

HOUSE RENOVATION

21141 Beachwood Ave.

Rocky River, Ohio
44116

ARCHITECTS C.A. McGETTRICK, LLC

14551 Madison Ave.
Lakewood, Ohio 44107
216-227-0700

GENERAL NOTES

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. RELISE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED.

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR SYMBOLS AS TO THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.

SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED / BATTERY BACKUP. SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SMOKE ALARMS LOCATED IN ACCORDANCE W/ RCO 314.5 SHALL INCLUDE PHOTOELECTRIC TECH.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ALL SIDES BY 5/8" GYPSUM BOARD.

ALL HANDRAILS SHALL BE MOUNTED BETWEEN 34" MINIMUM & 38" MAXIMUM, MEASURED FROM THE NOSING OF THE TREAD.

BALCONY RAILINGS SHALL FORM A GUARD NOT LESS THAN 36" IN HEIGHT WHEN MORE THAN 30" ABOVE FLOOR OR GRADE BELOW.

ALL BALLISTERS SHALL BE SPACED TO PROHIBIT A SPHERE 4" IN DIAMETER FROM PASSING THROUGH IT.

ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH RCO SECTION B07.1 IS REQUIRED. THE ACCESS PANELS OR DOORS SHALL BE IN READILY ACCESSIBLE LOCATIONS

A GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER. NOTIFY THE ARCHITECT OF UNUSUAL SOIL CONDITIONS.

SOIL BEARING PRESSURE IS ASSUMED TO BE 2000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.

CONCRETE DESIGN FOR FOOTING SHALL BE MIN. F = 2000 PSI

CONCRETE DESIGN FOR FLOOR SLABS SHALL BE MIN. F = 3000 PSI

CONTRACTOR SHALL USE NO LESS THAN TYPE "M" OR "S" MORTAR IN CRAWL SPACE BLOCK WALLS

ALL STEEL BEAMS, PLATES, AND COLUMNS SHALL BE ASTM A36 STEEL.

ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS ARE DESIGNED TO BE MIN. F = 1200 PSI

ARCHITECTS C.A. McGETTRICK, LLC DOES NOT PROVIDE ANY CONSTRUCTION SUPERVISION. CONTRACTOR AND / OR OWNER IS RESPONSIBLE TO VERIFY THAT ALL STRUCTURE MATCHES THE PLANS AS DRAWN AND DESIGNED.

ARCHITECTS C.A. McGETTRICK, LLC IS NOT RESPONSIBLE FOR STRUCTURAL OR NON STRUCTURAL ISSUES RELATED TO SOIL CONDITIONS. ANY CHANGES AFTER ISSUANCE OF FINAL CONSTRUCTION SETS WILL BE CONSIDERED CHANGES TO THE DRAWINGS AND INVOICED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO FIELD VERIFY ALL AS BUILT DIMENSIONS OF FOUNDATION AND FRAMING PRIOR TO ORDERING TRUSSES. ARCHITECTS C.A. McGETTRICK, LLC ASSUMES NO RESPONSIBILITY FOR TRUSSES ORDERED SOLELY FROM THIS SET OF CONSTRUCTION DOCUMENTS.

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES.

ALL ENGINEERED FLOOR SYSTEMS SHALL BE DESIGNED BY THE MANUFACTURER.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTANT LEVEL .

ALL JOISTS, BEAMS AND GIRDERS SHALL BEAR A MINIMUM OF 1/2" ON WOOD OR METAL, AND 3" ON MASONRY.

ALL FRAMING LUMBER SHALL BE SPF OR DOUGLAS FIR LARCH #2 WITH A MINIMUM MODULUS OF ELASTICITY OF 1,700,000
ANY MICROLAM (VLV) NOTED ON THESE DRAWINGS MUST MEET THE FOLLOWING DESIGN CRITERIA:
M.O.E.....2,000,000PSI FB.....2,900PSI

WINDOWS:
BASED ON PELLA "250 SERIES", W/ ADVANCED LOW E 5/8" INSULATED GLASS, OR APPROVED EQUAL.

DOOR HARDWARE TO BE SELECTED BY OWNER.

KITCHEN EQUIPMENT WILL BE ENERGY STAR RATED.

PLUMBING FIXTURES WILL BE FURNISHED OWNER.

MECHANICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH HEAT LOSS CALCULATIONS PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH SIZING OF ELECTRICAL SERVICE (MIN. 50 INCREASE) AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE 180V, 240V 3-WIRE SINGLE PHASE SERVICE WITH THE FOLLOWING CONDUCTOR BASED ON TABLE IS NATIONAL ELECTRICAL CODE (NEC). PROVIDE 400AMP SERVICE PER RISER DIAGRAM PROVIDED COPPER 2 / 0 ANA (COPPER).

ELECTRICAL CONTRACTOR SHALL BOND TOGETHER ALL ELECTRODES TO FORM A GROUNDING SYSTEM. CONDUCTOR SIZES SHOULD BE AS SHOWN IN NEC 250.66 ELECTRICAL GROUNDING CAN INCLUDE FOLLOWING: (1) METAL UNDERGROUND WATER LINE IN CONTACT WITH EARTH FOR A MIN. 10'-0". (2) CONCRETE ELECTRODES (3) RCP PIPE AND PLATE ELECTRODES IN ACCORDANCE WITH NEC 250.55.

ALL GENERAL LIGHTING AND RECEPTACLE OUTLETS BRANCH CIRCUITS SHALL BE ISAMP OVERLOAD PROTECTED CIRCUITS INSTALLED WITH #14A COPPER CONDUCTORS. ALL GENERAL BRANCH CIRCUITS TO BEDROOMS SHALL BE PROTECTED WITH ARC-FALLT CIRCUIT INTERRUPTER DEVICE NEC 210.12.

RECEPTACLES BE SPACED NO MORE THAN 12'-0" APART OR 6'-0" FROM AND INSIDE CORNER SEE NEC 210.52. A RECEPTACLE MUST BE INSTALLED ON EACH WALL SPACE GREATER THAN 12'-0" SEE NEC 210.52.

REFRIGERATORS, MICROWAVE OVENS, DISHWASHERS AND ANY OTHER MAJOR APPLIANCE SHALL HAVE A DEDICATED BRANCH CIRCUIT OF AMPERAGE IN ACCORDANCE WITH APPLIANCE REQ'D SERVICE.

OVEN, COOK TOPS, RANGES AND CLOTHES DRYER SHALL HAVE A 240V OUTLET WITH AMPERAGE AS REQ'D FOR APPLIANCE.

KITCHEN SMALL APPLIANCE CIRCUITS TO BE A MIN. OF TWO (2) 20AMP 120V CIRCUITS. CIRCUITS WITHIN 6FT OF A SINK OR WATER SOURCES SHALL BE PROTECTED BY A GROUND-FALLT CIRCUIT INTERRUPTER (GFCI) NEC 210.8.

ALL EXTERIOR OUTLETS, GARAGE OUTLETS, AND ANY OUTLET IN A WET OR EXTERIOR LOCATION SHALL BE PROTECTED BY A GFCI BRANCH CIRCUIT SEE NEC 210.8.

PLUMBING CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH PLUMBING ISOMETRIC DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE "DESIGN PHASE".

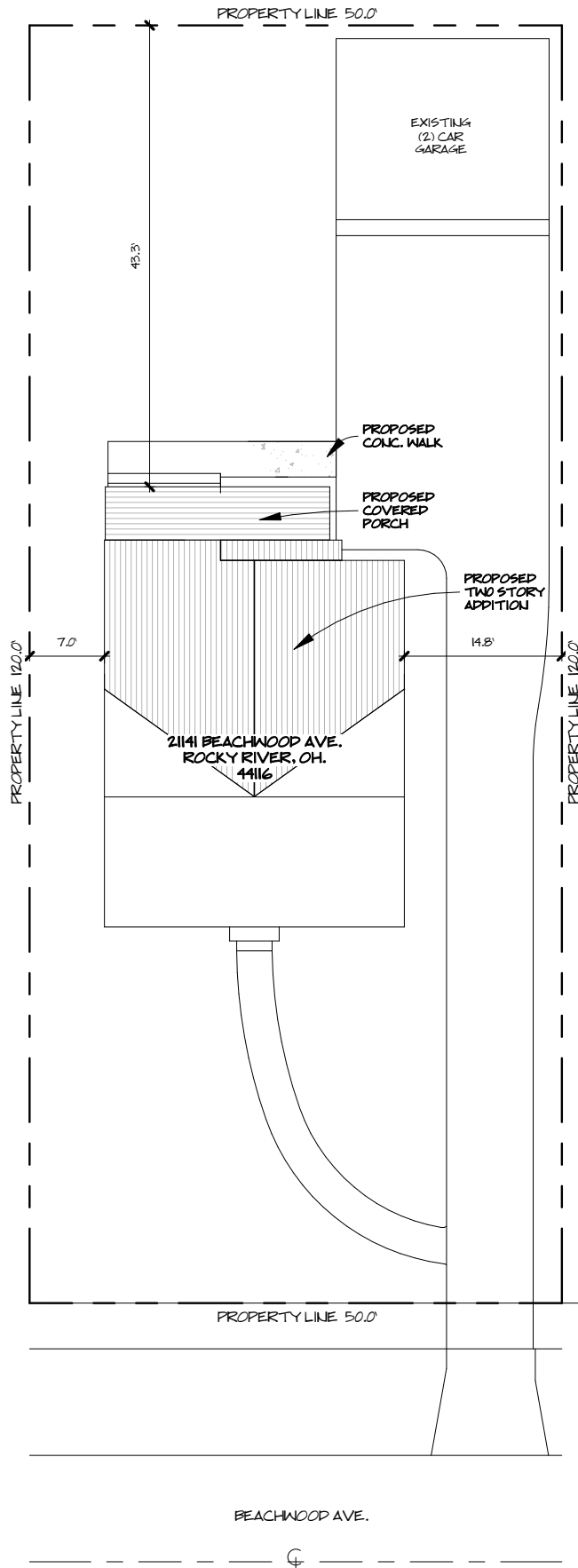
ALL WINDOWS SHALL BE FLASHED AND SEALED OVER NAILING FLANGES WITH WINDOW FLASHING TAPE.

CONTRACTOR AND / OR OWNER SHALL NOTIFY THE ARCHITECT OF ANY FIELD CHANGES MADE TO THE PLANS OR BUILDING DURING CONSTRUCTION. FIELD CHANGES MADE TO THE BUILDING WITHOUT THE CONSULTATION AND/OR APPROVAL OF THE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR AND OWNER.

DRAWING INDEX

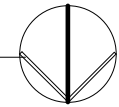
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SITE PLAN



SITE DATA
TOTAL LOT COVERAGE: 214 BEACHWOOD AVE.
AREA OF EXISTING LOT = 6,000 SQFT.
ALLOWABLE LOT COVERAGE = 58% OF TOTAL PROPERTY
6,000 X .58 = 1,680 SQFT.
PROPOSED LOT COVER:
145 SQFT. EXISTING
276 SQFT. PROPOSED, INCLUDES COVERED PORCH
145 SQFT. TOTAL: 145 + 276 = 421 SQFT.
SEE YARD SETBACK: 10.5 FT
R1 SINGLE FAMILY RESIDENTIAL DISTRICT
A) WALL OF ANY ONE SIDE = 10'-0"
B) TOTAL SIDE SETBACK = 10'-0"
PROPOSED EXISTING EAST SET BACK = 7'-0"
PROPOSED EXISTING WEST SETBACK = 11'-0"
TOTAL SIDE YARDS = 51'-0"

SITE PLAN
1/16" = 1'-0"



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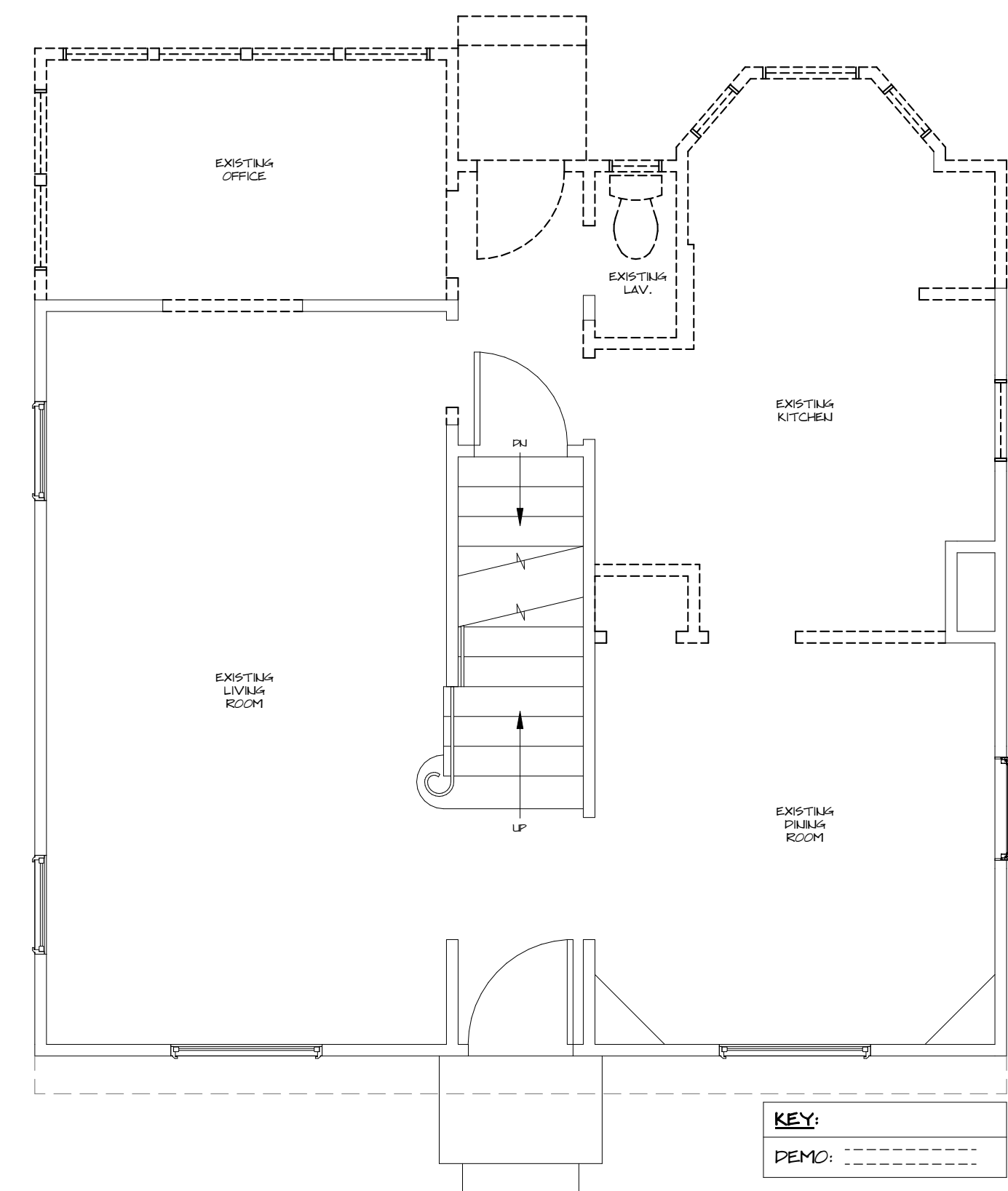


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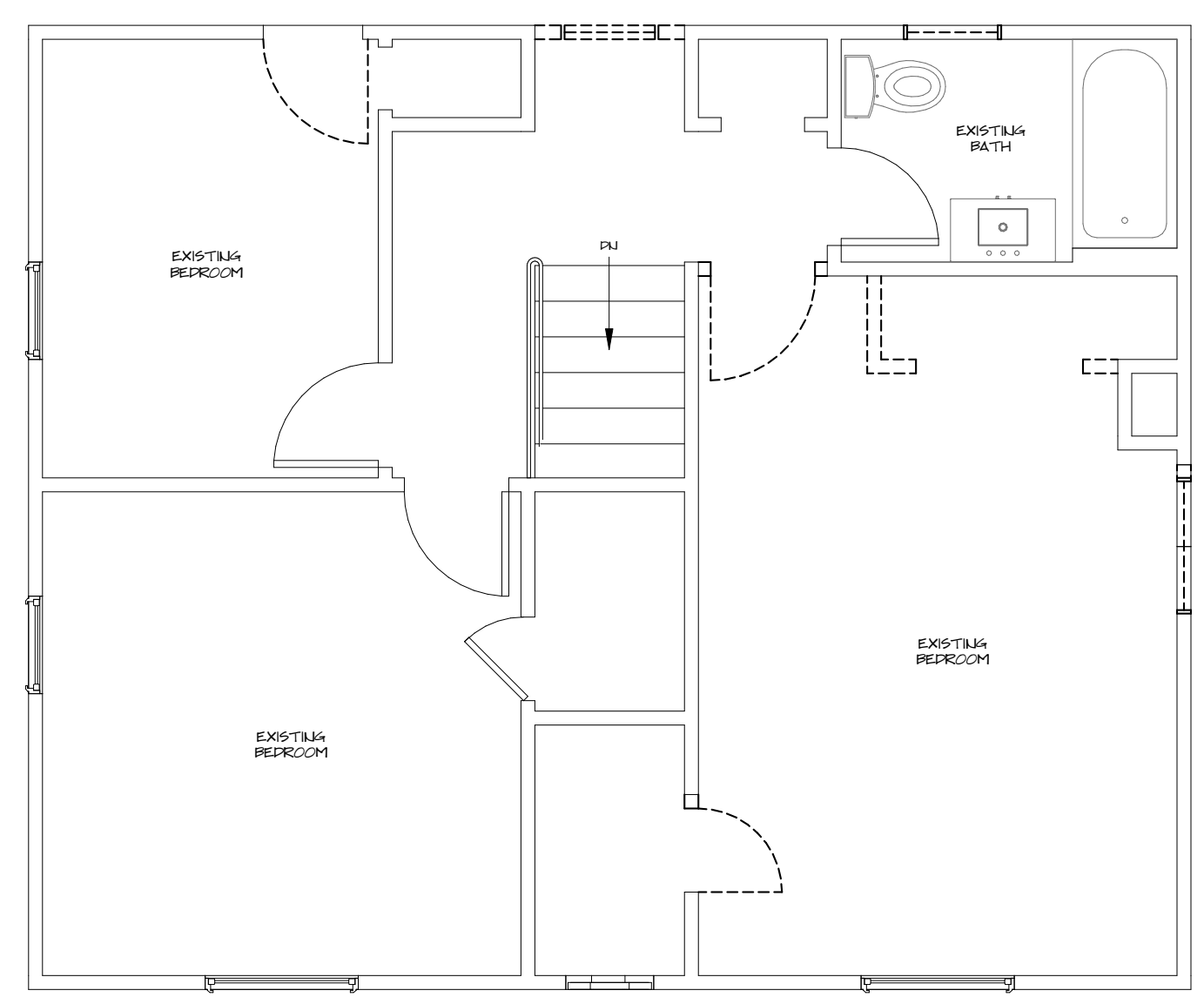
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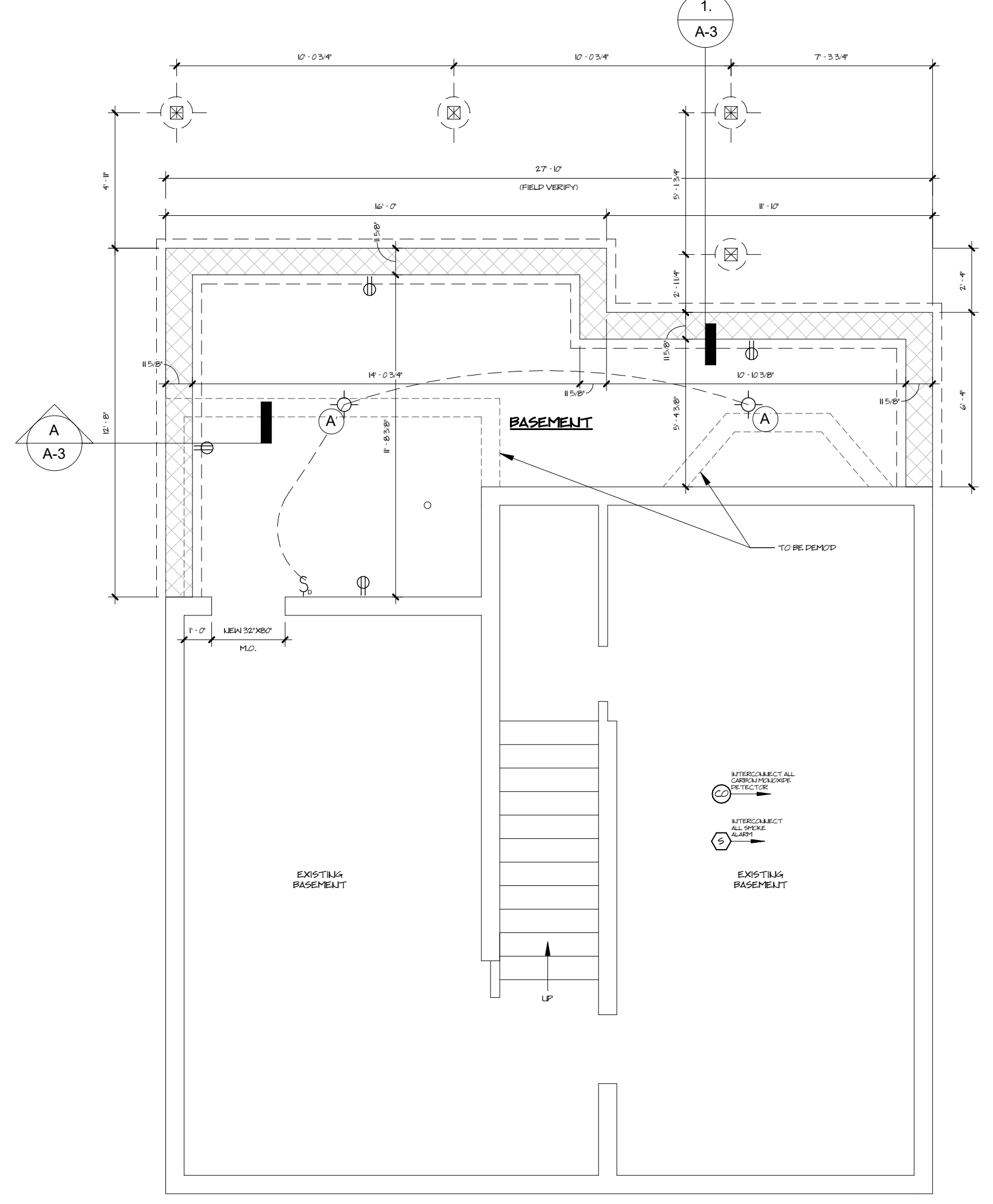
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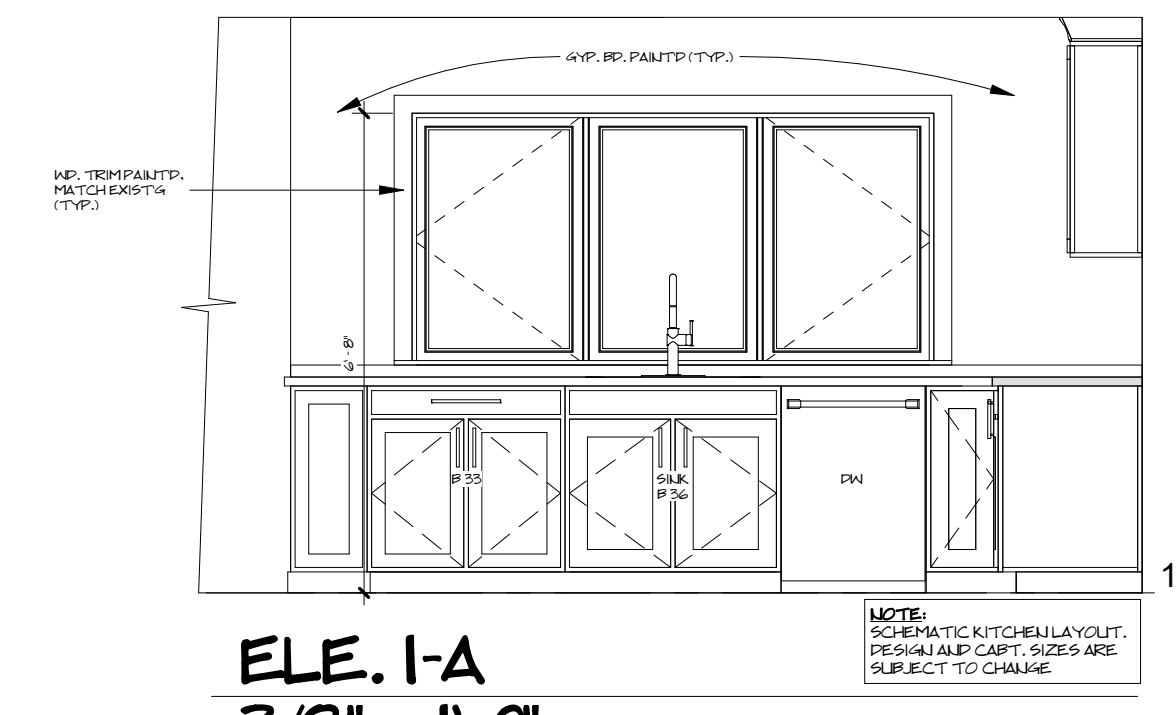
FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



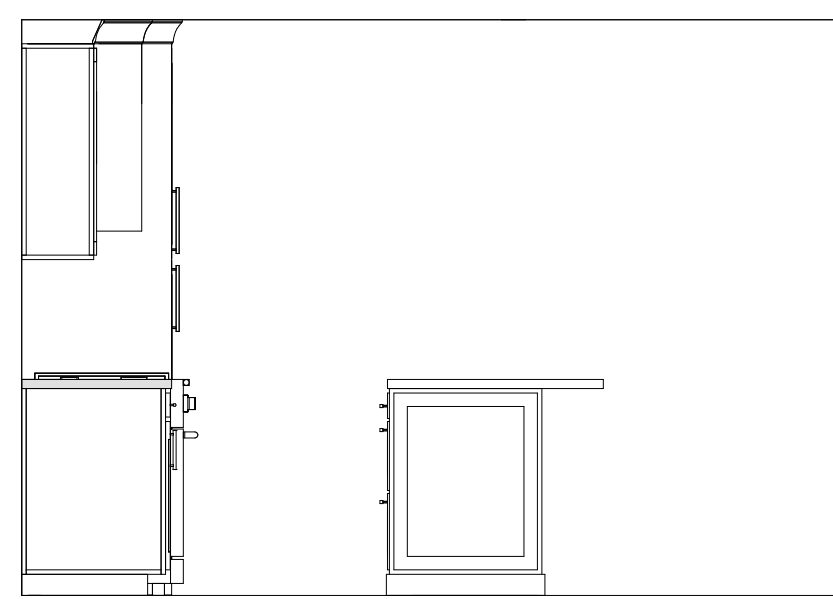
FOUNDATION PLAN
1/4" = 1'-0"



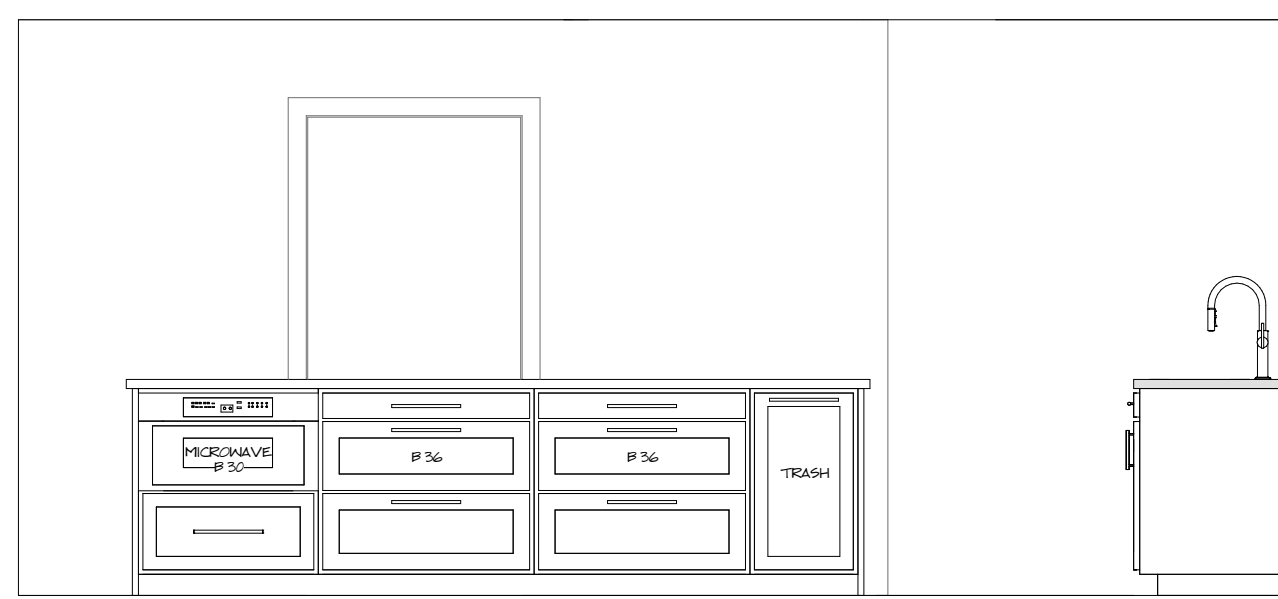
ELE. 1-A
3/8" = 1'-0"



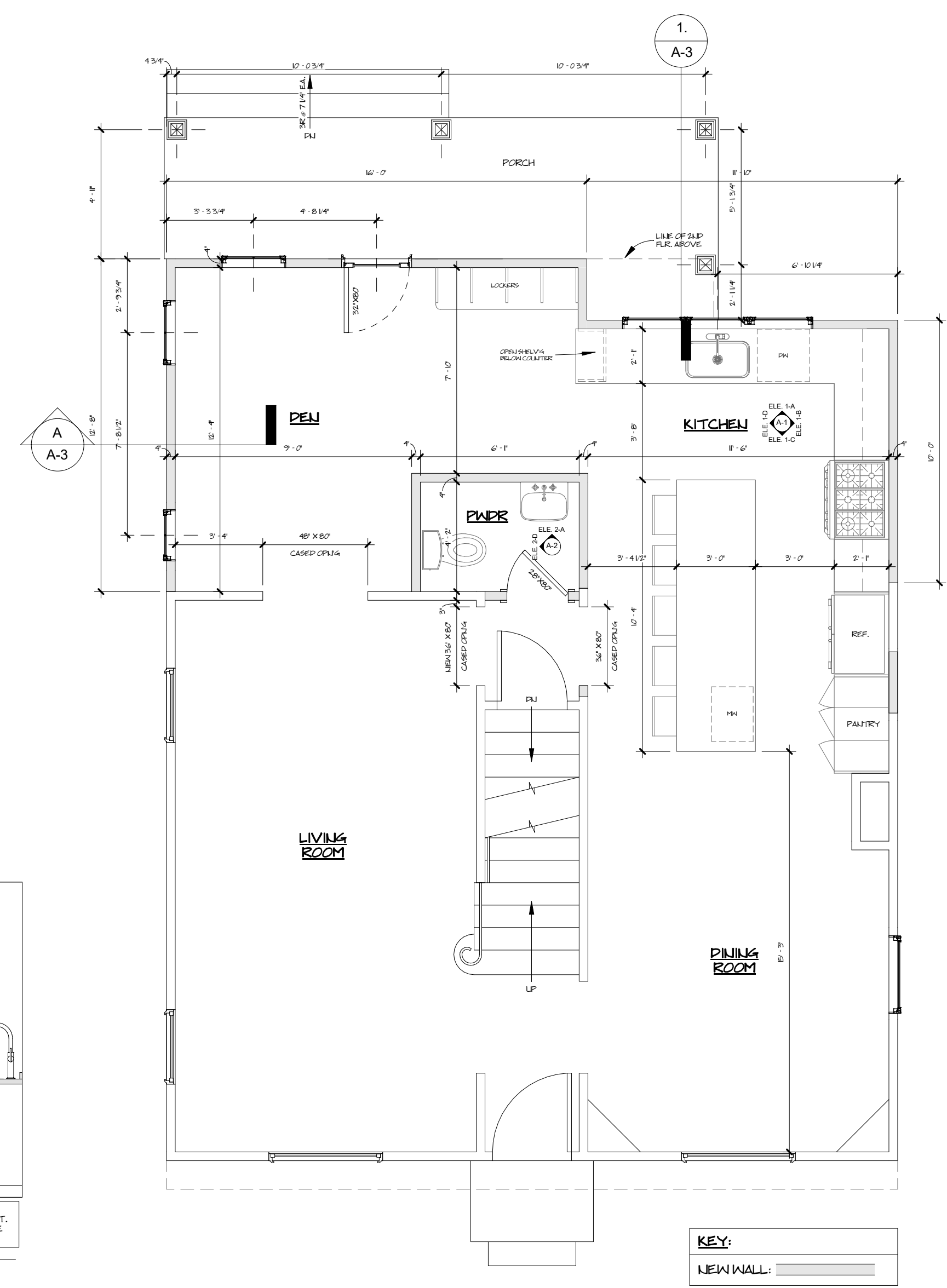
ELE. 1-B
3/8" = 1'-0"



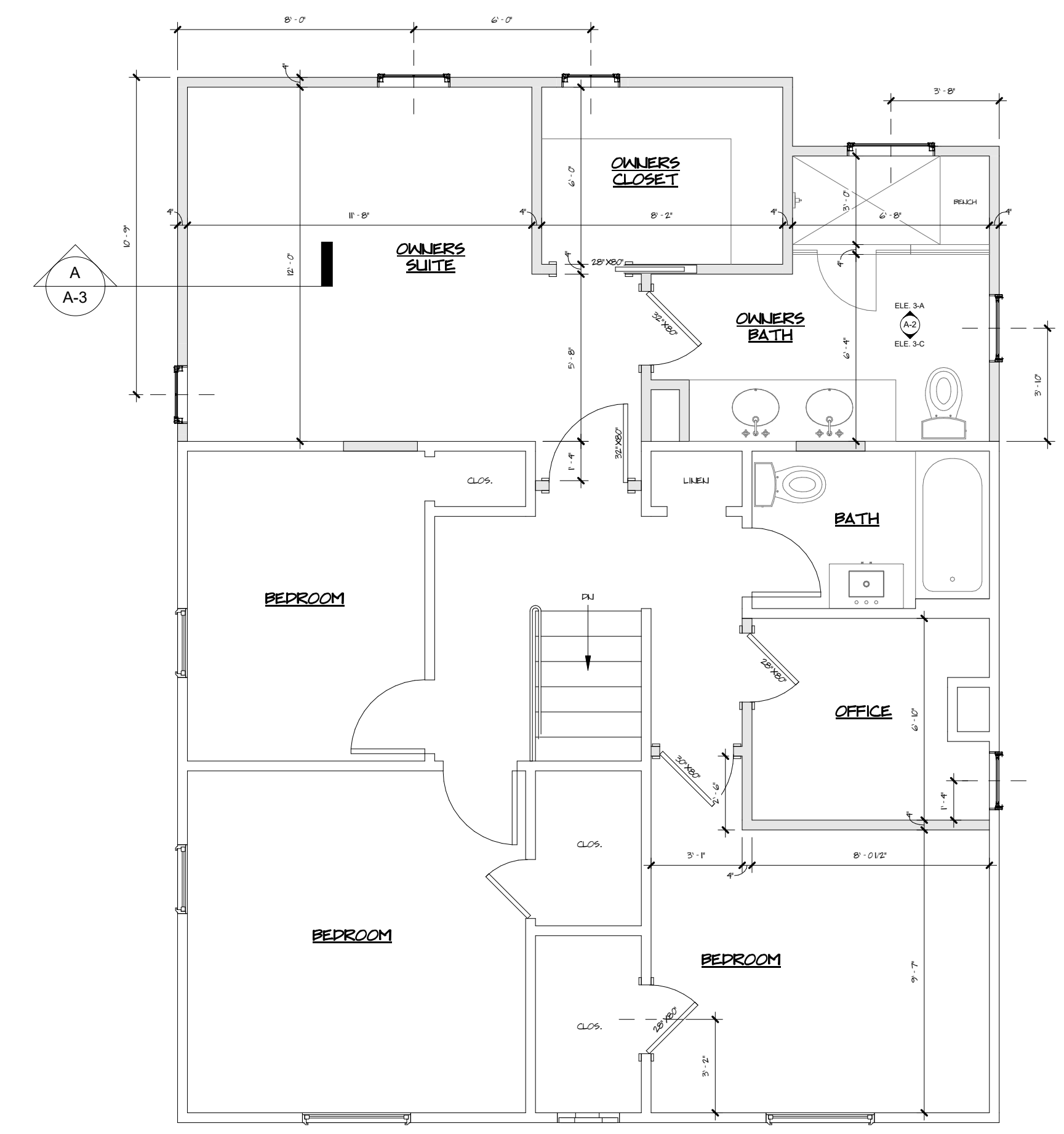
ELE. 1-C
3/8" = 1'-0"



ELE. 1-D
3/8" = 1'-0"



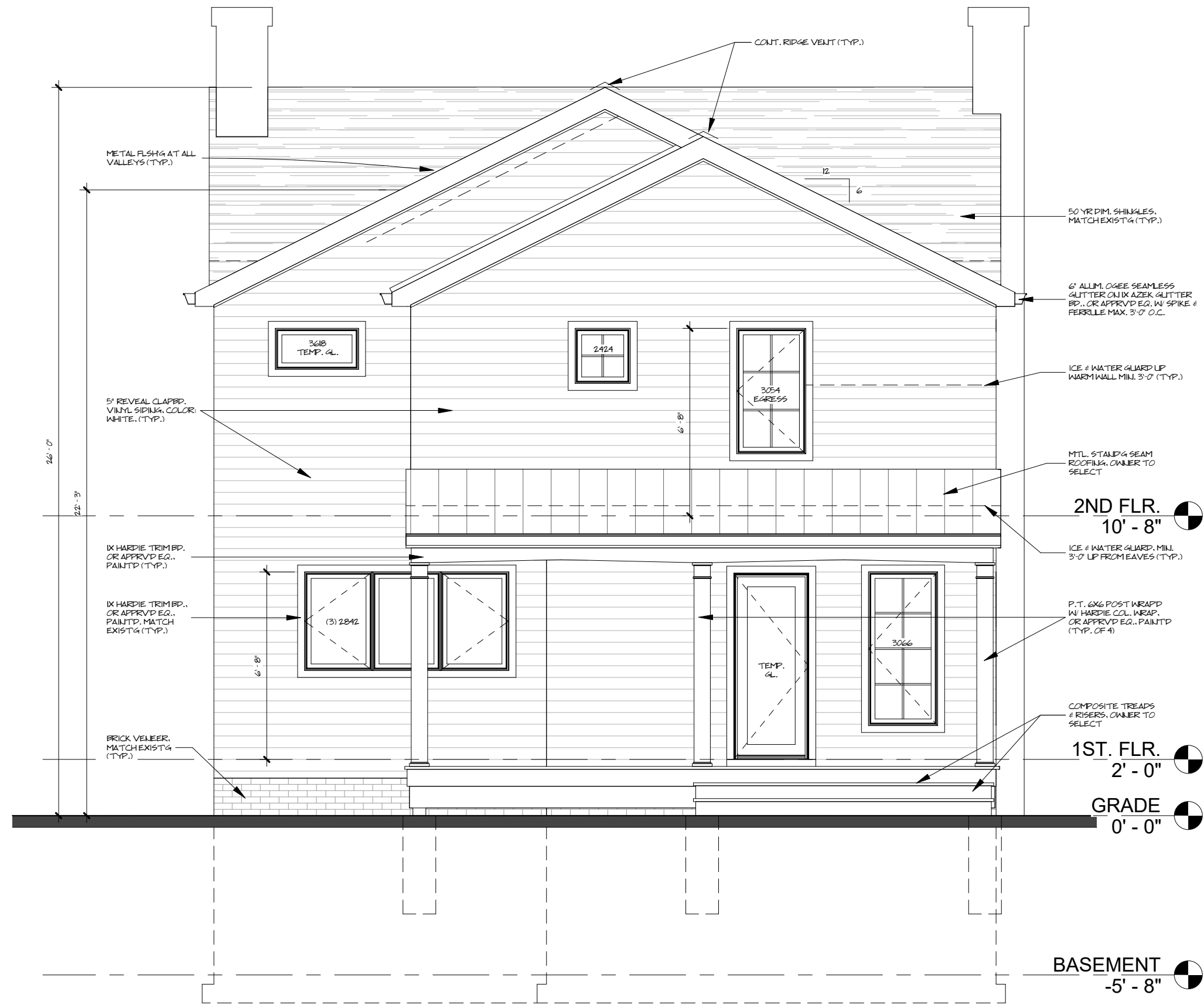
FIRST FLOOR PLAN
1/4" = 1'-0"



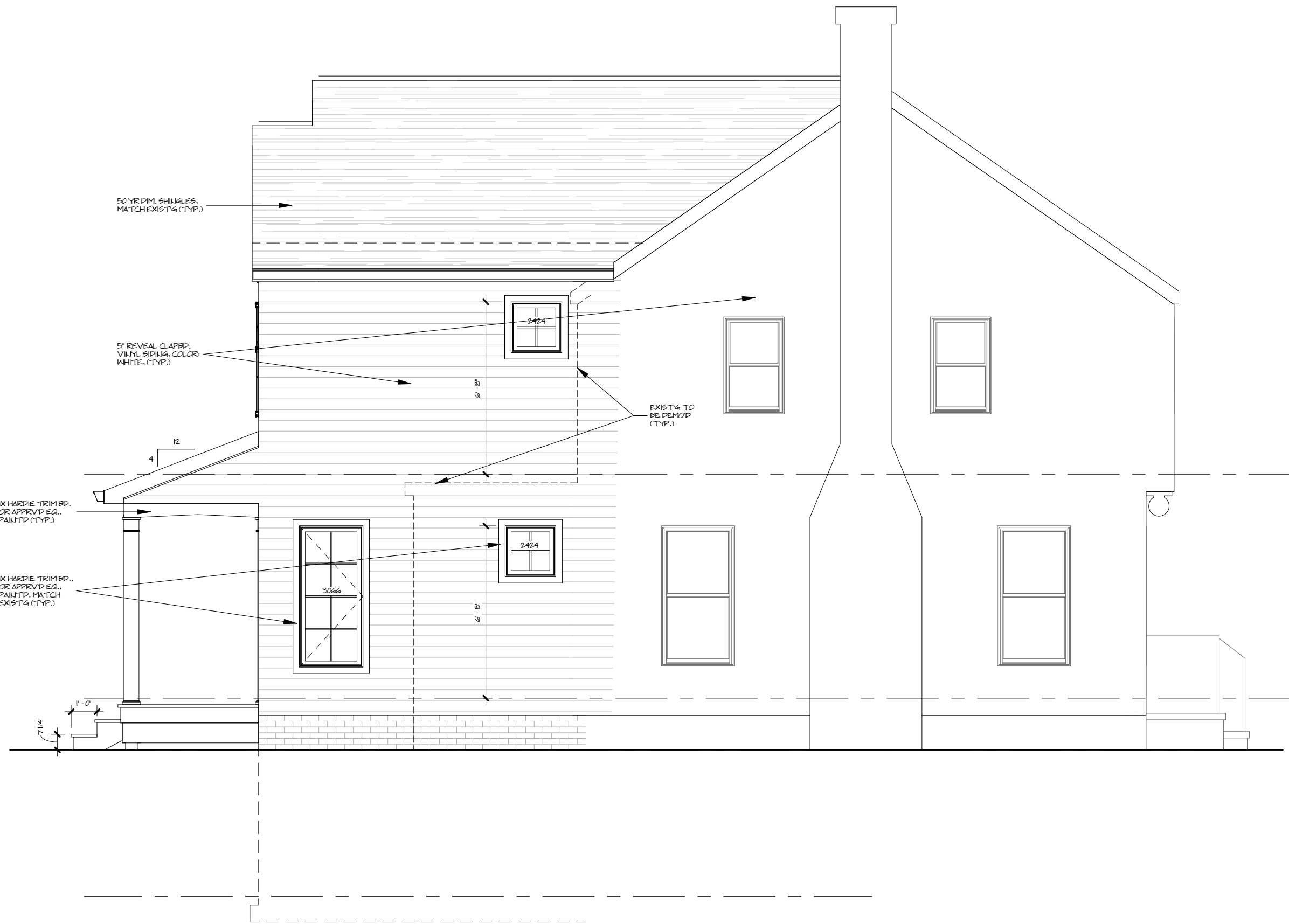
SECOND FLOOR PLAN
1/4" = 1'-0"



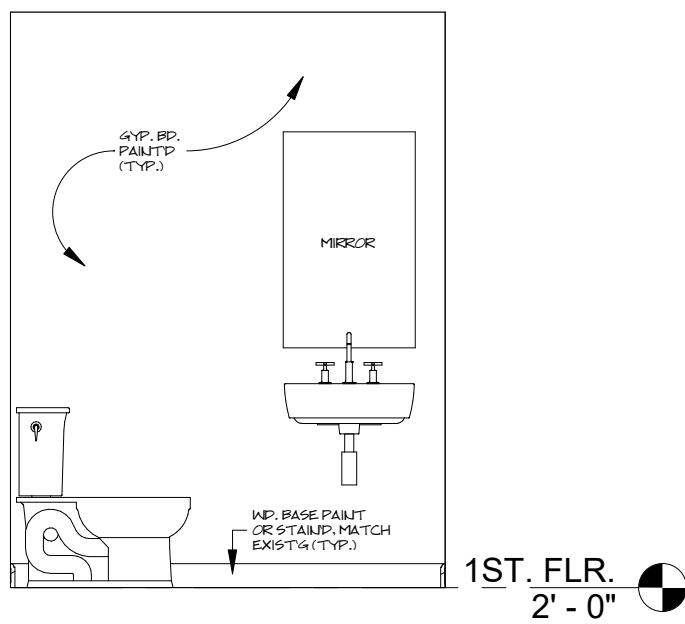
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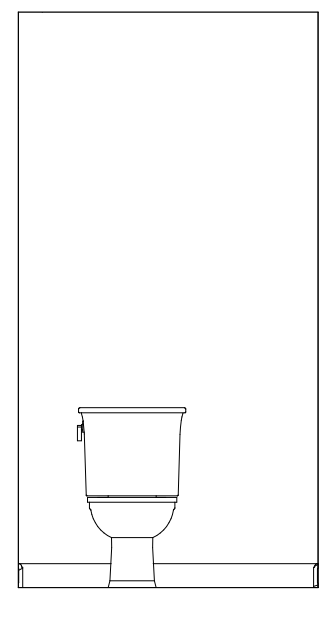
SOUTH ELEVATION
1/4" = 1'-0"



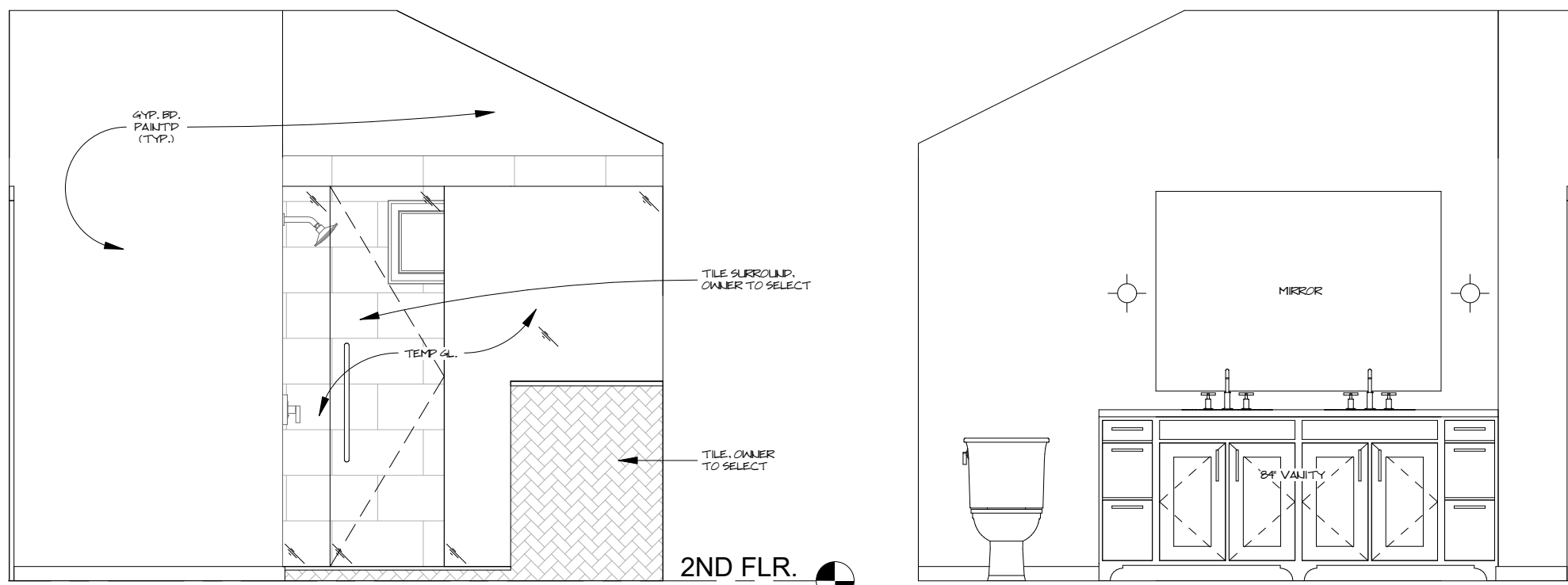
EAST ELEVATION
1/4" = 1'-0"



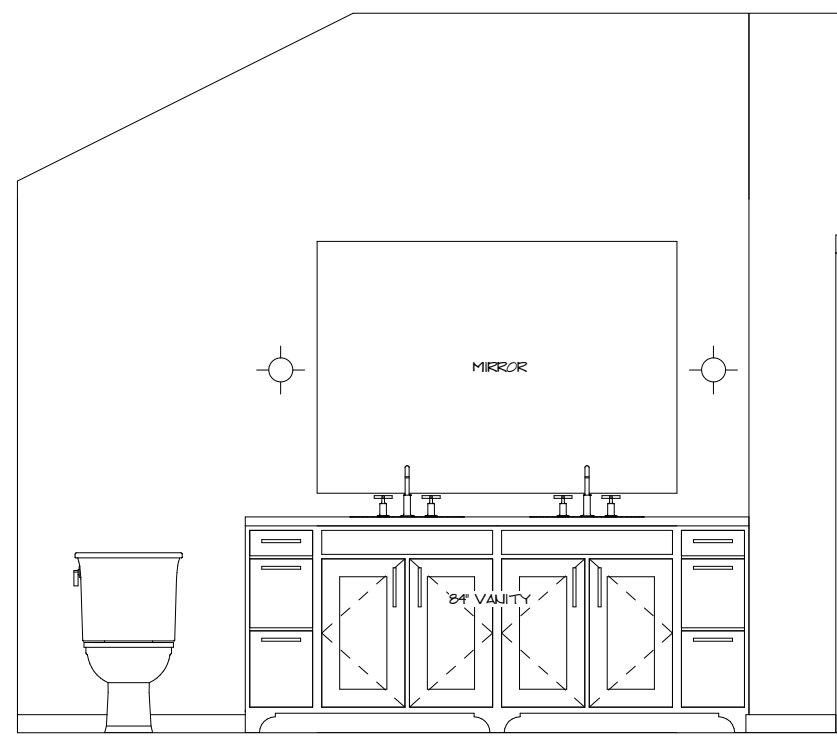
ELE. 2-A
3/8" = 1'-0"



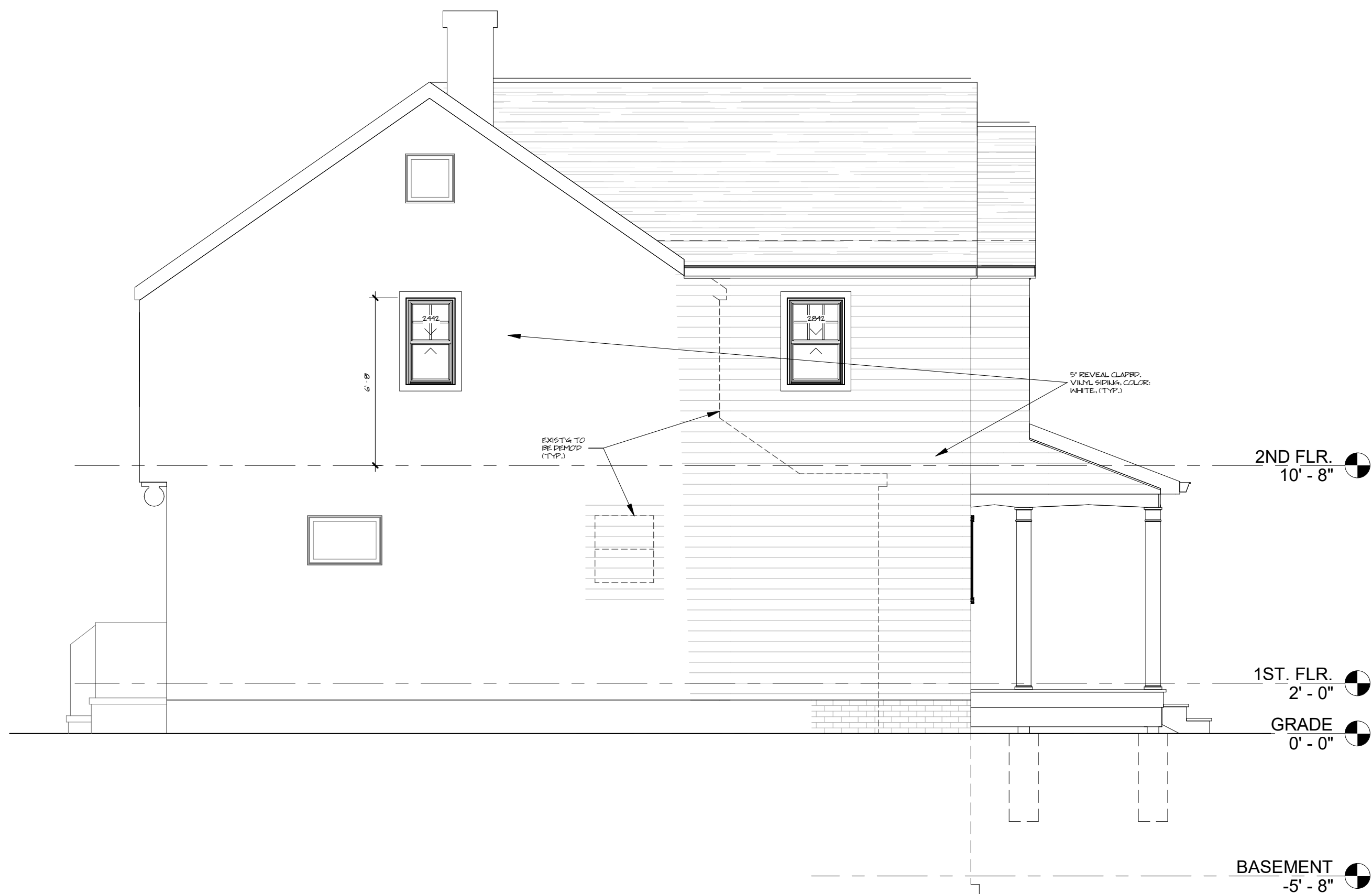
ELE. 2-D
3/8" = 1'-0"



ELE. 3-A
3/8" = 1'-0"



ELE. 3-C
3/8" = 1'-0"

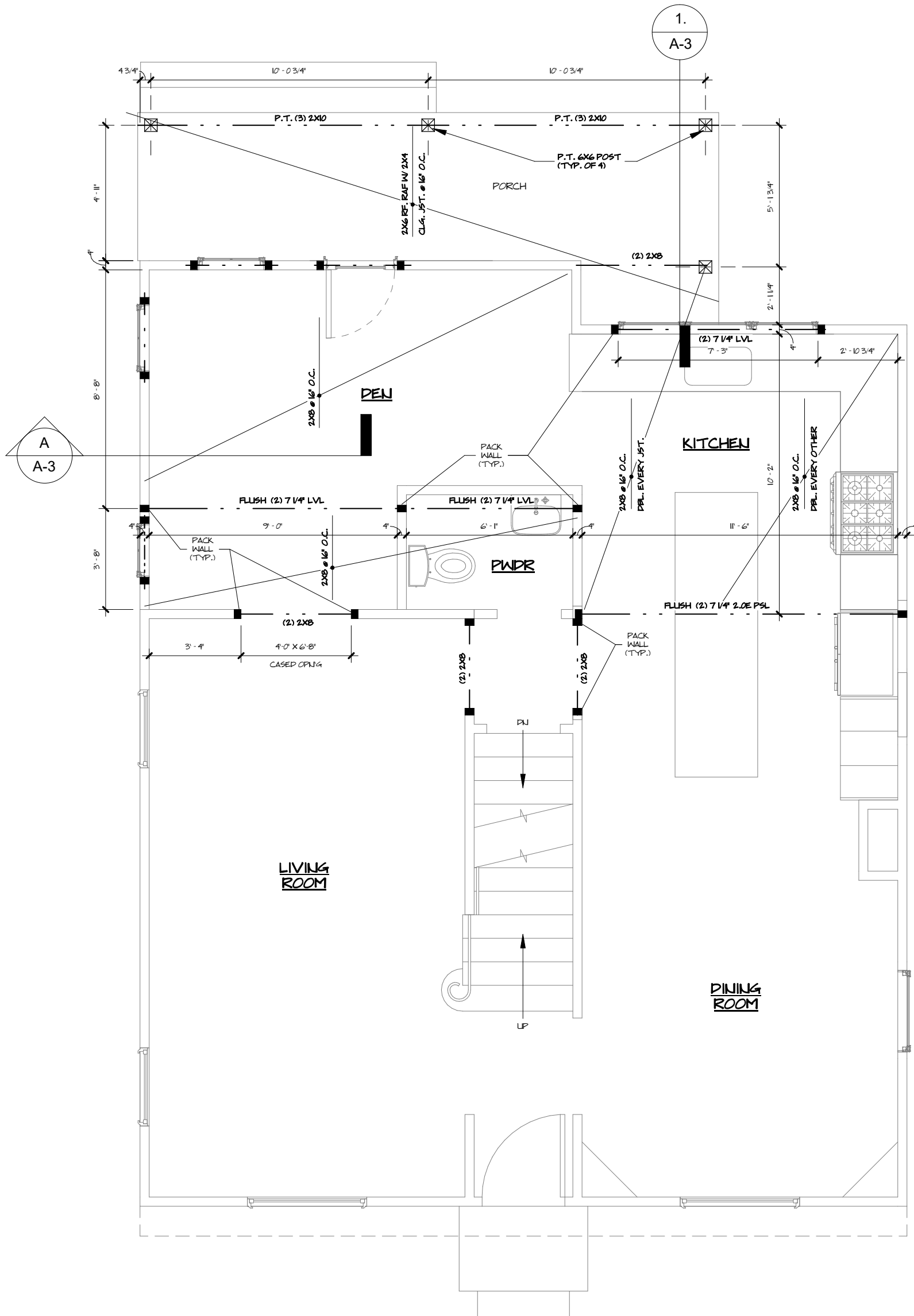
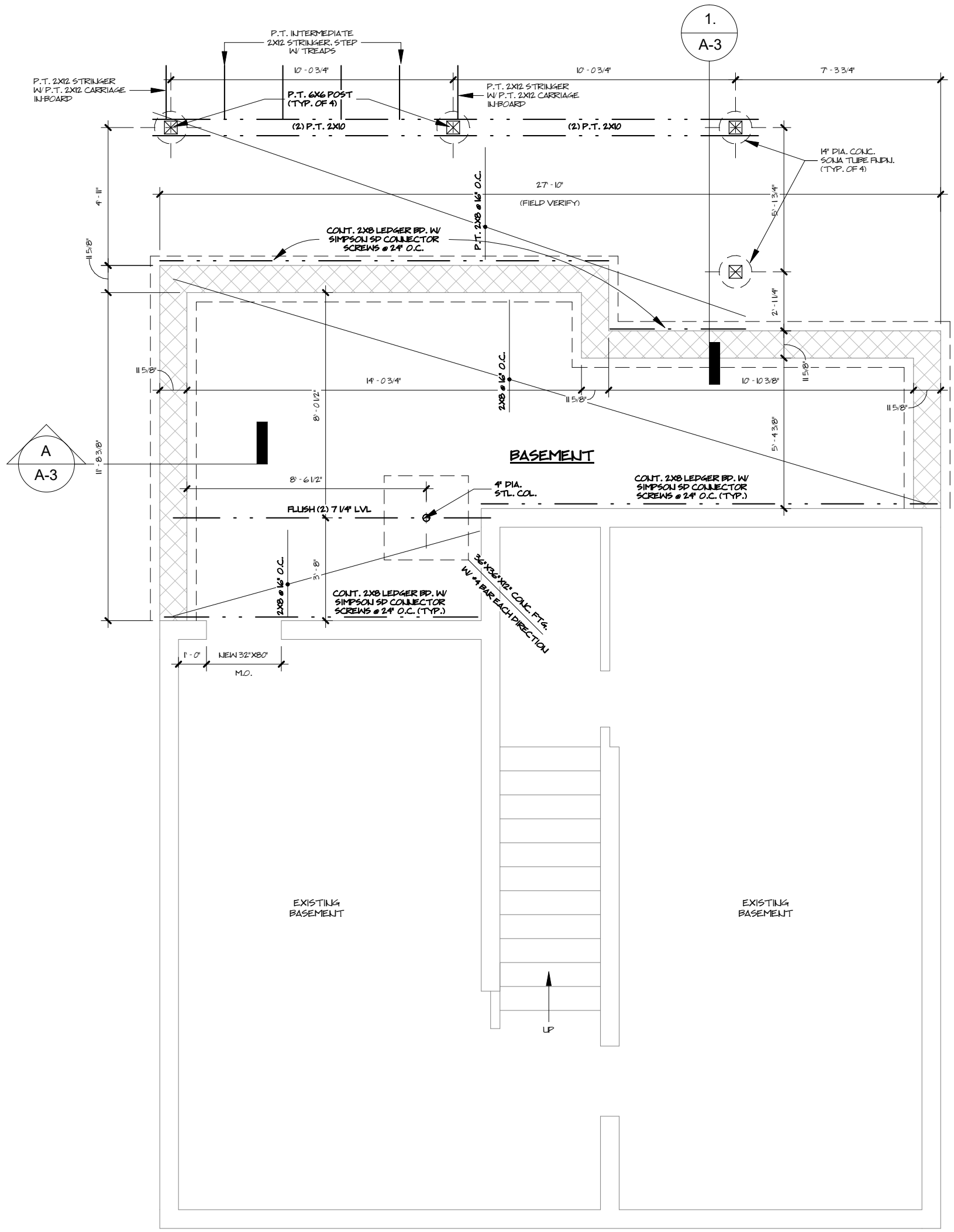
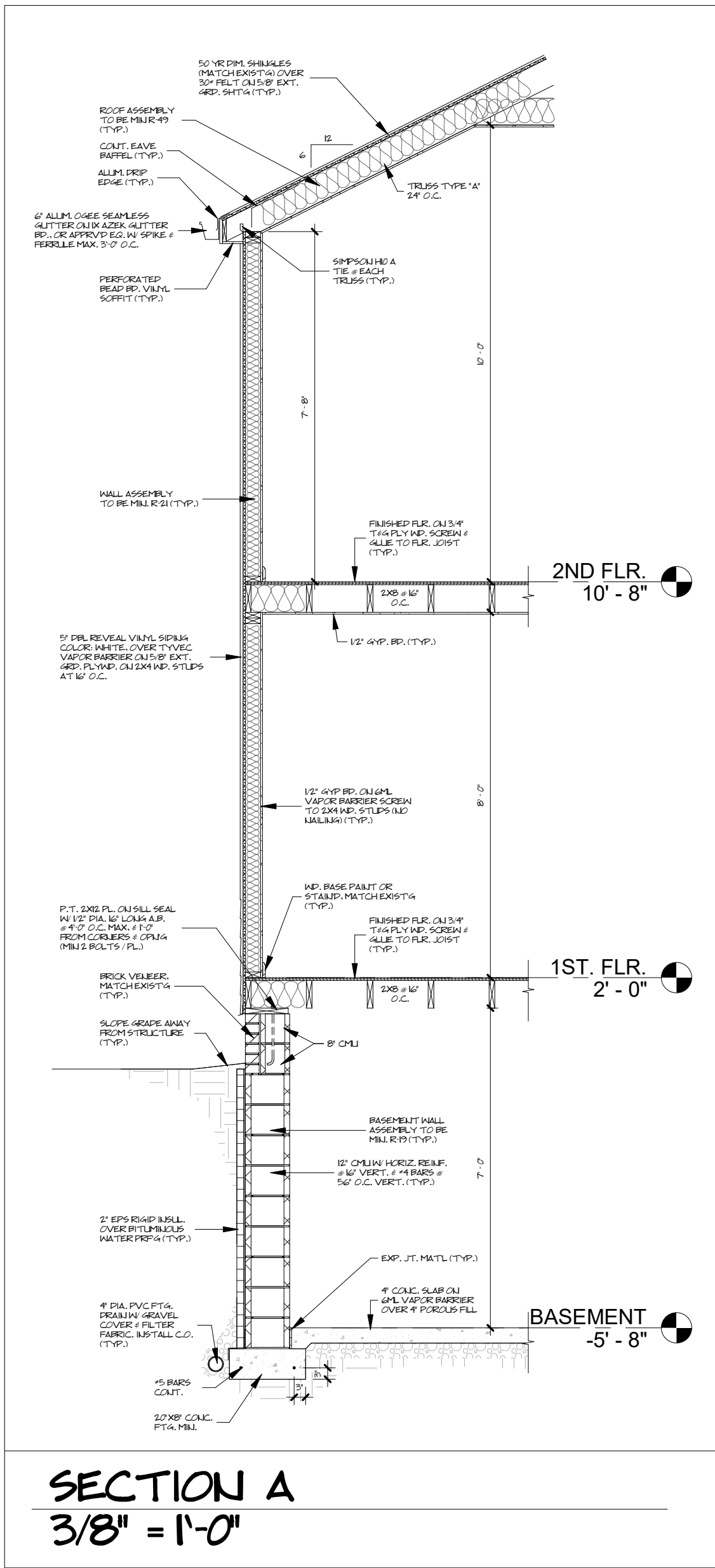


WEST ELEVATION
1/4" = 1'-0"

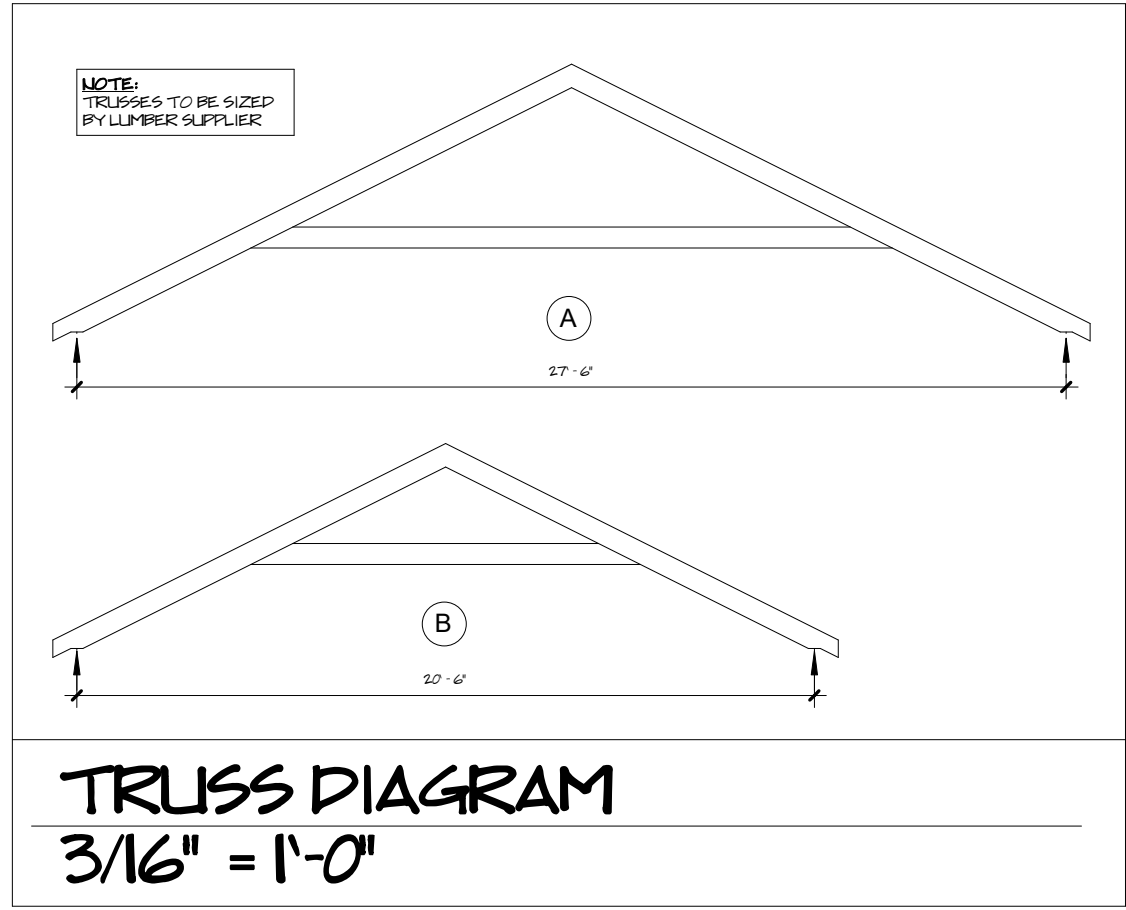
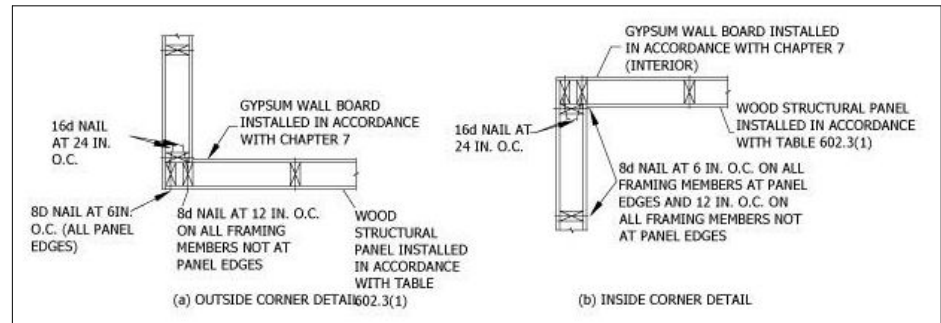
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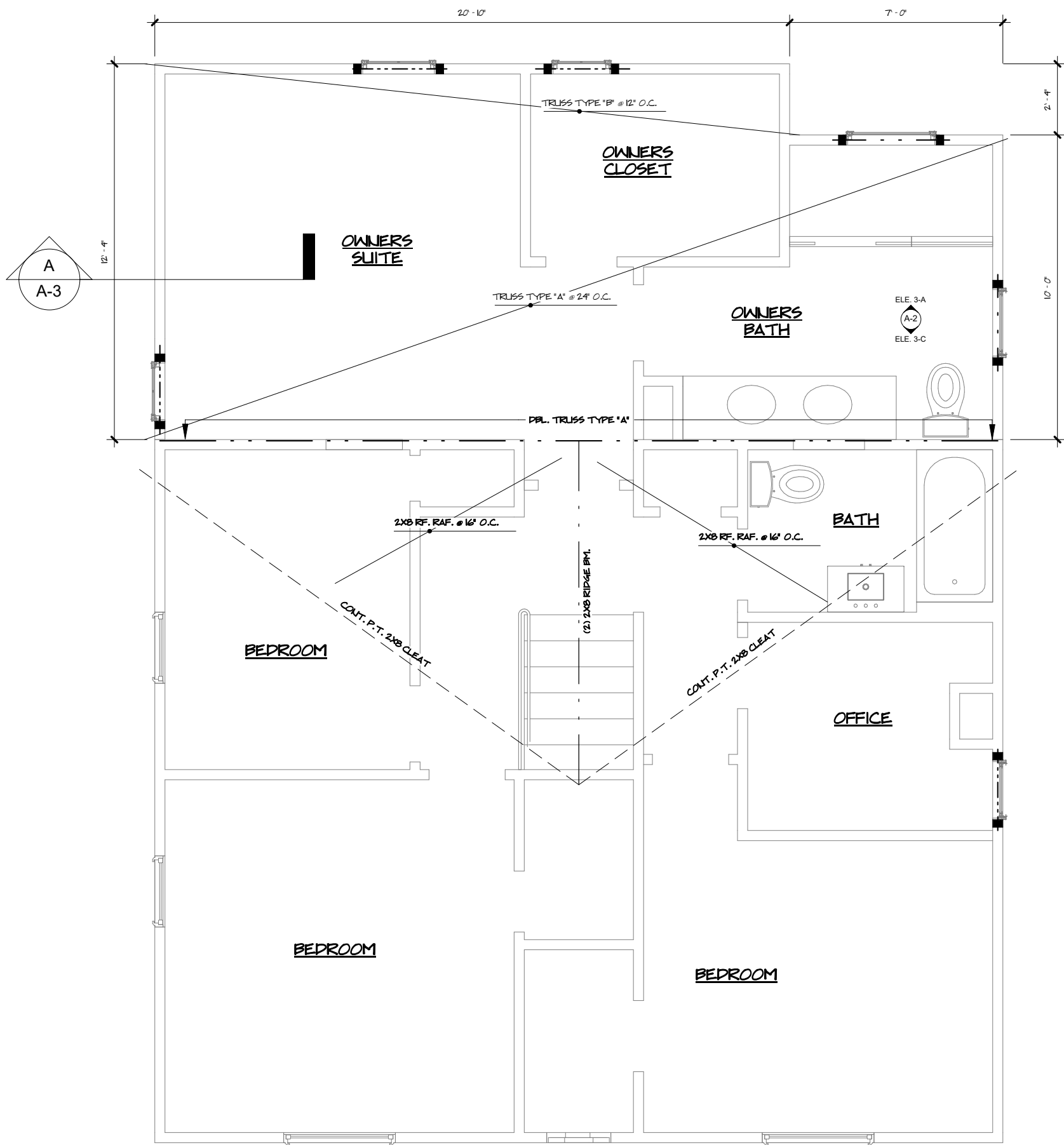
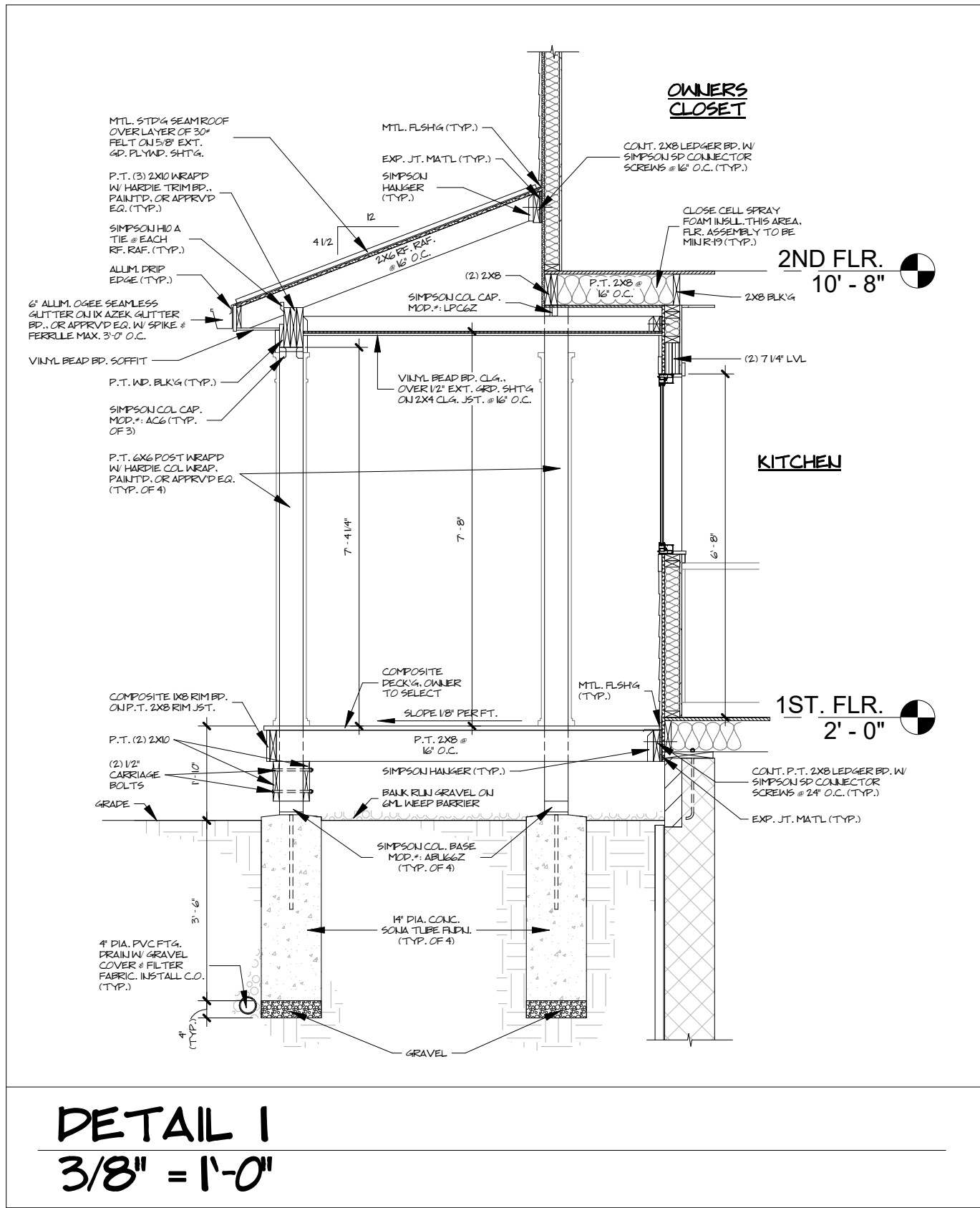
LINTEL SCHEDULE	
OPENING WIDTH	LINTEL SIZE
1'-0" - 3'-0"	(2) 2X4
3'-0" - 5'-6"	(2) 2X6
5'-6" - 8'-0"	(2) 2X8
8'-0" - 10'-6"	(2) 2X10
10'-0" - 12'-6"	(2) 2X12



- CAST-IN-PLACE CONCRETE**
- CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE (ACI) CODES AND STANDARDS LISTED IN THE CONTRACT DOCUMENTS, EXCEPT AS MODIFIED THEREIN.
 - ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:

FOOTINGS AND GRADE BEAMS	3000 PSI
WALLS AND COLUMNS	4000 PSI
SLAB-ON-GRADE	4000 PSI
MUD MAT	2500 PSI
ALL OTHER	3000 PSI
 - ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE CONFORMING TO ASTM C260. AIR ENTRAINMENT SHALL BE 6% +/- 1%.
 - REINFORCING BARS: ASTM A-615, GRADE 60
 - WELDED WIRE FABRIC (WWF): ASTM A-1064 FOR SMOOTH STEEL WIRE & DEFORMED STEEL WIRE
 - NO TACK WELDING OF REINFORCING IN THE FIELD SHALL BE PERMITTED.
 - REINFORCING BAR LAP SPLICES AND TENSION DEVELOPMENT LENGTHS SHALL CONFORM WITH TABLES ON THIS DRAWING.
 - ALL WELDED WIRE FABRIC (WWF) SHALL BE CHAIED TO ITS PROPER HEIGHT AND MAINTAINED AT THE PROPER HEIGHT THROUGHOUT PLACEMENT OF CONCRETE. LIFTING OF THE WWF WITH A HOOK DURING CONCRETE PLACEMENT SHALL NOT BE PERMITTED.
 - CONCRETE SHALL BE DISCHARGED AT THE SITE WITHIN 1-1/2 HOURS AFTER WATER HAS BEEN ADDED TO THE CEMENT AND AGGREGATES. ADDITION OF WATER TO THE MIX AT THE PROJECT SITE IS NOT PERMITTED. ALL WATER MUST BE ADDED AT THE BATCH PLANT. SLUMP MAY BE ADJUSTED ONLY THROUGH THE USE OF ADDITIONAL WATER REDUCING ADMIXTURE OR HIGH RANGE WATER REDUCING ADMIXTURE.
 - ALL CONCRETE SHALL CONTAIN A WATER REDUCING ADMIXTURE CONFORMING TO ASTM C494, TYPE A, F OR G.

- STRUCTURAL WOOD**
- DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE LATEST AWC DESIGN SPECIFICATIONS AND THE GOVERNING BUILDING CODE.
 - ALL STRUCTURAL FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) NO.1/NO.2 OR BETTER OR DOUGLAS FIR-LARCH (NORTH) NO.1/NO.2, U.N.O.
 - ALL ROOF PANEL SHEATHING SHALL BE 5/8" TYPE CDX, EXPOSURE 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. CONNECT ROOF SHEATHING WITH 8d COMMON NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.
 - ALL FLOOR SHEATHING SHALL BE 3/4" APA RATED STURD-I-FLOOR, EXPOSURE 1, WITH TONGUE AND GROOVE EDGE. CONNECT FLOOR SHEATHING WITH 10d COMMON NAILS AT 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. FIELD GLUE USING ADHESIVES MEETING LATEST APA SPECIFICATIONS AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ALL WALL SHEATHING SHALL BE 1/2" TYPE CDX, EXPOSURE 1 APA RATED SHEATHING. CONNECT WALL SHEATHING WITH 10d COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.
 - USE PRESSURE TREATED LUMBER WHERE WOOD IS EXPOSED TO WEATHER, MOISTURE, CONCRETE, MASONRY OR THE GROUND.



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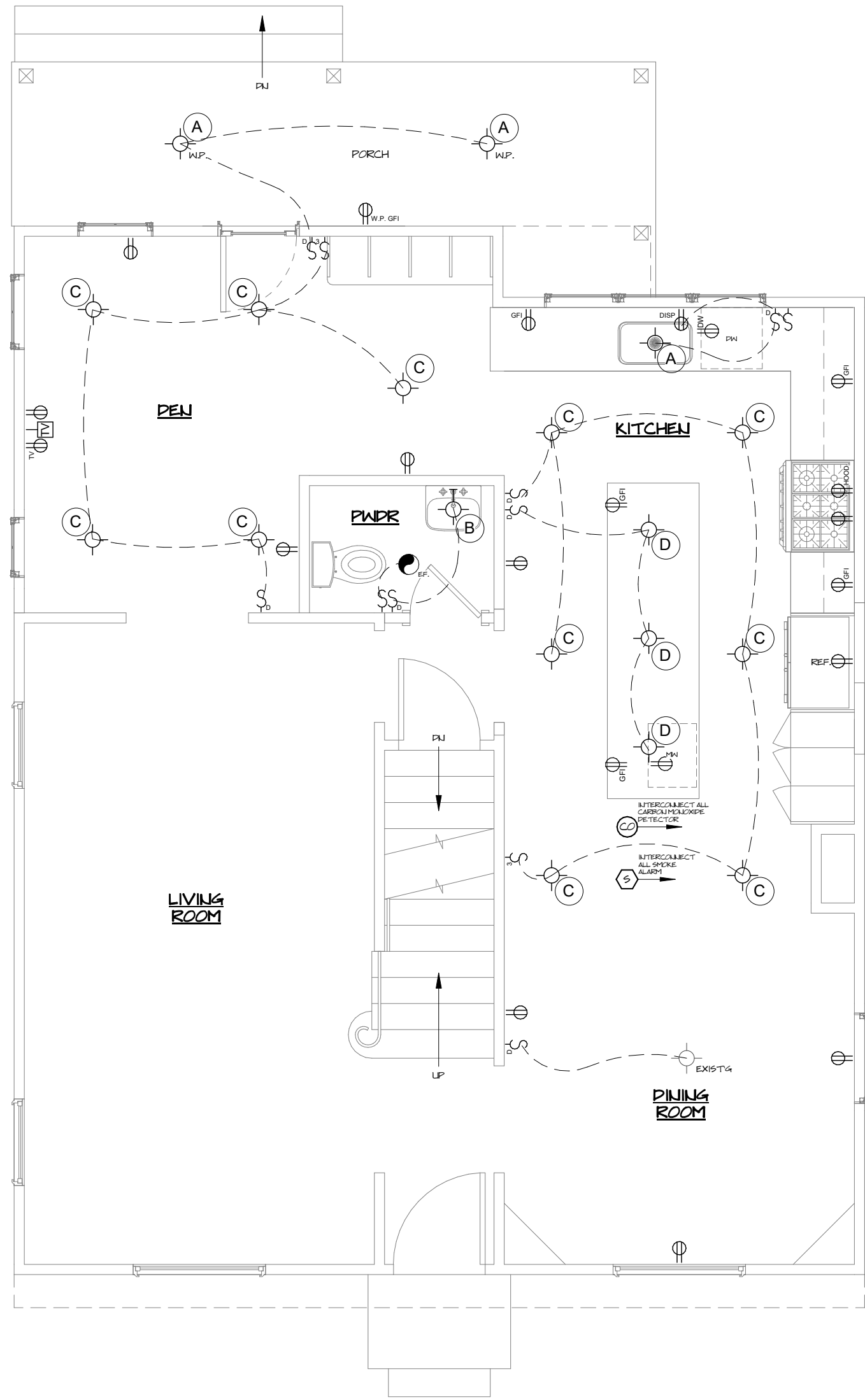
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FIRST FLOOR POWER/LIGHTING PLAN
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE:

A

CEILING MOUNT LIGHT

B

WALL SCONCE

C

4" LED RECESSED CAN LIGHT

D

PENDANT LAT. FIX.

S

SMOKE ALARM

CO

CARBON MONOXIDE DETECTOR

NOTE:

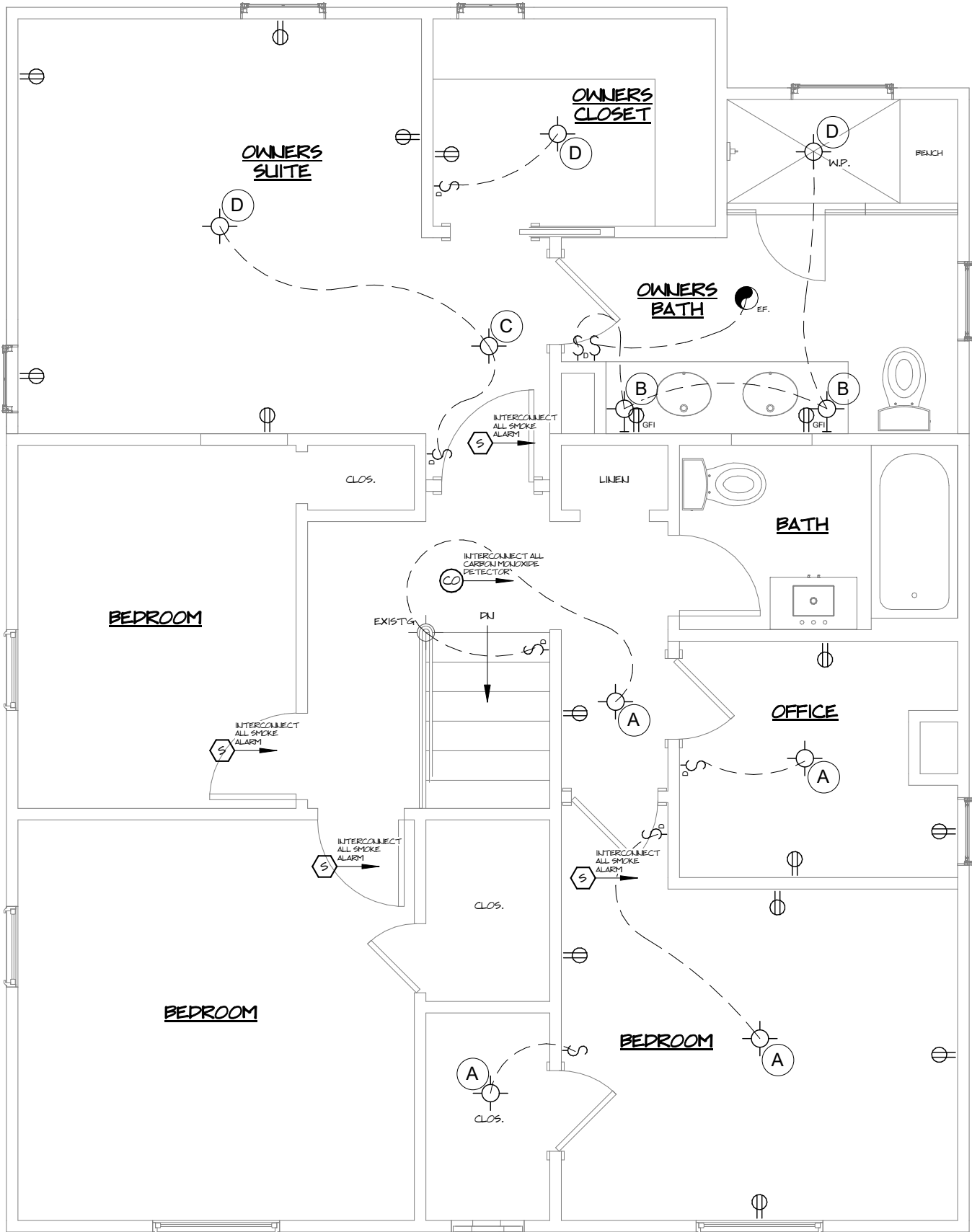
LIGHT FIXTURES TO BE SELECTED BY OWNER.

ALL ELECTRICAL IS EXISTING UNLESS NOTED OTHERWISE

SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SMOKE ALARMS LOCATED IN ACCORDANCE WITH RCO 314.5 SHALL INCLUDE PHOTOELECTRIC TECH.

* W.P. : WATER PROOF FIXTURE

* E.F. : EXHAUST FAN, DIRECTLY DUCT OUTSIDE



SECOND FLOOR POWER/LIGHTING PLAN
1/4" = 1'-0"