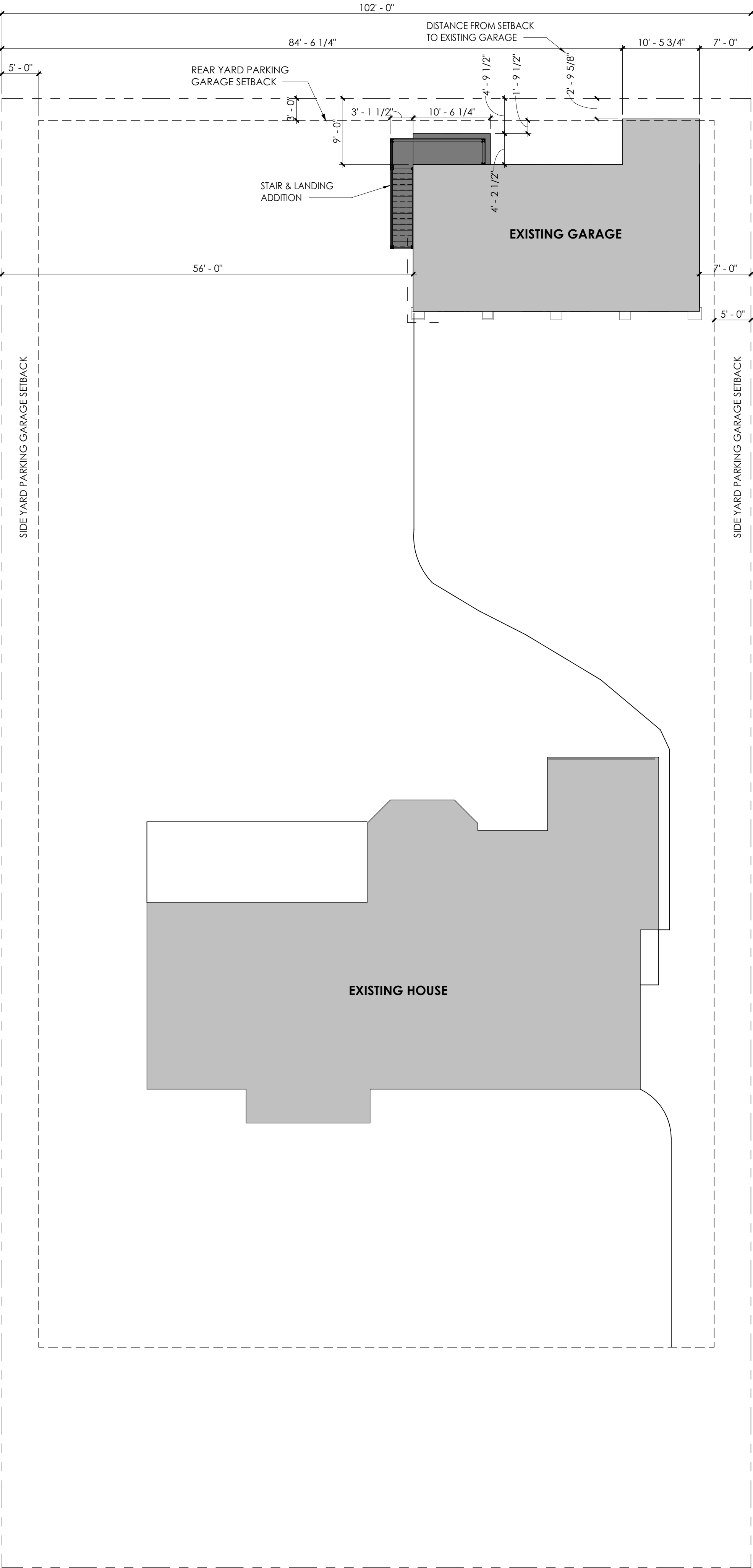
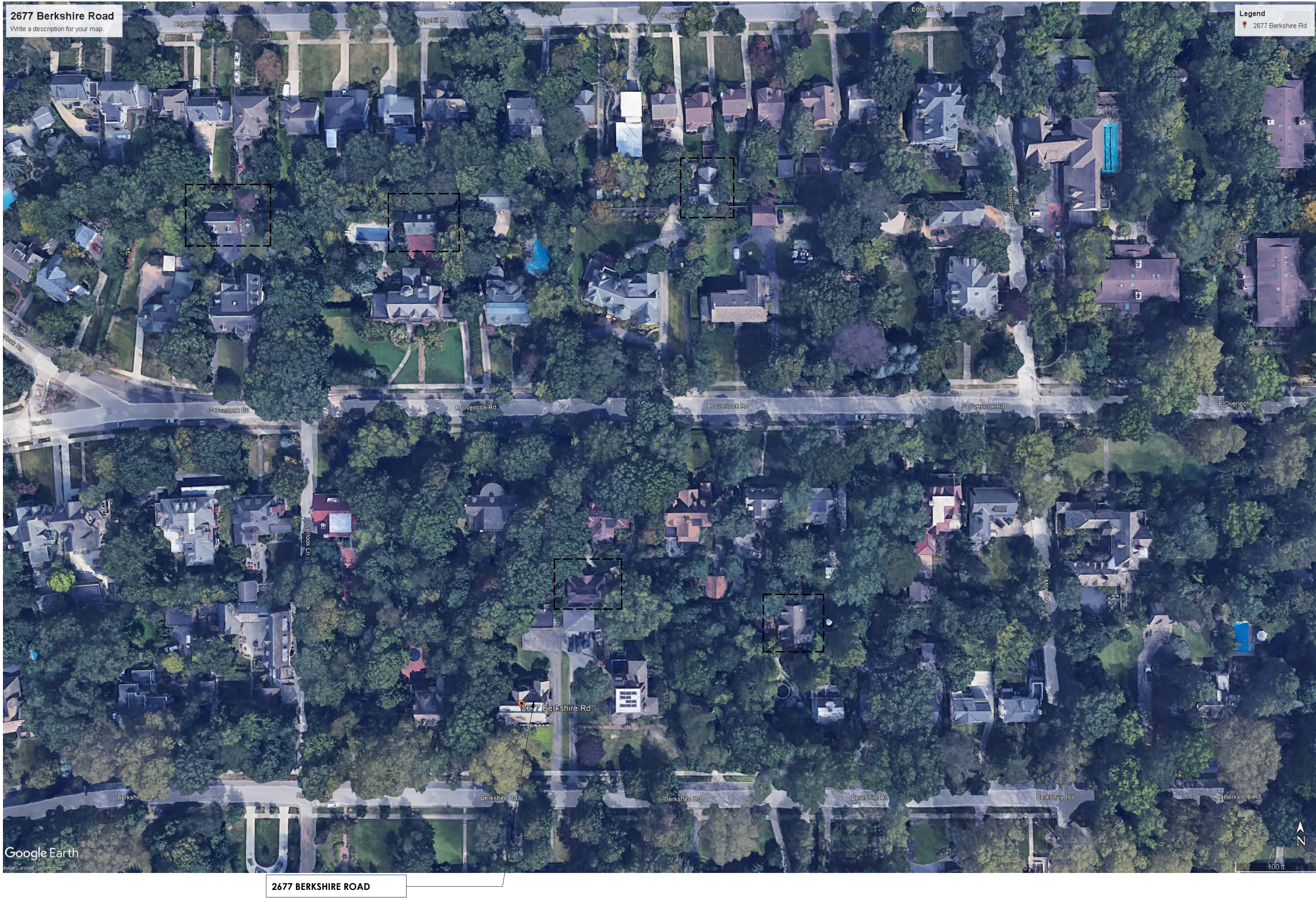




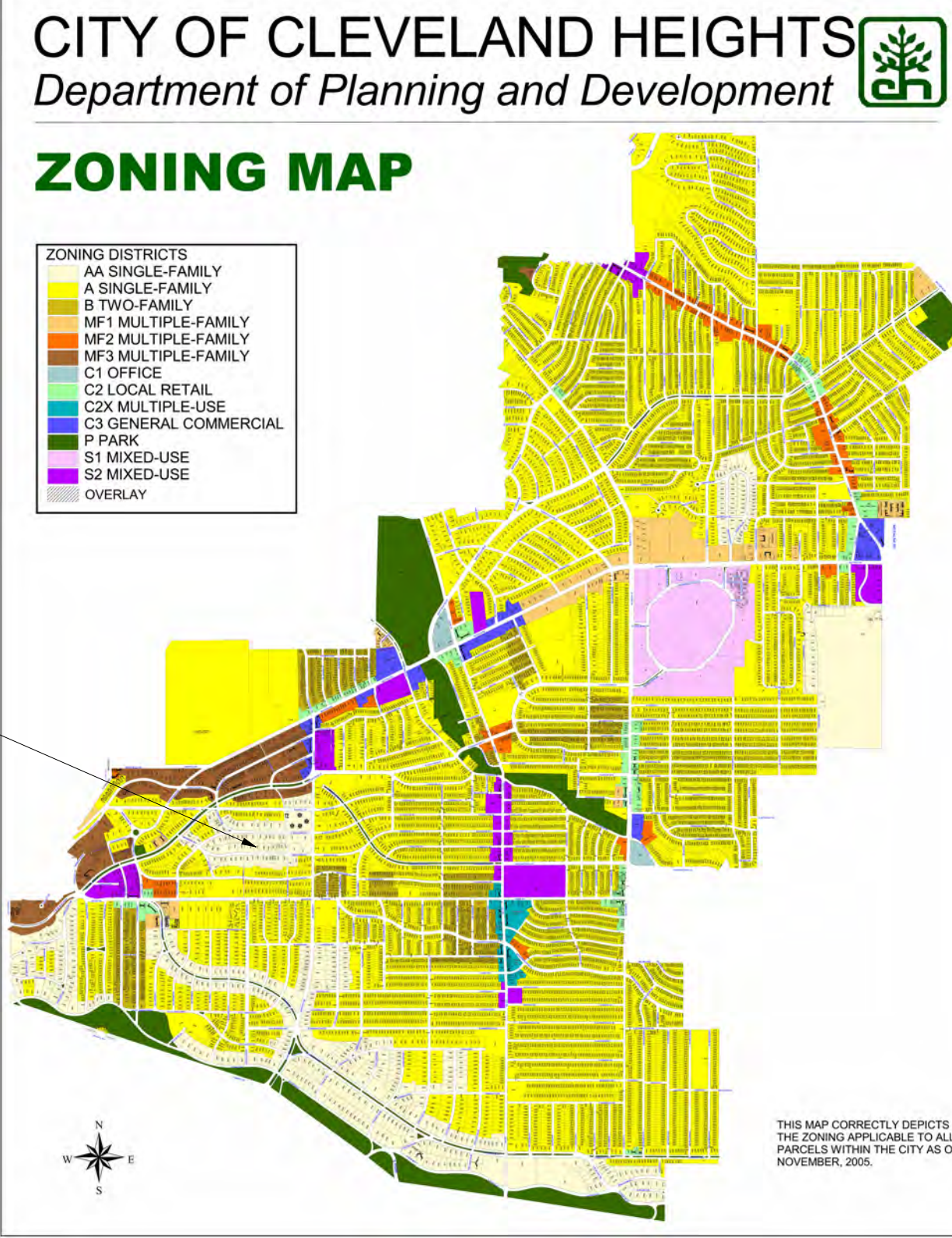
1 OVERALL SITE PLAN
1" = 10'-0"



PROJECT INFORMATION

Matt Ross Architecture MRA

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2677 BERKSHIRE ROAD - AA SINGLE FAMILY

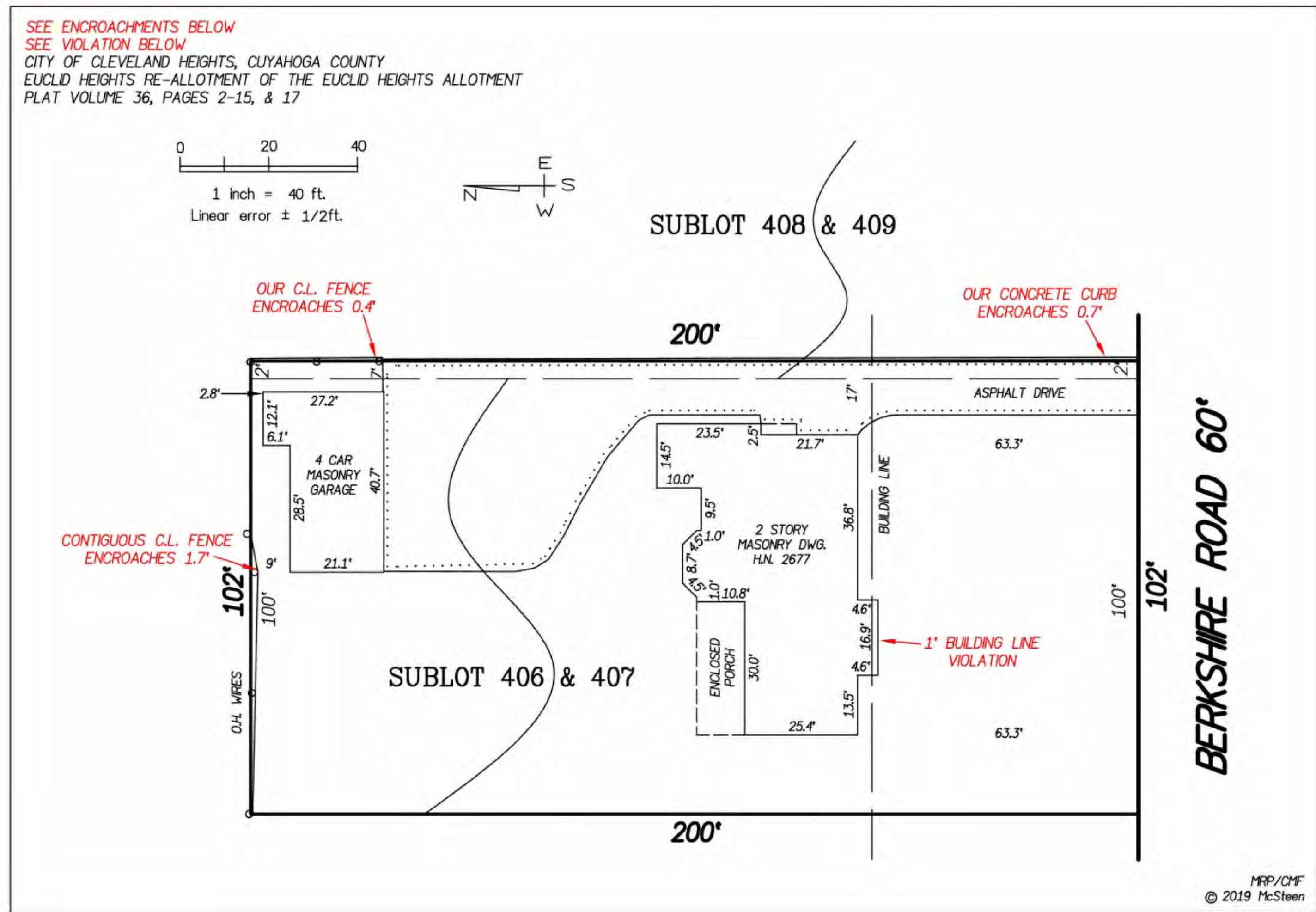
SITE PLAN - BOUNDARY	project no.	Issue date	Scale
	P2011	July 1, 2024	AS NOTED
MORFORD RESIDENCE GARAGE BUILD -OUT			
2677 Berkshire Road, Cleveland Heights, OH 44106			

Revisions	#	DATE	DESC.

SITE PLAN - BOUNDARY
C-1
PLANNING & ZONING SUBMISSION

[illegible]

McSteen LAND SURVEYORS 1415 E. 286th Street Wickliffe, Ohio 44092 W mcsteen.com P 800.250.3451 F 800.897.9722		
PREPARED FOR:	ERIE TITLE AGENCY INC. CROSSCOUNTRY MORTGAGE	
PRESENT OWNER:	ANDREW PLANTE & MELINDA LAWRENCE	
NEW OWNER:	THOMAS AND ALLSION MORFORD	
OCCUPIED BY:	Vacant	
WORK:	None Observed	
STREET IMPROVEMENTS:	None Apparent	PROPERTY ADDRESS: 2677 BERKSHIRE ROAD, CLEVELAND HEIGHTS, OH 44106 DATE: 01/08/19 TIME: 10:40 AM FILE #: 521035
TITLE CO. FILE #:	201812041	

[illegible]

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FLOOR PLAN NOTES

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

GENERAL

-ALL WALLS ARE DIMENSIONED FROM FINISHED SURFACES.

-ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.

-ALL ANGLED WALLS ARE 45 UNLESS OTHERWISE NOTED.

-SEE COVER SHEET NOTES FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.

-ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.

-ALL POSTS () SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS

SMOKE & CARBON MONOXIDE DETECTORS

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

WINDOWS

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

WINDOWS WITHIN 36" HORIZONTALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

EGRESS REQUIREMENTS:
MAXIMUM SILL HEIGHT ABOVE FLOOR.....44"
MINIMUM NET CLEAR OPENING HEIGHT.....24"
MINIMUM NET CLEAR OPENING WIDTH.....20"
MINIMUM NET CLEAR OPENING SQUARE FEET - 5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL - 5.0
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPENING.

STAIR REQUIREMENTS

MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0" MINIMUM TREAD DEPTH.....9"
MAXIMUM RISER HEIGHT.....8 1/4"
MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
MINIMUM NOSING PROJECTION.....1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
MINIMUM / MAXIMUM HANDRAIL HEIGHT.....34" / 38"
MAXIMUM BALUSTER SPACING (CLEAR OPENING).....<4"
MINIMUM GUARDRAIL HEIGHT AT STAIRS.....34"
MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....36"
MAXIMUM HAND GRIP WIDTH.....2 1/4"
MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....1 1/2"
SEE SHEET COVER SHEET FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES

FIREPLACES

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2019 RCO AND INSTALLED PER THE ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL

ELECTRICAL LEGEND

CONFIRM ALL FINAL LOCATIONS, QUANTITY AND SPACING WITH OWNER

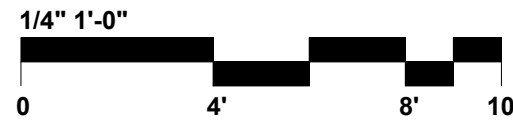
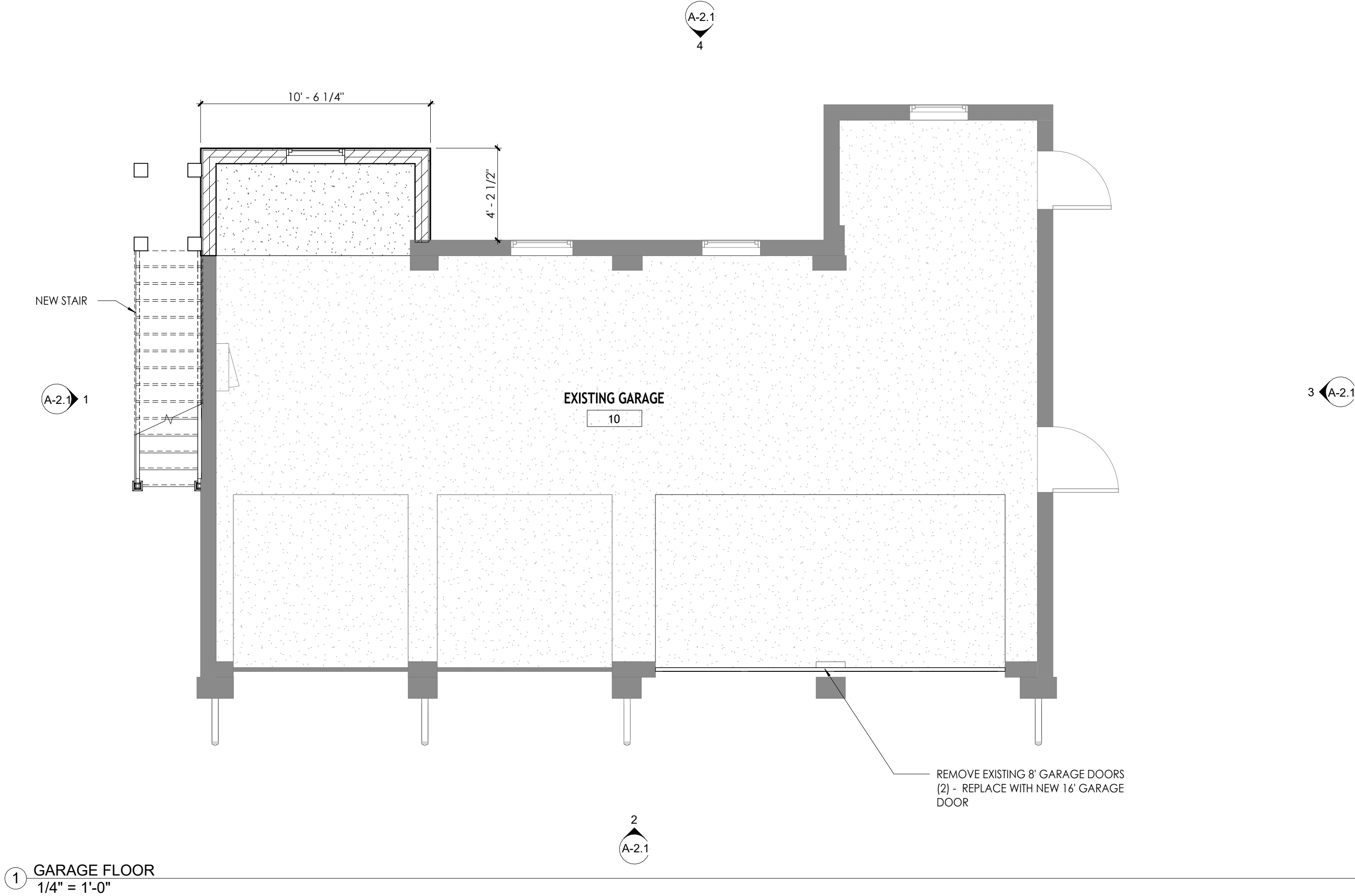
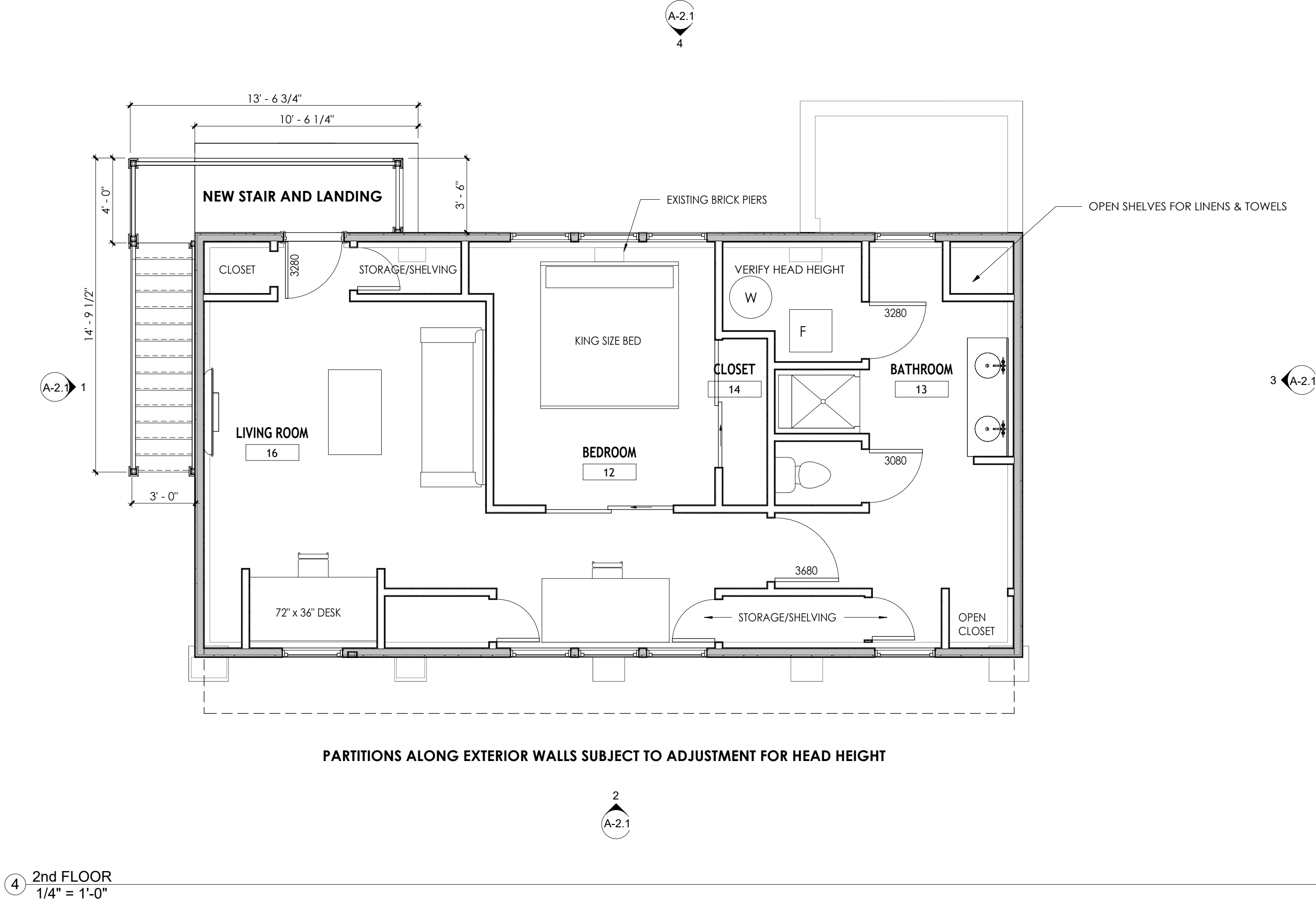
- | | |
|--|---|
| | 4" RECESSED CAN LIGHTING |
| | CEILING MOUNTED FIXTURE |
| | GFI OUTLET ("D" DENOTES DEDICATED OUTLET) |
| | SINGLE POLE SWITCH |
| | DOUBLE POLE SWITCH |
| | DIMMER SWITCH |
| | BATHROOM FAN |

OUTLET SPACING

- PROVIDE DUPLEX OUTLETS SPACED 12" MAXIMUM BETWEEN OUTLETS (OUTLET AVAILABLE AT 6" MAX) FOR BASEMENT, LIVING ROOM & DINING ROOM SPACES
- OUTLET SPACING FOR KITCHEN SHALL WITHIN 24" IN CONFORMANCE WITH NEC, SECTION 210.52 (E)(1)
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP LONG DIMENSION SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL

LEGEND

- | | |
|--|-------------------------|
| | NEW CONSTRUCTION |
| | DEMOLITION |
| | EXISTING WALL/PARTITION |



GARAGE FLOOR PLANS

project no.	scale
P2011	AS NOTED
Issue date	
July 1, 2024	

MORFORD RESIDENCE GARAGE BUILD -OUT

2677 Berkshire Road, Cleveland Heights, OH 44106

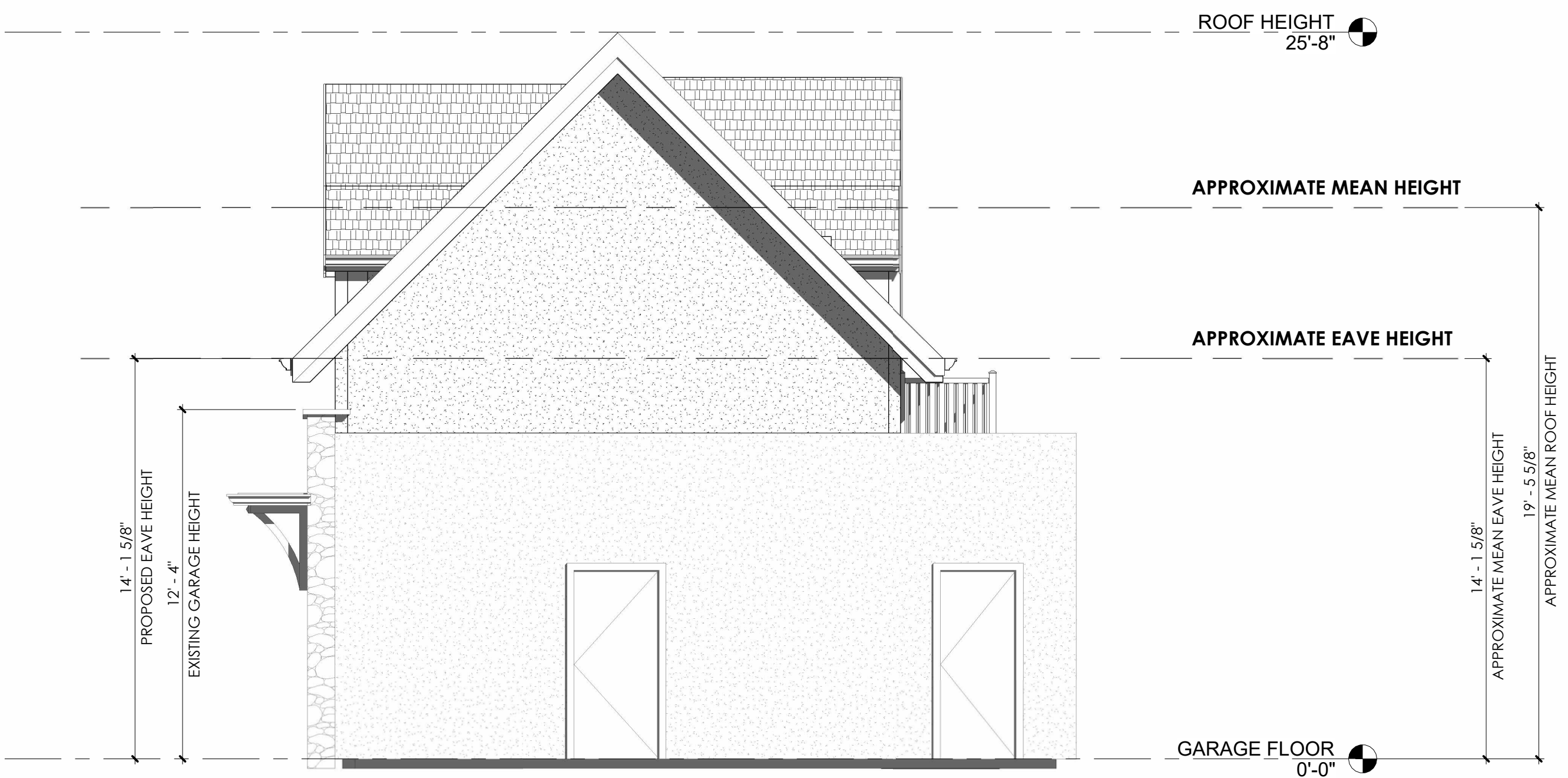
Revisions

#	DATE	DESC.	FROM	REVIEW
1				

GARAGE FLOOR PLANS

A-1.1

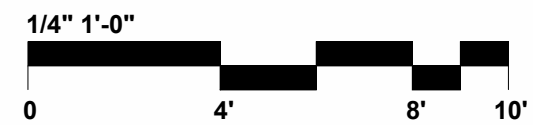
PLANNING & ZONING SUBMISSION



③ East Elevation
1/4" = 1'-0"



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



EXTERIOR ELEVATIONS
project no. _____ issue date _____ scale _____
P2011 July 1, 2024 AS NOTED

MORFORD RESIDENCE GARAGE BUILD -OUT

2677 Berkshire Road, Cleveland Heights, OH 44106

[illegible]



2677 Berkshire Road, Cleveland Heights, OH 44106

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