

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

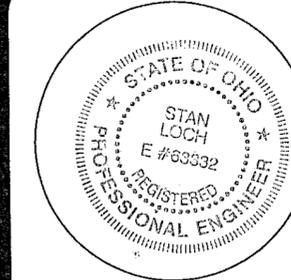
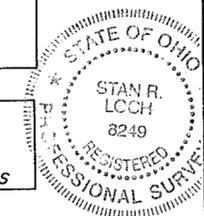
**HUDSON**  
 ENGINEERING DEPARTMENT  
 Approved  
 Approved, as noted  
 Rejected  
 Reviewed By: Anthony L. Calabro  
 12:19 pm, Nov 06, 2020

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

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	85.80'	330.00'	43.15'	85.56'	S09°11'06"E	14°53'52"
C2	204.53'	300.00'	106.42'	200.59'	S19°58'22"E	39°03'46"
C3	6.78'	300.00'	3.39'	6.78'	S01°05'19"E	1°17'41"

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



\*\*PRIMARY BENCHMARK:\*\*  
 TOC/BOC ELEV @ P/L IN FRONT OF SUBLOTS 144/145  
 ELEV. = 1006.50

\*\*SECONDARY BENCHMARK:\*\*  
 TOP STEM OF HYDRANT IN FRONT OF SUBLOTS 83/144 ON REGAL WOODS DRIVE  
 ELEV. = 1009.07

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

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

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

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

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

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

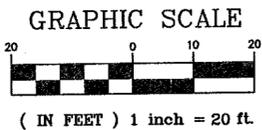
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10-21-2020  
 STAN R. LOCH P.E. #63332 DATE

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



ENGINEERING and SURVEYING  
 Civil Engineering · Land Surveying



PERCENTAGE OF LOT COVERAGE = 31.6%

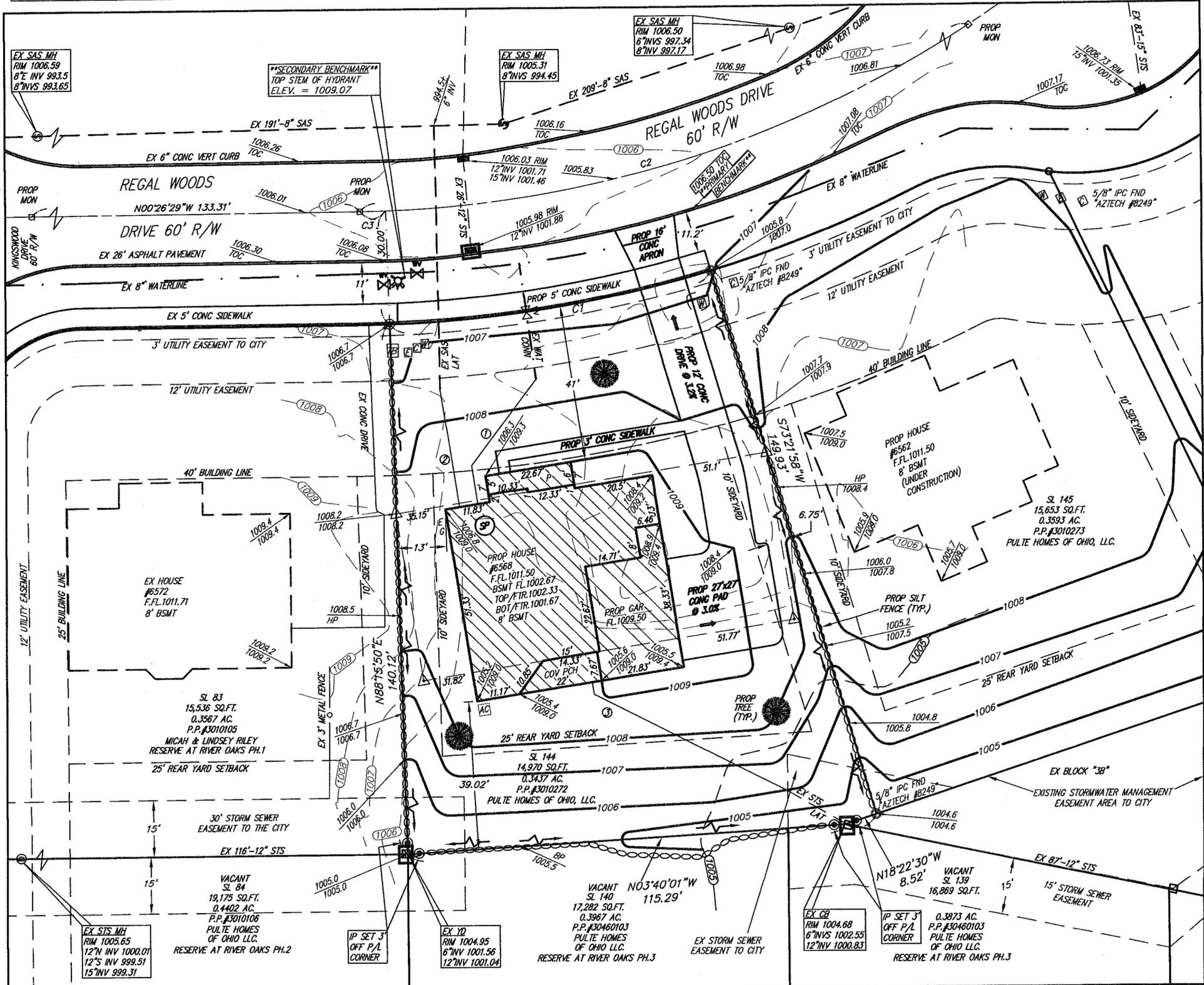
HOUSE COVERAGE = 2,982 SQ.FT.  
 DRIVEWAY COVERAGE = 1,597 SQ.FT.  
 WALKWAY COVERAGE = 158 SQ.FT.  
 TOTAL COVERAGE = 4,737 SQ.FT.

DATE OF SURVEY:  
 OCTOBER 16th, 2020

TYPE OF HOUSE:  
 PLAN # KIRKLAND  
 GAR: 3 CAR SIDE LEFT W/8' BASEMENT & COVERED PORCH

- 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
  - = EX YARD DRAIN
  - ⊙ = IRON PIN SET 5/8"x30" REBAR CAPPED "AZTECH #8249"
  - = EXISTING GRADE
  - - - = PROPOSED GRADE
  - ∞ = PROP SILT FENCE
  - = INLET PROTECTION
  - ⊕ = EX HYDRANT
  - ⊕ = EX WATER VALVE
  - ⊕ = SUMP PUMP
  - ⊕ = EX STORM MANHOLE
  - = SWALE
  - = FLOW ARROW
  - AC = AIR CONDITIONER
  - E = ELECTRIC CONNECTION
  - G = GAS CONNECTION
  - ▽ = OFFSET HUB
  - = CABLE PEDESTAL
  - = ELECTRIC BOX
  - = TELEPHONE PEDESTAL



SHEET CONTENT

SITE PLAN FOR  
 PULTE HOMES  
 SUBLLOT 144  
 6568 REGAL WOODS DRIVE  
 IN THE  
 RESERVE AT RIVER  
 OAKS SUBDIVISION PH.4  
 SITUATED IN THE  
 CITY OF HUDSON  
 COUNTY OF SUMMIT  
 STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

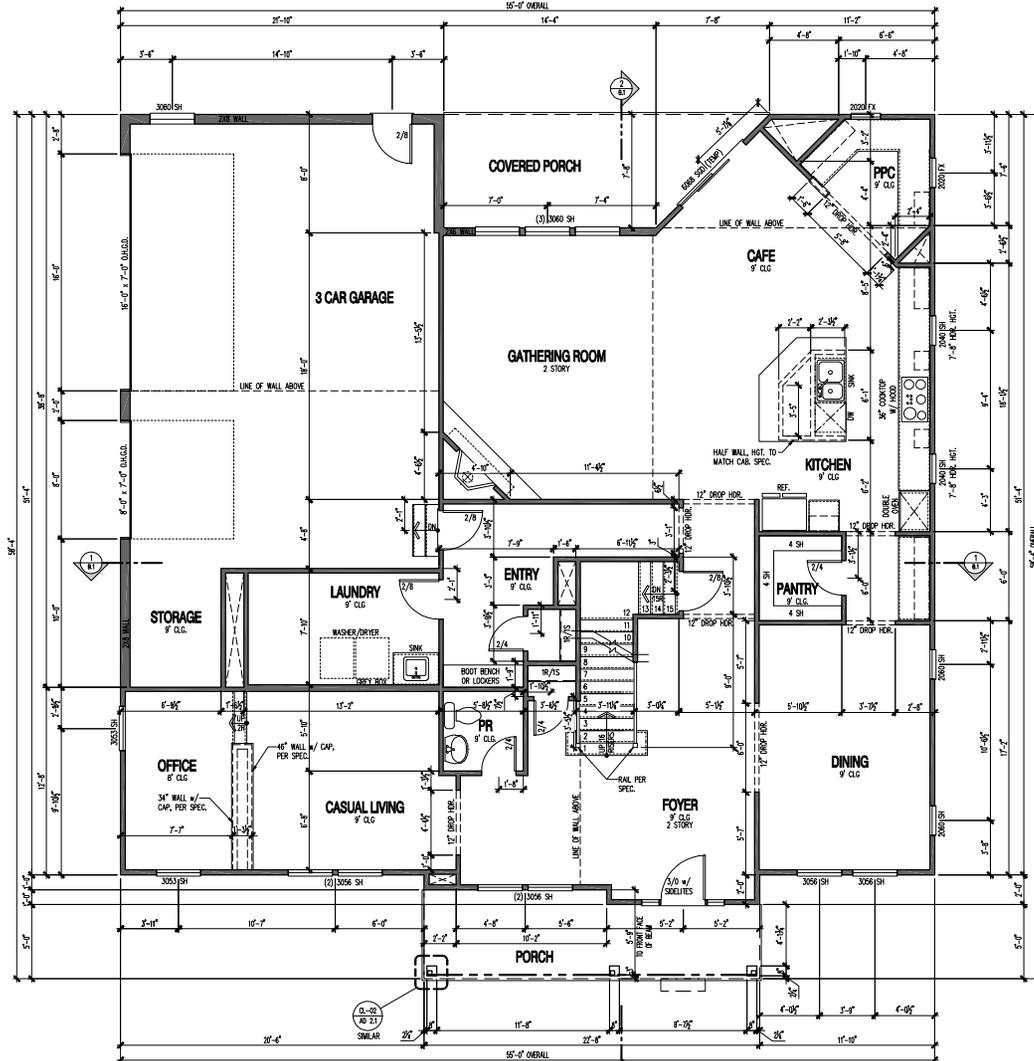
HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 10-26-2020
CHECKED BY SRL	DRAWING NO. 20142977-4
JOB NO. 20142977-4	SHEET 1 OF 1



# FLOORPLAN NOTES

## GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE.
2. ALL NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. KITCHEN AND DULCE PLANNING COUNTER WALLS, WHERE CHAIRS ARE TO BE HUNG, SHALL BE FRAMED AT 16" O.C.
3. PROVIDE A 1-3/4" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
4. PROVIDE FIRE SEPARATION BETWEEN DWELLING AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
5. PROVIDE 1/2" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
6. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL AFFIXED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS FOR OTHER THAN TEMPERED GLASS. LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONCERNING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
7. ALL BATH AND SHOWER FLOORS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SPOCK WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR FOR THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
8. PROVIDE 2x WALL SHEATHING WITH NAIL JOINTS AS DRIFT STOP WITH BATT INSULATION FILING ALL CAVITIES AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND CHAIRWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT FINISHING SURFACE AND NOT LESS THAN 3/4" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJUNCTIONS THE TREAD NOSINGS.
10. ALL REQUIRED HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJUNCTIONS THE TREAD NOSINGS AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
11. RESIDENTIAL HABITABLE ATTICS AND ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE EMERGENCY ESCAPE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. THE EMERGENCY ESCAPE MUST HAVE A 5.7 SF CLEAR OPENING AND A SILL HEIGHT OF NO MORE THAN 44" ABOVE FINISHED FLOOR. ESCAPE WINDOWS AT GRADE LEVEL MUST HAVE A MIN. OF 5.0 SF OF OPEN AREA. REQUIRED CLEAR OPENINGS SHALL BE A MINIMUM OF 20" HIGH AND 20" WIDE. EMERGENCY ESCAPES WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT SPACE MUST HAVE A WINDOW WELL AND LADDER IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES.



**FIRST FLOOR PLAN**

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

(c) Copyright Pulse Home Corporation - 2020

**Midwest Zone Office**  
1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



**First Floor Plan**  
# Exterior walls

PRODUCTION MANAGER	BOB KIRKLAND
DATE	09-29-2016
START PROJECT DATE	10-15-2020
REV #	DATE / DESCRIPTION
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DATE: October 23, 2020 / File Name: / 2380-300-00-NPC-01-FLOOR PLAN

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

PRODUCTION MANAGER  
**Bob Kirkland**

DATE  
09-29-2016

START PROJECT DATE  
10-15-2020

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PRODUCTION MANAGER  
**Bob Kirkland**

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**Bob Kirkland**

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10-15-2020

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

PRODUCTION MANAGER  
**Bob Kirkland**

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10-15-2020

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

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10-15-2020

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DATE: October 23, 2020 / File Name: / 2380-300-00-NPC-01-FLOOR PLAN

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

PRODUCTION MANAGER  
**Bob Kirkland**

DATE  
09-29-2016

START PROJECT DATE  
10-15-2020

REV # DATE / DESCRIPTION

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DATE: October 23, 2020 / File Name: / 2380-300-00-NPC-01-FLOOR PLAN

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

PRODUCTION MANAGER  
**Bob Kirkland**

DATE  
09-29-2016

START PROJECT DATE  
10-15-2020

REV # DATE / DESCRIPTION

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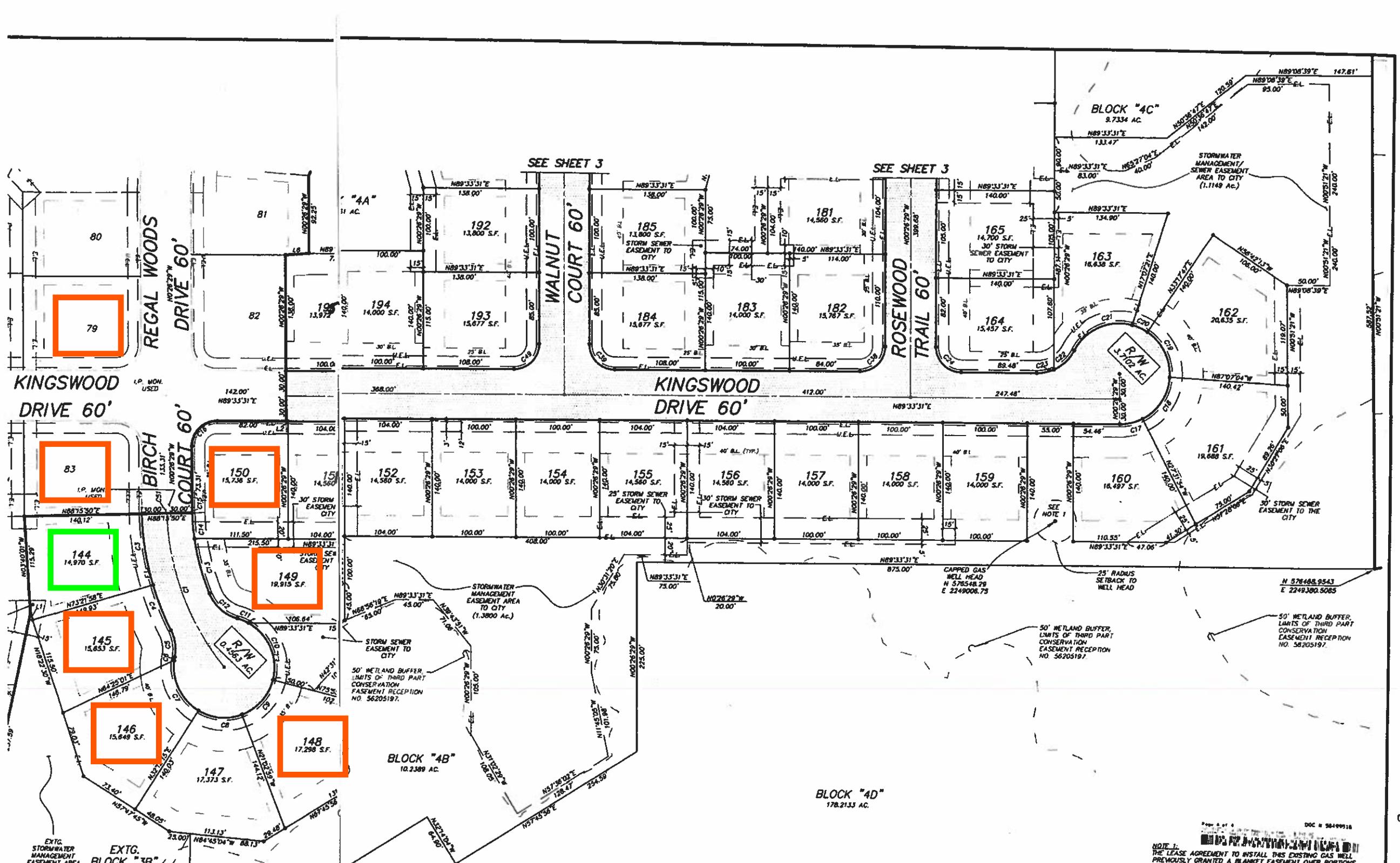






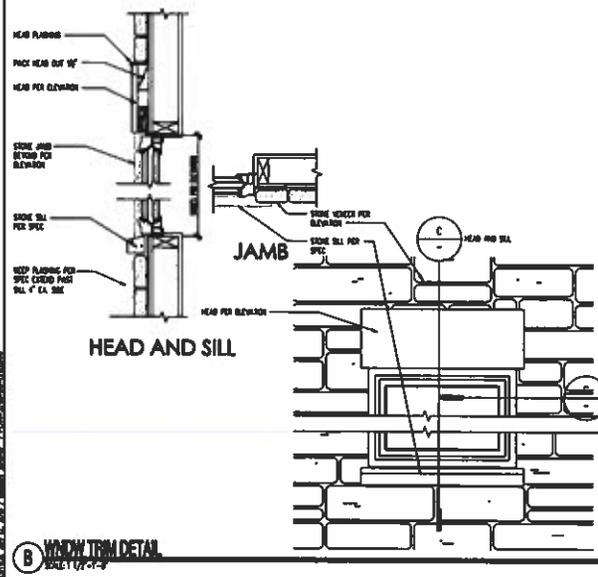
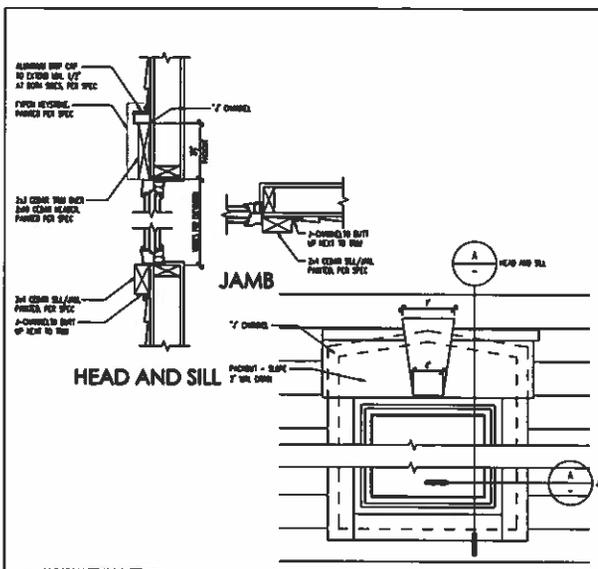








Lot 83



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



Division - 11 Low Country  
Front and Rear Elevations

REVISION	DATE	BY	CHKD.

SELECTED BY  
**RINGLE FAMILY**

PROJECT NAME  
**RIVER OAKS LOT 83**

PROJECT TYPE  
**GARAGE LIFT**

PROJECT NO.  
**711a1**

DATE  
**7.11.11**

Lot 146

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

Dulte

Executive - 12 Northern Crossover  
Paint and New Restorations

OWNER: SINGLY FAMILY  
PROJECT: RIVER OAKS LOT 146  
DATE: 11/11/2024  
SHEET: 1 OF 1

OWNER OF RECORD: WILSON & JUMP ARCHITECTURE  
ARCHITECT OF RECORD: WILSON & JUMP ARCHITECTURE

7.12a2

