CAL NO 3511

SITE PLAN SURVEY
OF
3413 MEADOWBROOK BOULEVARD
P.P.N. 687-10-072
CITY OF CLEVELAND HEIGHTS, OHIO
FOR
ABC CONSTRUCTION

Situated in the City of Cleveland Heights, County of Cuyahoga and State of Ohio and known as being all of Sublot No. 208 in theCedar Heights Land Company's Cedarbrook Allotment No. 4 of part of the Original Warrensville Township Lot No. 3, as shown by the plat recorded in Volume 69, Page 20 of Cuyahoga County Map Records.

VERTICAL CONTROL MONUMENT AND T.B.M.

(VRS Virtual Reference Station 12-5-2020)

The horizontal component of the VRS network is based on the NAD83 (CORS96) reference frame; The vertical component of the VRS network is based on NAVD88 as determined by the NGS (National Geodetic Survey).

T.B.M. No. 1 Elevation: 969.62' (NAVD 1988)
Top of hydrant at the northwesterly corner of Meadowbrook Boulevard and Taylor Road.

Definitions NAVD- North American Vertical Datum

PLEASE NOTE

This Site Plan Survey was prepared without the benefit of a current title commitment. Therefore, the Riverstone Company cannot determine if any easements, restrictions and reservations affect the subject property. If the Riverstone Company is provided with the title commitment, a revised survey map will be provided at Riverstone's hourly fee schedule.

Due to weather conditions (snow) at the time of the field survey the locations of the extents of pavements on the ground may not be shown.

SURVEYOR CERTIFICATION

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. Finished Floor elevation & House sizes
2. Location and Elevations of existing utility connections
3. Sidewalks to be 4" thick concrete except at drive apron which is to be 6" thick concrete.
4. Existing sewer connections can only be used if they are in good working condition. the city shall decide on the condition of existing connections.
5. The contractor must obtain a sewer permit from the City of Cleveland Heights, division of Water Pollution Control, before performing the sewer work.

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

Dimensions shown on this plan are expressed in feet and decimal parts thereof, all of which I declare to be correct to the best of my knowledge and belief. Bearings are to an assumed meridian and are used to denote angles only.

Rear Offset -January 27, 2021
December 8, 2020

Peter J. Gaurloff P.S. No. 8646 Date

STATE OF OHIO · PETER JOHN GAURILOFF · 8646 · REGISTERED · PROFESSIONAL SURVEYOR

SURVEYOR NOTES

Proposed home shown hereon are based on architectural plans from LMS Design, LLC received October 21, 2020.

Dimensions shown hereon are per basement/foundation plans received October 21, 2020.

Elevations, basement/garage depths need to be confirmed by Architect and developer.

● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-PS6747-PS8646" Due to demolition / construction pins may be set at a later date.

Retaining Wall is being designed by the structural engineer and is shown hereon for grading proposes only.

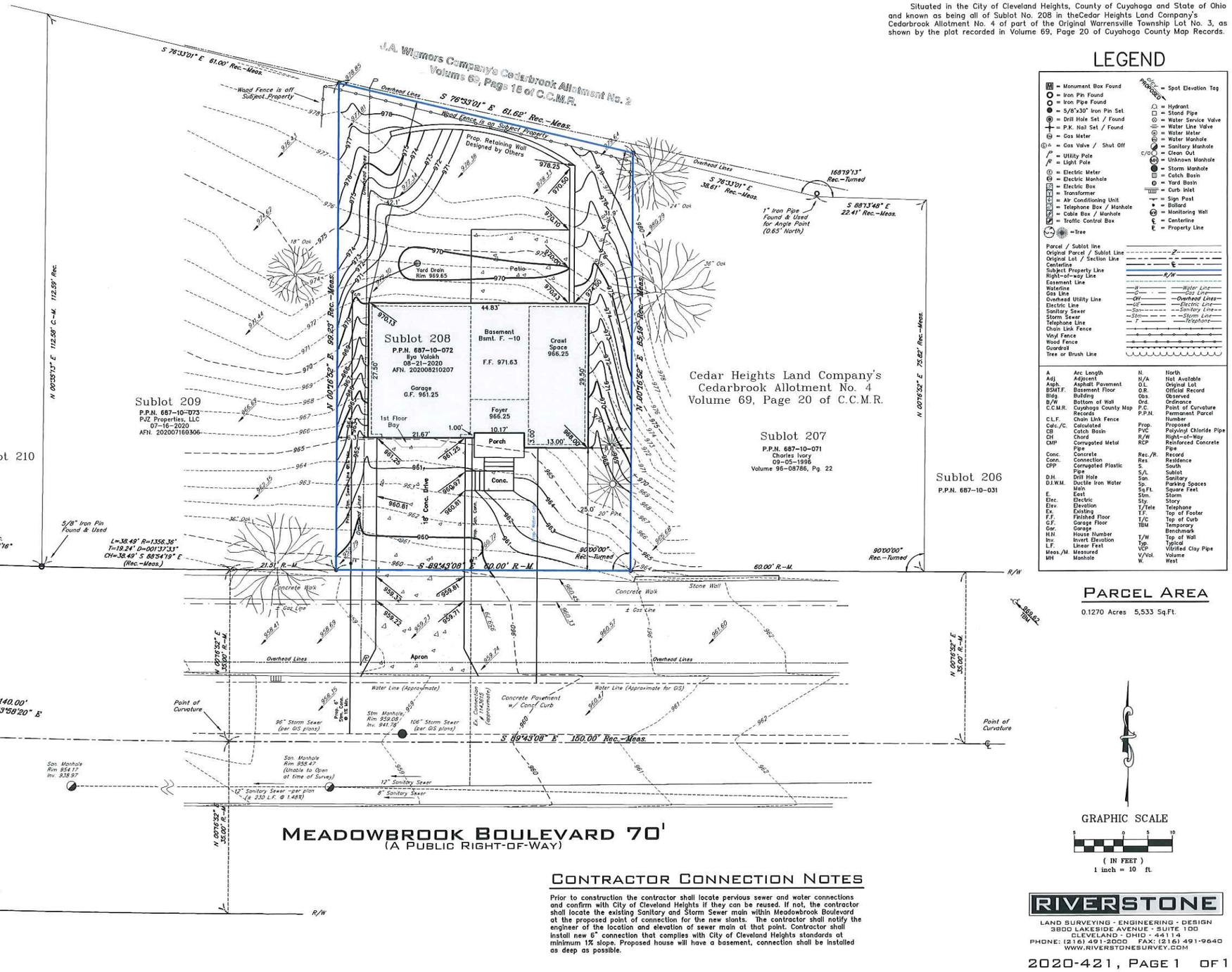
UTILITY NOTE

Utility Provider source information from plans provided by the client, the title company and the utility provider and on ground utility markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. The centerline of known utility lines shown hereon do not represent the true width of the utility line.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764 or 811
OHIO UTILITIES PROTECTION SERVICE

UTILITY PROVIDERS

O.U.P.S. Reference No. A029502119
Date: October 21, 2020



LEGEND

- ■ = Monument Box Found
- ○ = Iron Pin Found
- ○ = Iron Pipe Found
- ● = 5/8"x30" Iron Pin Set
- ◉ = Drill Hole Set / Found
- + = P.K. Nail Set / Found
- ⊖ = Gas Meter
- ⊘ = Gas Valve / Shut Off
- = Utility Pole
- = Light Pole
- = Electric Meter
- = Electric Manhole
- = Electric Box
- = Transformer
- = Air Conditioning Unit
- = Telephone Box / Manhole
- = Cable Box / Manhole
- = Traffic Control Box
- = Tree
- = Spot Elevation Tag
- = Hydrant
- = Stand Pipe
- = Water Service Valve
- = Water Line Valve
- = Water Meter
- = Water Manhole
- = Sanitary Manhole
- = Clean Out
- = Unknown Manhole
- = Storm Manhole
- = Catch Basin
- = Yard Basin
- = Curb Inlet
- = Sign Post
- = Bollard
- = Monitoring Well
- = Centerline
- = Property Line

Parcel / Sublot line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line
Easement Line
Waterline
Gas Line
Overhead Utility Line
Electric Line
Sanitary Sewer
Storm Sewer
Telephone Line
Chain Link Fence
Vinyl Fence
Wood Fence
Guardrail
Tree or Brush Line

A	Arc Length	N.	North
Adj.	Adjacent	N/A	Not Available
Asph.	Asphalt Pavement	O.L.	Original Lot
BSMT.F.	Basement Floor	O.R.	Official Record
Bldg.	Building	Obs.	Observed
B/W	Bottom of Wall	Ord.	Ordinance
C.C.M.R.	Cuyahoga County Map Records	P.C.	Point of Curvature
C.L.F.	Chain Link Fence	P.P.N.	Permanent Parcel Number
Calc./C.	Calculated	Prop.	Proposed
CB	Catch Basin	PVC	Polyvinyl Chloride Pipe
CH	Chord	R/W	Right-of-Way
CMP	Corrugated Metal Pipe	RCP	Reinforced Concrete Pipe
Conc.	Concrete	Rec./R.	Record
Conn.	Connection	Res.	Residence
CPP	Corrugated Plastic Pipe	S.	South
D.H.	Drill Hole	S/L	Sublot
D.I.W.M.	Ductile Iron Water Main	San.	Sanitary
E.	East	Sp.	Parking Spaces
Elec.	Electric	Sq.Ft.	Square Feet
Elev.	Elevation	Stm.	Storm
Ex.	Existing	Sty.	Story
F.F.	Finished Floor	T/Tele	Telephone
G.F.	Garage Floor	T.F.	Top of Footer
Gar.	Garage	T/C	Top of Curb
H.H.	House Number	TBM	Temporary Benchmark
Inv.	Invert Elevation	T/W	Top of Wall
L.F.	Linear Feet	Typ.	Typical
Meas./M.	Measured	VCP	Vitrified Clay Pipe
MH	Manhole	V/Vol.	Volume
		W.	West

PARCEL AREA

0.1270 Acres 5,533 Sq.Ft.

GRAPHIC SCALE
5 0 5 10
(IN FEET)
1 inch = 10 ft.

CONTRACTOR CONNECTION NOTES

Prior to construction the contractor shall locate pervious sewer and water connections and confirm with City of Cleveland Heights if they can be reused. If not, the contractor shall locate the existing Sanitary and Storm Sewer main within Meadowbrook Boulevard at the proposed point of connection for the new slants. The contractor shall notify the engineer of the location and elevation of sewer main at that point. Contractor shall install new 6" connection that complies with City of Cleveland Heights standards at minimum 1% slope. Proposed house will have a basement, connection shall be installed as deep as possible.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

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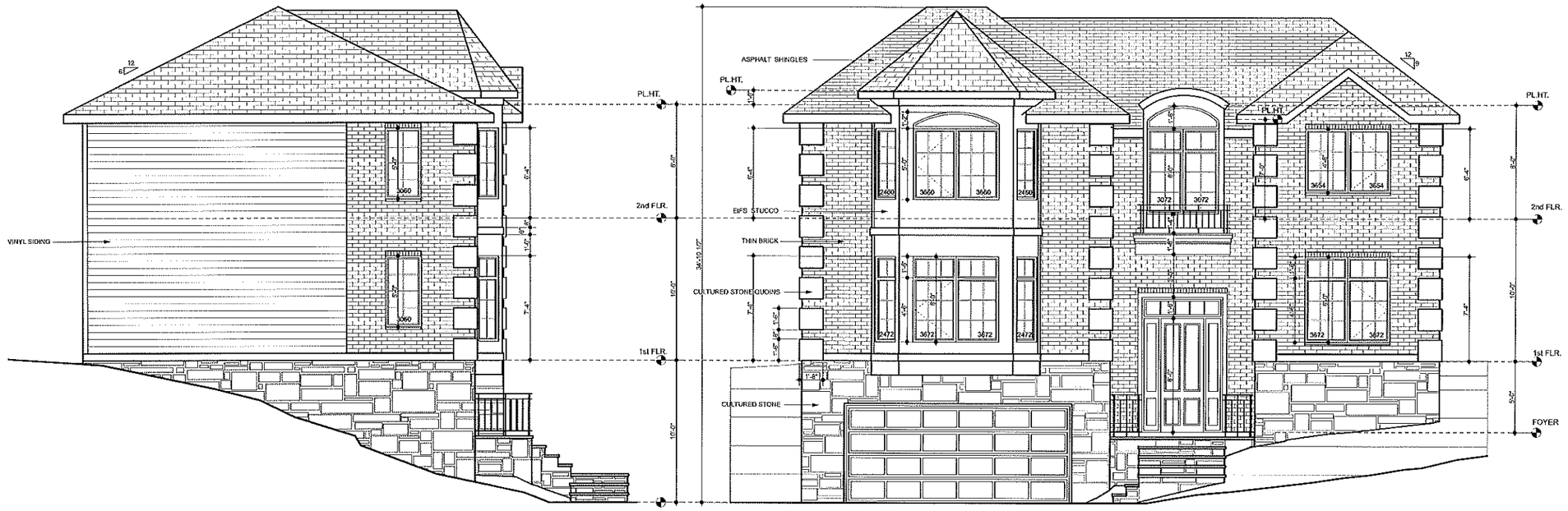
VOLOKH SITE PLAN SURVEY

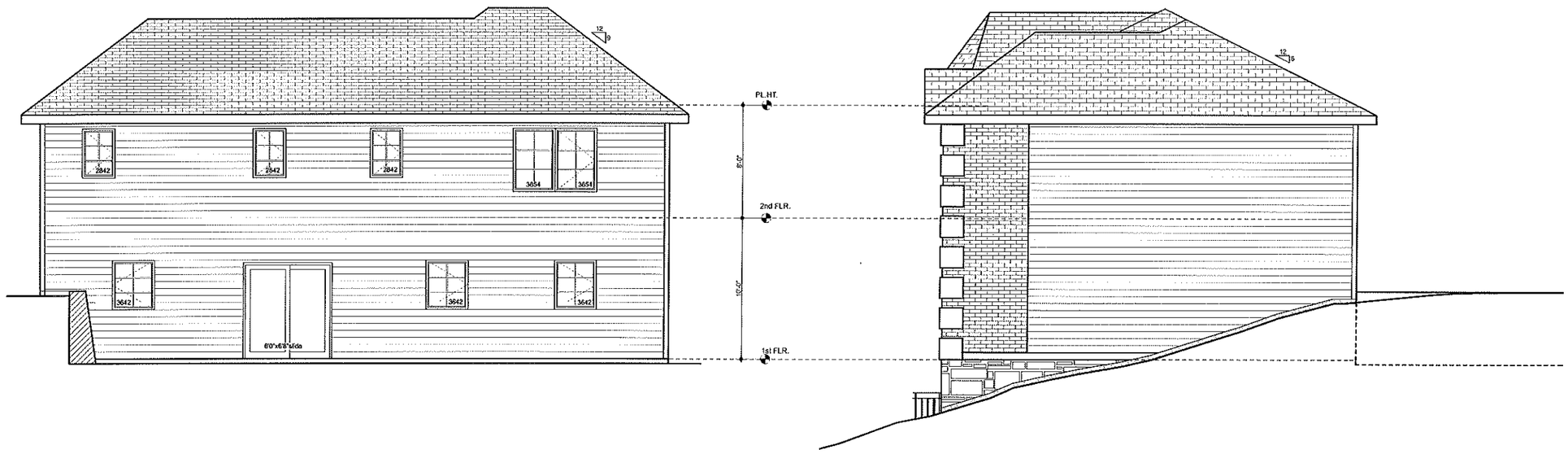


LEFT ELEVATION

SCALE: 1/4"=1'-0"

FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

LMS design LLC
33205 Cannon Rd.
Solon, Ohio 44139
440.796.3598
Lms-group@hotmail.com

PRIVATE RESIDENCE

3413 Meadowbrook Blvd.
CLEVELAND HEIGHTS, OH 44118

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

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JOB NUMBER: 20-82

FEBRUARY 23, 2021

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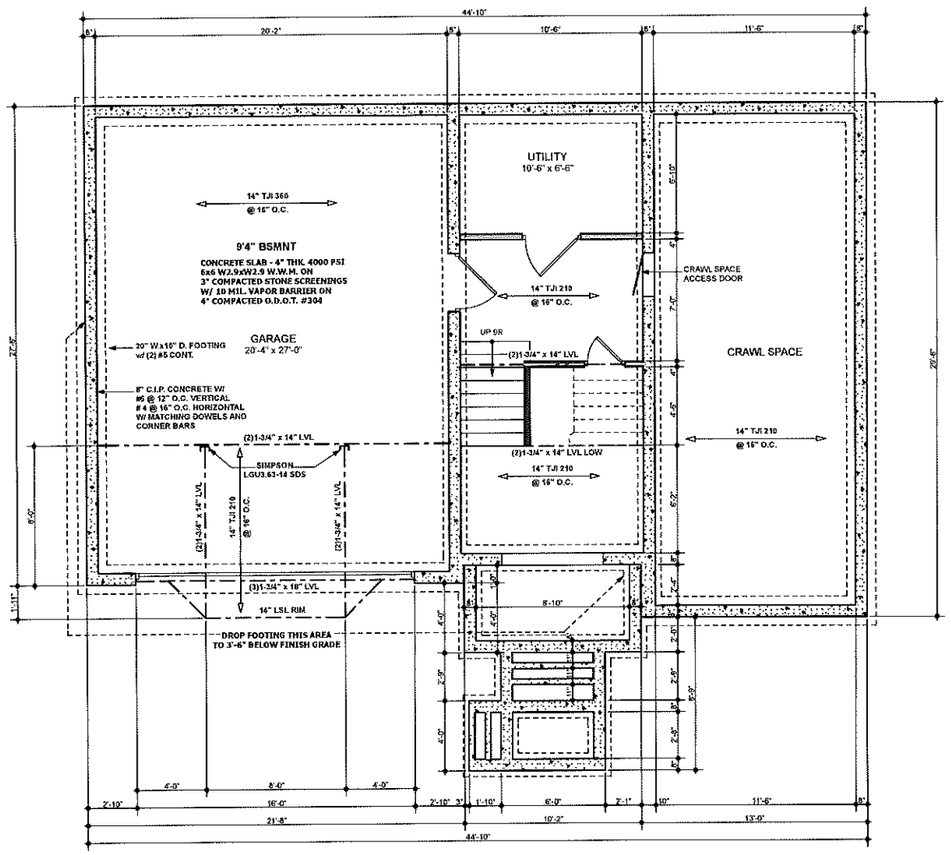
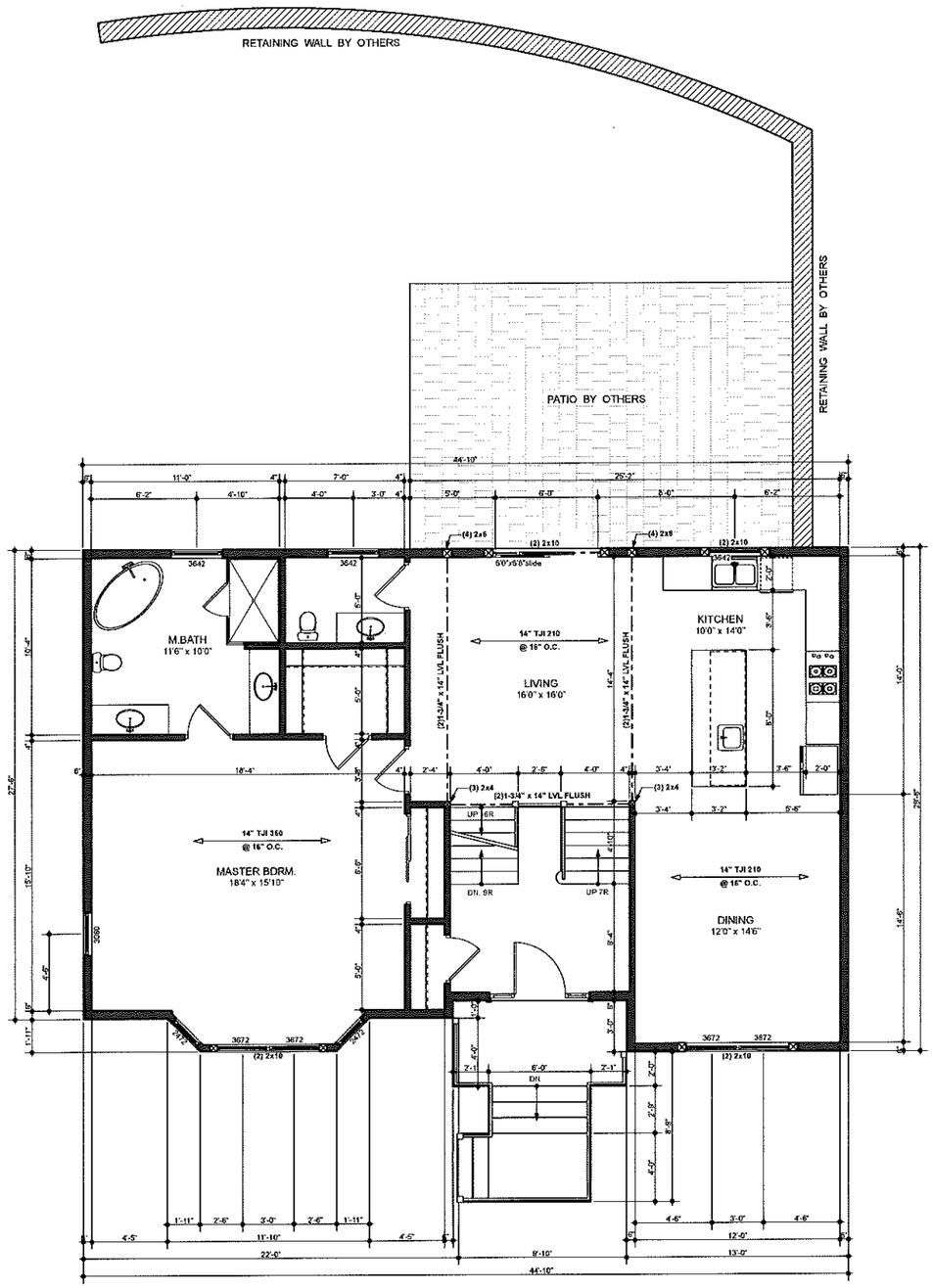


FOUNDATION PLAN

SCALE: 1/4"=1'-0"



1st FLOOR PLAN 1,250 SQ.FT.

SCALE: 1/4"=1'-0"

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

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

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SEPTEMBER 23, 2020

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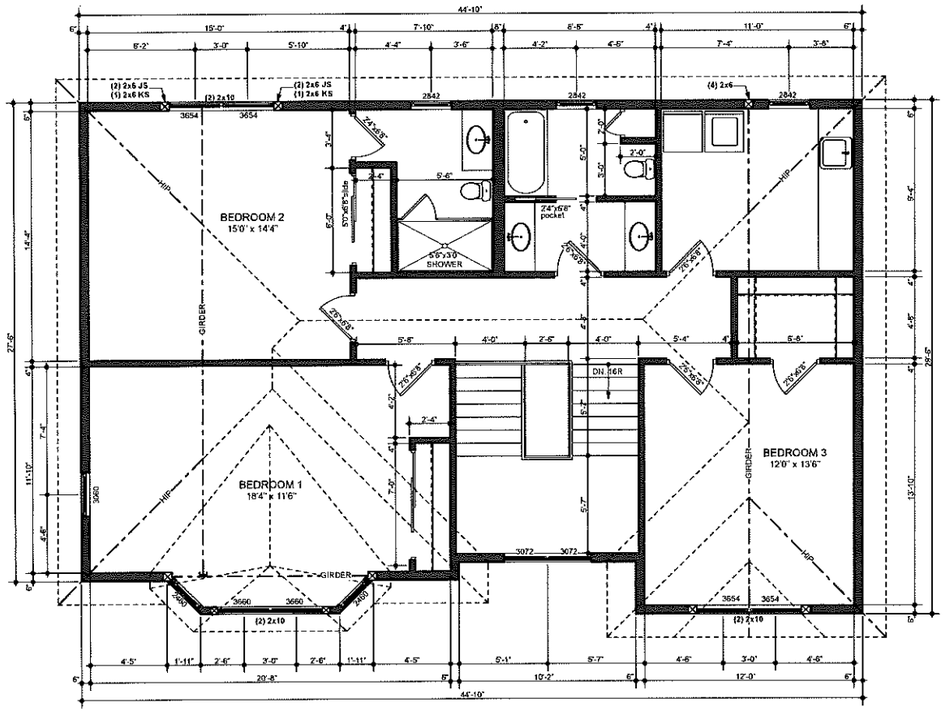
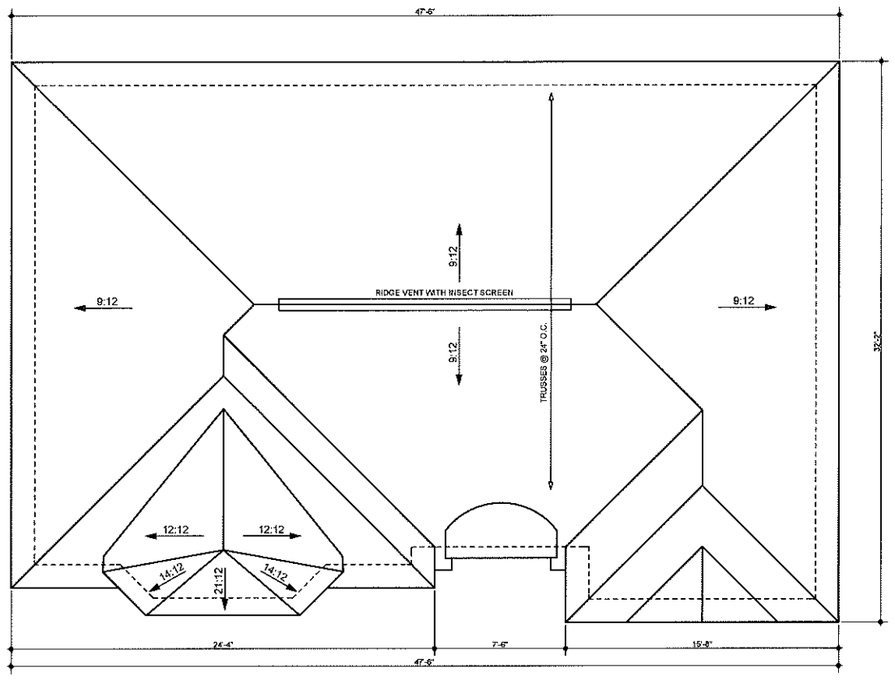


2nd FLOOR PLAN 1,100 SQ.FT.

SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/4"=1'-0"

TRUSS DESIGN CRITERIA

TCLL = 30 psf (NOT REDUCIBLE)
TCDL = 10 psf
BCLL = 10 psf (HGTS OVER 4'-0")
BCDL = 10 psf
NET UPLIFT = 5 psf
Δ LL ≤ L/360
Δ TL ≤ L/360

MIN. CHORD

UP TO 30'-0" 2x4
UP TO 40'-0" 2x6
UP TO 50'-0" 2x8

TRUSS SPACTNG ..... 2'-0"

SHEATHING

5/8 or 19/32 APA-RATED EXP 1
OSB ROOF SHEATHING

NOTE:
ICE & WATERSHIELD AT ROOF/WALL INTERSECTION. CONTINUE ICE & WATERSHIELD UP SIDE WALLS MIN. 18". FLASHING AS REQUIRED. INSTALL 36" WIDE ICE & WATERSHIELD AT ALL ROOF VALLEYS, EVES AND GABLE ENDS.

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

ROOF PLAN
SCALE: 1/4" = 1'-0"

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SEPTEMBER 23, 2020

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