

APPROVED: STAFF APPROVAL DATE  
APPROVED: ENGINEERING DEPT. APPROVAL DATE  
APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

OHIO  
**HUDSON**  
ENGINEERING DEPARTMENT  
☒ Approved  
☐ Approved, as noted  
☐ Rejected

BUILDER: PULTE HOMES OF OHIO, LLC.  
ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256  
PHONE: 330-239-1587

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.36'	430.00'	23.71'	47.34'	S26°24'11"W	6°18'40"
C2	209.44'	400.00'	107.18'	207.06'	S14°33'31"W	30°00'00"

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

GRAPHIC SCALE



( IN FEET ) 1 inch = 20 ft.

DATE OF SURVEY:  
AUGUST 25th, 2017

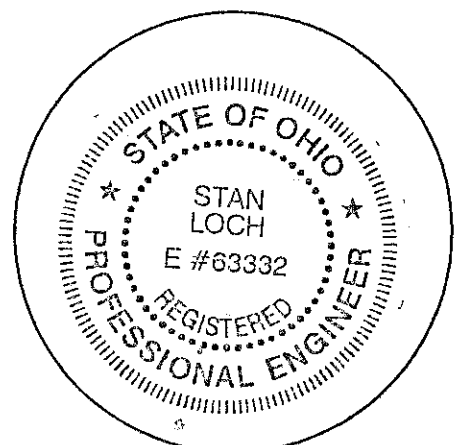
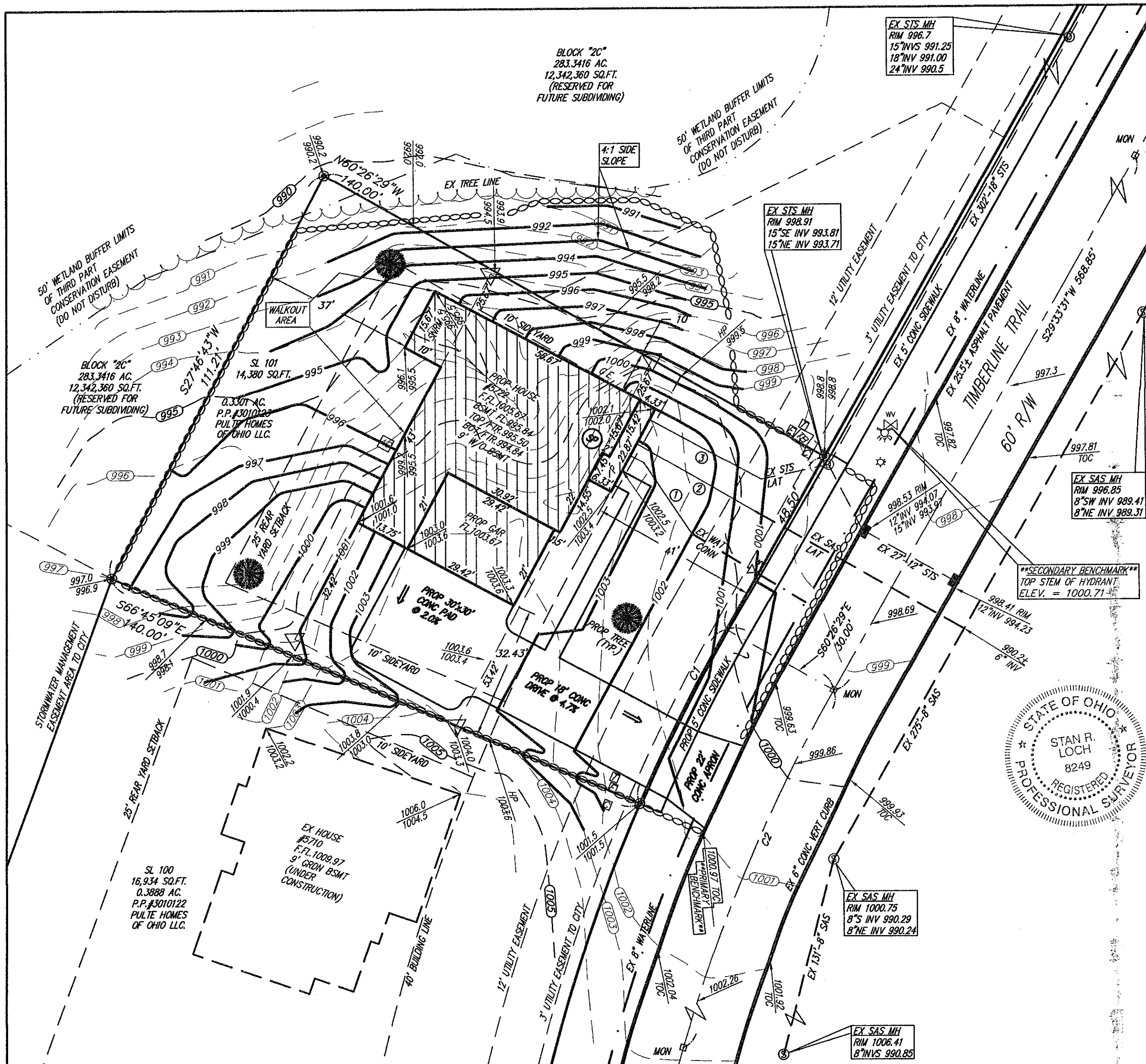
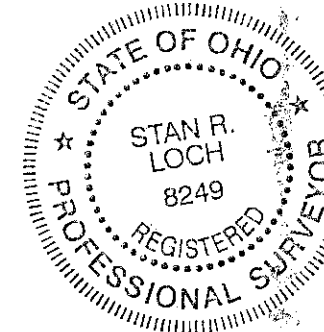
TYPE OF HOUSE:  
PLAN# ELICOTT  
ELEVATION: 4 W/9' WALKOUT BSMT  
GAR: 3 CAR SIDE LEFT W/FIREPLACE, SHRM,  
GST SITE OPTION, EXTENDED GATHERING ROOM,  
DRIVEWAY EXT & EGRESS WINDOW

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 SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC STS CONN @ 1.0% MIN 10% 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
  - = SWALE
  - = FLOW ARROW
  - ⊕ = ELECTRIC STUB
  - ⊕ = CABLE PEDESTAL
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = TRANSFORMER BOX
  - ⊕ = 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 8-31-17

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



ENGINEERING and SURVEYING  
Civil Engineering - Land Surveying

SHEET CONTENT

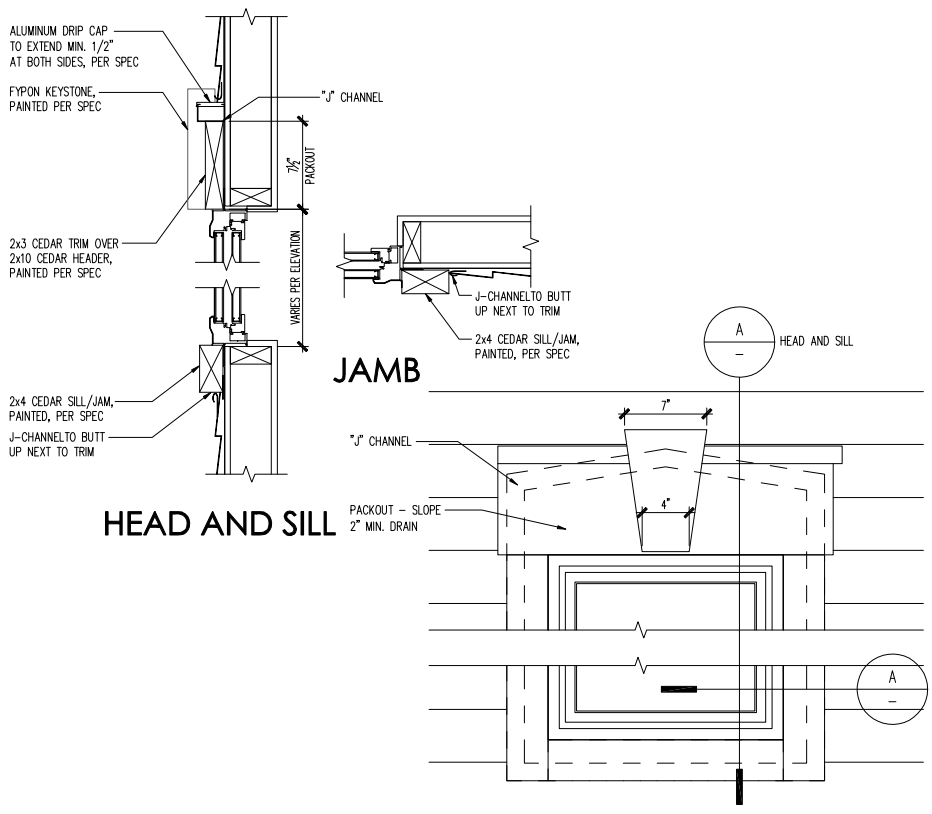
SITE PLAN  
FOR  
PULTE HOMES  
SUBLOT 101  
5722 TIMBERLINE TRAIL  
IN THE  
RESERVE AT RIVER  
OAKS SUBDIVISION PH.2  
SITUATED IN THE  
CITY OF HUDSON  
COUNTY OF SUMMIT  
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

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



**A WNDW TRIM DETAIL**  
SCALE: 1 1/2"=1'-0"



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



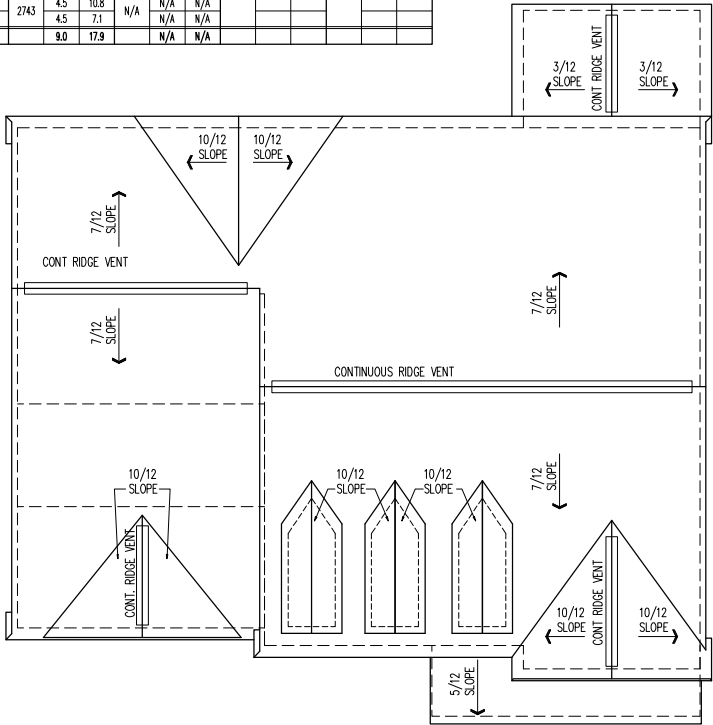
**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
REV #	DATE / DESCRIPTION
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9	---
10	---

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	
7.04a2	

PLOTTED: August 25, 2017 / Tiffany Perreault / PLAN-384C-RO-CLD.DWG

ATTIC VENTILATION SCHEDULE													
4 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF					
	AREA	REQD	SUPP	AREA	REQD	SUPP	AREA	REQD	SUPP	AREA	REQD	SUPP	AREA
	ROOF												
	NAME												
TOTAL					2743	4.5	10.8	N/A	N/A	N/A			
					4.5	7.1	N/A	N/A	N/A	N/A			
					9.0	17.9	N/A	N/A	N/A	N/A			



ROOF PLAN  
 SCALE 1/8" = 1'-0"



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



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

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

**Pulte**  
*Homes*

Front Elevation - 4  
 Side Elevations and Roof Plan

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

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
REV #	DATE / DESCRIPTION
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PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 101**  
 LANSON COMMUNITY ID

GARAGE HANDING  
**GARAGE LEFT**

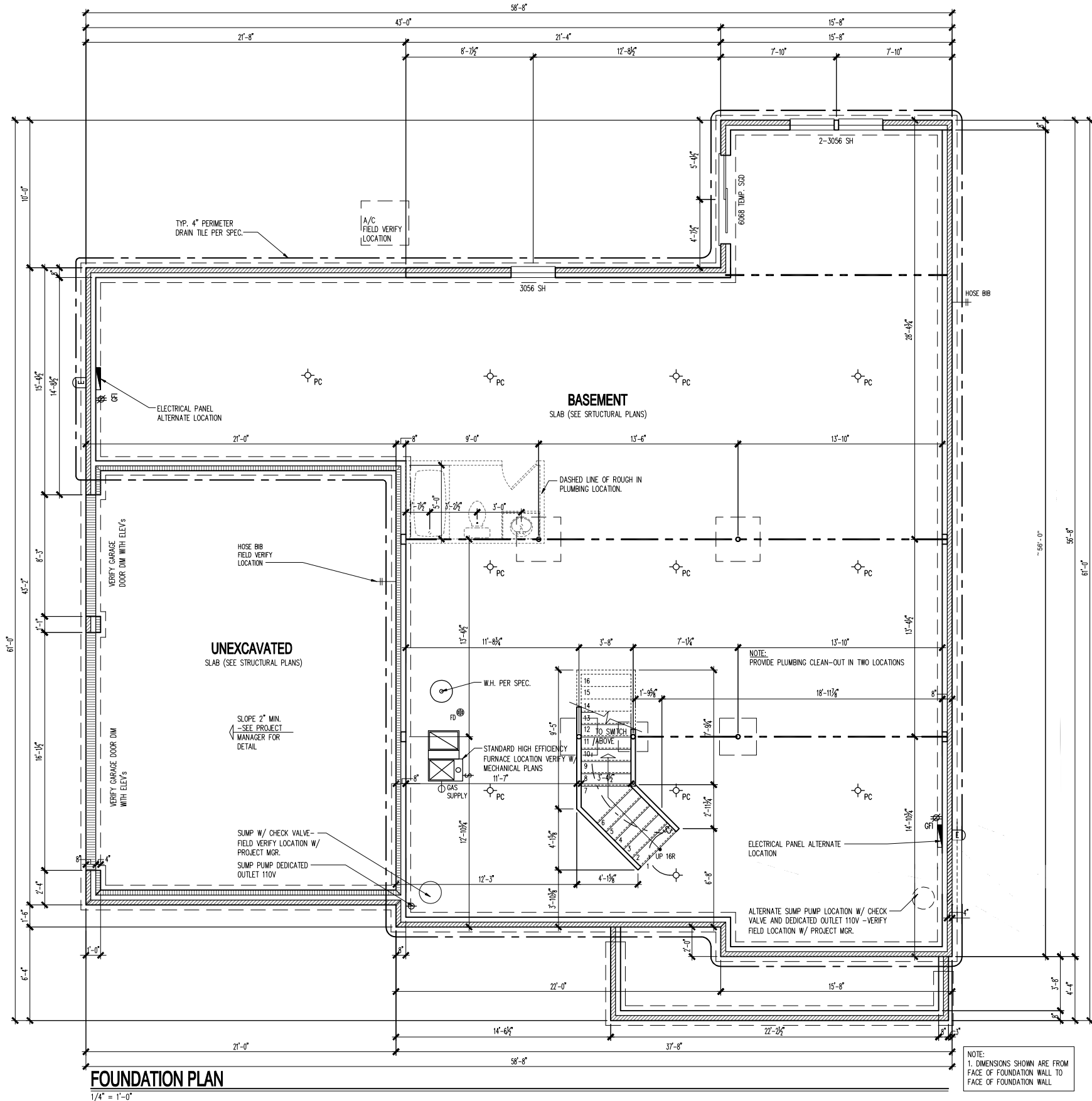
SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ELLICOTT**  
 NPC PLAN NUMBER  
**1643**  
 LANSON PLAN ID

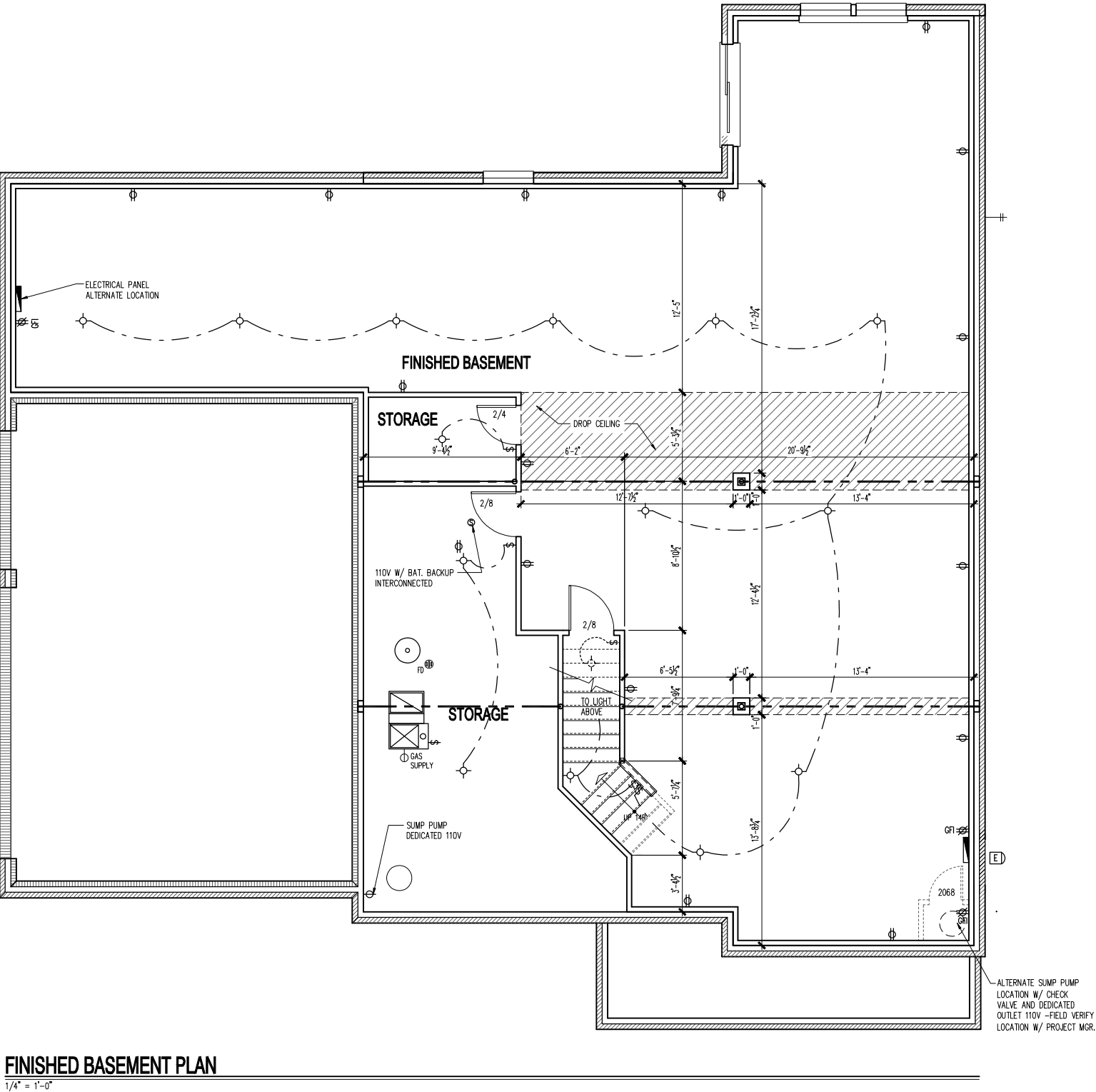
LEGACY PLAN NUMBER / NAME  
**PLAN 3840**

SHEET  
**7.04a3**

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING  
 ARCHITECT OF RECORD: GODOLCO, DESIGN - ARCHITECTS







## FINISHED BASEMENT PLAN

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


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

NOTE: NOT ALL NOTES APPLY  
1. DIMENSIONS SHOWN ARE FROM  
FACE OF STUD WALL TO FACE OF  
STUD WALL.

[illegible]

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



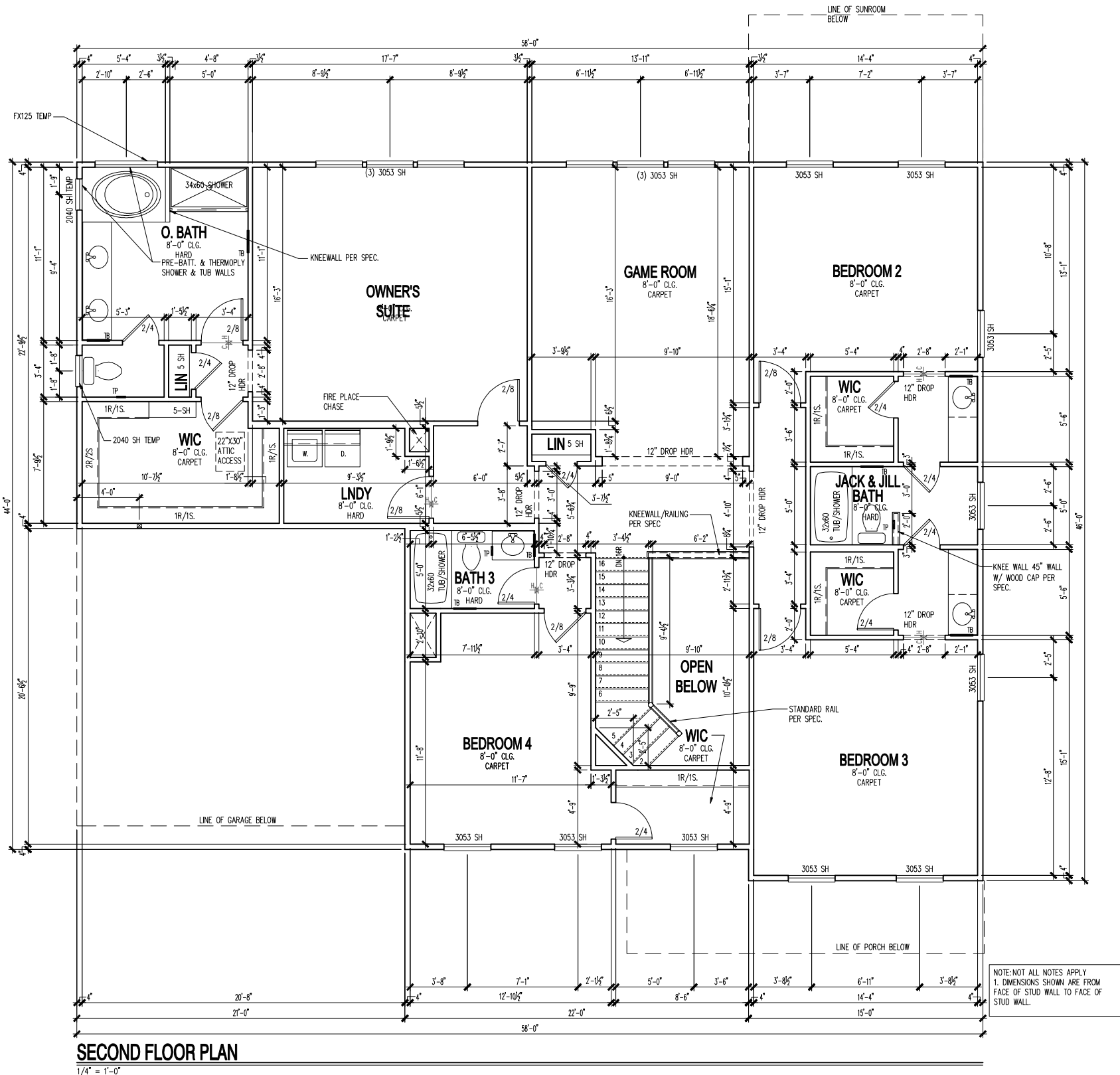
## Second Floor Plan

[illegible]

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

SHEET

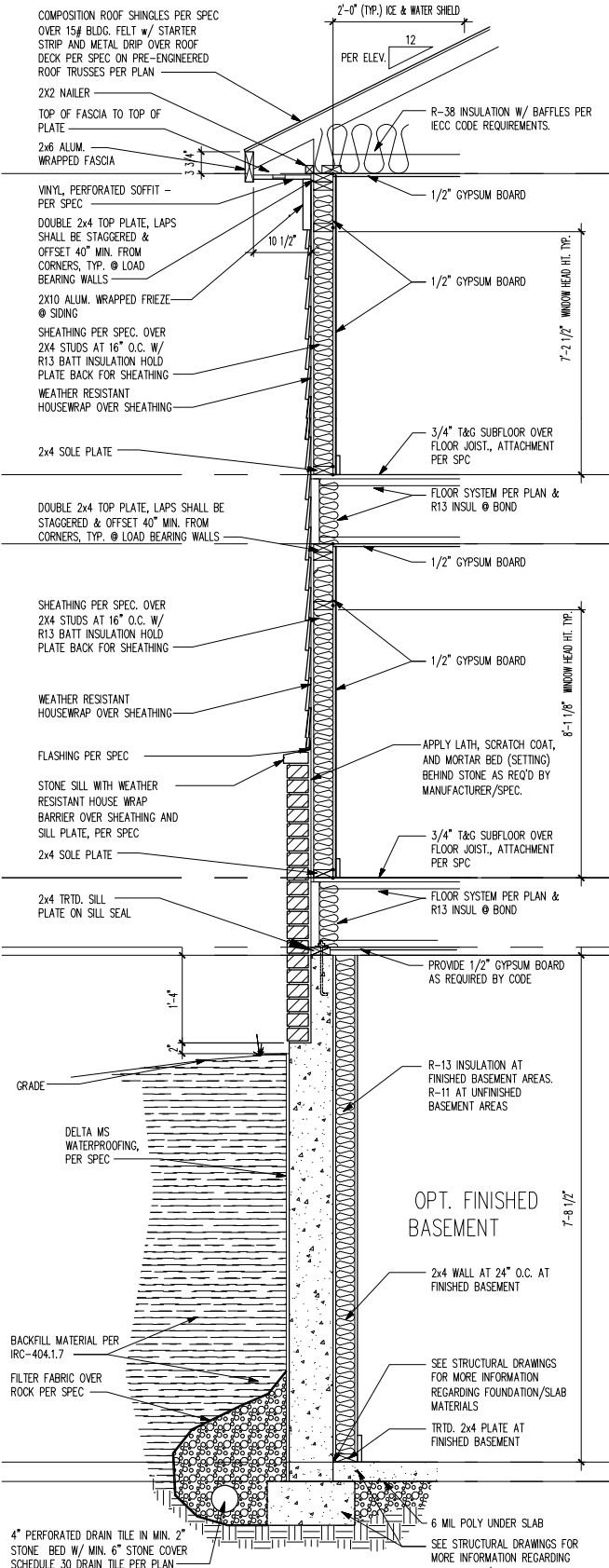
2.20a



## SECOND FLOOR PLAN

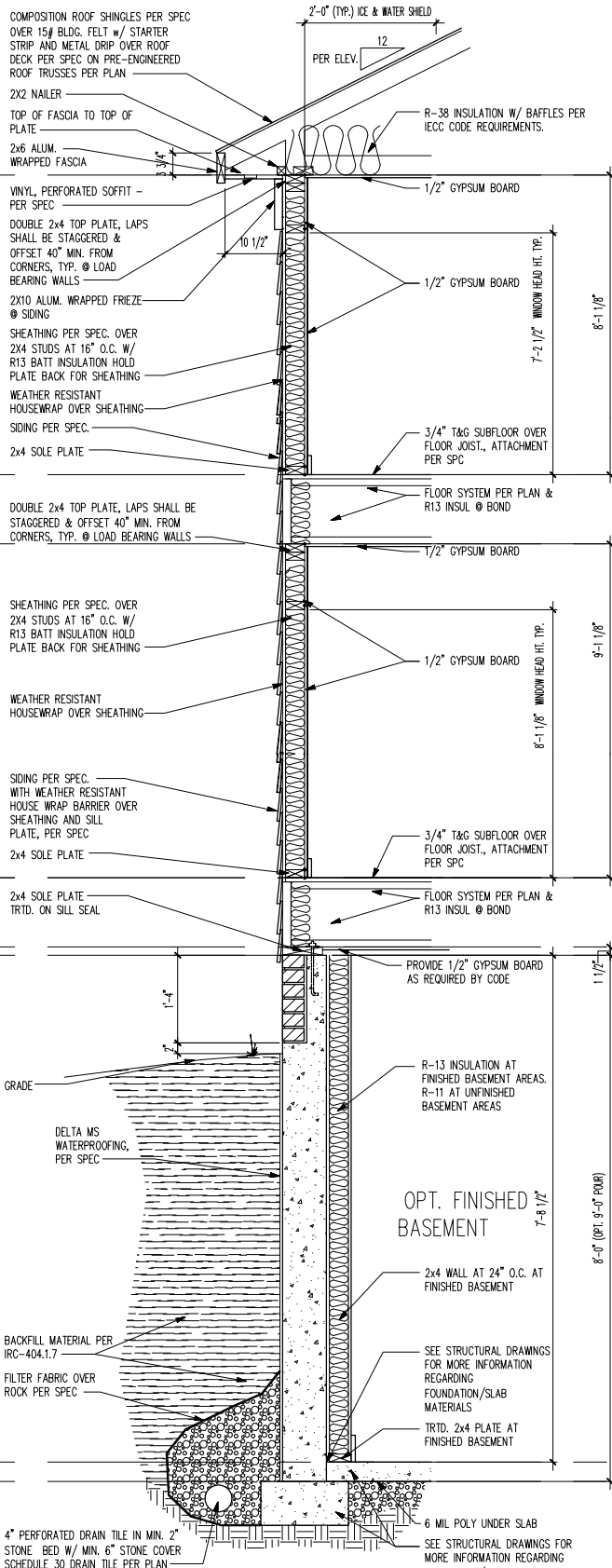
$$\overline{1/4^n} = 1' - 0^n$$





**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

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



## Typical Wall Sections

[illegible]

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS**  
**LOT 101**

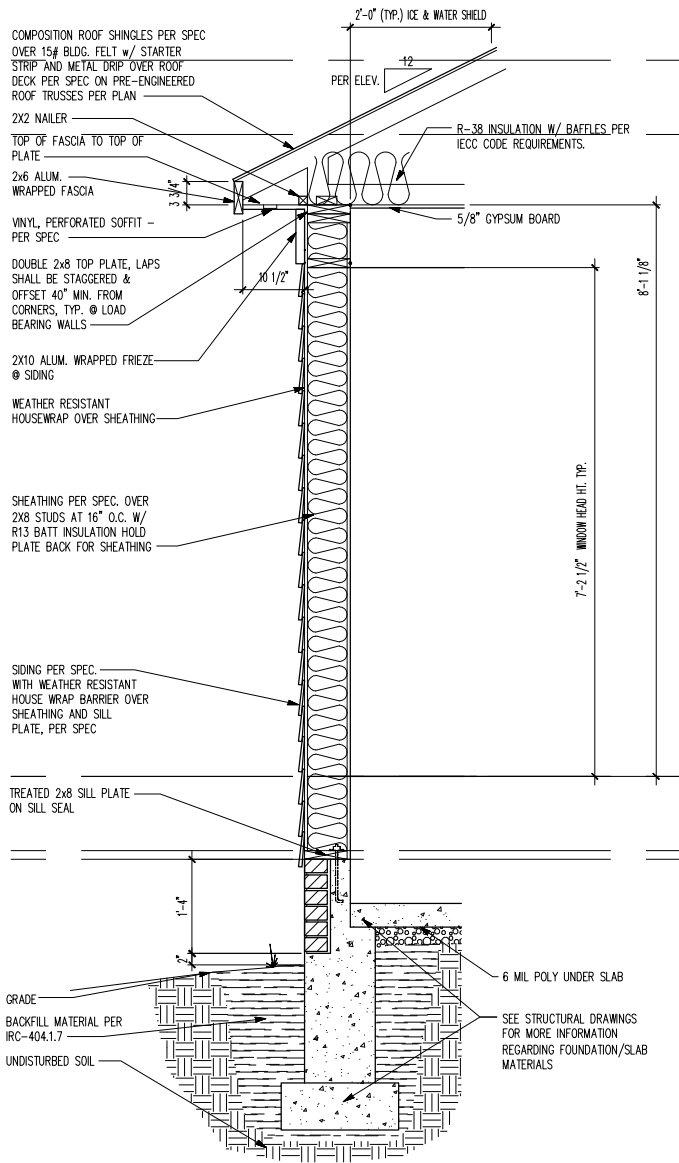
## GARAGE HANDING GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME	<b>ELLCOTT</b>
NPC PLAN NUMBER	<b>1643</b>
LAWSON PLAN ID	

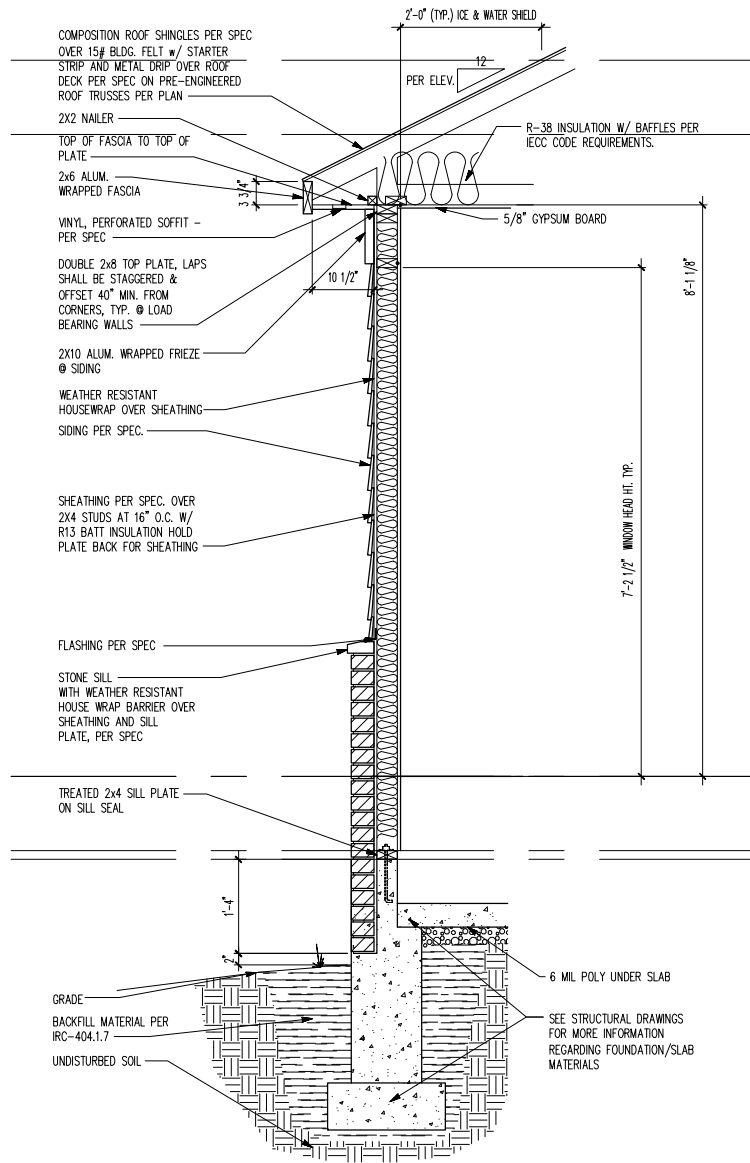
LEGACY PLAN NUMBER / NAME  
**PLAN 3840**

SHEET  
3.31a



TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"



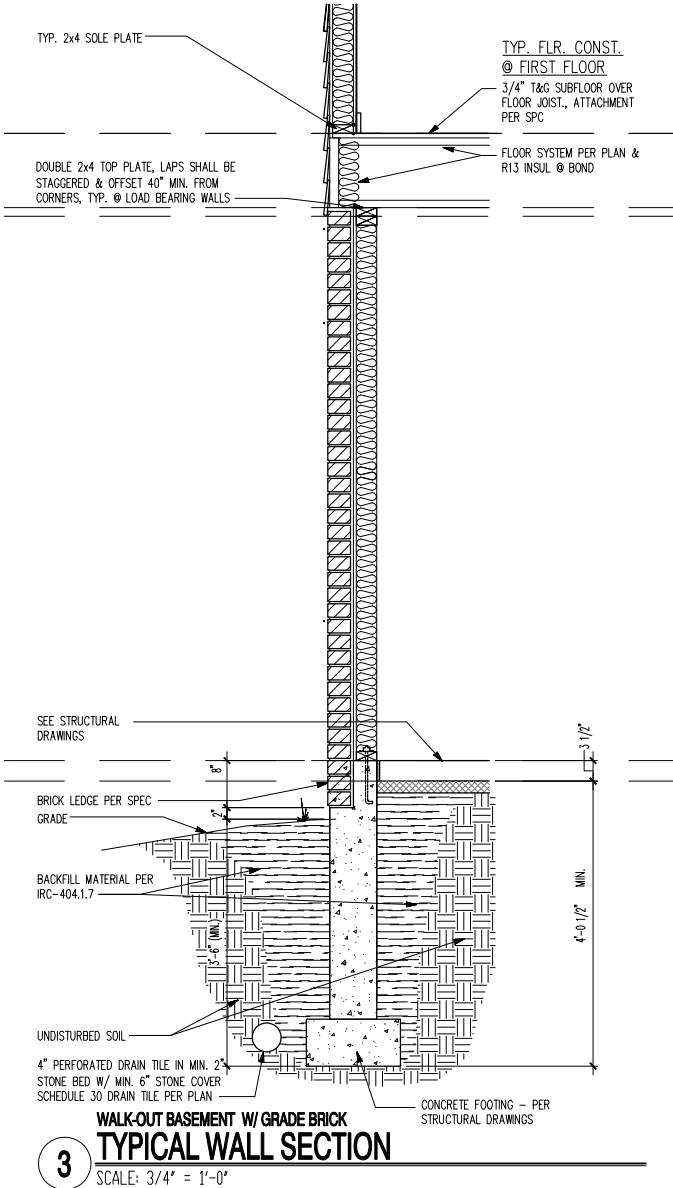
TYPICAL WALL SECTION - garage w/ 2x4 wall w/ brick wainscot

SCALE 1/2" = 1'-0"

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PRODUCTION MANAGER		
James Heinzman		
CURRENT		
RELEASE DATE: 08/25/2017		
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PROJECT TYPE
SINGLE FAMILY
COMMUNITY NAME
RIVER OAKS
LOT
101
LANSON COMMUNITY ID
GARAGE HANDING
GARAGE LEFT
SPECIFICATION LEVEL
TBD
PLAN NAME
ELLICOTT
NPC PLAN NUMBER
1643
LANSON PLAN ID
LEGACY PLAN NUMBER / NAME
PLAN 3840
SHEET
3.31b



3  
 WALK-OUT BASEMENT W/ GRADE BRICK  
 TYPICAL WALL SECTION  
 SCALE: 3/4" = 1'-0"

PRODUCTION MANAGER		
Jamey Heinzman		
CURRENT		
RELEASE DATE: 08/25/2017		
REV #	DATE	DESCRIPTION
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PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 101
LANSON COMMUNITY ID	---
GARAGE HANDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	ELLICOTT
NPC PLAN NUMBER	1643
LANSON PLAN ID	---
LEGACY PLAN NUMBER / NAME	PLAN 3840
SHEET	9.30





# 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. 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.		6 - WOOD AND PLASTICS		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) 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.		ROOM	
2 - SITE CONSTRUCTION		7 - THERMAL & MOISTURE PROTECTION		WALLS:		SQ. FT.	
1) SOIL BEARING CALCULATIONS BASED ON 3000 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/ DAMPPROOFING MATERIALS.		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.		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.		LIGHT REQ'D	
3 - CONCRETE		8 - DOORS AND WINDOWS		FLOORS:		LIGHT SUPP	
1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%. 2) SLOPE ON DRIVE SHALE 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 / 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. 7) CALCULATIONS FOR COLUMN PADS BASED ON 3000 PSF SOIL BEARING.		1) WINDOW CALL OUT PER WINDOW SCHEDULE. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER 2) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. 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.		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 PILES 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.		VENT REQ'D	
4 - MASONRY		15 - MECHANICALS		FRAMING:		VENT SUPP	
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		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.		1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING. 2) ALL BEARING HEADERS TO BE 2 X 8 HEM-FIR #2 OR EQUAL UNLESS NOTED OTHERWISE. 3) ALL 2x10 & 2x12 HEADERS TO BE HEM-FIR - #2 UNLESS NOTED OTHERWISE. 4) ALL 2x8 HEADERS TO BE HEM-FIR-#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 PILES 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.		NOTES	
		16 - ELECTRICAL		ROOF:			
		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.XXX FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.		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.			
		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					

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
2.11b	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
AD3.7	MISCELLANEOUS ARCHITECTURAL DETAILS - ESCAPE WINDOW
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.04a1	ELEVATION "4" - FRONT AND REAR ELEVATIONS
7.04a2	ELEVATION "4" - 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
S0-2.0A	FRAMING PLAN OPTIONS
S0-3.0	FRAMING PLAN OPTIONS
S0-3.0A	FRAMING PLAN OPTIONS
S0-4.0	FRAMING PLAN OPTIONS
SD.01	BASEMENT TYPICAL FOUNDATION DETAILS
SD.02	BASEMENT TYPICAL FOUNDATION DETAILS
SD.03	BASEMENT TYPICAL FOUNDATION DETAILS

Cleveland Division

387 Medina Rd. Suite 1700

Medina, OH 44256



Cover Sheet

Specifications & General Notes

PRODUCTION MANAGER

Jamey Heinzman

CURRENT RELEASE DATE: 08/25/2017

REV # | DATE | DESCRIPTION

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PROJECT TYPE

SINGLE FAMILY

COMMUNITY NAME

RIVER OAKS

LOT 101

LAWSON COMMUNITY ID

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GARAGE HANDING

GARAGE LEFT

SPECIFICATION LEVEL

TBD

PLAN NAME

ELLICOTT

NPC PLAN NUMBER

1643

LAWSON PLAN ID

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LEGACY PLAN NUMBER / NAME

PLAN 3840

SHEET

0.00



# OHIO DIVISION LOT - 101

## RIVER OAKS

### ELLICOTT

1 - GENERAL BUILDING & DESIGN REQUIREMENTS		5 - METALS	GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:		LIGHT & VENT CALCULATIONS:																																																																																																																																						
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1) SOIL BEARING CALCULATIONS BASED ON 3000 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/ DAMPPROOFING MATERIALS.		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.	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.		<table><tr><td>FIRST FLOOR</td><td>2082 SQ. FT.</td></tr><tr><td>SECOND FLOOR</td><td>2044 SQ. FT.</td></tr><tr><td>TOTAL</td><td>4126 SQ. FT.</td></tr><tr><td>GARAGE</td><td>620 SQ. FT.</td></tr><tr><td>PORCH</td><td>122 SQ. FT.</td></tr><tr><td>TOTAL AREA UNDER ROOF</td><td>2702 SQ. FT.</td></tr><tr><td>BASEMENT</td><td>2007 SQ. FT.</td></tr><tr><td>FINISHED BASEMENT</td><td>1714 SQ. FT.</td></tr></table>		FIRST FLOOR	2082 SQ. FT.	SECOND FLOOR	2044 SQ. FT.	TOTAL	4126 SQ. FT.	GARAGE	620 SQ. FT.	PORCH	122 SQ. FT.	TOTAL AREA UNDER ROOF	2702 SQ. FT.	BASEMENT	2007 SQ. FT.	FINISHED BASEMENT	1714 SQ. FT.																																																																																																																					
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3 - CONCRETE		8 - DOORS AND WINDOWS	FLOORS:		Control Date																																																																																																																																						
1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%. 2) SLOPE ON DRIVE SHALE 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 / 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. 7) CALCULATIONS FOR COLUMN PADS BASED ON 3000 PSF SOIL BEARING.		1) WINDOW CALL OUT PER WINDOW SCHEDULE. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER 2) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. 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.	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 PLIES 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.		<table><tr><th>Rev #</th><th>Date</th><th>Pages</th><th>Comments</th></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr><tr><td>△</td><td>--</td><td>--</td><td>--</td></tr></table>		Rev #	Date	Pages	Comments	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--	△	--	--	--																																																																									
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4 - MASONRY		15 - MECHANICALS	FRAMING:																																																																																																																																								
1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SM" 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		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.	1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATING. 2) ALL BEARING HEADERS TO BE 2 X 8 HEM-FIR #2 OR EQUAL UNLESS NOTED OTHERWISE. 3) ALL 2x10 & 2x12 HEADERS TO BE HEM-FIR - #2 UNLESS NOTED OTHERWISE. 4) ALL 2x8 HEADERS TO BE HEM-FIR-#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 PLIES 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.																																																																																																																																								
		16 - ELECTRICAL	ROOF:																																																																																																																																								
		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.XXX FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.	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.																																																																																																																																								
		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																																																																																																																																									

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
2.11b	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
AD3.7	MISCELLANEOUS ARCHITECTURAL DETAILS - ESCAPE WINDOW
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.04a1	ELEVATION "4" - FRONT AND REAR ELEVATIONS
7.04a2	ELEVATION "4" - 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
SO-1.0	FRAMING PLAN OPTIONS
SO-2.0	FRAMING PLAN OPTIONS
SO-2.0A	FRAMING PLAN OPTIONS
SO-3.0	FRAMING PLAN OPTIONS
SO-3.0A	FRAMING PLAN OPTIONS
SO-4.0	FRAMING PLAN OPTIONS
SO.01	BASEMENT TYPICAL FOUNDATION DETAILS
SO.02	BASEMENT TYPICAL FOUNDATION DETAILS
SO.03	BASEMENT TYPICAL FOUNDATION DETAILS

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



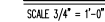
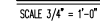
Cover Sheet  
Specifications & General Notes

PRODUCTION MANAGER	
Jamey Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
REV #	DATE / DESCRIPTION
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PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	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	0.00

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

ENGINEER OF RECORD: MULHLEN & KULP, ENGINEERING  
ARCHITECT OF RECORD: GODOUC DESIGN - ARCHITECTS



### Plan Details

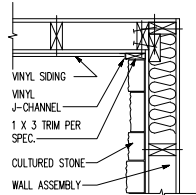
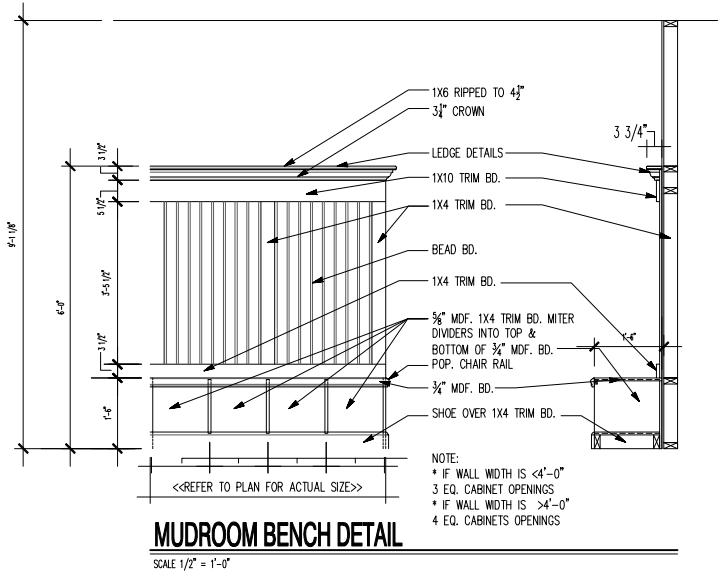
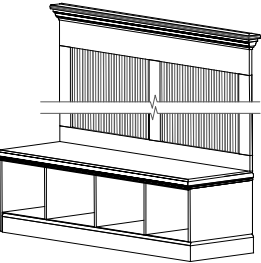
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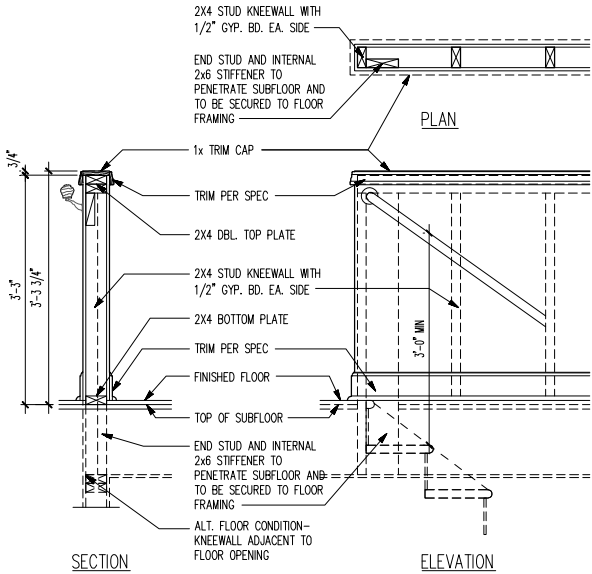
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ENGINEER OF RECORD: MULHERN & KULP ENGINEERING  
ARCHITECT OF RECORD: GODUCO DESIGN - ARCHITECTS

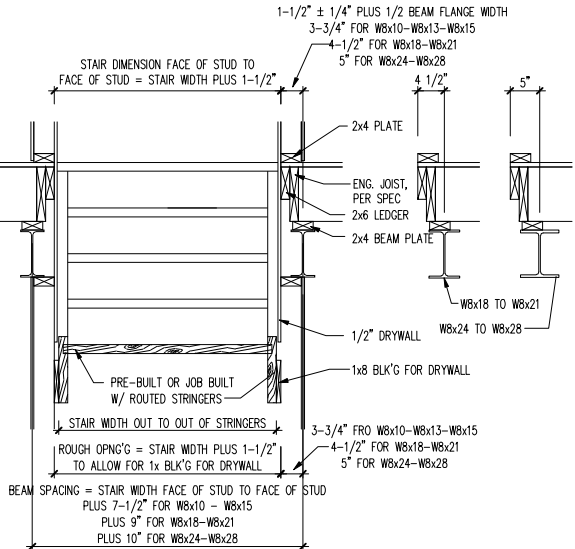




**TYP. STONE/SIDING TRANSITION**  
 N.T.S.



**KNEEWALL SECTION - TYPICAL**  
 SCALE 3/4" = 1'-0"



ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING

ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 101**  
LANSON COMMUNITY ID  
---

GARAGE HANDING  
**GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ELLICOTT**  
NPC PLAN NUMBER  
**1643**  
LANSON PLAN ID  
---

LEGACY PLAN NUMBER / NAME  
**PLAN 3840**

SHEET  
**2.11b**

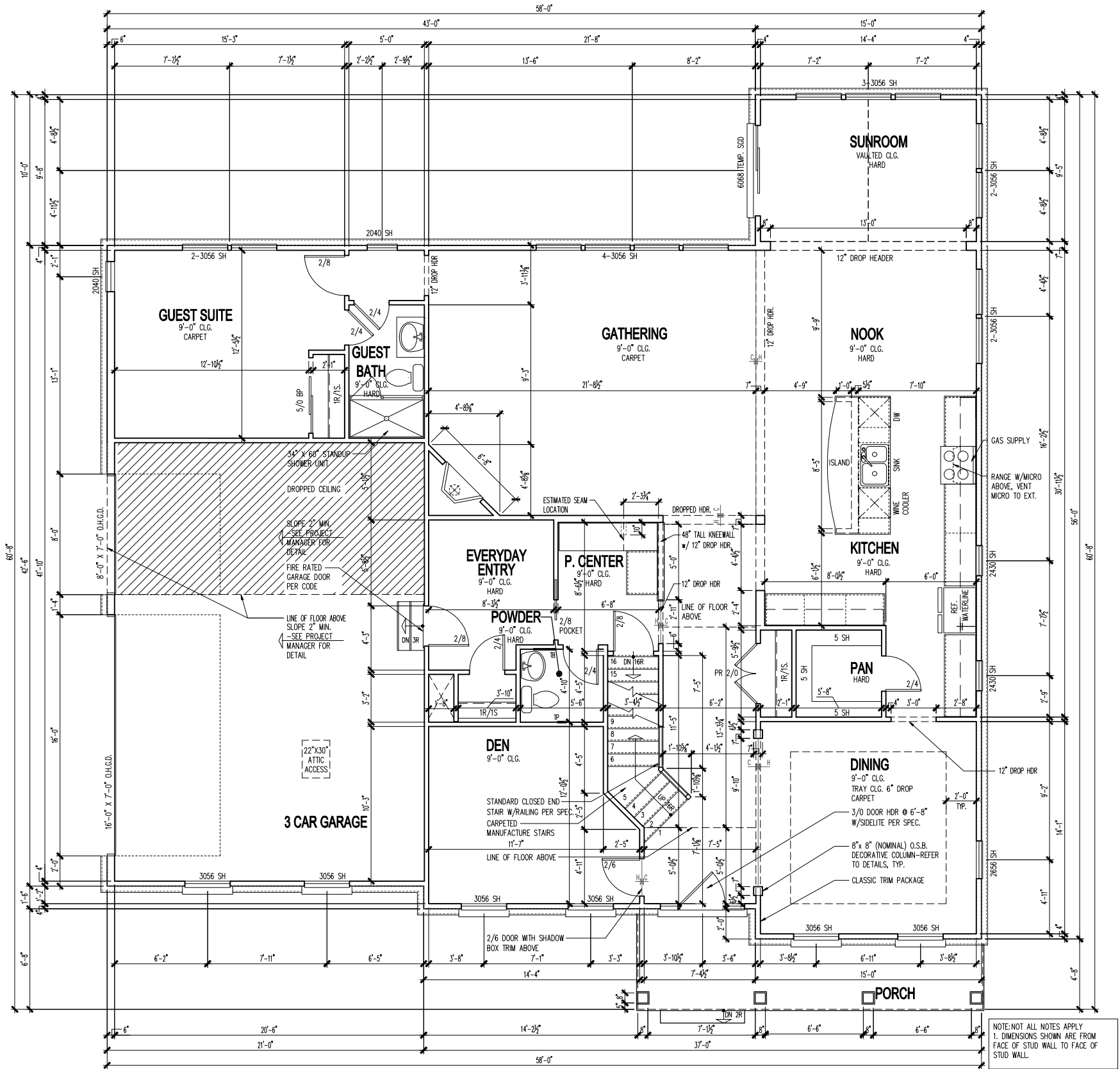
Plan Details

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387 Medina Rd. Suite 1700  
Medina, OH 44256

Pulte Homes



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

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
REV #	DATE / DESCRIPTION
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PROJECT TYPE	
SINGLE FAMILY	
COMMUNITY NAME	
RIVER OAKS LOT 101	
LAWSON COMMUNITY ID	
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GARAGE HANDING	
GARAGE LEFT	
SPECIFICATION LEVEL	
TBD	
PLAN NAME	
ELLICOTT	
NPE PLAN NUMBER	
1643	
LAWSON PLAN ID	
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LEGACY PLAN NUMBER / NAME	
PLAN 3840	
SHEET	
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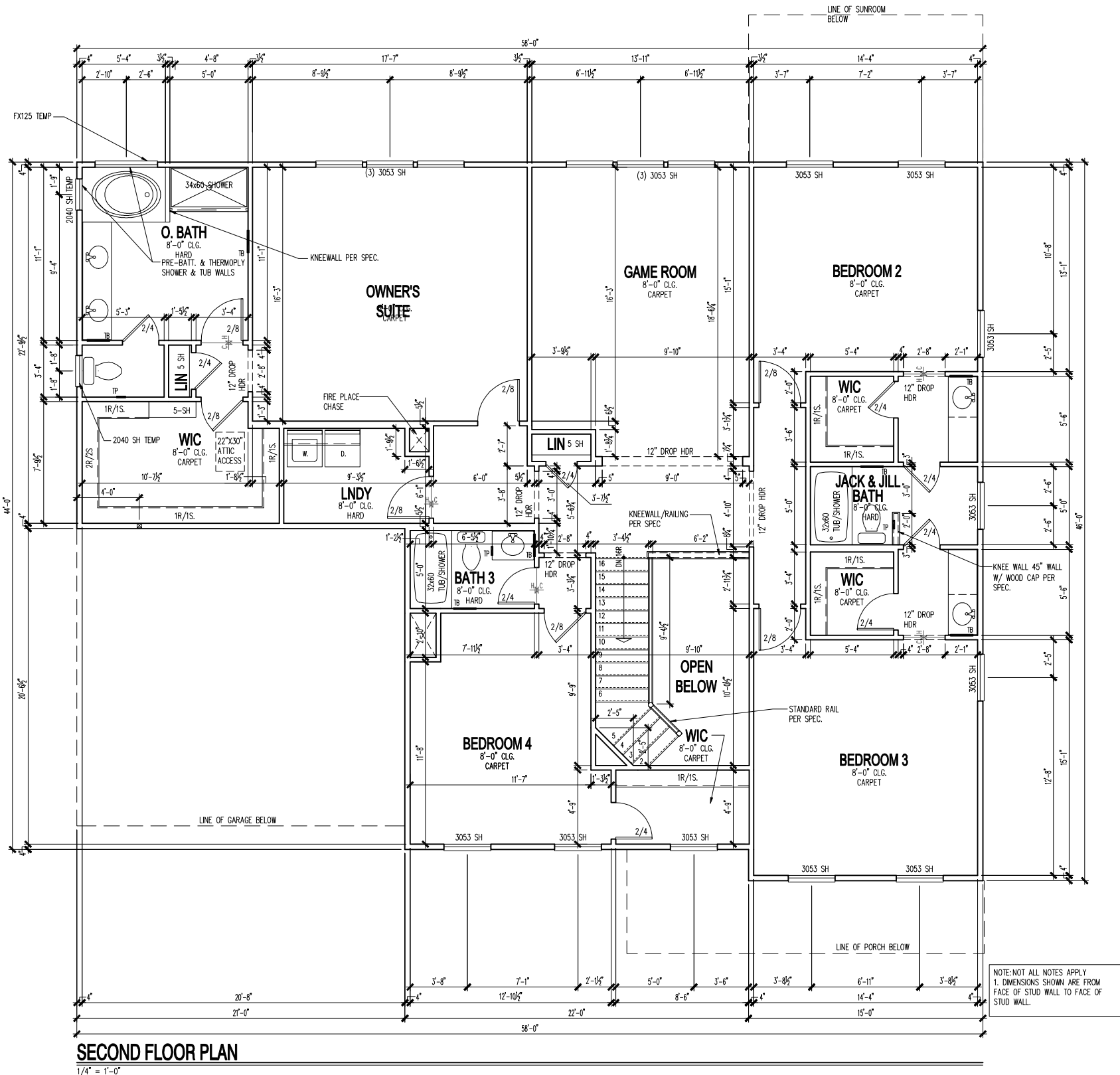
## Second Floor Plan

[illegible]

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

SHEET

2.20a

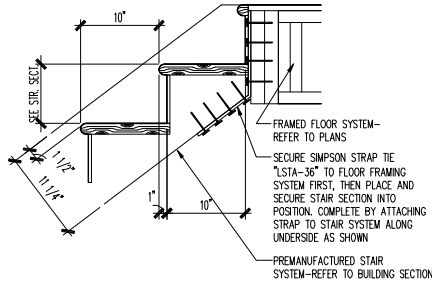


## SECOND FLOOR PLAN

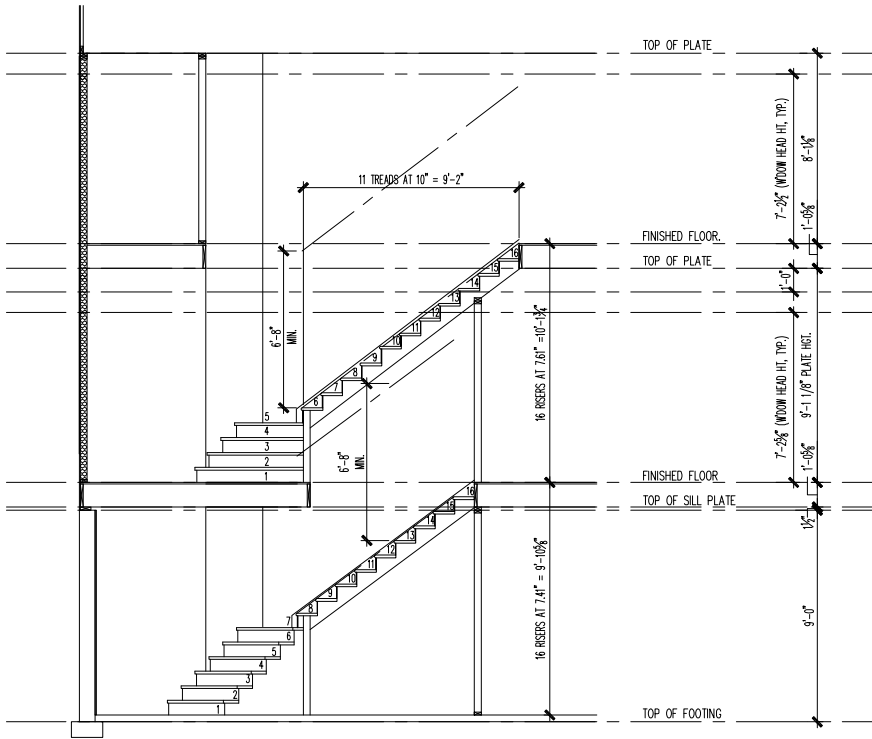
$$\overline{1/4^n} = 1' - 0^n$$



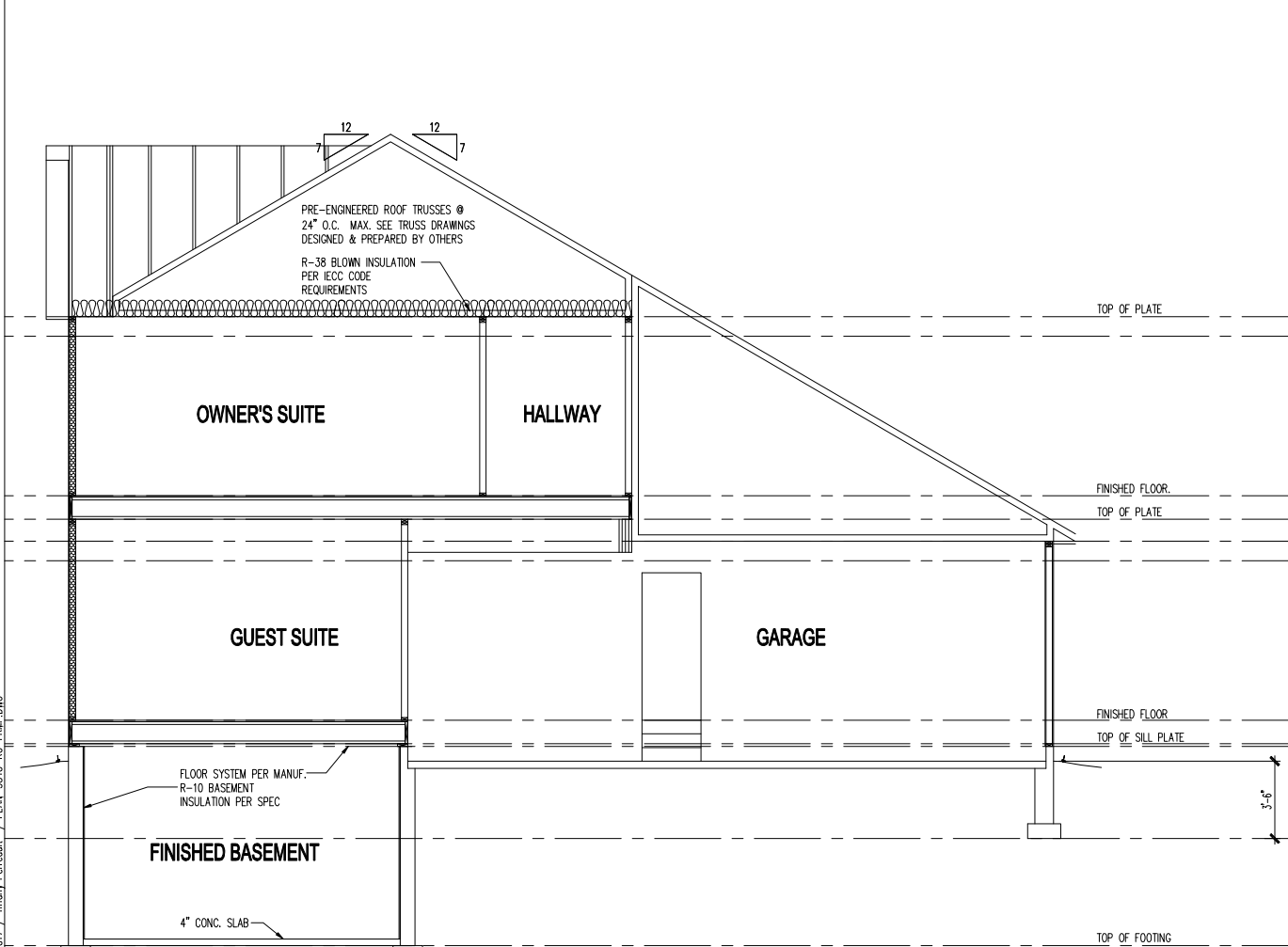
- NOTES:
1. PROVIDE WATER RESISTANT DRYWALL FOR ALL SHOWER AND BATH SPACE
  2. PROVIDE HANDRAILS AND GUARDRAILS PER IRC-R311.5.6
  3. PROVIDE FIRESTOPPING PER IRC-R602.8
  4. ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SM" CONDITIONS
  5. PROVIDE ICE-SHIELD PER CODE
  6. PROVIDE SOFFIT VENT PER SPECS
  7. PROVIDE OPEN HEAD JOINT WEEP HOLES AT 24" O.C.
  8. PROVIDE ATTIC VENTILATION PER IRC-R806.1
- HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED ACCORDING TO IRC-311.5.6 AND IRC-312.1
- HAND RAILS THAT HAVE MIN. AND MAX. HGTS OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST 1 SIDE OF STAIRWAY.
- ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 3 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.
- THERE SHALL BE NO HORIZONTAL BALUSTER MEMBERS AND SPACING SHALL BE SUCH THAT A FOUR INCH DIAMETER SPHERE CANNOT PASS THROUGH



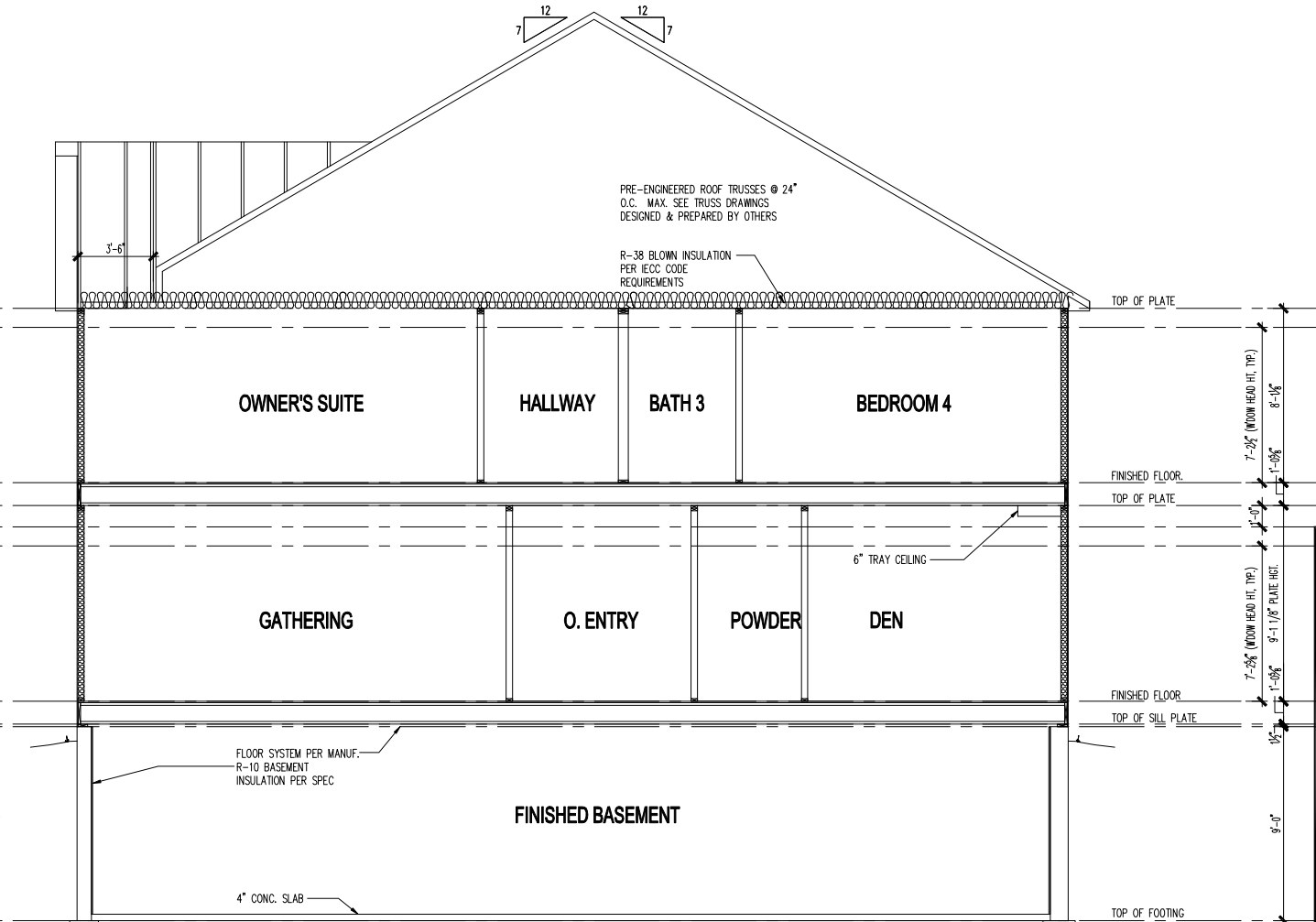
**STAIR TREAD / ATTACHMENT DETL.**  
 N.T.S.



**SECTION THRU STAIR**  
 1/4" = 1'-0"



**SECTION THRU GARAGE**  
 1/4" = 1'-0"



**SECTION THRU OWNER'S SUITE, DEN, AND BEDROOM 4**  
 1/4" = 1'-0"

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
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PROJECT TYPE
<b>SINGLE FAMILY</b>

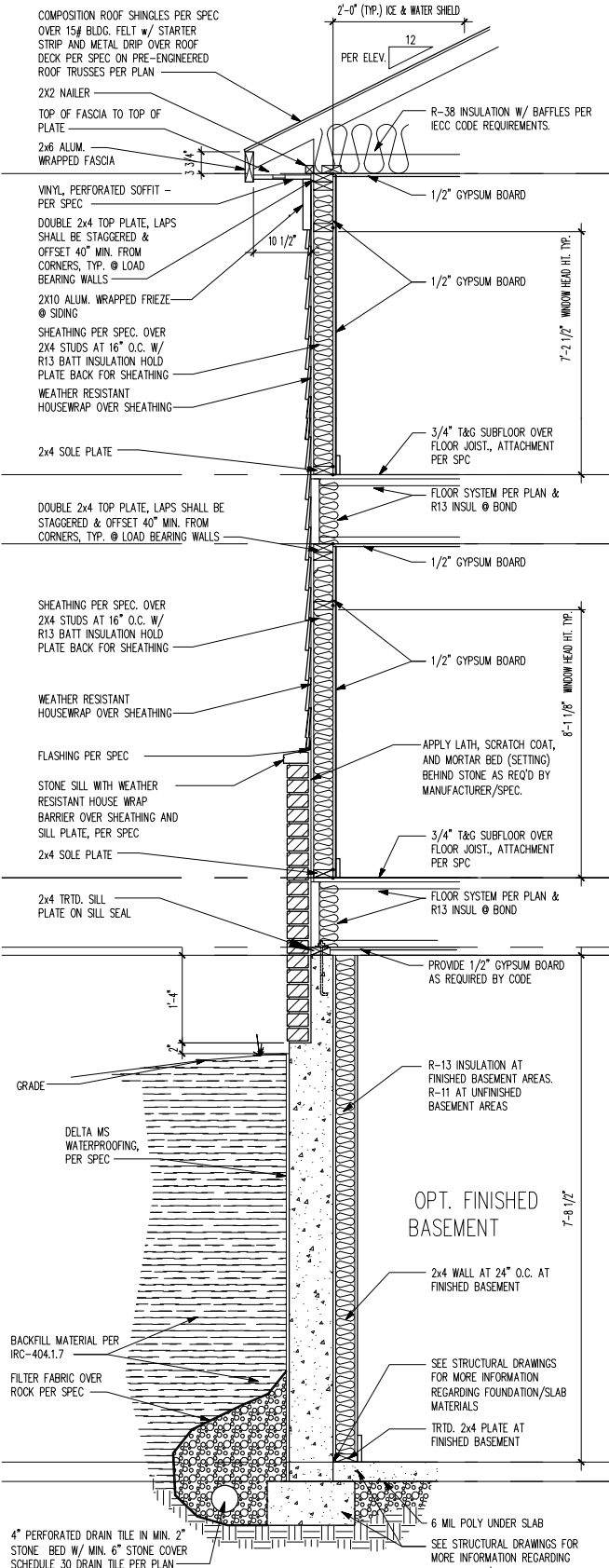
COMMUNITY NAME
<b>RIVER OAKS LOT 101</b>
LAWSON COMMUNITY ID
--

GARAGE HANDING
<b>GARAGE LEFT</b>

SPECIFICATION LEVEL
<b>TBD</b>

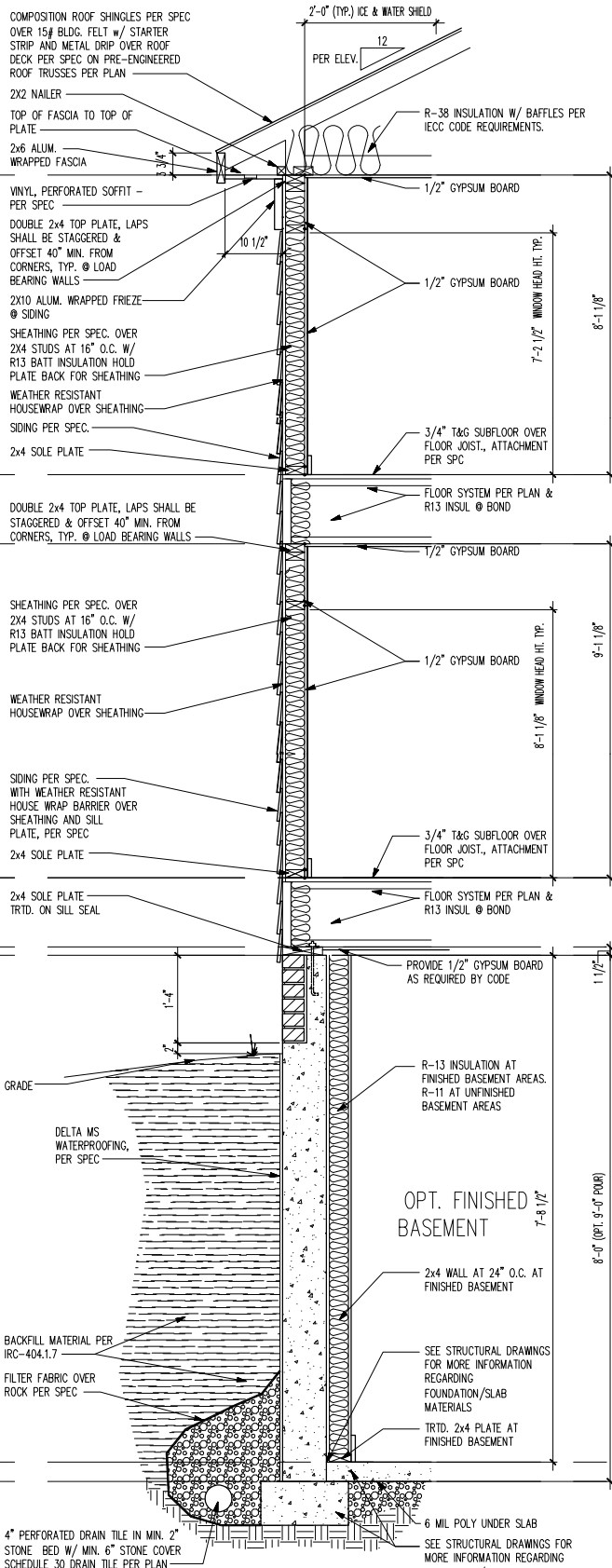
PLAN NAME
<b>ELLICOTT</b>
NPC PLAN NUMBER
<b>1643</b>
LAWSON PLAN ID
--
LEGACY PLAN NUMBER / NAME
<b>PLAN 3840</b>

SHEET
<b>3.30a</b>



**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

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



## Typical Wall Sections

[illegible]

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS**  
**LOT 101**

**GARAGE HANDING  
GARAGE LEFT**

SPECIFICATION LEVEL	TBD
---------------------	-----

PLAN NAME  
**ELLCOTT**

1643  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3840**

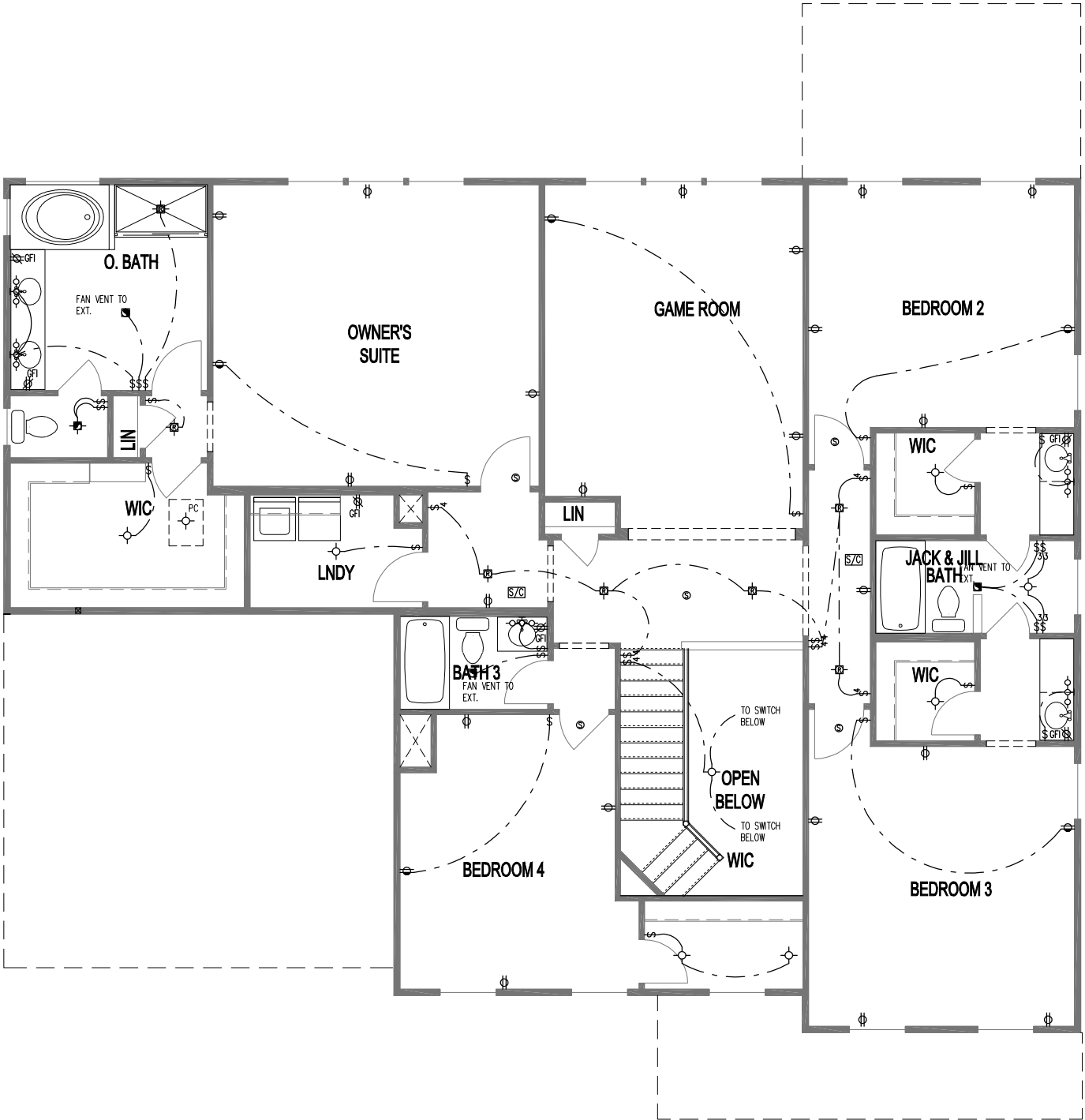
SHEET

3.31a



Symbol	Type	Additional Notes
	DETECTOR - SMOKE	UL 217 APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
	DETECTOR - SMOKE/CARBON MONOXIDE COMBINATION	CEILING MOUNTED SMOKE /CO DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP
	DISCONNECT - SWITCHED	
	EQUIPMENT - CHIMES - DOORBELL	
	FAN - CEILING W/ LIGHT	FAN BOX PER NEC. PROVIDE 4-WIRE CABLE FROM SWITCH(ES) (CLG FAN OPTIONAL)
	FAN - EXHAUST	
	FAN - EXHAUST W/ LIGHT	
	FAN - EXHAUST W/ LIGHT-VENT TO EXTERIOR	
	GAS TAP	
	LIGHT - CEILING	
	LIGHT - CEILING MOUNTED HANGING FIXTURE	
	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	
	OUTLET - 220V	
	OUTLET - AFCI	
	OUTLET - DUPLEX	
	OUTLET - DUPLEX-SPLIT WIRED	
	OUTLET - DUPLEX-SPLIT WIRED - AFCI	
	OUTLET - GARAGE DOOR	
	OUTLET - GFI	
	OUTLET - PHONE	CAT 5E
	OUTLET - TV	RG-6
	OUTLET - WATERPROOF-GFI	
	SWITCH - DISPOSAL	
	SWITCH - FOUR WAY	
	SWITCH - LIGHT	
	SWITCH - PUSH BUTTON	
	SWITCH - THREE WAY	
	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

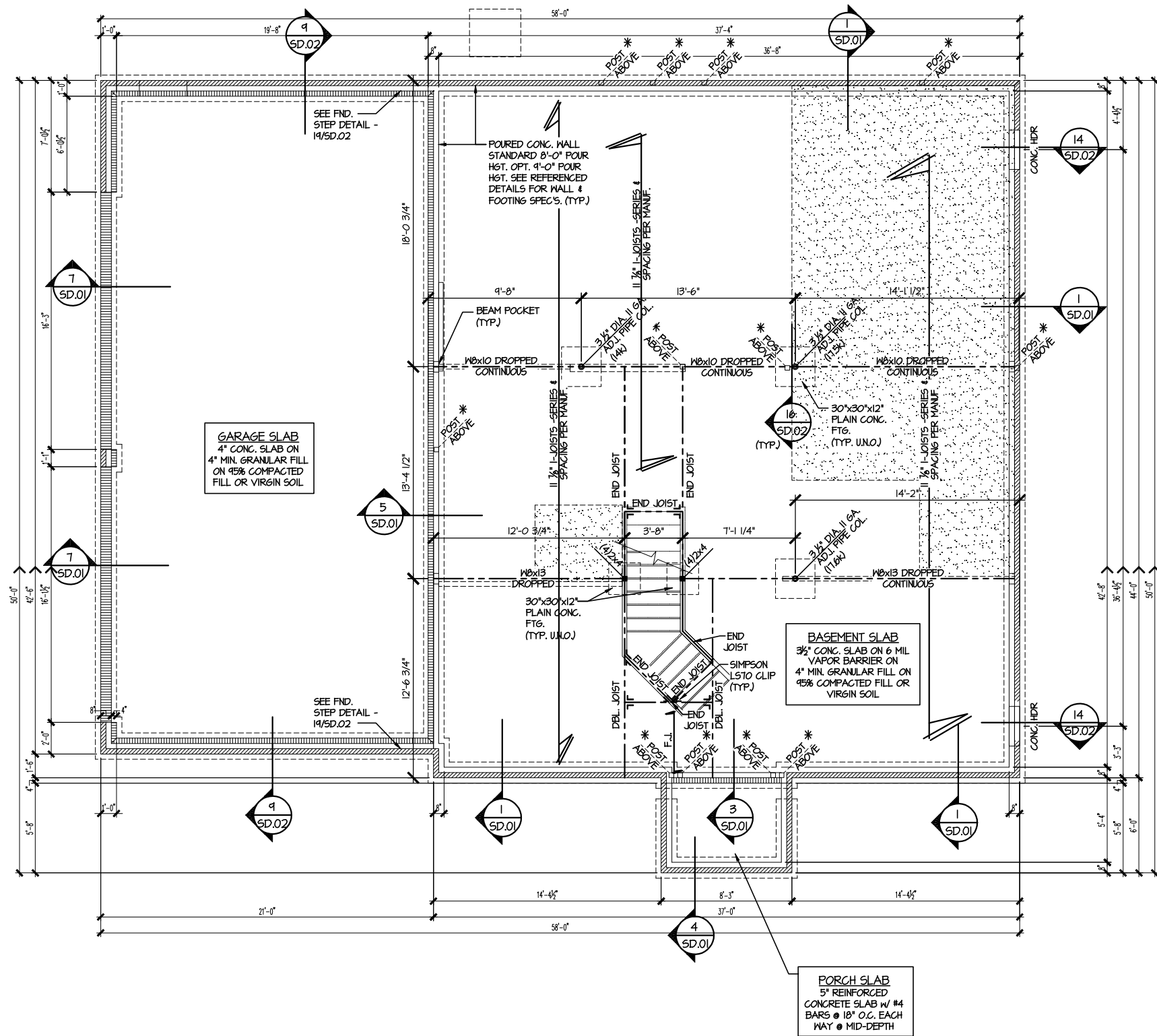
Cleveland Division  
387 Medina Rd. Suite 1700  
Medina, OH 44256



Second Floor  
Electrical Plans

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 08/25/2017	
REV #	DATE / DESCRIPTION
△	--
△	--
△	--
△	--
△	--
△	--
△	--
△	--
△	--

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS
LOT	LOT 101
LANSON COMMUNITY ID	---
GARAGE HANDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	ELLICOTT
NPC PLAN NUMBER	1643
LANSON PLAN ID	---
LEGACY PLAN NUMBER / NAME	PLAN 3840
SHEET	6.11



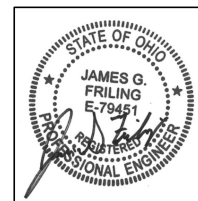
## GENERAL STRUCTURAL NOTES

### 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. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO.:  
 F<sub>c</sub> = SEE DETAILS:  
 2500 psi: FOUNDATION WALLS  
 2500 psi: FOOTINGS  
 2500 psi: INTERIOR SLABS ON GRADE  
 3500 psi: GARAGE & EXT. SLABS ON GRADE  
 f<sub>y</sub> = 60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT.
- BASEMENT WALL DESIGN IS BASED ON BACKFILL SOIL W/ EQUIVALENT FLUID PRESSURES OF 45 AND 60 psf SOIL. SEE FOUNDATION DETAILS FOR SPECIFICATIONS.
- BASEMENT FOUNDATION WALL DESIGN BASED ON 8' OR 4' HEIGHT, AS NOTED ON PLANS. TALLER WALLS MUST BE ENGINEERED.
- ALL FOUNDATION WALL OPENINGS SHALL HAVE (2) #5 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 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 45% COMPACTED FILL.
- PIPE COLUMNS SHALL BE 3 1/2" DIA. ADJUSTABLE (1) 6A) STEEL PIPE COLUMNS ON 30"x30"x12" PLAIN CONCRETE FOOTINGS, UNO. COLUMN SCREW 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.

### LEGEND

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



## 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 = 10 PSF (REDUCED ROOF LIVE LOAD)  
 DEAD = 11 PSF (ROOF TRUSSES)  
 LOAD DURATION FACTOR = 1.25
- FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)  
 DEAD = 10 PSF (1-JOISTS @ SOLID SAVIN)  
 = 20 PSF (0 TILE)
- WIND: 90 MPH, EXP. B
- SEISMIC: DESIGN CATEGORY A1B
- SOIL: DESIGN ASSUMES 2,000 PSF ALLOWABLE BEARING PRESSURE

### GENERAL FRAMING

- 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, UNO.
- ALL 2x6 AND LARGER SOLID SAVIN LUMBER SHALL BE HEM FIR (#1 #2) OR BETTER, UNO.
- 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. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION/BEARING.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:  
 LSL MEMBERS - F<sub>b</sub>=2325 PSI; F<sub>v</sub>=310 PSI; E=1.55x10<sup>6</sup> PSI  
 LVL MEMBERS - F<sub>b</sub>=2600 PSI; F<sub>v</sub>=285 PSI; E=2.0x10<sup>6</sup> PSI
- ALL MEMBERS SPECIFIED AS MULTI-PLY (3/4" 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.s (HILTI) DN4178 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

- 1-JOISTS SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA, USING THE LOWEST GRADE JOIST AVAILABLE. 1-JOISTS SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.
- ALL METAL HANGERS SHALL BE SPECIFIED BY 1-JOIST MANUFACTURER, UNLESS OTHERWISE NOTED.
- 1-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) 25d CLIPS AT 2-PLY GIRDER TRUSSES, (3) 12.5d 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. @ 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 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.

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M&K project number:  
 105-12007

project mgr: JGF  
 drawn by: VRF  
 issue date: 09-19-14

REVISIONS:

date:	initial:
01/16/15	RJZ
ARCH REVISIONS	
05/01/15	BJD
ARCH REVISIONS	
12/21/15	NJD
ARCH REVISIONS	

**Pulte Homes**

1ST FLOOR FRAMING PLAN

ELLICOTT MODEL  
 RIVER OAKS COMMUNITY  
 OHIO DIVISION

sheet:

**S-1.0**



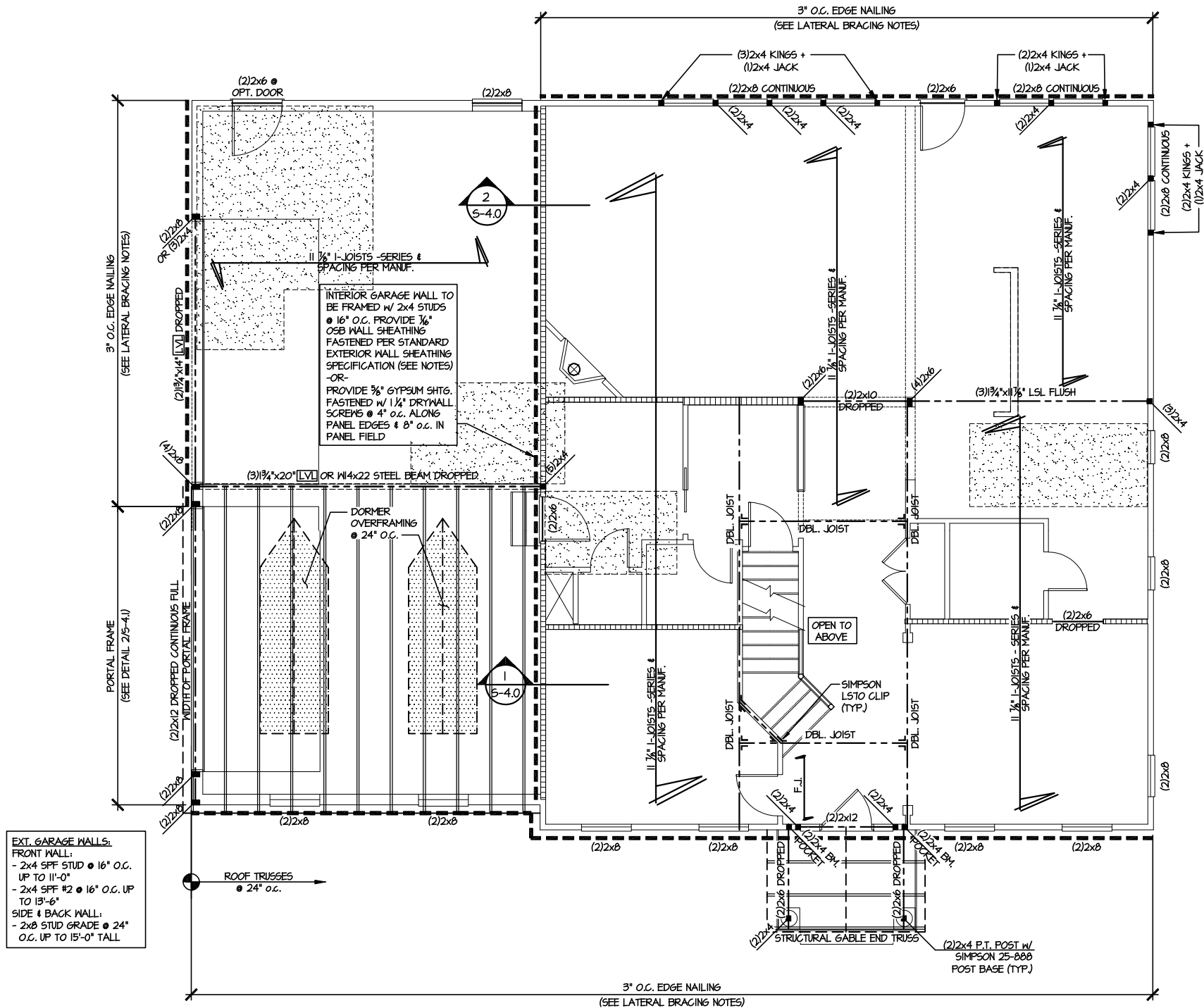
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REVISIONS:	
date:	initial:
01/16/15 ARCH REVISIONS	RJZ
05/01/15 ARCH REVISIONS	BJD
12/21/15 4 NEW ELEVATIONS	NJD



## S-1.2





## 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 IBC/2009 IBC IN CONJUNCTION WITH ASCE 7-05, AS PERMITTED BY SECTION R104.11 AND R301.1.3 (IRC) AND SECTION 301.1.3 (RCO).

ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, 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

- $\frac{1}{8}$ " OSB OR  $\frac{1}{2}$ " PLYWOOD: FASTEN SHEATHING w/ 8d NAILS @ 6" o.c. AT ALL PANEL EDGES AND 12" o.c. IN THE PANEL FIELD OR 16 GA.  $\frac{1}{4}$ " CROWN (MIN) X  $\frac{1}{2}$ " LONG @ 3" o.c. 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 (SEE NOTES ON PLANS)

- $\frac{1}{8}$ " OSB OR  $\frac{1}{2}$ " PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH  $\frac{1}{8}$ " OSB. FASTEN SHEATHING w/ 8d NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL 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:

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 12d @ 8" o.c. USE (12) 12d @ EACH LAP SPlice, (6) EACH SIDE OF JOINT. (TYP. UNO.)
- 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"x3"x $\frac{1}{4}$ "	2 FT. MAX
UP TO 8'-0"	L4"x3"x $\frac{1}{4}$ " (LLV)	2 FT. MAX
UP TO 14'-0"	L6"x3"x $\frac{1}{4}$ " (LLV)	2 FT. MAX
UP TO 3'-6"	L3"x3"x $\frac{1}{4}$ "	20 FT. MAX
UP TO 6'-0"	L5"x3"x $\frac{1}{4}$ " (LLV)	20 FT. MAX
UP TO 8'-0"	L6"x3"x $\frac{1}{4}$ " (LLV)	20 FT. MAX
4'-0"	L7"x4"x $\frac{1}{4}$ " (LLV)	12 FT. MAX
16'-0"	L7"x4"x $\frac{1}{4}$ " (LLV)	3 FT. MAX
16'-0"	L8"x4"x $\frac{1}{4}$ " (LLV)	4 $\frac{1}{2}$ FT. MAX

ALL LINTELS: < 6' SHALL HAVE 8" MINIMUM BEARINGS AT EACH END. > 6' SHALL HAVE 12" MINIMUM BEARINGS AT EACH END. > ALL LINTEL SPANS OVER 4'-0" SHALL BE FASTENED BACK TO THE WOOD FRAMED HEADER w/  $\frac{1}{2}$ " DIA. X  $\frac{3}{8}$ " LONG LAG SCREWS @  $\frac{1}{8}$ " 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 (B.M.A.)
- BEAM / HEADER
- INTERIOR BRACED WALL PANEL OR OSB SHEATHING
- AREA OF FLOOR SYSTEM DESIGNED FOR TILE
- J.L. METAL HANGER
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN BELOW.

## 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 = 10 PSF (REDUCED ROOF LIVE LOAD) DEAD = 11 PSF (ROOF TRUSSES) LOAD DURATION FACTOR = 1.25
  - FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS) DEAD = 10 PSF (1-JOISTS @ SOLID SAWN) = 20 PSF (@ TILE)
  - WIND: 90 MPH, EXP. B
  - SEISMIC: DESIGN CATEGORY A1B
  - SOIL: DESIGN ASSUMES 2000 PSF ALLOWABLE BEARING PRESSURE

### GENERAL FRAMING

- 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, UNO.
- ALL 2x6 AND LARGER SOLID SAWN LUMBER SHALL BE HEM FIR (#2) OR BETTER, UNO.
- 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. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS CONTINUOUS TO FOUNDATION/BEARINGS.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=155x10<sup>6</sup> PSI
  - VLV MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI
- ALL MEMBERS SPECIFIED AS MULTI-PLY (3x) 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.s (HILTI) DN41P8 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)  $\frac{1}{2}$ " DIA. THRU-BOLTS OR TO WOOD POSTS w/ (2)  $\frac{1}{2}$ " DIA. X 3  $\frac{1}{2}$ " 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 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 (#2) OR DOUG-FIR #2 (#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 I, TONGUE AND GROOVE EDGES, FASTEN SHEATHING TO FRAMING MEMBERS w/ BLUE 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) 2d TOENAILS @ ALL BEARING POINTS. PROVIDE (2) 2.5d CLIPS AT 2-PLY GIRDER TRUSSES, (3) 2.5d CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE  $\frac{1}{8}$ " PLYWOOD OR  $\frac{1}{4}$ " OSB SHEATHING 24/16, EXPOSURE I. 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 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.

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M&K project number: 105-12007  
project mgr: JGF  
drawn by: VRF  
issue date: 09-19-14

REVISIONS:

date:	initial:
01/16/15	RJZ
05/01/15	BJD
12/21/15	NJD

**Pulte Homes**

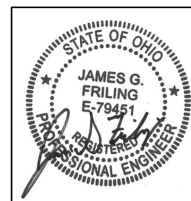
2ND FLOOR FRAMING PLAN  
ELLICOTT MODEL  
RIVER OAKS COMMUNITY  
OHIO DIVISION

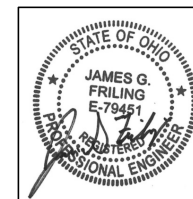
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**S-2.0**

**2nd FLOOR FRAMING PLAN**  
SCALE: 1/8"=1'-0"

ELEVATION 1





REVISIONS:	
date:	initial:
01/16/15	RJZ
ARCH REVISIONS	
05/01/15	BJD
ARCH REVISIONS	
12/21/15	NJD
4 NEW ELEVATIONS	

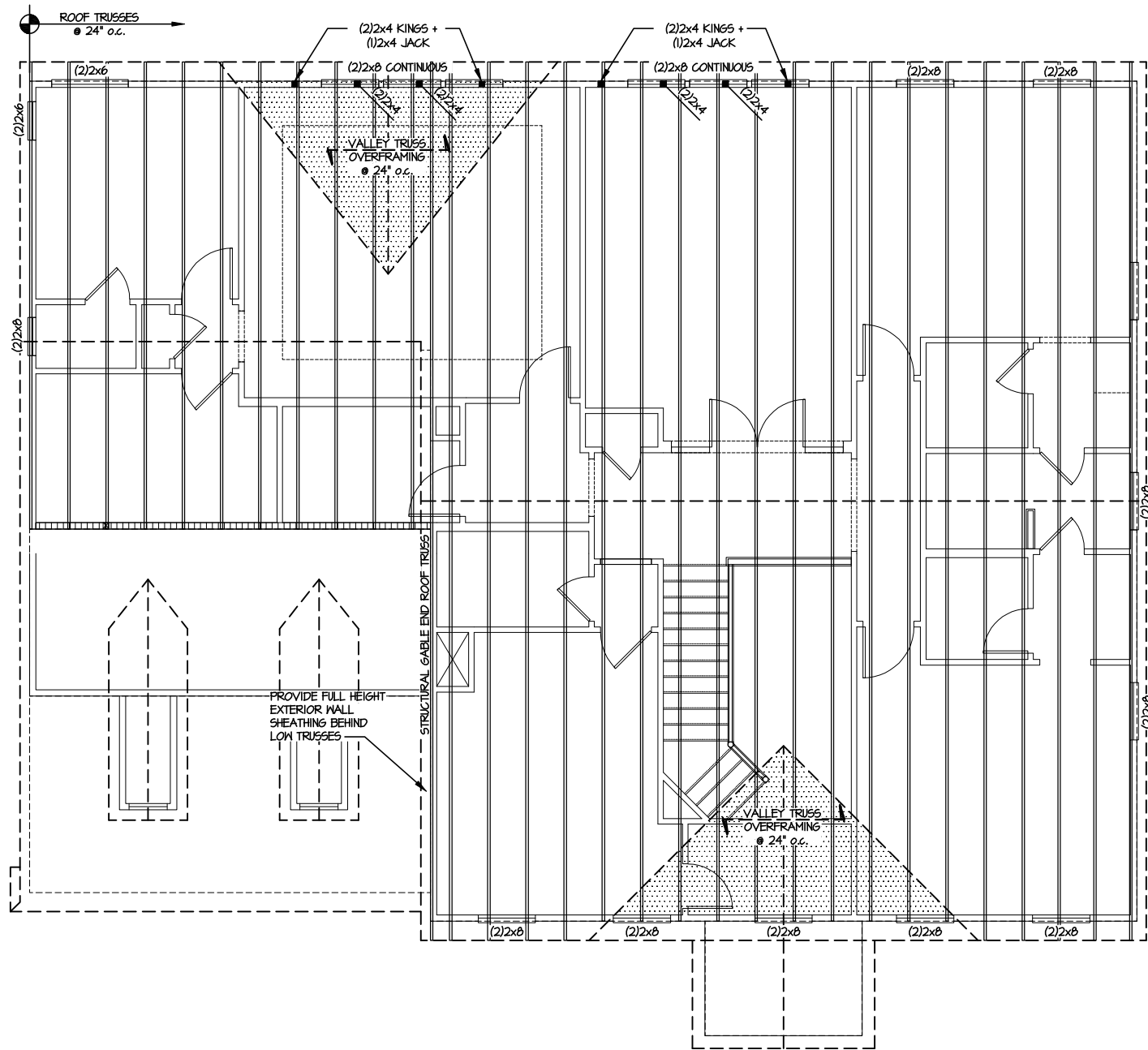


## 2ND FLOOR FRAMING PLAN

ELLICOTT MODEL  
RIVER OAKS COMMUNITY  
OHIO DIVISION

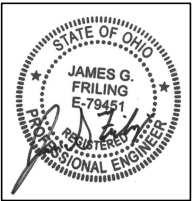
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## S-2.2



**1 ROOF 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 IRC IN CONJUNCTION WITH ASCE 7-05, AS PERMITTED BY SECTION R104.11 AND R301.1.3 (IRC) AND SECTION 301.1.3 (RCO).

ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, 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 1/2" 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 1/2" LONG @ 3" o.c. 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 (SEE NOTE ON PLANS)

- 1/2" OSB OR 1/2" PLYWOOD:  
ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING WALL SHOWN WITH 1/2" OSB. 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 @ 8" o.c. USE (12) 12d @ 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"x3"x1/4"	2 FT. MAX
UP TO 8'-0"	L4"x3"x1/4" (LLV)	2 FT. MAX
UP TO 14'-0"	L6"x3"x1/4" (LLV)	2 FT. MAX
UP TO 3'-6"	L3"x3"x1/4"	20 FT. MAX
UP TO 6'-0"	L5"x3"x3/8" (LLV)	20 FT. MAX
UP TO 8'-0"	L6"x3"x3/8" (LLV)	20 FT. MAX
4'-0"	L7"x4"x3/8" (LLV)	12 FT. MAX
16'-0"	L7"x4"x3/8" (LLV)	3 FT. MAX
16'-0"	L8"x4"x1/2" (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 4'-0" SHALL BE FASTENED BACK TO THE WOOD FRAMED HEADER w/ 1/2" DIA. x 3 1/2" LONG LAG SCREWS @ 1/8 POINTS OF THE LINTEL SPAN, UNLESS NOTED OTHERWISE.  
\*\*\* ANY LINTEL CONDITION NOT ENCOMPASSED BY THE ABOVE PARAMETERS SHALL BE SPECIFICALLY DESIGNED \*\*\*

## LEGEND

- [Pattern] INTERIOR BEARING WALL
- [Pattern] BEARING WALL ABOVE (B.M.A.)
- [Pattern] BEAM / HEADER
- [Pattern] INTERIOR BRACED WALL PANEL OR OSB SHEATHING
- [Pattern] AREA OF FLOOR SYSTEM DESIGNED FOR TILE
- J.L. METAL HANGER
- \* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ▶ INDICATES HOLDOWN BELOW.

## 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 = 10 PSF (REDUCED ROOF LIVE LOAD)  
DEAD = 11 PSF (ROOF TRUSSES)  
LOAD DURATION FACTOR = 1.25  
FLOOR: LIVE = 40 PSF (30 PSF @ SLEEPING AREAS)  
DEAD = 10 PSF (1-JOISTS & SOLID SAWN)  
= 20 PSF @ TILE  
WIND: 90 MPH, EXP. B  
SEISMIC: DESIGN CATEGORY A1B  
SOIL: DESIGN ASSUMES 2000 PSF ALLOWABLE BEARING PRESSURE

### GENERAL FRAMING

- 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 (12x JACK STUD @ (12x KINGS STUD, MINIMUM.  
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- ALL 2x6 AND LARGER SOLID SAWN LUMBER SHALL BE HEM FIR (#1 #2) OR BETTER, UNO.
- 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. 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=1.55x10<sup>6</sup> PSI  
• [VL] MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI  
• ALL MEMBERS SPECIFIED AS MULTI-PLY 1 3/4" 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.s (HILTI) DNI41P8 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 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 (#1 #2) OR DOUG-FIR #2 (#1 #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/ 8d 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) 12d CLIPS AT 2-PLY GIRDER TRUSSES, (3) 12d CLIPS AT 3-PLY GIRDER TRUSSES & ROOF BEAMS AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" PLYWOOD OR 1/2" 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 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.
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- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO T) w/ 2x4 LEDGER FASTENED TO FRAMING w/ (2) 12d NAILS @ 16" o.c.

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105-12007

project mgr:

JGF

drawn by:

VRF

issue date:

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MECHANICAL REVISIONS	
12/21/15	NJD
4 MECHANICAL	

**Pulte Homes**

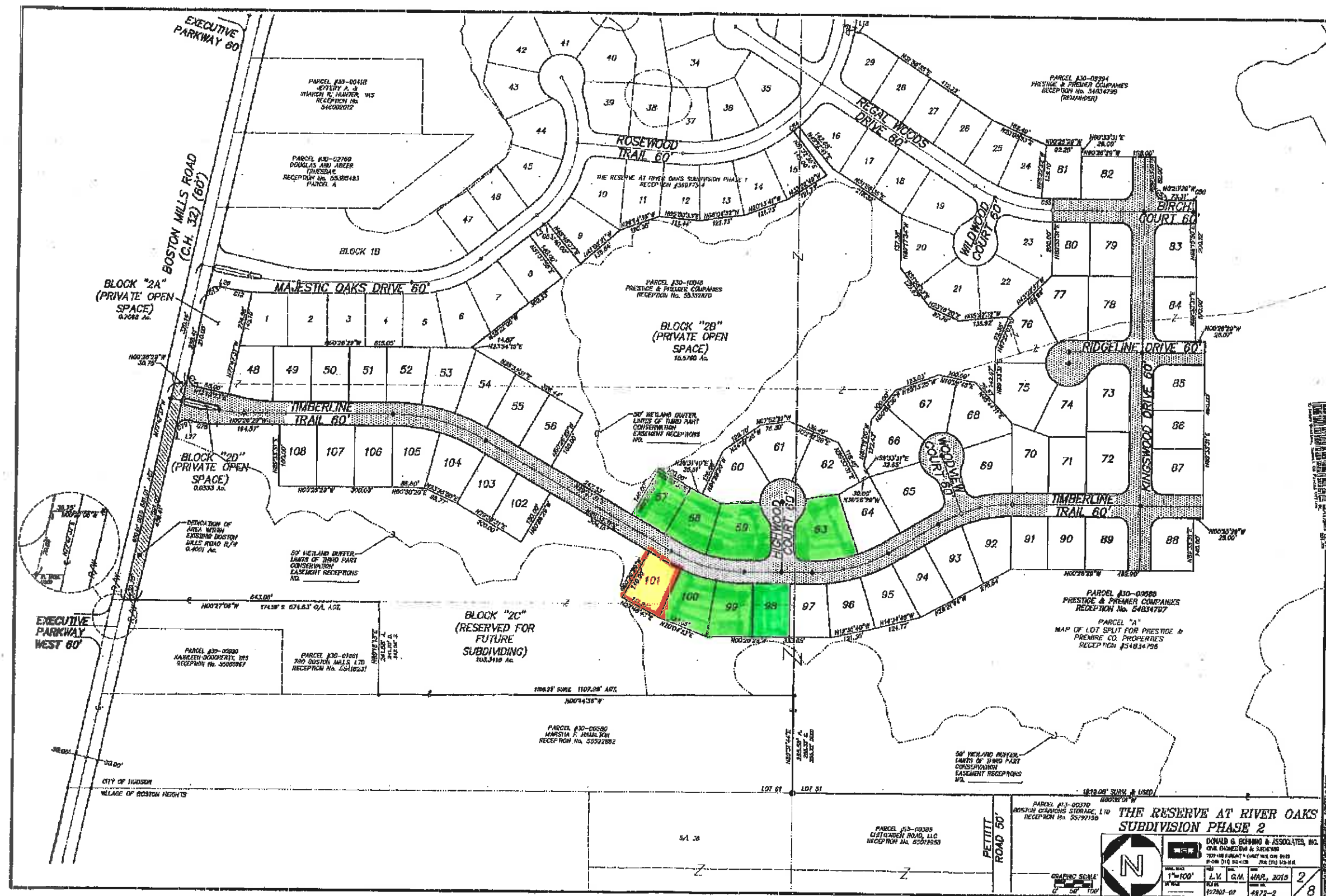
ROOF FRAMING PLAN

ELLICOTT MODEL  
RIVER OAKS COMMUNITY  
OHIO DIVISION

sheet:

**S-3.0**







R0101 Lot in  
question

5722 Timberline Trail

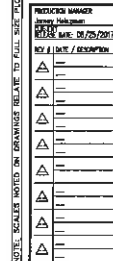




## LOTTERIE August 25, 2017 / Tiffany Parsonson / PLM-340-PD-ELON JMC



### Front Elevation - 4



PROJECT TYPE	SINGLE FAMILY
--------------	---------------

CEDARHILL NAME  
RIVER OAKS  
LOT 101

LOT 101  
LARGEN COMMUNITY III  
101

**GARAGE FINISHING**  
**GARAGE LEFT**

PROJECT OR FIRM NAME	TBD
	ELI LILLY

HPG PLAN NUMBER  
**1643**

LIST OF RECORDS 11	LEGACY PLAN NUMBER / NAME <b>PLAN 3840</b>
	GAY

7.04a2

3500 W. 13th Ave. / 3rd Fl. / Denver, CO 80202 / 303.733.1111



7.01a2

ENGINEER OF RECORD: MUELEN & KULP ENGINEERING  
ARCHITECT OF RECORD: COOGLIO DESIGN - ARCHITECTS

PLATTED: May 10, 2017 / Record: Solondo / PLAN--J285-R3--11.01.DWG



SHEET  
7.01a1



7.01a1

ENGINEER OF RECORD: MULHORN & KILP ENGINEERS  
ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS



Lot 57  
vacant

5731 Timberline Trail



Lot 58 vacant

5719 Timberline trail





Lot 59 Vacant  
5707 Timberline Trail





LOT 63- VACANT

5675 TIMBERLINE TRAIL



OHIO  
**HUDSON**

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## 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**

