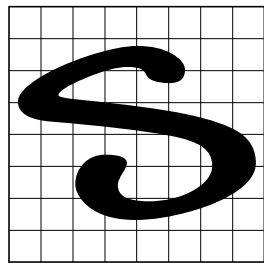


PROJECT SCOPE: ADDITION & RENOVATION TO A SINGLE FAMILY RESIDENCE



Schill
Architecture

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SCHILL ARCHITECTURE, LLC

TELEPHONE: 440.808.3485
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
1650 CROSSINGS PARKWAY SUITE E
WESTLAKE, OHIO 44145

EMAIL ADDRESS:
STEVEN@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. ASSIGNED 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"	N.A.
MAIN FLOOR	WOOD-2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"	N.A.

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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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 06 JULY 2026

ISSUED FOR PERMIT AND BIDDING 23 MARCH 2026

REV. NO. DESCRIPTION DATE

PROJECT:

ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE

LOCATION: 20863 AVALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

SITE DEVELOPMENT PLAN

SCALE: AS NOTED JOB NUMBER: 250NIRBALACS

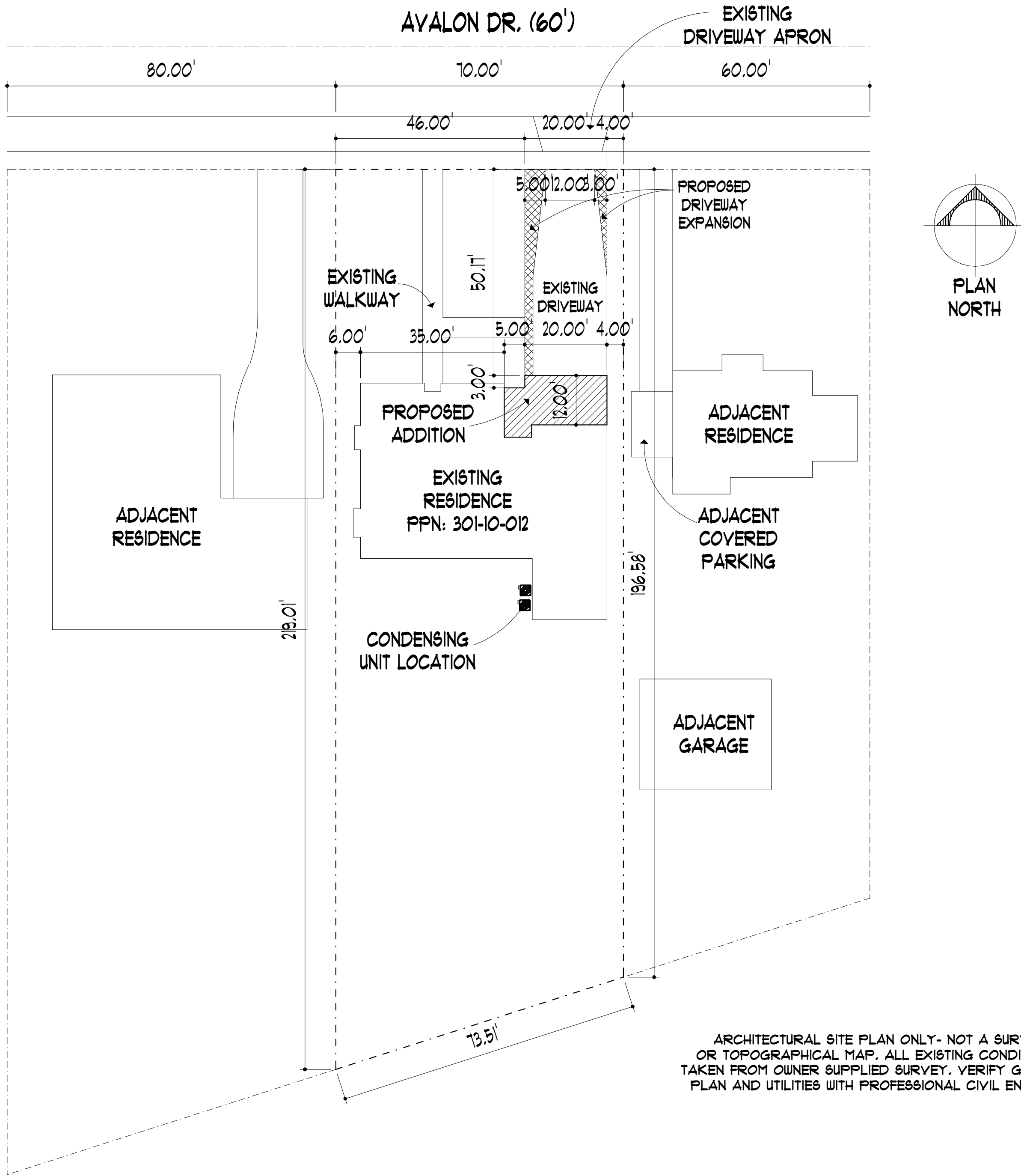
DATE: 16 DECEMBER 2025

CAD FILE NAME:
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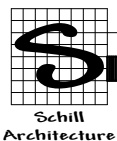
SD-1

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

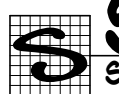
DRAWING NUMBER



ARCHITECTURAL SITE PLAN ONLY - NOT A SURVEY
OR TOPOGRAPHICAL MAP. ALL EXISTING CONDITIONS
TAKEN FROM OWNER SUPPLIED SURVEY. VERIFY GRADING
PLAN AND UTILITIES WITH PROFESSIONAL CIVIL ENGINEER



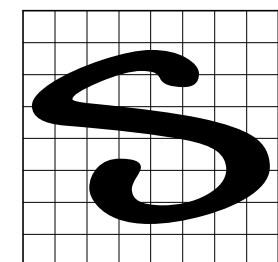
GRAPHIC SCALE



SITE DEVELOPMENT PLAN

SCALE: 1" = 20'-0"

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



Schill
Architecture

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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.

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ISSUED FOR PERMIT AND BIDDING	06 JULY 2026
ISSUED FOR PERMIT AND BIDDING	23 MAR 2026

REV. NO.	DESCRIPTION	DATE
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PROJECT:

**ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE**

LOCATION: 20863 AYALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

CONCEPT PLAN

SCALE: AS NOTED	JOB NUMBER: 250NIRBALAC6
--------------------	-----------------------------

DATE: 16 DECEMBER 2025

CAD FILE NAME: SCHILL-ONIRBALAC6-CONCEPT.LAO

A-1

STEPHEN M. SCHILL, LICENSE # 8971
EXPIRATION DATE: 12/31/2027

DRAWING NUMBER

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS

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

C5-HSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL

C5-PP: CONTINUOUSLY SHEATHED PORTAL FRAME

BUILD TEMPORARY WALLS AS REQUIRED TO SUPPORT EXISTING CONSTRUCTION DURING REMODELING

NOTE: WALLS SHOWN SHADED ARE NEW CONSTRUCTION

303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.
The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated.
Exception:
1. The glazed area need not be operable where the opening is not required by Section 310 and an approved mechanical ventilation system capable of producing 0.35 air changes per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (75 L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.

2. The glazed area need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. Use of sunroom additions and patio covers, as defined in Section 202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.

303.2 Adjoining rooms. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m²).

Exception: Openings required for light and/or ventilation shall be permitted to open into a thermally isolated sunroom addition or patio cover, provided that there is an operable area between the adjoining room and the sunroom addition or patio cover of not less than one-tenth of the floor area of the interior room but not less than 20 square feet (1.9 m²).

The minimum operable area to the outdoors shall be based upon the total floor area being ventilated.

303.3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²).

Exception: The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (9 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outdoors.

303.4 Opening location. Outdoor intake and exhaust openings shall be located in accordance with Sections 303.4.1 and 303.4.2.

303.4.1 Intake openings. Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening, such opening shall be located a minimum of 2 feet (610 mm) below the contaminant source.

For the purpose of this section, the exhaust from discharging toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.

303.4.2 Exhaust openings. Exhaust air shall not be directed onto walkways.

303.5 Outside opening protection. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of 1/4 inch (6 mm) and a maximum opening size of 1/2 inch (13 mm) in any direction. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

HEADER SCHEDULE

TAG	SIZE	NOTES
HDR-1	(2) 1-3/4"x9-1/4" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-2	(2) 1-3/4"x11-1/4" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-3	(2) 1-3/4"x14" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-4	(2) 1-3/4"x16" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-5	(2) 1-3/4"x18" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-6	(2) 1-3/4"x20" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-7	(2) 1-3/4"x24" L.V.L.	BOISE CASCADE 2 IE 3100 LVL
HDR-8	(2) 2"x8"	DF-LARCH #2 @ 1/2" PLYWOOD SPACER
HDR-9	(2) 2"x10"	DF-LARCH #2 @ 1/2" PLYWOOD SPACER
HDR-10	(2) 2"x12"	DF-LARCH #2 @ 1/2" PLYWOOD SPACER
HDR-11		

Bearing. The ends of each joist, beam or girder shall have not less than 1 1/2 inches of bearing on wood or metal, have not less than 3 inches of bearing on masonry or concrete or be supported by approved joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, on a sill plate of 2-inch-minimum nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches.

TEMPERED GLASS REQUIRED IN BY R.C.O. R308.4 "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 SECTO R308.4, 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 R308.4, 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:
11 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 8 SQUARE FEET.
12 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
13 EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
14 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 BALLUSTER 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.

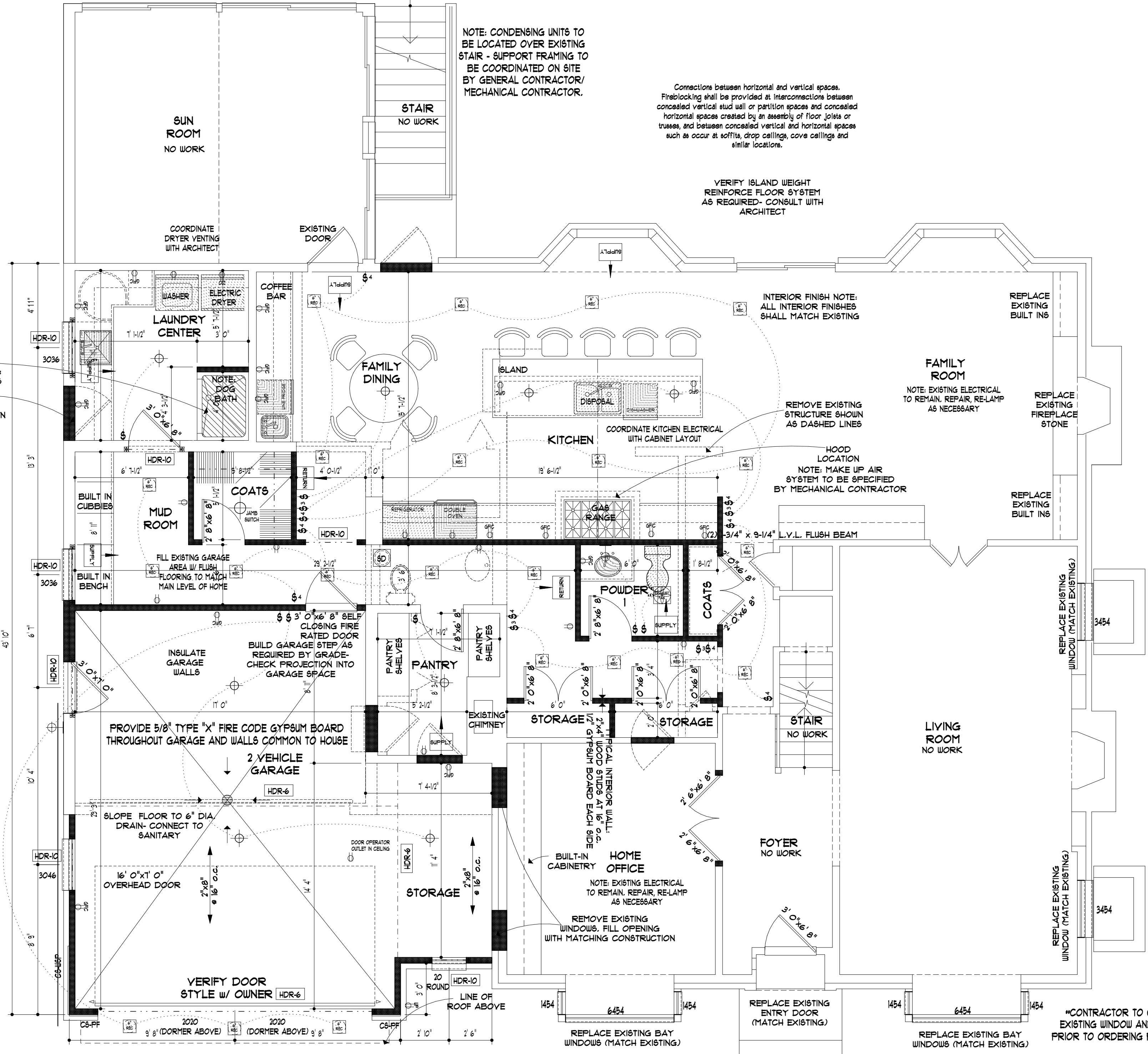
FIRESTOPPING SHALL BE INSTALLED IN ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED OR STUDDED OFF SPACES OF MASONRY OR CONCRETE WALLS, AND AT THE CEILING AND FLOOR OR ROOF LEVELS. FIRESTOPPING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS OVER CABINETS, DROP CEILINGS, COVE CEILING, ETC.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE WINDOW WITH A SILL HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE MINIMUM OPENING HEIGHT SHALL BE 24 INCHES, THE MINIMUM OPENING WIDTH SHALL BE 20 INCHES, AND THE MINIMUM OPENING AREA SHALL BE 5.7 SQUARE FEET. (5.0 SQ. FT. ON THE GRADE FLOOR)

MAIN FLOOR PLAN

SCALE: 1/4" = 1' 0"

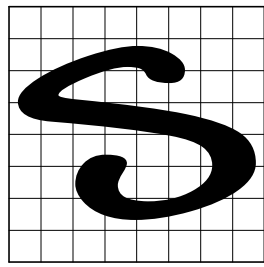
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ALL MATERIALS TO MATCH EXISTING

GRAPHIC SCALE





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REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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	06 JULY 2016
ISSUED FOR PERMIT AND BIDDING	23 MARCH 2016

REV. NO.	DESCRIPTION	DATE
----------	-------------	------

PROJECT:
**ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE**

LOCATION: 20863 AYALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

MISC. PLANS

SCALE: AS NOTED	JOB NUMBER: 25ONIRBALACS
--------------------	-----------------------------

DATE: 16 DECEMBER 2015

CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\ONIRBALACS\CONCEPT.CAD
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A-3

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

DRAWING NUMBER

ROOF PLAN NOTES:

1. ALL RAFTERS TO BE 2"x8" @ 16" O.C.
2. ALL VENTING TO BE CONTINUOUS RIDGE (SHINGLE OVER)
3. ALL OVERHANGS TO MATCH EXISTING
4. ALL ROOF PITCHES TO MATCH EXISTING
5. PROVIDE GUTTER SCREENS ON ALL GUTTERS
6. PROVIDE OPTIONAL PRICING FOR LIGHTNING ROD PROTECTION, INTEGRAL w/ FINIALS

NOTE:
ROOF PITCHES INDICATED
ARE APPROXIMATE AND SHALL
MATCH EXISTING AS CLOSELY
AS POSSIBLE

NOTE:
ALL ROOF PENETRATIONS
SHALL BE PAINTED BLACK

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

NOTE: COORDINATE DOWNSPOUTS
LEADS WITH ARCHITECT PRIOR TO
INSTALLATION

PROVIDE ACCESS TO ALL
ATTIC AREAS. COORDINATE
LOCATIONS WITH BUILDER

ALL ROOF AREAS SHALL BE VENTILATED
ACCORDING TO THE REQUIREMENTS OF
SECTION R806 " ROOF VENTILATION" OF
THE RESIDENTIAL CODE OF OHIO
IF FOAM INSULATION IS NOT USED

MATCH ALL
EXISTING BEARING
POINTS

FLASH ALL VALLEYS
WITH METAL

CONSTRUCT SADDLE
AS REQUIRED

FLASH ALL WALL/ROOF
INTERSECTIONS. PROVIDE
"KICK" FLASHING AT GUTTER

WATER & ICE
SHIELD (24" FROM
INSIDE WALL LINE)

6" ALUMINUM GUTTER
& DOWNSPOUTS

ROOF PLAN

SCALE: 1/4" = 1' 0"

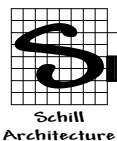
WALL SECTION

SCALE: 1/2" = 1' 0"

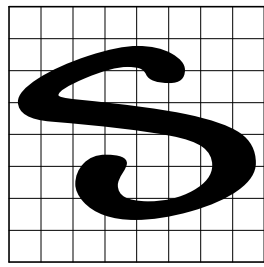
MISCELLANEOUS PLANS

SCALE: 1/4" = 1' 0"

ALL CONSTRUCTION SHALL COMPLY
WITH THE REQUIREMENTS OF THE 2015
RESIDENTIAL CODE OF OHIO



GRAPHIC SCALE



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THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS ARE THE SOLE PROPERTY OF SCHILL ARCHITECTURE, LLC. STEPHEN M. SCHILL, ARCHITECT. THEY ARE TO BE USED ONLY WITH THIS PROJECT AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION. THIS COPYRIGHT PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM, AS WELL AS THE ARRANGEMENT, COMPOSITION OF SPACES, & ELEMENTS OF DESIGN.

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SCHILL ARCHITECTURE, LLC

TELEPHONE: 440.808.3485
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
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.

MATERIAL SUMMARY

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

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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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	06 JULY 2026
ISSUED FOR PERMIT AND BIDDING	23 MAR 2026

REV. NO.	DESCRIPTION	DATE
----------	-------------	------

PROJECT:
**ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE**

LOCATION: 20863 AYALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

EXTERIOR ELEVATIONS

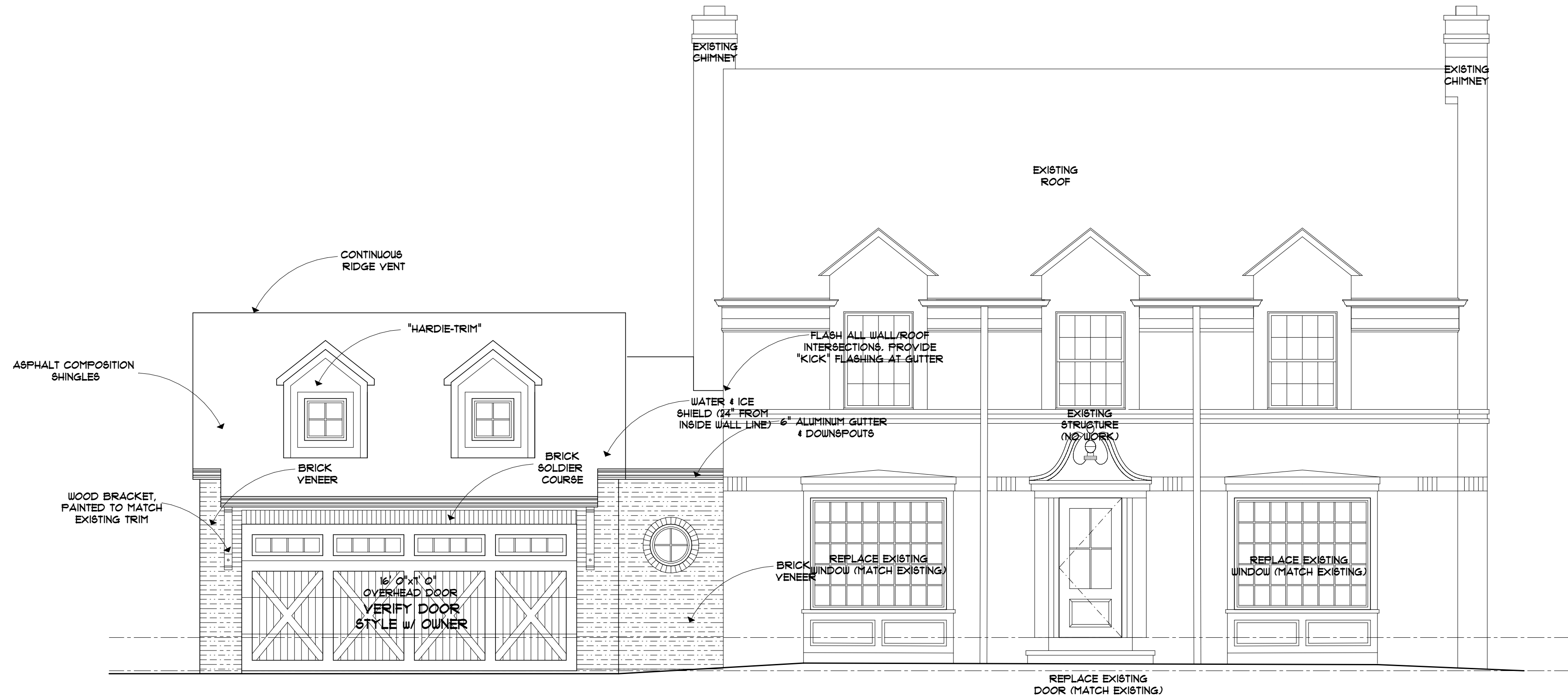
SCALE: AS NOTED	JOB NUMBER: 25ONIRBALACS
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DATE: 16 DECEMBER 2025	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\ONIRBALACS\CONCEPT.CAD
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A-4

STEPHEN M. SCHILL, LICENSE # 8971
EXPIRATION DATE: 12/31/2027

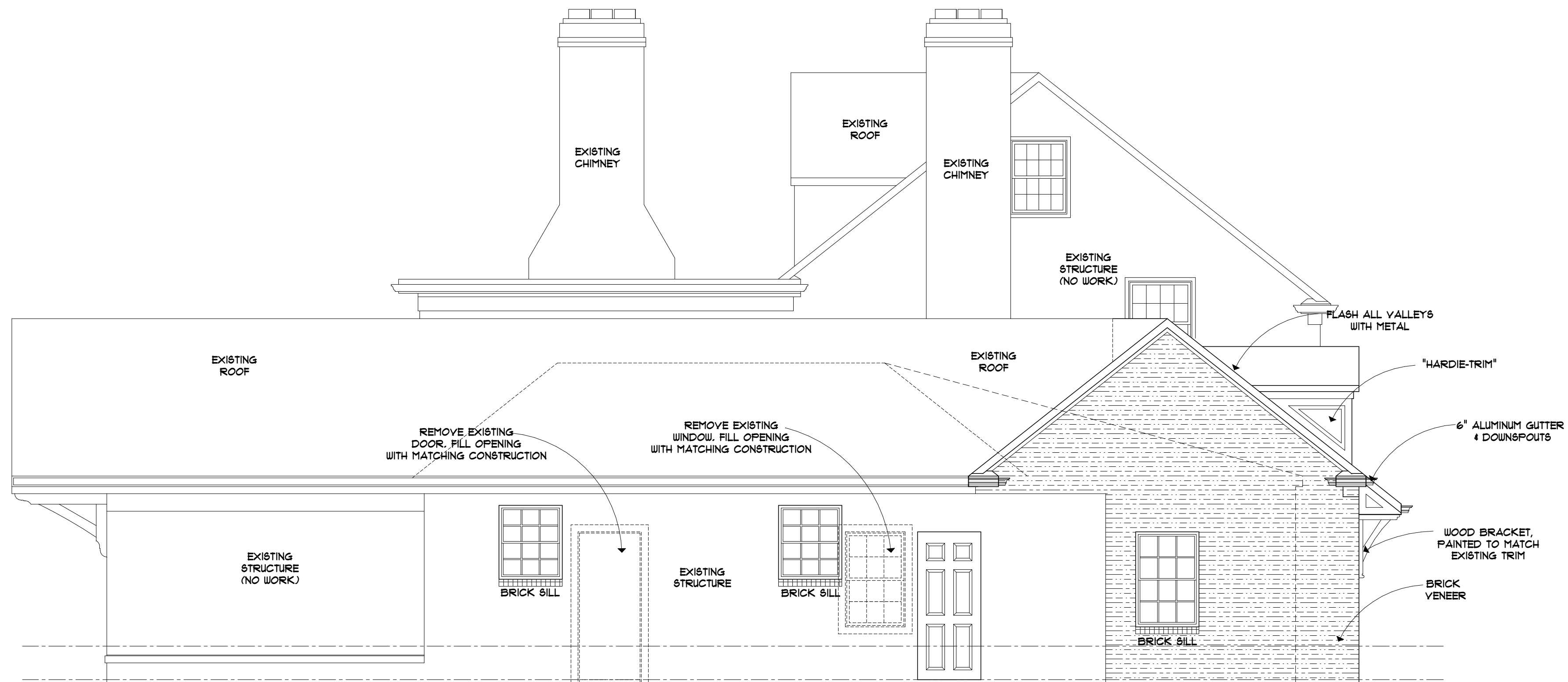
DRAWING NUMBER



FRONT ELEVATION

SCALE: 1/4" = 1' 0"

ALL MATERIALS TO MATCH EXISTING



LEFT SIDE ELEVATION

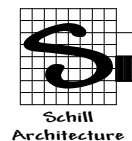
SCALE: 1/4" = 1' 0"

ALL MATERIALS TO MATCH EXISTING

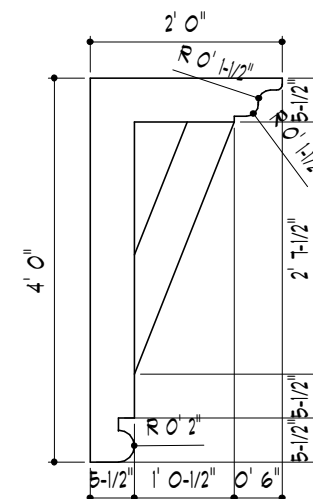
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1' 0"

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



GRAPHIC SCALE



DETAIL
SCALE: NONE



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Architecture

THESE DRAWINGS, DESIGNS, AND SPECIFICATIONS ARE THE SOLE PROPERTY OF SCHILL ARCHITECTURE, LLC. & STEPHEN M. SCHILL, ARCHITECT. THEY ARE TO BE USED ONLY WITH THIS PROJECT AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION. THIS COPYRIGHT PROTECTION INCLUDES, BUT IS NOT LIMITED TO, THE OVERALL FORM, AS WELL AS THE ARRANGEMENT & COMPOSITION OF SPACES & ELEMENTS OF DESIGN.

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SCHILL ARCHITECTURE, LLC

TELEPHONE: 440.808.3483
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS: 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 INELL 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	12000 P.S.F.	N.A.	12000 P.S.F.

NOTES:

1. ASSUMED SOIL BEARING CAPACITY IS 2000 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"	N.A.
MAIN FLOOR	WOOD-2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"	N.A.

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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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	06 JULY 2026
	ISSUED FOR PERMIT AND BIDDING	23 MAR 2026

REV. NO.	DESCRIPTION	DATE
----------	-------------	------

PROJECT

ADDITION & RENOVATION TO A PRIVATE RESIDENCE

LOCATION: 20863 AVALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-10-012

DETAILS

SCALE:
AS NOTED

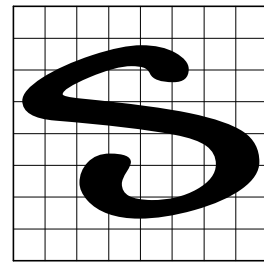
JOB NUMBER:
250NIRE

DATE: _____

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SCHILL\ONIRBALAGS\CONCEPT.CAD

STEPHEN M. SCHILL, LICENSE # 887
EXPIRATION DATE: 12/31/2021

DRAWING NUMBER



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SCHILL ARCHITECTURE, LLC
TELEPHONE: 440.808.3483
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
1650 CROSSINGS PARKWAY SUITE E
WESTLAKE, OHIO 44145

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	100 P.S.F.	15 P.S.F.	115 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	1000 P.S.F.	N.A.	1000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 1000 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"	N.A.
MAIN FLOOR	WOOD-2"x4"x12"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"x12"x4"	N.A.

AREA SUMMARY

AREA	SIZE
CRAWL SPACE	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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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 JULY 2026

ISSUED FOR PERMIT AND BIDDING 23 MAY 2026

REV. NO. DESCRIPTION DATE

PROJECT:

**ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE**

LOCATION: 20863 AVALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 301-10-012

DETAILS

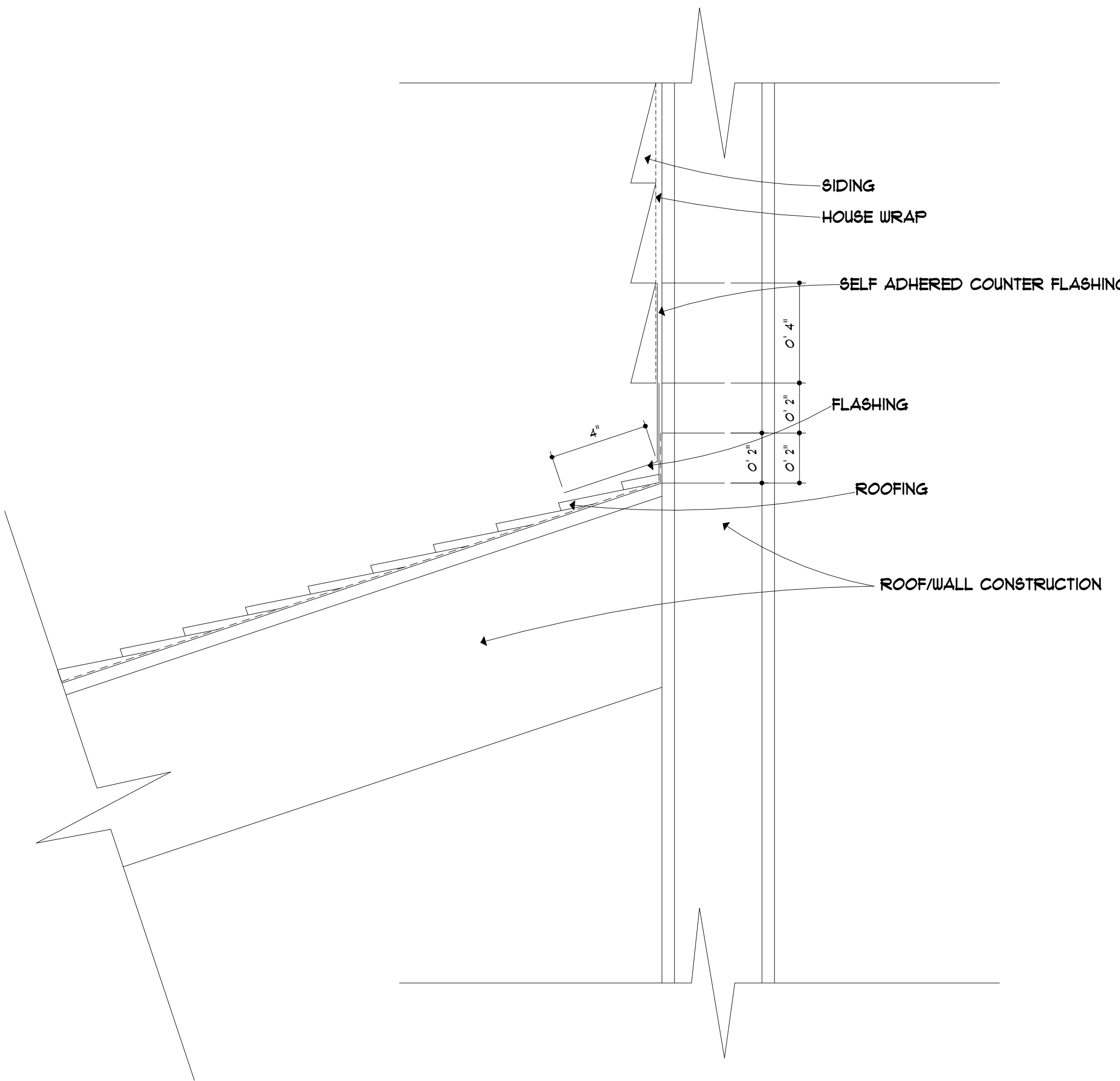
SCALE: AS NOTED JOB NUMBER: 250NIRBALACS

DATE: 16 DECEMBER 2025

CAD FILE NAME:
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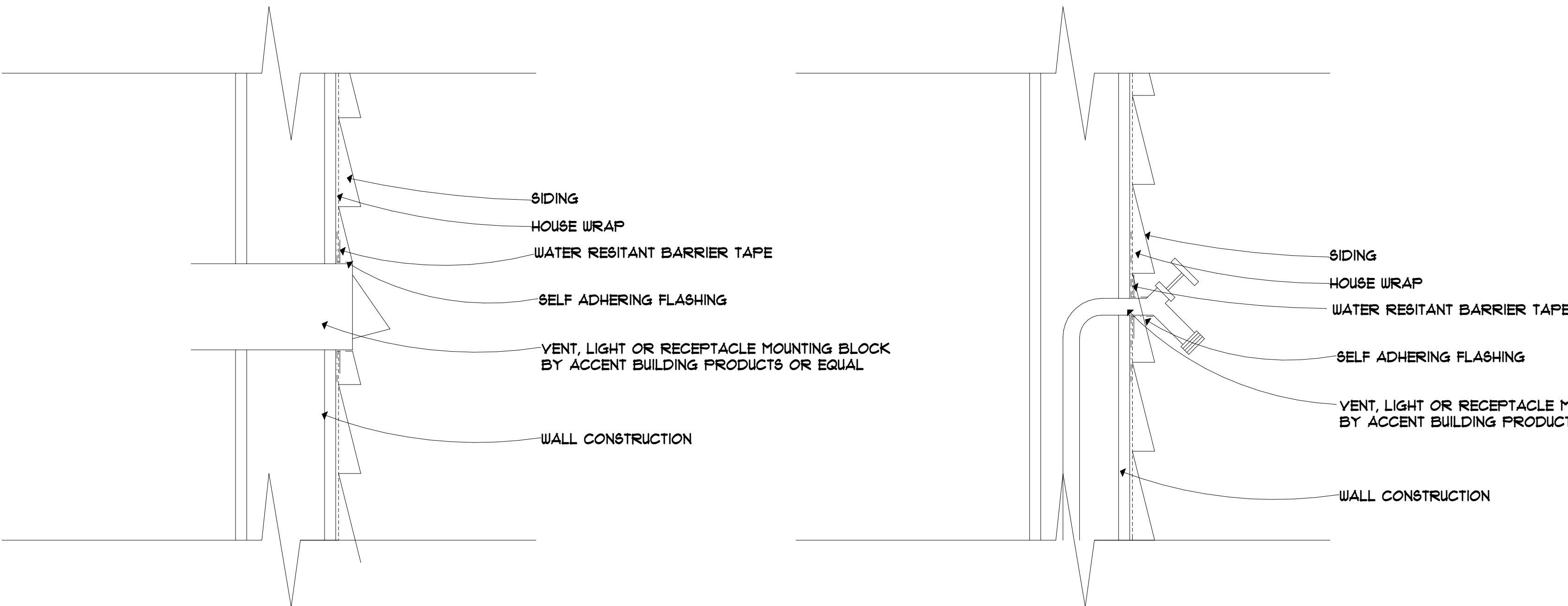
A-6

DRAWING NUMBER



DETAIL

SCALE: 3" = 1' 0"

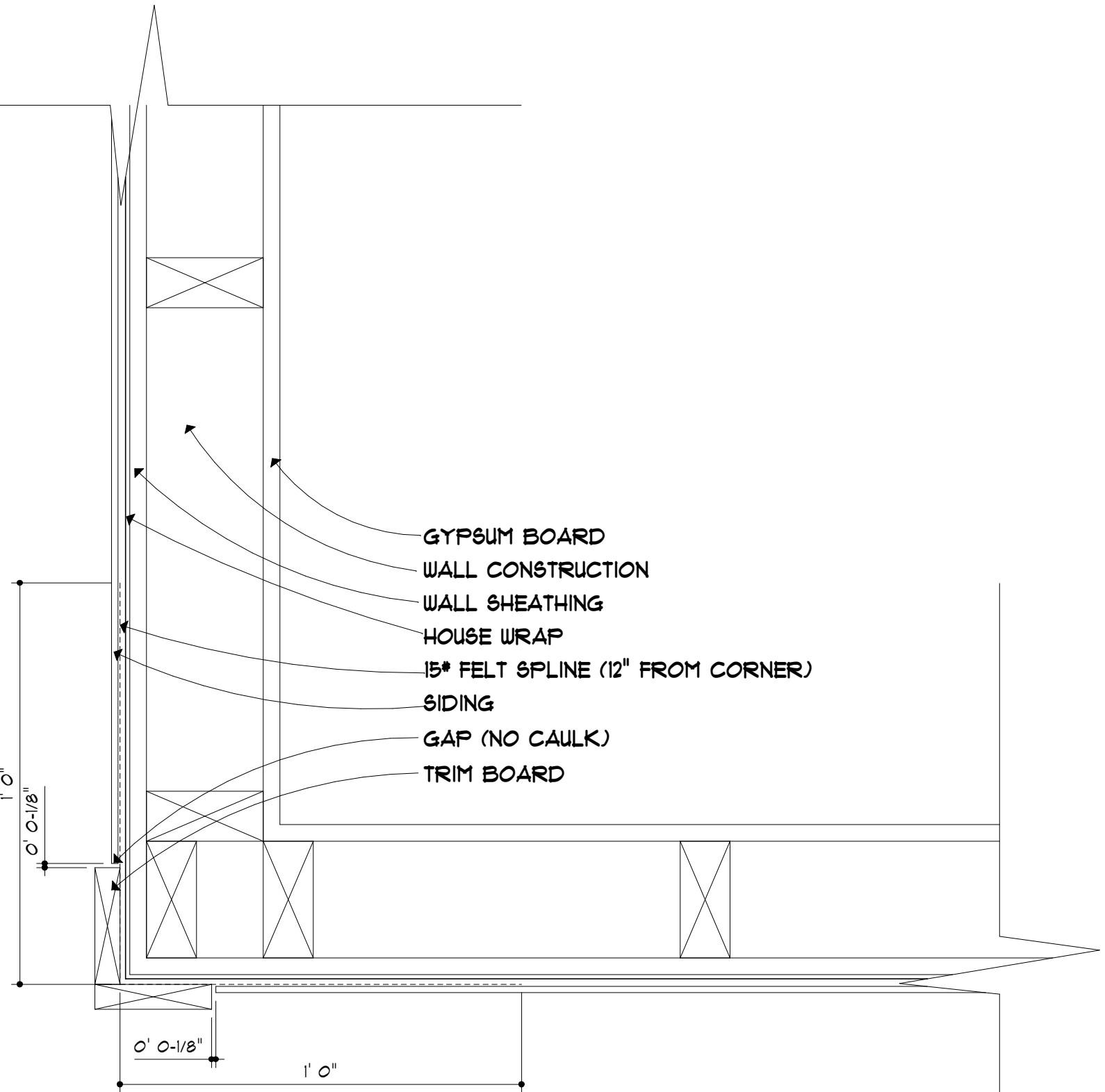


DETAIL

SCALE: 3" = 1' 0"

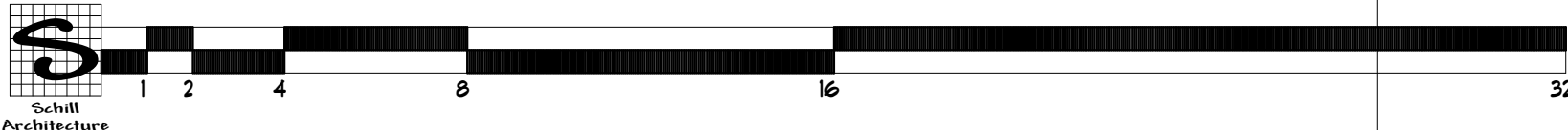
DETAIL

SCALE: 3" = 1' 0"



DETAIL

SCALE: 3" = 1' 0"

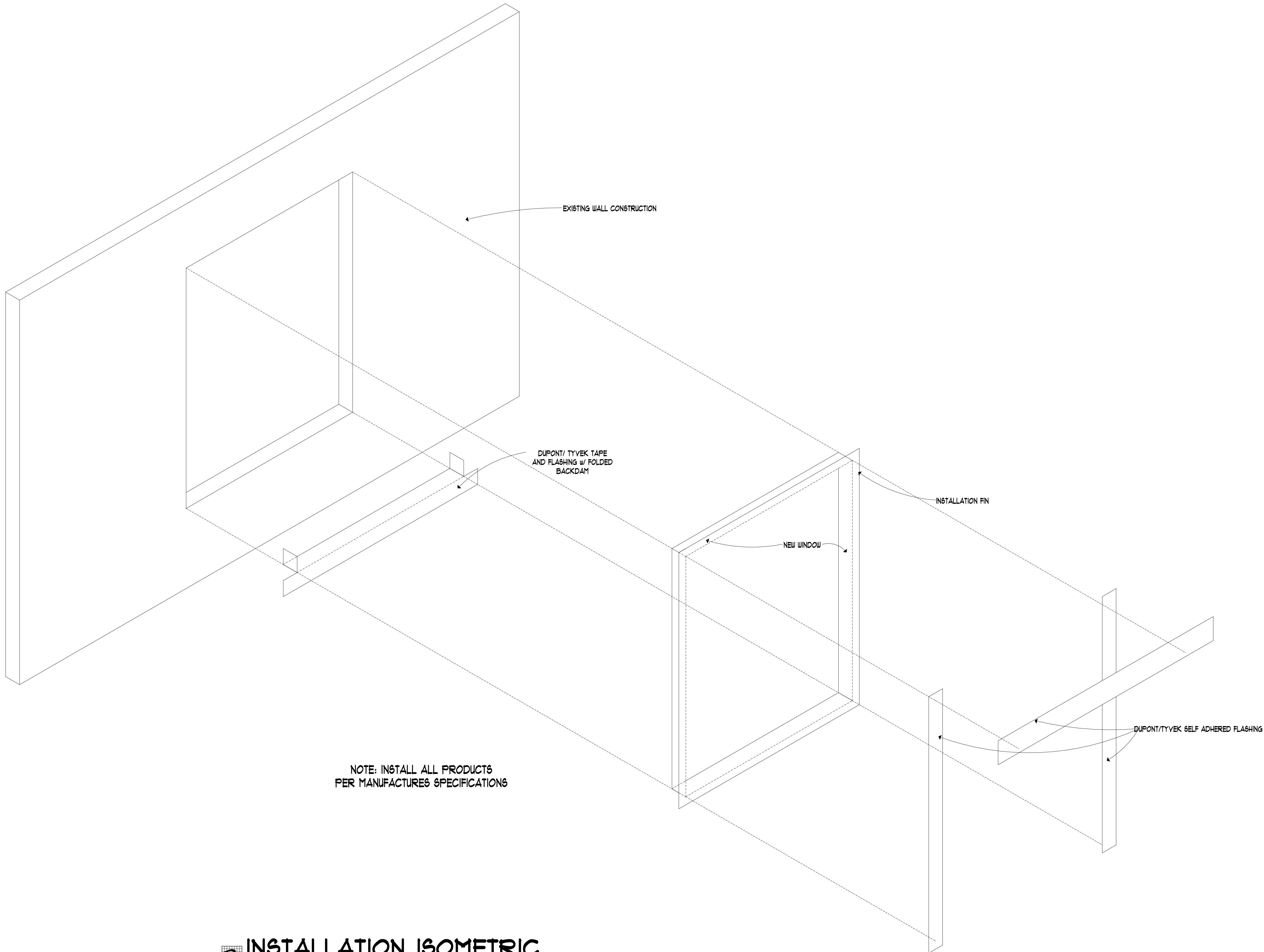


GRAPHIC SCALE

DETAIL

SCALE: NONE

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



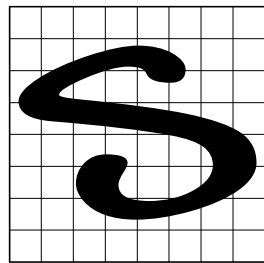
INSTALLATION ISOMETRIC

SCALE: NONE

DETAIL

SCALE: NONE

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



Schill
Architecture

SCHILL ARCHITECTURE, LLC

TELEPHONE: 440.808.3485
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
1850 CROSSINGS PARKWAY SUITE E
WESTLAKE, OHIO 44145

EMAIL ADDRESS:
STEVEN@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	2000 P.S.F.	N.A.	2000 P.S.F.

NOTES:
1. ASSUMED SOIL BEARING CAPACITY IS 2000 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"	N.A.
MAIN FLOOR	WOOD-2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"	N.A.

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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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	06 JULY 2025
ISSUED FOR PERMIT AND BIDDING	23 MARCH 2026

REV. NO.	DESCRIPTION	DATE
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PROJECT:

**ADDITION & RENOVATION TO:
A PRIVATE RESIDENCE**

LOCATION: 20863 AYALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

DETAILS

SCALE: AS NOTED	JOB NUMBER: 250NIRBALAC5
DATE: 16 DECEMBER 2025	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\250NIRBALAC5\CONCEPT.CAD
	A-7
STEPHEN M. SCHILL, LICENSE # 8877 EXPIRATION DATE: 12/31/2027	DRAWING NUMBER

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	Ceiling 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"-1/4"	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, 1/16" crown or 1" crown staple 16 ga., 1/4" long	3 6
34	25/32" structural cellulose fiberboard sheathing	1½" galvanized roofing nail, 1/16" crown or 1" crown staple 16 ga., 1/4" long	3 6
35	½" gypsum sheathing d	1½" galvanized roofing nail; staple galvanized, 1½" long; 1/4" screws, Type W or S	7 7
36	5/8" gypsum sheathing d	1½" galvanized roofing nail; staple galvanized, 1 5/8" long; 1/4" 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 16
38	1/8"-1"	8d common (2½" x 0.131") nail or 8d deformed (2½" x 0.120")	12 16
39	1 1/8"-1¼"	10d common (3" x 0.148") nail or 8d deformed (2½" x 0.120")	12 16

For 8d, 1 inch = 25.4 mm, 1 nail per hour = 0.441 n/a, 1 lb = 6.895 N/a.
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(1).
f. For regions having basic wind speed of 100 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 1396 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 1½ 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 1½ ga. (0.099") shank diameter	6	8e
	1¼ ring or screw shank, nail-minimum 1½ ga. (0.099") shank diameter	6	8
19/32, 1/8, 30/32 and 3/4"	1¼ ring or screw shank, nail-minimum 1½ 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
	6d ring-grooved underlayment nail	6	10
3/8	Staple 16 ga., 1/8 long, 3/8 crown	3	6
	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	1/2	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.

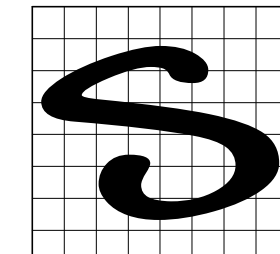
2019 RESIDENTIAL CODE OF OHIO COMPLIANCE PATH OPTIONS

CLIMATE ZONE 5- SELECT ONE OPTION

DESCRIPTION	OPTION 1 2009 IECC	OPTION 2 RCO 1101004	OPTION 3 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.)	13/11	13/11	13/11	13/11
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 TO 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



Schill Architecture

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SCHILL ARCHITECTURE, LLC

TELEPHONE: 440.808.3485
FACSIMILE: 440.808.3485
WWW.SCHILLARCHITECTURE.COM

OFFICE ADDRESS:
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 INFL 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"	N.A.
MAIN FLOOR	WOOD-2"x4"	MATCH EXISTING
UPPER FLOOR	WOOD-2"x4"	N.A.

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	292 SQ.FT.
ARRIVAL PORCH	0,000 SQ.FT.
FRIENDS/ FAMILY PORCH	0,000 SQ.FT.
MAIN LEVEL COVERED REAR PORCH	0,000 SQ.FT.
LOWER LEVEL COVERED REAR PORCH	0,000 SQ.FT.
TOTAL AREA UNDER ROOF	292 SQ.FT.
REAR PORCH (NOT COVERED)	0,000 SQ.FT.
TOTAL PROJECT AREA	292 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.

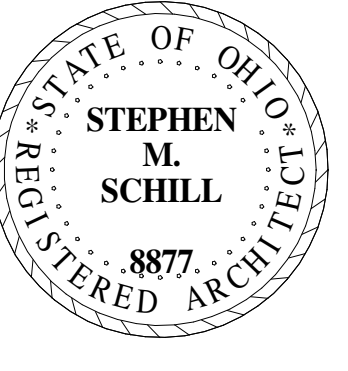
	ISSUED FOR PERMIT AND BIDDING	06 JULY 2026
	ISSUED FOR PERMIT AND BIDDING	23 MAR 2026

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

LOCATION: 20863 AYALON DRIVE
ROCKY RIVER, OHIO 44116
CUYAHOGA COUNTY
PERMANENT PARCEL NUMBER: 3010-012

SPECIFICATIONS

SCALE: A6 NOTED	JOB NUMBER: 25ONIRBALAC6
DATE: 16 DECEMBER 2025	CAD FILE NAME: C:\DRAWINGS\CENTRAL\ARCHIVE\ SCHILL\ONIRBALAC6\CONCEPT.CAD
	
A-8	
STEPHEN M. SCHILL, LICENSE # 8877 EXPIRATION DATE: 12/31/2027	
DRAWING NUMBER	