

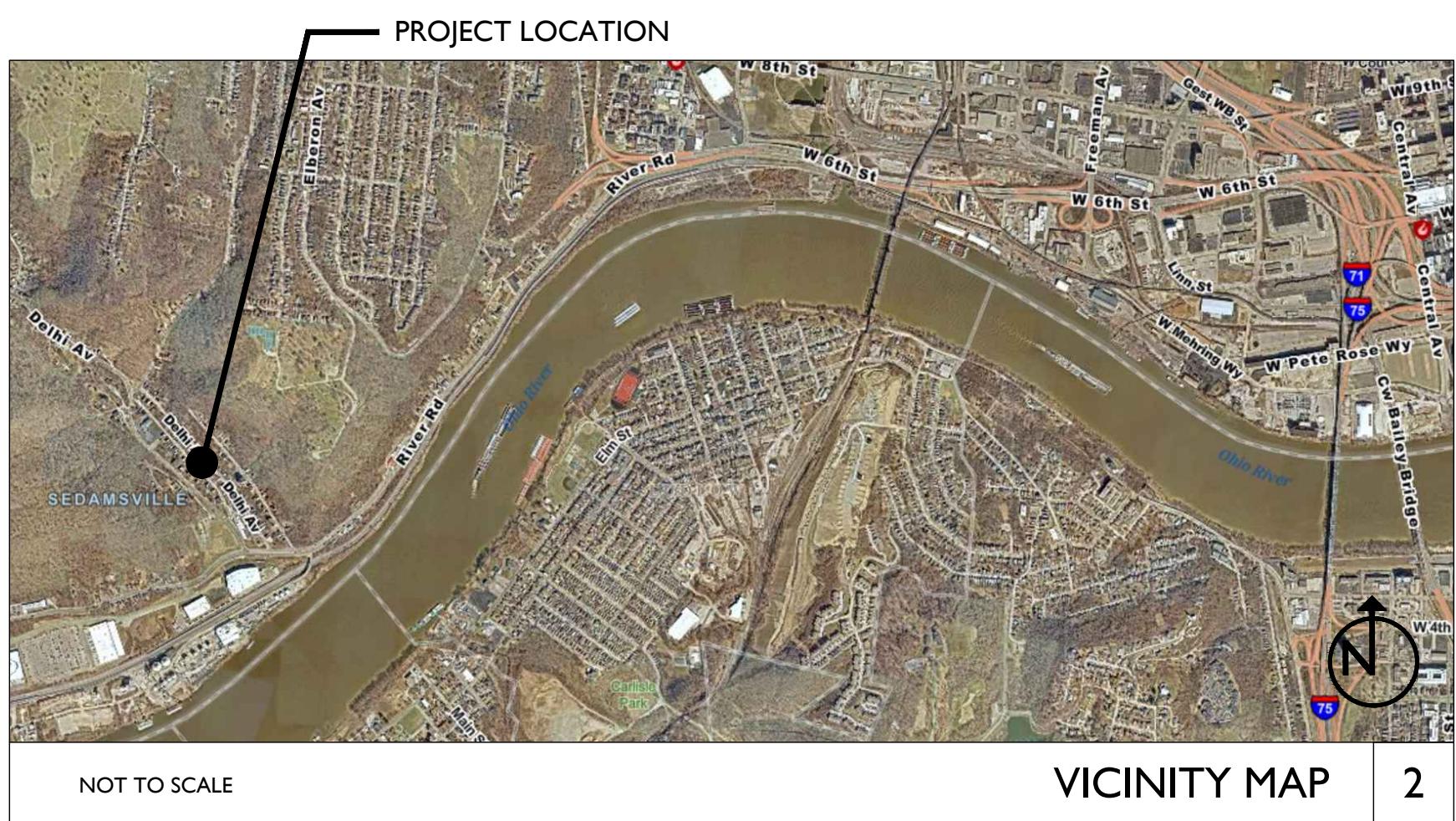
SEDAMSVILLE 2 RESIDENTIAL RENOVATIONS

ARCHITECT

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

705 DELHI AVENUE
CINCINNATI, OH 45204

PROPOSED RENOVATION: 705 DELHI AVENUE	
CITY: CINCINNATI, OHIO COUNTY: HAMILTON	GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO (R.C.O.)
ZONING JURISDICTION: BLDG. DEPT. JURISDICTION: CITY OF CINCINNATI PROJECT DESCRIPTION: RENOVATION OF SINGLE-FAMILY RESIDENCE.	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"
CINCINNATI OHIO ZONING CODE ZONING DISTRICT: RMX	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
PRIMARY STRUCTURE BUILDING SETBACKS (RMX) FRONT YARD SETBACK 20' SIDEYARD SETBACK (MIN/ TOTAL) 0/5' REAR YARD SETBACK 20'	SECTION 806: ROOF VENTILATION ROOF VENTILATION PROVIDED PER THE REQUIREMENTS OF THIS SECTION.
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
SECTION 1101-1104 TABLE 1102.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT CLIMATE ZONE 4	
AREA ON BUILDING 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.	PRESCRIPTIVE VALUE 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	



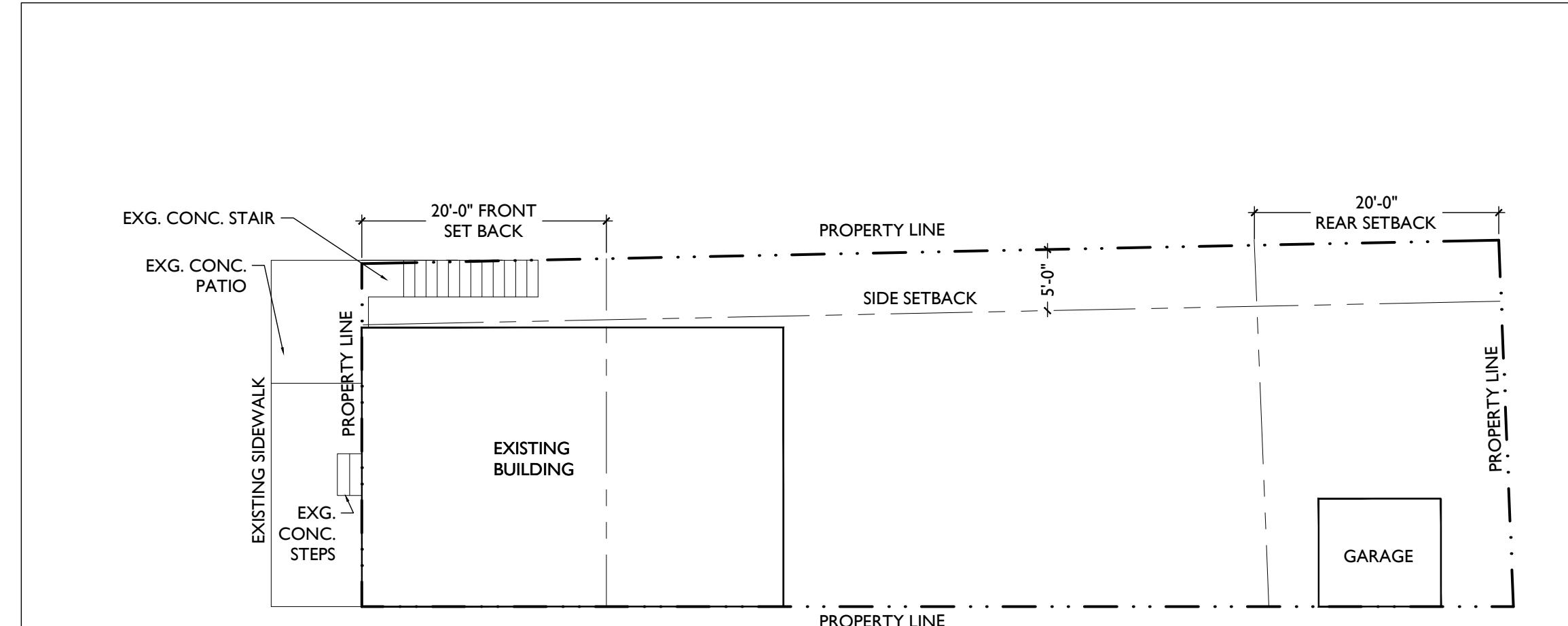
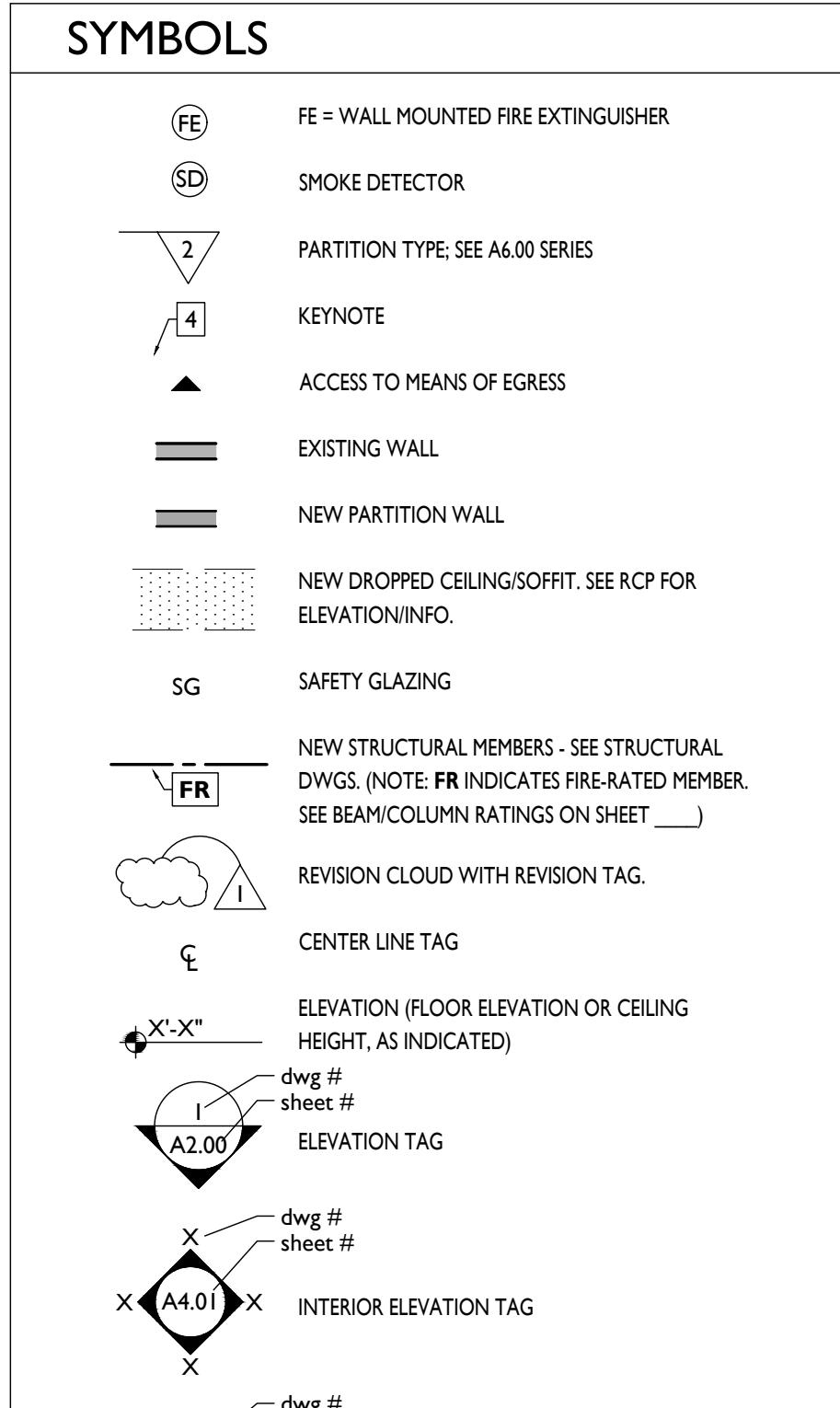
SHEET LIST

ARCHITECTURAL

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

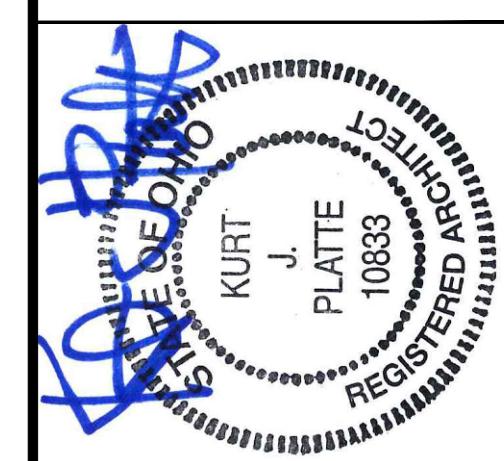
KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH
Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.15 - SD
2025.12.1 - PERMIT
Revisions



ABBREVIATIONS	
ADI	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
APT	APARTMENT
BD.	BOARD
BLDG	BUILDING
C.L.	CENTER LINE
C.J.	CONTROL JOINT
CLG	CEILING
CLR	CLEAR DIMENSION
C.M.U.	CONCRETE MASONRY
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS/CONTINUED
CONTR	CONTRACTOR
DIAG	DIAGONAL
DIA or Ø	DIA METER
DIM(S)	DIMENSION(S)
D.O.T.E.	DEPARTMENT OF
DEPT.	DEPARTMENT
D.L.	DEAD LOAD
D.S.	DOWNSPOUT
DTL(S)	DETAIL(S)
DWG(S)	DRAWING(S)
EACH	EACH
ELEC	ELECTRICAL
ELEV(S)	ELEVATION(S)
EJ.	EXPANSION JOINT
EQ	EQUAL
INCL	INCLUDED/ INCLUDING
INFO	INFORMATION
INSU	INSULATED/ INSULATING
INT	INTERIOR
LL.	LOAD
MATL	MATERIAL
MECH	MECHANICAL
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.F.E.	FLOOR FLOOR ELEVATION
FLR	FLOOR
FTG	FOOTING
FRONT	FRONT
GENERAL CONTRACTOR	GENERAL CONTRACTOR
G.C.	G.C.
GYP	GYPSUM
H.M.	HOLLOW METAL
HR	HOUR
HORIZ	HORIZONTAL
HVAC	HVAC
HEATING, VENTILATION, & AIR CONDITIONING	HEATING, VENTILATION, & AIR CONDITIONING
INCL	INCLUDED/ INCLUDING
INFO	INFORMATION
INSU	INSULATED/ INSULATING
OPNG	OPENING
O/C.	ON CENTER
OPENING	OPENING
OPP	OPPOSITE
O/	O/
OVER	OVER
PLWD	PLYWOOD
PLUMB	PLUMBING
PT.	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
REQ	REQUIRED
V.B.	V.B.
VERT	VERTICAL
R.O.	RIGHT OF WAY
SECT	SECTION
SIM	SIMILAR
SF	SQUARE FEET
N.I.C.	NOT IN CONTRACT
NOT IN SCOPE	NOT IN SCOPE
NOT TO SCALE	NOT TO SCALE
STRUCT	STRUCTURAL
T.O. or T/	T.O. or T/
T&G	TONGUE & GROOVE
TYP	TYPICAL
U.N.O.	UNLESS NOTED
OPPOSITE	OPPOSITE
OTHERWISE	OTHERWISE
UNLESS NOTED	UNLESS NOTED
OTHERWISE	OTHERWISE
VAPOR BARRIER	VAPOR BARRIER
W/	WITH
W/O	WITHOUT
WD	WOOD

PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
705 DELHI AVE
CINCINNATI, OH 45204
Job No: 25031 12.22.2025
COVER SHEET
A0.00



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.15 - SD
2025.12.1 - PERMIT

Revisions

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 ARRISE 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 TO 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/MS 402-95 (LATEST REVISION) - BUILDING CODES REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES
- NFPA-50A - LATEST EDITION - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
- AISCC 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 TO THE ATTENTION OF THE ARCHITECT SO THAT THE ISSUE MAY BE RESOLVED BEFORE WORK IS COMMENCED.

9. ANY CONTRACTOR OR 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 FROM 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 3/4" THICK UNLESS OTHERWISE NOTED.

19. ALL STAIRWAYS ARE TO HAVE A MINIMUM WIDTH OF 36". A MAXIMUM RISER HEIGHT OF 8 1/4" AND A MINIMUM TREAD WIDTH OF 9" EXCLUSIVE OF THE NOSING. RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN 1/8". 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 3 1/2" 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" x 30" 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 1/2" 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 1/2" TYPE X' DRYWALL ON THE GARAGE SIDE OF ALL HOUSE COMMON WALLS AND CEILINGS. ALL DOORS IN THESE WALLS TO BE 1 1/2" 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 $f_c = 3000$ psi; EXTERIOR SLAB CONCRETE TO BE $f_c = 3500$ psi; GARAGE SLAB CONCRETE TO BE $f_c = 4500$ psi (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" x 8" WITH (2) #4 BARS CONTINUOUS AND FOOTING PAD ARE TO BE 30" x 30" x 12" 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 OR ENGINEERED FILL HAVING A MINIMUM BEARING PRESSURE OF 1500 psi. 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 1/2" 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 1/8" PER FOOT MINIMUM TOWARD GARAGE DOORS.

MASONRY

33. BRICK VENEER (WHEN INDICATED ON PLANS) TO HAVE 22 GAUGE CORRUGATED, GALVANIZED STEEL WALL TIES (1/8" W x 6 1/2") 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 WEIR HOLE AT 33" O.C. MAX. WEIR SHALL BE 1/2" 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):
 $3\frac{1}{2}'' \times 3\frac{1}{2}'' \times \frac{3}{8}'' @$ SPANS UP TO 4'-0"
 $4'' \times 3\frac{1}{2}'' \times \frac{3}{8}'' @$ SPANS UP TO 6'-0"
 $6'' \times 3\frac{1}{2}'' \times \frac{3}{8}'' @$ SPANS UP TO 8'-0"
 $6'' \times 4'' \times \frac{3}{8}'' @$ 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 (3 1/2" 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 3/8" DIAMETER BOLTS STAGGERED AT 2'-0"

WOOD

38. WALL STUDS TO BE SPF LUMBER OR CONSTRUCTION GRADE SOUTHERN PINE ($f_b = 1100$ psi). ALL OTHER LUMBER TO BE SOUTHERN PINE #2 ($f_b = 120$ psi; $E = 1,600,000$ psi; $F_v = 93$ psi). MICROLAM MEMBERS TO HAVE $f_b = 2800$ psi; $E = 2,000,000$ psi.

39. PRESSURE TREATED LUMBER TO BE PRESSURE-PRESERVE-TREATED TO 1/4 LB. RETENTION OF CHROMATED ZINC CHLORIDE (CZC) PER FEDERAL SPECIFICATION TT-V-571, TITLE III, LATEST EDITION.. ALL STRUCTURAL LUMBER EXPOSED TO THE EXTERIOR TO BE PRESSURE-PRESERVE-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 1/4" 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 1/4" OF THE JOIST DEPTH, WITHIN TWO INCHES OF THE TOP OR BOTTOM OF THE JOISTS ARE NOT TO EXCEED 1/4" OF THE JOIST DEPTH NOR BE LOCATED IN THE MIDDLE 1/2 OF THE SPAN. NO HOLES ARE TO BE BORED LARGER THAN 1/2" 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. SEE RCP.

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

(2) 2x8's @ SPANS 4'-6"
(2) 2x8's WITH 1/2" PLYWOOD PLATE @ SPANS TO 5'-0"
(2) 2x10's @ SPANS 5'-6"
(2) 2x10's WITH 1/2" PLYWOOD PLATE @ SPANS TO 6'-0"
(2) 2x12's @ SPANS 6'-6"
(2) 2x12's WITH 1/2" PLYWOOD PLATE @ SPANS TO 7'-0"
(2) 1 1/2" TO 9 1/2" MICROLAMLS AT SPANS TO 9'-0" OVER GARAGE DOORS
(2) 1 1/2" TO 14" MICROLAMLS AT SPANS TO 16'-0" OVER GARAGE DOORS

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 1/2" 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 1/2" DIAMETER BOLTS AT 24" O.C. STAGGERED WITH 2 BOLTS AT EACH END. ALL TJS 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 TJS 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" x 3" 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 1/2" 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, TPI-78
QUALITY CONTROL MANUAL FOR METAL PLATE CONNECTED WOOD TRUSSES, QCM-77
BRACING WOOD TRUSSES, BWV-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 H25' (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/o CEILING = L/240, RAFTERS w/o CEILING L/180.

THERMAL AND MOISTURE PROTECTION

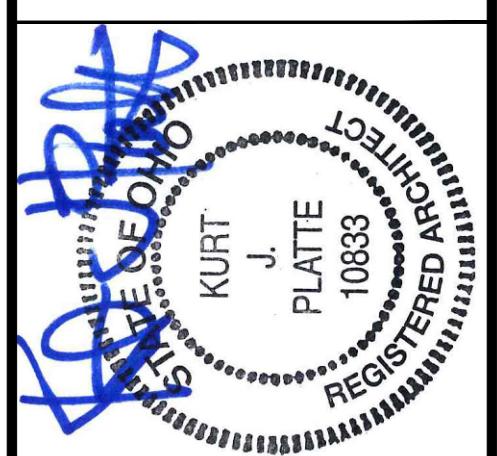
54. ALL THERMAL PROTECTION TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE 2009 IECC

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 BATT
6" STUDS R-20 FIBERGLASS BATT

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 $U_o = 0.40$ MAXIMUM.

</



KURT J. PLATTE 10833
Exp. Date: 12.31.2025

Design Team: BR, RO, CH

Progress Dates
2025.07.25 - EXG CONDITIONS
2025.08.15 - SD
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Revisions

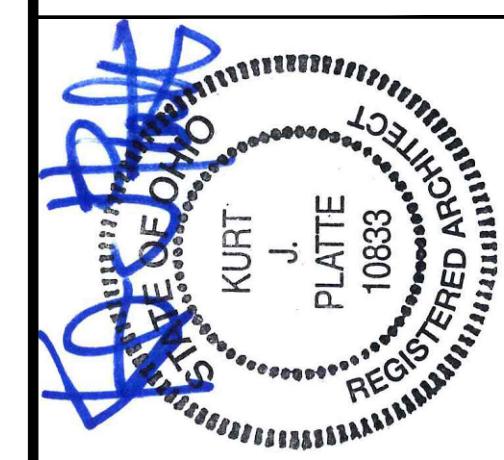
PROPOSED PROJECT:
THE PORT
SEDAMSVILLE 2
705 DELHI AVE
CINCINNATI, OH 45204

Job No: 25031 12.22.2025

OVERALL SITE PLAN

A0.02





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DEMO PLANS

ADI.01

EXISTING/DEMO GRAPHIC KEY

	KEYNOTE
	EXISTING WALL TO REMAIN
	EXISTING WALL/ELEMENT TO BE REMOVED
	EXISTING SPOT ELEVATION
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

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 PREP 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 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. MFG 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 SWEEP 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
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 1.2.

2. EXG. CONDITIONS

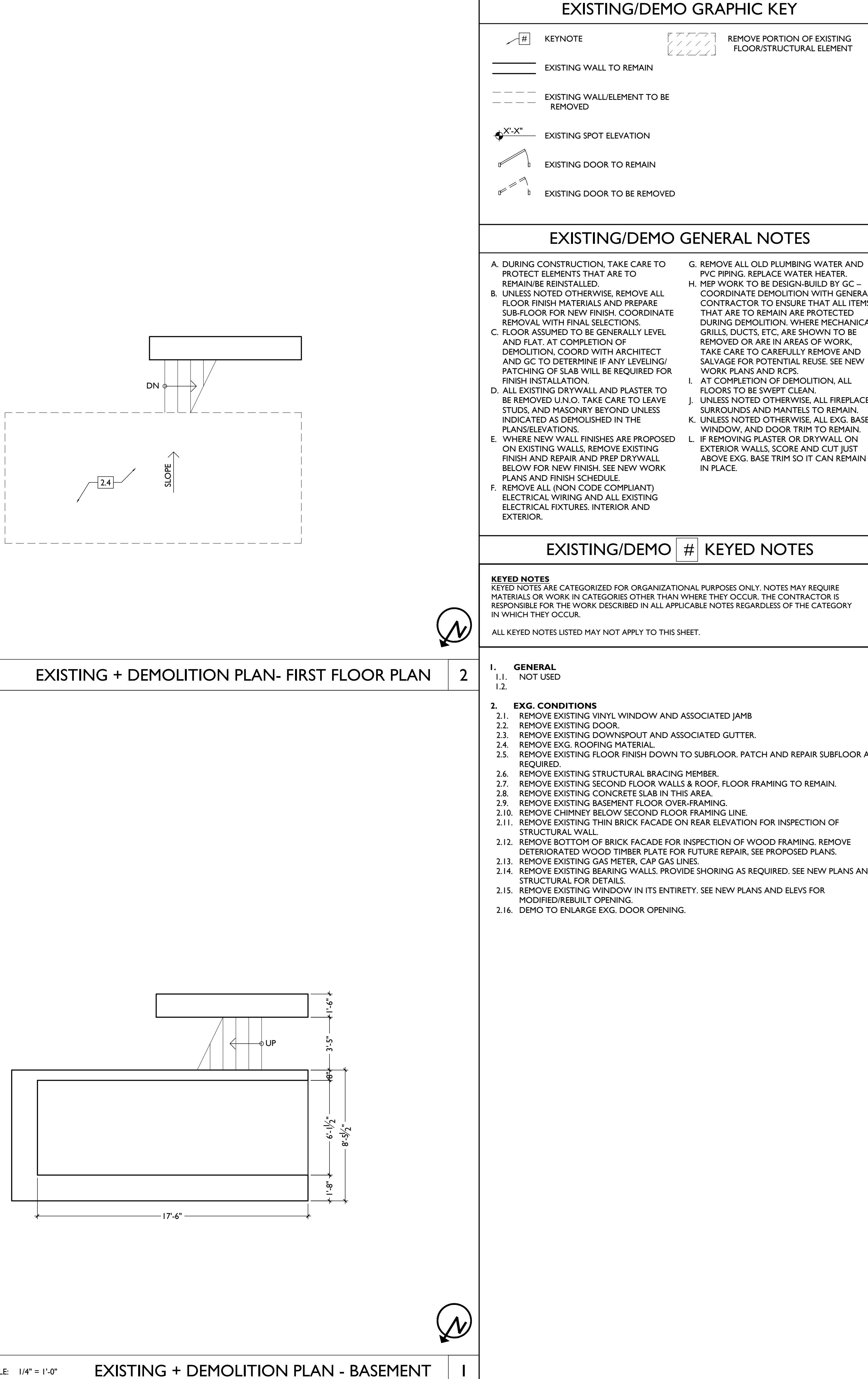
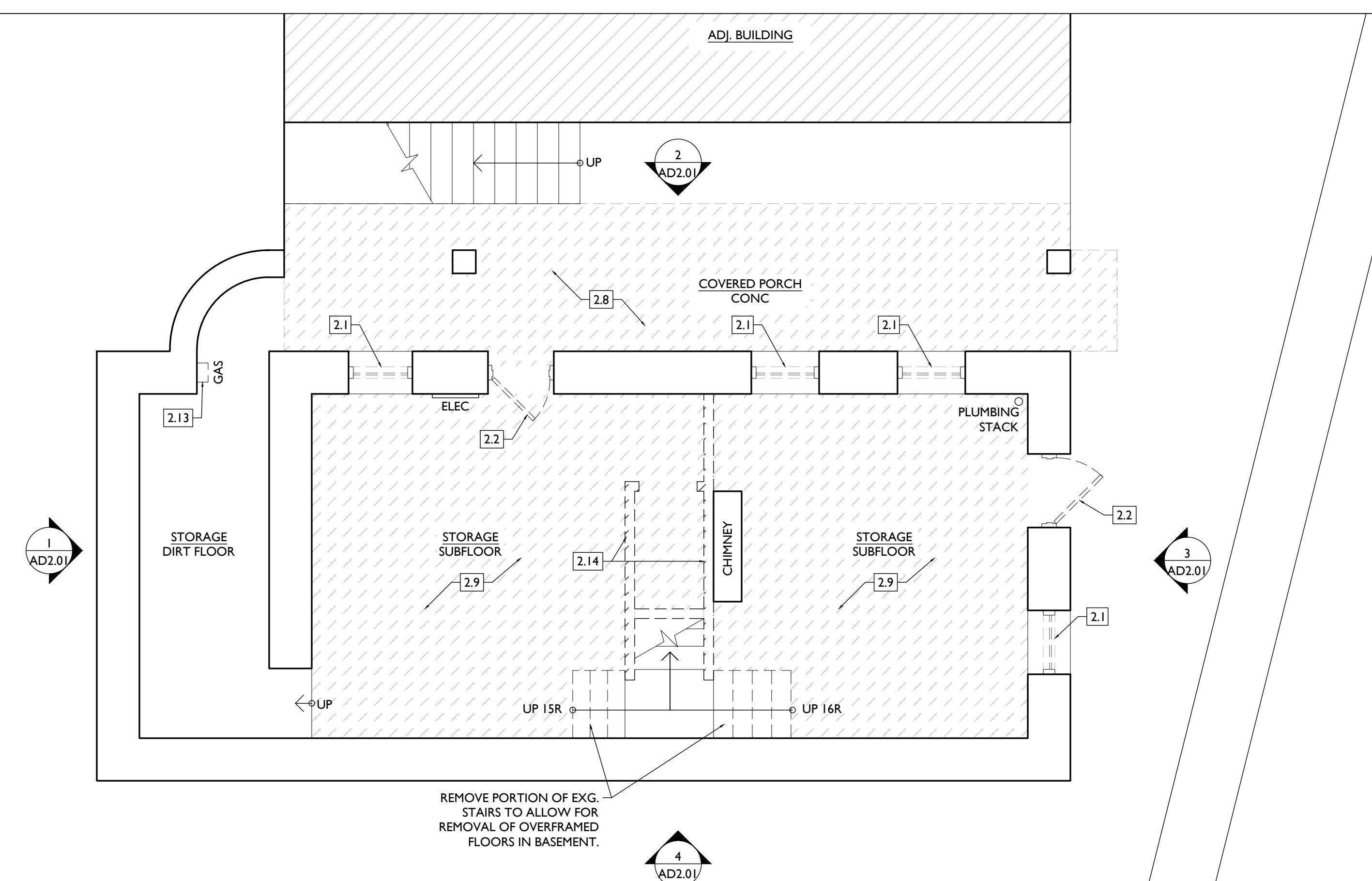
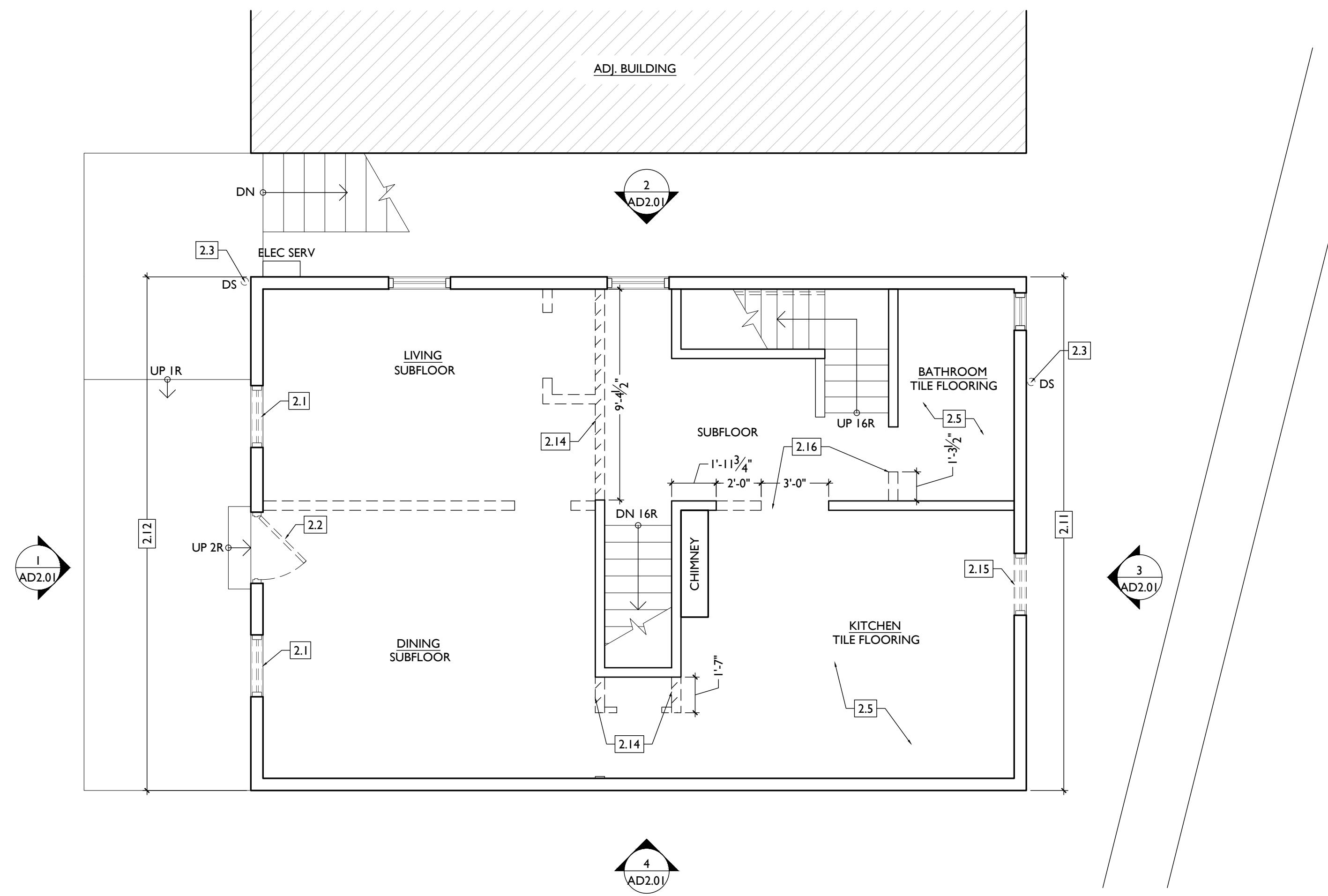
- 2.1. REMOVE EXISTING VINYL WINDOW AND ASSOCIATED JAMB.
- 2.2. REMOVE EXISTING DOOR.
- 2.3. REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.
- 2.4. REMOVE EXG. ROOFING MATERIAL.
- 2.5. REMOVE EXISTING FLOOR FINISH DOWN TO SUBFLOOR. PATCH AND REPAIR SUBFLOOR AS REQUIRED.
- 2.6. REMOVE EXISTING STRUCTURAL BRACING MEMBER.
- 2.7. REMOVE EXISTING SECOND FLOOR WALLS & ROOF, FLOOR FRAMING TO REMAIN.
- 2.8. REMOVE EXISTING CONCRETE SLAB IN THIS AREA.
- 2.9. REMOVE EXISTING BASEMENT FLOOR OVER-FRAMING.
- 2.10. REMOVE CHIMNEY BELOW SECOND FLOOR FRAMING LINE.
- 2.11. REMOVE EXISTING THIN BRICK FAÇADE ON REAR ELEVATION FOR INSPECTION OF STRUCTURAL WALL.
- 2.12. REMOVE BOTTOM OF BRICK FAÇADE FOR INSPECTION OF WOOD FRAMING. REMOVE DETERIORATED WOOD TIMBER PLATE FOR FUTURE REPAIR, SEE PROPOSED PLANS.
- 2.13. REMOVE EXISTING GAS METER. CAP GAS LINES.
- 2.14. REMOVE EXISTING BEARING WALLS. PROVIDE SHORING AS REQUIRED. SEE NEW PLANS AND STRUCTURAL FOR DETAILS.
- 2.15. REMOVE EXISTING WINDOW IN ITS ENTIRETY. SEE NEW PLANS AND ELEVS FOR MODIFIED/REBUILT OPENING.
- 2.16. DEMO TO ENLARGE EXG. DOOR OPENING.

EXISTING + DEMOLITION PLAN- FIRST FLOOR PLAN | 2

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

EXISTING + DEMOLITION PLAN - BASEMENT | 1

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



EXISTING/DEMO GRAPHIC KEY

	KEYNOTE
	EXISTING WALL TO REMAIN
	EXISTING WALL/ELEMENT TO BE REMOVED
	EXISTING SPOT ELEVATION
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

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, COORDINATE 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 SUB-DWELL 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 SWEEP 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

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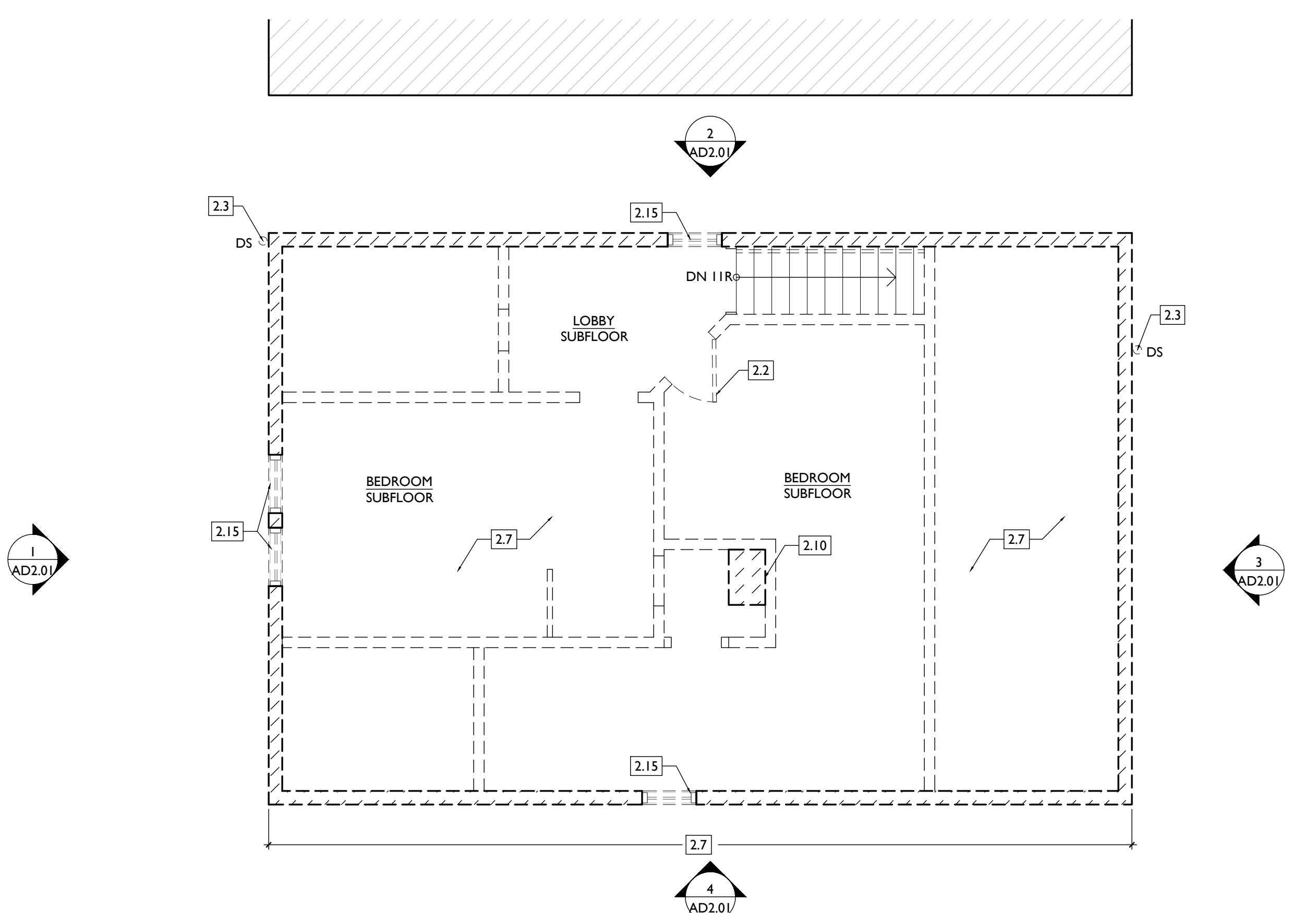
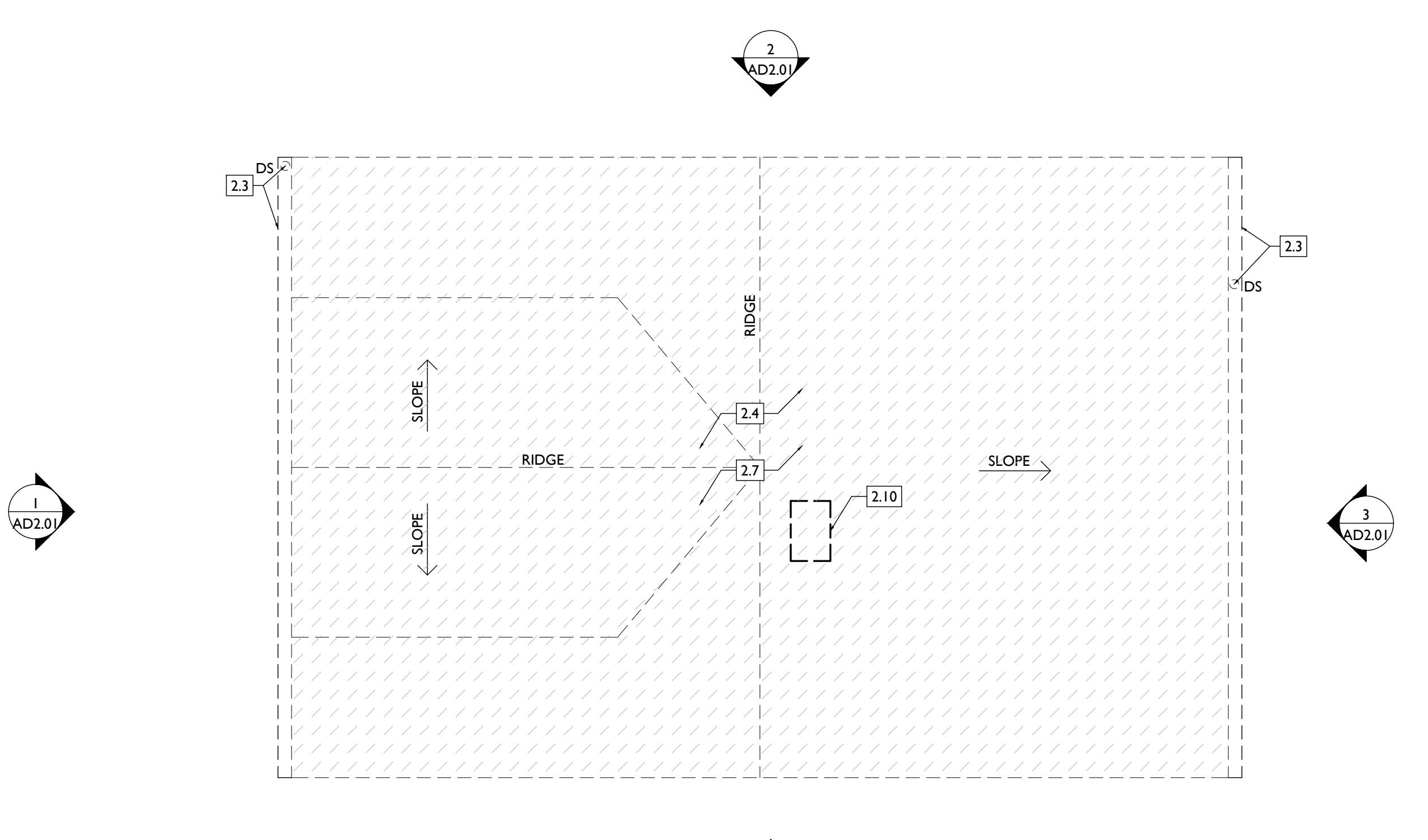
1. GENERAL
1.1. NOT USED

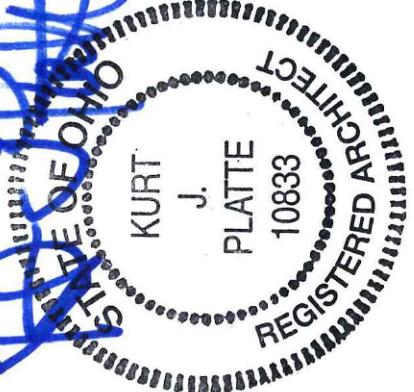
2. EXG. CONDITIONS

- 2.1. REMOVE EXISTING VINYL WINDOW AND ASSOCIATED JAMB.
- 2.2. REMOVE EXISTING DOOR.
- 2.3. REMOVE EXISTING DOWNSPOUT AND ASSOCIATED GUTTER.
- 2.4. REMOVE EXG. ROOFING MATERIAL.
- 2.5. REMOVE EXISTING FLOOR FINISH DOWN TO SUBFLOOR. PATCH AND REPAIR SUBFLOOR AS REQUIRED.
- 2.6. REMOVE EXISTING STRUCTURAL BRACING MEMBER.
- 2.7. REMOVE EXISTING SECOND FLOOR WALLS & ROOF, FLOOR FRAMING TO REMAIN.
- 2.8. REMOVE EXISTING CONCRETE SLAB IN THIS AREA.
- 2.9. REMOVE EXISTING BASEMENT FLOOR OVER-FRAMING.
- 2.10. REMOVE CHIMNEY BELOW SECOND FLOOR FRAMING LINE.
- 2.11. REMOVE EXISTING THIN BRICK FAÇADE ON REAR ELEVATION FOR INSPECTION OF STRUCTURAL WALL.
- 2.12. REMOVE BOTTOM OF BRICK FAÇADE FOR INSPECTION OF WOOD FRAMING. REMOVE DETERIORATED WOOD TIMBER PLATE FOR FUTURE REPAIR, SEE PROPOSED PLANS.
- 2.13. REMOVE EXISTING GAS METER, CAP GAS LINES.
- 2.14. REMOVE EXISTING BEARING WALLS. PROVIDE SHORING AS REQUIRED. SEE NEW PLANS AND STRUCTURAL FOR DETAILS.
- 2.15. REMOVE EXISTING WINDOW IN ITS ENTIRETY. SEE NEW PLANS AND ELEVS FOR MODIFIED/REBUILT OPENING.
- 2.16. DEMO TO ENLARGE EXG. DOOR OPENING.

EXISTING + DEMOLITION PLAN- ROOF 2

EXISTING + DEMOLITION PLAN - SECOND FLOOR 1





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Job No: 25031 12.22.2025

PLANS

A1.11

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

NEW WORK PLANS & ELEVATIONS GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- ALL DIMENSIONS TO NEW WALLS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH.
- ALL INTERIOR WALLS ARE 2X4 WITH 1/2" GYP EACH SIDE, UNLESS NOTED OTHERWISE.
- PROVIDE MOISTURE/MOLD RESISTANT DRYWALL WITHIN 6' HORIZONTALLY FROM ALL SOURCES OF WATER, SUCH AS SINKS, WATER HEATERS, ETC.
- PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS, ETC.
- 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.
- NEW DOORS TO BE 4" MIN FROM WALL.
- WALL BRACKETS TO BE 2" PANEL, HOLLOW CORE.
- INSTALL NEW PAINT GRADE TRIM AT DOORS, WINDOWS AND FLOORS, WHERE HISTORIC TRIM IS NOT PRESENT.
- SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
- NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC, TYPICAL UNLESS NOTED OTHERWISE.
- MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
- 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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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

- NEW 4" DEEP CONCRETE SLAB OVER 4" BED OF GRAVEL OVER 6 MIL POLYISO VAPOR BARRIER.
- NEW EXTERIOR SIDEWALK TO GARAGE.
- REPAIR CONCRETE STEPS AS NEEDED.

4. MASONRY

- TUCKPOINT, PARGE, & REPAIR EXTERIOR STONE FOUNDATION AS REQUIRED.
- TUCKPOINT & REPAIR ALL EXTERIOR STONE FOUNDATION WALLS, TYP.
- NOT USED.
- REPLACE EXG DETERIORATED WOOD TIMBER PLATE WITH NEW SOLID 8" CMU. PROVIDE NEW 2x4 P.T. WOOD PLATE AND CONNECT TO CMU W/ 1/2"X5" SIMPSON TITEN HD ANCHORS @ 32" O.C.
- VOID AREA TO BE FILLED WITH 250 PSI CLSM IN LIFTS.

5. METALS

- NEW METAL GUARDRAIL / HANDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. HANDRAIL TO MEET TYPE I OR TYPE II OF GRASPABILITY PER THE O.R.C.

6. WOOD, PLASTICS, COMPOSITES

- NEW 2x4 BEARING WALL BELOW EXISTING FLOOR BEAM, BEAR ON NEW 12"x16" CONCRETE FOOTING, JACK-UP EXISTING BEAM.
- NEW PRE-ENGINEERED WOOD ROOF TRUSSES. SEE DETAILS ON A3.01 FOR MORE INFORMATION.
- TYPICAL HEADER (2) 2x8 HEADER, (2) 2x4 CRIPPLE STUDS, (1) 2x4 FULL HEIGHT STUD, U.N.O.
- (2) 2x4 STUDS AT BEAM BEARING
- 6x6 P.T. WOOD POST, WRAPPED AND PROTECTED FROM ELEMENTS WITH 1x TRIM, PAINTED TO MATCH EXT. I. SEE RENDERED ELEVATIONS ON A5.01.
- NEW WOOD HANDRAIL AT 36" A.F.F. TO MEET TYPE I OR TYPE II OF GRASPABILITY PER THE O.R.C.
- NEW EXTERIOR HANDRAIL/GUARDRAIL COMBO TO MEET RCO/OBC REQUIREMENTS. PROVIDE PRESSURE TREATED WOOD.

7. THERMAL AND MOISTURE PROTECTION

- NEW ROOF.
- NEW CUTTER AND DOWNSPOUT.
- NEW VERTICAL SIDING.
- HARDIEBOARD SIERRA 8. PRIMED FOR PAINT. PAINT EXT-I. SEE RENDERED ELEVATIONS ON A5.01.
- VINYL TO HARDIEBOARD SIERRA PANEL DIMENSIONS. PRIMED FOR PAINT. PAINT EXT-I. SEE RENDERED ELEVATIONS ON A5.01.
- INSULATION.
- BATT INSULATION AT EXTERIOR WALLS.
- BLOWN IN INSULATION AT ATTIC.
- PROVIDE BOX VENT PER MANUFACTURER'S RECOMMENDATIONS.

8. OPENINGS

- NEW WINDOW IN EXISTING OPENING. CONTRACTOR TO VERIFY SIZE.
- NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
- EXG BASEMENT DOOR OPENINGS TO BE INFILLED WITH GLASS BLOCK.
- NEW EXTERIOR DOOR IN EXISTING OPENING, B.O.D.: PELLA. - SEE ELEVATIONS FOR PANEL/Glass CONFIGURATION.
- NEW WINDOW IN NEW/REVISED OPENING.

9. FINISHES

- EXISTING THIN BRICK TO REMAIN, PAINTED. SEE RENDERED ELEVATION ON A5.01.
- WRAP NEW DROPPED BEAM WITH 1/2" DRYWALL. (MOISTURE RESISTANT IN BASEMENTS, KITCHENS AND BATHS).

10. SPECIALTIES

- CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
- MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

11. FIRE SUPPRESSION

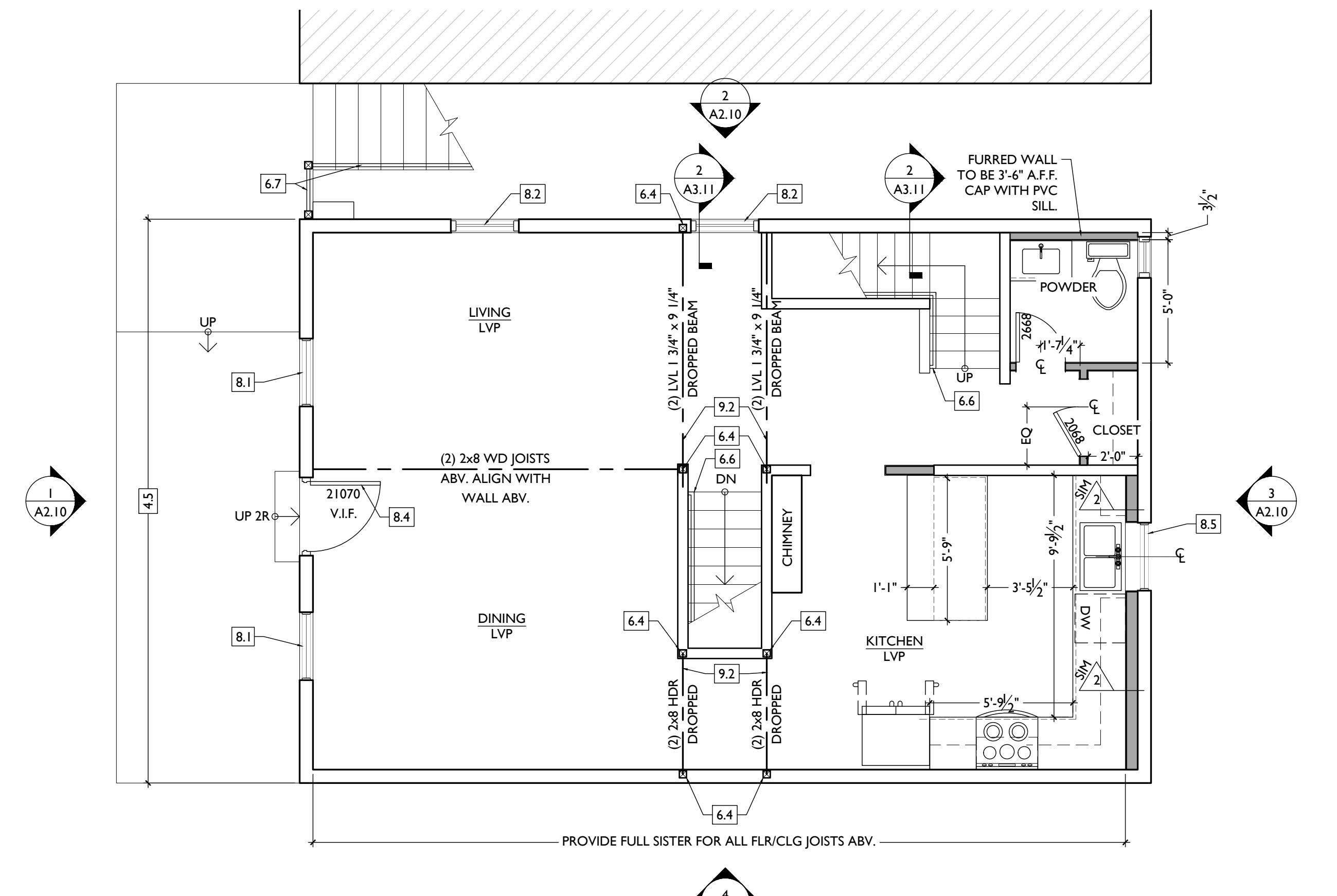
- NOT USED.

12. PLUMBING

- NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.
- PROVIDE NEW FROST PROOF HOSE BIB.
- PROVIDE HOOKUPS FOR WASHER AND DRYER.
- PROVIDE FLOOR DRAIN IN LAUNDRY ROOM

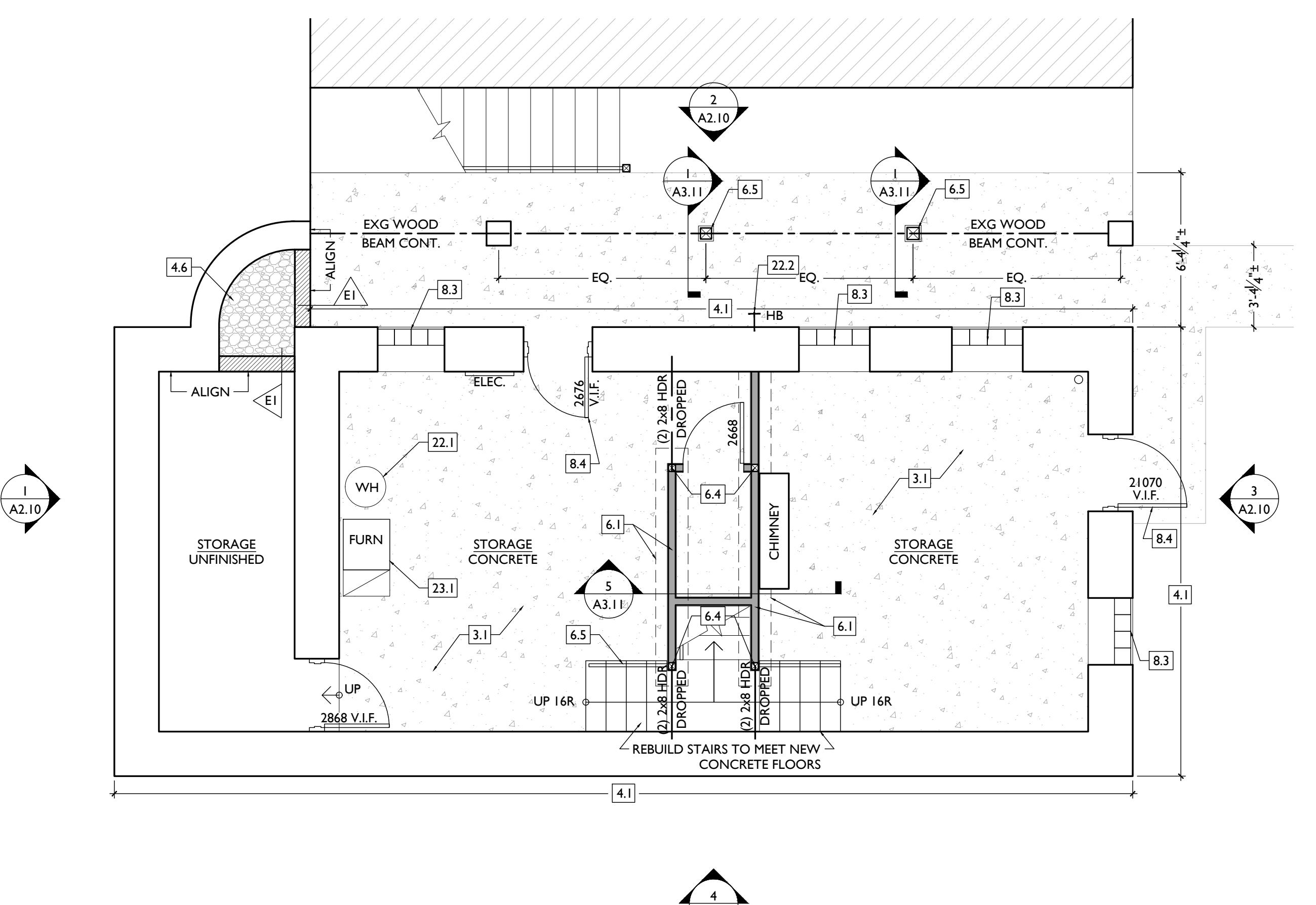
23. HEATING, VENTILATING, AND AIR CONDITIONING

- HEAT PUMP WITH AIR HANDLER.



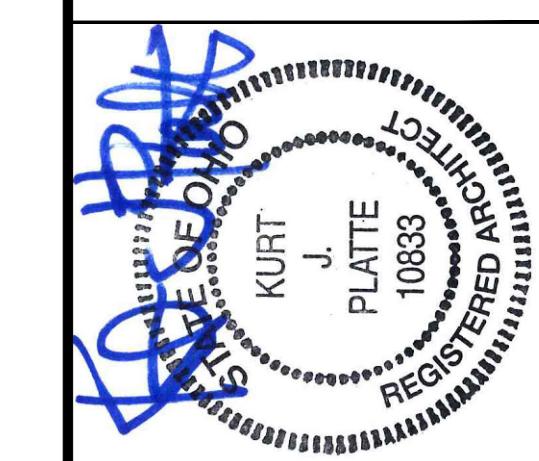
SCALE: 1/4" = 1'-0"

PLAN - FIRST FLOOR 2



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

PLAN - BASEMENT 1



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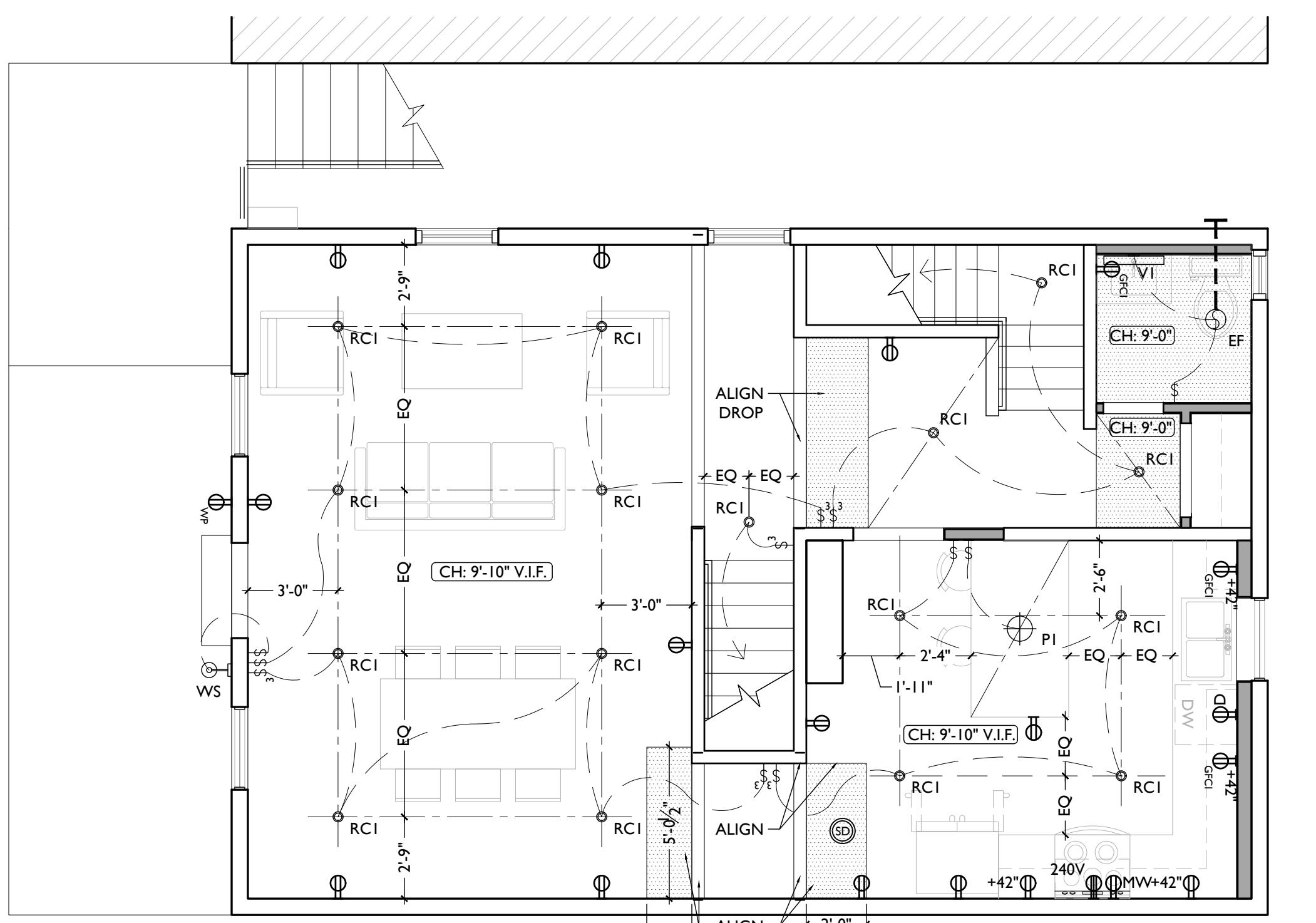
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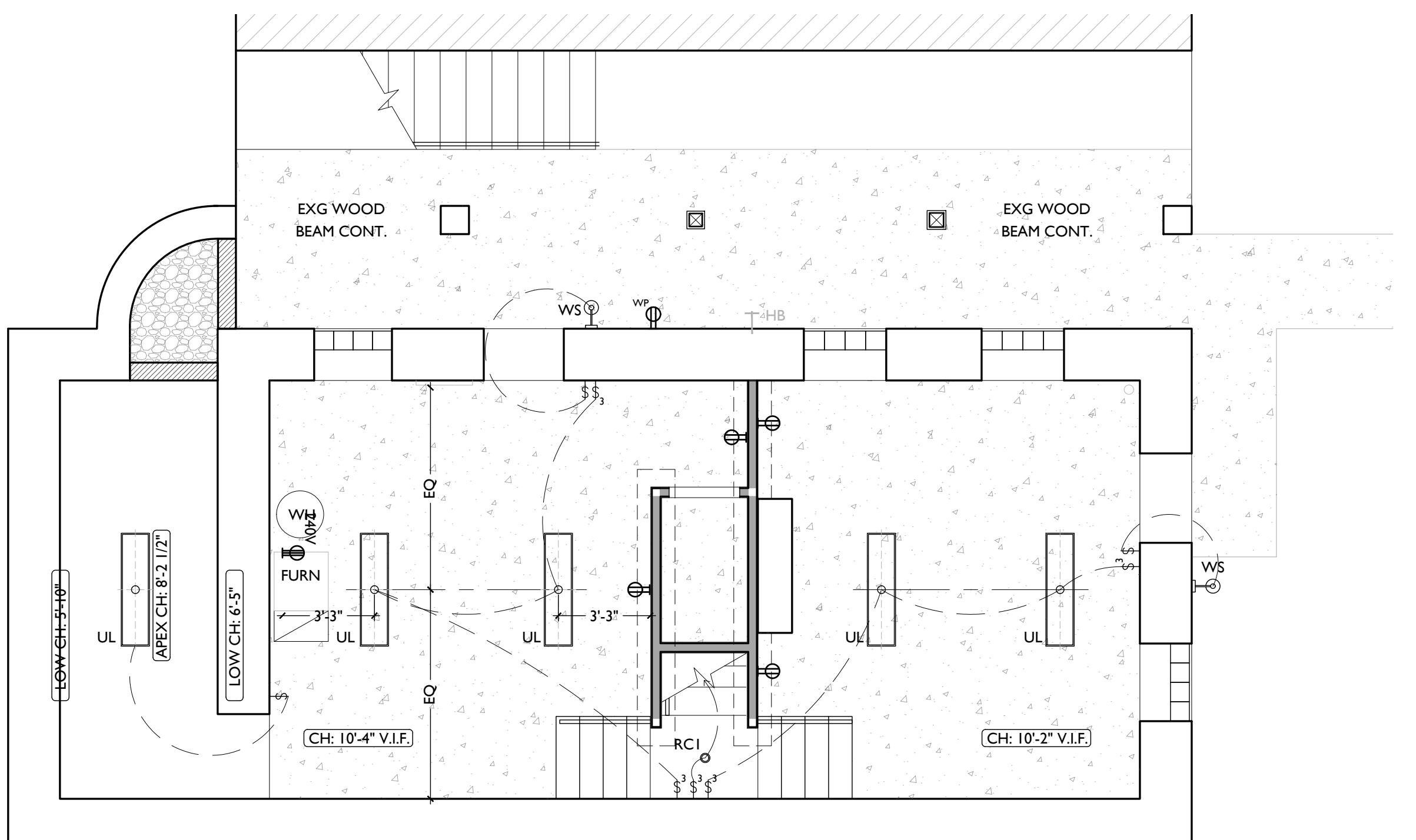
RCPS

A1.21



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 & 2'-1 1/2" WIDE MINIMUM.
- H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL 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:

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

POWER PLAN LEGEND:

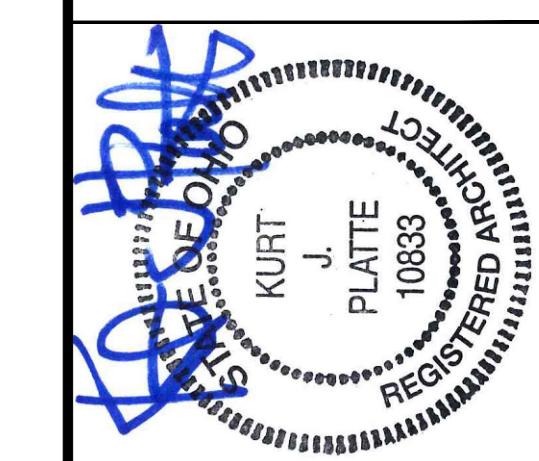
	GROUNDED
	WEATHER PROOF
	+42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
	APPLIANCES OUTLET, 240 VOLT.
	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
	LIGHT SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	CIRCUIT
	LOCATION FOR DATA/INTERNET.

REFLECTED CEILING PLAN FIXTURE LEGEND:

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

REFLECTED CEILING PLAN- BASEMENT

1



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PROPOSED PROJECT:
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CINCINNATI, OH 45204

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RCPS

A1.22

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 VI.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 RESIDENTIAL 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:

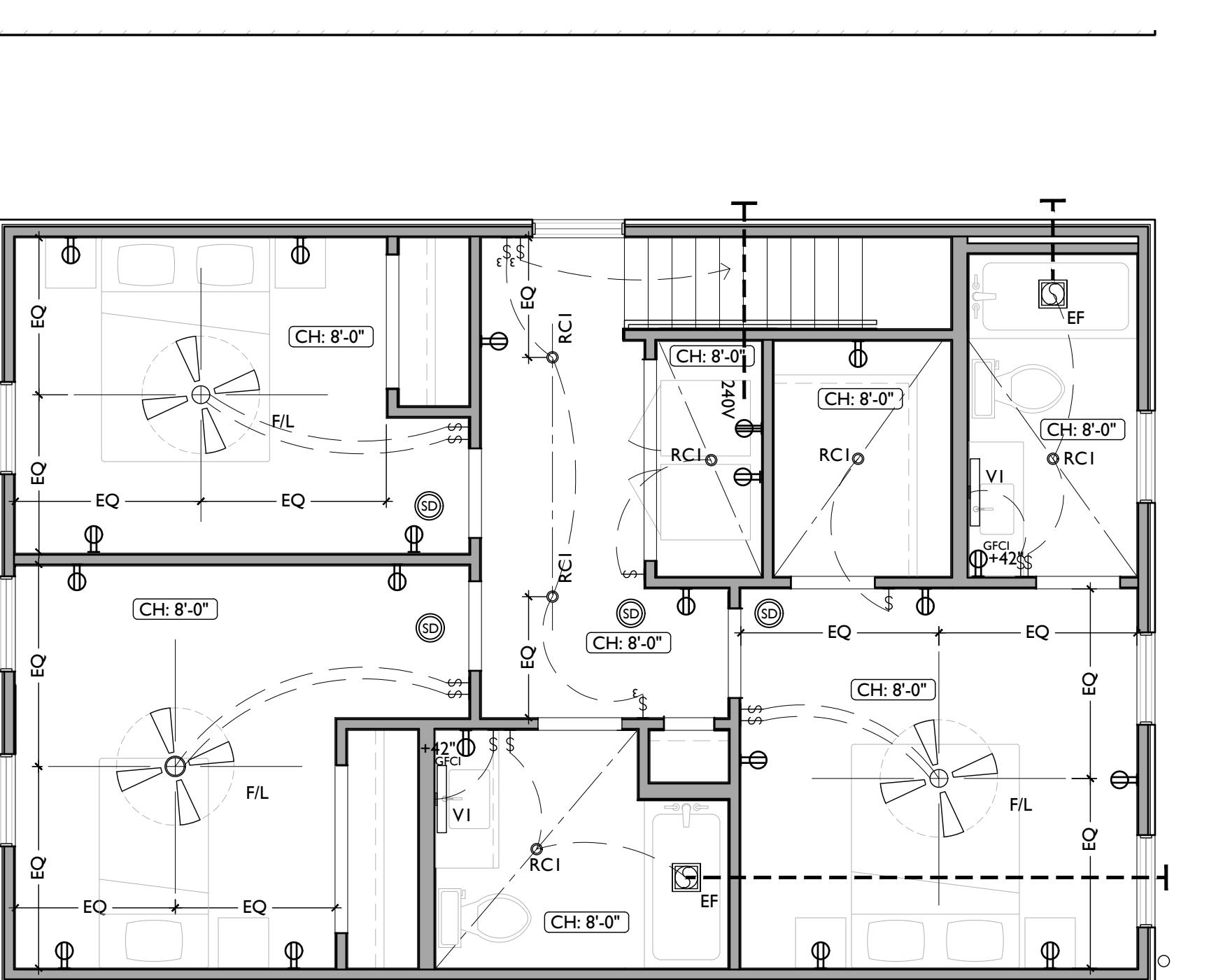
	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
	SOFFIT/LOWERED GYP BD CEILING
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: - IONIZATION (TYP BEDROOMS) - PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER -
	LINE OF EXHAUST

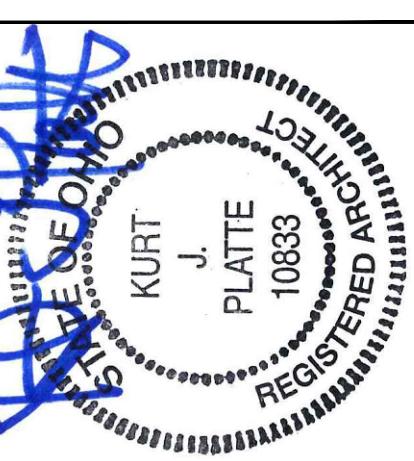
POWER PLAN LEGEND:

	GROUNDED
	WEATHER PROOF
	42" ABOVE FINISH FLOOR
	DUPLEX OUTLET
	QUAD OUTLET
	APPLIANCES OUTLET, 240 VOLT.
	DISHWASHER/DISPOSAL - PROVIDE SWITCH (FOR DISPOSAL) AND OUTLET.
	OUTLET FOR MICROWAVE. LOCATE IN CABINET ABV.
	LIGHT SWITCH
	3 WAY SWITCH
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	UTILITY LIGHT	LED STRIP LIGHT FOR UTILITY SPACES
	FOYER LIGHT	TYPICAL AT IN FOYERS





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ELEVATIONS

A2.10

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

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 2X4 WITH 1/2" GYP EACH SIDE, UNLESS NOTED OTHERWISE.
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 EXTERIOR 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.	SEE A4.00 DRAWINGS FOR FINISH, EQUIPMENT, AND PLUMBING SCHEDULES.
K.	NEW INSULATION AT ROOF/UNINHABITABLE ATTIC SPACES. INSULATION VALUES PER THE ORC, TYPICAL UNLESS NOTED OTHERWISE.
L.	MECHANICAL, ELECTRICAL, PLUMBING - REFER TO DESIGN BUILD DRAWINGS.
M.	-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	KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS TO 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.
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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

I. GENERAL
I.I. NOT USED.

2. EXG. CONDITIONS
2.I. NOT USED.

3. CONCRETE
3.I. NEW 4" DEEP CONCRETE SLAB OVER 4" BED OF GRAVEL OVER 6 MIL POLYISO VAPOR BARRIER.
3.2. NEW EXTERIOR SIDEWALK TO GARAGE.
3.3. REPAIR CONCRETE STEPS AS NEEDED.

4. MASONRY
4.I. TUCKPOINT, PARGE, & REPAIR EXTERIOR STONE FOUNDATION AS REQUIRED.
4.2. TUCKPOINT & REPAIR EXISTING THIN BRICK FAÇADE AS REQUIRED.
4.3. TUCKPOINT & PARGE ALL INTERIOR STONE FOUNDATION WALLS, TYP.
4.4. NOT USED.
4.5. REPLACE EXG DETERIORATED WOOD TIMBER PLATE WITH NEW SOLID 8" CMU. PROVIDE NEW 2X4 P.T. WOOD PLATE AND CONNECT TO CMU W/ 1/2"X5" SIMPSON TITEN HD ANCHORS @ 32" O.C.
4.6. VOID AREA TO BE FILLED WITH 250 PSI CLSM IN LIFTS.

5. METALS
5.I. NEW METAL GUARDRAIL / HANDRAIL. GUARD TO BE MIN. OF 36" IN HEIGHT, AND WILL NOT HAVE OPENINGS LARGE ENOUGH TO ALLOW PASSAGE OF A 4" SPHERE. HANDRAIL TO MEET TYPE I OR TYPE II OF GRASPABILITY PER THE O.R.C.

6. WOOD, PLASTICS, COMPOSITES
6.I. NEW 2X4 BEARING WALL BELOW EXISTING FLOOR BEAM, BEAR ON NEW 12"X16" CONCRETE FOOTING, JACK-UP EXISTING BEAM.
6.2. NEW PRE-ENGINEERED WOOD ROOF TRUSSES. SEE DETAILS ON A3.01 FOR MORE INFORMATION.
6.3. TYPICAL HEADER (2) 2X8 HEADER, (2) 2X4 CRIPPLE STUDS, (1) 2X4 FULL HEIGHT STUD, U.N.O.
6.4. (2) 2X4 STUDS AT BEAM BEARING
6.5. 6x6 P.T. WOOD POST, WRAPPED AND PROTECTED FROM ELEMENTS WITH 1x TRIM, PAINTED TO MATCH EXT-I. SEE RENDERED ELEVATIONS ON A5.01.
6.6. NEW WOOD HANDRAIL AT 36" A.F.F. TO MEET TYPE I OR TYPE II OF GRASPABILITY PER THE O.R.C.
6.7. NEW EXTERIOR HANDRAIL/GUARDRAIL COMBO TO MEET RCO/OBC REQUIREMENTS. PROVIDE PRESSURE TREATED WOOD.

7. THERMAL AND MOISTURE PROTECTION
7.I. NEW ROOF.
7.2. NEW CUTTER AND DOWNSPOUT.
7.3. NEW VERTICAL SIDING.
7.3.a. HARDBEAD SIERRA 8. PRIMED FOR PAINT. PAINT EXT-I. SEE RENDERED ELEVATIONS ON A5.01.
7.3.b. VINYL TO HARDBEAD SIERRA PANEL DIMENSIONS. PRIMED FOR PAINT. PAINT EXT-I. SEE RENDERED ELEVATIONS ON A5.01.
7.4. INSULATION.
7.4.a. BATT INSULATION AT EXTERIOR WALLS.
7.4.b. BLOWN IN INSULATION AT ATTIC.
7.5. PROVIDE BOX VENT PER MANUFACTURER'S RECOMMENDATIONS.

8. OPENINGS
8.I. NEW WINDOW IN EXISTING OPENING. CONTRACTOR TO VERIFY SIZE.
8.2. NEW STORM WINDOWS OVER EXISTING HISTORIC WINDOWS.
8.3. EXG BASEMENT WINDOW OPENINGS TO BE INFILLED WITH GLASS BLOCK.
8.4. NEW EXTERIOR DOOR IN EXISTING OPENING, B.O.D.: PELLA. - SEE ELEVATIONS FOR PANEL/Glass CONFIGURATION.
8.5. NEW WINDOW IN NEW/REVISED OPENING.

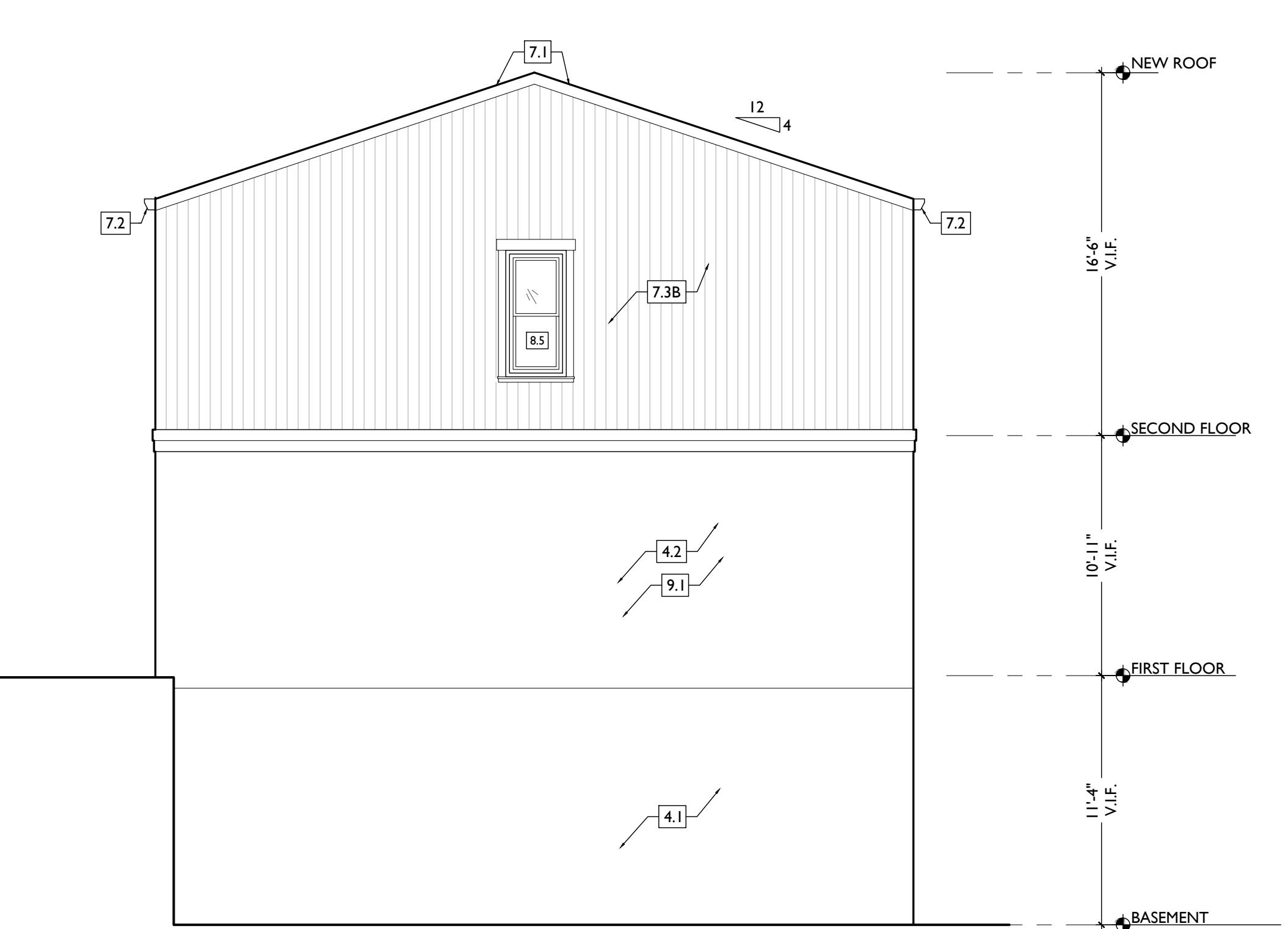
9. FINISHES
9.I. EXISTING THIN BRICK TO REMAIN, PAINTED. SEE RENDERED ELEVATION ON A5.01.
9.2. WRAP NEW DROPPED BEAM WITH 1/2" DRYWALL. (MOISTURE RESISTANT IN BASEMENTS, KITCHENS AND BATHS).

10. SPECIALTIES
10.I. CLOSET SHELF AND ROD PER FINISH SCHEDULE. PROVIDE BLOCKING. TYP.L
10.2. MELAMINE (5) SHELVES. PROVIDE BLOCKING TYP.

21. FIRE SUPPRESSION
21.I. NOT USED.

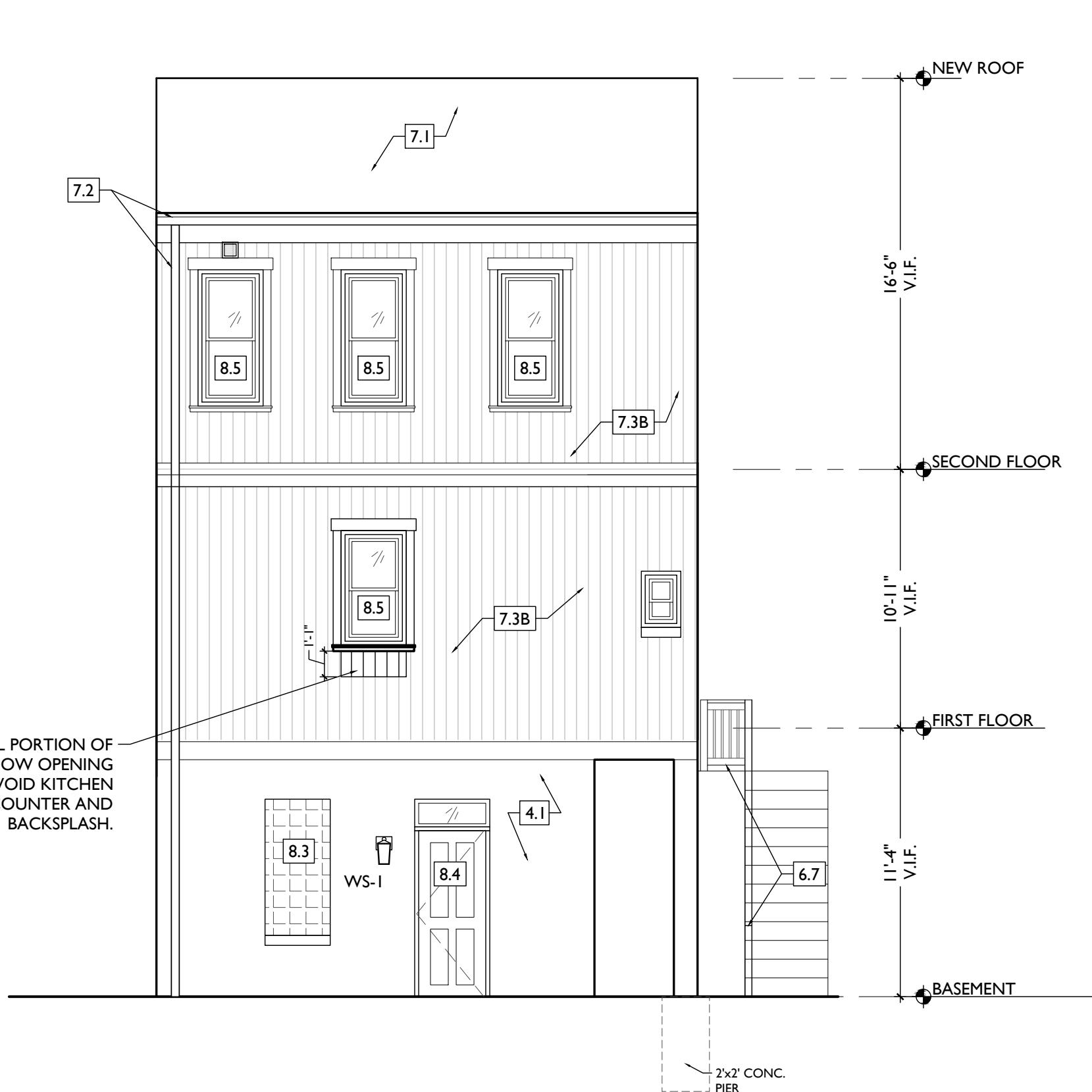
22. PLUMBING
22.I. NEW 50 GAL WATER HEATER. COORDINATE WITH ELECTRIC CONTRACTOR.
22.2. PROVIDE NEW FROST PROOF HOSE BIB.
22.3. PROVIDE HOOKUPS FOR WASHER AND DRYER.
22.4. PROVIDE FLOOR DRAIN IN LAUNDRY ROOM

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



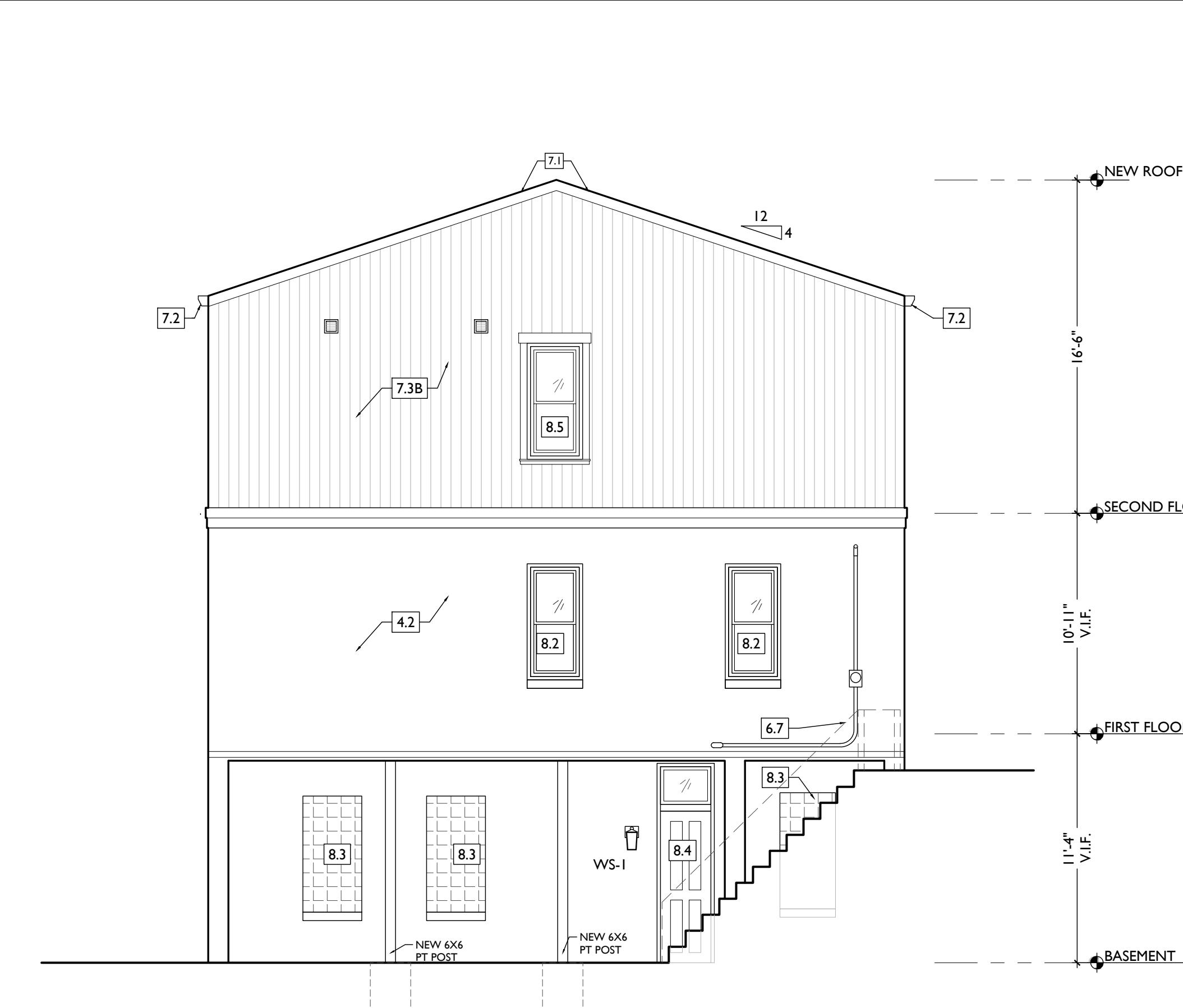
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS- SIDE 4



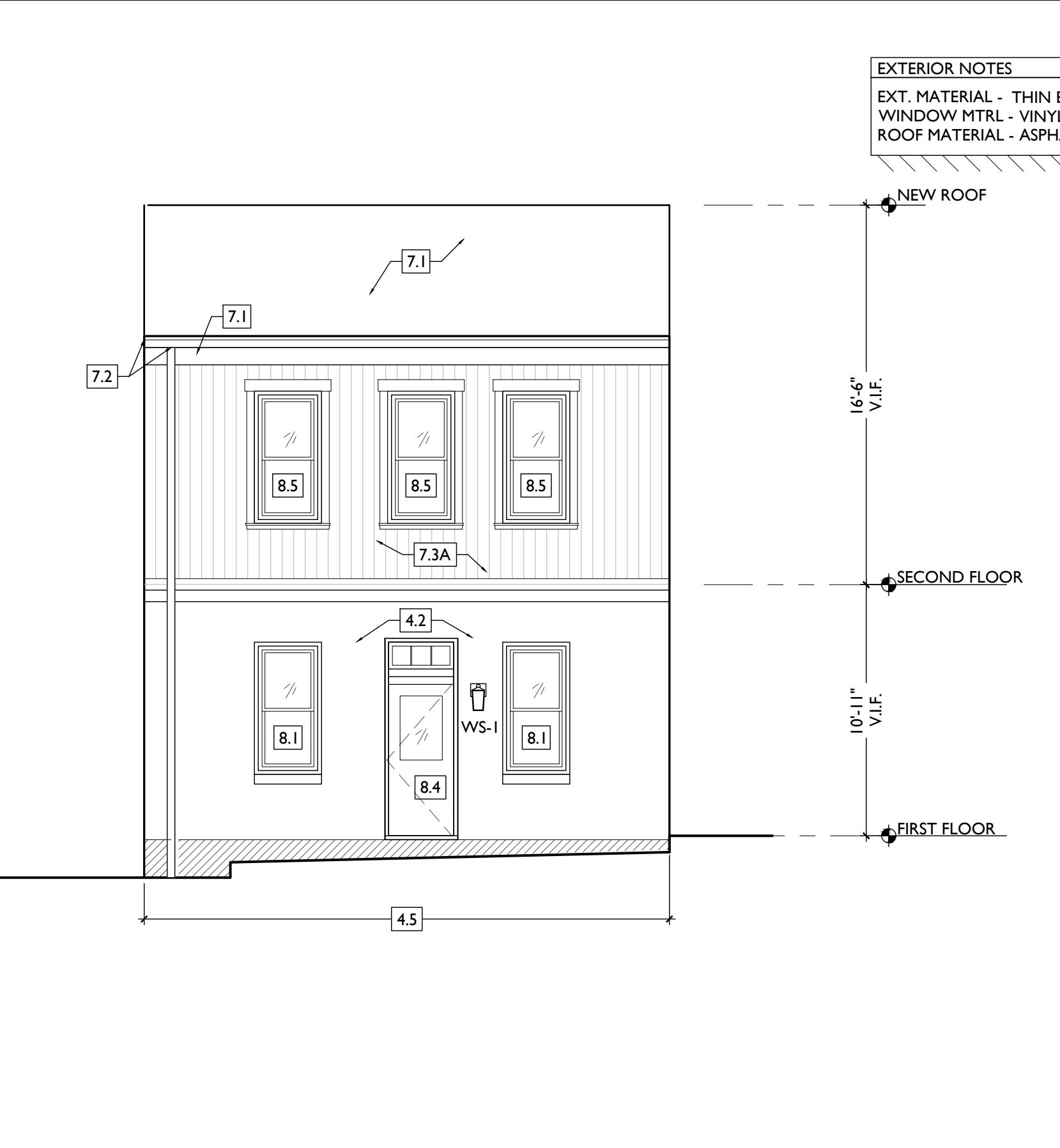
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS- REAR 3



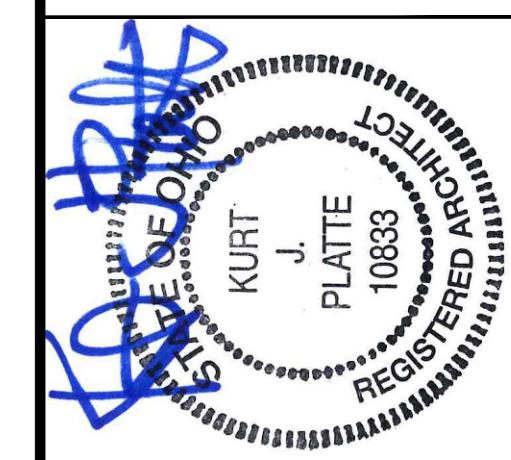
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATIONS- SIDE 2



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

PROPOSED ELEVATIONS- FRONT 1



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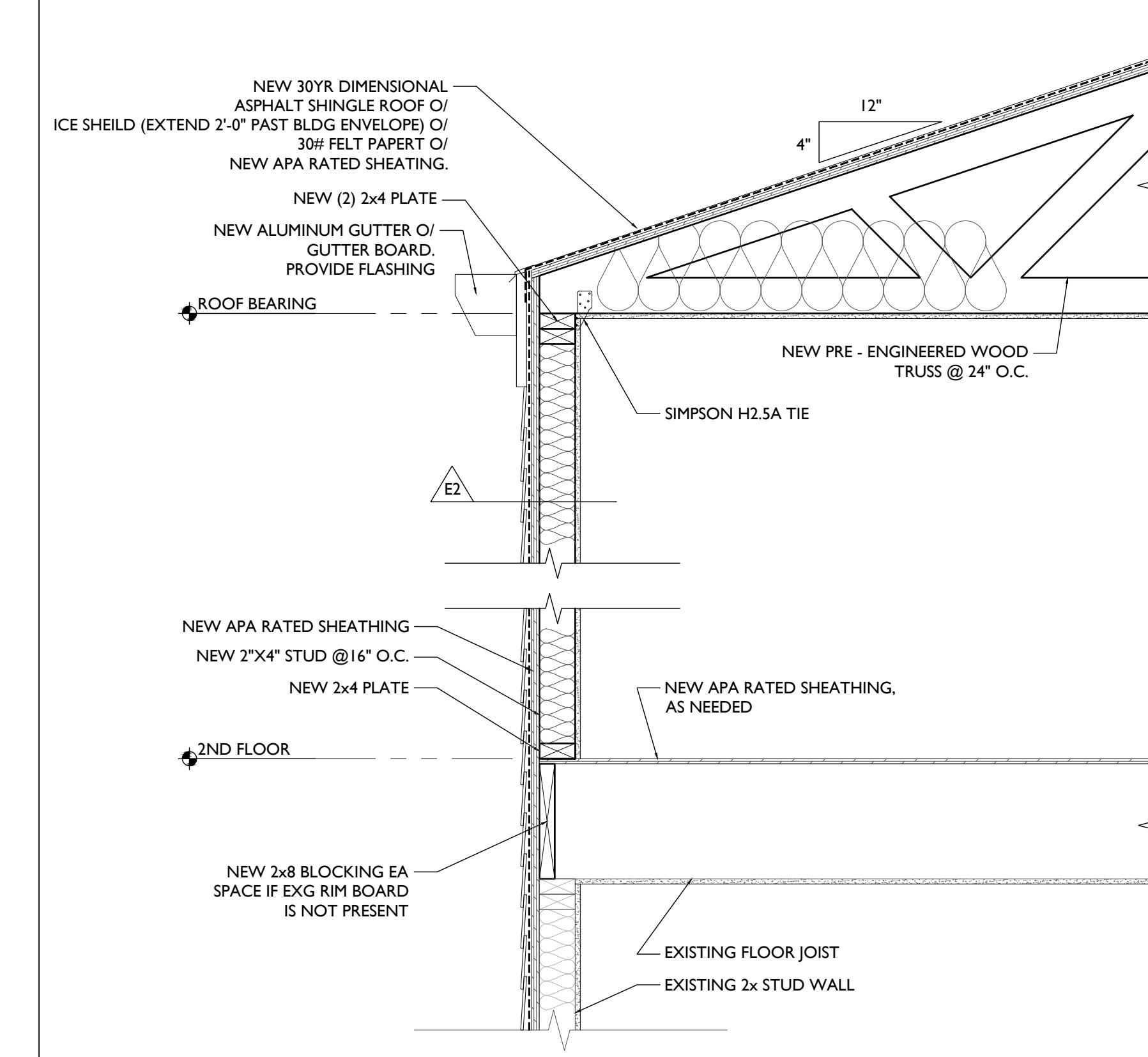
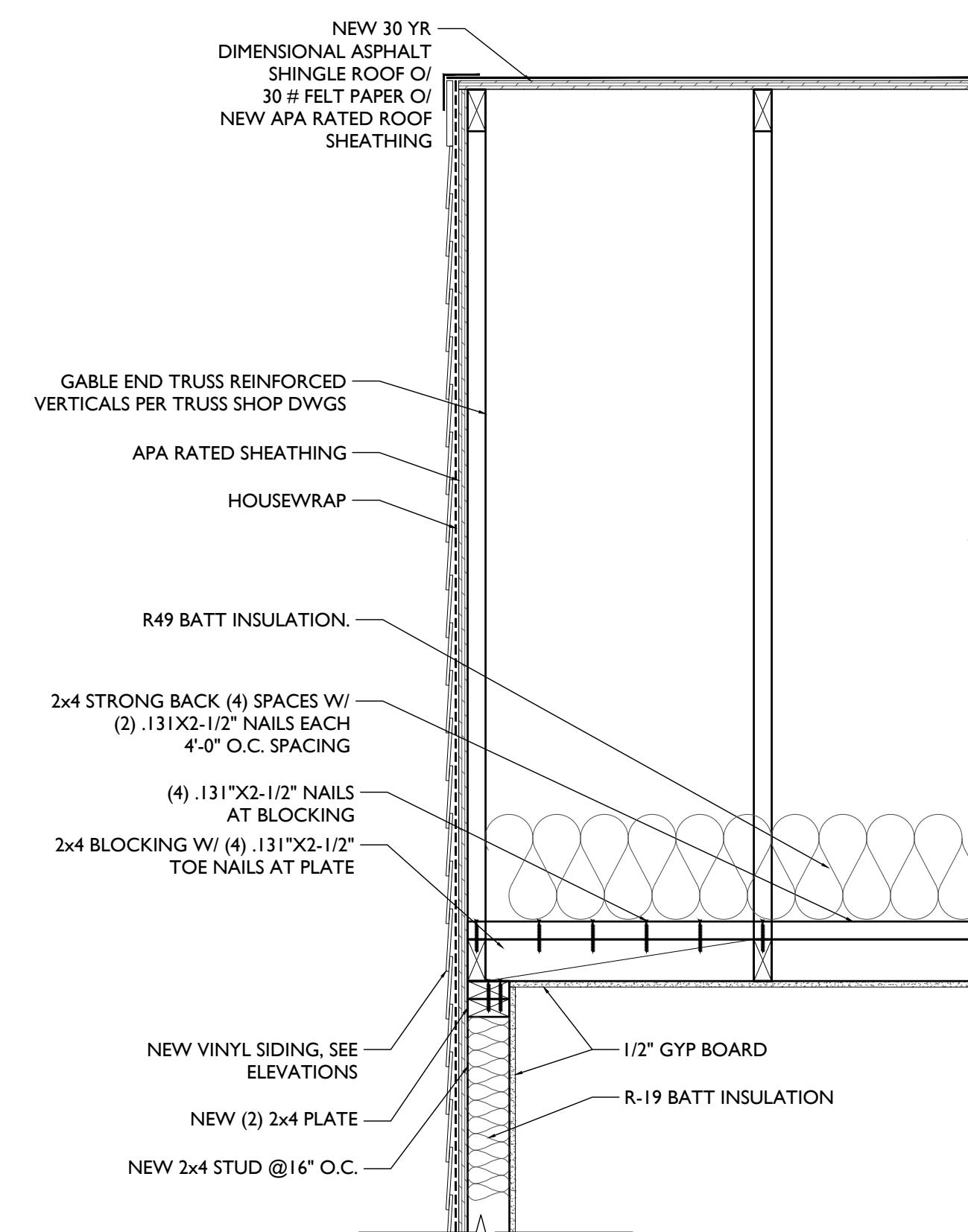
Revisions

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SECTIONS & DETAILS

A3.11

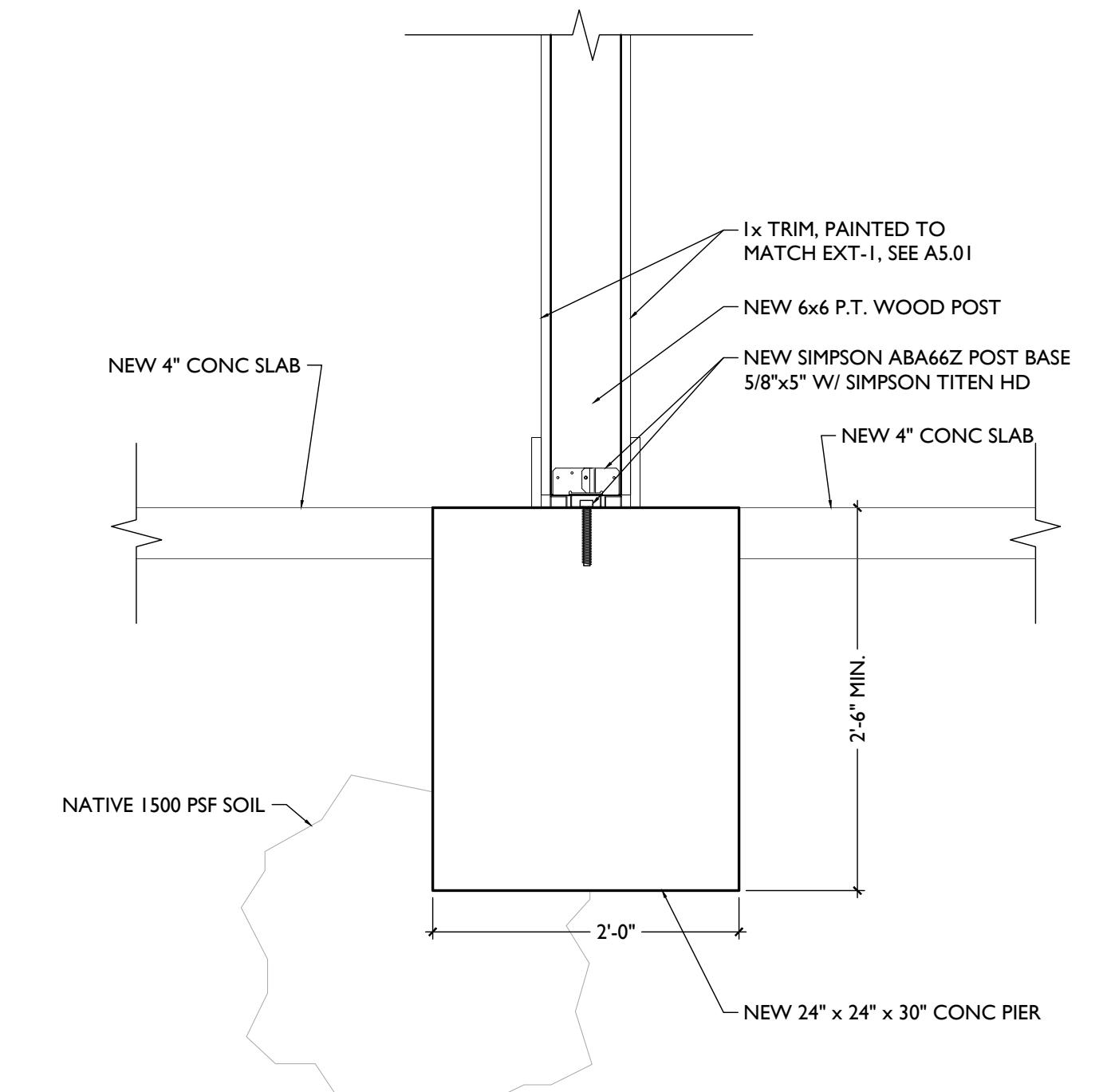
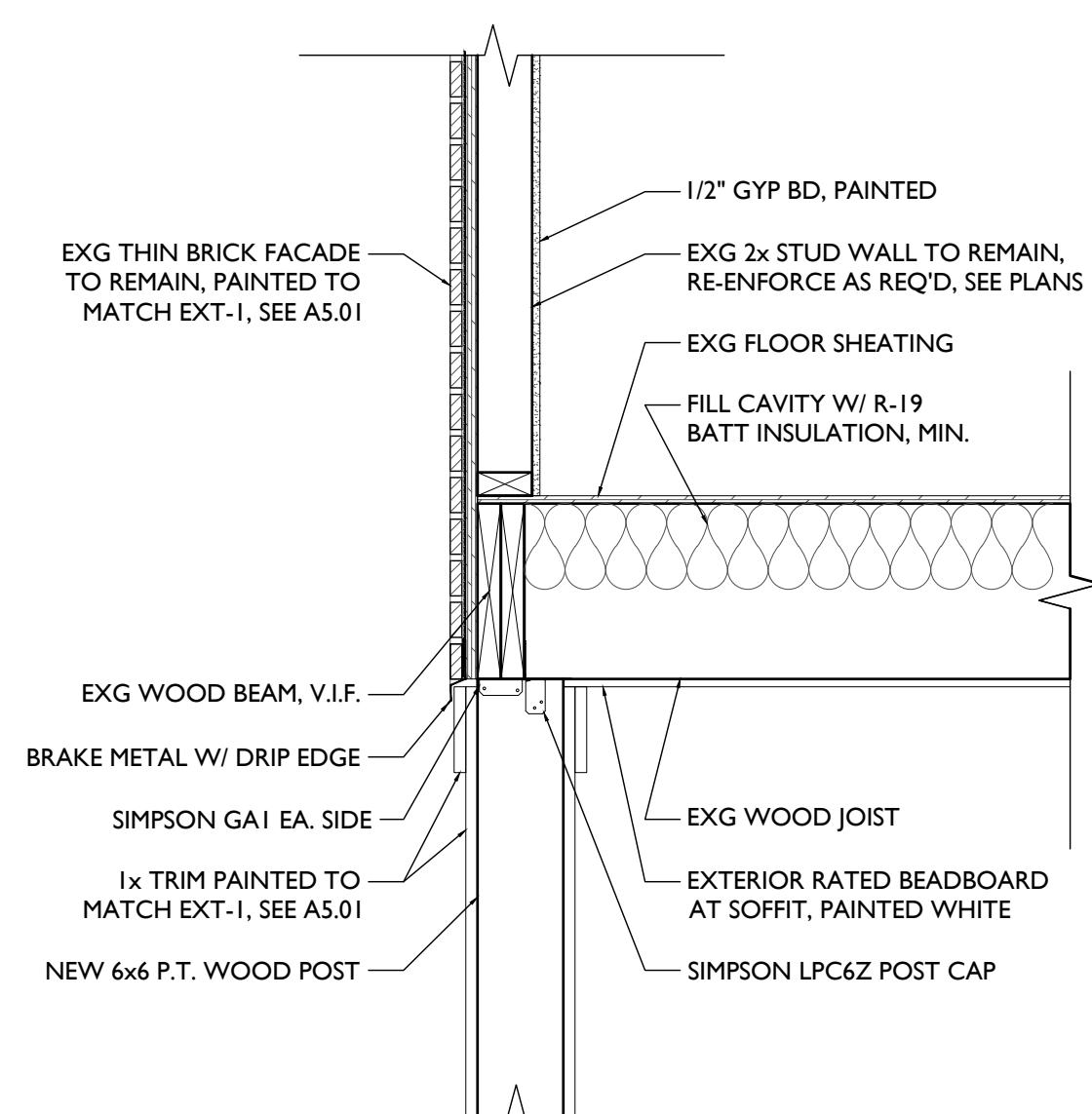
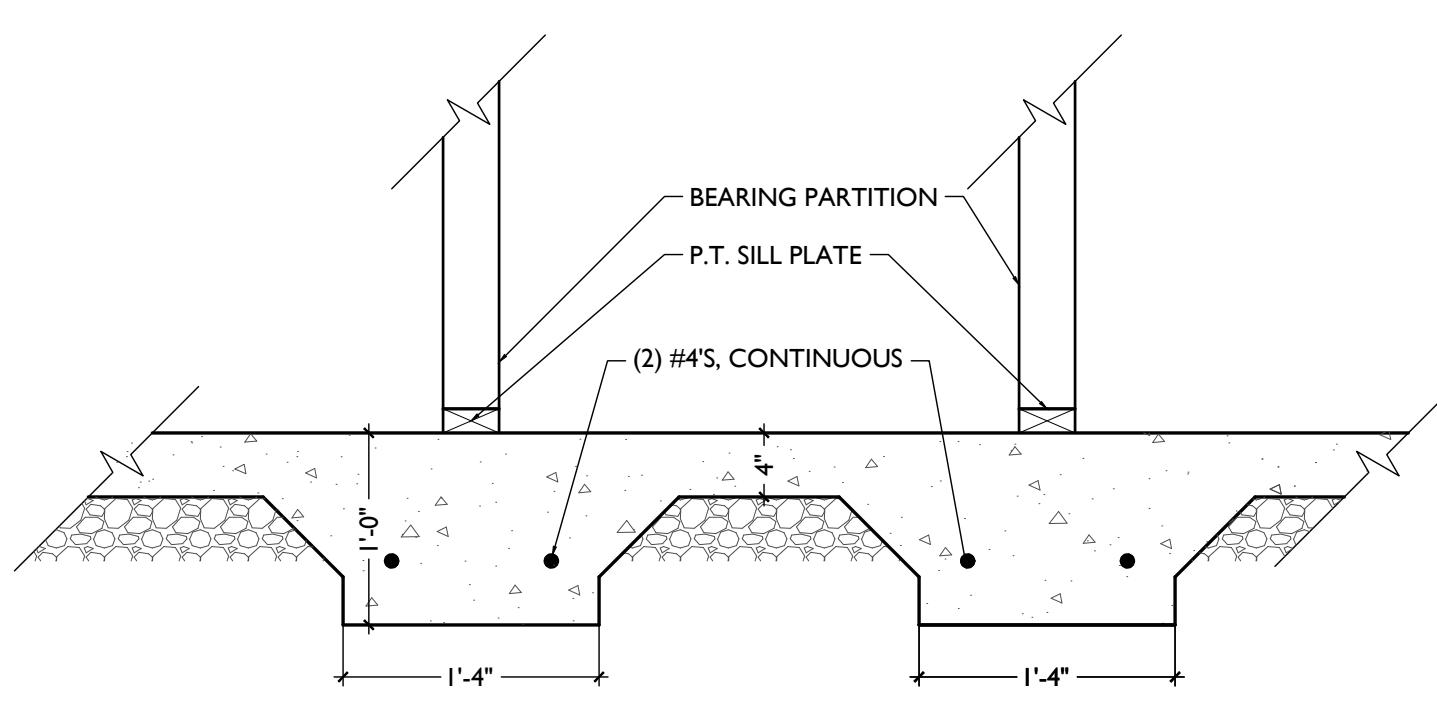


SCALE: 1" = 1'-0"

SECTION DETAIL 4

SCALE: 1" = 1'-0"

SECTION DETAIL 3



SCALE: 1" = 1'-0"

CONCRETE FTG @ BEARING WALL

5

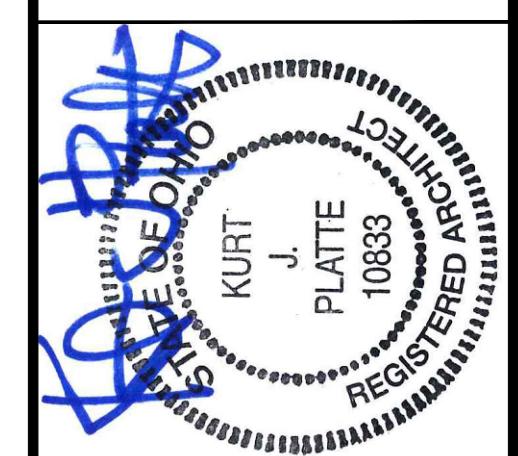
SCALE: 1" = 1'-0"

SECTION DETAIL 2

SCALE: 1" = 1'-0"

FOUNDATION SECTION DETAIL 1

1



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SECTIONS & DETAILS

A4.00

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: EGGHELL		
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:	I. 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 BATTIS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES

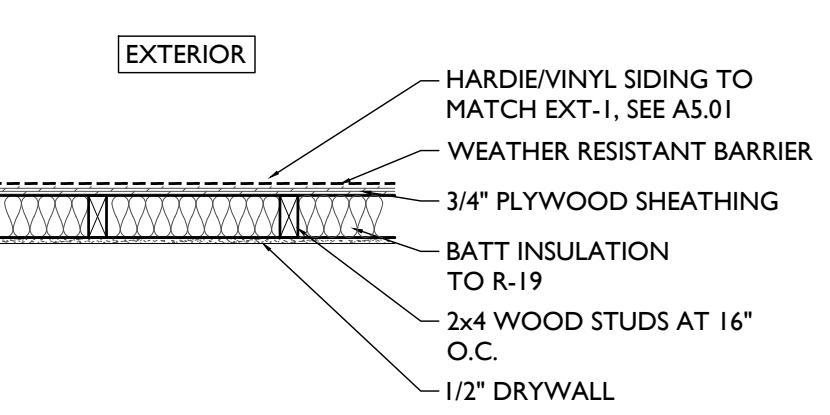
SCHEDULES

PLUMBING SCHEDULE

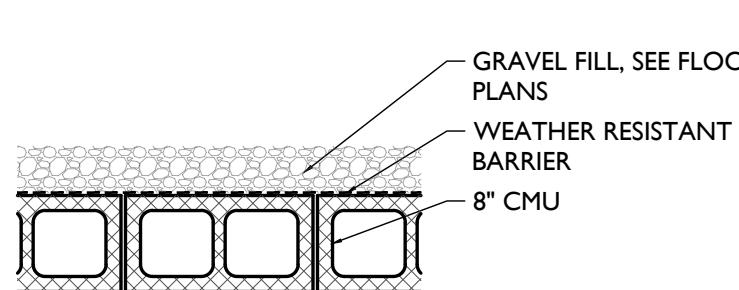
LOCATION	ITEM	MANUFACTURER & PRODUCT #	NOTES
FIXTURES			
HALF BATH	WALL MOUNTED SINK	MANU: DURAVIT MODEL: ME BY STARCK SIZE: 17-3/4" FINISH: VWHITE	I FAUCET HOLE
BATH	VANITY SINK	MANU: AMERICAN STANDARD MODEL: STUDIO SIZE: 19" FINISH: VWHITE	
BATH	FAUCET	MANU: MODEL: FINISH: BLACK	
KITCHEN	SINK	MANU: 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: VWHITE	
BATH	TUB/SHOWER	MANU: AMERICAN STANDARD MODEL:	
BATH	SHOWER PAN	MANU: MODEL: SIZE:	

ACCESSORIES SCHEDULE

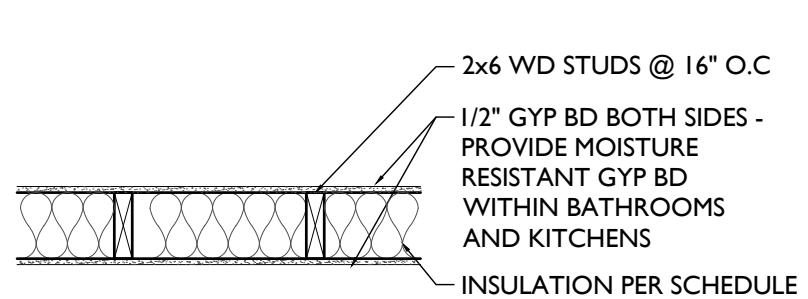
ITEM	MANUFACTURER & PRODUCT #	MOUNTING HEIGHT	NOTES
ADDRESS NUMBER	MANU: EVERBILT SIZE: 5 1/2" FINISH: BLACK PLASTIC		
MAILBOX	MANU: ARCHITECTURAL MAILBOXES FINISH: BLACK, WITH LOCK		
HALF BATH ACCESSORIES	MANU: MOEN MODEL: BANBURY 3-PIECE SET W/ 24" TOWEL BAR, TOILET PAPER HOLDER, TOWEL RING FINISH: MATTE BLACK		
FULL BATH ACCESSORIES	MANU: ATKING MODEL: 5-PIECE SET W/ TOWEL BAR, TOILET PAPER HOLDER, TOWEL HOOK FINISH: MATTE BLACK		
HALF BATH VANITY MIRROR	MANU: KOONMI SIZE: 20 X 30 FINISH: BLACK		
FULL BATH VANITY MIRROR	MANU: KOONMI SIZE: 26 X 38 FINISH: BLACK		
NOTES: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES			



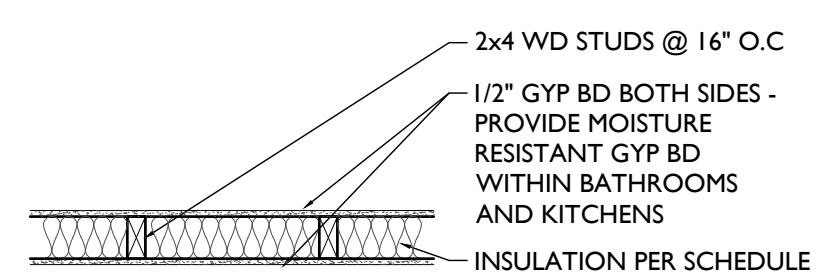
E2 EXTERIOR WALL SIDING



E1 EXTERIOR WALL CMU



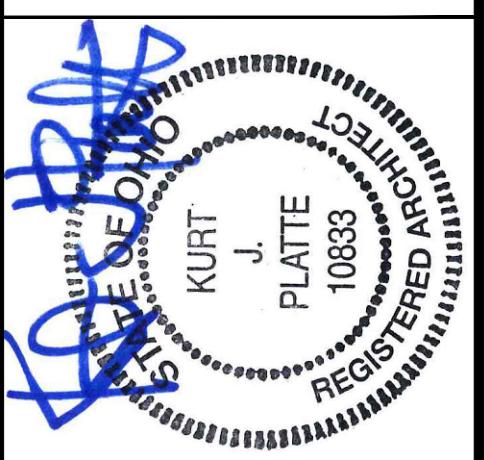
2 INTERIOR PARTITION PLUMBING CHASE WALL



1 INTERIOR PARTITION TYPICAL U.N.O.

EXTERIOR PARTITION TYPES

INTERIOR PARTITION TYPES



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RENDER ELEVATIONS

A5.01



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