

OHIO Utilities Protection SERVICE
 Call Before You Dig
 811 or 1.800.362.2764

NOTES

- PURCHASER TO INSTALL MINIMUM OF THREE (3) TREES PER MUNICIPAL REQUIREMENTS. FINAL LOCATION OF THREE (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04J).
- THE WETLAND BOUNDARY SHOWN ON THIS MAP IS BASED ON A WETLAND DELINEATION MAP PREPARED BY HAMMONTREE & ASSOCIATES, LTD., DATED APRIL 25, 2018.

APPROVED: _____ DATE _____
 STAFF APPROVAL

APPROVED: _____ DATE _____
 ENGINEERING DEPARTMENT APPROVAL

APPROVED: _____ DATE _____
 LANDSCAPE ARCHITECT APPROVAL

CURVE DATA
 ALL CURVE DATA RECORD & USED PER PLAT CAB. I, SL. 296-301 S. C. R.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	325.00'	32.07'	32.05'	5°39'12"	N 89°24'34" W
C2	325.00'	65.03'	64.92'	11°27'50"	S 80°51'03" E
C3	25.00'	18.95'	18.50'	43°25'55"	N 83°09'54" E
C4	275.00'	96.73'	96.24'	20°09'15"	N 82°09'32" W

SITE PLAN FOR CHRISTOPHER RIGHTNOUR

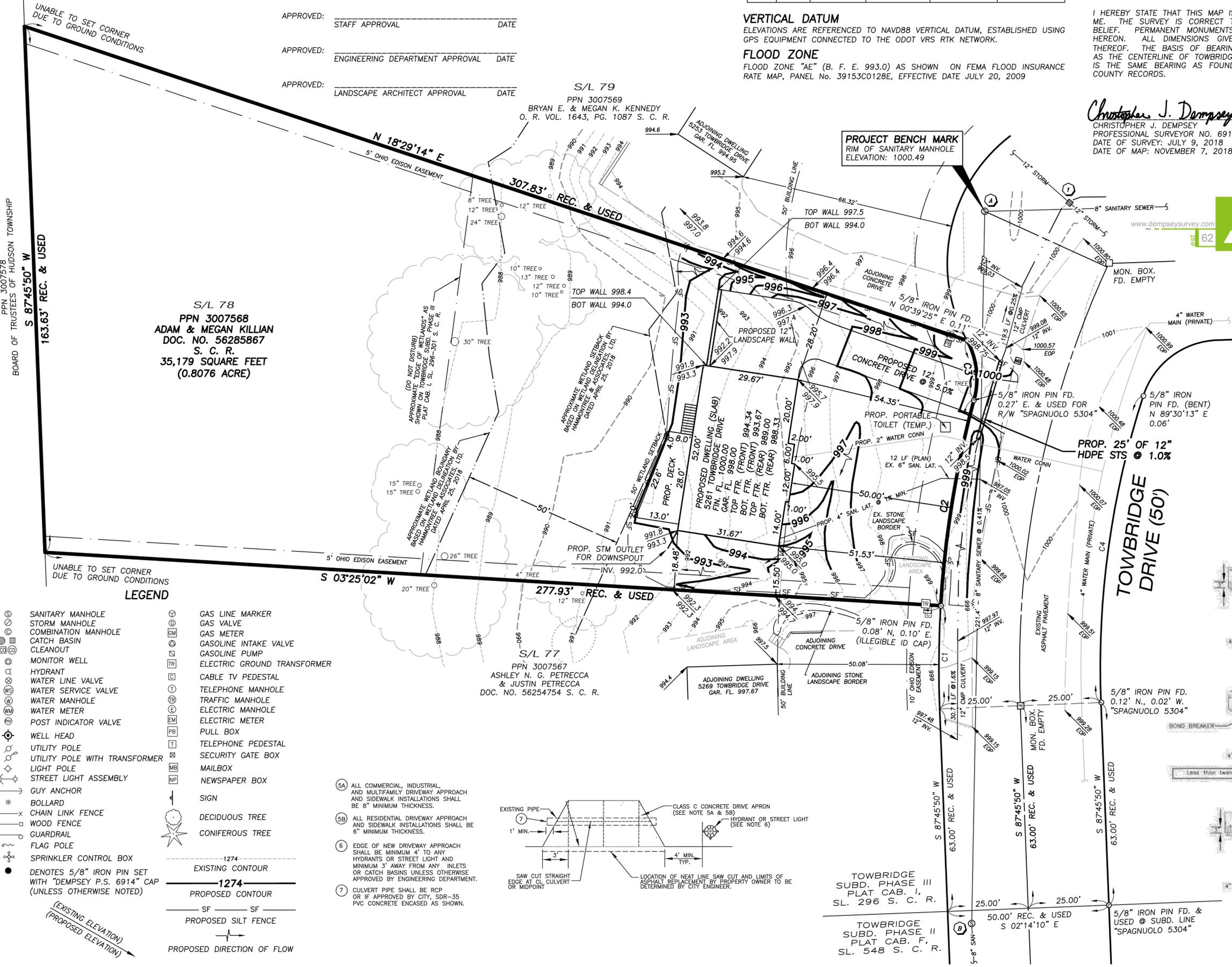
SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL HUDSON TOWNSHIP LOT No. 2, FURTHER KNOWN AS BEING SUBLOT No. 78 IN TOWBRIDGE SUBDIVISION PHASE III RECORDED IN PLAT CABINET I, SLIDES 296-301 OF SUMMIT COUNTY RECORDS

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 87°-45'-50" WEST AS THE CENTERLINE OF TOWBRIDGE DRIVE, AS EVIDENCED BY MONUMENTS FOUND, AND IS THE SAME BEARING AS FOUND IN PLAT CABINET I, SLIDES 296-301 OF SUMMIT COUNTY RECORDS.

Christopher J. Dempsey
 CHRISTOPHER J. DEMPSEY
 PROFESSIONAL SURVEYOR NO. 6914
 DATE OF SURVEY: JULY 9, 2018
 DATE OF MAP: NOVEMBER 7, 2018



DEMPSEY SURVEYING COMPANY
 P 216/226/1130 | 12815 DETROIT AVENUE
 F 216/226/1131 | CLEVELAND, OH 44107-2835

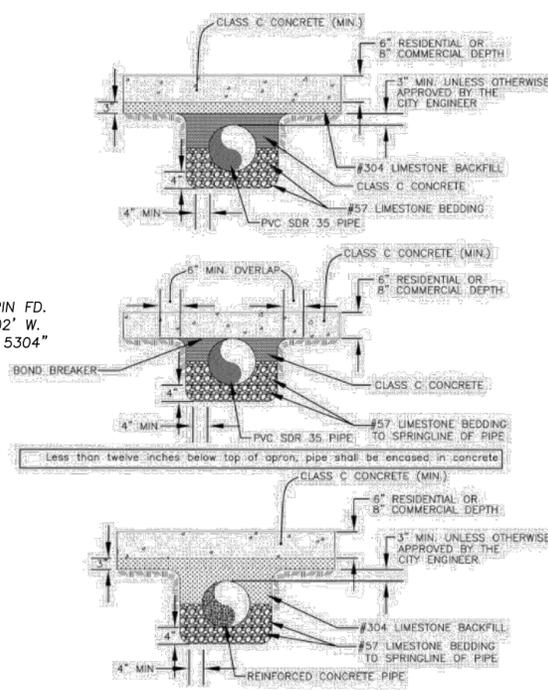


EXISTING SANITARY INVERT DATA

- (A) EX. SANITARY MANHOLE RIM 998.01 8" INV. (N) 987.44 8" INV. (E) 987.39
- (B) EX. SANITARY MANHOLE RIM 998.01 8" INV. (W) 986.49 8" INV. (E) 986.42

EXISTING STORM INVERT DATA

- (1) EX. CATCH BASIN RIM 998.93 12" INV. (NE) 996.35 12" INV. (SW) 996.35 DITCH INLET (SE) 996.93 DITCH INLET (NW) 996.93



**RIGHTNOUR HOUSE
NEW HOUSE
5261 TOWBRIDGE DR
HUDSON, OH 44236**



General Notes:

General Building and Design Requirements

1. ConnectingSpaces LLC as set forth by the format and provisions of the Residential Building Code of Ohio (2013 OBC) and the National Electrical Code (NEC), any non-conforming documents discovered by the contractor or his agents shall be called to the immediate attention of ConnectingSpaces LLC.
2. These plans are subject to modifications to meet code requirements and/or facilitate mechanical/electrical/plumbing installation and/or to implement design improvements. Any intention to modify these plans must be approved in writing by ConnectingSpaces LLC.
3. Contractor shall be responsible for verifying all dimensions affecting contractor's products, installations, or fabrications in the field prior to expediting the construction of such work. Field verify all dimensions - do not scale drawings. Contractor responsible for surveying the project and becoming familiar with the existing dimensions and scope of work included by not limited to site and soil bearing conditions.
4. Errors and omissions which may occur in the contract documents shall be brought to the attention of the architect, in writing, and written instructions shall be obtained prior to proceeding with construction. The contractor shall be held responsible for any errors, discrepancies, or omissions for which the contractor failed to notify the architect prior to construction and/or fabrication of the work.

Site Construction

1. Soil bearing calculations based on 2500 PSF min
2. Back fill shall be free from vegetation and construction debris.
3. Back fill shall be placed in lifts and compacted in such a manner as to not damage the foundation walls or any waterproofing or any other materials

Concrete

1. All concrete exposed to exterior elements should be air entrained 4-6%
2. Slope on drive shall be no less than 2% or ¼ pre foot or preferably 4% or ½ inch per foot. The front stoop shall have slope equal to 1" per foot. The raised wall in garage shall have a ½" per foot slope and drive slab shall be sloped min ¼ inch per foot.
3. Some column dimensions are from center of column to exterior face of basement wall.
4. Back fill shall be free from vegetation and construction debris.
5. Back fill shall be placed in lifts and compacted in such a manner as to not damage the foundation walls or waterproofing or other materials.
6. Mud sills shall be treated members and secured by anchor bolts and/or straps as specified in drawings and details.
7. Calculations for column pads based on 2500 PSF of soil bearing.

Masonry

1. All exterior masonry must meet ASTM C-216 for "SW" conditions
2. Masonry veneer shall be attached to supporting walls w/ 22GA x 7/8" corrugated metal ties at 24" OC
3. Flashing behind masonry shall be #14 building paper or felt or approved equal attached to the sheathing to prevent moisture penetration.
4. Weep holes shall be provided along the outside of exterior masonry walls at 33" OC max, shall be a min of 3/16 in in dia and located immediately above the flashing.

Thermal and Moisture Protection

1. Install fire stopping and/or draft stopping as required.
2. Attic ventilation shall be provided at 1/150th of the area of the space ventilated, cross ventilation with half of the ventilated area shall be provided by ridge or gable vents and the other half by eave or cornice vents.
3. Vents shall be placed so as to not allow infiltration or rain or snow.
4. Provide approved tile backer board for all shower and bath space.
5. Provide ice-shield per code.
6. Roof venting to be provided as shown. Soffit, ridge, and other roof vents to be installed as noted on the drawings or per manufacturer's recommendations.
7. House wrap and flashing to be installed per manufacturer's specs.

Doors and Windows

1. Tempered glass shall be used in all hazardous areas.
2. Front door width as required per code.
3. Garage door as required by code.
4. Emergency - sleeping rooms shall have at least on egress opening not less than 5.7 SF clear opening, not less than 20" wide x 24" high and shall not be more than 44" above the floor.

Mechanicals

1. Provide exterior air intake for combustion air.

Electrical

1. All electrical installation shall meet the requirements of the (NEC). All material and equipment shall bear the label of approval of the Underwriters Laboratories, INC.
2. Electrical contractor shall verify space required for meter installation before construction and shall notify general contractor of any discrepancies.
3. Verify location of all receptacles for appliances with manufacturer specifications.
4. Ground fault interrupts shall be located per NEC.
5. All switches shall be installed at 3'-2" AFF to centerline of switch unless noted otherwise.
6. All convenience outlets shall be installed with centerline of outlet located 1'-3" AFF unless noted otherwise.
7. All convenience outlets with switches to be switched at top only.
8. All exterior wall bracket fixtures shall be installed at 5'-6" Above adjacent door sill height to centerline of fixture.
9. Approved smoke detectors shall be located on every story of the dwelling unit as per code (see sheet 6.XXX for locations). Where more than one detector is required they shall be interconnected. Power source shall be building power with battery backup.

Stair Notes

1. The Max riser shall be 7-3/4 inches and the min tread depth shall be 10 inches.
2. Handrails having a min height of 34" and max of 38" shall be provided at stairways.
3. Handrail and balustrade shall be constructed per code.
4. All required handrails shall be continuous the full height of the stairs w/ 2 or more risers from a point above the top riser of a flight to a point above the lowest riser of the flight. Ends shall be returned or shall terminate at newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5" between the wall and handrail.

General Framing Notes

1. Install fire stopping and/or draft stopping as required.
2. Attic ventilation shall be provided at 1/150th of the area of the space ventilated, cross ventilation with half of the ventilated area shall be provided by ridge or gable vents and the other half by eave or cornice vents. Vents shall be placed so as to not allow infiltration or rain or snow.
3. Provide approved tile backer board for all shower and bath space.
4. Provide ice-shield per code.
5. Roof venting to be provided as shown. Soffit, ridge, and other roof vents to be installed as noted on the drawings or per manufacturer's recommendations.
6. House wrap and flashing to be installed per manufacturer's specs.
7. Tempered glass shall be used in all hazardous areas.
8. Front door width as required per code.
9. Garage door as required by code.
10. Emergency - sleeping rooms shall have at least on egress opening not less than 5.7 SF clear opening, not less than 20" wide x 24" high and shall not be more than 44" above the floor.

Walls

1. All studs to be 2x6 SPF or equal unless noted otherwise.
2. Use DBL top plates @ 16" OC on both first and second floor at all exterior and load bearing conditions all other partition wall use single top plate @ 24" OC.

Floors

1. Structural floor members shall not be cut, bored or notched in excess of the limitations specified per code.
2. The end of each joist, beam or girder shall have not less than 1.5 inches of bearing on work or metal and not less than 3 inches on masonry or concrete or as otherwise specified per code.
3. Any conventional floor joists shown doubled on plans to be blued at installation and nailed w/ 3-16d nails at 16 inches OC. Multiple piles of engineered lumber to be assembled per manufacturer's recommendations.
4. Shop drawings for any and all engineered floor systems to be submitted to architect to review in conformance with these construction documents. Where the construction documents do not address methodology, contractor to be bound to perform in strict compliance with manufacturer's specifications and recommendations.

Framing

1. All framing dimensions to face of member/sheathing.
2. All bearing header to be 2x8 #2 or equal unless noted otherwise.
3. All 2x10 and 2x12 headers to be Douglas fir larch (north) -#2 unless noted otherwise.
4. All 2x8 headers to be #2 unless noted otherwise.
5. Provide 1xblocking under all exterior sliding doors.
6. All beams and header shall have a min of (1) 2x jack stud and (1) 2x king stud. The number of studs labeled on plans indicates the number of jack studs only UNO.
7. Two-ply conventional beam to be face-nailed w/2 rows 16d common nails staggered at 16" OC. UNO. Three-ply conventional beams to be nailed as above from each side, multiple piles of engineered wood lumber to be assembled per manufactures specs.
8. Joist hangers, where required, shall be used without angles.
9. Install fire stopping and/or draft stopping as required.

Roof

1. Hip and valley rafters shall be supported at ridge down to bearing partition. Cut ends of rafters shall be fully supported wall and ridge.
2. Shop drawings for any and all engineered roof truss systems to be submitted to architect to review in conformance with these construction documents. Where the construction documents do not address methodology, contractor to be bound to perform in strict compliance with manufacturer's specifications and recommendations.

Window Performance Data

1. 3/4" Low-E 270/Clear glazng. 3.13 R value. 0.32 U factor. 0.28 SHGC. 0.54 VT.

Door Glazing Performance Data

1. 3/4" Low-E 270/Clear glazng. 3.23 R value. 0.31 U factor. 0.26 SHGC. 0.50 VT.

Light and Vent Calculations						
Number	Name	Area	Light Req'd	Light Sup	Vent Req'd	Vent Sup
101	Living Room	276 SF	22.09	53	0.49	26.2
108	Family Room	159 SF	12.71	55	0.28	27.5
109	Dining Room	151 SF	12.08	36	0.27	18
110	Kitchen	131 SF	10.51	10.6	0.23	8.4
201	Bedroom	158 SF	12.66	21.75	0.28	10.37
202	Bedroom	144 SF	11.51	53	0.26	26.2
206	Master Bedroom	231 SF	18.46	36	0.41	18
Grand total						

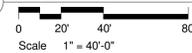
Site Notes

1. Contractor shall check the bench mark with curb grades. Prior to digging the foundation.
2. All proposed footing shall require survey or certifications once established and prior to completion.
3. Owner to install landscaping per city of Hudson Land Development code.
4. Owner to provide min of (3) trees. Location per Hudson Land Development code (1207.04)
5. Downspouts to be connected to storm sewer connection.
6. Provide gas lateral (not shown).

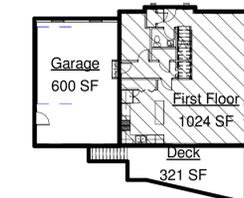
Site Coverage	
Site	35,179 SF
House	1,624 SF
Deck	240 SF
Driveway	1,387 SF
Walk	218 SF
	3,369 SF
Coverage	9.57%



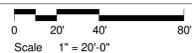
5 Area of Disturbance Plan



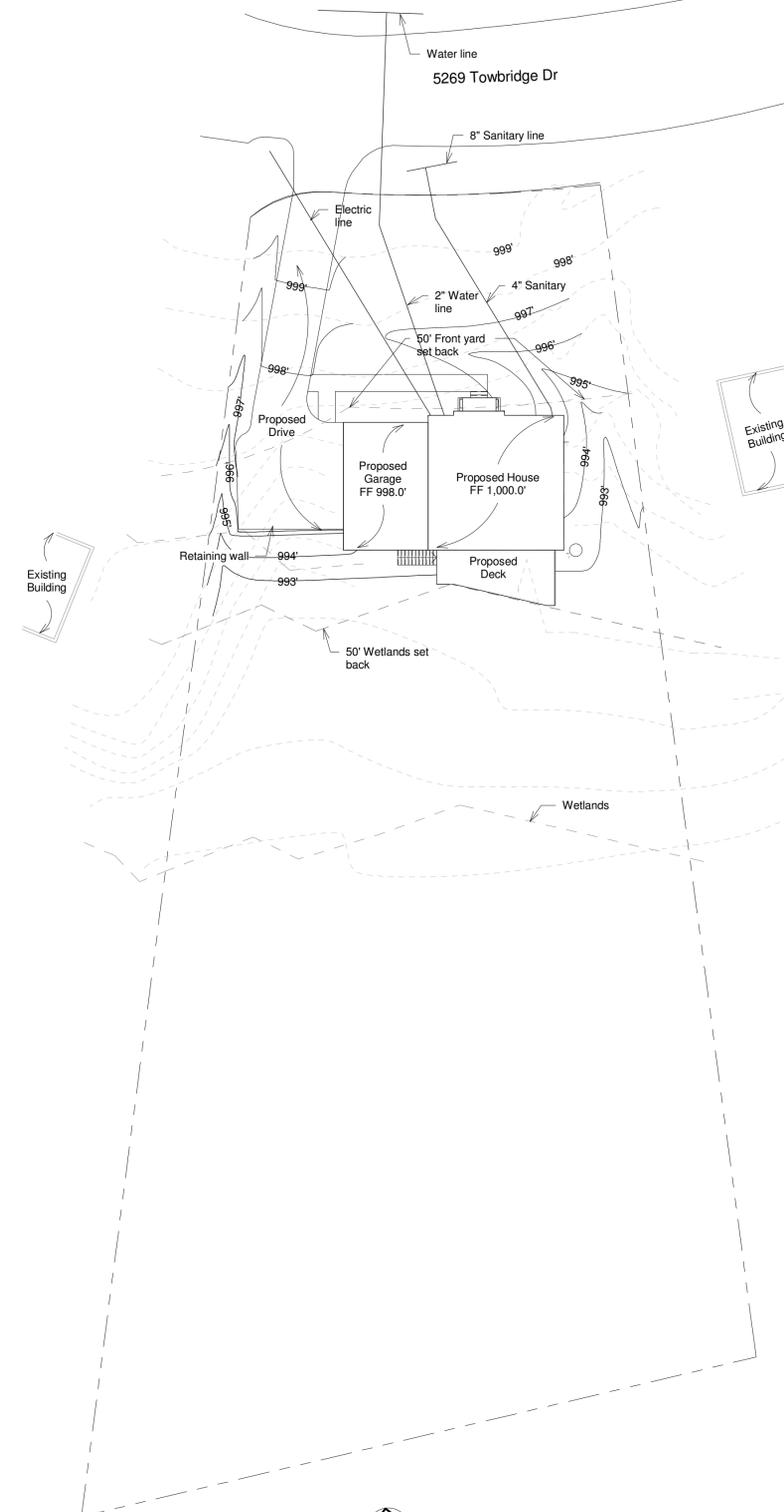
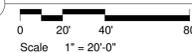
3 Site Plan



1 First Floor Area Plan



2 Second Floor Area Plan



Drawing Index	
Sheet Number	Sheet Name
A100	Cover and Site Plan
A101	Adjacent Properties
A102	First and Second Floor Plan
A201	Elevations
A301	Sections
A601	Schedules, Wall Section and Building Section
E101	Electrical Power Plans
E201	Electrical Lighting Plans
M101	First Floor Mech Plan
P101	First Floor Sanitary Plan
P201	First Floor Domestic Water Plan
S101	Foundation and Level 1 Framing Plan
S201	First Floor Framing Plan

Cover and Site Plan

**Rightnour House
New House
5261 Towbridge Dr
Hudson, OH 44236**



ConnectingSpaces LLC
56 Millford Drive, Suite 2
Hudson, Ohio 44236
(688) 511-4147 V
(330) 653-3520 F
don@connectingspaces.com
www.connectingspaces.com

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10/22/2018

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