

APPROVED: STAFF APPROVAL DATE

APPROVED: ENGINEERING DEPT. APPROVAL DATE

APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

****PRIMARY BENCHMARK:****
TOC/BOC ELEV @ P/L
IN FRONT OF SUBLOTS 122/123
ELEV. = 1010.33

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT'S 123/124
ON TIMBERLINE TRAIL
ELEV. = 1013.05

****THE CONTRACTOR MUST CHECK THE
BENCHMARK WITH THE CURB GRADES
PRIOR TO DIGGING THE FOUNDATION.****

BUILDER: PULTE HOMES OF OHIO, LLC.

ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256

PHONE: 330-239-1587

OWNER: _____

ADDRESS: _____

PHONE: _____

NOTE:
ALL PROPOSED FOOTERS WILL REQUIRE SURVEY
CERTIFICATION ONCE SET AND PRIOR TO THE
COMPLETION OF HOME CONSTRUCTION



NOTE:
FINAL LOCATION OF (3) TREES
TO BE DETERMINED AND INSTALLED
BY PURCHASER IN COMPLIANCE
WITH CITY OF HUDSON LAND
DEVELOPMENT CODE (1207.04J).

INITIAL SITE BENCHMARK:
SUMMIT COUNTY GEODETIC MONUMENT HU 118
STATE PLAN COORDINATE
N 572,745.649
E 2,250,912.641
ELEVATION = 1006.912 NAVD 1988

NOTES:
DOWNSPOUTS TO BE CONNECTED TO
STORM SEWER CONNECTION
SUMP PUMP REQUIRED FOR FOOTER DRAINS

NOTE:
PURCHASER TO INSTALL
MINIMUM OF 3 TREES
PER MUNICIPAL REQUIREMENTS

NOTE:
PURCHASER TO INSTALL LANDSCAPING PER CITY
OF HUDSON LANDSCAPING REQUIREMENTS.

NOTE:
PER ARB, EGRESS WINDOW WELLS SHOULD BE NO
MORE THAN 6" ABOVE FINISHED GRADE



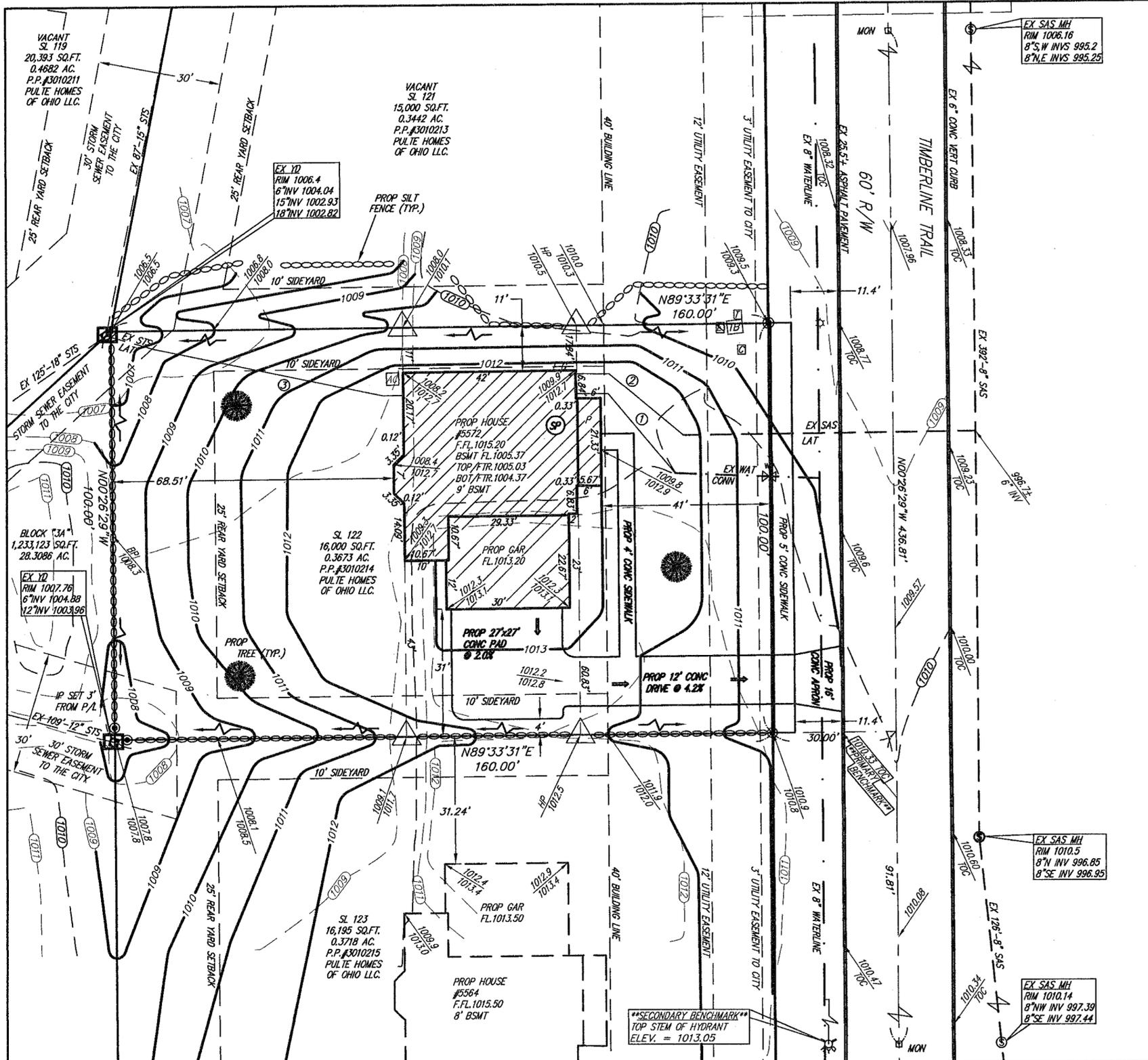
I CERTIFY THAT THIS PLAN WAS
PREPARED BY ME AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF.

12/10/18
STAN R. LOCH P.E. #63332 DATE

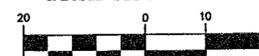
5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071



ENGINEERING and SURVEYING
Civil Engineering - Land Surveying



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

PERCENTAGE OF
LOT COVERAGE = 24.9%

HOUSE COVERAGE = 2,422 SQ.FT.
DRIVEWAY COVERAGE = 1,339 SQ.FT.
WALKWAY COVERAGE = 234 SQ.FT.
TOTAL COVERAGE = 3,995 SQ.FT.

DATE OF SURVEY:
NOVEMBER 2nd, 2018

TYPE OF HOUSE:
PLAN # AT WATER
ELEVATION: 2
GAR: 3 CAR SIDE LEFT W/9' BASEMENT,
SUNROOM & FIREPLACE

- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC STS CONN @ 1.0% MIN 10% MAX

LEGEND:

- = PROPOSED TREE
- = EX MONUMENT
- = EX CURB INLET
- ⊙ = EX SANITARY MANHOLE
- = EX YARD DRAIN
- ⊙ = IRON PIN SET 5/8" X 30" REBAR CAPPED "AZTECH #8249"
- = EXISTING GRADE
- - - = PROPOSED GRADE
- = PROP SILT FENCE
- = INLET PROTECTION
- ⊕ = EX HYDRANT
- ⊕ = EX WATER VALVE
- ⊕ = SUMP PUMP
- ⊕ = EX STORM MANHOLE
- = SWALE
- = FLOW ARROW
- AC = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB
- ⊕ = EX STUB
- ⊕ = ELECTRIC BOX

SHEET CONTENT

SITE PLAN
FOR
PULTE HOMES
SUBLOT 122
5572 TIMBERLINE TRIAL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.3
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

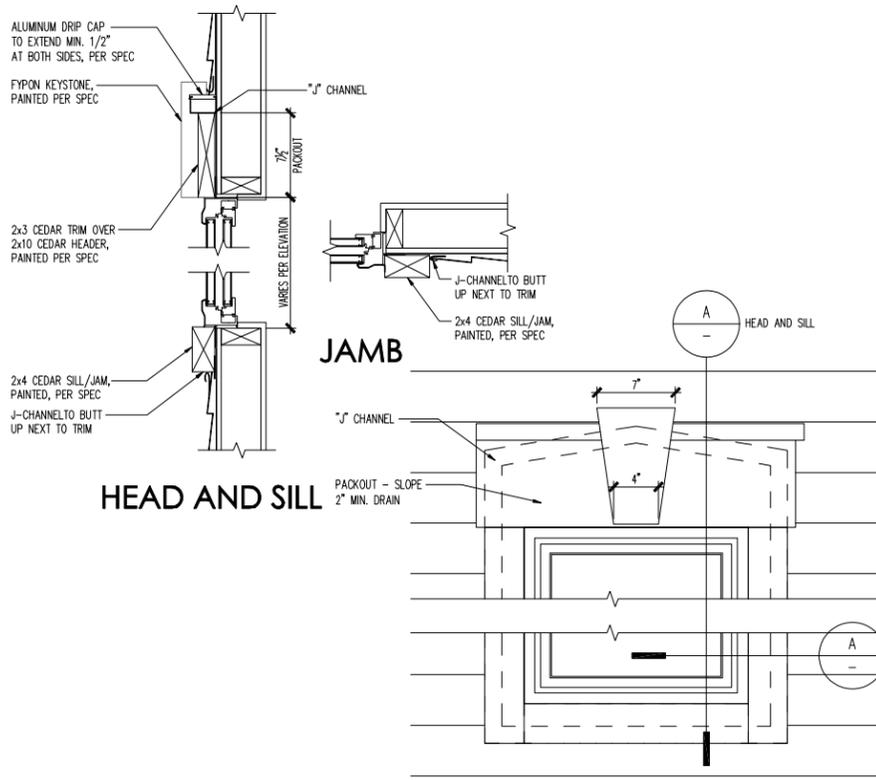
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/10/18	HOUSE OPTION CHANGES	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY	DATE		
KEG	11-5-2018		
CHECKED BY	DRAWING NO.		
SRL	Site-Plans		
JOB NO.	SHEET		
20142977-3	1 OF 1		

PLOTTED: October 24, 2018 / Kaminigh Blatt / P:\AN-3295-RD-1.00.DWG

A WNDW TRIM DETAIL

SCALE: 1 1/2" = 1'-0"



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Cleveland Division
 387 Medina Rd. Suite 1700
 Medina, OH 44256



Elevation - #2
 Front and Rear Elevations

PRODUCTION MANAGER
 Jamey Heshzman
 CURRENT RELEASE DATE: 10/24/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122

LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER

NPC PLAN NUMBER
1642

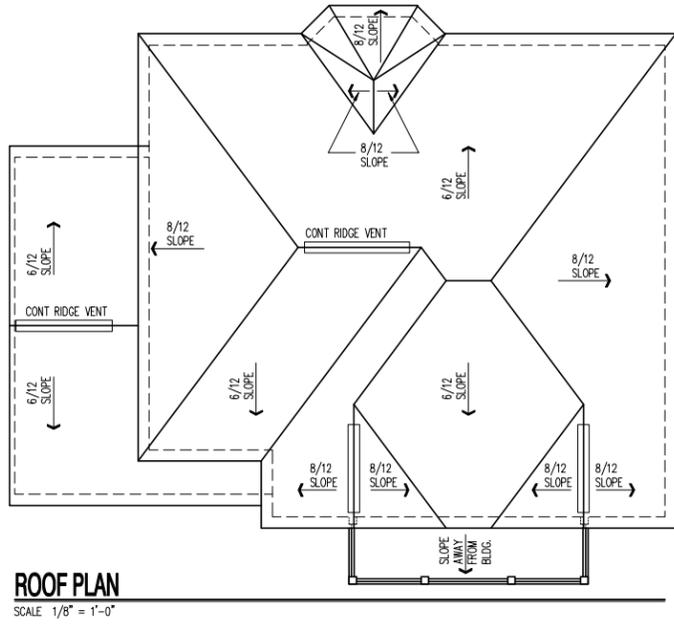
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.02a1

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS
 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

ATTIC VENTILATION SCHEDULE													
2 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			TOTAL			
	LOC	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP	AREA	REQ'D SUPP
ROOF				2072	3.45	4.13		455	0.38	1.56			
EAVE					3.45	9.56			0.38	2.25			
TOTAL					6.90	13.69			0.76	3.81			



Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Elevation - #2
Side Elevations & Roof Plan

PRODUCTION MANAGER
Jamey Heshzman
CURRENT RELEASE DATE: 10/24/2018

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122
LAWSON COMMUNITY ID

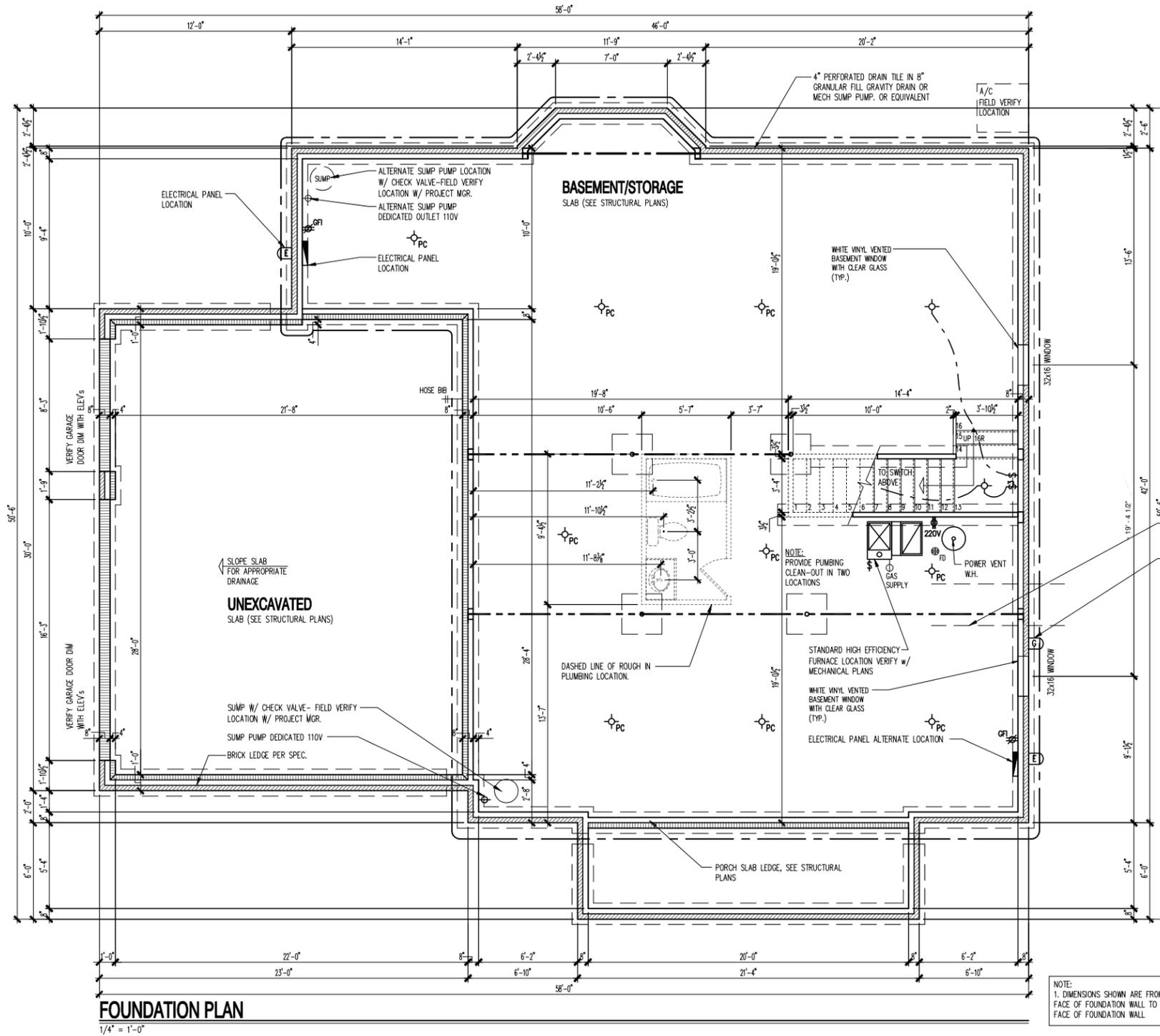
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
7.02a3



PRODUCTION MANAGER
Jammy Hehzman
CURRENT RELEASE DATE: 10/24/2018

REV #	DATE / DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

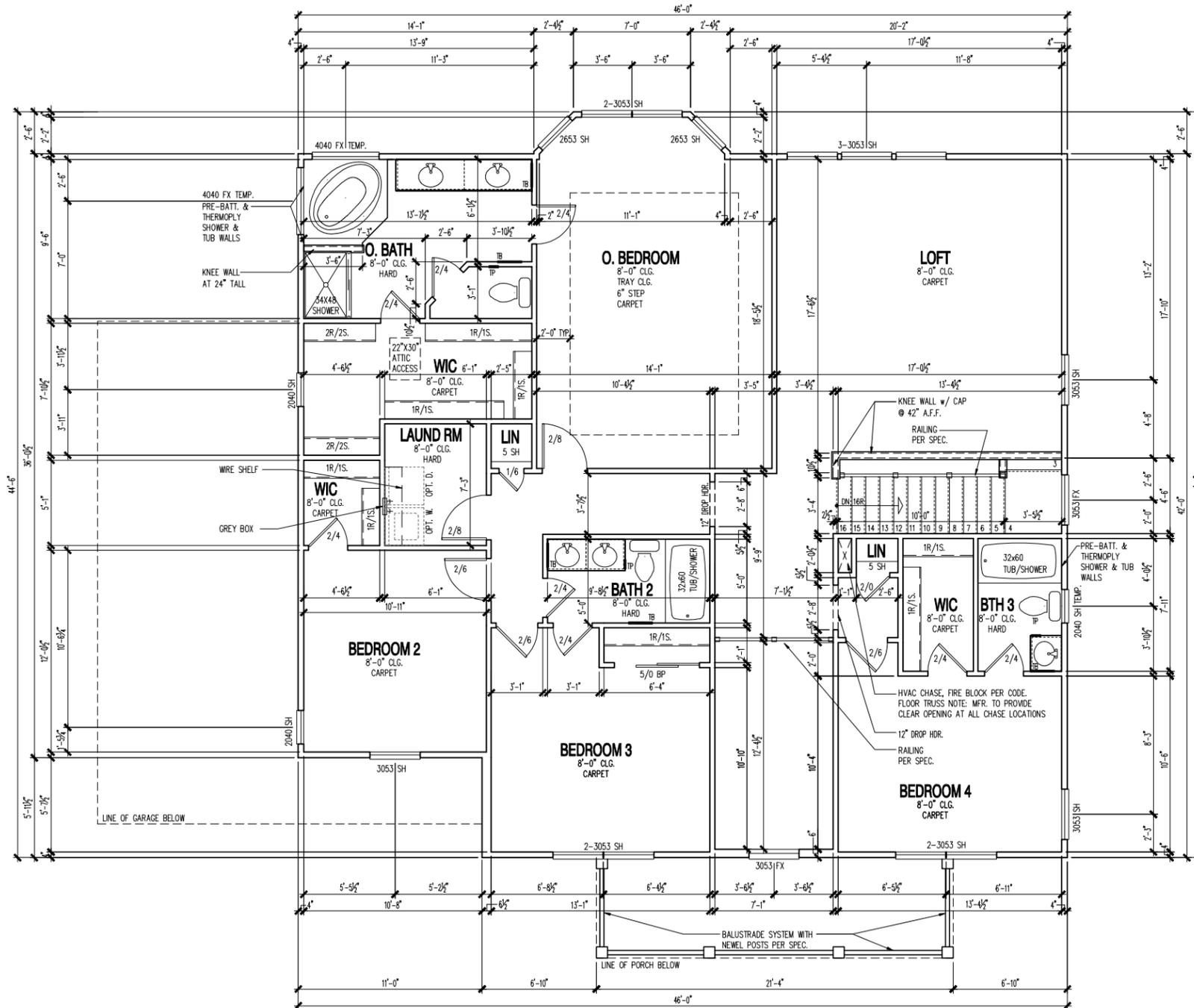
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
1.30a

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS



SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:
1. DIMENSIONS SHOWN ARE FROM FACE OF STUD WALL TO FACE OF STUD WALL.



Second Floor Plan

PRODUCTION MANAGER
Jammy Holzman
CURRENT RELEASE DATE: 10/24/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

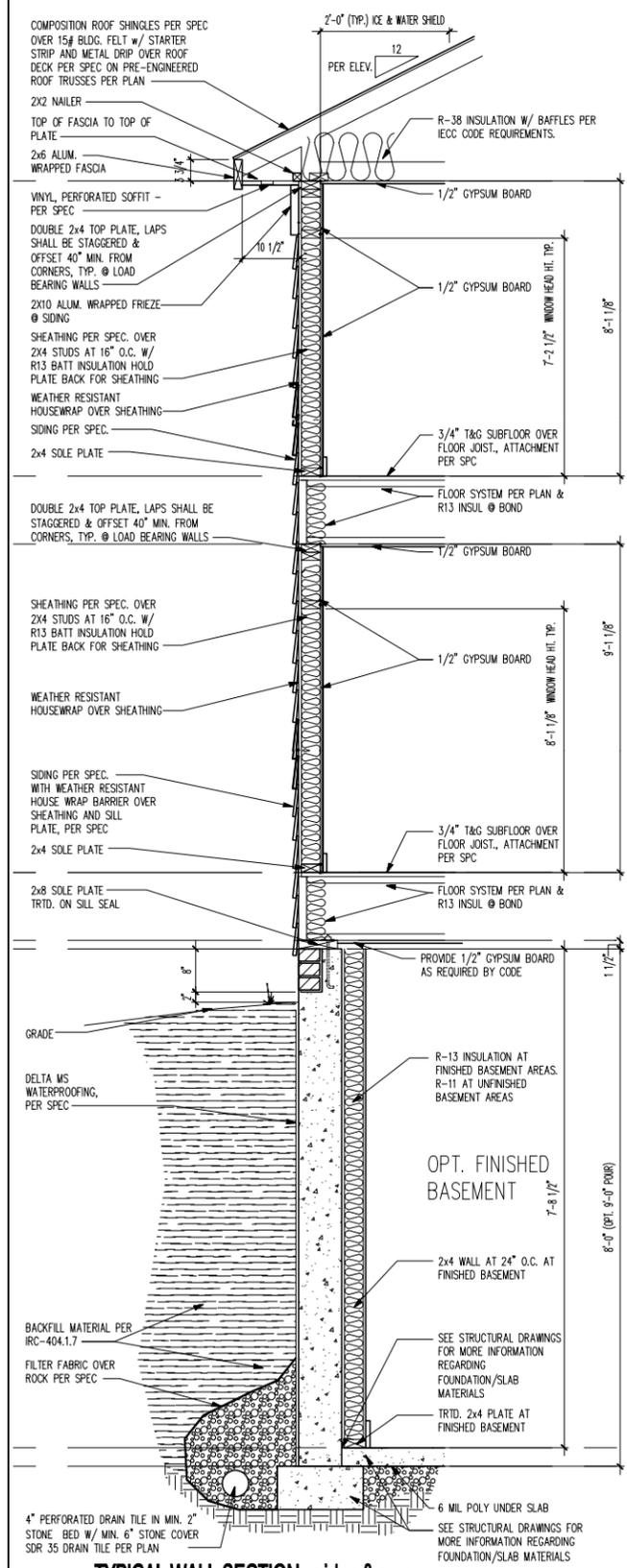
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
2.20a

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



TYPICAL WALL SECTION - sides & rear
 SCALE 1/2" = 1'-0"

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 387 Medina Rd. Suite 1700
 Medina, OH 44256



Typical Wall Sections

PRODUCTION MANAGER
 Jimmy Holzman
 CURRENT RELEASE DATE: 10/24/2018

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

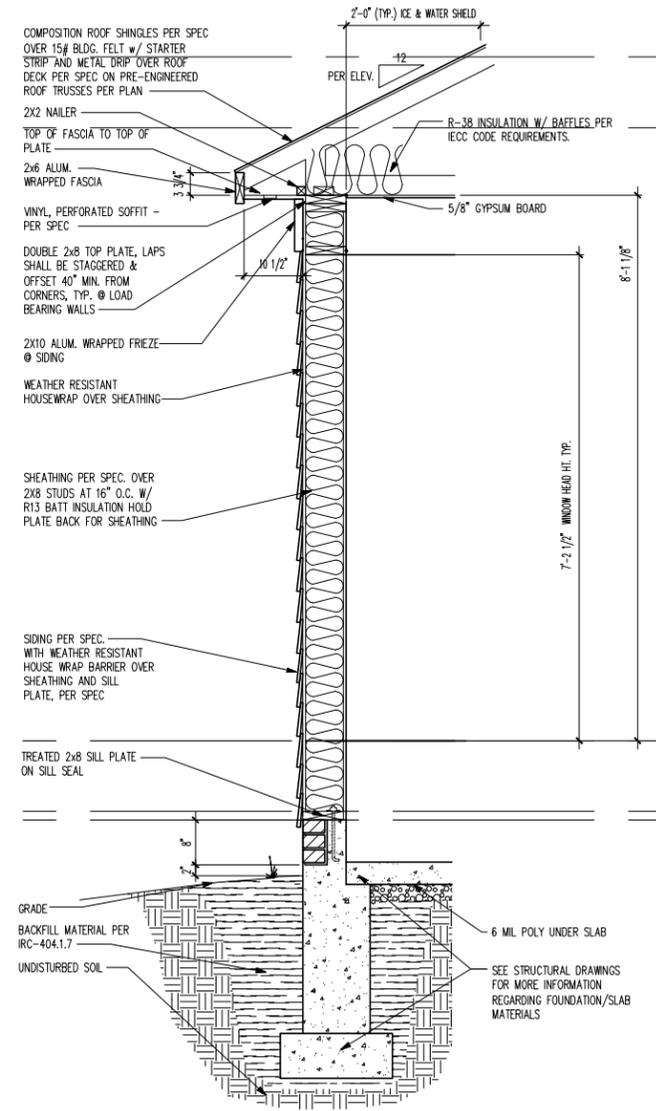
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
 NPC PLAN NUMBER
1642
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
3.31a

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS



TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"

Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Typical Wall Sections

PRODUCTION MANAGER
Jeremy Heshzman
CURRENT
RELEASE DATE: 10/24/2018

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
**RIVER OAKS
LOT 122**
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
3.31b

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS
ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS



OHIO DIVISION - LOT 122

River Oaks

Atwater

PLAN SHEET INDEX

SHT.	DESCRIPTION
0.00	COVER SHEET
1.30a	FULL BASEMENT FOUNDATION PLAN
2.10a	FIRST FLOOR PLAN
2.11a	PLAN DETAILS
2.11b	PLAN DETAILS
2.11c	PLAN DETAILS
2.20a	SECOND FLOOR PLAN
3.30a	TYPICAL BUILDING SECTIONS
3.31a	TYPICAL WALL SECTIONS
3.31b	TYPICAL WALL SECTIONS
AD 3.7	ARCHITECTURAL DETAILS
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.02a1	ELEVATION "2" - FRONT AND REAR ELEVATIONS
7.02a2	ELEVATION "2" - SIDE ELEVATIONS & ROOF PLAN
S-1.0	1ST FLOOR FRAMING PLAN
S-1.1	1ST FLOOR FRAMING PLAN
S-1.2	1ST FLOOR FRAMING PLAN
S-1.3	1ST FLOOR FRAMING PLAN
S-1.4	1ST FLOOR FRAMING PLAN
S-1.5	1ST FLOOR FRAMING PLAN
S-1.6	1ST FLOOR FRAMING PLAN
S-2.0	2ND FLOOR FRAMING PLAN
S-2.1	2ND FLOOR FRAMING PLAN
S-2.2	2ND FLOOR FRAMING PLAN
S-2.3	2ND FLOOR FRAMING PLAN
S-3.0	ROOF FRAMING PLAN
S-3.1	ROOF FRAMING PLAN
S-3.2	ROOF FRAMING PLAN
S-3.3	ROOF FRAMING PLAN
S-4.0	WALL BRACING DETAILS
SD.01	TYPICAL FOUNDATION DETAILS
SD.02	TYPICAL FOUNDATION DETAILS
SD.03	TYPICAL FOUNDATION DETAILS

1 - GENERAL BUILDING & DESIGN REQUIREMENTS

1) THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF PULTE HOMES INC. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF PULTE HOMES INC. IS STRICTLY PROHIBITED.
 2) PULTE HOMES INC. DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE RESIDENTIAL CODE OF OHIO (RCO), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF PULTE HOMES INC. BY CALLING (651) 452-5200.
 3) THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY PULTE HOMES INC.
 4) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
 5) ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF THE WORK.

2 - SITE CONSTRUCTION

1) SOIL BEARING CALCULATIONS BASED ON 2000 PSF MIN
 2) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
 3) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS BACKFILL TO NOT DAMAGE THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMPROOFING MATERIALS.

3 - CONCRETE

1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%
 2) SLOPE ON DRIVE SHALL BE NO LESS THAN 2% OR 1/4" PER FOOT - PREFERABLY 4% OR 1/2" PER FOOT. THE FRONT STOOP SHALL HAVE SLOPE EQUAL TO 1" PER FOOT. THE RAISED WALK IN GARAGE SHALL HAVE A 1/2" PER FOOT SLOPE AND DRIVE SLAB SHALL BE SLOPED MIN. 1/4" PER FOOT.
 3) SOME COLUMN DIMENSIONS ARE FROM CENTER OF COLUMN TO EXTERIOR FACE OF BASEMENT WALL.
 4) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
 5) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR WATERPROOFING / DAMPROOFING MATERIALS.
 6) MUD SILLS SHALL BE TREATED MEMBERS AND SECURED BY ANCHOR BOLTS AND/OR STRAPS AS SPECIFIED IN THE DRAWINGS, DETAILS, AND SPECIFICATIONS.
 7) CALCULATIONS FOR COLUMN PADS BASED ON 2000 PSF SOIL BEARING.
 8) FOUNDATION WALLS & FOOTER DEPTH TO BE VERIFIED IN FIELD.

4 - MASONRY

1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS
 2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ 22GA x 7/8" CORRUGATED METAL TIES AT 24" O.C.
 3) FLASHING BEHIND MASONRY SHALL BE 14# BUILDING PAPER OR FELT OR APPROVED EQUAL ATTACHED TO THE SHEATHING TO PREVENT MOISTURE PENETRATION.
 4) WEEPHOLES SHALL BE PROVIDED ALONG THE OUTSIDE WYTHE OF EXTERIOR MASONRY WALLS AT 33" O.C. MAX. SHALL BE A MIN. OF 3/16" IN DIAMETER, AND LOCATED IMMEDIATELY ABOVE THE FLASHING

5 - METALS

6 - WOOD AND PLASTICS

7 - THERMAL & MOISTURE PROTECTION

1) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
 2) ATTIC VENTILATION SHALL BE PROVIDED AT 1/150th OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.
 3) PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE.
 4) PROVIDE ICE-SHIELD PER CODE.
 5) ROOF VENTING TO BE PROVIDED AS SHOWN. SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRAWINGS & AS PER MANUFACTURERS RECOMMENDATIONS.
 6) HOUSE WRAP & FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.

8 - DOORS AND WINDOWS

1) WINDOW CALL OUT PER WINDOW SCHEDULE VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER
 2) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HZ. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS
 3) TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS
 4) FRONT DOOR WIDTH AS REQUIRED BY CODE
 5) GARAGE DOOR AS REQUIRED BY CODE
 6) EMERGENCY - SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

15 - MECHANICALS

1) FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND ARE SUBJECT TO MECHANICAL INSPECTION
 2) PROVIDE EXTERIOR AIR INTAKE FOR COMBUSTION AIR.

16 - ELECTRICAL

1) ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC). ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.
 2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.
 3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.
 4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.
 5) ALL SWITCHES SHALL BE INSTALLED AT 3'-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.
 6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.
 8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AT 5'-6" ABOVE ADJACENT DOOR SILL HEIGHT TO CENTERLINE OF FIXTURE.
 9) APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER CODE (SEE SHEET 6.30X FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.

GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (259 MM).
 2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.
 3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE
 4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.

WALLS:

1) ALL STUDS TO BE 2x4 SPF OR EQUAL UNLESS NOTED OTHERWISE.
 2) USE DBL TOP PLATES 16" OC ON BOTH FIRST AND SECOND FLOOR AT ALL EXTERIOR AND LOAD BEARING CONDITIONS ALL OTHER PARTITION WALL USE SINGLE TOP PLATE 24"OC.

FLOORS:

1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE
 2) THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES (38MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76MM) ON MASONRY OR CONCRETE OR AS OTHERWISE SPECIFIED PER CODE
 3) ANY CONVENTIONAL FLOOR JOISTS SHOWN DOUBLED ON PLANS TO BE GLUED AT INSTALLATION AND NAILED W/ 3-16d NAILS @ 16" O.C. MULTIPLE PLYS OF ENGINEERED LUMBER TO BE ASSEMBLED PER MANUF. RECOMM.
 4) SHOP DRAWINGS FOR ANY AND ALL ENGINEERED FLOOR SYSTEMS TO BE SUBMITTED TO ARCHITECT TO REVIEW IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS. WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS METHODOLOGY, CONTRACTOR TO BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FRAMING:

1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING.
 2) ALL BEARING HEADERS TO BE 2x8 SPF #2 OR EQUAL UNLESS NOTED OTHERWISE.
 3) ALL 2x10 & 2x12 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.
 4) ALL 2x8 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.
 5) PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.
 6) ALL BEAMS & HEADERS SHALL HAVE A MINIMUM OF (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS LABELED ON PLANS INDICATES THE NUMBER OF JACK STUDS ONLY (UNLESS NOTED OTHERWISE).
 7) TWO-PLY CONVENTIONAL BEAMS TO BE FACE-NAILED W/2 ROWS 16d COMMON NAILS STAGGERED @16" O.C. UNLESS NOTED OTHERWISE. THREE-PLY CONVENTIONAL BEAMS TO BE NAILED AS ABOVE FROM EACH SIDE. MULTIPLE PLYS OF ENGINEERED LUMBER TO BE ASSEMBLED PER MANUF. RECOMM.
 8) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.
 9) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

ROOF:

1) HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE.
 2) SHOP DRAWINGS FOR ANY AND ALL ENGINEERED ROOF TRUSS SYSTEMS TO BE SUBMITTED TO ARCHITECT TO REVIEW IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS. WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS METHODOLOGY, CONTRACTOR TO BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

LIGHT & VENT CALCULATIONS:

ROOM	SQ. FT.	LIGHT REQ'D	LIGHT SUPP	VENT REQ'D	VENT SUPP	NOTES
FIRST FLOOR						
PLANNING CENTER	115	9.2	24.80	4.60	10.60	
GATHERING ROOM	367	29.36	49.60	14.68	21.20	
KITCHEN/NOOK	331	26.48	46.94	13.24	22.72	
DINING ROOM	161	12.88	24.80	6.44	10.60	
DEN	173	14.08	37.20	7.04	15.90	
POUNDER ROOM	35	N/A	N/A	1.12	50.00	
SECOND FLOOR						
GAME ROOM	299	23.92	46.80	11.96	19.60	
OWNER'S SUITE	282	22.64	40.80	11.32	17.20	
BEDROOM 2	131	10.48	26.80	5.24	11.90	
BEDROOM 3	159	12.16	23.40	6.08	9.80	
BEDROOM 4	152	12.16	35.17	6.08	14.70	
OWNER'S BATH	111	N/A	24.80	118.8	120.00	
TOILET ENCLOSURE	16	N/A	N/A	20.9	50.00	
BATH 3	48	N/A	N/A	59.40	60.00	
BATH 4	37	2.96	5.20	1.48	50.00	
OPT. BEDROOM 5	273	21.84	46.80	10.92	19.60	
OPT. SUNROOM	110	8.80	62.00	4.40	26.50	
OPT. GUEST SUITE	153	12.24	35.10	6.12	14.70	
OPT. BEDROOM 6	226	21.84	23.85	10.92	12.40	
OPT. BSMT. BATH	44	N/A	N/A	1.48	50.00	
BATH 1	35	N/A	N/A	37.40	50.00	
OPT. BATH 2	48	N/A	N/A	59.40	60.00	

APPLICABLE CODES:

2009 INTERNATIONAL RESIDENTIAL CODE
 (SECTION 602) 2012 INTERNATIONAL RESIDENTIAL CODE
 2013 RESIDENTIAL CODE OF OHIO
 2011 INTERNATIONAL PLUMBING CODE
 2011 INTERNATIONAL MECHANICAL CODE
 2011 NATIONAL ELECTRIC CODE
 2011 INTERNATIONAL FIRE CODE
 2009 INTERNATIONAL ENERGY CONSERVATION CODE

Cleveland Division
 387 Medina Rd. Suite 1700
 Medina, OH 44256



COVER SHEET
 Specifications & General Notes

PRODUCTION MANAGER
 Jamey Heinzman
 CURRENT RELEASE DATE: 10/24/2018

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		
△		
△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 122
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

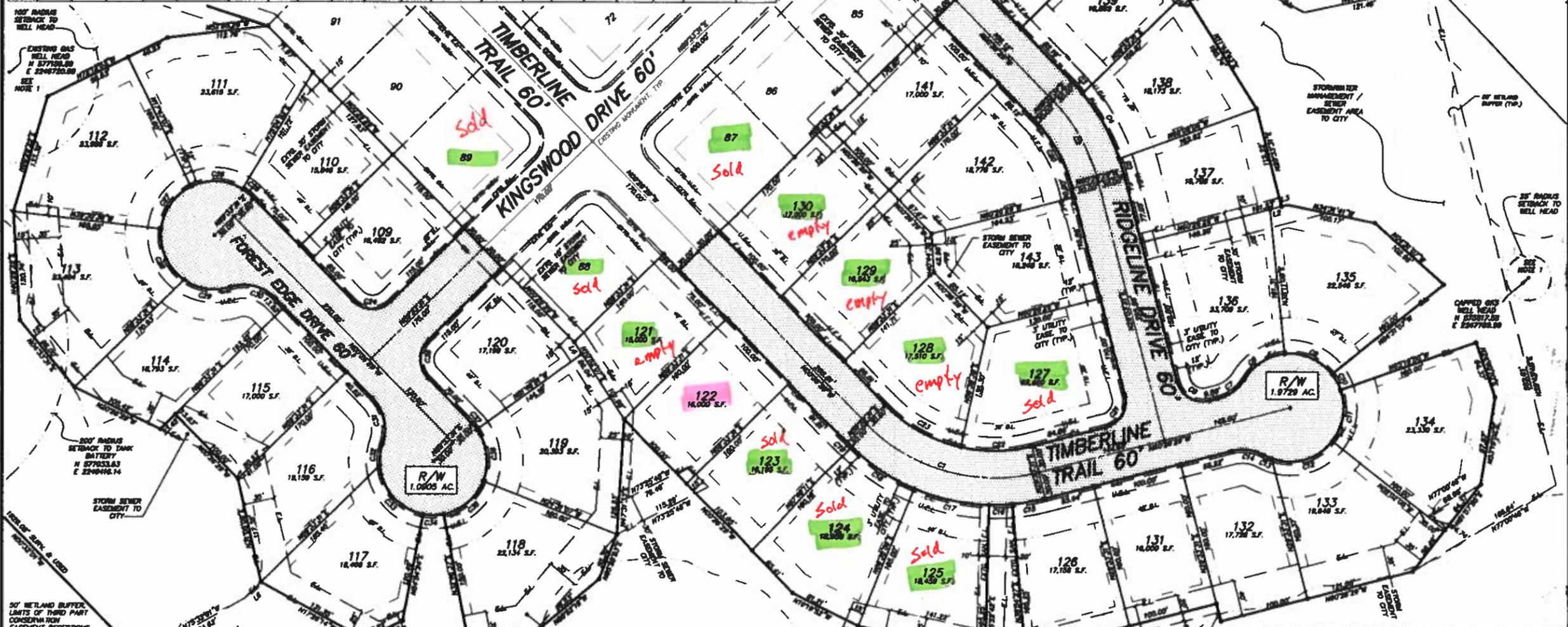
SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
 NPC PLAN NUMBER
1642
 LAWSON PLAN ID
 LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
0.00

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	200.00'	191.47'	S00.00°W	90.00°	C11	60.00'	60.00'	57.24'	N57.00°E	32.76°	C21	30.00'	47.12'	30.00'	N74.33°E	15.67°
C2	200.00'	200.00'	191.47'	S00.00°W	90.00°	C12	60.00'	60.00'	57.24'	N57.00°E	32.76°	C22	30.00'	47.12'	30.00'	N74.33°E	15.67°
C3	200.00'	174.72'	83.88'	N03.63°E	96.37°	C13	60.00'	60.00'	57.24'	N57.00°E	32.76°	C23	30.00'	47.12'	30.00'	N74.33°E	15.67°
C4	200.00'	174.72'	83.88'	N03.63°E	96.37°	C14	60.00'	60.00'	57.24'	N57.00°E	32.76°	C24	30.00'	47.12'	30.00'	N74.33°E	15.67°
C5	200.00'	174.72'	83.88'	N03.63°E	96.37°	C15	60.00'	60.00'	57.24'	N57.00°E	32.76°	C25	30.00'	47.12'	30.00'	N74.33°E	15.67°
C6	200.00'	174.72'	83.88'	N03.63°E	96.37°	C16	60.00'	60.00'	57.24'	N57.00°E	32.76°	C26	30.00'	47.12'	30.00'	N74.33°E	15.67°
C7	200.00'	174.72'	83.88'	N03.63°E	96.37°	C17	60.00'	60.00'	57.24'	N57.00°E	32.76°	C27	30.00'	47.12'	30.00'	N74.33°E	15.67°
C8	200.00'	174.72'	83.88'	N03.63°E	96.37°	C18	60.00'	60.00'	57.24'	N57.00°E	32.76°	C28	30.00'	47.12'	30.00'	N74.33°E	15.67°
C9	200.00'	174.72'	83.88'	N03.63°E	96.37°	C19	60.00'	60.00'	57.24'	N57.00°E	32.76°	C29	30.00'	47.12'	30.00'	N74.33°E	15.67°
C10	200.00'	174.72'	83.88'	N03.63°E	96.37°	C20	60.00'	60.00'	57.24'	N57.00°E	32.76°	C30	30.00'	47.12'	30.00'	N74.33°E	15.67°

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C31	60.00'	60.00'	57.24'	N57.00°E	32.76°
C32	60.00'	60.00'	57.24'	N57.00°E	32.76°
C33	60.00'	60.00'	57.24'	N57.00°E	32.76°
C34	60.00'	60.00'	57.24'	N57.00°E	32.76°
C35	60.00'	60.00'	57.24'	N57.00°E	32.76°
C36	60.00'	60.00'	57.24'	N57.00°E	32.76°
C37	60.00'	60.00'	57.24'	N57.00°E	32.76°
C38	60.00'	60.00'	57.24'	N57.00°E	32.76°



PARCEL #13-00370
 BOSTON COMMONS STORAGE, LTD
 RECEPTION No. 55797198

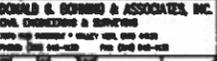
BLOCK "3A"
 28.3088 AC

BLOCK "3B"
 12.7308 AC

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.13'	N39°00'W	L5	25.00'	N64°00'W
L2	13.03'	N00°00'W	L6	25.00'	N67°00'E
L3	8.84'	N00°00'W	L7	63.82'	N67°00'W
L4	18.84'	N10°00'E	L8	26.97'	N77°32'E

NOTE 1:
 THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY.
**THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 3**




 DONALD & BOHRING & ASSOCIATES, INC.
 CIVIL ENGINEERING & SURVEYING
 1000 WASHINGTON STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02108
 TEL: (617) 552-1100 FAX: (617) 552-1101
 DATE: NOV. 2017
 SHEET: 3 OF 3
 PROJECT: 13-00370

89



121

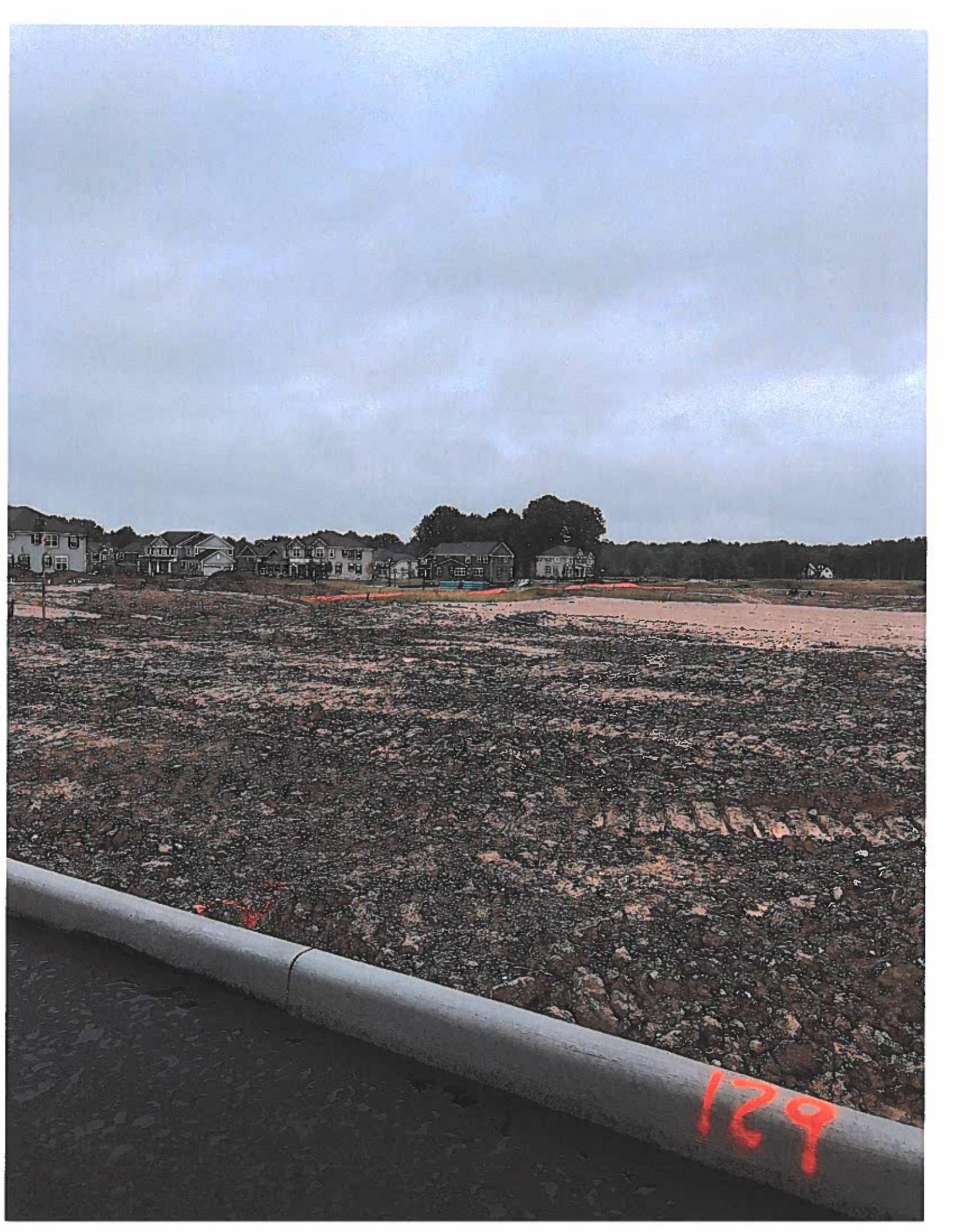




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129



128

123

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 387 Medina Rd. Suite 1700
 Medina, OH 44256

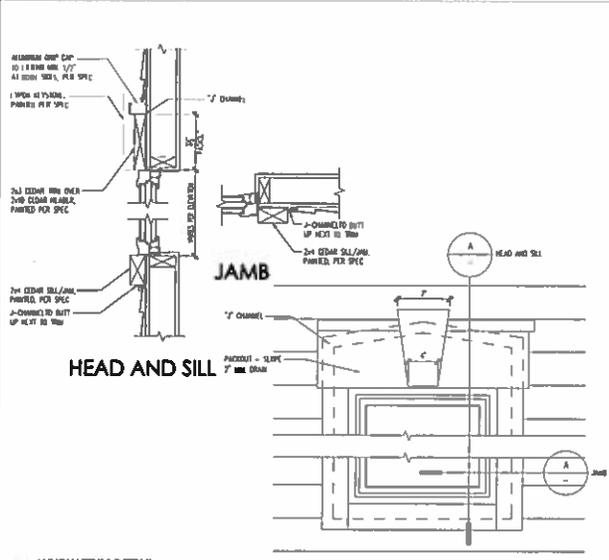
Pulte Homes

Elevation - 43
 Front and Rear Elevations

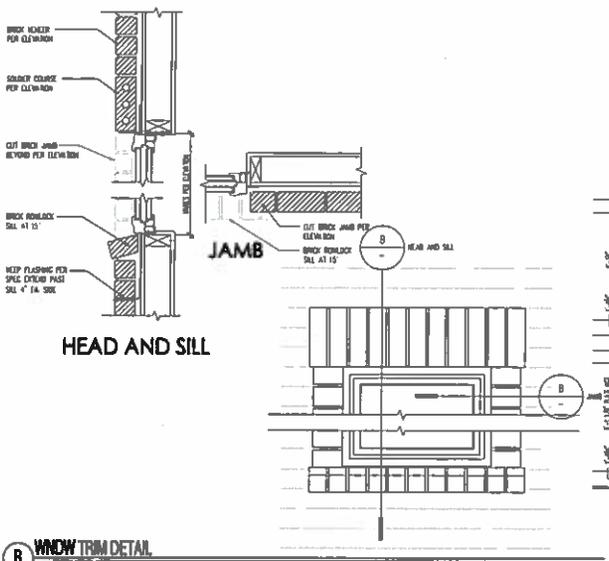
PROJECT NUMBER	123
DATE	08/22/2018
PROJECT NAME	RIVER OAKS LOT 123
PROJECT ADDRESS	387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	CONCEPT

PROJECT FOR	SINGLE FAMILY
PROJECT NAME	RIVER OAKS LOT 123
PROJECT ADDRESS	387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	CONCEPT
PROJECT NUMBER	123
DATE	08/22/2018
PROJECT NAME	RIVER OAKS LOT 123
PROJECT ADDRESS	387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
PROJECT TYPE	RESIDENTIAL
PROJECT PHASE	CONCEPT
PROJECT NUMBER	123
DATE	08/22/2018

7.03a2



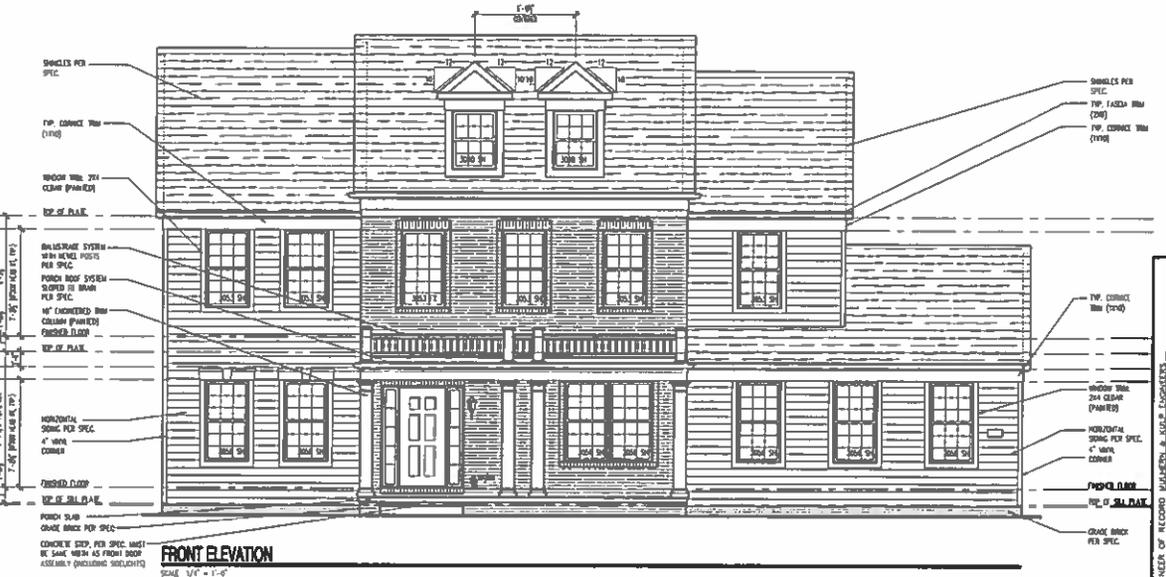
A WINDOW TRIM DETAIL
 SCALE 1/4" = 1'-0"



B WINDOW TRIM DETAIL
 SCALE 1/4" = 1'-0"



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



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

08/22/2018 10:51 AM
 387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
 PROJECT NAME: RIVER OAKS LOT 123
 PROJECT ADDRESS: 387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
 PROJECT TYPE: RESIDENTIAL
 PROJECT PHASE: CONCEPT
 PROJECT NUMBER: 123
 DATE: 08/22/2018
 PROJECT NAME: RIVER OAKS LOT 123
 PROJECT ADDRESS: 387 MEDINA RD. SUITE 1700 MEDINA, OH 44256
 PROJECT TYPE: RESIDENTIAL
 PROJECT PHASE: CONCEPT
 PROJECT NUMBER: 123
 DATE: 08/22/2018

127

Cleveland Division
 387 Medina Rd. Suite 1700
 Medina, OH 44256

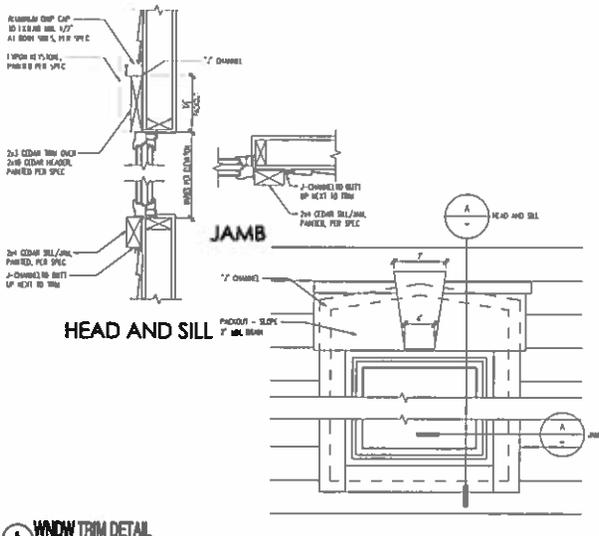
Pulte Homes

Division #1
 Front and Rear Elevations

FINISHED FINISHES	
Room	Finish
Living Room	Hardwood
Dining Room	Hardwood
Kitchen	Hardwood
Bath	Hardwood
Bedroom	Hardwood
Hall	Hardwood
Staircase	Hardwood
Garage	Concrete
Basement	Concrete

PROJECT FOR	SINGLE FAMILY
OWNER	RIVER OAKS LOT 127
DESIGNER	ATWATER
DATE	1/24/20
PROJECT NO.	PLAN 3295

7.01a1



WINDOW TRIM DETAIL
 SCALE: 1/4" = 1'-0"



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



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

NOTES: Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100