

# THE THYRET RESIDENCE

6059 RIDGEBURY BLVD MAYFIELD VILLAGE, OHIO

## GENERAL CONSTRUCTION NOTES:

### CODES:

- 2019 RESIDENTIAL CODE OF OHIO
- 2017 OHIO PLUMBING CODE
- 2017 NATIONAL ELECTRIC CODE

### MISCELLANEOUS

FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF RESIDENTIAL CODE OF OHIO, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.

### TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS. IT IS THE BUILDER'S RESPONSIBILITY TO SUPPLY ANY OR ALL OF THIS INFORMATION IF REQUESTED BY LOCAL BUILDING DEPARTMENT.

### LIVE LOADS:

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THAT ALL POINT LOADS TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS.

THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING LOADS:  
 ROOF/SNOW 25psf, FIRST FLOOR 40psf, BALCONIES 60psf, ATTIC 20psf,  
 SECOND FLOOR 40psf, BASIC WIND SPEED 90mph.

### LUMBER:

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THAT ALL LUMBER USED FOR THIS PROJECT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF STRENGTH AND MOISTURE CONTENT SET FORTH BY THE STATE /LOCAL BUILDING CODES  
 TYP. SPURLE PINE #2 OR BETTER 16" O.C. U.N.O. 10psf dead load Max. Clear Span 15'-5" 1d 875psf  
 SEE SCHEDULE ON SHEET 51.

ANY MICROLAM (LVL) NOTED ON THESE DRAWINGS MUST MEET THE FOLLOWING CRITERIA:  
 M.O.E. 1,900,000psi, fb 2,600psi

WALL STUDS SHALL BE A MIN. OF 2x4's AT 16" ON CENTER AND SHALL BE ONE PIECE FULL HT. AND A MIN. OF 2 STUDS AT EACH SIDE OF ALL OPENINGS THROUGH ALL WALLS U.N.O.

### CONCRETE:

ALL CONCRETE SHALL COMPLY WITH ACI 318-8 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS AND ACI 318-09 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,500psi. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED PER RCO SECTION 402.2.

### STEEL:

ALL STEEL BEAMS AND COLUMNS ARE DESIGNED FOR A992 GRADE 50 STEEL. ANCHOR BOLTS SHALL CONFORM TO ASTM A307-07b. ALL REINFORCING STEEL SHALL BE GRADE 60.  
 FOR ALL STEEL COLUMNS, BEARING PLATES AND ANCHOR BOLTS BELOW GRADE, ENCASE WITH A MIN. OF 3" CONCRETE COVER.

### SOIL BEARING:

FOUNDATIONS SHOWN ON THESE DRAWINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500psi. WALLS ARE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 55psi. IT IS THE RESPONSIBILITY OF THE BUILDER TO DETERMINE THAT THE SOIL IS ADEQUATE TO SUPPORT THIS BUILDING ON THE FOUNDATION AND WALLS SHOWN, AND ALSO DETERMINING THAT THE TOTAL AND DIFFERENTIAL SETTLEMENTS OF THE FOUNDATIONS ARE WITHIN THE TOLERABLE LIMITS OF THIS STRUCTURE AND THAT 55psi IS THE CORRECT WALL LOADING.

THE BUILDER IS ENCOURAGED TO OBTAIN THE SERVICES OF A SOIL ENGINEERING FIRM TO DETERMINE THE SUITABILITY OF THE FOUNDATIONS AND WALLS SHOWN TO SAFELY SUPPORT THE STRUCTURE WITH NO DETRIMENTAL EFFECT.

## GENERAL CODE REQUIREMENTS:

Reference sections 106.1.3 and chapter 44

**ROOF:** SHINGLES METAL OR FIBERGLASS SHALL BE APPLIED OVER A MIN. OF ONE PLY OF 1/2" FELT. FELT SHALL BE LAID IN PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND A 4" END LAP. FOR ROOFS WITH A 4/12 PITCH OR LESS REFER TO RCO SECTION 905.2. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS.

### ATTICS:

ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST SNOW/RAIN.

### MECHANICALS:

ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH BY LOCAL BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRICAL CODES.

### ELECTRICAL NOTES:

ALL ELECTRICAL TO BE PER THE 2017 NATIONAL ELECTRIC CODE (NEC) AND LOCAL BUILDING DEPT. CODES.  
 ELECTRICAL SERVICE PANEL TO BE 200 AMP AND METER LOCATION PLEASE SEE DRAWINGS.  
 ELECTRICAL SERVICE UNDERGROUND OR OVERHEAD PER NEC AND LOCAL CODES SEE DRAWINGS FOR LOCATION AND TYPE.

### SMOKE AND CARBON DETECTORS:

ALL SMOKE AND CARBON DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE HOME PER RCO SECTIONS 314.3 AND 315.1.

### FIRESTOPPING:

SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
 CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR, OR ROOF LEVELS, AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZ.

### INSULATION:

INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MIN. ORDINANCES SET FORTH BY LOCAL BUILDING OR ZONING DEPARTMENTS.

### SHEATHING:

EXTERIOR WALLS AND ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION 602.10. NAILLED WITH 20 NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.







### FOOTINGS:

ALL FOOTINGS SHALL BE EXTEND TO OR BELOW THE MIN. FROST LINE DEPTH OF 42" PER RCO SECTION 402.2.

### FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE INSTALLED PER THE ORDINANCES SET FORTH BY THE LOCAL BUILDING OR ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY THE ROUGH OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES PRIOR TO FRAMING.

## BRACED WALL SCHEDULE

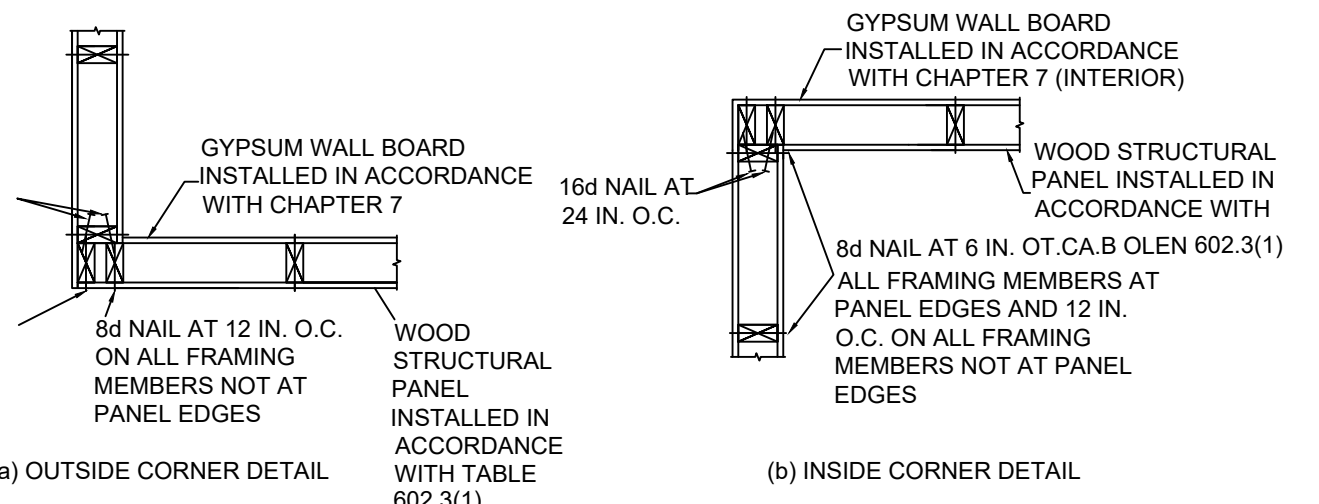
 WOOD STRUCTURAL PANEL	 CONTINUOUSLY SHEATHED PORTAL FRAME (APA)
7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE 6" O.C. EDGE NAILING 12" O.C. FIELD NAILING LENGTH AS NOTED	1. REFERENCE FIGURE 602.10.6.4 IN RESIDENTIAL CODE OF OHIO (RCO)
 GYPSUM BOARD	 CONTINUOUSLY SHEATHED ADJACENT TO GARAGE
1/2" DRYWALL APPLIED TO BOTH SIDES 7" O.C. FASTENING (EDGE AND FIELD) ALL PANEL EDGES TO BE BLOCKED LENGTH AS NOTED FASTENERS IN ACCORDANCE W/ RCO	1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE 6" O.C. EDGE NAILING 12" O.C. FIELD NAILING LENGTH AS NOTED AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED
 CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	 ALTERNATE BRACED WALL PANEL
7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE 6" O.C. EDGE NAILING 12" O.C. FIELD NAILING LENGTH AS NOTED AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED	1. 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES OF WALL FOR TWO STORY WALLS. APPLY TO ONE SIDE FOR ONE STORY WALLS. 2. 4" O.C. EDGE NAILING 3. 12" O.C. FIELD NAILING 4. LENGTH AS NOTED 5. PROVIDE TWO 1/2" DIA. ANCHOR BOLTS AT QUARTER POINTS FOR ONE STORY WALLS. PROVIDE THREE 1/2" DIA. ANCHOR BOLTS AT ONE-FIFTH POINTS FOR TWO STORY WALLS. 6. (2) HOLD-DOWNS @ (2) 2x CHORD STUDS MINIMUM 3000 LB. UPLIFT CAPACITY FOR TWO-STORY WALLS 1800 LB. UPLIFT CAPACITY FOR ONE-STORY WALLS 7. REFERENCE FIGURE 602.10.6.1 IN RESIDENTIAL CODE OF OHIO (RCO)

## GENERAL DISCLAIMER NOTES

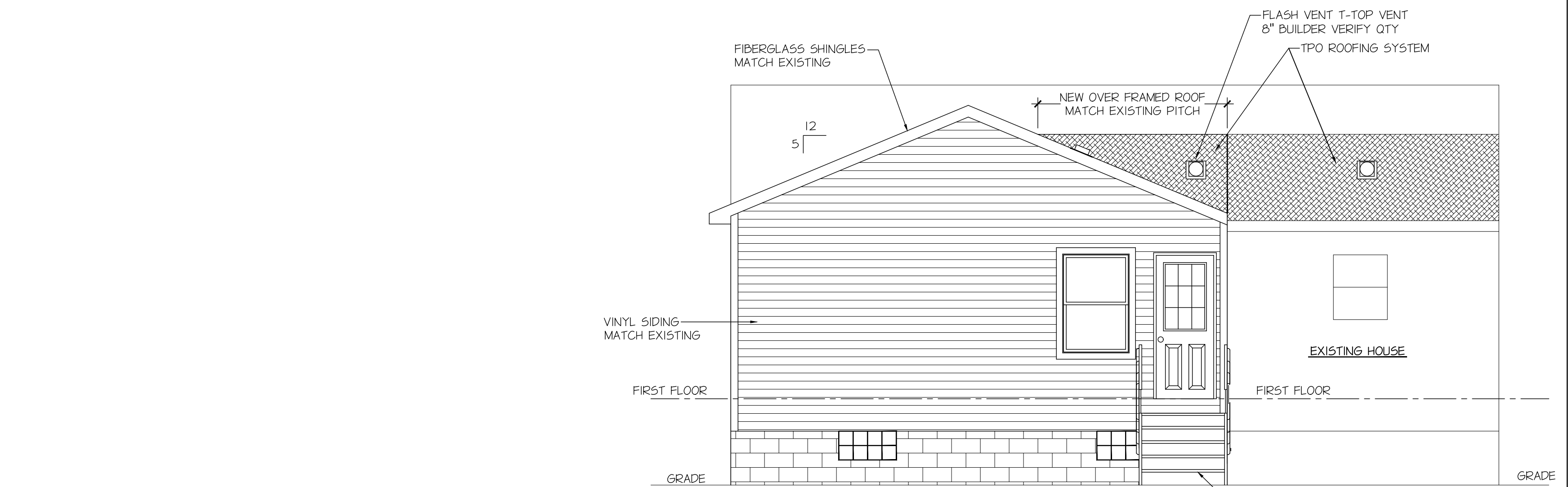
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THESE PLANS GENERALLY MEET FEDERAL STANDARDS AND CODE REQUIREMENTS. DRAFTER DOES NOT GUARANTEE INDIVIDUAL OR LOCAL INTERPRETATIONS OF SUCH REQUIREMENT. THE BUILDER IS SOLELY RESPONSIBLE FOR ANY MODIFICATIONS OR CHANGES NECESSARY TO MEET SUCH INTERPRETATIONS. THESE DRAWINGS DO NOT PROVIDE SPECIFIC DETAIL IN AREAS INCLUDING BUT NOT LIMITED TO NAILING, CAULKING, FLASHING, PAINTING AND WATERPROOFING SOFFIT AND ROOF / CEILING VENTILATION BUILDER TO CONFIRM PROPER VENTILATION FOR ALL CONDITIONS ATTIC, CEILING, SOFFITS, END GABLES ETC. BUILDER IS RESPONSIBLE TO PROVIDE PROPER SUPERVISED WORKMANSHIP.

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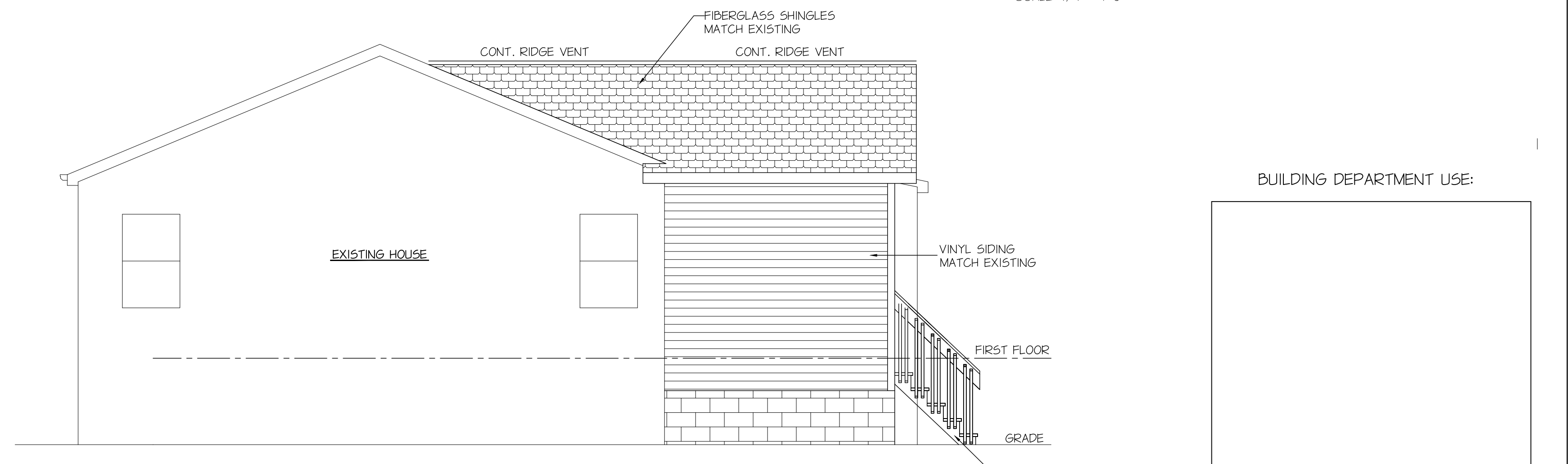


BRACED WALL CORNER FRAMING DETAIL



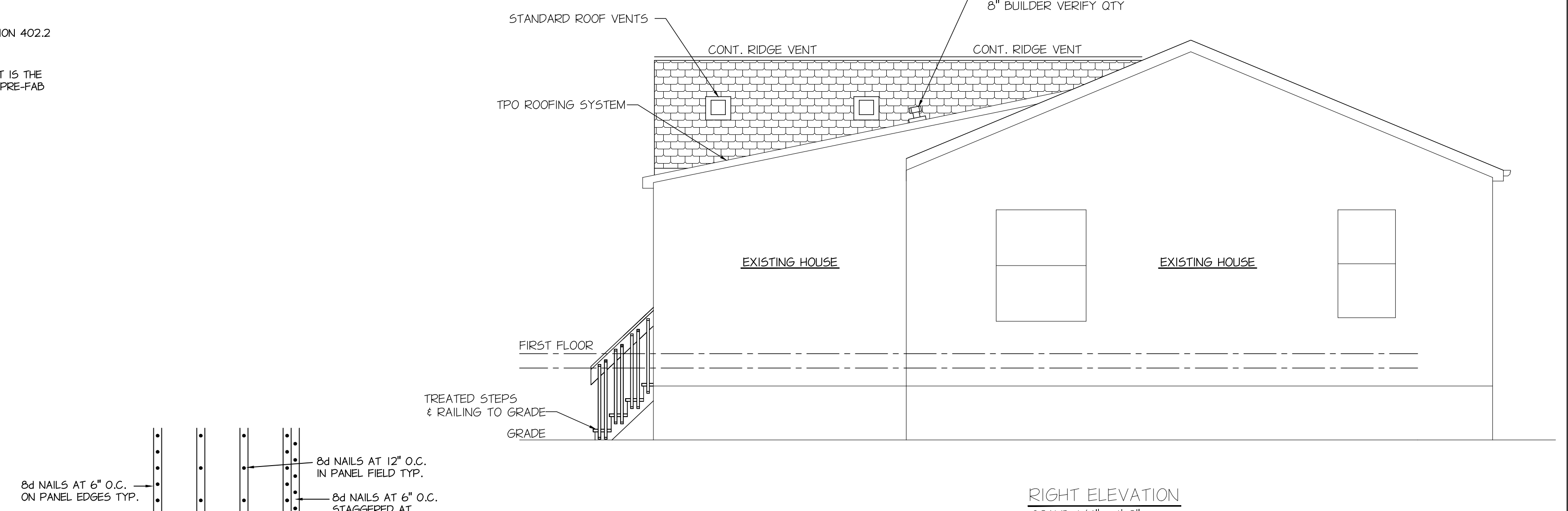
REAR ELEVATION

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



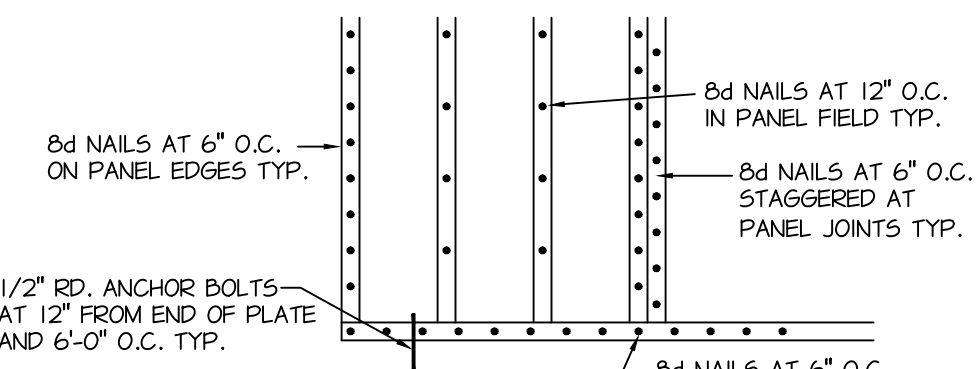
RIGHT ELEVATION

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



RIGHT ELEVATION

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



METHOD CS-WSP (602.10.4)

NOT TO SCALE

## BRACED WALL PANELS

THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.N.O. EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 7/16" OSB OR PLYWOOD PER CODE. CONTINUOUSLY SHEATH 602.10.40.2 MIN. PANEL LENGTHS 602.10.5 PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 60 FEET. MAX. WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO.

## INDEX TO DRAWINGS

SHEET #	SHEET NAME
C1	COVER SHEET / ELEVATIONS / SPEC'S
A1	EXISTING PLANS & NEW PLANS
A2	EXISTING ELEVATIONS / SECTION
A3	PLOT PLAN

DATE

08-28-24

DRAWN BY:

BLD/MZ

REVISIONS

09-04-24

10-17-24

SQUARE FEET:  
ADDITION  
245 SQ. FT.

PROPOSED NEW: ADDITION  
 LOCATION : 6059 RIDGEBURY BLVD MAYFIELD VILLAGE, OH  
 OWNER: MR & MRS THYRET

ROYCE ALLEN  
 CONSTRUCTION, LLC  
 946 Elmwood Dr  
 Columbus, OH 43056  
 1-330-603-8045 cell  
 1-330-735-6619 office / FAX  
 cchubbuck@roddrunner.com

SHEET NO.

C1



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DATE  
08-28-24

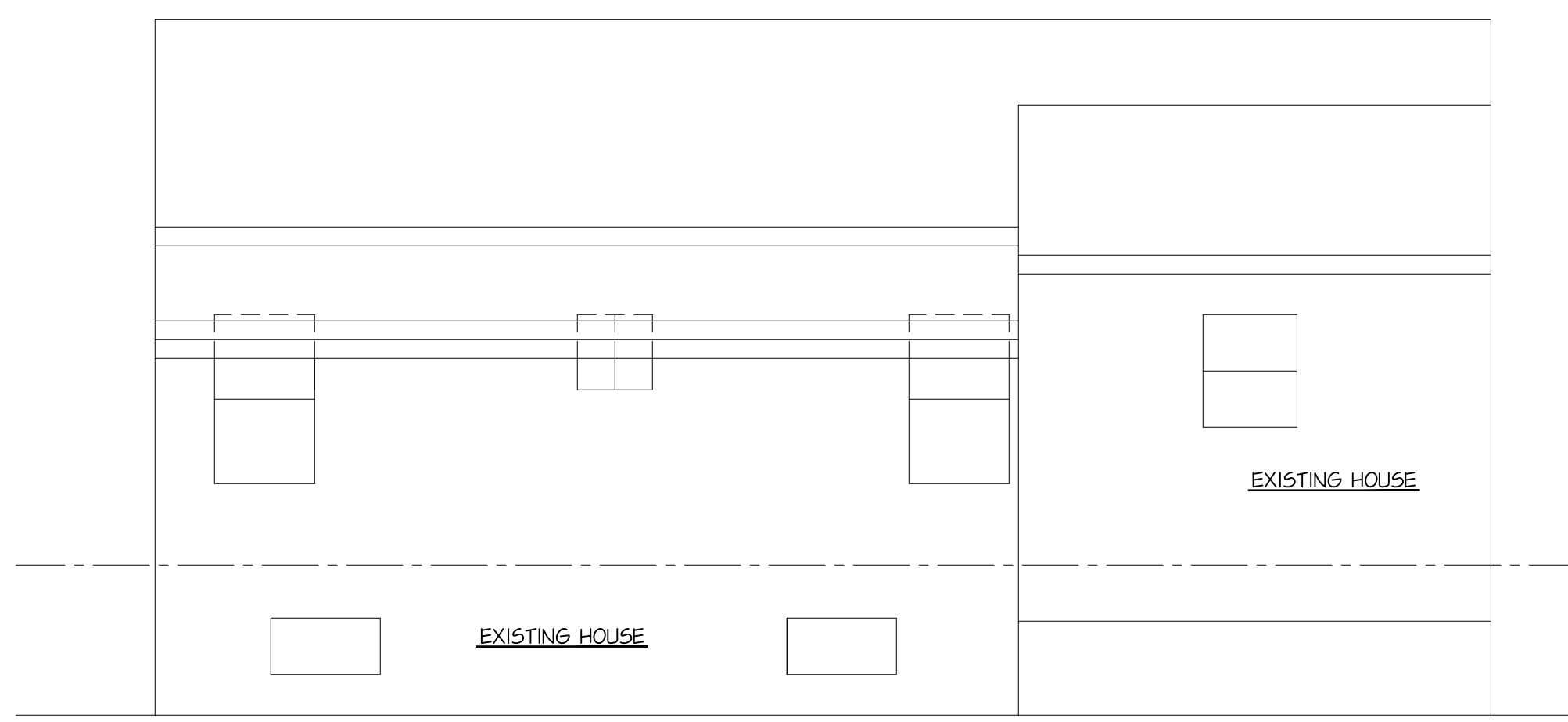
DRAWN BY:  
BLD/MZ  
REVISIONS  
09-04-24  
10-17-24

SQUARE FEET:  
ADDITION  
245 SQ. FT.

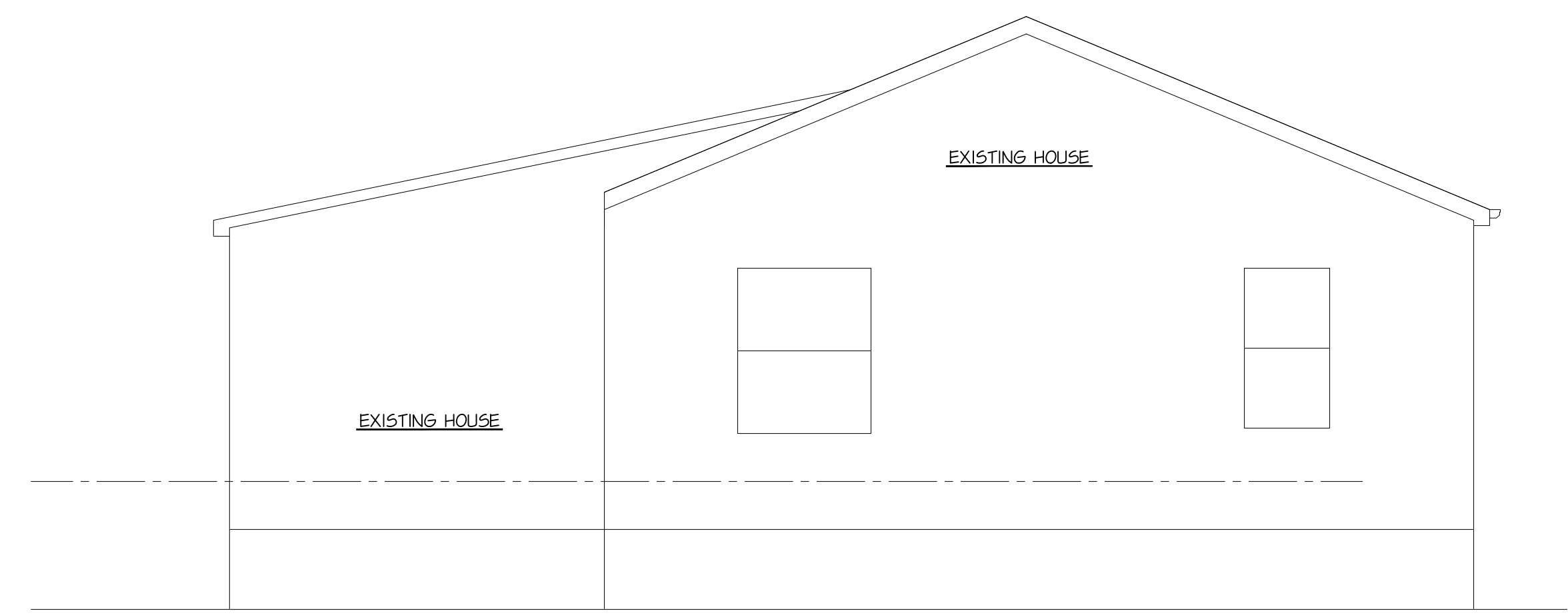
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LOCATION : 6059 RIDGEBURY BLVD MAYFIELD VILLAGE, OH  
OWNER: MR & MRS THYRET

ROYCE ALLEN  
CONSTRUCTION, LLC  
946 Elmwood Dr.  
Macedonia, Oh 44056  
1-330-660-5696 cell  
1-330-795-5696 office (PAO)  
cchubbuck@roadrunner.com

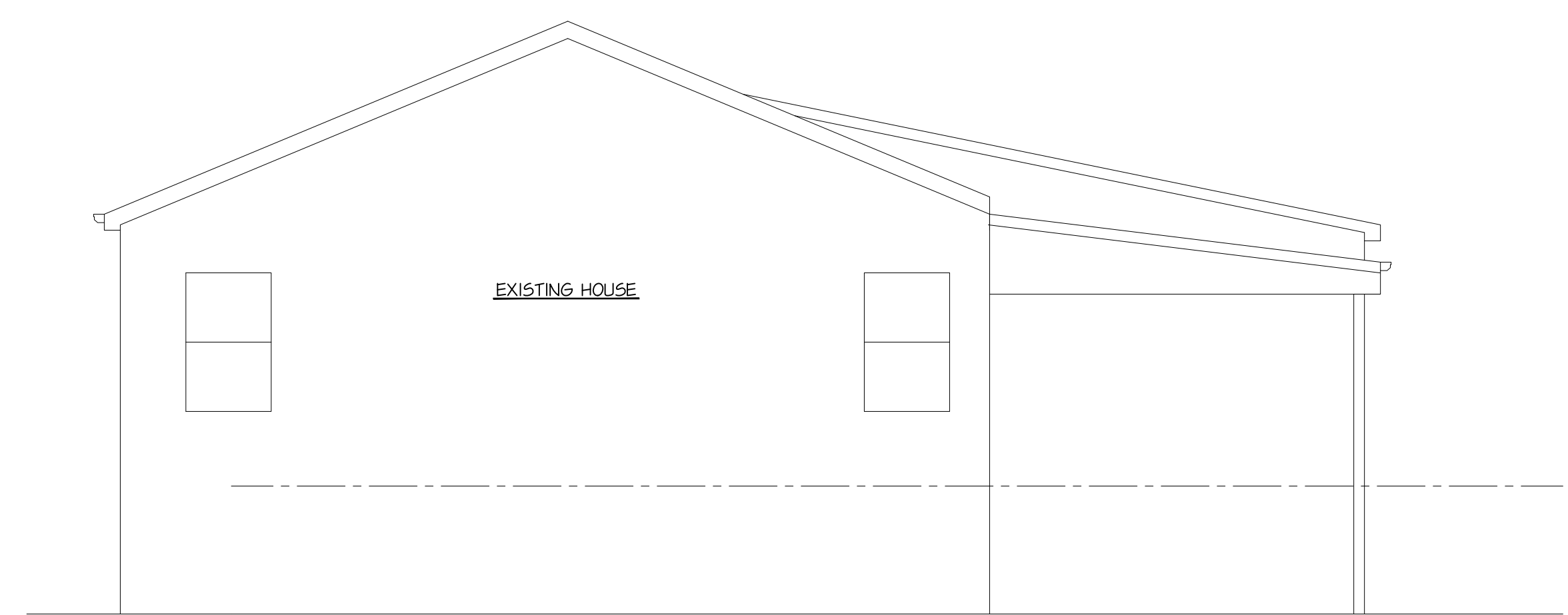
SHEET NO.  
A2



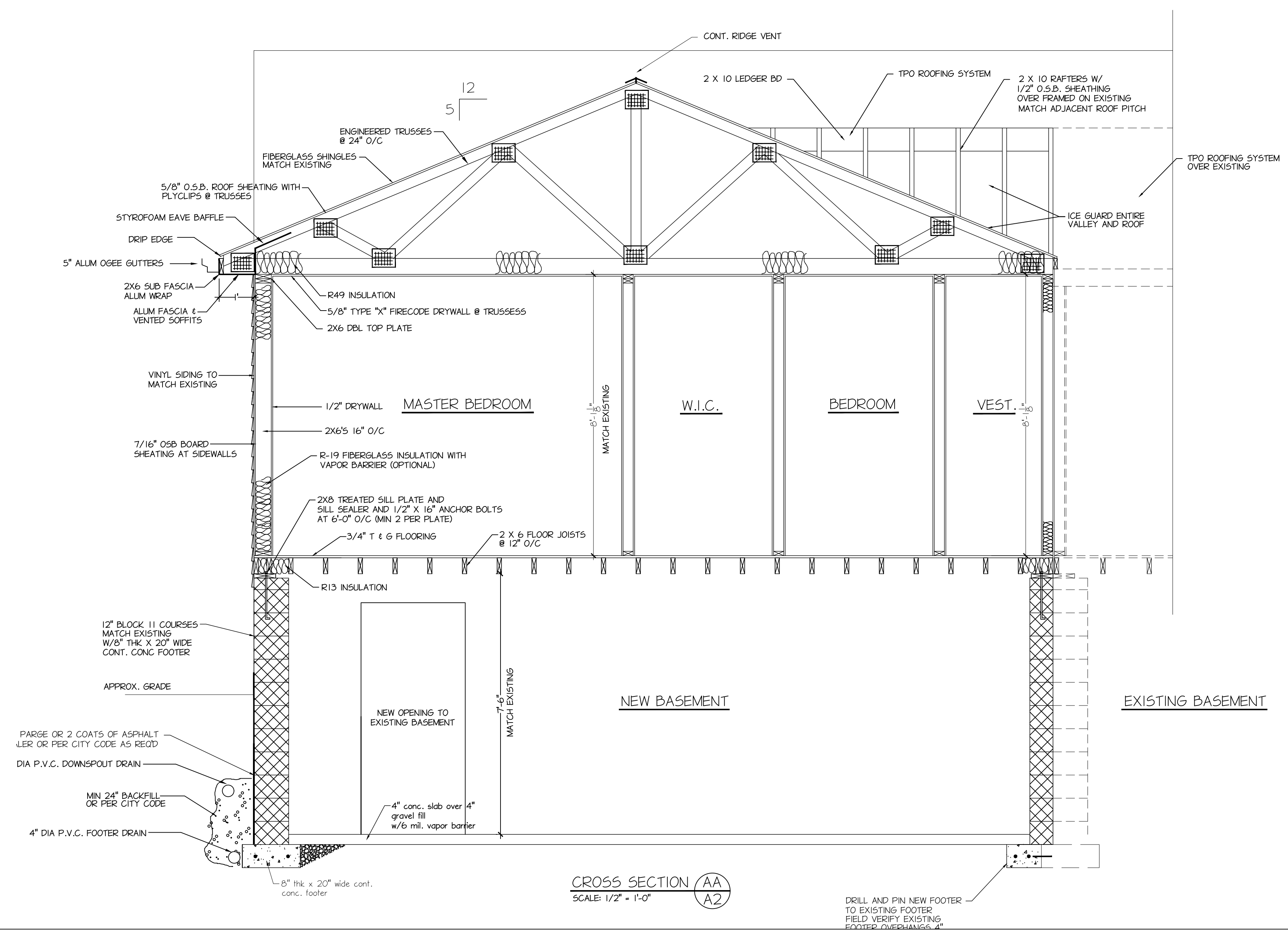
EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"

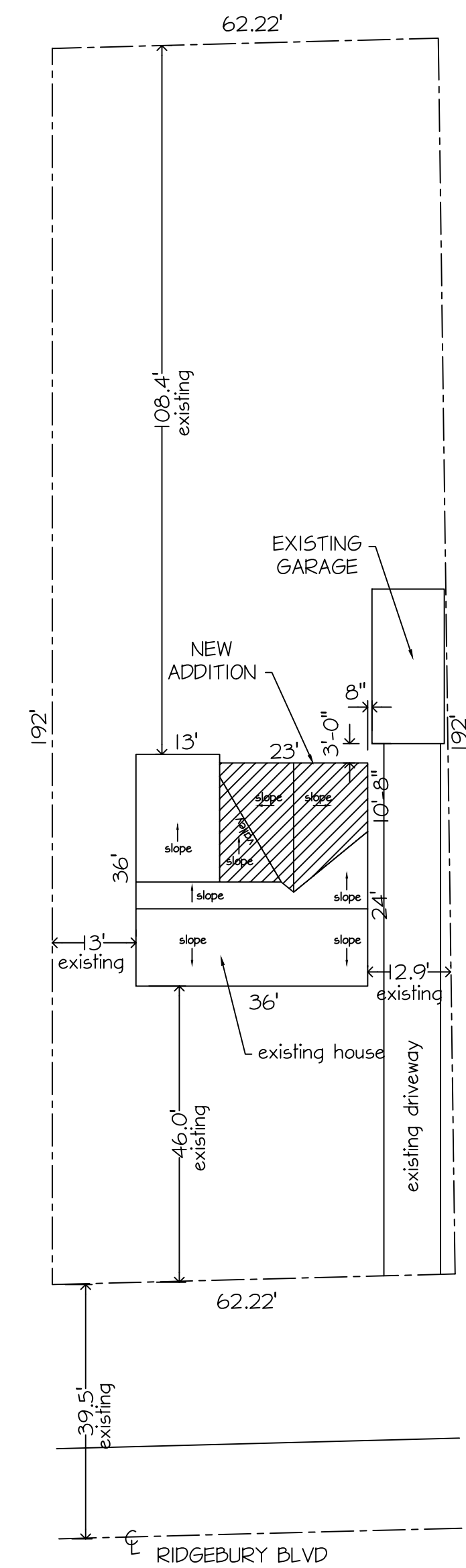


EXISTING RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



CROSS SECTION (AA)  
SCALE: 1/2" = 1'-0"

DRILL AND PIN NEW FOOTER TO EXISTING FOOTER. FIELD VERIFY EXISTING FOOTER OVERHANGS .4"



**SITE PLAN**  
1"=20.0'

PARCEL# 83132032  
6059 RIDGEBURY BLVD  
MAYFIELD, OHIO

DATE
08-28-24
DRAWN BY:
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REVISIONS
09-04-24
10-17-24
SQUARE FEET: ADDITION 245 SQ. FT.

**PROPOSED NEW: ADDITION**  
**LOCATION :6059 RIDGEBURY BLVD MAYFIELD VILLAGE, OH**  
**OWNER: MR & MRS THYRET**

**ROYCE ALLEN**  
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SHEET NO.
A3