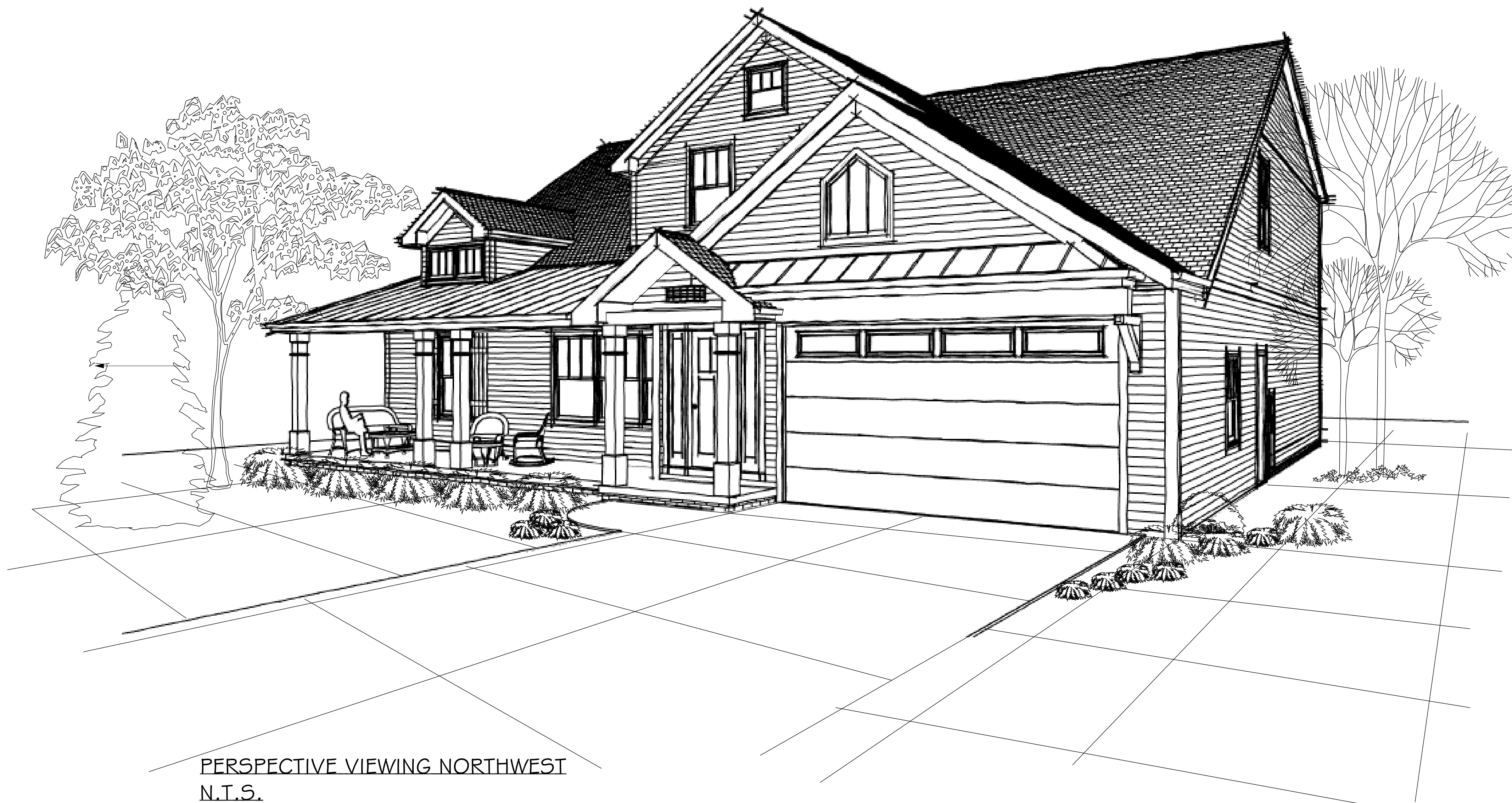
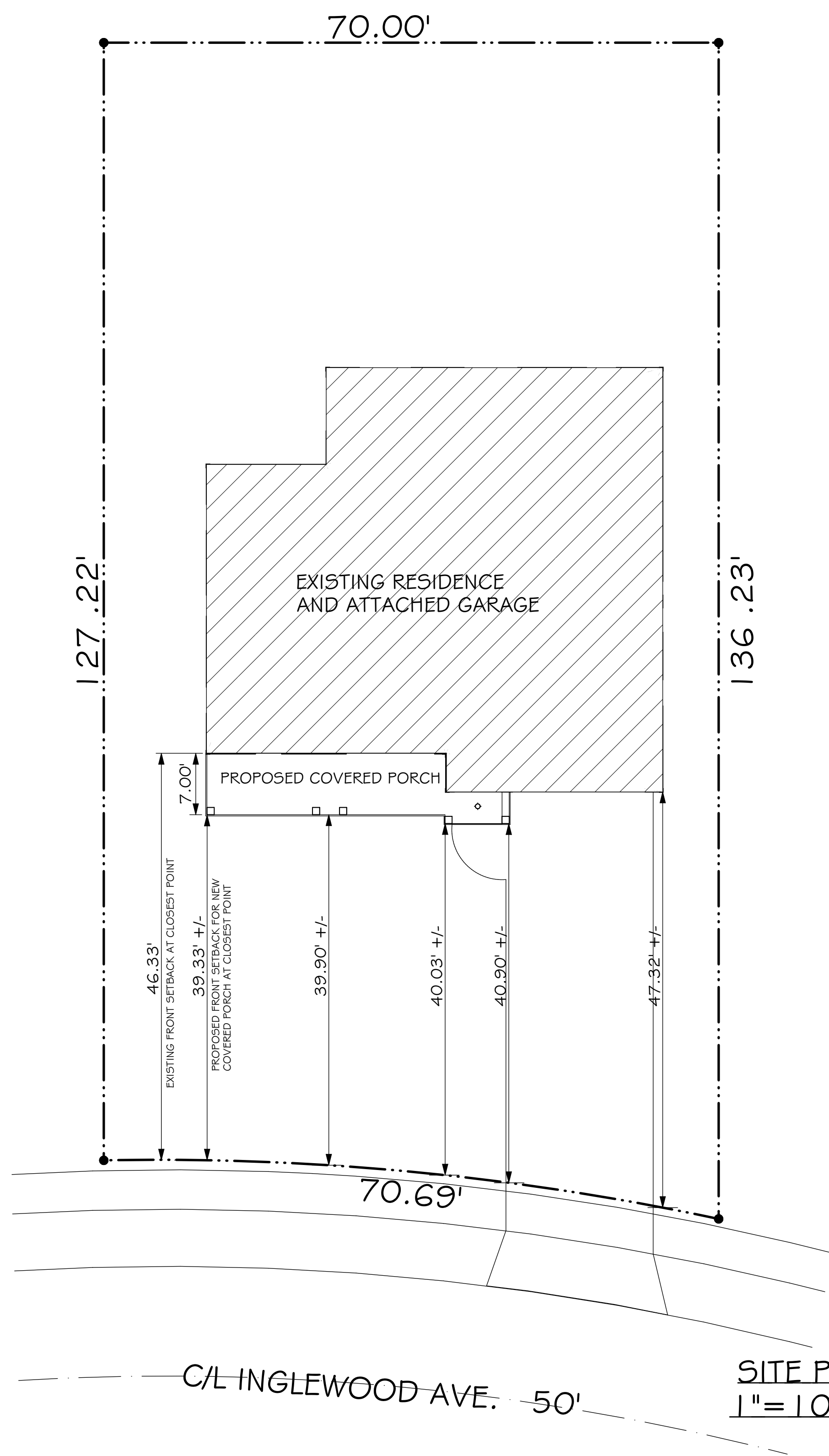




ADDITION and RENOVATION for:

THE COTTELL RESIDENCE

18790 INGLEWOOD AVE. ROCKY RIVER, OHIO

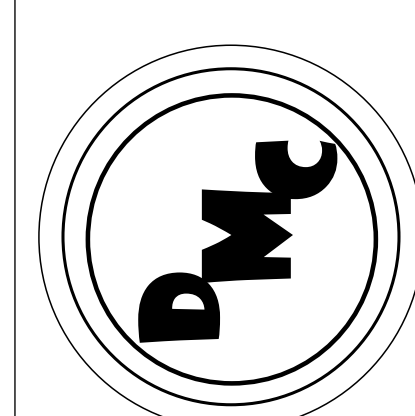
DRAWING INDEX	
#	DESCRIPTION
1	COVER SHEET • PERSPECTIVE • DRAWING INDEX • SITE PLAN
2	GENERAL NOTES
3	PARTIAL FIRST FLOOR DEMOLITION PLAN • SECOND FLOOR DEMOLITION PLAN • FOUNDATION PLAN • WALL LEGEND
4	FIRST FLOOR PLAN • SECOND FLOOR PLAN • WALL LEGEND • HEADER SCHEDULE
5	SECOND FLOOR FRAMING PLAN • ROOF PLAN
6	SOUTH, EAST, WEST and NORTH EXTERIOR ELEVATIONS • EXTERIOR MATERIALS NOTES
7	GENERAL SECTION a-a • TYPICAL SECTION A • TYPICAL SECTION B
8	FIRST and SECOND FLOOR ELECTRICAL PLANS • ELECTRICAL LEGEND

REV.

07.24.26: REAR COVERED ENTRANCE PORCH ADDED

07.29.26: FOR DESIGN REVIEW SUBMISSION

DESIGN: DANIEL MARGULIES COMPANY INC.
1210 CHASE AVENUE
LAKEWOOD, OHIO 44107
TEL: 440.356.0888
EMAIL: daniel@dmc.ohioemail.com



ADDITION and RENOVATION for:

THE COTTELL RESIDENCE

18790 INGLEWOOD AVE. ROCKY RIVER, OHIO

ISSUE DATE:
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CONSTRUCTION
DRAWINGS FOR PERMIT

SHEET NO.
1 of 8

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2019 RCO AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2023 NATIONAL ELECTRIC CODE AND 2024 OHIO PLUMBING CODE SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

STRUCTURAL STEEL

FABRICATE, DETAIL ERECT, IDENTIFY AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS: EXCEPT CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE STRUCTURAL DOCUMENTS.

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER RCO 502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER RCO TABLE 602.3(1) OR OBC TABLE 2304.10.1.

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH RCO TABLE 602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

COMBINATION			
DEPTH	SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT (RCO 502.1.2).

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SPF #2 OR BETTER

B. EXPOSED ARCH BEAMS TO BE DF #2 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF #2 OR BETTER.

D. ALL STUDS TO BE SPF #2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN GARAGES SHALL BE G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. EACH STORY WILL BE PROVIDE BOTH PHOTOELECTRIC TECHNOLOGY AND IONIZATION TECHNOLOGY. COMBINATION TECHNOLOGY DEVICES OR SEPARATE DEVICES MAY BE USED. PHOTOELECTRIC TECHNOLOGY WILL BE PROVIDED IN THE SECOND STORY HALLWAY PER RCO 314.1.2.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
8. FIXTURES TO BE SELECTED BY HOME OWNER
9. PROVIDE AT LEAST ONE 20 AMP BRANCH CIRCUIT TO SUPPLY REQUIRED BATHROOM RECEPTACLE(S). LIGHTING AND EXHAUST FAN LOADS MAY BE ON SAME CIRCUIT. (NEC210.11.(C)(E))
10. AT LEAST ONE OF THE RECEPTACLE OUTLETS SERVING THE LAUNDRY AREA SHALL BE ON A DEDICATED 20 AMP CIRCUIT PER NEC 210.11(C)(2)
11. ALL NEW RECEPTACLES TO BE TAMPER RESISTANT.
12. AFCI PROTECTION FOR NEW AND EXTENDED CIRCUITS SHALL BE PROVIDED IN THE FOLLOWING AREAS: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS AND AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC 210.12(A))
13. HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
14. PER RCO 106.1.3 ELECTRICAL CONTRACTOR TO SUBMIT FULL DESCRIPTION OF ELECTRICAL SYSTEM TO THE CITY FOR APPROVAL PRIOR TO COMMENCEMENT OF SAID WORK.

MECHANICAL NOTES:

1. DIRECTLY VENT ALL BATHROOM EXHAUST AIR TO THE OUTSIDE
2. PER RCO 106.1.3 MECHANICAL CONTRACTOR TO SUBMIT FULL DESCRIPTION OF MECHANICAL SYSTEM TO THE CITY FOR APPROVAL PRIOR TO COMMENCEMENT OF SAID WORK.

PLUMBING NOTES:

1. PER RCO 106.1.3 THE PLUMBING CONTRACTOR SHALL SUBMIT A COMPLETE DESCRIPTION OF THE PLUMBING SYSTEM PRIOR TO COMMENCING INSTALLATION OF SAID WORK

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

REV.

07.24.26: REAR COVERED ENTRANCE PORCH ADDED

07.29.26: FOR DESIGN REVIEW SUBMISSION

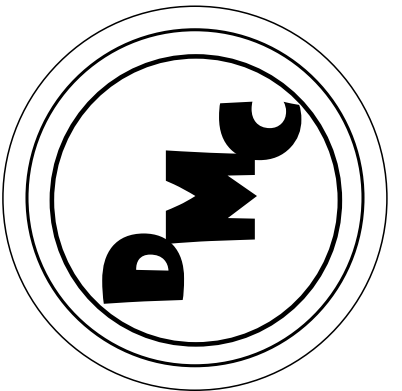
DESIGN: DANIEL MARGULIES COMPANY INC.

1210 CHASE AVENUE

LAKEWOOD, OHIO 44107

TEL: 440.356.0888

EMAIL: daniel@dmco.com



ADDITION and RENOVATION for:

THE COTTAGE RESIDENCE

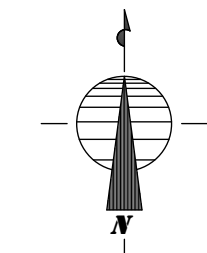
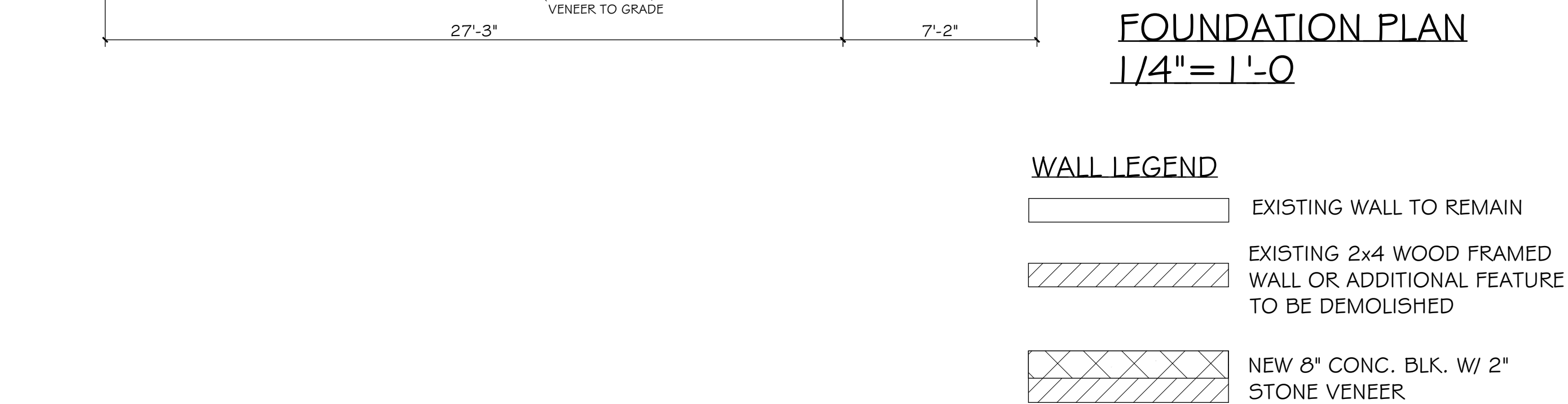
18790 INGLEWOOD AVE. ROCKY RIVER, OHIO

ISSUE DATE:

06.16.26: CONSTRUCTION DRAWINGS FOR PERMIT

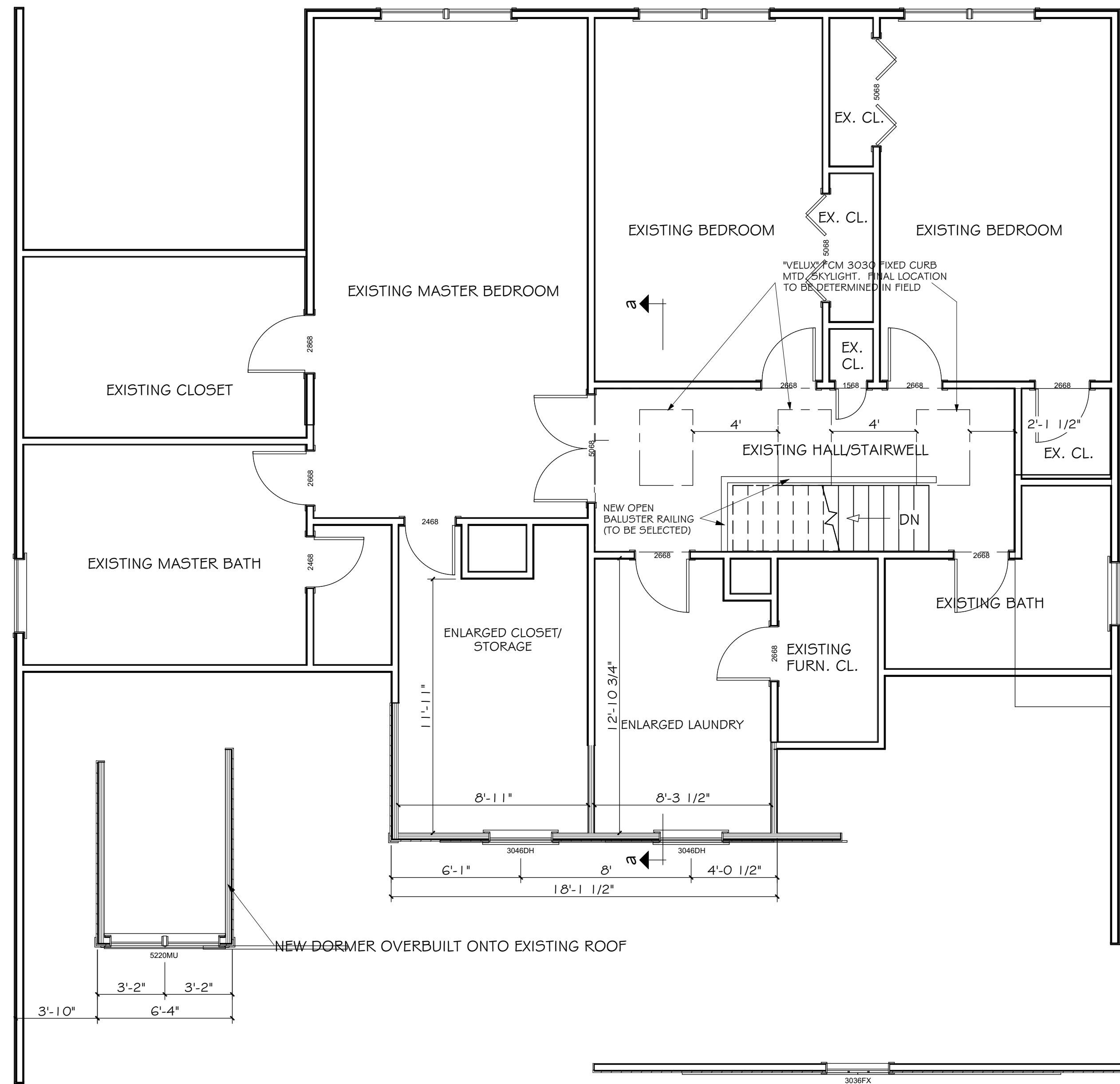
SHEET NO.

2 of 8



ISSUE DATE:
06.16.26:
CONSTRUCTION
DRAWINGS FOR PERMIT

SHEET NO.
3 of 8



SECOND FLOOR PLAN
1/4" = 1'-0"

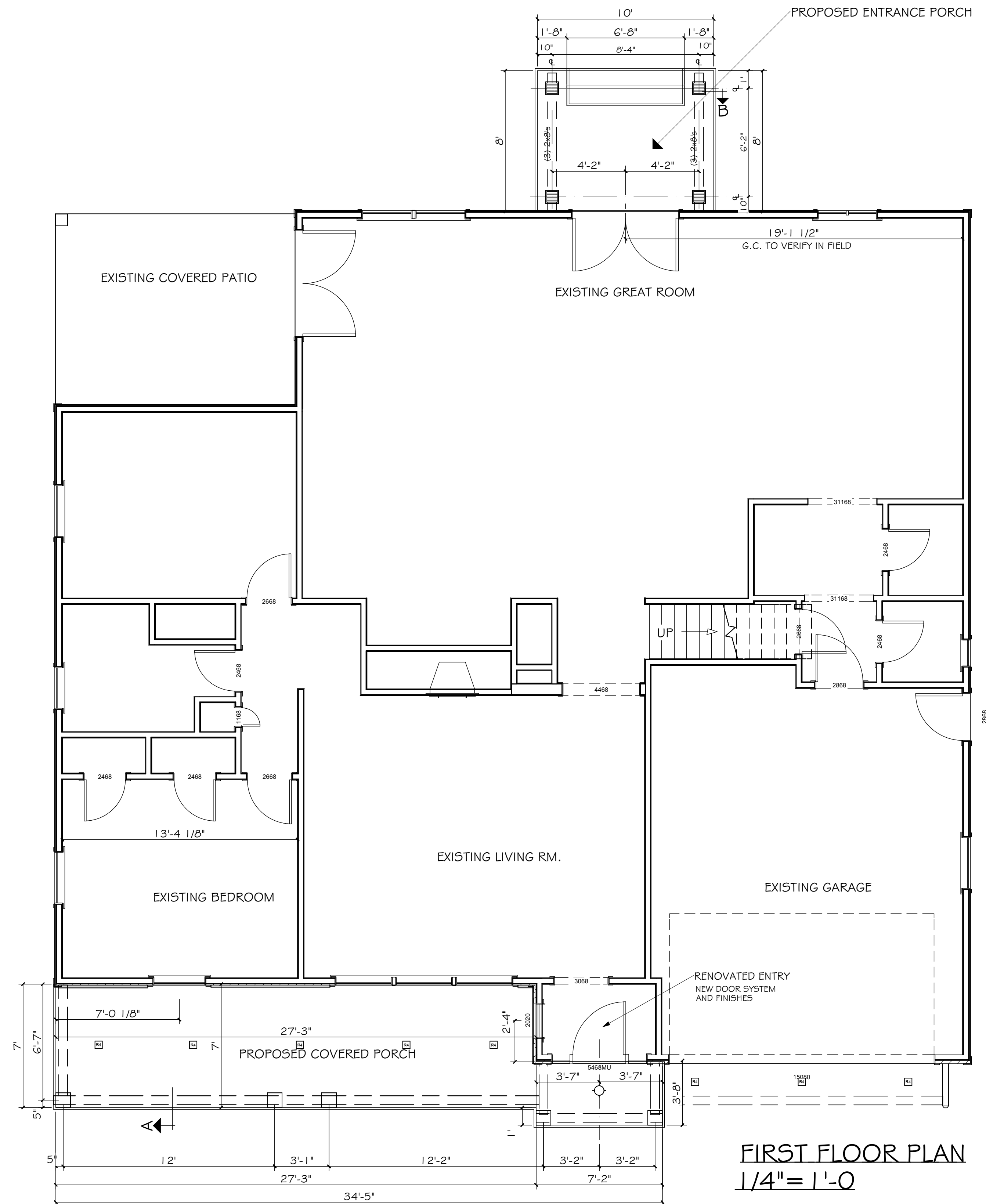
HEADER SCHEDULE	
LENGTH	SIZE
UP TO 3'-0"	(2) 2x4's w/ 1/2" PLYWD.
3'-0" to 5'-0"	(2) 2x6's w/ 1/2" PLYWD.
5'-0" to 7'-0"	(2) 2x8's w/ 1/2" PLYWD.
7'-0" to 8'-0"	(2) 2x10's w/ 1/2" PLYWD.
8'-0" to 9'-0"	(2) 2x12's w/ 1/2" PLYWD.
OVER 9'-0"	SEE INDIVIDUAL OPENING ON FLOOR PLANS

NOTE: THIS HEADER SCHEDULE IS A GENERAL GUIDELINE ONLY. PLEASE REFER TO "RCO" 602.7 AND I.O.G. 1.3 FOR ACTUAL HEADER SIZING DEPENDING ON LOADING CONDITIONS. HEADERS THAT ARE NOT INDICATED IN "RCO" 602.7 ARE NOTED ON FRAMING PLANS ON SHEET #5.

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW 2x4 WOOD FRAMED WALL

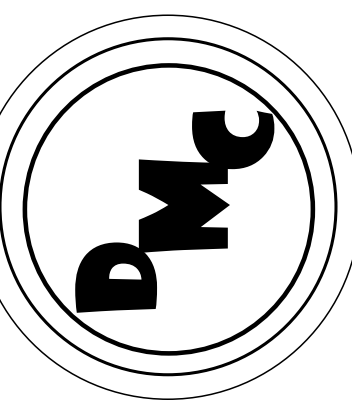
NOTE: WINDOWS AND DOORS WITHOUT A LABEL ARE EXISTING AND TO REMAIN



FIRST FLOOR PLAN
1/4" = 1'-0"

REV.
07.24.26: REAR COVERED ENTRANCE PORCH ADDED
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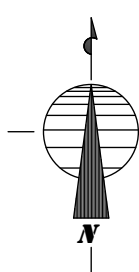
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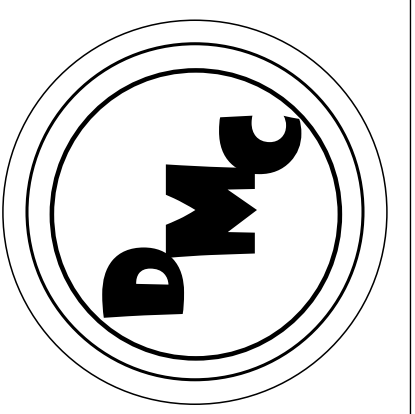


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4 of 8



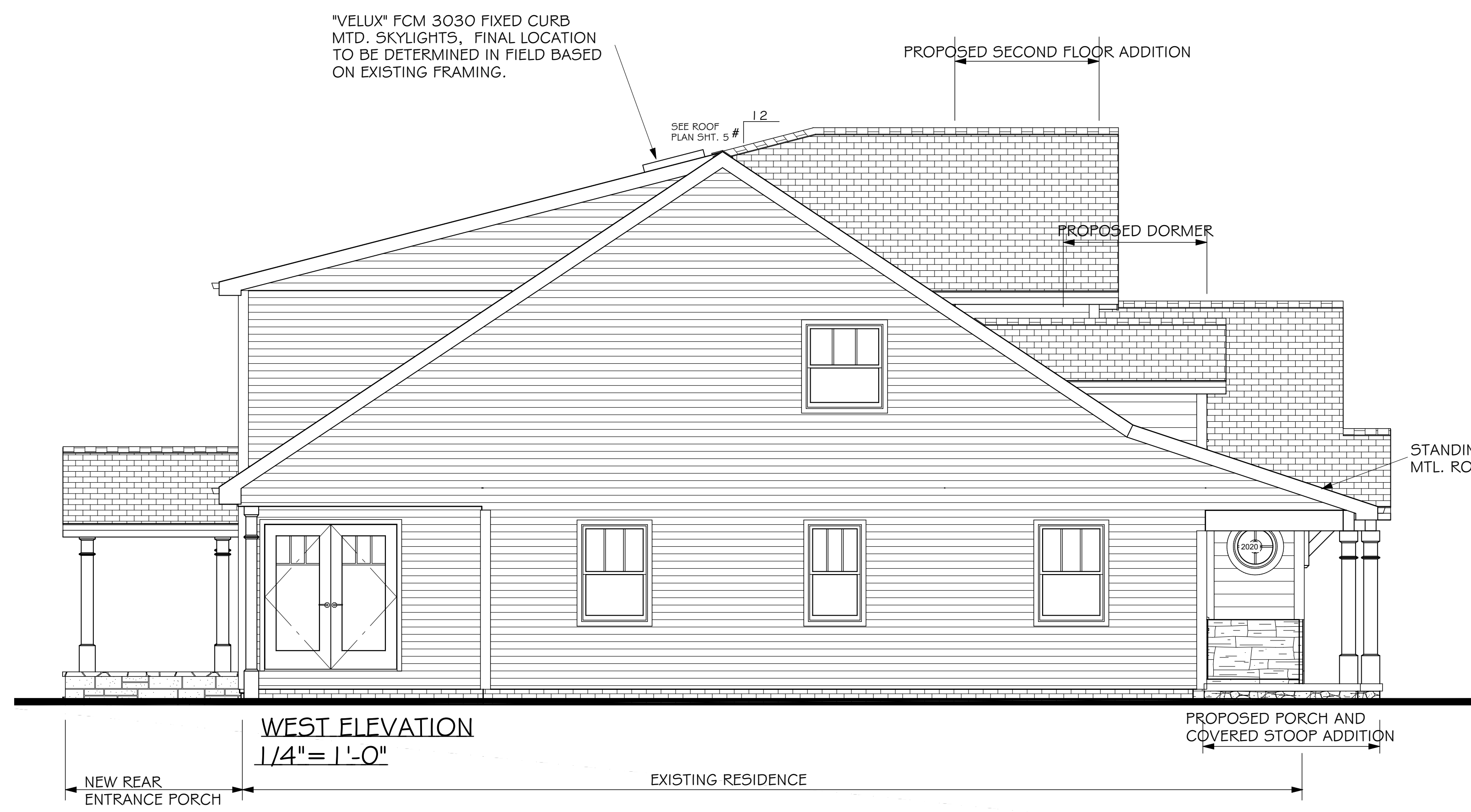


STANDING SEAM
MTL. ROOF

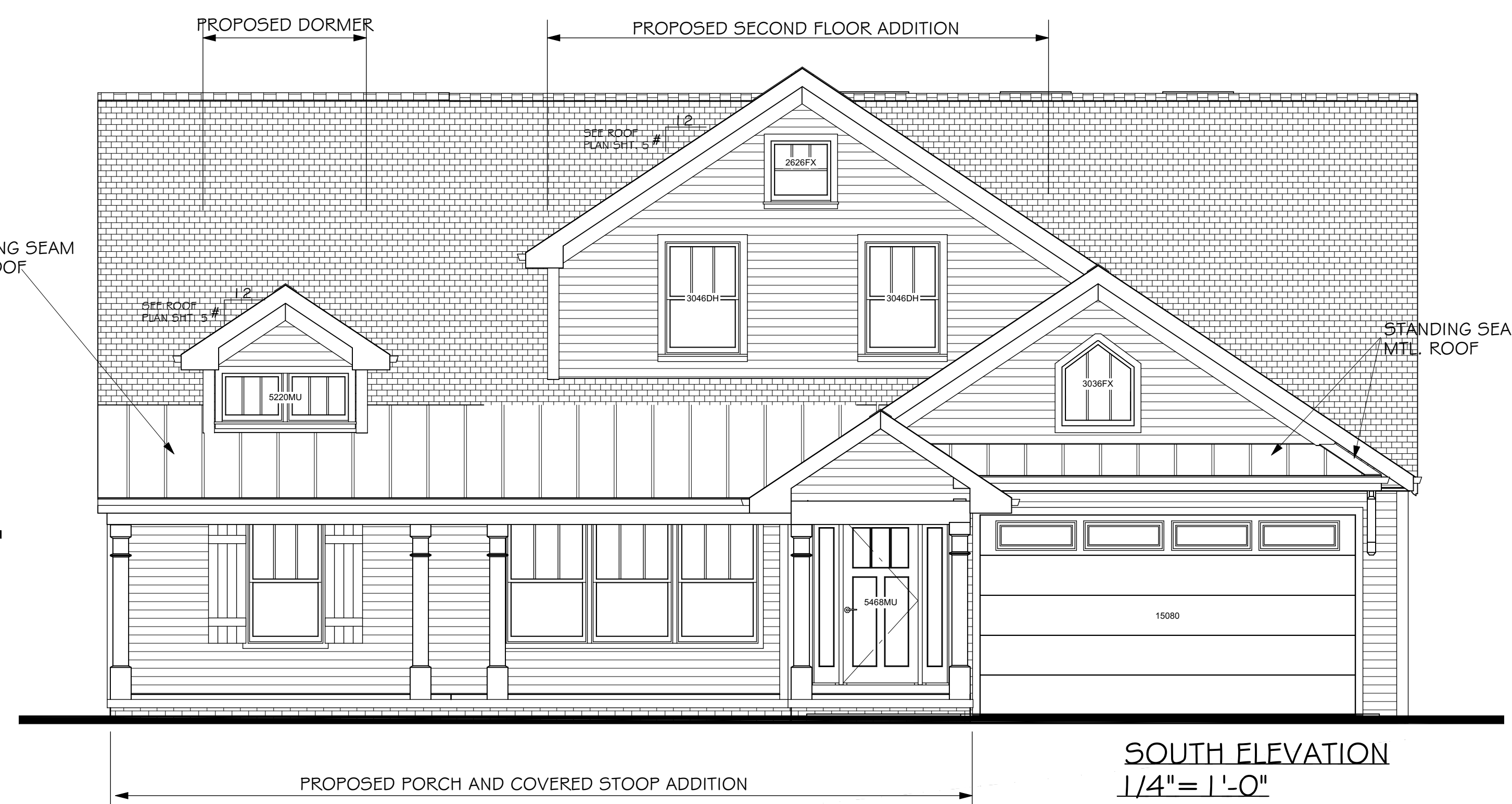


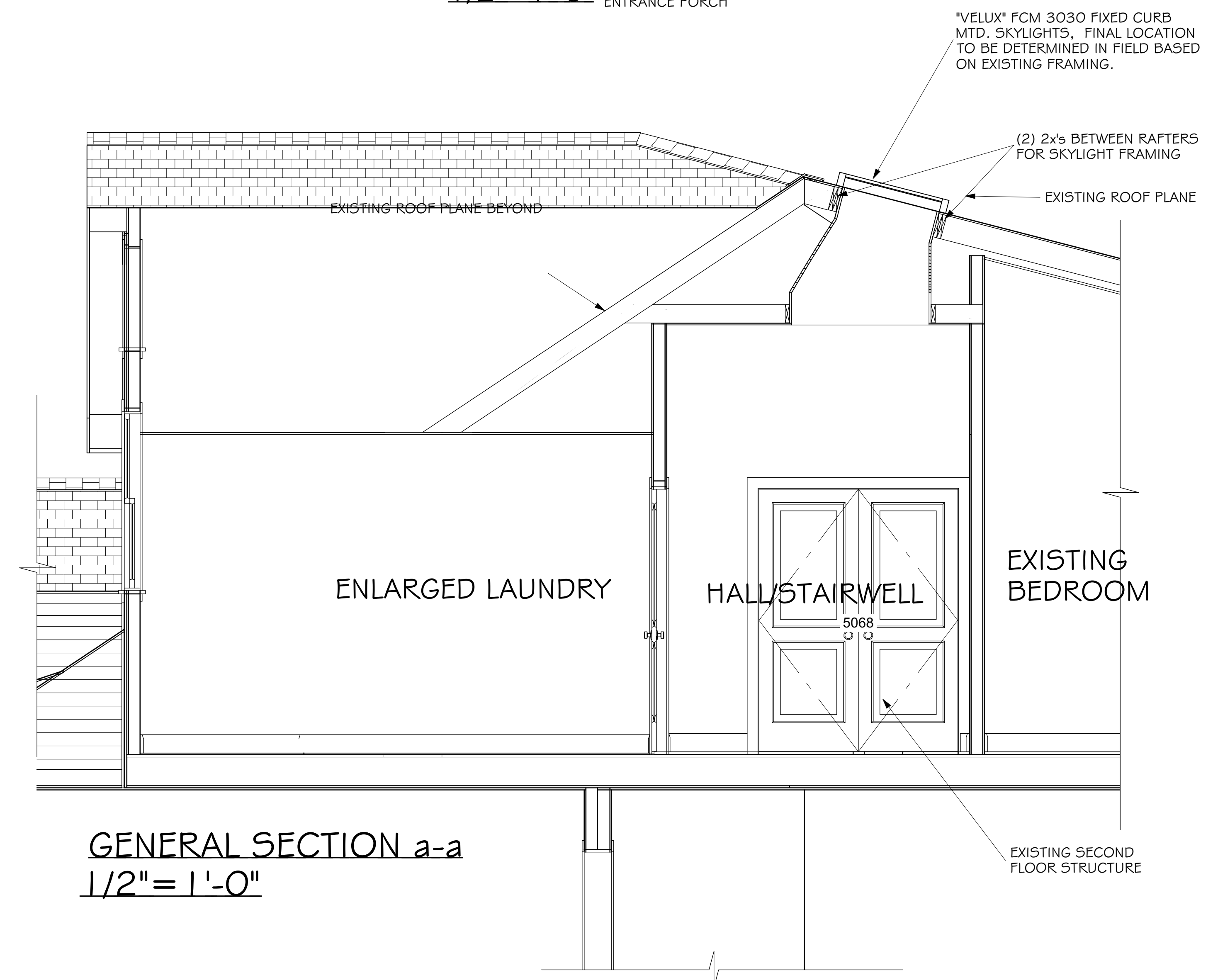
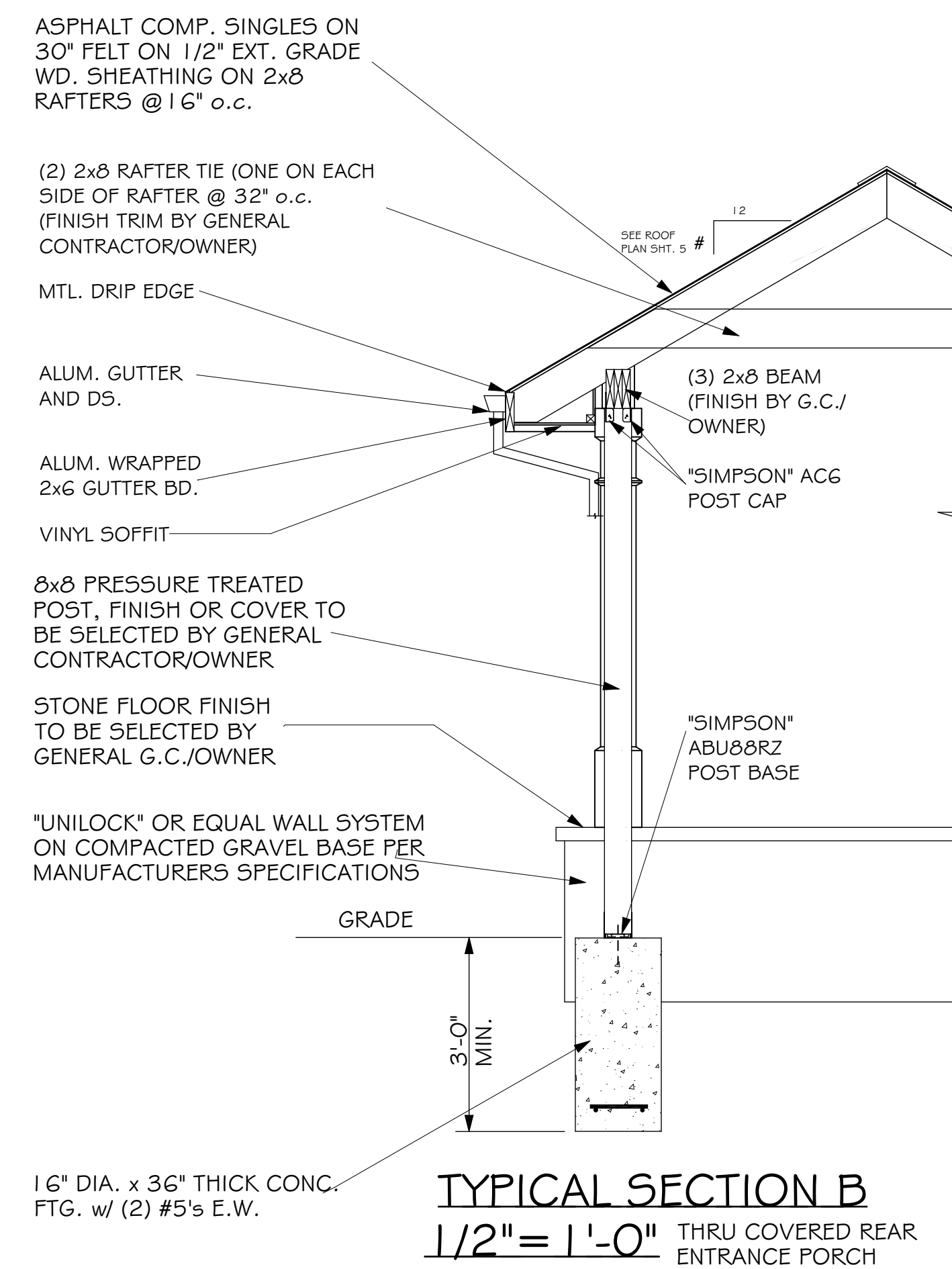
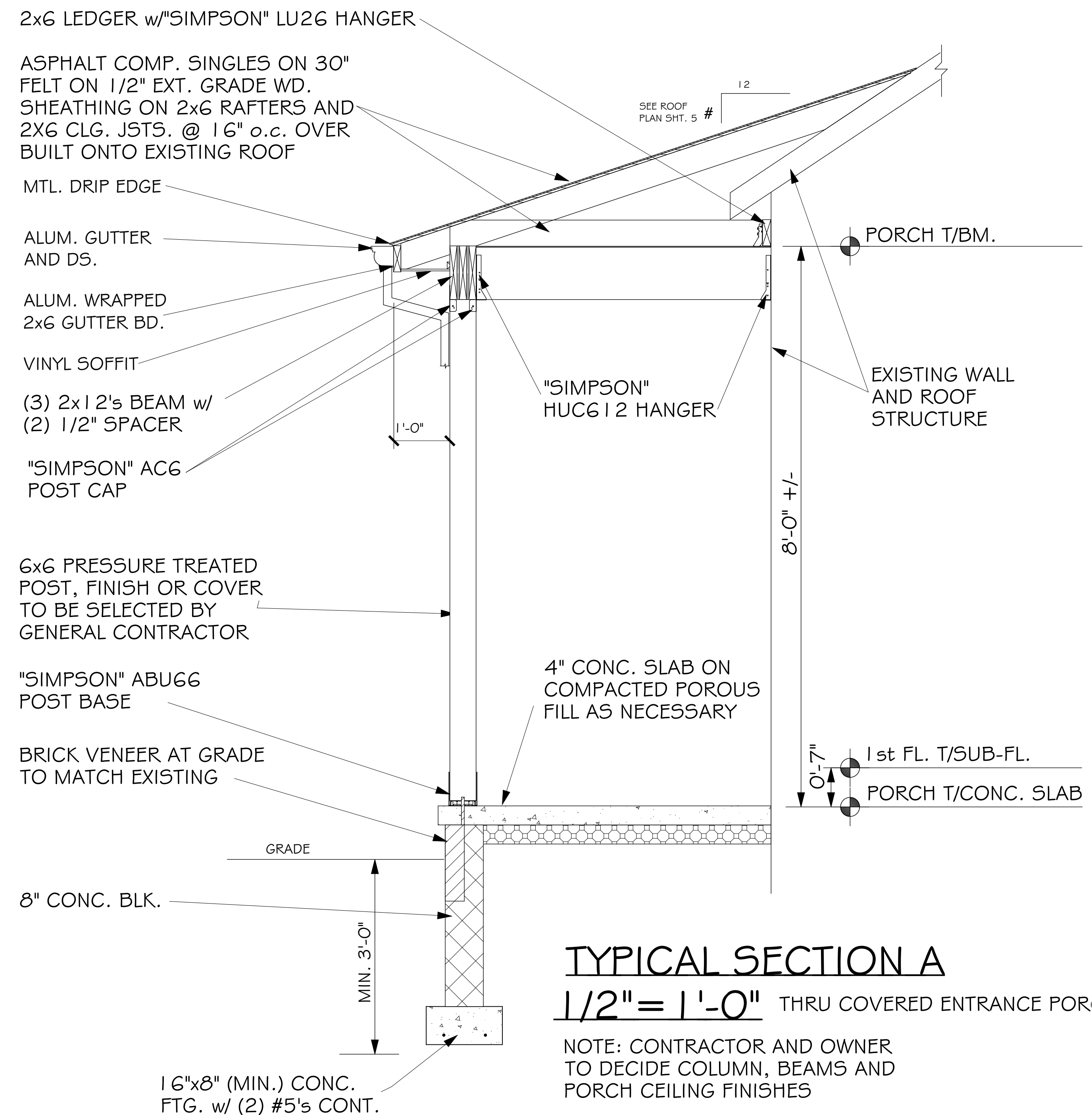
EXTERIOR MATERIALS

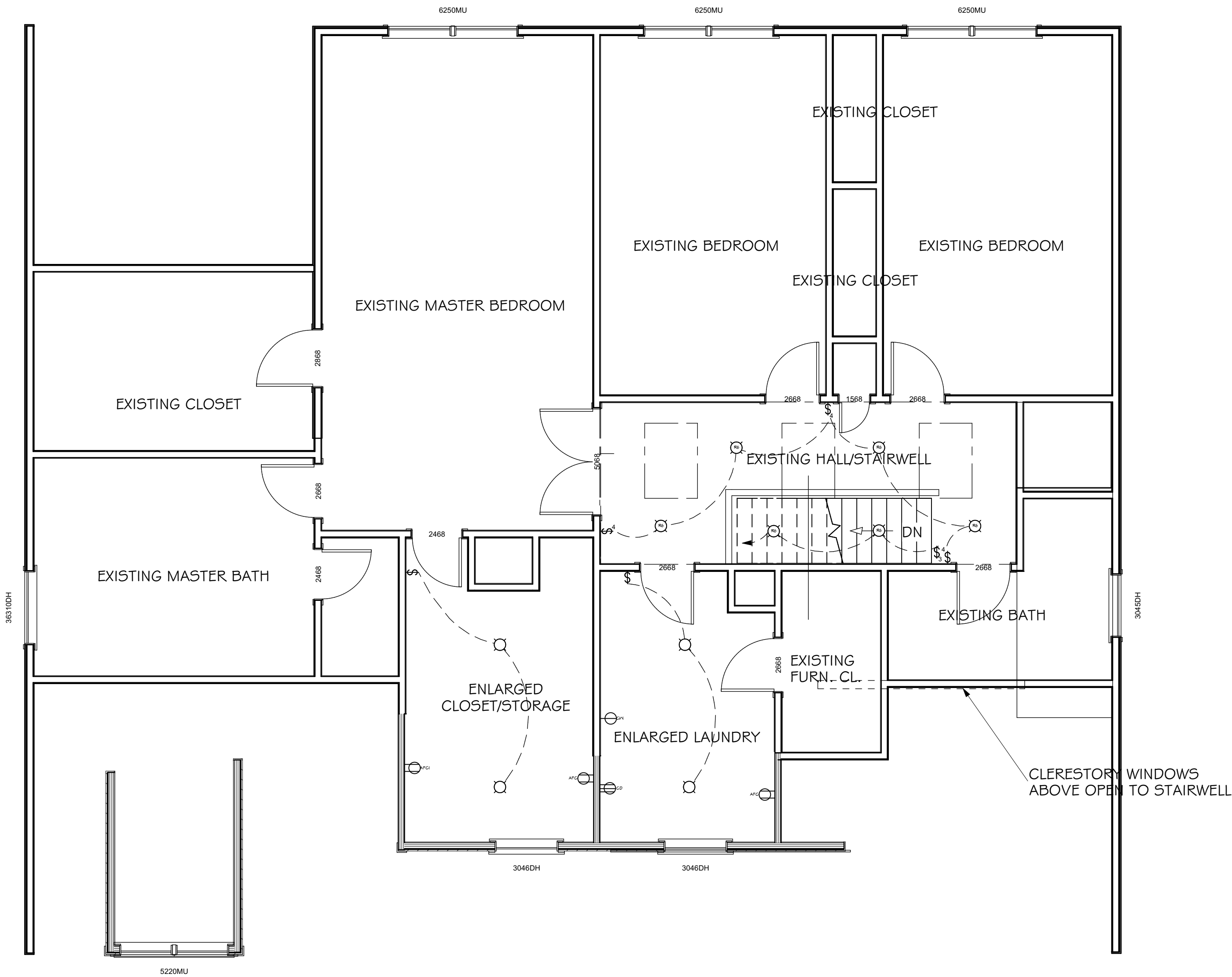
- ROOF: DIMENSIONAL ASPHALT COMPOSITION SHINGLES TO MATCH EXISTING HOUSE OR STANDING SEAM AS INDICATED ON ELEVATIONS
- WALLS: VINYL LAP SIDING TO MATCH EXISTING
- RAKES, EAVES AND SOFFITS TO BE ALUM. OR VINYL TO MATCH EXISTING HOUSE
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO MATCH EXISTING HOUSE
- SEE ROOF PLAN ON THIS SHEET FOR ROOF PITCHES OF NEW ROOF PLANES
- INSTALL RIDGE AND EAVE VENTS WHERE APPLICABLE
- WINDOWS WITHOUT A NUMBER DESIGNATION ARE EXISTING AND TO REMAIN



STANDING SEAM
MTL. ROOF

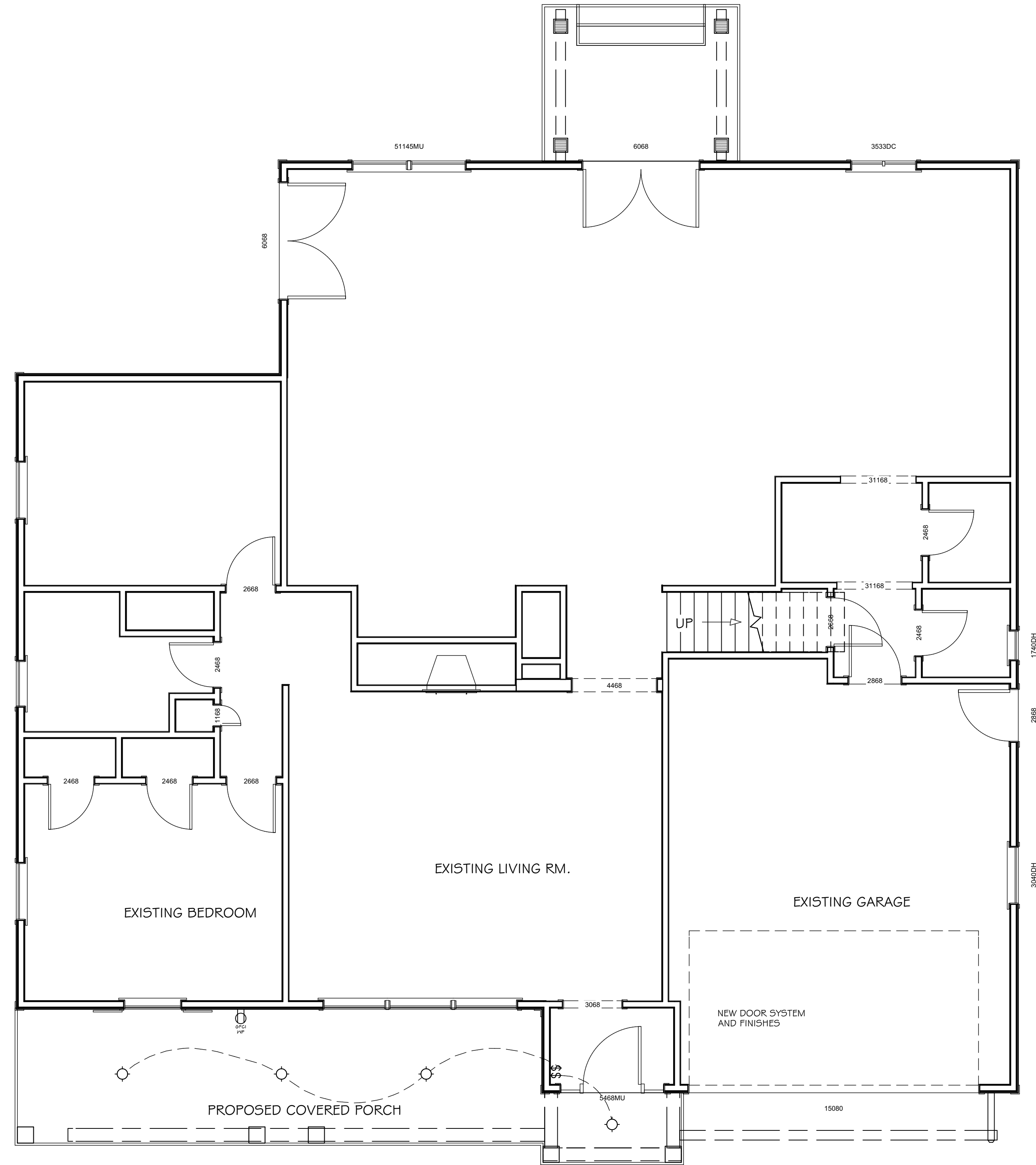




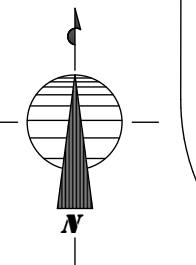


SECOND FLOOR ELECTRICAL PLAN
1/4"=1'-0"

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI, AFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Carbon Monoxide and/or Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

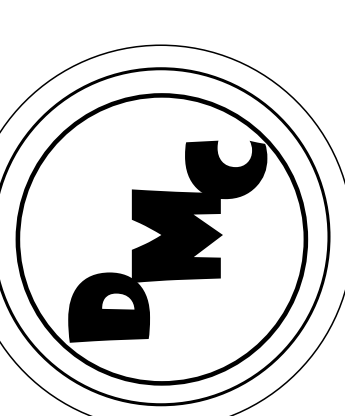


FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"



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