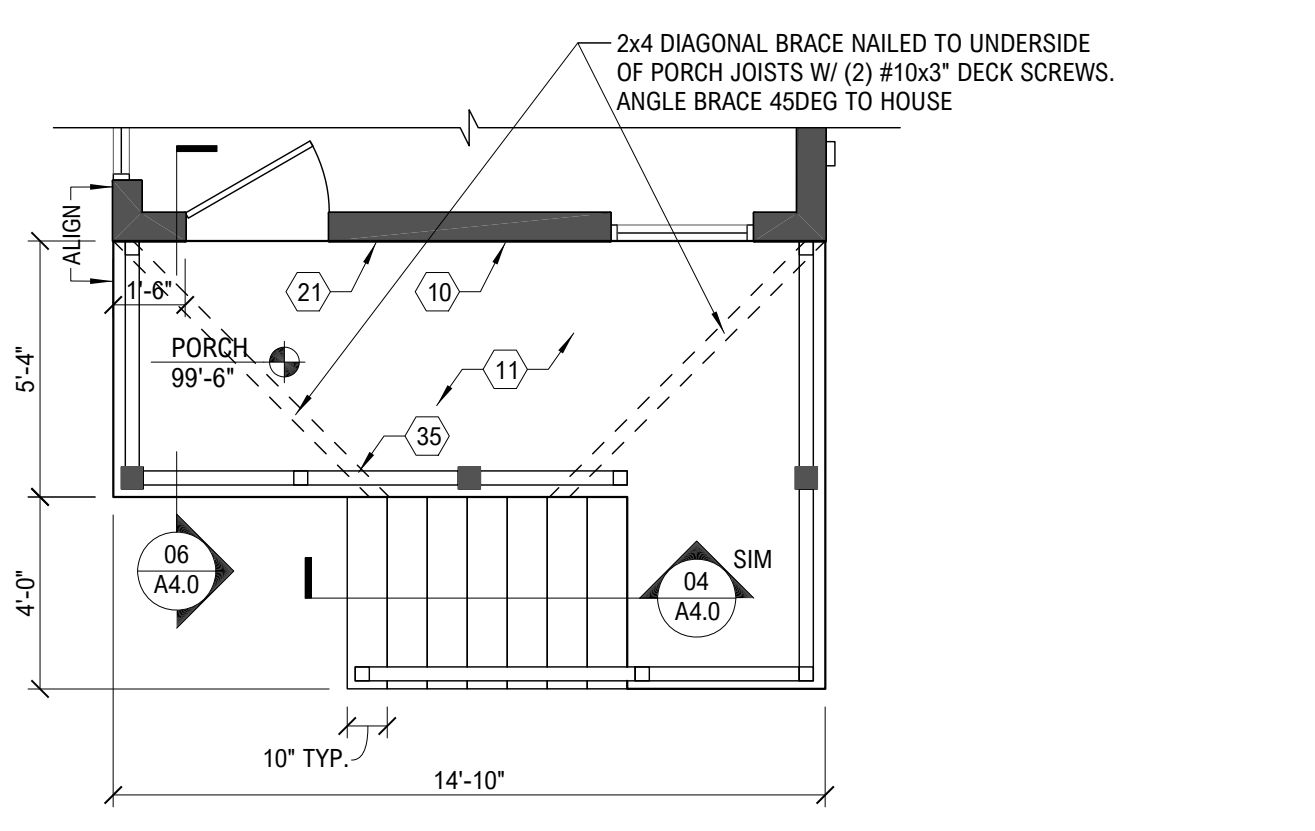
**07 DETAIL**  
1-1/2" = 1'-0"



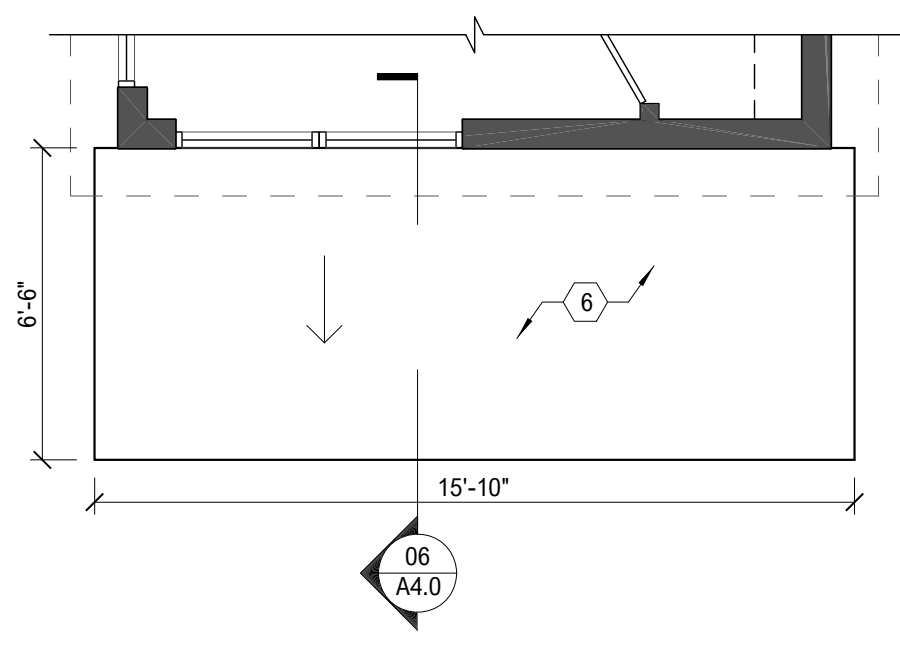
**01 FOUNDATION PLAN**  
1/4" = 1'-0"



**02 PORCH PLAN**  
1/4" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"



**FLOOR PLAN GENERAL NOTES**

- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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OWNER  
**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY**  
3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



**NEW CONSTRUCTION SINGLE-FAMILY DWELLING**  
2351 CONCORD AVE  
CINCINNATI, OH 45206

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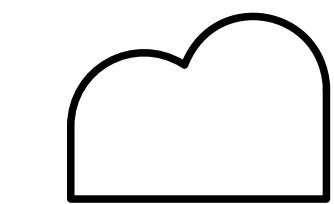
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NO.	DATE	ISSUED / REVISION
1	10/27/23	PERMIT ISSUE

PROJECT NO. 2310  
DRAWING TITLE  
**PORCH PLAN AND DETAILS**

**A4.0**



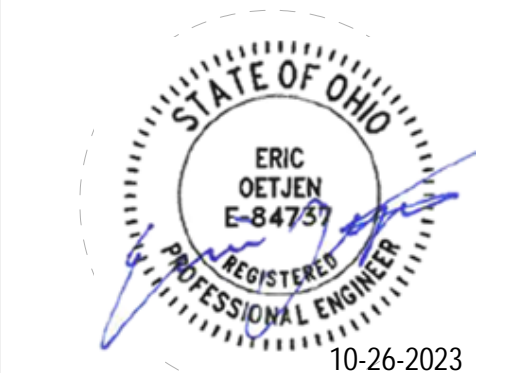


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**THE PORT OF GREATER  
CINCINNATI  
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AUTHORITY**  
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CINCINNATI, OH 45202



ENGINEERS SEAL APPLIES TO DESIGN OF  
STRUCTURAL COMPONENTS ONLY.

**STRUCTURAL ENGINEER**  
AO STRUCTURAL ENGINEERS  
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(859) 663-6045

**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2351 CONCORD AVE  
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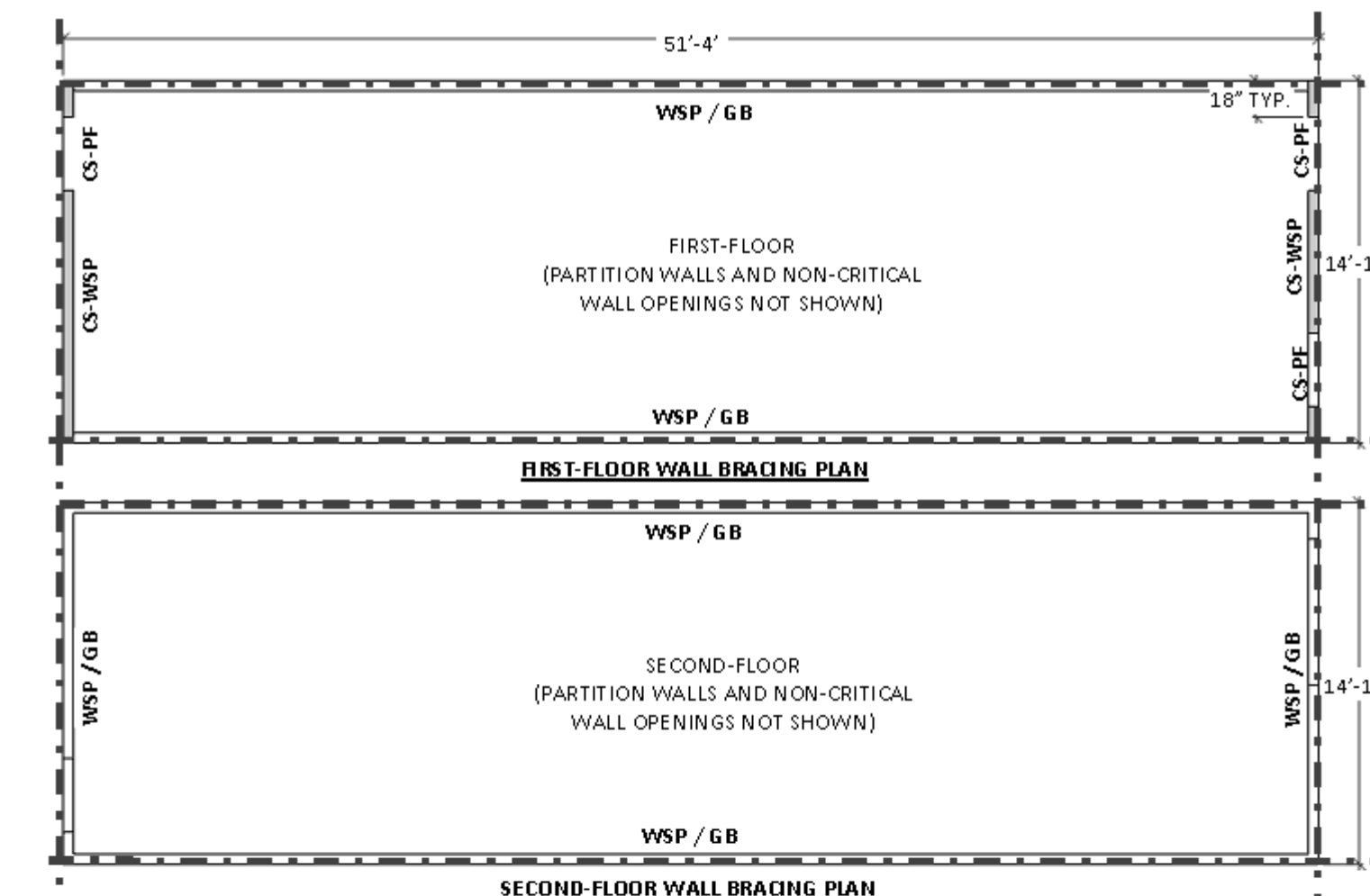
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PROJECT NO. 2310

DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



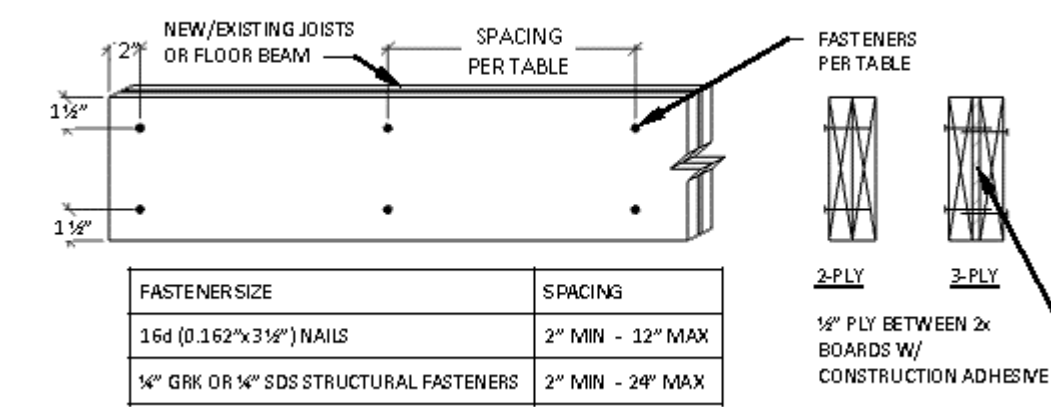
DESIGN CRITERIA:		SEISMIC:		BRACED WALL LINE	
2019 RCD / 2018 IRC W/ DH AMENDMENTS	RISK CATEGORY II	WSP	3/8" MINIMUM WOOD STRUCTURAL PANEL		
WIND LOAD: 115MPH	RISK CLASS D	GB	1/2" MINIMUM GYPSUM BOARD		
EXPOSURE: C	SDS / SD1: 0.158 / 0.124	CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)		
DESIGN PRESS: 16PSF	SDC: B	CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.		
<b>SCOPE:</b>	SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS				
WALL BRACING FOR PROPOSED SINGLE-FAMILY RESIDENCES FOR PROTOTYPE INRILL HOUSE A	DESIGN BASE SHEAR: V: 0.065*W D: 2.5 A				
	EQUIVALENT LATERAL FORCE ANALYSIS				

**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.131"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3" AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

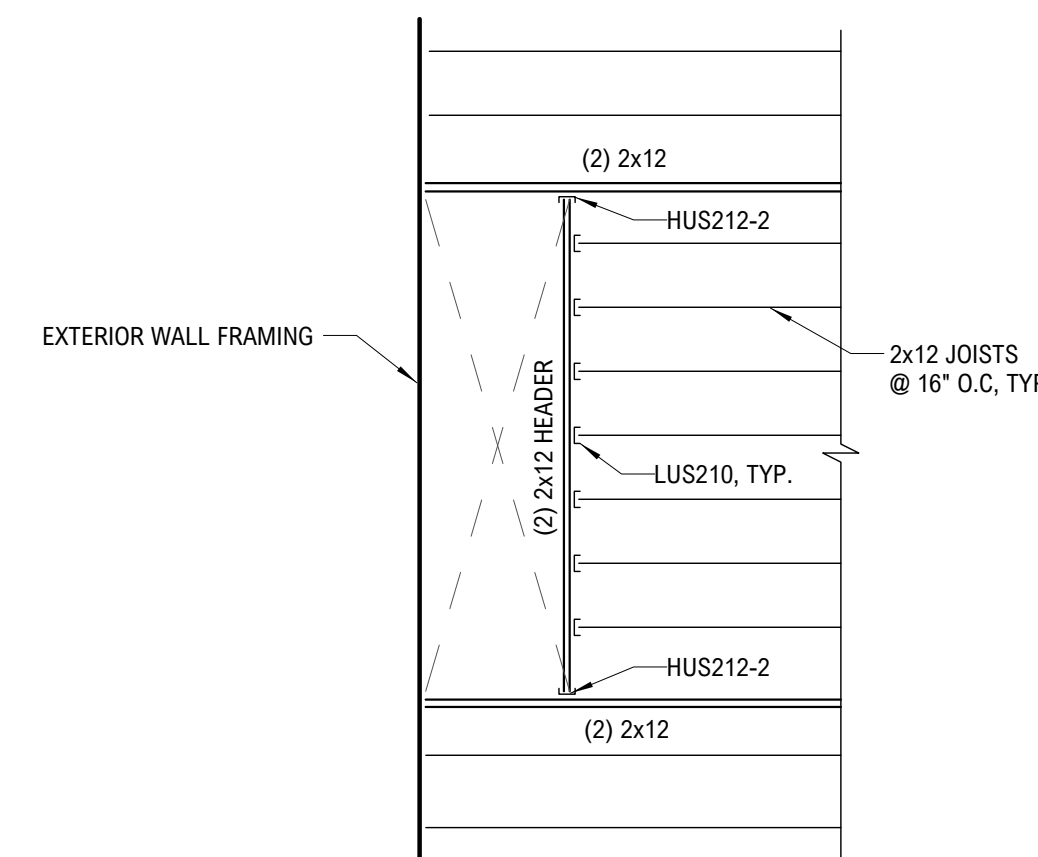
**BRACED WALL PLAN AND  
FASTENER REQUIREMENTS**

02



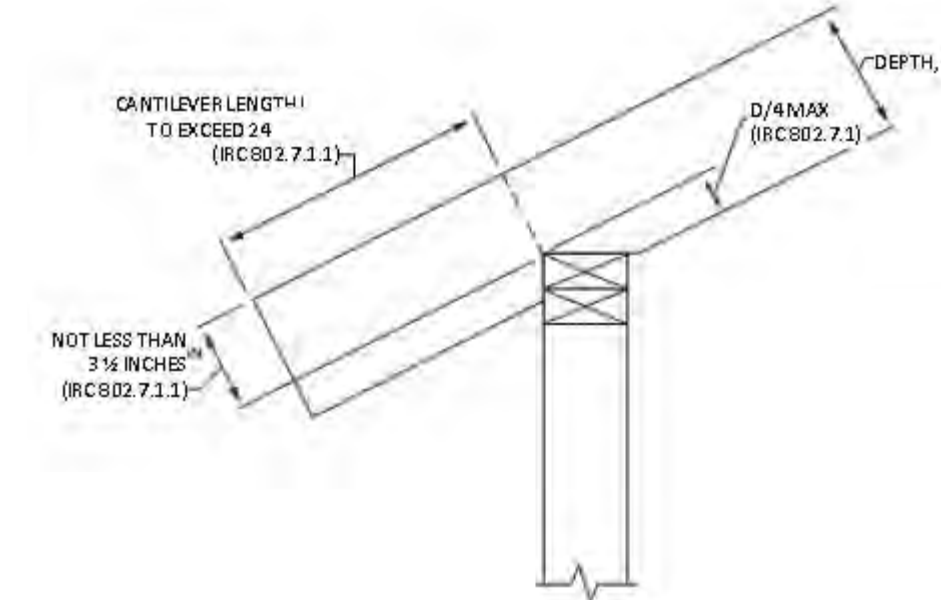
**NAIL PATTERN FOR  
BUILT-UP JOISTS AND  
FLOOR BEAMS**

06



**SECOND FLOOR FRAMING @  
STAIR OPENING**

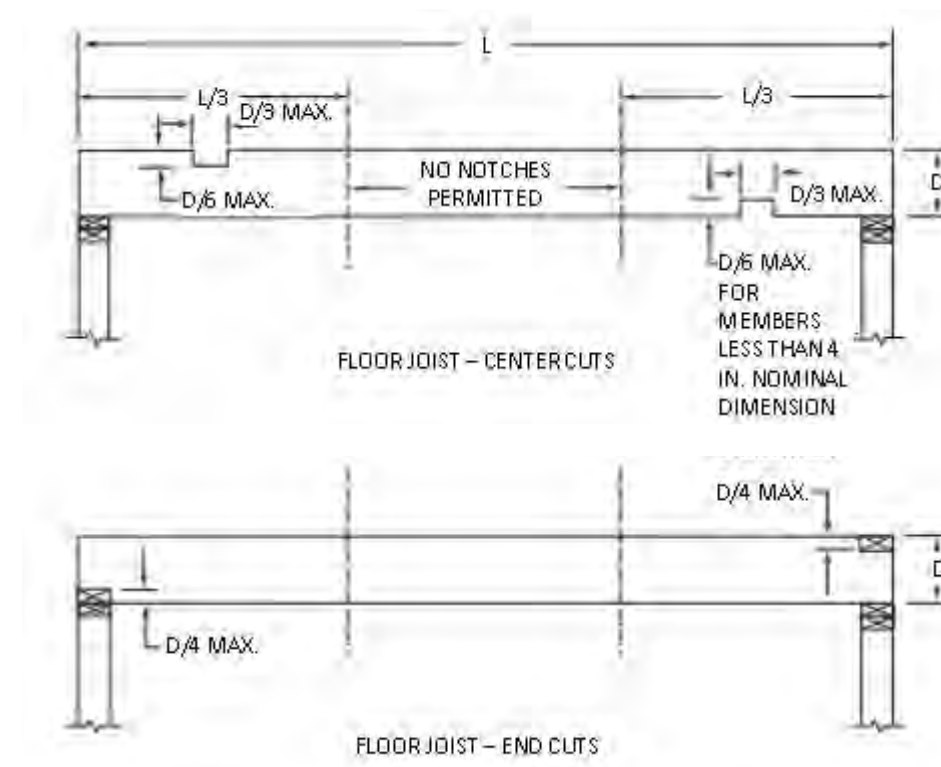
09



**RAFTER NOTCHING**

05

PER R802.7.1



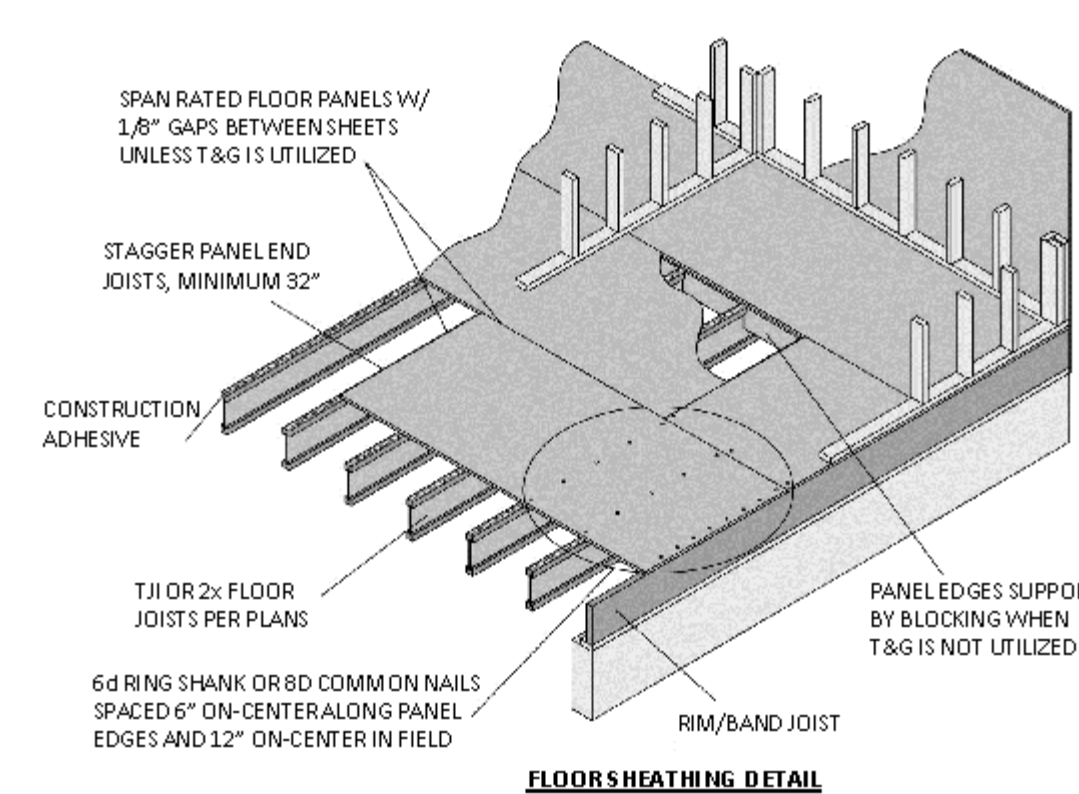
**CUTTING AND NOTCHING  
FLOOR JOISTS**

08

PER R502.8

**FLOOR SHEATHING  
DETAIL**

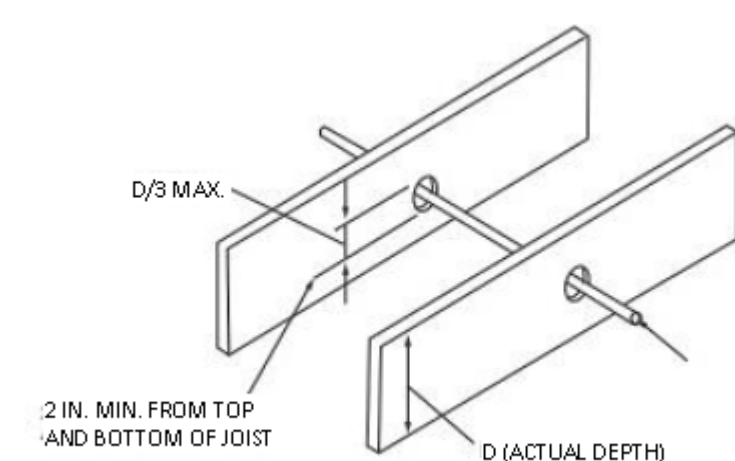
04



**NOTCHING AND BORING HOLE LIMITATIONS  
FOR INTERIOR NONBEARING WALLS**

03

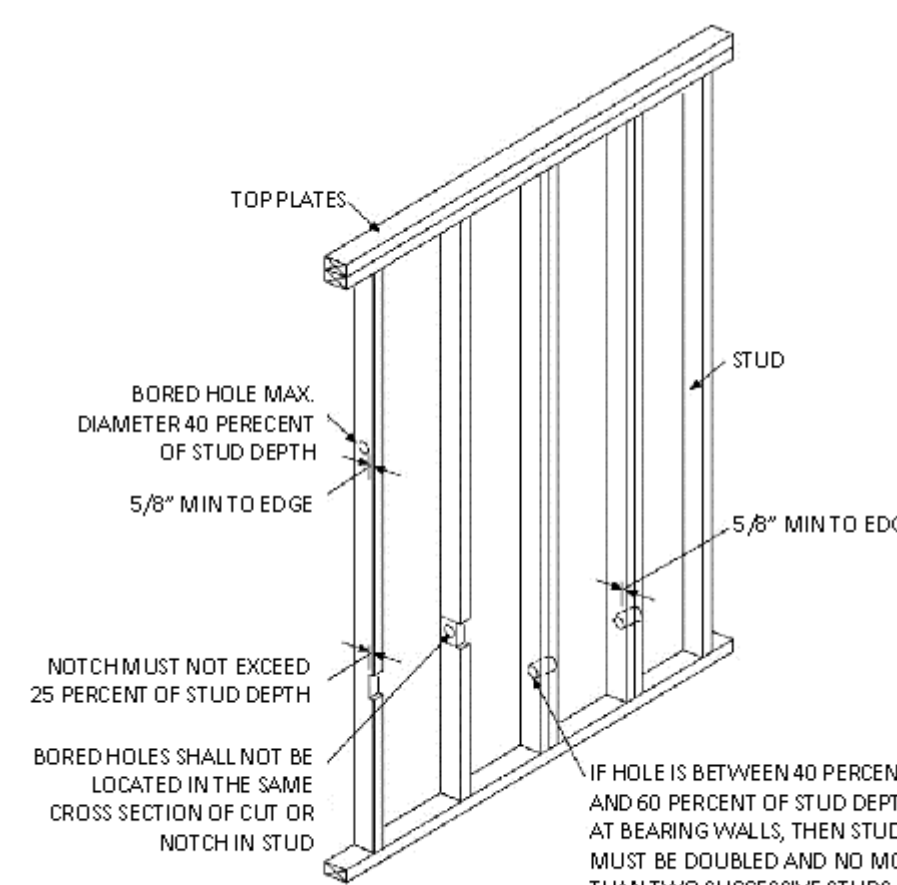
PER R602.6(2)



**DRILLING FLOOR JOISTS**

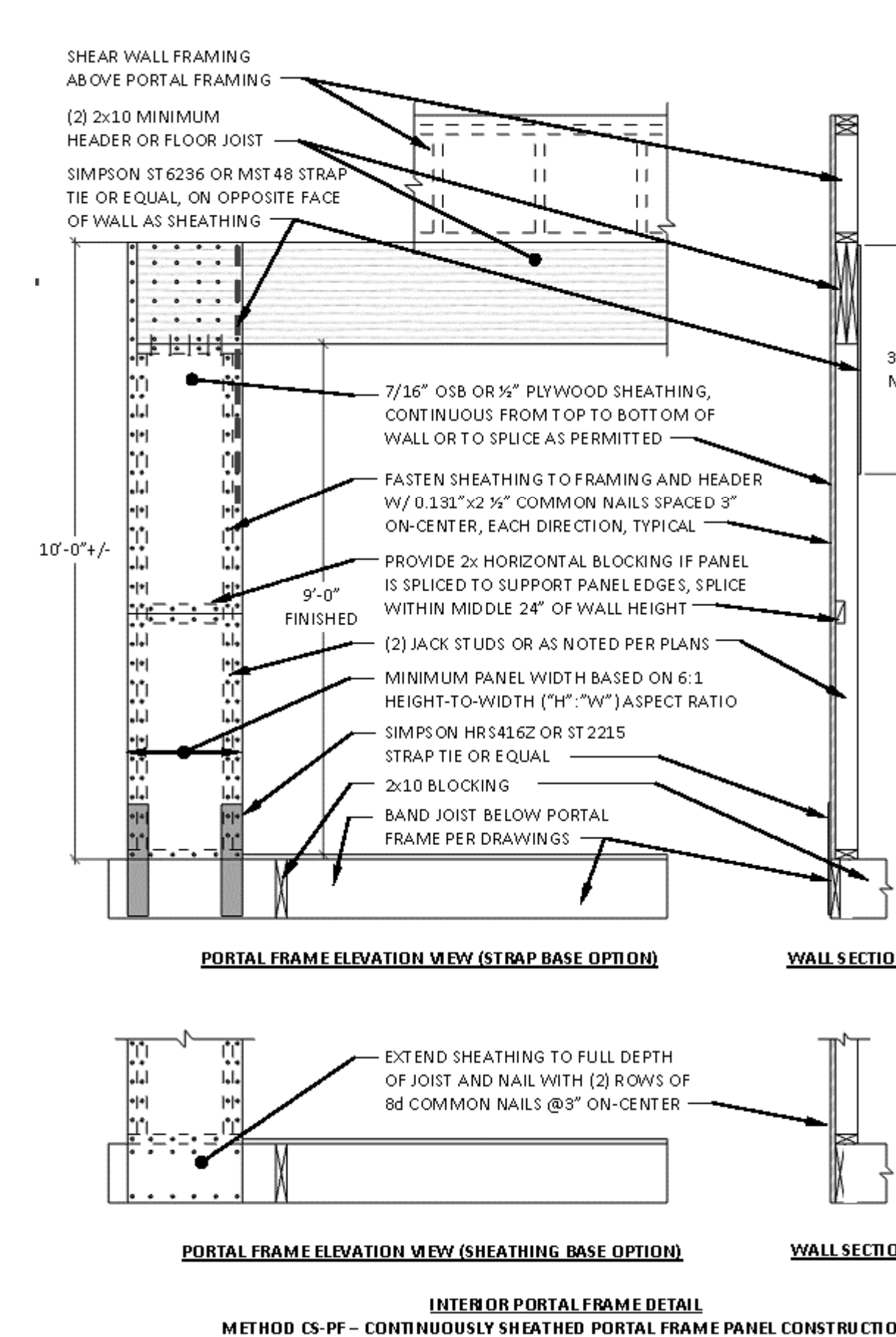
07

PER R502.8



**PORTAL FRAME ELEVATION  
AND SECTION DETAILS**

01





# PERMIT ISSUE - 10/27/23

2353 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/03/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
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**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
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## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

- ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
- PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

- CEILING INSULATION:** SHALL BE BLOWN-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
- WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION. OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
- CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 1102.1.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** PEX PLUMBING SYSTEM: THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** SANITARY PIPING: ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** WATER HEATER: 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** LAUNDRY APPLIANCES: WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** WATER HEATER VENT: WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** FLOOR DRAINS: PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** FORCED AIR FURNACE: NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** FURNACE VENT: FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** RANGE HOOD: PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** DUCTS: GALVANIZED METAL DUCTS.
- M05** EXHAUST FANS: INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** MECHANICAL CHASE: PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** LAUNDRY DRYER VENT: DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.

### ELECTRICAL NOTES

- E01** HARDWARE, PANELS, AND DISCONNECTS TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** ELECTRIC PANEL: PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** APPLIANCE OUTLET: COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** GFI CIRCUITS: ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** SMOKE DETECTORS: INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

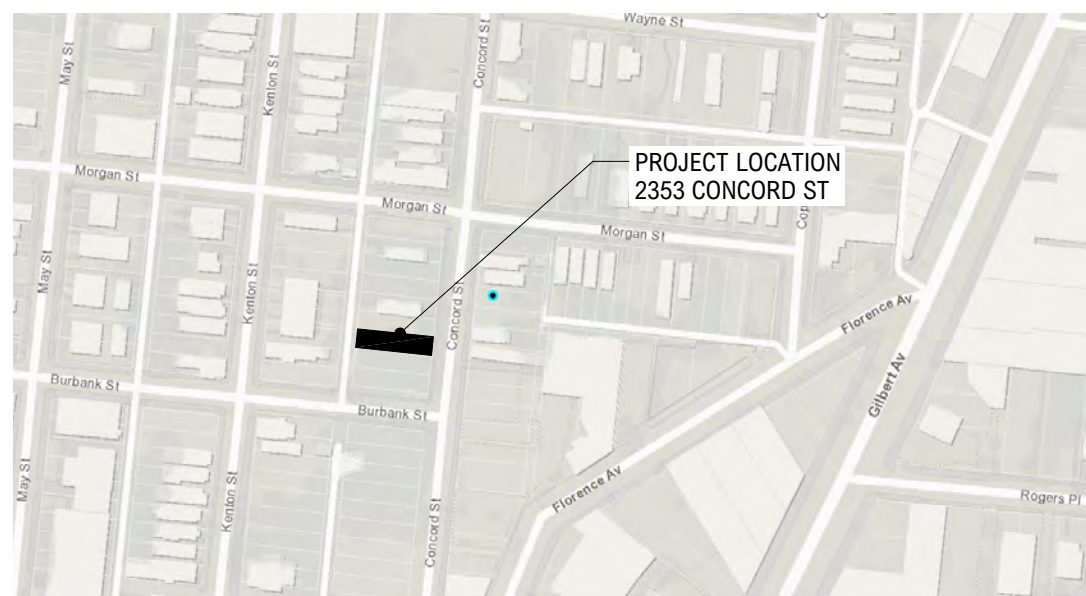
ADDRESS: 2353 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0048-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- REFER TO SITE SURVEY FOR REFERENCE.
- FINISH GRADE: FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

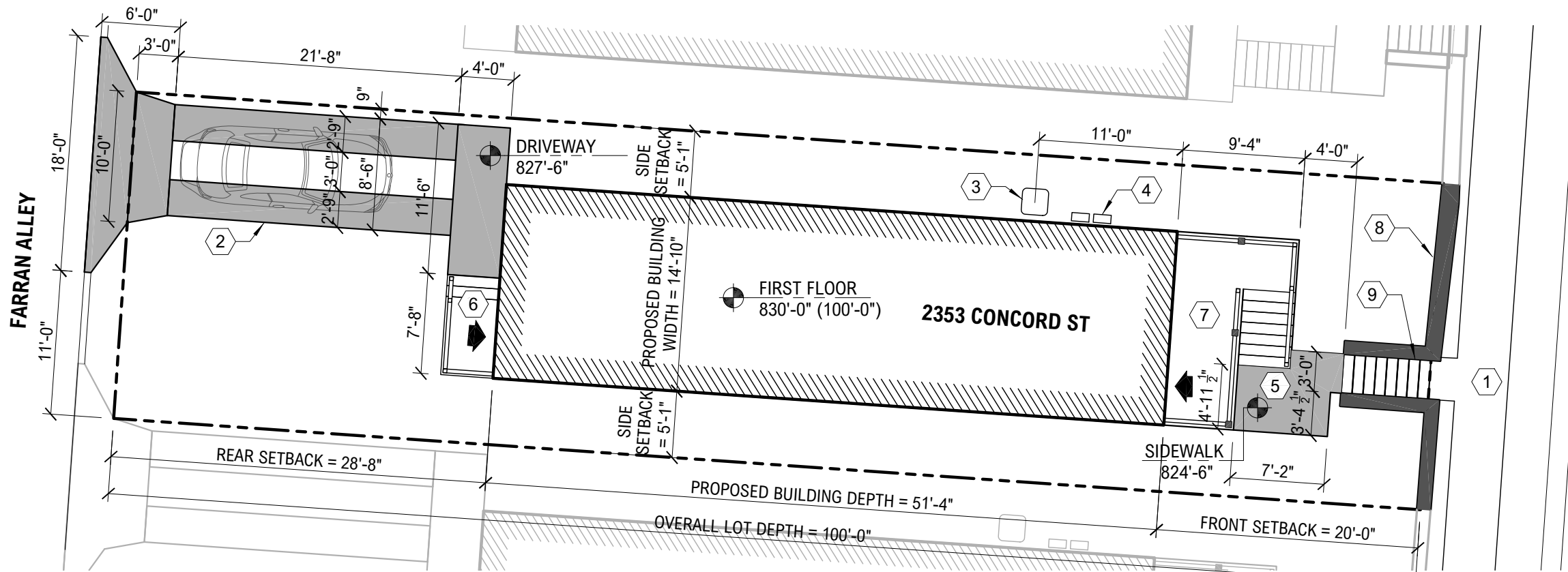
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- F'c = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINED AIR.
- MINIMUM CEMENT CONTENT = 520 #/CY.
- MAXIMUM WATER/CEMENT RATIO = 0.45.
- LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

## SITE PLAN KEYNOTES

- EXISTING SIDEWALK: REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- NEW CONCRETE RIBBON DRIVEWAY LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- CONDENSING UNIT: GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- UTILITY METERS: GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- NEW CONCRETE WALK: REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- NEW EXTERIOR STEPS: P.T. WOOD W/ HANDRAIL ON AT LEAST ONE SIDE. HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. REFER TO PLANS FOR DETAILS.
- EXTERIOR COVERED PORCH: REFER TO PLANS FOR DETAILS.
- EXISTING RETAINING WALL: TO REMAIN. REPAIR/REPLACE AS NECESSARY.
- EXISTING CONCRETE STAIR: TO REMAIN. REPAIR/REPLACE AS NECESSARY. VERIFY CONDITION AND LOCATION IN FIELD.



## 01 SITE PLAN

1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS, CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, OVERHEAD, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCBs.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

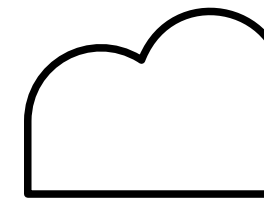
FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSION OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.



**TEAM B  
ARCHITECTURE &  
DESIGN, LLC**











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

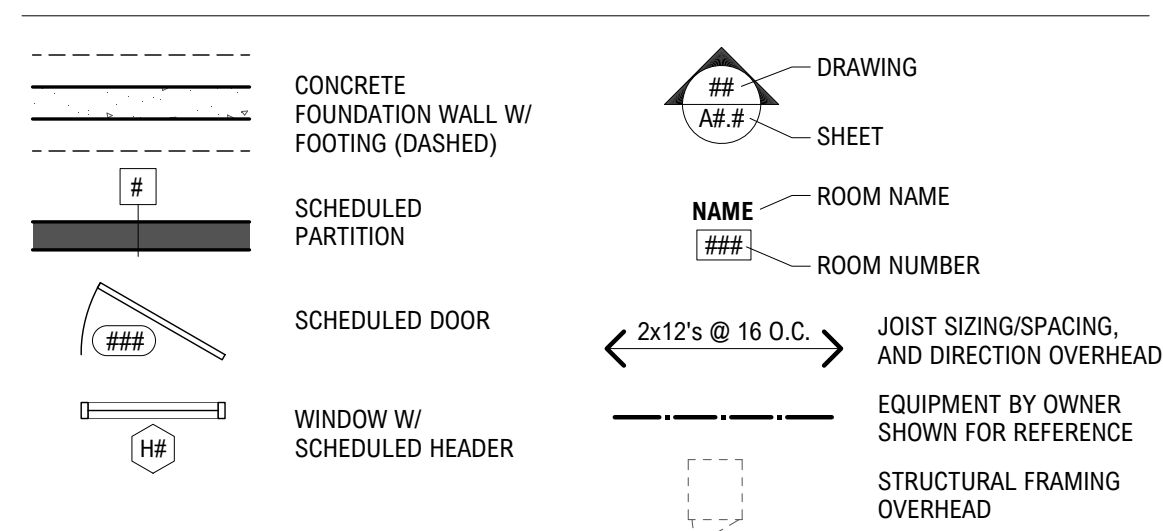
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**

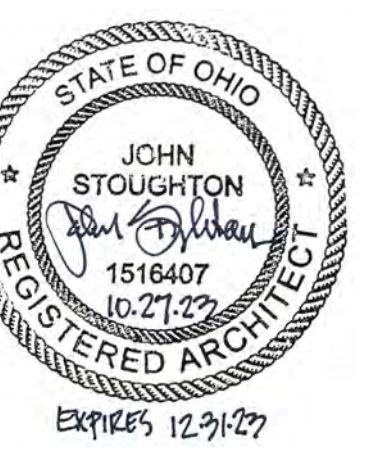


**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCONCE ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



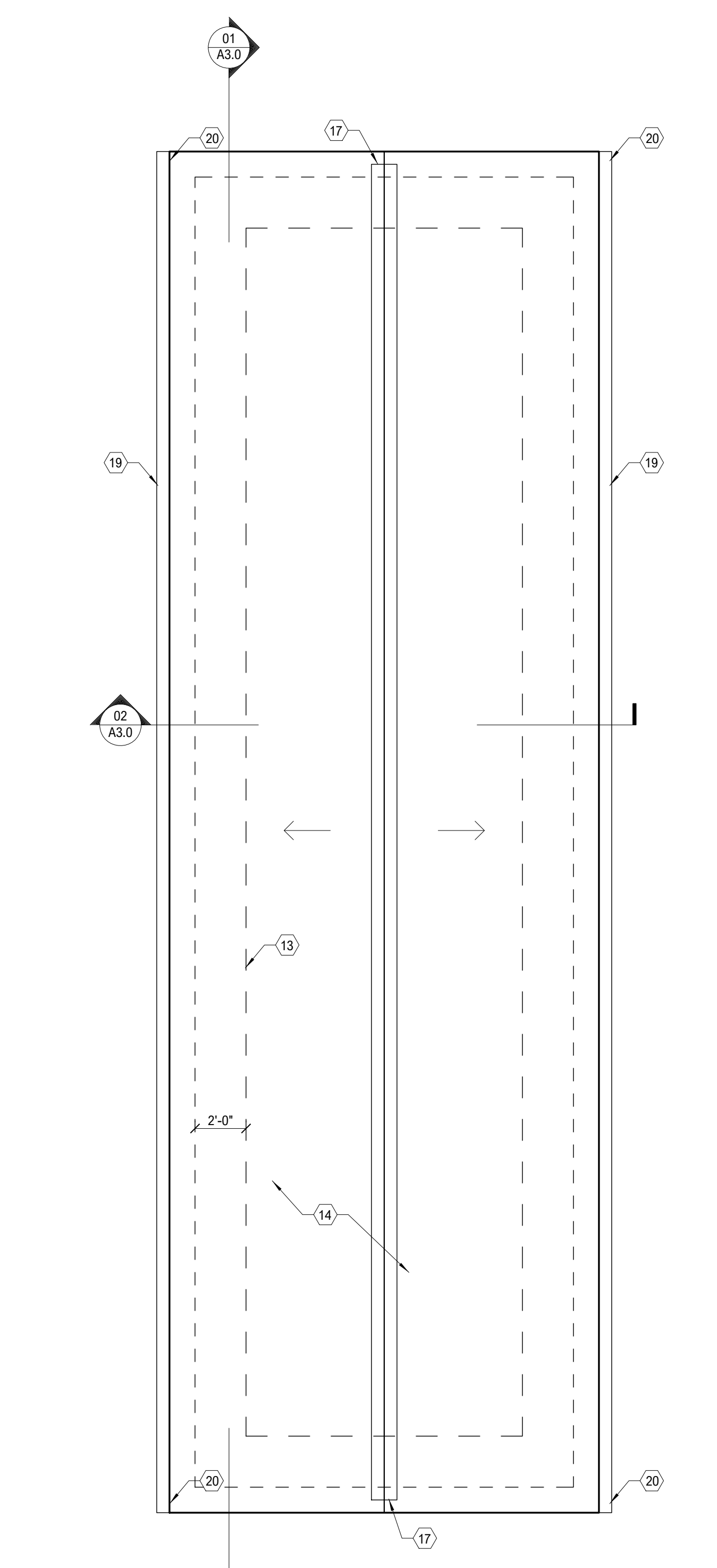
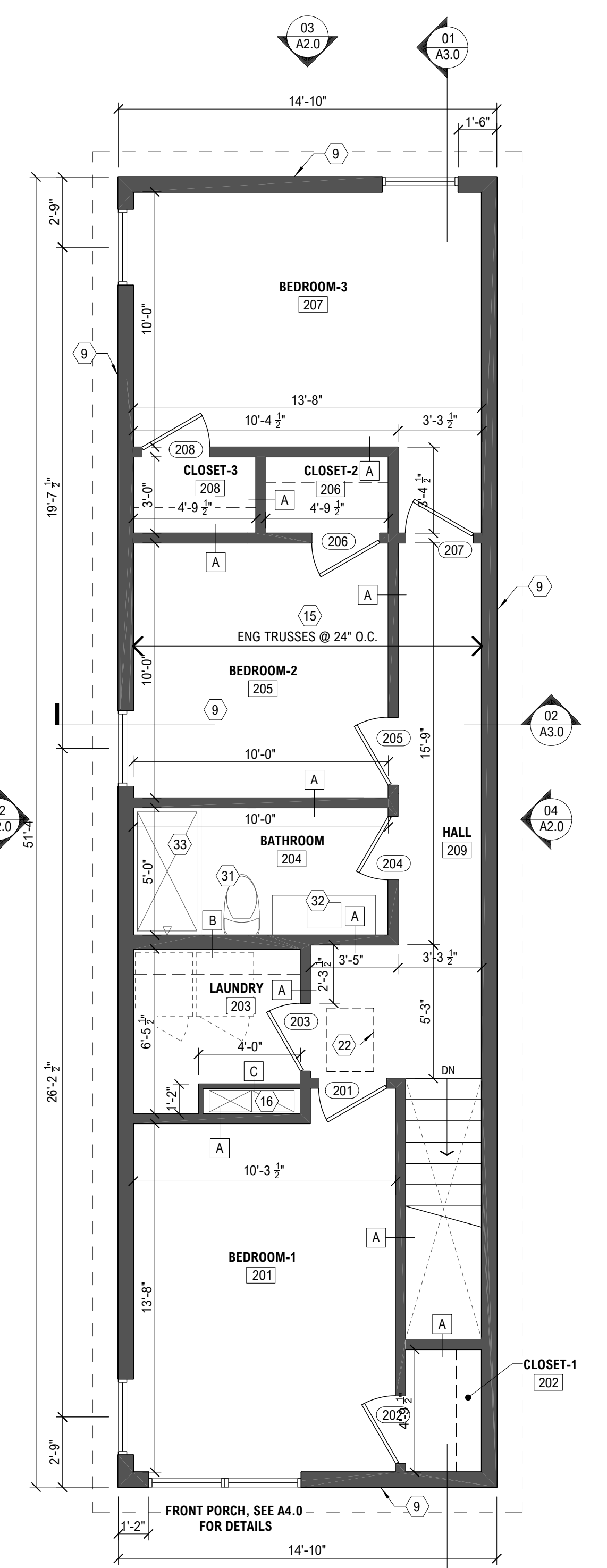
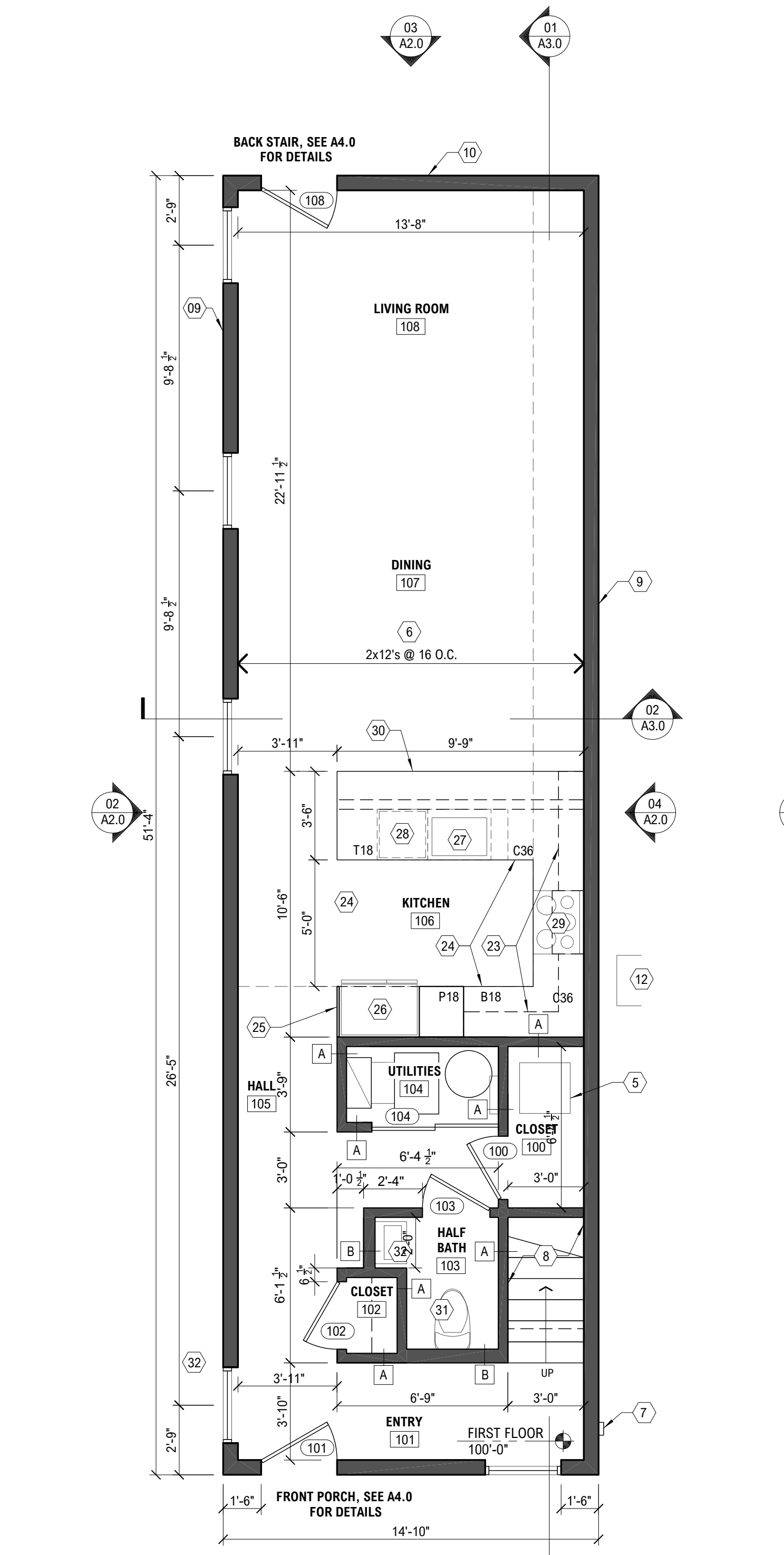
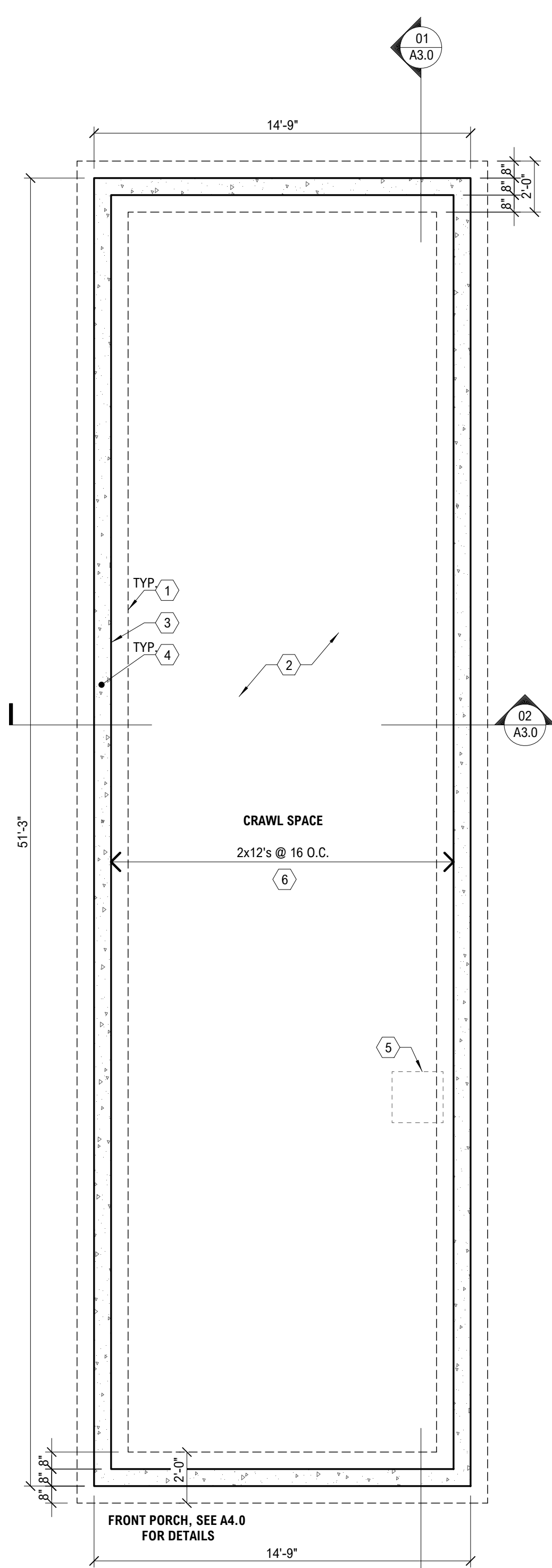
**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2353 CONCORD AVE  
CINCINNATI, OH 45206

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NO.	DATE	ISSUED / REVISION
1	10/27/23	PERMIT ISSUE

PROJECT NO. 2310  
DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



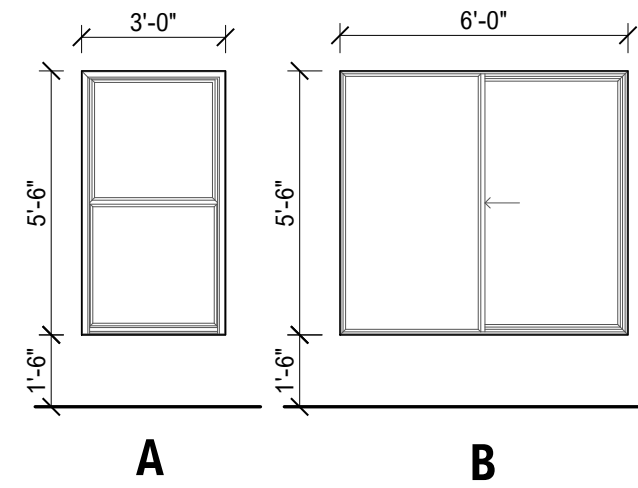


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

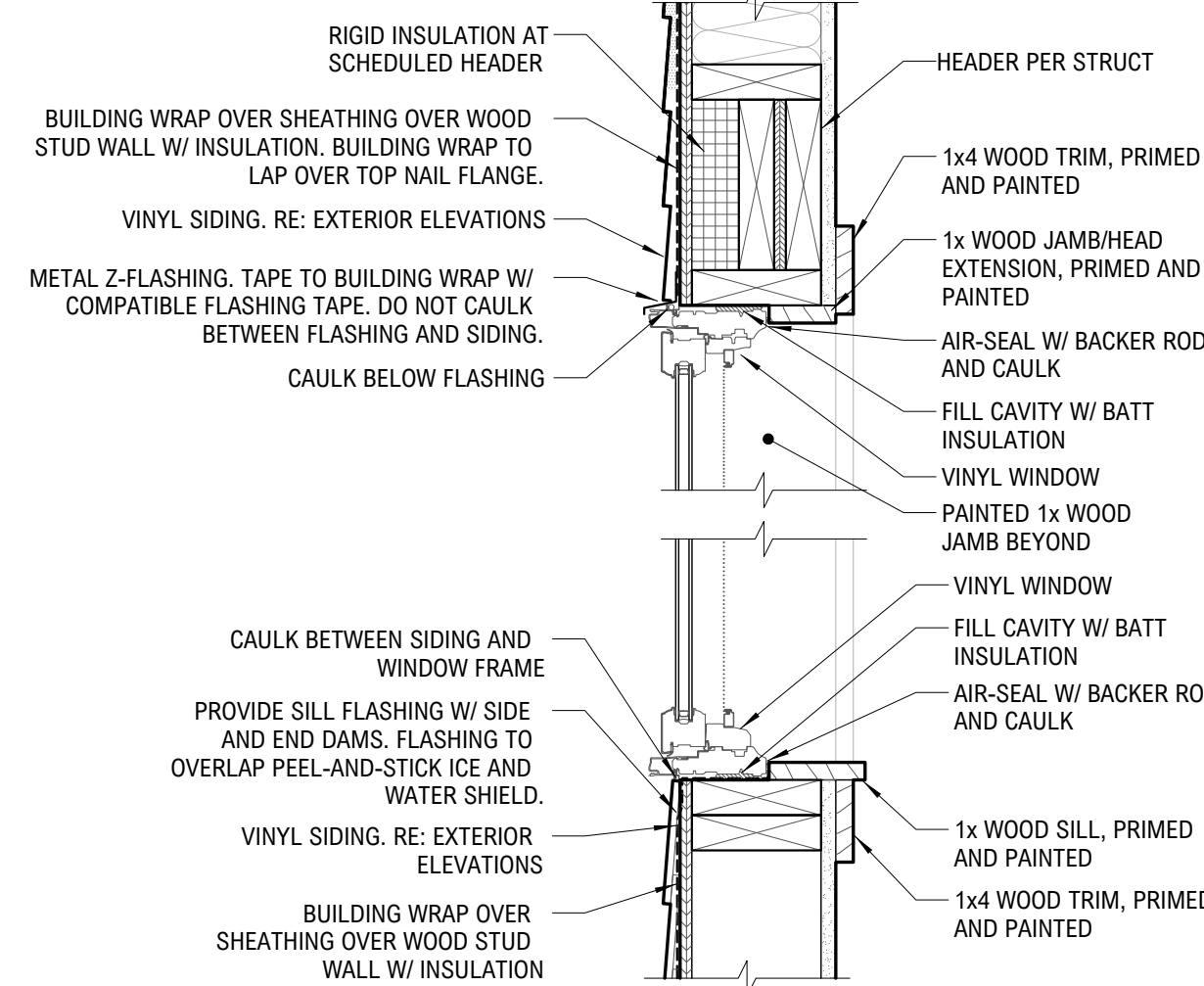
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



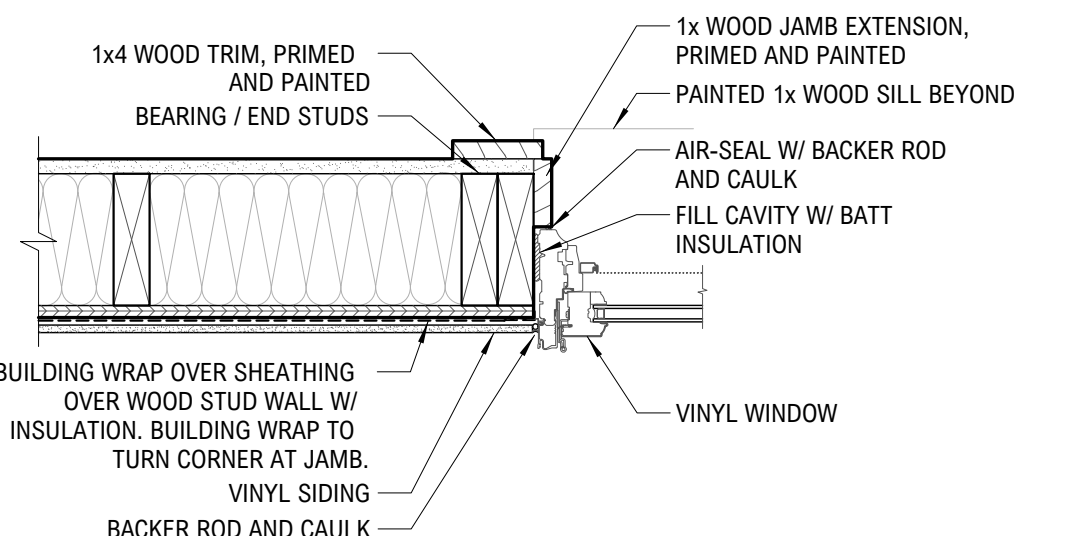
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



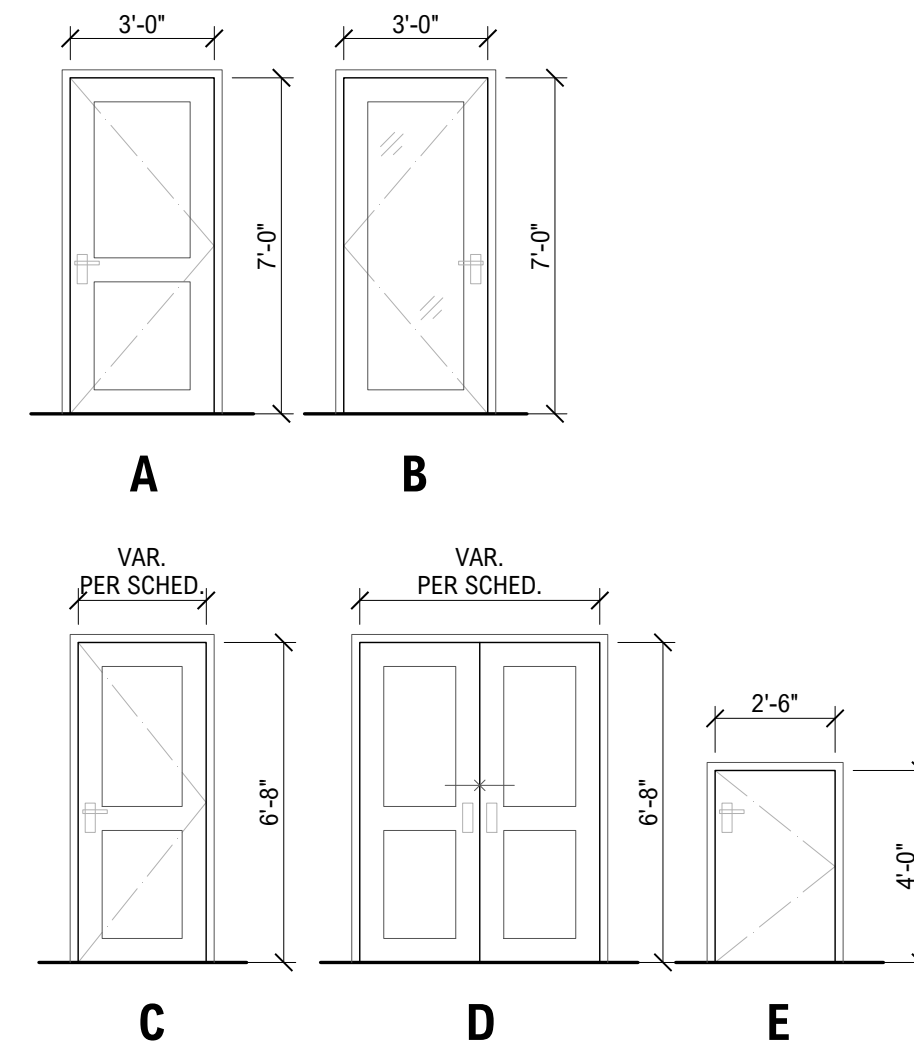
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

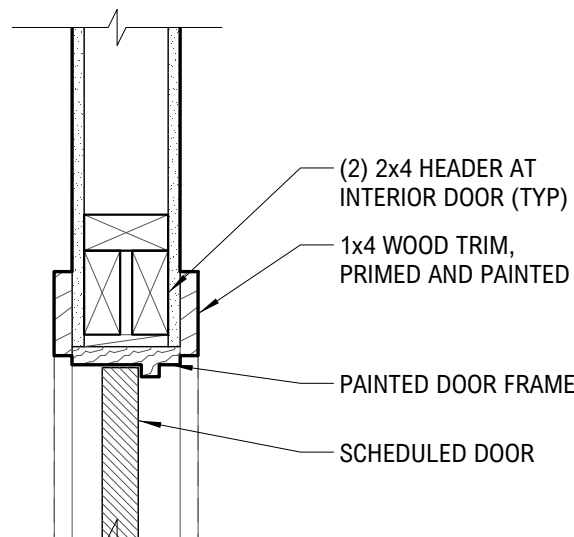
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



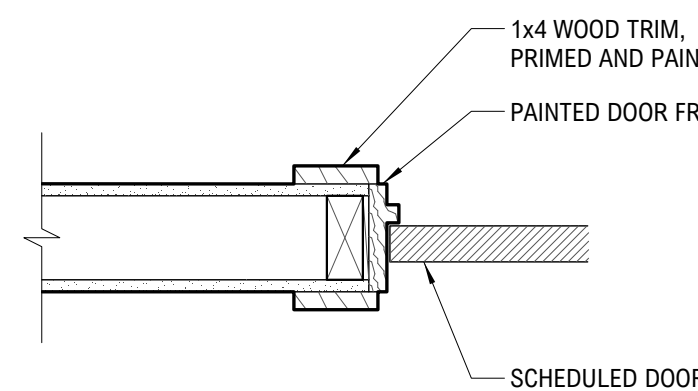
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

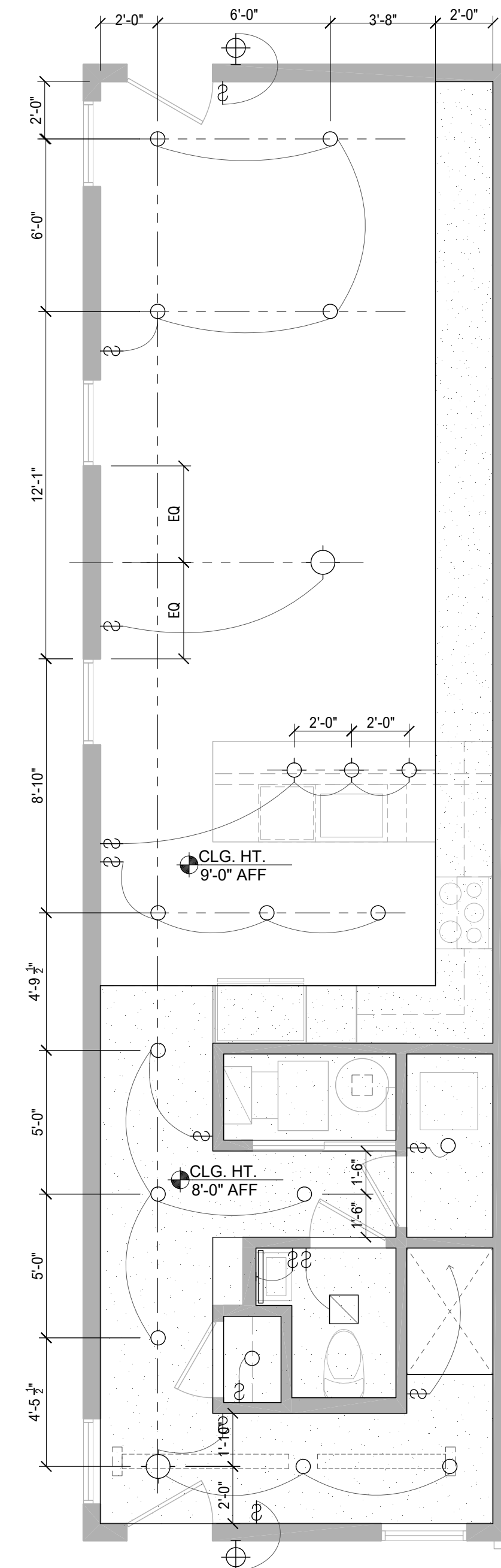


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

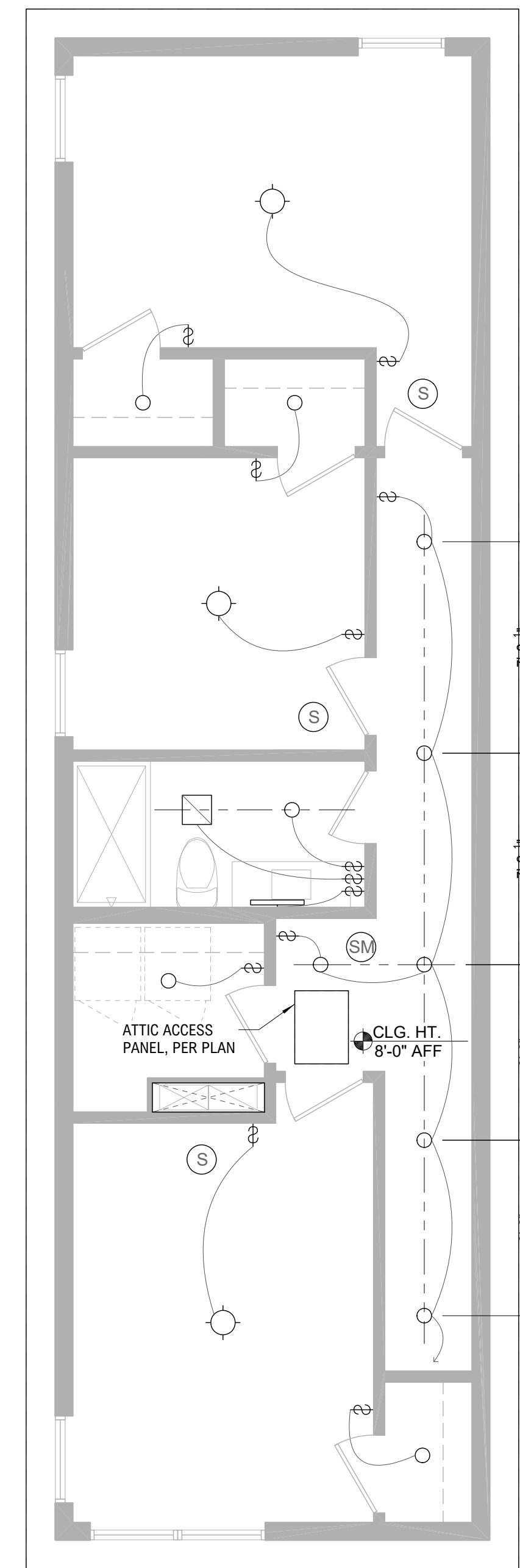
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊙ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- ⊙ CLG. HT. +9'-0" AFF
- ⊙ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊙ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊙ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

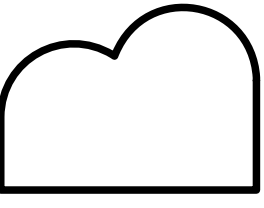


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.

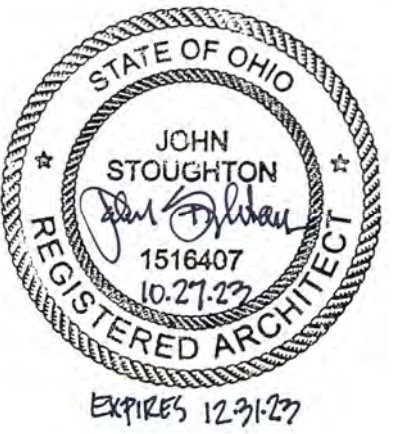


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**NEW CONSTRUCTION SINGLE-FAMILY DWELLING**  
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DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**



### E - EGRESS WINDOW INFORMATION

A) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.

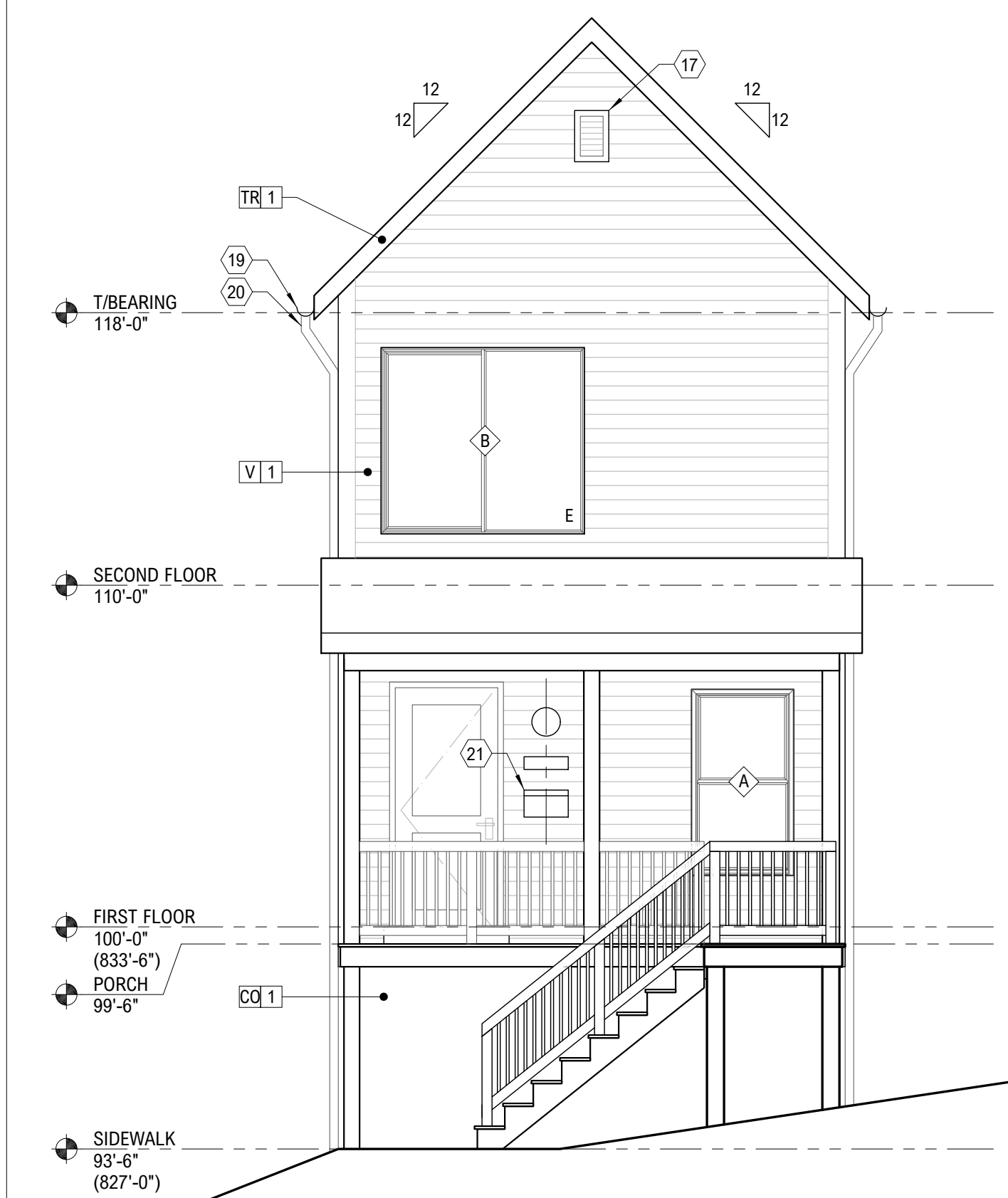
B) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

C) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

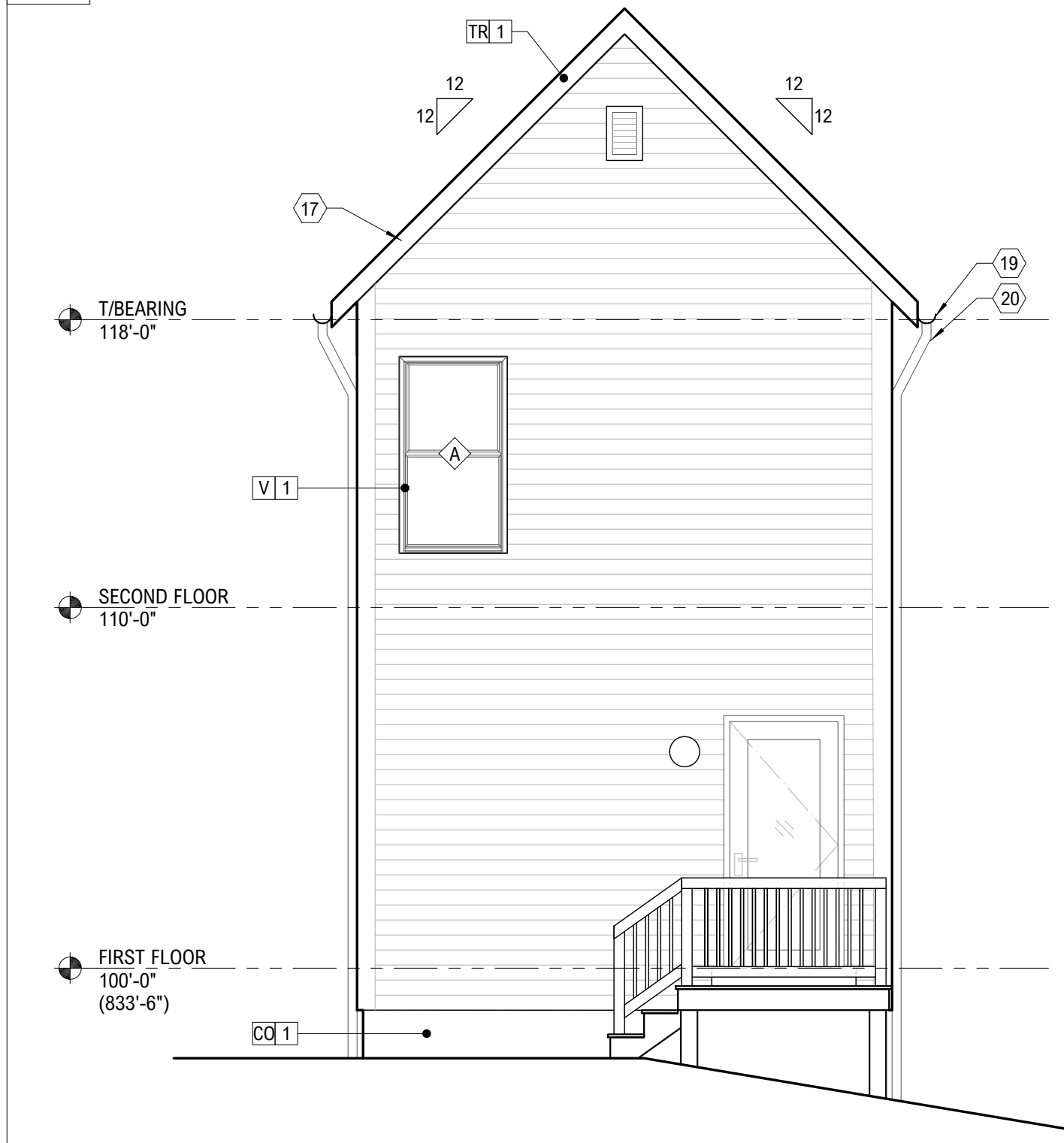
D) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

### KEYED NOTES

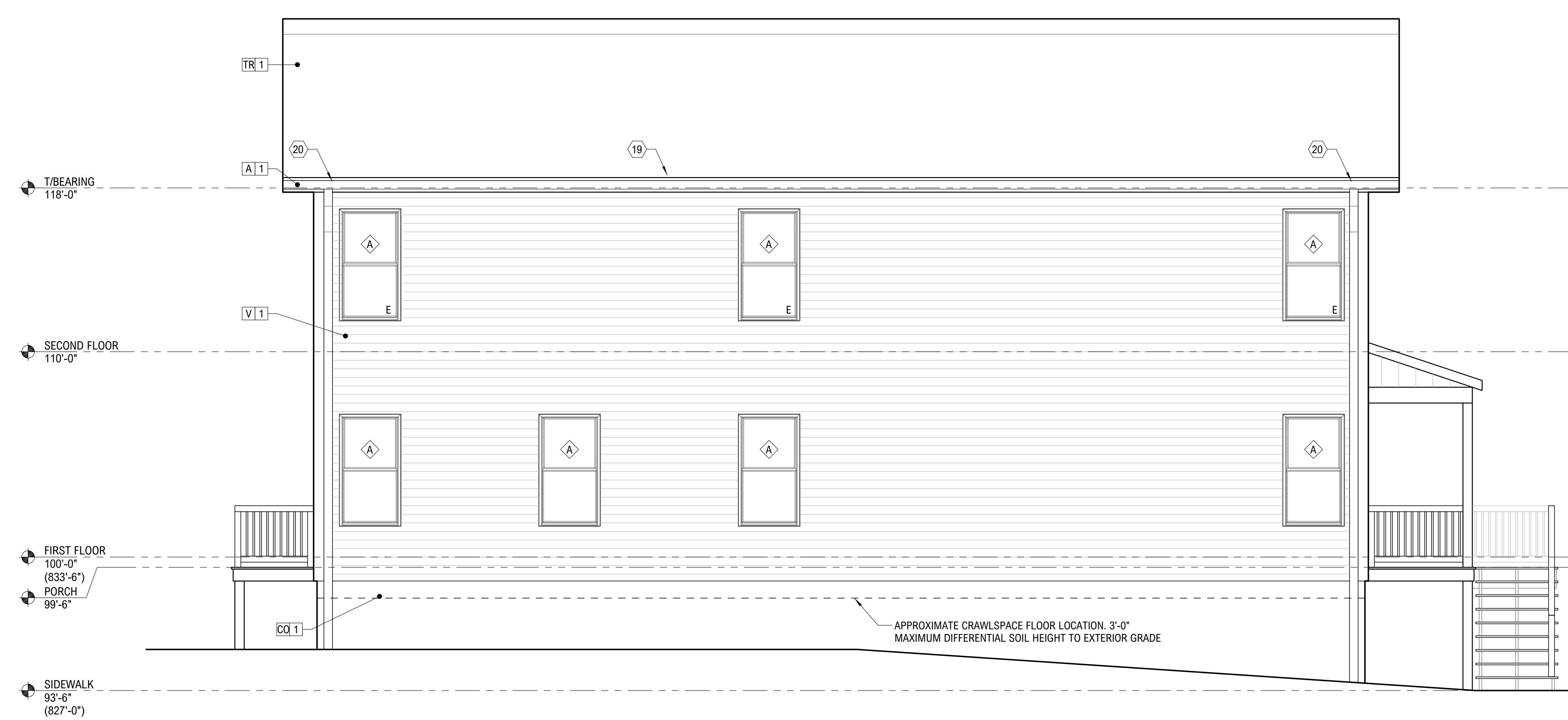
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



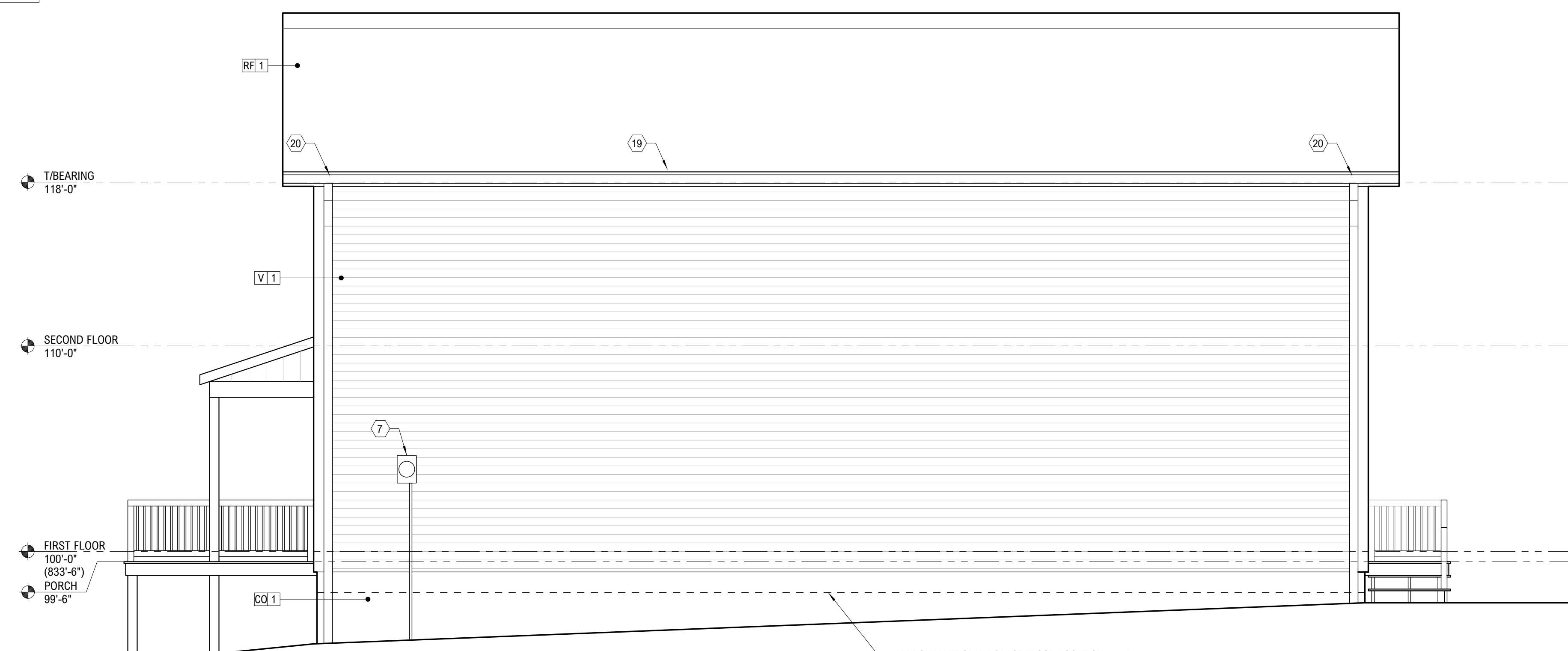
**01 FRONT ELEVATION**  
1/4" = 1'-0"



**03 REAR ELEVATION**  
1/4" = 1'-0"



**02 PRIMARY SIDE ELEVATION**  
1/4" = 1'-0"



**04 SECONDARY SIDE ELEVATION**  
1/4" = 1'-0"

### EXTERIOR FINISH LEGEND

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS

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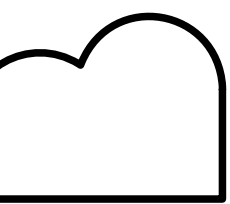
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**BUILDING ELEVATIONS**

**A2.0**





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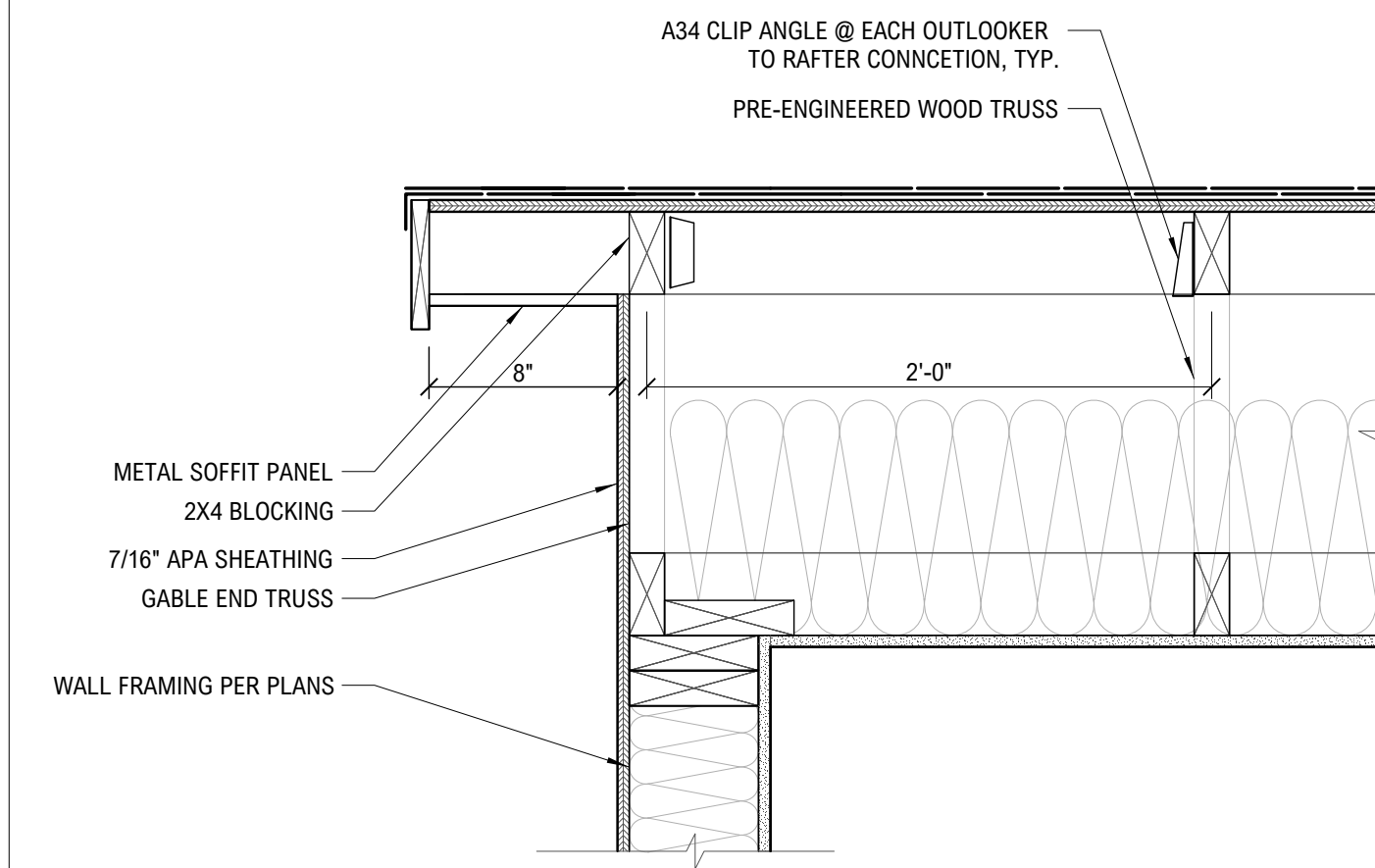
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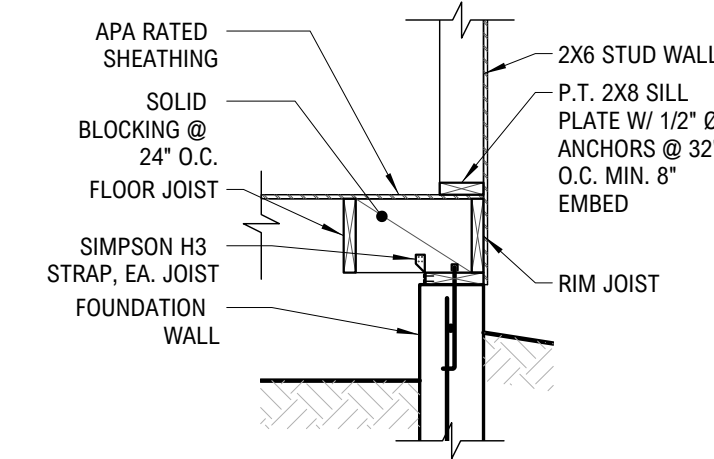
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

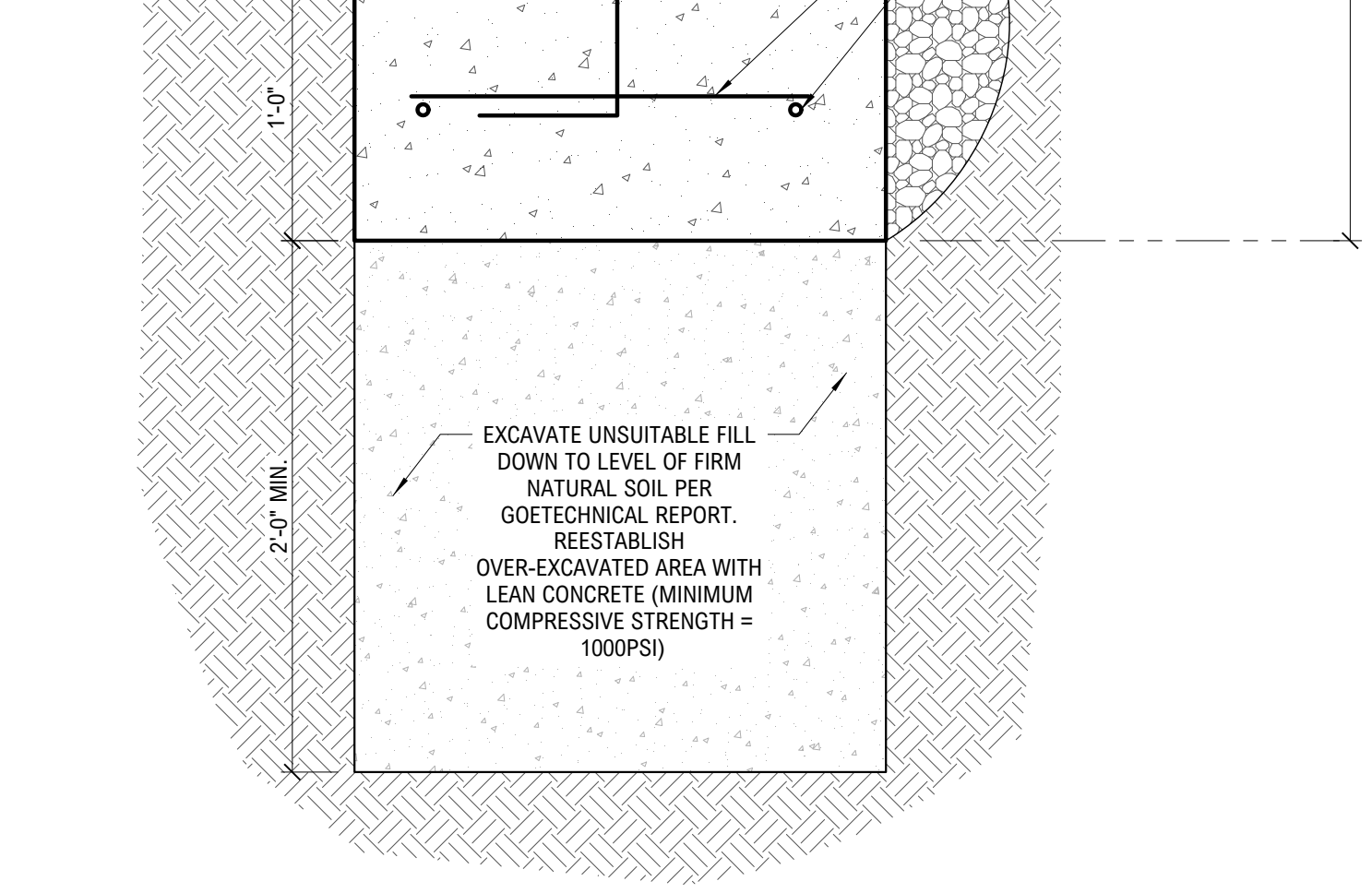
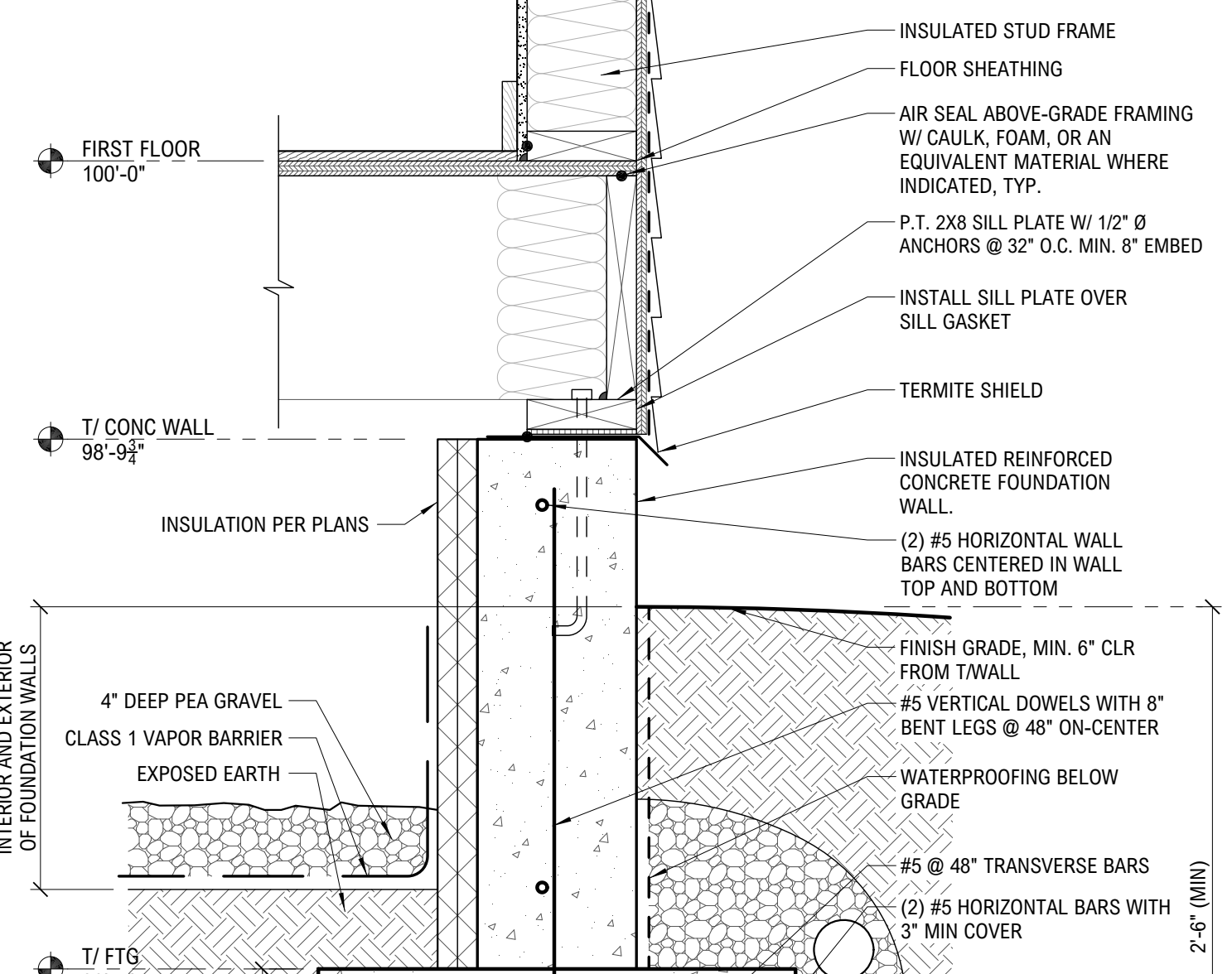
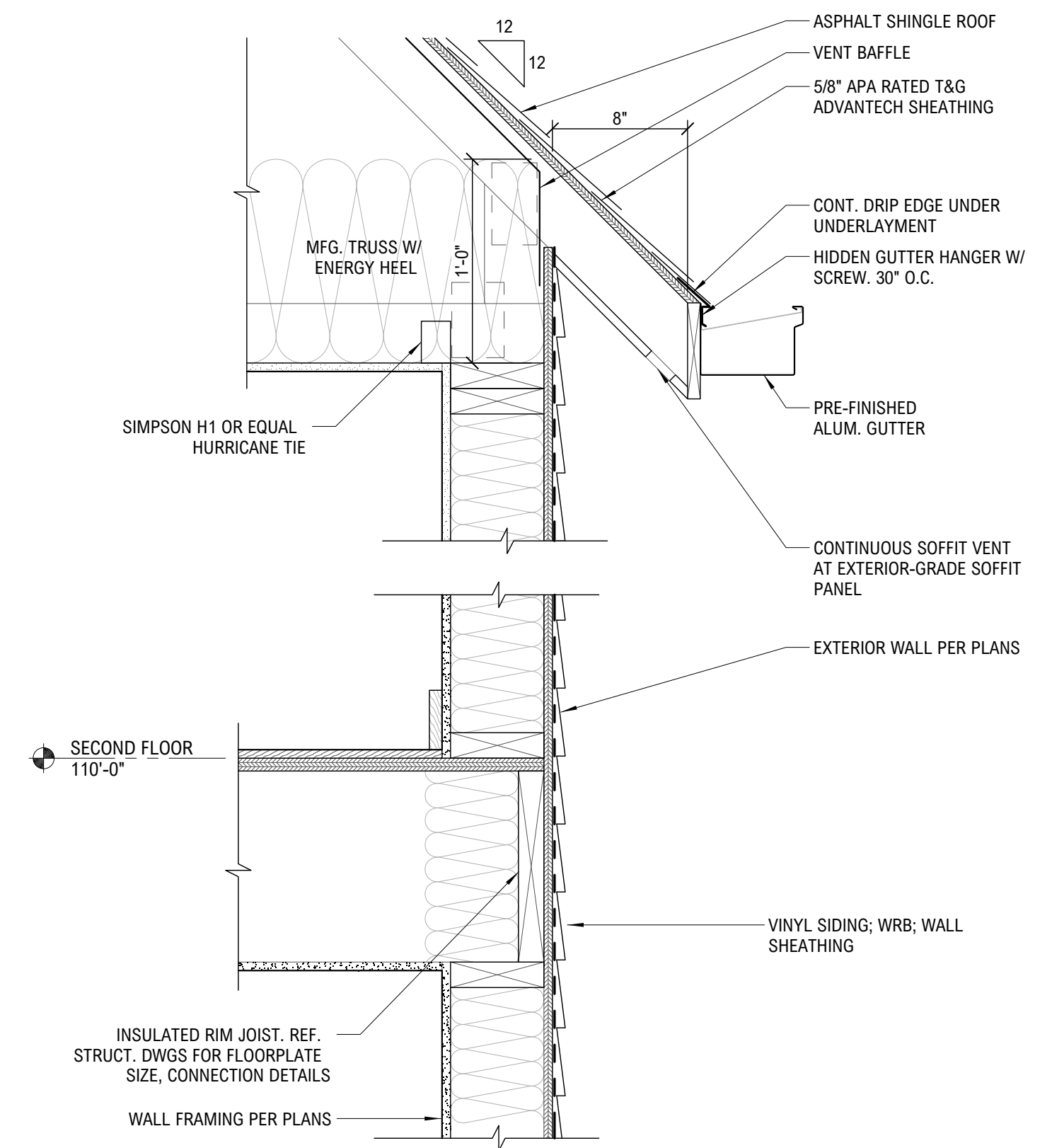
**A3.0**



**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



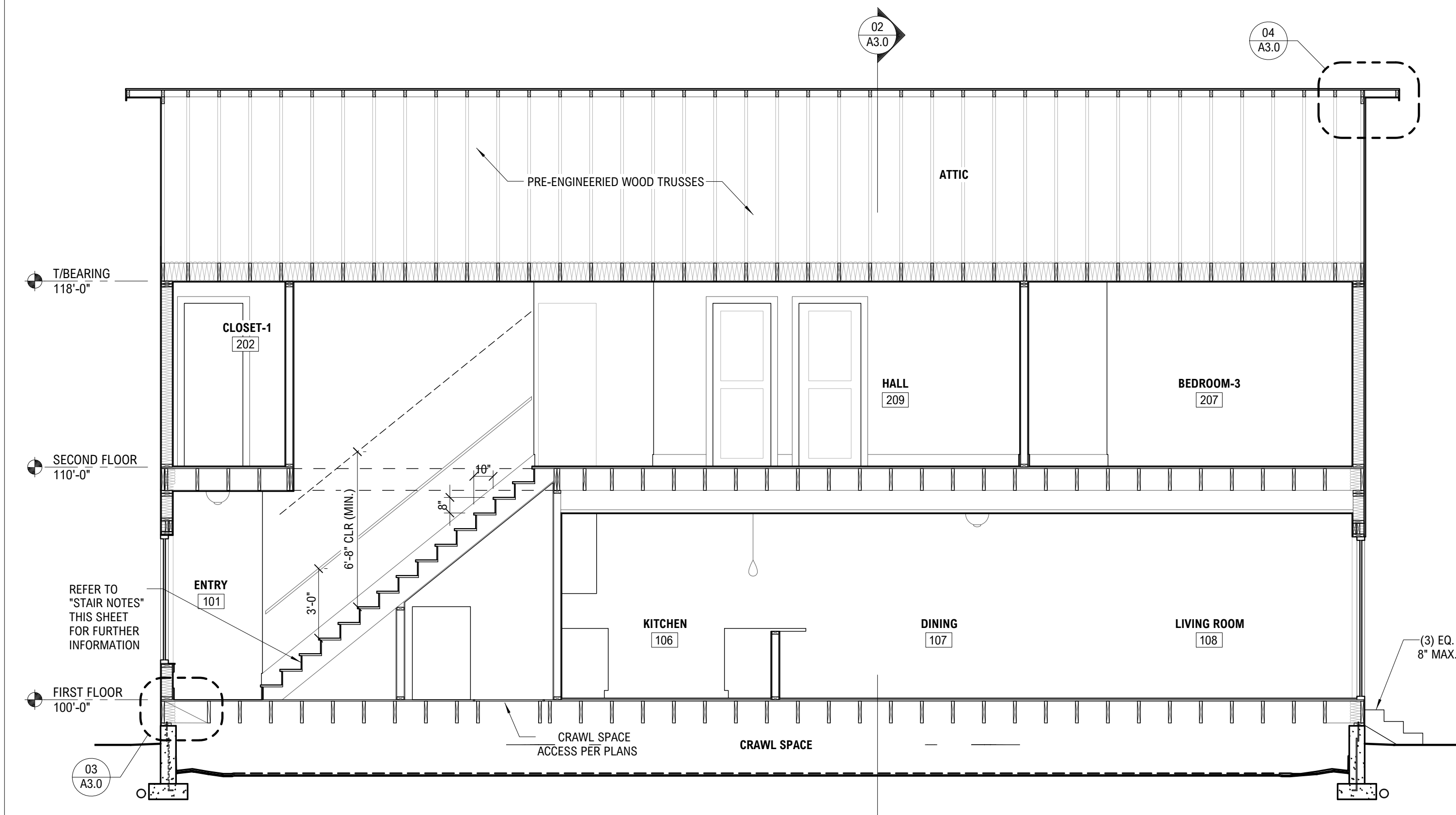
**05 DETAIL**  
1/2" = 1'-0"



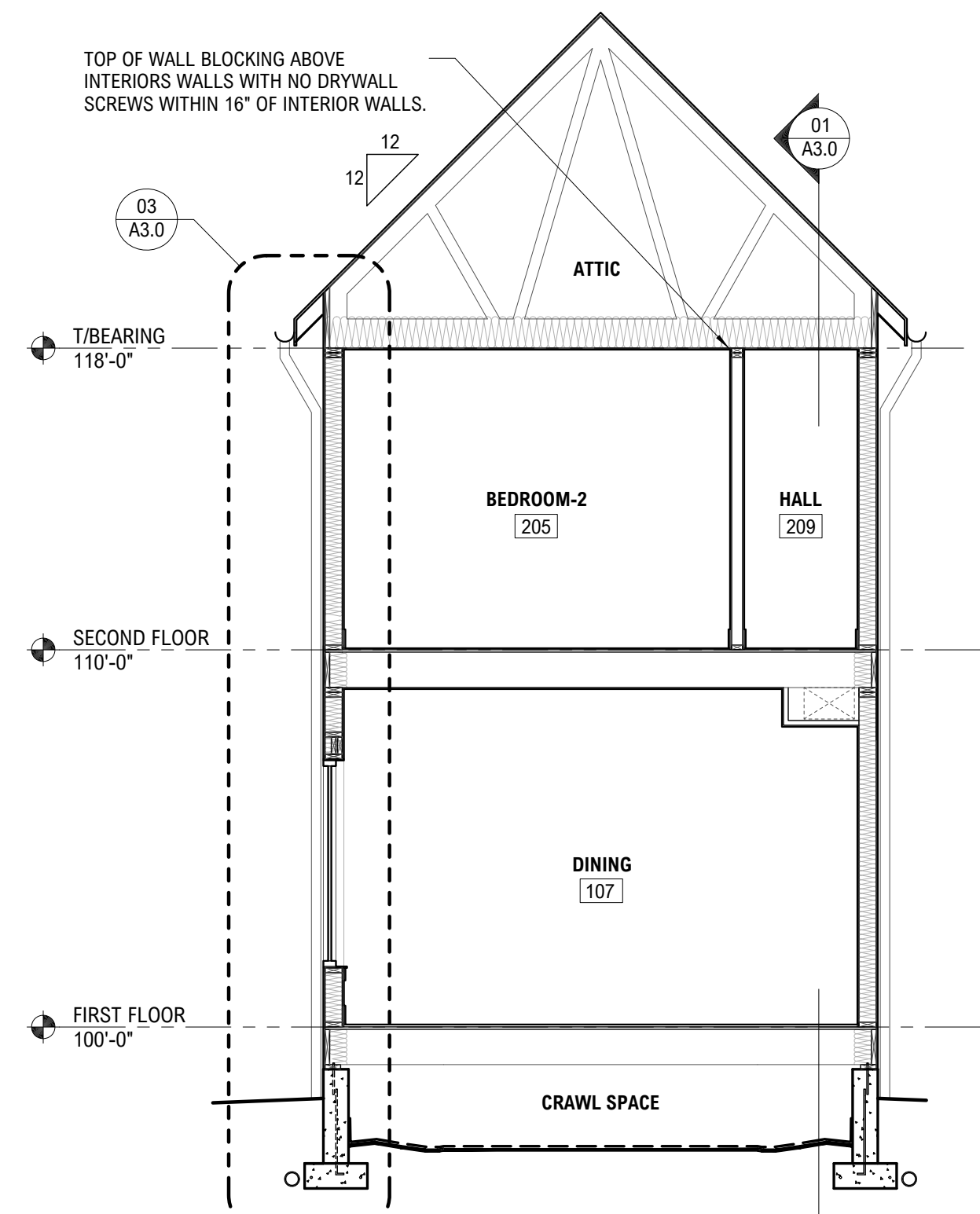
**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"

**INTERIOR STAIR NOTES**

- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



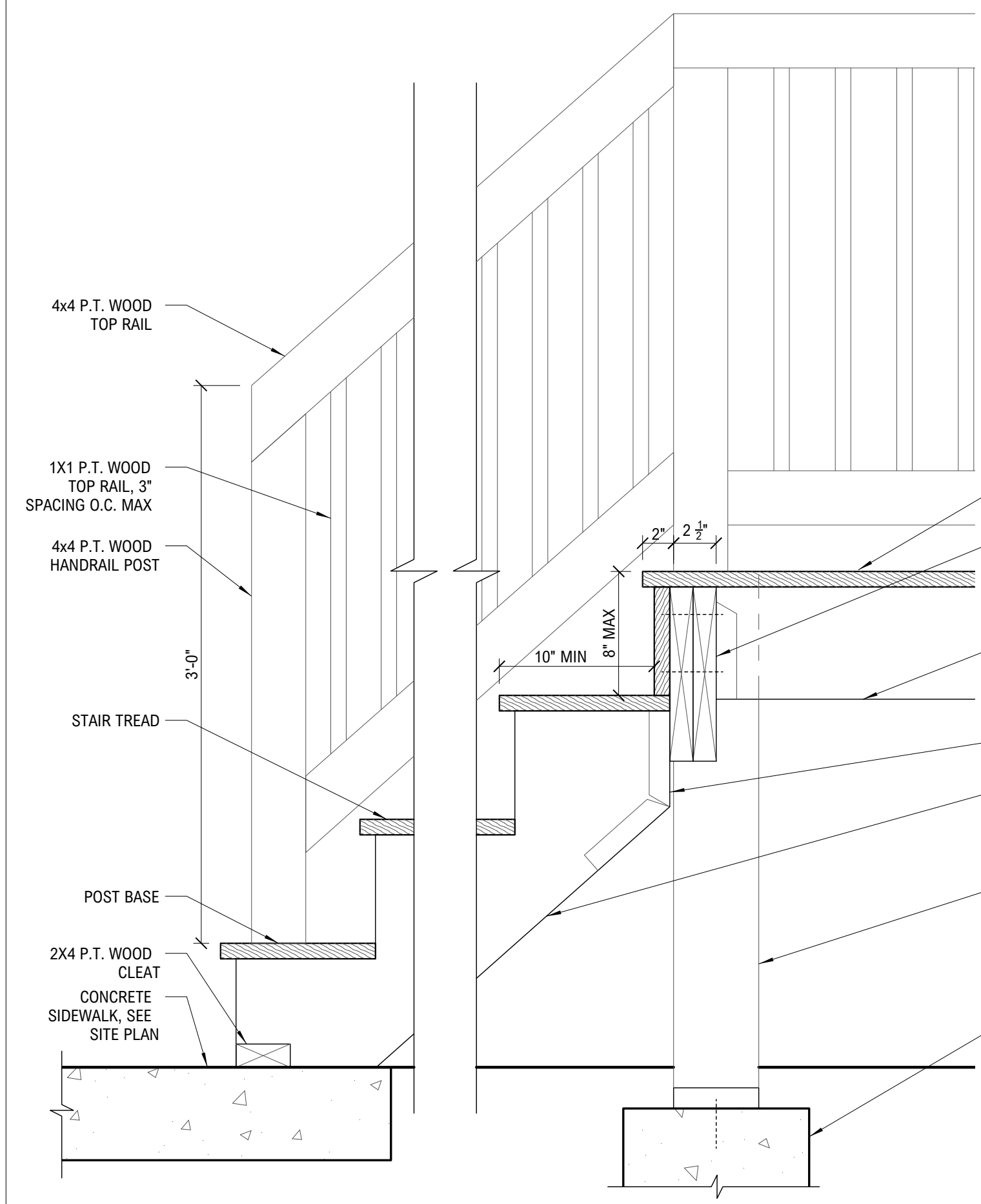
**01 BUILDING SECTION**  
1/4" = 1'-0"



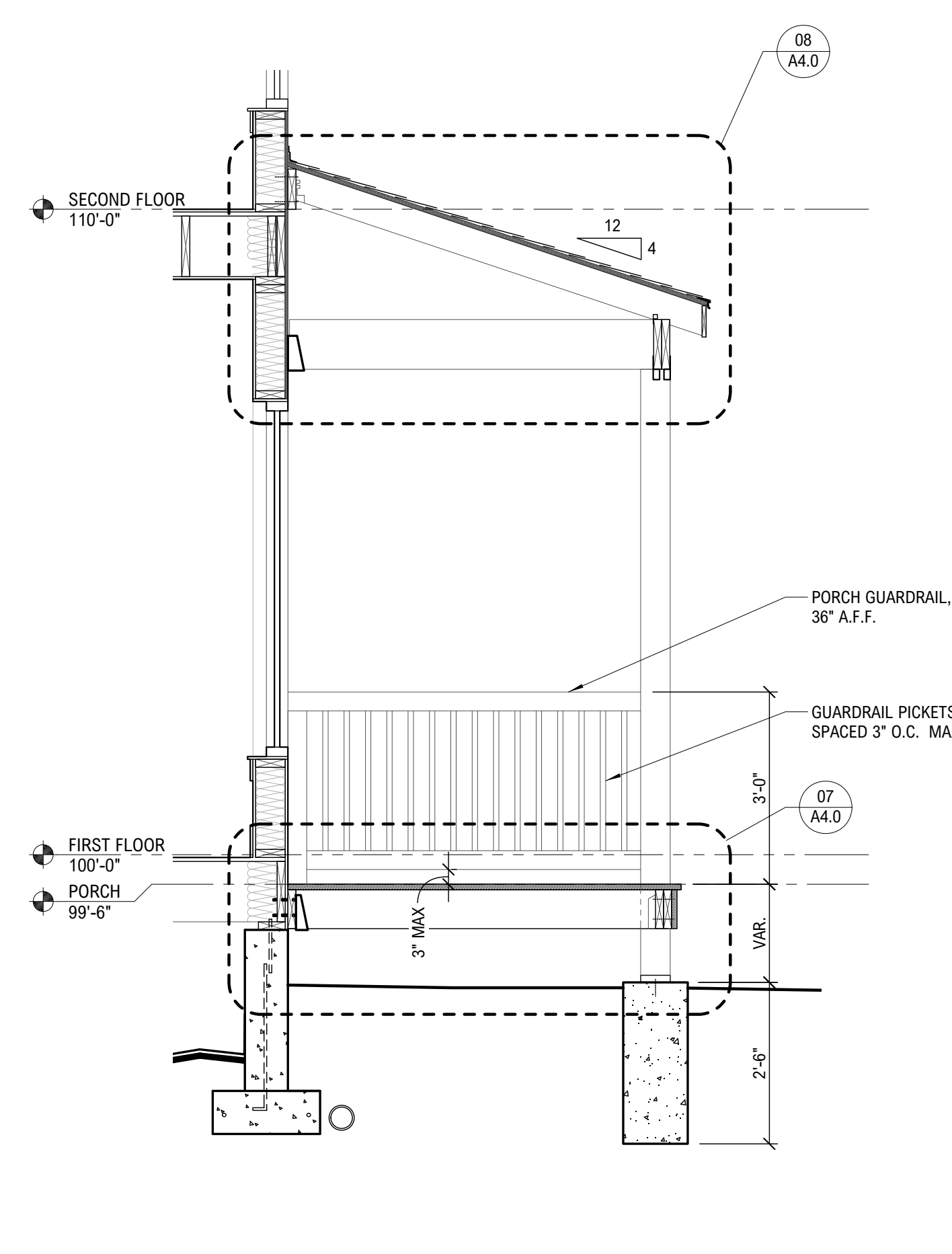
**02 BUILDING SECTION**  
1/4" = 1'-0"

**A3.0**

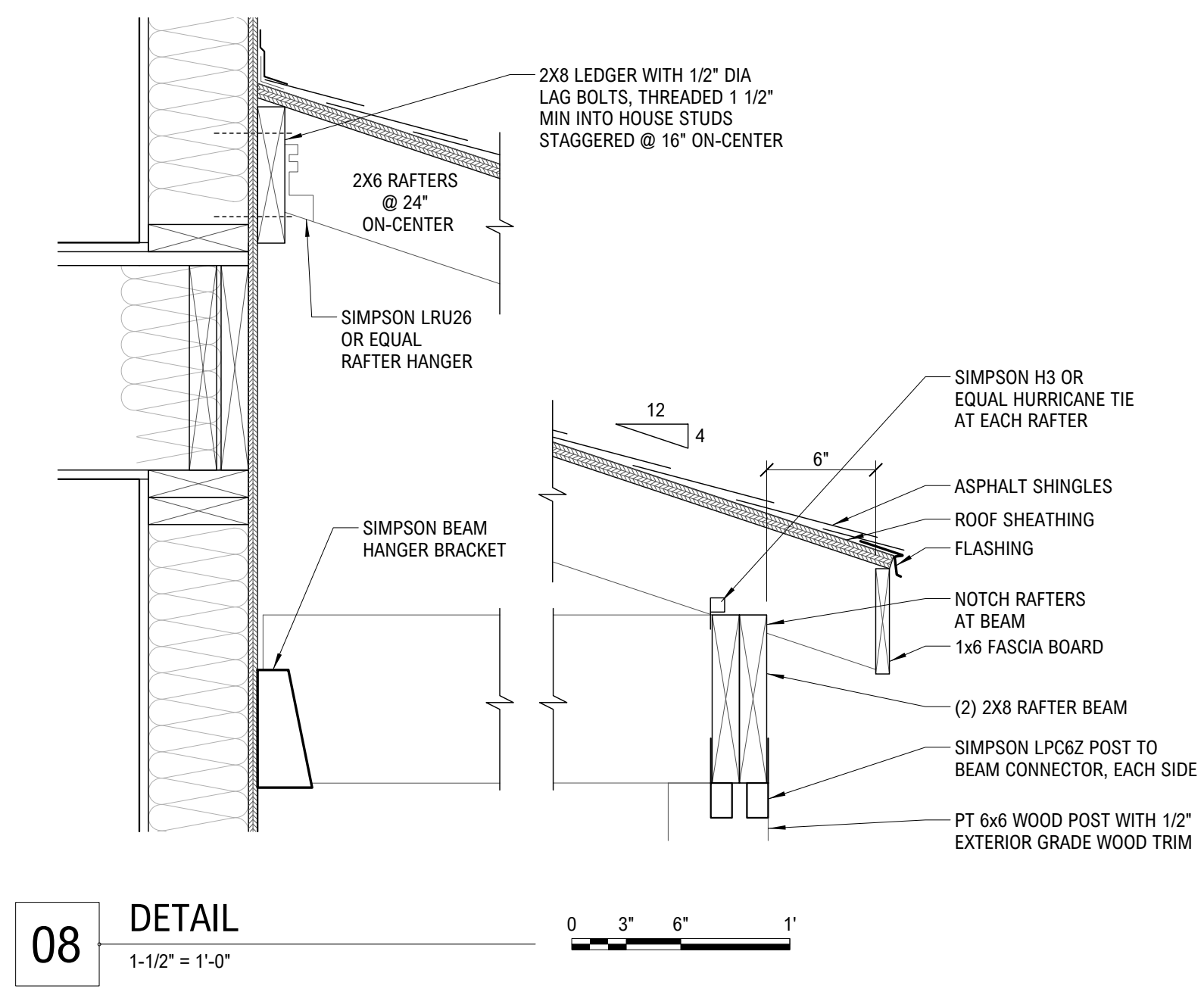




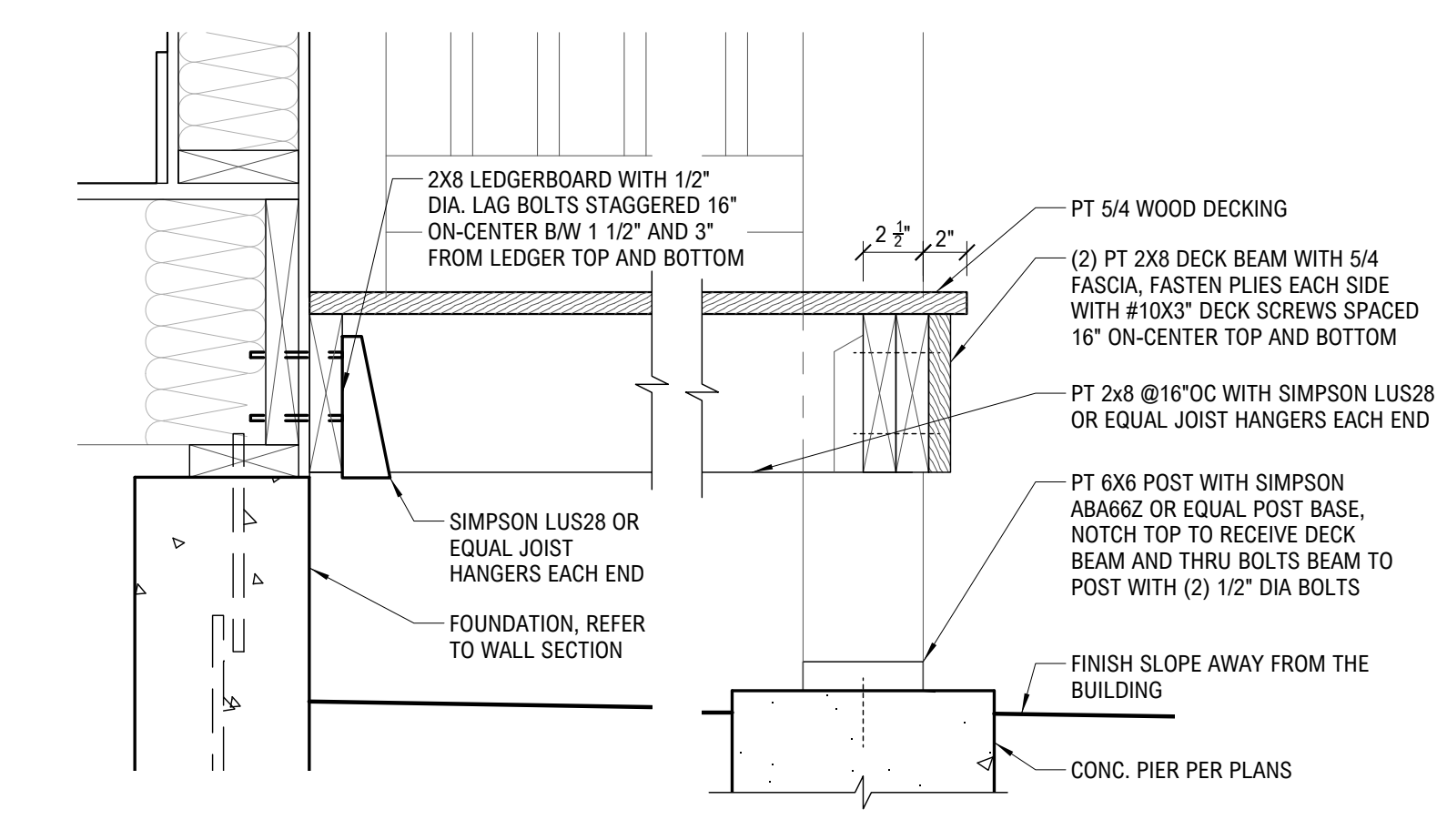
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



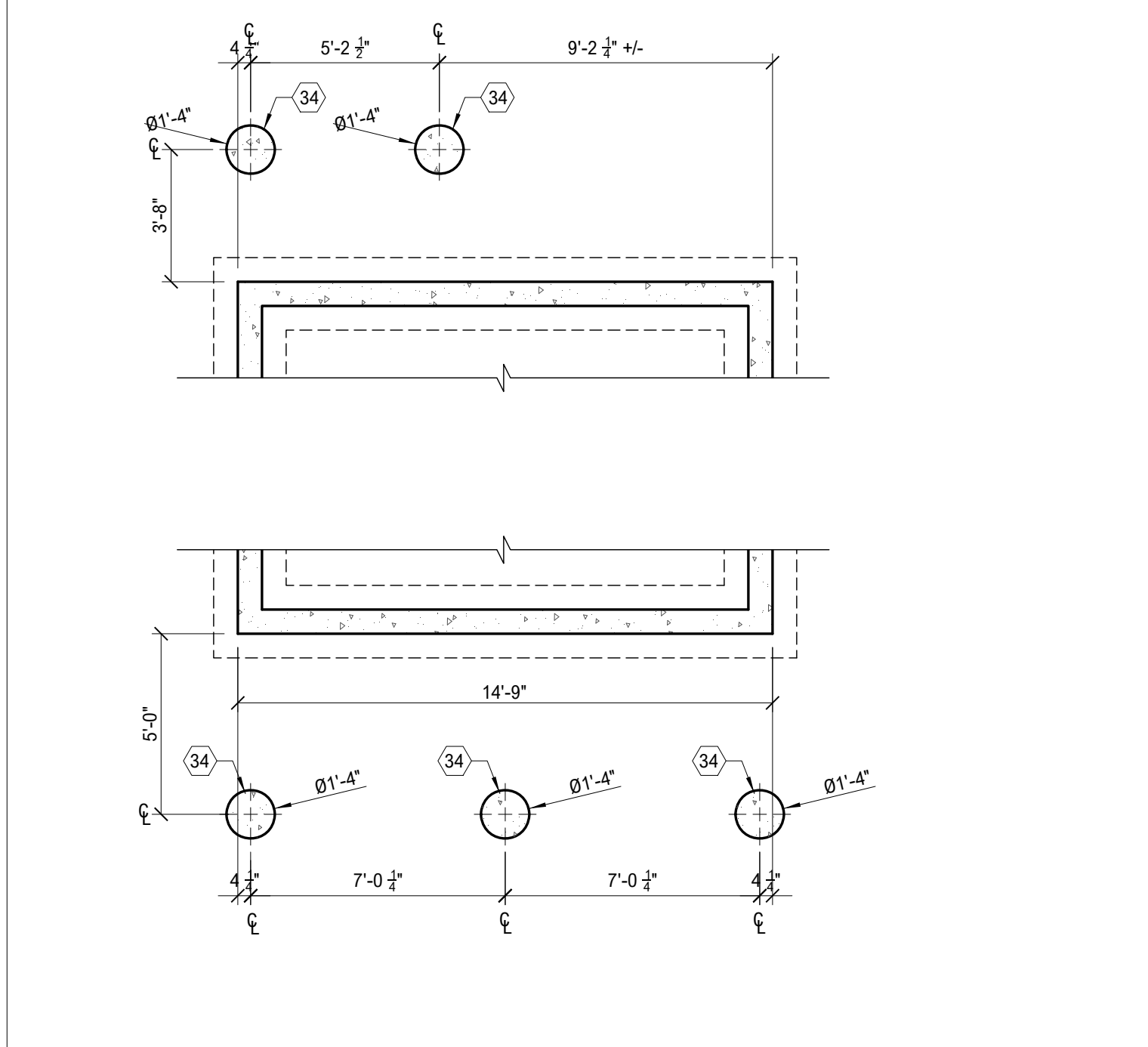
**06 PORCH SECTION**  
1/2" = 1'-0"



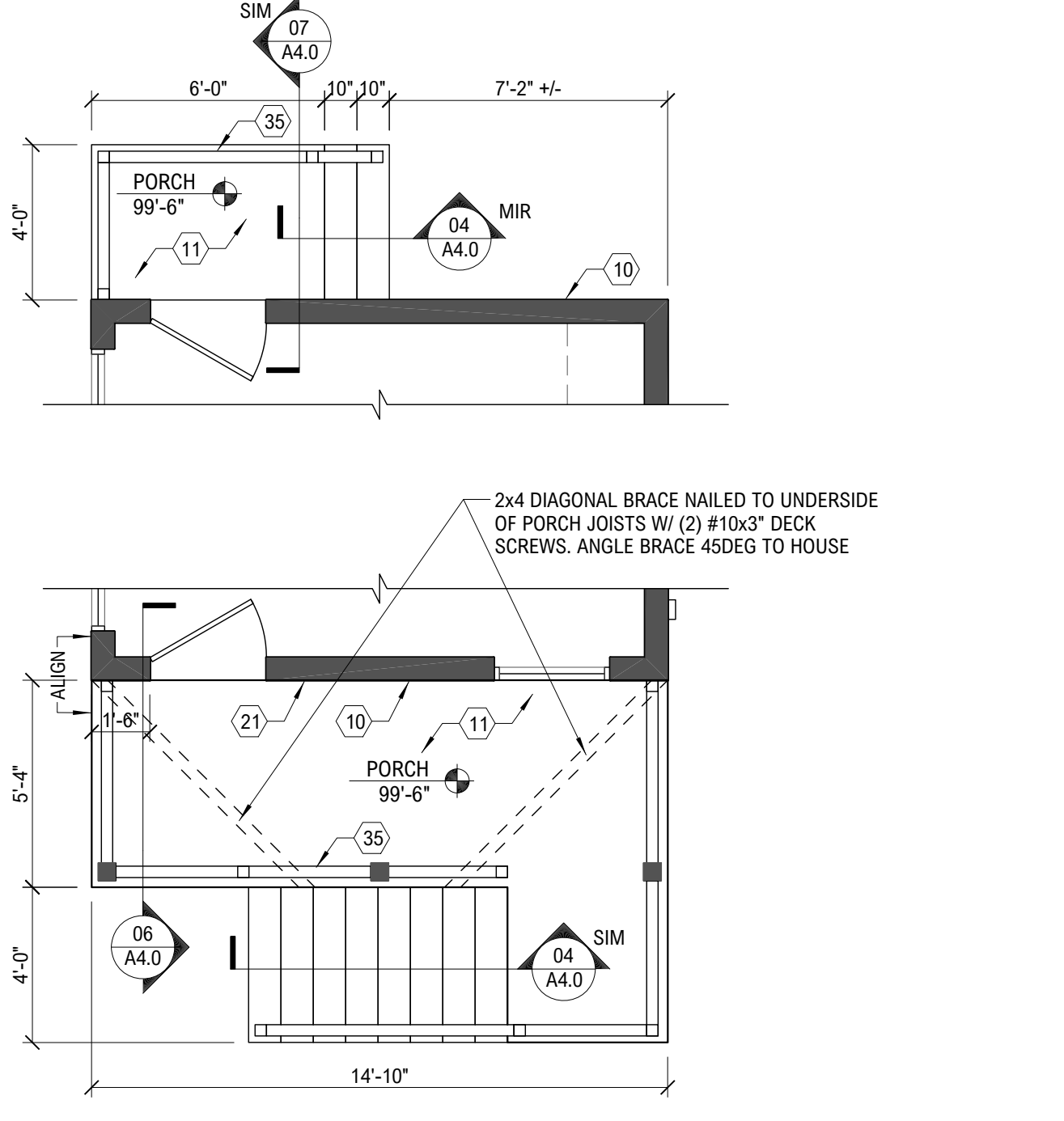
**08 DETAIL**  
1-1/2" = 1'-0"



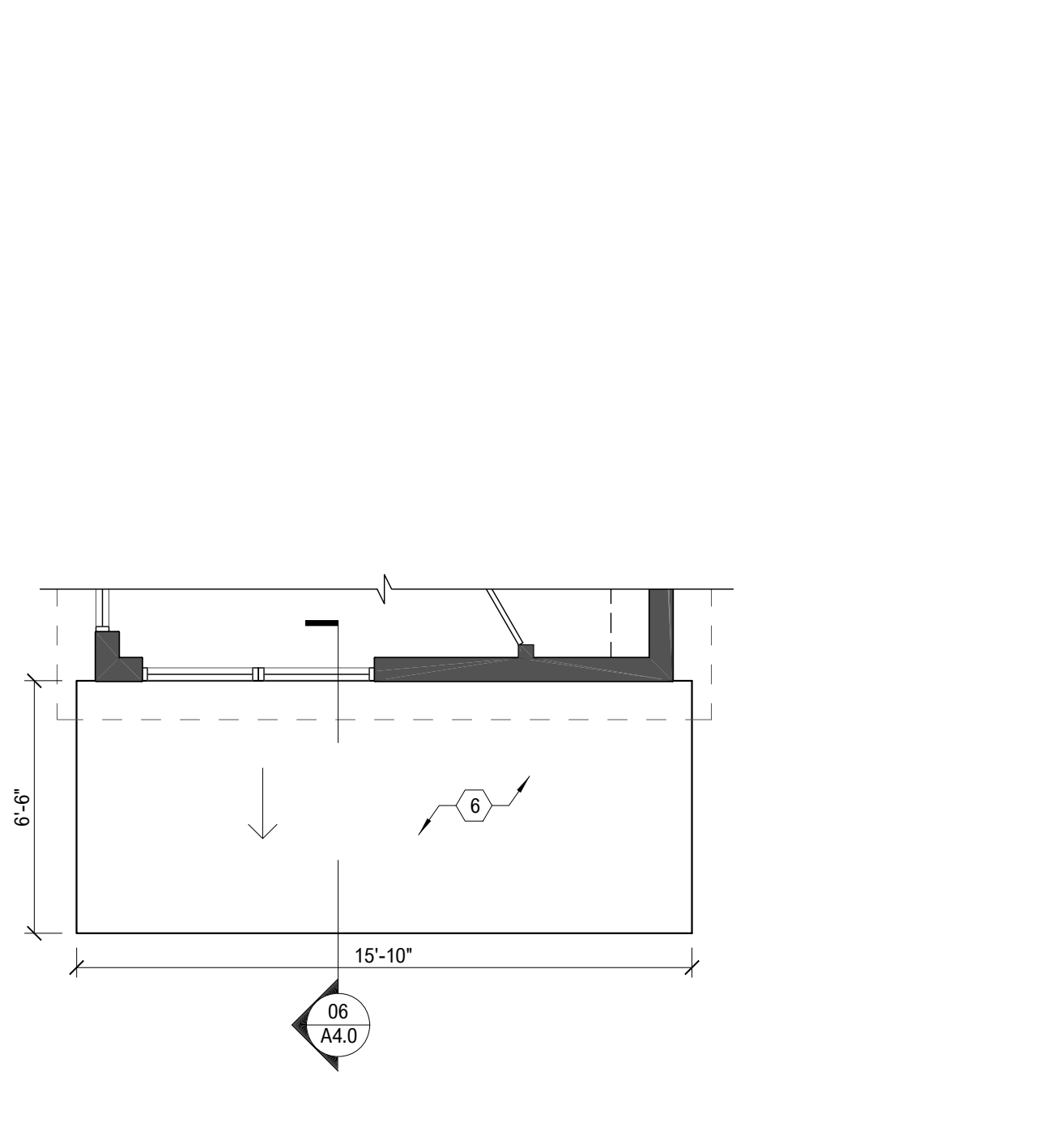
**07 DETAIL**  
1-1/2" = 1'-0"



**01 FOUNDATION PLAN**  
1/4" = 1'-0"



**02 PORCH PLAN**  
1/4" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"

**FLOOR PLAN GENERAL NOTES**

- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL

**KEYED NOTES**

- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
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- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
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- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
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- 35.) PORCH GUARDRAIL. 36" A.F.F. SEE SECTION FOR DETAILS

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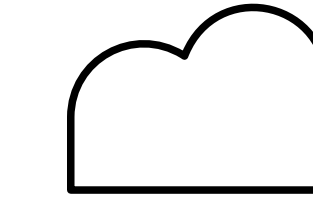
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**PORCH PLAN AND DETAILS**

**A4.0**

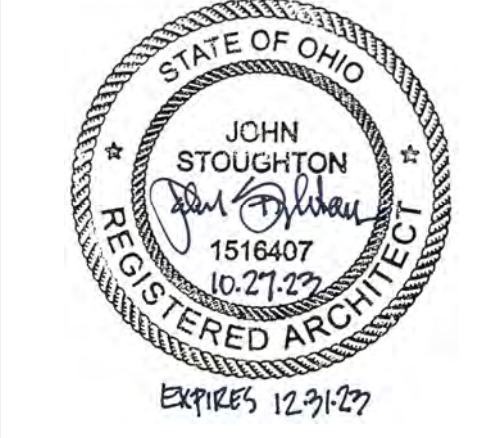




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STRUCTURAL COMPONENTS ONLY.

**STRUCTURAL ENGINEER**  
AO STRUCTURAL ENGINEERS  
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FORT THOMAS, KY 41075  
(859) 663-6045

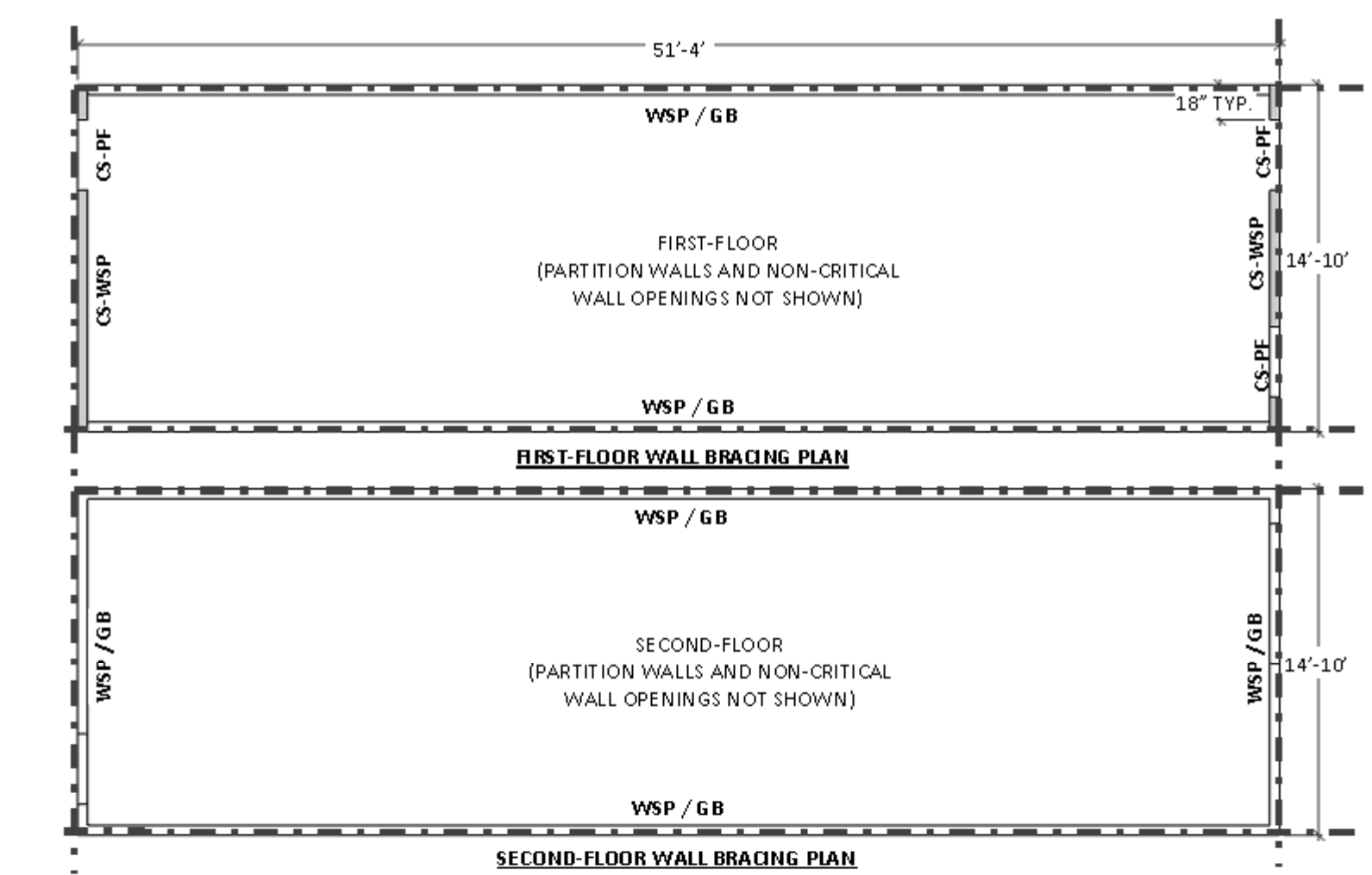
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**STRUCTURAL DETAILS**

**S1.0**



**DESIGN CRITERIA:**  
2019 RCD / 2018 IRC W/ DH AMENDMENTS  
WIND LOAD: 115MPH  
RISK CATEGORY II  
EXPOSURE: C  
DESIGN PRESS: 16PSF

**SEISMIC:**  
RISK CATEGORY II  
SS / S1: 0.148 / 0.077  
SITE CLASS: D  
SDS / SD1: 0.158 / 0.124  
SDC: B  
SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS  
DESIGN BASE SHEAR: V: 0.065\*W  
R: 2.5  
EQUIVALENT LATERAL FORCE ANALYSIS

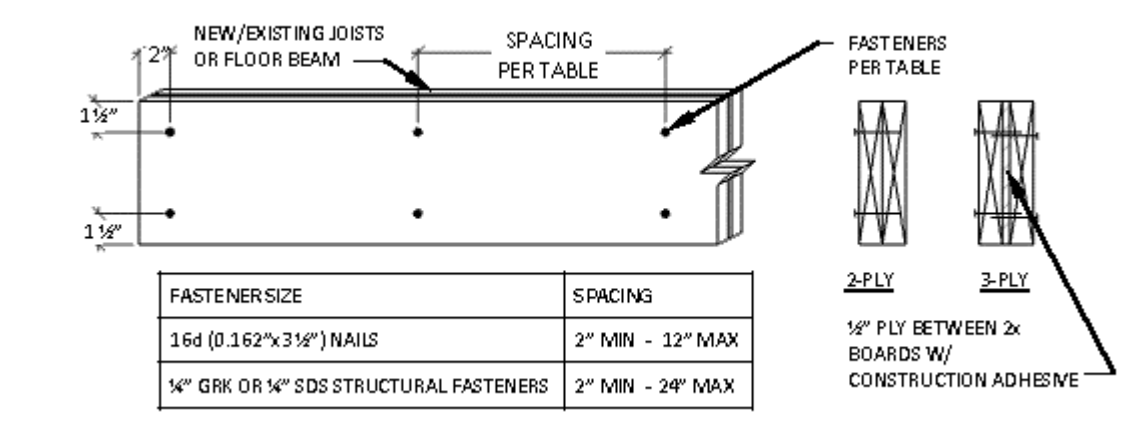
**BRACED WALL LINE**

WSP	3/8" MINIMUM WOOD STRUCTURAL PANEL
GB	1/2" MINIMUM GYPSUM BOARD
CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.

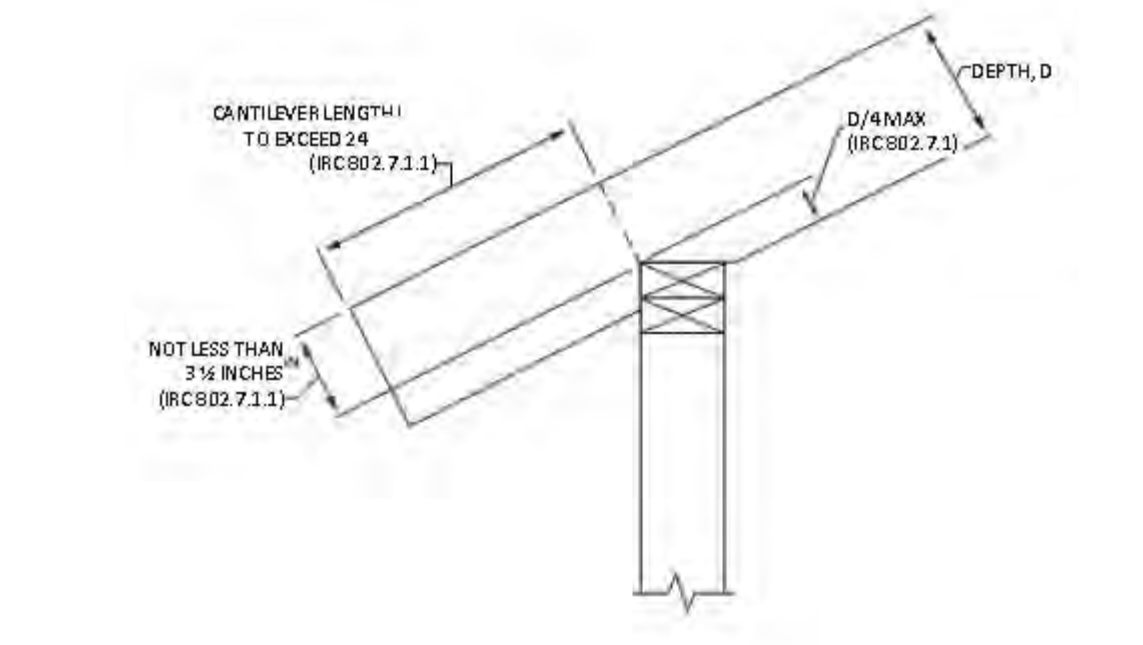
**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.131"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3 AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

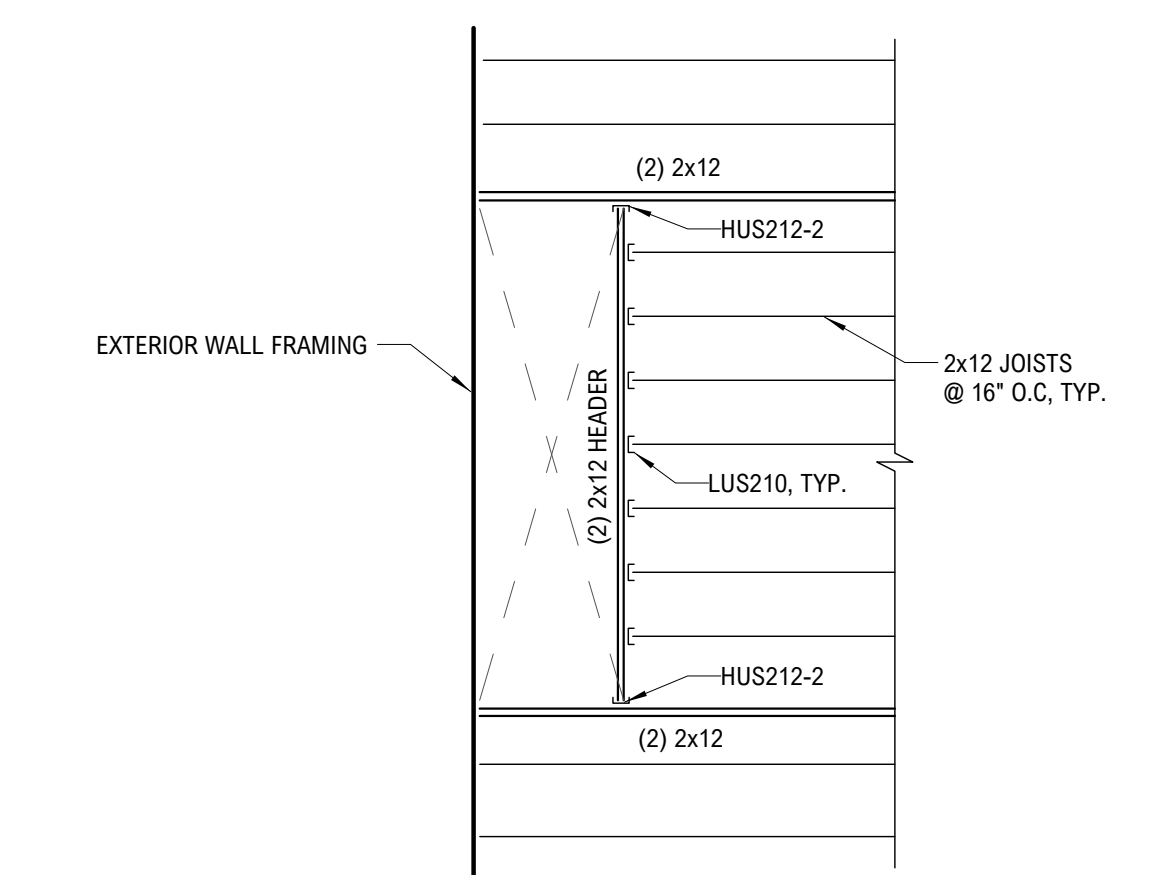
**02 BRACED WALL PLAN AND FASTENER REQUIREMENTS**



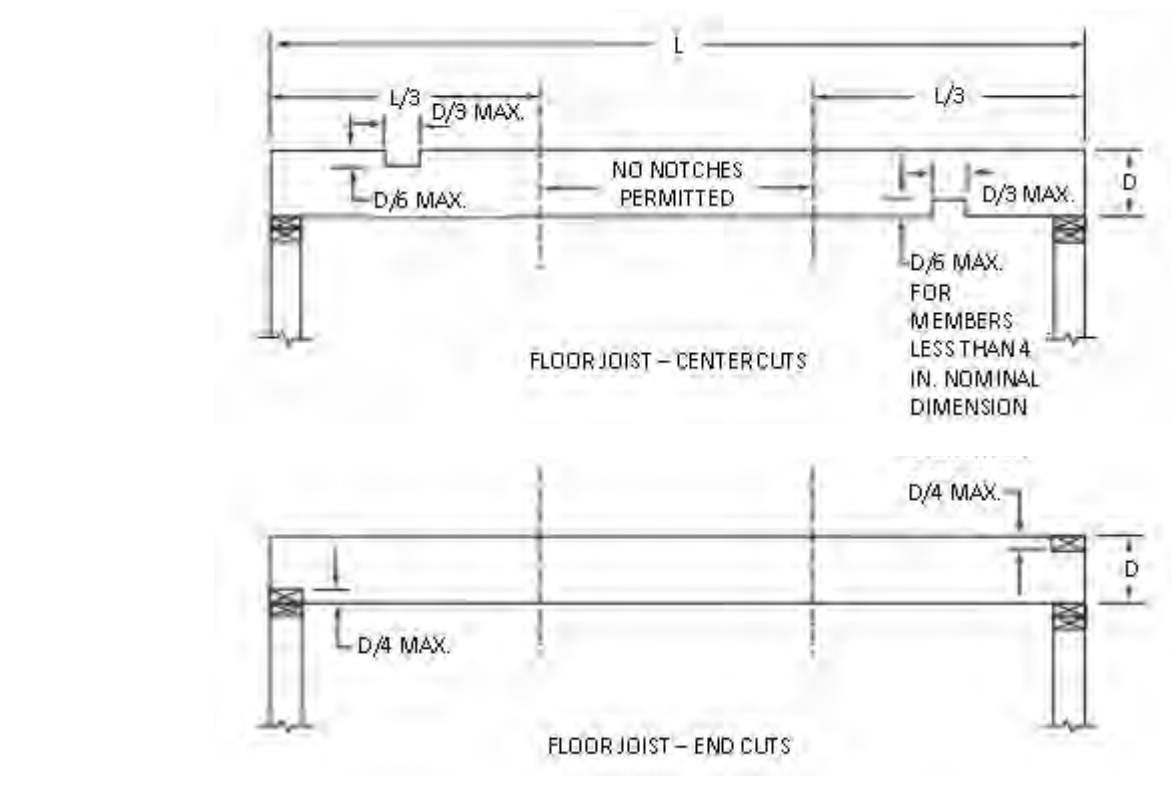
**06 NAIL PATTERN FOR BUILT-UP JOISTS AND FLOOR BEAMS**



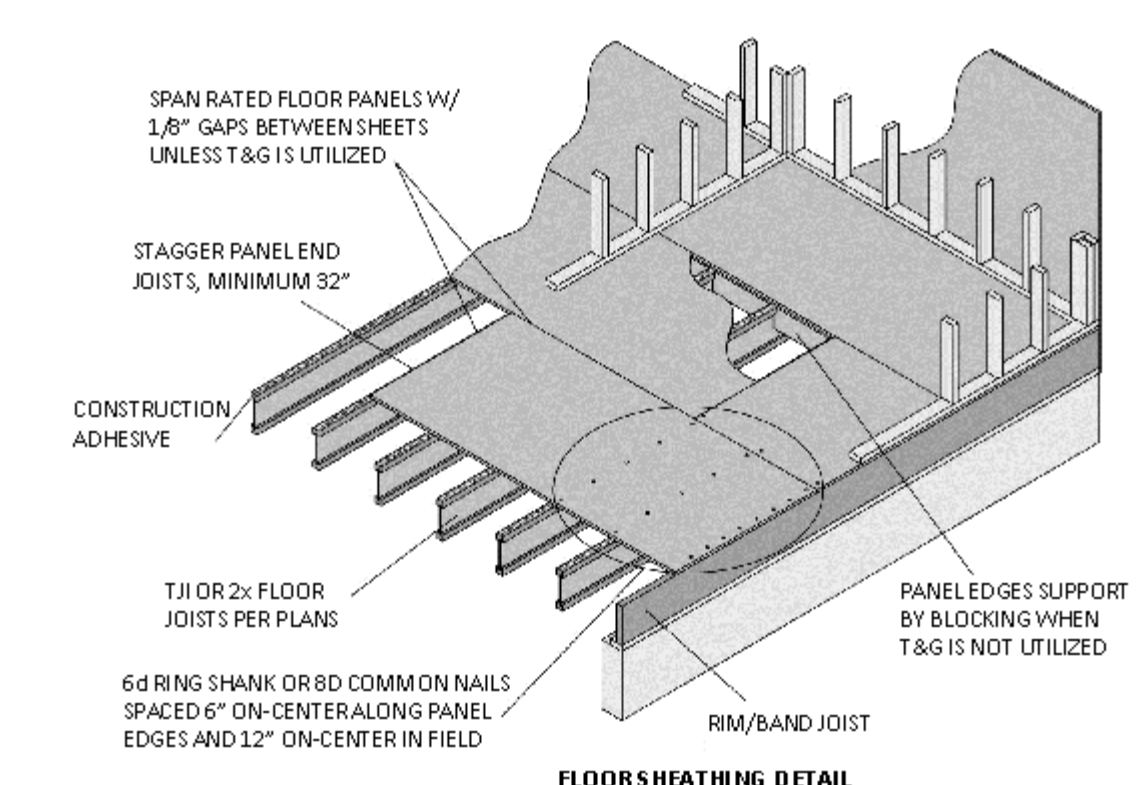
**05 RAFTER NOTCHING**  
PER R802.7.1



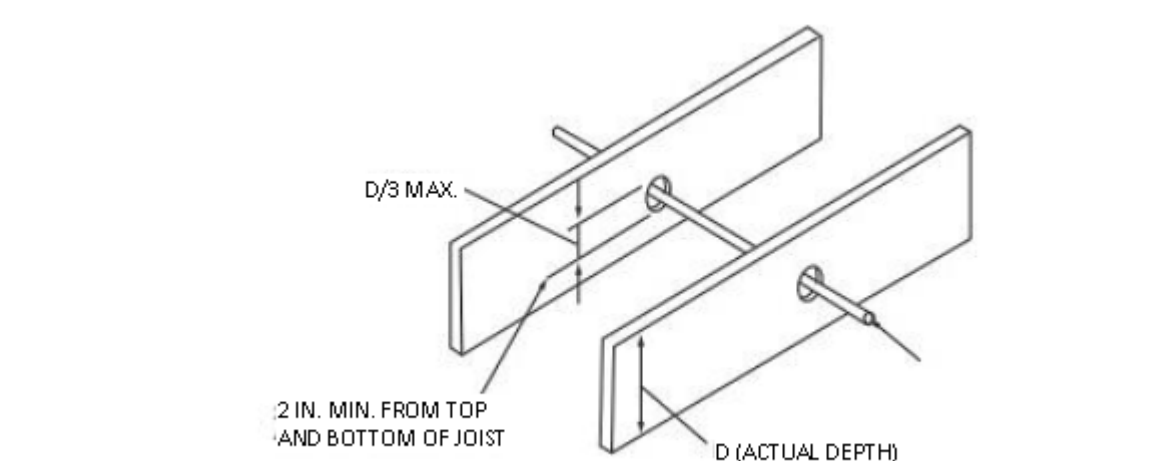
**09 SECOND FLOOR FRAMING @ STAIR OPENING**



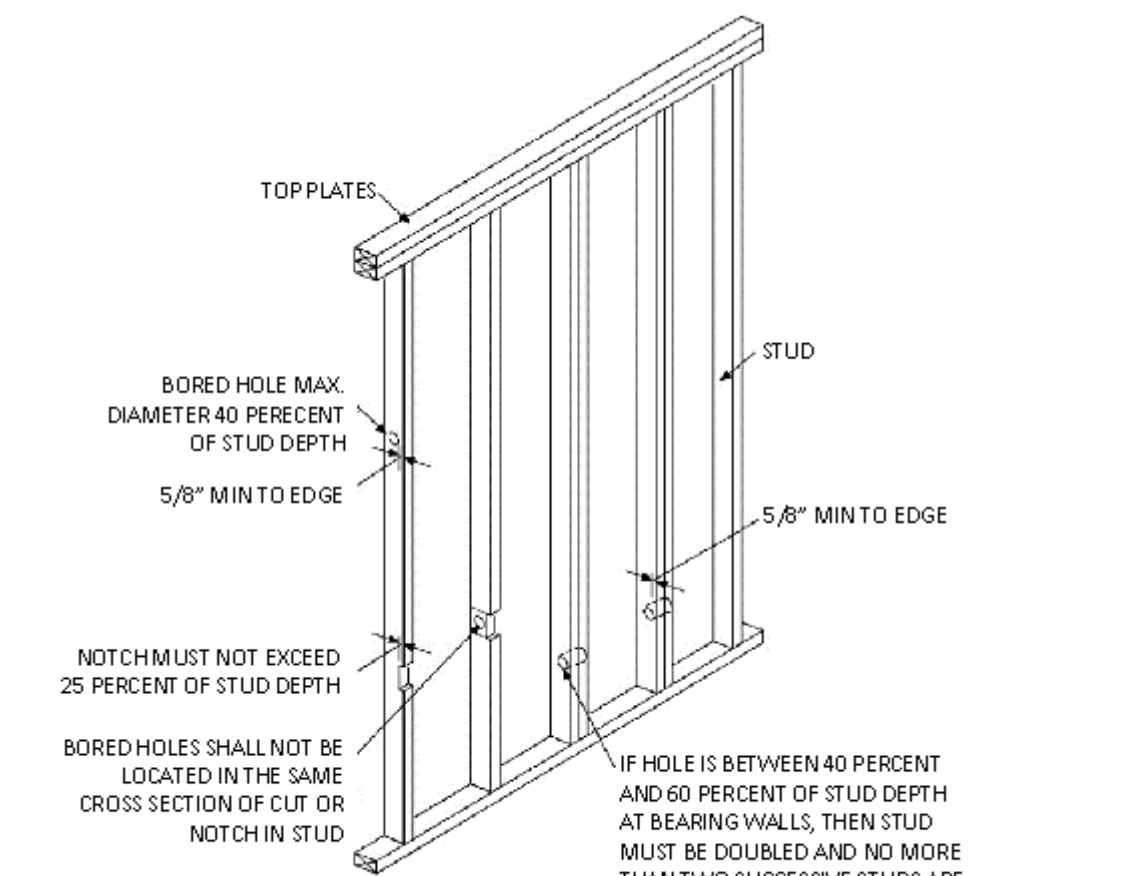
**08 CUTTING AND NOTCHING FLOOR JOISTS**  
PER R502.8



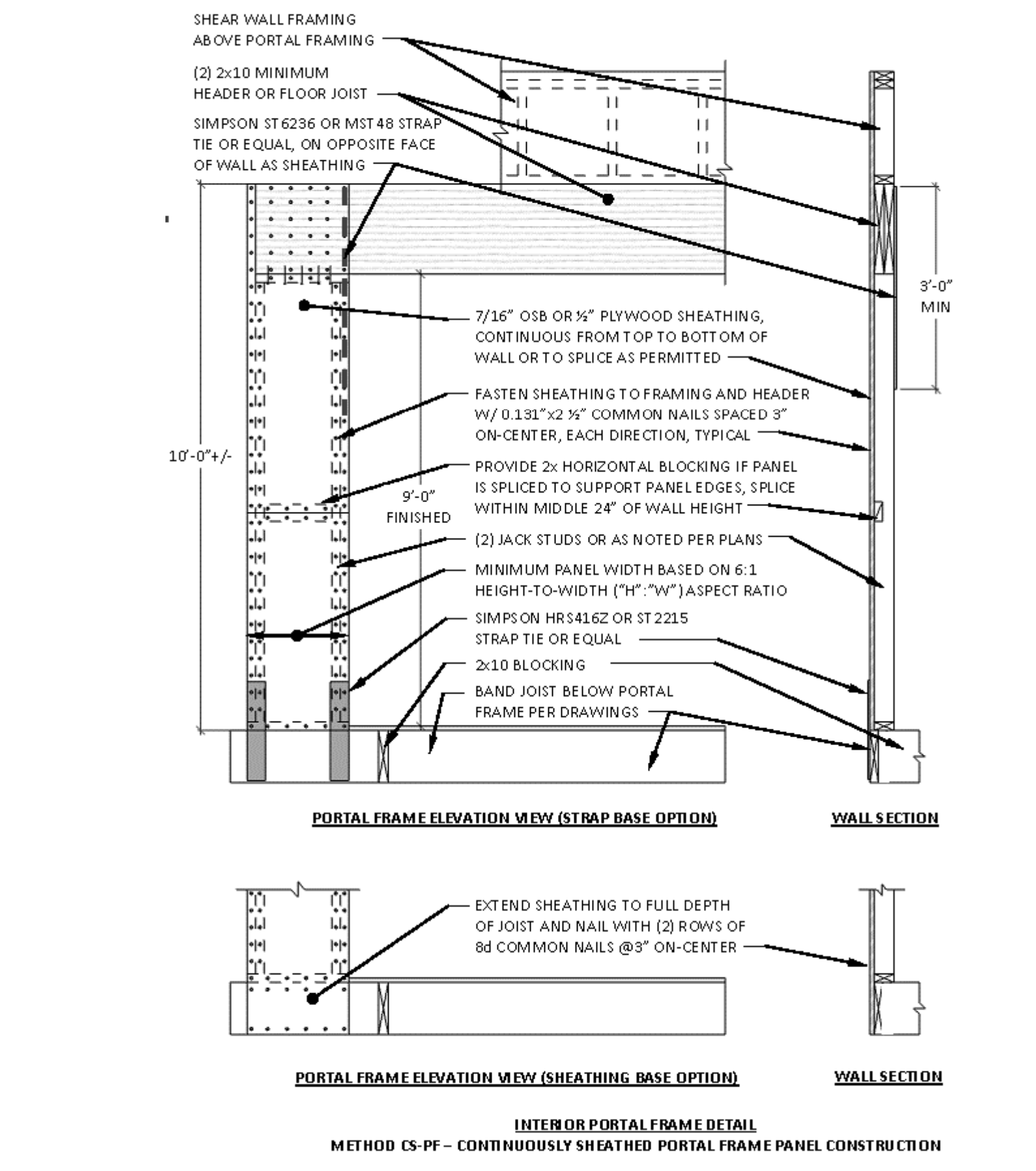
**04 FLOOR SHEATHING DETAIL**



**07 DRILLING FLOOR JOISTS**  
PER R502.8



**03 NOTCHING AND BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**  
PER R602.6(2)



**01 PORTAL FRAME ELEVATION AND SECTION DETAILS**  
METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



# PERMIT ISSUE - 10/27/23

2355 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/27/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
963 E McMillan LN ST  
CINCINNATI, OH 45206  
(513) 830-5132

**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
5 GREENE ST  
FORT THOMAS, KY 41075  
(859) 663-6045

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

- ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
- PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

- CEILING INSULATION:** SHALL BE BLOW-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
- WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION, OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
- CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 1102.1.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** PEX PLUMBING SYSTEM: THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** SANITARY PIPING: ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** WATER HEATER: 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** LAUNDRY APPLIANCES: WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** WATER HEATER VENT: WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** FLOOR DRAINS: PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** FORCED AIR FURNACE: NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** FURNACE VENT: FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** RANGE HOOD: PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** DUCTS: GALVANIZED METAL DUCTS.
- M05** EXHAUST FANS: INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** MECHANICAL CHASE: PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** LAUNDRY DRYER VENT: DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.

### ELECTRICAL NOTES

- E01** HARDWARE, PANELS, AND DISCONNECTS TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** ELECTRIC PANEL: PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** APPLIANCE OUTLET: COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** GFI CIRCUITS: ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** SMOKE DETECTORS: INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

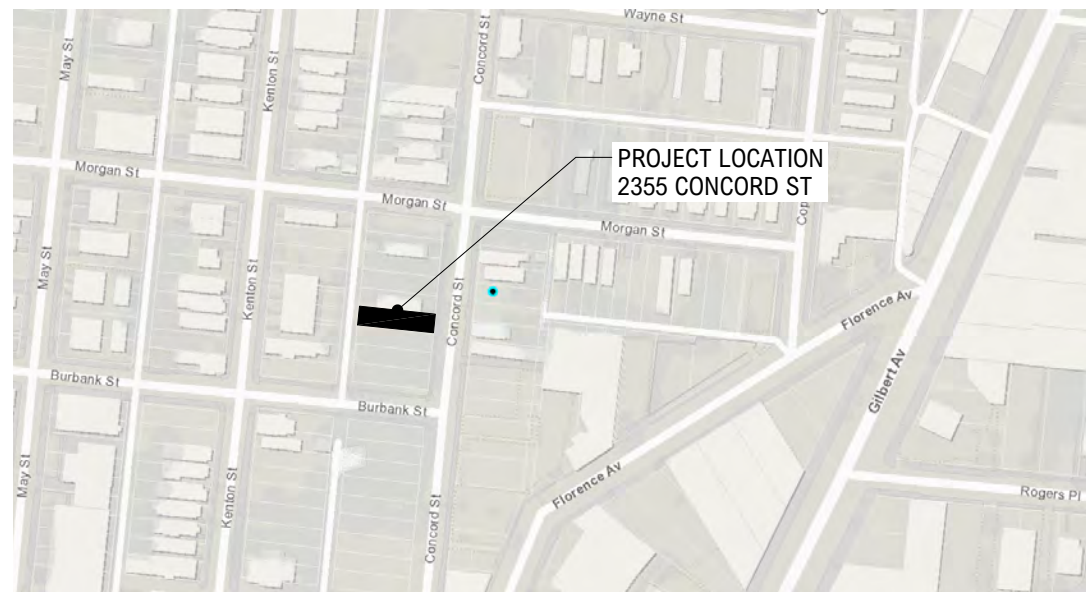
ADDRESS: 2355 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0049-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- REFER TO SITE SURVEY FOR REFERENCE.
- FINISH GRADE: FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

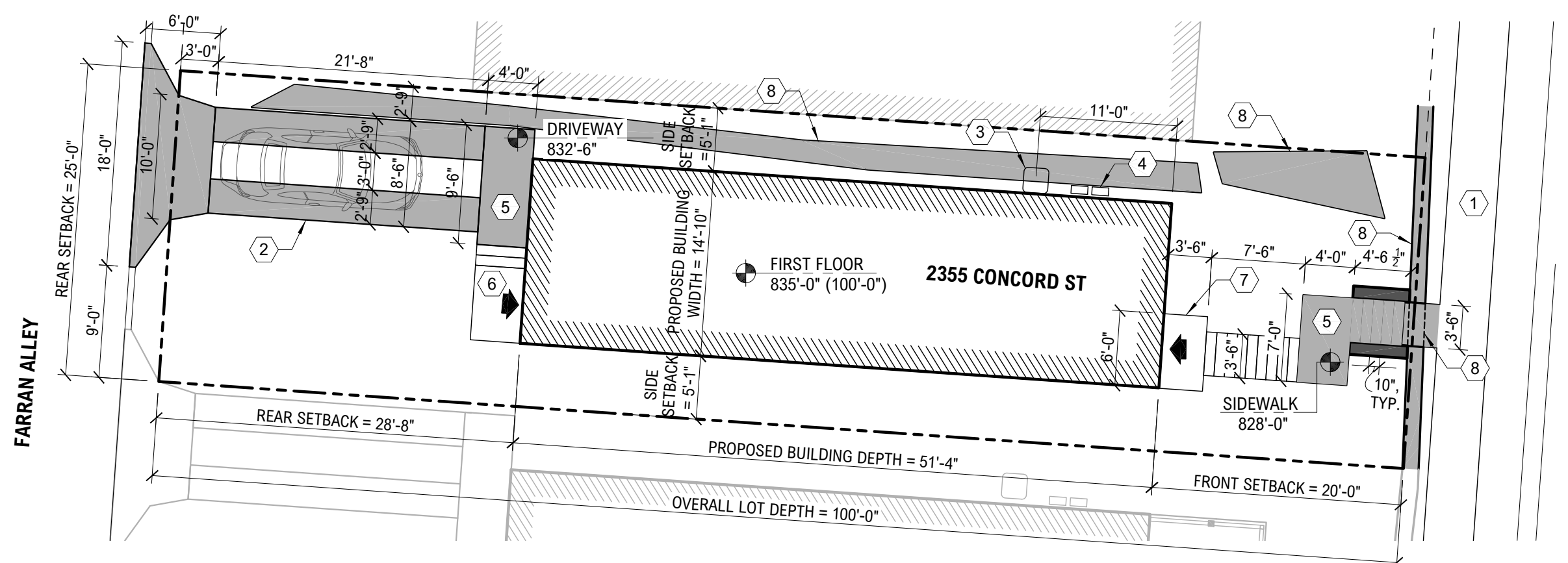
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

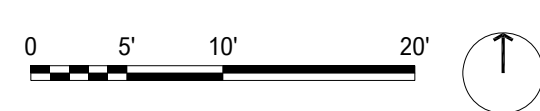
- F'c = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINED AIR.
- MINIMUM CEMENT CONTENT = 520 #/CY.
- MAXIMUM WATER/CEMENT RATIO = 0.45.
- LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

## SITE PLAN KEYNOTES

- EXISTING SIDEWALK:** REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- NEW CONCRETE RIBBON DRIVEWAY LOCATION:** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- CONDENSING UNIT:** GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- UTILITY METERS:** GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- NEW CONCRETE WALK:** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- NEW EXTERIOR STEPS:** P.T. WOOD W/ HANDRAIL ON AT LEAST ONE SIDE. HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. REFER TO PLANS FOR DETAILS.
- EXTERIOR COVERED PORCH:** REFER TO PLANS FOR DETAILS.
- EXISTING RETAINING WALL:** TO REMAIN. REPAIR/REPLACE AS NECESSARY.
- NEW CONCRETE STAIR:** DEMO PORTION OF EXISTING CONCRETE WALL AND EXCAVATE AS REQUIRED FOR NEW CONCRETE STAIR



01 SITE PLAN  
1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS, CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE, ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, OVERHEAD, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCBs.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSIVE OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

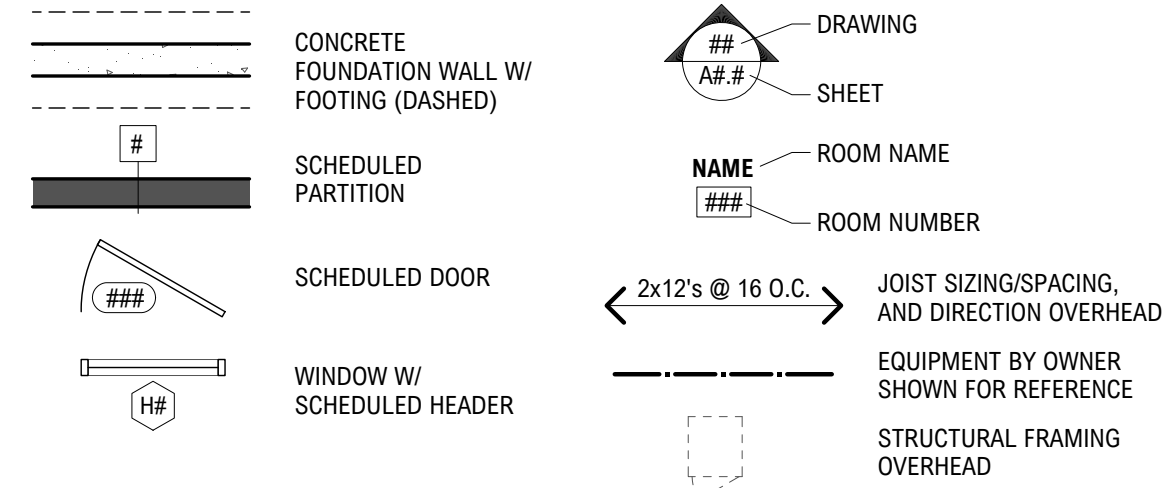
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**



**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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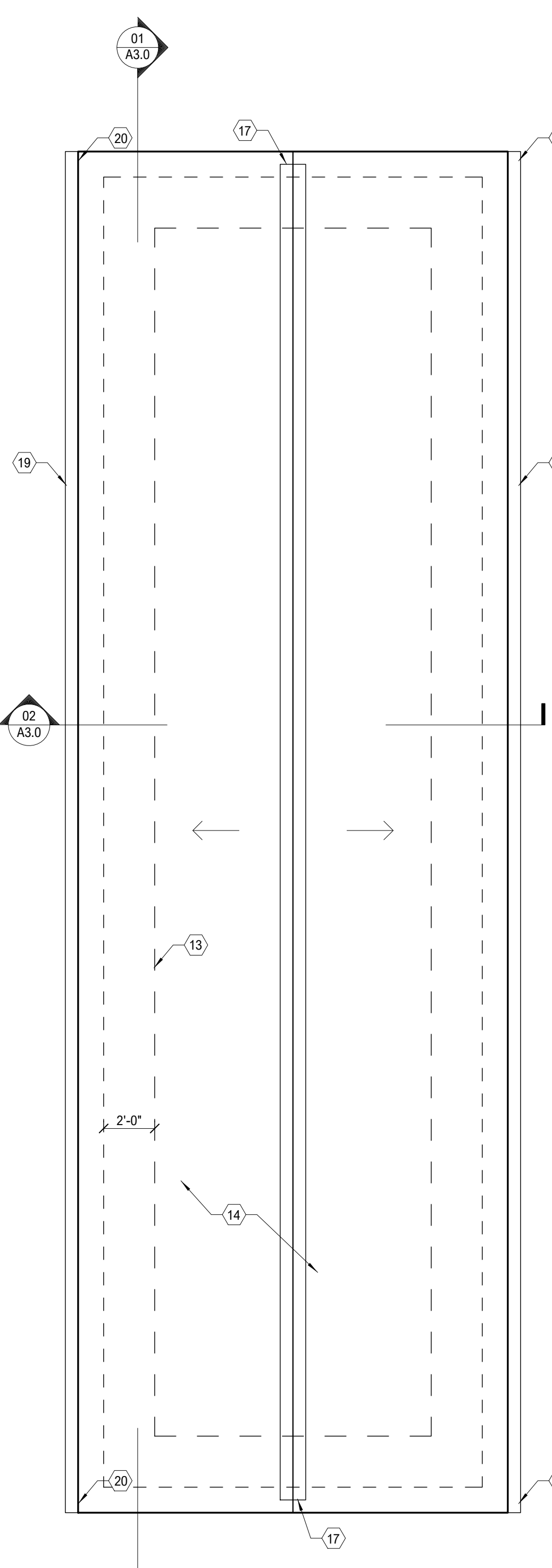
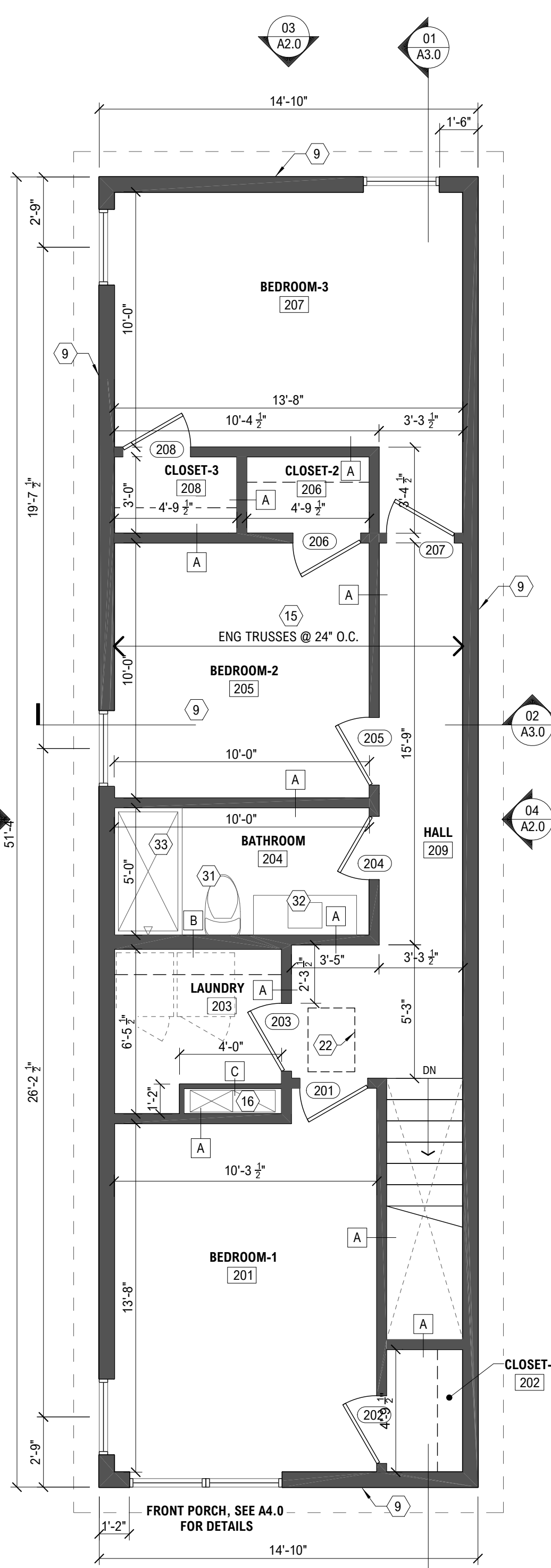
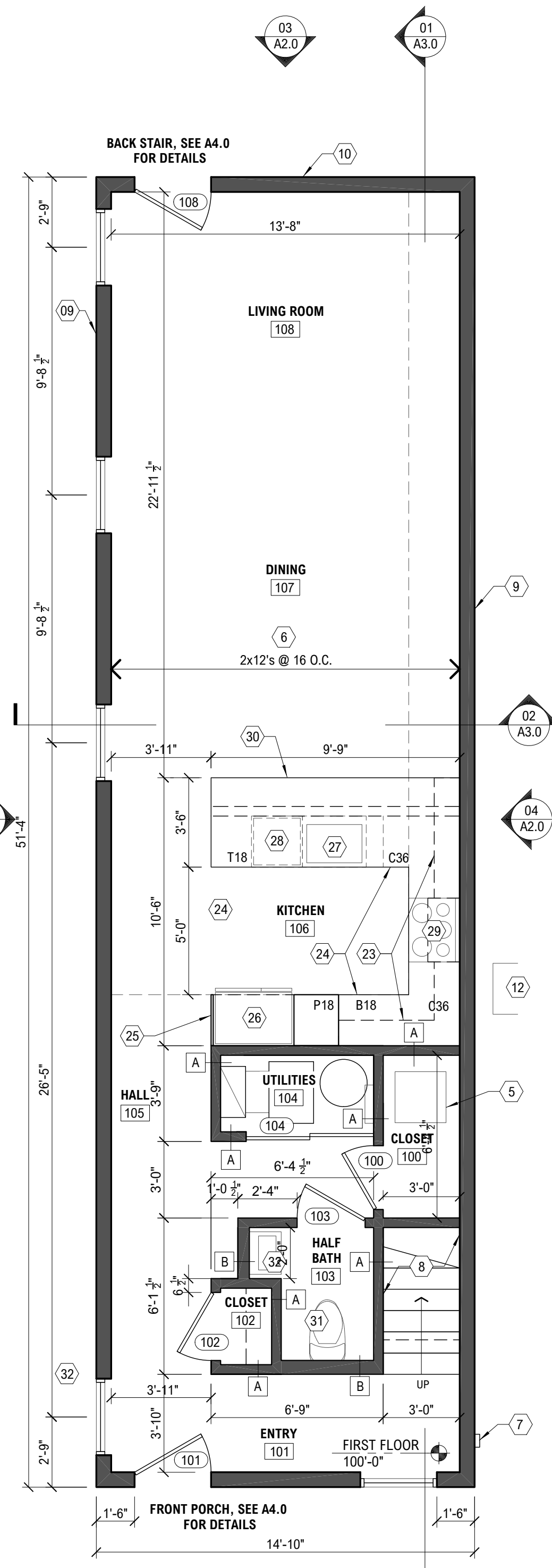
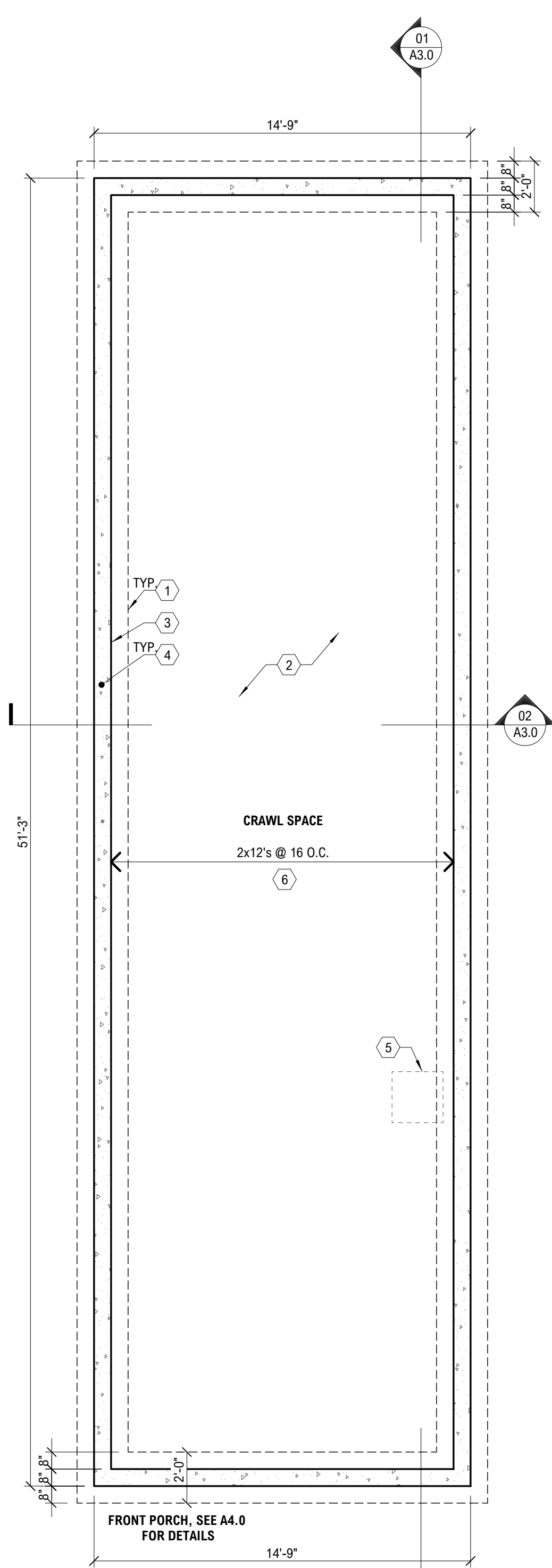
**NEW CONSTRUCTION SINGLE-FAMILY DWELLING**  
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PROJECT NO. 2310  
 DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



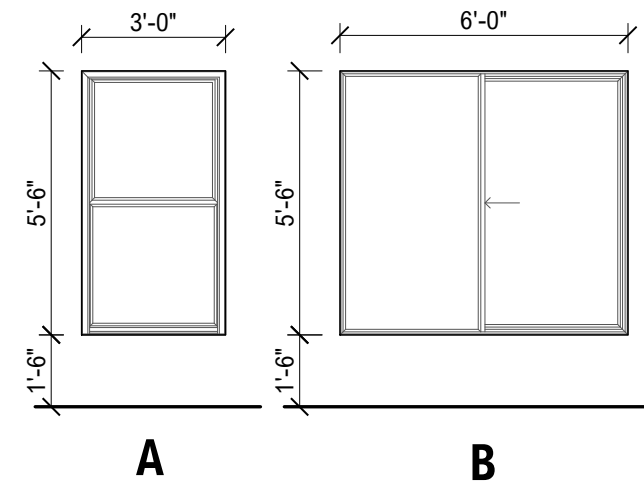


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

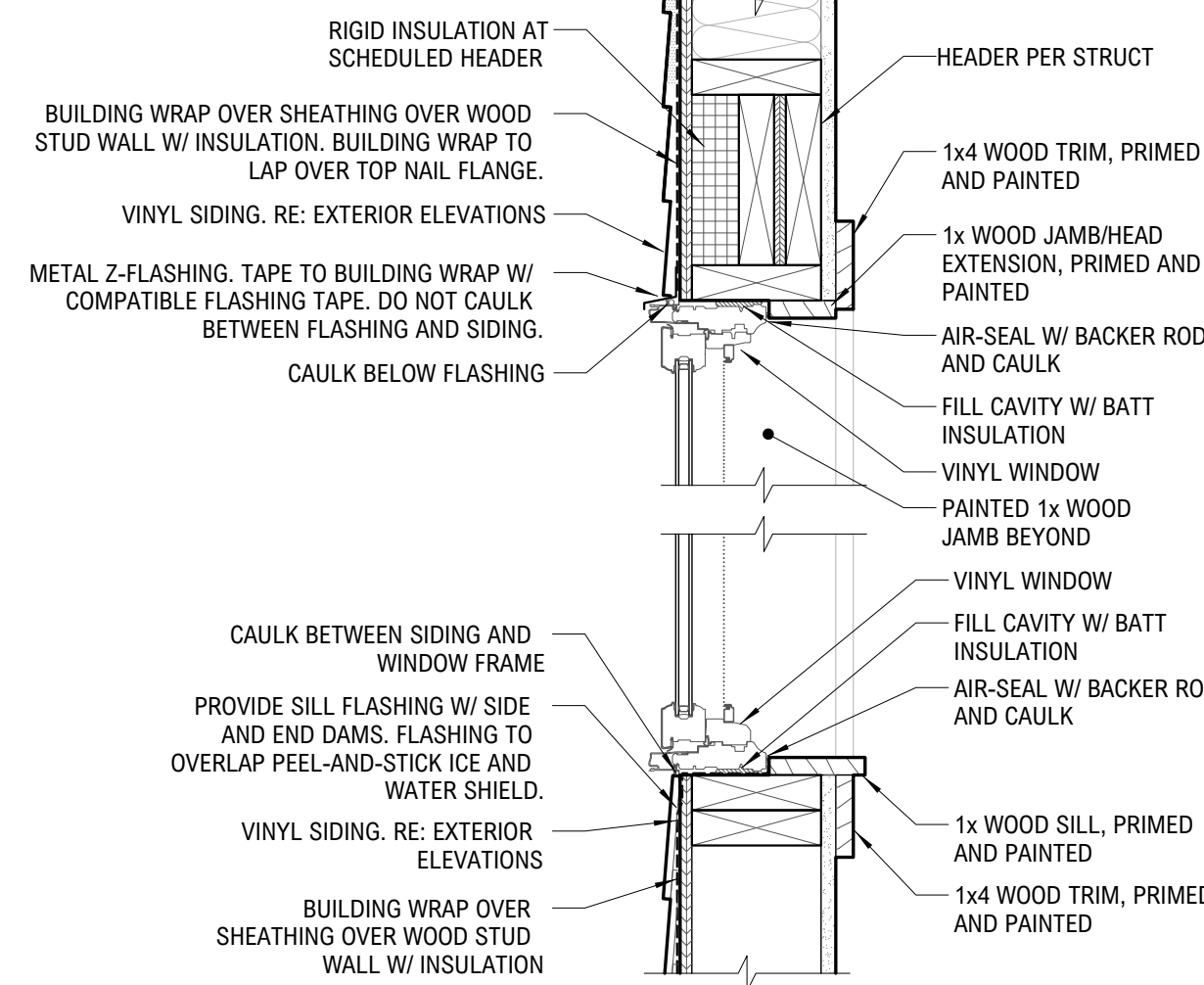
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



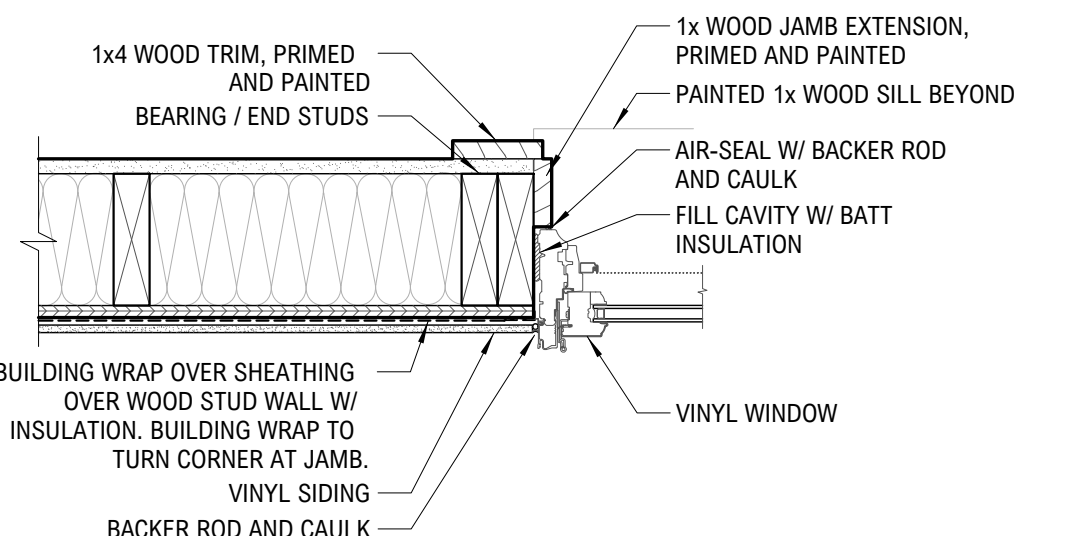
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



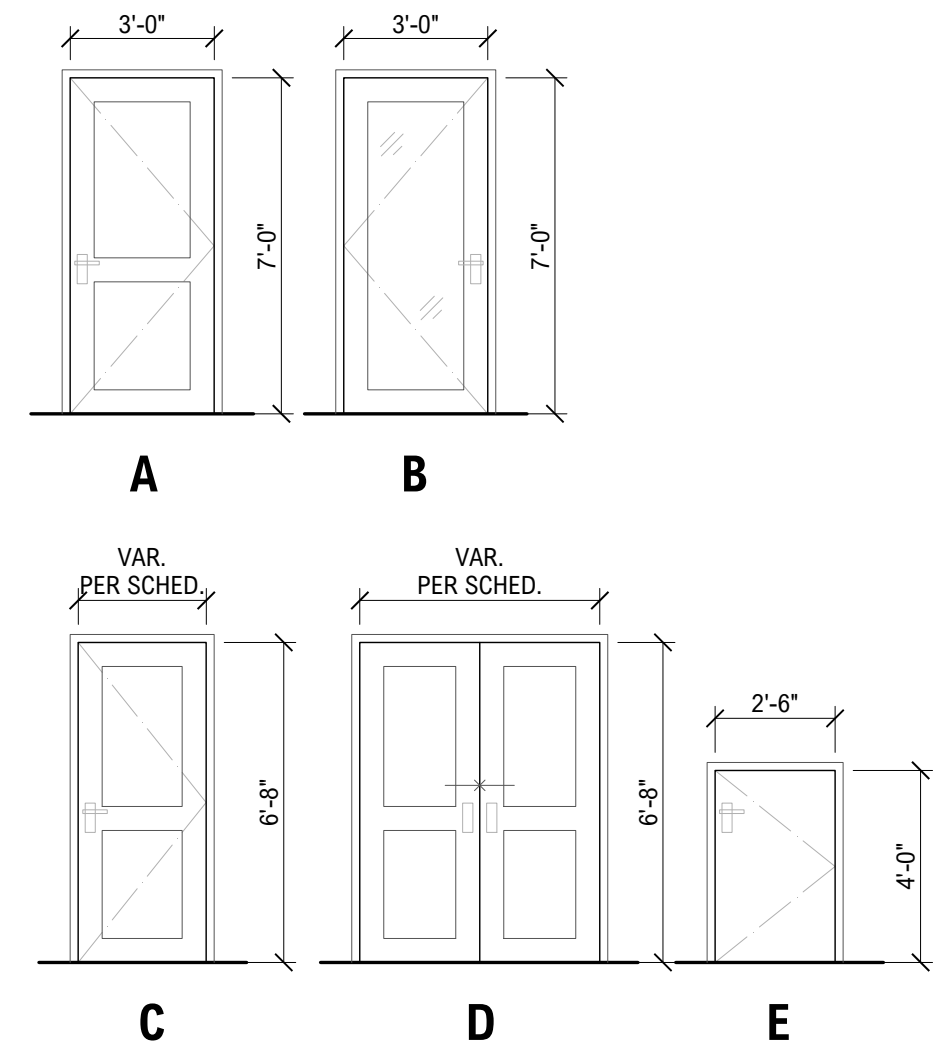
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

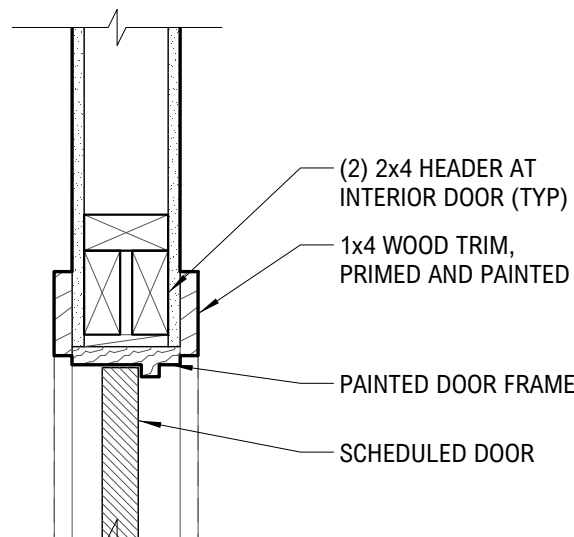
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



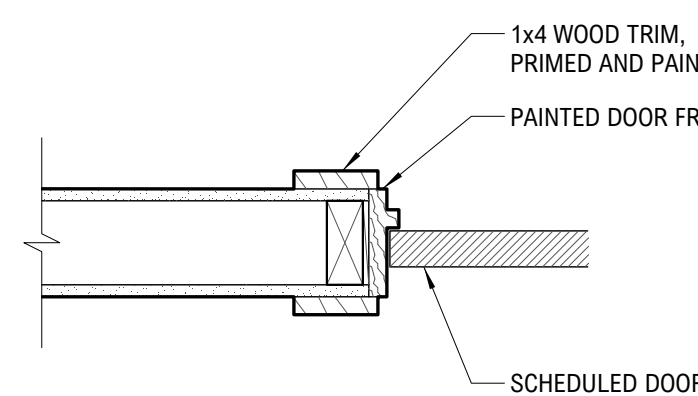
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

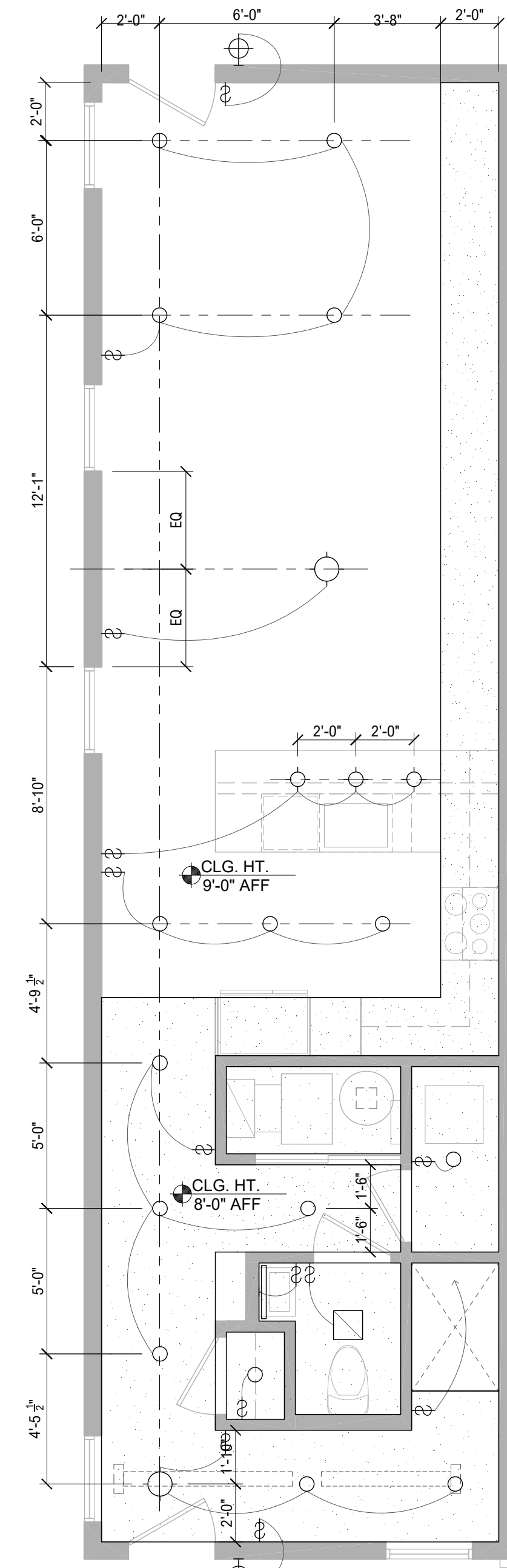


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

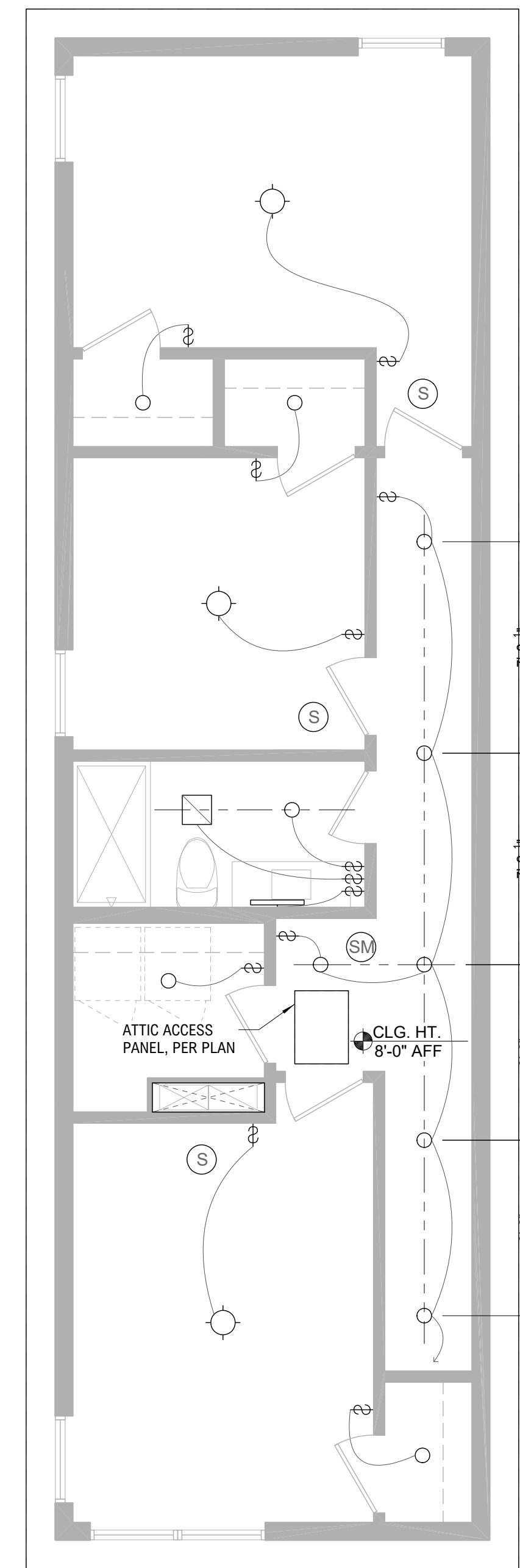
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊙ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- ⊕ CLG. HT. +9'-0" AFF
- ⊕ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊙ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊙ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

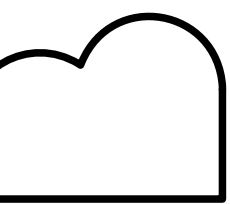


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIAS, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



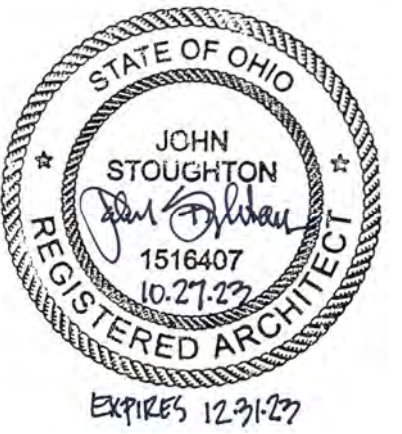
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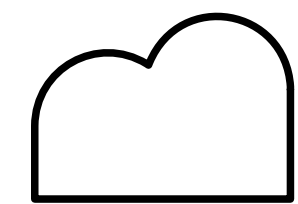
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PROJECT NO. 2310

DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**



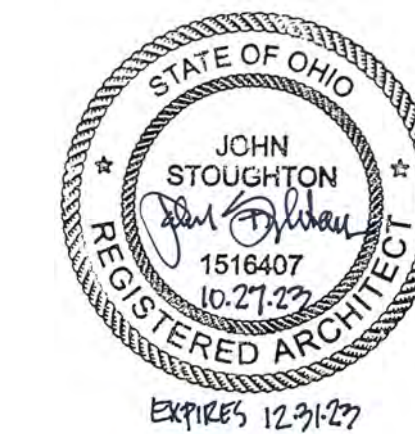


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**NEW CONSTRUCTION  
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PROJECT NO. 2310

DRAWING TITLE  
**BUILDING ELEVATIONS**

**A2.0**

**KEYED NOTES**

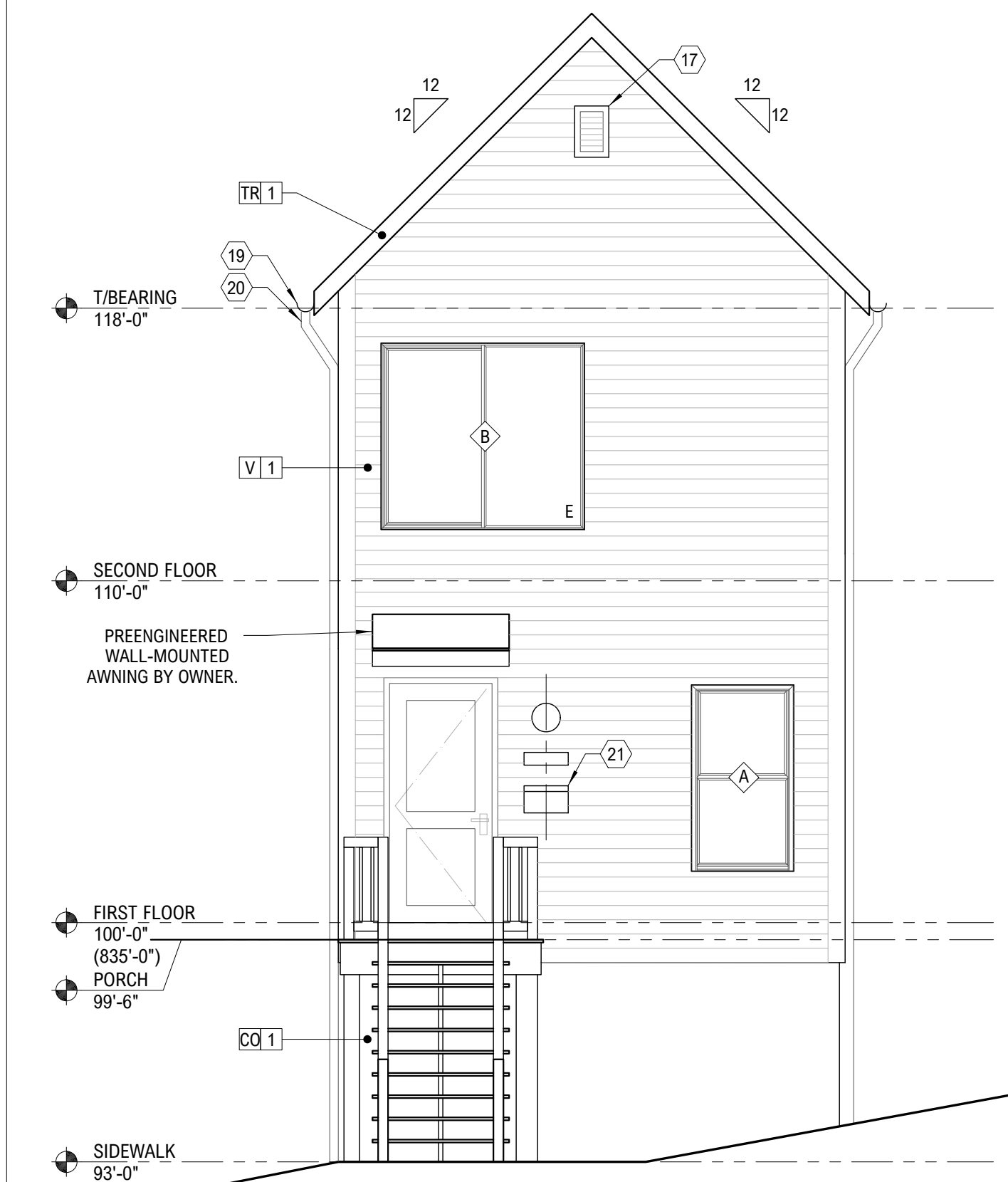
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"X24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

**E - EGRESS WINDOW INFORMATION**

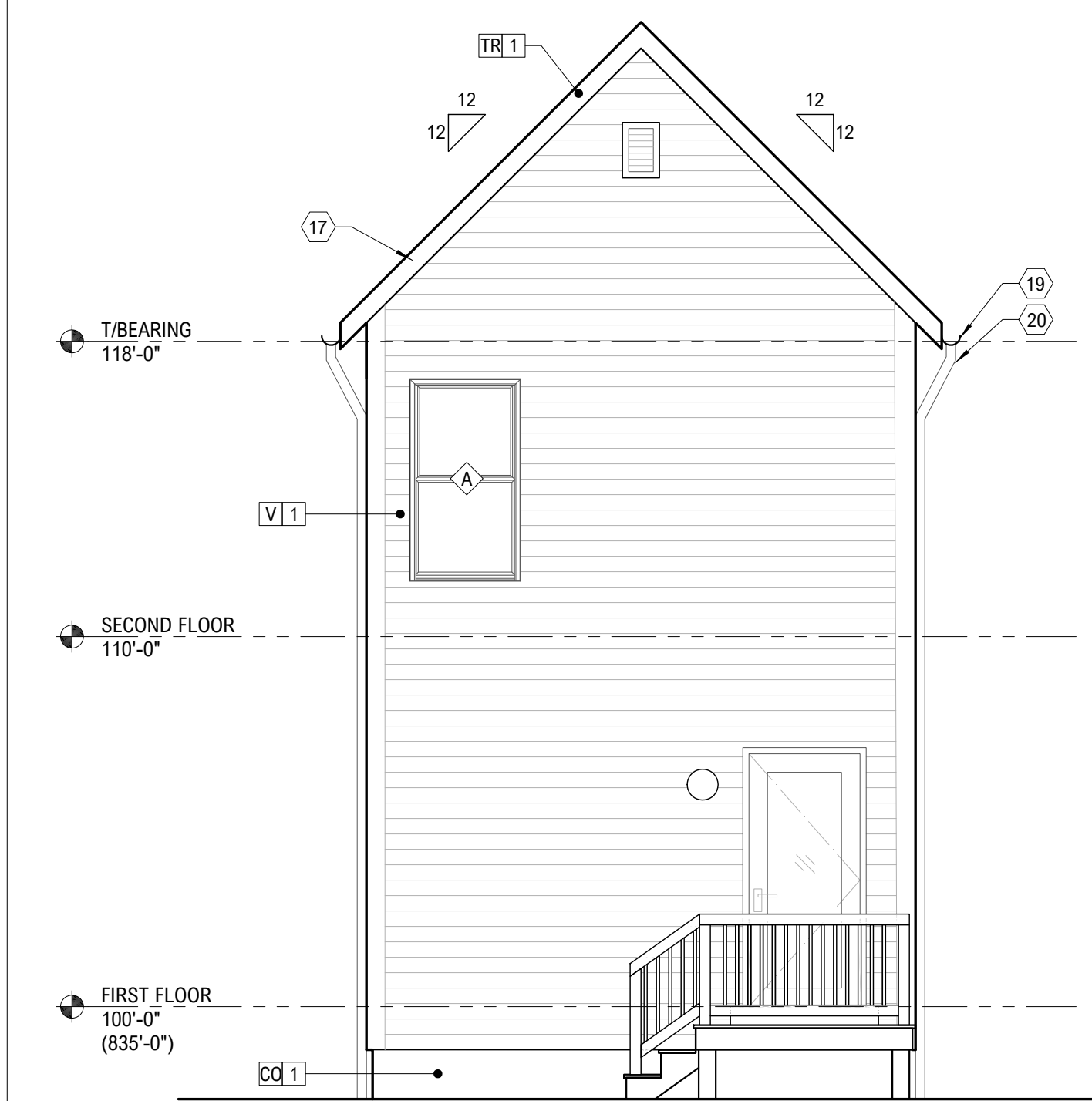
- A.) RCD 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FORM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.
- B.) RCD 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- C.) RCD 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- D.) RCD 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

**EXTERIOR FINISH LEGEND**

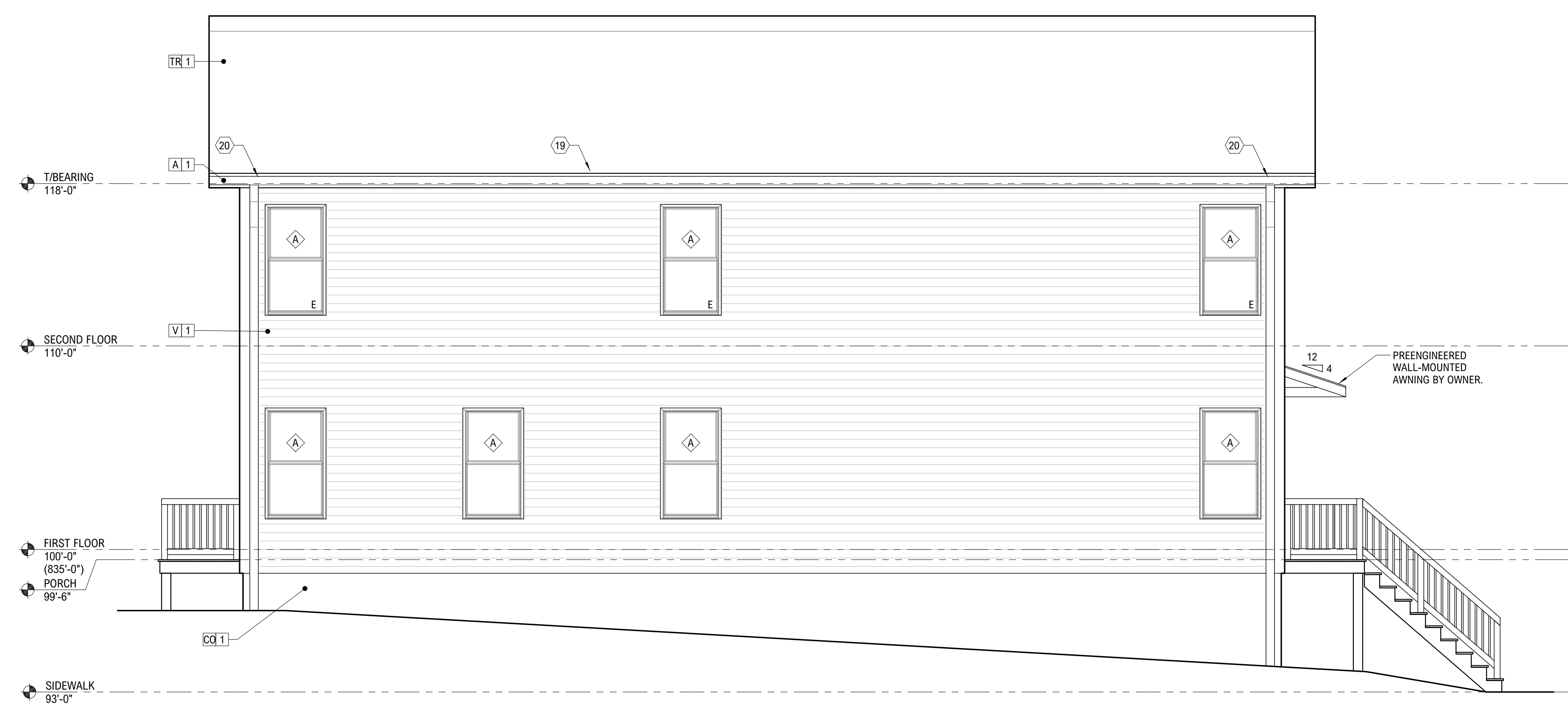
TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS



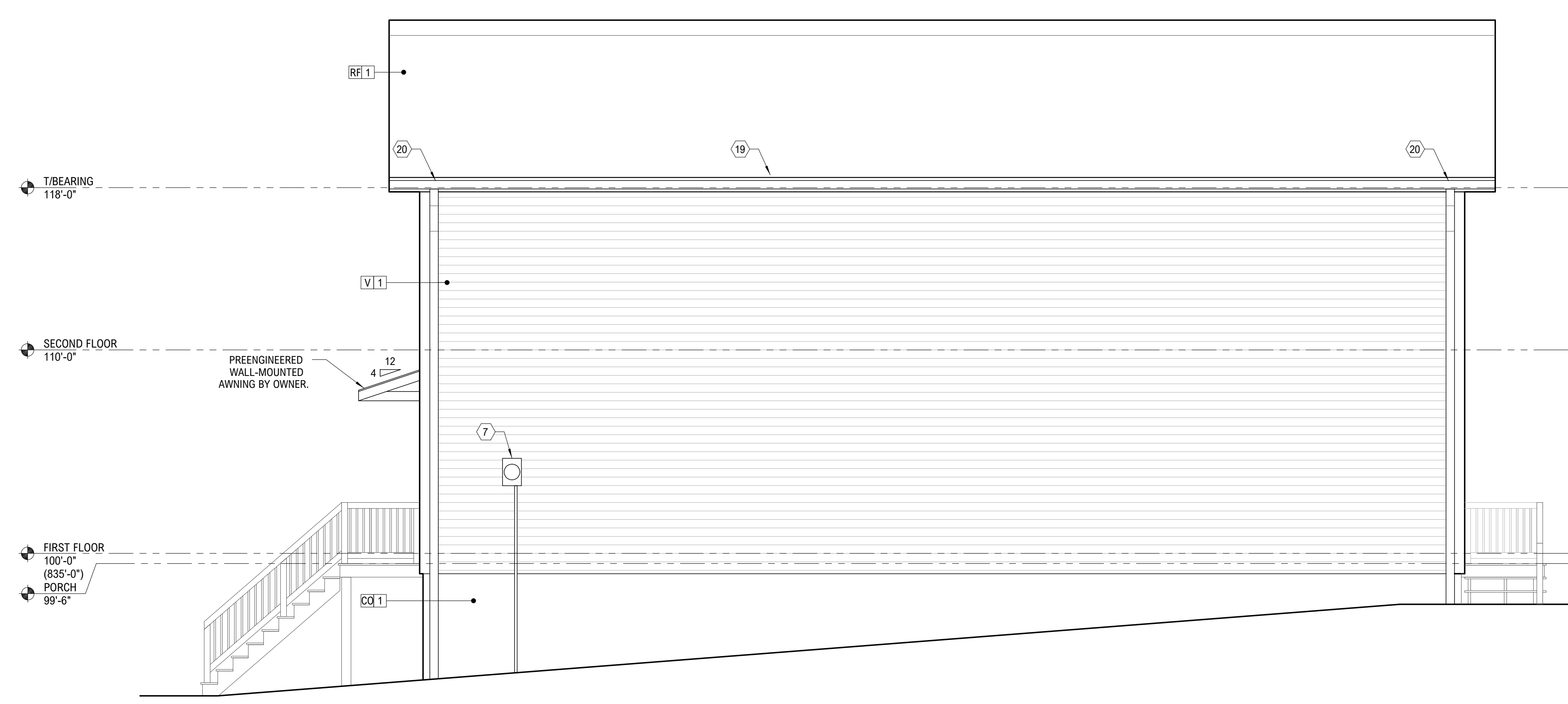
**01 FRONT ELEVATION**  
1/4" = 1'-0"



**03 REAR ELEVATION**  
1/4" = 1'-0"

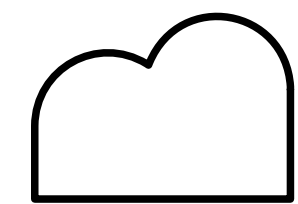


**02 PRIMARY SIDE ELEVATION**  
1/4" = 1'-0"



**04 SECONDARY SIDE ELEVATION**  
1/4" = 1'-0"



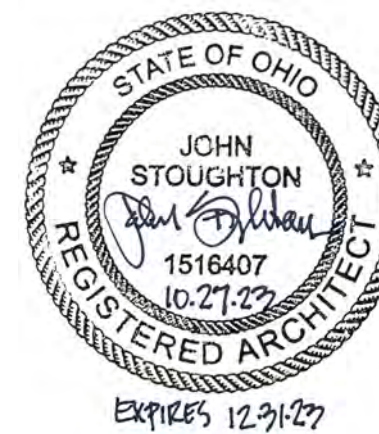


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OWNER

**THE PORT OF GREATER  
CINCINNATI  
DEVELOPMENT  
AUTHORITY**  
3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
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CINCINNATI, OH 45206

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PROJECT NO. 2310

DRAWING TITLE  
**PORCH PLAN AND DETAILS**

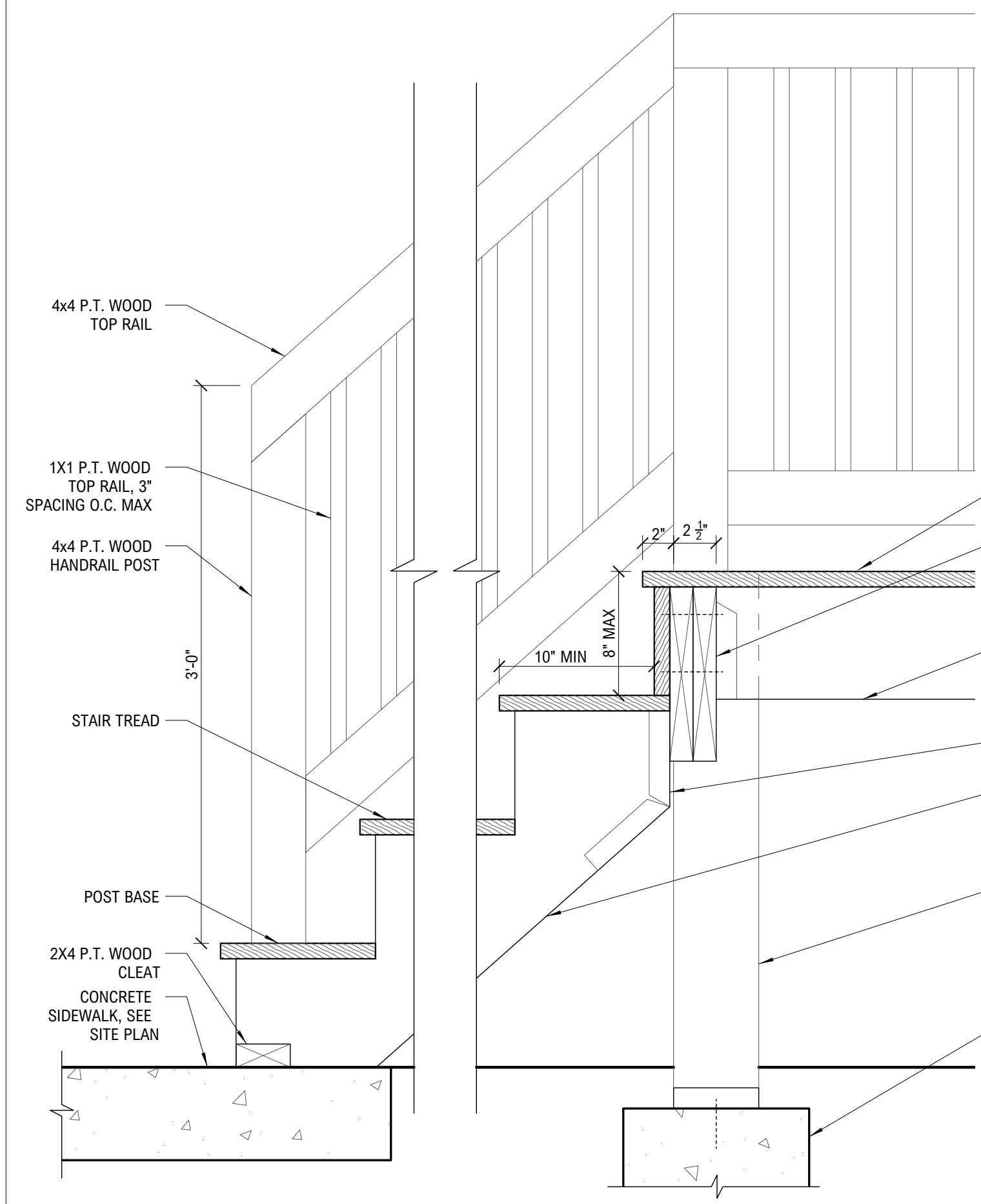
**A4.0**

**FLOOR PLAN GENERAL NOTES**

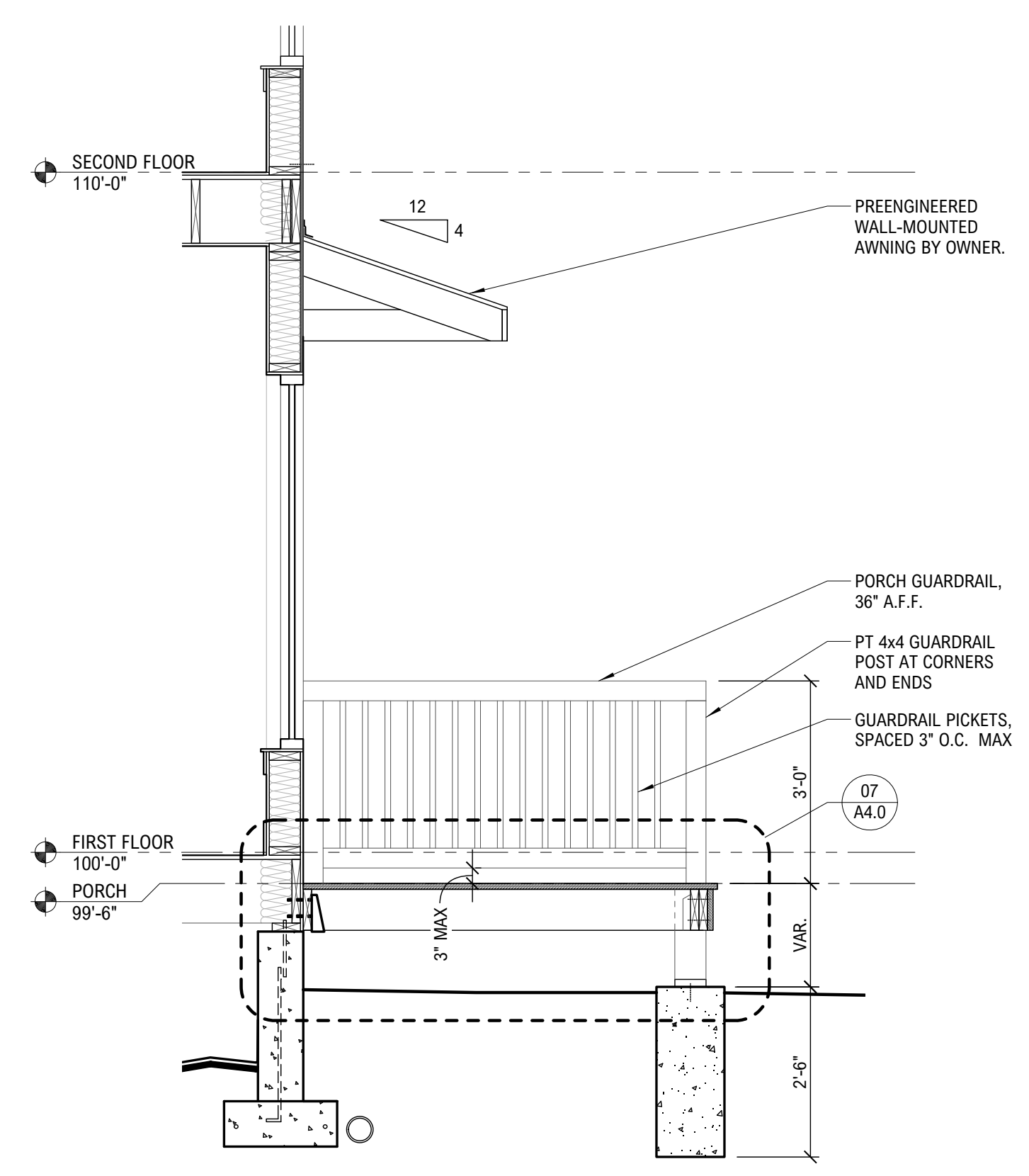
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL

**KEYED NOTES**

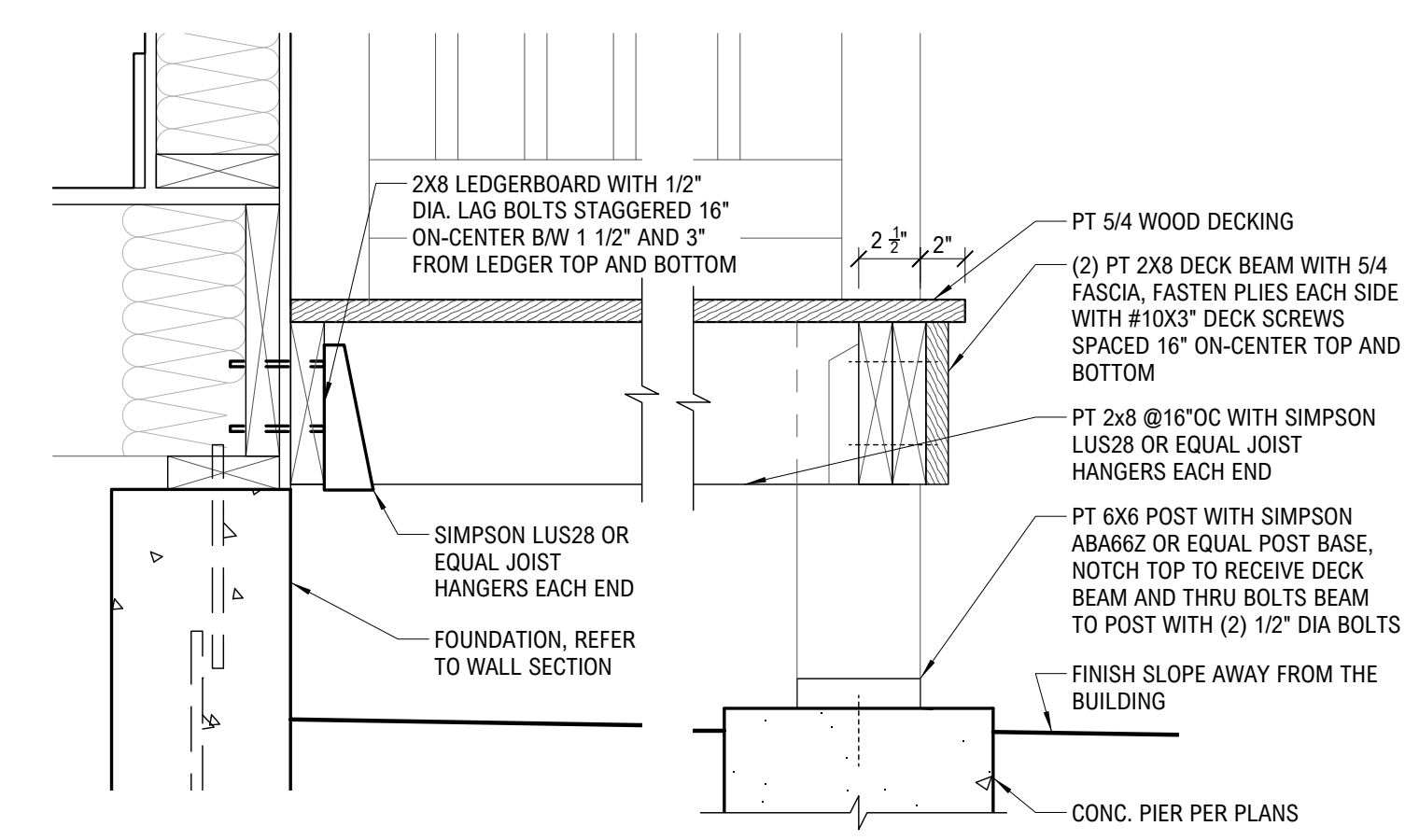
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
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- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



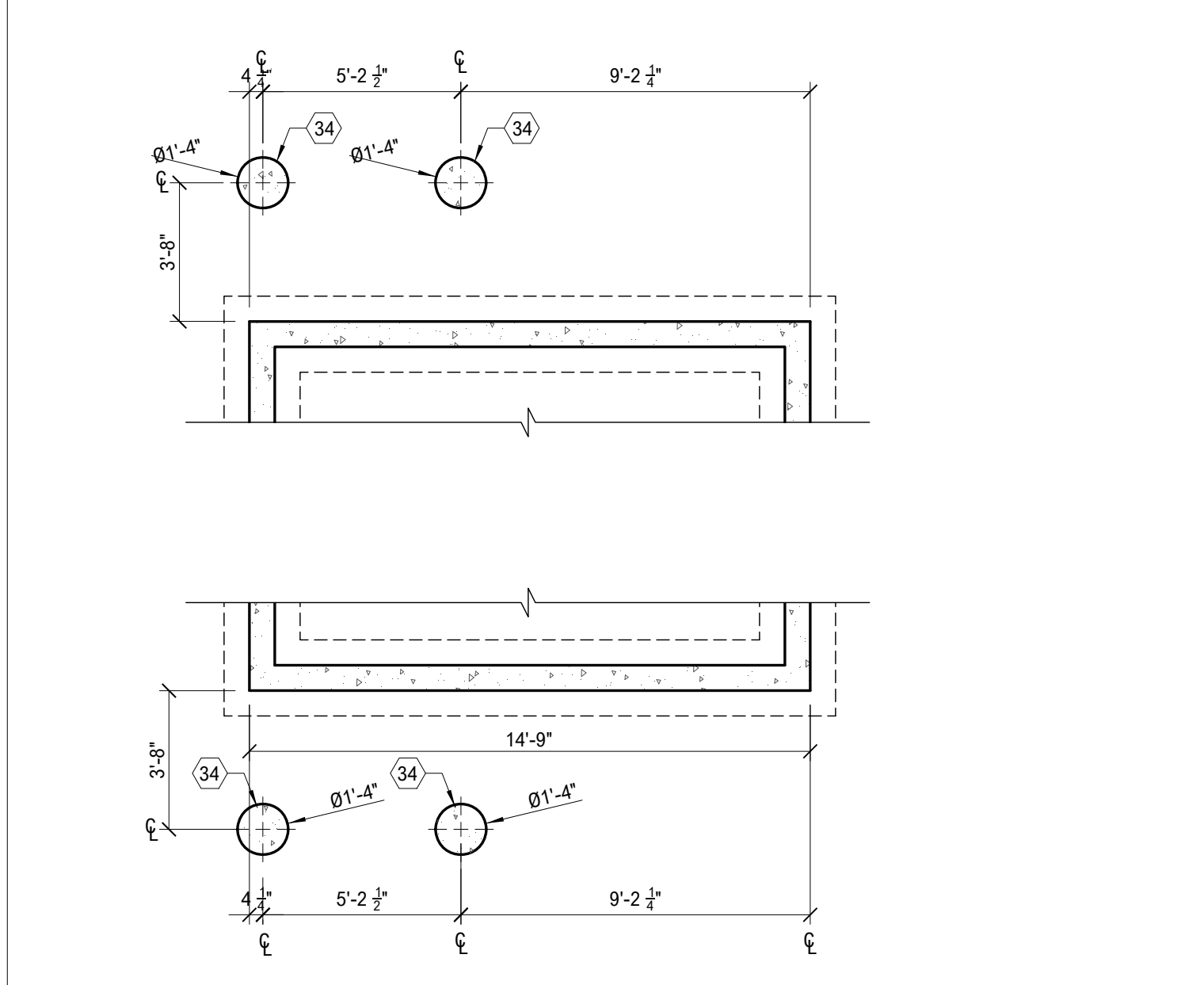
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



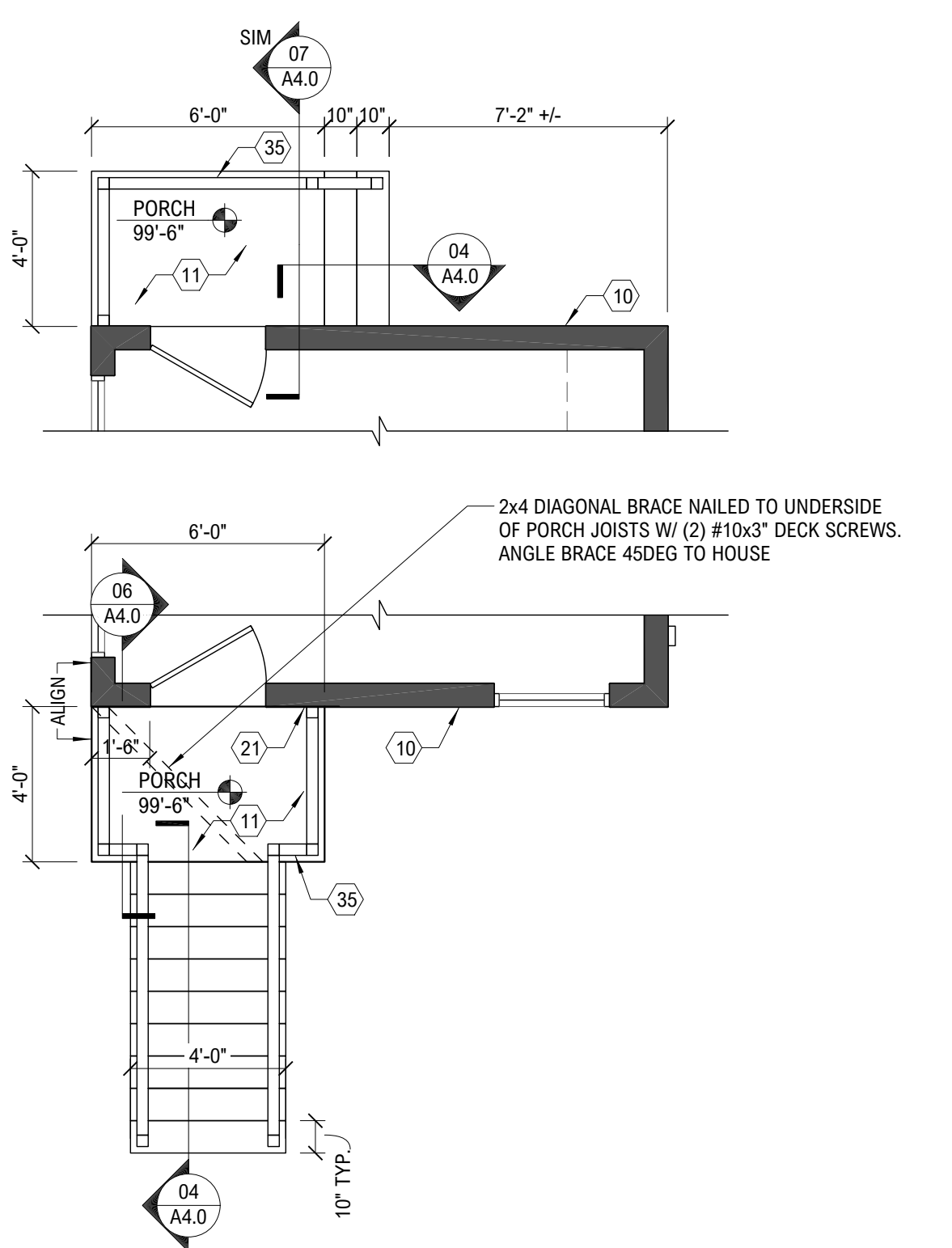
**06 PORCH SECTION**  
1/2" = 1'-0"



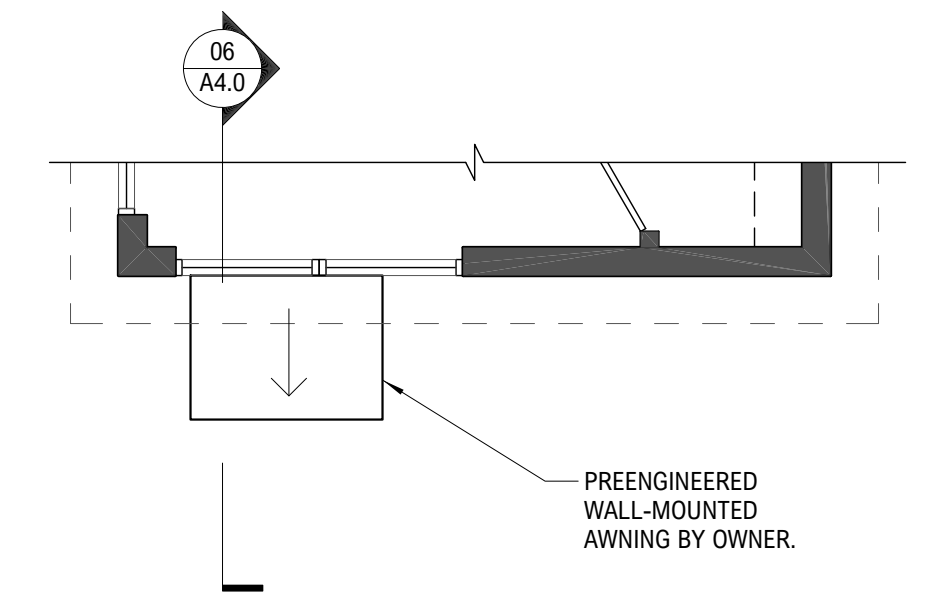
**07 DETAIL**  
1-1/2" = 1'-0"



**01 FOUNDATION PLAN**  
1/4" = 1'-0"

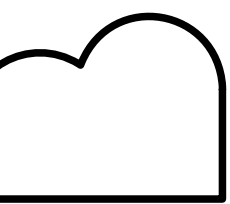


**02 PORCH PLAN**  
1/4" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"





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**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
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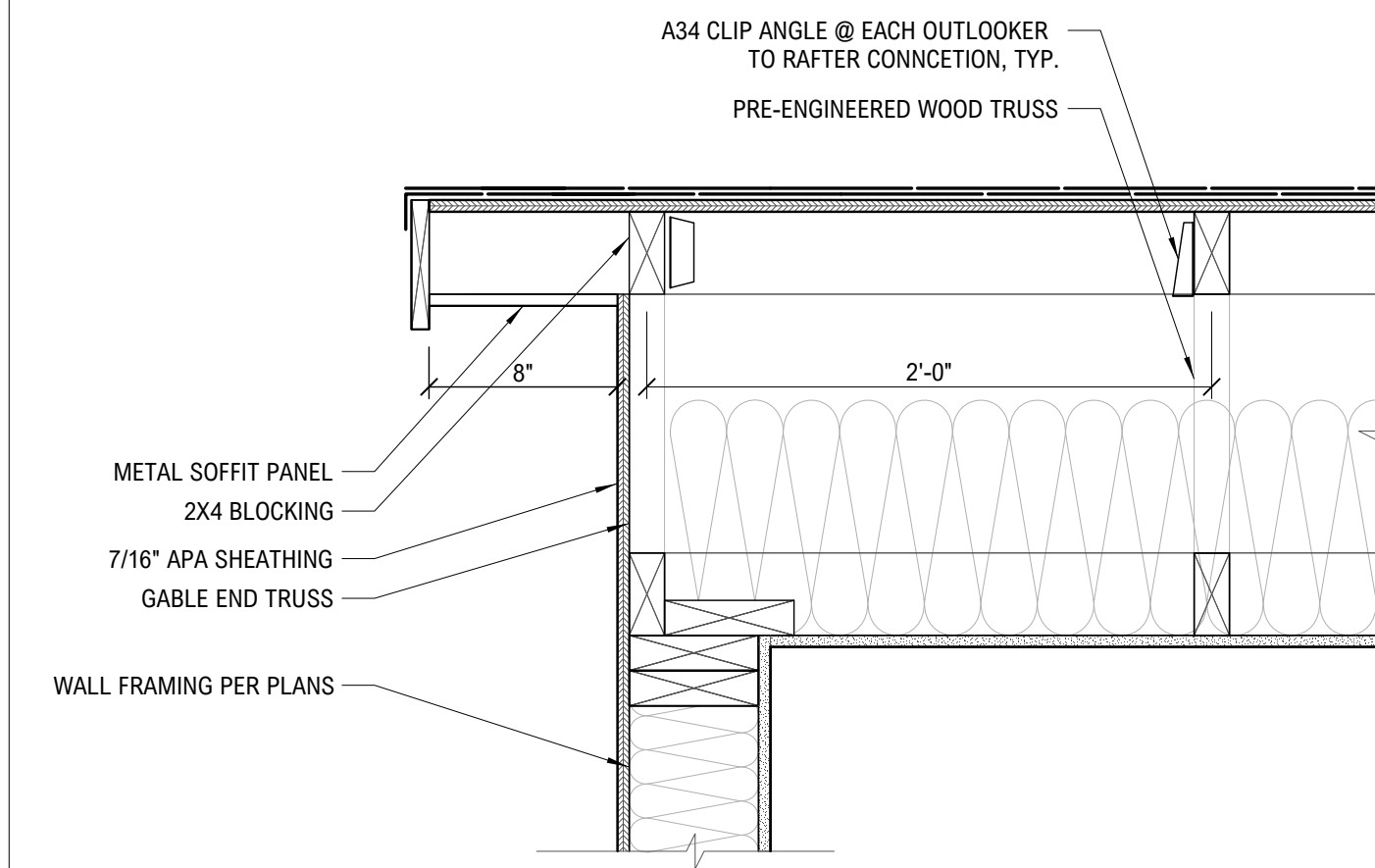
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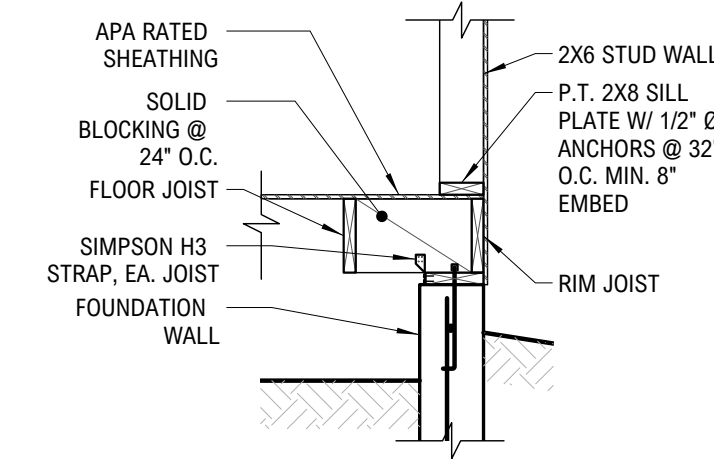
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

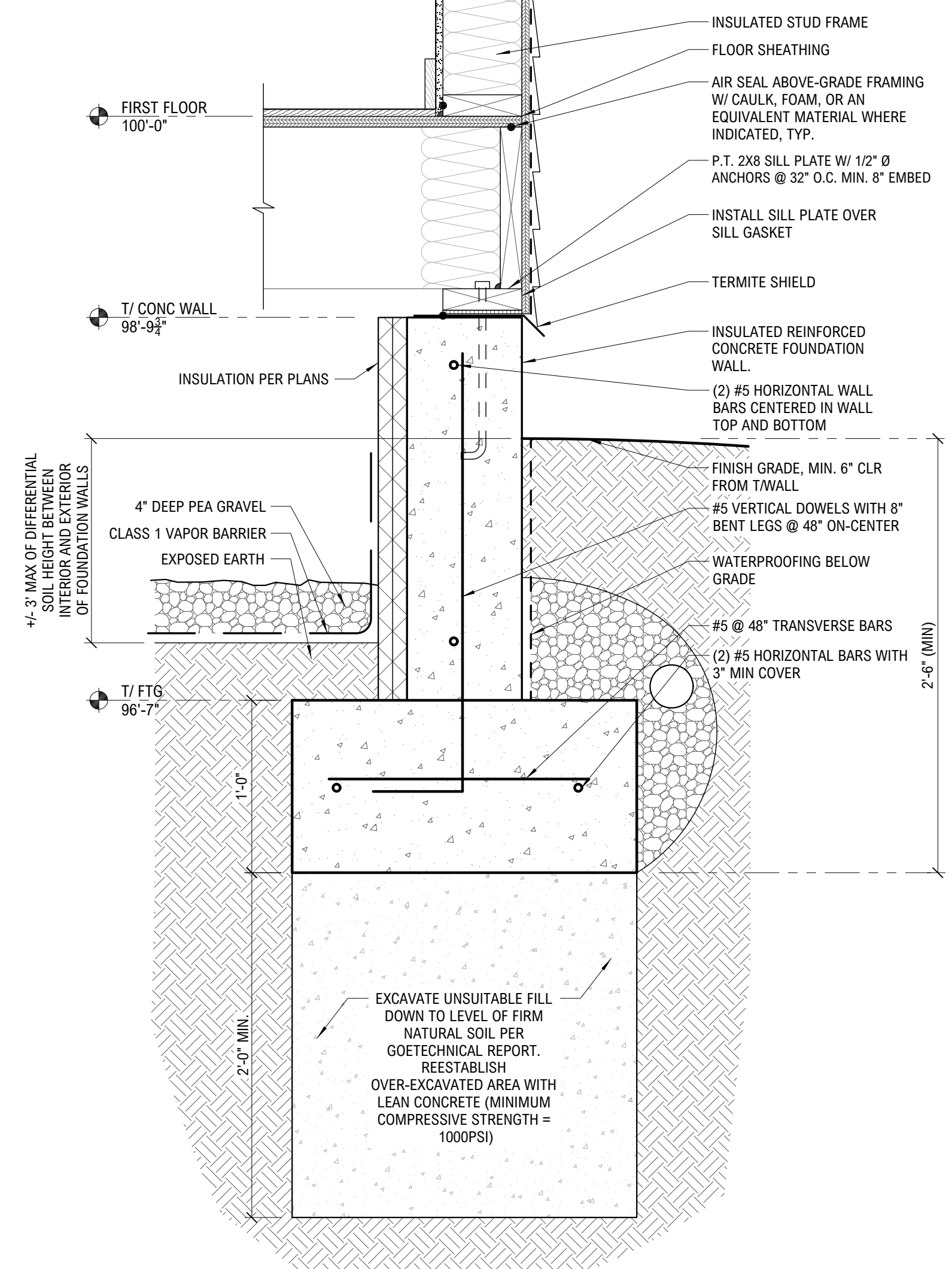
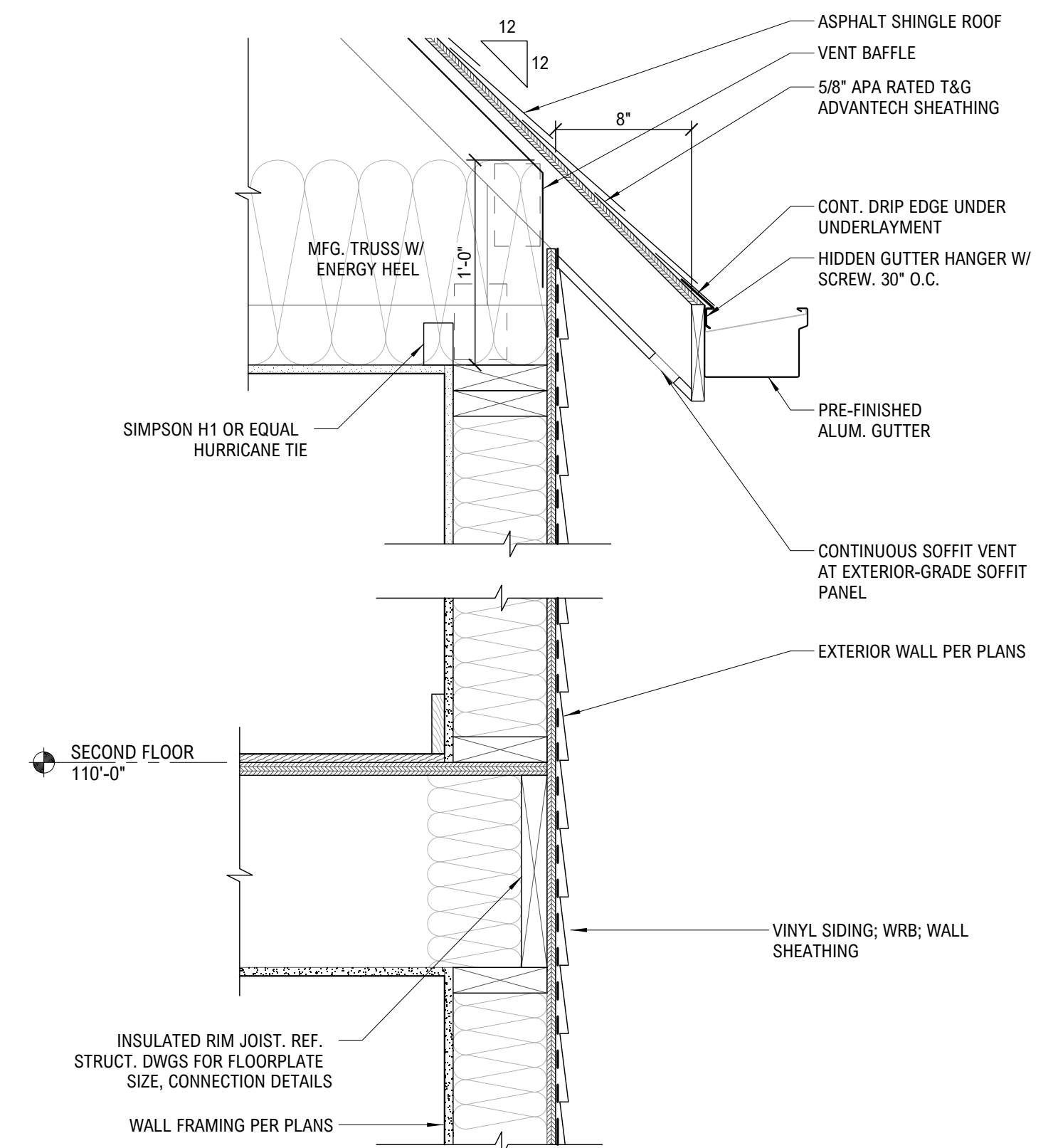
**A3.0**



**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



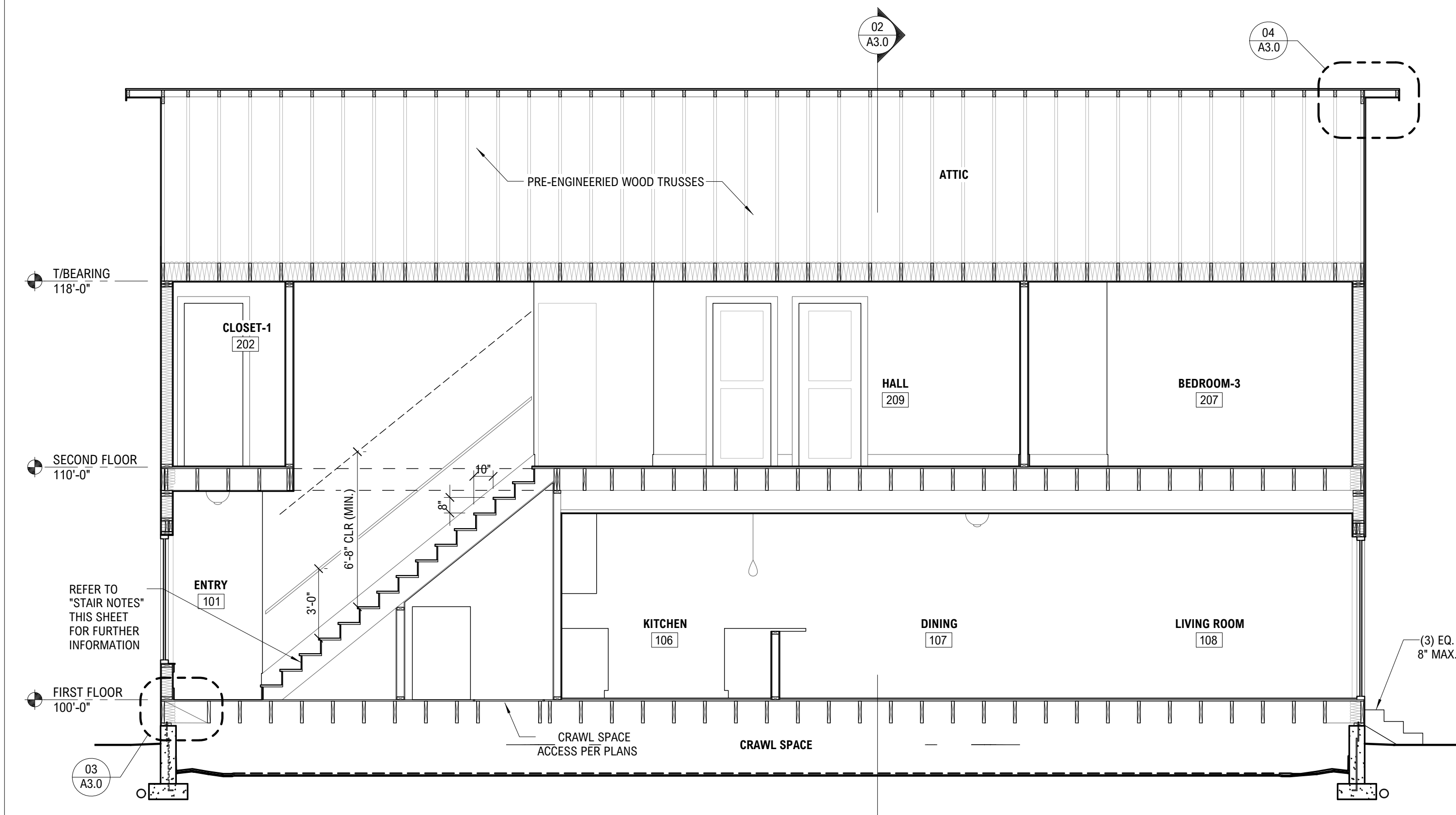
**05 DETAIL**  
1/2" = 1'-0"



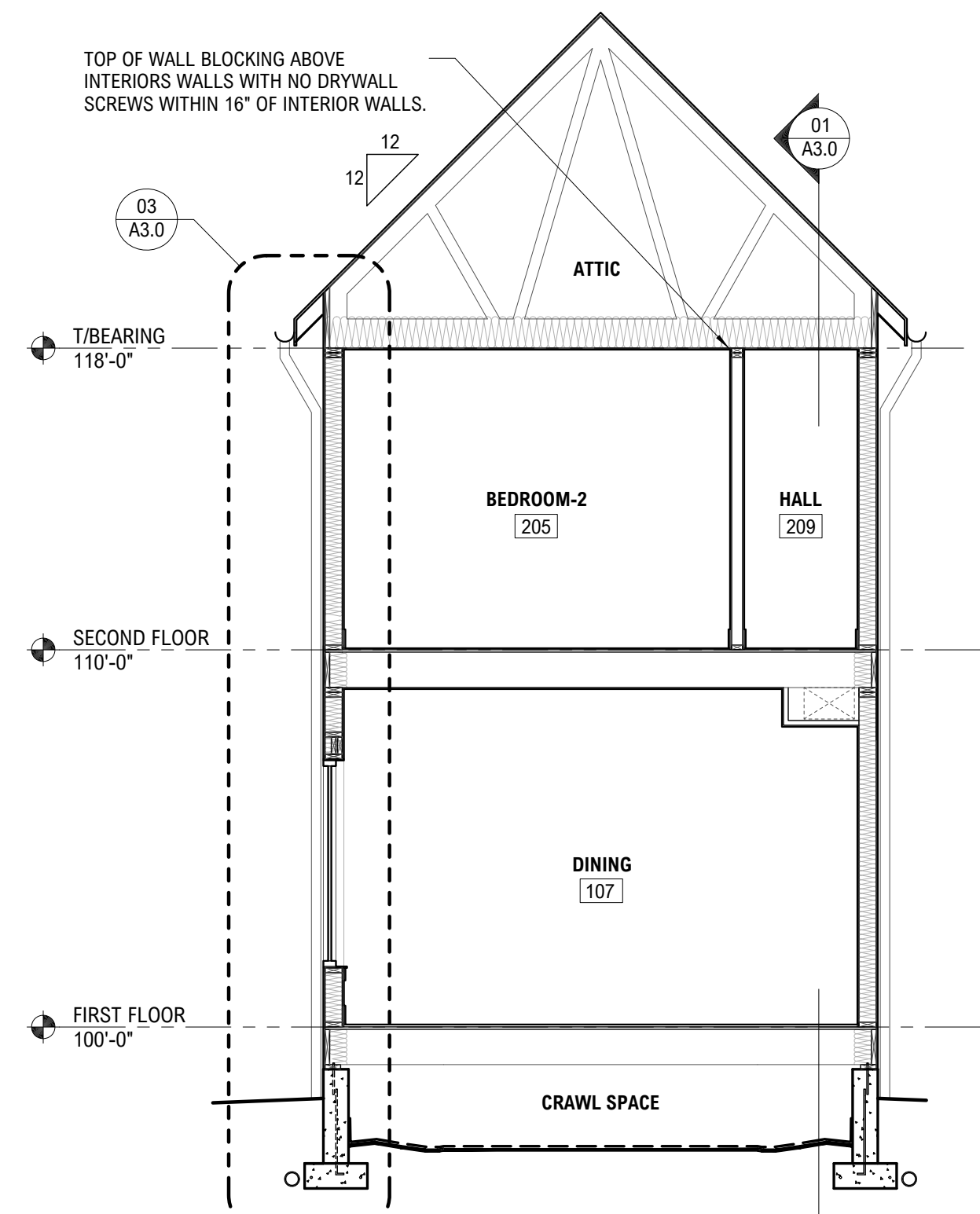
**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"

**INTERIOR STAIR NOTES**

- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.

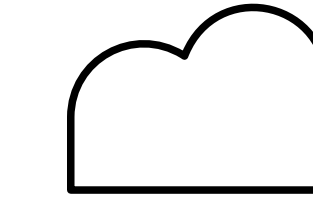


**01 BUILDING SECTION**  
1/4" = 1'-0"



**02 BUILDING SECTION**  
1/4" = 1'-0"

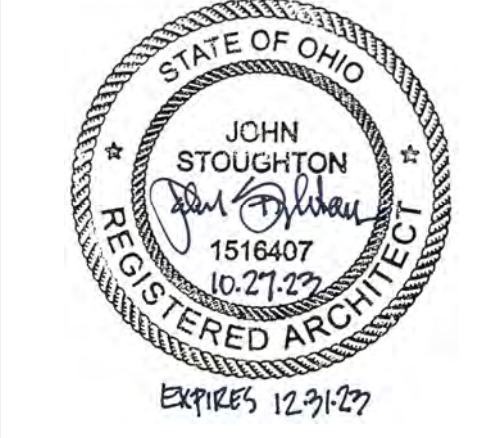




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ENGINEERS SEAL APPLIES TO DESIGN OF  
STRUCTURAL COMPONENTS ONLY.

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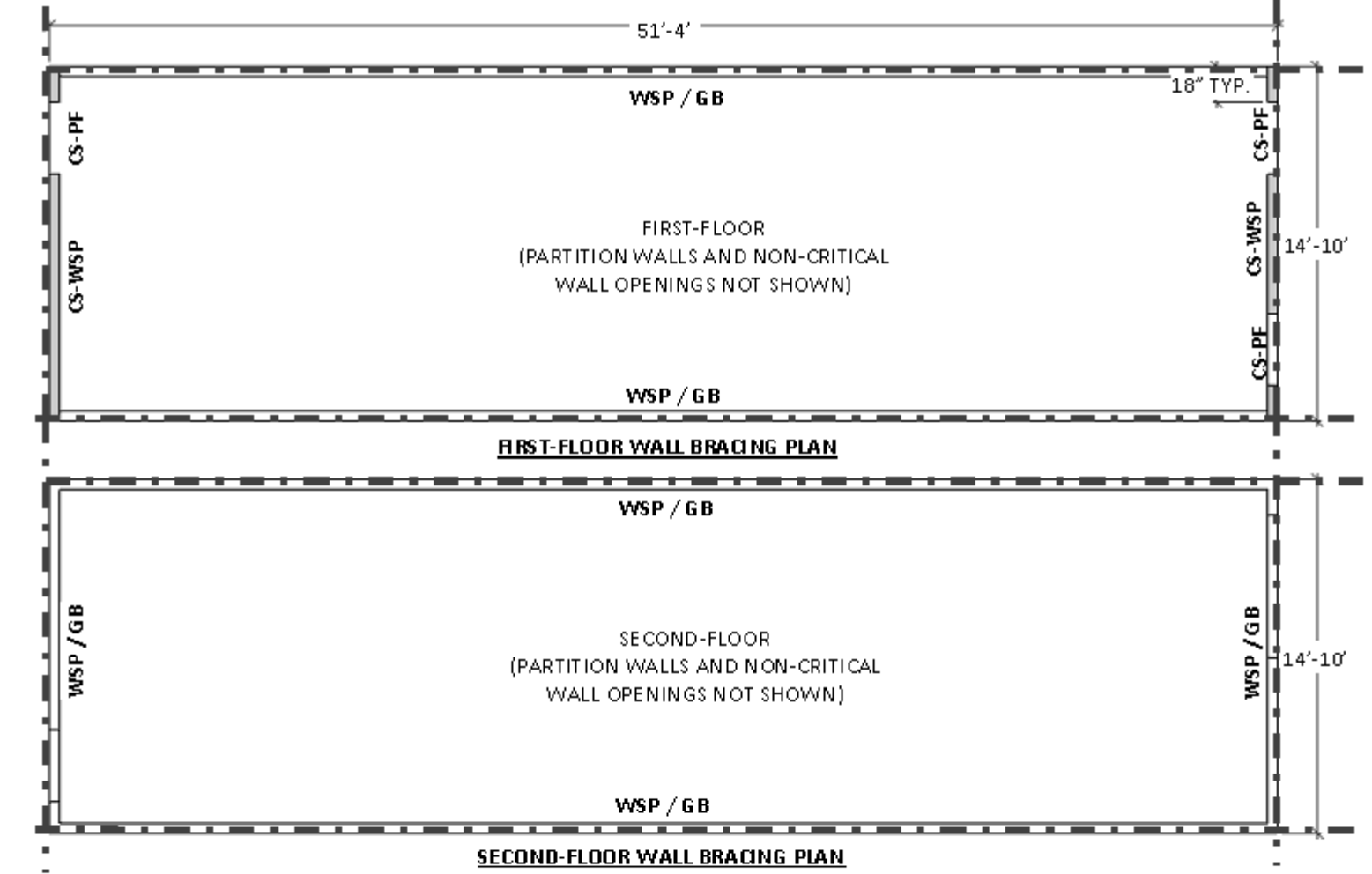
**NEW CONSTRUCTION  
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PROJECT NO. 2310  
DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



**DESIGN CRITERIA:**  
2019 RCD / 2018 IRC W/ DH AMENDMENTS  
**WIND LOAD:** V, LAT: 115MPH  
RISK CATEGORY II  
EXPOSURE: C  
DESIGN PRESS: 16PSF

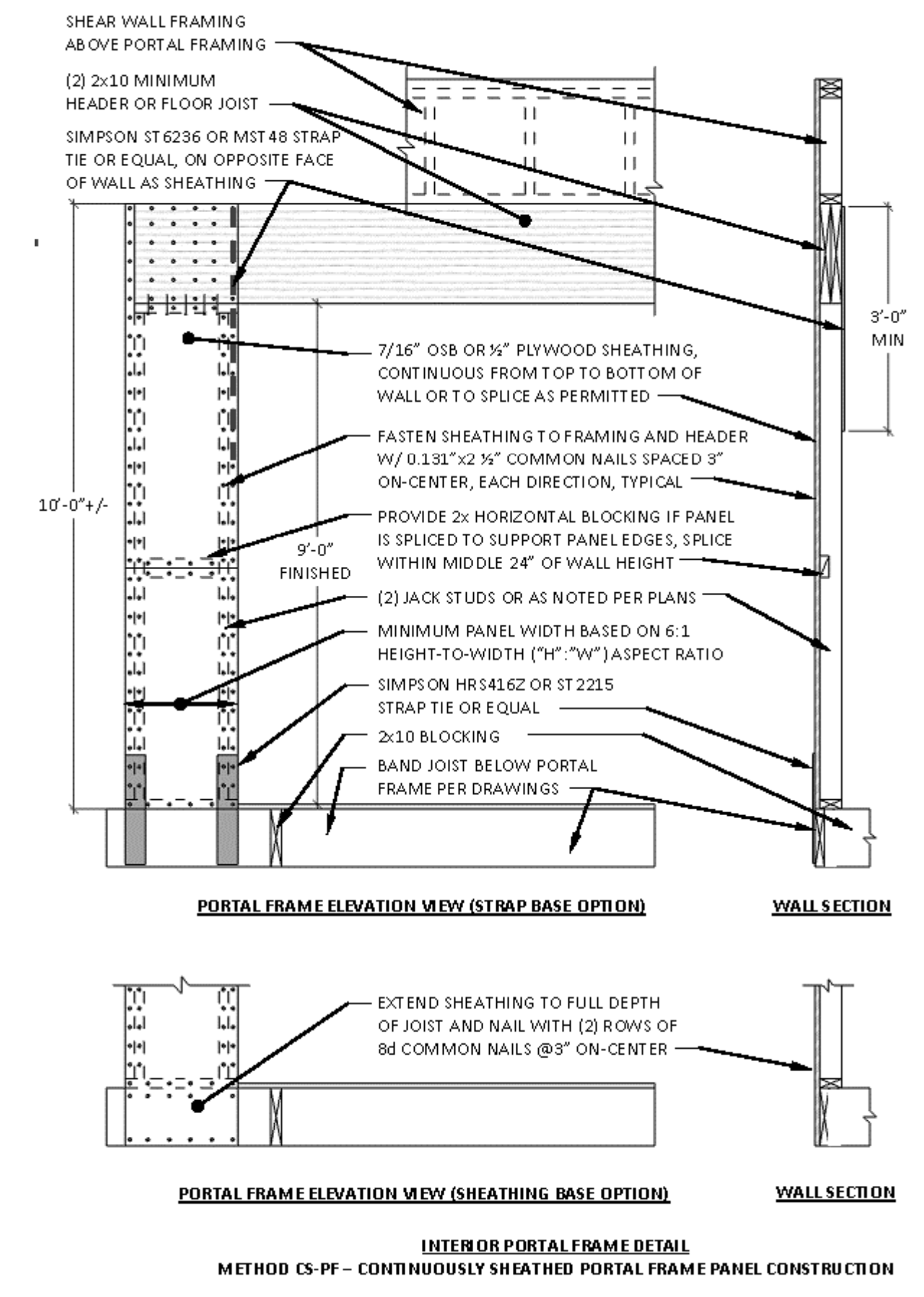
**SEISMIC:**  
RISK CATEGORY II  
SS / S1: 0.148 / 0.077  
SITE CLASS: D  
SDS / SD1: 0.158 / 0.124  
SDC: B  
SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS  
DESIGN BASE SHEAR: V: 0.065\*W  
R: 2.5  
EQUIVALENT LATERAL FORCE ANALYSIS

**BRACED WALL LINE**  
WSP: 3/8" MINIMUM WOOD STRUCTURAL PANEL  
GB: 1/2" MINIMUM GYPSUM BOARD  
CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)  
CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.

**BRACED WALL FASTENER REQUIREMENTS**

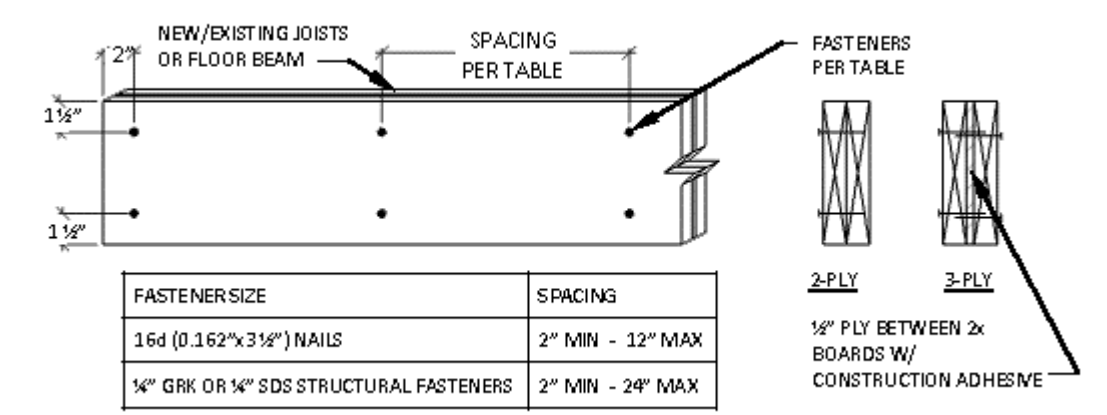
BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.131"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3" AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/2" SCREWS, TYPE W OR S	7"	7"

**BRACED WALL PLAN AND FASTENER REQUIREMENTS**



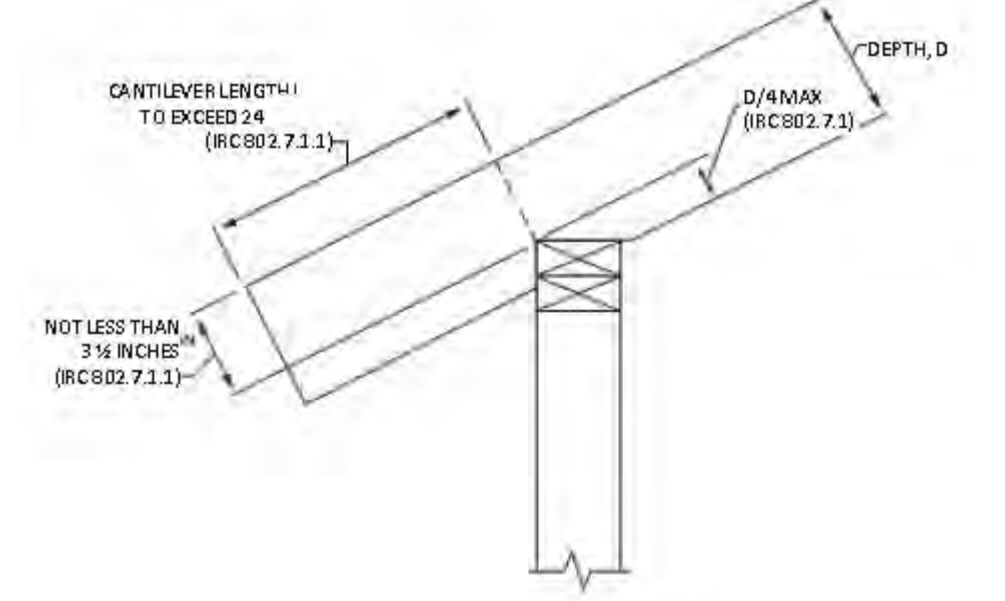
01

**PORTAL FRAME ELEVATION AND SECTION DETAILS**



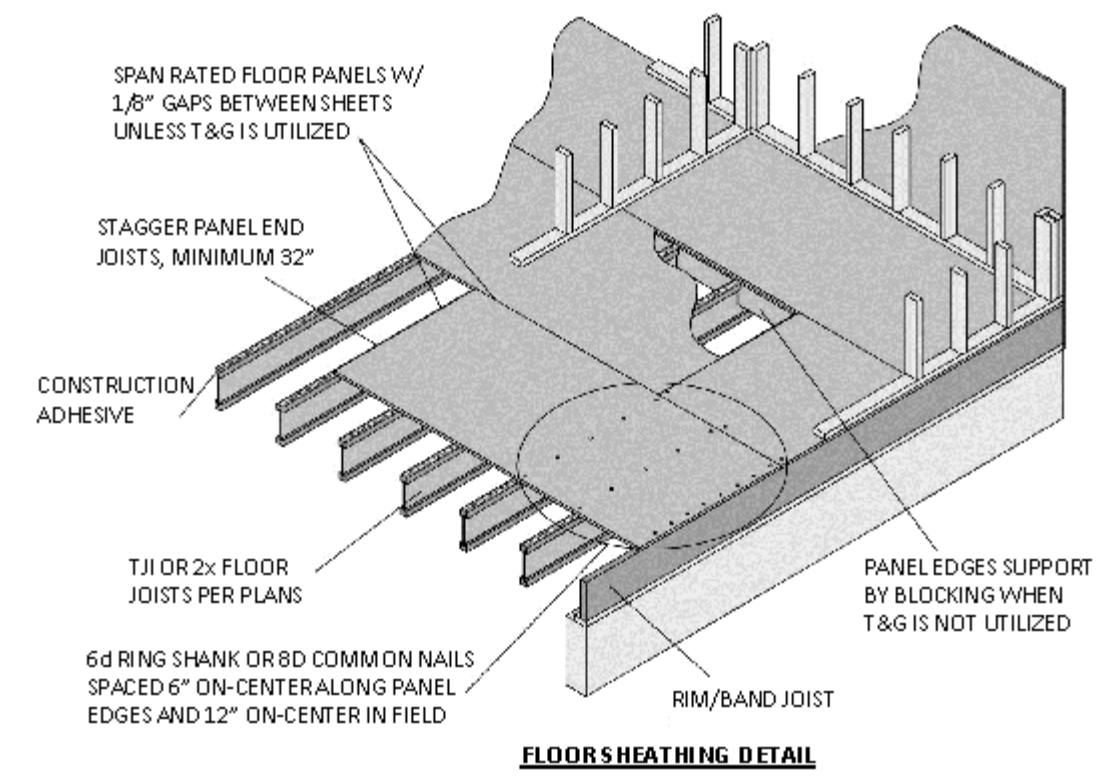
06

**NAIL PATTERN FOR BUILT-UP JOISTS AND FLOOR BEAMS**



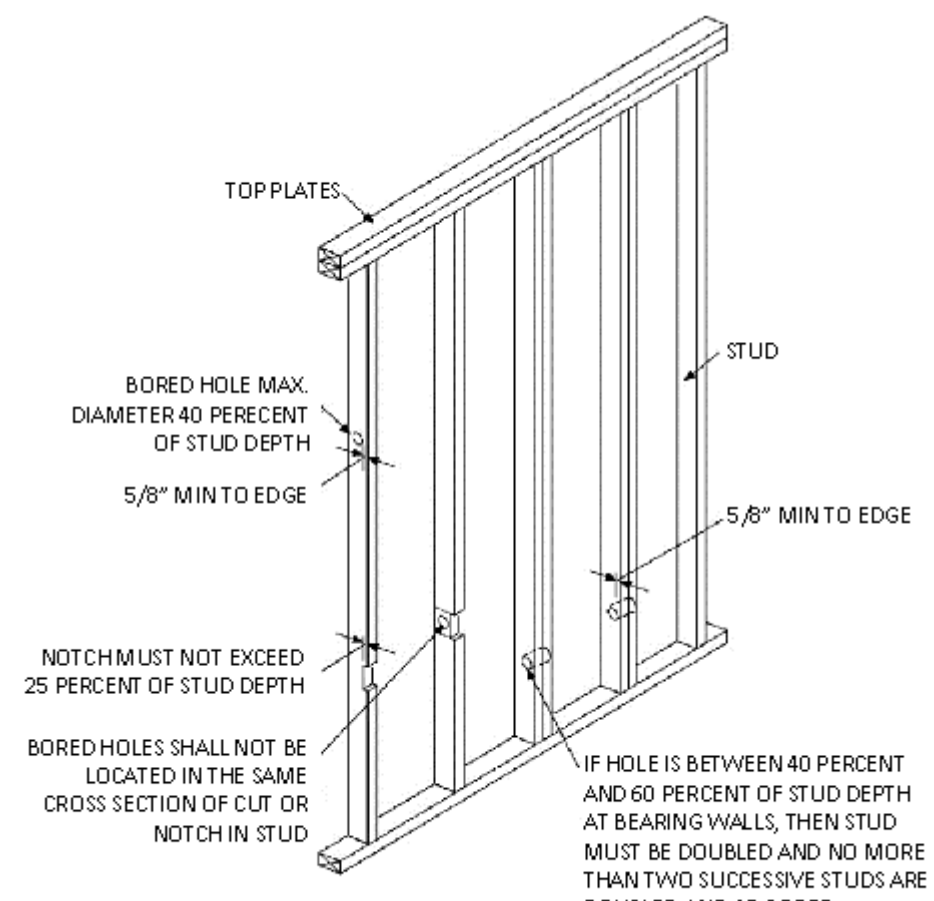
05

**RAFTER NOTCHING**  
PER R802.7.1



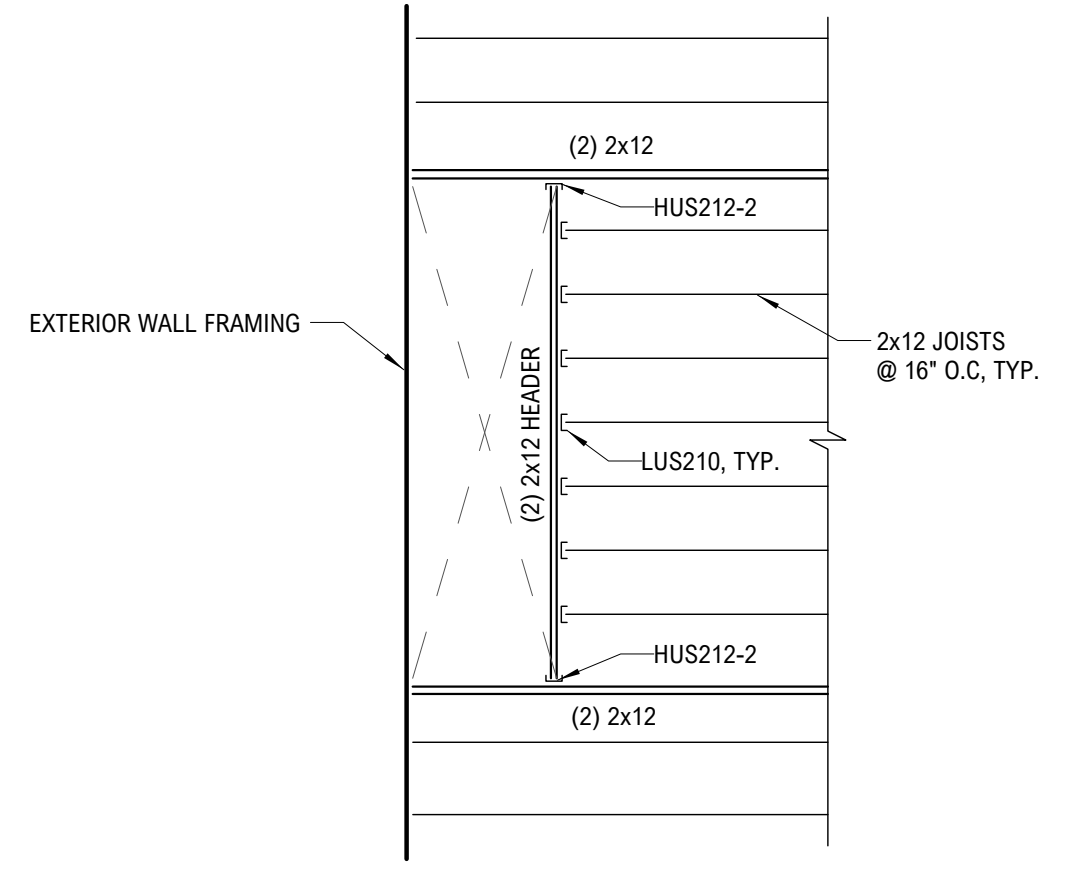
04

**FLOOR SHEATHING DETAIL**



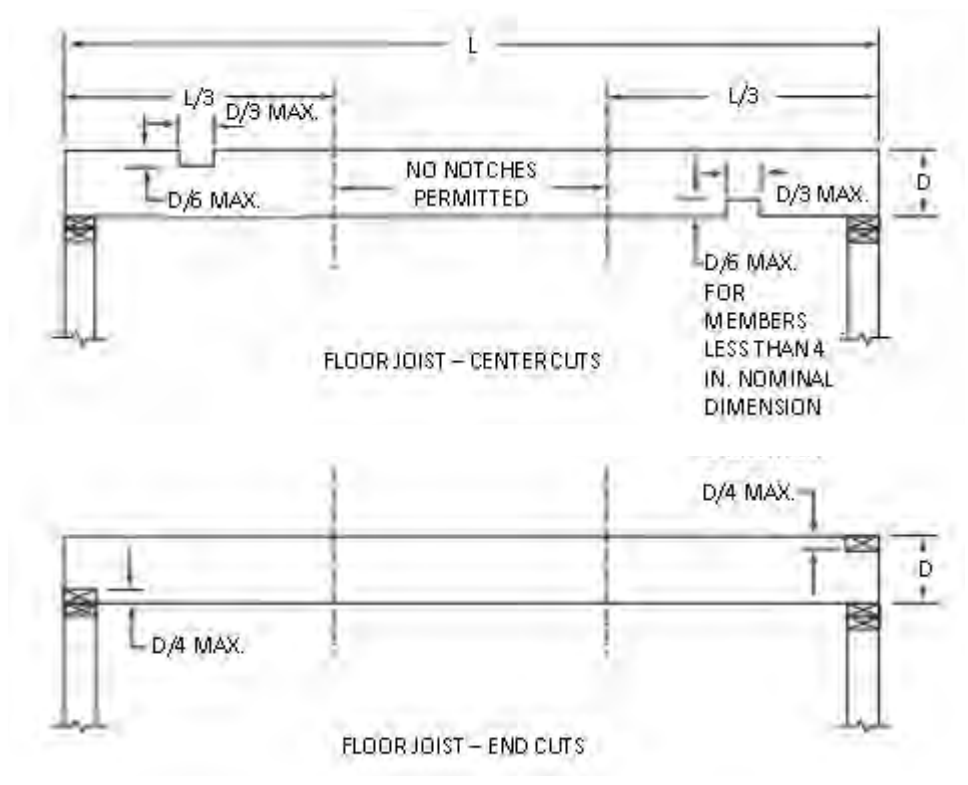
03

**NOTCHING AND BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**  
PER R602.6(2)



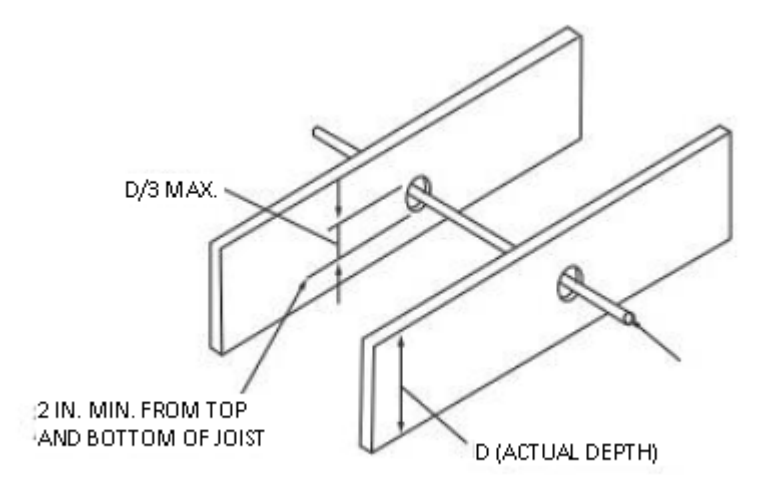
09

**SECOND FLOOR FRAMING @ STAIR OPENING**



08

**CUTTING AND NOTCHING FLOOR JOISTS**  
PER R502.8



07

**DRILLING FLOOR JOISTS**  
PER R502.8

07



# PERMIT ISSUE - 10/27/23

2356 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/27/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

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CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
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**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
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FORT THOMAS, KY 41075  
(859) 663-6045

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTIC/W/OUT STORAGE	10 PSF	10 PSF
ATTIC/W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS "BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

1. ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER/CUSTOMER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
2. FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
3. PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
4. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

1. **CEILING INSULATION:** SHALL BE BLOWN-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
2. **WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION. OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
3. **CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** **THERMOSTAT:** PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** **PEX PLUMBING SYSTEM:** THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** **SANITARY PIPING:** ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** **WATER HEATER:** 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** **LAUNDRY APPLIANCES:** WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** **WATER HEATER VENT:** WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** **FLOOR DRAINS:** PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** **FORCED AIR FURNACE:** NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** **FURNACE VENT:** FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** **RANGE HOOD:** PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** **DUCTS:** GALVANIZED METAL DUCTS.
- M05** **EXHAUST FANS:** INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** **MECHANICAL CHASE:** PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** **LAUNDRY DRYER VENT:** DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.

### ELECTRICAL NOTES

- E01** **HARDWARE, PANELS, AND DISCONNECTS** TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** **ELECTRIC PANEL:** PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** **APPLIANCE OUTLET:** COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** **GFI CIRCUITS:** ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** **SMOKE DETECTORS:** INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

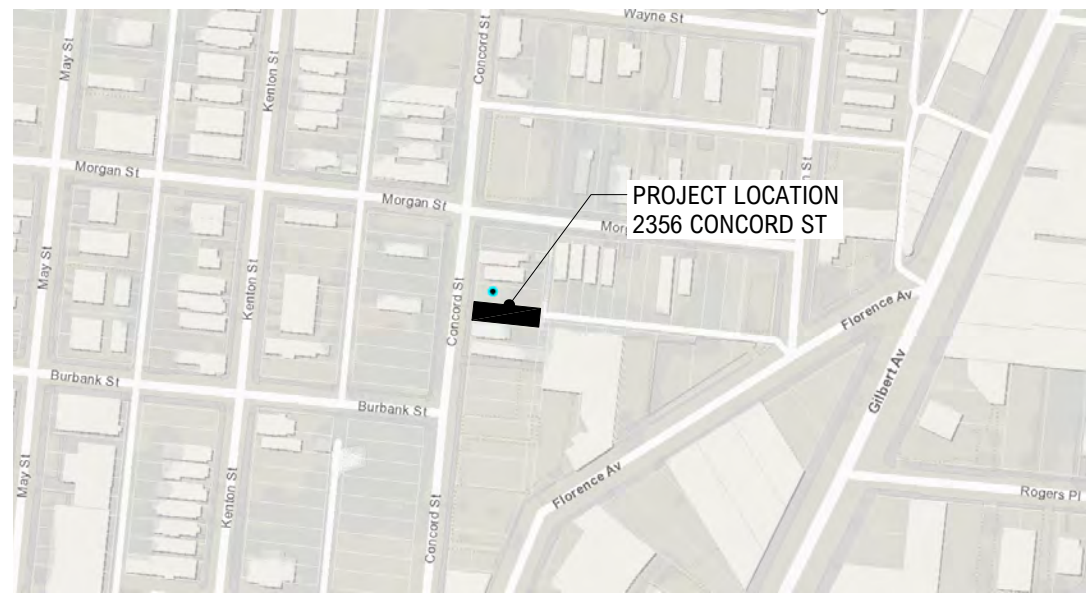
ADDRESS: 2356 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0103-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- A.) REFER TO SITE SURVEY FOR REFERENCE.
- B.) **FINISH GRADE:** FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

## EXTERIOR CONCRETE FLATWORK NOTES

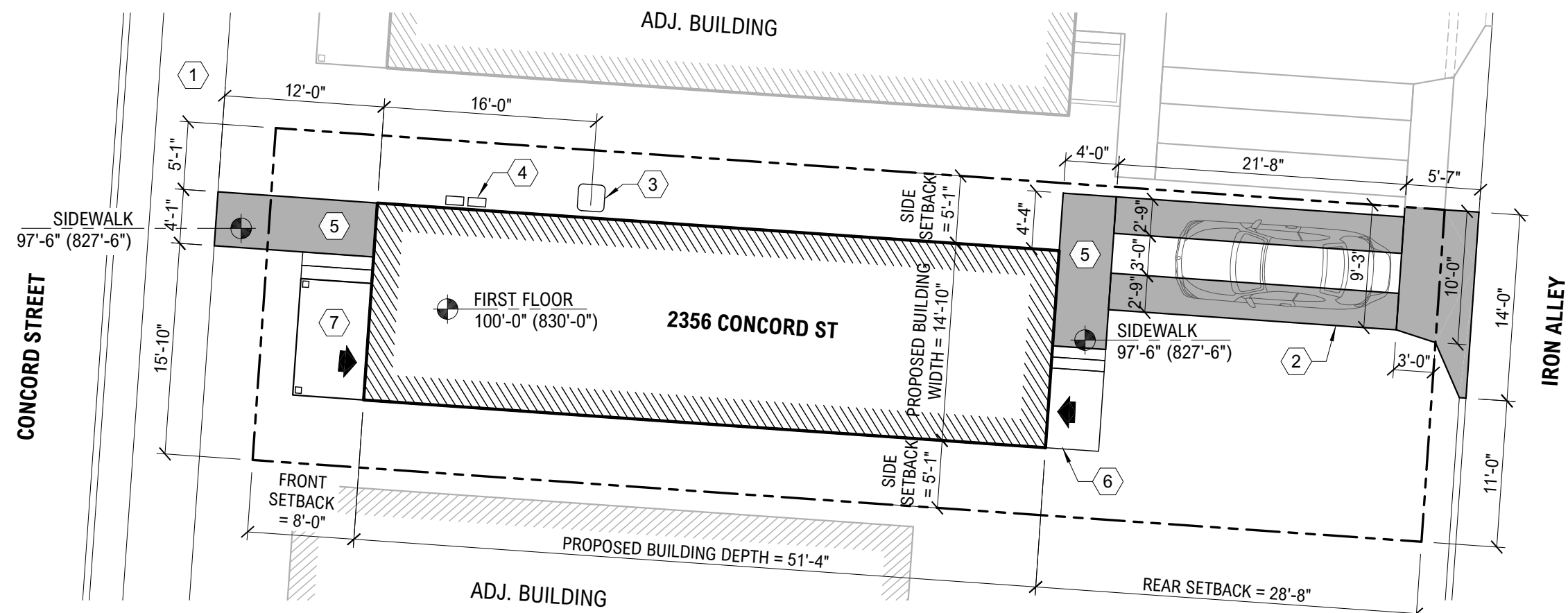
NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC.

REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- 1.) FC = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINMENT AIR.
- 2.) MINIMUM CEMENT CONTENT = 520 #/CY.
- 3.) MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
- 4.) LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- 5.) MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- 6.) EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

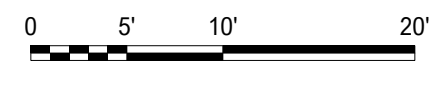
## SITE PLAN KEYNOTES

- 1.) **EXISTING SIDEWALK:** REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- 2.) **NEW CONCRETE RIBBON DRIVEWAY** LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 3.) **CONDENSING UNIT:** GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 4.) **UTILITY METERS:** GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 5.) **NEW CONCRETE WALK:** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 6.) **NEW EXTERIOR STEPS:** SEE A4.0 FOR DETAILS
- 7.) **EXTERIOR COVERED PORCH:** REFER TO PLANS FOR DETAILS.



## 01 SITE PLAN

1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS, CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEERED STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, OVERHEAD, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCB'S.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSIVE OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCON











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

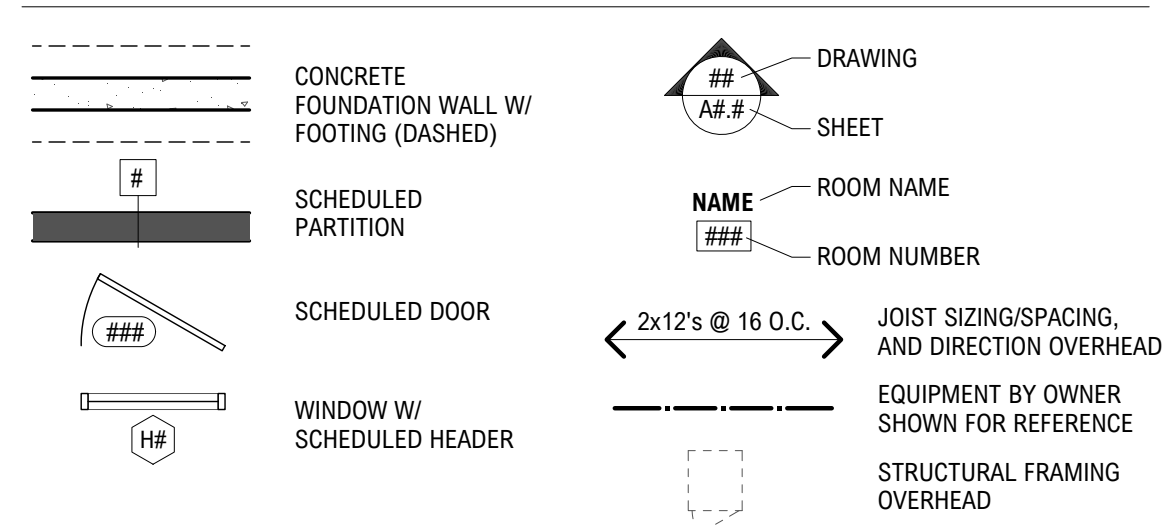
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**



**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCONCE ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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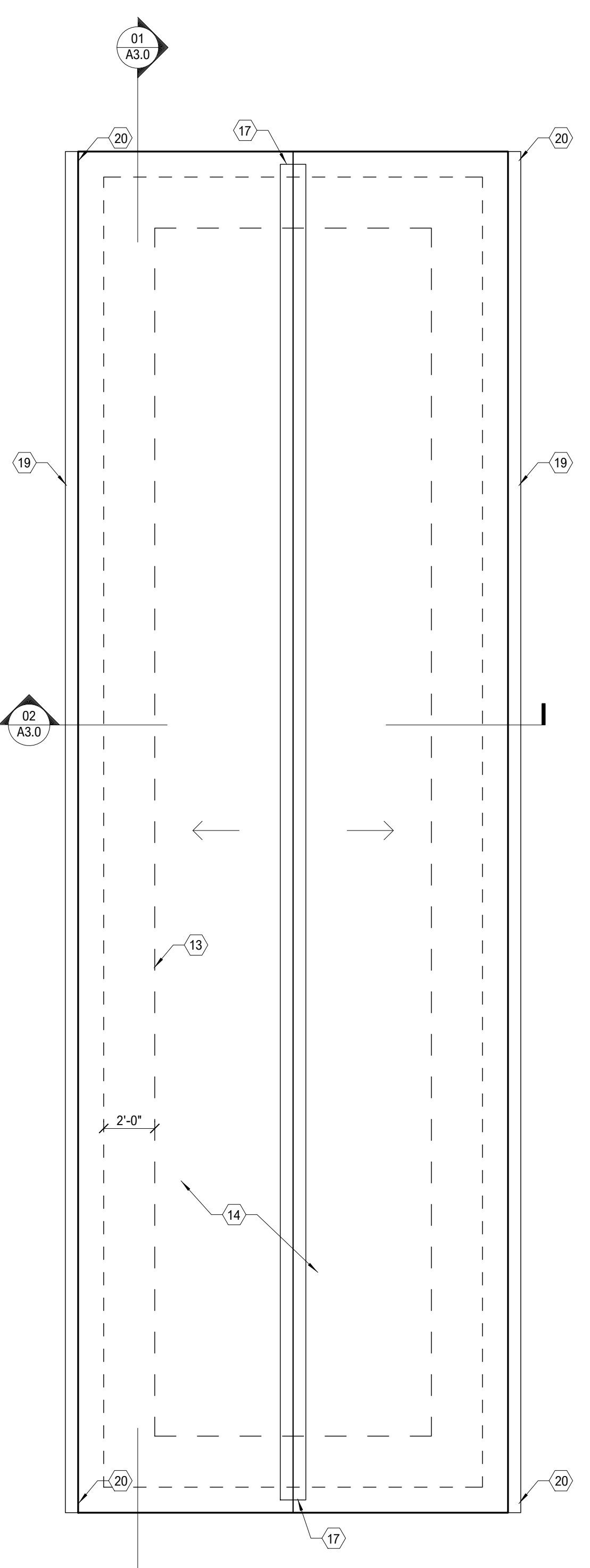
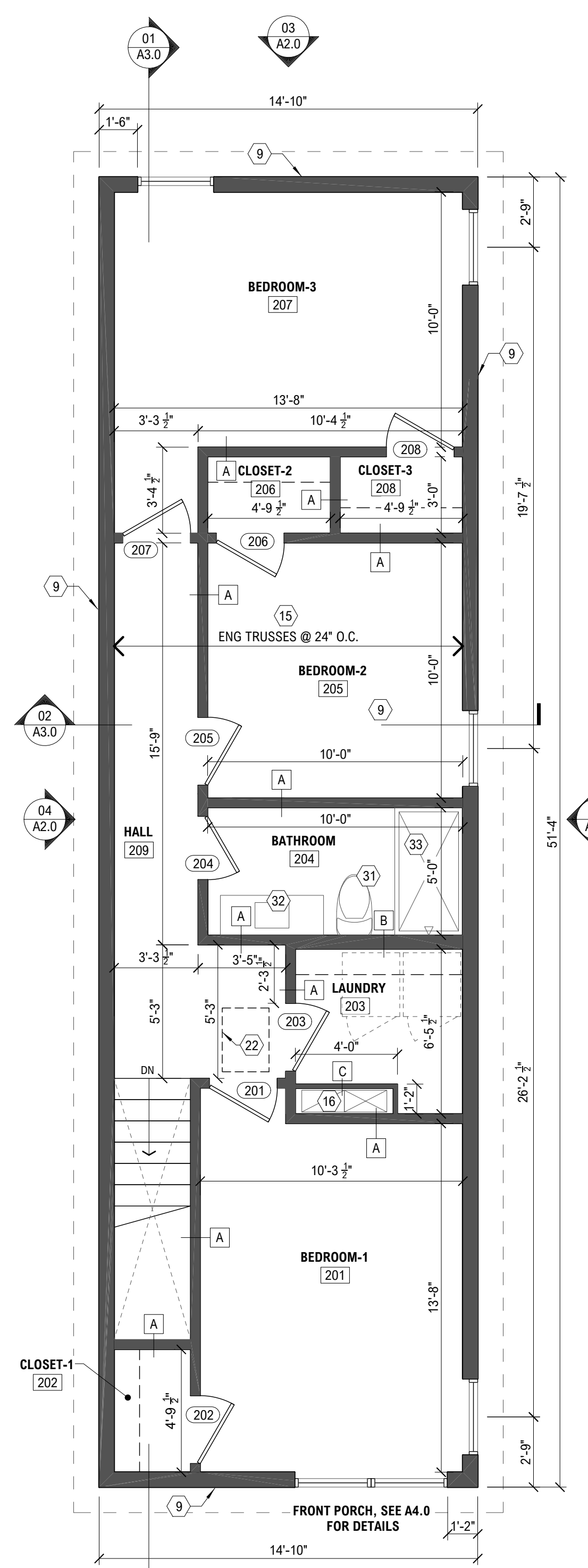
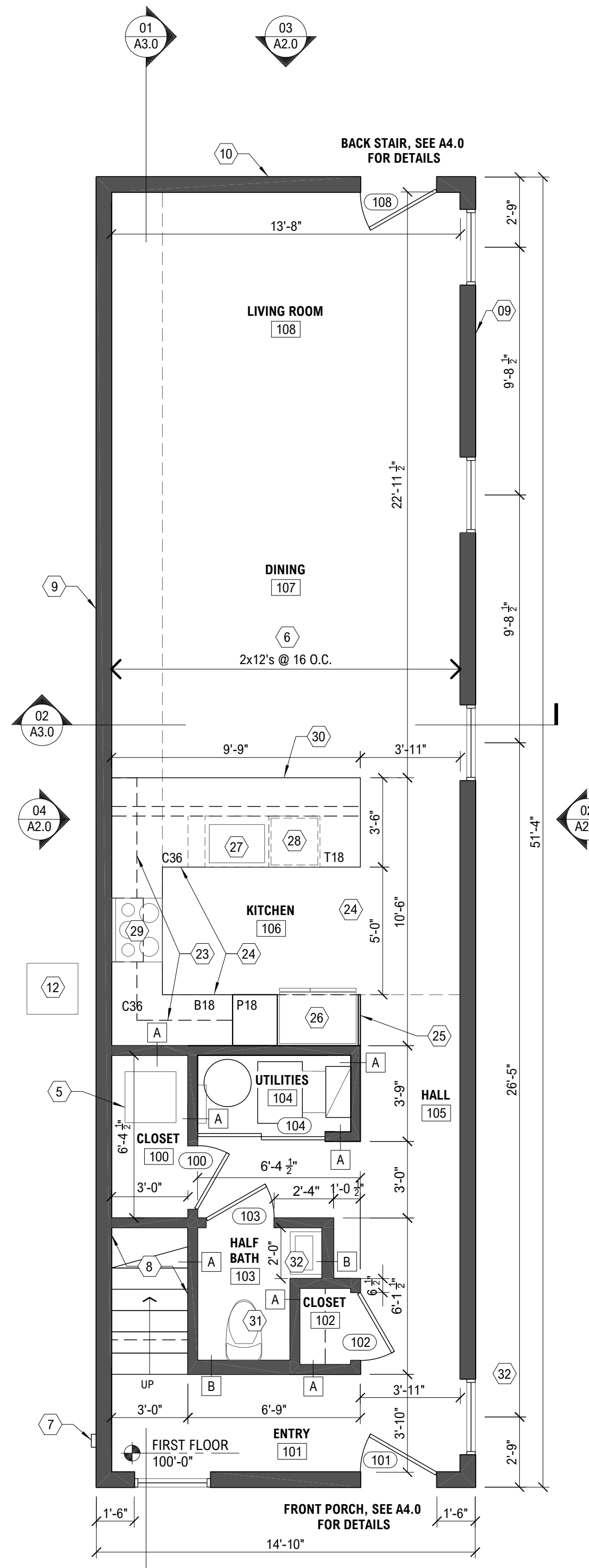
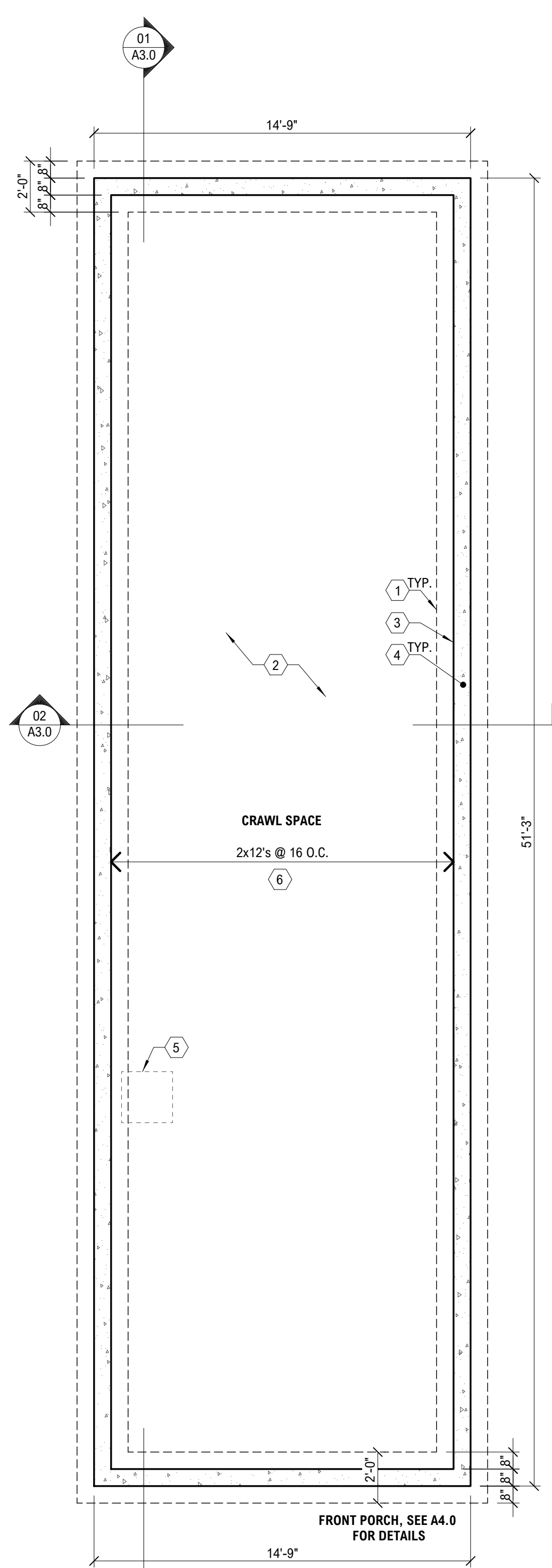
**NEW CONSTRUCTION  
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PROJECT NO. 2310  
 DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



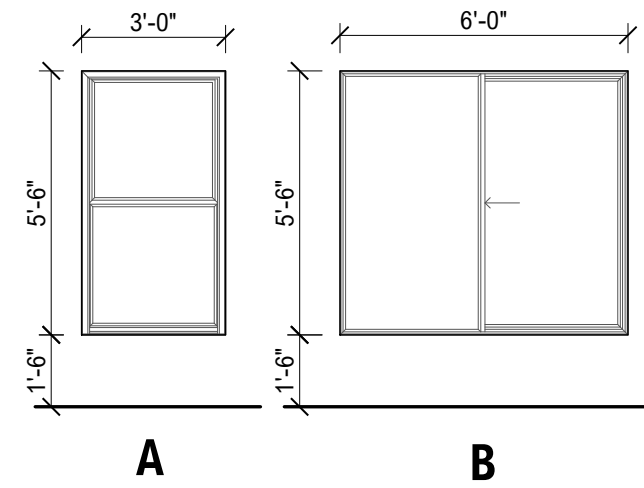


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

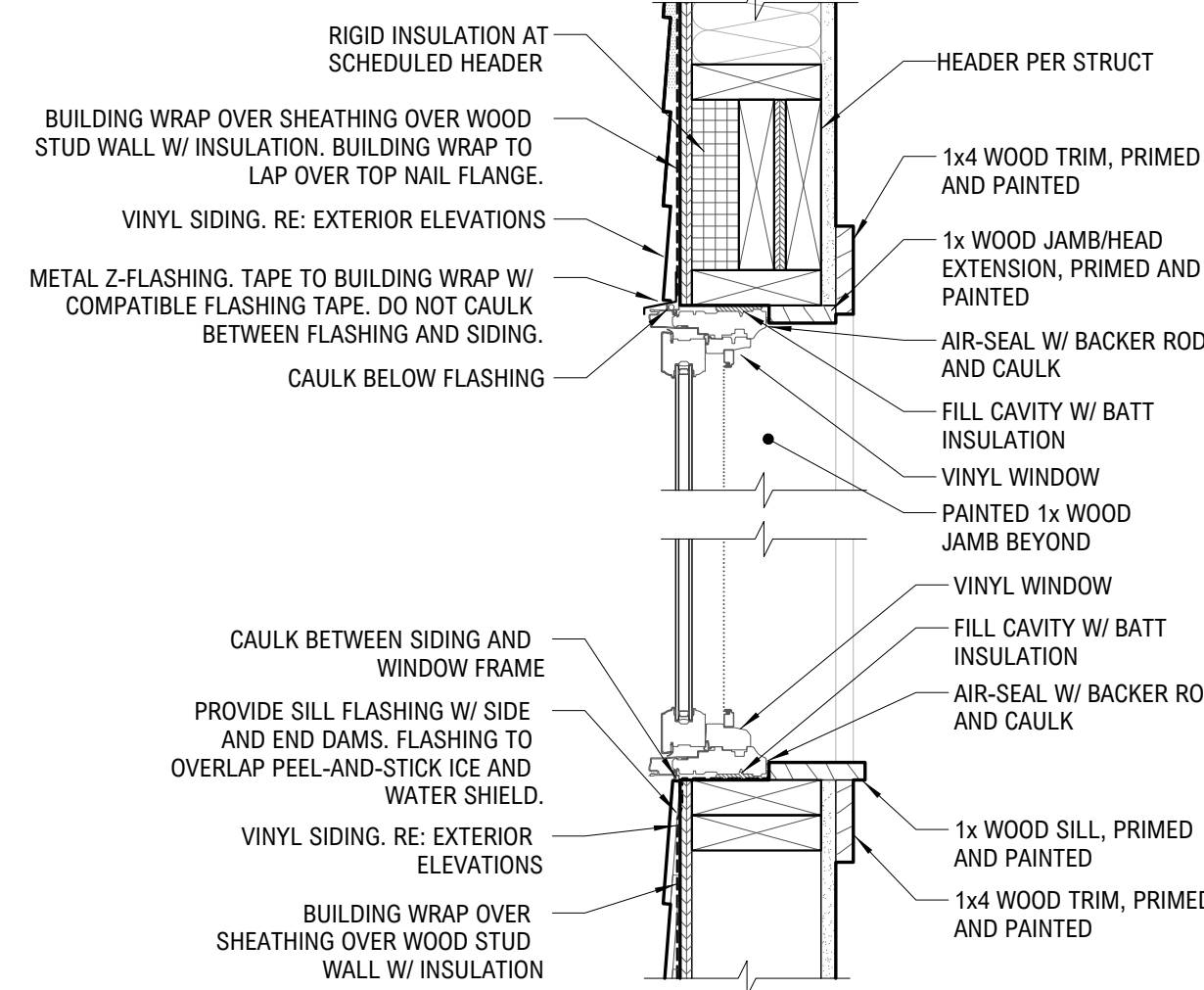
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



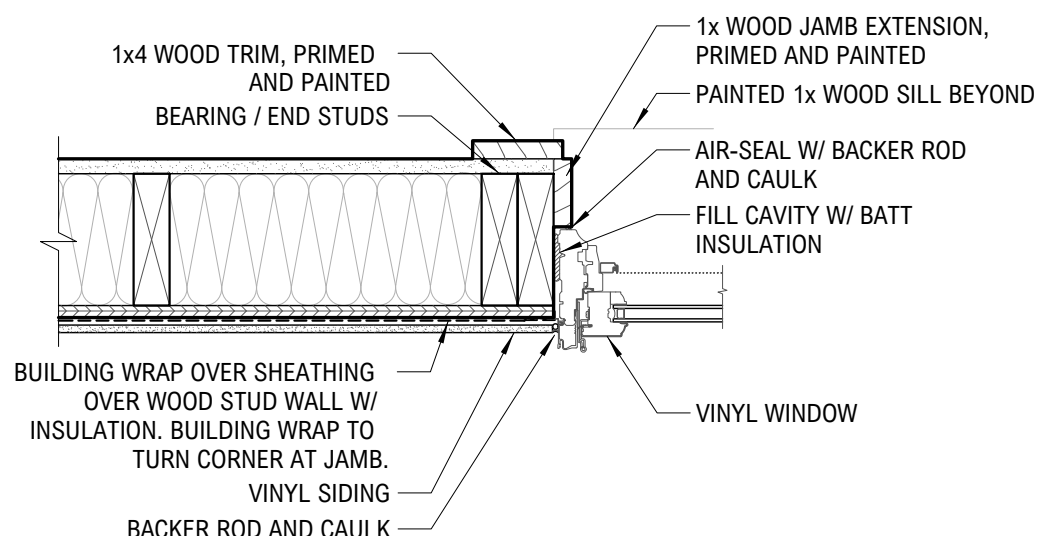
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



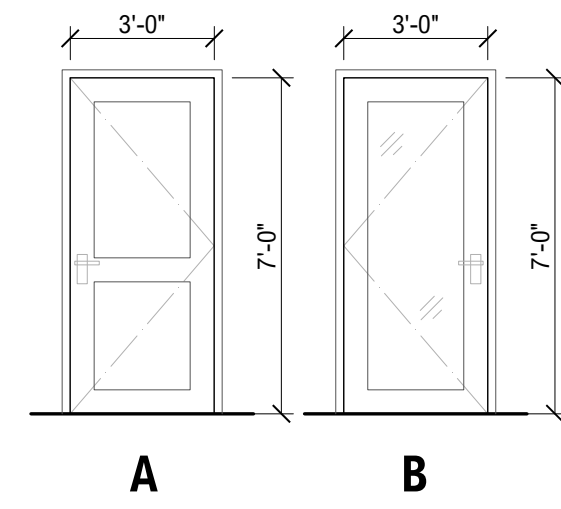
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

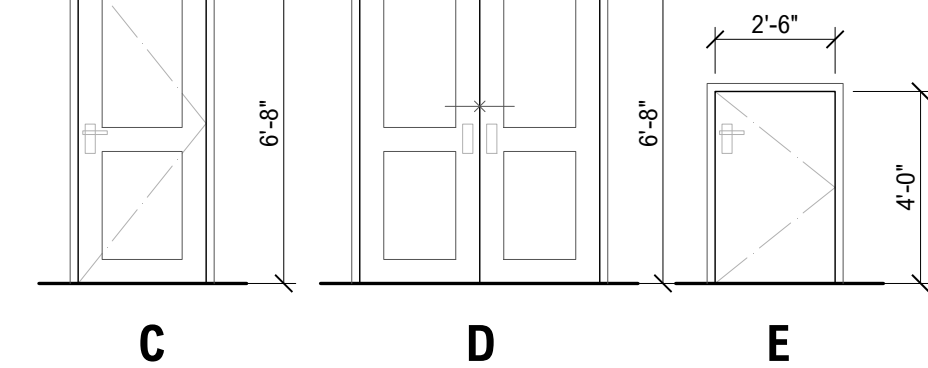
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED, COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



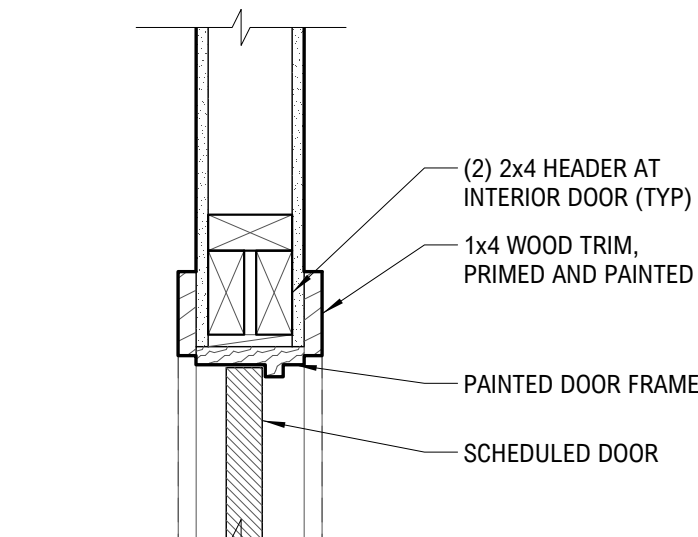
**04 DOOR TYPES**

1/4" = 1'-0"



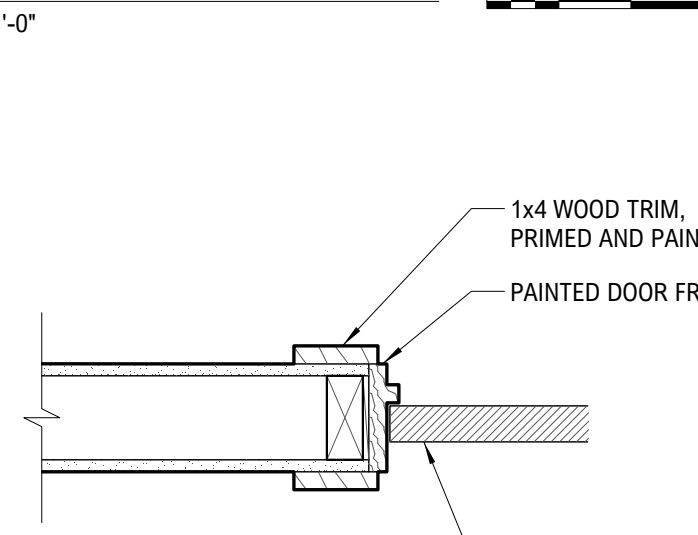
**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"



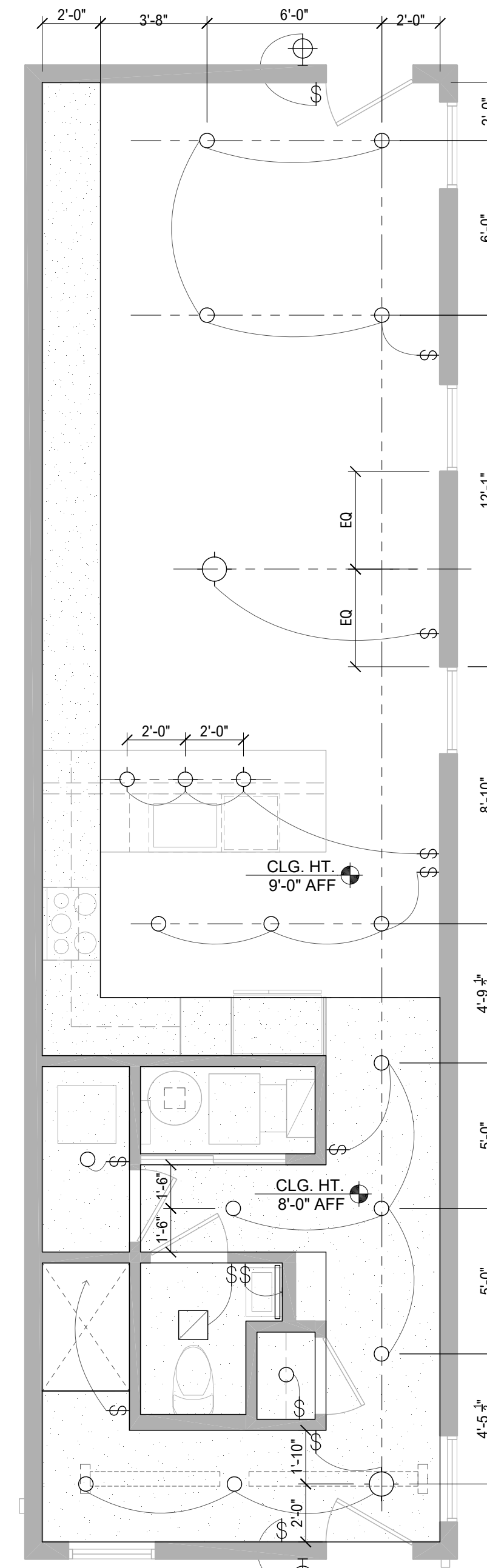
**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"



**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊙ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- CLG. HT. +9'-0" AFF
- ⊙ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊙ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊙ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADBLE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.

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JOHN STOUGHTON  
1516407  
10-7-23  
REGISTERED ARCHITECT  
EXP 12-31-27

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PROJECT NO. 2310  
DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**



### E - EGRESS WINDOW INFORMATION

A.) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.

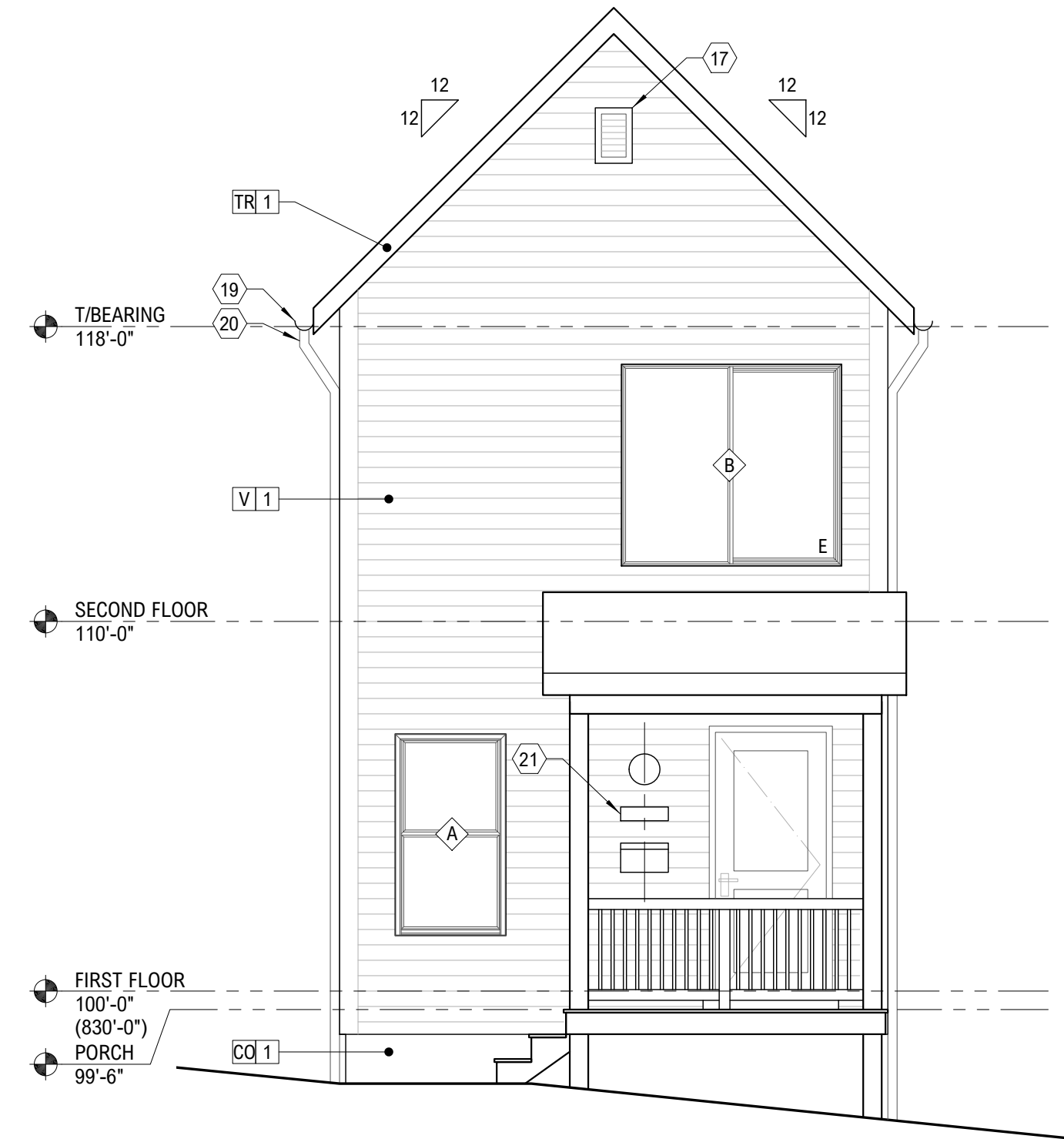
B.) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

C.) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

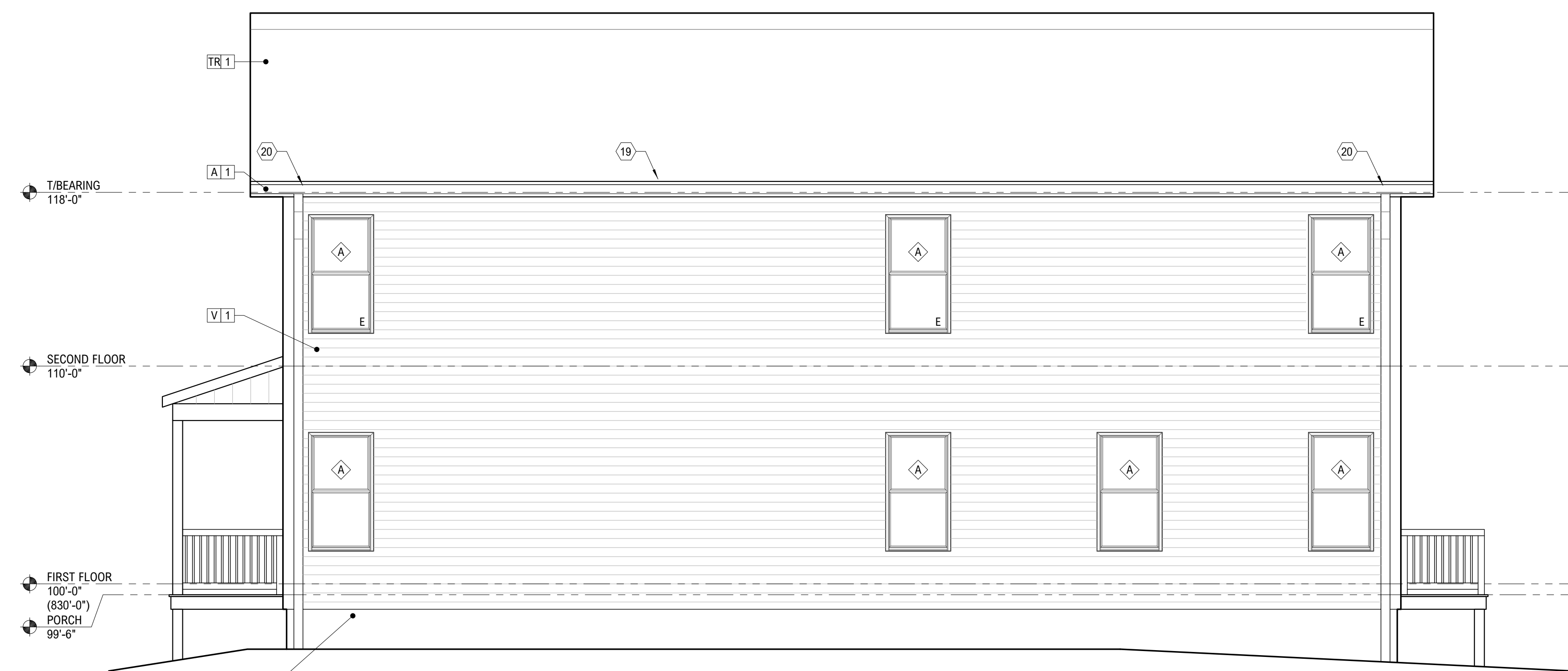
D.) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

### KEYED NOTES

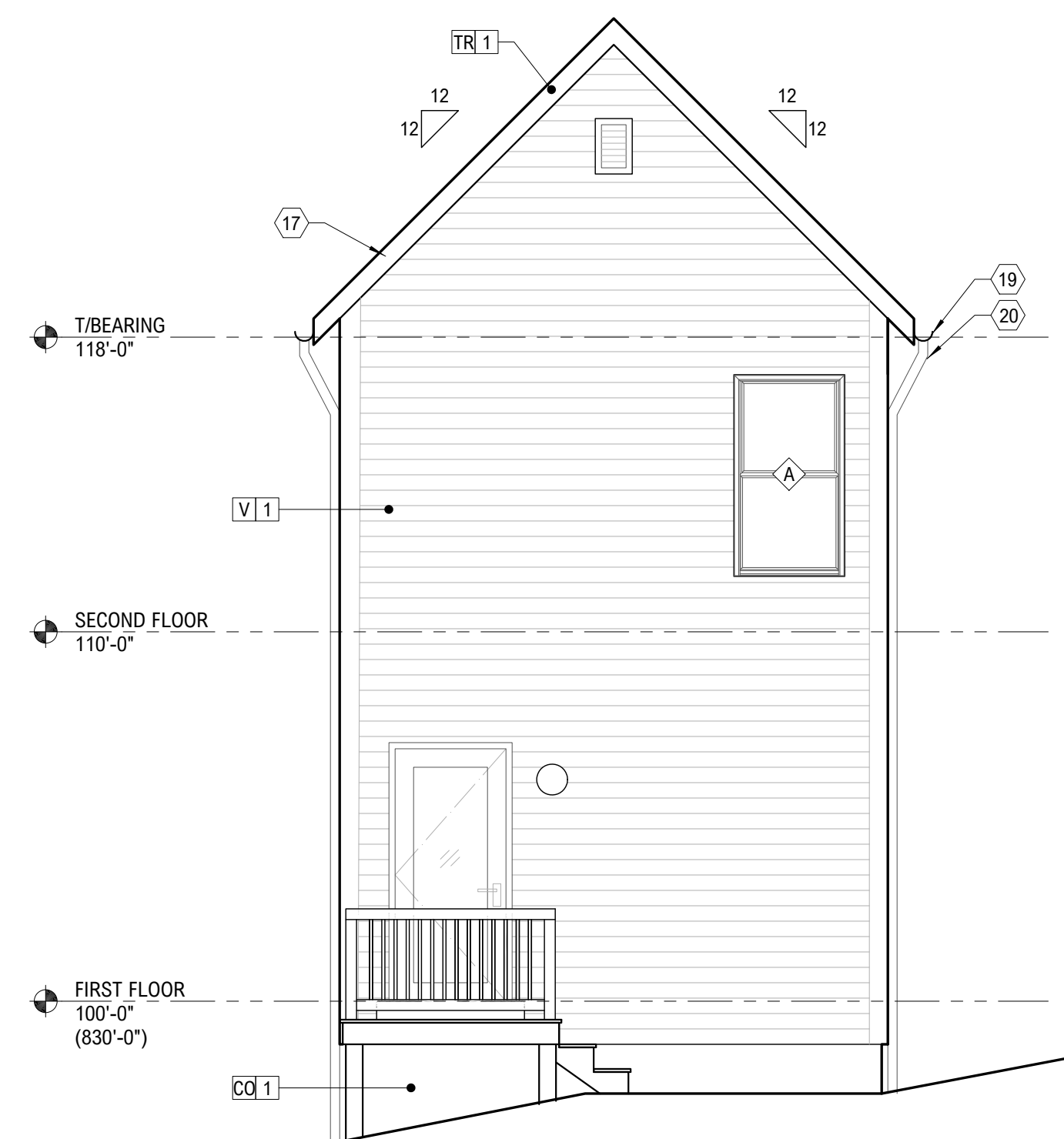
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WID JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



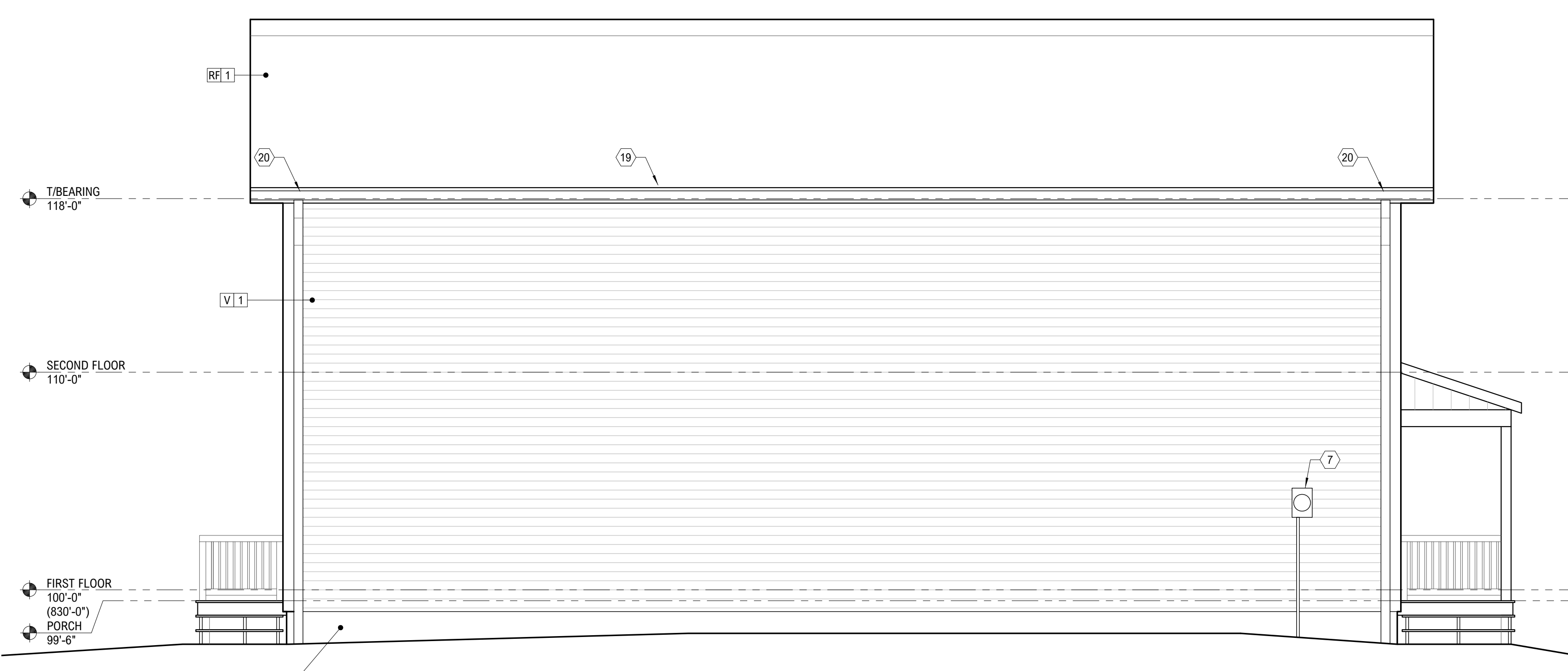
01 FRONT ELEVATION  
1/4" = 1'-0"



02 PRIMARY SIDE ELEVATION  
1/4" = 1'-0"



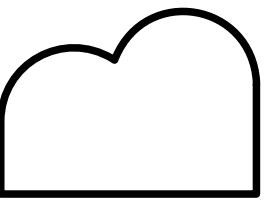
03 REAR ELEVATION  
1/4" = 1'-0"



04 SECONDARY SIDE ELEVATION  
1/4" = 1'-0"

### EXTERIOR FINISH LEGEND

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS



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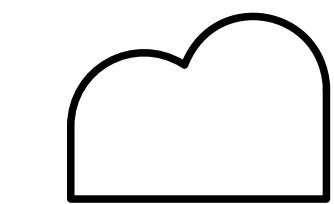
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**BUILDING ELEVATIONS**

**A2.0**





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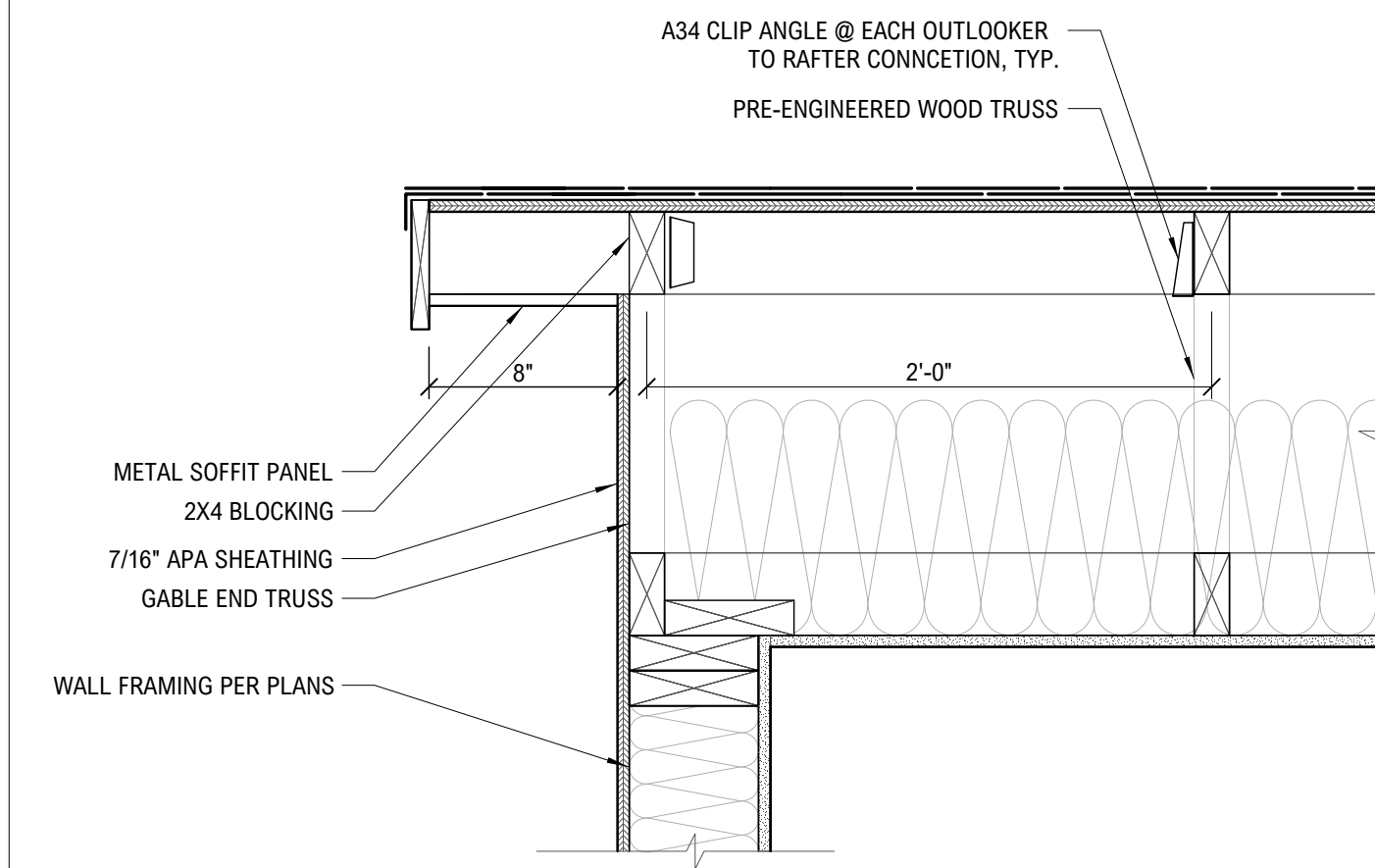
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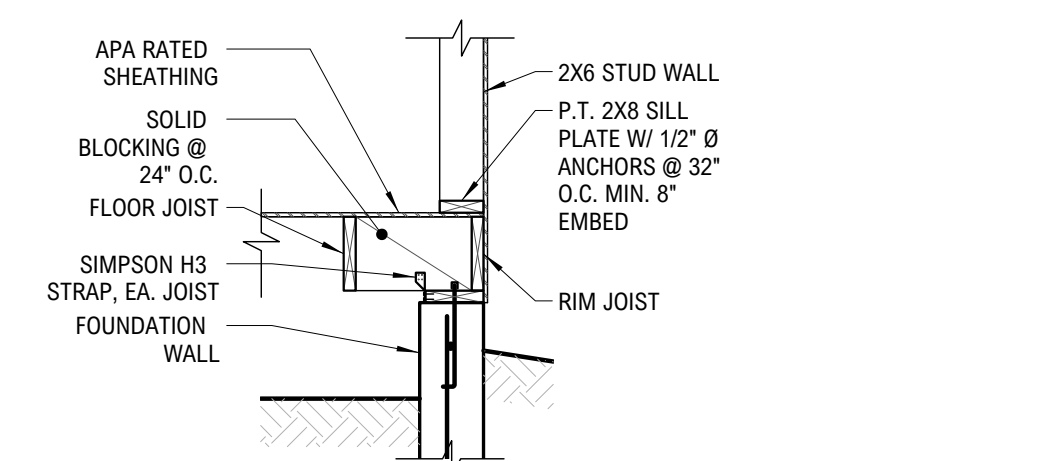
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PROJECT NO. 2310  
DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

**A3.0**



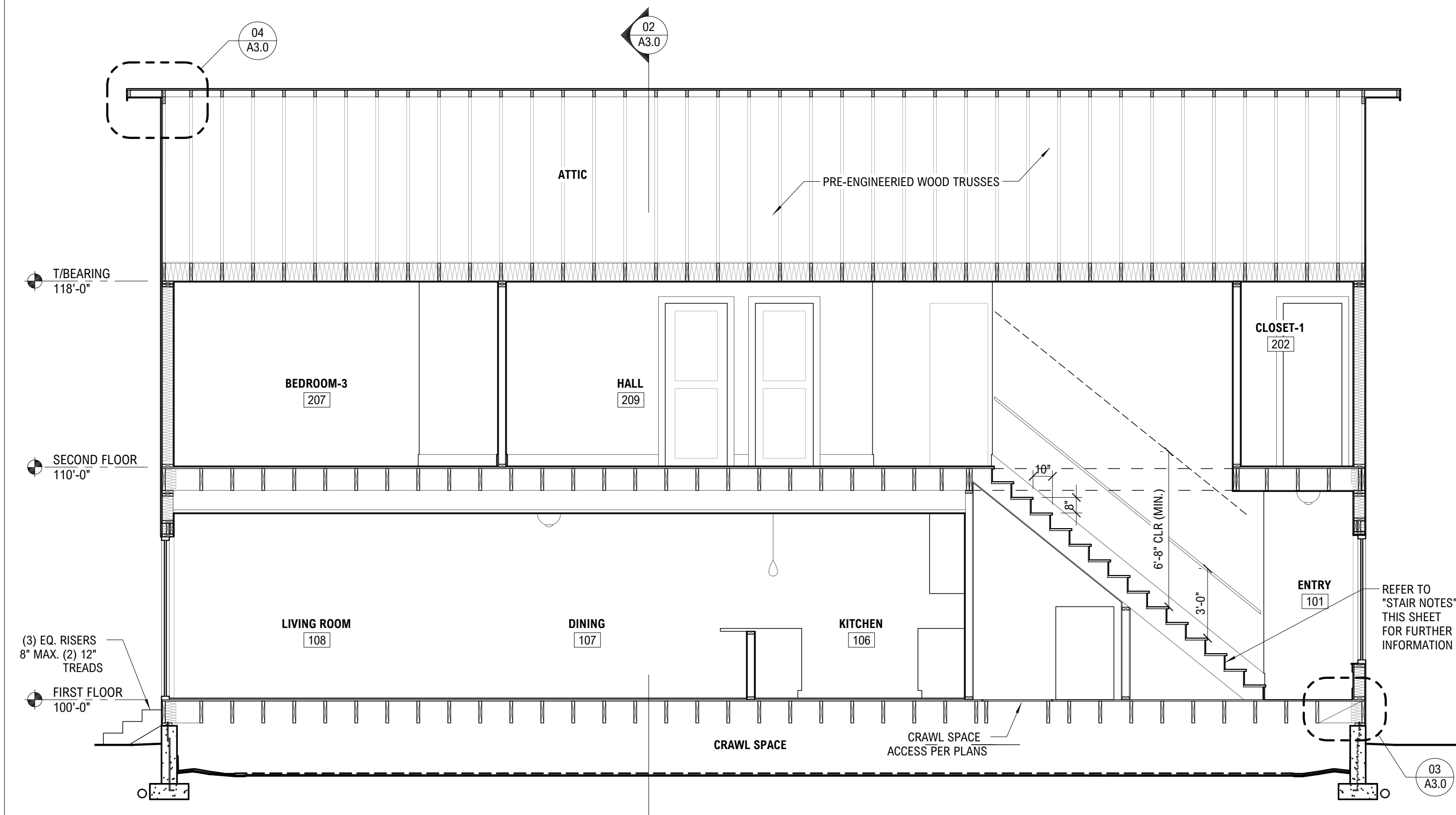
**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



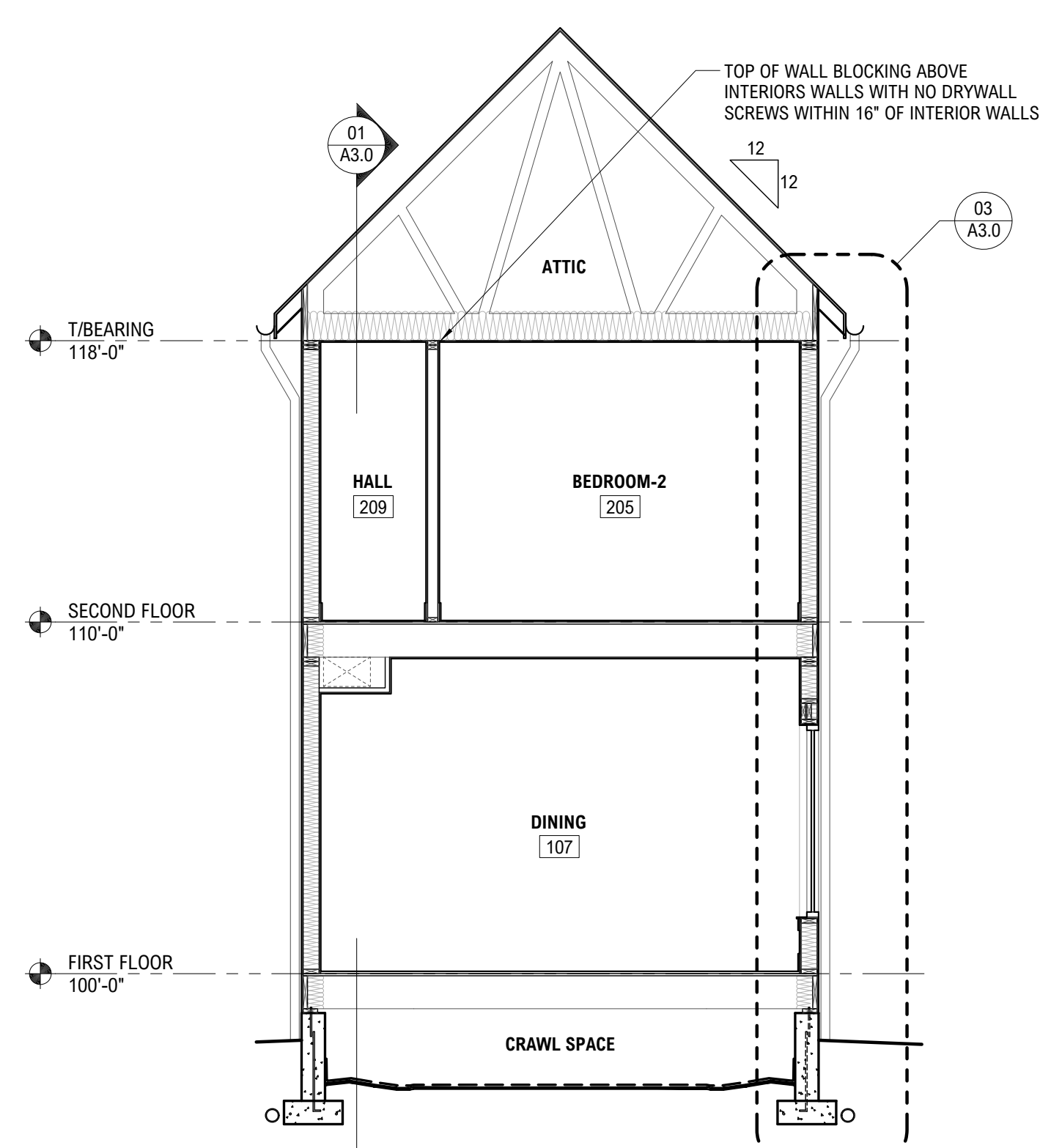
**05 DETAIL**  
1/2" = 1'-0"

**INTERIOR STAIR NOTES**

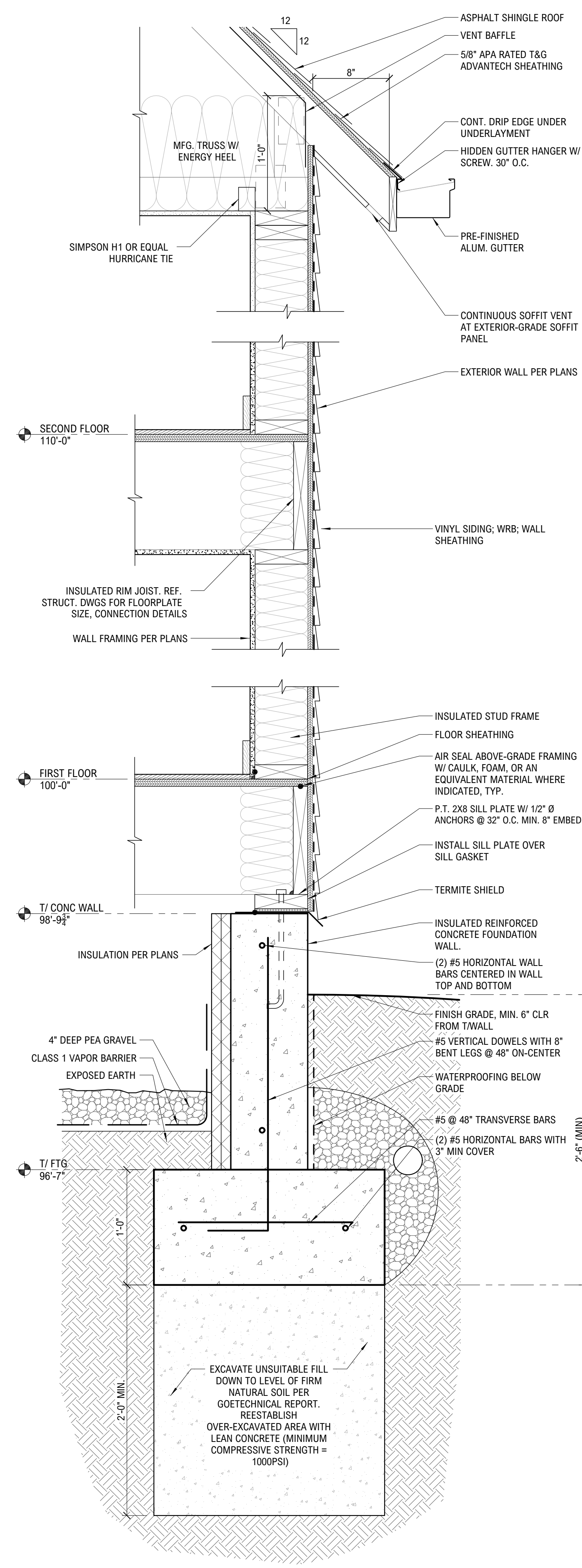
- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



**01 BUILDING SECTION**  
1/4" = 1'-0"

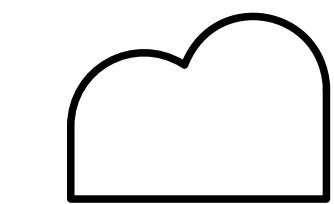


**02 BUILDING SECTION**  
1/4" = 1'-0"



**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"





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OWNER

**THE PORT OF GREATER  
CINCINNATI  
DEVELOPMENT  
AUTHORITY**  
3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2356 CONCORD AVE  
CINCINNATI, OH 45206

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PROJECT NO. 2310  
DRAWING TITLE  
**PORCH PLAN AND DETAILS**

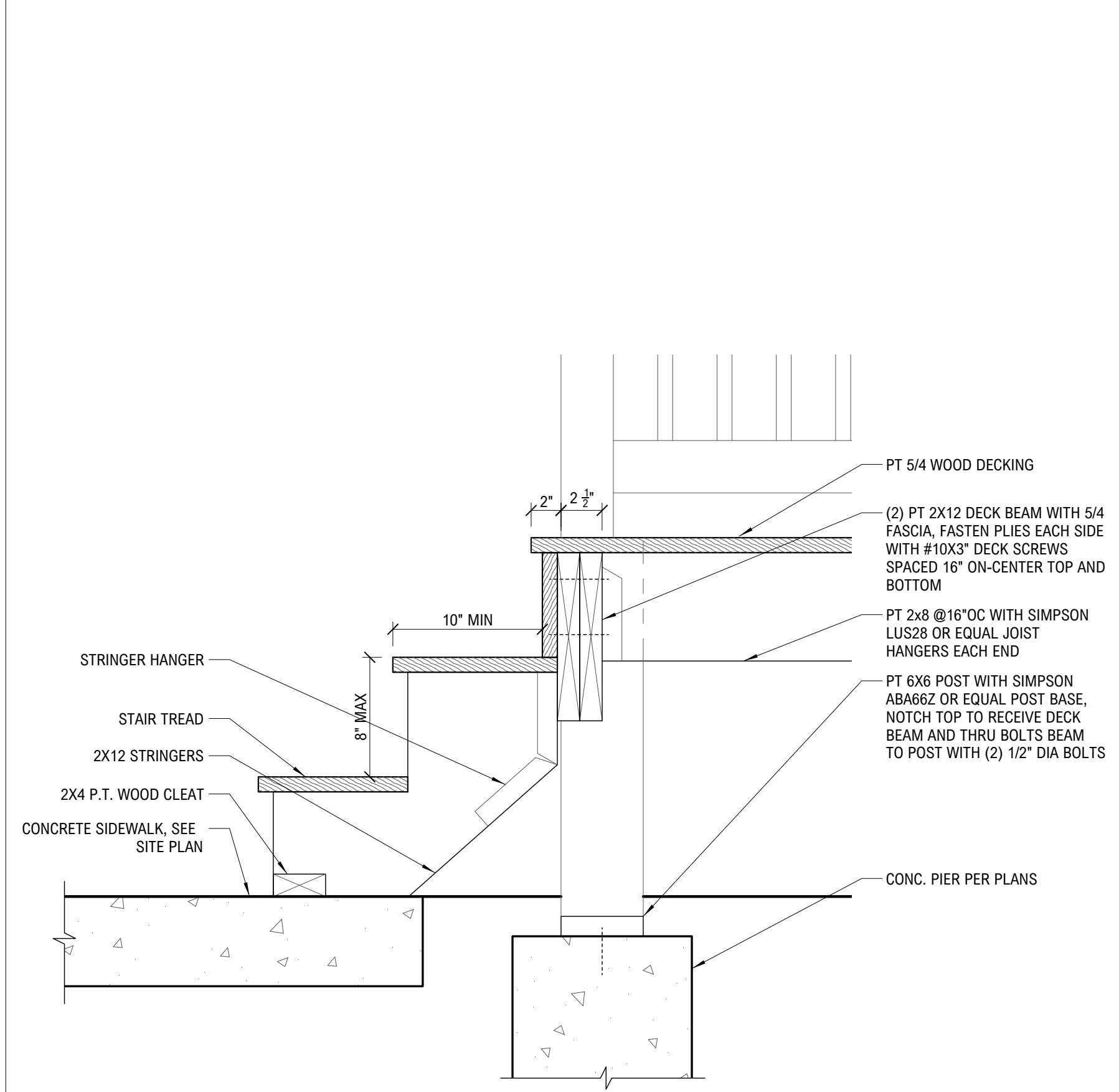
**A4.0**

**FLOOR PLAN GENERAL NOTES**

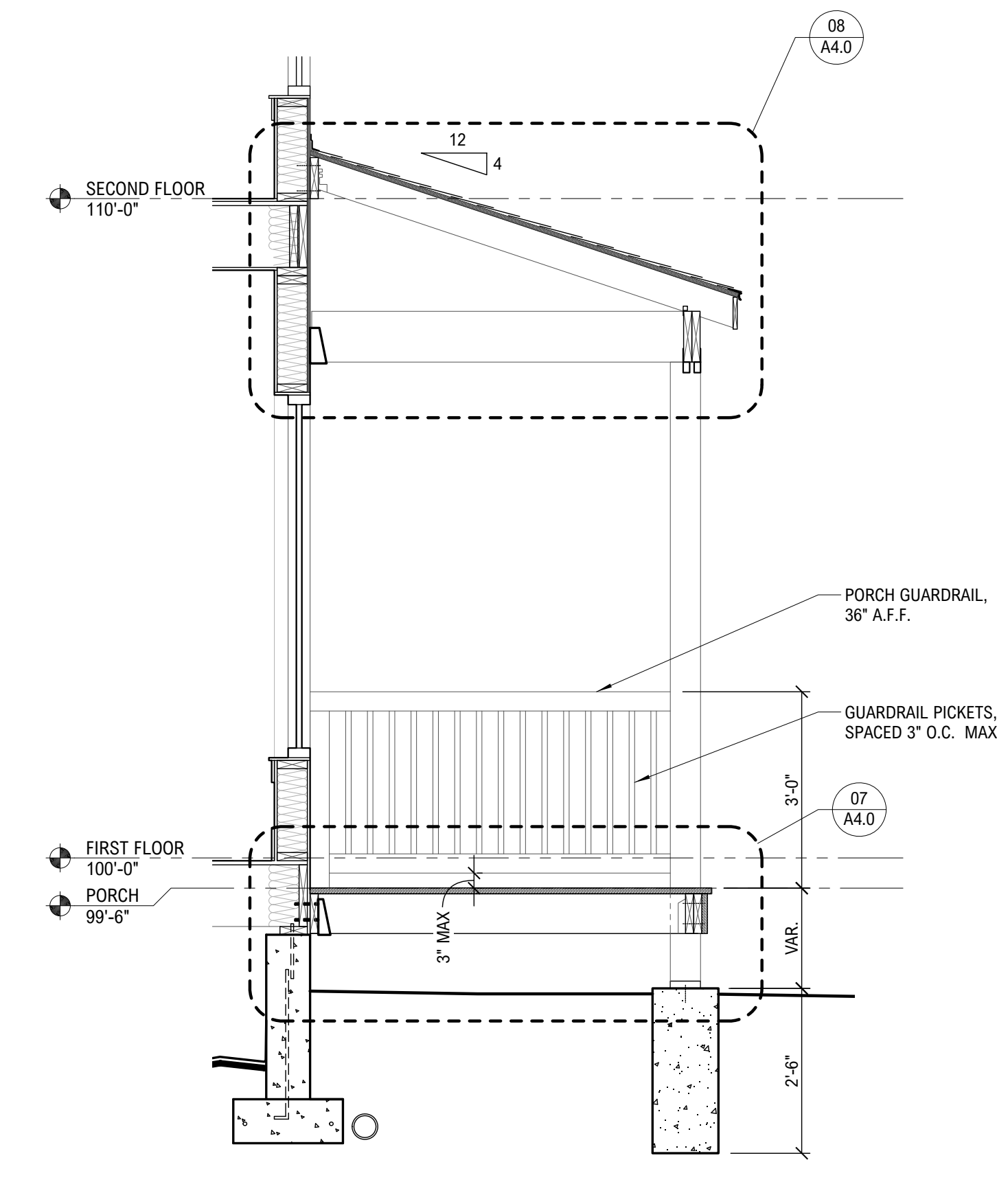
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELLS SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

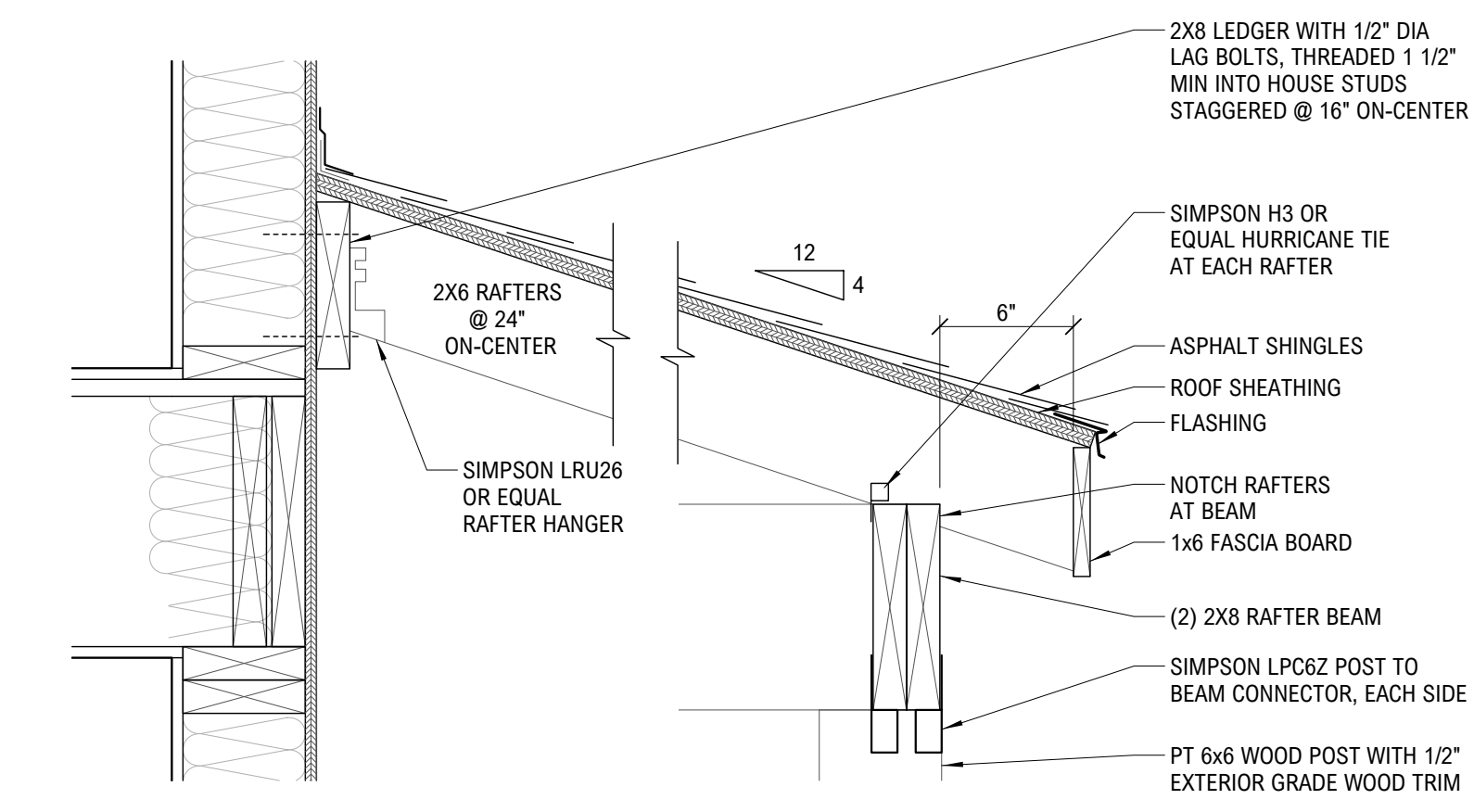
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWLSPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



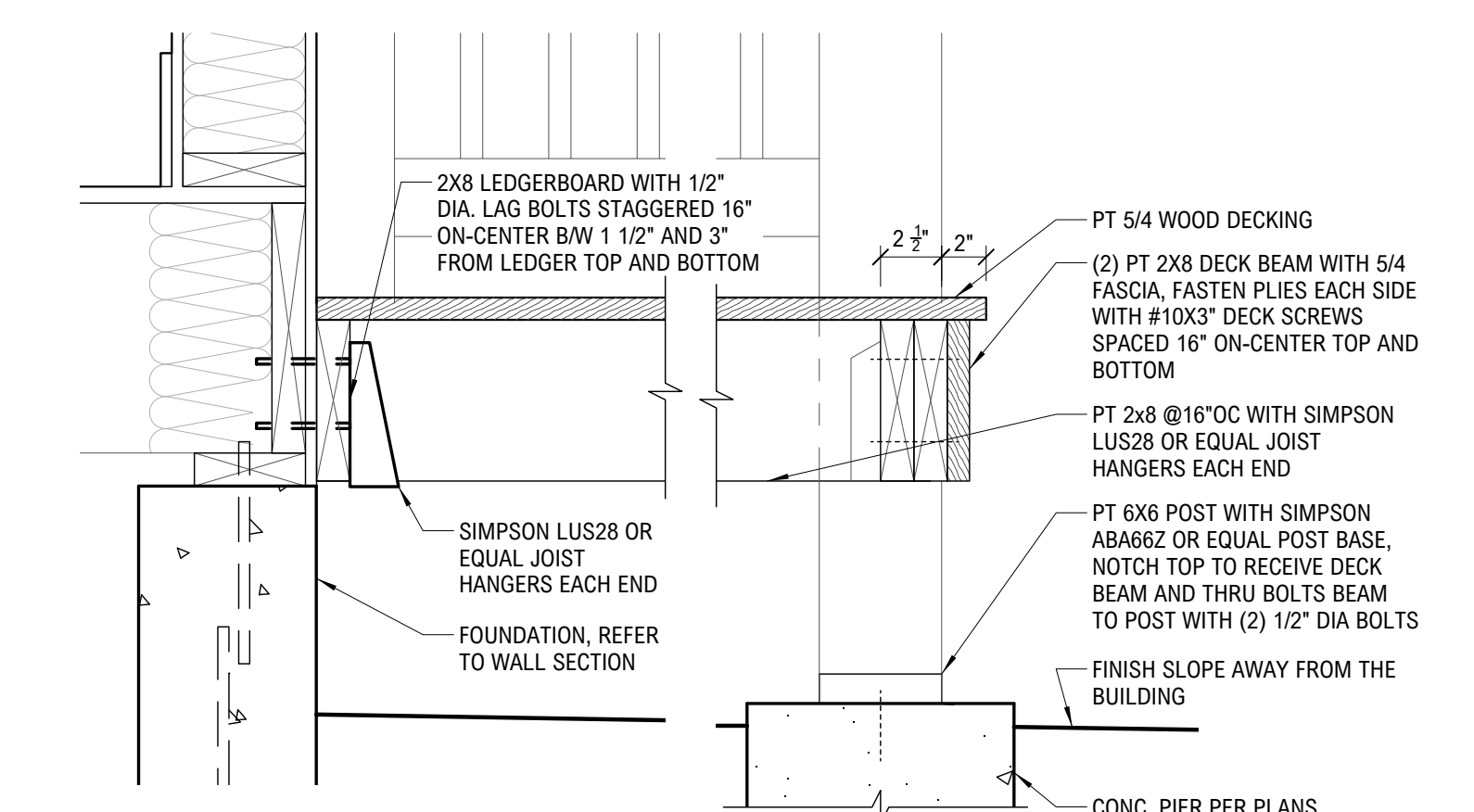
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



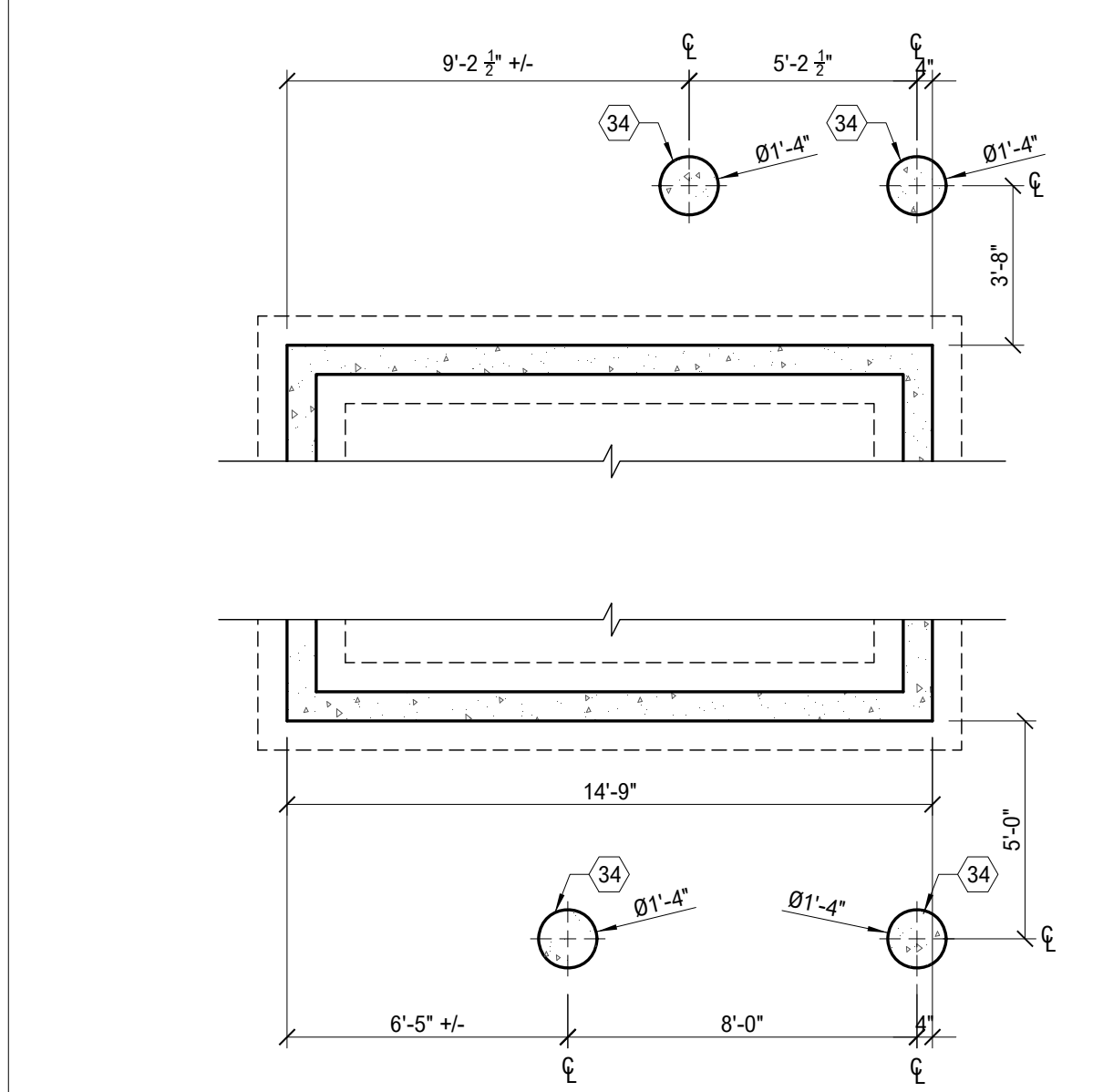
**06 PORCH SECTION**  
1/2" = 1'-0"



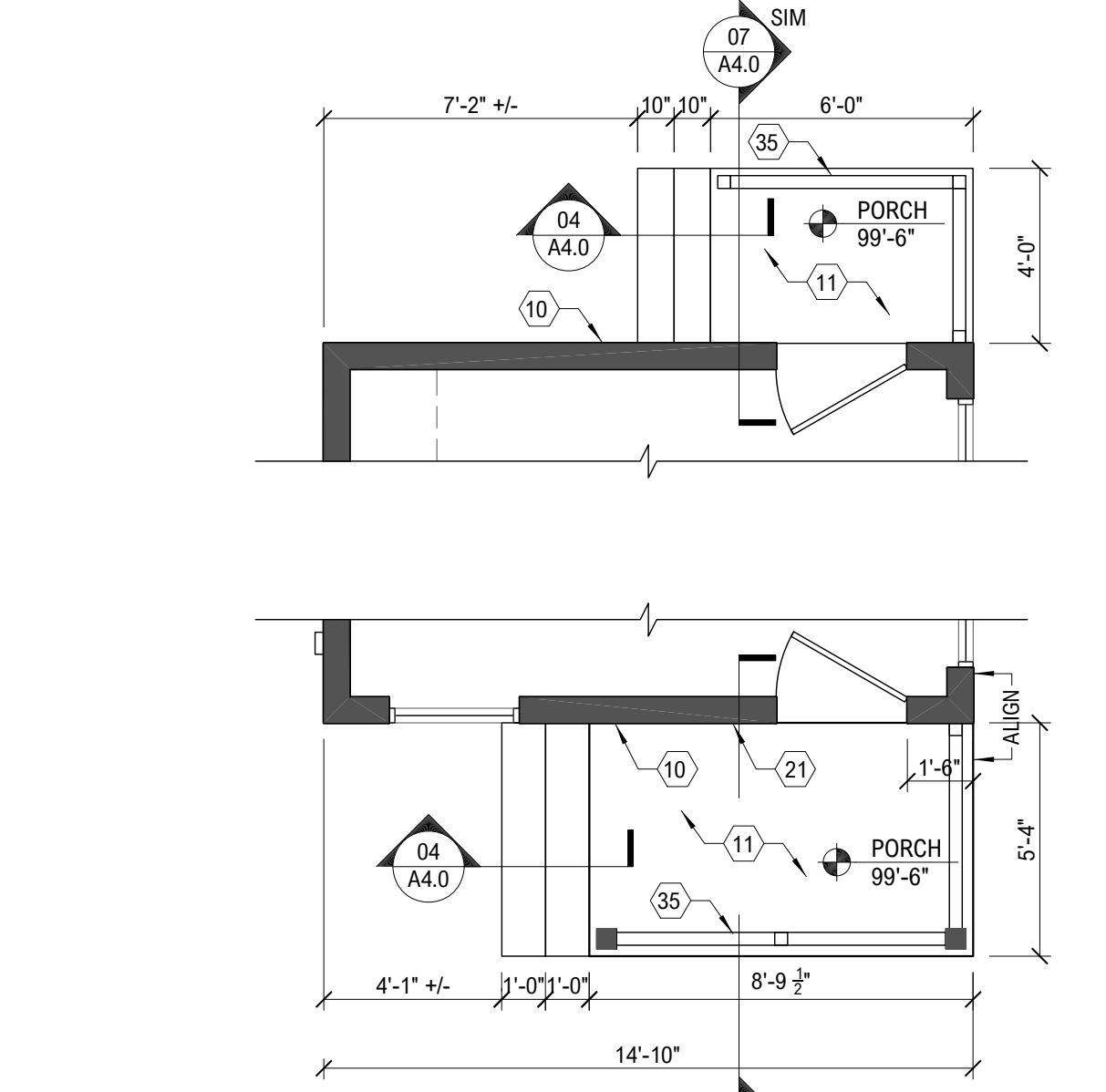
**08 DETAIL**  
1-1/2" = 1'-0"



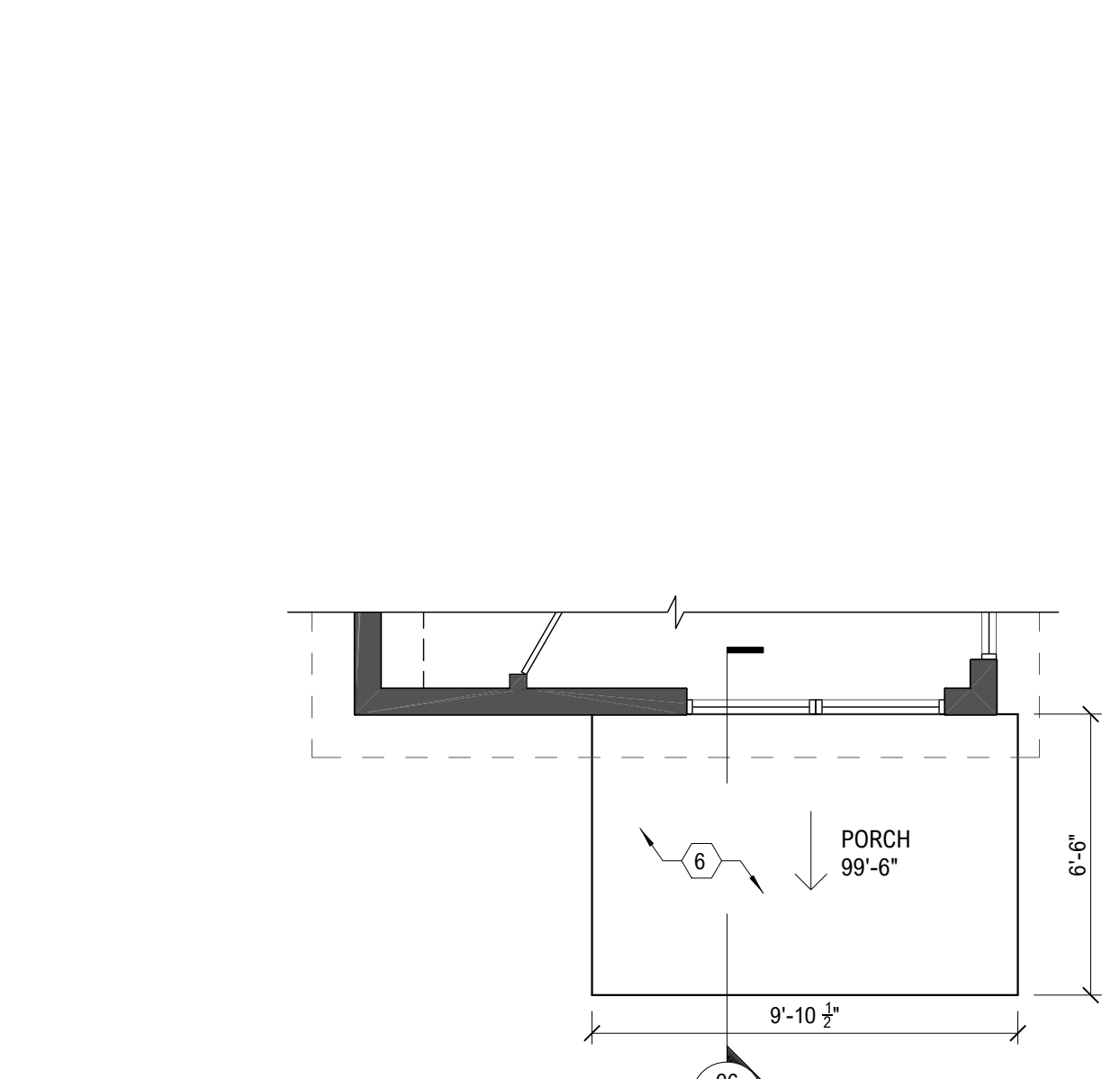
**07 DETAIL**  
1-1/2" = 1'-0"



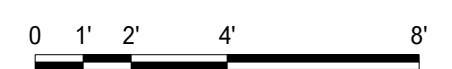
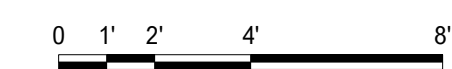
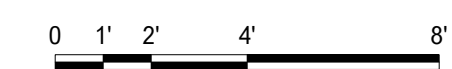
**01 FOUNDATION PLAN**  
1/4" = 1'-0"



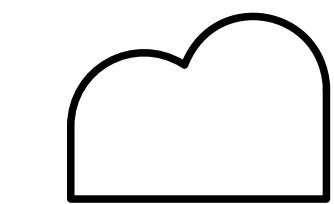
**02 PORCH PLAN**  
1/4" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"





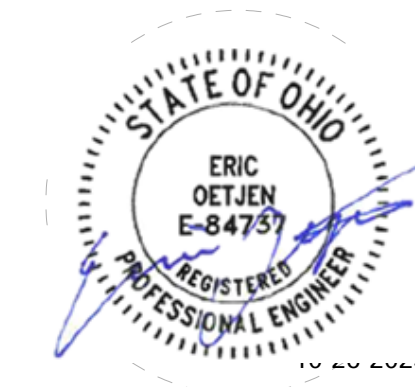


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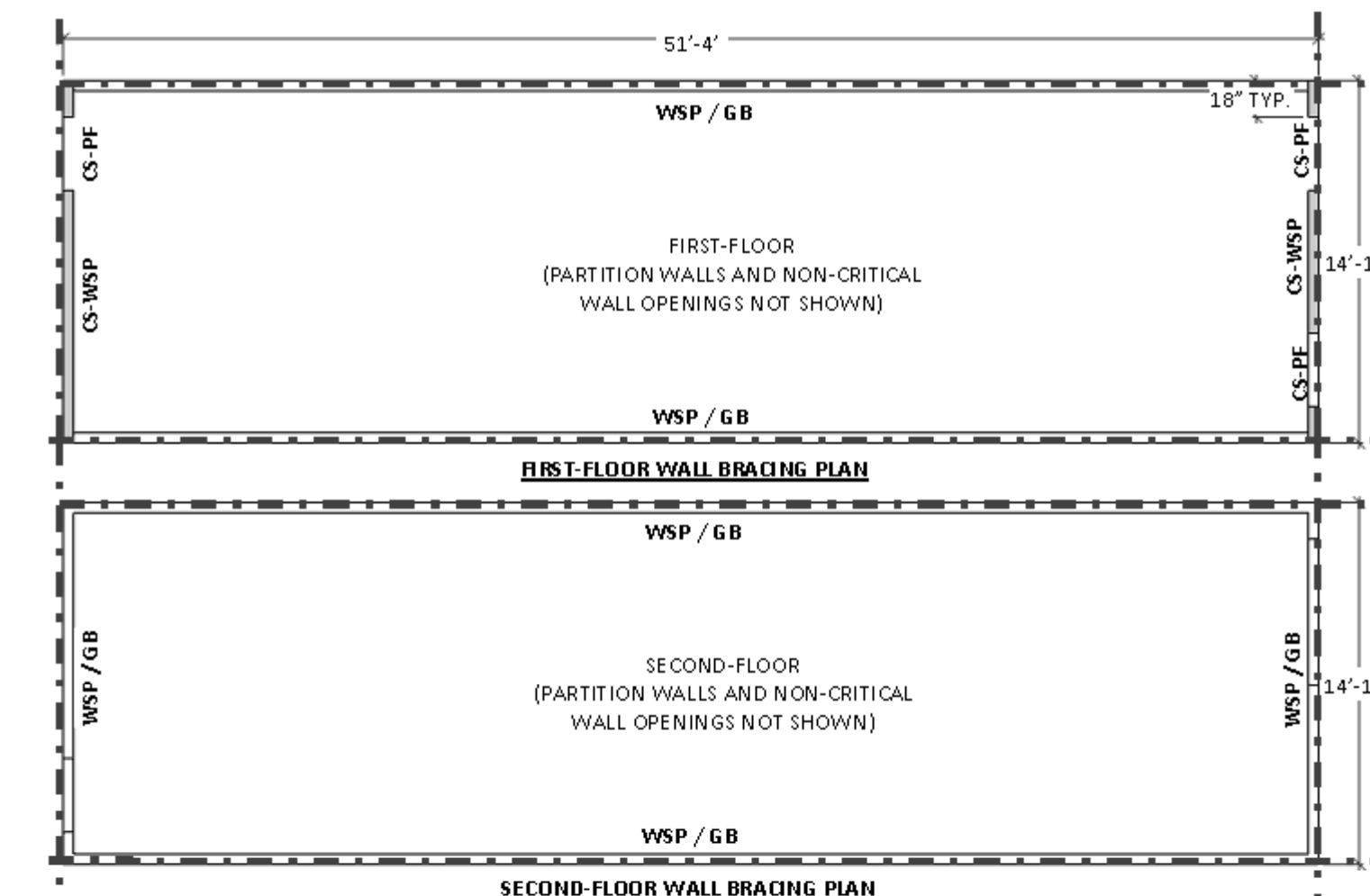
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PROJECT NO. 2310

DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



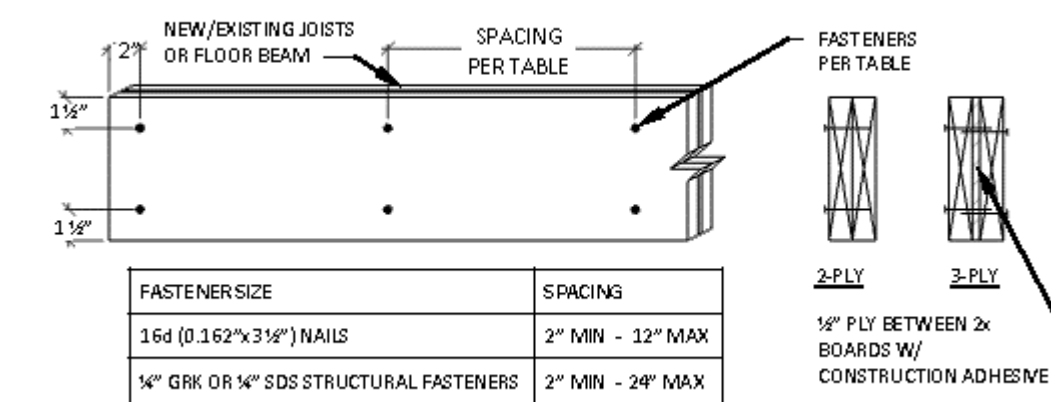
DESIGN CRITERIA:	SEISMIC:	BRACED WALL LINE
2019 RCD / 2018 IRC W/ DH AMENDMENTS	RISK CATEGORY II	WSP
WIND LOAD: 115MPH	IE: 1.0	3/8" MINIMUM WOOD STRUCTURAL PANEL
EXPOSURE: C	SS / S1: 0.148 / 0.077	GB
DESIGN PRESS: 16PSF	SITE CLASS: D	CS-PF
	SDS / SD1: 0.158 / 0.124	CS-WSP
	SDC: B	
	SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS	
	DESIGN BASE SHEAR: V: 0.065*W	
	INRILL HOUSE 'A'	
	R: 2.5	
	A: EQUIVALENT LATERAL FORCE ANALYSIS	

**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.133"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3 AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/2" SCREWS, TYPE W OR S	7"	7"

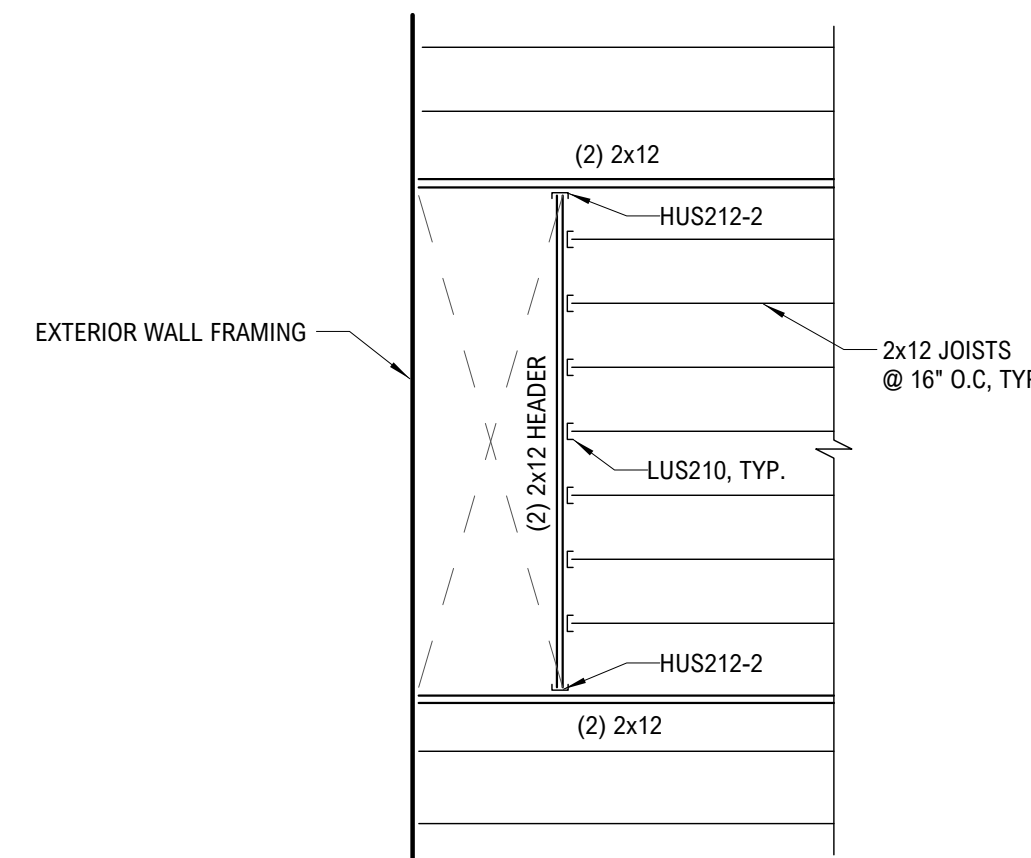
**BRACED WALL PLAN AND  
FASTENER REQUIREMENTS**

02



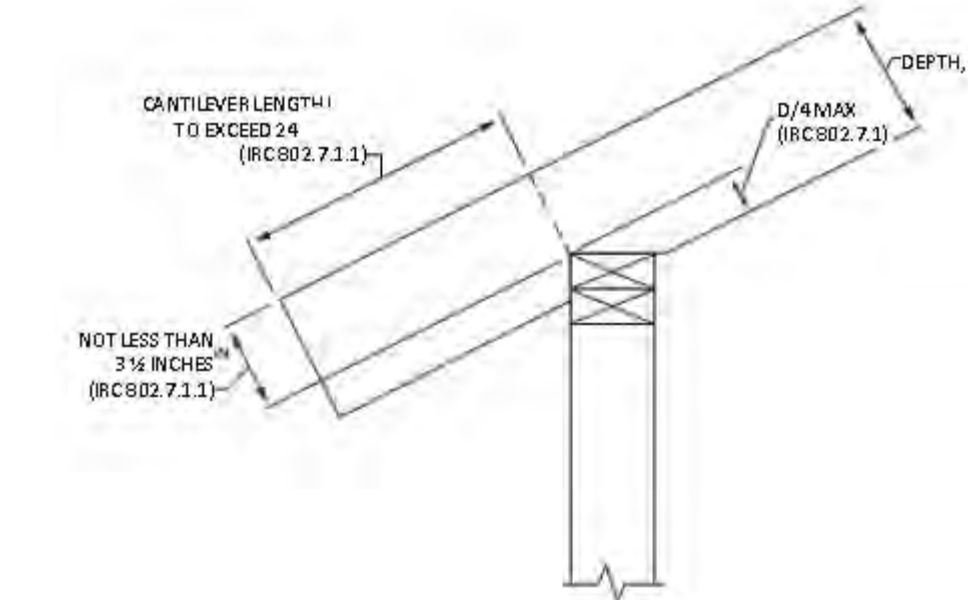
**NAIL PATTERN FOR  
BUILT-UP JOISTS AND  
FLOOR BEAMS**

06



**SECOND FLOOR FRAMING @  
STAIR OPENING**

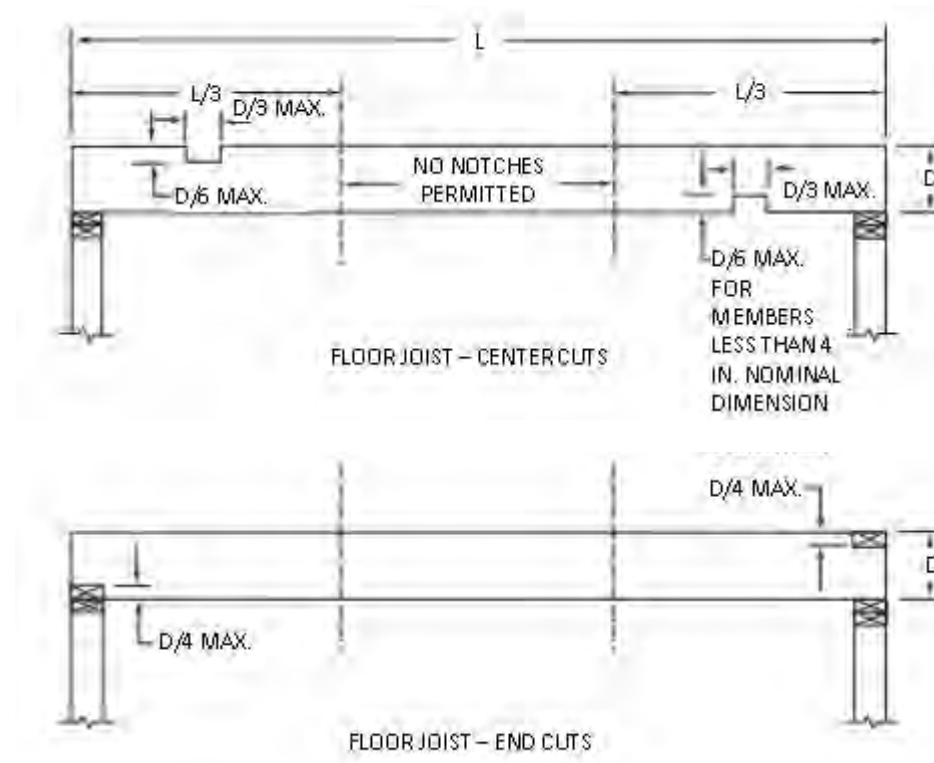
09



**RAFTER NOTCHING**

05

PER R802.7.1



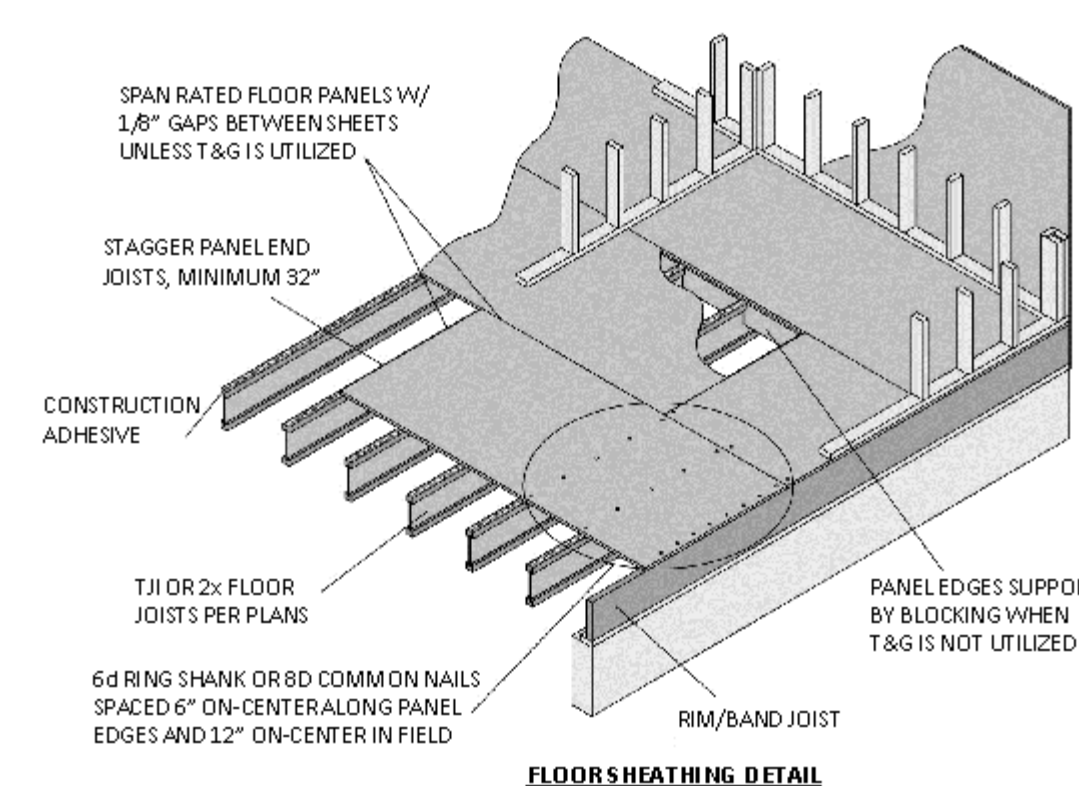
**CUTTING AND NOTCHING  
FLOOR JOISTS**

08

PER R502.8

**FLOOR SHEATHING  
DETAIL**

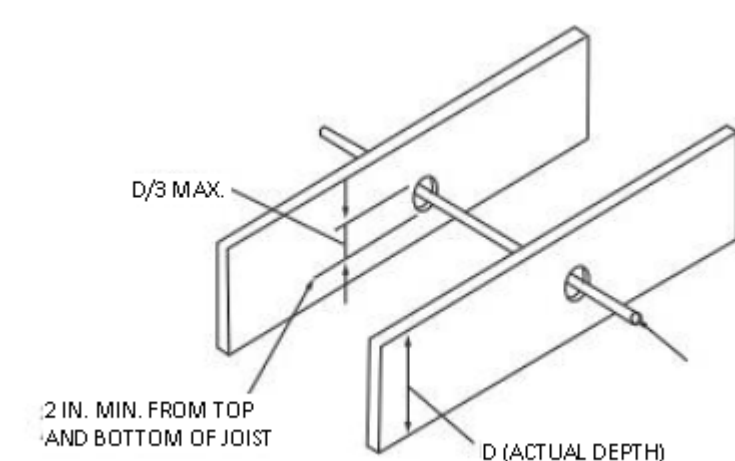
04



**NOTCHING AND BORING HOLE LIMITATIONS  
FOR INTERIOR NONBEARING WALLS**

03

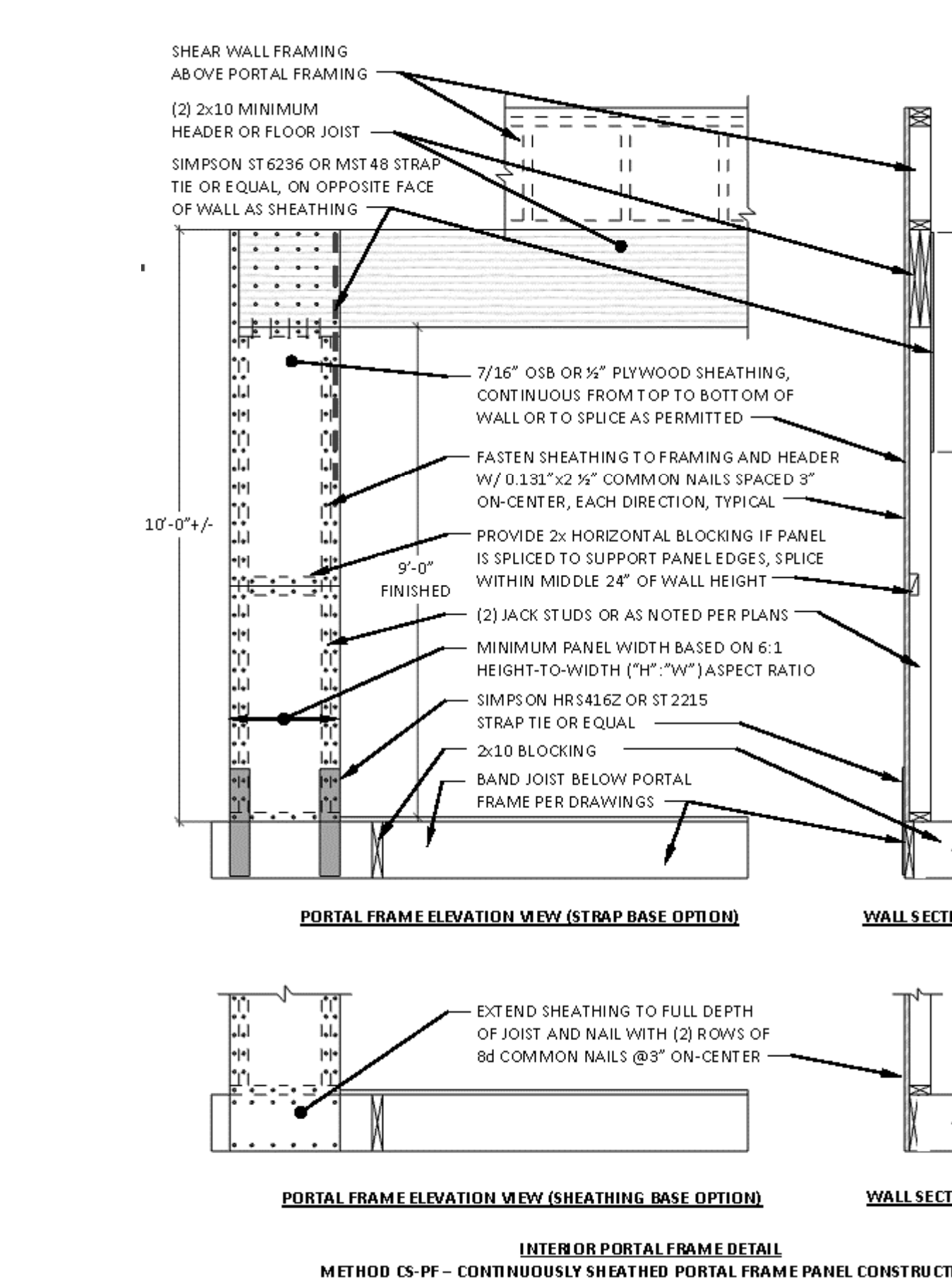
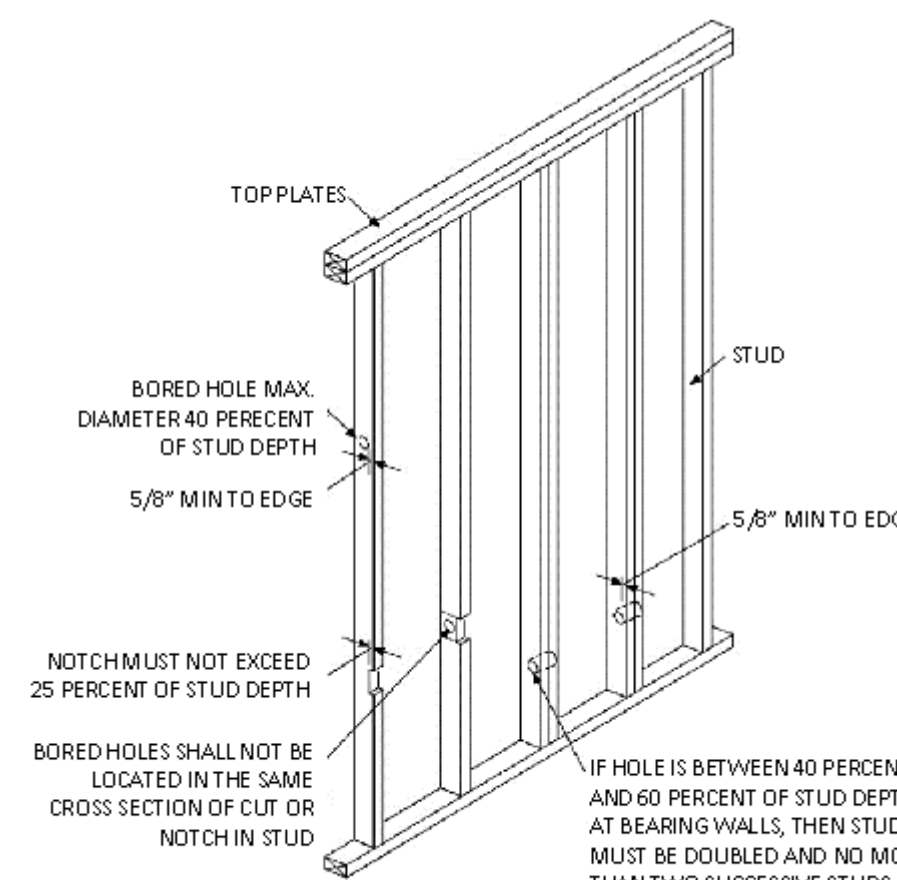
PER R602.6(2)



**DRILLING FLOOR JOISTS**

07

PER R502.8



**PORTAL FRAME ELEVATION  
AND SECTION DETAILS**

01



# PERMIT ISSUE - 10/27/23

2358 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/27/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS "BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

- ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER/CUSTOMER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
- PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

- CEILING INSULATION:** SHALL BE BLOW-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
- WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION. OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
- CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** **THERMOSTAT:** PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** **PEX PLUMBING SYSTEM:** THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** **SANITARY PIPING:** ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** **WATER HEATER:** 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** **LAUNDRY APPLIANCES:** WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** **WATER HEATER VENT:** WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** **FLOOR DRAINS:** PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** **FORCED AIR FURNACE:** NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** **FURNACE VENT:** FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** **RANGE HOOD:** PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** **DUCTS:** GALVANIZED METAL DUCTS.
- M05** **EXHAUST FANS:** INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** **MECHANICAL CHASE:** PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** **LAUNDRY DRYER VENT:** DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.

### ELECTRICAL NOTES

- E01** **HARDWARE, PANELS, AND DISCONNECTS** TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** **ELECTRIC PANEL:** PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** **APPLIANCE OUTLET:** COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** **GFI CIRCUITS:** ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** **SMOKE DETECTORS:** INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP CURRENT WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

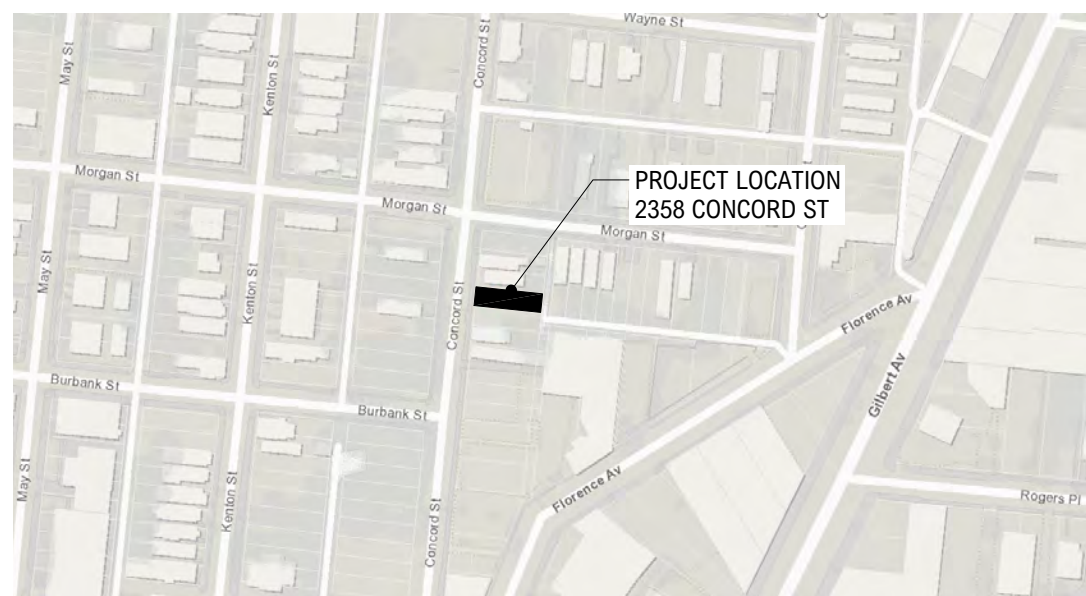
ADDRESS: 2358 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0104-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- REFER TO SITE SURVEY FOR REFERENCE.
- FINISH GRADE:** FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC.

REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- FC = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINMENT AIR.
- MINIMUM CEMENT CONTENT = 520 #/CY.
- MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
- LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

## SITE PLAN KEYNOTES

- EXISTING SIDEWALK:** REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- NEW CONCRETE RIBBON DRIVEWAY LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- CONDENSING UNIT:** GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- UTILITY METERS:** GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- NEW CONCRETE WALK:** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- NEW EXTERIOR STEPS:** SEE A4.0 FOR DETAILS
- EXTERIOR COVERED PORCH:** REFER TO PLANS FOR DETAILS.
- EXISTING STONE WALL TO REMAIN. DEMO PORTION AND REPAIR AS NECESSARY FOR NEW CURB CUT.

## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS, CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

**ALLOWANCES** ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, OVERHEAD, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCBs.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

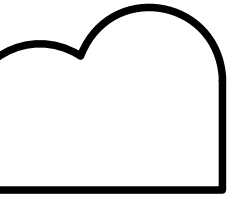
FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSIVE OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.



**TEAM B**  
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OWNER

**THE PORT OF GREATER**  
**CINCINNATI**  
**DEVELOPMENT**  
**AUTHORITY**  
3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



10-27-23

1516407

JOHN STOUGHTON

REGISTERED ARCHITECT

STATE OF OHIO

10-27-23

1516











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

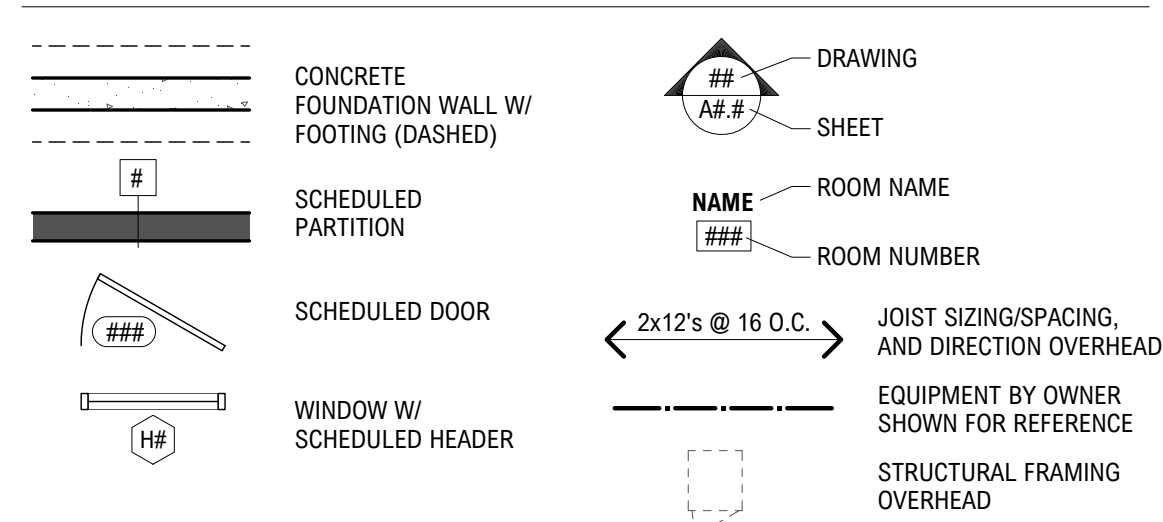
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**

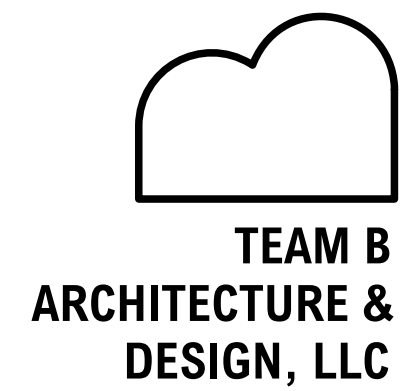


**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



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OWNER  
**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY**  
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CINCINNATI, OH 45202



**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2358 CONCORD AVE  
CINCINNATI, OH 45206

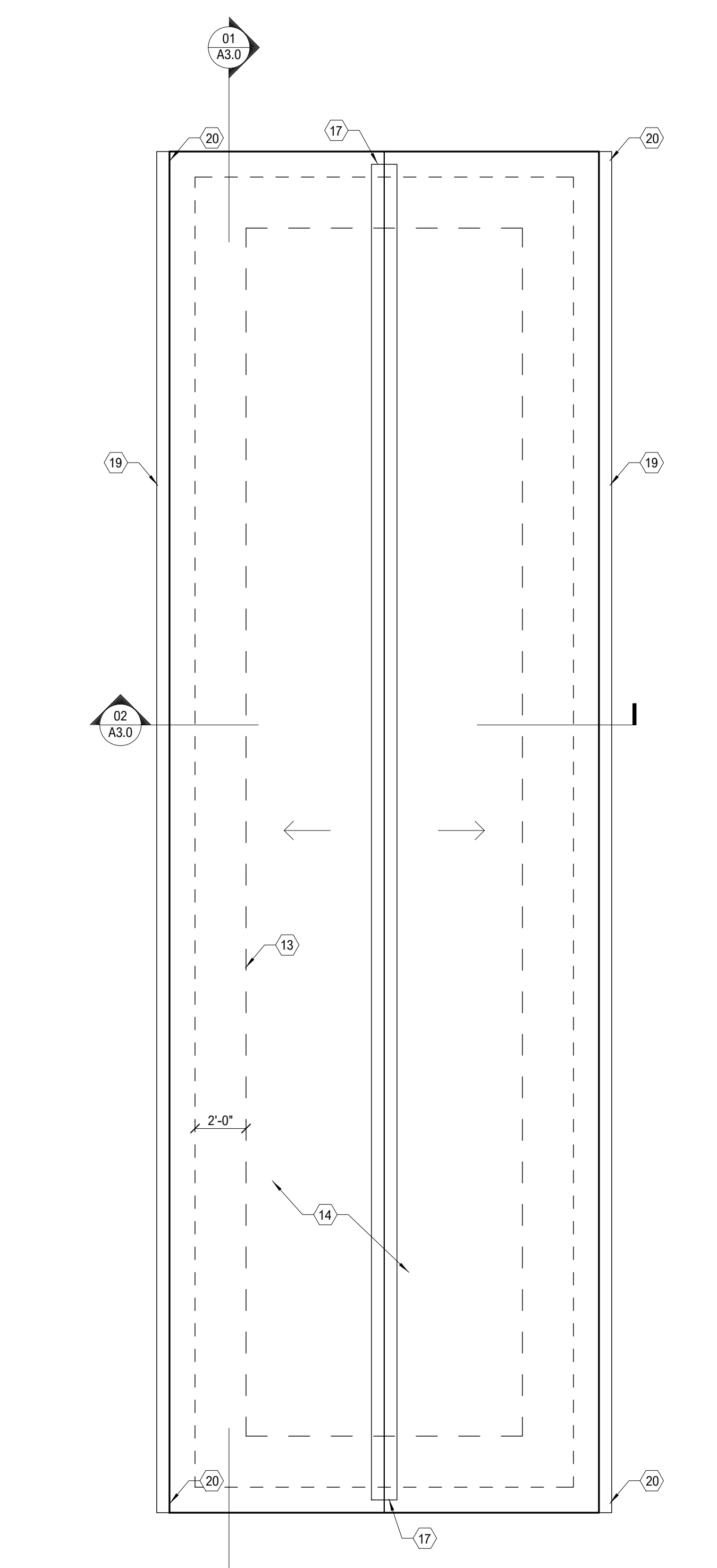
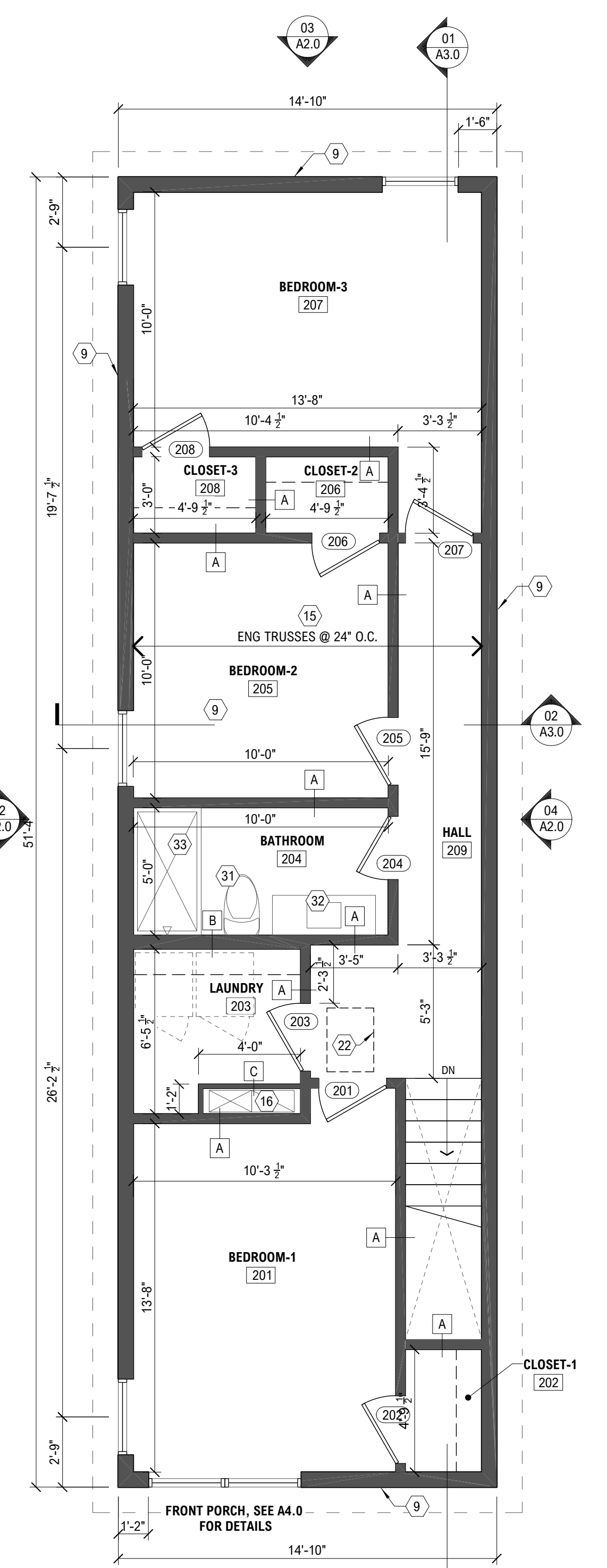
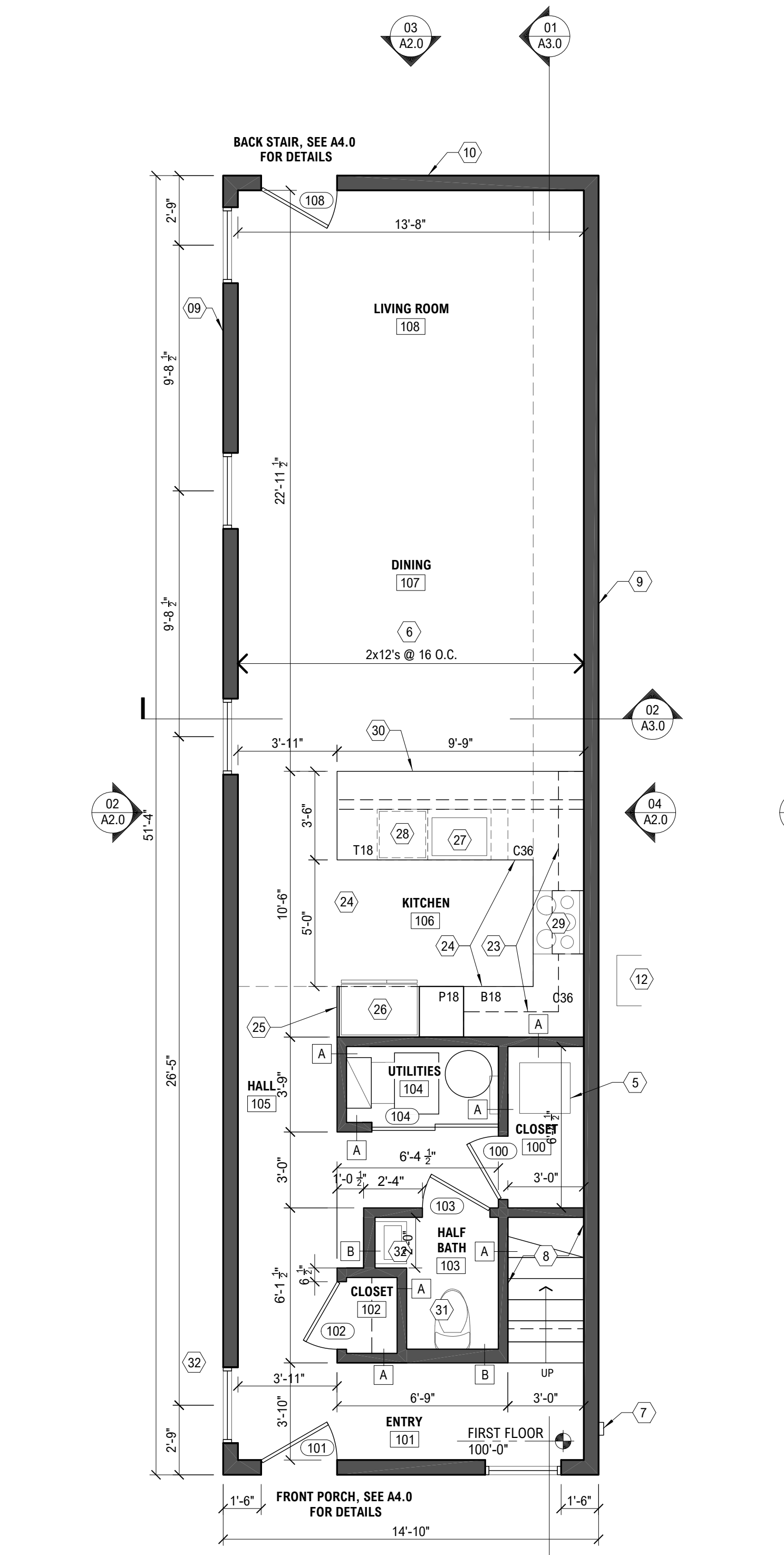
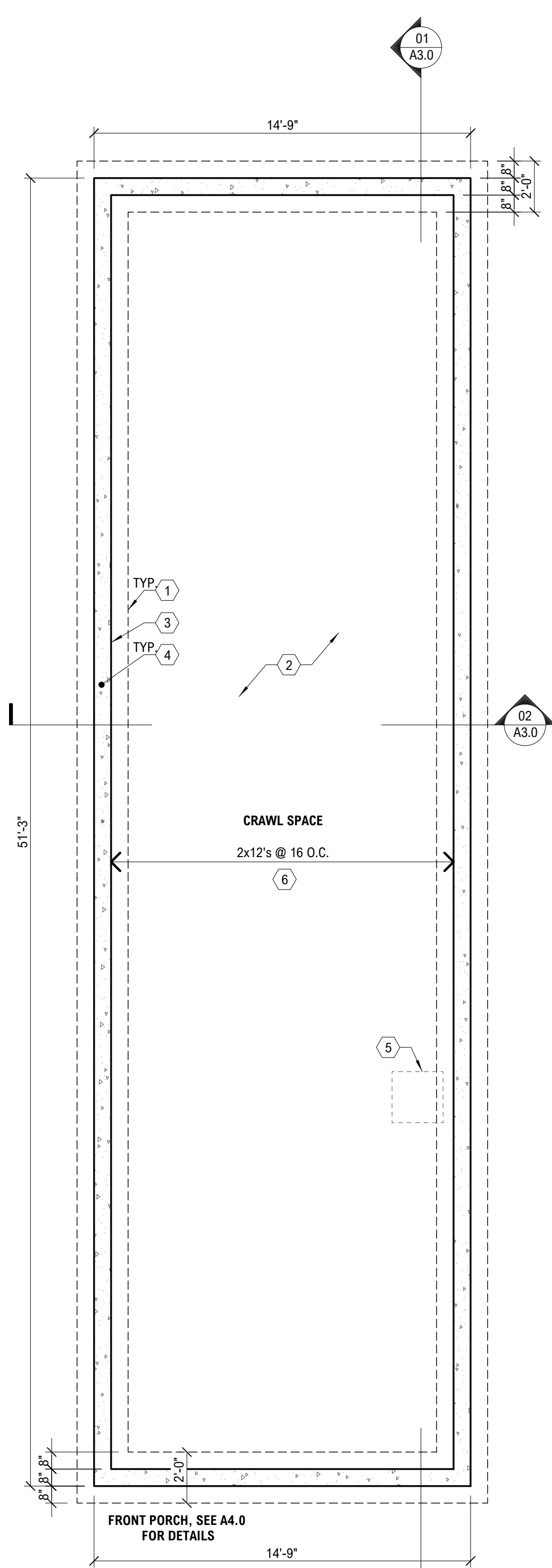
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PROJECT NO. 2310

DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



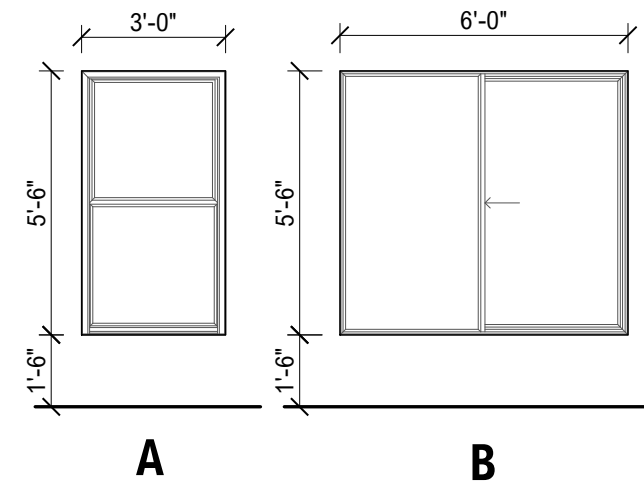


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

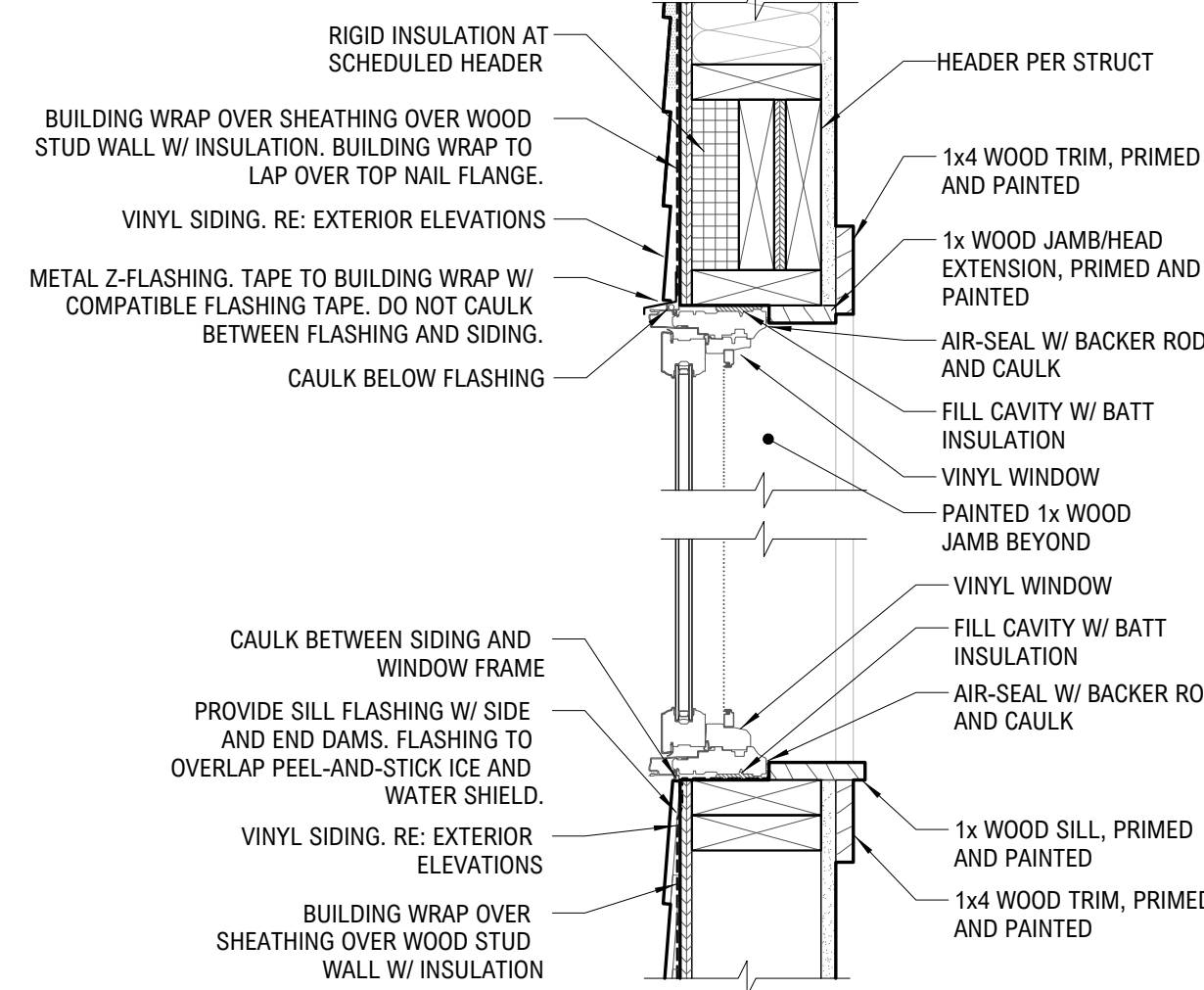
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



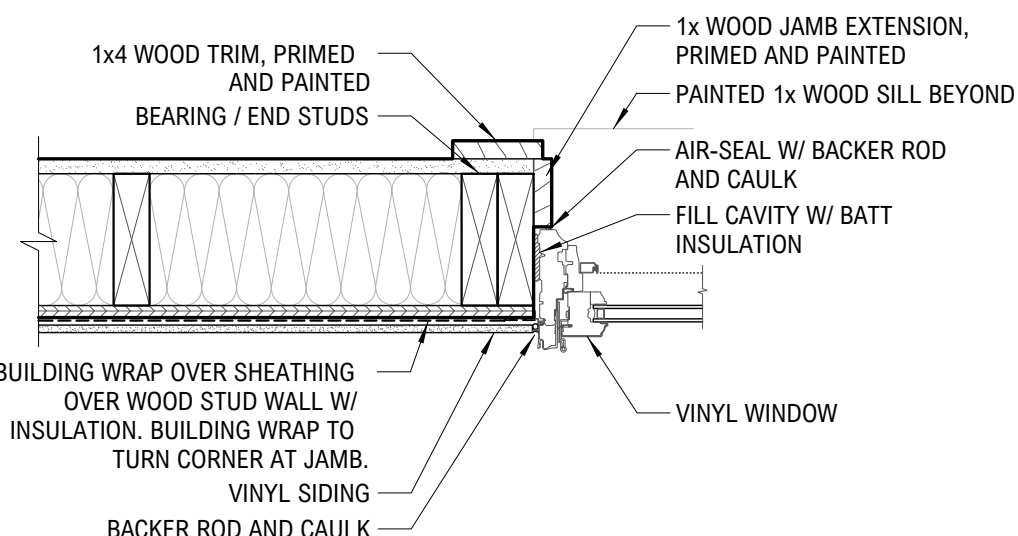
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



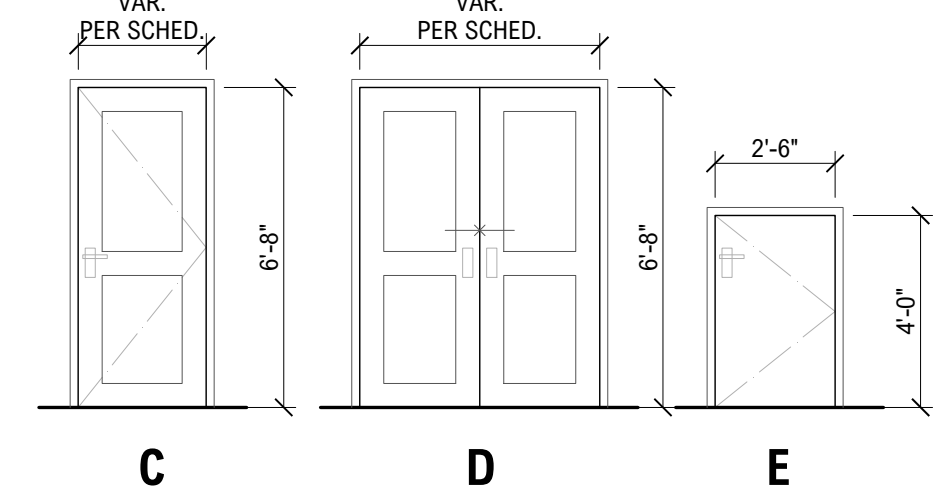
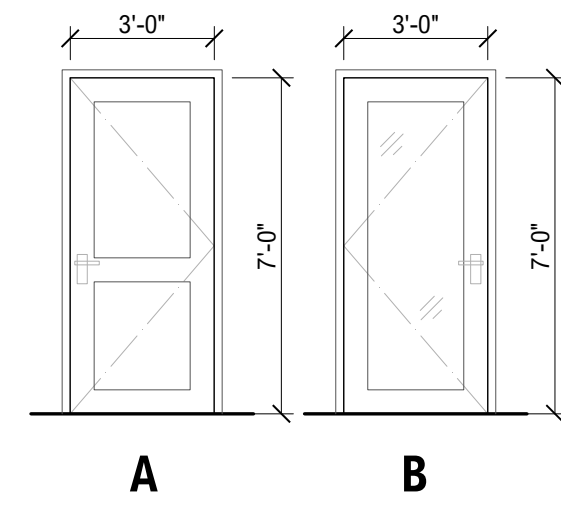
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

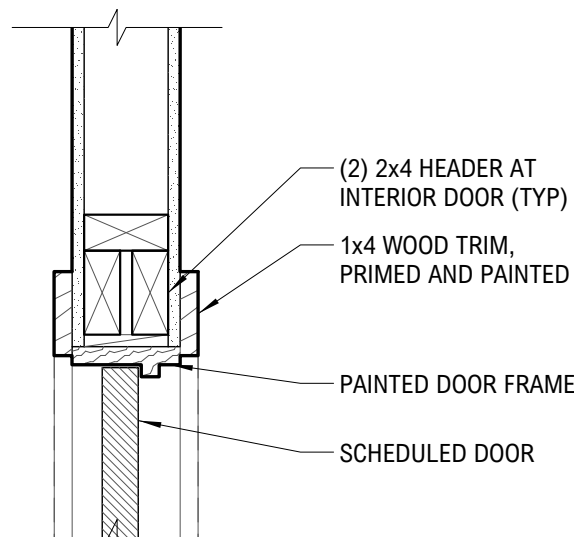
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



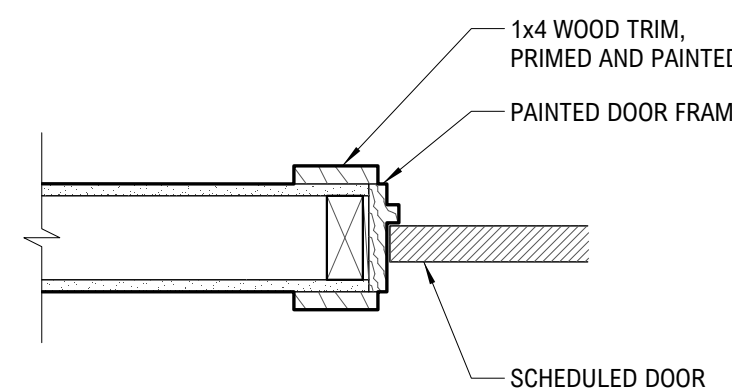
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

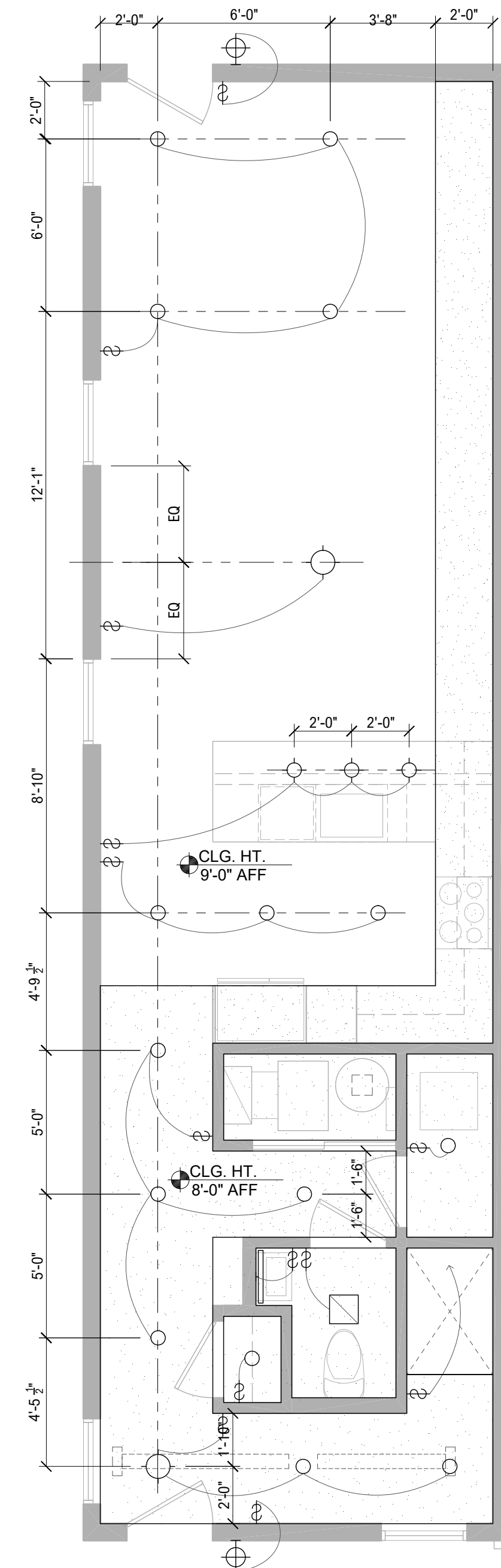


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

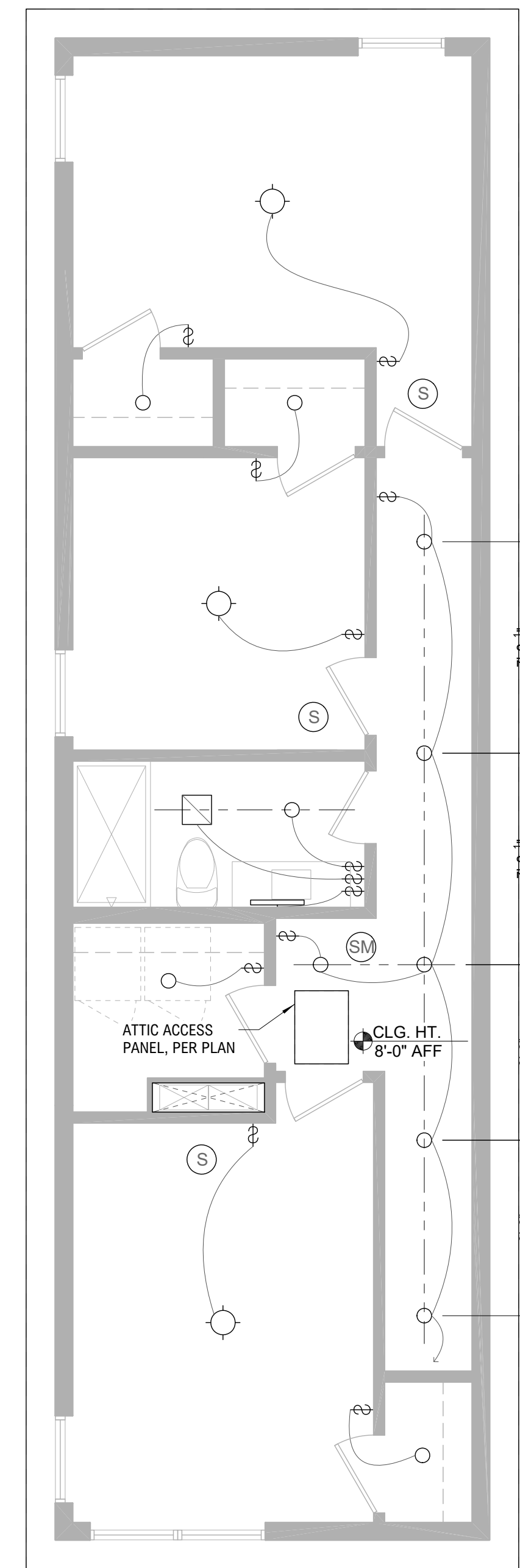
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- PENDANT LIGHT
- DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- VANITY LIGHT
- EXHAUST FAN / LIGHT COMBO. ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- EXTERIOR LIGHT, WALL MOUNTED
- DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- CLG. HT. +9'-0" AFF
- WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

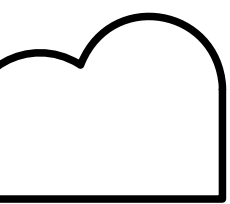


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDLE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



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PROJECT NO. 2310

DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**

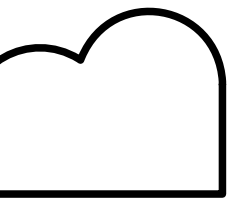


**E - EGRESS WINDOW INFORMATION**

- A) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.
- B) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- C) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- D) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

**KEYED NOTES**

- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WID JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



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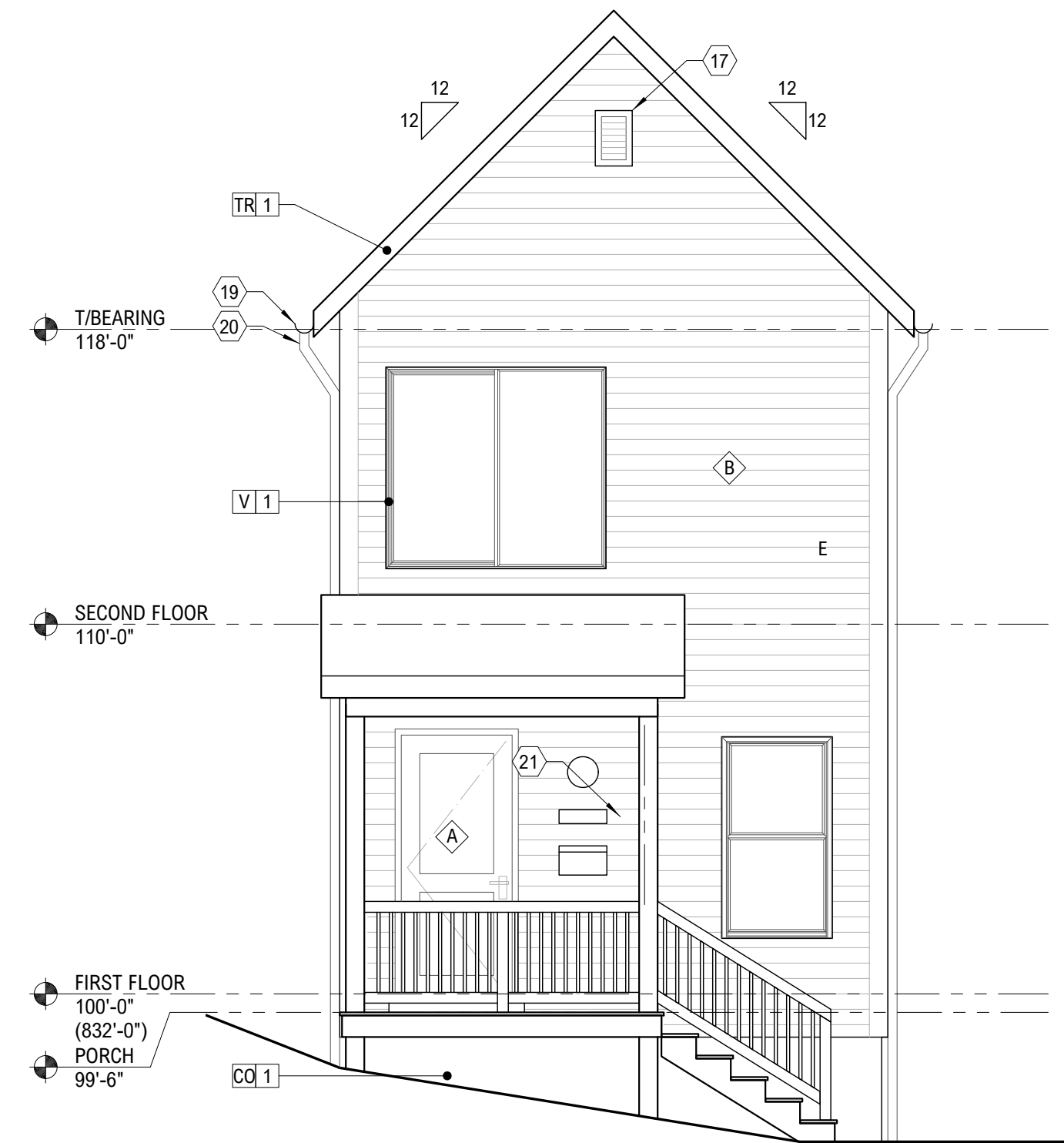
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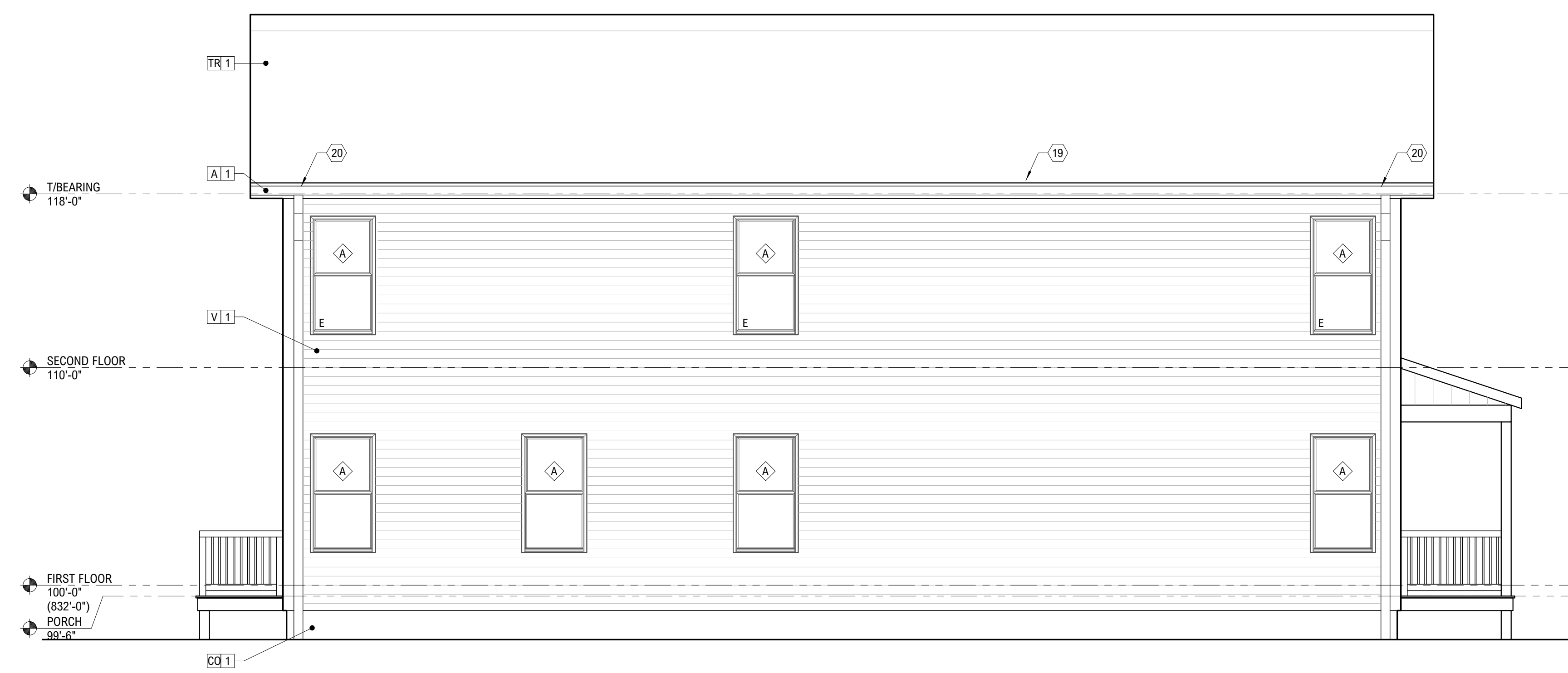
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING ELEVATIONS**

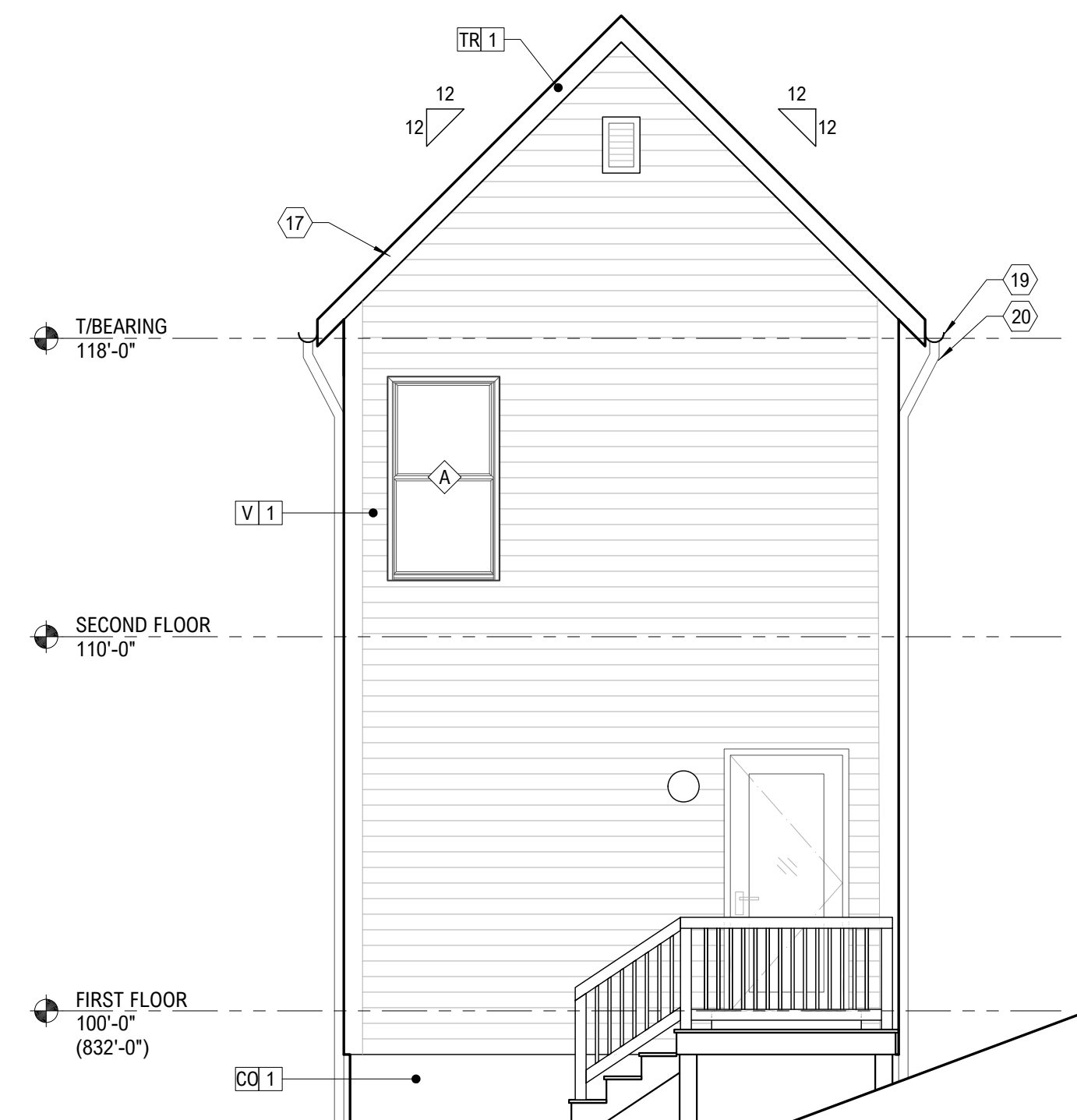
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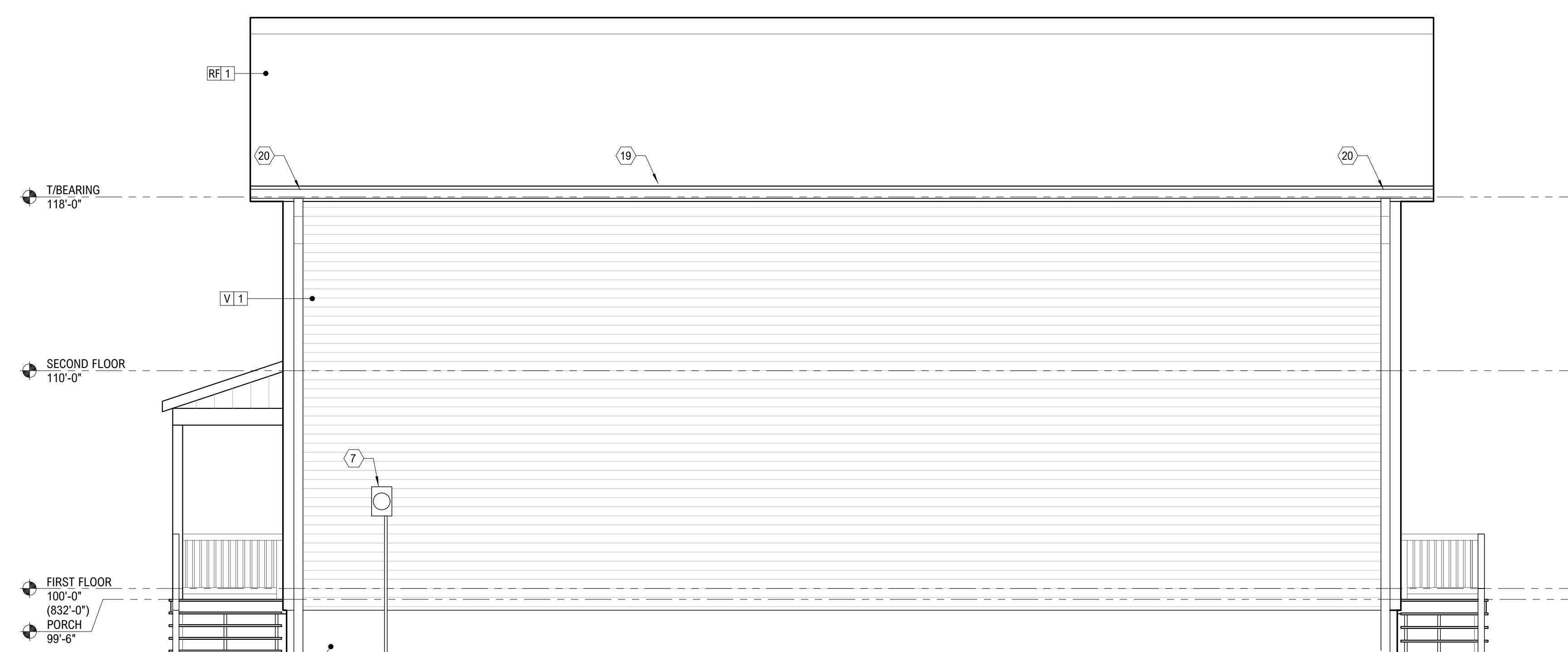
**01 FRONT ELEVATION**  
1/4" = 1'-0"



**02 PRIMARY SIDE ELEVATION**  
1/4" = 1'-0"



**03 REAR ELEVATION**  
1/4" = 1'-0"

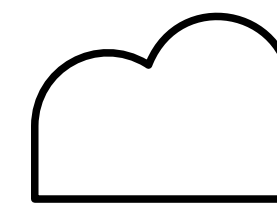


**04 SECONDARY SIDE ELEVATION**  
1/4" = 1'-0"

**EXTERIOR FINISH LEGEND**

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS





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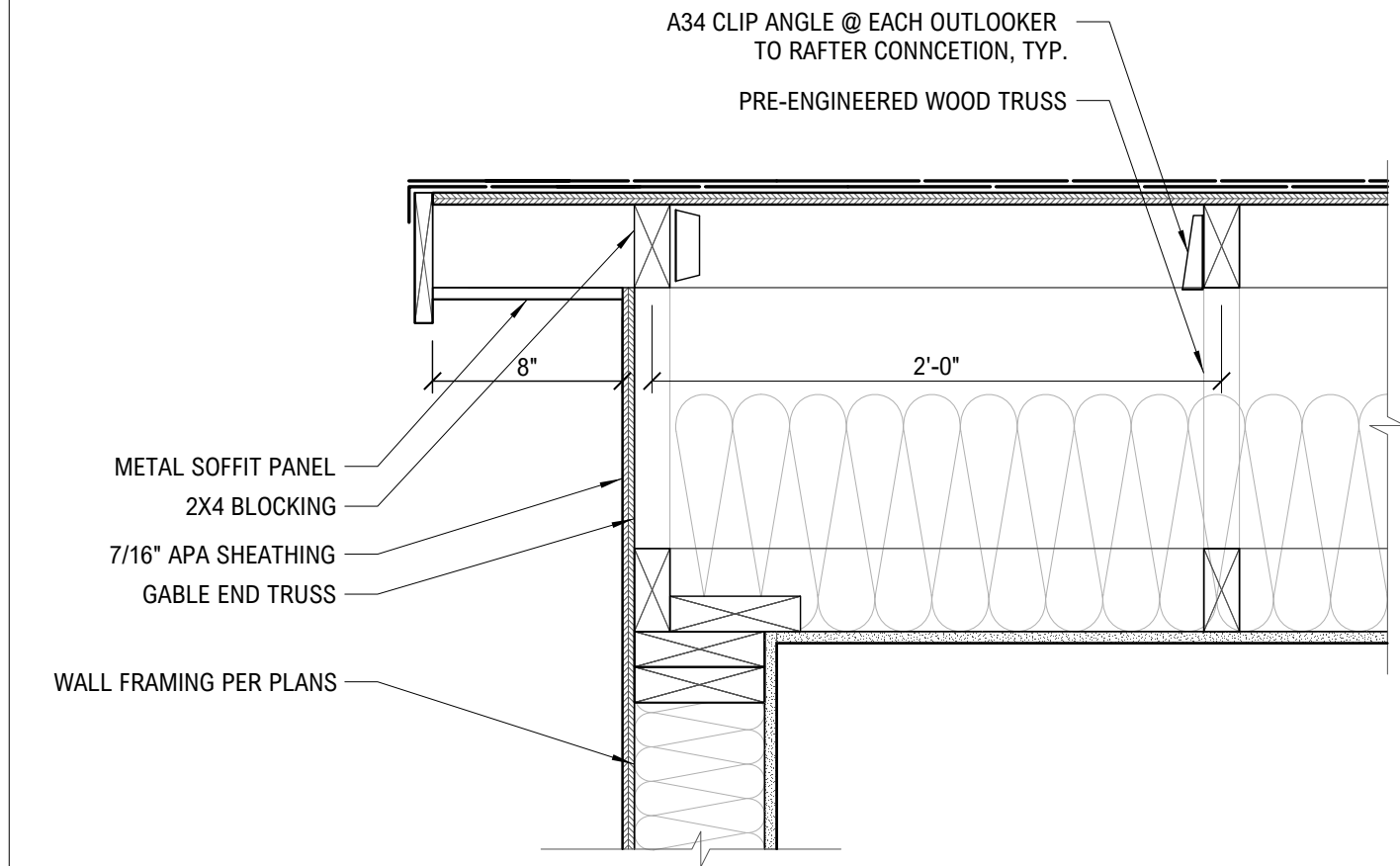
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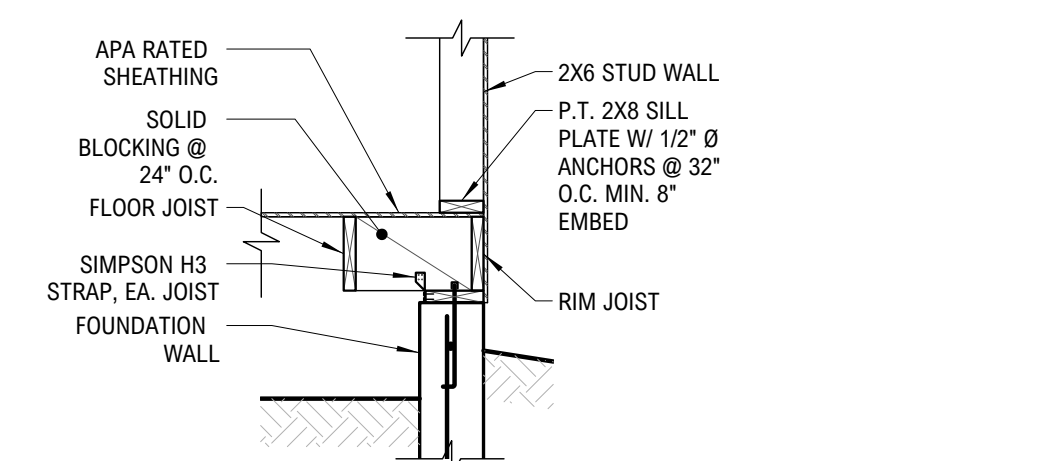
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

**A3.0**



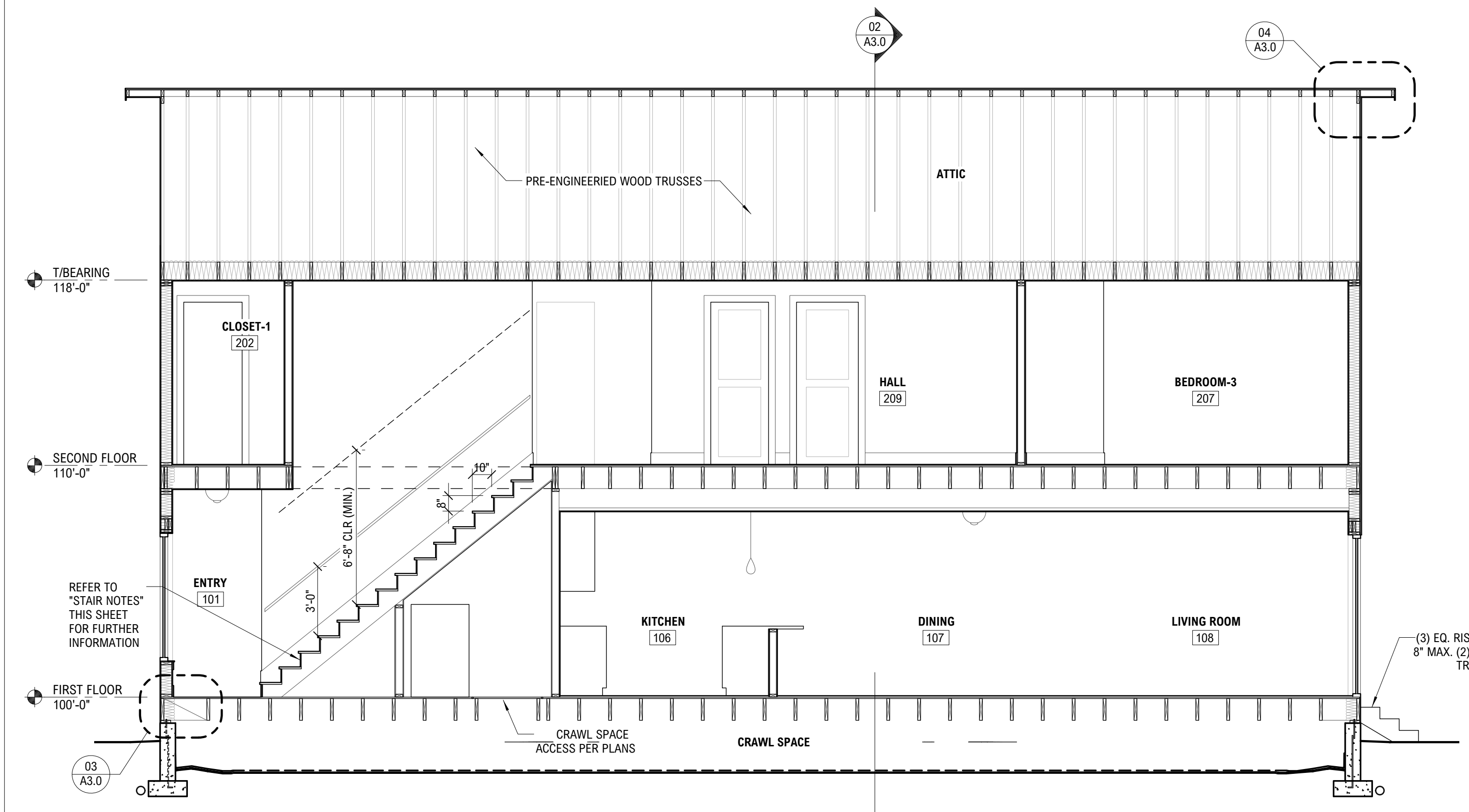
**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



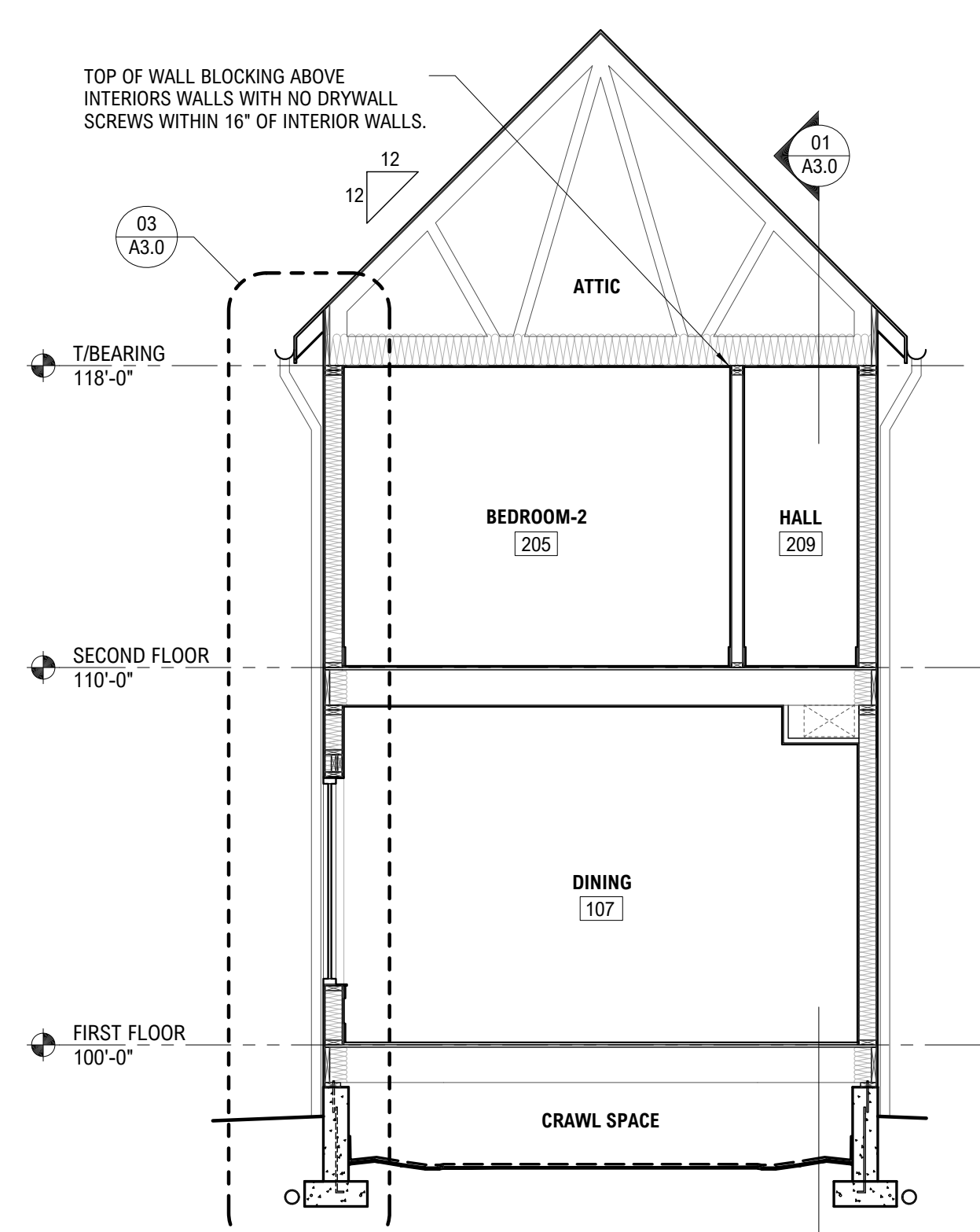
**05 DETAIL**  
1/2" = 1'-0"

**INTERIOR STAIR NOTES**

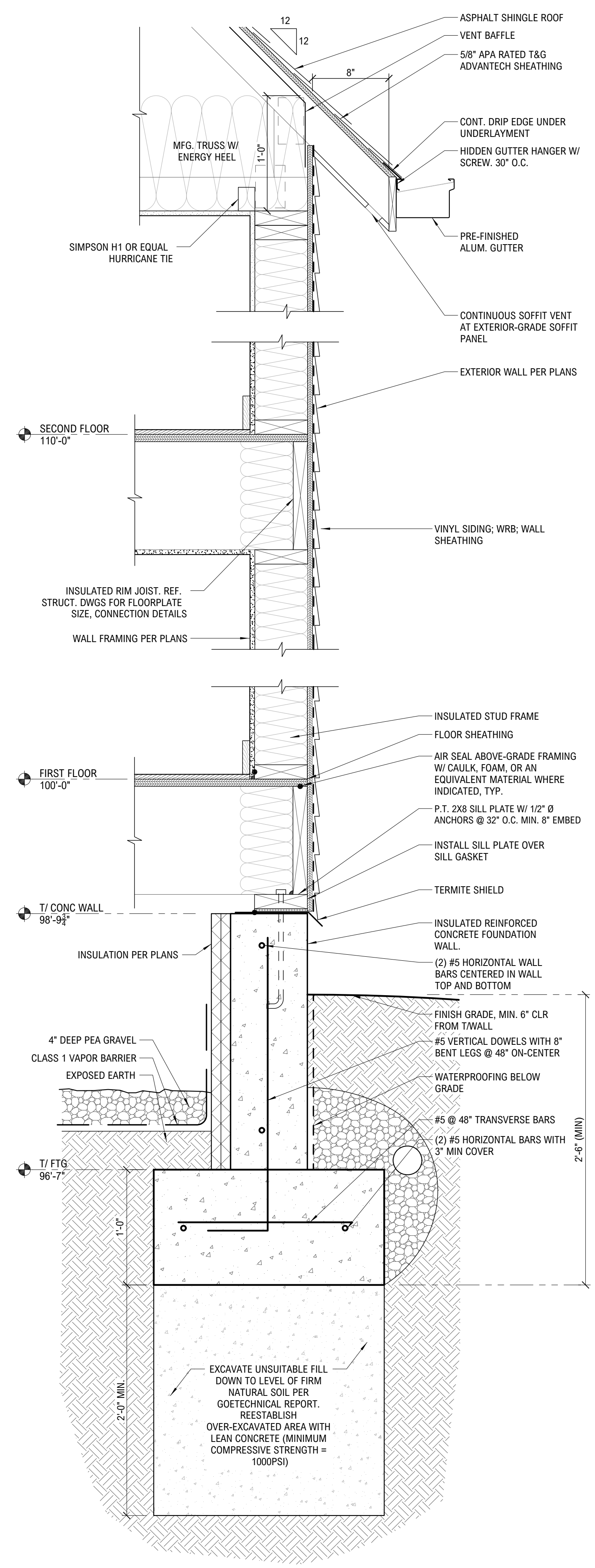
- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



**01 BUILDING SECTION**  
1/4" = 1'-0"



**02 BUILDING SECTION**  
1/4" = 1'-0"



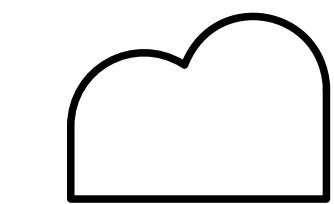
**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"

TOP OF WALL BLOCKING ABOVE INTERIORS WALLS WITH NO DRYWALL SCREWS WITHIN 16" OF INTERIOR WALLS.

INSULATED STUD FRAME  
FLOOR SHEATHING  
AIR SEAL ABOVE-GRADE FRAMING W/ CAULK, FOAM, OR AN EQUIVALENT MATERIAL WHERE INDICATED, TYP.  
P.T. 2X8 SILL PLATE W/ 1/2" Ø ANCHORS @ 32" O.C. MIN. 8" EMBED  
INSTALL SILL PLATE OVER SILL GASKET  
TERMITE SHIELD  
INSULATED REINFORCED CONCRETE FOUNDATION WALL.  
(2) #5 HORIZONTAL WALL BARS CENTERED IN WALL TOP AND BOTTOM  
FINISH GRADE, MIN. 6" CLR FROM T/WALL.  
#5 VERTICAL DOWELS WITH 8" BENT LEGS @ 48" ON-CENTER  
WATERPROOFING BELOW GRADE  
#5 @ 48" TRANSVERSE BARS  
(2) #5 HORIZONTAL BARS WITH 3" MIN COVER

EXCAVATE UNSUITABLE FILL DOWN TO LEVEL OF FIRM NATURAL SOIL PER GEOTECHNICAL REPORT. REESTABLISH OVER-EXCAVATED AREA WITH LEAN CONCRETE (MINIMUM COMPRESSIVE STRENGTH = 1000PSI)





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DRAWING TITLE  
**PORCH PLAN AND DETAILS**

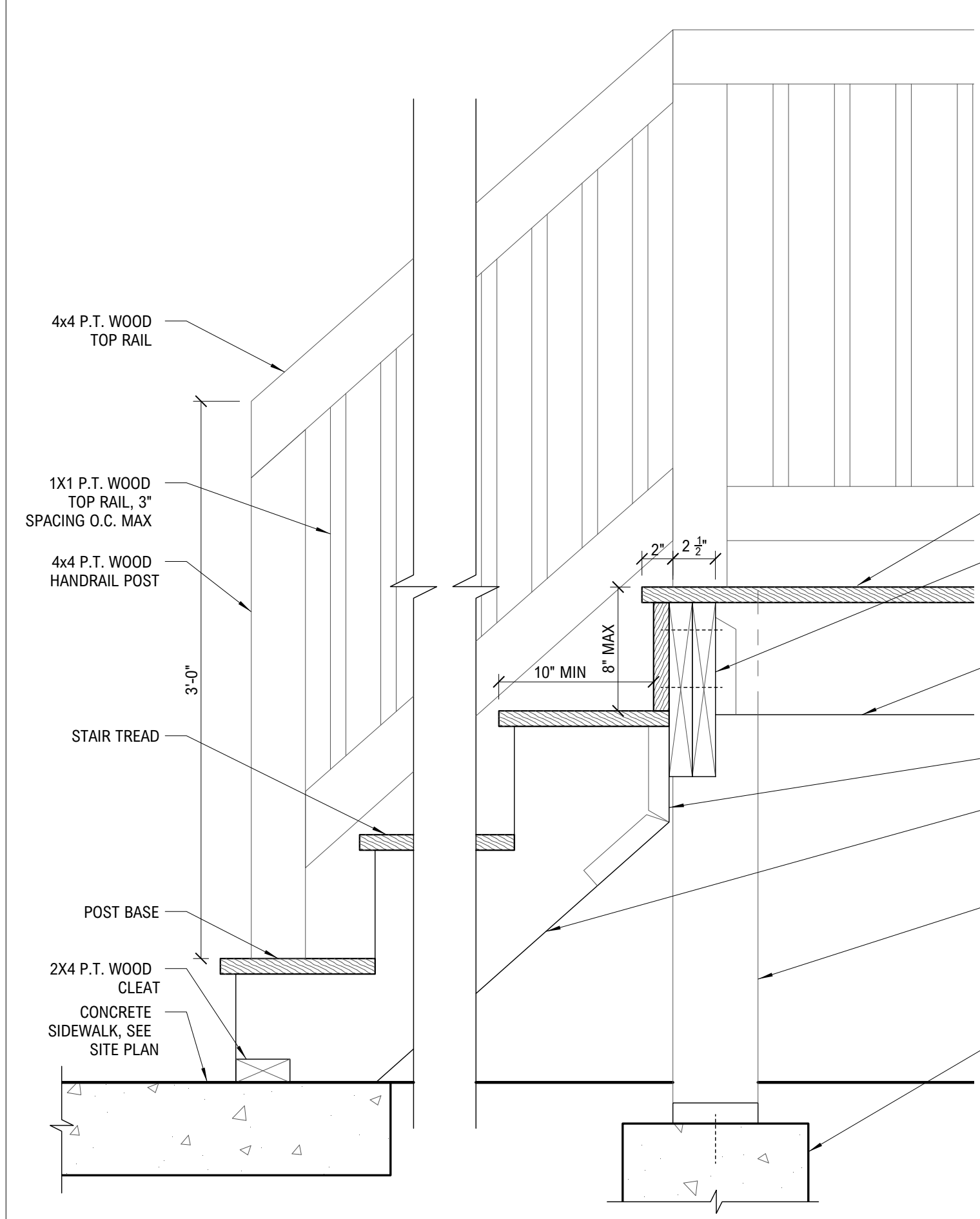
**A4.0**

**FLOOR PLAN GENERAL NOTES**

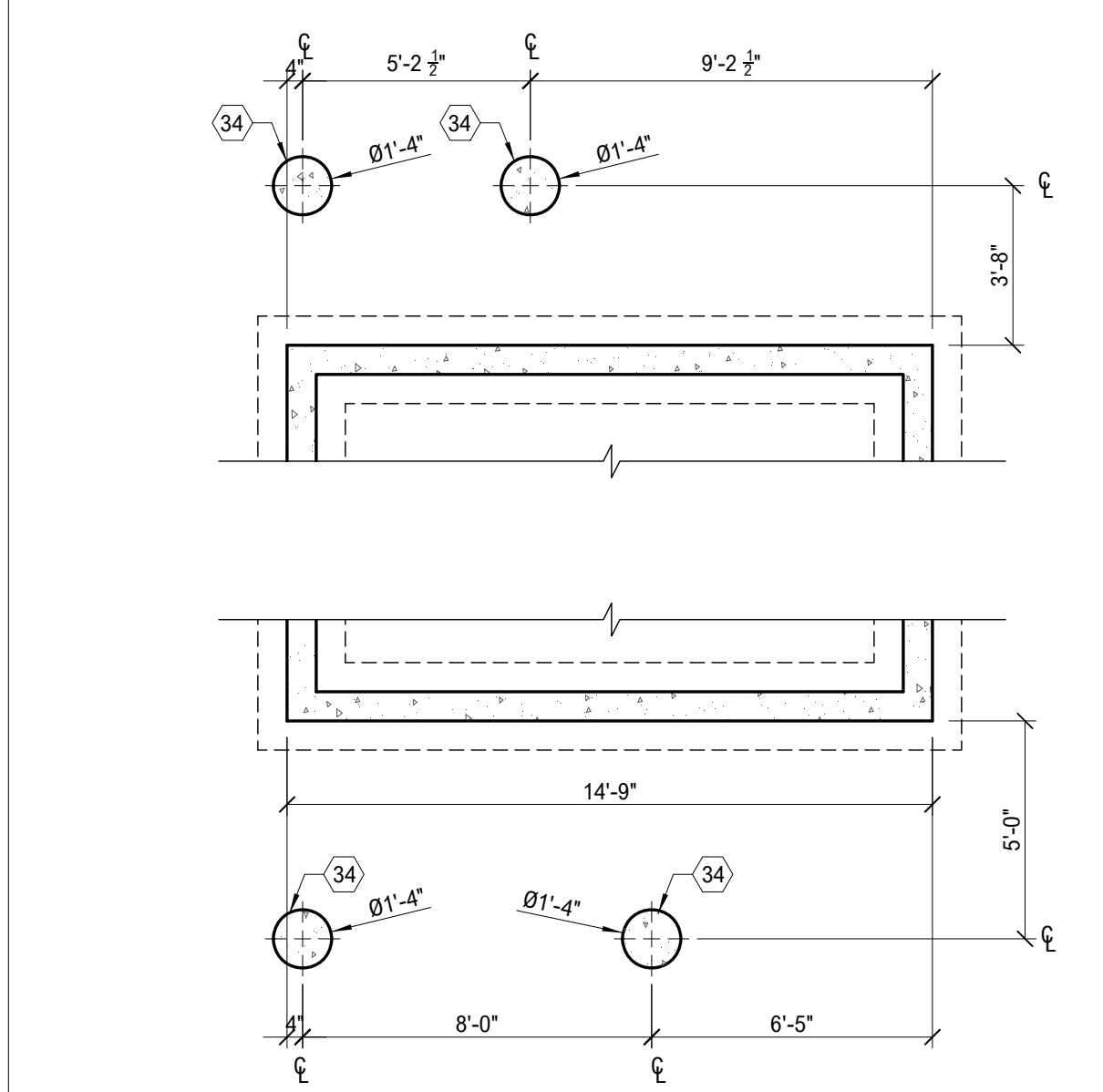
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

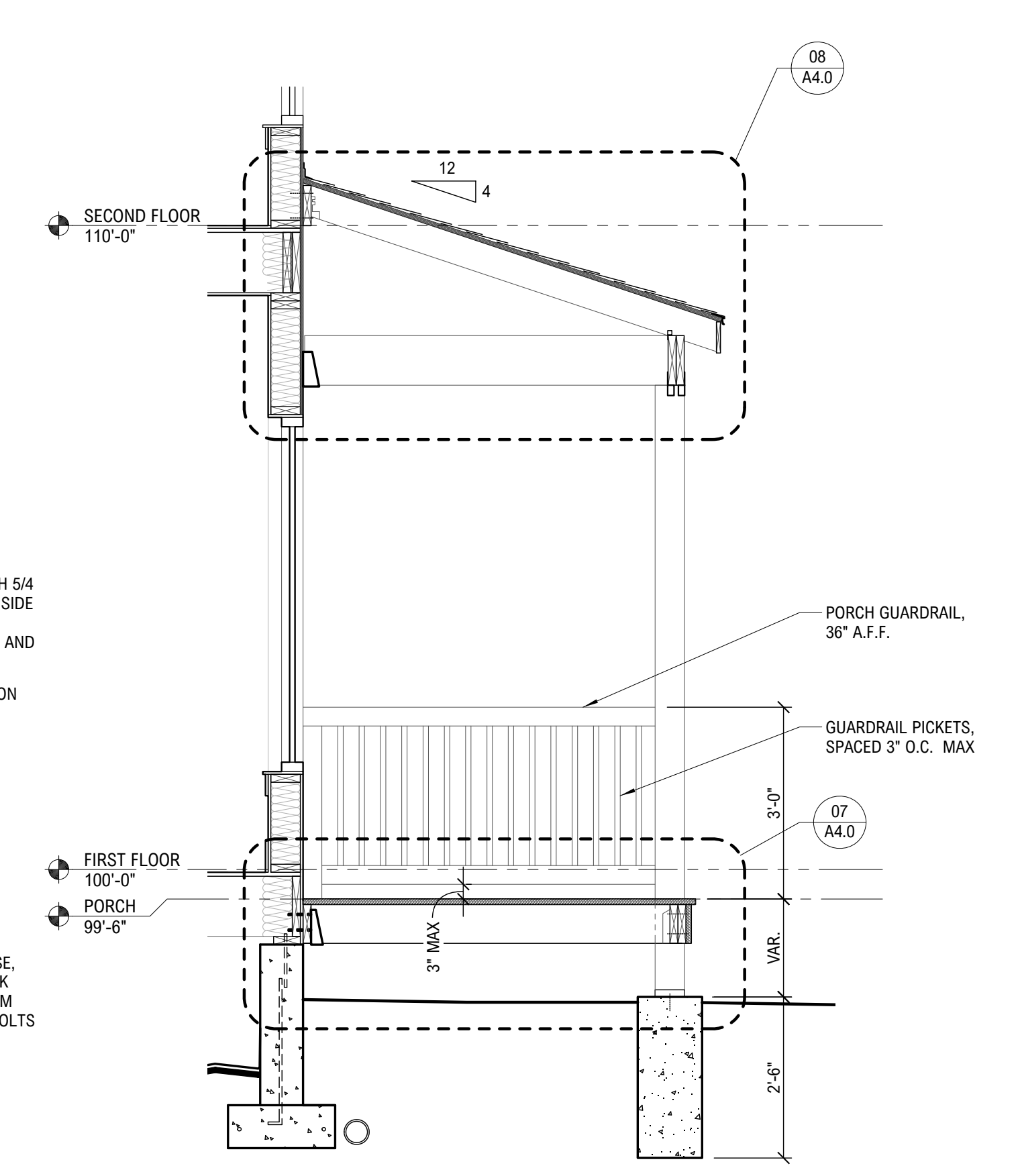
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" A.F.F. SEE SECTION FOR DETAILS



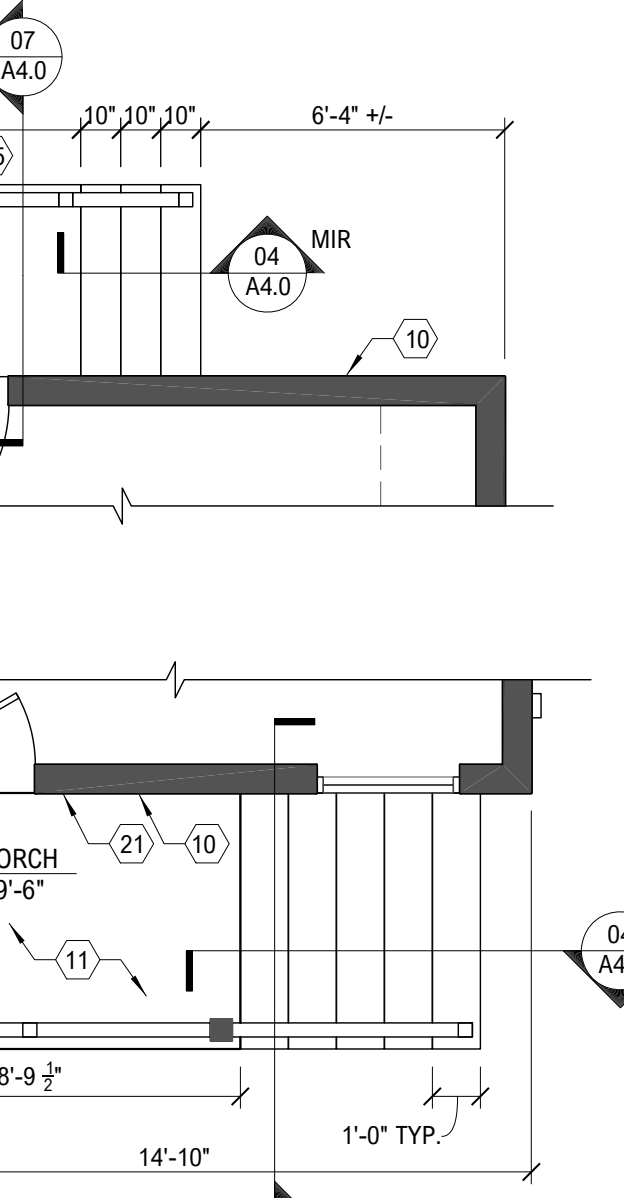
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



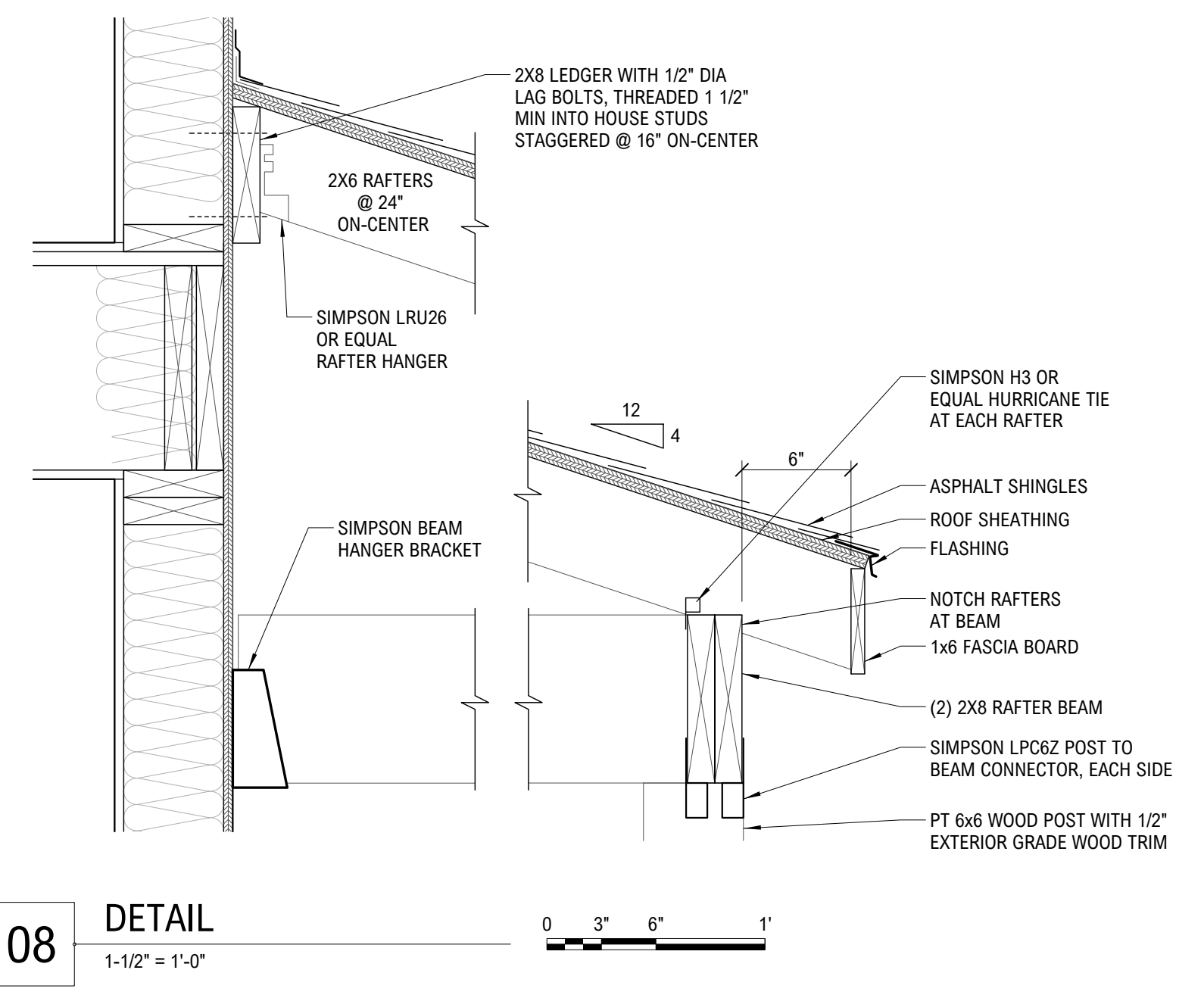
**01 FOUNDATION PLAN**  
1/4" = 1'-0"



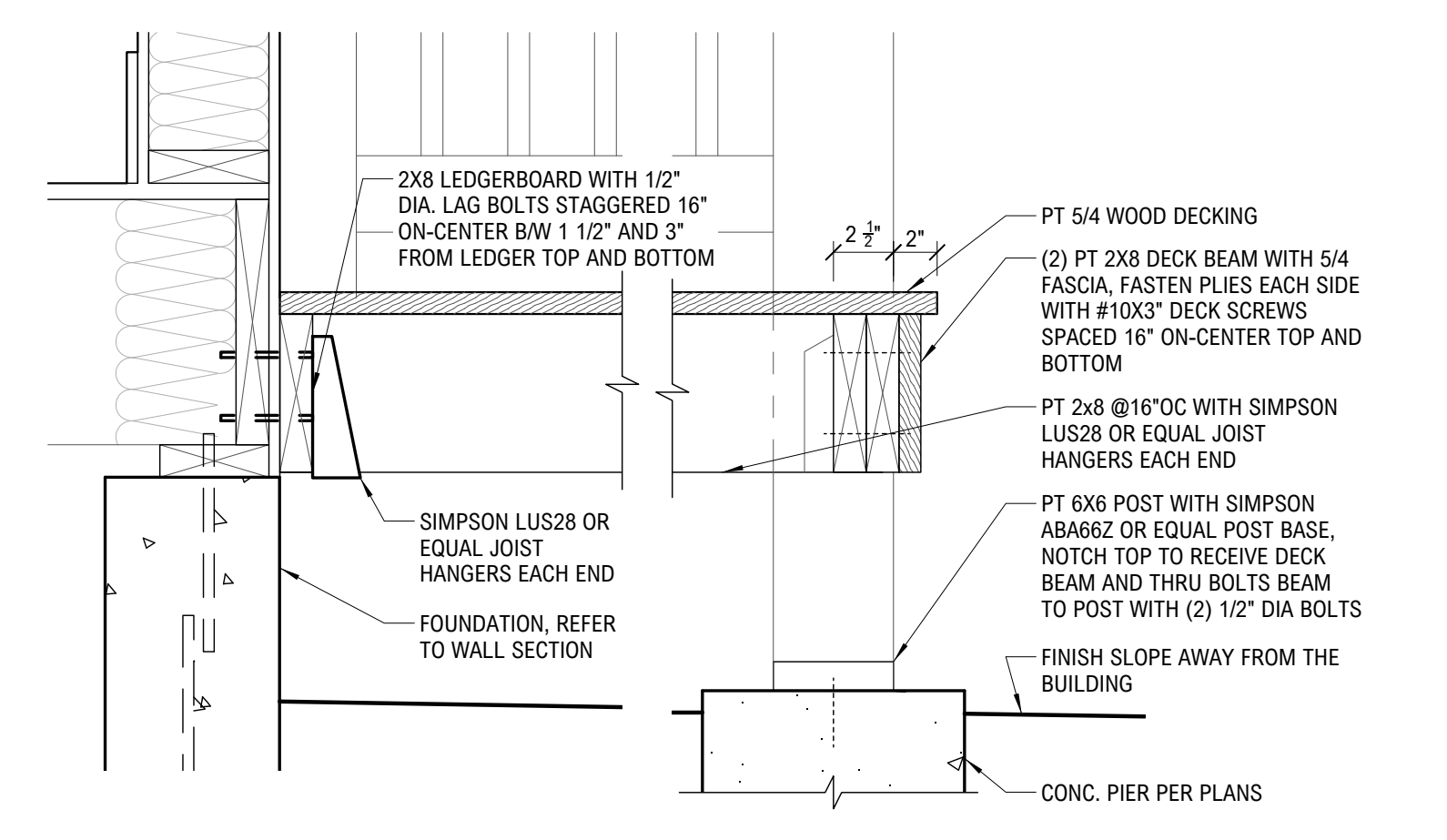
**06 PORCH SECTION**  
1/2" = 1'-0"



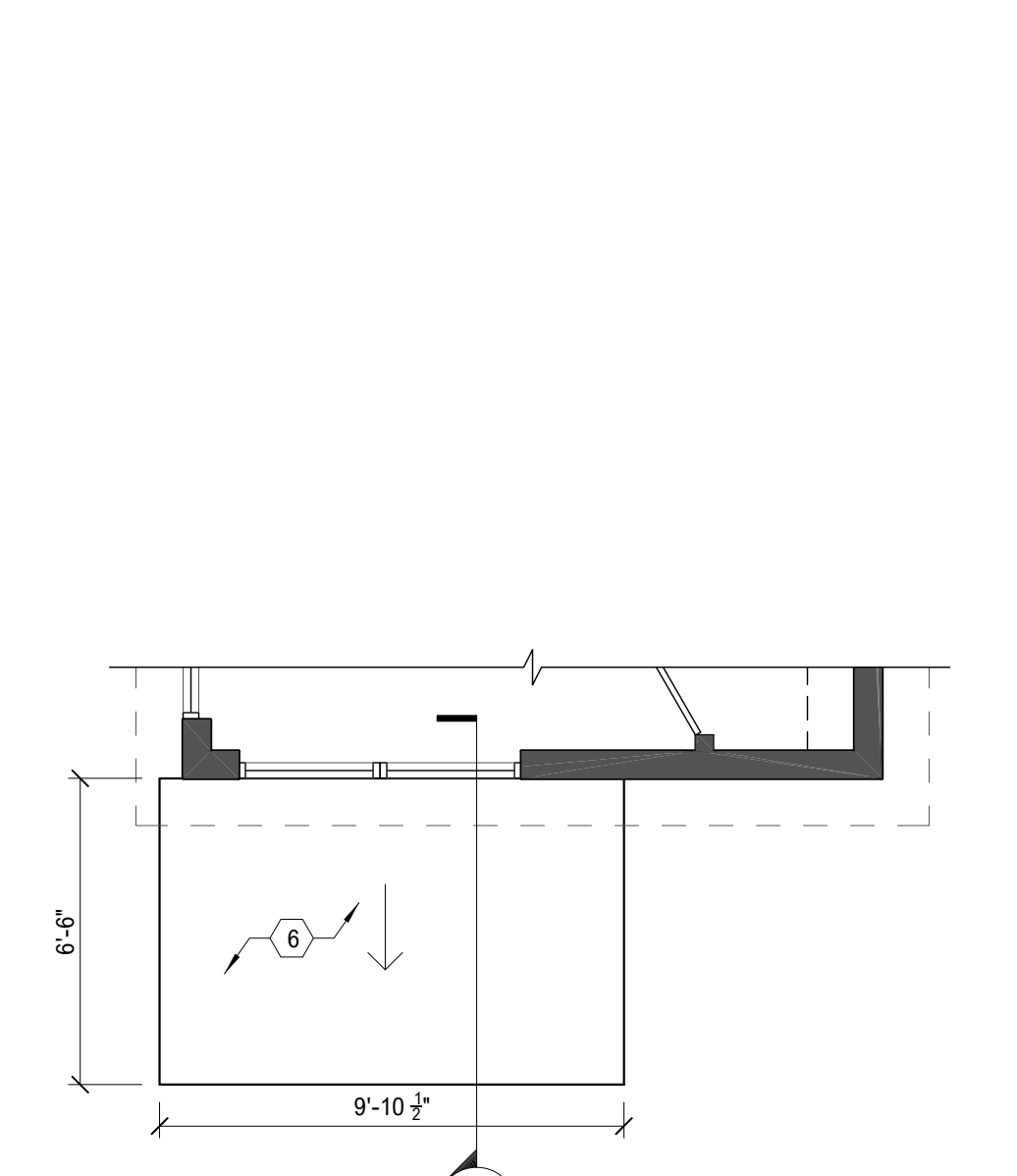
**02 PORCH PLAN**  
1/4" = 1'-0"



**08 DETAIL**  
1-1/2" = 1'-0"

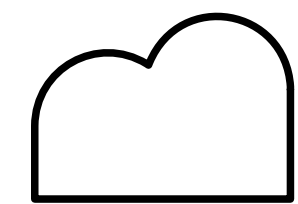


**07 DETAIL**  
1-1/2" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"





**TEAM B  
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OWNER

**THE PORT OF GREATER  
CINCINNATI  
DEVELOPMENT  
AUTHORITY**

3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



ENGINEERS SEAL APPLIES TO DESIGN OF  
STRUCTURAL COMPONENTS ONLY.

**STRUCTURAL ENGINEER**  
AO STRUCTURAL ENGINEERS  
5 GREENE ST  
FORT THOMAS, KY 41075  
(859) 663-6045

**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2358 CONCORD AVE  
CINCINNATI, OH 45206

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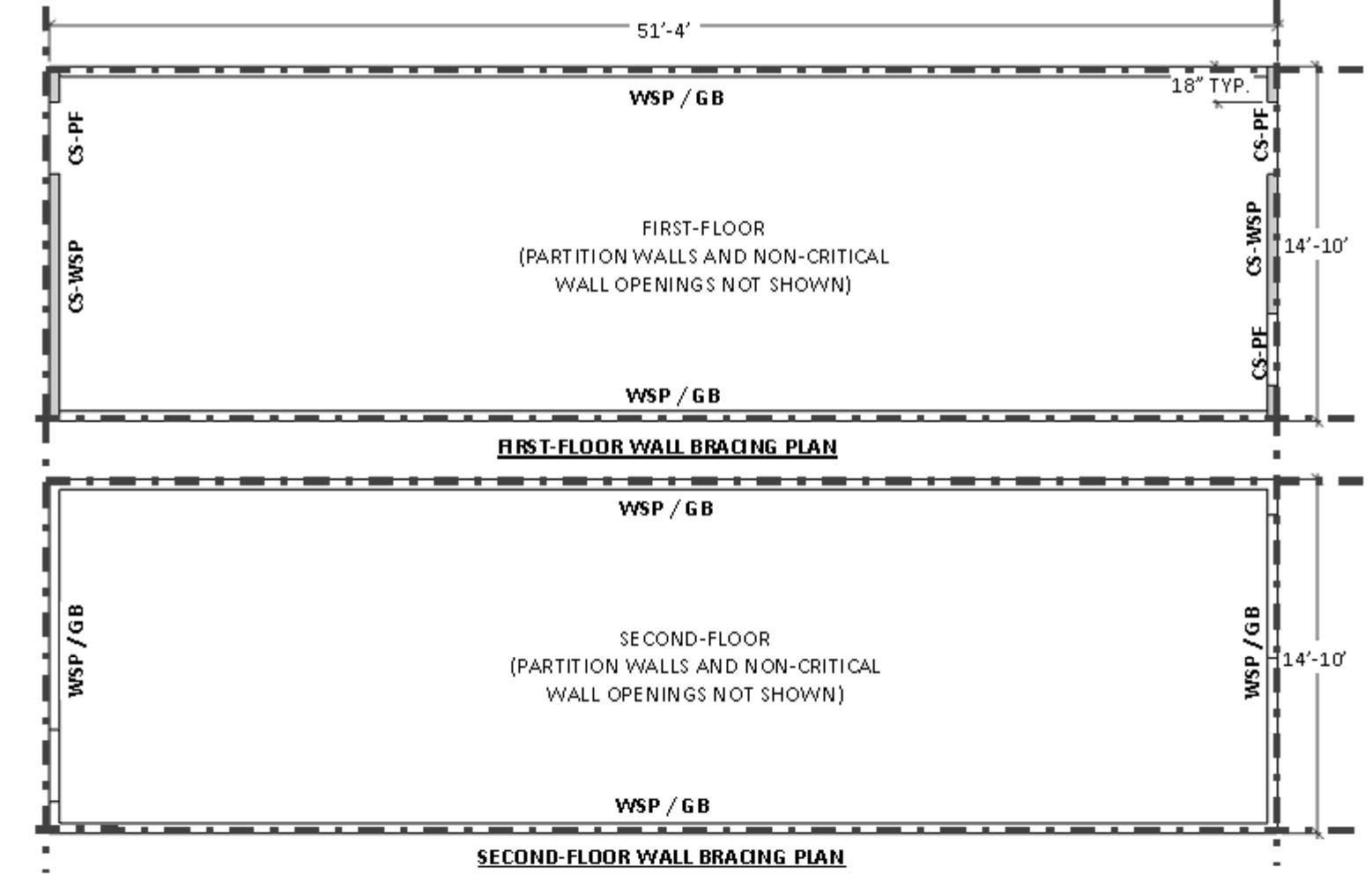
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NO.	DATE	ISSUED / REVISION
1	10/27/23	PERMIT ISSUE

PROJECT NO. 2310

DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



**DESIGN CRITERIA:**

2019 RCD / 2018 IRC W/ DH AMENDMENTS	RISK CATEGORY	II	BRACED WALL LINE	WSP	3/8" MINIMUM WOOD STRUCTURAL PANEL
WIND LOAD: 115MPH	IE	1.0		GB	1/2" MINIMUM GYPSUM BOARD
RISK CATEGORY II	SS / S1:	0.148 / 0.077		CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)
EXPOSURE: C	SDS / SD1:	0.158 / 0.124		CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.
DESIGN PRESS: 16PSF	SDC	B			

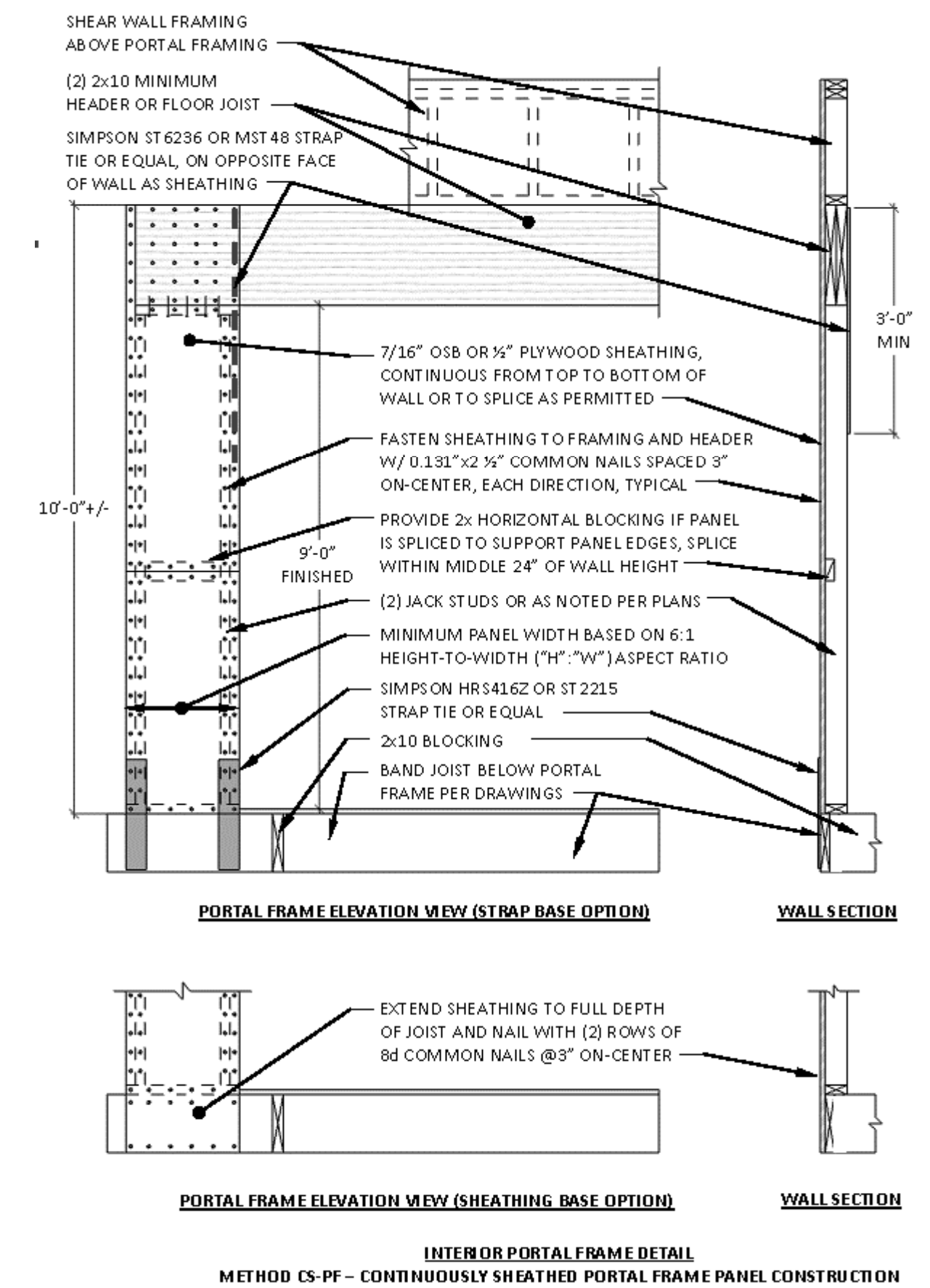
**SEISMIC:**

SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS	DESIGN BASE SHEAR:	V:	0.065*W
		∅:	0.065
		R:	2.5
		A:	EQUIVALENT LATERAL FORCE ANALYSIS

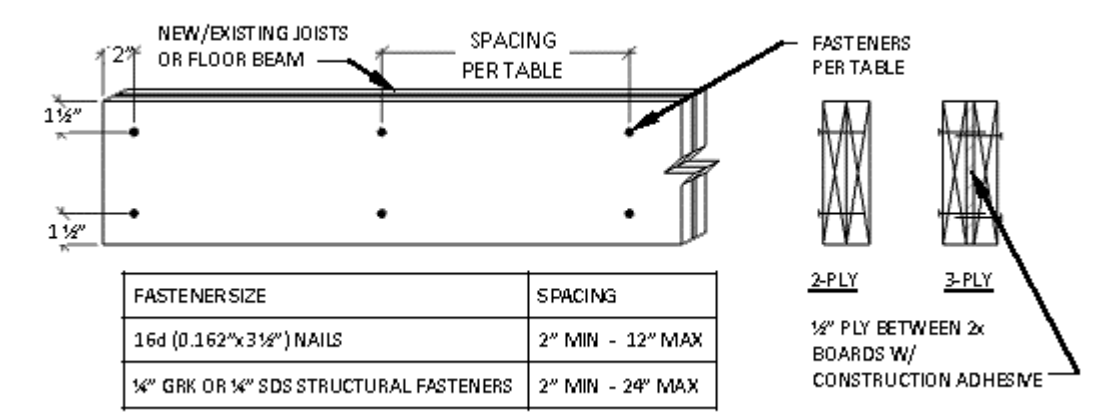
**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.131"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6"	12"
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

**BRACED WALL PLAN AND FASTENER REQUIREMENTS**

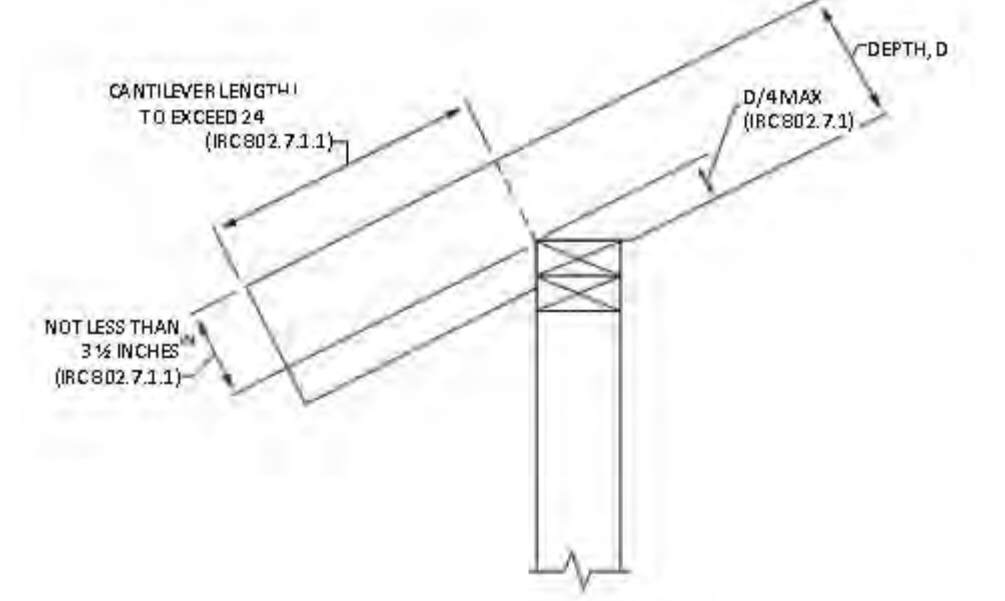


**PORTAL FRAME ELEVATION AND SECTION DETAILS**



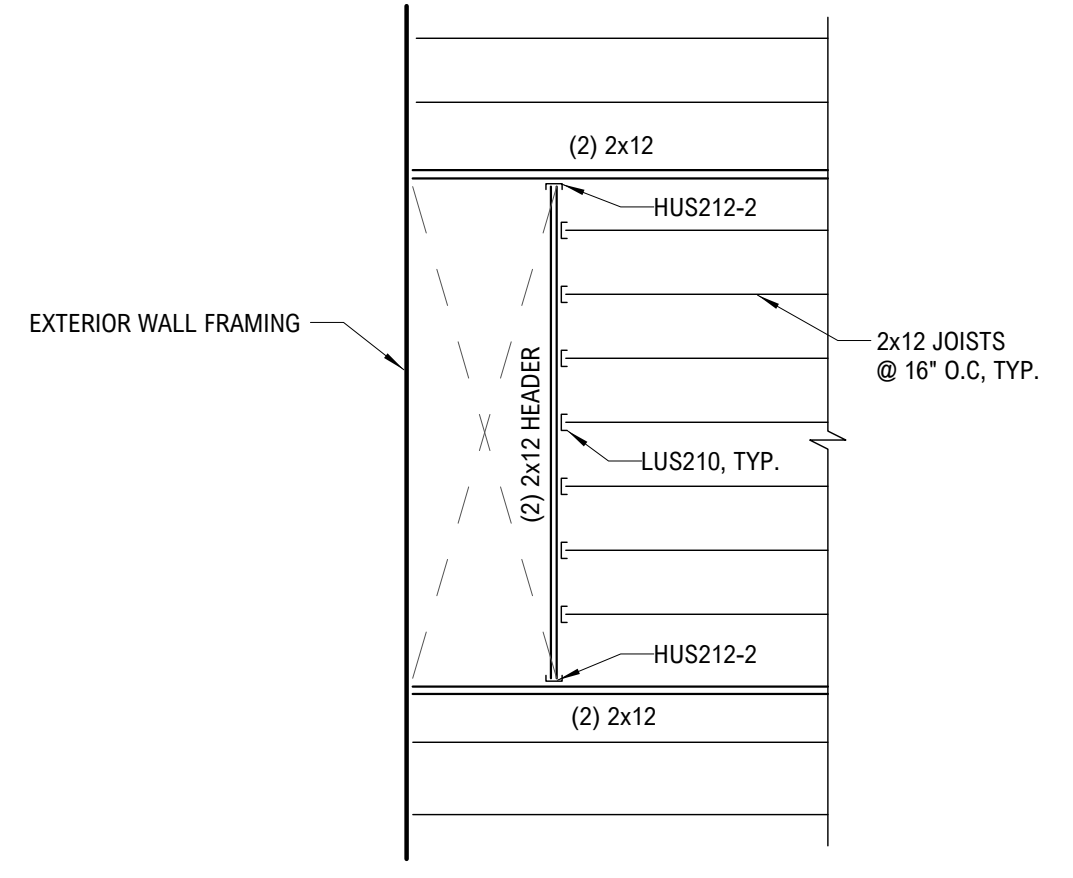
**NAIL PATTERN FOR BUILT-UP JOISTS AND FLOOR BEAMS**

06



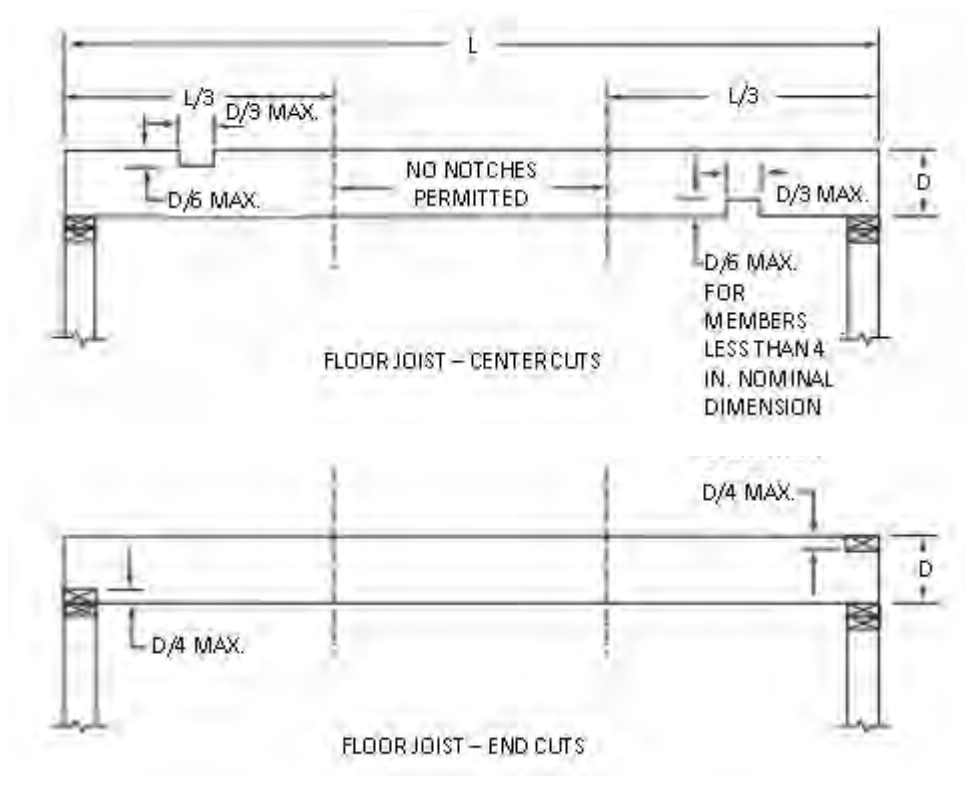
**RAFTER NOTCHING**

05



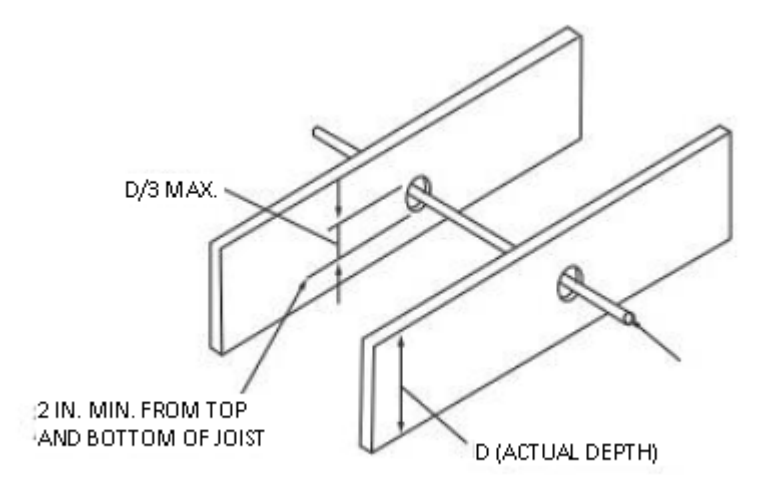
**SECOND FLOOR FRAMING @ STAIR OPENING**

09



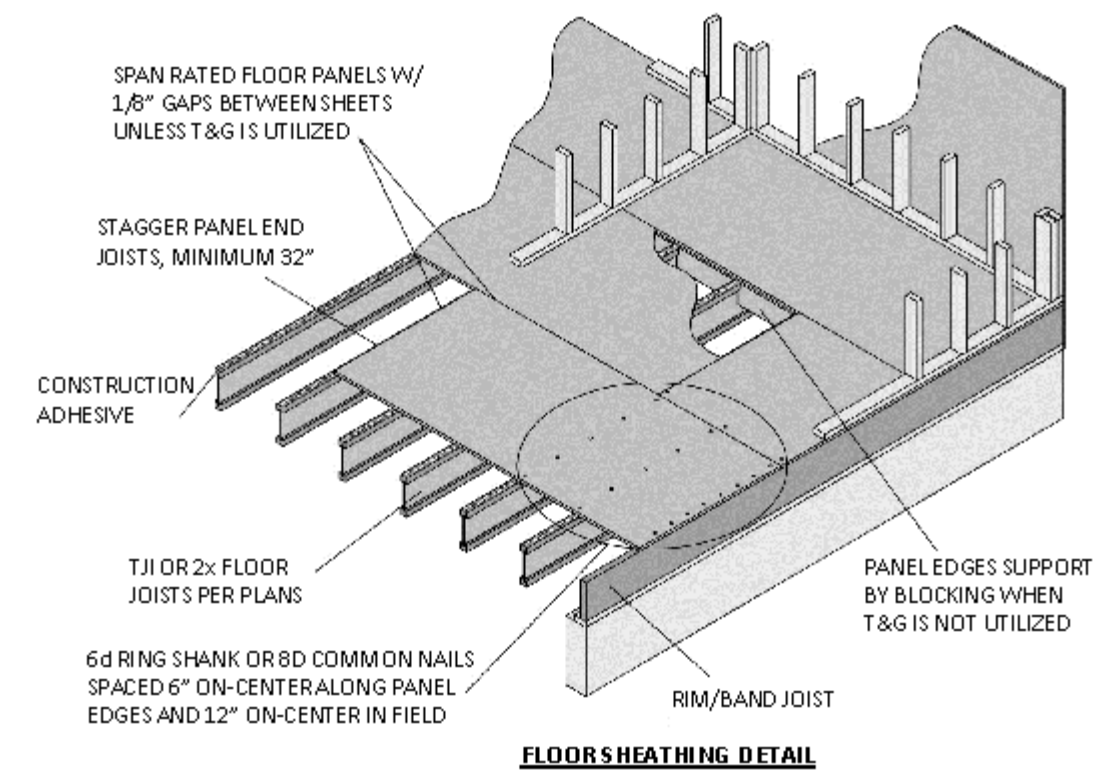
**CUTTING AND NOTCHING FLOOR JOISTS**

08



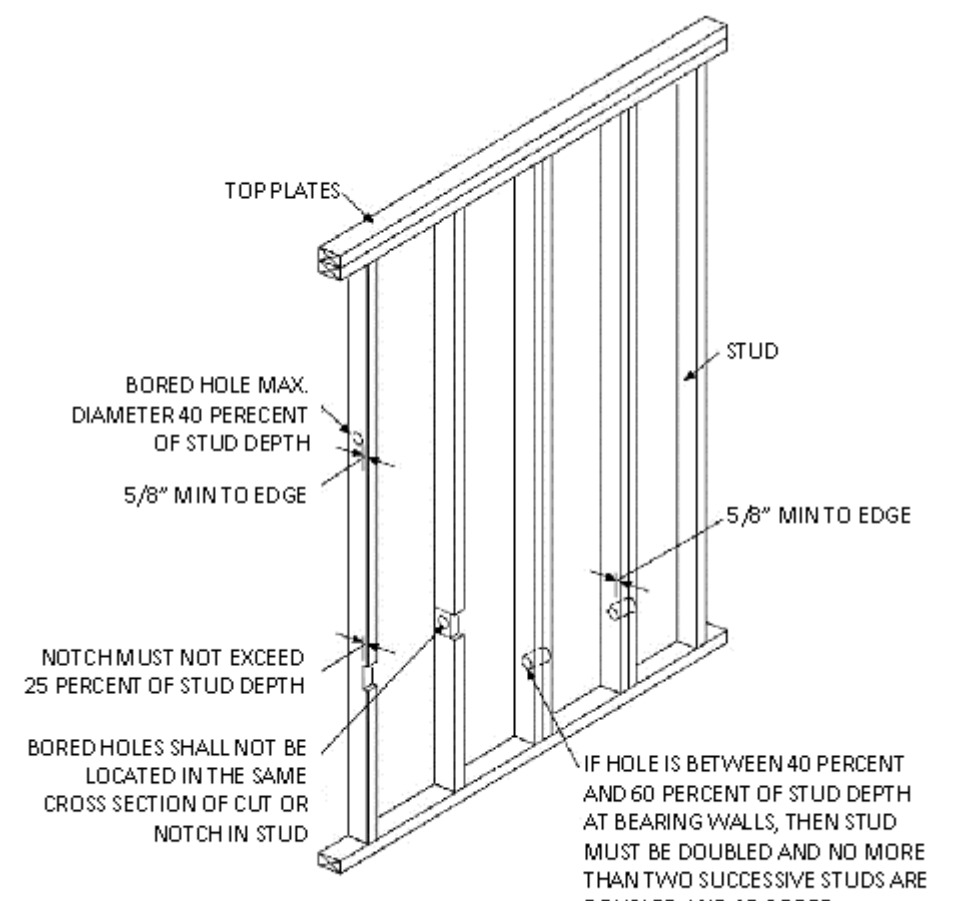
**DRILLING FLOOR JOISTS**

07



**FLOOR SHEATHING DETAIL**

04



**NOTCHING AND BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**

03

**01**



# PERMIT ISSUE - 10/27/23

2362 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

ID	DESCRIPTION
• G0.0	COVER SHEET
• G1.0	SPECIFICATIONS
• C100	GRADING AND UTILITY PLAN
• A1.0	FLOOR PLANS
• A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
• A2.0	BUILDING ELEVATIONS
• A3.0	BUILDING SECTIONS AND DETAILS
• A4.0	PORCH PLANS AND DETAILS
• S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
963 E McMillan LN ST  
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(513) 830-5132

**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
5 GREENE ST  
FORT THOMAS, KY 41075  
(859) 663-6045

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RC)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

- ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
- PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

- CEILING INSULATION:** SHALL BE BLOW-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS.
- WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION, OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
- CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11.102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** PEX PLUMBING SYSTEM: THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** SANITARY PIPING: ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** WATER HEATER: 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** LAUNDRY APPLIANCES: WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** WATER HEATER VENT: WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** FLOOR DRAINS: PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** FORCED AIR FURNACE: NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** FURNACE VENT: FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** RANGE HOOD: PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** DUCTS: GALVANIZED METAL DUCTS.
- M05** EXHAUST FANS: INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** MECHANICAL CHASE: PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** LAUNDRY DRYER VENT: DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.
- ELECTRICAL NOTES**
- E01** HARDWARE, PANELS, AND DISCONNECTS TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** ELECTRIC PANEL: PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** APPLIANCE OUTLET: COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** GFI CIRCUITS: ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** SMOKE DETECTORS: INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

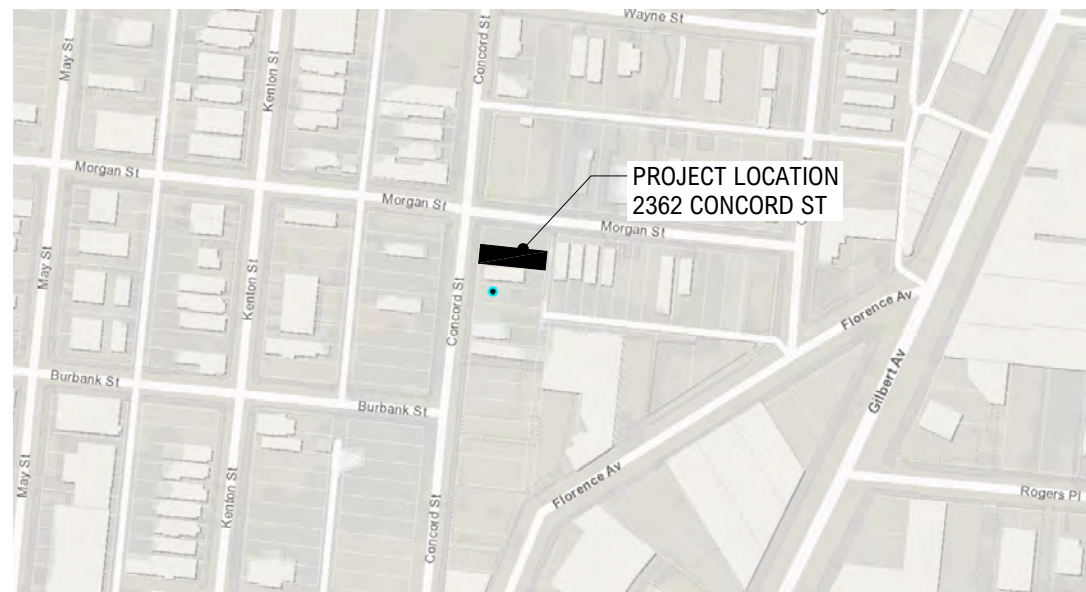
ADDRESS: 2362 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0106-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- REFER TO SITE SURVEY FOR REFERENCE.
- FINISH GRADE: FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

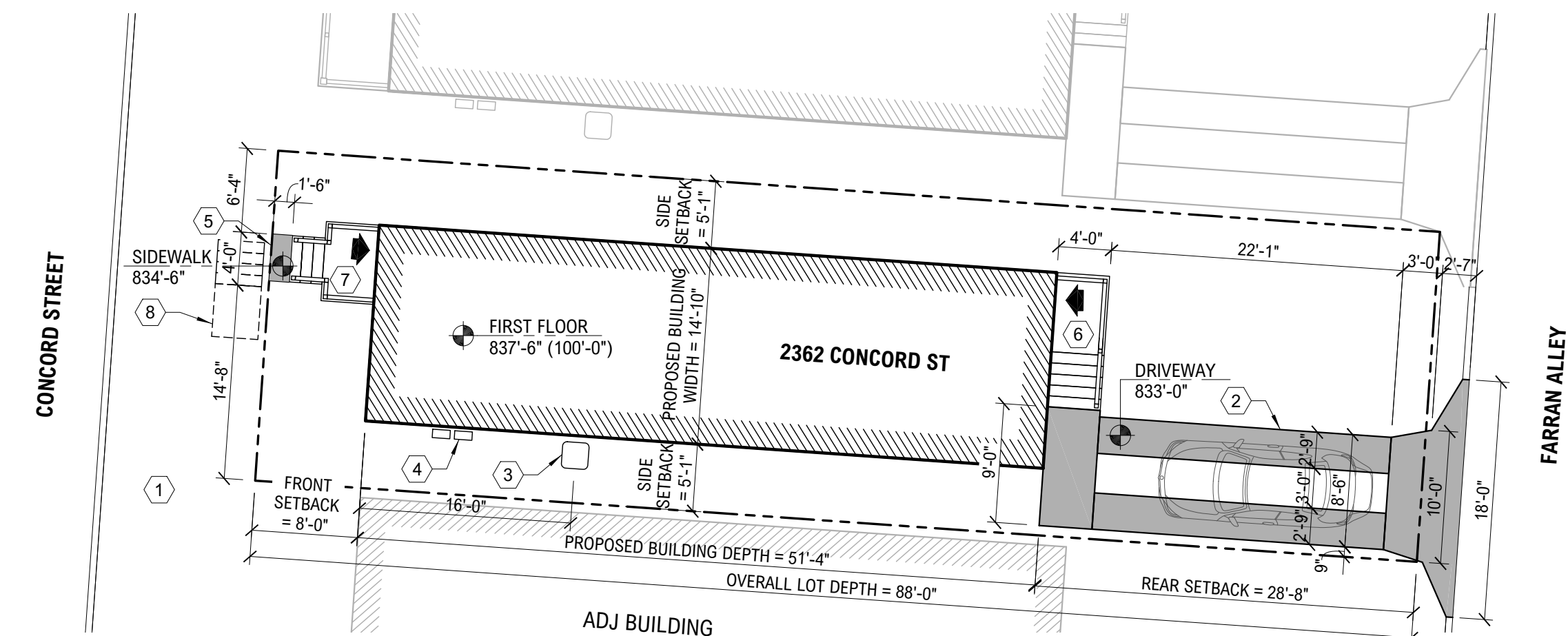
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- F'c = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINED AIR.
- MINIMUM CEMENT CONTENT = 520 #/CY.
- MAXIMUM WATER/CEMENT RATIO = 0.45.
- LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

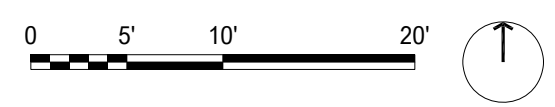
## SITE PLAN KEYNOTES

- EXISTING SIDEWALK: REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- NEW CONCRETE RIBBON DRIVEWAY LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- CONDENSING UNIT: GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- UTILITY METERS: GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- NEW CONCRETE WALK: REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- NEW EXTERIOR STEPS: P.T. WOOD W/ HANDRAIL ON AT LEAST ONE SIDE. HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. REFER TO PLANS FOR DETAILS.
- EXTERIOR COVERED PORCH: REFER TO PLANS FOR DETAILS.
- DEMOLISH EXISTING STAIR



## 01 SITE PLAN

1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS, CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL OVERHEAD TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, REQUIRED, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCBs.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

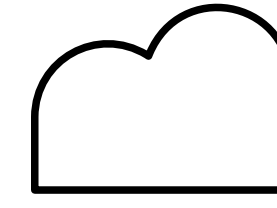
FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSIVE OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.



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OWNER











**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

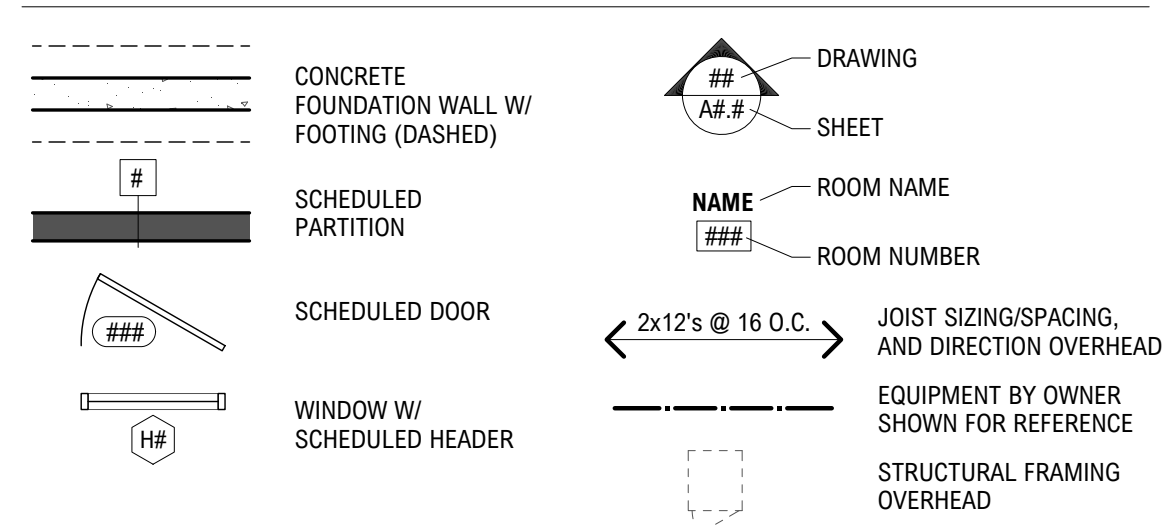
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**



**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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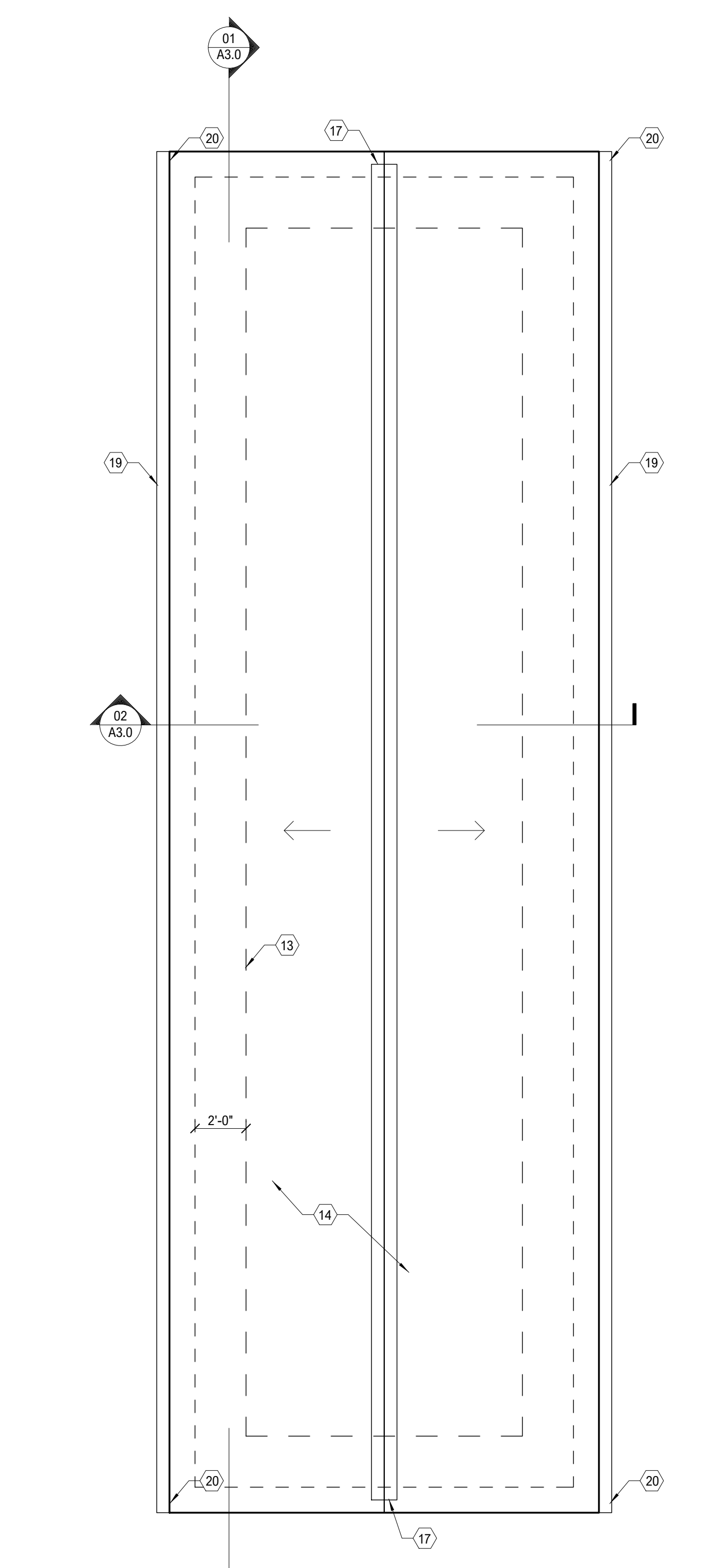
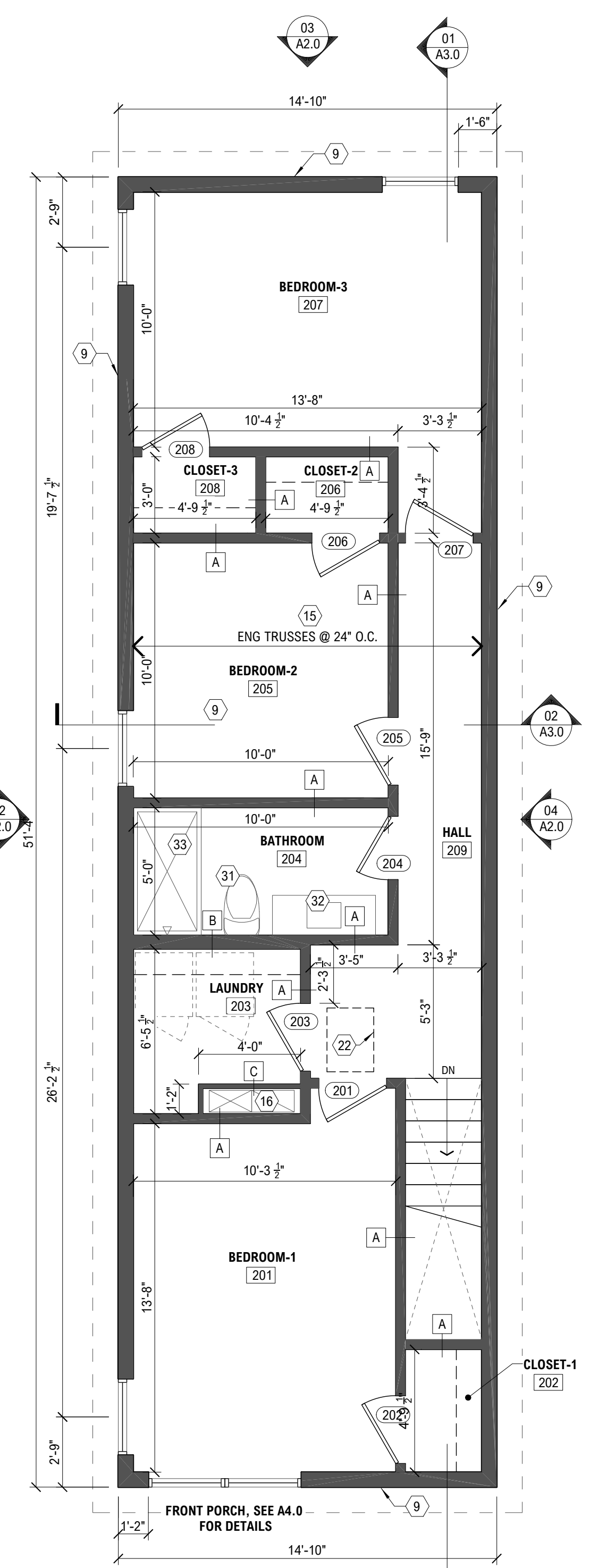
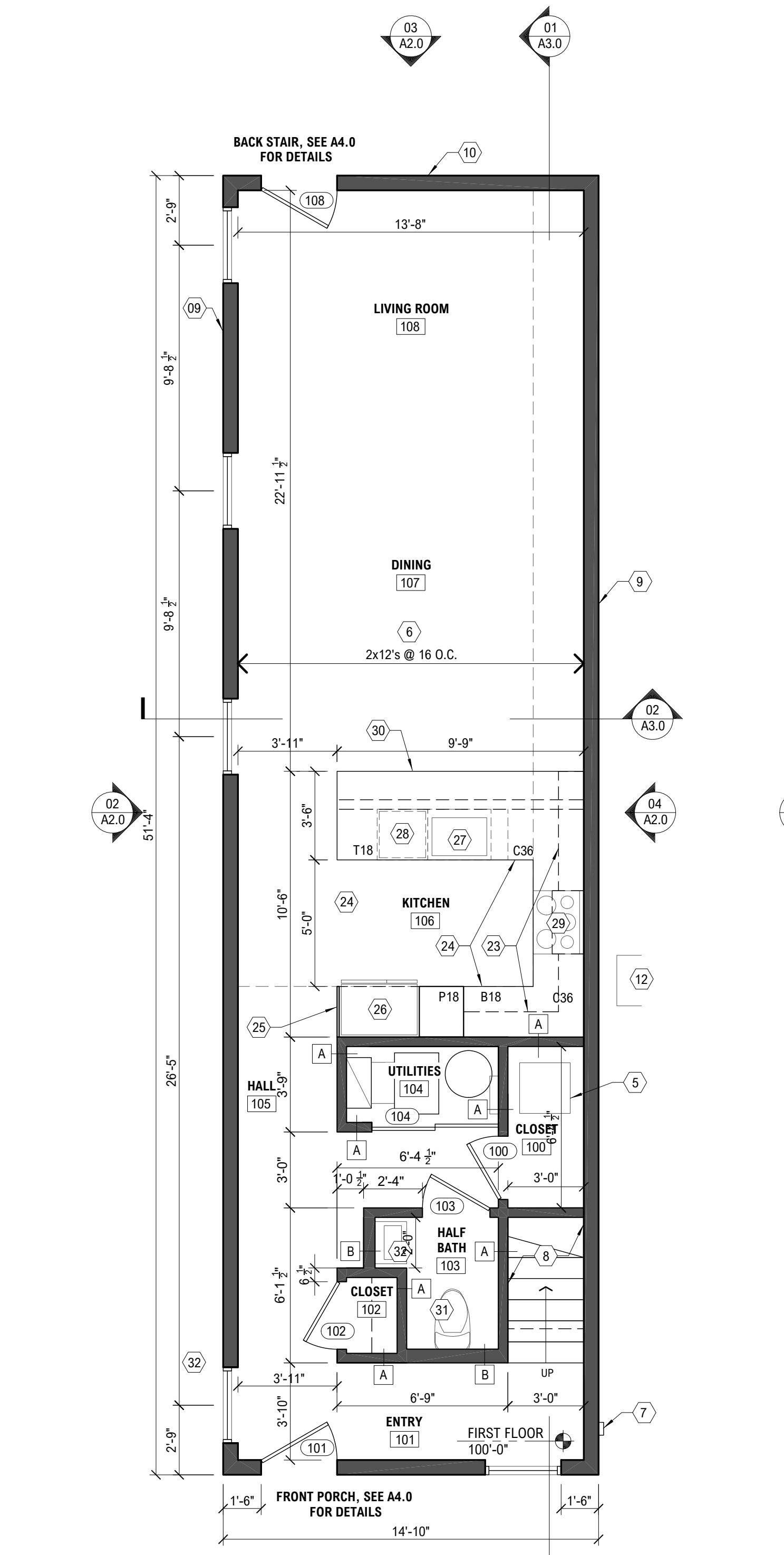
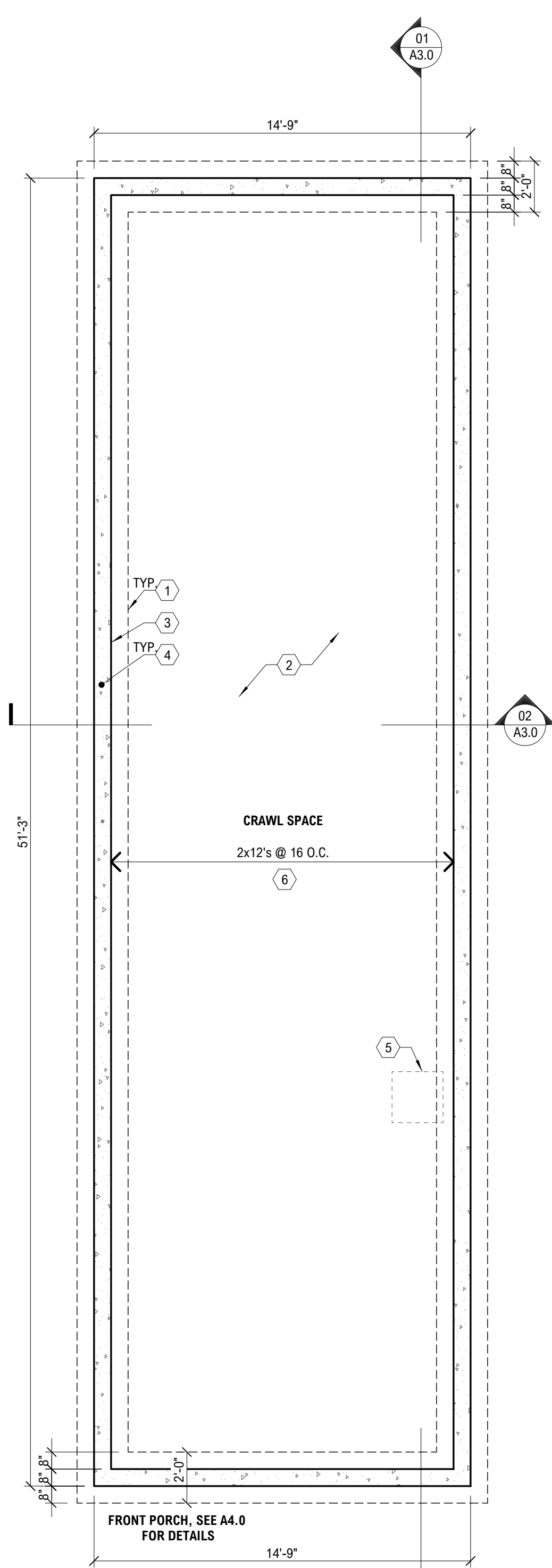
**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
 2362 CONCORD AVE  
 CINCINNATI, OH 45206

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NO.	DATE	ISSUED / REVISION
1	10/27/23	PERMIT ISSUE

PROJECT NO. 2310  
 DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



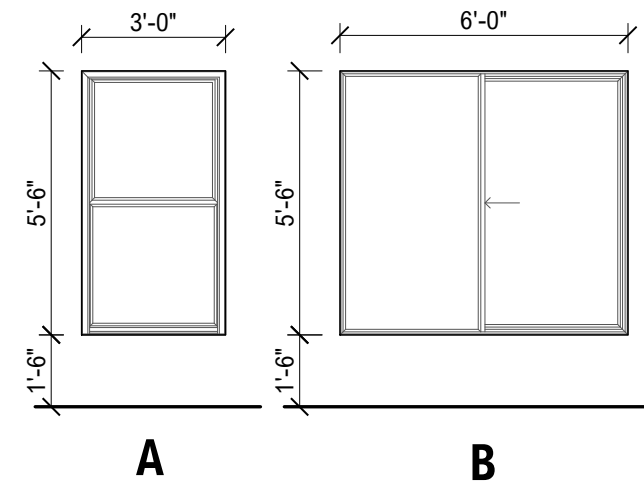


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

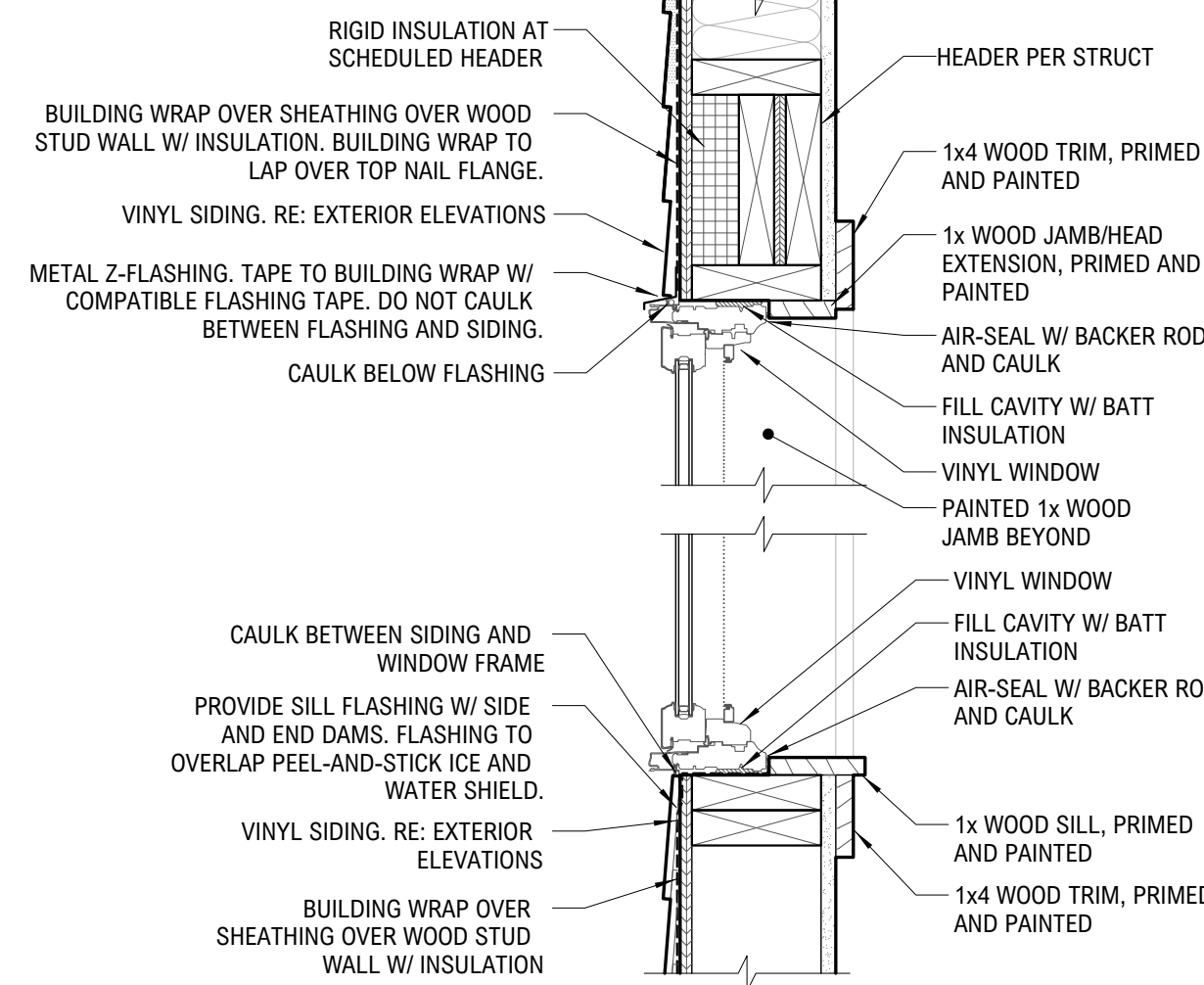
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



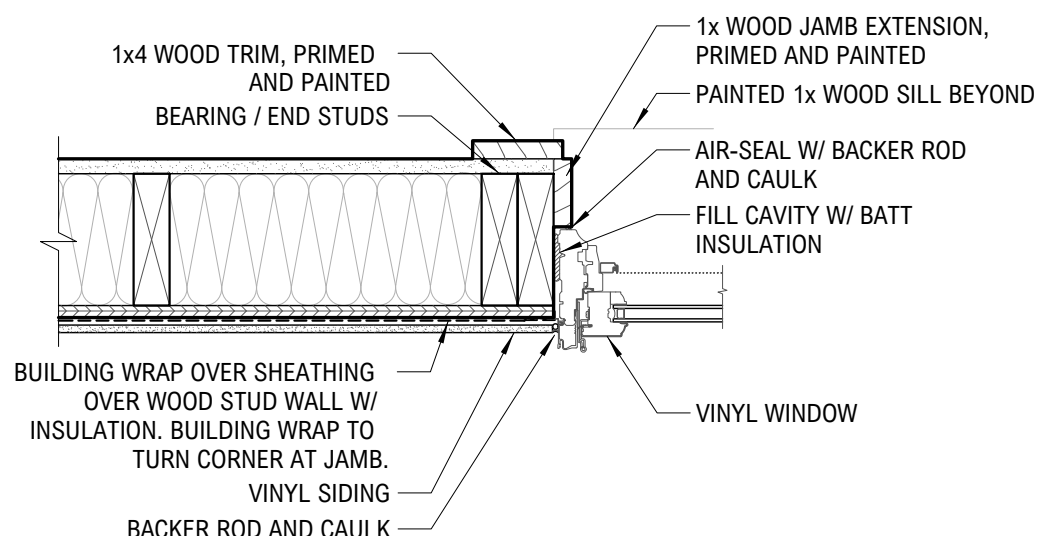
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



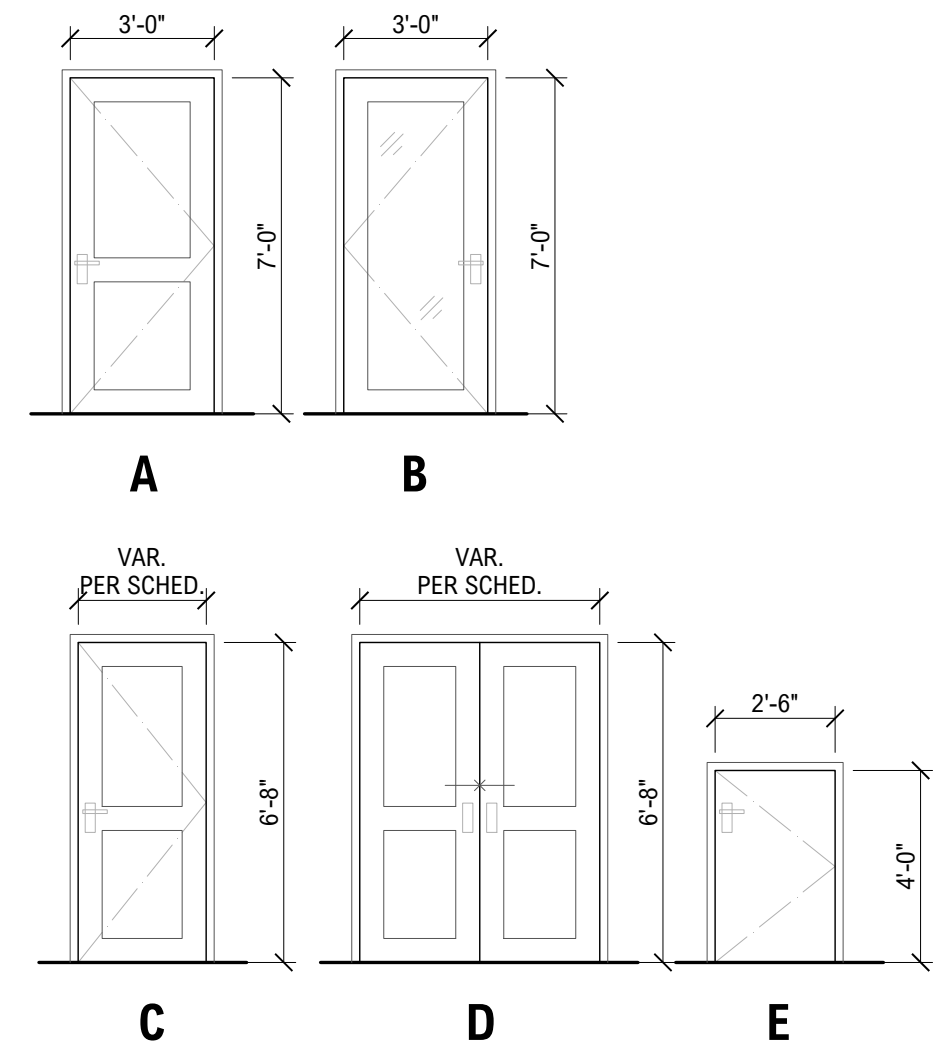
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

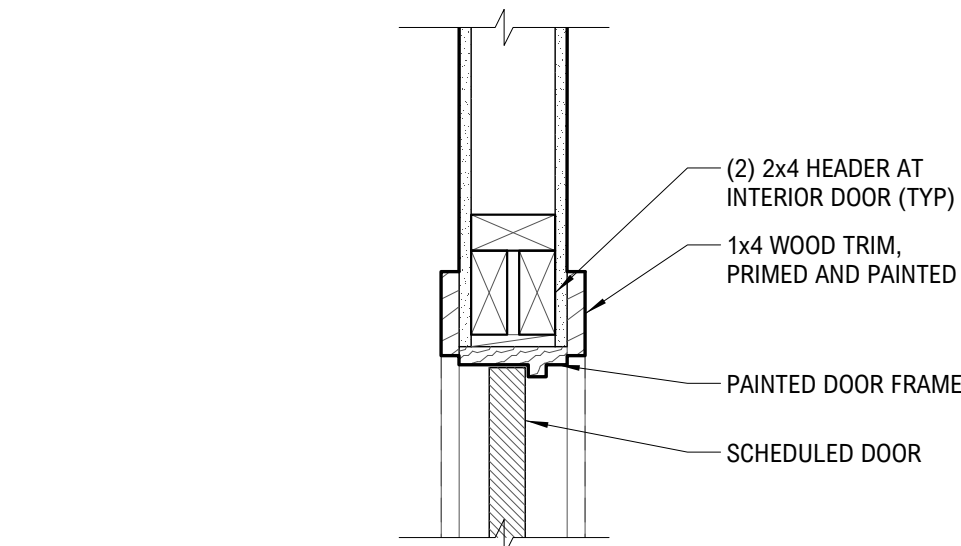
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



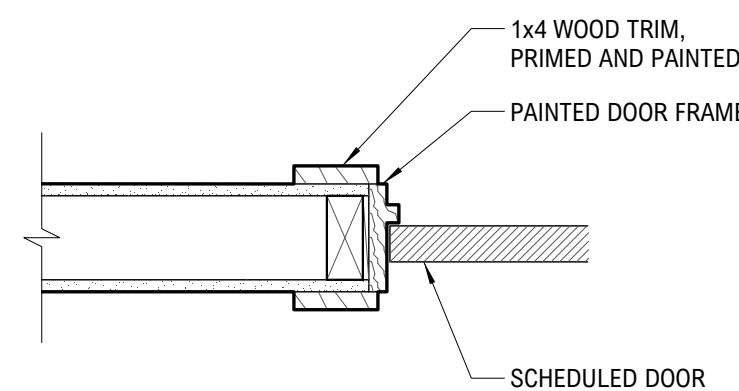
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

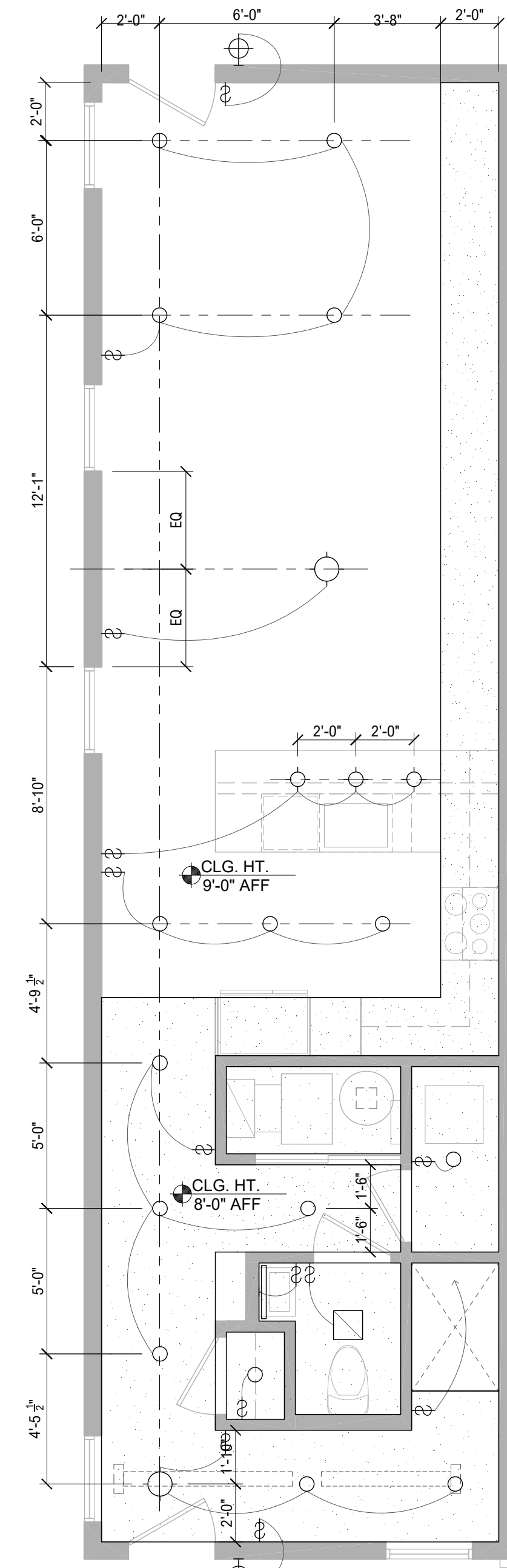


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

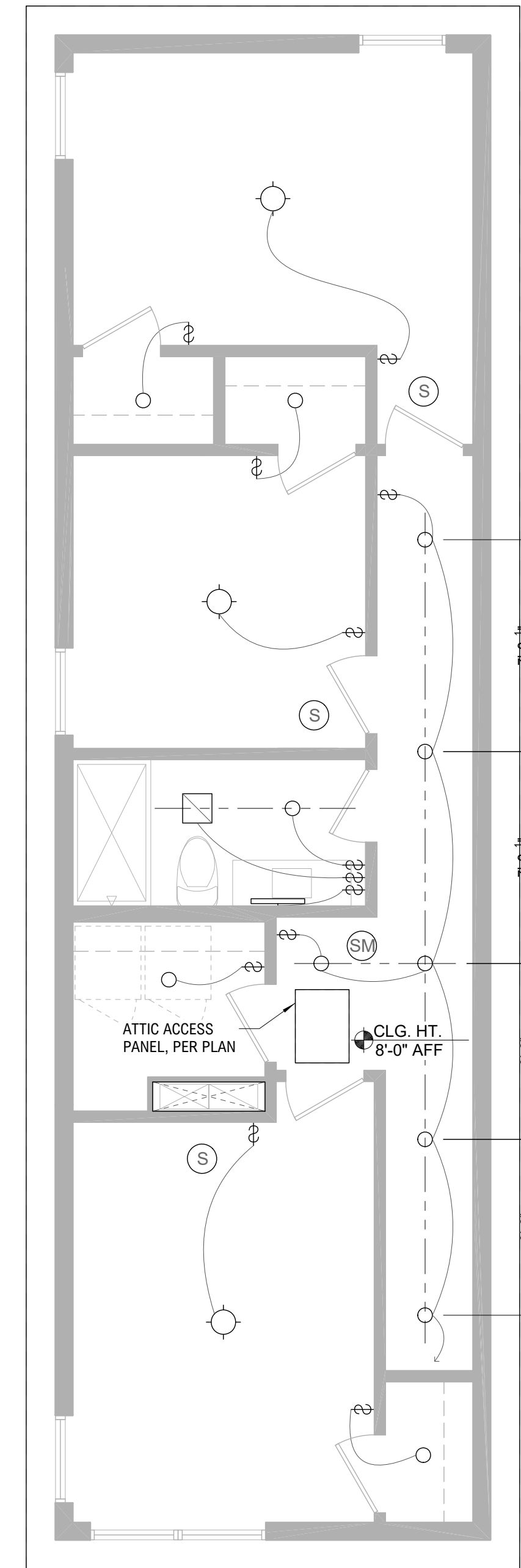
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊠ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- ⊕ CLG. HT. +9'-0" AFF
- ⊕ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊠ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊠ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

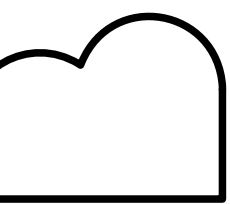


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDLE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



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**NEW CONSTRUCTION SINGLE-FAMILY DWELLING**  
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PROJECT NO. 2310

DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**

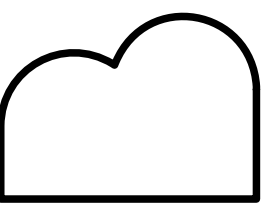


**E - EGRESS WINDOW INFORMATION**

- A.) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.
- B.) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- C.) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- D.) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

**KEYED NOTES**

- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 W/D JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

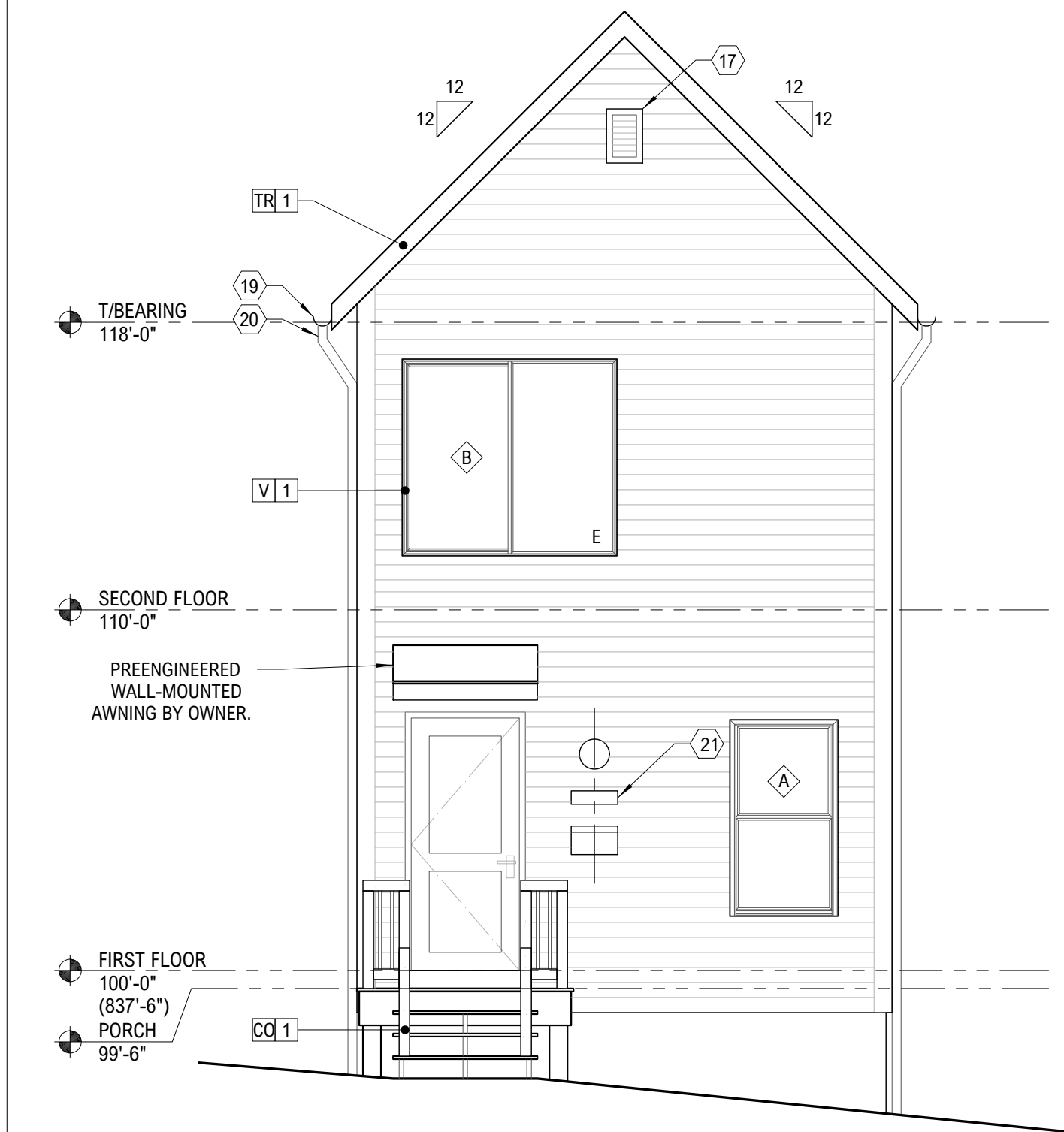


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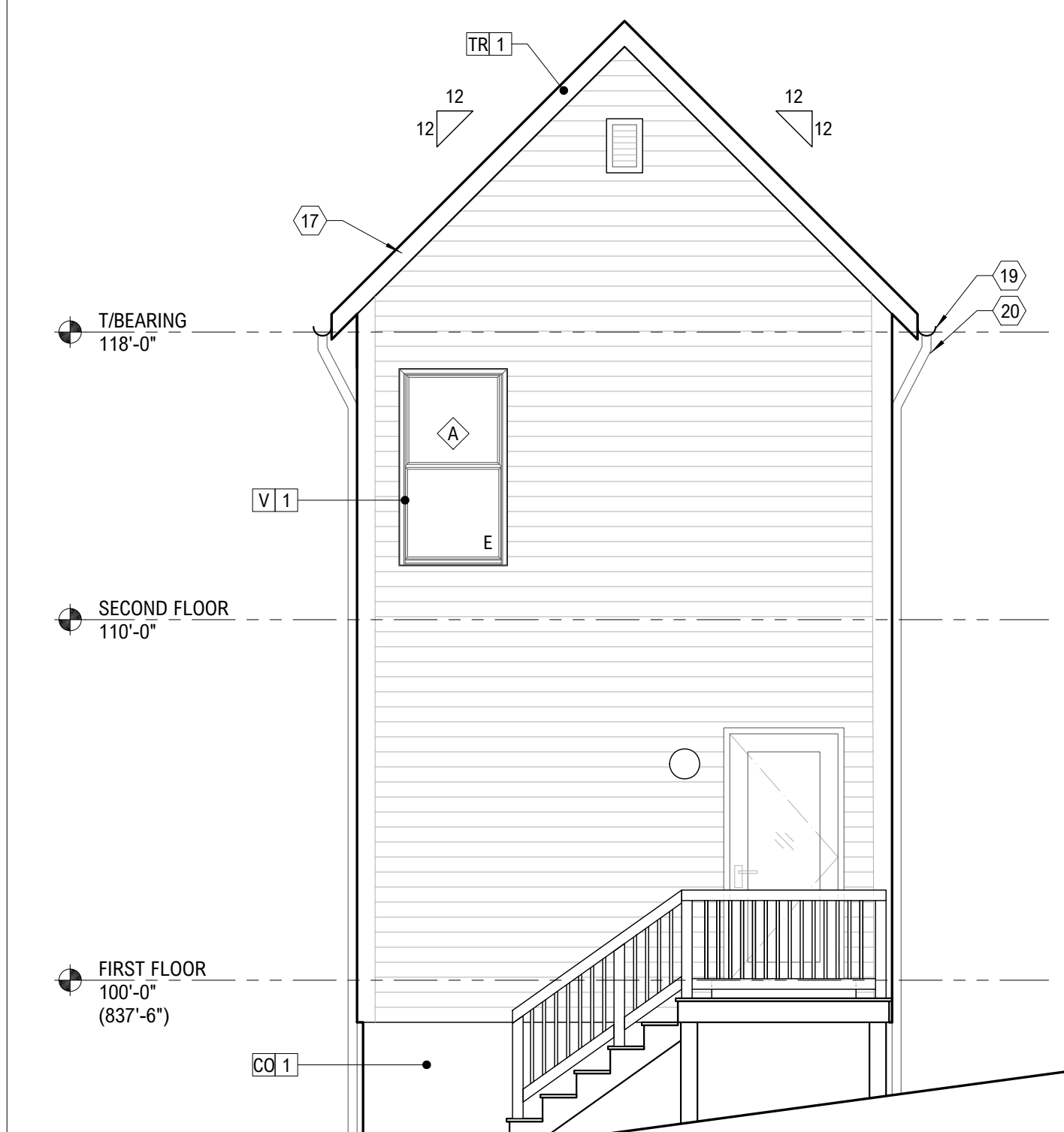
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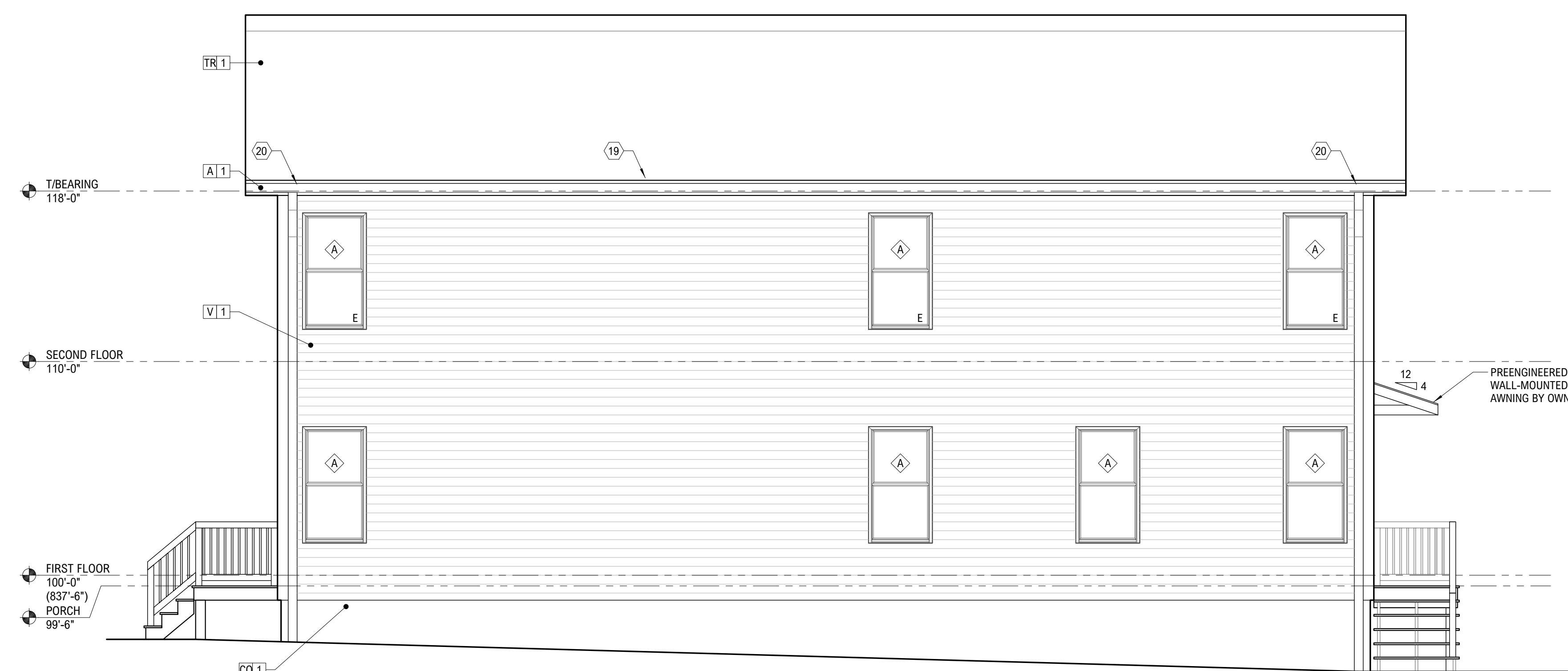
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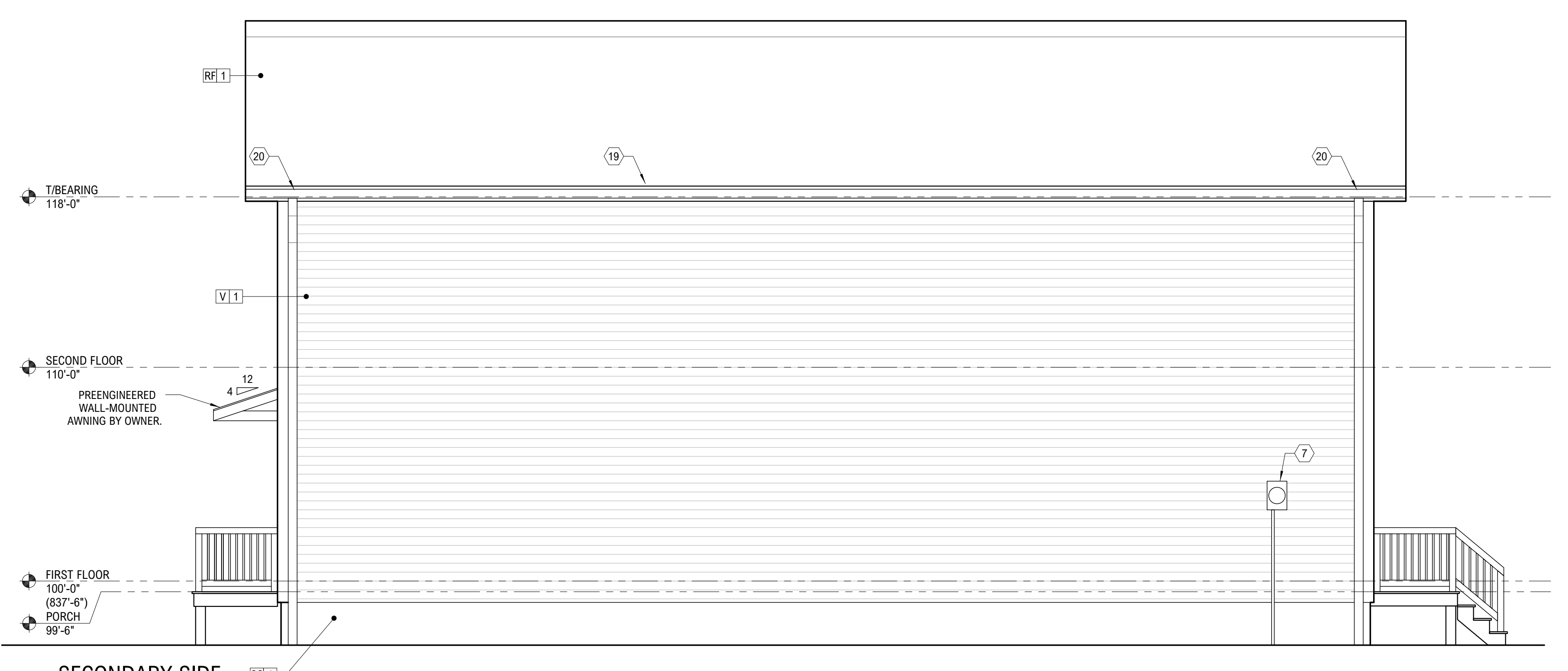
**01 FRONT ELEVATION**  
1/4" = 1'-0"



**03 REAR ELEVATION**  
1/4" = 1'-0"



**02 PRIMARY SIDE ELEVATION**  
1/4" = 1'-0"



**04 SECONDARY SIDE ELEVATION**  
1/4" = 1'-0"

**EXTERIOR FINISH LEGEND**

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS

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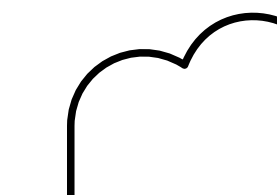
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DRAWING TITLE  
**BUILDING ELEVATIONS**

**A2.0**



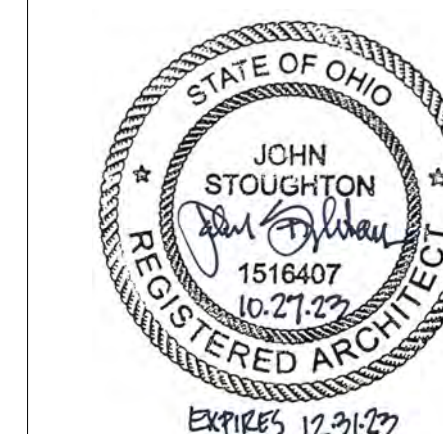


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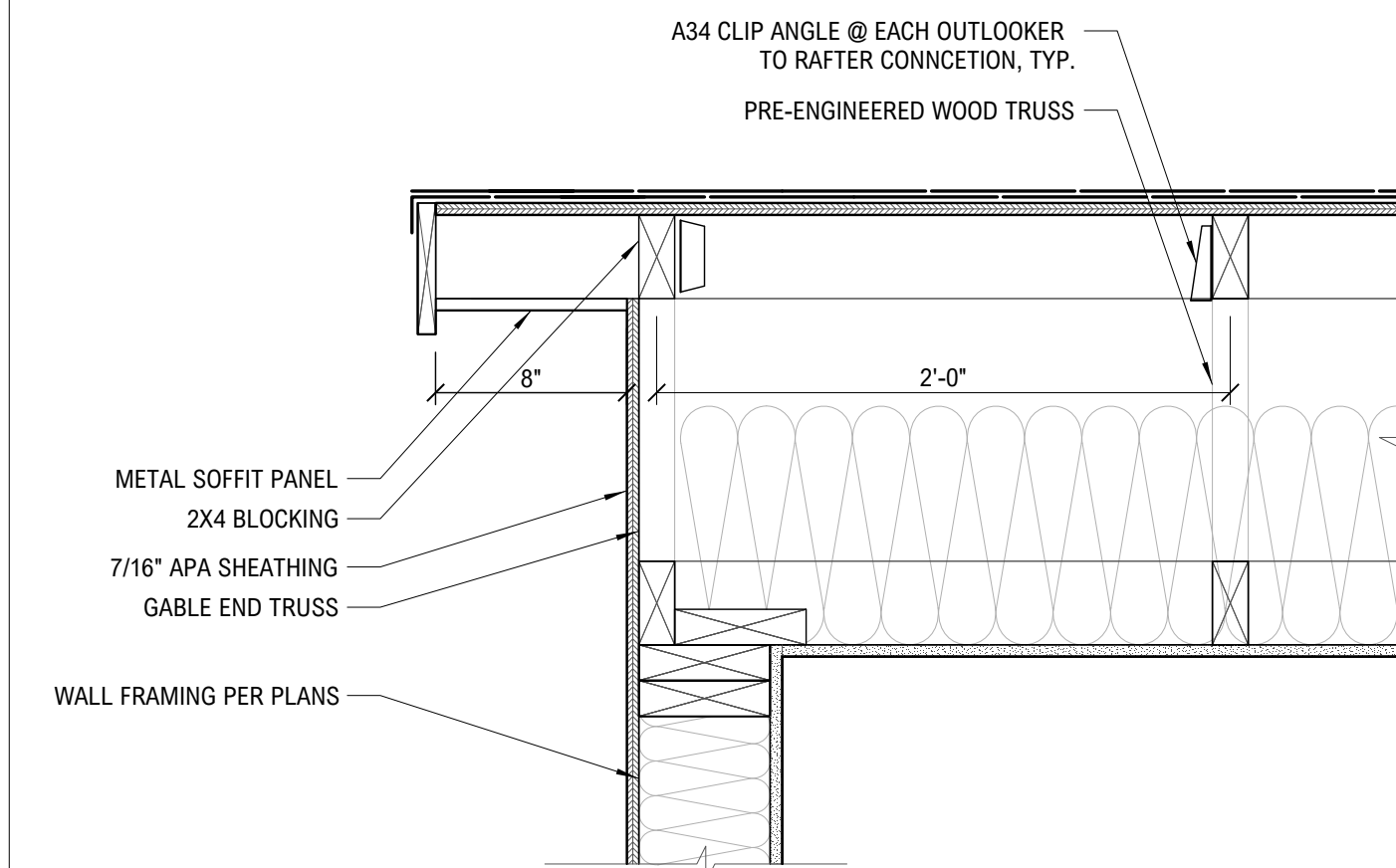
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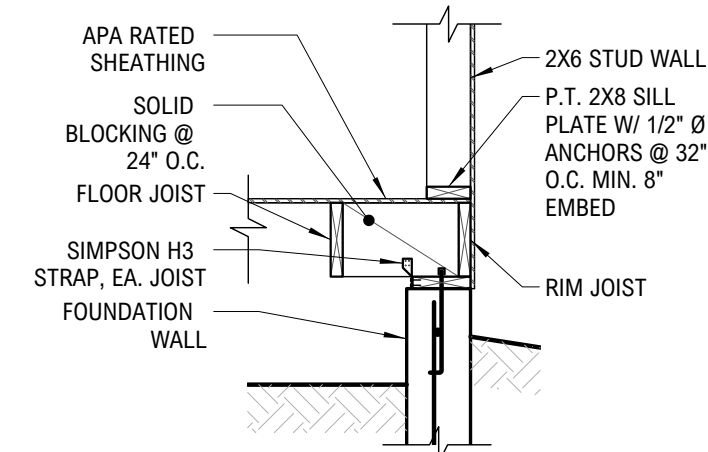
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

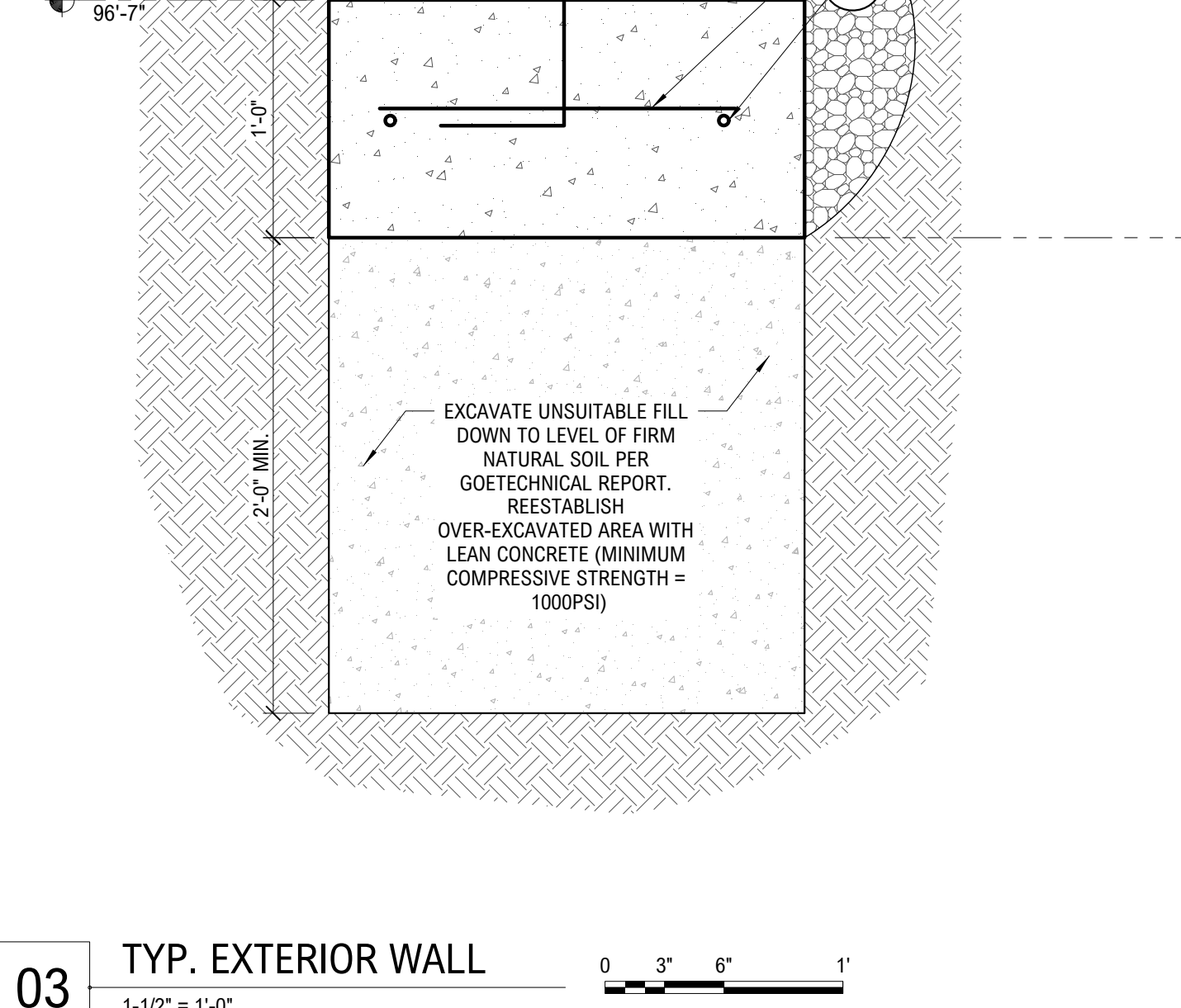
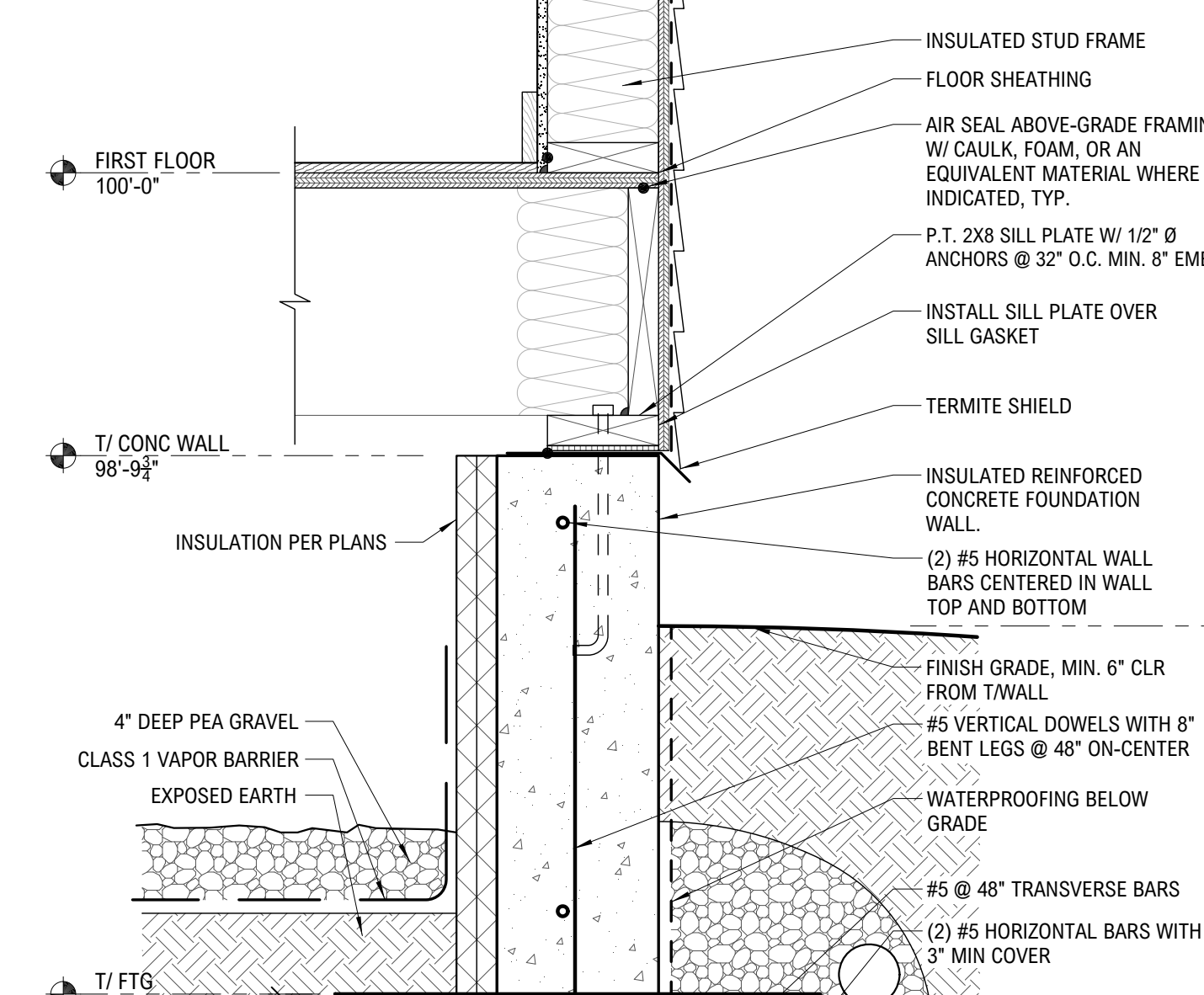
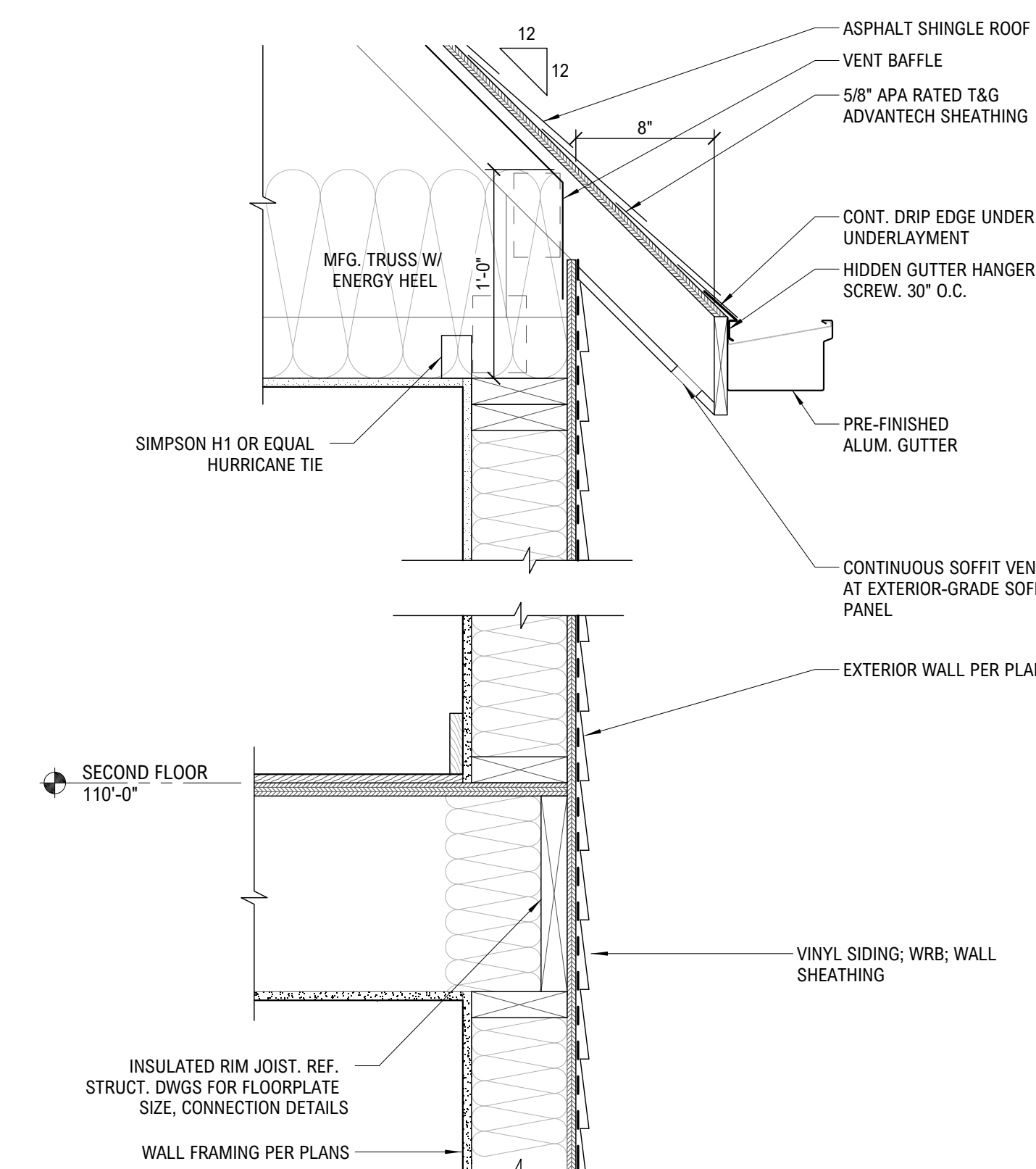
**A3.0**



**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"

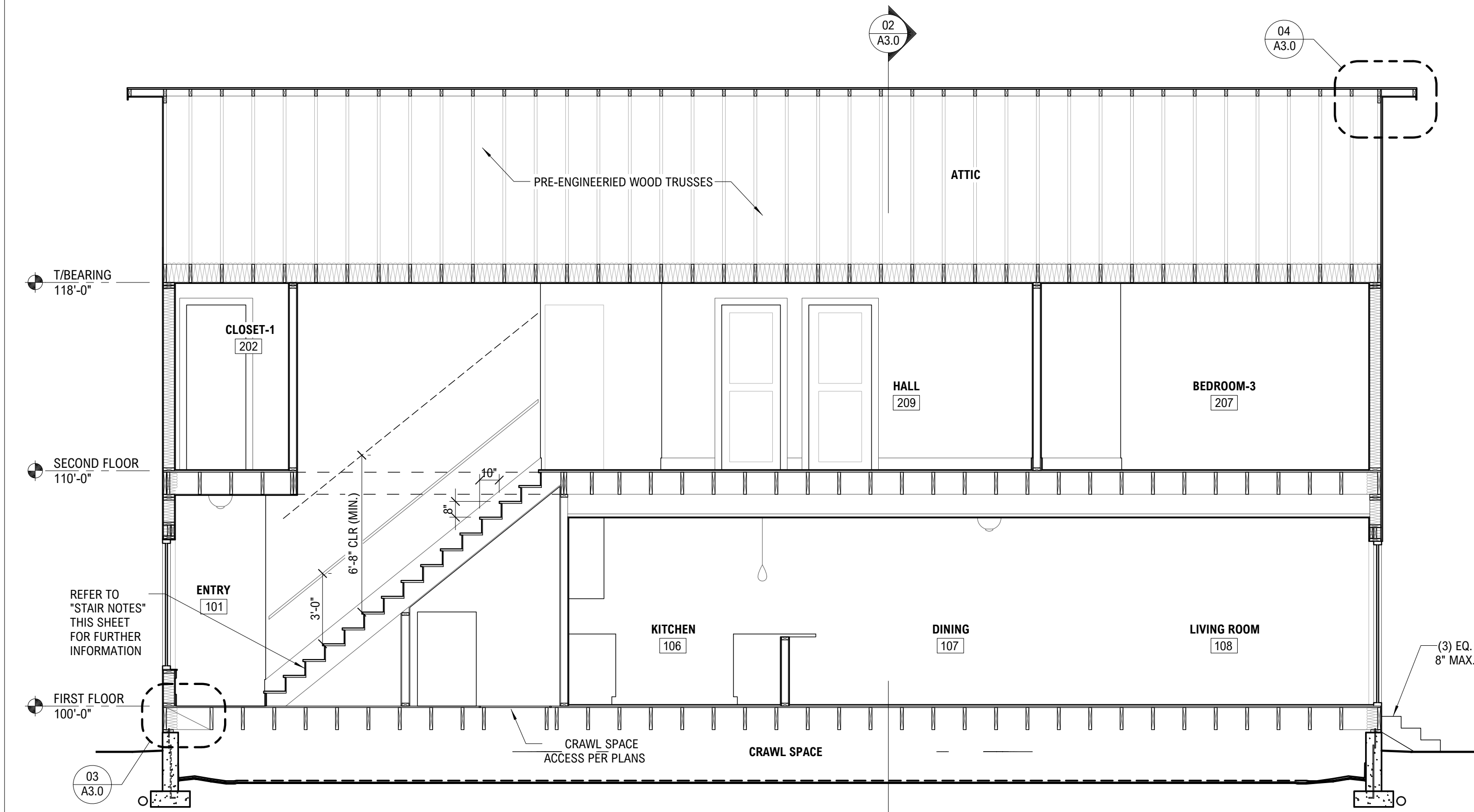


**05 DETAIL**  
1/2" = 1'-0"

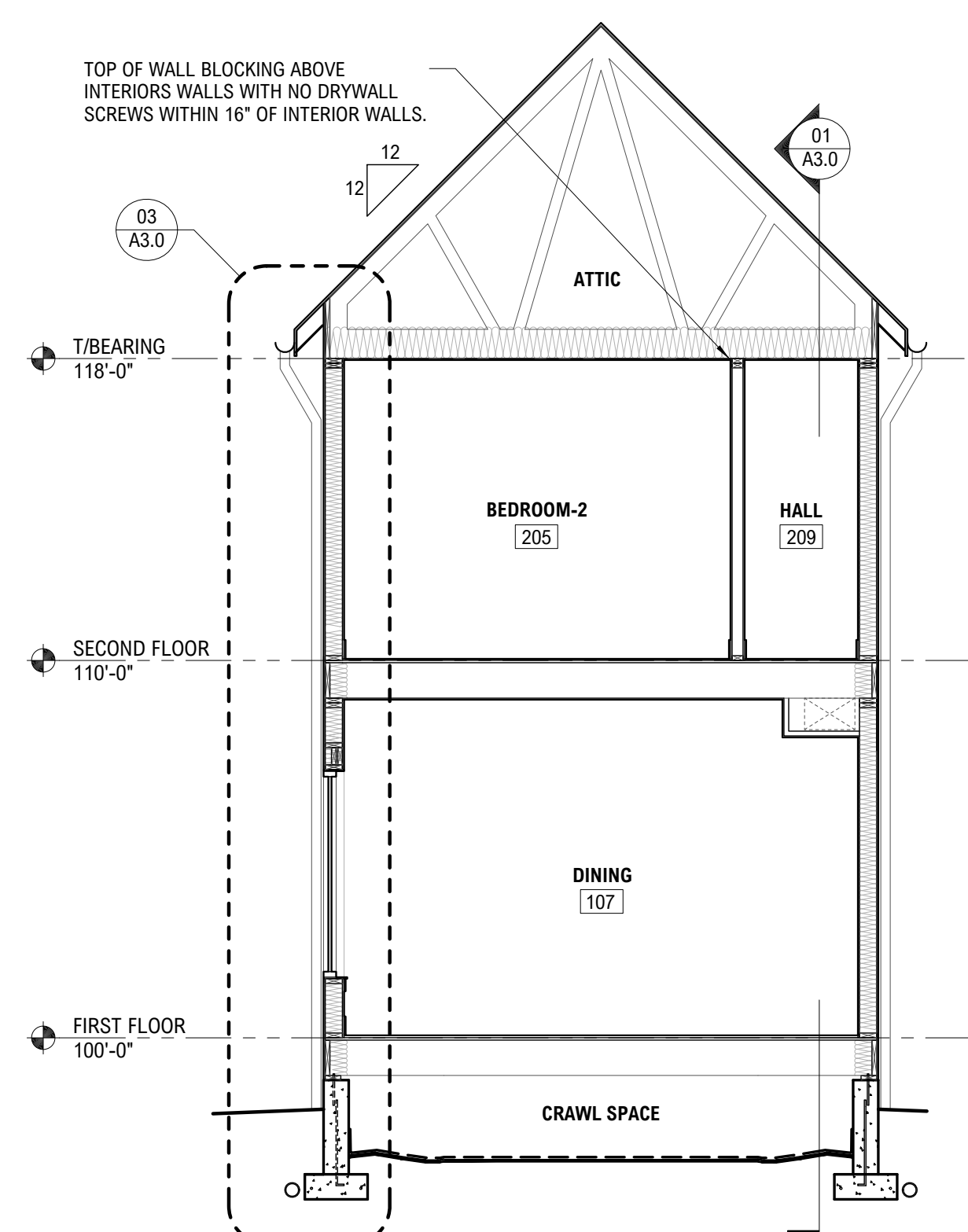


**INTERIOR STAIR NOTES**

- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



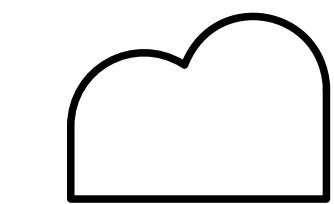
**01 BUILDING SECTION**  
1/4" = 1'-0"



**02 BUILDING SECTION**  
1/4" = 1'-0"

**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"





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DRAWING TITLE  
**PORCH PLAN AND DETAILS**

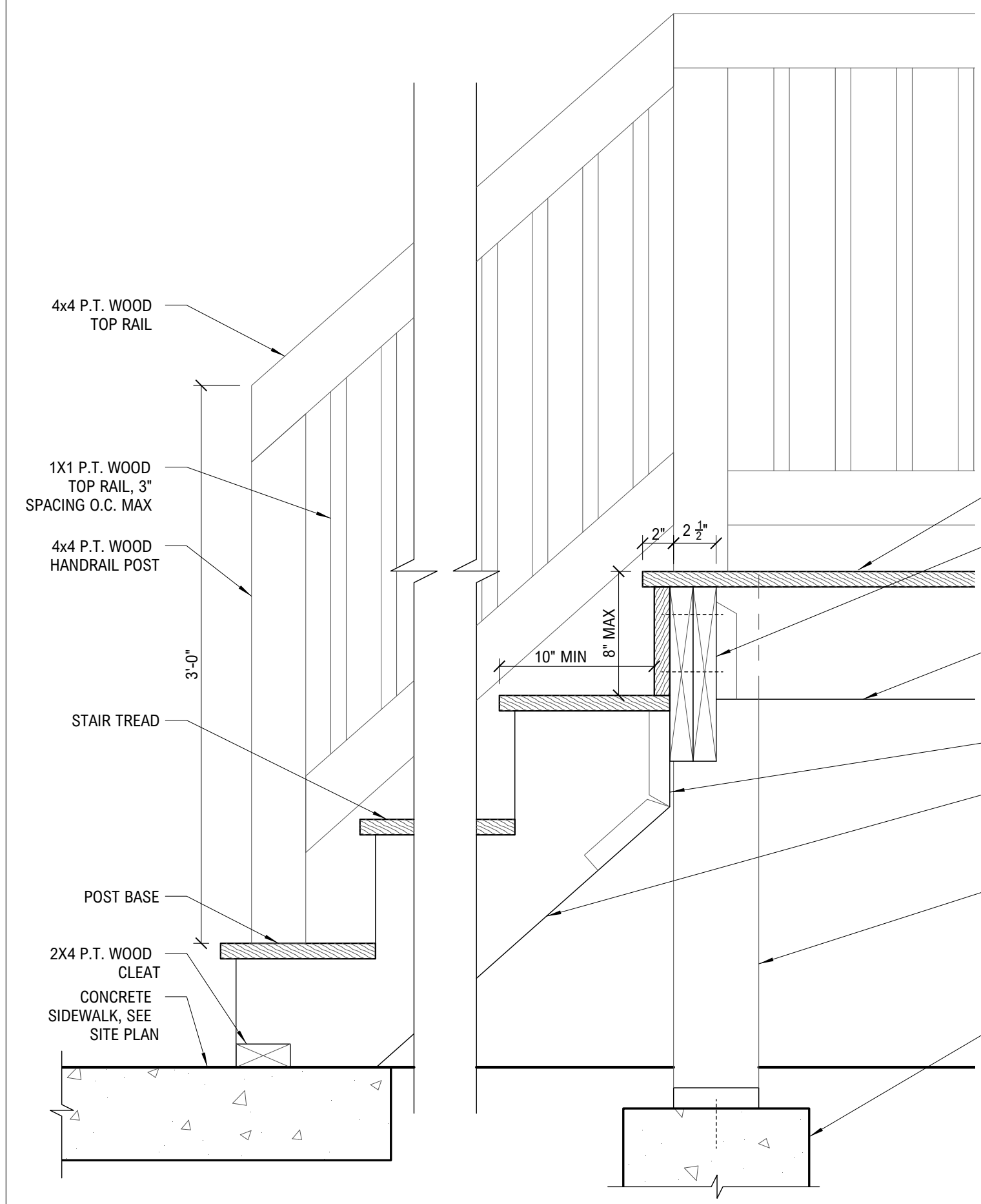
**A4.0**

**FLOOR PLAN GENERAL NOTES**

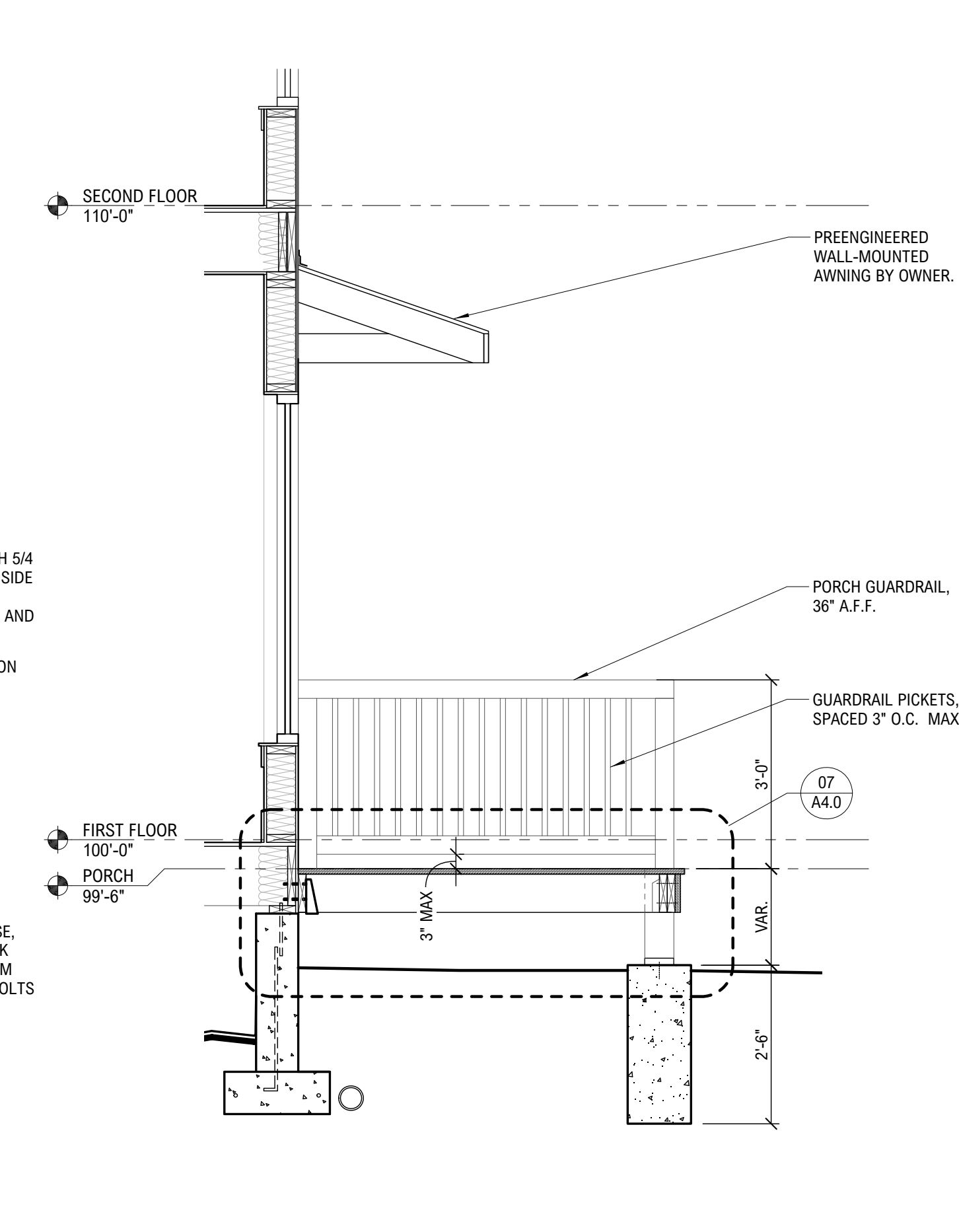
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL

**KEYED NOTES**

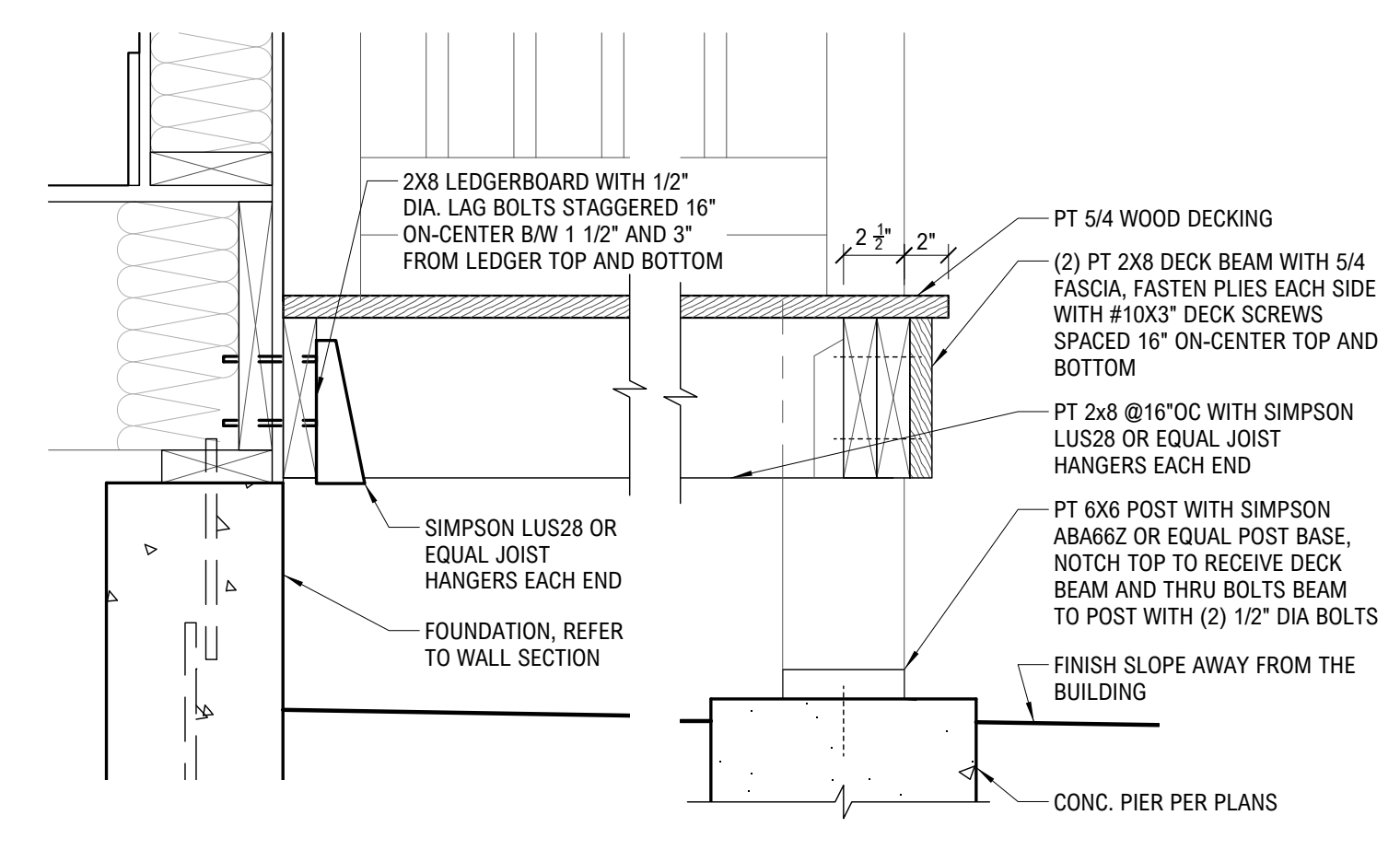
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
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- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
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- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



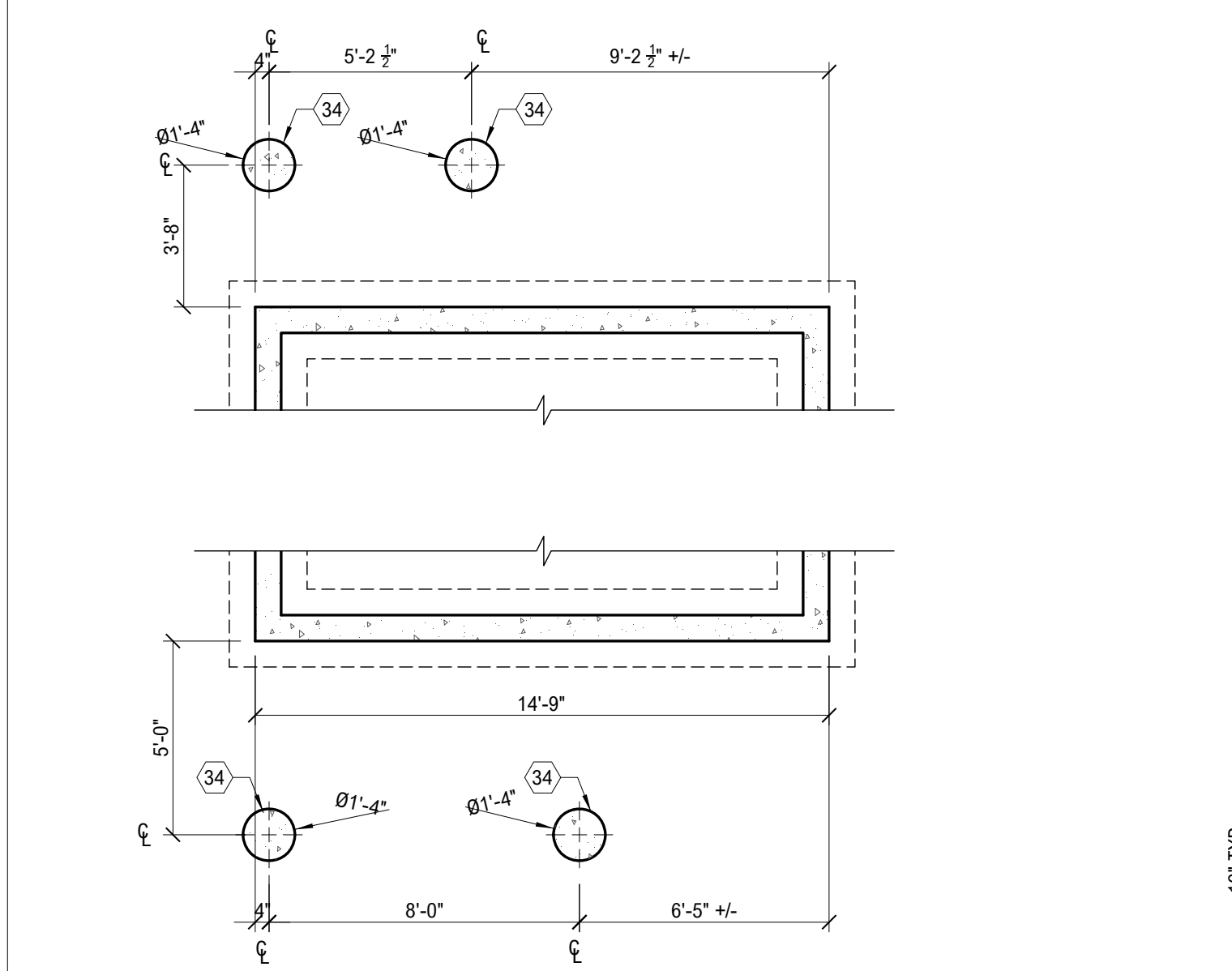
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



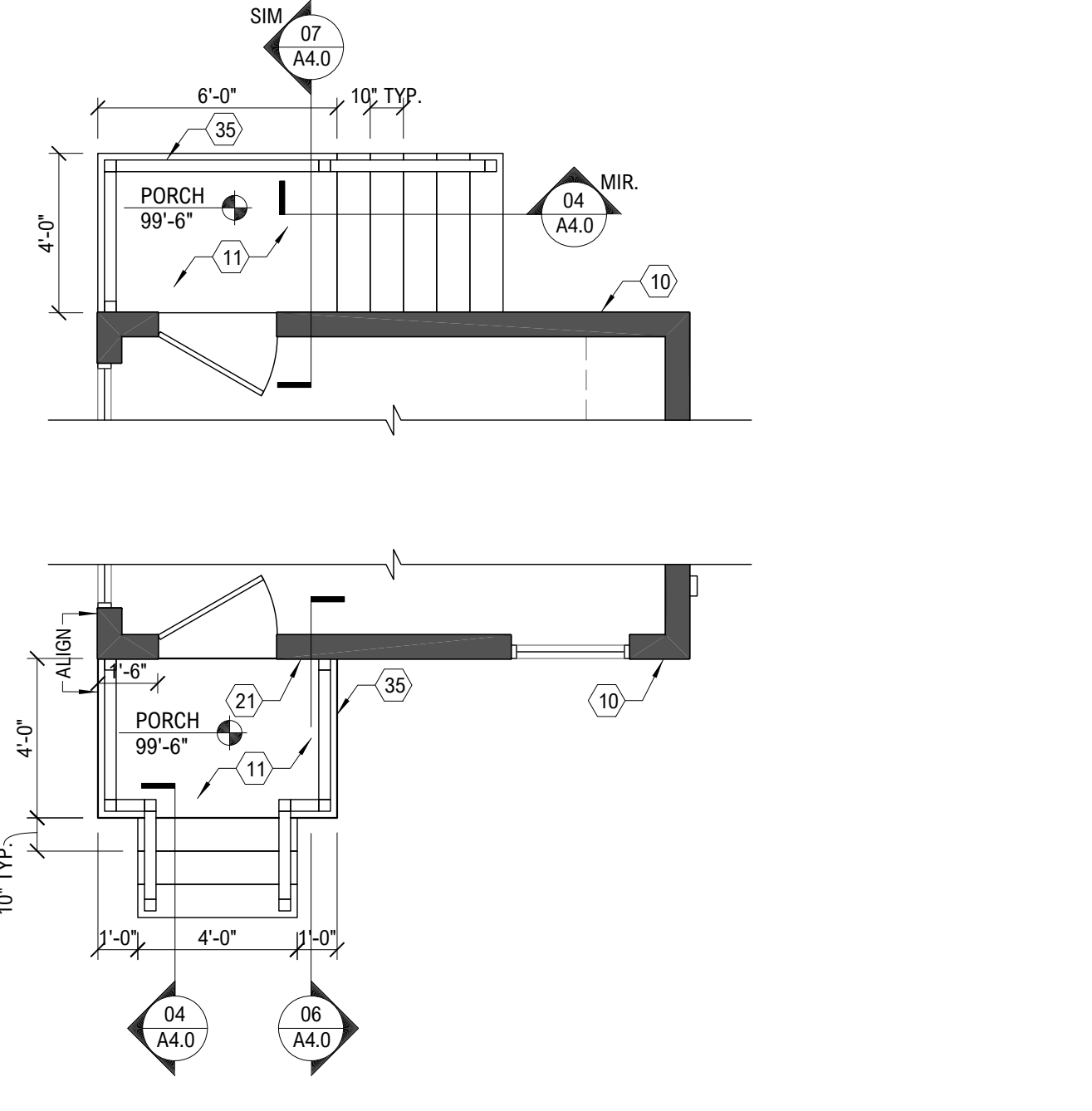
**06 PORCH SECTION**  
1/2" = 1'-0"



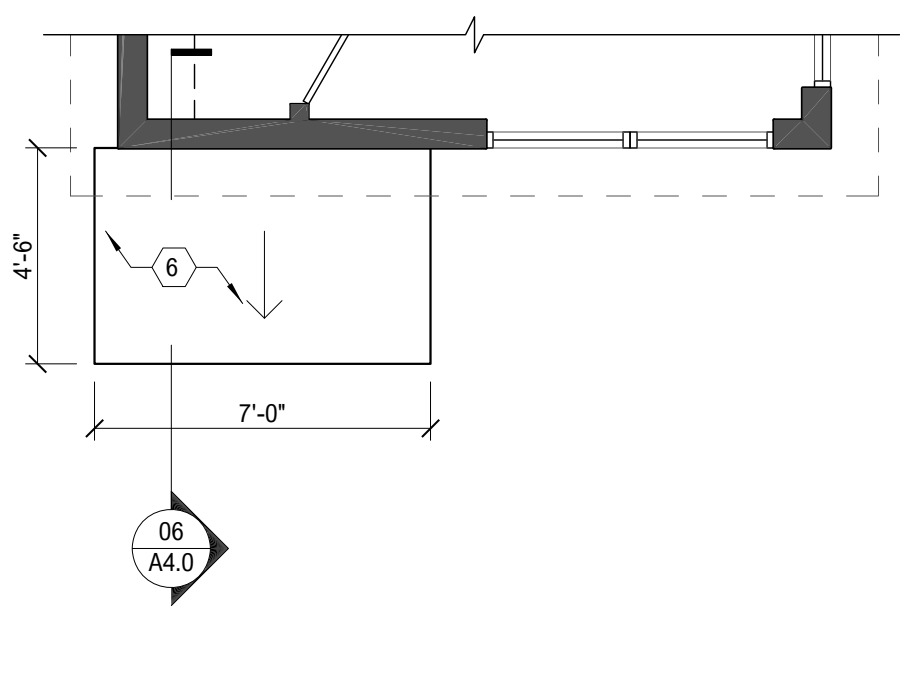
**07 DETAIL**  
1-1/2" = 1'-0"



**01 FOUNDATION PLAN**  
1/4" = 1'-0"



**02 PORCH PLAN**  
1/4" = 1'-0"

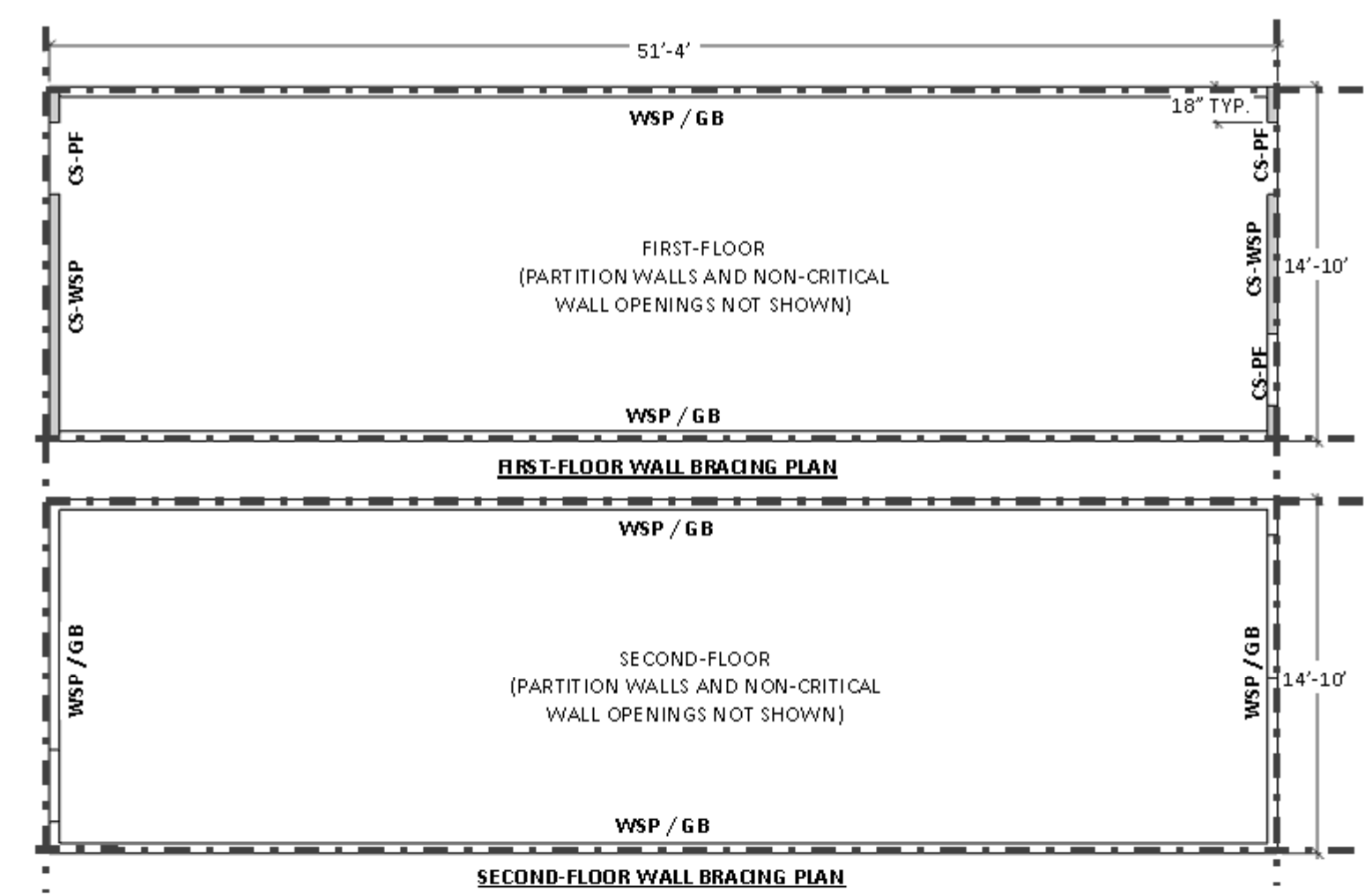


**03 PORCH ROOF PLAN**  
1/4" = 1'-0"





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**DESIGN CRITERIA:**  
 2019 RCD / 2018 IRC W/ DH AMENDMENTS  
**WIND LOAD:** V, LAT: 115MPH  
 RISK CATEGORY II  
 EXPOSURE: C  
 DESIGN PRESS: 16PSF

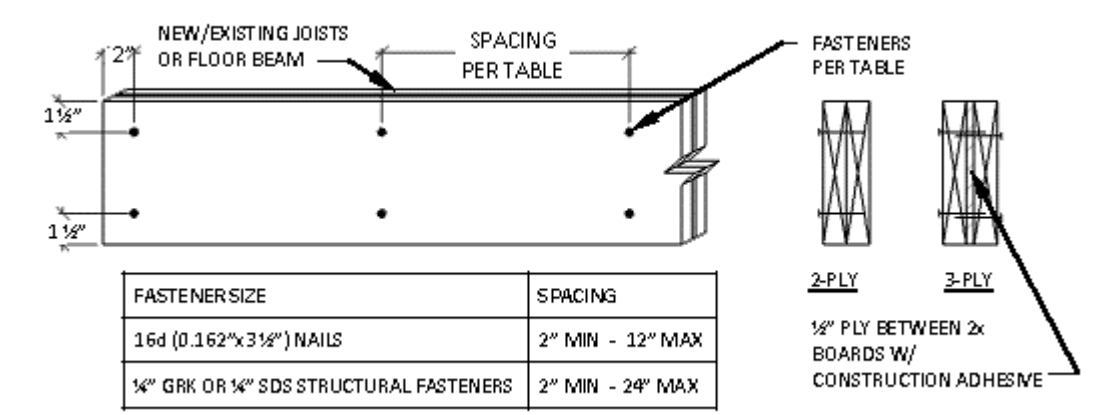
**SEISMIC:**  
 RISK CATEGORY II  
 SS / S1: 0.148 / 0.077  
 SDS / SD1: 0.158 / 0.124  
 SDC: B  
 SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS  
 DESIGN BASE SHEAR: V: 0.065\*W  
 INRLL HOUSE 'A'  
 A

**BRACED WALL LINE:**  
 WSP: 3/8" MINIMUM WOOD STRUCTURAL PANEL  
 GB: 1/2" MINIMUM GYPSUM BOARD  
 CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)  
 CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.

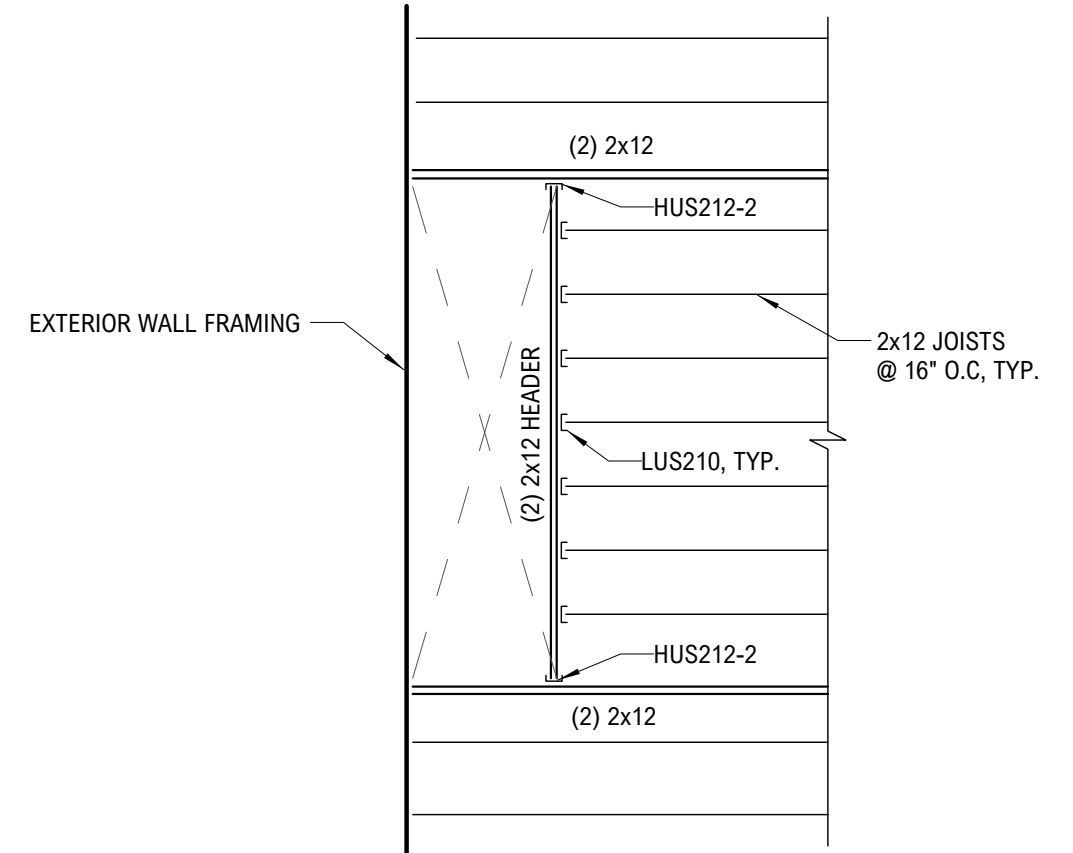
**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.113"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3 AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

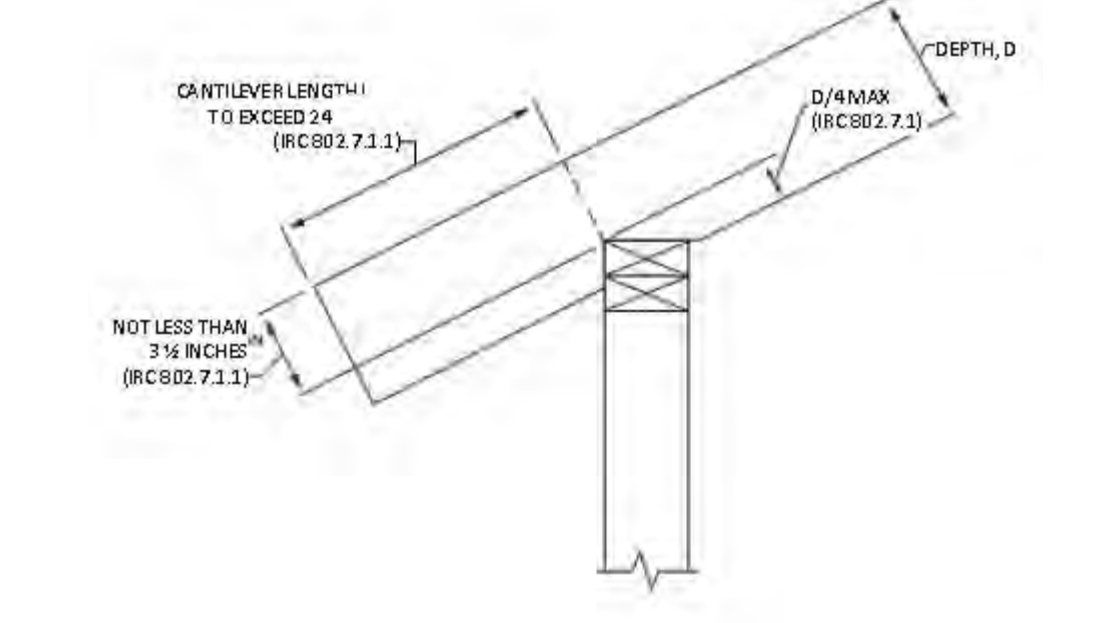
**02 BRACED WALL PLAN AND FASTENER REQUIREMENTS**



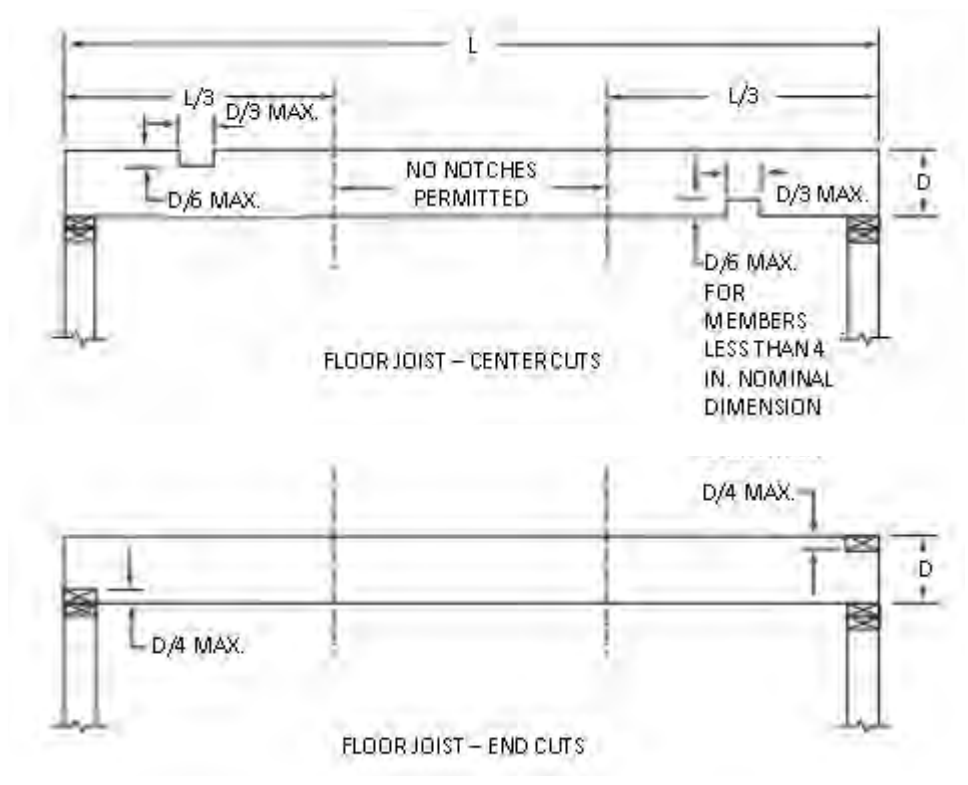
**06 NAIL PATTERN FOR BUILT-UP JOISTS AND FLOOR BEAMS**



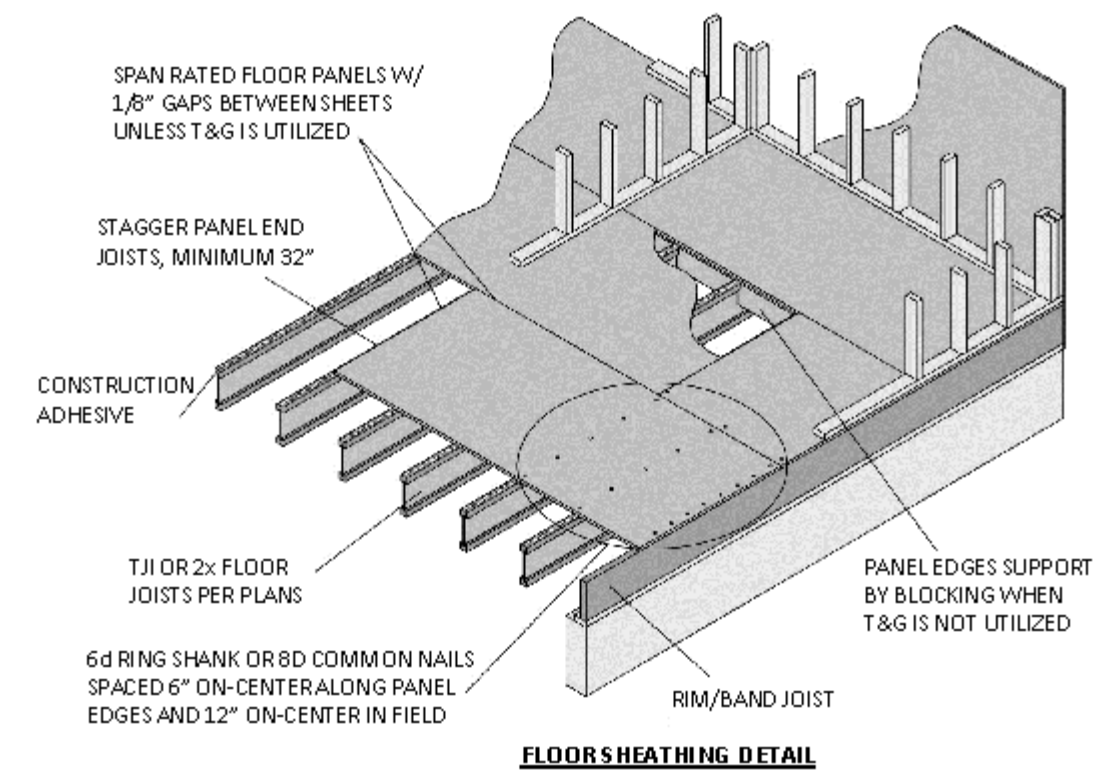
**09 SECOND FLOOR FRAMING @ STAIR OPENING**



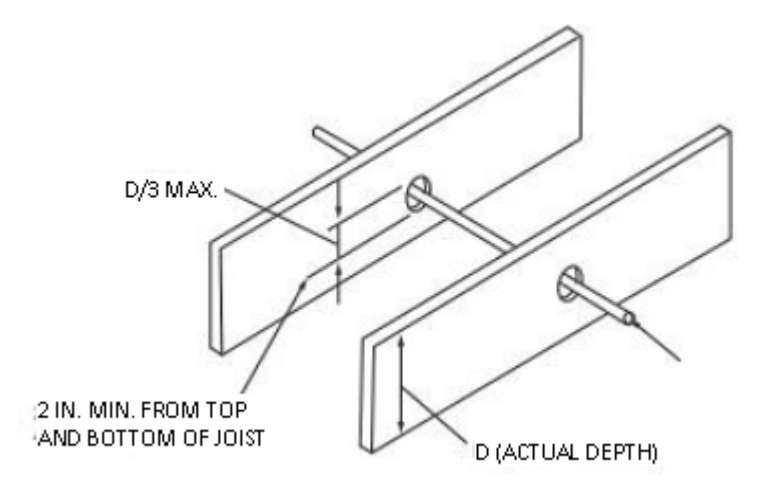
**05 RAFTER NOTCHING**  
 PER R802.7.1



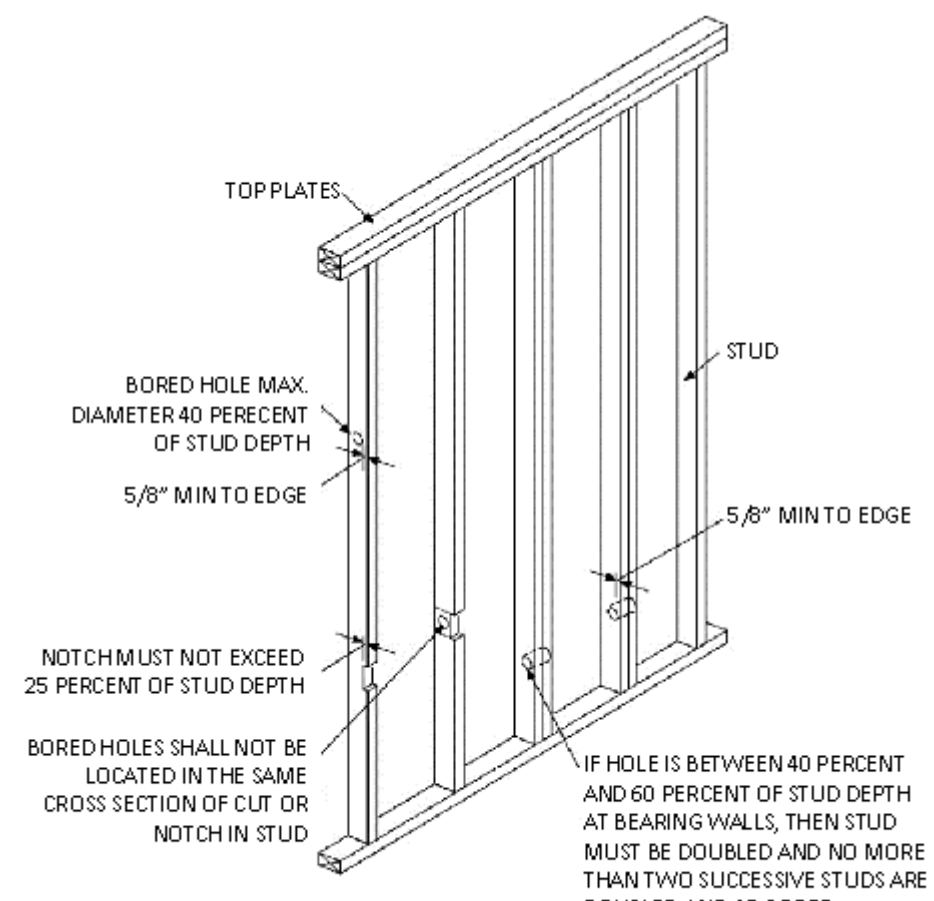
**08 CUTTING AND NOTCHING FLOOR JOISTS**  
 PER R502.8



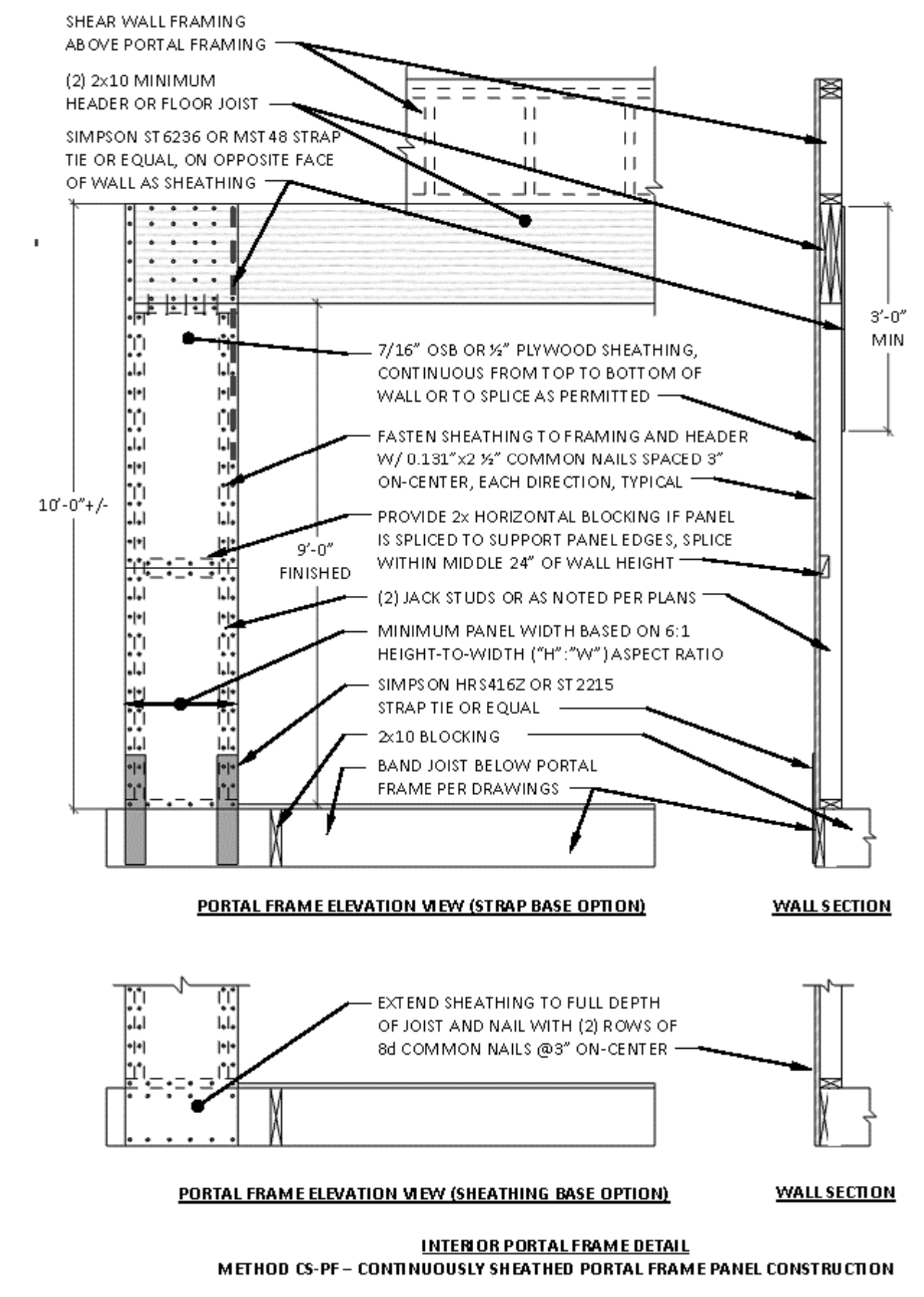
**04 FLOOR SHEATHING DETAIL**



**07 DRILLING FLOOR JOISTS**  
 PER R502.8



**03 NOTCHING AND BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**  
 PER R602.6(2)



**01 PORTAL FRAME ELEVATION AND SECTION DETAILS**



# PERMIT ISSUE - 10/27/23

2364 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/27/23 PERMIT	ID	DESCRIPTION
	60.0	COVER SHEET
	61.0	SPECIFICATIONS
	C100	GRADING AND UTILITY PLAN
	A1.0	FLOOR PLANS
	A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	A2.0	BUILDING ELEVATIONS
	A3.0	BUILDING SECTIONS AND DETAILS
	A4.0	PORCH PLANS AND DETAILS
	S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
963 E McMill LAN ST  
CINCINNATI, OH 45206  
(513) 830-5132

**STRUCTURAL ENGINEER**  
A0 STRUCTURAL ENGINEERS  
5 GREENE ST  
FORT THOMAS, KY 41075  
(859) 663-6045

## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

- ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
- FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
- PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

- CEILING INSULATION:** SHALL BE BLOWN-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
- WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION. OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
- CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** THERMOSTAT: PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** PEX PLUMBING SYSTEM: THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** SANITARY PIPING: ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** WATER HEATER: 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** LAUNDRY APPLIANCES: WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** WATER HEATER VENT: WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** FLOOR DRAINS: PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** FORCED AIR FURNACE: NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** FURNACE VENT: FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** RANGE HOOD: PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** DUCTS: GALVANIZED METAL DUCTS.
- M05** EXHAUST FANS: INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** MECHANICAL CHASE: PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** LAUNDRY DRYER VENT: DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.
- ELECTRICAL NOTES**
- E01** HARDWARE, PANELS, AND DISCONNECTS TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** ELECTRIC PANEL: PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** APPLIANCE OUTLET: COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** GFI CIRCUITS: ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** SMOKE DETECTORS: INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP CURRENT WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

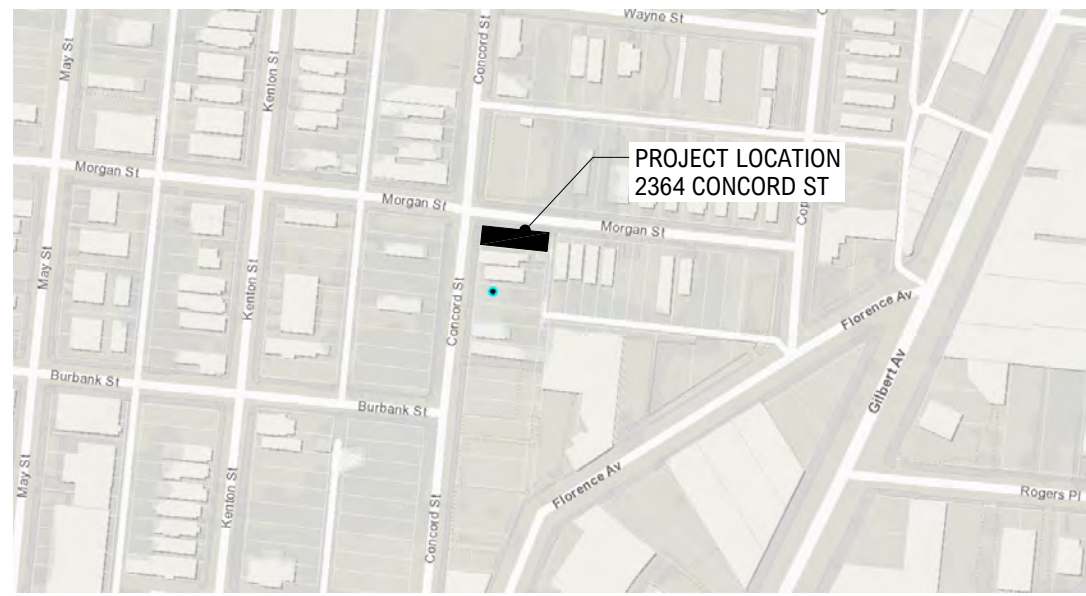
ADDRESS: 2364 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0107-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- REFER TO SITE SURVEY FOR REFERENCE.
- FINISH GRADE: FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

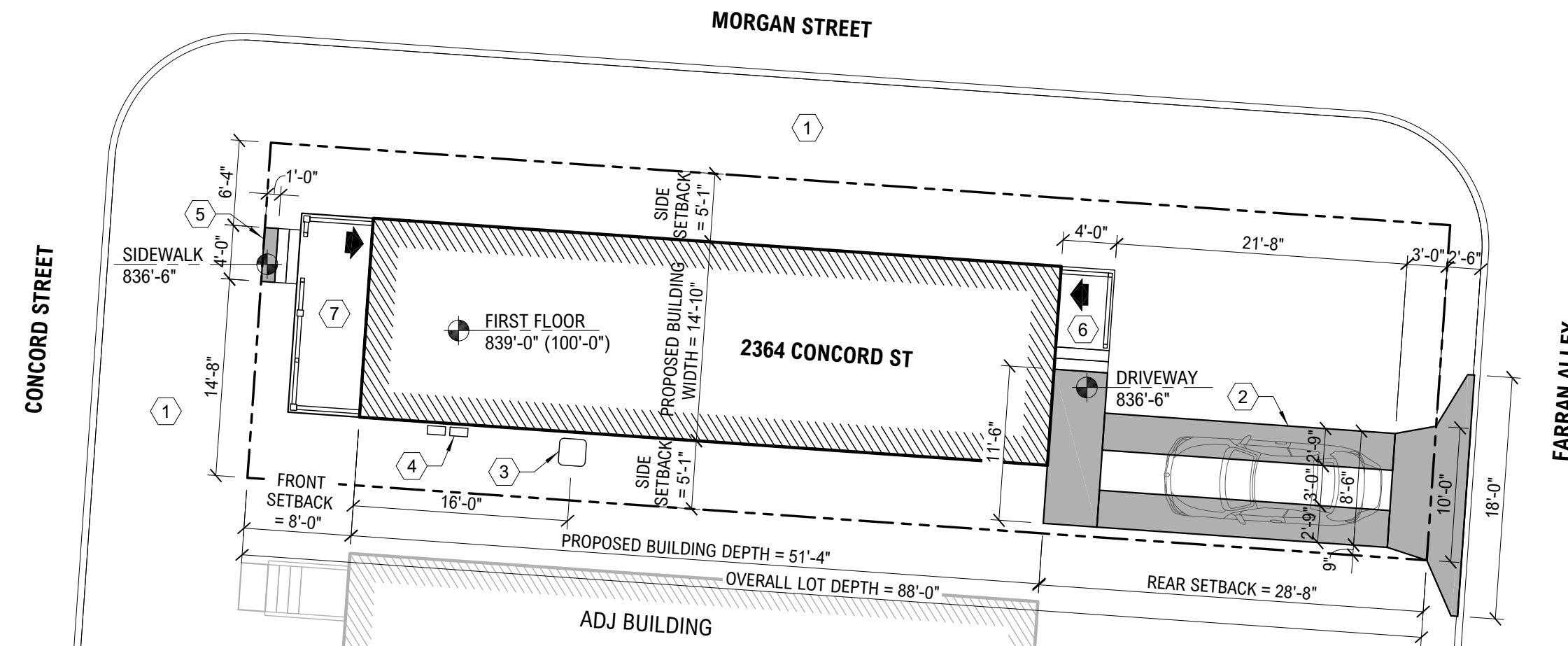
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- F'c = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINED AIR.
- MINIMUM CEMENT CONTENT = 520 #/CY.
- MAXIMUM WATER/CEMENT RATIO = 0.45.
- LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

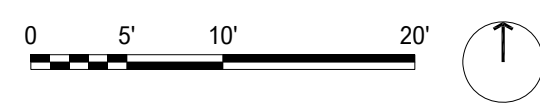
## SITE PLAN KEYNOTES

- EXISTING SIDEWALK: REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- NEW CONCRETE RIBBON DRIVEWAY LOCATION. REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- CONDENSING UNIT: GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- UTILITY METERS: GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- NEW CONCRETE WALK: REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- NEW EXTERIOR STEPS: P.T. WOOD W/ HANDRAIL ON AT LEAST ONE SIDE. HEIGHT SHALL BE 34"-38" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING. REFER TO PLANS FOR DETAILS.
- EXTERIOR COVERED PORCH: REFER TO PLANS FOR DETAILS.



## 01 SITE PLAN

1" = 10'-0"



## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL OVERHEAD TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, REQUIRED, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCB'S.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

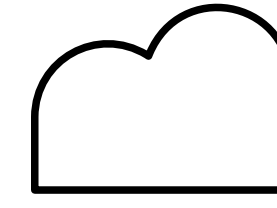
FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSION OR ELECTROLYTIC ACTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA), AS AMENDED.



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**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

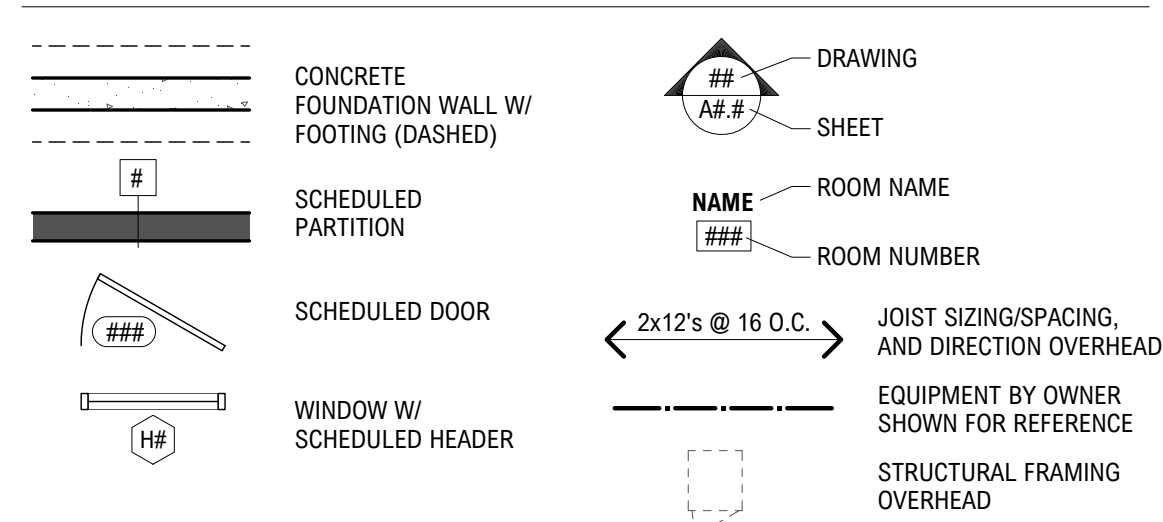
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**



**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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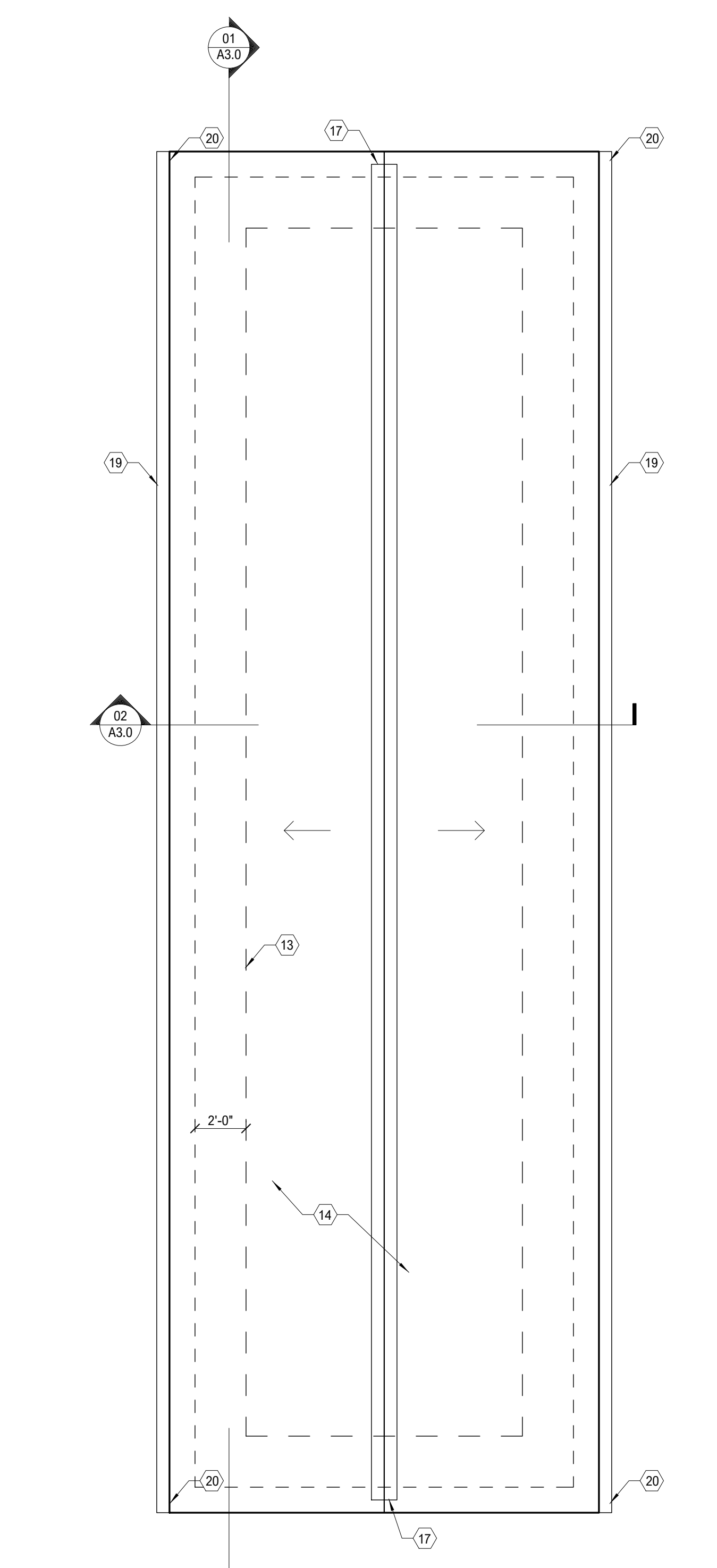
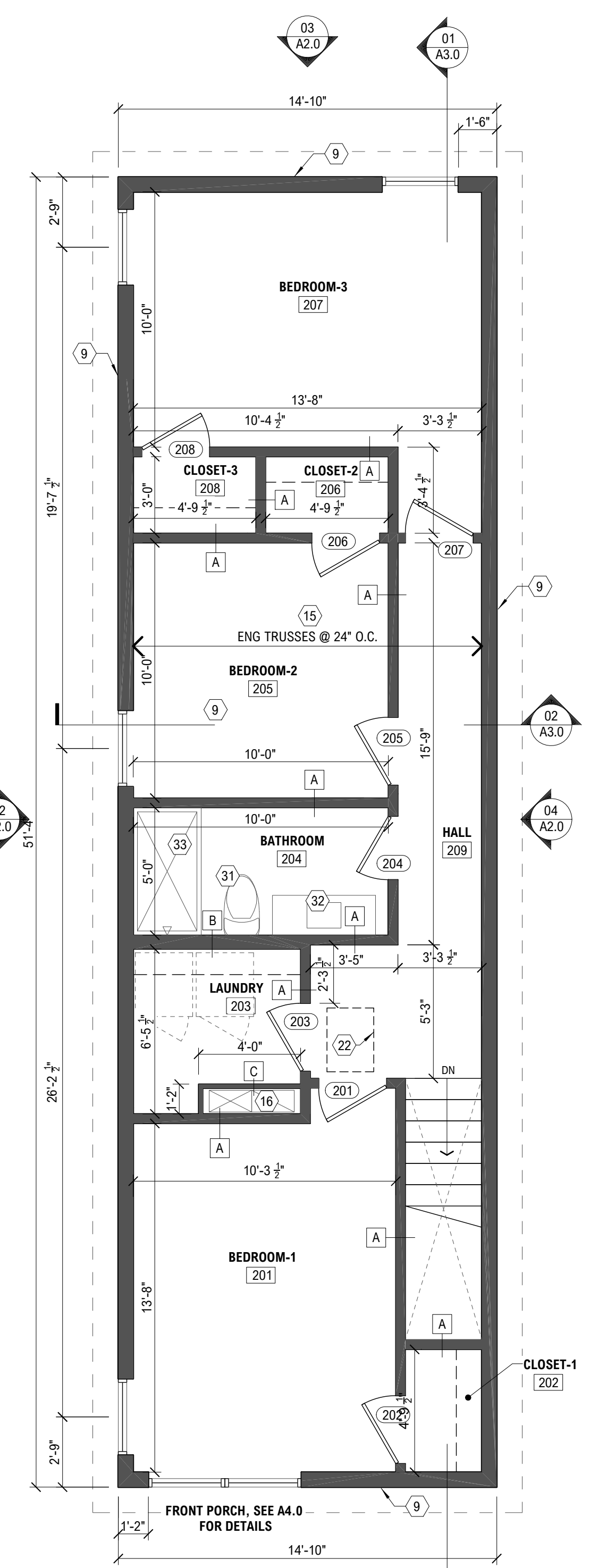
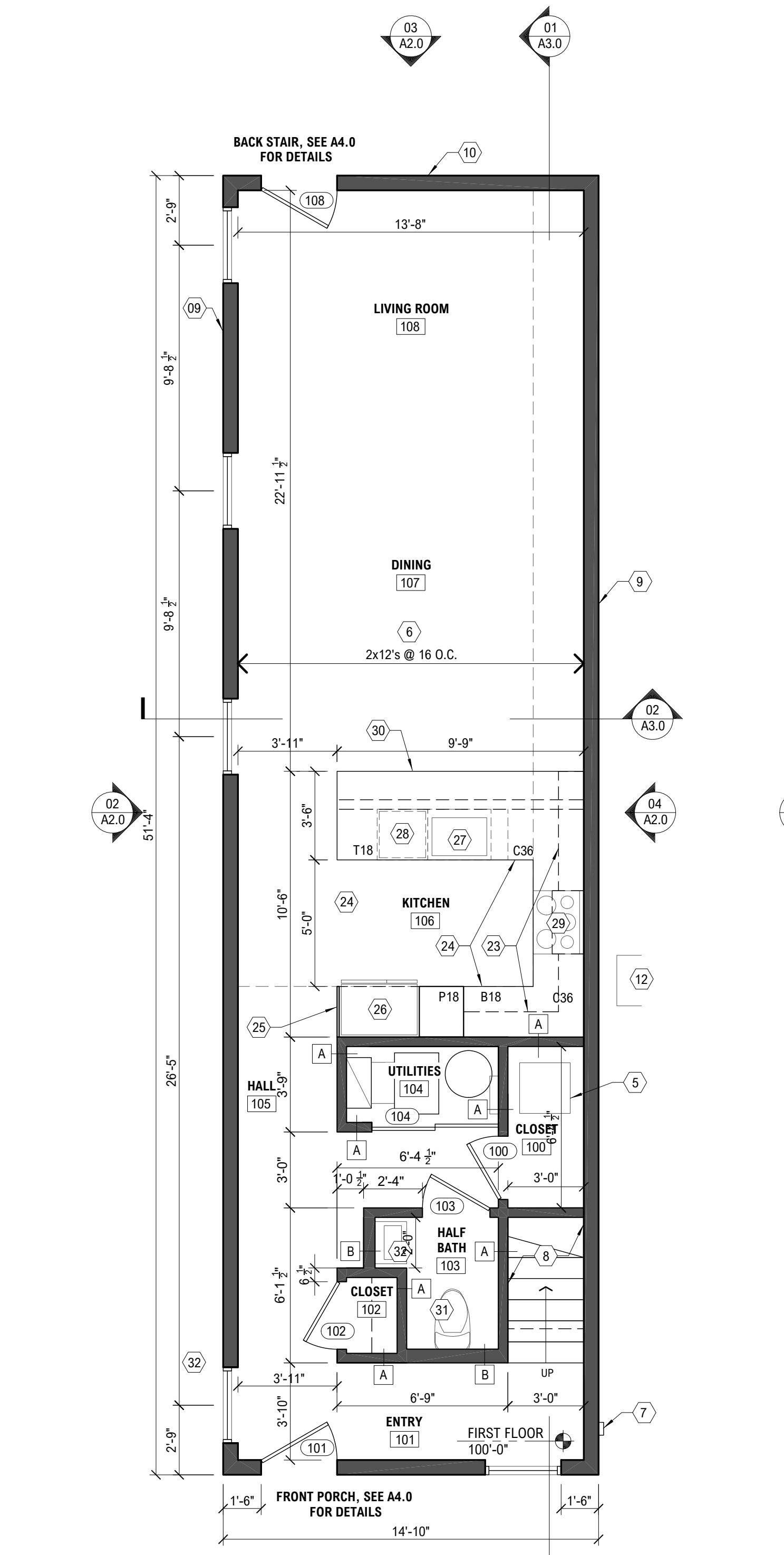
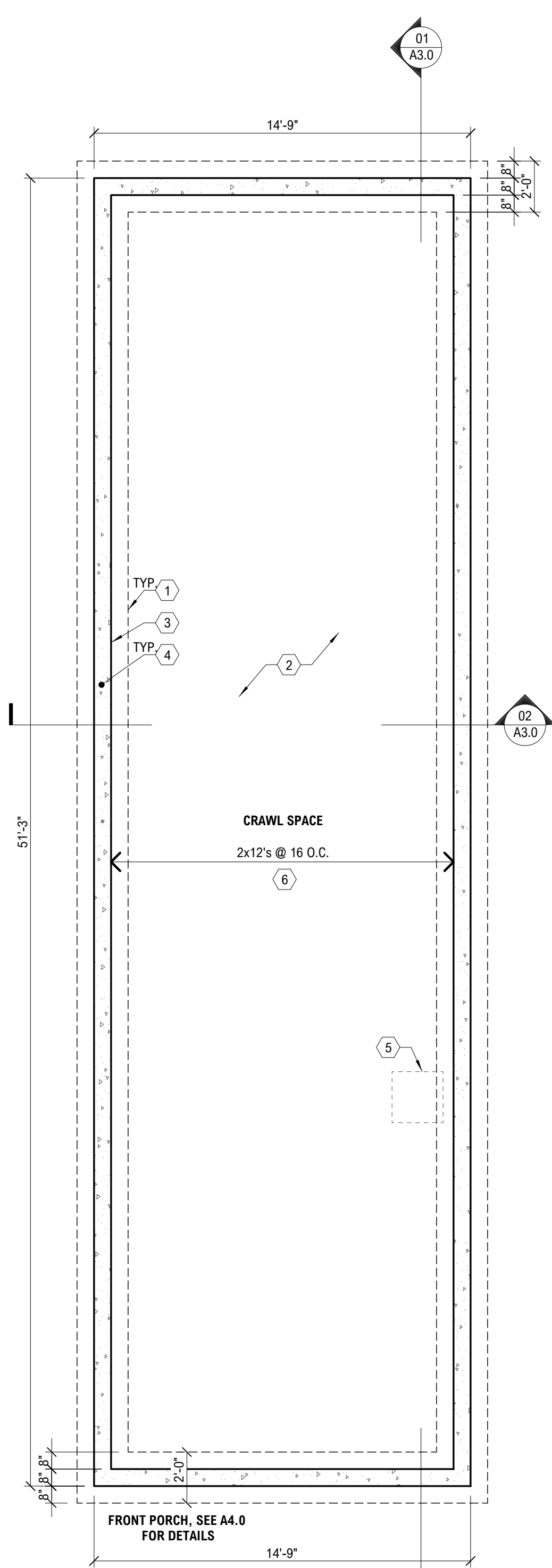
**NEW CONSTRUCTION  
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PROJECT NO. 2310  
 DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



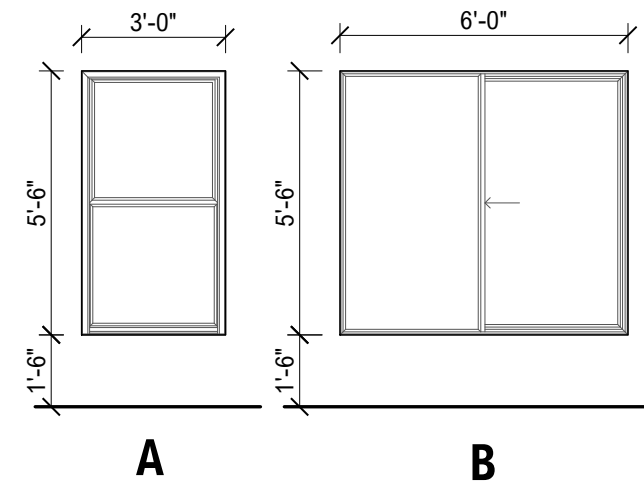


**◇ WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

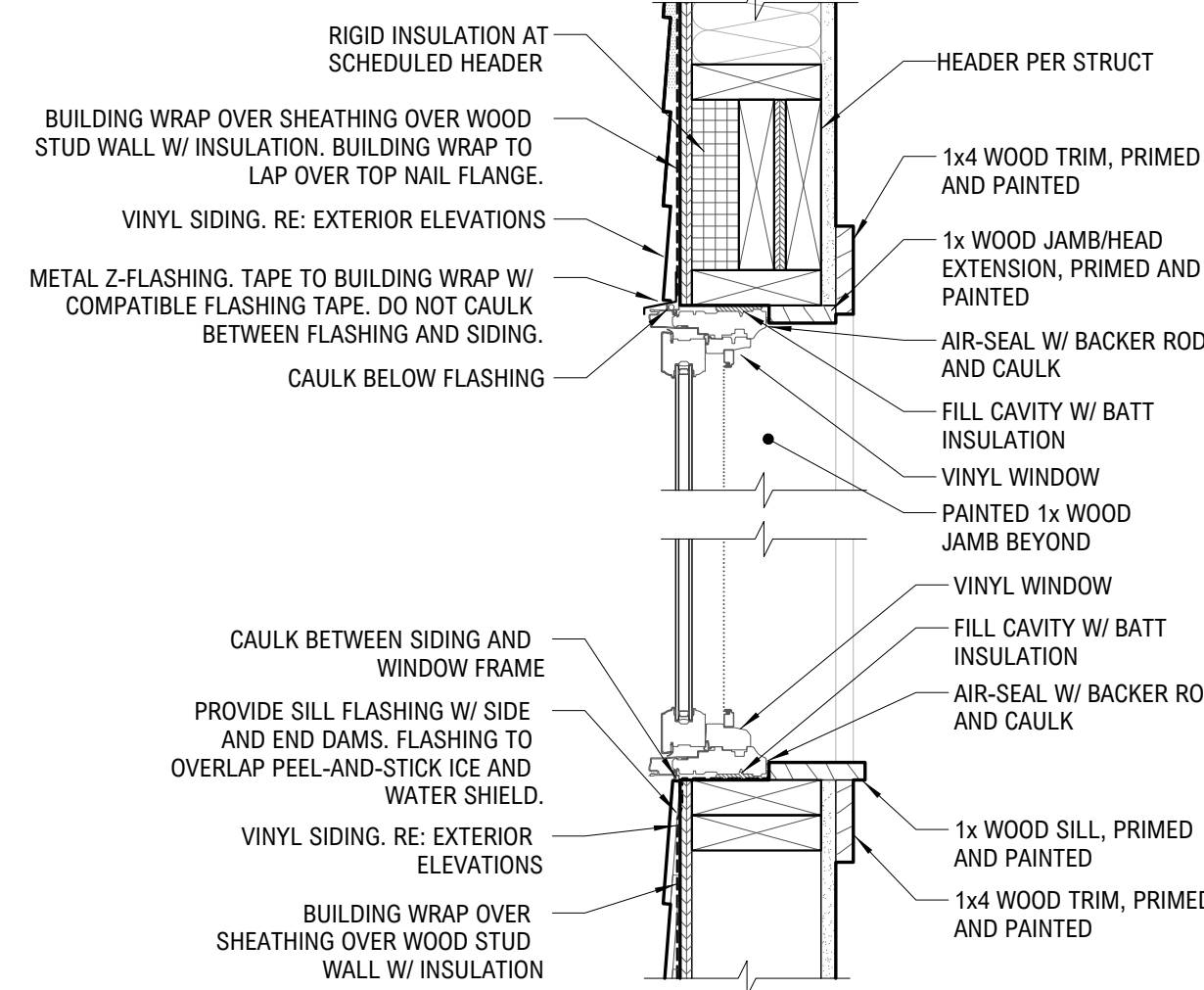
\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



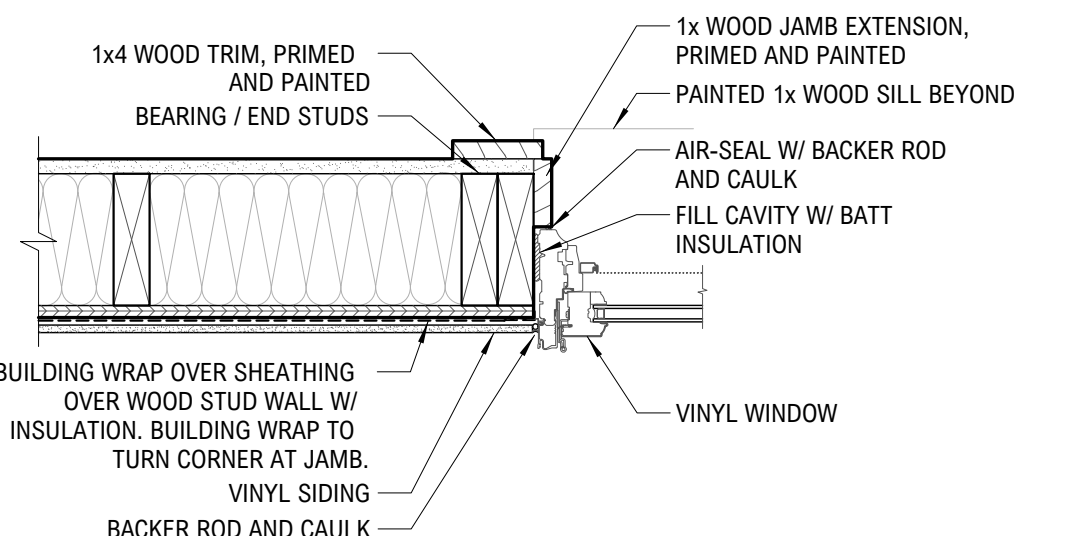
**05 WINDOW SCHEDULE AND TYPES**

1/4" = 1'-0"



**06 TYP WINDOW SILL**

1-1/2" = 1'-0"



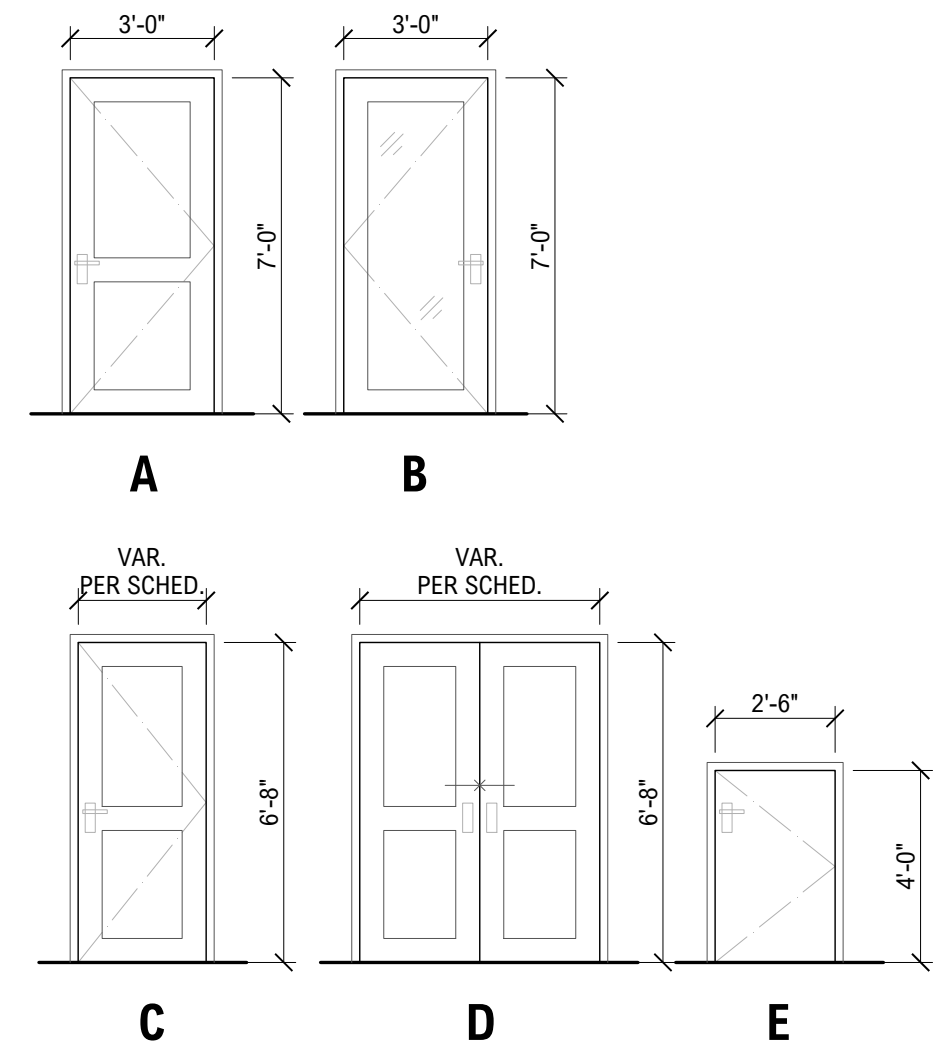
**07 TYP WINDOW JAMB**

1-1/2" = 1'-0"

**○ DOOR SCHEDULE**

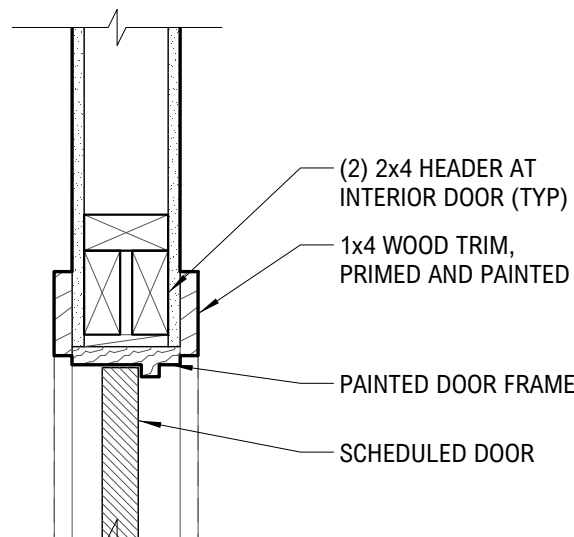
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED. COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



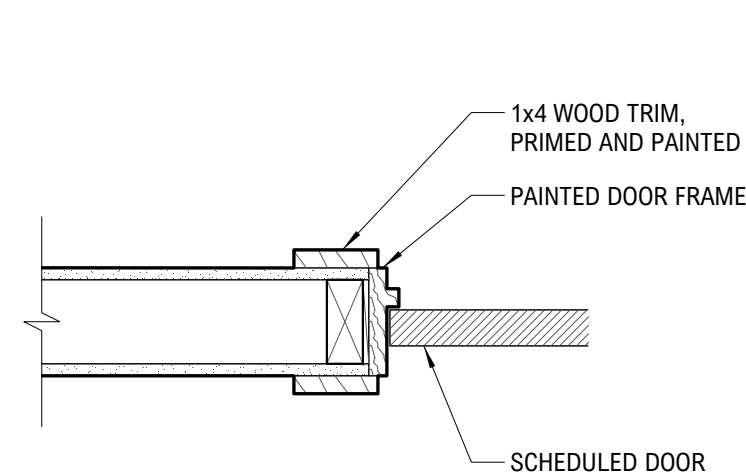
**04 DOOR TYPES**

1/4" = 1'-0"



**07 TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

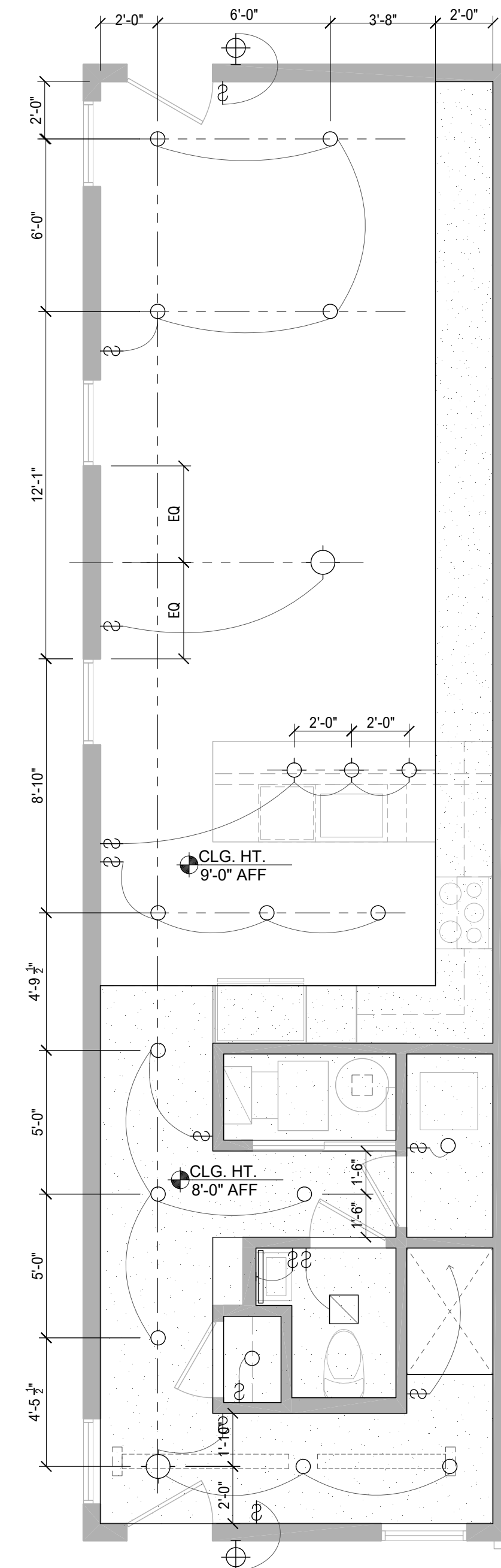


**07 TYP INTERIOR DOOR JAMB**

1-1/2" = 1'-0"

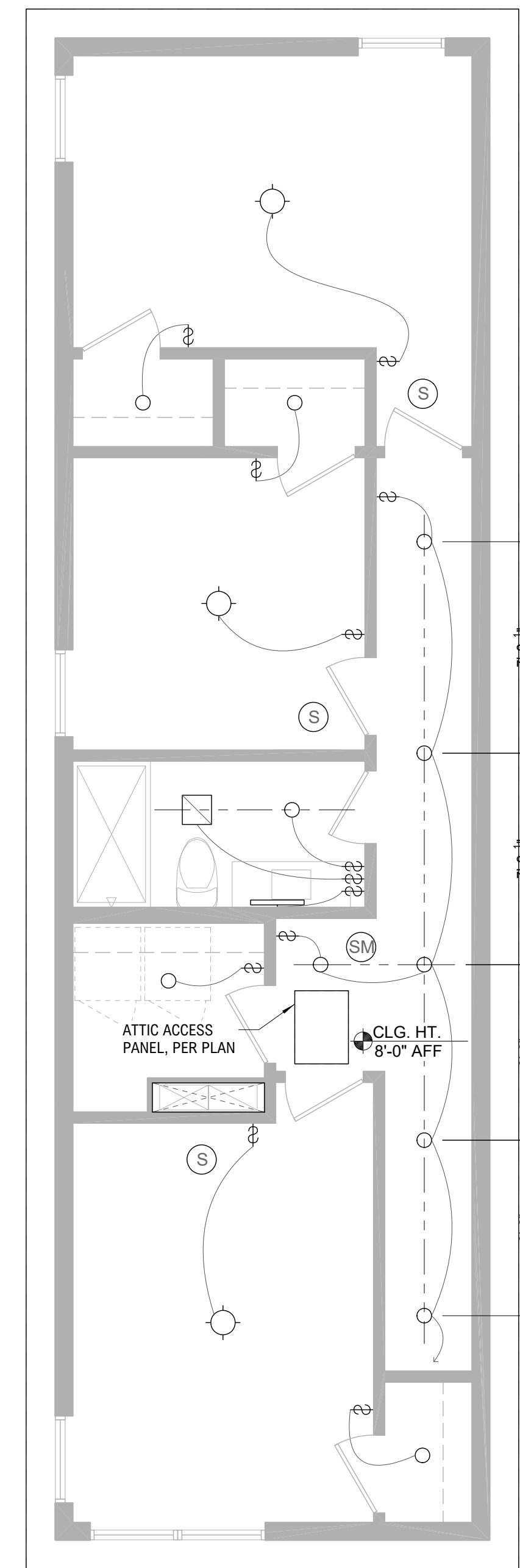
**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- ⊕ EXTERIOR LIGHT, WALL MOUNTED
- ⊙ PENDANT LIGHT
- ⊙ DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- ⊙ DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- ⊙ DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- VANITY LIGHT
- ⊙ EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- ⊙ CLG. HT. +9'-0" AFF
- ⊙ CEILING HEIGHT ABOVE FINISH FLOOR
- ⊙ WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- ⊙ SWITCH



**01 FIRST FLOOR PLAN**

1/4" = 1'-0"

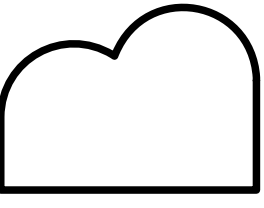


**02 SECOND FLOOR PLAN**

1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIA, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADDE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



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PROJECT NO. 2310

DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**

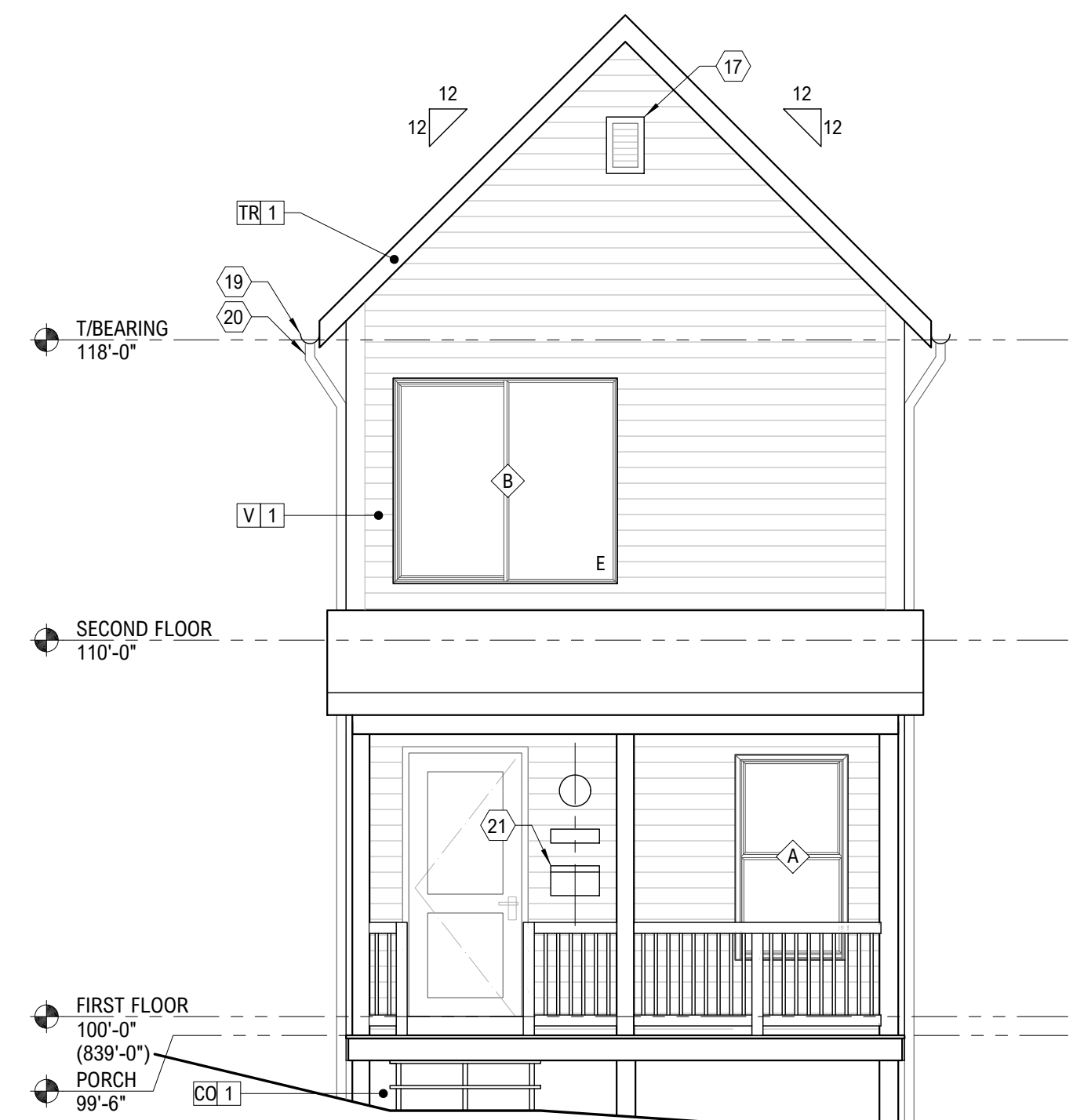


### E - EGRESS WINDOW INFORMATION

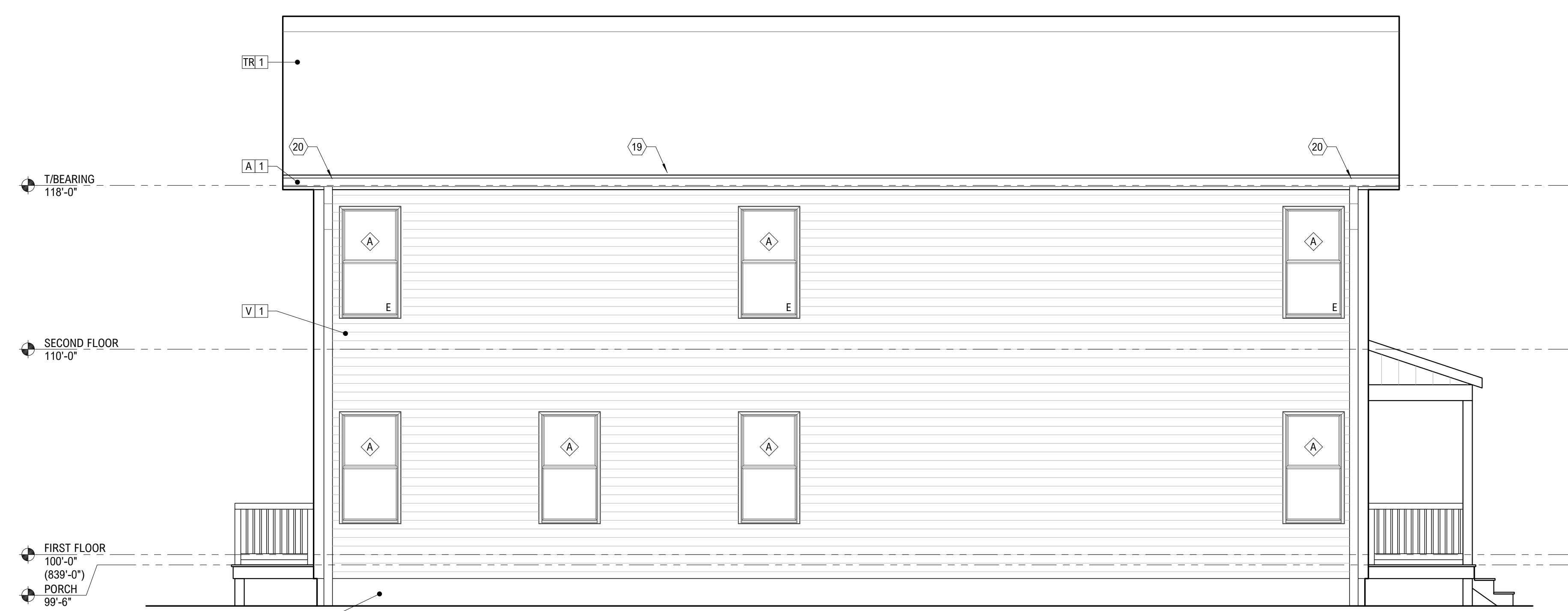
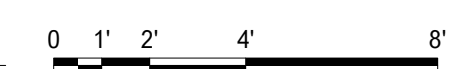
- A) **RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED:** EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.
- B) **RCO 310.1.1 MINIMUM OPENING AREA:** ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- C) **RCO 310.1.2 MINIMUM OPENING HEIGHT:** THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- D) **RCO 310.1.3 MINIMUM OPENING WIDTH:** THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

### KEYED NOTES

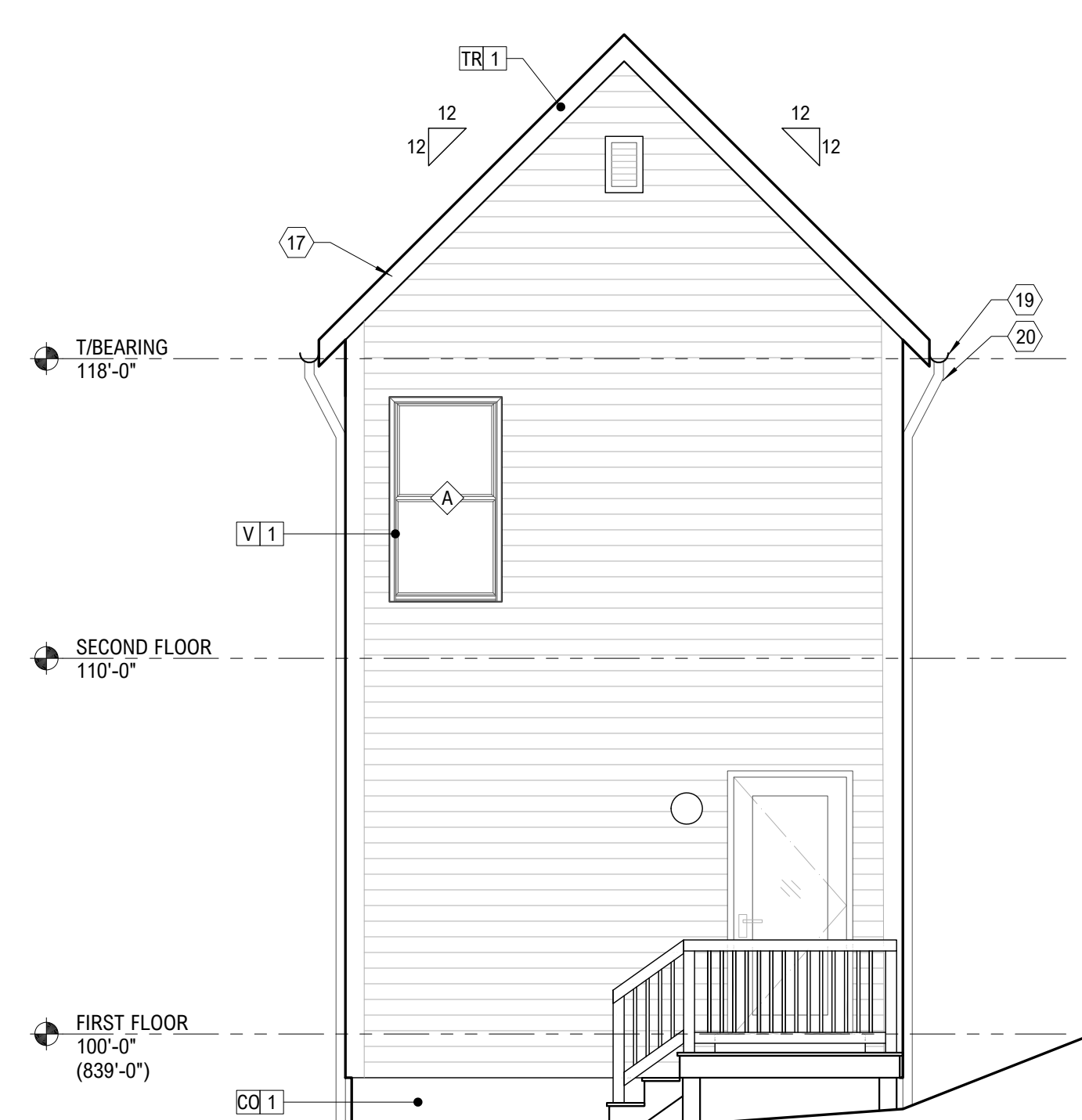
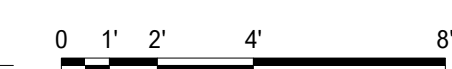
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) **CRAWL SPACE ACCESS:** MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) **TYPICAL FLOOR FRAMING:** JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) **DECK ASSEMBLY:** P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) **HVAC CONDENSING UNIT:** PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) **ROOF FRAMING:** TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) **VENT CHASE:** PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



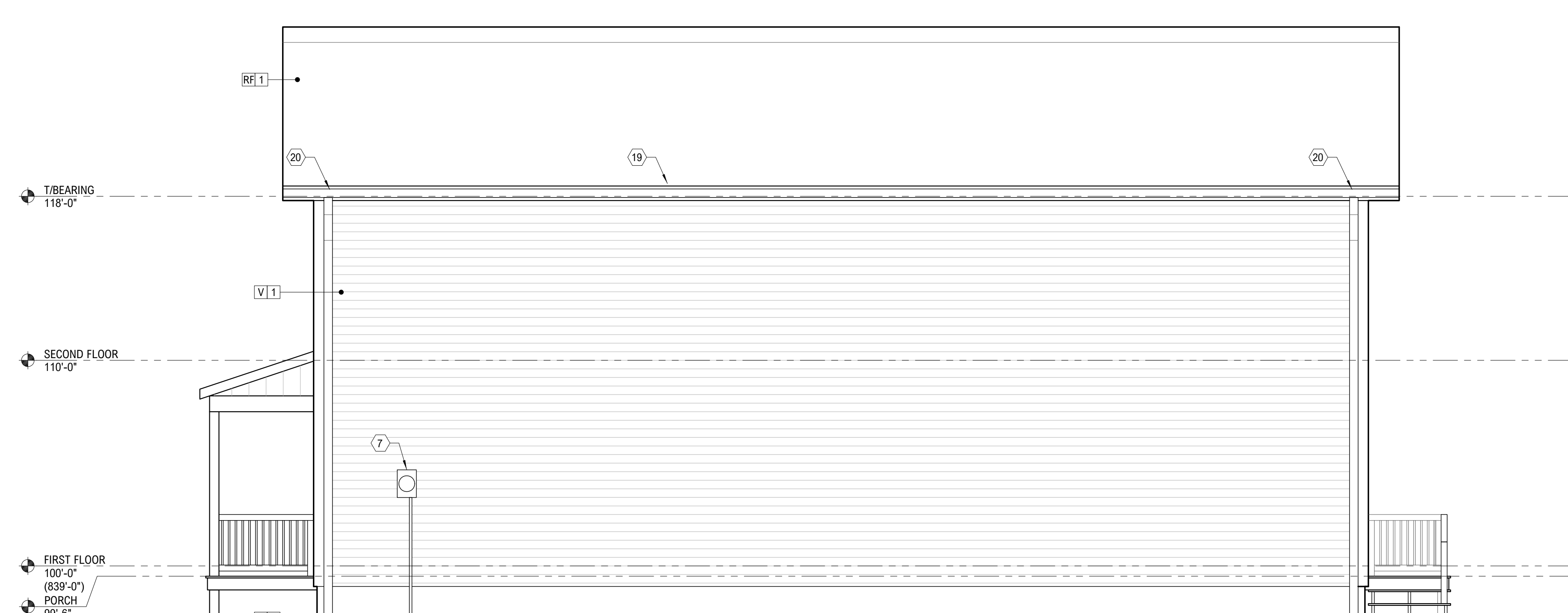
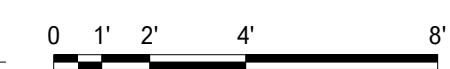
**01 FRONT ELEVATION**  
1/4" = 1'-0"



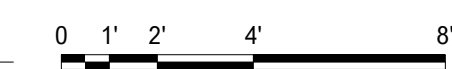
**02 PRIMARY SIDE ELEVATION**  
1/4" = 1'-0"



**03 REAR ELEVATION**  
1/4" = 1'-0"

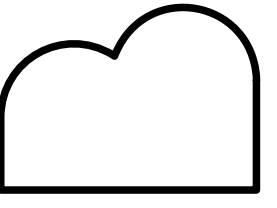


**04 SECONDARY SIDE ELEVATION**  
1/4" = 1'-0"



### EXTERIOR FINISH LEGEND

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS



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CINCINNATI, OH 45202



**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2364 CONCORD AVE  
CINCINNATI, OH 45206

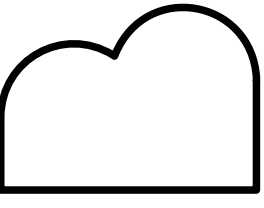
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PROJECT NO. **2310**  
DRAWING TITLE  
**BUILDING ELEVATIONS**

**A2.0**



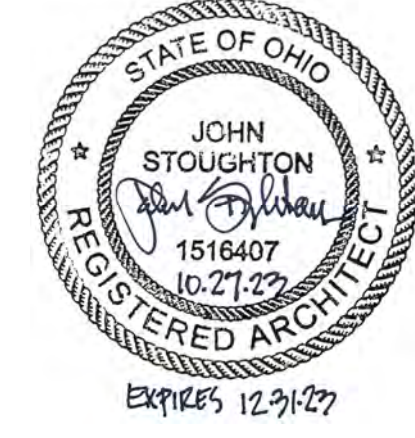


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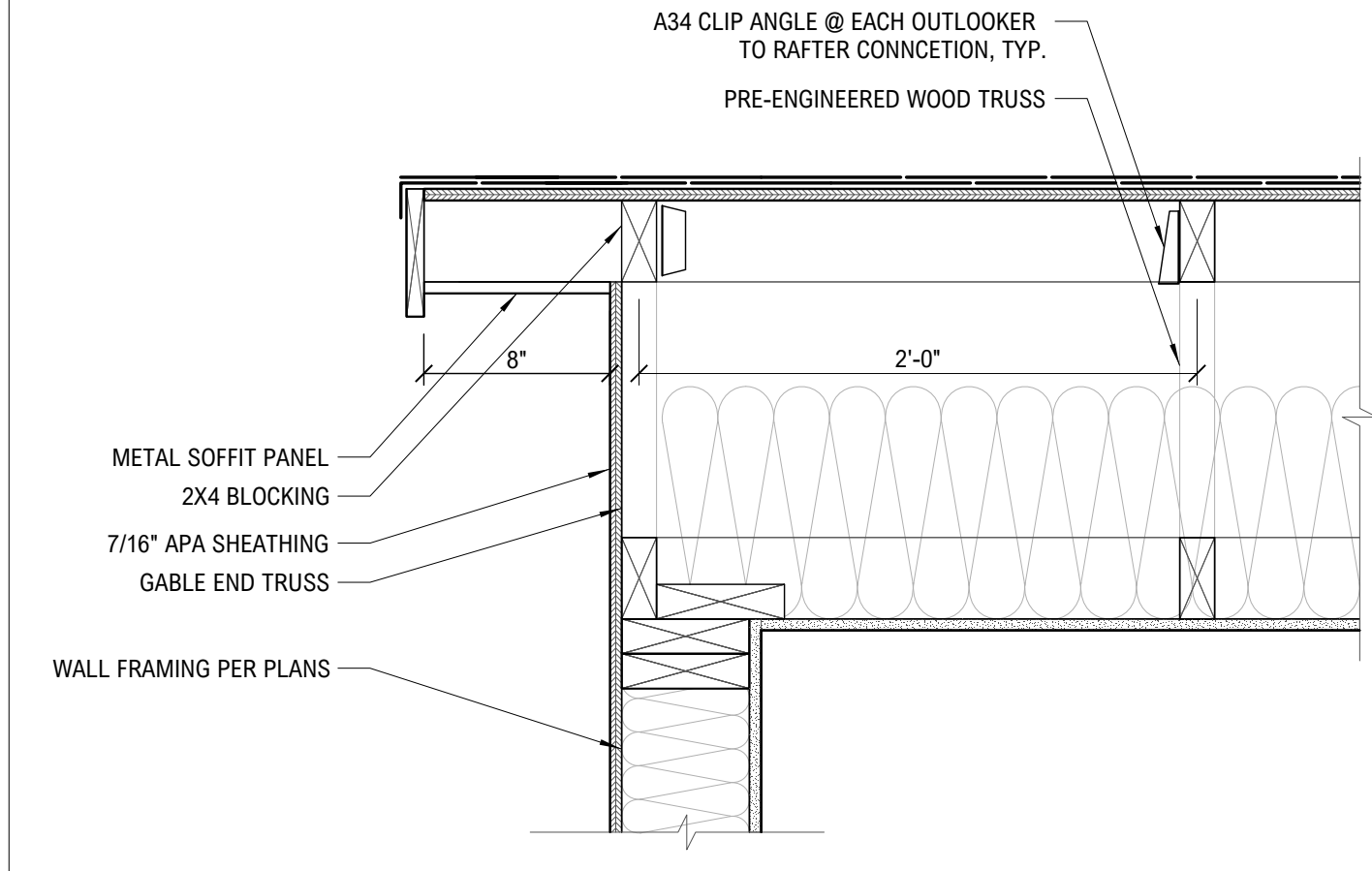
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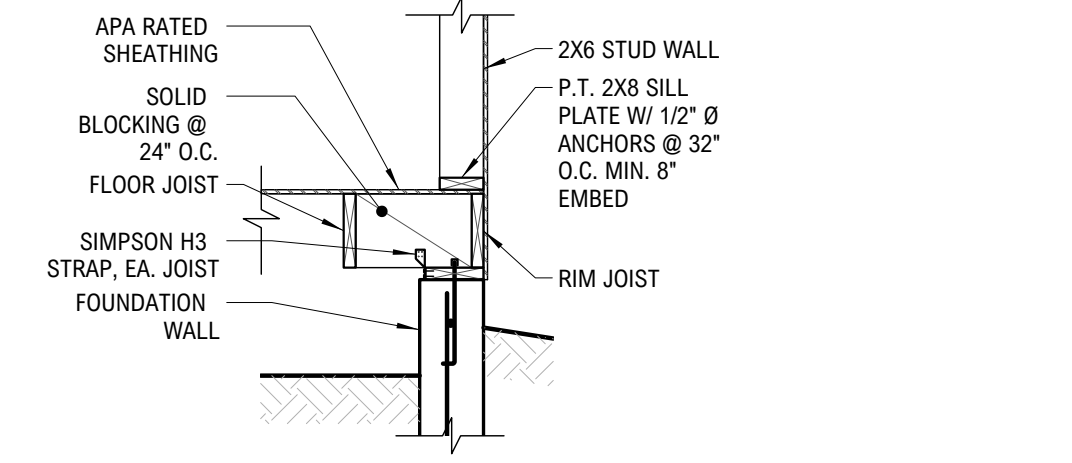
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

**A3.0**



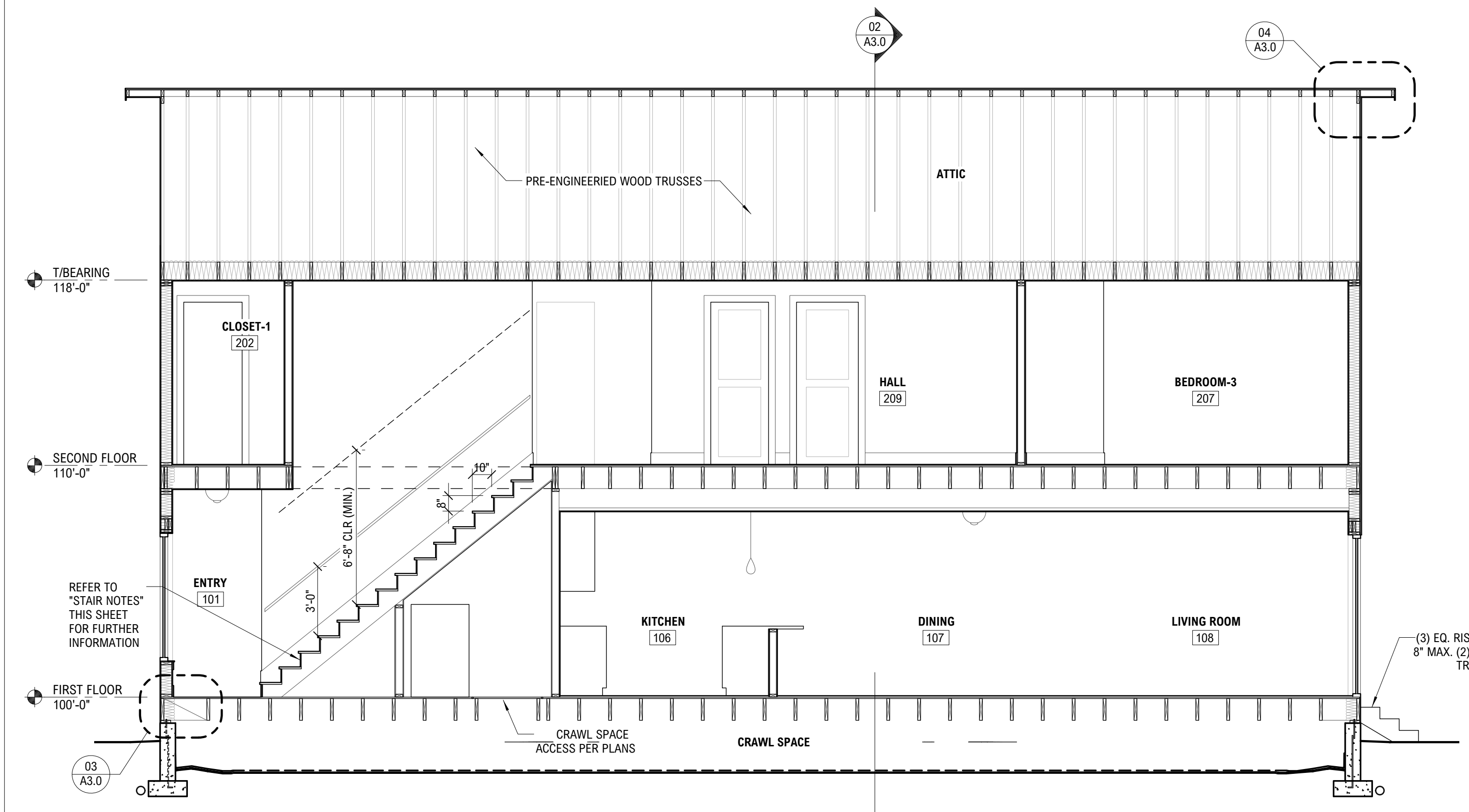
**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



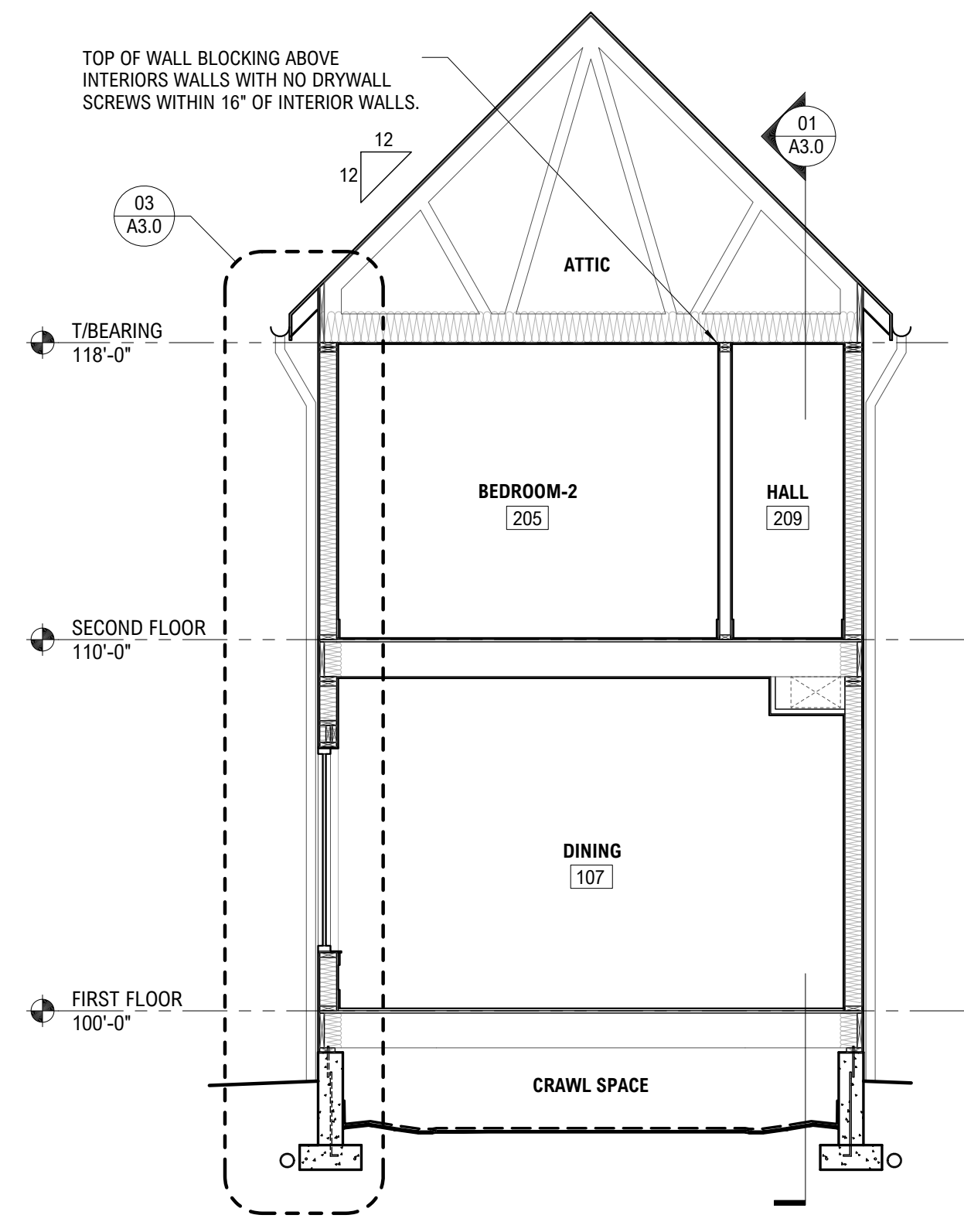
**05 DETAIL**  
1/2" = 1'-0"

**INTERIOR STAIR NOTES**

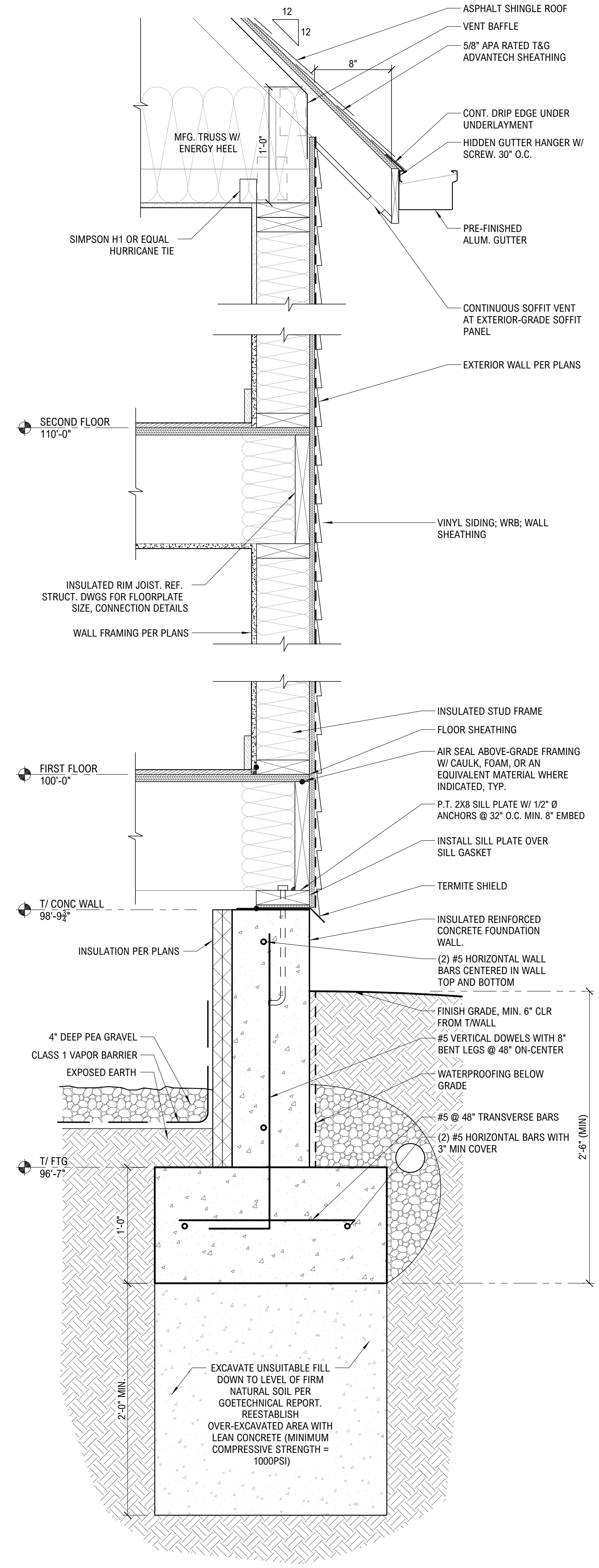
- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



**01 BUILDING SECTION**  
1/4" = 1'-0"

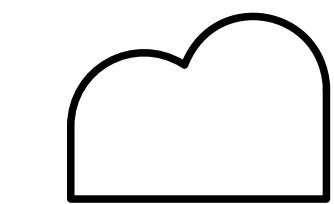


**02 BUILDING SECTION**  
1/4" = 1'-0"



**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"





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DRAWING TITLE  
**PORCH PLAN AND DETAILS**

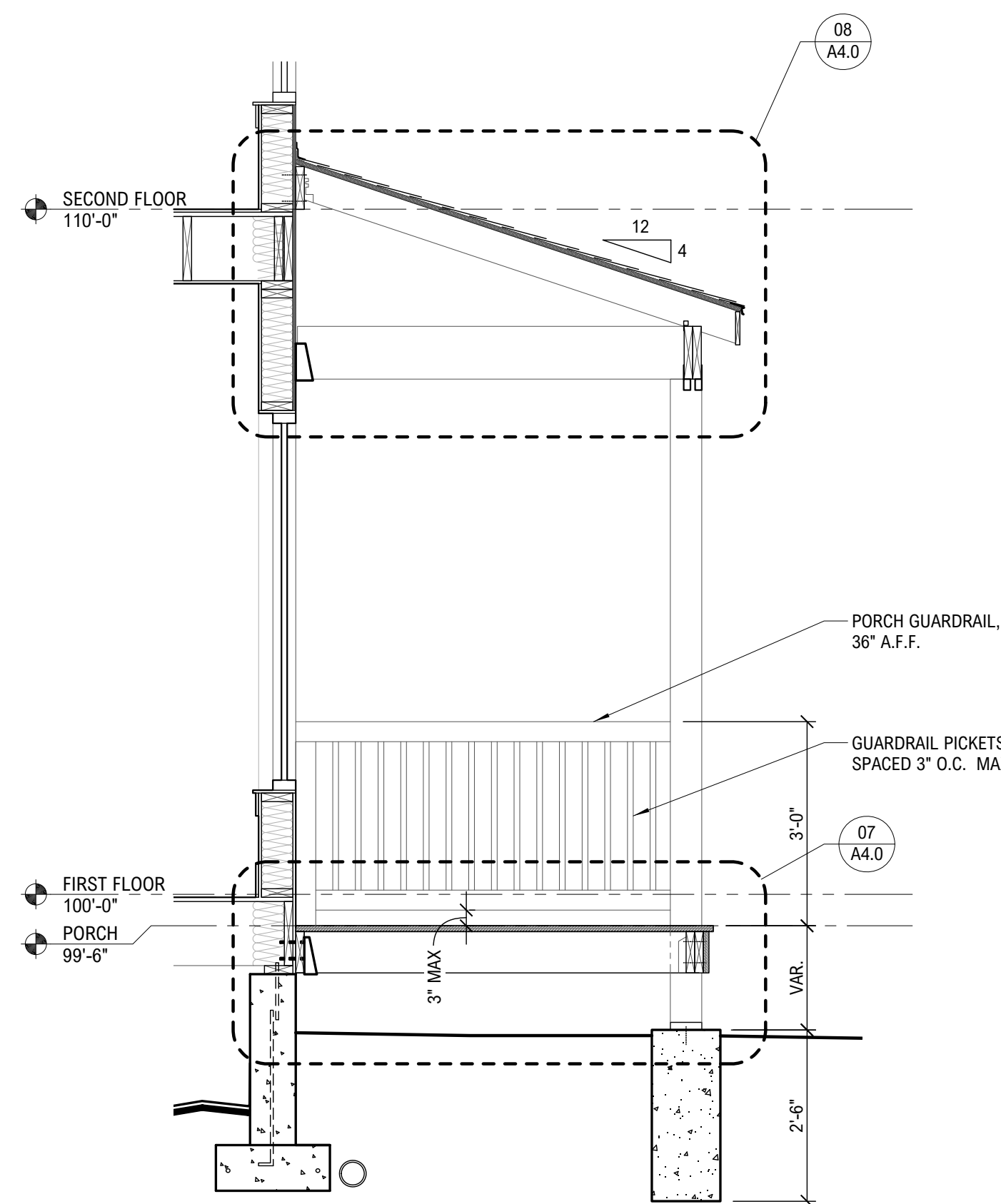
**A4.0**

**FLOOR PLAN GENERAL NOTES**

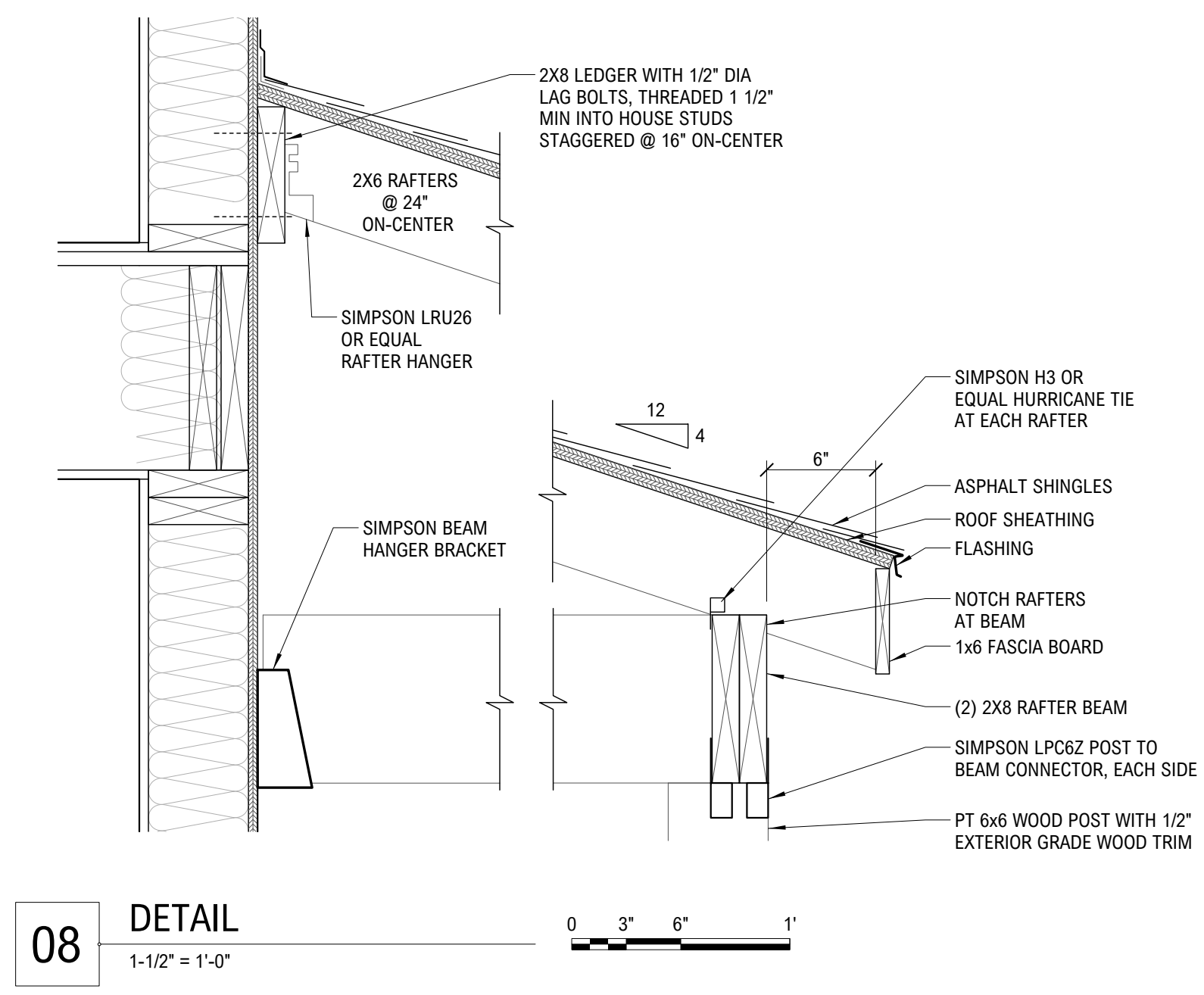
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELLS SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

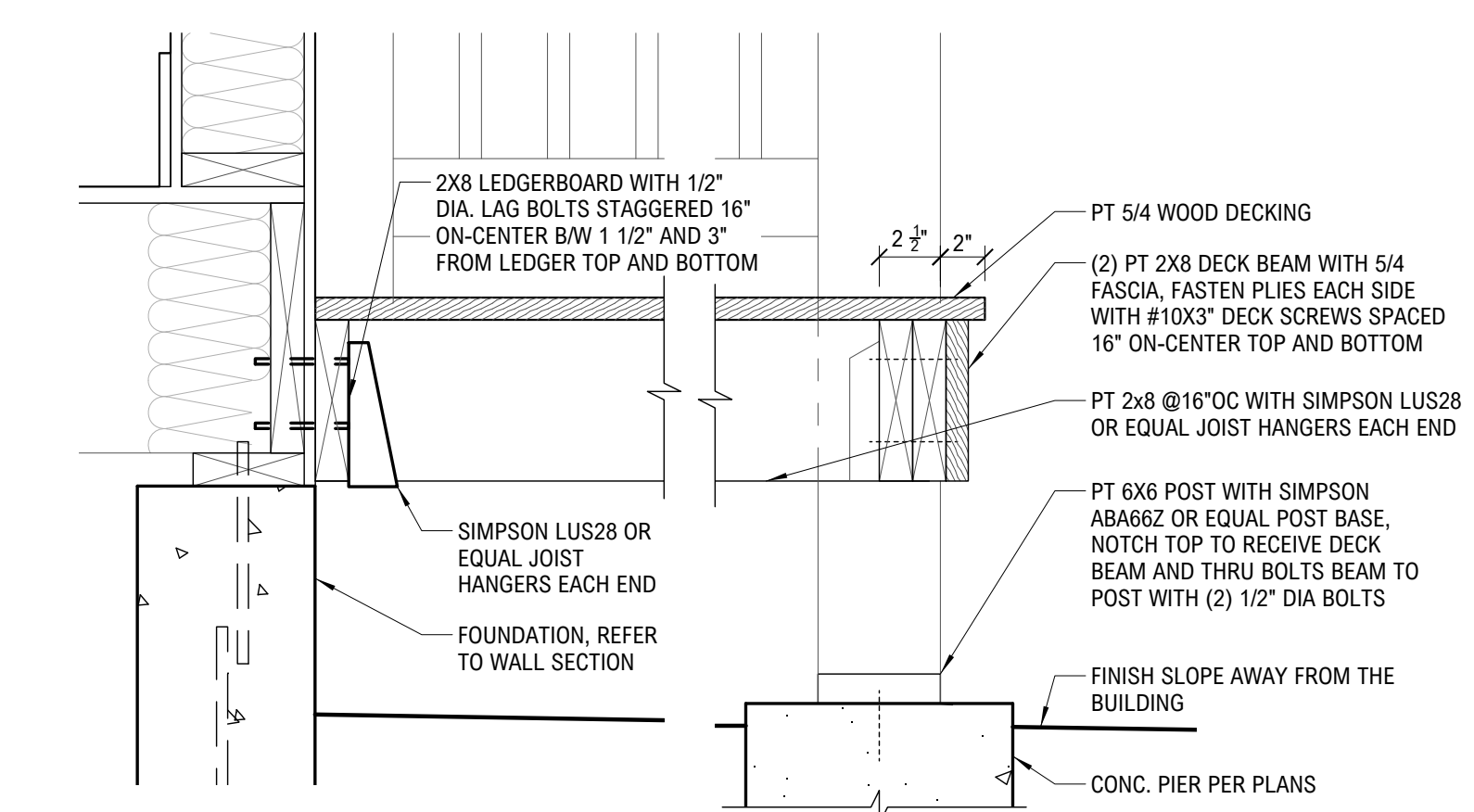
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"X24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
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- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



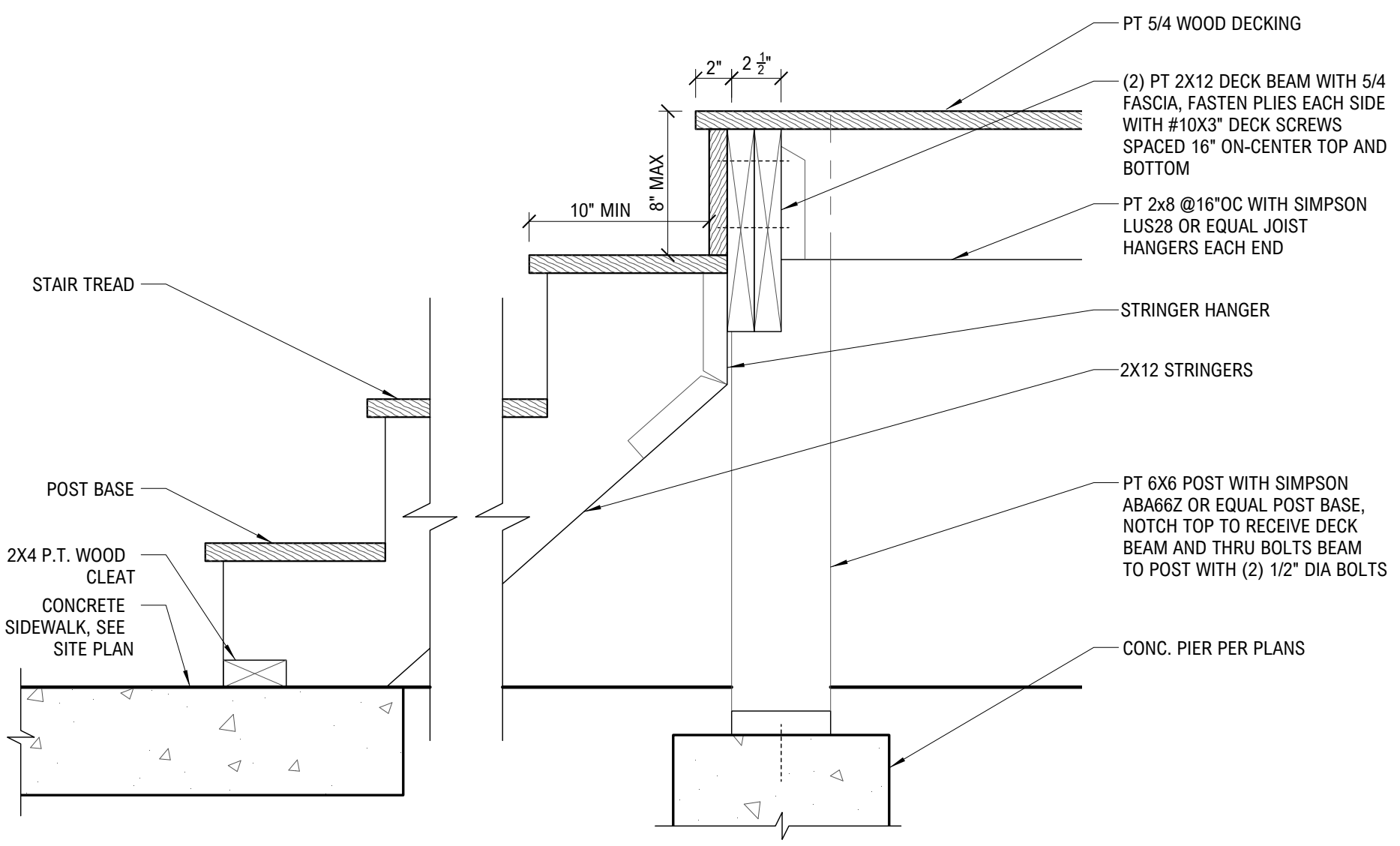
**06** PORCH SECTION  
1/2" = 1'-0"



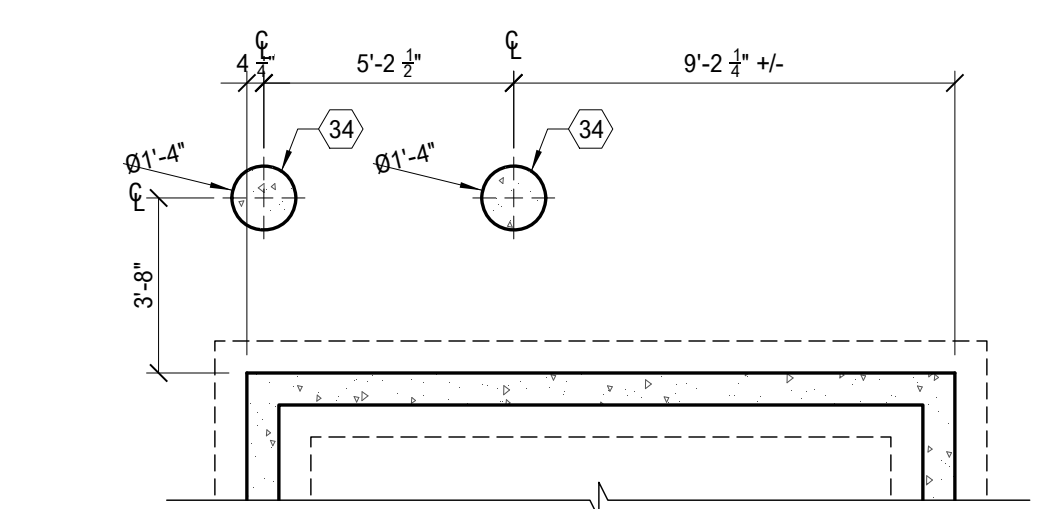
**08** DETAIL  
1-1/2" = 1'-0"



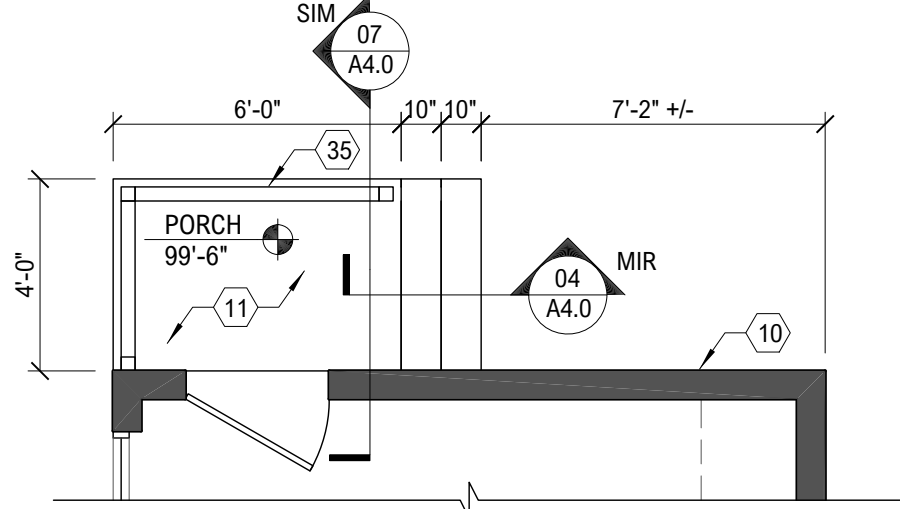
**07** DETAIL  
1-1/2" = 1'-0"



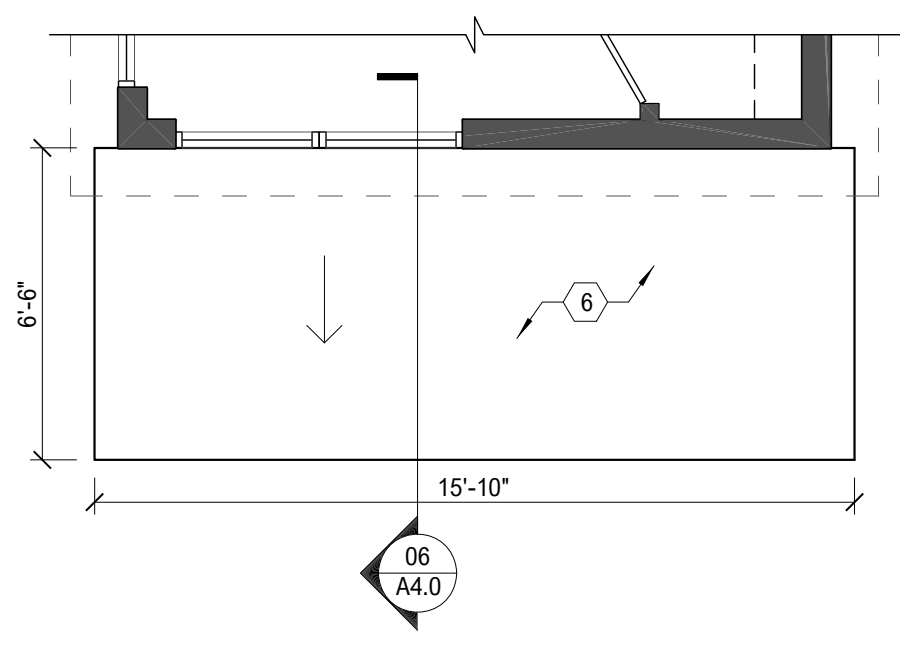
**04** PORCH ROOF PLAN  
1-1/2" = 1'-0"



**01** FOUNDATION PLAN  
1/4" = 1'-0"

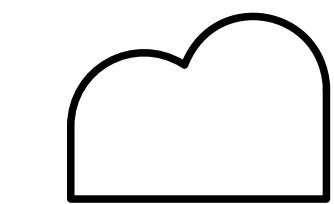


**02** PORCH PLAN  
1/4" = 1'-0"



**03** PORCH ROOF PLAN  
1/4" = 1'-0"





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STRUCTURAL COMPONENTS ONLY.  
**STRUCTURAL ENGINEER**  
AO STRUCTURAL ENGINEERS  
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(859) 663-6045

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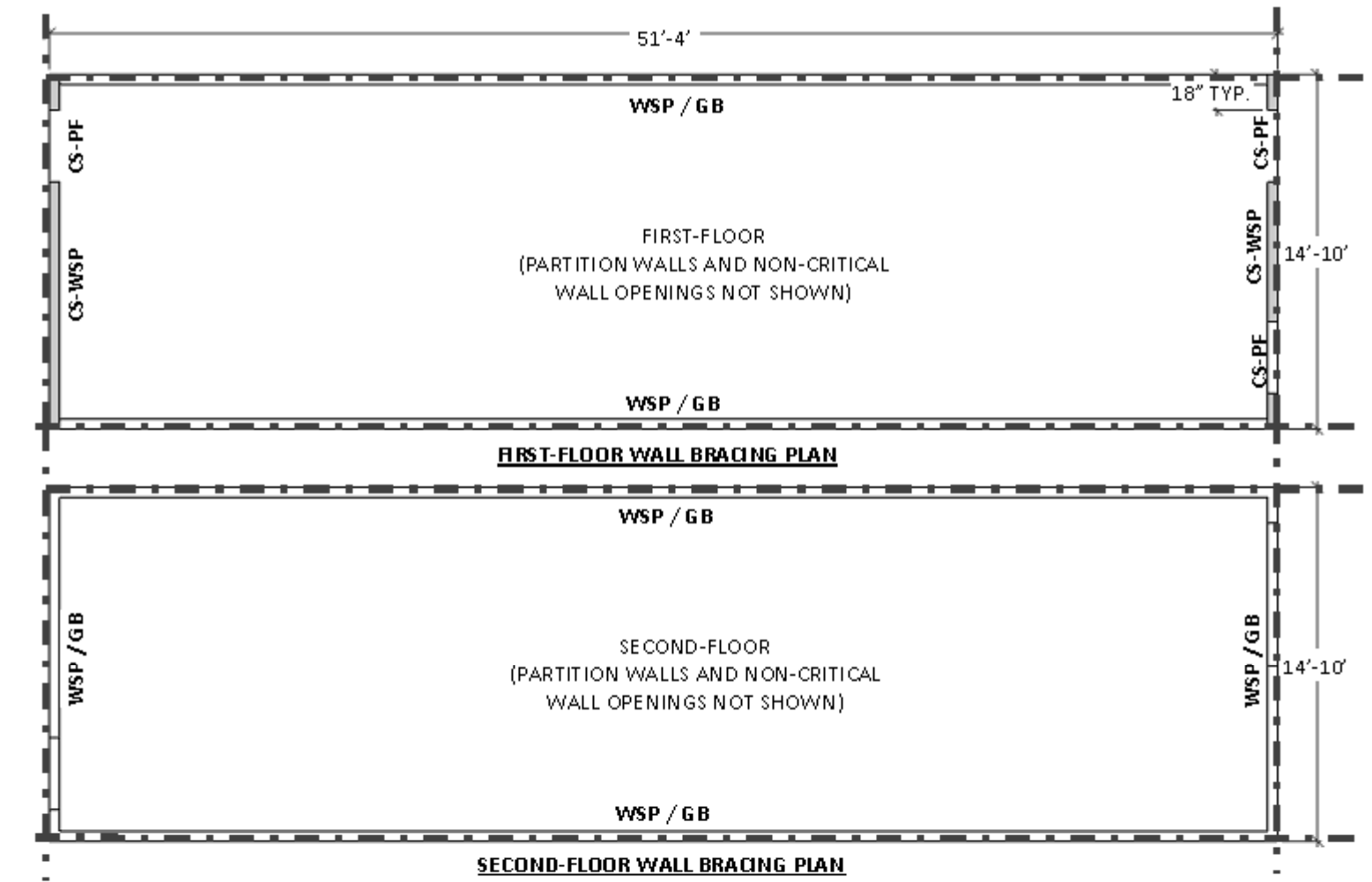
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PROJECT NO. 2310

DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



**DESIGN CRITERIA:**  
2019 RCD / 2018 IRC W/ DH AMENDMENTS  
WIND LOAD: 115MPH  
RISK CATEGORY II  
EXPOSURE: C  
DESIGN PRESS: 16PSF

**SEISMIC:**  
RISK CATEGORY II  
SS / S1: 0.148 / 0.077  
SITE CLASS: D  
SDS / SD1: 0.158 / 0.124  
SDC: B  
SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS  
DESIGN BASE SHEAR: V: 0.065\*W, 0.065, 2.5  
INRLL HOUSE 'A'  
EQUIVALENT LATERAL FORCE ANALYSIS

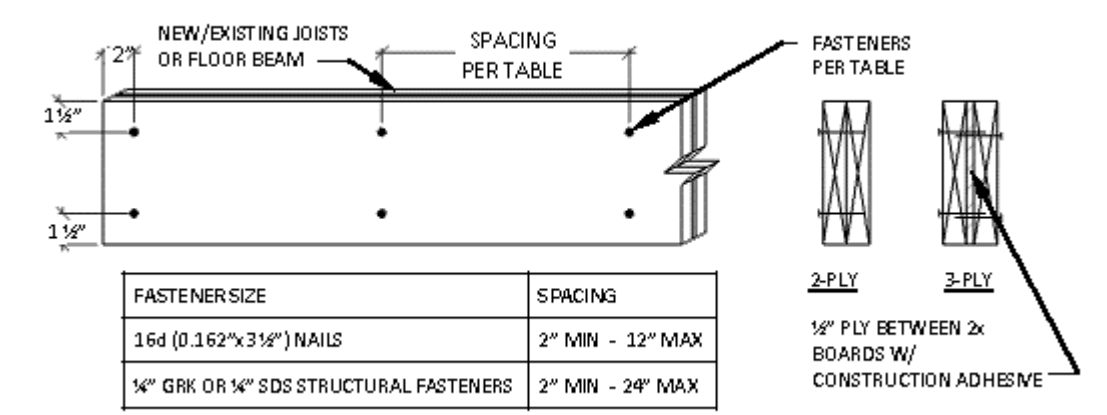
**BRACED WALL LINE**  
WSP: 3/8" MINIMUM WOOD STRUCTURAL PANEL  
GB: 1/2" MINIMUM GYPSUM BOARD  
CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)  
CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.

**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.131"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3 AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

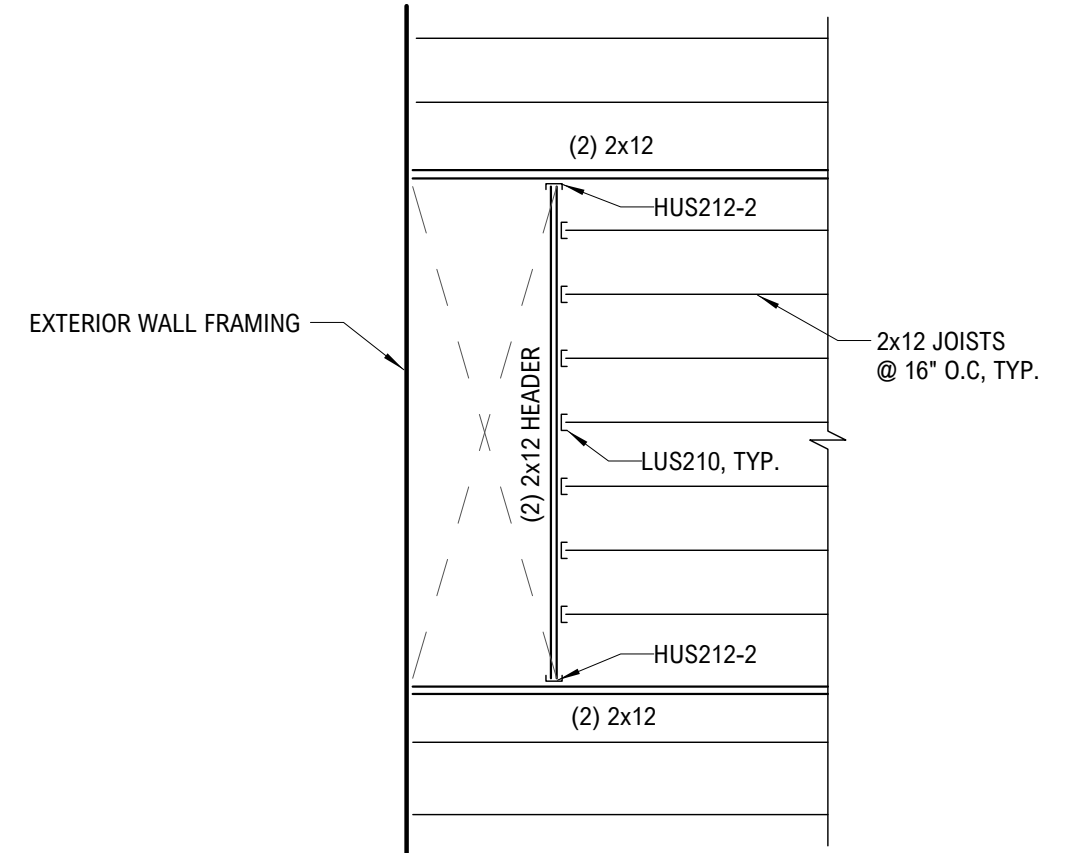
**BRACED WALL PLAN AND FASTENER REQUIREMENTS**

02



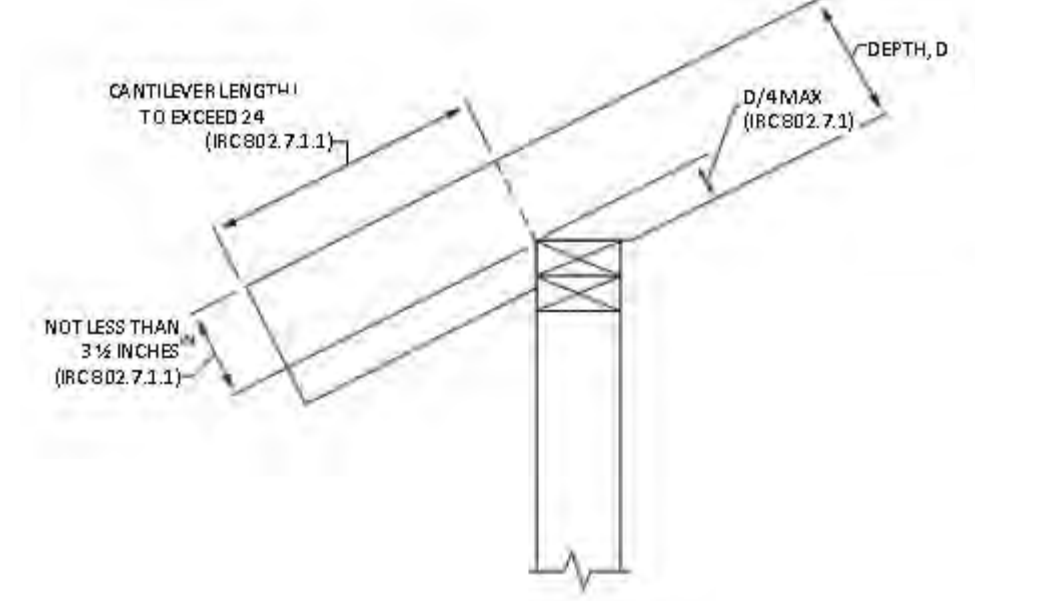
**NAIL PATTERN FOR BUILT-UP JOISTS AND FLOOR BEAMS**

06



**SECOND FLOOR FRAMING @ STAIR OPENING**

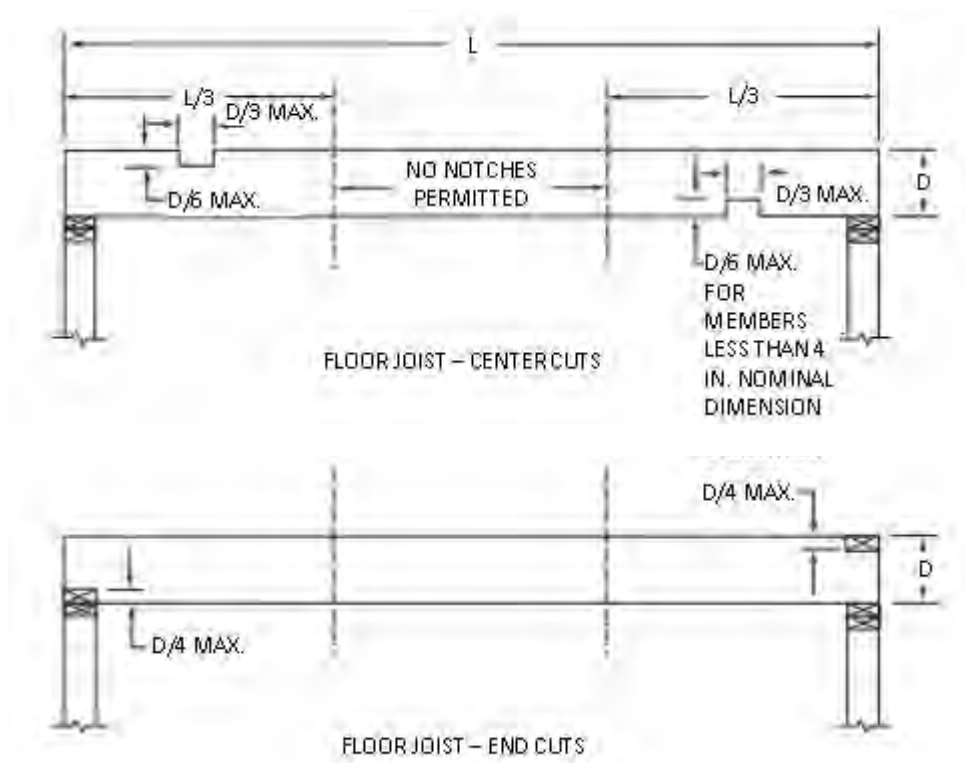
09



**RAFTER NOTCHING**

05

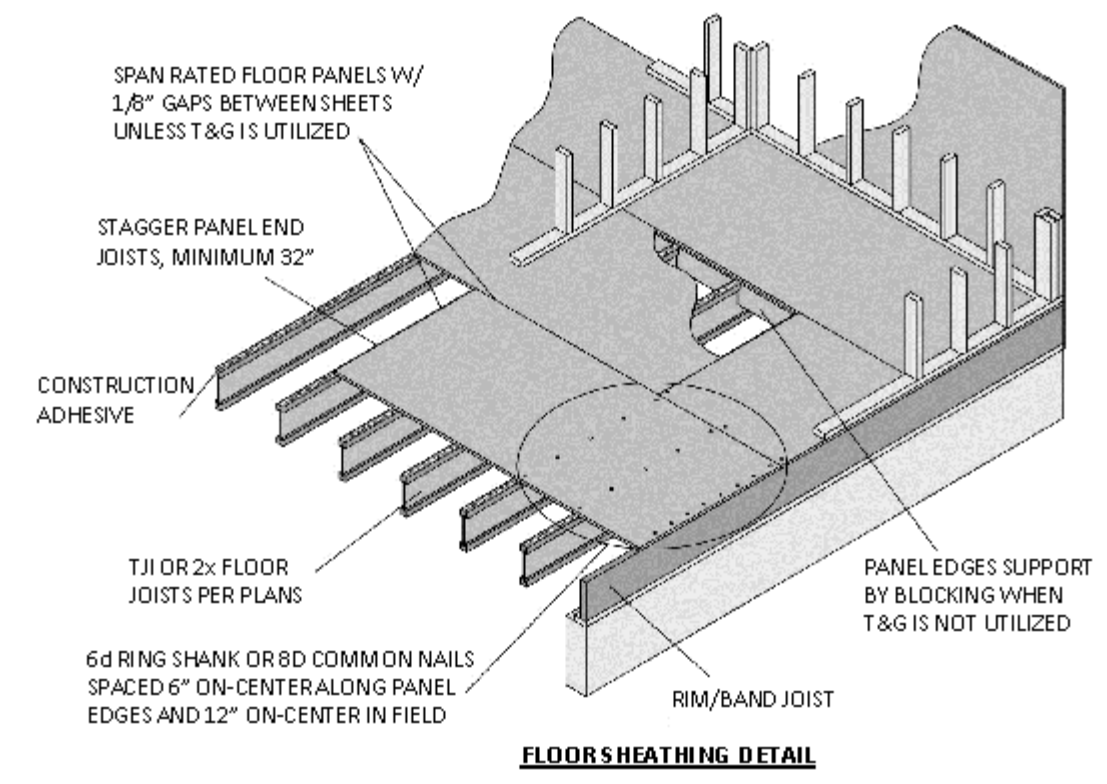
PER R802.7.1



**CUTTING AND NOTCHING FLOOR JOISTS**

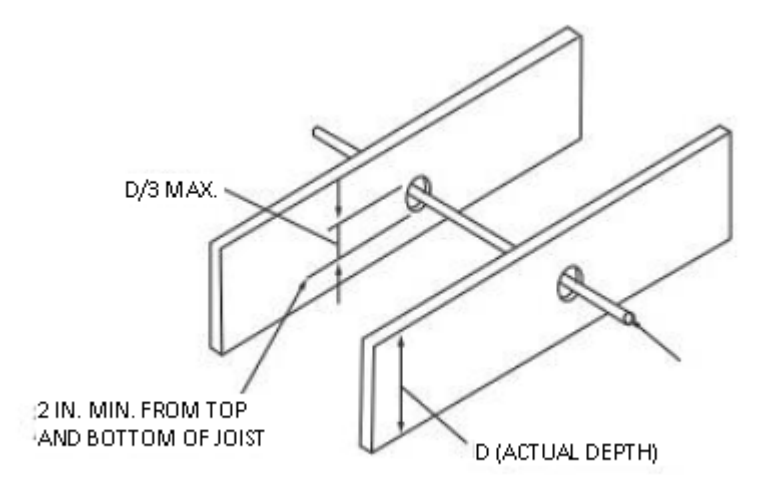
08

PER R502.8



**FLOOR SHEATHING DETAIL**

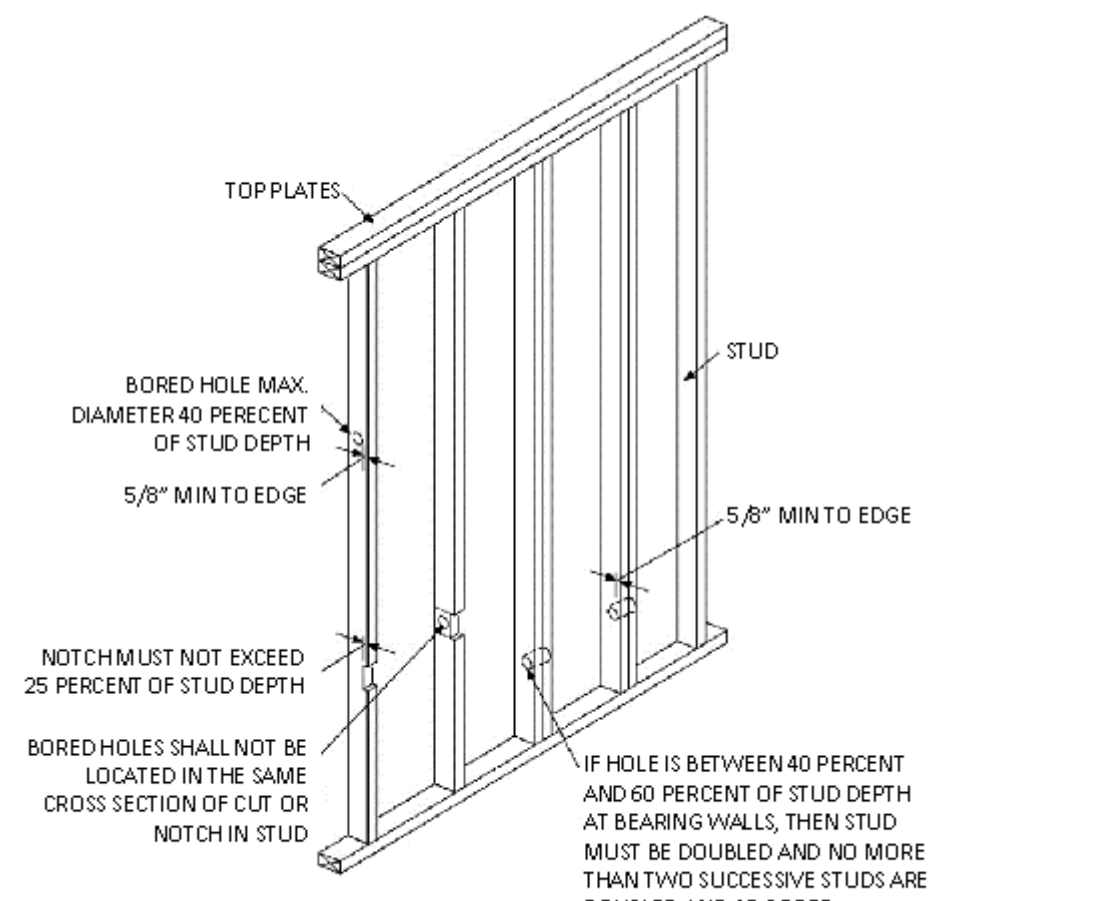
04



**DRILLING FLOOR JOISTS**

07

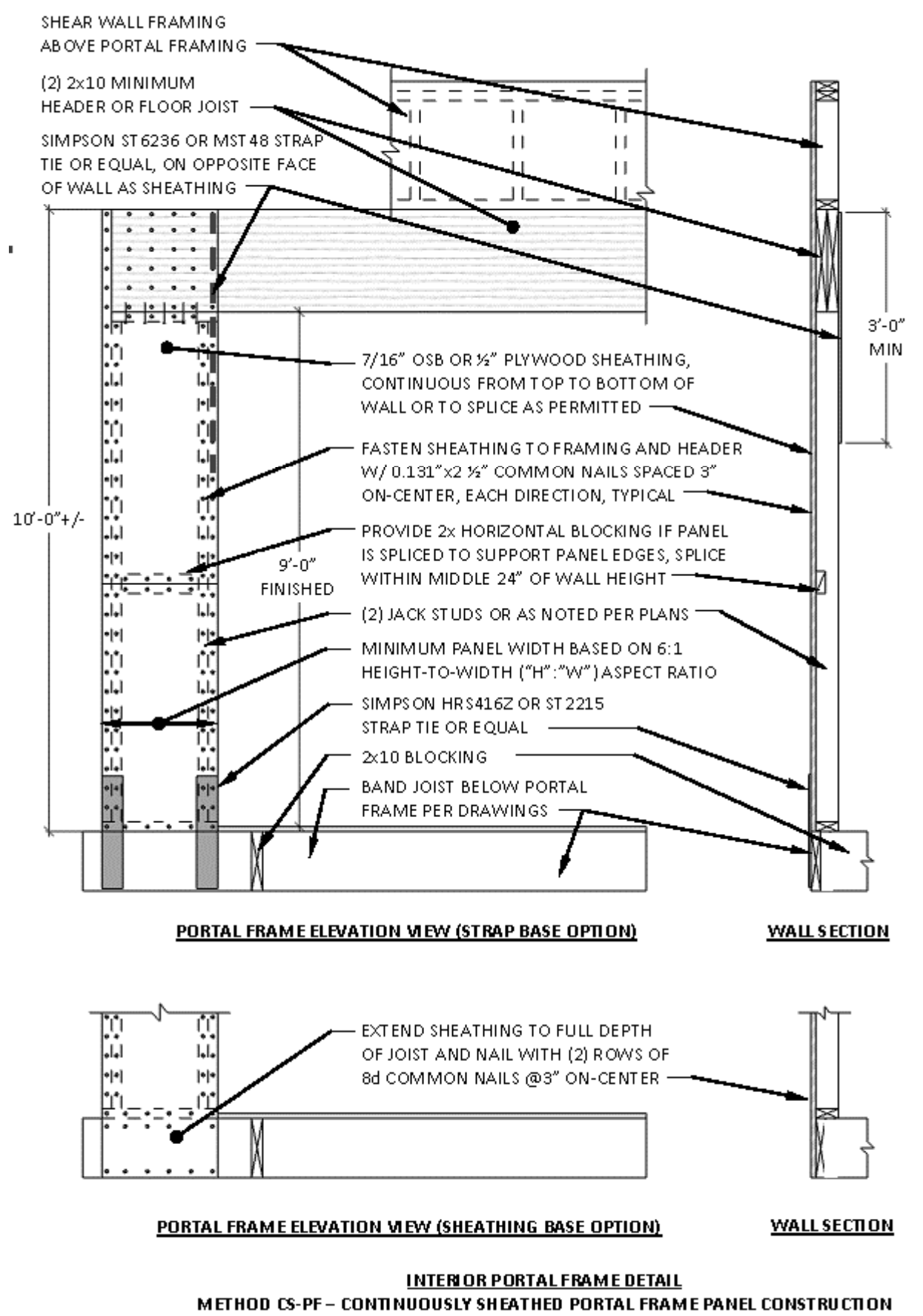
PER R502.8



**NOTCHING AND BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**

03

PER R602.6(2)



**PORTAL FRAME ELEVATION AND SECTION DETAILS**

01

INTERIOR PORTAL FRAME DETAIL  
METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION



# PERMIT ISSUE - 10/27/23

2365 CONCORD ST  
CINCINNATI, OH 45206

## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW 2-STORY WOOD FRAME RESIDENCE WITH A CRAWLSPACE FOUNDATION. NEW WALKWAYS WILL BE MINIMAL TO REDUCE HARDSCAPE AND ALLOW WATER PERMEABILITY. MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE FILED BY CONTRACTOR UNDER SEPARATE PERMIT.

## SHEET INDEX

10/03/23 PERMIT	ID	DESCRIPTION
	• G1.0	COVER SHEET
	• 60.0	SPECIFICATIONS
	• C100	GRADING AND UTILITY PLAN
	• A1.0	FLOOR PLANS
	• A1.1	REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES
	• A2.0	BUILDING ELEVATIONS
	• A3.0	BUILDING SECTIONS AND DETAILS
	• A4.0	PORCH PLANS AND DETAILS
	• S1.0	STRUCTURAL DETAILS

## PROJECT CONTACTS

**OWNER**  
THE PORT OF GREATER CINCINNATI  
DEVELOPMENT AUTHORITY  
3 E 4TH ST, UNIT 300  
CINCINNATI, OH 45202

**ARCHITECT**  
TEAM B ARCHITECTURE & DESIGN, LLC  
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**STRUCTURAL ENGINEER**  
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## PROJECT AREA SUMMARY

STORY	HABITABLE AREA	GROSS AREA
FIRST FL	510 SF	686 SF
SECOND FL	390 SF	686 SF
TOTAL	900 SF	1372 SF

NOTE: PER RCO CH. 2, HABITABLE SPACE IS SPACE FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE, OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.

## APPLICABLE CODES

OHIO RESIDENTIAL CODE 2019 (RCO)  
CINCINNATI BUILDING CODE (CBC)  
CINCINNATI ZONING CODE

## DESIGN LOADS

DESIGN BASED ON SOIL BEARING CAPACITY OF 1,500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY EXCAVATED SUBGRADE MEETS 1,500 PSF MINIMUM ALLOWABLE BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. SEE SPECIAL INSPECTIONS NOTES.

AREA	LIVE	DEAD
ATTICS W/OUT STORAGE	10 PSF	10 PSF
ATTICS W/ STORAGE	20 PSF	10 PSF
DECK	40 PSF	10 PSF
GUARD / HANDRAILS	200 PSF	
SLEEPING ROOMS	30 PSF	10 PSF
ROOMS OTHER THAN SLEEPING	40 PSF	10 PSF
STAIRS	40 PSF	10 PSF

STRUCTURAL MEMBER	DEFLECTION
FLOORS	L / 360
EXTERIOR WALLS	H / 240
INTERIOR WALLS	H / 180

## SPECIAL INSPECTIONS

SPECIAL INSPECTIONS OF THE FOUNDATION BEARING SOILS ARE REQUIRED BY A0 ENGINEERS. ADDITIONAL SPECIAL INSPECTIONS "BE REQUIRED BY OWNER/CUSTOMER AND/OR AUTHORITY HAVING JURISDICTION. MINIMUM INSPECTION SHALL INCLUDE:

1. ALL SPECIAL INSPECTORS SHALL BE RETAINED BY OWNER/CUSTOMER. THE EXTENT OF THE INSPECTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS, THE BUILDING CODE REQUIREMENTS, AND LOCAL JURISDICTION. IT IS THE OWNER/CUSTOMER'S RESPONSIBILITY TO GIVE PROPER NOTIFICATION TO THE SPECIAL INSPECTOR AND PROCEED WITH THE WORK ONLY AFTER THE SPECIAL INSPECTOR'S APPROVAL.
2. FAILURE TO NOTIFY THE SPECIAL INSPECTOR MAY RESULT IN OWNER/CUSTOMER HAVING TO REMOVE WORK FOR THE PURPOSE OF INSPECTION AT THE OWNER'S/CUSTOMER'S EXPENSE.
3. PREMATURE NOTIFICATION FOR INSPECTION WILL RESULT IN AN ADDITIONAL INSPECTION WITH ALL EXPENSES AND FEES PAID BY THE OWNER/CUSTOMER.
4. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS. RECORDS SHALL BE FURNISHED TO THE OWNER, ENGINEER OF RECORD, AND LOCAL JURISDICTION AS REQUIRED. ANY AND ALL DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR. CORRECTIONS SHALL BE MADE AND A FINAL REPORT OF INSPECTIONS SHALL BE PROVIDED NOTING COMPLETION OF INSPECTIONS AND CORRECTIONS OF DISCREPANCIES. FAILURE TO CORRECT DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL JURISDICTION AND MAY RESULT IN REMOVAL OF COMPLETED WORK AND ADDITIONAL WORK TO CORRECT DISCREPANCIES AT THE CONTRACTOR'S EXPENSE.

## INSULATION REQUIREMENTS

1. **CEILING INSULATION:** SHALL BE BLOWN-IN CELLULOSE INSULATION (R-3.8/1"). NOTE: PER 1102.2.1, CEILINGS WITH ATTIC SPACES, WHERE SECTION 1102.1.2 REQUIRES R-49 INSULATION IN THE CEILING, INSTALLING R-38 INSULATION OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. REFER TO PROJECT DETAILS
2. **WALL INSULATION:** SHALL BE KRAFT-FACED FIBERGLASS BATT INSULATION. OWENS CORNING "HIGH-DENSITY ECOTOUCH PINK FIBERGLAS" OR EQ. (AVG R 3.8/1")
3. **CRAWLSPACE INSULATION:** SHALL BE POLYISO RIGID INSULATION BOARD (AVG R5/1") BELOW GRADE.

THE REQUIRED THICKNESSES SHOWN BELOW MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR CLIMATE ZONE 4 PER RCO 11102.1.

ASSEMBLY	R-VALUE PER INCH	THICKNESS	TOTAL R-VALUE
CRAWLSPACE	R-5	2-IN	R-10 (R-10 REQ'D)
WALL (WOOD)	R-3.8	5-1/2-IN	R-21 (R-20 REQ'D)
CEILING	R-3.8	10-IN	R-38 (R-38 REQ'D)

## MEP SCOPE NARRATIVE

### GENERAL NOTES

- A** MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) CONTRACTORS SHALL BE RESPONSIBLE FOR MEP SYSTEM WORKING DRAWINGS IN COORDINATION WITH THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. CONTRACTOR TO TAKE OWN MEASUREMENTS, REVIEW SYSTEM LAYOUTS FOR COMPLETION AND CODE COMPLIANCE, SIZE SYSTEMS AND COORDINATE WITH OTHER CONTRACTOR. ALL INCONSISTENCIES BETWEEN MEP DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.
- B** MEP CONTRACTOR IS RESPONSIBLE FOR FINAL DESIGN, LAYOUT AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS, INCLUDING APPLICABLE PROFESSIONAL ENGINEERING TO MAINTAIN THE PROVISIONS OF THESE SPECIFICATIONS, DRAWING AND APPLICABLE CODES: NATIONAL, STATE AND LOCAL.
- C** **THERMOSTAT:** PROVIDE PROGRAMMABLE THERMOSTAT.

### PLUMBING NOTES

- P01** **PEX PLUMBING SYSTEM:** THE BASIS OF DESIGN SHALL BE SHARKBITE PEX CROSSLINK POLYETHYLENE PIPING. PROVIDE R-4 INSULATION ON ALL HOT WATER LINES.
- P02** **SANITARY PIPING:** ALL WASTE LINES TO BE SCHEDULE 40 PVC
- P03** **WATER HEATER:** 50 GAL. GAS FIRED HIGH EFFICIENCY WATER HEATER, POWER VENTED TO EXTERIOR. REFER TO SPECIFICATIONS.
- P04** **LAUNDRY APPLIANCES:** WASHER AND DRYER UNITS. PROVIDE IN-WALL WASHER/DRYER HOOKUP AND 240V OUTLET. VENT TO EXTERIOR.
- P05** **WATER HEATER VENT:** WATER HEATER VENTED TO EXTERIOR WALL TERMINATION AS SHOWN.
- P06** **FLOOR DRAINS:** PROVIDE AT FURNACE AND WHERE INDICATED ON THE PLANS.
- P07** CONTRACTOR TO COORDINATE WATER SERVICE, GAS SERVICE, AND MAIN SHUT-OFF LOCATION WITH OWNER.

### MECHANICAL NOTES

- M01** **FORCED AIR FURNACE:** NEW FURNACE AND DUCTWORK. REFER TO SPECIFICATIONS. CONCENTRIC VENT TO EXTERIOR. PROVIDE 95% EFFICIENT GAS-FIRED FURNACE AND 14 SEER CONDENSING UNIT, MOUNTED IN SIDE YARD.
- M02** **FURNACE VENT:** FURNACE TO BE VENTED TO EXTERIOR WALL TERMINATION.
- M03** **RANGE HOOD:** PROVIDE RANGE HOOD SIZED LESS THAN 400 CFM. REFER TO APPLIANCE SCHEDULE. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.
- M04** **DUCTS:** GALVANIZED METAL DUCTS.
- M05** **EXHAUST FANS:** INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS.
- M06** **MECHANICAL CHASE:** PROVIDE NEW GALVANIZED METAL SUPPLY DUCT FROM FURNACE AT BASEMENT TO ROOF TRUSSES AND RETURN DUCT FROM SECOND FLOOR BACK TO FURNACE AT BASEMENT.
- M07** **LAUNDRY DRYER VENT:** DUCT DRYER VENT TO EXTERIOR WALL TERMINATION.

### ELECTRICAL NOTES

- E01** **HARDWARE, PANELS, AND DISCONNECTS** TO BE PROVIDED ON EXTERIOR OF HOUSE IN ACCORDANCE WITH OBC, DUKE ENERGY AND LOCAL CODE.
- E02** **ELECTRIC PANEL:** PROVIDE SQUARE D 200AMP 30-SPACE BREAKER PANEL, ELECTRIC METER, AND DISCONNECT LOCATED INSIDE BASEMENT.
- E03** **APPLIANCE OUTLET:** COORDINATE WITH SELECTED APPLIANCE FOR VOLT / AMP REQUIREMENTS.
- E04** **GFI CIRCUITS:** ALL RECEPTACLES IN BATHROOMS AND AT EXTERIOR TO BE PROTECTED BY GFI CIRCUIT.
- E05** **SMOKE DETECTORS:** INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOOKUP WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWL SPACES AND UNFINISHED ATTICS). REFER TO SHEET A2.0 REFLECTED CEILING PLAN.

## ZONING INFORMATION

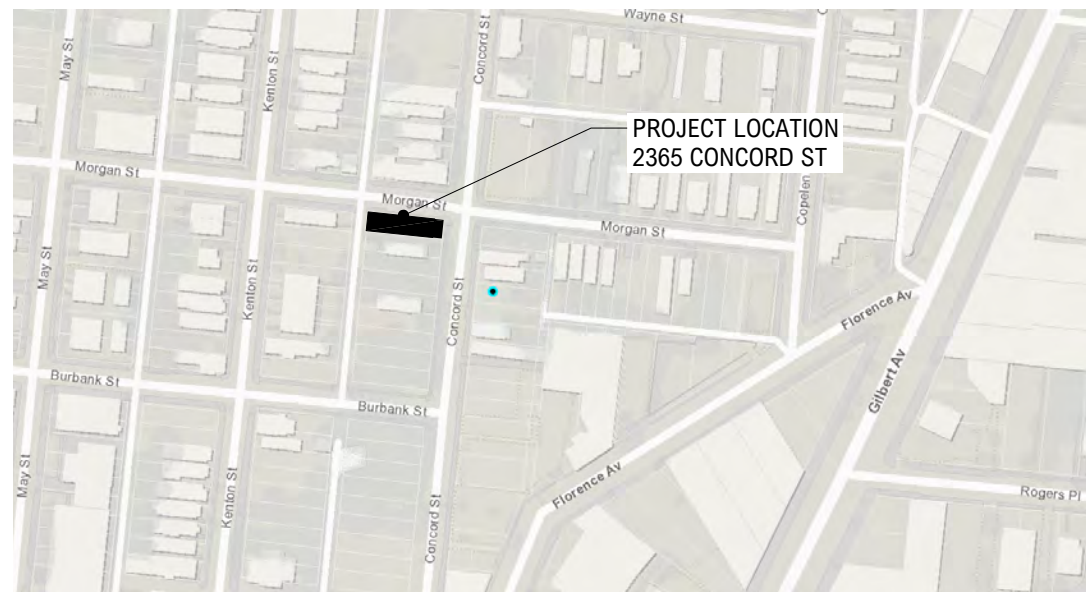
ADDRESS: 2365 CONCORD STREET  
CINCINNATI, OH 45206

PARCEL ID: 068-0003-0054-00

NEIGHBORHOOD: WALNUT HILLS

ZONING: T4N.5F

## VICINITY PLAN



## SITE PLAN GENERAL NOTES

- A.) REFER TO SITE SURVEY FOR REFERENCE.
- B.) **FINISH GRADE:** FINAL GRADING SHALL SLOPE 6" IN THE FIRST 10'-0" AWAY FROM BUILDING.

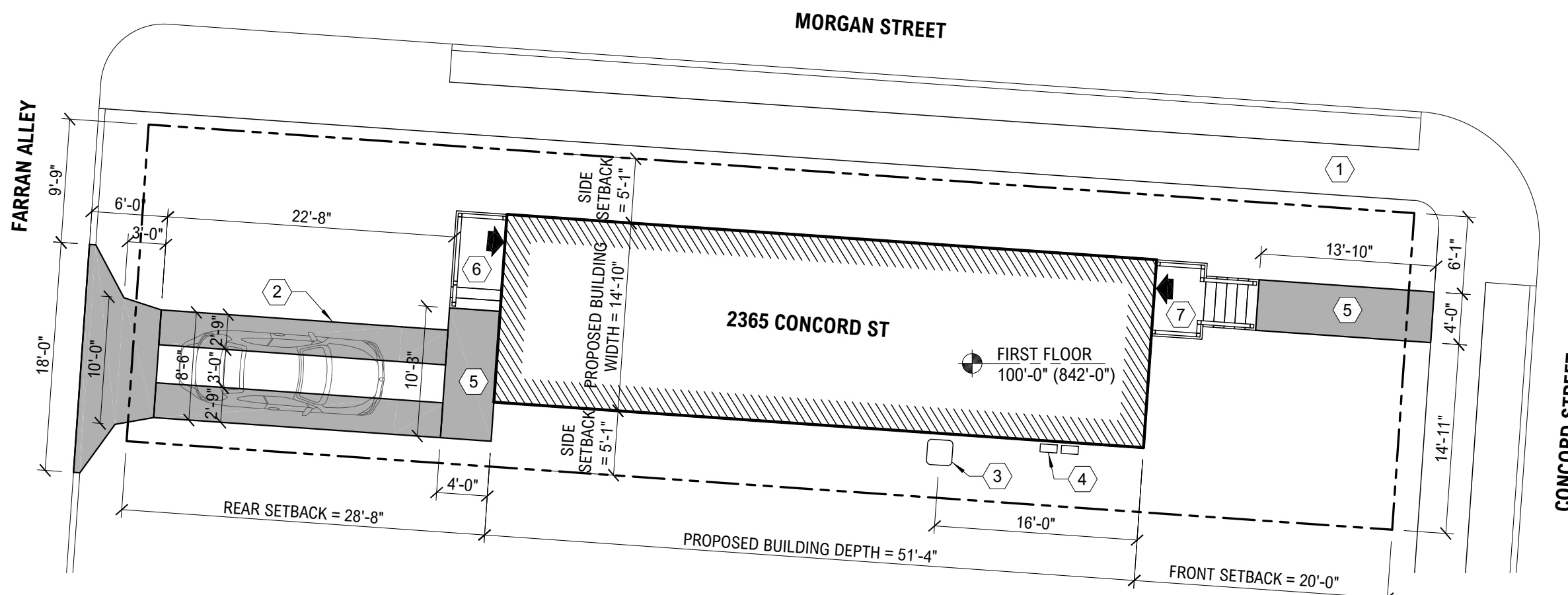
## EXTERIOR CONCRETE FLATWORK NOTES

NOTES BELOW SPECIFIC TO CONCRETE FOR EXTERIOR FLAT WORK, WALKS, DRIVEWAYS, ETC. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION:

- 1.) FC = 4500 PSI, WITH 4.5% TO 7.5% ENTRAINMENT AIR.
- 2.) MINIMUM CEMENT CONTENT = 520 #/CY.
- 3.) MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
- 4.) LIMIT POZZOLAN CONTENT PER ACI 301-99 TABLE 4.2.2.8.
- 5.) MINIMUM THICKNESS SHALL BE 4"; DRIVEWAYS SHALL BE MINIMUM 6" THICK.
- 6.) EXTERIOR FLATWORK SHALL HAVE BROOM FINISH UNLESS NOTED OTHERWISE.

## SITE PLAN KEYNOTES

- 1.) **EXISTING SIDEWALK:** REPAIR / REPLACE DETERIORATED SIDEWALK SLABS AS NECESSARY PER CITY OF CINCINNATI REQUIREMENTS.
- 2.) **NEW CONCRETE RIBBON DRIVEWAY LOCATION.** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 3.) **CONDENSING UNIT:** GENERAL LOCATION OF CONDENSING UNIT SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 4.) **UTILITY METERS:** GENERAL LOCATION OF UTILITY METERS SHOWN FOR REFERENCE. FINAL LOCATION PER CONTRACTOR/OWNER.
- 5.) **NEW CONCRETE WALK:** REFER TO EXTERIOR CONCRETE FLATWORK NOTES, THIS SHEET.
- 6.) **NEW EXTERIOR STEPS:** SEE A4.0 FOR DETAILS
- 7.) **EXTERIOR COVERED PORCH:** REFER TO PLANS FOR DETAILS.



## 01 SITE PLAN

1" = 10'-0"

0 5' 10' 20'

## GENERAL REQUIREMENTS

### DRAWINGS AND SPECIFICATIONS

THE CONSTRUCTION DOCUMENTS PACKAGE ASSOCIATED WITH THIS PROJECT CONSISTS OF THESE SPECIFICATIONS, DRAWINGS, AND TECHNICAL DOCUMENTS (CATALOG CUTS, ETC.) FOR VARIOUS BUILDING COMPONENTS. CONTRACTORS ARE TO REFER TO THIS PACKAGE IN ITS ENTIRETY AND IT IS THEIR RESPONSIBILITY TO VERIFY WITH THE ARCHITECT THAT THE MOST CURRENT VERSION OF THESE DOCUMENTS IS BEING FOLLOWED.

DRAWINGS SHALL NOT BE USED FOR ISSUANCE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ARCHITECT. ONLY SUCH FINAL, APPROVED, PERMIT DRAWINGS SHALL BE USED FOR FINAL BIDDING AND CONSTRUCTION.

THE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ANYTHING CALLED FOR IN THE DRAWINGS AND NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE EXECUTED AS THOUGH CALLED FOR OR REASONABLY IMPLIED IN BOTH.

NOTES ON ONE DRAWING, SECTION, OR DETAIL APPLY TO ALL SIMILAR DRAWINGS, SECTIONS, OR DETAILS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS AND SPECIFICATIONS, OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

### SUPPLEMENTARY CONDITIONS

#### FIELD VERIFICATION

THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING, AND BY SUBMITTING A BID AGREES THAT THE PLANS ARE SUFFICIENT FOR SUBSTANTIAL COMPLETION OF THE PROJECT.

#### PERMIT BY OWNER

THE OWNER SHALL BE RESPONSIBLE FOR SECURING THE GENERAL BUILDING PERMIT.

#### PERMIT BY OTHERS

THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLUMBING PERMIT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL PERMIT. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR THE HVAC PERMIT. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, PERFORMING ALL NECESSARY CALCULATIONS, PROVIDING ENGINEER STAMPED DRAWINGS AND COMPLETING THE CITY OF CINCINNATI PERMIT FORMS.

#### COMPLETE WORK

ALL WORK SHALL BE COMPLETE IN EVERY RESPECT. ALL MATERIAL, EQUIPMENT AND / OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN BUT NECESSARY TO COMPLETE THE WORK SHALL BE PROVIDED.

#### FIRST CLASS WORK

IF IN THE CONTRACTOR'S OPINION, ANY WORK IS INDICATED ON THE DRAWINGS OR IS SPECIFIED IN SUCH A MANNER AS WILL MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK, OR SHOULD DISCREPANCIES APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS, OR IF THE WORK OF A PREVIOUS TRADE SHOULD MAKE FIRST CLASS WORK IMPOSSIBLE FOR ANOTHER TRADE, THE CONTRACTOR SHALL REFER SAME TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED BY COMPETENT WORKERS IN A NEAT MANNER. UNACCEPTABLE WORK MAY BE REJECTED BY THE OWNER OR ARCHITECT AT THE COST OF THE CONTRACTOR TO REMOVE OR REPLACE SAID WORK.

#### INSPECTIONS

ALL NECESSARY INSPECTIONS BY APPLICABLE GOVERNING OFFICIALS SHALL BE SECURED BY THE APPROPRIATE CONTRACTOR.

#### COORDINATION

THE GENERAL CONTRACTOR SHALL OVERSEE AND COORDINATE THE WORK OF ALL THE SUBCONTRACTORS, SUCH THAT THE WORK IS PERFORMED AT SUCH TIMES AND IN SUCH A MANNER SO AS TO CONFORM TO THE PLANS AND SPECIFICATIONS, NOT TO DELAY COMPLETION OF THE PROJECT WITHIN THE PRESCRIBED TIME AND NOT TO COMPROMISE THE QUALITY OF THE WORK.

#### TEMPORARY UTILITIES

THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY WATER, NATURAL GAS AND ELECTRICAL UTILITIES REQUIRED FOR THE DURATION OF THIS PROJECT.

#### TEMPORARY FACILITIES

THE GENERAL CONTRACTOR SHALL PAY FOR AND PROVIDE AND MAINTAIN TEMPORARY TOILET FACILITIES FOR THE DURATION OF THE CONSTRUCTION. THIS FACILITY SHALL BE LOCATED IN AN OWNER APPROVED LOCATION. THE GENERAL CONTRACTOR SHALL MAINTAIN THIS FACILITY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

#### DAILY CLEANUP

THE GENERAL CONTRACTOR SHALL PROVIDE DAILY CLEAN UP OF THE PREMISES AND THE REMOVAL OF CONSTRUCTION DEBRIS TO THE DESIGNATED TRASH AREA DURING THE CONSTRUCTION PERIOD.

#### FINAL CLEANUP

AT COMPLETION OF THE WORK, AND BEFORE ACCEPTANCE OF FINAL COMPLETION BY OWNER, THE G.C. SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH, AS WELL AS CONSTRUCTION EQUIPMENT, AND SHALL CLEAN ALL GLASS SURFACES, WALL SURFACES, PLUMBING FIXTURES, MECHANICAL EQUIPMENT, ELECTRICAL FIXTURES, FLOORING MATERIAL, ETC. RELATED WITH THE CONSTRUCTION PROCESS.

#### CONTRACTOR'S GUARANTEE

ALL MATERIAL AND WORKMANSHIP PERFORMED AND INSTALLED AS A RESULT OF THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

#### CONSTRUCTION AND SAFETY

ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE SAFETY FOR ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE OWNER IS RESPONSIBLE FOR HIS OR HER OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE. THE GENERAL CONTRACTOR AND HIS AGENTS SHALL VERIFY ALL INFORMATION AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY CHANGES FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. THE CONTRACTOR MAY SCALE DRAWINGS FOR ESTIMATED BID PURPOSES ONLY. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

#### ADJACENT AREA PROTECTION DURING CONSTRUCTION LANDSCAPING

PROTECT EXISTING ADJACENT AREAS, NOT TO BE CHANGED, DURING THE CONSTRUCTION PERIOD, FROM PREPARATION THROUGH FINAL CLEAN UP AND ACCEPTANCE. SPACES MAY INCLUDE LANDSCAPING, DRIVEWAY, AND INTERIOR ROOMS NOT IN SCOPE OF WORK, BUT THAT MAY BE TRAVELED THROUGH, USED FOR MATERIAL STAGING OR AFFECTED BY UTILITIES SERVING THE STRUCTURE. THE GENERAL CONTRACTOR SHALL PROVIDE A DUST CONTROL SYSTEM TO PROTECT AREAS OF THE PREMISES OUTSIDE OF THE CONSTRUCTION ZONE FROM EXCESSIVE DUST RELATED WITH THE CONSTRUCTION PROCESS. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO DAMAGED PORTIONS OF RESIDENCE WITHIN THE COURSE OF CONSTRUCTION.

#### CODES AND REGULATIONS

THESE SPECIFICATIONS PROVIDE INFORMATION THAT MIGHT NOT BE OTHERWISE INDICATED IN THE DRAWING SET, MUCH BUT NOT ALL OF THE INFORMATION REQUIRED FOR MINIMAL COMPLIANCE WITH APPLICABLE BUILDING CODES IS INCLUDED IN THESE SPECIFICATIONS.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH OHIO AMENDMENTS.

#### MEANS AND METHODS

THE ARCHITECT AND OWNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, SHEETING, SHORING, AND GUYING STRUCTURES, BARRIERS, AND SIGNAGE.

### WORKMANSHIP

INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, AND THE STANDARDS OF RECOGNIZED AGENCIES AND ASSOCIATIONS.

ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN.

ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER.

### WARRANTIES

UNLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY (NOT THE DATE OF PRODUCT MANUFACTURE, DELIVERY OR INSTALLATION). THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.

### FINAL COMPLETION

PRIOR TO SUBSTANTIAL COMPLETION (AS DETERMINED BY THE OWNER), CONTRACTOR SHALL:

TERMINATE AND REMOVE TEMPORARY FACILITIES, EQUIPMENT AND TOOLS FROM PROJECT SITE.

REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION.

EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

CLEAN SITE, YARD, AND GROUNDS. SWEEP PAVED AREAS BROOM CLEAN. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO ALL DOORS.

REMOVE DEBRIS AND SURFACE DUST FROM ROOFS, CRAWLSPACES, ATTICS, AND SIMILAR LIMITED ACCESS SPACES.

SWEEP AND/OR VACUUM ALL FLOORS.

CLEAN WINDOWS, DOORS, MIRRORS, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, ETC. REMOVE PROTECTIVE FILMS AND LABELS THAT ARE NOT PERMANENT.

PROCURE FINAL CERTIFICATE OF OCCUPANCY FROM AUTHORITIES HAVING JURISDICTION.

### ALLOWANCES, UNIT PRICES AND ALTERNATES

#### ALLOWANCES

ALLOWANCES SHALL COVER THE COST TO THE CONTRACTOR OF MATERIALS AND EQUIPMENT DELIVERED AT THE SITE AND ALL REQUIRED TAXES. THE COSTS FOR UNLOADING AND HANDLING AT THE SITE, LABOR, INSTALLATION COSTS, OVERHEAD, PROFIT AND OTHER EXPENSES SHALL BE IN THE CONTRACT SUM AND NOT PART OF THE ALLOWANCE. WHENEVER COSTS ARE MORE THAN OR LESS THAN ALLOWANCES, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY BY CHANGE ORDER.

#### ALTERNATES

AN ALTERNATE IS AN AMOUNT PROPOSED BY CONTRACTOR TO OWNER FOR CERTAIN WORK DEFINED IN CONSTRUCTION DOCUMENTS THAT MAY BE ADDED TO OR DEDUCTED FROM THEIR CONTRACT AMOUNT IF OWNER DECIDES TO ACCEPT A CORRESPONDING CHANGE EITHER IN THE AMOUNT OF CONSTRUCTION TO BE COMPLETED OR IN PRODUCTS, MATERIALS, EQUIPMENT, SYSTEMS OR INSTALLATION METHODS DESCRIBED IN CONSTRUCTION DOCUMENTS.

### PRODUCT REQUIREMENTS, SUBSTITUTIONS AND SUBMITTALS

UNLESS NOTED OTHERWISE, ALL MATERIALS IN THIS CONTRACT SHALL BE NEW, WITHOUT DEFECTS.

SALVAGED OR RECYCLED MATERIALS MAY BE USED ONLY IF SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS, OR IF APPROVED IN WRITING BY THE ARCHITECT AND OWNER.

CONTRACTOR SHALL NOT INSTALL ANY MATERIALS CONTAINING ASBESTOS, LEAD, MERCURY OR PCBs.

PRODUCTS LISTED BELOW ARE BASIS OF DESIGN, TO DESCRIBE A PARTICULAR LEVEL OF PERFORMANCE OR QUALITY OF MATERIAL.

CONTRACTORS MAY HAVE EXPERIENCE AND FAMILIARITY WITH DIFFERENT, BUT EQUIVALENT PRODUCTS, ASSEMBLIES, OR METHODS, THE USE OF WHICH WOULD ONLY BENEFIT THE PROJECT. THE OWNER ENCOURAGES PROPOSALS FOR SUBSTITUTION IF IT CAN BE SHOWN THAT SUCH A SUBSTITUTION IS EQUAL IN PERFORMANCE, QUALITY AND NO MORE COSTLY. IF LESS EXPENSIVE, CONTRACTOR SHALL OFFER CREDIT TO OWNER FOR APPROVAL BY OWNER IN CONSULTATION WITH ARCHITECT. ANY PROPOSED PRODUCT TO BE SUBSTITUTED SHALL NOT BE PURCHASED OR INSTALLED BY THE CONTRACTOR WITHOUT THE OWNER'S REVIEW PROCESS HAVING BEEN COMPLETED AND THE PRODUCT ACCEPTED BY WRITTEN NOTIFICATION.

THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH A SUBMITTAL IS REQUIRED UNTIL SUCH SUBMITTAL HAS BEEN REVIEWED BY THE OWNER. SUBMITTALS, OTHER THAN PHYSICAL SAMPLES, SHALL BE SENT VIA EMAIL, REVIEWED AND RETURNED IN ELECTRONIC (PDF) FORMAT.

### DELEGATED DESIGN

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SYSTEMS LISTED BELOW, INCLUDING THE PREPARATION OF REQUIRED DRAWINGS AND SPECIFICATIONS, AND COORDINATION WITH THE CONSTRUCTION DOCUMENTS OF THIS PROJECT:

HVAC SYSTEMS

PLUMBING AND GAS PIPING AND DISTRIBUTION

ELECTRICAL SYSTEMS

ROOF TRUSSES

### TEMPORARY FACILITIES AND CONTROLS / WASTE MANAGEMENT

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:

COORDINATING DELIVERY OF MATERIALS TO SITE WITH CONSIDERATION FOR LIMITED STORAGE SPACE.

INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF EACH TEMPORARY FACILITY NECESSARY FOR ITS OWN NORMAL CONSTRUCTION ACTIVITY, AND COSTS AND USE CHARGES ASSOCIATED WITH EACH FACILITY.

PLUG-IN ELECTRIC POWER CORDS AND EXTENSION CORDS, SUPPLEMENTARY PLUG-IN TASK LIGHTING, AND SPECIAL LIGHTING NECESSARY EXCLUSIVELY FOR ITS OWN ACTIVITIES.

SUPPLEMENTAL POWER (PORTABLE GENERATOR).

SECURE LOCKUP OF ITS OWN TOOLS, MATERIALS, AND EQUIPMENT.

TEMPORARY HEATING, COOLING, AND VENTILATION, INCLUDING UTILITY USE CHARGES, TEMPORARY METERS, AND TEMPORARY CONNECTIONS.

WASTE DISPOSAL FACILITIES, INCLUDING COLLECTION AND LEGAL DISPOSAL OF ITS OWN HAZARDOUS, DANGEROUS, UNSANITARY OR OTHER HARMFUL WASTE MATERIALS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DO NOT BURY OR BURN WASTE MATERIALS ON SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

DEWATERING FACILITIES AND DRAINS: COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. MAINTAIN PROJECT SITE, EXCAVATIONS, AND CONSTRUCTION FREE OF WATER. DISPOSE OF RAINWATER IN LAWFUL MANNER THAT DOES NOT RESULT IN FLOODING PROJECT OR ADJOINING PROPERTIES OR ENDANGER PERMANENT WORK OR TEMPORARY FACILITIES.

PORTABLE TOILETS, WASH FACILITIES AND DRINKING WATER FOR USE OF CONSTRUCTION PERSONNEL.

FIRE EXTINGUISHERS. NOT LESS THAN TWO.

SCAFFOLDING, LADDERS, AND COMPLIANCE WITH REQUIREMENTS OF OSHA AND AUTHORITIES HAVING JURISDICTION.

FENCES AND ENCLOSURES REQUIRED TO PROTECT PROPERTY AND PUBLIC.

### MISCELLANEOUS REQUIREMENTS

CONTRACTOR SHALL SEPARATE ALL DISSIMILAR METALS WITH VINYL GASKETS OR A HEAVY COAT OF BITUMINOUS PAINT (EXCEPT WHERE BITUMEN MAY REACT WITH CAULKING OR OTHER MATERIALS) TO PREVENT CORROSIVE OR ELECTROLYTIC ACTION.

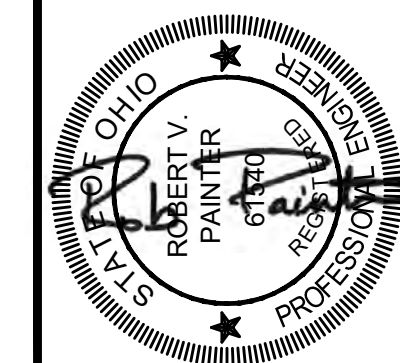
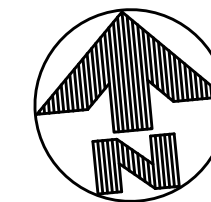
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BREAKAGE OF GLASS, WHICH HAS BEEN FURNISHED AND INSTALLED AS PART OF THE CONTRACT. CONTRACTOR SHALL REPLACE ALL BROKEN GLASS BEFORE COMPLETION AND ACCEPTANCE OF THE WORK.

CONTRACTORS AND SUBCONTRACTORS SHALL FULLY COMPLY WITH THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAF

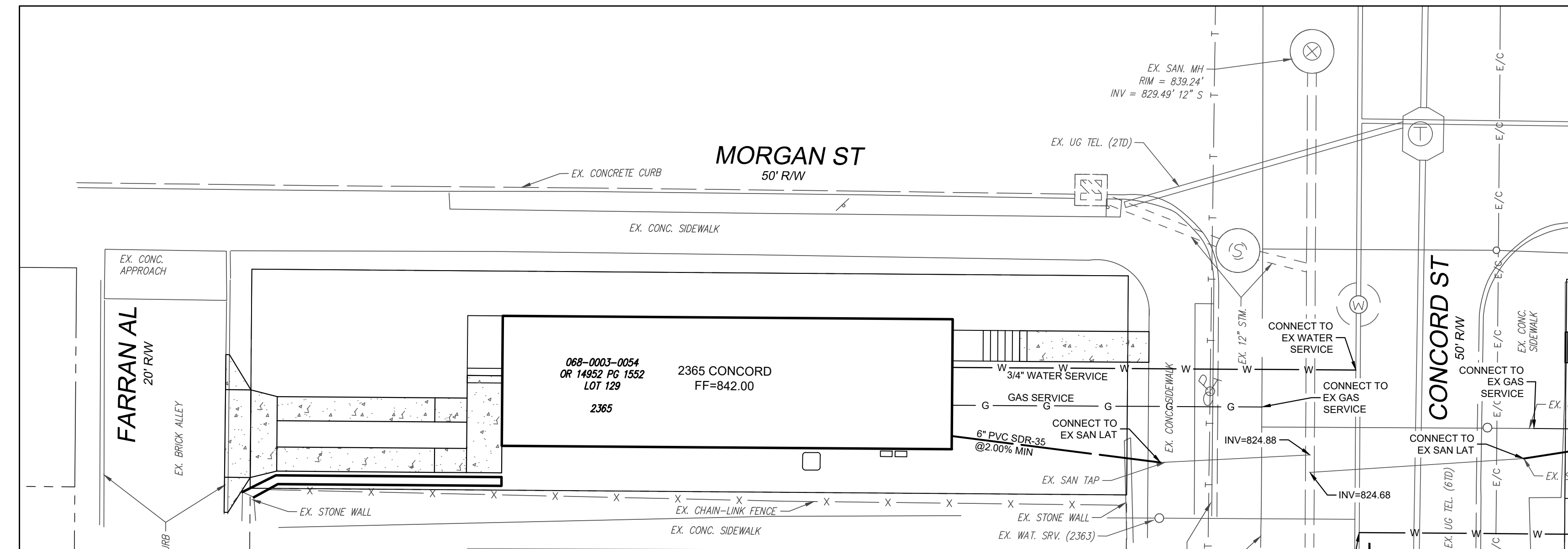




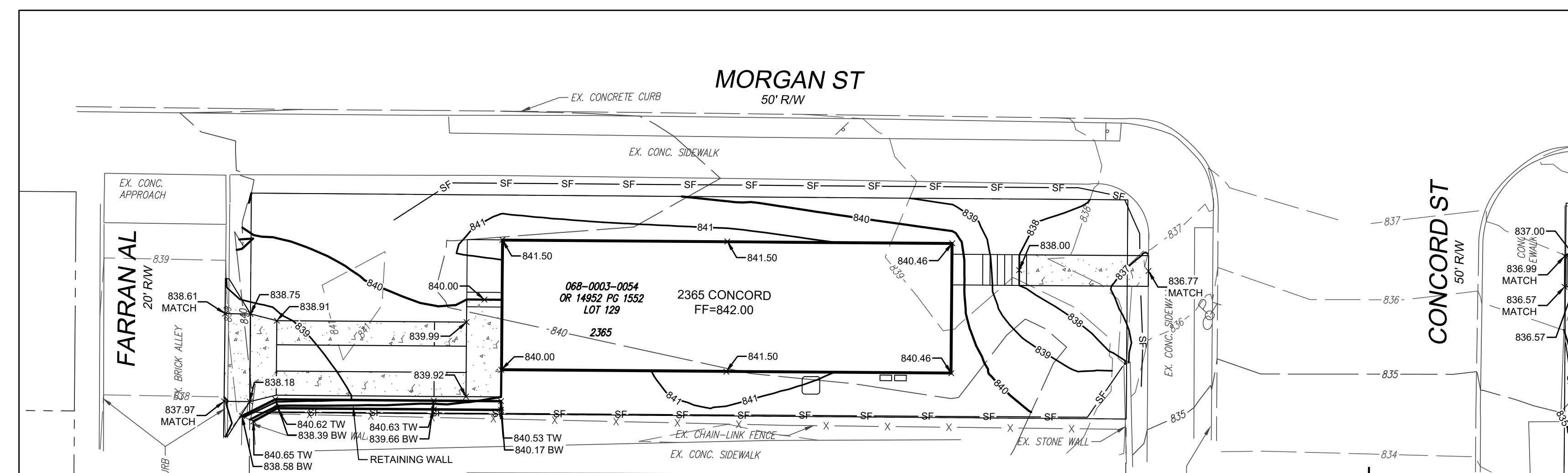




- NOTES:**
- CONTRACTOR TO CONNECT TO EXISTING SERVICE LINES.
  - IF EXISTING SERVICE LINES ARE NOT LOCATED ON DRAWING CONTRACTOR TO FIELD LOCATE.
  - IF EXISTING SERVICE CANNOT BE LOCATED CONTRACTOR TO MAKE NEW CONNECTION TO UTILITY.
  - ANY NON COMPLIANT EXISTING SERVICE MUST BROUGHT TO CODE BEFORE REUSE.
  - CONTRACTOR FIELD VERIFY INVERT OF EXISTING SEWER LATERAL BEFORE CONSTRUCTION OF SANITARY SEWERS.



**2365 CONCORD UTILITY PLAN**  
1"=10'



**2365 CONCORD GRADING PLAN**  
1"=10'

REVISIONS	

**HAMILTON COUNTY PORT AUTHORITY**  
2365 CONCORD GRADING AND UTILITY PLAN  
CITY OF CINCINNATI, HAMILTON COUNTY, OHIO

SCALE: 1"=10'  
DATE: 10/27/2023  
DRAWN: PGM  
DESIGNED: PGM  
CHECKED: RVP  
XREF:  
JOB NO.: 22086

CONCORD STREET

Page

**C100**



**ROOM FINISH SCHEDULE  
FIRST FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
100	CLOSET	WOOD	4" WD. PAINT	PAINT	PAINT
101	ENTRY	TILE-1	6" WD. PAINT	PAINT	PAINT
102	CLOSET	TILE-1	4" WD. PAINT	PAINT	PAINT
103	HALF BATH	TILE-2	6" WD. PAINT	PAINT	PAINT
104	UTILITIES	VINYL	4" WD. PAINT	PAINT	PAINT
105	HALL	WOOD	6" WD. PAINT	PAINT	PAINT
106	KITCHEN	WOOD	6" WD. PAINT	PAINT	PAINT
107	DINING	WOOD	6" WD. PAINT	PAINT	PAINT
108	LIVING ROOM	WOOD	6" WD. PAINT	PAINT	PAINT
109	STAIR	WOOD	6" WD. PAINT	PAINT	PAINT

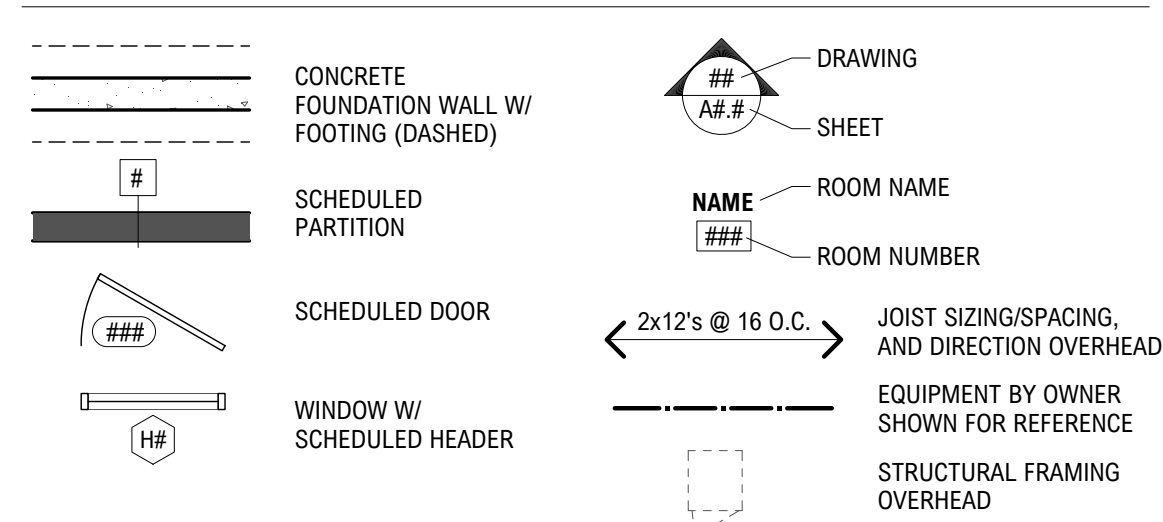
**SECOND FLOOR**

ROOM	NAME	FLOOR	BASE	WALLS	CEILING
201	BEDROOM-1	CRPT	6" WD. PAINT	PAINT	PAINT
202	CLOSET-1	CRPT	4" WD. PAINT	PAINT	PAINT
203	LAUNDRY	WOOD	6" WD. PAINT	PAINT	PAINT
204	BATHROOM	TILE-2	6" WD. PAINT	PAINT	PAINT
205	BEDROOM-2	CRPT	6" WD. PAINT	PAINT	PAINT
206	CLOSET-2	CRPT	4" WD. PAINT	PAINT	PAINT
207	BEDROOM-3	CRPT	6" WD. PAINT	PAINT	PAINT
208	CLOSET-3	CRPT	4" WD. PAINT	PAINT	PAINT
209	HALL	WOOD	6" WD. PAINT	PAINT	PAINT

**WALL SCHEDULE**

MARK	DESCRIPTION
A	2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
B	2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GWB, BOTH SIDES
C	2x4 WOOD STUDS FLAT FRAMED @ 16" O.C. W/ 1/2" GWB ONE SIDE

**LEGEND**



**FLOOR PLAN GENERAL NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O.
- PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- FINAL EXTERIOR GRADE SHELLS SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL.

**KEYED NOTES**

- CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- ELECTRICAL METER LOCATION
- STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 2x6 EXTERIOR WALL, TYP.
- 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- NOT USED.
- PREFINISHED ALUMINUM GUTTER
- DOWNSPOUT LOCATION
- MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 30" MIN DEEP CONCRETE PIER FOOTINGS
- PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS

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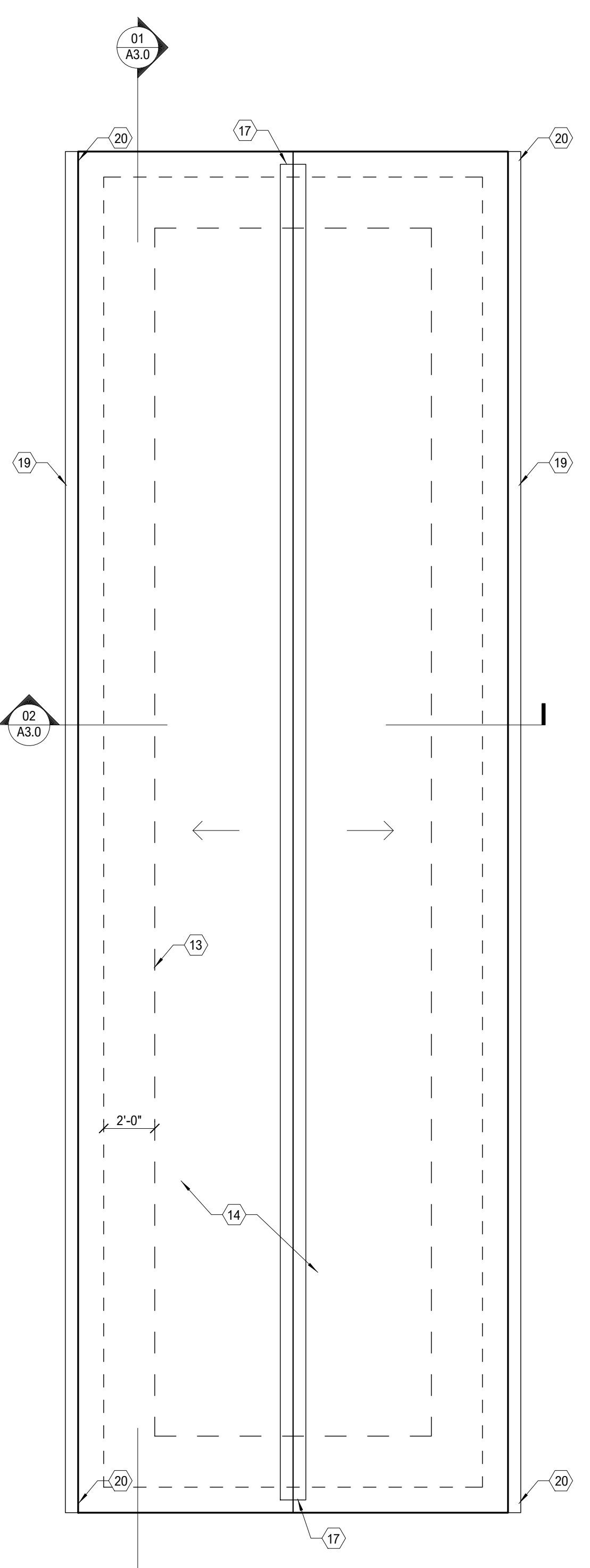
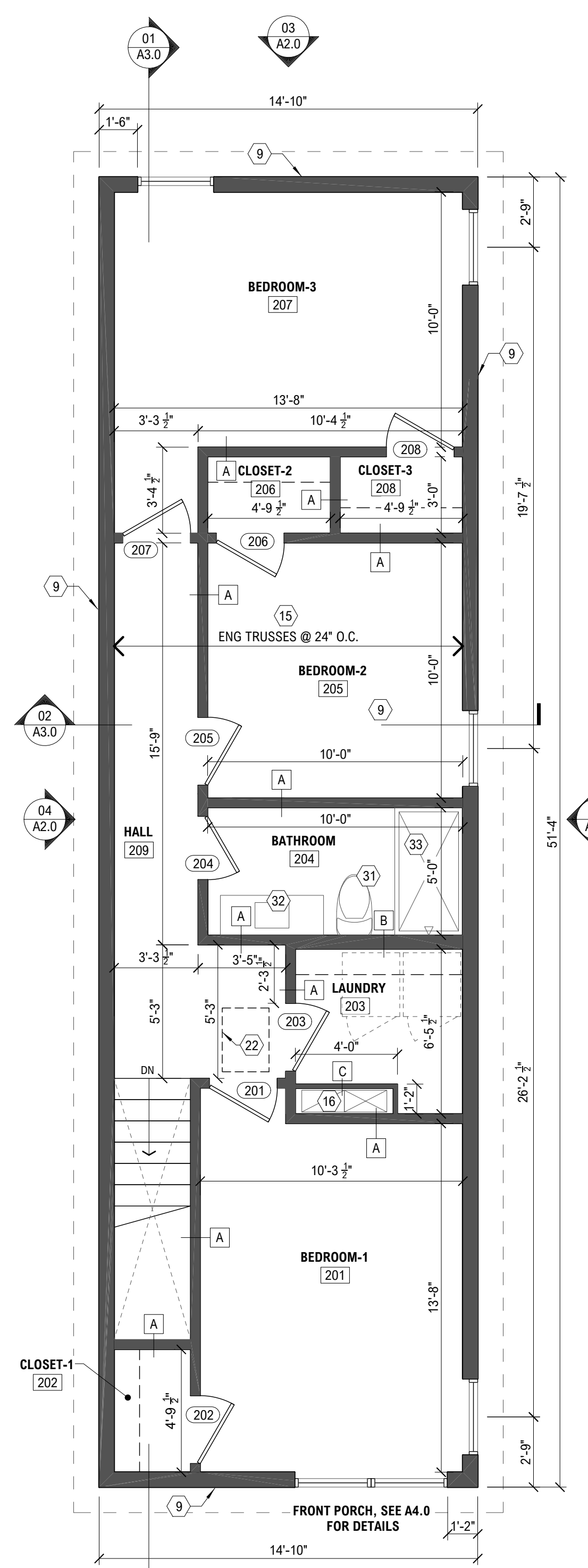
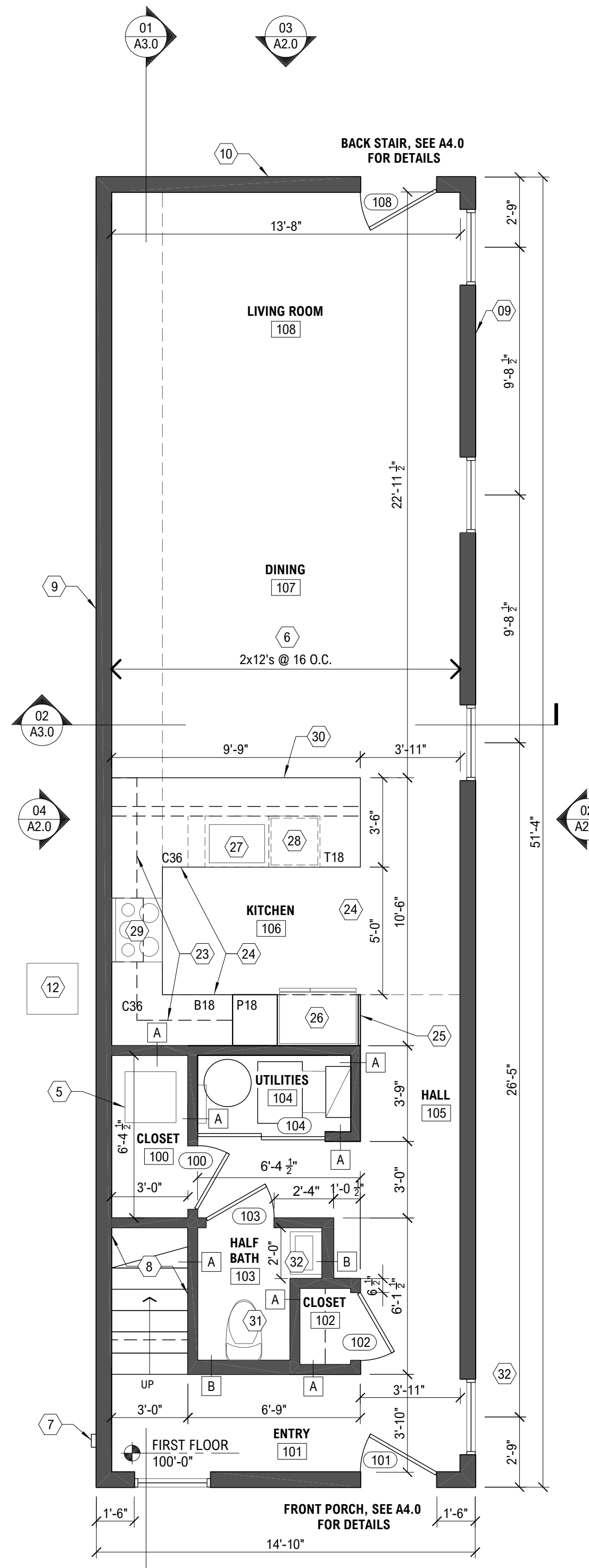
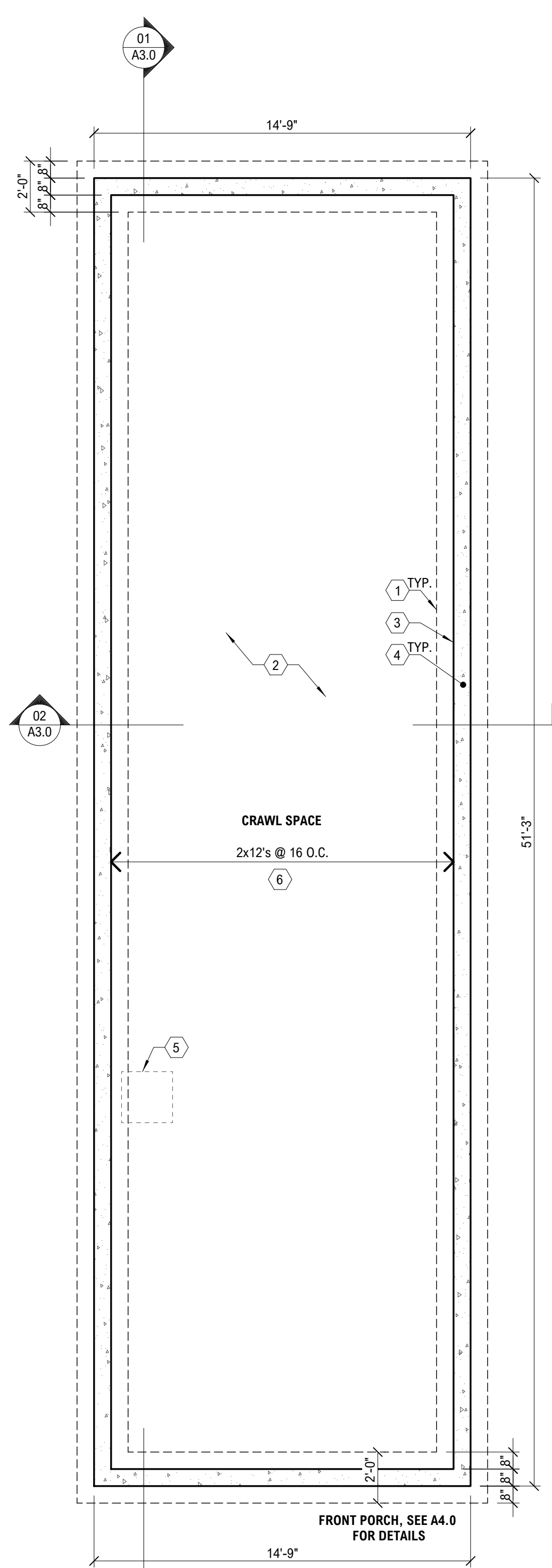
**NEW CONSTRUCTION SINGLE-FAMILY DWELLING**  
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PROJECT NO. 2310  
 DRAWING TITLE  
**FLOOR PLANS**

**A1.0**



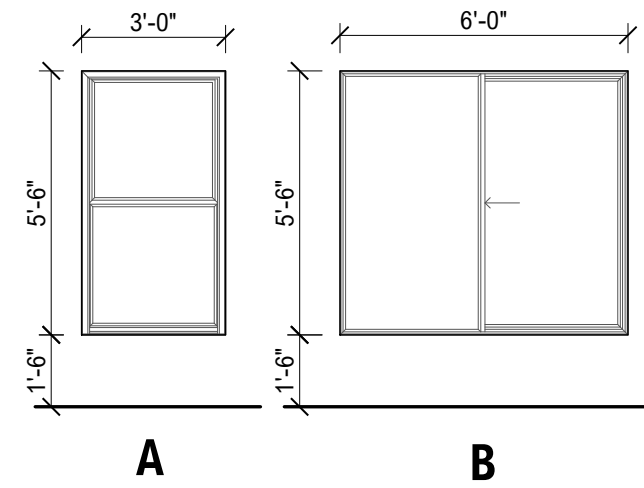


**WINDOW SCHEDULE**

I.D.	WINDOW UNIT SIZE (NOM.)		SILL HT.	OPERATION
	W	H		
A	36"	66"	18"	DOUBLE HUNG
B	72"	66"	18"	SLIDING

\* NOTE: DESIGN BASIS = JELD-WEN BUILDER'S VINYL WINDOW SELECTION BY OWNER.

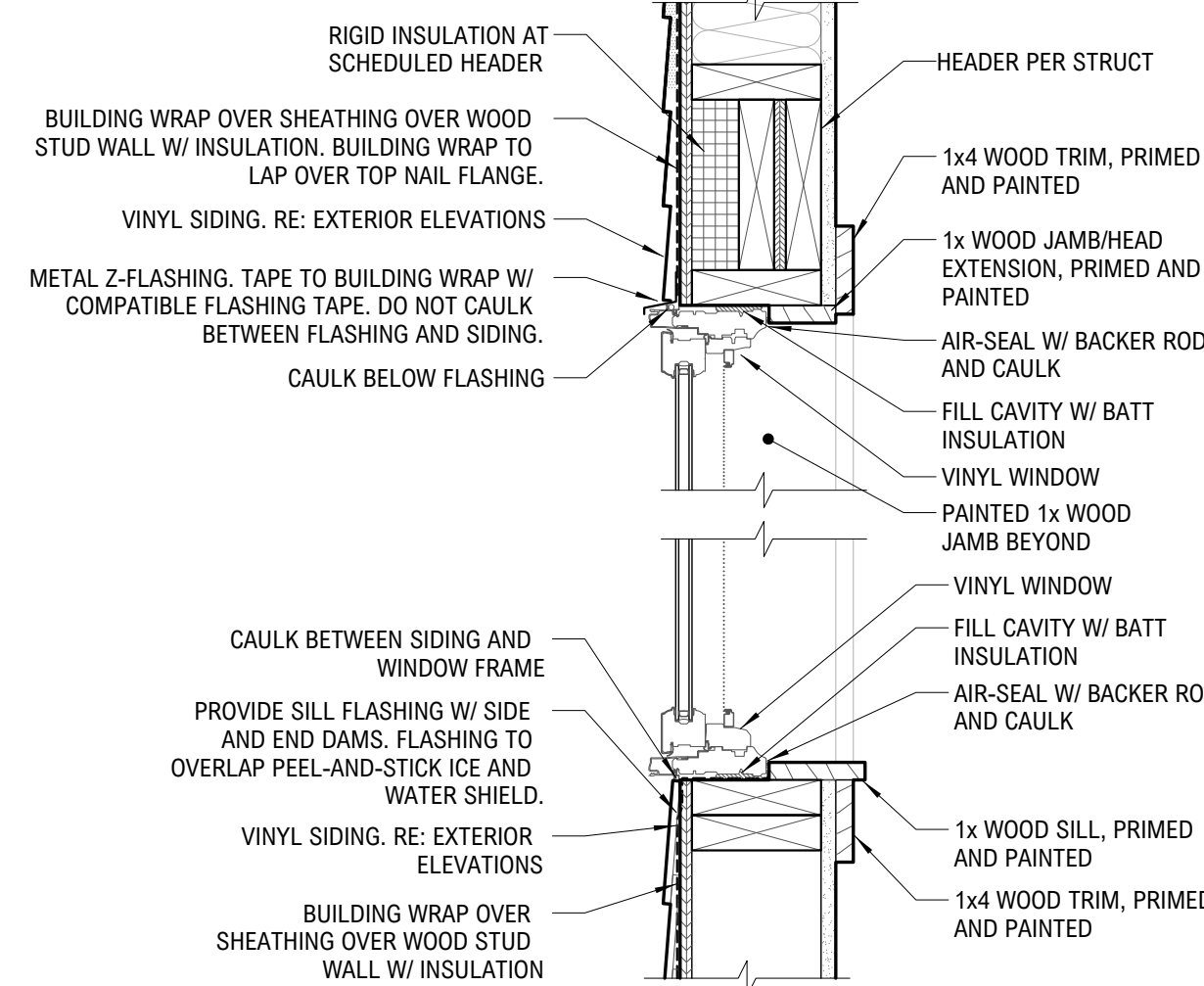
REFER TO ELEVATIONS FOR EGRESS AND SAFETY GLAZING LOCATIONS



**WINDOW SCHEDULE AND TYPES**

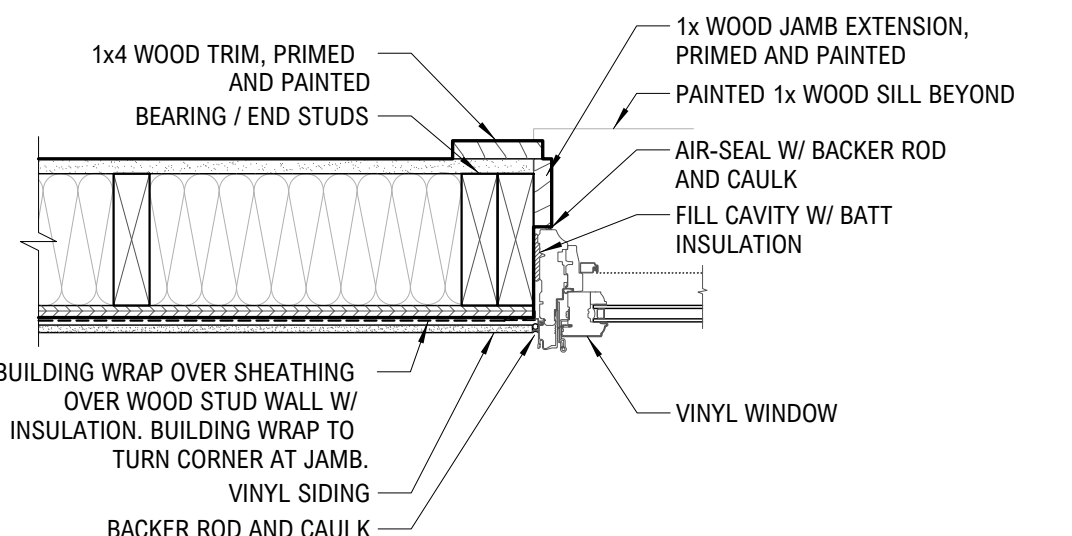
05

1/4" = 1'-0"



06

**TYP WINDOW SILL**  
1-1/2" = 1'-0"



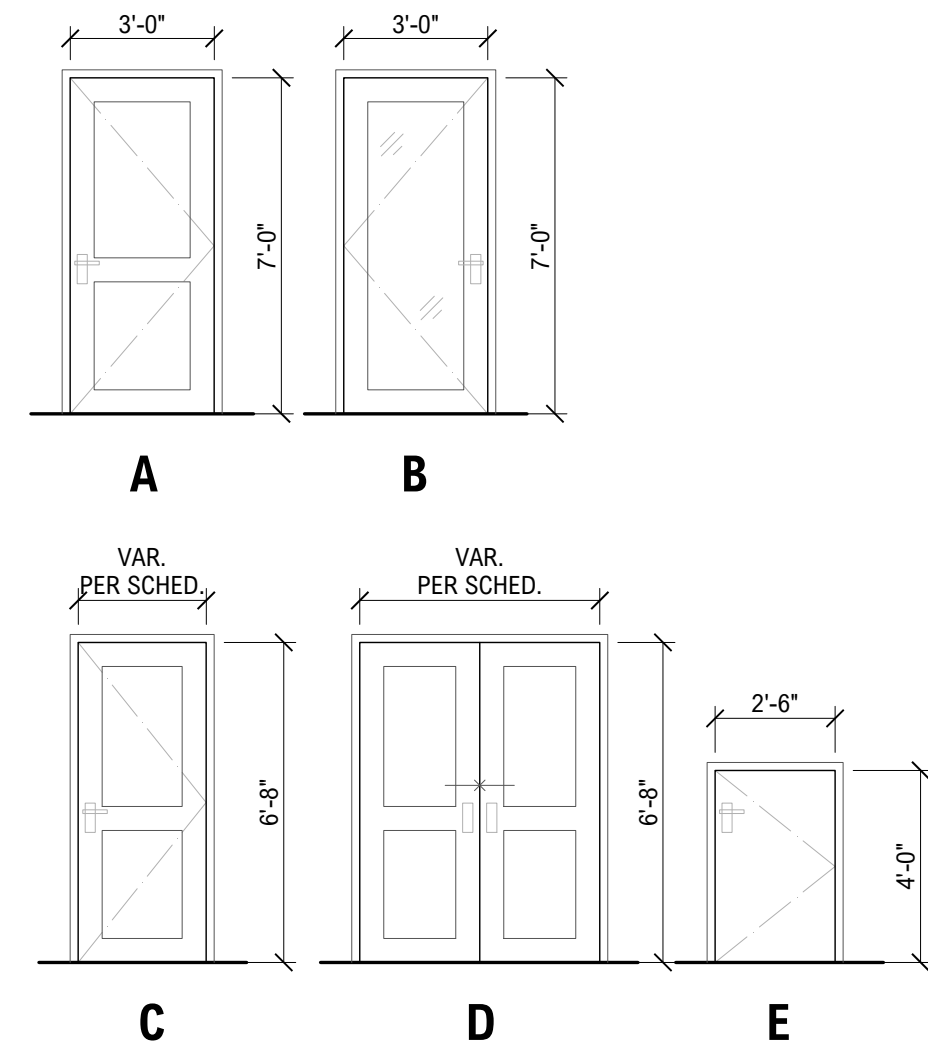
07

**TYP WINDOW JAMB**  
1-1/2" = 1'-0"

**DOOR SCHEDULE**

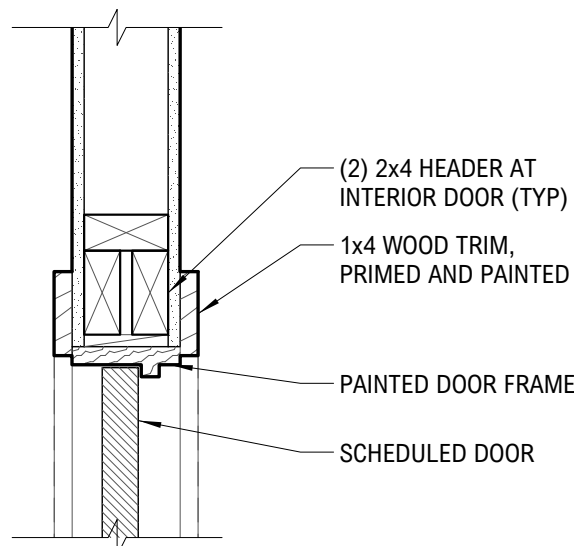
ID #	SIZE	DOOR TYPE	MATERIAL	HARDWARE	NOTES
100	30" x 48"	E	HW	BYPASS	FIELD-CUT DOOR
101	36" x 84"	A	FG	ENTRY	REFER TO SPECS
102	32" x 80"	C	HW	BYPASS	
103	32" x 80"	C	HW	PRIVACY	
104	(2) 30" x 80"	D	HW	BYPASS	
108	36" x 84"	B	FG	ENTRY	REFER TO SPECS
201	32" x 80"	C	HW	PRIVACY	
202	32" x 80"	C	HW	PASSAGE	
203	32" x 80"	C	HW	PASSAGE	
204	30" x 80"	C	HW	PRIVACY	
205	32" x 80"	C	HW	PRIVACY	
206	32" x 80"	C	HW	PASSAGE	
207	32" x 80"	C	HW	PRIVACY	
207	32" x 80"	C	HW	PASSAGE	

FG: FIBERGLASS EXTERIOR DOOR, PRIMED, COLOR BY OWNER/ARCHITECT  
HW: HOLLOW CORE COMPOSITE WOOD DOOR.



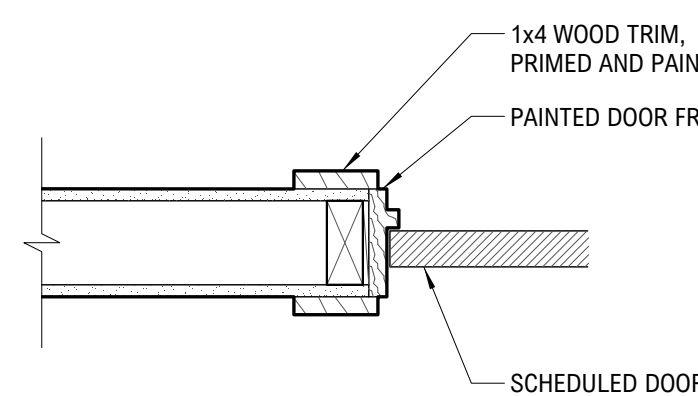
**DOOR TYPES**

1/4" = 1'-0"



**TYP INTERIOR DOOR HEAD**

1-1/2" = 1'-0"

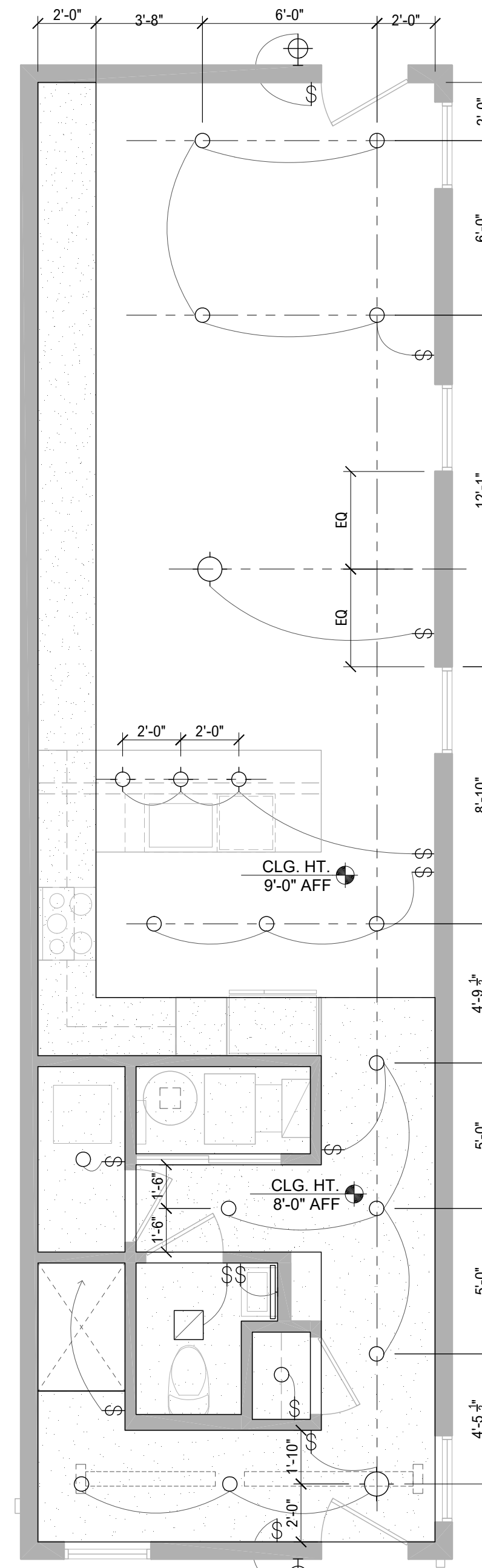


**TYP INTERIOR DOOR JAMB**

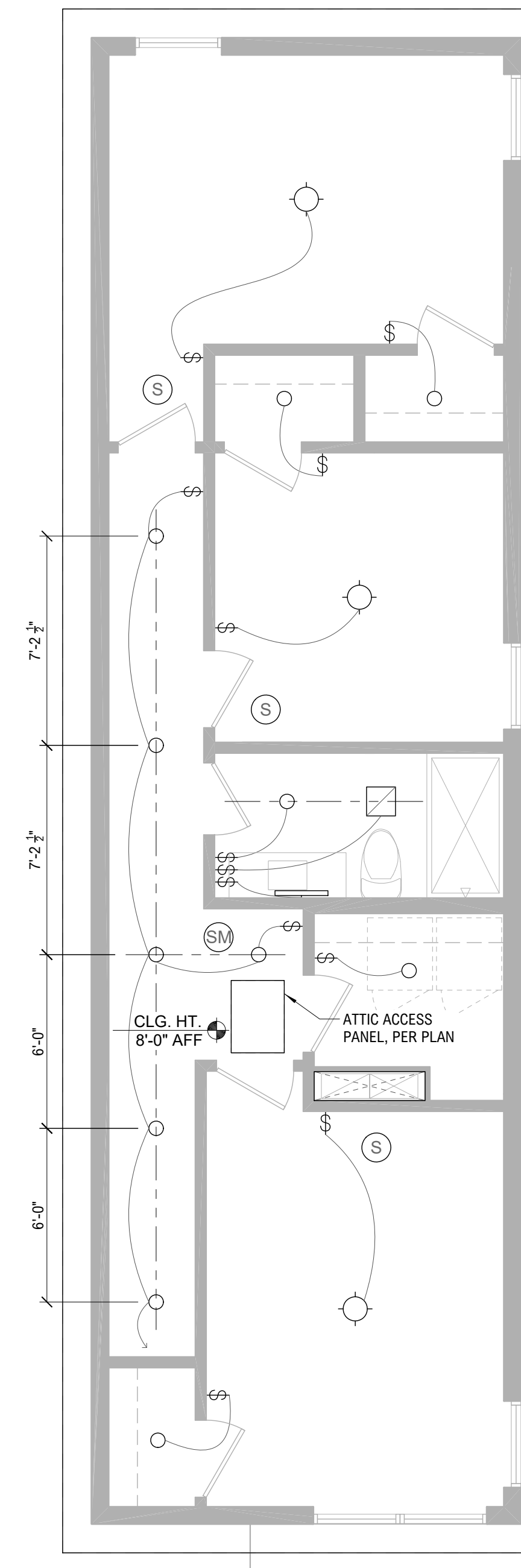
1-1/2" = 1'-0"

**REFLECTED CEILING PLAN LEGEND**

- RECESSED CAN LIGHT
- PENDANT LIGHT
- DECORATIVE PENDANT, INCLUDE WIRING AND BRACING FOR FUTURE CEILING FAN
- VANITY LIGHT
- EXHAUST FAN / LIGHT COMBO, ENERGY STAR RATED, HARD-PIPED TO EXTERIOR
- EXTERIOR LIGHT, WALL MOUNTED
- DUAL IONIZATION SMOKE DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- DUAL IONIZATION SMOKE / CO2 DETECTOR; HARD-WIRED, BATTERY BACKUP AND INTERCONNECTED
- CLG. HT. +9'-0" AFF CEILING HEIGHT ABOVE FINISH FLOOR
- WOOD FRAMED G.W.B. SOFFIT @ 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- SWITCH



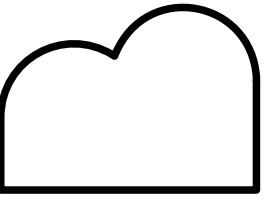
**01 FIRST FLOOR PLAN**  
1/4" = 1'-0"



**02 SECOND FLOOR PLAN**  
1/4" = 1'-0"

**REFLECTED CEILING PLAN GENERAL NOTES**

- A.) REFER TO SPECIFICATIONS G1.1 FOR LIGHT FIXTURE SELECTIONS
- B.) THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- C.) VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS, WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCIAS, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- D.) MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
- E.) INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES. TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION, FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
- F.) PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
- G.) CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- H.) SWITCH STYLE TO BE PADBLE. COLOR OF SWITCH AND PLATE TO BE WHITE.
- I.) ALL LAMP COLOR TEMPERATURES TO BE CONSISTENT.



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PROJECT NO. 2310

DRAWING TITLE  
**REFLECTED CEILING PLANS AND DOOR AND WINDOW SCHEDULES**

**A1.1**



### E - EGRESS WINDOW INFORMATION

A.) RCO 310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION 310.2.

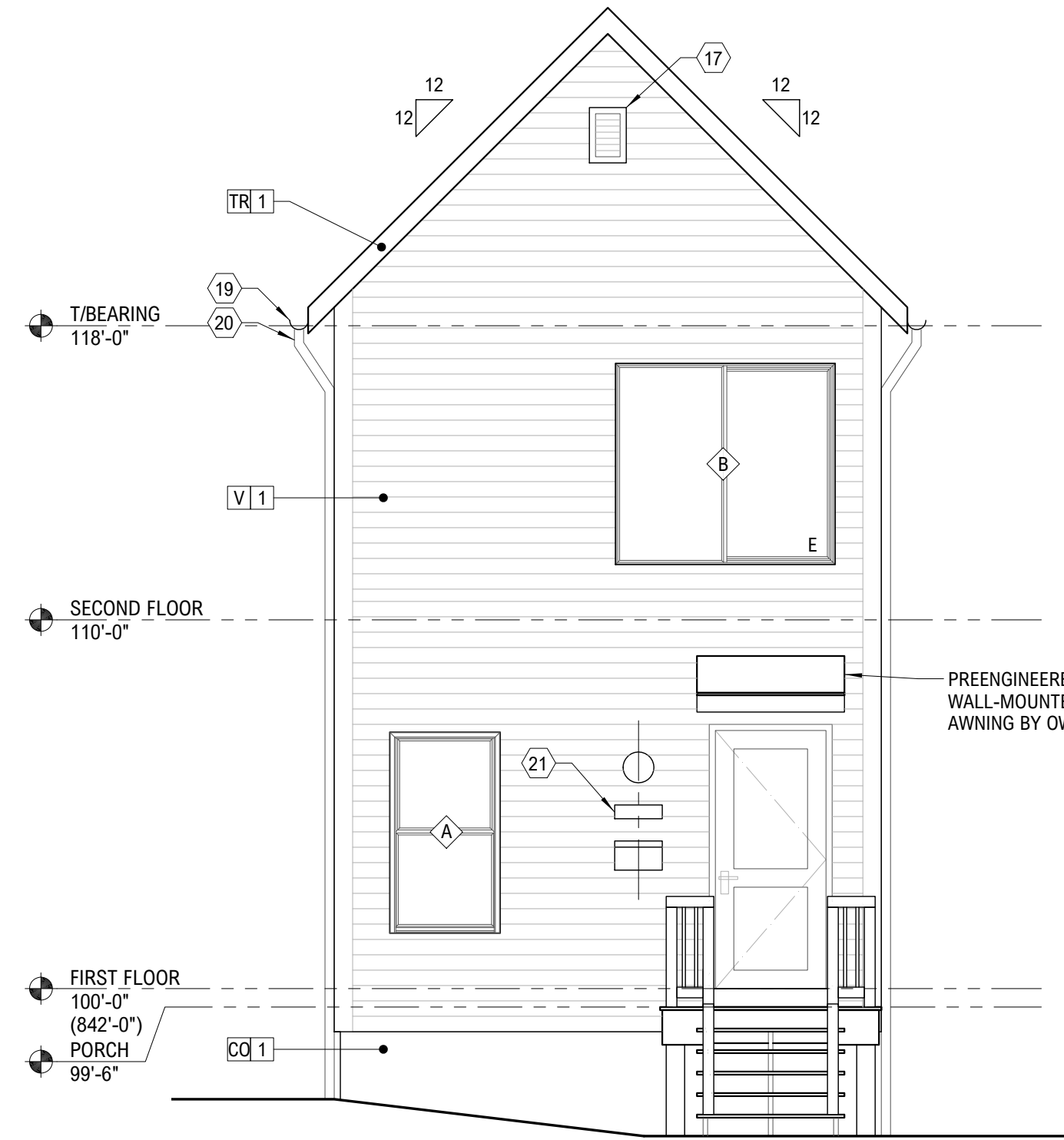
B.) RCO 310.1.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

C.) RCO 310.1.2 MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

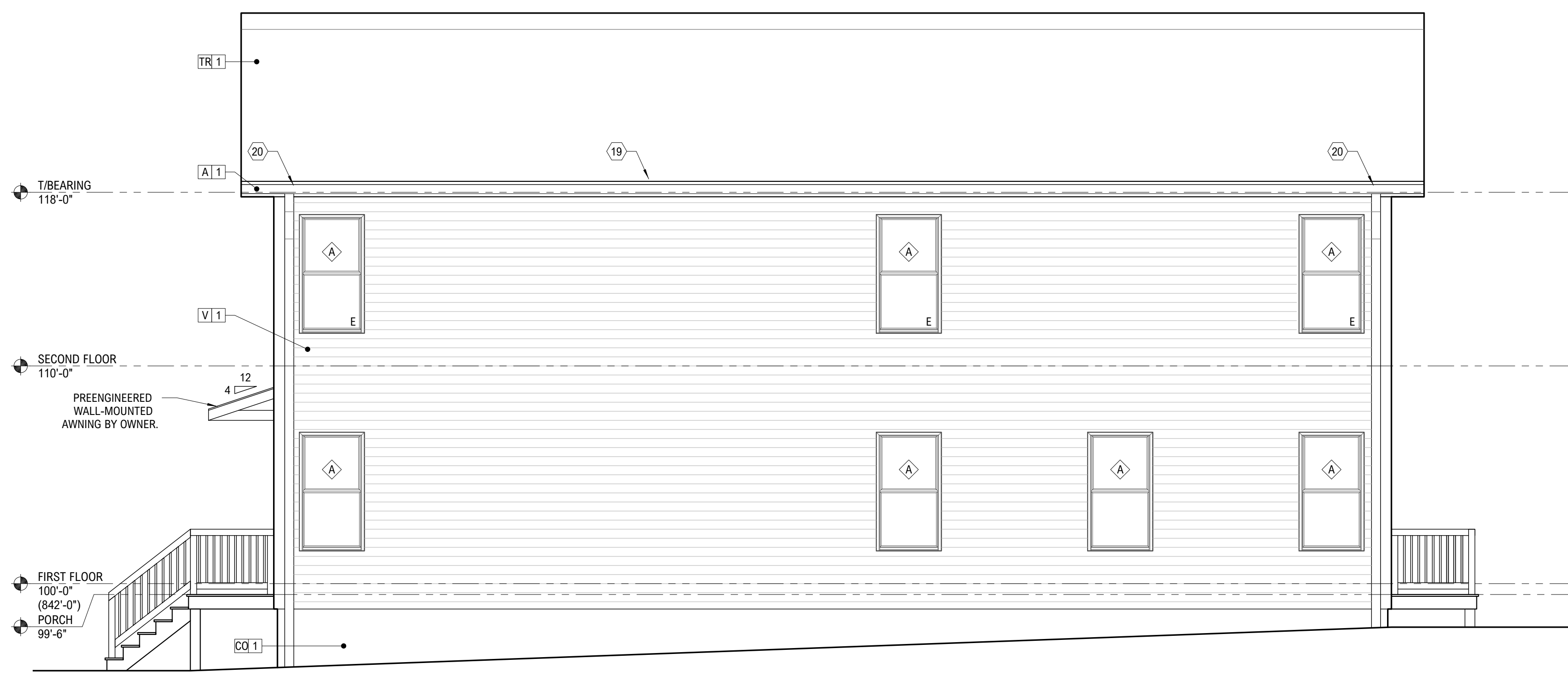
D.) RCO 310.1.3 MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

### KEYED NOTES

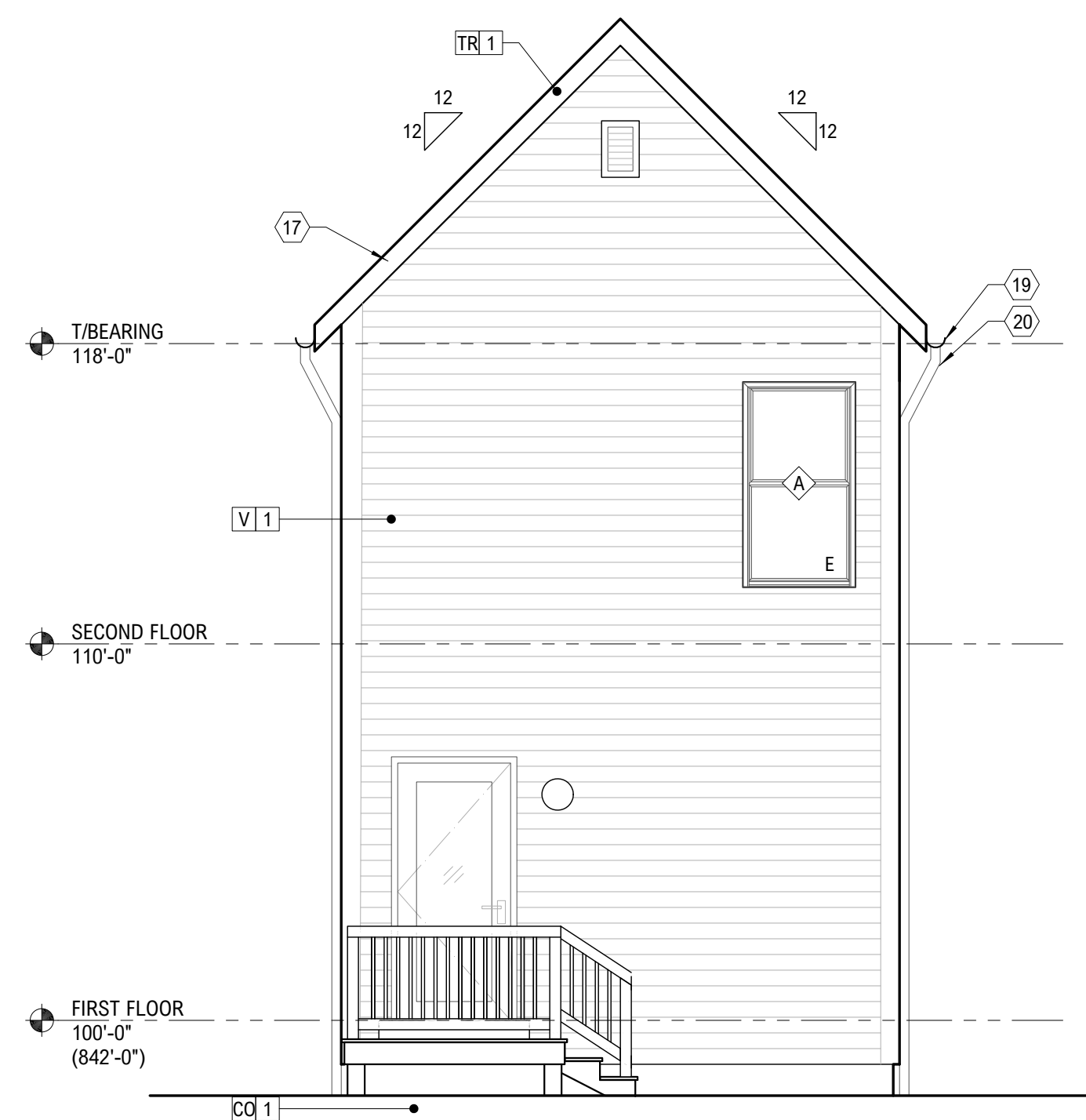
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWL SPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 W/D JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELD 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF, PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCOFF ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLEARANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



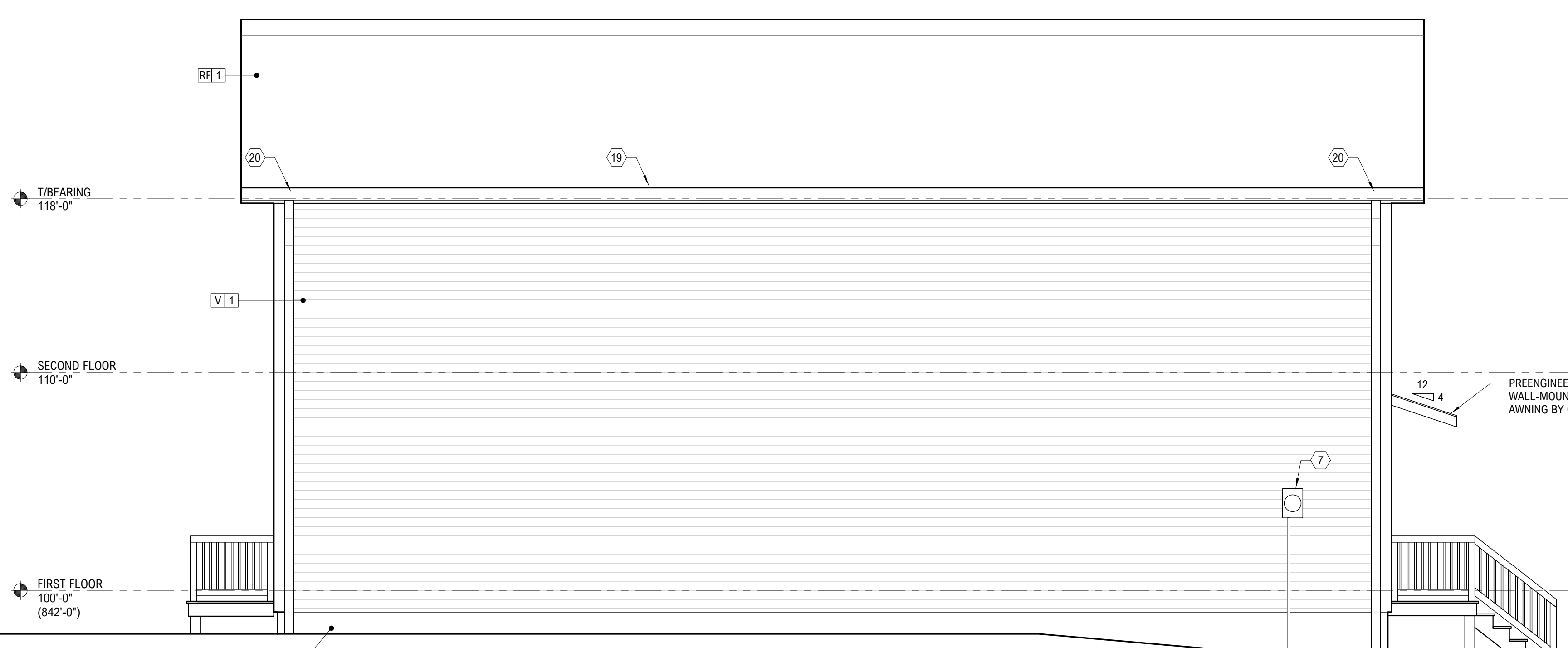
01 FRONT ELEVATION  
1/4" = 1'-0"



02 PRIMARY SIDE ELEVATION  
1/4" = 1'-0"



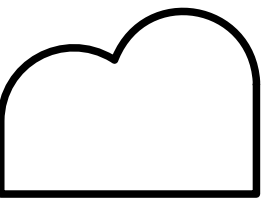
03 REAR ELEVATION  
1/4" = 1'-0"



04 SECONDARY SIDE ELEVATION  
1/4" = 1'-0"

### EXTERIOR FINISH LEGEND

TAG	NAME	NOTES
V-1	VINYL SIDING	SELECTION BY OWNER
V-2	VINYL SIDING	SELECTION BY OWNER
CO-1	EXPOSED CONCRETE	REFER TO SPECIFICATIONS
TR-1	PAINTED WOOD TRIM	REFER TO SPECIFICATIONS
A-1	ALUMINUM SOFFIT	REFER TO SPECIFICATIONS
RF-1	ASPHALT SHINGLE	REFER TO SPECIFICATIONS



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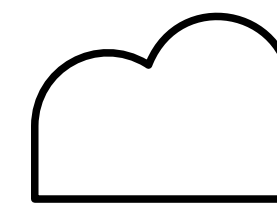
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PROJECT NO. 2310

DRAWING TITLE  
**BUILDING ELEVATIONS**

**A2.0**





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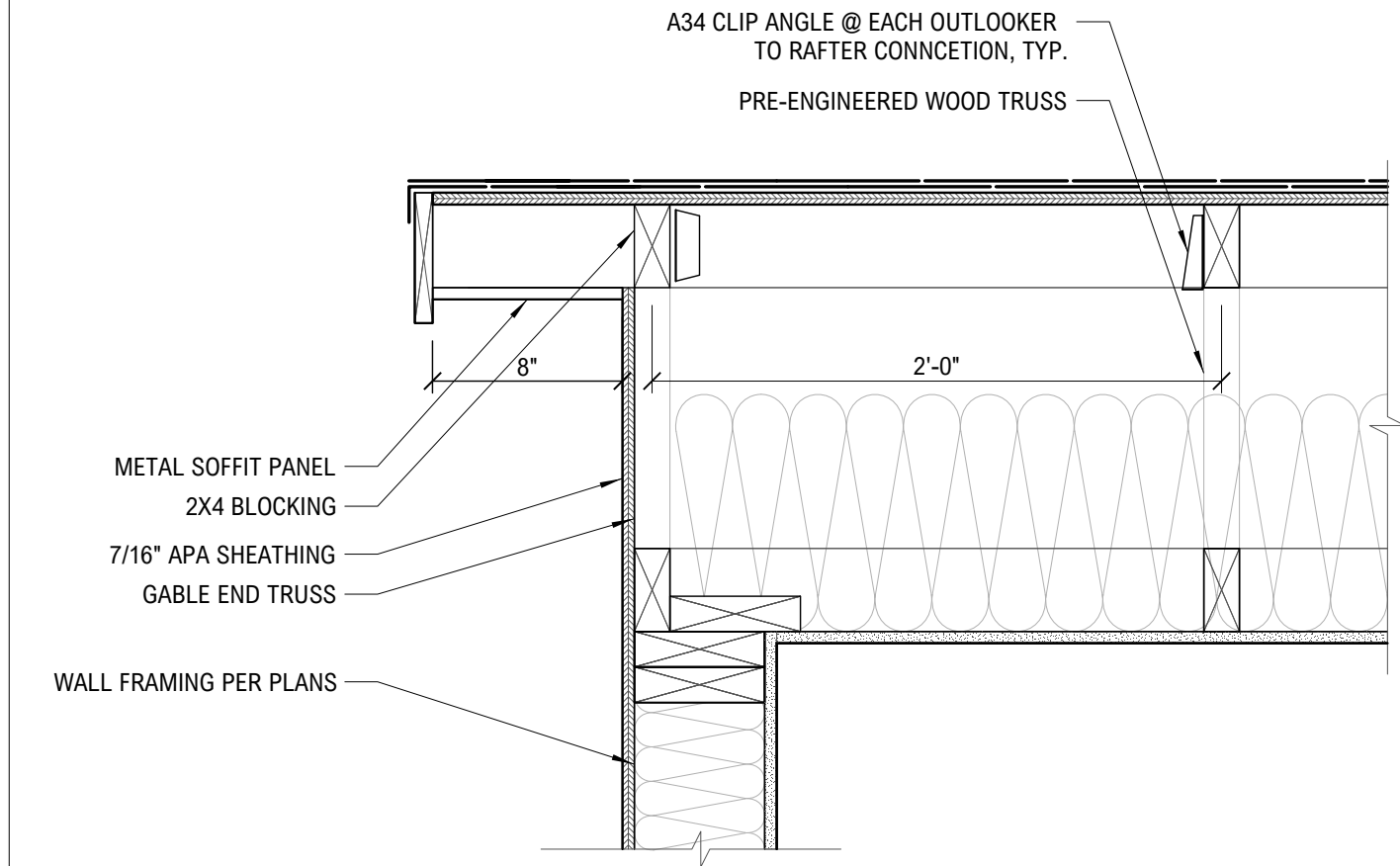
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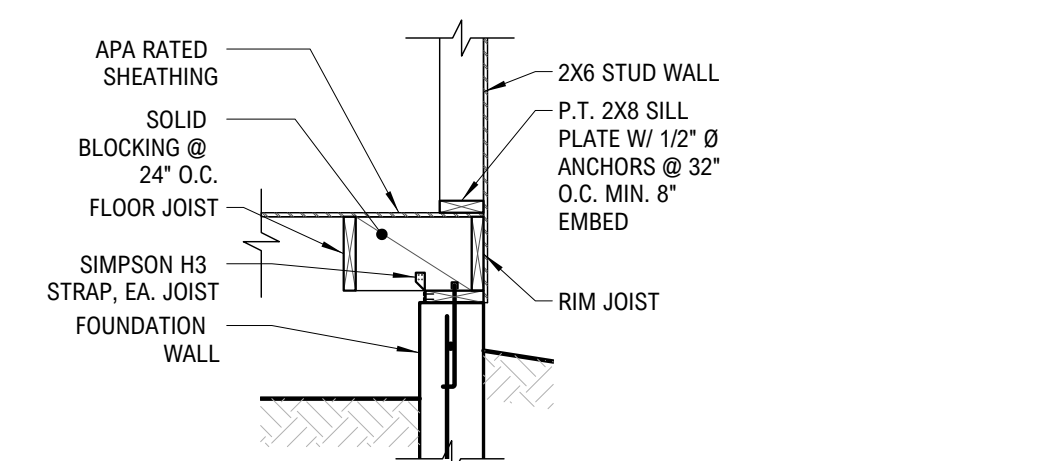
PROJECT NO. 2310

DRAWING TITLE  
**BUILDING SECTIONS  
AND DETAILS**

**A3.0**



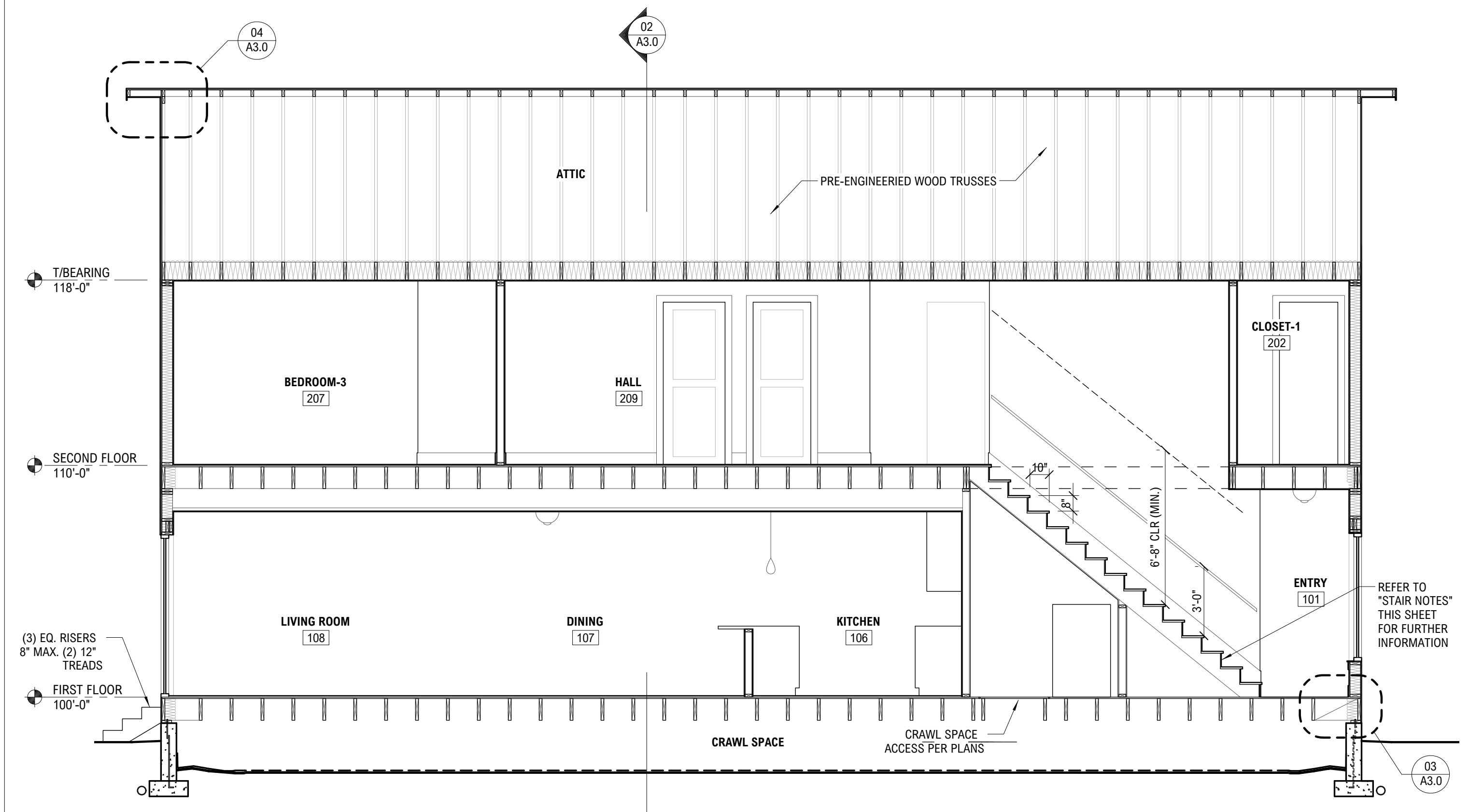
**04 TYP EAVE OVERHANG**  
1-1/2" = 1'-0"



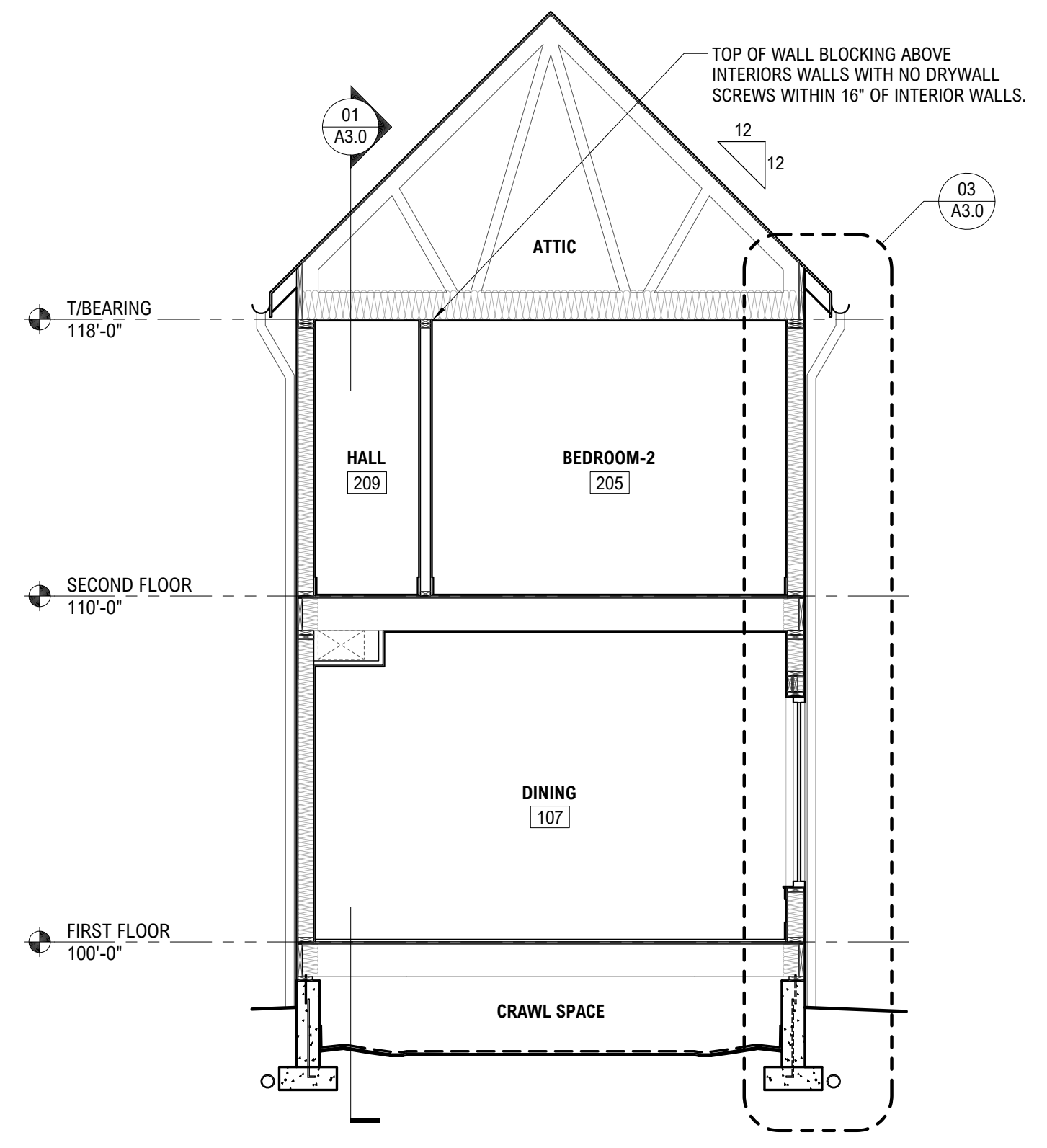
**05 DETAIL**  
1/2" = 1'-0"

**INTERIOR STAIR NOTES**

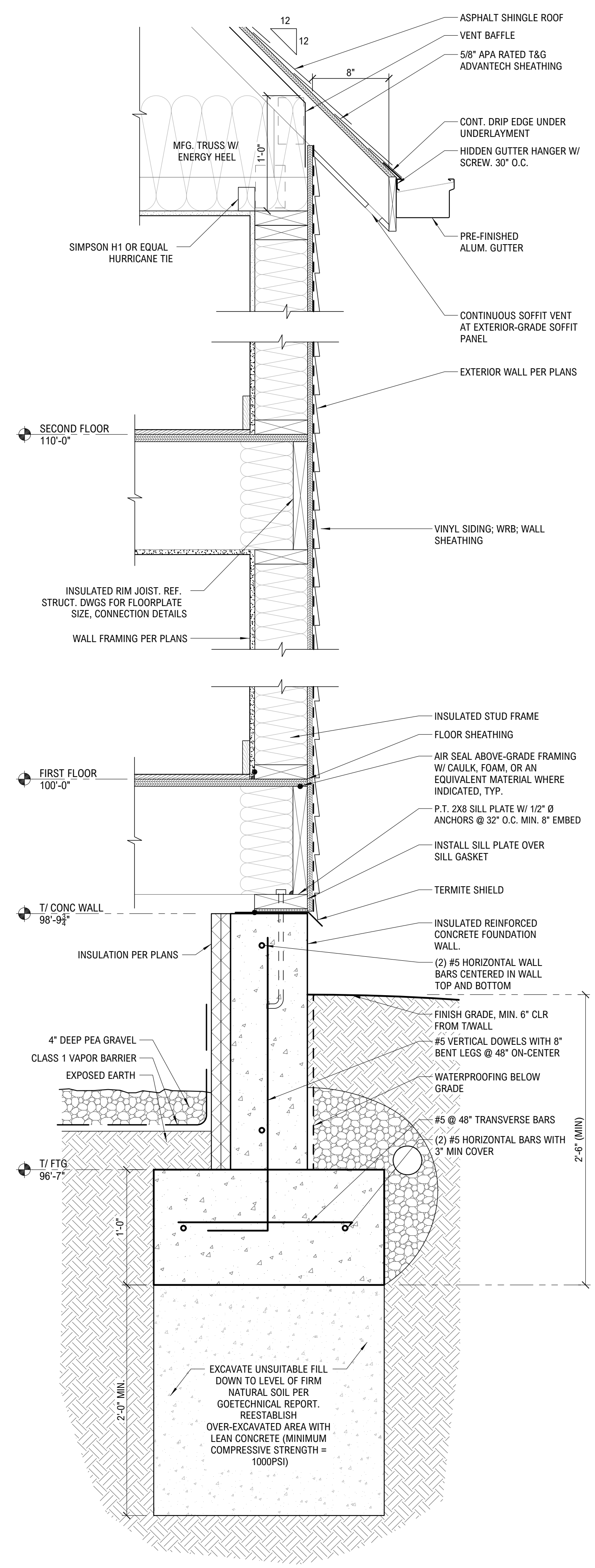
- 1.) MAXIMUM RISER HEIGHT MAY NOT EXCEED 7-3/4". HEIGHT VARIATION BETWEEN RAISERS MAY NOT EXCEED 3/8" IN ANY GIVEN RUN. RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. ACCOUNT FOR FINISH FLOOR THICKNESS AT FIRST RISER WHEN CALCULATING RISER HEIGHTS.
- 2.) MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST DEPTH WITHIN ANY GIVEN RUN SHALL NOT EXCEED THE SMALLEST TREAD DEPTH BY MORE THAN 3/8".
- 3.) HANDRAIL HEIGHT SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING AND SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- 4.) HANDRAIL SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF PROFILE. THE RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE HANDRAIL PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.



**01 BUILDING SECTION**  
1/4" = 1'-0"

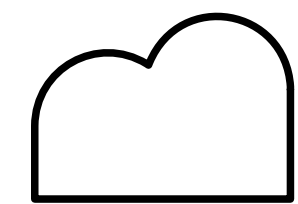


**02 BUILDING SECTION**  
1/4" = 1'-0"



**03 TYP. EXTERIOR WALL**  
1-1/2" = 1'-0"





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OWNER

**THE PORT OF GREATER  
CINCINNATI  
DEVELOPMENT  
AUTHORITY**  
3 E 4TH ST UNIT 300  
CINCINNATI, OH 45202



**NEW CONSTRUCTION  
SINGLE-FAMILY DWELLING**  
2365 CONCORD AVE  
CINCINNATI, OH 45206

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1	10/27/23	PERMIT ISSUE

PROJECT NO. 2310

DRAWING TITLE  
**PORCH PLAN AND DETAILS**

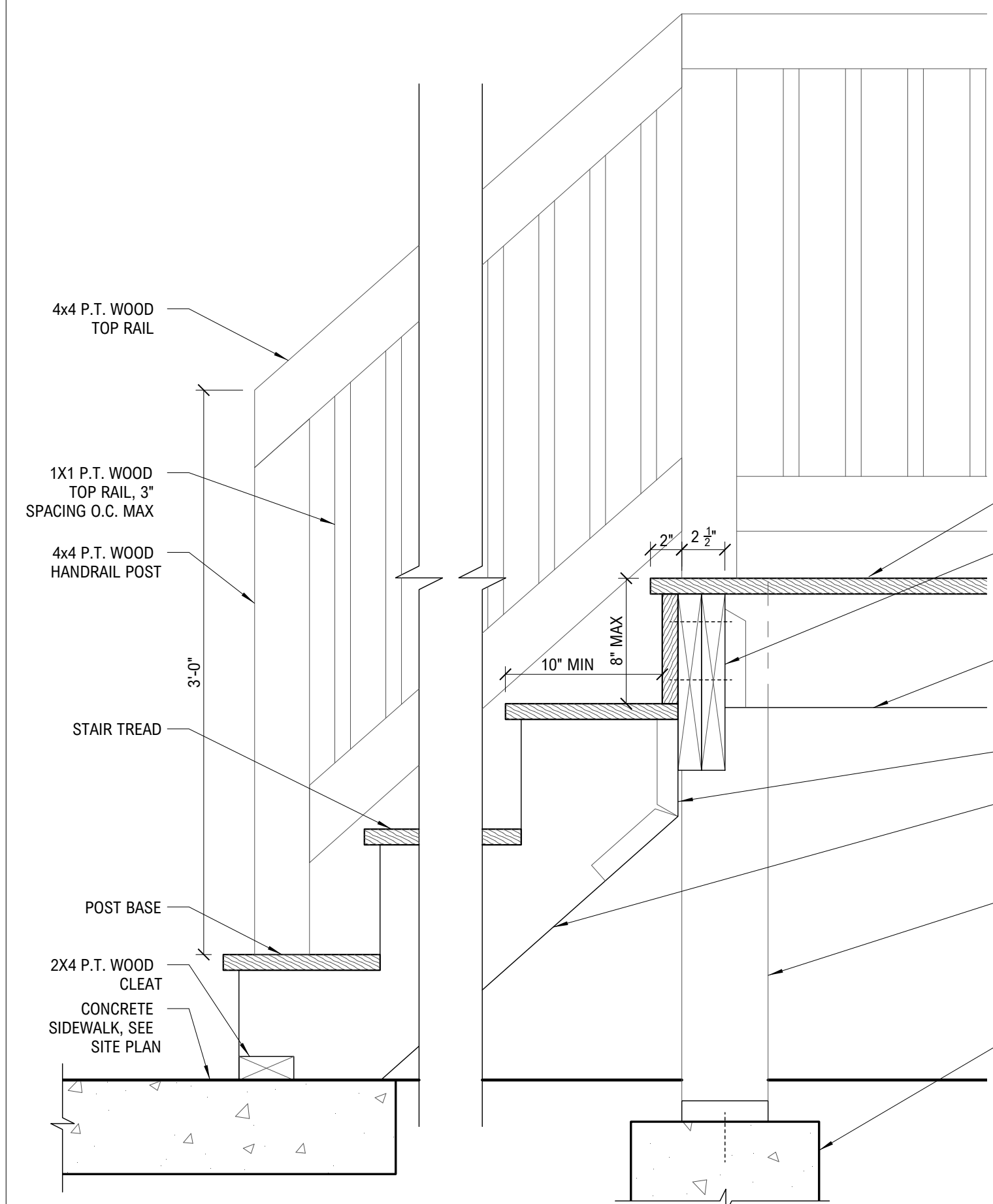
**A4.0**

**FLOOR PLAN GENERAL NOTES**

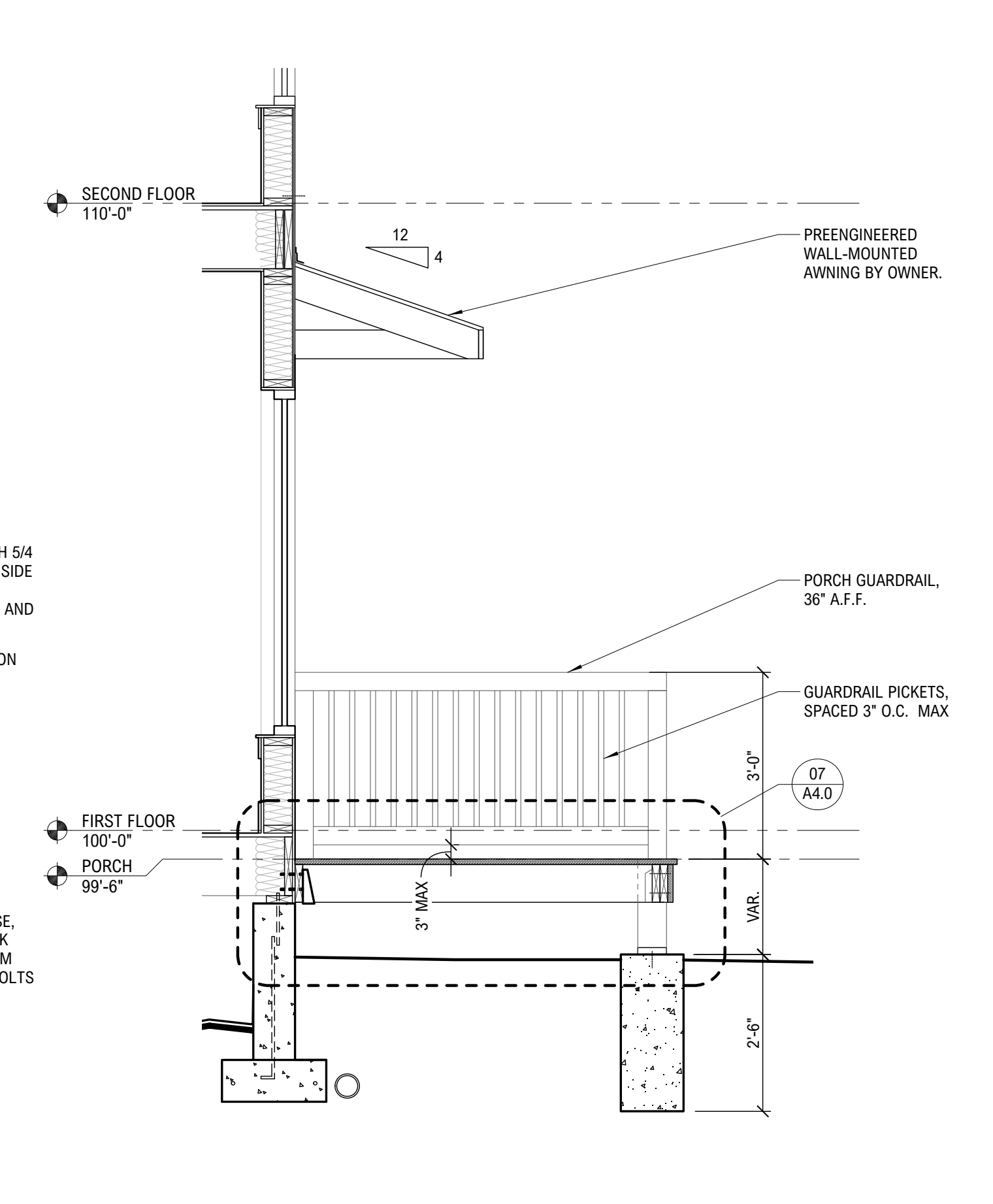
- A.) DIMENSIONS INDICATED ARE TO FACE OF PARTITION U.N.O
- B.) PROVIDE BLOCKING AT ALL WALL MOUNTED FIXTURES AND MILLWORK - COORDINATE LOCATIONS PRIOR TO INSTALLATION OF GYPSUM WALL BOARD.
- C.) DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE EITHER (1) 4" FROM FINISHED FACE OF ADJACENT PARTITION TO JAMB OR (2) CENTERED BETWEEN PERPENDICULAR PARTITIONS.
- D.) SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT LOCATIONS TO RECEIVE TILE.
- E.) FINAL EXTERIOR GRADE SHELL SLOPE AWAY FROM BUILDING 6" MINIMUM FOR 10'-0" AWAY FROM FOUNDATION WALL

**KEYED NOTES**

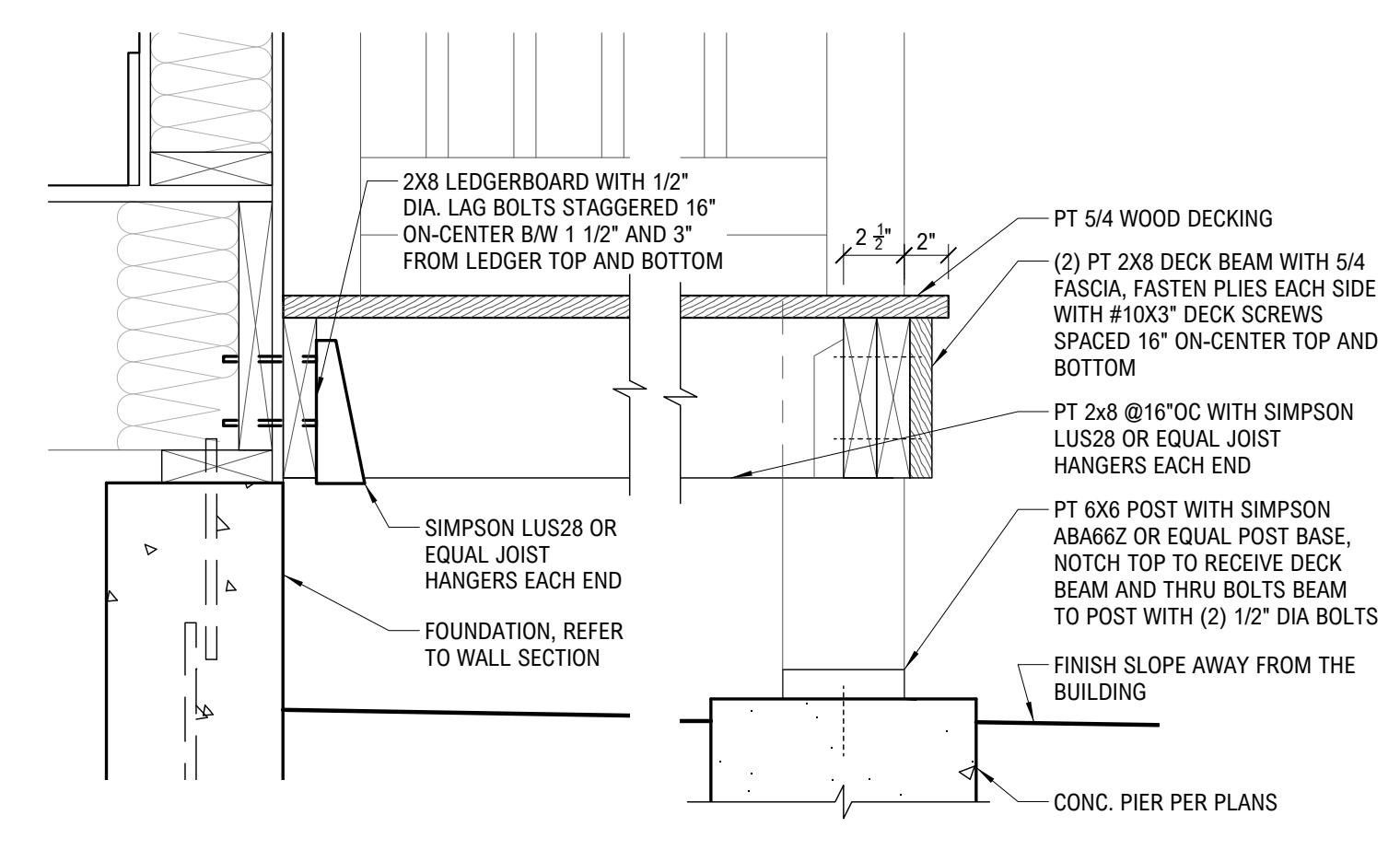
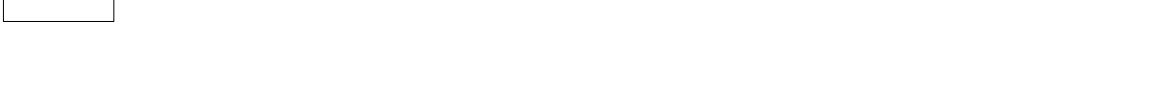
- 1.) CONCRETE WALL FOOTING, REFER TO SECTIONS, SHEET A4.0
- 2.) CRAWL SPACE FLOOR W/ VAPOR BARRIER PER SECTIONS, SHEET A4.0
- 3.) INSULATION AT INTERIOR FACE OF FOUNDATION WALL PER SECTIONS, SHEET A4.0
- 4.) SILL PLATE, REFER TO SECTIONS FOR DETAILS, SHEET A4.0
- 5.) CRAWL SPACE ACCESS: MINIMUM CRAWLSPACE ACCESS IS 18"x24" VERIFY SIZE OF DUCTWORK REQUIRED TO ALLOW MINIMUM CRAWL SPACE SIZE AND DUCTWORK.
- 6.) TYPICAL FLOOR FRAMING: JOISTS ABOVE AS INDICATED ON PLAN, WITH 3/4" T&G PLYWOOD SUBFLOOR, NAILED & GLUED.
- 7.) ELECTRICAL METER LOCATION
- 8.) STAIR OPENING, REFER TO S1.0 FOR FRAMING DETAILS AT STAIR OPENING
- 9.) 2x6 EXTERIOR WALL, TYP.
- 10.) 2x6 EXTERIOR WALL, BRACED WITH CONTINUOUS SHEATHING. REFER TO BRACED WALL PLAN, SHEET S1.0
- 11.) DECK ASSEMBLY: P.T. 5/4 DECKING OVER P.T. 2x8 WD JOISTS. REFER TO SHEET A4.0 FOR DETAILS.
- 12.) HVAC CONDENSING UNIT: PROVIDE CONDENSING UNIT AND LINE SET PER MECHANICAL CONTRACTOR UNDER SEPARATE PERMIT.
- 13.) EXTEND ICE & WATER SHIELF 24" FOR EXTERIOR WALL EDGE BELOW, TYP.
- 14.) ASPHALT SHINGLE ROOFING OVER WOOD FRAMED ROOF. PER SECTIONS SHEET A3.0
- 15.) ROOF FRAMING: TRUSSES ABOVE AS INDICATED ON PLAN @ 24" O.C.
- 16.) VENT CHASE: PROVIDE CHASE FOR FURNACE DUCTWORK. SIZE AS REQUIRED FOR VENT DUCTS.
- 17.) CONTINUOUS RIDGE VENT, ATTIC EXHAUST
- 18.) NOT USED.
- 19.) PREFINISHED ALUMINUM GUTTER
- 20.) DOWNSPOUT LOCATION
- 21.) MAILBOX AND ADDRESS PLATE LOCATION, CENTER ALIGNED WITH SCENCE ABOVE
- 22.) ATTIC ACCESS PANEL, 22"x30" MIN. WITH 30" MIN. HEAD CLERANCE
- 23.) FURNISH AND INSTALL 42" HIGH WALL MOUNTED CABINET; SPECS BY OWNER.
- 24.) FURNISH AND INSTALL 24" DEEP FLOOR MOUNTED CABINET; SPECS BY OWNER.
- 25.) FURNISH AND INSTALL CABINET WITH SIDE PANEL ABOVE REFRIGERATOR; SPECS BY OWNER.
- 26.) FURNISH AND INSTALL 30"W COUNTERDEPTH REFRIGERATOR, PROVIDE ELECTRICAL AND WATER CONNECTION; SPECS BY OWNER.
- 27.) FURNISH AND INSTALL SINK, FAUCET AND ACCESSORIES, PROVIDE PLUMBING CONNECTION; SPECS BY OWNER.
- 28.) FURNISH AND INSTALL DISHWASHER, PROVIDE PLUMBING AND ELECTRICAL CONNECTIONS; SPECS BY OWNER.
- 29.) FURNISH AND INSTALL ELECTRIC RANGE WITH MICROWAVE OVERHEAD; SPECS BY OWNER.
- 30.) FURNISH AND INSTALL 36" HIGH BAR COUNTER; SPECS BY OWNER.
- 31.) FURNISH AND INSTALL TOILET AND ACCESSORIES; SPECS BY OWNER.
- 32.) FURNISH AND INSTALL SINK, VANITY AND ACCESSORIES; SPECS BY OWNER.
- 33.) FURNISH AND INSTALL BATHTUB AND ACCESSORIES; SPECS BY OWNER.
- 34.) 30" MIN DEEP CONCRETE PIER FOOTINGS
- 35.) PORCH GUARDRAIL. 36" AF.F. SEE SECTION FOR DETAILS



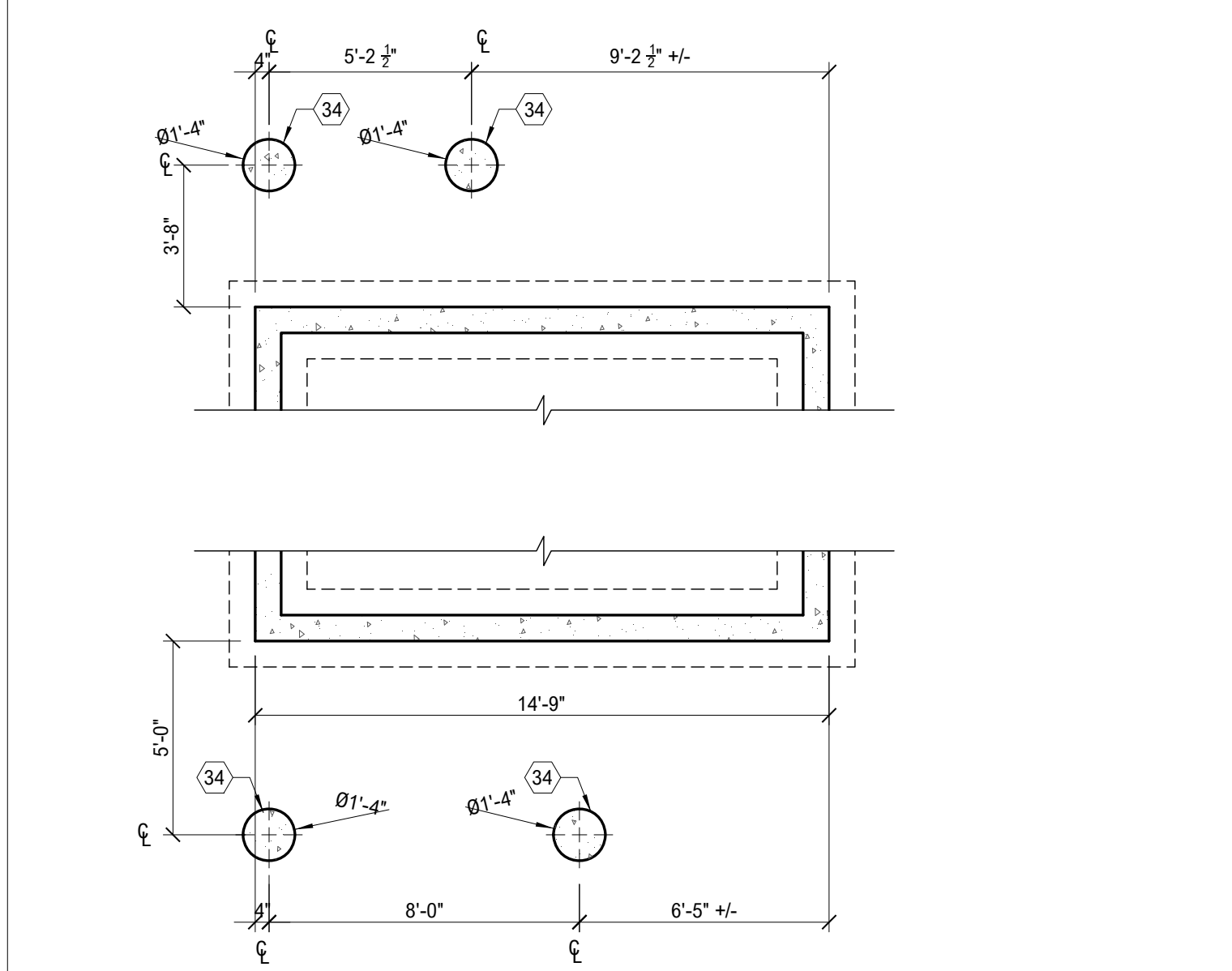
**04 PORCH ROOF PLAN**  
1-1/2" = 1'-0"



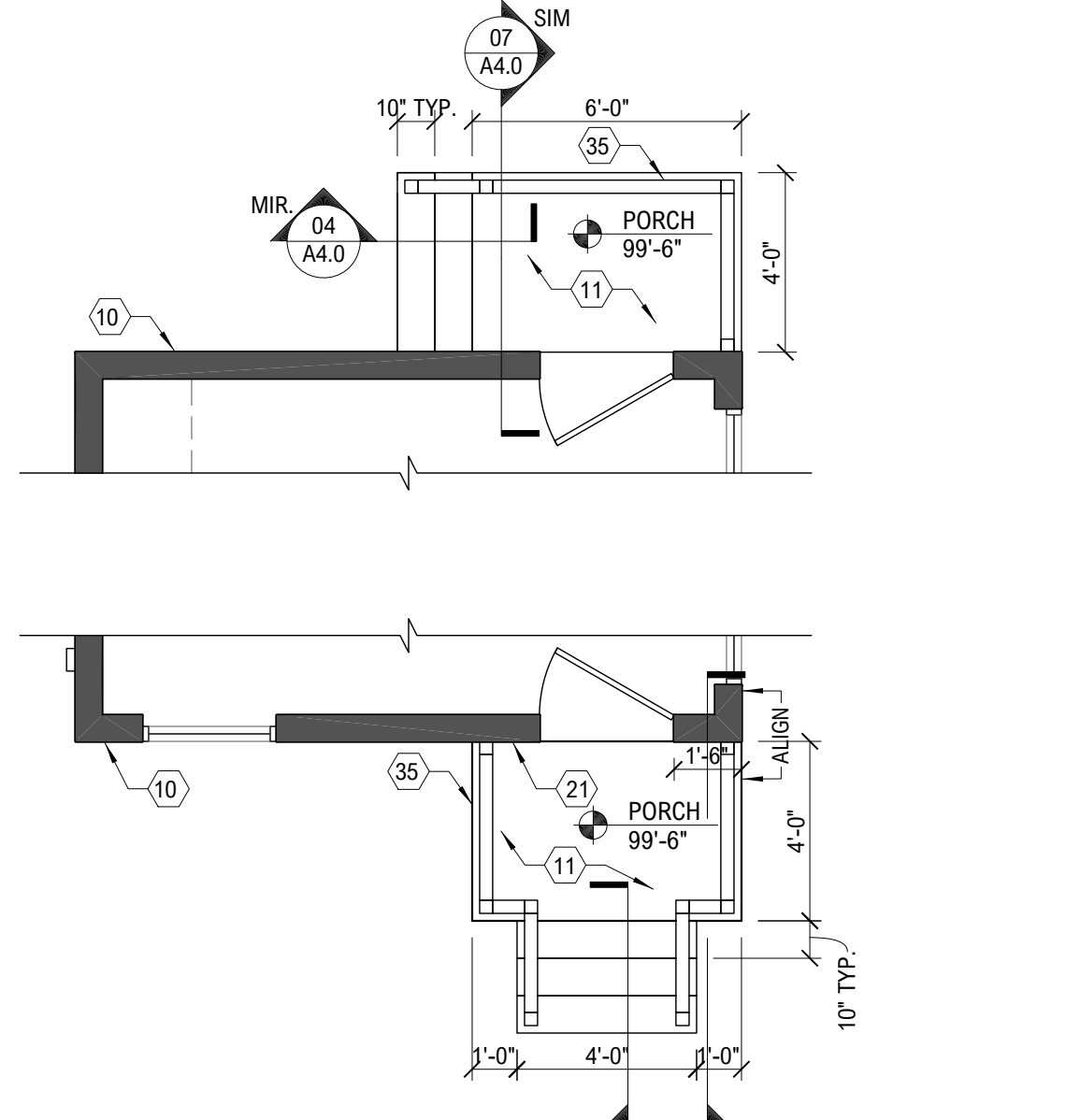
**06 PORCH SECTION**  
1/2" = 1'-0"



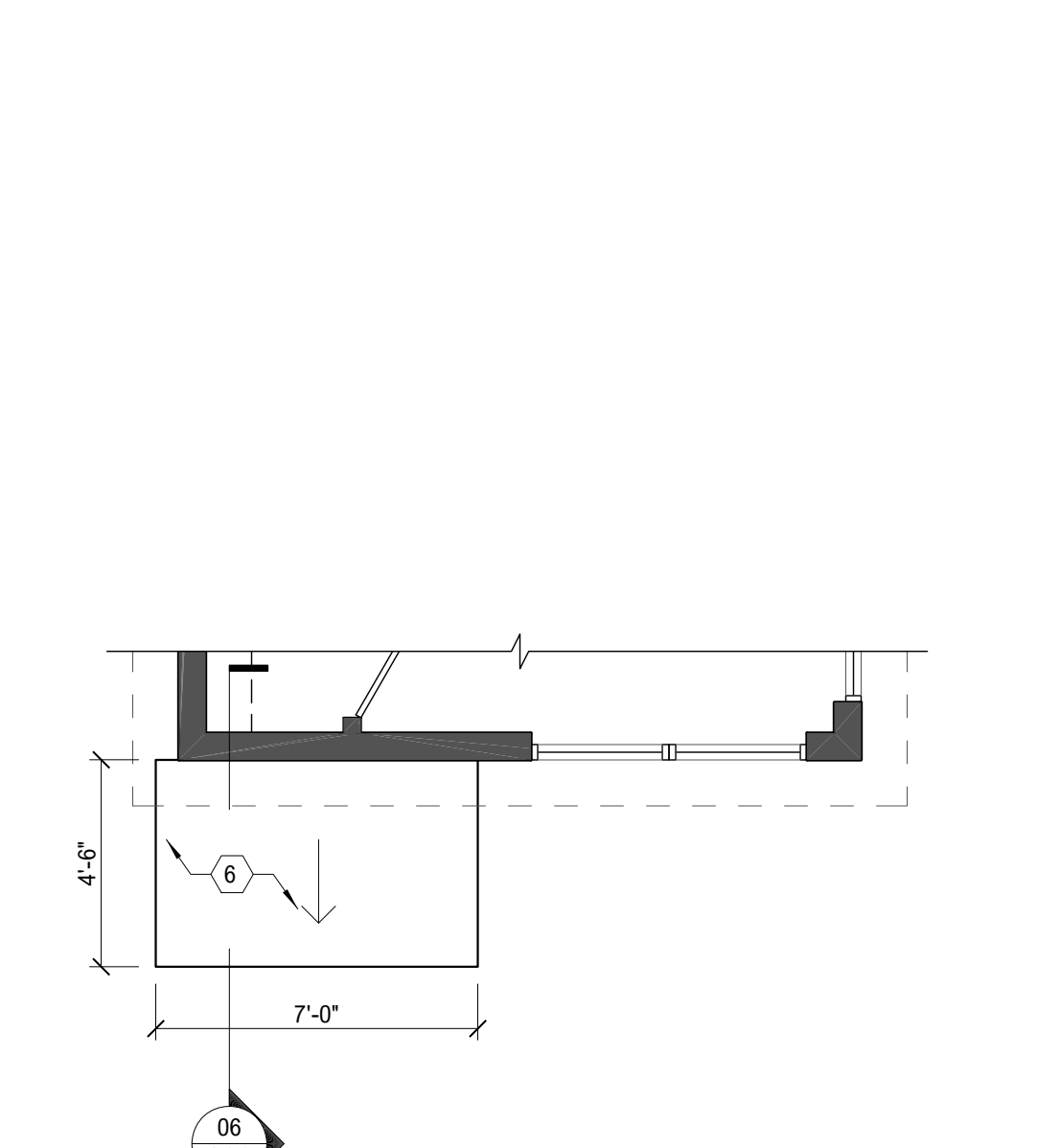
**07 DETAIL**  
1-1/2" = 1'-0"



**01 FOUNDATION PLAN**  
1/4" = 1'-0"



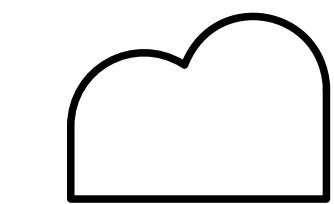
**02 PORCH PLAN**  
1/4" = 1'-0"



**03 PORCH ROOF PLAN**  
1/4" = 1'-0"





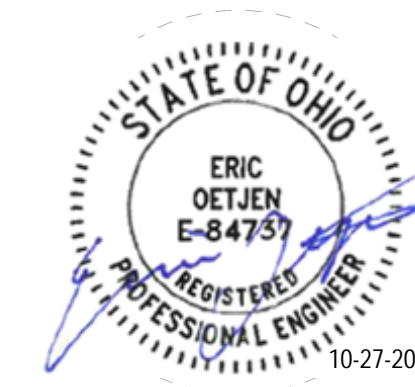


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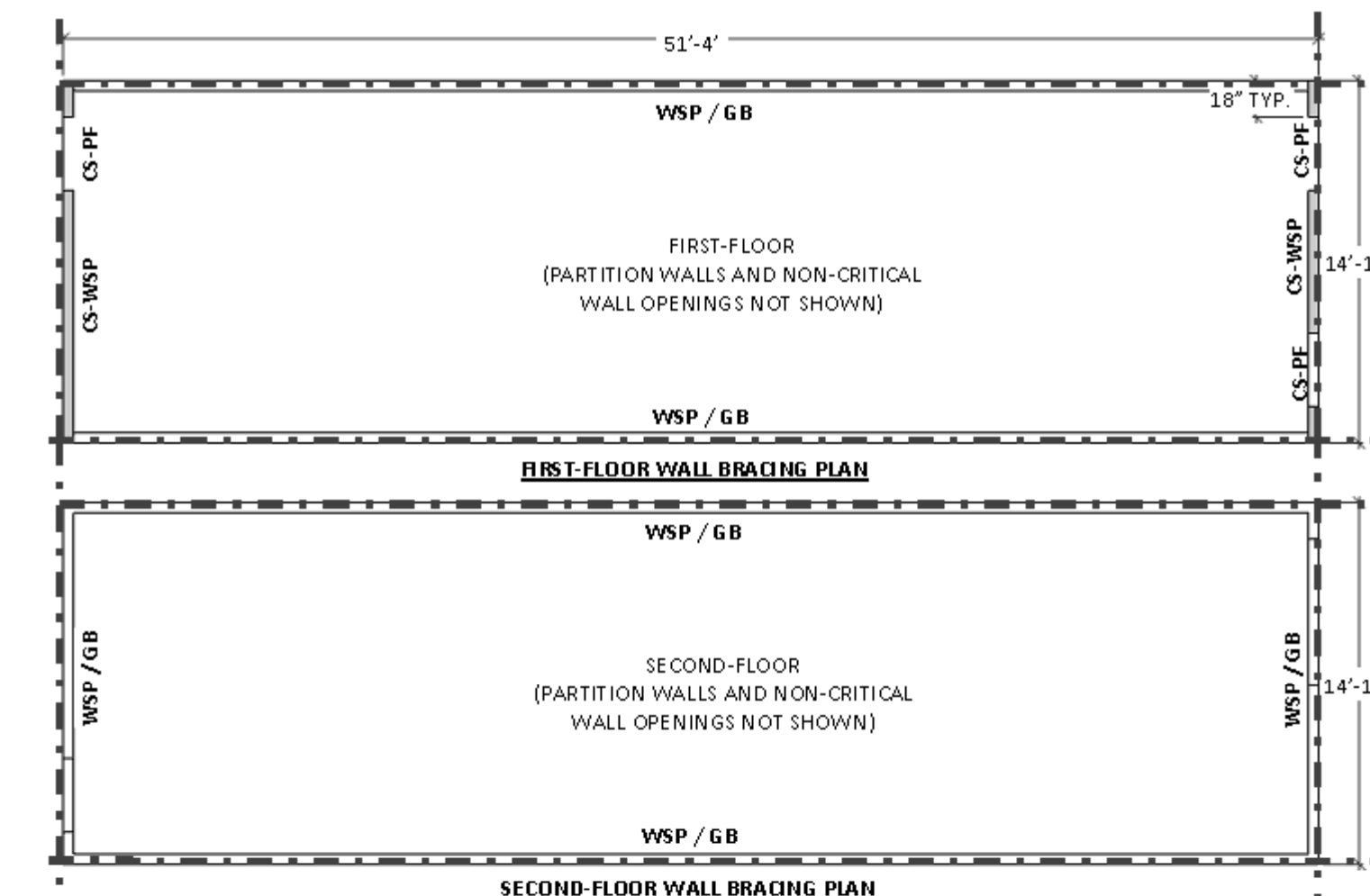
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PROJECT NO. 2310

DRAWING TITLE  
**STRUCTURAL DETAILS**

**S1.0**



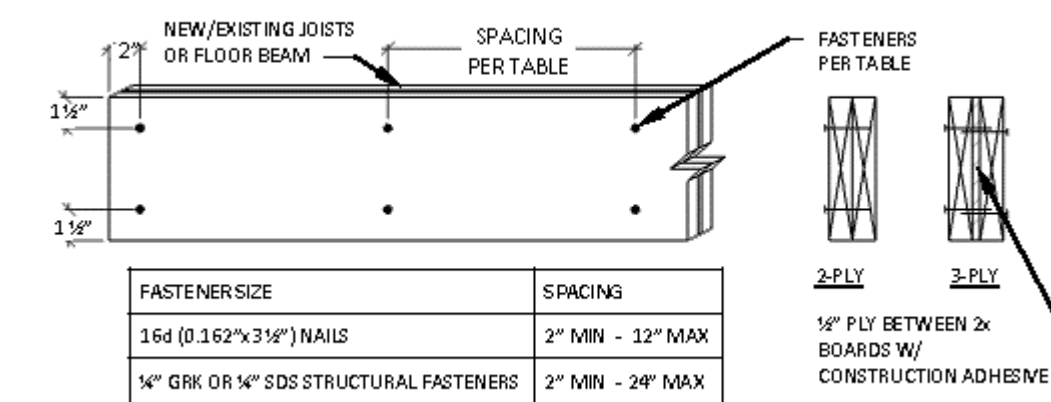
DESIGN CRITERIA:		SEISMIC:		BRACED WALL LINE	
2019 RCD / 2018 IRC W/ DH AMENDMENTS	RISK CATEGORY II	WSP	3/8" MINIMUM WOOD STRUCTURAL PANEL		
WIND LOAD:	IE: 1.0	GB	1/2" MINIMUM GYPSUM BOARD		
V. LIT: 115MPH	SS / S1: 0.148 / 0.077	CS-PF	CONTINUOUSLY SHEATHED PORTAL FRAME (PER DETAIL)		
RISK CATEGORY II	SITE CLASS D	CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 4" MIN. WIDE 7/16" MIN. OSB SHEETS. PROVIDE WALL BLOCKING AT HORIZONTAL PANEL JOINTS. FASTEN PANELS TO STUDS AND BLOCKING W/ 0.131"x2 1/2" COMMON NAILS SPACE 6" ON-CENTER ALONG PANEL EDGES AND 12" ON-CENTER IN PANEL FIELD.		
EXPOSURE: C	SDS / SD1: 0.158 / 0.124				
DESIGN PRESS: 16PSF	SDC: B				
	SEISMIC RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS				
	DESIGN BASE SHEAR:				
	V: 0.065*W				
	R: 2.5				
	EQUIVALENT LATERAL FORCE ANALYSIS				

**BRACED WALL FASTENER REQUIREMENTS**

BUILDING ELEMENT	FASTENER TYPE	FASTENER SPACING OPENING TYPE	
		EDGE	INTERMEDIATE SUPPORTS
3/8" TO 1/2" WOOD STRUCTURAL PANELS AND WALL SHEATHING	0.113"x2" NAILS (WALLS) 0.131"x2 1/2" NAILS (ROOF)	6" 3" AT PORTAL FRAME	12" 3 AT PORTAL FRAME
1/2" GYPSUM WALL SHEATHING	1 1/4" SCREWS, TYPE W OR S	7"	7"

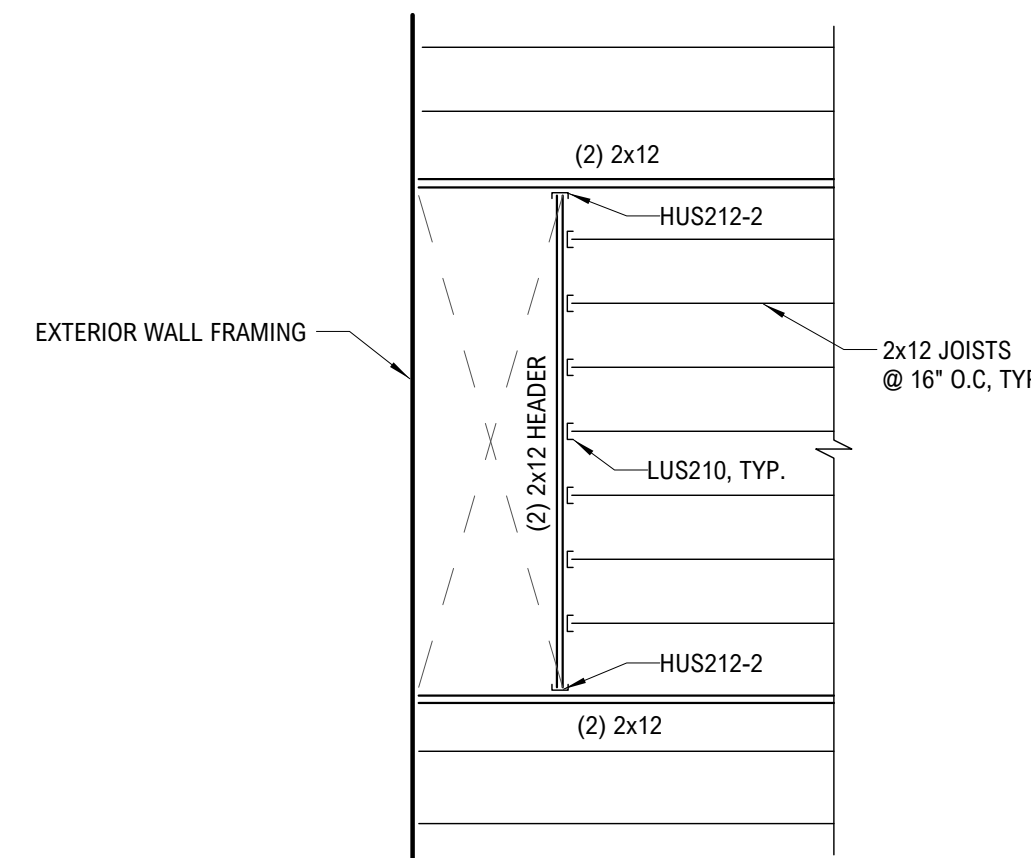
**BRACED WALL PLAN AND  
FASTENER REQUIREMENTS**

02



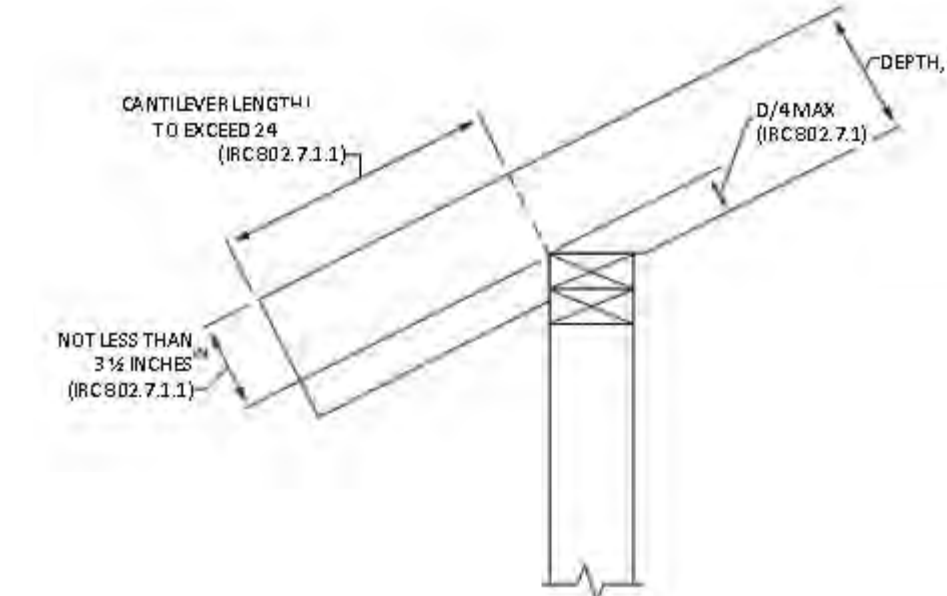
**NAIL PATTERN FOR  
BUILT-UP JOISTS AND  
FLOOR BEAMS**

06



**SECOND FLOOR FRAMING @  
STAIR OPENING**

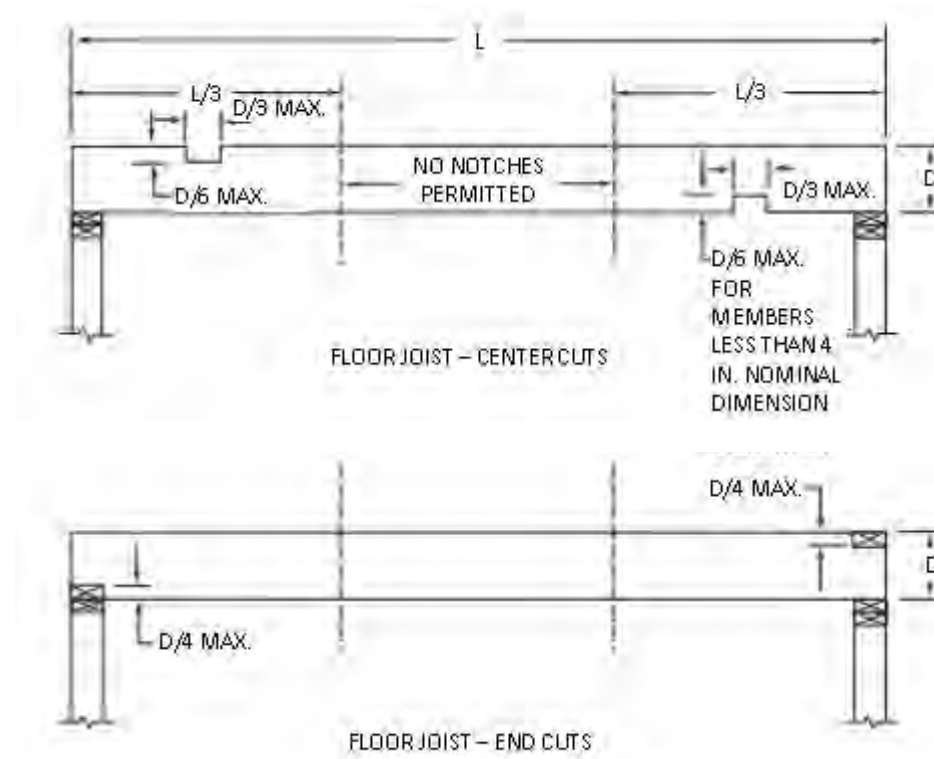
09



**RAFTER NOTCHING**

05

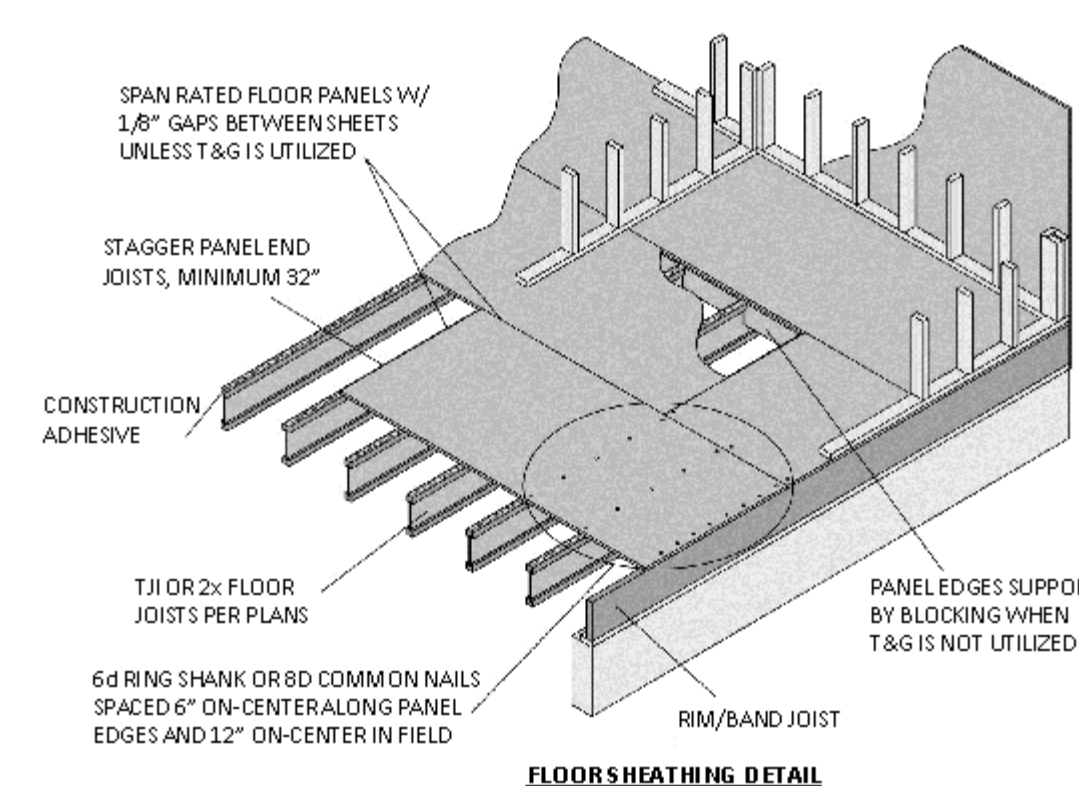
PER R802.7.1



**CUTTING AND NOTCHING  
FLOOR JOISTS**

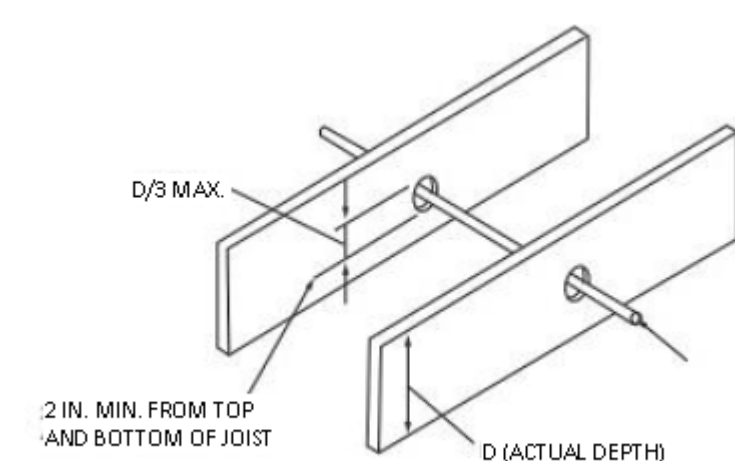
08

PER R502.8



**FLOOR SHEATHING  
DETAIL**

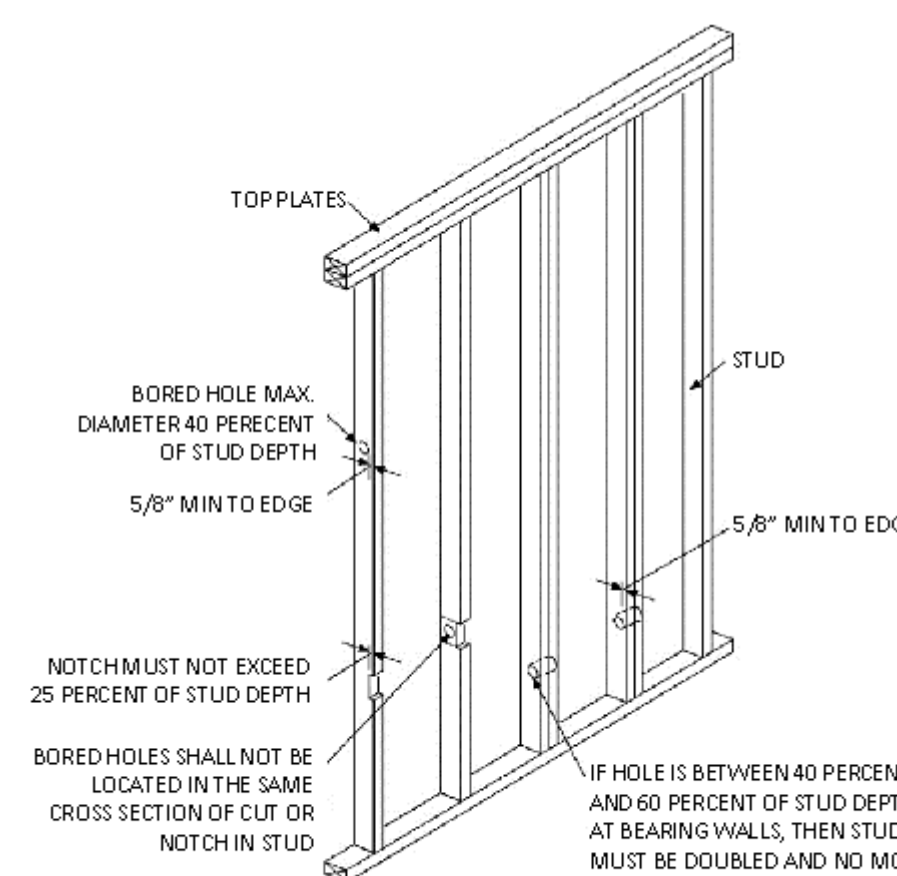
04



**DRILLING FLOOR JOISTS**

07

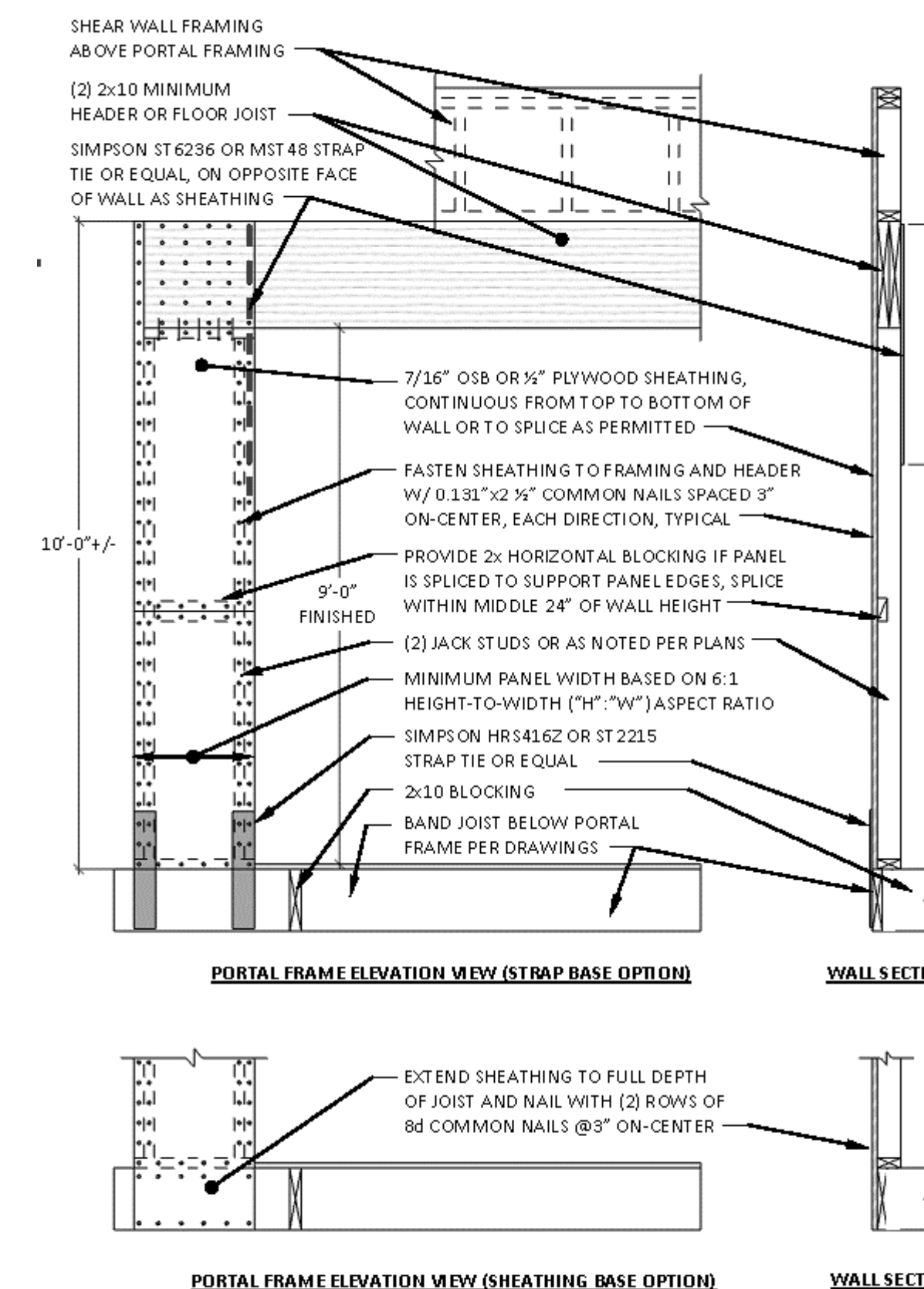
PER R502.8



**NOTCHING AND BORING HOLE LIMITATIONS  
FOR INTERIOR NONBEARING WALLS**

03

PER R602.6(2)



**PORTAL FRAME ELEVATION  
AND SECTION DETAILS**

01

PORTAL FRAME ELEVATION VIEW (SHEATHING BASE OPTION) WALL SECTION  
PORTAL FRAME ELEVATION VIEW (STRAP BASE OPTION) WALL SECTION  
INTERIOR PORTAL FRAME DETAIL  
METHOD CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION