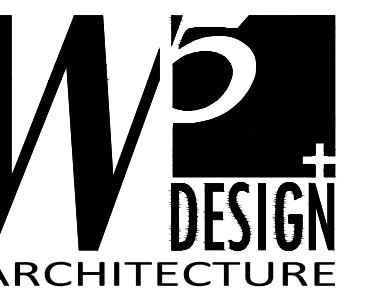


KROGER RESIDENCE

9148 SHADETREE DRIVE

CINCINNATI, OHIO 45242



W3 DESIGN + ARCHITECTURE LLC
515 Wyoming Ave., Suite 1
Cincinnati, Ohio 45215
513.882.0507

PROJECT TEAM

CLIENT

KROGER RESIDENCE
9148 SHADETREE DRIVE
CINCINNATI, OHIO 45242

SCALE

PRELIMINARY
NOT FOR
CONSTRUCTION
10-07-19

No.	Date	Description
10.07.19	10-07-19	CLIENT REVIEW
12-10-19	12-10-19	REVISION #1

PROJECT STATUS

SCHEMATIC
DESIGN

JOB NUMBER: KRO-019-01

FILE:

SCALE:

DATE:

COVER SHEET

SHEET NUMBER

G1.0

SCOPE OF WORK

TWO-STORY ADDITION TO SINGLE FAMILY RESIDENCE.

ZONING

SYCAMORE TOWNSHIP
8540 KENWOOD RD.
SYCAMORE TOWNSHIP, OH 45236

BUILDING CODE

2019 RESIDENTIAL CODE OF OHIO

SQ. FOOTAGE

ADDITION	SF
FIRST FLOOR-GARAGE	500
SECOND FLOOR	704
TOTAL	1,204

INDEX OF DRAWINGS

SHEET	SHEET TITLE	CLIENT REVIEW
GENERAL:		
G1.0	COVER SHEET	10-07-19
G1.1	GENERAL NOTES	10-07-19
ARCHITECTURAL:		
A1.0	PLANS	10-07-19
A2.0	ELEVATIONS & SECTIONS	10-07-19

SYMBOLS

- SECTION
- ELEVATION
- DETAIL
- FLOOR COVERING DETAIL
- ROOM IDENTIFICATION
- DOOR NUMBER
- KEY NOTE
- MILLWORK
- SCHEDULE SYMBOL
- REVISION NUMBER
- SIGNAGE AND GRAPHICS SYMBOL
- WALL FINISH
- PARTITION TYPE

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
CL	CENTERLINE
CLG.	CEILING
CT	CERAMIC TILE
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL
D.W.	DRYWALL
D.WGS.	DRAWINGS
D.O.	DRYWALL OPENING
(E)	EXISTING
E.C.	ELECTRICAL CONTRACTOR
EXP.	EXPOSED
EXST.	EXISTING
EQ.	EQUAL
F.C.	FIXTURE CONTRACTOR
FF.	FINISHED FLOOR
FIN.	FINISH
FLR.	FLOOR
F.R.	FIRE RETARDANT
FND.	FOUNDATION
FR.	FRENCH
GA.	GALVE
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYP. BOARD
HR.	HOUR
HT.	HEIGHT
JST.	JOIST
LAV.	LAVATORY
LGMF.	LIGHT GAUGE METAL FRAMING
MAX.	MAXIMUM
MFG.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
MR.	MOISTURE RESISTANT
(N)	NEW
NIC	NOT IN CONTRACT
O.C.	ON CENTER
SIM.	SIMILAR
TME	TO MATCH EXISTING
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.P.S.	UNINTERRUPTED POWER SUPPLY
VAV	VARIABLE AIR VOLUME
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
WD.	WOOD
WIN.	WINDOW

DESIGN CRITERIA

ENERGY NOTES

A VAPOR BARRIER IS REQUIRED IN ALL TYPES OF ASSEMBLIES (REFER TO SECTIONS, AND DETAILS FOR TYPE AND LOCATION) HOWEVER, IT HAS NO SIGNIFICANT 'R' VALUE AND IS NOT INCLUDED IN THE TOTAL 'R' VALUE FOR ANY ASSEMBLY LISTED IN THE FOLLOWING TABLE:

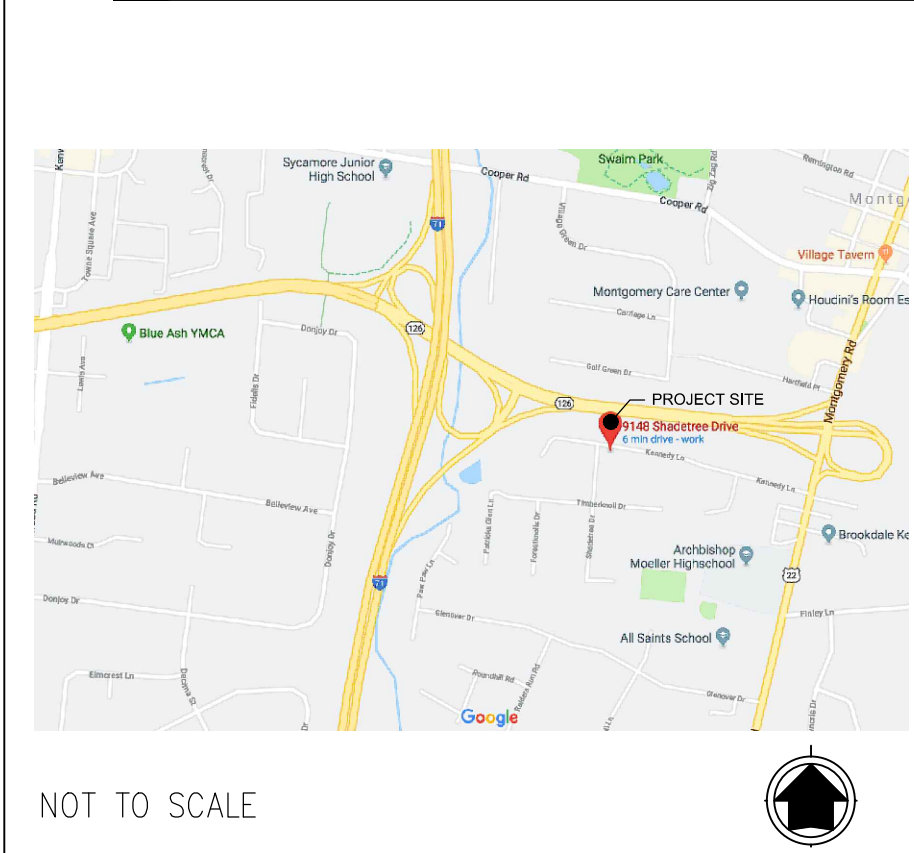
1. 'R' VALUE AT TYPICAL ROOF / CEILING	ASSEMBLY MATERIAL	'R' VALUE
	AIR FILM ABOVE INSULATION	0.61
	CEILING INSULATION	38.00
	1/2" THICK DRYWALL	0.45
	AIR FILM ABOVE DRYWALL	0.61
	TOTAL 'R' VALUE	39.67

2. 'R' VALUE AT WALL ASSEMBLY (WITH BRICK VENEER)	ASSEMBLY MATERIAL	'R' VALUE
	AIR FILM AT EXTERIOR	0.17
	4" THICK BRICK VENEER	0.44
	1" THICK AIR SPACE	1.01
	15 LB. FELT PAPER	0.06
	7/16" THICK INSULATION SHGT.	0.50
	INSULATION	19.00
	1/2" THICK DRYWALL	0.45
	AIR FILM AT INTERIOR	0.67
	TOTAL 'R' VALUE	22.30

3. 'R' VALUE AT WALL ASSEMBLY (WITH SIDING)	ASSEMBLY MATERIAL	'R' VALUE
	AIR FILM AT EXTERIOR	0.17
	WOOD SIDING	2.17
	7/16" THICK INSULATION SHGT.	0.50
	INSULATION	19.00
	1/2" THICK DRYWALL	0.45
	AIR FILM AT INTERIOR	0.67
	TOTAL 'R' VALUE	22.69

PROVIDE FIBERGLASS INSULATION OF THE FOLLOWING MINIMUM 'R' VALUES:	LOCATION	'R' VALUE
	CEILING / ATTIC	R-38
	FLOORS OVER UNHEATED SPACE	R-19
	CRAWL SPACES	R-13
	(ON WALLS WITH NON-COMBUSTIBLE FACING & EXTEND 24" OVER GRAVEL)	
	EXTERIOR WALL (2X4)	R-13
	EXTERIOR WALL (2X6)	R-19
	PERIMETER AT FOUNDATION WALL	R-10
	(2" RIGID INSULATION)	
	PERIMETER UNDER SLAB	R-10
	(2" RIGID INSULATION)	

VICINITY MAP



GENERAL NOTES

DIVISION 1. GENERAL NOTES:

- THESE GENERAL NOTES ARE TO BE USED IN ASSOCIATION WITH COMPLETE BOOK SPECIFICATIONS, WHEN SUCH SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. IF INCONSISTENCIES EXIST BETWEEN THE DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, REPORT THEM TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. IF AT ANY TIME SUCH INCONSISTENCIES EXIST, THE MOST STRINGENT REQUIREMENTS SHALL APPLY UNLESS OTHERWISE DETERMINED BY THE ARCHITECT.
- DO NOT SCALE DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THE SCOPE OF THEIR WORK. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. FAILURE TO REPORT SUCH ABOVE MENTIONED PROBLEMS TO THE ARCHITECT IF/WHEN THEY ARE DISCOVERED RELEASES THE ARCHITECT FROM ALL RESPONSIBILITY. ANY JOB OR SITE CONDITIONS, INCLUDING ADVERSE SOIL BEARING CONDITIONS, THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE ARCHITECT IS IN NO WAY RESPONSIBLE FOR THE QUALITY OR QUANTITY OF THE WORK, FIELD INSPECTION, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. NEITHER IS THE ARCHITECT RESPONSIBLE FOR REVIEWING COPIES OR REQUISITIONS RECEIVED FROM ANY SUBCONTRACTORS AND MATERIAL SUPPLIERS, OR OTHER DATA REQUESTED BY THE OWNER TO SUBSTANTIATE THE CONTRACTOR'S RIGHT TO PAYMENT, OR FOR ASSERTING HOW OR FOR WHAT PURPOSE, THE CONTRACTOR HAS USED MONEY PREVIOUSLY PAID ON ACCOUNT OF THE CONTRACT SUM. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY. COMPLIANCE TO BE IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING WALLS, FINISHES, AND HANDRAILS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE COST OF THE DAMAGES AND REPLACEMENT OF THE SAME.
- FOR RENOVATIONS, ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE, IN PART OR IN WHOLE, THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETRIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNING BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES, SHALL BE REPAIRED OR REPLACED TO SUFFICIENTLY PROVIDE STRUCTURAL INTEGRITY WHILE MAINTAINING THE ORIGINAL CONTINUITY OF THE BUILDING.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES OR ORDINANCES HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. ALL WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADE.
- EXTERIOR PLAN DIMENSIONS ARE TO FACE OF FOUNDATION WALLS AND TO THE OUTSIDE FACE OF SHEATHING ON STUD WALL. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR MASONRY. ALL WOOD STUDS ARE 16" O.C. ALL EXTERIOR WALL STUDS ARE 3 1/2" THICK WITH 1/2" EXTERIOR SHEATHING, UNLESS OTHERWISE NOTED. ALL WALL STUDS WHICH ARE NOT DIMENSIONED ON THE DRAWING ARE 3 1/2" THICK.
- ALL STAIRWELLS TO HAVE A MINIMUM WIDTH OF 36" A MAXIMUM RISER HEIGHT OF 8 1/4" AND A MINIMUM TREAD WIDTH OF 9". EXCEPT USE OF THE NOSING. RISER HEIGHT WITHIN ONE FLIGHT OF STAIRS IS NOT TO VARY MORE THAN 3/8". TREAD RUN WITHIN ONE FLIGHT OF STAIRS, SHALL NOT EXCEED THE SMALLEST BY 3/8". MINIMUM ALLOWABLE HEADROOM IN ANY STAIR IS 6'-8". THE MINIMUM TREAD DIMENSION FOR A SPIRAL STAIR, DIMENSIONED FROM THE NARROW EDGE, SHALL BE 1 1/2". MINIMUM WIDTH OF A SPIRAL STAIR SHALL BE 26". THE MINIMUM TREAD DIMENSION FOR ANY WINDER STAIR AT ITS NARROWEST IS 6".
- STAIRWAYS OF THREE OR MORE RISERS REQUIRE A HANDRAIL. THE HANDRAIL SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38". MEASURE VERTICALLY FROM THE NOSING OF THE TREADS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/3" TO 2", OR A NON-CIRCULAR CROSS-SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS-SECTION NOT EXCEEDING 2 1/4".
- AT ALL INTERIOR AND EXTERIOR STAIRS, PROVIDE A LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE TOP AND BOTTOM LANDING OF THE STAIR AND STAIR RUN.
- GUARDRAILS NOT LESS THAN 36" HIGH SHALL BE LOCATED AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACES WHICH ARE LOCATED 30" ABOVE THE FLOOR OR GRADE BELOW. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" SHALL HAVE A GUARDRAIL 34" HIGH, MEASURED VERTICALLY FROM THE NOSING OF TREADS, PROVIDE A SPACE OF LESS THAN 4" HORIZONTAL BETWEEN BALUSTERS, HORIZONTAL RAILS RESULTING IN A 'LADDER EFFECT' ARE NOT PERMITTED.
- PROVIDE ONE EXTERIOR, 3'-0" WIDE, SIDE-HINGED DOORWAY FROM THE GROUND FLOOR TO A LANDING OF AT LEAST 3'-0" X 3'-0". THE LANDING SHALL BE NO MORE THAN 8 1/4" DOWN FROM THE INTERIOR FINISHED FLOOR SURFACE. PROVIDE A WALKWAY OF AT LEAST 3'-0" WIDE WHICH CONNECTS THIS LANDING TO THE DRIVEWAY. OTHER EXTERIOR DOORS MUST ALSO EXIT TO A LANDING OF AT LEAST 3'-0" X 3'-0". HOWEVER, THIS LANDING SHALL BE NO MORE THAN 16 1/2" DOWN, A MAXIMUM OF (2) 8 1/4" RISERS, FROM THE INTERIOR FINISHED FLOOR SURFACE.
- ATTIC ACCESS PANELS SHALL BE A MINIMUM OF 22"X30" AND LOCATED PER PLANS.
- CRAWL SPACE ACCESS PANELS TO BE 24"X36" MINIMUM AND LOCATED PER PLANS.

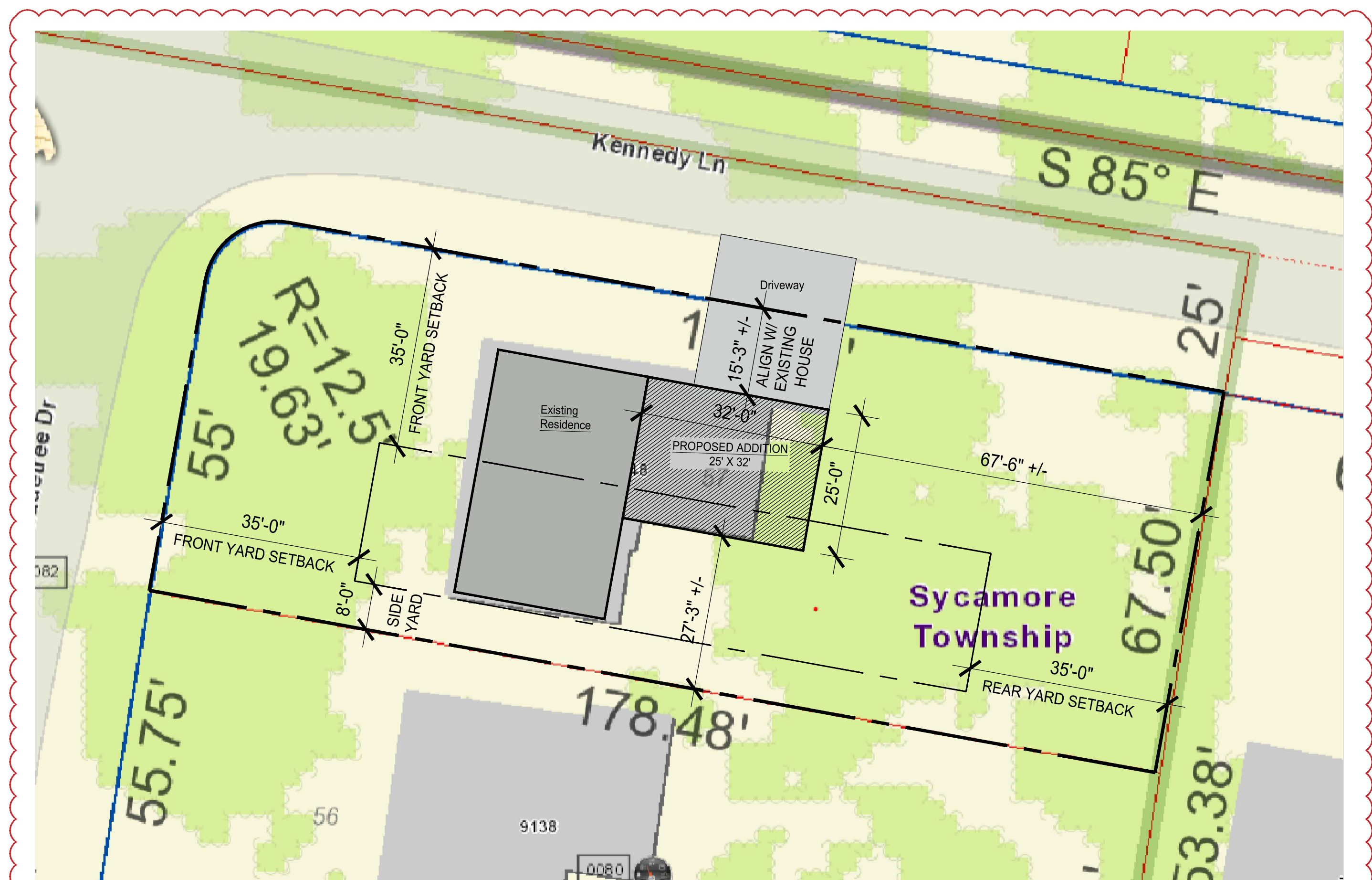
DIVISION 2. SITEWORK:

- SOIL TREATMENT TO PASS A 5 YEAR TEST AS CONDUCTED BY THE U.S. FOREST SERVICE, U.S. DEPARTMENT OF AGRICULTURE, AND PER LOCAL CODES.
- CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL DESIGN ALLOWABLE SOIL BEARING PRESSURE BELOW FOOTINGS @ 1500 PSF.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
- 4" PERFORATED FOUNDATION DRAIN WITH FULL HEIGHT LESS TOP 12" (FOR COMPACTED CLAY MATERIAL) WASHED GRAVEL BACKFILL SHALL BE PROVIDED AT ALL PERIMETER FOOTINGS, AND LOCATED NEXT TO THE VERTICAL FACE OF THE FOOTING.
- BACKFILL FOUNDATION WALLS ONLY AFTER THE FIRST FLOOR FRAMING AND SHEATHING IS IN PLACE.

GENERAL NOTES CONTINUED ON SHEET G1.1

ARCHITECTURAL SITE PLAN

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



1
G1.0

