

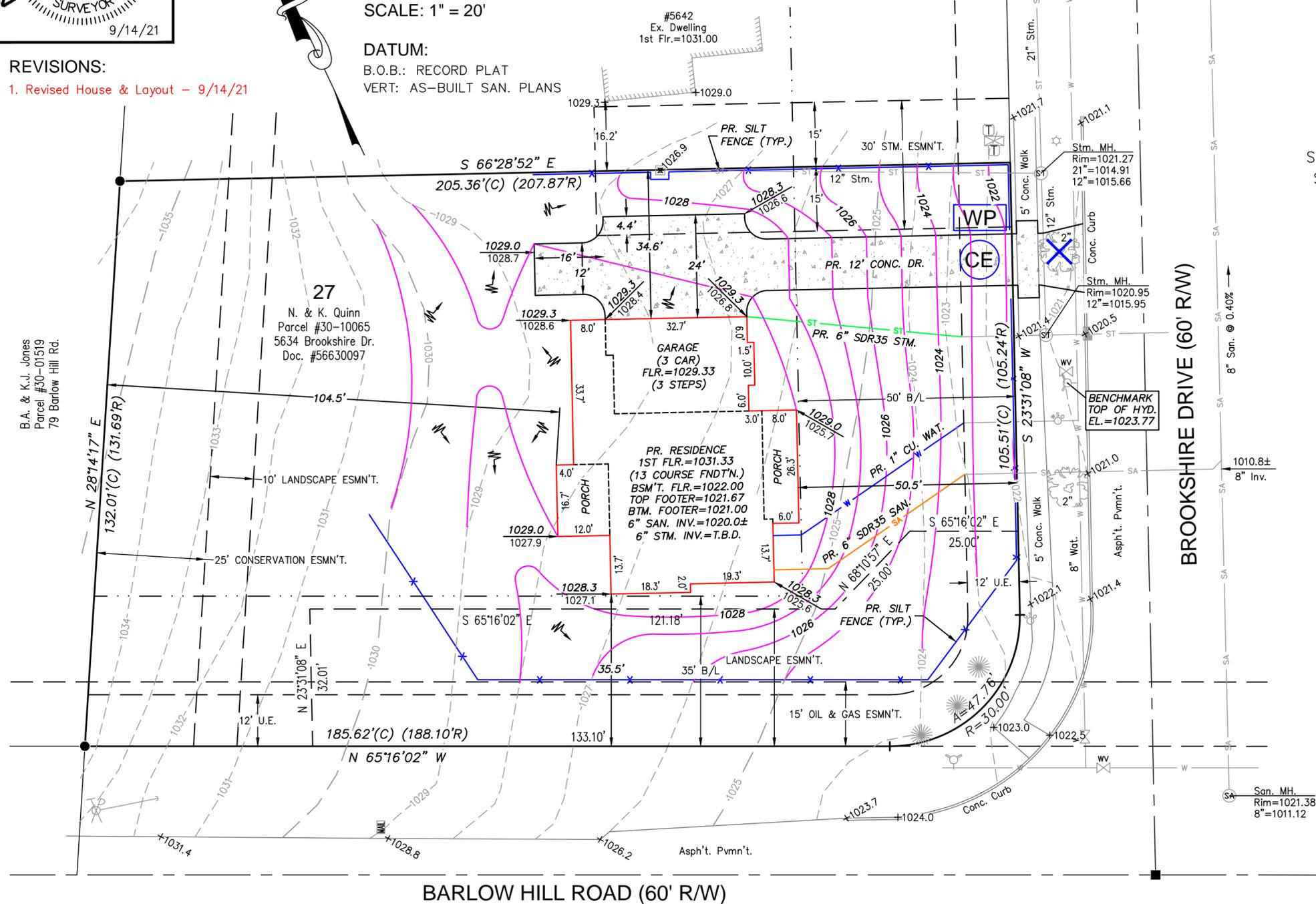
SCALE: 1" = 20'
 DATUM:
 B.O.B.: RECORD PLAT
 VERT: AS-BUILT SAN. PLANS

REVISIONS:
 1. Revised House & Layout - 9/14/21

TOPOGRAPHIC SURVEY & SITE PLAN

for
 ~The Quinn Residence~
 to be built by
LDA Builders, Inc.

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Sublot No. 27 in the Re-Plat of Nottingham Gate Estates, Phase V, as recorded in Rec. #56131967.



- ### LEGEND
- 998 - Ex. Contour
 - 1000 - Ex. County GIS Contour
 - 1002 - PR. CONTOUR
 - Ex. Tree Line
 - PR. CLEARING LIMITS
 - TREE TO BE REMOVED
 - AS-BUILT PR. GRADE - PR. DRAINAGE DIRECTION/SWALE
 - PR. SILT FENCE
 - WP - PR. CONC. WASHOUT PIT (TO BE MAINTN'D. DURING CONSTRUCTION).
 - CE - PR. CONST. ENTRANCE (70 L.F. OF #1&2 LIMESTONE (12" THICK) ON GEO-FABRIC).
 - PR. DOWNSPOUT LOCATION
 - Ex. = Existing PR. = PROPOSED
 - Ex. Utility Pole & Pedestals
 - Ex. Mailbox - Ex. Well
 - Ex. San./Stm. MH.
 - Ex. Stm. Inlets
 - Ex. Hyd./Valve & Shutoff
 - Ex. Gas Valve & Shutoff
 - Iron/Steel Pin Fnd.
 - Iron/Steel Pipe Fnd.
 - Mon. Fnd.

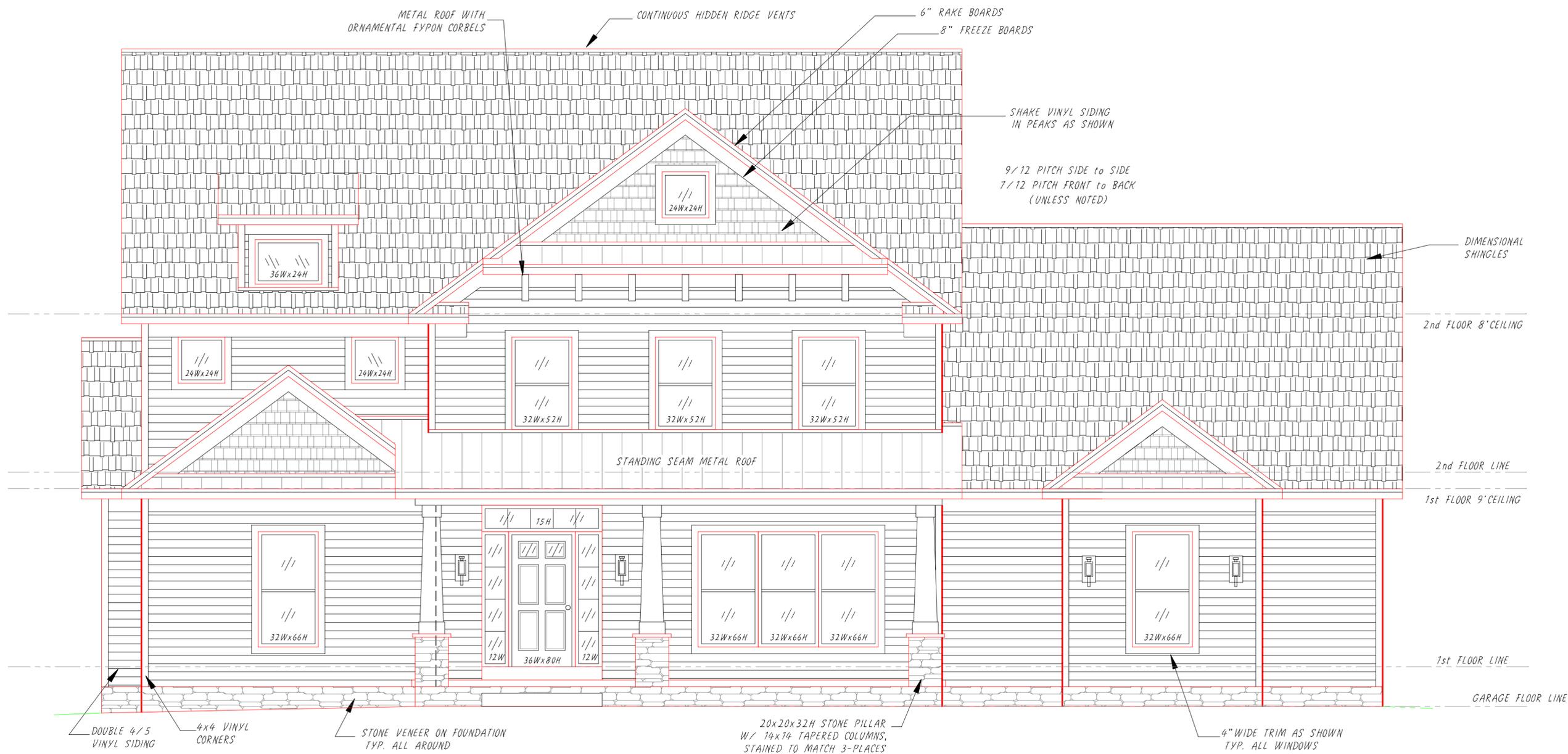
CONSTRUCTION NOTES:

1. Contractor must verify all foundation dimensions and proposed grades shown on this plan. Any errors resulting from failure to check or to notify the surveyor of any changes shall not be the responsibility of Apex Land Surveying.
2. Contractor to notify utilities protection services/ O.U.P.S. prior to construction.
3. Silt fence must surround all excavation areas so that no silt escapes site.
4. All grades shall comply w/corresponding government office.
5. Maintain positive yard drainage away from house and a minimum slope of 1% along all swales.
6. Contractor shall verify location and depths of existing laterals & verify if proper connections can be made to house. Contact corresponding government office or utility owner if discrepancies occur.
7. All sewer connections must maintain a minimum slope of 1%.
8. Footer drain & downspouts are to be tied into storm drain. Refer to house plans for downspout locations.
9. Contractor to determine if a foundation sump pump is/is not required.
10. The location of utilities shown hereon are based on observed evidence of above ground appurtenances used along with plan information provided to the surveyor. The location of these utilities may vary and are subject to field verification prior to construction. Additional utilities may be encountered.
11. This plan does not represent a boundary survey, pursuant to ORC 4733-37.
12. There was no search for easements of record, right-of-ways, restrictive covenants, encumbrances, ownership title evidence, or any other facts that a title search may disclose.



Know what's below.
 Call before you dig.

SURVEYED BY: APEX LAND SURVEYING KELLY D. DUNFORD, P.S. 8182 2858 FULMER DR., SILVER LAKE, OH (330) 928-7750 ps8182@sbcglobal.net www.apexlandsurveying.com	TITLE: TOPO & SITE PLAN	DATE: JULY 2021
	CLIENT: LDA BUILDERS	PROJ.: 2021067
SCALE: 1" = 20'	FILE: 2021067.dwg	
DRAWN BY: KDD	CHECKED BY: KDD	
CREW: KDD & GRE		SHEET: 1 OF 1
SHEET SIZE: 17" X 22"		



Front Elevation (S/L 27 - 5634 Brookshire Dr.)

PARCEL # 30-10065
 S/L 27 - Nottingham Gate Estates, phase 5
 5634 Brookshire Drive, Hudson, Ohio 44236
 Apx. Lot Size - 105.24' Frontage x 188.10' Deep on the left, 0.6496 acres
 Overall House Size - 76'Wx45'-8"D, 3043 Sq ft on lot
 3121 Sq ft Living Area,
 (1811 Sq ft on First floor & 1310 Sq ft on Second floor)
 1811 Sq ft Basement and 818 Sq ft of Garage

S027C

INCORPORATED
 Boston Hts., Ohio U.S.A. • Phone/Fax Cleveland(330) 528-3800 • Akron(330) 342-4240
 TITLE TOWNBRIDGE II, mod. 2-STORY (3121 sq.ft.) NO. 21-S027C-10
 FRONT ELEVATION

DKA

SCALE	DATE	DRN	APVD	REVISIONS	BY	DATE
.25" = 1'	06/29/21	TK/D	/Z		TL	09/14/21
					TL	07/30/21

MIRROR & REARRANGE HOUSE PER HUDSON REVIEW

CUSTOMER **Nick & Kelly Quimm**



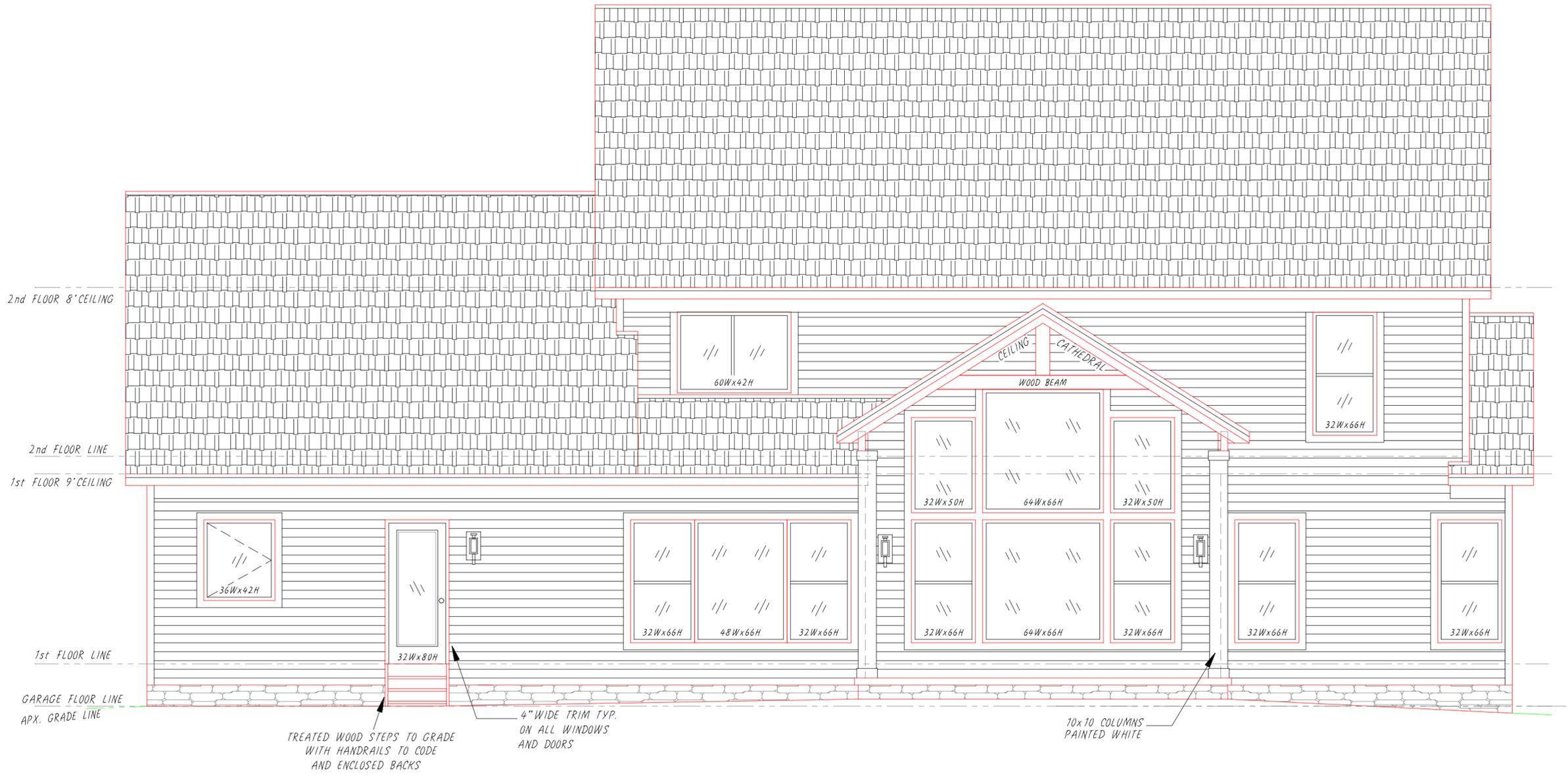
Left Side Elevation

INCORPORATED
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 TITLE **TOWBRIDGE II, mod. 2-STORY (3121 sq.ft.)**
 NO. **21-S027C-11**
LEFT SIDE ELEVATION



SCALE	DATE	DRN	APVD	REVISIONS	BY	DATE
.25" = 1'	06/29/21	TK/D				
		/Z		MIRROR & REARRANGE HOUSE	TL	09/16/21
				PER HUDSON REVIEW	TL	07/30/21

CUSTOMER
Nick & Kelly
Quinn



Rear Elevation

CUSTOMER: **Nick & Kelly Quinn**

SCALE: 1/8" = 1'-0"

DATE: 06/29/21

DRN: /Z/

APVD: /Z/

NO. 21-5027C-12

TITLE: **TOWBRIDGE II, mod. 2-STORY (3721 sq.ft.) REAR ELEVATION**

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NO. 21-5027C-12

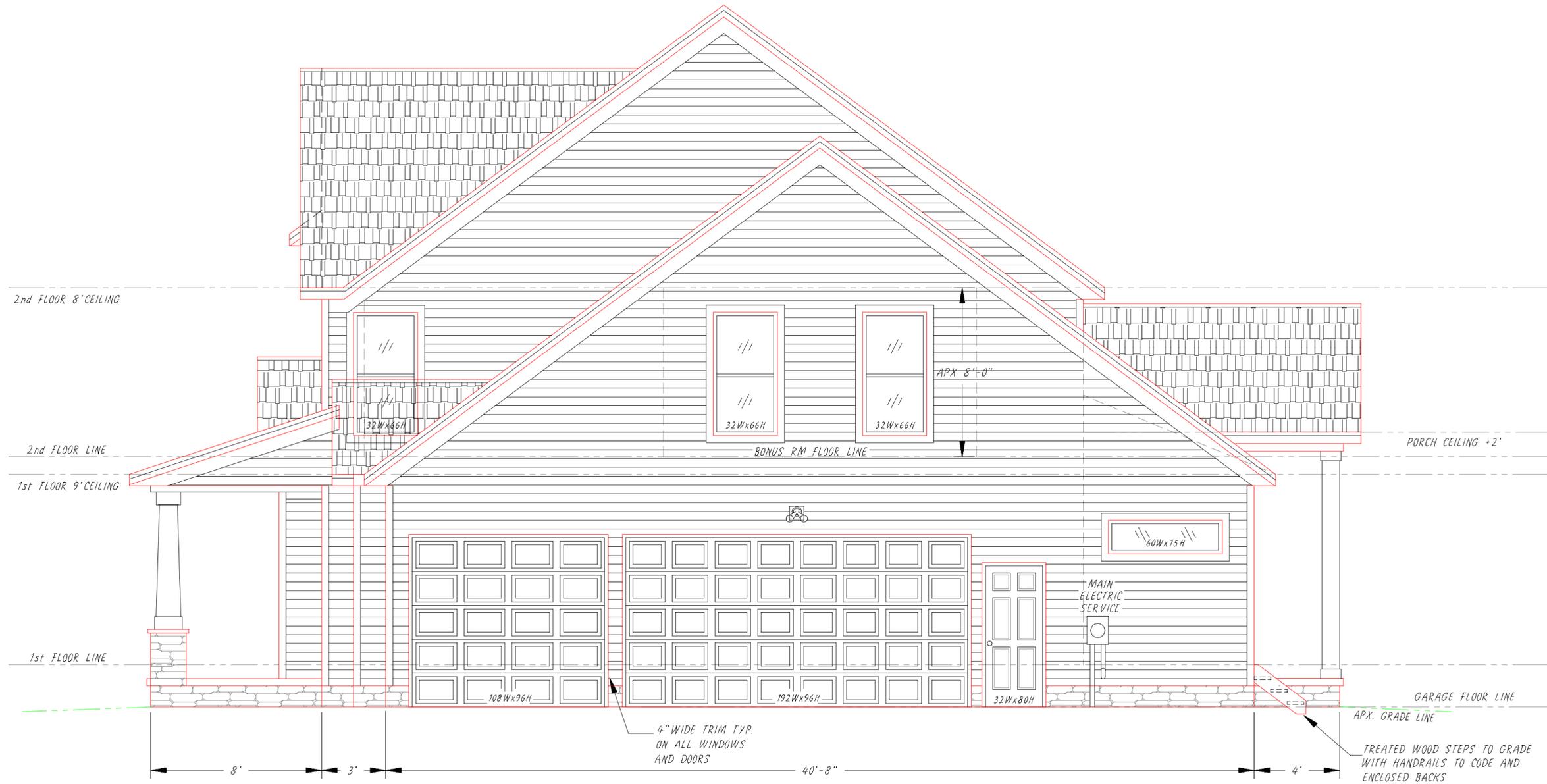
REAR ELEVATION

REVISIONS	BY	DATE
	TL	09/21
	TL	07/30/21

MIRROR & REARRANGE HOUSE

PER HUDSON REVIEW





Right Side Elevation

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 TITLE **TOWERBRIDGE II, mod. 2-STORY (3121 sq.ft.)**
 NO. **21-S02TC-13**

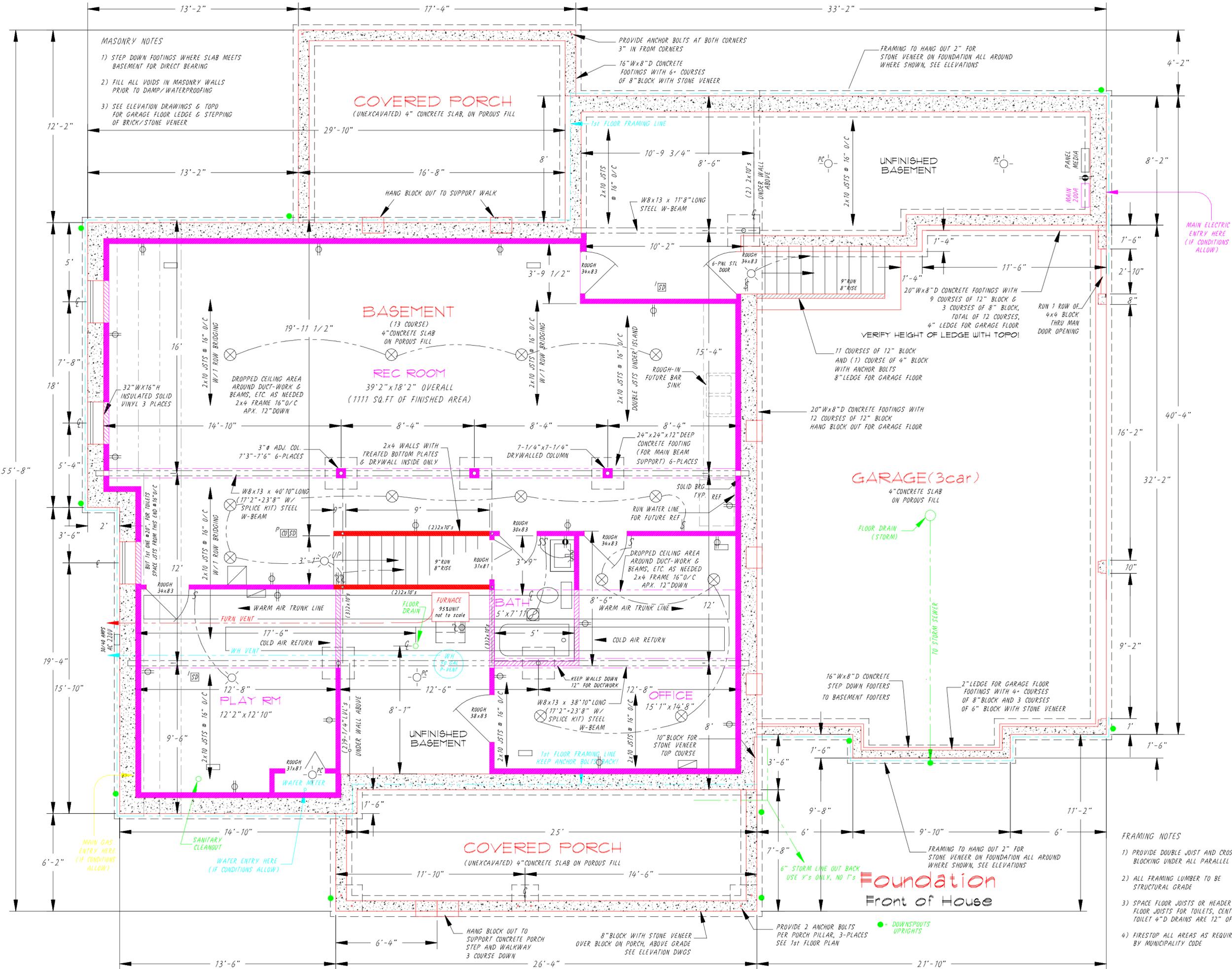


REVISIONS	BY	DATE
	TL	09/21
	TL	07/30/21

SCALE	.25" = 1'
DATE	06/29/21
DRN	TK/D
APVD	/Z

CUSTOMER
**Nick & Kelly
 Quimm**

PER HUDSON REVIEW



MASONRY NOTES

- STEP DOWN FOOTINGS WHERE SLAB MEETS BASEMENT FOR DIRECT BEARING
- FILL ALL VOIDS IN MASONRY WALLS PRIOR TO DAMP/WATERPROOFING
- SEE ELEVATION DRAWINGS & TOPO FOR GARAGE FLOOR LEDGE & STEPPING OF BRICK/STONE VENEER

PROVIDE ANCHOR BOLTS AT BOTH CORNERS 3" IN FROM CORNERS

16" Wx8" D CONCRETE FOOTINGS WITH 6+ COURSES OF 8" BLOCK WITH STONE VENEER

FRAMING TO HANG OUT 2" FOR STONE VENEER ON FOUNDATION ALL AROUND WHERE SHOWN, SEE ELEVATIONS

COVERED PORCH
(UNEXCAVATED) 4" CONCRETE SLAB, ON POROUS FILL

UNFINISHED BASEMENT

BASEMENT
(13 COURSE)
4" CONCRETE SLAB ON POROUS FILL

REC ROOM
39'2" x 18'2" OVERALL
(1111 SQ. FT. OF FINISHED AREA)

GARAGE (3 car)
4" CONCRETE SLAB ON POROUS FILL

BATH
5' x 7'11"

OFFICE
15'1" x 14'8"

PLAY RM
12'2" x 12'10"

COVERED PORCH
(UNEXCAVATED) 4" CONCRETE SLAB ON POROUS FILL

Foundation
Front of House

FRAMING NOTES

- PROVIDE DOUBLE JOIST AND CROSS BLOCKING UNDER ALL PARALLEL WALLS
- ALL FRAMING LUMBER TO BE STRUCTURAL GRADE
- SPACE FLOOR JOISTS OR HEADER OFF FLOOR JOISTS FOR TOILETS, CENTER OF TOILET 4" D DRAINS ARE 12" OFF WALL
- FIRESTOP ALL AREAS AS REQUIRED BY MUNICIPALITY CODE

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TITLE **TOWERBRIDGE II, mod. 2-STORY (3121 sq.ft.)**

NO. **21-S0271c-22**

FOUNDATION PLAN

SCALE 1/8" = 1'

DATE 06/29/21

DRN TCK/D

APVD JL

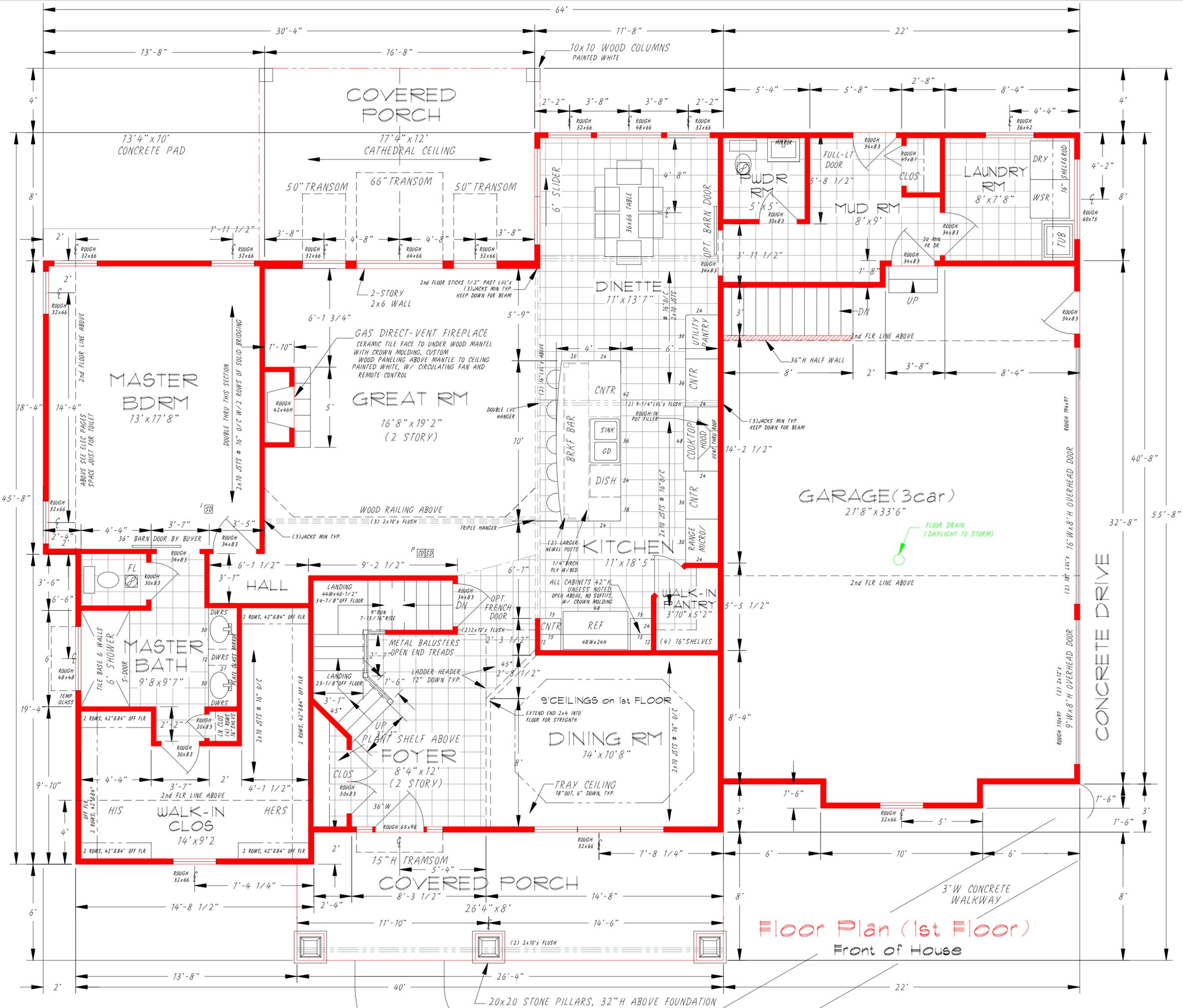
REVISIONS

BY DATE

TL 09/16/21

MIRROR & REARRANGE HOUSE

CUSTOMER **Nick & Kelly Quimm**



Floor Plan (1st Floor)
Front of House

CUSTOMER
Nick & Kelly
Quinn

SCALE
1/8" = 1'

DATE
06/29/21

DRN
JKD

APVD
JKD

REVISIONS

NO.	DATE	BY	REVISIONS
1	07/30/21	JKD	MIRROR & REARRANGE HOOSE
2	07/30/21	JKD	PER HUDSON REVIEW

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TITLE
TOWBRIDGE II, mod. 2-STORY (3121 sq.ft.)

FLOOR PLAN (1st Floor)

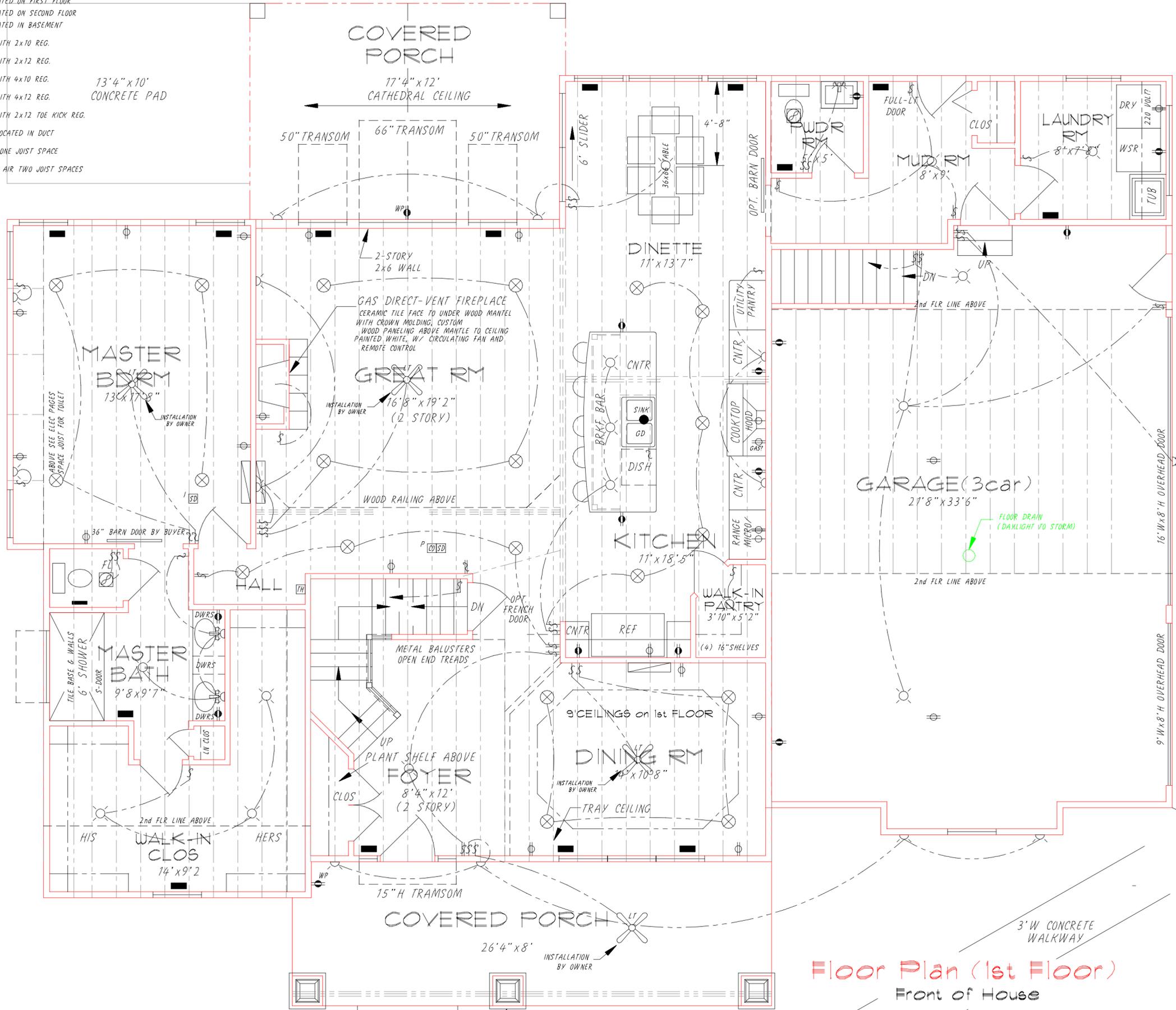
NO.
21-S027C-23



20x20 STONE PILLARS, 32"H ABOVE FOUNDATION WITH 14x14 STAINED CEDAR TAPERED WOOD COLUMNS

HVAC NOTES

- ALL HVAC TO BE INSTALLED PER LOCAL CODES
- - SUPPLY LOCATED ON FIRST FLOOR
- ▨ - SUPPLY LOCATED ON SECOND FLOOR
- - SUPPLY LOCATED IN BASEMENT
- 4" RND DUCT WITH 2x10 REG.
- 6" RND DUCT WITH 2x12 REG.
- 6" RND DUCT WITH 4x10 REG.
- 7" RND DUCT WITH 4x12 REG.
- 6" RND DUCT WITH 2x12 TOE KICK REG.
- - 4x10 REG. LOCATED IN DUCT
- ↔ - RETURN AIR ONE JOIST SPACE
- ↔ - RETURN AIR TWO JOIST SPACES



ELECTRICAL NOTES

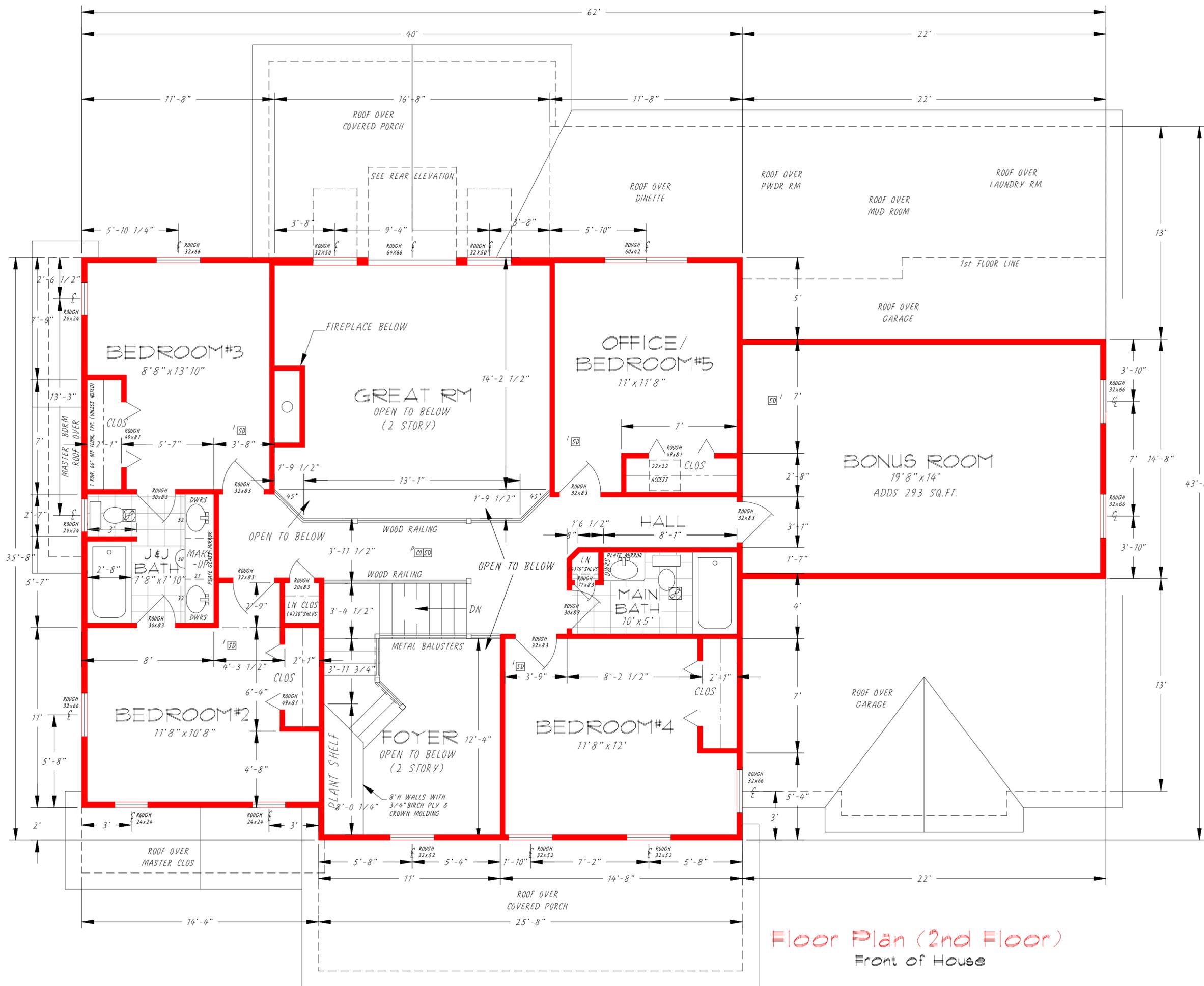
- 1) ALL ELECTRICAL TO BE INSTALLED PER CURRENT N.E.C. & LOCAL CODES
 - 2) MAIN SERVICE PANEL AMPS SHOWN ON PLAN
 - 3) ALL OUTLETS ARE TAMPERPROOF
 - 4) ALL OUTLETS ARE ARCH FAULT PROTECTED EXCEPT COUNTER TOP, GARAGE, 220's AND BASEMENT GFI
- ⊞ SINGLE POLE SWITCH
 - ⊞ 3 WAY SWITCH
 - ⊞ 4 WAY SWITCH
 - ⊞ SINGLE OUTLET
 - ⊞ DUPLEX OUTLET
 - ⊞ HALF SWITCHED DUPLEX OUTLET
 - ⊞ GFI OUTLET
 - ⊞ WP WEATHERPROOF GFI OUTLET
 - ⊞ FLOOR OUTLET
 - ⊞ 220V OUTLET
 - ⊞ AC 220V AC DISCONNECT 40 AMPS
 - ⊞ CEILING LIGHT
 - ⊞ WALL LIGHT
 - ⊞ TRACK LIGHT
 - ⊞ FLOOD LIGHT
 - ⊞ PC PULL-CHAIN LIGHT
 - ⊞ RECESSED LIGHT
 - ⊞ FLUORESCENT LIGHT
 - ⊞ EXHAUST FAN
 - ⊞ EXHAUST FAN W/LIGHT
 - ⊞ CEILING FAN
 - ⊞ CEILING FAN W/LIGHT
 - ⊞ SMOKE DETECTOR (IONIZATION TYPE)
 - ⊞ CO² DETECTOR (PHOTOELECTRIC TYPE)
 - ⊞ THERMOSTAT
 - ⊞ DOORBELL CHIMES
 - ⊞ PHONE JACK
 - ⊞ TV JACK

Floor Plan (1st Floor)
Front of House

CUSTOMER: Nick & Kelly Quimm
 SCALE: 1/8" = 1'-0"
 DATE: 06/29/21
 DRN: TKD
 APVD: /Z
 REVISIONS: MIRROR & REARRANGE HOUSE PER HUDSON REVIEW
 BY: TL DATE: 09/14/21
 DATE: 07/30/21
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 TITLE: TOWNBRIDGE II, mod. 2-STORY (3121 sq.ft.) FLOOR PLAN (1st Floor)
 NO. 21-5027c-23 ELEC & HVAC LAYOUT



20x20 STONE PILLARS, 32" H ABOVE FOUNDATION WITH 14x14 STAINED CEDAR TAPERED WOOD COLUMNS



Floor Plan (2nd Floor)
Front of House

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 TITLE **TOWERBRIDGE II, mod. 2-STORY (3121 sq.ft.)**
 NO. **21-S027C-24**



SCALE	DATE	DRN	CHKD	APVD
.25" = 1'	06/29/21	TL	TL	TL

BY	DATE	REVISIONS
TL	09/14/21	MIRROR & REARRANGE HOUSE
TL	07/30/21	PER HUDSON REVIEW

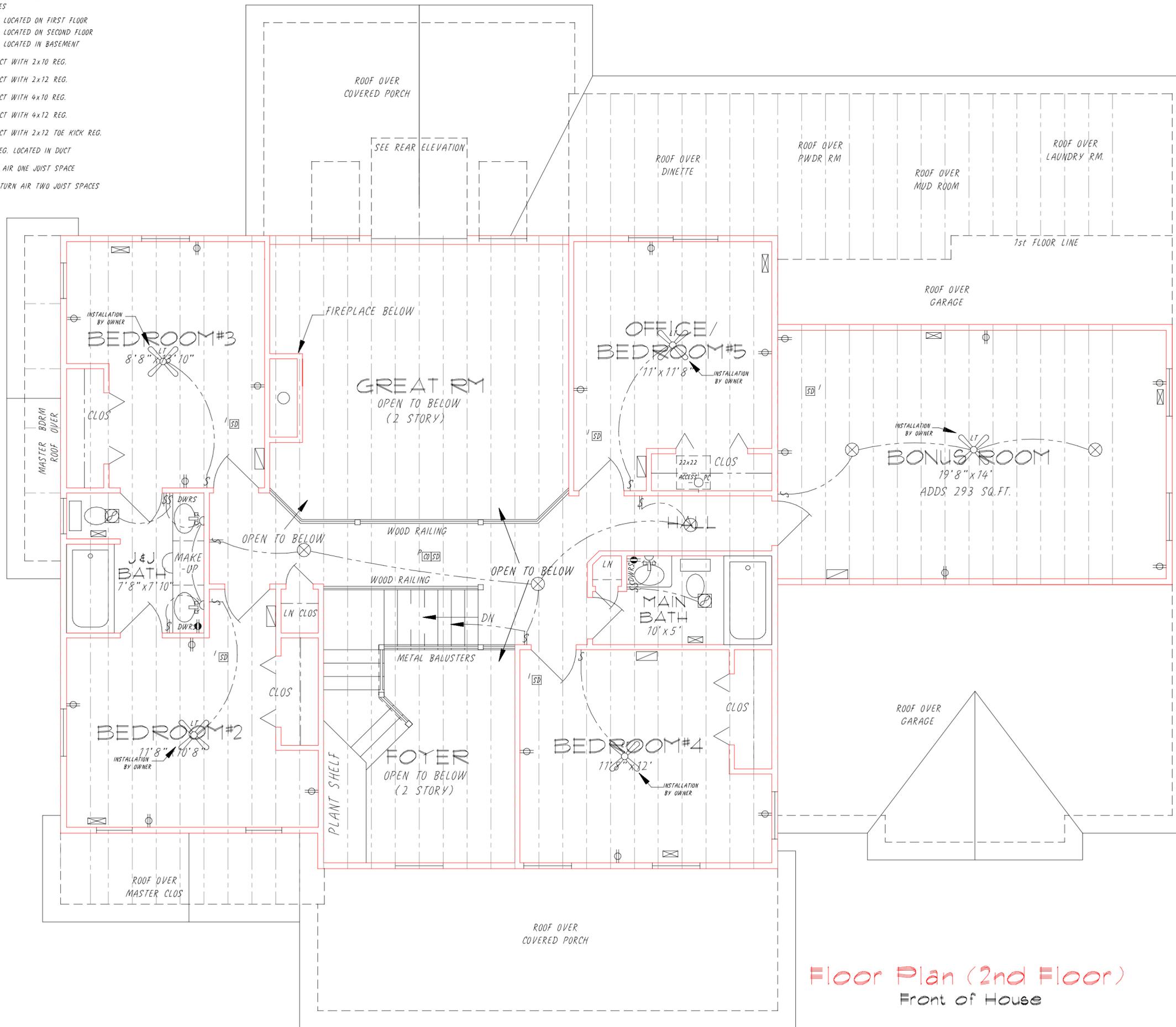
CUSTOMER
**Nick & Kelly
 Quinn**

HVAC NOTES

- ALL HVAC TO BE INSTALLED PER LOCAL CODES
- ☐ - SUPPLY LOCATED ON FIRST FLOOR
- ☐ - SUPPLY LOCATED ON SECOND FLOOR
- ☐ - SUPPLY LOCATED IN BASEMENT
- 4" RND DUCT WITH 2x10 REG.
- 6" RND DUCT WITH 2x12 REG.
- 6" RND DUCT WITH 4x10 REG.
- 7" RND DUCT WITH 4x12 REG.
- 6" RND DUCT WITH 2x12 TOE KICK REG.
- ☐ - 4x10 REG. LOCATED IN DUCT
- ↔ - RETURN AIR ONE JOIST SPACE
- ↔ - RETURN AIR TWO JOIST SPACES

ELECTRICAL NOTES

- 1) ALL ELECTRICAL TO BE INSTALLED PER CURRENT N.E.C. & LOCAL CODES
 - 2) MAIN SERVICE PANEL AMPS SHOWN ON PLAN
 - 3) ALL OUTLETS ARE TAMPERPROOF
 - 4) ALL OUTLETS ARE ARCH FAULT PROTECTED EXCEPT COUNTER TOP, GARAGE, 220's AND BASEMENT GFI
- ⤴ SINGLE POLE SWITCH
 - ⤴ 3 WAY SWITCH
 - ⤴ 4 WAY SWITCH
 - ⊕ SINGLE OUTLET
 - ⊕ DUPLEX OUTLET
 - ⊕ HALF SWITCHED DUPLEX OUTLET
 - ⊕ GFI OUTLET
 - ⊕ WP WEATHERPROOF GFI OUTLET
 - ⊕ FLOOR OUTLET
 - ⊕ 220V OUTLET
 - ⊕ AC 220V AC DISCONNECT 40 AMPS
 - ⊕ CEILING LIGHT
 - ⊕ WALL LIGHT
 - ⊕ TRACK LIGHT
 - ⊕ FLOOD LIGHT
 - ⊕ PC PULL-CHAIN LIGHT
 - ⊕ RECESSED LIGHT
 - ⊕ FLUORESCENT LIGHT
 - ⊕ EXHAUST FAN
 - ⊕ EXHAUST FAN W/LIGHT
 - ⊕ CEILING FAN
 - ⊕ CEILING FAN W/LIGHT
 - ⊕ SMOKE DETECTOR (IONIZATION TYPE)
 - ⊕ CO² DETECTOR (PHOTOELECTRIC TYPE)
 - ⊕ THERMOSTAT
 - ⊕ DOORBELL CHIMES
 - ⊕ PHONE JACK
 - ⊕ TV JACK



Floor Plan (2nd Floor)
Front of House

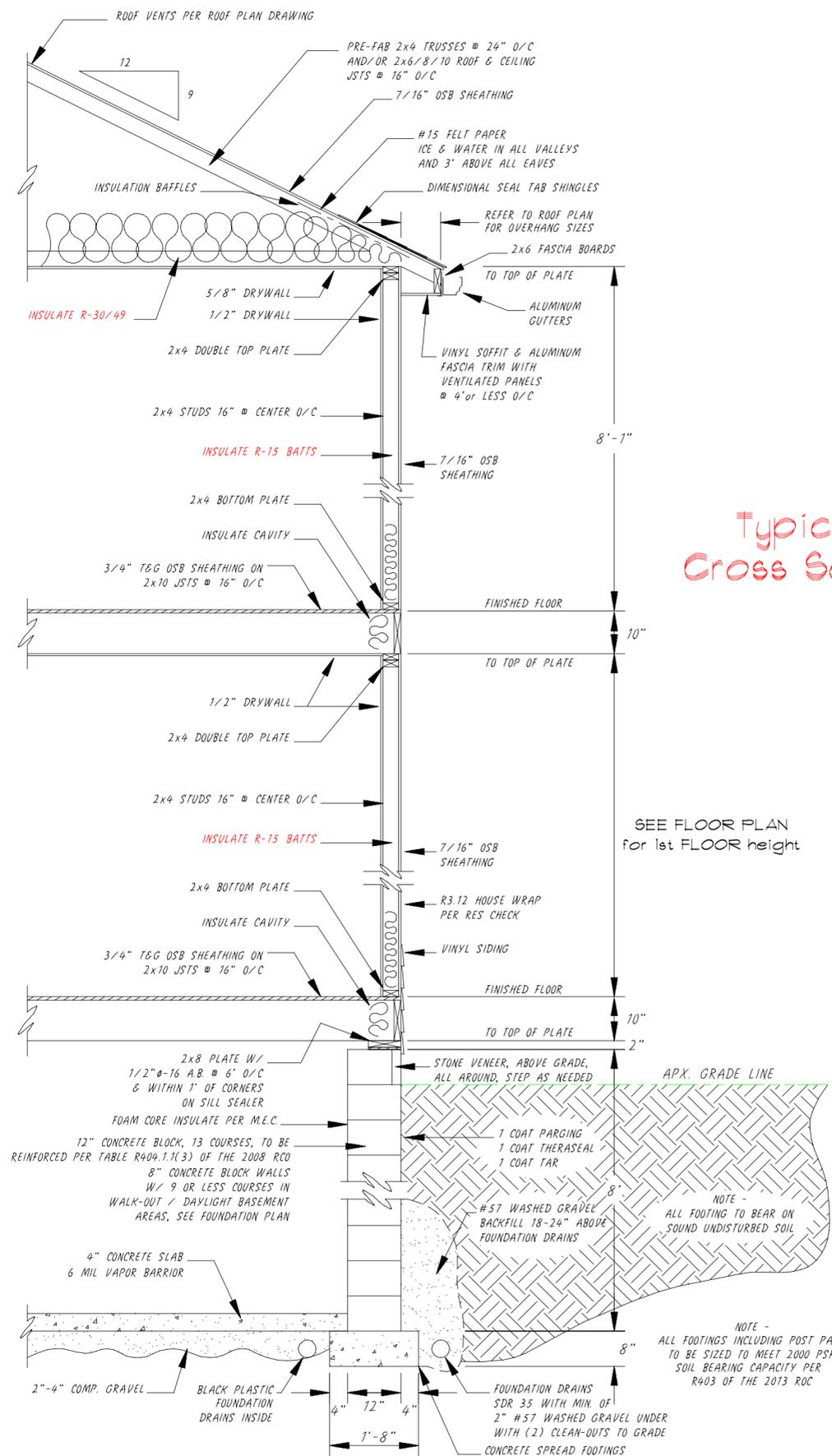
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NO. **21-S027C-24**
ELEC & HVAC LAYOUT

TITLE **TOWBRIDGE II, mod. 2-STORY (3121 sq.ft.)**
FLOOR PLAN (2nd Floor)

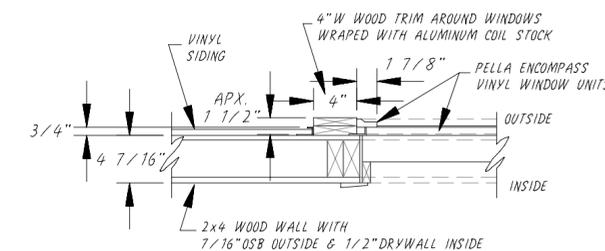
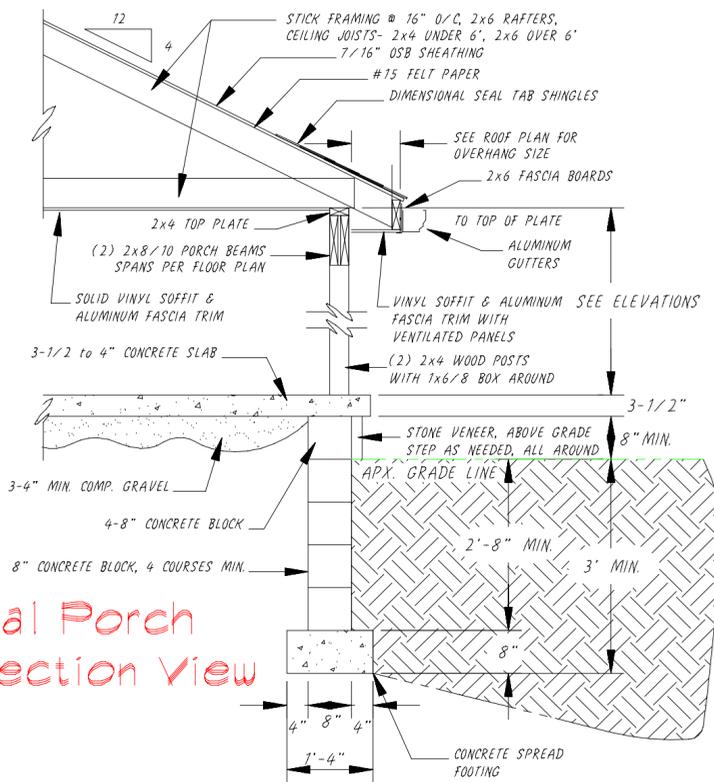
SCALE	DATE	BY	DATE	REVISIONS
.25" = 1'	06/29/21	TL	09/14/21	
	DRN	TL		MIRROR & REARRANGE HOUSE
	APP'D	TL	07/30/21	PER HUDSON REVIEW

CUSTOMER **Nick & Kelly Quimm**

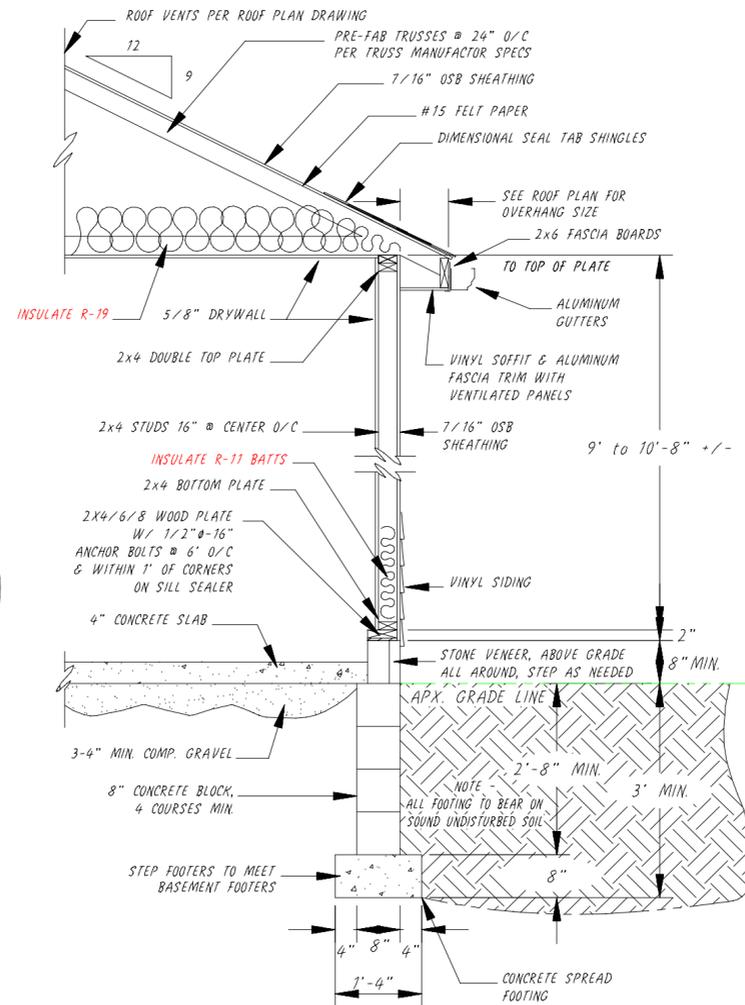


Main House Wall Cross Section View

Typical Porch Cross Section View



Typical Window Section View
(Scale 1" = 1')



Garage Wall Cross Section View

CONSTRUCTION NOTES (2013 CODE)

- 1) ALL ROOF PITCHES TO BE A 9/12 SIDE TO SIDE & A 9/12 FRONT TO BACK, UNLESS NOTED, INCLUDING GARAGES, PORCHES & CANTILEVERS
- 2) ALL PARALLEL WALLS TO HAVE DOUBLE JOISTS AND CROSS BLOCKING UNDER THEM
- 3) GARAGE WALLS, BETWEEN GARAGE & HOUSE, AND GARAGE CEILING TO HAVE 5/8" FIRECODE DRYWALL
- 4) BLOCK WALLS TO REINFORCED PER TABLE R404.1.1(4) OF THE 2013 ROC AND HAVE HORIZONTAL DURAWALL EVERY APX. 3 COURSES
- 5) ALL HEADERS TO BE A MIN. OF (2) 2x10'S WITH 7/16" OSB CENTER, OR LARGER AS INDICATED ON FLOOR PLANS
- 6) ALL ROOF STICK FRAMING & OVERBUILDS TO BE A MIN. OF 2x6 FOR SPANS UNDER 14', A MIN. OF 2x8 FOR SPANS 14' TO 18' AND INCLUDE 2x8 SHOE PLATES, 2x8 RIDGE BOARDS AND 2x4 COLLAR TIES
- 7) TRUSS ANCHORS TO BE INSTALLED PER SECTION R802.10.5 OF THE 2013 ROC.
- 8) ALL DEAD AND LIVE LOADS TO BE PER THE 2013 ROC, AND MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TO BE PER TABLE R301.5
- 9) THE MAIN DOOR BETWEEN THE HOUSE AND GARAGE IS TO COMPLY WITH SECTION R309.1 OF THE 2013 ROC.

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 TITLE TOWBRIDGE II, 2-STORY (3121 sq.ft.)
 NO. 21-50271c-24
 ELEC & HVAC LAYOUT
 FLOOR PLAN (2nd Floor)
 DATE
 BY
 REVISIONS
 SCALE 2.5" = 1'
 DATE 06/29/17
 DRN TKD
 APYD /
 CUSTOMER Nick & Kelly Quimm

ArcGIS Web Map



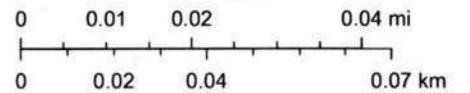
7/5/2021, 5:27:12 PM

Parcels

 Summit County Municipal Outlines

Road Labels

1:1,881



Maxar, Microsoft, Esri, HERE, Garmin, IPC

Web AppBuilder for ArcGIS

Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.



120 Barlow Hill – Across the street on Barlow Hill to the (south) of subject property



106 Barlow Hill – 2nd lot across Barlow Hill to the (southwest) of subject property



96 Barlow Hill – 3rd lot across Barlow Hill to the (southwest) of subject property



79 Barlow Hill - Behind (west) of subject property



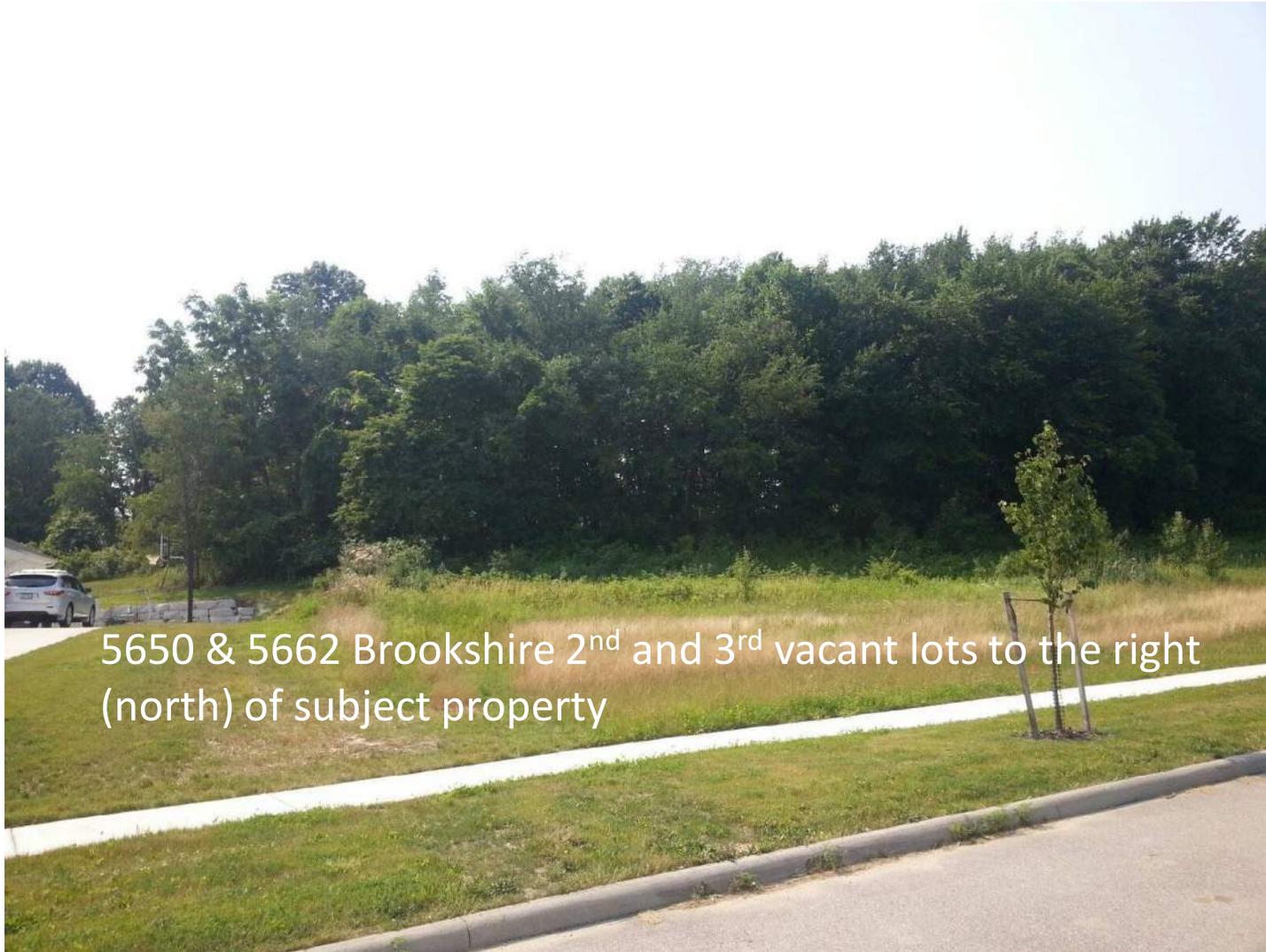
5634 Brookshire Dr. - Subject property



Vacant land - Across the street of subject property



5642 Brookshire Dr. - 1st lot to the right (north) of subject property



5650 & 5662 Brookshire 2nd and 3rd vacant lots to the right
(north) of subject property