

ADDITION AT:

21350 MAPLEWOOD AVENUE
ROCKY RIVER, OHIO 44116

WARREN ADDITION

21350 MAPLEWOOD AVENUE
ROCKY RIVER, OHIO 44116

1/14
COVER SHEET

PAGE:

SCALE: 0.0450" = 1'-0"

DATE: Tuesday, March 25, 2025

GENERAL NOTES	CONCRETE NOTES	WALL BOARD NOTES	INSULATION NOTES
WHEN THIS PLAN IS SUBMITTED FOR PERMIT, IT IS UNDERSTOOD THAT THE OWNER AND BUILDER HAVE REVIEWED THE DOCUMENTS AND HAVE ACCEPTED THE PLANS AS READY TO CONSTRUCT. IF QUESTIONS ARISE, CONTACT THE ARCHITECT IMMEDIATELY IN WRITING. ALL SPECIFICATIONS FOR THIS PROJECT SHALL CONFORM TO INTERNATIONAL CODE (LATEST EDITION), WHETHER INDICATED OR NOT. 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. LAKE HOUSE DESIGN BUILD, LLC & JEREMY LAKE RETAIN ALL RIGHTS OF OWNERSHIP FOR THESE DOCUMENTS. IF A DISCREPANCY OR CONFLICT BETWEEN CODE REQUIREMENTS, DRAWING DETAILS, SPECIFICATIONS, ENGINEERING DATA, MANUFACTURER'S RECOMMENDATIONS, OR OWNER PROVIDED INFORMATION BECOMES KNOWN TO THE CONTRACTOR, HE OR SHE SHALL PROMPTLY REPORT THE CONFLICT OR DISCREPANCY IN WRITING TO THE ARCHITECT OR OWNER'S REPRESENTATIVE FOR CLARIFICATION OR CORRECTIVE ACTION. IN ADDITION, ANY WORK INSTALLED IN CONFLICT WITH REQUIREMENTS IDENTIFIED HEREIN, WITHOUT PROPER NOTIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OR HER EXPENSE, AND AT NO COST TO THE ARCHITECT, ENGINEER, OCCUPANT, OR BUILDING OWNER. SUB-CONTRACTOR SHALL DETERMINE ERECTION PROCEDURE AND SEQUENCING AND PROVIDE WHATEVER BRACING THAT MAY BE REQUIRED TO COMPLETE THE WORK. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING. EACH SUBCONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED PERMITS AND SCHEDULE ALL INSPECTIONS AND COORDINATE ALL TRADES. THE CONTRACTOR AND SUB CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF ALL PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. 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. ALL EXTERIOR WALLS ARE 5-1/2" U.O.N. ALL INTERIOR WALLS ARE 3-1/2" U.O.N. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY ALL MEASUREMENTS ON JOB SITE. ALL WINDOW DIMENSIONS INDICATE FRAME SIZE AND ARE APPROXIMATE. FINAL R.O. SIZES SHOULD COME FROM THE WINDOW MANUFACTURER BEFORE FRAMING OPENINGS. ALL WINDOWS SHALL HAVE DESIGN PRESSURE RATING IN ACCORDANCE WITH R.C.O. 612.5 PROVIDE 1-3/4" INSULATED, FIRE-RATED DOOR (C LABEL) OR EQUAL TO GARAGE. SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED w/ BATTERY BACKUP. PROVIDE CARBON MONOXIDE DETECTORS OUTSIDE OF EACH SLEEPING ROOM. ALL UNDERGROUND ELECTRIC LINES SHALL BE EMBEDDED IN SAND. SUMP PUMPS SHALL HAVE AN INLINE CHECK VALVE. ALL HABITABLE ROOMS SHALL HAVE AGGREGATE GLAZING OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM. ROOMS USED FOR SLEEPING SHALL COMPLY WITH R.C.O. SECTION 310.1 FOR EGRESS REQUIREMENTS. 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. PORCH & 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 PREHIBIT A SPHERE 4" IN DIAMETER FROM PASSING THROUGH IT. STEP FLASH ALL ROOF AND WALL INTERSECTIONS WITH KICK FLASHING AT GUTTER WALL LOCATIONS. HEADROOM AT ALL STAIRS SHALL BE 6' 8" MINIMUM. ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH SECTION 607.1 IS REQUIRED. THE ACCESS PANELS OR DOORS SHALL BE IN READILY ACCESSIBLE LOCATIONS.	PROVIDE HANDRAILS ON ALL STAIRS PER CODE. ALL MECHANICAL FLUES SHALL BE ROUTED TO THE REAR OF THE RIDGE. CONDENSING UNITS SHALL BE PLACED IN THE REAR OR SIDE YARDS, DEPENDING ON ZONING. CONSULT WITH OWNER AND ARCHITECT ON THIS LOCATION. ASSUMED SOIL BEARING CAPACITY IS 2,000 P.S.F. THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING THIS CAPACITY. A GEOTECHNICAL ENGINEER SHALL BEAR THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER. NOTIFY THE ARCHITECT OF UNUSUAL SOIL CONDITIONS. ALL GARAGE DOORS OPERATED BY AN ELECTRIC OPENER SHALL HAVE AN AUTOMATIC SAFETY/ REVERSE FEATURE. ALL STAIRS SHALL COMPLY WITH R.C.O. 311.7.4.1. NO RISER SHALL EXCEED 8-1/4" AND NO TREAD SHALL BE LESS THAN 9". ALL TOILET AND BATH/SHOWER AREAS SHALL HAVE AN EXHAUST FAN. PROVIDE SILL PITCH ON ALL WINDOWS AND DOORS TOWARD THE EXTERIOR. PROVIDE PAN FLASHING FOR ALL OPENINGS. ICE/WATER SHIELD SHALL BE INSTALLED A MINIMUM OF 24" TO THE INSIDE OF INTERIOR FACE OF THE EXTERIOR WALLS. IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR TO KNOW THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE BUILDER AND/OR OWNER SHALL DECIDE WHAT ACTION, IF ANY, SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF LAKE HOUSE DESIGN BUILD, LLC TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED. FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE RESIDENTIAL CODE OF OHIO, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION. ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE OHIO BASIC ELECTRIC CODE. ALL 120 VOLT SINGLE PHASE 15 & 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SLEEPING PORCHES, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR SPACES SHALL BE PROVIDED WITH ARC-FAULT PROTECTION. LAKE HOUSE DESIGN BUILD, LLC IS NOT A SURVEYING COMPANY. IT IS THE RESPONSIBILITY OF THE BUILDER 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". DURING THE DESIGN PROCESS, ANY SITE STUDY DRAWN BY LAKE HOUSE DESIGN BUILD, LLC WILL BE USED TO DETERMINE AN ESTIMATED BUILDABLE AREA AND AT NO TIME IS LAKE HOUSE DESIGN BUILD, LLC RESPONSIBLE FOR THE LOCATION OF THE HOUSE ON THE LOT, ANY UTILITIES, BUILDING ELEVATIONS OR GRADING INFORMATION. LAKE HOUSE DESIGN BUILD, LLC IS NOT A MECHANICAL ENGINEER AND DOES NOT ALWAYS CONSULT WITH A MECHANICAL ENGINEER FOR MECHANICAL SCHEMATICS. ALL HVAC, PLUMBING AND/OR ELECTRICAL SCHEMATICS DRAWN BY LAKE HOUSE DESIGN BUILD, LLC ARE "SUGGESTED" AND FOR USE ONLY TO FULFILL THE BUILDING DEPARTMENTS PLAN SUBMITTAL REQUIREMENTS. IT WILL BE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO HAVE ALL ACTUAL MECHANICAL SYSTEMS DESIGNED AND INSTALLED BY LICENSED MECHANICAL SPECIALISTS. LAKE HOUSE DESIGN BUILD, LLC ASSUMES NO RESPONSIBILITY FOR ANY MECHANICAL INSTALLATIONS AND/OR ISSUES RELATED TO THEIR INSTALLATION. ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/600 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN. ALL WINDOWS SHALL BE FLASHED AND SEALED OVER NAILING FLANGES WITH WINDOW FLASHING TAPE. GENERAL CONTRACTOR SHALL PROVIDE CAULK AND SEAL PACKAGE OF ALL GAPS BETWEEN FRAME WALLS. GENERAL CONTRACTOR AND/OR OWNERS 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 GENERAL CONTRACTOR AND BUILDING OWNERS. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY QUESTIONS OR CLARIFICATIONS OF THE DESIGN DRAWINGS.	PROVIDE 1/2" REGULAR GYPSUM BOARD THROUGHOUT ENTIRE STRUCTURE EXCEPT AS NOTED. PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE AND WALLS COMMON TO HOUSE AND GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL BATH & TOILET AREAS. CHECK WITH LAKE HOUSE DESIGN BUILD, LLC BEFORE PROVIDING DUROCK OR EQUAL ON ALL TILED AREAS OF TUB DECKS AND SHOWER STALLS. ALL CEILINGS SHALL HAVE AN ANTIQUE KNOCK-DOWN FINISH. ALL WALLS SHALL HAVE A SMOOTH FINISH WITH ROUNDED CORNER BEAD. ALL CLOSETS SHALL HAVE A ROLLED TEXTURE SKIM COAT.	ALL INSULATION SHALL BE INSTALLED FULL AND THICK IN THE CAVITY PER MANUFACTURER'S SPECIFICATIONS. WALLS: 5-1/2" BATT'S (R-19 MIN.) FLAT CEILINGS: 1-1/2" BATT'S (R-49 MIN.) VAULTED CEILINGS: 8-1/2" BATT'S (R-30 MIN.) BOX ENDS: 10-1/4" (R-38 MIN.) SLAB EDGES: 2-1/4" RIGID EXTRUDED POLYSTYRENE (R-10 MIN.) PROVIDE VENTILATION BAFFLES @ ALL RAFTER SPACES. CAULK ALL OPENINGS IN EXTERIOR WALLS. FOAM ALL OPENINGS IN TOP PLATES. PROVIDE INSULATION ON ALL EXTERIOR FOUNDATION WALLS, FULL DEPTH (R-10 MIN.) ALL PENETRATIONS SHALL BE SEALED WITH BUTYL TAPE. PROVIDE HOUSE WRAP PER LOCAL CODE. PROVIDE SEALANTS AT ANY WATER MIGRATION POINTS IN THE CONSTRUCTION. INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MINIMUM ORDINANCES SET FORTH BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. REFER TO THE TYPICAL WALL SECTION FOR R-VALUES AND LOCATIONS.
	FRAMING NOTES		STEEL NOTES
			ELECTRICAL NOTES

LAKE HOUSE DESIGN

JEREMY LAKE
216-438-1979

7056 MEARS GATE DRIVE NW
NORTH CANTON, OHIO 44720



SOUTH ELEVATION



SOUTH/EAST ELEVATION



EAST ELEVATION



NORTH/EAST ELEVATION



NORTH ELEVATION

LAKE HOUSE DESIGN

JEREMY LAKE
216-438-1979

7056 MEARS GATE DRIVE NW
NORTH CANTON, OHIO 44720

WARREN ADDITION

21350 MAPLEWOOD AVENUE
ROCKY RIVER, OHIO 44116

SCALE: 1/2" = 1'-0"

DATE: Tuesday, March 25, 2025

PAGE:

2/4

EXISTING HOUSE



VIEW FROM STREET
WEST ELEVATION - CONDENSER LOCATION



VIEW FROM NEIGHBOR

LAKE HOUSE DESIGN

JEREMY LAKE
216-438-1979

7056 MEARS GATE DRIVE NW
NORTH CANTON, OHIO 44720

WARREN ADDITION

21350 MAPLEWOOD AVENUE
ROCKY RIVER, OHIO 44116

SCALE: 1/2" = 1'-0"

DATE: Tuesday, March 25, 2025

PAGE:

3/14

CONDENSERS

●	CAPPED REBAR TO BE SET
C.O.O	CURVE DATA
⌘	EXISTING FIRE HYDRANT
⌘	EXISTING VALVE
○	EXISTING MANHOLE
□	EXISTING BOX INLET
▭	EXISTING CURB INLET
⌘	EXISTING LIGHT POLE
⌘	EXISTING POWER POLE
~~~~~	FLOW DIRECTION OF DRAINAGE
00.00	NEW FINISHED GRADE ELEVATION
00.00	NEW FINISHED GRADE ELEVATION
00.0	EXISTING FINISHED GRADE ELEVATION
00.00	NEW FINISHED TOP CONCRETE GRADE ELEVATION
● C.O.	NEW LATERAL CLEAN OUT

NEW TEMPORARY EROSION CONTROL  
(SILT SOXX)

NEW TEMPORARY EROSION CONTROL  
AT INLET, USE ADS FLEXSTORM

780 NEW FINISHED GRADE CONTOURS

775 EXISTING GRADE CONTOURS

784

SAN EXISTING SANITARY SEWER

LAT EXISTING SANITARY LATERAL

LAT NEW SANITARY LATERAL

ST EXISTING STORM SEWER

RD EXISTING STORM LATERAL

RD NEW STORM LATERAL

W EXISTING WATER MAIN

WS EXISTING WATER SERVICE

WS NEW WATER SERVICE

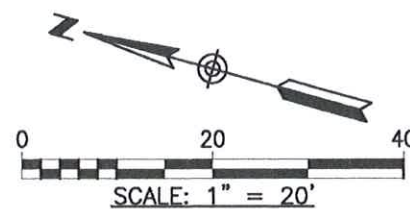
E NEW UTILITY SERVICE

LC LC LIMITS OF DISTURBANCE

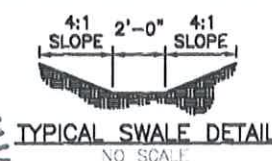
1. THIS PLAN SHALL NOT BE CONSIDERED A BOUNDARY SURVEY OF THE PARCEL SHOWN.
2. LATERAL INVERT ELEVATIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ACTUAL LATERAL INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES ON THE LOT PRIOR TO THE EXCAVATION OF THE FOUNDATION.
4. EXISTING UNDERGROUND UTILITIES AND PAVEMENT ARE SHOWN PER UTILITY RECORDS.
5. EXISTING CONTOURS SHOWN ARE REPRESENTATIVE OF FIELD WORK DATED FEBRUARY 2025.
6. FOUNDATION DIMENSIONS ARE MEASURED TO THE OUTSIDE CORNER OF FOUNDATION WALL OR BRICK FACE IF APPLICABLE.
7. FOUNDATION DRAIN SUMP PUMP IS REQUIRED UNLESS HOMEOWNER DETERMINES OTHERWISE DURING CONSTRUCTION.
8. 2% SLOPE FOR SWALES IS PREFERRED, 1% MINIMUM.
9. MOWABLE AREAS OF THE YARD ARE NOT TO EXCEED 3:1 SLOPE UNLESS OTHERWISE SHOWN ON PLAN.
10. CONTRACTOR MUST CHECK THE BENCHMARK ELEVATION WITH THE TOP OF CURB ELEVATIONS SHOWN ON THE PLAN PRIOR TO START OF CONSTRUCTION.
11. ALL CONSTRUCTION TRAFFIC IS RESTRICTED TO THE CONSTRUCTION ENTRANCE.
12. REMOVE EXISTING CONCRETE AS NEEDED FOR NEW WORK.
13. CONTRACTOR TO WORK WITH UTILITY COMPANIES ON RELOCATIONS AS NEEDED FOR NEW WORK.



**BUILDER:**  
**LAKE HOUSE DESIGN BUILD**  
**7056 MEARS GATE DR. NW**  
**NORTH CANTON, OHIO 44720**  
**JEREMY LAKE, AIA**  
**234-567-7600**

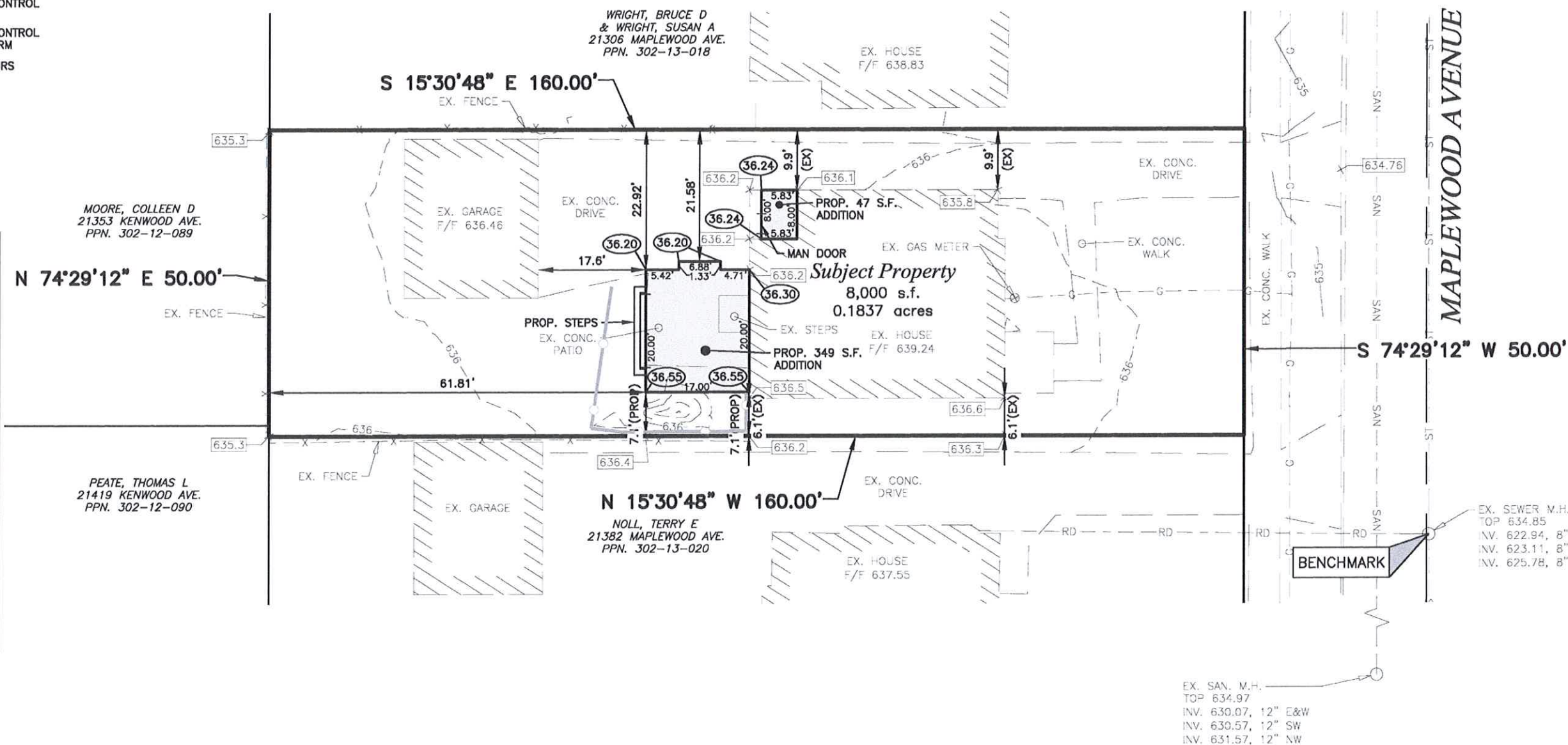


21350 MAPLEWOOD AVENUE  
PPN. 302-13-019



REVISIONS:

*LIMITS OF DISTURBANCE = 0.015 ACRES*  
*(646 S.F.)*



LOT BENCHMARK:  
C.I. RIM OF SEWER MANHOLE LOCATED AS  
SHOWN ON PLOT PLAN.

ELEV. 634.85

PLOT PLAN PREPARED FOR  
LAKE HOUSE DESIGN BUILD  
SITUATED IN THE CITY OF ROCKY RIVER  
COUNTY OF CUYAHOGA, STATE OF OHIO

PREPARED BY:

**GBC** DESIGN, INC.

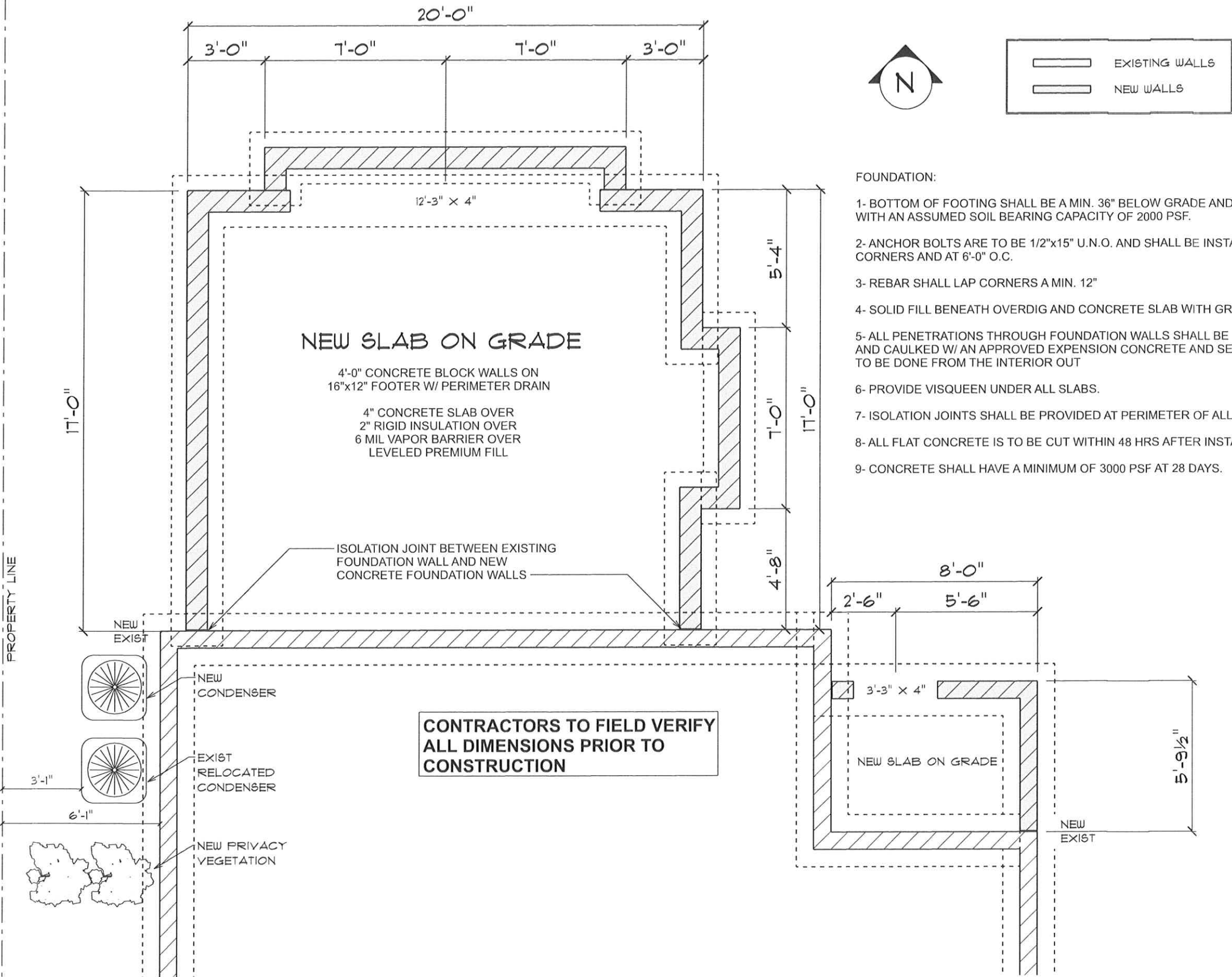
565 White Pond Dr  
Phone 830-836-0228

Akron, OH 44320-1128  
www.GBCDesign.com

DATE: 2/7/2025

DRAWN BY: BAW

PROJECT No. 58008



LAKE HOUSE DESIGN

JEREMY LAKE  
216-438-1979

WARREN ADDITION

21350 MAPLEWOOD AVENUE  
ROCKY RIVER, OHIO 44116

7056 MEARS GATE DRIVE NW  
NORTH CANTON, OHIO 44720

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

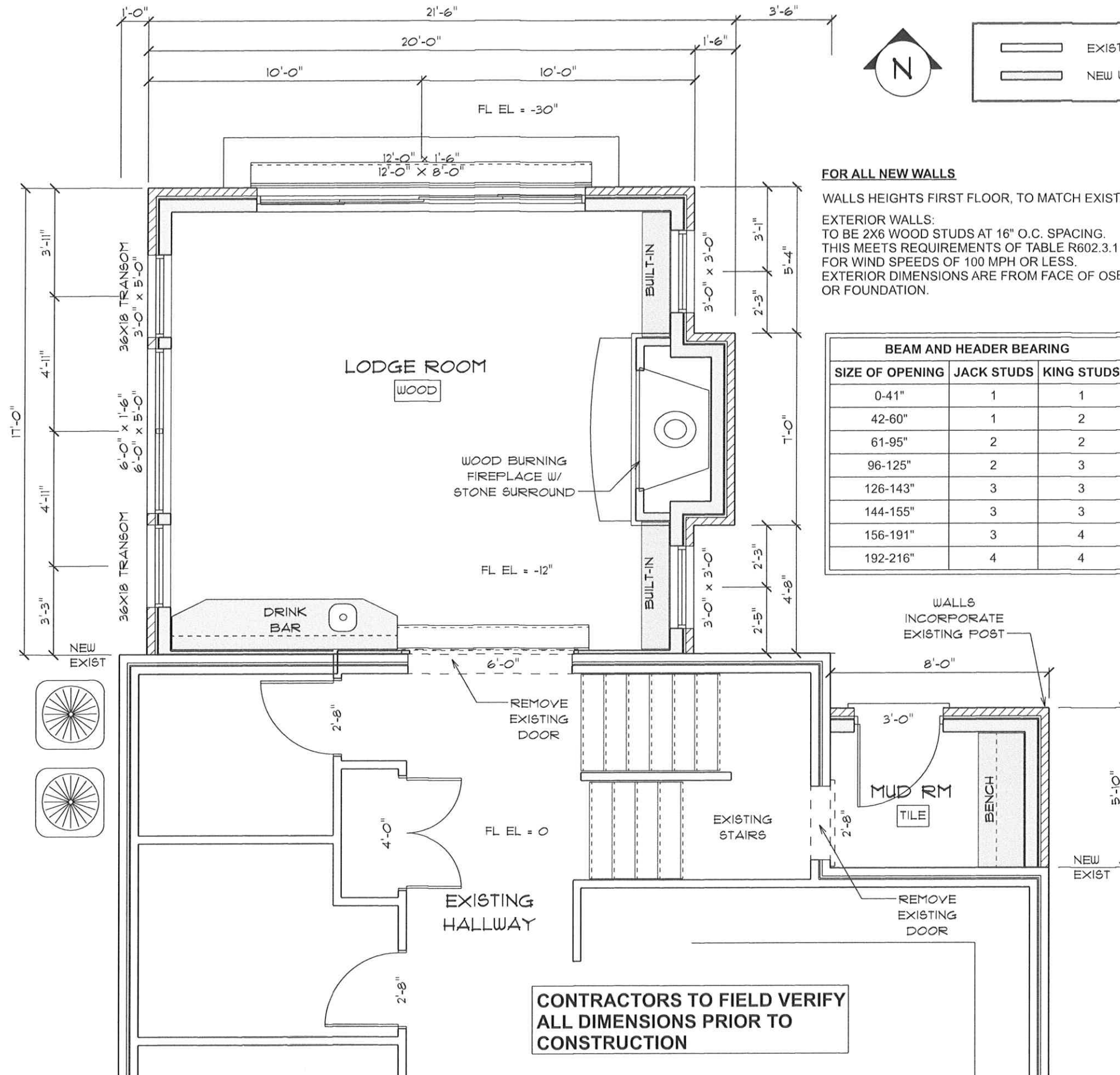
DATE: Tuesday, March 25, 2025

PAGE:

5/14

FOUNDATION PLAN





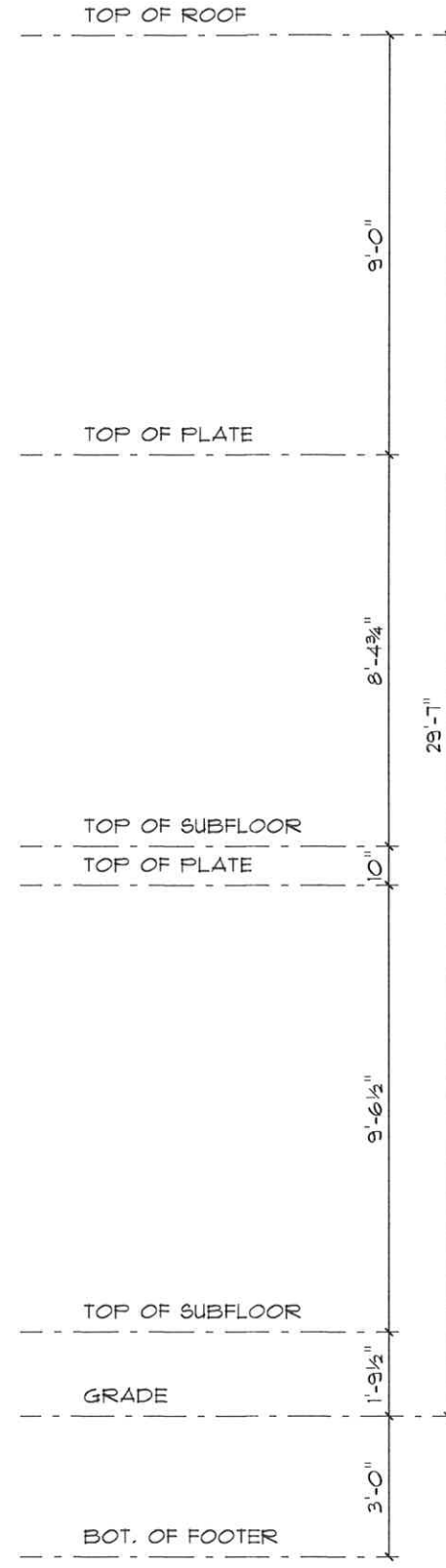








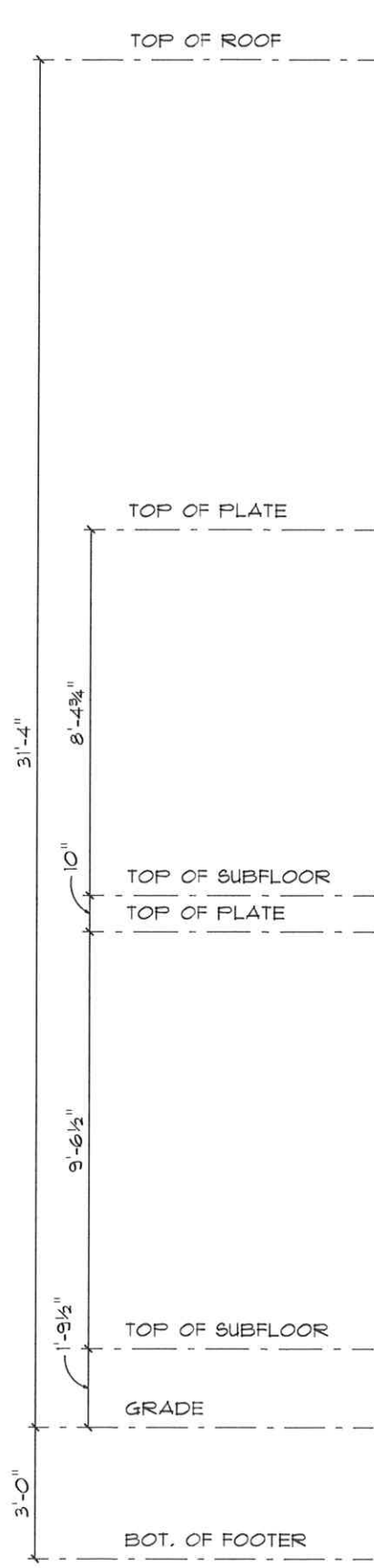




EAST ELEVATION

10/14





LAKE HOUSE DESIGN

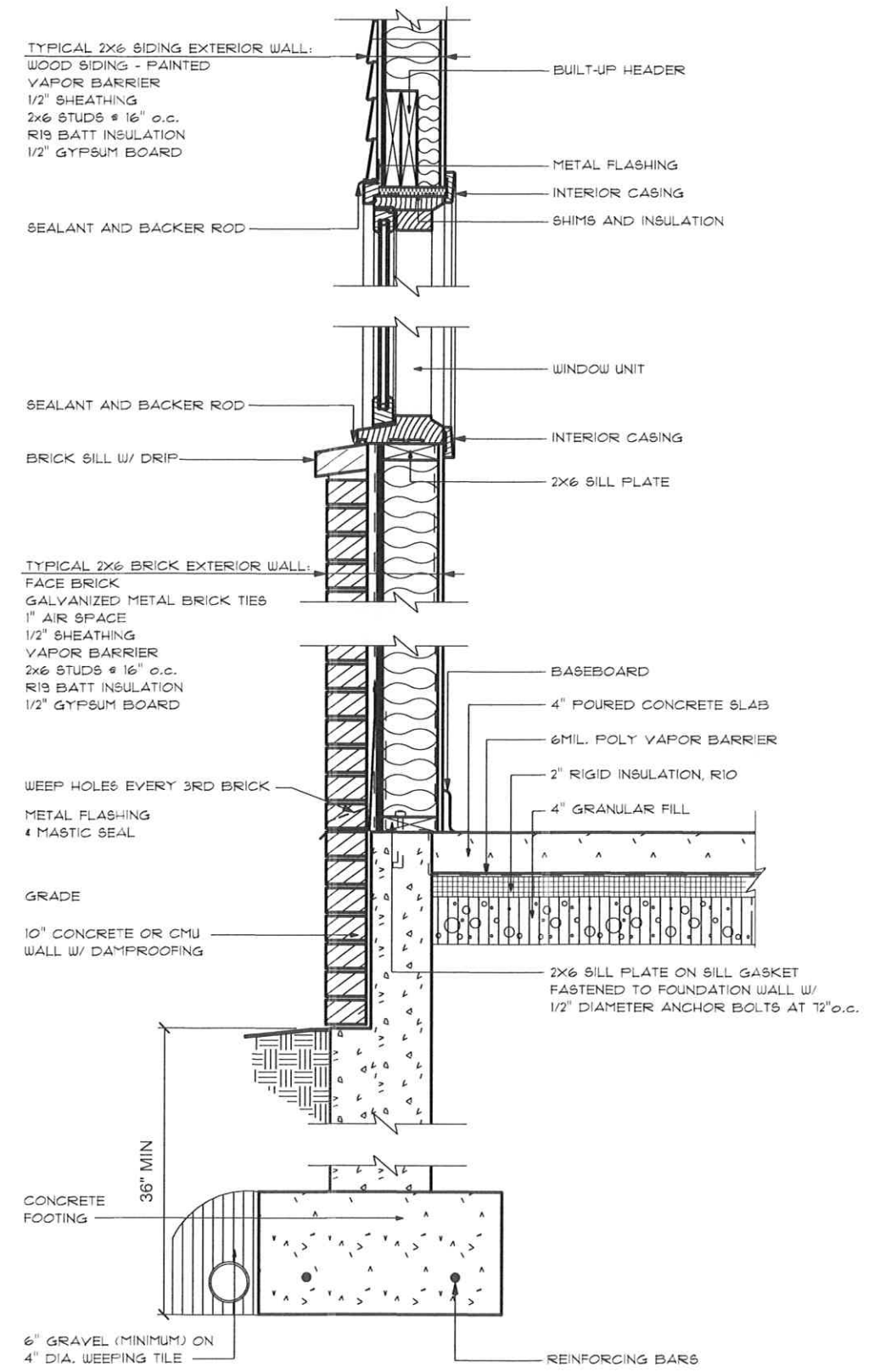
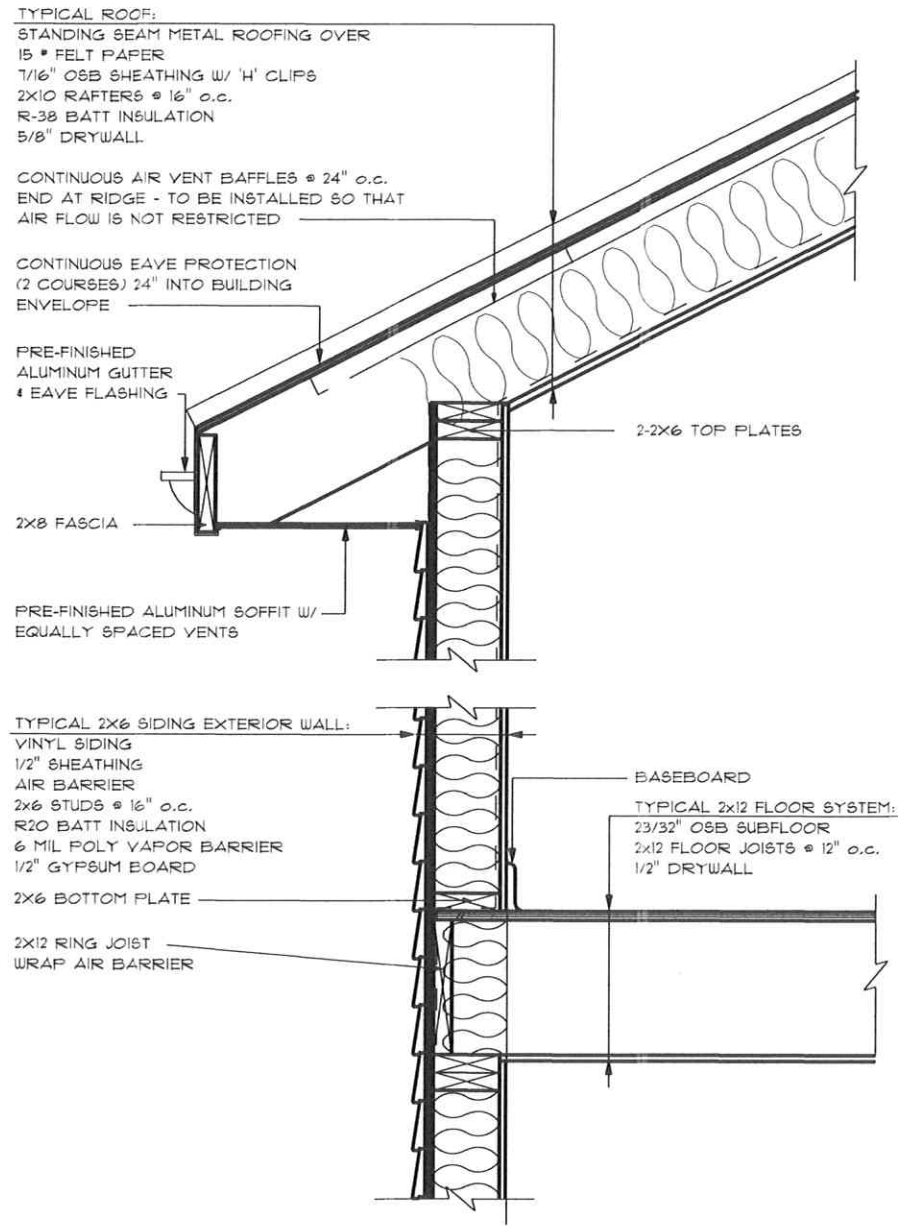
JEREMY LAKE  
216-438-1979

7056 MEARS GATE DRIVE NW  
NORTH CANTON, OHIO 44720

WARREN ADDITION

21350 MAPLEWOOD AVENUE  
ROCKY RIVER, OHIO 44116





WARREN ADDITION

21350 MAPLEWOOD AVENUE  
ROCKY RIVER, OHIO 44116

LAKE HOUSE DESIGN

JEREMY LAKE  
216-438-1979  
7056 MEARS GATE DRIVE NW  
NORTH CANTON, OHIO 44720



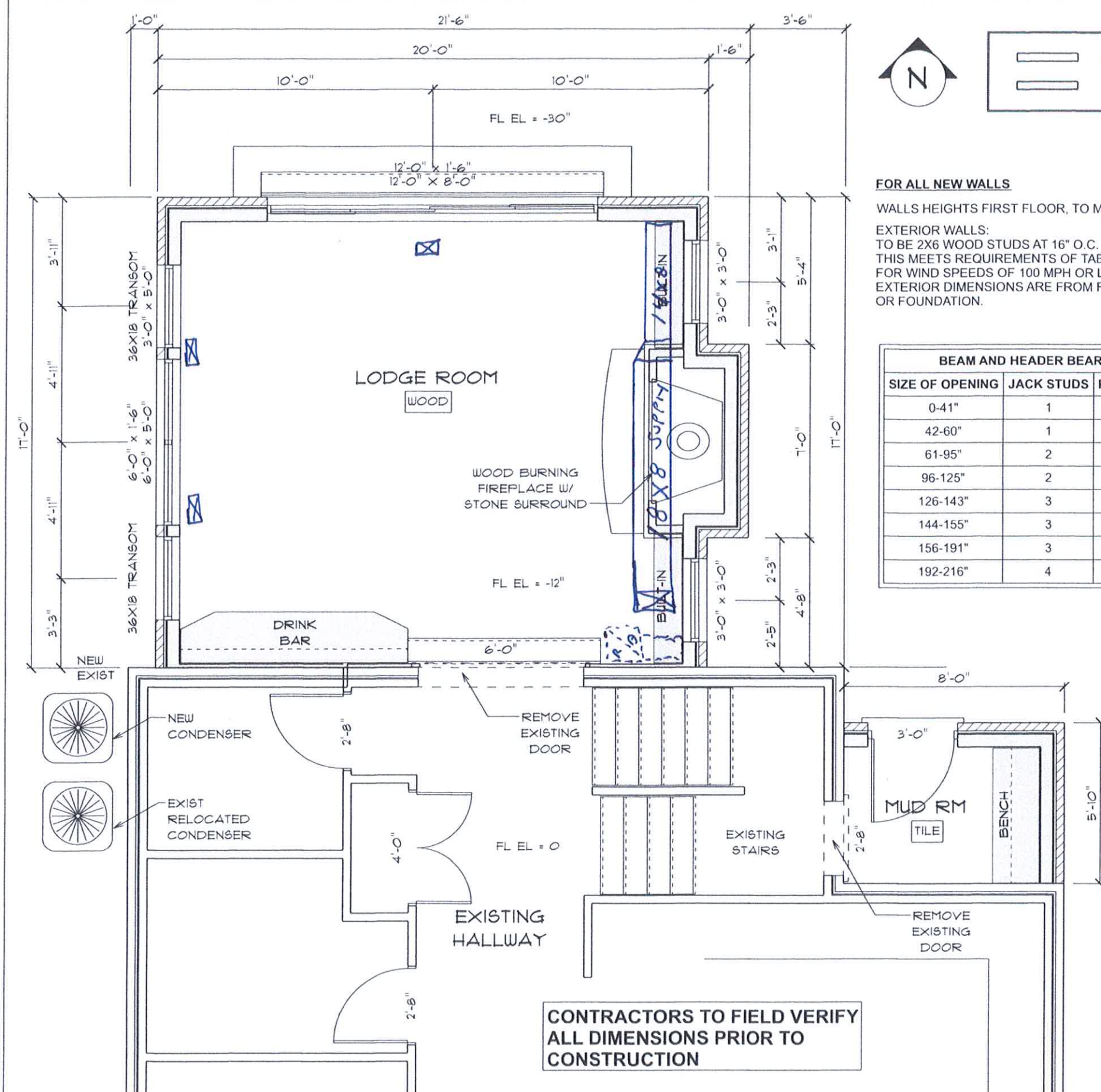
☒ = SUPPLY RETURN

RIØ = RETURN AIR GRILLE

* LOADS ARE APPROXIMATE SUBJECT TO DETERMINE

MITSUBISHI 2-TON DUCTED HEAT PUMP SYSTEM

OUTDOOR 23,000 BTU HEAT @ 5°F  
INDOOR MODEL # SUZ-KA24NAH2  
MODEL # SUZ-KP24N2



#### FOR ALL NEW WALLS

WALLS HEIGHTS FIRST FLOOR, TO MATCH EXIST.

#### EXTERIOR WALLS:

TO BE 2X6 WOOD STUDS AT 16" O.C. SPACING. THIS MEETS REQUIREMENTS OF TABLE R602.3.1 FOR WIND SPEEDS OF 100 MPH OR LESS. EXTERIOR DIMENSIONS ARE FROM FACE OF OSB OR FOUNDATION.

#### BEAM AND HEADER BEARING

SIZE OF OPENING	JACK STUDS	KING STUDS
0-41"	1	1
42-60"	1	2
61-95"	2	2
96-125"	2	3
126-143"	3	3
144-155"	3	3
156-191"	3	4
192-216"	4	4

WOOD STUD WALLS CAPPED WITH DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS ON TOP PLATES SHALL BE OFFSET AT LEAST 24". PLATES SHALL BE NOT LESS THAN 2" IN NOMINAL THICKNESS AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUDS.

ALL WOOD EXPOSED TO WEATHER OR IN CONSTANT CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE TREATED.

INSTALL SILL SEAL UNDER ALL INTERIOR & EXTERIOR FRAMING MATERIALS THAT ARE IN CONTACT WITH CONCRETE. INSTALL SILL SEAL UNDER ALL EXTERIOR WALLS.

#### FIREBLOCKING:

SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND ROOF SPACE.

#1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:  
#1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
#1.2) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.  
#2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILINGS.

#3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER THE STAIRS SHALL BE COVERED WITH 1/2" GYPSUM DRYWALL.

#4) AT OPENINGS AROUND VENTS, PIPES, AND AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

#### DRYWALL PER (R702.3.5 & TABLE 702.3.5)

ALL FASTENERS ARE APPROVED GYPSUM BOARD TYPE. ALL SCREWS ARE GYPSUM BOARD TYPE "W" OR "S" UNLESS NOTED AND LONG ENOUGH TO PENETRATE 5/8" MIN INTO WOOD.

THE NAILING PATTERN ON WALLS IS 8" ON CENTER AT THE ENDS AND IN THE FIELD. THE NAILING PATTERN ON THE CEILINGS IS 7" ON CENTER AT THE ENDS AND IN THE FIELD. THE SCREW PATTERN ON THE WALLS IS 16" FOR 16" ON CENTER FRAMING AND 12" FOR 24" ON CENTER FRAMING. THE SCREW PATTERN ON THE CEILING IS 12" ON CENTER FOR FRAMING SPACED 16" OR 24" ON CENTER.

#### HVAC LOADS FOR ADDITION:

TO BE CALCULATED BY A HEATING & COOLING INSTALLER LICENCED IN THE STATE OF OHIO.

#### EMERGENCY & RESCUE OPENINGS:

1 PER BEDROOM, 5 SQ FT AND 24" MIN. HEIGHT, 20" MIN WIDTH, 44" MAX. SILL HEIGHT ABOVE FINISHED FLOOR. NOTED WITH "E"

GUTTERS & DOWNSPOUTS:  
DRAIN TO EXIST. STORM SEWER

## WARREN ADDITION

21350 MAPLEWOOD AVENUE  
ROCKY RIVER, OHIO 44116

## LAKE HOUSE DESIGN

JEREMY LAKE  
216-438-1979

7056 MEARS GATE DRIVE NW  
NORTH CANTON, OHIO 44720

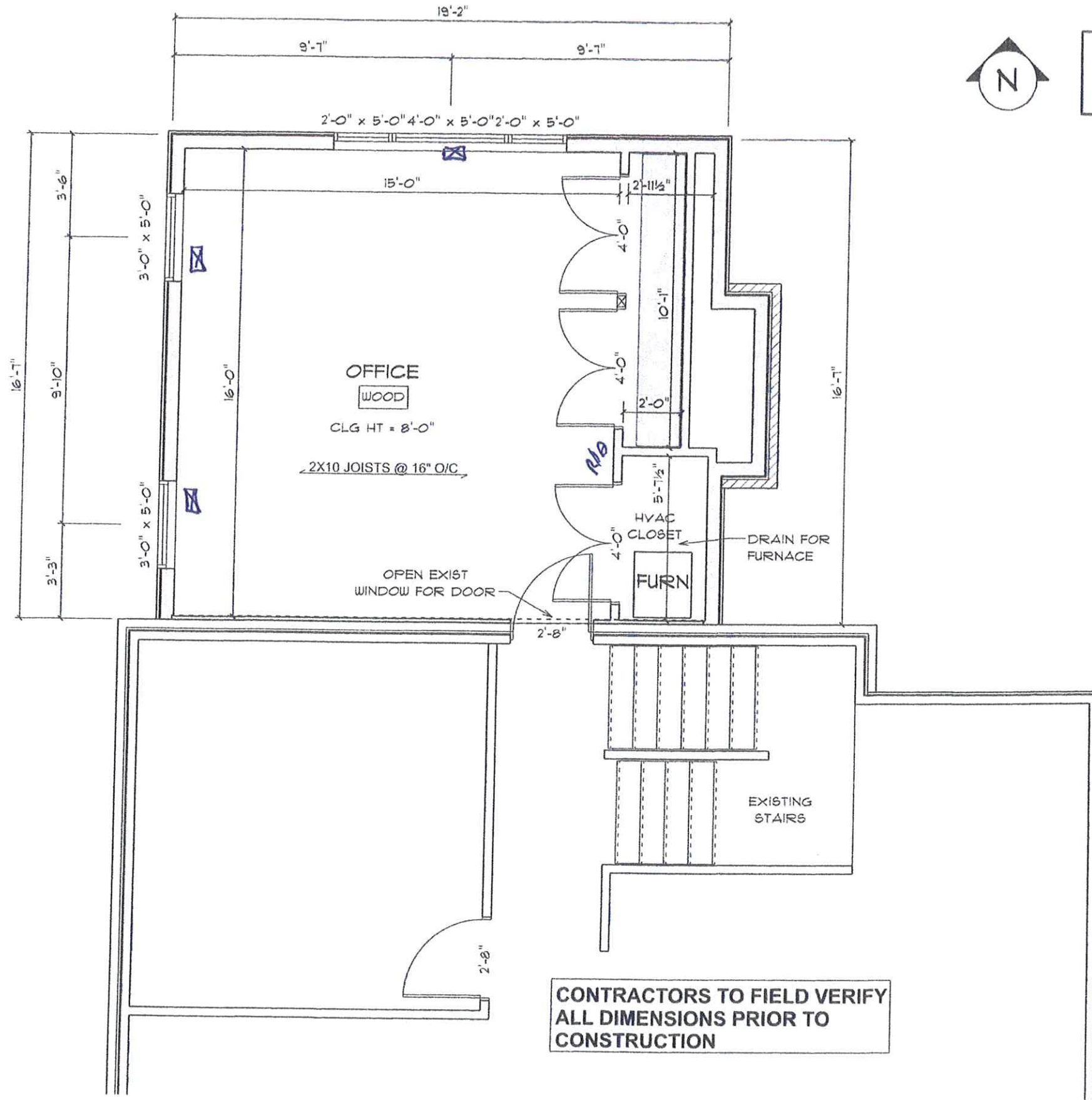
PAGE:

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

DATE: Wednesday, March 19, 2025

1310  
FIRST FLOOR





LAKE HOUSE DESIGN

JEREMY LAKE  
216-438-1979

7056 MEARS GATE DRIVE NW  
NORTH CANTON, OHIO 44720

WARREN ADDITION

21350 MAPLEWOOD AVENUE  
ROCKY RIVER, OHIO 44116

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

DATE: Wednesday, March 19, 2025

PAGE:

14/10

SECOND FLOOR