

# DURKIN RESIDENCE

20875 Endsley Ave.

Rocky River, Ohio

# ARCHITECTS C.A. McGETTRICK, LLC

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



DATE: 3/26/26  
REVISION:

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

ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH RCO SECTION 807.1 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.

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, AND SUBMITTED TO THE RESIDENTIAL BUILDING OFFICIAL PRIOR TO INSTALLATION

ALL ENGINEERED FLOOR SYSTEMS SHALL BE DESIGNED BY THE MANUFACTURER.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

**WINDOWS:**  
BASED ON MATCHING EXISTING WINDOWS, FIELD VERIFY MANUF., W/ ADVANCED LOW-E 5/8" INSULATED GLASS, AND U-VALUE OF 0.35

DOOR HARDWARE TO BE SELECTED BY CONTRACTOR AND/ OR OWNER.

KITCHEN EQUIPMENT WILL BE ENERGY STAR RATED.

PLUMBING FIXTURES WILL BE FURNISHED CONTRACTOR AND/ OR OWNER. ALL DISHWASHERS AND WASHING MACHINES SHALL BE PROVIDED W/ WATER-HAMMER ARRESTOR.

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. 50a 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 15 NATIONAL ELECTRICAL CODE (310). PROVIDE 400AMP SERVICE PER RISER DIAGRAM PROVIDED COPPER 2 / 0 AWG (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 250.53.

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-FAULT CIRCUIT INTERRUPTER DEVICE NEC 210.12.

OUTLETS, SWITCHES (BOTH LIGHTS AND EXHAUST FANS) SHALL BE ON A SEPARATE CIRCUIT SERVING THAT BATHROOM ONLY

ALL NEW AND REPLACEMENT OUTLETS SHALL BE TAMPER-RESISTANT

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 2'-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 120Vv CIRCUITS. CIRCUITS WITHIN 6FT OF A SINK OR WATER SOURCES SHALL BE PROTECTED BY A GROUND-FAULT 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.

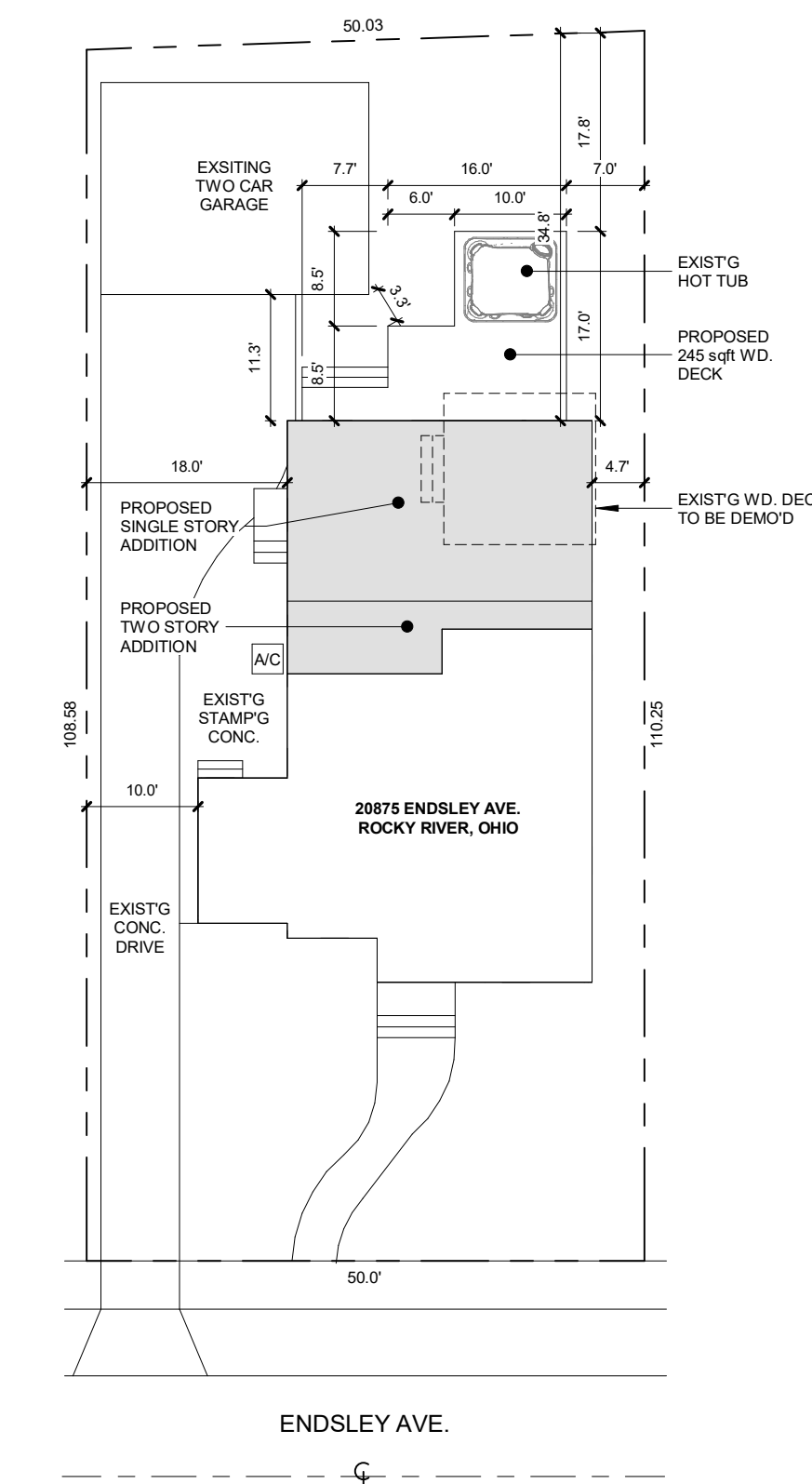
CONTRACTOR AND / OR OWNER SHALL NOTIFY THE ARCHITECT OF ANY FIELD CHANGES MADE TO THE PLANS OR BUILDING DURING CONSTRUCTION. FIELD CHANGES MADE TO THE BUILDING WITHOUT THE CONSULTATION AND/OR APPROVAL OF THE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR AND OWNER.

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## SITE PLAN

SITE DATA	
TOTAL LOT COVERAGE:	20875 ENDSLEY AVE.
- SITE AREA:	5,450 sqft.
- ALLOWABLE LOT COVERAGE, 28%:	1,526 sqft.
- EXISTING LOT COVERAGE:	1,344 sqft
- PROPOSED LOT COVERAGE:	1,865 sqft.
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT	
PROPOSED SETBACKS	
FRONT YARD SETBACK:	25.0' (EXISTING)
REAR YARD SETBACK:	34.8'
SIDE YARD SETBACK:	
A.) EAST SETBACK:	10.0' (EXISTING)
B.) WEST SETBACK:	4.7' (EXISTING)
TOTAL:	14.7'



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

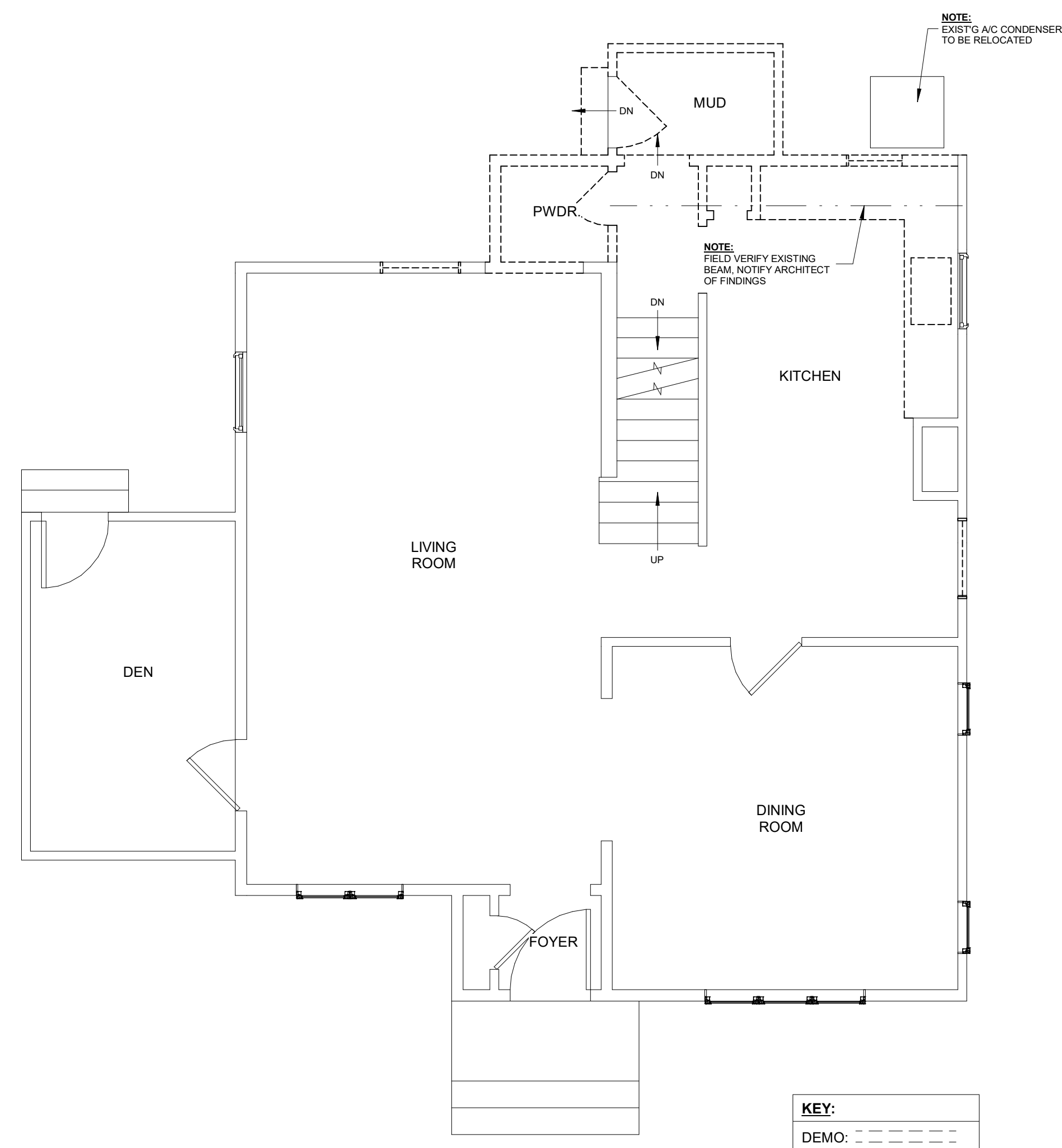
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COMMISSION NO.  
22528  
CHARLES McGETTRICK, JR. #77595  
EXPIRATION DATE: 12/31/2025

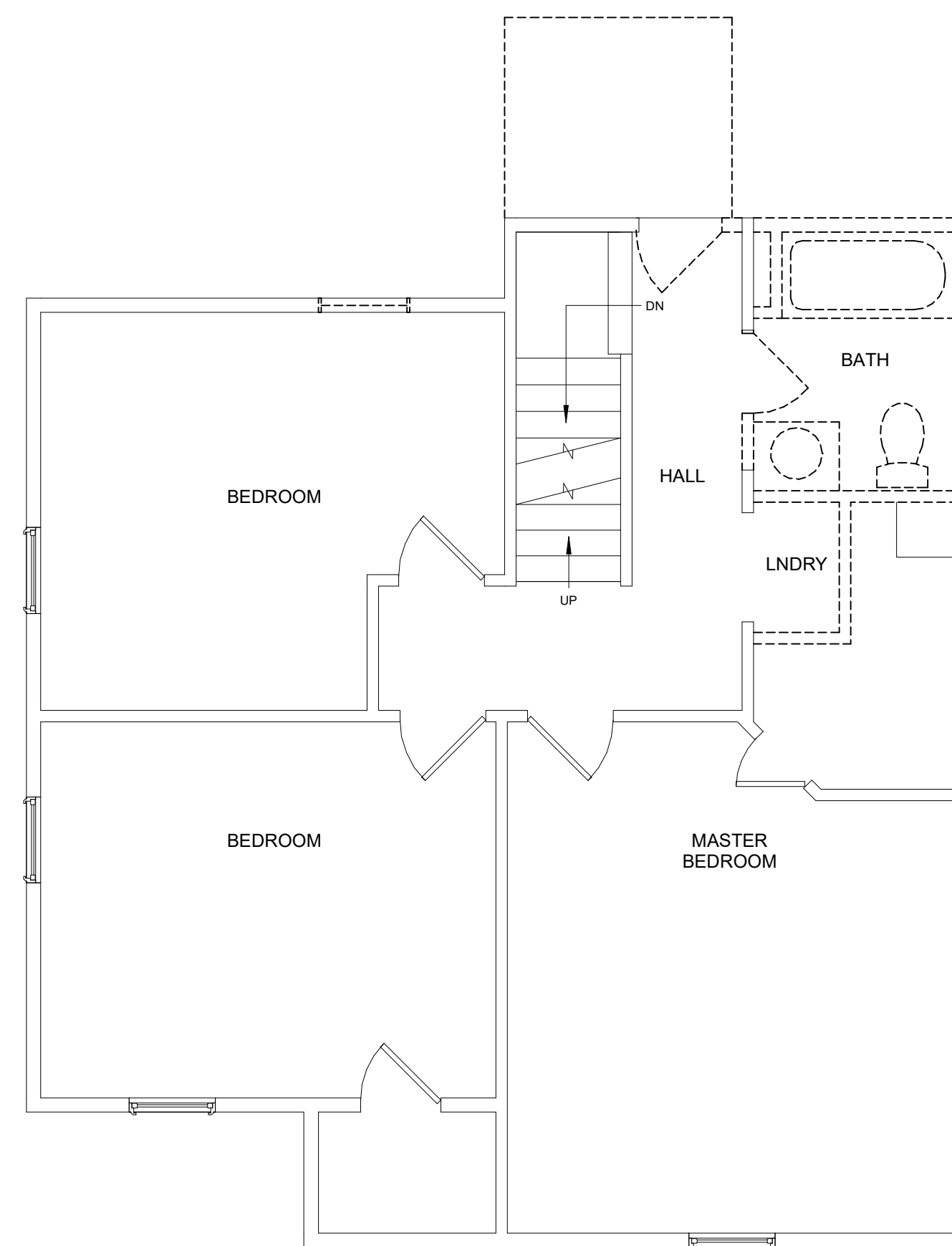
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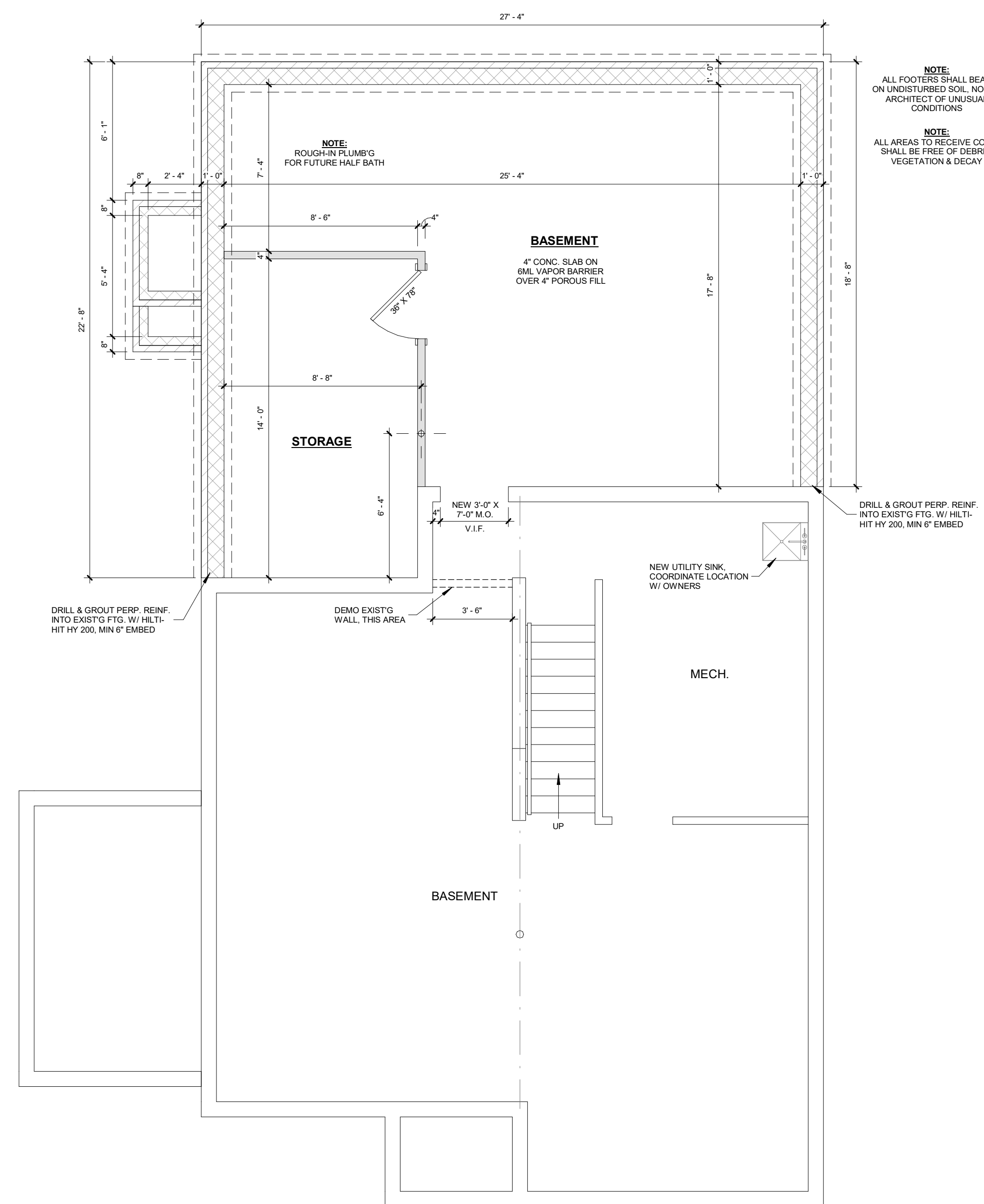
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**FIRST FLOOR DEMO PLAN**  
 1/4" = 1'-0"



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



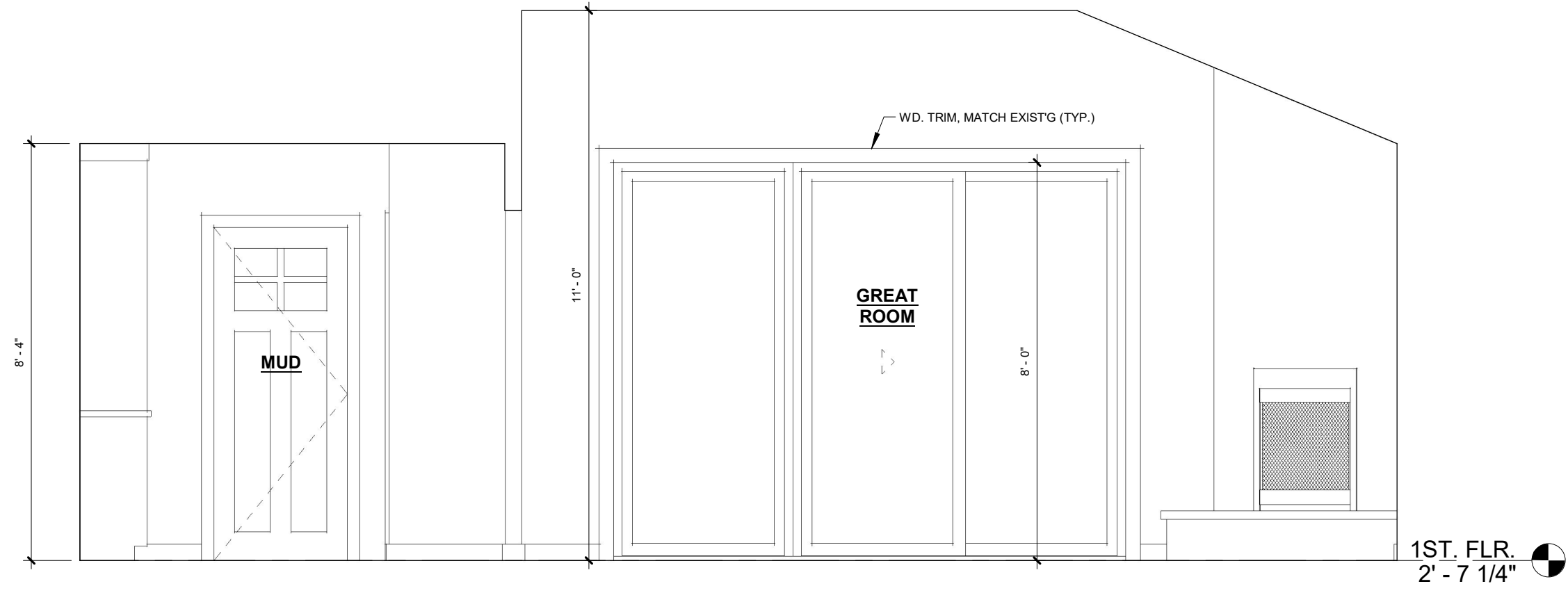
**FOUNDATION PLAN**  
 1/4" = 1'-0"

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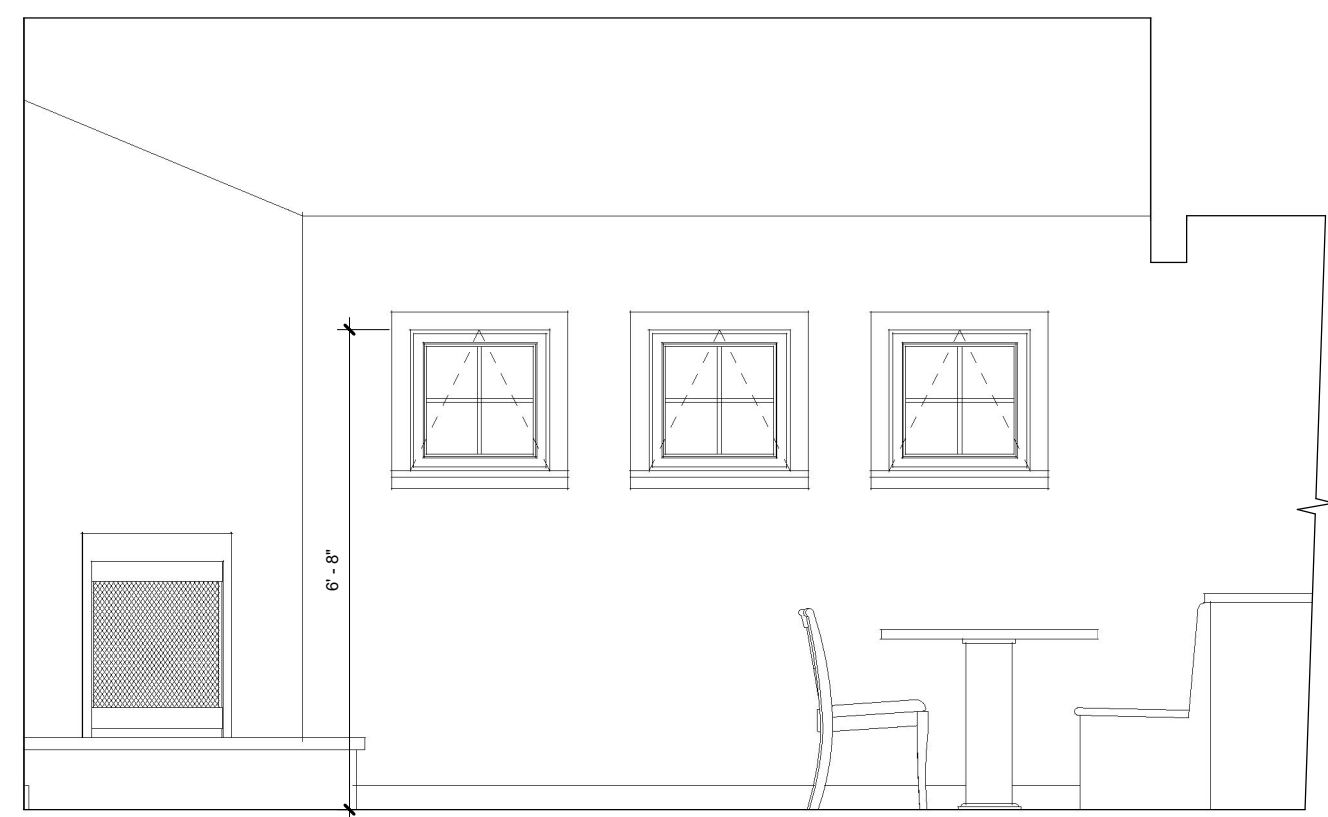
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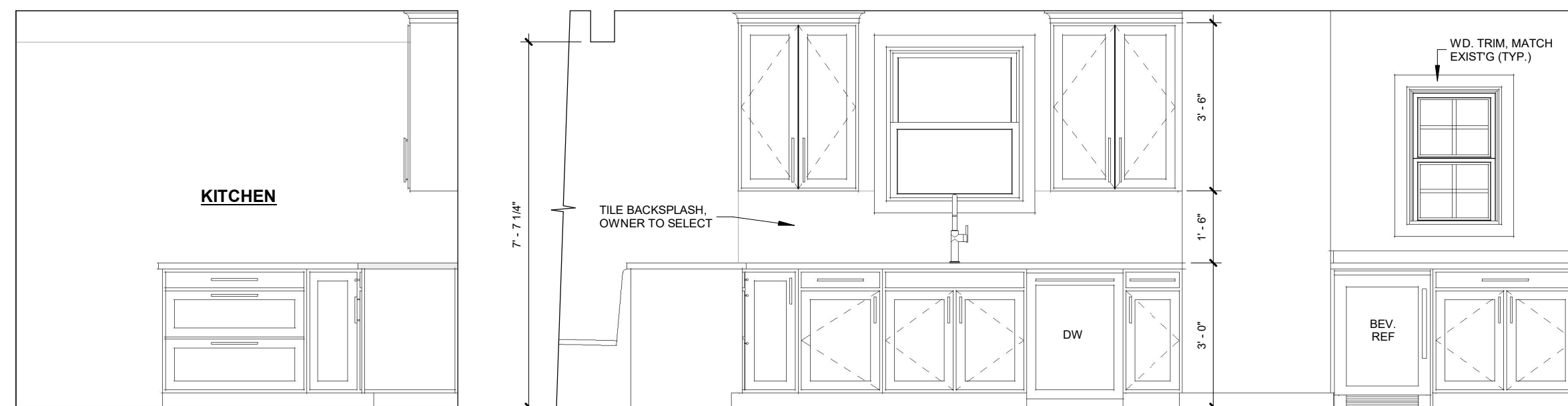
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**ELE. 1-A**  
3/8" = 1'-0"

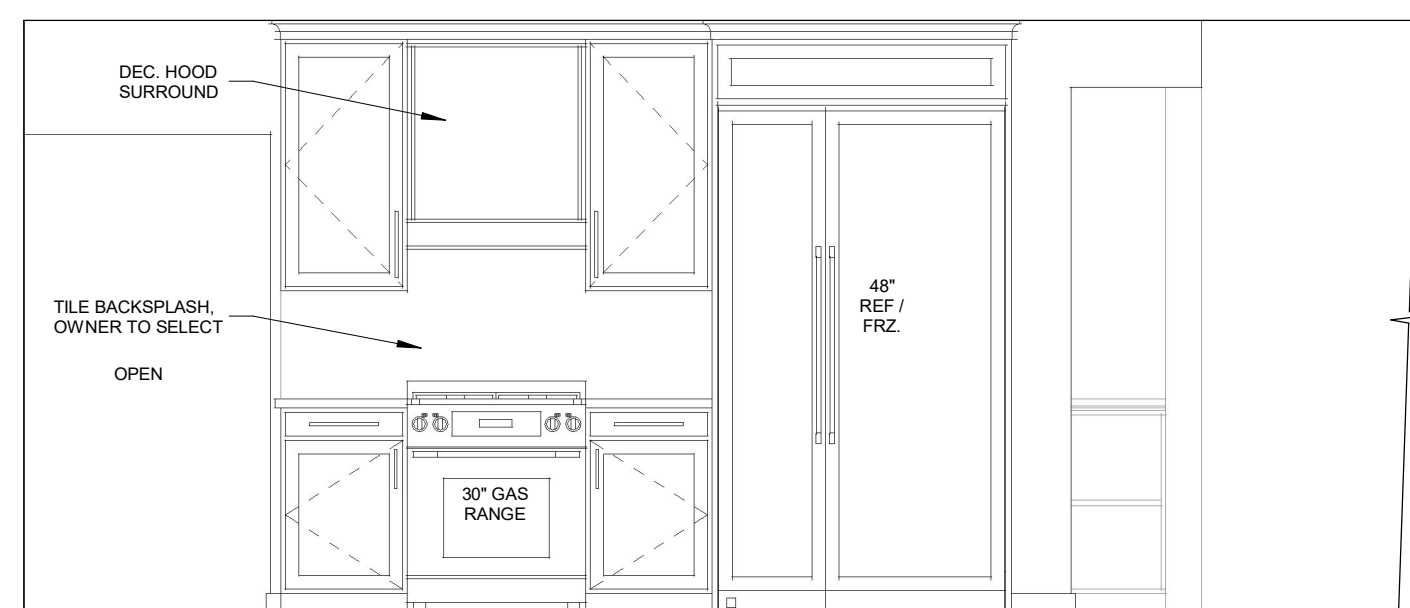


**ELE. 1-B**  
3/8" = 1'-0"

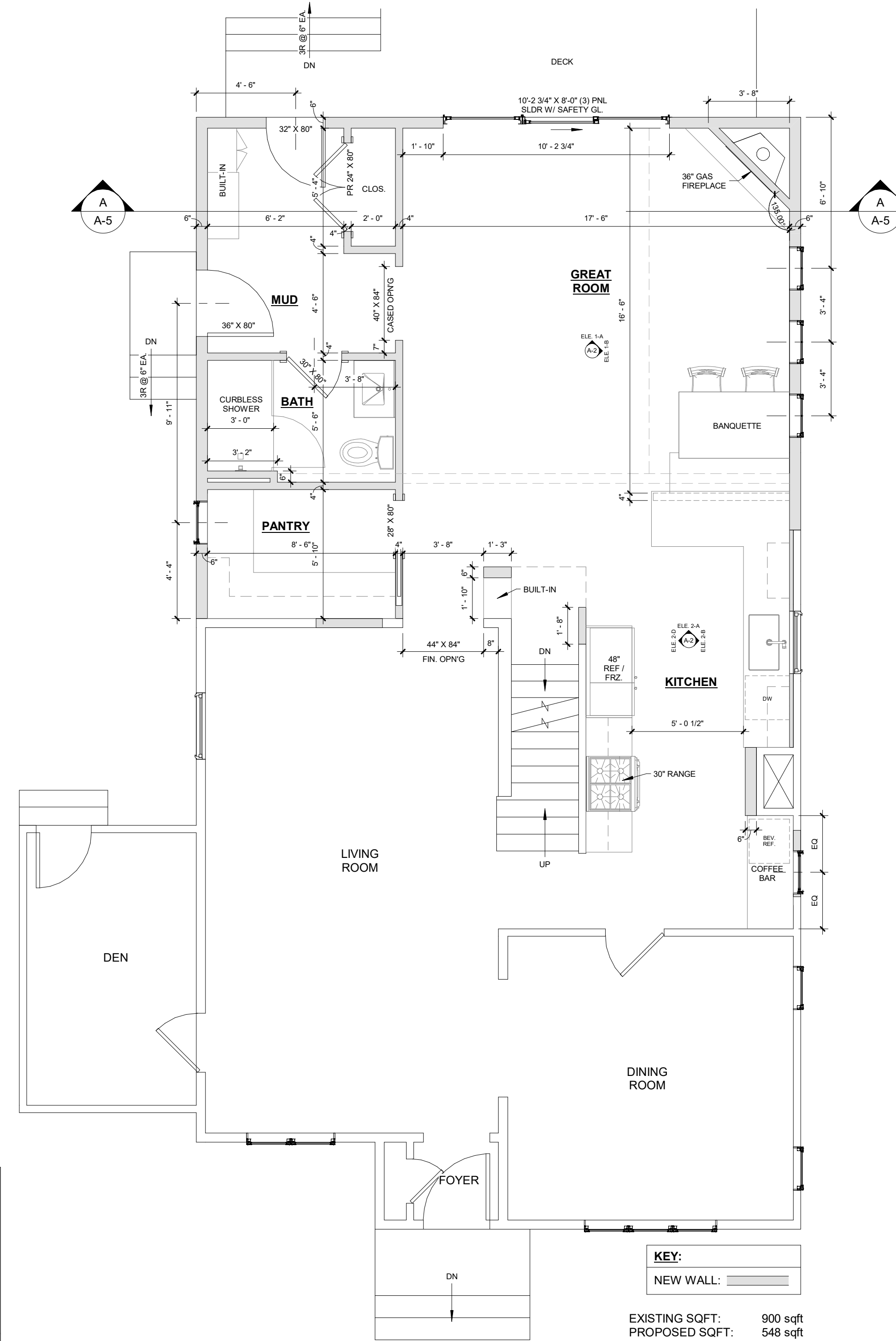


**ELE. 2-A**  
3/8" = 1'-0"

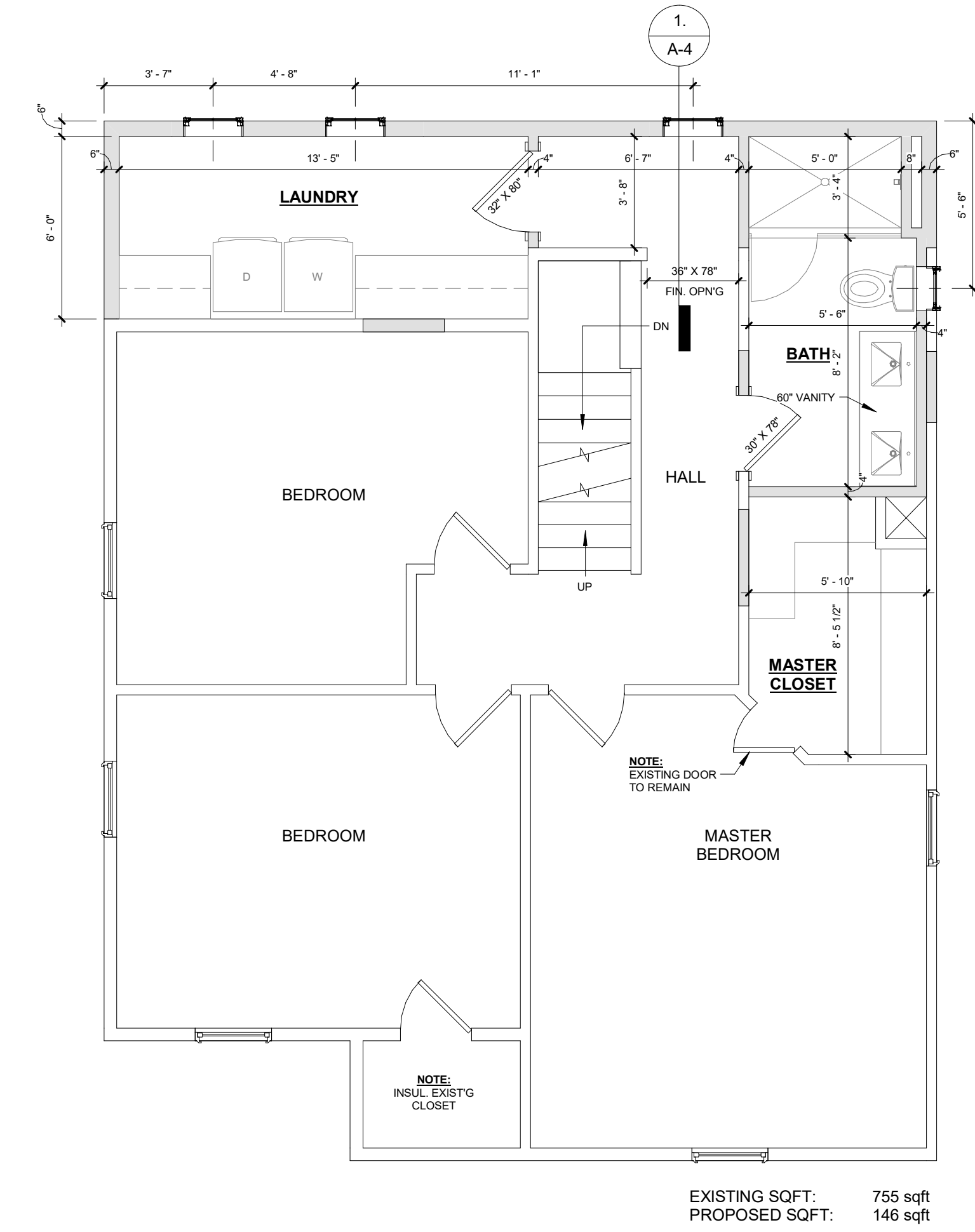
**ELE. 2-B**  
3/8" = 1'-0"



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



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



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



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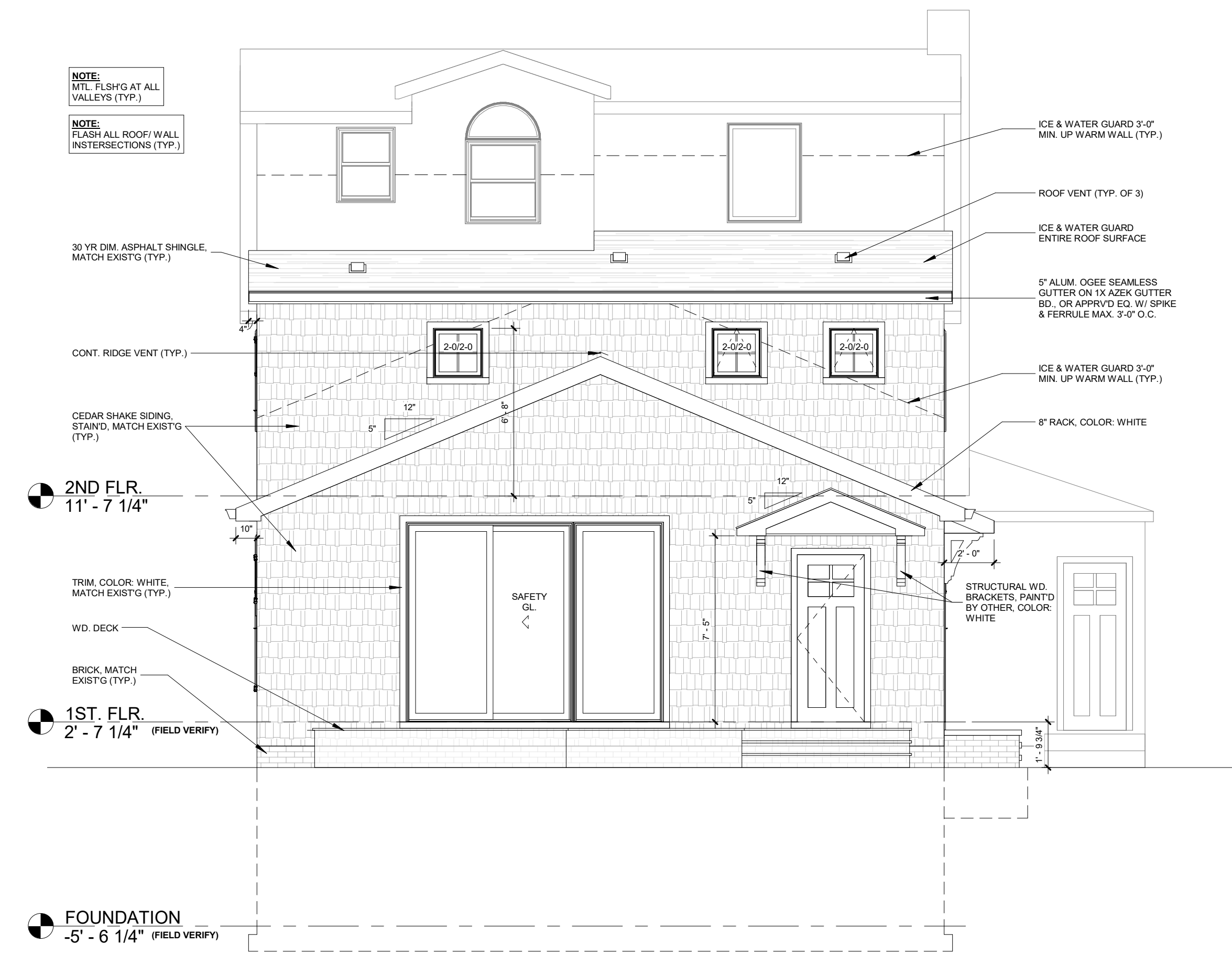
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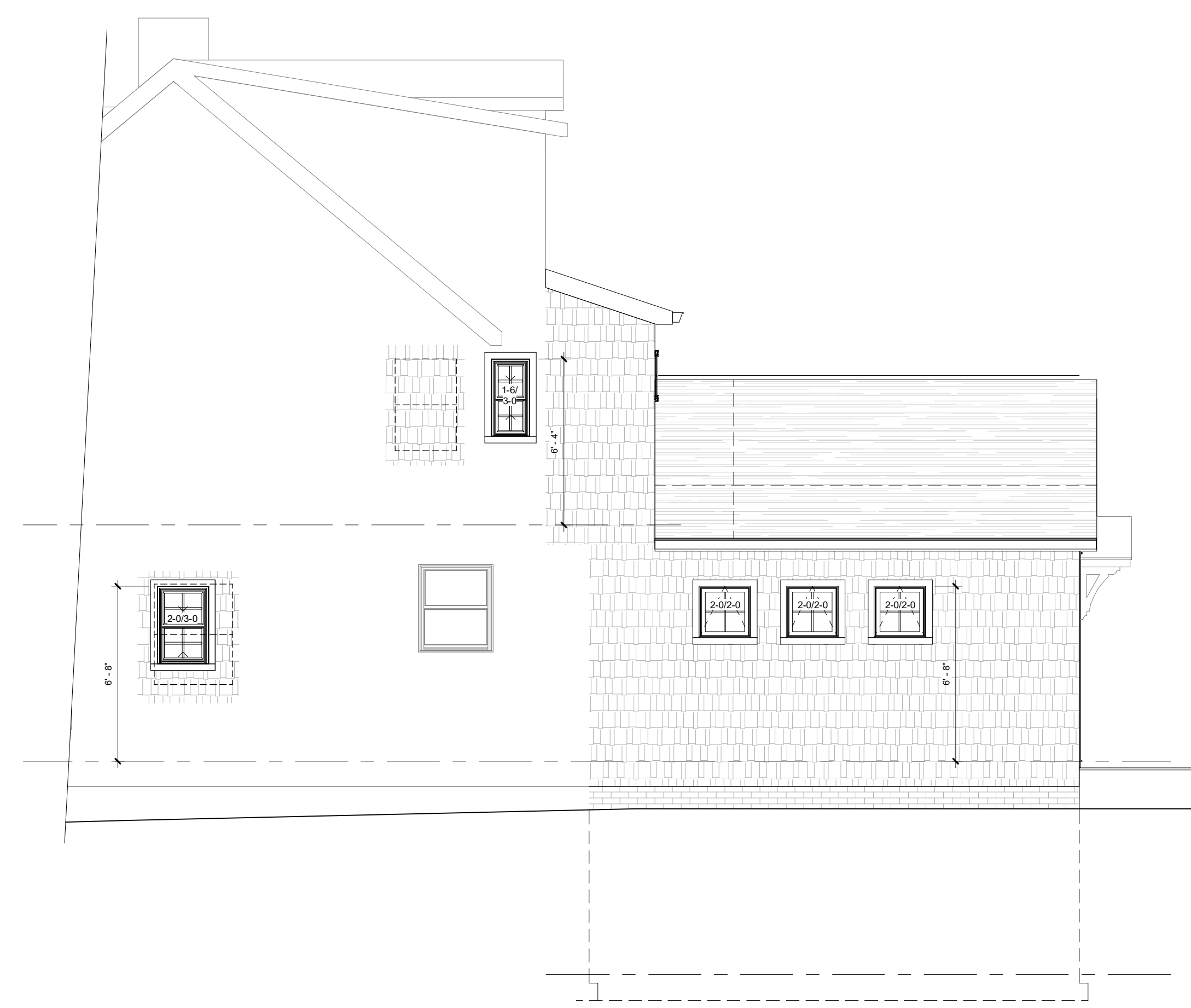
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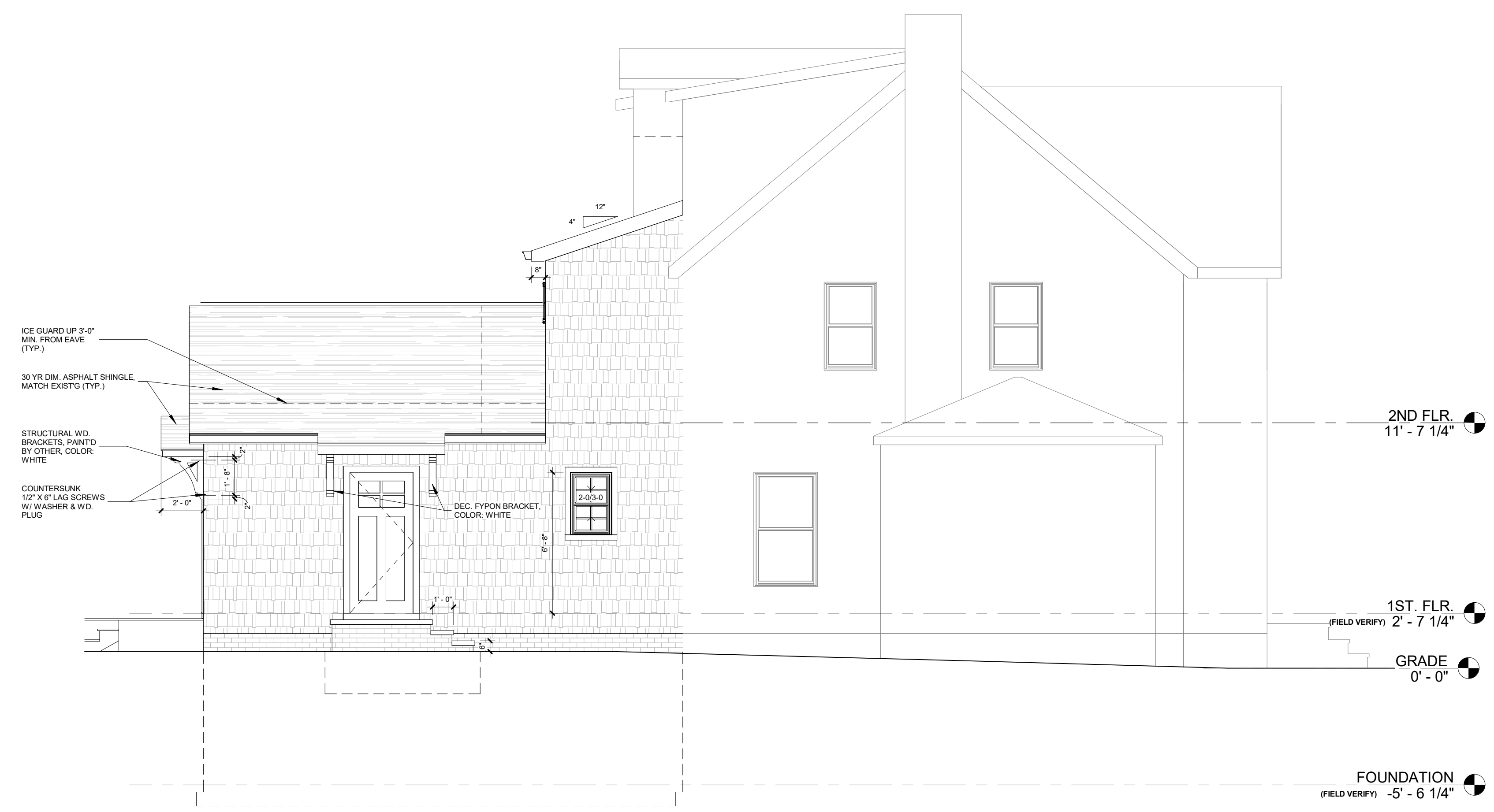
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**SOUTH ELEVATION**  
 1/4" = 1'-0"



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



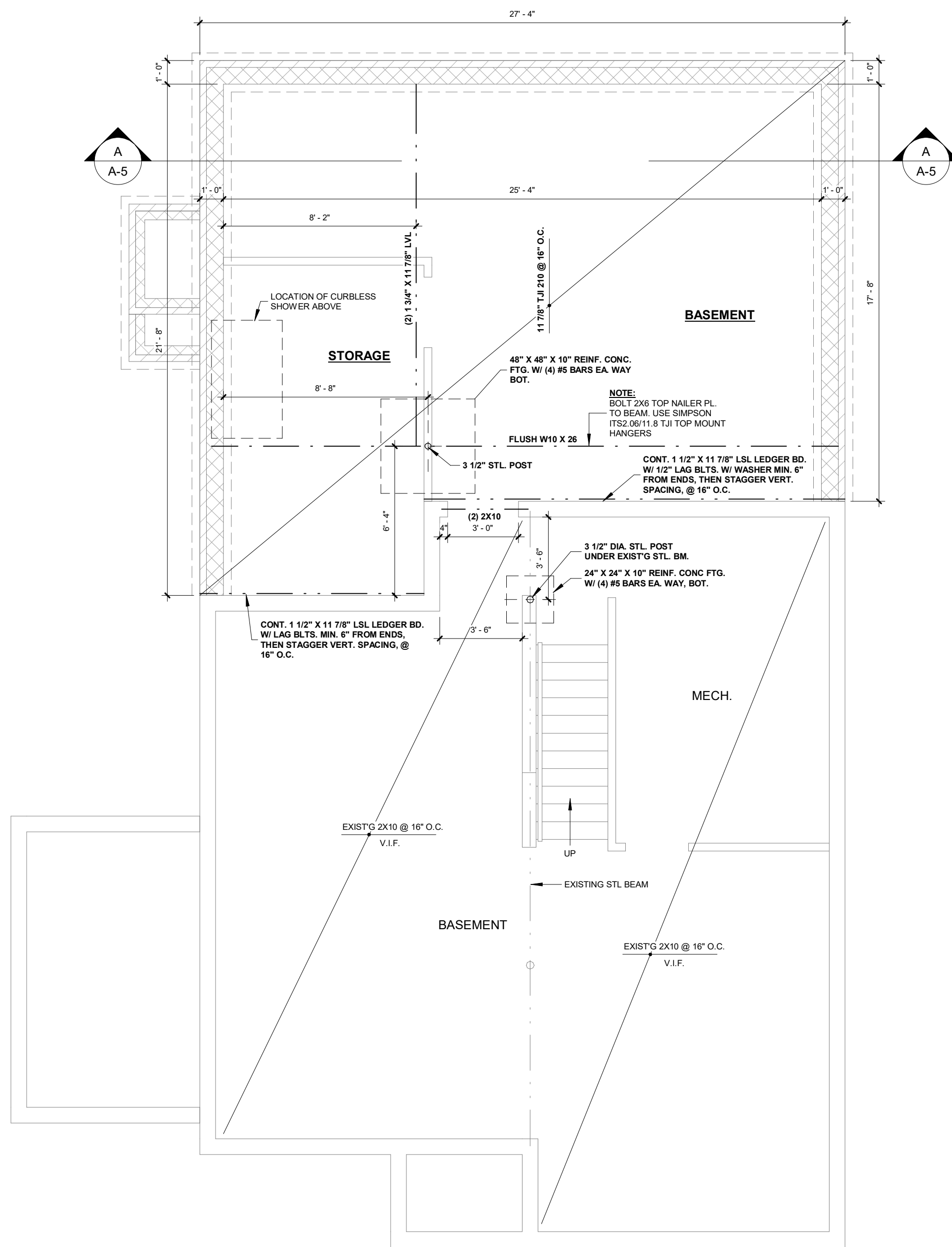
**EAST ELEVATION**  
 1/4" = 1'-0"

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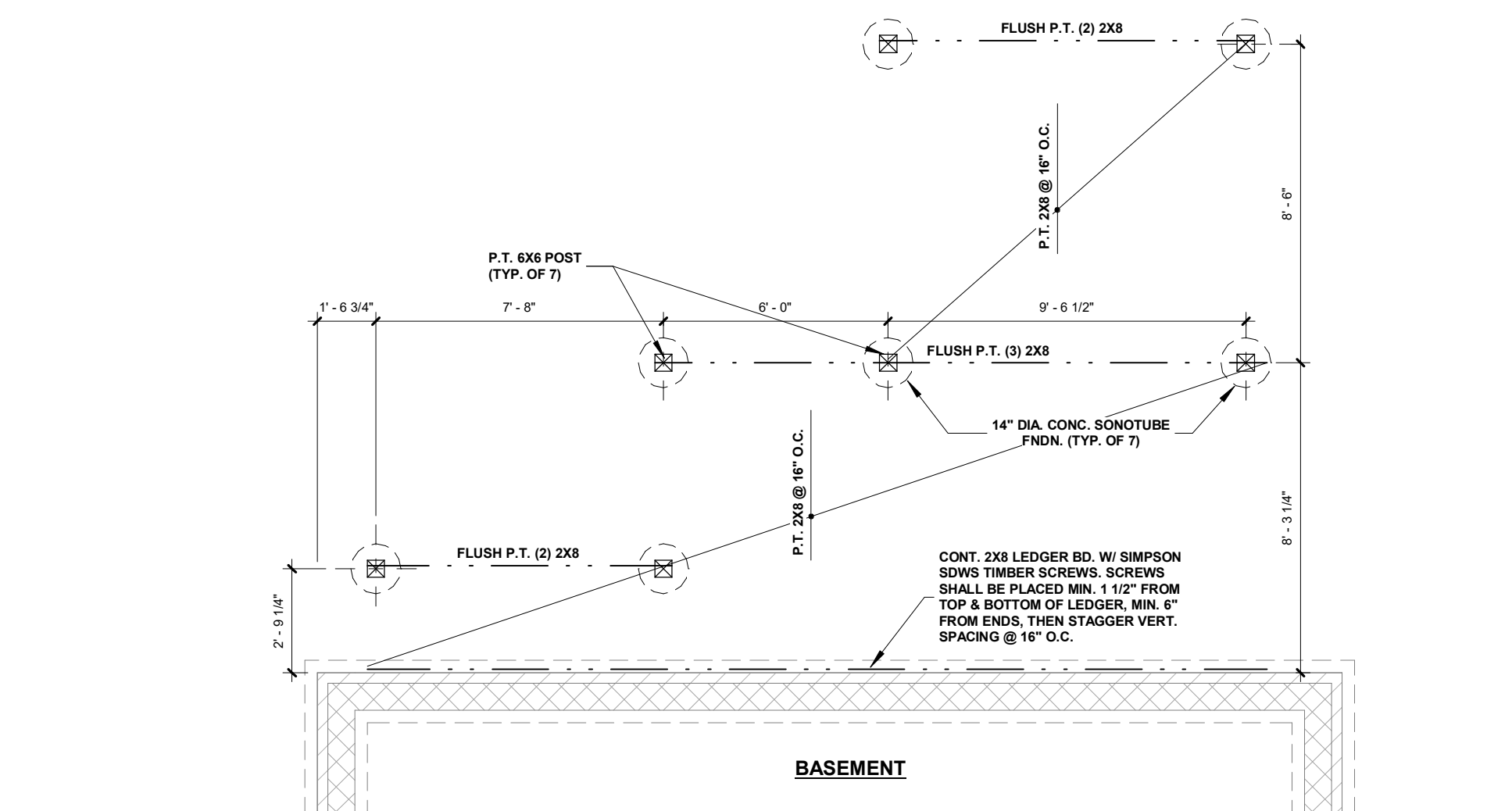
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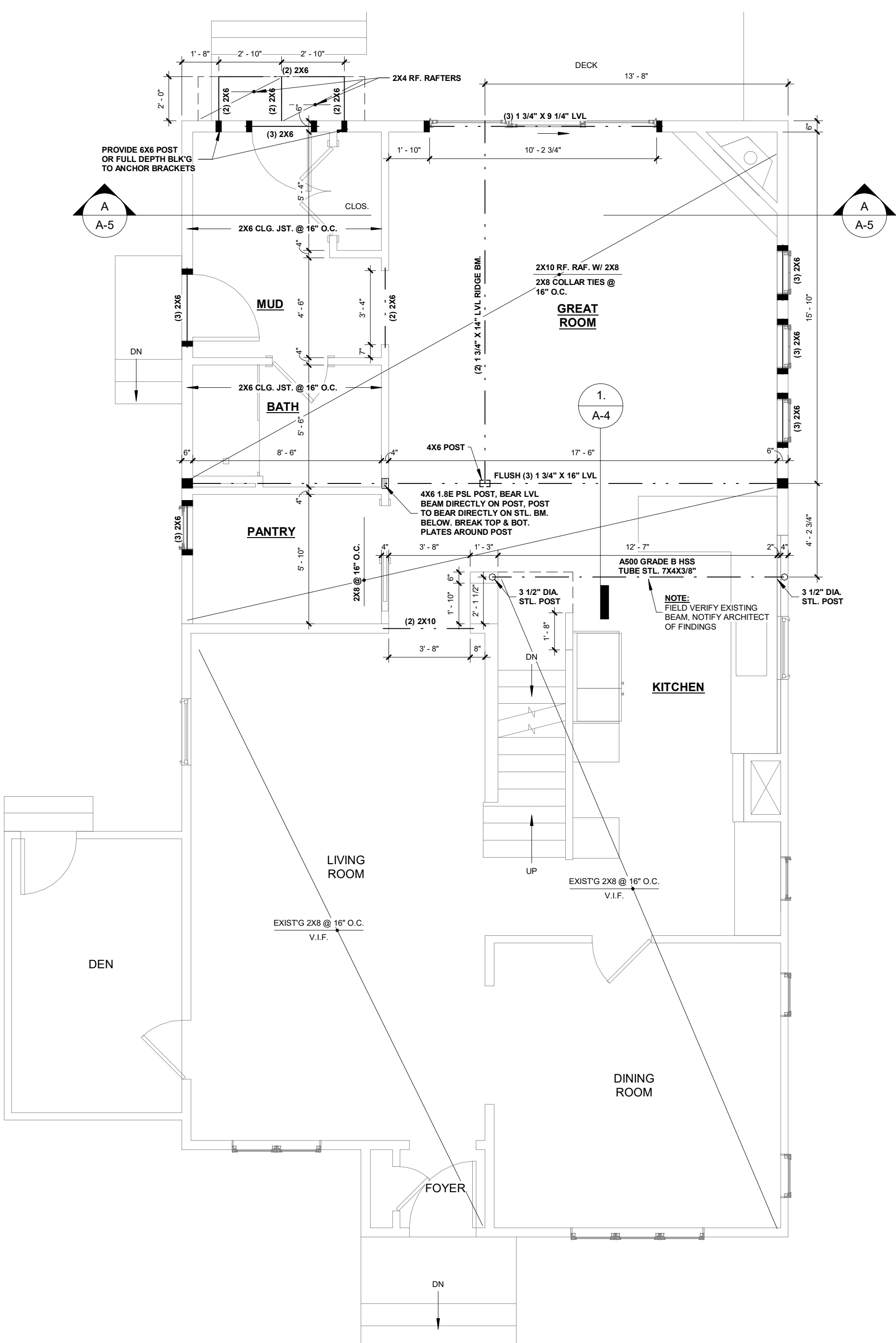
**A-3**



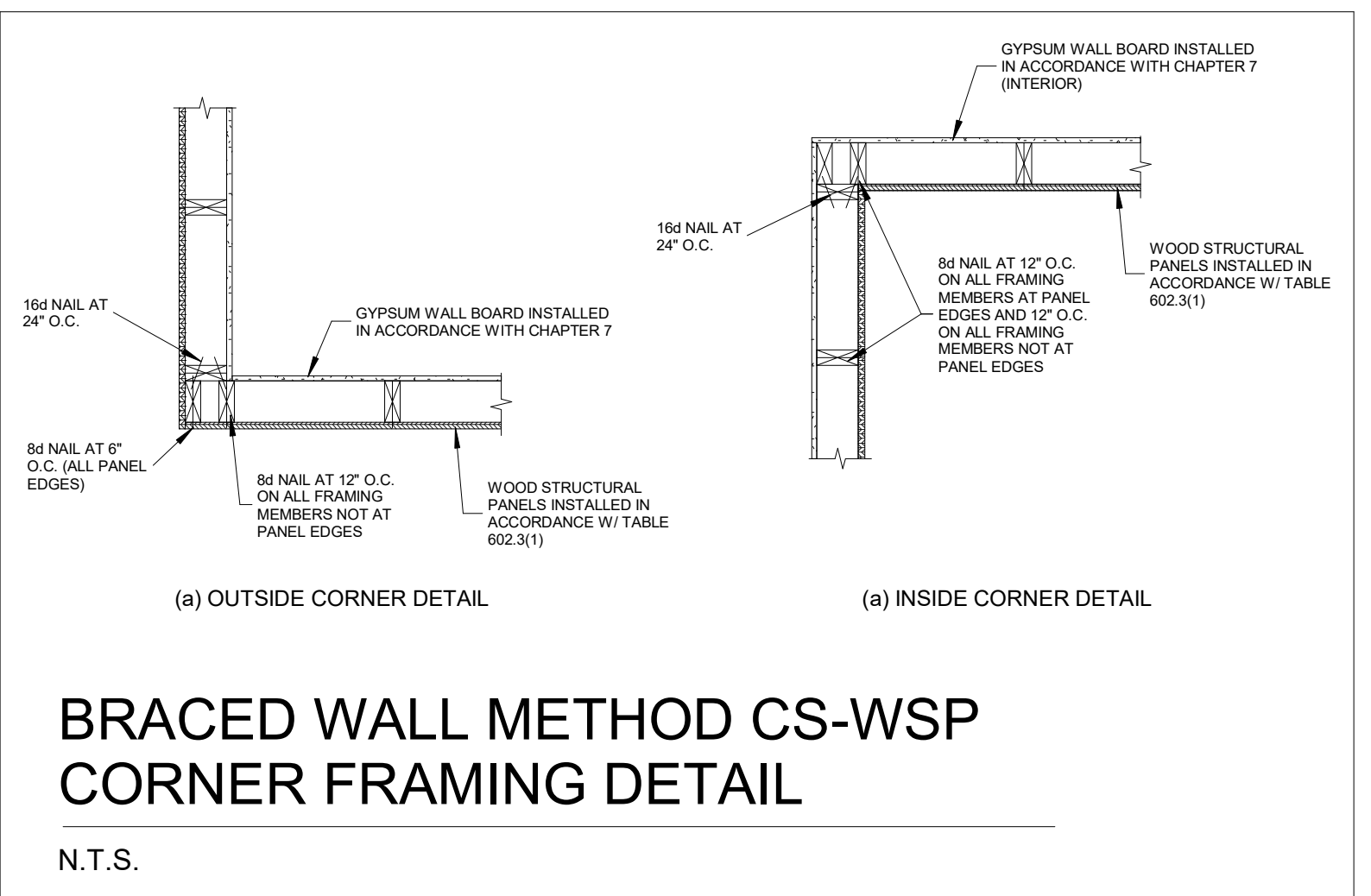
**FOUNDATION FRAMING PLAN**  
1/4" = 1'-0"



**DECK FRAMING PLAN**  
1/4" = 1'-0"

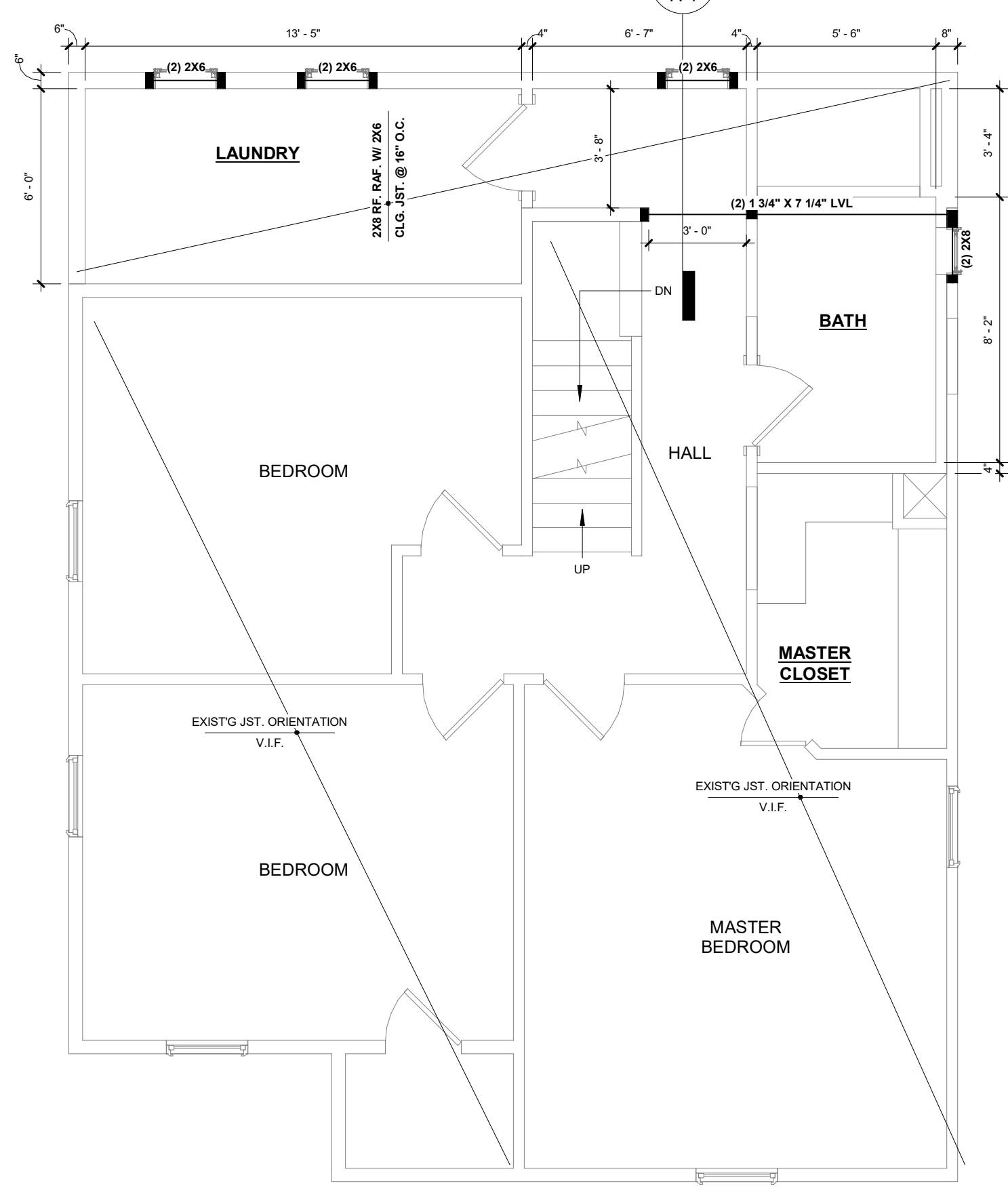


**FIRST FLOOR FRAMING PLAN**  
1/4" = 1'-0"

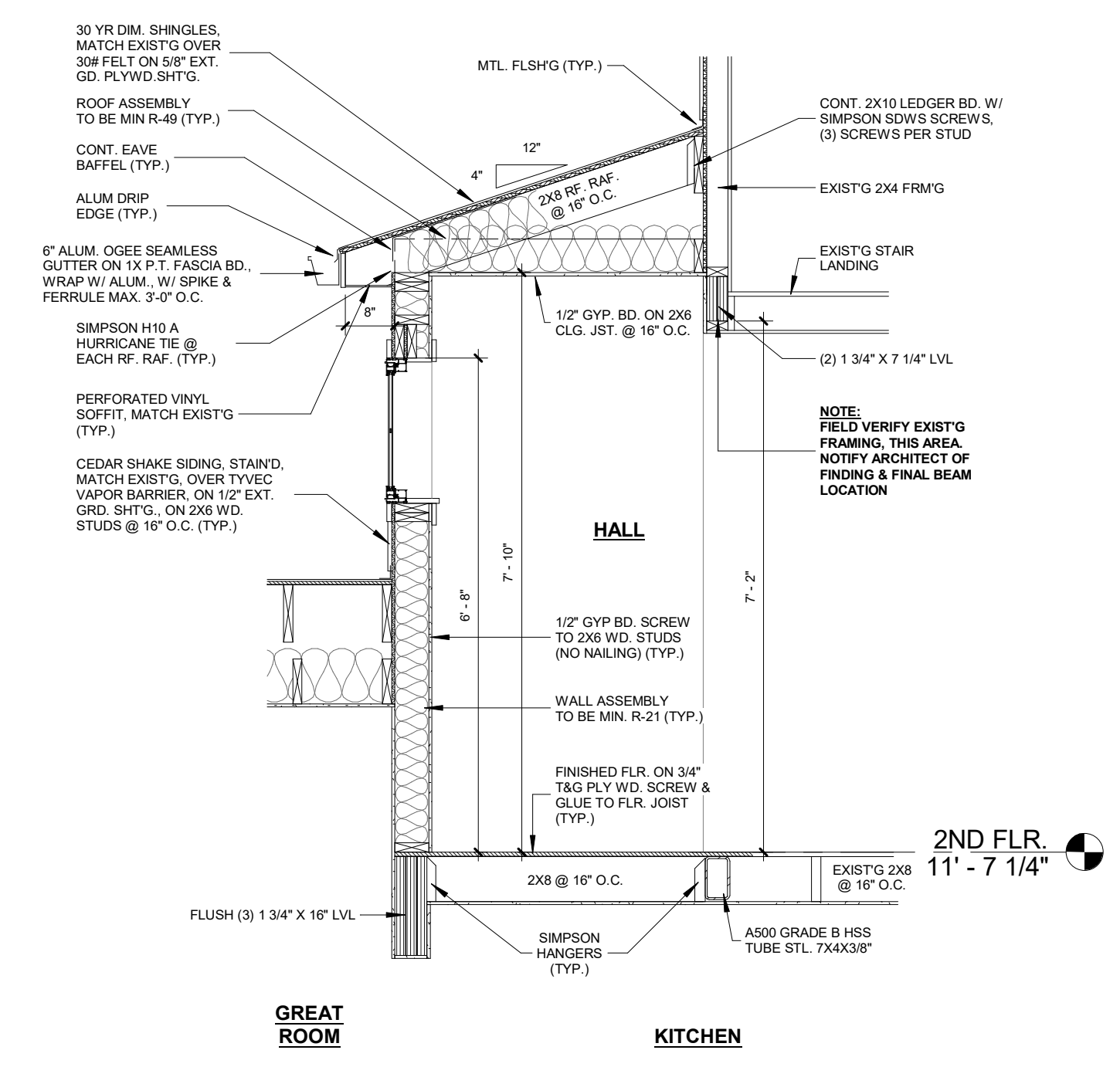


**BRACED WALL METHOD CS-WSP CORNER FRAMING DETAIL**

N.T.S.



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



**DETAIL 1**  
1/2" = 1'-0"



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**A-4**

# STRUCTURAL SPECIFICATION

**GENERAL:**  
ALL CODES GOVERN OVER DRAWINGS

2019 RESIDENTIAL CODE OF OHIO (RCO).  
RCO 301.1.1 & 301.1.3

ALLOW ENGINEER DESIGN COMPLYING WITH THE OHIO BUILDING CODE (OBC) LOCAL CODES AND ORDINANCES (VERIFY)

THE DRAWINGS SHOW THE GENERAL DETAILS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE ADDITIONAL DETAILS ARE REQUIRED, OR WHERE CONDITIONS ARE ENCOUNTERED THAT ARE NOT ANTICIPATED BY THE DRAWINGS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, UNDERPINNING, EARTH RETENTION, ETC. THAT MAY BE NECESSARY

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARCHITECT OF RECORD, THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THERE OF ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. THEREFORE, THE CLIENT AGREES TO RELEASE THE ARCHITECT OF RECORD 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 THE ARCHITECT OF RECORD HARMLESS 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 THE ARCHITECT

**DESIGN CRITERIA:**

FLOOR LOADS:	
DEAD LOAD:	10 PSF
SLEEPING ROOMS LIVE LOAD:	30 PSF
DWELLING SPACES LIVE LOAD:	40 PSF
ATTIC LIVE LOAD:	20 PSF
ROOF LOAD:	25 PSF
DESIGN WIND CRITERIA:	20 PSF (BASED ON 115 MPH)
BALCONIES (EXTERIOR):	40 PSF
DECKS (EXTERIOR):	40 PSF

**FOUNDATION NOTES:**

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 PSF, PER CODE UNLESS A GEOTECHNICAL REPORT IS PREPARED.

BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF UNUSUAL SOIL CONDITION BEFORE PROCEEDING WITH WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM STEP OF 2 FEET.

COMPACT FILL TO 95% MAX. DRY DENSITY AT OPTIMUM MOISTURE CONTENT (+2%) WHEN TESTED IN ACCORDANCE WITH ASTM D-698. DEPOSIT FILL IN 6" LOOSE LIFTS.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK AND CONCRETE SLAB IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND/OR WATERPROOFING/ DAMP PROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING 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.

PROVIDE 1/2" CEMENT PARGING, TAR & IRONITE DAMP PROOFING ON ALL FOUNDATION WALLS.

PROVIDE CEMENT WASH ON TOP OF FOOTING - SLOPE FOR POSITIVE DRAINAGE AWAY FROM WALL

**CAST-IN-PLACE FOUNDATION WALL:**

PROVIDE VERTICAL CONTROL JOINTS IN ALL VERTICALLY REINFORCED CONCRETE SURFACES (WALLS) THE MAX. 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).

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, PADS, ECT., FROM MANUFACTURER'S CERTIFIED DRAWINGS. THIS WORK SHALL BE COORDINATED WITH THE TRADES INVOLVED

**CAST-IN-PLACE:**

ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI-318 & ACI-301, LATEST EDITION.

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, EXCEPT AS MODIFIED ON THE DRAWINGS.

**ADMIXTURES:**

- USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT & FOOTINGS
- USE AN APPROVED 2ND AND 3RD GENERATION HIGH RANGE WATER REDUCER (WRWR) FOR ALL SLABS ON GRADE.
- USE AN APPROVED AIR ENTRAINING AGENT FOR ALL CONCRETE EXPOSED TO WEATHER, USE 6% ENTRAINED AIR.
- 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/A615M-22.

**REINFORCING STEEL**

- REINFORCING BARS #4 AND LARGER PER ASTM A615/A615M-09B, GRADE 60.
- 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. (U.N.O.)

PLACE WELDED WIRE FABRIC, IN SLABS, 1-1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTES.

LOCATION	STRENGTH	SLUMP	REMARKS
SPREAD & WALL FOOTINGS	3000 PSI	4" +/- 1"	
SLABS ON GRADE	4000 PSI	2"-6"HRWR	
MUD MAT	2000 PSI	4" +/- 1"	
CONCRETE FILL FOR 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:**

- NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).
- REBAR PER ASTM A615/A615M-22, GRADE 40
- SIMPSON STRONG-TIE CONNECTORS.

PATIO & WALKS: REINFORCING BARS: ASTM A615/A615M-22, GRADE 60 WELDED WIRE FABRIC: A82 / A82M-07.

PATIO & WALKS: PROVIDE 6X6-W1.4XW1.4 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

PROVIDE CONTROL JOINTS IN ALL WALKS EQUAL TO THE WIDTH OF THE WALK.

**MASONRY:**

BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES, WHICH COVERS DESIGN MATERIALS TO BE USED & CONSTRUCTION, SHALL FOLLOW THE TMS 402/602-22.

HOLLOW LOAD BEARING CONCRETE MASONRY UNITS PER ASTM C90.

MORTAR FOR MASONRY PER ASTM C270, TYPE S 1,800 PSI (MIN.) CUBE STRENGTH.

GROUT SHALL CONFORM TO ASTM C476. USE FINE GROUT FOR COLLAR JOINTS 1" WIDE OR LESS AND WHEN GROUTING CELLS OF HOLLOW MASONRY UNITS, WITH OR WITHOUT VERTICAL REINFORCING. USE COURSE GROUT WHEN GROUTING BOND BEAMS, MIN. COMPRESSIVE STRENGTH SHALL BE 3000 PSI.

REINFORCING BARS PER ASTM A615/A615M, GRADE 60, LAP SPLICES 24" MIN. 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 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

**LINTELS FOR MASONRY OPENINGS:**

- PROVIDE 8" MINIMUM BEARING FOR ALL CONCRETE MASONRY LINTELS AND 4" MIN. BEARING FOR ALL STEEL LINTELS UP TO 6'-0" AND 8" MINIMUM BEARING FOR SPANS GREATER THAN 6'-0".
- PROVIDE LINTELS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE FOR ALL OPENINGS IN MASONRY WALLS, U.N.O.:

STEEL LINTELS: OPENING SIZE	LINTEL SIZE
< 4'-0"	L 3 1/2 X 3 1/2 X 5/16
4'-0" TO < 5'-0"	L 4 X 3 1/2 X 5/16 LLV
5'-0" TO < 6'-0"	L 5 X 3 1/2 X 5/16 LLV
6'-0" TO < 7'-0"	L 6 X 3 1/2 X 5/16 LLV
7'-0" TO < 10'-0"	WX13 + 1/4 BTM PL

CONCRETE MASONRY LINTELS: (FC = 3,000 PSI)	LINTEL SIZE (WxD)	REINF. (2" COVER)
< 4'-0"	12X8 OR 8X8	(1) #5 T&B
4'-0" TO < 5'-0"	12X8 OR 8X8	(1) #6 T&B
5'-0" TO < 6'-0"	12X8 OR 8X8	(2) #5 T&B
6'-0" TO < 7'-0"	12X8 OR 8X8	(2) #6 T&B
7'-0" TO < 10'-0"	12X16 OR 8X16	(2) #6 T&B

- USE ONE ANGLE FOR EACH 4" WIDTH OF MASONRY
- HOT DIP GALVANIZE ALL MIS. STEEL LINTELS IN EXTERIOR WALLS

**STRUCTURAL STEEL**

STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS - LATEST EDITION.

BOLTS PER ASTM A325, BEARING TYPE CONNECTIONS.

ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASTM A307 OR ASTM A36/A36M-19.

ALL STEEL TO BE PER ASTM A36/A36M.

ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF AISC.

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1, STRUCTURAL WELDING CODE.

ALL ELECTRODES USED FOR SUBMERGED ARC AND SHIELDED METAL ARC WELDING SHALL BE COMPATIBLE WITH THE STRUCTURAL STEEL AS SPECIFIED IN AWS AND AISC.

PROVIDE ONE SHOP COAT OF A RUST INHIBITIVE PRIMER TO ALL STRUCTURAL STEEL MEMBERS. MIN. SURFACE PREPARATION TO BE SSPC-SP4, POWER TOOL CLEAN. DO NOT PAINT SURFACES TO BE WELDED, EMBEDDED IN CONCRETE OR MASONRY, OR CONTACT SURFACES OF FRICTION CONNECTIONS.

ANCHOR BOLTS: ASTM F1554 (FY=36 KSI)

DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS.

ALL STRUCTURAL STEEL WHICH IS NOT SPRAY FIREPROOFED SHALL BE SHOP PRIMED.

PROVIDE AISC STANDARD CONNECTIONS USING 3/4" DIA. ASTM A325-N BOLTS.

PROVIDE AISC SLIP CRITICAL CONNECTIONS USING 3/4" DIA. ASTM A325-SC BOLTS W/ HARDENED WASHERS FOR ALL MOMENT CONNECTIONS, WIND CONNECTIONS, HANGERS, AND OTHER CONNECTIONS AS NOTED ON THE DRAWINGS.

DESIGN CONNECTIONS FOR FULL STRENGTH OF MEMBER FOR SPAN PER AISC BEAM LOAD TABLES

ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES PER THE LATEST AWS SPECS

**NOTE:** CONTRACTOR TO PROVIDE ARCHITECT 2 FULL SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ARCHITECT REQUIRES 10 BUSINESS DAYS TO REVIEW, MARKUP AND APPROVE THE SHOP DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING STEEL DIMENSIONS.

**STRUCTURAL WOOD CONSTRUCTION:**

STRUCTURAL SAWN LUMBER:  
A. SIZES 2" THICK X 5" AND WIDER SHALL BE SOUTHERN PINE NO. 2, DOUGLAS FIR  
NO. 2 OR BETTER WITH THE FOLLOWING MINIMUM DESIGN VALUES:  
FB = 1,200 PSI (SINGLE)  
FB = 1,400 PSI (REPETITIVE)  
E = 1,600,000 PSI  
FV = 90 PSI  
FC = 565 PSI (PERPENDICULAR TO GRAIN)  
FC = 1,000 PSI (PARALLEL TO GRAIN)

ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT, "DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.

ALL LUMBER CONNECTORS SHALL HAVE I.C.C. APPROVAL

LAMINATING VENEER LUMBER (LVL) SHALL BE MICRO-LAM MEMBERS OF TRUSJOIST CORPORATION OR GANG-LAM (LVL) AS MANUFACTURED BY GANG-NAIL SYSTEM INC.

MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 16D NAILS AT 12 INCHES O.C. ALONG THE TOP AND BOTTOM EDGES. ALL MULTIPLE MEMBERS, (3) THREE OR MORE, SHALL BE BOLTED PER MANUFACTURERS REQUIREMENTS.

LAMINATED VENEER LUMBER MEMBERS DESIGNATED LVL ON PLAN.

ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE PRESSURE TREATED LUMBER.

ALL ANCHOR BOLTS SHALL BE ASTM A307. USE W/ HEAVY DUTY PLATE WASHERS.

ALL STEEL PLATES SHALL BE ASTM A36/A36M-19.

CONNECTIONS SHALL BE MADE WITH STANDARD DESIGNS, FABRICATED FROM GALVANIZED SHEET METAL OR PAINTED STEEL PLATE AS MANUFACTURED BY CLEVELAND STEEL SPECIALTIES, SIMPSON STRONGTIE, OR EQUAL. DETAILS SHALL CONFORM TO AISC STANDARD #104.

BOLTS, NAILS SPIKES, AND OTHER CONNECTORS SHALL BE APPROPRIATE FOR THE USE INTENDED. FASTENERS EXPOSED TO THE WEATHER AND/ OR HIGH HUMIDITY SHALL BE HOT DIPPED GALVANIZED.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS - 2018.

DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECT'S APPROVAL.

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

ALL JACKS SHALL BE BLOCKED BELOW THE DECK.

ALL PARTITIONS OVER 10'-0" HIGH SHALL BE FRAMED @ 12" O.C.

PROVIDE (3) 2X4 OR (3) 2X6 STRUCTURAL COLUMN AT WOOD BEAM BEARING POINTS. (U.N.O.)

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 32" O.C. W/ 1/2" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS AT ALL FLUSH BEAMS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PROVIDE 1/2" PAINTED SHEATHING AT ALL JOIST OVERHANGS. PROVIDE FIRESTOPPING AT ALL SOFFITS AND FURRED OFF SPACES. PROVIDE 2X8 STIFFBACKS AT 10'-0" O.C. FOR ALL CEILING JOISTS.

PROVIDE 2X8 COLLAR TIES @ EVERY OTHER RAFTERS. LOCATION TO BE 1/3 DOWN FROM THE PEEK TO THE CEILING RAFTERS. (U.N.O.)

ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS & SHAKES.

PROVIDE DOUBLE HEADER JOIST & TRIMMER AT ALL FLOOR OPENINGS.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

PROVIDE 1"x3" X BRIDGING @ 6'-0" O.C.

ADJUST ALL OVERHANGS OF DIFFERENT PITCHES TO MAINTAIN CONSISTENT LEVEL.

ANY HIP OR VALLEY RAFTERS EXCEEDING 28'-0" TO BE LVL (U.N.O.)

ALL SILL PLATES SHALL BE FULL WIDTH OF FOUNDATION.

PROVIDE CORNER BRACING AT ALL CORNERS IF FOAM SHEATHING IS USED.

REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.

EXTERIOR SHEATHING TO BE CONTINUOUS OVER ALL FRAMING MEMBERS INCLUDING BUT NOT LIMITED TO RIM JOISTS AND CORNER FRAMING.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS- MIN. TWO-(2) BOLTS PER PLATE-MIN.

PROVIDE WOOD HEADERS IN ALL STUD WALL OPENINGS WHEN NOT SHOWN ON DRAWINGS, OR IN OPENINGS REQUIRED BY THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. (SEE SCHEDULE BELOW)

**WINDOWS & DOORS HEADER SCHEDULE:**

OPENINGS: 3'-0" TO 4'-0" (2) 2X6'S W/ 1/2" PLYWD SPACER.  
OPENINGS: 4'-1" TO 6'-0" (2) 2X8'S W/ 1/2" PLYWD SPACER.  
OPENINGS: 6'-1" TO 8'-0" (2) 2X10'S W/ 1/2" PLYWD SPACER.  
OPENINGS: 8'-1" TO 9'-0" (2) 2X12'S W/ 1/2" PLYWD SPACER.  
OPENINGS GREATER THAN 9'-0" AND NOT SHOWN ON PLANS CONTACT ARCHITECT OF RECORD

ALL HEADERS SHALL BEAR ON 2 STUDS AT EACH END. (U.N.O.)

ADD ONE 2X MEMBER FOR EACH ADDITIONAL 2" NOMINAL WALL WIDTH.

**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 & HOLD DOWN 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 RAFTERS, IF APPLICABLE, TO BE PER TRUSS PLATE INSTITUTE SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES TPI-1-2009.

TRUSSES RAFTER MEMBERS TO BE MACHINE STRESS RATED STRUCTURAL LUMBER AS REQUIRED FOR DESIGN LOADS.

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
COMPRESSION PARALLEL TO GRAIN:	1000 PSI
COMPRESSION PERPENDICULAR TO GRAIN:	565 PSI
MODULUS OF ELASTICITY:	1,600,000 PSI

TRUSS DESIGN LOADS (UNLESS NOTED ON PLANS):

TOP CHORD LIVE LOAD (TCLL):	25 PSF
TOP CHORD DEAD LOAD (TCDL):	10 PSF
BOTTOM CHORD LIVE LOAD (BCLL):	0 PSF
BOTTOM CHORD DEAD LOAD (BCDL):	10 PSF
STORAGE (BCDL):	20 PSF

TRUSS DESIGN DOCUMENTS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATEWHERE THE PROJECT IS LOCATED.

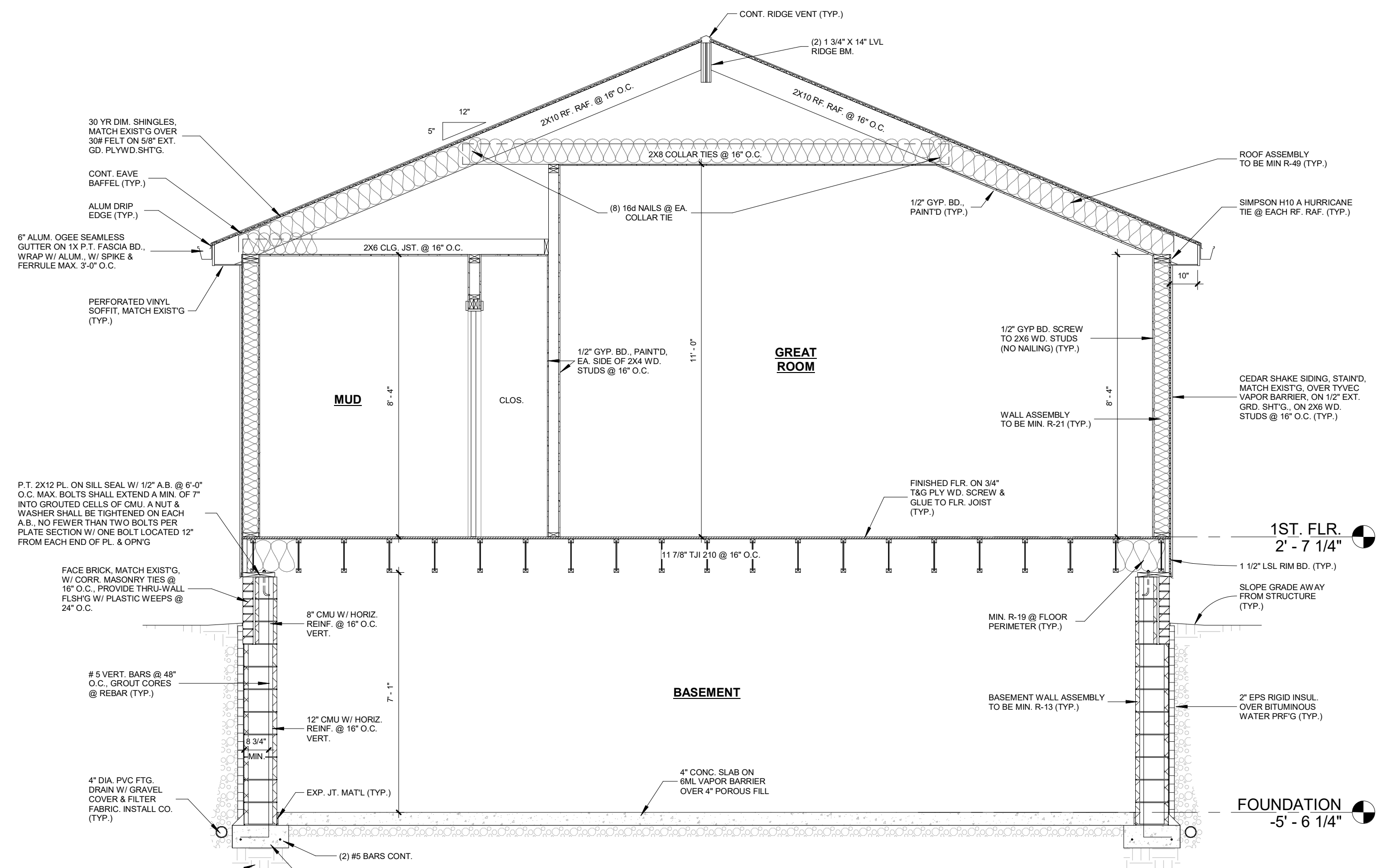
PROVIDE MINIMUM TRUSS BRACING AS FOLLOWS: BOTTOM CHORD HORIZONTAL LATERAL BRACES USING CONTINUOUS 2x4 PERPENDICULAR TO BOTTOM CHORD AT 10'-0" O.C. (MAX) ADJACENT TO WEB MEMBER, WEB MEMBER VERTICAL BRACES USING 2X4 AT 45 TO WEB MEMBER EXTENDING FROM TOP CHORD TO BOTTOM CHORD, SPACED APART TWO TIMES LENGTH OF 'X' BRACE AND AT ENDS OF BUILDING, LOCATED ACROSS TRUSS BOTTOM CHORD LATERAL BRACES AND 8" MAX. APART ON FLOORS, 12" MAX. APART ON ROOFS AND ALL LATERALLY BRACED MEMBERS.

ALL TRUSSES SHALL BE FRAMED WITH SIMPSON STRONG-TIE HANGERS AND HOLDDOWNS.



DATE: 3/26/26  
REVISION:

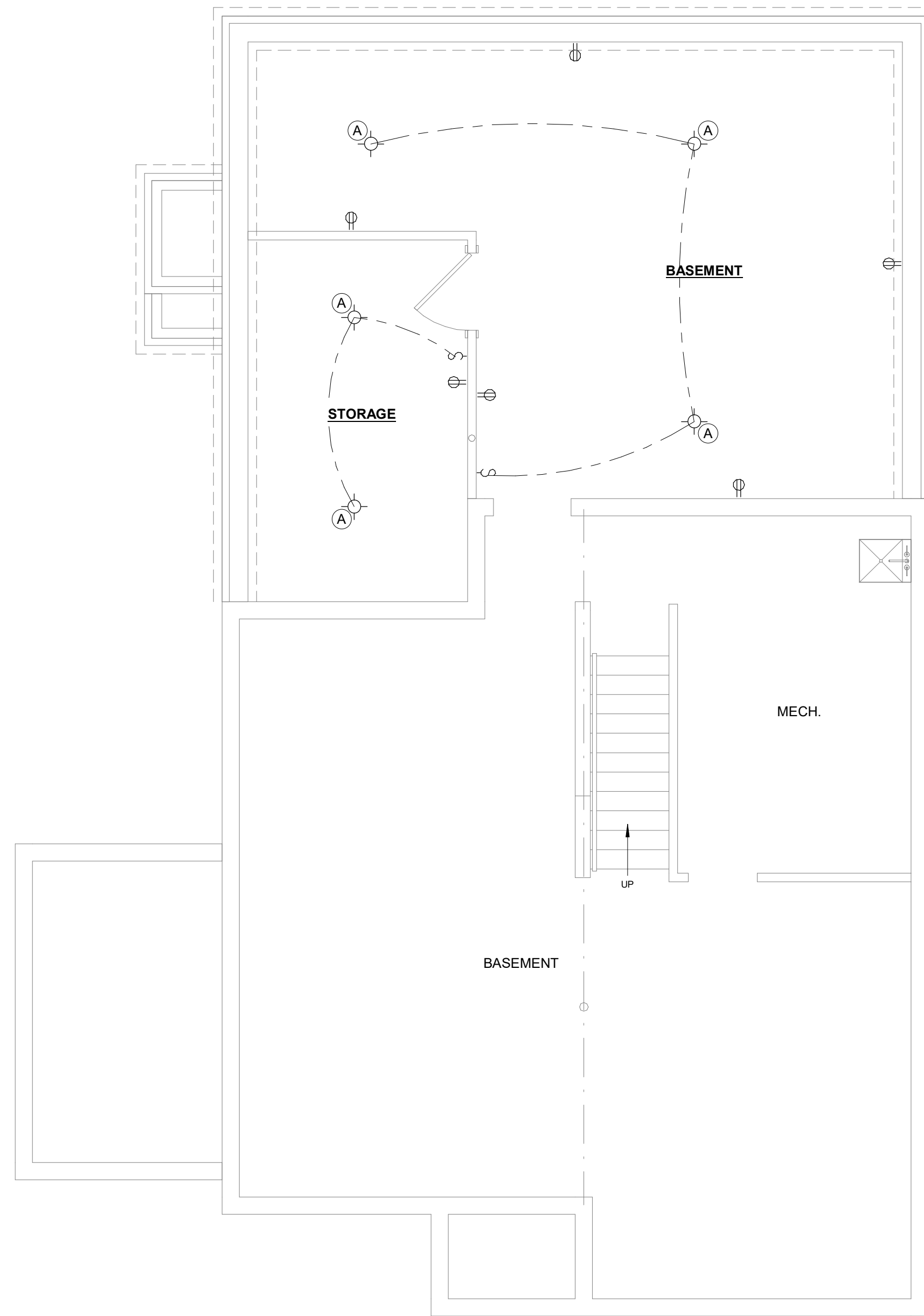
**DURKIN RESIDENCE**  
 20875 Endsley Ave., Rocky River, Ohio 44116  
**ARCHITECTS, C.A. McGETTRICK, LLC**  
 14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712  
 COMMISSION NO. 22528  
 CHARLES McGETTRICK, JR. #77595  
 EXPIRATION DATE: 12/31/2026



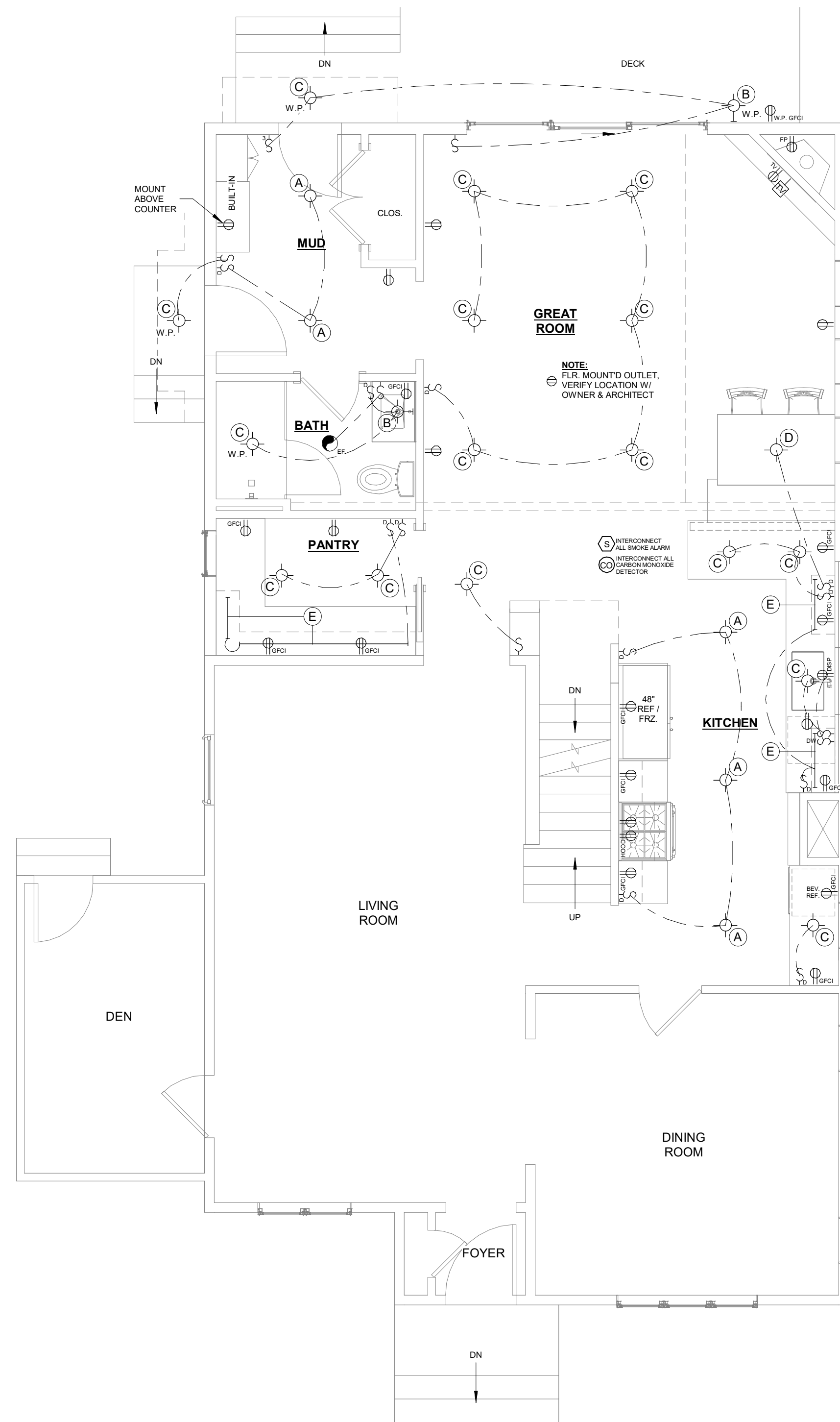
**SECTION A**  
3/8" = 1'-0"



DATE: 3/26/26  
 REVISION:



**FOUNDATION POWER/LIGHTING PLAN**  
 1/4" = 1'-0"



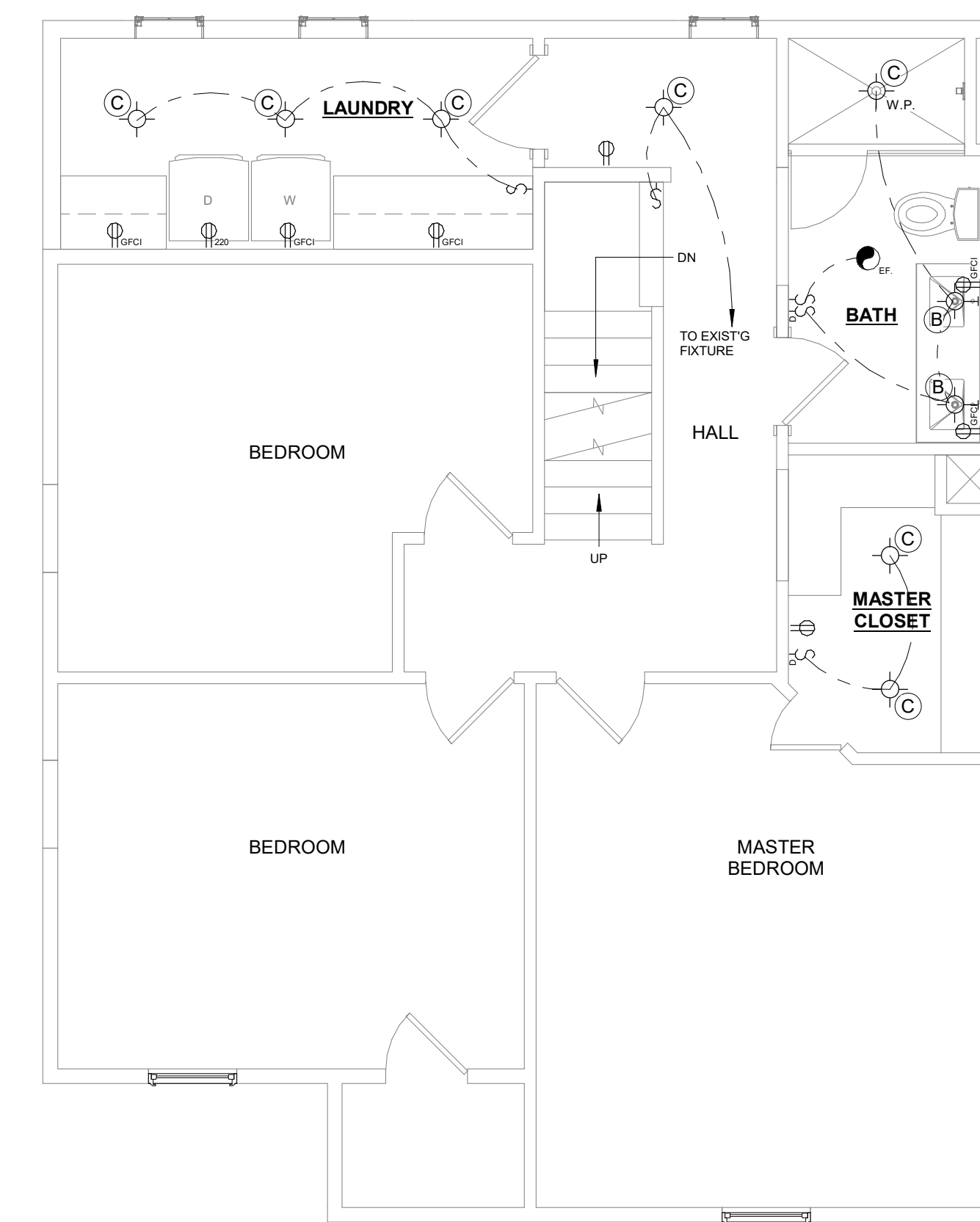
**FIRST FLOOR POWER/LIGHTING PLAN**  
 1/4" = 1'-0"

**LIGHT FIXTURE SCHEDULE:**

- (A) CEILING MOUNTED FIXTURE
- (B) WALL SCONCE
- (C) 4" LED, RECESSED CAN LTG.
- (D) PENDANT
- (E) LED UNDER CABINET LTG.
- (S) SMOKE ALARM
- (CO) CARBON MONOXIDE DETECTOR

**NOTE:**

- LIGHT FIXTURES TO BE SELECTED BY OWNER.
- ALL ELECTRICAL IS EXIST'G UNLESS NOTED ON PLANS
- SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SMOKE ALARMS LOCATED IN ACCORDANCE W/ RCO 314.5 SHALL INCLUDE PHOTOELECTRIC TECH.
- OUTLETS, SWITCHES (BOTH LIGHTS & EXHAUST FANS) SHALL BE ON A SEPARATE CIRCUIT SERVING THAT BATHROOM ONLY
- ALL NEW AND REPLACEMENT OUTLETS SHALL BE TAMPER-RESISTANT
- \* W.P. : WATER PROOF FIXTURE
- \* E.F. : EXHAUST FAN, DUCT DIRECTLY TO OUTSIDE



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

**DURKIN RESIDENCE**  
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 22528  
 CHARLES McGETTRICK, JR. #775915  
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