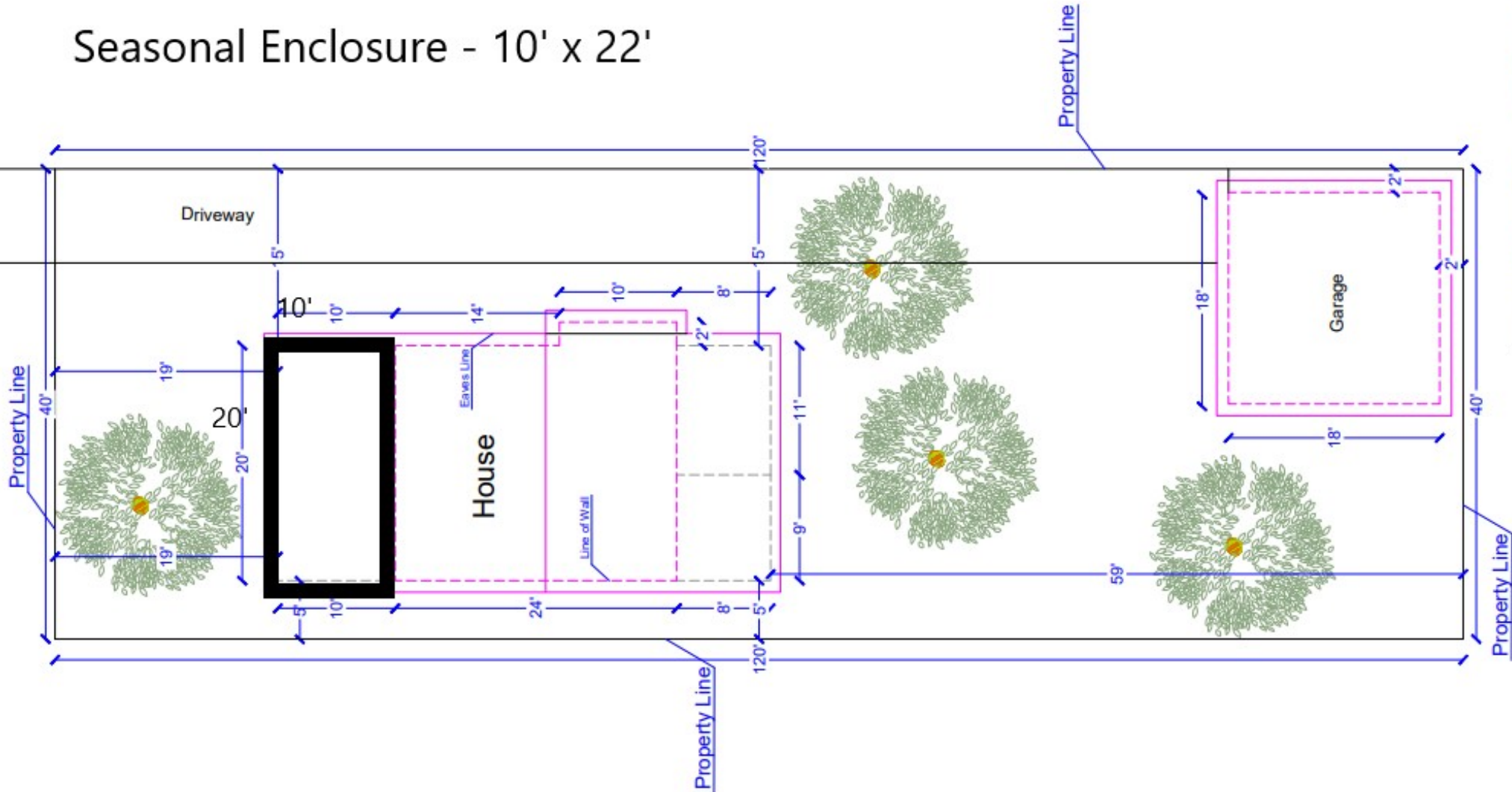




Telbir Ave

Seasonal Enclosure - 10' x 22'



ADDRESS: 19417 Telbir Ave, Rocky River, OH 44116, USA

Scale: 1"=10'

Land: 4800 SF

House: 1068 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of
features, objects or boundaries and should not be relied upon
as being legally authoritative for the precise location of any
feature, object or boundary.

MINIMUM DESIGN LOADS: PER 2019 RCO / 2018 IRC
W/ OH AMENDMENTS

SUNROOM CATEGORY II (PER 2018 IRC R301.2.1.1.1
& AAMA / NPEA / NSA 2100)

NOTE: COMPONENTS HAVE BEEN CHECKED
AGAINST DESIGN LOADS SHOWN & FOUND
TO BE ACCEPTABLE STRUCTURALLY

DEAD LOADS:
1. ROOF: 15 PSF
2. WALLS: 6 PSF

SNOW LOADS: GROUND SNOW LOAD 25 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

SEISMIC DESIGN CATEGORY: B

LIVE LOADS: ROOF: 20 PSF

DEFLECTION LIMITS: WALLS: L/175

THIS THERMALLY ISOLATED SUNROOM IS
UNCONDITIONED AND NOT HABITABLE

NOTE: THE P.E. STAMP ON THESE DRAWINGS ADDRESS
ONLY THE GDI MANUFACTURED COMPONENTS, & THE
ANCHORAGE OF THESE COMPONENTS TO THE EXISTING
STRUCTURE.

SQUARE FOOTAGE OF SUNROOM = 185

- NOTES:
1. ALLVIEW (AVR) SUNROOM; WHITE IN COLOR
 2. CONSTRUCT SUNROOM ON EXISTING DECK AND UNDER EXISTING ROOF
 3. NO ELECTRICAL BY GDI
 4. CONCRETE
 - A) CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - B) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. EXTERIOR FLOORS AND EXPOSED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AND 5% TO 7% AIR ENTRAINMENT.
 5. WOOD
 - A) MATERIALS - FRAMING LUMBER
 - i) WOOD POSTS: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
 - ii) 2x4, 2x6: NO. 2 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
 - iii) 2x8, 2x10, 2x12: NO. 1 GRADE (OR BETTER) SOUTHERN PINE OR DOUGLAS FIR
 - iv) CCA OR CZC PRESSURE-TREATED FOR DECK FRAMING AND FRAMING EXPOSED TO WEATHER AND/OR MOISTURE
 - v) UC4A GROUND CONTACT RATING FOR POSTS AND FRAMING IN CONTACT WITH CONCRETE OR WITHIN 6" OF GROUND
 - B) MATERIALS - LVL BEAMS
INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DISTRIBUTED AS MICROLLAM LVL, GANG-LAM LVL, AND TIMBER MAX LVL, AND MEETING THE FOLLOWING DESIGN STRESS VALUES:
 - i) $F_b = 2,925$ PSI BENDING
 - ii) $F_v = 285$ PSI HORIZONTAL SHEAR
 - iii) $F_c^* = 880$ PSI COMPRESSION PERPENDICULAR TO GRAIN
 - iv) $E = 2,000,000$ PSI MODULUS OF ELASTICITY
 - C) FASTENERS
ALL FASTENERS AND HARDWARE USED TO CONNECT TO PRESSURE TREATED WOOD MEMBERS SHALL EITHER BE 304 OR 316 STAINLESS STEEL, OR HOT DIPPED GALVANIZED PER ASTM-A653 COATING DESIGNATION G-185 AND ASTM-A153
 6. STRUCTURAL ALUMINUM
 - A) ALL EXTRUSIONS SHALL BE COMMERCIAL GRADE ALUMINUM SUPPLIED BY GREAT DAY IMPROVEMENTS, LLC.
 - B) ROOF PANELS SHALL BE 3" OR 6" THICK SUPER FOAM ROOF PANELS FACED WITH A 0.024" ALUMINUM SKIN TOP AND BOTTOM.
 7. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2018 IRC SECTION N1102.1, NOTE 1.2)

GREAT DAY IMPROVEMENTS
PATIO ENCLOSURES, CLEVELAND
MACK RESIDENCE

SHEET #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	FLOOR PLAN
5	SYSTEM DETAILS



12-18-2025

DATE	12/10/25	REV. A	12/17/25
DRAWN	TLW / EO	-	-
SCALE	NTS	-	-
SHEET	1 OF 5	-	-

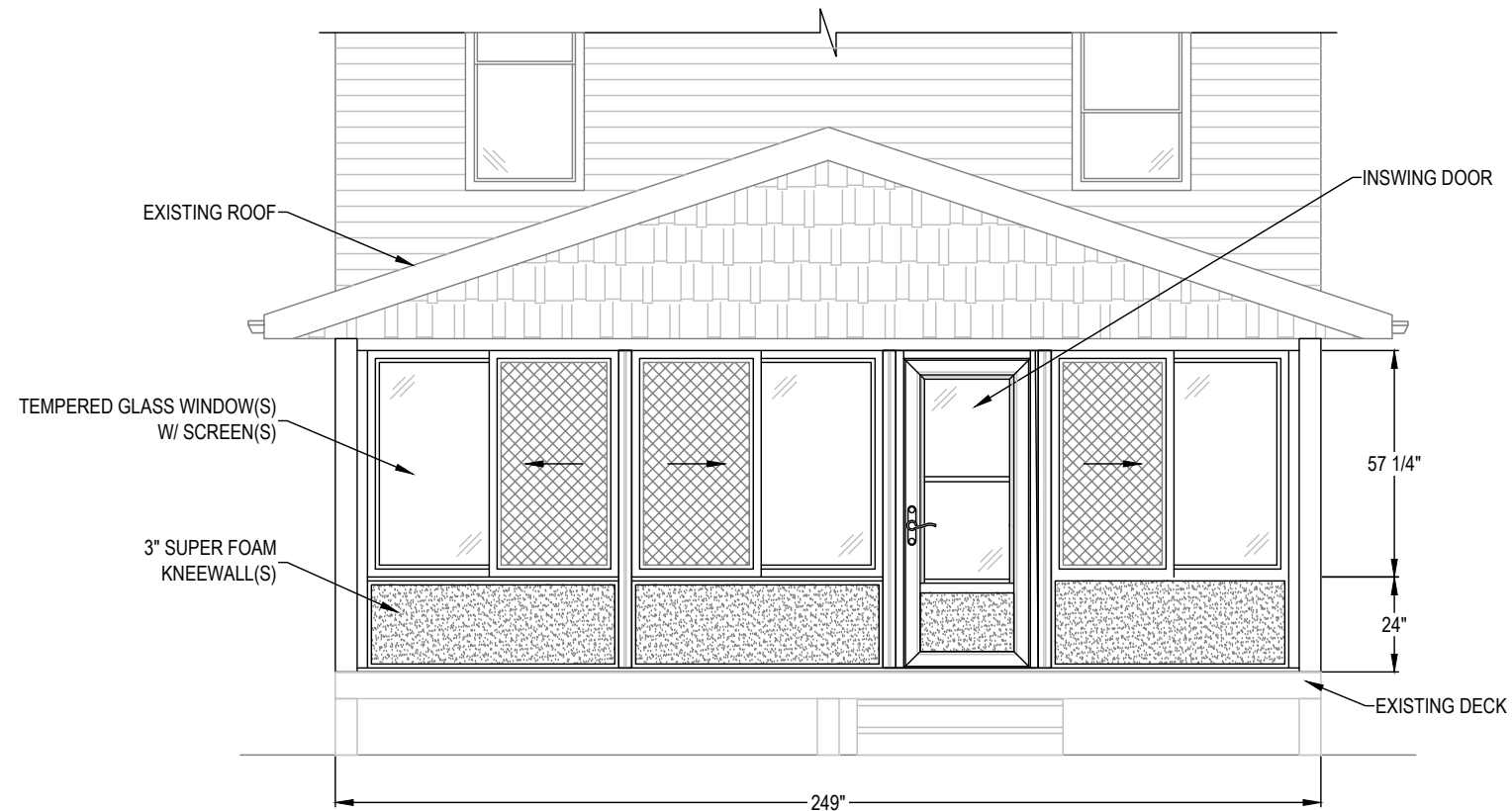
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19417 TELBIR AVENUE
ROCKY RIVER, OH 44116
JOB #44837



GREAT DAY IMPROVEMENTS
CLEVELAND
7845 NORTHFIELD ROAD
WALTON HILLS, OH 44146
330-467-4267



ERIC OETJEN, P.E., M. ENG.
OH. PROFESSIONAL ENGINEER
(OH. LIC. #84737)
1220 S. FORT THOMAS AVE. FLR 2
FORT THOMAS, KY. 41075
PH. # 859-393-9049



ELEVATION - "B" WALL



DATE	12/10/25	REV. A	12/17/25
DRAWN	TLW / EO	-	
SCALE	1/4" = 1'-0"	-	
SHEET	2 OF 5	-	

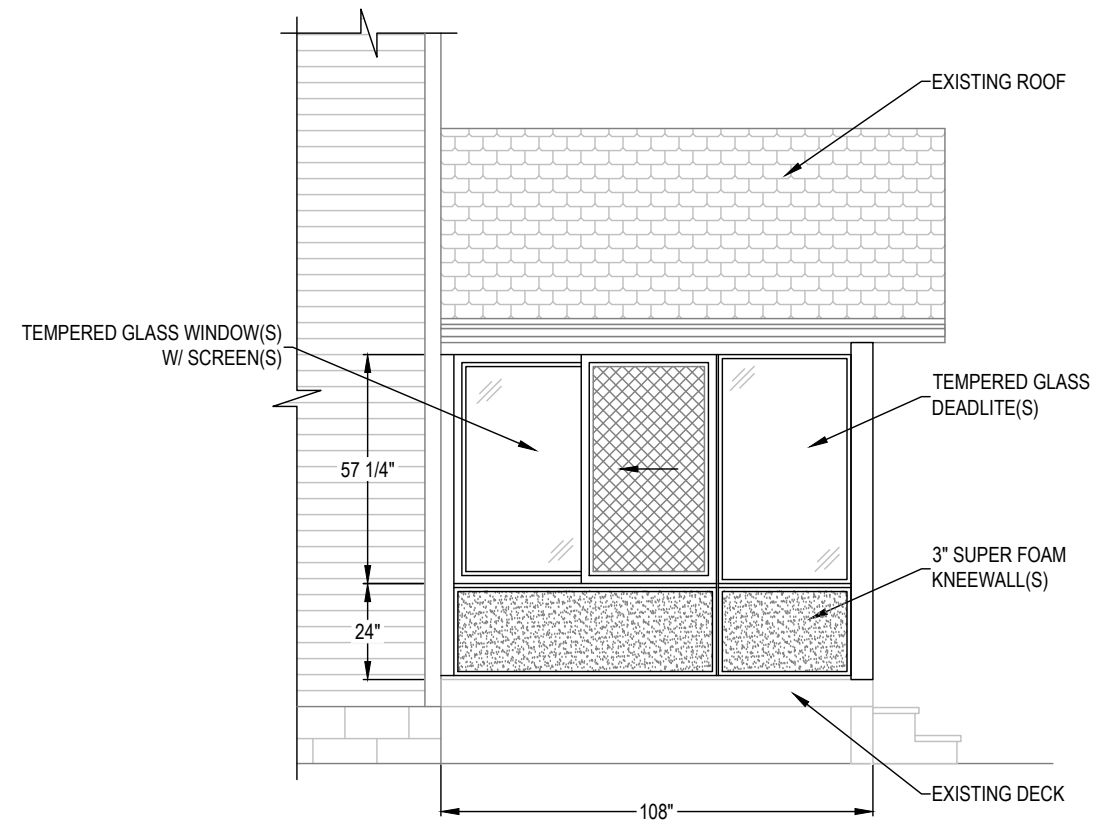
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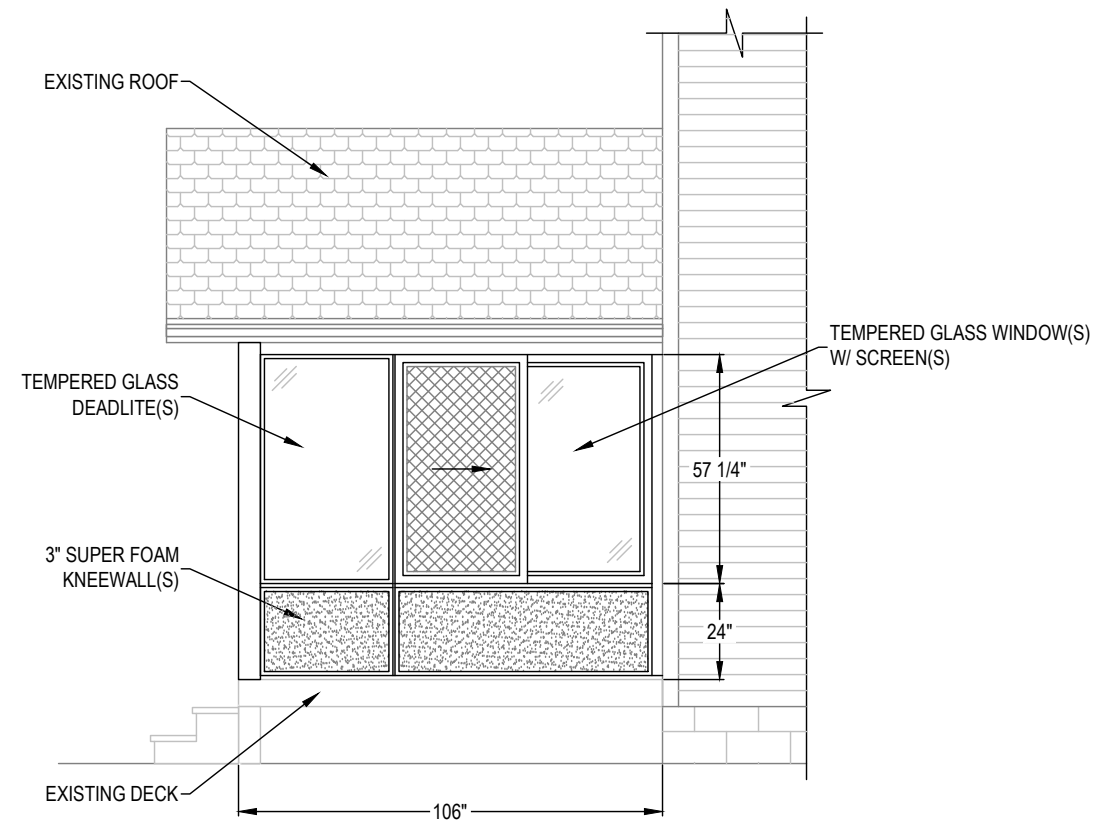
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AO Engineers

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PH. # 859-393-9049



ELEVATION - "A" WALL



ELEVATION - "C" WALL



DATE	12/10/25	REV. A	12/17/25
DRAWN	TLW / EO	-	
SCALE	1/4" = 1'-0"	-	
SHEET	3 OF 5	-	

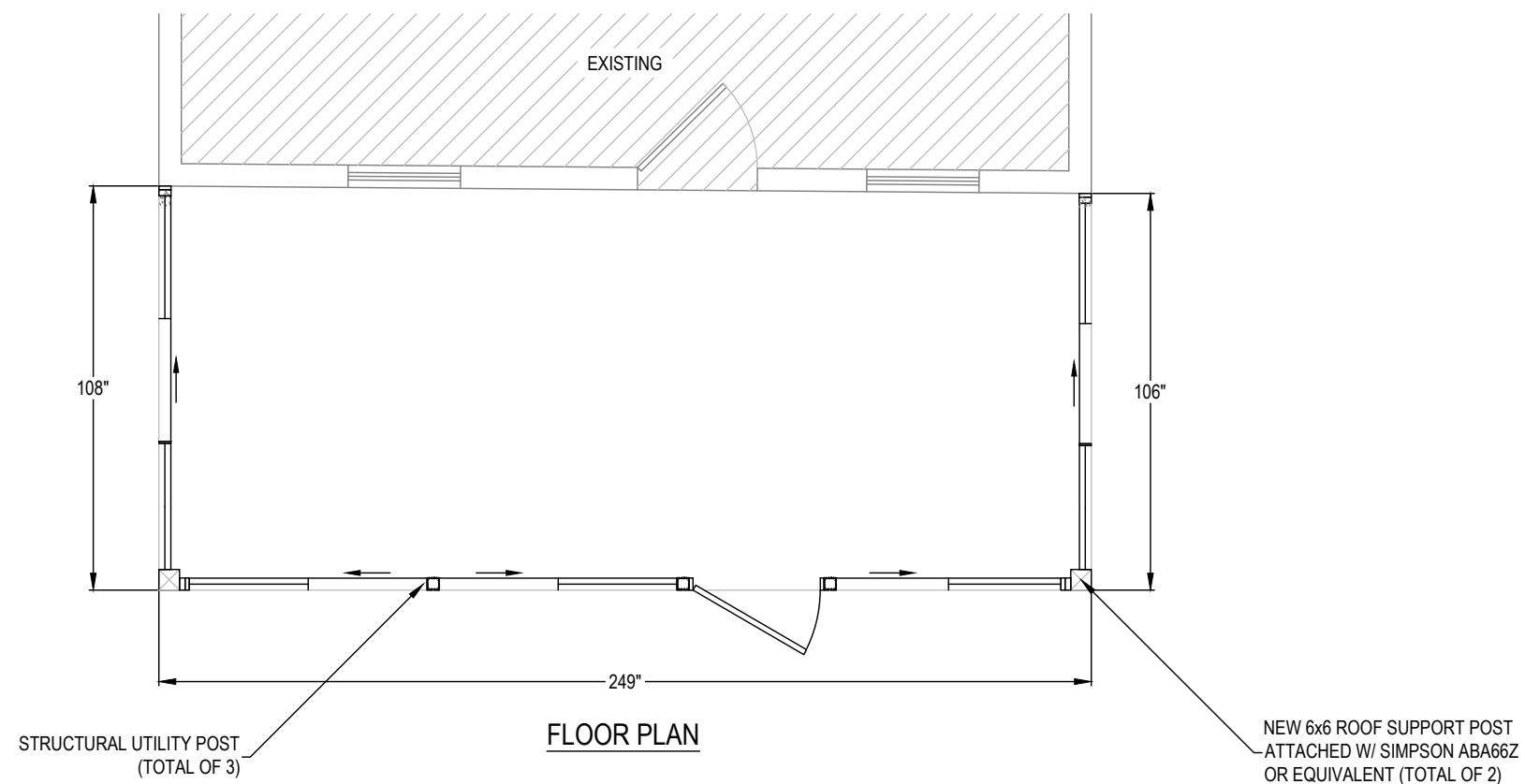
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DRAWN	TLW / EO	-	-
SCALE	1/4" = 1'-0"	-	-
SHEET	4 OF 5	-	-

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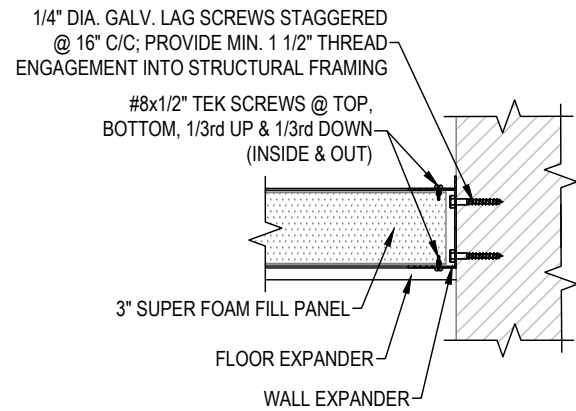
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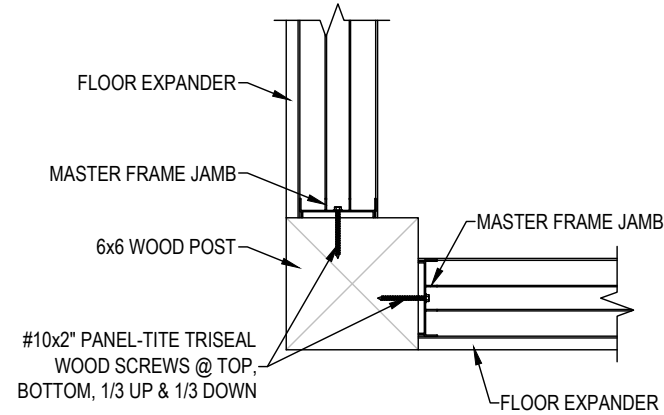
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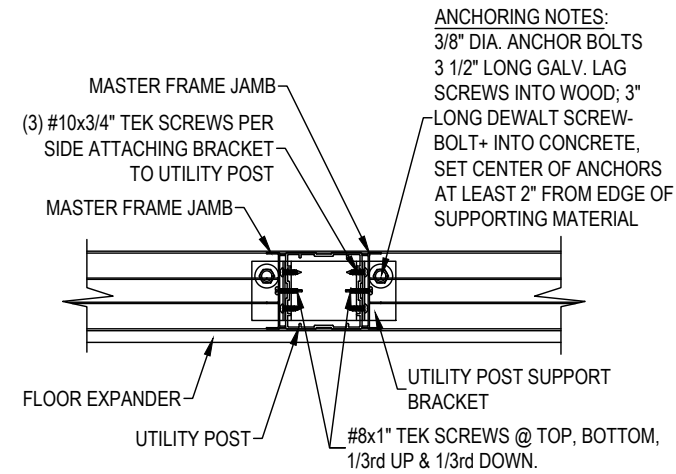
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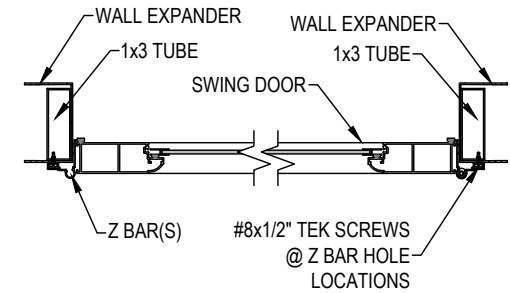
PLAN VIEW OF SUPER FOAM FILL PANEL
CONNECTION @ EXISTING WALL



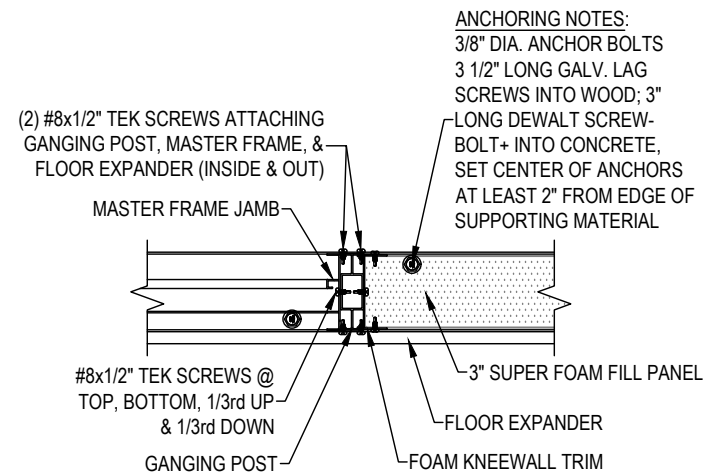
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ 6x6 WOOD POST



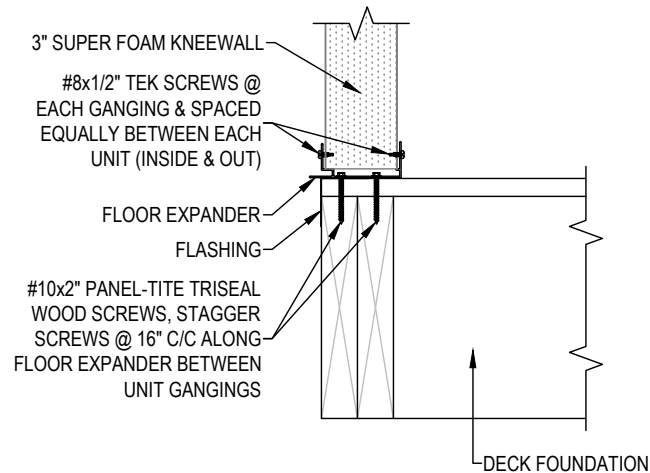
PLAN VIEW OF MASTER FRAME JAMBS
CONNECTION @ UTILITY POST



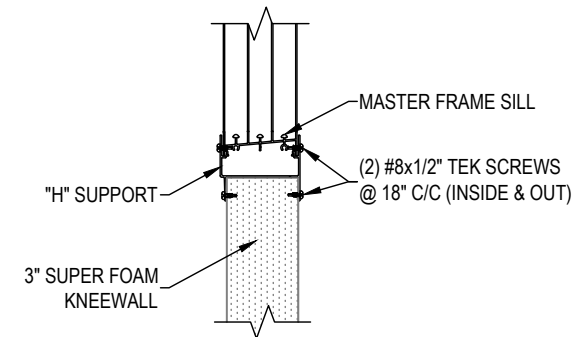
PLAN VIEW OF SWING DOOR JAMB
CONNECTION @ WALL EXPANDER



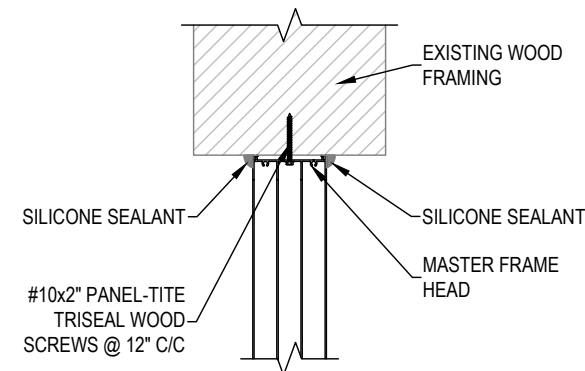
PLAN VIEW OF MASTER FRAME JAMB & SUPER FOAM
FILL PANEL CONNECTION @ GANGING POST



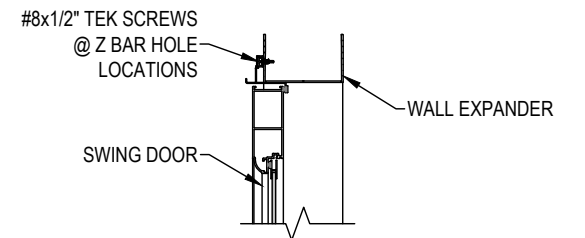
SECTION THROUGH FOAM KNEEWALL
CONNECTION @ DECK FOUNDATION



SECTION THROUGH MASTER FRAME SILL
CONNECTION @ FOAM KNEEWALL



SECTION THROUGH MASTER FRAME HEAD
CONNECTION @ EXISTING HEADER



SECTION THRU SWING DOOR
CONNECTION @ WALL EXPANDER



DATE	12/10/25	REV. A	12/17/25
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SCALE	1 1/2" = 1'-0"		
SHEET	5 OF 5		

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