

SITE IMPROVEMENT PLAN

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 40.

FOR: THE BRIGHT / ROBERTS RESIDENCE

BUILDER:
PAYNE & PAYNE BUILDERS, INC.
10750 MAYFIELD ROAD
CHARDON, OHIO 44024
PHONE: 440-286-9758

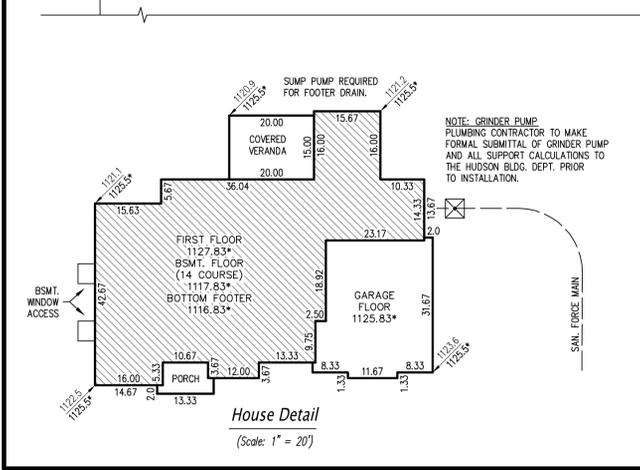
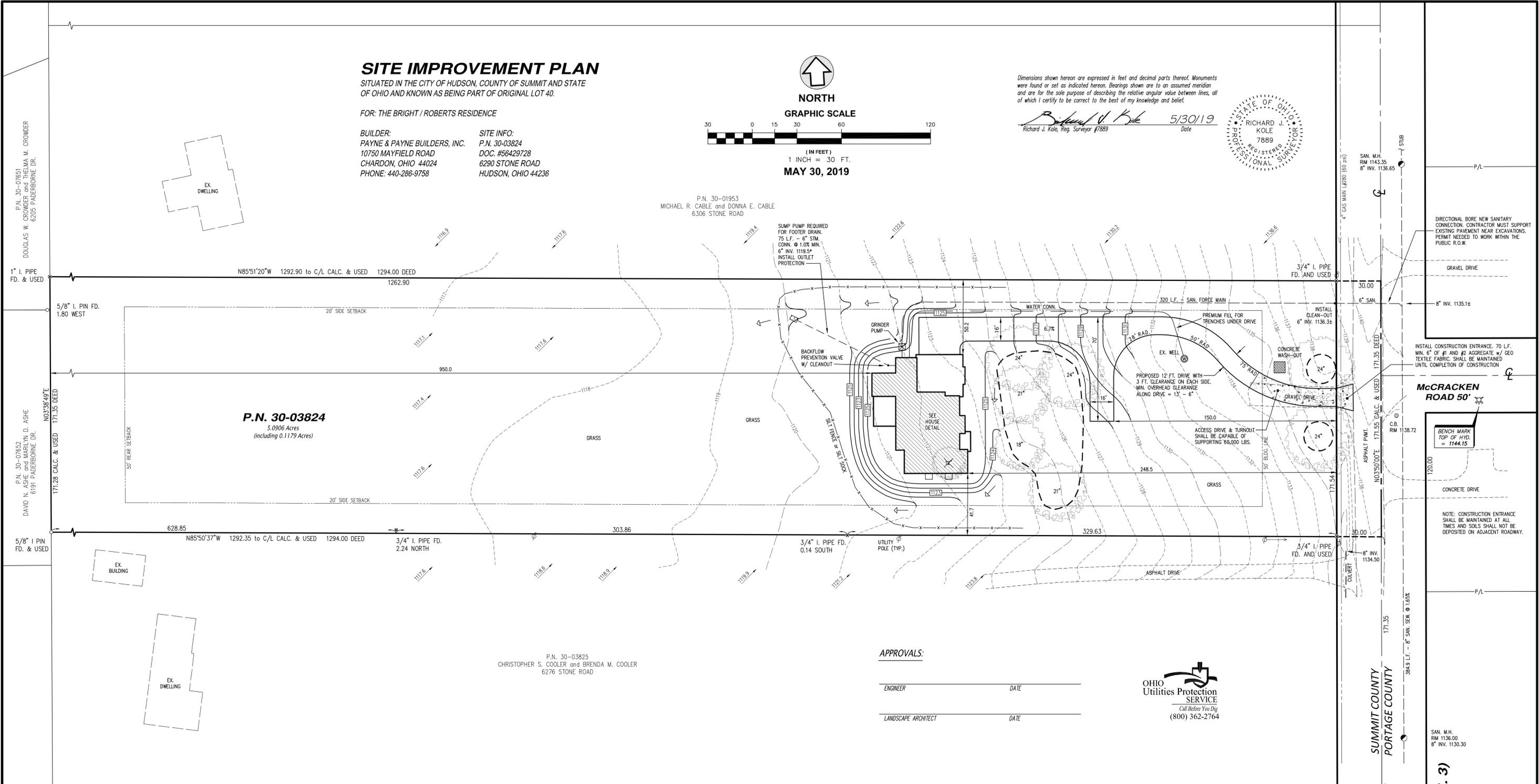
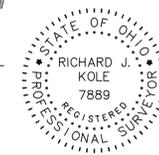
SITE INFO:
P.N. 30-03824
DOC. #56429728
6290 STONE ROAD
HUDSON, OHIO 44236



NORTH
GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT.
MAY 30, 2019

Dimensions shown herein are expressed in feet and decimal parts thereof. Monuments were found or set as indicated herein. Bearings shown are to an assumed meridian and are for the sole purpose of describing the relative angular value between lines, all of which I certify to be correct to the best of my knowledge and belief.

Richard J. Kole
Richard J. Kole, Reg. Surveyor #7889
5/30/19
Date



NOTES:

MINIMUM FALL AWAY FROM HOUSE IS 6 INCHES IN 10 FEET.

MAINTAIN POSITIVE YARD DRAINAGE (TO SWALES, YARD DRAINS, NATURAL WATERCOURSES OR STREET) ACROSS.

VERIFY MINIMUM SLOPE OF 1% FROM BOTTOM OF FOOTER TO STORM AND SANITARY LATERALS. IF 1% CANNOT BE ACHIEVED, CONTACT CITY ENGINEER.

UNDERGROUND INFORMATION SHOWN TAKEN FROM IMPROVEMENT PLANS AND TYPE, SIZE AND ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR MUST CHECK BENCH MARK WITH PERMANENT GRADE BEFORE ANY EXCAVATION OR WORK IS STARTED.

THE SITE SHALL COMPLY WITH "SPECIFICATIONS FOR INDIVIDUAL LOT PROTECTION" AND "EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES".

THERE SHALL BE NO DISTURBANCE OF ANY KIND OR STORAGE OF MATERIALS TO OCCUR BEYOND THE SILT FENCE.

A/C UNIT WILL BE LOCATED OUT OF PUBLIC VIEW.

NOTES:

STEP FOOTERS AS NEEDED.

MUD, SOIL AND OTHER DEBRIS SHALL NOT BE DEPOSITED ONTO PUBLIC ROADWAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SUCH AS DIRECTED BY THE CITY OF HUDSON.

CONTRACTOR SHALL MINIMIZE IMPACT TO SURROUNDING RESIDENCES, VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN ROADWAY BLOCKING ADJACENT PROPERTIES.

CONTRACTOR TO VERIFY STORM AND SANITARY CONNECTION DEPTHS BEFORE BASEMENT EXCAVATION.

THIS PLAN FOR SITE PURPOSES ONLY, SEE FOUNDATION PLAN FOR HOUSE DETAILS.

--- TREES (OR GROUPING OF TREES) SHALL BE PROTECTED BY 4' ORANGE CONSTRUCTION FENCE ERECTED AT DRIP LINE.

NOTES:

XXXXX PROPOSED GRADE
XXXXX EXISTING ELEVATION
XXXXX EX. CONTOUR
XXXXX PROP. CONTOUR
← INDICATES DIRECTION OF SURFACE WATER AFTER FINAL GRADING.

BENCH MARK: TOP OF HYDRANT AT INTERSECTION OF STONE RD./MCCRACKEN RD. ELEVATION = 1144.15 (NAVD 1988)

⊙ PROPERTY PIN SET OR FOUND

-x-x-x-x- SILT FENCE or SILT SOCK

STONE ROAD 60' (C.H. 3)

CONSTRUCTION NOTES

FOUNDATIONS:

Design bearing pressure has been assumed to be 2000 PSF. prior to construction. The general contractor must verify soil bearing pressure and that settlements at this pressure will be within acceptable limits.

CONCRETE:

1. Concrete to have a minimum cement content of 564#/y. A maximum water to cement ratio of 0.49 and obtain a minimum strength of 3000 PSI-20 days unless noted otherwise.

2. Use 6 % +/- 1% entrained air for all concrete exposed to weather.

3. All garage slabs shall have a minimum strength of 3000 PSI and shall be air entrained.

4. All basement and garage floor slabs to have control joints at a maximum of 15'-0" on center each

MASONRY:

1. Concrete masonry units per ASTM C90-01, grade N-1, brick masonry units per ASTM CC216-01a, grade S, type fbs, mortar per ASTM C270-01a, type S.

2. No backfilling against basement walls is to take place prior to bracing or installation of first floor joist bridging, and sheathing.

3. Provide solid masonry bearing for all steel beams.

STEEL:

1. Rolled shapes, plates and bars per ASTM A36, Pipe per ASTM A53.

WOOD:

1. Ceiling joist must be continuous from eave to eave and connected to the rafters to resist the horizontal loads from the rafter to the support wall. Hip roof construction, knee wall construction or other construction situations where ceiling joists are not available, provide collar ties from rafter to rafter at or close as possible to eaves.

2. Sawn lumber to be southern pine NO.2 grade or better.

3. Trussed rafters, if applicable to meet truss plate institute specifications for metal plate connected wood trusses TPI-1. Top chord live load = 30 PSF minimum. Snow = 50 PSF. Snow for drift areas (load duration factor of 1.15). Top chord dead load = 10 PSF, bottom chord dead load = 10 PSF. Maximum deflection L/360 for 100% LL+50%DL.

4. Trussed rafter members to be machine stress rated structural lumber as required for design loads. All truss designs by manufacturer.

5. All posts under beams to be 3-2x4 minimum unless noted otherwise. All post loads to be carried continuously down to foundations or supporting beams.

6. All exposed lumber or lumber in contact with concrete or masonry to be treated.

7. Double all floor joists running parallel under partition walls above.

8. Double All framing under whirlpools, spas or tubs, kitchen islands and fireplaces

9. Double full length all rafters & headers around skylights and dormers

10. Typical window & door lintels to be 2-2x10 with 1/2 inch plywood plate between unless noted otherwise.

11. All wood except for exterior treated lumber shall be a minimum of 8 inches above exterior grade per (2013 Ohio Residential Code R317.1)

WINDOWS & DOORS

1. All exterior doors to be insulated steel, doors to garages to be fire-rated and provide a self closer as required by local code.

2. All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches per (2013 Ohio Residential Code R310.1)

3. Safety glass is required to be installed in all exit doors, door like fixed glass panels, patio doors, storm doors, shower doors, tub enclosures and all unframed glass doors and windows, windows adjacent to spa tubs per (2013 Ohio Residential Code R308.4)

FIRECODE CODE NOTES:

1. Wall and ceiling finishes shall have a smoke developed index of not greater than 450 per (2013 Ohio Residential Code 302.92)

2. Wall & ceiling finishes shall have a flame spread classification of not greater than 200 per (2013 Ohio Residential Code 302.91)

3. Smoke detectors on each level shall be installed in each sleeping area and outside each sleeping area in the immediate vicinity of the bedrooms per (2013 Ohio Residential Code 314.3)

4. Carbon monoxide alarms. For new construction and additions approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages per (2013 Ohio Residential Code 315.1)

5. Garages to be completely separated from other parts of the structure by means of 1 hour minimum fire resistant walls & ceilings per (2013 Ohio Residential Code R309.2)

PLUMBING CODE NOTES:

1. Individual shower and tub shower combination valves installed shall be balanced pressure thermostatic or combo valves per (Ohio Plumbing Code 424.3)

2. All open vent pipes that extend through the roof shall be terminated 12" above the roof per (Ohio Plumbing Code 904.1)

3. All Bathrooms to be equipped with exhaust fans vented to the outside, Do not vent to Attic per (2013 Ohio Residential Code R-303.3).

STAIRS:

1. Stairway illumination per (2013 Residential Code of Ohio 303.6)

2. Stairway handrails to be continuous set at 36" above tread nosing per (2013 Residential Code of Ohio 311.7.7)

3.) Provide under stair protection per (2013 Residential Code of Ohio 302.7)

MISCELLANEOUS:

1. Premises identification approved addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road facing the property. Street addresses shall be posted on site prior to starting work and during construction.

2. All grades at foundations shall have a minimum of 6" of fall within the first 10'-0"

3. All roofs to have gutters & downspout connected to city storm line for proper discharge as permitted by local code.

4. Soffit & ridge vents must supply open space for ventilation of not less than 1/150 of the total attic or space they are ventilating. Provide screening as required.

5. Attic access doors insulated and weatherstripped per (2013 Residential Code of Ohio 1102.2.3)

ELECTRICAL CODE NOTES

Electrical outlets switches and fixtures shown on plans are for illustrative purposes only. All electrical shall be to local and national codes.

GROUNDING ELECTRODE SYSTEM

1. NEC 250-50 Grounding Electrode System section 250.50 of The National Electrical Code requires electrodes as described in section 250.52 (A) (1) Through (A) (6) that are present at each building or structure shall be bonded together to form the grounding electrode system. This includes concrete encased electrodes, I.E. an electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet or one or more bare zinc galvanized or other electrically conductive coated steel reinforcing bars or rods. Not less than 1/2 inch diameter, or consisting of at least 20 feet of bare copper conductor not smaller than 4 awg. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wire or other effective means.

2. NEC 210-8 Ground Fault Circuit Interrupter Protection. All 125 volt, single phase, 15 or 20 ampere receptacles installed in the locations specified in A through G shall have ground fault circuit interrupter protection.

A. Bathrooms

B. Garage

C. Outdoors

D. Crawl spaces at or below grade level

E. Unfinished basements

F. Kitchens where receptacles are installed to serve countertop surfaces

G. Laundry, Utility and wet bar sinks where the receptacles are installed within 6 feet of the outside edge of the sink.

3. NEC 210-12 (b) Arc Fault Circuit Interrupter Protection

All 125 volt single phase 15 or 20 ampere receptacles installed in dwelling unit Family Rooms, Dining Rooms, Living Rooms, Parlors, Libraries, Dens, Bedrooms, Sunrooms, Rec Rooms, Closets, Hallways or similar rooms shall be protected by an Arc Fault Circuit Interrupter listed to provide protection of the entire branch.

4. NEC 210-52 (E) Outdoor Outlets

At least one receptacle outlet accessible while standing at grade level and not located more than 6 1/2 feet above grade shall be installed at the front and back of the dwellings, provide bubble type cover for weatherproofing.

5. NEC 210-52 (E) (3) Balconies Deck and Porches

All Balconies Decks or Porches that are accessible from the inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the Balcony, Deck or Porch. The receptacle shall not be located more than 6 1/2 feet above the Balcony, Deck or Porch, provide bubble type cover for weatherproofing.

6. NEC 406.11 Tamper Resistant Receptacles

All 125 volt 15 and 20 ampere receptacles shall be listed as tamper resistant receptacles.

7. Provide a minimum of 30"x36" clear working area in front of the disconnecting means for the condensing unit per (2011 National Electrical Code 110-26 (A1) and 110-26 (A2).

8. Provide and electrical outlet within 25'-0" of condensing units per (2014 National Electrical Code 210.63).

9. All Bathrooms to be equipped with exhaust fans vented to the outside, Do not vent to Attic per (2013 Ohio Residential Code R-303.3).

In the preparation of these documents every attempt has been made to insure correct dimensions and proper construction practices. Dimensions take precedence over scale. It is the responsibility of the contractor to verify the information herein and to correct errors and oversights. The contractor is responsible for assuring that all work is done in accordance with local codes whether indicated as such on the drawings or not. It is the contractors responsibility to provide proper flashing, ice guarding and caulking as required to ensure proper weatherproofing of structure.

Payne & Payne
BUILDERS INC

BRIGHT-ROBERTS RESIDENCE

6290 STONE ROAD HUDSON, OHIO 44236

COMMENTS/SIGNATURES

DESIGN CRITERIA	DRAWING SCHEDULE	DRAWING DATA	ENERGY CODE																								
<p>LUMBER ALLOWABLE STRESSES</p> <p>$F_b=1000$ PSI $E=1,000,000$ $F_v=95$ PSI</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">T1</td> <td style="width: 35%;">TITLE PAGE WITH CONSTRUCTION NOTES</td> <td style="width: 5%;">A6</td> <td style="width: 55%;">CROSS SECTIONS & TYP WALL SECTION</td> </tr> <tr> <td>A1</td> <td>FRONT & RIGHT SIDE ELEVATIONS</td> <td>A7</td> <td>ROOF PLAN & EXTERIOR WINDOW AND DOOR SCHEDULE</td> </tr> <tr> <td>A2</td> <td>REAR & LEFT SIDE ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A3</td> <td>FOUNDATION PLAN</td> <td></td> <td></td> </tr> <tr> <td>A4</td> <td>FINISHED BASEMENT PLAN</td> <td></td> <td></td> </tr> <tr> <td>A5</td> <td>FIRST FLOOR PLAN</td> <td></td> <td></td> </tr> </table>	T1	TITLE PAGE WITH CONSTRUCTION NOTES	A6	CROSS SECTIONS & TYP WALL SECTION	A1	FRONT & RIGHT SIDE ELEVATIONS	A7	ROOF PLAN & EXTERIOR WINDOW AND DOOR SCHEDULE	A2	REAR & LEFT SIDE ELEVATIONS			A3	FOUNDATION PLAN			A4	FINISHED BASEMENT PLAN			A5	FIRST FLOOR PLAN			<p>JOB NUMBER: 201912A</p> <p>DATE DRAWN: 05-28-2019</p> <p>DRAWN BY: D.P./A.R.</p> <p style="text-align: center;">REVISIONS</p>	<p style="text-align: center;">SQUARE FOOTAGE</p> <p>FIRST FLOOR: 2943 SQ. FT.</p> <p>TOTAL: 2943 SQ. FT.</p> <p>BASEMENT: 1925 SQ. FT.</p> <p>GARAGE: 951 SQ. FT.</p>
T1	TITLE PAGE WITH CONSTRUCTION NOTES	A6	CROSS SECTIONS & TYP WALL SECTION																								
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A3	FOUNDATION PLAN																										
A4	FINISHED BASEMENT PLAN																										
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<p>FLOOR LOADS</p> <p>40 PSF LIVE 10 PSF DEAD</p>			<p style="text-align: center;">OHIO HOME BUILDERS ASSOCIATION ALTERNATIVE ENERGY CODE (110B) COMPLIANCE PATH #1</p>																								
<p>ROOF LOADS</p> <p>30 PSF LIVE 15 PSF DEAD</p>			<p>EXTERIOR WALL INSULATION</p> <p>BLOWN IN FIBERGLASS INSULATION RESULTING IN R-15</p>																								
<p>WIND LOAD (90 MPH 3 SECOND GUST)</p> <p>20 PSF</p>			<p>CEILING INSULATION</p> <p>BLOWN IN FIBERGLASS INSULATION RESULTING IN R-50</p>																								
<p>SOIL LOAD BEARING PRESSURE</p> <p>2,000 PSF</p>			<p>FOUNDATION WALL INSULATION</p> <p>R-10 INSULATION TO FLOOR</p>																								
			<p>EXTERIOR WINDOWS & DOORS (VERIFY WITH MANUFACTURER)</p> <p>.30 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .32</p>																								
			<p>ENTRY DOORS (VERIFY WITH MANUFACTURER)</p> <p>.28 SOLAR HEAT GAIN COEFFICIENT (SGH) WITH A U-VALUE OF .24</p>																								

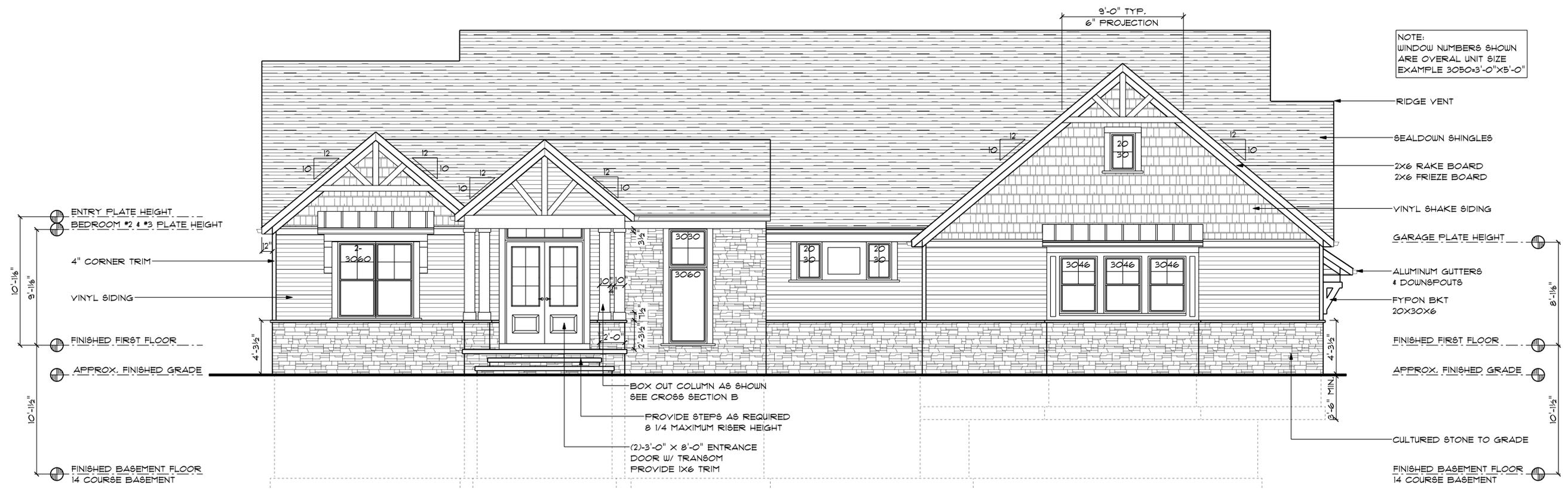
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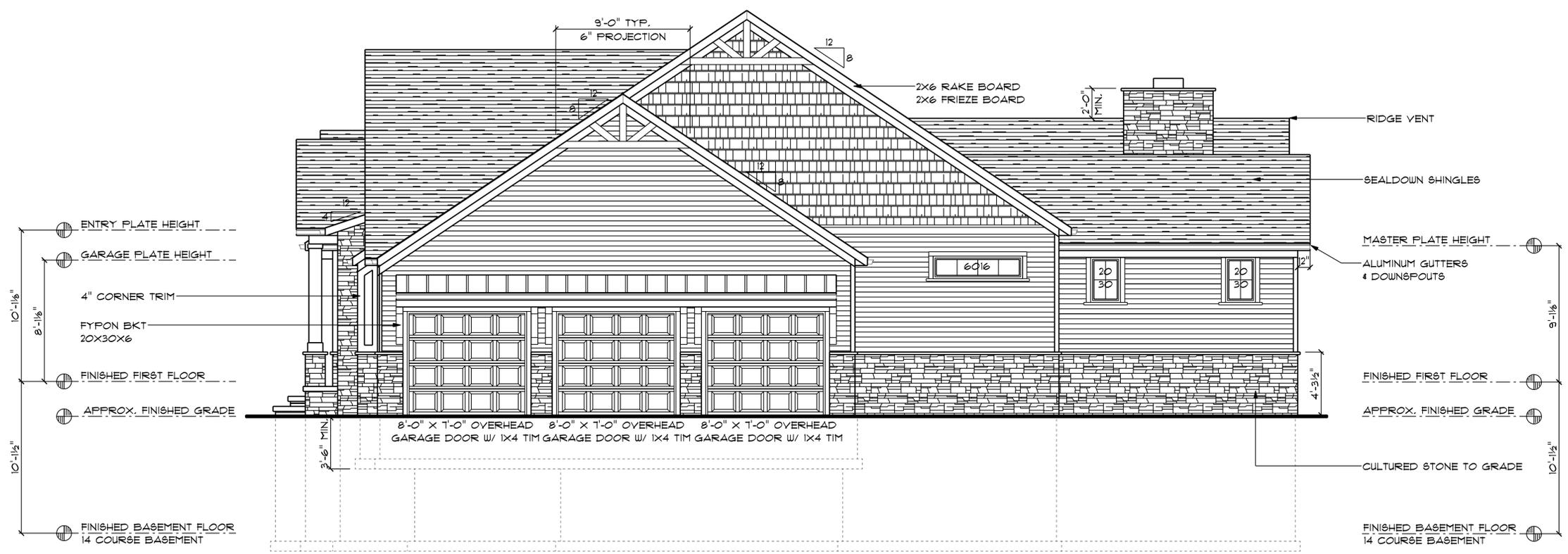
T1

NO.	REVISIONS

DATA	
JOB NUMBER: 201912A	
DATE DRAWN: 05-28-2019	
DRAWN BY: A.R./D.P.	



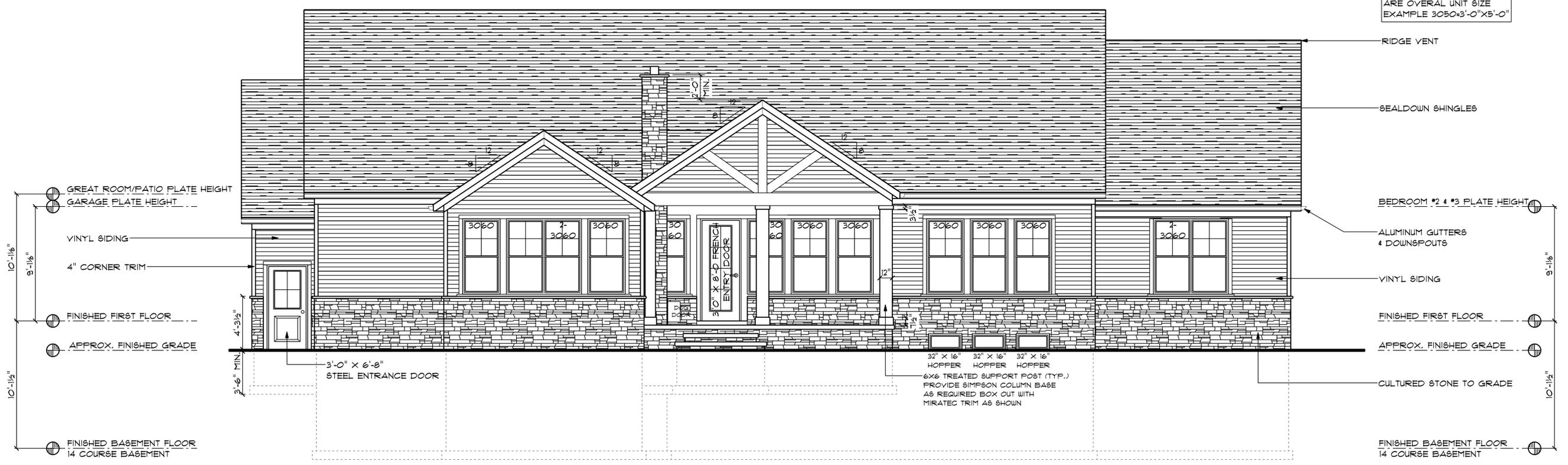
FRONT ELEVATION
1/4"=1'-0"



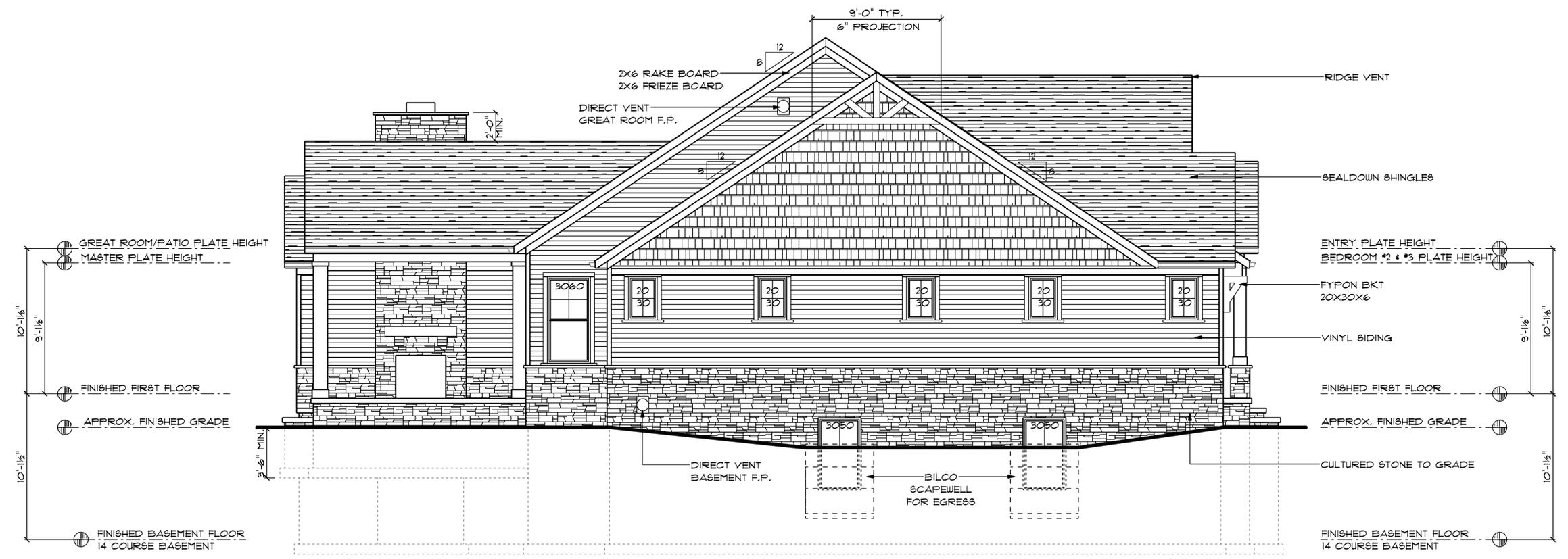
RIGHT SIDE ELEVATION
1/4"=1'-0"

DATA	REVISIONS
JOB NUMBER: 201912A	
DATE DRAWN: 05-28-2019	
DRAWN BY: A.R./D.P.	

NOTE:
WINDOW NUMBERS SHOWN
ARE OVERALL UNIT SIZE
EXAMPLE 3050x3'-0"X5'-0"

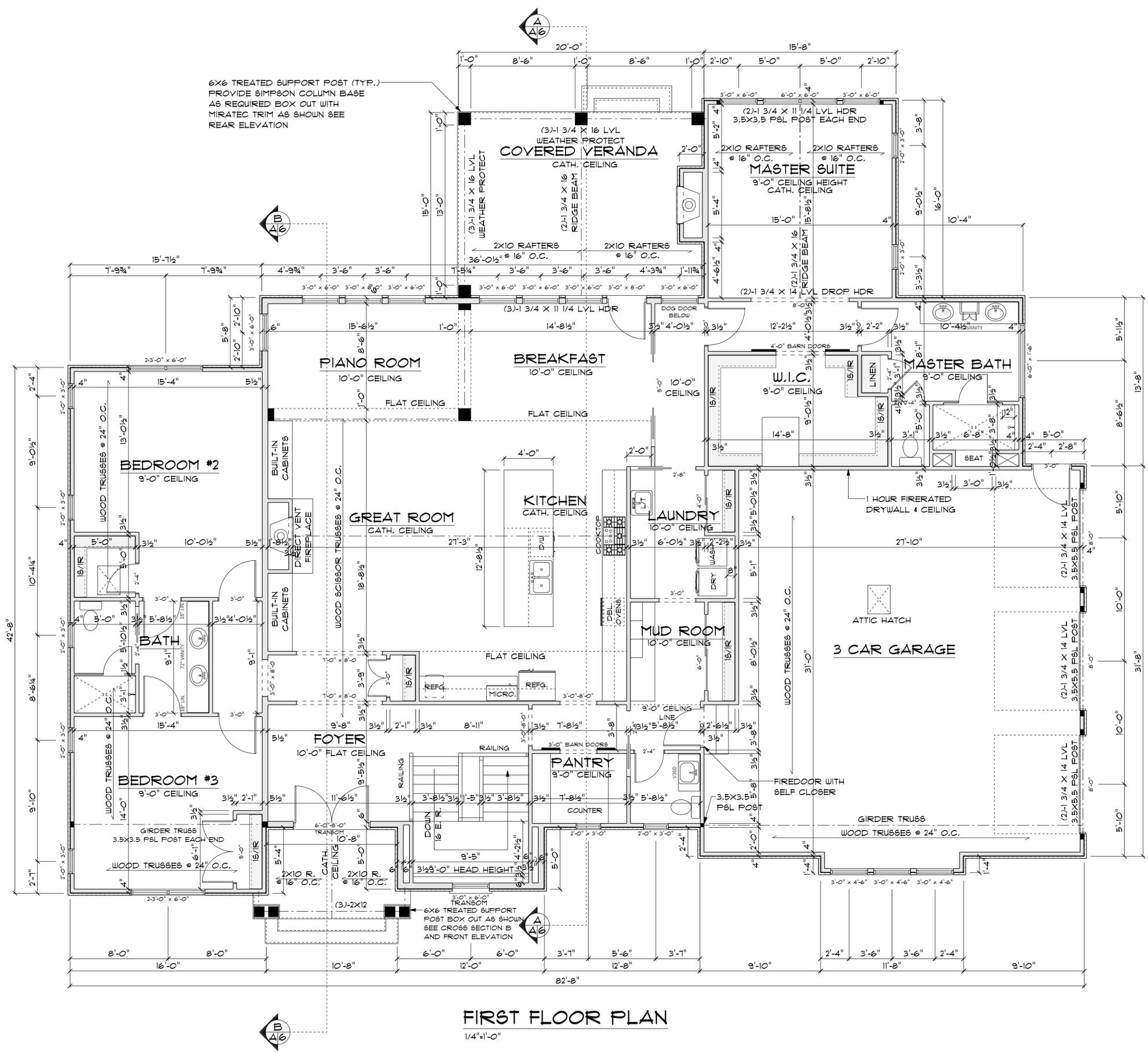


REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

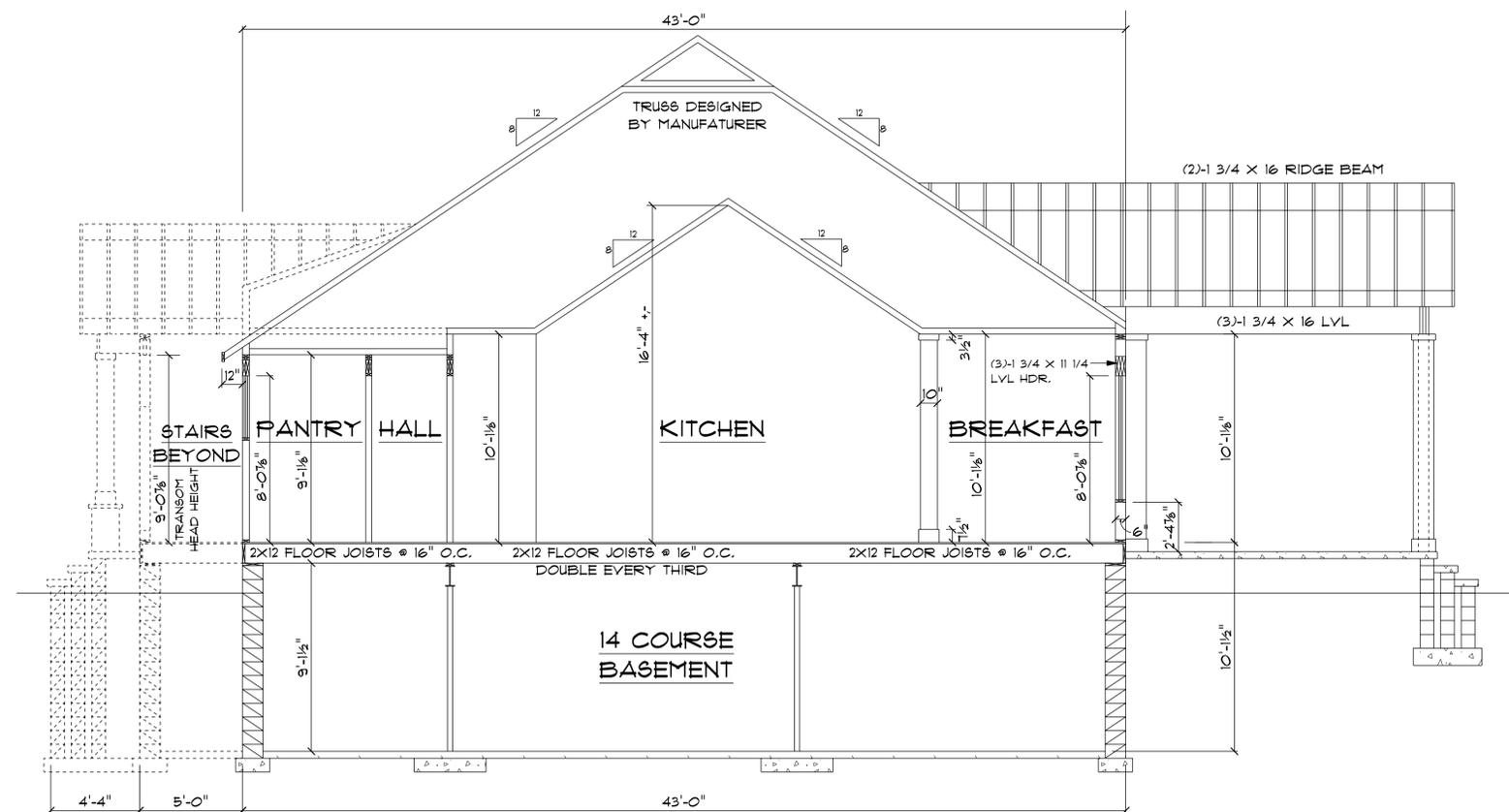
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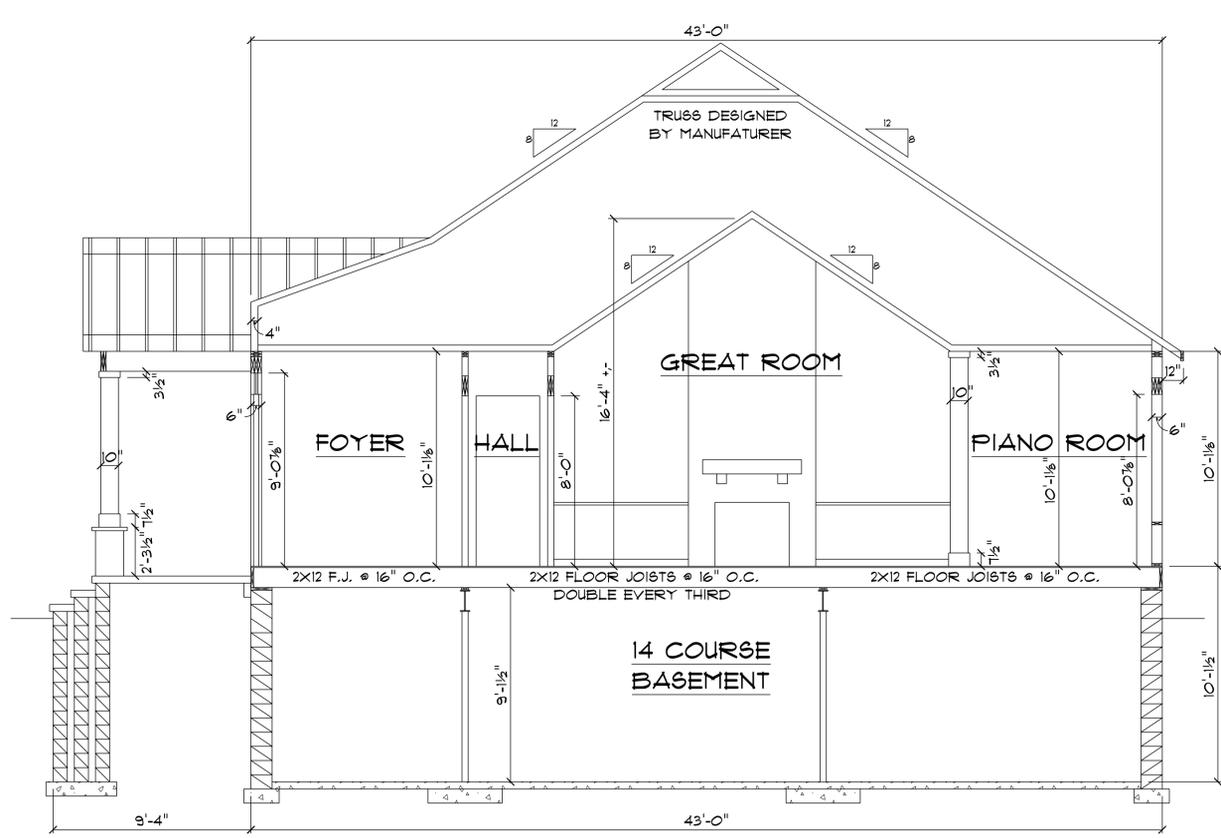
FIRST FLOOR PLAN
1/4"=1'-0"

CONSTRUCTION NOTES:

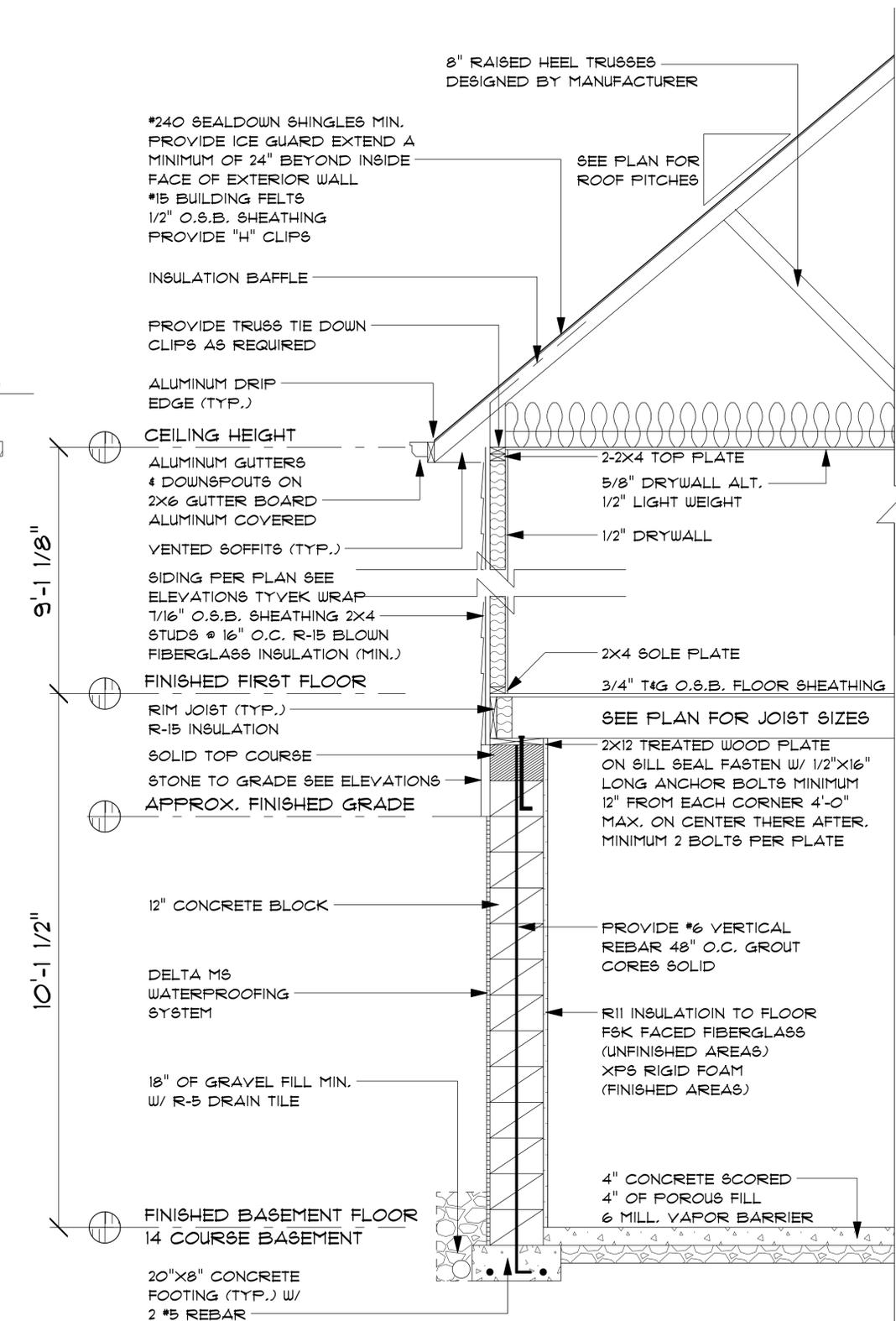
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALLEL WALLS, SPA TUBS AND KITCHEN ISLANDS ABOVE
- 8'-0" WINDOW HEAD HEIGHTS (UNLESS NOTED OTHERWISE)
- 8'-0" EXTERIOR DOOR HEIGHTS (UNLESS NOTED OTHERWISE)
- GLUE & SCREW ALL INTERIOR WALL SOLE PLATES TO SUB FLOOR
- PROVIDE SOLID SOFFITS ALL NON-VENTILATED AREAS



CROSS SECTION A
1/4" = 1'-0"



CROSS SECTION B
1/4" = 1'-0"

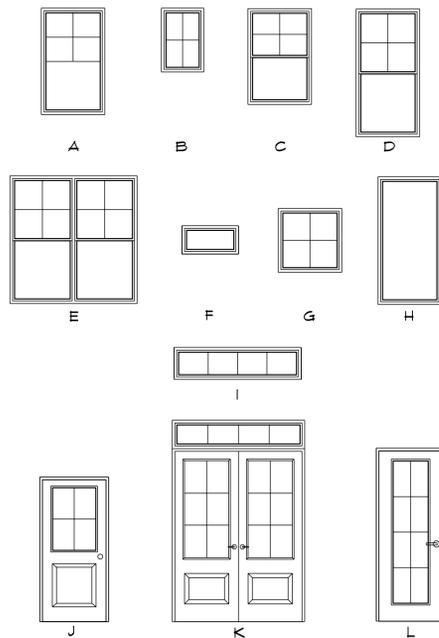


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

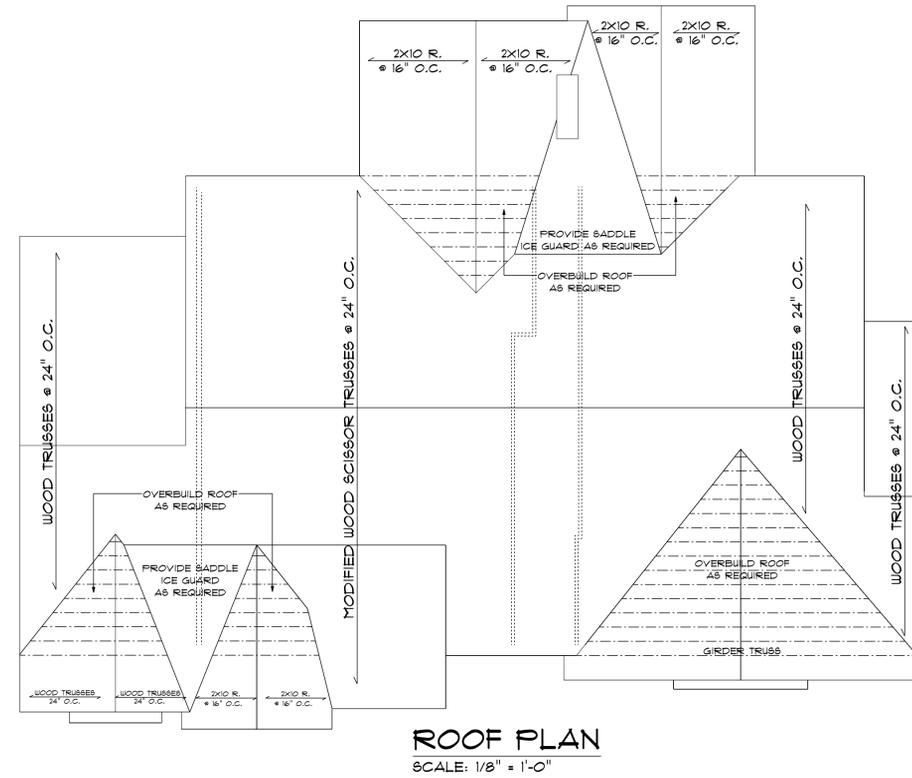
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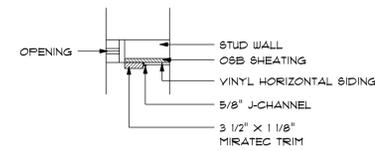
EXTERIOR OPENING SCHEDULE			
TYPE	SIZE	COUNT	SYMBOL
CASEMENT	3'-0" X 5'-0"	2	A
CASEMENT	2'-0" X 3'-0"	10	B
DOUBLE HUNG	3'-0" X 4'-6"	3	C
DOUBLE HUNG	3'-0" X 6'-0"	10	D
DOUBLE HUNG	6'-0" X 6'-0"	3	E
HOPPER	2'-8" X 1'-4"	3	F
PICTURE	3'-0" X 3'-0"	1	G
PICTURE	3'-0" X 6'-0"	1	H
TRANSOM	6'-0" X 1'-6"	1	I
GARAGE ENTRY DOOR	3'-0" X 6'-8"	1	J
FRONT ENTRY DOOR	6'-0" X 8'-0"	1	K
VERANDA FRENCH ENTRY DOOR	3'-0" X 8'-0"	1	L



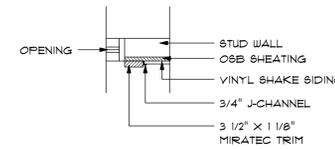
EXTERIOR WINDOW DOOR SCHEDULE
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



VINYL HORIZONTAL SIDING TRIM DETAIL
SCALE: 3/4" = 1'-0"



VINYL SHAKE SIDING TRIM DETAIL
SCALE: 3/4" = 1'-0"

Look Alike Review



6290 Stone Road



1.

Direct Right Neighbor



2.

Direct Left Neighbor

3.



Right neighbors

Right neighbor (barn/shed)





**Homes 2 and 3 to the left
of subject property**



**Homes 2-3 to right of subject
property**



Homes across street, left of subject property



**Homes across street from subject property to
right**