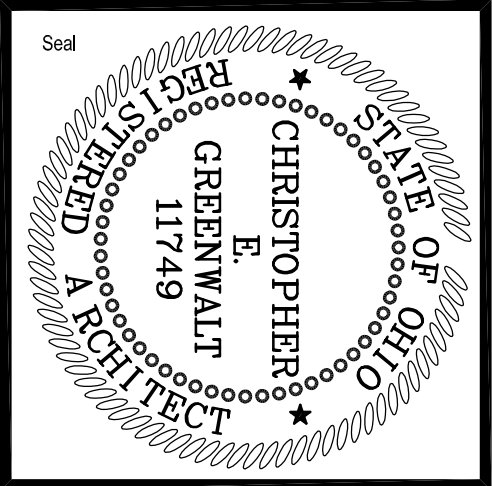


Submission	Schematic Design	
Date	October 28, 2022	
Scale	1/4" = 1'-0"	

Sheet Name	Notes
Sheet	A-2



Revisions			General Notes	
No.	Revision/Issue		Date	

Project Name

A New Home for French Creek Builders

1197 Woodside Rocky River, Ohio

Schutte Residence

9633 Maurer Dr. Cleveland, Ohio 44138

Tel: (216) 374-4893 Fax: (440) 427-8651

LUMBER HEADER SCHEDULE:

1. PROVIDE LUMBER HEADERS PER THE FOLLOWING SCHEDULE IN ALL WOOD FRAME WALL OPENINGS (UNO).

OPENINGS UP TO 5'-0" 2x6S + 1/2" PLYWOOD
 OPENINGS UP TO 5'-0" 2x6S + 1/2" PLYWOOD
 OPENINGS FROM 5'-0" TO 7'-0" 2x6S + 1/2" PLYWOOD
 OPENINGS FROM 7'-0" TO 8'-0" 2x4/2S + 1/2" PLYWOOD
 OPENINGS FROM 8'-0" TO 9'-0" 2x4/2S + 1/2" PLYWOOD
 AT 2x6 WALLS ADD 2x AND 1/2" PLYWOOD TO GET 5 1/2" THICKNESS

PREFABRICATED WOOD TRUSSES (IF APPLICABLE):

Trusses shall be designed, detailed and fabricated in accordance to the truss plate institute and design loads noted. Manufacturer is responsible for providing hangers & holdowns connections of trusses to wood plate, as necessary. Temporary and permanent bracing of trusses will be shown on the erection plans and designed by the manufacturer as per truss plate institute.

Trusses rafter, if applicable, to be per Truss Plate Institute Specifications for metal plate connected wood trusses TP-1-2002.

Trusses rafter members to be machine stress rated structural lumber as required for design loads.

All exposed lumber or lumber in contact with concrete or masonry shall be treated w/vonitrazate.

Truss fabricator shall submit calculations for trusses prepared by Registered Engineer in State of Ohio for Architect's review.

Detail, fabricate and erect structural wood in accordance with The American Institute Of Timber Construction standards and specifications and these drawings.

Stress-grade lumber for trusses shall develop working stresses and a modulus of elasticity as follows:

species: Southern Pine, Grade No. 2
 bending: 1400 psi
 parallel to grain: 625 psi
 horizontal shear: 90 psi
 compression parallel to grain: 1000 psi
 compression perpendicular to grain: 565 psi
 modulus of elasticity: 1,800,000 psi

Design Loads for Truss:

Top Chord Live Load 30 psi
 Top Chord Dead Load 10 psi
 Bottom Chord Live Load 10 psi (unless attic load of 20 PSF)
 Bottom Chord Dead Load 10 psi

WINDOWS & DOORS:

Provide exterior windows and doors shop drawings and or lists for architect's review and approval. Architect shall not be responsible for windows or doors ordered without shop drawing approval.

INTERIOR FINISHES:

To be coordinated with the builders standards.

PLUMBING FIXTURES: To be coordinated with the builders standards.

CABINETS & KITCHEN EQUIPMENT: To be coordinated with the builders standards & kitchen manufacturer/ designer/ supplier layout.

MECHANICAL:

Verify all mechanical requirements before framing.

Returns complete system w/ pans between jobs and studs.

S.A. rounds lead to rooms w/dampers.

All prefabricated fireplaces and flues shall be u/l approved.

PLUMBING: All plumbing work shall conform to the latest edition of the national plumbing code and local ordinances.

Sump pumps shall have an inline check valve.

ELECTRICAL:

All electrical work shall conform to the latest edition of the National Electrical Code and local ordinances.

Smoke detectors shall be hard wired and interconnected.

Verify all locations of recessed lighting w/architect & contractor

All underground electric lines shall be embedded in sand.

Verify all lighting, phone and cable locations with owner prior to installation of drywall or finish materials.

INSULATION:

Walls: 3 1/2" (2X4) batt insulation (R-13 min.)
 5 1/2" (2X6) batt insulation (R-19 min.)

Floor ceilings: 12" batt insulation (R-38) or blown-in

Vaulted ceilings: 8 1/2" batt insulation (R-30c)

Box ends: 6 1/2" batt insulation (R-22)

Admixtures:

A. Use an approved water reducing agent for all concrete except footings.

B. Use an approved 2nd and 3rd generation high range water reducer (HWR).

C. Use an approved air entraining agent for all concrete exposed to weather.

D. The use of calcium chloride or admixtures containing chlorides is prohibited.

Curing compound: use an approved curing compound on all flat surfaces.

Reinforcing bars: ASTM A615-06s1

Reinforcing steel

A. Reinforcing bars #4 and larger per ASTM A615, Grade 60.

B. Lap reinforcement 36 diameters unless otherwise noted.

Protection to reinforcement:

against soil - 3"

exposed concrete - 2"

Concrete slab on grade shall be placed on 4" minimum compacted granular

sub-drainage material over 6 mil. vapor barrier placed on bearing soil.

Place welded wire fabric in slabs, 1'-1/2" down from top of slab, unless

otherwise notes.

Minimum ultimate compressive strength of concrete at 28 days shall be:

Location strength slump remains

Spread & wall footings 3000 psi 4" + 1" Slump

Slabs & grade 4000 psi 2'-2" min Slump

Mud mat 2000 psi 4" + 1" Slump

Concrete fill to block 3000 psi 8" + 1" 3/8" max. Agg.

Lintel beams 4000 psi 4" + 1"

Curing compound: use an approved curing compound on all flat surfaces.

Anchors to be:

A. Nelson fixed, headed anchor studs (NS) or deformed bar anchors (DBA).

B. Rebar per ASTM A615/A615M-01b, Grade 40

C. "Simpson" strongtie connectors.

Pipe & wall tie reinforcement bars: ASTM A615/A615M-01b, Grade 60 welded

tie fabric: ASTM A195-06s1

Pipe & walls: provide 6x6-4x14w14 welded wire fabric in all slabs on

grade, unless otherwise noted.

Provide control joints in all walls equal to the width of the wall.

CAST-IN-PLACE FOUNDATION WALL (IF APPLICABLE):

Provide vertical control joints in all vertically reinforced concrete

surfaces (walls). The maximum spacing of control joints shall be 20'-0"

o.c. unless notes otherwise. Cut alternate non-structural horizontal

reinforcing bars on each face and provide a 1/2"x1/2" reveal at each

control joint, unless otherwise noted (if applicable).

Poured concrete wall - 3000PSI 4" + 1" Slump

Provide vertical and horizontal reinforcing bars in concrete walls to

conform to the provisions of ACI 318, Section 14.3, with the reinforcing

ratios to be .0015 for vertical reinforcing and .0025 for horizontal

reinforcing, unless otherwise noted.

All horizontal wall bars shall be bent and lapped around all corners, unless

otherwise noted.

All wall footing reinforcing shall extend to intersecting centerline of

column footing.

Chamfer exposed edges of concrete 3/4"x3/4", unless otherwise noted.

Refer to architectural drawings for location and extent of finishes or

other treatments to exposed concrete.

Determine size and location of mechanical equipment and make provisions

for bolts, sleeves, jacks, etc.. Form manufacturer's certified drawings. This

work shall be coordinated with the trades involved.

GFRSM BOARD:

Provide 1/2" @ walls & 5/8" @ ceilings regular gypsum board throughout entire

structure except as noted.

Provide 5/8" type "X" fire code gypsum board throughout garage & walls

common to house in garage attic. Provide 5/8" gypsum board on all attic

access panels.

MASONRY:

All masonry metal accessories to follow Table 606.14.1 of the 2013 Residential

Code of Ohio for corrosion protection.

The load-bearing masonry elements of this building are designed in

accordance with Building Code Requirement For Masonry Construction ACI

530.2C, published by The American Concrete Institute.

Materials and construction methods shall be specified in Specifications

For Masonry Structures, ACI 530.1-02 published by The American Concrete

Institute.

Hollow load bearing concrete masonry units per ASTM C90-01.

Mortar for masonry per ASTM C270-01A, Type S, 1,800 psi (min.), cube strength.

Grout shall conform to ASTM C476-01. Use fine grout for collar joints 1" wide

or less and when grouting cells of hollow masonry units, with or without

vertical reinforcing. Use coarse grout when grouting bond beams, minimum

compressive strength shall be 3000 psi

REINFORCEMENT:

Reinforcing bars per ASTM A615/A615M-01b, grade 60, lap splices 24" minimum

and grout solid into walls.

Provide solid masonry under wall bearing beams unless otherwise noted on

the drawings.

Mortar for exterior below - grade and vertically reinforced walls shall be

ASTM C270-01A, Type S.

All units shall be laid with full mortar coverage on head, bed (face

shells), webs and collar joints, unless otherwise noted.

All masonry walls shall have galvanized horizontal reinforcing of the below

grade walls and vertically reinforced walls, spaced 16" on center truss

type, 3/16" side rods and #9 gauge cross rods.

The use of calcium chloride, salts and other materials containing

antifreeze agents or chemical accelerators prohibited unless otherwise

approved. Contractor to submit proposed admixture with mix design for

approval.

FOUNDTATION NOTES:

Foundation design is based on soil bearing capacity 2500 PSF

to be verified in field prior to placing foundation.

Notify Architect of unusual soil condition before proceeding with work.

Footings elevations shown on plan are to bottom of footing.

Place footings at elevations shown or to undisturbed soil of design

capacity whichever is lower.

Footings depths shown are minimum. All footings shall bear on firm

undisturbed earth, at least 3'-6" below finish grade.

Footings excavations to have flat bottoms with bearing surfaces undisturbed

by method of excavation and protected from water accumulation and freezing.

Footings steps may be 1 vertical to 2 horizontal with a maximum step of 2

feet.

A more elaborate foundation and or waterproofing/ dampproofing system may

be req'd. Contractor to verify with. Site conditions.

Foundation walls shall be back filled with free draining granular materials

#57 Stone.

Remove all man-made fill and rubble from the building site.

Contractor is responsible for design & framing of temporary shoring as necessary.

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by Greenwalt Architects, the client recognizes that such changes and results thereof are not the responsibility of Greenwalt Architects. Therefore, the client agrees to release Greenwalt Architects from any liability arising from the construction, use or result of such changes. In addition, the client agrees, to the fullest extent permitted by law, to indemnify and hold Greenwalt Architects.

Liabilities from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes, except only those damages, liabilities and costs arising from the sole negligence or willful misconduct of Greenwalt Architects.

GENERAL PROJECT DATA:
 All codes govern over drawings.
 2019 Residential Code of Ohio

Comply with RCO prescriptive method found in section 1101.1.44-1104

HVAC to be sized per manual J

Blower door test required

House ventilation per chapter 3

Use Group Classification:

Use Group R-3: (Residential, Single-Family)

Construction Classification:

Wood Frame, Type 5b, Unprotected

Floor Loads:

Dead Load: 10 PSF

Sleeping Rooms Live Load: 30 PSF

Dwelling Spaces Live Load: 40 PSF

Attic Live Load: 20 PSF

Decks & Balcony Live Load: 40 PSF

Roof Loads:

Snow Load: 30 PSF

Wind Load: 115 mph

GENERAL NOTES:

Each contractor shall verify all dimensions and conditions as they pertain to the acceptable completion of their work.

All electrical work shall conform to the latest edition of the National Electrical Code and local ordinances.

All plumbing work shall conform to the latest edition of the Ohio Plumbing Code and local ordinances.

Cash-in-place concrete work shall conform to the American Concrete Institute recommendations.

Verify all mechanical requirements before framing.

Written dimensions take precedence over scaled dimensions. Notify Architect of any discrepancies.

Verify all locations of recessed lighting w/contractor.

All exterior walls are 2x6 (UNO.)

All interior walls are 2x4 (UNO.)

Provide tempered glass in all doors & windows less than 12" above the the floor. Provide tempered glass at all shower & tub enclosures. And all windows within 5'-0" from tub or shower units.

All prefabricated fireplaces and flues shall be U.L. approved.

Provide 22"x30" minimum access with switched light to all attic areas over 30" clear height.

All underground electric lines shall be embedded in sand.

Sump pumps shall have an inline check valve.