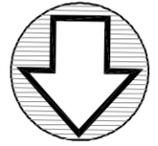


PRELIMINARY SITE PLAN

SITUATED IN THE CITY OF HUDSON, COUNTY OF SUMMIT
AND STATE OF OHIO AND KNOWN AS BEING LOT 13 IN
THE WOODLAND ESTATES SUBDIVISION AS RECORDED IN
DOCUMENT NO. 56384695 AND BEING PART OF ORIGINAL
TOWNSHIP LOT 87.

EX. WELL BASED
ON LOCATION
CALLED OUT IN
R.N. 55206627



NORTH

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FT.

JAN. 24, 2020

FOR: THE GERHARDSTEIN RESIDENCE

BUILDER: DIYANNI CUSTOM HOMES
1537 BRICE ROAD
REYNOLDSBURG, OHIO 43068
PHONE: 614-886-3318

S/L 10

BLOCK "A"

P.N. 3009693
WOODLAND ESTATES
HOMEOWNERS ASSOC.

S/L 11
P.N. 3010240
SIMON WESTBURY LLC
VACANT

S/L 13

P.N. 3010241
10,742.2 S.F.
0.247 Ac.

PARCEL "A"

PRIVATE OPEN SPACE
P.N. 3009747
WOODLAND ESTATES
HOMEOWNERS ASSOC.

S/L 14

WESTWOOD CIRCLE 60'



Richard J. Kole 1/24/20
Richard J. Kole, Reg. Surveyor #7889 Date

Prepared by:



5316 Ridge Road - Cleveland, Ohio 44129
Phone 440.885.7137 - Fax 440.885.7139
www.kolesurvey.com
File No. 19252 Sketch

FOUNDATION PLAN NOTES

ALL FOOTINGS ARE 16" WIDE X 8" DEEP UNLESS NOTED OTHERWISE. TO TIE FOOTINGS OF DIFFERENT LEVELS TOGETHER, HOLD HIGH FOOTINGS BACK FROM LOWER LEVELS. USE POURED LINTELS TO BRIDGE & TIE.

ALL FOOTING DESIGNS ARE BASED ON 1500 P.S.F. SOIL BEARING.

ALL FOOTINGS ARE TO BE PLACED ON UNDISTURBED SOIL LOCATED BELOW THE FROST LINE DICTATED BY THE CONSTRUCTION LOCATION. GRADE IS TO BE 8" OR MORE BELOW TOP OF FOUNDATION. SLOPING AWAY FROM THE HOUSE MIN. 6" FALL IN FIRST 10'-0".

HORIZONTAL CONCRETE SLABS (FLATWORK) ARE TO BE A MINIMUM 3.5" THICK (3500 PSI COMPRESSIVE STRENGTH) ON MIN. 4" GRAVEL FILL.

MAX. UNBALANCED FILL FOR 8" WIDE CMU BLOCK WALL + 1'-0" ABOVE SLAB FOR 8" HIGH FOUNDATION WALLS 8'-0" ABOVE SLAB FOR 9" HIGH FOUNDATION WALLS

WATERPROOFING PER LOCAL CODE
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING

BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS

CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO DIYANNI HOMES

FLOOR PLAN NOTES

EXTERIOR HOUSE WALLS MEASURED 4" FOR 2x4, 6" FOR 2x6
INTERIOR WALLS 3/4" UNLESS NOTED OTHERWISE

FIRST FLOOR DESIGN LIVE LOAD + 40 P.S.F.
SECOND FLOOR DESIGN LIVE LOAD + 40 P.S.F.
SLEEPING AREA DESIGN LIVE LOAD + 30 P.S.F.

ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MIN. OF 5.7 SQ.FT. WITH A MIN. CLEAR OPENING HT. OF 24" AND A MIN. CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISHED FLOOR.

FRAMING NOTES

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OF CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION.

ALL STRUCTURAL LUMBER MINIMUM #2 SOUTHERN YELLOW PINE OR BETTER UNLESS NOTED OTHERWISE.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND AT ROOF SPACE

ALL OTHER LUMBER MINIMUM #2 CANADIAN SPECIES SPRUCE-PINE-FIR.

ALL HEADERS IN EXTERIOR WALLS TO BE MINIMUM 2x6 OR AS NOTED ON FLOORPLAN.

ALL LUMBER IS TO BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.

PROVIDE MINIMUM 2x4 STUDS AT ALL BEARING POINTS UNLESS NOTED OTHERWISE.

ALL MULTIPLE MEMBER BEAMS ARE TO BE NAILED TOGETHER WITH 2 ROWS OF 16p NAILS (TOP AND BOTTOM) SPACED EVERY 12" ON CENTER.

ENDS OF JOISTS, BEAMS OR GIRDERS TO BEAR 1 1/2" OR GREATER ON WOOD OR METAL AND TO BEAR 3" OR GREATER ON MASONRY.

ANY CUTTING, NOTCHING OR OTHER ADJUSTMENTS TO STRUCTURAL MEMBERS MUST COMPLY WITH CODE ALLOWANCES AND NOT LESSEN THE STRUCTURAL INTEGRITY OF THE BUILDING IN ANY MANNER

PROVIDE SOLID BLOCKING BELOW ALL BEARING POINTS (CRUSH ZONES).

ROOF TRUSSES, MANUFACTURED BEAMS, AND ALL OTHER PRE-CONSTRUCTED MATERIALS ARE DESIGNED AND ENGINEERED BY THE MANUFACTURER.

AVOID FLOOR JOISTS DIRECTLY BELOW PLUMBING DRAINS.

USE OF METAL HANGERS MUST BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO DIYANNI CUSTOM HOMES AT (614) 866-3318.

DESIGN LIVE LOADS:
40 P.S.F. FIRST FLOOR
30 P.S.F. SECOND FLOOR SLEEPING ROOMS
40 P.S.F. SECOND FLOOR NON-SLEEPING ROOMS
25 P.S.F. ROOF FRAMING (WITHSTAND 90 MPH WIND LOAD)

ROOF PLAN GENERAL NOTES

ALL STRUCTURAL LUMBER SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE

HAT VENTS/ RIDGE VENTS/ GABLE VENTS SHOWN ON ELEVATIONS

PROVIDE FLASHING FOR ROOF/ WALL INTERSECTIONS

DOUBLE UNDERLAYMENT FOR ASPHALT SHINGLED ROOFS THAT ARE AT OR BETWEEN 2/12 AND 4/12

ROOF-TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN, ENGINEERING, MANUFACTURING, AND SAFE DELIVERY OF TRUSSES, AS WELL AS PROVIDING TRUSS LAYOUT AND DETAIL SHEETS WITH THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF OHIO.

NOTE: ICE GUARD PROTECTION INSTALLED PER MANUFACTURER'S SPECIFICATIONS & PER SECTION 908.2.1 WHICH STATES:
AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ICE GAIRD INSTALLED MIN. OF 36" PAST EXTERIOR WALL ON 8/12 OR GREATER ROOF SLOPES

BUILDING CODE NOTES

THESE PLANS WERE DESIGNED AND ENGINEERED TO COMPLY WITH ALL APPLICABLE BUILDING CODES TO THE BEST KNOWLEDGE OF THE AUTHOR. THESE NOTES INCLUDE:

- RESIDENTIAL CODE OF OHIO 2009
- OHIO BUILDING CODE - 2009 / 1999 O.B.C.A.
- NATIONAL ELECTRICAL CODE
- LOCAL BUILDING & ZONING AMENDMENTS
- B.O.C.A. / '93 C.A.B.O. / '95 C.A.B.O.

THE NOTES ON THIS SPECIFIC SET OF BUILDING PLANS ARE INTENDED TO ADDRESS TYPICAL METHODS OF CONSTRUCTION WITHIN THE LIMITS OF ALL GOVERNING BUILDING CODES. WHILE EVERY EFFORT HAS BEEN MADE TO NOTE THE MOST TYPICAL AND ALL NON TYPICAL METHODS OF CONSTRUCTION IN RELATION TO GOVERNING BUILDING CODES AND REGULATIONS, IT IS NOT POSSIBLE NOR PRACTICAL TO STATE THE ENTIRE CONTENTS OF ALL GOVERNING CODES AND REGULATIONS ON THIS SPECIFIC SET OF PLANS. THEREFORE IT IS HERE STATED THAT THIS RESIDENTIAL CONSTRUCTION PROJECT WILL ADHERE TO ALL APPLICABLE BUILDING CODES, REGULATIONS, AND ENGINEERING REQUIREMENTS IN THE CONSTRUCTION OF THIS SPECIFIC JOB WRITTEN AND/OR IMPLIED.

CODE COMPLIANCE NOTES

FOUNDATION WALL REINFORCEMENT MUST COMPLY WITH SECTION 404.

FOUNDATION WATERPROOFING MUST COMPLY WITH SECTION 406.

ALL ELECTRICAL EQUIPMENT AND INSTALLATION SHALL COMPLY WITH THE N.E.C. WHICH IS IN EFFECT AT THE TIME OF ITS INSTALLATION.

SMOKE DETECTORS MUST BE LOCATED AND INSTALLED IN ACCORDANCE WITH SECTION 314.

CARBON MONOXIDE ALARMS MUST COMPLY WITH SECTION 315.

ALL HANDRAILS MUST COMPLY WITH SECTION 311.

ALL GUARDRAILS MUST COMPLY WITH SECTION 312.

STAIR CONSTRUCTION MUST COMPLY WITH SECTION 311.

BATHROOM VENTILATION MUST COMPLY WITH SECTION 303.3

ALL DOORS AND HALLWAYS SHALL COMPLY WITH SECTION 311.

CRAWLSPACES MUST COMPLY WITH SECTION 408.

ALL GLAZING SHALL COMPLY WITH SECTION 308.

ATTIC ACCESS MUST COMPLY WITH SECTION 301.

GARAGE SEPARATION MUST COMPLY WITH SECTION 309.

AT LEAST ONE (1) EXTERIOR OPENING IN EACH BEDROOM SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 310.

IECC (CHAPTER 11 OF RCO 2019)

ENERGY CODE COMPLIANCE FOR THIS PROJECT:
PRESCRIPTIVE METHOD
OHBA ALTERNATIVE
CODE COMPLIANCE PATH #1

OHBA ALTERNATIVE

	CLIMATE ZONE
	ALL
Exterior Walls	15 or 20
Ceiling	45
Ceiling (Walls Attached)	38
Floors (Unheated)	0-20
Roof (Unheated)	0-40
Roof	18
Floor (Unheated Over Unconditioned Space)	30
Basement (Unheated) R10 Concrete, R13 Gypsum Board	0-10 (Heated) 4 (Heated)
Slab (Unheated)	0-15
Over (Unheated) R10 Concrete, R13 Gypsum Board	0-10
Building Air Leakage	3 (ACH @ 50 Pa) Testing
Controls	Programmable Thermostat Initially Heating No Higher than 10 F. Cooling No Lower than 18 F.
Door (Heated) Double Glazed Thermal Breakage	2000 ft ² Other 1000 ft ²
Door (Unheated) Double Glazed Thermal Breakage	2000 ft ² Other 1000 ft ²
Door (Unheated) Single Glazed Thermal Breakage	1000 ft ² Other 500 ft ²
Lighting	Minimum of 20% of conditioned floor area.



DIYANNI CUSTOM HOMES INC.
1931 BRICE ROAD, REYNOLDSBURG, OH 43068
MAIN PHONE (614) 866-3318
FAX (614) 866-0166

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GERHARDSTEIN RESIDENCE

PROJECT SPECIFIC INFO

OWNER	GERHARDSTEIN
JOB #	697
ADDRESS	13 WESTWOOD CIRCLE
CITY/STATE/ZIP	HUDSON, OH 44236
COUNTY	SUMMIT
TOWNSHIP	HUDSON

AREA SCHEDULE

NAME	AREA
GARAGE SLAB	1517 sq ft.
FIRST FLOOR	1639 sq ft.
SECOND FLOOR	604 sq ft.

SHEET INDEX

COVER	1
FOUNDATION	2
FF PLAN	3
SF PLAN	4
FRONT & REAR	5
RIGHT & LEFT	6
FLOORING	7
DETAILS	8

JOB NUMBER: 697 REGION: OH-3

SINGLE FAMILY RESIDENCE DETACHED

COVER

1931 BRICE ROAD
REYNOLDSBURG, OH 43068
OFFICE: (614) 866-3318
FAX: (614) 866-0166

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GERHARDSTEIN RESIDENCE Q2 CUSTOM HOME

PRELIMINARY DRAWINGS ONLY NOT FOR CONSTRUCTION

ALL DRAWINGS ARE SCALED FOR ARCH D PAPER 1/8" PRINTS ARE TO BE PRINTED AT 50% AND ARE HALF SCALE

DATE PLOTTED: 2/14/2020

PAGE: 1

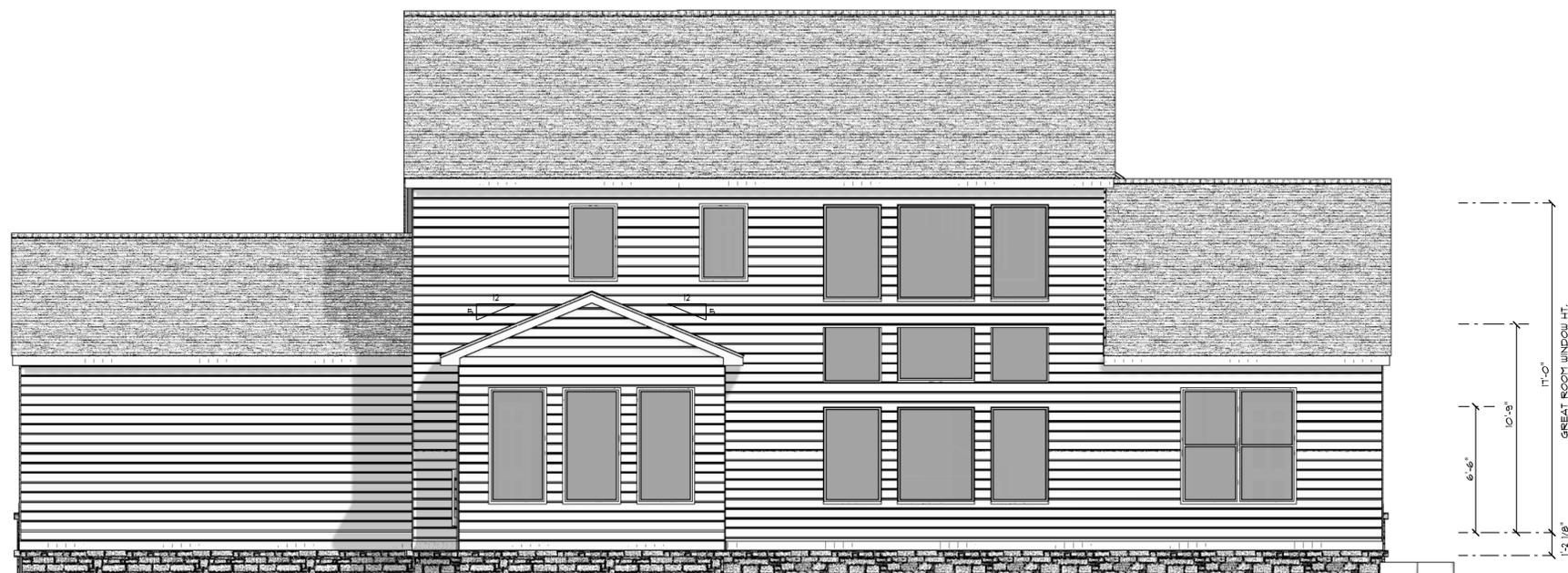
FRONT ELEVATION:
 1x6 TRIM AT ALL
 EXTERIOR DOORS, WINDOWS, OUTSIDE
 CORNERS, UNDER SOFFITS & RAKES
 ALL OTHER TRIM AS NOTED

RAKES @ FRONT = 12"
 RAKES @ SIDES = 6"
 EYEBROW OVERHANGS @ FRONT = 16"
 ALL FASCIAS = 2x6 U.N.O.

ELEVATION KEY	
	HORIZONTAL SIDING
	VERTICAL/BOARD & BATTEN SIDING
	SHAKE SIDING
	CULTURED STONE
	STANDING-SEAM METAL ROOF
	ASPHALT ROOF SHINGLES
	CEDAR WRAPPED



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



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

JOB NUMBER: 697 REGION: OH-3

SINGLE FAMILY RESIDENCE DETACHED

FRONT & REAR

BLA
Diyami Homes
 1871 BRICE ROAD
 REYNOLDSBURG, OH 43068
 OFFICE: 614-866-3318
 FAX: 614-866-0166



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GERHARDSTEIN RESIDENCE
 Q2 CUSTOM HOME

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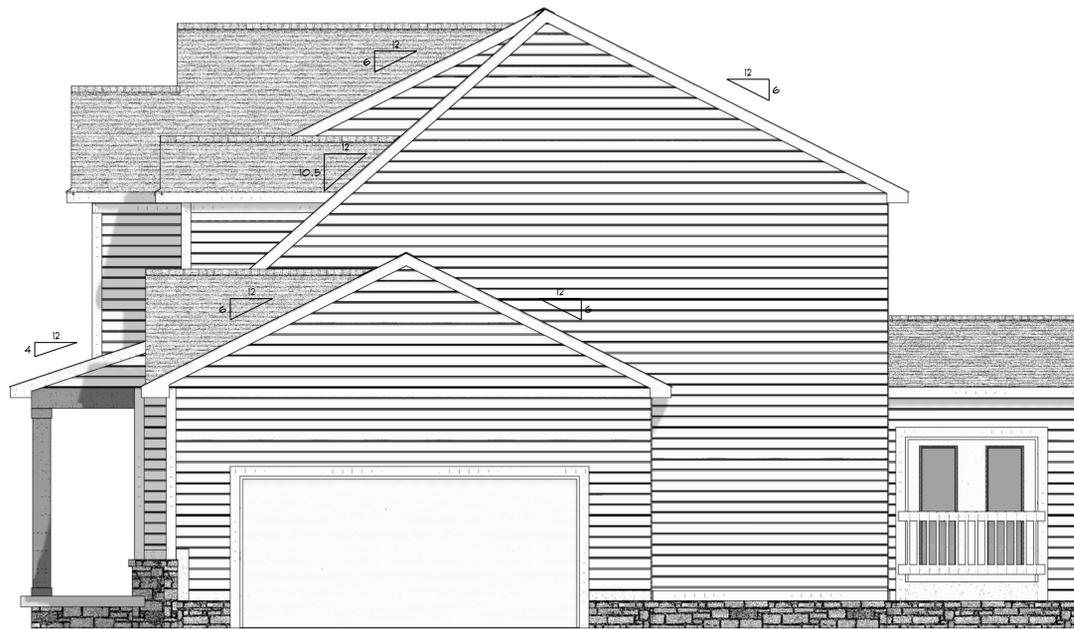
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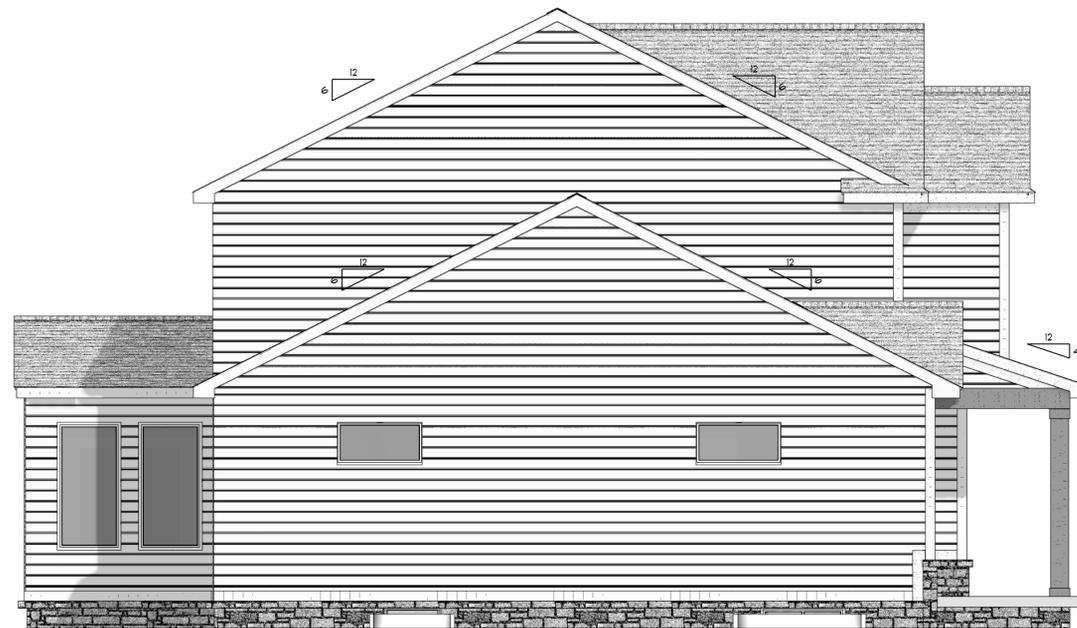
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ELEVATION KEY	
	HORIZONTAL SIDING
	VERTICAL/BOARD & BATTEN SIDING
	SHAKE SIDING
	CULTURED STONE
	STANDING-SEAM METAL ROOF
	ASPHALT ROOF SHINGLES
	CEDAR WRAPPED



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



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

JOB NUMBER: 697 REGION: OH-3

SINGLE FAMILY RESIDENCE DETACHED

RIGHT & LEFT



Diyami Homes

1837 BRICE ROAD
REYNOLDSBURG, OH 43068
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ALL BID



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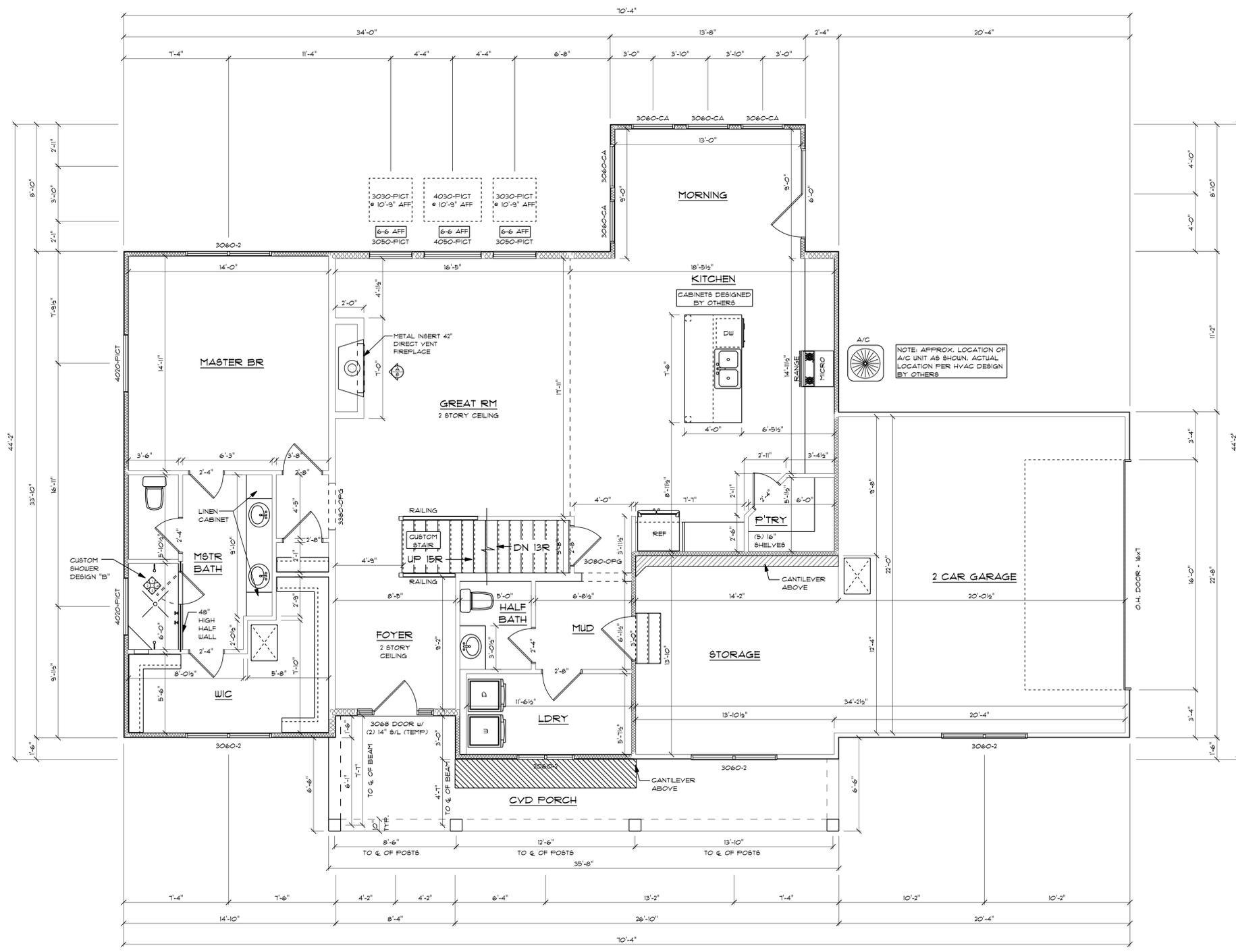
**GERHARDSTEIN
RESIDENCE**
G2 CUSTOM HOME

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

ALL EXTERIOR WALLS ARE 2X4 @ 9'-1 1/8" U.N.O.
EXTERIOR WINDOWS SET AT T-6" AFF U.N.O.
INTERIOR DOORS & OPGS NEAR CORNERS ARE SET 6" OFF CORNER WHERE POSSIBLE U.N.O.
INTERIOR DOORS & OPGS BETWEEN TWO WALLS ARE TO BE ASSUMED CENTERED U.N.O.
ALL INTERIOR DOORS ARE 6'-8" TALL w/ 83" R.O. HT U.N.O.
ALL PASS THROUGH OPGS AND BIPASS DOORS ARE FRAMED 2" WIDER AND 1" TALLER THAN NOTED ON PLAN U.N.O.

NOTE: APPROX. LOCATION OF A/C UNIT AS SHOWN, ACTUAL LOCATION PER HVAC DESIGN BY OTHERS

JOB NUMBER: 697 REGION: OH-3

SINGLE FAMILY RESIDENCE DETACHED

FF PLAN

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GERHARDSTEIN RESIDENCE
Q2 CUSTOM HOME

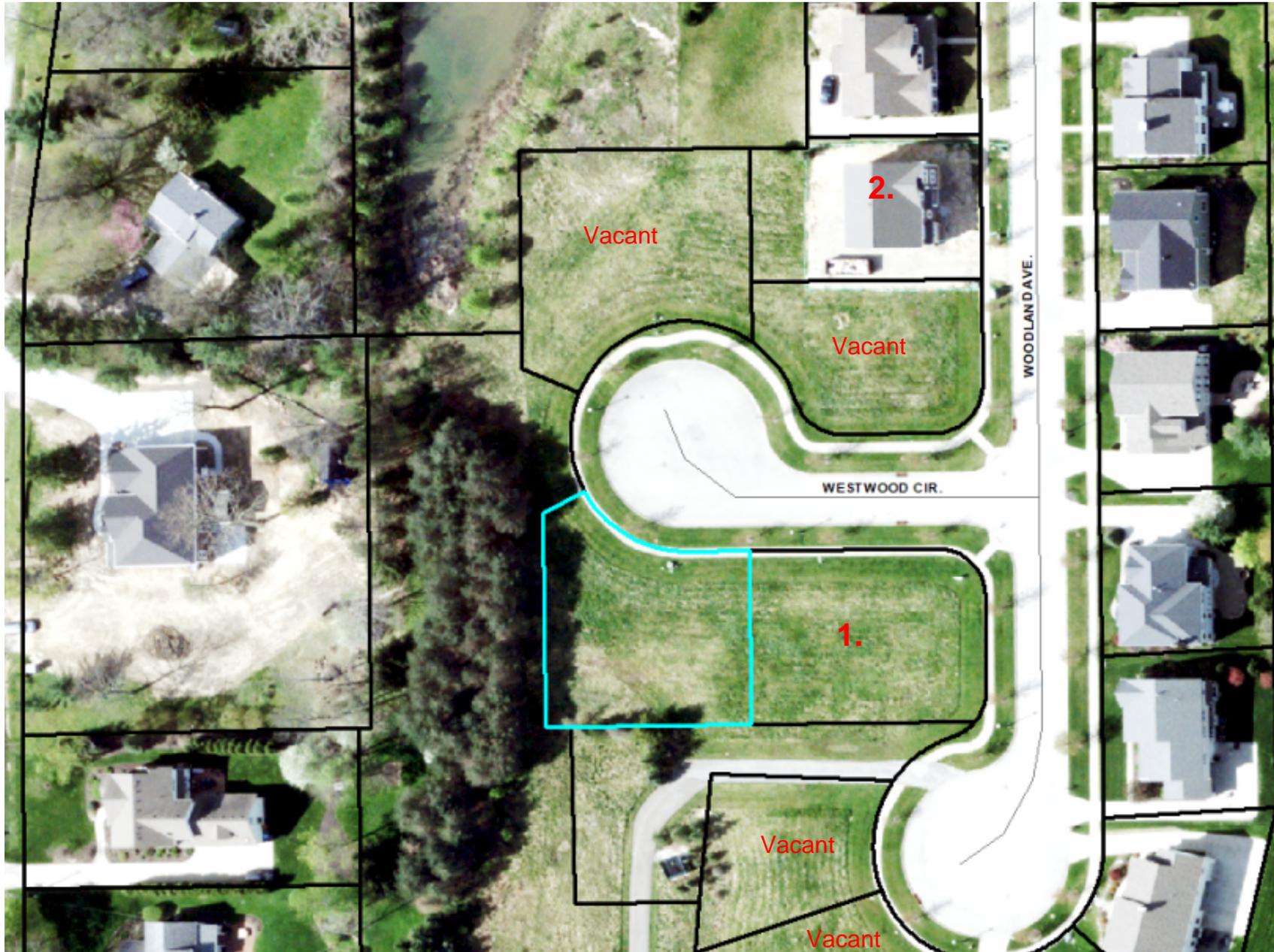
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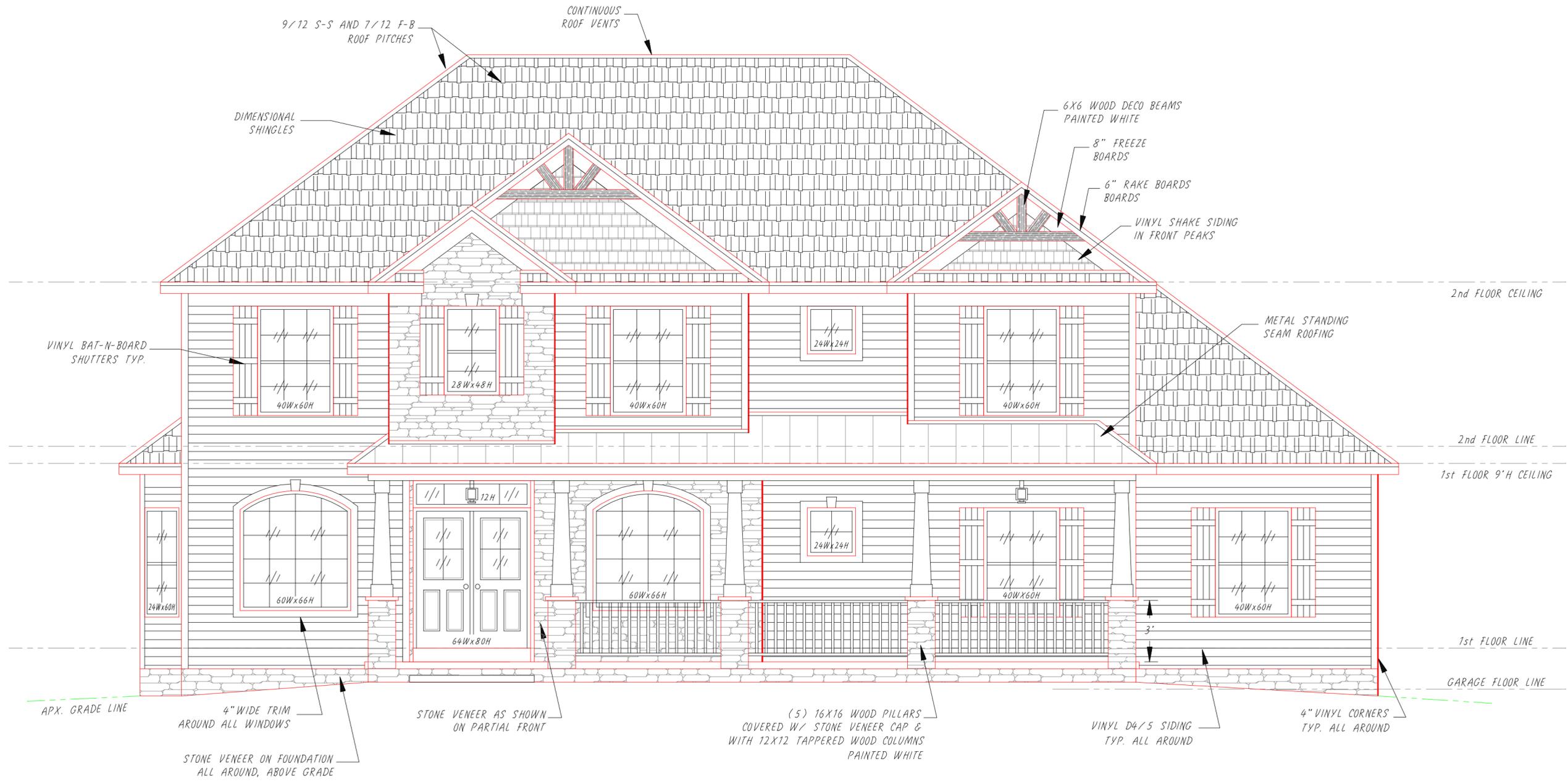
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Look Alike Review



1.



Front Elevation (S/L 11 - 2473 Westwood Circle)

PARCLE #30-10240
 S/L 11, Woodland Estates
 2473 Westwood Circle, Hudson, Ohio 44236
 Lot Size - 122.5' Frontage x 90' Deep on right, .249 acres
 Overall House Size - 59'8" Wx45'D, 2279 Apx sq.ft. on lot
 2689 Sq ft Living Area,
 1331 Sq ft on First floor & 1358 Sq ft on Second floor)
 1331 Sq ft Basement and 713 Sq ft of Garage

S011C

LIDA BUILDERS
 INCORPORATED
 Boston Hts., Ohio U.S.A. * Phone/Fax Clevel(330) 528-3800 * Akron(330) 342-4240
 TITLE
 CUSTOM 2-STORY (2689 sq.ft.)
 NO. 19-S011C-10
 FRONT ELEVATION



SCALE	DATE	BY	DATE
2.5" = 1'	02/20		
DR'N	CK'D		
AP'VD	/		

CUSTOMER
Jim Rickon

2.



Site Photos

