

**GENERAL CONSTRUCTION NOTES:**

- A) ALL DIMENSIONS ARE SHOWN TO FACE OF STUD OR CONCRETE, UNLESS NOTED OTHERWISE.
- B) DO NOT SCALE DRAWINGS. FIGURES SHALL TAKE PRECEDENCE IN ALL CASES OVER THE SCALE MEASUREMENTS ON THE DRAWINGS.
- C) PROVIDE SMOKE ALARMS & CARBON MONOXIDE ALARMS (ALARMS = COMBINATION OF DETECTOR AND AUDIBLE NOTIFICATION FUNCTIONS) IN HOUSE AT EACH STORY OF HOUSE (INCLUDING BASEMENTS) & IN THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND SMOKE ALARMS INSIDE EACH SLEEPING ROOM AND AT EACH STORY OF THE DWELLING. SMOKE & CARBON MONOXIDE ALARMS IN AREAS OF RENOVATION TO BE HARDWIRED, TO HAVE BATTERY BACKUP AND BE INTERCONNECTED SUCH THAT WHEN ONE SOUNDS, ALL WILL SOUND. NEW SMOKE AND CARBON MONOXIDE ALARMS IN EXISTING AREAS WHERE NO RENOVATION WORK IS BEING DONE TO BE BATTERY OPERATED.
- D) PROVIDE A MINIMUM OF (2) 2X4 POST UNDER ALL HEADER BEARING POINTS, UNLESS NOTED OTHERWISE.
- E) ALL STRUCTURAL LUMBER TO BE S.P.F. #1; ALL WALL STUDS TO BE DOUGLAS FIR OR S.P.F. #1.
- F) HVAC (HEATING, VENTILATION, & AIR CONDITIONING) CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR SEPARATE PERMIT, MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY TO OBTAIN PERMITS AND APPROVALS AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE HVAC WORK.
- G) PLUMBING CONTRACTOR IS RESPONSIBLE FOR MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING AND OBTAINING SEPARATE PERMITS AND APPROVALS AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE PLUMBING WORK.
- H) ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR MAKING PAYMENTS, AND DOING ALL THAT IS NECESSARY FOR APPLYING FOR OBTAINING SEPARATE PERMITS AND APPROVALS (BY INSPECTION BUREAU INC.) AND ALL INSPECTION FEES, TAP AND HOOK UP FEES AND CHARGES FOR THE ELECTRICAL WORK.
- I) HEADER SCHEDULE: (UNLESS NOTED OTHERWISE)
 

OPENING SIZE:	HEADER SIZE:
UP TO 3'-0"	(2) 2 X 10
UP TO 9'-0"	(2) 2 X 12 OR (3) 2 X 10
OVER 9'-0"	SNOW ON PLAN

ALL HEADERS TO HAVE 1/2" PLYMD SPACER AND BE GLUED AND NAILLED.
- J) ALL NEW FINISHES @ WALLS, FLOORS, CEILINGS, ETC., TO BE SELECTED BY OWNER.
- K) PROVIDE TEMPERED GLASS IN ALL DOORS, SHOWER DOORS & ENCLOSURES, WINDOWS WITH SILLS BELOW 18" OF FINISHED FLOOR, ANY WINDOW WITHIN 24" OF A DOOR, ANY WINDOW WITH MORE THAN 9 SQ. FT. OF GLASS, AND ANY WINDOW ADJACENT TO A BATHUB.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	LIVE LOAD PSF
BALCONIES (EXT.)	60
DECKS	40
GARAGES (PASSENGER CARS ONLY)	50
ATTICS (NO STORAGE 3/12)	10
DWELLING UNITS (NOT BEDROOMS)	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS/HANDRAILS (CONCENTRATED LOAD)	200
SNOW LOAD	20
WIND LOAD	90 MPH
EXPOSURE CLASS: TWO-STORY WALLS:	16.4 PSF
RAFTERS W/O CEILING = L / 240	
RAFTERS W/ CEILING = L / 240	
RAFTERS W/O CEILING = L / 180	

NOTE: O.S.B. SHEATHING TO BE (STRUCTURAL PANEL SHEATHING METHOD) BEING USED AS LATERAL WALL BRACING AT CORNERS & WALLS

MAXIMUM STRUCTURAL MEMBER DEFLECTIONS:
FLOOR JOISTS/ BEAMS = L / 360
WALLS = H / 240
ROOF BEAMS = L / 240
RAFTERS W/ CEILING = L / 240
RAFTERS W/O CEILING = L / 180

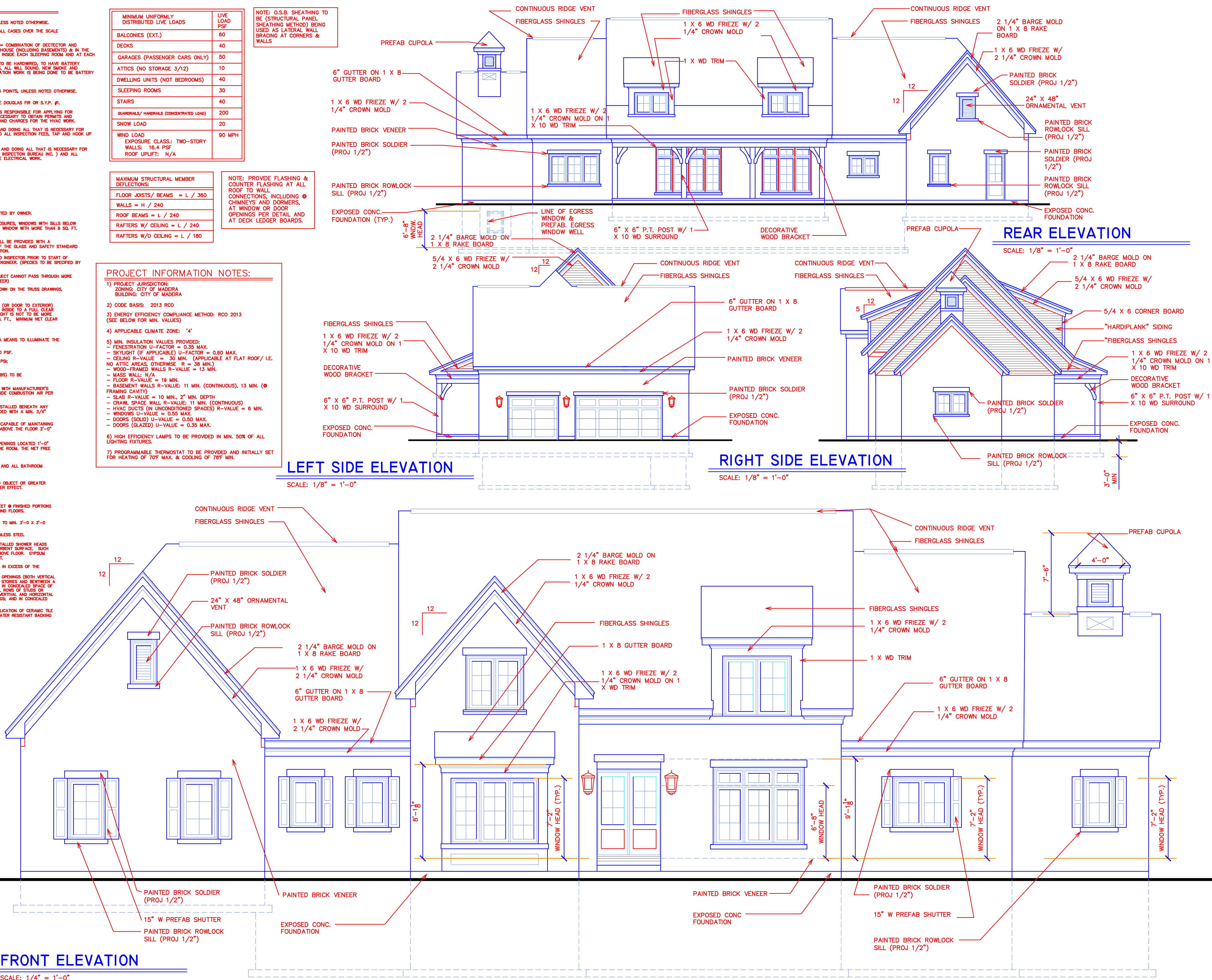
NOTE: PROVIDE FLASHING & COUNTER FLASHING AT ALL ROOF TO WALL CONNECTIONS, INCLUDING @ CHIMNEYS AND DORMERS, AT WINDOW OR DOOR OPENINGS PER DETAIL AND AT DECK LEDGER BOARDS.

**PROJECT INFORMATION NOTES:**

- PROJECT JURISDICTION: ZONING: CITY OF MADEIRA BUILDING: CITY OF MADEIRA
- CODE BASIS: 2013 RCO
- ENERGY EFFICIENCY COMPLIANCE METHOD: RCO 2013 (SEE BELOW FOR MIN. VALUES)
- APPLICABLE CLIMATE ZONE: '4'
- MIN. INSULATION VALUES PROVIDED:
  - PENETRATION U-FACTOR = 0.35 MAX.
  - SKYLIGHT (IF APPLICABLE) U-FACTOR = 0.60 MAX.
  - CEILING R-VALUE = 30 MIN. (APPLICABLE AT FLAT ROOF / I.E. NO ATTIC AREAS, OTHERWISE R = 38 MIN.)
  - WOOD-FRAMED WALLS R-VALUE = 13 MIN.
  - MASS WALL: N/A
  - FLOOR R-VALUE = 19 MIN.
  - BASEMENT WALLS R-VALUE: 11 MIN. (CONTINUOUS), 13 MIN. (FRAMING CAVITY)
  - SLAB R-VALUE = 10 MIN., 2" MIN. DEPTH
  - CRAWL SPACE WALL R-VALUE: 11 MIN. (CONTINUOUS)
  - HVAC DUCTS (IN UNCONDITIONED SPACES) R-VALUE = 6 MIN.
  - WINDOWS U-VALUE = 0.55 MAX.
  - DOORS (SOLID) U-VALUE = 0.50 MAX.
  - DOORS (GLAZED) U-VALUE = 0.35 MAX.
- HIGH EFFICIENCY LAMPS TO BE PROVIDED IN MIN. 50% OF ALL LIGHTING FIXTURES.
- PROGRAMMABLE THERMOSTAT TO BE PROVIDED AND INITIALLY SET FOR HEATING OF 70F MAX. & COOLING OF 78F MIN.

- L) PROVIDE LAYOUT SHEET FOR ROOF AND FLOOR JOISTS OR TRUSSES TO INSPECTOR PRIOR TO START OF FRAMING. LAYOUT SHEET MUST BE STAMPED BY A LICENSED OHIO ENGINEER. (SPECIES TO BE SPECIFIED BY TRUSS ENGINEER)
- M) TRUSSES SHALL BE CONSTRUCTED SUCH THAT A 24" H. X 42" W. OBJECT CANNOT PASS THROUGH MORE THAN 2' CONSECUTIVE TRUSSES. (SPECIES SPECIFIED BY TRUSS ENGINEER)
- N) ALL TRUSSES SHALL BE FASTENED TO RESIST THE UPLIFT FORCES SHOWN ON THE TRUSS DRAWINGS, BUT NEVER FOR LESS THAN 175 LBS.
- O) EACH SEPARATE BEDROOM SHALL HAVE A MINIMUM OF ONE WINDOW (OR DOOR TO EXTERIOR) WHICH MEETS THE OPERABLE REQUIREMENTS FROM THE INSIDE A CLEAR OPENING WITHOUT THE USE OF SPECIAL KEY OR TOOL. THE SILL HEIGHT IS NOT TO BE MORE THAN 44" A.F.F. THE NET CLEAR OPENING IS A MINIMUM OF 5.7 SQ. FT., MINIMUM NET CLEAR HEIGHT OF 24 INCHES, AND MINIMUM CLEAR WIDTH OF 20 INCHES.
- P) STAIR HANDRAILS TO BE HAVE 2 1/4" MAX. DIMENSION.
- Q) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDING AND TREADS.
- R) FOUNDATIONS: MAX. ASSUMED SOIL BEARING CAPACITY TO BE 1,500 PSF. MIN. CONCRETE STRENGTH TO BE FTOS. & INTER. FLOORS = 2,500 PSF; FOUNDATION WALLS = 3,000 PSI, EXTERIOR CONC. = 4,000 PSI.
- S) ALL EXTERIOR CONC. (INCLUDING FOUNDATION WALLS & GARAGE SLABS) TO BE 5% TO 7% AIR ENTRAINED.
- T) ANY NEW FURNACE AND PREFAB FIREPLACE UNITS TO BE INSTALLED WITH MANUFACTURER'S LISTED CLEARANCES TO COMBUSTIBLES AND BE PROVIDED WITH OUTSIDE COMBUSTION AIR PER MANUFACTURER'S REQUIREMENTS.
- U) A WATER-TIGHT OR CORROSION-RESISTANT METAL PAN SHALL BE INSTALLED BENEATH ANY NORMAL DRAIN PIPES DISCHARGING TO A COMBUSTIBLE LOCATION.
- V) EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3'-0" ABOVE THE FLOOR 2'-0" FROM EXTERIOR WALLS.
- W) COMBUSTION AIR SHALL BE PROVIDED TO EACH FURNACE BY TWO OPENINGS LOCATED 1'-0" FROM THE CEILING OF THE ROOM AND 1'-0" FROM THE FLOOR OF THE ROOM. THE NET FREE AREA OF EACH DUCT SHALL BE 1 SQUARE INCH PER 4,000 BTU/H.
- X) ALL EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR OF THE HOUSE AND ALL BATHROOM EXHAUST FANS SHALL MEET MIN. 50 CFM.
- Y) ALL OPEN HANDRAILS AND GUARDRAILS SHALL BE SUCH THAT A 4" OBJECT OR GREATER CANNOT PASS THRU AND BAILETERS SHALL NOT RESULT IN A LADDER EFFECT.
- Z) GLAZING @ TO HAVE U<sub>0</sub> = 0.35 MAX.
- AA) PROVIDE DRAFTSTOPPING FOR FLOOR TRUSSES EVERY 1,000 SQUARE FEET @ FINISHED PORTIONS OF BASEMENT AND CEILING/ FLOOR ASSEMBLY BETWEEN FIRST @ SECOND FLOORS.
- AB) INSURE MAXIMUM 8 1/4" HEIGHT OF ALL EXTERIOR DOOR THRESHOLDS TO MIN. 3'-0 X 3'-0 LANDING.
- AC) ALL EXPOSED BOLTS AND FASTENERS SHALL BE GALVANIZED OR STAINLESS STEEL.
- AD) BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6'-0" ABOVE FLOOR. GYPSUM WALLBOARD IN THESE AREAS SHALL BE "ORREN BOARD" OR EQUIVALENT.
- AE) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN TABLE 1053.1.
- AF) FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACE STUDS WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARREL ROWS OF STUDS OR STAGGERED STUDS. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS, AND IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUNS.
- AG) GYPSUM BOARD UTILIZED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER NONABSORBENT FINISH MATERIAL SHALL CONSIST OF 1/2" WATER RESISTANT BACKING BOARD.

DRAWING INDEX		
DWG. NO.	DRAWING NAME	DATE/ REVISIONS
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A2	FOUNDATION PLAN	8/28/16 9/9/16 9/30/16
A3	FIRST FLOOR PLAN	8/28/16 9/9/16 9/30/16
A4	SECOND FLOOR PLAN	8/28/16 9/9/16 9/30/16
A5A	CROSS SECTIONS, DETAILS	9/9/16
A5A	CROSS SECTIONS, DETAILS	9/9/16 9/30/16
A6	WALL SECTIONS, DETAILS	8/28/16 9/9/16
E1	FIRST FLOOR ELECTRIC	9/9/16 9/30/16
E2	SECOND FLOOR ELECTRIC	9/9/16 9/30/16
10' DRAWINGS TOTAL		



DATE/ REVISIONS:		
8/28/16	9/9/16	9/30/16

Kent Bradley Roush Architects, LLC

4142 AIRPORT ROAD  
3RD FLOOR, SUITE 3  
CINCINNATI, OHIO  
45226

513 321-9242

WP LAND COMPANY  
915 POPULAR AVENUE  
TERRACE PARK, OHIO 45174

MARKET RESIDENCE

6182 FULSHER LANE  
CINCINNATI, OHIO 45243

DRAWING #:

**AI**

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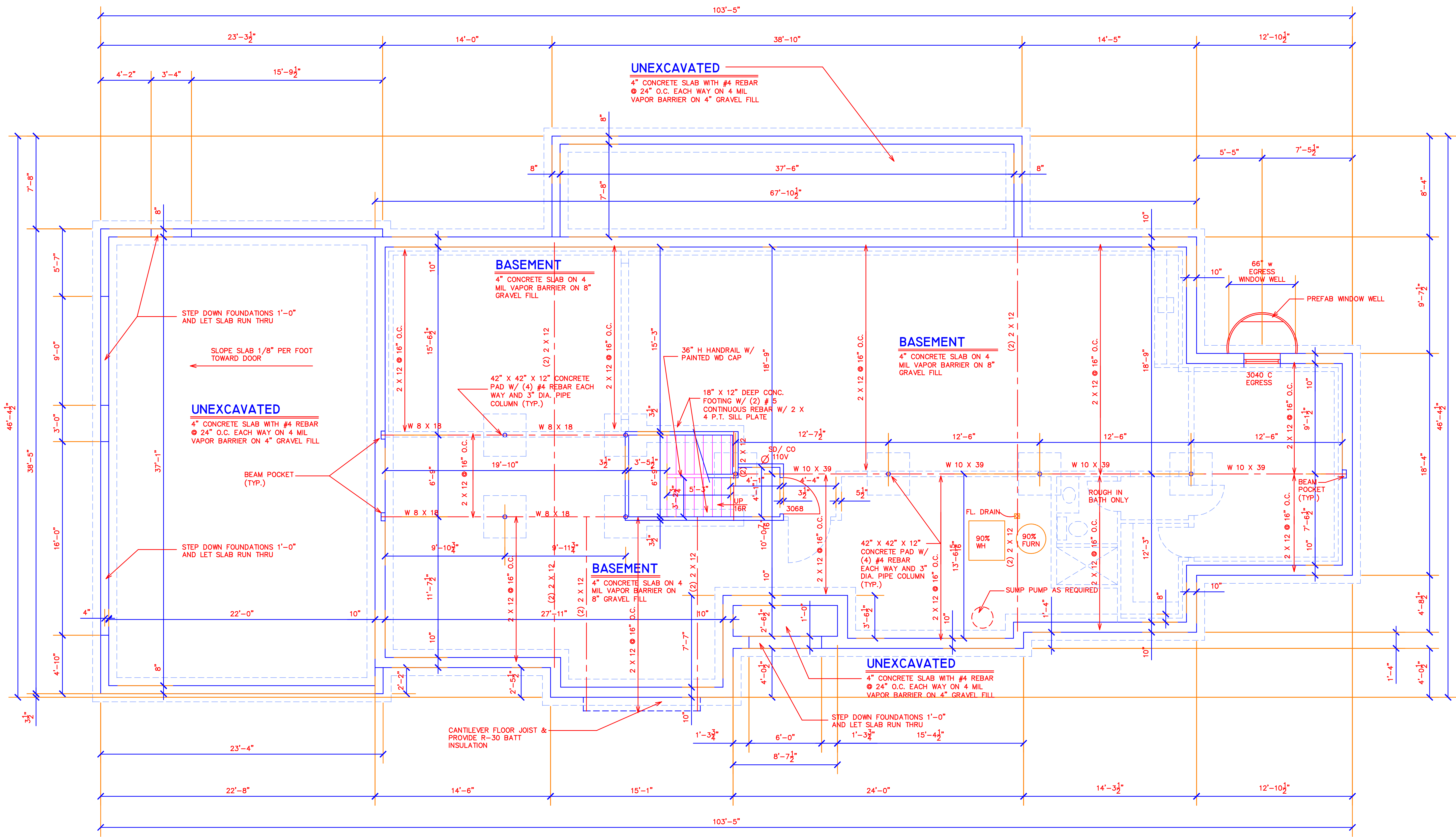
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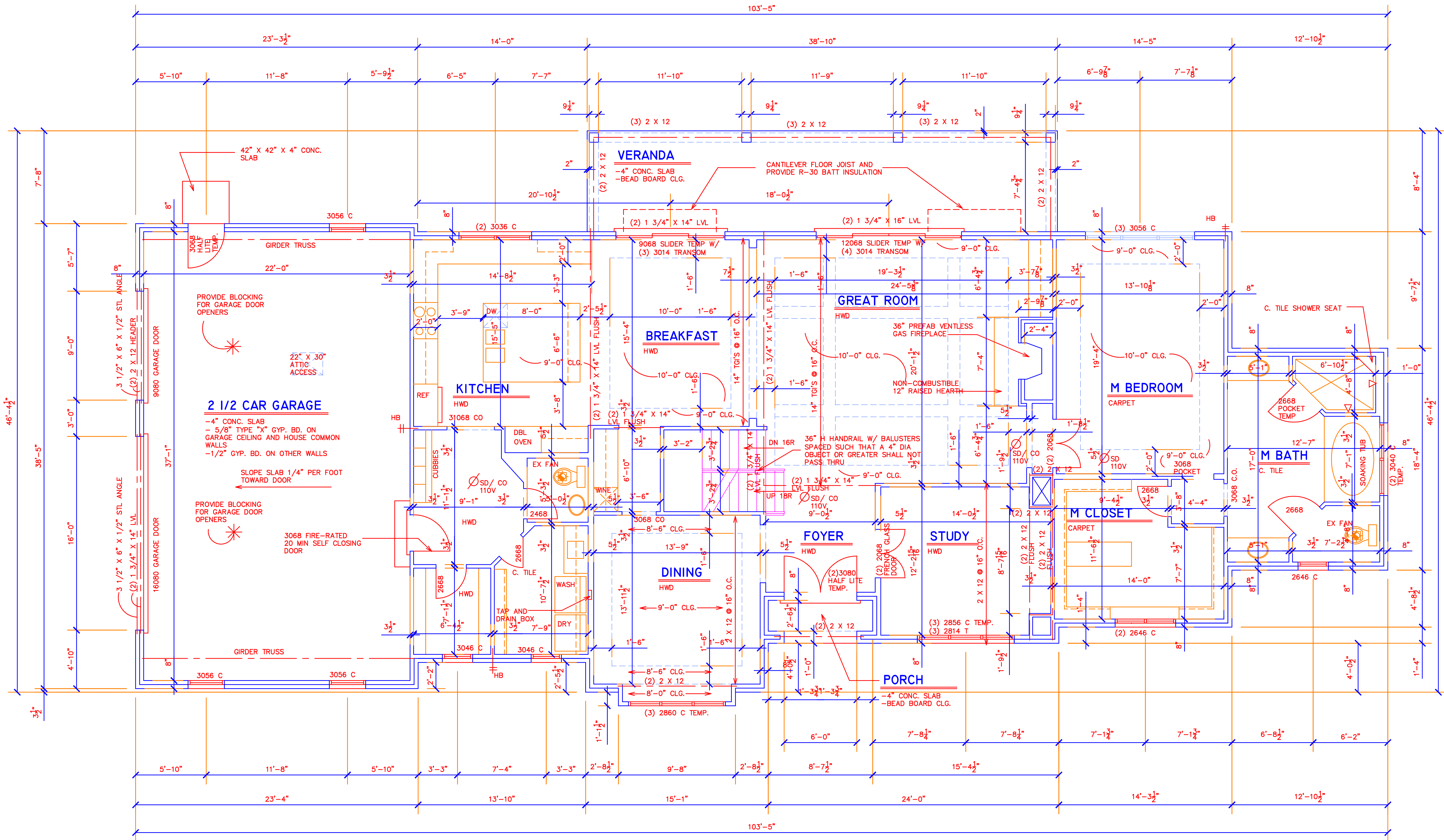
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OF 10



FOUNDATION PLAN

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



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 2557 SQ. FT.

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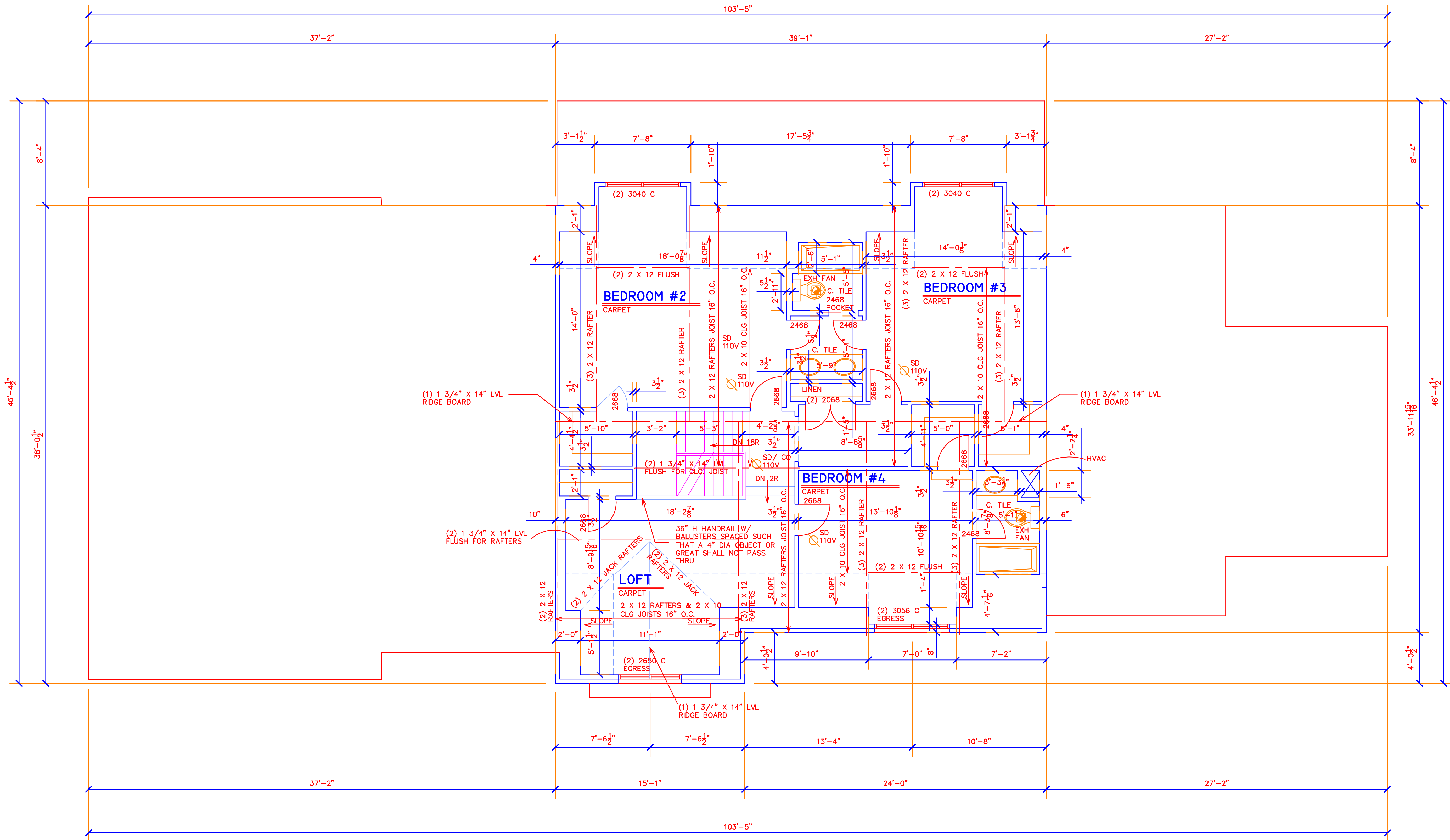
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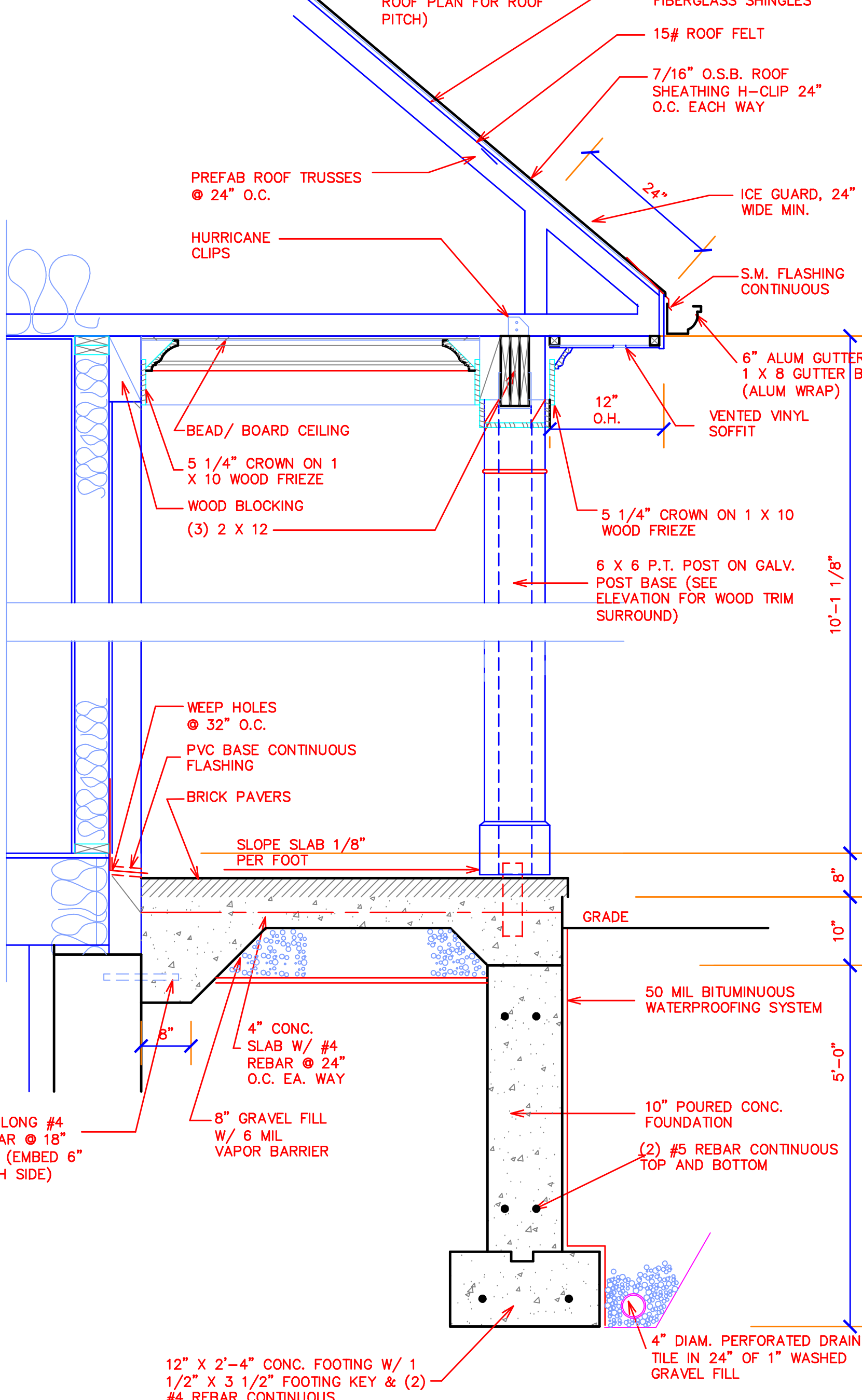
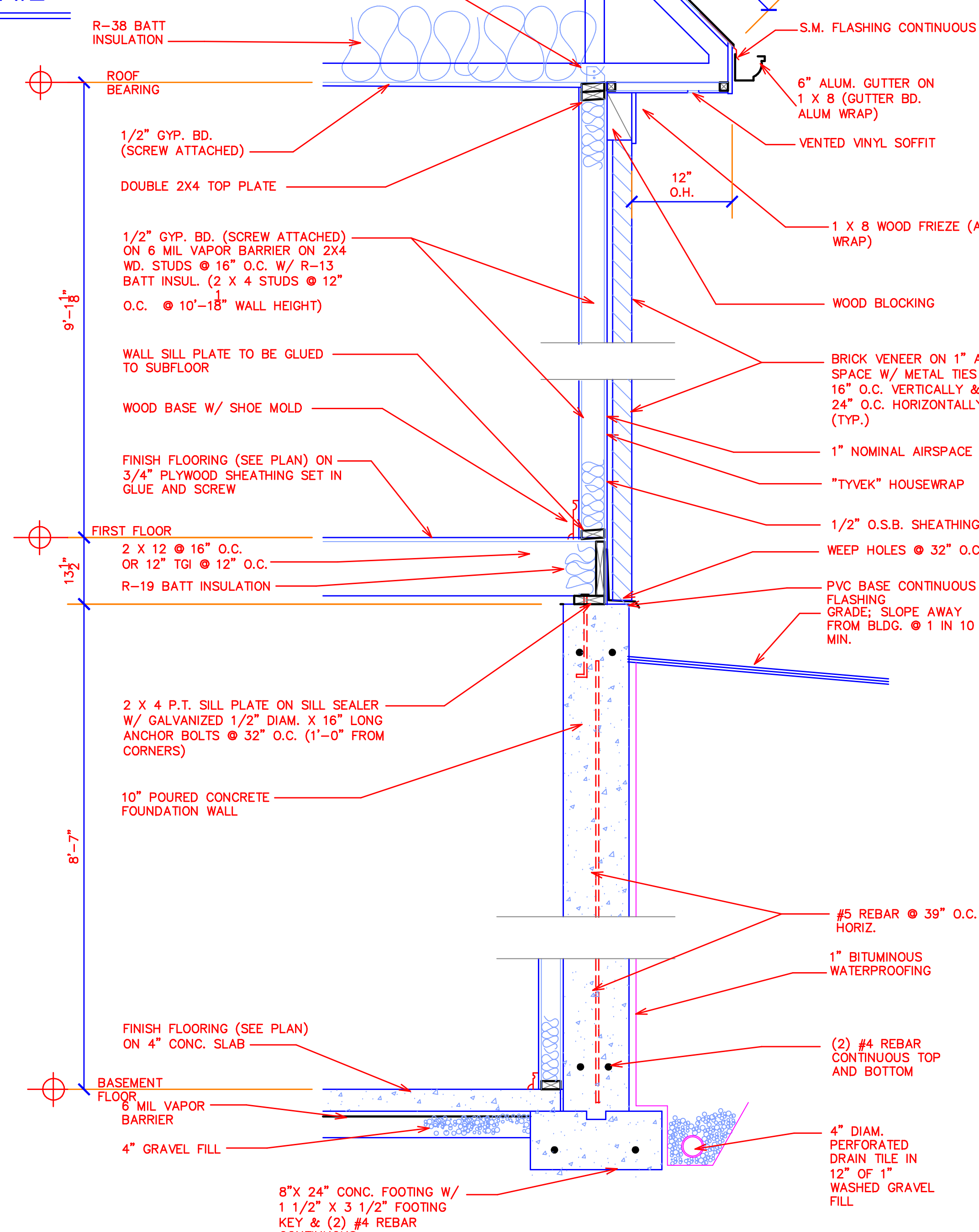
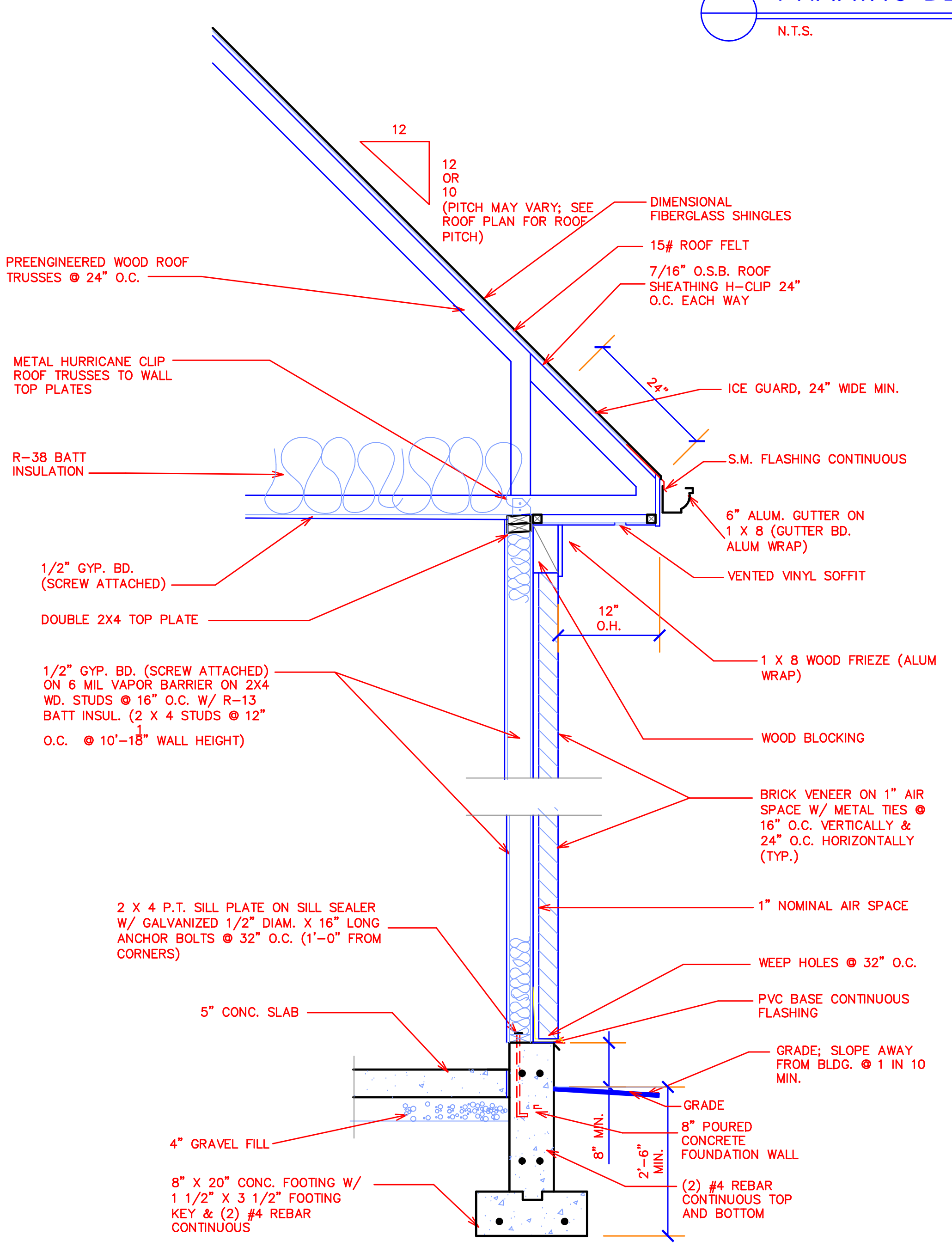
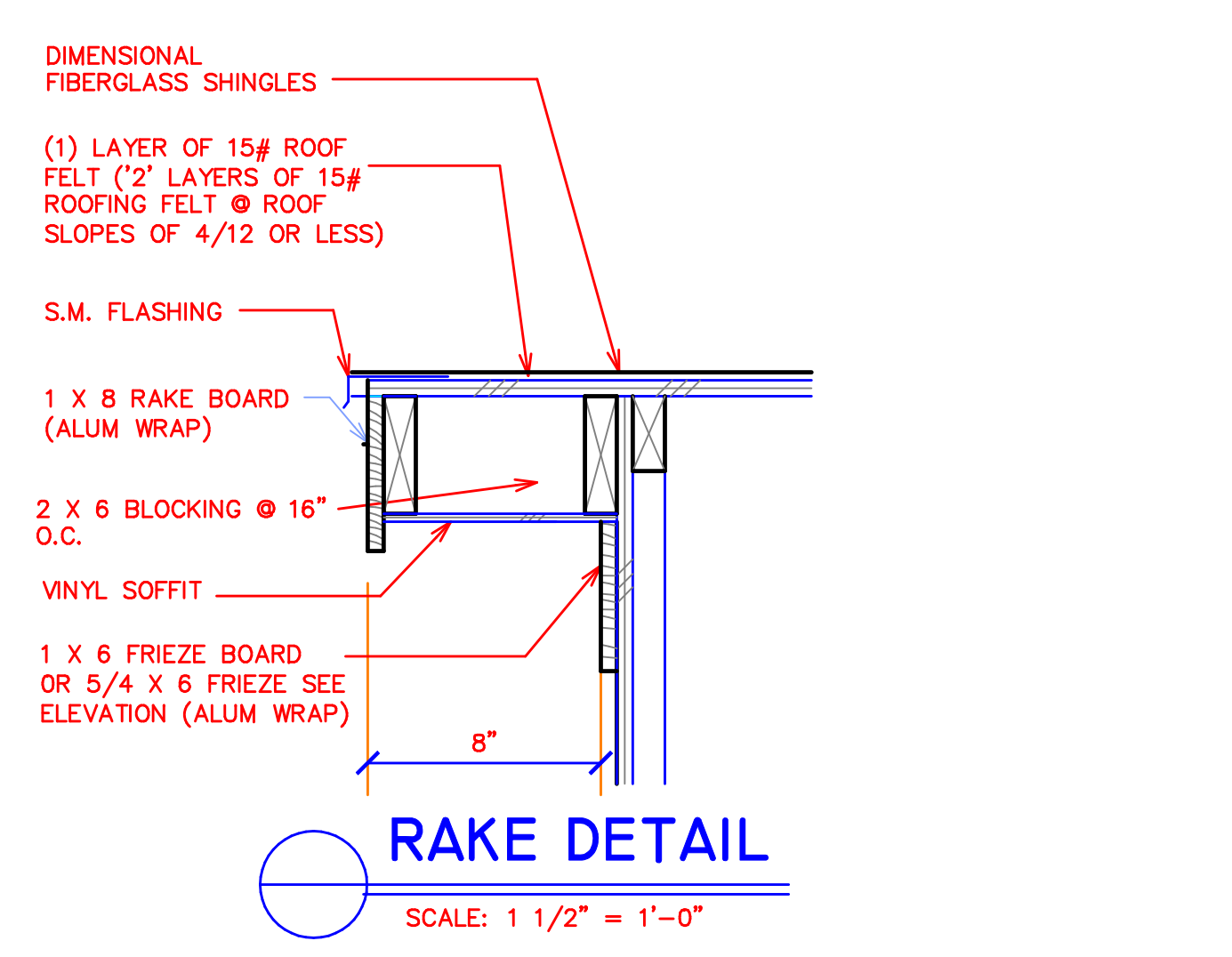
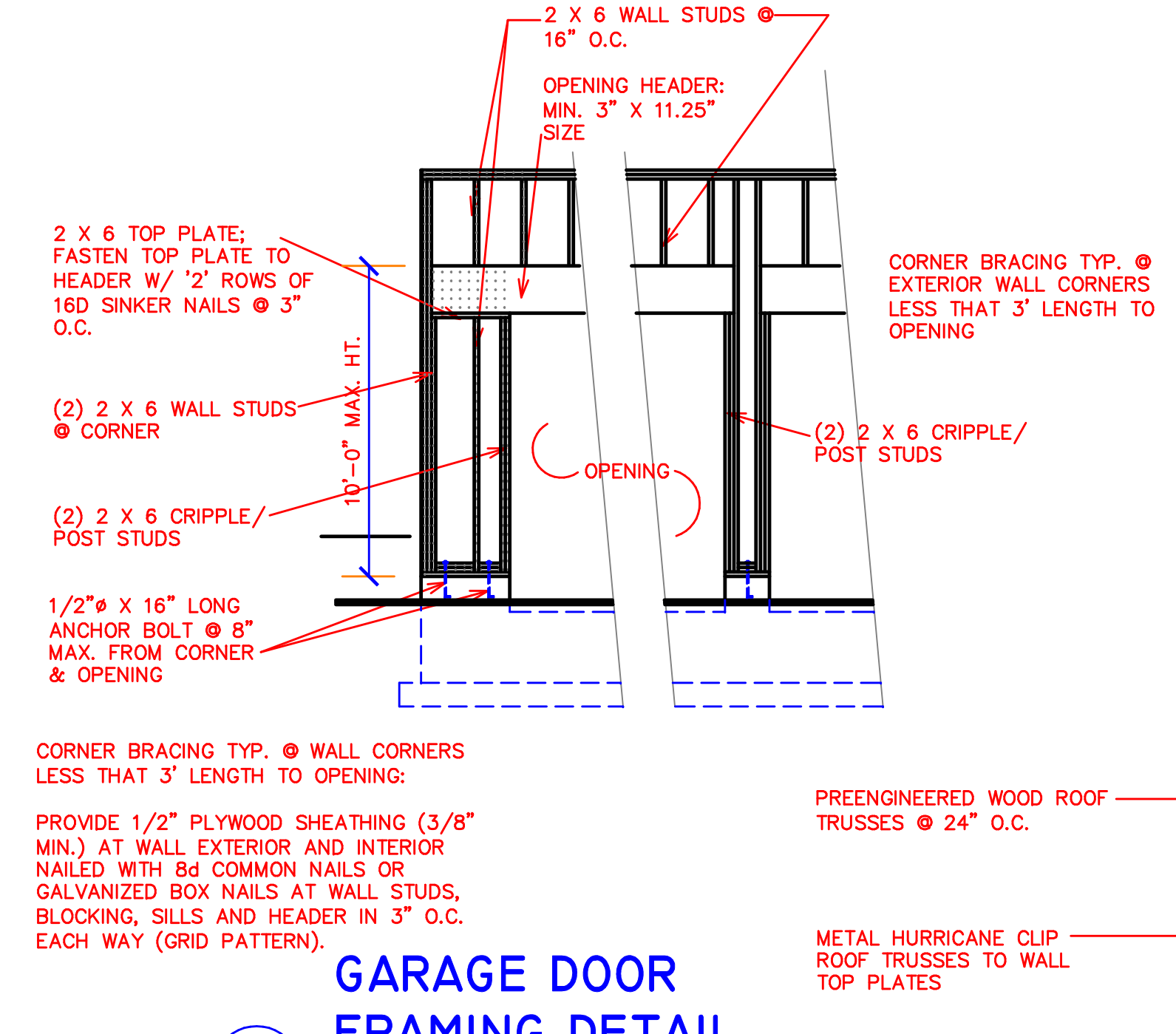
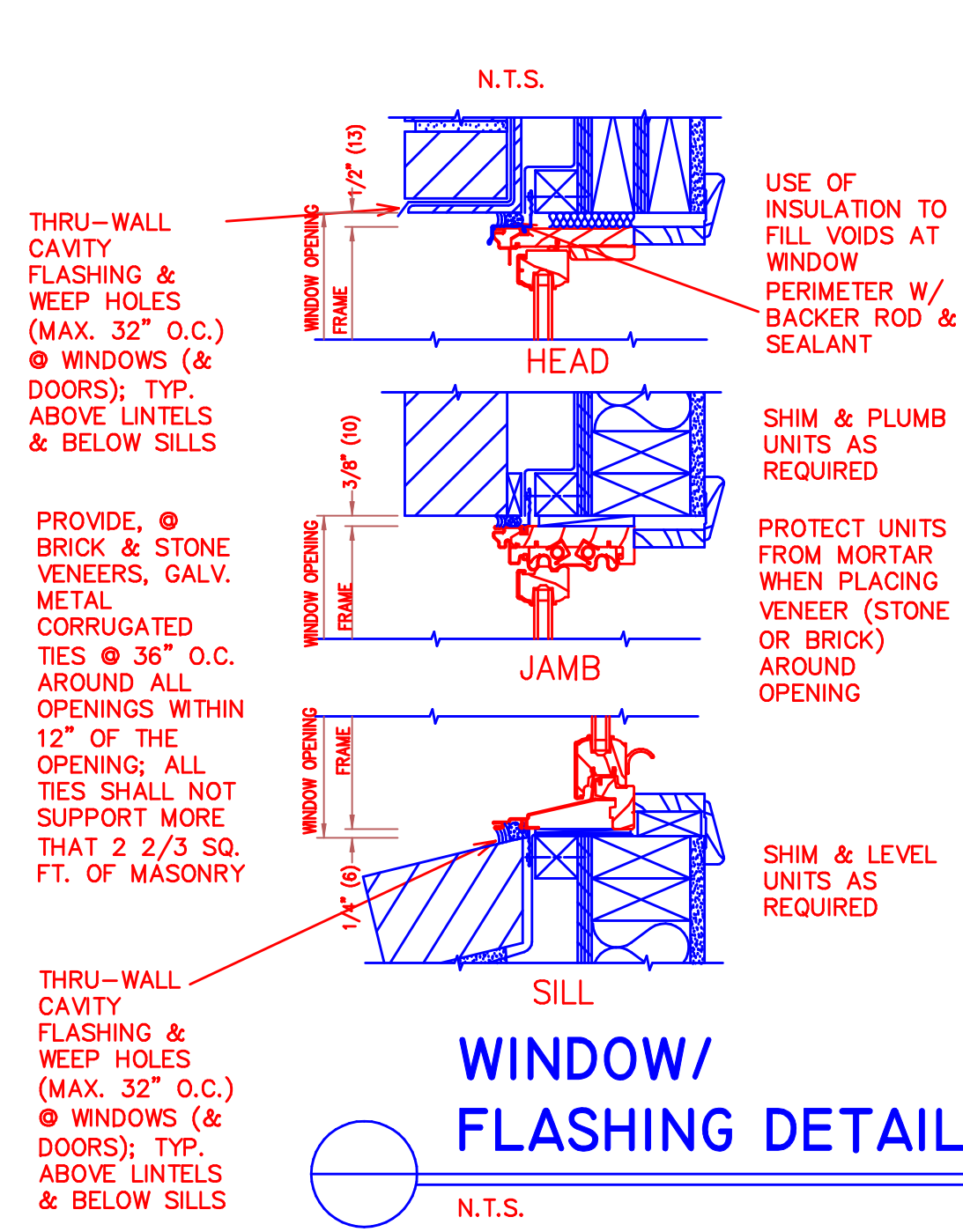


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1230 SQ. FT







DATE/ REVISIONS:

9/9/16  
8/28/16

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





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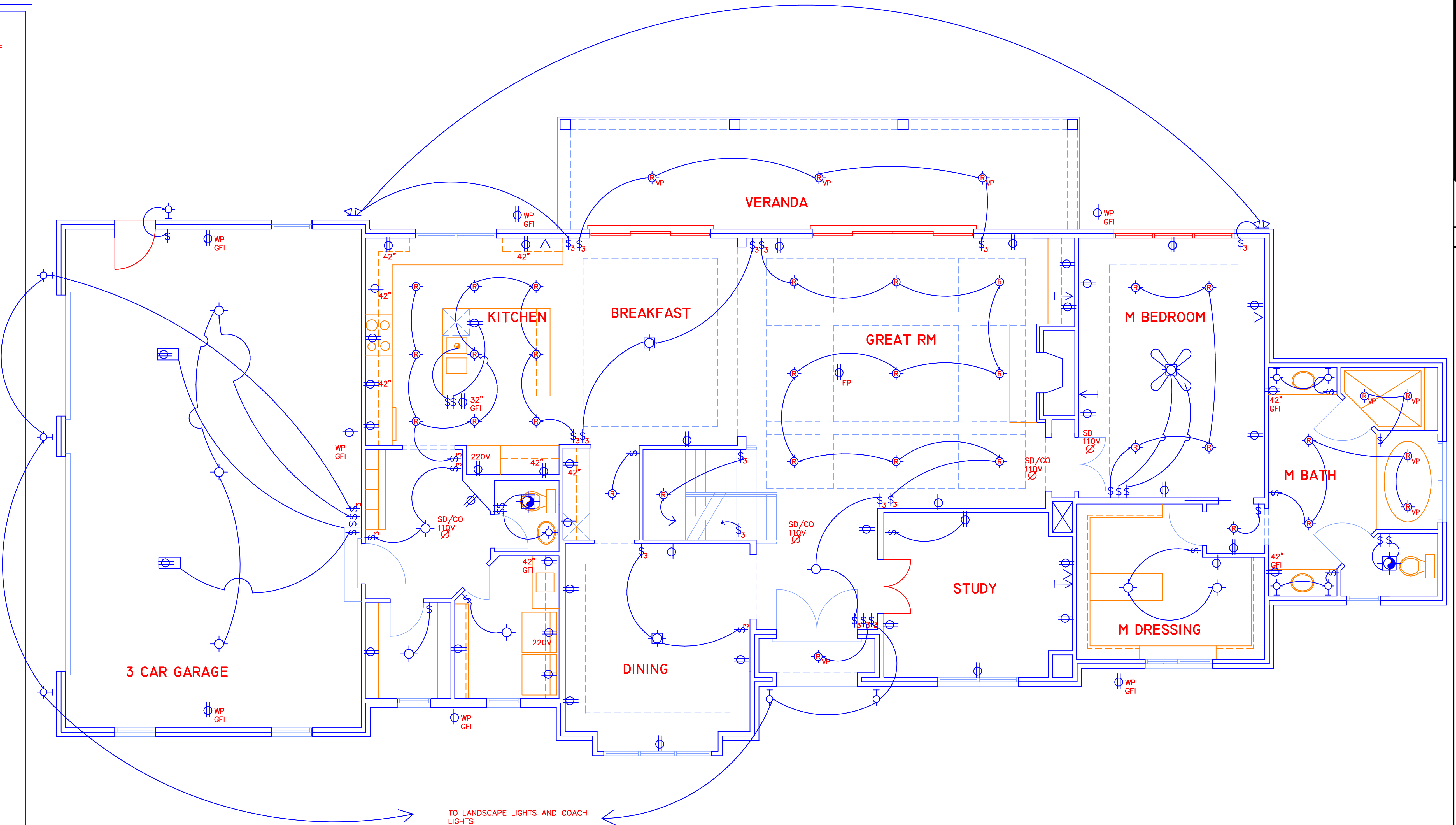
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E1

OF 10

ELECTRICAL SYMBOL LEGEND

-  WALL OUTLET
-  220 VOLT OUTLET
-  FLOOR PLUG
-  WEATHERPROOF OUTLET
-  GROUND FAULT INTERRUPT OUTLET
-  CEILING OUTLET FOR GARAGE DOOR OPENER
-  CABLE TELEVISION JACK
-  PHONE JACK
-  SINGLE POLE SWITCH
-  3-WAY SWITCH
-  4-WAY SWITCH
-  DIMMER SWITCH
-  CEILING MOUNTED LIGHT FIXTURE
-  CEILING MOUNTED HANGING LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  RECESSED CEILING LIGHT FIXTURE
-  VAPOR PROOF RECESSED CEILING LIGHT FIXTURE
-  RECESSED WALL WASH LIGHT FIXTURE
-  UNDER-COUNTER LIGHT FIXTURE
-  SPOT LIGHT FIXTURE
-  CEILING FAN/ LIGHT COMBO. FIXTURE
-  CEILING FAN
-  110V SMOKE DETECTOR
-  EXHAUST FAN/LIGHT COMBO. FIXTURE
-  DISPOSAL



FIRST FLOOR ELECTRIC PLAN  
SCALE: 1/4" = 1'-0"

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



















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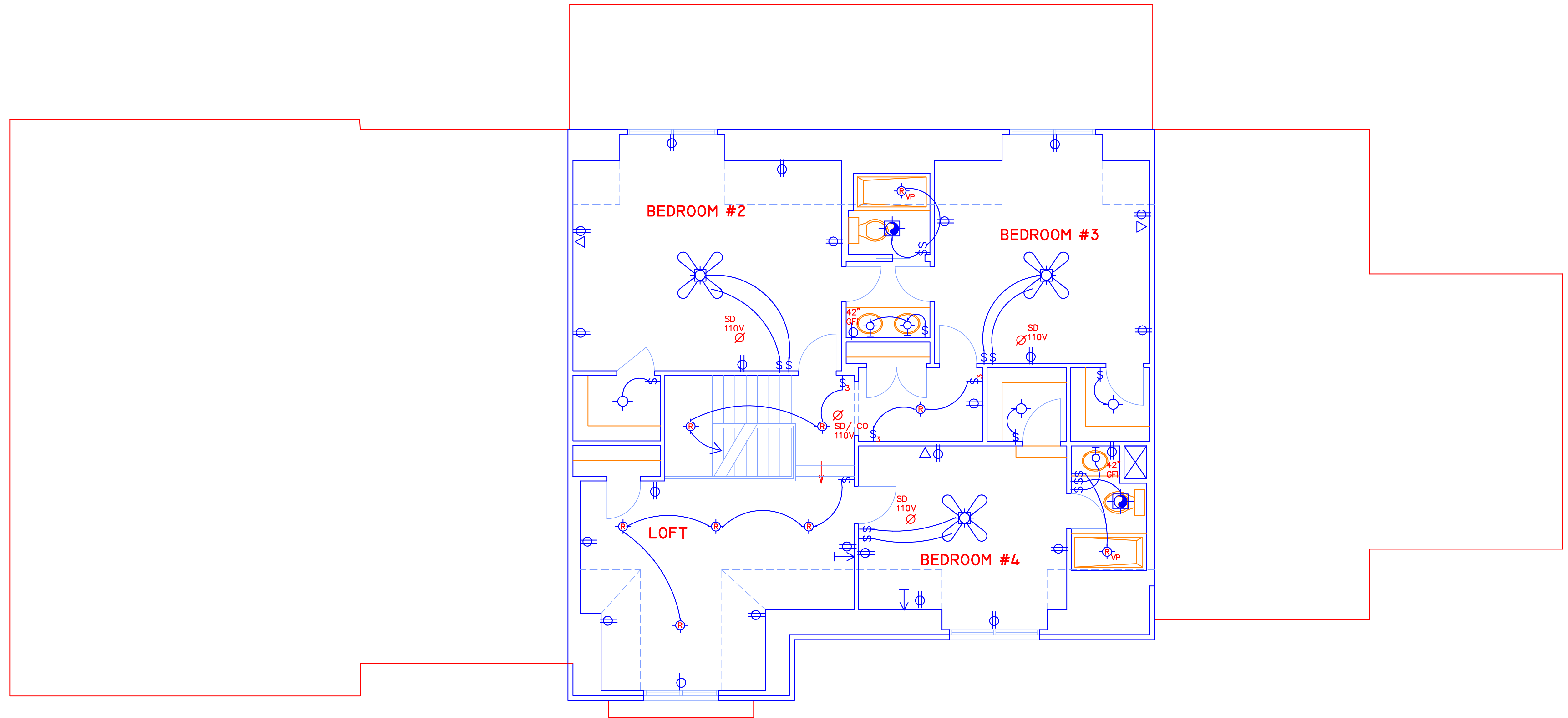
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**ELECTRICAL SYMBOL LEGEND**

-  WALL OUTLET
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-  SPOT LIGHT FIXTURE
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-  CEILING FAN
-  110V SMOKE DETECTOR
-  EXHAUST FAN/LIGHT COMBO. FIXTURE
-  DISPOSAL



**SECOND FLOOR ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"