

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	62.40'	60.00'	34.35'	59.62'	59°35'10"
					N32°40'31"E CALC
					N26°54'38"W FLAT

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

**\*\*PRIMARY BENCHMARK:\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOT'S 161/162  
 ELEV. = 1005.57

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOT 162  
 ON KINGSWOOD DRIVE  
 ELEV. = 1008.12

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

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

**DIRT CALCULATION**  
 \_\_\_\_\_ cu.yds. CUT/FILL

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

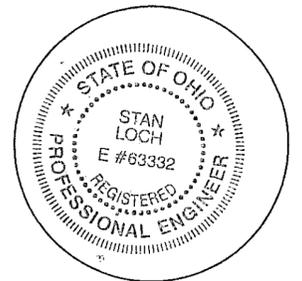
**NOTE:**  
 ALL PROPOSED FOOTERS WILL REQUIRE SURVEY CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION

**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



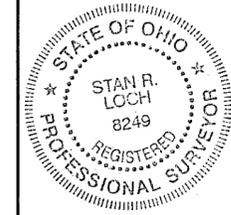
I CERTIFY THAT THIS PLAN WAS PREPARED BY ME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3-5-2020  
 STAN R. LOCH P.E. #63332 DATE

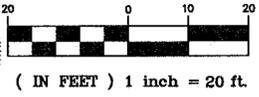
5425 WARNER ROAD - SUITE 12  
 VALLEY VIEW, OHIO 44125  
 440-602-9071



ENGINEERING and SURVEYING  
 Civil Engineering - Land Surveying



GRAPHIC SCALE



PERCENTAGE OF LOT COVERAGE = 23.1%

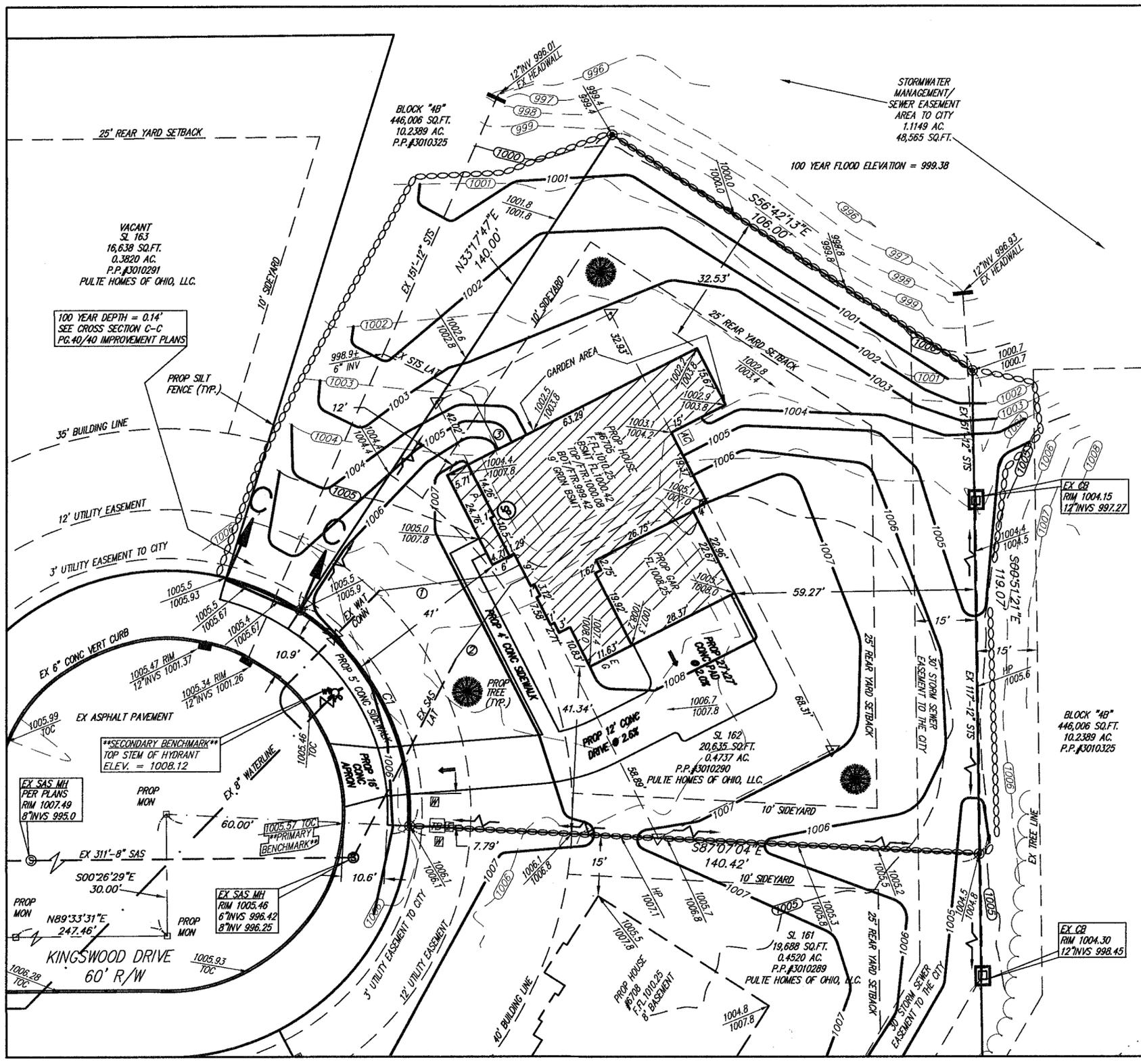
HOUSE COVERAGE = 3,027 SQ.FT.  
 DRIVEWAY COVERAGE = 1,531 SQ.FT.  
 WALKWAY COVERAGE = 219 SQ.FT.  
 TOTAL COVERAGE = 4,777 SQ.FT.

DATE OF SURVEY:  
 FEBRUARY 2nd, 2020

TYPE OF HOUSE:  
 PLAN # EDINBURG  
 ELEVATION: FH1A  
 GAR: 3 CAR SIDE RIGHT W/9' GRDN BSMT,  
 GATH RM EXT, SNRM & GSTE STE OPT

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



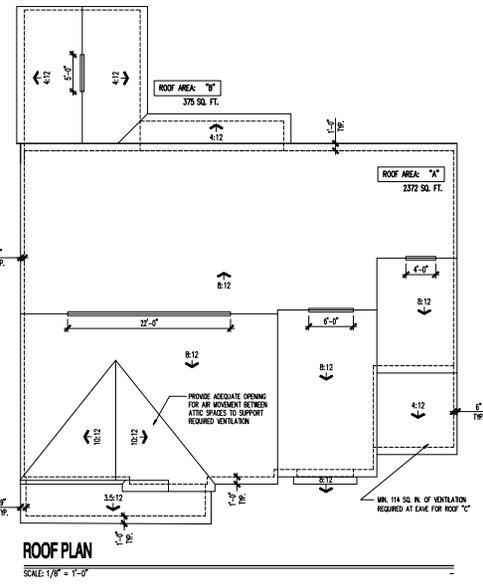
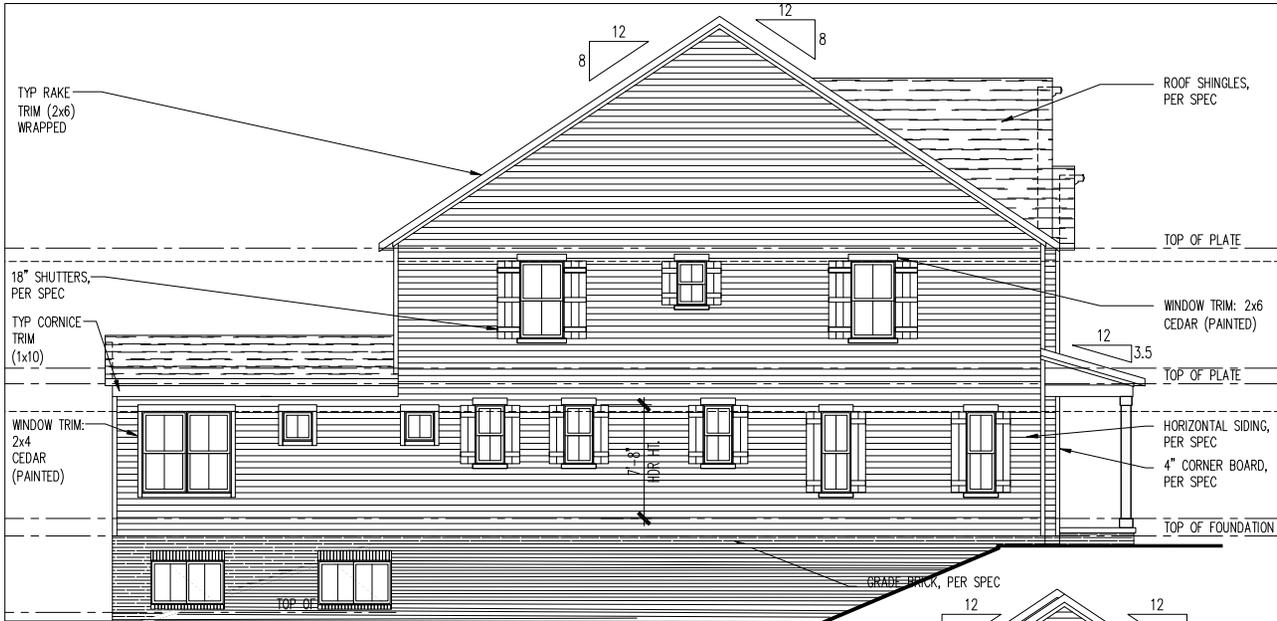
SHEET CONTENT

SITE PLAN FOR PULTE HOMES SUBLOT 162 6705 KINGSWOOD 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
1	3/5/20	REV REAR GARDEN AREA	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY	DATE		
KEG	3-2-2020		
CHECKED BY	DRAWING NO.		
SRL	20142977-4		
JOB NO.	SHEET		
20142977-4	1 OF 1		



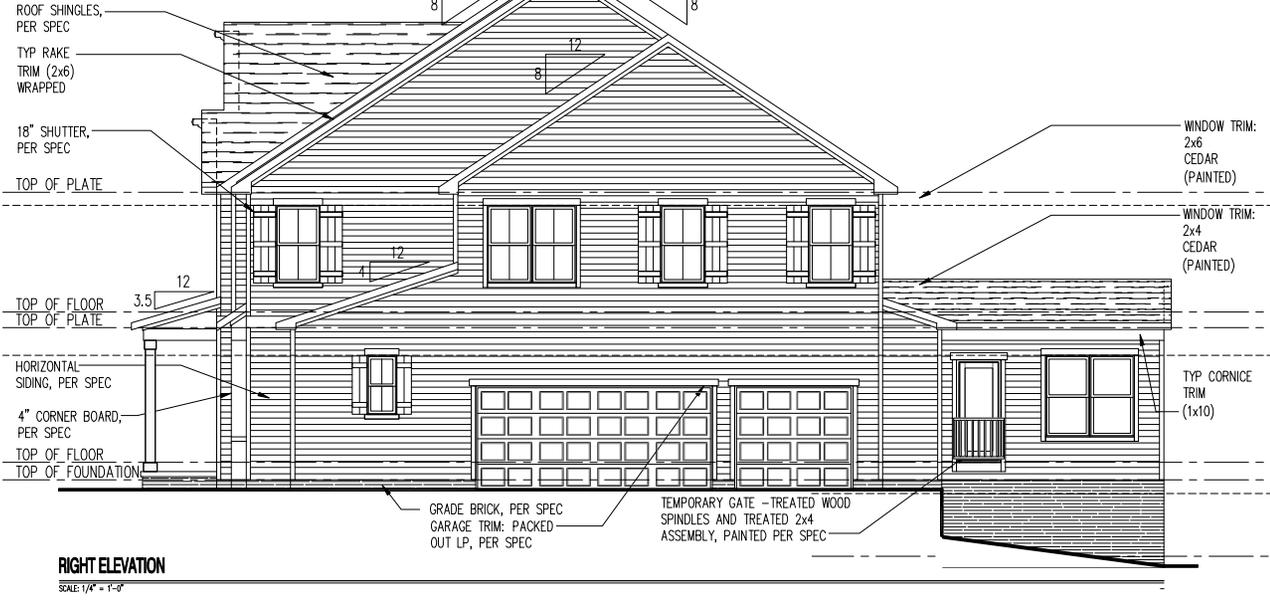


**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**ATTIC VENT SCHEDULE**

VENTILATION REQUIRED FOR SUPPLY OF AIR TO ATTIC VENT FANES AND FOR THE VENTILATION OF THE ATTIC. \*CONSIDER THE EFFECTS OF WIND AND TEMPERATURE DIFFERENTIALS FOR PROPERLY SIZED VENTS. \*\*SEE SPECIFICATIONS FOR VENTILATION REQUIREMENTS. SCHEDULE HAS BEEN CALCULATED ASSUMING AN 80% VENTILATION EFFICIENCY AND A 10% LEAKAGE RATE FOR UNVENTILATED ATTIC SPACE.

ELEVATION PHA									
ROOF AREA "A"	SG FIG	2372	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SG. FT. REQUIRED	SG. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOOT LAMPS	FOOT SPANNA	ROOF VENT	EAVE VENT	ICING VENT	100% VENT
ROOF VENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ROOF VENT ONLY	31.14	3.95	3.88	47.76	9	0			
AT EAVE	26.74	3.95	4.17	53.02			0	40.00	
TOTAL VENTS	7.91	7.91	7.99	100.00					
ROOF VENT	31.14	3.95	4.00	49.80	0	0	30.00		
AT EAVE	31.74	3.95	4.57	50.17			0	50.00	
TOTAL VENTS	7.91	7.91	8.03	100.00					
ADDITIONAL FOOT VENTS MAY BE REQUIRED IF THESE REQUIREMENTS ARE VIOLATED									
ELEVATION PHB									
ROOF AREA "B"	SG FIG	375	AT / NEAR RIDGE		AT / NEAR EAVE				
VENT TYPE	SG. FT. REQUIRED	SG. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	FOOT LAMPS	FOOT SPANNA	ROOF VENT	EAVE VENT	ICING VENT	100% VENT
ROOF VENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ROOF VENT ONLY	0.00	0.00	0.00	0.00	1	0			
AT EAVE	0.00	0.00	0.00	0.00	0.00	18.00	18.00	10.00	
TOTAL VENTS	1.25	1.25	0.91	100.00					
ROOF VENT	0.00	0.00	0.00	0.00	0	0	0.00		
AT EAVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL VENTS	1.25	1.25	0.84	100.00					
ADDITIONAL FOOT VENTS MAY BE REQUIRED IF THESE REQUIREMENTS ARE VIOLATED									



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

**Pulte**

**Elevation Farmhouse 1A**  
3 Car Side Entry  
Front, Side and Rear Elevations, Roof Plan And Ventilation Schedule

PRODUCTION NUMBER	DATE	REVISION
1	02/28/2020	INITIAL RELEASE DATE
2	02/28/2020	CURRENT REVISION DATE
3	02/28/2020	
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NOTE: SCALES RELATIVE TO FULL SIZE PLOTS ON 25x34 SHEETS - TYPICAL SHEETS REPRESENT 1/2 SCALE PLOTS

GRADE FINISH: **RIGHT**

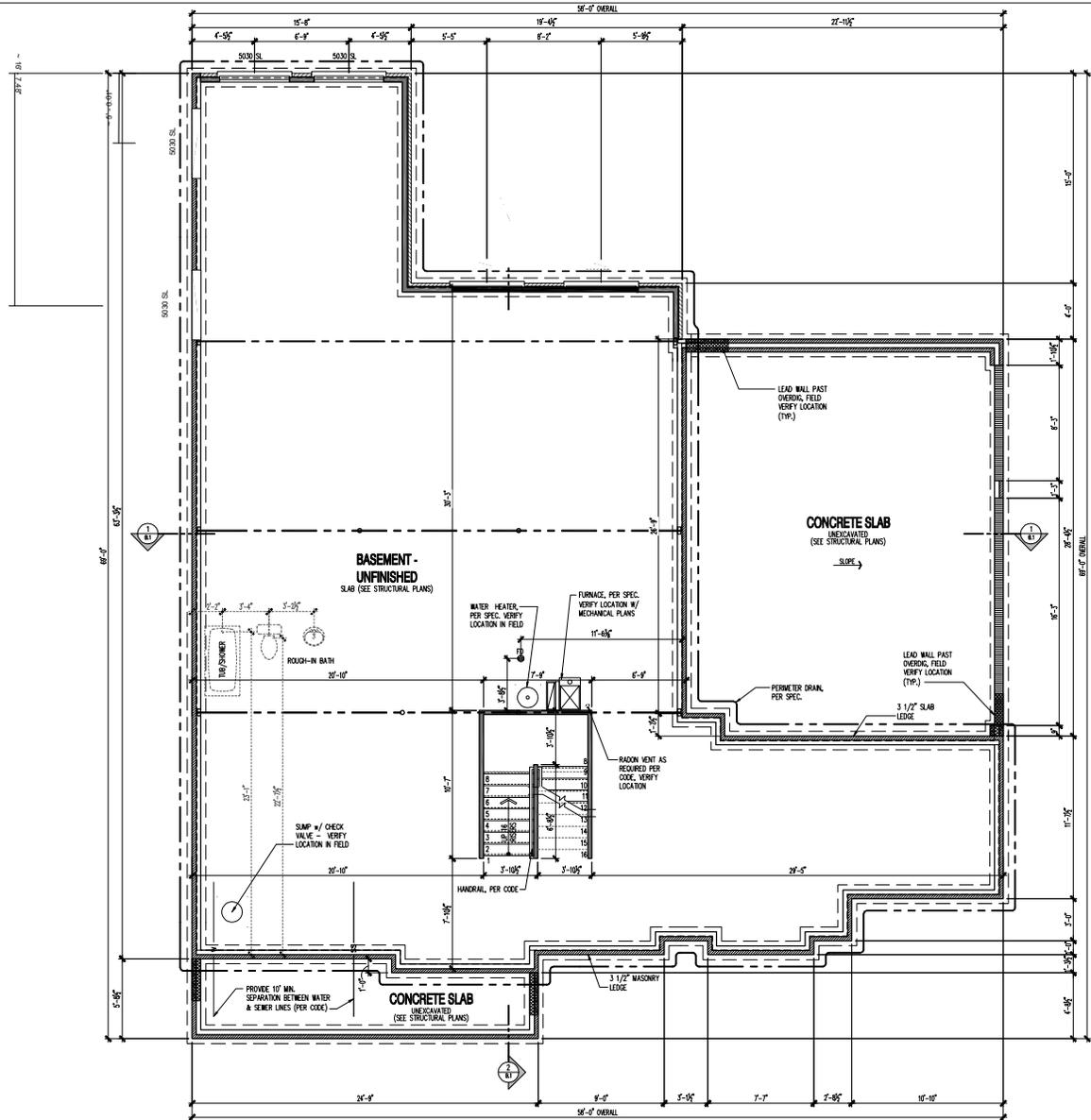
**EDINBURG**  
INC. PLAN NUMBER: 2382-300-00 NPC  
LAYER PLAN # 0  
LOT 162

SHEET: **A3-PH1A**  
**3S8.2**

# 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. SURFACE WATER TO DRAIN AWAY FROM STRUCTURE. THE GRADE SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST 10 FEET FOR IMPROVED SURFACEZON ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
3. CONCRETE SLAB SHALL SLOPE A MIN. OF 2" AWAY FROM STRUCTURE.
4. CONCRETE STOODS AND PORCH/PATIO SLABS SHALL SLOPE A MIN. OF 1/4" PER FOOT AWAY FROM STRUCTURE.
5. PROVIDE BEARING LEDGE FOR MASONRY AS INDICATED BY STRUCTURAL DRAWINGS.
6. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



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

PLOTTED: February 25, 2020 / 2:30:23 PM / 2302-EDINBURG-CH-BASE-F-FOUND

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



**Grade Brick Foundation Plan**

PRODUCTION NUMBER	2302-EDINBURG-CH-BASE-F-FOUND
DATE	02/25/2020
REV. #	DATE / DESCRIPTION
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GRADE MARKING  
**RIGHT**

**EDINBURG**  
INC. PLAN NUMBER  
**2302-300-00-NPC**  
LAYOUT PLAN OF  
**LOT 152**

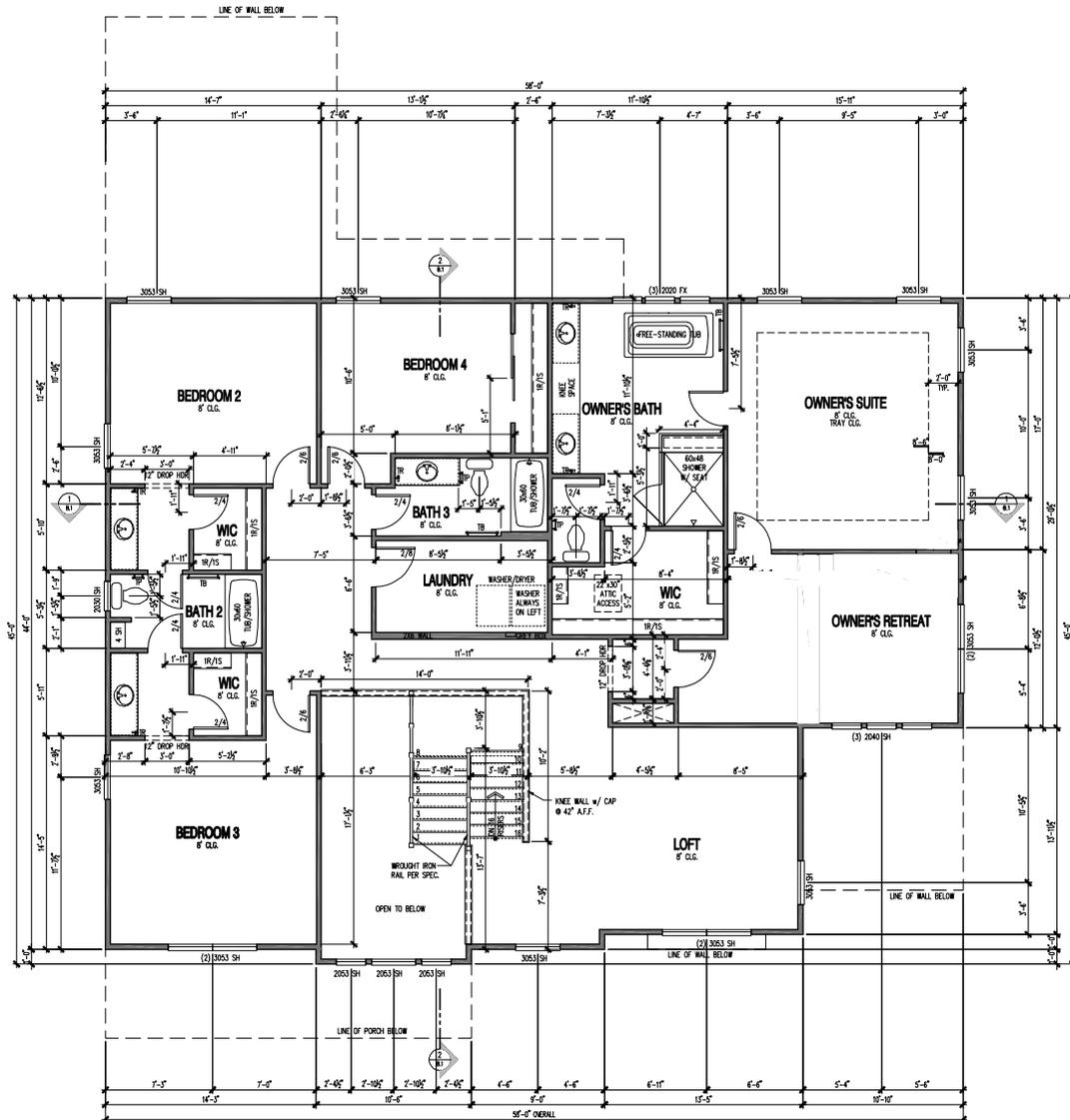
SHEET  
A0  
C-1.1



# 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 PALETTE PLANNING CENTER WALLS, WHERE CABINETS 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 THE SEPARATION BETWEEN CHIMNEY AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
5. PROVIDE 1/2" DRYPAN 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 DEMAND 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 CONTAINING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
7. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SIDE 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" MAX. SEAMING WITH TAPED JOINTS AND DRAFT STOP WITH BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND QUARNOWALLS 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 3/4" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJACENT 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 TREADS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJACENT 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, 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" SQUARE 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 24" 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.



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

PLOTTER: February 25, 2020 / 10:00 AM / 7300 EDINBURG - ON - WORK - PLANNING

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Schaumburg, Illinois 60173

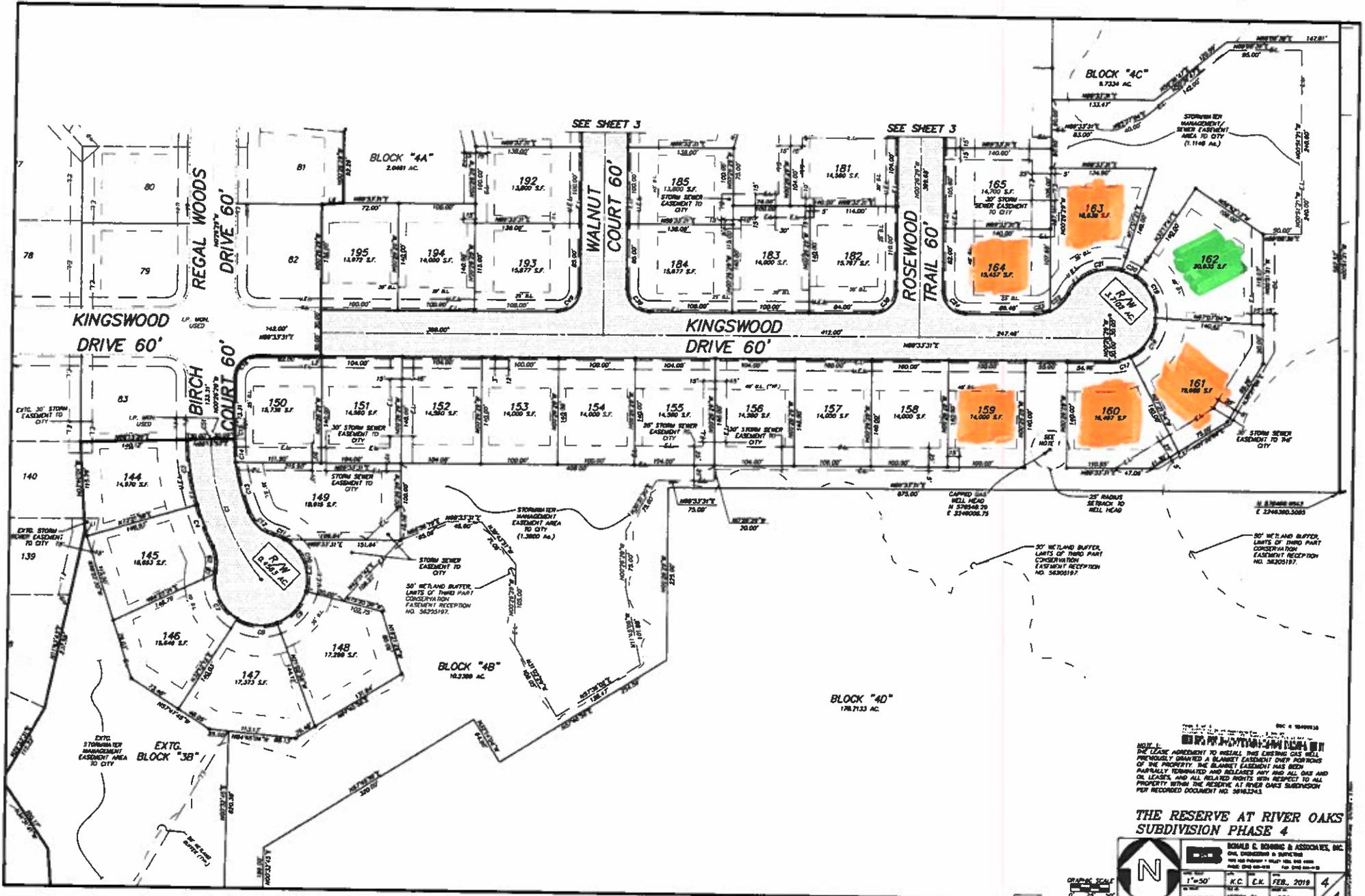


Second Floor Plan
4 Exterior walls

NOTE: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE. PLOTS ON 25x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PRODUCTION NUMBER	DATE	REVISION
1	02/25/2020	DATE
2	02/25/2020	DATE
3	02/25/2020	DATE
4	02/25/2020	DATE
5	02/25/2020	DATE
6	02/25/2020	DATE
7	02/25/2020	DATE
8	02/25/2020	DATE
9	02/25/2020	DATE
10	02/25/2020	DATE

ORANGE HAVING	RIGHT
BY	EDINBURG
PROJECT NUMBER	2382-300-00 NPC
LOT NUMBER	LOT 162
SHEET	A1
	4-2.1



THE LEASE AGREEMENT TO REGAL AND KINGSWOOD GAS WELLS PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY. THE BLANKET EASEMENT HAS BEEN PARTIALLY TERMINATED AND RELEASES ANY AND ALL GAS AND OIL LEASES, AND ALL RELATED RIGHTS WITH RESPECT TO ALL PROPERTY WITHIN THE RESERVE AT RIVER OAKS SUBDIVISION PER RECORDED DOCUMENT NO. 38162243.

**THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 4**

DONALD C. BOHNS & ASSOCIATES, INC.  
 CIVIL ENGINEER & SURVEYOR  
 10010 HUNTERS HOLLOW RD., SUITE 100  
 HOUSTON, TEXAS 77036  
 TEL: 281-460-8800 FAX: 281-460-8809  
 1"=50'  
 K.C. E.K. FEB. 2019 4  
 4

Lot 159



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



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

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



Medina - OH  
Front and Rear Elevations

PROVISION NOTES

1. SEE GENERAL NOTES
2. SEE PLAN 101/102/103
3. SEE PLAN 104/105/106
4. SEE PLAN 107/108/109
5. SEE PLAN 110/111/112
6. SEE PLAN 113/114/115
7. SEE PLAN 116/117/118
8. SEE PLAN 119/120/121
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11. SEE PLAN 128/129/130
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148. SEE PLAN 539/540/541
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159. SEE PLAN 572/573/574
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162. SEE PLAN 581/582/583
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175. SEE PLAN 620/621/622
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179. SEE PLAN 632/633/634
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192. SEE PLAN 671/672/673
193. SEE PLAN 674/675/676
194. SEE PLAN 677/678/679
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196. SEE PLAN 683/684/685
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210. SEE PLAN 725/726/727
211. SEE PLAN 728/729/730
212. SEE PLAN 731/732/733
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298. SEE PLAN 989/990/991
299. SEE PLAN 992/993/994
300. SEE PLAN 995/996/997
301. SEE PLAN 998/999/1000

RESID FOR SINGLE FAMILY

PROJECT: RIVER OAKS LOT 159

DATE: 10/12/2009

REVISIONS:

1	ISSUE FOR PERMIT
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FOR THE ATTORNEY

DATE: 10/12/2009

PLAN 101

7.01a1



Lot 161

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

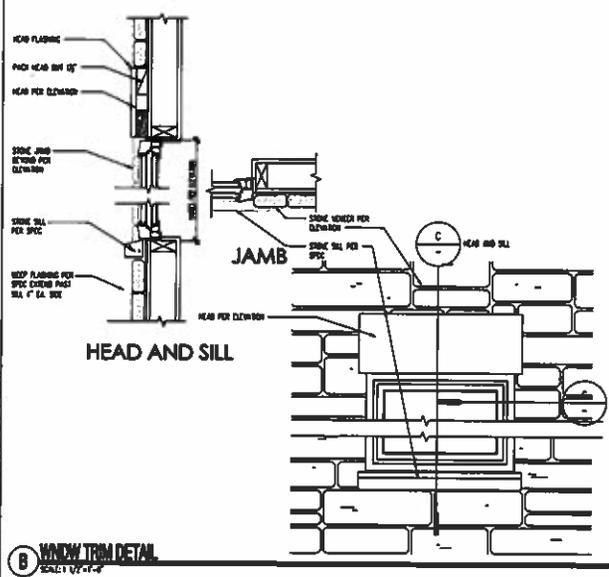
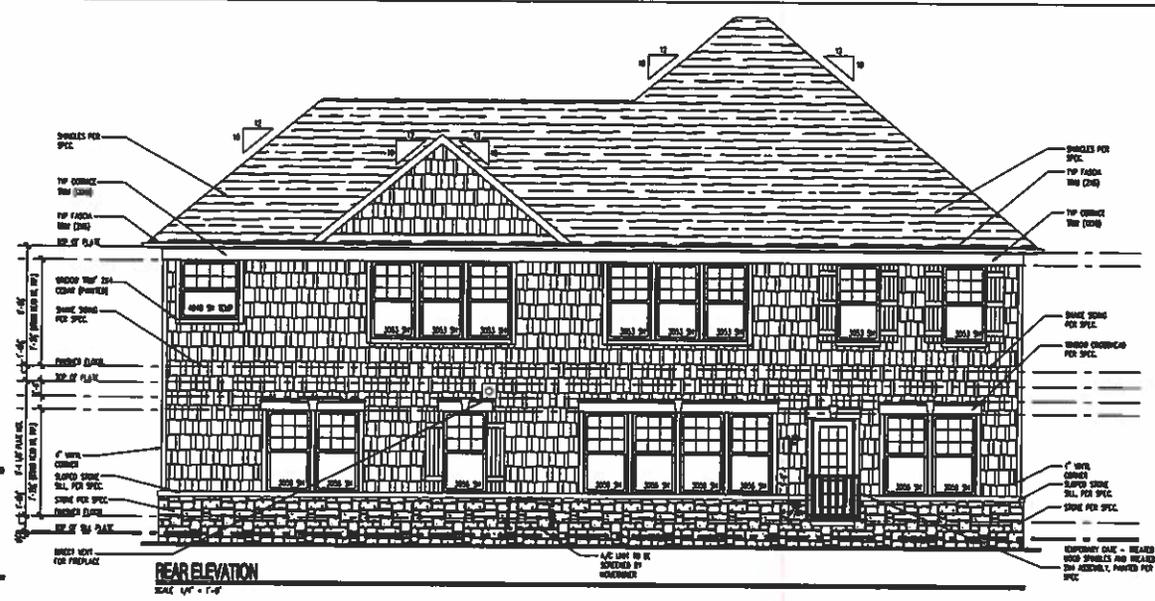
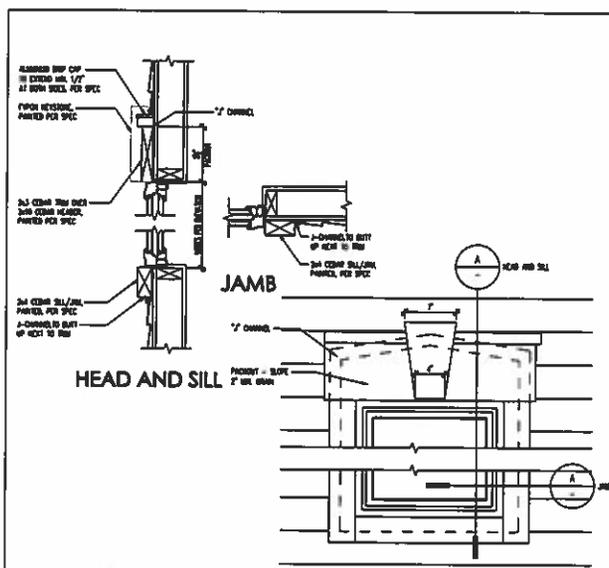
Pulte

Front and Rear Elevations

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PROJECT THE  
SINGLE FAMILY  
PROPERTY THE  
RIVER OAKS  
LOT 161  
PULTE HOMES OF OHIO  
OWNER: PULTE HOMES OF OHIO  
DESIGNER: PULTE HOMES OF OHIO  
ARCHITECT: PULTE HOMES OF OHIO  
PLAN 3640

7.10a1



DATE: 08/11/2011 11:00 AM

COURTESY: PULTE HOMES OF OHIO