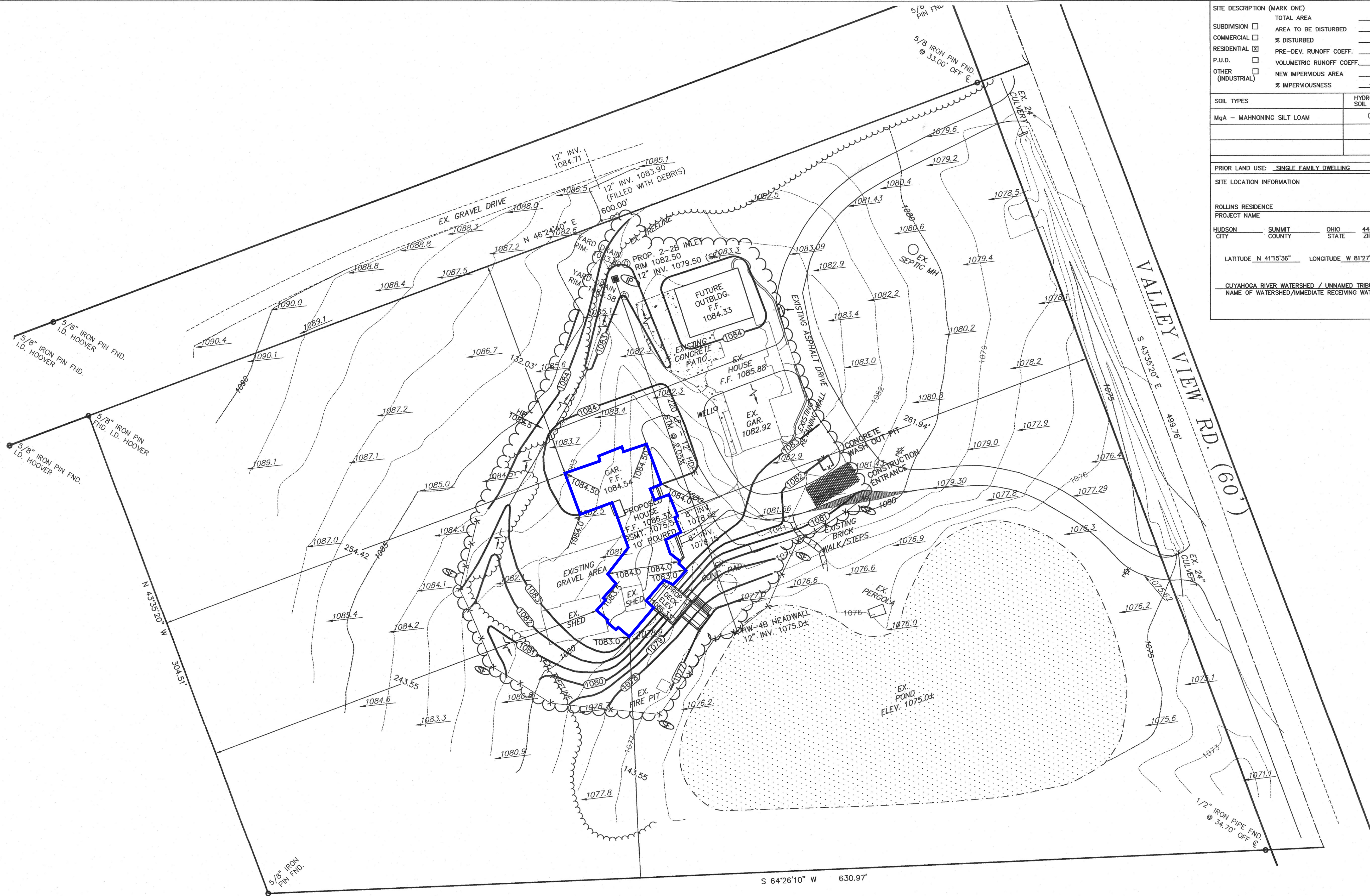




SITE DESCRIPTION (MARK ONE)	
SUBDIVISION ☐	TOTAL AREA 5.47 AC
COMMERCIAL ☐	AREA TO BE DISTURBED 0.95 AC
RESIDENTIAL ☒	% DISTURBED 17%
P.U.D. ☐	PRE-DEV. RUNOFF COEFF. -
OTHER (INDUSTRIAL) ☐	VOLUMETRIC RUNOFF COEFF. -
	NEW IMPERVIOUS AREA 0.23 AC
	% IMPERVIOUSNESS 4%
SEQUENCE OF EROSION AND SEDIMENT CONTROL MEASURES FOR MAJOR CONSTRUCTION OPERATIONS	
1. SITE MARKING AND EVALUATION: -MARKING OF VEGETATION AND TREES TO BE PROTECTED -MARKING OF LIMITS OF CONSTRUCTION WITH PLASTIC FENCE. -PERIMETER EROSION AND SEDIMENT CONTROL MEASURES: -INSTALL PERIMETER SILT-FENCE WHERE INDICATED ON SWP3 PLAN -INSTALL TEMP. CONSTRUCTION DRIVE AS SHOWN ON SWP3	
2. PREPARE SITE FOR CONSTRUCTION: -STRIP AND STOCKPILE TOPSOIL W/ SILT FENCE AROUND PERIMETER -ROUGH GRADING OF SITE WITH INSTALLATION OF COMBINATION BARRIERS -SEED PILES AND BARE AREAS TO BE UNDISTURBED FOR 14 DAYS WITHIN 7 DAYS OF STRIPPING COMPLETION WITH TEMP. SEED MIX.	
3. MAINTAIN EROSION & SEDIMENT CONTROLS DURING CONSTRUCTION: -INSPECT EACH CONTROL WEEKLY AND AFTER EVERY STORM EVENT -REPAIR OR REPLACE ANY DAMAGED CONTROL IMMEDIATELY -REMOVE ALL SILT FROM ROADWAYS/PAVEMENT AT THE END OF EVERY WORKING DAY	
4. SWALES: -SEED ALL BARE AREAS & INSTALL MATTING IN SWALED AREAS. -RE-SEED ANY DISTURBED AREAS AS A RESULT OF WORK USING MULCH NETTING ON SLOPES 3:1 OR GREATER.	
5. SITE CONSTRUCTION AND UTILITIES: -RE-SEED ANY DISTURBED AREAS AS A RESULT OF SITE CONSTRUCTION AND UTILITY INSTALLATION. -INSTALL CHANNEL PROTECTION AND SCREEN BARRIERS AT COMPLETION OF DETENTION WORK	
6. HOUSE CONSTRUCTION AND DRIVE PAVING: -RE-SEED AND MULCH ANY DISTURBED AREAS -MAINTAIN ALL EROSION AND SEDIMENT CONTROLS -SPREAD TOPSOIL TO FINAL GRADE -FERTILIZE AND LINE TOPSOIL ACCORDING TO THE RECOMMENDATION OF A PROFESSIONAL LANDSCAPE CONTRACTOR	
7. PERMANENT LANDSCAPING: -SOO OR PERMANENT SEED BARE AREAS IMMEDIATELY UPON THE COMPLETION OF THE FINAL TOPSOIL SPREADING OPERATIONS -INSTALL MATTING IN DITCHES/SWALES AND MULCH NETTING ON SLOPES GREATER THAN 3:1 -WATER AS NEEDED TO ALLOW SEED TO BECOME ESTABLISHED	
8. INSTALL BIORETENTION CELLS: -ONCE THE SITE REACHES 70% STABILIZATION, AS DETERMINED BY THE VILLAGE ENGINEER, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS. -REPAIR ANY DAMAGED AREAS THAT REMAIN.	
9. REMOVE TEMPORARY CONTROLS: -ONCE THE SITE REACHES 70% STABILIZATION, AS DETERMINED BY THE VILLAGE ENGINEER, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS. -REPAIR ANY DAMAGED AREAS THAT REMAIN.	

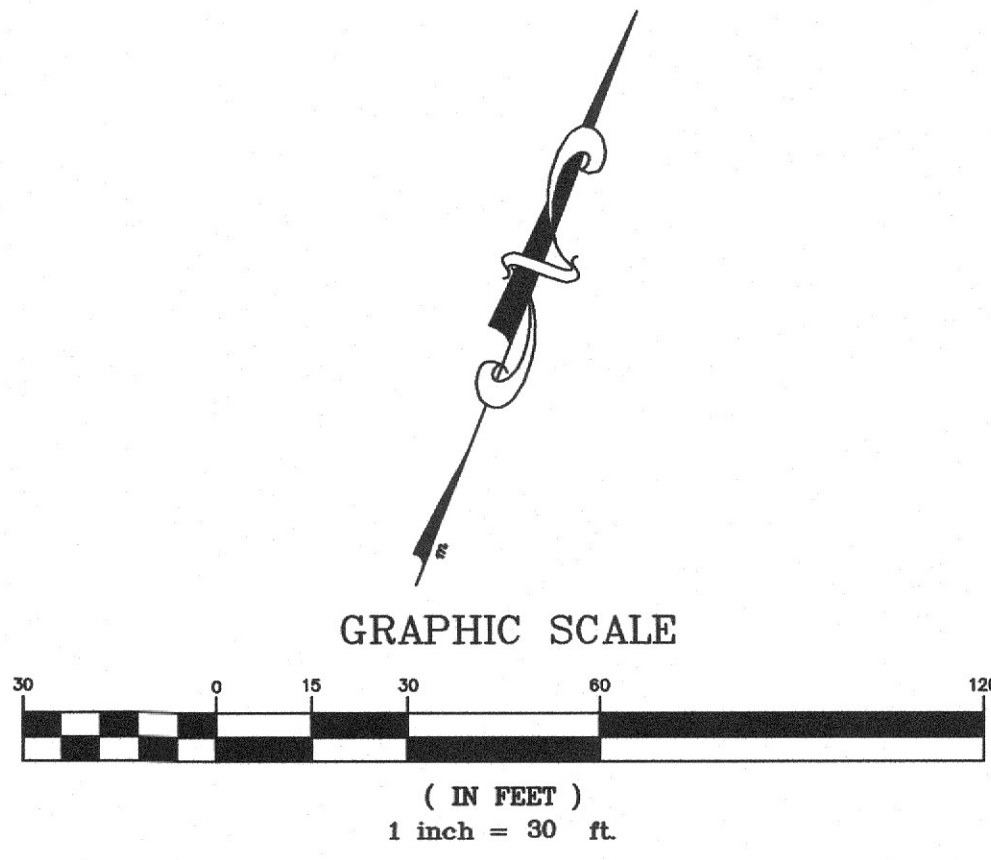
OWNER
ROLLINS RESIDENCE
7300 VALLEY VIEW RD.
HUDSON, OHIO 44236

SITE CONTRACTOR
ALEXANDRIA FINE HOMES
1184 BELL STREET
CHAGRIN FALLS, OHIO 44023

CONTACT:

ESTIMATED START DATE - 9/1/24
ESTIMATED END DATE - 11/1/25

EROSION LEGEND	
SILT CONTROL FENCE/SOCK (SF)	X — X — X — X
LIMITS OF CLEARING AND GRUBBING	
INLET PROTECTION (IP)	
CEMENT TRUCK WASHOUT AREA	
TEMPORARY CONSTRUCTION ENTRANCE	
EXISTING POND	
NOTE: EROSION MEASURES ARE NOT SHOWN TO SCALE	



Revisions:

1	
2	
3	
4	
5	
6	
7	

ROLLINS RESIDENCE

P.P.N. 300-07-72

7300 VALLEY VIEW RD.

HUDSON - SUMMIT COUNTY - OHIO

GUTOSKEY & ASSOCIATES, INC.

Civil Engineers, Surveyors and Land Planners

10135 GOTTSCALK PKWY, SUITE 4 TEL (440) 543-6900

CHAGRIN FALLS, OHIO 44023

SWP3 PLAN

Date: AUGUST, 2024

Scale: Hor. 1"=30'

Vert. _____

Filename: _____

Checked By: _____

F.B. No.: _____

Sheet 3 Of 7

CONTRACT No. 22-3730



ISSUE:	
3-28-24	Review
4-16-24	Review
6-11-24	Permit
7-10-24	Revision
7-15-24	Revision

Hudson, Ohio

ad

7300 Valley View Road

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Ann Arbor, MI 48106
734.769.7000
www.arcusgroup.com

Rocky River, Ohio 44116
Tel: 440.356.5530

Title Sheet, Site Plan, & Elevation

A-1

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ect No: 2232A
 n By: TJL
 ked By: CJK



Residence for
Paul & Kyla Rollins
7300 Valley View Road
Hudson Ohio

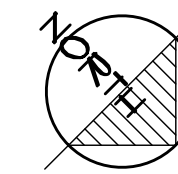
Drawing Index

- | | |
|------|--|
| A-1 | Title Sheet, Site Plan & Elevations |
| A-2 | Elevations |
| A-3 | Elevations |
| A-4 | Elevations |
| A-5 | Foundation Plan |
| A-5a | Finished Lower Level |
| A-6 | First Floor Plan |
| A-7 | Second Floor Plan |
| A-8 | Roof Framing Plan |
| A-9 | Typical Wall Section, Details
& General Notes |

Site Plan

SCALE 1" = 40'-0"

NOTE:
SITE PLAN IS FOR LOCATION PURPOSES ONLY.
SITE INFORMATION IS PER SUMMIT COUNTY WEBSITE
<https://summitmaps.summitoh.net/>
VERIFY ALL GRADES, UTILITY CONNECTIONS
& FINAL LOCATION W/ SURVEYOR'S DRAWINGS



SCALE 1/4" = 1'-0"

NOTE:
ALL WINDOWS TO BE ALUMINUM CLAD
WINDOWS AS MANUFACTURED BY PELLA WINDOW & DOORS
LIFESTYLE SERIES OR APPROVED EQUAL
WINDOW MANUFACTURER/SUPPLIER TO VERIFY
ALL WINDOW EGRESS & SAFETY CLASS REQUIREMENTS)

— PREFABRICATED CONT. RIDGE
VENTS AS REQUIRED
PER BUILDING CODES

FIBERGLASS SHINGLE ROOFING

— PROVIDE METAL FLASHING
@ ALL VALLEYS
& WALL BASE MEETING

DOB: WOOD RAKE

— & PASCIA BOARDS
WRAPPED W/ALUM.
T.O. P.T. — — — — —

— ALUMINUM GUTTERS
& DOWN SPOUTS

SHINGLE SIDING

W/ CORNER BOARDS

1x4 WOOD FRIEZE BOARD

WRAPPED W/ALUMINUM
@ GABLE ENDS

ROOF BEARING _____
SECOND FLOOR _____

10. PLI.

REDWOOD BRACKETS
- STAINED

DOB WOOD HEADER
+ DRIP FLASHING
+ 1X4 WOOD JAMB
+ 1X4 WOOD SILL

— WRAPPED IN ALUMINUM
— TYPICAL AS INDICATED

— STONE SILL

W/ FLASHING

FIRST FLOOR

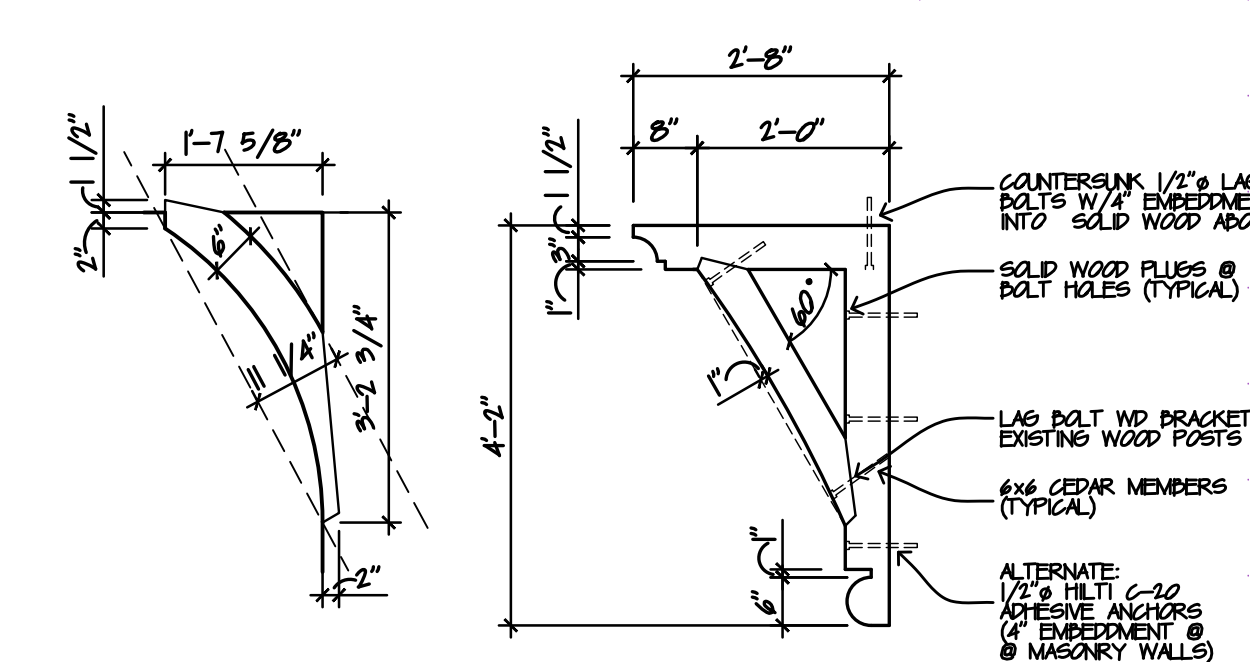
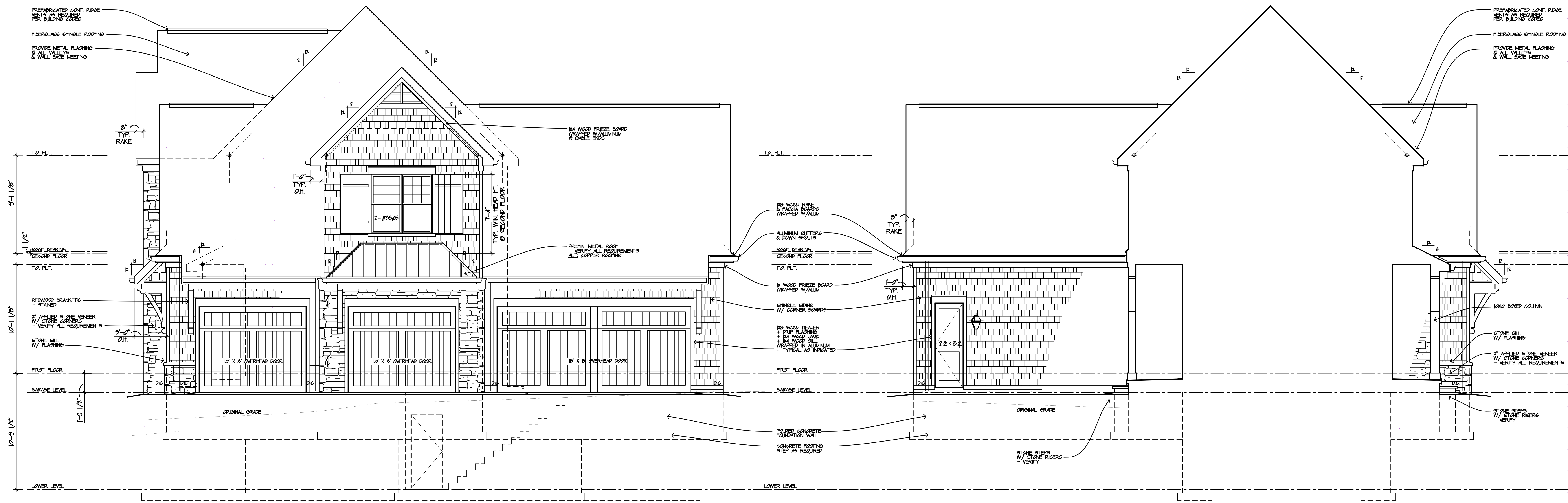
____ GARAGE LEVEL ____

2" APPLIED STONE VENEER
W/ STONE CORNERS
- VERIFY ALL REQUIREMENTS

POURED CONCRETE
FOUNDATION WALL

CONCRETE FOOTING
STEP AS REQUIRED

LOWER LEVEL



**Residence for
Paul & Kyla Rollins**

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

OF OHIO

THOMAS

LIBGETT

8811

REG. 1-15-24

EXPIRATION DATE 1-15-28

Issue:

3-28-24 Review

4-16-24 Review

6-11-24 Permit

7-10-24 Revision

7-15-24 Revision

Elevations

A-2

Sheet Number
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The Arcus Group, Inc.

244 South Court
Piquette, OH 44675
Tel: 440.326.5330

Project No: 2232A

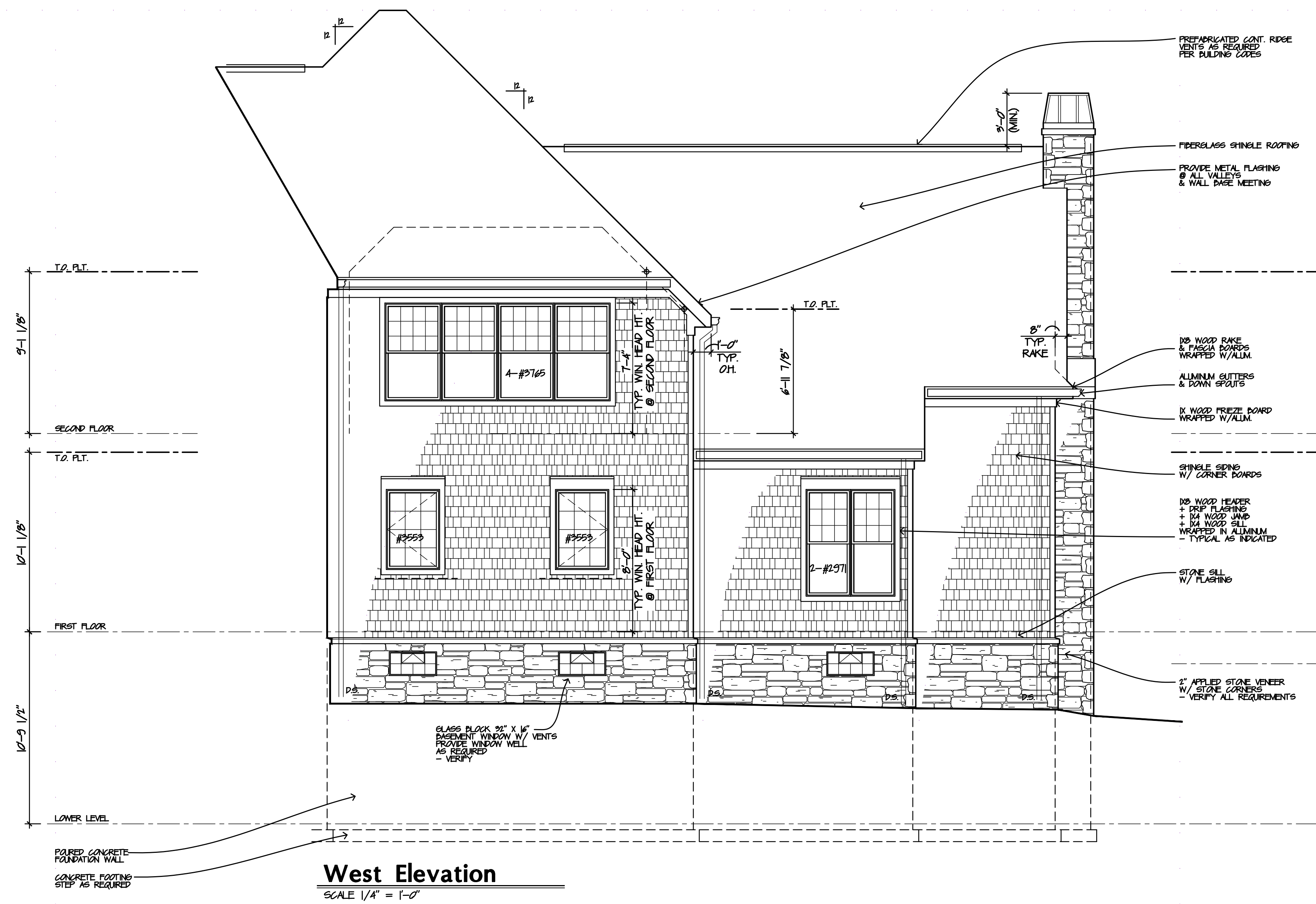
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Checked By: C.K.

Project No: 2232A

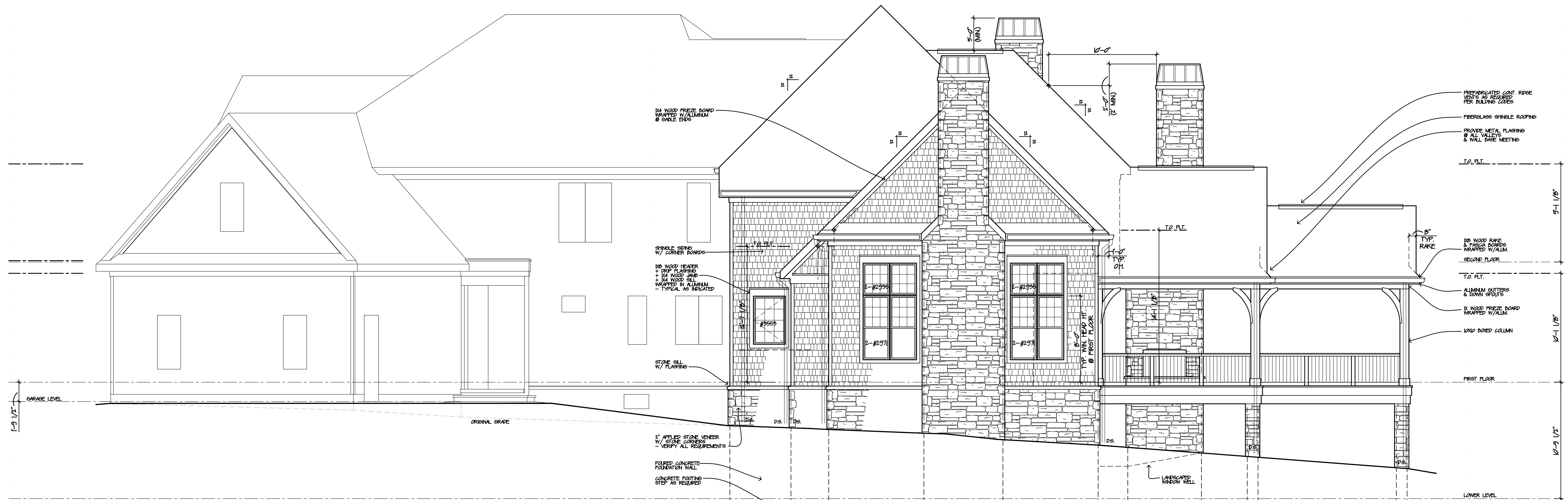
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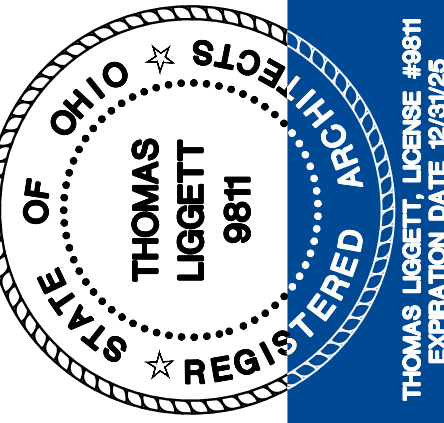
West Elevation

SCALE 1/4" = 1'-0"



South Elevation

SCALE 1/4" = 1'-0"



ISSUE	DATE	BY	CHKD
3-28-24	Review	TJL	
4-16-24	Review	TJL	
6-11-24	Permit	TJL	
7-10-24	Revision	TJL	
7-15-24	Revision	TJL	

**Residence for
Paul & Kyla Rollins**

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

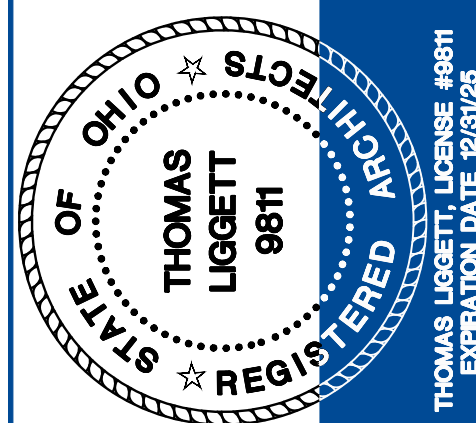
The Arcus Group, Inc.
A R C U S G R O U P I N C
224 South Court
Piquette, OH 44676
Tel: 440.326.5530

Elevations

A-3

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	4-16-24	Rev/Iss
	6-11-24	Permit
	7-10-24	Rev/Iss
	7-15-24	Rev/Iss

**Residence for
Paul & Kyla Rollins**

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

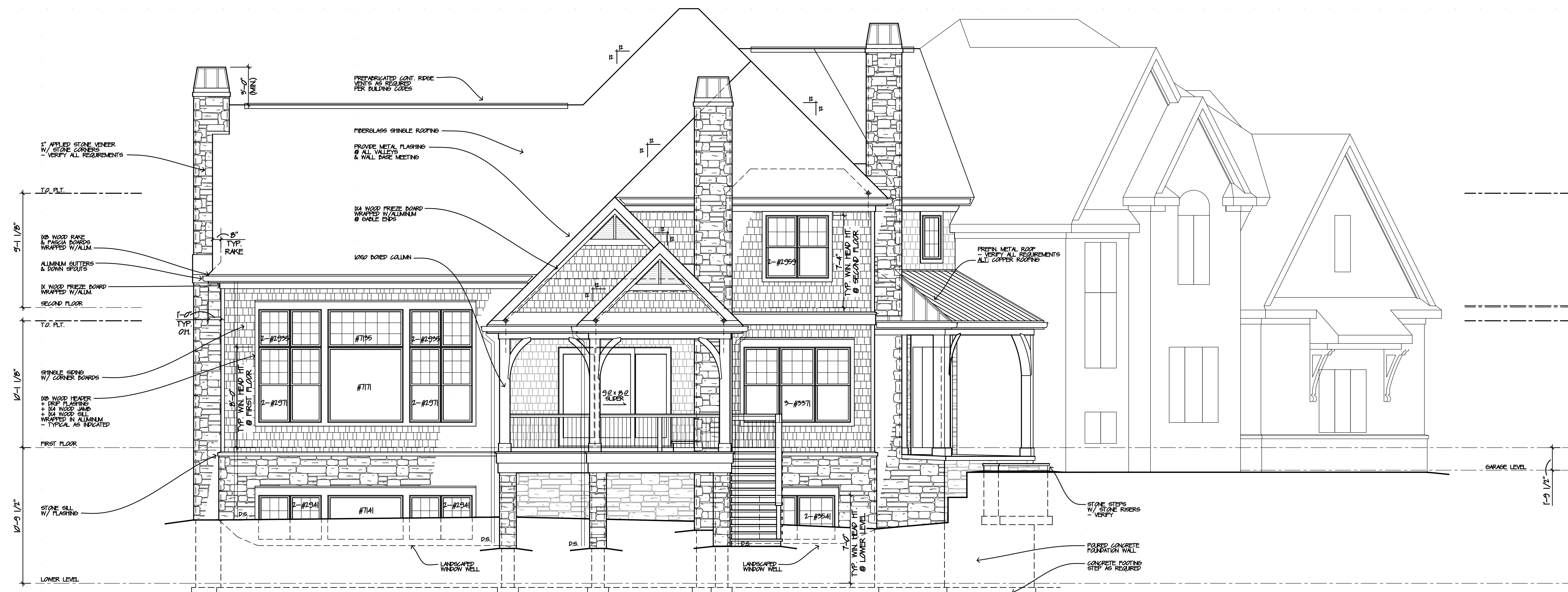


Elevations

A-4

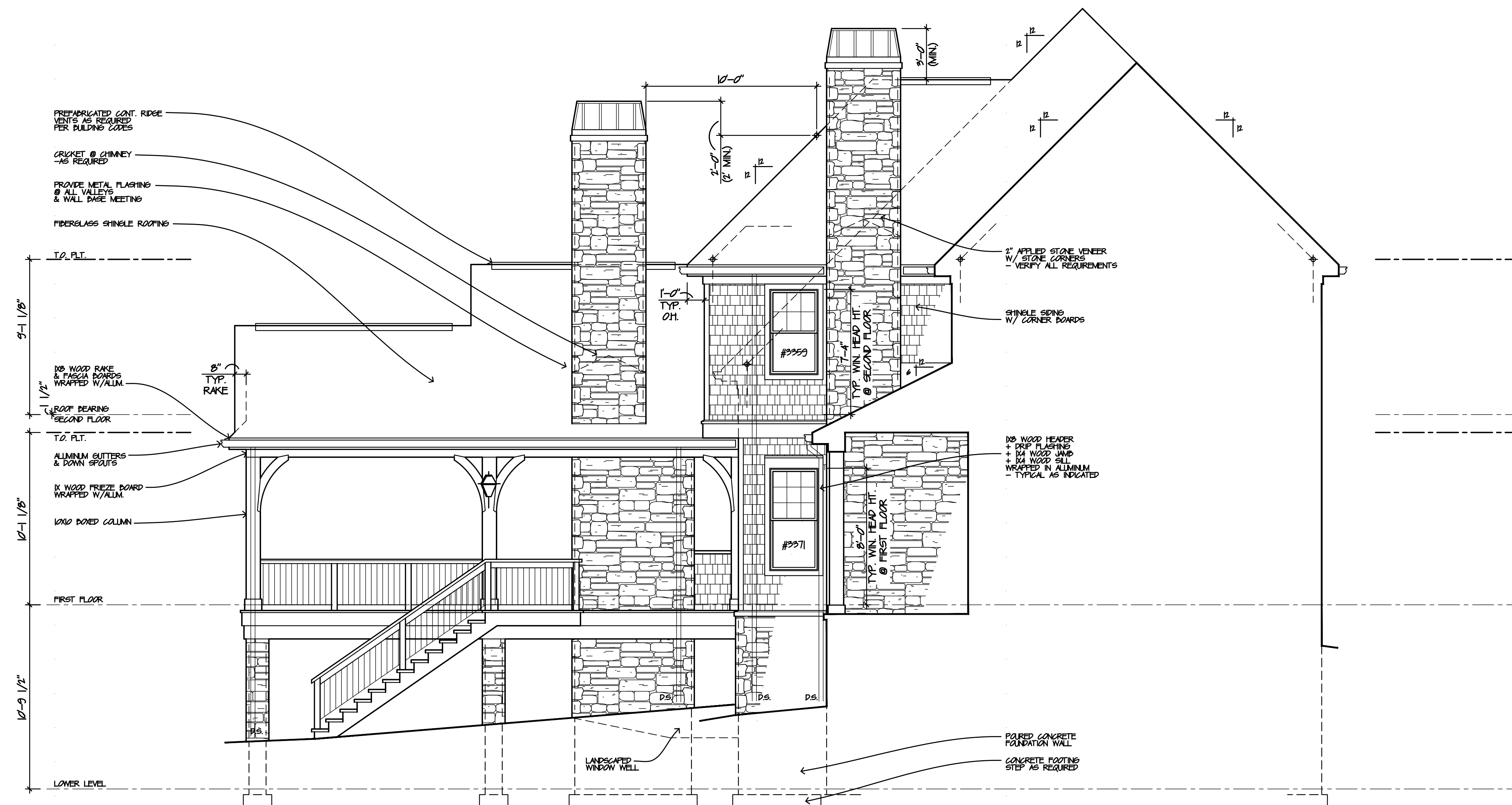
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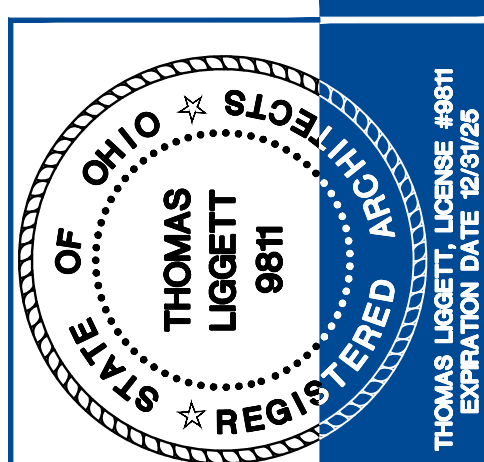
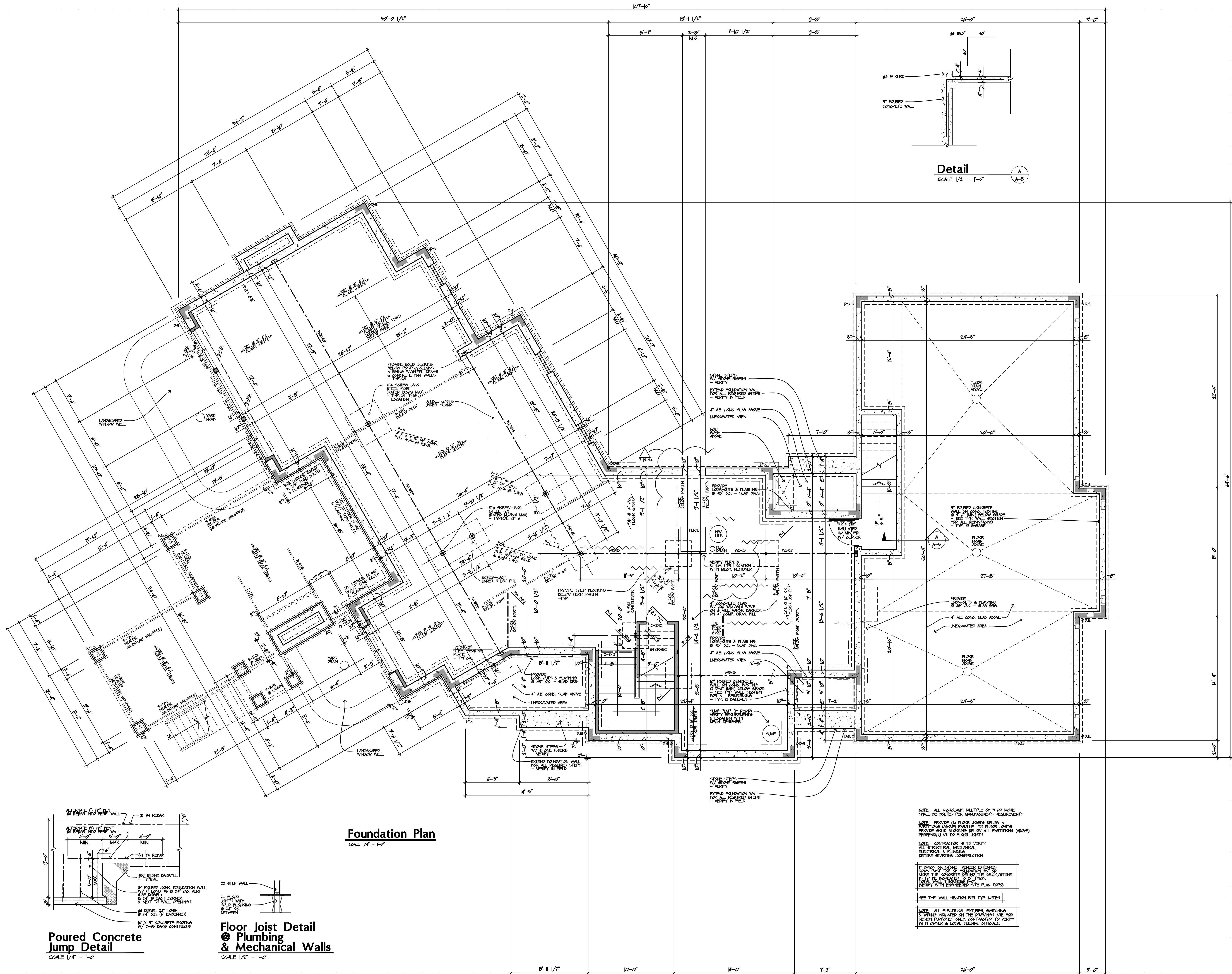
East Elevation

SCALE 1/4" = 1'-0"



North Elevation

SCALE 1/4" = 1'-0"



ISSUE	DATE	DESCRIPTION
1	3-28-24	Rev/Iss
2	4-16-24	Rev/Iss
3	6-11-24	Permit
4	7-10-24	Rev/Iss
5	7-15-24	Rev/Iss

Residence for Paul & Kyla Rollins

ArTHAUS Building Company
7300 Valley View Road
Hudson, Ohio

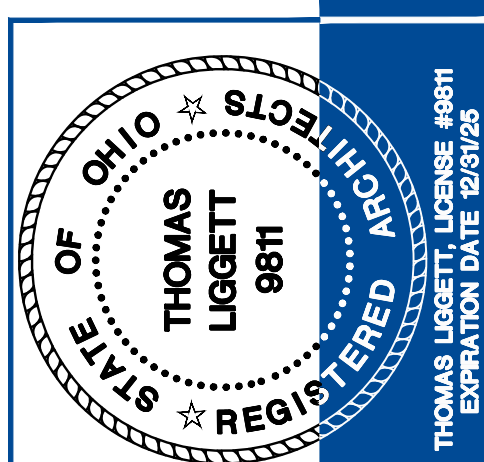
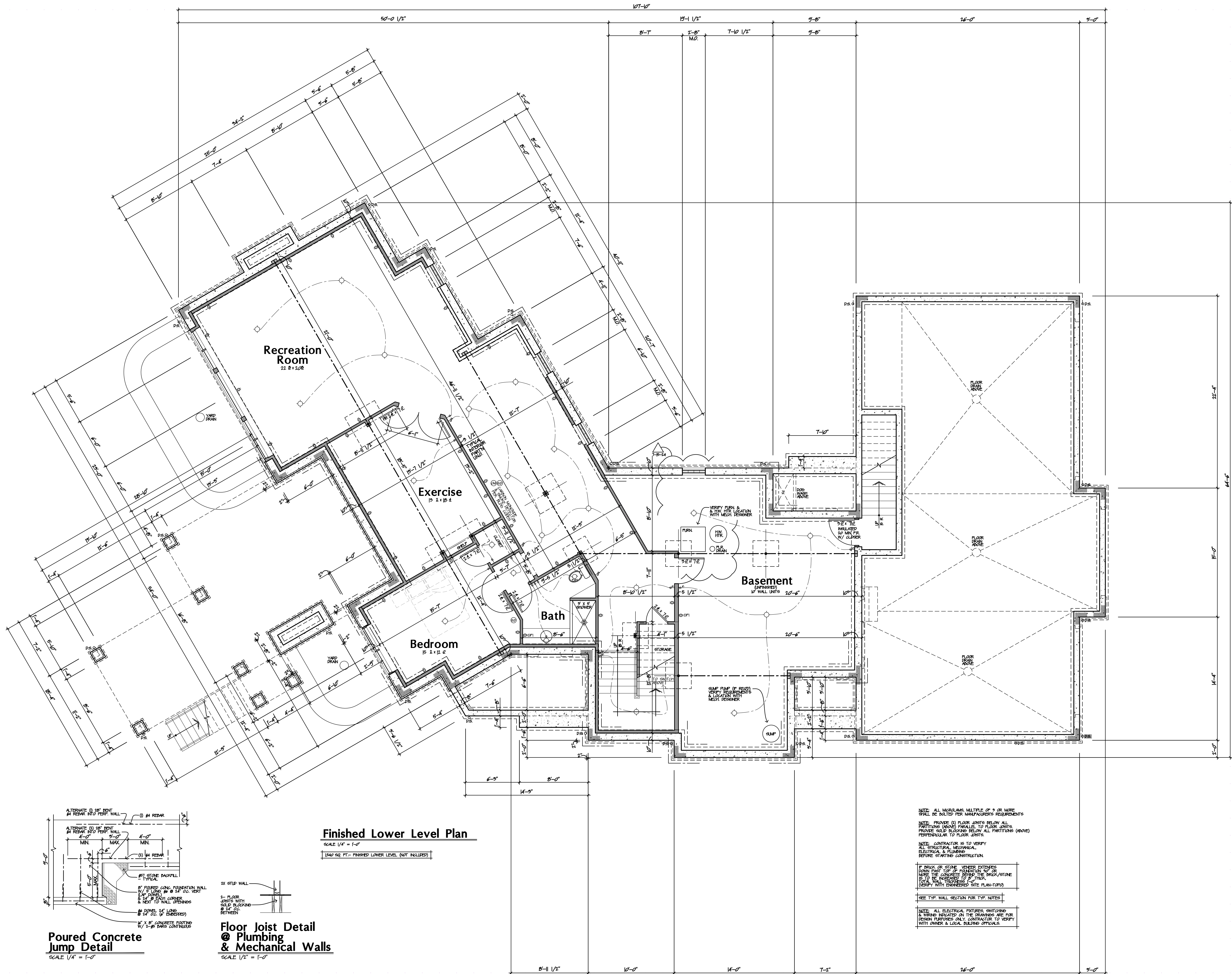
The Arcus Group, Inc.
A R C U S G R O U P I N C
2244 Smith Court
Bexley, OH 43150
Tel: 440.356.5530

Foundation Plan

A-5

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Checked By: C.K.



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	6-11-24	Permit
	7-10-24	Revision
	7-15-24	Revision

Residence for Paul & Kyla Rollins

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

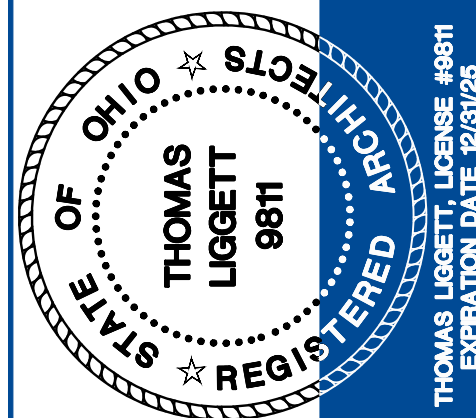
The Arcus Group, Inc.
A R C U S G R O U P I N C
224 South Court
Piquette, OH 44676
Tel: 440.365.5330

Finished Lower Level Plan

A-5a

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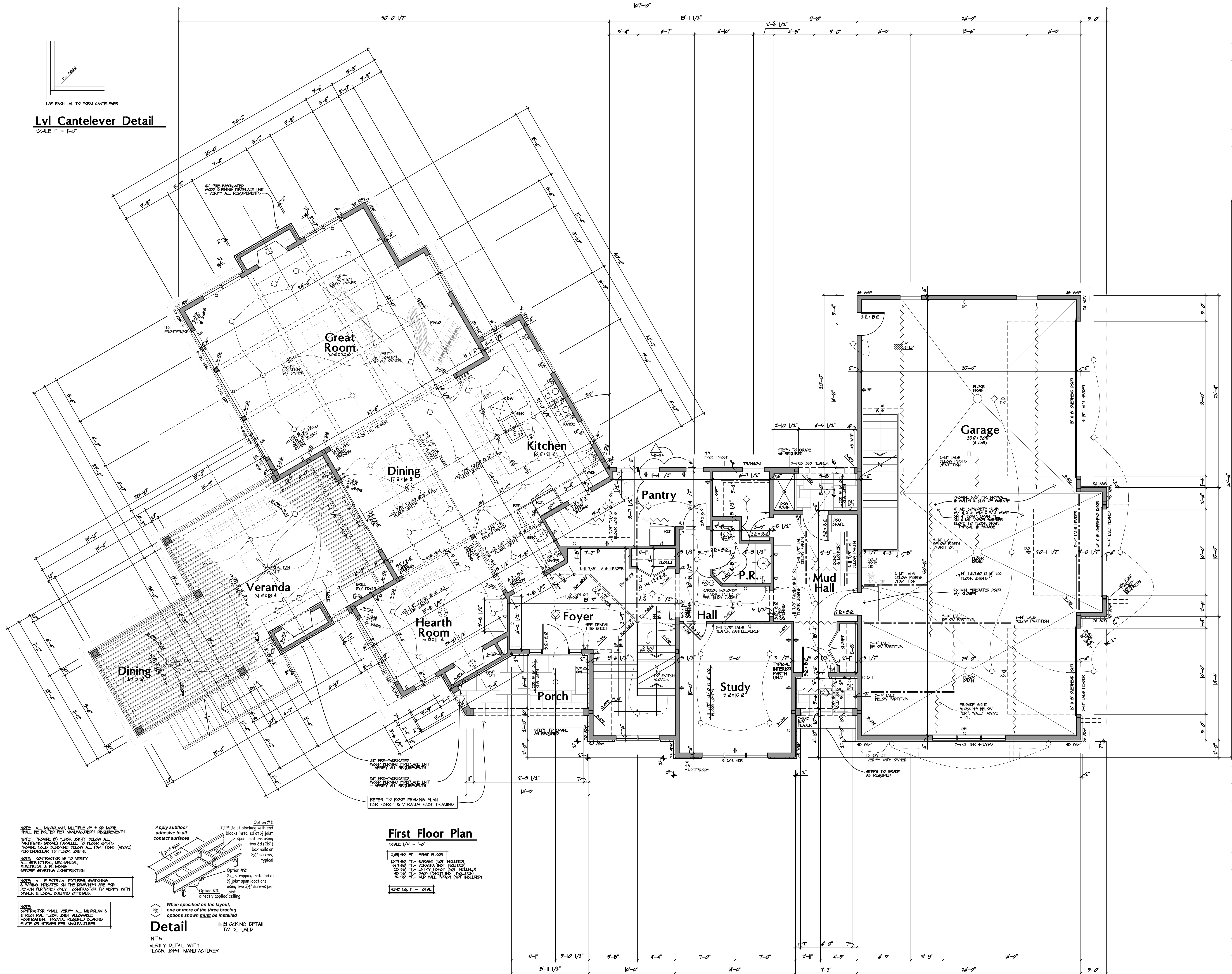
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	4-16-24	Rev/Issu
	6-11-24	Permit
	7-10-24	Rev/Issu
	7-15-24	Rev/Issu

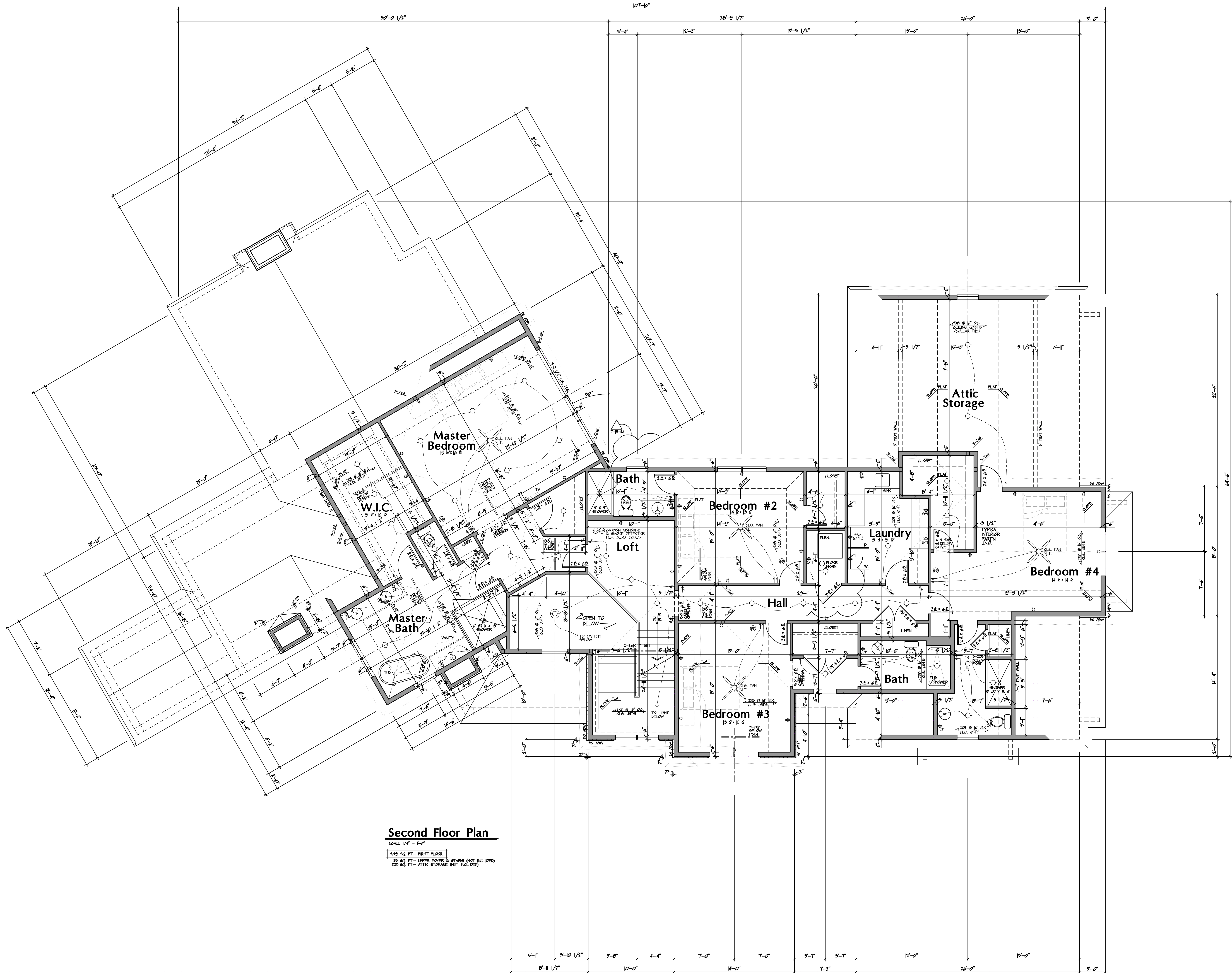
Residence for Paul & Kyla Rollins

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

The Arcus Group, Inc.
2244 Smith Court
Rocky River, OH 44131
Tel: 440.326.5330

First Floor Plan
A-6
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Project No.: 2232A
Drawn By: T.J.L.
Checked By: C.K.





Second Floor Plan

SCALE 1/4" = 1'-0"
1,394 SQ. FT. - FIRST FLOOR
124 SQ. FT. - UPPER FLOOR & STAIRS (NOT INCLUDED)
203 SQ. FT. - ATTIC STORAGE (NOT INCLUDED)

OF OHIO REGISTERED ARCHITECT
THOMAS LIGGETT
8811

3-28-24 Review
4-16-24 Review
6-11-24 Permit
7-10-24 Revision
7-15-24 Revision

Residence for
Paul & Kyla Rollins

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

The Arcus Group, Inc.

ARCHITECTS

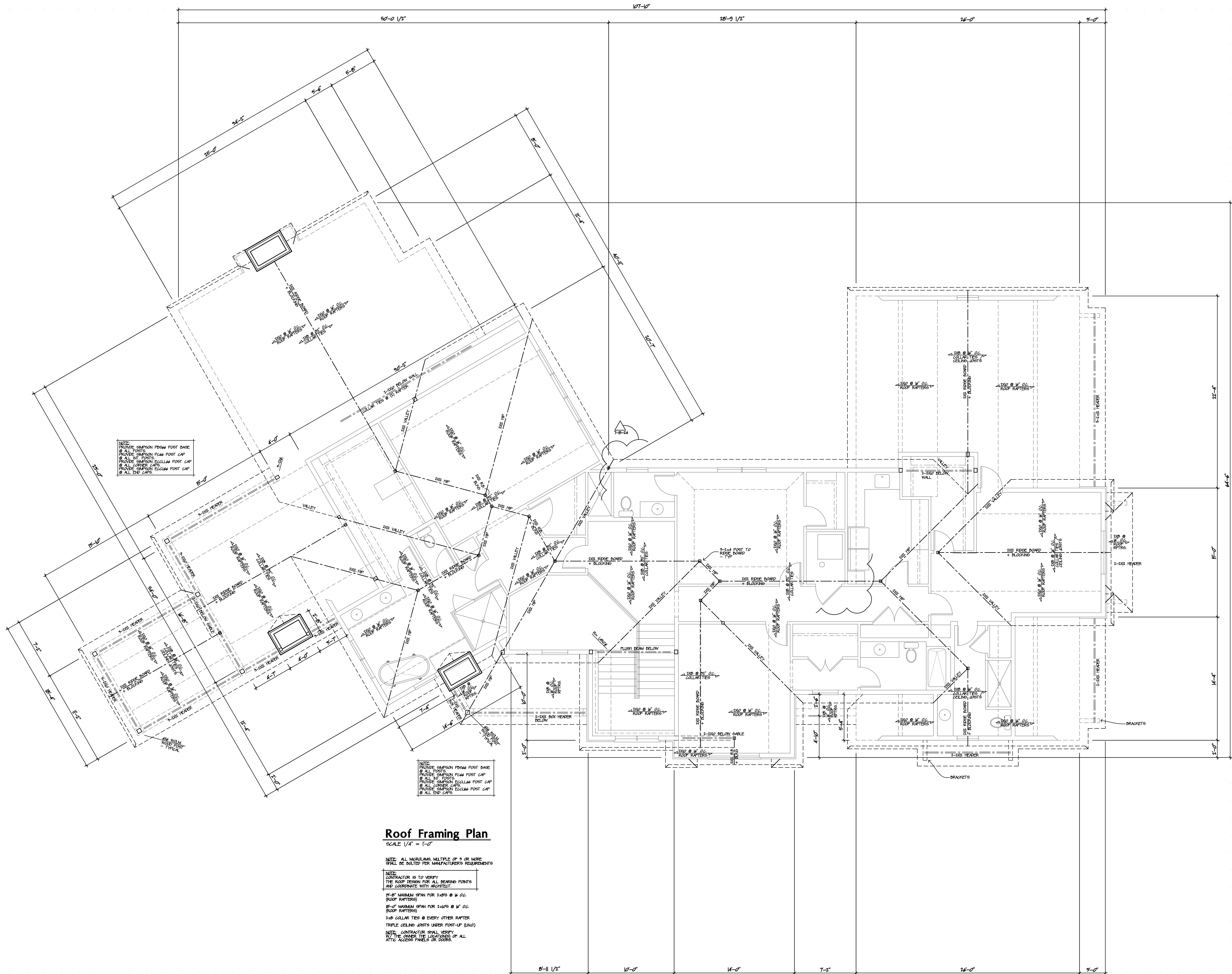
224 South Court
Piquette
Tel: 440.365.5330

Second
Floor Plan

A-7

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Drawn By: T.J.L.
Checked By: C.K.



Roof Framing Plan
SCALE 1/4" = 1'-0"

NOTE: ALL DIMENSIONS MULTIPLE OF 3" OR MORE
SHALL BE ROUNDED UP PER MANUFACTURER'S REQUIREMENTS

NOTE: CONTRACTOR IS TO VERIFY
THE ROOF DESIGN FOR ALL BEARING POINTS
AND COORDINATE WITH ARCHITECT.

15'-0" MAXIMUM SPAN FOR 2x8S @ 16" O.C.
(ROOF RAFTERS)

8'-0" MAXIMUM SPAN FOR 2x6S @ 16" O.C.
(ROOF RAFTERS)

3x8 COLLAR TIES @ EVERY OTHER RAFTER

TRIPLE CEILING JOISTS UNDER POST-UP (JUNO)

NOTE: CONTRACTOR SHALL VERIFY
W/ THE OWNER THE LOCATION(S) OF ALL
ATTIC ACCESS PANELS OR DOORS.

OF OHIO
THOMAS
LIGGETT
8811
REGISTRY
SLOAN
HARRIS
ARCA

THOMAS LIGGETT, LICENSE #8811
EXPIRATION DATE 12/31/2025

ISSUE:

3-28-24 Review

4-16-24 Review

6-11-24 Permit

7-10-24 Revision

7-15-24 Revision

Residence for
Paul & Kyla Rollins

Arthaus Building Company
7300 Valley View Road
Hudson, Ohio

The Arcus Group, Inc.
A R C U S G R O U P I N C
224 South Court
Piquette, MI 48675
Tel: 440.326.5330

Roof
Framing Plan

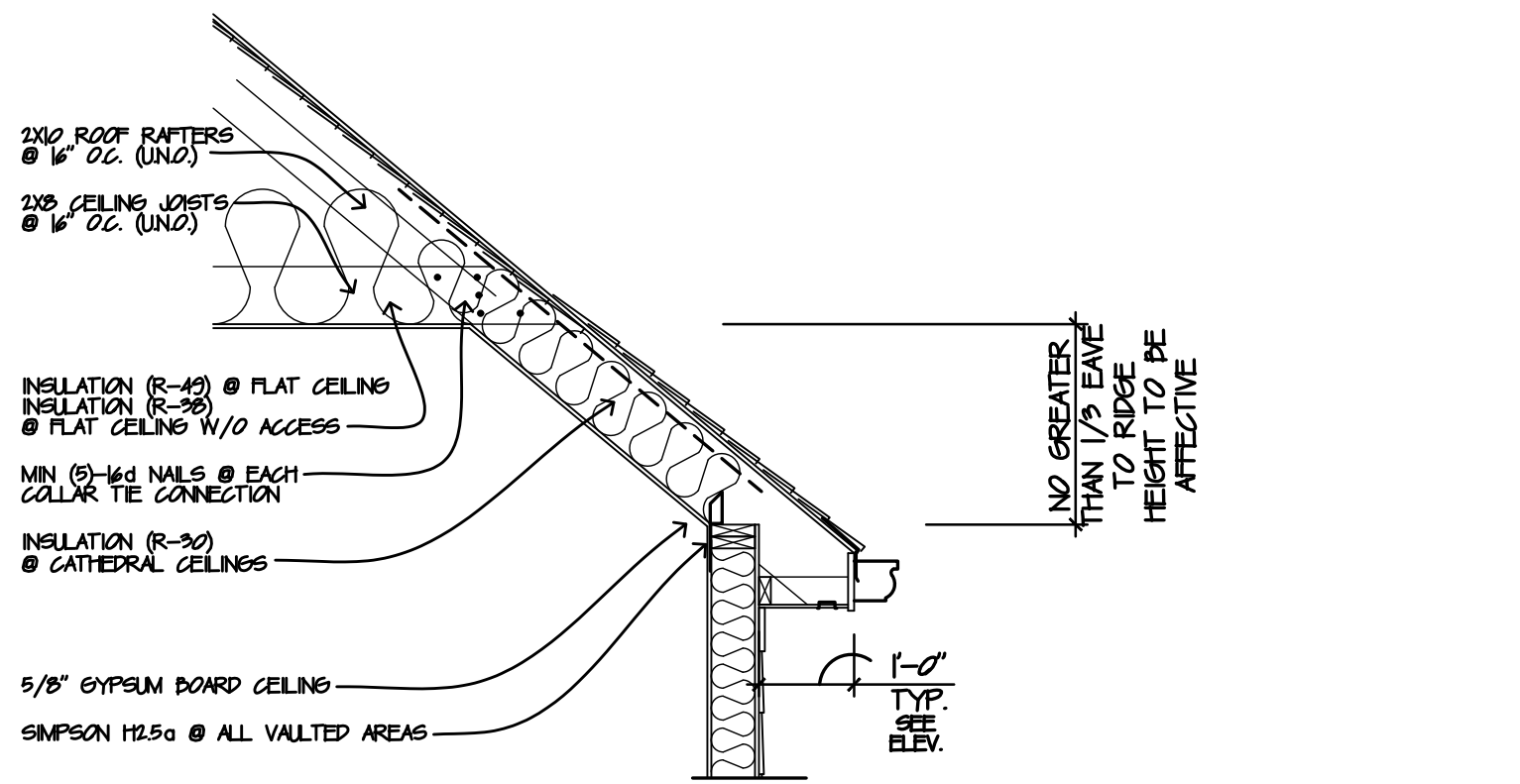
A-8

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Project No: 2232A

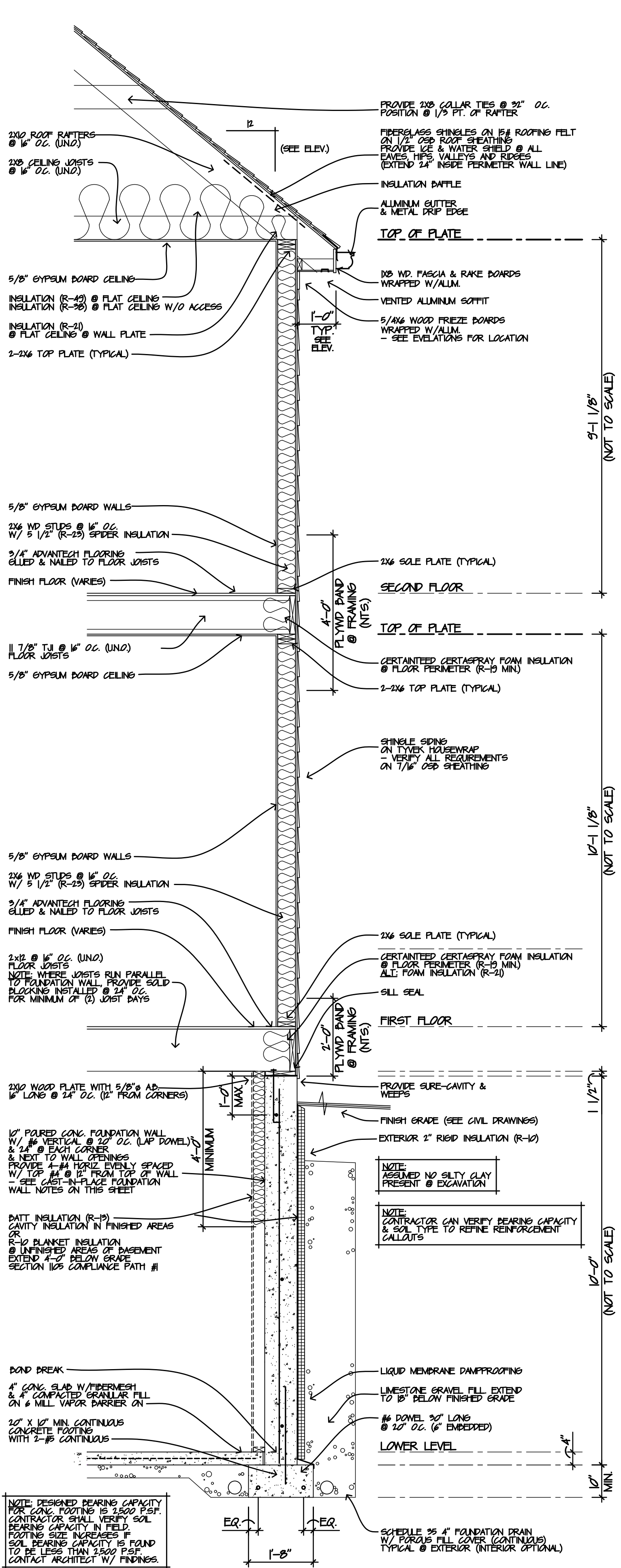
Drawn By: TUL

Checked By: C.K.



Cathedral Ceiling Detail

SCALE 1/2" = 1'-0"



Typical Wall Section

SCALE 1/2" = 1'-0"

NOTE: A MORE ELABORATE BASEMENT MASONRY WALL REINFORCING, FOUNDATION REINFORCING AND OR WATERPROOFING/DAMPENING SYSTEM MAY BE REQUIRED. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND DESIGN THE FOUNDATION, DRAINAGE, WATERPROOFING AND DESIGN THE REINFORCING AND FINISHING ACCORDINGLY.

INSULATION COMPLIANCE PATH #1
NOTE: INSULATION IN BASEMENT SHALL BE INSTALLED IN UNFINISHED AREAS OF FOUNDATION WALLS.
INSULATION IN FINISHED AREAS SHALL BE INSTALLED IN FINISHED AREAS OF FOUNDATION WALLS.

GENERAL PROJECT DATA

ALL CODES COVERED OVER DRAWINGS:
2020 RESIDENTIAL CODE (IRC)
2010 BUILDING CODE (IBC)
2020 & 2015 DWELLING CODE
2020 ONE, TWO AND THREE FAMILY DWELLING CODE
LOCAL CODES AND ORDINANCES (VERIFY)

USE GROUP CLASSIFICATION:
USE GROUP R-4: RESIDENTIAL: SINGLE-FAMILY)

CONSTRUCTION CLASSIFICATION:
WOOD FRAME, TYPE 1B, UNPROTECTED

FLOOR LOADS:
DEAD LOAD: 10 PSF
SLEEPING ROOMS LIVE LOAD: 30 PSF
DWELLING SPACES LIVE LOAD: 40 PSF
ATTIC LIVE LOAD: 16 PSF
ROOF LOAD: 20 PSF (BASED ON 16 MPH)
DESIGN WIND CRITERIA: CATEGORY D
SERVICING DESIGN: 40 PSF
BALCONIES (EXTERIOR): 60 PSF
DECK (EXTERIOR): 40 PSF
STORAGE LOADS: 80 PSF

GENERAL NOTES

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL EXTERIOR WALLS ARE 6" (BT FLOOR) OR 4" (2ND FLOOR) (UN2).

ALL INTERIOR WALLS ARE 5-1/2" (UN2). 5-1/2" AT FINISHING WALLS, TYP.

PROVIDE TINTED GLASS IN ALL DOORS & WINDOWS LESS THAN 36" ABOVE ABOVE THE FLOOR, AND ALL SHOWER & TUB ENCLOSURES AND AT ALL WINDOWS WITHIN 5'-0" FROM TUB OR SHOWER UNITS.

ALL ROOFS TO BE VENTED AS PER CODE.

DOWNGRADE LOCATION SHALL BE VERIFIED BY CONTRACTOR IN FIELD.

PROVIDE 2'-0" MINIMUM ACCESS WITH SWITCHED LIGHT TO ALL ATTIC AREAS OVER 30' CLEAR HEIGHT.

PROVIDE 2" SPACING BETWEEN MASONRY PREFACE AND WOOD FRAMING FOR MASONRY CHIMNEYS BUILT PARTIALLY OR ENTIRELY WITHIN THE DWELLING. PROVIDE 1" SPACE IF CHIMNEY IS BUILT ENTIRELY OUTSIDE THE DWELLING. PROVIDE PRESTRESSING BETWEEN FLUES.

IN THE EVENT THE CLIENT CONSENTS TO ALLOW, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY THE ARBUS GROUP, INC., THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF THE ARBUS GROUP, INC. THEREFORE, THE CLIENT AGREES TO RELEASE THE ARBUS GROUP, INC. FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE ARBUS GROUP, INC. HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE ARBUS GROUP, INC.

FOUNDATION NOTES

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 3500 PSF, TO BE VERIFIED IN FIELD BY TESTING AGENTS, PRIOR TO PLACING FOUNDATIONS.

ASSUMED BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF ANY UNUSUAL SOIL CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO BOTTOM OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 5'-0" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE PLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MINIMUM STEP OF 2 FEET.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK IS IN PLACE AND CONCRETE SLAB HAS CURED. SO BOTH ARE ABLE TO RESIST THE IMPROVED PRESSURE.

A MORE ELABORATE FOUNDATION AND/OR WATERPROOFING/DAMPENING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE SOIL WALLS/FOUNDATIONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #10 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

PROVIDE 1/2" CEMENT PAROSIN, TYP. A RIGID DAMPENING ON ALL FOUNDATION WALLS.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.

BOLTS PER ASTM A305, BEARING TYPE CONNECTIONS.

ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASTM A307 OR ASTM A36.

ALL STEEL TO BE PER ASTM A36.

ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF AISC.

BRACED WALL SCHEDULE

- | | |
|---------------|---|
| WSP
BWP | WOOD STRUCTURAL PANEL |
| 1. | 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO BOTH SIDES |
| 2. | 12" O.C. FIELD NAILING |
| 3. | 12" O.C. FIELD NAILING |
| 4. | LENGTH AS NOTED |
| 5. | PASTERS IN ACCORDANCE W/ IRC 702.3.6 |
| 6. | AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED |
| 7. | ALTERNATE BRACED WALL PANEL |
| CS-WSP
BWP | CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL |
| 1. | 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE |
| 2. | 12" O.C. FIELD NAILING |
| 3. | 12" O.C. FIELD NAILING |
| 4. | LENGTH AS NOTED |
| 5. | AREAS ABOVE AND BELOW OPENINGS SHALL BE SHEATHED |
| 6. | ALTERNATE BRACED WALL PANEL |
| CS-PP
BWP | CONTINUOUSLY SHEATHED PORTAL FRAME (APA) |
| 1. | REFERENCE FIGURE 602.10.6.1 IN RESIDENTIAL CODE OF OHIO (RCO) |
| 2. | 7/16" OSB OR PLYWOOD SHEATHING APPLIED TO ONE SIDE |
| 3. | 12" O.C. FIELD NAILING |
| 4. | LENGTH AS NOTED |
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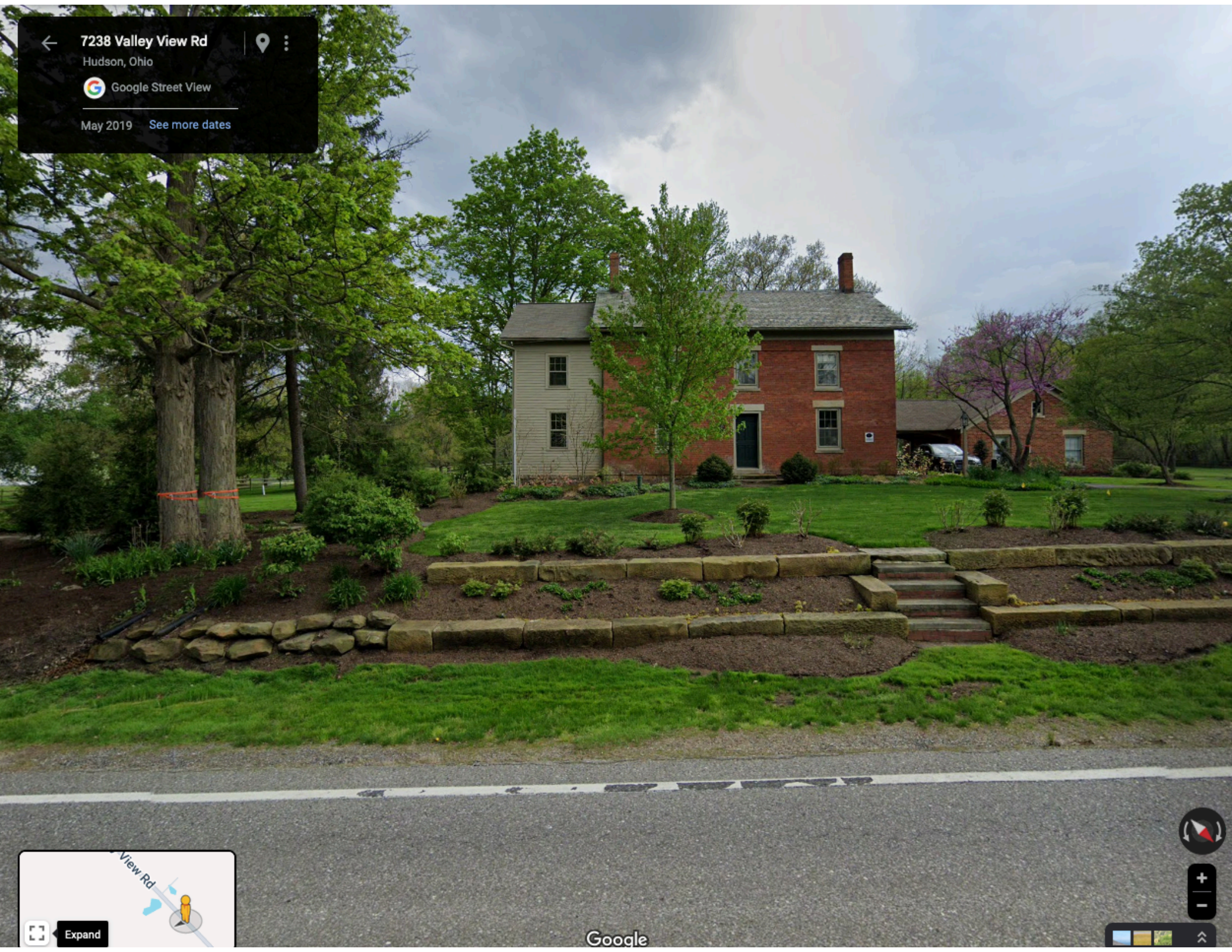
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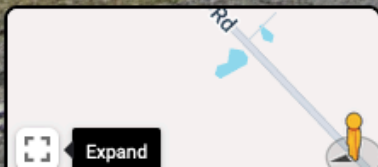
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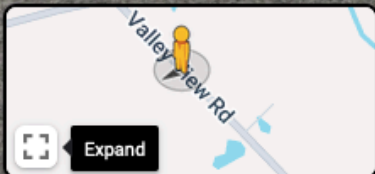
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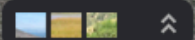
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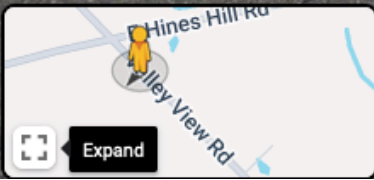
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Hudson, Ohio



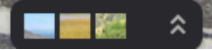
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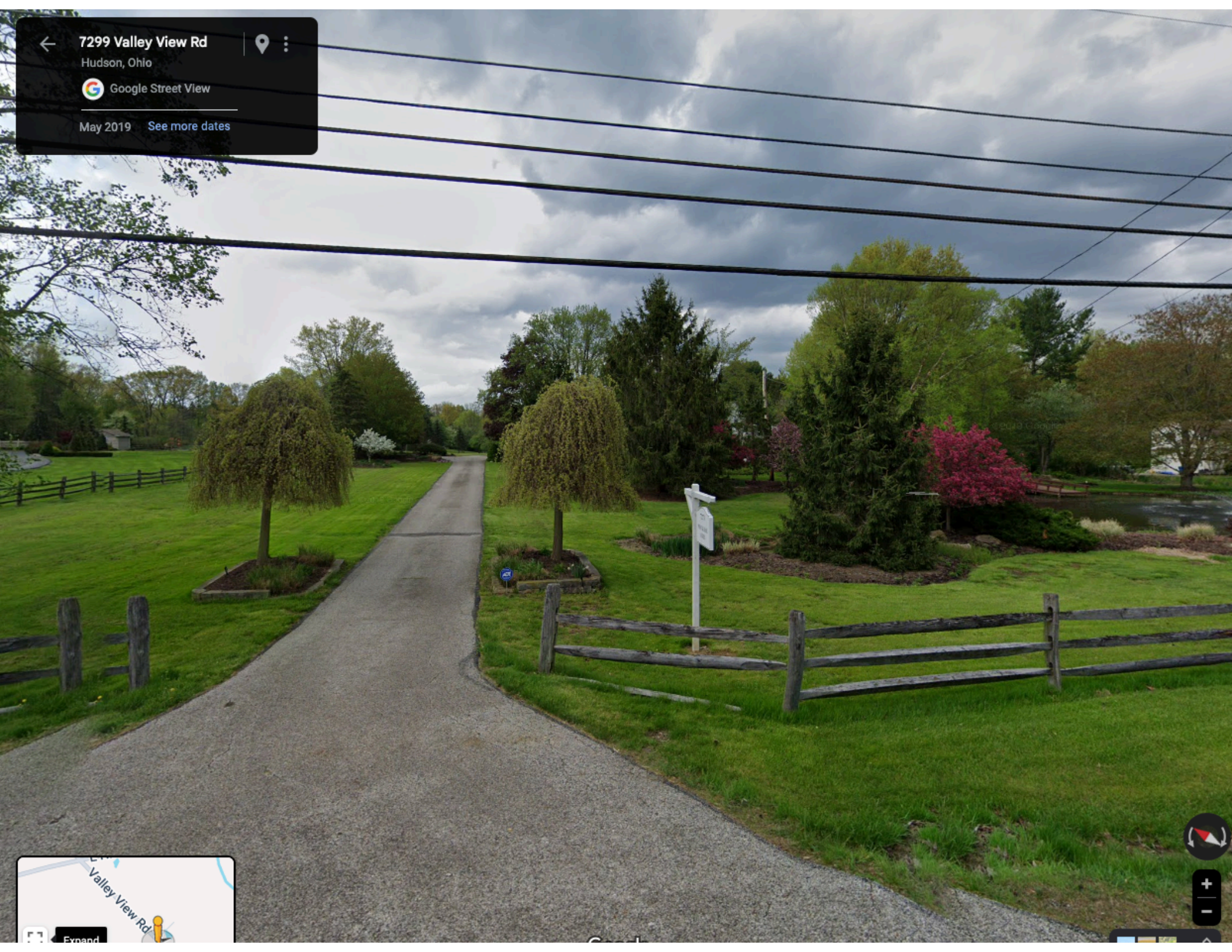
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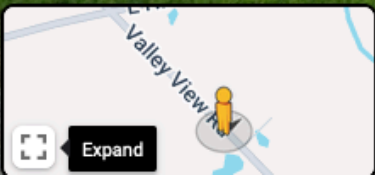
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