

**MAYFIELD VILLAGE
CONSTRUCTION AND PLAN REQUIREMENTS
Updated **2004****

SCALE 1/4" = 1'

SET BACKS CHECK DEED RESTRICTIONS

FRONT- 60' OR GREATER

SIDE YARDS - 35% 10' MINIMUM ON ANY ONE SIDE. REAR YARD - 20% OF THE DEPTH OF THE LOT.

DETACHED GARAGE TO BE NO CLOSER THAN 10' TO HOUSE SIDE AND REAR LINES. MAXIMUM SIZE IS 675 SQUARE FEET.

PHOTOGRAPHS THREE SHOWING EXISTING BUILDINGS AND PROPOSED CONSTRUCTION SITE

SITE PLAN SHOWING EXISTING BUILDINGS, PROPERTY DIMENSIONS AND PROPOSED BUILDING

ARCHITECTURE DRAWINGS

IDENTIFIED WITH STREET NAME, NUMBER AND OWNER

SIX SETS (6) SHOWING ALL DETAILS OF CONSTRUCTION

SECTION DETAIL SHOWING FOOTER DEPTH (42" MINIMUM)

FLOOR PLAN WITH ALL ELEVATIONS AND A SECTIONAL VIEW FOOTER TO RIDGE

EXTERIOR GRADE OF EXISTING AND PROPOSED - MAY REQUIRE VILLAGE ENGINEER APPROVAL

CONSTRUCTION REQUIREMENTS

FOOTERS 12" WIDE / 42" DEEP (DETACHED ACCESSORY BUILDINGS - 8" WIDE / 18" DEEP)

FOUNDATION WALLS 12" WIDE

GRADE WALLS NO EXPOSED BLOCK - BRICK TO MATCH EXISTING

FRAMING 2 X 4 16" O/C. 1/2" WALL SHEATHING

PLATE 2" X AS REQUIRED

FLOORING 1" MINIMUM

FLOOR JOISTS AND RAFTERS SIZED BY CABO HOUSE CODE

CRAWL SPACE AT LEAST 18" - VAPOR BARRIER AND 3" CONCRETE COVER WITH WALL VENTS

MINIMUM INSULATION - WALLS R-13, CEILING R-19 PERIMETER: 2' IN DEPTH RECOMMENDED

WINDOWS TO BE DOUBLE GLAZED THERMOPANE/SIZES INDICATED

DRAIN TILE VITRIFIED CLAY OR PVC MINIMUM 2000# CRUSH RESISTANT CEMENTED JOINTS WITH

CLEAN OUTS - BACKFILL OVER DRAIN TILE TO WITHIN 18" OF GRADE - NO FINES

FIREPLACES CABO CODE AND BUILDING DEPARTMENT REQUIREMENTS

FIREPLACE FLUE TO BE IN CENTER - JOISTS PROTECTED UNDER HEARTH - ASH DOOR REQUIRED

ALL DRAFT OPENINGS TO BE FIRE-STOPPED - FIRST FLUE INSPECTION MANDATORY

CHIMNEY TO BE 2' ABOVE ROOF WITHIN 15'; SADDLE REQUIRED

ANCHOR BOLTS TO BE PLACED 12" OF CORNERS -4' ON CENTERS - ONE ON EACH RETURN

UNEXCAVATED AREAS TO HAVE 6 MILL POLY UNDER CONCRETE

GARAGE FLOOR DRAINS TO BE 12" MINIMUM - CONNECTED TO SANITARY FOR ATTACHED GARAGES ONLY.

TURNABOUTS TO BE CURBED (SIDES AND REAR) WITH A MINIMUM 12" CATCH BASIN

CONCRETE DRIVEWAYS TO BE 4" MINIMUM AND 6" AT THE APRON WITH MESH

SIDEWALKS TO BE 4" MINIMUM AND 5' WIDE

SKYLIGHTS TO BE FLAT TYPE IF VISIBLE FROM THE STREET

ENTRANCE PLATFORMS TO HAVE FULL 8" MASONRY SUPPORT WALLS, FILLED.

STEP RISES NOT TO BE GREATER THAN 8", TREAD TO BE MINIMUM 11"

ACCESS DOORS TO ATTACHED GARAGES TO BE METAL CLAD, SOLID WOOD, OR 20-MINUTE FIRE RATED SELF CLOSING

JOISTS AND RAFTERS TO BE SIZED CORRECTLY

ROOF SHEATHING 1/2" - 16" O/C.

WALL SHEATHING 1/2" - 16" O/C.

ROOF AND SIDING TO HAVE 15 # FELT UNDERLAY - COLORS AND MATERIALS TO MATCH EXISTING

ROOF SHINGLES TO BE 240# MINIMUM - NAILS PREFERRED.

GUTTER BOARDS 1" X 6" ROOF FELT TO EXTEND OVER GUTTER BOARD PRIOR TO DOWNSPOUT INSTALLATION

SHOW DOWNSPOUTS ON DRAWING - RUNOFF TO BE CONTAINED

SOFFITS MUST BE VENTED - ICE GUARD RECOMMENDED.

SHOW ALL ELECTRICAL INSTALLATIONS ON FLOOR PLANS PLUMBING ON EXTERIOR WALLS MUST HAVE HEAVY

INSULATION AND SHOWN ON DRAWING - 2002 NATIONAL ELECTRIC CODE AND 2000 INTERNATIONAL

PLUMBING CODE

EXHAUST FANS MUST BE VENTED TO OUTSIDE AIR AND LOUVERED

DRAWING REVIEW

ARCHITECTURAL REVIEW BOARD MEETS THE SECOND AND FOURTH THURSDAY IN THE MAYFIELD VILLAGE COMMUNITY ROOM AT 7:30 P.M. DRAWINGS MUST BE IN BY THE FIRST OR THIRD THURSDAY. OWNER AND/OR CONTRACTOR TO BE PRESENT FOR REVIEW OF DRAWINGS BUILDING APPLICATION TO BE COMPLETED WITH DRAWINGS

MATERIALS/COLOR

TO MATCH EXISTING HOME - SAMPLES REQUIRED ON NEW CONSTRUCTION AND LISTED ON DRAWINGS

TRADE REGISTRATION

ALL CONTRACTORS MUST REGISTER, POST INSURANCE AND TAKE OUT APPLICABLE PERMITS

INSPECTIONS

ALL WORK REQUIRES INSPECTION. KEEP YOUR JOB RUNNING SMOOTH - CALL BEFORE YOU COVER OR ORDER YOUR CONCRETE. TWENTY-FOUR HOUR NOTICE REQUIRED. ANY WORK COVERED WITHOUT INSPECTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

HOURS OF CONSTRUCTION - NEW CONSTRUCTION AND REPAIRING OF BUILDINGS:

MONDAY - FRIDAY 7:00 AM - 6:00 PM
SATURDAY 10:00 AM - 6:00 PM.
SUNDAY EMERGENCY CONSTRUCTION ONLY - REQUIRES SPECIAL APPROVAL.

FEES AS LISTED ON APPLICATION FORMS

RIGHT-OF-WAY WORK \$200 CASH BOND; \$5000 SURETY AND \$100,000 LIABILITY

CODES

NATIONAL ELECTRICAL CODE
INTERNATIONAL PLUMBING CODE
INTERNATIONAL RESIDENTIAL CODE (IRC)

STRUCTURAL AND NON STRUCTURAL ACTIVITIES IN FLOOD AREA *Any construction in a Flood Hazard Area, Commercial or Non-Commercial, must be by special permit. Forms are available upon request. Should there be a question on the correct classification, a determination can be made by The Village Engineer. A fee of \$60 will be assessed.*

DRAWINGS. IT IS SUGGESTED THAT DRAWINGS FOR CONSTRUCTION IN EXCESS OF \$10,000.00 BE DRAWN AND STAMPED BY A REGISTERED ARCHITECT.

QUESTIONS - CALL THE BUILDING DEPARTMENT AT 440-461-2213 FAX 440-442-5077