

DESIGN CRITERIA:
ROOF LIVE LOAD: 25 psf
GROUND SNOW LOAD: 25 psf
DESIGN ULTIMATE WIND SPEED: 115 mph
WIND EXPOSURE CATEGORY: B
SEISMIC DESIGN CATEGORY: B
ICE BARRIER UNDERLAYMENT: REQ'D
APPLY FLASHING PER R103.7

DESIGN CONDITIONS (per Res. Code of Ohio):
1) 40 psf Live Load (LL) + 10 psf Dead Load (DL)
used for first floor joists, and also used for second
floor bathrooms, halls, and multi-use rooms. 30 psf LL
+ 10 psf DL used for second floor sleeping room joists.
2) 25 psf LL (snow) + 10 psf DL used for roof rafters.
3) 20 psf LL + 10 psf DL used for ceiling joists.

ALL WINDOWS AND LOAD-BEARING DOORWAYS
REQUIRE A DOUBLED 2x12 HEADER UNLESS
OTHERWISE NOTED.
HOUSE AND STRUCTURE SHALL BE CONSTRUCTED
ACCORDING TO ALL APPLICABLE BUILDING
CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
WHERE CONFLICTS EXIST, BUILDING CODES SHALL
SUPERSEDE THESE DRAWINGS.

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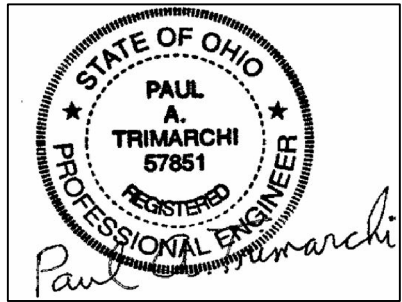
EXISTING
REAR ELEVATION



PROPOSED
REAR ELEVATION

SONOTUBE
POST FDN.

CONCRETE OR WOOD
STEPS DOWN TO GRADE

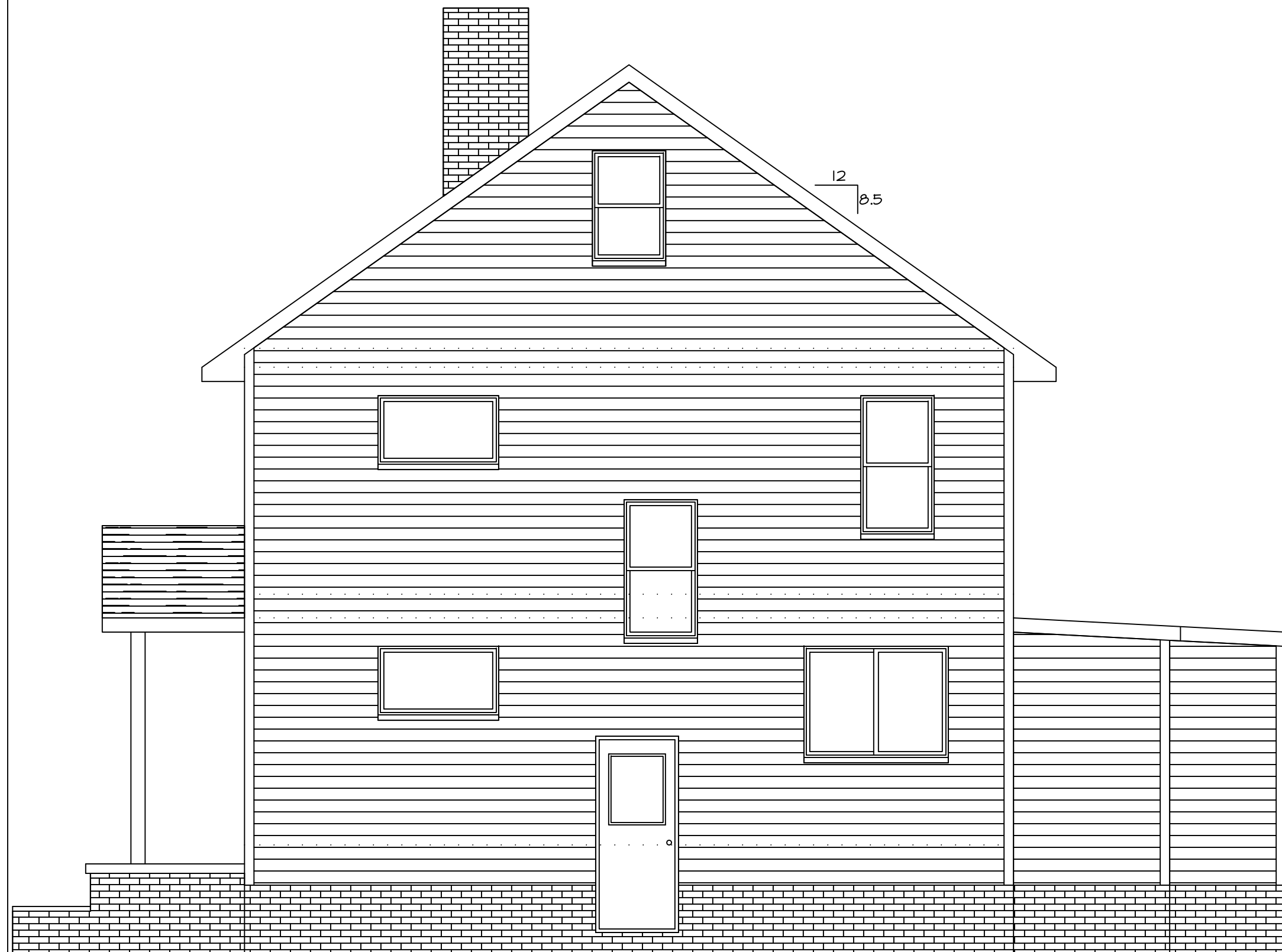


Paul A. Trimarchi 7/10/2023

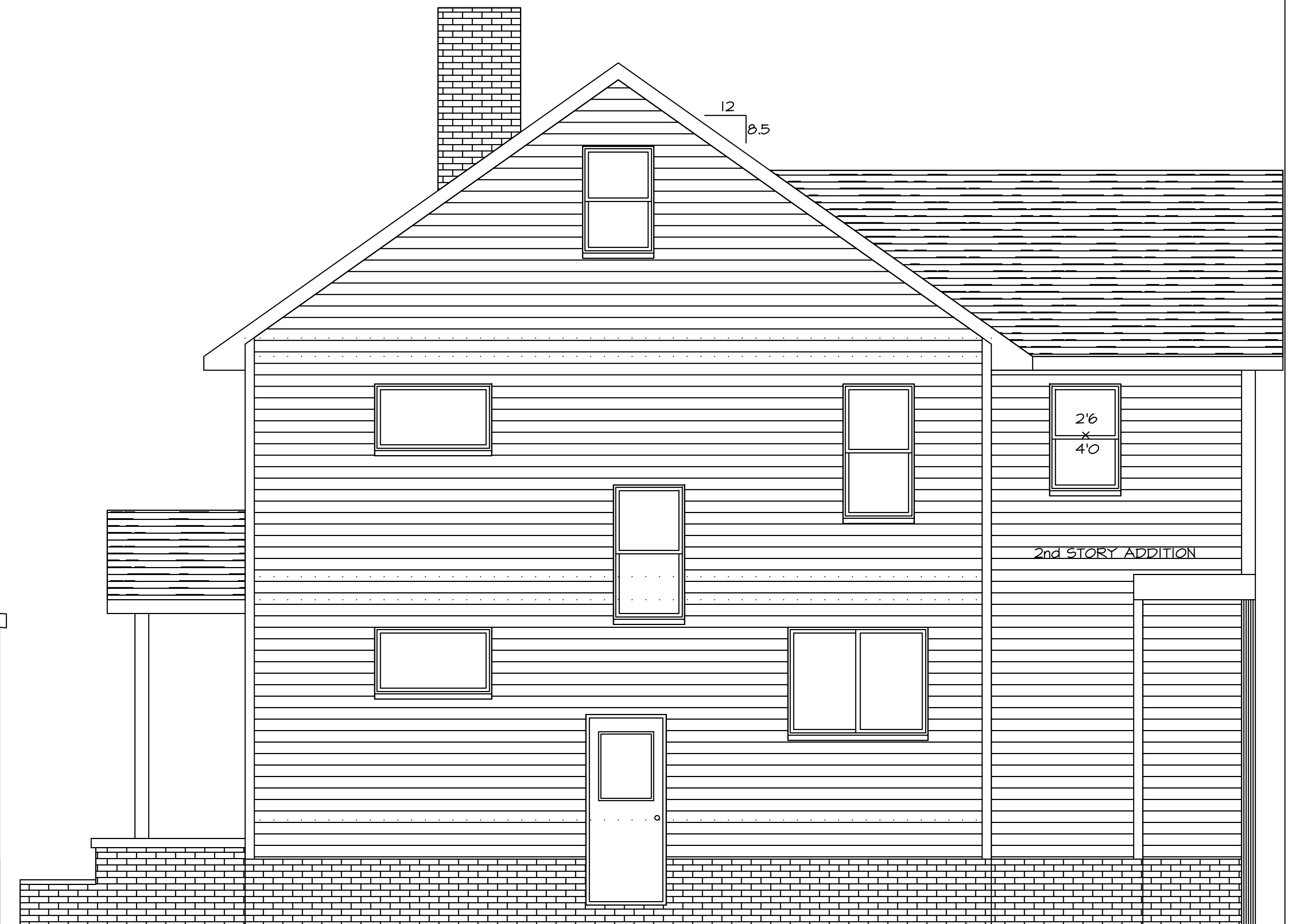
DISCLAIMER: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE
PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE
DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND OTHER
DETAILS AND BE RESPONSIBLE FOR SAME.
FIELD VERIFY BEAM LENGTHS TO INCLUDE ADEQUATE BEARING
ON EACH END BEFORE ORDERING BEAMS.

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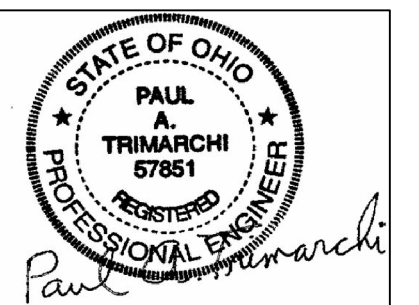
REIMENSCHNEIDER ADDITION	SCALE: 1/4" = 1'-0"
386 Cornwall Rd, Rocky River, OH	0 2' 4' 6' 8' 10' 12' 14' 16'
Page 1	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



EXISTING
RIGHT SIDE ELEVATION



PROPOSED
RIGHT SIDE ELEVATION



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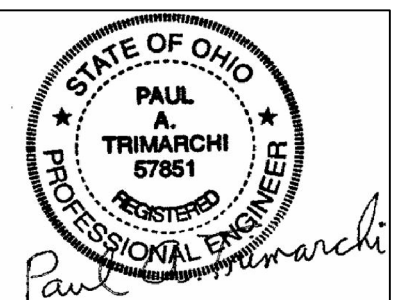
REIMENSCHNEIDER ADDITION	SCALE: 1/4" = 1'-0"
386 Cornwall Rd, Rocky River, OH	0 2' 4' 6' 8' 10' 12' 14' 16'
Page 2	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



EXISTING
LEFT SIDE ELEVATION

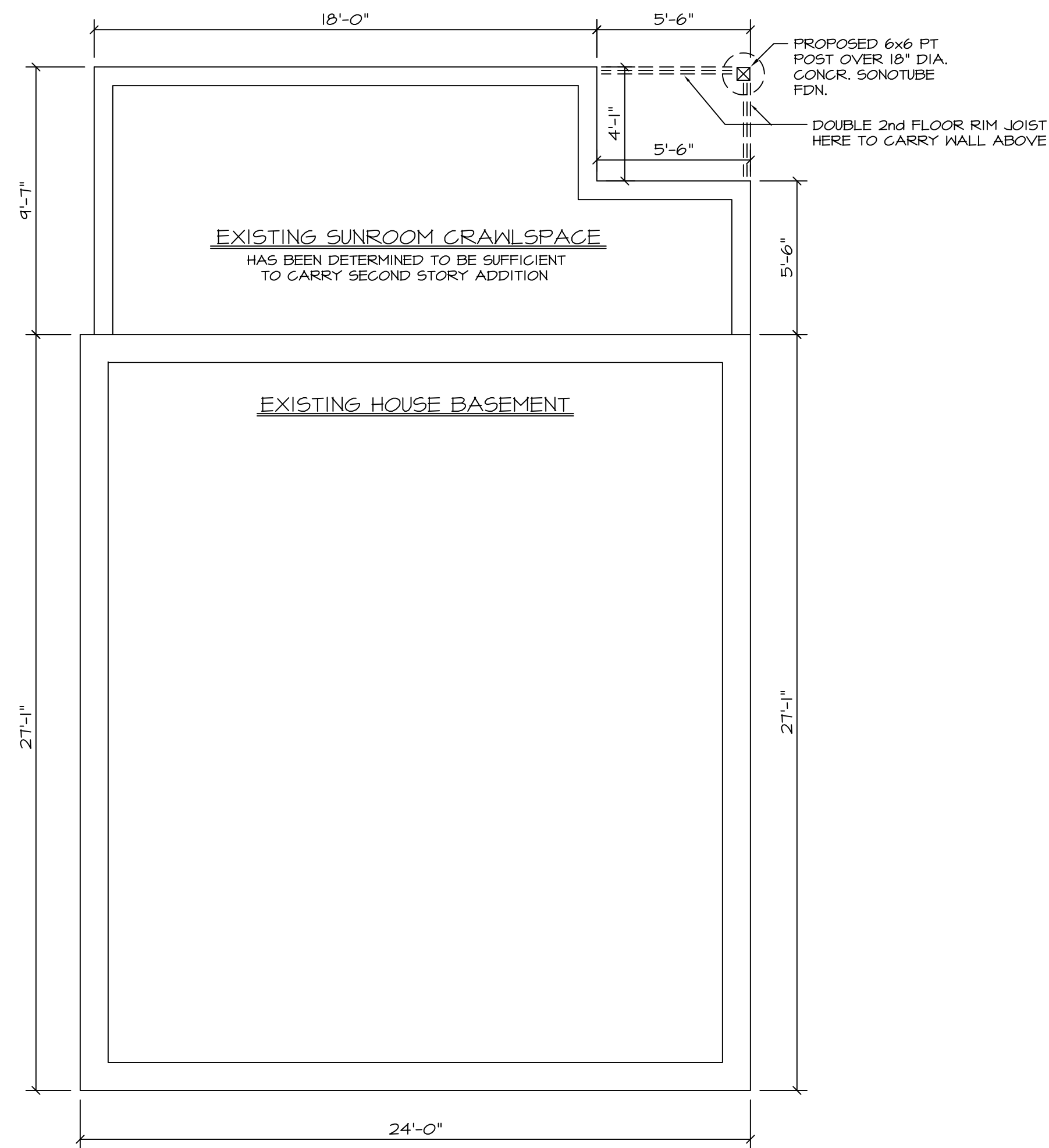


PROPOSED
LEFT SIDE ELEVATION

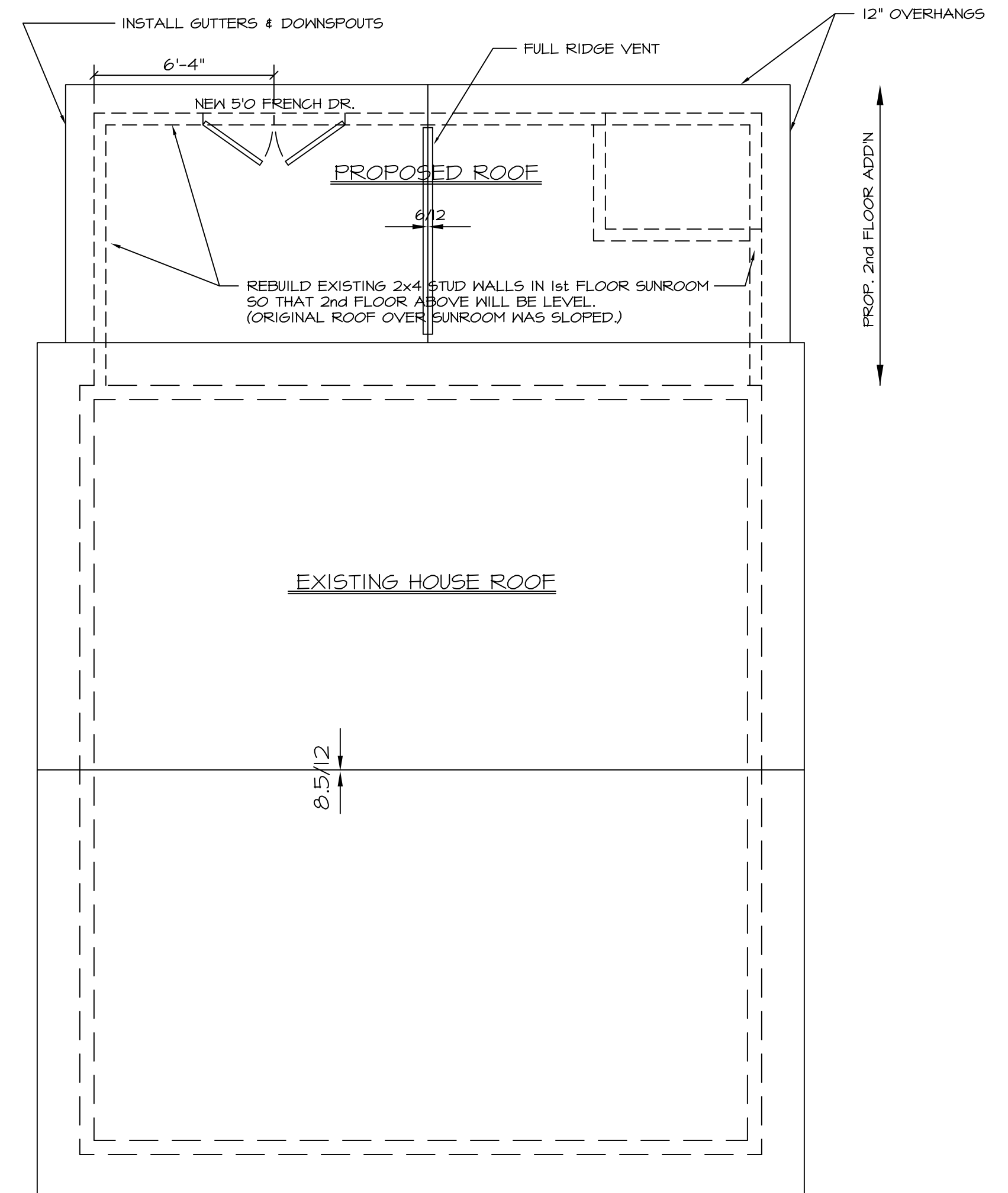


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REIMENSCHNEIDER ADDITION	SCALE: 1/4" = 1'-0"
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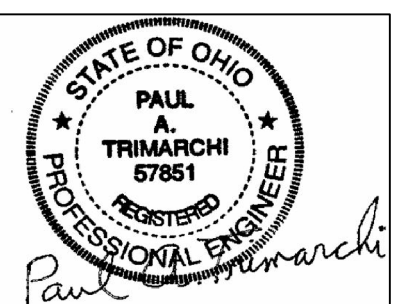


PROPOSED
FOUNDATION PLAN



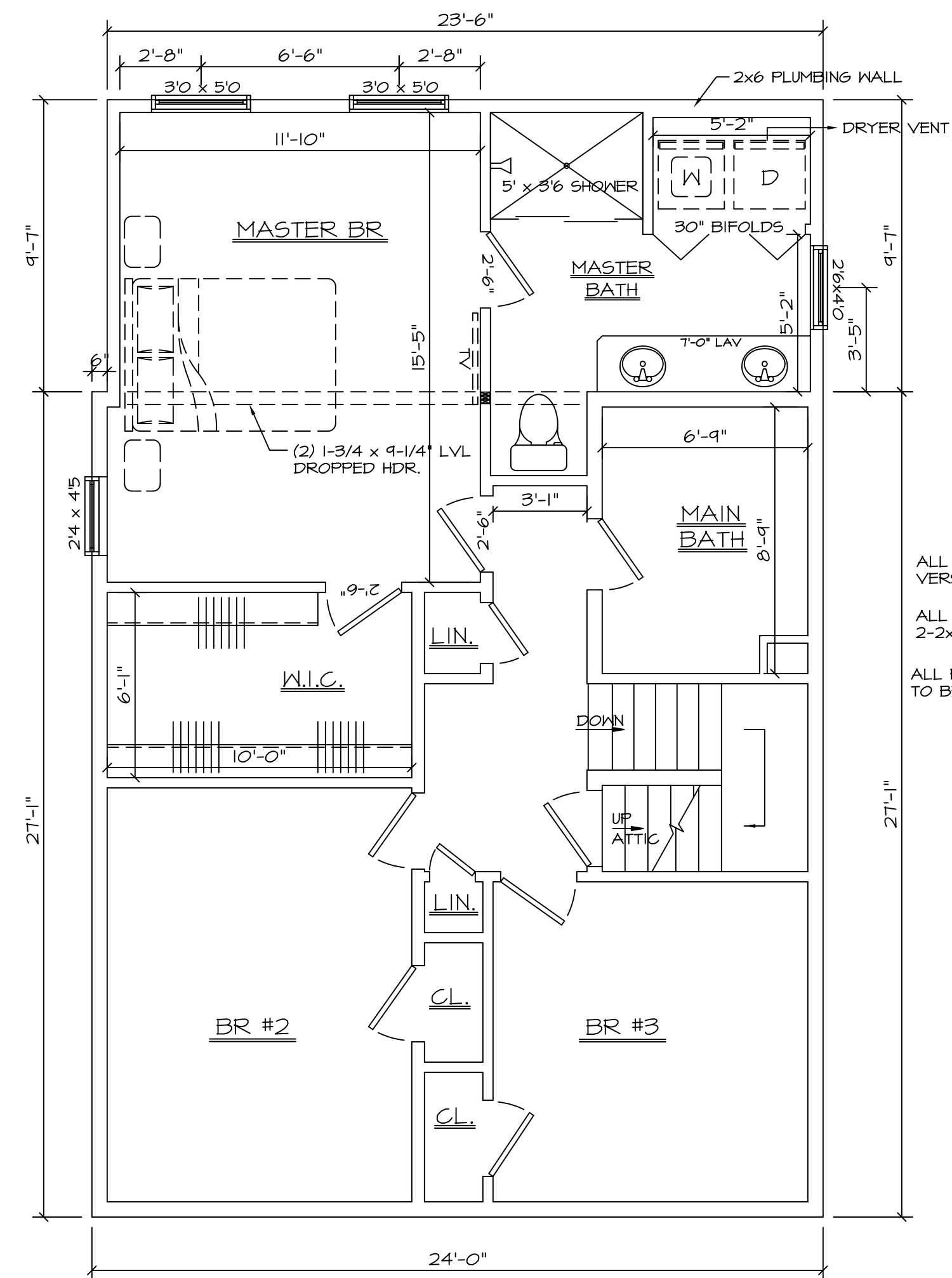
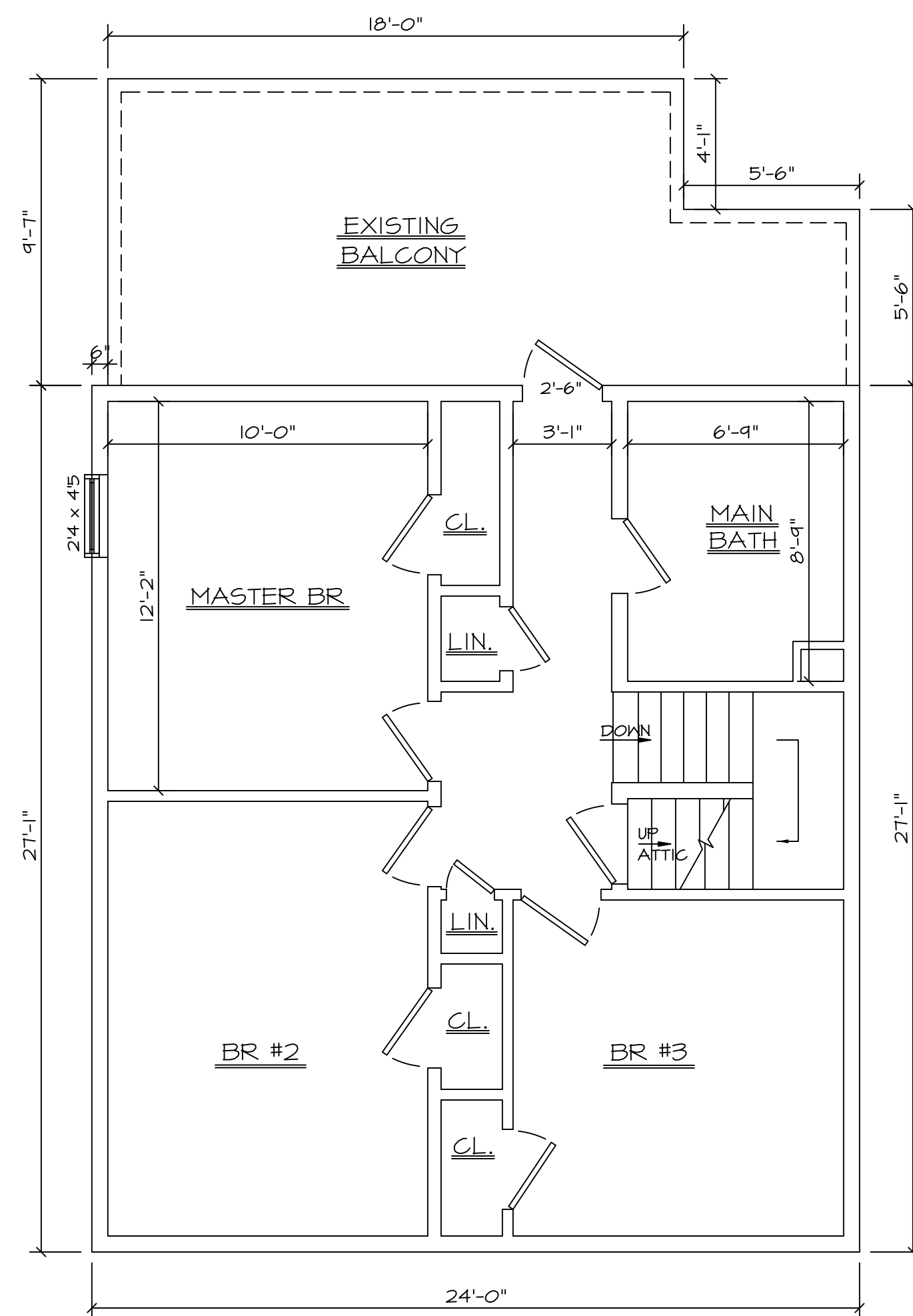
PROPOSED
ROOF PLAN

ALSO SHOWS 1st FLOOR SUNROOM MODS



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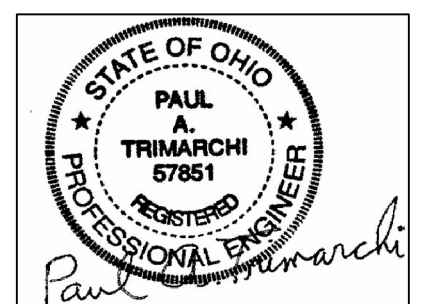
REIMENSCHNEIDER ADDITION		SCALE: 1/4" = 1'-0"	
386 Cornwall Rd, Rocky River, OH		0 2' 4' 6' 8' 10' 12' 14' 16'	
Page 4		Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754	



ALL LVL BEAMS TO BE BOISE CASCADE
VERSALAM 2400 Fb, 2.0 E (or Equivalent)

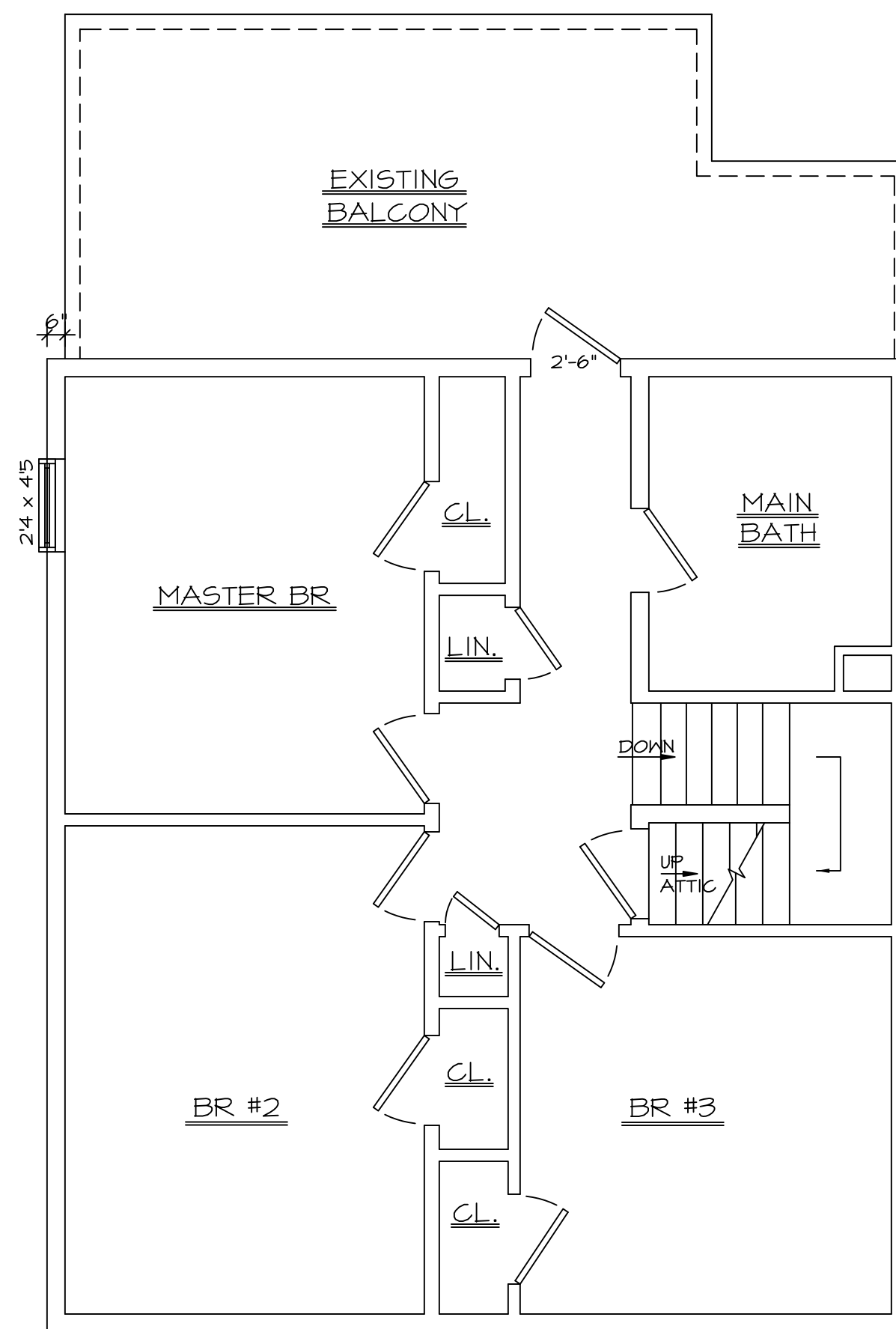
ALL WINDOW & DOOR HEADERS TO BE
2-2x12 UNLESS NOTED OTHERWISE.

ALL FASTENERS IN CONTACT WITH PT LUMBER
TO BE HOT-DIP GALVANIZED.

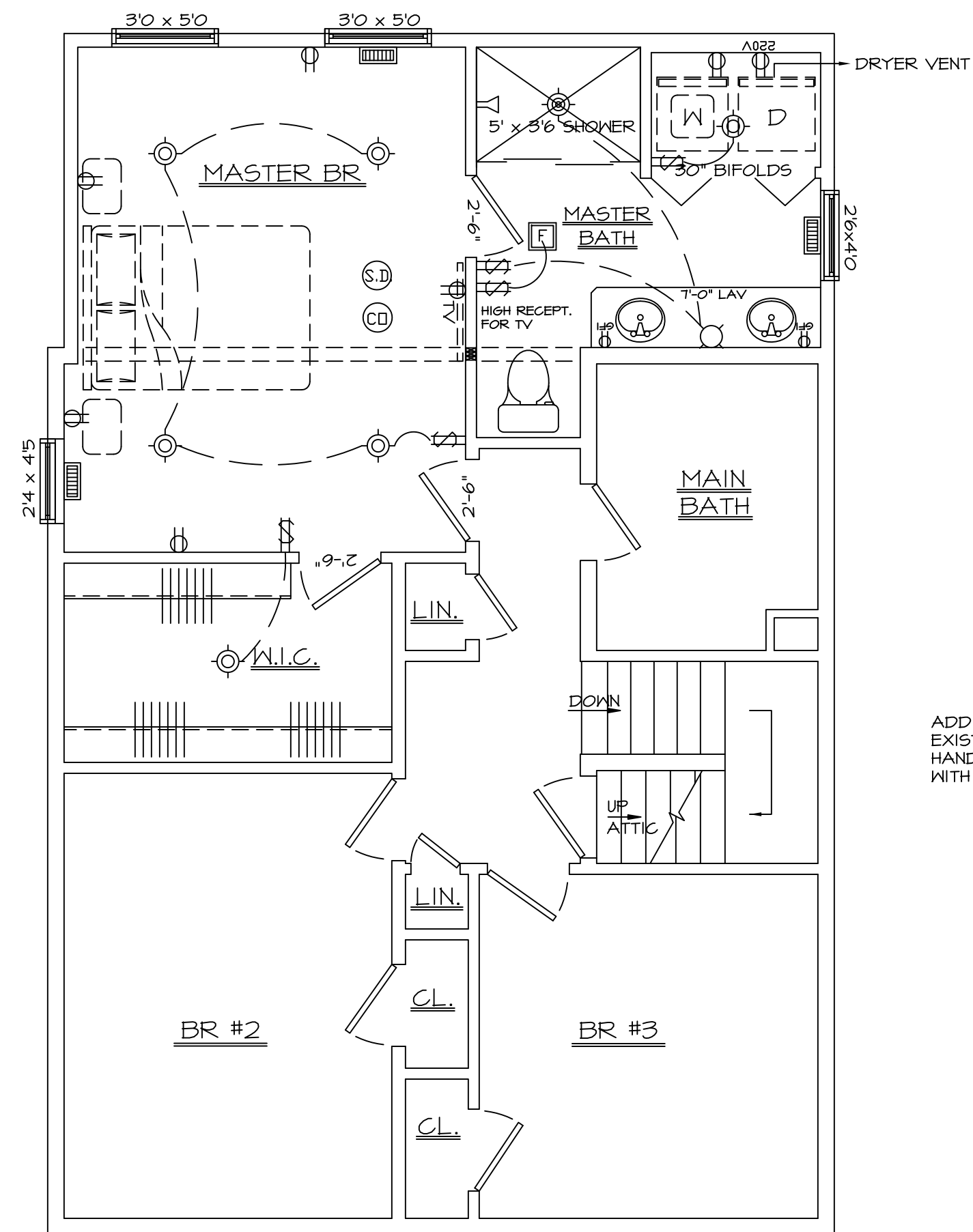


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REIMENSCHNEIDER ADDITION	SCALE: 1/4" = 1'-0"
386 Cornwall Rd, Rocky River, OH	
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EXISTING
SECOND FLOOR PLAN

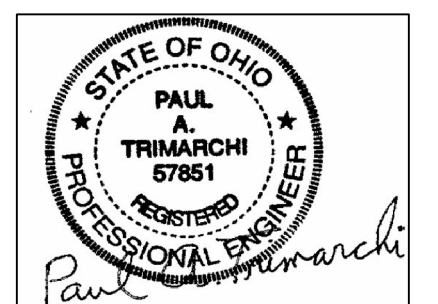


KEY

	OUTLET
	GFI OUTLET
	SWITCH
	LIGHT
	RECESSED LIGHT
	BATH FAN
	120V SMOKE DETECTOR
	DUAL-SENSING IONIZ. & PHOTO-ELECTRIC
	CO DETECTOR
	HEAT REGISTER

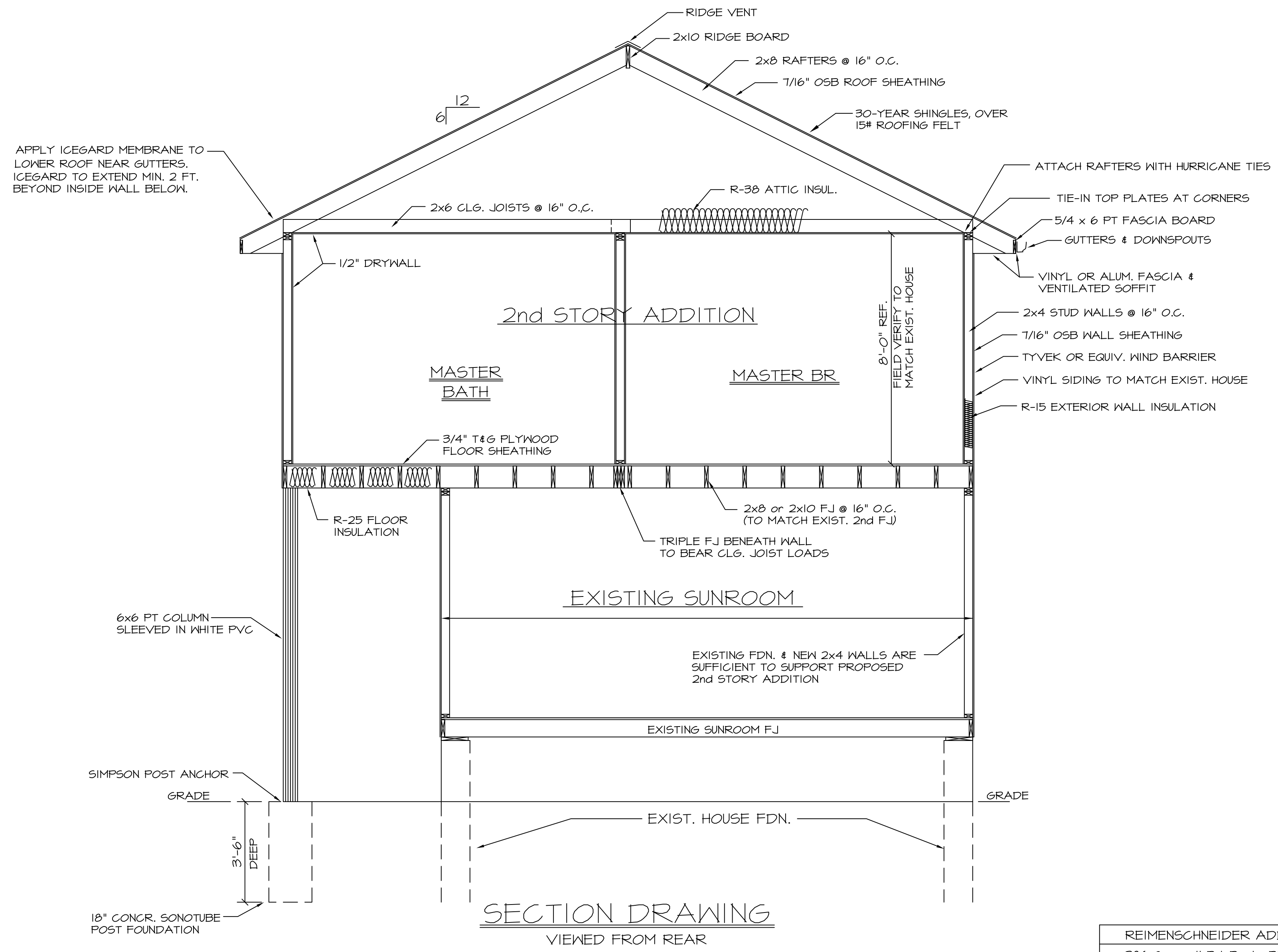
ADDITION IS ONLY 225 SQ. FT.
EXISTING HOUSE FURNACE & A/C SHOULD
HANDLE THE SMALL ADDITIONAL HEAT LOAD
WITH TWO NEW HEAT REGISTERS.

PROPOSED
SECOND FLOOR PLAN
ELEC. / MECH. SCHEMATIC



Paul A. Trimarchi 7/10/2023

REIMENSCHNEIDER ADDITION	SCALE: 1/4" = 1'-0"
386 Cornwall Rd, Rocky River, OH	0 2' 4' 6' 8' 10' 12' 14' 16'
Page 6	Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



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REIMENSCHNEIDER ADDITION	SCALE: 3/8" = 1'
386 Cornwall Rd, Rocky River, OH	0 2' 4' 6' 8'
Page 7	Dwgs by: Paul A. Trimarchi, P.E. (440) 534-0754