

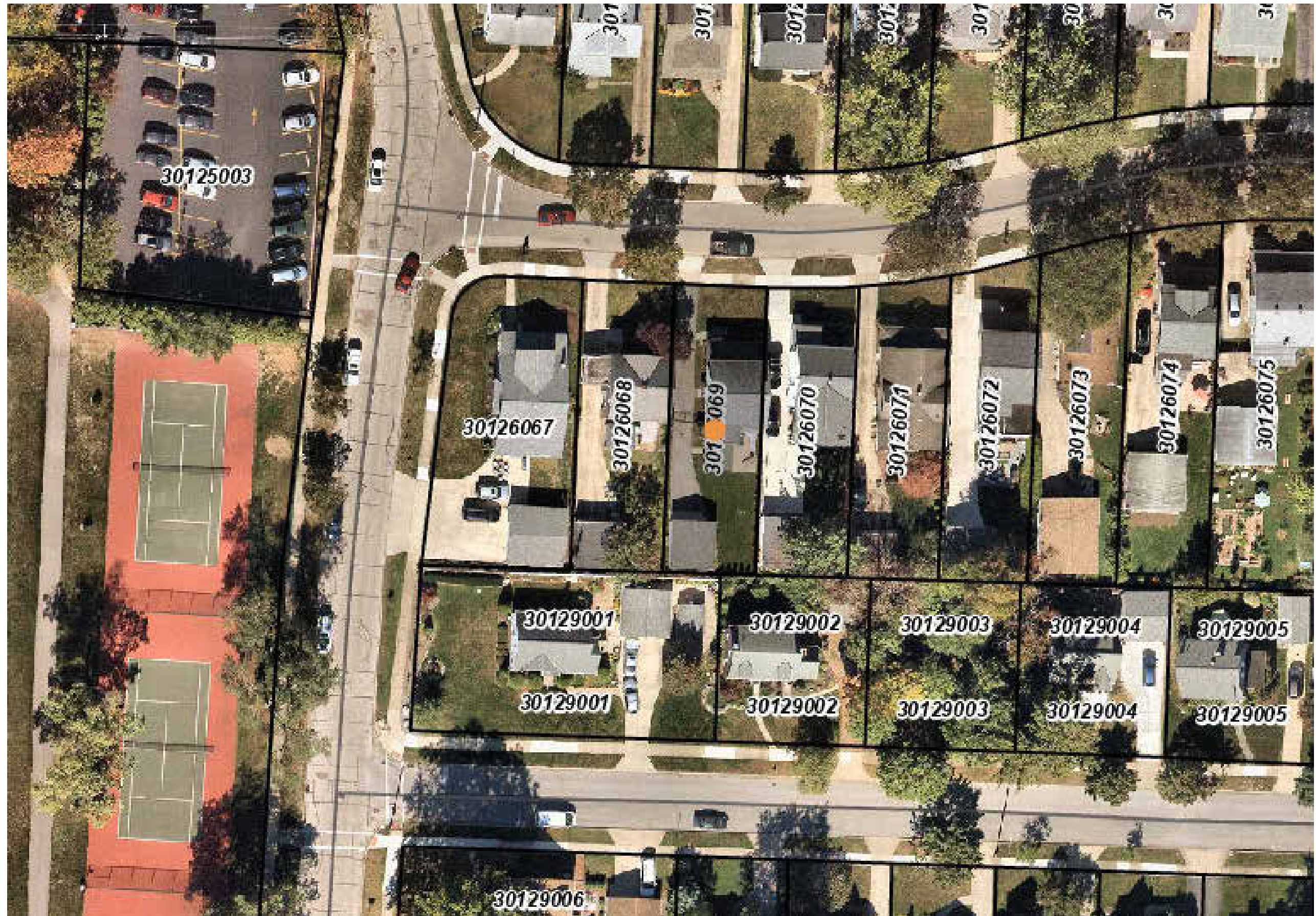




NORTH SIDE OF TELBIR



SOUTH SIDE OF TELBIR



Ricky and Emily Voigt

Home Additions

19737 Telbir Ave
Rocky River, Ohio

Progress Set

2026-06-15

Ricky and Emily Voigt
Home Additions
19737 Telbir Ave
Rocky River, Ohio

ABBREVIATIONS

ADA	UL A117.1 2009 STANDARDS	N.I.C.	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ALUM	ALUMINUM		
B/	BOTTOM OF	O/	OVER
BD	BOARD	OC	ON CENTER
BLDG	BUILDING	OBC	OHIO BUILDING CODE
BOTT	BOTTOM	OL	OCCUPANT LOAD
		OPP	OPPOSITE
C.O.	CLEANOUT	PT	PRESSURE TREATED
CFM	CUBIC FEET PER MINUTE	PERF	PERFORATED
CLG	CEILING	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PR	PAIR
CONC	CONCRETE	PTD	PAINTED
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CPT	CARPET		
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING
DEMO	DEMOLITION/DEMOLISH	REF	REFERENCE
DIA	DIAMETER	REQ'D	REQUIRED
DN	DOWN	RH	RIGHT HAND
DWG	DRAWING	RM	ROOM
		RR	RESTROOM
		RTU	ROOF TOP UNIT
(E)	EXISTING	S.B.O.	SUPPLIED BY OWNER
ETR	EXISTING TO REMAIN	SAN	SANITARY
EA	EACH	SCHED	SCHEDULE
ELEV	ELEVATION	SF	SQUARE FOOT
EQ	EQUAL	SIM	SIMILAR
EW	EACH WAY	SSTL	STAINLESS STEEL
EXIST	EXISTING	STL	STEEL
EXT	EXTERIOR	STRUCT	STRUCTURE/ STRUCTURAL
FD	FLOOR DRAIN	T/	TOP OF
FE	FIRE EXTINGUISHER	TYP	TYPICAL
FFE	FINISH FLOOR ELEVATION		
FRP	FIBERGLASS REINFORCED PLASTIC	UL	UNDERWRITERS LABORATORIES
FRT	FIRE RETARDANT TREATED	UNO	UNLESS NOTED OTHERWISE
FT	FEET/FOOT		
FTG	FOOTING	V	VOLT
		V.I.F.	VERIFY IN FIELD
GA	GUAGE	VTR	VENT THROUGH ROOF
GALV	GALVANIZED		
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER	W	WIDE
GWB	GYP SUM WALL BOARD	W/	WITH
GYP	GYP SUM	WD	WOOD
		WWF	WELDED WIRE FABRIC
HM	HOLLOW METAL		
HSS	HOLLOW STEEL SECTION		
IECC	INTERNATIONAL ENERGY CONSERVATION CODE	@	AT
		·	CENTERLINE
LAV	LAVATORY	Ø	DIAMETER
LH	LEFT HAND		
LVL	LAMINATED VENEER LUMBER		
M.O.	MASONRY OPENING		
MASY	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEP	MECHANICAL, ELECRICAL, & PLUMBING		
MFR	MANUFACTURER		
MGYP	MOISTURE RESISTANT GYP SUM BOARD		
MIN	MINIMUM		
MTL	METAL		

GENERAL PROJECT NOTES

- The work shall conform to all applicable local, state, and national codes.
- Field verify existing conditions prior to performing any demolition, fabrication, or construction work.
- Contractor shall review and become familiar with all existing conditions prior to commencing work. Any conditions not documented on these drawings or observed to be different than those shown on these drawings are to be reported to the architect and owner prior to commencing the work.
- Contractor shall submit all not already submitted permit documents, qualifications, etc. and be responsible for all fees associated with permits, utility extensions, tap-inspections, etc. The contractor is responsible for obtaining the permits, and all associated permit and inspection costs / fees.
- If a discrepancy or conflict between code requirements, drawing details, specifications, engineering data, manufacturer's recommendations, existing conditions, or owner provided information becomes known to the contractor, they shall promptly report it to the architect/engineer and owner for corrective action.
- Contractor and sub-contractors shall determine erection procedures and sequencing and provide all required shoring and bracing as needed to complete the work.
- 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.
- Written dimensions take precedence over scaled dimensions.
- Before any work is started, all boundary lines shall be marked at their intersections with permanent markers and setbacks shall be checked for conformance.

DRAWING INDEX

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A1.2	Foundation and First Floor Plans
A1.3	Second Floor and Roof Plan
A1.4	Framing Plans
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A3.0	Wall Section
A3.1	Wall Section
A5.0	Electrical Plans
07	First Floor Plan
08	Second Floor Plan

SYMBOL LEGEND

	SECTION CUT		ELEVATION BENCHMARK
	DETAIL MARK		REVISION TAG
	ELEVATION MARK		

CODE COMPLIANCE

Applicable Codes:	2019 Residential Code of Ohio (RCO) 2024 Ohio Plumbing Code (OPC) 2024 Ohio Mechanical Code (OMC) 2023 National Electric Code (NEC) Local Building and Zoning Ordinances
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General Project Scope: New addition to a single family home.

Design Criteria:	
Ground snow load	20 psf (RCO 301.2(6))
Wind design speed	115 mph (RCO 301.2(1))
Seismic design category	A (RCO 301.2(2))
Winter design temp	5° (RCO 301.2(1)e)
Ice barrier underlayment	Required (RCO 301.2(1))
Flood hazard	N/A
Air freezing index	1500 (RCO 403.3(2))
Dead load	
Floor Construction	12 psf
Roof Construction	15 psf
Exterior Stud Wall Construction	
Vinyl Siding	12 psf
Brick Veneer	48 psf
Interior Wall Construction	
Gypsum Board	8 psf
Plaster	20 psf
Live load (RCO 301.5)	
Sleeping room	30 psf
Rooms other than sleeping rooms	40 psf
Passenger vehicle garages	50 psf
Stairs	40 psf
Balconies and decks	40 psf
Min roof live load (RCO 301.6)	
Flat to < 4:12	20 psf
4:12 pitch to < 12:12 pitch	16 psf
12:12 pitch or greater	12 psf
Allowable Deflection (RCO 301.7)	
Interior Walls and Partitions	H/180
Floors	L/360
Gypsum Ceilings	L/240
All other structural members	L/240
Exterior walls	H/180

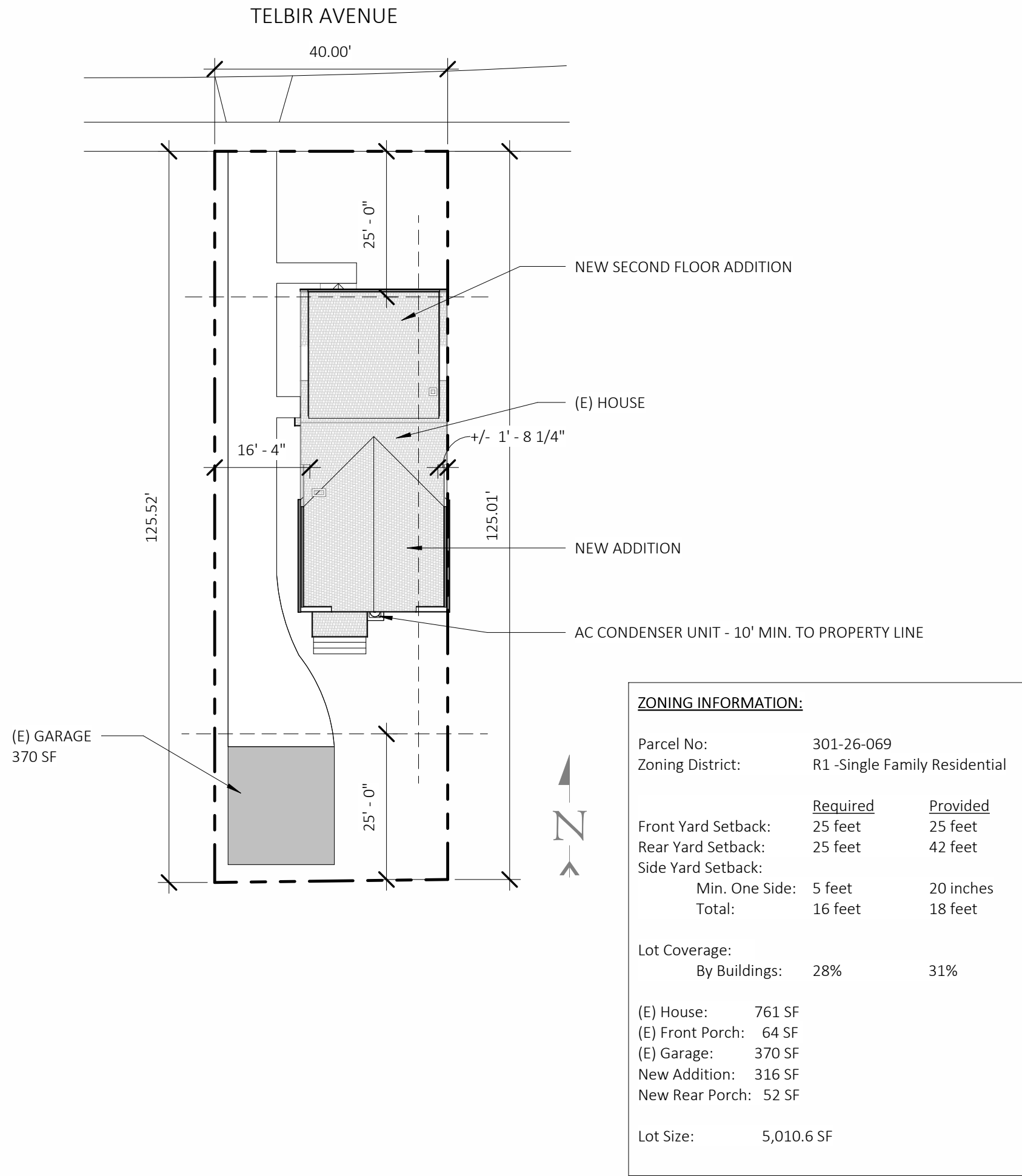
Energy Efficiency - Chapter 11

Ohio Home Builders Association Alternative Energy Code Option
Table 1112.2.1 - Insulation and Fenestration Requirements by Component
Compliance Path #1

Fenestration U-Factor:	U-0.32
Skylight U-Factor:	U-0.60
Ceiling R-Value:	R-49 (or R-38 where the insulation extends uncompressed over the top wall plate at the eaves per 1102.2.1)
Wood Frame Wall R-Value:	R-15
Mass Wall R-Value:	R-13 or R-17 when more than half the insulation is on the interior of the mass wall.
Floor R-Value:	R-30 or sufficient to fill the framing cavity (R-19 min.)
Basement Wall R-Value:	R-10 continuous or R-13 cavity (min. 4 feet)
Slab R-Value:	R-10 for 2 feet
Crawl Space R-Value:	R-10 continuous or R-13 cavity

SITE PLAN

SCALE: 1" = 20'-0"



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Title Sheet

A0.0

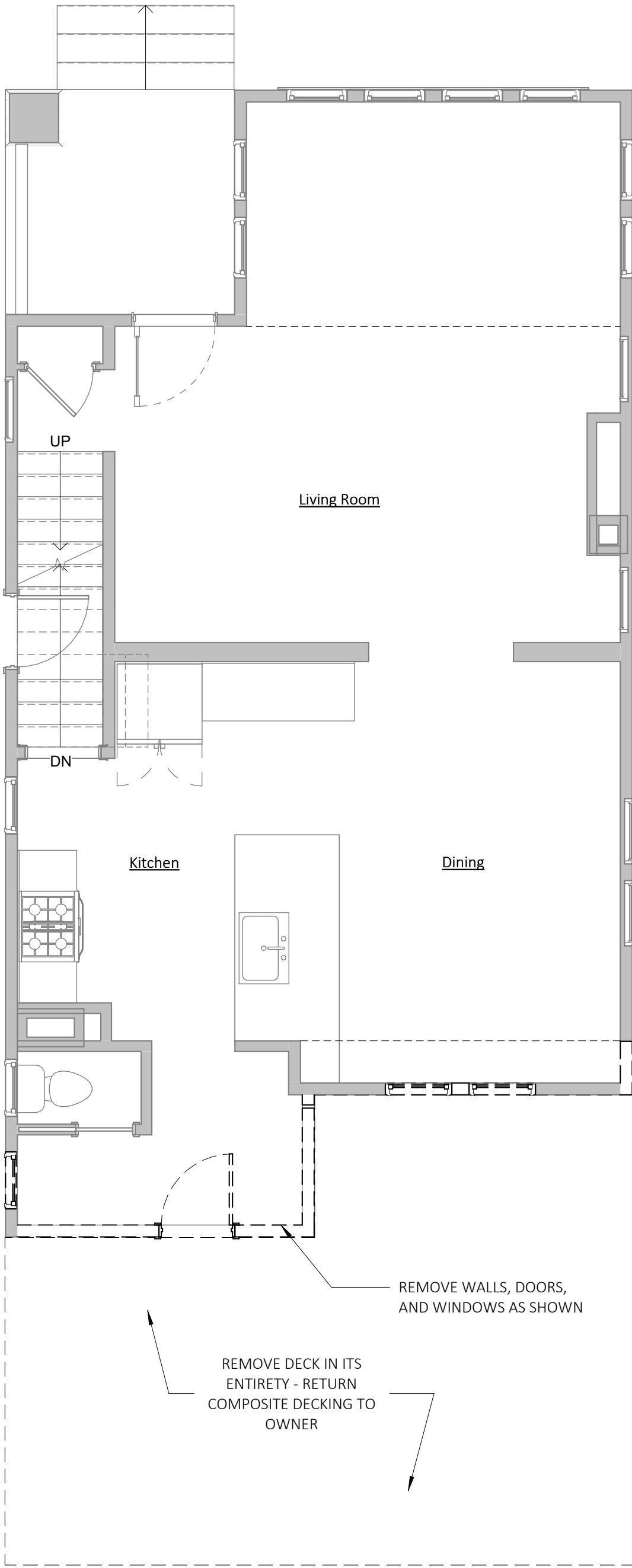
Project Number: 2607

DEMOLITION GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION ACTIVITIES. NOTIFY THE ARCHITECT OF ANY CONDITIONS AFFECTING THE WORK THAT VARY FROM THOSE INDICATED WITHIN THESE DOCUMENTS.
2. REMOVE ALL MATERIALS SCHEDULED FOR DEMOLITION FROM THE PROJECT SITE AND DISPOSE OF THEM IN A LEGAL MANNER. DO NOT BURN MATERIALS.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF ADJACENT AREAS AND SURFACES THAT ARE NOT SCHEDULED FOR DEMOLITION IN ORDER TO ENSURE NO DAMAGE IS CAUSED TO ADJACENT AREAS OR SURFACES.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY DUST PARTITIONS AND WALK OFF MATS AS REQUIRED.
5. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING TO BRACE AND SUPPORT EXISTING WORK PRIOR TO AND DURING DEMOLITION AND NEW CONSTRUCTION AS NEEDED.

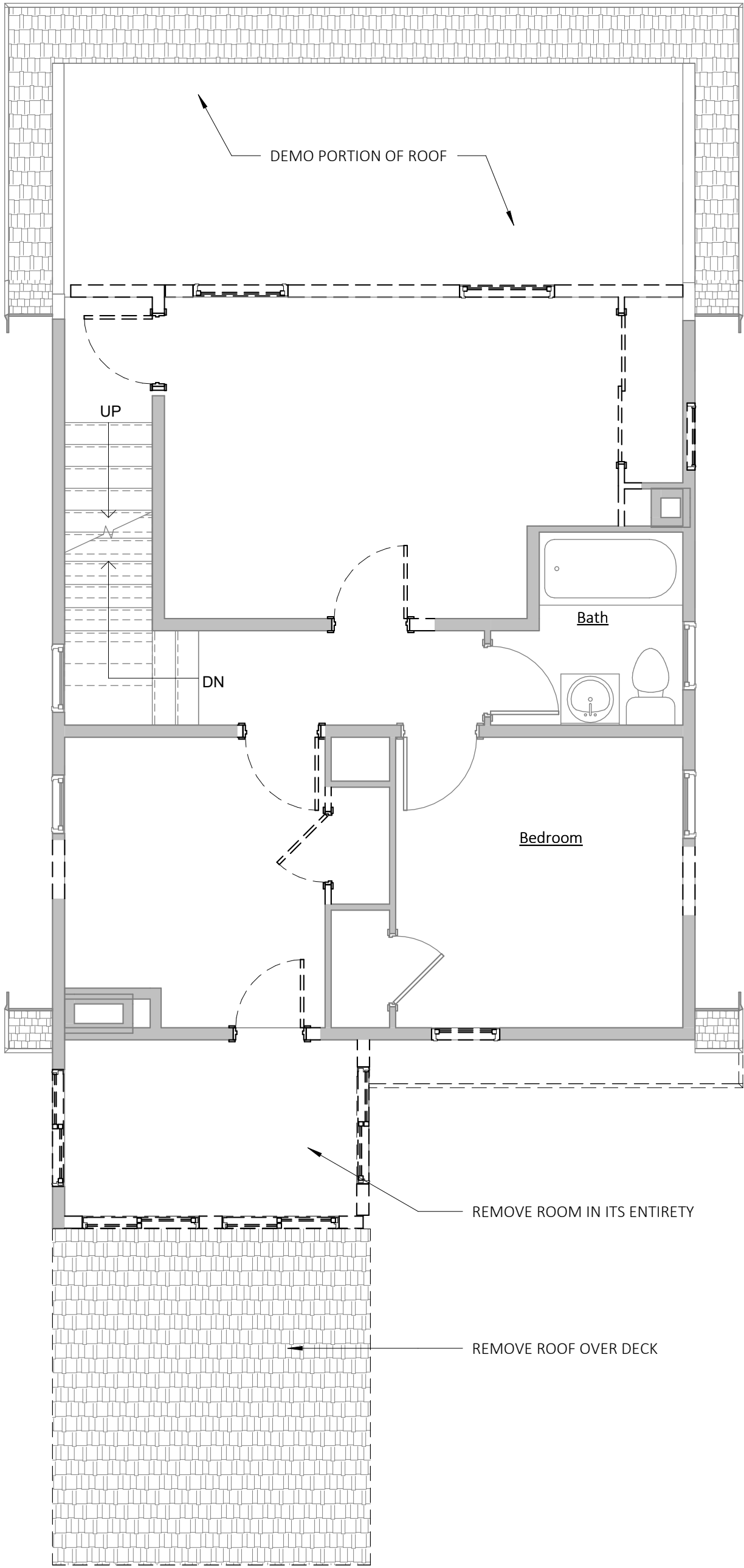
DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN



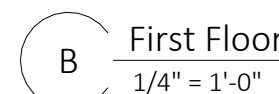
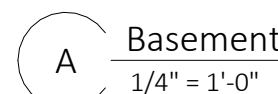
A First Floor Demo

1/4" = 1'-0"



B Second Floor Demo

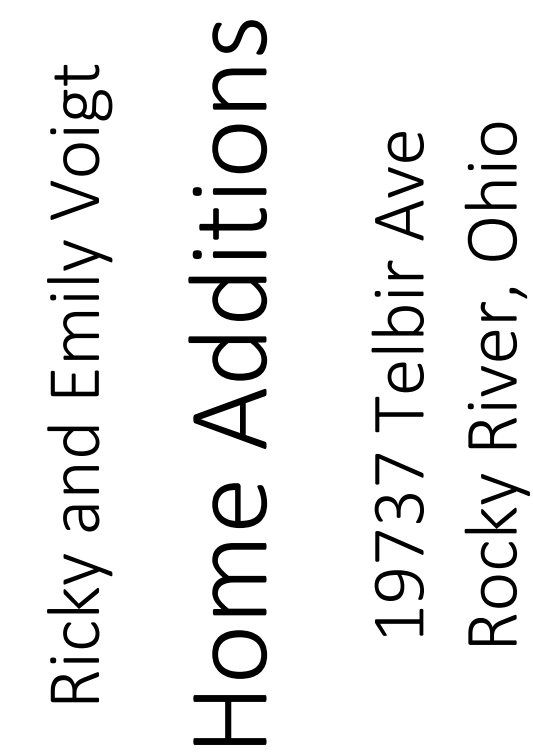
1/4" = 1'-0"



1. FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS, INCLUDING FLOOR LEVEL HEIGHTS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF SHEATHING. ALL OTHER DIMENSIONS ARE TO FINISHED FACE U.N.O. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD BY CONTRACTOR.
3. INTERIOR WALL ASSEMBLIES SHALL CONSIST OF 1/2" GYP BD ON EA SIDE OF 2x4 WOOD FRAMING @ 16" OC, UNO.
4. FRAMING SIZES BASED OFF SPRUCE-PINE-FIR (SPF) GRADE #2 OR BETTER UNO.
5. FIELD VERIFY ALL RELEVANT DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION OF ANY SYSTEMS.
6. WALL BRACING SHALL BE CONSTRUCTED IN COMPLIANCE WITH RCO 602.10.
7. HVAC DESIGN PROVIDED BY OTHERS, SHOWN HERE FOR REFERENCE AND COORDINATION ONLY.
8. PROPERLY BRACE ALL FOUNDATION WALLS PRIOR TO BACKFILLING.
9. CONTRACTOR TO CONFIRM THE FOUNDATION HEIGHT IS AT LEAST 6" ABOVE FINISHED GRADE AT THE FULL PERIMETER OF THE STRUCTURE. (4" FOR MASONRY STRUCTURES RCO 404.1.6)

EXISTING TO REMAIN

NEW CONSTRUCTION



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Foundation and First Floor Plans

A1.2

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Second Floor
and Roof Plan

A1.3

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ROOF PLAN GENERAL NOTES

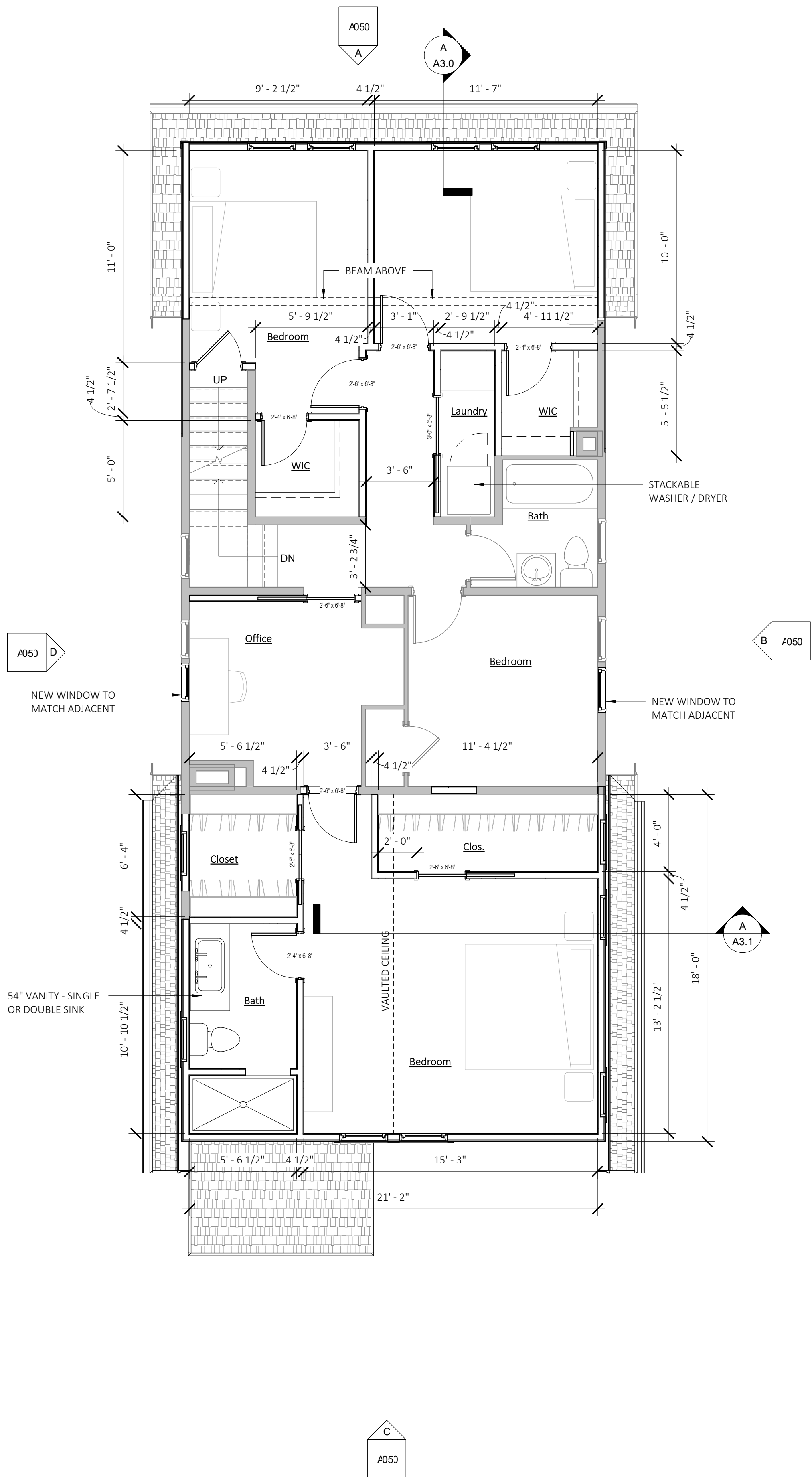
1. PROVIDE ICE GUARD ON ALL VALLEYS AND FOR 3' ON ALL EAVES.
2. WHERE ROOF PITCH IS LESS THAN 4:12, ICE GUARD SHALL BE CONTINUOUS UNDER ENTIRE ROOF AREA.

FLOOR PLAN GENERAL NOTES

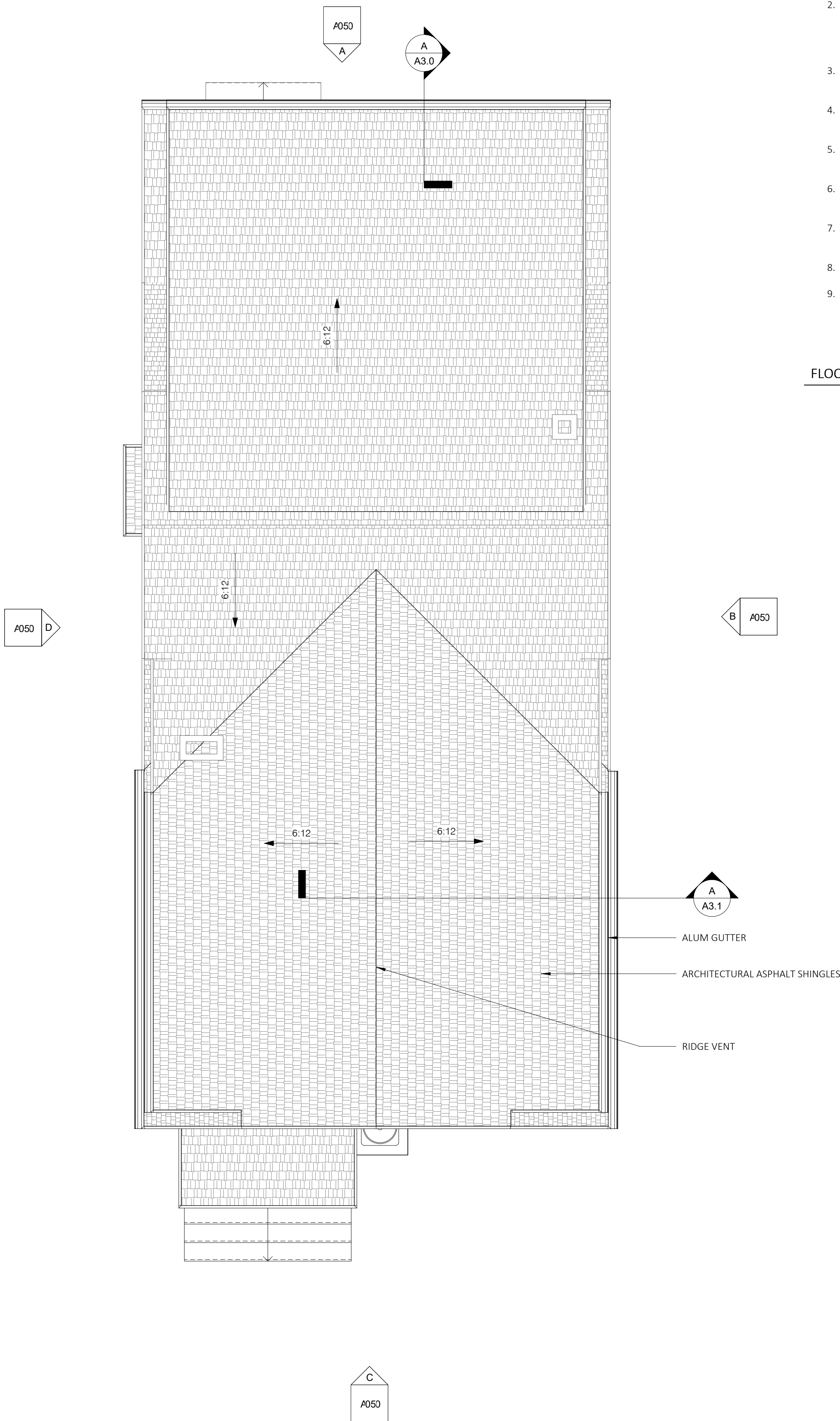
1. FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS, INCLUDING FLOOR LEVEL HEIGHTS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE OF SHEATHING. ALL OTHER DIMENSIONS ARE TO FINISHED FACE U.N.O. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE TO BE VERIFIED IN THE FIELD BY CONTRACTOR.
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FLOOR PLAN LEGEND

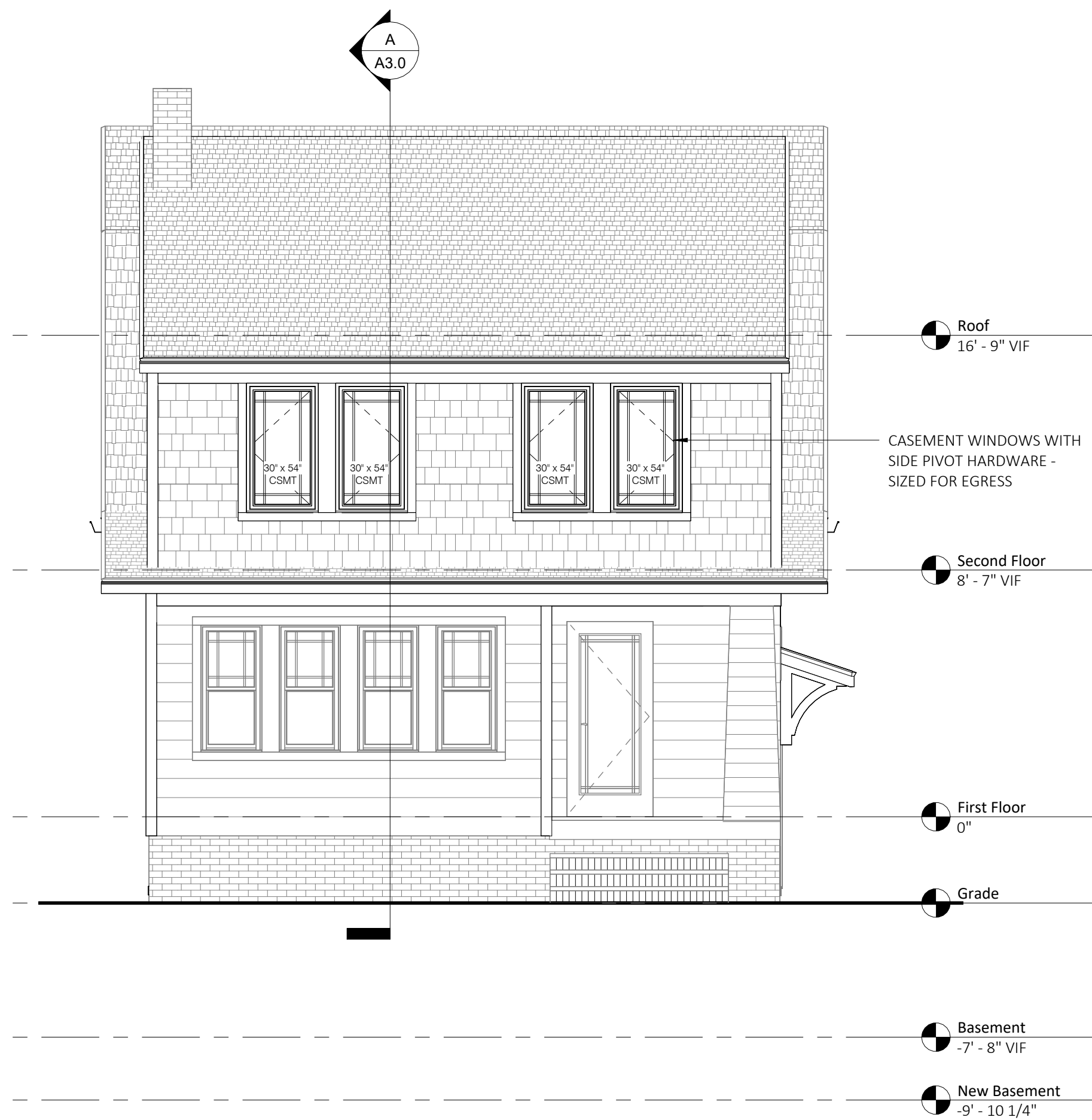
- EXISTING TO REMAIN
- NEW CONSTRUCTION



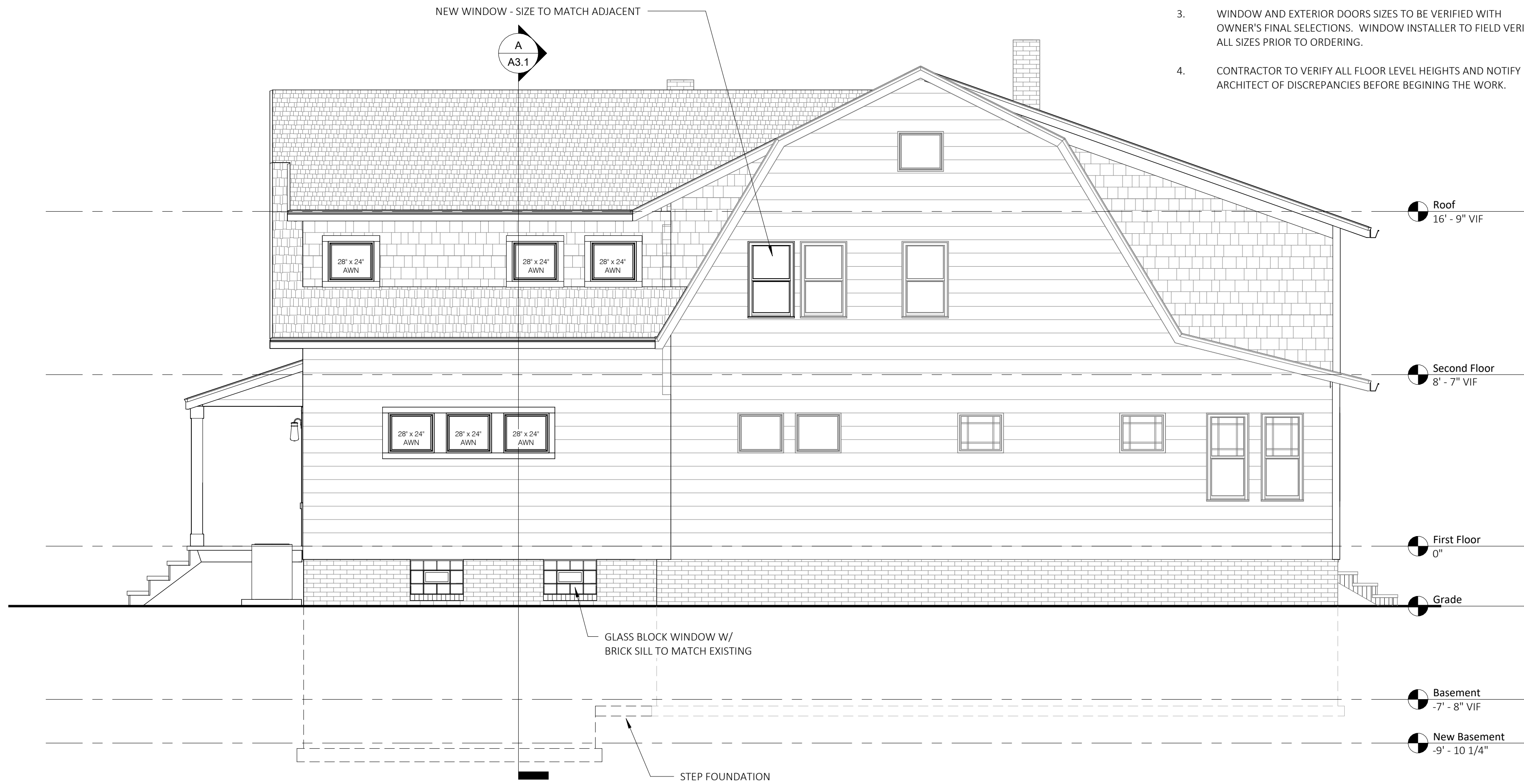
A Second Floor
1/4" = 1'-0"



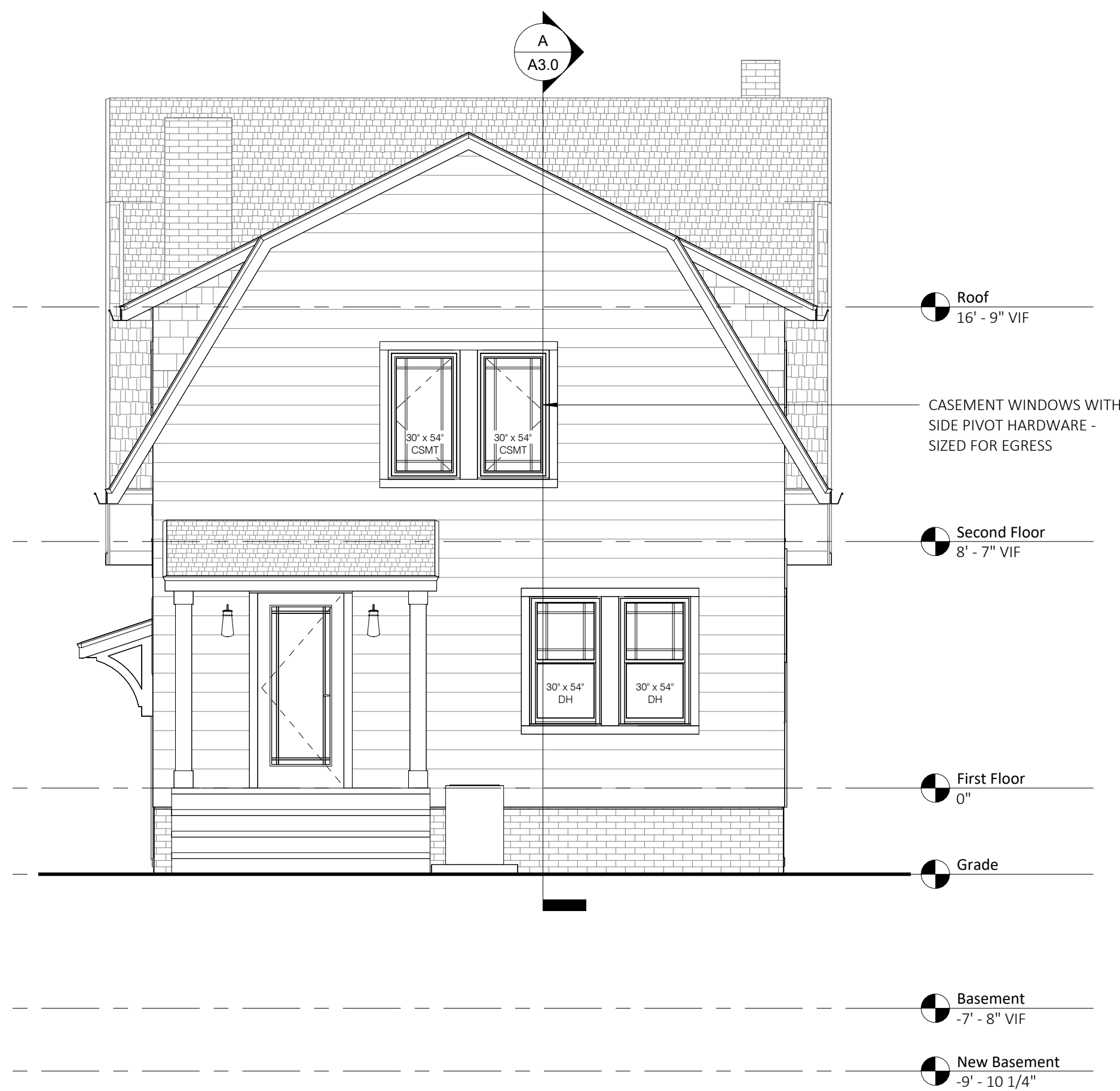
B Roof Plan
1/4" = 1'-0"



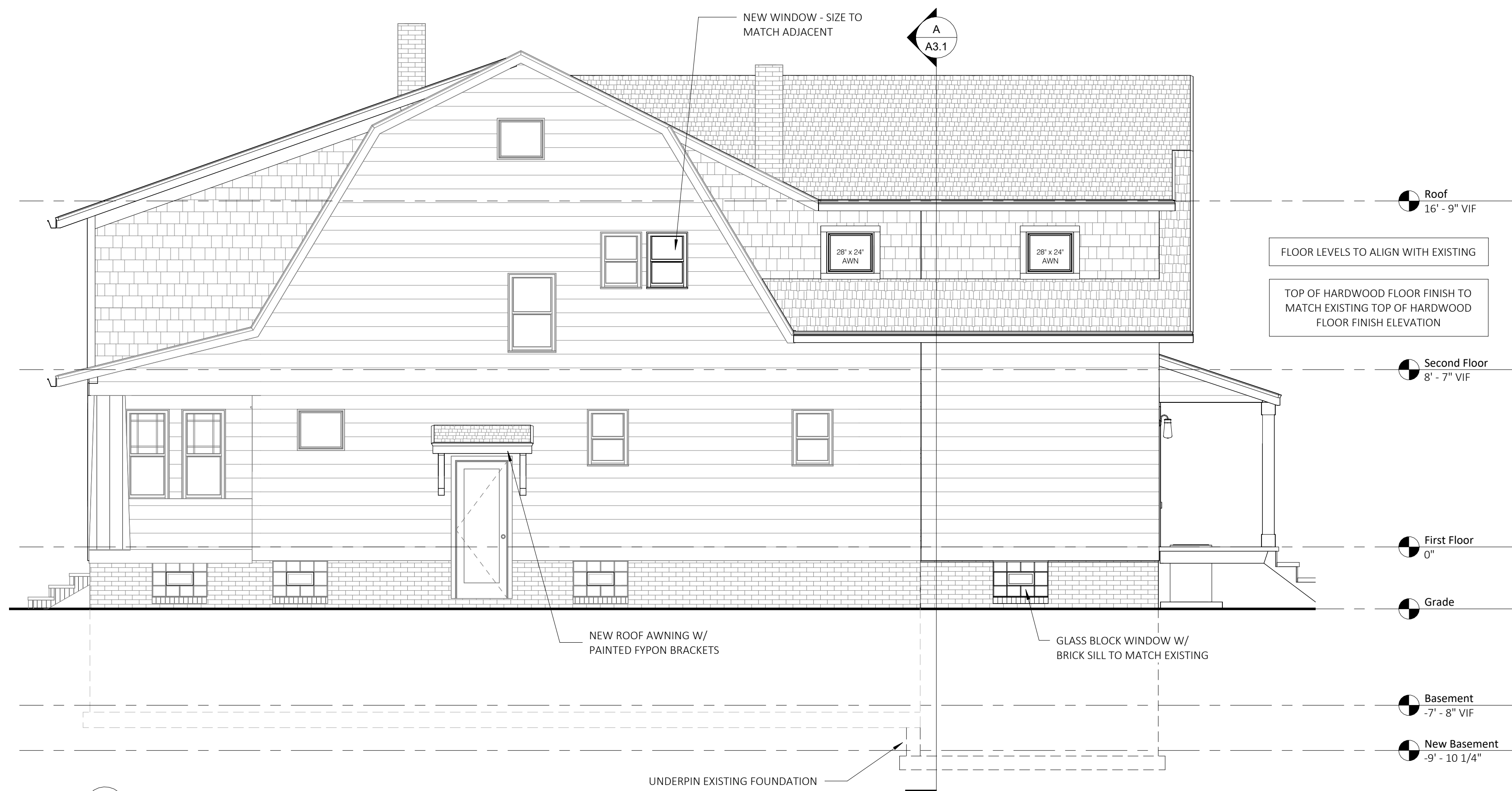
A North Elevation
1/4" = 1'-0"



B East Elevation
1/4" = 1'-0"



C South Elevation
1/4" = 1'-0"



D West Elevation
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. NEW VINYL SIDING, VINYL WINDOWS, AND ASPHALT SHINGLES TO MATCH EXISTING
2. ① INDICATES TEMPERED GLASS
3. WINDOW AND EXTERIOR DOORS SIZES TO BE VERIFIED WITH OWNER'S FINAL SELECTIONS. WINDOW INSTALLER TO FIELD VERIFY ALL SIZES PRIOR TO ORDERING.
4. CONTRACTOR TO VERIFY ALL FLOOR LEVEL HEIGHTS AND NOTIFY ARCHITECT OF DISCREPANCIES BEFORE BEGINNING THE WORK.

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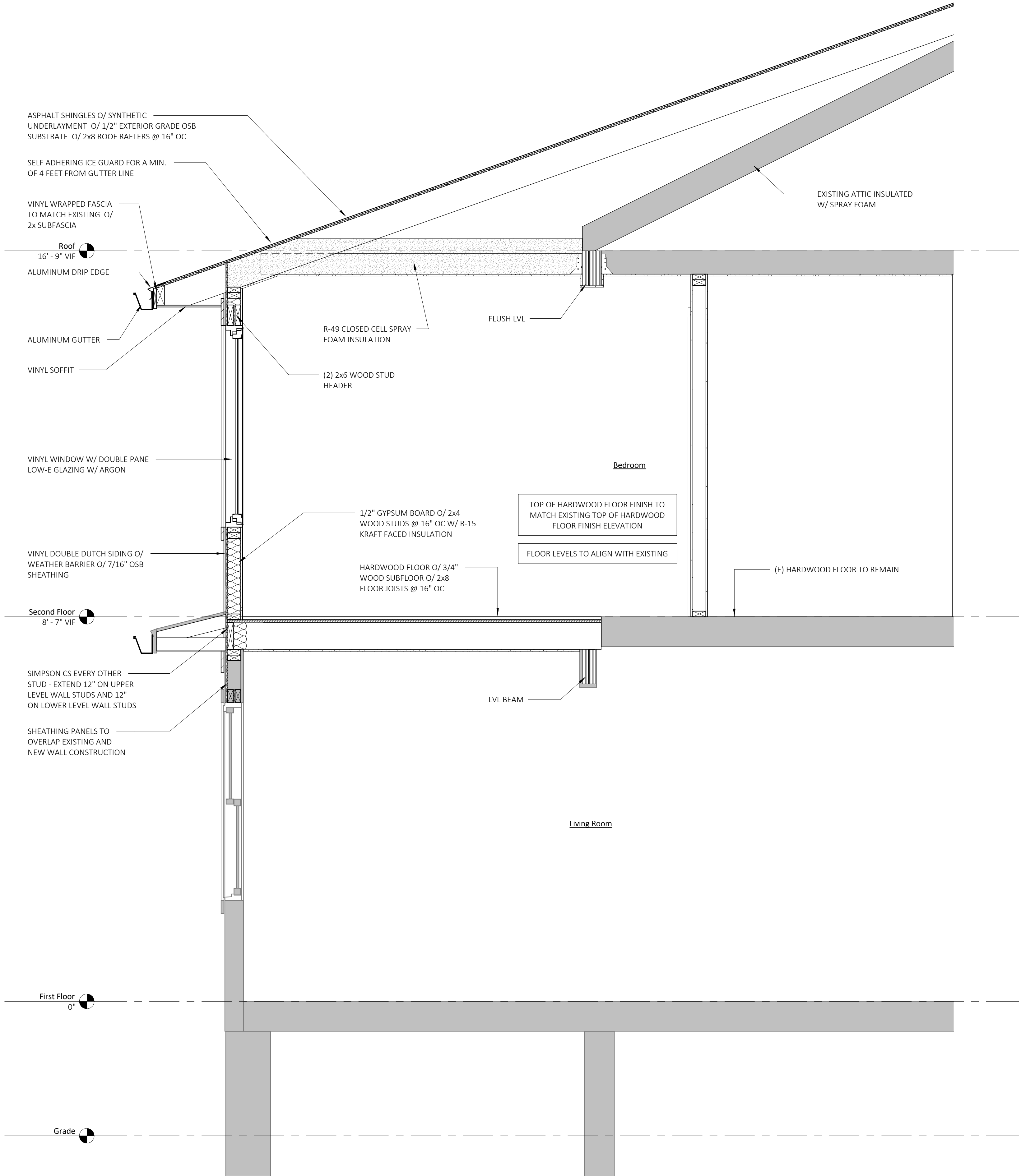
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Wall Section

A3.0

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A Wall Section @ Front Wall

3/4" = 1'-0"

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Wall Section

A3.1

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