

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
 OWNER: _____
 ADDRESS: _____
 PHONE: _____

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

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

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

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



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

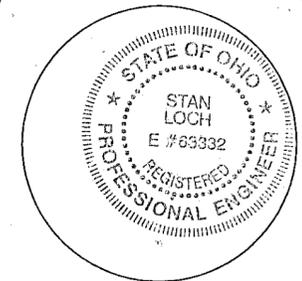
NOTE:
 FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND DEVELOPMENT CODE (1207.04).

NOTE:
 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

PRIMARY BENCHMARK
 TOC/BOC ELEV @ P/L IN FRONT OF SUBLOTS 166/167 ELEV. = 1003.63

SECONDARY BENCHMARK
 TOP STEM OF HYDRANT IN FRONT OF SUBLOT 168 ON ROSEWOOD TRAIL ELEV. = 1007.62



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

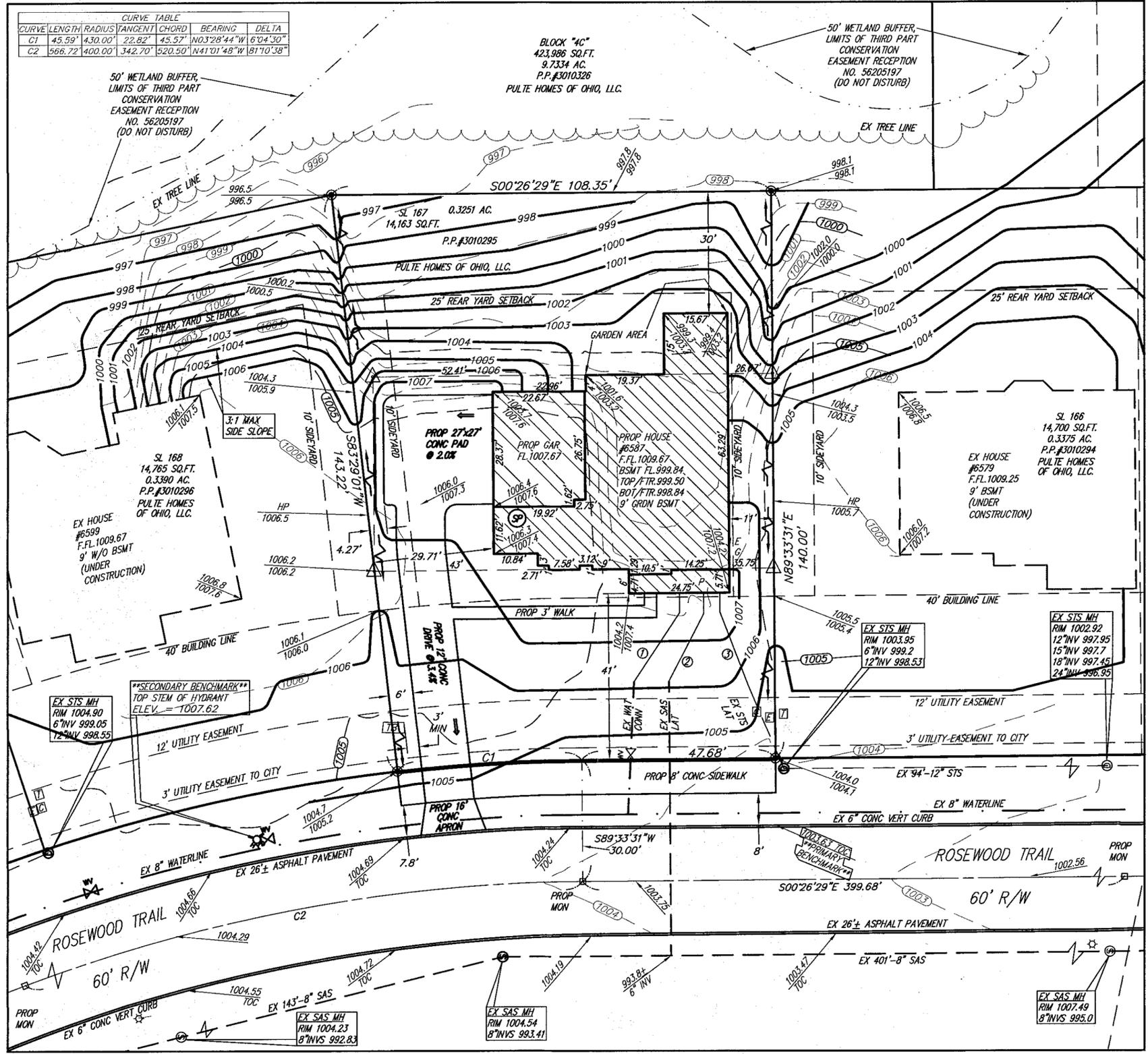
3-5-2021
 STAN R. LOCH P.E. #63332 DATE

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

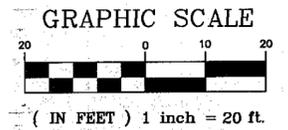


ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	45.59'	430.00'	22.82'	45.57'	N03°28'44"W	6°04'30"
C2	566.72'	400.00'	342.70'	520.50'	N41°01'48"W	81°10'38"



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



PERCENTAGE OF LOT COVERAGE = 33.2%

HOUSE COVERAGE = 3,027 SQ.FT.
 DRIVEWAY COVERAGE = 1,509 SQ.FT.
 WALKWAY COVERAGE = 163 SQ.FT.
 TOTAL COVERAGE = 4,699 SQ.FT.

TYPE OF HOUSE:
 PLAN # EDINBURG
 ELEVATION: FH1A
 GAR.: 3 CAR SIDE LT W/9' GARDEN BASEMENT, GATH RM EXT, SUNROOM & FIREPLACE

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

DATE OF SURVEY:
 FEBRUARY 23rd, 2021

- LEGEND:
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - ⊠ = EX YARD DRAIN
 - ⊙ = IRON PIN SET 5/8"x30" REBAR CAPPED "AZTECH #8249"
 - ∞ = PROP SILT FENCE
 - = INLET PROTECTION
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = EX HYDRANT
 - ⊞ = EX WATER VALVE
 - ⊞ = SUMP PUMP
 - ⊞ = EX STORM MANHOLE
 - ⊞ = SWALE
 - ⊞ = FLOW ARROW
 - ⊞ = AIR CONDITIONER
 - ⊞ = ELECTRIC CONNECTION
 - ⊞ = GAS CONNECTION
 - ⊞ = OFFSET HUB
 - ⊞ = CABLE PEDESTAL
 - ⊞ = TRANSFORMER BOX

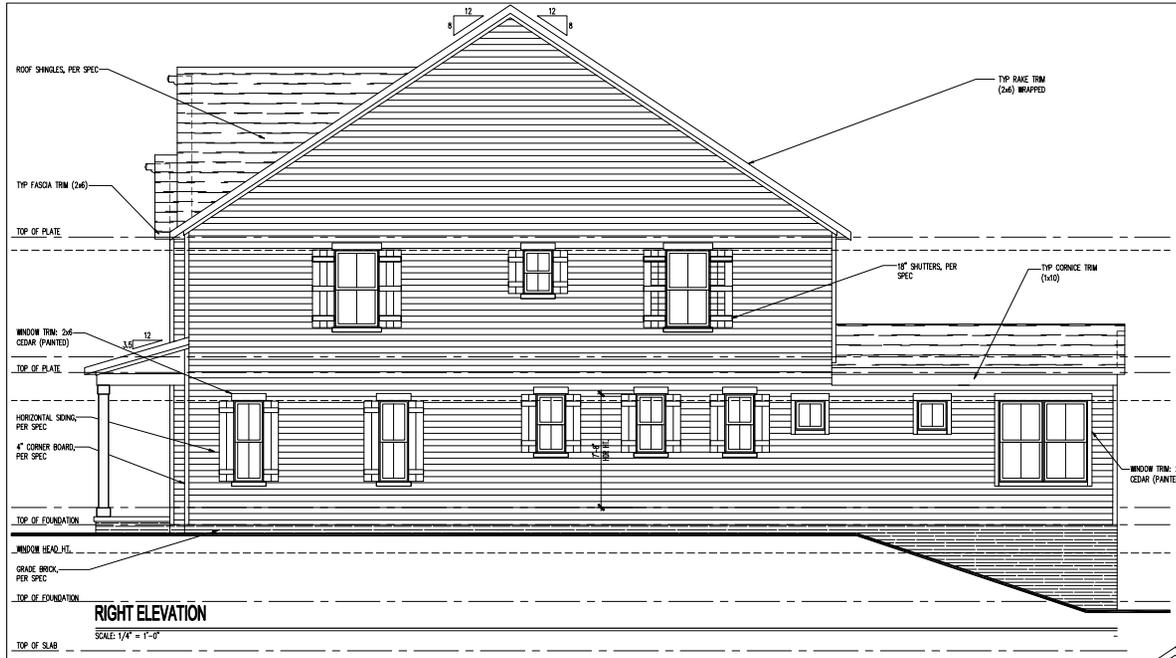
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 167 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

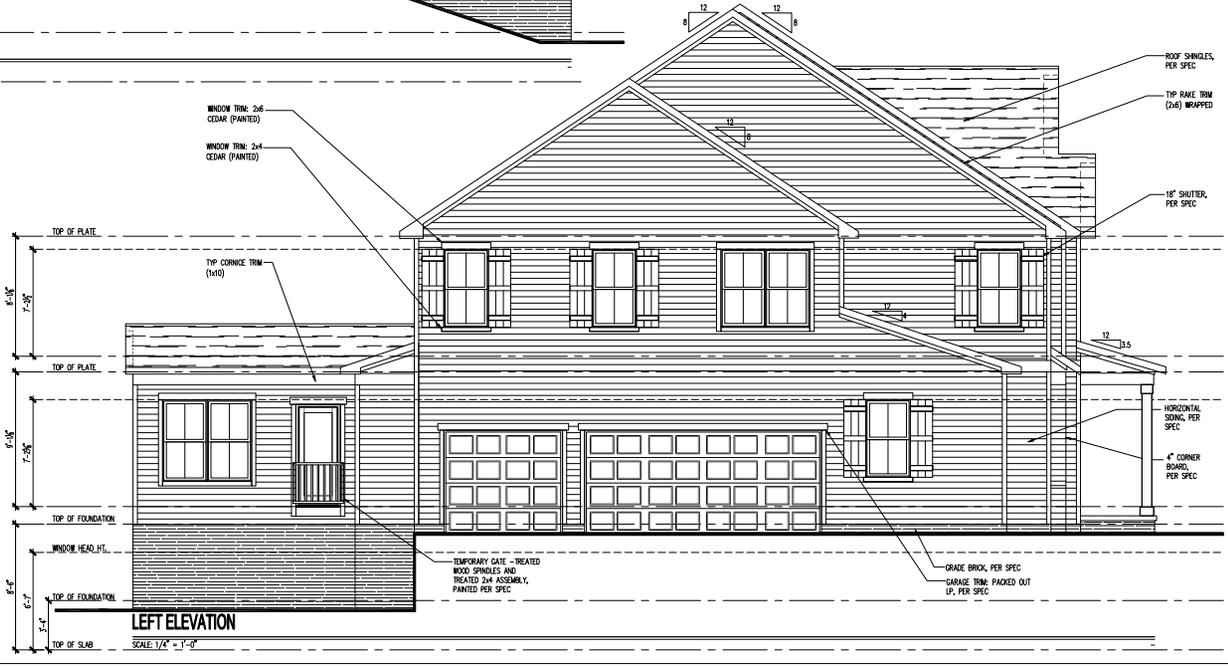
HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	3-5-2021
CHECKED BY	DRAWING NO
SRL	20142977-4
JOB NO	SHEET
20142977-4	1 OF 1

PLOTTED: Mon, 11, 2024 / 11:54 AM / 2382-EDINBURG-01-ROOM-01-PLAN.DWG



RIGHT ELEVATION

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



LEFT ELEVATION

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

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



Elevation Roomhouse 1A
3 Car Side Entry
Right and Left Elevation

REV #	DATE	DESCRIPTION
1	03/10/2021	ISSUE FOR PERMITS
2	03/10/2021	ISSUE FOR PERMITS
3	03/10/2021	ISSUE FOR PERMITS
4	03/10/2021	ISSUE FOR PERMITS
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100	03/10/2021	ISSUE FOR PERMITS

EDINBURG
2382 300.00 NPC
LOT 187
A3-PH1A
38842

GENERAL NOTES

GENERAL REQUIREMENTS

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS
 - APPLICABLE NATIONAL CODES (IRC, NEC, IECC ETC.) LATEST ADOPTED EDITION WITH LOCAL AMENDMENTS
 - ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS
 - IN AREAS WHERE THE DRAWINGS SPECIFICATIONS OR SCOPES OF WORK DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS
- ON-SITE VERIFICATIONS OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED OR SHOWN.
- DISCREPANCIES:
 - THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS
 - WHEN IN THE OPINION OF THE CONTRACTOR, A DISCREPANCY EXISTS, THE CONTRACTOR SHALL PROMPTLY REPORT IT FOR PROPER RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- OMISSIONS:
 - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED
 - WHERE NO SIMILAR FEATURE OR CONDITION EXISTS, THE CONTRACTOR SHALL PROMPTLY REPORT IT FOR PROPER RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN ACCORDANCE WITH STANDARD PRACTICE AND CONSISTENT WITH MANUFACTURER'S AND SUPPLIER'S RECOMMENDED INSTALLATION PROCEDURES.
- DIMENSIONING:
 - ALL DIMENSIONS SHALL BE READ OR CALCULATED - NOT SCALED
 - ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF SHEATHING UNLESS NOTED OTHERWISE
 - ALL DRAWINGS PRINTED AT 1:1 ARE AT A SCALE OF 1/4" = 1'-0" UNLESS NOTED OTHERWISE
 - ALL DIMENSIONS FOR SINGLE WINDOWS OR WINDOW CONFIGURATIONS ARE TO THE CENTERLINE OF THE OPENING.
- BEFORE SUBMITTING PROPOSALS, BIDDERS SHALL EXAMINE THE DRAWINGS, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING CODES, ORDINANCES, REGULATIONS, LAWS, ETC. AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATTERS WHICH MAY AFFECT PERFORMANCE AND COMPLETION OF THE WORK. THE ACT OF SUBMITTING A PROPOSAL SHALL BE TAKEN TO MEAN THAT THE BIDDER HAS COMPLIED WITH ALL REQUIREMENTS OF THESE GENERAL NOTES AND SPECIFICATIONS AND THEREFORE NO CONCESSION WILL BE GRANTED BECAUSE OF ANY CLAM OF MISUNDERSTANDING OR LACK OF INFORMATION.

BUILDING PLANNING

- STAIRS AND GUARDRAILS
 - TREADS SHALL BE A MINIMUM OF 10" WITH RISERS OF 7-3/4" MAXIMUM
 - STAIRS WITH SOLID RISERS REQUIRE A NOSING OF NO LESS THAN 1/4" AND NO MORE THAN 1-1/2". A NOSING IS NOT REQUIRED WHEN THE TREAD DEPTH IS A MINIMUM OF 11".
 - RISERS SHALL BE VERTICAL OR SLOPED FROM UNDER THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE OF NO MORE THAN 30° FROM VERTICAL.
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS.
 - HANDRAILS SHALL PROVIDE GRASPABILITY 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 ADJOINS THE TREAD NOSING 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.
 - ALL REQUIRED GUARDRAILS AND GUARD WALLS 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 WALKING SURFACE AND NOT LESS THAN 34" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSING.
- GLAZING
 - 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 CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
 - ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED IN SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
 - PROVIDE THERMO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
 - EGRESS:
 - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM MUST HAVE AT LEAST ONE EMERGENCY ESCAPE OR RESCUE OPENING IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR REQUIRING SPECIAL KNOWLEDGE, TOOLS OR EQUIPMENT.
 - WHERE THE BASEMENT CONTAINS 1 OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE OR RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM.
 - THE EMERGENCY ESCAPE OR RESCUE OPENING SHALL HAVE A CLEAR OPENING OF 5.7 SQUARE FEET WITH A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR OR 5.0 SQUARE FEET FOR GRADE-LEVEL ESCAPE OR RESCUE WINDOWS. THE CLEAR

- OPENING SHALL BE A MINIMUM OF 24" IN HEIGHT AND 20" IN WIDTH.
- EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL AND LADDER IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.

FOUNDATIONS

- WHERE DISCREPANCIES BETWEEN SOILS REPORT AND STRUCTURAL DRAWINGS OCCUR, CONTACT THE STRUCTURAL ENGINEER.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- SURFACE WATER TO DRAIN AWAY FROM STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET (2X FOR IMPERVIOUS SURFACES) IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
- GARAGE SLABS SHALL SLOPE A MIN. OF 2" AWAY FROM STRUCTURE.
- CONCRETE STOODS AND PORCH/PATIO SLABS SHALL SLOPE A MIN. OF 1/4" PER FOOT AWAY FROM STRUCTURE.
- PROVIDE LEDGE UNDER FULL SIZE MASONRY AS INDICATED BY STRUCTURAL DRAWING.
- FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES.

CARPENTRY / FRAMING

- ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE.
- ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED.
- ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL NON-BEARING WALLS, OTHER THAN THE KITCHEN AND PLANNING CENTERS, TO BE 2x4 STUDS AT 24" O.C. UNLESS OTHERWISE NOTED OR RESTRICTED BY LOCAL CODES OR ORDINANCES. KITCHEN AND PLANNING CENTER WALLS WHERE WALL CABINETS ARE TO BE HUNG SHALL BE FRAMED AT 16" O.C.
- PROVIDE DOUBLE 2x4 TOP PLATES AT ALL LOAD BEARING WALLS.
- PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS.

FIREPLACES & CHIMNEYS

- ALL FIREPLACES SHALL BE U.L. APPROVED
- PROVIDE AN APPROVED FIRE STOP AT CHIMNEY / VENT PENETRATION OF FLOORS, CEILINGS AND INTERIORS.
- VENT-LESS FIRE-FABRICATED FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DIRECT-VENT FIREPLACES SHALL BE VENTED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLER IS RESPONSIBLE FOR VERIFYING VENT CLEARANCES MEET THE CURRENTLY ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL FIRECODE AND LOCAL CODES.

ELECTRICAL

- ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AND INTERNATIONAL RESIDENTIAL CODE (IRC), ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS LABORATORIES, INC. AND MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
- STAIRWAYS WITH DWELLING UNITS SHALL HAVE AN ILLUMINATION LEVEL ON THE TREAD PLANS OF NOT LESS THAN 1 FOOT-CANDLE. PROVIDE LIGHTING CONTROL AT EACH LEVEL. EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE LIGHT AT IMMEDIATE VICINITY OF THE STAIR LANDING CLOSEST TO THE DWELLING UNIT.
- GPO PROTECTION SHALL BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE AND 20 AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS:
 - BATHROOMS
 - SPRINKLER
 - OUTDOORS: BALCONIES, DECKS, AND PORCHES (INCLUDING INSIDE SCREENED ENCLOSURES)
 - UNFINISHED BASEMENT AREAS AND CRAWL SPACES
 - SINKS LOCATED IN AREAS OTHER THAN A KITCHEN WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK
 - RECEPTACLES INTENDED TO SERVE KITCHEN COUNTER TOP SURFACES, 3" WITHIN 25'-0" ON THE SAME LEVEL OF OUTDOOR HEATING, AIR CONDITIONING OR REFRIGERATION EQUIPMENT.
- PROVIDE A MINIMUM OF (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN, DINING AND PANTRY AREAS LIMITED TO ONLY THE REQUIRED WALL AND COUNTERTOP OUTLETS AND THE REFRIGERATOR.
- REQUIRED LAUNDRY RECEPTACLES SHALL BE SUPPLIED BY A SEPARATE 20 AMP CIRCUIT AND SHALL NOT INCLUDE ANY OTHER LIGHTS, FANS, OR ANY OTHER RECEPTACLES.
- REQUIRED BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A SEPARATE 20 AMP CIRCUIT AND SHALL NOT INCLUDE ANY OTHER LIGHTS, FANS, OR ANY OTHER RECEPTACLES.
- ARC-FAULT CIRCUIT INTERRUPTION PROTECTIONS SHALL BE PROVIDED FOR ALL CIRCUITS SUPPLYING POWER TO BEDROOMS.
- ALL ELECTRICAL OUTLETS SHALL BE PLACED AT 15" TO CENTER OF OUTLET ABOVE FINISHED FLOOR, UNLESS NOTED IN THE FOLLOWING NOTES OR ON PLANS.
- ALL ELECTRICAL OUTLETS AT KITCHEN COUNTERS SHALL BE PLACED AT 44" TO CENTER OF OUTLET ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON PLANS.
- ALL ELECTRICAL OUTLETS AT BATHROOMS SHALL BE PLACED AT 44" TO CENTER OF OUTLET ABOVE FINISHED FLOOR AT 36" HIGH COUNTERS, AND 41" ABOVE FINISHED FLOOR AT 35" HIGH COUNTERS, UNLESS OTHERWISE NOTED ON PLANS.
- ALL SWITCHES SHALL BE PLACED AT 36" TO CENTER OF SWITCH ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON PLANS.
- ALL WALL MOUNTED LIGHT FIXTURES SHALL BE SET AT A HEIGHT OF 66" ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON PLANS.
- SMOKE DETECTORS:
 - SMOKE DETECTORS TO BE SUPPLIED BY THE HOUSE WIRING SYSTEM. HAVE BATTERY BACKUP AND EMT A SIGNAL WHEN BATTERIES ARE LOW PER APPLICABLE CODES.
 - SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER APPLICABLE CODES.
 - INSTALLATION SHALL MEET NFPA 72-70.
 - SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL, IN THE VICINITY OF ALL BEDROOM, ENTRANCE DOORS AND WITHIN EACH BEDROOM.
- CARBON MONOXIDE DETECTORS:
 - CARBON MONOXIDE DETECTORS TO BE SUPPLIED BY THE HOUSE WIRING SYSTEM. HAVE BATTERY BACKUP AND EMT A SIGNAL WHEN BATTERIES ARE LOW PER APPLICABLE CODES.
 - CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A

- MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS PER APPLICABLE CODES.
- A CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE EACH SLEEPING AREA AND/OR IN THE IMMEDIATE VICINITY OF SLEEPING AREAS AS REQUIRED BY APPLICABLE CODES.
- ALL DETECTORS SHALL COMPLY WITH UL2034-2008.
- LIGHTING IN CLOTHES CLOSETS SHALL BE:
 - SURFACE MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCES
 - SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES
 - 15.1.1 SURFACE MOUNTED OR LED LUMINAIRES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE
 - 15.1.2 SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES
 - 15.1.3 SURFACE MOUNTED OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN WALL OR CEILING
 - 15.1.4 SURFACE MOUNTED FLUORESCENT LUMINAIRES INSTALLED IN WALL OR CEILING
 - 15.1.5 SURFACE MOUNTED FLUORESCENT OR LED LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.
- NO PARTS OF HANGING FIXTURES, TRACK LIGHTING, AND CEILING RAZOR FANS SHALL BE INSTALLED WITHIN 3'-0" HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8'-0" VERTICALLY FROM THE TOP OF THE TUB RIM.
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN A TUB OR A SHOWER ENCLOSURE.
- GROUNDING RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYER MUST BE A 3-POLE WITH GROUND TYPE.
- AN INTERSYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV & SATELLITE DISHES)
- GROUNDING AND BONDING OF METAL PIPING SYSTEMS SHALL BE PER CODE.
- MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND FLASHTING.
- VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.
- ALL RECEPTACLES CONTROLLED BY A SWITCH SHALL SPLIT-WIRED TO CONTROL ONLY THE TOP OUTLET.
- THE CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR MEETER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CENTER OF ANY DISCREPANCIES.
- ALL 15 AND 20 AMP RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT.

PLUMBING

- PLUMBING DRAWINGS, DESIGNS AND SPECIFICATIONS, WHEN REQUIRED, SHALL TAKE PRECEDENCE OVER THESE NOTES IF AND WHEN CONFLICTS OCCUR.

HVAC

- MECHANICAL DRAWINGS, DESIGNS AND SPECIFICATIONS, WHEN REQUIRED, SHALL TAKE PRECEDENCE OVER THESE NOTES IF AND WHEN CONFLICTS OCCUR.

FIRE PROTECTION

- PROVIDE A 1-3/8" 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.
- PROVIDE FIRE SEPARATION BETWEEN DWELLING AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- PROVIDE 3/4" BRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE USING STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT-OFF ALL VERTICAL AND HORIZONTAL CONCEALED OPENINGS AN TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND BETWEEN EACH STORY AND ITS ASSOCIATED ROOF / ATTIC SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING AREAS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FINISHED SPACES AT CEILING AND FLOOR LEVELS.
 - AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILING, ETC.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AS THEY PASS THROUGH CEILING AND FLOOR LEVELS.

WALL BRACING

- SEE ENGINEERING DESIGN, DRAWINGS AND SPECIFICATIONS.

ENERGY CODE COMPLIANCE

- COMPLIANCE SHALL BE DEMONSTRATED BY:
 - COMPLIANCE CERTIFICATES GENERATED BY AN APPROVED ENERGY CODE COMPLIANCE TOOL.
 - OTHER COMPARABLE COMPLIANCE MATERIALS THAT MEET OR EXCEED THE APPROVED COMPLIANCE TOOL.
- A DESIGN CERTIFICATE, PREPARED BY BUILDER OR REGISTERED DESIGN PROFESSIONAL, MUST BE POSTED ON, IN OR NEAR THE ELECTRICAL DISTRIBUTION PANEL WHICH PROVIDES THE VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.
- THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF THE IECC AND ANY LOCAL AMENDMENTS.
- PROGRAMMABLE THERMOSTAT MUST BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
- ALL DUCTS, AIR HANDLERS AND FILTER BOXES MUST BE SEALED. IF ANY SUPPLY OR RETURN DUCTING IS LOCATED OUTSIDE THE THERMAL ENVELOPE A DUCT TIGHTNESS TEST MUST BE PERFORMED.
- EXTERIOR FRAMING CAVITIES MUST NOT BE USED AS DUCTS OR PLENUMS.
- OUTDOOR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICIENCY LAMPS.

PLOTTED: March 10, 2021 / User: kenny / P:\2021\21040-01\21040-01.dwg

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1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173



Midwest General Notes
Ohio Division
Lot 167

PROJECTION MANAGER
Date: 03/10/2021
User: kenny
03/10/2021
03/10/2021

REV # DATE / DESCRIPTION

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PROJECT NUMBER
2382-300-0-NPC

DATE FOR PLAN
LOT 167

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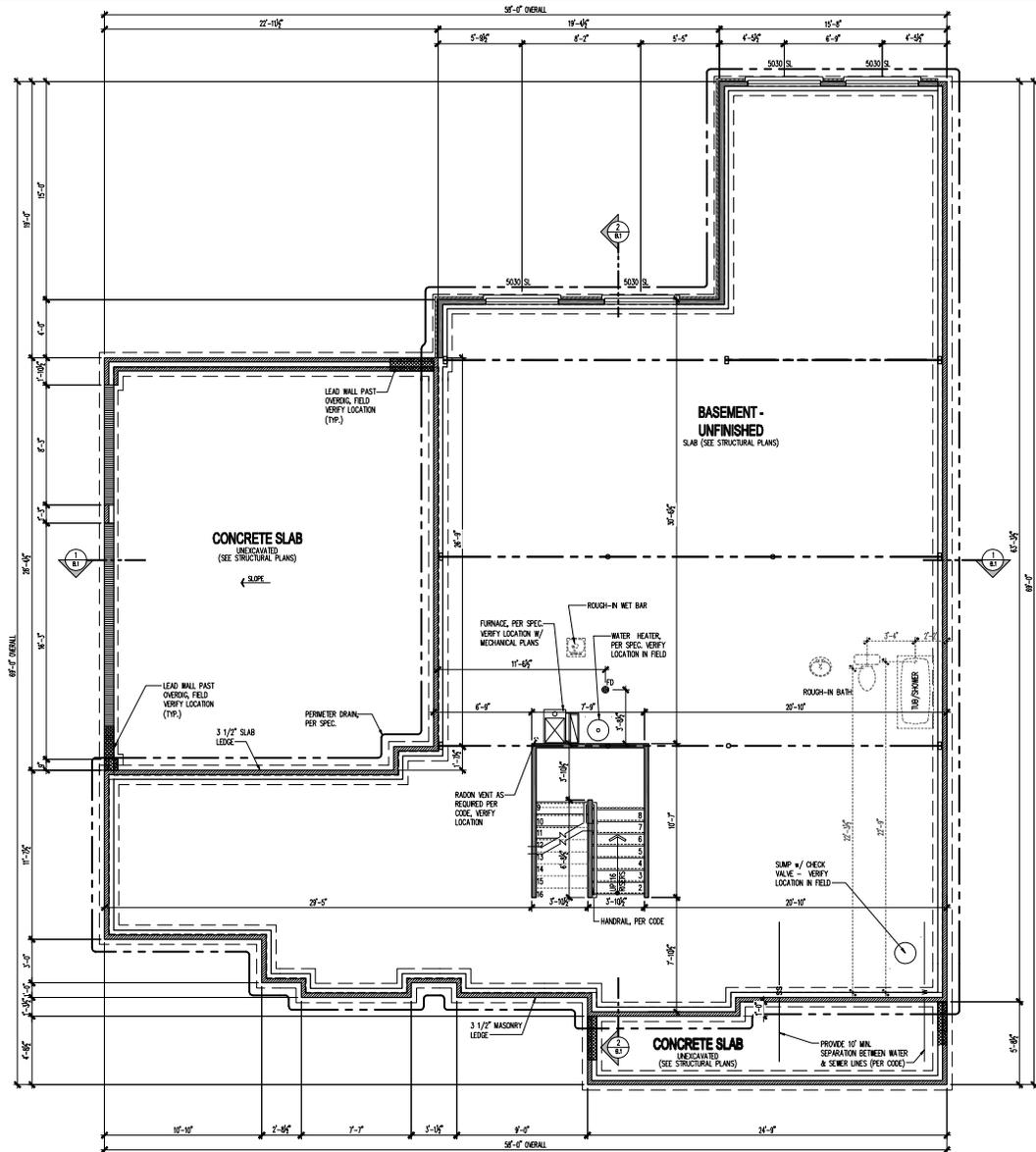
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NOTE: SHEETS NOTED ON DRAWINGS RELATE TO THIS SIZE FOOT OR 2004 SHEETS - NOT SHEETS REPRESENT 1/2" SCALE PLOTS

FOUNDATION NOTES

GENERAL SPECIFICATIONS

1. WHERE DISCREPANCIES BETWEEN SOILS REPORT AND STRUCTURAL DRAWINGS OCCUR, CONTACT THE STRUCTURAL ENGINEER.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
3. SURFACE WATER TO DRAIN AWAY FROM STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST 10 FEET FOR IMPROVED SURFACING ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
4. CONCRETE SLAB SHALL SLOPE A MIN. OF 2" AWAY FROM STRUCTURE.
5. CONCRETE SToops AND PORCH/PATIO SLABS SHALL SLOPE A MIN. OF 1/4" PER FOOT AWAY FROM STRUCTURE.
6. PROVIDE BEARING LEDGE FOR MASONRY AS INDICATED BY STRUCTURAL DRAWINGS.
7. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



GRADE BRICK FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PLOTTED: March 11, 2021 / File: Midwest / 2382-EDINBURG-C1-100-10-00.DWG

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Schaumburg, Illinois 60173



Grade Brick Foundation Plan

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2382-EDINBURG-C1-100-10-00	
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GRADE MARKING
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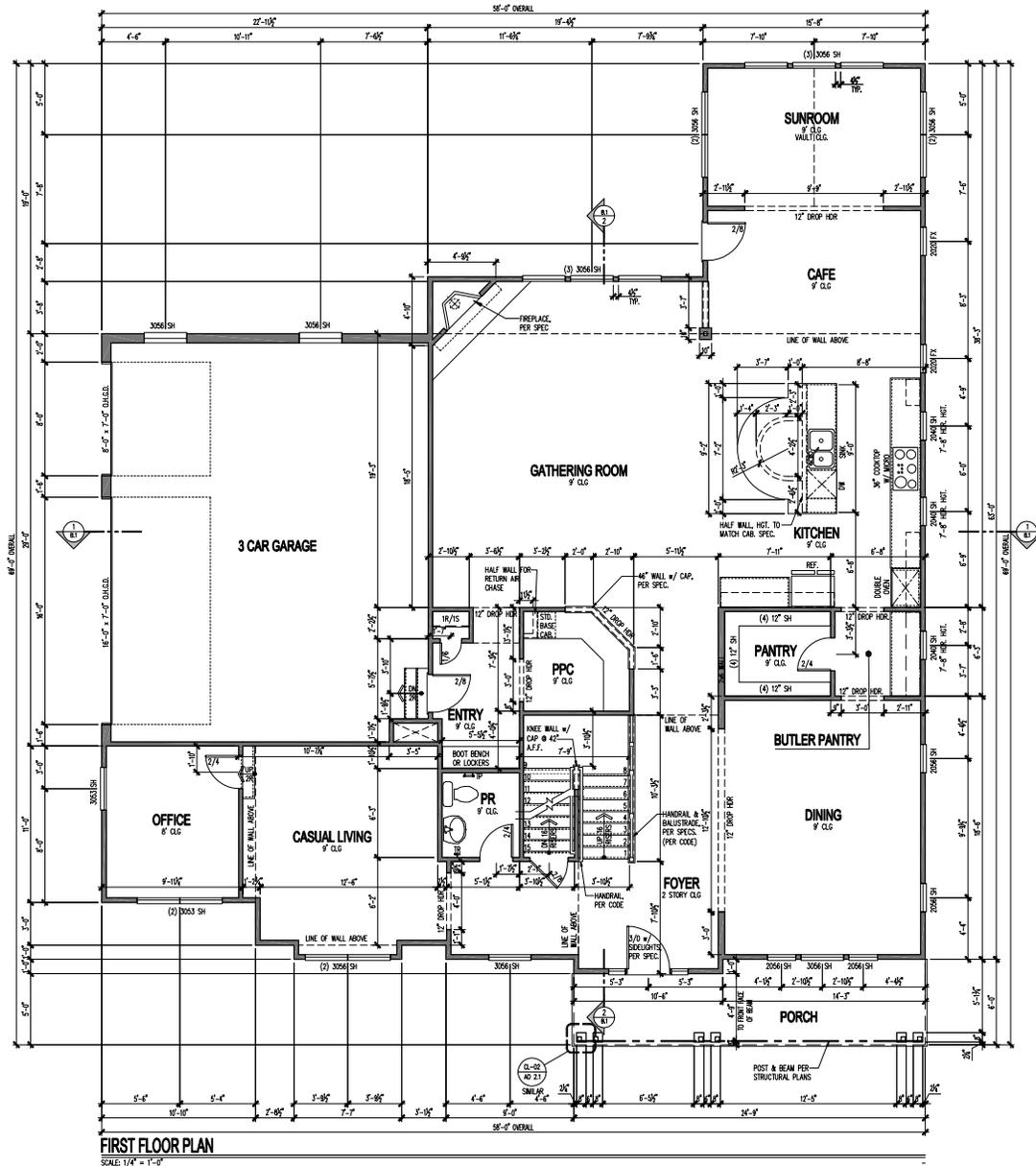
EDINBURG
INC. PLAN NUMBER
2382-300-00-NPC
ARCH. PLAN #
LOT 187

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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 PANTRY PLUMBING CENTER WALLS, WHERE CHASES ARE TO BE RUN, SHALL BE FRAMED AT 16" O.C.
3. PROVIDE A 1-3/8" 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 CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
7. ALL BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHROOMS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SPOKE 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 1/2" WALL SHEATHING WITH Joints AS SHOWN STOP WITH BATT INSULATION FILING ALL CORNERS AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND CHAIRRAILS 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 WALKING SURFACE AND NOT LESS THAN 34" 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. BASEMENTS, HARBORAGE 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 GRADE 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.



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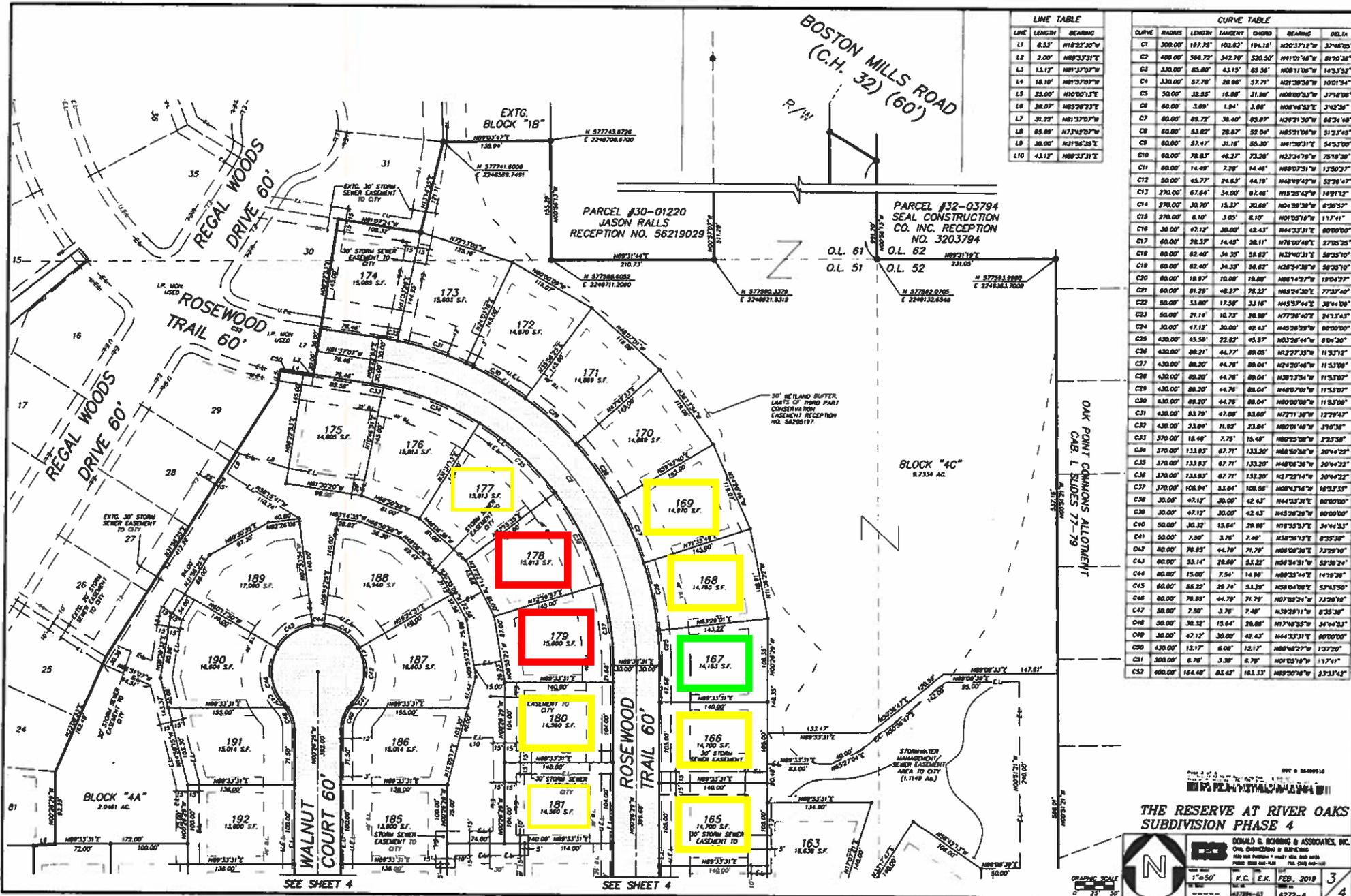
First Floor Plan
Exterior walls

PRODUCTION NUMBER	2382.300.00 NPC
DATE	03/10/2021
REV. #	DATE / DESCRIPTION
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PLOTTED: March 11, 2021 / File: Midwest / 2382.300.00 NPC / 2382.300.00 NPC

EDINBURG
INC. PLAN NUMBER
2382.300.00 NPC
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LOT 187

SHEET
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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'	197.75'	102.62'	194.18'	N02°37'12"W	37°46'30"
C2	400.00'	266.72'	142.70'	250.50'	N01°09'48"W	87°50'36"
C3	300.00'	63.80'	63.12'	65.58'	N08°11'08"W	143°33'31"
C4	300.00'	57.78'	28.88'	57.71'	N01°20'58"W	100°15'41"
C5	300.00'	32.55'	16.88'	31.88'	N08°00'33"W	37°18'08"
C6	60.00'	3.89'	1.94'	3.88'	N08°46'52"E	37°42'36"
C7	60.00'	88.72'	36.40'	83.97'	N29°34'18"W	64°34'48"
C8	60.00'	53.62'	28.87'	52.04'	N01°31'08"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'	46.23'	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'	64.18'	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'	67.12'	30.00'	62.43'	N44°33'31"E	80°00'00"
C17	60.00'	28.37'	14.40'	28.11'	N78°00'48"W	27°05'28"
C18	60.00'	62.40'	34.30'	58.62'	N23°40'31"E	58°33'00"
C19	60.00'	62.40'	34.30'	58.62'	N89°34'38"W	58°33'00"
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'	67.12'	30.00'	62.43'	N45°28'38"W	80°00'00"
C25	430.00'	65.58'	22.82'	63.57'	N03°28'44"W	8°04'36"
C26	430.00'	86.21'	44.77'	88.05'	N12°27'23"W	113°31'21"
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°07'09"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'	15.48'	7.75'	15.48'	N02°58'08"W	27°23'58"
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°08'38"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°23'33"
C38	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	80°00'00"
C39	30.00'	67.12'	30.00'	62.43'	N43°28'29"W	80°00'00"
C40	50.00'	30.32'	15.64'	28.88'	N15°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	72°29'28"
C43	60.00'	55.14'	28.88'	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	72°29'18"
C47	50.00'	7.50'	3.75'	7.48'	N38°29'11"W	8°25'28"
C48	30.00'	30.32'	15.64'	28.88'	N17°48'33"W	34°04'53"
C49	30.00'	67.12'	30.00'	62.43'	N44°33'31"E	80°00'00"
C50	430.00'	12.17'	6.08'	12.17'	N80°48'27"W	13°27'20"
C51	300.00'	6.78'	3.38'	6.78'	N01°25'18"W	17°41'11"
C52	400.00'	164.48'	83.42'	163.33'	N89°07'18"W	27°31'42"

- Look alike
 - Vacant

THE RESERVE AT RIVER OAKS
 SUBDIVISION PHASE 4

DONALD G. BISHOP & ASSOCIATES, INC.
 Civil, Engineering & Surveying
 1000 West 10th Street, Suite 200
 Fort Worth, Texas 76104
 Phone: (817) 336-1111 Fax: (817) 336-1112

DATE: FEB. 2019
 SHEET: 3 OF 4
 PROJECT: 4272-4

GRAPHIC SCALE
 1" = 50'
 0' 25' 50'

