

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

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

NOTE: PLEASE TAKE NOTICE, THE FOUNDATION SHOWN ON THIS SITE PLAN IS TAKEN FROM BASE PLANS ONLY. PROPER VERIFICATION WILL BE REQUIRED.

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

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

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

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 48/49  
 ELEV. = 1000.18

\*\*SECONDARY BENCHMARK\*\*  
 TOP STEM OF HYDRANT ACROSS FROM SUBLOT 50  
 ELEV. = 1006.30

\*\*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: 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.

PERCENTAGE OF LOT COVERAGE = 25.1%

HOUSE COVERAGE = 2,116 SQ.FT.  
 DRIVEWAY COVERAGE = 1,354 SQ.FT.  
 WALKWAY COVERAGE = 168 SQ.FT.  
 TOTAL COVERAGE = 3,638 SQ.FT.

DATE OF SURVEY:  
 JULY 27th, 2021

TYPE OF HOUSE:  
 PLAN# CRAWFORD  
 ELEVATION: 1  
 GAR: 3 CAR SIDE RIGHT W/9' GARDEN BASEMENT

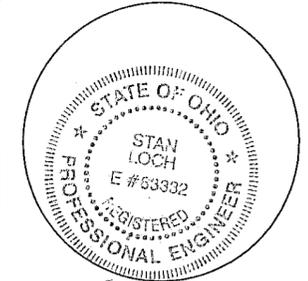
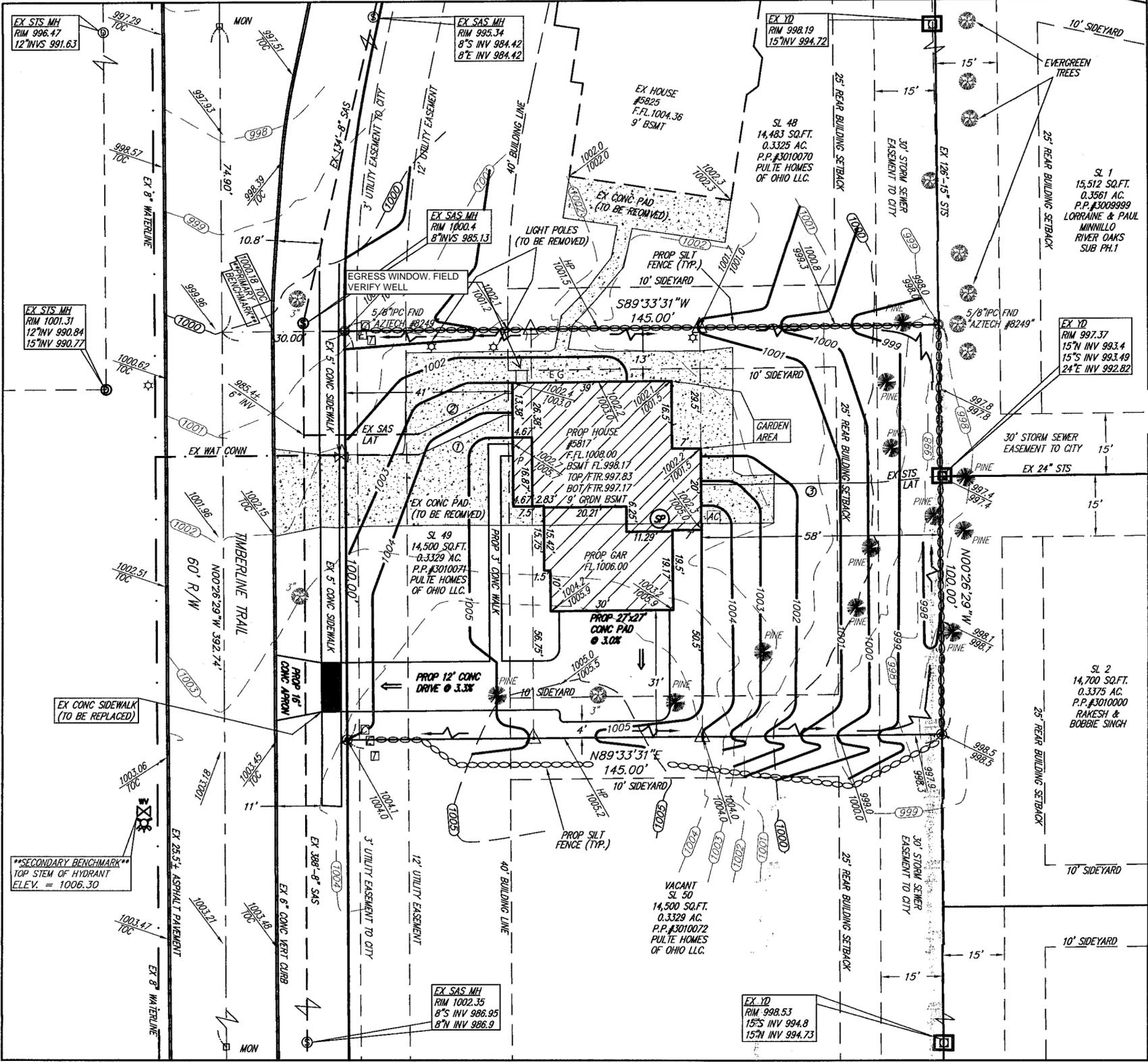


HUDSON ENGINEERING DEPARTMENT

Approved  
 Approved, as noted  
 Rejected  
 Reviewed By: Anthony L. Calabro  
 8:14 am, Aug 26, 2021

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

- LEGEND:
- = PROPOSED TREE
  - = EX MONUMENT
  - = EX CURB INLET
  - ⊙ = EX SANITARY MANHOLE
  - = EX YARD DRAIN
  - ⊙ = IRON PIN SET 5/8"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
  - = ELECTRIC BOX
  - ☆ = LIGHT POST
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = CABLE PEDESTAL
  - = EX PINE TREE



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 8-11-2021

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 SUBLLOT 49 5817 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'		1" = 20'	
DRAWN BY	DATE	DATE	
KEG	8-11-2021	8-11-2021	
CHECKED BY	DRAWING NO.	DRAWING NO.	
SRL	River Oaks 2	River Oaks 2	
JOB NO.	SHEET	SHEET	
20142977-2	1 OF 1	1 OF 1	



# OHIO DIVISION -LOT 49

River Oaks



## CRAWFORD

### PLAN SHEET INDEX

SHT.	DESCRIPTION
0.00	COVER SHEET
1.30a	FULL BASEMENT FOUNDATION PLAN
2.10a	FIRST FLOOR PLAN
2.11a	PLAN DETAILS
2.11b	PLAN DETAILS
2.11c	PLAN DETAILS
2.20a	SECOND FLOOR PLAN
3.30a	TYPICAL BUILDING SECTIONS
3.31a	TYPICAL WALL SECTIONS
3.31b	TYPICAL WALL SECTIONS
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.01a1	ELEVATION "1" - FRONT AND REAR ELEVATIONS
7.01a2	ELEVATION "1" - SIDE ELEVATIONS & ROOF PLAN
S-0	GENERAL STRUCTURAL NOTES
S-1.0	1ST FLOOR FRAMING PLAN
S-1.1	1ST FLOOR FRAMING PLAN
S-1.2	1ST FLOOR FRAMING PLAN
S-1.3	1ST FLOOR FRAMING PLAN
S-1.4	1ST FLOOR FRAMING PLAN
S-1.5	1ST FLOOR FRAMING PLAN
S-2.0	2ND FLOOR FRAMING PLAN
S-2.1	2ND FLOOR FRAMING PLAN
S-2.2	2ND FLOOR FRAMING PLAN
S-2.3	2ND FLOOR FRAMING PLAN
S-3.0	ROOF FRAMING PLAN
S-3.1	ROOF FRAMING PLAN
S-3.2	ROOF FRAMING PLAN
S-3.3	ROOF FRAMING PLAN
S-4.0	WALL BRACING DETAILS
S-4.1	LATERAL BRACING DETAILS

### 1 - GENERAL BUILDING & DESIGN REQUIREMENTS

- 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.
- 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.
- 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.
- 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.
- 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

- SOIL BEARING CALCULATIONS BASED ON 2500 PSF MIN
- BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS BACKFILL TO NOT DAMAGE THE FOUNDATION WALLS OR ANY WATERPROOFING/ DAMPROOFING MATERIALS.

### 3 - CONCRETE

- ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%.
- 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.
- SOME COLUMN DIMENSIONS ARE FROM CENTER OF COLUMN TO EXTERIOR FACE OF BASEMENT WALL.
- BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.
- BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR WATERPROOFING / DAMPROOFING MATERIALS.
- MUD SILLS SHALL BE TREATED MEMBERS AND SECURED BY ANCHOR BOLTS AND/OR STRAPS AS SPECIFIED IN THE DRAWINGS, DETAILS, AND SPECIFICATIONS.
- CALCULATIONS FOR COLUMN PADS BASED ON 2500 PSF SOIL BEARING.

### 4 - MASONRY

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

### 5 - METALS

### 6 - WOOD AND PLASTICS

### 7 - THERMAL & MOISTURE PROTECTION

- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.
- 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.
- PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE
- PROVIDE ICE-SHIELD PER CODE
- 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.
- HOUSE WRAP & FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.

### 8 - DOORS AND WINDOWS

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

### 15 - MECHANICALS

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

### 16 - ELECTRICAL

- 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.
- ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.
- GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.
- ALL SWITCHES SHALL BE INSTALLED AT 3'-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.
- ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.
- ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AT 5'-6" ABOVE ADJACENT DOOR SILL HEIGHT TO CENTERLINE OF FIXTURE.
- 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.

### GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (229 MM).
- HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.
- HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE
- ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.

### WALLS:

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

### FLOORS:

- STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE
- 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
- 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.
- SHOP DRAWINGS FOR ANY AND ALL ENGINEERED FLOOR SYSTEMS TO BE SUBMITTED TO ARCHITECT TO REVIEW IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS. WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS METHODOLOGY, CONTRACTOR TO BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

### FRAMING:

- ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING.
- ALL BEARING HEADERS TO BE 2 X 8 SPF #2 OR EQUAL UNLESS NOTED OTHERWISE.
- ALL 2x10 & 2x12 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.
- ALL 2x8 HEADERS SPF #2 UNLESS NOTED OTHERWISE.
- PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.
- 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).
- 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.
- JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.
- INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

### ROOF:

- HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE.
- 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.

### WINDOW DATA:

SIMONTON WINDOWS PERFORMANCE DATA					
ARGON WITHOUT GRIDS	WINDOWS				
	R VALUE	U FACTOR	SHGC	VT	
3/4" LOW-E 270/CLEAR	3.13	0.32	0.28	0.54	
ARGON WITH GRIDS					
3/4" LOW-E/270 CLEAR	3.03	0.33	0.26	0.48	
ARGON WITHOUT GRIDS					
3/4" LOW-E 270/CLEAR	3.45	0.29	0.29	0.57	
ARGON WITH GRIDS					
3/4" LOW-E 270/CLEAR	3.23	0.31	0.26	0.50	

### SQUARE FOOTAGE INDEX:

DESCRIPTION OF AREA		AREA
ELEVATION 1		
FIRST FLOOR		1301 SQ. FT.
SECOND FLOOR		1563 SQ. FT.
ANSI STAIR		NA SQ. FT.
TOTAL		2864 SQ. FT.
GARAGE		729 SQ. FT.
PORCH		89 SQ. FT.
TOTAL AREA UNDER ROOF		2119 SQ. FT.
UNFINISHED BASEMENT		1213 SQ. FT.

ROOM	SQ. FT.	LIGHT REQ'D	LIGHT SUPP	VENT REQ'D	VENT SUPP	NOTES
PLANNING CENTER	66	5.28	12.40	2.64	5.30	
KITCHEN/NOOK	319	25.52	65.94	12.76	31.62	
GATHERING	270	21.60	49.60	10.80	21.20	
POWDER ROOM	27	N/A	N/A	29.7	50.00	
DEN	124	9.92	37.20	4.96	15.90	
DINING ROOM	160	12.80	24.80	6.40	10.60	
OWNER'S SUITE	248	19.84	45.50	9.92	18.90	
OWNER'S BATHROOM	85	N/A	12.40	93.5	100.00	
TOILET ENCLOSURE	18	N/A	N/A	19.8	50.00	
GAME ROOM	260	20.80	35.10	10.40	14.70	
BEDROOM 2	145	11.60	16.90	5.80	7.00	
BEDROOM 3	163	13.04	28.60	6.52	11.90	
BEDROOM 4	150	12	28.60	6.00	11.90	
BATH 2	52	N/A	N/A	57.20	100	

### APPLICABLE CODES:

Building Code: 2019 RCO  
 Plumbing Code: 2017 Plumbing Code  
 Mechanical Code: 2017 Mechanical Code  
 Energy Code: 2019 Energy Code Ohio  
 Electrical Code: 2017 NEC  
 Fire Code: 2011 International Fire Code

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



COVER SHEET  
 Specifications & General Notes

PRODUCTION MANAGER  
 Gabe Kirksey  
 CURRENT RELEASE DATE: 07/27/2021

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

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 49**  
 LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

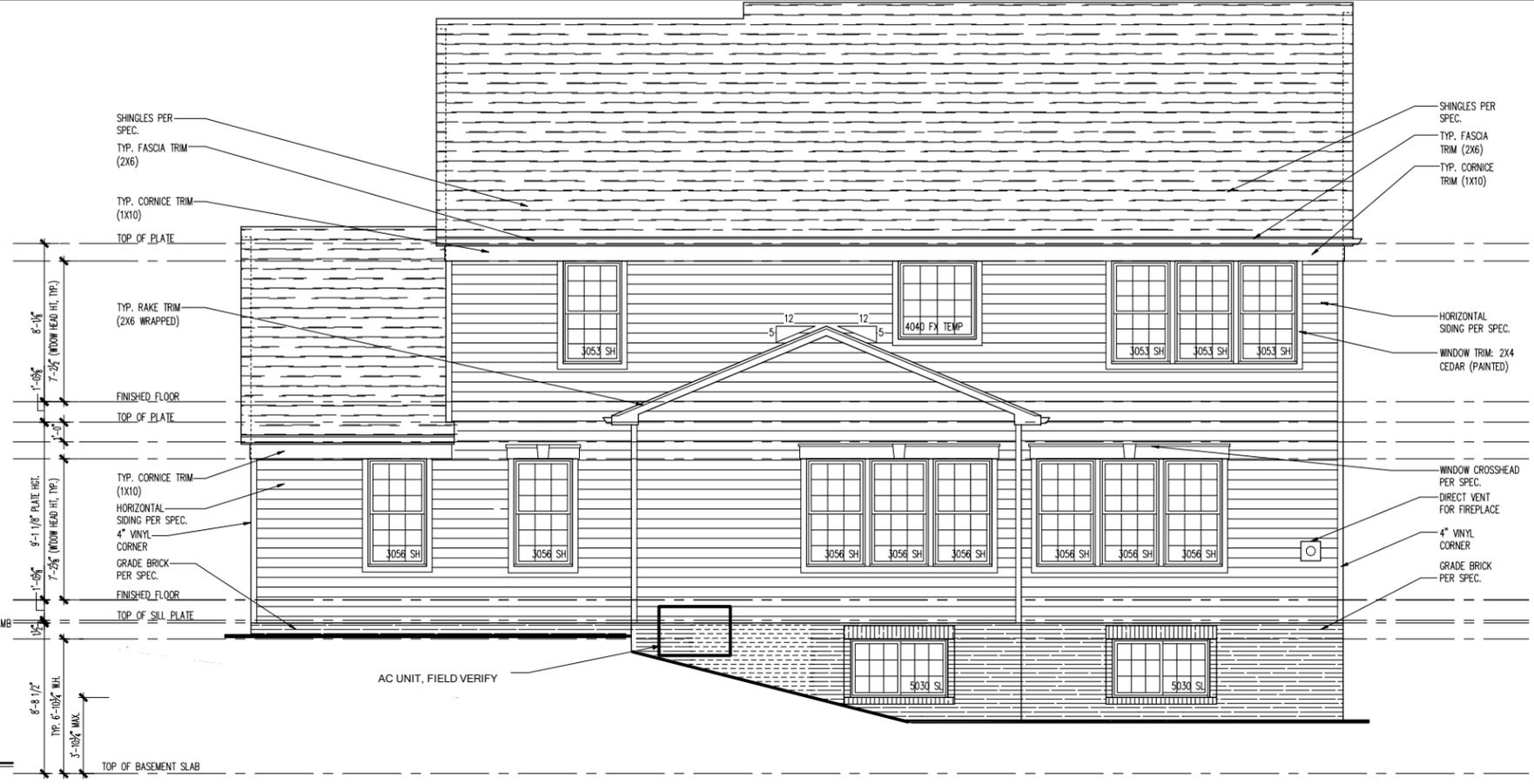
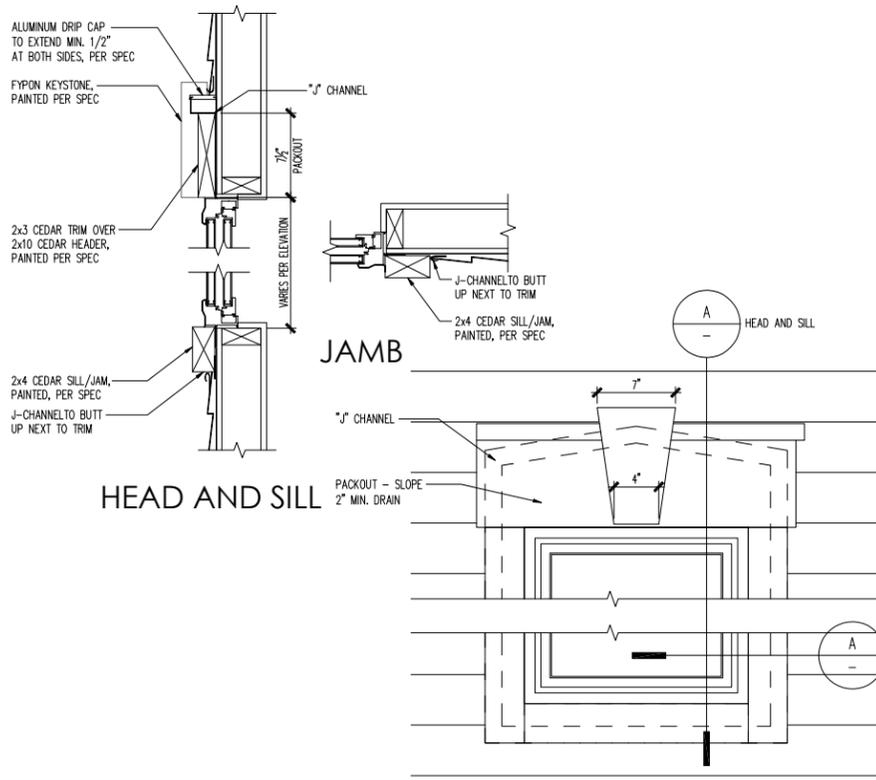
PLAN NAME  
**CRAWFORD**  
 NPC PLAN NUMBER  
**TBD**  
 LAWSON PLAN ID  
 LEGACY PLAN NUMBER / NAME  
**PLAN 2843**

SHEET  
**0.00**

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

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

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



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



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

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



Front Elevation - Elev. 1  
Front and Rear Elevations

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 07/27/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 49**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

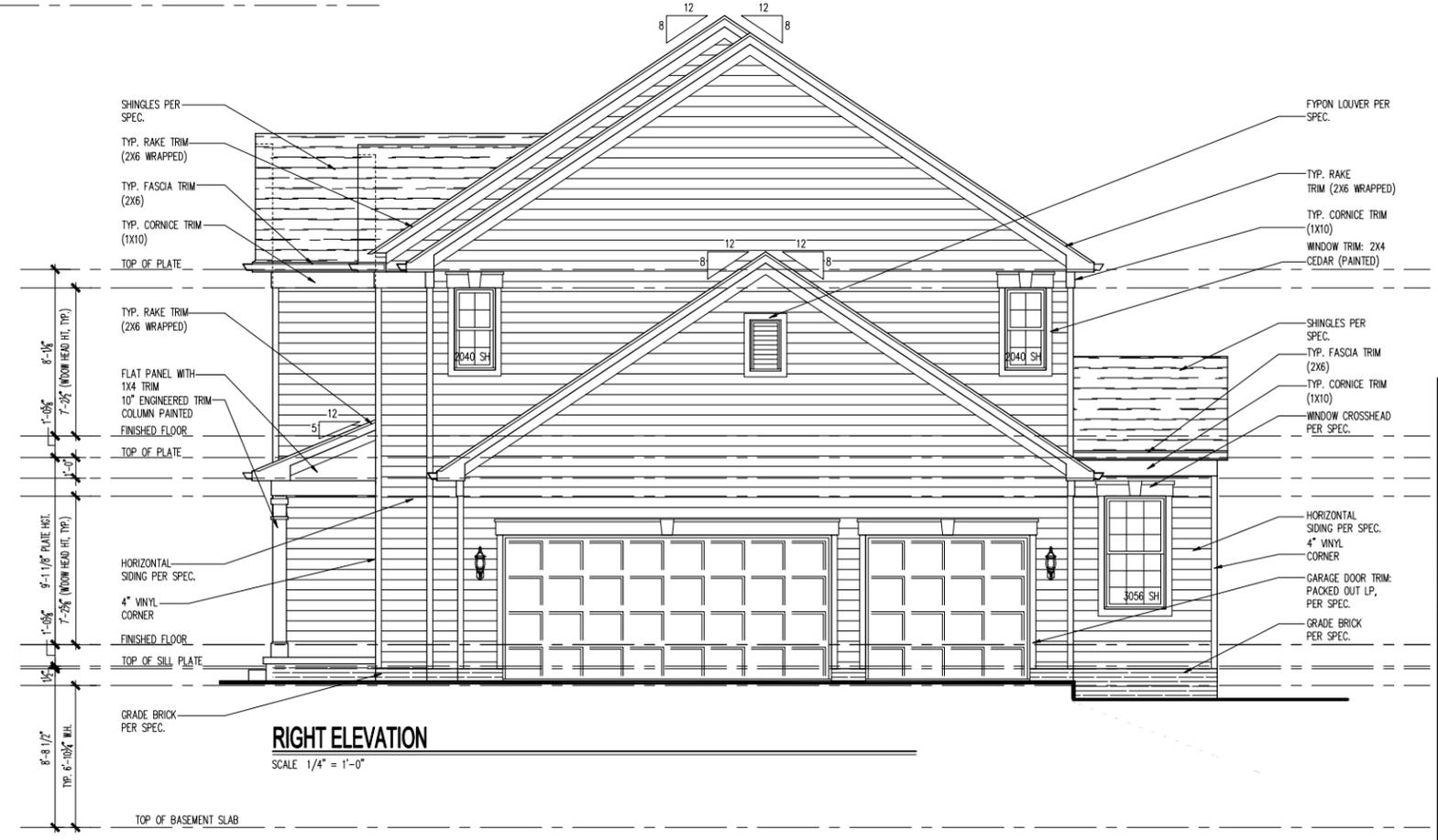
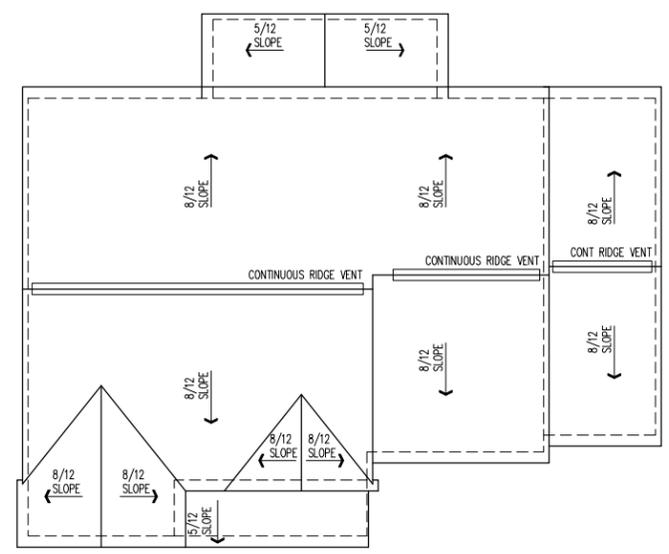
PLAN NAME  
**CRAWFORD**  
NPC PLAN NUMBER  
**TBD**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 2843**

SHEET  
**7.01a1**



ATTIC VENTILATION SCHEDULE																
1 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			N/A			N/A		
		AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	165	0.275	0.94	1729	2.88	5.88	336	0.56	1.31						
	EAVE		0.275	0.94		2.88	4.89		0.56	1.31						
	TOTAL		0.55	1.88		5.76	10.77		1.12	2.62						



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



**Front Elevation - Elev. 1**  
Side Elevations and Roof Plan

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 07/27/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 49**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

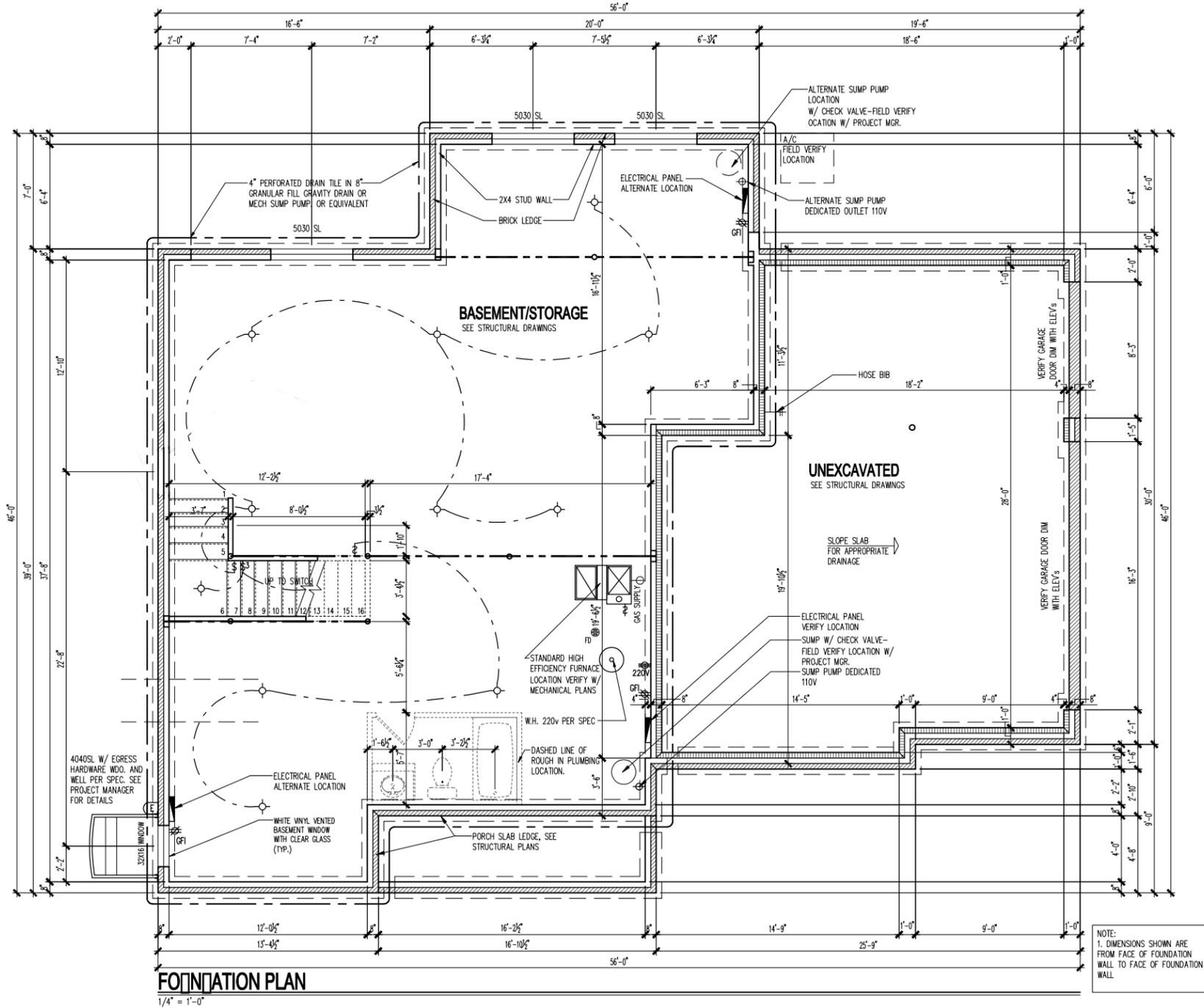
SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**CRAWFORD**  
NPC PLAN NUMBER  
**TBD**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 2843**  
SHEET  
**7.01a2**

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

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



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



**Full Basement Foundation Plan**

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 49**

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**CRAWFORD**

PLAN NUMBER  
**TBD**

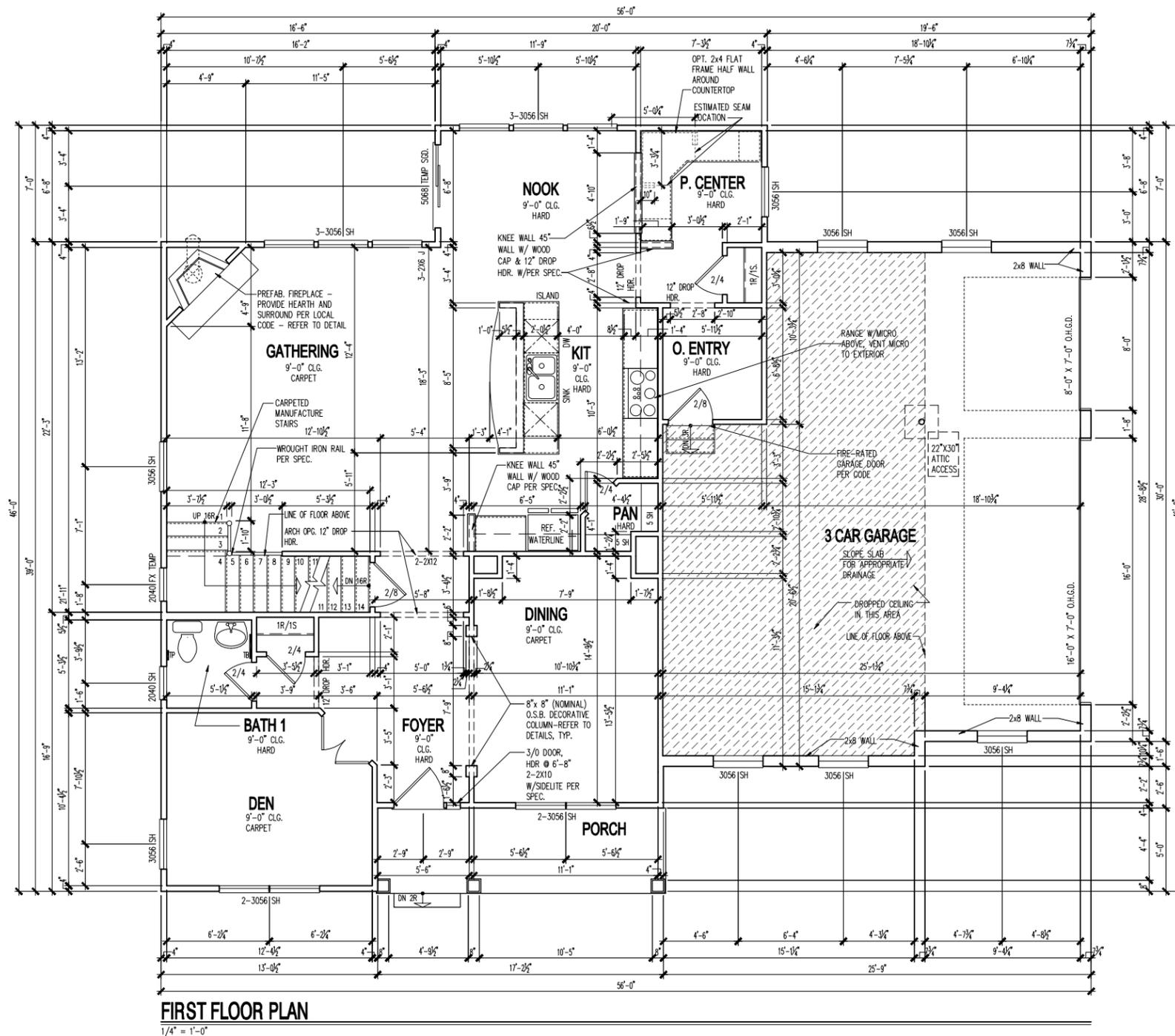
LAWSON PLAN ID  
**---**

LEGACY PLAN NUMBER / NAME  
**PLAN 2843**

SHEET  
**1.30a**

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

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



**First Floor Plan**

REV #	DATE	DESCRIPTION

PRODUCTION MANAGER  
Cobe Kirksey  
 CURRENT RELEASE DATE: 07/27/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 49**

GARAGE HANDING  
**GARAGE RIGHT**

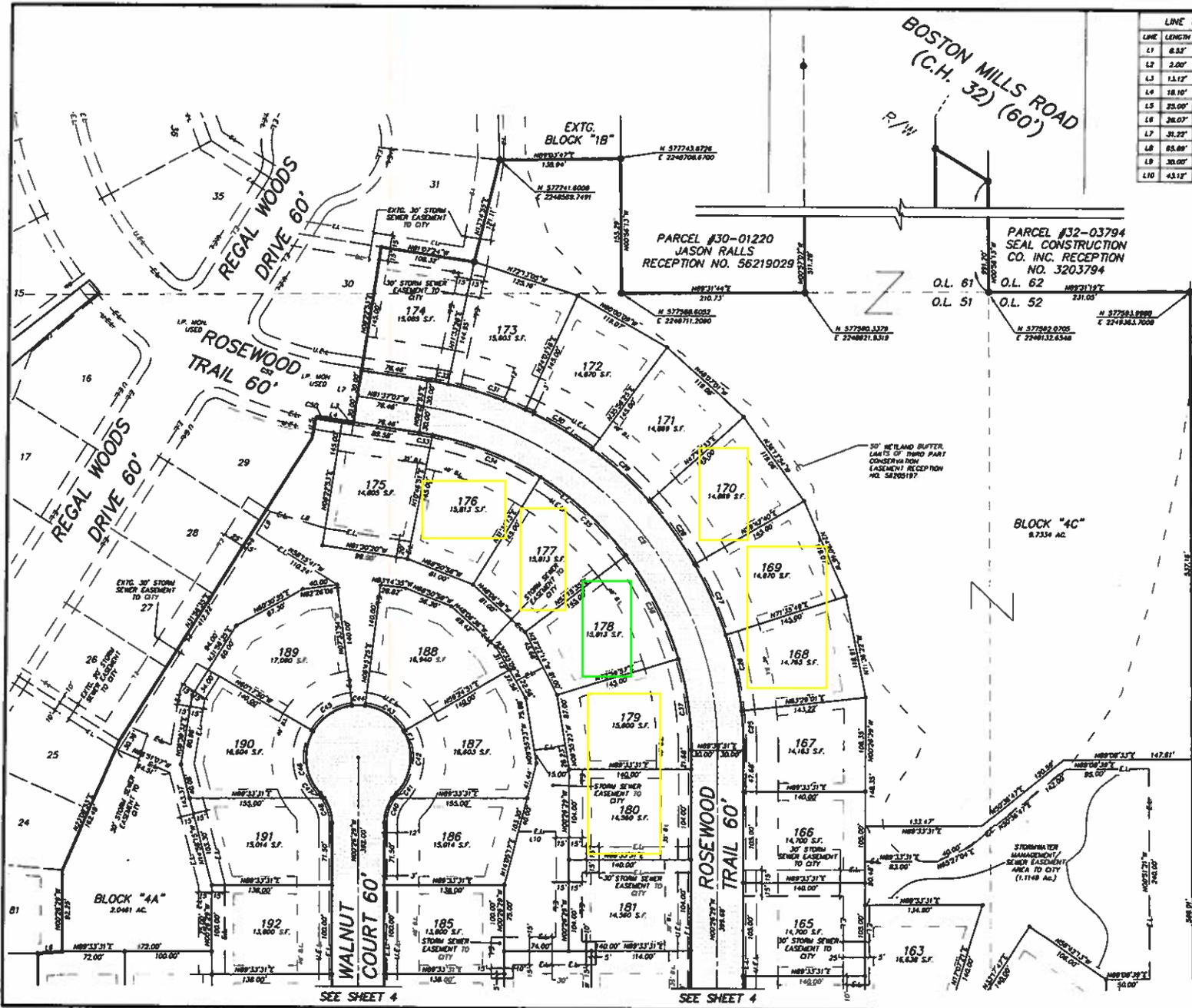
SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**CRAWFORD**  
 NPC PLAN NUMBER  
**TBD**  
 LAWSON PLAN ID  
 LEGACY PLAN NUMBER / NAME  
**PLAN 2843**

SHEET  
**2.10a**

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

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



LINE	LENGTH	BEARING
L1	300.00'	N18°22'30"W
L2	2.00'	N89°33'31"E
L3	13.12'	N89°33'31"E
L4	18.10'	N89°33'31"E
L5	23.00'	N89°33'31"E
L6	28.00'	N89°33'31"E
L7	33.22'	N89°33'31"E
L8	38.00'	N89°33'31"E
L9	30.00'	N89°33'31"E
L10	43.12'	N89°33'31"E

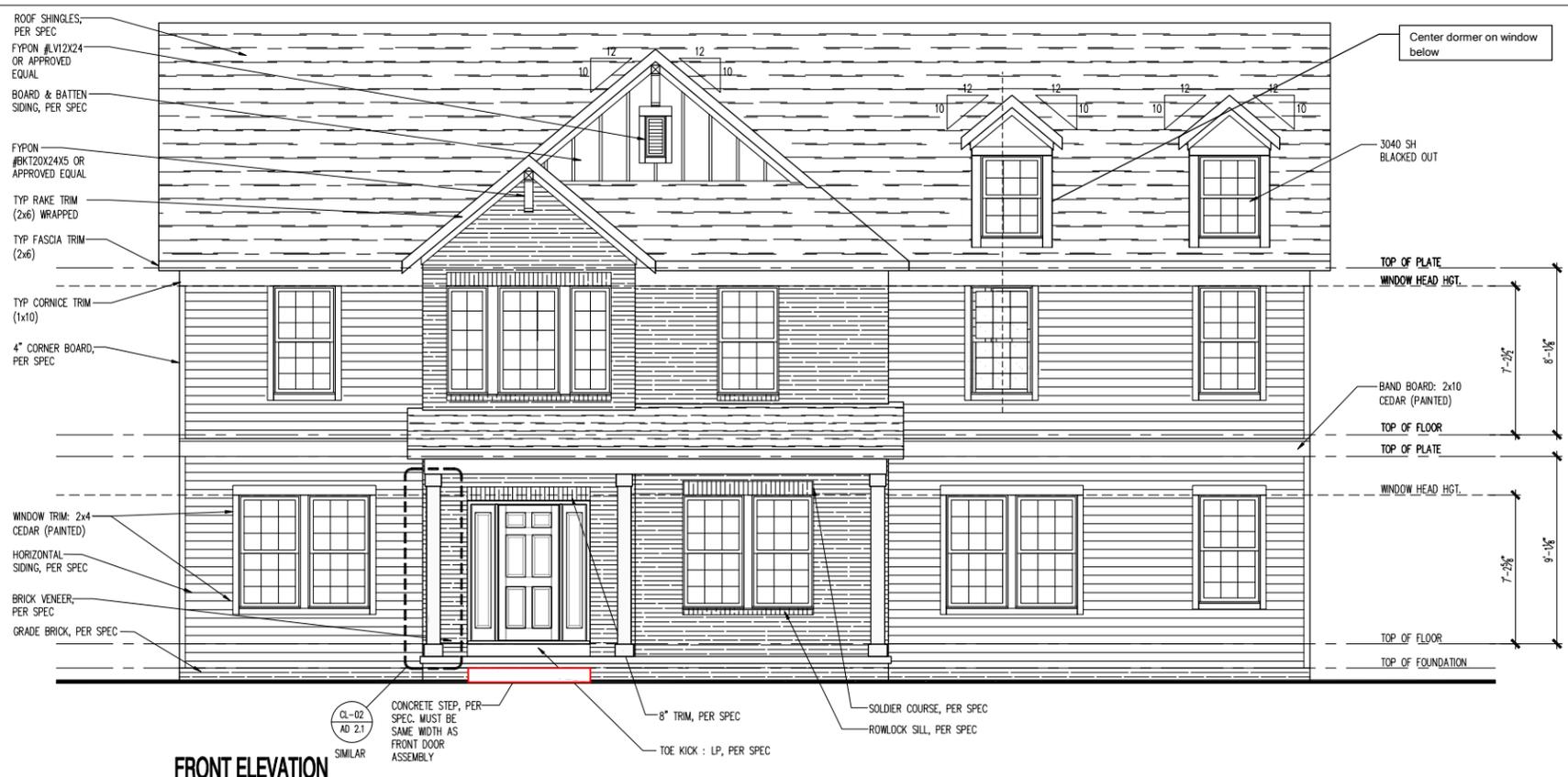
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	187.75'	182.82'	194.18'	N02°37'12"W	37°46'30"
C2	400.00'	266.72'	243.70'	230.50'	N01°09'48"W	87°50'36"
C3	300.00'	63.80'	63.19'	65.58'	N08°11'08"W	143°33'33"
C4	300.00'	57.78'	28.88'	37.71'	N01°28'58"W	100°13'54"
C5	300.00'	32.55'	16.88'	31.88'	N08°03'31"W	37°18'08"
C6	60.00'	3.89'	1.94'	3.88'	N08°46'52"E	37°32'36"
C7	60.00'	88.72'	36.40'	63.07'	N28°34'18"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°18'08"W	31°23'45"
C9	60.00'	52.47'	31.18'	55.30'	N01°30'31"E	54°53'00"
C10	60.00'	78.83'	46.27'	73.28'	N23°34'18"W	75°18'38"
C11	60.00'	14.98'	7.28'	14.48'	N88°07'31"W	173°02'37"
C12	30.00'	65.77'	24.63'	44.18'	N48°49'42"W	52°28'42"
C13	370.00'	67.64'	34.00'	67.46'	N15°25'43"W	149°11'12"
C14	370.00'	30.70'	15.32'	30.68'	N04°58'38"W	62°30'37"
C15	370.00'	6.10'	3.05'	6.10'	N01°25'16"W	117°41'11"
C16	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	26.11'	N78°00'48"W	27°05'28"
C18	60.00'	62.40'	34.30'	58.62'	N32°40'31"E	58°33'10"
C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°33'10"
C20	60.00'	18.97'	10.08'	19.88'	N88°14'37"W	18°04'27"
C21	60.00'	81.29'	48.27'	78.22'	N85°34'30"E	77°37'40"
C22	50.00'	53.80'	17.58'	53.16'	N45°37'44"E	38°44'08"
C23	50.00'	21.14'	10.72'	20.88'	N77°58'40"E	34°33'43"
C24	30.00'	47.12'	20.00'	42.43'	N45°28'38"W	80°00'00"
C25	430.00'	65.58'	22.82'	43.57'	N37°28'44"W	8°04'30"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	113°31'12"
C27	430.00'	88.20'	44.78'	88.04'	N24°20'48"W	113°31'08"
C28	430.00'	88.20'	44.78'	88.04'	N38°13'34"W	113°31'07"
C29	430.00'	88.20'	44.78'	88.04'	N48°07'04"W	113°31'07"
C30	430.00'	88.20'	44.78'	88.04'	N80°00'08"W	113°31'07"
C31	430.00'	83.79'	47.00'	83.60'	N72°11'38"W	122°29'47"
C32	430.00'	53.84'	27.82'	53.64'	N80°01'48"W	37°03'38"
C33	370.00'	18.48'	9.25'	18.48'	N02°58'08"W	27°32'58"
C34	370.00'	133.83'	67.71'	133.20'	N88°30'38"W	20°44'22"
C35	370.00'	133.83'	67.71'	133.20'	N48°38'38"W	20°44'22"
C36	370.00'	133.83'	67.71'	133.20'	N37°22'14"W	20°44'22"
C37	370.00'	108.94'	53.84'	108.56'	N88°01'34"W	18°23'13"
C38	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C39	30.00'	47.12'	20.00'	42.43'	N43°28'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.88'	N78°33'31"E	34°04'53"
C41	50.00'	7.50'	3.75'	7.48'	N38°38'12"E	8°25'58"
C42	40.00'	78.85'	44.78'	71.78'	N08°08'28"E	73°29'28"
C43	60.00'	55.14'	28.60'	51.22'	N68°34'31"W	52°38'24"
C44	60.00'	15.00'	7.54'	14.88'	N88°23'44"E	14°28'28"
C45	60.00'	55.22'	29.74'	51.20'	N58°04'08"E	57°43'50"
C46	60.00'	78.85'	44.78'	71.78'	N07°02'34"W	73°29'18"
C47	50.00'	7.50'	3.75'	7.48'	N38°29'11"W	8°25'28"
C48	50.00'	30.32'	15.64'	28.88'	N77°48'33"W	34°04'53"
C49	30.00'	47.12'	20.00'	42.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°72'00"
C51	300.00'	6.78'	3.39'	6.78'	N01°25'16"W	117°41'11"
C52	400.00'	164.48'	83.47'	163.33'	N89°00'18"W	27°31'42"

THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 4

DONALD C. BISHOP & ASSOCIATES, INC.  
Civil, Engineering & Surveying  
1000 West Highway 100, Suite 200  
P.O. Box 1000, Houston, TX 77001-1000

DATE: 1/15/2019  
SCALE: 1"=50'  
PROJECT: N.C. E.K. FEB. 2019  
SHEET: 3  
4

— Subject house  
— Look Alikes



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



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

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



**Elevation Farmhouse 1A**  
3 Car Side Entry  
Front and Rear Elevations.

PRODUCTION MANAGER  
Cobe Kirksey  
INITIAL RELEASE DATE:  
09-09-2016  
CURRENT RELEASE DATE:  
11-06-2020

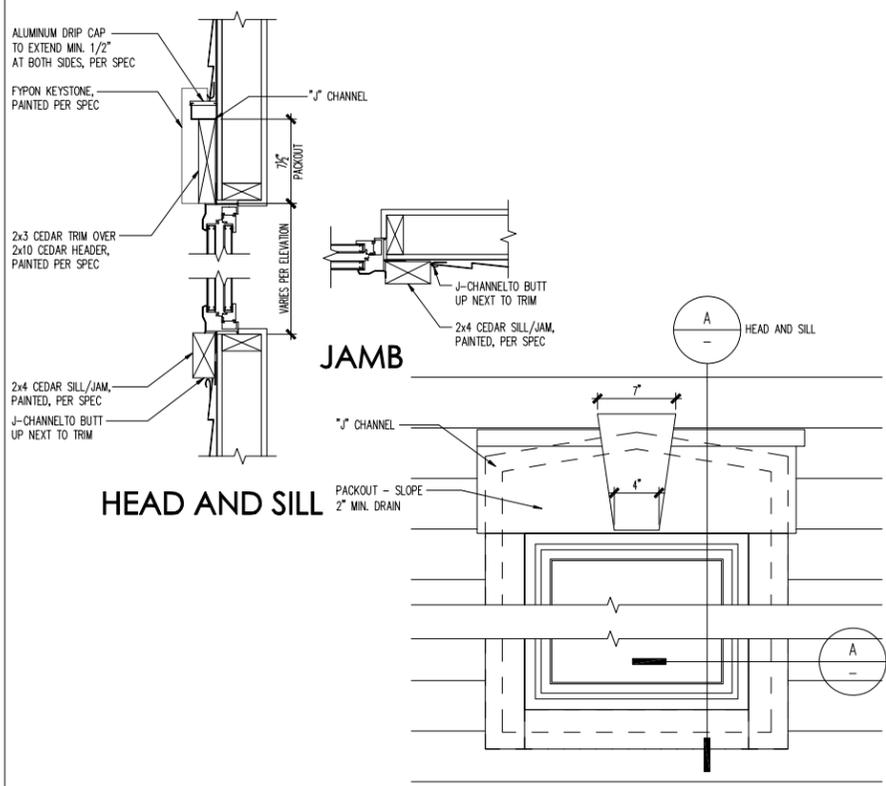
REV #	DATE	DESCRIPTION
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GARAGE HANDING  
**Right**

PLAN NAME  
**Kirkland**  
NPC PLAN NUMBER  
**2380.300.00.NPC**  
LAWSON PLAN ID  
**LOT 168**

SHEET  
**A3-FH1A**  
**3SB.1**

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



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



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

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



Elevation - #1  
Front and Rear Elevations

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 10/15/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 169**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

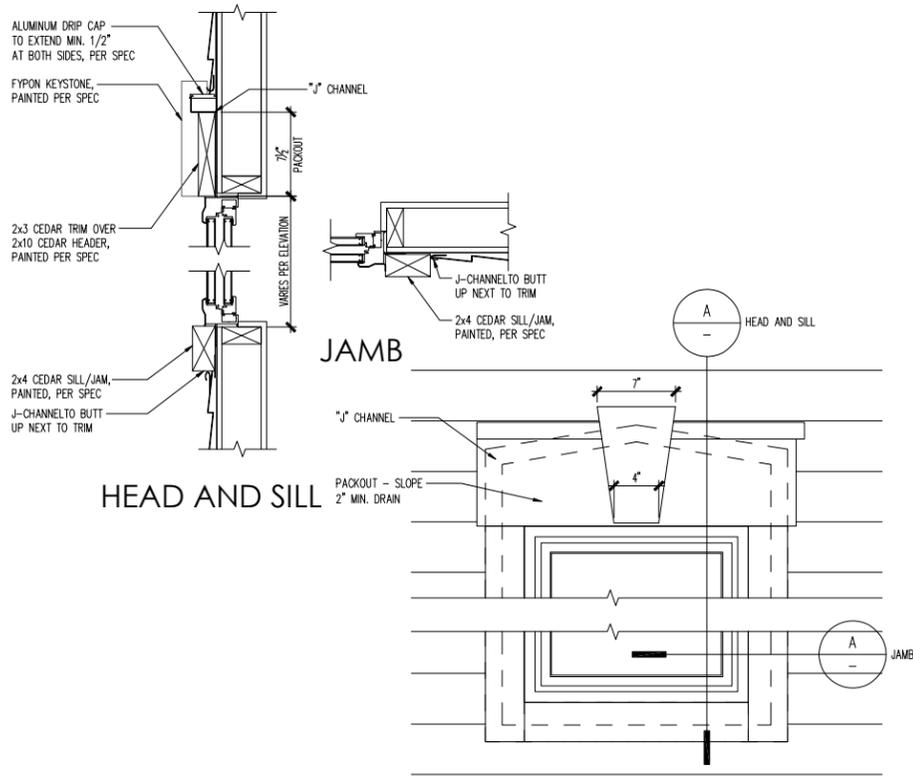
PLAN NAME  
**ATWATER**  
NPC PLAN NUMBER  
**1642**  
LAWSON PLAN ID  
LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**7.01a1**

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

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

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



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



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

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



Elevation - #5  
Front and Rear Elevations

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 03/12/2021

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 170**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

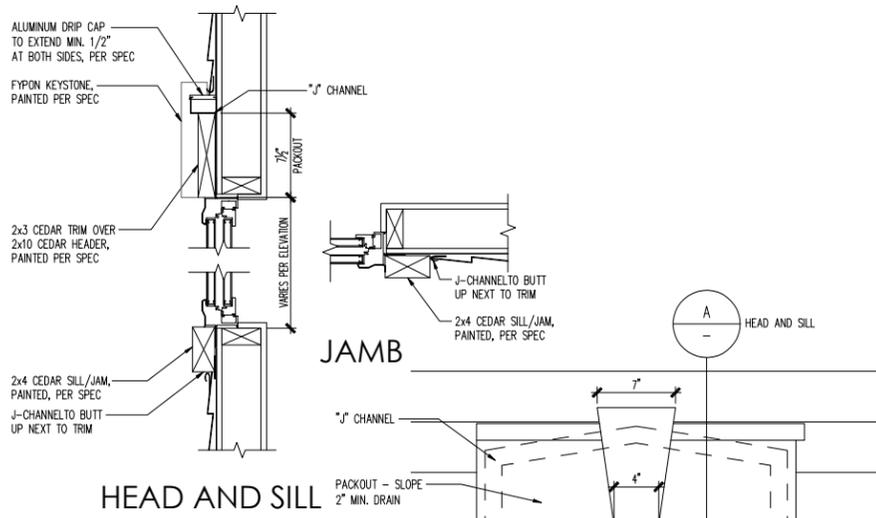
PLAN NAME  
**ATWATER**  
NPC PLAN NUMBER  
**1642**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

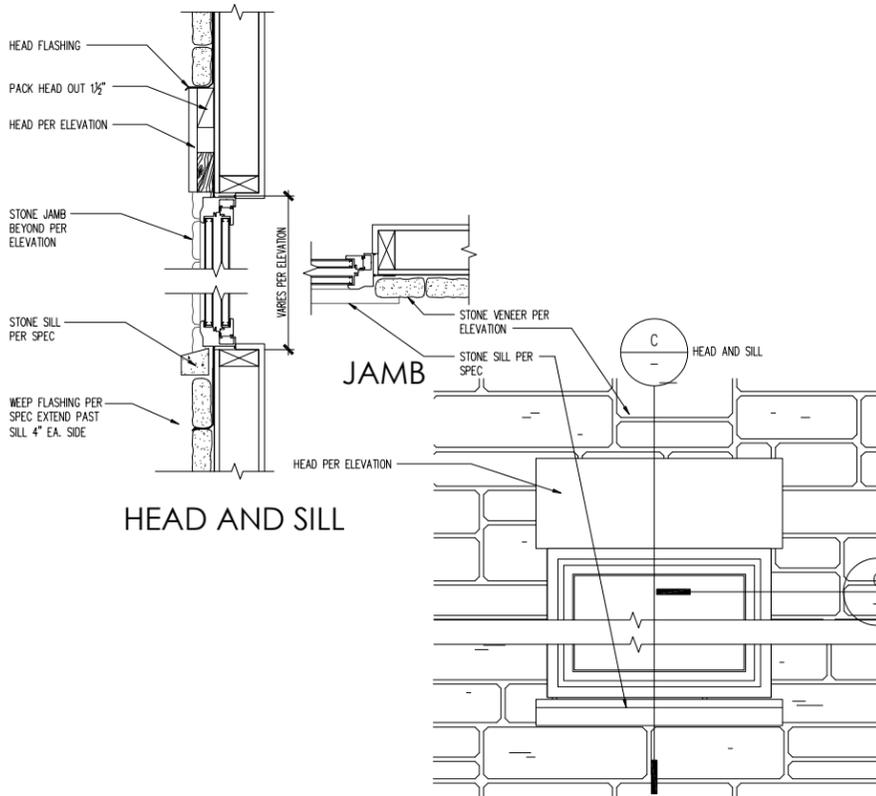
SHEET  
**7.05a1**

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

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



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



**B WDW TRIM DETAIL**  
SCALE: 1 1/2" = 1'-0"



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



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

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



**Elevation - 8**  
Front and Rear Elevations

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

REV #	DATE	DESCRIPTION

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 07/20/2021

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 176**  
LAWSON COMMUNITY ID

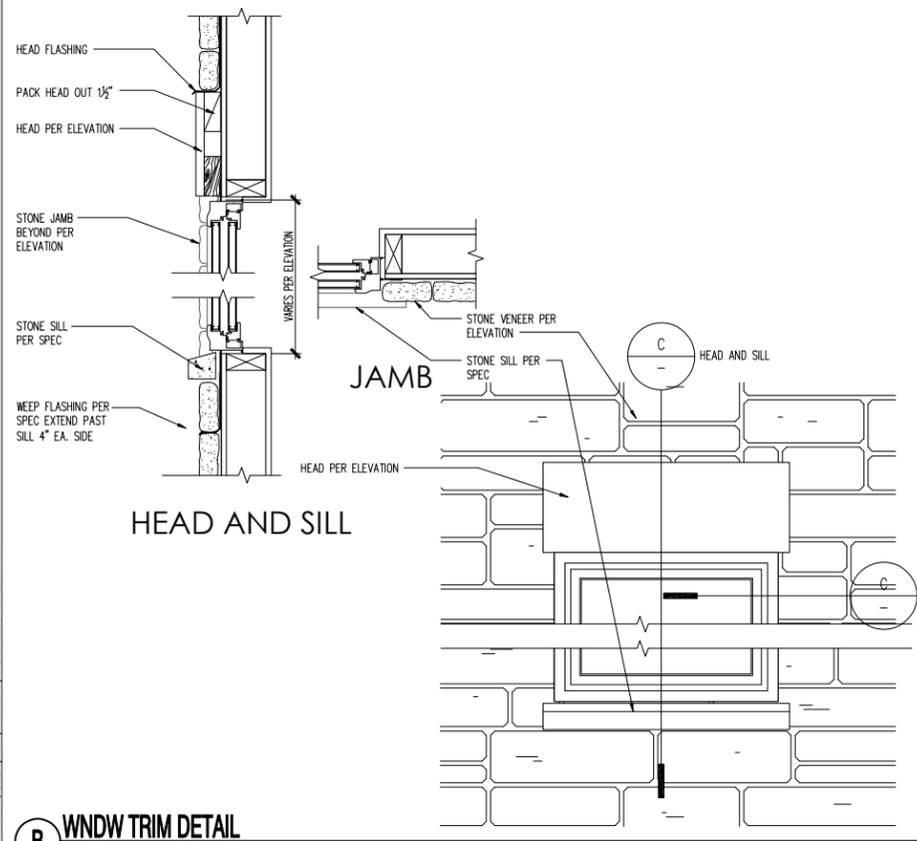
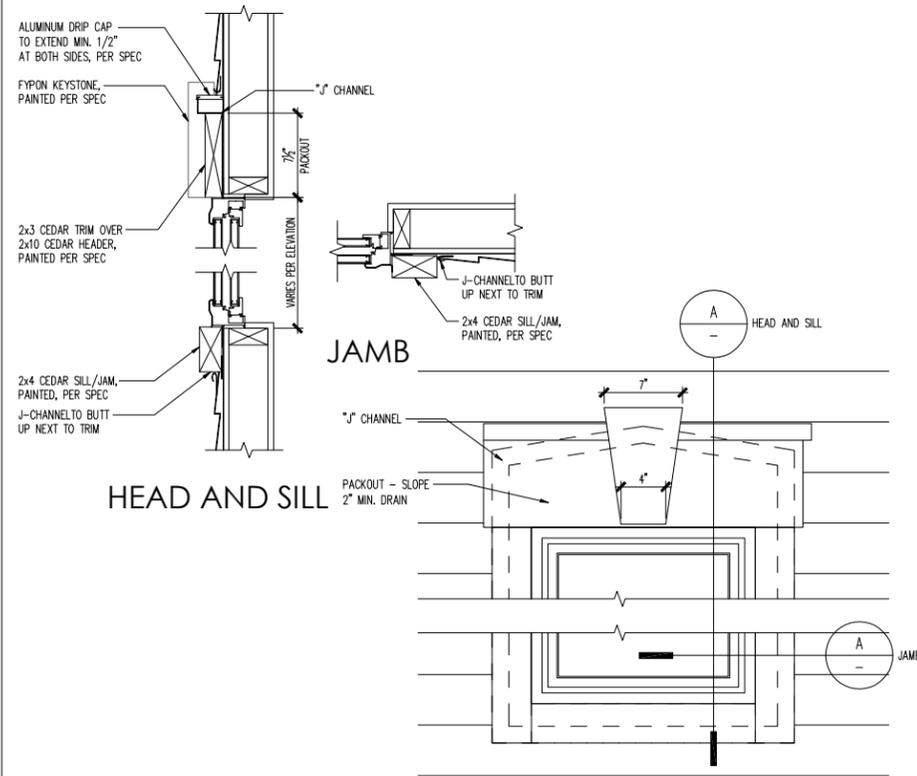
PLAN NAME  
**ATWATER**  
NPC PLAN NUMBER  
**1642**  
LAWSON PLAN ID  
**PLAN 3295**

SHEET  
**7.08a1**

PLOTTED: July 22, 2021 / Anupam Jain / PLAN-3295-RO-EL04.DWG

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



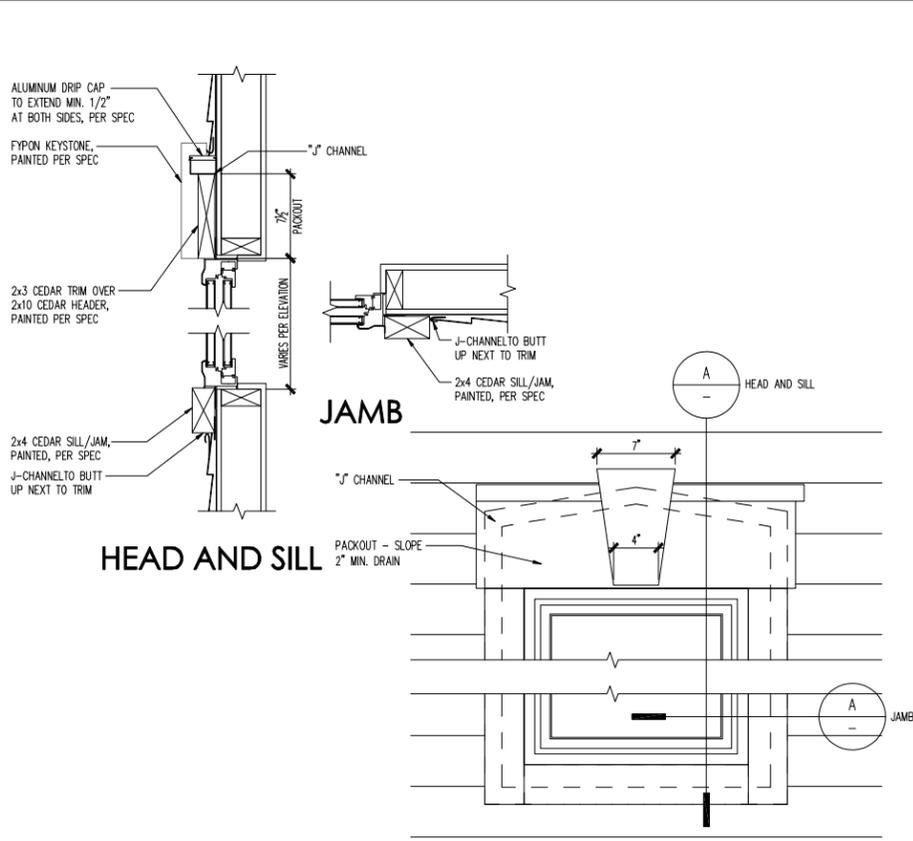


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 Pulte Homes  
 Elevation - 9  
 Front and Rear Elevations  
 PROJECT TYPE: SINGLE FAMILY  
 COMMUNITY NAME: RIVER OAKS LOT 179  
 LAWSON COMMUNITY ID: ---  
 GARAGE HANDING: GARAGE RIGHT  
 SPECIFICATION LEVEL: TBD  
 PLAN NAME: ATWATER  
 NPC PLAN NUMBER: 1642  
 LAWSON PLAN ID: ---  
 LEGACY PLAN NUMBER / NAME: PLAN 3295  
 SHEET: 7.09a1

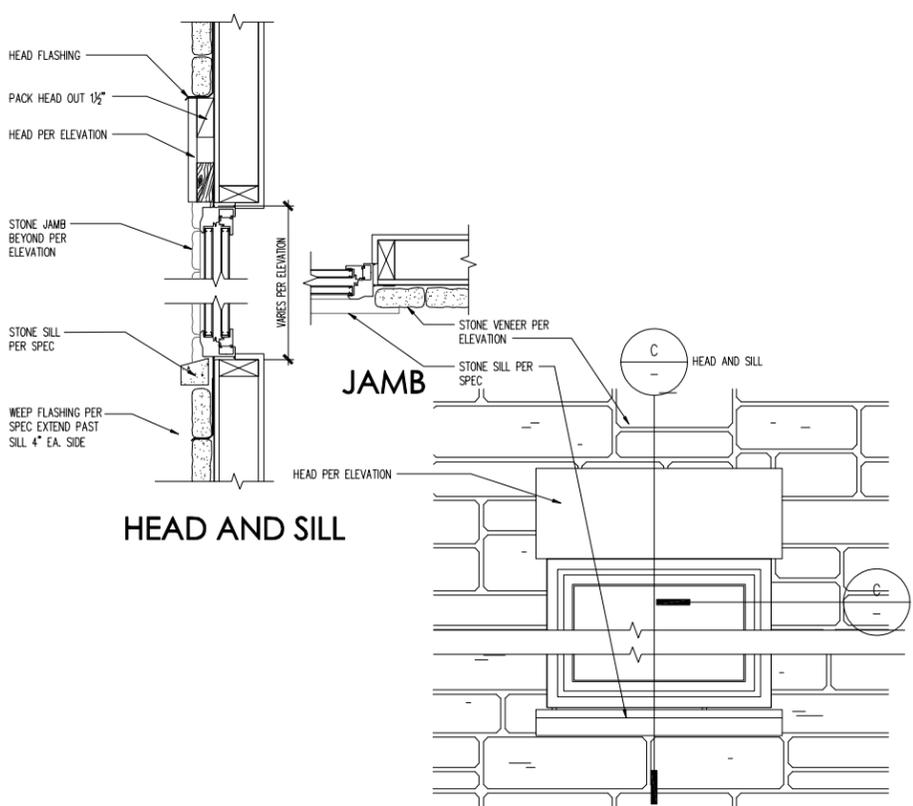
REV #	DATE	DESCRIPTION

PRODUCTION MANAGER: Gabe Kirksey  
 CURRENT RELEASE DATE: 06/07/2021  
 ARCHITECT OF RECORD: MULHERN & KULP ENGINEERS  
 ARCHITECT OF RECORD: GODOLCO DESIGN - ARCHITECTS

PLOTTED: June 7, 2021 / Anupam Jain / PLAN-3295-RO-ELD.DWG



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



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



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



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

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



Front Elevation - 7  
Front and Rear Elevations

PRODUCTION MANAGER  
Cobe Kirksey  
CURRENT RELEASE DATE: 07/07/2020

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 180**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**DRESDEN**  
NPC PLAN NUMBER  
**1760**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3627**

SHEET  
**7.07a2**