

## GENERAL NOTES

- These plans have been developed and designed in accordance with the 2019 Residential Code of Ohio (2019 RCO). All Federal, state, and local codes, ordinances, and regulations, etc., shall be considered as part of the specifications of this building, and are to be adhered to, even if they are in conflict with these plans.
- All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
- All electrical shall be installed in accordance with the 2017 N.E.C.
- Dimensional lumber used for all framing, except trusses, studs, side plates, and cap plates shall be SPCULCE FIVE (FR No. 2 or better, (North))
- Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking. Builder and installer shall determine same.
- Dimensional lumber used for wall studs, side plates, and cap plates shall be Spruce Pine FR No.2 or better, (North)

## PLANNING

- All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
- Ceiling heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
- Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
- Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
- Handrails shall be provided at all stairs with (3) or more risers. Handrails shall have a minimum hgt. of 34" and a maximum hgt. of 38" from the nosing of the treads.
- Handrails shall have a circular cross section with a diameter of 1 1/4" 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 dimension not exceeding 2 1/4".
- Railings, balustrades or raised floor surfaces located more than 30" above the floor or grade shall have quadrants not less than 56" in hgt. Open sides of stairs with a total rise of more than 50" above the floor shall have quadrants not less than 54" in hgt. from the nosing of the stair.
- Required quadrants shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The rectangular opening formed by the nosing, tread, and bottom rail shall not allow the passage of a 6" sphere.
- Required smoke detectors shall be hardwired and interconnected with a battery back-up in rooms with cathedral or sloped ceilings the location of the smoke detector shall be 5' horizontally from the highest point or per the manufacturer's recommendations.
- Wood columns shall be approved wood of natural decay resistance or approved pressure preservative/treated wood.

## FOUNDATIONS & CONCRETE

- The assumed soil bearing capacity shall be 1,500 pcf UNLO.
- All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Garage slabs and concrete exposed to the weather and in a sloped or horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 5% -7% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 3 1/2" Portres, steps and garage floor slabs shall be a minimum 4".
- All footings shall be as follows: (based on 1500 pcf soil bearing)  

8"	8"	16"
10"	8"	18"
12"	8"	20"

nominal wall thickness - footing depth - footing width
- Foundation anchorage shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 7" into poured concrete or masonry. Bolts shall be spaced 6'-0" on center max., 12" from corners max. and shall be compatible with adjacent masonry.
- Crawl space shall be provided with continuously operated mechanical ventilation at a rate of 1.0 cfm per 50 sq. Ft. of crawl space minimum with approved vapor barrier over base course.

## 2019 RCO PLAN

## FLOOR CONSTRUCTION

- Joints under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
- The ends of each joist, beam, or girder shall have a minimum of 1 1/2" of lead bearing on wood or masonry and a minimum of 3" on masonry or concrete.
- Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer, engineered detail sheets shall be provided prior to framing inspection.
- Drilling and notching of pre-engineered floors shall be done per manufacturer's recommendations.
- Sub flooring shall be 3/4" tongue and groove (1 8 0) exterior grade.
- Drift-stopping shall be provided as required when there is a useable space above and below the concealed space of a floor / ceiling assembly.

## WALL CONSTRUCTION

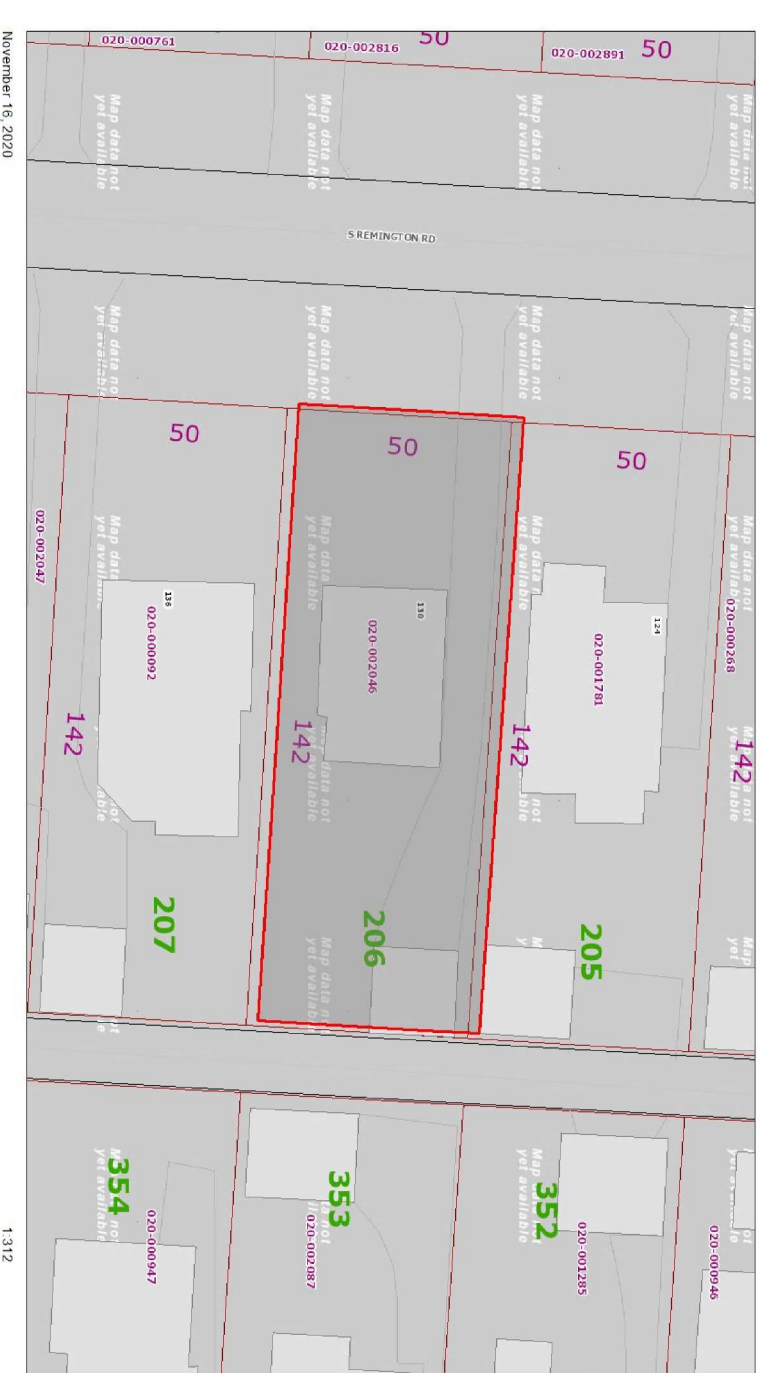
- Fire blocking shall be provided to cut-off all concealed draft openings (high vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 2x3/32" wood structural panel with joints backed by 2x3/32" wood structural panels or one thickness of 3/4-inch particle board with joints backed by 3/4" particle board, 1/2" gypsum board, or 1/4" cement-based mill board. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum depth of 16 inches measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
- All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.s.b. structural sheathing full height, on the entire perimeter of this structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs, spaced no more than 24" o.c., with 5d cold-chairs @ 7" o.c. (max.), or 1-5/8" long, 9/32" lead, O.B.G. diam. gypsum board nails @ 7" o.c. (max.), or 1" x 6" W/ screws per ASTM C 1002. Screws shall be sufficiently long to penetrate wood framing not less than 5/8".
- Wall studs shall be 2x4's @ 16" c/c or 2x6's @ 16" c/c and shall be one piece full height. Provide a minimum of 2 studs at each side of all openings through bearing walls. (Provide (3) studs when opening is equal to or greater than 7'-0" wide) unless noted otherwise on plans.

## ROOF CONSTRUCTION

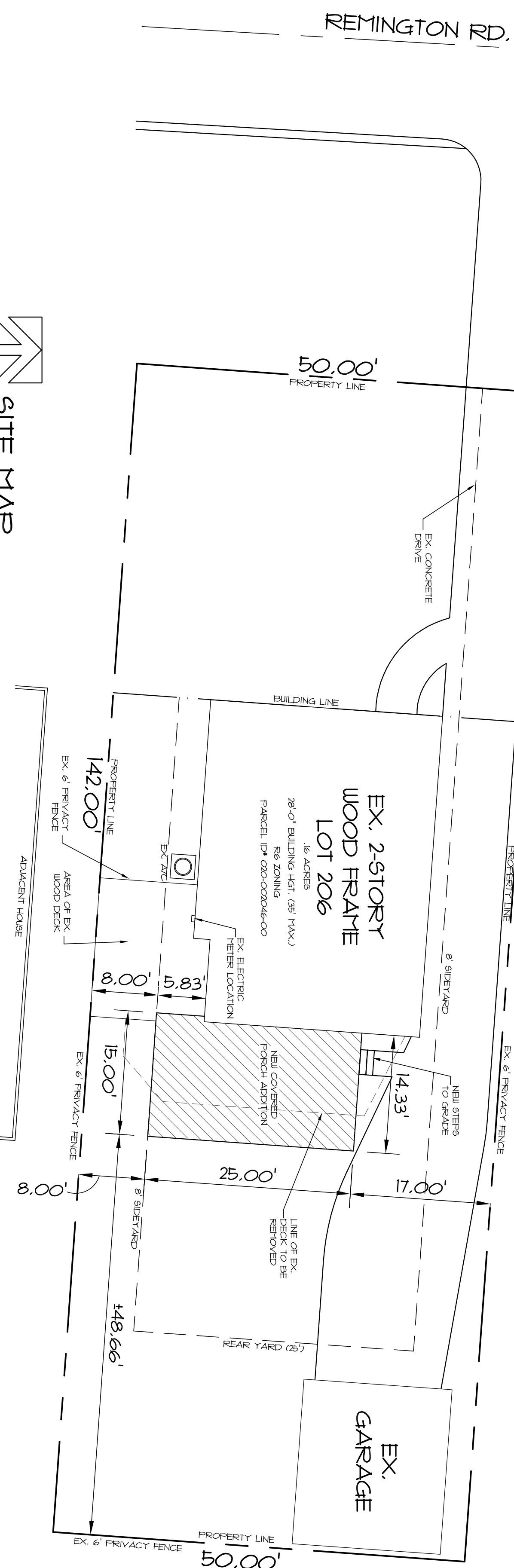
- Frosts shall be pre-engineered by the manufacturer, all truss data and detail sheets shall be provided prior to framing inspection.
- Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gablet plate as a tie.
- Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a lead bearing partition or be designed to carry and distribute the specific load at that point. When the cut end of the rafter exceeds 16" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) framed to the bottom edge of the 2x12.
- Roof assemblies shall have rafter or truss ties provided at lead bearing locations.
- Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
- Roof sheathing shall be 1/2" plywood or 7/16" O.S.B exterior grade. Provide plywood clips at unsupported edges, midway between members.

## HEATING & COOLING

- When heating and cooling equipment is located in an equipment room, an unobstructed working space not less than 50 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
- Fuel burning heating and cooling equipment shall be provided with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to assure proper fuel combustion.
- An approved drain shall be provided to dispose of condensate from the cooling coil, condensate drains shall terminate outside of the building, or to a floor drain, plumbing fixture, sump or approved location.



## 130 S. Remington Rd.



## SITE MAP

130 REMINGTON RD., BEXLEY, OH 43209  
FRANKLIN COUNTY  
SCALE: 1" = 20' (1:1617)

## SHEET INDEX

SHEET #	TITLE
1 OF 5	COVER SHEET & SITE MAP
2 OF 5	FOUNDATION & FIRST FLOOR PLANS
3 OF 5	ROOF PLAN & BUILDING SECTION
4 OF 5	EXTERIOR ELEVATIONS
3 OF 5	ELECTRICAL PLAN

## AREA CALCULATION

NEW COVERED PORCH AREA:	362 SF
TOTAL LOT AREA:	7100 SF
TOTAL BUILDING COV. (35% MAX.):	1923 SF (27%)
TOTAL LOT COVERAGE (60% MAX.):	3261 SF (46%)
TOTAL REAR YARD AREA:	1250 SF
REAR YARD COVER:	360 SF (29%)

## DESIGN CRITERIA

ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	25 PSF
ROOF DEAD LOAD	10 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	10 PSF
FLOOR BDRL. LOAD	30 PSF
WIND SPEED	115 MPH
SEISMIC CATEGORY	C
SOIL BEARING	1500 PSF
FRAMING LUMBER	5F# 2 OR BETTER
STEEL	A57M A36
TIN. FROST DEPTH	36"

## CONDESCO

POWELL, OHIO 614.271.0393

WIRTHMAN RESIDENCE

130 REMINGTON RD.

BEXLEY, OH 43209

PRELIMINARY LAYOUT

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NOT FOR CONSTRUCTION