

Know what's below.
Call before you dig.

TOPOGRAPHIC SURVEY & SITE PLAN

for
~The Graessle Residence~
2656 Bridgeton Dr. Hudson, OH 44236
by
J. Kapela Design & Const., LLC

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Sublot No. 124 in the Winterberry Heights Subdivision No. V, as recorded in Plat Cab. A, Sld's. 386-387.

Winterberry Heights Home
Owners Assoc., Inc.
Parcel #30-05352

REVISIONS:

- 1.) Ex. Topo - 4/21/22
- 2.) Site Plan Update - 6/29/22
- 3.) Revised Garage & Added Deck - 7/18/22



SCALE: 1" = 20'

DATUM:

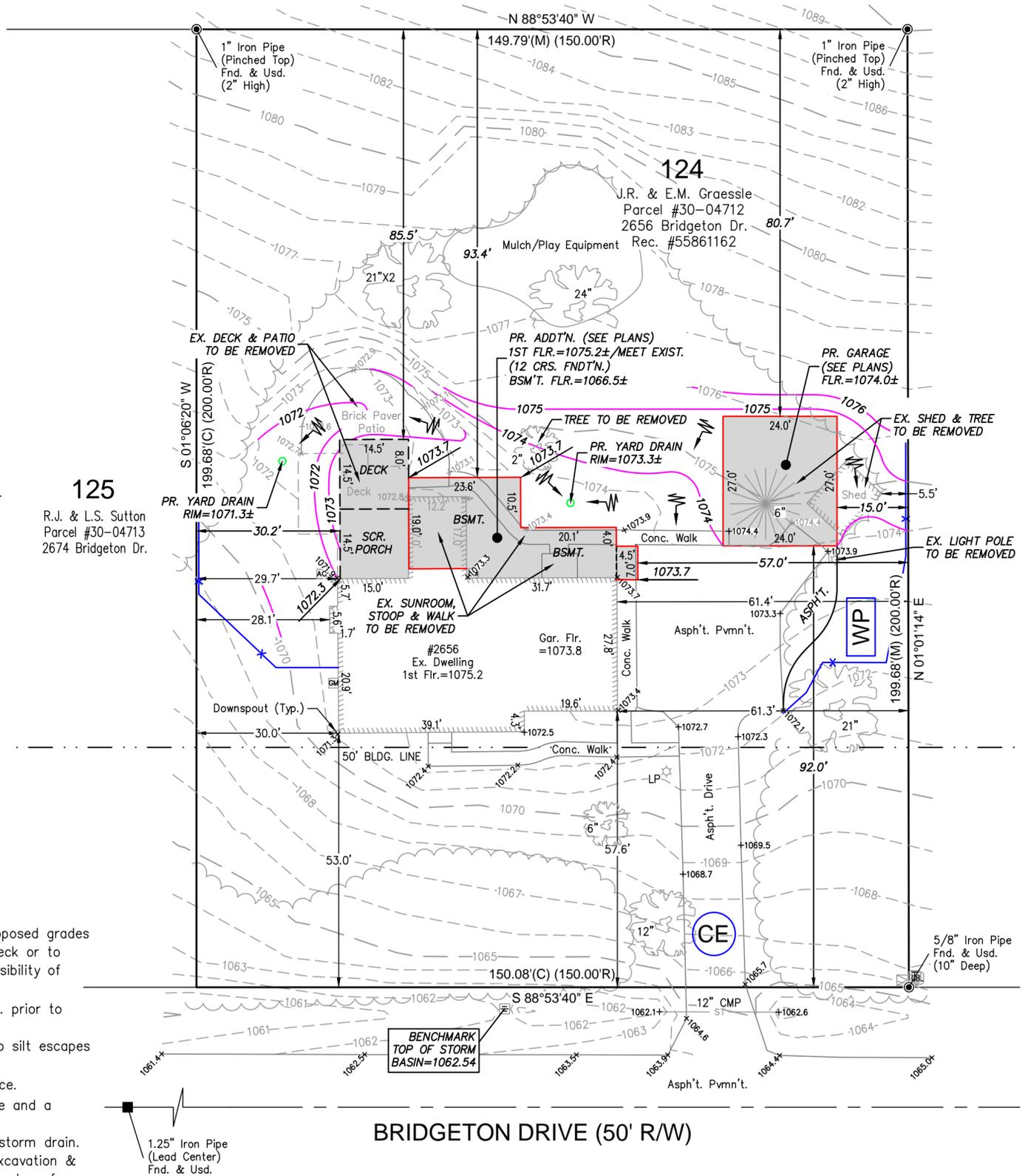
B.O.B.: RECORD PLAT
VERT: NAVD88

LEGEND

- - - 998 - - - Ex. Contour
- - - 1002 - - - PR. CONTOUR
- - - Ex. Tree Line
- - - PR. CLEARING LIMITS
- ✕ - TREE TO BE REMOVED
- AS-BUILT PR. GRADE - PR. DRAINAGE DIRECTION/SWALE
- Ex. Grade
- ✕ - PR. SILT FENCE
- WP - PR. CONC. WASHOUT PIT (TO BE MAINTN'D. DURING CONSTRUCTION).
- CE - PR. CONST. ENTRANCE
- ◆ - PR. DOWNSPOUT LOCATION
- Ⓜ - PR. WELL
- Ex. = Existing PR. = PROPOSED
- Ⓜ - Ex. Utility Pole & Pedestals
- Ⓜ - Ex. Mailbox
- Ⓜ - Ex. Well
- SA (ST) - Ex. San./Stm. MH.
- Ⓜ - Ex. Stm. Inlets
- Ⓜ - Ex. Hyd./Valve & Shutoff
- GV - Ex. Gas Valve & Shutoff
- - Rebar or Iron Rod/Pin Fnd.
- ⊙ - Iron Pipe Fnd.
- - Mon. Fnd.
- ▭ - PR. ADDITION/ GARAGE FOOTPRINT

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/ garage and a minimum slope of 1% along all swales.
6. Footer drain & downspouts are to be tied into existing storm drain. Contractor to determine connection point or points upon excavation & examination of existing storm drain system. Refer to house plans for downspout locations. All storm sewer ties must maintain a minimum slope of 1%.
7. The location of utilities shown hereon are based on observed evidence of above ground appurtenances only. The location of these utilities may vary and are subject to field verification prior to construction. Additional utilities may be encountered.
8. This plan does not represent a boundary survey, pursuant to ORC 4733-37.
9. 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.



BRIDGETON DRIVE (50' R/W)

<p>SURVEYED BY:</p> <p>APEX LAND SURVEYING KELLY D. DUNFORD, P.S. 8182 2858 FULMER DR., SILVER LAKE, OH (330) 928-7750 ps8182@sbcglobal.net www.apexlandsurveying.com</p>	TITLE: TOPO & SITE PLAN	DATE: APR. 2022
	CLIENT: J. KAPELA DESIGN & CONST.	PROJ.: 2022029
	SCALE: 1" = 20'	FILE: 2022029.dwg
	DRAWN BY: KDD	CHECKED BY: KDD
	CREW: KDD	SHEET: 1 OF 1
SHEET SIZE: 17" X 22"		

ELEVATION NOTES

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

GENERAL:

-GRADE SHALL HAVE A MINIMUM OF 6" FALL AWAY FROM THE STRUCTURE WITHIN THE FIRST 10' PER RCO SECTION 401.3.

-ALL CHIMNEYS SHALL EXTEND PAST ANY ROOF THAT IS WITHIN 10'-0" OF THE CHIMNEY BY A MINIMUM OF 2'-0".

-IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO CHOOSE ALL SIDING COLORS, TRIM SIZES AND ANY FALSE VENTS.

SHINGLES:

ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE PLY OF #15 FELT. FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. MINIMUM ROOF SLOPE NO LESS THAN 1/4" / FT. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS. ICE GUARD SHALL BE INSTALLED A MINIMUM OF 24" MEASURED FROM THE INSIDE OF THE EXTERIOR WALL PER RCO SECTION 905.2.7.2.

ATTICS:

ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN.

REFER TO ROOF PLAN SHEET FOR VENTING CALCULATIONS.

TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES. IT IS THE BUILDER AND/OR OWNERS RESPONSIBILITY TO SUPPLY ANY/OR ALL OF THIS INFORMATION IF REQUESTED BY THE BUILDING DEPARTMENT TO ISSUE BUILDING PERMITS. IT IS ALSO THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER SHALL CONTACT J. KAPELA DESIGNS, INC. IN ORDER TO UPDATE THE DRAWINGS.

WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

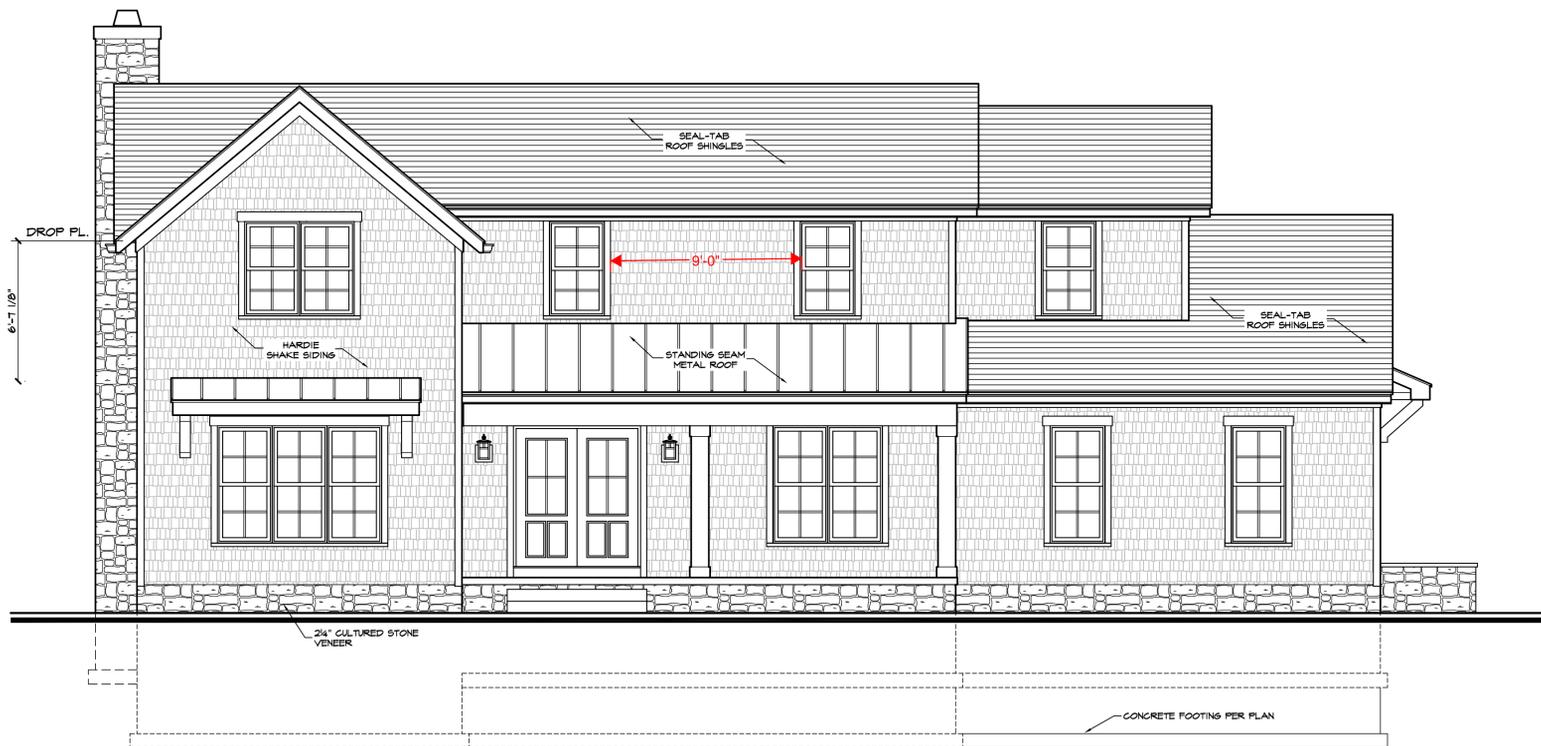
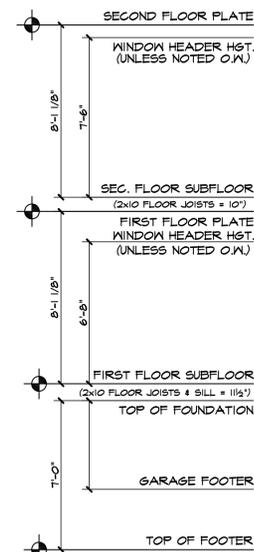
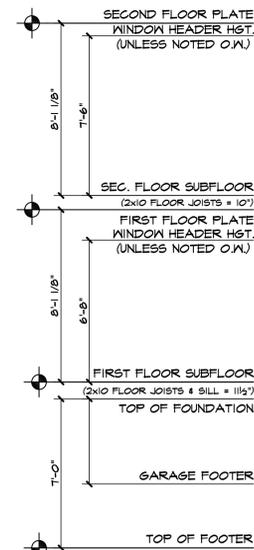
WINDOWS WITHIN 36" HORIZONTIALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

WINDOWS WITH SILLS LOWER THAN 18" 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
 MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL.....5.0
 REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



FRONT ELEVATION
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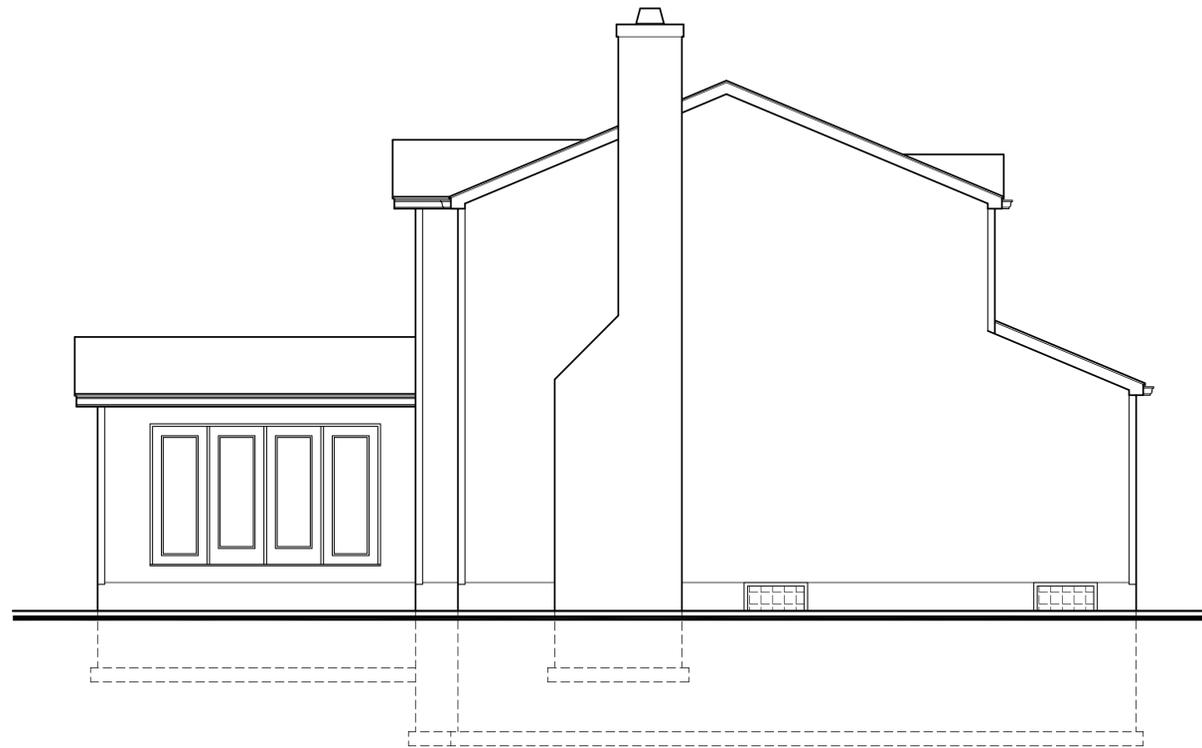
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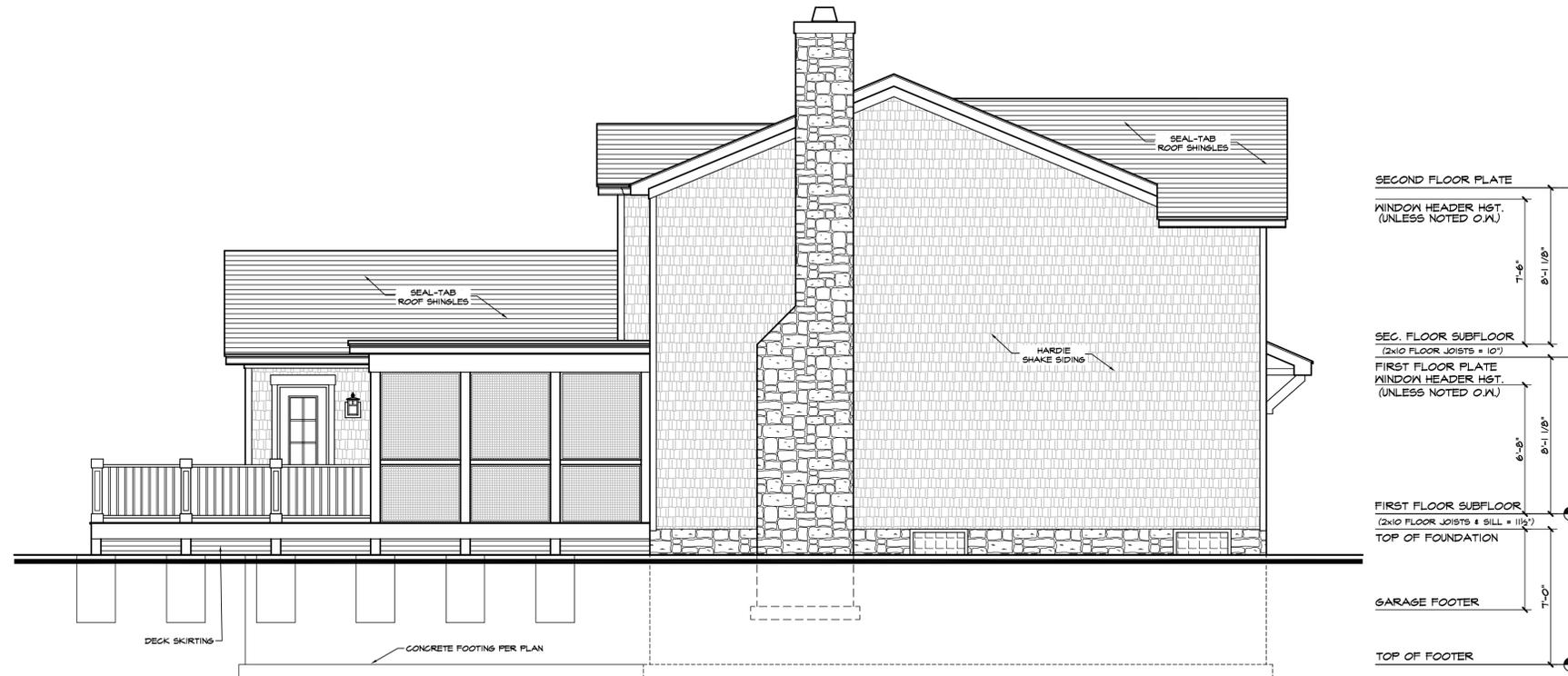
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LEFT ELEVATION - EXIST.
 S: 1/4" = 1'-0"



LEFT SIDE ELEVATION
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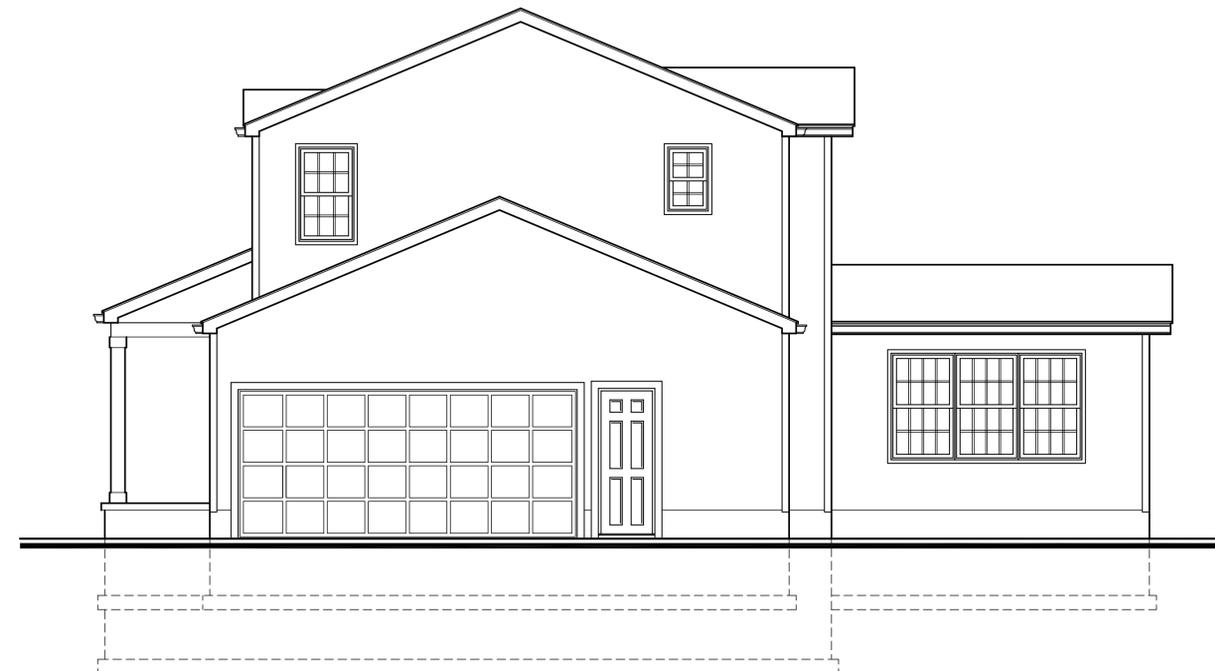
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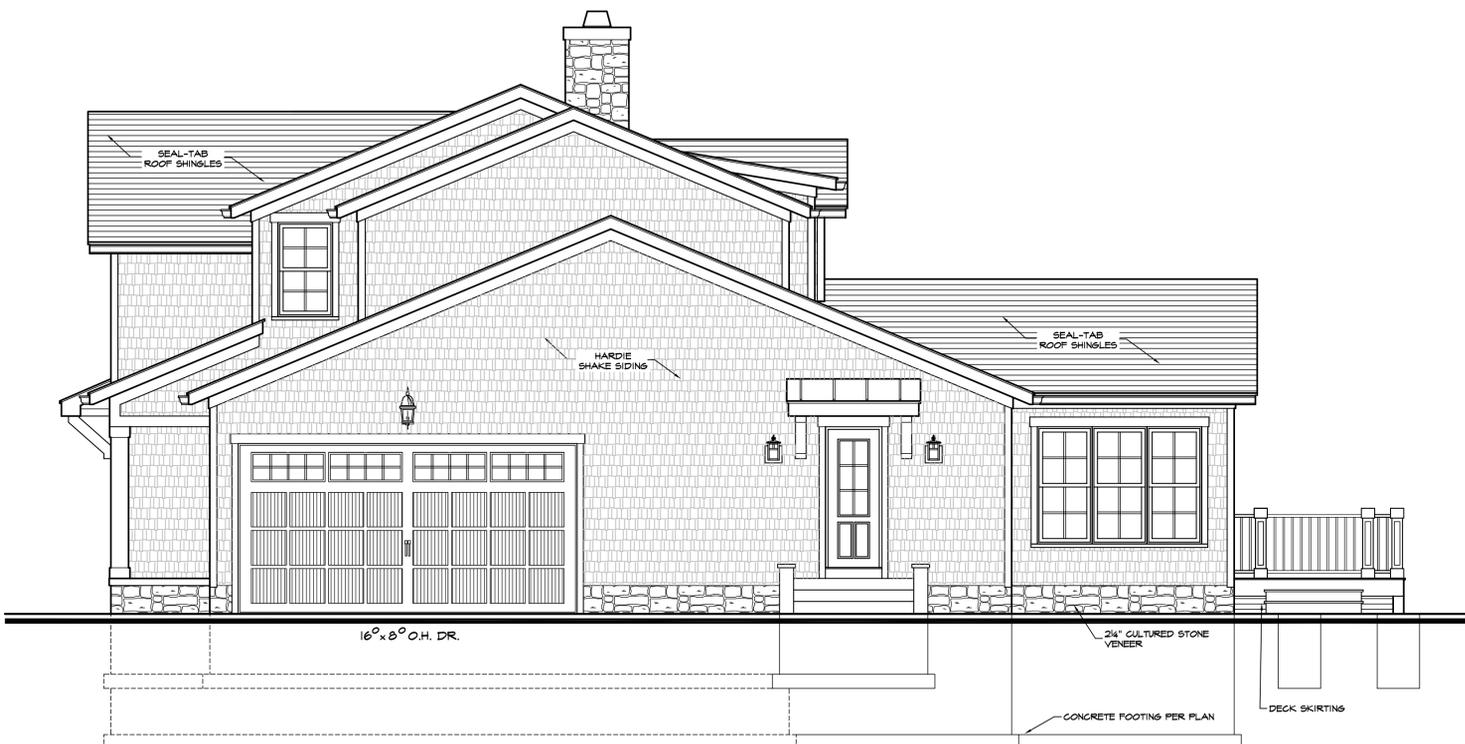
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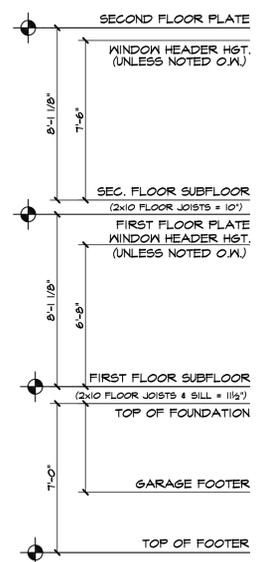
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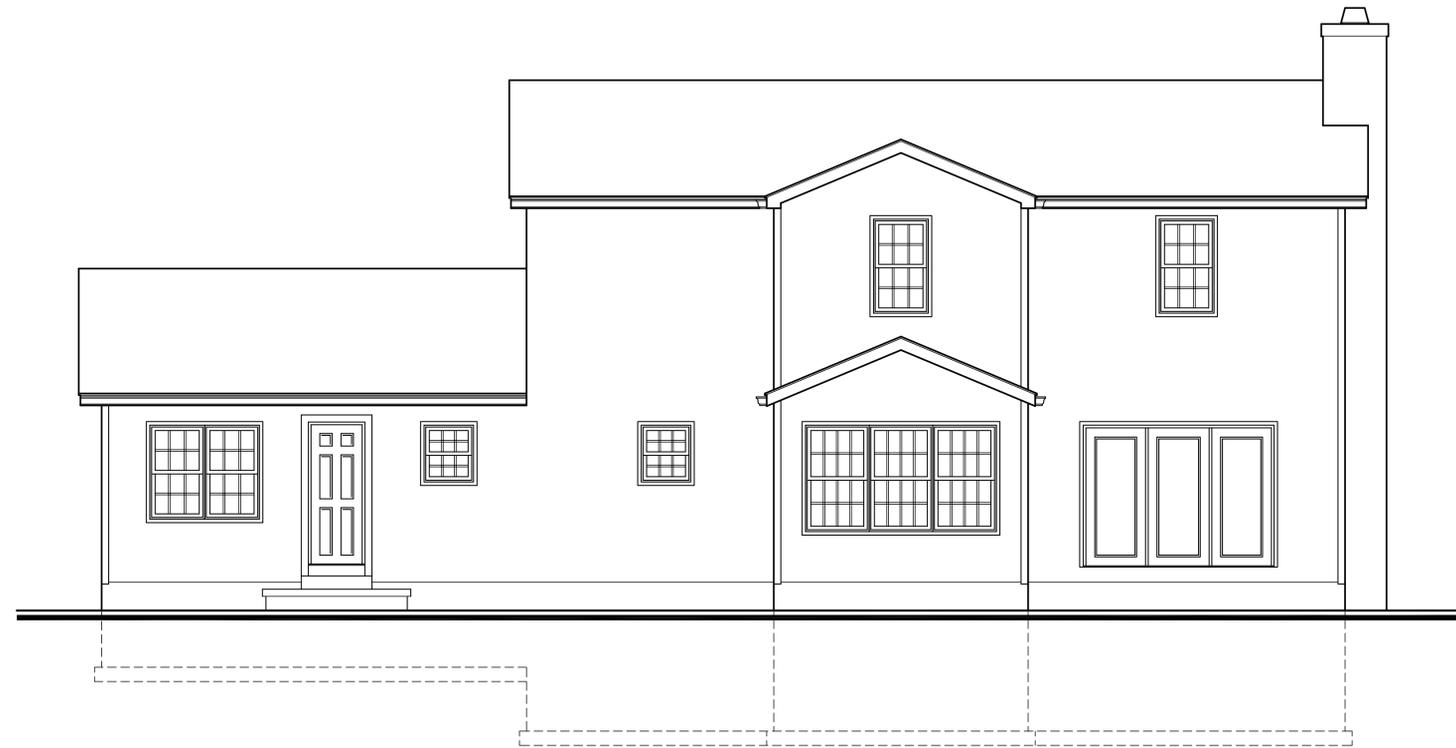
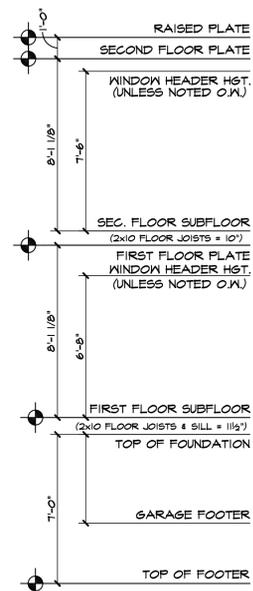
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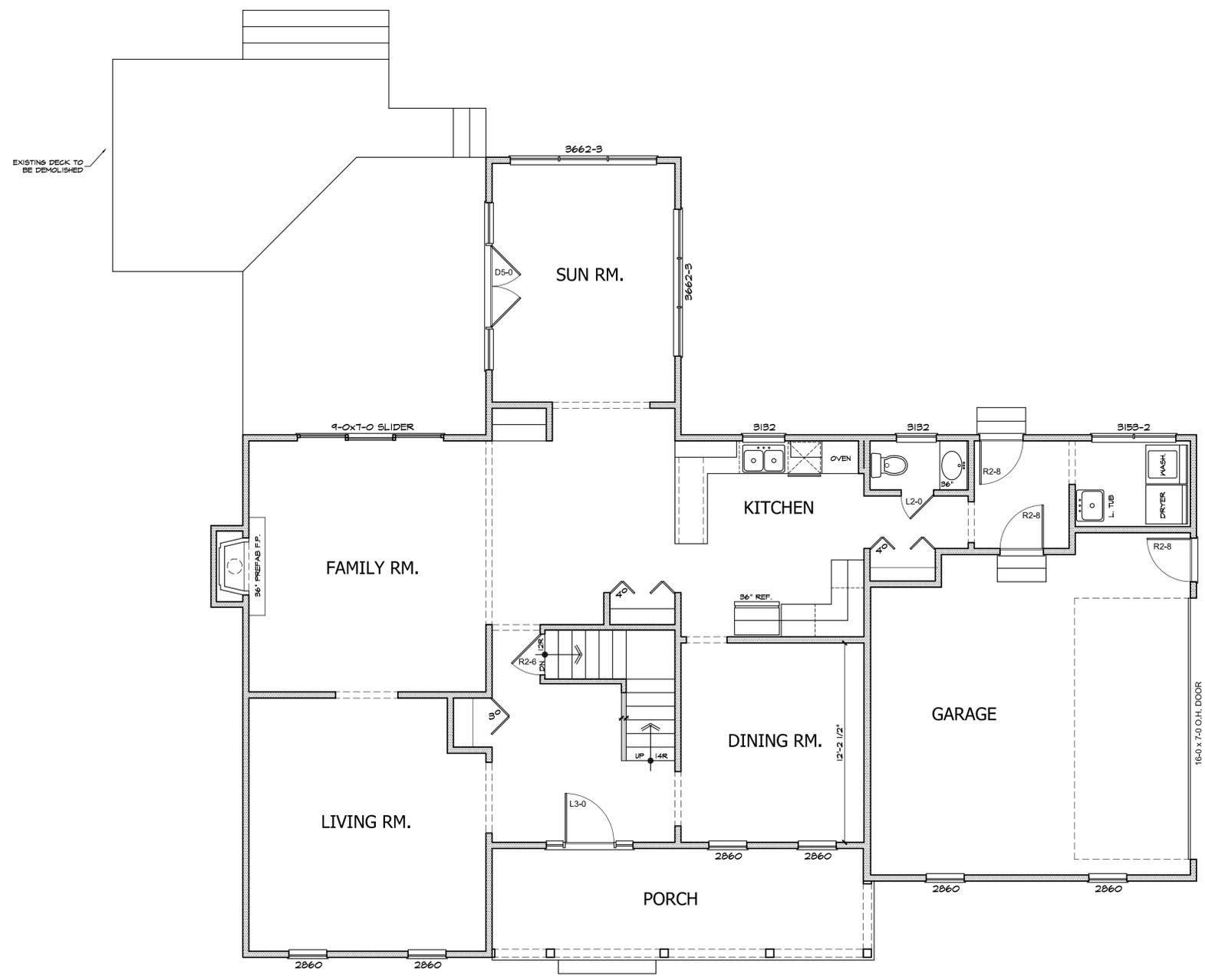
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REAR ELEVATION - EXIST.
S: 1/4" = 1'-0"



REAR ELEVATION
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FIRST FLOOR PLAN - EXISTING
S: 1/4" = 1'-0"

FIRST FLOOR NOTES

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GENERAL:

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- ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.
- ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.
- SEE PLANS FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.
- ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.
- ALL POSTS (■) SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS
- POINT LOADS ARE REPRESENTED BY (●)

SMOKE & CARBON DETECTORS:

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & 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 PER RCO SECTIONS 314.3 AND 315.1.

FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 RCO AND INSTALLED PER THE ORDINANCES SET FORTH THE 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 ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.

WINDOWS:

- ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.
- WINDOWS WITHIN 60" OF STANDING OR WALKING SURFACE OF A TUB, SHOWER, HOT TUB OR WHIRLPOOL MUST BE TEMPERED.
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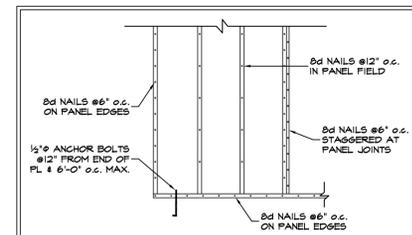
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STAIR REQUIREMENTS:

- MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0"
- MINIMUM TREAD DEPTH.....9"
- MAXIMUM RISER HEIGHT.....8 1/4"
- MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
- MINIMUM NOSING PROJECTION.....1"
- MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
- MINIMUM / MAXIMUM HANDRAIL HEIGHT.....34" / 38"
- MAXIMUM BALUSTER SPACING (CLEAR OPENING).....<4"
- MINIMUM GUARDRAIL HEIGHT AT STAIRS.....34"
- MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....36"
- MAXIMUM HAND GRIP WIDTH.....2 1/4"
- MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....1 1/2"

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METHOD CS-WSP (602.10.4)

- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.N.O.
- EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 7/8" OSB OR PLYWOOD PER CODE.
- ATTACH PER TABLE 602.10.3
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 60 FT. MAX WITH 3.1 DIAPHRAGM WIDTH TO DEPTH RATIO

BRACED WALL PANELS (NOT TO SCALE)



FIRST FLOOR PLAN - NEW
S: 1/4" = 1'-0"

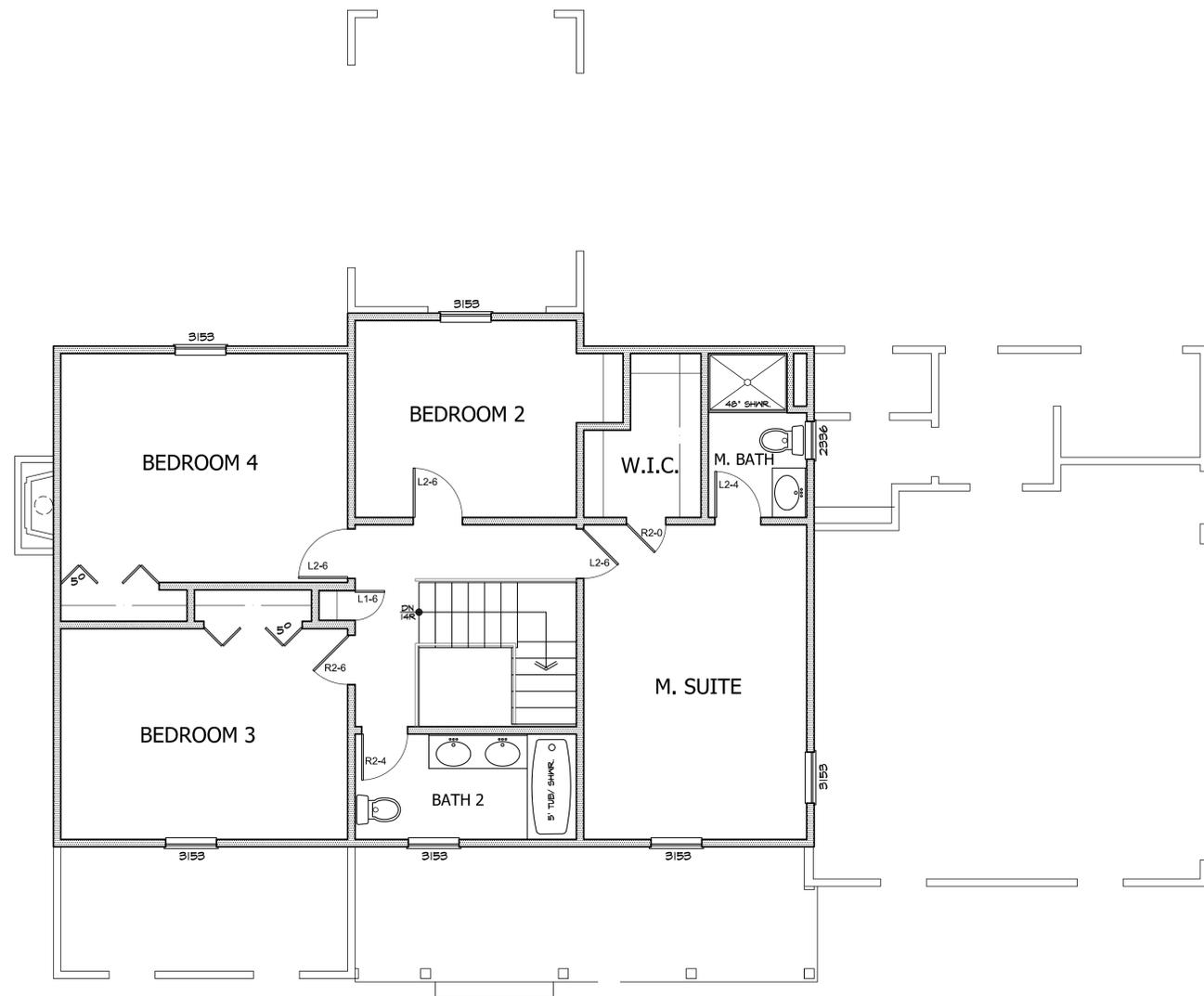
CONTACT:
J. KAPELA DESIGNS & CONST.
4302 John Avenue
Cleveland, Ohio 44113
216-962-3525
www.jkapela.com

DATE
2022-03-05 LAYOUT EXISTING
2022-03-24 PRELIM PLANS
2022-06-06 BID PLANS
2022-07-18 AHRB

7-18-22

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JOB # 2022-03



SECOND FLOOR PLAN - EXISTING
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SECOND FLOOR NOTES

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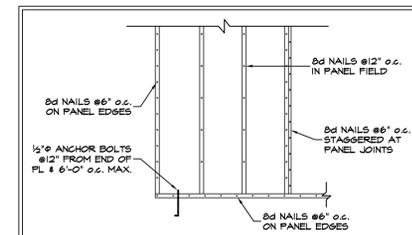
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 REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.

STAIR REQUIREMENTS:

MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0"
 MINIMUM TREAD DEPTH.....9"
 MAXIMUM RISER HEIGHT.....8 1/4"
 MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
 MINIMUM NOSING PROJECTION.....1"
 MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
 MINIMUM / MAXIMUM HANDRAIL HEIGHT.....34" / 38"
 MAXIMUM BALUSTER SPACING (CLEAR OPENING).....<4"
 MINIMUM GUARDRAIL HEIGHT AT STAIRS.....34"
 MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES.....36"
 MAXIMUM HAND GRIP WIDTH.....2 1/4"
 MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL.....1 1/2"

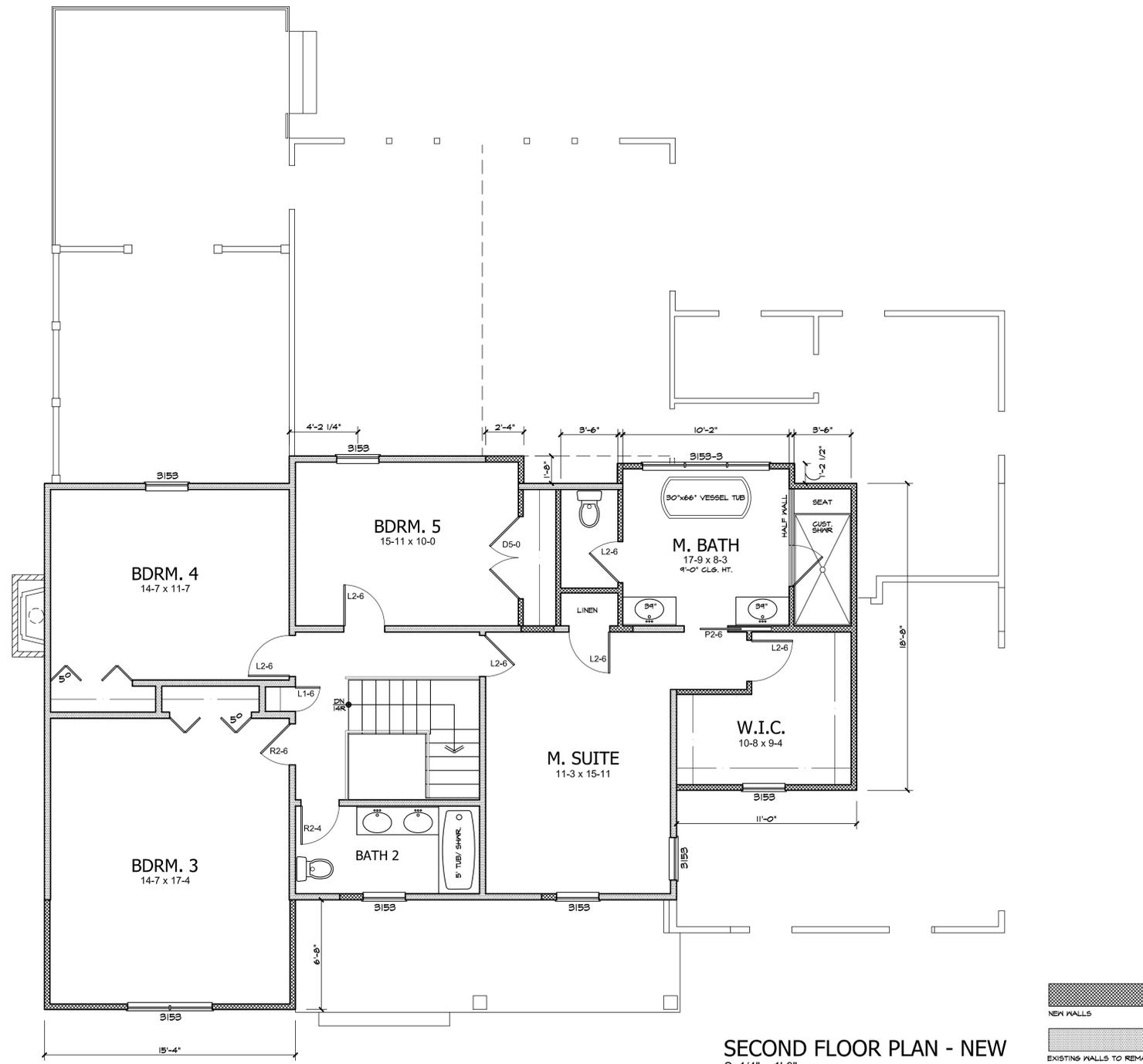
SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



METHOD CS-WSP (602.10.4)

- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.N.O.
- EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 7/8" OSB OR PLYWOOD PER CODE.
- ATTACH PER TABLE 602.2(3)
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 60 FT. MAX WITH 3.1 DIAPHRAGM WIDTH TO DEPTH RATIO

BRACED WALL PANELS (NOT TO SCALE)



SECOND FLOOR PLAN - NEW
 S: 1/4" = 1'-0"

CONTACT:
 J. KAPELA DESIGNS & CONST.
 4302 John Avenue
 Cleveland, Ohio 44113
 216-962-3525
www.jkapela.com

DATE
 2022-03-05 LAYOUT EXISTING
 2022-03-24 PRELIM PLANS
 2022-06-06 BID PLANS
 2022-07-18 A/R/B

7-18-22

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JOB # 2022-03

A105

ROOF NOTES

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

SHINGLES:

ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE PLY OF #15 FELT. FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. MINIMUM ROOF SLOPE NO LESS THAN 1/4" / FT. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS. ICE GUARD SHALL BE INSTALLED A MINIMUM OF 24" MEASURED FROM THE INSIDE OF THE EXTERIOR WALL PER RCO SECTION 905.2.7.2.

ATTICS:

ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN.

SHEATHING:

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION R602.10. NAILED W/ 8d NAILS AT 6" o.c. AT ALL PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS

TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES. IT IS THE BUILDER AND/OR OWNERS RESPONSIBILITY TO SUPPLY ANY/OR ALL OF THIS INFORMATION IF REQUESTED BY THE BUILDING DEPARTMENT TO ISSUE BUILDING PERMITS. IT IS ALSO THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER SHALL CONTACT J. KAPELA DESIGNS, INC. IN ORDER TO UPDATE THE DRAWINGS.

OVER-LAY RAFTERS:

USE 2x4's @24" o.c. FOR SPANS UP TO.....6'-0"
 USE 2x6's @24" o.c. FOR SPANS UP TO.....9'-0"
 USE 2x8's @24" o.c. FOR SPANS UP TO.....12'-0"
 USE 2x10's @24" o.c. FOR SPANS UP TO.....15'-0"

LIVE 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/SNOW.....25psf ATTIC.....20psf
 FIRST FLOOR.....40psf SECOND FLOOR.....40psf
 BALCONIES.....60psf BASIC WIND SPEED.....90mph

POINT 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.

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



ROOF PLAN - NEW
 S: 1/4" = 1'-0"



2656













