BASIS OF BEARING:
BEARINGS ARE REFERENCED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83 (2011) DATUM AND ARE USED TO DENOTE ANGLES ONLY.

IMPERVIOUS SURFACE AREA CALCULATION

TOTAL LOT AREA = 726,734 S.F. (16.6835 AC.)
ALLOWABLE IMPERVIOUS SURFACE AREA (40%) = 290,694 S.F.
CURRENT IMPERVIOUS SURFACE AREA = 16,191 S.F. (2.2%)
PROPOSED TOTAL IMPERVIOUS SURFACE AREA = 23,239 S.F.
PROPOSED PERCENT IMPERVIOUS SURFACE AREA = 3.2%

N 73°26'16" E
999.97'

RIPARIAN CORRIDOR
PER GIS

100'

EX. OHIO EDISON CO. ESM'T.
VOL. 3311, PAGE 116

S/L 6

S/L 7

S/L 5

S 33°02'25" E
100.00'

TANK ENCLOSURE

538.40'

EX. GRAVEL DRIVEWAY

EX. CONC. PAD

EX. CONC. PAD

APPROX. LOCATION OF GAS LINE
D & D ENERGY
DOC. No. 56520155

SILT FENCE

50' x 100' E.T.E. ESM'T (PER PLAT)

FUTURE POOL AREA

TH1

TH2

6" D.S./FTR. DRAIN @ 1% MIN.

EDGE WOODED AREA

EDGE WOODED AREA

PROP. WATER WELL

50' SETBACK

BLDG. LINE (PER PLAT)

121.83'

WELL ENCLOSURE

PP

PP

PP

631.49'
N 39°51'14" W

1347.28'
S 84°53'01" W

5/8" IRON PIPE FD.

515.99'

N 88°04'20" E
387.98'

S 41°05'39" W
70.00'

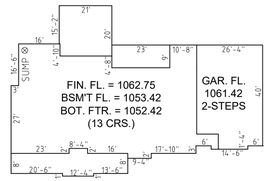
5/8" IRON PIPE FD.

3/4" IRON PIPE FD.
6" TALL

T.B.M.
TOP CAPPED PIN
ELEV. = 1080.00

1" BAR IN
MON. BOX FD.

1" BAR IN
MON. BOX FD.



★ HOUSE DETAIL
NO SCALE

N

SEPTIC SYSTEM SIZE, TYPE AND LOCATION TO BE DETERMINED BY OTHERS AND APPROVED BY SUMMIT COUNTY PUBLIC HEALTH DEPT.

TEST HOLES AS SHOWN FROM LAT./LONG. COORDINATES IN SOIL REPORT DATED 12/14/2024. SOIL ABSORPTION AREA SHOWN IN RED AS SCALED FROM REPORT.

FINAL WATER WELL LOCATION TO BE DETERMINED BY OTHERS.

RIPARIAN AND WETLANDS AREAS AS SHOWN ARE FROM THE SUMMIT COUNTY GIS.

FUTURE POOL AREA NOT PART OF THIS CONTRACT AND USED TO SHOW INTENT OF GRADING.

EROSION & SEDIMENT CONTROLS MUST BE MAINTAINED AND KEPT IN PLACE UNTIL SITE IS FULLY STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

- ○ = PIN FOUND & DESCRIBED
- ● = No. 5 REBAR W/CAP " L R CULP 7834" SET
- □ = MONUMENT FOUND
- (E) = ELECTRIC BOX
- (T) = TELEPHONE BOX
- (C) = CABLE BOX
- LP = LIGHT POLE
- PP = POWER POLE

PROP.
EXIST.

0 50 100

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN HEREON.

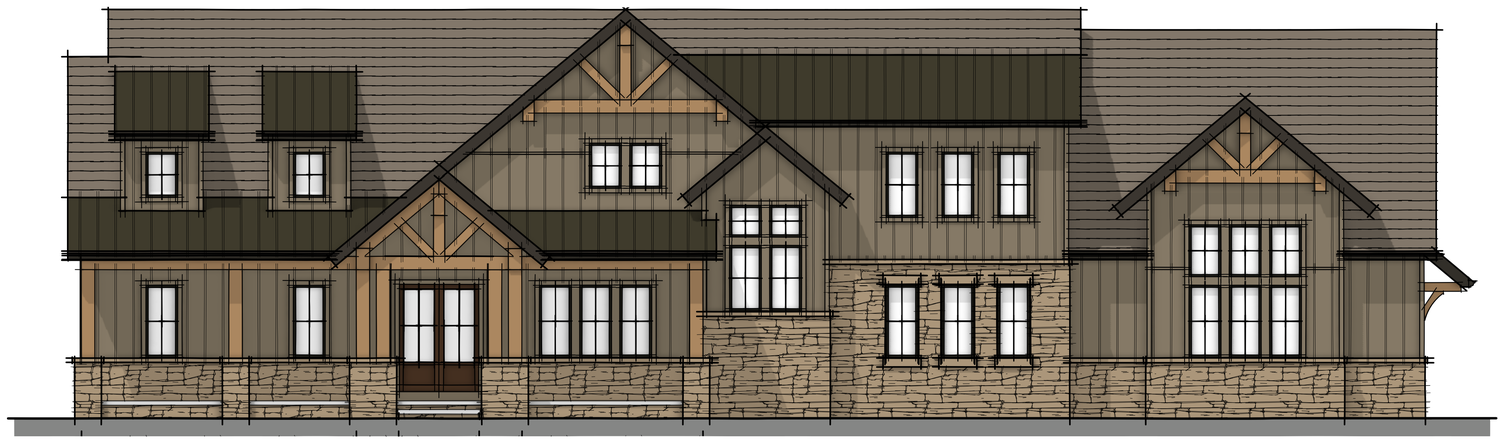
6/18/2026

LAURI R. CULP, P.S. 7834
CULP SURVEYING, LLC
3853 RIDGEVIEW DRIVE
RICHFIELD, OHIO 44286
330-815-3765

STATE OF OHIO
LAURI RENEE CULP
S-7834
REGISTERED
PROFESSIONAL SURVEYOR

REV. - SHOW FUTURE POOL AREA WITH PROPOSED GRADING - 6/25/2026 - LRC

LOT IMPROVEMENT PLAN
1280 CONNECTICUT WOODS DRIVE
S/L 6 - CONNECTICUT WOODS
PPN 30-04774
CITY OF HUDSON
SUMMIT COUNTY, OHIO
FEBRUARY, 2026 SCALE: 1" = 50'



oswald residence

1280 connecticut woods, hudson ohio

code summary & design criteria

2019 residential code of ohio
2023 national electric code
2021 international energy conservation code

Design Snow Load:
section 301 design criteria
figure 301.2(6) ground snow loads
roof snow load = 30 psf

Design Wind Load:
table 301.2(5) component and cladding loads for a building
with a mean roof height of 33 feet located in exposure c
115 mph (V_{ult}) (3 second gust)

color & finish schedule

(for architectural review use)

	Type	Color
Siding		
Roof		
Brick		
Stone		
Trim		
Shutters		
Soffit		

notice

A complete and careful review of these plans should be performed by the party responsible for executing the work prior to construction.

The building contractor should verify all site conditions and review all manufacturer's shop drawings for compliance prior to assembly, installation or construction.

All framing and structural elements must comply with all governing codes and be installed according to common practice and industry standards.

All federal, state and local codes, ordinances and regulations, etc. shall be considered a part of the specifications of this building; and are to be adhered to even if they are in variance with the plan.

baseline structural criteria & design information

Framing Lumber (Minimum):
E = 1,400,000 psi
Fb = 875 psi
Fv = 135 psi

Microlam (LVL):
E = 2,000,000 psi
Fb = 2800 psi
Fv = 285 psi

Steel: ASTM A-36
E = 29,000,000 psi
Fy = 36 ksi
Fv = 14.5 ksi
W Shapes:
Fy= 50,000 psi (astm A992)
Pipes:
Fy= 46,000 psi
(astm A500 Grade B)
Plates:
Fy= 36,000 psi (astm A36)
Anchor Bolts:
Astm A307
(may Use A36 or A325)

Live Loads:
Roof = 30 psf
Floor = 40 psf
Floor 30 psf (sleeping)
Ceilings = 20 psf
Attic = 30 psf
Decks = 40 psf
Balconies (Exterior) = 40 psf

Dead Loads:
Roof = 15 psf
Ceilings = 10 psf
Floor = 10 psf

Concrete:
Footings: Fc= 3000 psi,
Slabs: Fc- 4000 psi
(with 6% Air Entrainment
For Exterior Exposure)
Concrete Block:
F'm= 1500 psi

Soil Bearing Capacity (Min.):
1500 psf

Allowable Deflection:
Rafters = L/240
Ceilings = L/360
Floors = L/480
Floors with tile = L/600
Beams & Headers = L/480
Lintels for Masonry= L/600
(L = Span Length)

Truss Data (Min.):
Top Chord: LL= 30 psf
DL= 15 psf
Bottom Chord: LL= 10 psf
DL= 10 psf

Seismic Category
A or B

Wind Speed (design)
115 mph (V_{ult}) (3 second gust)

structural notes

1. The structural specifications are a suggested baseline and should be verified prior to the commencement of construction. The building contractor should adjust these values as required to meet local codes or building conditions.

2. The drawings show the general details of construction. The contractor shall notify the designer where additional details are required, or where conditions are encountered that are not anticipated by the drawings.

3. The contractor is to verify all dimensions prior to fabrication and construction. Notify designer of any discrepancies.

4. The structure is designed to be self-supporting and stable after the building is fully completed. it is the contractor's sole responsibility to determine erection procedure and sequence and ensure the safety of the building and its component parts during construction. this includes the addition of whatever shoring,temporary bracing, underpinning, earth retention, etc. that may be necessary.

square footage data (square feet)

main floor	2802
upper floor	931
garage	1079
basement	2835

building information

(building department use)

Owner's Name:

Builder's Name:

Builder's Phone:

Building Location:

energy code data

Energy Efficient Compliance (OHBA Compliant Path #1) Section 1112

Ceiling	R-49
Framed Walls	R-19
Band Joists	R-15
Floor Under Conditioned Space	R-30
Foundation Walls	R-10 Minimum (4'-0" down)
Window U Values	0.32

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4503 state road
cleveland, ohio 44109
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designvisions.com

oswald residence
1280 connecticut woods, hudson ohio

Coblentz Homes — Where Quality Is Built

issued: 06/15/26
- [ ] first draft
- [ ] progress
- [ ] design review
- [ ] bid-estimates
- [x] permit
- [ ] not for construction
- [ ] approval
- [ ] revised

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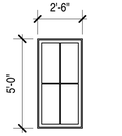
1

front elevation

scale 1/4" = 1'-0"



window designation

(2650)

note

1) BUILDING CONTRACTOR TO VERIFY ALL MATERIALS, FINISHES AND SIZES PRIOR TO CONSTRUCTION.

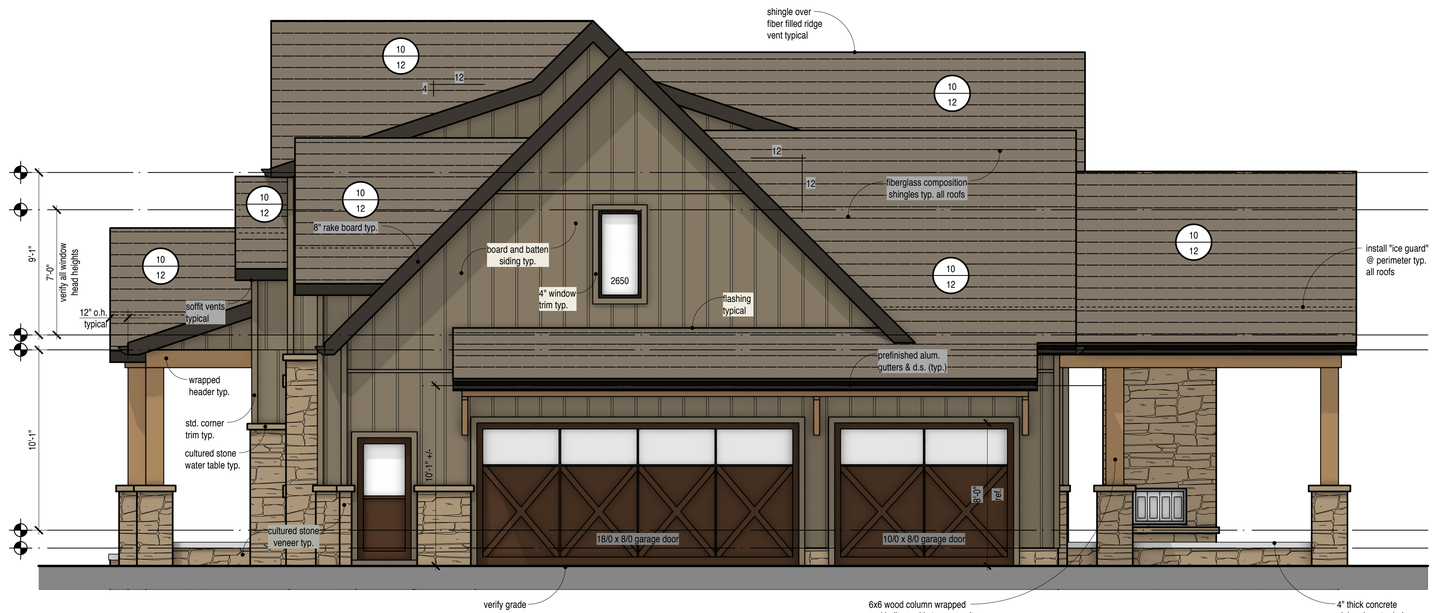
2) WINDOW DESIGNATIONS ARE REFERENCED AS "GENERIC" WINDOW NUMBERS (SEE DIAGRAM)

3) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.

4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.

5) TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

6) VERIFY ATTIC VENTILATION REQUIREMENTS AND ADJUST VENTING SYSTEMS AS NECESSARY



right side elevation

scale 1/4" = 1'-0"

30TH ANNIVERSARY
1996—2026

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440-735-2600
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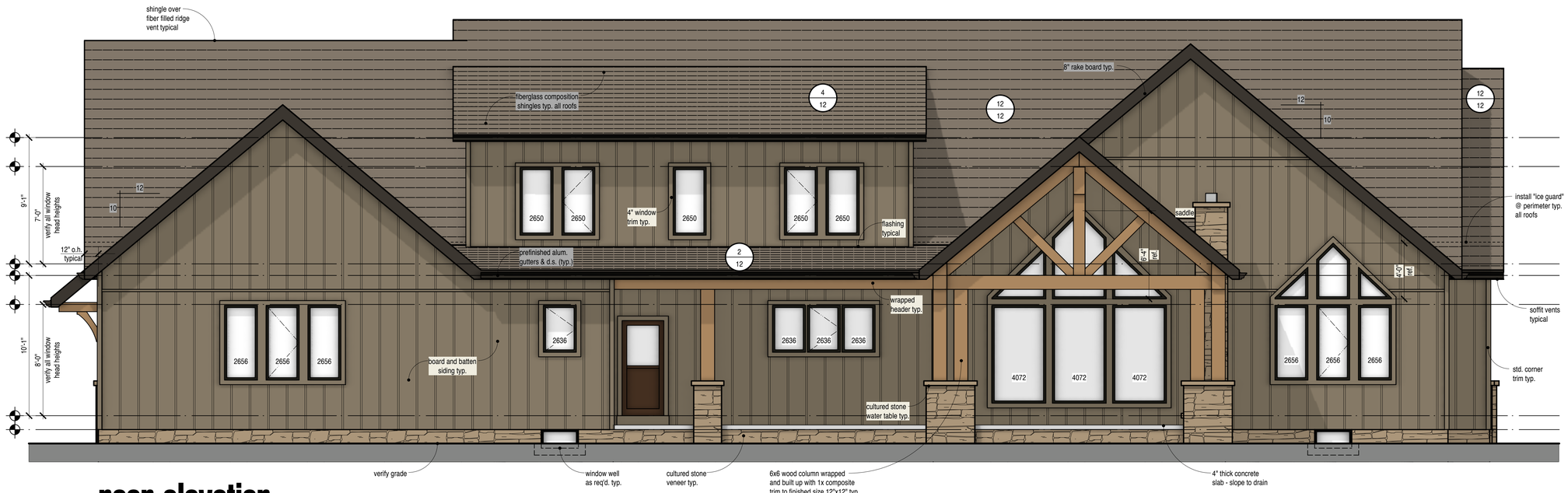
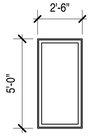
2



rear elevation

scale 1/4" = 1'-0"



window designation

(2650)

note

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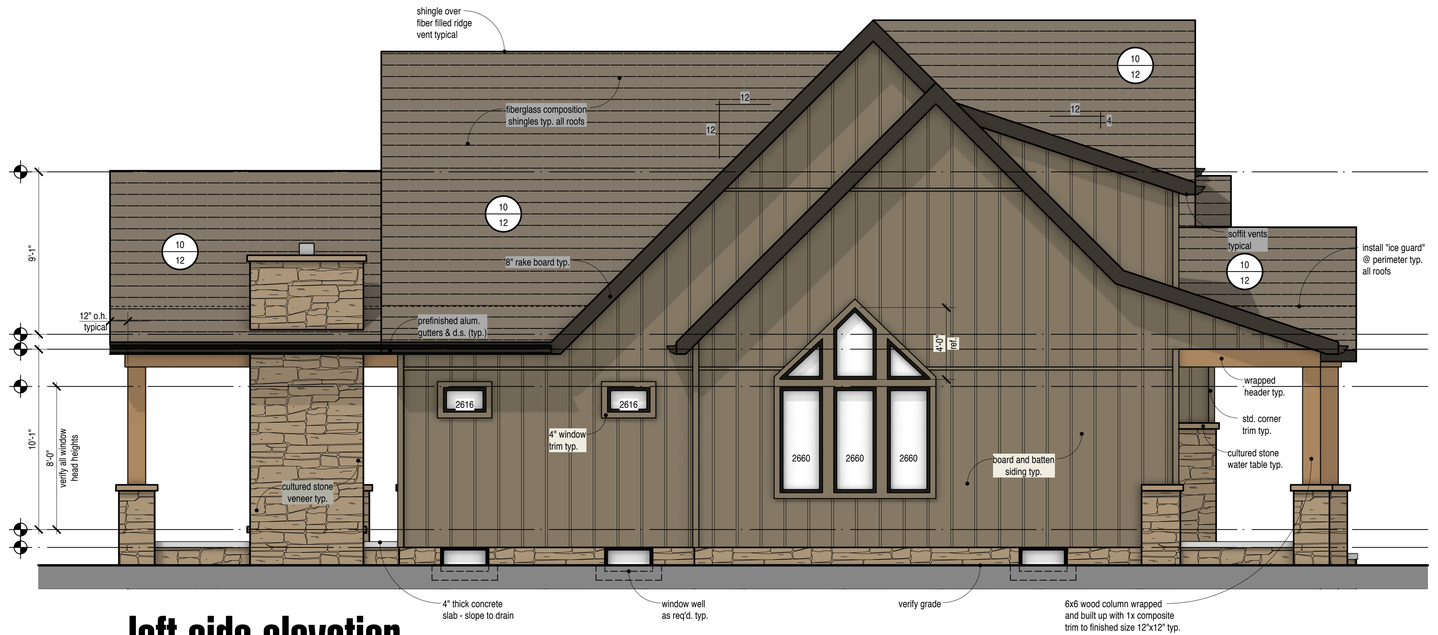

left side elevation

scale 1/4" = 1'-0"

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3

foundation notes

13 COURSE 12" CONCRETE BLOCK WALL WITH #6 REINFORCING BARS (FULL HEIGHT) @48" O.C. WITH HORIZONTAL JOINT REINFORCING ("DURO WALL") @ 16" O.C. REBAR TIE @ FOOTING ON A 20" W. X 8" H. CONCRETE FOOTER WITH (2) #5 REBARS CONT. ON UNDISTURBED SOIL

5 +/- COURSE 8" CONCRETE BLOCK WALL WITH #4 REINFORCING BARS (FULL HEIGHT) @48" O.C. WITH HORIZONTAL JOINT REINFORCING ("DURO WALL") @ 16" O.C. REBAR TIE @ FOOTING ON A 16" W. X 8" H. CONCRETE FOOTER WITH (2) #5 REBARS CONT. ON UNDISTURBED SOIL

PROVIDE (2) #4 VERT. STEEL REINF. BARS (FULL HT.) @ ALL BEAM BEARING LOCATIONS (GROUTED SOLID)

ALL DIMENSIONS ARE TAKEN FROM THE FACE OF MASONRY OR ROUGH FRAMING

SEE TOPO FOR ALL GRADES AND SPOT ELEVATIONS

STEP FOOTINGS AS REQ'D TO MAINTAIN 3'-6" MIN. FROST DEPTH

DOUBLE JOISTS UNDER PARALLEL WALLS ABOVE

PROVIDE SOLID BLOCKING BETWEEN JOISTS TO FOUND. WALL OR BEAM UNDER ALL POINT LOADS FROM ABOVE

PROVIDE SIMPSON 'HW' OR EQUAL BEAM HANGERS @ ALL UPSET WOOD BEAM HANGER CONDITIONS

floor joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #2 or equiv. unless noted otherwise

- J1 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J2 2X10 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J3 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J4 (2) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J5 2X10 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J6 2X8 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J7 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J8 2X12 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J9 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J10 (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.

steel column & footing schedule

- F1 3"ø schedule 40 standard steel column over 48"x48"x12" deep conc. footing with (4)#5 bars each way at bottom
- F2 3"ø schedule 40 adjustable steel column over 42"x42"x12" deep conc. footing with (4)#5 bars each way at bottom
- F3 3"ø x 11 ga. adjustable steel column over 36"x36"x12" deep conc. footing with (3)#5 bars each way at bottom

post & column schedule

- P1 4x4 or (3)2x4
- P2 (4)2x4
- P3 (3)2x6
- P4 6x6 or (4) 2x6
- P5 3 1/2" x 3 1/2" PSL
- P6 3 1/2" x 5 1/4" PSL
- P7 3 1/2" x 7" PSL
- P8 5 1/4" x 5 1/4" PSL
- P9 5 1/4" x 7" PSL
- P10 3" dia. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
all bearings to have a minimum of (1) jack stud per ply of header, built up beam or girder truss

all posts in walls to be latterally braced full length

all posts to continue down to sound foundation or solid bearing on structure below

all columns (posts) to have "simpson" post cap and base connectors

wood beam schedule

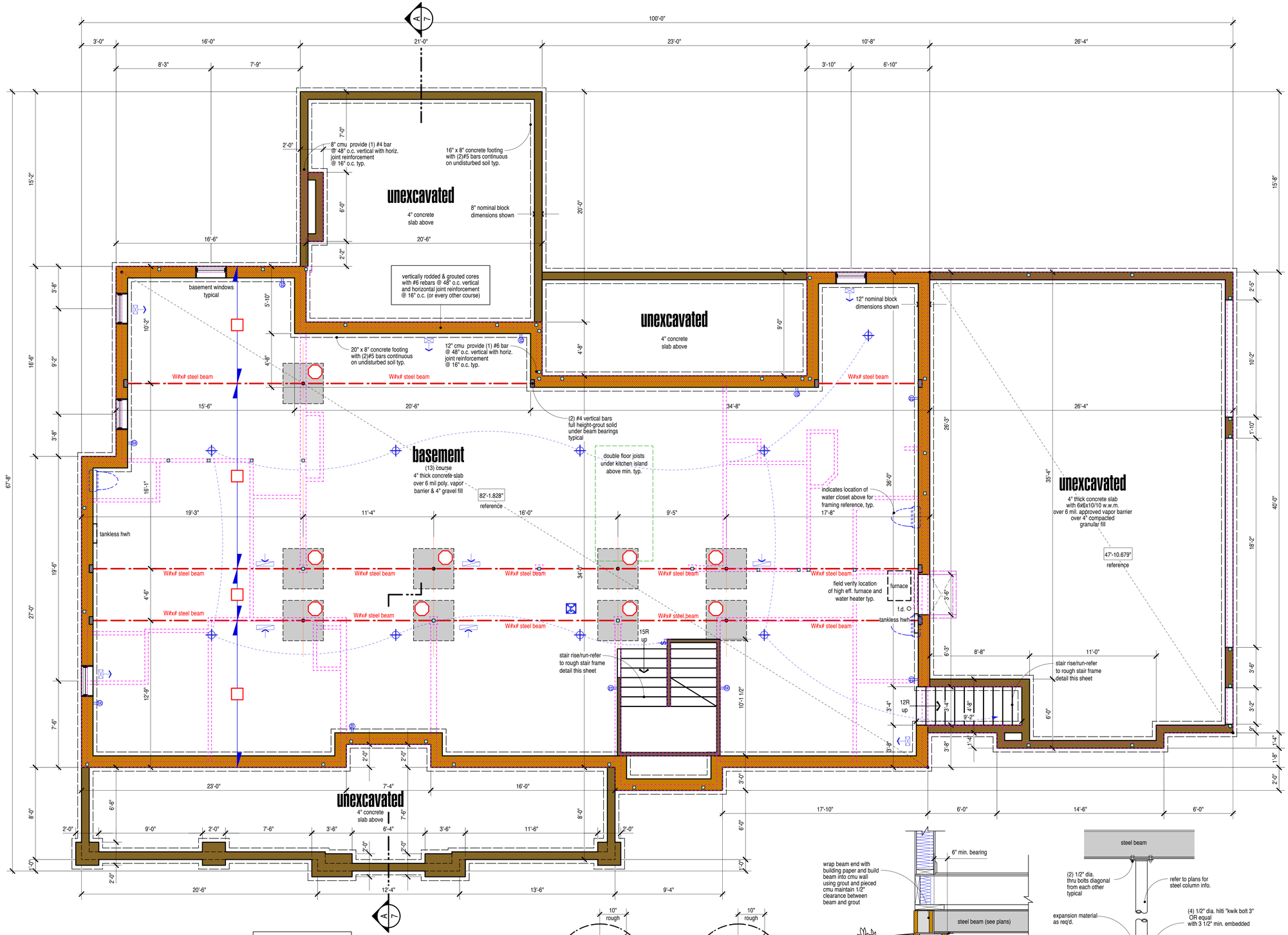
all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's
- B2 (3) 2x10's
- B3 (2) 1 3/4" x 9 1/4" LVL's
- B4 (3) 1 3/4" x 9 1/4" LVL's
- B5 (2) 2x12's
- B6 (3) 2x12's
- B7 (2) 1 3/4" x 11 1/4" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's
- B9 (2) 1 3/4" X 11 7/8" LVL'S
- B10 (3) 1 3/4" X 11 7/8" LVL'S
- B11 (2) 1 3/4" x 14" LVL's
- B12 (3) 1 3/4" x 14" LVL's
- B13 (2) 1 3/4" x 16" LVL's
- B14 (3) 1 3/4" x 16" LVL's
- B15 (2) 1 3/4" x 18" LVL's
- B16 (3) 1 3/4" x 18" LVL's
- B17 (2) 1 3/4" x 20" LVL's
- B18 (3) 1 3/4" x 20" LVL's

p.t. - preservative treated
w.p. - weather protected
GT girder truss (verify with mfg.)
2 XX indicates a doubled structural member

symbol legend

- gfi duplex recept.
- ceiling mounted light fixture
- smoke detector with CO detector combo w/ battery backup
- single pole switch
- three way switch
- supply air
- return air



foundation plan

scale 1/4" = 1'-0"

TYPICAL STEEL BEAM NOTE : provide a continuous 2x top plate bolted to top flange of beam with 1/2" diameter bolts at 24" o.c. staggered

12" concrete block wall with 20" w. 8" h. reinforced concrete footer (see foundation notes)

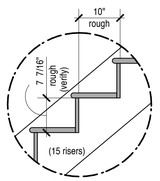
8" concrete block wall with 16" w. 8" h. reinforced concrete footer (see foundation notes)

walls above

steel lintel schedule

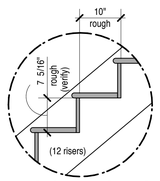
openings up to 4'-0"	L 3 1/2 X 3 1/2 X 5/16
openings from 4'-1" to 5'-0"	L 4 X 3 1/2 X 5/16
openings from 5'-1" to 6'-0"	L 5 X 3 1/2 X 5/16
openings from 6'-1" to 7'-0"	L 6 X 3 1/2 X 5/16
openings from 7'-1" to 10'-0"	W 8 X 13 with 1/4 plate

note:
all lintels shall have 1" of end bearing for each foot of span with a min. of 4" bearing @ each end



rough framed stairs

basement to main floor
reference floor to floor height = 111.5"



rough framed stairs

basement to garage
reference floor to floor height = 87.5"

beam pocket detail

scale 3/4" =1'-0"

column detail

scale 3/4" =1'-0"

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440-735-2600
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oswald residence

1280 connecticut woods, hudson ohio

Coblentz Homes — Where Quality Is Built

issued: 06/15/26

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- [x] permit
- [ ] not for construction
- [ ] approval
- [ ] revised

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4

general plan notes

1) INTERIOR WOOD FRAMED WALLS ARE DIMENSIONED AT 3 1/2" ROUGH AND ALL EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE OF 1/2" SHEATHING UNLESS OTHERWISE NOTED.

2) BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3) ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.

4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.

5) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.

6) STRUCTURAL AND FRAMING MEMBERS INDICATED ARE SIZED BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.

7) BUILDER TO VERIFY THAT ALL CEILING JOISTS AND RAFTER BRACINGS BEAR ON LOAD BEARING WALLS WHICH ALIGN AS SHOWN AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING AS INDICATED.

8)UNLESS NOTED OTHERWISE- ALL NON-STRUCTURAL RIDGE BOARDS TO BE (1)2X12 MIN., ALL HIP RAFTERS TO BE (1)2X12 MIN. ALL VALLEY RAFTERS TO BE (2)2X12 MIN. PROVIDE POST UP SUPPORTS FROM SOUND BEARINGS OR TRIPLE CEILING JOISTS MINIMUM.

9) CEILING JOIST NOTICE: APPLY 1/2" PLYWOOD TO TOP SIDE OF CEILING JOISTS MIN. 48" IN FROM WALL WHEN CEILING JOISTS RUN PARALLEL TO A RAFTER BEARING WALL NOTCH FOR RAFTERS AS REQUIRED.

10) TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

floor joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #2 or equiv. unless noted otherwise

- J1 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J2 2X10 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J3 2X10 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J4 (2) 2X10 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J5 2X10 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J6 2X8 treated floor joists @ 16" o.c. with bracing @ midspan or as required.
- J7 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.
- J8 2X12 floor joists @ 12" o.c. with 'x' bracing @ midspan or as required.
- J9 2X12 floor joists @ 16" o.c. double every other joist with 'x' bracing @ midspan or as required.
- J10 (2) 2X12 floor joists @ 16" o.c. with 'x' bracing @ midspan or as required.

post & column schedule

- P1 4x4 or (3)2x4
- P2 (4)2x4
- P3 (3)2x6
- P4 6x6 or (4) 2x6
- P5 3 1/2" x 3 1/2" PSL
- P6 3 1/2" x 5 1/4" PSL
- P7 3 1/2" x 7" PSL
- P8 5 1/4" x 5 1/4" PSL
- P9 5 1/4" x 7" PSL
- P10 3" dia. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
all bearings to have a minimum of (1) jack stud per ply of header, built up beam or girder truss

all posts in walls to be latterally braced full length

all posts to continue down to sound foundation or solid bearing on structure below

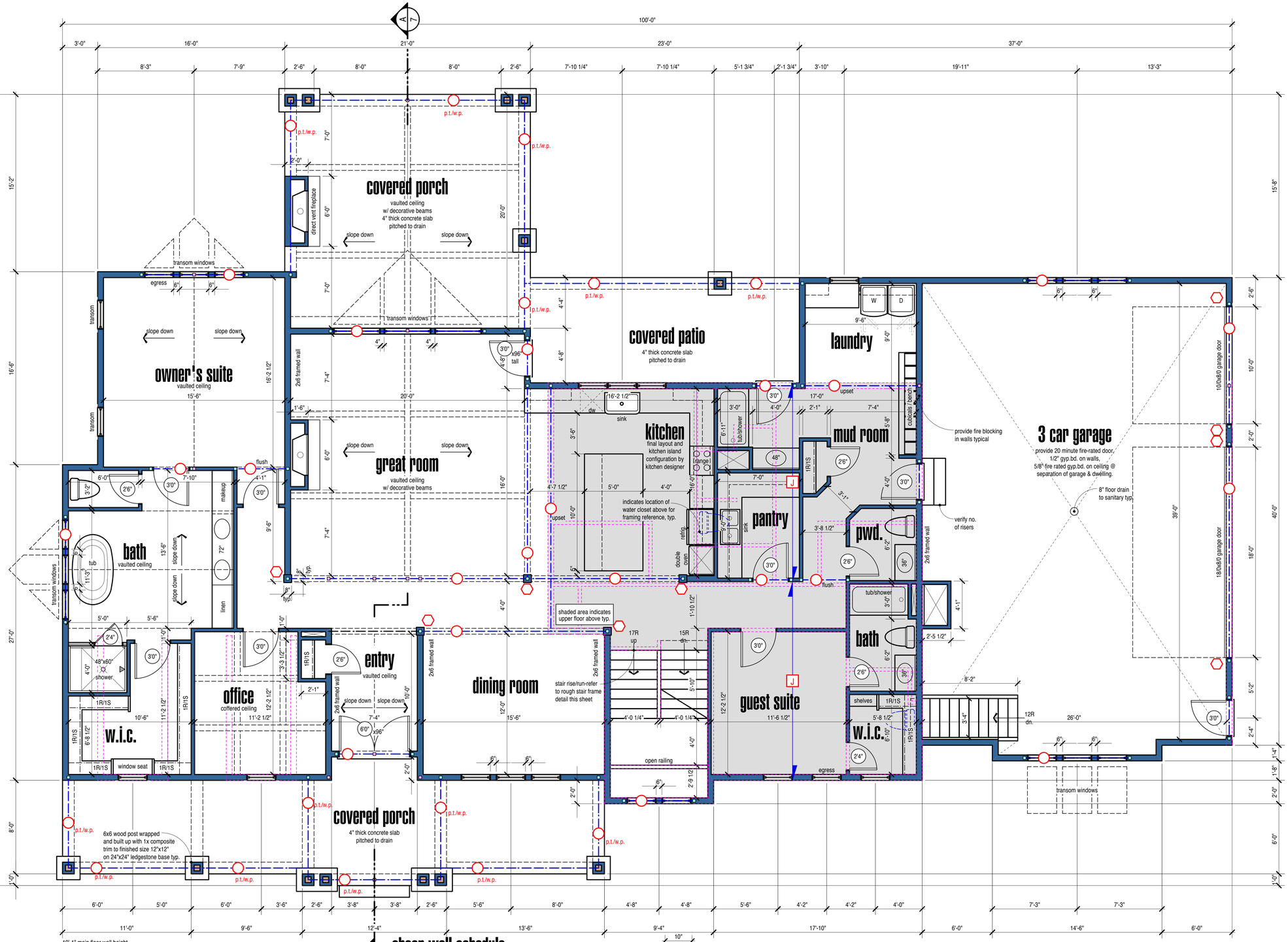
all columns (posts) to have "simpson" post cap and base connectors

wood beam schedule

all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's
- B2 (3) 2x10's
- B3 (2) 1 3/4" x 9 1/4" LVL's
- B4 (3) 1 3/4" x 9 1/4" LVL's
- B5 (2) 2x12's
- B6 (3) 2x12's
- B7 (2) 1 3/4" x 11 1/4" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's
- B9 (2) 1 3/4" X 11 7/8" LVL'S
- B10 (3) 1 3/4" X 11 7/8" LVL'S
- B11 (2) 1 3/4" x 14" LVL's
- B12 (3) 1 3/4" x 14" LVL's
- B13 (2) 1 3/4" x 16" LVL's
- B14 (3) 1 3/4" x 16" LVL's
- B15 (2) 1 3/4" x 18" LVL's
- B16 (3) 1 3/4" x 18" LVL's
- B17 (2) 1 3/4" x 20" LVL's
- B18 (3) 1 3/4" x 20" LVL's
- GT girder truss (verify with mfg.)
- 2 XX indicates a doubled structural member

p.t. - preservative treated
w.p. - weather protected



10'-1" main floor wall height
8'-0" window head and door heights
2x6 exterior wood framed walls

main floor plan

2802

scale 1/4" = 1'-0"

walls above

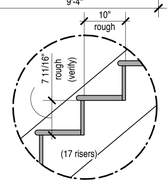
shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 32/16 1/2" OR 15/32" EXPOSURE 1 WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED, OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS



rough framed stairs

main floor to upper floor
reference floor to floor height = 131"

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OSWald residence

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general plan notes

1) INTERIOR WOOD FRAMED WALLS ARE DIMENSIONED AT 3 1/2" ROUGH AND ALL EXTERIOR WALLS ARE DIMENSIONED TO THE OUTSIDE OF 1/2" SHEATHING UNLESS OTHERWISE NOTED.

2) BUILDING CONTRACTOR MUST VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3) ALL WALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED.

4) FIELD VERIFY ALL WINDOW LOCATIONS & ROUGH OPENINGS AS REQUIRED WITH WINDOW MANUFACTURERS SPECIFICATIONS.

5) PROVIDE SAFETY GLASS FOR WINDOW GLAZING < 18" A.F.F. OR ADJUST WINDOW SIZE TYP.

6) STRUCTURAL AND FRAMING MEMBERS INDICATED ARE SIZED BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN.

7) BUILDER TO VERIFY THAT ALL CEILING JOISTS AND RAFTER BRACINGS BEAR ON LOAD BEARING WALLS WHICH ALIGN AS SHOWN AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING AS INDICATED.

8)UNLESS NOTED OTHERWISE- ALL NON-STRUCTURAL RIDGE BOARDS TO BE (1)2X12 MIN., ALL HIP RAFTERS TO BE (1)2X12 MIN. ALL VALLEY RAFTERS TO BE (2)2X12 MIN. PROVIDE POST UP SUPPORTS FROM SOUND BEARINGS OR TRIPLE CEILING JOISTS MINIMUM.

9) CEILING JOIST NOTICE: APPLY 1/2" PLYWOOD TO TOP SIDE OF CEILING JOISTS MIN. 48" IN FROM WALL WHEN CEILING JOISTS RUN PARALLEL TO A RAFTER BEARING WALL NOTCH FOR RAFTERS AS REQUIRED.

10) TREATED WOOD NOTICE: ALL ANCHORS, CONNECTORS, FASTENERS ETC. MUST BE OF SUITABLE MATERIAL TO RESIST REACTION OR CORROSION WITH THE TREATED LUMBER. CONSULT WITH MANUFACTURER OR MATERIAL SUPPLIER FOR PROPER FASTENERS REQUIRED.

rafter/ceiling joist schedule

Lumber Species Douglas fir-larch OR Spruce pine-larch #2 or equiv.
unless noted otherwise - Ceiling Joists are uninhabitable with limited storage

- R1 2X10 rafters @ 16" o.c.
- R2 2X8 rafters @ 16" o.c.
- R3 2X6 rafters @ 16" o.c.
- R4 2X12 rafters @ 16" o.c.
- C1 2X12 ceiling joists @ 16" o.c.
- C2 2X10 ceiling joists @ 16" o.c. seclect structural
- C3 2X10 ceiling joists @ 16" o.c.
- C4 2X8 ceiling joists @ 16" o.c.
- C5 2X6 ceiling joists @ 16" o.c.
- T1 pre-engineered roof truss system refer to mfg. shop drawings
- T2 pre-engineered roof truss system attic type refer to mfg. shop drawings
- T3 pre-engineered roof truss system scissor type OR modified refer to mfg. shop drawings

all wood framed headers to be (2)2x10 min. unless noted otherwise

hatched area indicates 2x over framing-shore supporting rafters as req'd. typ.

post & column schedule

- P1 4x4 or (3)2x4
- P2 (4)2x4
- P3 (3)2x6
- P4 6x6 or (4) 2x6
- P5 3 1/2" x 3 1/2" PSL
- P6 3 1/2" x 5 1/4" PSL
- P7 3 1/2" x 7" PSL
- P8 5 1/4" x 5 1/4" PSL
- P9 5 1/4" x 7" PSL
- P10 3" dia. schd. 40 steel column with 1/2" bearing plate bolted to sound bearing

unless otherwise noted:
all bearings to have a minimum of (1) jack stud per ply of header, built up beam or girder truss

all posts in walls to be latterally braced full length

all posts to continue down to sound foundation or solid bearing on structure below

all columns (posts) to have "simpson" post cap and base connectors

wood beam schedule

all wood framed headers to be (2)2x10 min. unless noted otherwise

- B1 (2) 2X10's
- B2 (3) 2x10's
- B3 (2) 1 3/4" x 9 1/4" LVL's
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- B5 (2) 2x12's
- B6 (3) 2x12's
- B7 (2) 1 3/4" x 11 1/4" LVL's
- B8 (3) 1 3/4" x 11 1/4" LVL's
- B9 (2) 1 3/4" X 11 7/8" LVL'S
- B10 (3) 1 3/4" X 11 7/8" LVL'S
- B11 (2) 1 3/4" x 14" LVL's
- B12 (3) 1 3/4" x 14" LVL's
- B13 (2) 1 3/4" x 16" LVL's
- B14 (3) 1 3/4" x 16" LVL's
- B15 (2) 1 3/4" x 18" LVL's
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- B18 (3) 1 3/4" x 20" LVL's
- GT girder truss (verify with mfg.)
- 2 XX indicates a doubled structural member

p.t. - preservative treated
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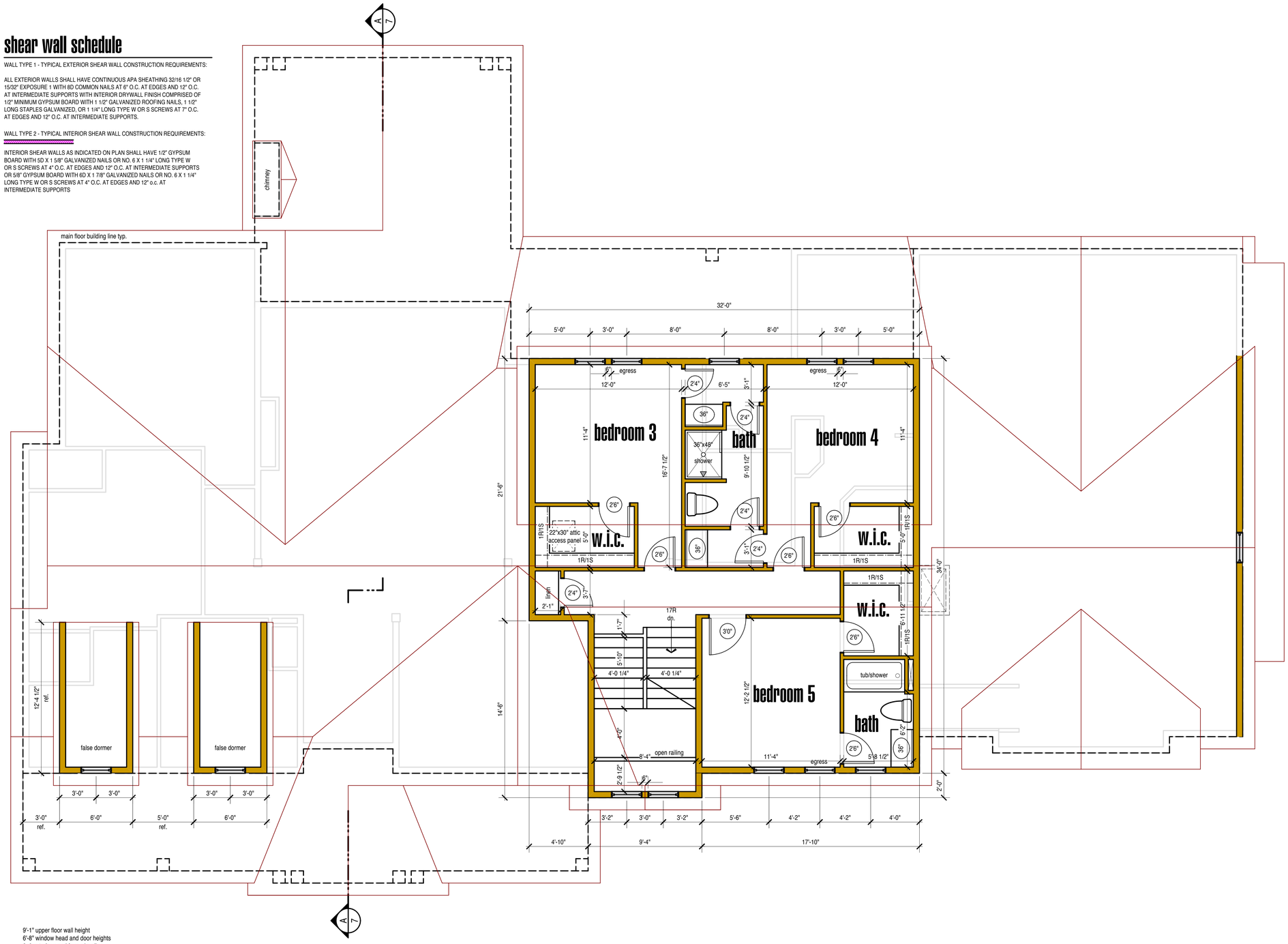
shear wall schedule

WALL TYPE 1 - TYPICAL EXTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS APA SHEATHING 32/16 1/2" OR 15/32" EXPOSURE 1 WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH INTERIOR DRYWALL FINISH COMPRISED OF 1/2" MINIMUM GYPSUM BOARD WITH 1 1/2" GALVANIZED ROOFING NAILS, 1 1/2" LONG STAPLES GALVANIZED, OR 1 1/4" LONG TYPE W OR S SCREWS AT 7" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

WALL TYPE 2 - TYPICAL INTERIOR SHEAR WALL CONSTRUCTION REQUIREMENTS:

INTERIOR SHEAR WALLS AS INDICATED ON PLAN SHALL HAVE 1/2" GYPSUM BOARD WITH 5D X 1 5/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 5/8" GYPSUM BOARD WITH 6D X 1 7/8" GALVANIZED NAILS OR NO. 6 X 1 1/4" LONG TYPE W OR S SCREWS AT 4" O.C. AT EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS



9'-1" upper floor wall height
6'-8" window head and door heights
2x6 exterior wood framed walls

upper floor plan

931

scale 1/4" = 1'-0"

NOTICE:
all roof truss information shown is for reference only.
the manufacturer's final shop drawings supersede these plans.
verify all truss members and girder truss locations and truss bearing conditions with truss manufacturer's final shop drawings, and adjust or modify these plans accordingly.

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oswald residence

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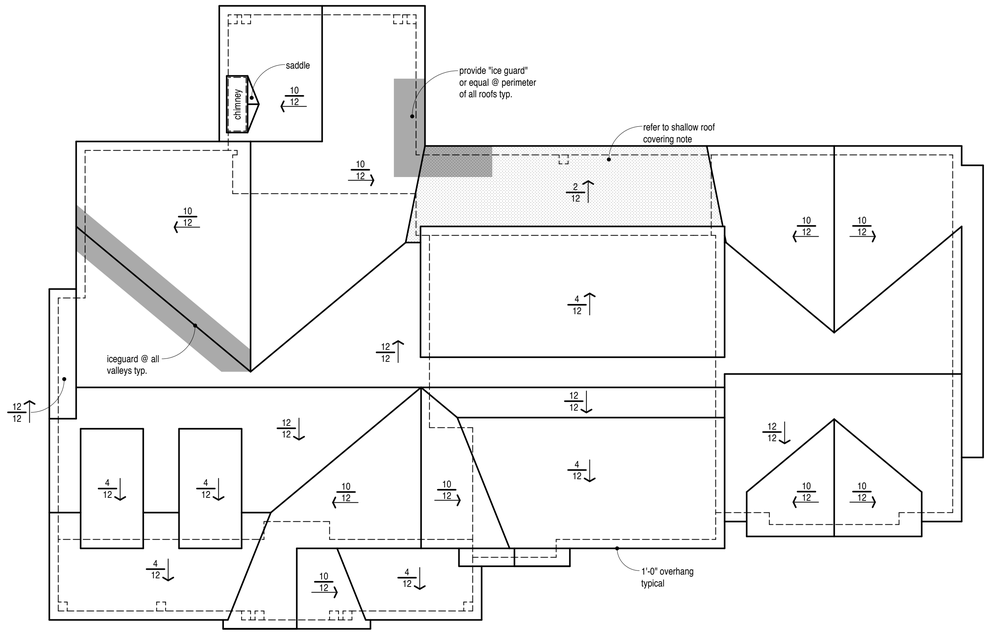
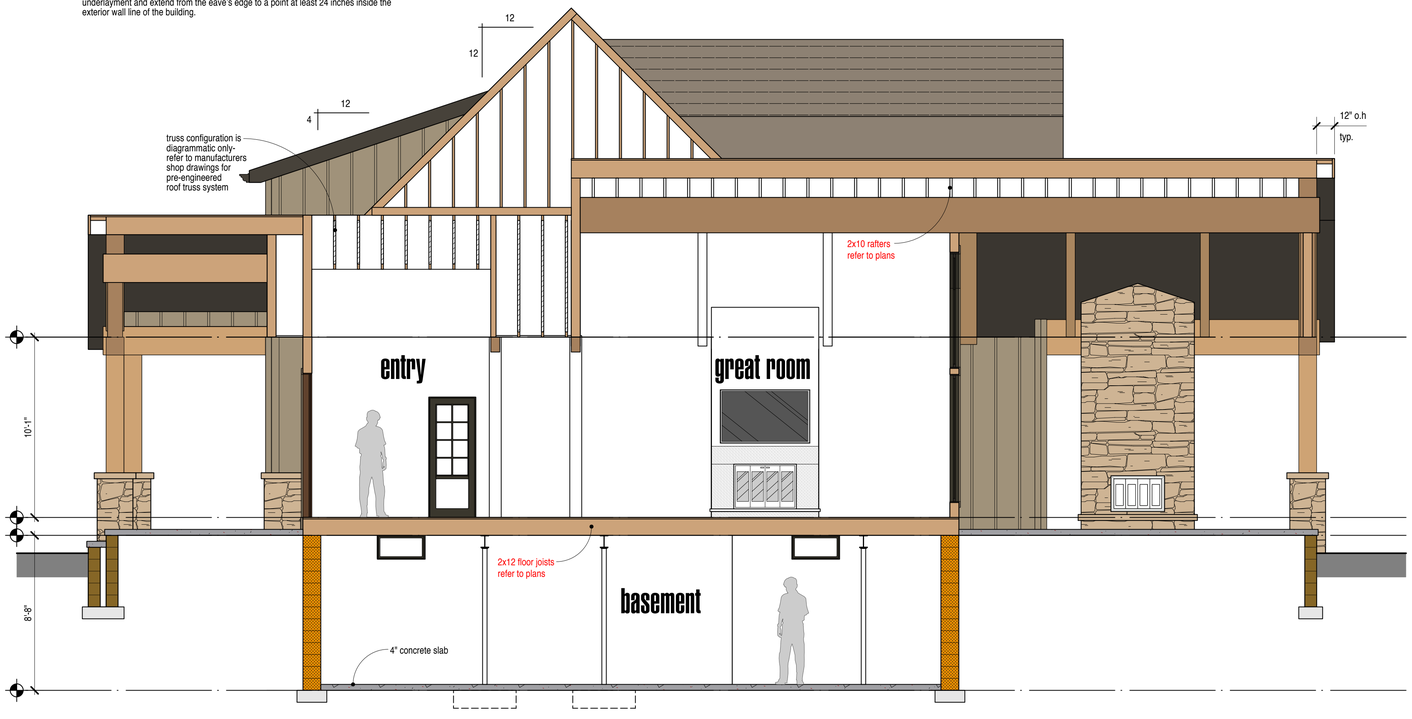


schematic roof diagram

scale 1/8" = 1'-0"

shallow roof covering note:
underlayment (2) layers as follows: apply a 19-inch strip of underlayment felt parallel with and starting at the eaves, fastened sufficiently to hold in place. starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches and fastened sufficiently to hold in place,
or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.



A-A

dimensional section

scale 1/4" = 1'-0"

roof

fiberglass roof shingles
metal roof
15# felt building paper min.
1/2" sheathing (5/8") thick for
roof truss systems @ 24" o.c.
see plan for rafter & joist sizes
R-30 insulation min. with eave
baffle to maintain air space
1/2" gyp. board typ. and
5/8" gyp. board at roof truss
systems

eave

prefinished aluminum gutters
and down spouts
prefinished vented soffit

exterior wall

vertical board and batten siding
(see elevations)
1/2" sheathing
with approved house wrap
2x6 wall studs @ 16" o.c.
R-19 wall insulation min.
1/2" gyp. board

flooring

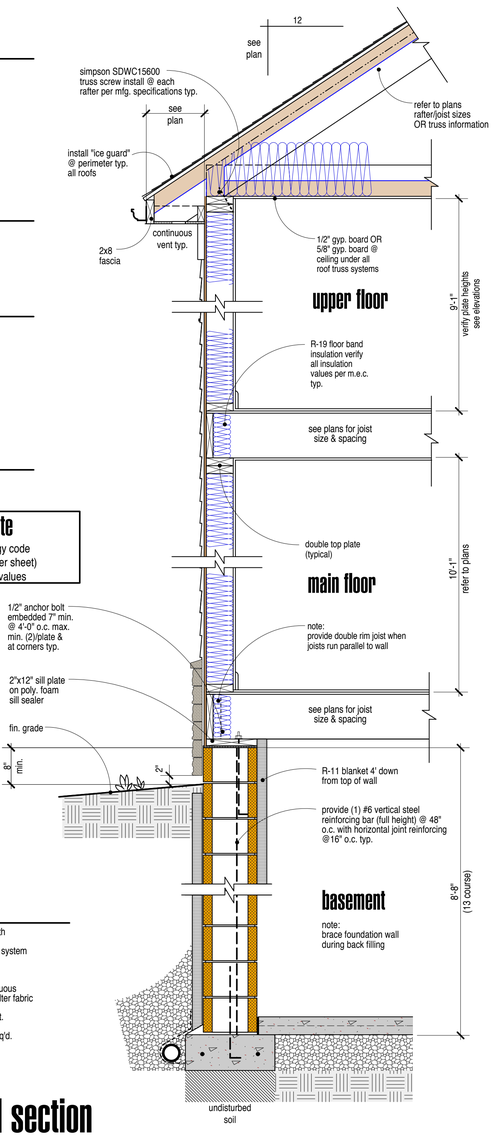
3/4" t&g osb
glued and nailed

energy note

refer to model energy code
compliance data (cover sheet)
to verify insulation values

foundation

12" concrete block foundation wall with
brick veneer above grade with
approved parging and water-proofing system
4" concrete floor with
approved vapor barrier over
4" compacted granular fill
gravel backfill @ footer with 4" continuous
footer drain wrapped with approved filter fabric
reinforced concrete footer
(20" w x 8" d.) with (2) #5 rebars cont.
on undisturbed soil
verify with soil conditions adjust as req'd.
(see foundation plan)



typical wall section

scale 3/4" = 1'-0"

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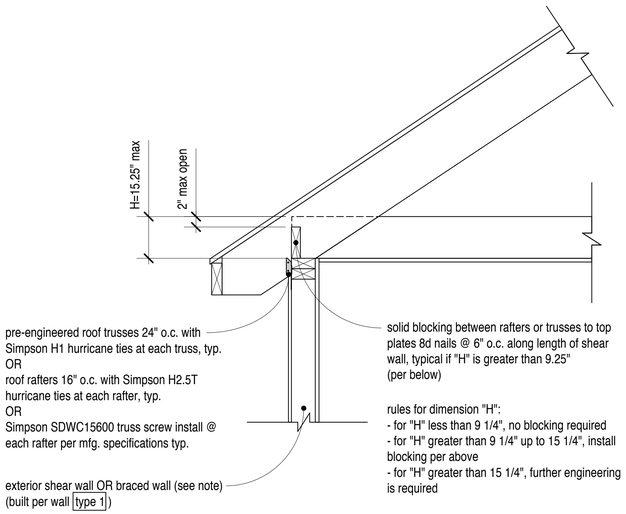
details for fully continuous sheathing per 2019 residential code of ohio

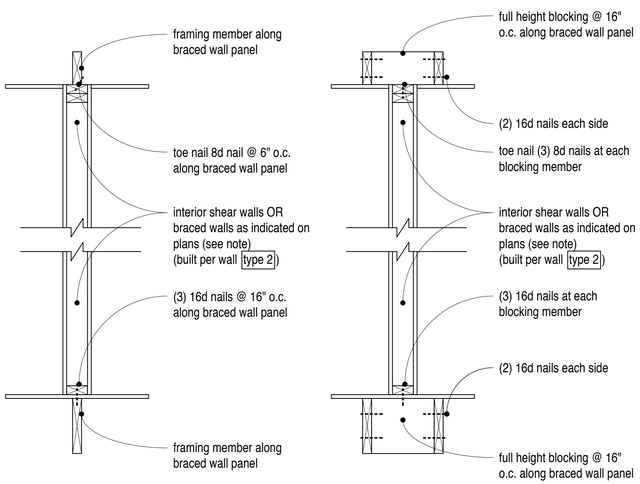


exterior shear wall connection to roof framing

scale 1" = 1'-0"

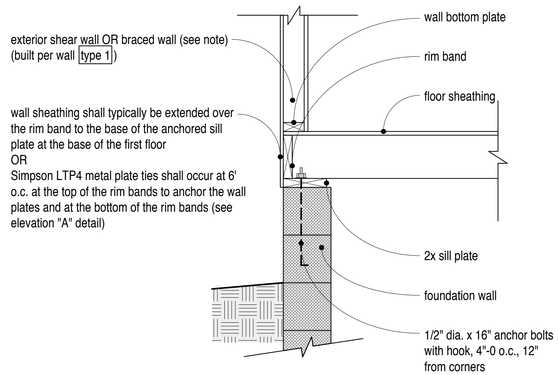
note

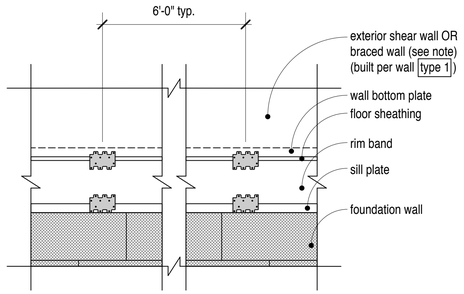
"shear wall' and "braced wall" terminologies are equal and interchangeable on this drawing



interior shear wall connections at parallel floor/ceiling framing

scale 1" = 1'-0"





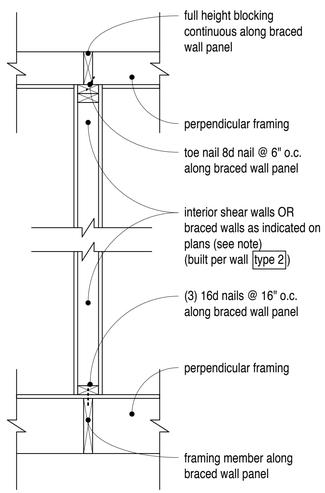
this detail is an alternate for sheathing that is not extended over rim bands to sill plate

elevation "A" detail

scale 1" = 1'-0"

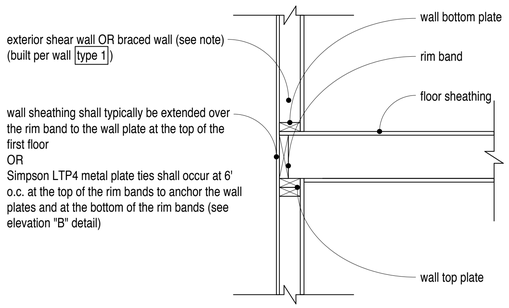
exterior shear wall connection to sill plate on foundation

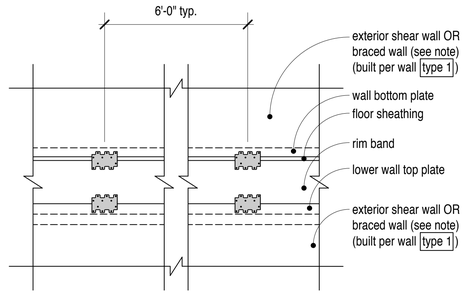
scale 1" = 1'-0"



interior shear wall connections at perpendicular floor/ceiling framing

scale 1" = 1'-0"





this detail is an alternate for sheathing that is not extended over rim bands to wall plates

elevation "B" detail

scale 1" = 1'-0"

exterior shear wall connection at floor to floor framing

scale 1" = 1'-0"

braced wall construction specifications

wall type 1 - typical exterior shear wall construction requirements:
all exterior walls shall have continuous APA sheathing 32/16 1/2" OR 15/3" exposure 1 with 8d common nails at 6" o.c. at edges and 12" o.c. at intermediate supports with interior drywall finish comprised of 1/2" minimum gypsum board with 1 1/2" galvanized roofing nails OR 1 1/2" long staples galvanized OR 1 1/4" long type W OR S scrwes at 7" o.c. at edges and 12" o.c. at intermediate supports

wall type 2 - typical interior shear wall construction requirements:
interior shear walls as indicated on plan shall have 1/2" gypsum board with 5d x 1 5/8" galvanized nails OR NO. 6 x 1 1/4" long type W OR S screws at 4" o.c. at edges and 12" o.c. at intermediate supports OR 5/8" gypsum board with 6d x 1 7/8" galvanized nails OR NO. 6 x 1 1/4" long type W or S screws at 4" o.c. at edges and 12" o.c. at intermediate supports

design loading for braced walls:

design wind load:
table 301.2(5) component and cladding loads for a building with a mean roof height of 33 feet located in exposure c 115 MPH (Vult) (3 second gust)

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8

electrical notes

The electrical plans shown here are suggested only! Electrical layouts can be altered as required for builder's standards, owner's preference or superceded by any governing code. The local governing codes take precedence over this layout.

All electrical work must be performed in accordance with all governing codes and regulations.

All electrical equipment must meet the Underwriters Laboratories (UL) standards. Consult local applicable codes for specific requirements.

Provide proper electrical outlets for dishwasher, trash compactor, garbage disposal and microwave.

Provide proper electrical outlets for clothes dryer, range and air conditioners.

Provide proper outlet or wiring for whirlpool tub.

All kitchen, bathroom, sink areas, outdoor outlets and basement outlets to be equipped as (GFI) ground fault interrupting circuits.

All smoke detectors are to be wired in series with battery back up power supply. Provide smoke alarms/detectors in compliance with all governing codes

All bathroom vents exhaust to the exterior of the dwelling.

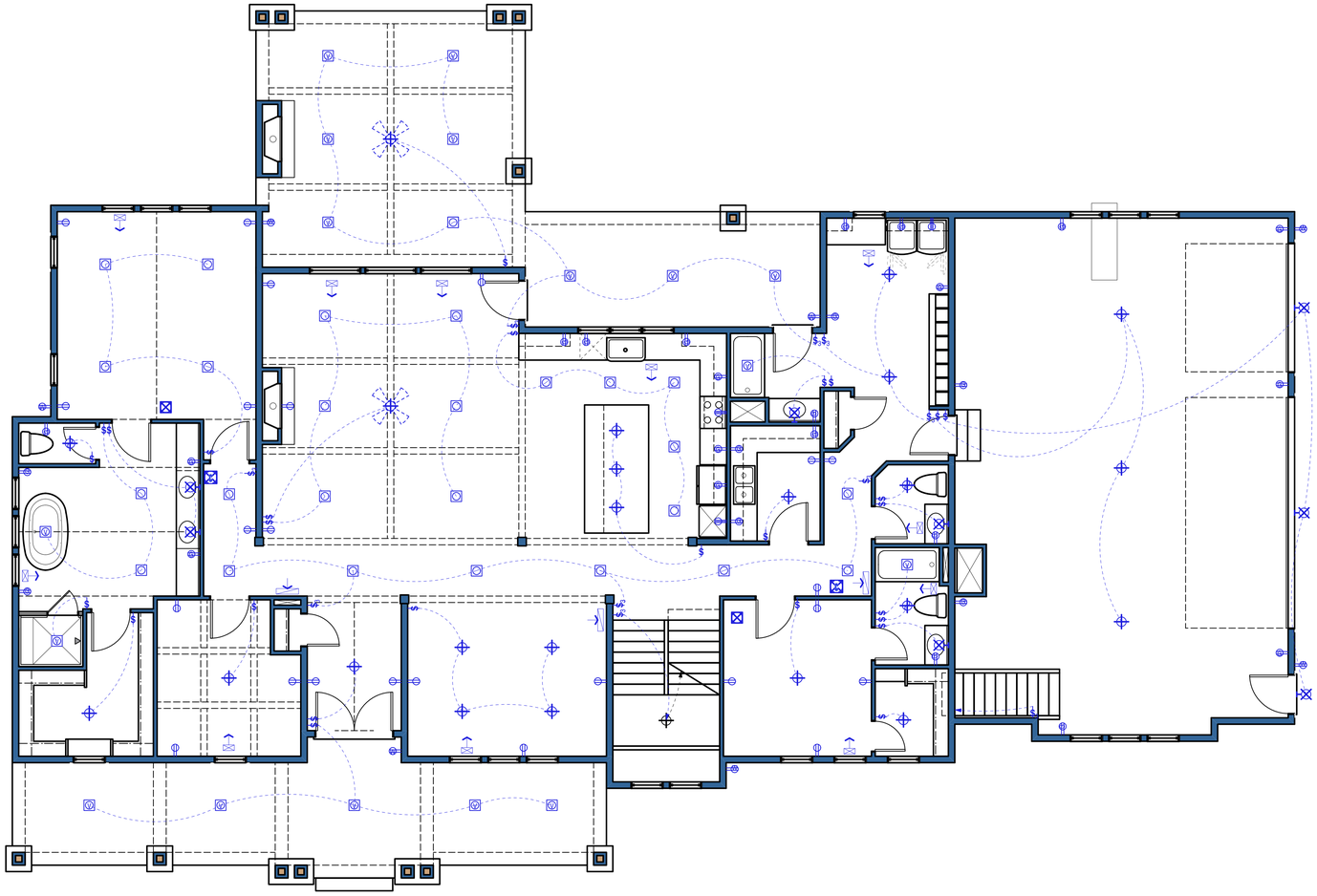
Receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet(less than 12 foot spacing), a receptacle shall be installed in each wall space 2 feet or more in width.

Per nec 210.12, all 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

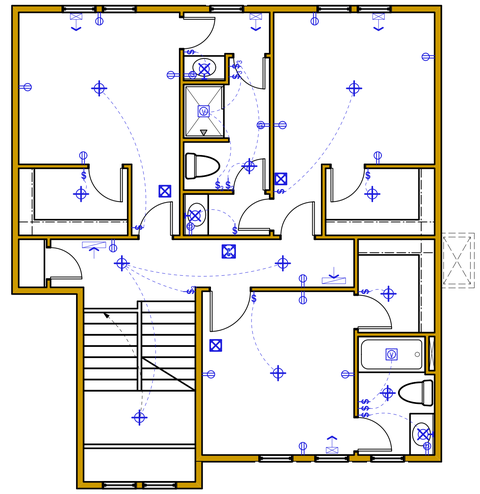
The contractor shall verify that there is a complete system of grounding for all electrical equipment.

symbol legend

- duplex receptacle 110v
- receptacle 220v
- weather proof gfi duplex recept.
- floor mounted duplex recept.
- gfi duplex recept.
- ceiling mounted light fixture
- wall mounted light fixture
- surface mounted light with pull chain
- ceiling mounted light fixture & fan
- ceiling mounted fan fixture & light
- single pole switch
- three way switch
- recessed ceiling light fixture
- recessed cfg. light w/ vapor proof lens
- surface mounted flood light
- smoke detector w/ battery backup-photoelectric and ionization activated
- smoke detector with CO-detector combo w/ battery backup
- supply air
- return air



main floor electrical/mechanical schematic



upper floor electrical/mechanical schematic

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front view

NOTE:
actual color may vary from on-screen representation.
Please view a physical color swatch or material sample
to confirm the color choice prior to building.

perspective views for design only

right side view

rear view

left side view

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R

Looking Northeast

Looking Northwest

Looking Southeast

Plat Cabinet A
Slide Number553

6356

N

R & B Bickler

N 75° 53 50 E
999 97'

1719 97

400 00'

320 00'

R L Linhart

S 46° 29 E
703 29'

CLEVELAND

N 33°24 10"W
631 49

PITTSBURG

RAILROAD

LOT 82
LOT 83

6

7

8

5

4

S 30° 33 51" E
700 00

N 30° 33 51" W
758 08

20

DRAINAGE
500 00'

50 X 100
E T Easem t

65

30

95

50
100

BLDG LINE

EASEMENT
150

75 B L

200

387 98
S 89°28 06" E

150

90 00
N 46°29 W

21 26

CONN WOODS DR.

70 00
N 43°31 E

470

200'

1347 28
N 87° 20 35" E

BLDG LINE

300

75 B L

N 43°31 E
920 13

Δ= 12°11 10"
Arc = 636 66
Ch Brg N 27°18 35 W 635 46
R = 2993 41'
T = 319 54'

549 35

60

235

643 58

N 88° 02 24" W

2377 93 →

N 18°50 26 E
598 54'

110

100

210

SEE SHEET 2

J R & E A Gier Jr

MARKER LEGEND

1 No symbol – iron pins to be set at all lot corners
2 O – indicates iron pin found
3 □ – indicates monument found
4 ● – indicates lead filled monuments to be set at all allotment corners
5 ■ – indicates monument assembly to be set

CONNECTICUT WOODS ALLOTMENT – SHEET 3 of 3