

APPROVED: STAFF APPROVAL DATE

APPROVED: ENGINEERING DEPT. APPROVAL DATE

APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

HUDSON
ENGINEERING DEPARTMENT

Approved
 Approved, as noted
 Rejected

Approved By Anthony Calabro
1:23 pm, Sep 12, 2017

PRIMARY BENCHMARK:
TOC/BOC ELEV @ P/L
IN FRONT OF SUBLOT'S 100/101
ELEV. = 1000.97

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

SECONDARY BENCHMARK
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT 101 & BLOCK "C"
ELEV. = 1000.71

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

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD
C1	47.36'	430.00'	23.71'	47.34'
C2	209.44'	400.00'	107.18'	207.06'

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

GRAPHIC SCALE

20
0
10
(IN FEET) 1 inch = 20 ft.

DATE OF SURVEY:
AUGUST 25th, 2017

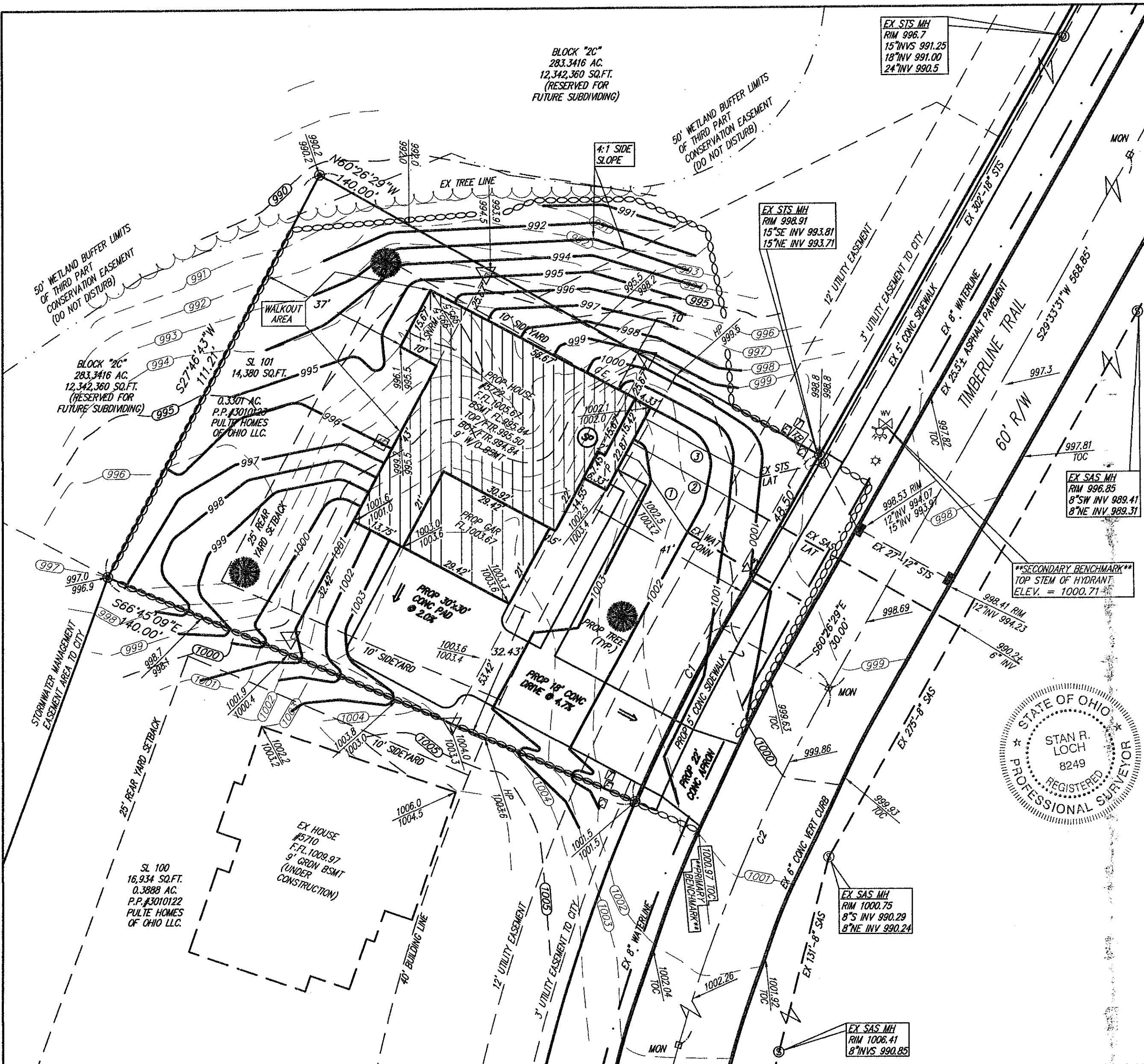
TYPE OF HOUSE:
PLAN # ELCOTT
ELEVATION: 4 W/9' WALKOUT BSMT
GAR.3 CAR SIDE LEFT W/FIREPLACE, SHRM,
GST SIE OPTION, EXTENDED GATHERING ROOM,
DRIVWAY EXT & EGRESS WINDOW

PERCENTAGE OF
LOT COVERAGE = 33.9%

HOUSE COVERAGE = 2,891 SQ.FT.
DRIVeway COVERAGE = 1,784 SQ.FT.
WALKWAY COVERAGE = 205 SQ.FT.
TOTAL COVERAGE = 4,880 SQ.FT.

① = PROP 1" WAT CONN
② = PROP 6" PVC GAS CONN ①
1.0% MIN 108 MAX
③ = PROP 6" PVC STS CONN ①
1.0% MIN 108 MAX

LEGEND:
● = PROPOSED TREE
□ = PROP MONUMENT
■ = EX CURB INLET
◎ = EX SANITARY MANHOLE
◎ = IRON PIN SET
5/8"X30" REBAR
CAPPED "AZTECH #8249"
EXISTING GRADE
PROPOSED GRADE
○○○ = SILT FENCE
○○○ = EX HYDRANT
△ = EX WATER VALVE
○○○ = SUMP PUMP
○○○ = EX STORM MANHOLE
→ = FLOW ARROW
□ = ELECTRIC STUB
□ = CABLE PEDESTAL
□ = TELEPHONE PEDESTAL
□ = TRANSFORMER BOX
AC = AIR CONDITIONER
E = ELECTRIC CONNECTION
G = GAS CONNECTION
▽ = OFFSET HUB
△ = LIGHT POST



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

STAN R. LOCH P.E. #63332 DATE

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

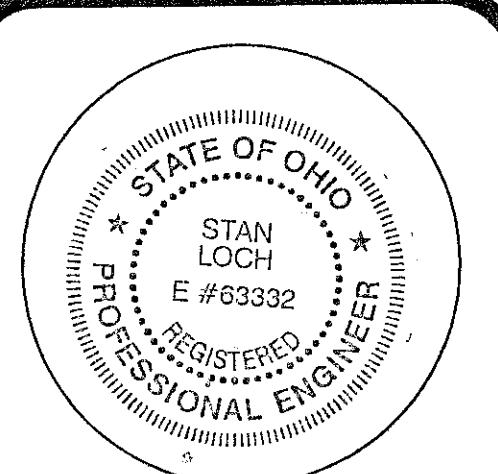
AZTECH
FAX 216-369-0259

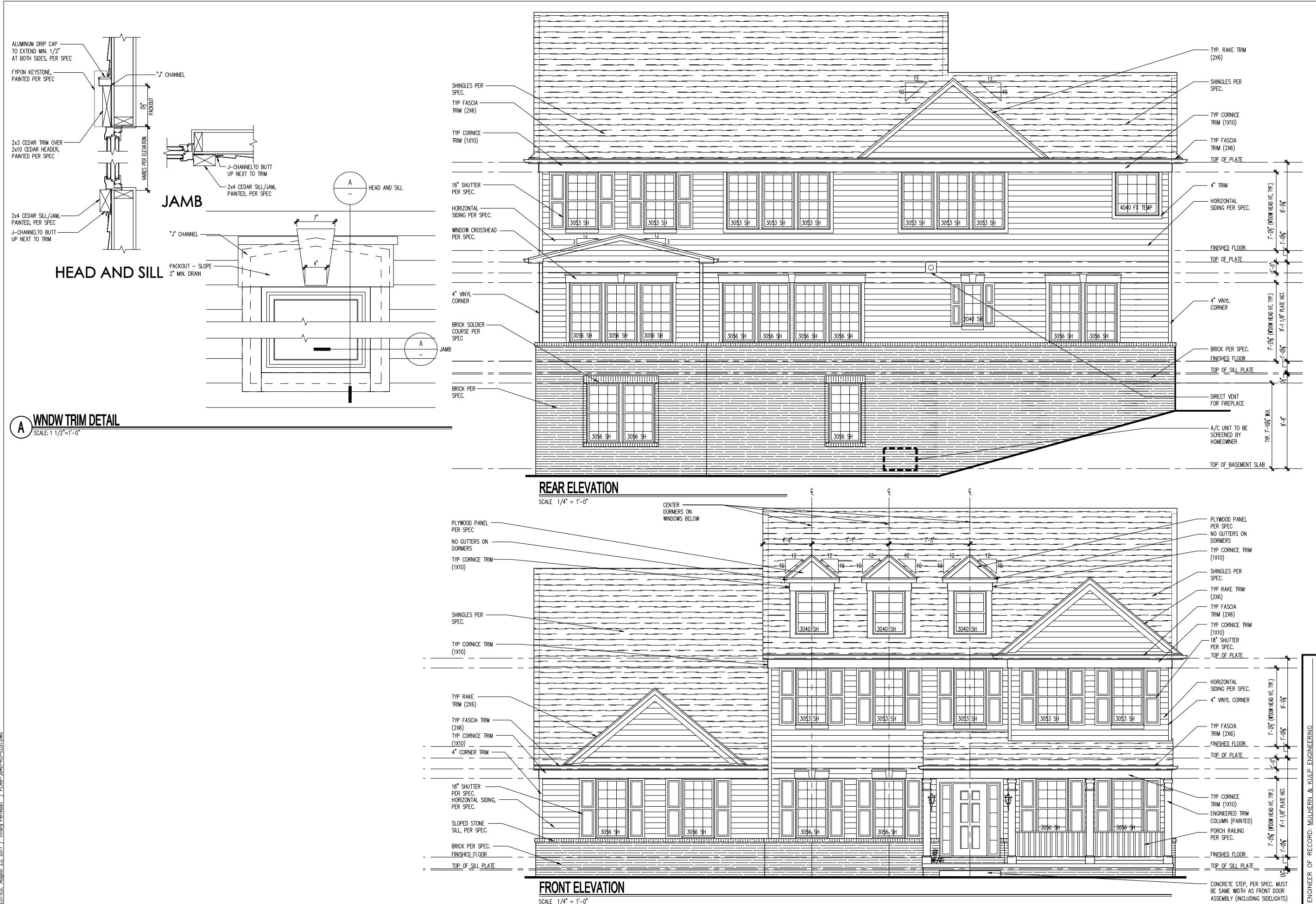
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

SHEET CONTENT
SITE PLAN
FOR
PULTE HOMES
SUBLOT 101
5722 TIMBERLINE TRAIL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.2
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	8-31-2017
CHECKED BY	DRAWING NO.
SRL	River Oaks 2
JOB NO.	SHEET
20142977-2	1 OF 1



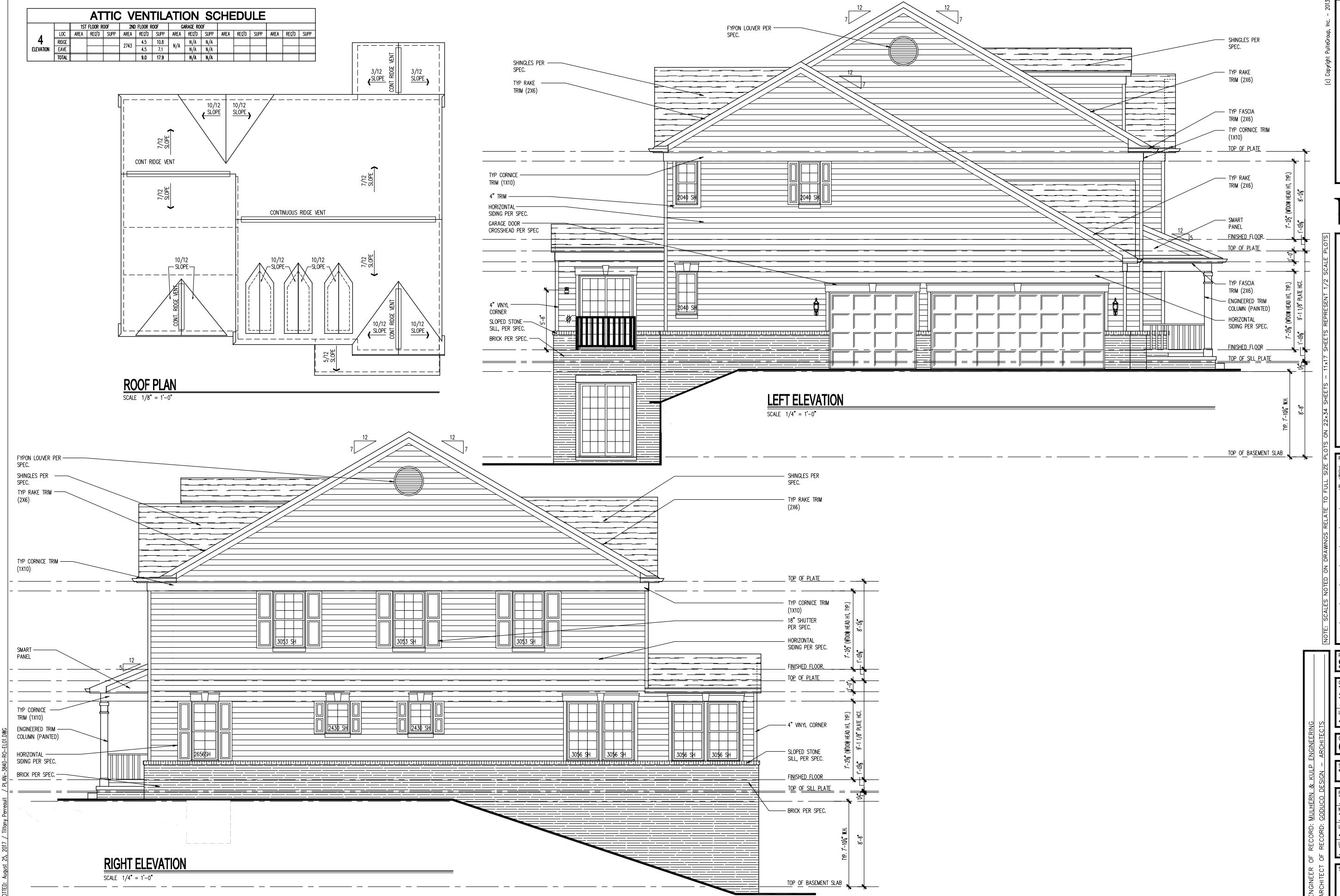


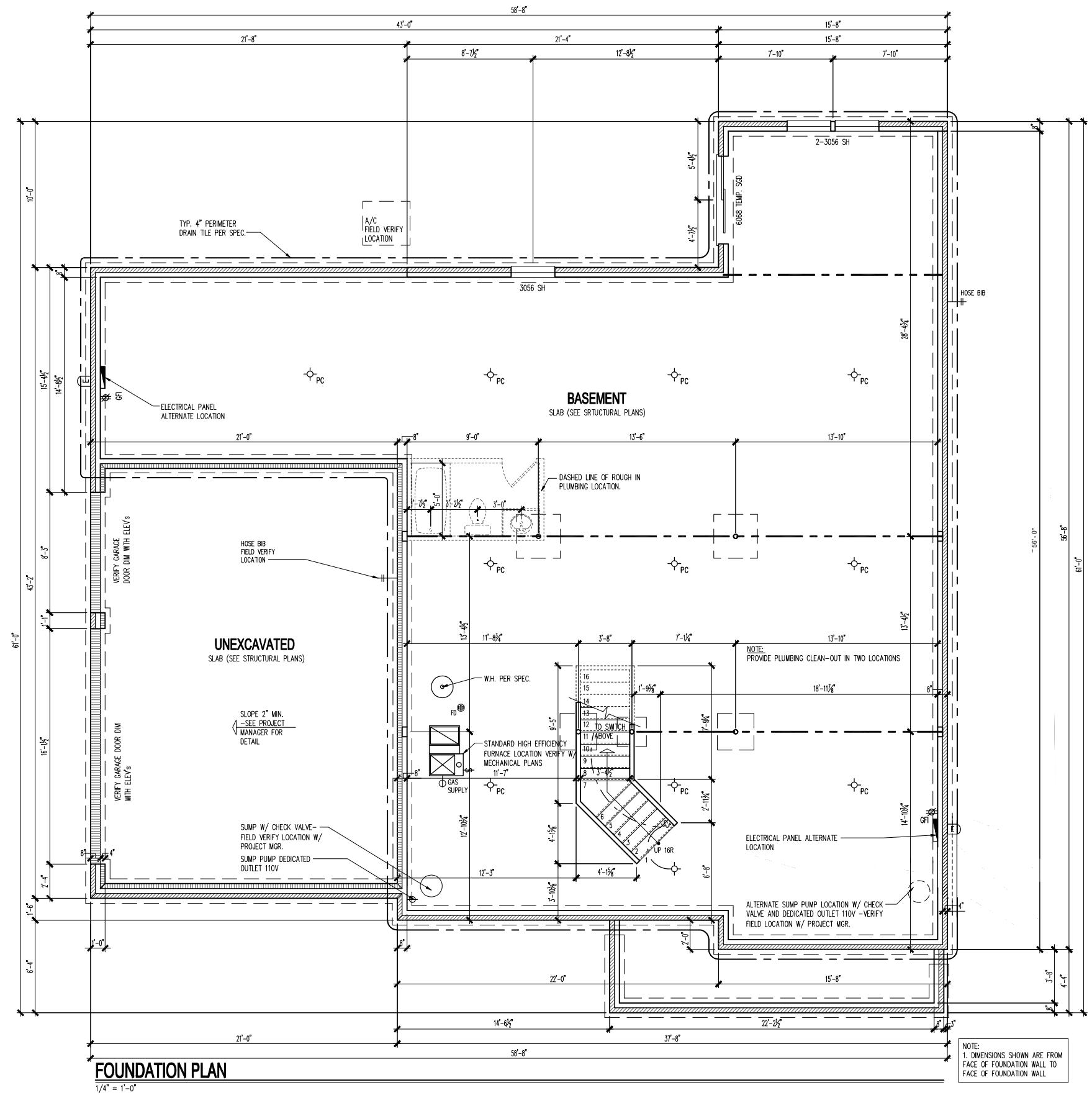
Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256

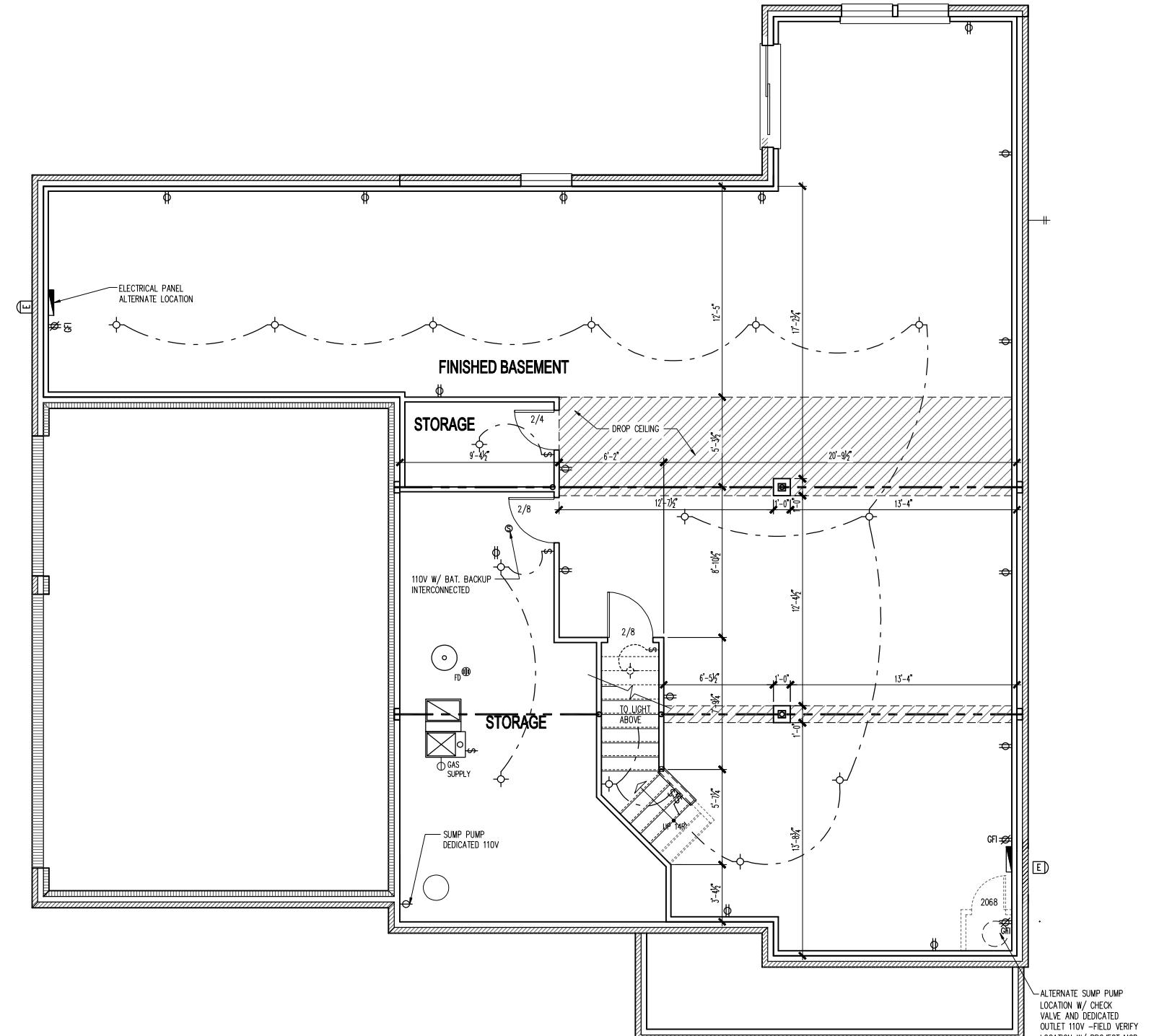
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Front Elevation - 4
Side Elevations and Roof Plan







FINISHED BASEMENT PLAN

1/4" = 1'-0"

ENGINEER OF RECORD: MULHEARN & KUHL ENGINEERING
ARCHITECT OF RECORD: CODUCO DESIGN - ARCHITECTS

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

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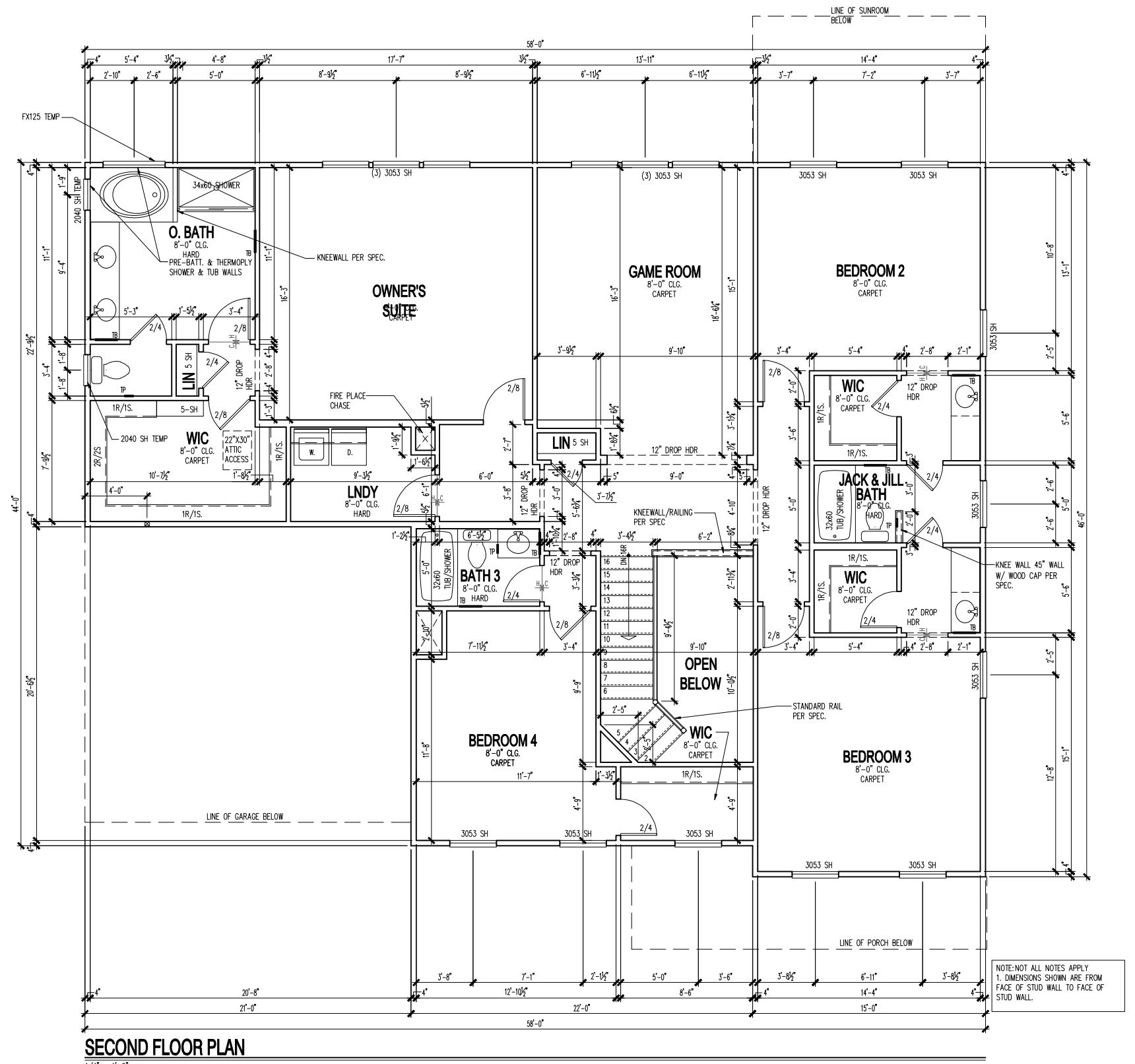
SHEET 2.00

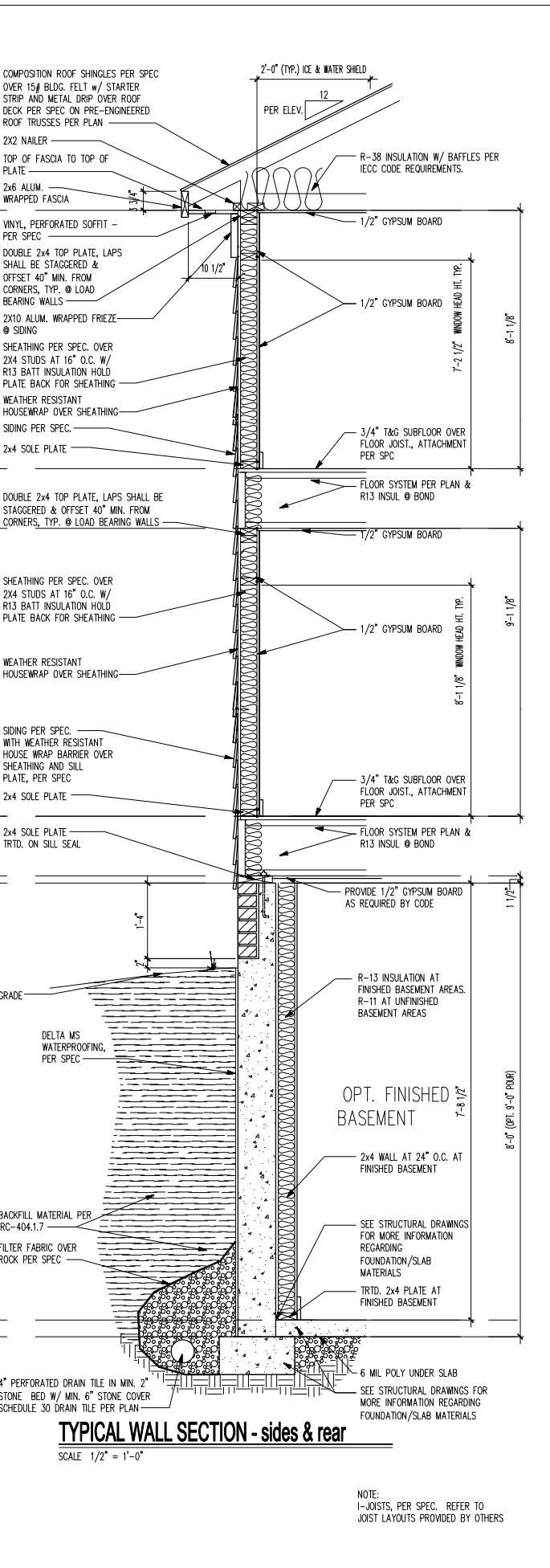
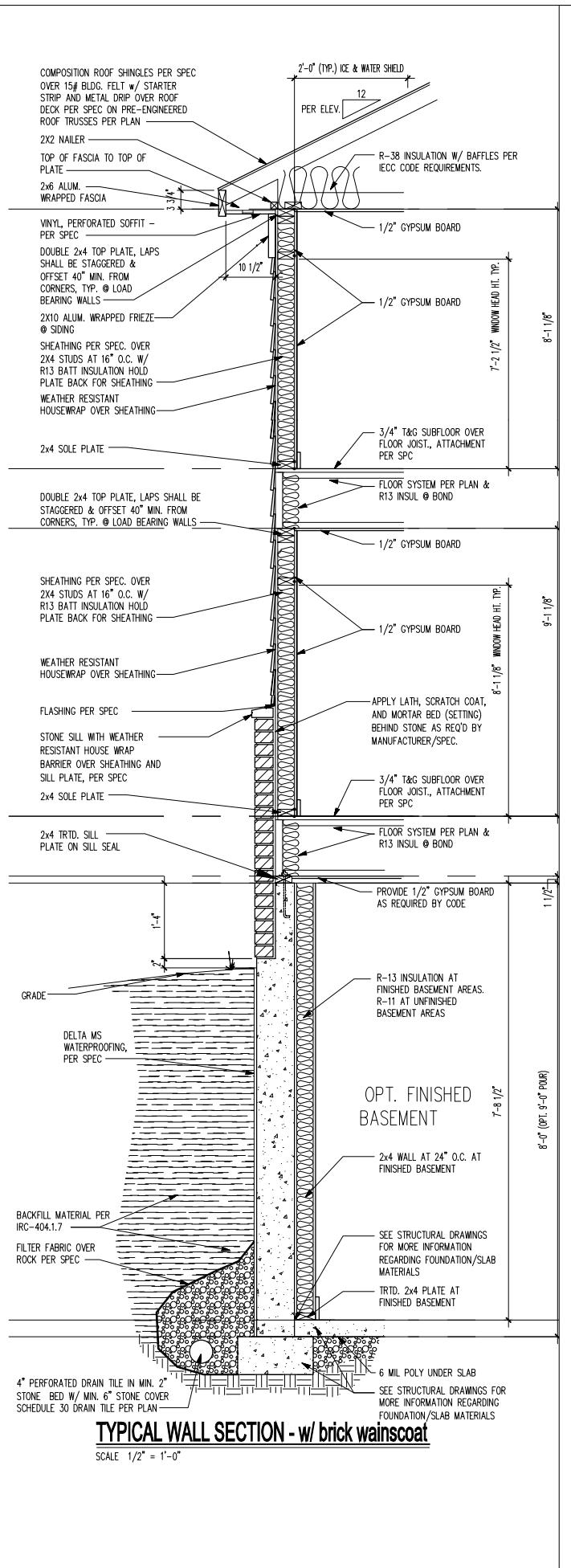
PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: RIVER OAKS LOT 101
LAWSON COMMUNITY ID: 1
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: TBD
PLAN NAME: ELLICOTT
NPC PLAN NUMBER: 1643
LAWSON PLAN ID: 1
LEGACY PLAN NUMBER / NAME: PLAN 3840

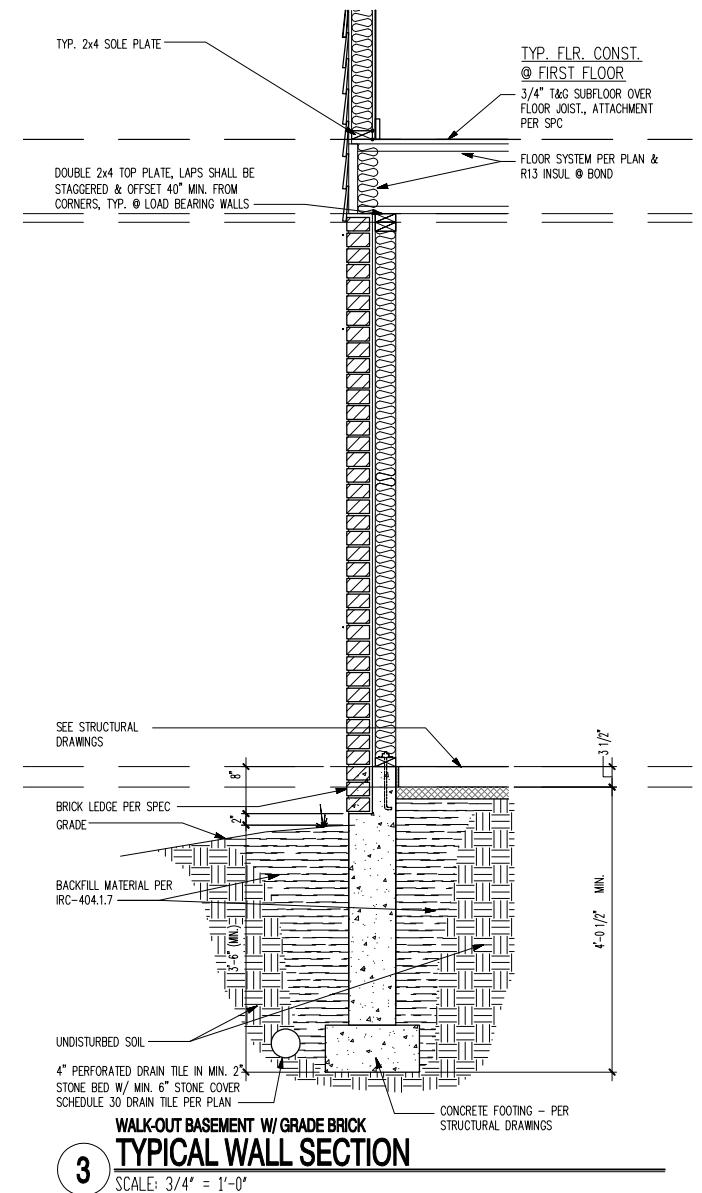
Cleveland Division
387 Medina Rd. Suite 1700
Medina, OH 44256



Finished Basement Plan









OHIO DIVISION LOT - 101

RIVER OAKS

ELLICOTT

1 - GENERAL BUILDING & DESIGN REQUIREMENTS		5 - METALS		GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:		LIGHT & VENT CALCULATIONS:		
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.				1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (229 MM).				
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-COMFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF PULTE HOMES INC. BY CALLING (651) 452-5200.				2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.				
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.				3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE.				
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.				4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE 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.				
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		6 - WOOD AND PLASTICS		WALLS:		ELEVATION 4		
1) SOIL BEARING CALCULATIONS BASED ON 3000 PSF MIN				1) ALL STUDS TO BE 2x4 SPF OR EQUAL UNLESS NOTED OTHERWISE.		FIRST FLOOR	2082 SQ. FT.	
2) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.				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.		SECOND FLOOR	2044 SQ. FT.	
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/ DAMPPROOFING MATERIALS.						TOTAL	4126 SQ. FT.	
3 - CONCRETE		8 - DOORS AND WINDOWS		FLOORS:		GARAGE		
1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%.				1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE.			620 SQ. FT.	
2) SLOPE ON DRIVE SHADE 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.				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) SOME COLUMN DETAILS ARE FROM CENTER OF COLUMN TO EXTERIOR FACE OF BASEMENT WALL.				3) ANY CONVENTIONAL FLOOR JOISTS SHOWN DOUBLED ON PLANS TO BE GLUED AT INSTALLATION AND NAILED W/ 3-16d NAILS @ 16" O.C. MULTIPLE PLIES OF ENGINEERED LUMBER TO BE ASSEMBLED PER MANUF. RECOMM.				
4) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.				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.				
5) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR WATERPROOFING / DAMPPROOFING MATERIALS.								
6) MUD SILLS SHALL BE TREATED MEMBERS AND SECURED BY ANCHOR BOLTS AND/ OR STRAPS AS SPECIFIED IN THE DRAWINGS, DETAILS, AND SPECIFICATIONS.			15 - MECHANICALS		FRAMING:		PORCH	
7) CALCULATIONS FOR COLUMN PADS BASED ON 3000 PSF SOIL BEARING.					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.			122 SQ. FT.
4 - MASONRY					2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.			
1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS					3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.			
2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ 22GA x 7/8" CORRUGATED METAL TIES AT 24" O.C.					4) GROUND FAULT INTERRUPTER SHALL BE LOCATED PER THE NEC.			
3) FLASHING BEHIND MASONRY SHALL BE 14# BUILDING PAPER OR FELT OR APPROVED EQUAL ATTACHED TO THE SHEATHING TO PREVENT MOISTURE PENETRATION.					5) ALL SWITCHES SHALL BE INSTALLED AT 3"-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.			
4) WEPPHOLES 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					6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1"-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.			
APPLICABLE CODES:					7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.			
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 2009 INTERNATIONAL FIRE CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE					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.XXX FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.			

PLAN SHEET INDEX		
SHT.	DESCRIPTION	
0.00	COVER SHEET	
1.30a	FULL BASEMENT FOUNDATION PLAN	
2.00	FINISHED BASEMENT PLAN	
2.10a	FIRST FLOOR PLAN	
2.11a	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	
AD3.7	MISCELLANEOUS ARCHITECTURAL DETAILS - ESCAPE WINDOW	
6.10	FIRST FLOOR ELECTRICAL PLAN	
6.11	SECOND FLOOR ELECTRICAL PLAN	
7.04a1	ELEVATION "A" - FRONT AND REAR ELEVATIONS	
7.04e2	ELEVATION "A" - SIDE ELEVATIONS AND ROOF PLAN	
9.30	TYPICAL GARDEN AND WALKOUT BASEMENT DETAILS	
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-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 FRAMING PLAN	
S-3.1	ROOF FRAMING PLAN FRAMING PLAN	
S-3.2	ROOF FRAMING PLAN FRAMING PLAN	
S-3.3	ROOF FRAMING PLAN FRAMING PLAN	
S-4.0	LATERAL BRACING DETAILS	
S-4.1	LATERAL BRACING DETAILS	
S0-1.0	FRAMING PLAN OPTIONS	
S0-2.0	FRAMING PLAN OPTIONS	
S0-3.0	FRAMING PLAN OPTIONS	
S0-4.0	FRAMING PLAN OPTIONS	
S0.01	BASEMENT TYPICAL FOUNDATION DETAILS	
S0.02	BASEMENT TYPICAL FOUNDATION DETAILS	
S0.03	BASEMENT TYPICAL FOUNDATION DETAILS	

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS																									
<table border="1"> <tr> <td>PROJECT TYPE</td> <td>SINGLE FAMILY</td> </tr> <tr> <td>COMMUNITY NAME</td> <td>RIVER OAKS LOT 101</td> </tr> <tr> <td>LAWSON COMMUNITY ID</td> <td>1</td> </tr> <tr> <td>GARAGE HANDING</td> <td>GARAGE LEFT</td> </tr> <tr> <td>SPECIFICATION LEVEL</td> <td>TBD</td> </tr> <tr> <td>PLAN NAME</td> <td>ELLICOTT</td> </tr> <tr> <td>NPC PLAN NUMBER</td> <td>1643</td> </tr> <tr> <td>LAWSON PLAN ID</td> <td>1</td> </tr> <tr> <td>LEGACY PLAN NUMBER / NAME</td> <td>PLAN 3840</td> </tr> <tr> <td>SHEET</td> <td>0.00</td> </tr> <tr> <td>ENGINEER OF RECORD: MULHEARN & KUHL ENGINEERING</td> <td></td> </tr> <tr> <td>ARCHITECT OF RECORD: ZODUCO DESIGN - ARCHITECTS</td> <td></td> </tr> </table>		PROJECT TYPE	SINGLE FAMILY	COMMUNITY NAME	RIVER OAKS LOT 101	LAWSON COMMUNITY ID	1	GARAGE HANDING	GARAGE LEFT	SPECIFICATION LEVEL	TBD	PLAN NAME	ELLICOTT	NPC PLAN NUMBER	1643	LAWSON PLAN ID	1	LEGACY PLAN NUMBER / NAME	PLAN 3840	SHEET	0.00	ENGINEER OF RECORD: MULHEARN & KUHL ENGINEERING		ARCHITECT OF RECORD: ZODUCO DESIGN - ARCHITECTS	
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OHIO DIVISION LOT - 101

RIVER OAKS

ELLICOTT

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2.11c	PLAN DETAILS
2.20a	SECOND FLOOR PLAN
3.30a	TYPICAL BUILDING SECTIONS
3.31a	TYPICAL WALL SECTIONS
3.31b	TYPICAL WALL SECTIONS
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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-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 FRAMING PLAN
S-3.1	ROOF FRAMING PLAN FRAMING PLAN
S-3.2	ROOF FRAMING PLAN FRAMING PLAN
S-3.3	ROOF FRAMING PLAN FRAMING PLAN
S-4.0	LATERAL BRACING DETAILS
S-4.1	LATERAL BRACING DETAILS
S0-1.0	FRAMING PLAN OPTIONS
S0-2.0	FRAMING PLAN OPTIONS
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S0-3.0	FRAMING PLAN OPTIONS
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SD.02	BASEMENT TYPICAL FOUNDATION DETAILS
SD.03	BASEMENT TYPICAL FOUNDATION DETAILS

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

The logo for Pulte Homes, featuring the company name in a stylized, italicized font with a house icon integrated into the letter 'P'.

Cover Sheet Specifications & General Notes

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

PRODUCTION MANAGER
Johney Heinzman
CURRENT
RELEASE DATE: 08/25/2017

PROJECT TYPE
SINGLE FAMILY

RIVER OAKS
LOT 101
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

PLAN NAME
ELЛИCOTT
IPC PLAN NUMBER
1643
LAWSON PLAN ID
—
LEGACY PLAN NUMBER / NAME
PLAN 3840

0.00



Plan Details

Plan Details

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

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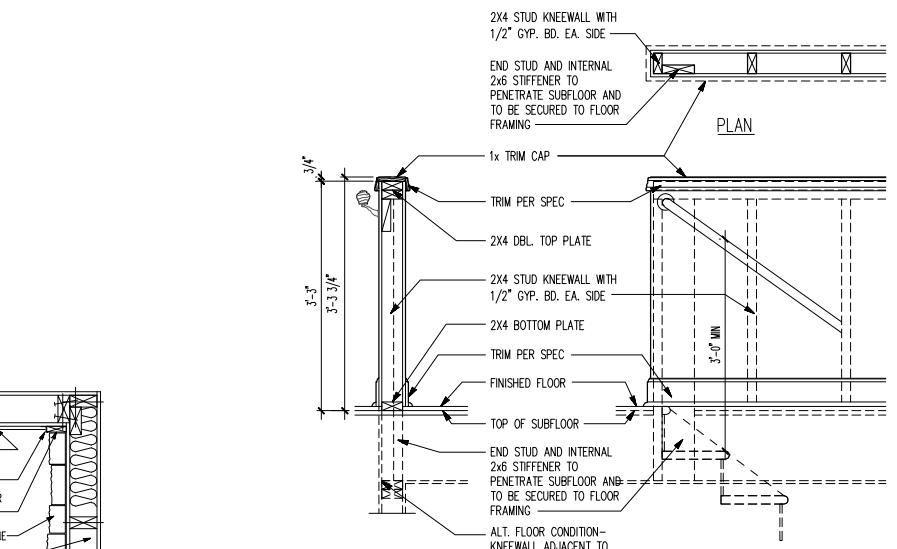
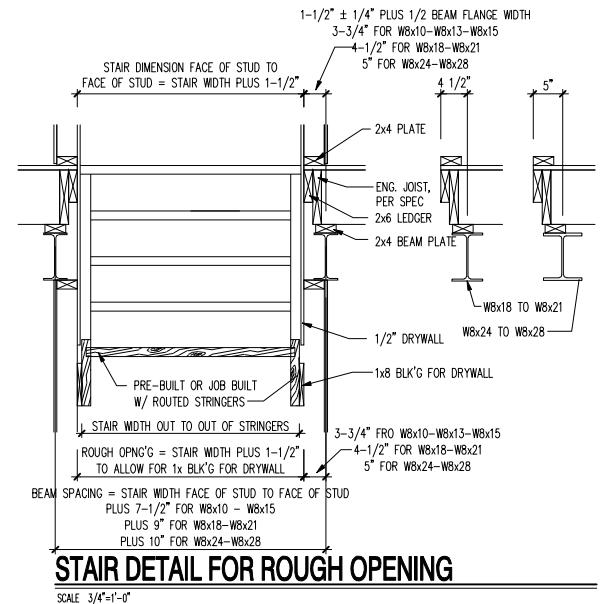
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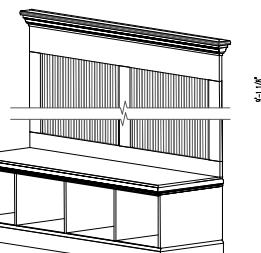
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TYP. STONE/SIDING TRANSITION

N.T.S.

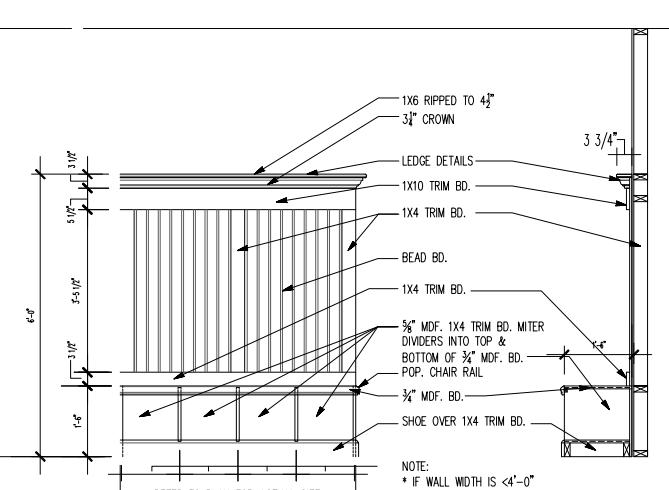
SCALE 3/4" = 1'-0"



KNEEWALL SECTION - TYPICAL

N.T.S.

SCALE 3/4" = 1'-0"



MUDROOM BENCH DETAIL

N.T.S.

SCALE 1/2" = 1'-0"

NOTE:
* IF WALL WIDTH IS <4'-0"
3 EQ. CABINET OPENINGS
* IF WALL WIDTH IS >4'-0"
4 EQ. CABINETS OPENINGS

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 101
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	ELLICOTT
NPC PLAN NUMBER	1643
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3840
SHEET	2.11b

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First Floor Plan

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLUTS ON 22x24 SHEET(S) - 11x14 SHEET(S) REPRESENT 1/2 SCALE

1

- 10 -

1

GARAGE LEFT

2

SPECIFICATION LEVEL

8

PLAN NAME

2

WPC PLAN NUMBER
1-112

1

LAWSON PLAN ID

1

LEGACY PLAN NUMBER / NAME
PLAN 3840

15

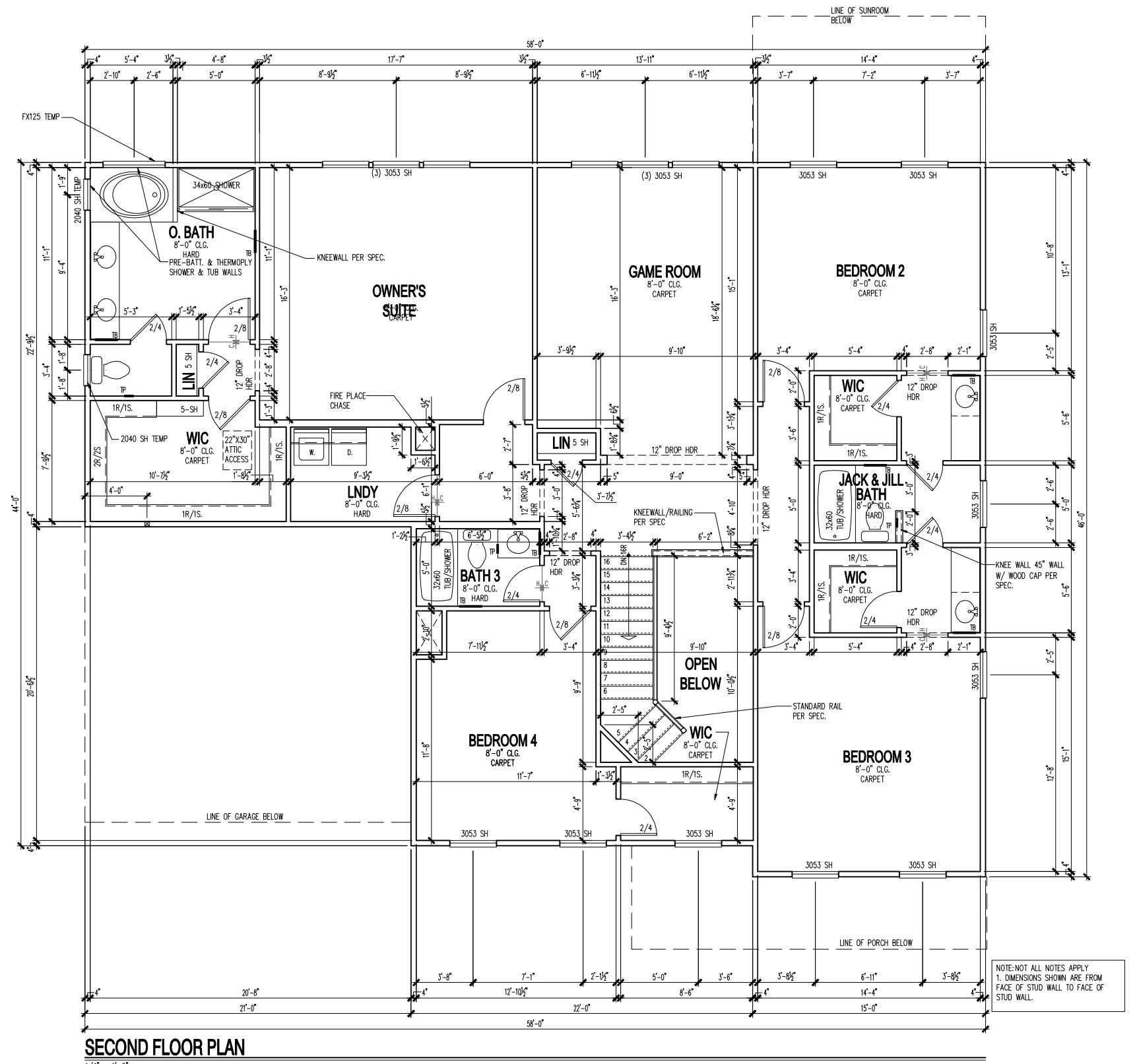
SHEET

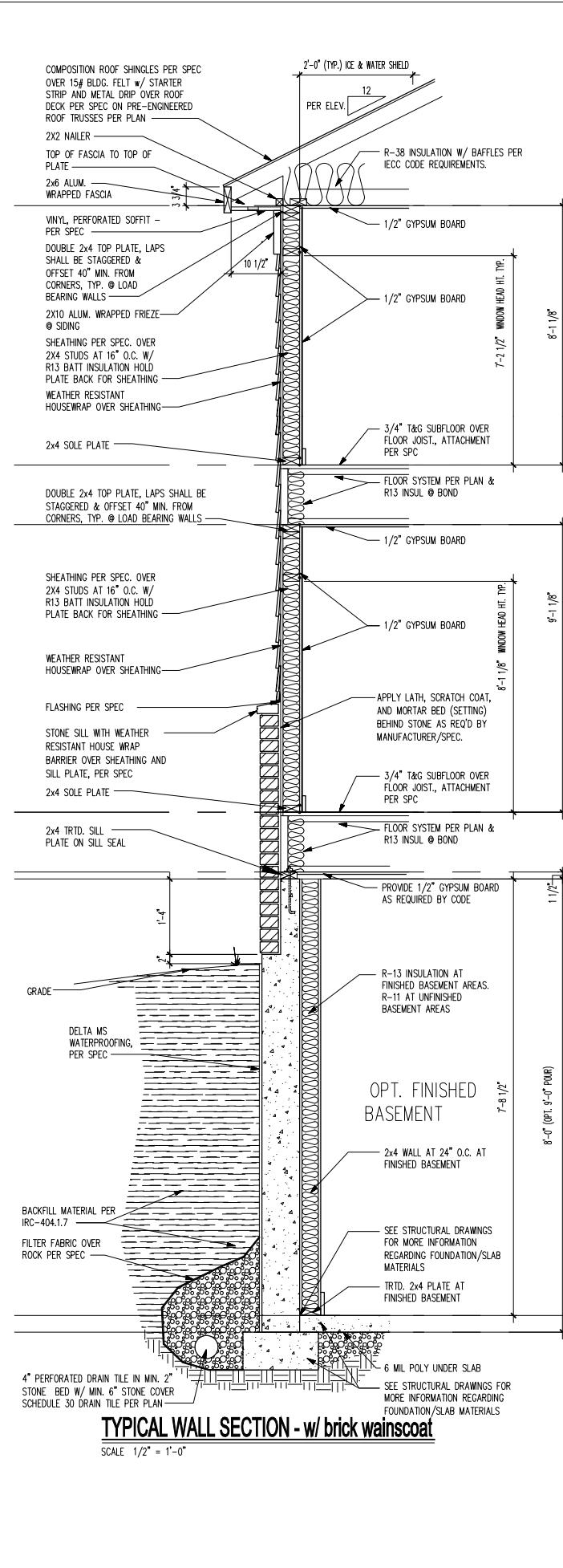
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2.10a

1-17-01-07

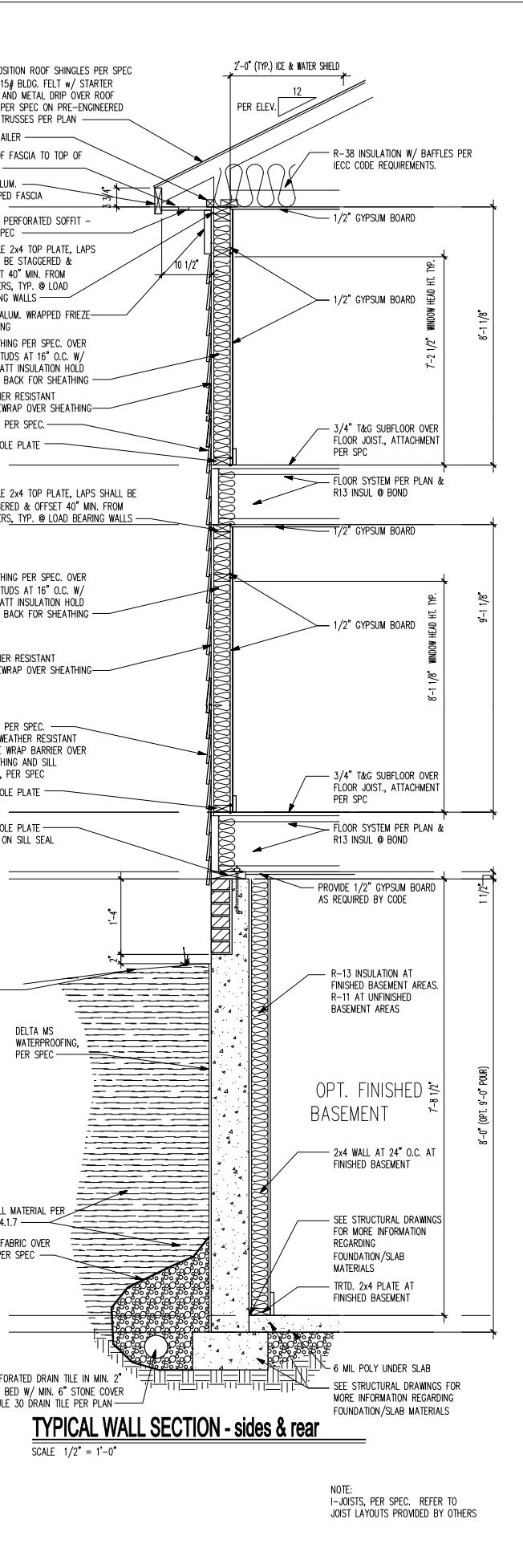
$$1/4 = 1$$





TYPICAL WALL SECTION - w/ brick wainscoat

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"

NOTE:
I-JOISTS, PER SPEC. REFER TO
JOIST LAYOUTS PROVIDED BY OTHERS

ENGINEER OF RECORD: MULHEARN & KUHL ENGINEERING
ARCHITECT OF RECORD: CODUCO DESIGN - ARCHITECTS

PROJECT TYPE: SINGLE FAMILY
COMMUNITY NAME: RIVER OAKS
LOT 101
LAWSON COMMUNITY ID
GARAGE HANDING: GARAGE LEFT
SPECIFICATION LEVEL: TBD
PLAN NAME: ELLICOTT
NPC PLAN NUMBER: 1643
LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME: PLAN 3840

SHEET
3.31a

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

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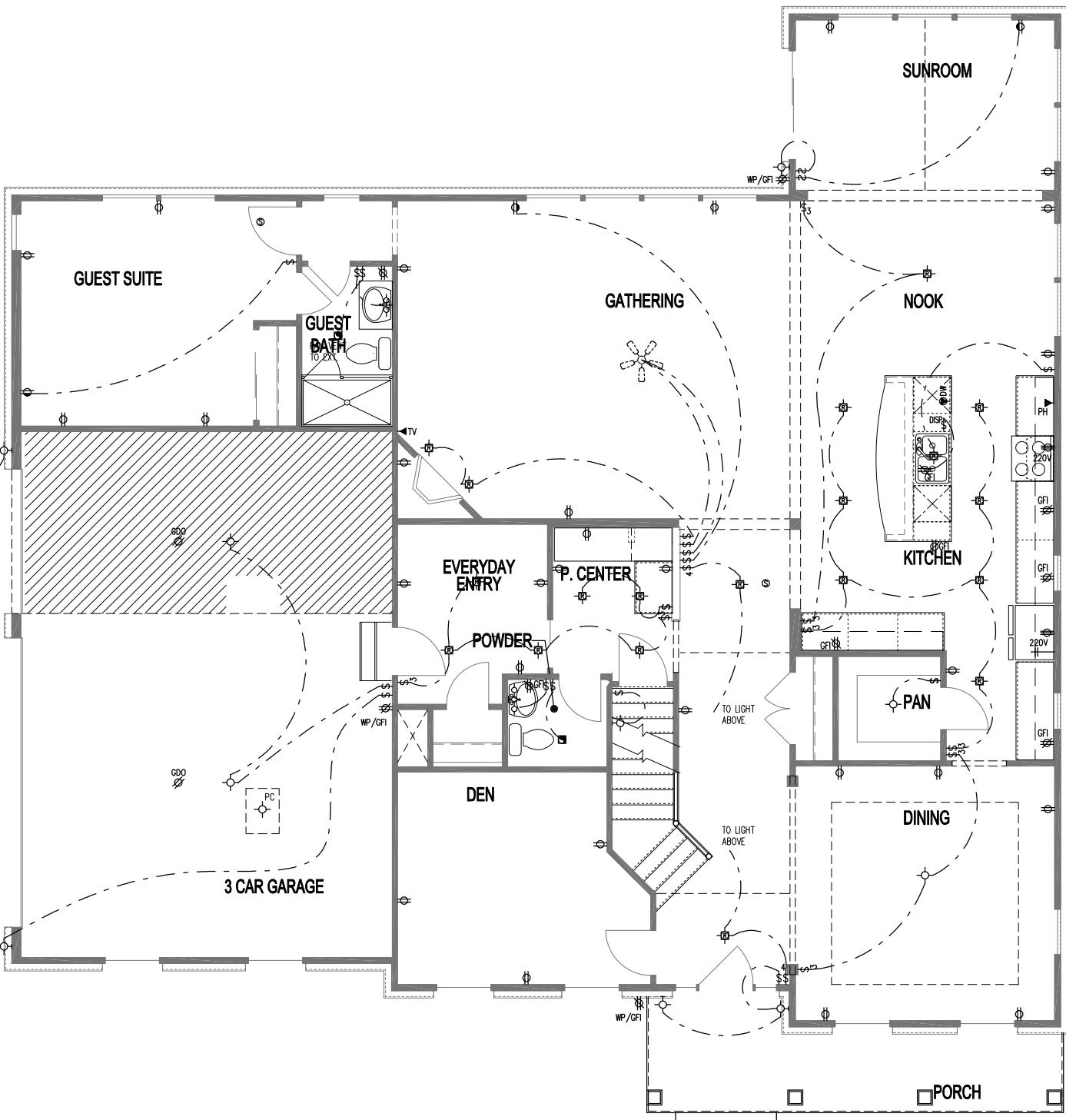
Typical Wall Sections

Electrical Schedule Table		
Symbol	Type	Additional Notes
(S)	DETECTOR - SMOKE	UL 217 APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
(S)	DETECTOR - SMOKE /CARBON MONOXIDE COMBINATION	CEILING MOUNTED SMOKE /CO DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
□	DISCONNECT - SWITCHED	
□CH	EQUIPMENT - CHIMES - DOORBELL	
fan	FAN - CEILING W/ LIGHT	FAN BOX PER NEC. PROVIDE 4-WIRE CABLE FROM SWITCH(ES) (CLG FAN OPTIONAL)
(S)	FAN - EXHAUST	
(S)	FAN - EXHAUST W/ LIGHT	
(S)	FAN - EXHAUST W/ LIGHT-VENT TO EXTERIOR	
⊕	GAS TAP	
○	LIGHT - CEILING	
○	LIGHT - CEILING MOUNTED HANGING FIXTURE	
○HC	LIGHT - CEILING-PULL CHAIN	
----	LIGHT - FLUORESCENT-UNDER CAB-14	
----	LIGHT - FLUORESCENT-UNDER CAB-20	
○R	LIGHT - RECESSED	
○	LIGHT - RECESSED-EYEBALL	
○V	LIGHT - RECESSED-VAPOR PROOF	
○	LIGHT - WALL	
○--○	LIGHT-WALL-4 BULB	
○220V	OUTLET - 220V	
○AFCI	OUTLET - AFCI	
○	OUTLET - DUPLEX	
○	OUTLET - DUPLEX-SPLIT WIRED	
○AFCI	OUTLET - DUPLEX-SPLIT WIRED - AFCI	
○GDO	OUTLET - GARAGE DOOR	
○	OUTLET - GFI	
▼PH	OUTLET - PHONE	CAT 5E
▼TV	OUTLET - TV	RC-6
○WATER	OUTLET - WATERPROOF-GFI	
DISP	SWITCH - DISPOSAL	
4	SWITCH - FOUR WAY	
\$	SWITCH - LIGHT	
○	SWITCH - PUSH BUTTON	
3	SWITCH - THREE WAY	
○CW	WATER STUB FOR ICE MAKER	

ELECTRICAL PLAN NOTES:

1. ALL LOADING/WIRE SIZING & DESIGN TO BE DETERMINED & INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER LOCAL & NATIONAL CODES, RULES & ORDINANCES.
 2. ALL WIRE TO BE COPPER, UNLESS SPECIFIED OTHERWISE.
 3. CONDUIT ROUTING AND DEVICE / EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
 4. COORDINATE LOCATIONS OF ELECTRICAL FIXTURES, DEVICES, OUTLETS, ETC. WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN WORK.
 5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION AND SIZE OF EQUIPMENT WHICH ARE PROVIDED BY OTHERS AND CONNECTED BY ELECTRICIAN.
 6. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR LIGHT SWITCHES.

NOTED: August 26 2017 / Tiffani, Deonell / PLAN 7070 DO 160000



FIRST FLOOR ELECTRICAL PLAN

$$\overline{1/4''} = 1'-0''$$

ALL OTHER ELEVATIONS ARE SIMILAR

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The logo for Pulte Homes, featuring the word "Pulte" in a bold, black, serif font with a registered trademark symbol, and "Homes" in a smaller, black, cursive script font below it.

PLAIS

11x17 Sheet 5 of 34 C:\USERS\222534\DESKTOP\11x17\Site

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 101

LAWSON COMMUNITY ID

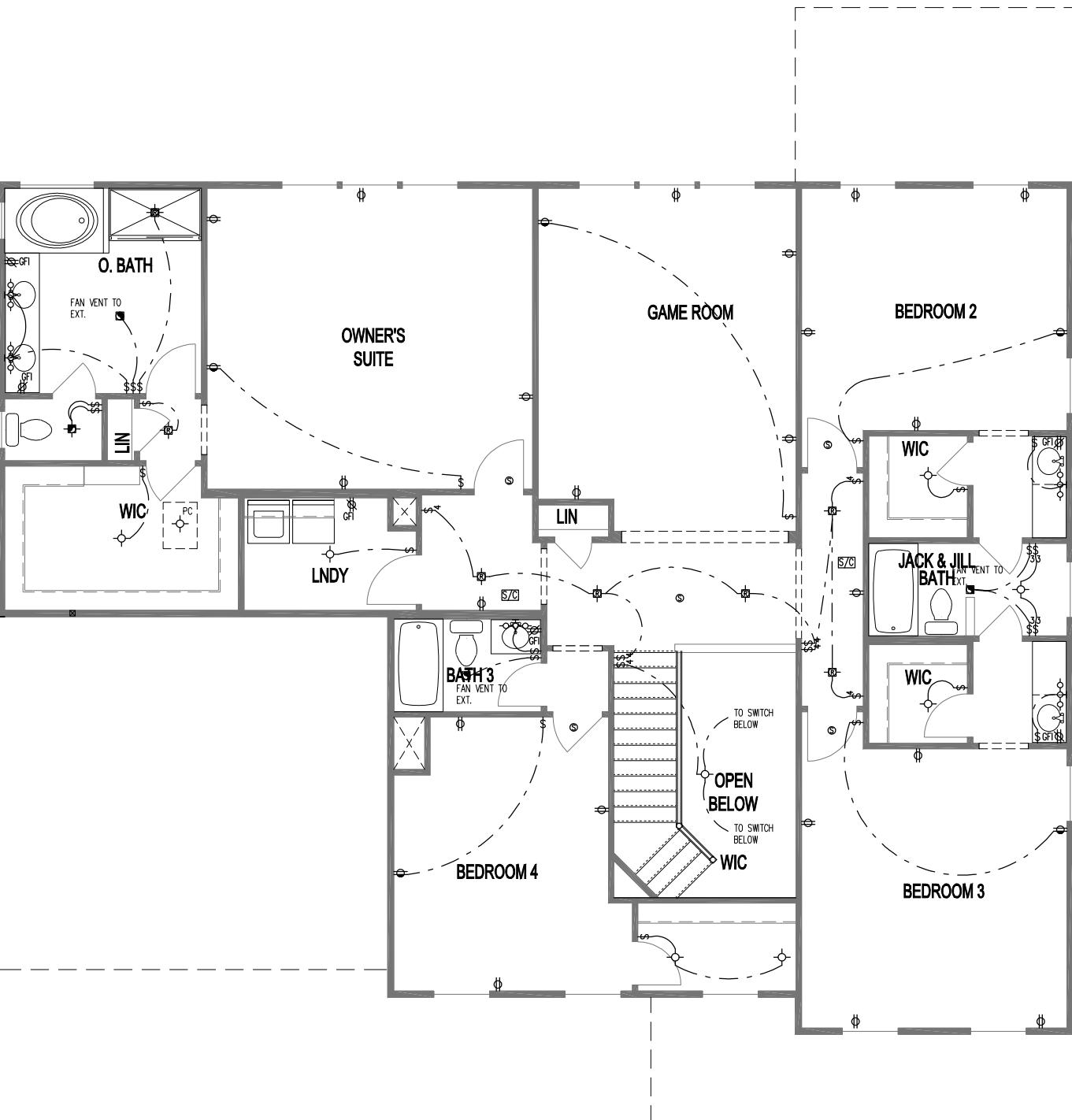
GARAGE HANDING
GARAGE LEFT

SHEET
6.10

Electrical Schedule Table		
Symbol	Type	Additional Notes
(S)	DETECTOR - SMOKE	UL 217 APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
(S)	DETECTOR - SMOKE/CARBON MONOXIDE COMBINATION	CEILING MOUNTED SMOKE /CO DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
□-b	DISCONNECT - SWITCHED	
□-ch	EQUIPMENT - CHIMES - DOORBELL	
☴	FAN - CEILING W/ LIGHT	FAN BOX PER NEC. PROVIDE 4-WIRE CABLE FROM SWITCH(ES) (CLG FAN OPTIONAL)
(S)	FAN - EXHAUST	
(S)	FAN - EXHAUST W/ LIGHT	
(S)	FAN - EXHAUST W/ LIGHT-VENT TO EXTERIOR	
gas	GAS TAP	
○	LIGHT - CEILING	
○	LIGHT - CEILING MOUNTED HANGING FIXTURE	
○ ^{lc}	LIGHT - CEILING-PULL CHAIN	
----	LIGHT - FLUORESCENT-UNDER CAB-14	
-----	LIGHT - FLUORESCENT-UNDER CAB-20	
○	LIGHT - RECESSED	
○	LIGHT - RECESSED-EYEBALL	
○	LIGHT - RECESSED-VAPOR PROOF	
○	LIGHT - WALL	
----	LIGHT-WALL-4 BULB	
220V	OUTLET - 220V	
AFCI	OUTLET - AFCI	
○	OUTLET - DUPLEX	
○	OUTLET - DUPLEX-SPLIT WIRED	
AFCI	OUTLET - DUPLEX-SPLIT WIRED - AFCI	
GDO	OUTLET - GARAGE DOOR	
○	OUTLET - GFI	
▼PH	OUTLET - PHONE	CAT 5E
▼TV	OUTLET - TV	RG-6
WATERPROOF	OUTLET - WATERPROOF-GFI	
DISP	SWITCH - DISPOSAL	
\$	SWITCH - FOUR WAY	
\$	SWITCH - LIGHT	
○	SWITCH - PUSH BUTTON	
\$	SWITCH - THREE WAY	
CW	WATER STUB FOR ICE MAKER	

ELECTRICAL PLAN NOTES:

1. ALL LOADING/WIRE SIZING & DESIGN TO BE DETERMINED & INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR PER LOCAL & NATIONAL CODES, RULES & ORDINANCES.
 2. ALL WIRE TO BE COPPER, UNLESS SPECIFIED OTHERWISE.
 3. CONDUIT ROUTING AND DEVICE / EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
 4. COORDINATE LOCATIONS OF ELECTRICAL FIXTURES, DEVICES, OUTLETS, ETC. WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN WORK.
 5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION; REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION AND SIZE OF EQUIPMENT WHICH ARE PROVIDED BY OTHERS AND CONNECTED BY ELECTRICIAN.
 6. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR LIGHT SWITCHES.



SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

ALL OTHER ELEVATIONS ARE SIMILAR

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The logo for Pulte Homes, featuring the word "Pulte" in a bold, black, serif font with a small house icon above the letter "t", and "Homes" in a smaller, elegant, black script font below it.

Second Floor
Electrical Plants

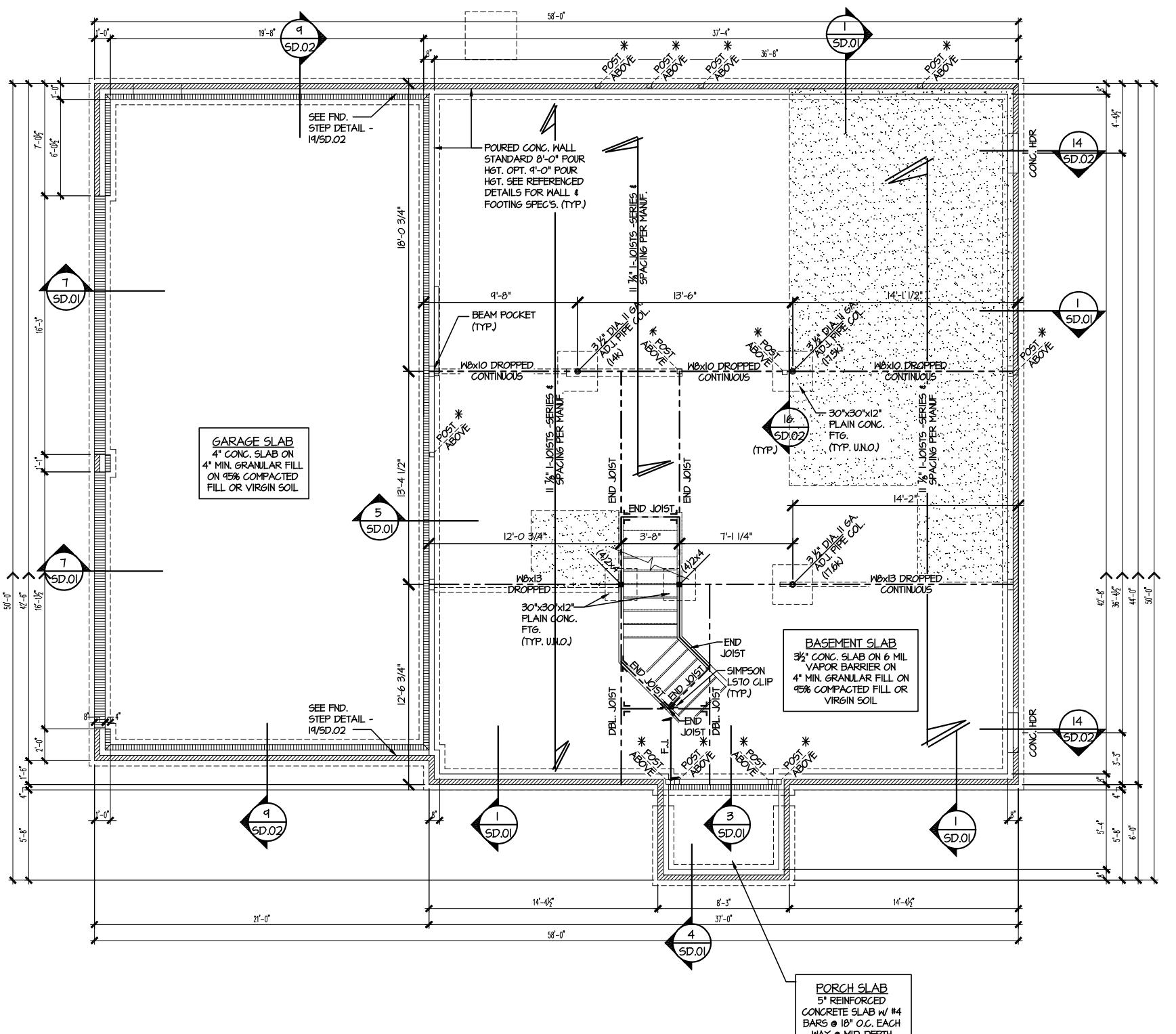
PRODUCTION MANAGER	
Joiney Heinzman	
DIRECTOR	
RELEASE DATE:	03/25/2017
REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

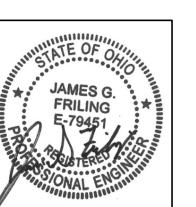
LAWSON COMMUNITY ID
-
GARAGE HANDING
GARAGE LEFT
SPECIFICATION LEVEL
PP

TBD
PLAN NAME ELLIOTT
NPC PLAN NUMBER 1643
LAWSON PLAN ID _____
LEGACY PLAN NUMBER / NAME EX-123456789

PLAN 3840



1 FOUNDATION/1st FLOOR FRAMING PLAN



GENERAL STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

FOUNDATION

- DESIGN IS BASED ON 2013 RESIDENTIAL CODE OF OHIO.
 - DESIGN LOADS:
SOIL 2,000 PSF ALLOWABLE BEARING PRESSURE
 - CONCRETE DESIGN BASED ON ACI 318/318.1, CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.:
 - Pc = SEE DETAILS: FOUNDATIONS WALLS
 - 2500 psi: FOOTINGS
 - 2500 psi: INTERIOR SLABS ON GRADE
 - 3,500 psi: GARAGE & EXT. SLABS ON GRADE
$$\text{fy} = 60,000 \text{ psi}$$
 - ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
 - BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL W/ EQUIVALENT FLUID PRESSURES OF 45 AND 60 psi SOIL. SEE FOUNDATION DETAILS FOR SPECIFICATIONS.
 - BASEMENT FOUNDATION WALL DESIGN BASED ON 8' OR 9' HEIGHT, AS NOTED ON PLANS. TALLER WALLS MUST BE ENGINEERED.
 - ALL FOUNDATION WALL OPENINGS SHALL HAVE (2) 15 BARS AROUND ALL SIDES, TOP, AND BOTTOM OF OPENING (WHERE APPLICABLE). REINFORCEMENT SHALL EXTEND 12" PAST EDGE OF OPENING IN EACH DIRECTION.
 - TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
 - BASEMENT WALLS SHALL BE BRADED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
 - ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
 - FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
 - PIPE COLUMNS SHALL BE 3 1/2" DIA. ADJUSTABLE (11 1/2" STEEL PIPE COLUMNS ON 30"X30"X12" PLAIN CONCRETE FOOTINGS, UNO. COLUMN SCREW JACK SHALL BE FULLY ENGAGED IN CONCRETE).
 - PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (20'-0" O.C.)
 - FASTEN SILL PLATES TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. X 1' MIN. Embedment into conc. or SIMPSON MAGA STRAPS @ 6'-0" O.C. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS (SEE FIND DETAILS).
 - ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
 - BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.

GENERAL FRAMING

- **LARGE DIRECTION:**
 - **EXTerior REINFORCEMENT DETAILS:** LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
 - **BASEMENT WALLS:** SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
 - **ALL FOOTINGS** SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
 - **FOOTINGS AND SLABS ON GRADE** SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
 - **PIPE COLUMNS** SHALL BE 3 1/2" DIA. ADJUSTABLE (1/16 GA) STEEL PIPE COLUMNS ON 30'X30'X12' PLAIN CONCRETE FOOTINGS, U.N.C. COLUMN SCREEN JACK SHALL BE FULLY ENCASED IN CONCRETE.
 - **PROVIDE CONTROL JOINTS** AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (20'-0" O.C.)
 - **FASTEN SILL PLATES** TO FOUNDATION WALLS WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" O.C. W/ 1" MIN. EMBEDMENT INTO CONC. OR SIMPSON MASA STRAPS @ 6'-0" O.C. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS (SEE FND DETAILS).
 - **ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W CONCRETE OR MASONRY FOUNDATION** SHALL BE PRESERVATIVE TREATED SOUTHERN PINE #2.
 - **BUILDER** TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
 - **EXTERIOR BEARING WALLS** SHALL BE 2x4 OR 2x6 (AS PLANS SHOW) @ 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE, OR BETTER.
 - **INTERIOR BEARING WALLS** SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE LUMBER, OR BETTER. ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED WITH GYPSUM WALL BOARD (ONE SIDE MIN) OR PROVIDE MID-HEIGHT BLOCKING.
 - **ALL NON-BEARING INTERIOR STUD WALLS** SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX)
 - **ALL EXTERIOR BALLOON FRAMED / TALL WALLS** SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER.
 - **ALL HEADERS** SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.C.
 - **ALL 2x6 AND LARGER SOLID SAWN LUMBER** SHALL BE HEM FIR (#2) OR BETTER, U.N.C.
 - **ALL LUMBER** SHALL BE KILN DRIED.
 - **FACE NAIL** MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 12d NAILS @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
 - **REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1)** FOR ALL CONNECTIONS, TYP. U.N.C.
 - **PROVIDE SOLID BLOCKING** IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUSLY TO FOUNDATION/BEARING.

LEGEND

-  INTERIOR BEARING WALL
 -  BEARING WALL ABOVE (BWA)
 -  BEAM / HEADER
 -  INTERIOR BRACED WALL PANEL
 -  OR OSB SHEATHING
 -  AREA OF FLOOR SYSTEM DESIGNED FOR TILE
 -  METAL HANGER

* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

 INDICATES HOLDDOWN BELOW.

FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.

 - FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/FAST-FIX (MILITI DIN4170 PINS OR EQUAL) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C.
 - FASTEN STEEL BEAMS TO STEEL COLUMNS w/ PROPRIETARY CAP CONNECTION OR (2) 1/2" DIA. THRU-BOLTS OR TO WOOD POSTS w/ (2) 1/2" DIA. X 3 1/2" LONG LAG SCREWS.

EL 2003 FRAMING

- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

► INDICATES HOLDDOWN BELOW.

 - I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA, USING THE LOWEST GRADE JOIST AVAILABLE. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.
 - ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.
 - I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
 - 2x JOISTS SHALL BE HEM-FIR #2 (HF #2) OR DOUG-FIR #2 (DF #2) (AS NOTED ON PLANS) LUMBER OR BETTER.
 - 2x JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.
 - FLOOR SHEATHING SHALL BE 23/32" CONFORMING TO PS2-04, 24" O.C., EXPOSURE 1, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS W/ GLUE AND 10d COMMON NAILS • 6" O.C. • PANEL EDGES • 12" O.C. • INTERMEDIATE SUPPORTS.
 - ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER ATTACHMENT FOR METAL JOIST HANGERS.

BOOK FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 1/2" TOENAILS • ALL BEARING POINTS. PROVIDE (2) 1/2" CLIPS AT 2-PLY GIRDER TRUSSES, (3) 1/2" CLIPS AT 3-PLY GIRDER TRUSSES • ROOF BEAMS AT ALL BEARING POINTS.
 - ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR $\frac{7}{8}$ " OSB SHEATHING 24x16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS W/ 8d COMMON NAILS • 6" O.C. • PANEL EDGES • 12" O.C. • INTERMEDIATE SUPPORTS.
 - ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
 - ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
 - ROOF TRUSS MANUFACTURERS SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE-05, SECTION 7.6.
 - SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 7') W/ 2x4 LEDGER FASTENED TO FRAMING W/ (2) 12d NAILS • 16" O.C.

11ST FLOOR FRAMING PLAN

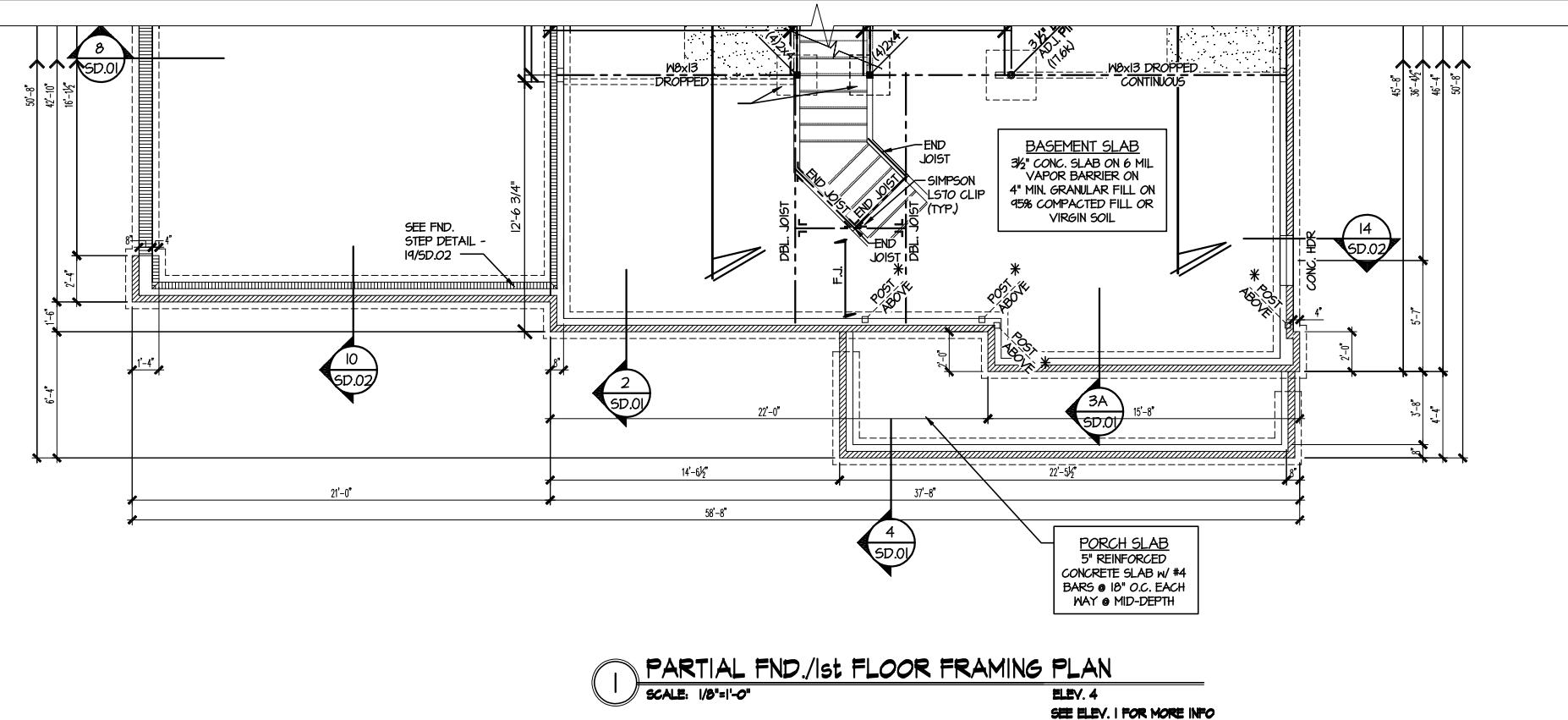
ELLIOTT MODEL

RIVER OAKS COMMUNITY

OHIO DIVISION

Sheet

S-1.0



&K project number:
105-12007

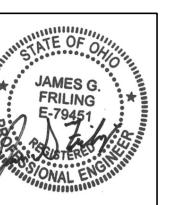
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rawn by: VRF
sue date: 09-19-14

DATE:	INITIAL:
1/16/15	RJZ
REVISIONS	
5/01/15	BJD
REVISIONS	
2/21/15	NJD
REVISIONS	

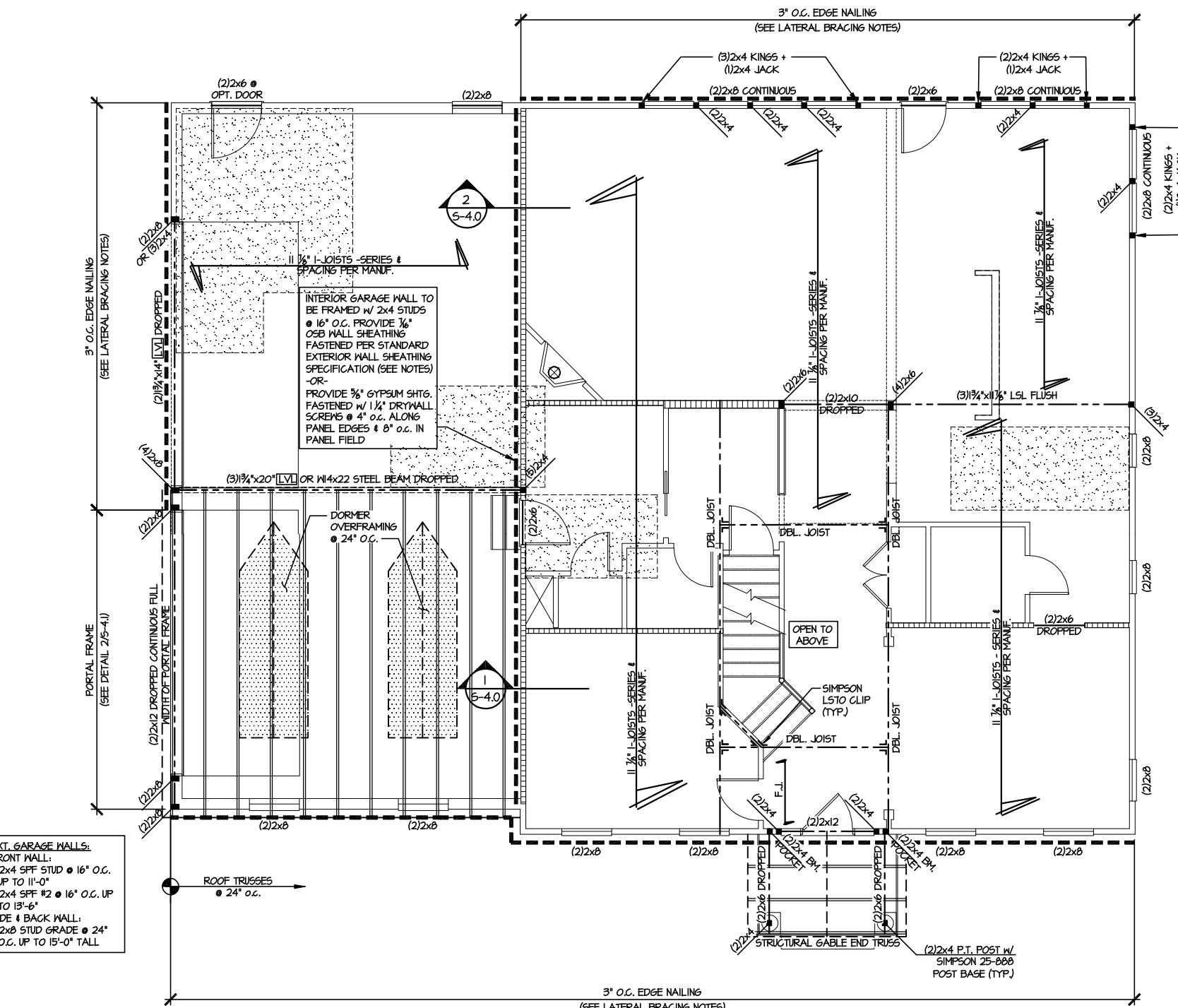
1ST FLOOR FRAMING PLAN

ELLIOTT MODEL

RIVER OAKS COMMUNITY
Ohio Division



sheet:



2nd FLOOR FRAMING PLAN

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

ELEVATION 1

LATERAL BRACING NOTES

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM 90 MPH WIND SPEED, EXPOSURE B & SEISMIC CATEGORIES A, B & C.

THE ENGINEERED DESIGN WAS COMPLETED PER CHAPTER 16 OF THE 2013 BCO/2009 IBC IN CONJUNCTION WITH ASCE 7-05, AS PERMITTED BY SECTION R104.11 AND R301.1.3 (IRC) AND SECTION 301.1.3 (RCC).

ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF RCO SECTION 602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

• **1/2" OSB OR 15/32" PLYWOOD:** FASTEN SHEATHING w/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 16 GA 1/4" CROWN (MIN) X 1/4" LONG & 3 1/2" AT ALL PANEL EDGES AND 6" O.C. IN THE PANEL FIELD. HORIZONTAL BLOCKING OF EXTERIOR WALL/SHEARWALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS.

3" O.C. EDGE NAILING (SEE NOTED ON PLANS)

• **1/2" OSB OR 15/32" PLYWOOD:** ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN @ 1/2" O.C. FASTEN SHEATHING w/ 8d NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2X HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING. STAPLES ARE NOT PERMITTED IN AREAS DESIGNATED AS 3" O.C. EDGE NAILING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 12d AT 8" O.C. USE (12) 12d AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT. (TYP. UNO)
3. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

4" VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
UP TO 6'-0"	L3" x 3 1/4"	2 FT. MAX
UP TO 8'-0"	L4" x 3 1/4" (LLV)	2 FT. MAX
UP TO 14'-0"	L6" x 3 1/4" (LLV)	2 FT. MAX
UP TO 3'-6"	L3" x 3 1/4"	20 FT. MAX
UP TO 6'-0"	L5" x 3 1/4" (LLV)	20 FT. MAX
UP TO 8'-0"	L6" x 3 1/4" (LLV)	20 FT. MAX
4'-0"	L1" x 4 1/4" (LLV)	12 FT. MAX
16'-0"	L1" x 4 1/4" (LLV)	3 FT. MAX
16'-0"	L8" x 4 1/2" (LLV)	4 1/2 FT. MAX

ALL LINTELS:
 < 6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.
 > 6' SHALL HAVE 12" MINIMUM BEARING AT EACH END.
 > ALL LINTEL SPANS OVER 9'-0" SHALL BE FASTENED BACK TO THE WOOD FRAMED HEADER w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS
 6 1/2" POINTS OF THE LINTEL SPAN, UNLESS NOTED OTHERWISE.
 *** ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS SHALL BE SPECIFICALLY DESIGNED***

LEGEND

- INTERIOR BEARING WALL
 - BEARING WALL ABOVE (BWA)
 - BEAM / HEADER
 - INTERIOR BRACED WALL PANEL OR OSB SHEATHING
 - AREA OF FLOOR SYSTEM DESIGNED FOR TILE
 - METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
 ▲ INDICATES HOLDOWN BELOW.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TONAILS @ ALL BEARING POINTS. PROVIDE (2) 1/2" CLIPS AT 2-FLY GIRDER TRUSSSES, (3) 1/2" CLIPS AT 3-FLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.

- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 15/32" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS @ 6" O.C. @ INTERMEDIATE SUPPORTS.

- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE-05, SECTION 7.6.

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS @ 16" O.C.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2013 RESIDENTIAL CODE OF OHIO.

- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

- THIS MODEL SHALL NOT BE BUILT IN ANY AREA WITH DESIGN PARAMETERS THAT EXCEED THE FOLLOWING:

- DESIGN LOADS:
 ROOF SNOW = 14 PSF. (20 PSF GROUND SNOW)
 LIVE = 18 PSF (REDUCED ROOF LIVE LOAD)
 DEAD = 10 PSF (ROOF TRUSSES)
 LOAD DURATION FACTOR = 1.25

- FLOOR LIVE = 40 PSF (30 PSF SLEEPING AREAS)
 DEAD = 10 PSF (JOISTS & SOLID SAWN) = 20 PSF (TILE)

- WIND 40 MPH, EXP. B

- SEISMIC DESIGN CATEGORY A & B

- SOIL DESIGN ASSUMES 2,000 PSF ALLOWABLE BEARING PRESSURE

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS PLANS SHOWN) @ 16" O.C. SPRUCE PINE FIR (SPF) "S15" GRADE, OR BETTER.

- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPRUCE PINE FIR (SPF) "S15" GRADE LUMBER, OR BETTER. ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED WITH GYPSUM WALL BOARD (ONE SIDE MIN) OR PROVIDE MID-HIGHT BLOCKING.

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2X 5/8" GRADE MEMBERS SPACED @ 24" O.C. (MAX)

- ALL EXTERIOR BALLOON FRAMED / TALL WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) SPRUCE PINE FIR (SPF) "S15" GRADE LUMBER, OR BETTER.

- ALL Headers SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.

- ALL 2x8 AND LARGER SOLID SAWN LUMBER SHALL BE HEM FIR (HF #2) OR BETTER, UNO.

- ALL LUMBER SHALL BE KILN DRIED.

- FACE NAIL MULTIPLY 2X BEAMS & HEADERS w/ 3-RUNS OF 12d NAILS @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

- REFER TO IRG FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. UNO.

- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION/BEARING.

- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=155x10⁶ PSI
 LLV MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=20x10⁶ PSI

- ALL MEMBERS SPECIFIED AS MULTI-PLY 15/32" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.

- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/ 1/4" DIA. THLIT. DN41TPB PINS OR EQUAL @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C.

- FASTEN STEEL BEAMS TO STEEL COLUMNS w/ PROPRIETARY CAP CONNECTION OR (2) 1/2" DIA. THRU-BOLTS OR TO WOOD POSTS w/ (2) 1/2" DIA. x 3 1/2" LONG LAG SCREWS.

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED 1/400 LIVE LOAD DEFLECTION CRITERIA, USING THE LOWEST GRADE I-JOIST AVAILABLE. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.

- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.

- I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- 2X JOISTS SHALL BE HEM-FIR #2 (HF #2) OR DOUG-FIR #2 (DF #2) (AS NOTED ON PLANS) LUMBER OR BETTER.

- 2X JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.

- FLOOR SHEATHING SHALL BE 23/32" CONFORMING TO PS2-04, 24" O.C. EXPOSURE, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS w/ GLUE AND 10d COMMON NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. @ INTERMEDIATE SUPPORTS.

- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TONAILS @ ALL BEARING POINTS. PROVIDE (2) 1/2" CLIPS AT 2-FLY GIRDER TRUSSSES, (3) 1/2" CLIPS AT 3-FLY GIRDER TRUSSSES & ROOF BEAMS AT ALL BEARING POINTS.

- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 15/32" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS @ 6" O.C. @ INTERMEDIATE SUPPORTS.

- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE-05, SECTION 7.6.

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS @ 16" O.C.

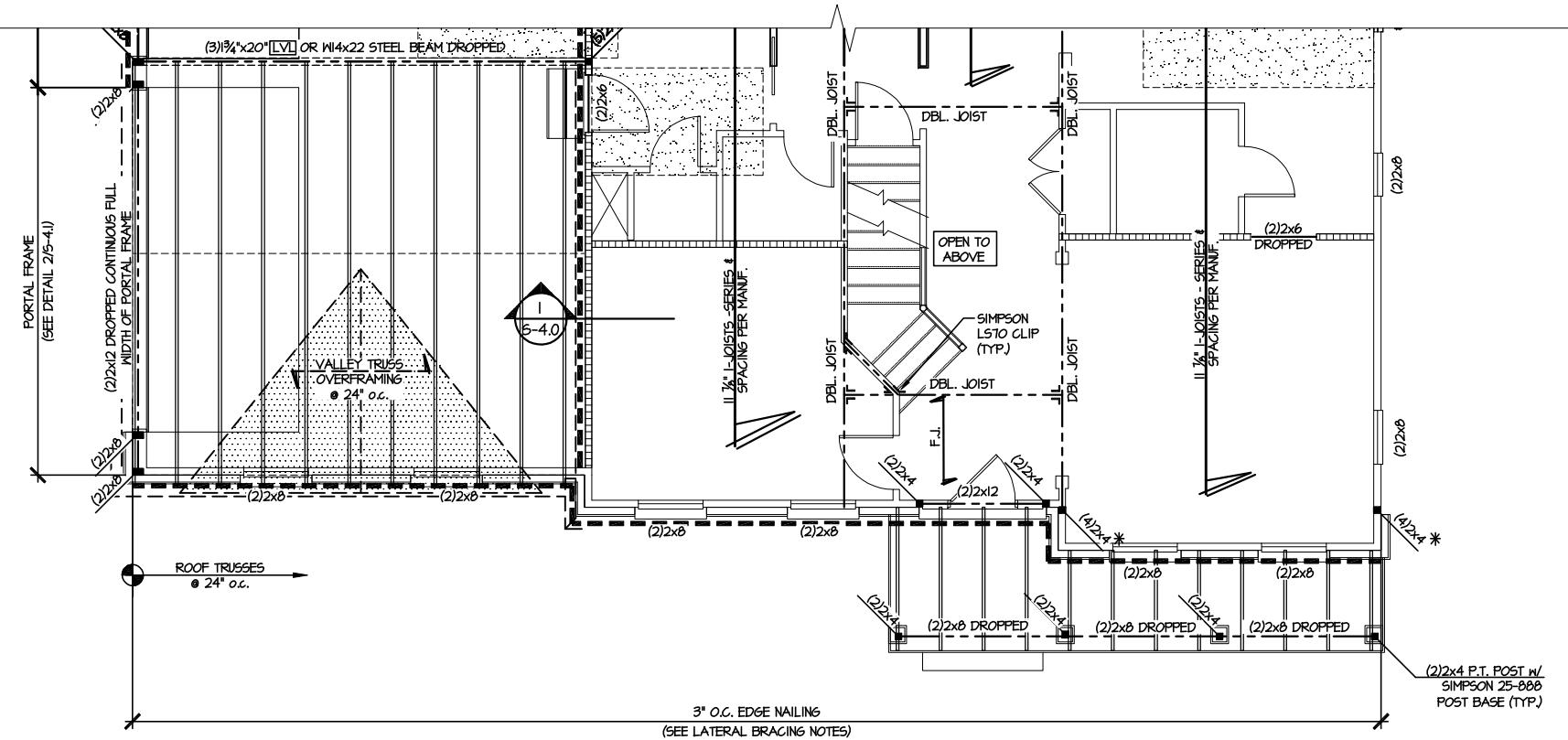
2ND FLOOR FRAMING PLAN
 ELLICOTT MODEL
 RIVER OAKS COMMUNITY
 OHIO DIVISION

sheet:

S-2.0

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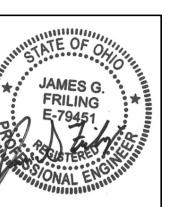


2nd FLOOR FRAMING PLAN

SCALE: 1/8"

ELEV. 4

ELLIOTT MODEL RIVER OAKS COMMUNITY OHIO DIVISION



1

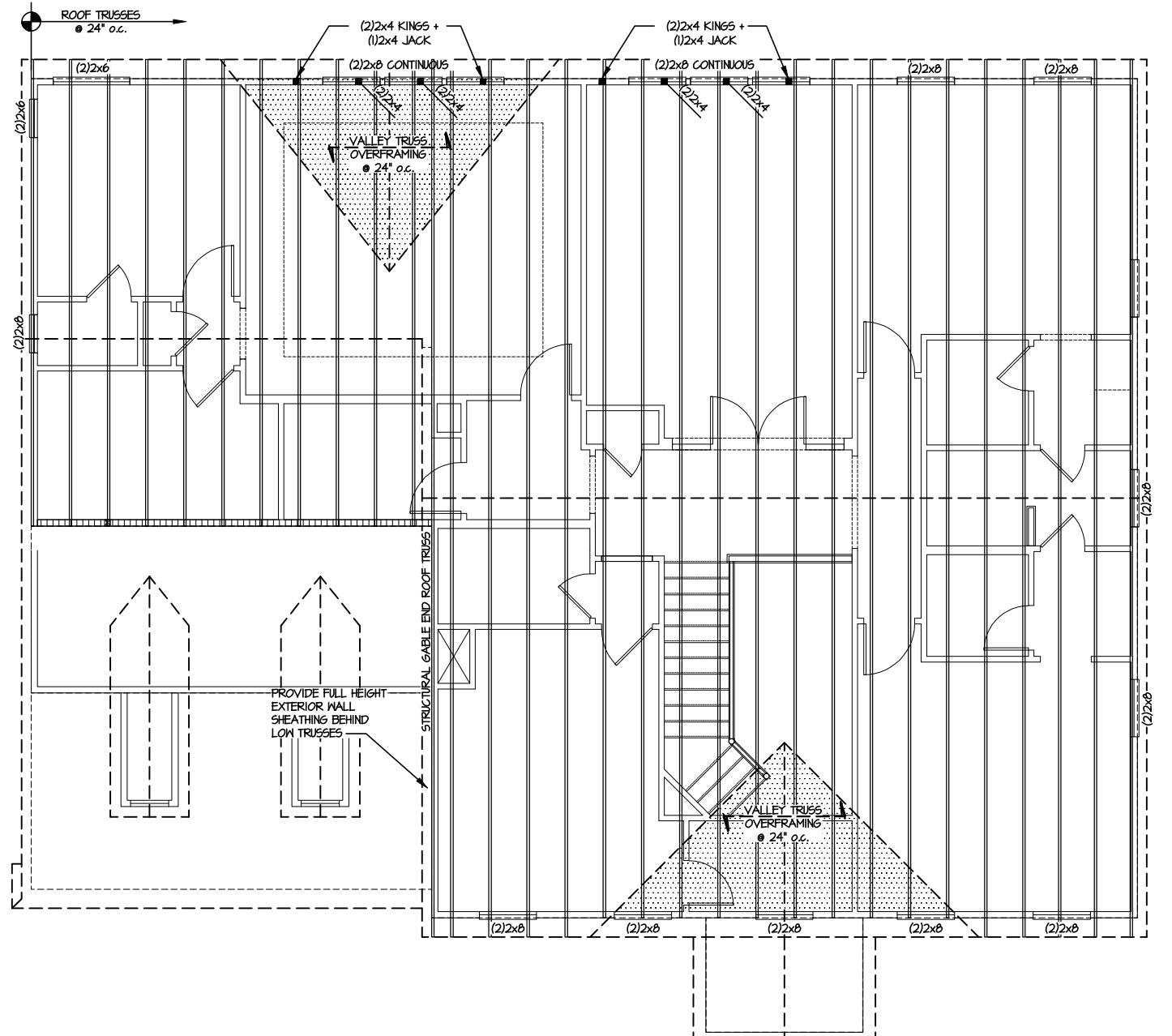
S-2.2

The logo for Pulte Homes, featuring the word "Pulte" in a bold, blocky font with a diagonal line through it, and "Homes" in a flowing, cursive script to the right.

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object number:
105-12007
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by: VRF
date: 09-19-14

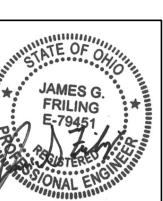
ONS:	initial:
15	RJZ
15	BJD
15	NJD
15	



1 ROOF FRAMING PLAN

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

ELEVATION 1



STATE OF OHIO
JAMES G. FRILING
E-79451
PROFESSIONAL ENGINEER

LATERAL BRACING NOTES

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM 90 MPH WIND SPEED, EXPOSURE B & SEISMIC CATEGORIES A, B & C.

THE ENGINEERED DESIGN WAS COMPLETED PER CHAPTER 16 OF THE 2013 BCO/2009 IBC IN CONJUNCTION WITH ASCE 7-05, AS PERMITTED BY SECTION R104.11 AND R301.1.3 (IRC) AND SECTION 301.1.3 (RCC).

ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF RCO SECTION 602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

- **1/16" OSB OR 15/32" PLYWOOD:** FASTEN SHEATHING w/ 8d NAILS • 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD, OR 16 GA. 1/4" CROWN (MIN) X 1/4" LONG & 3/8" AT ALL PANEL EDGES AND 6" O.C. IN THE PANEL FIELD. HORIZONTAL BLOCKING OF EXTERIOR WALL/SHEARWALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS.

3" O.C. EDGE NAILING (HERE NOTED ON PLANS)

- **1/16" OSB OR 15/32" PLYWOOD:** ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 1/16" OSB. FASTEN SHEATHING w/ 8d NAILS • 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCUP OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING. STAPLES ARE NOT PERMITTED IN AREAS DESIGNATED AS "3" O.C. EDGE NAILING."

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING • 16" O.C.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 12d AT 8" O.C. USE (12) 12d AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT. (TYP. UNO.)
3. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

4" VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
UP TO 6'-0"	L3" x 3 1/4"	2 FT. MAX
UP TO 8'-0"	L4" x 3 1/4" (LLV)	2 FT. MAX
UP TO 14'-0"	L6" x 3 1/4" (LLV)	2 FT. MAX
UP TO 9'-6"	L3" x 3 1/4"	20 FT. MAX
UP TO 6'-0"	L5" x 3 1/2" x 3 1/8" (LLV)	20 FT. MAX
UP TO 8'-0"	L6" x 3 1/2" x 3 1/8" (LLV)	20 FT. MAX
9'-0"	L7" x 4" x 3 1/8" (LLV)	12 FT. MAX
16'-0"	L7" x 4" x 3 1/8" (LLV)	3 FT. MAX
16'-0"	L8" x 4" x 3 1/2" (LLV)	4 1/2 FT. MAX

ALL LINTELS:
 < 6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.
 > 6' SHALL HAVE 12" MINIMUM BEARING AT EACH END.
 > ALL LINTEL SPANS OVER 9'-0" SHALL BE FASTENED BACK TO THE WOOD FRAMED HEADER w/ 1/2" DIA. x 3 1/8" LONG LAG SCREWS
 *** ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS SHALL BE SPECIFICALLY DESIGNED***

LEGEND

- INTERIOR BEARING WALL
 - BEARING WALL ABOVE (BWA)
 - BEAM / HEADER
 - INTERIOR BRACED WALL PANEL OR OSB SHEATHING
 - AREA OF FLOOR SYSTEM DESIGNED FOR TILE
 - METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
 ▶ INDICATES HOLDOWN BELOW.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TOENAILS • ALL BEARING POINTS. PROVIDE (2) H2.5g CLIPS AT 2-FLY GIRDER TRUSSSES, (3) H2.5g CLIPS AT 3-FLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.

- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 1/4" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS • 6" O.C. • PANEL EDGES • 12" O.C. • INTERMEDIATE SUPPORTS.

- ALL METAL HANGERS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE7-05, SECTION 7.6.

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS • 16" O.C.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2013 RESIDENTIAL CODE OF OHIO.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- THIS MODEL SHALL NOT BE BUILT IN ANY AREA WITH DESIGN PARAMETERS THAT EXCEED THE FOLLOWING:

- DESIGN LOADS:
 ROOF SNOW = 14 PSF. (20 PSF GROUND SNOW)
 LIVE = 18 PSF (REDUCED ROOF LIVE LOAD)
 DEAD = 10 PSF (1-JOISTS & SOLID SAWN)
 LOAD DURATION FACTOR = 1.25

- FLOOR LIVE = 40 PSF (30 PSF SLEEPING AREAS)
 DEAD = 10 PSF (1-JOISTS & SOLID SAWN)
 = 20 PSF (1 TILE)

- WIND 40 MPH, EXP. B
- SEISMIC DESIGN CATEGORY A & B
- SOIL DESIGN ASSUMES 2,000 PSF ALLOWABLE BEARING PRESSURE

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS PLANS SHOWN) • 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE, OR BETTER.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) • 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE LUMBER, OR BETTER. ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED WITH 6TPSM WALL BOARD (ONE SIDE MIN) OR PROVIDE MID-HIGHT BLOCKING.

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED • 24" O.C. (MAX)
- ALL EXTERIOR BALLOON FRAMED / TALL WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) SPRUCE PINE FIR (SPF) 1/2 GRADE LUMBER, OR BETTER.

- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM:
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.

- ALL 2x8 AND LARGER SOLID SAWN LUMBER SHALL BE HEM FIR (HF #2) OR BETTER, UNO.

- ALL LUMBER SHALL BE KILN DRIED.

- FACE NAIL MULTI-PLY 2 BEAMS & HEADERS w/ 3-ROWS OF 12d NAILS • 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES • 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

- REFER TO IRG FASTENING SCHEDULE TABLE R602.3(i) FOR ALL CONNECTIONS, TYP. UNO.

- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION BEARING.

- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=135x10⁶ PSI
 - LL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=20.0x10⁶ PSI

- ALL MEMBERS SPECIFIED AS MULTI-PLY 1/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.

- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/ 1/4" THK. DN41TP PINS OR EQUAL • 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS • 40 O.C.

- FASTEN STEEL BEAMS TO STEEL COLUMNS w/ PROPRIETARY CAP CONNECTION OR (2) 1/2" DIA. THRU-BOLTS OR TO WOOD POSTS w/ (2) 1/2" DIA. x 3 1/8" LONG LAG SCREWS.

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA, USING THE LOWEST GRADE I-JOIST AVAILABLE. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.

- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.

- I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- 2x JOISTS SHALL BE HEM-FIR #2 (HF #2) OR DOUG-FIR #2 (DF #2) (AS NOTED ON PLANS) LUMBER OR BETTER.

- 2x JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.

- FLOOR SHEATHING SHALL BE 23/32" CONFORMING TO PS2-04, 24" O.C. EXPOSURE 1, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS w/ GLUE AND 10d COMMON NAILS • 6" O.C. • PANEL EDGES • 12" O.C. • INTERMEDIATE SUPPORTS.

- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TOENAILS • ALL BEARING POINTS. PROVIDE (2) H2.5g CLIPS AT 2-FLY GIRDER TRUSSSES, (3) H2.5g CLIPS AT 3-FLY GIRDER TRUSSSES & ROOF BEAMS AT ALL BEARING POINTS.

- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 1/4" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS • 6" O.C. • PANEL EDGES • 12" O.C. • INTERMEDIATE SUPPORTS.

- ALL METAL HANGERS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE7-05, SECTION 7.6.

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS • 16" O.C.

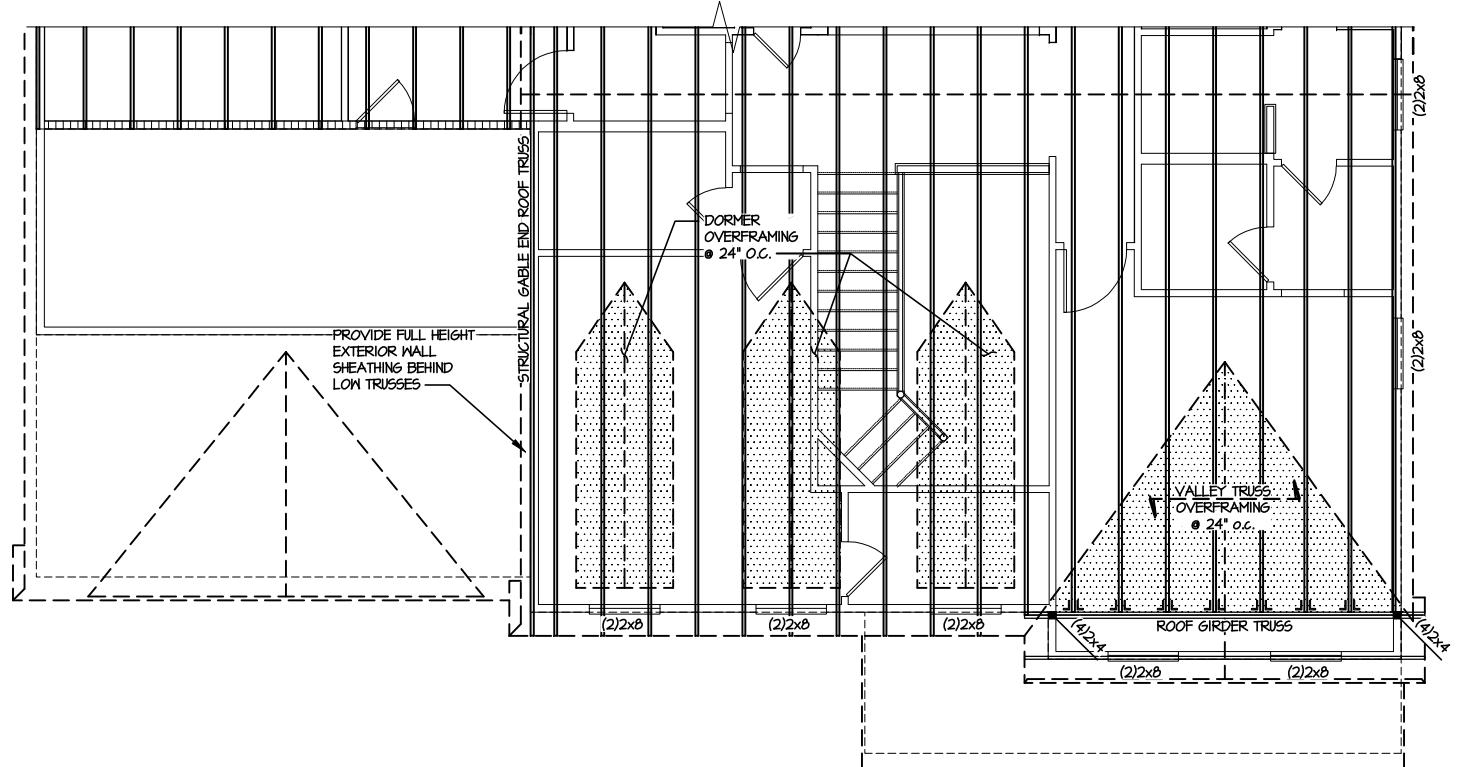
ROOF FRAMING PLAN
ELLICOTT MODEL
RIVER OAKS COMMUNITY
OHIO DIVISION

sheet:

S-3.0

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1 ROOF FRAMING PLAN

SCALE: 1/8=1'-0"

ELEVATION 4

LATERAL BRACING NOTES

THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM 90 MPH WIND SPEED, EXPOSURE B & SEISMIC CATEGORIES A, B & C.

THE ENGINEERED DESIGN WAS COMPLETED PER CHAPTER 16 OF THE 2013 BCO/2009 IBC IN CONJUNCTION WITH ASCE 7-05, AS PERMITTED BY SECTION R104.11 AND R301.1.3 (IRC) AND SECTION 301.1.3 (RCC).

ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF RCO SECTION 602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

• 1/8" OSB OR 15/32" PLYWOOD:

FASTEN SHEATHING w/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD, OR 16 GA 1/4" CROWN (MIN) X 1/8" LONG & 3/8" AT ALL PANEL EDGES AND 6" O.C. IN THE PANEL FIELD. HORIZONTAL BLOCKING OF EXTERIOR WALL/SHEATHING PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED. ALL EXTERIOR WALLS ARE CONSIDERED TO BE SHEAR WALLS.

• 3" O.C. EDGE NAILING (HERE NOTED ON PLANS)

• 1/8" OSB OR 15/32" PLYWOOD:

ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 1/8" OSB. FASTEN SHEATHING w/ 8d NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCVER WALL FRAMING MEMBERS OR 2X HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING. STAPLES ARE NOT PERMITTED IN AREAS DESIGNATED AS 3" O.C. EDGE NAILING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 12d AT 8" O.C. USE (12) 12d AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT. (TYP. UNO)
3. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

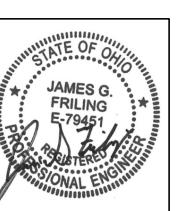
4" VENEER LINTEL SCHEDULE

SPAN	STEEL ANGLE SIZE	HEIGHT OF VENEER ABOVE LINTEL
UP TO 6'-0"	L3" x 3 1/4"	2 FT. MAX
UP TO 8'-0"	L4" x 3 1/4" (LLV)	2 FT. MAX
UP TO 14'-0"	L6" x 3 1/4" (LLV)	2 FT. MAX
UP TO 9'-6"	L3" x 3 1/4"	20 FT. MAX
UP TO 6'-0"	L5" x 3 1/4" (LLV)	20 FT. MAX
UP TO 8'-0"	L6" x 3 1/4" (LLV)	20 FT. MAX
9'-0"	L7" x 4 1/4" (LLV)	12 FT. MAX
16'-0"	L7" x 4 1/4" (LLV)	3 FT. MAX
16'-0"	L8" x 4 1/2" (LLV)	4 1/2 FT. MAX

ALL LINTELS:
 < 6' SHALL HAVE 8" MINIMUM BEARING AT EACH END.
 > 6' SHALL HAVE 12" MINIMUM BEARING AT EACH END.
 > ALL LINTEL SPANS OVER 9'-0" SHALL BE FASTENED BACK TO THE WOOD FRAMED HEADER w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS @ 6" POINTS OF THE LINTEL SPAN, UNLESS NOTED OTHERWISE.
 *** ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS SHALL BE SPECIFICALLY DESIGNED***

LEGEND

- INTERIOR BEARING WALL
 - BEARING WALL ABOVE (BWA)
 - BEAM / HEADER
 - INTERIOR BRACED WALL PANEL OR OSB SHEATHING
 - AREA OF FLOOR SYSTEM DESIGNED FOR TILE
 - METAL HANGER
- * INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN BELOW.



ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TOENAILS @ ALL BEARING POINTS. PROVIDE (2) 12.5a CLIPS AT 2-FLY GIRDER TRUSSES, (3) 12.5a CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 1/4" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS @ 6" O.C. @ 12" O.C. @ INTERMEDIATE SUPPORTS.

ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

ROOF TRUSS MANUFACTURER SHALL DESIGN ROOF TRUSSES FOR UNBALANCED SNOW LOADING PER ASCE7-05, SECTION 7.6.

SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS @ 16" O.C.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2013 RESIDENTIAL CODE OF OHIO.
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
- THIS MODEL SHALL NOT BE BUILT IN ANY AREA WITH DESIGN PARAMETERS THAT EXCEED THE FOLLOWING:

- DESIGN LOADS:
 - ROOF SNOW = 14 PSF (20 PSF GROUND SNOW)
 LIVE = 18 PSF (REDUCED ROOF LIVE LOAD)
 DEAD = 10 PSF (ROOF TRUSSES)
 LOAD DURATION FACTOR = 1.25

- FLOOR LIVE = 40 PSF (30 PSF x SLEEPING AREAS)
 DEAD = 10 PSF (1-JOISTS & SOLID SAWN) = 20 PSF (@ TILE)

- WIND 40 MPH, EXP. B

- SEISMIC DESIGN CATEGORY A & B

- SOIL DESIGN ASSUMES 2,000 PSF ALLOWABLE BEARING PRESSURE

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS PLANS SHOWN) @ 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE, OR BETTER.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. SPRUCE PINE FIR (SPF) "STUD" GRADE LUMBER, OR BETTER. ALL INTERIOR BEARING WALLS ARE ASSUMED TO BE SHEATHED WITH 6/16PSM WALL BOARD (ONE SIDE MIN) OR PROVIDE MID-HEIGHT BLOCKING.

- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C.
- ALL EXTERIOR BALLOON FRAMED / TALL WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) SPRUCE PINE FIR (SPF) 1/2 GRADE LUMBER, OR BETTER.

- ALL HEADERS SHALL BE SUPPORTED BY (1) JACK STUD & (1) 2X KING STUD, MINIMUM:
 - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.

- ALL 2x8 AND LARGER SOLID SAWN LUMBER SHALL BE HEM FIR (HF #2) OR BETTER, UNO.

- ALL LUMBER SHALL BE KILN DRIED.

- FACE NAIL MULTIPLY 2X BEAMS & HEADERS w/ 3-ROWS OF 12d NAILS @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.

- REFER TO IRG FASTENING SCHEDULE TABLE R602.3(i) FOR ALL CONNECTIONS, TYP. UNO.

- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION BEARING.

- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - L1. MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10⁶ PSI
 - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10⁶ PSI

- ALL MEMBERS SPECIFIED AS MULTI-PLY 1/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.

- FASTEN 2X WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/ P.A.F. #1111, DN41TP PINS OR EQUAL @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 40 O.C.

- FASTEN STEEL BEAMS TO STEEL COLUMNS w/ PROPRIETARY CAP CONNECTION OR (2) 1/2" DIA. THRU-BOLTS OR TO WOOD POSTS w/ (2) 1/2" DIA. x 3 1/2" LONG LAG SCREWS.

FLOOR FRAMING

- I-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA, USING THE LOWEST GRADE I-JOIST AVAILABLE. I-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.

- ALL METAL HANGERS SHALL BE SPECIFIED BY I-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.

- I-JOIST SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- 2X JOISTS SHALL BE HEM-FIR #2 (HF #2) OR DOUG-FIR #2 (DF #2) (AS NOTED ON PLANS) LUMBER OR BETTER.

- 2X JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA.

- FLOOR SHEATHING SHALL BE 23/32" CONFORMING TO PS2-04, 24" O.C. EXPOSURE 1, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS w/ GLUE AND 10d COMMON NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. @ INTERMEDIATE SUPPORTS.

- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE w/ (3) 12d TOENAILS @ ALL BEARING POINTS. PROVIDE (2) 12.5a CLIPS AT 2-FLY GIRDER TRUSSES, (3) 12.5a CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.

- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 1/4" OSB SHEATHING 24/16, EXPOSURE 1. FASTEN SHEATHING TO FRAMING MEMBERS w/ 8d COMMON NAILS @ 6" O.C. @ 12" O.C. @ INTERMEDIATE SUPPORTS.

- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.

- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 7') w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS @ 16" O.C.

sheet:

S-3.2

ROOF FRAMING PLAN
ELLICOTT MODEL
RIVER OAKS COMMUNITY
OHIO DIVISION

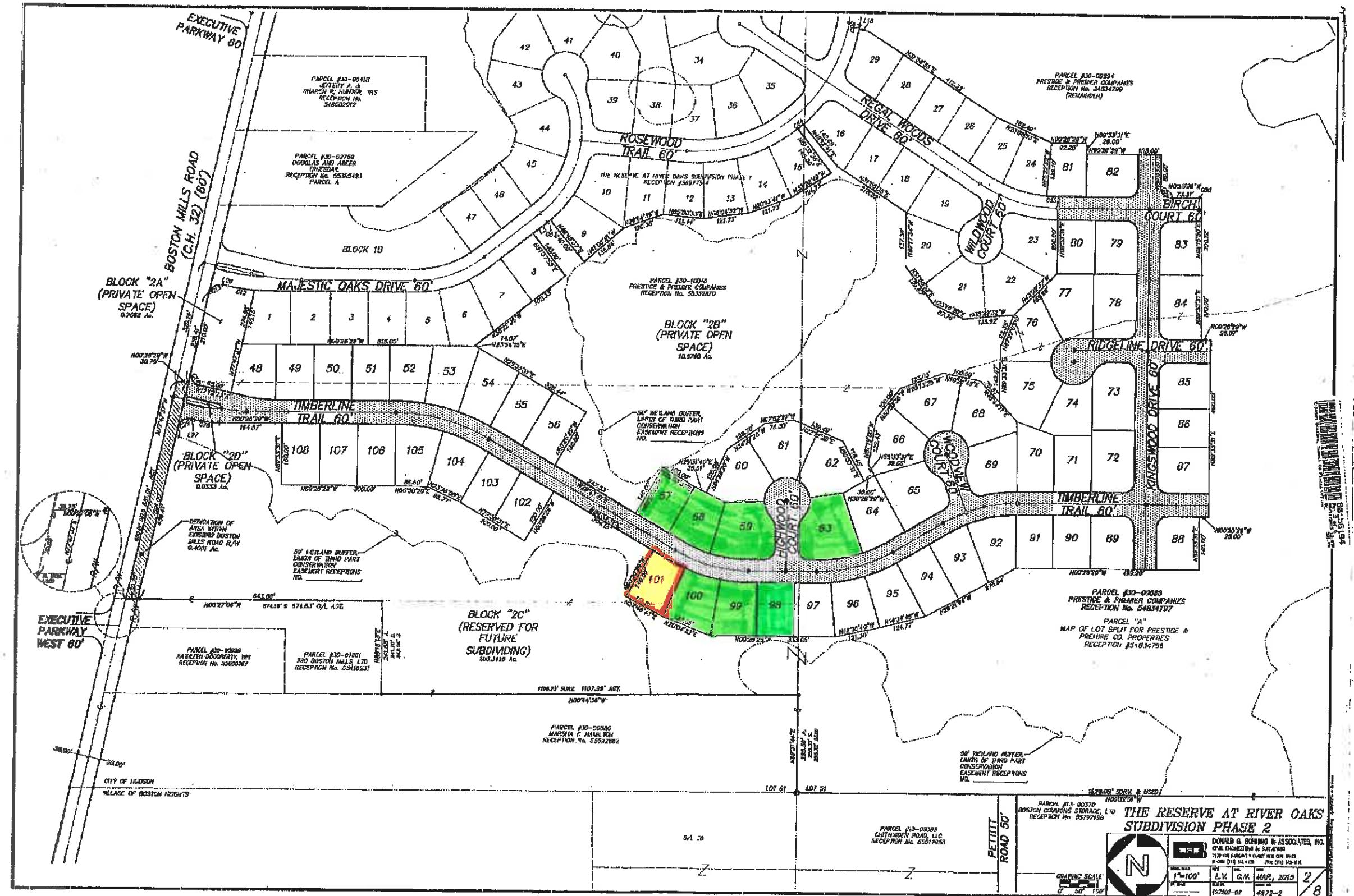
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Telephone: 215-545-8001 Fax: 215-545-8310
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M&K project number: 105-12007
project mgr: JGF
drawn by: VRF
issue date: 09-19-14

REVISIONS:

date: initial:
01/10/15 R.J.Z
05/01/15 BJD
12/21/15 NJD
4-BR ELEVATIONS

Butte Homes

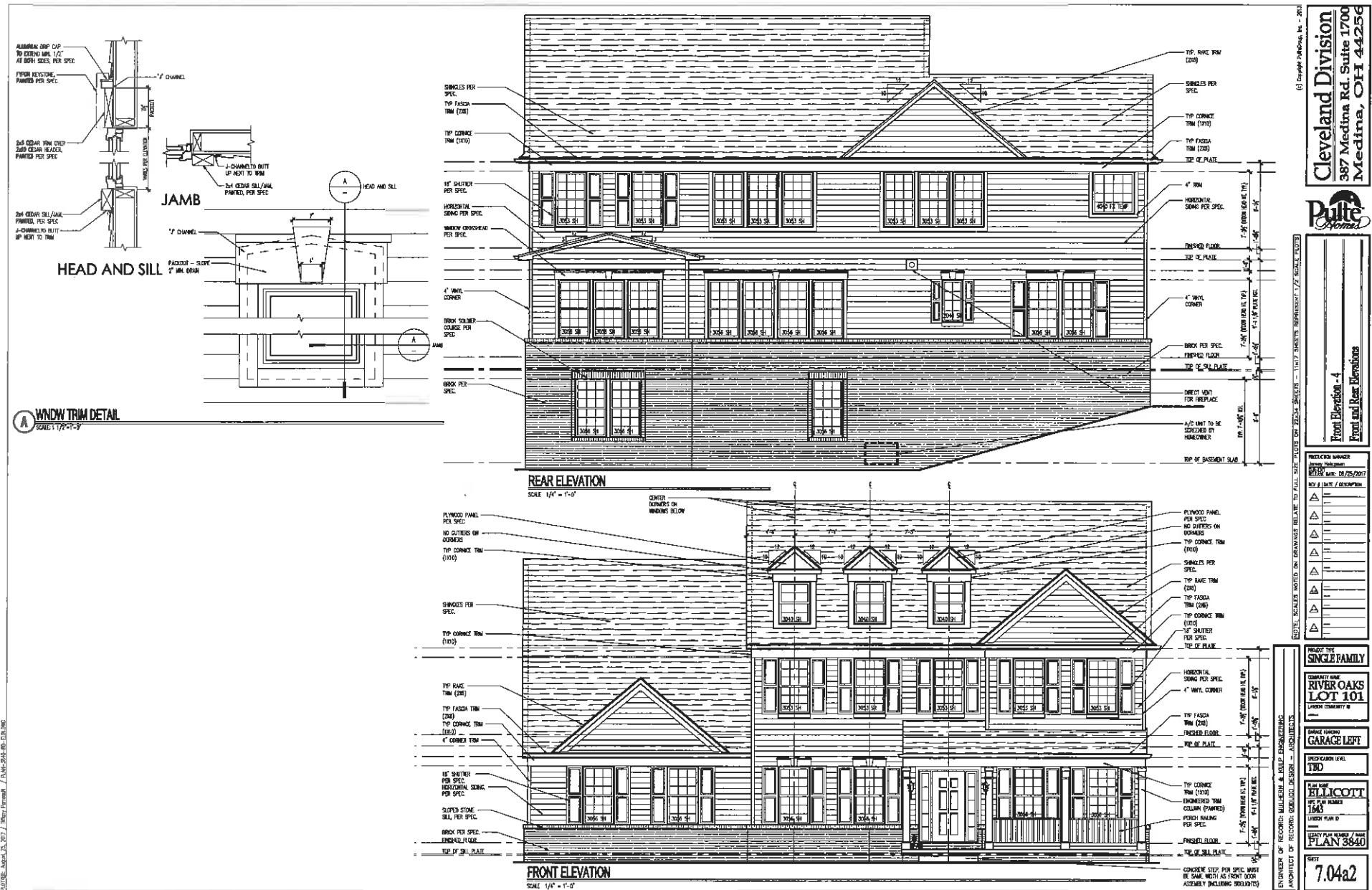


R0101 Lot in
question

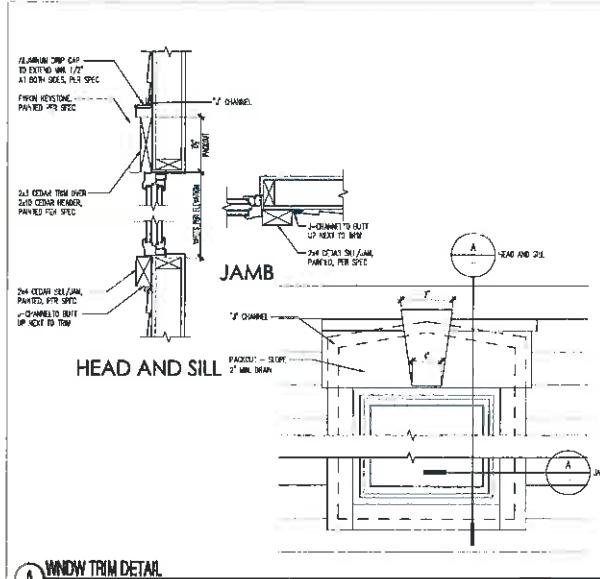
5722 Timberline Trail



RO 101 - 5722 Timberline Trail

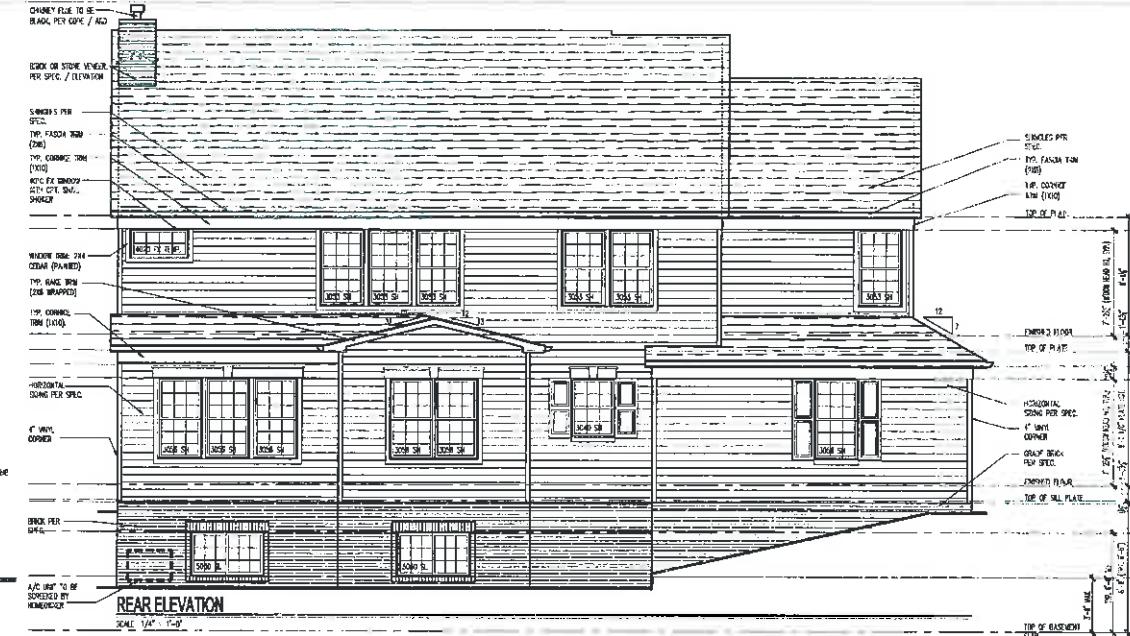


LOT 100- 5710 TIMBERLINE TRAIL - APPROVED



① WINDOW TRIM DETAIL

Digitized by srujanika@gmail.com



REAR ELEVATION



FRONT ELEVATION

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Pulte
Home

Front Elevation - 1

EDUCATOR NAME: **K. STAGNET**
ED. DATE: 03/27/23
1. DATE / DESCRIPTION

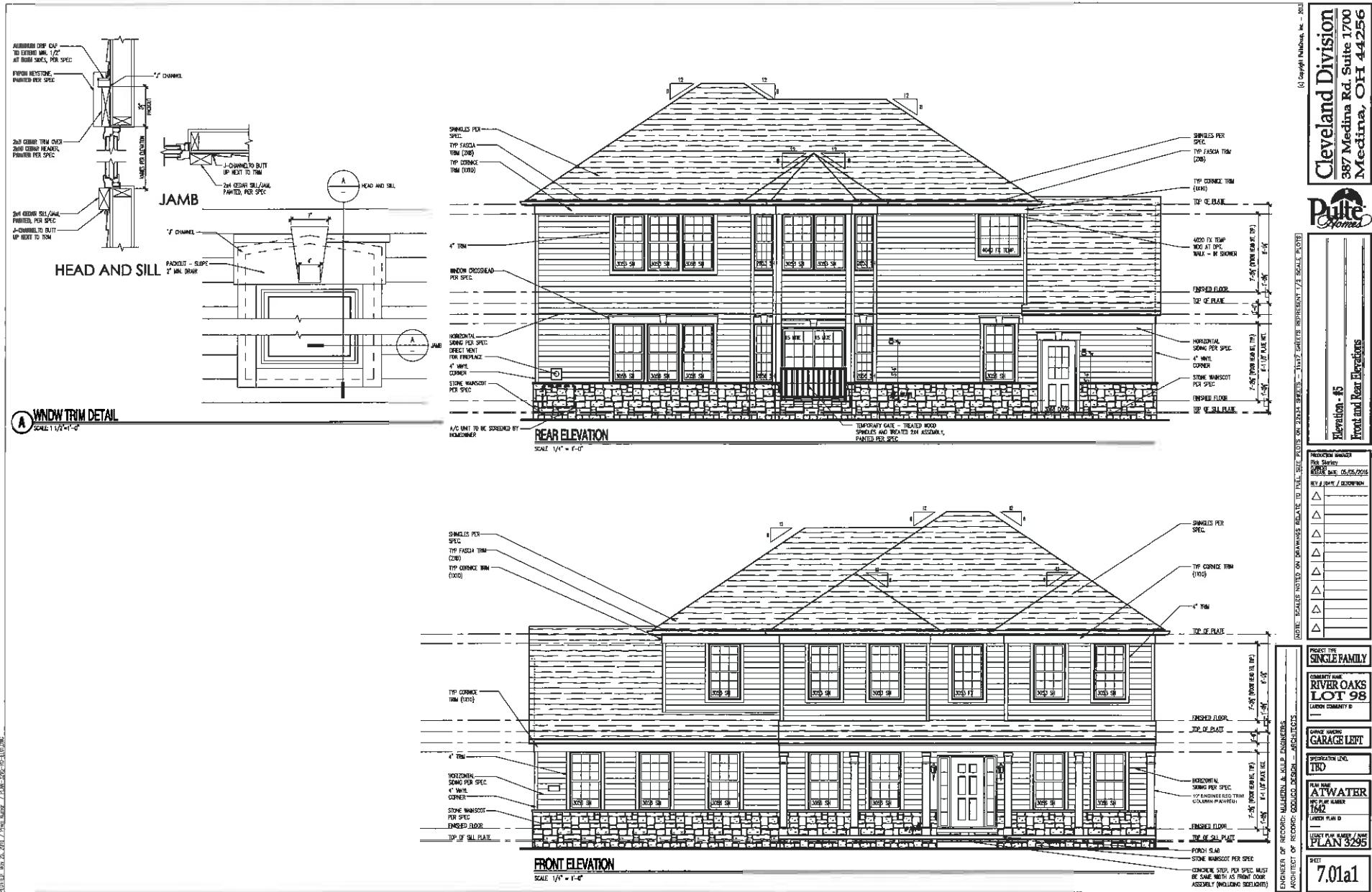
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60
SUB PLAN ID
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LOT PLAN NUMBER / NAME
3627

7.01a2

Lot 99- 5700 Timberline Trail - Approved



Lot 98- 5690 Timberline Trail - Approved



Lot 57
vacant

5731 Timberline Trail



Lot 58 Vacant

5719 Timberline trail



Lot 59 Vacant
5707 Timberlin Trail



LOT 63- VACANT

5675 TIMBERLINE TRAIL





Acknowledgement Form

The Reserve at River Oaks subdivision is a unique open space conservation development containing significant areas of conservation easement and high quality wetlands. As part of the City of Hudson approvals for the development, the developer and/or the association are required to provide each purchaser of a lot with educational information related to the environmental benefits of the wetland areas and the regulatory restrictions related to the prohibitions of any filling, grading, dumping or disturbance of any area that is considered to be wetland or a conservation area.

As a purchaser of property within the Reserve at River Oaks residential subdivision, I acknowledge receipt of the brochure titled "Protecting Hudson Wetlands".

Name **Shawn Lewis**

Sublot purchased **101**

Date: **8/16/17**

A handwritten signature in blue ink that appears to read "Shawn Lewis".