

HOUSE ADDITION

21324 Kenwood Ave.

Rocky River, Ohio

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. REUSE 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 WITH RC0 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 BALLUSTERS SHALL BE SPACED TO PROHIBIT A SPHERE 4" IN DIAMETER FROM PASSING THROUGH IT.

ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH RC0 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 CAPACITY IS ASSUMED TO BE 2000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.

CONCRETE DESIGN FOR FOOTINGS 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 CRACK SPACE BLOCK WALLS

ALL STEEL BEAMS, PLATES, AND COLUMNS SHALL BE ASTM A 36 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 OVERHAUNG OF DIFFERENT PITCHES TO MAINTAIN CONSISTANT LEVEL.

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

ALL FRAMING LUMBER SHALL BE SPF OR DOUGLAS FIR LARCH #2 WITH A MINIMUM MODULUS OF ELASTICITY OF 1,700,000

ANY MICROLAM (LVL) NOTED ON THESE DRAWINGS MUST MEET THE FOLLOWING DESIGN CRITERIA:
M.O.E.....2,000,000PSI FB.....2,900PSI

WINDOWS:
BASED ON PELLA "LIFESTYLE 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 (MINI 50 INCREASE) AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE 120V / 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 ANS (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) ROD, PIPE AND PLATE ELECTRODES IN ACCORDANCE WITH NEC 250.55.

ALL GENERAL LIGHTING AND RECEPTACLE OUTLETS BRANCH CIRCUITS SHALL BE 15AMP OVERLOAD PROTECTED CIRCUITS INSTALLED WITH 14GA 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.

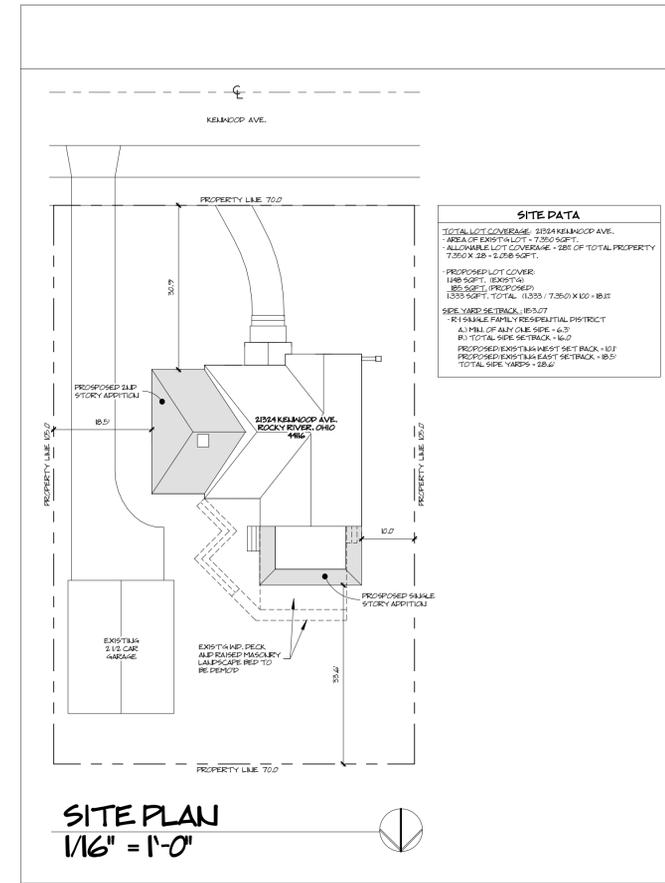
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE DESIGN PHASE.

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

- TS GENERAL NOTES
- A-1 FIRST AND SECOND FLOOR DEMO PLAN
- A-2 FOUNDATION, FIRST AND SECOND FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS

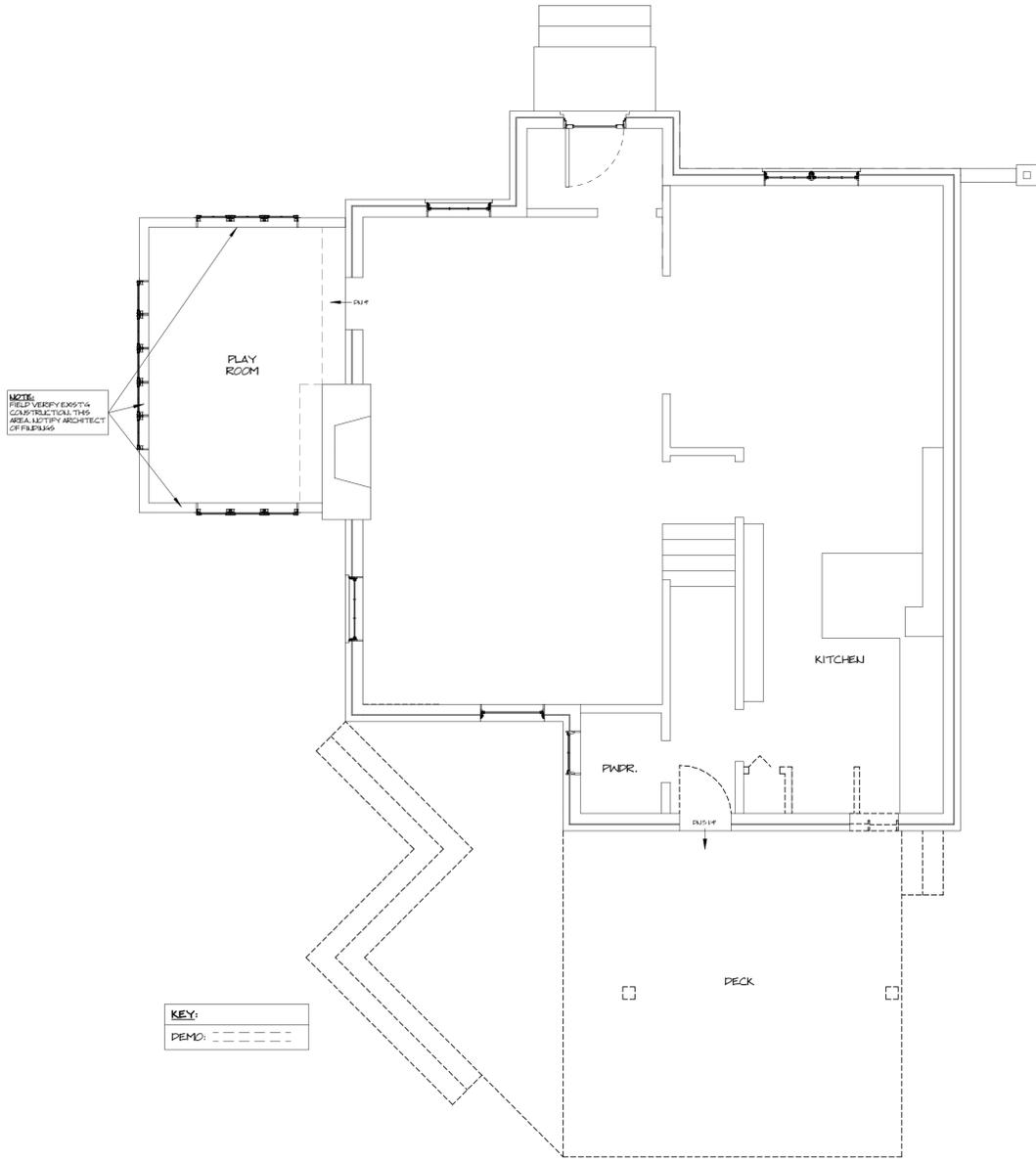


DATE: 3/25/24
REVISION:
NOT FOR CONSTRUCTION

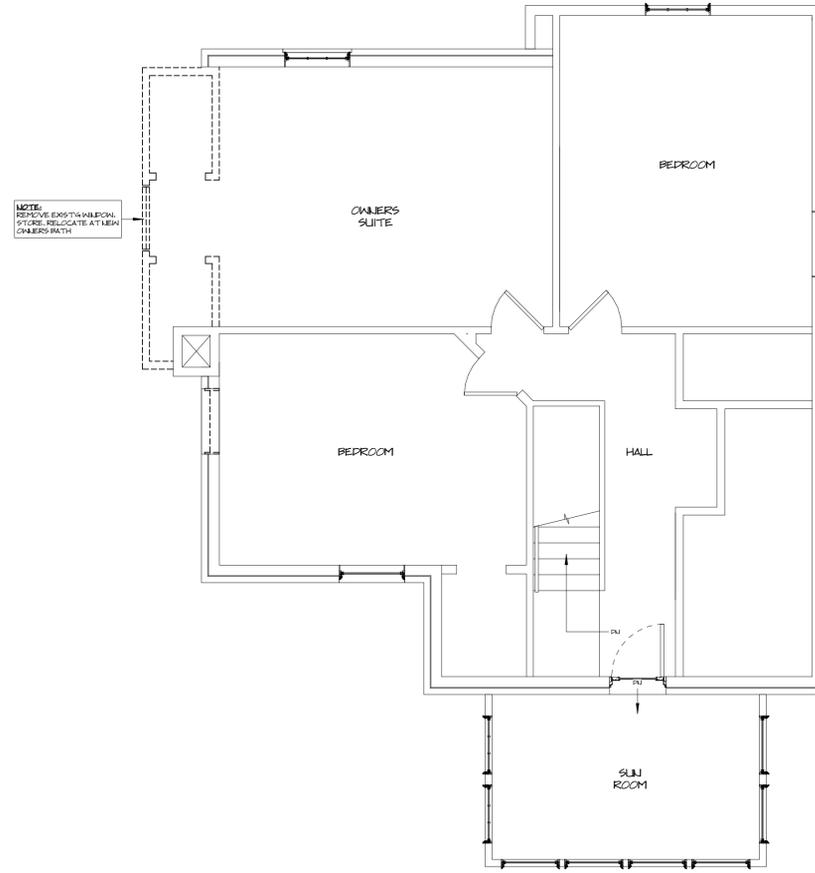
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 21324 Kenwood Ave. Rocky River, Ohio 44116
ARCHITECTS, C.A. McGETTRICK, LLC
 14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO.:
22405
CHARLES McGETTRICK, JR. #77595
EXPIRATION DATE: 12/31/2024

TS



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



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

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EXPIRATION DATE: 12/31/2024



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



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



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



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

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A-3