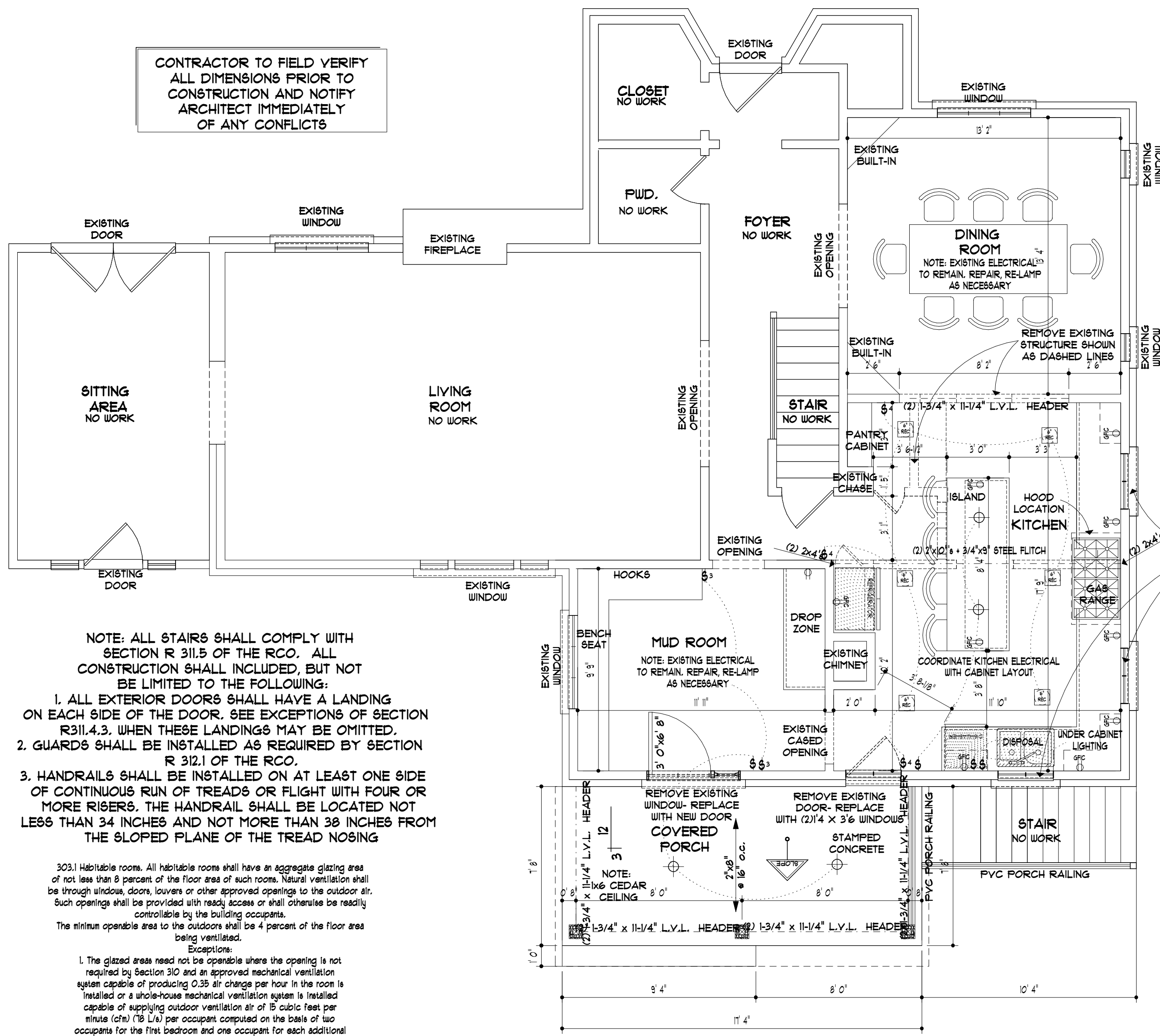


PROJECT SCOPE: RENOVATION/PORCH ADDITION TO A SINGLE FAMILY RESIDENCE

ELECTRICAL SYMBOL LEGEND

NOTE: ANY CHANGES TO THE PLAN, STRUCTURAL COMPONENTS OR SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF SCHILL ARCHITECTURE SHALL BE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL OR ENTITY MAKING THE CHANGE.

[illegible]



MAIN FLOOR PLAN

SCALE: 1/4" = 1' 0"

Connections between horizontal and vertical spaces. Fireblocking shall be provided at intersections between concealed vertical stud wall or partition spaces and concealed horizontal spaces created by assembly of floor joists or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cove ceilings and similar locations.

MATCH ALL EXISTING BEARING POINTS

ELECTRICAL LAYOUT SHOWN IS SCHEMATIC. A WALK THROUGH SHALL BE SCHEDULED WITH THE OWNER AND ARCHITECT.

HVAC LAYOUT IS SCHEMATIC ONLY. DESIGN BY MECHANICAL CONTRACTOR.

RELOCATE ALL EXISTING MECHANICAL SYSTEMS AS REQUIRED

BUILD TEMPORARY WALLS AS REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING REMODELING

NOTE: CABINET LAYOUT IS A SUGGESTION ONLY. COORDINATE CABINET DESIGN WITH ARCHITECT AND INTERIOR DESIGNER AFTER FINAL LAYOUT

NOTE: ELECTRICIAN TO INSTALL ISLAND OUTLETS IN ACCORDANCE WITH NEC 210.52(C)(3) - COORDINATE FINAL LOCATIONS W/ CONTRACTOR AND CABINET MAKER.

HOOD SELECTION TBD BY CONTRACTOR/INTERIOR DESIGNER. ANY HOOD IN EXCESS OF 400 CFM WILL REQUIRE MAKEUP AIR IN ACCORDANCE W/ RCO 1503.6

REPLACE EXISTING KITCHEN WINDOWS - RAISE OPENING ABOVE COUNTER HEIGHT - (2) 14 X 3/8

VERIFY ISLAND WEIGHT REINFORCE FLOOR SYSTEM AS REQUIRED - CONSULT WITH ARCHITECT

INTERIOR FINISH NOTE: ALL INTERIOR FINISHES SHALL MATCH EXISTING

TEMPERED GLASS REQUIRED IN BY R.C.O. 1503.4 "HAZARDOUS LOCATIONS" THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

- GLAZING IN SLIDING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN SECTION 1503.4 ITEM 6 IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA OR BATHROOM GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH SECTION 1503.4 ITEM 1.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF AN EXPOSED PANEL IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET AND 36 INCHES HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS NO.5 AND NO.6 WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
- EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
- EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
- GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON STRUCTURAL INFILL PANELS.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTALLY OF THE WATERS EDGE OF A SWIMMING POOL OR SPA. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

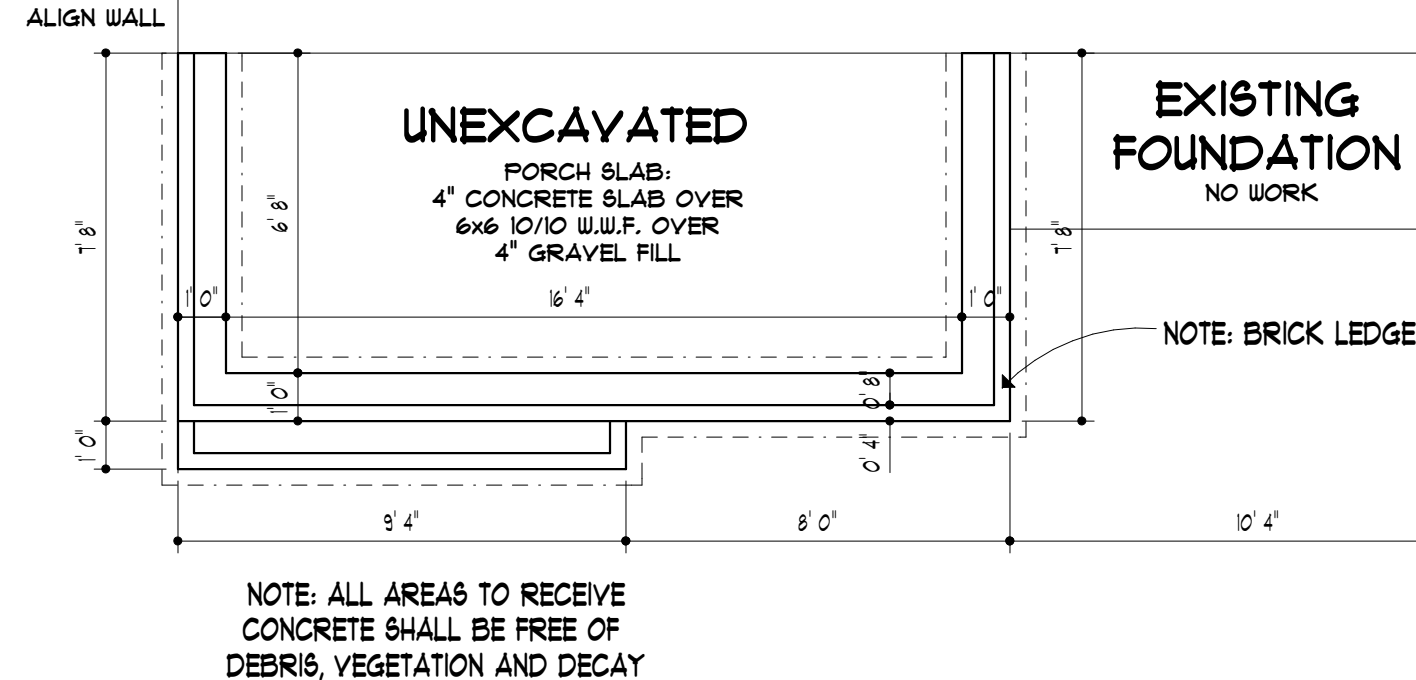
PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

EXISTING FOUNDATION NO WORK

ALL POINT LOADS AND BEARING WALLS SHALL BE BLOCKED DOWN TO STRUCTURAL MEMBERS

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL. NOTIFY ARCHITECT OF UNUSUAL CONDITIONS

PROPERLY BRACE ALL FOUNDATION WALLS PRIOR TO BACKFILLING



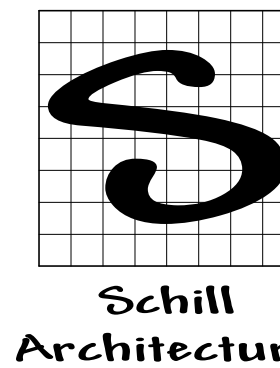
FOUNDATION PLAN

SCALE: 1/4" = 1' 0"

MISCELLANEOUS PLANS

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO



SCHILL ARCHITECTURE, LLC
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OFFICE ADDRESS: 1650 GROSSGERS PARKWAY SUITE E WESTLAKE, OHIO 44146
EMAIL ADDRESS: STEVE@SCHILLARCHITECTURE.COM

DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS OTHER THAN SLEEPING ROOMS	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 3000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

MATERIAL SUMMARY

SPACE	MATERIAL	HEIGHT
LOWER LEVEL	CONCRETE- 8"	MATCH EXISTING
MAIN FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING

AREA SUMMARY

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	0,000 SQ.FT.
UPPER LEVEL	0,000 SQ.FT.
UPPER LEVEL(VOLUME SPACE)	0,000 SQ.FT.
THIRD FLOOR	0,000 SQ.FT.
TOTAL HEATED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	135 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	135 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	135 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWAYS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE

ISSUED FOR PERMIT AND BIDDING 09 JUNE 2026
ISSUED FOR REVIEW 25 APR 2026

REV. NO. DESCRIPTION DATE

PROJECT: RENOVATION/ADDITION TO PRIVATE RESIDENCE

LOCATION: 15680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

MAIN FLOOR PLAN

SCALE: AS NOTED JOB NUMBER: 25 DEERJ

DATE: 31 JULY 2025

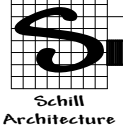
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STEPHEN M. SCHILL
REGISTERED ARCHITECT
1887

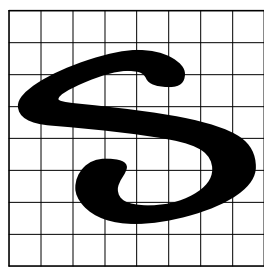
STEPHEN M. SCHILL, LICENSE # 8971
EXPIRATION DATE: 12/31/2021

A-1

DRAWING NUMBER



GRAPHIC SCALE



Schill
Architecture

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WESTLAKE, OHIO 44145

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SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

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ISSUED FOR PERMIT AND BIDDING 03 JUNE 2026

ISSUED FOR REVIEW 25 APR 2026

REV. NO. DESCRIPTION DATE

PROJECT:
**RENOVATION/ADDITION
TO PRIVATE RESIDENCE**

LOCATION: 15680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

EXTERIOR ELEVATIONS

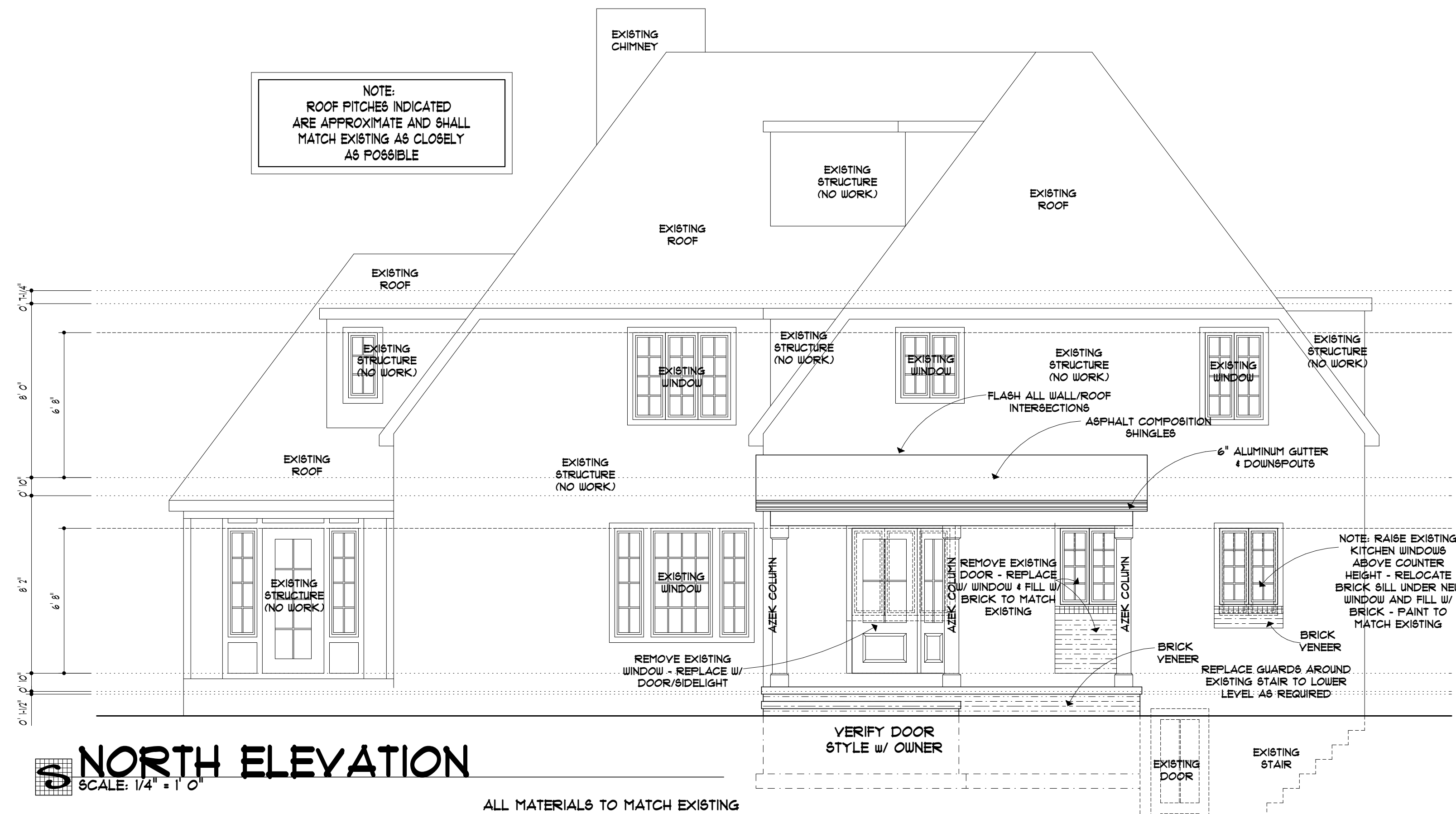
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DATE: 31 JULY 2025
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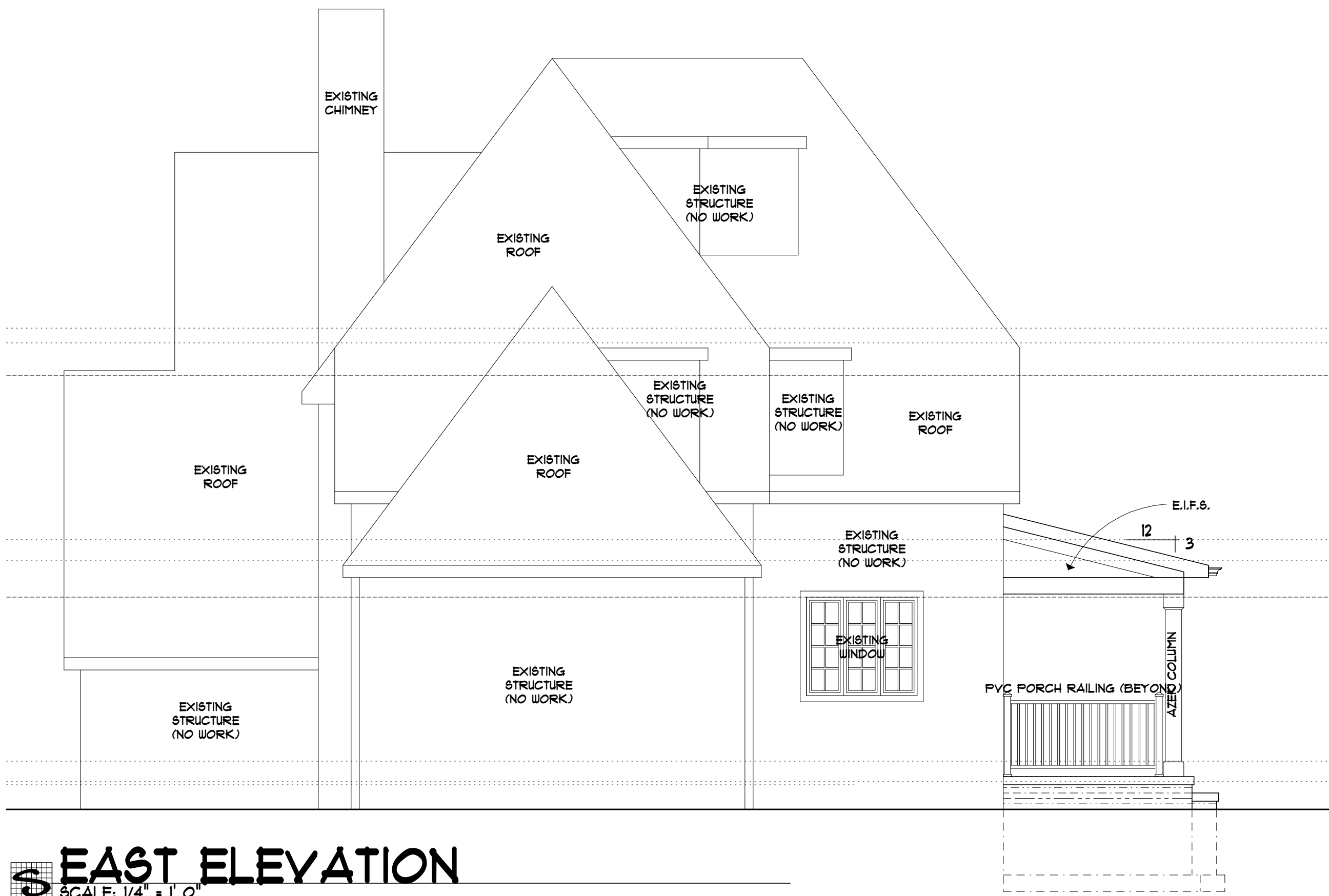
STEPHEN M. SCHILL, LICENSE # 8871
EXPIRATION DATE: 12/31/2027

DRAWING NUMBER



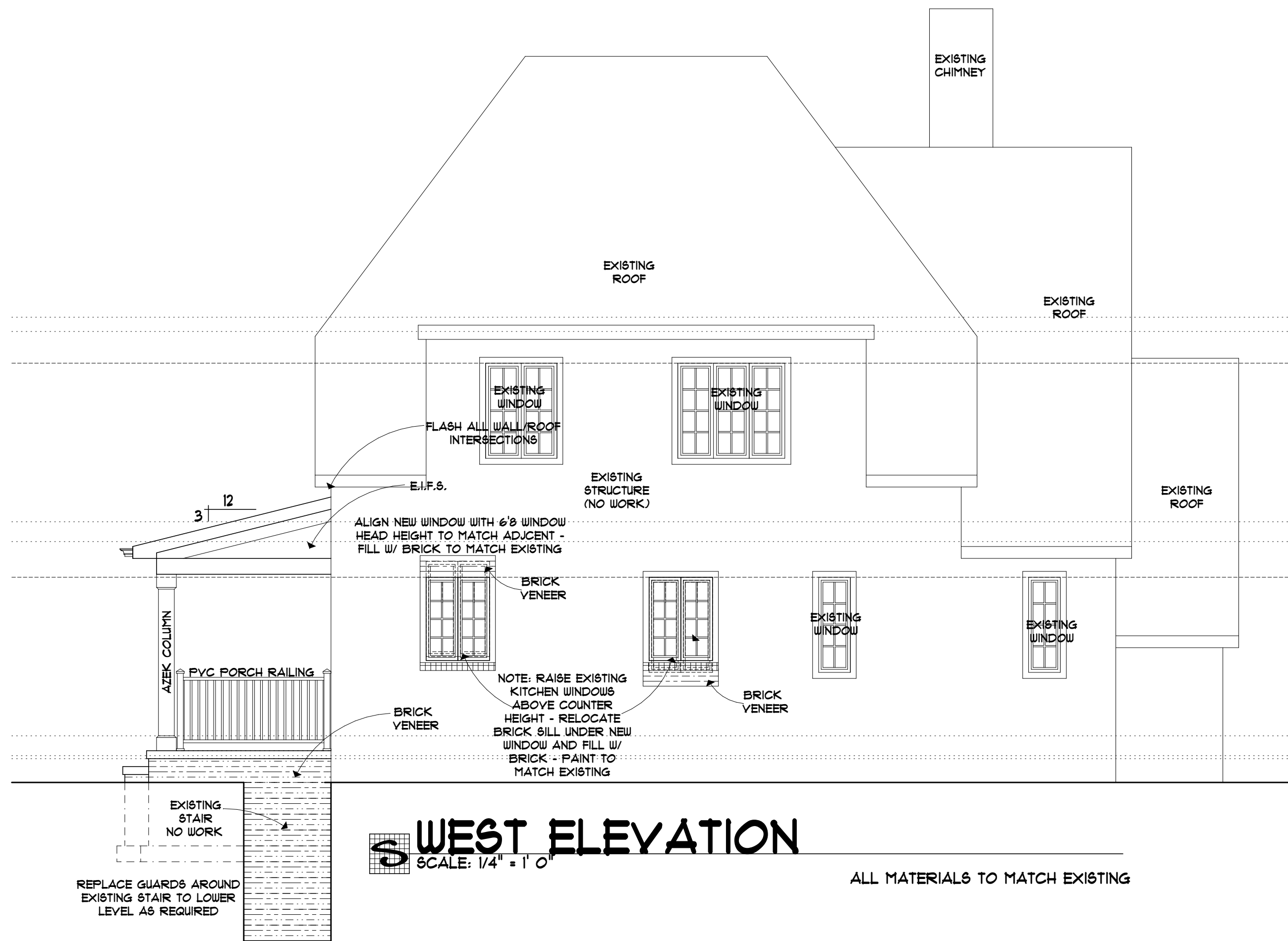
NORTH ELEVATION
SCALE: 1/4" = 1' 0"

ALL MATERIALS TO MATCH EXISTING



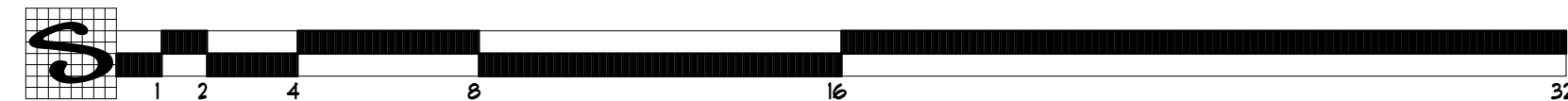
EAST ELEVATION
SCALE: 1/4" = 1' 0"

ALL MATERIALS TO MATCH EXISTING



WEST ELEVATION
SCALE: 1/4" = 1' 0"

ALL MATERIALS TO MATCH EXISTING



GRAPHIC SCALE

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE OF OHIO

WALL SECTION

SCALE: 1/2" = 1' 0"

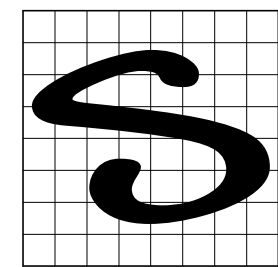
SITE DEVELOPMENT PLAN

SCALE: 1" = 20' 0"

MISCELLANEOUS PLANS

SCALE: 1/4" = 1' 0"

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Schill
Architecture

SCHILL ARCHITECTURE, LLC

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SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

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ISSUED FOR PERMIT AND BIDDING	09 JUNE 2025
ISSUED FOR REVIEW	25 APR 2025

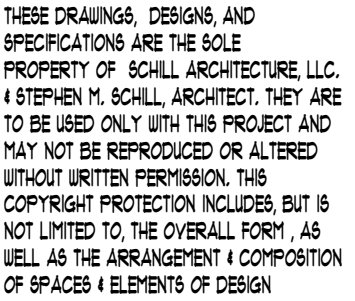
REV. NO.	DESCRIPTION	DATE
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PROJECT:
**RENOVATION/ADDITION
TO PRIVATE RESIDENCE**

LOCATION: 19680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

MISC. PLANS

SCALE: AS NOTED	JOB NUMBER: 25 DEERJ
DATE: 31 JULY 2025	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\DEERJ\CONCEPT.CAD
	A-3
STEPHEN M. SCHILL, LICENSE # 8877 EXPIRATION DATE: 12/31/2027	DRAWING NUMBER



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0.808.3485
TECHNICAL ARCHITECTURE.CA

EMAIL ADDRESS:
STEVE@SCHILLARCHITECTURE.COM

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	B P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	B P.S.F.	35 P.S.F.
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STAIRS	40 P.S.F.	B P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	B P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	2000 P.S.F.	N.A.	2000 P.S.F.

NOTES:
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ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE
NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
LOWER LEVEL	CONCRETE- 8"	MATCH EXISTING
MAIN FLOOR	WOOD-2"x4"x1/2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"x1/2"x4"	MATCH EXISTING

UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	0,000 SQ.FT.
UPPER LEVEL	0,000 SQ.FT.
UPPER LEVEL(VOLUME SPACE)	0,000 SQ.FT.
THIRD FLOOR	0,000 SQ.FT.
TOTAL HEATED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	135 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	135 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	135 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS. STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE



9 JUNE 2026



9 APR 2026

REV. NO.	DESCRIPTION	DATE
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PROJECT:

LOCATION: 19680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

SCALE:	JOB NUMBER:
AS NOTED	25 DEERJ

OB NUMBER:
25 DEERJ

DATE: _____

CAD FILE NAME:
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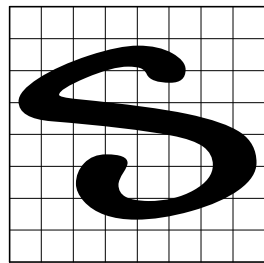
DRAWING NUMBER



STEPHEN M. SCHILL, LICENSE # 8877
EXPIRATION DATE: 12/31/2021



ALL CONSTRUCTION SHALL COMPLY
WITH THE REQUIREMENTS OF THE 2019
RESIDENTIAL CODE OF OHIO



Schill
Architecture

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DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS (OTHER THAN SLEEPING ROOMS)	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	115 M.P.H.	N.A.	115 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 3000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

MATERIAL SUMMARY

SPACE	MATERIAL	HEIGHT
LOWER LEVEL	CONCRETE- 8"	MATCH EXISTING
MAIN FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING

AREA SUMMARY

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	0,000 SQ.FT.
UPPER LEVEL	0,000 SQ.FT.
UPPER LEVEL(VOLUME SPACE)	0,000 SQ.FT.
THIRD FLOOR	0,000 SQ.FT.
TOTAL HEATED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	135 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	135 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	135 SQ.FT.

AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS, STAIRWELLS, AND FIREPLACE AREAS ARE INCLUDED ONCE. GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.

ISSUED FOR PERMIT AND BIDDING	09 JUNE 2026
ISSUED FOR REVIEW	29 APR 2026

REV. NO.	DESCRIPTION	DATE
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PROJECT:

**RENOVATION/ADDITION
TO PRIVATE RESIDENCE**

LOCATION: 19680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

DETAILS

SCALE: AS NOTED	JOB NUMBER: 25 DEERJ
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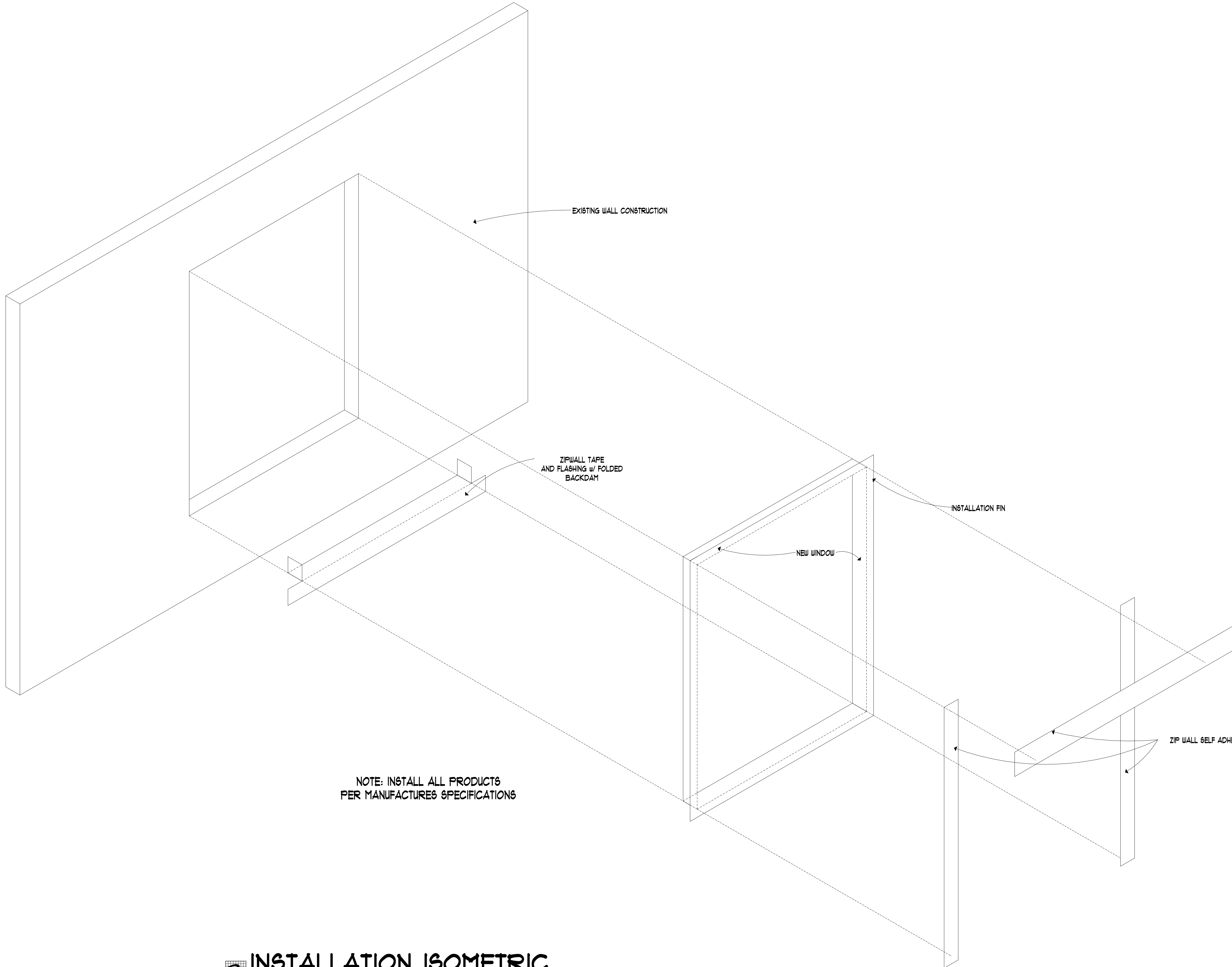
DATE: 31 JULY 2025

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A-5

STEPHEN M. SCHILL, LICENSE # 8871
EXPIRATION DATE: 12/31/2021

DRAWING NUMBER



NOTE: INSTALL ALL PRODUCTS
PER MANUFACTURER'S SPECIFICATIONS

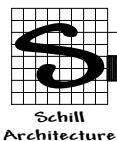
INSTALLATION ISOMETRIC

SCALE: NONE

DETAIL

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY
WITH THE REQUIREMENTS OF THE 2019
RESIDENTIAL CODE OF OHIO



GRAPHIC SCALE



FASTENING SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENERS a,b,c	SPACING OF FASTENERS
ROOF			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" x 0.113")	-----
2	Ceiling joists to plate, toe nail	3-8d (2½" x 0.113")	-----
3	Ceiling joists not attached to parallel rafter, lips over partitions, face nail	3-10d	-----
4	Ceiler tie rafter, face nail or 1¼"x 20 gauge ridge strap	3-10d (3" x 0.128")	-----
5	Rafter to plate, toe nail	2-16d (3½" x 0.135")	-----
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	-----

WALL			
1	Built-up corner studs	10d/3" x 0.128")	24" o.c.
8	Built-up header, two pieces with ½" spacer	16d (3½" x 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3½" x 0.135")	16" o.c. along each edge
10	Continuous header to stud, toe nail	4-8d (2½" x 0.113")	-----
11	Double studs, face nail	10d/3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d/3" x 0.128")	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" x 0.135")	24" o.c.
14	Sole plate to joist or blocking, face nail	16d (3½" x 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3½" x 0.135")	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2½" x 0.113") or 2-16d (3½" x 0.135")	-----
17	Top or sole plate to stud, end nail	2-16d (3½" x 0.135")	-----
18	Top plates, lips at corners and intersections, face nail	2-10d (3" x 0.128")	-----
19	1" brace to each stud and plate, face nail	2-8d (2½" x 0.113") 2 staples 1½"	-----
20	1"x 8" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 2 staples 1½"	-----
21	1"x 8" sheathing to each bearing, face nail	2-8d (2½" x 0.113") 3 staples 1½"	-----
22	Wider than 1"x 8" sheathing to each bearing, face nail	3-8d (2½" x 0.113") 4 staples 1½"	-----

FLOOR			
23	Joist to sill or girder, toe nail	3-8d (2½" x 0.113")	-----
24	1"x 6" subfloor or less to each joist, face nail	2-8d (2½" x 0.113") 3 staples 1½"	-----
25	2" subfloor to joist or girder, blind and face nail	2-16d (3½" x 0.135")	-----
26	Rite joist to top plate, toe nail (roof applications also)	8d (2½" x 0.113")	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3½" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
29	Ledger strip supporting joists or rafters	3-16d (3½" x 0.135")	At each joist or rafter

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

ITEM	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENERS b,c,e	SPACING OF FASTENERS
EDGE (INCHES)f			
INTERMEDIATE SUPPORTS g,h (INCHES)			
30	3/8"-1/4"	6d common (2" x 0.113") nail (subfloor wall) 8d common (2½" x 0.131") nail (roof)	6 12 g
31	19/32"-1"	8d common nail (2½" x 0.131")	6 12 g
32	1 1/8"-1¼"	10d common (3" x 0.148") nail or 8d (2½" x 0.131") deformed	6 12

OTHER WALL SHEATHING h

33	½" structural cellulose fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3 6
34	25/32" structural cellulose fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3 6
35	½" gypsum sheathing d	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7 7
36	5/8" gypsum sheathing d	1½" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7 7

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

37	¾" and less	6d deformed (2" x 0.120") nail or 8d common (2½" x 0.131")	12 12
38	7/8"-1"	8d common (2½" x 0.131") nail or 8d deformed (2½" x 0.120")	12 12
39	1 1/8"-1¼"	10d common (3" x 0.148") nail or 8d deformed (2½" x 0.120")	12 12

For 8d: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.
a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gauge wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table 602.3(2).
f. For regions having basic wind speed of 10 mph or greater, 8d deformed (2½" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gables and walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable and wall framing shall be spaced 6 inches on center, when basic wind speed is greater than 100 mph nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable and walls, and 4 inches on center to gable and wall framing.
h. Gypsum sheathing shall conform to ASTM C 396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



GRAPHIC SCALE

ALTERNATE ATTACHMENTS

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING AND PARTICLEBOARD WALL SHEATHING TO FRAMING

NOMINAL MATERIAL THICKNESS (INCHES)/DESCRIPTION a,b OF FASTENERS (INCHES)		SPACING c OF FASTENERS	
EDGE (INCHES)f		INTERMEDIATE SUPPORTS (INCHES)	
UP TO 1/2"	Staple 15 ga. 1½"	4	8
	0.091" - 0.099 Nail 2¼"	3	6
	Staple 16 ga. 1½"	3	6
	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.091" - 0.099 Nail 2¼"	4	8
19/32 and 5/8"	Staple 14 ga. 2	4	8
	Staple 15 ga. 1½"	3	6
	0.091" - 0.099 Nail 2¼"	4	8
	Staple 16 ga. 2	4	8
	Staple 14 ga. 2	4	8
	0.113 Nail 2¼"	3	6
23/32 and ¾"	Staple 15 ga. 2¼"	4	8
	0.091" - 0.099 Nail 2¼"	4	8
	Staple 16 ga. 2	4	8
	Staple 15 ga. 1½"	3	6
	0.091" - 0.099 Nail 2¼"	4	8
	Staple 16 ga. 2	4	8

FLOOR UNDERLAYMENT: PLYWOOD-HARDWOOD-PARTICLEBOARD f

NOMINAL MATERIAL THICKNESS (INCHES)/DESCRIPTION a,b OF FASTENERS (INCHES)		SPACING c OF FASTENERS	
EDGE (INCHES)f		INTERMEDIATE SUPPORTS (INCHES)	

PLYWOOD			
¾ and 5/8"	1¼ ring or screw shank nail-minimum 12½ ga. (0.099") shank diameter	3	6
	Staple 18 ga, 1/8", 3/16 crown width	2	5
19/32, 3/8, 5/32, and 1/2"	1¼ ring or screw shank nail-minimum 12½ ga. (0.099") shank diameter	6	8e
	1¼ ring or screw shank nail-minimum 12½ ga. (0.099") shank diameter	6	8
19/32, 1/8, 30/32 and 3/4"	1¼ ring or screw shank nail-minimum 12½ ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1½"	6	8

HARDBOARD f			
0.200	1½ long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga, 1/8 long (plastic coated)	3	6

PARTICLEBOARD			
¾	4d ring-grooved underlayment nail	3	6
	Staple 18 ga, 1/8 long, 3/16" crown	3	6
3/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1/8 long, 3/8 crown	3	6
½, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 3/8 crown	3	6

For 8d: 1 inch = 25.4 mm.
a. Nail is a general description and may be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of 5/8-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPFA/ANSI A 135.4.

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a,b,c

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATINGS	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)		
SIZE	PENETRATION (INCHES)				Edges (Inches o.c.)	Field (Inches o.c.)	Wind exposure category		
6d Common (2.0" x 0.13")	1.5	24/0	3/8	16	6	12	B	C	D
8d Common (2.5" x 0.13")	1.75	24/6	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

For 8d: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces per Section 301.2. Lateral bracing requirements shall be in accordance with Section 602.10.
c. Wood Structural Panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 oc or 24 oc shall be permitted as an alternate to panels with a 24/6 span rating. Wall-16 and Plywood siding 16 oc shall be used with studs spaced a maximum of 16 inches on center.

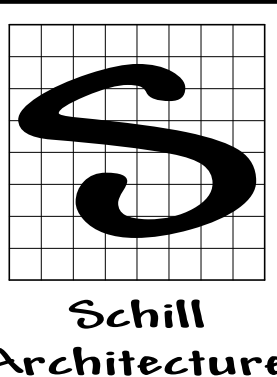
2019 RESIDENTIAL CODE OF OHIO COMPLIANCE PATH OPTIONS

CLIMATE ZONE 5- SELECT ONE OPTION

DESCRIPTION	OPTION 1 2009 IECC	OPTION 2 RCO 110/1004	OPTIONS RCO 1105 (OHBA)	
			OPTION 3A OHBA PATH 1	OPTION 3B OHBA PATH 2
MINIMUM FENESTRATION U-FACTOR (ALL GLAZED FENESTRATION EXCEPT SKYLIGHTS)	0.35	0.35	0.32	0.32
SKYLIGHT FENESTRATION U-FACTOR	0.60	0.60	0.60	0.60
CEILING R-VALUE	R-38	R-38	R-43	R-43
WOOD FRAMED WALL R-VALUE	20 OR 13+ *	20 OR 13+ *	15 OR 13+ *	13
MASS WALL R-VALUE (ABOVE GRADE WALLS OF CONCRETE BLOCK, ICF, SOLID TIMBER LOGS, ETC.)	13/17	13/17	13/17	13/17
FRAMED FLOOR R-VALUE	30 **	30 **	30 **	30 **
BASEMENT WALL R-VALUE	10/13 ** (FULL)	10/13 ** (FULL)	10/13 ** (MIN. 4 FT.)	10/13 ** (MIN. 4 FT.)
SLAB R-VALUE (A)	R-10 # 2 FT.	R-10 # 2 FT.	R-10 # 2 FT.	R-10 # 2 FT.
CRAWL SPACE WALL R-VALUE	10/13 **	10/13 **	10/13 **	10/13 **
BLOWER DOOR TEST	YES (B)	YES (B)	YES (D)	YES (D)
DUCTS MUST BE TESTED FOR FOR TIGHTNESS (IECC 403.2.2)	YES (C)	YES (C)	YES (C) (D)	YES (C) (D)
SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF (E)	R-8	R-8	R-8	R-8
ALL OTHER DUCTS (OUTSIDE THE BUILDING ENVELOPE) SHALL BE SEALED AND INSULATED MTO A MINIMUM OF (E)	R-6	R-6	R-6	R-6
AIR SEALING (IECC 402.4) OF PLATES, WALLS, WINDOWS, DOORS, UTILITY PENETRATIONS, ATTIC ACCESS, RECESSED	YES	YES	YES	YES
WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR (F)	YES	YES	YES	YES
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED	YES	YES	YES	YES
CIRCULATING HOT WATER SYSTEMS PIPING SHALL BE INSULATED TO AT LEAST R- (PER SECTION 1103.4)	R-2 (ALL)	R-2 (ALL)	R-2 (FIRST 5 FT.)	R-2 (FIRST 5 FT.)
MECHANICAL SYSTEM PIPING (ABOVE 105 F OR BELOW 55 F MUST BE INSULATED TO A MINIMUM OF	R-3	R-3	R-3	R-3
MINIMUM PERCENTAGE OF HIGH EFFENCY LIGHT FIXTURES	50%	50%	75%	75%
PROGRAMMABLE THERMOSTAT REQUIRED	YES	YES	YES	YES
PERMANENT CERTIFICATE SHALL BE POSTED ON THE ELECTRICAL PANEL	YES	YES	YES	YES
FURNACE EFFICIENCY RATING	EQUIPMENT SIZING SHALL MEET SECTION M1401.0 OF THE IRC			
AIR CONDITIONING SEER RATING				

NOTES:
* 13+ MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING (LIKEWISE FOR 13+3)
** OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY
*** 10/13 MEANS R-10 CONTINUOUS INSULATION (ON THE INTERIOR OR EXTERIOR) OR R-13 CAVITY INSULATION ON THE BASEMENT/CRAWL WALL
(A) FOR HEATED SLABS R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R VALUES
(B) EXCEPTION: COMPLIANCE MAY BE DETERMINED BY A VISUAL INSPECTION BASED ON THE CRITERIA LISTED IN IECC TABLE 402.4.2 (IN LIEU OF BLOWER DOOR)
(C) EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE
(D) THIS REQUIREMENT WILL TAKE EFFECT ONE YEAR AFTER THE EFFECTIVE DATE OF THIS RULE (1/1/14)
(E) BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS
(F) EXCEPTION: PRE MANUFACTURED FIREPLACES MUST BE INSTALLED PER MANUFACTURERS INSTRUCTIONS (WHICH MAY OR MAY NOT INCLUDE GASKETED DOORS AND OUTSIDE AIR)

(OHBA) OHIO HOME BUILDERS ASSOCIATION
(RCO) RESIDENTIAL CODE OF OHIO
(IECC) INTERNATIONAL ENERGY CONSERVATION CODE



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1650 CROSSINGS PARKWAY SUITE E
WESTLAKE, OHIO 44145

EMAIL ADDRESS:
STEVE@SCHILLARCHITECTURE.COM

DESIGN LOADS

COMPONENT	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ATTIC (WALK UP STORAGE)	30 P.S.F.	15 P.S.F.	45 P.S.F.
ATTIC (LIMITED STORAGE)	20 P.S.F.	15 P.S.F.	35 P.S.F.
ATTIC (NO STORAGE)	10 P.S.F.	15 P.S.F.	25 P.S.F.
DECKS	40 P.S.F.	15 P.S.F.	55 P.S.F.
EXTERIOR BALCONIES	60 P.S.F.	15 P.S.F.	75 P.S.F.
GUARDRAIL AND HANDRAILS	200 P.S.F.	15 P.S.F.	215 P.S.F.
GUARDRAIL INFILL COMPONENTS	50 P.S.F.	15 P.S.F.	65 P.S.F.
PASSENGER VEHICLE GARAGES	50 P.S.F.	15 P.S.F.	65 P.S.F.
ROOMS OTHER THAN SLEEPING ROOMS	40 P.S.F.	15 P.S.F.	55 P.S.F.
SLEEPING ROOMS	30 P.S.F.	15 P.S.F.	45 P.S.F.
STAIRS	40 P.S.F.	15 P.S.F.	55 P.S.F.
ROOFS	25 P.S.F.	15 P.S.F.	40 P.S.F.
SNOW	25 P.S.F.	N.A.	25 P.S.F.
WIND	15 M.P.H.	N.A.	15 M.P.H.
SOIL BEARING	3000 P.S.F.	N.A.	3000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 3000 P.S.F. A GEOTECHNICAL ENGINEER SHALL BE RETAINED AND THE ARCHITECT SHALL BE NOTIFIED AT ONCE IF UNUSUAL OR UNSTABLE SOIL CONDITIONS EXIST.
2. NOTIFY ARCHITECT IF STONE OR TILE FLOORING IS TO BE USED.
3. NOTIFY ARCHITECT IF ROOFING MATERIAL IS OTHER THAN ASPHALT SHINGLE.

SPACE	MATERIAL	HEIGHT
LOWER LEVEL	CONCRETE- 8"	MATCH EXISTING
MAIN FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"/2"x4"	MATCH EXISTING

AREA SUMMARY

AREA	SIZE
UNFINISHED LOWER LEVEL	0,000 SQ.FT.
FINISHED LOWER LEVEL	0,000 SQ.FT.
MAIN LEVEL	0,000 SQ.FT.
UPPER LEVEL	0,000 SQ.FT.
UPPER LEVEL(VOLUME SPACE)	0,000 SQ.FT.
THIRD FLOOR	0,000 SQ.FT.
TOTAL HEATED AREA	0,000 SQ.FT.
GARAGE	0,000 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	135 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	135 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	135 SQ.FT.
AREA CALCULATIONS ARE MADE FROM THE OUTSIDE FACE OF EXTERIOR WALLS, STAIRWELLS AND FIREPLACE AREAS ARE INCLUDED ONCE, GARAGES, OPEN SPACES, DECKS, PATIOS, AND EXTERIOR PORCHES ARE NOT INCLUDED IN THESE FIGURES. THEY ARE SUMMARIZED AS ADDITIONAL AREAS IN THIS TABLE.	

	ISSUED FOR PERMIT AND BIDDING	03 JUNE 2026
	ISSUED FOR REVIEW	25 APR 2026

REV. NO.	DESCRIPTION	DATE
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PROJECT:

RENOVATION/ADDITION
TO PRIVATE RESIDENCE

LOCATION: 15680 BEACH CLIFF BLVD
ROCKY RIVER, OH. 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-06-036

SPECIFICATIONS

SCALE: AS NOTED	JOB NUMBER: 25 DEERJ
	DATE: 31 JULY 2025
	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\DEERJ\CONCEPT.CAD
DRAWING NUMBER A-6	
STEPHEN M. SCHILL, LICENSE # 8871 EXPIRATION DATE: 12/31/2021	