

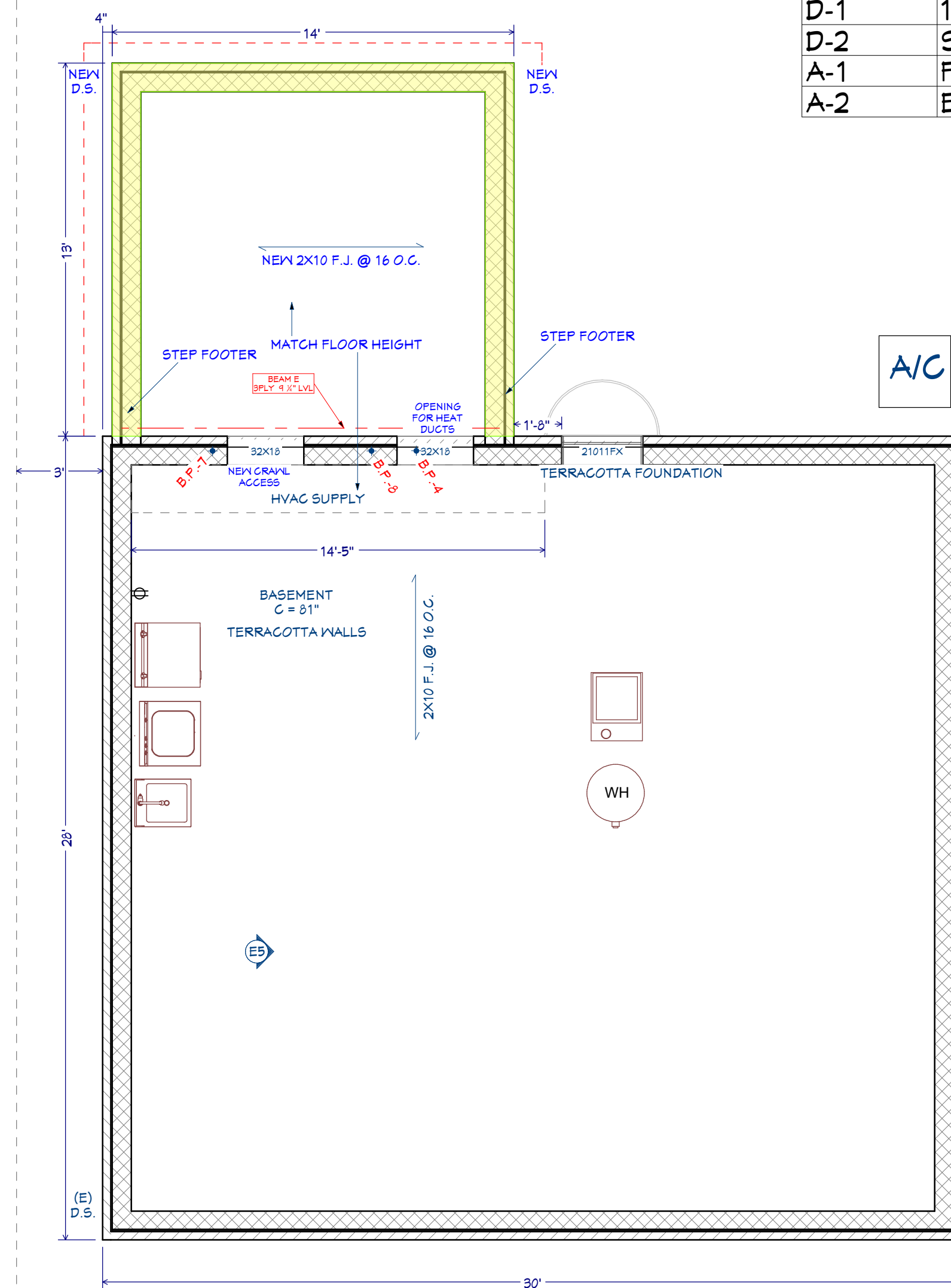
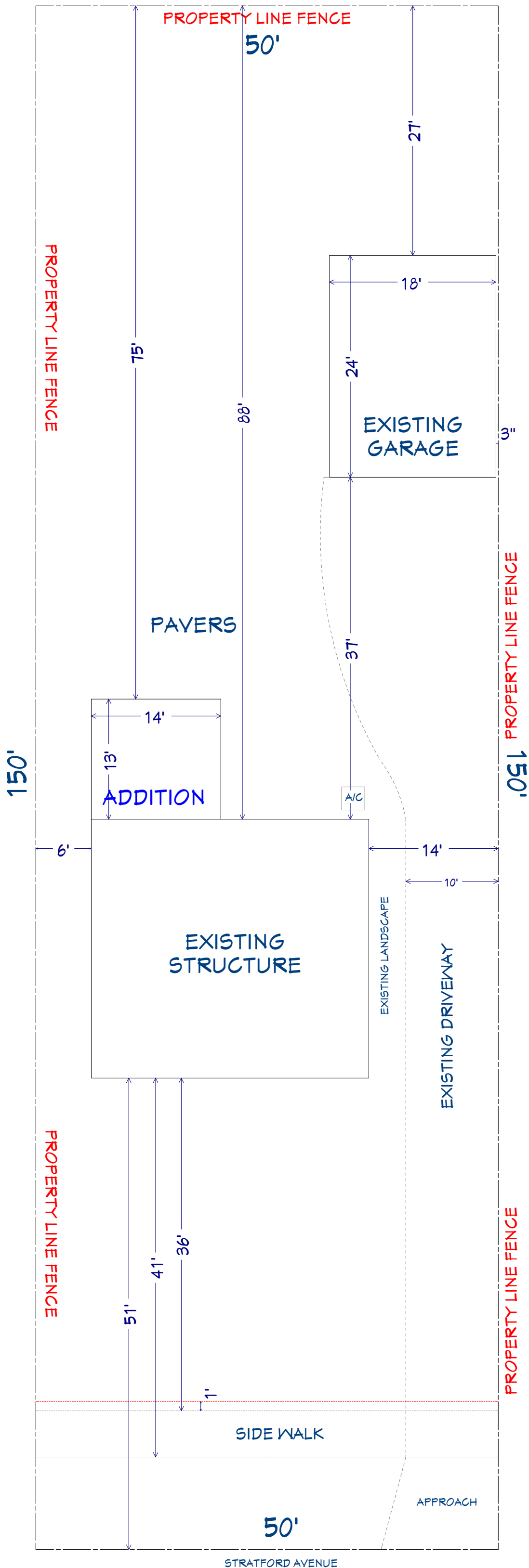
HILL RESIDENCE

ADDITION REMODEL PROJECT

20794 STRATFORD AVENUE
ROCKY RIVER, OH 44116

Drawing Index	
S-1	Site & Floor Plan Proposal
D-1	1st Floor Plan Demo
D-2	Section & Elevation Plan Demo
A-1	Floor Plan Proposal
A-2	Elevation Plan Proposal

SITE PLAN
PROPOSAL
1 in = 10 ft



Basement Plan Proposal
1/4 in = 1 ft

DEMO / PROPOSAL NOTES:

	DEMO WALL
	NEW WALL
	NEW DRYWALL
	DEMO LINE
	DEMO BOX

MECHANICAL-ELECTRICAL LEGEND

	- SINGLE POLE SWITCH		- 110 RECEPTACLE
	- 3-WAY POLE SWITCH		- 110 QUAD RECEPTACLE
	- 4-WAY POLE SWITCH		- 110 GFI RECEPTACLE
	- SINGLE POLE SWITCH w/ DIMMER		- 110 GFI RECEPTACLE WEATHER PROTECTED
	- 3-WAY POLE SWITCH w/ DIMMER		- 220 RECEPTACLE
	- INCANDESCENT LIGHT		- DISPOSAL SWITCH
	- WALL MOUNTED SCENCE		- DISPOSAL
	- EXHAUST FAN		- SMOKE DETECTOR
	- EXHAUST FANLIGHT		- CARBON MONOXIDE DETECTOR
	- 6\"/>		- THERMOSTAT
	- 4\"/>		- PHONE JACK
	- RECESSED CAN LIGHT EYEBALL LIGHT		- TV CABLE JACK
	- PULL CHAIN LIGHT		- ELECTRICAL PANEL
	- PENDANT LIGHT		- SUPPLY AIR
	- FLUORESCENT LIGHT UNDER WALL CABINET		- RETURN AIR
	- FLUORESCENT LIGHT		- (C) - DENOTES CHANGE DEVICE
	- CEILING FAN w/ LIGHT		- (D) - DENOTES DEMO DEVICE
			- (E) - DENOTES EXISTING

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PERMIT SET

NO.	DATE	BY	DESCRIPTION
1	11/18/2025	CA	STRUCTURAL
2	11/19/2025	CA	FOR 10K
3	12/1/2025	CA	REV. STRUCTURAL
4	2/10/2026	GM	PERMITS

20541 Lorain Road
North Olmsted, Ohio 44070
Phone: 440-777-1955
Fax: 440-777-8188
www.doverremodeling.com

DOVER
Home Remodelers, Inc.

APPROVAL DATE: _____
CLIENT SIGNATURE: _____

NAME: HILL, JULIE
ADDRESS: 20794 STRATFORD AVENUE
CITY: ROCKY RIVER, OH
ZIP: 44116 PHONE: 440-554-2692

DATE: 2/10/2026

SCALE: AS NOTED

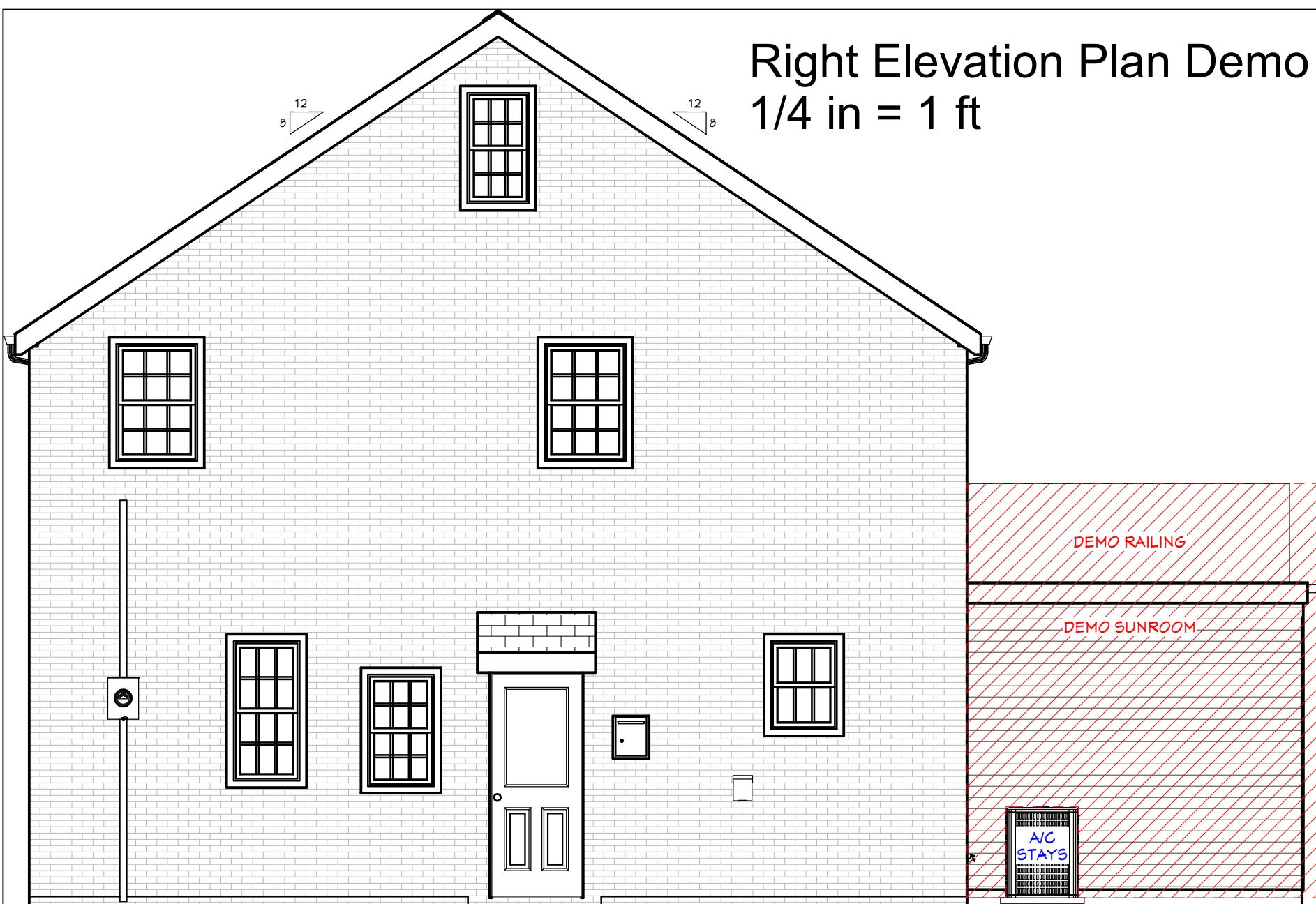
Drawn By: CA/GM

Designer: PS

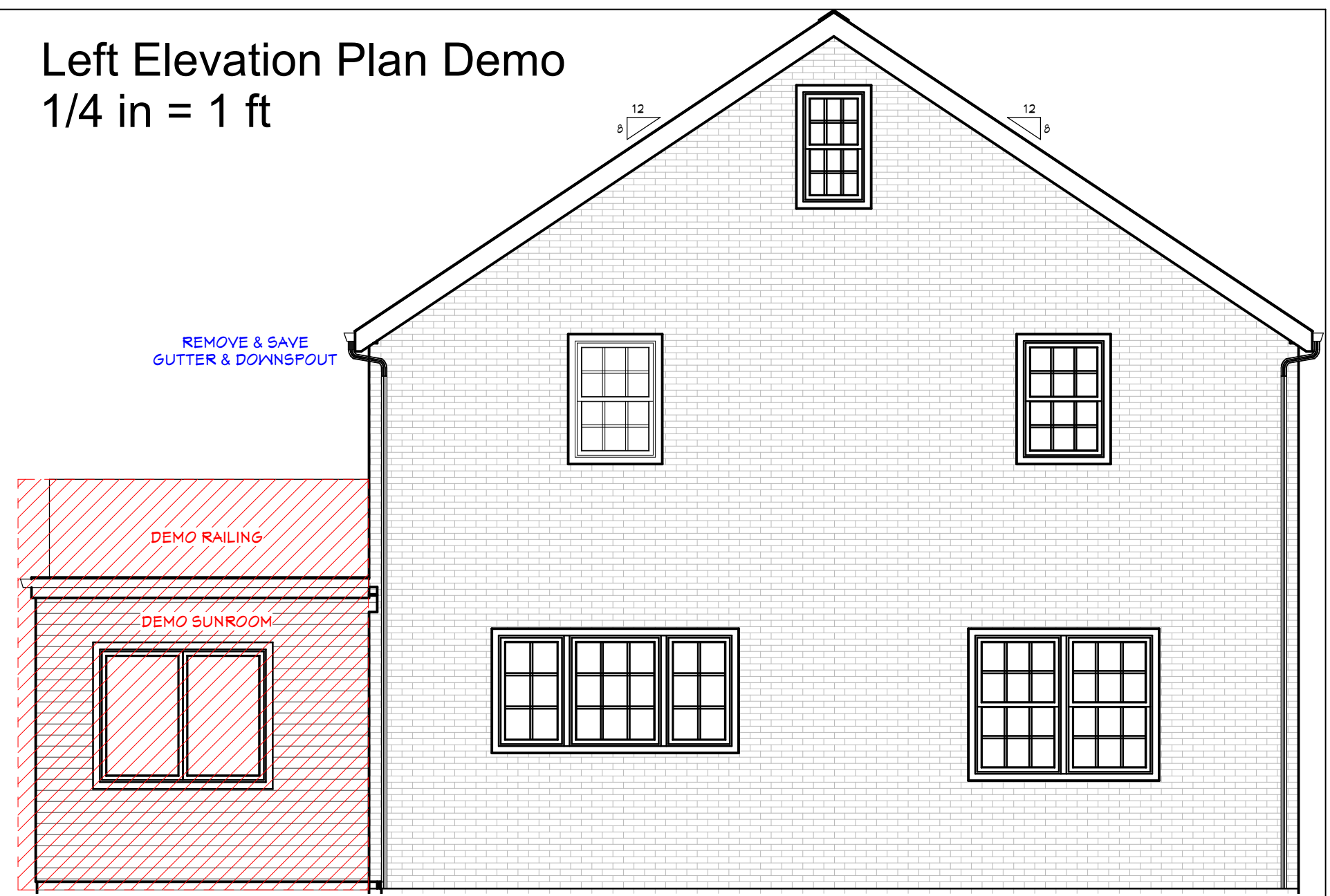
SHEET:

S-1

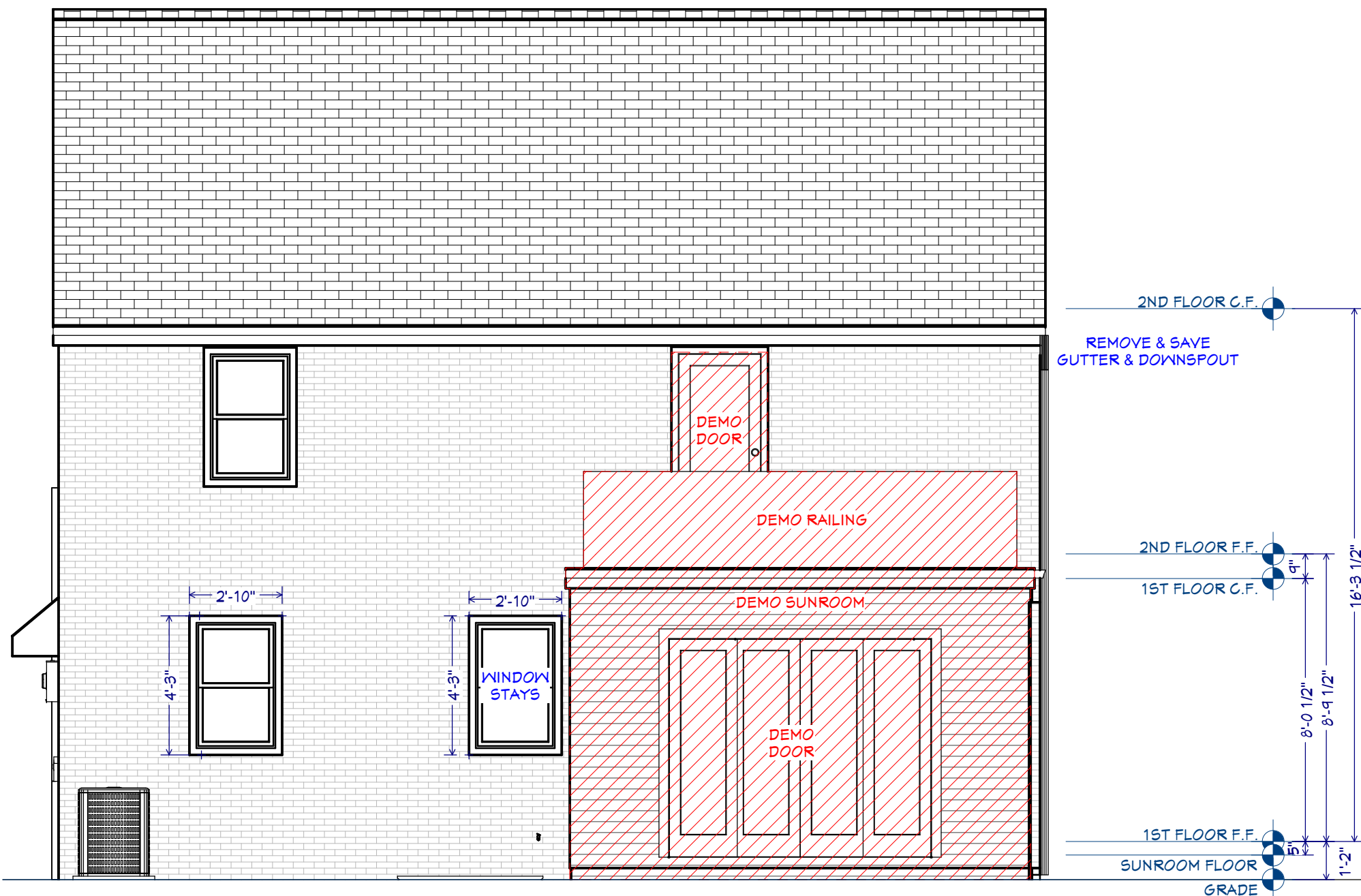
Right Elevation Plan Demo
1/4 in = 1 ft



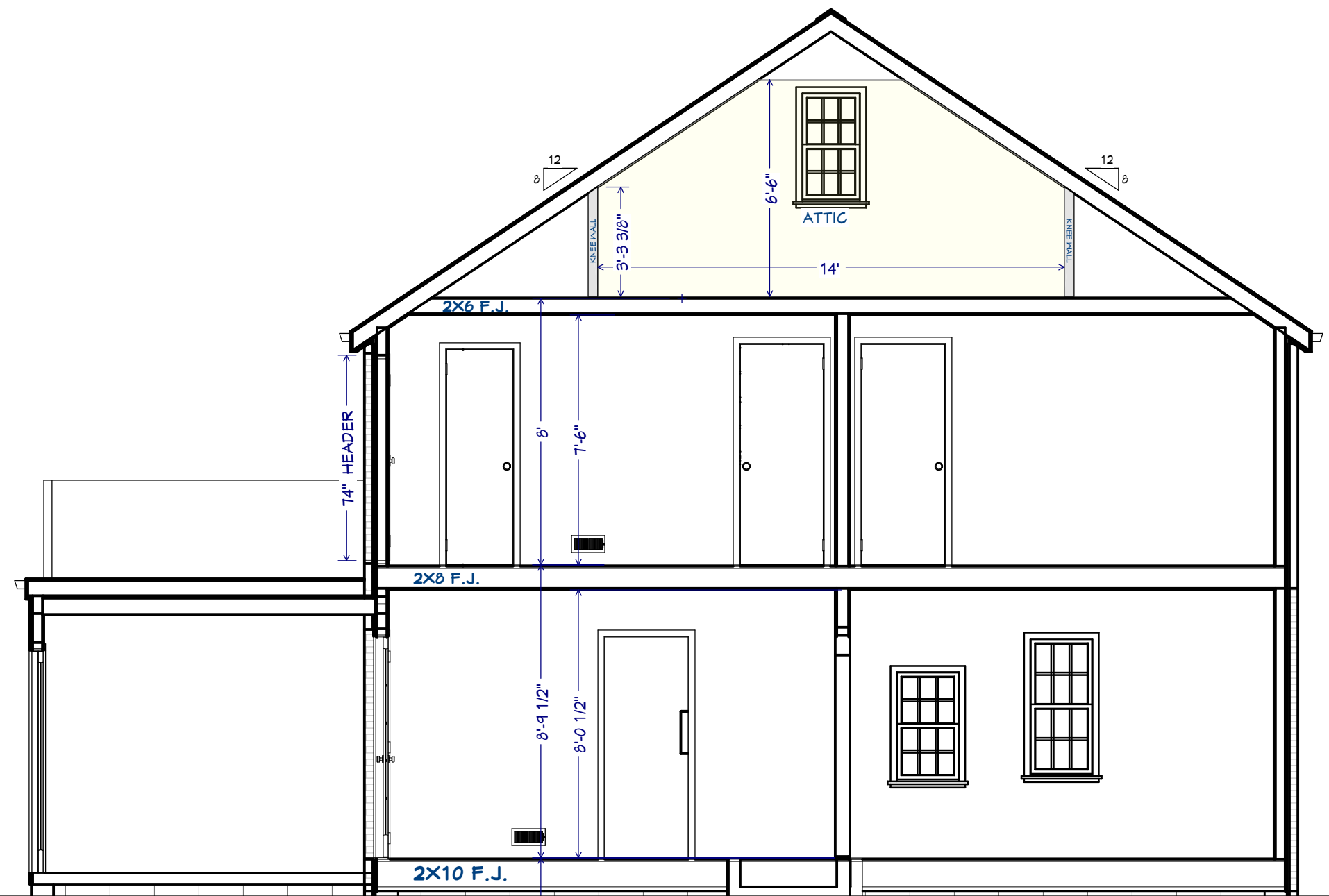
Left Elevation Plan Demo
1/4 in = 1 ft



Rear Elevation Plan Demo
1/4 in = 1 ft



Section Elevation
1/4 in = 1 ft



DEMO/PROPOSAL NOTES:

	DEMO WALL
	NEW WALL
	NEW DRYWALL
	DEMO LINE
	DEMO BOX

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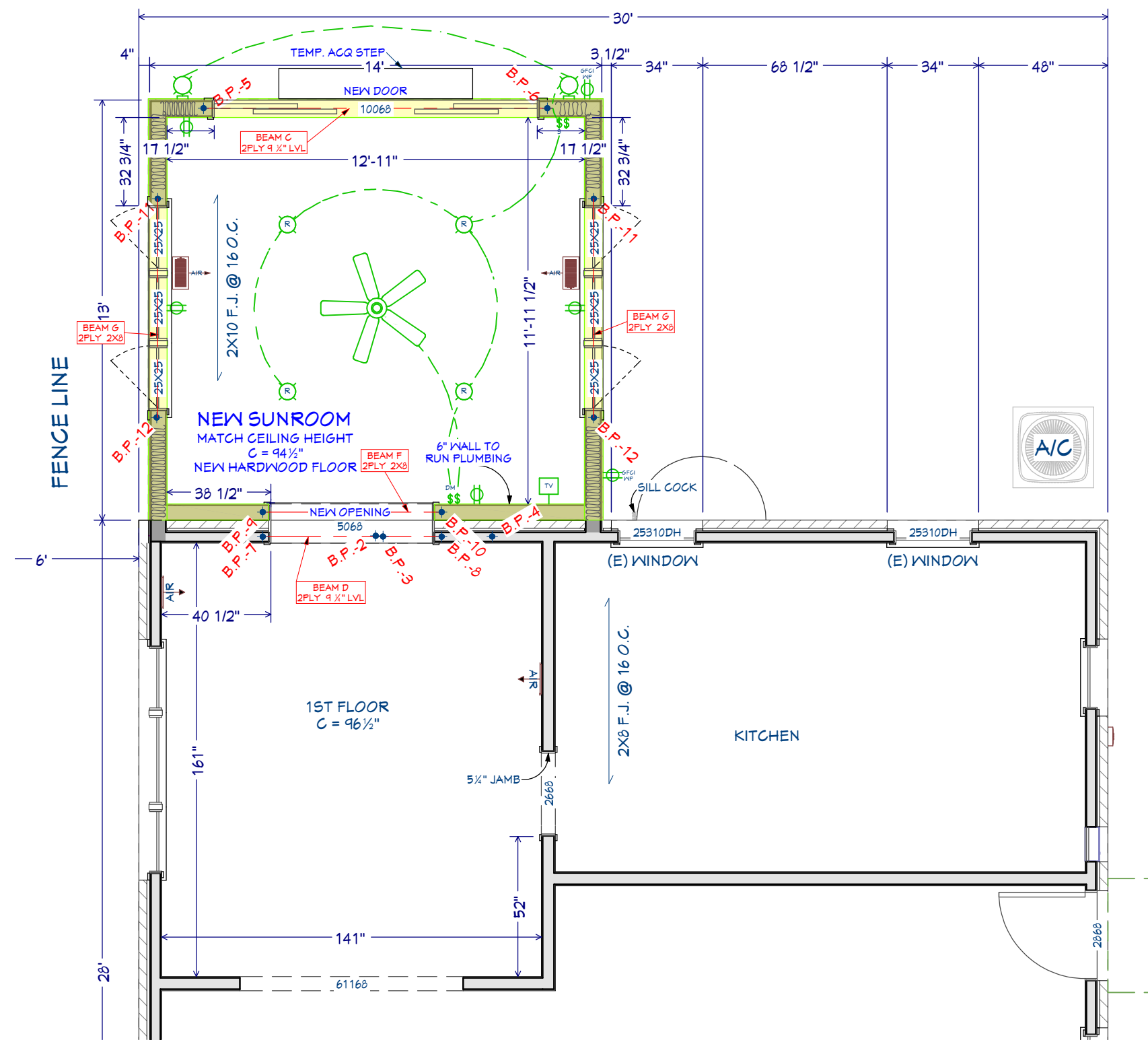


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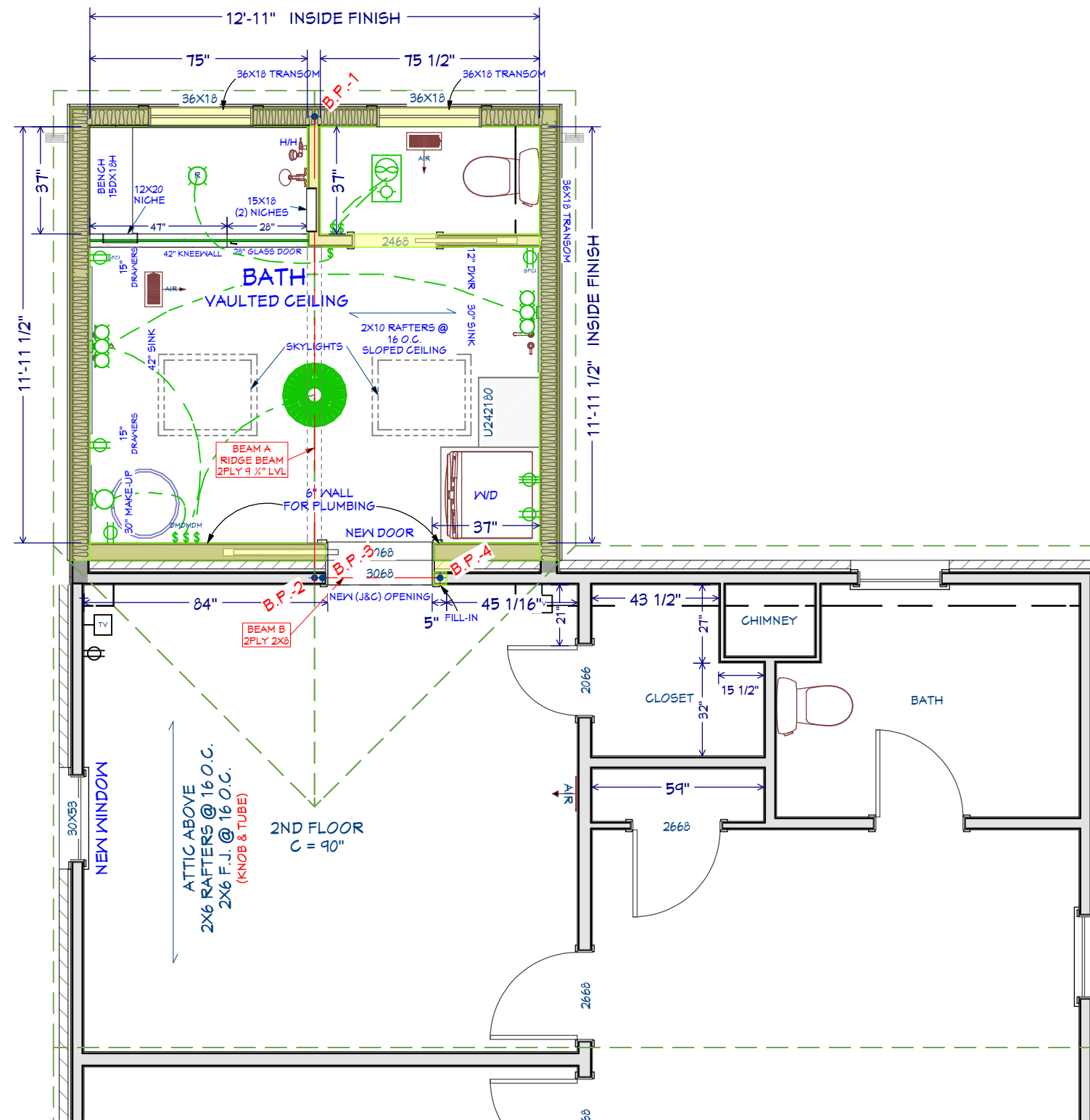
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DATE: 2/10/2026
SCALE: AS NOTED
Drawn By: CAJGM
Designer: PS

SHEET: D-2



1st Floor Plan Proposal
1/4 in = 1 ft



2nd Floor Plan Proposal
1/4 in = 1 ft

- SPECIALIZING IN STRUCTURAL ANALYSIS
- CONSTRUCTION CONSULTING
- FRAMING PLANS

VETTER ENGINEERING INC
BRUCE VETTER, P.E.
5754 EASTVIEW DRIVE
NEW FRANKLIN, OHIO 44216
BVPE@OUTLOOK.COM
(330) 882-6119



11/29/25 VE6238 Page 1 of 2

Structural analysis results for Dover Home Remodelers

Job: Hill
20794 Stratford Ave.
Rocky River, Ohio 44116

Situation:

Provide bearing length, transferred load and sizes of suitable beams. Design loads: 20 psf roof live, 20 psf roof snow, 40 psf main floor live, 30 psf upper floors live, 15 psf floor dead.

Results summary:

Beam "A": Clearspan beam design with length 13'-1". Ridge beam.

- Bearing point #2 requires support for 1746 lbs. Provide (2) 2x4 studs.
- Bearing point #1 requires support for 1788 lbs. Provide (2) 2x6 studs.

size	depth	width	point	length	material
2 ply	9 1/4"	13 3/4"	#2	3.50"	2.OE Microllam LVL
			#1	5.50"	

Beam "B": Clearspan beam design with length 3'-8". Bears at existing rafter bearing height.

- Bearing point #3 requires support for 1148 lbs. Provide (1) 2x4 stud.
- Bearing point #4 requires support for 1148 lbs. Provide (1) 2x4 stud.

size	depth	width	point	length	material
2 ply	7 1/4"	11 1/2"	all	3.00"	1.4E No. 2 SPF

Use Simpson LV526 hanger to connect existing 2x6 rafter to the face of this new beam. Provide a 2" seat cut on the rafter. This seat cut will be slightly above the top of the existing wall. Fill all nail holes with 3" long x 0.148" diameter nails.

Beam "C": Clearspan beam design with length 10'-8". Door header.

- Bearing point #5 requires support for 3620 lbs. Provide (2) 2x6 jack studs.
- Bearing point #6 requires support for 3620 lbs. Provide (2) 2x6 jack studs.

size	depth	width	point	length	material
2 ply	9 1/4"	13 3/4"	all	3.00"	2.OE Microllam LVL

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11/29/25 VE6238 Page 2 of 2

Beam "D": Clearspan beam design with length 5'-8". Dropped header.

- Bearing point #7 requires support for 3674 lbs. Provide (2) 2x4 jack studs.
- Bearing point #8 requires support for 3710 lbs. Provide (2) 2x4 jack studs.

size	depth	width	point	length	material
2 ply	9 1/4"	13 3/4"	all	3.00"	2.OE Microllam LVL

Beam "E": Clearspan beam design with length 14'-0". In new main floor deck.

- Bearing point at left new foundation wall requires support for 3510 lbs.
- Bearing point at right new foundation wall requires support for 3422 lbs.

size	depth	width	point	length	material
3 ply	9 1/4"	13 3/4"	all	5.25"	2.OE Microllam LVL

The crawl space foundation should step down in intervals as it approaches the rear of the existing basement foundation so the strip footing at this beam location is on a virgin soil.

Beam "F": Clearspan beam design with length 5'-8". Dropped header.

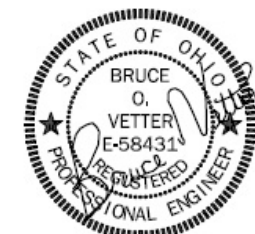
- Bearing point #9 requires support for 846 lbs. Provide (1) 2x6 jack stud.
- Bearing point #10 requires support for 846 lbs. Provide (1) 2x6 jack stud.

size	depth	width	point	length	material
2 ply	7 1/4"	11 1/2"	all	1.50"	1.4E No. 2 SPF

Beam "G": Clearspan beam design with length 6'-8". Window headers.

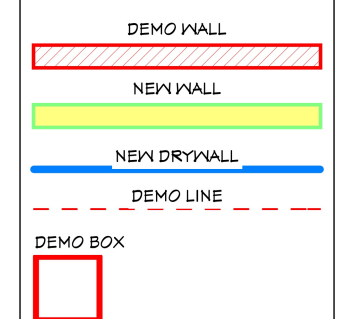
- Bearing point #11 requires support for 1062 lbs. Provide (1) 2x6 jack stud.
- Bearing point #12 requires support for 1062 lbs. Provide (1) 2x6 jack stud.

size	depth	width	point	length	material
2 ply	7 1/4"	11 1/2"	all	1.50"	1.4E No. 2 SPF

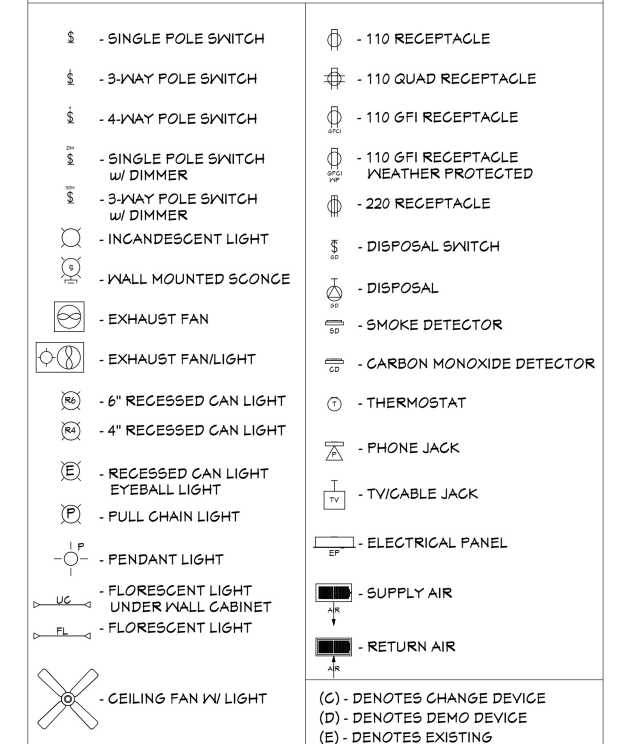


PERMIT SET

DEMO / PROPOSAL NOTES:



MECHANICAL-ELECTRICAL LEGEND



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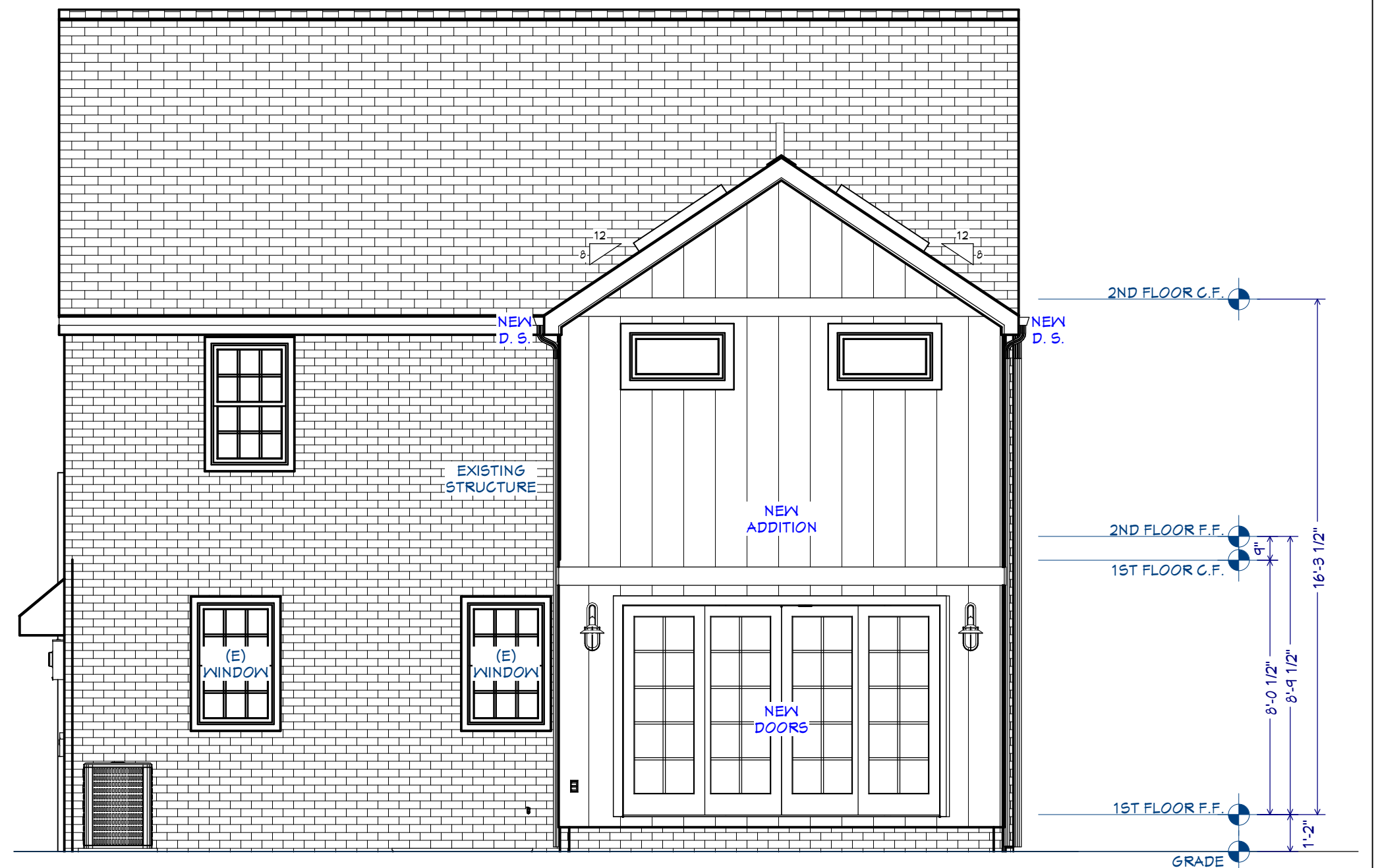
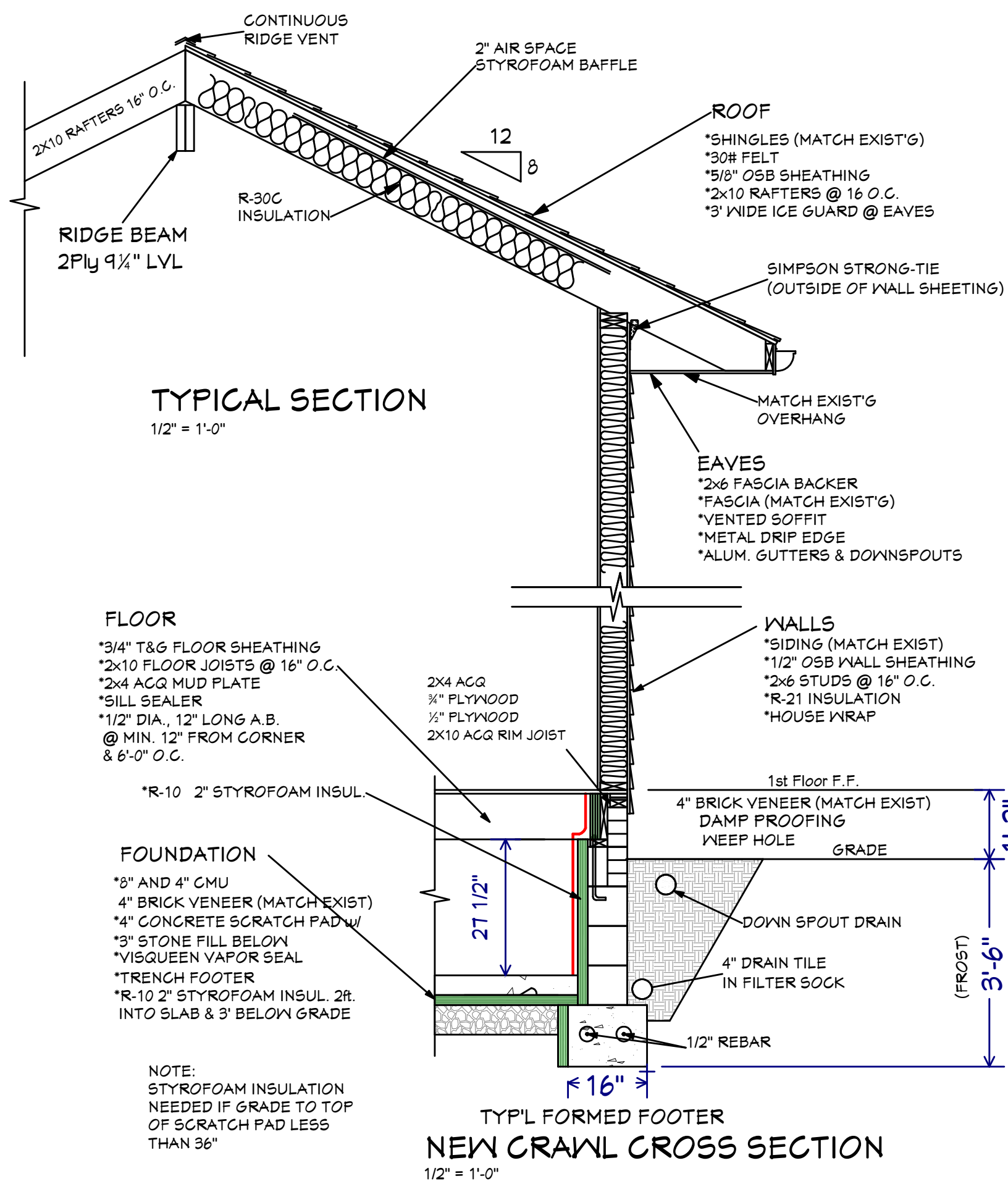
SHEET:

A-1

Right Elevation Plan Proposal
1/4 in = 1 ft



Left Elevation Plan Proposal
1/4 in = 1 ft



Rear Elevation Plan Proposal
1/4 in = 1 ft

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