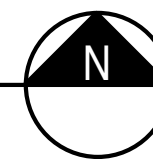


site plan

scale 1" = 20'-0"



note:
this site plan is diagrammatical.
not to be construed as actual survey.
actual conditions and dimensions
may vary. verify and confirm the accuracy
of this site plan prior to commencement
of construction.

detzel residence

6592 westpoint drive hudson, ohio

code summary & design criteria

2019 residential code of ohio
2023 national electric code
2021 international energy conservation code

Design Snow Load:
section 301 design criteria
figure 301.2(6) ground snow loads
roof snow load = 30 psf

Design Wind Load:
table 301.2(5) component and cladding loads for a building
with a mean roof height of 33 feet located in exposure c
115 mph (V_w) (3 second gust)

baseline structural criteria & design information

Framing Lumber (Minimum):
E = 1,400,000 psi
Fb = 875 psi
Fv = 135 psi

Microlam (LVL):
E = 2,000,000 psi
Fb = 2800 psi
Fv = 285 psi

Steel: ASTM A-36
E = 29,000,000 psi
Fy = 36 ksi
Fv = 14.5 ksi

W Shapes:
Fy = 50,000 psi (astm A992)

Pipes:
Fy = 46,000 psi
(astm A500 Grade B)

Plates:
Fy = 36,000 psi (astm A36)
Anchor Bolts:
Astm A307
(may Use A36 or A325)

Live Loads:
Roof = 30 psf
Floor = 40 psf
Floor 30 psf (sleeping)
Ceilings = 20 psf
Attic = 30 psf
Decks = 40 psf
Balconies (Exterior) = 40 psf

Dead Loads:
Roof = 15 psf
Ceilings = 10 psf
Floor = 10 psf

Concrete:
Footings: Fc= 3000 psi,
Slabs: Fc= 4000 psi
(with 6% Air Entrainment
For Exterior Exposure)

Concrete Block:
F'm= 1500 psi

Soil Bearing Capacity (Min.):
1500 psf

Allowable Deflection:
Rafters = L/240
Ceilings = L/360
Floors = L/480
Floors with tile = L/600
Beams & Headers = L/480
Lintels for Masonry= L/600
(L = Span Length)

Truss Data (Min.):
Top Chord: LL= 30 psf
DL= 15 psf
Bottom Chord: LL= 10 psf
DL= 10 psf

Seismic Category
A or B

Wind Speed (design)
115 mph (V_w) (3 second gust)

color & finish schedule

(for architectural review use)

| | Type | Color |
|----------|------|-------|
| Siding | | |
| Roof | | |
| Brick | | |
| Stone | | |
| Trim | | |
| Shutters | | |
| Soffit | | |

structural notes

- The structural specifications are a suggested baseline and should be verified prior to the commencement of construction. The building contractor should adjust these values as required to meet local codes or building conditions.
- The drawings show the general details of construction. The contractor shall notify the designer where additional details are required, or where conditions are encountered that are not anticipated by the drawings.
- The contractor is to verify all dimensions prior to fabrication and construction. Notify designer of any discrepancies.
- The structure is designed to be self-supporting and stable after the building is fully completed. it is the contractor's sole responsibility to determine erection procedure and sequence and ensure the safety of the building and its component parts during construction. this includes the addition of whatever shoring, temporary bracing, underpinning, earth retention, etc. that may be necessary.

square footage data (square feet)

screen porch addition 393

notice

A complete and careful review of these plans should be performed by the party responsible for executing the work prior to construction.

The building contractor should verify all site conditions and review all manufacturer's shop drawings for compliance prior to assembly, installation or construction.

All framing and structural elements must comply with all governing codes and be installed according to common practice and industry standards.

All federal, state and local codes, ordinances and regulations, etc. shall be considered a part of the specifications of this building; and are to be adhered to even if they are in variance with the plan.

building information

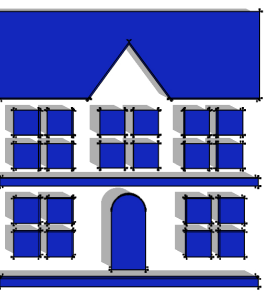
(for building department use)

Owner's Name: _____

Builder's Name: _____

Builder's Phone: _____

Building Location: _____



design visions, inc.
4503 state road
cleveland, ohio 44109
440-735-2600
designvisions.com

sheet 1 cover sheet
sheet 2 elevations
sheet 3 floor plans
sheet 4 sections

notice:
Construction from these plans must be in strict compliance with all applicable local, state, and federal building codes and regulations. All dimensions and site conditions must be verified prior to commencement of construction. Design Visions, Inc. does not assume any liability for errors or omissions on this plan, unless advised in writing of such errors or omissions prior to commencement of construction.

detzel residence
6592 westpoint drive hudson, ohio

copyright:
The use of this plan is limited to a specific project of the purchaser and for the construction of one building. This plan is the property of Design Visions, Inc. The purchaser of this plan is granted limited license to re-produce these plans for the construction of one building only. Any further distribution or reproduction without prior written permission is strictly prohibited. Violation is subject to penalty under law.

issued: 05/08/26
 first draft
 progress
 design review
 bid-estimates
 permit
 not for construction
 approval
revised: 05/21/26
revised: 05/22/26

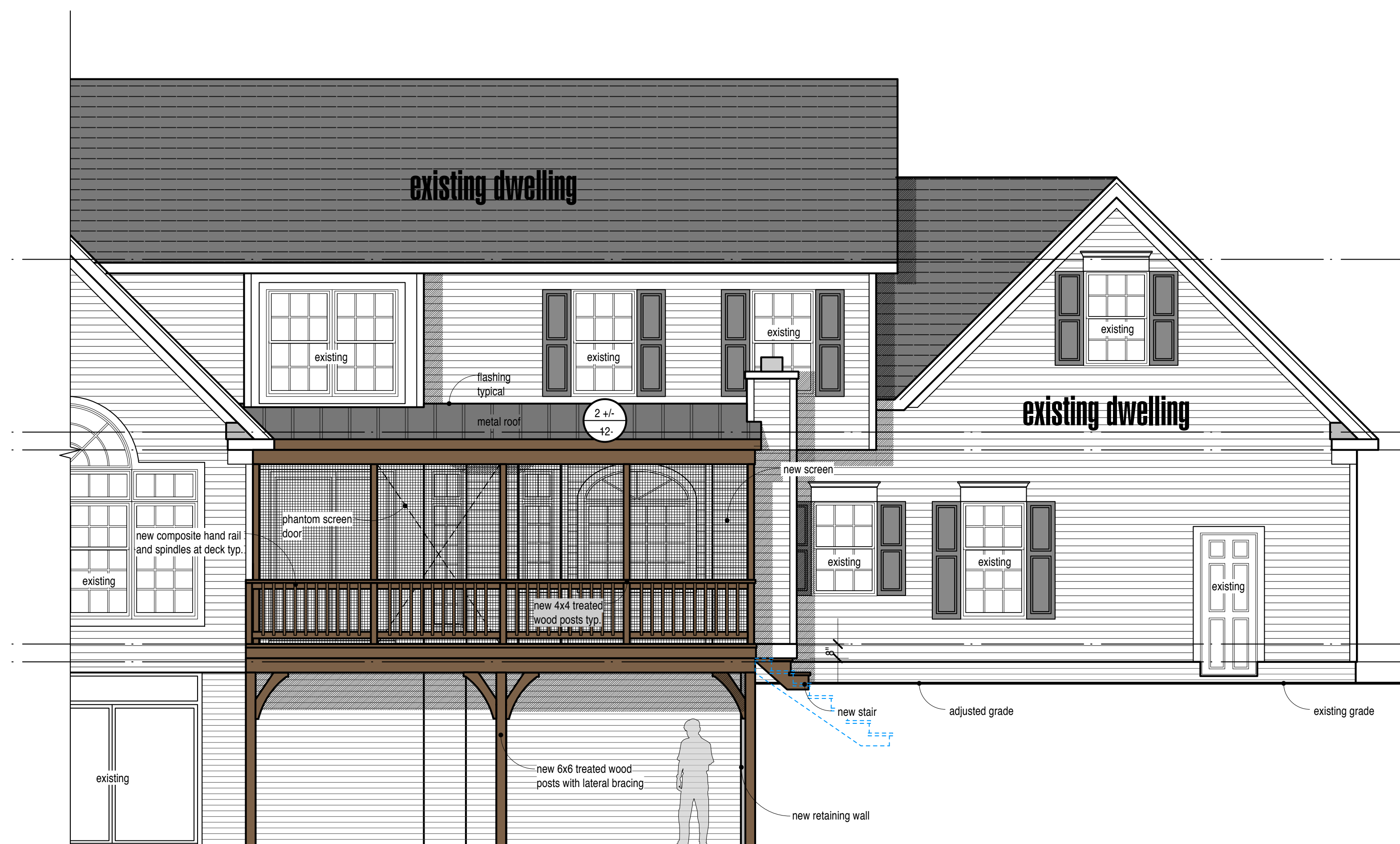
0675

1



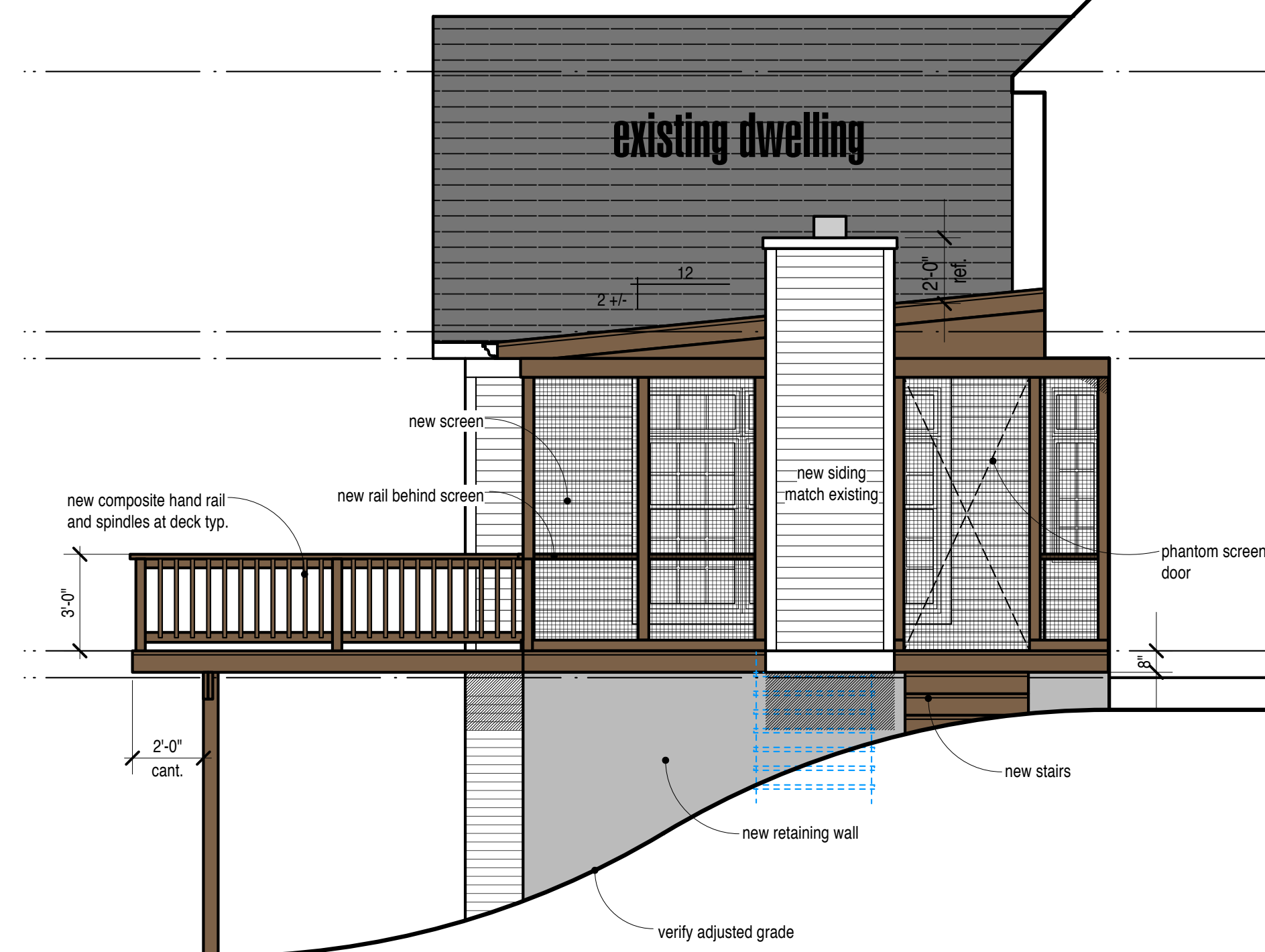
reference images

existing conditions



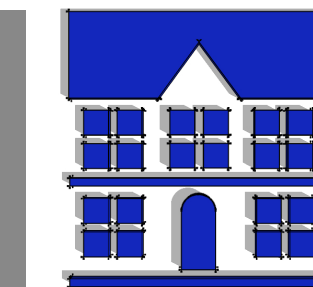
rear elevation

scale 1/4" = 1'-0"



left side elevation

scale 1/4" = 1'-0"



design visions, inc.

4503 state road
cleveland, ohio 44109
440-735-2600
designvisions.com

sheet 1 cover sheet
sheet 2 elevations
sheet 3 floor plans
sheet 4 sections

notice:
Construction from these plans must be in strict compliance with all applicable local, state, and federal building codes and regulations. All dimensions and site conditions must be verified prior to commencement of construction. Design Visions, Inc. does not assume any liability for errors or omissions on this plan, unless advised in writing of such errors or omissions prior to commencement of construction.

detzel residence
6592 westpoint drive hudson, ohio

copyright:
The use of this plan is limited to a specific project of the purchaser and for the construction of one building. This plan is the property of Design Visions, Inc. The purchaser of this plan is granted limited license to reproduce these plans for the construction of one building only. Any further distribution or reproduction without prior written permission is strictly prohibited. Violation is subject to penalty under law.

issued: 05/08/26
 first draft
 progress
 design review
 bid-estimates
 permit
 not for construction
 approval
revised: 05/21/26
revised: 05/22/26

0675

2

notice:
 Construction from these plans must be in strict compliance with all applicable local, state, and federal building codes and regulations. All dimensions and site conditions must be verified prior to commencement of construction. Design Visions, Inc. does not assume any liability for errors or omissions on the plan, unless advised in writing of such errors or omissions prior to commencement of construction.

general plan notes

- INTERIOR WOOD FRAMED WALLS ARE DIMENSIONED AT 3 1/2" ROUGH AND ALL EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE OF 1/2" SHEATHING UNLESS OTHERWISE NOTED.
- BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.
- PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.
- STRUCTURAL AND FRAMING MEMBERS INDICATED ARE SIZED BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.
- BUILDER TO VERIFY THAT ALL CEILING JOISTS AND RAFTER BRACINGS BEAR ON LOAD BEARING WALLS WHICH ALIGN AS SHOWN AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING AS INDICATED.
- UNLESS NOTED OTHERWISE- ALL NON-STRUCTURAL RIDGE BOARDS TO BE (1)2X12 MIN., ALL HIP RAFTERS TO BE (1)2X12 MIN. ALL VALLEY RAFTERS TO BE (2)2X12 MIN. PROVIDE POST UP SUPPORTS FROM SOUND BEARINGS OR TRIPLE CEILING JOISTS MINIMUM.
- CEILING JOIST NOTICE: APPLY 1/2" PLYWOOD TO TOP SIDE OF CEILING JOISTS MIN. 48" IN FROM WALL WHEN CEILING JOISTS RUN PARALLEL TO A RAFTER BEARING WALL. NOTCH FOR RAFTERS AS REQUIRED.
- TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

retaining wall notes

- 9" H. X 8" W. POURED CONCRETE WALL WITH #6 VERTICAL STEEL REINFORCING BARS (FULL HEIGHT) @ 32" O.C. WITH 6" INTO FTG. PROVIDE (3) #4 REBARS HORIZONTALLY AT 1/3 PTS WITH (1) #4 REBAR 12" +/- FROM TOP (BARS 2" FROM INSIDE WALL FACE WIRE TIE ALL BARS) ON A 16" W. X 8" H. CONCRETE FOOTER WITH (2) #5 REBARS CONT. ON UNDISTURBED SOIL.
- PROVIDE (2) #6 VERT. STEEL REINF. BARS (FULL HT.) @ ALL BEAM BEARING LOCATIONS
- VERIFY ALL CONCRETE WALL REINFORCINGS WITH SITE/SOIL CONDITIONS AND ADJUST AS REQUIRED PER LOCAL CODE
- SEE TOPO FOR ALL GRADES AND SPOT ELEVATIONS
- STEP FOOTINGS AS REQ'D TO MAINTAIN 3'-6" MIN. FROST DEPTH & PROVIDE CONTINUOUS REINFORCED CONC. FOOTINGS AT ALL STEPS
- PROVIDE SOLID BLOCKING BETWEEN JOISTS TO FOUND. WALL OR BEAM UNDER ALL POINT LOADS FROM ABOVE
- PROVIDE SIMPSON HW OR EQUAL BEAM HANGERS @ ALL UPSET WOOD BEAM HANGER CONDITIONS

floor joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #2 or equiv. unless noted otherwise

- J1 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J2 2X10 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J3 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J4 (2) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J5 2X12 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J6 2X8 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J7 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J8 2X12 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J9 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J10 (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.

shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 3/16 1/2" OR 1/32" EXPOSURE 1 WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED, OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

post & column schedule

- P1 4x4 or (3)2x4
- P2 (4)2x4
- P3 (3)2x6
- P4 6x6 or (4) 2x6
- P5 3 1/2" x 3 1/2" PSL
- P6 3 1/2" x 5 1/4" PSL
- P7 3 1/2" x 7" PSL
- P8 5 1/4" x 5 1/4" PSL
- P9 5 1/4" x 7" PSL
- P10 3" dia. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
 all bearings to have a minimum of (1) jack stud per ply of header, built up beam or girder truss
 all posts in walls to be laterally braced full length
 all posts to continue down to sound foundation or solid bearing on structure below

all columns (posts) to have "simpson" post cap and base connectors

wood beam schedule

all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's
- B2 (3) 2x10's
- B3 (2) 1 3/4" x 9 1/4" LVL's
- B4 (3) 1 3/4" x 9 1/4" LVL's
- B5 (2) 2x12's
- B6 (3) 2x12's
- B7 (2) 1 3/4" x 11 1/4" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's
- B9 (2) 1 3/4" x 11 7/8" LVL's
- B10 (3) 1 3/4" x 11 7/8" LVL's
- B11 (2) 1 3/4" x 14" LVL's
- B12 (3) 1 3/4" x 14" LVL's
- B13 (2) 1 3/4" x 16" LVL's
- B14 (3) 1 3/4" x 16" LVL's
- B15 (2) 1 3/4" x 18" LVL's
- B16 (3) 1 3/4" x 18" LVL's
- B17 (2) 1 3/4" x 20" LVL's
- B18 (3) 1 3/4" x 20" LVL's

p.1 - preservative treated
 w.p. - weather protected
 (2) indicates a doubled structural member

wood post & footing schedule

- PF1 6x6 treated wood post with 16" dia. x 8" conc. footing at frost depth on undisturbed soil
- PF2 6x6 treated wood post with 24" dia. x 8" conc. footing at frost depth on undisturbed soil
- PF3 3"o schedule 40 galv. adjustable steel column over 42"x42"x12" deep conc. footing with (4)#5 bars each way at bottom at frost depth on undisturbed soil

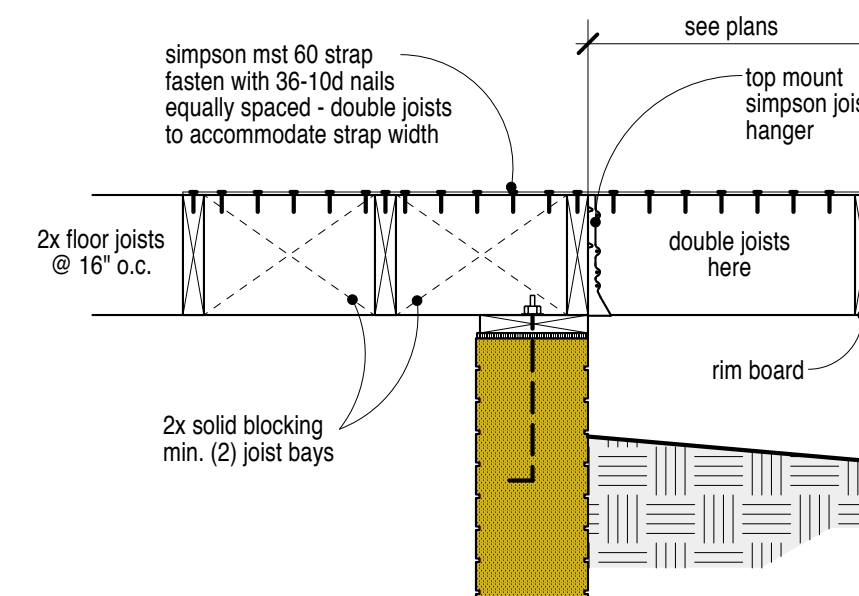
rafter/ceiling joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #2 or equiv. unless noted otherwise - Ceiling joists are uninhabitable with limited storage

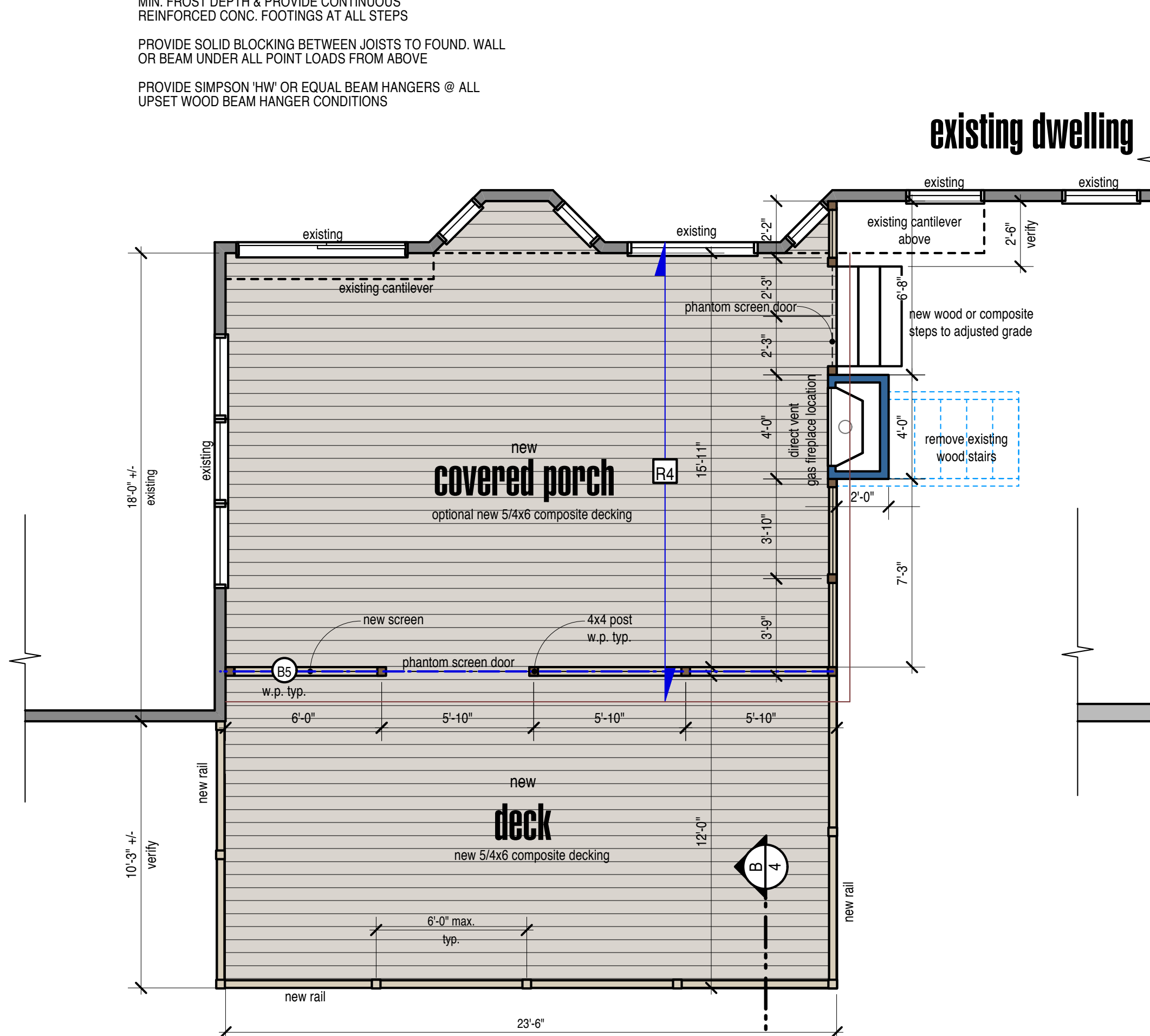
- R1 2X10 rafters @ 16" o.c.
- R2 2X8 rafters @ 16" o.c.
- R3 2X6 rafters @ 16" o.c.
- R4 2X12 rafters @ 16" o.c.
- C1 2X12 ceiling joists @ 16" o.c.
- C2 2X10 ceiling joists @ 16" o.c. select structural
- C3 2X10 ceiling joists @ 16" o.c.
- C4 2X8 ceiling joists @ 16" o.c.
- C5 2X6 ceiling joists @ 16" o.c.
- T1 pre-engineered roof truss system refer to mfg. shop drawings
- T2 pre-engineered roof truss system attic type refer to mfg. shop drawings
- T3 pre-engineered roof truss system scissor type OR modified refer to mfg. shop drawings

all wood framed headers to be (2)2x10 min. unless noted otherwise

hatched area indicates 2x over framing-shore supporting rafters as req'd. typ.

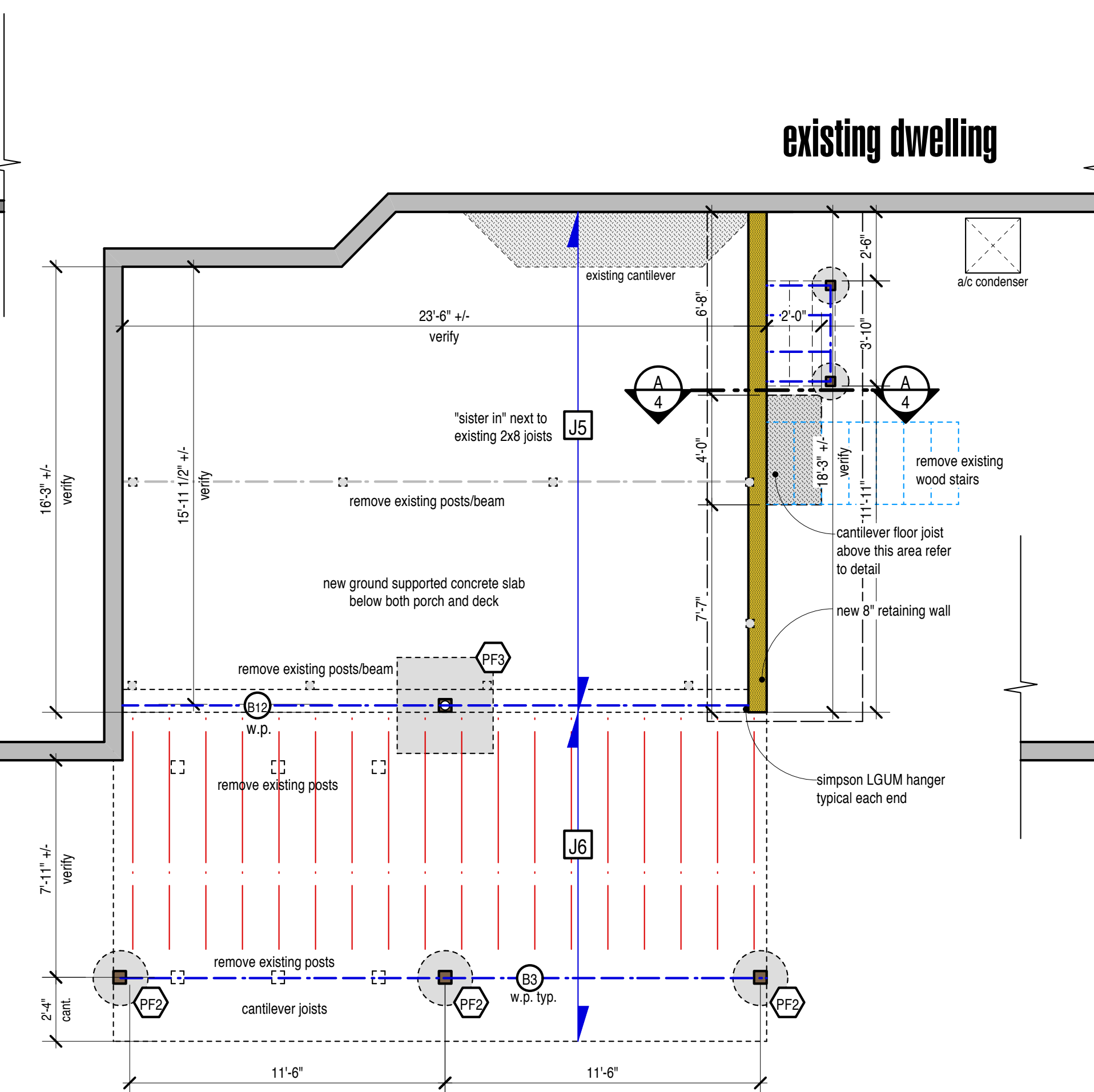


cantilever floor detail



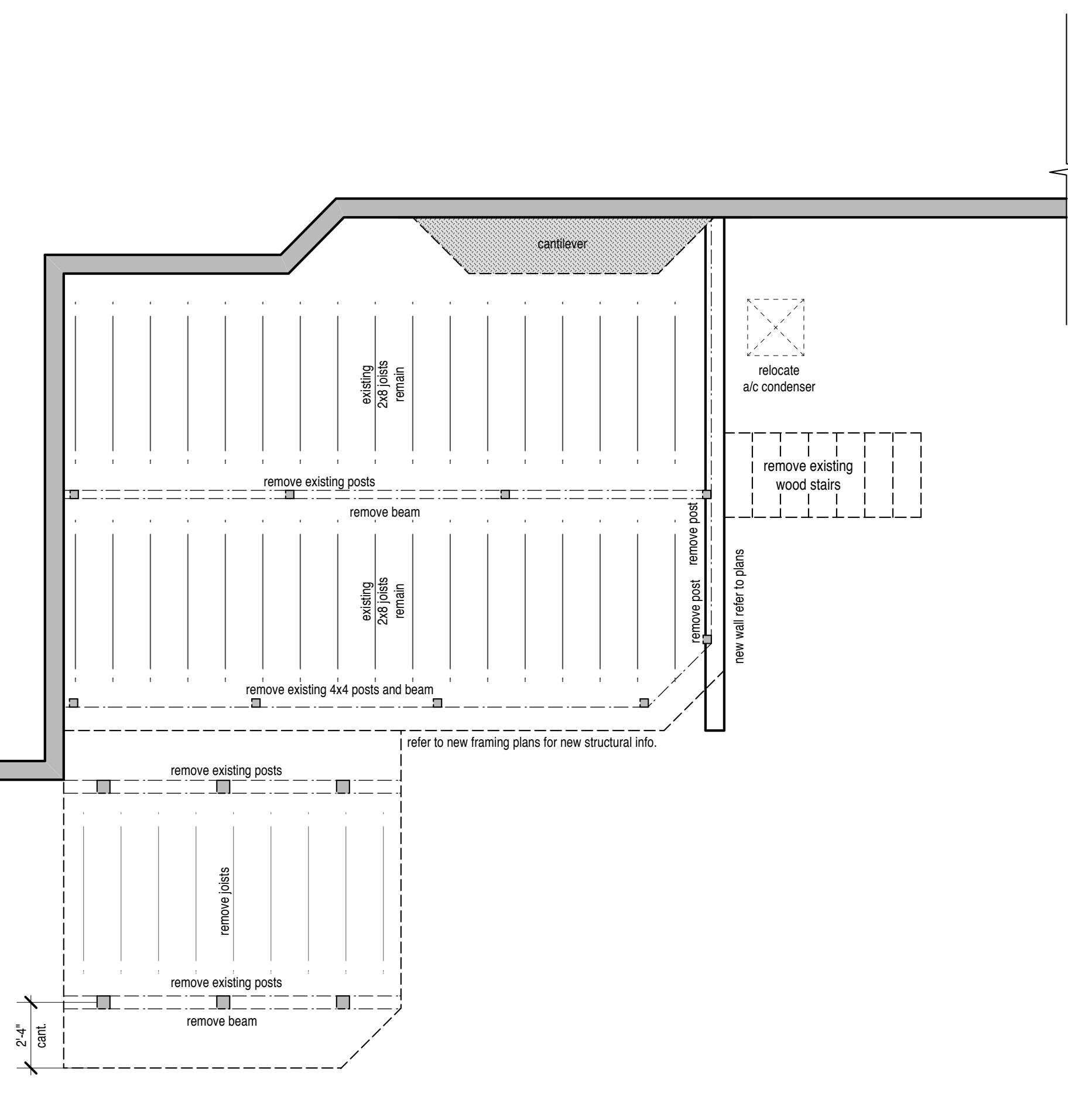
deck plan

scale 1/4" = 1'-0"



deck framing plan

scale 1/4" = 1'-0"



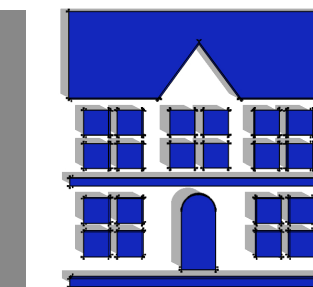
existing deck framing - demo plan

scale 1/4" = 1'-0"

copyright:
 The use of this plan is limited to a specific project of the purchaser and for the construction of one building. This plan is the property of Design Visions, Inc. The purchaser of this plan is granted limited license to reproduce these plans for the construction of one building only. Any further distribution or reproduction without prior written permission is strictly prohibited. Violation is subject to penalty under law.

- issued: 05/08/26
- first draft
- progress
- design review
- bid-estimates
- permit
- not for construction
- approval
- revised: 05/21/26
- revised: 05/22/26

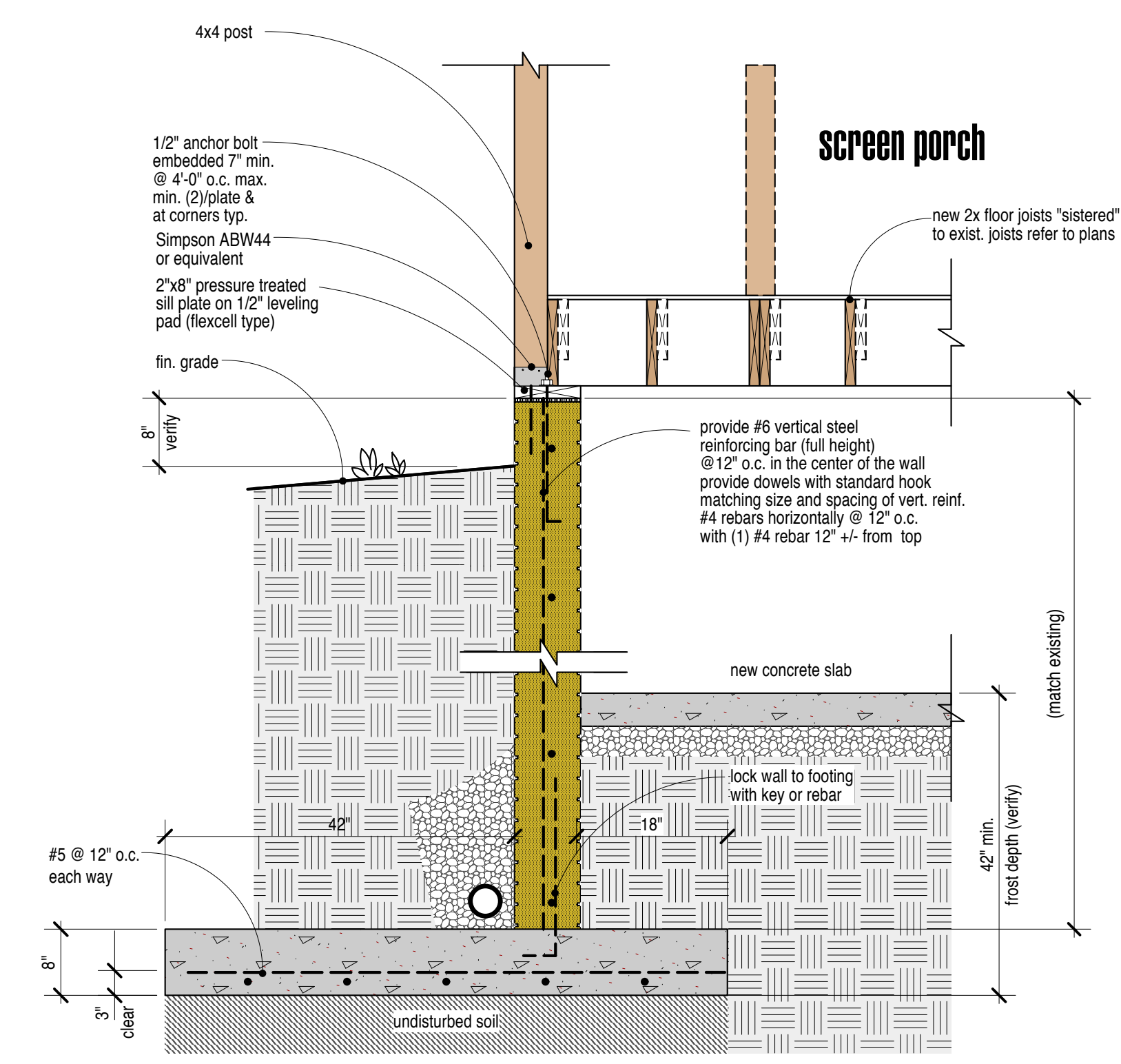
0675



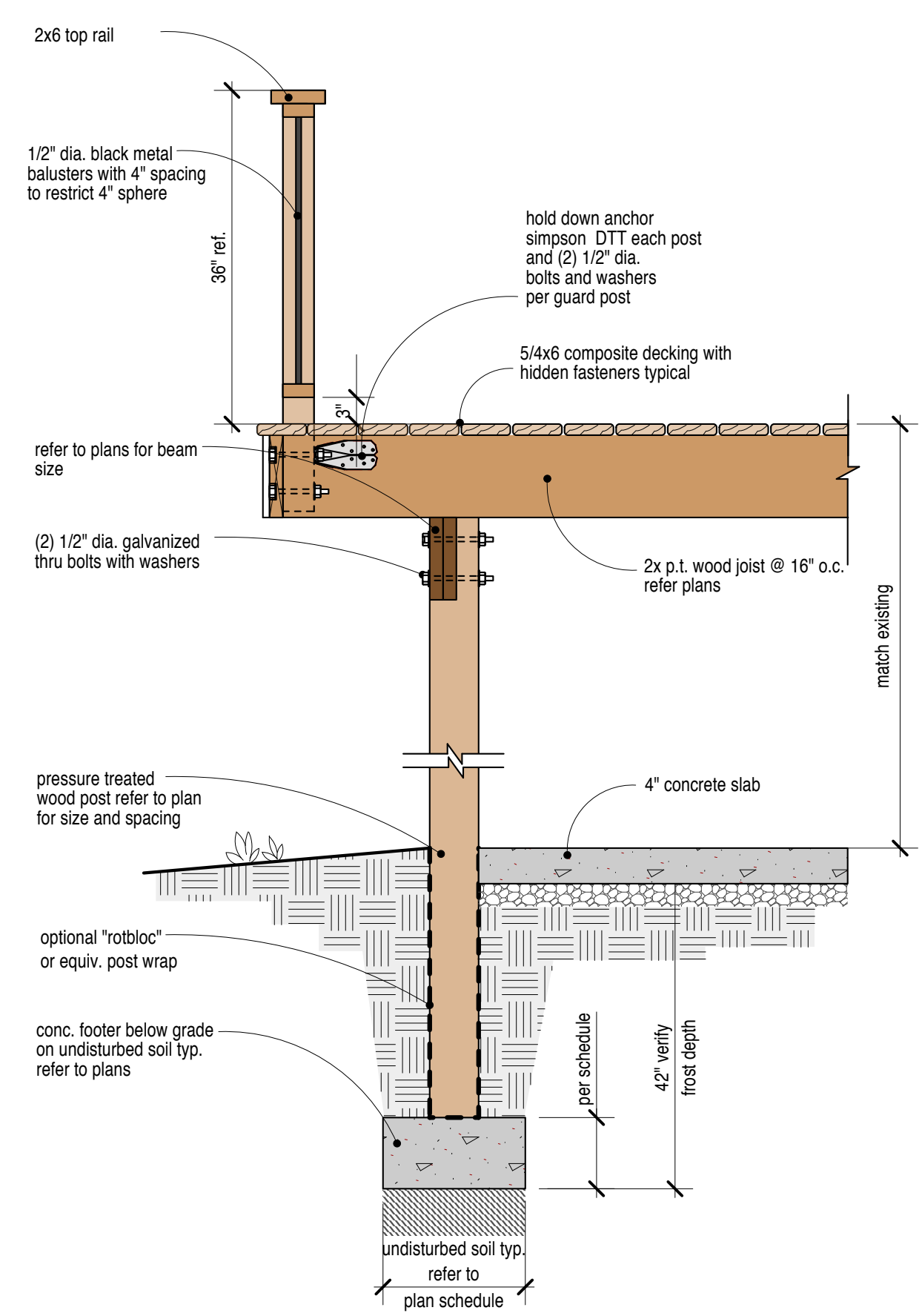
design visions, inc.
 4503 state road
 cleveland, ohio 44109
 440-735-2600
 designvisions.com

sheet 1 cover sheet
 sheet 2 elevations
 sheet 3 floor plans
 sheet 4 sections

notice:
 Construction from these plans must be in strict compliance with all applicable local, state, and federal building codes and regulations. All dimensions and site conditions must be verified prior to commencement of construction. Design Visions, Inc. does not assume any liability for errors or omissions on this plan, unless advised in writing of such errors or omissions prior to commencement of construction.



A-A retaining wall section
 scale 3/4" = 1'-0"

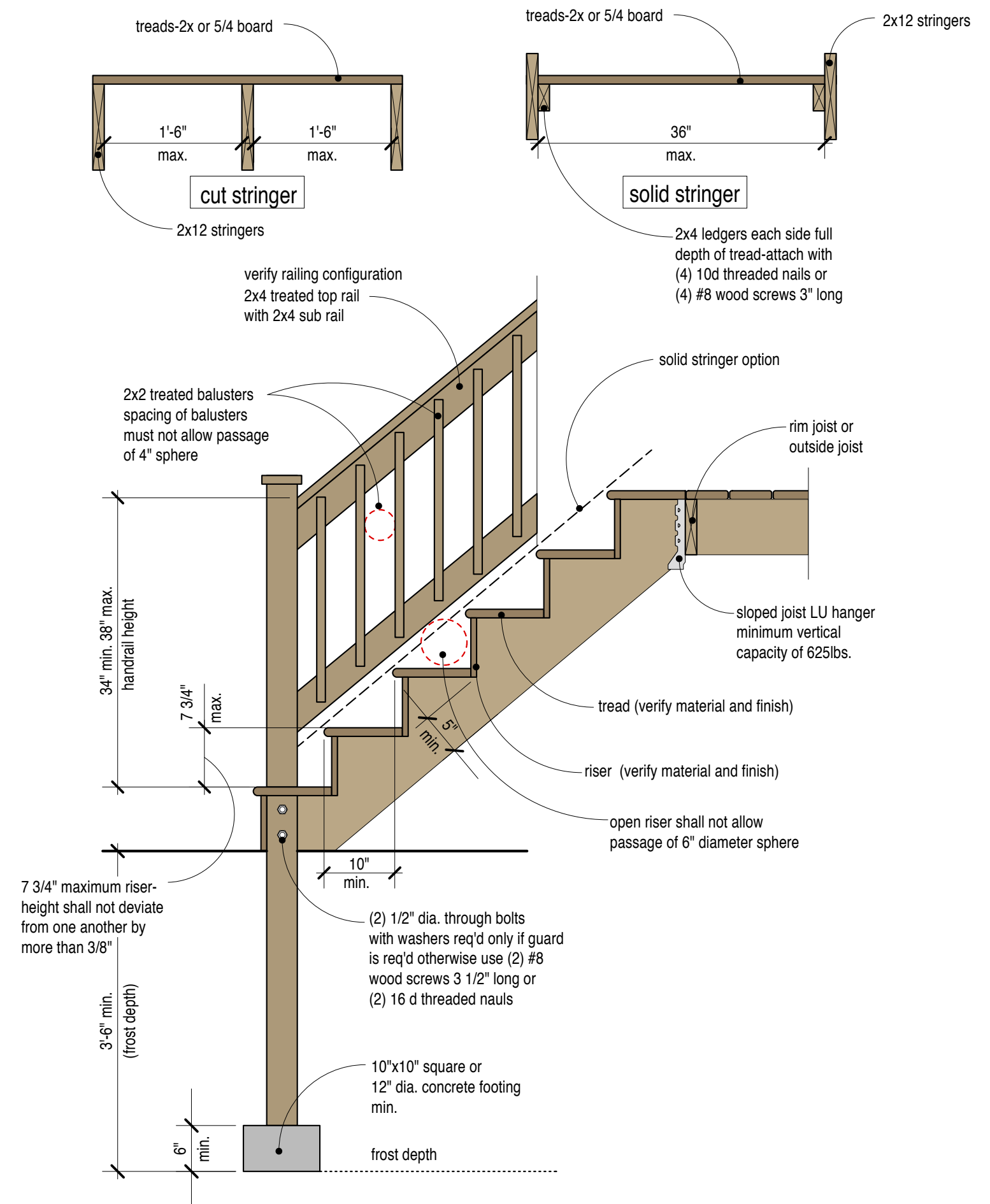


B-B deck section
 scale 3/4" = 1'-0"

wood deck notes:

all deck materials are to be approved exterior application wood products or equiv.
 all anchors, connectors, fasteners etc. must be of suitable material to resist reaction or corrosion with the treated lumber. consult with manufacturer or material supplier for proper fasteners required.
 all wood deck construction to comply with the american wood council 2019 prescriptive residential wood deck construction guide

attachment per tread at each stringer or ledger:
 2x or 5/4 treads-(2) 8d threaded nails or (2) #8 screws 2 1/2" long
 3x treads-(2) 16d threaded nails or (2) #8 screws 3 1/2" long



typical deck stair section
 scale 3/4" = 1'-0"

detzel residence
 6592 westpoint drive hudson, ohio

copyright:
 The use of this plan is limited to a specific project of the purchaser and for the construction of one building. This plan is the property of Design Visions, Inc. The purchaser of this plan is granted limited license to reproduce these plans for the construction of one building only. Any further distribution or reproduction without prior written permission is strictly prohibited. Violation is subject to penalty under law.

| | |
|-------------------------------------|----------------------|
| <input type="checkbox"/> | first draft |
| <input type="checkbox"/> | progress |
| <input checked="" type="checkbox"/> | design review |
| <input type="checkbox"/> | bid-estimates |
| <input type="checkbox"/> | permit |
| <input checked="" type="checkbox"/> | not for construction |
| <input type="checkbox"/> | approval |
| <input checked="" type="checkbox"/> | revised: 05/21/26 |
| <input checked="" type="checkbox"/> | revised: 05/22/26 |

0675

4







