

Single Family House Addition
1071 Orchard Park
Rocky River Ohio

CODE REVIEW

SITE:
Jurisdiction: City of Rocky River, Cuyahoga County
Parcel Number: 302-24-014
Site Area: 10,934 SQ. FT. (.251 acres)
SQUARE FOOTAGES:
1st Floor Living Area: 1356 SQ. FT.
Attached Garage Area: 486 SQ. FT.
Addition Area: 1110 SQ. FT.
Covered Porch: 64 SQ. FT.
Total Coverage Area: 3,016 SQ. FT.
LOT COVERAGE:
Final Lot Coverage:
Percentage of Site Use: 27.5%

GENERAL NOTES:

- Dimensions are from face of stud.
- All new partitions are 2x4 wood studs U.N.O.
- All dimensional lumber shall be marked SPF #2 or better
- All wallboard shall be taped and sanded ready for paint
- All wood members exposed to weather or in constant contact with masonry, concrete or soil shall be pressure treated.
- All Electrical work to be done in accordance with the NFPA 70, National Electric Code, and applicable State and Local Codes and Regulations.
- Electrical devices shall be installed in the following locations: 18" AFF for all receptacles and 48" AFF for all switches, UNO
- All work to be done in accordance with 2019 Residential Code of Ohio and applicable Local Codes and Regulations.
- The building envelope shall be durably sealed to limit infiltration; the sealing methods between dissimilar materials shall allow for expansion and contraction; the following shall be caulked, and sealed with an air barrier material: all joints, seams and penetrations, windows, doors, openings between the window and door assemblies and the their respective jambs and framing, utility penetrations, behind tubs and showers of exterior walls, attic access openings, rim joists, and other sources of infiltration
- HVAC drawings to be submitted by Contractor under separate cover.

DRAWING INDEX

- T1 Title Sheet, Window & Door Schedules
- S1 Site Plan
- A1 Floor/Ceiling Plan
A2 Foundation Plan
A3 Elevations
A4 Roof Plan
A5 Wall Sections
- M-P Mechanical Plumbing
- E Electrical

Window Schedule

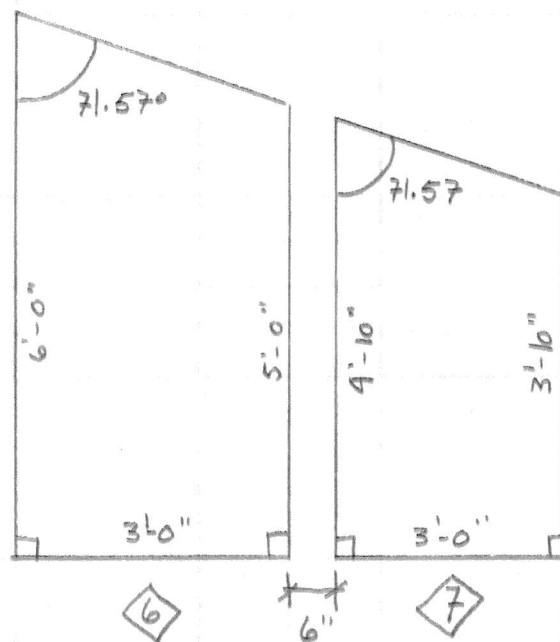
MK	Room	QTY	R.O. Width	R.O. Height	Header	Type	Egress	Int Color	Ext Color	Glazing	Notes	U-Factor	SHGC
1	Bedroom 1	1	6'-0"	2'-0"	6'-9"	Mulled		White	Black		All three Tilt & Turn, (T&T) Left,Right,Right	0.23	0.62
2	Bedroom 1	1	3'-0"	6'-0"	6'-9"		Yes	White	Black	Tempered	T&T - Left	0.21	0.62
3	Bedroom 1	1	3'-0"	6'-0"	6'-9"		Yes	White	Black	Tempered	T&T - Right	0.21	0.62
4	Bathroom 1	1	4'-0"	2'-0"	6'-9"			White	Black	Tempered- Obscure	Tilt	0.21	0.43
2	Great Room	4	3'-0"	6'-0"	6'-9"			White	Black	Tempered	T&T - Left	0.21	0.62
3	Great Room	2	3'-0"	6'-0"	6'-9"			White	Black	Tempered	T&T - Right	0.21	0.62
5	Great Room	1	3'-0"	6'-0"	13'-9"	Fixed		White	Black	Tempered	Fixed	0.21	0.62
6	Great Room	1	3'-0"	6'-0"	TBD	Trapezoid		White	Black		Trapezoid see sketch	0.21	0.62
7	Great Room	1	3'-0"	4'10"	TBD	Trapezoid		White	Black		Trapezoid see sketch	0.21	0.62
8	Bedroom 2	1	3'-2"	4'-8"	6'-9"		Yes	White	Black		T&T - Left	0.21	0.62
9	Bathroom 2	1	2'-6"	4'-0"	6'-9"			White	Black	Tempered- Obscure	T&T - Left	0.21	0.43
10	Bedroom 3	1	3'-10"	4'-8"	6'-9"		Yes	White	Black		T&T - Right	0.21	0.62
11	Bedroom 3	1	3'-2"	4'-8"	6'-9"			White	Black		T&T - Right	0.21	0.62
10	Dining Room	1	3'-10"	4'-8"	6'-9"			White	Black		T&T - Right	0.21	0.62
12	Dining Room	1	3'-10"	4'-8"	6'-9"			White	Black		T&T - Left	0.21	0.62
13	Living Room	2	2'-5"	5'-8"	6'-9"			White	Black	Tempered	T&T - Right	0.21	0.62
14	Living Room	2	2'-5"	5'-8"	6'-9"			White	Black	Tempered	T&T - Left	0.21	0.62
15	Bath 4	1	1'-6"	3'-2"	6'-8"			White	Black	Tempered	T&T - Left	0.22	0.62

Door Schedule

MK	Room	QTY	Height	Width	Thickness	Jamb	Swing	EXT Color	INT Color	Type	Glass	Threshold	HDW	Material	Notes
1	Great Room	1	6'-8"	3'-0"	1 3/4"	6 9/16"	In Swing- Left	Black	Black	Exterior	Clear	ADA Compliant Standard	TBD	UPVC	Full view glass minimum frame.
2	Hall	1	6'-8"	3'-0"	1 3/4"	6 9/16"	In Swing- Right	Black	Black	Exterior	Clear	ADA Compliant Standard	TBD	UPVC	Full view glass minimum frame.
3	Hall/Garage	1	6'-8"	3'-0"	1 3/4"	4 9/16"	In Swing- Left	Black	Black	Garage	Not	ADA Compliant Standard	TBD	Steel	20 minute rated, self-closing, self latching, fire rated weatherstripping
4	Entry	3	6'-8"	3'-0"	1 3/4"	4 9/16"	In Swing- Right	Black	Black	Exterior	Clear	Standard	TBD	UPVC	4 horizontal lites, mid century modern style.
5	Bedroom 1	1	6'-8"	3'-0"	1 1/2"	4 9/16"	Right	Unfinished		Interior	N/A	N/A	TBD	Birch	Birch Flush, Solid Core
6	Bedroom 1	2	6'-8"	3'-0"	1 1/2"	4 9/16"	Pocket	Unfinished		Interior	N/A	N/A	TBD	Birch	Birch Flush, Solid Core
7	Bathroom 3	1	6'-8"	2'-6"	1 1/2"	4 9/16"	Left	Unfinished		Interior	N/A	N/A	TBD	Birch	Birch Flush, Solid Core
8	Basement	1	6'-8"	2'-10"	1 1/2"	4 9/16"	Left	Unfinished		Interior	N/A	N/A	TBD	Birch	Birch Flush, Solid Core

Trapezoid Window rough openings

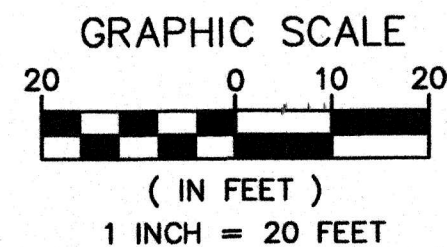
71.57° follows 4:12 pitch



PLAT OF BOUNDARY SURVEY
OF
1071 ORCHARD PARK, ROCKY RIVER, OHIO
KNOWN AS
PPN 302-24-014

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA
AND STATE OF OHIO AND KNOWN AS BEING SUBLOT NUMBER 19 IN
THE PURITAS DEVELOPMENT COMPANY'S ORCHARD PARK
SUBDIVISION NO. 4 OF PART OF ORIGINAL ROCKPORT TOWNSHIP
SECTION NUMBER 16, AS SHOWN BY THE RECORDED PLAT IN
VOLUME 150, PAGE 42 OF THE CUYAHOGA COUNTY MAP RECORDS.

BEARINGS BASED ON THE
CENTERLINE OF DETROIT
ROAD AS SHOWN IN
V.150, P.42 C.C.M.R.



S/L 18
THE PURITAS DEVELOPMENT COMPANYS
ORCHARD PARK SUBDIVISION NO.4
V. 150, P. 42 C.C.M.R.

PPN 302-24-015
DREW R. AND ELLEN L. VANECK
V.92-10176, P.36

5/8" IPF 0.28"W., 0.42"N.

ORCHARD PARK DRIVE - 60'
(A PUBLIC RIGHT-OF-WAY)

PPN 302-24-014
ACCESS DESIGN+BUILD LLC
DOC#202601280521
10,719 S.F. or 0.2461 A.

S/L 19

#1071

PROPOSED
1,110.5' S.F.
ADDITION

PROPOSED
DECK

S/L 35
THE PURITAS DEVELOPMENT
CO'S ORCHARD PARK
SUBDIVISION NO.5
V. 153, P. 15 C.C.M.R.

PPN 302-24-017
DREW R. AND ELLEN L. VANECK
V.90-5726, P.44

S/L 20
THE PURITAS DEVELOPMENT COMPANYS
ORCHARD PARK SUBDIVISION NO.4
V. 150, P. 42 C.C.M.R.

PPN 302-24-013
JCJ INVESTMENT GROUP LLC
DOC#202507090246

S/L 21
THE PURITAS DEVELOPMENT COMPANYS
ORCHARD PARK SUBDIVISION NO.4
V. 150, P. 42 C.C.M.R.

SURVEY NOTES:
N1 = WOOD FENCE CLEARS PROPERTY LINE 0.6' SOUTH

P1 = THE PURITAS DEVELOPMENT COMPANY'S ORCHARD PARK
SUBDIVISION NO. 4 - VOLUME 150, PAGE 42 C.C.M.R.

Revised 7-14-26
By DP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	491.41'	99.66'	99.49'	S 05°48'36" E	11°37'12"

928.54'(P1&USED)
S 89°31'30" W (BASIS OF BEARINGS) 1506.31'(M)
DETROIT ROAD - 60'
(A PUBLIC RIGHT-OF-WAY)

- - 5/8" BY 30" IRON PIN SET AND
CAPPED "CASEY PS8219" - IPS
- - MONUMENT BOX FOUND
- - IRON PIN (IPF)/PIPE (PIPEF) FOUND
- ⊙ - DRILL HOLE SET - DHS
- ✕ - MAG NAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

- A. ACRES
- AFN AUDITOR'S FILE NUMBER
- C.C.M.R. CUYAHOGA COUNTY
MAP RECORDS
- CL CENTERLINE
- C.L.F. CHAIN LINK FENCE
- CLRS CLEARS
- DOC* DOCUMENT NUMBER
- E EAST
- ENCRS ENCROACHES
- N NORTH
- PG. PAGE
- P.P.N. PERMANENT PARCEL
NUMBER
- P.O.C. POINT OF CURVE
- P.O.T. POINT OF TANGENT
- R/W RIGHT-OF-WAY
- S SOUTH
- S.F. SQUARE FEET
- VOL VOLUME
- W. WEST



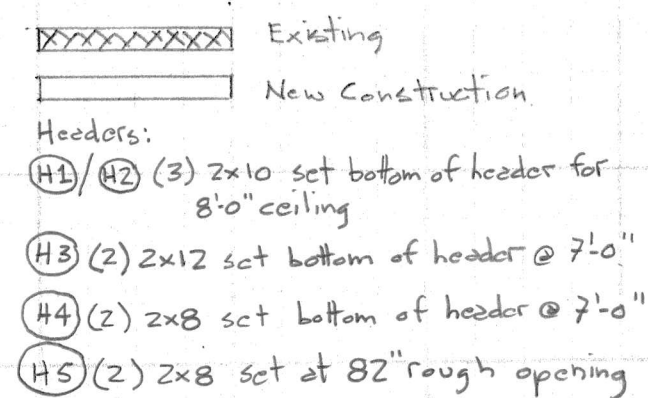
I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN
HEREON ARE THE RESULT OF A SURVEY DONE BY
MYSELF ON FEBRUARY 13TH OF 2026. THIS
BOUNDARY RETRACEMENT SURVEY IS IN
ACCORDANCE WITH THE OHIO ADMINISTRATIVE
CODE CHAPTER 4733-37.

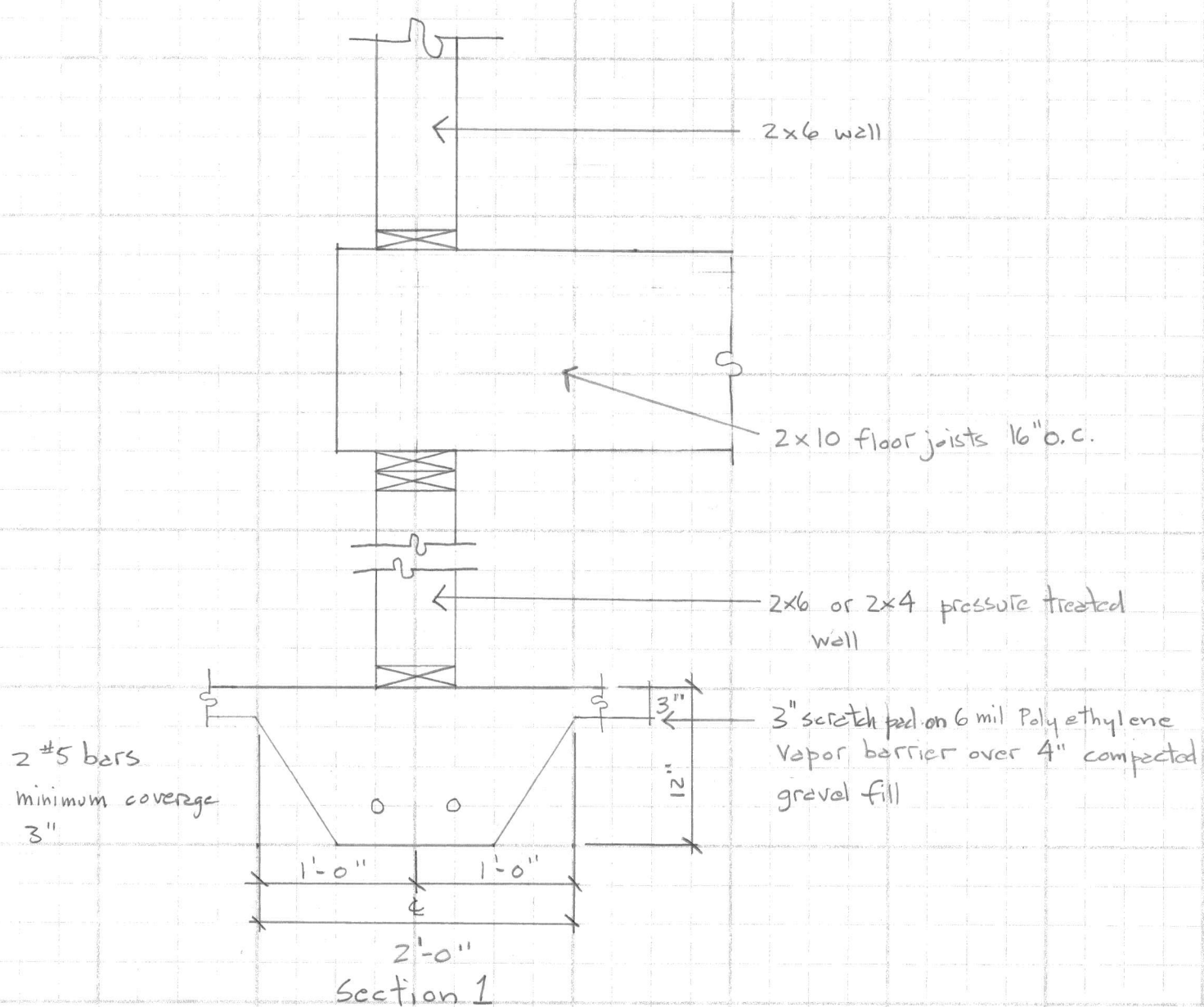
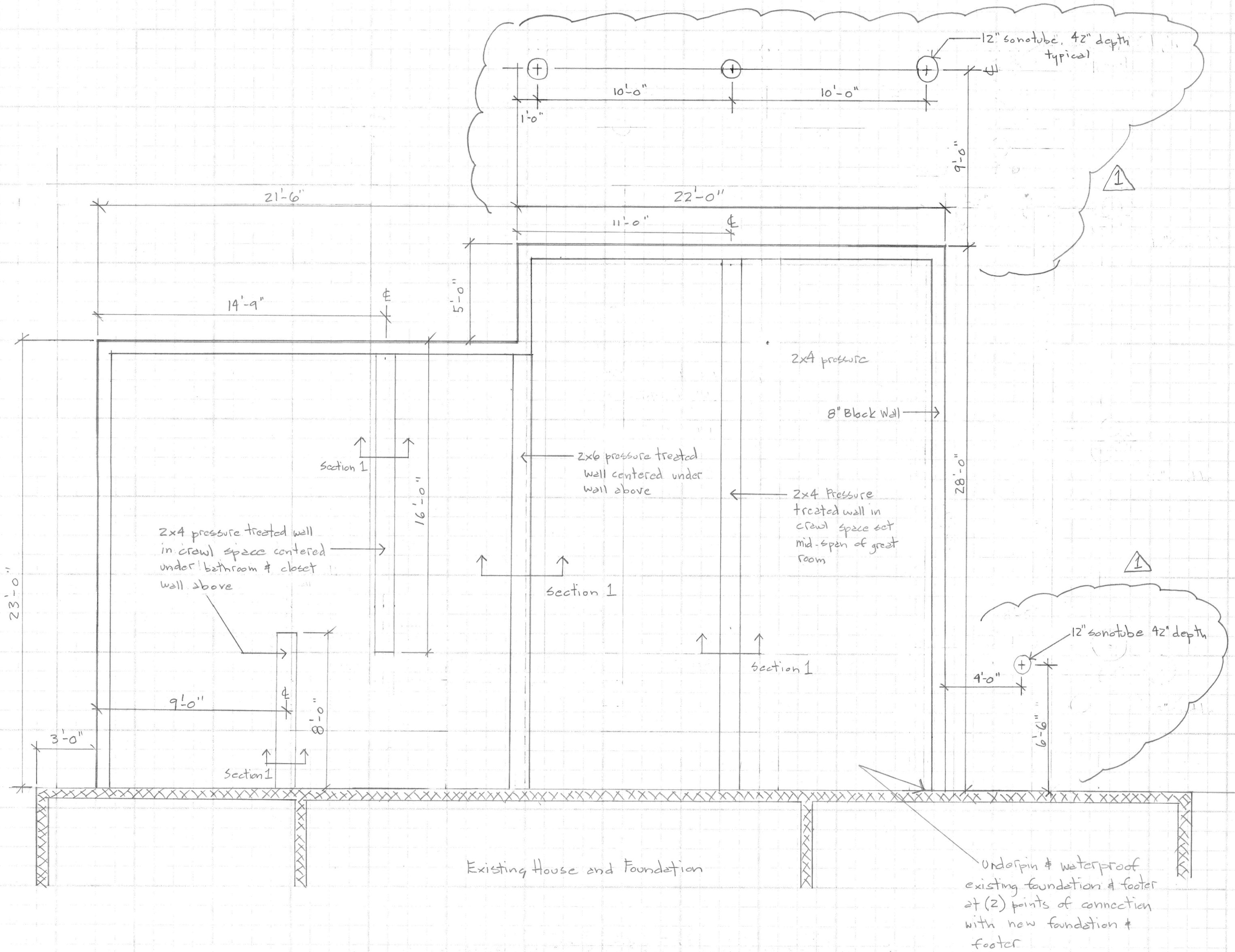
SCOTT J. CASEY 8219
2/14/2026

Casey
Professional
Services, LLC

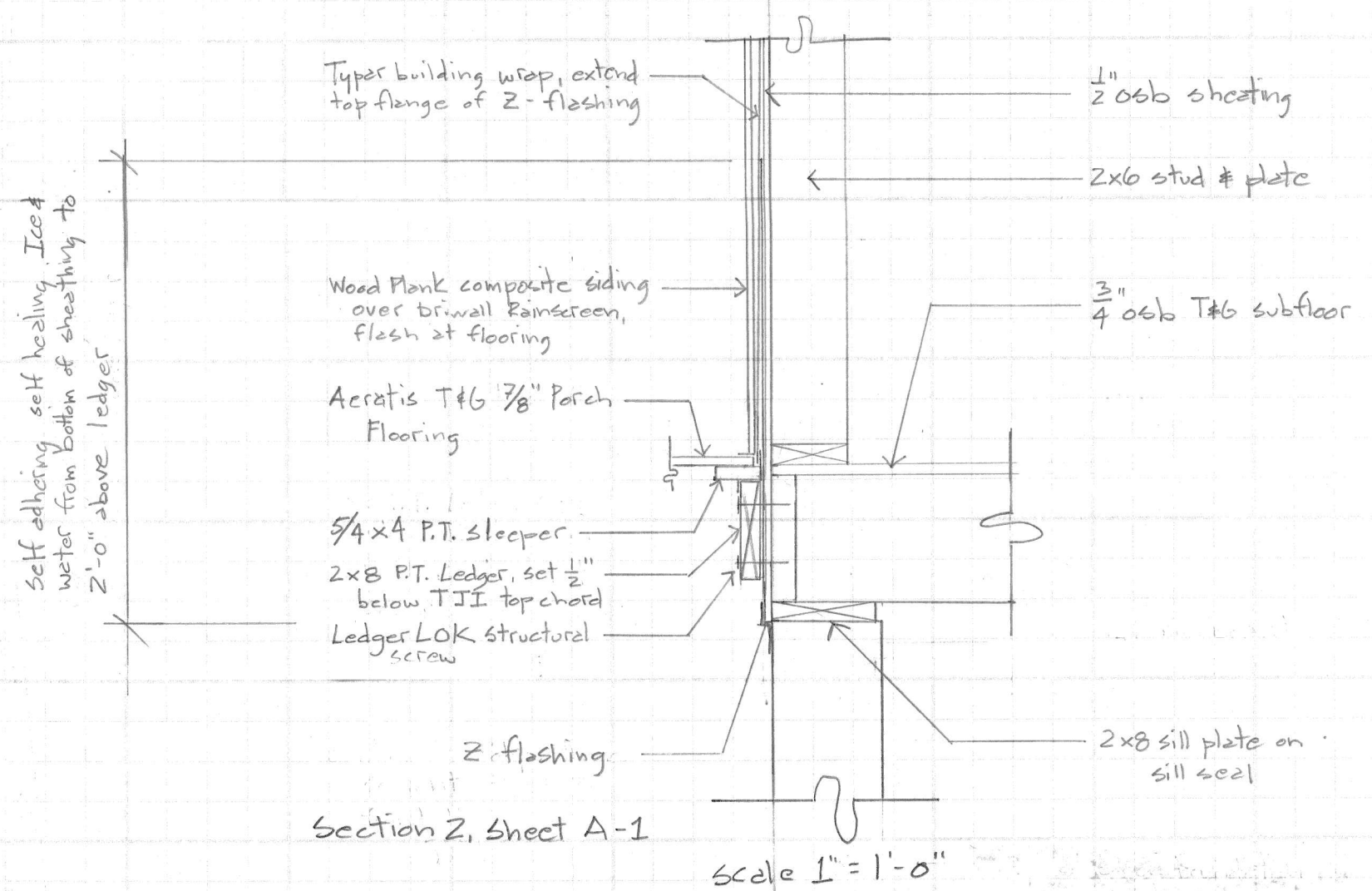
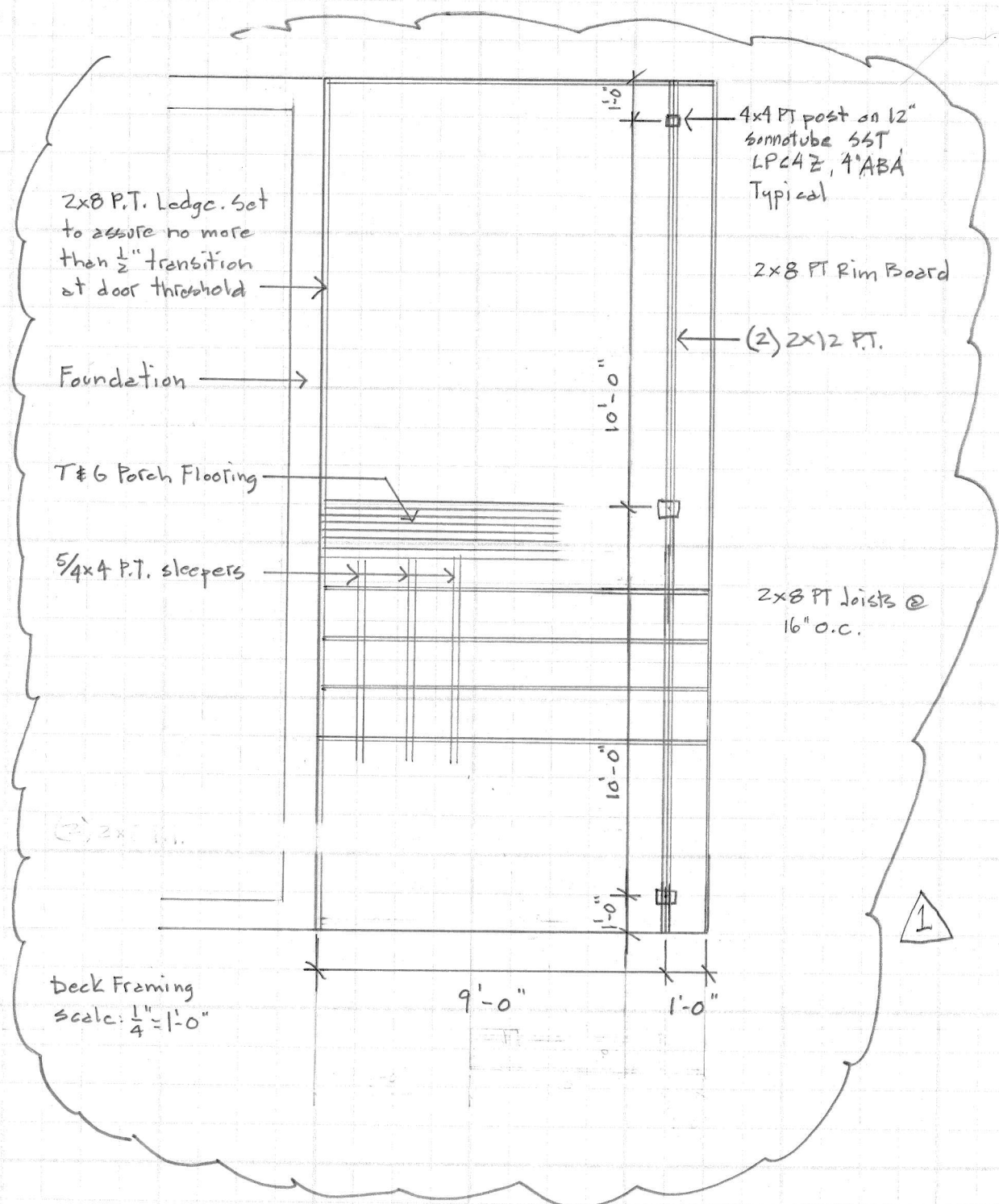
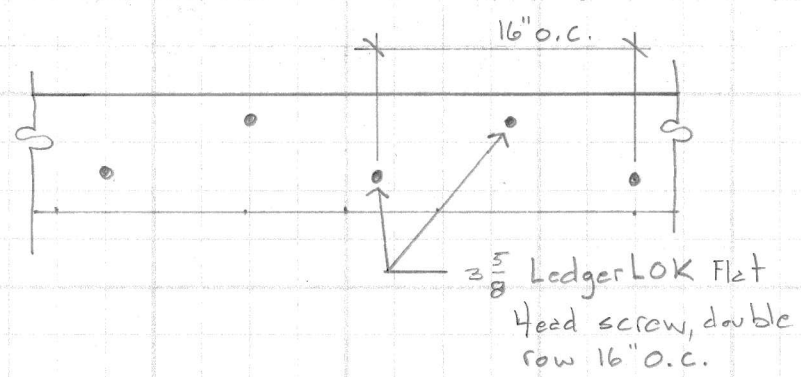
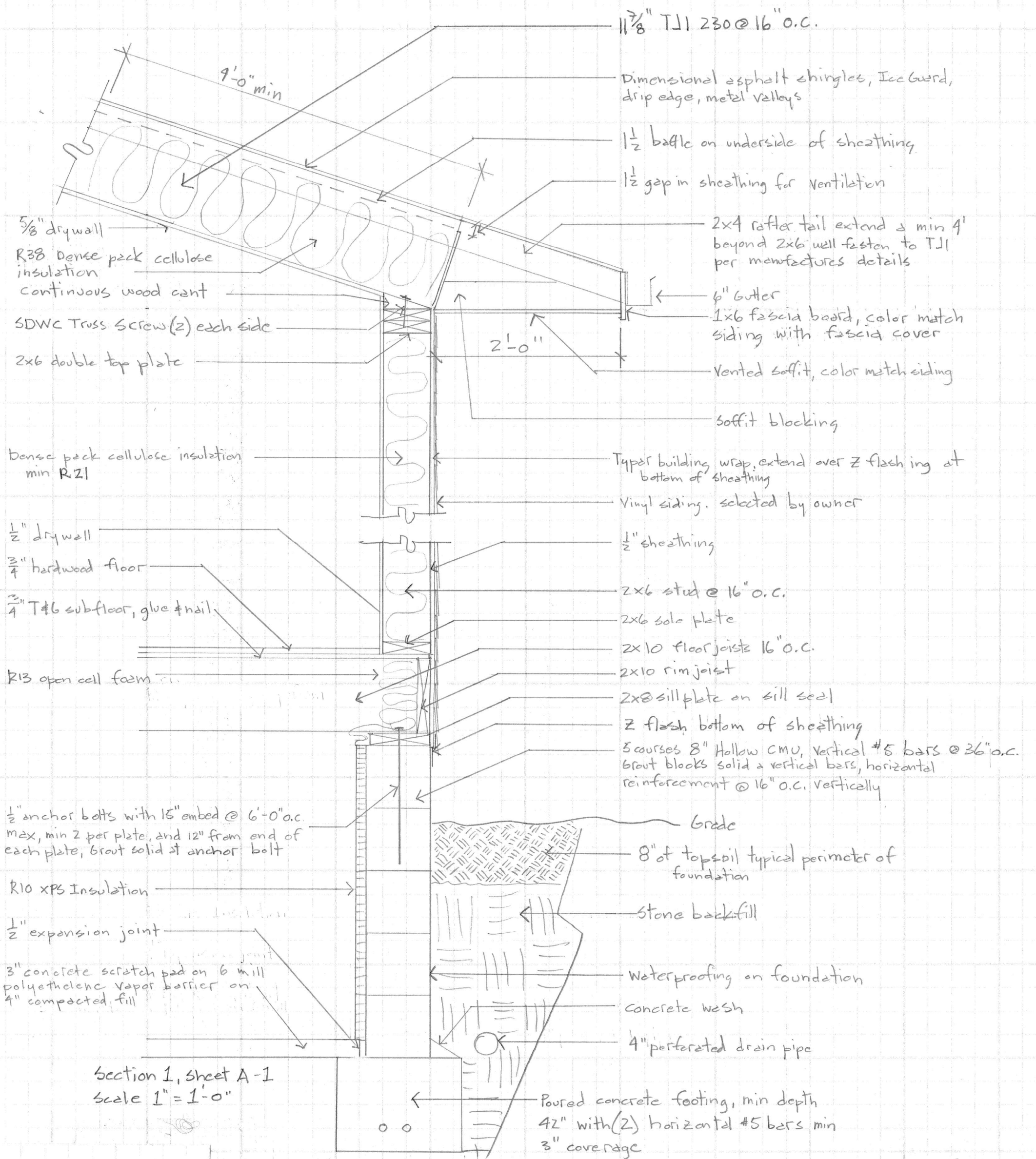
1159 Holmden Avenue, Cleveland, OH 44109
216-781-4644 office & fax 216-299-9555 mobile
www.caseyps.com

JOB NO. 26005
PREPARED FOR:
Dana Paul
SCALE: 1"=20'
DRAWN BY: SJC

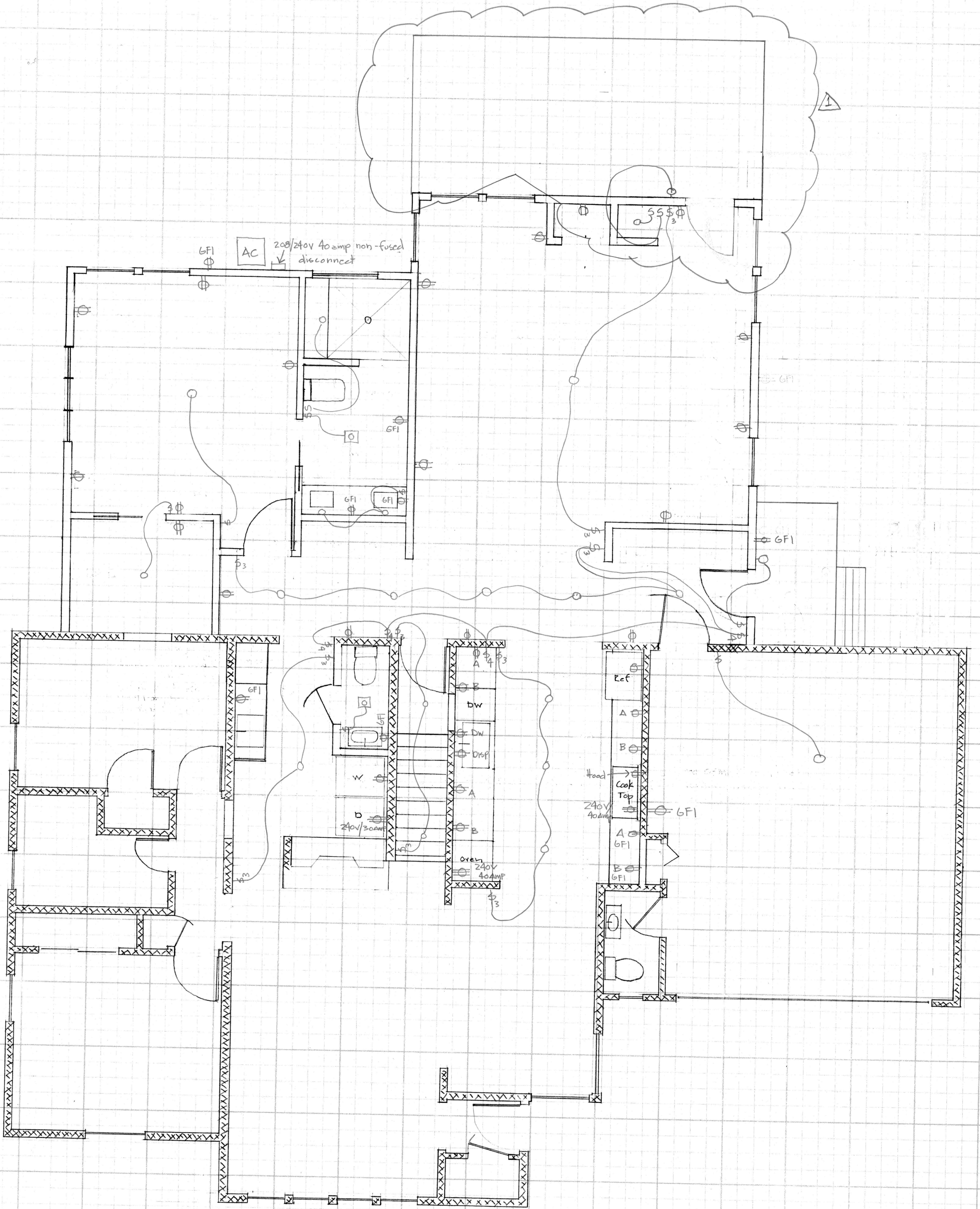




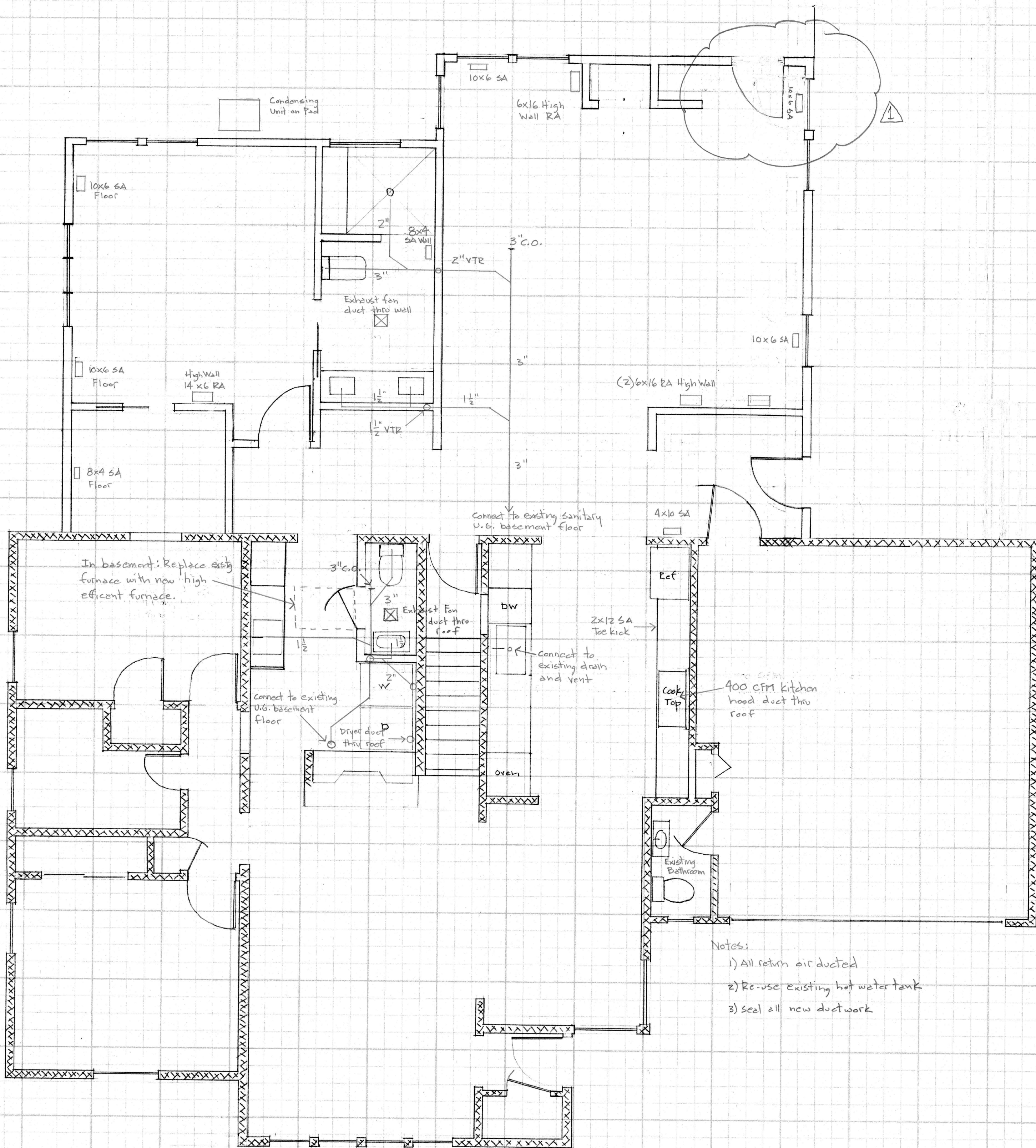
New One Story Addition 1071 Orchard Park Dr. Rocky River Ohio	Date: 7-7-26 By: DP Issue: Permit	Rev. Date: 7-14-26	Sheet A-2
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New One Story Addition 1071 Orchard Park Dr Rocky River Ohio	Date: 7-7-26 By: BP Issue: Permit	Rev 1	Date 7-14-26	Sheet A-5
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New one story Addition 1071 Orchard Park Dr. Rocky River Ohio	Date 7-7-26 By bp Issue: Permit	REV  Date 7-14-26	sheet E-1
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New one story Addition 1071 Orchard Park Dr. Rocky River Ohio	Date: 7-7-26 By: BP Issue: Permit	REV  Date 7-14-26	Sheet M-P
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