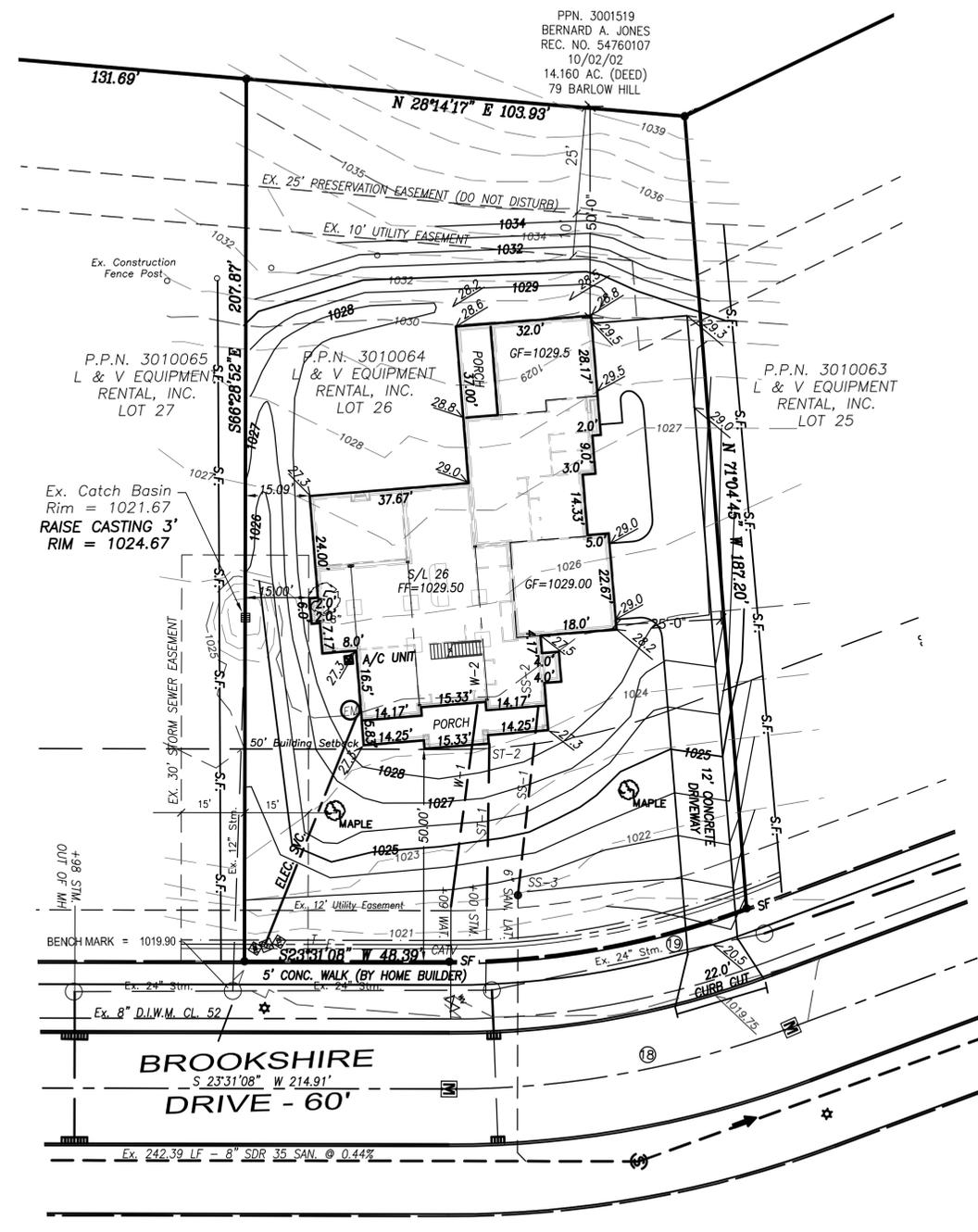


APPROVALS: **TOPOGRAPHIC SURVEY & IMPROVEMENT PLAN**

SUBDIVISION: NOTTINGHAM GATE ESTATES  
 CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER/BUILDER: HUDSON BUILDERS  
 72 N. MAIN ST.  
 HUDSON, OH 44236  
 PHONE: 330-650-9088  
 ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ZONING DISTRICT: DISTRICT 1  
 SUBLOT NO. S/L 26 - 5642 BROOKSHIRE DRIVE

LEGEND:  
 ○ I.P. TO BE SET AT TIME OF HOUSE STAKING  
 □ MONUMENT BOX  
 -SF- SILT FENCE  
 -1035.00 PROP. GRADE MARKER  
 B.C. BACK OF CURB  
 NORTH SCALE: 1"=20'



PPN. 3001519  
 BERNARD A. JONES  
 REC. NO. 54760107  
 10/02/02  
 14.160 AC. (DEED)  
 79 BARLOW HILL

Ex. Catch Basin  
 Rim = 1021.67  
 RAISE CASTING 3'  
 RIM = 1024.67

Impervious Surface Coverage 31%

"EELLS RES."  
 PLAN  
 1ST FLOOR=1029.5  
 GAR ELEV=VARIES  
 TOP FOOTER=1019.55  
 BASE FLOOR=1019.88

\*AVOID LANDSCAPING OVER UTILITY LATERALS OR WITHIN UTILITY EASEMENTS  
 \*FOOTER DRAINS SHALL HAVE SEPARATE STORM SEWER  
 \*DOWNSPOUTS ARE TO BE CONNECTED TO THE STORM SEWER

APPROXIMATE LATERAL INVERTS @ STUBS  
 STM. INV. = 1016.48 +/-  
 SAN. INV. = 1010.95 +/-  
 \*\* CONTRACTOR TO VERIFY ELEVATION OF LATERALS \*\*

BENCHMARK = 1019.90  
 RIM OF STM. MH, SE CORNER LOT 26  
 AS-BUILT ELEVATION  
 DATUM NAVD 1988

UTILITY CONNECTION SCHEDULE  
 ST-1 38" 6" PVC STM SWR @ 5.4%  
 ST-2 STORM INVERT=1018.55  
 SS-1 45" 6" PVC SAN SWR @ 2.9%  
 SS-2 SAN. INVERT =1017.38  
 SS-3 SAN. C.O./RISER =1016.0  
 W-1 48" 3/4" K-COPPER WATERLINE  
 \*10' MIN. BETWEEN WATER AND SEWER CONNECTIONS AT HOUSE\*  
 W-2 WATER CONNECTION  
 \*INSTALL BACKFLOW PREVENTOR PER CITY OF HUDSON STANDARDS

CURVE NUMBER	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
18	230.00'	82.48'	82.04'	N13°14'42"E	20°32'52"	41.69'
19	200.00'	71.72'	71.34'	N13°14'42"E	20°32'52"	36.25'



BRUCE L. ROBINSON P.S. 7774  
 DATE: 05/21/19

2 WORKING DAYS BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE  
 CALL TOLL FREE 800-925-0988  
 OHIO OIL & GAS PRODUCTION UNDERGROUND PROTECTION SERVICE

DATE	REVISION
05/21/19	PLANNING COMMISSION SUBMITTAL



B. L. ROBINSON ENGINEERING & SURVEYING CO.  
 P.O. BOX 807, AURORA, OH 44202  
 OFFICE: (330) 836-8487 EMAIL: brobinson@blrobinson.com

# FRONT ELEVATION

1/4" = 1' - 0"

# RIGHT ELEVATION

1/4" = 1' - 0"



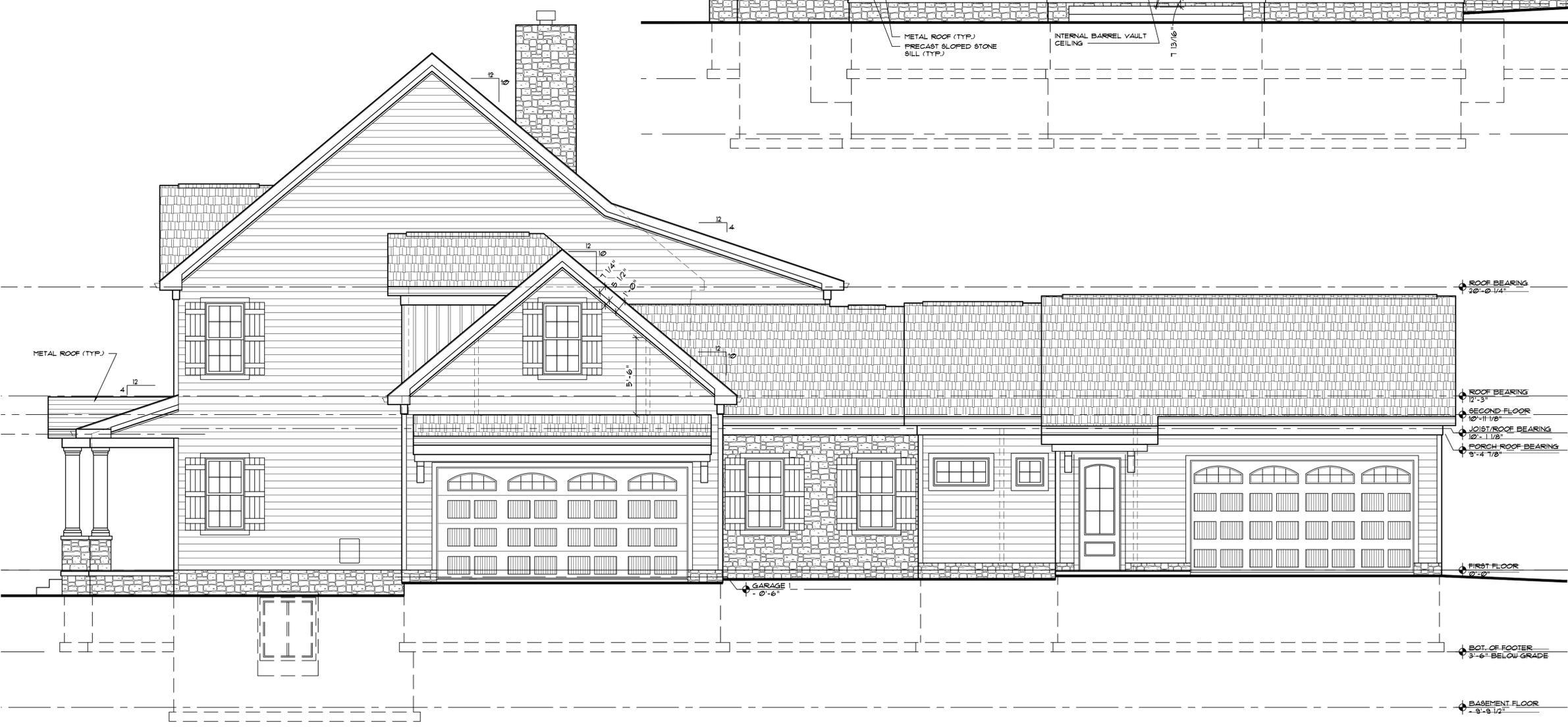
DRAWING DATE: 6/6/19  
 AHRB  
 REVISION NO. . . . .  
 DESIGN AND DRAFTING BY:  
**K O O G L E D E S I G N**  
 RESIDENTIAL DESIGN & DEVELOPMENT  
 519 PARK AVENUE, KENT, OHIO 44240  
 (330) 677-9105  
 DESIGNKOOGLER@AOL.COM

GENERAL CONTRACTOR:  
**HUDSON BUILDERS**  
 SUITE 500, 72 NORTH MAIN STREET  
 HUDSON, OHIO 44236

NEW HOME FOR:  
**AMY & PETE BELLS**  
 5642 BROOKSHIRE DRIVE - SUB LOT 26  
 HUDSON, OHIO

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. KEVIN KOOGLER (DBA KOOGLER DESIGN) 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.

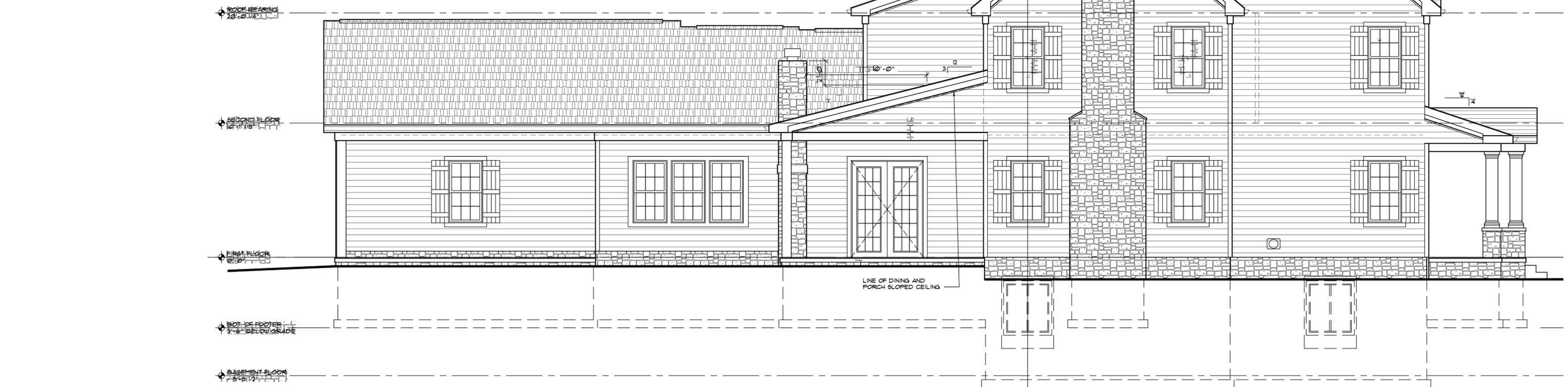
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ROOF BEARING 20'-0 1/4"  
 ROOF BEARING 12'-3"  
 SECOND FLOOR 10'-11 1/8"  
 1ST ROOF BEARING 12'-11 1/8"  
 PORCH ROOF BEARING 9'-4 7/8"  
 FIRST FLOOR 0'-0"  
 GARAGE 0'-6"  
 BOT. OF FOOTER 3'-6" BELOW GRADE  
 BASEMENT FLOOR -9'-9 1/2"



REAR ELEVATION  
1/4" = 1' - 0"



LEFT ELEVATION  
1/4" = 1' - 0"

DRAWING DATE: 6/6/19 AHRB  
DESIGN AND DRAFTING BY: K O O G L E D E S I G N  
RESIDENTIAL DESIGN & DEVELOPMENT  
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GENERAL CONTRACTOR: HUDSON BUILDERS  
SUITE 500, 72 NORTH MAIN STREET  
HUDSON, OHIO 44236

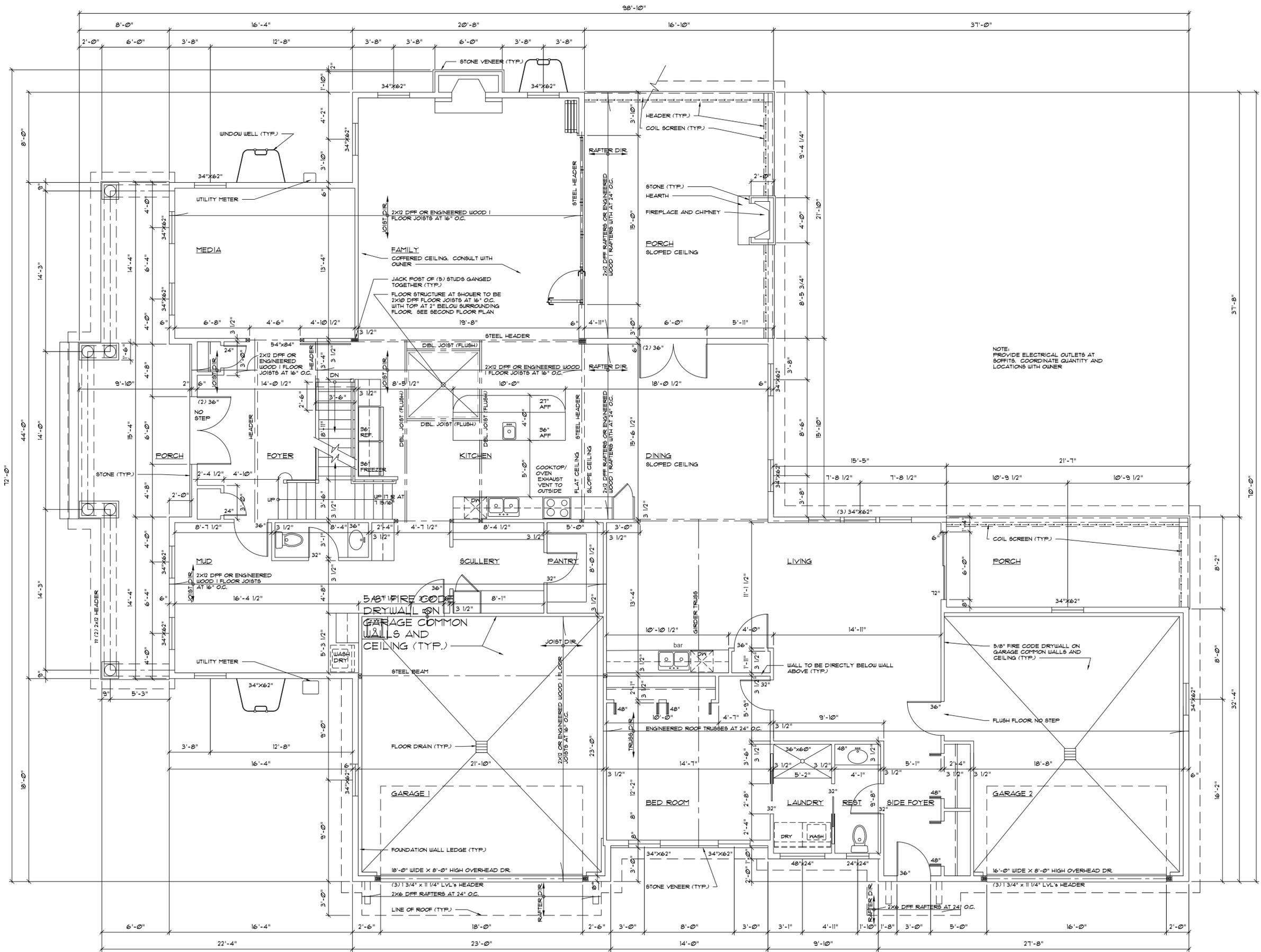
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HUDSON, OHIO

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SHEET  
A202  
OF 6  
REAR & LEFT ELEVATIONS





**FIRST FLOOR PLAN**  
 1/4" = 1' - 0"

DRAWING DATE: 6/10/19 AHRB  
 REVISION NO. 1  
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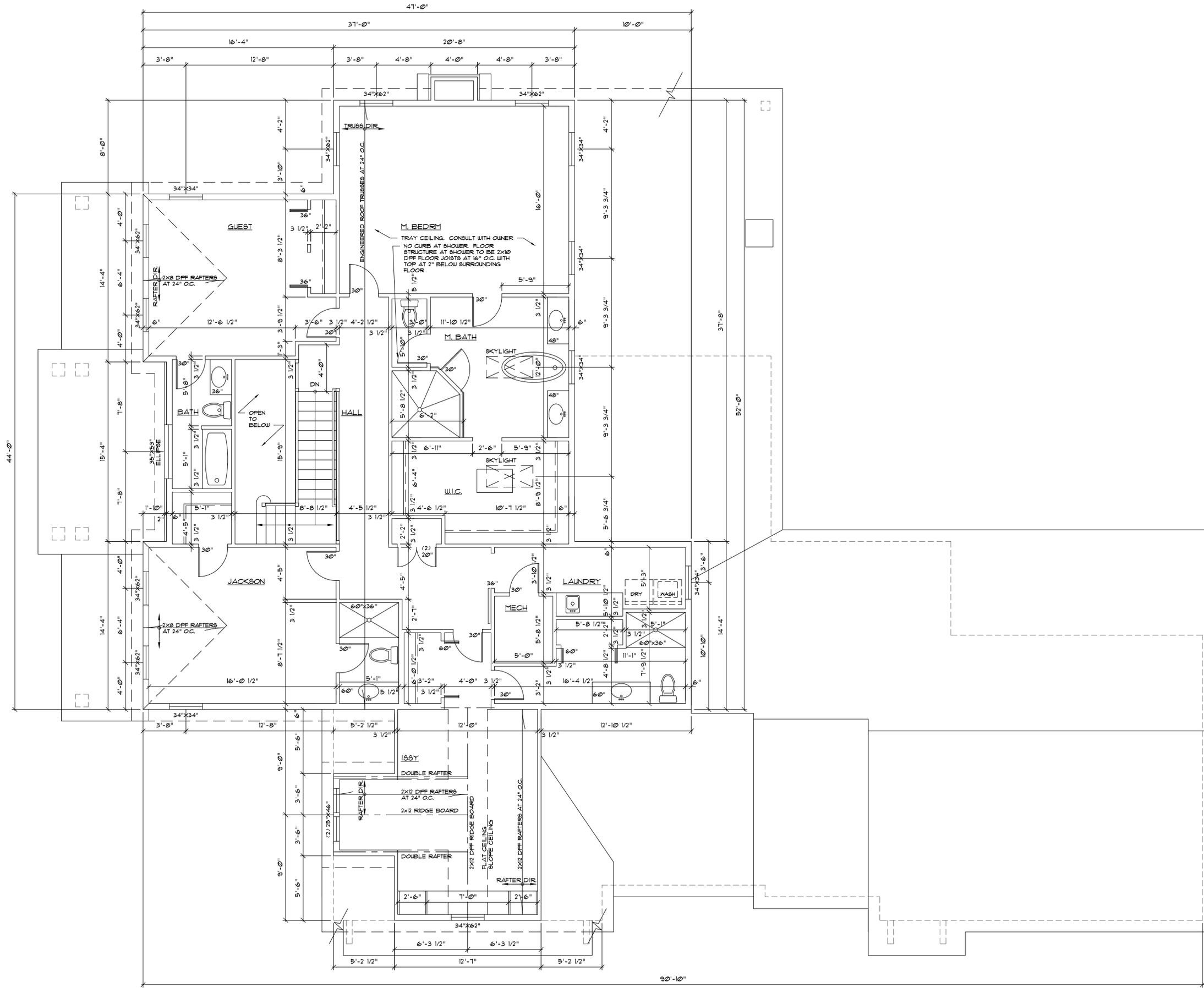
GENERAL CONTRACTOR: HUDSON BUILDERS  
 SUITE 500, 72 NORTH MAIN STREET  
 HUDSON, OHIO 44236

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 5642 BROOKSHIRE DRIVE - SUB LOT 26  
 HUDSON, OHIO

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SHEET  
**A102**  
 OF 6  
 FIRST FLOOR PLAN



# SECOND FLOOR PLAN

1/4" = 1' - 0"

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SHRIFT  
**A103**  
OF 6  
SECOND FLOOR PLAN

NEW HOME FOR:  
**AMY & PETE BELLS**  
HUDSON BUILDERS  
SUITE 500, 72 NORTH MAIN STREET  
HUDSON, OHIO 44236

DESIGN AND DRAFTING BY:  
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DRAWING DATE:  
5/20/19  
REVISION NO.:

JOB NO.  
19201

**General Residential Building Code Requirements**

Notations refer to the 2013 Residential Code of Ohio (RCO).

**ROOFS:**  
Roof shingles shall be applied over a minimum of one ply of 15 pound felt. Felt shall be laid parallel to the eaves with a 1" lap top and a 4" end lap. With a roof with a 4:12 pitch or less refer to RCO section R905.2. Provide ice guard and water shield at all eaves and valleys.

**ATTICS:**  
All enclosed attics and rafter spaces shall have cross ventilation with the net free ventilation area not less than 1/300 of the area to be ventilated. All openings shall be protected against the entrance of snow and rain.

**ATTIC ACCESS:**  
Rough framed opening to attic shall not be less than 22"x30" and shall be located in a hallway or other readily accessible location. The access located in the ceiling shall have a minimum unobstructed headroom in the attic space of 30" at some point above the access measured vertically from the bottom of the ceiling members.

**MECHANICALS:**  
All plumbing, electrical, heating and cooling systems shall comply with all ordinances set forth by the local governing Building and Zoning Departments. Plumbing shall also comply with the Ohio Plumbing Code. Electrical shall comply with the National Electrical Code and the Ohio Basic Building Code.

**SMOKE DETECTORS:**  
All smoke detectors shall be hardwired and 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 including basements.

**FIRESTOPPING:**  
Firestopping shall be provided in the following locations: Concealed spaces of stud walls and partitions at the ceiling and floor or roof levels. At all interconnections between vertical and horizontal spaces such as occur at soffits, over cabinets, drop ceilings, etc. and around vents, pipes, and chimneys at ceiling and floor levels with noncombustible materials.

**INSULATION:**  
Insulation shall be installed and comply with all minimum ordinances set forth by the local governing Building and Zoning Departments. Refer to the Wall section for R-values and locations.

**SHEATHING:**  
Exterior walls and roof shall be continuously sheathed with min. 7/16" OSB or plywood per RCO section R602.10. Sheathing to be nailed with 8d nails at 6" o.c. at all panel edges and 12" o.c. at intermediate supports.

**FOOTINGS:**  
All footings shall extend to or below the minimum frost line depth and have a minimum cover of 42" per RCO section R402.2. All higher footings must be stepped down at 2 horizontal to 1 vertical course to adjacent footing to insure even settlement of foundation.

**FIREPLACES:**  
All chimneys and fireplaces shall be in compliance with the requirements of Chapter 9 (Roof Assemblies) and installed per the ordinances set forth 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 prefabricated fireplaces prior to framing and provide manufacturer's installation instructions. Chimney shall extend 24" higher than any part of the building that is within 10'-0" horizontally.

**RAVENS:**  
It is the responsibility of the builder to inform the owner or if the owner is acting as their own contractor to know that all houses have a potential to have radon levels which may exceed the recommended levels established by the United States Environmental Protection Agency. The builder and/or owner shall decide what action, if any, should be taken concerning radon. It is not the responsibility of Kevin Koogle, DBA Koogle Design to determine if radon abatement is required.

**General Construction Notes:**

For any elements of construction not specifically noted in this drawing set, comply with the 2013 Ohio Residential Code (ORC), unless the local Building and Zoning Departments adhere to a specific edition. An overview of the plans shall be conducted by all contractors and trades. Any unclear areas or discrepancies shall be reported to the designer prior to beginning construction. Verify all conditions and dimensions.

HVAC not shown and is the responsibility of a licensed and registered HVAC contractor. Electrical shown shall be confirmed and installed by a licensed and registered electrician. Install carbon monoxide detector per local code.

**MASONRY:**  
Masonry veneer, if used, must be anchored to back-up construction with galvanized, corrugated metal ties spaced 24" on center horizontally and 16" on center vertically. Install continuous approved flashings and cutters every 48" on center horizontally within in the lowest exposed course above grade.

**FINISHES:**  
It is the responsibility of the builder and/or owner to select all finishes and colors.

**TRUSSES:**  
Trusses are to be designed by the truss manufacturer with detailed drawings describing layouts and load calculations used in the design. All truss shop drawings shall bear the seal of a professional engineer. It is the builder and/or owner's responsibility to provide any/all of this information, if requested, to the Building Department to issue building permits. Trussed rafters shall be per Truss Plate Institute specifications for plate connected wood trusses TP-85. Truss rafters shall be machine stress rated.

Trussed rafter and bracing work:  
- Provide temporary bracing as required. See T.P.I. publication HB-91 for recommendations.  
- Provide permanent lateral bracing as required by truss design.  
- Provide 45 degree diagonal bracing in plane of web members at ends of building and at 20' of intervals.

Top chord live load 30 psf  
Top chord dead load 10 psf  
Bottom chord dead load 10 psf  
Wind 90 mph, Exp. B

**OVERLAY RAFTERS:**  
2x4's at 24" o.c. for spans up to 5'-6"  
2x4's at 24" o.c. for spans up to 8'-3"  
2x6's at 24" o.c. for spans up to 11'-0"  
2x8's at 24" o.c. for spans up to 14'-0"

**LOADS:**  
It is the responsibility of the builder and/or owner to verify that all point loads transfer to the foundation or specified bearing locations.

This structure is designed to resist the following loads:  
- Roof/ceiling 30 psf  
- First Floor 40 psf  
- Second Floor 40 psf  
- Balconies 60 psf  
- Decks 40 psf  
- Stairs 40 psf  
- Attic 20 psf  
- Guards 50 psf along top of rail. 200 lbs applied anywhere  
- Floor Dead load (TYP.) 10 psf  
- Wind load 20 psf (90 mph, Exp. B)

**LUMBER:**  
It is the responsibility of the builder and/or owner to verify that all lumber used for this project meets or exceeds the minimum requirements of strength and moisture content set forth by the state and local building codes.

Lumber is to be free of splits, checks, or shakes.  
- Dimensional lumber to be Spaced Pine Fir (SPF) #2 or better 1b #2's ply.  
- Laminated Veneer Lumber (LVL) (Masonite) used on these drawings must meet the following design criteria:  
E = 1.9 x 10<sup>6</sup> M.O.E. 1,900,000 psi F<sub>b</sub> 2,600 psi or better  
E = 2.0 x 10<sup>6</sup> psi, F<sub>b</sub> = 2850 psi (as indicated)

- Plywood  
APA 4092/58" or 19/32" Exposure 1 (roof)  
APA 32/16 1/2" or 15/32" Exposure 1 (walls)  
APA 40/24 1/4" or 23/32" Exposure 1 (floors)

Wall studs shall be a minimum of 2x4 at 16" o.c. and shall be one piece full height and a minimum of 2 studs at each side of all openings, through all walls unless noted otherwise. Refer to the typical wall section for soffits and roof sheathing thicknesses and material types. Structural lumber as required for design loads.

**HEADER SCHEDULE:**  
(1) 2 x 12 for 2x6 exterior walls or as noted on drawings.

**FRAMING:**  
Dimensions on drawings are to rough framing. Openings up to 4'-0" shall have 1 jamb and 1 king stud each side. Openings up to 4'-0" shall have 1 jamb and 1 king stud each side. Block all posts and multi stud posts to solid support below. Multi stud posts shall be glued and nailed. All floor joists bearing on steel beams shall be securely fastened to beam. Crown floor joists before placement. Double header joints and trimmers at all floor openings. Double joist under all parallel partition walls. Cross bracing or solid blocking at midspan of joists. All wood plies in contact with masonry to be pressure treated.

**STAIR REQUIREMENTS:**  
Minimum width (excluding handrail) 36"  
Minimum tread depth 10"  
Maximum riser height 4 1/4"  
Maximum riser variance 3/8"  
Minimum nosing projection 1"  
Minimum headroom height 6'-8"  
Minimum/maximum handrail 34"/36"  
Maximum baluster clear opening space 4"  
Minimum guard height 34"  
Maximum hand grip width 2 1/4"  
Minimum wall to handrail distance 1 1/2"

**WINDOWS:**  
Windows within 36" horizontally and 60" vertically of a tub or shower must be tempered. Windows with sills lower than 18" AFF 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  
Removal of sash may not be used to obtain clear opening.

**PRESSURE TREATED LUMBER:**  
Use pressure treated southern pine grade no. 2 for all exposed structural framing lumber. All pressure treated lumber to be treated with an approved process and preservative in accordance with American Wood Protection Association standards (ACQ-A, ACQ-C, ACQ-D, C-A-B, or Cu-AW).

**FASTENERS:**  
Nails per ASTM F 1627  
Wood screws per ANSI/ASME B18.2.1  
Bolts and lag screws per ANSI/ASME B18.2.1

Metal fasteners, connectors, or other hardware in direct contact with any preservative treated lumber shall be stainless steel type 304 or type 316 or be hot dipped per ASTM 123 (connector) or A153 (fastener) Class D standards for fasteners and hardware. Other hardware such as hangers and ties shall meet ASTM A 653 or 6-185 (treatment prior to fabrication) or ASTM 123 (treatment after fabrication).

**FLASHING/COPIING:**  
All flashing and coping shall be corrosion resistant metal of minimum nominal 0.019" thickness. Aluminum shall not be used in direct contact with treated lumber that contains ACQ, copper Azole, or ACZA.

**CONCRETE:**  
Concrete shall comply with ACI 301-84. "Specifications for Structural Concrete for Buildings" and ACI 318-03. "Building Code Requirements for Reinforced Concrete" with a minimum 28 day compressive strength of 4,000 psi.  
All floors shall have control joints at 12'-0" each way.  
Footings: Fc = 3,000 psi  
Slabs: Fc = 4,000 psi (with 6% air entrainment for exterior exposure per RCO Section R402.2)  
Concrete shall have a minimum cement content of 564 pound per cubic yard a minimum water to cement ratio of 0.48.  
Interior slabs to be placed on 6 mil polyethylene vapor barrier.

**CONCRETE BLOCK:**  
Fc = 1,500 psi

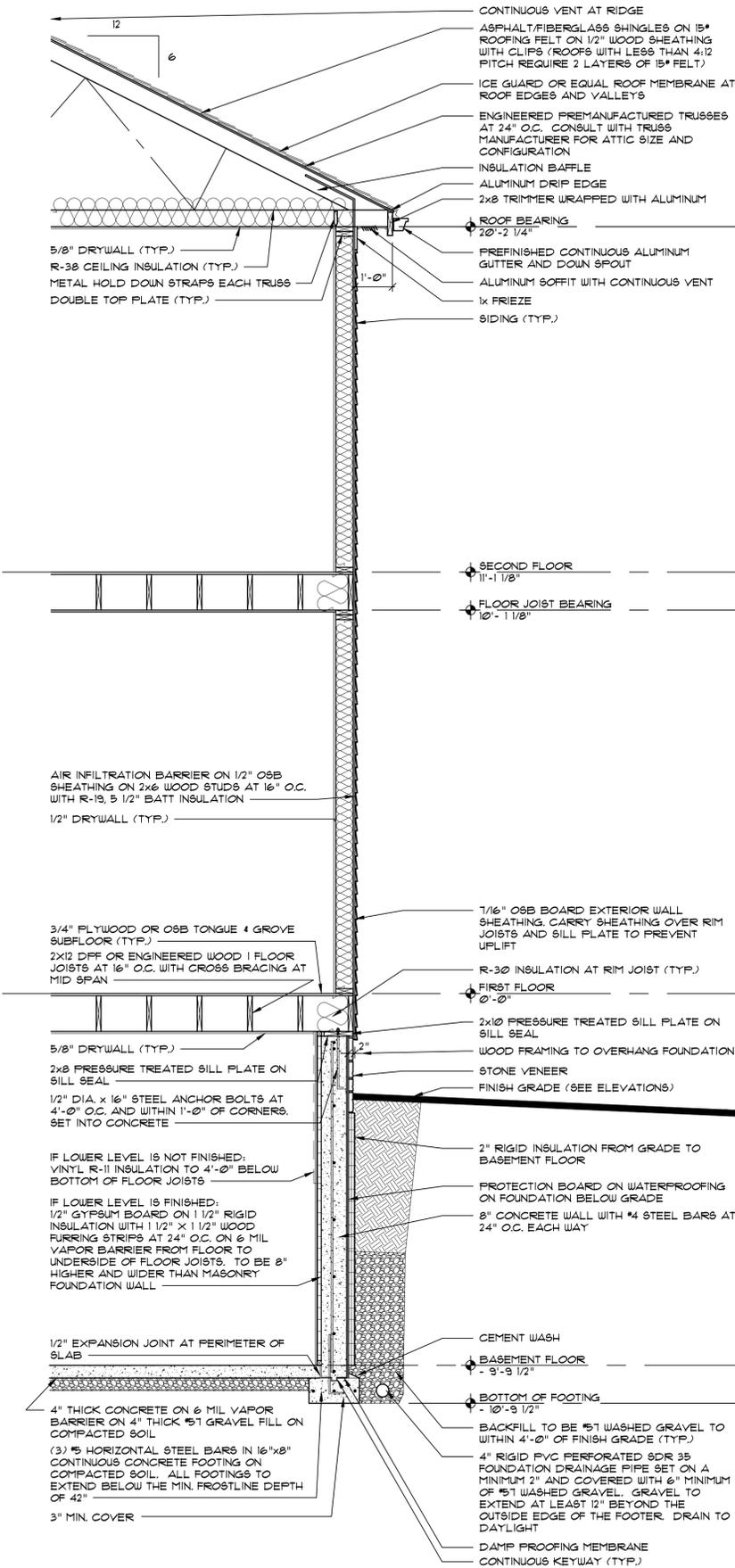
**STEEL:**  
Steel beams and columns are designed for A992 GR. 50 Steel. Anchor Bolts shall conform to ASTM A307. Reinforcing steel shall be Grade 60.

Steel columns, bearing plates and anchor bolts below grade are to be enclosed with a minimum of 3" concrete cover.  
Shapes Fy = 50,000 psi (ASTM A992)  
Pipes Fy = 60,000 psi (ASTM A530-Grade B) or Schedule 40 pipe as indicated.  
Plates Fy = 36,000 psi (ASTM A36)

Anchor bolts ASTM A307 (may use A36 or A325)

**SOIL BEARING:**  
Foundations on these drawings are designed for an allowable soil bearing pressure of 2,000 psf. Walls are designed for an equivalent fluid pressure 5 psf. It is the responsibility of the builder and/or owner to determine that the soil is adequate to support this building on the foundation and the walls shown and that the total and differential settlements of the foundations are within the tolerable limits of this structure and that 55 psf of the correct wall loading. The builder and/or owner is to verify bearing pressure prior to construction and is encouraged to obtain the services of a soils engineering firm to determine the suitability of the foundations and walls shown on these drawings to safely support the structure with no detrimental effect to the building.

**SITE:**  
Grade shall fall a minimum of 6" within 10'-0" of the building.



DRAWINGS COMPLY WITH RESIDENTIAL CODE OF OHIO SECTION 1105 - THE OHIO HOME BUILDER'S ASSOCIATION (OHBA) ALTERNATIVE ENERGY CODE OPTION. TABLE 1105.2.1 - INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

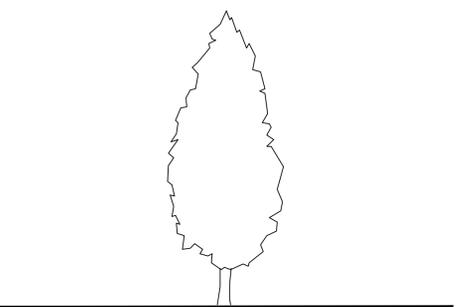
	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB WALL R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
Compliance Path #1	0.32	0.60	NR	49	15 or 13 + 3	13/17	30	10/13 (minimum 4 feet)	10, 2 ft	10/13

**DRAWING INDEX**

NO.	CONTENTS
T101	TITLE SHEET, WALL SECTION
A101	FOUNDATION/BASEMENT PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A201	FRONT AND RIGHT ELEVATIONS
A202	REAR AND LEFT ELEVATIONS

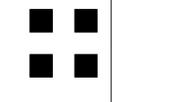
**SQUARE FEET TABLE**

	NEW	TOTAL
FINISHED BASEMENT	1519	
FIRST FLOOR	2891 SF	
SECOND FLOOR	2172 SF	
<b>TOTAL LIVING SPACE</b>	<b>5063 SF</b>	
GARAGE 1	523 SF	
GARAGE 2	498 SF	
<b>TOTAL GARAGE</b>	<b>1021 SF</b>	



THESE BELLS RESIDENCE

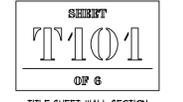
DRAWING DATE: 5/20/19  
DESIGN AND DRAFTING BY: K O O G L E D E S I G N  
INDUSTRIAL DESIGN & DEVELOPMENT  
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GENERAL CONTRACTOR: HUDSON BUILDERS  
NEW HOME FOR: AMY & PETE BELLS  
SUITE 500, 72 NORTH MAIN STREET  
HUDSON, OHIO 44246  
56442 BROOKSHIRE DRIVE - SUB LOT 26  
HUDSON, OHIO

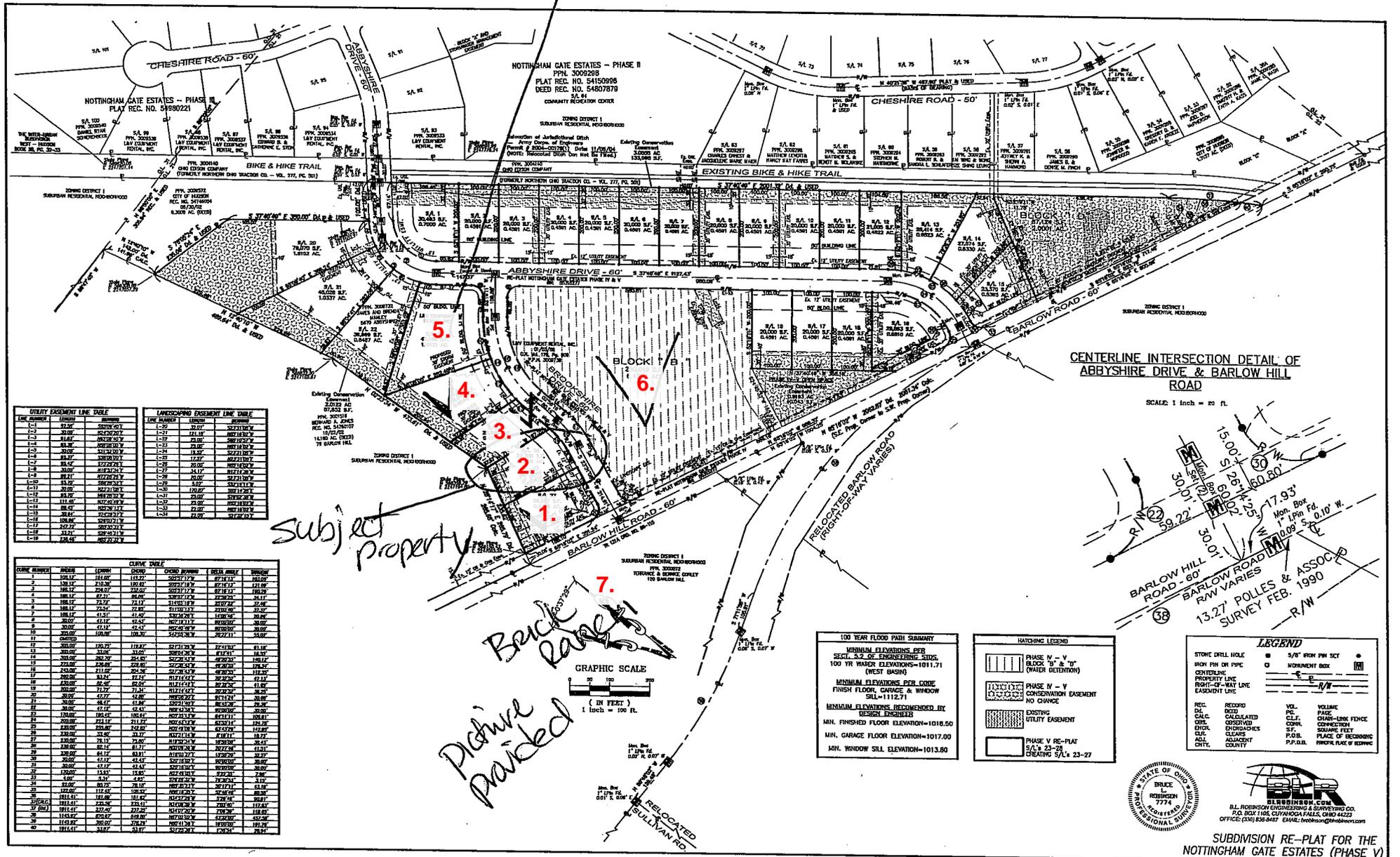
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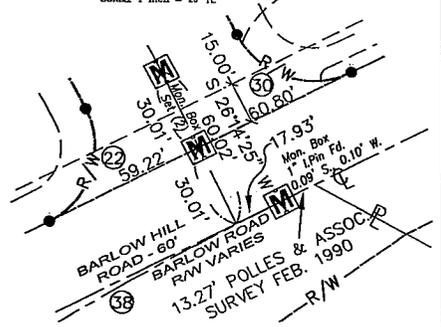
TITLE SHEET, WALL SECTION

→ Picture Provided



CENTERLINE INTERSECTION DETAIL OF ABBYSHIRE DRIVE & BARLOW HILL ROAD

SCALE: 1 inch = 20 ft.



UTILITY EASEMENT LINE TABLE		LANDSCAPING EASEMENT LINE TABLE	
LINE NUMBER	LENGTH	LINE NUMBER	LENGTH
L-1	62.67	C-1	20.11
L-2	30.00	C-2	20.11
L-3	60.00	C-3	20.11
L-4	60.00	C-4	20.11
L-5	60.00	C-5	20.11
L-6	60.00	C-6	20.11
L-7	60.00	C-7	20.11
L-8	60.00	C-8	20.11
L-9	60.00	C-9	20.11
L-10	60.00	C-10	20.11
L-11	60.00	C-11	20.11
L-12	60.00	C-12	20.11
L-13	60.00	C-13	20.11
L-14	60.00	C-14	20.11
L-15	60.00	C-15	20.11
L-16	60.00	C-16	20.11
L-17	60.00	C-17	20.11
L-18	60.00	C-18	20.11
L-19	60.00	C-19	20.11

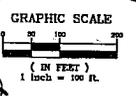
CURVE DATA					
CHAIN NUMBER	STATION	CHORD BEARING	CHORD DISTANCE	ARC CHORD ANGLE	ARC LENGTH
1	100.12	114.00	113.27	202°17'17"	87°18'11"
2	100.12	216.30	150.07	202°17'17"	87°18'11"
3	100.12	250.07	100.00	202°17'17"	87°18'11"
4	100.12	272.11	66.66	202°17'17"	87°18'11"
5	100.12	282.11	40.00	202°17'17"	87°18'11"
6	100.12	282.11	22.80	202°17'17"	87°18'11"
7	100.12	272.11	11.40	202°17'17"	87°18'11"
8	100.12	250.07	5.71	202°17'17"	87°18'11"
9	100.12	216.30	2.86	202°17'17"	87°18'11"
10	100.12	114.00	1.43	202°17'17"	87°18'11"
11	100.12	0.00	0.00	202°17'17"	87°18'11"
12	100.12	120.21	119.67	87°18'11"	87°18'11"
13	100.12	222.42	119.67	87°18'11"	87°18'11"
14	100.12	324.63	119.67	87°18'11"	87°18'11"
15	100.12	426.84	119.67	87°18'11"	87°18'11"
16	100.12	529.05	119.67	87°18'11"	87°18'11"
17	100.12	631.26	119.67	87°18'11"	87°18'11"
18	100.12	733.47	119.67	87°18'11"	87°18'11"
19	100.12	835.68	119.67	87°18'11"	87°18'11"
20	100.12	937.89	119.67	87°18'11"	87°18'11"
21	100.12	1040.10	119.67	87°18'11"	87°18'11"
22	100.12	1142.31	119.67	87°18'11"	87°18'11"
23	100.12	1244.52	119.67	87°18'11"	87°18'11"
24	100.12	1346.73	119.67	87°18'11"	87°18'11"
25	100.12	1448.94	119.67	87°18'11"	87°18'11"
26	100.12	1551.15	119.67	87°18'11"	87°18'11"
27	100.12	1653.36	119.67	87°18'11"	87°18'11"
28	100.12	1755.57	119.67	87°18'11"	87°18'11"
29	100.12	1857.78	119.67	87°18'11"	87°18'11"
30	100.12	1960.00	119.67	87°18'11"	87°18'11"
31	100.12	2062.21	119.67	87°18'11"	87°18'11"
32	100.12	2164.42	119.67	87°18'11"	87°18'11"
33	100.12	2266.63	119.67	87°18'11"	87°18'11"
34	100.12	2368.84	119.67	87°18'11"	87°18'11"
35	100.12	2471.05	119.67	87°18'11"	87°18'11"
36	100.12	2573.26	119.67	87°18'11"	87°18'11"
37	100.12	2675.47	119.67	87°18'11"	87°18'11"
38	100.12	2777.68	119.67	87°18'11"	87°18'11"
39	100.12	2879.89	119.67	87°18'11"	87°18'11"
40	100.12	2982.10	119.67	87°18'11"	87°18'11"

100 YEAR FLOOD PASH SUMMARY  
 MINIMUM ELEVATIONS PER SECT. 5.2 OF ENGINEERING CODE, 100 YR WATER ELEVATIONS-1011.71 (WEST BASIN)  
 MINIMUM ELEVATIONS PER CODE FINISH FLOOR, GARAGE & WINDOW SILL-1112.71  
 MINIMUM ELEVATIONS RECOMMENDED BY DESIGN ENGINEER  
 MIN. FINISHED FLOOR ELEVATION-1018.50  
 MIN. GARAGE FLOOR ELEVATION-1017.60  
 MIN. WINDOW SILL ELEVATION-1013.60

HATCHING LEGEND  
 MINIMUM ELEVATIONS PER SECT. 5.2 OF ENGINEERING CODE, 100 YR WATER ELEVATIONS-1011.71 (WEST BASIN)  
 MINIMUM ELEVATIONS PER CODE FINISH FLOOR, GARAGE & WINDOW SILL-1112.71  
 MINIMUM ELEVATIONS RECOMMENDED BY DESIGN ENGINEER  
 MIN. FINISHED FLOOR ELEVATION-1018.50  
 MIN. GARAGE FLOOR ELEVATION-1017.60  
 MIN. WINDOW SILL ELEVATION-1013.60

LEGEND  
 STONE DRILL HOLE  
 IRON PIPE OR PIPE  
 CENTERLINE  
 PROPERTY LINE  
 RIGHT-OF-WAY LINE  
 EASEMENT LINE  
 RELOCATED SULLIVAN RD  
 RELOCATED BARLOW HILL ROAD  
 RELOCATED BARLOW HILL ROAD (RIGHT-OF-WAY VARIES)

subject property  
 Back Labels  
 Picture Provided



SUBDIVISION RE-PLAT FOR THE NOTTINGHAM GATE ESTATES (PHASE V)  
 JOB NO. A1291 PAGE 2 OF 2

1.



2.



3.



4.



5.



6.



7.

