



REVISIONS:

1.



Know what's below.
Call before you dig.

OHIO
HUDSON

ENGINEERING DEPARTMENT

- Approved
- Approved, as noted
- Rejected

Reviewed By: Anthony L. Calabro
6:25 pm, Feb 26, 2021

**TOPOGRAPHIC SURVEY
& SITE PLAN**
for
The Buckley Residence
by
LDA Builders, Inc.

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Sublot 10 in the Lake Christine Subdivision, as recorded in Doc. #56294530.

LEGEND

- Ex. Contour
- PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING
- PR. SILT FENCE

- AS-BUILT PR. GRADE
- Ex. Grade
- PR. DRAINAGE

- TREE TO BE REMOVED

- PR. CONST. ENTRANCE

- PR. DOWNSPOUT

Ex. = Existing PR. = PROPOSED

- Ex. San/Stm. MH.

- Ex. Pedestals

- Ex. Hydrant

- Iron Pin Fnd./Set
- Iron Pipe Fnd.
- Mon. Fnd.

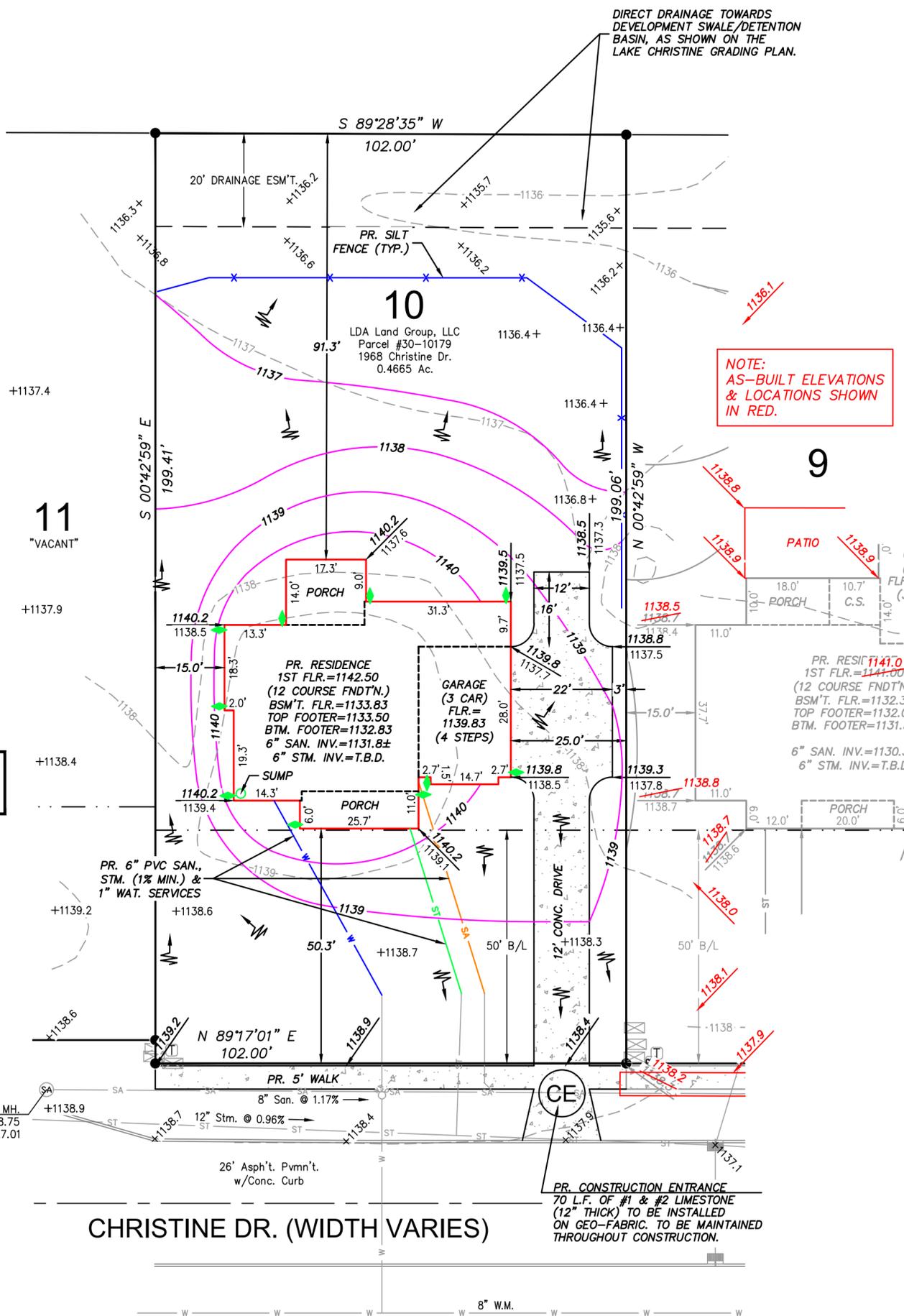
NOTE:
CONCRETE WASHOUT PIT
LOCATED AT ENTRANCE
TO DEVELOPMENT.



SCALE: 1" = 20'

DATUM:

B.O.B.: RECORD PLAT
VERT: IMPROVEMENT PLANS



DIRECT DRAINAGE TOWARDS
DEVELOPMENT SWALE/RETENTION
BASIN, AS SHOWN ON THE
LAKE CHRISTINE GRADING PLAN.

NOTE:
AS-BUILT ELEVATIONS
& LOCATIONS SHOWN
IN RED.

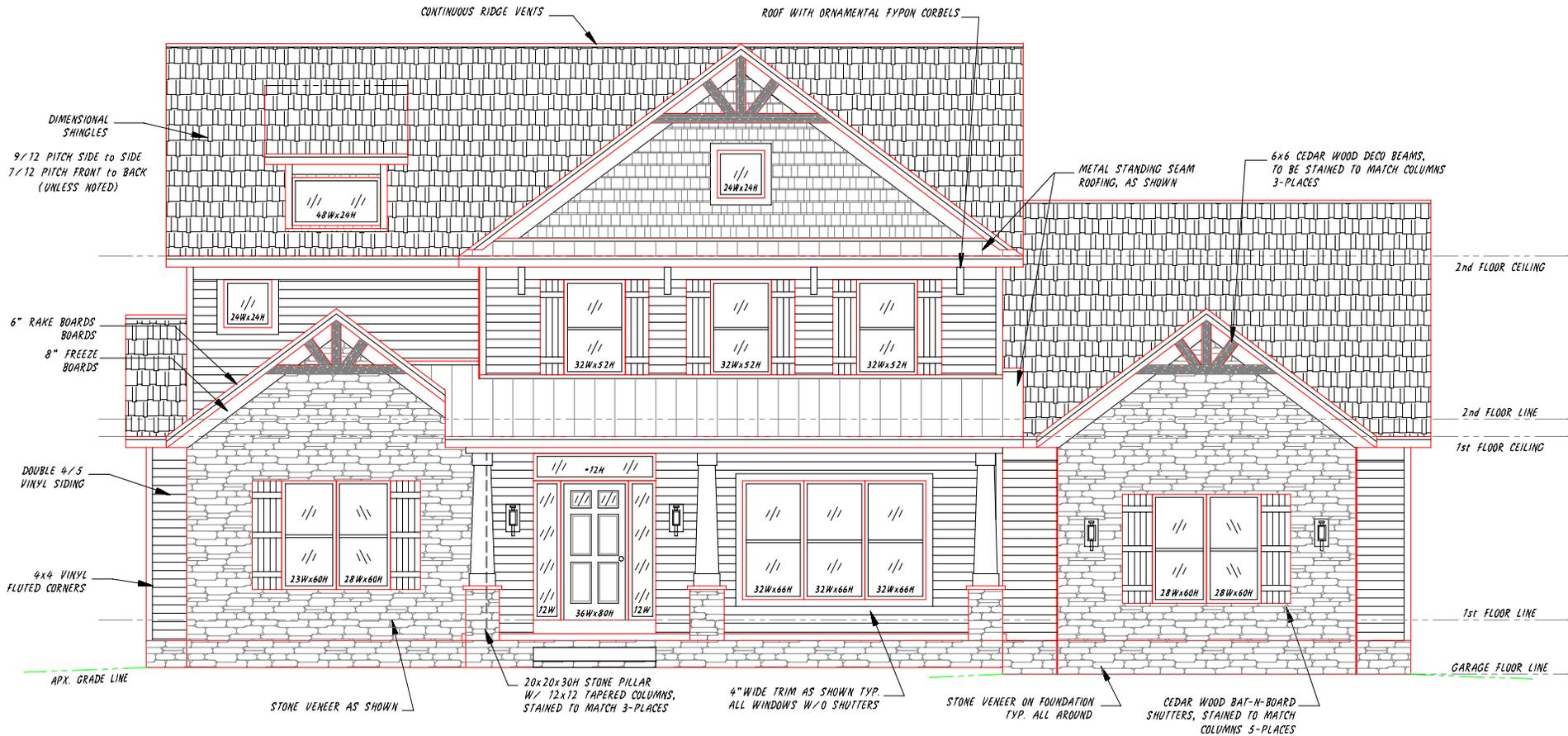
NOTE:
CONCRETE WASHOUT PIT
LOCATED AT ENTRANCE
TO DEVELOPMENT.

PR. CONSTRUCTION ENTRANCE
70' L.F. OF #1 & #2 LIMESTONE
(12" THICK) TO BE INSTALLED
ON GEO-FABRIC, TO BE MAINTAINED
THROUGHOUT CONSTRUCTION.

CONSTRUCTION NOTES:

1. The 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. All grades shall comply w/corresponding government office.
3. All swales must maintain a minimum slope of 1%.
4. Maintain positive yard drainage away from house.
5. Contractor to notify utilities protection services/ OUPS prior to construction.
6. Contractor shall verify location and depths of existing laterals & verify if proper connections can be made to house. Contact corresponding government office if discrepancies occur.
7. All sewer connections must maintain a minimum slope of 1%.
8. A foundation sump pump is required.
9. Silt fence must surround any excavation areas so that no silt escapes site.
10. 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.

<p>SURVEYED BY:</p> <p>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: FEB. 2021
	CLIENT: LDA BUILDERS	PROJ.: 2018063
	SCALE: 1" = 20'	FILE: 2018063.dwg
	DRAWN BY: KDD	CHECKED BY: KDD
	CREW: GRE	SHEET: 1 OF 1
SHEET SIZE: 17" X 22"		



Front Elevation (s/l 10 - 1968 Christine Drive)

PARCEL # 30-10179
 S/L 10 - Lake Christine
 1968 Christine Drive, Hudson, Ohio 44236
 Apx. Lot Size - 102' Frontage x 199.41' Deep on the left, 0.4665 acres
 Overall House Size - 62'Wx57'-8"D, 2776 Sq ft on lot
 3025 Sq ft Living Area,
 (1731 Sq ft on First floor & 1294 Sq ft on Second floor)
 1731 Sq ft Basement and 595 Sq ft of Garage

ILCO10

ILCO BUILDERS INCORPORATED
 Boston Hts., Ohio U.S.A. • Phone/Fax: Cleveland(330) 528-3800 • Akron(330) 342-4240
 TITLE: TOWNBRIDGE II, 2-STORY (302.5 sq ft) NO. 20-1.C010-10 FRONT ELEVATION

REVISIONS	DATE	BY

SCALE: 1/8" = 1'-0"
 DATE: 07/27/17
 DRN: JL
 EKO: JL
 TAP: JLD

CUSTOMER: Marshall & Karolina Buckley



Rear Elevation

CUSTOMER Marshall & Karolina Buckley	SCALE .25" = 1' DATE 02/22/21 DR'N /Z AP'VD	REVISIONS	BY DATE	ILIDA BUILDERS IN CORPORATION Boston Hts., Ohio U.S.A. • Phone/Fax Clevel(350) 528-3800 • Akron(350) 342-4240 TITLE TOWBRIDGE II, 2-STORY (3025 sq.ft.) NO. 20-LC00-12 REAR ELEVATION
				NO.



Left Side Elevation



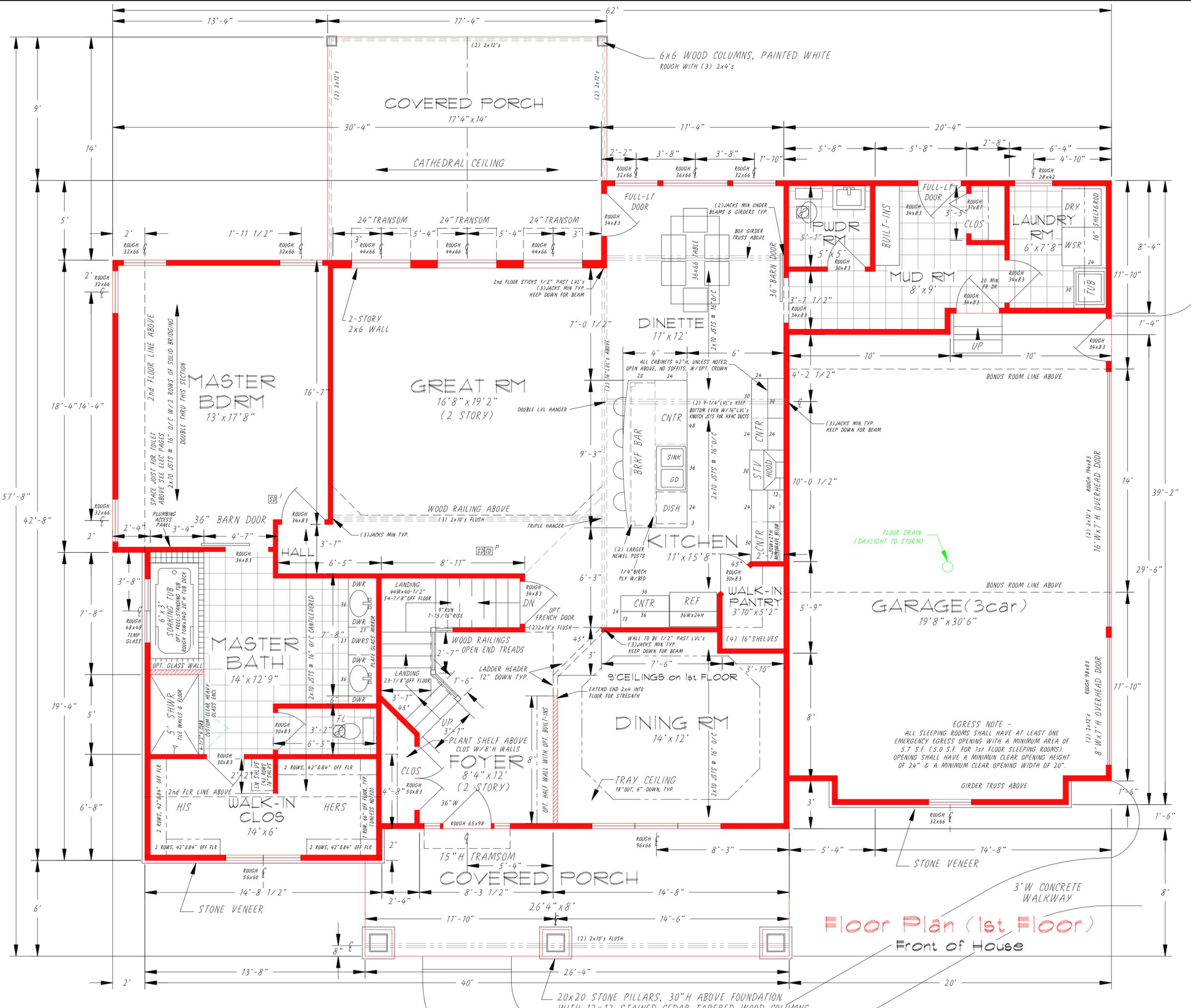
SCALE	DATE	DR'N	AP'VD	REVISIONS	BY	DATE
.25" = 1'	02/22/21	Z				



Right Side Elevation

CUSTOMER	Marshall & Karolina Buckley	
	SCALE	.25" = 1'
DATE	02/22/21	DR'N
DR'N	/Z	AP'VD
DATE		BY
REVISIONS		DATE
<p style="text-align: center;">ILIDA BUILDERS ILIDA BUILDERS INCORPORATED Boston Hts., Ohio U.S.A. • Phone/Fax Cleveland (330) 528-3800 • Akron (330) 342-4240 TITLE TOWNBRIDGE II, 2-STORY (3025 sq.ft.) NO. 20-LC010-13 RIGHT SIDE ELEVATION</p>		





Floor Plan (1st Floor)
 Front of House

CONCRETE DRIVE

EGRESS NOTE -
 ALL SLEEPING ROOMS SHALL HAVE AT LEAST ONE
 EMERGENCY EGRESS OPENING WITH A MINIMUM AREA OF
 5.7 S.F. (5.0 S.F. FOR 1st FLOOR SLEEPING ROOMS).
 OPENING SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT
 OF 24" & A MINIMUM CLEAR OPENING WIDTH OF 20".

CUSTOMER: **Marshall & Karolina Buckley**
 SCALE: 1/8" = 1'-0"
 DATE: 02/22/21
 DRN: /Z
 APVD: /
 REVISIONS: /
 BY: / DATE: /

 Boston Hts., Ohio U.S.A. • Phone/Fax Cleveland(330) 528-3800 • Akron(330) 342-4240
 TITLE: **TOWBRIDGE II, 2-STORY (3025 sq.ft.)**
 NO.: **20-LC10-23**
FLOOR PLAN (1st Floor)

HVAC NOTES

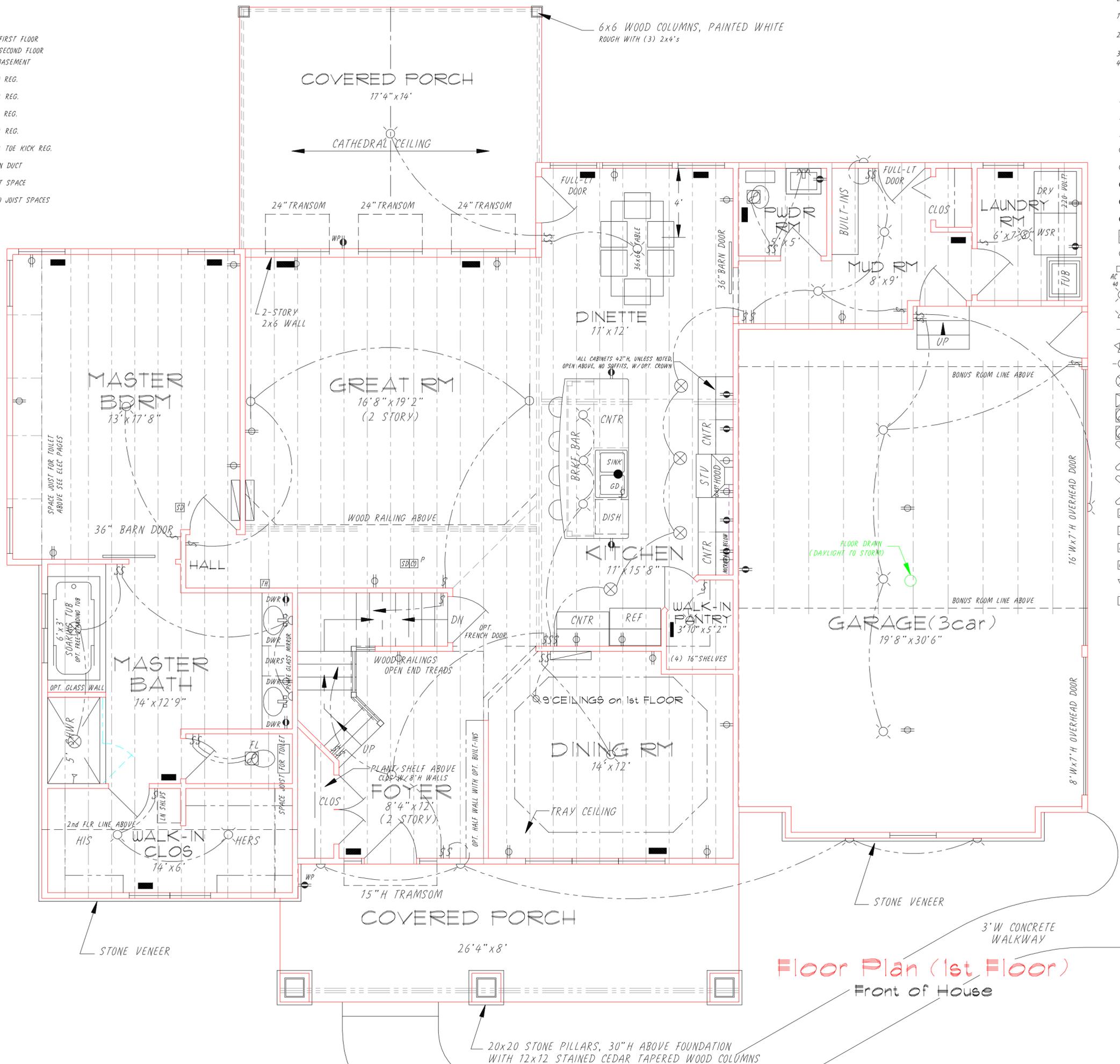
ALL HVAC TO BE INSTALLED PER LOCAL CODES

- - SUPPLY LOCATED ON FIRST FLOOR
- ▨ - SUPPLY LOCATED ON SECOND FLOOR
- - SUPPLY LOCATED IN BASEMENT
- 4" RND DUCT WITH 2x10 REG.
- 6" RND DUCT WITH 2x12 REG.
- 6" RND DUCT WITH 4x10 REG.
- 7" RND DUCT WITH 4x12 REG.
- - 6" RND DUCT WITH 2x12 TOE KICK REG.
- - 4x10 REG. LOCATED IN DUCT
- ▨ - RETURN AIR ONE JOIST SPACE
- ▨ - RETURN AIR TWO JOIST SPACES

ELECTRICAL NOTES

- 1) ALL ELECTRICAL TO BE INSTALLED PER CURRENT N.E.C. & LOCAL CODES
- 2) MAIN SERVICE PANEL AMPS SHOWN ON PLAN
- 3) ALL OUTLETS ARE TAMPERPROOF
- 4) ALL OUTLETS ARE ARCH FAULT PROTECTED EXCEPT COUNTER TOP, GARAGE, 220V'S AND BASEMENT GFI

- SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- GFI OUTLET
- WP WEATHERPROOF GFI OUTLET
- FLOOR OUTLET
- 220V OUTLET
- AC 220V AC DISCONNECT 40 AMPS
- CEILING LIGHT
- WALL LIGHT
- TRACK LIGHT
- FLOOD LIGHT
- PC PULL-CHAIN LIGHT
- RECESSED LIGHT
- FLUORESCENT LIGHT
- EXHAUST FAN
- FL EXHAUST FAN W/ LIGHT
- CEILING FAN
- LT CEILING FAN W/ LIGHT
- SD SMOKE DETECTOR (IONIZATION TYPE)
- CO² CO² DETECTOR (PHOTOELECTRIC TYPE)
- TH THERMOSTAT
- CH DOORBELL CHIMES
- ▽ PHONE JACK
- TV JACK



Floor Plan (1st Floor)
Front of House

ILD & A BUILDERS
 IN CORP. A.T.E.D.
 Boston Hts., Ohio U.S.A. • Phone/Fax (330) 528-3800 • Akron (330) 342-4240
 NO. **20-LC010-23**
 ELEC & HVAC LAYOUT
TOWNSHIP II, 2-STORY (3025 sq.ft.)
FLOOR PLAN (1st Floor)

SCALE 1/8" = 1'	DATE 02/22/21	DRN /Z	APVD	REVISIONS	BY DATE
Marshall & Karolina Buckley					

HVAC NOTES

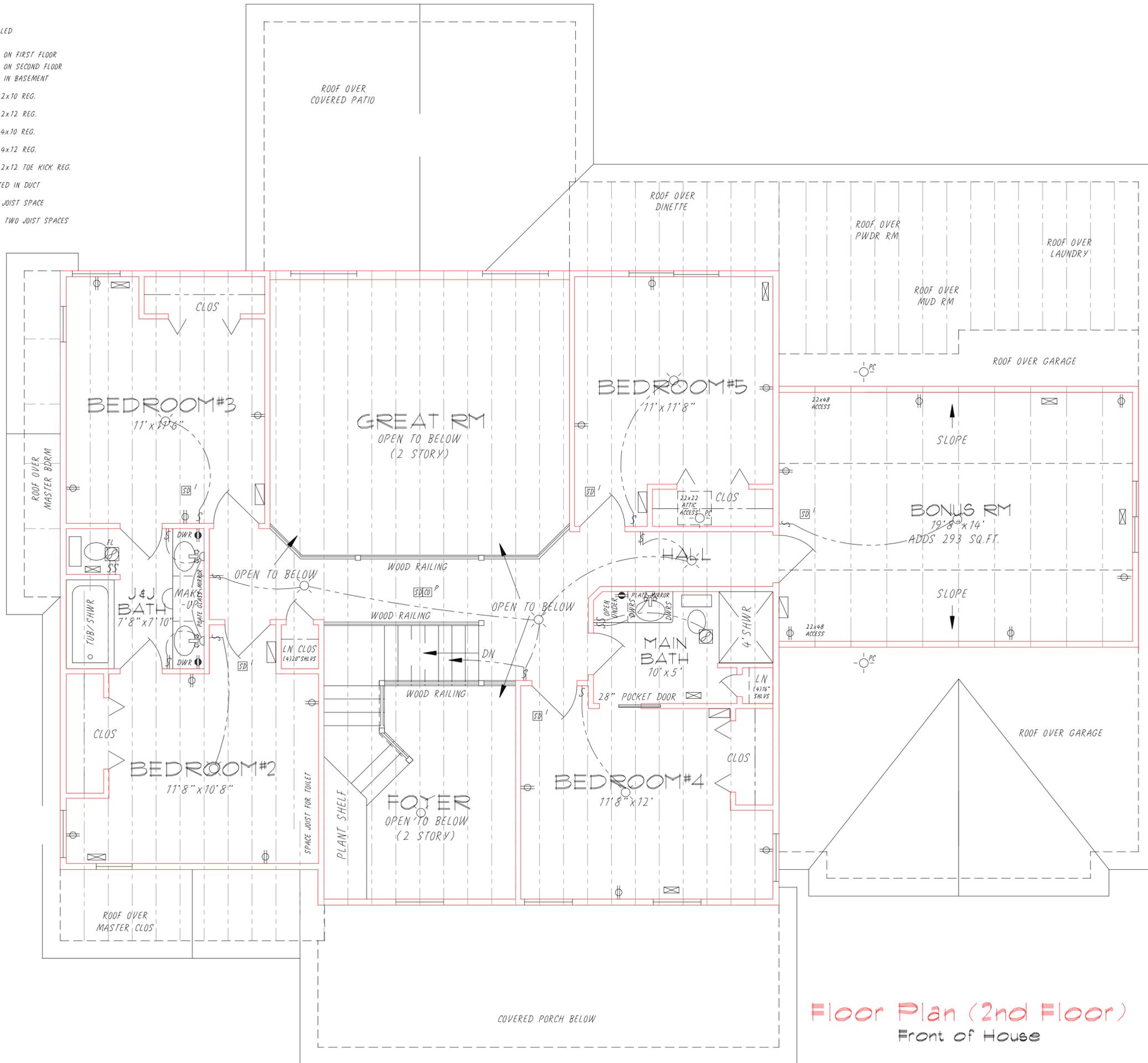
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- 6" RND DUCT WITH 4x10 REG.
- 7" RND DUCT WITH 4x12 REG.
- - 6" RND DUCT WITH 2x12 TOE KICK REG.
- - 4x10 REG. LOCATED IN DUCT
- ▤ - RETURN AIR ONE JOIST SPACE
- ▥ - RETURN AIR TWO JOIST SPACES

ELECTRICAL NOTES

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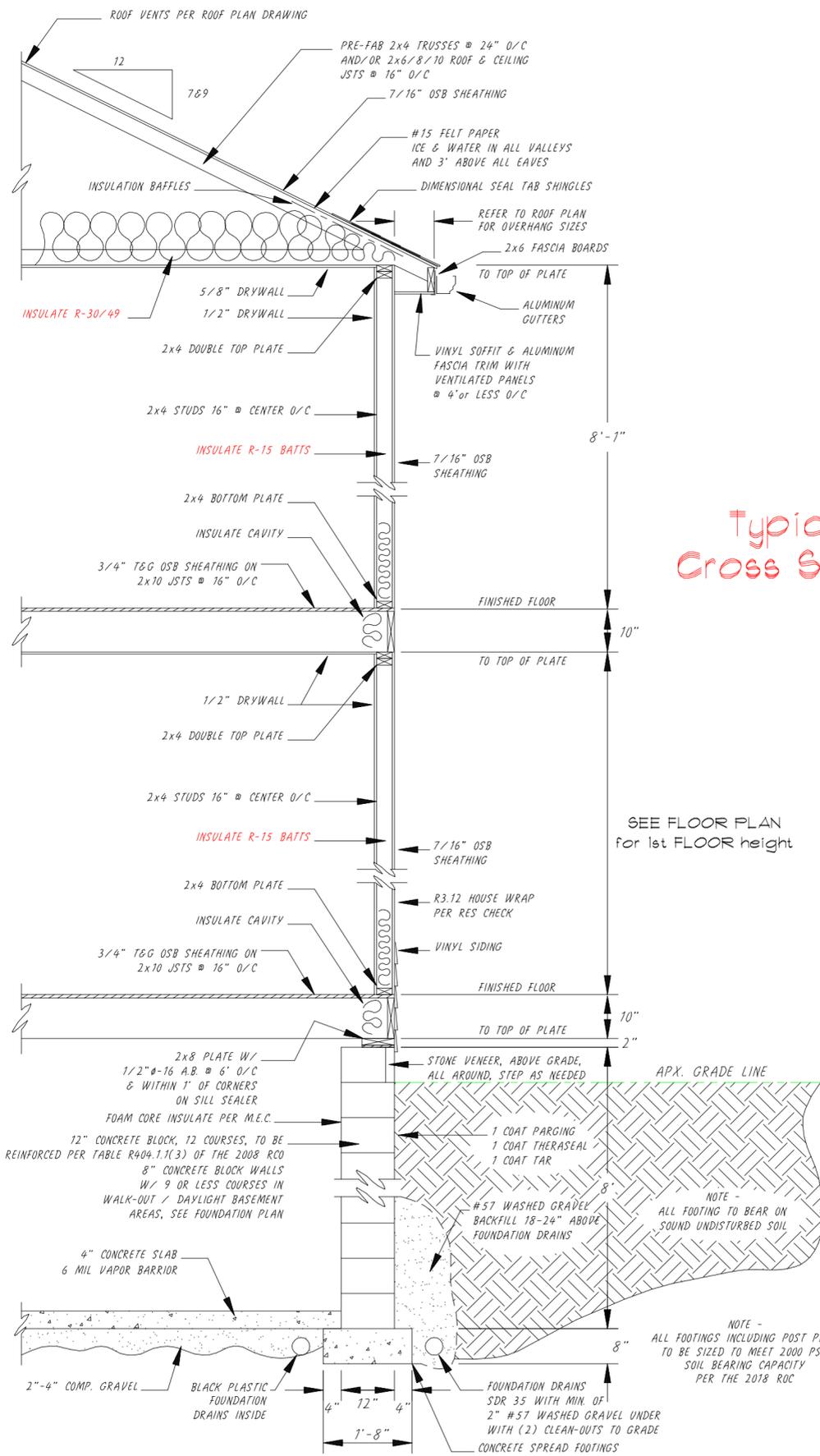
- ⎓ SINGLE POLE SWITCH
- ⎓ 3 WAY SWITCH
- ⎓ 4 WAY SWITCH
- SINGLE OUTLET
- ⊕ DUPLEX OUTLET
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- ⊕ FL EXHAUST FAN W/LIGHT
- ⊕ CEILING FAN
- ⊕ LT CEILING FAN W/LIGHT
- SD SMOKE DETECTOR (IONIZATION TYPE)
- CO² CO² DETECTOR (PHOTOELECTRIC TYPE)
- TH THERMOSTAT
- CH DOORBELL CHIMES
- ▽ PHONE JACK
- TV JACK



Floor Plan (2nd Floor)
Front of House

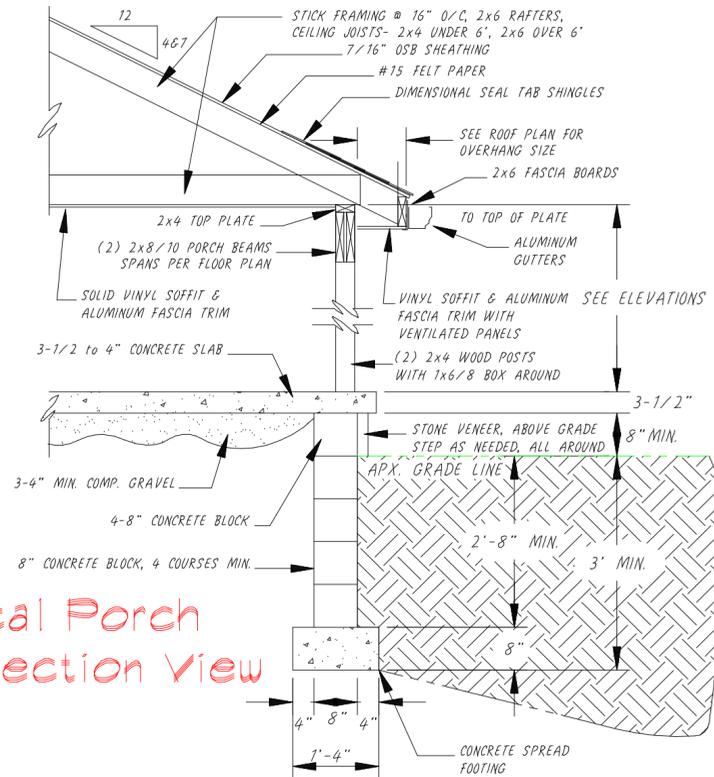
ILIDA BUILDERS
 IN CORPORATION
 Boston Hts., Ohio U.S.A. • Phone/Fax (330) 528-3800 • Akron (330) 342-4240
 NO. **20-LC00-24**
 ELEC & HVAC LAYOUT
TOWBRIDGE II, 2-STORY (3025 sq.ft.)
FLOOR PLAN (2nd Floor)

SCALE	.25" = 1'	BY	DATE	REVISIONS
DATE	02/22/21	DRN	/Z	APVD
Marshall & Karolina Buckley				

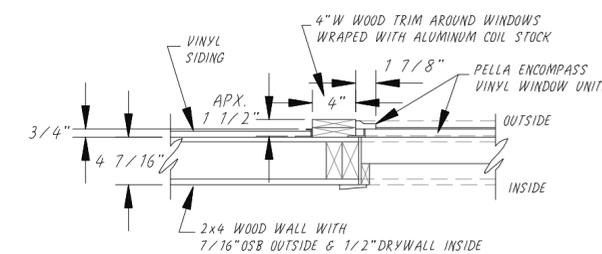
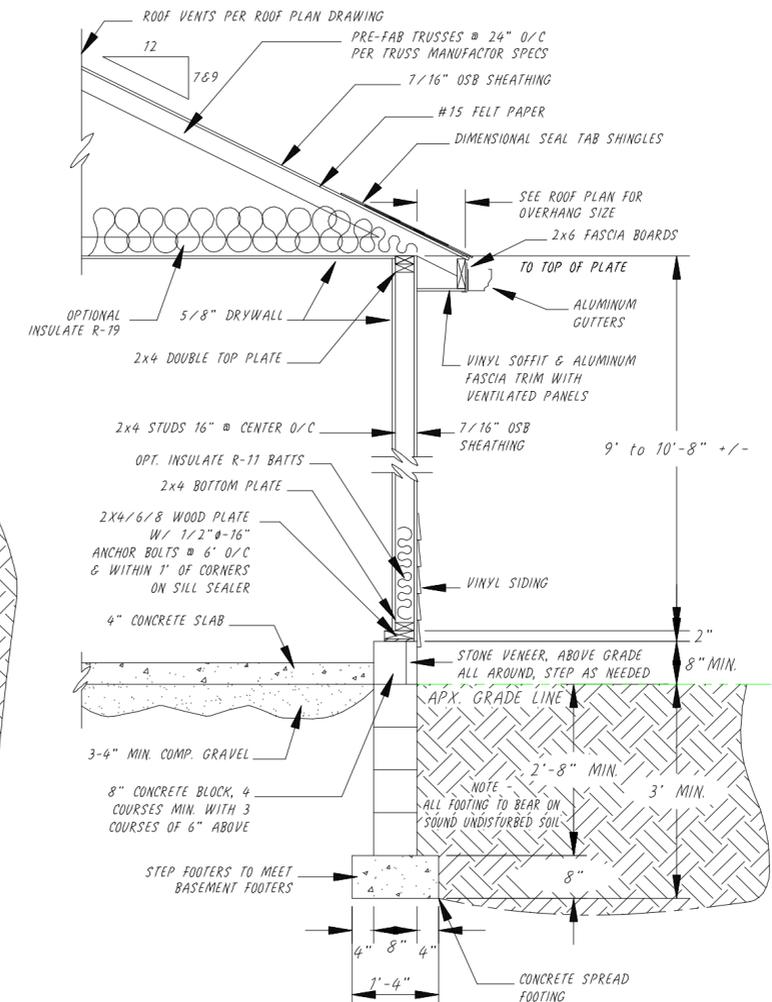


Main House Wall Cross Section View

Typical Porch Cross Section View



Garage Wall Cross Section View



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

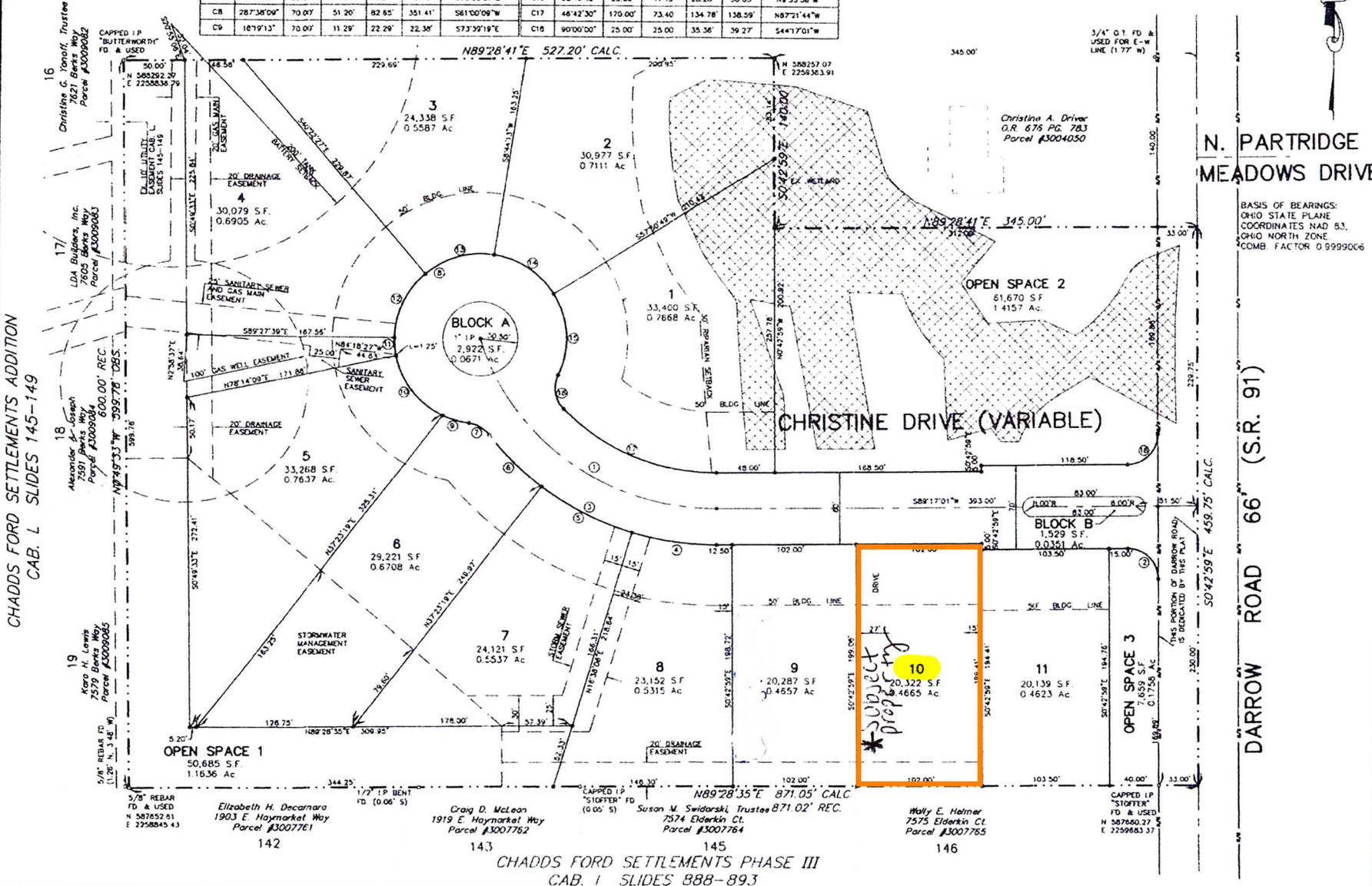
CONSTRUCTION NOTES (2018 RCO)

- 1) ALL ROOF PITCHES TO BE A 9/12 SIDE TO SIDE & A 7/12 FRONT TO BACK, UNLESS NOTED, INCLUDING GARAGES, PORCHES & CANTILEVERS
- 2) ALL PARALLEL WALLS TO HAVE DOUBLE JOISTS AND CROSS BLOCKING UNDER THEM
- 3) GARAGE WALLS, BETWEEN GARAGE & HOUSE, AND GARAGE CEILING TO HAVE 5/8" FIRECODE DRYWALL
- 4) FOUNDATION WALLS TO BE REINFORCED PER SECTION 401 OF THE 2018 RCO
- 5) ALL HEADERS TO BE A MIN. OF (2) 2x10'S WITH 7/16" OSB CENTER, OR LARGER AS INDICATED ON FLOOR PLANS
- 6) ALL ROOF STICK FRAMING & OVERBUILDS TO BE A MIN. OF 2x6 FOR SPANS UNDER 14', A MIN. OF 2x8 FOR SPANS 14' TO 18' AND INCLUDE 2x8 SHOE PLATES, 2x8 RIDGE BOARDS AND 2x4 COLLAR TIES
- 7) TRUSS ANCHORS TO BE INSTALLED PER SECTION 802 OF THE 2018 RCO
- 8) ALL DEAD AND LIVE LOADS TO BE PER THE 2018 RCO, AND MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TO BE PER SECTION 301 OF THE 2018 RCO
- 9) THE MAIN DOOR BETWEEN THE HOUSE & GARAGE, AND ALL FIRESTOPPING TO COMPLY WITH SECTION 301 OF THE 2018 RCO.

CURVE DATA													
CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING	CURVE	DELTA	RADIUS	TANGENT	CHORD	LENGTH	CHORD BEARING
C1	73°00'00"	200.00'	147.99'	237.93'	254.82'	S54°12'59"E	C10	52°43'31"	70.00'	34.70'	62.17'	64.42'	S28°07'47"E
C2	90°00'00"	25.00'	25.00'	35.36'	39.27'	S45°42'56"E	C11	127°16'41"	70.00'	7.53'	14.97'	15.00'	S5°37'31"E
C3	53°15'00"	230.00'	115.30'	206.15'	213.76'	S84°05'29"E	C12	49°06'44"	70.00'	31.98'	58.18'	60.00'	S25°04'11"W
C4	172°1'05"	230.00'	35.10'	89.39'	69.85'	S82°02'27"E	C13	49°06'40"	70.00'	31.98'	58.18'	60.00'	S74°10'53"W
C5	20°45'13"	230.00'	42.12'	82.86'	83.31'	S82°59'18"E	C14	49°06'36"	70.00'	31.98'	58.18'	60.00'	N56°42'29"W
C6	15°00'42"	270.00'	30.58'	60.82'	60.80'	S45°02'20"E	C15	58°58'24"	70.00'	37.99'	68.77'	69.61'	N33°39'58"W
C7	45°20'56"	25.00'	10.44'	19.27'	19.79'	S60°08'27"E	C16	68°49'42"	25.00'	17.15'	28.26'	30.03'	N9°35'38"W
C8	28°38'00"	70.00'	51.20'	82.85'	351.41'	S61°00'00"W	C17	46°42'30"	170.00'	73.40'	134.78'	138.59'	N87°21'44"W
C9	167°11'3"	70.00'	11.29'	22.29'	22.38'	S73°39'19"E	C18	90°00'00"	25.00'	25.00'	35.36'	39.27'	S44°17'01"W

LEGEND

- 5/8" IRON PINS TO BE SET AT ALL LOT CORNERS (WITH IDENTIFICATION CAPS 76C4)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN TO BE SET
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED



CHADDS FORD SETTLEMENTS ADDITION
CAB. L SLIDES 145-149

F. LORBER PROPERTY & DESIGN, LAKE CHRISTINE, PA. 171-5-2016

N. PARTRIDGE MEADOWS DRIVE

BASIS OF BEARINGS:
OHIO STATE PLANE
COORDINATES NAD 83,
OHIO NORTH ZONE
COMB. FACTOR 0.9999006

DARROW ROAD 66' (S.R. 91)

CHADDS FORD SETTLEMENTS PHASE III
CAB. I SLIDES 88-89.3

LAKE CHRISTINE

SHEET 2 OF 2



S/L 1 - 1931 Christine Dr. – across the street of subject lot,
and two lots to the west



S/I 7- 2 lots to the right (west) of subject property



s/l 8- 1948 Christine Dr- 2nd lot to the right (west) of subject property



s/l 9- 1956 Christine Dr- lot to the right (west) of subject property



Sublot 10- Subject property - 1968 Christine Dr



Sublot 11- 1 lot left (east) of subject property