

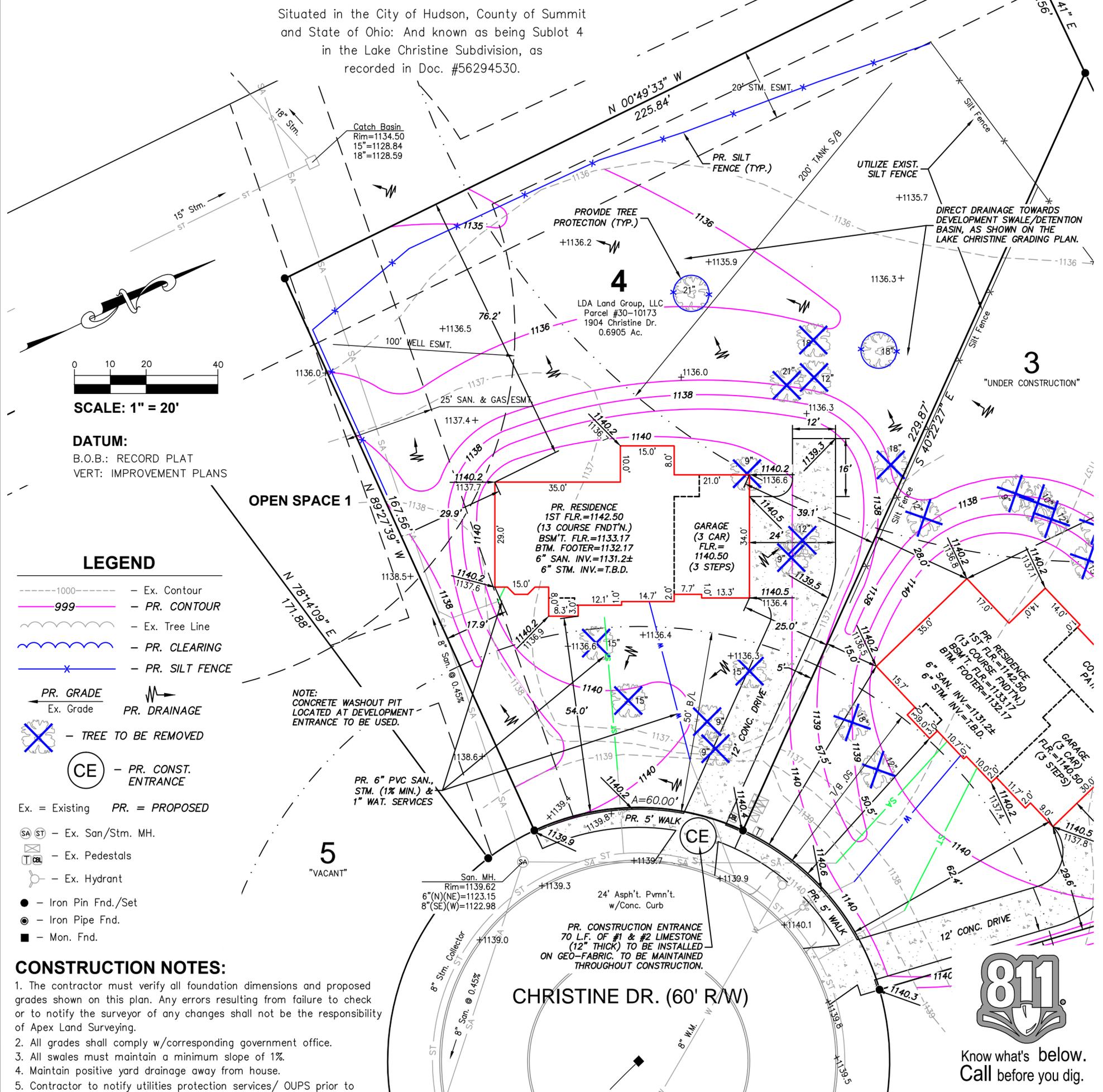
# TOPOGRAPHIC SURVEY & SITE PLAN

for  
**The Pishnyak Residence**  
by  
**LDA Builders, Inc.**

Situated in the City of Hudson, County of Summit  
and State of Ohio: And known as being Sublot 4  
in the Lake Christine Subdivision, as  
recorded in Doc. #56294530.

### REVISIONS:

1. Revised house to 54' Front S/B  
and 25' Garage Side S/B - 4/09/19



**SCALE: 1" = 20'**

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

- ### LEGEND
- 1000--- - Ex. Contour
  - 999--- - PR. CONTOUR
  - --- - Ex. Tree Line
  - --- - PR. CLEARING
  - --- - PR. SILT FENCE
  - --- - PR. GRADE
  - --- - Ex. Grade
  - --- - PR. DRAINAGE
  - --- - TREE TO BE REMOVED
  - --- - PR. CONST. ENTRANCE
- Ex. = Existing PR. = PROPOSED
- SA (ST) - Ex. San/Stm. MH.
  - --- - Ex. Pedestals
  - --- - Ex. Hydrant
  - - Iron Pin Fnd./Set
  - - Iron Pipe Fnd.
  - - Mon. Fnd.

### 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.

SURVEYED BY:

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

TITLE: TOPO & SITE PLAN	DATE: MAR. 2019
CLIENT: LDA BUILDERS	PROJ.: 2018063
SCALE: 1" = 20'	FILE: 2018063.dwg
DRAWN BY: KDD	CHECKED BY: KDD
CREW: KDD	SHEET: 1 OF 1
SHEET SIZE: 17" X 22"	



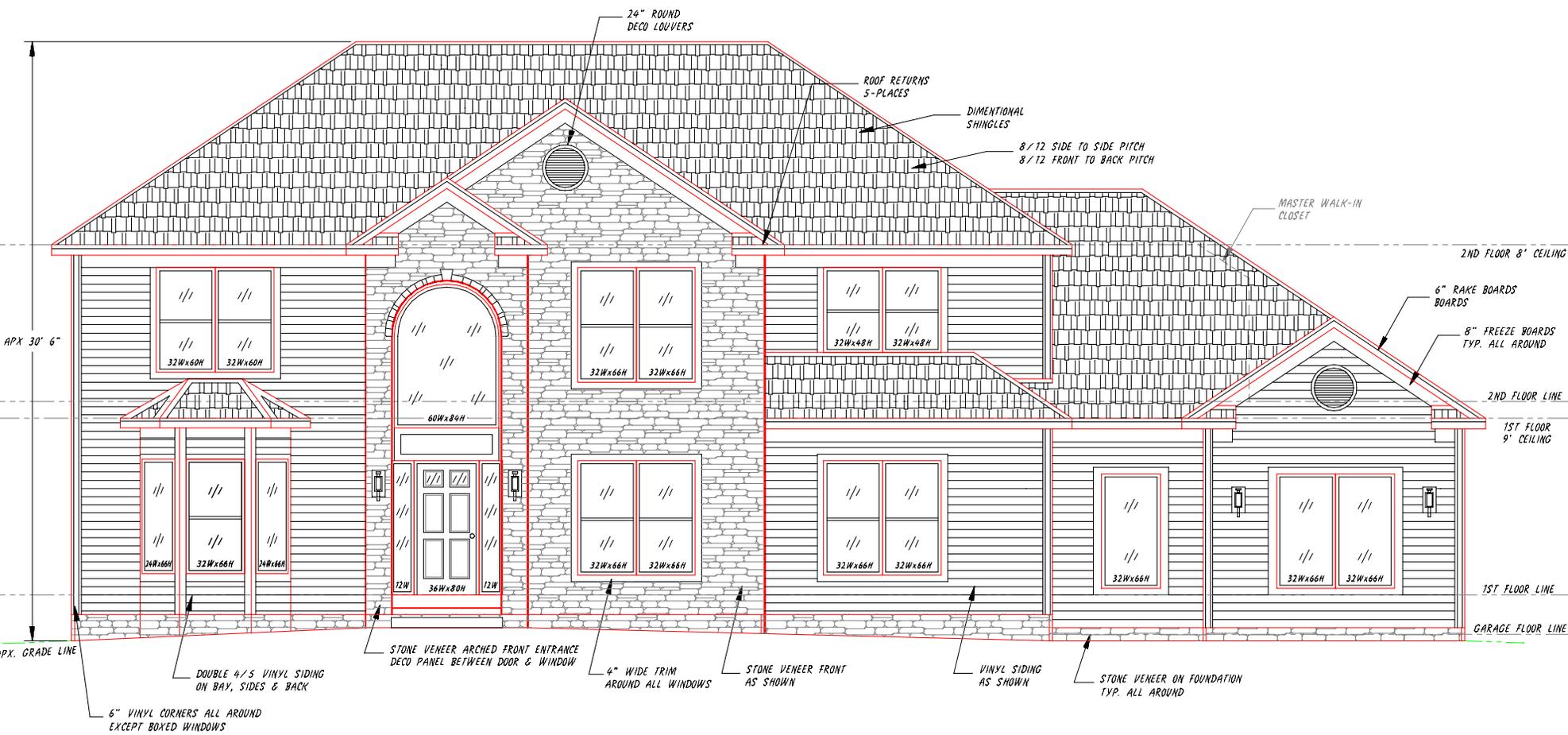
Know what's below.  
Call before you dig.



REVISIONS	DATE	BY

CUSTOMER  
Oleg & Tatjana  
Plshnyak

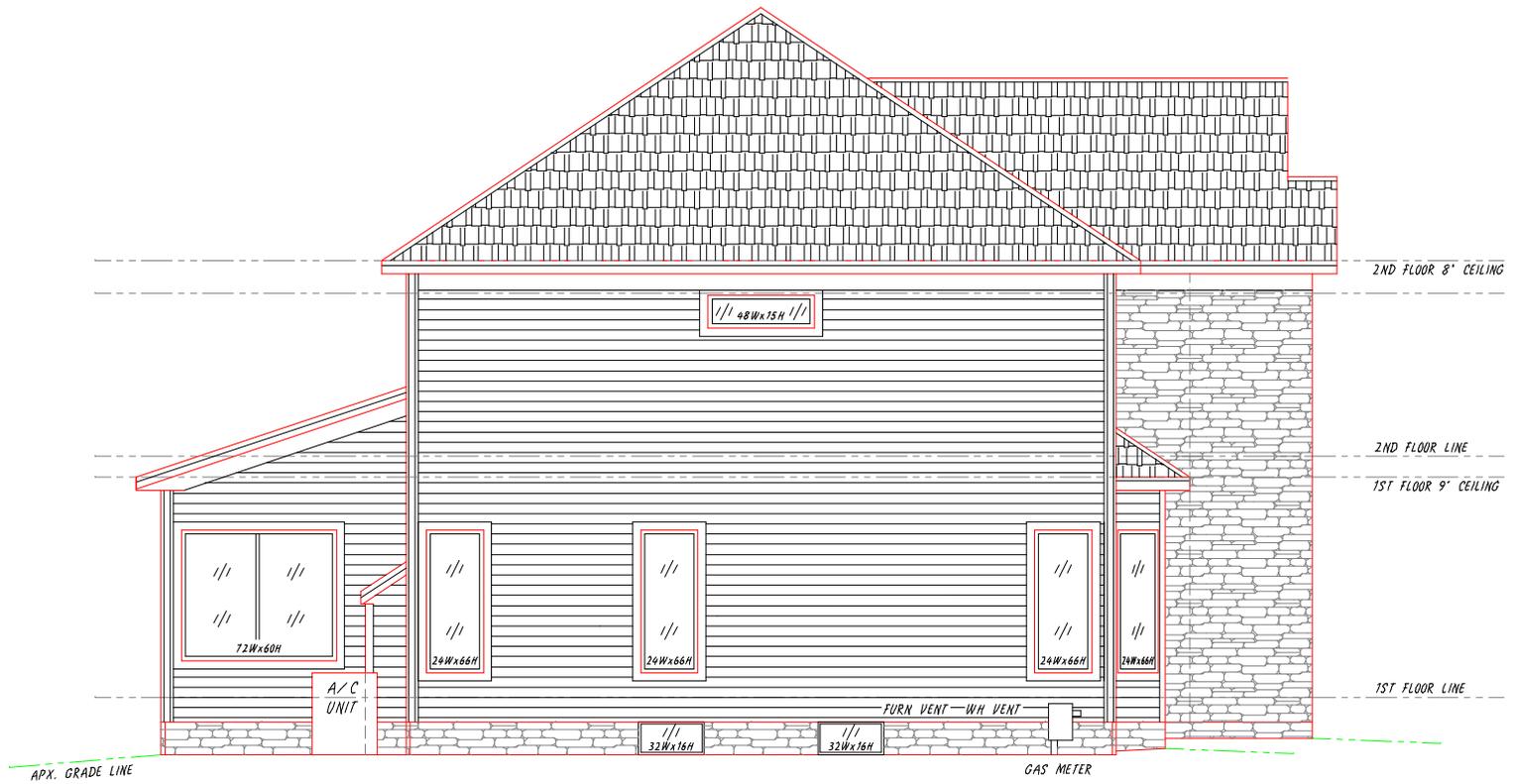
SCALE: 1/8" = 1'  
DATE: 04/17/19  
DRN: [initials]  
CHKD: [initials]  
APP'D: [initials]



Front Elevation (S/L 4 - 1904 Christine Drive)

PARCLE #30-10173  
S/L 4, Lake Christine Subdivision  
1904 Christine Drive, Hudson, Ohio 44236  
Apx. Lot Size - 60' Frontage x 229.87' Deep on the right, 6905 Acres  
Overall House Size - 71'Wx47'D, Apx. 2510 Sq ft on lot  
3094 Sq ft Living Area,  
(1805 Sq ft on First floor & 1289 Sq ft on Second floor)  
1805 Sq ft Basement and 665 Sq ft of Garage

LC004



Left Side Elevation

CUSTOMER: **Oleg & Tatjana Pishnyak**

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

DATE: 04/12/19

DRN: [initials] EKV

TRPV: [initials]

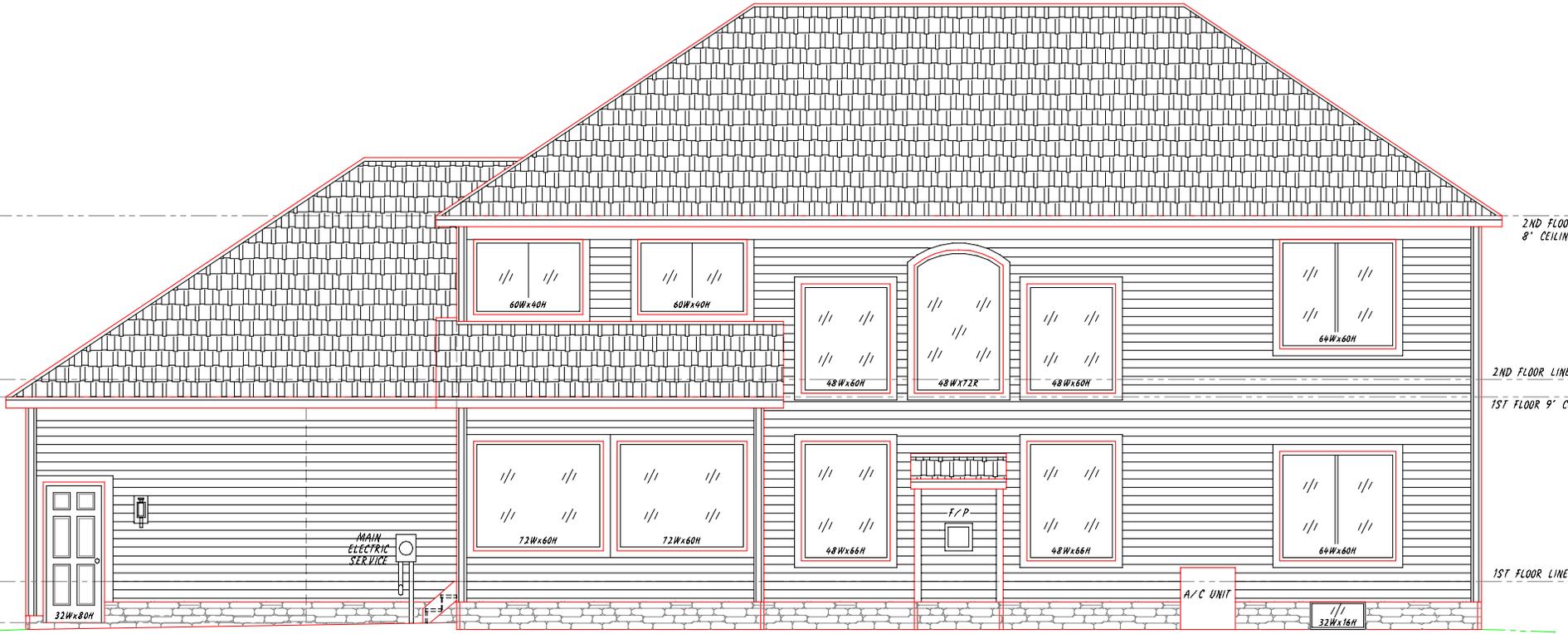
REVISIONS:

BY: [initials] DATE:

NO. 19-LC004-II

19-LC004-II

ILIDA BUILDERS INCORPORATED  
 Boston Hts., Ohio U.S.A. • Phone/Fax: Clev(330) 528-3800 • Akron(330) 342-4240  
 TITLE: SHERROCK, Modified 2 STORY (3094 sq.ft.)  
 LEFT ELEVATION



TREATED WOOD STEPS  
W/ BACKS & HAND-  
RAIL PER CODE TO GRADE

## Rear Elevation

SCALE 1/8" = 1'

DATE 04/17/19

DRN *α* EKV

TSPVJ

CUSTOMER  
**Oleg & Tatjana  
Pishnyak**

REVISIONS

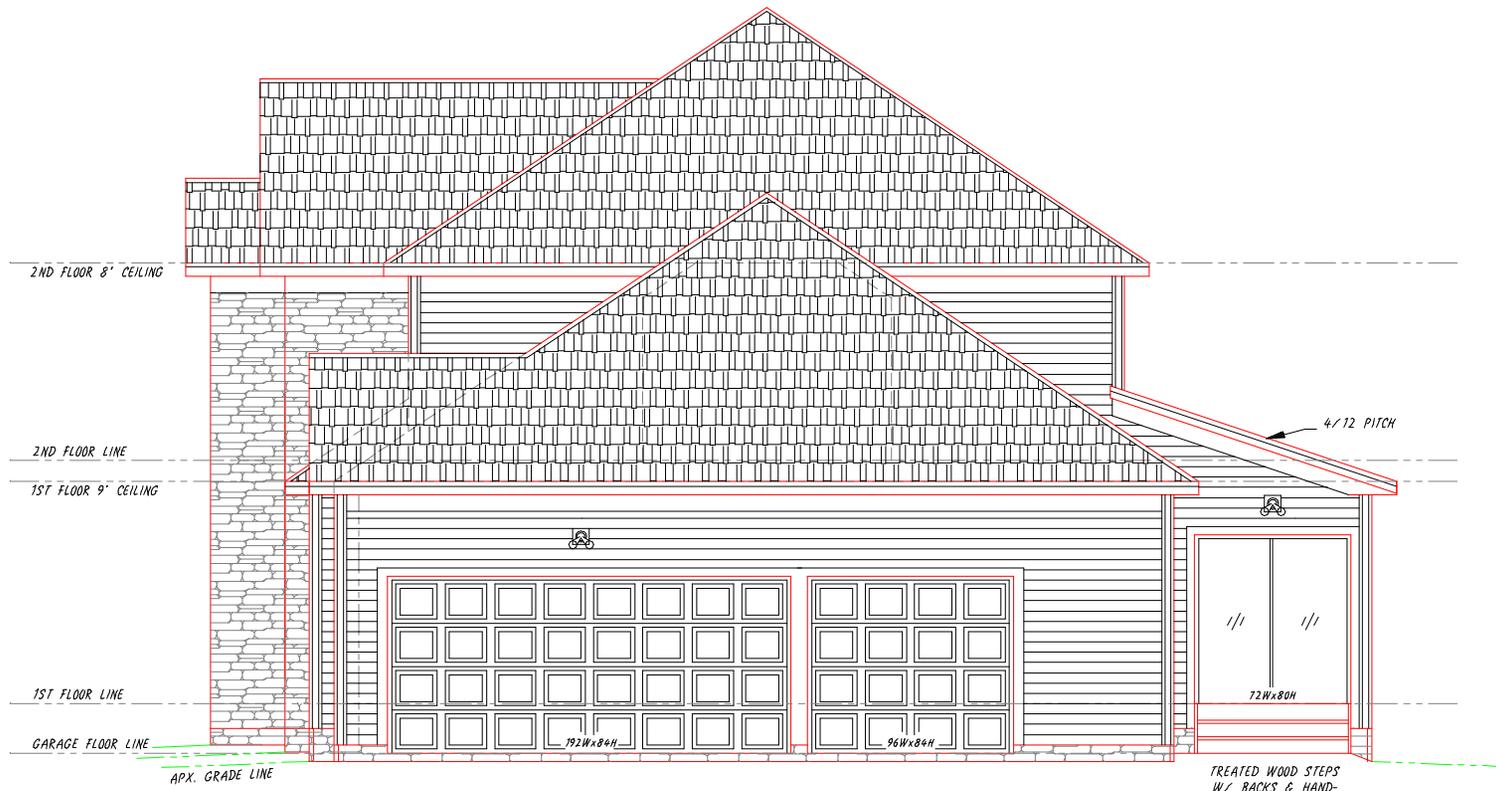
BY DATE

NO. 19-LC0004-12  
EST & HVAC LABOUR

19-LC0004-12  
NO.

TITLE  
SHERROCK, Modified 2 STORY (3094 sq.ft.)  
REAR ELEVATION

INCORPORATED  
LIDA BUILDERS  
Boston Hts., Ohio U.S.A. • Phone/Fax: Clev(330) 528-3800 • Aircr(330) 342-4240

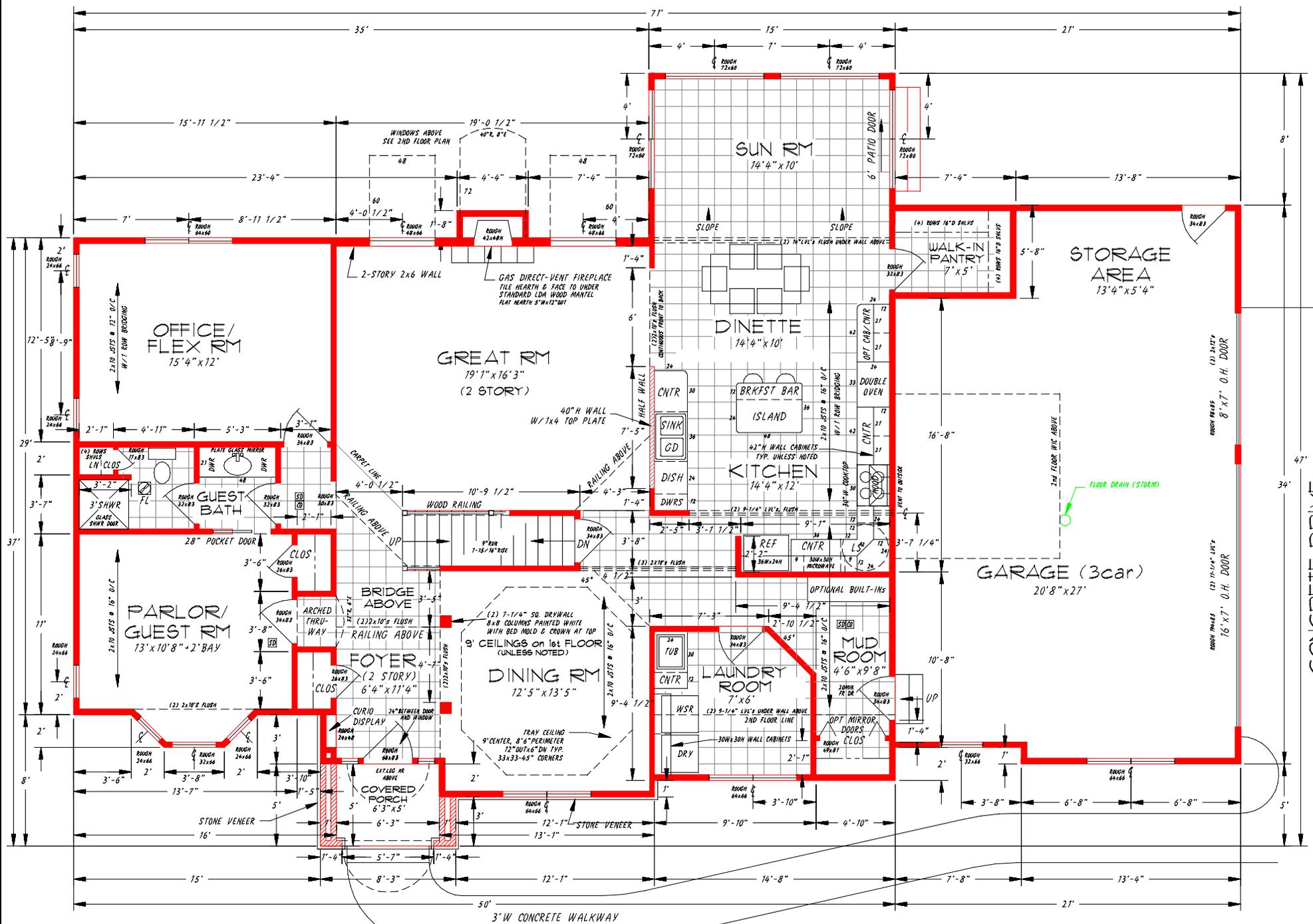


Right Side Elevation

TREATED WOOD STEPS  
W/ BACKS & HAND-  
RAIL PER CODE TO GRADE

<b>ILIDA BUILDERS</b> INCORPORATED Boston Hts., Ohio U.S.A. • Phone/Fax Clev(330) 528-3800 • Akron(330) 342-4240 TITLE <i>SHERROCK, Modified 2 STORY (3094 sq.ft.)</i> NO. <b>19-LC004-13</b>		SCALE	1/4" = 1'
		DATE	04/17/19
CUSTOMER <b>Oleg &amp; Tatyana</b> <b>Pishnyak</b>	REVISIONS	BY	
		DATE	





Floor Plan (1st Floor)  
Front of House

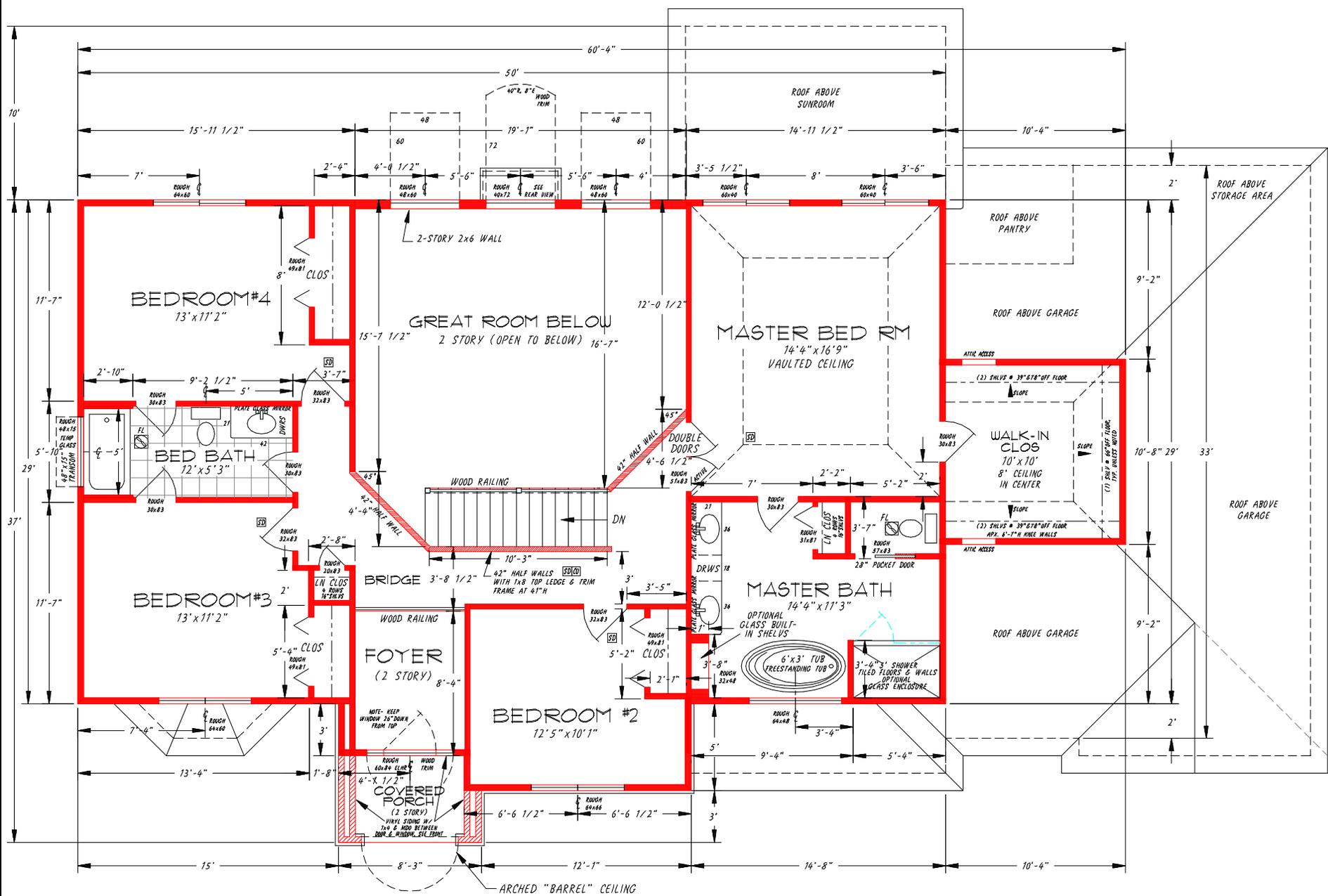
**CONCRETE DRIVE**

REVISIONS	DATE	BY

SCALE: 1/8" = 1'  
 DATE: 04/17/19  
 DRN: [Signature]  
 ZEP: [Signature]

**Oleg & Tatyana  
Plisnyak**

**ILIDA BUILDERS  
INCORPORATED**  
 Boston Hts., Ohio U.S.A. • Phone/Fax: Clev(330) 528-3800 • Aircr(330) 342-4240  
 TITLE: **SHERROCK, Modified 2 STORY (3094 sq.ft.)**  
 NO. **19-LC004-23**  
 FLOOR PLAN (1st Floor)

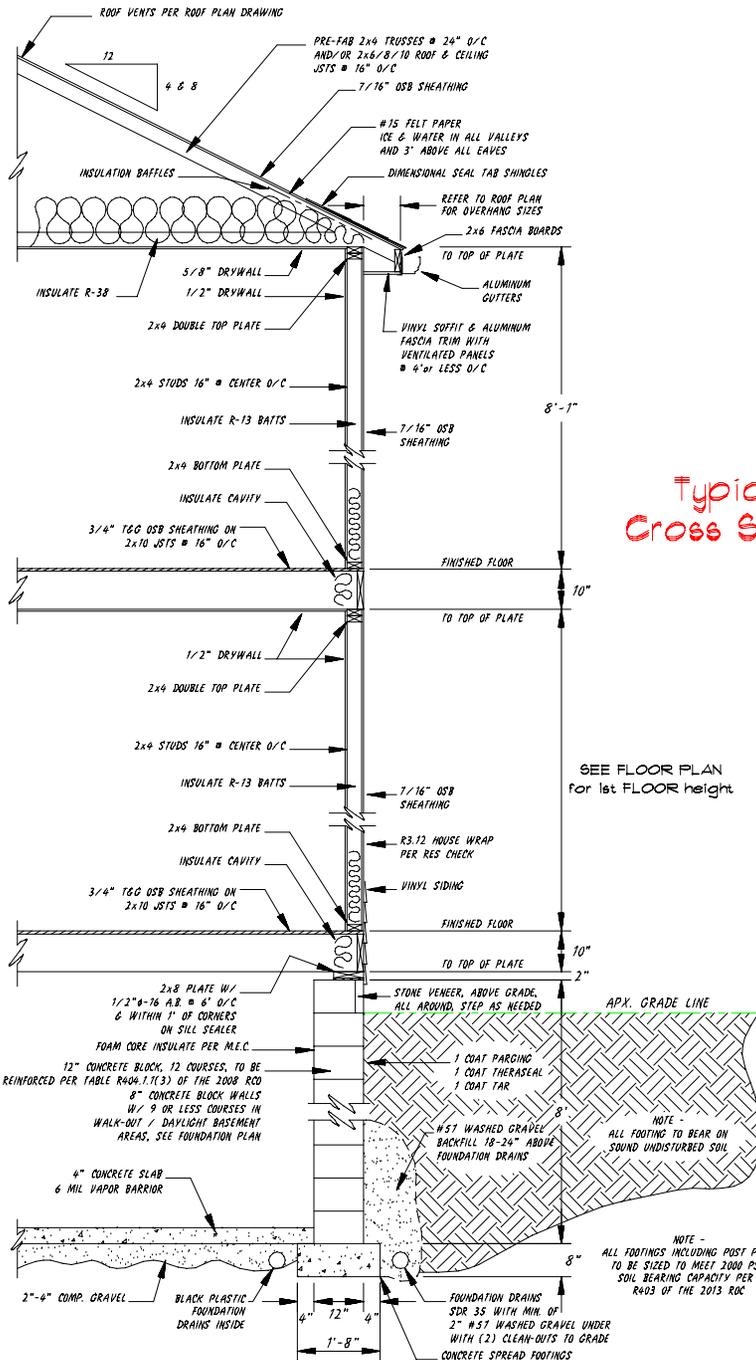


Floor Plan (2nd Floor)  
Front of House

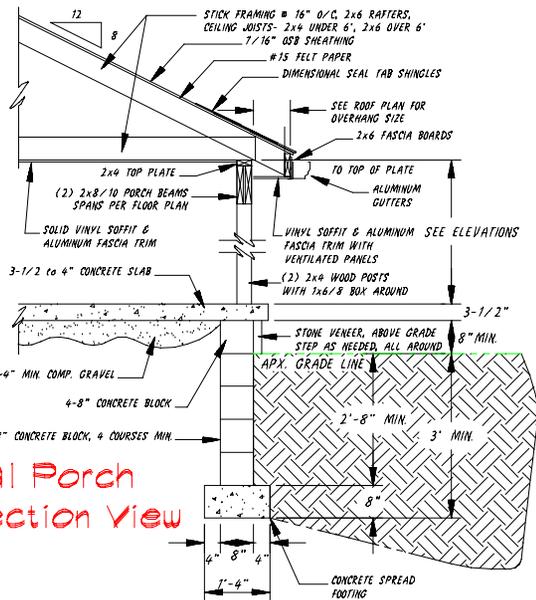
**ILIDA BUILDERS**  
 INCORPORATED  
 Boston Hts., Ohio U.S.A. • Phone/Fax: Cleveland (330) 528-3800 • Akron (330) 542-4240  
 TITLE: **SHERROCK, Modified 2 STORY (3094 sq.ft.)** NO. **19-LC004-24**  
 FLOOR PLAN (2nd Floor)

DATE	BY	REVISIONS	SCALE	CUSTOMER
			1/8" = 1'	Oleg & Tatyana Pishnyak

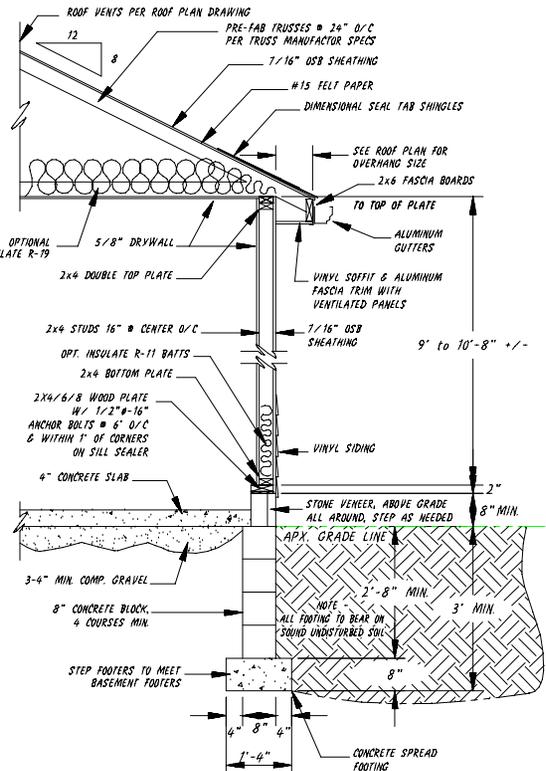




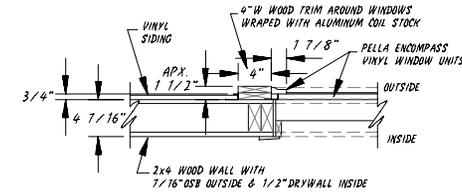
Main House Wall Cross Section View



Typical Porch Cross Section View



Garage Wall Cross Section View



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

- CONSTRUCTION NOTES (2013 CODE)
- 1) ALL ROOF PITCHES TO BE AN 8/12 SIDE & A 4 OR 8/12 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) BLOCK WALLS TO REINFORCED PER TABLE R404.1.1(3) OF THE 2013 ROC AND HAVE HORIZONTAL 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 2013 ROC.
  - 8) ALL DEAD AND LIVE LOADS TO BE PER THE 2013 ROC, AND MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS TO BE PER TABLE R301.5
  - 9) THE MAIN DOOR BETWEEN THE HOUSE AND GARAGE IS TO COMPLY WITH SECTION R309.1 OF THE 2013 ROC.

**ILIDA BUILDERS**  
INCORPORATED

Boston Hts., Ohio U.S.A. • Phone/Fax: Clev(330) 528-3800 • Area(330) 342-4240  
TILLERSHEROCK, Modified, 2-STORY (3094 sq.ft.) NO. 19-LC004-29  
CROSS SECTION VIEW & DETAILS

SCALE	DATE	BY	DATE	REVISIONS
5" = 1'	04/16/19	CL		
				MODIFY PER WINDOW APB

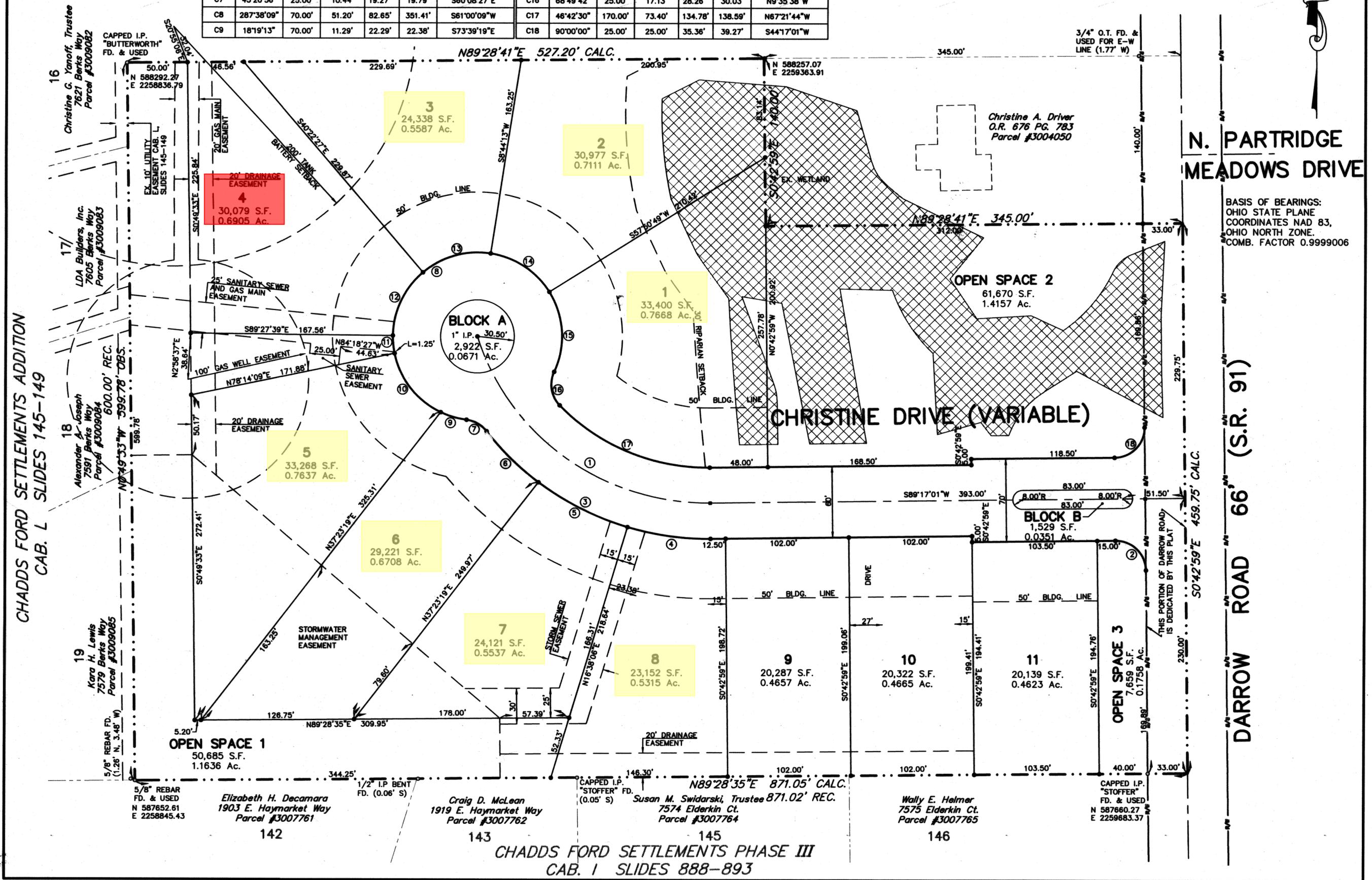
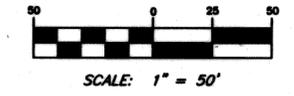
CUSTOMER  
**Oleg & Tatjana Plishnyak**

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°43'51"	70.00'	34.70'	62.17'	64.42'	S38°07'47"E
C2	90°00'00"	25.00'	25.00'	35.36'	39.27'	S45°42'59"E	C11	12°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'	S64°05'29"E	C12	49°06'44"	70.00'	31.98'	58.18'	60.00'	S25°04'11"W
C4	17°21'05"	230.00'	35.10'	69.39'	69.65'	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'	S62°59'18"E	C14	49°06'36"	70.00'	31.98'	58.18'	60.00'	N56°42'29"W
C6	15°08'42"	230.00'	30.58'	60.62'	60.80'	S45°02'20"E	C15	56°58'24"	70.00'	37.99'	66.77'	69.61'	N3°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'	17.13'	28.26'	30.03'	N9°35'38"W
C8	287°38'09"	70.00'	51.20'	82.65'	351.41'	S61°00'09"W	C17	46°42'30"	170.00'	73.40'	134.78'	138.59'	N67°21'44"W
C9	18°19'13"	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 7604)
- IRON PIN FOUND AS NOTED
- MONUMENT BOX WITH 1" IRON PIN TO BE SET
- MONUMENT BOX WITH 1" IRON PIN FOUND AS NOTED



N. PARTRIDGE MEADOWS DRIVE

DARROW ROAD 66' (S.R. 91)

F: DRIVER PROPERTY 34 DWGS - LAKE CHRISTINE PLAT 1 7-5-2016

CHADDS FORD SETTLEMENTS ADDITION  
CAB. L SLIDES 145-149

CHADDS FORD SETTLEMENTS PHASE III  
CAB. I SLIDES 888-893



S/L 1- 1931 Christine Dr. – 3 lots right  
of subject lot



S/L 2- 2 lots right of  
subject lot



S/L 3- 1191 Christine Dr.-  
1 lot right of subject  
property



S/L 4- 1904 Christine Dr.  
– Subject property



S/L 5- one lot left of subject property



S/I 6- 2 lots left of subject property



S/I 7- 3 lots left of subject property



s/l 8- 1948 Christine Dr- 4 lots left of subject property