434 UNITY LN.
SINGLE-FAMILY RESIDENCE

PROJECT DESCRIPTION

PROJECT SCOPE INCLUDES THE CONSTRUCTION OF A NEW SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND BASEMENT.

PROJECT INFORMATION

ZONING DEPARTMENT: CINCINNATI
BUILDING DEPARTMENT: CINCINNATI

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO FOR ONE, TWO AND THREE-FAMILY DWELLINGS WITH LOCAL AMENDMENTS.

ALL MECHANICAL, ELECTRICAL, PLUMBING, AND GENERAL CONSTRUCTION TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.

DRAWING INDEX

SHEET #	SHEET NAME	ISSUE FOR PERMIT 04.14.25			
A0.0	COVER/SITE PLAN	●			
A1.0	FLOOR PLAN	●			
A2.0	S&E ELEVATIONS	●			
A2.5	N&W ELEVATIONS	●			
A3.0	SECTION	●			
A3.5	SECTION DETAILS	●			

SITE LEGEND

PROPERTY LINE
REQUIRED SETBACK
UTILITY EASEMENT
GRASS CONCRETE DECK

SITE NOTES

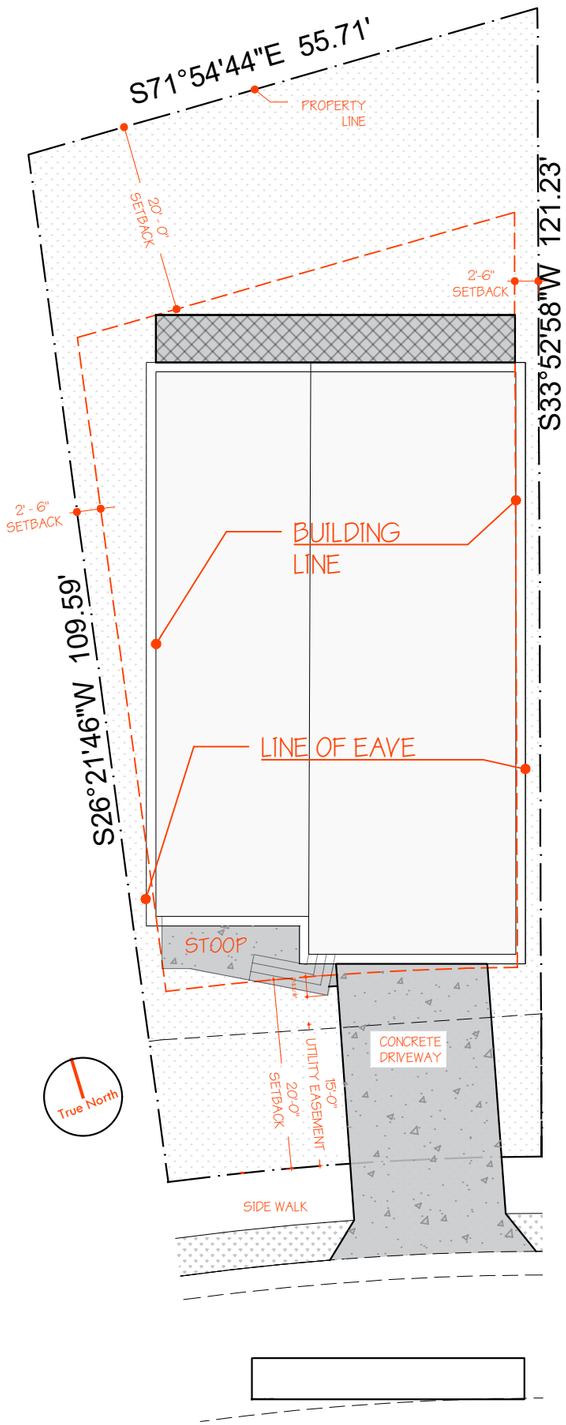
A. DO NOT SCALE DRAWINGS.
B. BUILDING FOOTPRINT MUST NOT EXTEND BEYOND SETBACKS AS SHOWN.
C. BUILDING EAVES EXTEND 1' MEASURED FROM EXTERIOR SHEATHING. EAVES MAY NOT ENCROACH INTO THE SETBACK BEYOND WHAT IS ALLOWED BY ALL APPLICABLE CODES.

DOOR SCHEDULE

TYPE	SIZE	NOTES
D-A	3068	EXTERIOR DOOR
D-B	26(30)68	INTERIOR DOOR TYP.
D-C	5068	MIN. 20-MINUTE RATED
D-D	VARIES(68)	INTERIOR BIFOLD CLOSET DOORS
D-E	5068	SLIDING GLASS DOOR, TEMPERED

WINDOW SCHEDULE

TYPE	SIZE	NOTES
W-A	48X66	FIXED/DIRECT GLAZE WINDOW, TEMPERED
W-B	48X66	OPERABLE WINDOW, EGRESS AT BEDROOMS
W-C	24X66	FIXED/DIRECT GLAZE WINDOW, TEMPERED
W-D	30X66	SINGLE-HUNG WINDOW, TEMPERED
W-E	48X60-66	OPERABLE WINDOW, EGRESS



GENERAL NOTES

BUILDING CODE COMPLIANCE:
THE COMPLETED PROJECT IS TO MEET OR EXCEED THE REQUIREMENTS FOR NEW RESIDENTIAL CONSTRUCTION. ALL MATERIALS, ASSEMBLIES AND FABRICATIONS SUPPLIED AND/OR INCLUDED IN THE PROJECT, AND ALL PROCEDURES, ASSEMBLY, SEQUENCES PERFORMED AS A PART OF THE WORK OF THE PROJECT SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF GOVERNING AND APPLICABLE CODE, INCLUDING ALL ZONING CODES, BUILDING CODES, STANDARDS, GUIDELINES, STATE AND FEDERAL LAWS.

CONSTRUCTION & SAFETY:
IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL THE PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK.

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

CONSTRUCTION & SAFETY:
THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION.

EXISTING SITE CONDITIONS:
THE CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION, PLAN LAYOUT, AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.

PROPERTY PROTECTION:
THE CONTRACTOR SHALL ENDEAVOR TO UTILIZE THE SMALLEST OR LIGHTEST EQUIPMENT OR METHODS CONSISTENT WITH THE TASK TO MINIMIZE DISTURBANCE TO THE SITE. THIS SHALL APPLY TO ALL OPERATIONS INCLUDING HAULING, DELIVERY, AND MATERIAL STORAGE.

DRAWINGS AND DIMENSIONS:
ALL EXTERIOR FRAME WALLS ARE DIMENSIONED FROM THE EXTERIOR FACE OF SHEATHING TO INTERIOR FACE OF STUD. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF DRYWALL. THESE DRAWINGS ARE NOT TO BE SCALED.

WHEN +/- DIMENSIONS ARE GIVEN THEY SHOULD BE CONSIDERED VARIABLE TO ALLOW FOR CONSTRUCTION TOLERANCE. ALL OTHER DIMENSIONS SHOULD BE CONSIDERED FIXED.

GENERAL NOTES CONTINUED

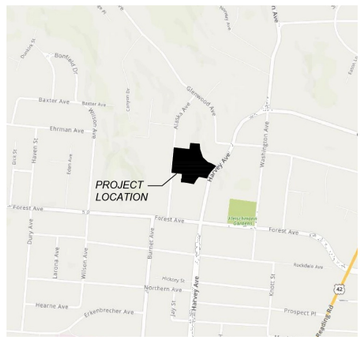
DESIGN LOADS
1. FLOORS + STAIRS 40 PSF
2. ROOFS 20 PSF
3. GARAGE + SLAB 50 PSF

MATERIALS:

CONCRETE
A. REINFORCED CONCRETE SHALL CONFORM TO ACI BUILDING CODE LATEST REVISION. REINFORCING PER ASTM A615-12. CONTRACTOR TO VERIFY SOIL CONDITIONS AT SITE. ASSUMED SOIL BEARING CAPACITY OF 1500 PSF.

WOOD
A. FRAMING LUMBER:
   I. 2 X 8 AND LARGER FOR JOISTS: NO. 2 GRADE OR BETTER SOUTHERN PINE, KILN DRIED.
   II. 2 X 4 AND 2 X 6: STUD GRADE OR BETTER SPRUCE-PINE-FIR, KILN DRIED.
B. ACQ OR MCQ PRESSURE TREATED PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
B. SHEATHING AND SUBFLOORING:
   B.A. FLOOR: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR, MIN. 23/32 THICKNESS EXPOSURE 1
   B.B. ROOF: 32/16 APA RATED SHEATHING, MIN. 19/32 THICKNESS EXPOSURE 1
   B.C. WALL: 24/16 APA RATED SHEATHING, MIN. 15/32 THICKNESS EXPOSURE 1
C. CONNECTORS FOR ACQ OR MCQ TREATED MEMBERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. HOT-DIP GALVANIZED AND STAINLESS STEEL COMPONENTS SHOULD NOT BE PLACED IN CONTACT WITH EACH OTHER.
D. LIGHT GAUGE METAL CONNECTORS: ALL CONNECTION HARDWARE SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND FASTENED AS SPECIFIED IN THE MANUFACTURER'S INSTRUCTION MANUAL.
E. ROOF AND FLOOR TRUSSES TO BE DESIGNED BY P.E. AND TRUSS MANUFACTURER. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. TRUSS MANUFACTURER TO SPECIFY APPROPRIATE SIMPSON HURRICANE TIE CONNECTORS OR SIMILAR.

2. UNLESS NOTED OTHERWISE, FRAMING MEMBERS SHALL BE CONNECTED PER TABLE R-602.3A, "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS", IN REFERENCED BUILDING CODE.
3. NOTCHES IN EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO HOLES ARE TO BE BORED GREATER THAN 40% OF THE STUD WIDTH.
4. ALL BEARING POINTS SHALL BE CONTINUOUSLY BLOCKED THROUGH FLOOR FRAMING DOWN TO SOLID BEARING ON FOUNDATION WALL.
5. ALL BEARING POINTS UNDER CONCENTRATED LOADS, AT THE SUPPORT POINTS OF BEAMS AND HEADERS, AND WHERE INDICATED IN A WALL ON THE DRAWINGS, SHALL BE AT LEAST THE WIDTH OF THE BEARING AND THE STRUCTURAL MEMBER. BEARING POINTS SHALL ALSO BE A MINIMUM OF (1) ONE 2X STUD CRIPPLE NAILED TOGETHER WITH 8D NAILS AT 16" O.C. TO (1) FULL HEIGHT STUD FOR SPANS UP TO 6'-0", AND (2) 2X CRIPPLES FOR SPANS GREATER THAN 6'-0", UNLESS OTHERWISE NOTED.
6. ALL MULTIPLE HEADERS AND BEAMS SHALL BE FASTENED TOGETHER AT TOP AND BOTTOM INTO EACH ADJACENT MEMBER WITH (MINIMUM) TWO ROWS OF 16D NAILS AT 12" O.C. FOR BEAM DEPTHS LESS THAN 12 INCHES. FOR DEPTHS GREATER THAN 12 INCHES, THROUGH-BOLT WITH 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM.



434 UNITY LANE
Lot #7

DESIGN TEAM:
wmdwms + builtlab
William Daryl Williams- 513-384-8455

OWNER:
Titan Real Estate Group
Jodi Funke- 859-647-7900

Plan North

FLOOR PLAN

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PLAN LEGEND

- NEW 2x STUD FRAME WALL
- NEW CONCRETE FOUNDATION WALL
- EXHAUST FAN VENTED TO EXTERIOR (MIN. 50 CFM)
- SD/CO - SMOKE AND CARBON MONOXIDE DETECTOR

A. DO NOT SCALE DRAWINGS.

B. ALL EXTERIOR FRAME WALLS ARE DIMENSIONED FROM THE EXTERIOR FACE OF SHEATHING TO INTERIOR FACE OF STUD. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUD.

C. WHEN +/- DIMENSIONS ARE GIVEN THEY SHOULD BE CONSIDERED VARIABLE TO ALLOW FOR CONSTRUCTION TOLERANCE. ALL OTHER DIMENSIONS SHOULD BE CONSIDERED FIXED.

D. SEE BUILDING AND WALL SECTIONS FOR CONSTRUCTION, MATERIALS, AND ASSEMBLY INFORMATION.

E. EXTERIOR WINDOWS AND DOORS

E.A. INSTALL WINDOWS PER MANUFACTURER SPECIFICATIONS, INCLUDING NECESSARY FLASHING DETAILS. SEE PLANS FOR WINDOW TAGS AND SEE WINDOW SCHEDULE FOR SIZES, EGRESS, AND TEMPERING.

E.B. EGRESS WINDOWS TO HAVE MIN. 5.0 SQ. FT. NET CLEAR OPENING. A MIN. 20" WIDTH, 24" HEIGHT, & MAX. 44" SILL HEIGHT ABOVE FINISH FLOOR AS REQUIRED BY 2019 RICO SECTION R-310.1

E.C. THE FOLLOWING SHALL BE TEMPERED: GLASS DOORS, WINDOWS AND ENCLOSURES AT TUBS AND SHOWERS, AND WINDOWS HAVING AN INDIVIDUAL PANE OF GLASS GREATER THAN OR EQUAL TO 9 SQ. FT. LOCATED LESS THAN 18" ABOVE THE FINISHED FLOOR (2019 RCO, SECTION 308.4)

F. ALL SMOKE DETECTORS TO BE 110 VOLT WITH BATTERY BACKUP AND CONNECTED SO THAT IF ONE SOUNDS ALL SOUND. PHOTOELECTRONIC & PHOTOELECTRONIC & IONIZATION TYPE DETECTORS MUST BE PRESENT ON EACH LEVEL, SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE ALARMS REQUIRED OUTSIDE OF BEDROOMS TO BE PHOTOELECTRIC. SMOKE ALARMS REQUIRED INSIDE OF BEDROOM TO BE IONIZATION TYPE OR DUAL-SENSING. IN ADDITION TO SMOKE DETECTORS, LOCATE CARBON MONOXIDE DETECTOR OUTSIDE OF AND IN THE IMMEDIATE VICINITY OF ALL BEDROOMS.

G. ALL EXHAUST FANS TO BE 50 CFM MIN. & VENTED TO OUTSIDE. PROVIDE OUTSIDE COMBUSTION AIR INTAKE FOR FURNACE AS REQD.

H. NOMINAL CEILING HEIGHT TO BE 9'-0" AT LOW POINT AND 12'-0" AT HIGH POINT FOR FIRST FLOOR, AND 8'-0" AT THE BASEMENT LEVEL, UNLESS NOTED OTHERWISE.

I. PROVIDE ATTIC ACCESS PANEL: MIN. 22"X30" OR AS REQUIRED.

J. TIE DOWNSPOUTS INTO SITE DRAINAGE. SEE SITE/CIVIL DRAWINGS FOR STORM WATER MANAGEMENT.

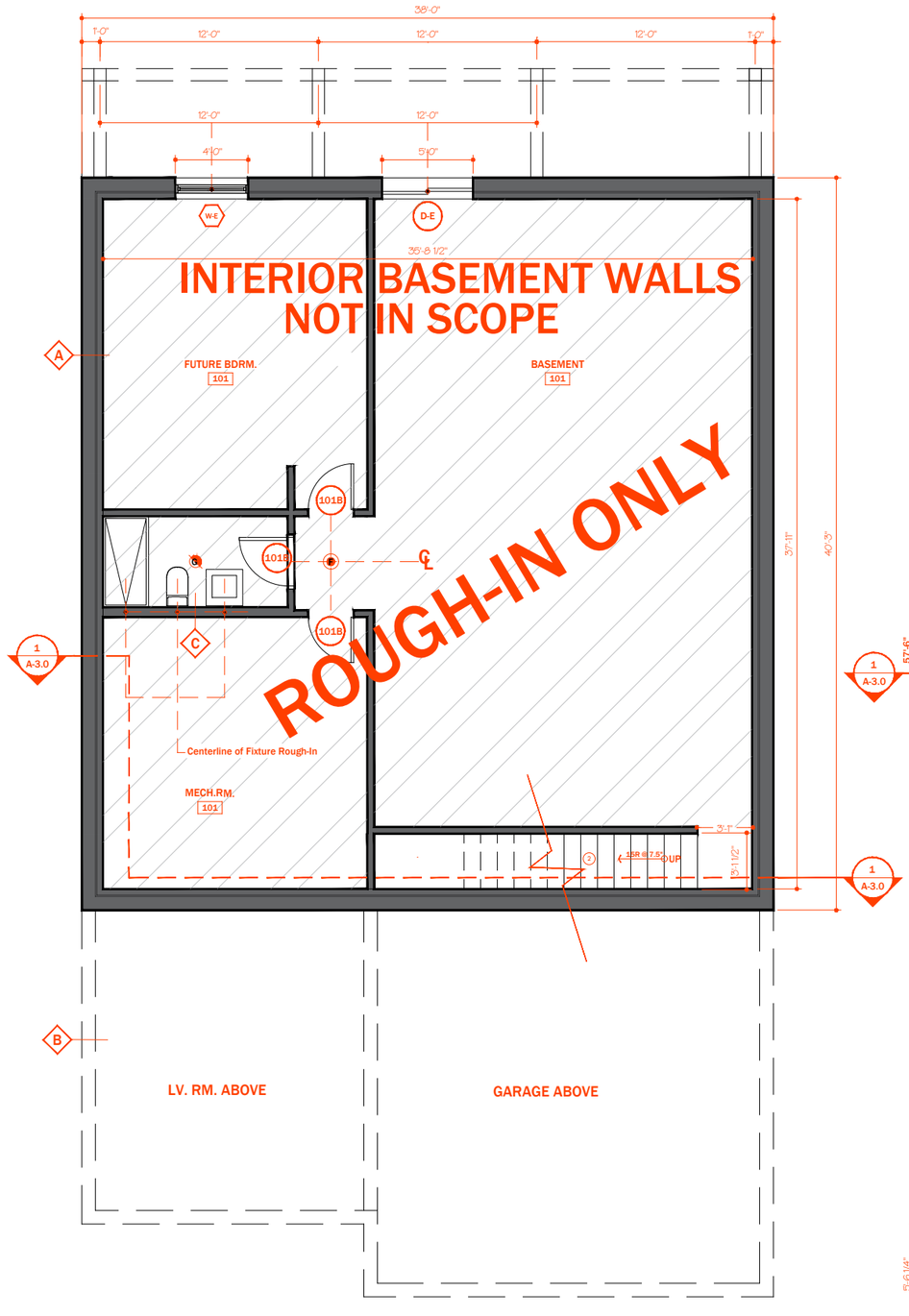
KEY NOTES

1. PROVIDE MINIMUM 5/8" TYPE X GYPSUM AT ALL WALLS AND CEILINGS COMMON TO THE GARAGE AND DWELLING AREA.

2. STAIR NOTES:

2.1. HANDRAILS SHALL BE AT 36" H. (MAX. 38" H.) AND SHALL BE CONTINUOUS FOR THE FULL-LENGTH OF THE FLIGHT; HANDRAIL ENDS SHALL BE RETURNED; THE SPACE BETWEEN THE RAIL AND THE WALL SHALL BE 1 1/2" MIN. ALL TREADS DIMENSIONS ARE AS NOTED AND ARE NOWHERE LESS THAN 9" (NOSE TO NOSE); RISER DIMENSIONS ARE AS NOTED, AND NOT TO EXCEED 8 1/4".

2.2. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.

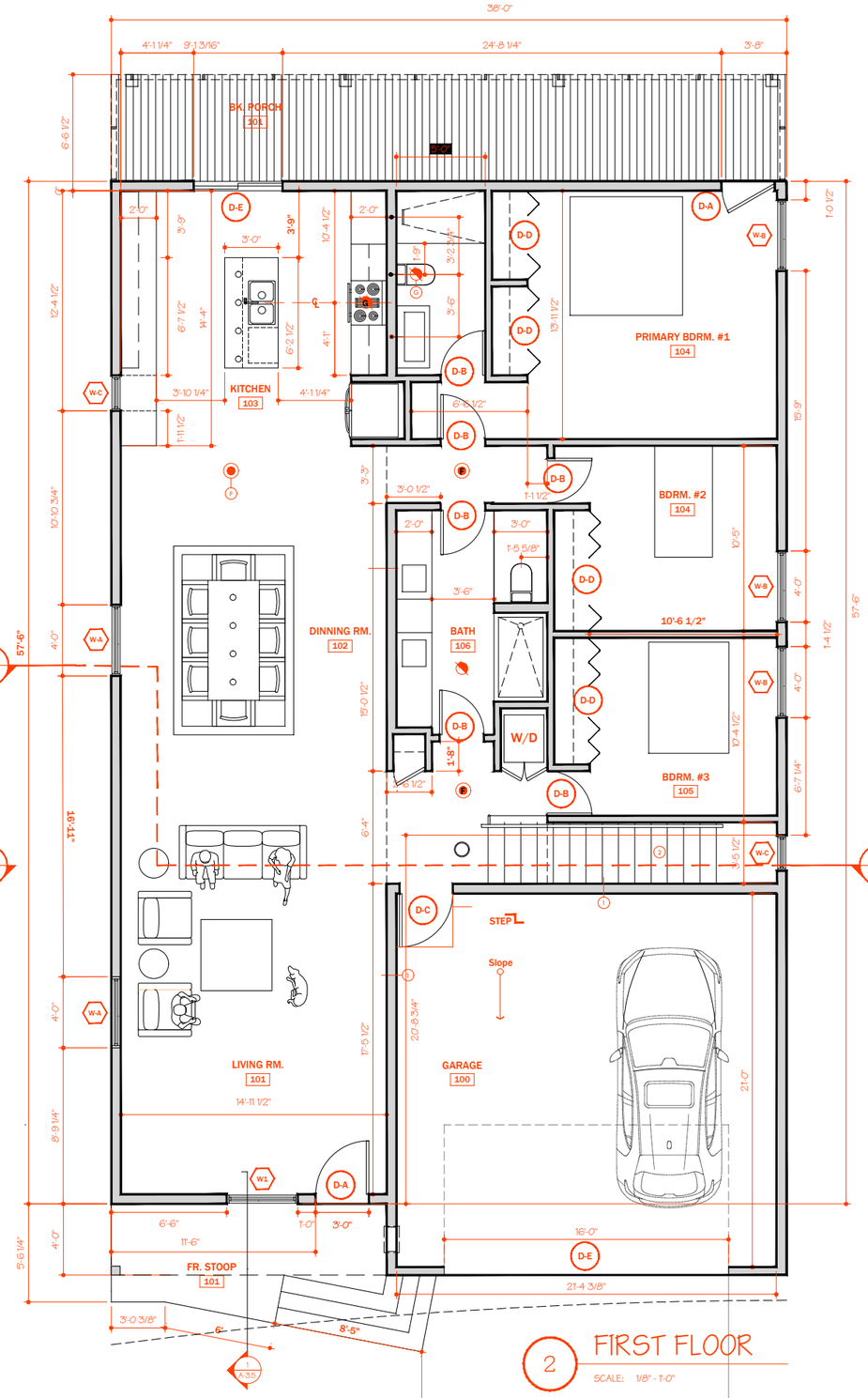


A.) Foundation Wall:
TWO INCH INSULATION, 9" CONC. WALL, 1" GAP, INSULATED 2X4 WD STUD WALL W/ ½" TYPE X GYP.

B.) TYP. INSULATED EXTERIOR WALL:

1 BASEMENT PLAN

SCALE: 1/8"=1'-0"



2 FIRST FLOOR

SCALE: 1/8" - 1'-0"

434 UNITY LANE LOT #7

Project No: 5106.7

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Plan North

Site North

FLOOR PLANS

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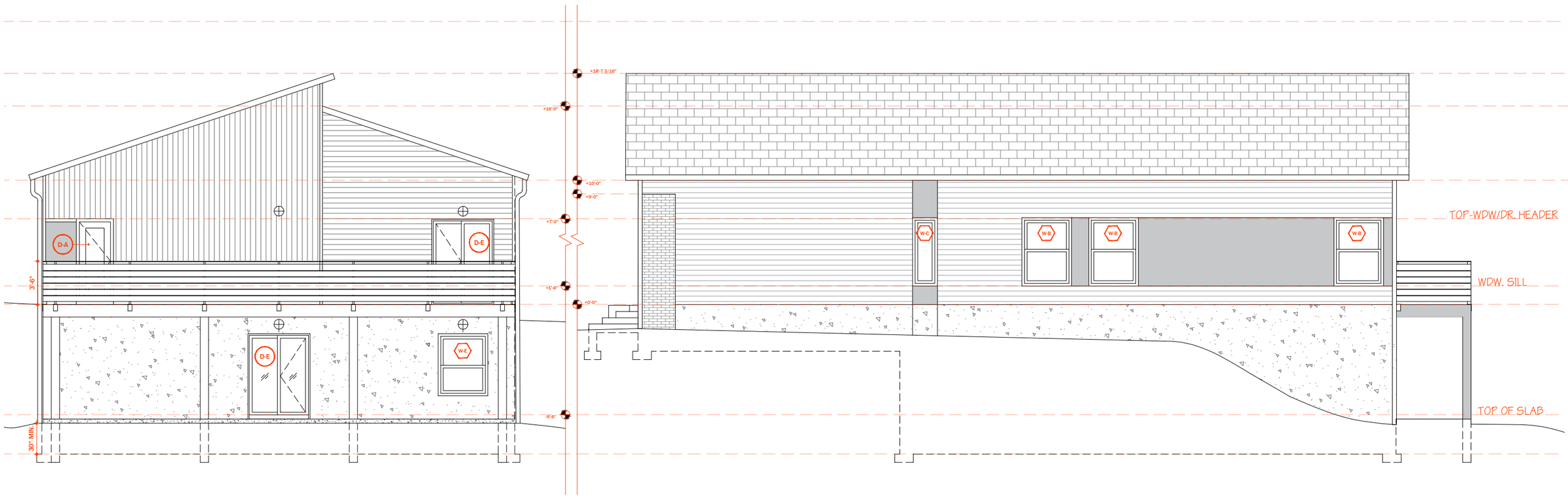
A-2.0



1 REAR ELEV.

SCALE: 1/8" = 1'-0"

2 EAST SIDE ELEV.

SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

VERTICAL SIDING
[COORDINATE SELECTION W/ OWNER]

HORIZONTAL SIDING
[COORDINATE SELECTION W/ OWNER]

SPECIALTY CLADDING
[COORDINATE SELECTION W/ OWNER]

WOOD SCREEN & GUARDRAIL

ASPHALT SHINGLES

LIGHT AT EXTERIOR DOOR

GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. SEE COVER FOR WINDOW AND DOOR SCHEDULES + NOTES.

C. SEE SECTIONS FOR ADDITIONAL INFORMATION.

D. COORDINATE ALL FINISH SELECTIONS W/ OWNER.

E. TIE DOWNSPOUTS INTO SITE DRAINAGE. SEE SITE/CIVIL DRAWINGS FOR STORM WATER MANAGEMENT.

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ELEVATIONS

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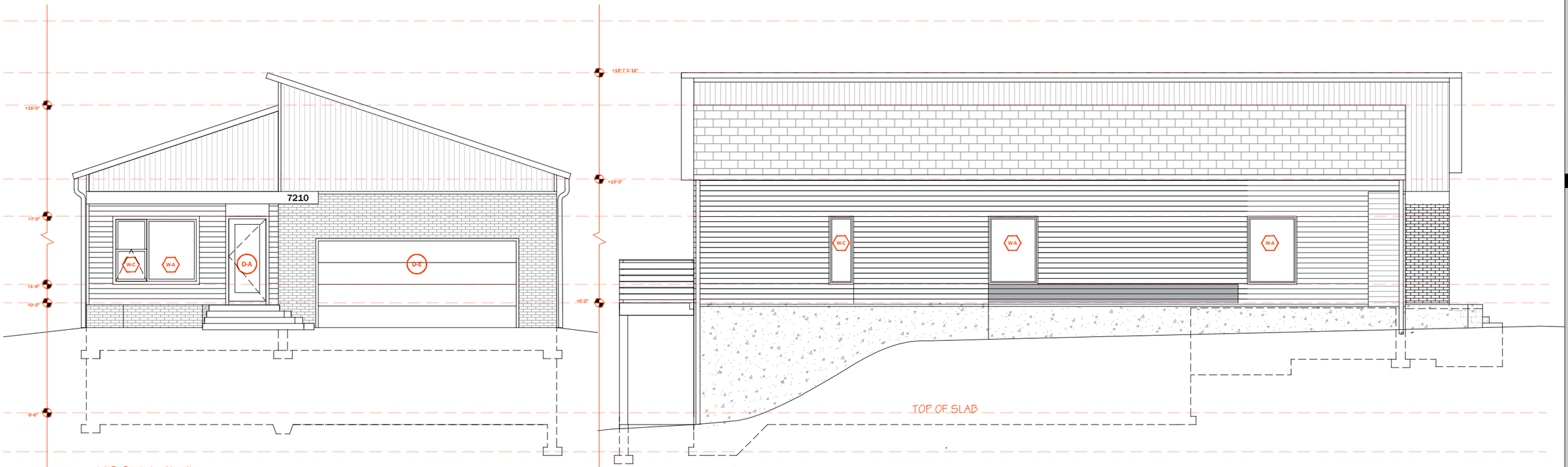

1 FRONT ELEV.
SCALE: 1/8" = 1'-0"

2 WEST SIDE ELEV.
SCALE: 1/8" = 1'-0"

GRAPHIC LEGEND

- VERTICAL SIDING [COORDINATE SELECTION W/ OWNER]
- HORIZONTAL SIDING [COORDINATE SELECTION W/ OWNER]
- SPECIALTY CLADDING [COORDINATE SELECTION W/ OWNER]
- WOOD SCREEN & GUARDRAIL
- ASPHALT SHINGLES
- LIGHT AT EXTERIOR DOOR

GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. SEE COVER FOR WINDOW AND DOOR SCHEDULES + NOTES.

C. SEE SECTIONS FOR ADDITIONAL INFORMATION.

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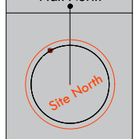

ELEVATIONS

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A-2.5

KEY NOTES

1. ROOF:
   1.1. DIMENSIONAL ASPHALT SHINGLE. COORDINATE SELECTION WITH OWNER.
   1.2. UNDERLAYMENT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS FOR FINAL SHINGLE SELECTION ON SPECIFIED ROOF SLOPES.
   1.3. ICE BARRIER PER RCO 905.1.2
   1.4. 7/16" APA EXTERIOR PLYWOOD SHEATHING
   1.5. PRE-ENGINEERED WOOD ROOF TRUSSES TO BE DESIGNED BY ENGINEER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DESIGN DRAWINGS. CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER.
   1.6. INSULATION BAFFLES FOR VENTILATION FIBERGLASS BATT OR BLOWN INSULATION. SEE MINIMUM INSULATION R-VALUES.

2. SOFFIT, GUTTERS, DOWNSPOUTS
   2.1. VENTED SOFFIT WITH COR-A-VENT BUG SCREEN OR SIMILAR PRODUCT.
   2.2. CONTINUOUS, SMOOTH ALUMINUM GUTTER AND DOWNSPOUTS AS SHOWN. SEE ELEVATIONS.
   2.3. 6" SMOOTH, ROUND GUTTERS
   2.4. 1X GUTTER BOARD
   2.5. TIE DOWNSPOUTS INTO SITE DRAINAGE PLANS. REFER TO CIVIL DRAWINGS FOR STORMWATER MANAGEMENT PLANS.

3. WALLS
   3.1. EXTERIOR CLADDING AS SELECTED. COORDINATE WITH OWNER AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
   3.2. 1/2" WOOD APAP SPAN RATED SHEATHING. PROVIDE BLOCKING BEHIND ALL EDGES.
   3.3. 2X6 STUD FRAMING AT 24" OC
   3.4. MINIMUM 212X10 HEADER AT FRAMED OPENINGS, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SOLID BLOCKING UNDER ENDS OF BEAMS, HEADERS, ETC. SHALL BE A MINIMUM OF 112X BEARING STUD UNLESS NOTED OTHERWISE.
   3.5. PROVIDE MINIMUM INSULATION R-VALUES PER RCO 2019 TABLE RC1102.1.2. SEE TYPICAL WALL SECTION FOR MORE INFORMATION.
   3.6. INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

4. WINDOWS AND DOORS
   4.1. SEE FLOOR PLANS FOR DOOR AND WINDOW SCHEDULES, OTHER WINDOW AND DOOR NOTES, TEMPERING, AND EGRESS WINDOWS AT BEDROOMS.
   4.2. INSTALL DOORS AND WINDOWS IN STRICT ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS, AND PROVIDE FLASHING, DRIP EDGES, SEALANT, AND ALL OTHER MATERIALS AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS.
   4.3. COORDINATE ROUGH OPENINGS WITH FINAL WINDOW AND DOOR SELECTION AND MANUFACTURER REQUIREMENTS.

5. FLOOR
   5.1. INSTALL FINISH FLOOR PER MANUFACTURER'S INSTRUCTIONS. COORDINATE SELECTIONS WITH OWNER.
   5.2. 3/4" APA SPAN RATED SHEATHING, NAILED AND GLUED
   5.3. PRE-ENGINEERED WOOD FLOOR TRUSSES TO BE DESIGNED BY ENGINEER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DESIGN DRAWINGS. CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER. PROVIDE FIRE BLOCKING AS REQUIRED.

6. SILL PLATE
   6.1. PRESSURE-TREATED SILL PLATE WITH SILL SEALER AT ALL LOCATIONS WHERE FRAME WALLS ARE IN CONTACT WITH CONCRETE.
   6.2. 1/2" CORROSION RESISTANT ANCHOR BOLT AT 36" O.C., MINIMUM 8" EMBED

7. CONCRETE FOUNDATION WALL
   7.1. WATER PROOF FOUNDATION WALLS
   7.2. RIGID INSULATION UP TO 24" BELOW GRADE TYP.
   7.3. 8" CONCRETE WALL W/ 2 | #4 BAR WITH SPACING TOP, BOTTOM, AND THIRD POINTS IN WALL AS SHOWN
   7.4. BOTTOM OF FOOTING TO BE MINIMUM 30" BELOW FINISHED GRADE

8. INTERIOR FRAMING AT BASEMENT
   8.1. PROVIDE 2x4 INTERIOR FRAMING AT FOUNDATION WALLS, HOLD FRAMING 1" OFF CONCRETE. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE FRAME WALLS ARE IN CONTACT WITH CONCRETE.
   8.2. INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

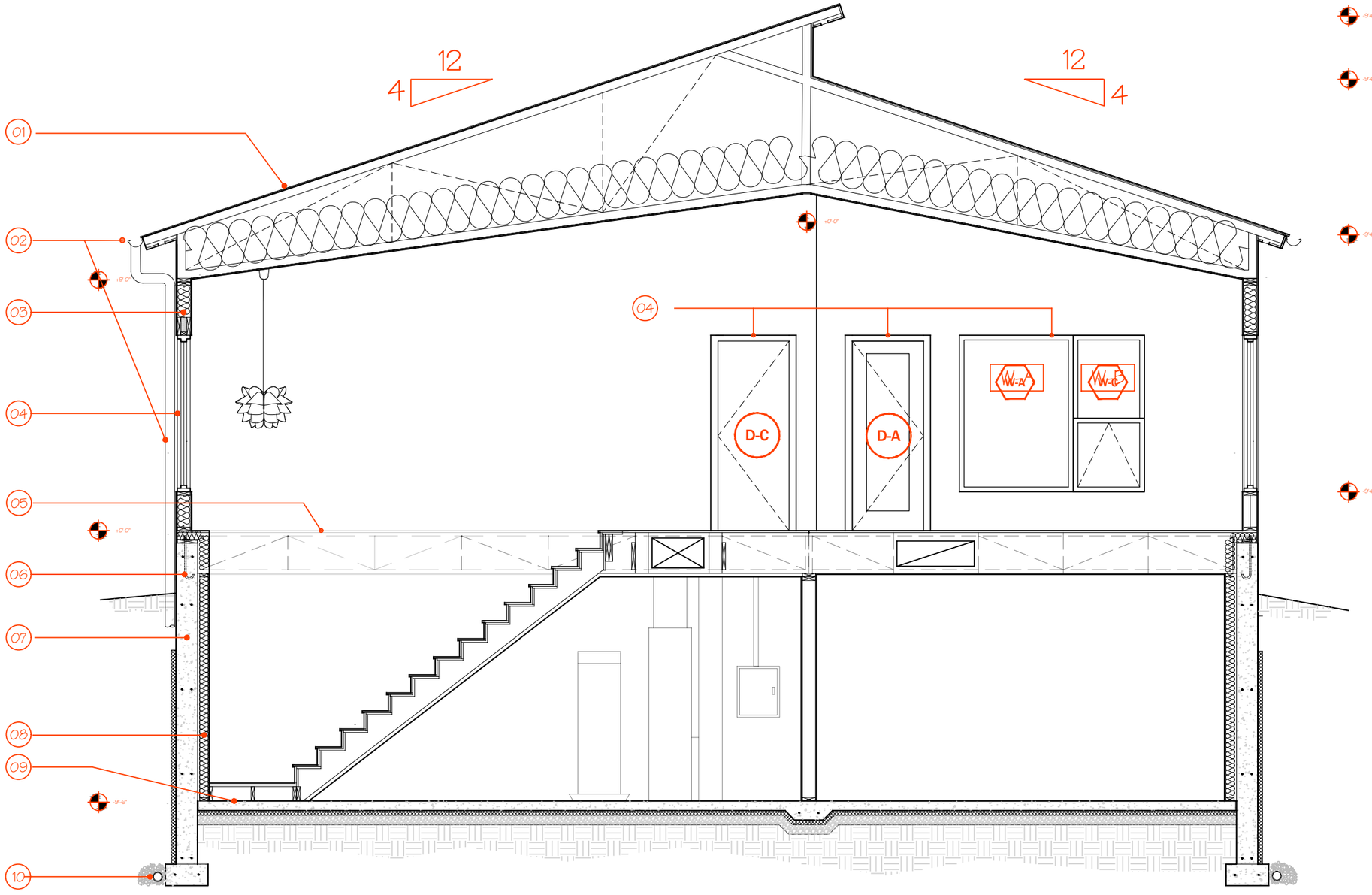
9. BASEMENT SLAB
   9.1. 4" CONCRETE SLAB (3000 PSI) OVER 6 MIL. V.B., OVER INSULATION, OVER WASHED GRANULAR FILL. PROVIDE SLAB CONTROL JOINTS @ MAX. 15'-0" EACH WAY @ ¼THE DEPTH OF THE CONCRETE SLAB

10. DRAINAGE
   10.1. 4" CONTINUOUS PVC PERFORATED DRAIN TILE WITH SILT SLEEVE IN WASHED GRAVEL BED.
   10.2. SEE SITE/CIVIL DRAWINGS FOR STORM WATER MANAGEMENT

11. STAIRS
   11.1. SEE FLOOR PLANS FOR STAIR, GUARDRAIL, AND HANDRAIL GENERAL NOTES AND BUILDING CODE REQUIREMENTS.
   11.2. PROVIDE EXTERIOR WOOD SCREEN WALL AT PORCH AND EXTERIOR STAIR.
   11.3. COORDINATE FINAL INTERIOR RISER HEIGHT WITH FINISH FLOOR SELECTION.
   11.4. PROVIDE 1/2" GYPSUM BOARD INTERIOR FINISH AT UNDERSIDE OF INTERIOR STAIRS.

12. PARTIAL EXCAVATED GARAGE AND PORCH TO BE 5" CONCRETE SLAB (3500 PSI) AIR ENTRAINED ABOVE GRANULAR FILL. PROVIDE SLAB CONTROL JOINTS @ MAX. 15'-0" EACH WAY @ 1/4 THE DEPTH OF THE CONCRETE SLAB

13. FRONT PORCH:
   13.1. EPDM ROOF OVER PROTECTION BOARD AND PLYWOOD SHEATHING. INSTALL ROOF AND PROVIDE UNDERLAYMENT PER MANUFACTURER'S INSTRUCTIONS.
   13.4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF-WALL INTERSECTIONS.
   13.5. 2X10 RAFTERS.
   13.6. FASTEN RAFTERS TO 2X10 BEAM AND RIDGE BOARD WITH SIMPSON HURRICANE TIES.
   13.7. PROVIDE SIMPSON POST BASE AT COLUMNS.



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Plan North

SECTION

SECTIONS

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A-3.0

1. ROOF:
   1.1. DIMENSIONAL ASPHALT SHINGLE. COORDINATE SELECTION WITH OWNER.
   1.2. UNDERLAYMENT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS FOR FINAL SHINGLE SELECTION ON SPECIFIED ROOF SLOPES.
   1.3. ICE BARRIER PER RCO 905.1.2
   1.4. ½" APA EXTERIOR PLYWOOD SHEATHING
   1.5. PRE-ENGINEERED WOOD ROOF TRUSSES TO BE DESIGNED BY ENGINEER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DESIGN DRAWINGS. CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER.
   1.6. INSULATION BAFFLES FOR VENTILATION FIBERGLASS BATT OR BLOWN INSULATION. SEE MINIMUM INSULATION R-VALUES.

2. SOFFIT, GUTTERS, DOWNSPOUTS
   2.1. VENTED SOFFIT WITH COR-A-VENT BUG SCREEN OR SIMILAR PRODUCT.
   2.2. CONTINUOUS, SMOOTH ALUMINUM GUTTER AND DOWNSPOUTS AS SHOWN. SEE ELEVATIONS.
   2.3. 6" SMOOTH, ROUND GUTTERS
   2.4. 1X GUTTER BOARD
   2.5. TIE DOWNSPOUTS INTO SITE DRAINAGE PLANS. REFER TO CIVIL DRAWINGS FOR STORMWATER MANAGEMENT PLANS.

3. WALLS
   3.1. EXTERIOR CLADDING AS SELECTED. COORDINATE WITH OWNER AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
   3.2. 1/2" WOOD APAP SPAN RATED SHEATHING. PROVIDE BLOCKING BEHIND ALL EDGES.
   3.3. 2x6 STUD FRAMING AT 24" OC
   3.4. MINIMUM 2]2x10 HEADER AT FRAMED OPENINGS, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SOLID BLOCKING UNDER ENDS OF BEAMS, HEADERS, ETC. SHALL BE A MINIMUM OF 1]2X BEARING STUD UNLESS NOTED OTHERWISE.
   3.5. PROVIDE MINIMUM INSULATION R-VALUES PER RCO 2019 TABLE RC1102.1.2. SEE TYPICAL WALL SECTION FOR MORE INFORMATION.
   3.6. INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

4. WINDOWS AND DOORS
   4.1. SEE FLOOR PLANS FOR DOOR AND WINDOW SCHEDULES, OTHER WINDOW AND DOOR NOTES, TEMPERING, AND EGRESS WINDOWS AT BEDROOMS.
   4.2. INSTALL DOORS AND WINDOWS IN STRICT ACCORDANCE W/ MANUFACTURER'S INSTRUCTIONS, AND PROVIDE FLASHING, DRIP EDGES, SEALANT, AND ALL OTHER MATERIALS AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS.
   4.3. COORDINATE ROUGH OPENINGS WITH FINAL WINDOW AND DOOR SELECTION AND MANUFACTURER REQUIREMENTS.

5. FLOOR
   5.1. INSTALL FINISH FLOOR PER MANUFACTURER'S INSTRUCTIONS. COORDINATE SELECTIONS WITH OWNER.
   5.2. 3/4" APA SPAN RATED SHEATHING, NAILED AND GLUED
   5.3. PRE-ENGINEERED WOOD FLOOR TRUSSES TO BE DESIGNED BY ENGINEER. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DESIGN DRAWINGS. CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER. PROVIDE FIRE BLOCKING AS REQUIRED.

6. SILL PLATE
   6.1. PRESSURE-TREATED SILL PLATE WITH SILL SEALER AT ALL LOCATIONS WHERE FRAME WALLS ARE IN CONTACT WITH CONCRETE.
   6.2. 1/2" CORROSION RESISTANT ANCHOR BOLT AT 36" O.C., MINIMUM 8" EMBED

7. CONCRETE FOUNDATION WALL
   7.1. WATER PROOF FOUNDATION WALLS
   7.2. RIGID INSULATION UP TO 24" BELOW GRADE TYP.
   7.3. 8" CONCRETE WALL W/ 2] #4 BAR WITH SPACING TOP, BOTTOM, AND THIRD POINTS IN WALL AS SHOWN
   7.4. BOTTOM OF FOOTING TO BE MINIMUM 30" BELOW FINISHED GRADE

8. INTERIOR FRAMING AT BASEMENT
   8.1. PROVIDE 2x4 INTERIOR FRAMING AT FOUNDATION WALLS, HOLD FRAMING 1" OFF CONCRETE. PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE FRAME WALLS ARE IN CONTACT WITH CONCRETE.
   8.2. INTERIOR WALL FINISH TO BE 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

9. BASEMENT SLAB
   9.1. 4" CONCRETE SLAB (3000 PSI) OVER 6 MIL. V.B., OVER INSULATION, OVER WASHED GRANULAR FILL. PROVIDE SLAB CONTROL JOINTS @ MAX. 15'-0" EACH WAY @ ¼ THE DEPTH OF THE CONCRETE SLAB

10. DRAINAGE
   10.1. 4" CONTINUOUS PVC PERFORATED DRAIN TILE WITH SILT SLEEVE IN WASHED GRAVEL BED.
   10.2. SEE SITE/CIVIL DRAWINGS FOR STORM WATER MANAGEMENT

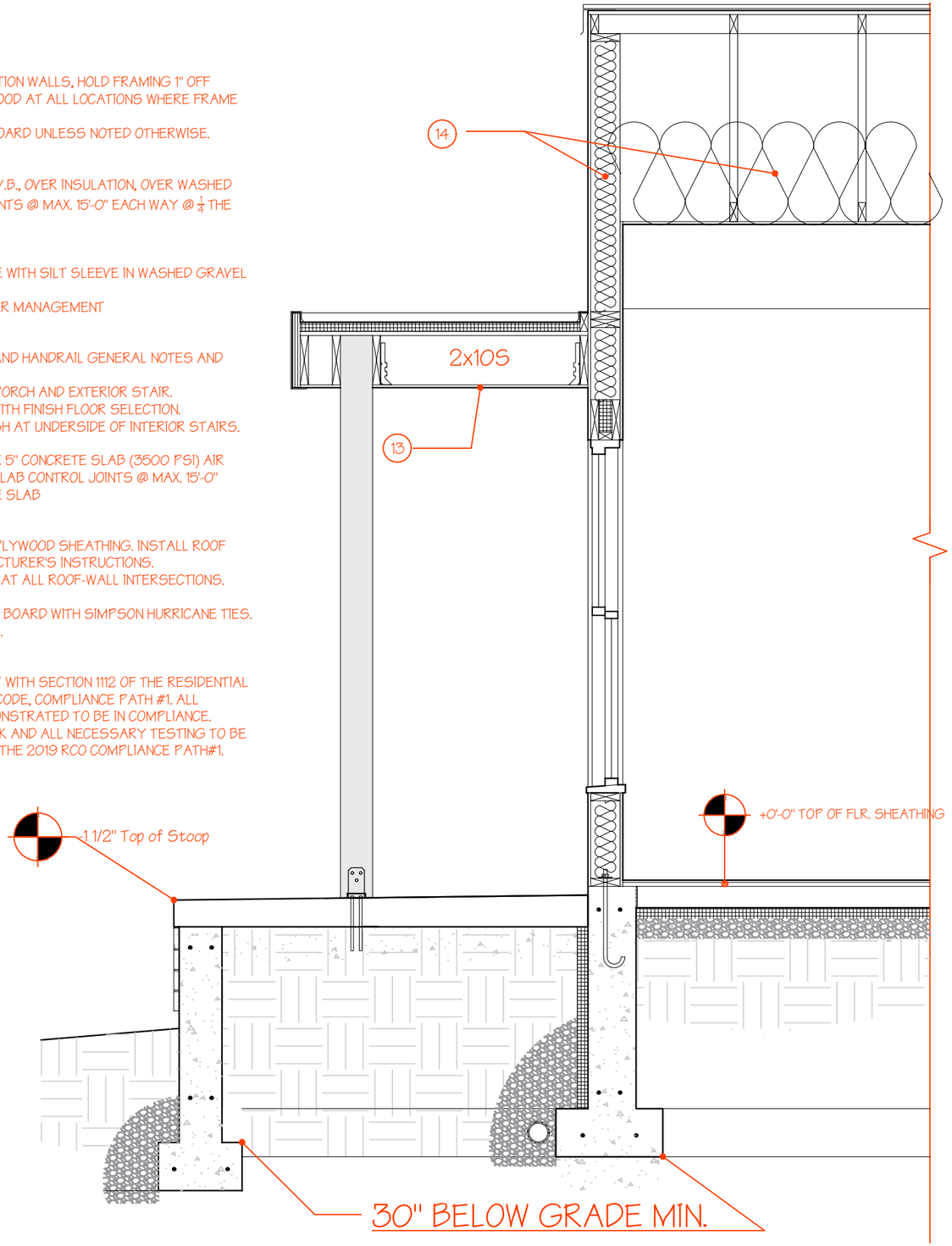
11. STAIRS
   11.1. SEE FLOOR PLANS FOR STAIR, GUARDRAIL, AND HANDRAIL GENERAL NOTES AND BUILDING CODE REQUIREMENTS.
   11.2. PROVIDE EXTERIOR WOOD SCREEN WALL AT PORCH AND EXTERIOR STAIR.
   11.3. COORDINATE FINAL INTERIOR RISER HEIGHT WITH FINISH FLOOR SELECTION.
   11.4. PROVIDE 1/2" GYPSUM BOARD INTERIOR FINISH AT UNDERSIDE OF INTERIOR STAIRS.

12. PARTIAL EXCAVATED GARAGE AND PORCH TO BE 5" CONCRETE SLAB (3500 PSI) AIR ENTRAINED ABOVE GRANULAR FILL. PROVIDE SLAB CONTROL JOINTS @ MAX. 15'-0" EACH WAY @ 1/4 THE DEPTH OF THE CONCRETE SLAB

13. FRONT PORCH:
   13.1. EPDM ROOF OVER PROTECTION BOARD AND PLYWOOD SHEATHING. INSTALL ROOF AND PROVIDE UNDERLAYMENT PER MANUFACTURER'S INSTRUCTIONS.
   13.4. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF-WALL INTERSECTIONS.
   13.5. 2X10 RAFTERS.
   13.6. FASTEN RAFTERS TO 2X10 BEAM AND RIDGE BOARD WITH SIMPSON HURRICANE TIES.
   13.7. PROVIDE SIMPSON POST BASE AT COLUMNS.

14. INSULATION NOTES
   14.1. ENERGY EFFICIENCY: RESIDENCE TO COMPLY WITH SECTION 1112 OF THE RESIDENTIAL CODE OF OHIO, OHBA ALTERNATIVE ENERGY CODE, COMPLIANCE PATH #1. ALL APPLICABLE REQUIREMENTS MUST BE DEMONSTRATED TO BE IN COMPLIANCE. MATERIALS, SYSTEMS, SEALING, DUCT WORK AND ALL NECESSARY TESTING TO BE PER THE REQUIREMENTS OF SECTION 1112 OF THE 2019 RCO COMPLIANCE PATH#1.

MIN. INSULATION R-VALUES :
PER RCO 2019 TABLE RC1102.1.2
CEILING: R-49
WOOD FRAME WALL: R-20 OR R-13+5
FLOOR: R-19
CRAWL SPACE: R-13



434 UNITY LANE
LOT #7

Project No: 5106.7

DESIGN TEAM:
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Plan North

SECTION

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