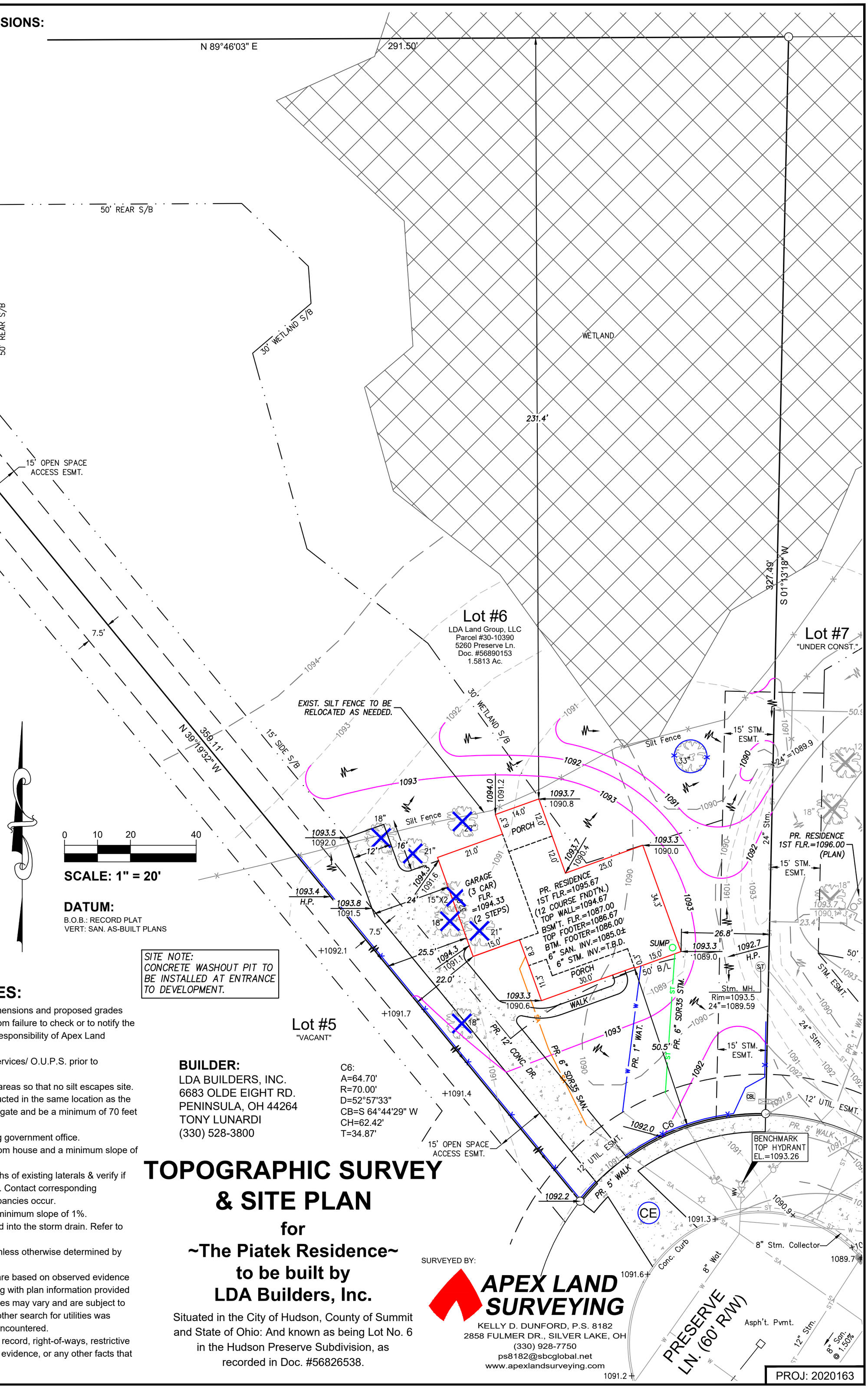
REVISIONS:

1.)

STATE OF OHIO
KELLY D. DUNFORD
S-8182
REGISTERED SURVEYOR
5/20/25



Know what's below.
Call before you dig.

LEGEND

- 998 - Ex. Contour
- 1002 - PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING LIMITS
- TREE TO BE REMOVED
- WP CE - PR. CONC. WASHOUT PIT, CONST. ENTRANCE & SILT FENCE
- PR. DRAINAGE DIRECTION/SWALE
- AS-BUILT PR. GRADE / Ex. Grade
- PR. WELL
- +1152.8 - Ex. Spot Elev.
- PR. DOWNSPOUT
- Ex. Utility Pole & Pedestals
- CBL MAIL - Ex. Mailbox
- SA ST - Ex. San./Stm. MH.
- Ex. Stm. Inlet/Basins & Downspout Location
- GV - Ex. Gas Valve & Shutoff
- WV - Ex. Hyd., Valve/ Shutoff & Well
- Iron Pin Set
- Rebar or Iron Rod/Pin Fnd.
- Iron Pipe Fnd.
- Mon. Fnd.

DATUM:
B.O.B.: RECORD PLAT
VERT: SAN. AS-BUILT PLANS

SITE NOTE:
CONCRETE WASHOUT PIT TO BE INSTALLED AT ENTRANCE TO DEVELOPMENT.

CONSTRUCTION NOTES:

1. 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. Contractor to notify utilities protection services/ O.U.P.S. prior to construction.
3. Silt fence must surround all excavation areas so that no silt escapes site.
4. A construction entrance shall be constructed in the same location as the permanent drive, consisting of #1&2 aggregate and be a minimum of 70 feet long.
5. All grades shall comply w/corresponding government office.
6. Maintain positive yard drainage away from house and a minimum slope of 1% along all swales.
7. Contractor shall verify location and depths of existing laterals & verify if proper connections can be made to house. Contact corresponding government office or utility owner if discrepancies occur.
8. All sewer connections must maintain a minimum slope of 1%.
9. Footer drain & downspouts are to be tied into the storm drain. Refer to house plans for downspout locations.
10. A foundation sump pump is required unless otherwise determined by contractor.
11. The location of utilities shown hereon are based on observed evidence of above ground appurtenances used along with plan information provided to the surveyor. The location of these utilities may vary and are subject to field verification prior to construction. No other search for utilities was performed and additional utilities may be encountered.
12. 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.

BUILDER:
LDA BUILDERS, INC.
6683 OLDE EIGHT RD.
PENINSULA, OH 44264
TONY LUNARDI
(330) 528-3800

C6:
A=64.70'
R=70.00'
D=52°57'33"
CB=S 64°44'29" W
CH=62.42'
T=34.87'

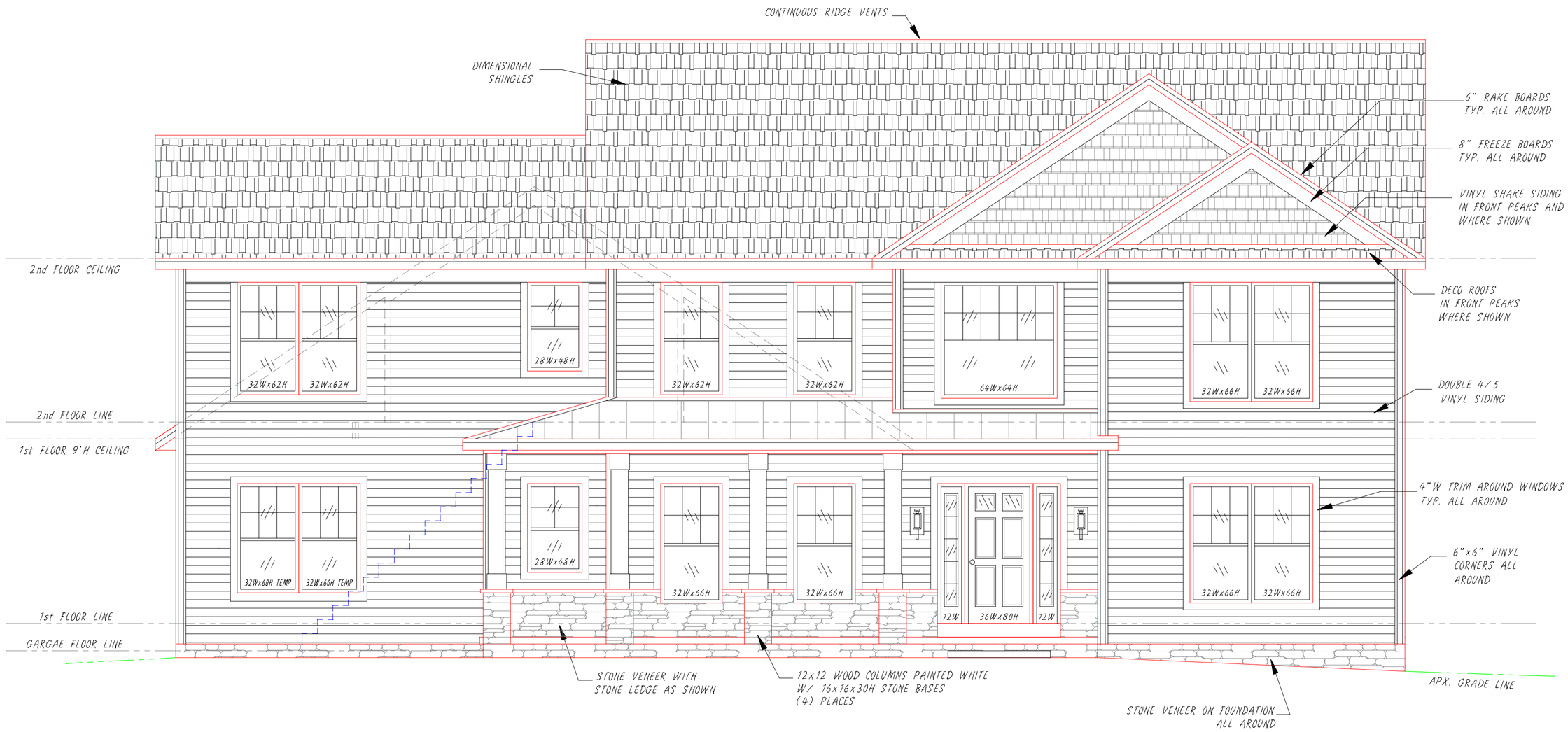
TOPOGRAPHIC SURVEY & SITE PLAN

for ~The Piatek Residence~ to be built by LDA Builders, Inc.

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being Lot No. 6 in the Hudson Preserve Subdivision, as recorded in Doc. #56826538.

SURVEYED BY:
APEX LAND SURVEYING
KELLY D. DUNFORD, P.S. 8182
2858 FULMER DR., SILVER LAKE, OH
(330) 928-7750
ps8182@sbcglobal.net
www.apexlandsurveying.com

PROJ: 2020163



Front Elevation (S/L 6 - 5260 Preserve Lane)

PARCLE # 30-10390
S/L 6, Hudson Preserve
5260 Preserve Lane, Hudson, OH 44236
Apx. Lot Size - 64.7' Frontage x 359.11' Deep on left, 1.5813 acres
Overall House Size - 60'Wx59'6"D, Apx. 2463 Sq ft on lot
3186 Sq ft Living Area,
(1407 Sq ft on First floor & 1779 Sq ft on Second floor)
1407 Sq ft Basement and 672 Sq ft of Garage

HP006

LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE: LONGWOOD II, modified 2-STORY (3186 sq.ft.) FRONT ELEVATION
NO. 25-HP006-10

REVISIONS

BY	DATE

SCALE 1/4" = 1'
DATE 051825
DR'N JL
CK'D
AP'VD

CUSTOMER: Anthony & Nicole Piatek

Left Side Elevation

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGWOOD II, modified 2-STORY (3186 sq.ft.)
LEFT SIDE ELEVATION

NO. 25-HP006-11

REVISIONS	BY	DATE

SCALE 1/4" = 1'
DATE 051825
DR'N JL
CK'D
AP'VD

CUSTOMER
Anthony & Nicole
Piatek

Rear Elevation

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGWOOD II, modified 2-STORY (3186 sq.ft.)
REAR ELEVATION

NO. 25-HP006-12

BY	DATE

REVISIONS

SCALE 1/4" = 1'
DATE 051825
DR'N JL
CK'D
AP'VD

CUSTOMER
Anthony & Nicole Piatek

Right Side Elevation

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGWOOD II, modified 2-STORY (3186 sq.ft.)
RIGHT SIDE ELEVATION

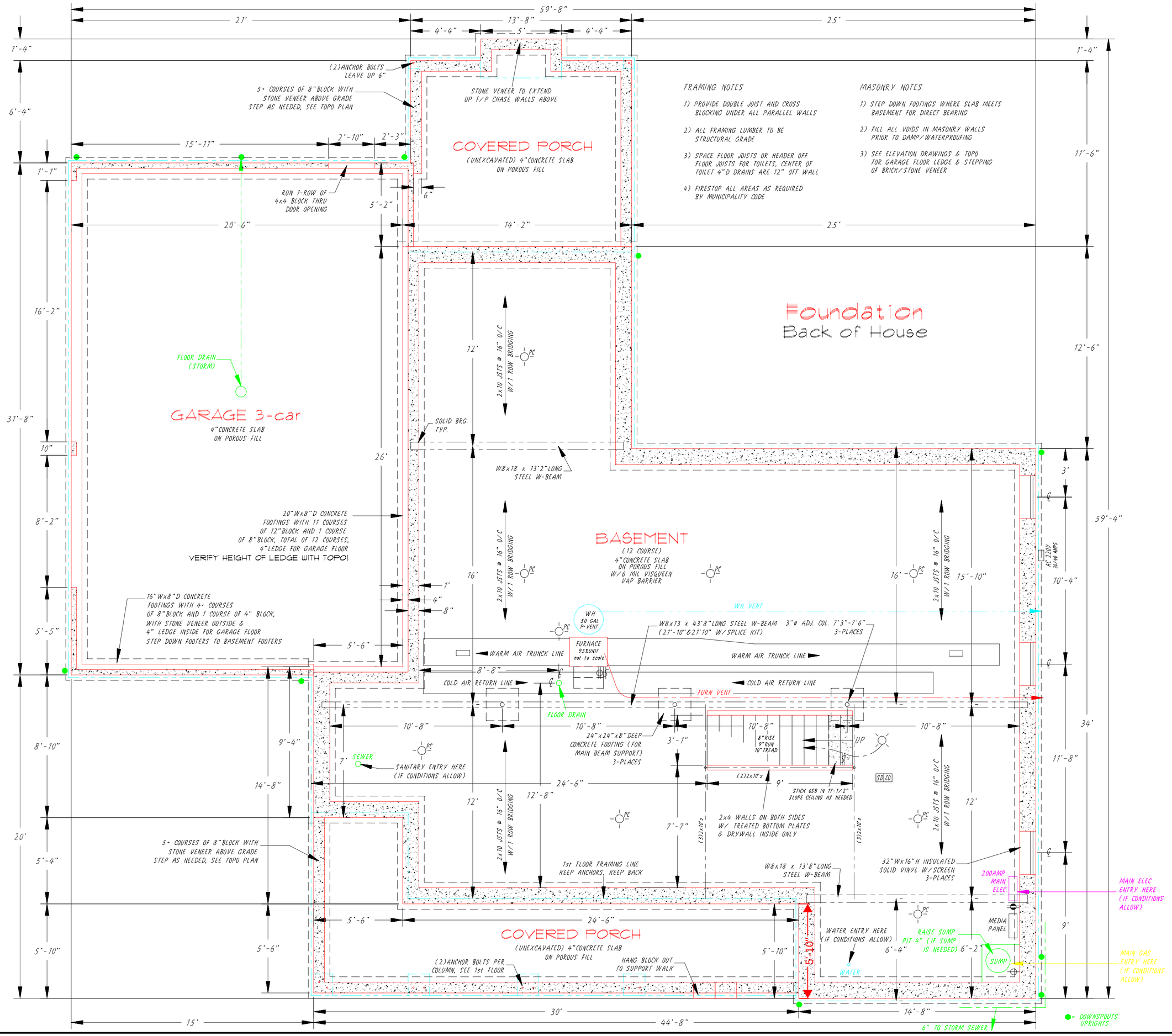
NO. 25-HP006-13

DATE	BY

REVISIONS

SCALE 1/4" = 1'
DATE 051825
DR'N JL
CK'D
AP'VD

CUSTOMER
Anthony & Nicole Piatek



FRAMING NOTES

1) PROVIDE DOUBLE JOIST AND CROSS BLOCKING UNDER ALL PARALLEL WALLS
2) ALL FRAMING LUMBER TO BE STRUCTURAL GRADE
3) SPACE FLOOR JOISTS OR HEADER OFF FLOOR JOISTS FOR TOILETS, CENTER OF TOILET 4"D DRAINS ARE 12" OFF WALL
4) FIRESTOP ALL AREAS AS REQUIRED BY MUNICIPALITY CODE

MASONRY NOTES

1) STEP DOWN FOOTINGS WHERE SLAB MEETS BASEMENT FOR DIRECT BEARING
2) FILL ALL VOIDS IN MASONRY WALLS PRIOR TO DAMP/WATERPROOFING
3) SEE ELEVATION DRAWINGS & TOPO FOR GARAGE FLOOR LEDGE & STEPPING OF BRICK/STONE VENEER

LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

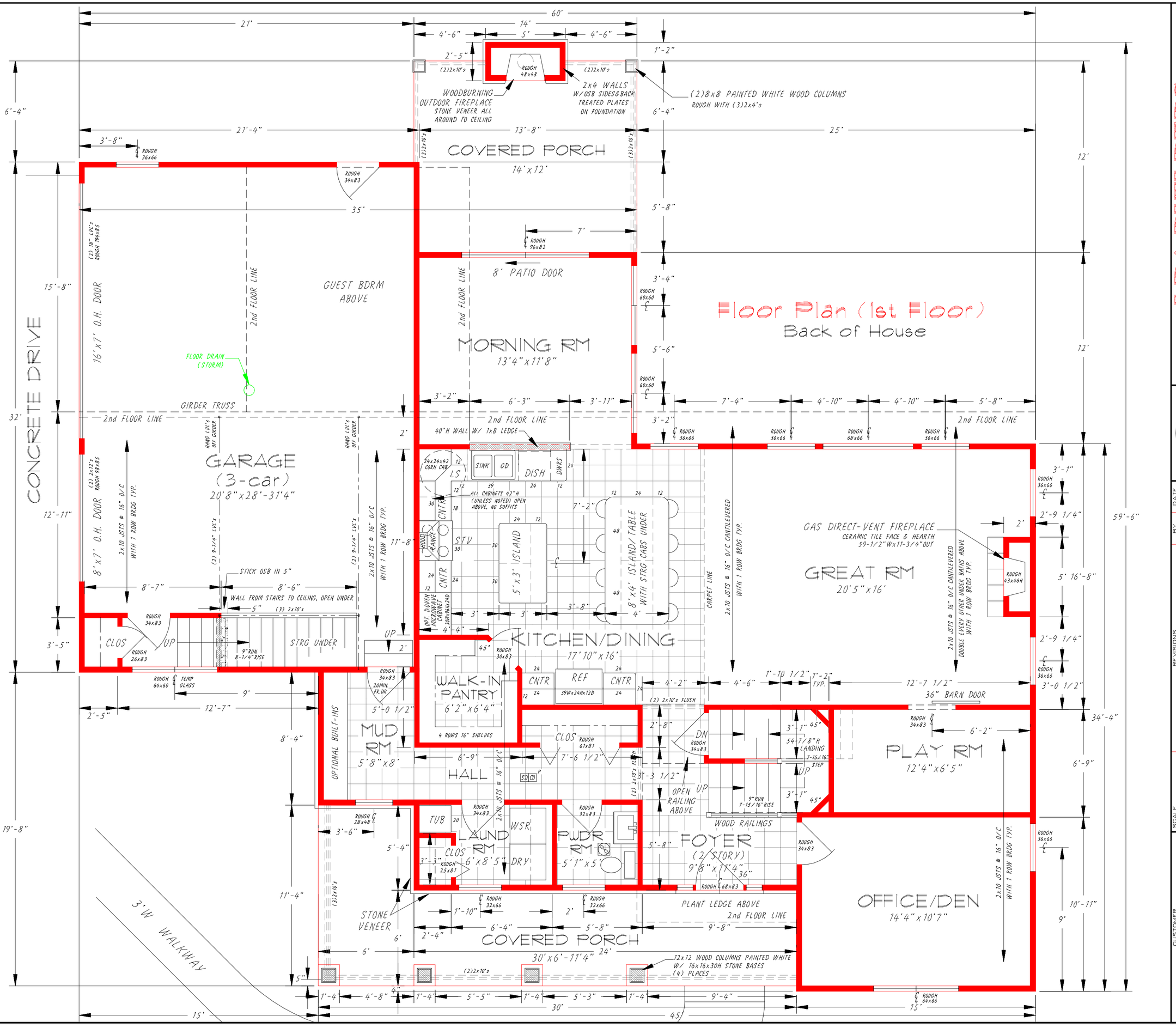
TITLE: LONGWOOD II, modified 2-STORY (3186 sq.ft.)
FOUNDATION PLAN

NO. 25-HP006-22

REVISIONS	BY	DATE

SCALE 1/4" = 1'
DATE 051825
DR'N JZ
CK'D
AP'VD

CUSTOMER: Anthony & Nicole Piatek



LIDA BUILDERS INCORPORATED

Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE: LONGWOOD II, modified 2-STORY (3186 sq.ft.) FLOOR PLAN (1st Floor)

NO. 25-HP006-23

REVISIONS	BY	DATE

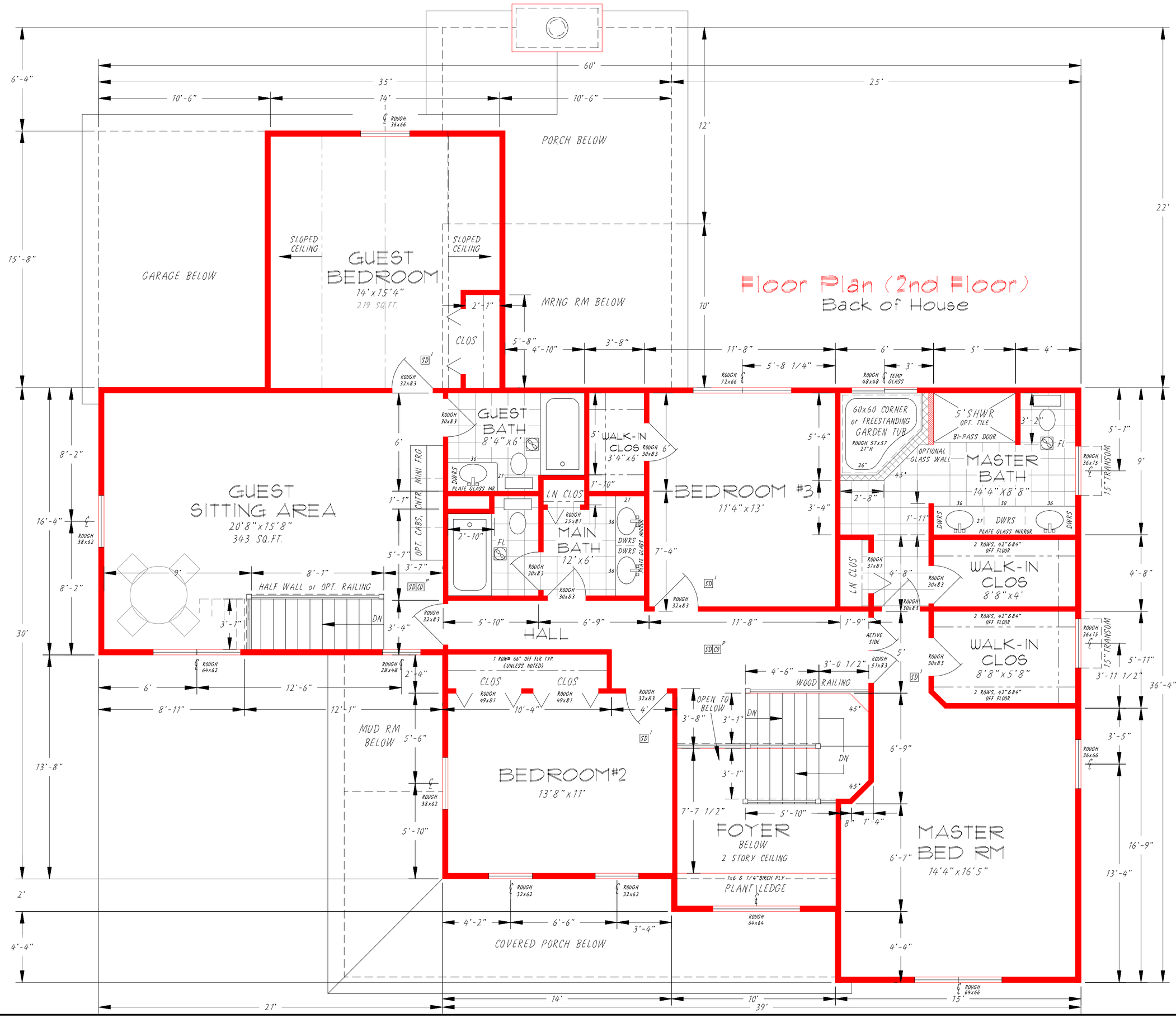
SCALE 1/4" = 1'

DATE 051825

DR'N TL CK'D

APV'D

CUSTOMER Anthony & Nicole Piatek



LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

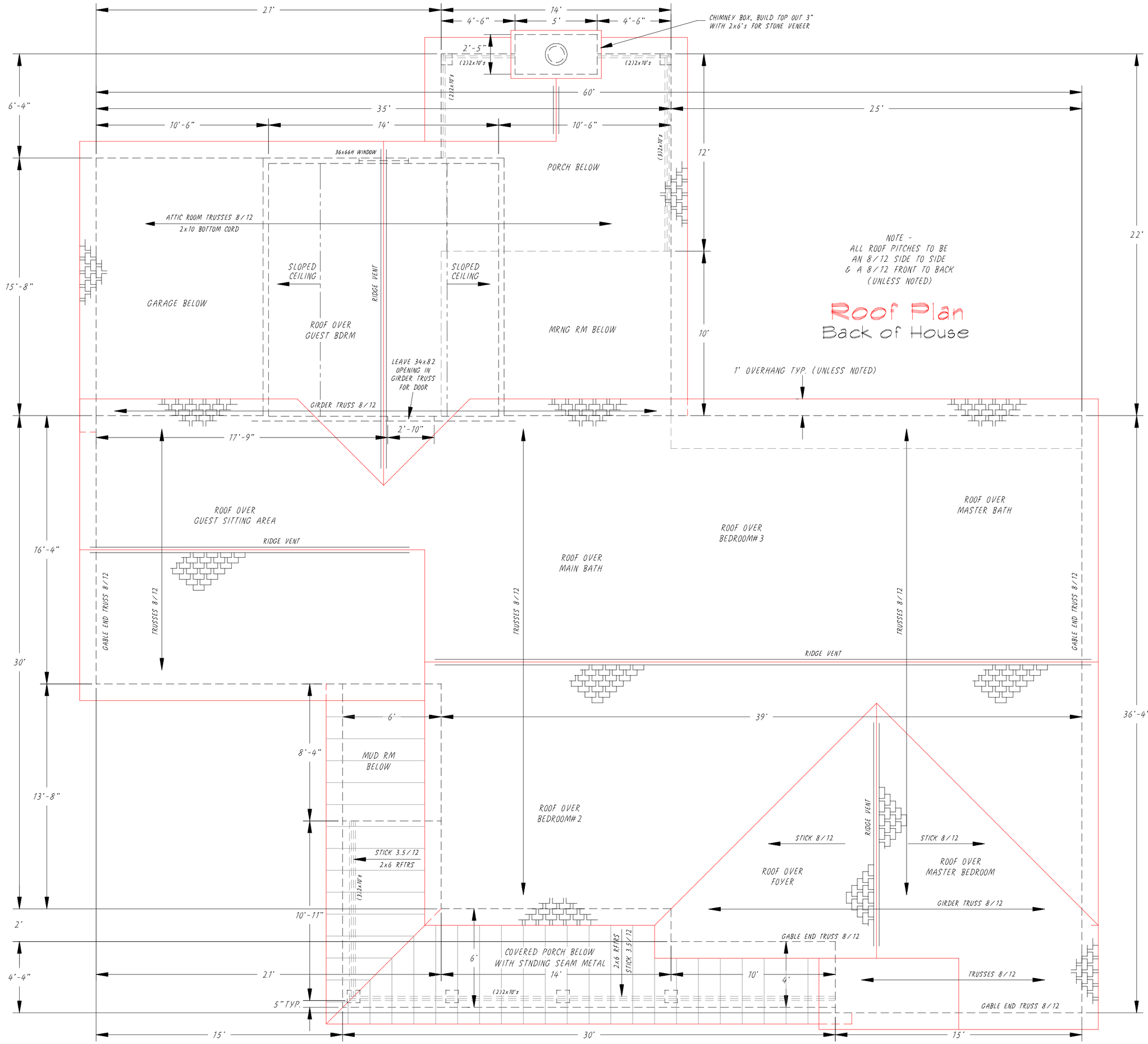
TITLE: LONGWOOD II, modified 2-STORY (3186 sq.ft.)
FLOOR PLAN (2nd Floor)

NO. 25-HP006-24

DATE | BY | REVISIONS

SCALE 1/4" = 1'
DATE 051825
DR'N R
CK'D
APVD

CUSTOMER
Anthony & Nicole Piatek



LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

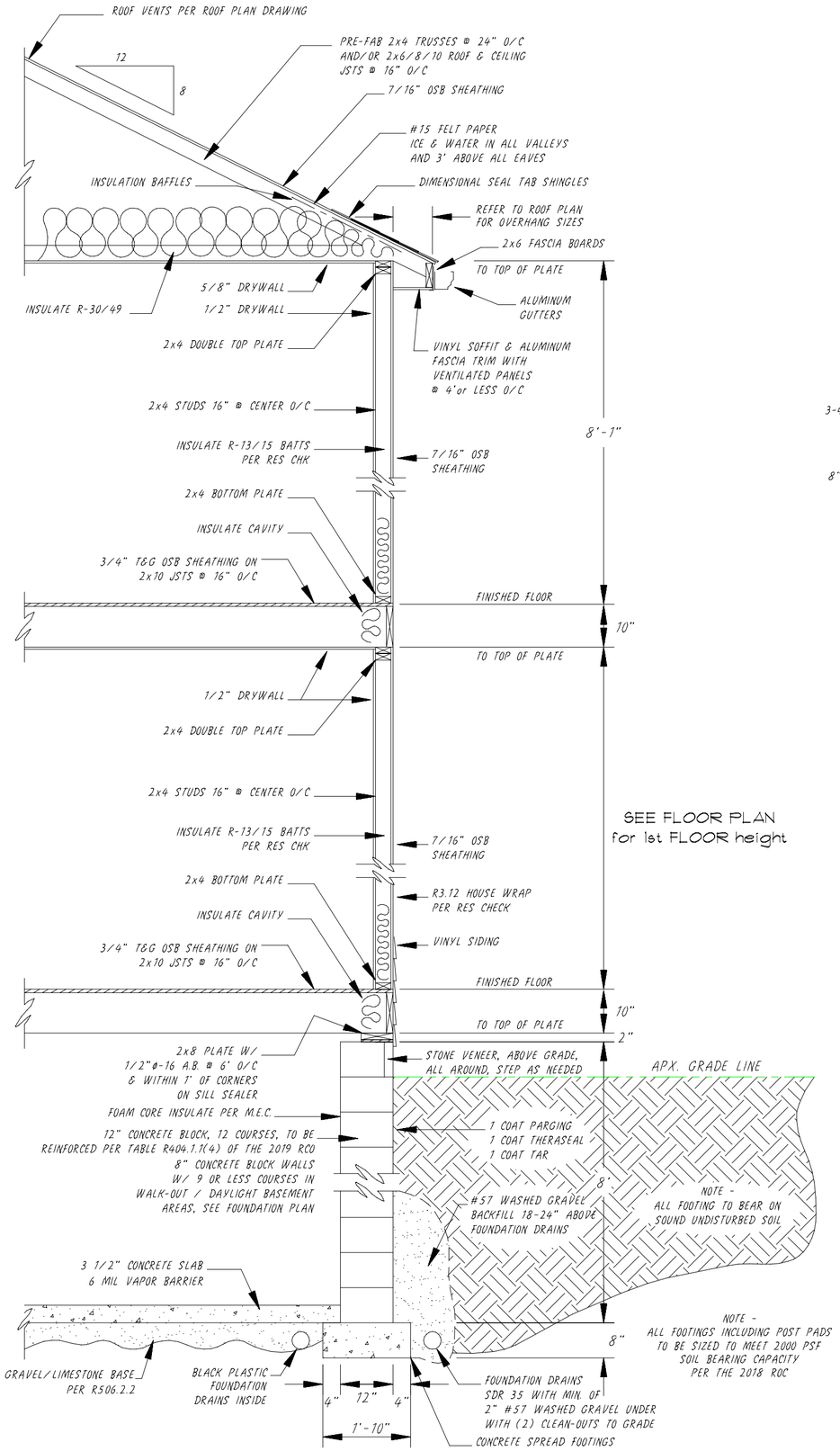
TITLE LONGWOOD II, modified 2-STORY (3186 sq.ft.)
ROOF PLAN

NO. 25-HP006-25

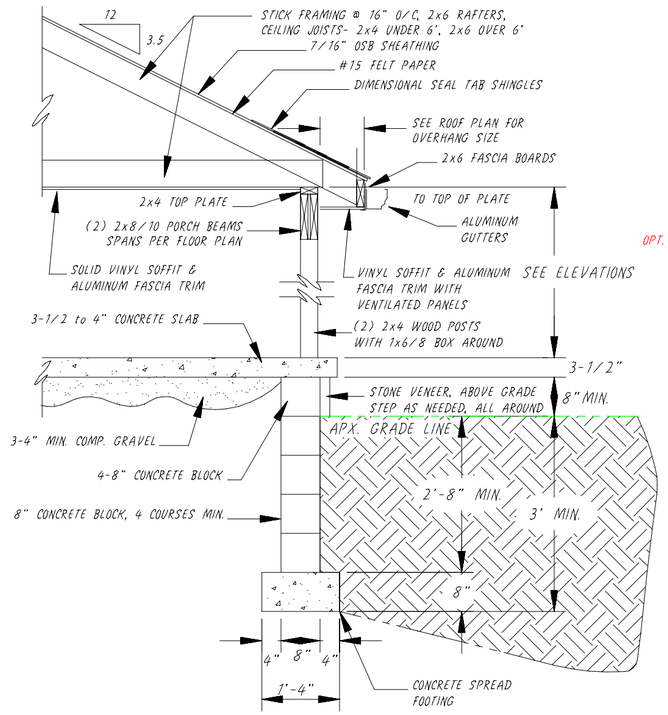
REVISIONS	BY	DATE

SCALE 1/4" = 1'
DATE 051825
DR'N TL
CK'D
AP'VD

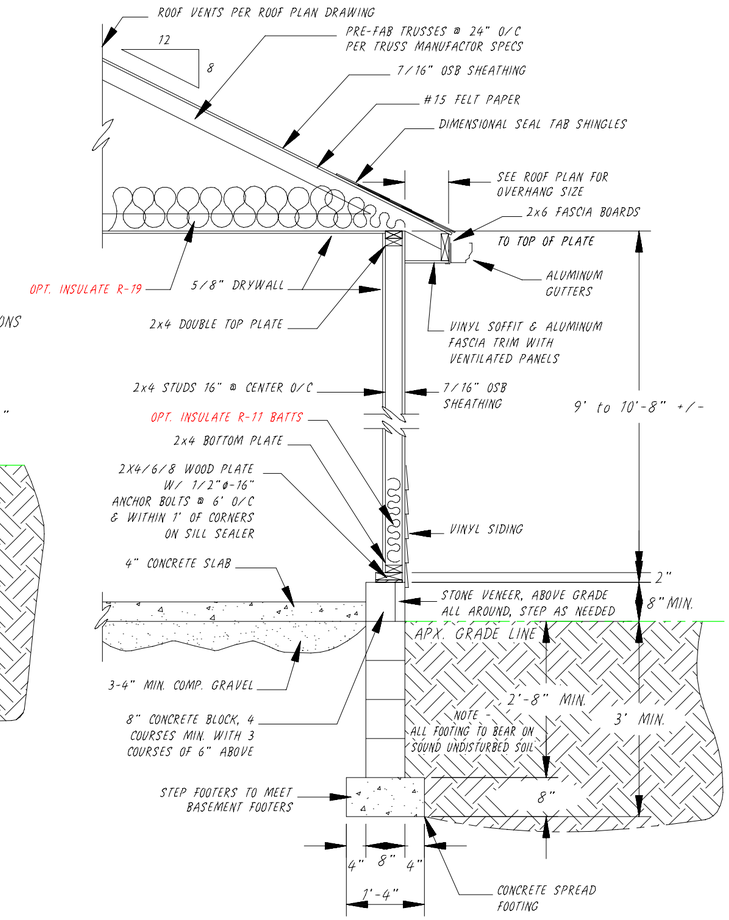
CUSTOMER Anthony & Nicole Piatek



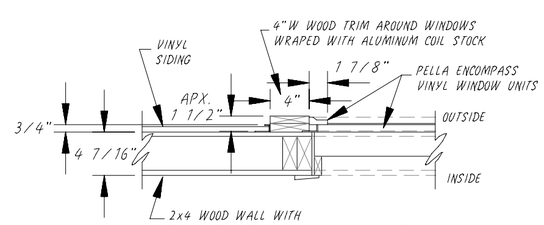
Main House Wall Cross Section View



Typical Porch Cross Section View



Garage Wall Cross Section View



Typical Window Section View

(Scale 1" = 1')

CONSTRUCTION NOTES (2019 CODE)

1) ALL ROOF PITCHES TO BE AN 8/12 SIDE TO SIDE & AN 8/12 FRONT to BACK, UNLESS NOTED, INCLUDING GARAGES, PORCHES AND CANTILEVERS

2) ALL PARALELL 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) BLOCK WALLS TO REINFORCED PER TABLE R404.1.1(4) OF THE 2019 ROC AND HAVE HORIZONAL DURAWALL EVERY APX. 3 COURSES

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 R802.10.5 OF THE 2019 RCO.

8) ALL DEAD AND LIVE LOADS TO BE PER THE 2018 RCO, AND MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TO BE PER TABLE R307.5

9) THE MAN DOOR BETWEEN TNE HOUSE AND GARAGE IS TO COMPLY WITH SECTION R309.1 OF THE 2019 RCO.

LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE LONGWOOD II, modified 2-STORY (3186 sq.ft.) CROSS SECTION VIEW & DETAILS

NO. 25-HP006-29

REVISIONS	BY	DATE

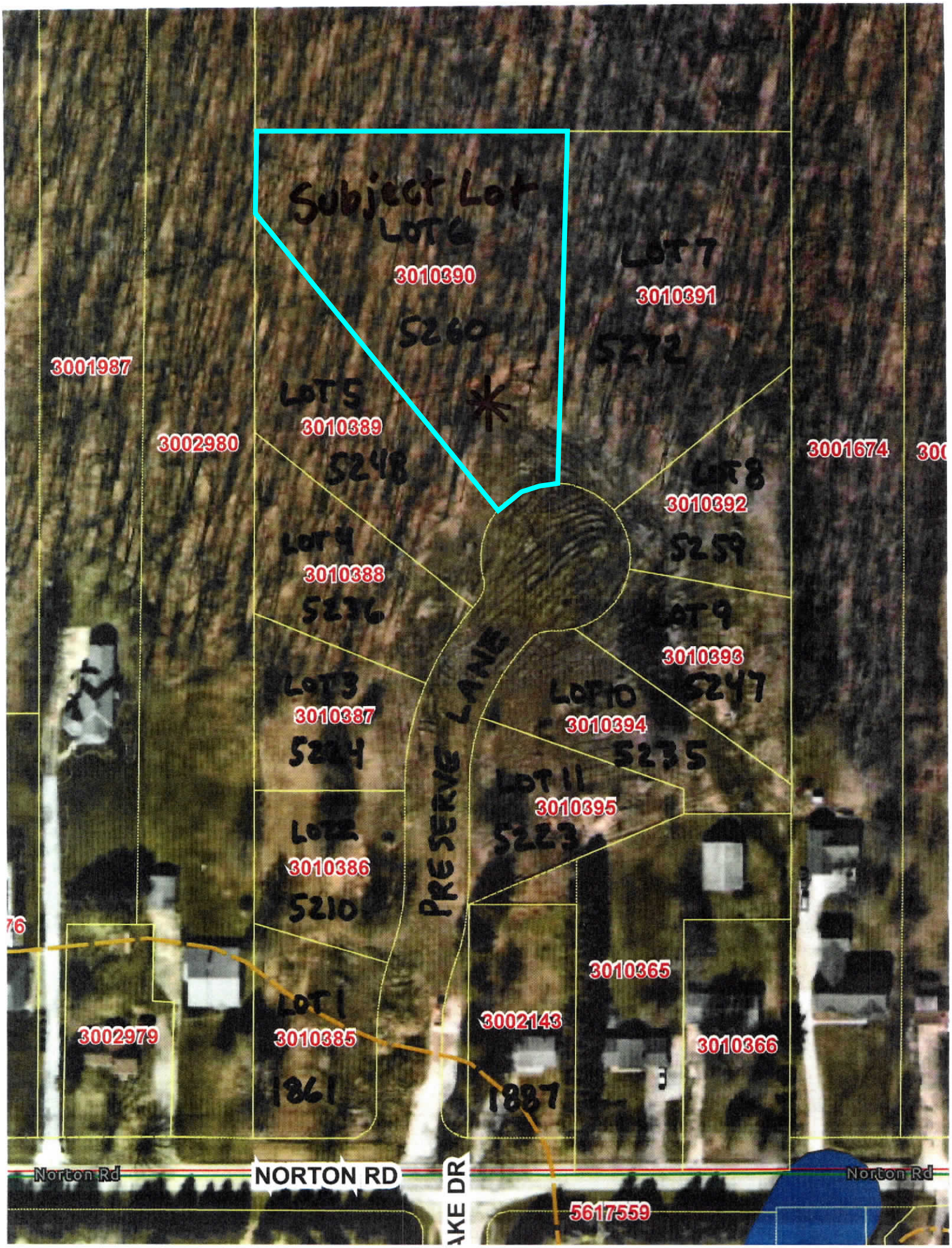
SCALE 1/2" = 1'

DATE 051825

DR'N JL CK'D

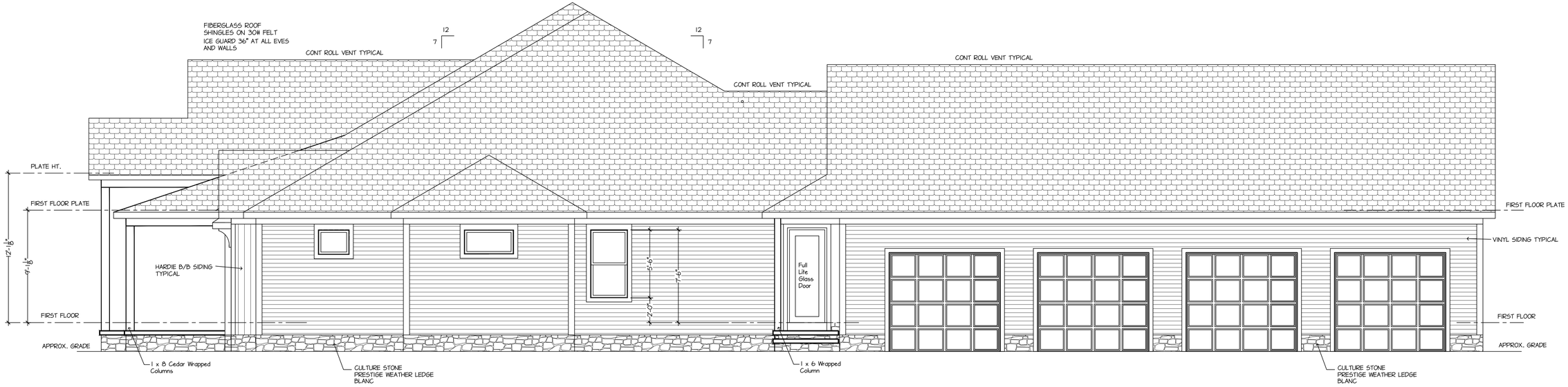
APV'D

CUSTOMER Anthony & Nicole Piatek


Subject Lot
LOT 6
3010390
5260
LOT 7
3010391
5272
3001987
LOT 5
3010389
5248
3002980
3001674
LOT 8
3010392
5259
LOT 4
3010388
5236
LOT 9
3010393
5247
LOT 3
3010387
LOT 10
3010394
5235
PRESERVE LANE
LOT 11
3010395
5223
3010386
5210
3010365
LOT 1
3010385
1861
3002143
1887
3002979
3010366
Norton Rd
NORTON RD
Norton Rd
5617559

Lot 6 – 5260 Preserve Lane
(Subject Lot)
Galaxy A32 5G

Lot 7 – 5272 Preserve Lane,
1st lot to the right, east
Galaxy A32 5G
Tyvek
HomeWrap
Mullet



Right Elevation

1/4" = 1'-0"

Front Elevation

1/4" = 1'-0"

OHIO
HUDSON
COMMUNITY DEVELOPMENT
DEPARTMENT

✔ **Approved**

12/10/2024

Zoning Certificate #:

24-652

DATE
2-23-24

DRAWN BY:
BLD/JZ
3-5-24
3-8-24
3-13-24
Final 3-14-24
Revised 3-18-24
Revised 4-1-24
Revised 4-5-24
Revised 6-3-24
H.A.B. 7-24-24
SQUARE FEET:
1st FLOOR 3209.0 SQ. FT.
Garage Area 1358.0 SQ. FT.
FINISHED LIVING AREA 3209.0 SQ. FT.

CUSTOM HOME

Parcel #

LOCATION :5272 Preserve Lane Hudson Ohio 44236

OWNER: Cassidy Residence

BLUELINE DESIGN INC. - Professional Design Services
115 W AURORA ROAD
NORTHFIELD CENTER, OH 44067
1-330-467-3143
1-330-467-9223 (FAX)
WWW.BLUELINEDESIGNOH.COM

SHEET NO.
A1

COPYRIGHT 2024

Lot 8 - 5259 Preserve Lane,
2nd lot to the right, east

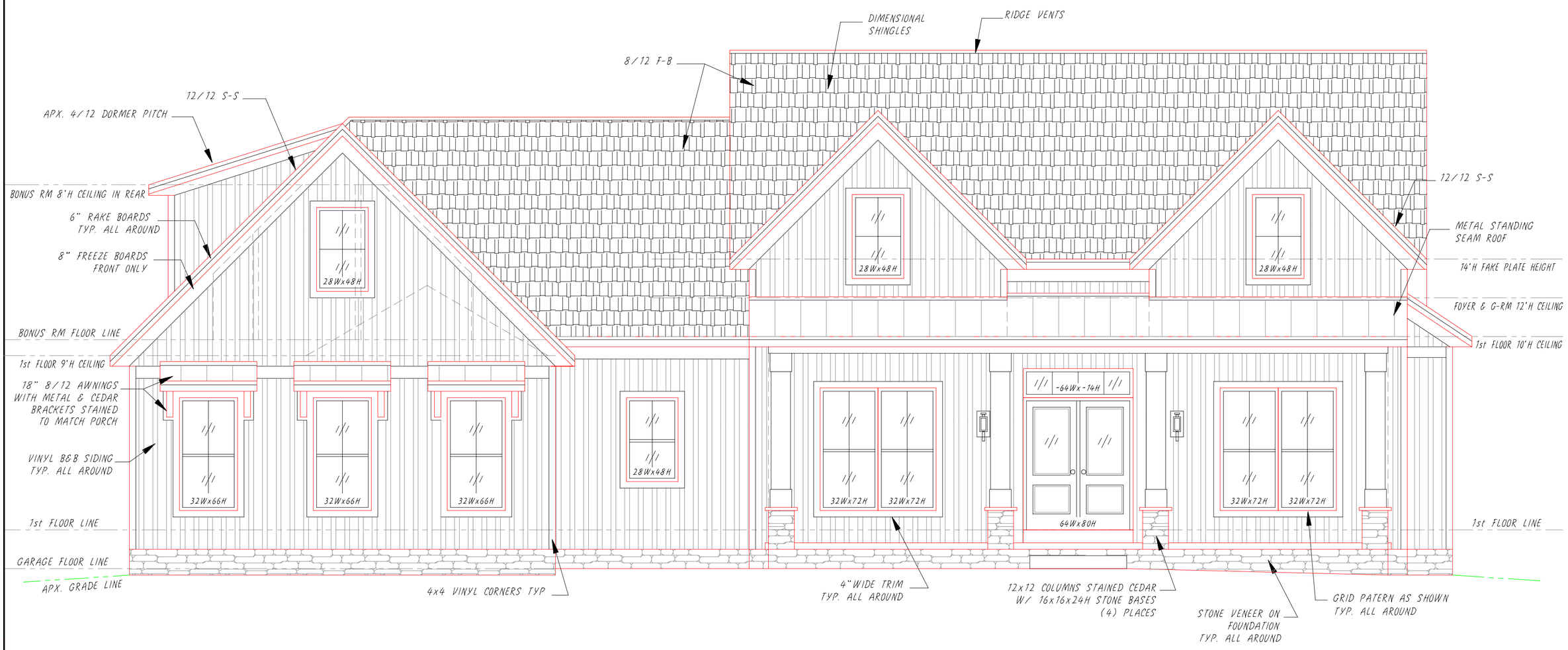
OHIO HUDSON
COMMUNITY DEVELOPMENT DEPARTMENT

☑ **Approved**

02/20/2025

Zoning Certificate #:

24-1194



Front Elevation (S/L 8 - 5259 Preserve Lane)

PARCLE #30-10392

S/L 8 - 5259 Preserve Lane, Hudson, OH 44236

Apx. Lot Size - 60' Frontage 214.22' Deep on left , .5023 Acres
Overall House Size - 68'4"Wx60'8"D, Apx. 3264 Sq ft on lot
2714 Sq ft Living Area,
(2214 Sq ft on First floor & 500 Sq ft on Second floor)
2214 Sq ft Basement and 618 Sq ft of Garage

HP008

LIDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE: CUSTOM 1-STORY RANCH (2714 sq.ft.) FRONT ELEVATION

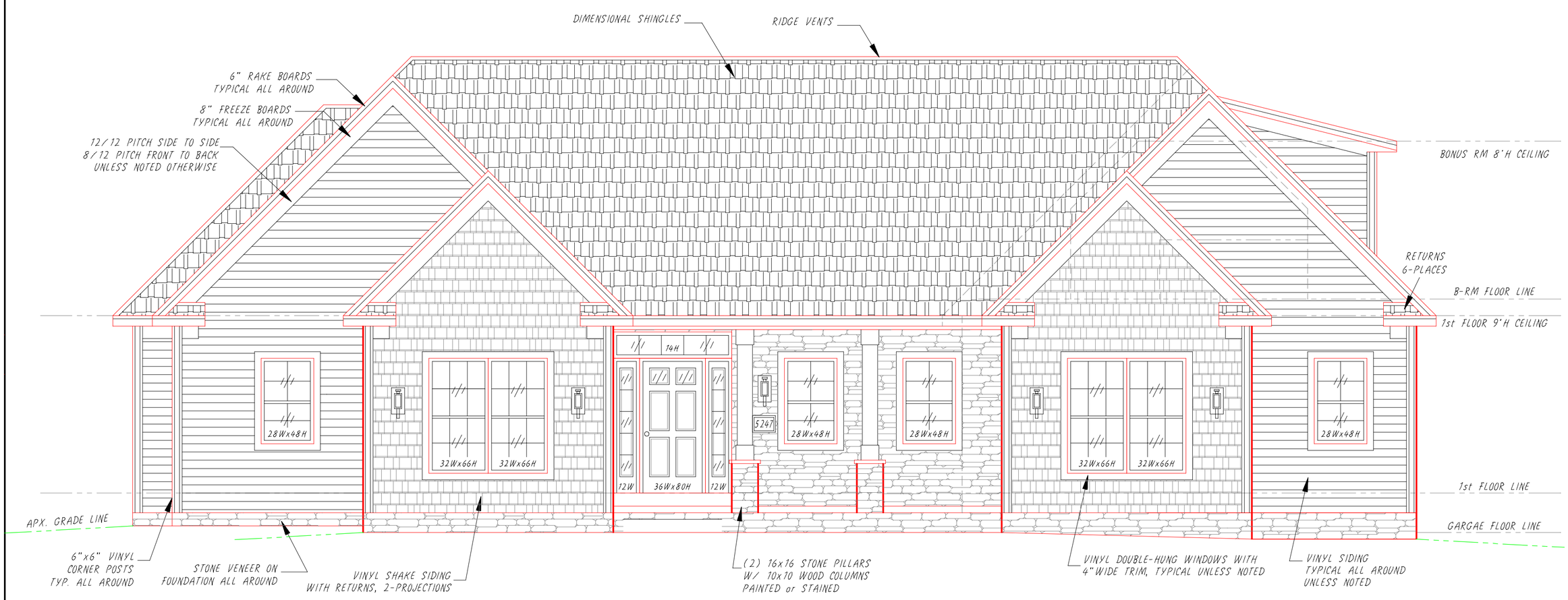
NO. 24-HP008-10

REVISIONS	BY	DATE
1) PER HUDSON ARB APPROVAL	TL	020925

SCALE 1/4" = 1'
DATE 102024
DR'N TL
CK'D
APV'D

CUSTOMER: Joshua & Cheryl Green

Lot 9 - 5247 Preserve Lane,
3rd lot to the right, across
the street
Galaxy A32 5G



Front Elevation (S/L 9 - 5247 Preserve Lane)

PARCLE #30-10393

S/L 9 - 5247 Preserve Lane, Hudson, Ohio 44236

Lot Size - 79.88' Frontage x 249.34' Deep on the right, .5065 acres

Overall House Size - 65'Wx63'4"D, 3395 Sq Ft on lot.

3028 Sq Ft Living Area

(2605 Sq ft on First floor & 423 Sq ft on Second floor)

2605 Sq ft Basement and 658 Sq ft of Garage

HIP009

LIDA BUILDERS
INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE DAKOTA, modified 1-STORY (3028 sq.ft.)
FRONT ELEVATION

NO. 25-HP009-10

REVISIONS	BY	DATE
1) PER HOMEOWNER REQUEST	TL	052525

SCALE .25" = 1'
DATE 042025
DR'N TL
CK'D
AP'VD

CUSTOMER Charles Hamiel

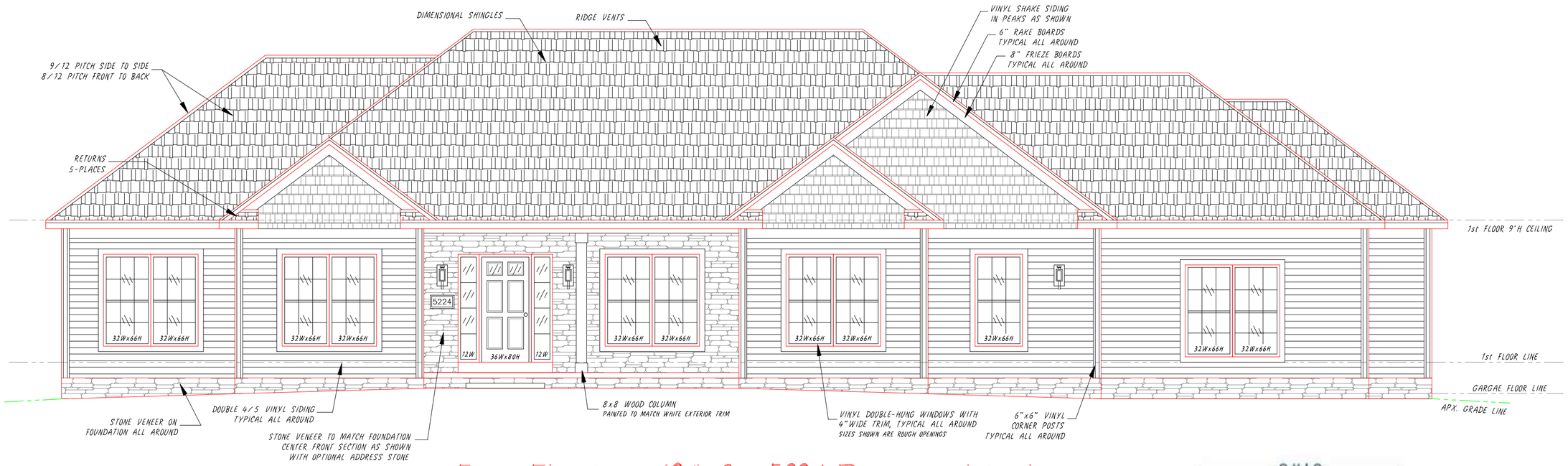
Lot 10 – across the street, south
Galaxy A32 5G

Lot 11 – across the street, south
Galaxy A32 5G

Lot 5 – 1st lot to the left, southwest
Galaxy A32 5G

Lot 4 – 2nd lot to the left, south
Galaxy A32 5G

Lot 3 – 5224 Preserve Lane,
3rd lot to the left, south



Front Elevation (S/L 3 - 5224 Preserve Lane)

OHIO
HUDSON
COMMUNITY DEVELOPMENT DEPARTMENT

☑ **Approved**

01/22/2025

Zoning Certificate #:

24-653

Left Side Elevation

PARCLE #30-10387
5224 Preserve Lane, Hudson, OH 44236
Lot Size - 101.44' Frontage x 172.5' Deep on the right, .4595 acres
Overall House Size - 87'Wx45'8"D, 3068 apx sq.ft. on lot
2200 Sq ft Living Area,
(2200 Sq ft on First floor & 0 Sq ft on Second floor)
2079 Sq ft Basement and 526 Sq ft of Garage

HP003

CUSTOMER	SCALE	REVISIONS	BY	DATE
Linda & Edward Shanks Jr.	.25" = 1'			
	DATE 053124			
	DR'N JZ / CK'D			
	AP'VD	1) PER HUDSON ARB APPROVAL	TL	072624

LDA BUILDERS INCORPORATED
Boston Hts., Ohio U.S.A. * Phone/Fax Cleve(330) 528-3800 * Akron(330) 342-4240

TITLE WYOMING, modified 1-STORY (2200 sq.ft.) FRONT & LEFT SIDE ELEVATIONS

NO. 24-HP003-10