



BEFORE ADDITION



BEFORE ADDITION



BEFORE ADDITION



AFTER ADDITION



AFTER ADDITION

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- NOTE: LIST OF ITEMS SUPPLIED BY OTHERS**
- ENERGY CODE COMPLIANCE SHEETS
 - MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
 - PROPERTY SURVEY OR SITE PLAN
 - DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
 - DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS
 - SMOKE AND FIRE ALARM SYSTEM.

NOTE:

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PROPERTY LINES MUST BE SURVEYED PRIOR TO EXCAVATION OF FOUNDATION.

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PLEASE NOTE!
Room dimensions are shown & may vary due to the installation of plumbing, heating, & electrical services. In addition, the location of exterior doors, windows, & other openings may vary but will be indicated according to applicable building codes.
Superintendence, from start to finish, and approving the work, the Builder retains the right to make any necessary field adjustments to correct any discrepancies in the plans.

Signature _____ Date _____
Signature _____ Date _____

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PHONE: CELL
216-389-8911

EMAIL:
EdZhom6638@gmail.com

DRAWN BY:
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CLIENT/LOCATION
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MAYFIELD VILLAGE, OHIO

PROJECT:
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PLAN NAME

PAGE 1 OF 8



REAR ELEVATION
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SOUTH ELEVATION
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NORTH ELEVATION
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PLEASE NOTE:
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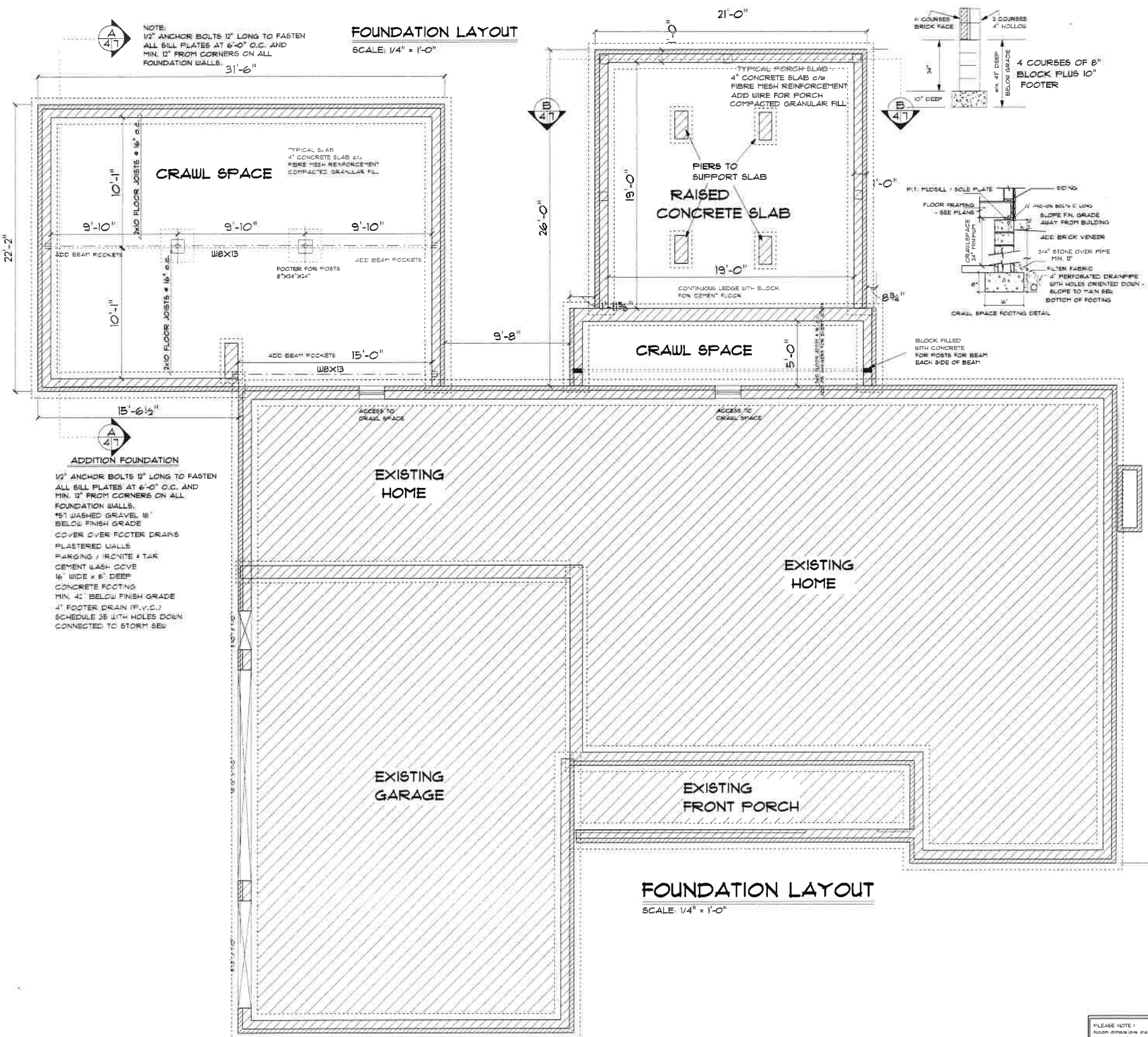
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PHONE: CELL
216-389-8911

EMAIL:
EdZhomes6838@gmail.com

DRAWN BY:
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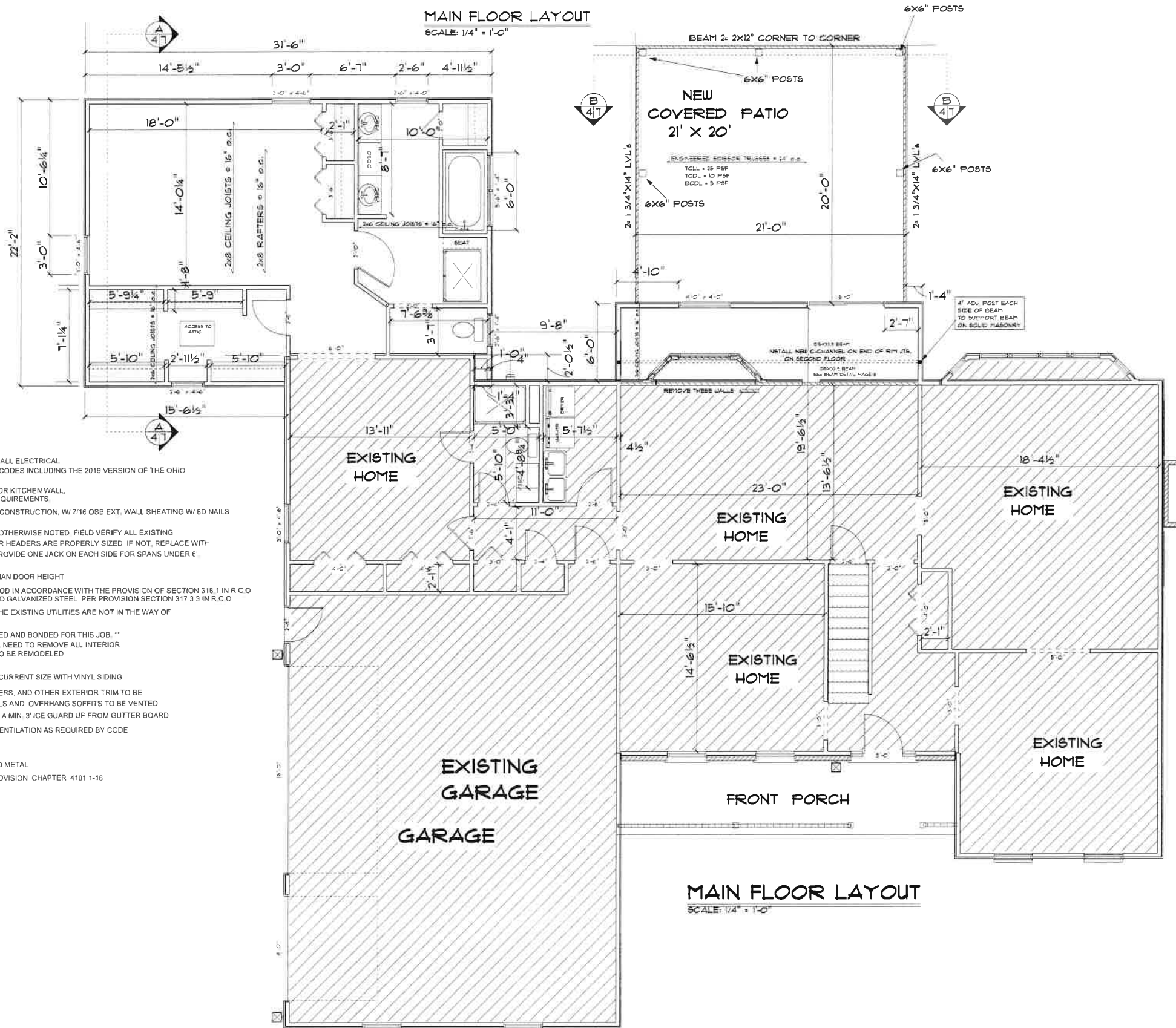
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MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES:

1. ALL NEW WORK ON THIS PROJECT, INCLUDING ALL ELECTRICAL SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES INCLUDING THE 2019 VERSION OF THE OHIO RESIDENTIAL CODES.
2. DEMO EXISTING PORTION OF REAR OF EXTERIOR KITCHEN WALL. REBUILD NEW WALLS TO CURRENT CODE REQUIREMENTS.
3. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD CONSTRUCTION, W/ 7/16 OSB EXT. WALL SHEATING W/ 6D NAILS PER PROVISION SECTION 602.10 IN R.C.O.
4. STRUCTURAL HEADERS 2x10", EXCEPT AS OTHERWISE NOTED. FIELD VERIFY ALL EXISTING WALL BEARING EXTERIOR WINDOWS AND DOOR HEADERS ARE PROPERLY SIZED. IF NOT, REPLACE WITH PROPER SIZED HEADER, AT NEW OPENINGS, PROVIDE ONE JACK ON EACH SIDE FOR SPANS UNDER 6'. TWO JACKS FOR SPANS OVER 6'.
5. ALL NEW WINDOWS OPENINGS TO BE SET AT MAN DOOR HEIGHT.
6. FOR SILL PLATE USE PRESSURE-TREATED WOOD IN ACCORDANCE WITH THE PROVISION OF SECTION 516.1 IN R.C.O. WITH FASTENERS: HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER PROVISION SECTION 317.3.3 IN R.C.O.
7. GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING UTILITIES ARE NOT IN THE WAY OF THE NEW CONSTRUCTION.
** CONTRACTOR SHALL BE LICENSED, INSURED AND BONDED FOR THIS JOB. **
8. PRIOR TO START OF WORK, HOMEOWNER WILL NEED TO REMOVE ALL INTERIOR PERSONAL BELONGINGS, IN THE AREA TO BE REMODELED PRIOR TO THE START OF WORK.
9. ALL NEW SIDING ON HOME TO MATCH THE TO CURRENT SIZE WITH VINYL SIDING.
10. ALL NEW SOFFITS, GUTTER BOARD, FLY RAFTERS, AND OTHER EXTERIOR TRIM TO BE ALUMINUM / VINYL WRAPPED. ALL TRIM DETAILS AND OVERHANG SOFFITS TO BE VENTED.
11. ROOF SHINGLES OVER SYNTHETIC FELT WITH A MIN. 3" ICE GUARD UP FROM GUTTER BOARD.
12. PROVIDE CONT. RIDGE VENTS FOR PROPER VENTILATION AS REQUIRED BY CODE.
13. ALL WINDOWS TO BE DETERMINED WINDOW CHOSEN BY CUSTOMER.
14. ANY NEW EXTERIOR DOORS TO BE INSULATED METAL.
15. ROOF DESIGN FOR SNOW LOAD PER OBC PROVISION CHAPTER 4101.1-16 STRUCTURAL DESIGN SECTION 1603.1.3.

NOTE: LIST OF ITEMS SUPPLIED BY OTHERS

1. ENERGY CODE COMPLIANCE SHEETS
2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
3. PROPERTY SURVEY OR SITE PLAN
4. DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
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PHONE: CELL
216-389-8911
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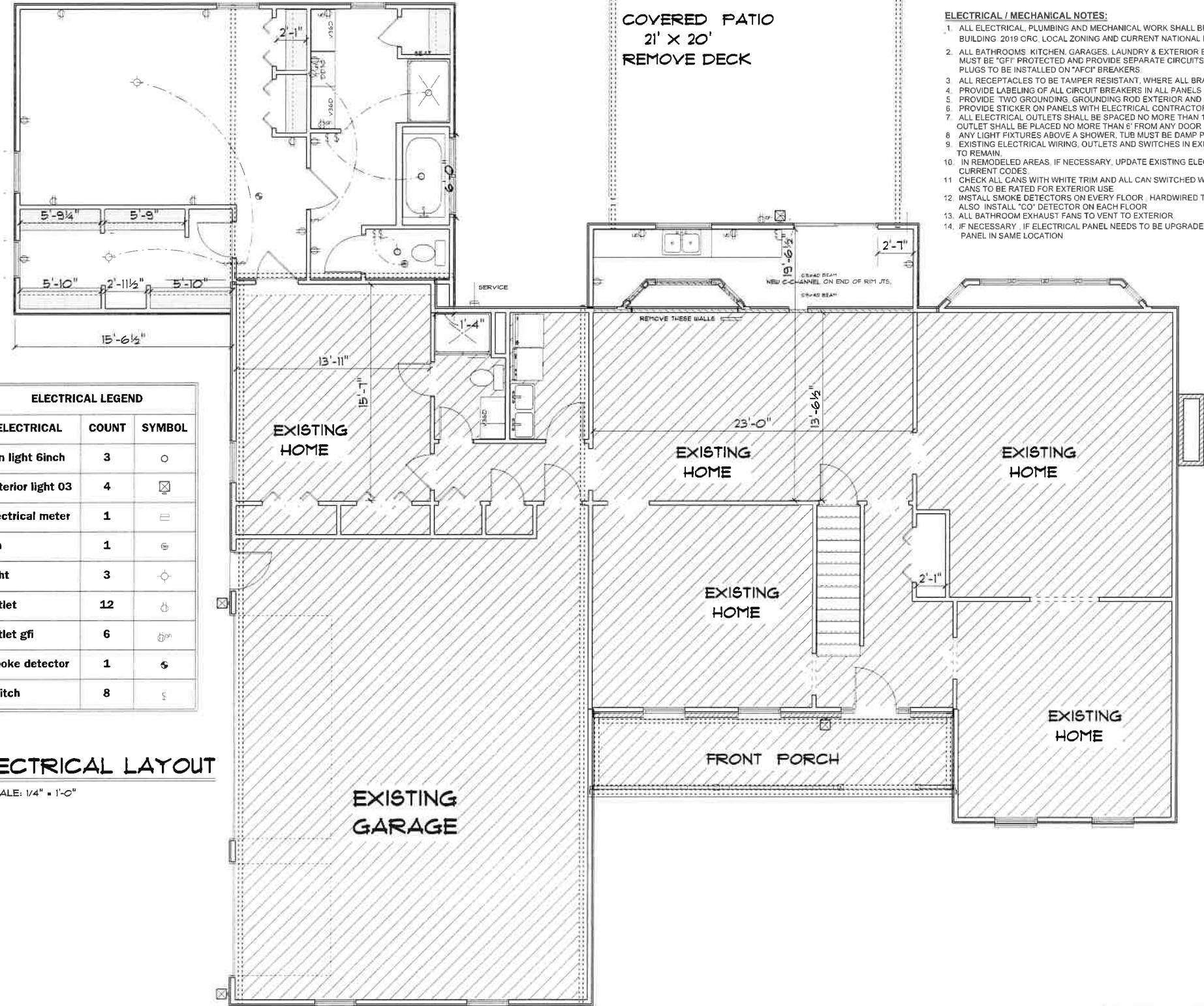
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	3	○
exterior light 03	4	⊗
electrical meter	1	⊖
fan	1	⊕
light	3	○
outlet	12	⊕
outlet gfi	6	⊕
smoke detector	1	⊕
switch	8	⊕

ELECTRICAL LAYOUT
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COMMENTS / REVISIONS	1.	2.	3.	4.	5.

CLIENT/LOCATION
6838 CREEKWOOD LANE
MAYFIELD VILLAGE, OHIO

PROJECT:
ADDITION

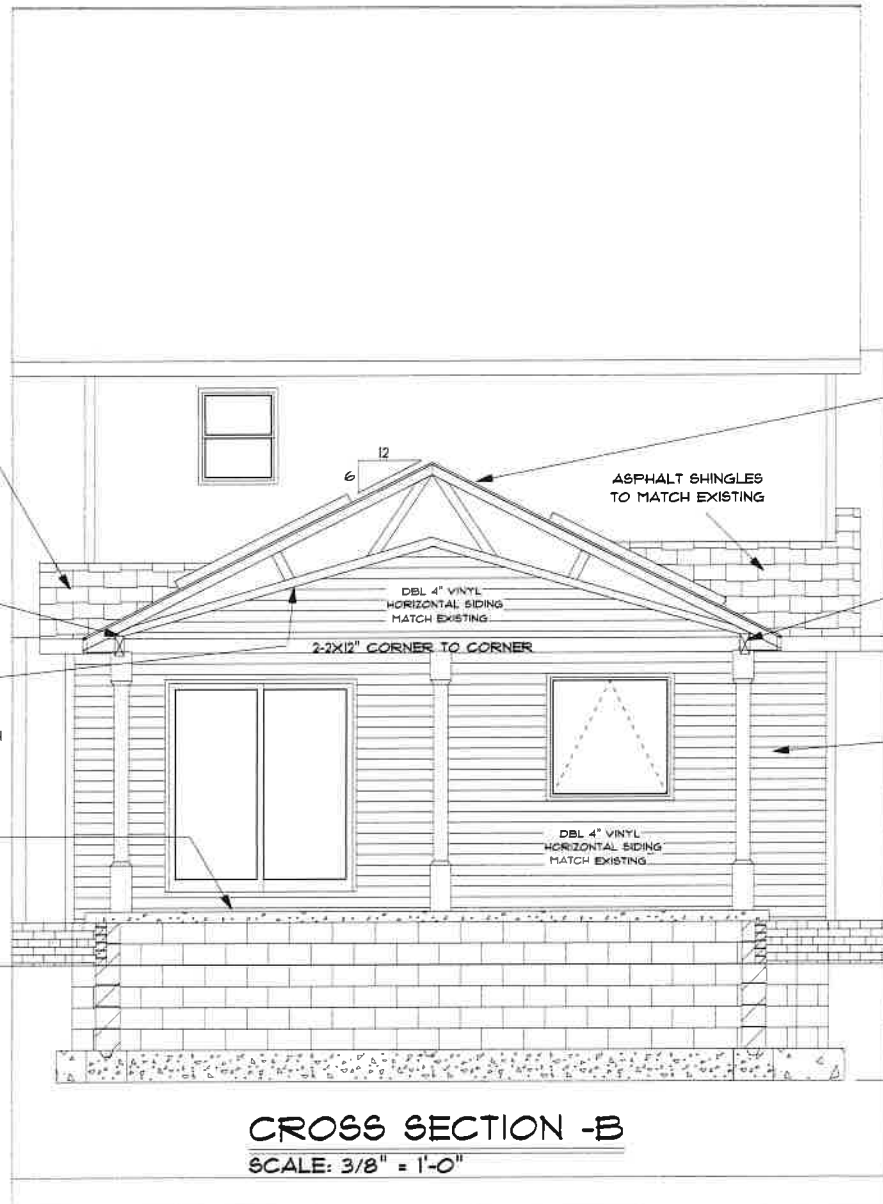
CONTRACTOR:

FOLLOW ONLY 2019
RESIDENTIAL CODE OF OHIO

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

PAGE 7 OF 8

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERAL ACCEPTED BUILDING PRACTICES, HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



CROSS SECTION -B
SCALE: 3/8" = 1'-0"

ROOF CONSTRUCTION
STICK FRAME
1/2" OSB SHTG. ON
2X6 RAFTERS @16" O/C
225# SHINGLES ON
15# ROOFING FELT
R-30 INSULATION
W/ INSULATION BAFFLES
R-13 IN SIDE WALLS

HURRICAN TIES
EVEN TRUSS, EACH SIDE

CEILING OF PORCH
ROOF TO BE VINYL
SOFFIT MATERIAL

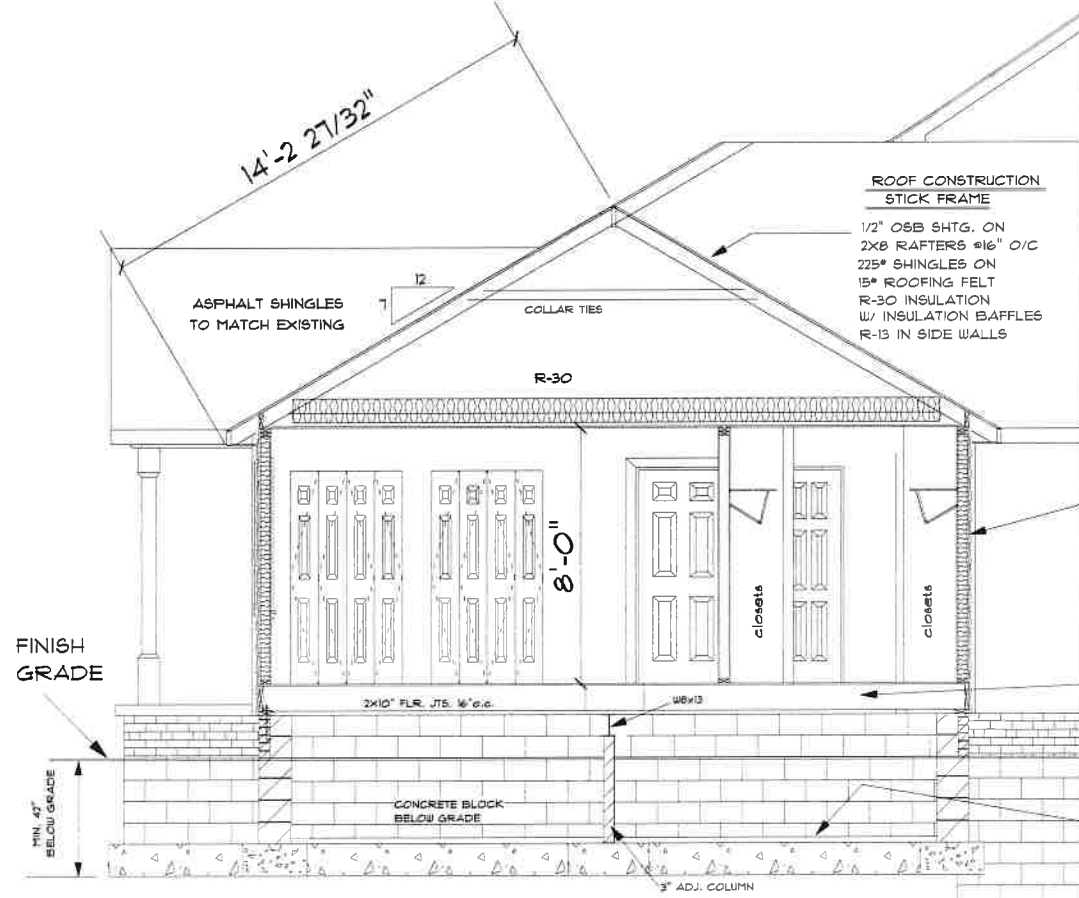
CABLE END IS NOT OPEN
CLOSED WITH SIDING BOTH
SIDES

TYPICAL SLAB FLOOR :
4" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT AN
WIRE REINFORCEMENT
COMPACTED GRANULAR FILL

TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
HOUSE WRAP PAPER
7/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

TYPICAL FLOOR :
FINISH FLOOR ON
3/4" T&G OSB SUBFLOOR
SCREWED & GLUED
2X10 FLOOR JOISTS @ 16" o.c. w/
2X2 CROSS BRIDGING

TYPICAL SLAB FLOOR :
4" CONCRETE SLAB c/w
6 mil POLY VAPOR BARRIER
COMPACTED GRANULAR FILL



CROSS SECTION -A
SCALE: 3/8" = 1'-0"

NOTE: LIST OF ITEMS SUPPLIED BY OTHERS

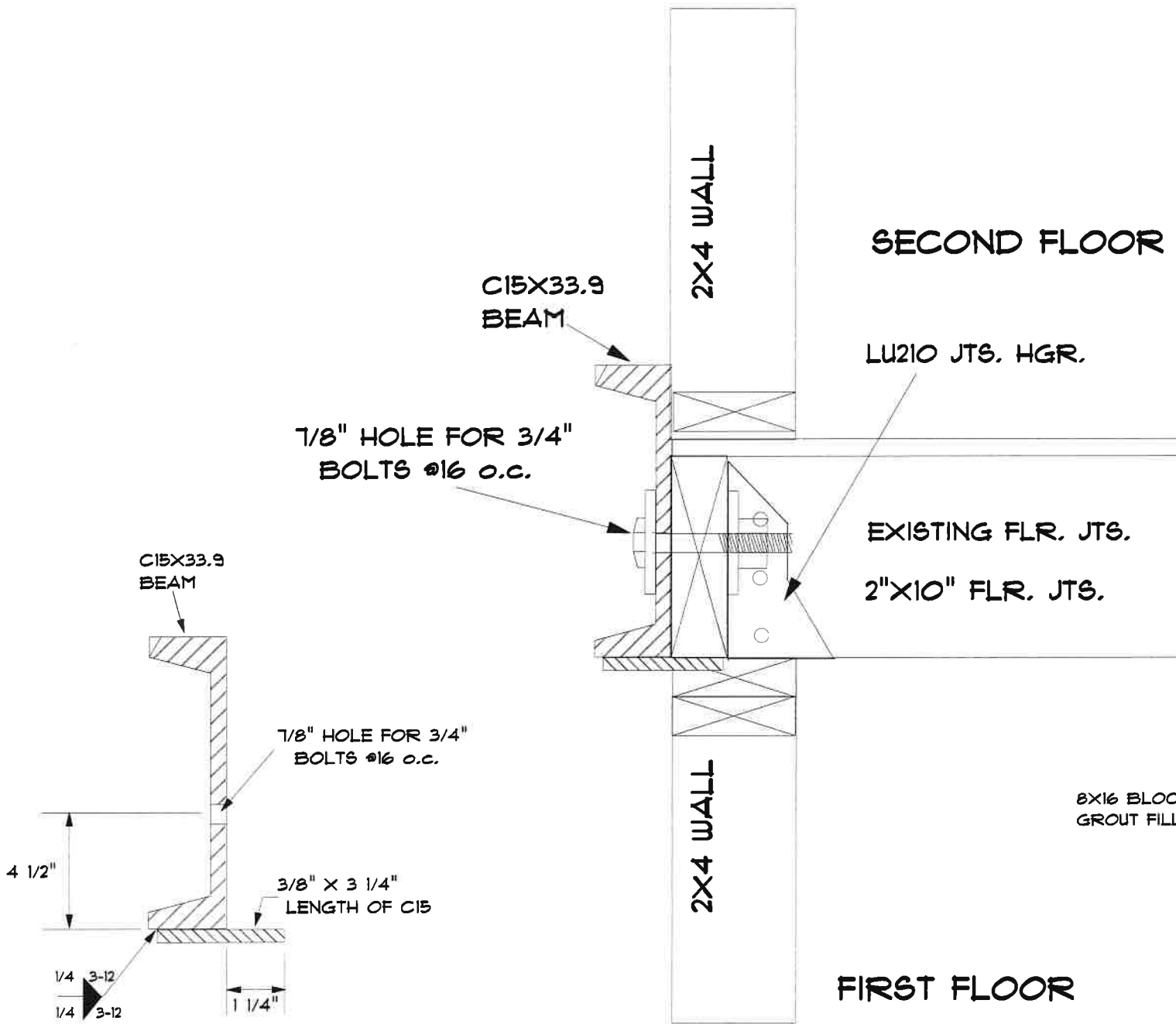
- ENERGY CODE COMPLIANCE SHEETS
- MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
- PROPERTY SURVEY OR SITE PLAN
- DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
- DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS
- SMOKE AND FIRE ALARM SYSTEM.

NOTE
THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN AND STRUCTURAL DESIGN CHANGES TO DRAWINGS AND THE RESPONSIBILITY OF THE CONTRACTOR AND ON APPROVED NUMBER OF A CHAIR'S SHOULD BE ASSIGNED TO AN ENGINEER'S SIGNATURE AND SEALS OF LUMBER THE DEPTH AND SIZE OF FOUNDATION WALLS OR FOOTERS AND BEARS ARE ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER IN CHARGE. ALL CITY STATE CODES SHOULD BE FOLLOWED ANY FOOTING LESS THAN 30" HIGH MUST HAVE FOOTING UNDER FOOTINGS.

PLEASE NOTE :
Room dimensions are nominal & may vary due to the installation of plumbing heating & electrical services. In addition, the location of electrical outlets switches & lights may vary but will be installed according to applicable building codes. Buyer understands that while the notes here are approving are correct, the Buyer reserves the right to make any necessary field adjustments to correct any discrepancies in the plan.

Signature _____ Date _____
Signature _____ Date _____

THREE PLANS SHALL BE PROVIDED TO A COMPETENT LUMBER SUPPLIER FOR FINAL ORDERING OF ALL MATERIAL.

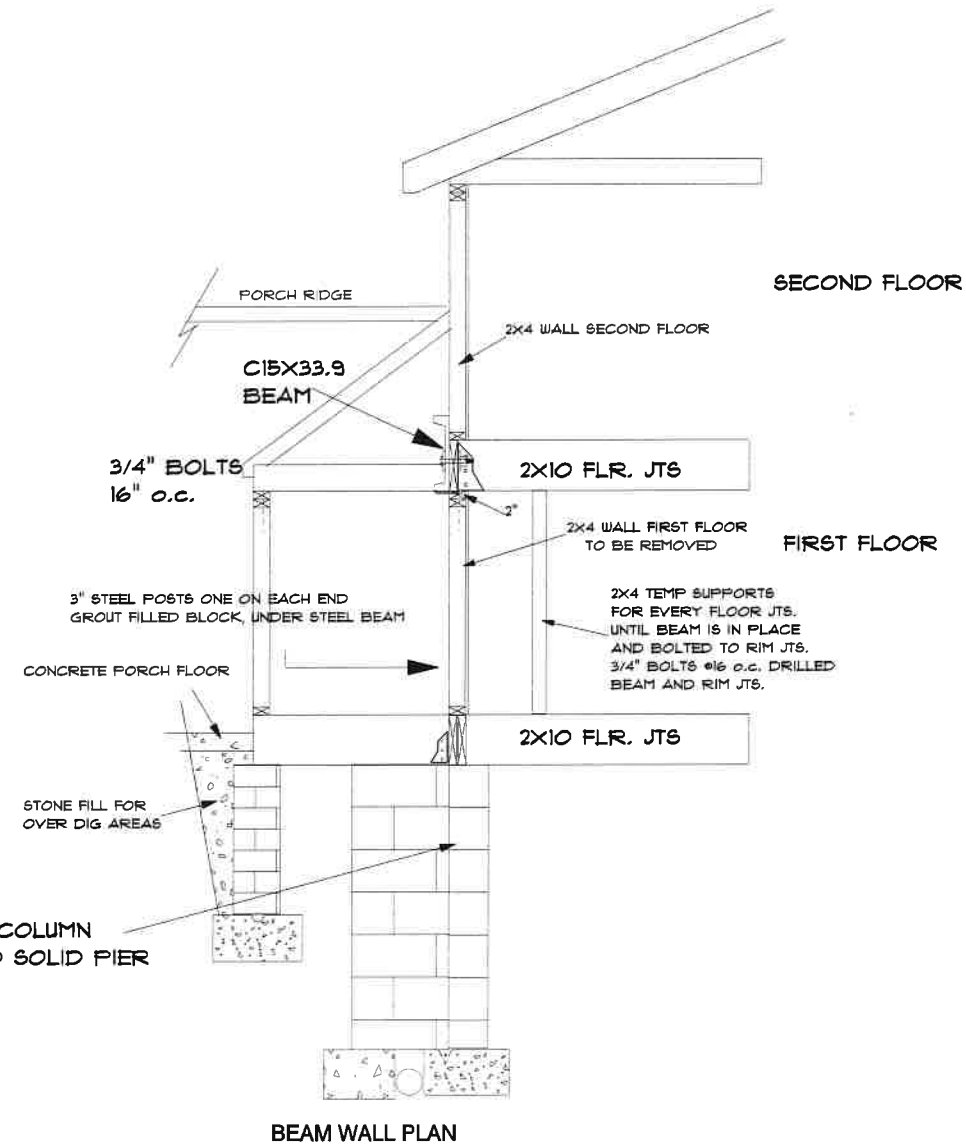


BEAM DIAGRAM DETAIL

SECOND FLOOR

LU210 JTS. HGR.
EXISTING FLR. JTS.
2"X10" FLR. JTS.

FIRST FLOOR



BEAM WALL PLAN

- NOTE: LIST OF ITEMS SUPPLIED BY OTHERS**
1. ENERGY CODE COMPLIANCE SHEETS
 2. MECHANICALS HVAC, PLUMBING ISOMETRIC DRAWINGS
 3. PROPERTY SURVEY OR SITE PLAN
 4. DETAIL ON FRAMING, AND FASTNERS FOR TRUSS PACKAGE
 5. DETAIL ON MATERIAL, COLORS & TRIM SELECTIONS
 6. SMOKE AND FIRE ALARM SYSTEM.

NOTE:
THESE PLANS ARE INTENDED TO SHOW GENERAL FRAMING AND STRUCTURAL DESIGN CHANGES TO ENHANCE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT.
LUMBER SPAN CHARTS SHOULD BE REFERRED TO IN DETERMINING SPACING OF LUMBER AND SPACING OF LUMBER. THE SPACING AND SIZE OF FOUNDATION WALLS OR FOOTERS AND BEAMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECTS. IF CHANGES ARE MADE TO THESE PLANS, THE CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND TRUSS SPACING FOR CODE COMPLIANCE.
POTENTIAL WATER FACILITIES

PROPERTY LINE MUST BE SURVEYED PRIOR TO EXCAVATION OF FOUNDATION.

BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY DIRECT SUPERVISION OR CONTROL OVER THE CONSTRUCTION OF THIS BUILDING, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURE, DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS OR FOR THE IMPROPER INSTALLATION OF MATERIAL, IN THE EXECUTION OF THE DESIGN OR TO VARIATION LUMBER GRADES AND ENGINEERED LUMBER.

THESE PLANS SHALL BE PROVIDED TO A COMPETENT LUMBER SUPPLIER FOR FINAL ORDERING OF ALL MATERIAL.

PLEASE NOTE:
Roof directions are nominal & may vary due to the installation of plumbing, heating, & electrical services. In addition, the location of electrical outlets, switches, & lights may vary but will be installed according to applicable building codes.
Edge conditions that arise when the house plans are approved are correct. The Builder reserves the right to make any necessary field adjustments to correct any discrepancies in the plans.

Signature _____ Date _____

Signature _____ Date _____

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PHONE: CELL
216-389-8911
EMAIL:
EdZhomps6836@gmail.com
DRAWN BY:
ED. ZIERNICKI

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COMMENTS / REVISIONS	1	2	3	4	5

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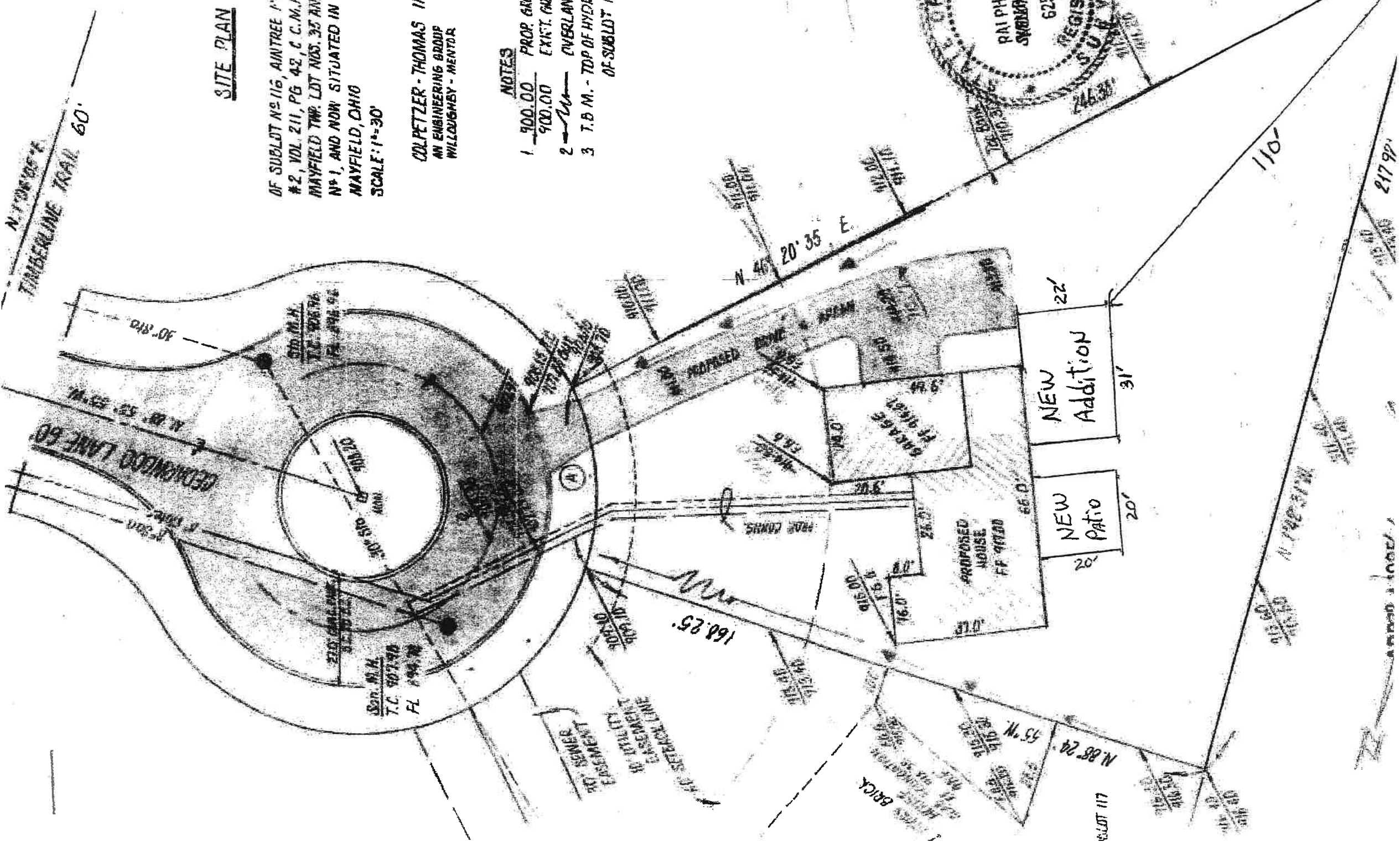
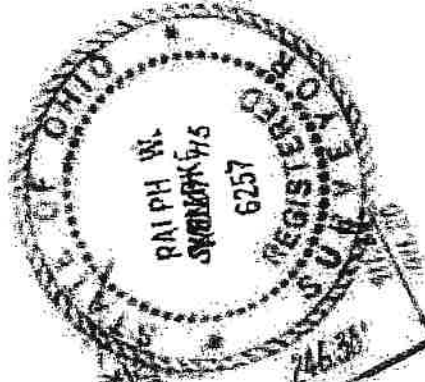
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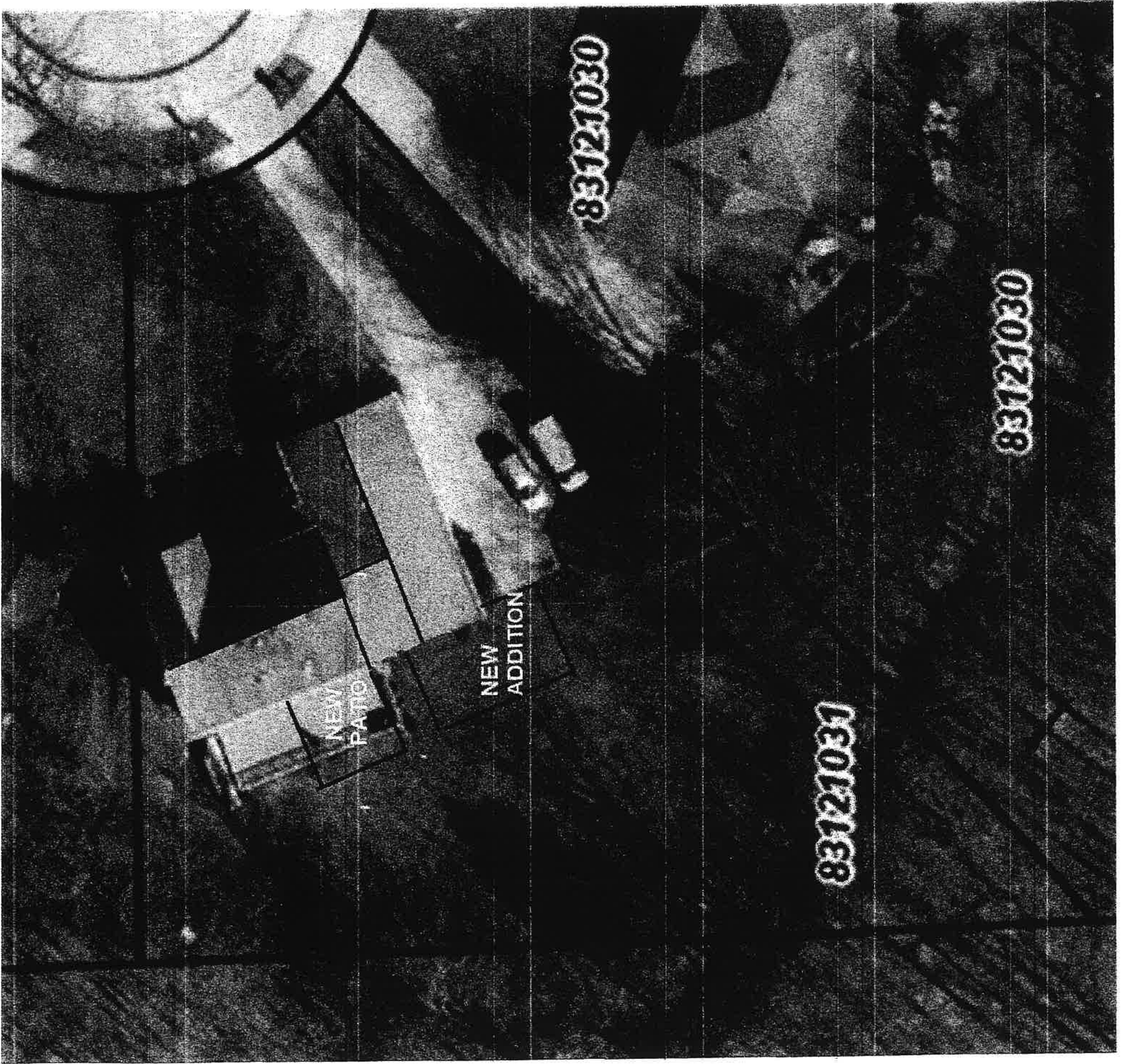
SITE PLAN

OF SUBLT NO 116, AINTREE P.L.M.H. SUBDN.
 #2, VOL. 211, PG. 42, C.C.M.R., PART OF ORIG.
 MAYFIELD TWP. LOT NOS. 35 AND 36, TRACT
 NO 1, AND NOW SITUATED IN THE VILLAGE OF
 MAYFIELD, OHIO
 SCALE: 1"=30'
 MARCH, 1985

COLPETZER - THOMAS INC
 AN ENGINEERING GROUP
 WILLOUGHBY - MENTOR

- NOTES**
- 1 - 900.00 PROP. GROUND GRADES
 - 2 - 900.00 EXIST. GROUND GRADES
 - 3 - OVERLAND DRAINAGE FLOW
 - 3 - T.B.M. - TOP OF HYDRANT IN FRONT OF SUBLT 118, EDV. 911.70





NEW
PATIO

NEW
ADDITION

83121030

83121031

83121030