SEDAMSVILLE 2
RESIDENTIAL RENOVATIONS

ARCHITECT

PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, SUITE 300
CINCINNATI, OH 45202
(513) 871-1850

700 DELHI AVENUE
CINCINNATI, OH 45204

PROPOSED RENOVATION:
700 DELHI AVENUE

CITY:	CINCINNATI, OHIO
COUNTY:	HAMILTON
ZONING JURISDICTION:	CITY OF CINCINNATI
BLDG. DEPT. JURISDICTION:	CITY OF CINCINNATI
PROJECT DESCRIPTION:	**RENOVATION OF SINGLE-FAMILY RESIDENCE.**

CINCINNATI OHIO ZONING CODE
ZONING DISTRICT — RMX

PRIMARY STRUCTURE
BUILDING SETBACKS (RMX)

FRONT YARD SETBACK	20'
SIDEYARD SETBACK (MIN./ TOTAL)	0/5'
REAR YARD SETBACK	20'

THE EXISTING BUILDING EXCEEDS THE SETBACK REGULATIONS. NO CHANGE TO THE EXISTING.

CHAPTER 1409-25 LOCATION OF PARKING
PARKING WILL BE EXISTING STREET PARKING

CHAPTER 1421-07 BUILDING PROJECTIONS
UNCOVERED STAIRWAYS AND NECESSARY LANDINGS NOT EXTENDING ABV. BUILDING ENTRANCE FLR. MAY PROJECT 4.5' INTO SIDE YARD SET BACK

GOVERNING CODE:
2019 RESIDENTIAL CODE OF OHIO (R.C.O.)

CODE NOTES:

SECTION 303: LIGHT, VENTILATION, AND HEATING
NATURAL LIGHT AND VENTILATION PROVIDED THROUGH OPERABLE DOORS AND WINDOWS.
303.3: BATHROOMS
ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM WILL BE PROVIDED IN IN ALL NEW BATHROOMS AND SHALL BE IN FULL COMPLIANCE WITH RCO 303.3. ALL OTHER BATHROOMS ARE EXISTING TO REMAIN.

SECTION 304: MINIMUM ROOM AREAS
HABITABLE ROOMS ARE NOT LESS THAN 70 SQUARE FEET OR LESS THAN 7 FEET IN ANY HORIZONTAL DIRECTION.

SECTION 308: GLAZING
308.1: IDENTIFICATION
CONTRACTOR IS TO PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED PER R.C.O.
308.4. SEE NOTES IN SECTION DRAWINGS AND INTERIOR ELEVATIONS, AS WELL AS **SG** TAG IN PLANS.

SECTION 310: EMERGENCY ESCAPE AND RESCUE OPENINGS
MINIMUM NET CLEARANCE OF 5.7 SQUARE FEET. MINIMUM NET CLEARANCE OPENING HEIGHT SHOULD BE 24 INCHES. MINIMUM NET CLEARANCE WIDTH SHOULD BE 20 INCHES. THE MAXIMUM BOTTOM HEIGHT OF THE FLOOR OPENING SHOULD BE 44 INCHES.

311.7.7: STAIR TREADS AND RISERS
RISER HEIGHTS SHALL NOT BE MORE THAN 8 1/4" AND TREAD DEPTH SHALL NOT BE LESS THAN 9"

SECTION 314: SMOKE ALARMS
314.1: SMOKE DETECTION AND NOTIFICATION
CONTRACTOR IS TO PROVIDE THE FOLLOWING SMOKE ALARMS:
1. IN EACH SLEEPING ROOM, PROVIDE IONIZATION-TYPE SMOKE ALARM
2. OUTSIDE, IMMEDIATELY ADJACENT TO EACH SLEEPING ROOM, PROVIDE COMBINATION PHOTOELECTRIC SMOKE ALARM / CARBON MONOXIDE DETECTOR.
3. BOTH PHOTOELECTRIC & IONIZATION IN EACH ADDITIONAL STORY NOT CONTAINING SLEEPING ROOMS, INCLUDING BASEMENTS AND HABITABLE ATTICS

314.4: POWER SOURCE
ALL SMOKE ALARMS ARE TO BE HARD-WIRED WITH A BATTERY BACK-UP & ARE TO BE INTERCONNECTED

SECTION 806: ROOF VENTILATION
ROOF VENTILATION PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

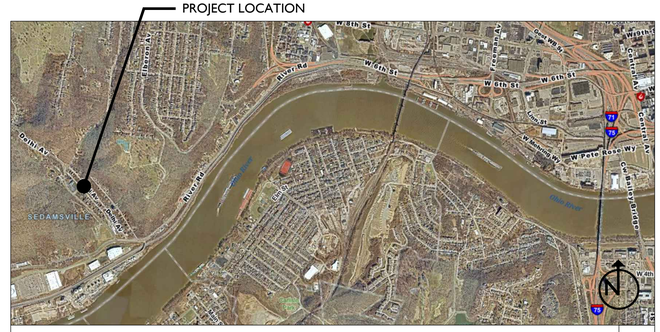
CHAPTER 11 - ENERGY EFFICIENCY
1101.2: COMPLIANCE PATHS
THE NEW CONDITIONED SPACES WILL FOLLOW THE RESIDENTIAL BUILDING CODE ENERGY COMPLIANCE AND THE BUILDING THERMAL ENVELOPE WILL MEET THE INSULATION AND FENESTRATION REQUIREMENTS AS INDICATED IN TABLE 1102.1.2 OR THE EQUIVALENT U FACTORS IN TABLE 1102.1.4

SECTIONS 1101-1104
TABLE 1102.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
CLIMATE ZONE 4

AREA ON BUILDING	**PRESCRIPTIVE VALUE**
FENESTRATION U-FACTOR	0.32 max.
SKYLIGHT U-FACTOR	0.55 max.
GLAZED FENESTRATION SHGC	.40
CEILING R-VALUE	49, 30 AT CATHEDRAL min.
WOOD FRAME WALL R-VALUE	20 min.
MASS WALL R-VALUE	5 / 10 min. IF >50% INS. ON INTR.
FLOOR R-VALUE	19 min.
BASEMENT WALL R-VALUE	10 CONTIN. / 13 CAVITY min.
SLAB R-VALUE AND DEPTH	10, 2 FT min.
CRAWL SPACE WALL R-VALUE	10 CONTIN. / 13 CAVITY min.

CODE NOTES

PROJECT LOCATION



NOT TO SCALE

VICINITY MAP | 2

SHEET LIST

ARCHITECTURAL

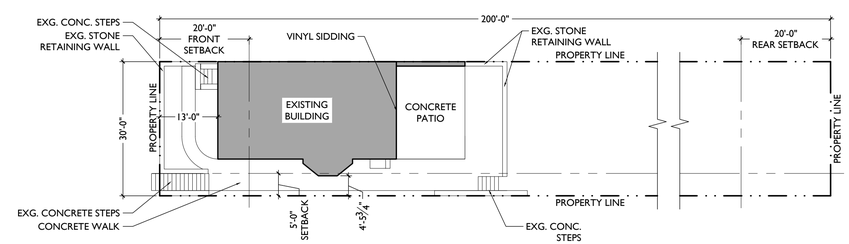
A0.00	COVER SHEET
A0.01	GENERAL NOTES
A0.02	OVERALL SITE PLAN
AD1.01	EXISTING & DEMOLITION PLANS - BASEMENT & FIRST FLOOR
AD1.02	EXISTING & DEMOLITION PLANS - SECOND & THIRD FLOOR
AD1.03	EXISTING & DEMOLITION PLANS - ROOF
AD2.01	EXISTING & DEMOLITION ELEVATIONS
A1.11	PROPOSED PLANS - BASEMENT & FIRST FLOOR
A1.12	PROPOSED PLANS - SECOND & THIRD FLOOR
A1.13	PROPOSED PLANS - ROOF
A1.21	REFLECTED CEILING PLAN - BASEMENT & FIRST FLOOR
A1.22	REFLECTED CEILING PLAN - SECOND & THIRD FLOOR
A2.10	PROPOSED ELEVATIONS
A3.01	SECTIONS & DETAILS
A4.00	SCHEDULES
A5.01	RENDERED ELEVATION

STRUCTURAL

S001	STRUCTURAL GENERAL NOTES
S002	STRUCTURAL GENERAL NOTES
S110	FOUNDATION PLANS
S120	FRAMING PLANS
S310	FOUNDATION SECTIONS
S320	FRAMING SECTIONS

SYMBOLS

- FE — FE = WALL MOUNTED FIRE EXTINGUISHER
- SD — SMOKE DETECTOR
- 2 — PARTITION TYPE; SEE A6.00 SERIES
- 4 — KEYNOTE
- ACCESS TO MEANS OF EGRESS
- EXISTING WALL
- NEW PARTITION WALL
- NEW DROPPED CEILING/SOFFIT. SEE RCP FOR ELEVATION/INFO.
- SG — SAFETY GLAZING
- FR — NEW STRUCTURAL MEMBERS - SEE STRUCTURAL DWGS. (NOTE: **FR** INDICATES FIRE-RATED MEMBER. SEE BEAM/COLUMN RATINGS ON SHEET ____)
- 1 — REVISION CLOUD WITH REVISION TAG.
- ℄ — CENTER LINE TAG
- X'-X" — ELEVATION (FLOOR ELEVATION OR CEILING HEIGHT, AS INDICATED)
- 1 A2.00 — dwg # / sheet # — ELEVATION TAG
- X A4.01 X — dwg # / sheet # — INTERIOR ELEVATION TAG
- 1 A3.01 — dwg # / sheet # — SECTION CUT TAG
- 1 A4.01 — dwg # / sheet # — DETAIL CALLOUT



SCALE: 1/16" = 1'-0"

SITE MAP | 1

ABBREVIATIONS

ADJ	ADJACENT	DIAG	DIAGONAL	FDN	FOUNDATION	MEP	MECHANICAL, ELECTRIC & PLUMBING	REV	REVISED/REVISION
A.F.F.	ABOVE FINISH FLOOR	DIA or Ø	DIAMETER	F.E.	FIRE EXTINGUISHER			R.O.	ROUGH OPENING
ALT	ALTERNATE	DIM(S)	DIMENSION(S)	F.F.E.	FINISH FLOOR ELEVATION	MIN	MINIMUM	R.O.W.	RIGHT OF WAY
ALUM	ALUMINUM	D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	FLR	FLOOR	MAX	MAXIMUM	SECT	SECTION
APPROX	APPROXIMATELY			FTG	FOOTING	MANUF	MANUFACTURER	SIM	SIMILAR
APT	APARTMENT			G.C.	GENERAL CONTRACTOR	N/A	NOT APPLICABLE	SF	SQUARE FEET
BD	BOARD	D.L.	DEAD LOAD	GYP	GYPSUM	N.I.C.	NOT IN CONTRACT	SPEC	SPECIFICATION
BLDG	BUILDING	D.S.	DOWNSPOUT	H.M.	HOLLOW METAL	N.I.S.	NOT IN SCOPE	STRUCT	STRUCTURAL
C.L.	CENTER LINE	DTL(S)	DETAIL(S)	HR	HOUR	N.T.S.	NOT TO SCALE	T.O. or T/	TOP OF
C.J.	CONTROL JOINT	DWG(S)	DRAWING(S)	HORIZ	HORIZONTAL	OBC	OHIO BUILDING CODE	T&G	TONGUE & GROOVE
CLG	CEILING	EA	EACH	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	O.C.	ON CENTER	TYP	TYPICAL
CLR	CLEAR DIMENSION	ELEC	ELECTRICAL			OPNG	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
C.M.U.	CONCRETE MASONRY UNIT	ELEV(S)	ELEVATION(S)	INCL	INCLUDED/ INCLUDING	OPP	OPPOSITE		
		E.J.	EXPANSION JOINT	INFO	INFORMATION	O/	OVER	V.B.	VAPOR BARRIER
COL.	COLUMN	EQ	EQUAL	INSUL	INSULATED/ INSULATING	PLWD	PLYWOOD	VERT	VERTICAL
CONC	CONCRETE	EXG	EXISTING	INT	INTERIOR	PLUMB	PLUMBING	V.I.F. or ±	VERIFY IN FIELD
CONT	CONTINUOUS/ CONTINUED	EXT	EXTERIOR	L.L.	LIVE LOAD	PT.	PRESSURE TREATED	W/	WITH
		FDC	FIRE DEPARTMENT CONNECTION	MATL	MATERIAL	RCP	REFLECTED CEILING PLAN	W/O	WITHOUT
CONTR	CONTRACTOR			MECH	MECHANICAL	REQ	REQUIRED	WD	WOOD

PLATTE
ARCHITECTURE + DESIGN
1810 CAMPBELL STREET
SUITE 300
CINCINNATI, OH 45202
513.871.1850
www.plattedesign.com

advantage
STRUCTURAL ENGINEERS

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.22 - SD OPT 2
2025.12.19 - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
700 DELHI AVE
CINCINNATI, OH 45204

Job No: 25031 12.22.2025

COVER SHEET

A0.00

GENERAL INFORMATION

1. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS PRIOR TO COMMENCING ANY WORK. ALL ERRORS, OMISSIONS AND INCONSISTENCIES IN THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO RELEASES THE ARCHITECT FROM RESPONSIBILITY. ANY JOB CONDITIONS THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE DRAWINGS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED THE ARCHITECT BEFORE PROCEEDING WITH WORK.
CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND SAFETY REGULATIONS.

2. EACH CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, SCOPE OF WORK, AND ALL CONTRACT DOCUMENTS. ALL BIDS SUBMITTED TO THE CONTRACTOR SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL OF THE WORK, INCLUDING BOTH MATERIALS AND LABOR. ANY DISCREPANCY OR UNCERTAINTY REGARDING THE WORK SHOULD BE VERIFIED WITH THE CONTRACTOR OR ARCHITECT PRIOR TO THE SUBMISSION OF A BID

3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PROGRAMS, PRECAUTIONS AND COORDINATION FOR ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER IN SCHEDULING AND PERFORMING THE CONTRACTOR'S WORK TO AVOID CONFLICT, DELAYS OR INTERFERENCE WITH THE OWNER OR THE WORK OF OTHER CONTRACTORS.

4. EACH CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS. HE OR SHE SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.

5. CONTRACTORS TO STORE MATERIAL AS COORDINATED WITH OWNER.

6. CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

7. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES AND SAFETY REGULATIONS HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADES, ACCORDING TO THEIR RESPECTIVE FIELD'S LATEST STANDARDS, INCLUDING THE FOLLOWING AND ALL REFERENCED STANDARDS IN THE RESIDENTIAL CODE OF OHIO (RCO) CURRENT EDITION:
- ACI 318-95 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- ACI 301 - LATEST EDITION - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
- ACI 530/ASCE 5/TMS 402-95 (LATEST REVISION) - BUILDING CODES REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES
- N.Fo.P.A. - LATEST EDITION - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- AISC 1992, ASD-89, LRFD-93 - DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL

8. SHOULD A DISCREPANCY BE DETERMINED BETWEEN THE CONTRACT DOCUMENTS AND CODE REQUIREMENTS, IT SHALL IMMEDIATELY BE BROUGHT THE THE ATTENTION OF THE ARCHITECT SO THAT THE ISSUE MAY BE RESOLVED BEFORE WORK IS COMMENCED.

9. ANY CONTRACTOR OF SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.

10. THERE SHALL BE NO DEVIATION FROM THE ARCHITECT'S AND/OR ENGINEER'S SPECIFICATION WITHOUT A WRITTEN REVIEW BY THE ARCHITECT AND ENGINEER.

11. CONTRACTORS SHALL GIVE ALL NOTICES, FILE ALL PAPERWORK, AND SECURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS RELATED TO THE RESPECTIVE WORK.

12. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FORM THE DATE OF FINAL ACCEPTANCE.

13. THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR INSPECTION OF FIELD INSTALLATION, NOR QUALITY OF THE CONSTRUCTION UNLESS SPECIFICALLY DIRECTED AND CONTRACTED BY THE OWNER.

14. DRAWINGS AND SPECIFICATIONS ARE TO BE SEEN AS COMPLEMENTARY. WHERE DISCREPANCIES DO EXIST, THE CONTRACTOR MAY BE REQUIRED TO TAKE THE MORE STRINGENT, DIFFICULT AND/OR EXPENSIVE APPROACH REQUIRED BY THE DOCUMENTS.

15. THESE DRAWINGS DO NOT CONTAIN COMPLETE CONSTRUCTION DOCUMENTATION OR SPECIFICATIONS FOR SITE WORK, LANDSCAPING, MECHANICAL, PLUMBING OR ELECTRICAL PHASES OF THE WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLETING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR THEIR RESPECTIVE PORTION OF THE WORK. ALSO, SEE NOTES FOR EACH OF THESE SECTIONS.

16. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATION AS TO PRODUCT QUALITY, WARRANTY OR FINISH. ADDITION INFORMATION SHALL BE OBTAINED FROM THE OWNER.

17. DESIGN LOADS

FLOOR - LIVING	50 PSF (40 PSF LIVE / 10 PSF DEAD)
ROOF - (SLOPE > 3:12)	35 PSF (15 PSF DEAD / 20 PSF SNOW)
ROOF - (SLOPE </= 3:12)	40 PSF (15 PSF DEAD / 25 PSF SNOW)
ATTIC - LIMITED STORAGE	30 PSF (20 PSF LIVE / 10 PSF DEAD)
ATTIC - NO STORAGE	20 PSF (10 PSF LIVE / 10 PSF DEAD)
DECKS	50 PSF (40 PSF LIVE / 10 PSF DEAD)
GUARDRAILS AND HANDRAILS	200 PSF (ALONG TOP)
GUARDRAIL INFILL COMPONENTS	50 PSF
FOOTING SOIL BEARING PRESSURE	1500 PSF
WIND	18 PSF OR 90 MPH

18. EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS. INTERIOR DIMENSIONS ARE TO FACE OF STUD FRAMING. INTERIOR PARTITIONS ARE 3½" THICK UNLESS OTHERWISE NOTED.

19. ALL STAIRWAYS ARE TO HAVE A MINIMUM WIDTH OF 36", A MAXIMUM RISER HEIGHT OF 8¼" AND A MINIMUM TREAD WIDTH OF 9" EXCLUSIVE OF THE NOSING. RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN ⅜". EACH STAIR HAVING FOUR OR MORE RISERS, MUST HAVE A HANDRAIL ON AT LEAST ONE SIDE LOCATED BETWEEN 30" AND 34" ABOVE THE TREAD NOSING, PROJECTING NOT MORE THAN 3½" INTO THE STAIR WIDTH. A SPACE OF NO GREATER THAN 4" SHALL EXIST BETWEEN BALUSTERS AT OPEN STAIR HANDRAILS. MINIMUM ALLOWABLE HEADROOM IN ANY STAIR IS 6'-8".

20. ATTIC ACCESS PANELS SHALL BE A MINIMUM OF 22"x30" AND LOCATED AS PER PLANS, OR MINIMUM OF ONE PER DISTINCT ATTIC AREA.

21. SOIL TREATMENT TO PASS A (5) YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPARTMENT OF AGRICULTURE AS REQUIRED BY CODE.

22. FIRE STOPPING WITH ¾" PLYWOOD BACKUP AT JOINTS SHALL BE PROVIDED TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN ALL CONCEALED DRAFT OPENING, BOTH VERTICAL AND HORIZONTAL, PER 1428.0 OBBC. FIRESTOP AROUND ALL VENTS, PIPES, DUCTS AND CHIMNEYS.

23. TEMPERED SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: ALL DOORS AND SIDELITES, SHOWER DOORS AND ENCLOSURES, GLAZING WINDOW PANELS HAVING A GLAZED AREA IN EXCESS OF (9)SQ. FT. WITH LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR, AND GLAZING WINDOW PANEL WITHIN 60" ABOVE A DRAIN IN ENCLOSING WALLS OF TUB OR SHOWER AREA. TEMPERED GLASS LABEL MUST BE ETCHED IN THE GLASS.

24. ALL BEDROOM WINDOWS TO HAVE MINIMUM 20" WIDE AND 24" HIGH CLEAR OPENING (5.7 SF CLEAR OPENING MINIMUM).

25. FIRE SEPARATION BETWEEN HOUSE AND GARAGE TO BE (1) LAYER OF ½" TYPE 'X' DRYWALL ON THE GARAGE SIDE OF ALL HOUSE COMMON WALLS AND CEILINGS. ALL DOORS IN THESE WALLS TO BE 1¾" THICK SOLID CORE, SELF-CLOSING DOORS.

CONCRETE

26. CONCRETE SHALL CONFORM TO ACI 318. REINFORCING SHALL CONFORM TO ASTM SPECIFICATION A615, GRADE 40. CONCRETE REBAR COVER: FOOTINGS -3", WALLS -2".

27. CONCRETE TO BE fc=3000 psi, EXTERIOR SLAB CONCRETE TO BE fc=3500psi, GARAGE SLAB CONCRETE TO BE fc=4500psi (ALL WITHIN 28 DAYS), WITH AIR ENTRAINMENT OF 5% TO 7% WHERE EXPOSED TO WEATHER AND GARAGE SLABS. PROTECT ALL CONCRETE FROM FREEZING.

28. CONCRETE PIERS AT BASE OF P.T. POSTS FOR EXTERIOR DECKS TO BE 16" DIAMETER x 2'-6" (MIN.) BELOW FINISH GRADE. ATTACH P.T.POST TO PIERS WITH 'SIMPSON BP' POST BASES OR EQUIVALENT.

29. ALL CONTINUOUS FOOTINGS ARE TO BE 24"x8" WITH (2) #4 BARS CONTINUOUS AND FOOTING PAD ARE TO BE 30"x30"x12" WITH (4) #4 BARS EACH WAY, UNLESS OTHERWISE NOTED. FOOTINGS UNDER MASONRY FIREPLACES SHALL BE AT LEAST 12" THICK AND SHALL EXTEND AT LEAST 12" PAST THE FACE OF THE SUPPORT WALLS ON ALL FOUR SIDES. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL OF ENGINEERED FILL HAVING A MINIMUM BEARING PRESSURE OF 1500psf. BOTTOM OF FOOTING TO BE A MINIMUM 30" BELOW GRADE, REGARDLESS OF INDICATIONS ON PLAN DRAWINGS.

30. CONCRETE FRAMEWORK TO BE ADEQUATELY TIED AND BRACED. FORMS ARE NOT TO BE STRIPPED, NOR BACK FILL PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH OR HAS BEEN BRACED TO PREVENT DAMAGE BY THE BACK FILL.

31. SILL PLATE TO BE ANCHOR WITH ½" DIAMETER BENT, THREADED ANCHOR BOLTS 32" O.C. AT BASEMENT FOUNDATION WALLS, AND 32" O.C. AT CRAWL SPACE FOUNDATION WALLS AND 36" O.C. AT GARAGE FDN. WALLS. BOLT ALL CORNERS AND EACH SIDE OF OPENINGS 8" MAX. FROM CORNERS.. BOLT TO HAVE AN 8" MINIMUM EMBEDMENT INTO CONCRETE. STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR OR IN CONTACT WITH THE FOUNDATION TO BE PRESSURE TREATED. ALL FASTENERS TO BE GALVANIZED.

32. CONCRETE SLABS TO BE 4" THICK OVER 6" MINIMUM WASHED GRAVEL. EXPANSION SAW JOINTS NOT TO EXCEED 400sf MINIMUM FOR INTERIOR SLABS AND 600sf FOR EXTERIOR SLABS. SLOPE BASEMENT SLABS TO DRAINS. SLOPE GARAGE SLABS ⅛" PER FOOT MINIMUM TOWARD GARAGE DOORS.

MASONRY

33. BRICK VENEER (WHEN INDICATED ON PLANS) TO HAVE 22 GAUGE CORRUGATED, GALVANIZED STEEL WALL TIES (7/8"W x 6"L) AND SHALL BE SPACED 24" O.C. MAX HORIZONTALLY AND VERTICALLY. ADDITIONAL TIES SHALL BE PROVIDED AROUND WALL OPENINGS GREATER THAN 16" IN EITHER DIRECTION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL NOT BE SPACED MORE THAN 36" O.C. AND PLACED WITHIN 12" OF THE OPENING. PROVIDE CONTINUOUS BASE FLASHING WITH WEEP HOLE AT 33" O.C. MAX. WEEP SHALL BE 3/16" DIAMETER MIN. AND LOCATED DIRECTLY ABOVE THE FLASHING. USE TYPE S MORTAR, NON-STAINING. PROVIDE FLASHING AT ALL OPENING HEADS AND SILLS AND AT ANY BRICK VENEER PENETRATIONS.

34. STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION OPENINGS (UNLESS OTHERWISE NOTE ON PLANS):
3½" x 3½" x ⅜" @ SPANS UP TO 4'-0"
4" x 3½" x ⅜" @ SPANS UP TO 6'-0"
6" x 3½" x ⅜" @ SPANS UP TO 8'-0"
6" x 4" x ½" @ SPANS UP TO 9'-0"

STEEL

35. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A36. PIPE COLUMNS AND BASE/CAP PLATES TO CONFORM WITH ASTM SPECIFICATIONS A501 AND A53.

36. STEEL COLUMNS TO BE 3" DIAMETER (3½" OUTSIDE DIAMETER) SCHEDULE 40 STEEL PIPE (NON-ADJUSTABLE) UNLESS OTHERWISE NOTED.

37. PROVIDE A 2x PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH ⅜" DIAMETER BOLTS STAGGERED AT 2'-0"

WOOD

38. WALL STUDS TO BE SPF LUMBER OR CONSTRUCTION GRADE SOUTHERN PINE (Fb=1100psi). ALL OTHER LUMBER TO BE SOUTHERN PINE #2 (Fb=1210psi; E=1,600,000psi; Fv-93psi). MICROLAM MEMBERS TO HAVE Fb=2800psi; E=2,000,000psi.

39. PRESSURE TREATED LUMBER TO BE PRESSURE-PRESERVATIVE-TREARED TO ¾ LB. RETENTION OF CHROMATED ZINC CHLORIDE (CZC) PER FEDERAL SPECIFICATION TT-W-571, TITLE III, LATEST EDITION.. ALL STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR TO BE PRESSURE-PRESERVATIVE-TREATED WOOD.

40. ALL FURRING AND LUMBER WITHIN 6" OF FINISHED GRADE TO BE PRESSURE TREATED.

41. PLYWOOD TO BE APA PANEL SPECIFICATIONS RATED FOR SPECIES, PANEL GRADE, SPAN RATING, THICKNESS, EXPOSURE CLASSIFICATION AND MILL LUMBER.

42. ALL WALL SHEATHING SEAMS TO BE BACKED BY BLOCKING EQUAL TO STUD SIZE.

43. NOTCHES IN WALL STUDS ARE NOT TO EXCEED ¼" OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH. NOTCHES AT THE END OF THE JOISTS ARE NOT TO EXCEED ¼ OF THE JOIST DEPTH, WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED ⅙ OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE ⅓ OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN ⅓ OF THE JOIST DEPTH, WITHIN TWO INCHES ON THE TOP OR BOTTOM OF THE JOISTS, NOR WITHIN TWO FEET OF JOIST BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS REVIEWED BY ARCHITECT.

44. ALL SOLID BEARING POINTS UNDER POINT LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS AND WHERE MARKED WITH AN "X" ON THE DRAWINGS SHALL BE AT LEAST THE WIDTH OF THE BEARING STRUCTURAL MEMBER AND/OR A MINIMUM OF (3) 2x4 STUDS NAILED TOGETHER WITH 10D NAILS AT 16' O.C., UNLESS NOTED OTHERWISE.

45. HEADER SIZES AT FRAME OPENINGS (UNLESS OTHERWISE NOTED ON PLANS):

(2) 2x8'S @ SPANS 4'-6"
(2) 2X8'S WITH ½" PLYWOOD PLATE @ SPANS TO 5'-0"
(2) 2X10'S @ SPANS 5'-6"
} (1) 2x SUPPORT STUD UNDER ENDS

(2) 2X10'S WITH ½" PLYWOOD PLATE @ SPANS TO 6'-0"
(2) 2X12'S @ SPANS 6'-6"
(2) 2X10'S WITH ½" PLYWOOD PLATE @ SPANS TO 7'-0"
} (2) 2x SUPPORT STUD UNDER ENDS

(2) 1¾" TO 9½" MICROLAMS AT SPANS TO 9'-0" OVER GARAGE DOORS
(2) 1¾" TO 14" MICROLAMS AT SPANS TO 16'-0" OVER GARAGE DOORS
} (3) 2x SUPPORT STUD UNDER ENDS

46. ALL MULTIPLE 2x HEADERS TO BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH MINIMUM 2 ROWS OF 10d NAILS @ 12" O.C.

47. ALL BEAMS WITH FLITCH PLATES ARE TO BE BOLTED TOGETHER WITH ½" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM, WITH 2 BOLTS AT EACH END.

48. MICROLAM BEAMS TO BE FASTENED TOGETHER TOP AND BOTTOM WITH ½" DIAMETER BOLTS AT 24" O.C. STAGGERED WITH 2 BOLTS AT EACH END. ALL TJI'S AND MICROLAMS TO BE INSTALLED, BRACED, JOIST HUNG, ETC., ACCORDING TO MANUFACTURERS SPECIFICATIONS. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. ALL MICROLAMS AND TJI'S TO BE STORED IN A CLEAN DRY PLACE TO PREVENT DELAMINATION. DELAMINATED LUMBER IS TO BE REJECTED.

49. PROVIDE DOUBLE JOIST BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.

50. BRIDGING IN FLOOR AND CEILING JOISTS TO BE 1"x3" WOOD CROSS BRIDGING, PREFABRICATED METAL CROSS BRIDGING OF FULL HEIGHT SOLID BRIDGING OFFSET AND END NAILED. SET BRIDGING AT 6'-0" O.C. MAXIMUM

51. BRACE ALL CORNERS AT EXTERIOR WITH SIMPSON #CWB 106 16 GAUGE GALVANIZED METAL CORNER BRACING OR EQUIVALENT; OR ½" EXTERIOR GRADE PLYWOOD (4'-0" WIDTH MINIMUM) NAILED AND GLUED TO EXTERIOR WALL STUDS.

52. WOOD TRUSSES ARE TO CONFORM TO NFPA SPECIFICATION INCLUDING:
DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES, TP1-78
QUALITY CONTROL MANUAL FOR METAL PLATE CONNECTED WOOD TRUSSES, QCM-77
BRACING WOOD TRUSSES, BWT-76
HANDLING AND ERECTING WOOD TRUSSES, HET-80

WOOD TRUSS DESIGN LOADS TO BE:

TOP CHORD	LIVE	25 PSF
	DEAD	10 PSF
BOTTOM CHORD	DEAD	10 PSF
TOTAL DESIGN LOAD =		45 PSF

TRUSSES TO BE SPACED AT 24" O.C. AND SHALL NOT BEAR ON ANY INTERIOR PARTITIONS UNLESS OTHERWISE NOTED ON DRAWINGS. PROVIDE 'SIMPSON H2.5' (OR EQUIVALENT) ANCHORS BETWEEN TRUSS AND PLATE. ALL TRUSS DESIGNS SHALL BE BY THE TRUSS MANUFACTURER'S LICENSED PROFESSIONAL ENGINEER AND SHALL BEAR THE NAME AND SEAL AND/OR REGISTER NUMBER AND STATE OF REGISTRY. SUBMIT TRUSS DESIGN DATA FOR BUILDING DEPARTMENT APPROVAL. CALCULATIONS SHALL INCLUDE SPECIFICATION FOR TRUSS HANGERS WHERE REQUIRED.

53. MAXIMUM DEFLECTION LIMITS OF MEMBERS: FLOOR JOIST/BEAMS = L/360, ROOF BEAMS = L/240, RAFTERS w/ CEILING = L/240, RAFTERS w/o CEILING L/180.

THERMAL AND MOISTURE PROTECTION

54. ALL THERMAL PROTECTION TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE 2009 IECC
PROVIDE FIBERGLASS BATT OR BLOWN INSULATION OF THE FOLLOWING R VALUES:

A. CEILINGS/ATTIC		R-49 BATT OR BLOWN FIBERGLASS
B. FLOORS OVER UNHEATED SPACES		R-38 BATT FIBERGLASS
C. EXTERIOR WALLS	4" STUDS	R-13 FIBERGLASS BATTS
	6" STUDS	R-20 FIBERGLASS BATTS

PROVIDE ADDITIONAL INSULATION:
D. UNFINISHED BASEMENT FOUNDATION WALLS - FROM TOP OF WALL TO 30" BELOW GRADE = R-10
E. FINISHED BASEMENT FOUNDATION WALLS = R-13

DOOR AND WINDOW GLAZING MINIMUM VALUE SHALL BE Uo=0.40 MAXIMUM.

VAPOR BARRIERS OF 6 MIL POLYETHYLENE MINIMUM TO BE PLACE UNDER SLABS AND CRAWL SPACE (6" LAP AT EDGES).
VAPOR BARRIERS OF 4 MIL POLYETHYLENE MINIMUM TO BE PLACE ON WARM SIDE OF INSULATION IN EXTERIOR WALLS.
ALL JOINTS TO BE TAPED.

55. TWO COATS OF BITUMINOUS ASPHALT WATERPROOFING TO BE APPLIED ON ALL FOUNDATION WALLS AND FOOTINGS BELOW GRADE.

MECHANICAL / ELECTRICAL

56. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR MECHANICAL AND ELECTRICAL 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 MECHANICAL AND ELECTRICAL DESIGN AND ARCHITECTURAL WORKING DRAWINGS SHALL BE REPORTED TO THE BUILDER PRIOR TO FABRICATION.

57. MECHANICAL AND ELECTRICAL 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.

58. FLOOR DRAINS TO BE PROVIDED AT FURNACE AND WHERE INDICATED ON THE PLANS.

59. EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR THROUGH NON-COMBUSTIBLE DUCTS. ALL EXHAUST VENTS, ROOF VENTS AND PLUMBING STACKS SHALL RUN TO REAR PLAIN OF THE ROOF. RANGE HOOD MAY RECIRCULATE AIR AND NOT BE DUCTED.

60. ALL RECEPTACLES IN BATHROOMS, AT EXTERIOR AND IN GARAGE TO BE PROTECTED BY GFI CIRCUIT.

61. INSTALL SMOKE DETECTORS (NFPA 74) HARD WIRED TO AC, 110-V ELECTRICAL HOUSE CURRENT WITH BATTERY BACKUP. INSTALL AT EVERY OCCUPIED FLOOR AND BASEMENT, SLEEPING AREAS AND STAIR AREAS (EXCLUDING CRAWVL SPACES AND UNFINISHED ATTICS). SMOKE DETECTORS TO BE INTERCONNECTED.
a: IONIZATION TYPE DETECTOR IN ALL BEDROOMS
b: PHOTOELECTRIC TYPE DETECTOR IN KITCHEN AND IN THE VICINITY OF BEDROOMS
c: MINIMUM (1) PHOTOELECTRIC TYPE AND (1) IONIZATION TYPE PER FLOOR

62. INSTALL AN ELECTRIC FAN IN EACH BATHROOM, CAPABLE OF PRODUCING ONE AIR CHANGE EVERY 12 MINUTES. SEE RCP. HARD-PIPE TO EXTERIOR.

ENERGY CALCULATIONS

Uo OF 8" POURED CONCRETE IS .182 TYPICAL AT ALL EXPOSED CONCRETE FOUNDATION WALLS ABOVE FINISH GRADE.
A .004 VAPOR BARRIER IS REQUIRED IN ALL TYPES OF ASSEMBLIES (REFER TO SECTION AND DETAILS FOR LOCATIONS); HOWEVER, IT HAS NO SIGNIFICANT 'R' VALUE AND IS NOT INCLUDED IN THE TOTAL 'R' FOR ANY ASSEMBLY.
AIR INFILTRATION RATES SHALL NOT EXCEED THE FOLLOWING:
WINDOWS: 0.5 CFM PER LINEAL FOOT OF SASH
EXTERIOR DOORS: 1.25 CFM PER SQUARE FOR OF DOOR

U-VALUE AT TYPICAL ROOF/CEILING ASSEMBLY

'R' VALUES	
AIR FILM @ TOP INSULATION	.61
CEILING INSULATION	49.00
½" DRYWALL	.45
AIR FILM @ BOTTOM DRYWALL	.61
TOTAL 'R'	50.67

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KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.22 - SD OPT 2
2025.12.19 - PERMIT

Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
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Job No: 25031 12.22.2025

GENERAL NOTES

A0.01

1/128" = 1'-0"

OVERALL SITE PLAN

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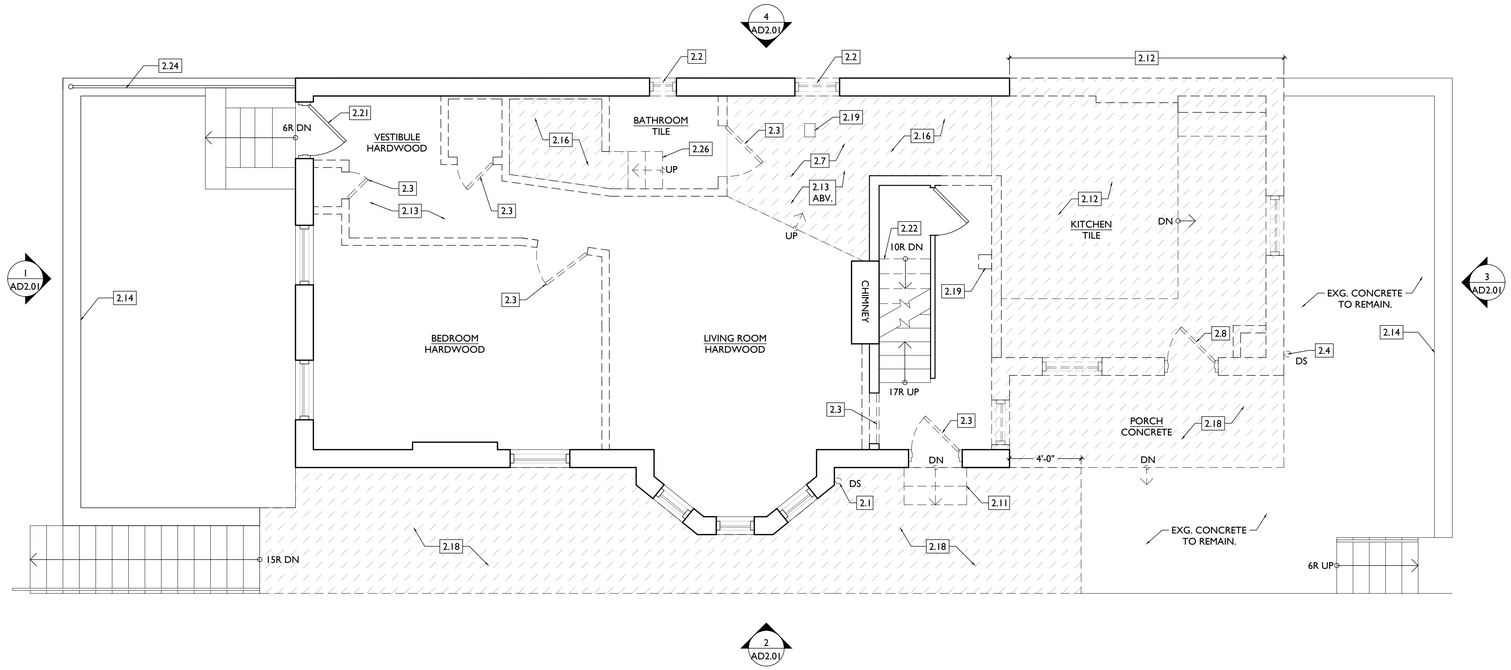
OVERALL SITE PLAN

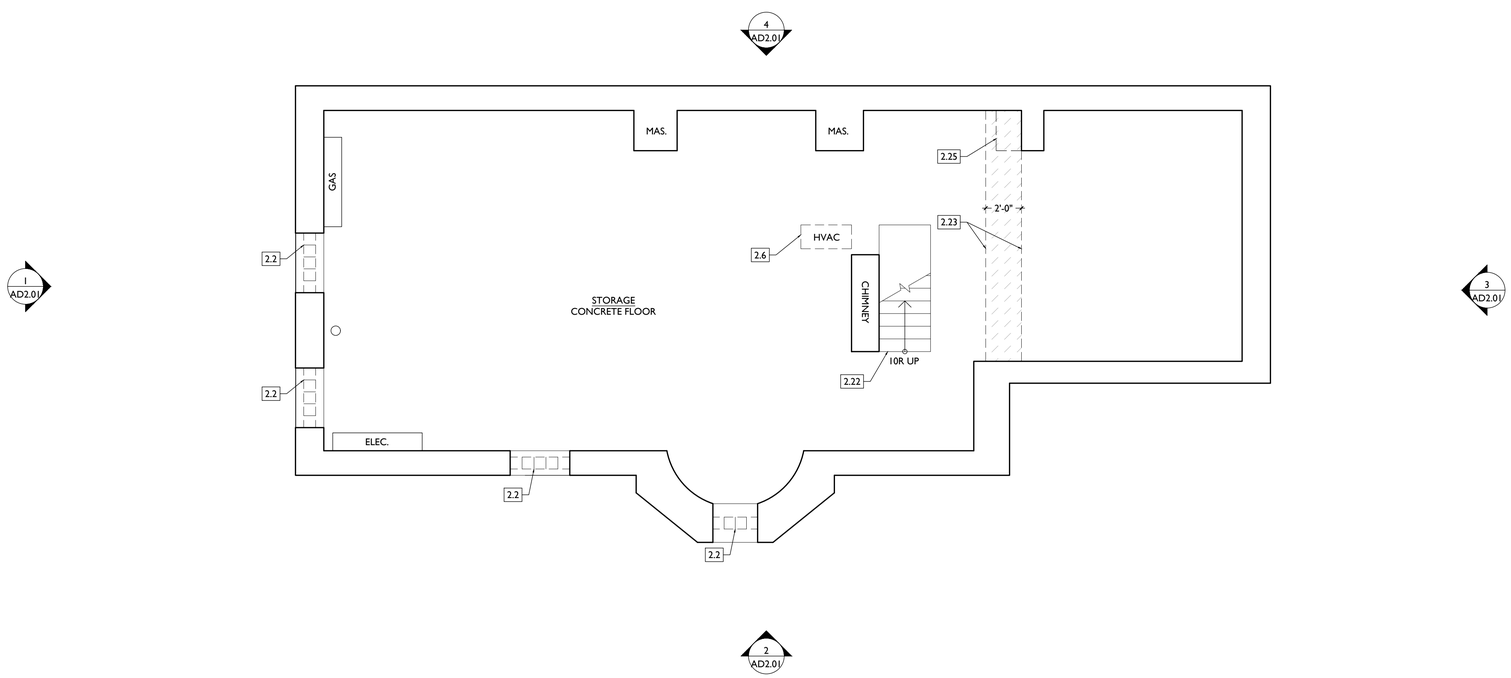
A0.02



SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN- FIRST FLOOR

2



SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN- BASEMENT

1

EXISTING/DEMO GRAPHIC KEY

- KEYNOTE
- REMOVE PORTION OF EXISTING BUILDING ELEMENT
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

EXISTING/DEMO GENERAL NOTES

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B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
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I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

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2.10. REMOVE CHIMNEY BELOW ROOF LINE.
2.11. REMOVE CONCRETE STEPS.
2.12. REAR PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY, PREP FOR INFILL.
2.13. REMOVE SOFFIT / DROPPED CEILING ABOVE.
2.14. EXISTING RETAINING WALL TO REMAIN.
2.15. EXISTING SLATE ROOF TO REMAIN.
2.16. DEMO EXISTING OVER-BUILT FRAMING.
2.17. EXISTING ROOF HATCH TO BE REMOVED.
2.18. DEMO EXTERIOR CONCRETE SLAB IN THIS AREA.
2.19. EXISTING PLUMBING CHASE TO BE REMOVED.
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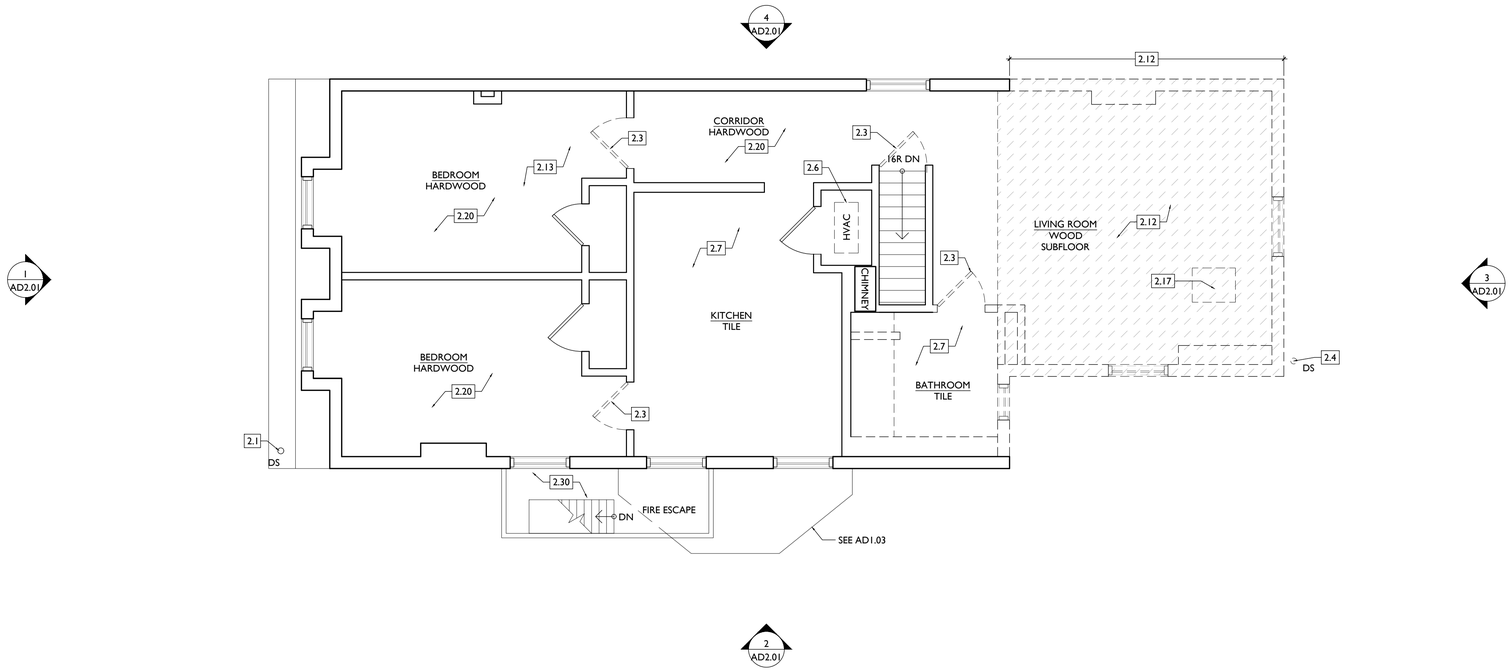
DEMO PLANS

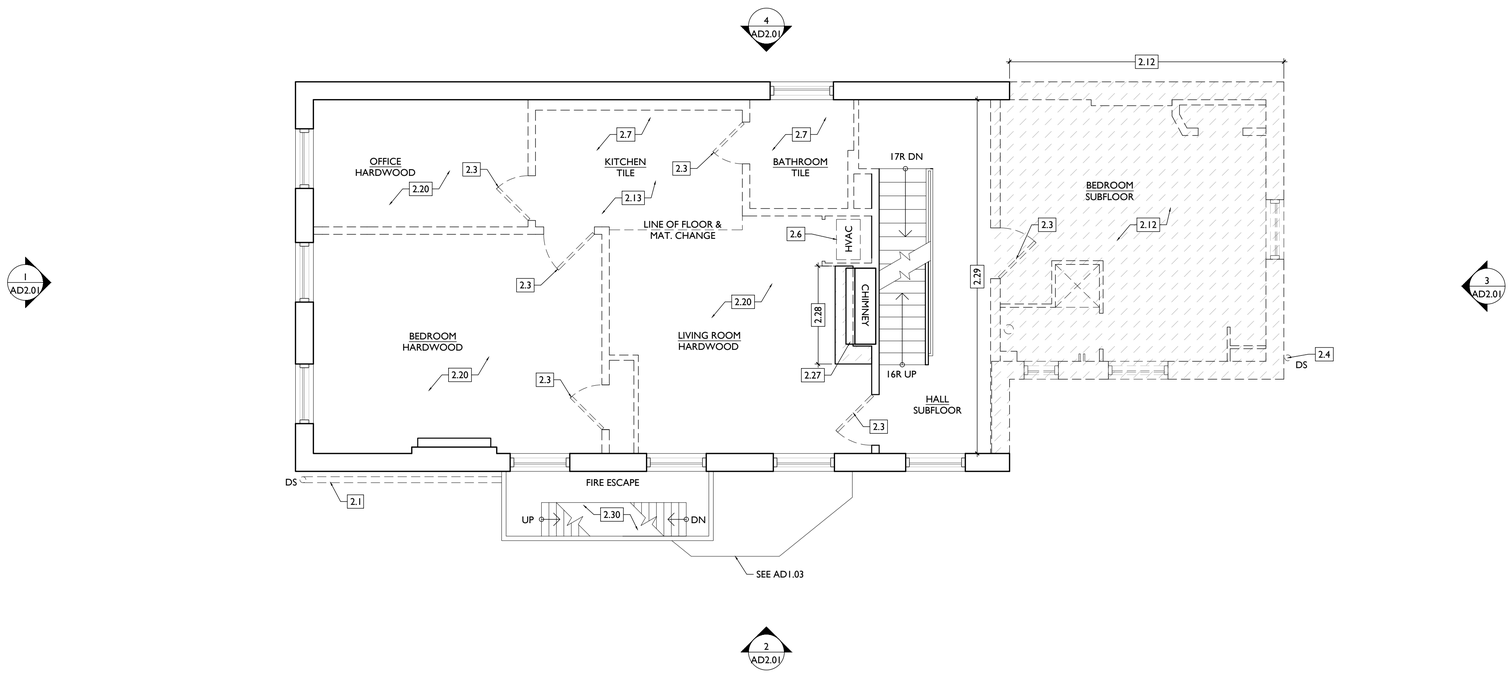
AD1.01



SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN- THIRD FLOOR

2



SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN- SECOND FLOOR

1

EXISTING/DEMO GRAPHIC KEY

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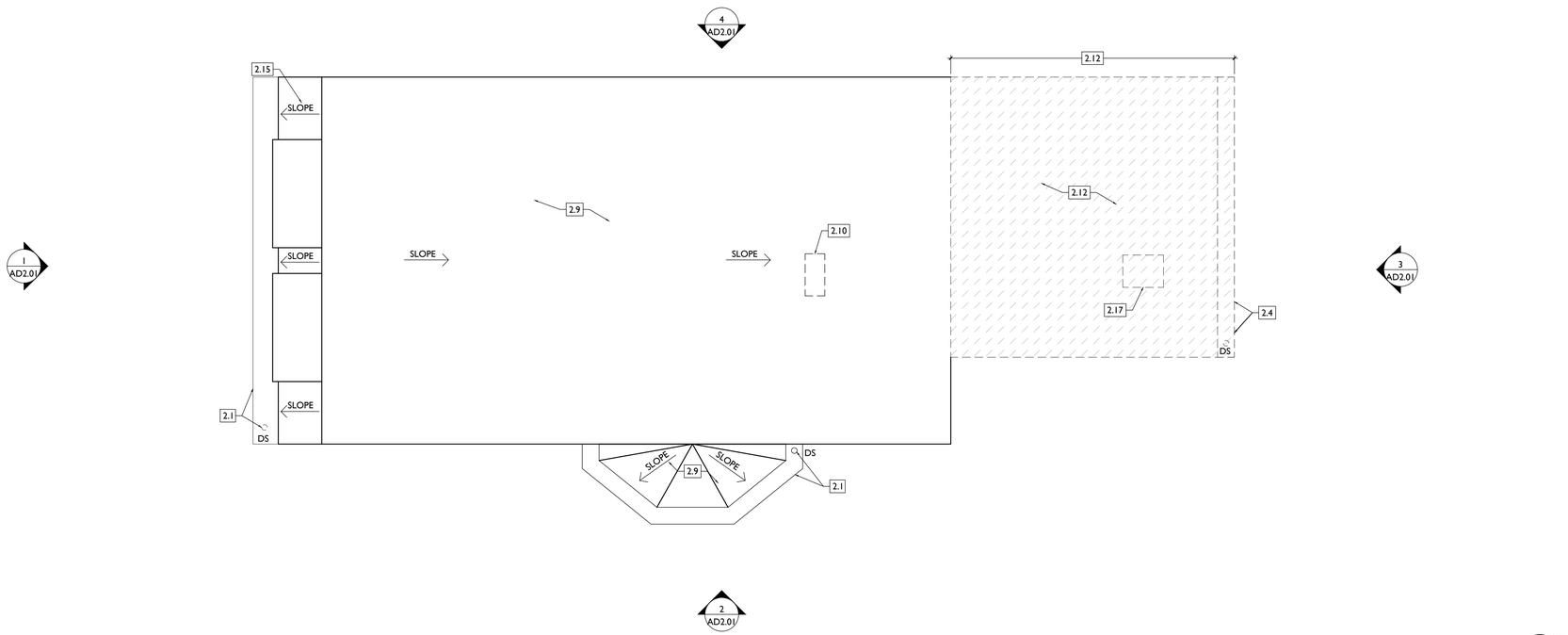
AD1.02



SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN- ROOF

1

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1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW. PREP FOR INFILL.
2.3. REMOVE EXISTING DOOR.
2.4. REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.
2.5. REMOVE BATHROOM FIXTURES. CAP PLUMBING, SEE NEW WORK PLANS.
2.6. REMOVE FURNACE AND ACCOMPANYING DUCTWORK.
2.7. REMOVE ADHERED/APPLIED FLOORING BACK TO SUBFLOOR/HARDWOOD.
2.8. REMOVE EXISTING EXTERIOR DOOR, TO BE SALVAGED AND RE-USED, SEE NEW WORK PLANS.
2.9. REMOVE EXG. ROOFING MATERIAL.
2.10. REMOVE CHIMNEY BELOW ROOF LINE.
2.11. REMOVE CONCRETE STEPS.
2.12. REAR PORTION OF BUILDING TO BE DEMO'D IN ITS ENTIRETY, PREP FOR INFILL.
2.13. REMOVE SOFFIT / DROPPED CEILING ABOVE.
2.14. EXISTING RETAINING WALL TO REMAIN.
2.15. EXISTING SLATE ROOF TO REMAIN.
2.16. DEMO EXISTING OVER-BUILT FRAMING.
2.17. EXISTING ROOF HATCH TO BE REMOVED.
2.18. DEMO EXTERIOR CONCRETE SLAB IN THIS AREA.
2.19. EXISTING PLUMBING CHASE TO BE REMOVED.
2.20. EXISTING HARDWOOD FLOORS TO REMAIN.
2.21. EXISTING DOOR TO REMAIN FOR FUTURE REPAIR.
2.22. EXISTING BASEMENT ACCESS STAIR TO BE REMOVED OR REBUILT IN KIND. MATCH EXG. RISE/RUN.
2.23. SAWCUT PORTION OF BASEMENT SLAB IN THIS AREA FOR NEW FOUNDATION, SEE STRUCTURAL DRAWINGS.
2.24. EXISTING METAL RAILING TO REMAIN.
2.25. DEMO PORTION OF STONE FOUNDATION WALL.
2.26. DEMO EXISTING STAIRS.
2.27. EXG. MANTLE TO REMAIN.
2.28. STONE TOPPER AT HEARTH TO BE CHIPPED OUT. CONCRETE HEARTH UNDERNEATH TO REMAIN.
2.29. SALVAGE WAINSCOT AT DEMO FOR FUTURE REUSE.
2.30. EXISTING FIRE ESCAPE TO REMAIN.

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SUITE 300
CINCINNATI, OH 45202
513.871.1850
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STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.22 - SD OPT 2
2025.12.19 - PERMIT

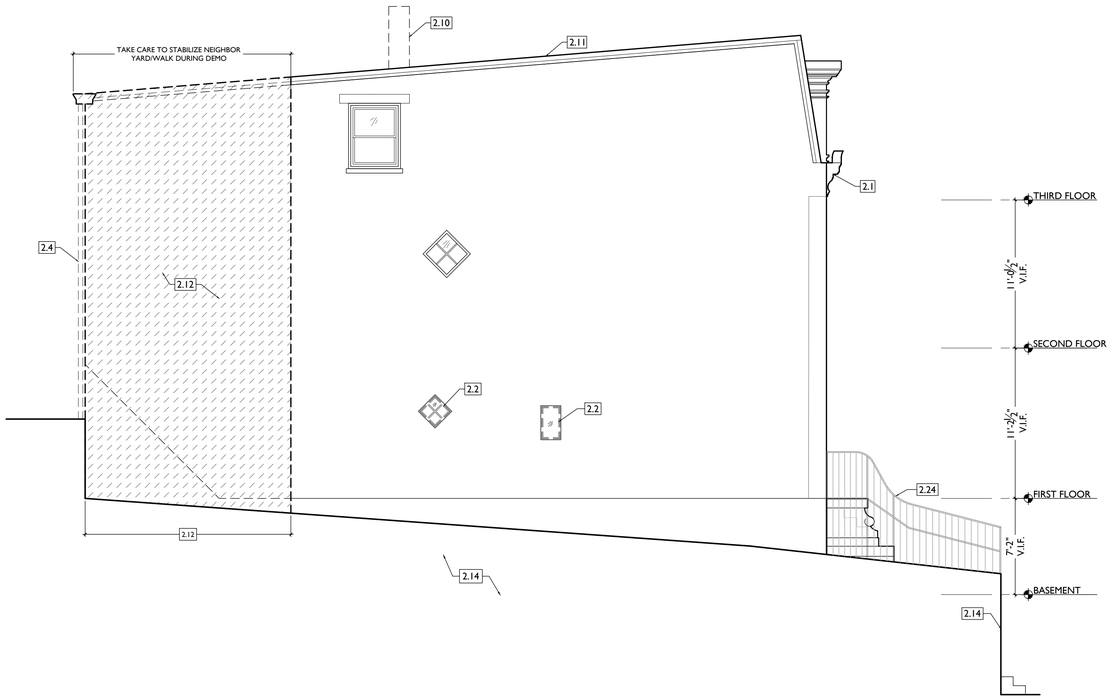
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
700 DELHI AVE
CINCINNATI, OH 45204

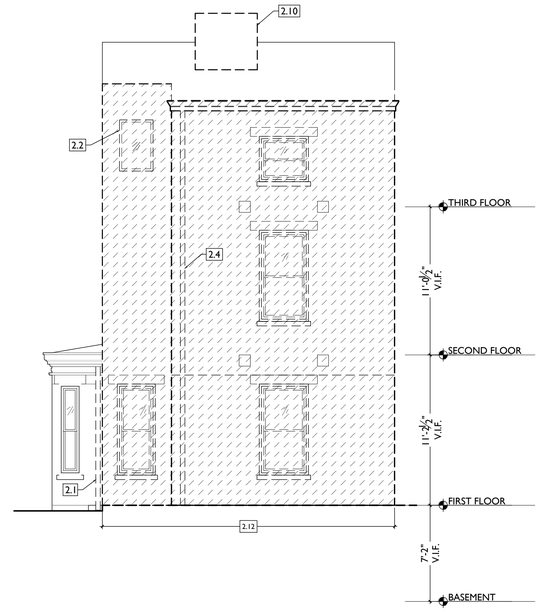
Job No: 25031 12.22.2025

DEMO PLANS

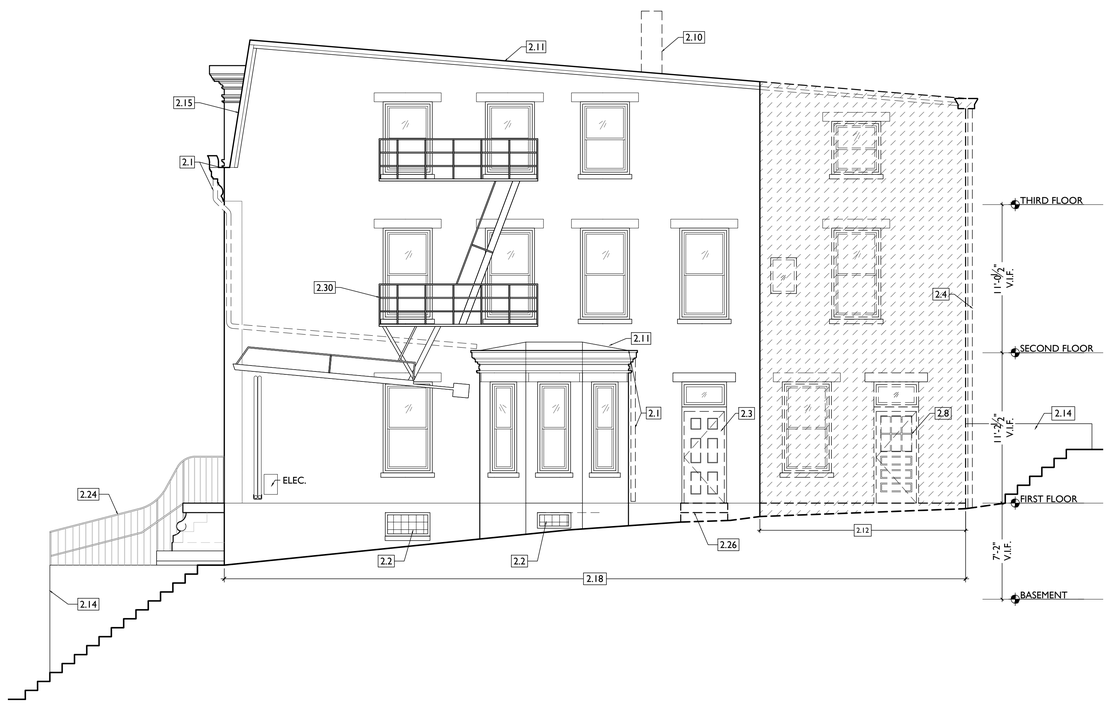
AD1.03



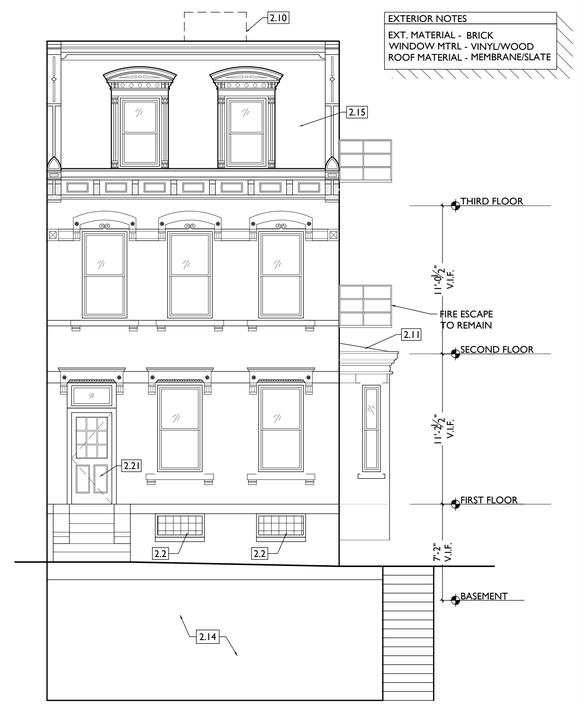
SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- SIDE 4



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- REAR 3



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- SIDE 2



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATIONS- FRONT 1

EXISTING/DEMO GRAPHIC KEY

- # KEYNOTE
- EXISTING WALL TO REMAIN
- EXISTING WALL/ELEMENT TO BE REMOVED
- X'-X" EXISTING SPOT ELEVATION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- REMOVE PORTION OF EXISTING BUILDING ELEMENT

EXISTING/DEMO GENERAL NOTES

A. DURING CONSTRUCTION, TAKE CARE TO PROTECT ELEMENTS THAT ARE TO REMAIN/BE REINSTALLED.
B. UNLESS NOTED OTHERWISE, REMOVE ALL FLOOR FINISH MATERIALS AND PREPARE SUB-FLOOR FOR NEW FINISH. COORDINATE REMOVAL WITH FINAL SELECTIONS.
C. FLOOR ASSUMED TO BE GENERALLY LEVEL AND FLAT. AT COMPLETION OF DEMOLITION, COORD WITH ARCHITECT AND GC TO DETERMINE IF ANY LEVELING/ PATCHING OF SLAB WILL BE REQUIRED FOR FINISH INSTALLATION.
D. ALL EXISTING DRYWALL AND PLASTER TO BE REMOVED U.N.O. TAKE CARE TO LEAVE STUDS, AND MASONRY BEYOND UNLESS INDICATED AS DEMOLISHED IN THE PLANS/ELEVATIONS.
E. WHERE NEW WALL FINISHES ARE PROPOSED ON EXISTING WALLS, REMOVE EXISTING FINISH AND REPAIR AND PREP DRYWALL BELOW FOR NEW FINISH. SEE NEW WORK PLANS AND FINISH SCHEDULE.
F. REMOVE ALL (NON CODE COMPLIANT) ELECTRICAL WIRING AND ALL EXISTING ELECTRICAL FIXTURES. INTERIOR AND EXTERIOR.
G. REMOVE ALL OLD PLUMBING WATER AND PVC PIPING. REPLACE WATER HEATER.
H. MEP WORK TO BE DESIGN-BUILD BY GC – COORDINATE DEMOLITION WITH GENERAL CONTRACTOR TO ENSURE THAT ALL ITEMS THAT ARE TO REMAIN ARE PROTECTED DURING DEMOLITION. WHERE MECHANICAL GRILLS, DUCTS, ETC, ARE SHOWN TO BE REMOVED OR ARE IN AREAS OF WORK, TAKE CARE TO CAREFULLY REMOVE AND SALVAGE FOR POTENTIAL REUSE. SEE NEW WORK PLANS AND RCPS.
I. AT COMPLETION OF DEMOLITION, ALL FLOORS TO BE SWEPT CLEAN.
J. UNLESS NOTED OTHERWISE, ALL FIREPLACE SURROUNDS AND MANTELS TO REMAIN.
K. UNLESS NOTED OTHERWISE, ALL EXG. BASE, WINDOW, AND DOOR TRIM TO REMAIN.
L. IF REMOVING PLASTER OR DRYWALL ON EXTERIOR WALLS, SCORE AND CUT JUST ABOVE EXG. BASE TRIM SO IT CAN REMAIN IN PLACE.

EXISTING/DEMO # KEYED NOTES

KEYED NOTES
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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED
1.2.

2. EXG. CONDITIONS
2.1. REMOVE EXISTING DOWNSPOUT. EXISTING BOX GUTTER TO REMAIN FOR FUTURE REPAIR
2.2. REMOVE EXISTING WINDOW. PREP FOR INFILL.
2.3. REMOVE EXISTING DOOR.
2.4. REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.
2.5. REMOVE BATHROOM FIXTURES. CAP PLUMBING, SEE NEW WORK PLANS.
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2.24. EXISTING METAL RAILING TO REMAIN.
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Revisions

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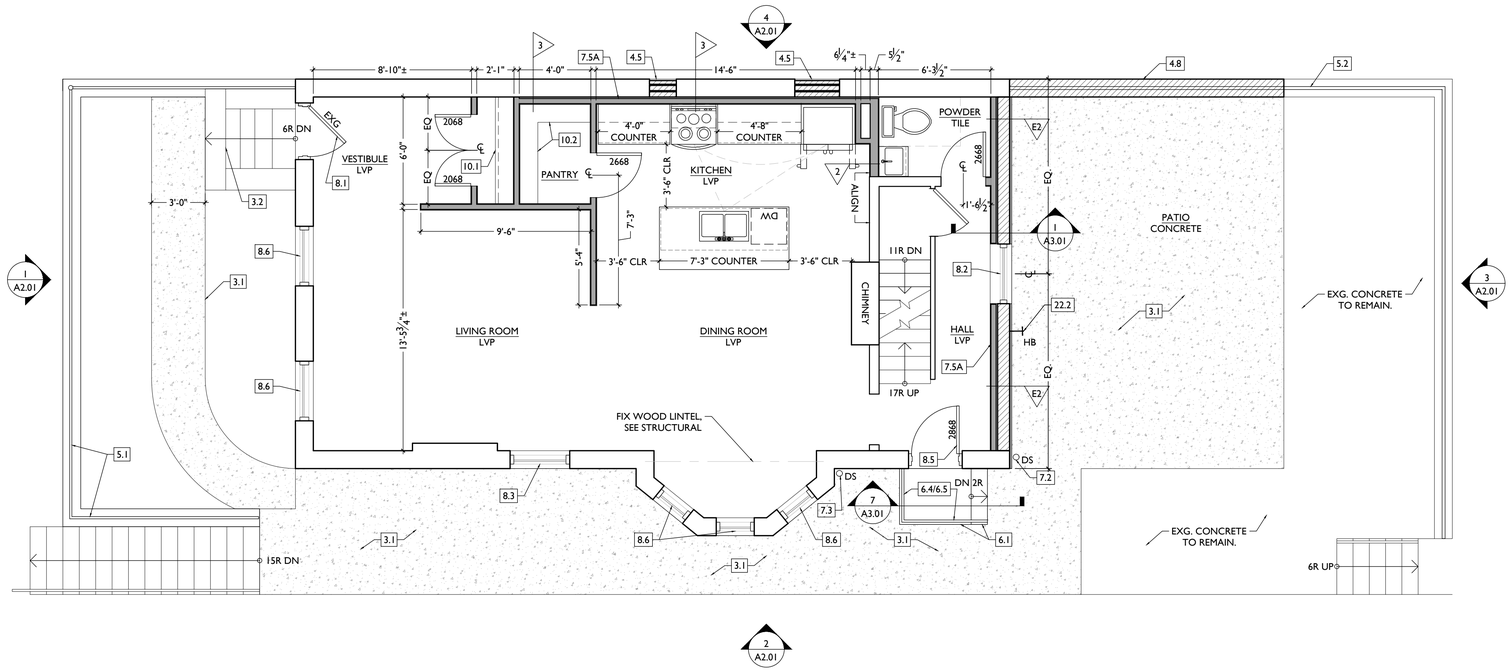
Job No: 25031 12.22.2025

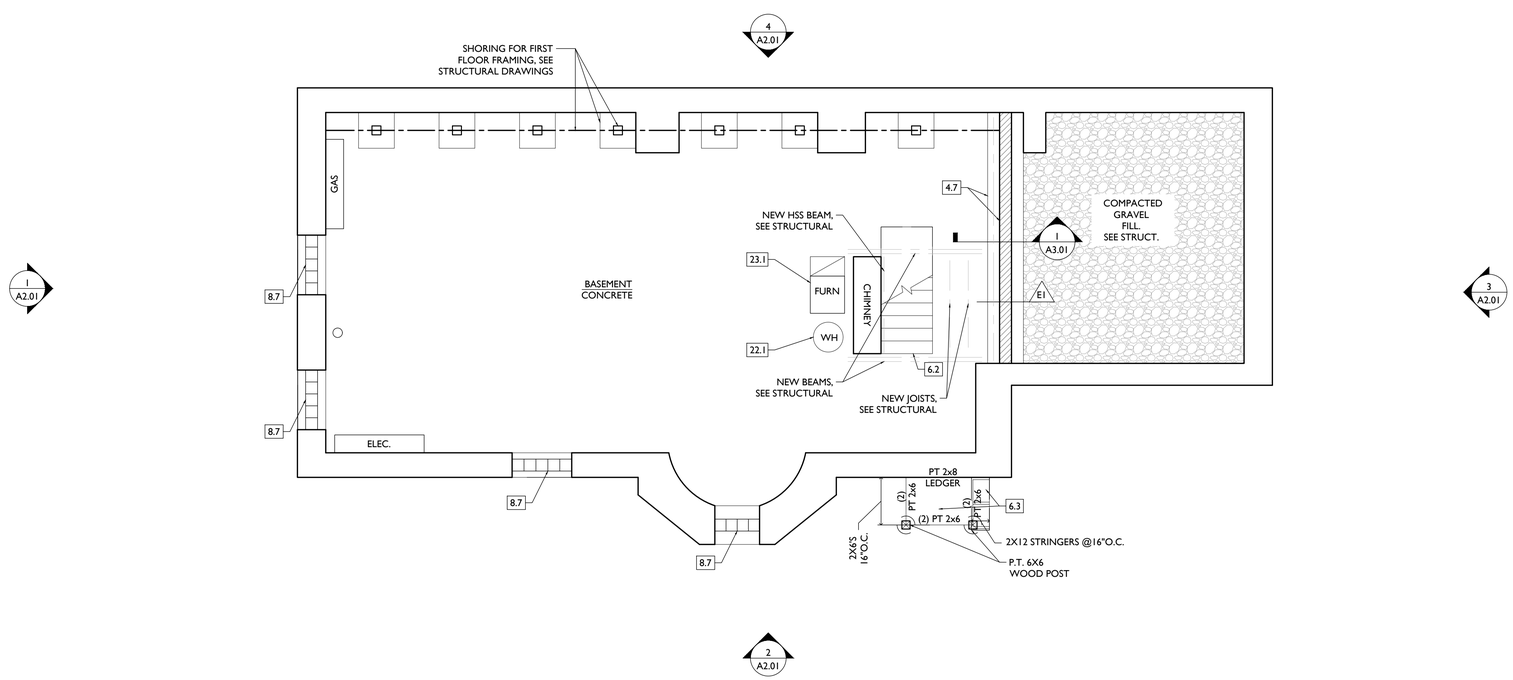
DEMO ELEVS

AD2.01



SCALE: 1/4" = 1'-0"

PROPOSED PLAN - FIRST FLOOR | 2



SCALE: 1/4" = 1'-0"

PROPOSED PLAN - BASEMENT | 1

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A4.00
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- 2868 — NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG — EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- NEW MASONRY WALL WALL.
- E — EMERGENCY ESCAPE AND RESCUE WINDOW.
- EGRESS.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE TYPE 1, UNLESS NOTED OTHERWISE, SEE A4.00 FOR WALL TYPES.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
K. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
L. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

KEYED NOTES
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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. NOT USED.

3. CONCRETE
3.1. NEW EXTERIOR CONCRETE SIDEWALK & PATIO. 4 INCH CONCRETE OVER 4 INCH BED OF GRAVEL.
3.2. REPAIR CONCRETE STEPS.

4. MASONRY
4.1. TUCKPOINT FOUNDATION AS REQUIRED.
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. REPLACE AND REPAIR BRICK AS NEEDED.
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. NEW RETAINING WALL, SEE STRUCTURAL
4.7. NEW CMU WALL ON CONCRETE FOOTING, SEE STRUCTURAL.

5. METALS
5.1. NEW RAILING TO MATCH EXISTING ADJACENT METAL RAILING.
5.2. NEW SIMPLE METAL GUARDRAIL AT NEW AND EXG. RETAINING WALLS. GUARD TO BE MIN. OF 36" IN HEIGHT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOODEN STEPS AND PLATFORM, USE PRESSURE TREATED WOOD.
6.2. REPAIRED/REPLACE EXISTING BASEMENT ACCESS STAIR AS NEEDED. REPAIR AND REPLACEMENT TO BE DONE IN KIND.
6.3. EXG. GUARD/HANDRAIL COMBO TO REMAIN. REPAIR AS REQUIRED. REPLACE MISSING NEWEL POST IN KIND. REPAINT
6.4. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.5. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER AS NEEDED.
7.4. NEW VINYL SIDING TO BE PAINTED TO MATCH EXT-1, SEE RENDERED ELEVATION ON A5.01.
7.5. INSULATION.
7.5A. BATT INSULATION AT EXTERIOR WALLS.
7.5B. BLOWN IN INSULATION AT ATTIC.
7.5C. BATT INSULATION BETWEEN ROOF RAFTERS.
7.6 PATCH ROOF AT REMOVED CHIMNEY.
7.7 PROVIDE BOX VENT PER MANUFACTURER'S RECOMMENDATIONS.

8. OPENINGS
8.1. EXISTING FRONT DOOR TO BE REPAIRED, AND PAINTED SEE RENDERED ELEVATION ON A5.01.
8.2. NEW WINDOW IN NEW OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. NEW DOOR IN EXISTING OPENING, CONTRACTOR TO VERIFY SIZE
8.5. REUSE SALVAGED EXTERIOR DOOR IN EXISTING OPENING, PAINT TO MATCH FRONT DOOR, SEE RENDERED ELEVATION ON A5.01, CONTRACTOR TO VERIFY SIZE.
8.6. EXISTING VINYL WINDOW TO REMAIN.
8.7. GLASS BLOCK INFILL.

9. FINISHES
9.1. EXISTING FACE BRICK TO BE PAINTED, SEE RENDERED ELEVATION ON A5.01 FOR MORE INFORMATION.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD, PROVIDE BLOCKING IN STUD WALL.
10.2. (5) MELAMINE SHELVES, IN PANTRY, PROVIDE BLOCKING IN STUD WALL.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR FUTURE WASHER AND DRYER
22.4. RUN AND CAP PLUMBING FOR FUTURE BATHROOM LOCATION.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. HEAT PUMP WITH AIR HANDLER.

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

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Revisions

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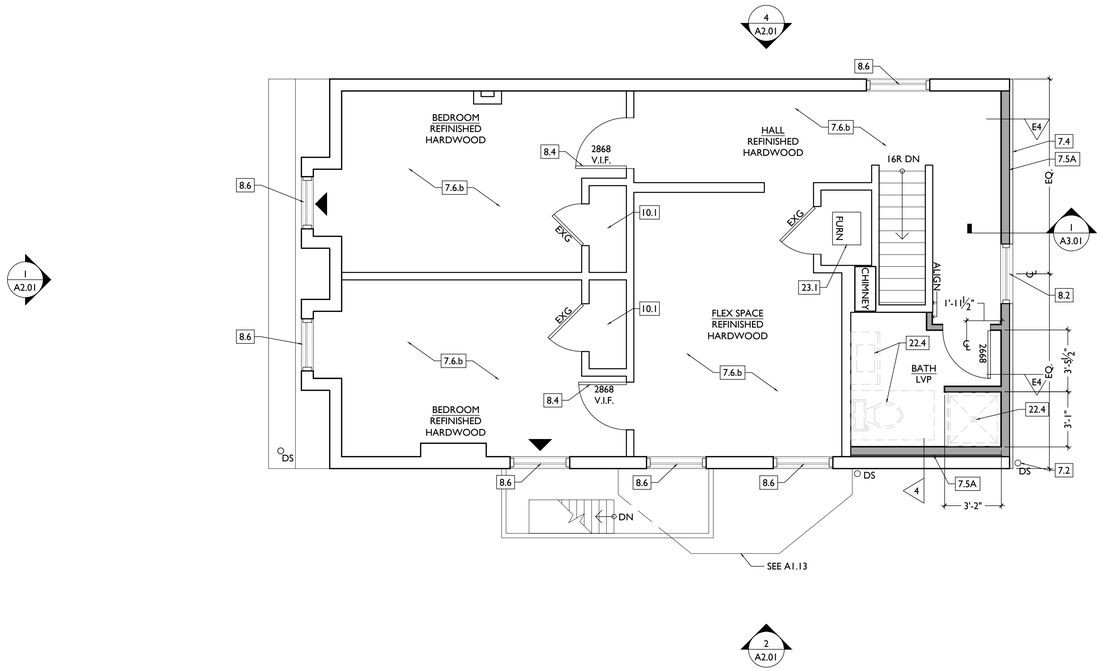
Job No: 25031 12.22.2025

PLANS

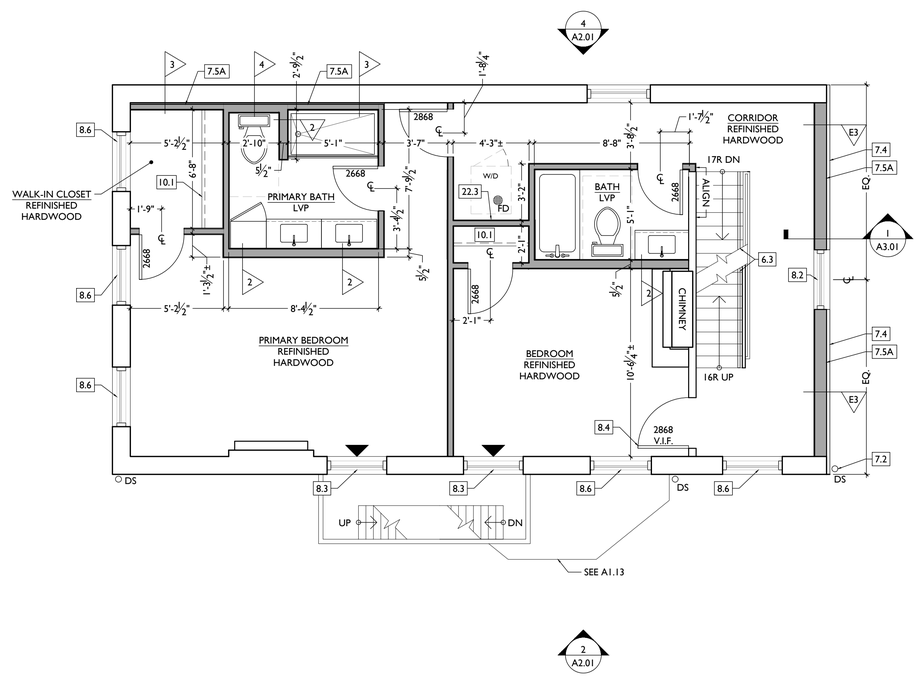
A1.11



SCALE: 1/4" = 1'-0"

PROPOSED PLAN - THIRD FLOOR

2



SCALE: 1/4" = 1'-0"

PROPOSED PLAN - SECOND FLOOR

1

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A4.00
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
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NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

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B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE TYPE 1, UNLESS NOTED OTHERWISE, SEE A4.00 FOR WALL TYPES.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
K. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
L. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

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4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. REPLACE AND REPAIR BRICK AS NEEDED.
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. NEW RETAINING WALL, SEE STRUCTURAL
4.7. NEW CMU WALL ON CONCRETE FOOTING, SEE STRUCTURAL.

5. METALS
5.1. NEW RAILING TO MATCH EXISTING ADJACENT METAL RAILING.
5.2. NEW SIMPLE METAL GUARDRAIL AT NEW AND EXG. RETAINING WALLS. GUARD TO BE MIN. OF 36" IN HEIGHT.

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7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER AS NEEDED.
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8.6. EXISTING VINYL WINDOW TO REMAIN.
8.7. GLASS BLOCK INFILL.

9. FINISHES
9.1. EXISTING FACE BRICK TO BE PAINTED, SEE RENDERED ELEVATION ON A5.01 FOR MORE INFORMATION.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD, PROVIDE BLOCKING IN STUD WALL.
10.2. (5) MELAMINE SHELVES, IN PANTRY, PROVIDE BLOCKING IN STUD WALL.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR FUTURE WASHER AND DRYER
22.4. RUN AND CAP PLUMBING FOR FUTURE BATHROOM LOCATION.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. HEAT PUMP WITH AIR HANDLER.

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.22 - SD OPT 2
2025.12.19 - PERMIT

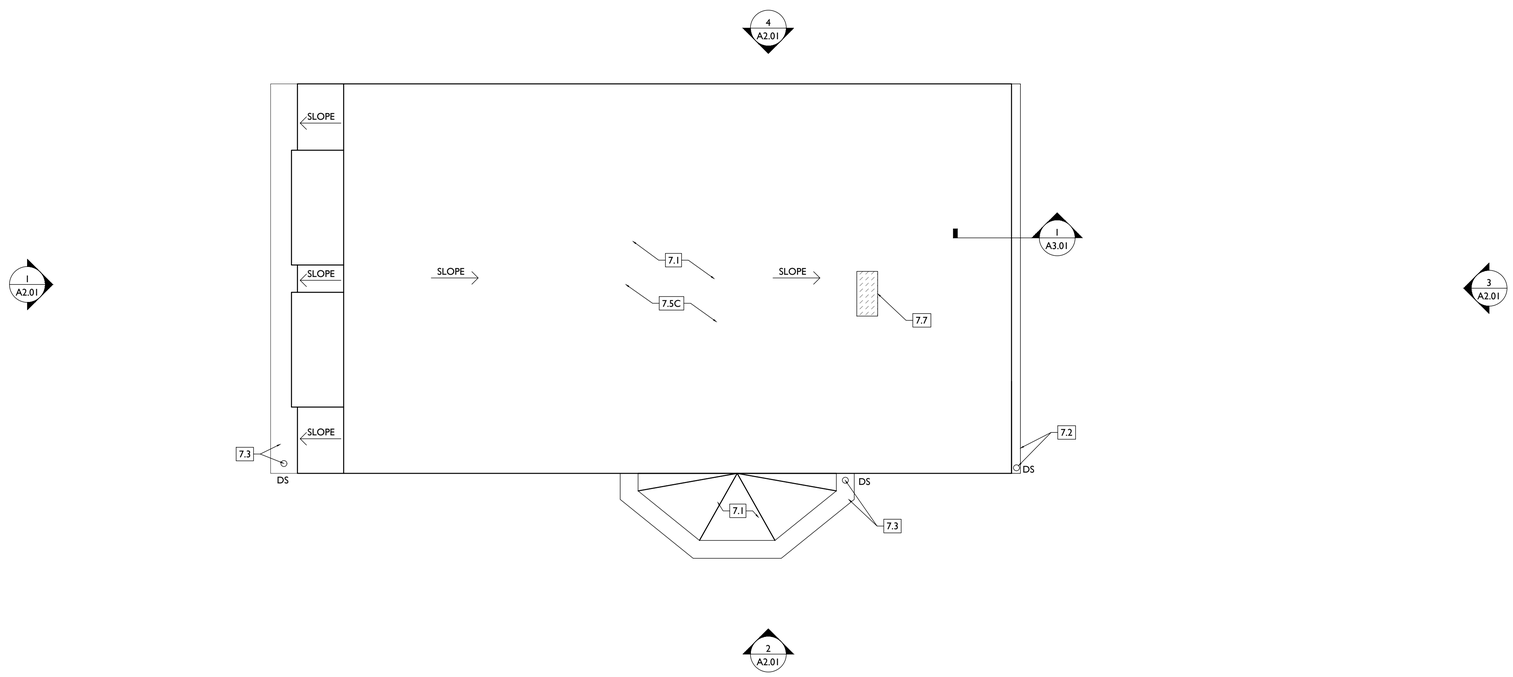
Revisions

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
700 DELHI AVE
CINCINNATI, OH 45204

Job No: 25031 12.22.2025

PLANS

A1.12



SCALE: 1/4" = 1'-0"

PROPOSED PLAN - ROOF

1

PLANS GRAPHIC KEY:

- PARTITION TYPE: SEE SHEET A4.00
- KEYNOTE
- EXISTING INTERIOR WALL
- NEW PARTITION WALL
- OBJECT OVERHEAD
- SG — OPENING CONTAINS SAFETY GLAZING
- X'-X" — ELEVATION TAG
- 2868 — NEW DOOR WIDTH AND SIZE (EXAMPLE 2'-8" X 6'-8")
- EXG — EXG DOOR
- CH: X'-X" — DENOTES CEILING HEIGHT
- STRUCTURAL/REPAIR WORK AT CEILING/FLOOR.
- AREA OF MASONRY REPAIR/TUCKPOINTING
- NEW MASONRY WALL WALL.
- E — EMERGENCY ESCAPE AND RESCUE WINDOW.
- EGRESS.

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

A. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
B. ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
C. ALL INTERIOR WALLS ARE TYPE 1, UNLESS NOTED OTHERWISE, SEE A4.00 FOR WALL TYPES.
D. PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
E. PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
F. WHERE ITEMS ARE NOT DIMENSIONED BUT CLEARLY INTENDED TO BE CENTERED ON A SPACE OR ALIGNED WITH ANOTHER ELEMENT, TAKE CARE TO CENTER/ALIGN. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION AS REQUIRED. DO NOT SCALE PLANS.
G. NEW DOORS TO BE 4" MIN FROM WALL
H. NEW INTERIOR DOORS TO BE 2 PANEL HOLLOW CORE.
I. INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
J. NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC. TYPICAL UNLESS NOTED OTHERWISE.
K. MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
L. -AVOID OUTLETS AND SWITCHES IN FEATURE WALLS
-OWNER TO REVIEW POWER PLANS FOR SWITCHING AND OUTLET LOCATIONS
-OUTLET AND SWITCH COLORS TO MATCH WALL

NEW WORK # KEYED NOTES:

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KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1. NOT USED.

2. EXG. CONDITIONS
2.1. NOT USED.

3. CONCRETE
3.1. NEW EXTERIOR CONCRETE SIDEWALK & PATIO. 4 INCH CONCRETE OVER 4 INCH BED OF GRAVEL.
3.2. REPAIR CONCRETE STEPS.

4. MASONRY
4.1. TUCKPOINT FOUNDATION AS REQUIRED.
4.2. TUCKPOINT BRICK EXTERIOR WALL AS REQUIRED
4.3. TUCKPOINT INTERIOR STONE WALL.
4.4. REPLACE AND REPAIR BRICK AS NEEDED.
4.5. INFILL EXISTING OPENING. TOOTH IN BRICK.
4.6. NEW RETAINING WALL, SEE STRUCTURAL
4.7. NEW CMU WALL ON CONCRETE FOOTING, SEE STRUCTURAL.

5. METALS
5.1. NEW RAILING TO MATCH EXISTING ADJACENT METAL RAILING.
5.2. NEW SIMPLE METAL GUARDRAIL AT NEW AND EXG. RETAINING WALLS. GUARD TO BE MIN. OF 36" IN HEIGHT.

6. WOOD, PLASTICS, COMPOSITES
6.1. NEW WOODEN STEPS AND PLATFORM, USE PRESSURE TREATED WOOD.
6.2. REPAIRED/REPLACE EXISTING BASEMENT ACCESS STAIR AS NEEDED. REPAIR AND REPLACEMENT TO BE DONE IN KIND.
6.3. EXG. GUARD/HANDRAIL COMBO TO REMAIN. REPAIR AS REQUIRED. REPLACE MISSING NEWEL POST IN KIND. REPAINT
6.4. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.5. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER AS NEEDED.
7.4. NEW VINYL SIDING TO BE PAINTED TO MATCH EXT-1, SEE RENDERED ELEVATION ON A5.01.
7.5. INSULATION.
7.5A. BATT INSULATION AT EXTERIOR WALLS.
7.5B. BLOWN IN INSULATION AT ATTIC.
7.5C. BATT INSULATION BETWEEN ROOF RAFTERS.
7.6 PATCH ROOF AT REMOVED CHIMNEY.
7.7 PROVIDE BOX VENT PER MANUFACTURER'S RECOMMENDATIONS.

8. OPENINGS
8.1. EXISTING FRONT DOOR TO BE REPAIRED, AND PAINTED SEE RENDERED ELEVATION ON A5.01.
8.2. NEW WINDOW IN NEW OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. NEW DOOR IN EXISTING OPENING, CONTRACTOR TO VERIFY SIZE.
8.5. REUSE SALVAGED EXTERIOR DOOR IN EXISTING OPENING, PAINT TO MATCH FRONT DOOR, SEE RENDERED ELEVATION ON A5.01, CONTRACTOR TO VERIFY SIZE.
8.6. EXISTING VINYL WINDOW TO REMAIN.
8.7. GLASS BLOCK INFILL.

9. FINISHES
9.1. EXISTING FACE BRICK TO BE PAINTED, SEE RENDERED ELEVATION ON A5.01 FOR MORE INFORMATION.

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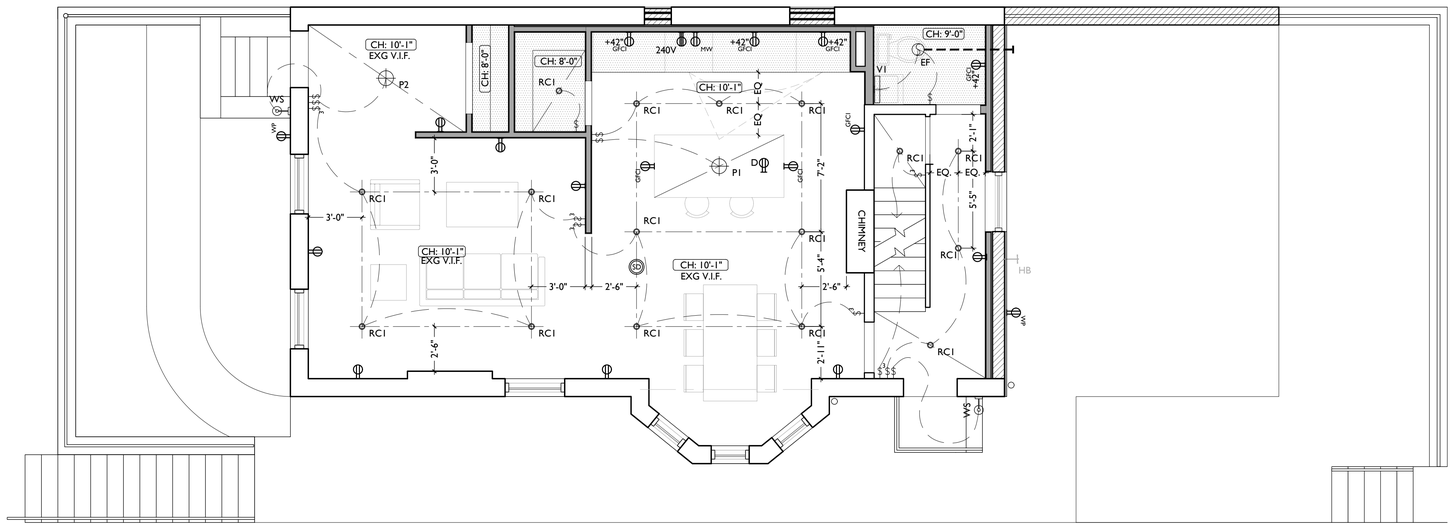
Job No: 25031 12.22.2025

PLANS

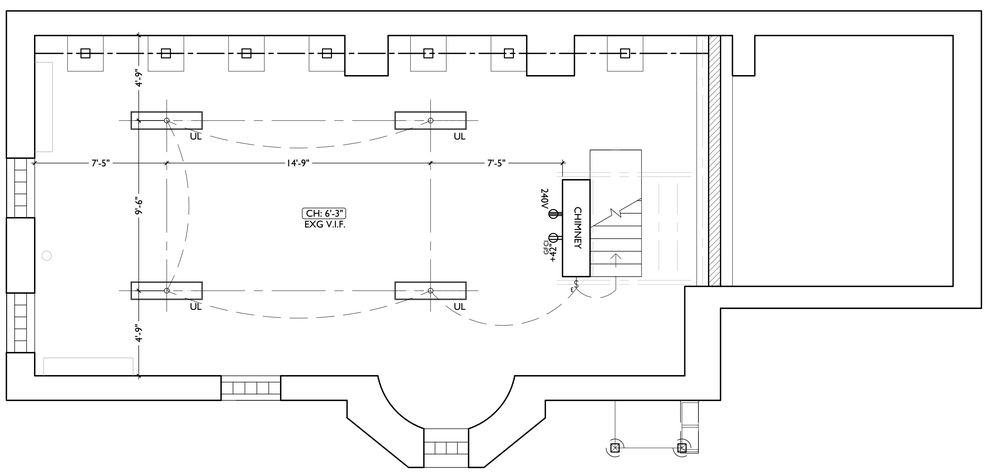
A1.13



SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN- FIRST FLOOR

2



SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN- BASEMENT

1

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
K. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
L. ELECTRICAL DEVICES SHOWN FOR TYPE AND LOCATION ONLY. ALL REQUIRED DEVICES MAY NOT BE SHOWN. ELECTRICAL SYSTEM DESIGN BY OTHERS.

REFLECTED CEILING PLAN/SWITCH PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR: - IONIZATION (TYP BEDROOMS) - PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER -
	LINE OF EXHAUST

POWER PLAN LEGEND:

GFCI	GROUNDED
WP	WEATHER PROOF
+42"	42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
240V	APPLIANCES OUTLET. 240 VAULT.
D	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
MW	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
	LIGHT SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	CIRCUIT
	LOCATION FOR DATA/INTERNET.

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
RC1	RECESSED CAN LIGHT	B.O.D. - HALO 4" CAN LESS LED LIGHT OR SIMILAR
EF	EXHAUST FAN/LIGHT COMBO	
V1 V2	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES V2 - TYPICAL OVER POWDER ROOM VANITIES
F/L	CEILING FAN WITH LIGHT	TYPICAL IN BEDROOMS. BOD - MODERN HABITAT | WHISPERBLOOM 52" | SATIN BRASS
WS	EXTERIOR WALL SCONCE	WALL SCONCE - TO BE DAMP RATED.
P1	PENDANT	TYPICAL AT ISLANDS.
UL	UTILITY LIGHT	LED STRIP LIGHT FOR UTILITY SPACES
P2	FOYER LIGHT	TYPICAL AT IN FOYERS

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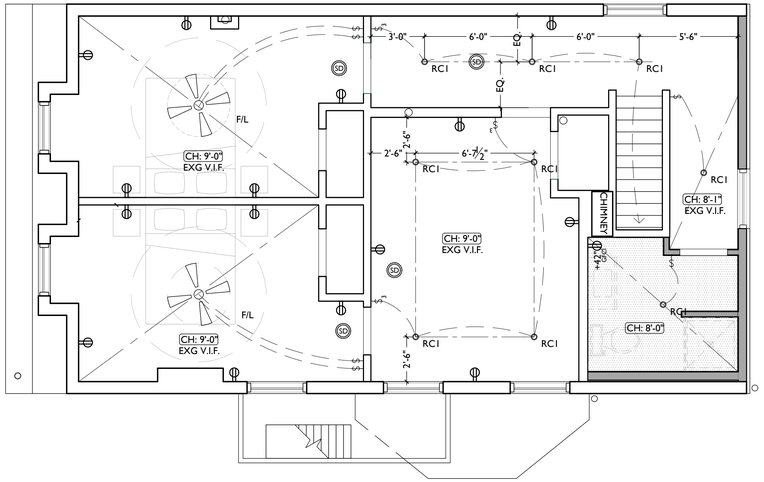
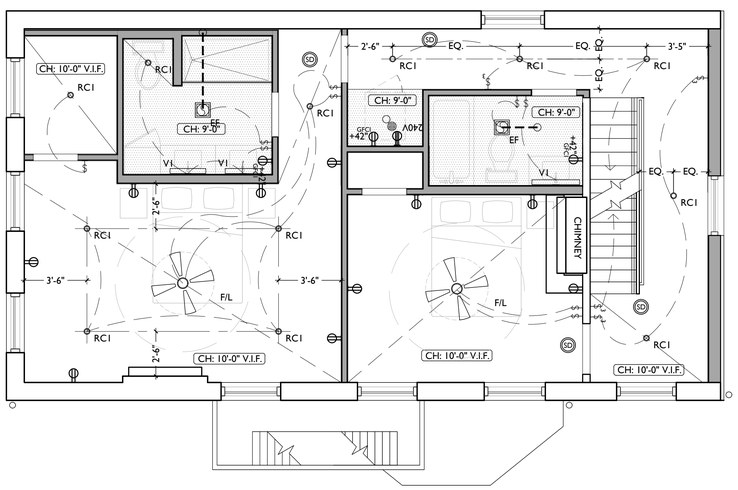
Job No: 25031 12.22.2025

RCPS

A1.21



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN- THIRD FLOOR 2



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN- SECOND FLOOR 1

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.
B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
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J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
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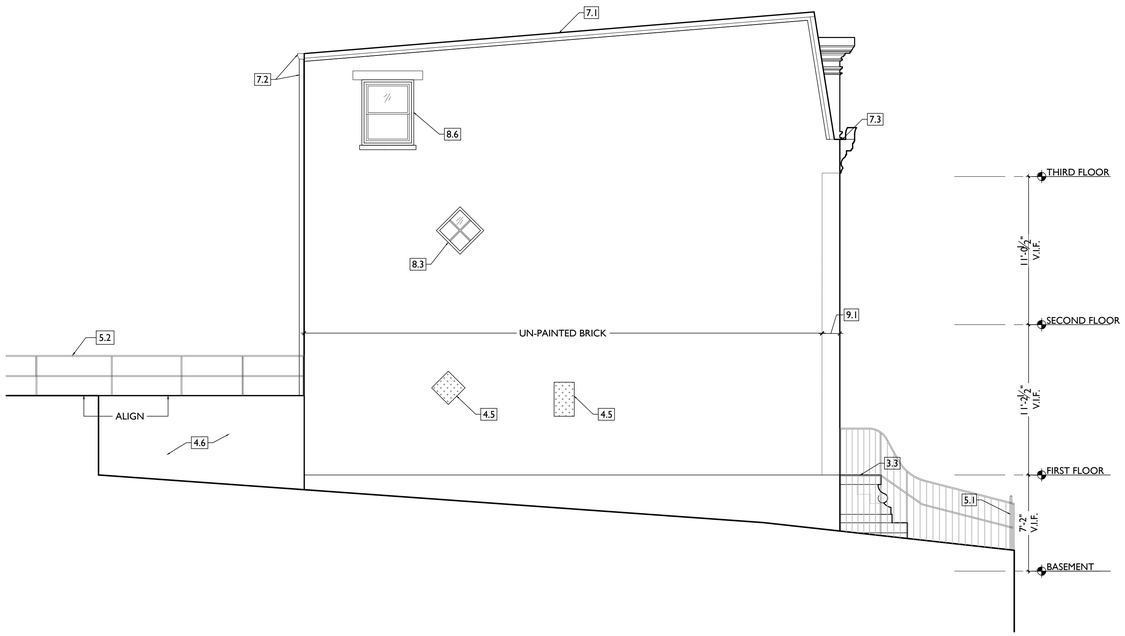
Job No: 25031 12.22.2025

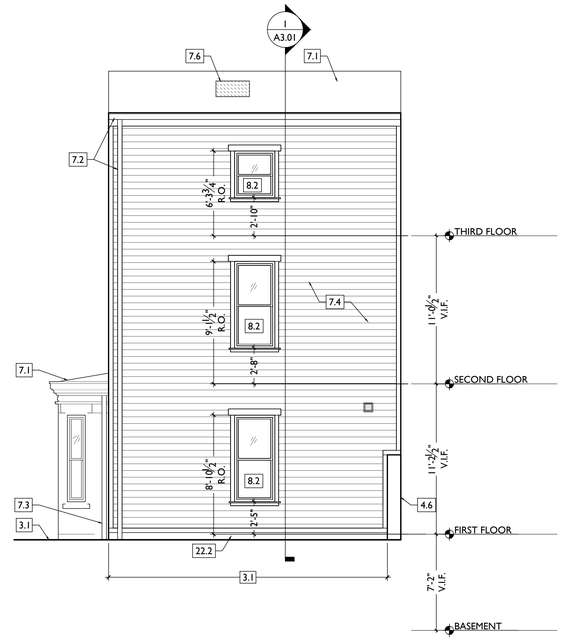
RCPS

A1.22



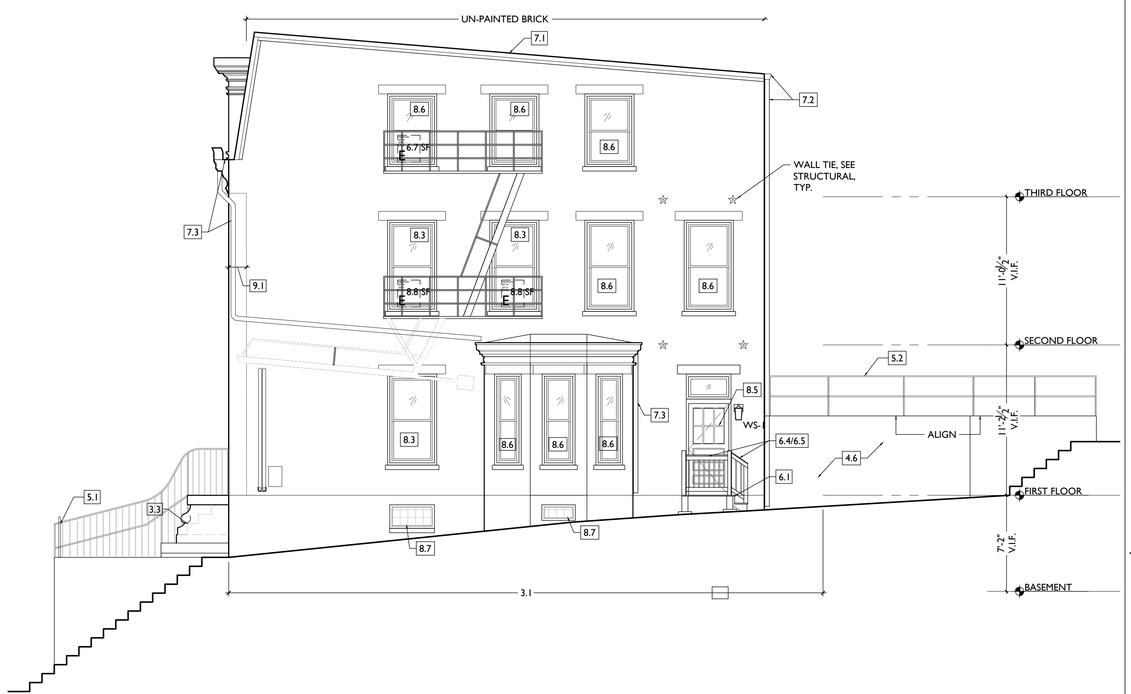
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION- SIDE 4



SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION- REAR 3

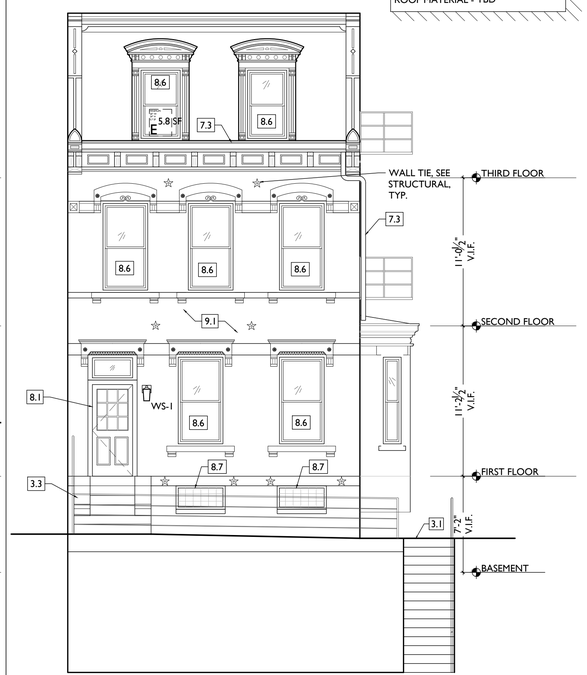


SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION- SIDE 2

EXTERIOR NOTES

EXT. MATERIAL - BRICK
WINDOW MTRL - WOOD & VINYL
ROOF MATERIAL - TBD



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PROPOSED ELEVATION- FRONT 1

PLANS GRAPHIC KEY:

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6.1. NEW WOODEN STEPS AND PLATFORM, USE PRESSURE TREATED WOOD.
6.2. REPAIRED/REPLACE EXISTING BASEMENT ACCESS STAIR AS NEEDED. REPAIR AND REPLACEMENT TO BE DONE IN KIND.
6.3. EXG. GUARD/HANDRAIL COMBO TO REMAIN. REPAIR AS REQUIRED. REPLACE MISSING NEWEL POST IN KIND. REPAINT
6.4. NEW WOOD GUARDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.
6.5. NEW WOOD HANDRAIL TO MEET TYPE I OR TYPE II GRASPABILITY PER THE O.R.C. PRESSURE TREATED WOOD TO BE USED AT EXTERIOR LOCATIONS.

7. THERMAL AND MOISTURE PROTECTION
7.1. NEW ROOF.
7.2. NEW GUTTER AND DOWNSPOUT.
7.3. NEW DOWNSPOUT, MAINTAIN AND REPAIR EXISTING BOX GUTTER AS NEEDED.
7.4. NEW VINYL SIDING TO BE PAINTED TO MATCH EXT-1, SEE RENDERED ELEVATION ON A5.01.
7.5. INSULATION.
7.5A. BATT INSULATION AT EXTERIOR WALLS.
7.5B. BLOWN IN INSULATION AT ATTIC.
7.5C. BATT INSULATION BETWEEN ROOF RAFTERS.
7.6 PATCH ROOF AT REMOVED CHIMNEY.
7.7 PROVIDE BOX VENT PER MANUFACTURER'S RECOMMENDATIONS.

8. OPENINGS
8.1. EXISTING FRONT DOOR TO BE REPAIRED, AND PAINTED SEE RENDERED ELEVATION ON A5.01.
8.2. NEW WINDOW IN NEW OPENING.
8.3. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.4. NEW DOOR IN EXISTING OPENING, CONTRACTOR TO VERIFY SIZE.
8.5. REUSE SALVAGED EXTERIOR DOOR IN EXISTING OPENING, PAINT TO MATCH FRONT DOOR, SEE RENDERED ELEVATION ON A5.01, CONTRACTOR TO VERIFY SIZE.
8.6. EXISTING VINYL WINDOW TO REMAIN.
8.7. GLASS BLOCK INFILL.

9. FINISHES
9.1. EXISTING FACE BRICK TO BE PAINTED, SEE RENDERED ELEVATION ON A5.01 FOR MORE INFORMATION.

10. SPECIALTIES
10.1. CLOSET SHELF AND ROD, PROVIDE BLOCKING IN STUD WALL.
10.2. (5) MELAMINE SHELVES, IN PANTRY, PROVIDE BLOCKING IN STUD WALL.

21. FIRE SUPPRESSION
21.1. NOT USED.

22. PLUMBING
22.1. NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR FUTURE WASHER AND DRYER
22.4. RUN AND CAP PLUMBING FOR FUTURE BATHROOM LOCATION.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1. HEAT PUMP WITH AIR HANDLER.

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KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

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Revisions

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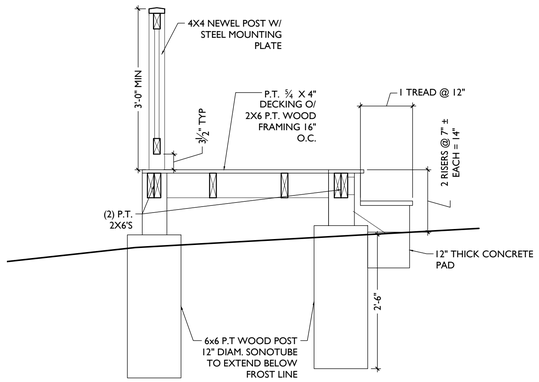
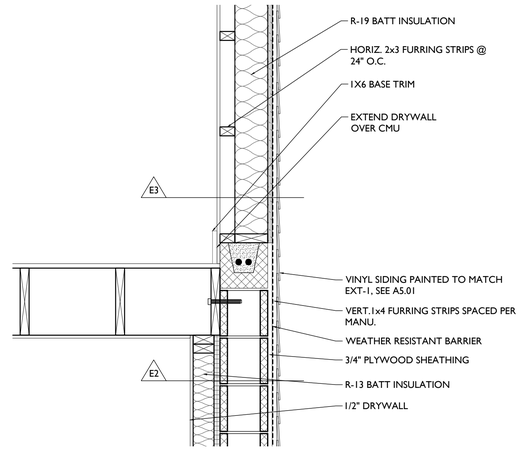
Job No: 25031 12.22.2025

ELEVATIONS

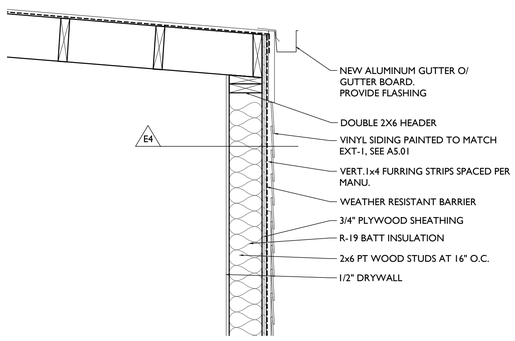
A2.10



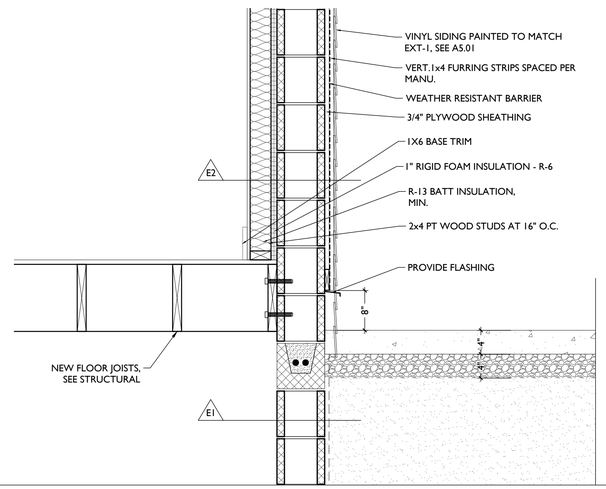
SCALE: 3/4" = 1'-0" STAIR SECTION DETAIL 7



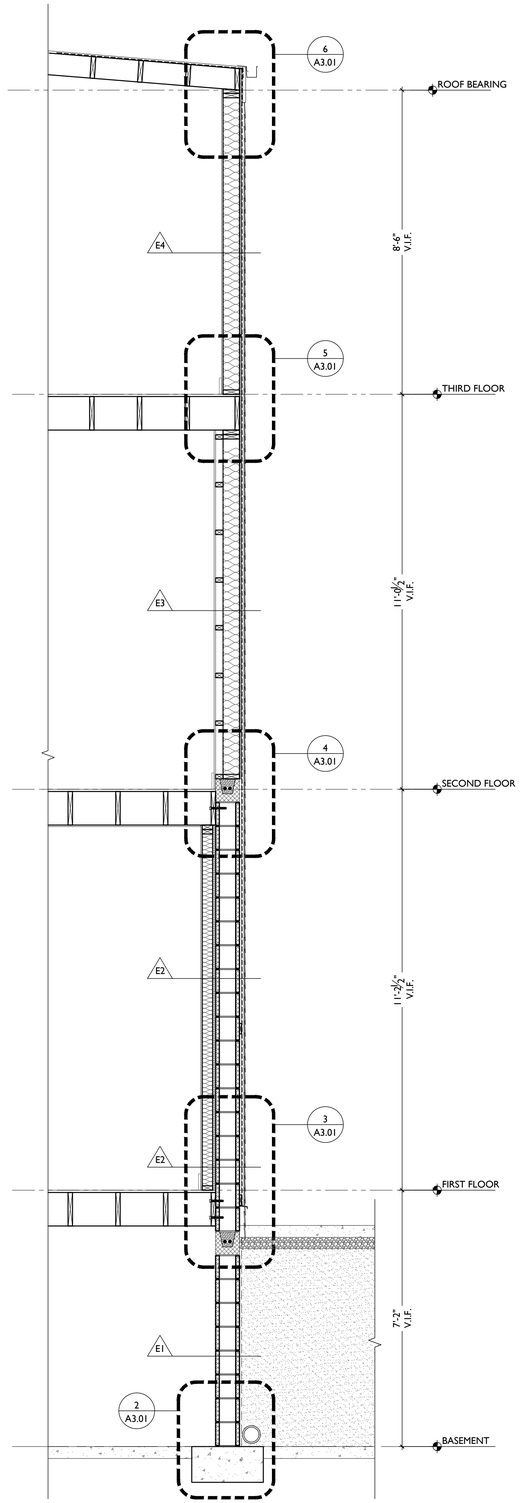
SCALE: 1" = 1'-0" WALL DETAIL - SECOND FLOOR 4



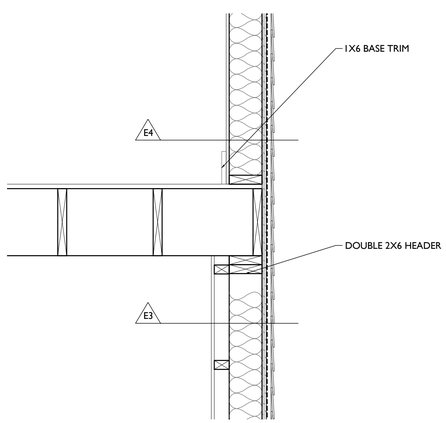
SCALE: 1" = 1'-0" WALL DETAIL - ROOF 6



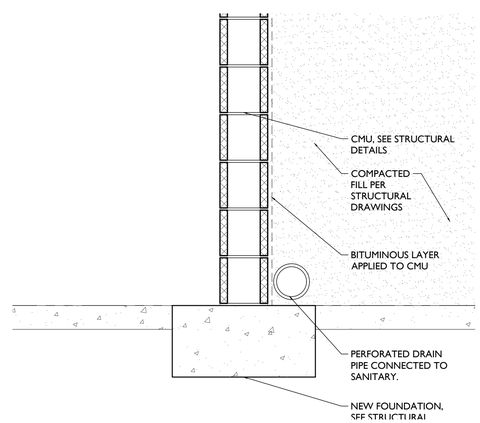
SCALE: 1" = 1'-0" WALL DETAIL - FIRST FLOOR 3



SCALE: 1/2" = 1'-0" WALL SECTION 1



SCALE: 1" = 1'-0" WALL DETAIL - THIRD FLOOR 5



SCALE: 1" = 1'-0" WALL DETAIL - BASEMENT 2

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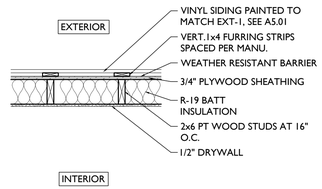
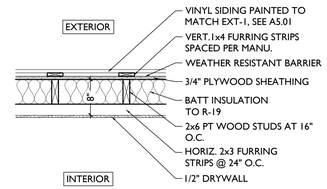
SECTIONS & DETAILS

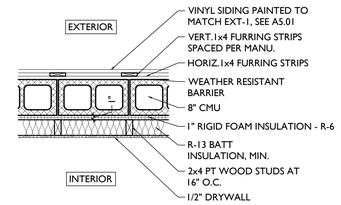
A3.01



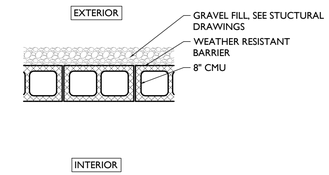
E4 EXTERIOR WALL THIRD FLOOR - SIDING



E3 EXTERIOR WALL SECOND FLOOR - SIDING

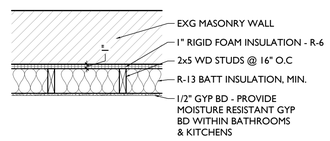


E2 EXTERIOR WALL FIRST FLOOR - SIDING

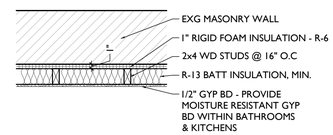


E1 EXTERIOR WALL BASEMENT - CMU

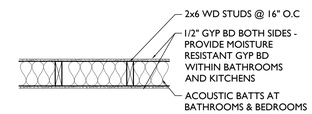
EXTERIOR WALL ASSEMBLIES



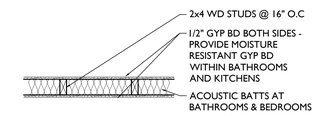
4 INTERIOR PARTITION PLUMBING CHASE WALL



3 INTERIOR PARTITION FURRED-OUT WALL



2 INTERIOR PARTITION PLUMBING CHASE WALL



1 INTERIOR PARTITION TYPICAL U.N.O.

INTERIOR PARTITION TYPES

FINISH SCHEDULE

CODE	TYPICAL LOCATION	FINISH TYPE	FINISH DESCRIPTION	NOTES	CONTACT
FLOORING					
FL-1	THROUGHOUT	LVP	MANU: AQUALOK LINE: WOODLAND COLOR: FAWN SIZE: 7"		
FL-2	STAIRS, BEDROOMS, CLOSET	CARPET	MANU: DREAM WEAVER LINE: COSMOPOLITAN COLOR: WYNWOOD		
FL-3	SEE PLANS	REFINISHED HARDWOOD	STAIN: MINWAX WALNUT MX439		
WALLS					
PT-1	GENERAL INTERIOR	PAINT	MANU: SHERWIN WILLIAMS COLOR: 7566 WESTHIGHLAND WHITE FINISH: EGGSHELL		
PT-2	INTERIOR TRIM	PAINT	MANU: SHERWIN WILLIAMS COLOR: 7566 WESTHIGHLAND WHITE FINISH: SEMI-GLOSS		
SOLID SURFACE					
SS-1	KITCHENS, BATHS	COUNTERTOP	MANU: LX HAUSYS LINE: VIATERA COLOR: ALABASTER GLOW		
CASEGOODS					
LAM-1	KITCHENS, BATHS	CABINETRY	MANU: KCD LINE: SHAKER COLOR: SAND	PLYWOOD BOX	

APPLIANCE SCHEDULE

ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	NOTES
REFRIGERATOR	MANU: LG MODEL: LF21G6200S, 20.8 CU. FT. 3-DOOR FRENCH DOOR FINISH: STAINLESS		
OVER-THE-RANGE MICROWAVE	MANU: LG MODEL: LMV1764ST, 1.7 CU. FT. FINISH: STAINLESS	SEE INSTALLATION GUIDE	
OVEN RANGE	.25"MANU: LG MODEL: LREL6321S, 6.3 CU. FT. ELECTRIC RANGE FINISH: STAINLESS		
DISHWASHER	MANU: LG MODEL: LDFC2423, FRONT CONTROL DISHWASHER W/ SENSE CLEAN FINISH: STAINLESS		

NOTES:
1. T.B.D.

INSULATION SCHEDULE

LOCATION	TYPE	R-VALUE	NOTES
TYPICAL WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
BATHROOM WALLS	SOUND ATTENUATION BATT	-	FILL STUD CAVITY
PLUMBING CHASE	FIBERGLASS BATTS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES

PLUMBING SCHEDULE

LOCATION	ITEM	MANUFACTURER & PRODUCT #	NOTES
FIXTURES			
HALF BATH	WALL MOUNTED SINK	MANU: DURAVIT MODEL: ME BY STARCK SIZE: 17-3/4" FINISH: WHITE	1 FAUCET HOLE
BATH	VANITY SINK	MANU: AMERICAN STANDARD MODEL: STUDIO SIZE: 19" FINISH: WHITE	
BATH	FAUCET	MANU: MODEL: FINISH: BLACK	
KITCHEN	SINK	MANU: DAYTON MODEL: UNDERMOUNT DOUBLE BASIN SIZE: 33" FINISH: STAINLESS STEEL	
KITCHEN	FAUCET	MANU: MODEL: FINISH: BLACK	
BATH	TOILET	MANU: AMERICAN STANDARD MODEL: ELONGATED SEAT FINISH: WHITE	
BATH	TUB/SHOWER	MANU: AMERICAN STANDARD MODEL:	
BATH	SHOWER PAN	MANU: MODEL: SIZE:	

SCHEDULES

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

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1

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Job No: 25031 12.22.2025

ELEVATIONS

A4.00

SCALE: 3/16" = 1'-0"

ELEVATIONS- FRONT | 1

EXTERIOR PAINT

EXT-1	GENERAL	PAINT	MANU: SHERWIN WILLIAMS COLOR: 7734 OLIVE GROVE FINISH: SEMI-GLOSS
EXT-2	ACCENT	PAINT	MANU: SHERWIN WILLIAMS COLOR: 9157 AUTUMN ORCHID FINISH: SEMI-GLOSS
EXT-3	ACCENT	PAINT	MANU: SHERWIN WILLIAMS COLOR: 6274 DESTINY FINISH: SEMI-GLOSS

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STATE OF OHIO
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RENDER ELEVATIONS

A5.01

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GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

CLASSIFICATION OF THE BUILDING STRUCTURE:
RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

   A. MINIMUM LIVE LOAD OR SNOW LOAD: 20 PSF*
   B. DEAD LOAD = 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

*MINIMUM LIVE / SNOW LOAD GOVERNED BY MINIMUM SNOW LOAD, $P_m = I_s * P_g$

2. SNOW LOAD:

   A. GROUND SNOW LOAD, P_g = 20 PSF.
   B. FLAT ROOF SNOW LOAD, P_f = 14 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS
   C. MINIMUM ROOF SNOW LOAD, P_m = 20 PSF.
   D. SNOW LOAD IMPORTANCE FACTOR, I_s = 1.0
   E. SNOW EXPOSURE FACTOR, C_e = 1.0
   F. THERMAL FACTOR, C_t = 1.0
   G. COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

3. FLOOR LOAD:

   A. LIVE LOAD: 100 PSF
   B. LIVE LOAD = 40 PSF AT RESIDENTIAL
   C. DEAD LOAD ALLOWANCE: 20 PSF IN ADDITION TO STRUCTURE SELF WEIGHT

4. WIND LOAD:

   A. MAIN WIND FORCE RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST - LOAD AND RESISTANCE FACTOR DESIGN).
   B. WIND EXPOSURE: B
   C. BASIC WIND VELOCITY PRESSURE, q_h= 19.21 PSF (LRFD), 11.526 PSF (ASD)
   D. INTERNAL GUST PRESSURE COEFFICIENT, GCp = 0.18 (ENCLOSED BUILDING).

5. SPECIAL LOADS:

   A. INTERIOR FINISH: 5 PSF HORIZONTAL LOAD.
   B. HANDRAILS: 200 POUND CONCENTRATED LOAD AT ANY POINT, IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
   C. GUARDRAILS:
      a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION, OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.
      b. IN-FILL AREAS: 50 POUNDS APPLIED OVER A 1 SQUARE FOOT AREA.

SPECIAL INSPECTIONS

PER THE REQUIREMENTS OF CHAPTER 17 SECTION 1704.1 OF THE REFERENCED BUILDING CODE, A SPECIAL INSPECTION IS REQUIRED FOR THE PROPOSED BUILDING CONSTRUCTION. SPECIAL INSPECTION INVOLVES THE VERIFICATION OF COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND OR PLACEMENT OF COMPONENTS WITH THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. SPECIAL INSPECTION IS PART OF THE PERMIT APPLICATION PROCESS FUNDED BY THE OWNER OR THE OWNER'S AGENT.

A STATEMENT OF SPECIAL INSPECTION LISTING THE REQUIREMENTS ALONG WITH A SCHEDULE OF TESTING, SUBMITTAL REVIEWS, AND FIELD OBSERVATION REQUIREMENTS HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTION 106.1 OF THE BUILDING CODE. THIS STATEMENT INCLUDES A COMPLETE LIST OF MATERIAL AND ACTIVITY REQUIRING INSPECTION. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BECOME FAMILIAR WITH THIS REQUIREMENT AND UNDERSTAND THE GUIDELINES AND REQUIREMENTS OF EACH PARTY INVOLVED WITH THE CONSTRUCTION. A COPY OF THE STATEMENT OF SPECIAL INSPECTION IS AVAILABLE UPON REQUEST. THE SPECIAL INSPECTOR COORDINATOR SHALL COORDINATE WITH THE OWNER, CONTRACTOR AND THE DESIGN PROFESSIONALS AND SCHEDULE THE INSPECTIONS ACCORDINGLY.

MATERIALS UTILIZED BUT NOT LISTED IN THE STATEMENT OF SPECIAL INSPECTOR ARE EITHER CONSIDERED WORK OF MINOR NATURE OR ITEMS THAT ARE ASSUMED WILL BE INSPECTED BY THE BUILDING INSPECTOR. SPECIAL INSPECTIONS CAN BE ADDED TO THIS PROJECT AT THE REQUEST OF THE BUILDING DEPARTMENT. BUILDING DEPARTMENT, PLEASE IDENTIFY SPECIFIC MATERIALS THAT WILL REQUIRE SPECIAL INSPECTIONS.

SUBSTITUTIONS, SUBMITTALS, AND RFI'S

1. CONTRACTOR SHALL SUBMIT ALL SUBSTITUTIONS FOR APPROVAL PRIOR TO CONSTRUCTION WITH THE FOLLOWING INFORMATION:

   A. THE SCOPE, EXTENT, AND ALL LOCATIONS AFFECTED BY THE PROPOSED SUBSTITUTION.
   B. SPECIFIC DRAWING OR SPECIFICATION REFERENCES FOR THE ORIGINAL PRODUCT OR SYSTEM SPECIFIED.
   C. THE REASON FOR THE PROPOSED CHANGE.
   D. COST SAVINGS AND/OR IMPACT ON THE SCHEDULE
   E. IMPACT ON ANY GUARANTEES OR WARRANTIES ASSOCIATED WITH THE PRODUCT OR SYSTEM.
   F. COORDINATION REQUIRED WITH OTHER TRADES OR ADJACENT MATERIALS.
   G. ANY AND ALL DEVIATIONS FROM THE SPECIFIED REQUIREMENTS.

2. SHOP DRAWING SUBMITTALS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR IN A TIMELY MANNER TO PROVIDE AN ADEQUATE AMOUNT OF TIME FOR REVIEW.

   A. ALL SUBMITTALS MUST BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING FOR REVIEW. ANY SHOP DRAWINGS RECEIVED DO NOT BEAR THE STAMP OF THE GENERAL CONTRACTOR AS WELL AS CLEAR EVIDENCE THAT THE SUBMITTAL HAS BEEN REVIEWED WILL BE REJECTED WITHOUT REVIEW.

   B. REVIEW BY STRUCTURAL ENGINEER OF RECORD WILL BE FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS AND CONFORMANCE WITH THE DESIGN CONCEPT. THIS REVIEW DOES NOT IN ANYWAY RELIEVE THE CONTRACTOR AND/OR THE CONTRACTOR'S SUBCONTRACTORS FROM RESPONSIBILITY FOR ERRORS OR DEVIATIONS FROM THE CONTRACT REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, PROPER FIT, QUALITIES OF THE MATERIALS, AND COORDINATION WITH OTHER TRADES AND SUPPLIERS.
   C. IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUD AND TAGS.

   D. STRUCTURAL SUBMITTAL REQUIREMENTS:

Submittal/Shop Drawing	Submittal	Calculations	PE/SE Seal & Signature
Concrete Mix – Conforming to ACI 318	For Review	N/a	N/a
Structural Steel	For Review	N/a	N/a
Miscellaneous Steel	For Record	Required	Required

- *For Review* denotes the contractor must submit to the design team for review. The contractor shall not fabricate or install until all design team comments have been resolved in writing.
- *For Record* denotes the contractor must submit to the design team for record. The contractor's engineer is responsible for all loading and coordination of loads to be resisted by the building's structural elements. Any load resisted by the building's structural elements must be approved by the EOR.
- *N/a* denotes not applicable.

3. REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED IN A TIMELY MANNER WHEN INFORMATION IS MISSING FROM THE CONSTRUCTION DOCUMENTS, INFORMATION IS CONFLICTING WITHIN THE CONSTRUCTION DOCUMENTS, OR IS AMBIGUOUS.

   A. THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
   B. IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERABLE FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED RELATED TO ADDITIONAL SERVICES INCURRED DUE TO ANSWERING THE RFI.

CONSTRUCTION AND SAFETY

1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

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

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

4. THE CONTRACTOR SHALL ONLY USE STRUCTURAL PLANS ISSUED AS "FOR CONSTRUCTION" OR ISSUES THEREAFTER. PRIOR ISSUES SHALL ONLY BE USED FOR PERMITTING OR BIDDING PURPOSES.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

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

7. THE CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.

8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.

9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

MISCELLANEOUS STRUCTURAL NOTES

1. THESE STRUCTURAL DRAWINGS DEPICT A STRUCTURAL SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM. MINOR ITEMS, INCLUDING BUT NOT LIMITED TO, POURSTOPS, DECK SUPPORT ANGLES, FRAMES AT FLOOR AND ROOF DECK OPENINGS, CFS AT ARCHITECTURAL FEATURES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.

2. WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING, THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

3. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. CONTRACTORS, DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC. BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL/FABRICATE THEIR WORK. CONTACT ARCHITECT WITH ANY DISCREPANCIES FOUND.

FOUNDATIONS

1. SOIL CONDITIONS:

   A. PER THE CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS.

2. THE BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.

3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.

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

5. COMPACTION:

   A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
   B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.

6. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R "COLD WEATHER CONCRETING".

3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND VELOCITY SHALL BE ENTERED INTO THE NOMOGRAPH OF THIS REFERENCE TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.

4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.

5. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.

6. MATERIALS (ALSO SEE CONCRETE MIX SCHEDULE):

   A. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A1064 MESH, FLAT SHEETS ONLY.
   B. FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
   C. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL GROUND GRANULATED BLAST FURNACE SLAG-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
   D. HIGH RANGE WATER REDUCER (HRWR) ADMIXTURE: ASTM C494.
   E. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

7. CONCRETE MIX SCHEDULE:

Application	f'_c @ 28 days (psi)	Air Content[1]	Max w/c ratio[2]	Max Agg. Size[1] (in)	F Class	S Class	W Class	C Class
Footings	3000	N/a	0.55	3/4	F0	S0	W0	C0
Interior Floor Slab on Grade	4000	N/a	0.5	3/4	F0	S0	W0	C0
Exterior Flatwork (Plain Concrete)	4500	6% ± 1.5%	0.45	3/4	F3	S0	W1	C1

8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

9. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

10. BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.

EXPANSION AND EPOXY ADHESIVE ANCHORS

1. EXPANSION ANCHORS:

   A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

2. EPOXY ADHESIVE ANCHORS:

   B. EPOXY ADHESIVE SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
   A. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.
   B. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY WALL REPAIR

1. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.

2. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.

3. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY, ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.

4. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.

5. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY, TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8' O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS.

6. SPIRA-LOK TIES ARE MANUFACTURED BY HOHMANN & BARNARD SHALL BE 8MM, 304 STAINLESS STEEL. INSTALL IN MORTAR JOINTS, LENGTH AS NEEDED SO END OF TIE WITH WITHIN 1" OF EXTERIOR AND INTERIOR FACE OF MASONRY. WHERE TIE IS INSTALLED INTO INTERIOR WOOD FRAMING, PENETRATE WOOD A MINIMUM OF 3". ALTERNATES WILL BE CONSIDERED UPON SUBMITTING MANUFACTURER INFORMATION.

WOOD

1. MATERIALS:

   A. FRAMING LUMBER:

      a. 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
      b. 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      c. 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
      d. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING AND SUBFLOORING:
   A. 48/24 APA RATED TONGUE AND GROOVE SUBFLOOR EXPOSURE 1.
   B. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1.
   C. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1.
   D. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
   E. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA.
   F. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

3. NAIL SIZES AS CALLED OUT IN THE STRUCTURAL DRAWINGS AND FOR SIMPSON CONNECTORS ARE LISTED BELOW. NAIL GUN NAILS SHALL MEET DIAMETER AND LENGTH OF NAILS LISTED BELOW, OR ELSE NAILS SHALL BE DRIVEN WITH A HAMMER.

   A. 6d NAILS ARE 0.120"Ø x 1¾" LONG (MIN 3/8" HEAD)
   B. 8d NAILS ARE 0.131"Ø x 2½" LONG
   C. 10d NAILS ARE 0.148"Ø x 3" LONG
   D. 16d NAILS ARE 0.162"Ø x 3½" LONG

4. SIMPSON HANGERS:

   A. ALWAYS USE THE NAIL OR FASTENER AS SPECIFIED BY SIMPSON, INCLUDING THE CORRECT DIAMETER AND LENGTH.
   B. WHEN FASTENING TO A SINGLE PLY 1½" OR 1¾" MEMBER, 1½" FLANGE NAILS ARE ACCEPTABLE. USE FULL LENGTH NAILS FOR DIAGONAL NAILS OF DOUBLE SHEAR HANGERS.

5. ADHESIVE FOR PLYWOOD SUBFLOORING SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE 2304.10.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

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

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Cincinnati, OH 45206
513 396 8900
www.advantageSE.com

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700 DELHI
700 DELHI RD, CINCINNATI OHIO

STATE OF OHIO
KYLE C. JENKINS
75366
12/19/25
REGISTERED
PROFESSIONAL ENGINEER

#	Revision/Submission	Date
	PERMIT SET	12/19/25

Project Number: 25146.15
Design Team: KJ/JDW

GENERAL STRUCTURAL NOTES

S001

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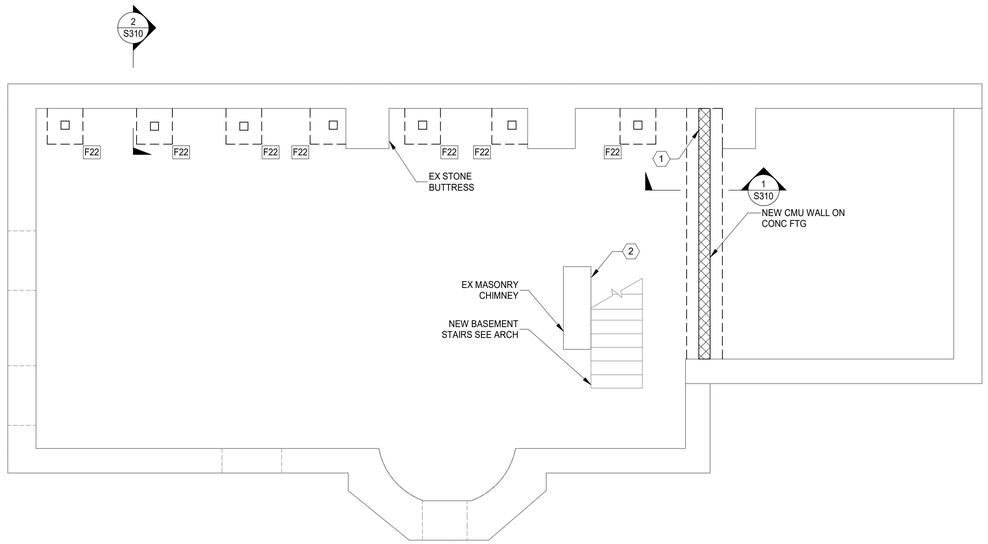


LOWER FOUNDATION PLAN

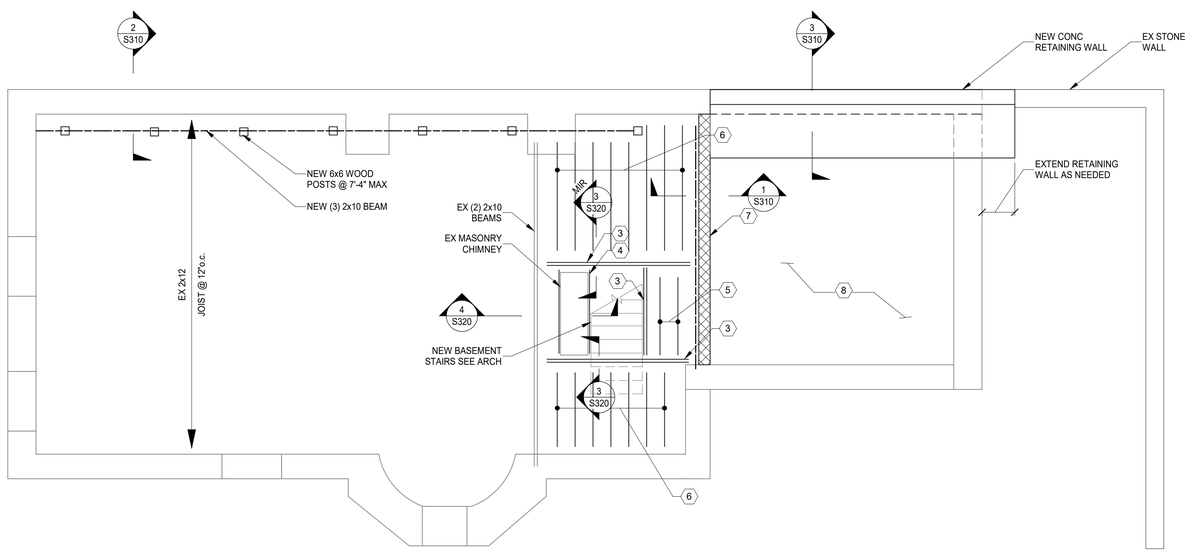
SCALE 1/4" = 1'-0"

NORTH

KEYNOTES	
KEYNOTE #	KEYNOTE TEXT
1	SAWCUT AND REMOVE EXISTING STONE BUTTRESS TO ALLOW FOR NEW CMU WALL AND FOOTING.
2	TUCK POINT BASE OF CHIMNEY AS NEEDED. REMOVE LOOSE PARGE WHERE PRESENT TO VERIFY CONDITION OF EXISTING MORTAR.
3	NEW (2) 2x12 BEAM. HANG EACH END WITH LUS210-2 HANGER EACH END.
4	NEW HSS6x4x1/4 LSV WHALER.
5	NEW 2x12 JOISTS WITH LUS210 HANGERS EACH END.
6	EXISTING JOISTS. CUT AND HANG TO NEW HEADER WITH LUS210R-18 HANGERS.
7	7.BUILD NEW 8" CMU WALL FROM FOUNDATION TO ABOVE THE EXISTING 1ST FLOOR PRIOR TO DEMOLITION OF THE REAR 1ST FLOOR. REMOVE REAR 1ST FLOOR SHEATHING AS NEEDED.
8	AFTER CONSTRUCTION OF 8" CMU WALL, FILL EXISTING BASEMENT SPACE WITH 250 PSI CLSM FILL IN 2' MAXIMUM LIFTS. FILL BASEMENT TO LEVEL JUST BELOW EXISTING JOISTS PRIOR TO DEMOLITION OF REAR PORTION OF BUILDING AND FLOOR. AFTER DEMOLITION, PROVIDE COMPACTED GRANULAR FILL AND A 4" CONCRETE SLAB AT THE NEW PATIO.

FOOTING SCHEDULE

MARK	DESCRIPTION	T/FTG
F22	2'-0"x2'-0"x8"	SEE PLAN



1st FLOOR PLAN AND UPPER FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
4. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
5. FASTEN SISTERS WITH 1/4"x3" SIMPSON SDS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.
6. INSPECTION, ANALYSIS AND REPAIR DOCUMENTS FOR EXISTING FIRE ESCAPES ARE NOT PART OF ADVANTAGE ENGINEERS SCOPE. FIRE ESCAPE INVESTIGATION AND REPORTS SHALL BE PERFORMED AS PART OF THE CITY OF CINCINNATI'S FIRE ESCAPE INSPECTION PROGRAM, IF THESE REPORTS HAVE NOT ALREADY BEEN FILED.

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STRUCTURAL ENGINEERS
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Cincinnati, OH 45206
513 396 8900
www.advantageSE.com

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Design Team: KJ/JDW

FOUNDATION PLANS

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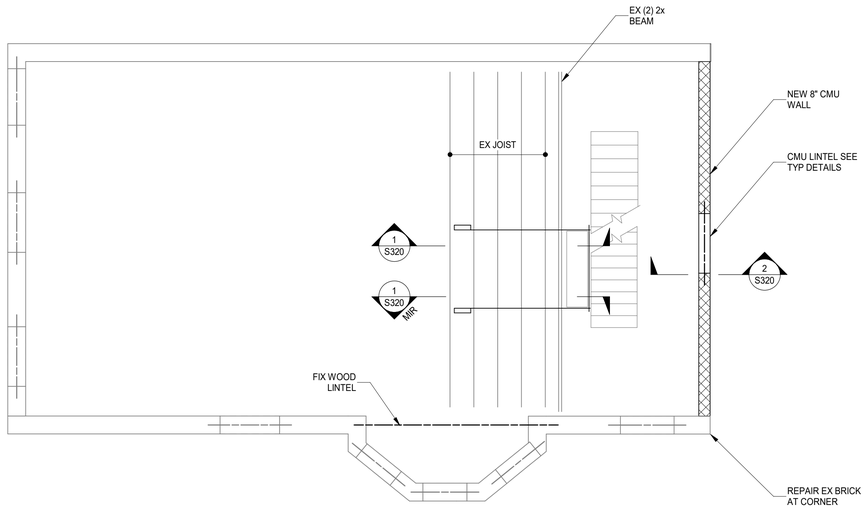
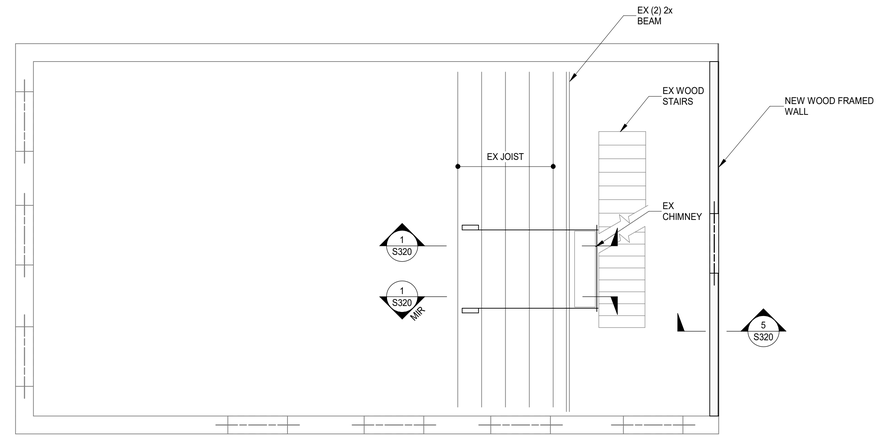


2nd FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH



3rd FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. ► = MOMENT CONNECTION.
3. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
4. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
5. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
6. FASTEN SISTERS WITH 1/4"x3" SIMPSON SDS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.
7. INSPECTION, ANALYSIS AND REPAIR DOCUMENTS FOR EXISTING FIRE ESCAPES ARE NOT PART OF ADVANTAGE ENGINEERS SCOPE. FIRE ESCAPE INVESTIGATION AND REPORTS SHALL BE PERFORMED AS PART OF THE CITY OF CINCINNATTS FIRE ESCAPE INSPECTION PROGRAM, IF THESE REPORTS HAVE NOT ALREADY BEEN FILED.

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FRAMING PLANS

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EAST ELEVATION

SCALE 1/4" = 1'-0"

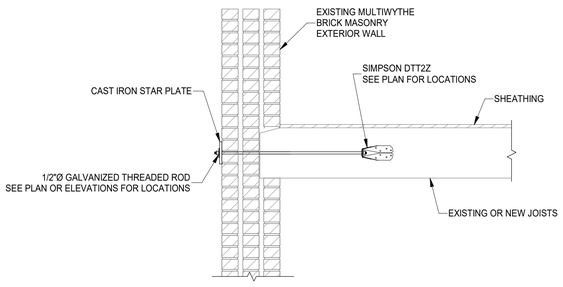
BRICK REPAIR LEGEND:

- TUCKPOINT
- TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
- REPAIR BRICK
- BRICK INFILL

NORTH ELEVATION

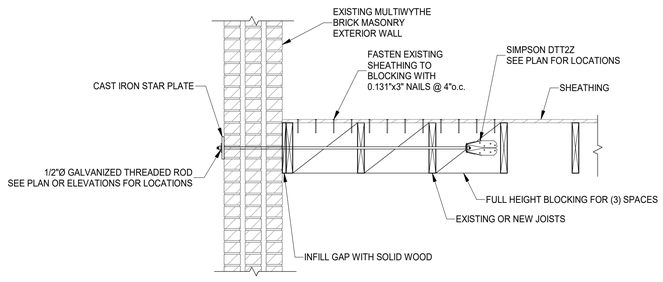
SCALE 1/4" = 1'-0"

ELEVATION NOTES:
1. SEE TYPICAL DETAILS THIS SHEET FOR WALL TIE DETAILS.
2. REPLACE DAMAGED EXTERIOR WYTHE LINTEL WITH RECLAIMED STONE LINTEL OR NEW CAST STONE LINTELS w/ (2)#4'S.



TYPICAL WALL TIE DETAIL JOIST PERPENDICULAR TO WALL

SCALE 3/4" = 1'-0"



TYPICAL WALL TIE, JOIST PARALLEL TO WALL

SCALE 3/4" = 1'-0"

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ELEVATIONS

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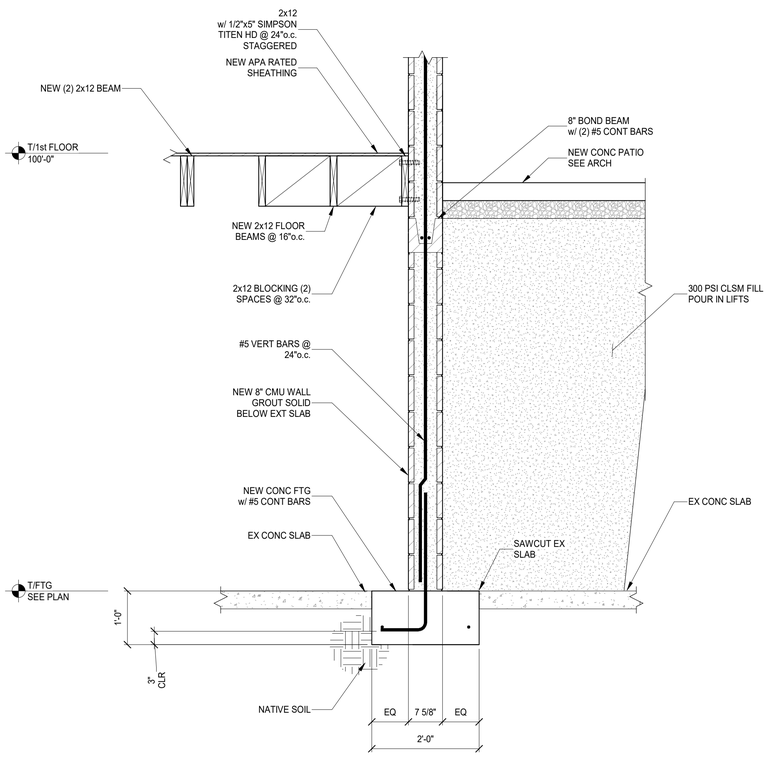
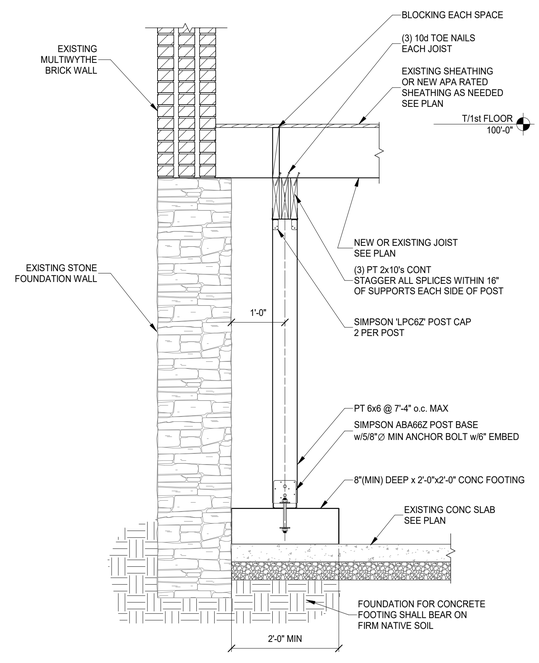
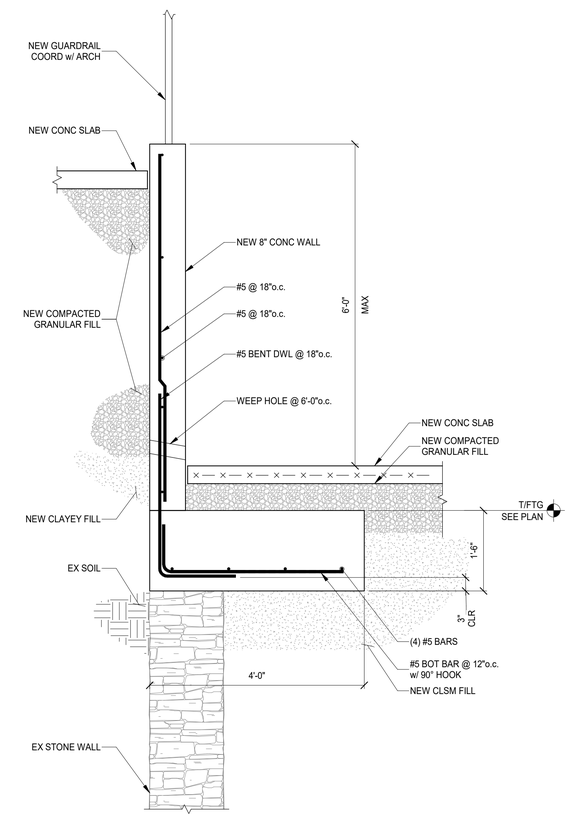


SECTION 1
SCALE 3/4" = 1'-0" S310



SECTION 2
SCALE 3/4" = 1'-0" S310



SECTION 3
SCALE 3/4" = 1'-0" S310

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FOUNDATION SECTIONS

S310

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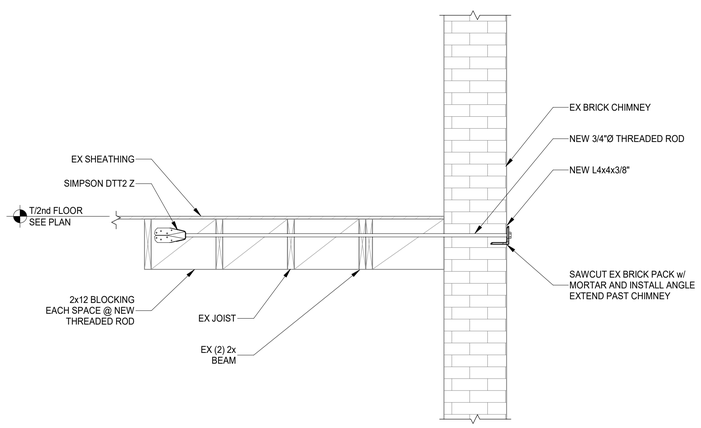
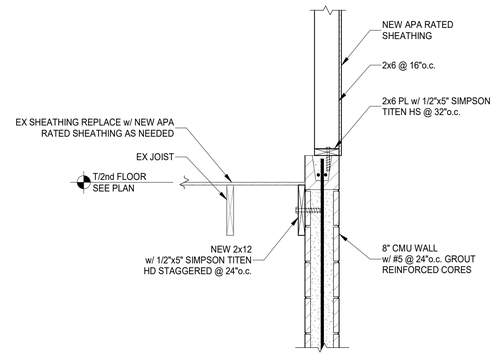
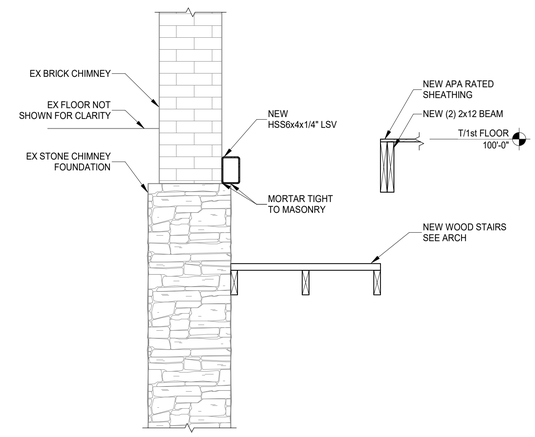


SECTION 1 / S320
SCALE 3/4" = 1'-0"



SECTION 2 / S320
SCALE 3/4" = 1'-0"



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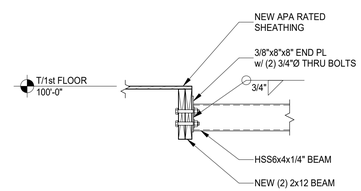
SCALE 3/4" = 1'-0"



SECTION 3 / S320
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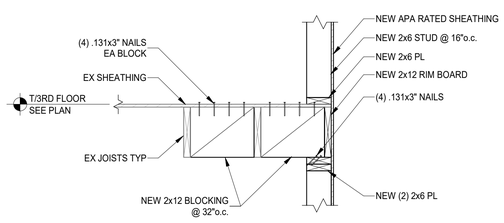

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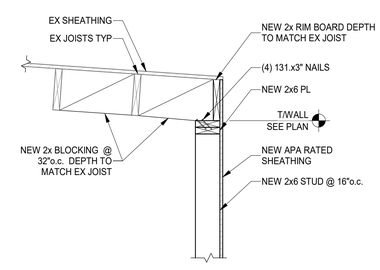

SECTION 6 / S320
SCALE 3/4" = 1'-0"

advantage
STRUCTURAL ENGINEERS
1527 Madison Road
Cincinnati, OH 45206
513 396 8900
www.advantageSE.com

PREPARED FOR: PLATTE ARCHITECTURE AND DESIGN

700 DELHI

700 DELHI RD, CINCINNATI OHIO

#	Revision/Submission	Date
	PERMIT SET	12/19/25

Project Number: 25146.15
Design Team: KJ/JDW

FRAMING SECTIONS

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