

PROJECT ADDRESS:
21185 BEACHCLIFF DRIVE
ROCKY RIVER, OH 44116

PPN:
302-14-058

OWNERS:
MACKENZIE AND ROBERT VECCHIONE

ARCHITECT:
ANTONIA MARINUCCI, RA (OHIO, ARC.1516390)

CONTRACTOR:
BEN GERTZ, BDG MANAGEMENT

SCOPE OF WORK
- NEW CONSTRUCTION SINGLE-FAMILY HOME

DRAWING INDEX
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A-3 PROPOSED BUILDING SECTION AND POWER & LIGHTING PLANS

CODE SUMMARY
1. IN COMPLIANCE WITH 2019 RESIDENTIAL CODE OF OHIO
2. OBC CONSTRUCTION TYPE 5B

ZONING:
SITE ZONING R1
ZONING DISTRICT SINGLE FAMILY
MAX LOT COVERAGE 28%
HEIGHT (MAIN RESIDENCE) 25'
SIDE SETBACKS: 7'-6"
MAX GARAGE AREA 600 SF
MAX GARAGE HEIGHT 15'
CURRENT USE SINGLE FAMILY RESIDENCE

SITE AREA: 6000 SF
PROPOSED GROSS FLOOR AREA: 2,166 SF
PROPOSED GROSS FLOOR AREA: 2,226 SF

EXISTING PERCENTAGE OF SITE: 18.6%
PROPOSED PERCENTAGE OF SITE: 18.6%
EXISTING HEIGHT (RESIDENCE): 20'-3" (TO MIDLINE OF ROOF)
PROPOSED HEIGHT (RESIDENCE): 20'-3" (TO MIDLINE OF ROOF)

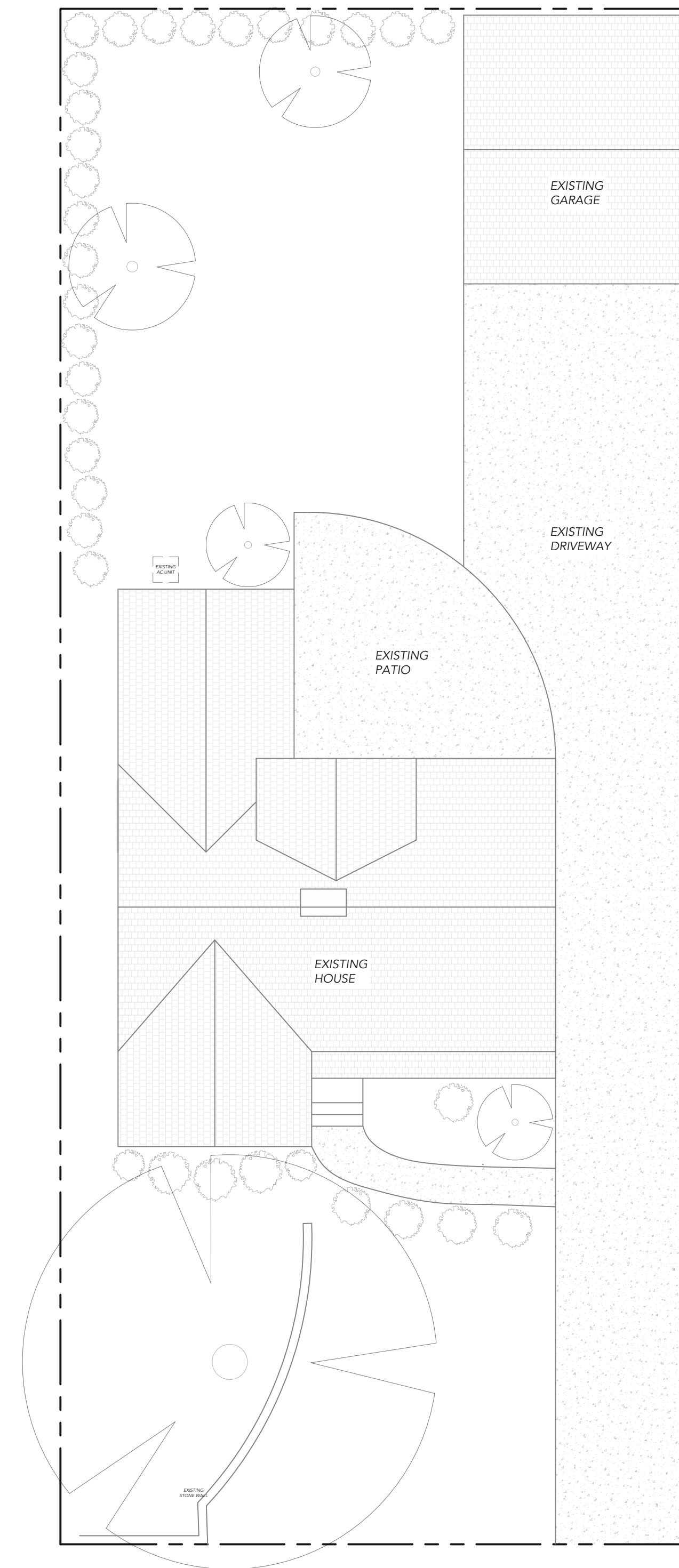
GENERAL NOTES

WALL ASSEMBLY:
1. 2x6 WALL CAVITY WITH VINYL SIDING TO MATCH EXISTING
2. ZIP SHEATHING
3. 3" CLOSED CELL SPRAY FOAM INSULATION

ROOF ASSEMBLY:
4. 2x6 RAFTER ASSEMBLY
5. 5" CLOSED CELL SPRAY FOAM INSULATION ON UNDERSIDE OF ROOF

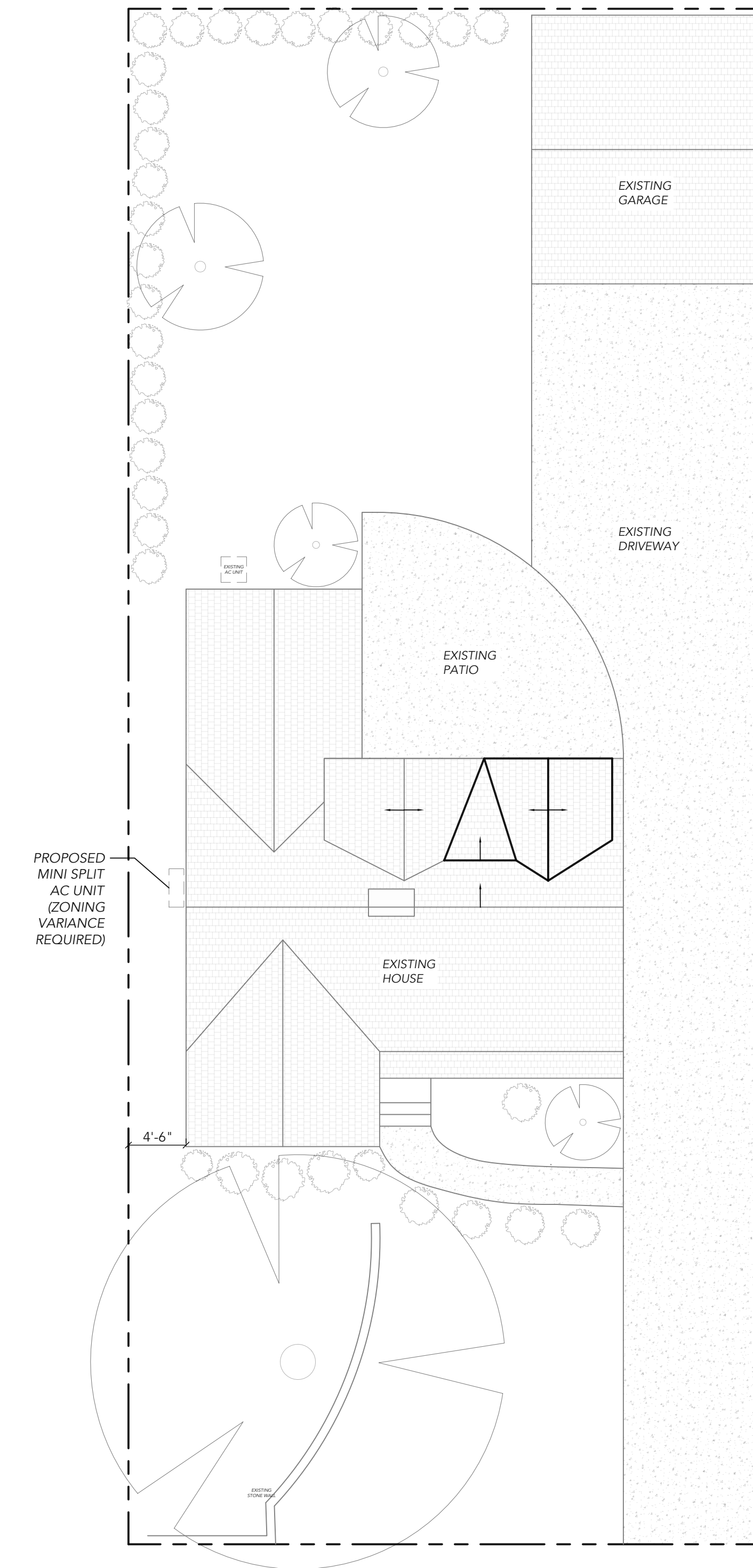
MECHANICAL:
6. NEW MINI SPLIT HEATING/COOLING SYSTEM TO SERVE NEW THIRD FLOOR LIVING SPACE

ELECTRICAL:
7. ADD ELECTRICAL WIRING AND LIGHTING TO SERVE NEW LIVING SPACE AS REQUIRED PER NATIONAL ELECTRICAL CODE.
8. ALL LIGHT BULBS TO BE LED; 2700K
9. ALL RECESSED LIGHTING TO BE 4" U.N.O.



1 EXISTING SITE PLAN
1/8" = 1'-0" N

NOTE: SITE DIMENSIONS ARE APPROXIMATE BASED ON COUNTY MAPPING



1 PROPOSED SITE PLAN
1/8" = 1'-0" N

NOTE: SITE DIMENSIONS ARE APPROXIMATE BASED ON COUNTY MAPPING

ISSUED FOR: PERMIT DATE: 02-23-2026

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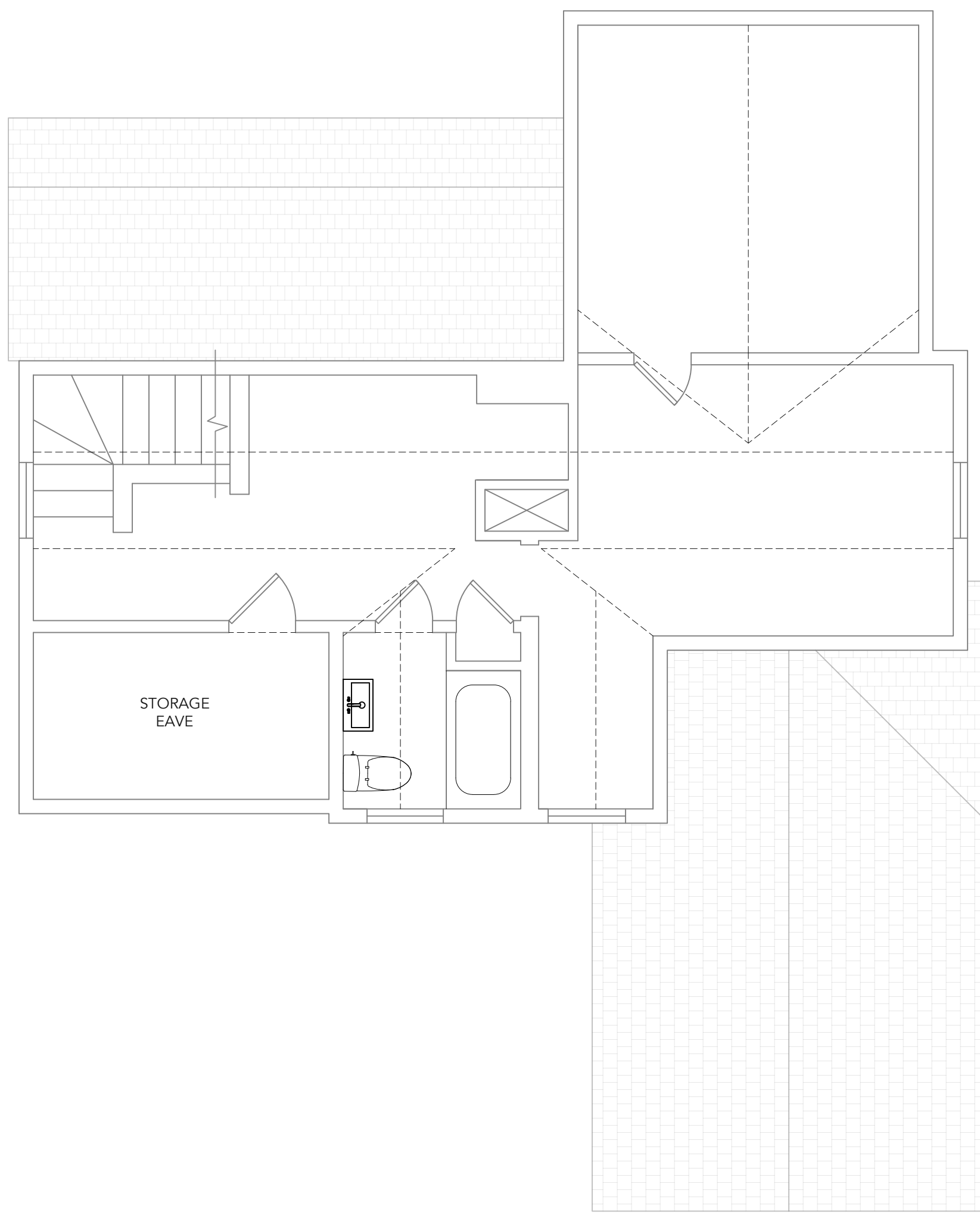
ANTONIA ALTIERI MARINUCCI 1516390 EXP 12/31/2027

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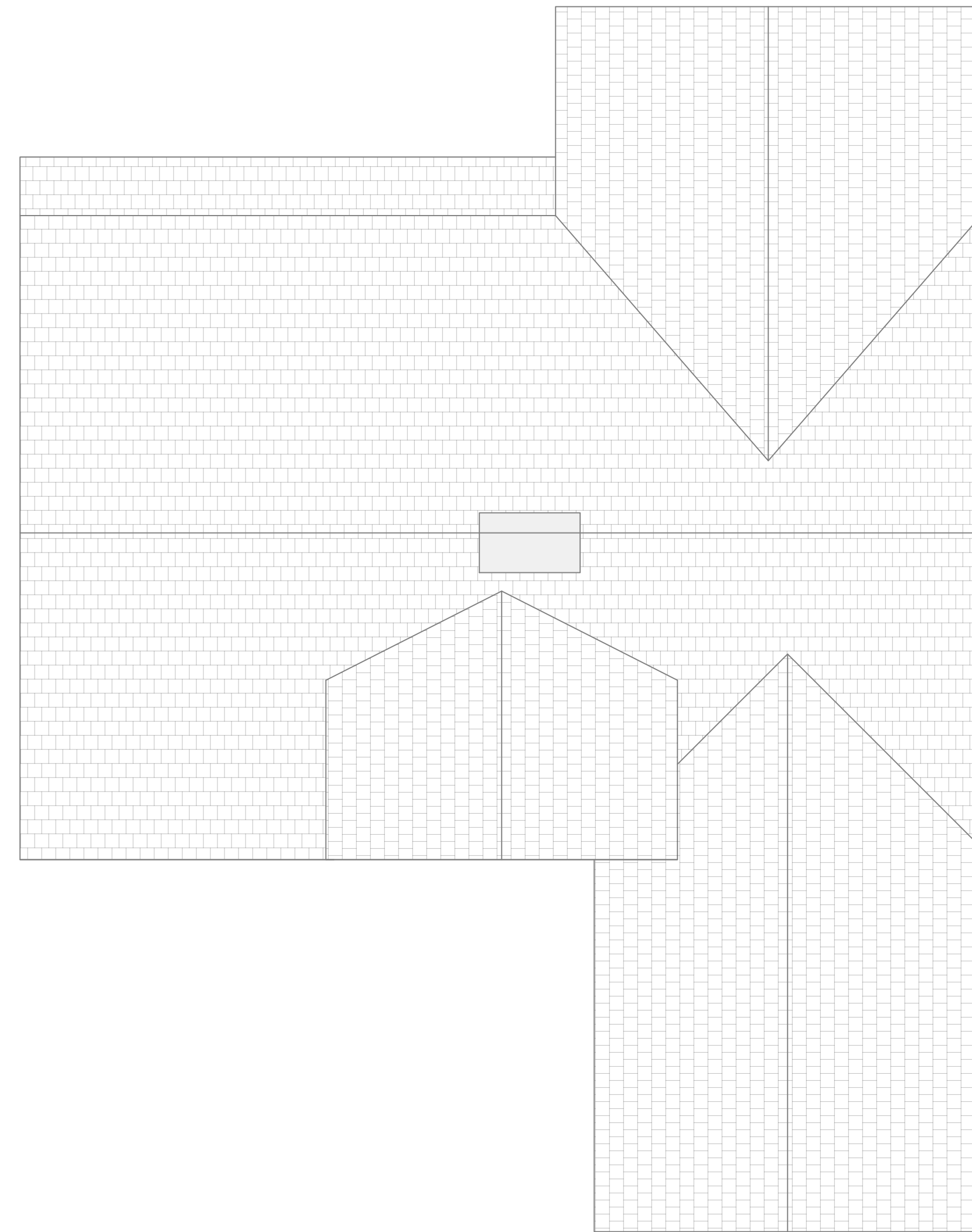
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GENERAL INFORMATION & SITE PLAN

G-1



1 EXISTING FLOOR PLAN SCALE: 1/4"=1'0" N



2 EXISTING ROOF PLAN SCALE: 1/4"=1'0" N



3 EXISTING REAR ELEVATION SCALE: 1/4"=1'0"



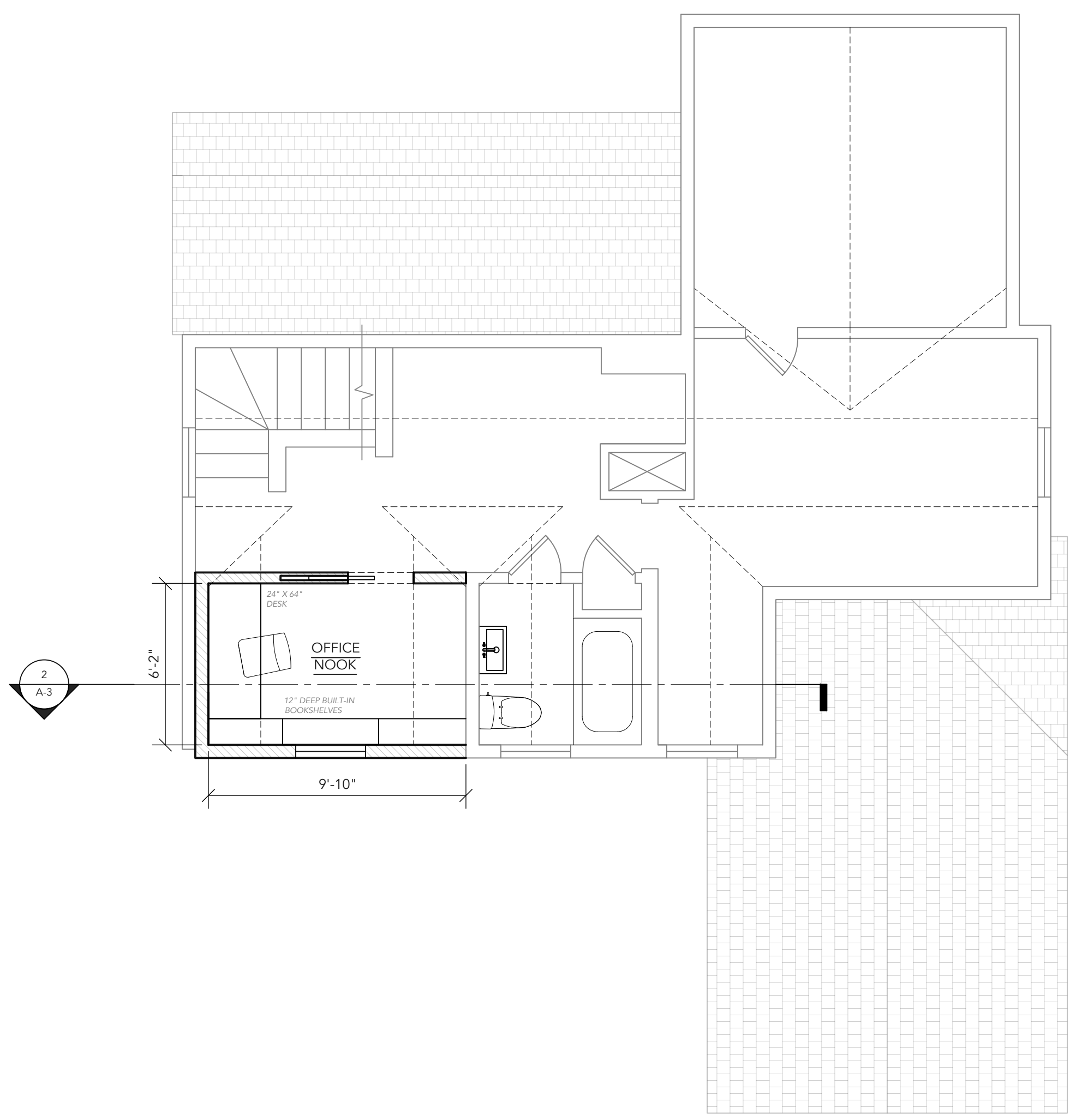
4 EXISTING SIDE ELEVATION SCALE: 1/4"=1'0"

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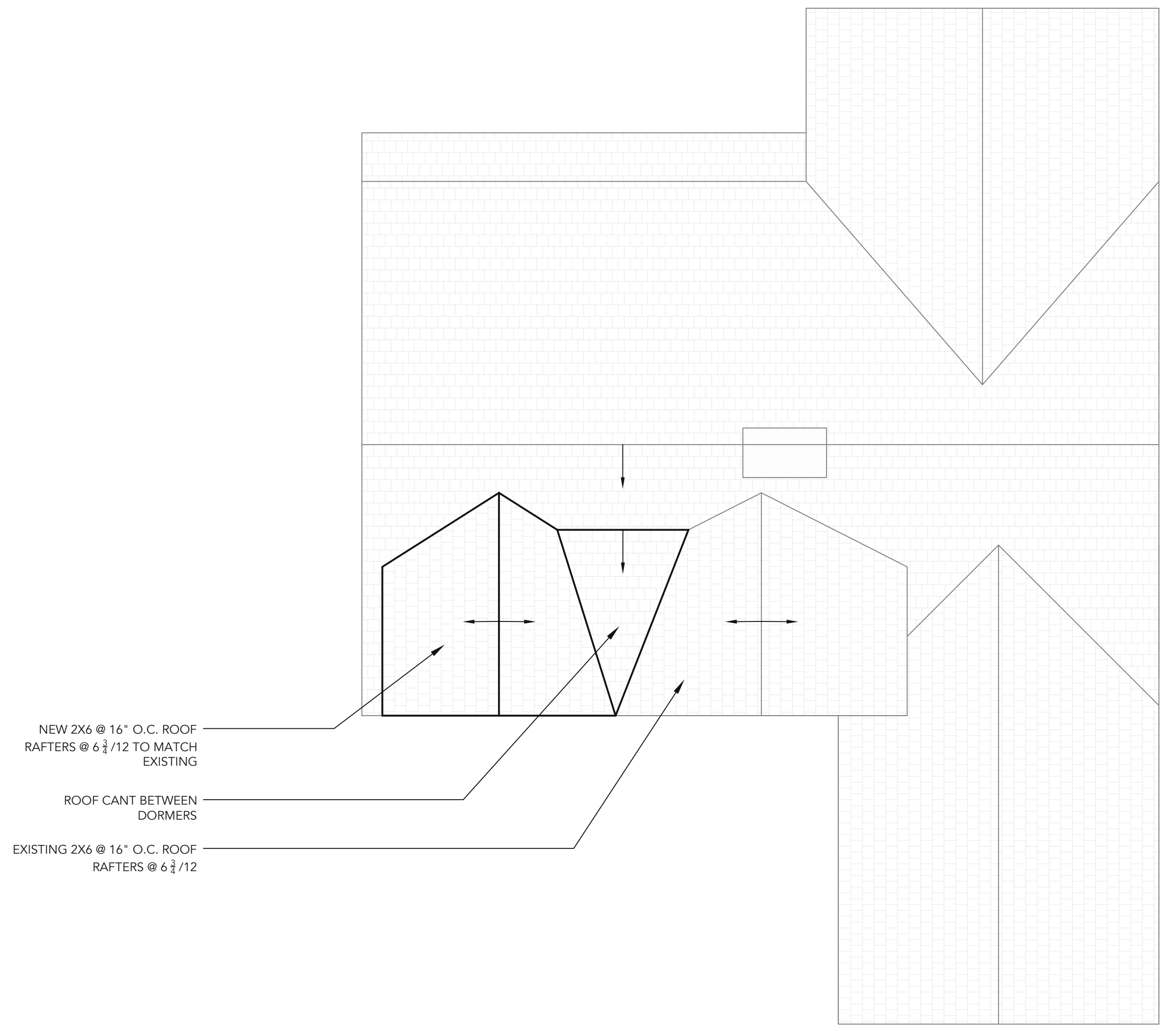


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EXISTING PLANS AND
ELEVATIONS



1 PROPOSED FLOOR PLAN
SCALE: 1/4"-1'0"



2 PROPOSED ROOF PLAN
SCALE: 1/4"-1'0"



3 PROPOSED REAR ELEVATION
SCALE: 1/4"-1'0"



4 PROPOSED SIDE ELEVATION
SCALE: 1/4"-1'0"

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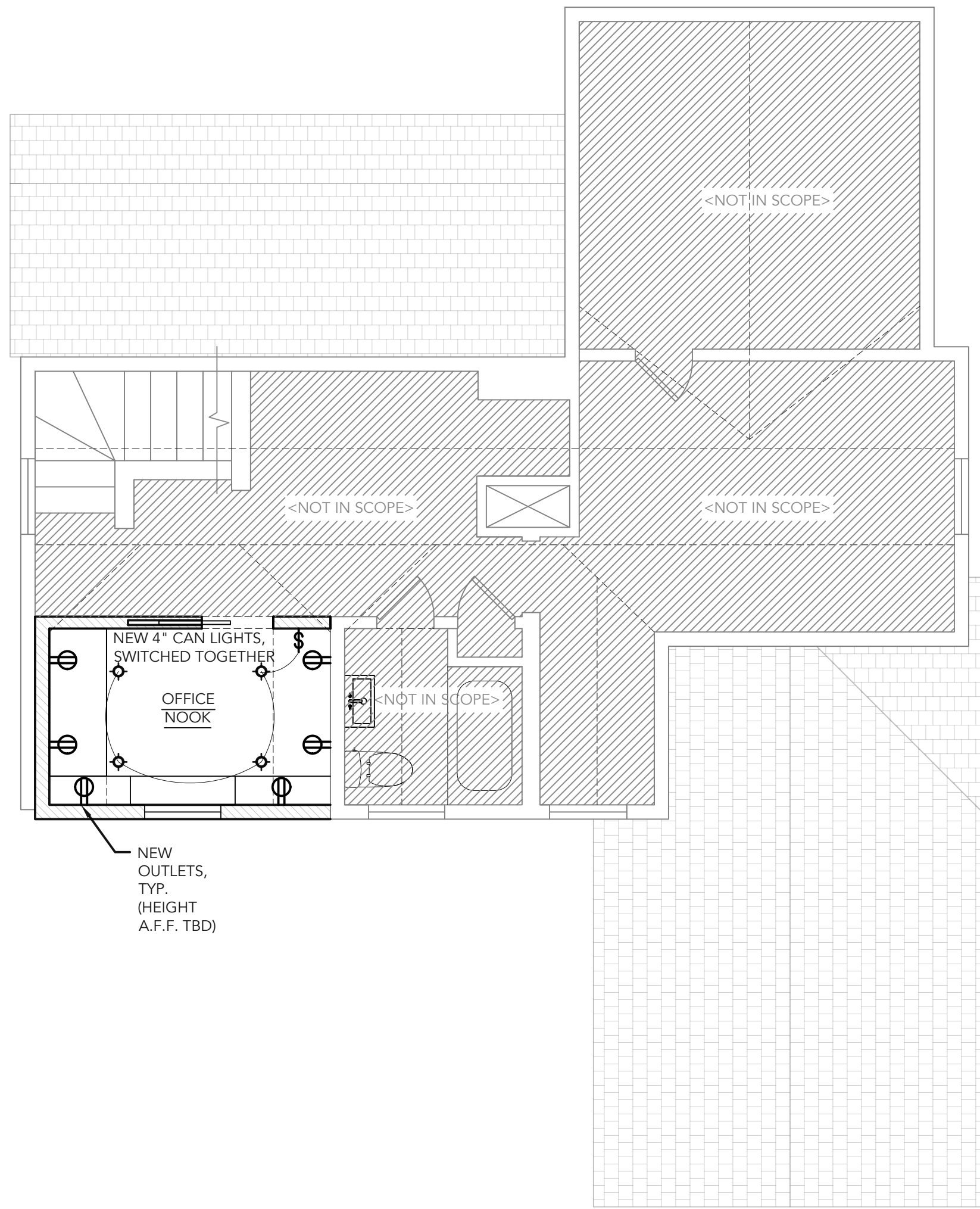
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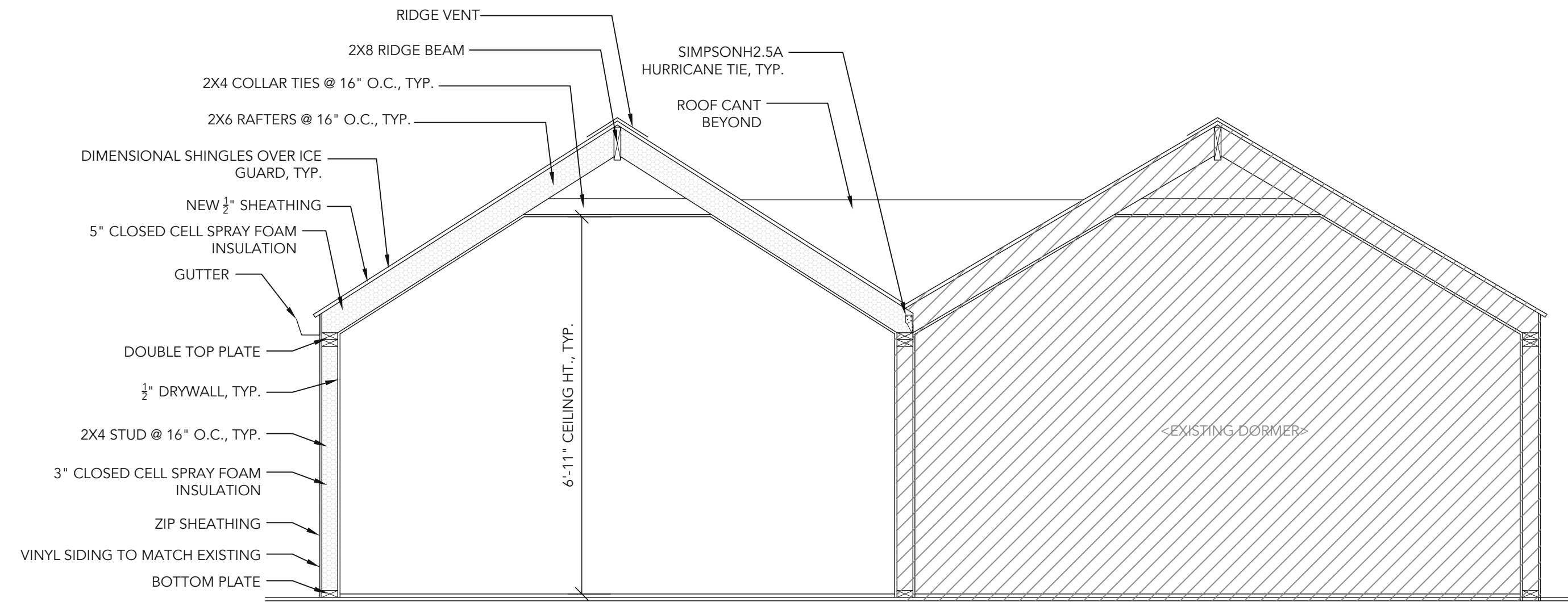
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PROPOSED PLANS AND
ELEVATIONS



1 PROPOSED POWER & LIGHTING PLAN
SCALE: 1/4"=1'0"



2 PROPOSED SECTION DIAGRAM
SCALE: 1/2"=1'0"

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PROPOSED POWER AND
LIGHTING PLAN AND
PARTIAL SECTION