

CHAPMAN FARM



ARCHITECT

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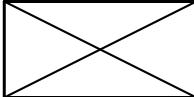
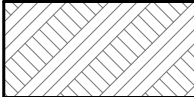
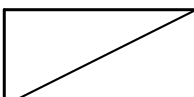
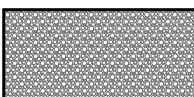
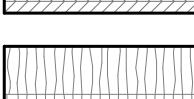
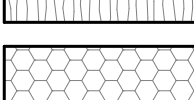
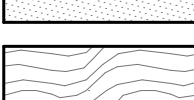
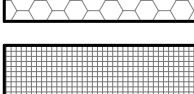
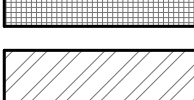
**PROGRESS
NOT FOR
CONSTRUCTION**
7/13/2026

PROJECT TEAM:



ABBREVIATIONS		
ABV	ABOVE	HC
AC	AIR CONDITIONING	HDWR.
AC	ABOVE FINISHED FLOOR	HM
AFF	ALTERNATE	HVAC
ALT	AUTHORITY HAVING JURISDICTION	HT
AHJ	ALUMINUM	HT
ALUM	APPROXIMATELY	INSUL
APPROX.	ARCHITECTURAL	INSULATION
ARCH	ASPHALT	JST
ASPH		JOIST
BD	BOARD	LAM
BIDG	BUILDING	LF
BRG	BEARING	MAS
BOTT	BOTTOM	MASONRY
BTW	BETWEEN	MATL
CF	CUBIC FEET	MECH
CIP	CAST IN PLACE	MECHANICAL
CJ	CONTROL JOINT	MFG.
CLG	CEILING	MIN.
CLR	CLEAR	MISC
CMU	CONCRETE MASONRY UNIT	MO
CONC	CONCRETE	MTD
CO	CLEAN OUT	MTL
CONT	CONTINUOUS	NOM
		NTS
DBL	DOUBLE	NTS
DEPT	DEPARTMENT	OI
DIA	DIAMETER	OVER
DM	DIMENSION	O.C.
DN	DOWN	OPN
DR	DOOR	PREFAB
DR	DOWNPOUT	PLYWOOD
DTL	DETAIL	P-LAM
DWG	DRAWING	PR
EA	EACH	PSI
ELEC	ELECTRICAL	REF
EQ	EQUAL	ROOM
EXH	EXHAUST	RM
EXIST	EXISTING	ROUGH OPENING
EXP	EXPOSED	REQUIRED
EXT	EXTERIOR	SC
		SECT
FD	FLOOR DRAIN	SH
FDN	FOUNDATION	STRUC
FIN	FINISHED	SIMILAR
FLR	FLOOR	TYP
FT	FOOT	UNO
FTG	FOOTING	UNLESS NOTED OTHERWISE
FUR	FURRING	WI
		WWF
QALV	GALVANIZED	
GA	GAUGE	
GC	GENERAL CONTRACTOR	
GYP BD	GYPSUM BOARD	
GYP	GYPSUM	

SYMBOLS	
	DETAIL
	EXTERIOR ELEVATION
	BUILDING SECTION
	INTERIOR ELEVATION
	WALL SECTION
	CENTERLINE AND GRID
	WALL TYPE
	DOOR TAG
	WINDOW TAG
	SPOT ELEVATION
	CODED NOTE

MATERIALS LEGEND			
	DIMENSIONAL LUMBER		EARTH
	BLOCKING		GRAVEL
	METAL DECK		CONCRETE
	PLYWOOD		CONCRETE BLOCK
	MINERAL WOOL INSULATION		GYPSUM BOARD
	SPRAY FOAM INSULATION		FINISH WOOD
	RIGID INSULATION		STONE VENEER
	STEEL		BRICK

PROJECT GENERAL NOTES	
CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:	
2024 BUILDING CODE OF OHIO (IBC 2021 + AMENDMENTS)	2024 EXISTING BUILDING CODE OF OHIO (IBC 2021 + AMENDMENTS)
2024 MECHANICAL CODE OF OHIO (IMC 2018 + AMENDMENTS)	2024 ELECTRICAL CODE OF OHIO (NEC 2017 + AMENDMENTS)
2024 PLUMBING CODE OF OHIO (UPC 2021 + AMENDMENTS)	2021 ENERGY CONSERVATION CODE OF OHIO (IECC 2021 + AMENDMENTS)
THE CONTRACTOR WILL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK INDICATED AND/OR IMPLIED IN THE CONSTRUCTION DOCUMENTS UNLESS NOTED OTHERWISE AND WILL COORDINATE THE WORK RESPONSIBILITIES OF ALL SUBCONTRACTORS. ALL LABOR AND MATERIALS TO CARRY OUT FULLY THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THE CONTRACT, WHETHER OR NOT SPECIFICALLY DOCUMENTED.	
ALL WORK WILL CONFORM TO THE CURRENT OHIO BUILDING, MECHANICAL & PLUMBING CODES, AS WELL AS THE CURRENT NATIONAL BOARD OF FIRE UNDERWRITERS AND ALL OTHER APPLICABLE CITY CODES, LOCAL LAWS, AND AUTHORITIES HAVING JURISDICTION. CODE STANDARDS AND PUBLICATIONS OF PRIVATE AND PUBLIC BODIES MENTIONED WITHIN THE SPECIFICATIONS OR ON THE DRAWINGS, WILL BE CONSIDERED TO BE THOSE IN FORCE AT THE TIME OF THE CONTRACT AWARD.	
THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS AND ANY TECHNICAL TESTING REQUIRED FOR CONTROLLED INSPECTIONS AS STIPULATED BY ALL APPLICABLE CODES.	
ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT WILL BE NEW AND FREE OF DEFECTS AND WILL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE RESPECTIVE MANUFACTURERS, UNLESS SPECIFIED OTHERWISE.	
THE CONTRACTOR WILL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES IN AND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS PRIOR TO PROCEEDING WITH THE WORK. IF SUCH NOTICE IS NOT FURNISHED TO THE ARCHITECT, THE CONTRACTOR WILL BE DEEMED TO HAVE INSPECTED THE DRAWINGS AND SPECIFICATIONS AND TO HAVE FOUND THEM IN PROPER FORM FOR EXECUTION.	
THE CONTRACTOR REPRESENTS THAT HE HAS HAD ADEQUATE ACCESS TO THE JOB SITE AND BUILDING AREA IN WHICH THE WORK IS TO BE PERFORMED, THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF WORK, INCLUDING ANY OBSTRUCTIONS, SCOPE OF WORK, ACTUAL LEVELS, THE EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE EXECUTION OF THE WORK, AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK OR THE COST THEREOF UNDER THIS CONTRACT, AND THAT HE HAS STUDIED THE CONTRACT DOCUMENTS AND ALL OTHER DOCUMENTS PERTAINING TO THE INSTALLATION OF OTHER TRADES WHICH MAY INFLUENCE HIS WORK.	
THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY, INCLUDING RESPONSIBILITY FOR ALL RELATED COSTS FOR ANY AND ALL WORK DONE WITHOUT THE APPROVAL OF THE ARCHITECT IF SUCH WORK IS IN CONFLICT WITH THE CONTRACT, DRAWINGS, OR SPECIFICATIONS.	
THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SAFE WORKING CONDITIONS AT THE SITE. THE ARCHITECT AND OWNER WILL NOT BE DEEMED TO HAVE ANY RESPONSIBILITY OR LIABILITY IN CONNECTION HERewith.	
CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, ELECTRICAL, OR OTHER SERVICES TO ANY PORTION OF THE BUILDING OUTSIDE THE LIMITS OF THE CONSTRUCTION SITE.	
THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES CAUSED BY DEFECTIVE OR ILTIMED WORK AT NO ADDITIONAL COST TO THE OWNER.	
NO SUBSTITUTIONS ARE PERMITTED EXCEPT WHERE THE TERM "APPROVED EQUAL" APPEARS. ALL SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT. THE CONTRACTOR IS TO SUBMIT SAMPLES OR CATALOG CUTS OF ALL VISIBLE MATERIALS AND EQUIPMENT FOR THE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.	
CONTRACTOR TO MAINTAIN FULL SET OF PLANS AND INSTALLATION INSTRUCTIONS ON SITE.	
PERFORM VISUAL INSPECTION OF ENVELOPE AND INSULATION TO MEET 2021 IECC, 402.5.1.5 "BUILDING ENVELOPE PERFORMANCE VERIFICATION" ITEM 2	

PROJECT INFORMATION	
RENOVATION AND ADDITION ON A HISTORIC TWO STORY SINGLE FAMILY RESIDENCE.	
CITY:	HUDSON
COUNTY:	SUMMIT
PARCEL NUMBER:	3001041
LOT SQUARE FOOTAGE:	1,358.201 (31.18 ACRES)
ZONED:	2 - RURAL RESIDENTIAL CONSERVATION
LAND USE:	R-SINGLE FAMILY DWELLING
SETBACKS:	
FRONT YARD:	50'
SIDE YARD:	20' (PRINCIPAL RESIDENTIAL STRUCTURE)
REAR YARD:	50'
MAXIMUM HEIGHT:	35'
SQUARE FOOTAGE	
AREA NAME	AREA
EXISTING BASEMENT	845
EXISTING COVERED PORCH	142
EXISTING FIRST FLOOR	1,301
EXISTING SECOND FLOOR	848
FIRST FLOOR ADDITION	650
FIRST FLOOR GARAGE	594
	4,080 SF

DRAWING INDEX	
* DENOTES SHEETS PRINTED IN COLOR	
*G1.00	COVER SHEET
*G1.01	EXISTING PHOTOS
*G1.02	EXISTING PHOTOS - INTERIOR
C1.00	SITE PLAN
AS1.00	ARCHITECTURAL SITE PLAN
AD1.00	DEMOLITION PLANS AND ELEVATIONS
A1.00	FOUNDATION AND FIRST FLOOR PLAN
A1.01	SECOND FLOOR AND ROOF PLAN
A1.04	ROOF DETAILS
A2.00	EXTERIOR ELEVATIONS
A3.00	BUILDING SECTIONS
A10.00	MATERIAL SPECIFICATIONS
A10.01	MATERIAL SPECIFICATIONS
A10.02	MATERIAL SPECIFICATIONS
A10.03	MATERIAL SPECIFICATIONS

CHAPMAN FARM
1405 HINES HILL ROAD, HUDSON, OH 44236

PROJECT #: 2605

ISSUE:

SD CLIENT MEETING	06-10-2026
PRELIM AHR	06-24-2026

COVER SHEET

*G1.00

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IMAGE OF THE EXISTING HOUSE FOR REFERENCE - S



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - S



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - E



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - E



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - N



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - N



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - W



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - W



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - W



IMAGE OF THE EXISTING HOUSE FOR REFERENCE - W



IMAGE OF THE EXISTING OUTBUILDING FOR REFERENCE - S



IMAGE OF THE EXISTING OUTBUILDING FOR REFERENCE - S



IMAGE OF THE EXISTING OUTBUILDING FOR REFERENCE - S



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - LIVING ROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BATHROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - OFFICE



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - HALL



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - HALL



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BEDROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BATHROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BEDROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BEDROOM



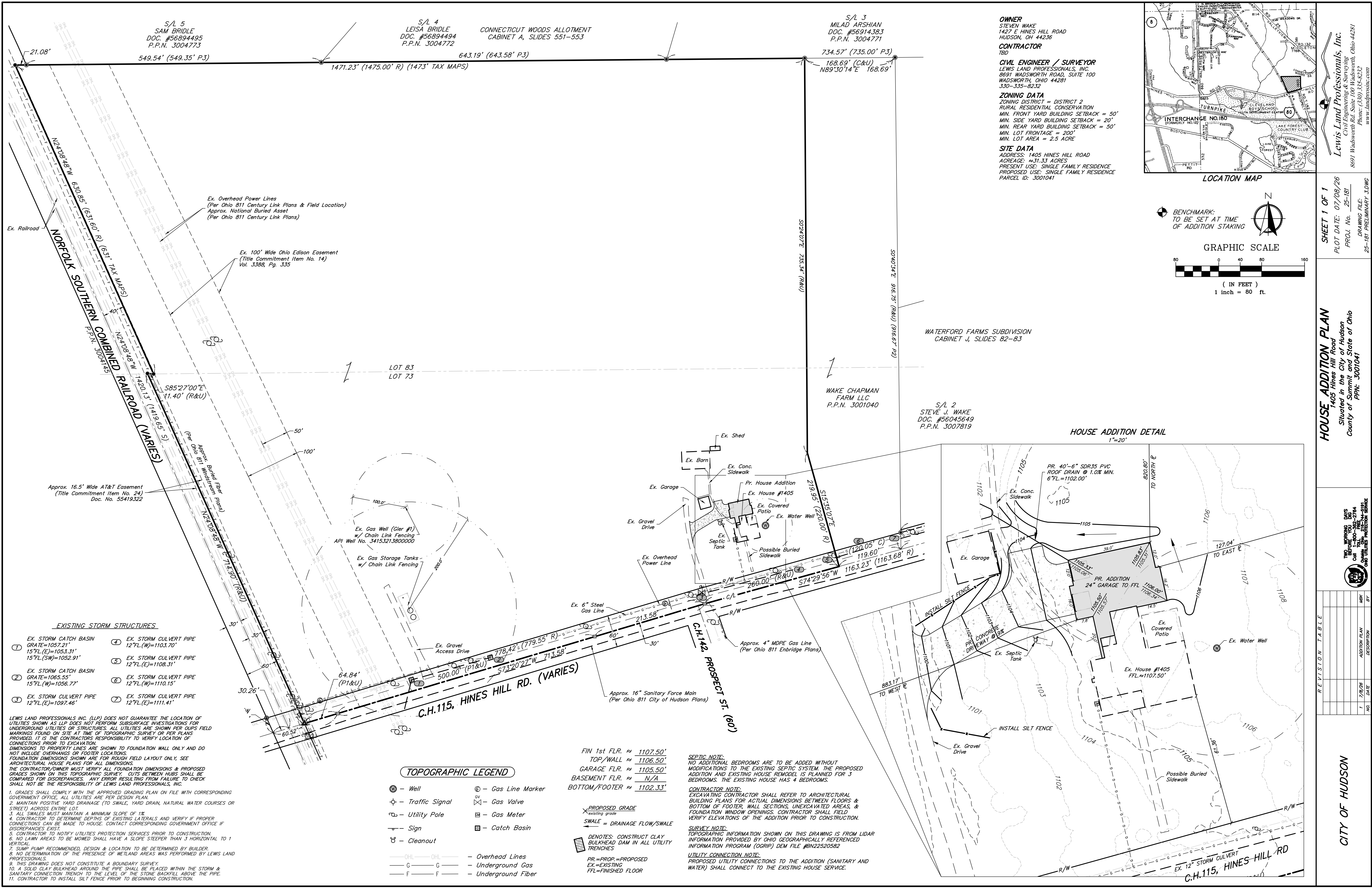
IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - CLOSET



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - BEDROOM



IMAGE OF THE EXISTING INTERIOR FOR REFERENCE - ENTRY



- EXISTING STORM STRUCTURES**
- | | |
|---|---|
| 1. EX. STORM CATCH BASIN
GRATE=1057.21'
15"FL.(E)=1053.31'
15"FL.(SW)=1052.91' | 4. EX. STORM CULVERT PIPE
12"FL.(W)=1103.70' |
| 2. EX. STORM CATCH BASIN
GRATE=1063.55'
15"FL.(W)=1056.77' | 5. EX. STORM CULVERT PIPE
12"FL.(E)=1108.31' |
| 3. EX. STORM CULVERT PIPE
12"FL.(E)=1097.46' | 6. EX. STORM CULVERT PIPE
12"FL.(W)=1110.15' |
| | 7. EX. STORM CULVERT PIPE
12"FL.(E)=1111.41' |
- LEWIS LAND PROFESSIONALS INC. (LLP) DOES NOT GUARANTEE THE LOCATION OF UTILITIES SHOWN AS LLP DOES NOT PERFORM SUBSURFACE INVESTIGATIONS FOR UNDERGROUND UTILITIES OR STRUCTURES. ALL UTILITIES ARE SHOWN PER OURS FIELD MARKINGS FOUND ON SITE AT TIME OF TOPOGRAPHIC SURVEY OR PER PLANS PROVIDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF CONNECTIONS PRIOR TO EXCAVATION. DIMENSIONS TO PROPERTY LINES ARE SHOWN TO FOUNDATION WALL ONLY AND DO NOT INCLUDE OVERHANGS OR FOOTER LOCATIONS. THE CONTRACTOR/OWNER MUST VERIFY ALL FOUNDATION DIMENSIONS & PROPOSED GRADES SHOWN ON THIS TOPOGRAPHIC SURVEY. CUTS BETWEEN HUBS SHALL BE COMPARED FOR DISCREPANCIES. ANY ERROR RESULTING FROM FAILURE TO CHECK SHALL NOT BE THE RESPONSIBILITY OF LEWIS LAND PROFESSIONALS, INC.
1. GRADES SHALL COMPLY WITH THE APPROVED GRADING PLAN ON FILE WITH CORRESPONDING GOVERNMENT OFFICE. ALL UTILITIES ARE PER DESIGN PLAN.
2. MAINTAIN POSITIVE YARD DRAINAGE (TO SWALE, YARD DRAIN, NATURAL WATER COURSES OR STREET) ACROSS ENTIRE LOT.
3. ALL SWALES MUST MAINTAIN A MINIMUM SLOPE OF 1%
4. CONTRACTOR TO DETERMINE DEPTHS OF EXISTING LATERALS AND VERIFY IF PROPER CONNECTIONS CAN BE MADE TO HOUSE. CONTACT CORRESPONDING GOVERNMENT OFFICE IF DISCREPANCIES EXIST.
5. CONTRACTOR TO NOTIFY UTILITIES PROTECTION SERVICES PRIOR TO CONSTRUCTION.
6. NO LAWN AREAS TO BE MOWED SHALL HAVE A SLOPE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.
7. SUMP PUMP RECOMMENDED, DESIGN & LOCATION TO BE DETERMINED BY BUILDER.
8. NO DETERMINATION OF THE PRESENCE OF WETLAND AREAS WAS PERFORMED BY LEWIS LAND PROFESSIONALS.
9. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
10. A SOLID CLAY BULKHEAD AROUND THE PIPE SHALL BE PLACED WITHIN THE STORM & SANITARY CONNECTION TRENCH TO THE LEVEL OF THE STONE BACKFILL ABOVE THE PIPE.
11. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO BEGINNING CONSTRUCTION.

- TOPOGRAPHIC LEGEND**
- | | |
|------------------------------|---------------------|
| ① - Well | ② - Gas Line Marker |
| ⊕ - Traffic Signal | ⊕ - Gas Valve |
| ⊕ - Utility Pole | ⊕ - Gas Meter |
| ⊕ - Sign | ⊕ - Catch Basin |
| ⊕ - Cleanout | |
| — OHL — OHL — Overhead Lines | |
| — G — G — Underground Gas | |
| — F — F — Underground Fiber | |

FIN 1st FLR. ≈ 1107.50'
TOP/WALL ≈ 1106.50'
GARAGE FLR. ≈ 1105.50'
BASEMENT FLR. ≈ N/A
BOTTOM/FOOTER ≈ 1102.33'

PROPOSED GRADE
X existing grade
SWALE = DRAINAGE FLOW/SWALE

DENOTES: CONSTRUCT CLAY BULKHEAD DAM IN ALL UTILITY TRENCHES
PR.=PROPOSED
EX.=EXISTING
FFL=FINISHED FLOOR

SEPTIC NOTE:
NO ADDITIONAL BEDROOMS ARE TO BE ADDED WITHOUT MODIFICATIONS TO THE EXISTING SEPTIC SYSTEM. THE PROPOSED ADDITION AND EXISTING HOUSE REMODEL IS PLANNED FOR 3 BEDROOMS. THE EXISTING HOUSE HAS 4 BEDROOMS.

CONTRACTOR NOTE:
EXCAVATING CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR ACTUAL DIMENSIONS BETWEEN FLOORS & BOTTOM OF FOOTER, WALL SECTIONS, UNEXCAVATED AREAS, & FOUNDATION WINDOW OPENINGS. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE ADDITION PRIOR TO CONSTRUCTION.

SURVEY NOTE:
TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING IS FROM LIDAR INFORMATION PROVIDED BY OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM (OGRIP) DEM FILE #BN22520582

UTILITY CONNECTION NOTE:
PROPOSED UTILITY CONNECTIONS TO THE ADDITION (SANITARY AND WATER) SHALL CONNECT TO THE EXISTING HOUSE SERVICE.

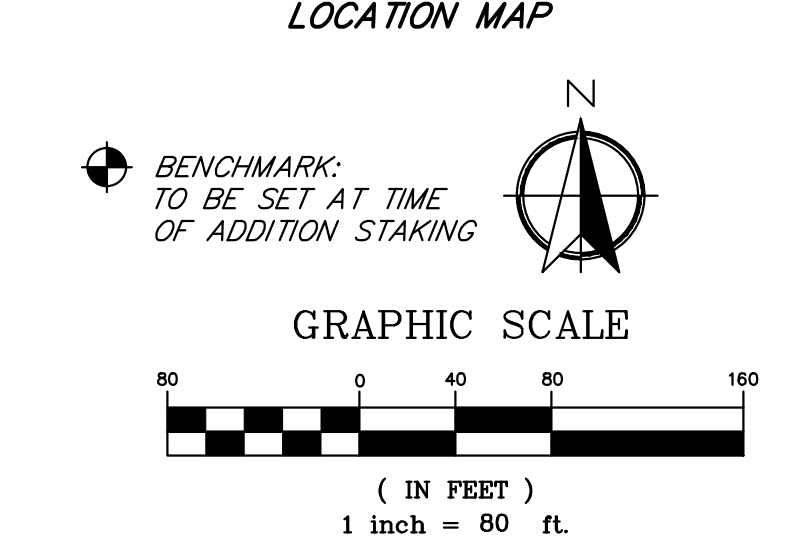
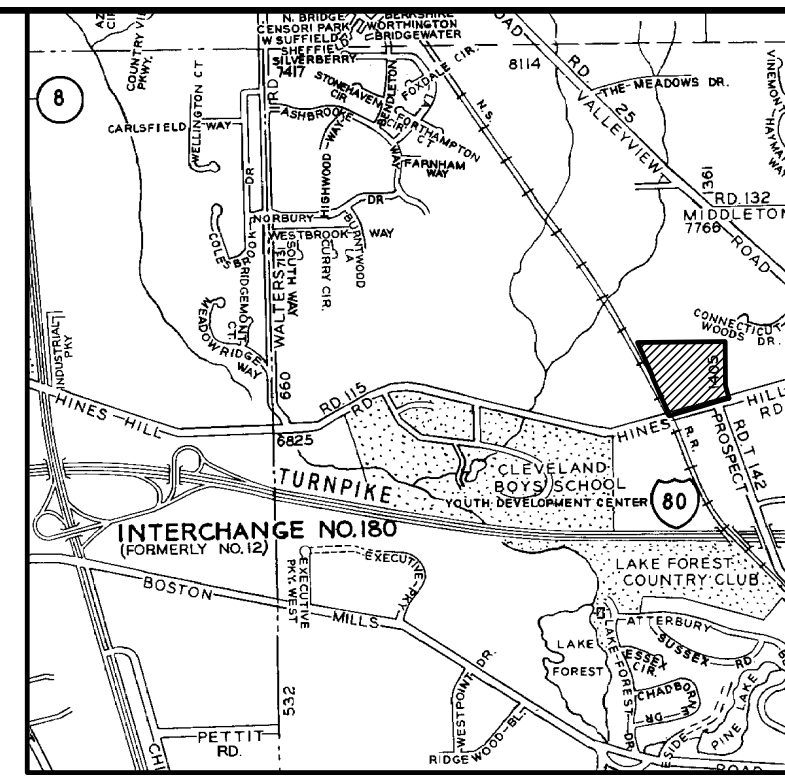
OWNER
STEVEN WAKE
1427 E HINES HILL ROAD
HUDSON, OH 44236

CONTRACTOR
TBD

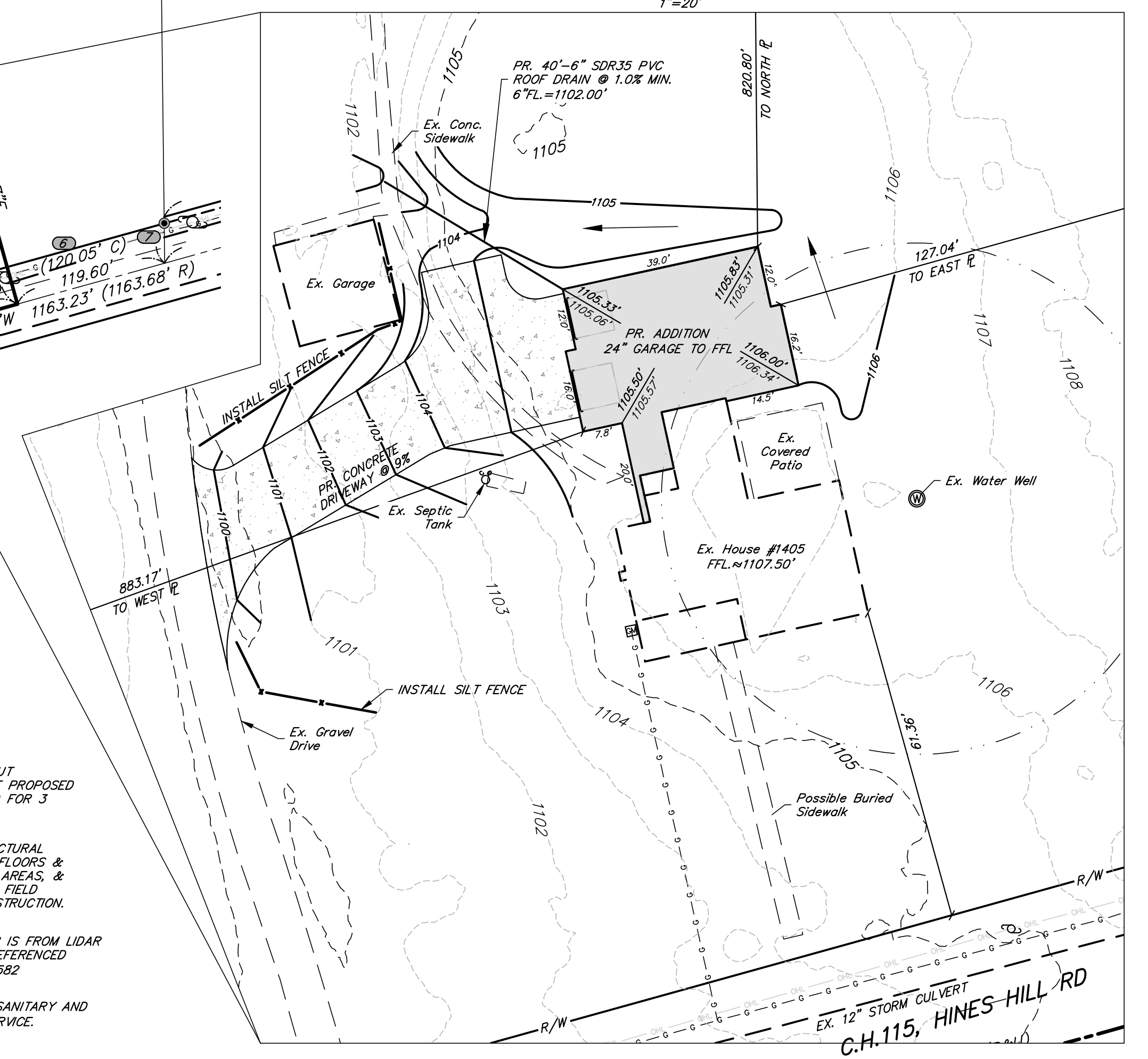
CIVIL ENGINEER / SURVEYOR
LEWIS LAND PROFESSIONALS, INC.
8691 WADSWORTH ROAD, SUITE 100
WADSWORTH, OHIO 44281
330-335-8232

ZONING DATA
ZONING DISTRICT = DISTRICT 2
RURAL RESIDENTIAL CONSERVATION
MIN. FRONT YARD BUILDING SETBACK = 50'
MIN. SIDE YARD BUILDING SETBACK = 20'
MIN. REAR YARD BUILDING SETBACK = 50'
MIN. LOT FRONTAGE = 200'
MIN. LOT AREA = 2.5 ACRE

SITE DATA
ADDRESS: 1405 HINES HILL ROAD
ACREAGE: ≈31.33 ACRES
PRESENT USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE
PARCEL ID: 3001041



HOUSE ADDITION DETAIL
1"=20'



Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.lewislandprosinc.com

SHEET 1 OF 1
PLOT DATE: 07/08/26
PROJ. No. 25-181
DRAWING FILE: 25-181 PRELIMINARY 3.DWG

HOUSE ADDITION PLAN
1405 Hines Hill Road
Situated in the City of Hudson
County of Summit and State of Ohio
PPN: 3001041

REVISION TABLE

NO.	DATE	DESCRIPTION	BY
1	7/8/26	ADDITION PLAN	MRK

CITY OF HUDSON

PPN's: 3004811 & 3001040
Sited in the State of Ohio,
County of Summit, Township of Hudson,
and known as being part of
Lots 73 and 83 of said Township

*Situated in the State of Ohio,
County of Summit, Township of Hudson,
and known as being part of
Lots 73 and 83 of said Township*

SUBJECT PARCEL
FLORENCE E. GIER
**DOC. #54934009
(**SEE GENERAL NOTE #2
ON SHEET 2)
P.P.N. 3001040
E. HINES HILL RD.
**3.31 ACRES (RECORD)
3.5379 ACRES (SURVEY)
(0.0851 ACRES IN R/W)

5/8" Iron Pin in Concrete,
Capped "Selee Assoc. 5471"
Fnd. & Usd.

FHQ.

Railroad Spike

Hub w/lock
in Mon. Box
Fnd. & Usd.

S.R. 631, C.H. 25 (VARIES)
VALLEY VIEW RD.

 - Well	 - Gas Line Marker
 - Traffic Signal	 - Gas Valve
 - Utility Pole	 - Gas Meter
 - Sign	 - Catch Basin
 - Cleanout	

- - 5/8" x 30' Iron Pin Set w/cap Lewis Land Professionals
- ▲ - Mag Nail Set
- ▣ - Monument Box Found & Described
- - Iron Pin Found & Described
- ⊙ - Iron Pipe Found & Described
- ⊛ - Railroad Spike Found & Described
- △ - Mag Nail Found & Described

Fnd. (F) - Found R/W - Right of Way
Usd. (U) - Used C/L - Centerline
Rec. (R) - Record Deed P/L - Property Line
Surv. (S) - Atwell-Hicks Survey (Doc. #55497805)

Plat (P1) - Hines Hill Road Road Plan (Plan ID 0115-006)
Plat (P2) - Waterford Farms Subdivision (Plat Cab. J, Slides 82-83)
Plat (P3) - Connecticut Woods Allotment (Plat Cab. A, Slides 551-553)


Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosrine.com
SURVEY DATE: JUNE 2025
SHEET 1 OF 2
PROJ. No. 25-181 DRAWING NAME 25-181.dwg

SUBJECT PARCEL
FLORENCE E. GIER
****DOC. #54934009**
(SEE GENERAL NOTE #2 ON SHEET 2)**
P.P.N. 3001040
E. HINES HILL RD.
****3.31 ACRES (RECORD)**
3.5379 ACRES (SURVEY)
(0.0851 ACRES IN R/W)

S/L 1
BARBARA A. SAYERS (TRUSTEE)
DOC. #54537327
P.P.N. 3007818

S/L 2
STEVE J. WAKE
DOC. #56045649
P.P.N. 3007819

WATERFORD FARMS SUBDIVISION
CABINET J, SLIDES 82-83

EXISTING STRUCTURES AND FEATURES:
 Ex. Barn (~1680 S.F.) (Height~32.9')
 Ex. Shed (~150 S.F.) (Height~9.2')
 Ex. Garage (~411 S.F.) (Height~15.6')
 Ex. Conc. Sidewalk
 Ex. House #1405 (~1320 S.F.) (Height~18.9')
 Ex. Covered Patio
 Ex. Gravel Drive
 Ex. Conc. Septic Tank
 Possible Buried Sidewalk (Per Aerial Image)
 Ex. 1" Iron Pipe on R/W @ 31.03' Fnd. & Usd.
 5/8" Iron Pin Fnd. & Usd.
 5/8" Iron Pin in Capped "Selee Assoc" Fnd.
 Railroad S. Fnd. & Usd.
 1" Iron Pin in Mon. Box Fnd. & Usd.
 Approx. 16" Sanitary Force Main (Per Ohio 811 City of Hudson Plans)
 Approx. 4" MDPE Gas Line (Per Ohio 811 Enbridge Plans)
 C.H. 142, PROSPECT ST. (60')
 Lead Power Line Hudson Power Field Location)
 Line Plans (Mon.)
 1" Iron Pin in Mon. Box Fnd. & Usd.

BOUNDARY BEARINGS AND DISTANCES:
 3/4" Iron Pipe Fnd. 0.23' N. of P/L
 1" Iron Pipe Fnd. 0.17', S51°19'04"E
 734.57' (735.00' P3)
 168.69' (C&U)
 3/4" Iron Pipe Fnd. & Usd.
 3/4" Iron Pipe Fnd. 0.28' N. of P/L
 50°40'34"E 96.75' (R&U) (916.67' P2)
 51°55'07"E 219.95' (200.00' R)
 574°29'56"W 1163.23' (1163.68' R)
 119.60' (120.05' C)
 783.63' (R&U) (783.67' P2)
 710.00' (C&U)
 N74°29'56"E
 213.58'
 260.00' (R&U)
 30'
 60'
 1453'
 600.00'
 LOT 74
 LOT 73

GRAPHIC SCALE
 80 0 40 80 160 320
 (IN FEET)
 1 inch = 80 ft.

TOPOGRAPHIC LEGEND
 (W) - Well
 (X) - Traffic Signal
 (U) - Utility Pole
 (S) - Sign
 (C) - Cleanout
 (OHL) - OHL
 (G) - G
 (F) - F

Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.


Eric J. Misanko, Professional Surveyor No. S-8850

① EX. STORM CATCH BASIN GRATE=1057.21' 15"FL.(E)=1053.31' 12"FL.(SW)=1052.91'	④ EX. STORM CULVERT PIPE 12"FL.(W)=1103.70'
② EX. STORM CATCH BASIN GRATE=1065.55' 15"FL.(W)=1056.77'	⑤ EX. STORM CULVERT PIPE 12"FL.(E)=1108.31'
③ EX. STORM CULVERT PIPE 12"FL.(E)=1097.46'	⑥ EX. STORM CULVERT PIPE 12"FL.(W)=1110.15'
⑦ EX. STORM CULVERT PIPE 12"FL.(E)=1111.41'	

① EX. STORM CATCH BASIN GRATE=1057.21' 15"FL.(E)=1053.31' 12"FL.(SW)=1052.91'	④ EX. STORM CULVERT PIPE 12"FL.(W)=1103.70'
② EX. STORM CATCH BASIN GRATE=1065.55' 15"FL.(W)=1056.77'	⑤ EX. STORM CULVERT PIPE 12"FL.(E)=1108.31'
③ EX. STORM CULVERT PIPE 12"FL.(E)=1097.46'	⑥ EX. STORM CULVERT PIPE 12"FL.(W)=1110.15'
⑦ EX. STORM CULVERT PIPE 12"FL.(E)=1111.41'	

③ EX. STORM CULVERT PIPE
12"FL.(E)=1097.46'

⑦ EX. STORM CULVERT PIPE
12"FL.(E)=1111.41'

ALTA/NSPS LAND TITLE SURVEY

PPN's: 3004811 & 3001040

Situated in the State of Ohio,
County of Summit, Township of Hudson,
and known as being part of
Lots 73 and 83 of said Township

LEGAL DESCRIPTION PER TITLE COMMITMENT

Parcel 1:
Situatd in the Township of Hudson, County of Hudson and State of Ohio;
And known as being part of Original Lots 73 and 83 in said Township, and more particularly described as follows:
Beginning at a point in the center line of Hines Hill Road South 76 degrees 57 minutes 30 seconds West 903.68 feet from the intersection of the centerline of Hines Hill Road with the East line of Lot 73,
Thence at right angles to the center line of Hines Hill Road North 13 degrees 02 minutes 30 seconds West 220.00 feet to an iron pipe;
Thence North 2 degrees 04 minutes East 735.34 feet to an iron pipe, which pipe is North 88 degrees 02 minutes West 926.28 feet from a marked stone in the East line of Lot 83;
Thence North 88 degrees 02 minutes West 1475.00 feet to a point in the Easterly line of the Pennsylvania Railroad;
Thence along the Easterly line of the Pennsylvania Railroad South 21 degrees 37 minutes East 631.60 feet to an offset in said line
Thence North 81 degrees 24 minutes West 11.40 feet to a point;
Thence continuing along the Easterly line of the Pennsylvania Railroad South 21 degrees 44 minutes 30 minutes East 714.90 feet to an iron pipe set at the intersection of the Easterly line of the Pennsylvania Railroad with the centerline of Hines Hill Road North 75 degrees 48 minutes 30 seconds East 779.55 feet to an iron pipe;
Thence continuing along the center line of Hines Hill Road North 76 degrees 57 minutes 30 seconds East 260.00 feet to the place of beginning and containing 31.382 acres as surveyed in March 1947 by E. A. Tewksbury.

Parcel 2:
A Part of Lots 74 and 84 in said Township, bounded and described as follows:
Beginning at an iron pipe at the intersection of the West line of Lot No. 74 and the center line of the Hines Hill Road,
Thence the center line of Hines Hill Road, North 77 degrees 08 minutes 30 seconds East a distance of 1453.70 feet to an iron-pipe at the intersection of the center lines of Hines Hill Road and Hudson Valley View Road (Cleveland-Hudson Road);
Thence North 42 degrees 51 minutes 30 seconds West along the center line of Hudson Valley View Road a of distance of 1999.57 feet to a point in the West line, of Lot No. 84;
Thence Southerly along the West line of Lots 84 and 74, a distance of approximately 1803.88 feet to the point of beginning, as surveyed by EJA. Tewksbury in October 1946, and containing approximately 30 acres, be the same more or less. (Recorded 11/2/50 Volume 2770 Page 335 Summit County Records)

EXCEPTING THEREFROM the following described premises:

Situated in the Township of Hudson, County of Summit and State of Ohio and further described as follows, to wit:

Parcel One--
AND KNOWN AS BEING parts of Lots 73, 74, 83 and 84 in said Township and more fully described as follows to wit:
Beginning at the intersection of the lot line between said Lots Nos. 73 and 74 and the centerline of Hines Hill Road, C.H. 115, 60 feet wide, and
Thence along the center line of said road, South 76 degrees 57 minutes 30 seconds West, 783.63 feet (an iron pipe North degree 47 minutes East 31.03 feet from this point);
Thence along a line which is parallel to the East lines of said Lots Nos. 73 and 83 North 1 degree 47 minutes East 916.75 feet to an iron pipe;
Thence South 88 degrees 02 minutes East, 757.59 feet to a stone on the line between said Lots Nos. 83 and 84;
Thence along said line, North 1 degrees 51 minutes 40 seconds East, 1075.62 feet to the center line of Valley View Road, C. H. 25, 60 feet wide;
Thence along said road center, South 42 degrees 51 minutes 30 seconds East, 1999.57 feet to the center line of said Hines Hill Road;
Thence along said road center, South 77 degrees 08 minutes 30 seconds West, 1453.70 feet to the place of beginning (an iron pipe is South 1 degree 47 minutes West 31.03 feet from this point) and containing 43.074 acres of land as partially surveyed in August 1973 by D.T. Kingsley, Registered Surveyor No. 67, but subject to all legal highways.

Parcel Two:
And known as being a part of Lot No. 73 in said township and more fully described as follows to wit: Beginning at an iron pipe at the intersection of the center line of Hines Hill Road (C.H. 115) and the East line of said Lot No. 73 and;
Thence along said lot line, South 1 degree 48 minutes 10 seconds West, 1070.96 feet to a stone;
Thence North 88 degrees 22 minutes West, 876.13 feet to the center line of Prospect Street (T.R. 142);
Thence along said center line, North 16 degrees 00 minutes West, 814.32 feet to an iron pin at the center line of said Hines Hill Road (an iron pipe is North 1680 feet West 30.0 feet from this point);
Thence along the center line of said Hines Hill Road, North 76 degrees 57 minutes 30 seconds East 1163.68 feet as the place of beginning and containing 21.636 acres of land but subject to all legal highways.
This description prepared from records and surveys September 18, 1973 by D.T. Kingsley, Registered Surveyor No. 67.

LEGAL DESCRIPTION PER SURVEY

Situated in the State of Ohio, County of Summit, Township of Hudson, and known as being part of Lots 73 and 78 of said Township, and known as being part of a parcels conveyed to Florence E. Gier as recorded in Document No. 54934009 of the Summit County Recorder's records, and is further bounded and described as follows:

Beginning at a railroad spike found at the intersection of the centerline of C.H. 115, Hines Hill Road (A.K.A. East Hines Hill Road) (width varies) with the easterly line of said Lot 73, thence, South 74°29'56" West, along the centerline of said Hines Hill Road a distance of 783.63 feet to the TRUE PLACE OF BEGINNING for the parcel of land herein described, witnessed by a 1" iron pipe found 31.03 feet, North 00°40'34" West;

Thence, South 74°29'56" West, continuing along the centerline of said Hines Hill Road, a distance of 379.60 feet to a 1" iron pin found in a monument box at a point of deflection;

Thence, South 73°20'27" West, continuing along the centerline of said Hines Hill Road, passing over 1" iron pins found in monument boxes at 213.58 feet and 713.58 feet, a distance of 778.42 feet to MAG nail set on the easterly right-of-way line of Norfolk Southern Combined Railroad (width varies);

Thence, North 24°08'48" West, along the easterly right-of-way line of said Norfolk Southern Combined Railroad, a distance of 714.90 feet to a 5/8" iron pin capped "Lewis Land Professionals" set;

Thence, South 85°27'00" East, continuing along the easterly right-of-way line of said Norfolk Southern Combined Railroad, a distance of 11.40 feet to a 5/8" iron pin capped "Lewis Land Professionals" set;

Thence, North 24°08'48" West, continuing along the easterly right-of-way line of said Norfolk Southern Combined Railroad, a distance of 630.85 feet to a 5/8" iron pin capped "Lewis Land Professionals" set;

Thence, North 89°30'14" East, continuing along the easterly right-of-way line of said Norfolk Southern Combined Railroad and the southerly line of Connecticut Woods Allotment as recorded in Cabinet A, Slides 551-553 of the Summit County Recorder's records, passing over 1" iron pipe found at 21.08 feet, and a 3/4" iron pipe (bent) found at 570.62 feet, a distance of 1639.92 feet to a 3/4" iron pipe found at the northwesterly corner of Sublot 1 of Waterford Farms Subdivision as recorded in Cabinet J, Slides 82-83 of the Summit County Recorder's records;

Thence, South 00°40'34" East, along the westerly of said Waterford Farms Subdivision, passing over 1" iron pipe found at 885.72 feet, a distance of 916.75 feet to the PLACE OF BEGINNING and containing 34.8625 acres of land (0.8018 acres in right of way), as surveyed by Eric J. Misanko, Registered Surveyor No. 8850 in June 2025, for and on behalf of Lewis Land Professionals, Inc.

The BASIS OF BEARING for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

GENERAL NOTES

- The legal description described in Schedule A, Exhibit A of the title commitment and the legal description per survey, matches Parcel 1 (P.P.N. 3001041) as described in Reception No. 54934009 of the Summit County Recorder's Records.
- THE LEGAL DESCRIPTION DESCRIBED IN SCHEDULE A, EXHIBIT A OF THE TITLE COMMITMENT AND THE LEGAL DESCRIPTION PER SURVEY, DOES NOT MATCH PARCEL 2 (P.P.N. 3001040) AS DESCRIBED IN DOC. NO. 54934009 OF SUMMIT COUNTY RECORDER'S RECORDS.
- This survey was made in accordance with laws and/or Minimum Standards for Boundary Surveys in the State of Ohio as established in Chapter 4733-37 of the Ohio Administrative Code.
- The property described hereon (the "Property") is the same as the property described in Document No. 54934009 of the Summit County Recorder's Records and also described in Chicago Title Insurance Company Commitment No. 2537040258 (as prepared by Linda Green on behalf of Chicago Title Insurance Company) with an effective date of May 8, 2025. All easements, covenants and restrictions referenced in said title commitment, or apparent from a physical inspection of the Property, or otherwise known to the surveyor, have been plotted hereon or otherwise noted as to their affect on the Property. However, stating whether an item does affect or does not affect the subject parcel is a legal matter and is only the opinion of the surveyor and is not to be construed as legal advice or as legally binding.
- With regard to Optional Survey Responsibilities and Specifications Table A Item 11, the utilities have been shown on the survey from observed evidence in the field, utility markings from Ohio811 Excavation Ticket No. B516300192, and plan information received from Ohio811 Design Ticket No. B516300193. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted.
- The Property is located within an area having a Zone Designation X (areas determined to be outside of the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 339153C0064e, with an effective date of 7/20/2009 for Community No. 390660, in Summit County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which the Property is situated.
- As of the date of the fieldwork, there were no observed encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no observed encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as listed below in the encroachment notes section.
- The Property has direct access to Hines Hill Road, a dedicated public street.
- As of the date of the fieldwork, there was no observed evidence of current earth moving work, building construction or building additions at the Property.
- There were no proposed changes in street right of way lines made available to the surveyor at the time of the survey. As of the date of the fieldwork, there was no observed evidence of recent street or sidewalk constructions.
- As of the date of the fieldwork, there was no observed evidence of use of the Property as a solid waste dump, sump or sanitary landfill.
- As of the date of the fieldwork, Lewis Land Professionals did not observe any wetland or stream markers on site and was not provided a field delineation by the owner.

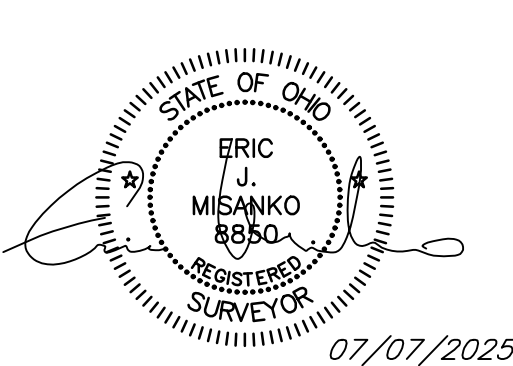
TITLE INFORMATION

Chicago Title Insurance Company Commitment No. 2537040258
with a commitment date of May 8, 2025 at 12:00 a.m.

Schedule B, Part II Items:

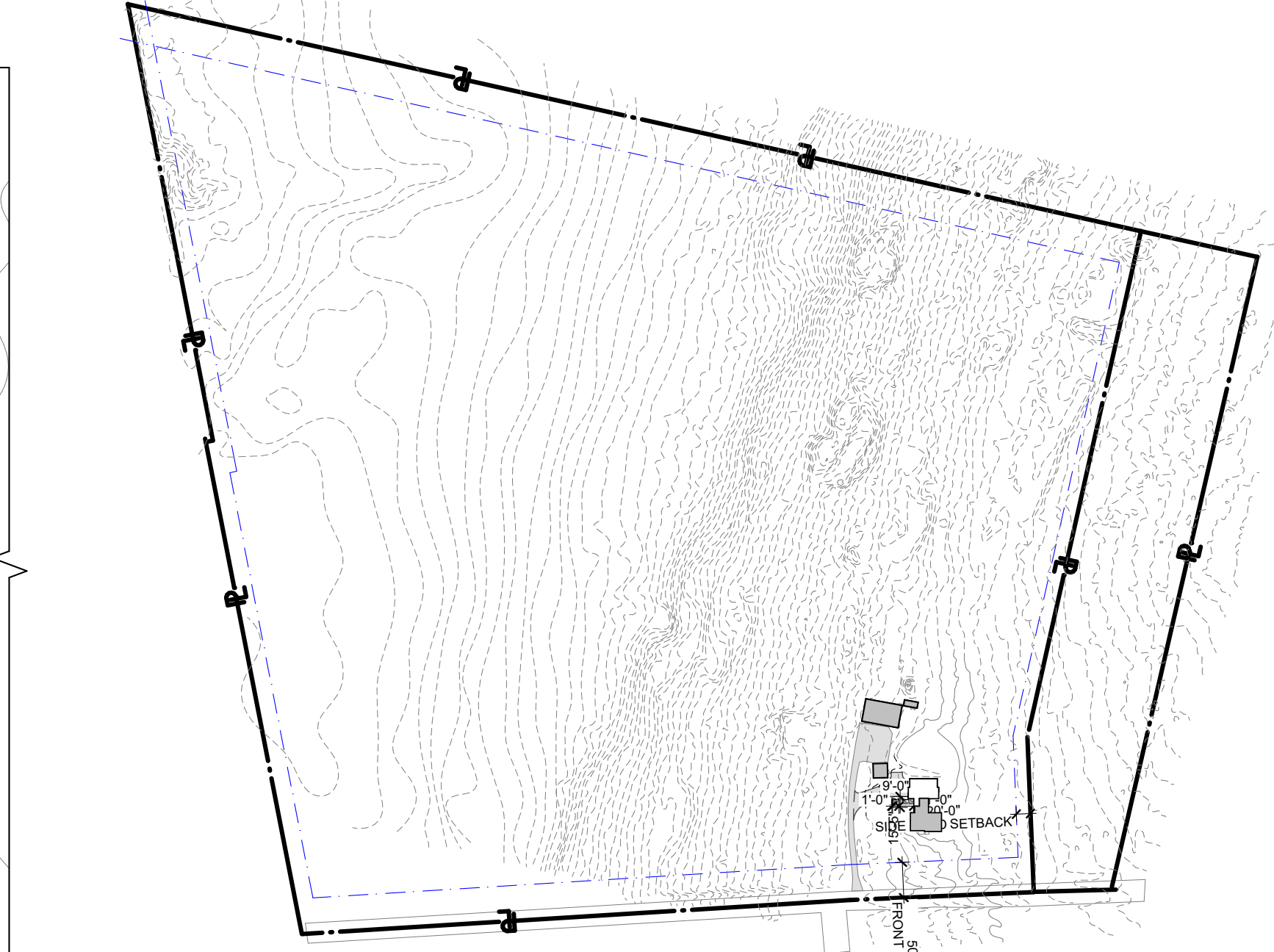
- through 13. are not a matter of survey.
- Ohio Edison Company 100 foot Transmission Line Easement as recorded in Vol. 3388, Pg. 335 of the Summit County Recorder's Records. This item does affect the subject parcel and is plotted hereon*.
- Oil and Gas Lease to Eastern Gas Transmission, Inc. as recorded in Lease Vol. 5603, Pg. 550 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- Eastern Gas Transmission, Inc. Right-of-Way Easement as recorded in Vol. 5696, Pg. 442 of the Summit County Recorder's Records. This item does affect the subject parcel and is blanket in nature and is therefore not plotted hereon*.
- Oil and Gas Lease to K.S.T. Oil & Gas Co., Inc. as recorded in Lease Vol. 6408, Pg. 615 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- Oil and Gas Lease to K.S.T. Oil & Gas Co., Inc. as recorded in Lease Vol. 6408, Pg. 620 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- Oil and Gas Lease to POI Energy, Inc. as recorded in Lease Vol. 6110, Pg. 739 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- K.S.T. Oil & Gas Co., Inc. Pipeline Right-of-Way Easement as recorded in Vol. 6705, Pg. 619 of the Summit County Recorder's Records. This item does affect the subject parcel and is blanket in nature and is therefore not plotted hereon*.
- Oil and Gas Lease to K.S.T. Oil & Gas Co., Inc. as recorded in Lease Vol. 6730, Pg. 666 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- Oil and Gas Lease to K.S.T. Oil & Gas Co., Inc. as recorded in Lease Vol. 6730, Pg. 664 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- Oil and Gas Lease to American Way Production Inc. as recorded in Lease Vol. 6803, Pg. 338 of the Summit County Recorder's Records. This item does affect the subject parcel but is blanket in nature and is therefore not plotted hereon*. Not a matter of survey.
- AT&T Corp. and AT&T Communications - East, Inc. 16.5 foot Easement as recorded in Doc. No. 55419322 of the Summit County Recorder's Records. This item does affect the subject parcel and is plotted hereon*.
- through 28. are not a matter of survey.

*Stating whether an item does affect or does not affect the subject parcel is a legal matter and is only the opinion of the surveyor and is not to be construed as legal advice or as legally binding.



Lewis Land Professionals, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Rd. Suite 100 Wadsworth, Ohio 44281
Phone: (330) 335-8232
www.landprosinc.com
SURVEY DATE: JUNE 2025
SHEET 2 OF 2
PROJ. No. 25-181 DRAWING NAME 25-181.dwg



ZONING NOTES

MINIMUM LOT SIZE
OPEN SPACE CONSERVATION DEVELOPMENTS: 10,000 SF

MINIMUM LOT WIDTH
TWO HUNDRED FEET, EXCEPT THAT THE MINIMUM LOT WIDTH MAY BE REDUCED TO A MINIMUM OF 100' IF THE DEVELOPMENT INCORPORATES OPEN SPACE CONSERVATION LOTS PURSUANT TO THE STANDARDS SET FORTH IN THIS SECTION AND SECTION 1207.06.

LOTS ABUTTING RAILROAD RIGHT-OF-WAY: IN ORDER TO ENABLE AN INCREASE IN THE REAR YARD SETBACK AND ALLOW ROOM FOR A LANDSCAPED BUFFER BETWEEN THE DWELLING AND THE RAILROAD RIGHT-OF-WAY WHEN A LOT ABUTS AND BACKS ONTO A RAILROAD RIGHT-OF-WAY, THE MINIMUM LOT WIDTH MAY BE REDUCED BY NOT MORE THAN 10% PROVIDED THE DEPTH IS AT LEAST 250'.

SETBACKS

FRONT YARD: 50'
SIDE YARD: 20' (PRINCIPAL RESIDENTIAL STRUCTURE)
25' (SIDE FACING ATTACHED GARAGE)

REAR YARD: 50'

MAXIMUM HEIGHT: 35'

BUILDING SITING AND ORIENTATION:

PRINCIPAL RESIDENTIAL STRUCTURES:
1. THE MAIN ENTRANCE TO THE RESIDENCE SHALL FACE THE STREET.

PRIVATE GARAGES:
1. DOORS OF ATTACHED GARAGES SHALL NOT FACE THE STREET.

DRIVEWAY CURB CUTS:
LOT WIDTHS OF MORE THAN 150' SHALL HAVE NO MORE THAN TWO DRIVEWAY CURB CUTS PER LOT.

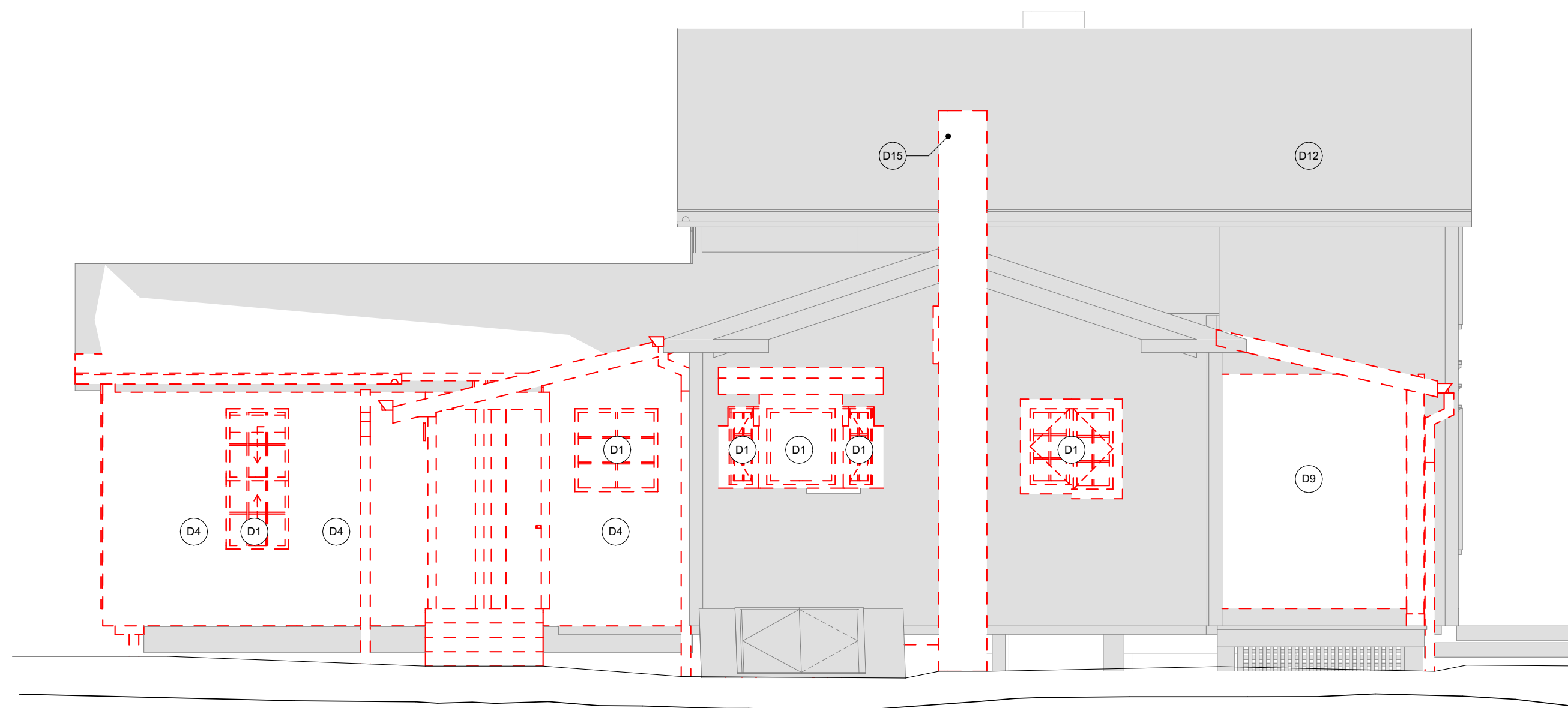
2 SITE KEY PLAN
SCALE: 1" = 200'

1 SITE PLAN
SCALE: 1" = 10'

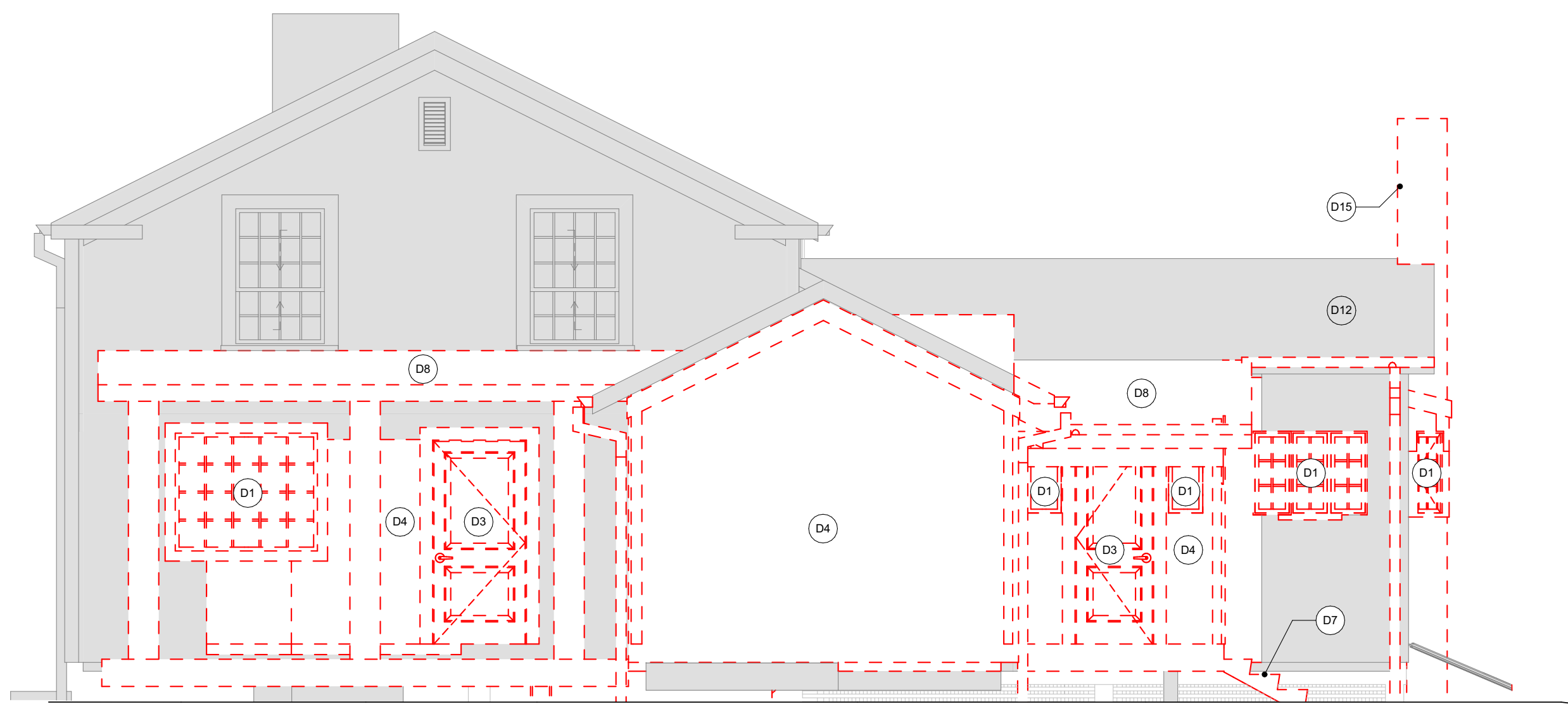
PROJECT #:			2605
ISSUE:			
SD CLIENT MEETING		06-10-2026	
PRELIM A/H/R		06-24-2026	



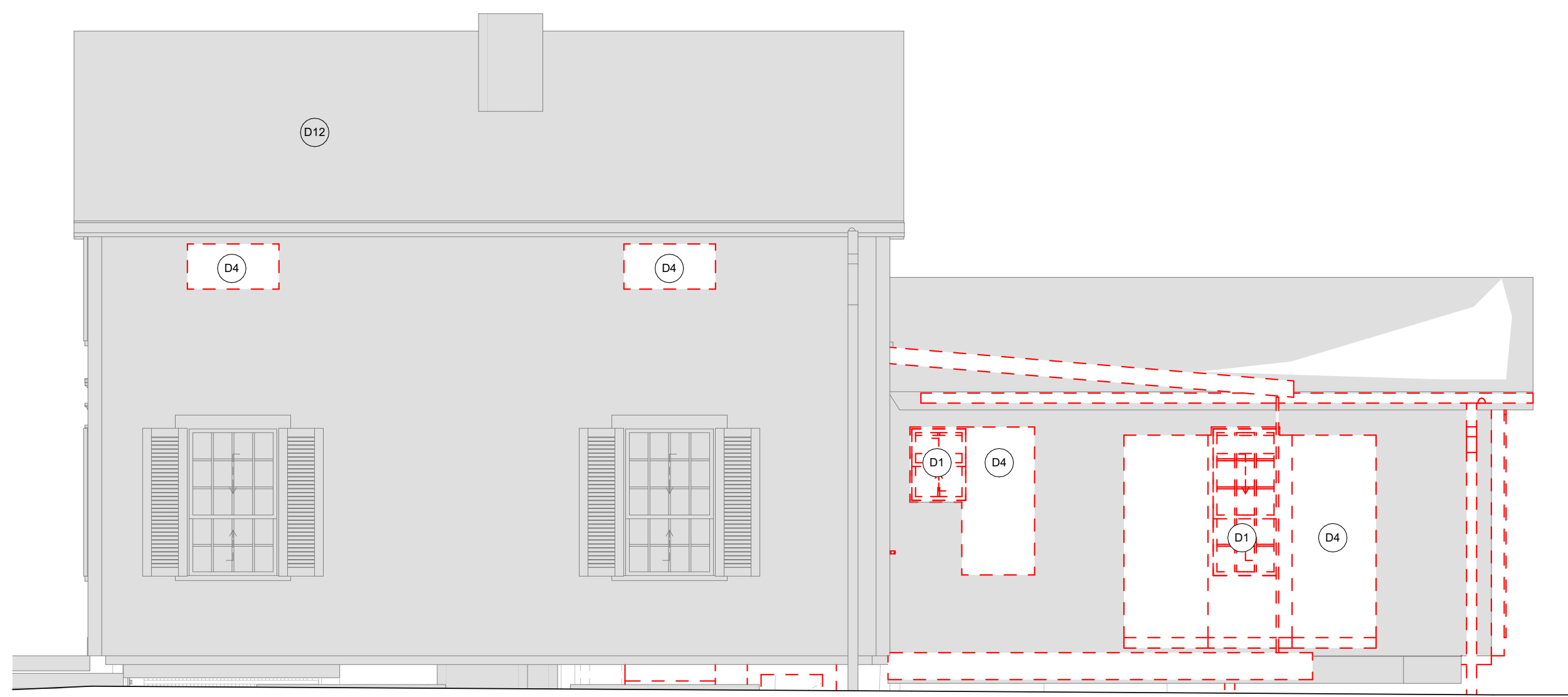
3 FRONT DEMOLITION ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



4 SIDE DEMOLITION ELEVATION - WEST
SCALE: 1/4" = 1'-0"



5 BACK DEMOLITION ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



6 SIDE DEMOLITION ELEVATION - EAST
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN CODED NOTES

NOTE: ALL CODED NOTES MAY NOT OCCUR ON EVERY SHEET

- EXISTING WINDOW TO BE DEMOLISHED. WINDOW AND SURROUNDING AREA TO BE CAREFULLY DEMOLISHED. STAGES OF DEMOLITION AND DISCOVERIES TO BE CAREFULLY DOCUMENTED. REMOVE EXISTING WINDOW IN ITS ENTIRETY INCLUDING ELEMENTS THAT ARE EMBEDDED IN EXISTING WALL. REMOVE ALL EXISTING EXTERIOR AND INTERIOR CALLINGS. THE REMOVAL OF WINDOW, DOOR, AND TRIM SHALL BE DONE IN SUCH MANNER AS TO NOT DAMAGE EXISTING ADJOINING WALLS. PREP AND CLEAN EXISTING WALL OPENING FOR NEW DOOR OR WINDOW INSTALLATION OR FILL TO MATCH EXISTING.
- REMOVE EXISTING WALL IN ITS ENTIRETY AND ASSOCIATED MECHANICAL AND PLUMBING WITHIN. REMOVAL OF WALL SHALL BE DONE IN SUCH MANNER AS TO NOT DAMAGE EXISTING ADJOINING WALLS. WHERE DEMOLITION OCCURS AND ADJUTS EXISTING CONSTRUCTION INDICATED TO REMAIN, CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED.
- REMOVE AND SALVAGE EXISTING DOOR AND FRAME IN ITS ENTIRETY. THE REMOVAL OF DOOR AND FRAME SHALL BE DONE IN SUCH MANNER AS TO NOT DAMAGE EXISTING ADJOINING WALLS. PREP AND CLEAN EXISTING WALL OPENING FOR NEW DOOR OR WINDOW INSTALLATION OR FILL TO MATCH EXISTING.
- REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW DOOR OR WINDOW. REFER TO PLUMBING AND DOOR OR WINDOW SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE EXISTING FIXTURES WITH OWNER & SALVAGE FOR REUSE.
- REMOVE EXISTING PLUMBING FIXTURE. INFILL ABANDONED OPENINGS TO MATCH FLOOR ASSEMBLY AND PREP SUBFLOOR FOR NEW FINISH.
- REMOVE ALL APPLIED NON-HISTORIC FLOORING MATERIAL. REMOVE AND ATTACHMENTS DOWN TO THE ORIGINAL CONCRETE SUBSTRATE. PREP SURFACE FOR INSTALLATION OF NEW FINISH FLOORING.
- REMOVE EXISTING STAIRS AND HANDRAIL. PREP AND INFILL OPENINGS WITH NEW FLOOR ASSEMBLY TO MATCH EXISTING CONSTRUCTION. REFER TO PLANS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING ROOFING MEMBRANE, SHEATHING, AND FRAMING COMPLETELY.
- REMOVE EXISTING SCREENED IN PORCH SCREENS AND FRAMES. REMOVE EXISTING SCREEN DOOR.
- REMOVE AND SALVAGE EXISTING MILLWORK FOR REUSE OR INSTALLATION PER OWNER'S DISCRETION. PATCH AND REPAIR WALL AT AREAS AFFECTED BY CONSTRUCTION.
- REMOVE EXISTING LIGHT FIXTURES AND ASSOCIATED WIRING. COORDINATE NEW SCOPE OF WORK WITH REFLECTED CEILING PLANS.
- EXISTING SHINGLES TO BE REMOVED AND REPLACED.
- REMOVE EXISTING CEILING.
- REMOVE PORTION OF EXISTING FOUNDATION WALL. PREP WALL FOR NEW UTEH AND OPENING.
- REMOVE EXISTING CHIMNEY.
- REMOVE EXISTING CEILING TO ACCOMMODATE PLUMBING WORK ABOVE AND REVIEW STRUCTURAL INTEGRITY FOR NEW CONSTRUCTION.

DEMOLITION LEGEND

- EXISTING TO REMAIN
 - TO BE DEMOLISHED
 - POTENTIAL AREA FOR CLEANING MOCKUPS
 - POTENTIAL AREA FOR BRICK REPOINTING MOCKUPS
- ALL SUSPENDED CEILING TILES AND GRID TO BE REMOVED.
 - NOTIFY ARCHITECT PRIOR TO DEMOLITION IF ITEM INDICATED TO BE REMOVED IS SUSPECT AS STRUCTURAL ELEMENT.
 - REMOVAL AND DISPOSAL METHODS OF HAZARDOUS MATERIALS SHALL COMPLY WITH OSHA AND EPA REQUIREMENTS AS WELL AS ANY ADDITIONAL REQUIREMENTS WITHIN PROJECT SPECIFIC SUSTAINABILITY STANDARDS.
 - SELECTIVE DEMOLITION OF HISTORIC MASONRY ELEMENTS SHALL BE PERFORMED BY A MASONRY CONTRACTOR WITH A MINIMUM OF 10 YEARS EXPERIENCE IN THE DEMOLITION AND REPAIR OF EXISTING HISTORIC BUILDINGS.
 - ALL STONE REMOVED FROM THE EXISTING EXTERIOR WALLS SHALL BE SALVAGED FOR POSSIBLE REUSE ON THIS PROJECT.
 - REMOVE EXISTING SURFACE MOUNTED CONDUITS, PIPING, LIGHT FIXTURES, AND OTHER MISCELLANEOUS OBJECTS. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE DEMOLISHED AND REPLACED.

DEMOLITION PLAN GENERAL NOTES

- ITEMS TO BE REMOVED SHOWN DASHED. TYPICAL CONTRACTOR TO TAKE PRECAUTIONS DURING DEMOLITION NOT TO DAMAGE EXISTING HISTORIC FINISHES WHICH MAY BE VISIBLE, DISCOVERED, OR CONCEALED BEHIND EXISTING FINISHES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED.
- CONTRACTOR TO REMOVE ALL LOOSE NON-HISTORIC FINISHES TO SOUND SUBSTRATE OR WALLS, FLOORS, AND CEILINGS. WORK SHALL BE COMPLETED IN ACCORDANCE TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
- UNLESS NOTED OTHERWISE, ALL STONE WALLS, WOOD FLOORS, AND OTHER ORIGINAL ITEMS SHOULD BE CONSIDERED HISTORIC AND BE SALVAGED OR PROTECTED IN PLACE DURING CONSTRUCTION. CONFIRM WITH ARCHITECT IF QUESTIONS ARISE DURING DEMOLITION.
- PROVIDE TEMPORARY SHORING FOR FLOOR AND ROOF FRAMING TO REMAIN WHERE NECESSARY.
- MAINTAIN BUILDING IN WEATHERTIGHT CONDITIONS AT ALL TIMES.
- ALL DEMOLITION ITEMS ARE TO REMAIN THE PROPERTY OF THE OWNER AT THEIR DISCRETION.
- COORDINATE WITH FLOOR PLANS FOR NEW DOOR AND WINDOW OPENINGS.
- PERFORM PARTIAL WALL DEMOLITION IN ORDER TO ACCOMMODATE NEW HEADERS, BEAMS, AND POSTSCOLUMNS.
- ALL DEMOLITION ACTIVITIES SHALL BE COORDINATED WITH THE OWNER.
- ALL STRUCTURAL MEMBERS ARE TO REMAIN AND BE PROTECTED, UNLESS REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- STONE IS TO BE REPAIRED AND REPOINTED WHERE REQUIRED. ONLY OPEN AND DETERIORATED JOINTS SHALL BE REMOVED AND REPOINTED. DETERIORATED MORTAR AND UNSOUND MATERIALS SHALL BE EXCAVATED CAREFULLY AS TO NOT DAMAGE THE SURROUNDING STONE. NEW MORTAR SHALL MATCH THE EXISTING IN APPEARANCE. A SAMPLE OF THE DRAINING TYPE AND COMPOSITION OF THE BUILDING WILL BE SELECTED BY THE ARCHITECT AND SENT IN BY THE CONTRACTOR FOR TESTING TO DETERMINE TYPE AND COMPOSITION. JOINT SURFACES WILL BE RINSED TO REMOVE DUST AND MORTAR PARTICLES. A 2" x 2" AREA WILL BE TAPED OFF FOR MOCK UPS. REFER TO PRESERVATION REPORT #2: REPOINTING MORTAR JOINTS IN HISTORIC BUILDINGS (ROBERT C. MACK, FAIA & JOHN P. SPRECK).
DRAWINGS FOR ADDITIONAL INFORMATION.
- WHERE APPLICABLE, GLAZING IN DOUBLE HUNG WINDOWS SHALL BE REMOVED TO DETERMINE IF ANY OF THE ORIGINAL GLASS CAN BE IDENTIFIED. FRAMES WILL BE PREPARED FOR PAINTING BY SANDING AND SCRAPING W/O DAMAGE. FRAMES TO BE PRIME AND PAINTED ANY HISTORIC GLASS TO BE REINSTALLED AND NEW GLASS SHALL BE CLEAN AND NON-REFLECTIVE. WHERE WINDOWS ARE TOO DETERIORATED TO BE REPAIRED NEW REPLICA WINDOWS SHALL BE INSTALLED.
- ALL EXISTING PLUMBING SHALL BE REMOVED IN ENTIRETY. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AS ALLOWED BY CODE. CAP ALL LINES TO BE ABANDONED BEHIND FINISHED SURFACES. FILL AND LEVEL ALL HOLES IN FLOORS AND WALLS AFTER REMOVAL OR ADDITION OF PIPES, DUCTS, CONDUITS, AND OTHER PENETRATING ITEMS. MAINTAIN REQUIRED FIRE RATING.
- EXISTING HVAC SYSTEMS SHALL BE REMOVED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING LIGHT FIXTURES AND ASSOCIATED WIRING. REMOVE ALL EXISTING RECEPTACLES AND RELATED CONDUITS AND WIRING THAT ARE AFFECTED BY THE WALL DEMOLITION BACK THE ELECTRICAL PANEL, MAINTAIN CIRCUIT CONTINUITY. COORDINATE NEW SCOPE OF WORK WITH ELECTRICAL DRAWINGS.

FLOOR PLAN GENERAL NOTES

VERIFY DIMENSIONS AND CONDITIONS IN FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION.

PROVIDE SOUND DEADENING INSULATION AROUND BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND PLUMBING STACCS.

BLOCK WEBS SOLID AT BEARING WALL LOCATIONS ABOVE.

CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

PROVIDE 5/8" GYP BOARD TYPE "X" ON GARAGE CEILING.

ALL INTERIOR DOORS TO BE 1 3/4" SOLID CORE WOOD DOORS. COORDINATE WITH FINISH PLANS FOR FINAL FINISH SELECTIONS.

ALL INTERIOR TRIM TO BE POPLAR OR APPROVED EQUAL. COORDINATE WITH INTERIOR ELEVATIONS AND MILLWORK DRAWINGS FOR SELECT TYPES AND PROFILES.

ALL MILLWORK TO BE CUSTOM PER DRAWINGS.

REFER TO CONSULTANT DRAWINGS IF APPLICABLE FOR COORDINATION OF WORK BETWEEN TRADES.

WOOD HEADERS (I.N.O.)

OPENING	HEADERS	NON BEARING	BEARING
UP TO 4'-0"	(2) 2 X 8	1 JACK, 1 KING	1 JACK, 1 KING
4'-0" - 6'-0"	(2) 2 X 10	1 JACK, 1 KING	2 JACK, 1 KING
6'-1" - 8'-0"	(2) 2 X 12	1 JACK, 1 KING	2 JACK, 1 KING
8'-1" - 10'-0"	(2) 11 IN LVL	2 JACK, 1 KING	3 JACK, 1 KING

SUBSTITUTION CHART:

LVL SIZE	WF STEEL SIZE
(2) 12" LVL	W12 x 15
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(2) 12" LVL	W14 x 17
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(2) 12" LVL W/ 1/2" PL	W16 x 26
(2) 14" LVL W/ (2) 1/2" PL	W16 x 40

INDICATES WEB STIFFENING BELOW BEARING WALL ABOVE.

INDICATES AREA OF ADDITIONAL FRAMING REQUIRED.

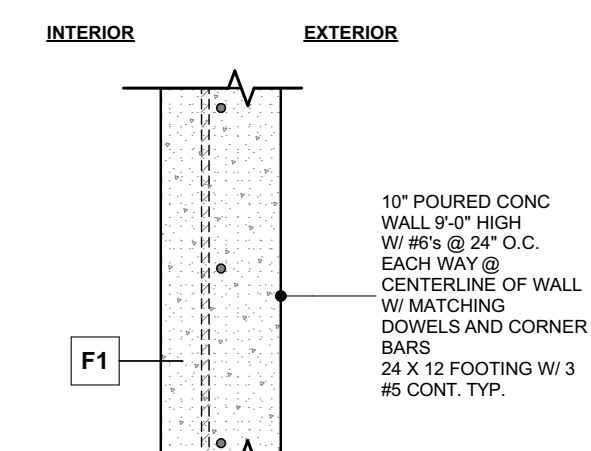
INDICATES POINT LOAD FROM ABOVE.

INDICATES LOCATION OF BEARING WALL ABOVE.

INDICATES BEARING WALL.

FOUNDATION WALL TYPES

NOTE: WALL INFORMATION IS DEMONSTRATED IN PLAN VIEW.



FOUNDATION PLAN GENERAL NOTES

COLUMN & FOOTING SCHEDULE

A 3" STD WEIGHT (7.6 PLF) STEEL COLUMN W/ 12" CAP AND BASE PLATE. W/ 8" 0" BOLTS AT EACH PLATE. FOOTING TO BE 3'-4" X 3'-6" X 12" W/ #4 @ 5" EACH WAY.

SUBSTITUTION CHART:

LVL SIZE	WF STEEL SIZE
(2) 12" LVL	W12 x 15
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(2) 12" LVL	W14 x 17
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(2) 12" LVL W/ 1/2" PL	W16 x 26
(2) 14" LVL W/ (2) 1/2" PL	W16 x 40

GENERAL NOTES

BLOCK WEBS SOLID AT BEARING WALL LOCATIONS ABOVE.

CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOLID BLOCKING AT ALL POINT LOAD LOCATIONS.

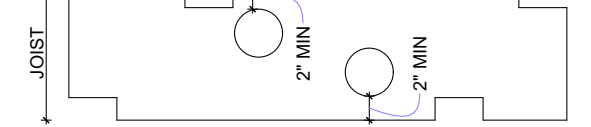
ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL MIN.

COORDINATE EXACT LOCATIONS OF BEARING WALL ABOVE.

COORDINATE EXACT LOCATIONS OF FLOOR DRAIN WITH MECH CONTRACTOR.

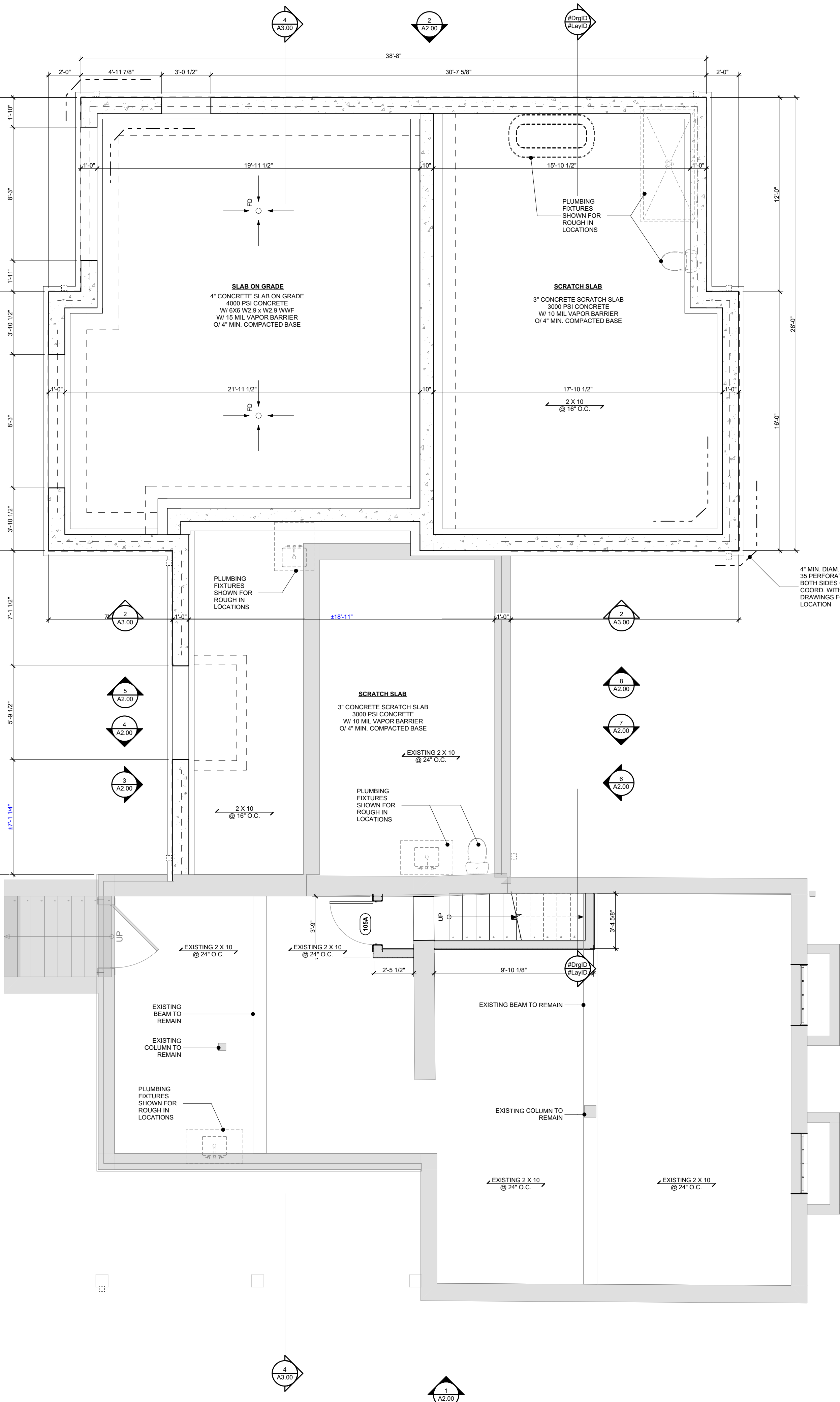
IN ORDER TO REMAIN EXPOSED, WEBS OF T&Ts MUST BE PROTECTED WITH APPLIED FIRE PROTECTION (I.E. GYPSUM BOARD, FIBER BLANKET, INTUMESCENT COATING).

FOAM INSULATION (BOARD OR SPRAY) MUST BE CLASS ONE FIRE RATED OR COVERED BY A THERMAL BARRIER (I.E. GYPSUM BOARD, INTUMESCENT COATING).

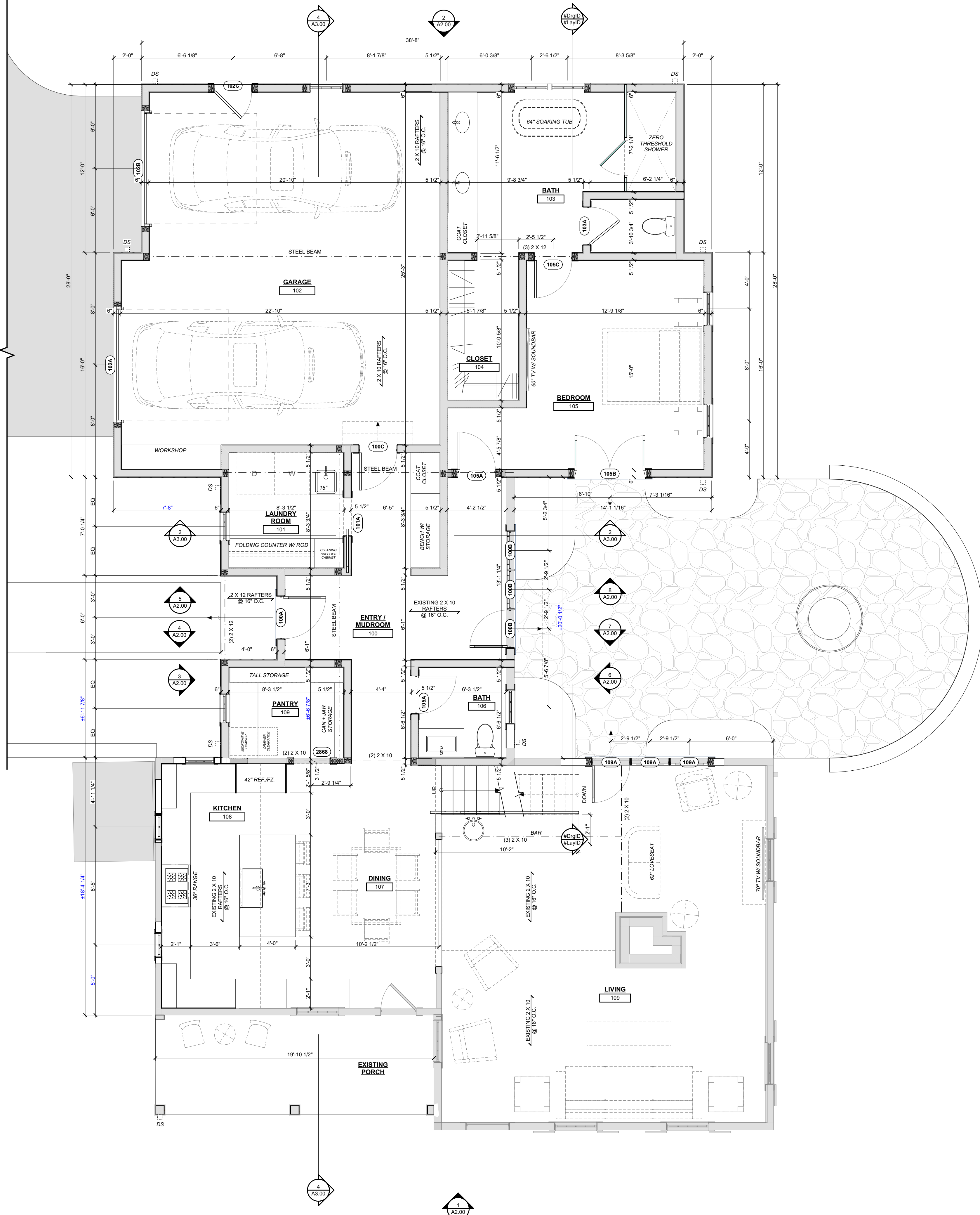


SECTION 502.2
NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OR THE SPAN. WHERE JOISTS ARE NOTCHED ON THE ENDS FOR A LESSER, THE NOTCH SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. CANTILEVERED JOISTS SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN.
HOLES DRILLED OR BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OR THE JOIST AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

SECTION 502.2
ANY STUD IN AN EXTERIOR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 20% OF ITS WIDTH. STUDS IN NON-BEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLES IS NO GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH TO THE EDGE OF THE STUD AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.



2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

VERIFY DIMENSIONS AND CONDITIONS IN FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON DRAWINGS CONFLICT WITH FIELD CONDITIONS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO RESOLVE THE DISCREPANCY.

PROVIDE SOUND DEADENING INSULATION AROUND BEDROOMS, BATHROOMS, MECHANICAL ROOMS, AND PLUMBING STACKS

BLOCK WEBS SOLD AT BEARING WALL LOCATIONS ABOVE

CONTRACTOR TO EXTEND ALL POSTS DOWN TO SOUND FOUNDATION. INSTALL FULL DEPTH SOUND BLOCKING AT POINT AND LOCATION

ALL FOOTINGS TO EXTEND DOWN TO FROST LEVEL. MIN. 4' DEPTH

COORDINATE EXACT LOCATIONS OF DRAIN FLRAIN WITH MECH. CONTRACTOR

PROVIDE 1/2" GYP. BOARD TYPE "X" ON GARAGE CEILING

MIN. GY. BOARD DO NOT BE 1/4" SOLID CORE WOOD DOORS. COORDINATE WITH FINISH PLANS FOR FINAL FINISH SELECTIONS

ALL INTERIOR TRIM TO BE POPLAR OR APPROVED ALTERN. COORDINATE WITH INTERIOR ELEVATIONS AND MILLWORK DRAWINGS FOR TRIM TYPES AND FINISH SELECTIONS

ALL MILLWORK TO BE CUSTOM PER DRAWINGS

REFER TO CONSULTANT DRAWINGS IF APPLICABLE FOR COORDINATION OF WORK BETWEEN TRADES

WOOD HEADERS (U.N.O.)			
OPENING	HEADERS	NON BEARING	BEARING
UP TO 4'-0"	(2) 2 X 8	1 JACK, 1 KING	1 JACK, 1 KING
4'-0" - 6'-0"	(2) 2 X 10	1 JACK, 1 KING	2 JACK, 1 KING
6'-1" - 8'-0"	(2) 2 X 12	1 JACK, 1 KING	2 JACK, 1 KING
8'-1" - 10'-0"	(2) 11 1/4 LVL	2 JACK, 1 KING	3 JACK, 1 KING

SUBSTITUTION CHART:	WF STEEL SIZE
LVL SIZE	
(2) 12" LVL	W10 x 15
(2) 14" LVL	W12 x 16
(2) 16" LVL	W14 x 22
(2) 18" LVL	W16 x 26
(3) 12" LVL	W10 x 17
(3) 14" LVL	W12 x 16
(3) 16" LVL	W14 x 22
(3) 18" LVL	W16 x 26
(2) 16" LVL/W/ 1/2" PL	W16 x 26
(2) 16" LVL/W/ (2) 1/2" PL	W16 x 40

AREA OF ROOF OVERBUILT
CRICKETS/SADDLE

STANDING SEAM
METAL ROOF

DOWNSPOUT AND GUTTER

VENT

← SLOPE DIRECTION

INDICATES BEARING WALL
BELOW

PER PROJECT, VERIFY WITH STRUCTURAL

ROOF TRUSS CRITERIA

TCLL= 20 PSF
TCDL= 20 PSF
BCDL= 15 PSF

NET UPLIFT= 15 PSF
USE (2) SIMPSON SWDC15600 SCREWS AT TRUSS BRG

OVERHANG DIMENSIONS ARE NOTED FROM THE EXTERIOR FACE OF THE TRUSS TO THE EXTERIOR FACE OF THE SUB FASCIA BOARD.

ALL BEARING ELEVATIONS NOTED ARE FROM THE INSIDE FACE OF THE 2X FRAMING U.S.O.

OVERFRAMING AND CRICKETS TO BE CONSTRUCTED OF A MINIMUM 2 X 8 FRAMING.

ALL ROOF PENETRATIONS TO BE COORDINATED WITH CRICKETS TO PREVENT INSTANT TILT TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

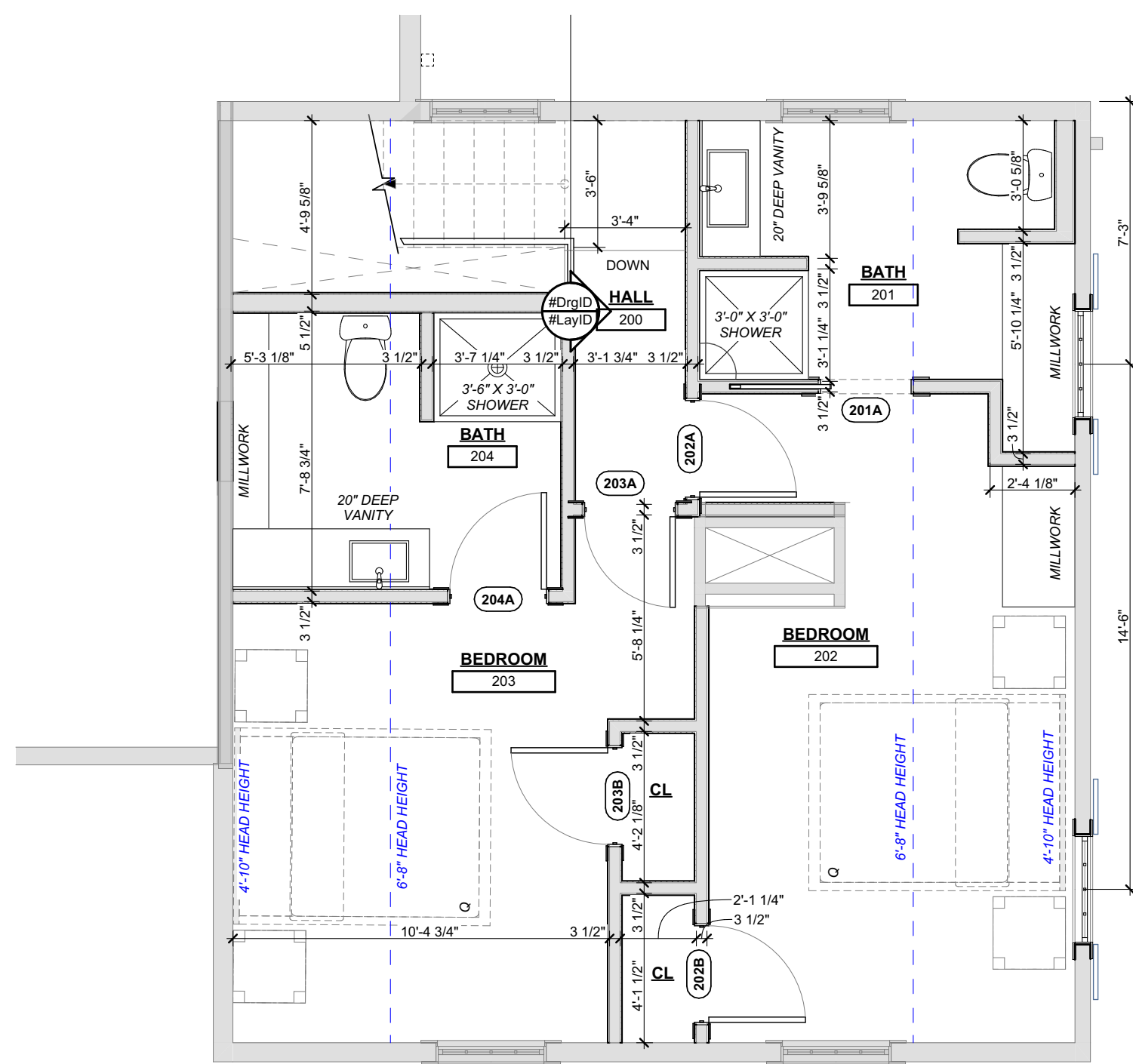
FLASH AND TERMINATE ALL ROOF PENETRATIONS PER MANUFACTURERS RECOMMENDATIONS U.S.O.

IN THE EVENT THAT A LIGHTNING PROTECTION SYSTEM IS TO BE PROVIDED, G.C. TO COORD. W/ E.C.

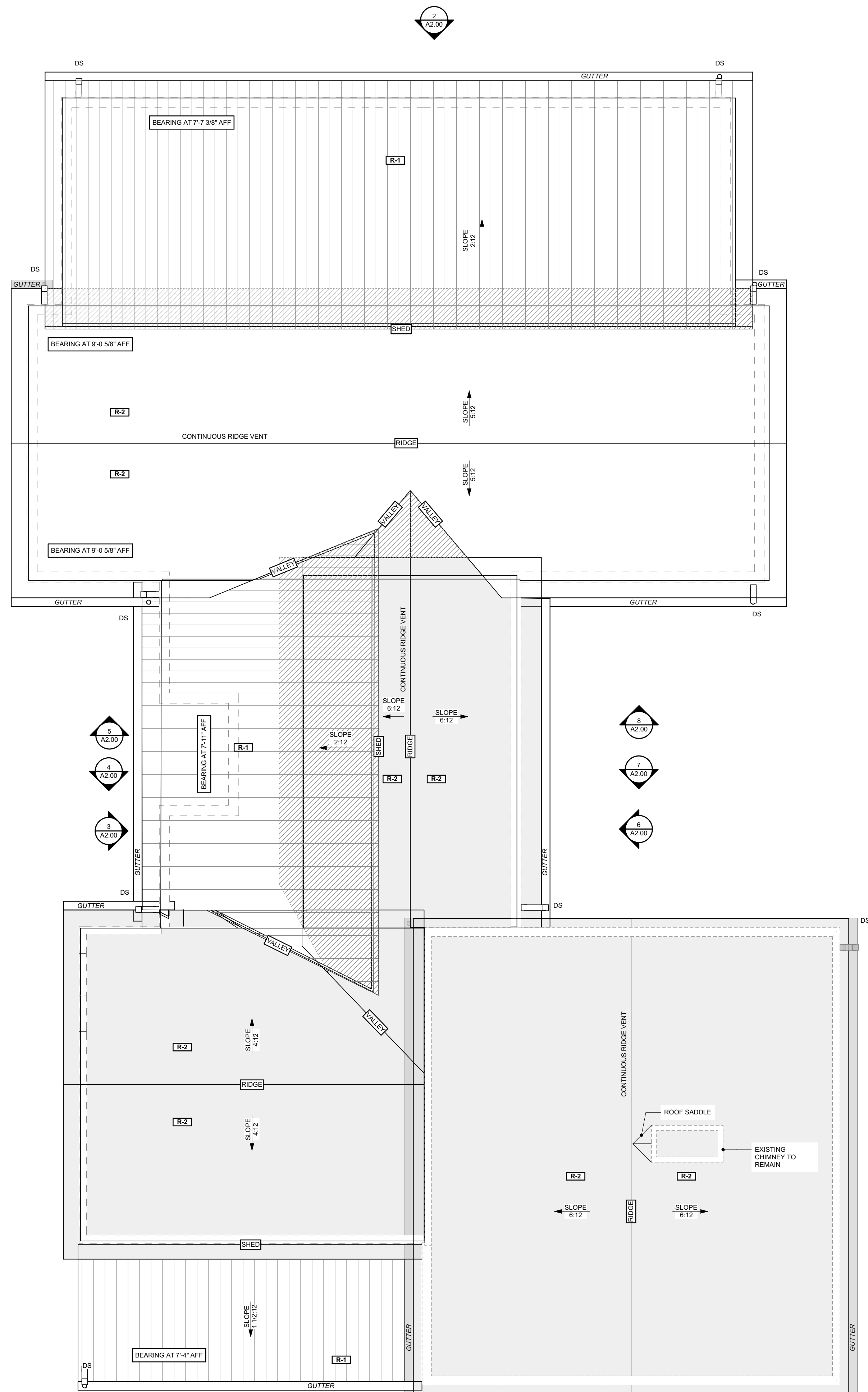
GUTTER PROFILES SHALL BE SUBMITTED FOR APPROVAL.

PROVIDE A MINIMUM OF 3" ICE GUARD AT ALL EAVES. WRAP OVER FLASHING AND VALLEY OF ROOF.

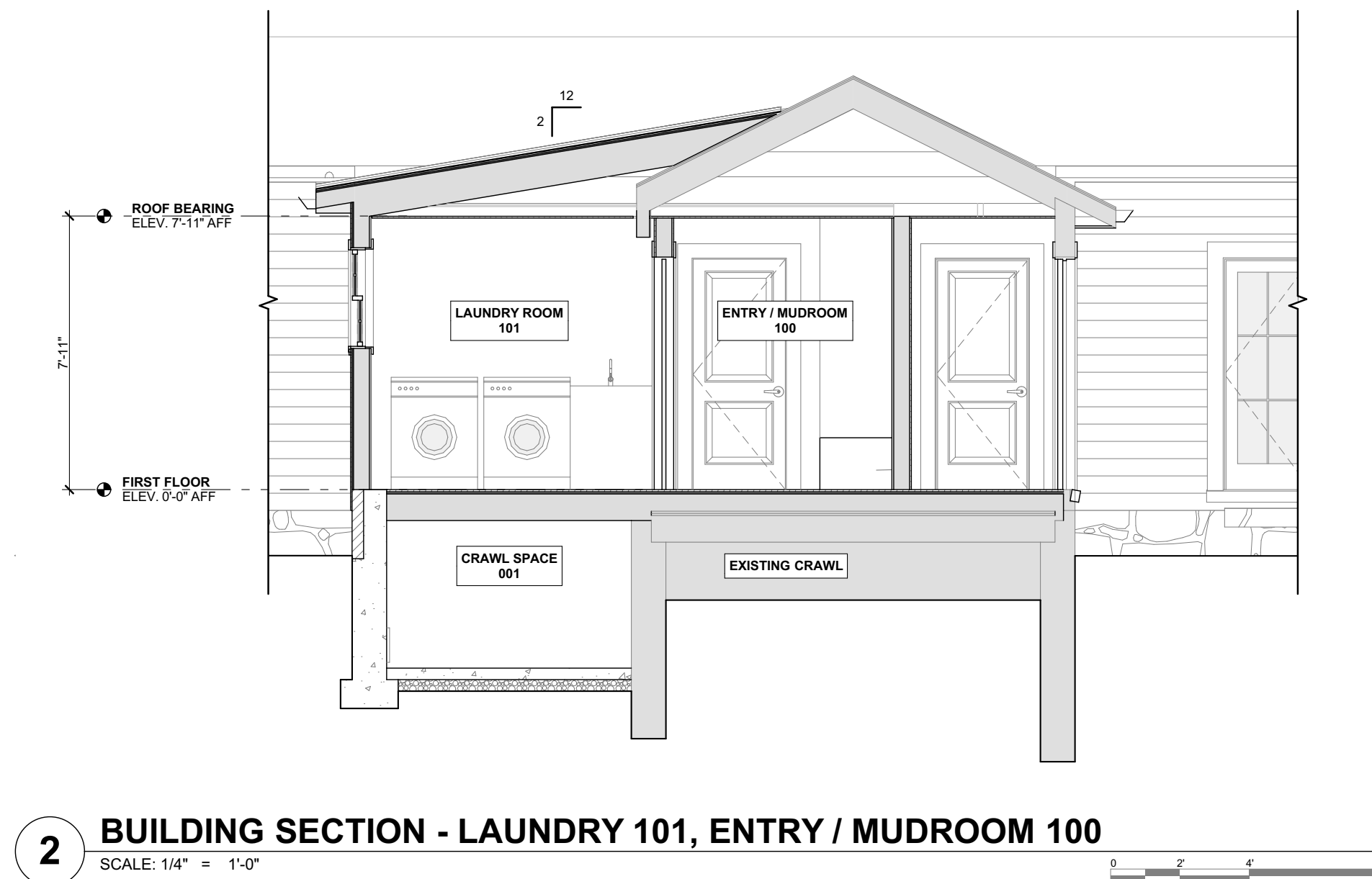
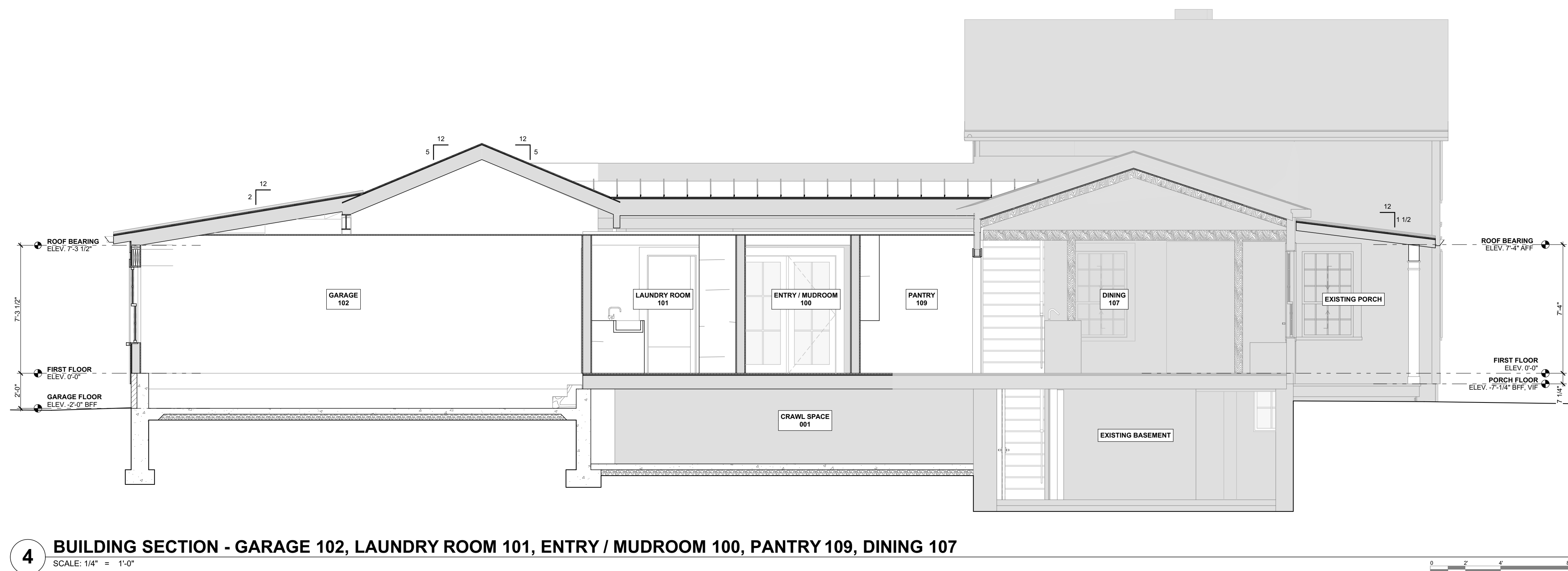
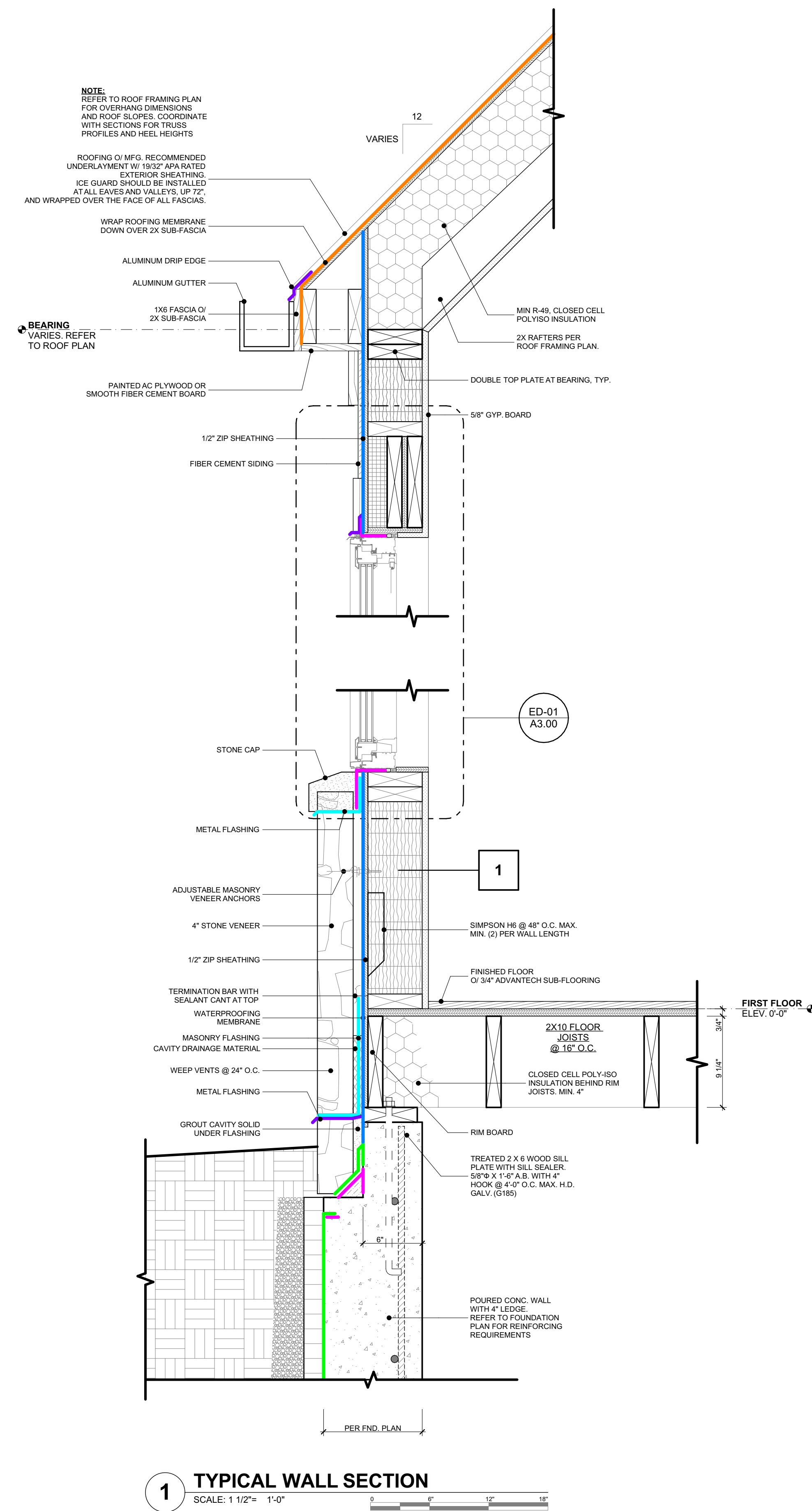
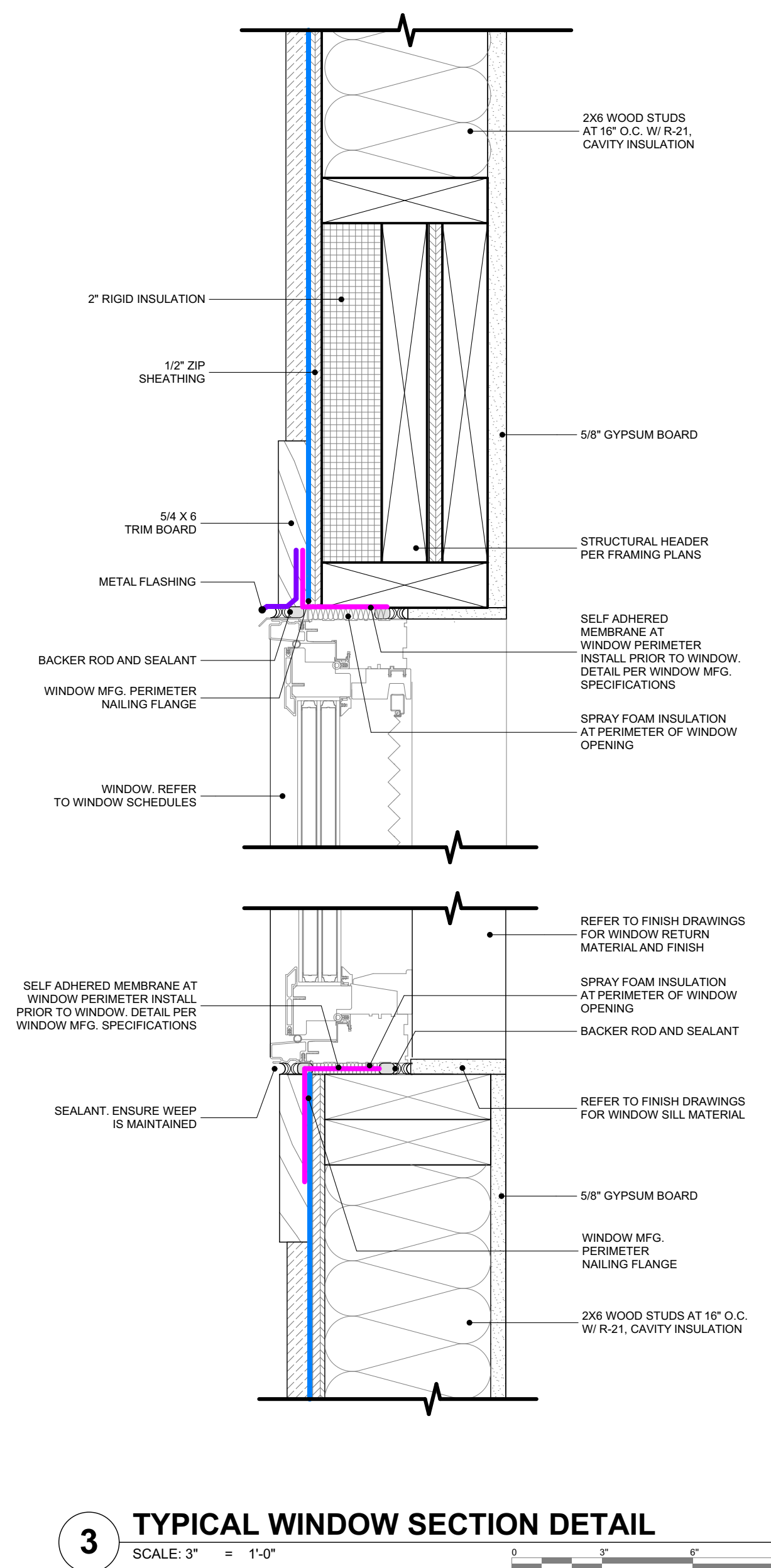
SUBMIT COLOR SAMPLE OF ROOF FLASHINGS FOR APPROVAL, PRIOR TO ORDERING.



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



2 ROOF PLAN



DESIGN 1

DESIGN 2

DESIGN 3

DESIGN 4

DESIGN 5

DESIGN 6

DESIGN 7

DESIGN 8

Drop design shown 1" wide x 7" high

Design Options

DEPTH SHELF

COPED EDGES

NON-COPED EDGES

TRUE OVERED LITE

SHAPE OVERED LITE

CONSTRUCTION LIMITED 5YR WARRANTY	5.4 LAYER WOODWORKING SYSTEM	① CHERRY ② WALNUT ③ OAK
MATERIAL LIMITED 1YR WARRANTY		④ OPTIONAL FINISH MATERIAL ⑤ HARD MATERIAL ⑥ HARD FINISH ⑦ FINISHED ⑧ FINISHED ⑨ FINISHED ⑩ FINISHED
FINISH LIMITED 2YR WARRANTY		⑪ FINISH ⑫ FINISH ⑬ FINISH ⑭ FINISH ⑮ FINISH ⑯ FINISH ⑰ FINISH ⑱ FINISH ⑲ FINISH ⑳ FINISH
WARRANTY LIMITED 2YR WARRANTY		⑳ FINISH ㉑ FINISH ㉒ FINISH ㉓ FINISH ㉔ FINISH ㉕ FINISH ㉖ FINISH ㉗ FINISH ㉘ FINISH ㉙ FINISH

① CHERRY
② WALNUT
③ OAK

④ OPTIONAL
FINISH MATERIAL

⑤ HARD MATERIAL
⑥ HARD FINISH
⑦ FINISHED
⑧ FINISHED
⑨ FINISHED
⑩ FINISHED

⑪ FINISH
⑫ FINISH
⑬ FINISH
⑭ FINISH
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“Drop” CLIP

“DROP” LATCH

BOTTOM JOINTLINE

Our products are made in the USA with American-made materials.



RESERVE® WOOD

SEMI-CUSTOM

Add the beauty and value of a Clippes® Reserve® Wood Semi-Custom garage door to your home, a line of six authentic, all-natural wood door styles that will enhance the character of your home.

25

HANDCRAFTED CARRIAGE HOUSE WOOD DOORS

- Handcrafted, 2 layer, non-insulated wood doors in authentic carriage house designs.
- Built with a sleek-out appearance and convenient swing-out acting operation.
- Available in three wood species. All slat grade species, styles and profiles are made from Redwood, Cedar or white oak. Each Virtue Entry® wood panel (smooth and grooved) are available with Hemlock slats and rails.
- Two divided windows with clear glass or standard. Occure and Insulated glass options are also available. See page 51 for options.
- All doors are built to your preference, finished and White or to your colorized. See page 44 for staining options. Custom stain and color options are available.
- View unvarnished with optional aluminum weathered roller helps seal out the elements and protect the bottom of the door.
- Doors come standard with slide lift handles and step strops.
- Option decorative hardware shown on page 46.

DESIGN 5

Window/Top Sections

RECT	RECT	RECT	RECT	SOLID
RECT	RECT	RECT	RECT	RECT

To view additional designs, window and top section available, please visit www.virtueentry.com

Wood Options

STYLING		COLOR		FINISH	
STYLING A-1	STYLING B-1	Color 1	Color 2	STYLING C-1	STYLING C-2
PAVING	PAVING	Color 1	Color 2	STYLING C-1	STYLING C-2

Paint color shown cannot be exact

26

DESIGN 1

DESIGN 2

DESIGN 3

DESIGN 4

DESIGN 5

DESIGN 6

Door design shown with 1 1/4" RAISE

Rustic® Rustic Handcrafted Garage Doors with 1 1/4" Raised Panels, Standard Doors and Overlay Finishes. Rustic Handcrafted is a full line of products. Rustic Handcrafted is not a franchise company.

2 LAYER CONSTRUCTION

- WOOD RAILS
- WOOD PANELS
- WOOD SLATS

WOOD GRAIN LIMITED 1YR WARRANTY

WOOD GRAIN LIMITED 1YR WARRANTY

DAWN LIMITED 2YR WARRANTY

NOT TOTAL WARRANTY

