

APPROVED: STAFF APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: ENGINEERING DEPT. APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: LANDSCAPE ARCHITECT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**\*\*PRIMARY BENCHMARK:\*\***  
 TOC/BOC ELEV @ P/L  
 IN FRONT OF SUBLOT 43/44  
 ELEV. = 1004.23

**\*\*SECONDARY BENCHMARK\*\***  
 TOP STEM OF HYDRANT  
 IN FRONT OF SUBLOT 42  
 ELEV. = 1008.38

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

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

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

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

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1    | 127.01' | 240.00' | 65.03'  | 125.53' | S88°17'36"E | 30°19'13" |
| C2    | 46.93'  | 50.00'  | 25.35'  | 45.23'  | N48°39'26"E | 53°46'42" |
| C3    | 222.42' | 270.00' | 117.96' | 216.18' | S61°58'03"E | 47°11'57" |
| C4    | 179.42' | 270.00' | 93.17'  | 176.14' | N75°23'44"E | 38°04'29" |
| C5    | 53.88'  | 270.00' | 27.03'  | 53.79'  | S79°51'01"E | 11°26'02" |

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

**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:**  
 OCTOBER 2nd, 2019

**TYPE OF HOUSE:**  
 PLAN# HOLBROOK  
 ELEVATION: 3  
 GAR: 3 CAR SIDE RIGHT W/9' WALKOUT  
 BASEMENT & FIREPLACE

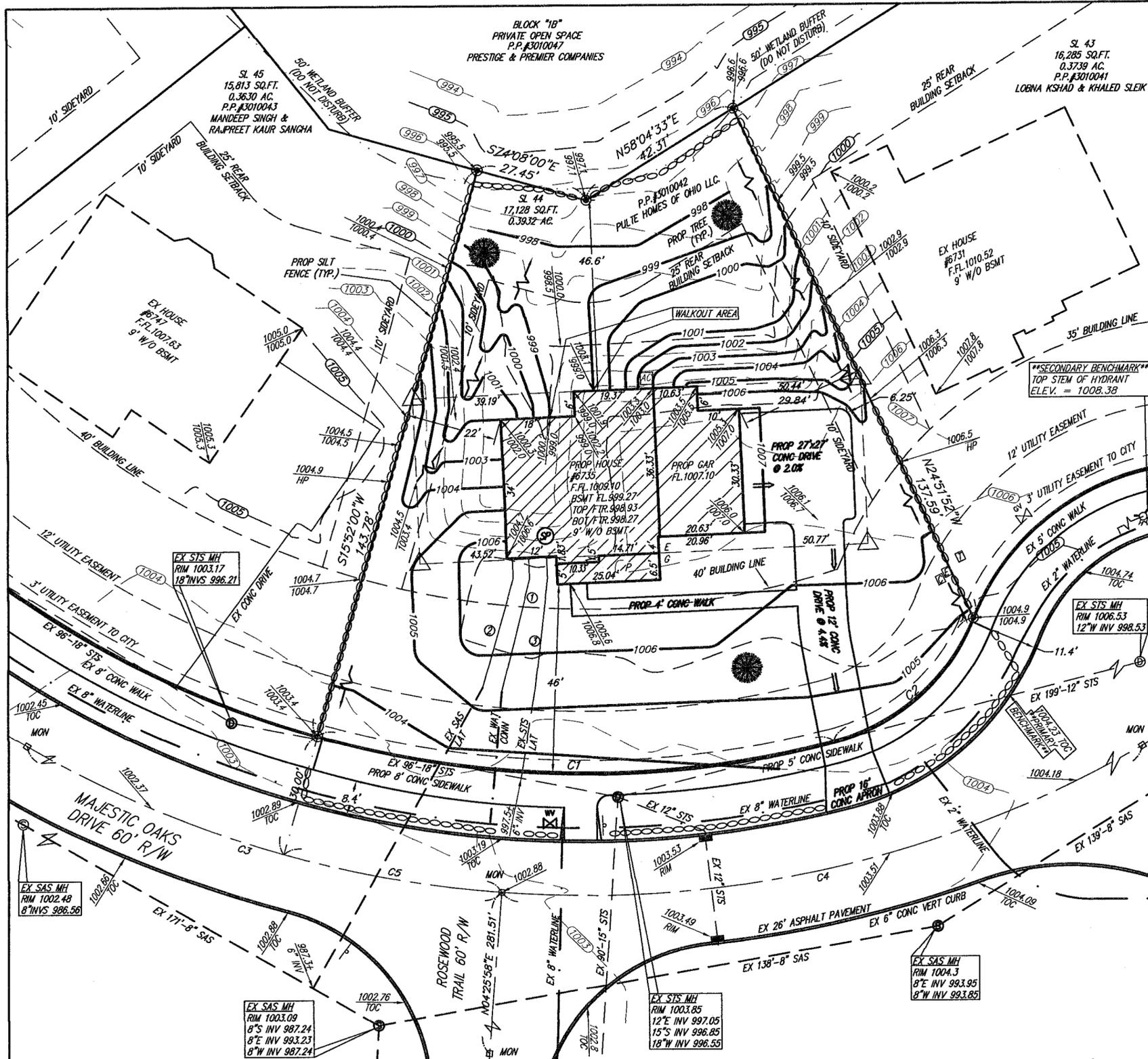
- ① = PROP 1" WAT CONN
- ② = PROP 6" PVC SAS CONN @ 1.0% MIN 10% MAX
- ③ = PROP 6" PVC SIS CONN @ 1.0% MIN 10% MAX

**PERCENTAGE OF  
 LOT COVERAGE = 22.5%**

HOUSE COVERAGE = 2,246 SQ.FT.  
 DRIVEWAY COVERAGE = 1,371 SQ.FT.  
 WALKWAY COVERAGE = 235 SQ.FT.  
 TOTAL COVERAGE = 3,852 SQ.FT.

**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
- ⊕ = EX STORM MANHOLE
- = SWALE
- = FLOW ARROW
- ⊕ = ELECTRIC STUB
- ⊕ = CABLE PEDESTAL
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TRANSFORMER BOX
- ⊕ = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- SP = SUMP PUMP
- △ = OFFSET HUB



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 \_\_\_\_\_

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  
 SUBLT 44  
 6735 MAJESTIC OAKS DRIVE  
 IN THE  
 RESERVE AT RIVER  
 OAKS SUBDIVISION PH.1  
 SITUATED IN THE  
 CITY OF HUDSON  
 COUNTY OF SUMMIT  
 STATE OF OHIO**

| REVISIONS |         |                |     |
|-----------|---------|----------------|-----|
| NO.       | DATE    | DESCRIPTION    | BY  |
| 1         | 11/5/19 | RELOCATE HOUSE | KEG |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |
|           |         |                |     |

| HORIZ. SCALE | VERT. SCALE |
|--------------|-------------|
| 1" = 20'     |             |
| DRAWN BY     | DATE        |
| KEG          | 10-14-2019  |
| CHECKED BY   | DRAWING NO  |
| SRL          | 20142977    |
| JOB NO       | SHEET       |
| 20142977     | 1 OF 1      |



**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 - 3**  
 Front and Rear Elevations

PRODUCTION MANAGER  
 Jamey Heitzman  
 CURRENT RELEASE DATE: 10/03/2019

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |
|       |      |             |

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

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 44**  
 LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

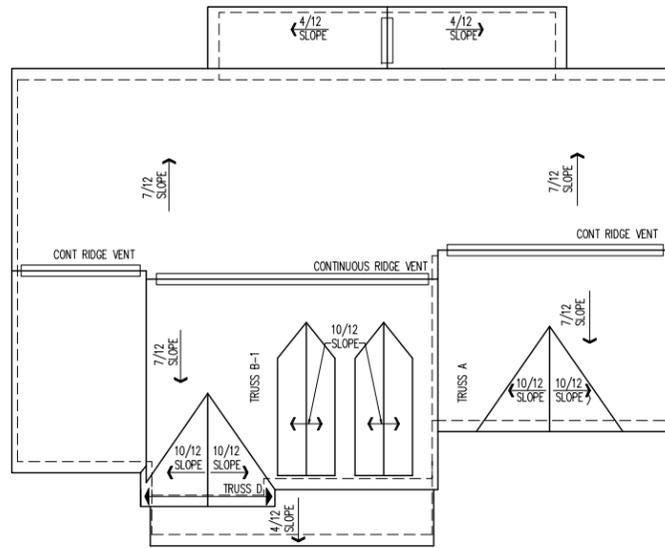
PLAN NAME  
**HOLBROOK**  
 NPC PLAN NUMBER  
**TBD**  
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

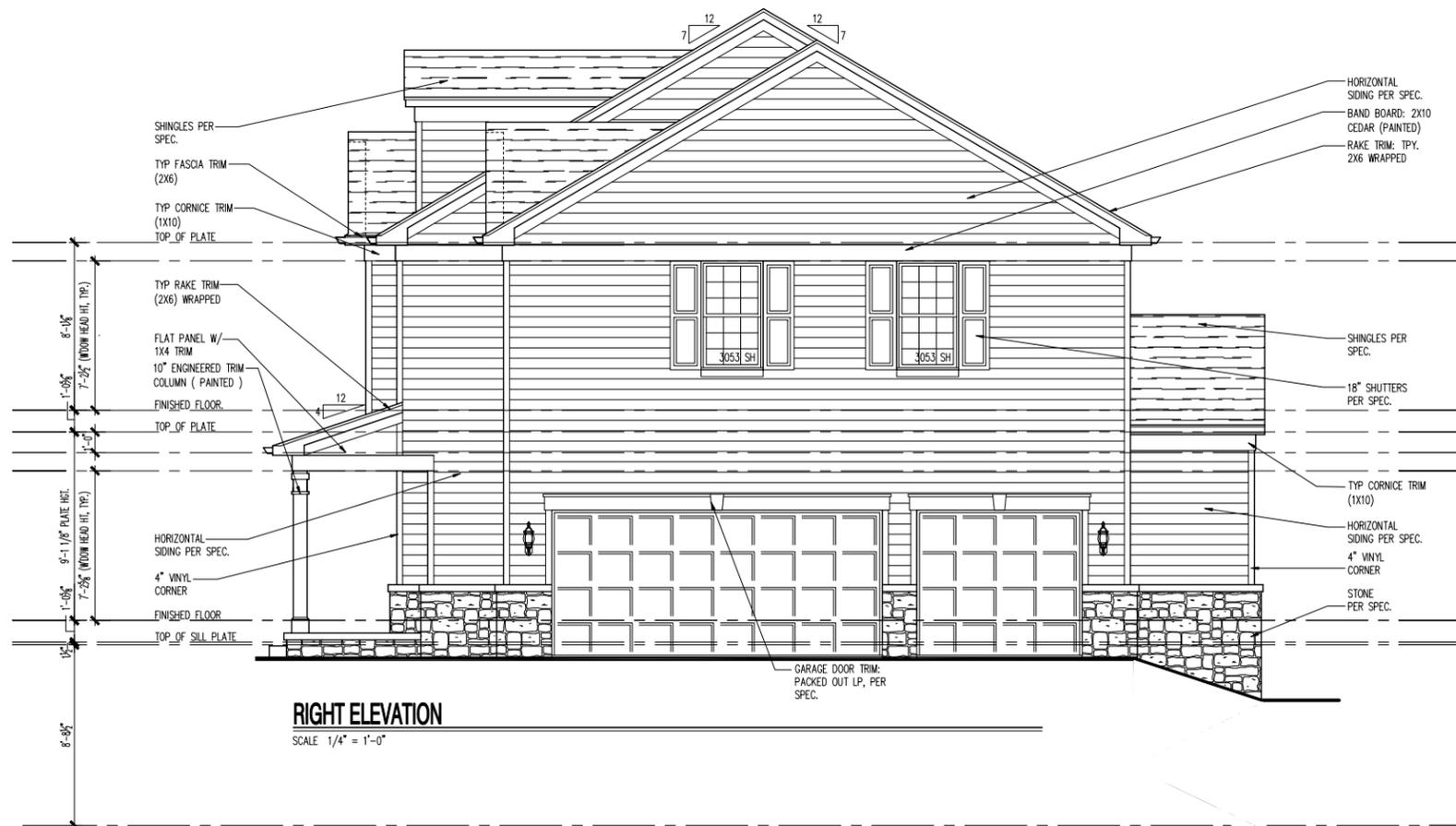
SHEET  
**7.03a2**

ENGINEER OF RECORD: MULLHORN & KULP ENGINEERING  
 ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

| ATTIC VENTILATION SCHEDULE |       |                |       |      |                |       |      |      |       |      |      |       |      |      |       |      |
|----------------------------|-------|----------------|-------|------|----------------|-------|------|------|-------|------|------|-------|------|------|-------|------|
| 3<br>ELEVATION             | LOC   | 1ST FLOOR ROOF |       |      | 2ND FLOOR ROOF |       |      | N/A  |       |      | N/A  |       |      | N/A  |       |      |
|                            |       | AREA           | REQ'D | SUPP | AREA           | REQ'D | SUPP | AREA | REQ'D | SUPP | AREA | REQ'D | SUPP | AREA | REQ'D | SUPP |
|                            | RODGE | 208            | 0.35  | 0.83 | 2105           | 3.51  | 7.38 |      |       |      |      |       |      |      |       |      |
|                            | EAVE  |                | 0.35  | 0.83 |                | 3.51  | 6.13 |      |       |      |      |       |      |      |       |      |
|                            | TOTAL |                | 0.70  | 1.66 |                | 7.02  | 13.5 |      |       |      |      |       |      |      |       |      |



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



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

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



**Front Elevation - 3**  
Side Elevations and Roof Plan

PRODUCTION MANAGER  
Jamey Heitzman  
CURRENT RELEASE DATE: 10/03/2019

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
| △     |      |             |
| △     |      |             |
| △     |      |             |
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| △     |      |             |
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| △     |      |             |

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 44**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

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

LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

SHEET  
**7.03a3**



# OHIO DIVISION - LOT 44

River Oaks



## HOLBROOK

### PLAN SHEET INDEX

| SHT.   | DESCRIPTION   |
|--------|---|
| 0.00   | COVER SHEET   |
| 1.30c  | 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                               |
| AD 3.7 | ARCHITECTURAL DETAILS                               |
| 6.10   | FIRST FLOOR ELECTRICAL PLAN                         |
| 6.11   | SECOND FLOOR ELECTRICAL PLAN                        |
| 7.03a2 | FRONT ELEVATION "S" - FRONT AND REAR ELEVATIONS     |
| 7.03a3 | FRONT ELEVATION "S" - SIDE ELEVATIONS AND ROOF PLAN |
| 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                                   |
| S-3.0A | ROOF FRAMING PLAN                                   |
| S-3.1  | ROOF FRAMING PLAN                                   |
| S-3.2  | ROOF FRAMING PLAN                                   |
| S-4.0  | LATERAL 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/DAMP-PROOFING MATERIALS.

### 3 - CONCRETE

- ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%.
- SLOPE ON DRIVE SHALL 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 / DAMPPROOFING 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 "SM" 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.
- WEEHOLES 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

### 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
- 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 WELLS 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 #2 OR EQUAL UNLESS NOTED OTHERWISE.
- ALL 2x10 & 2x12 HEADERS TO BE DOUGLAS FIR LARCH (NORTH) - #2 UNLESS NOTED OTHERWISE.
- ALL 2x8 HEADERS TO BE #2 UNLESS NOTED OTHERWISE.
- PROVIDE 1x4 BLOKING 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 |         |          |      |      |  |
|-----------------------------------|---------|----------|------|------|--|
| WINDOWS                           |         |          |      |      |  |
|                                   | R VALUE | U FACTOR | SHGC | VT   |  |
| ARGON WITHOUT GRIDS               |         |          |      |      |  |
| 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 |  |
| SLIDING GLASS DOORS               |         |          |      |      |  |
| 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 |  |

### LIGHT & VENT CALCULATIONS:

| ROOM             | SQ. FT. | LIGHT REQ'D | LIGHT SUPP | VENT REQ'D | VENT SUPP | NOTES |
|------------------|---------|-------------|------------|------------|-----------|-------|
| PLAN CENTER      | 55      | 4.40        | 5.20       | 2.20       | 2.10      |       |
| KITCHEN/NOOK     | 325     | 26.00       | 64.94      | 13.00      | 31.62     |       |
| GATHERING        | 287     | 22.96       | 46.30      | 11.48      | 19.80     |       |
| POWDER ROOM      | 36      | N/A         | 5.20       | 39.6       | 50.00     |       |
| DEN              | 123     | 9.84        | 46.30      | 4.92       | 19.80     |       |
| DINING ROOM      | 161     | 12.88       | 24.80      | 6.44       | 10.60     |       |
| OWNER'S SUITE    | 274     | 21.92       | 66.20      | 10.96      | 26.60     |       |
| OWNER'S BATHROOM | 104     | N/A         | 12.40      | 114.40     | 150       |       |
| TOILET ENCLOSURE | 15      | N/A         | N/A        | 16.5       | 50        |       |
| BEDROOM 2        | 158     | 12.64       | 16.30      | 6.32       | 6.90      |       |
| BEDROOM 3        | 166     | 13.28       | 23.40      | 6.64       | 9.80      |       |
| BEDROOM 4        | 205     | 16.40       | 35.10      | 8.20       | 14.70     |       |
| BATH 2           | 60      | N/A         | N/A        | 66.00      | 100.00    |       |
| GAME ROOM        | 242     | 19.36       | 23.40      | 9.68       | 9.80      |       |

### APPLICABLE CODES:

- 2006 RESIDENTIAL CODE OF OHIO
- 2006 INTERNATIONAL PLUMBING CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2008 NATIONAL ELECTRIC CODE
- 2006 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE

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



Cover Sheet  
Specifications & General Notes

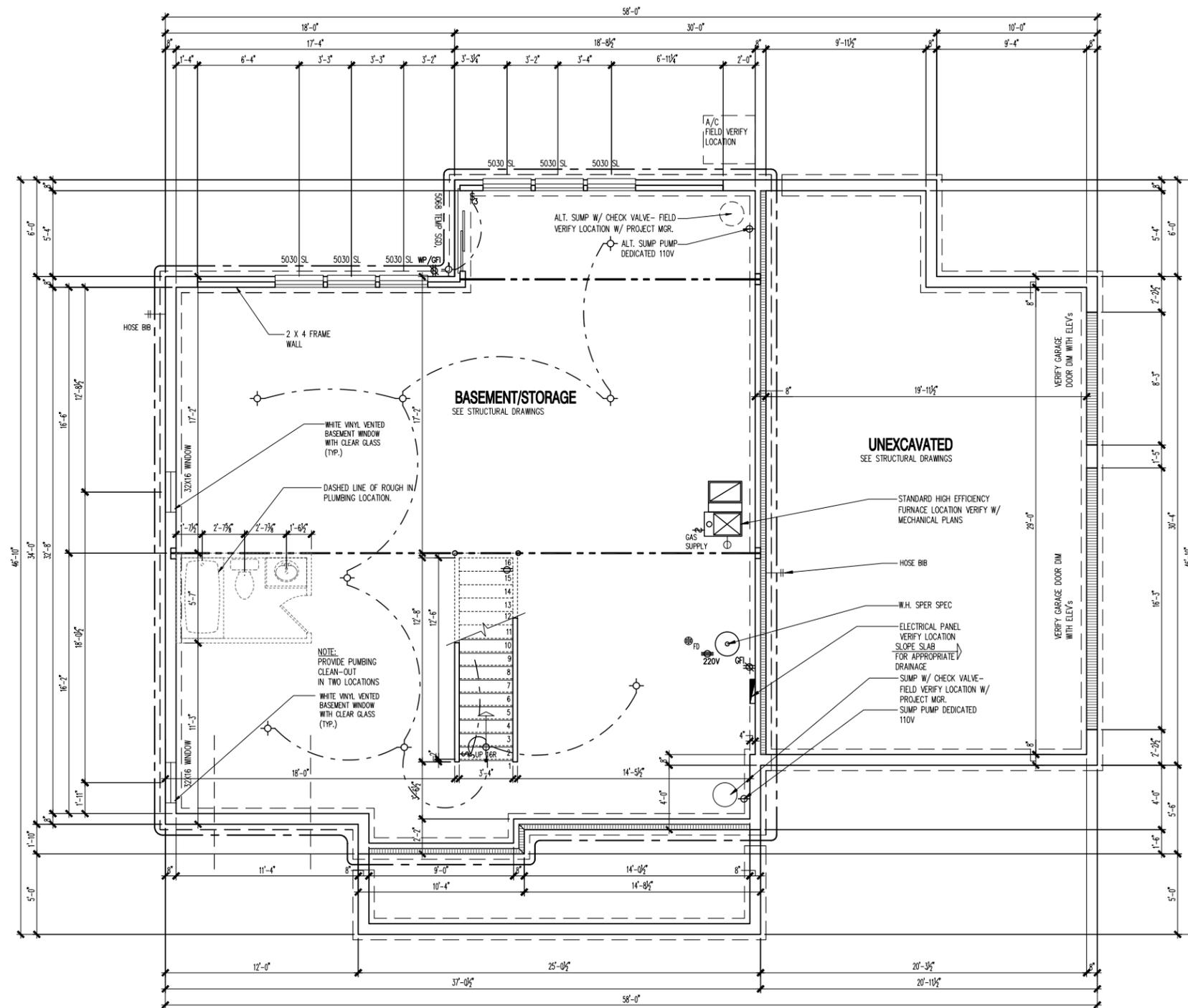
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|---|
| PROJECT TYPE<br><b>SINGLE FAMILY</b>  |
| COMMUNITY NAME<br><b>RIVER OAKS LOT 44</b><br>LAWSON COMMUNITY ID               |
| GARAGE HANDING<br><b>GARAGE RIGHT</b>   |
| SPECIFICATION LEVEL<br><b>TBD</b>   |
| PLAN NAME<br><b>HOLBROOK</b><br>NRC PLAN NUMBER<br><b>TBD</b><br>LAWSON PLAN ID |
| LEGACY PLAN NUMBER / NAME<br><b>PLAN 3140</b>                                   |
| SHEET<br><b>0.00</b>  |

PLOTTED: October 8, 2019 / Nick Muidel / PLAN: 3140-RO-COVER.DWG  
 ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING  
 ARCHITECT OF RECORD: SODUCCO DESIGN - ARCHITECTS

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



NOTE:  
1. DIMENSIONS SHOWN ARE FROM FACE OF FOUNDATION WALL TO FACE OF FOUNDATION WALL

**FOUNDATION PLAN**

1/4" = 1'-0"



**Full Basement Foundation Plan**

| REV # | DATE | DESCRIPTION |
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**PROJECT TYPE**  
SINGLE FAMILY

**COMMUNITY NAME**  
RIVER OAKS  
LOT 44  
LAWSON COMMUNITY ID

**GARAGE HANDING**  
GARAGE RIGHT

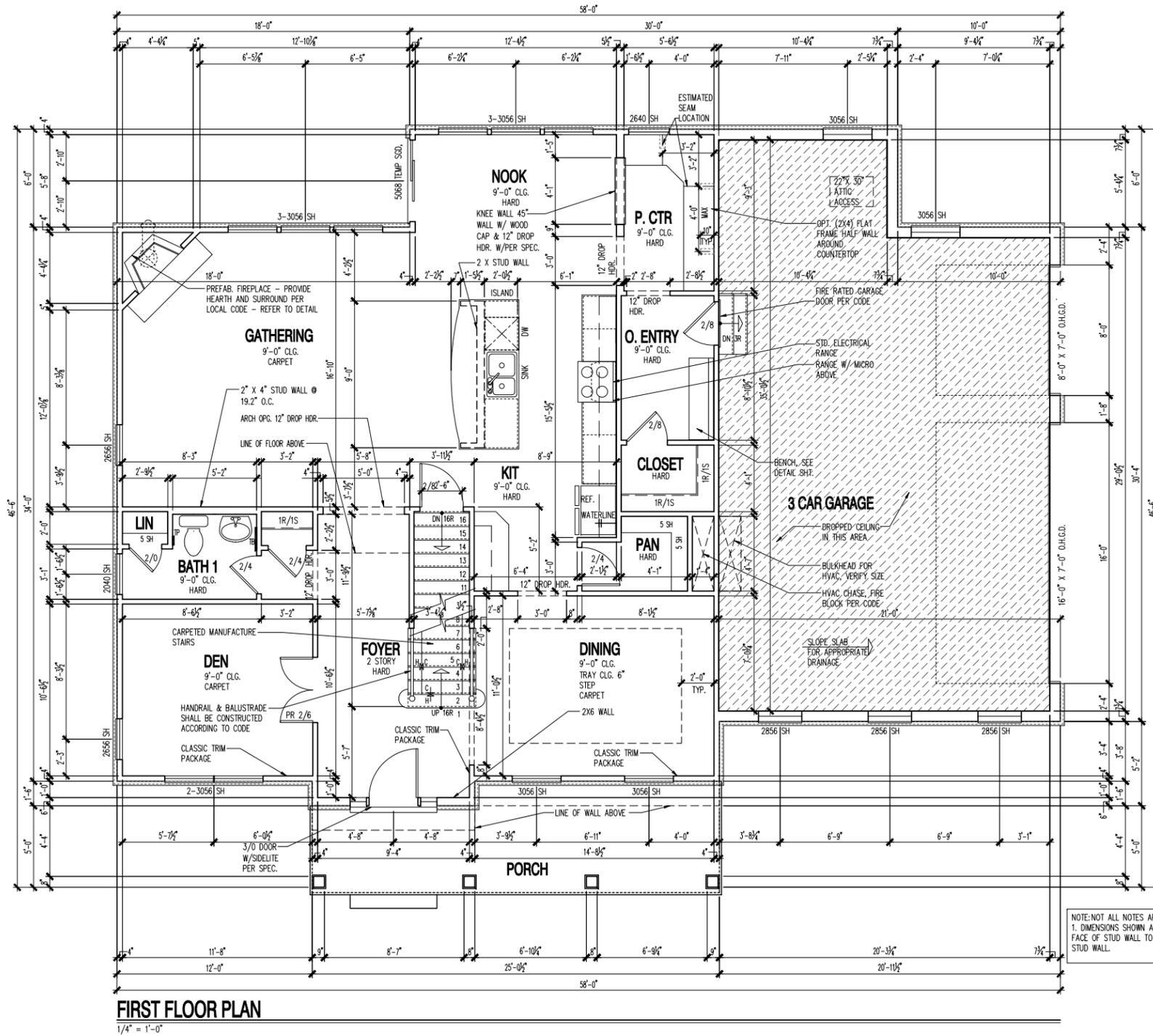
**SPECIFICATION LEVEL**  
TBD

**PLAN NAME**  
HOLBROOK  
**IPC PLAN NUMBER**  
TBD  
**LAWSON PLAN ID**  
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**LEGACY PLAN NUMBER / NAME**  
PLAN 3140

**SHEET**  
1.30c

ENGINEER OF RECORD: MULLER, & 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**

1/4" = 1'-0"



**First Floor Plan**

| REV # | DATE       | DESCRIPTION          |
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| 1     | 10/03/2019 | CURRENT RELEASE DATE |
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

**PRODUCTION MANAGER**  
Jamey Heinzman  
**CURRENT RELEASE DATE:** 10/03/2019

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| <b>PROJECT TYPE</b><br>SINGLE FAMILY   |
| <b>COMMUNITY NAME</b><br>RIVER OAKS<br><b>LOT 44</b><br>LAWSON COMMUNITY ID            |
| <b>GARAGE HANDING</b><br>GARAGE RIGHT  |
| <b>SPECIFICATION LEVEL</b><br>TBD  |
| <b>PLAN NAME</b><br>HOLBROOK<br><b>NPC PLAN NUMBER</b><br>TBD<br><b>LAWSON PLAN ID</b> |
| <b>LEGACY PLAN NUMBER / NAME</b><br>PLAN 3140  |
| <b>SHEET</b><br>2.10a  |

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



|                                  |                    |
|----------------------------------|--------------------|
| PRODUCTION MANAGER               |                    |
| Jammy Heitzman                   |                    |
| CURRENT RELEASE DATE: 10/03/2019 |                    |
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PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 44**  
 LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

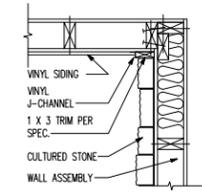
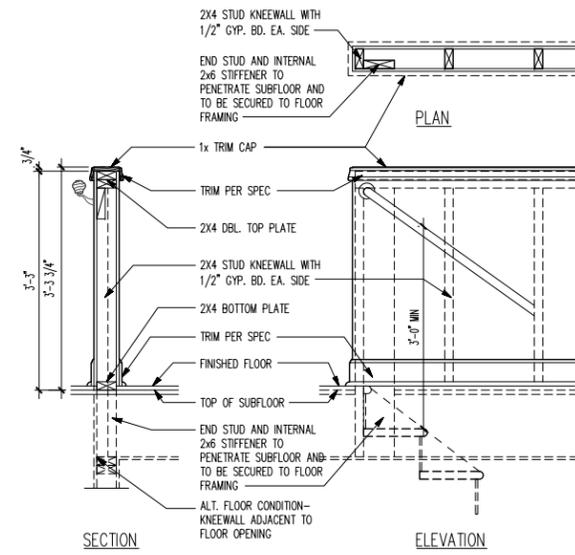
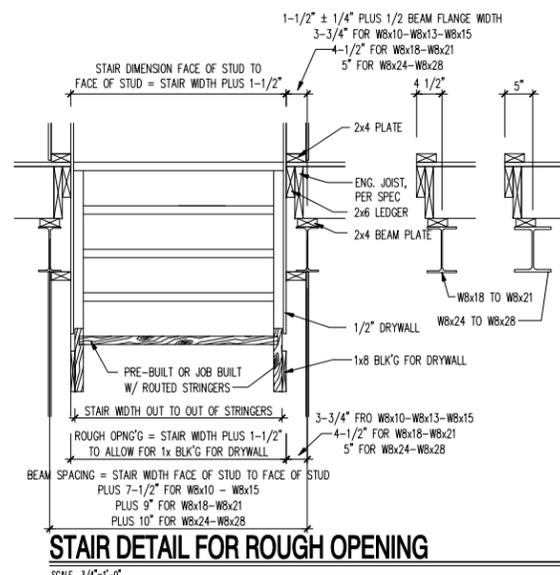
SPECIFICATION LEVEL  
**TBD**

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

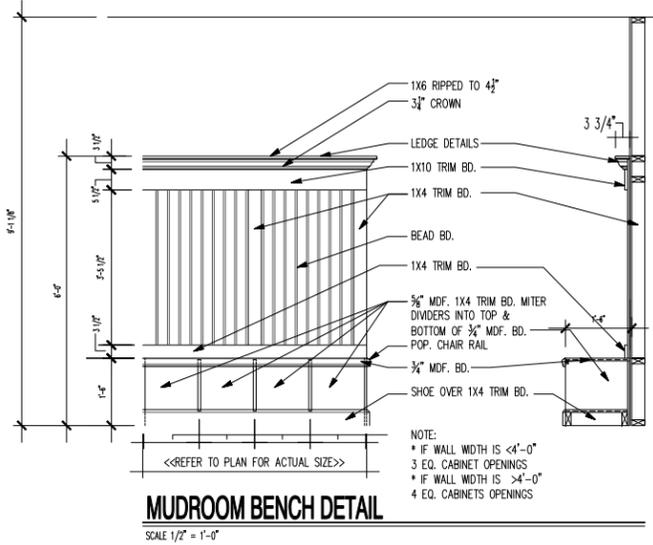
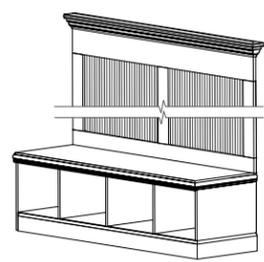
LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

SHEET  
**2.11b**

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



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

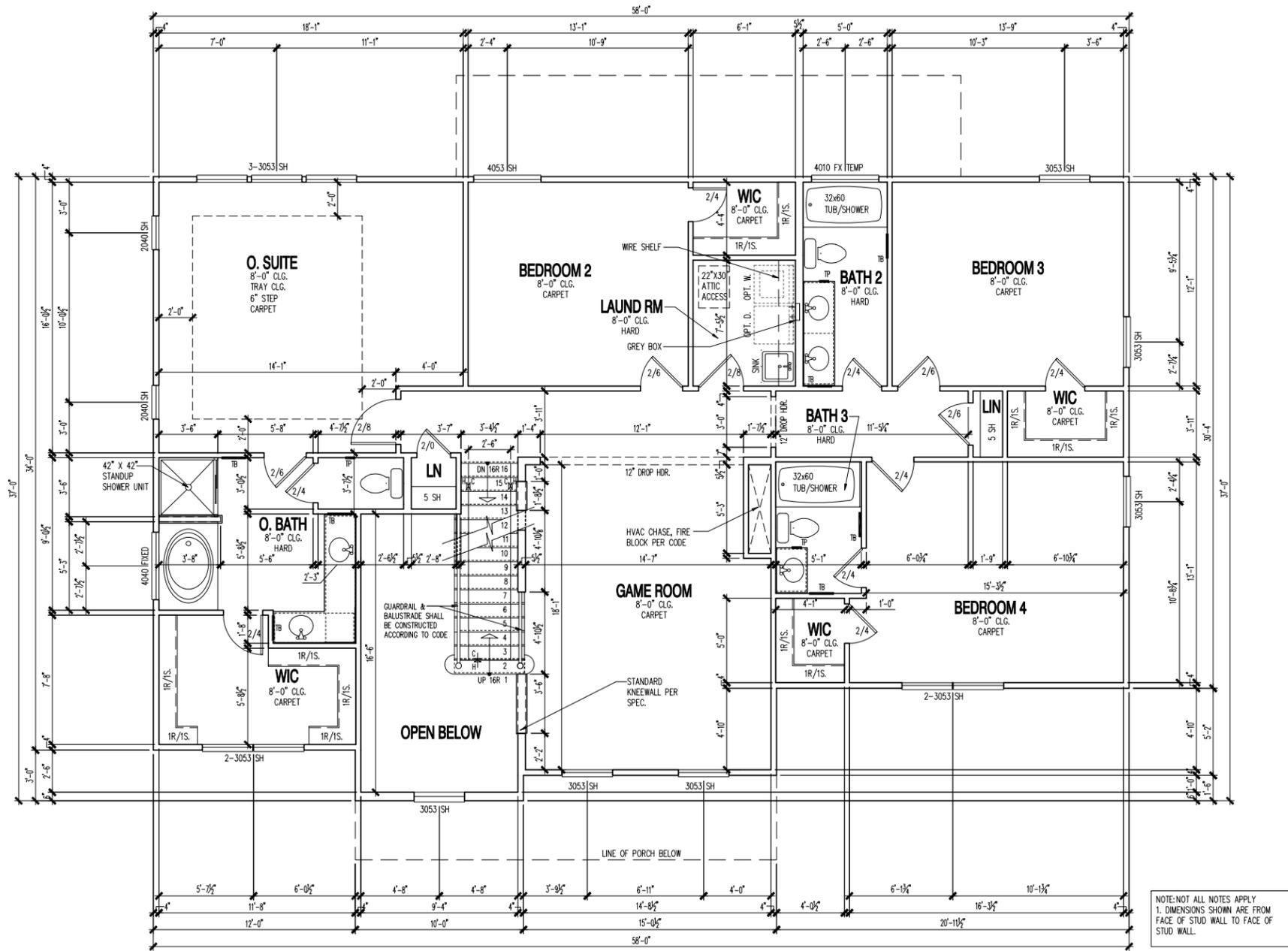


ENGINEER OF RECORD: MULHERN & KULP ENGINEERING  
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS





**Second Floor Plan**



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

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|---------------------------|--------------------------|
| PROJECT TYPE              | <b>SINGLE FAMILY</b>     |
| COMMUNITY NAME            | <b>RIVER OAKS LOT 44</b> |
| LAWSON COMMUNITY ID       |                          |
| GARAGE HANDING            | <b>GARAGE RIGHT</b>      |
| SPECIFICATION LEVEL       | <b>TBD</b>               |
| PLAN NAME                 | <b>HOLBROOK</b>          |
| NPC PLAN NUMBER           | <b>TBD</b>               |
| LAWSON PLAN ID            |                          |
| LEGACY PLAN NUMBER / NAME | <b>PLAN 3140</b>         |
| SHEET                     | <b>2.20a</b>             |

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

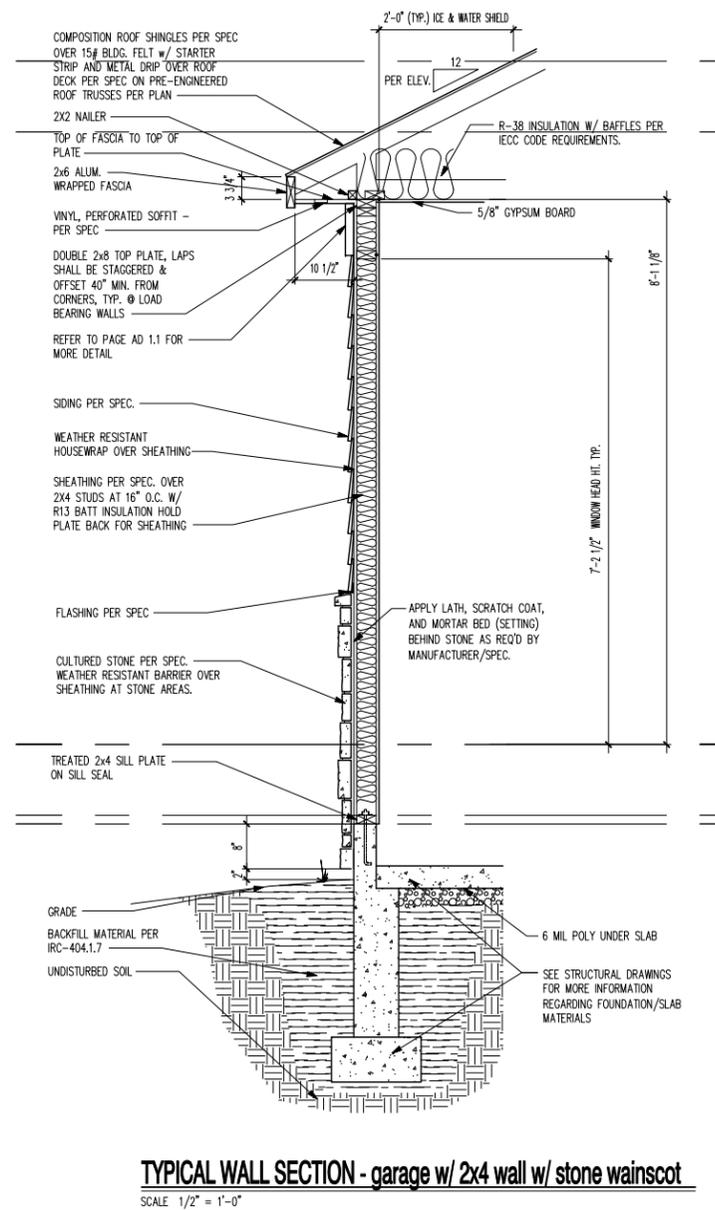




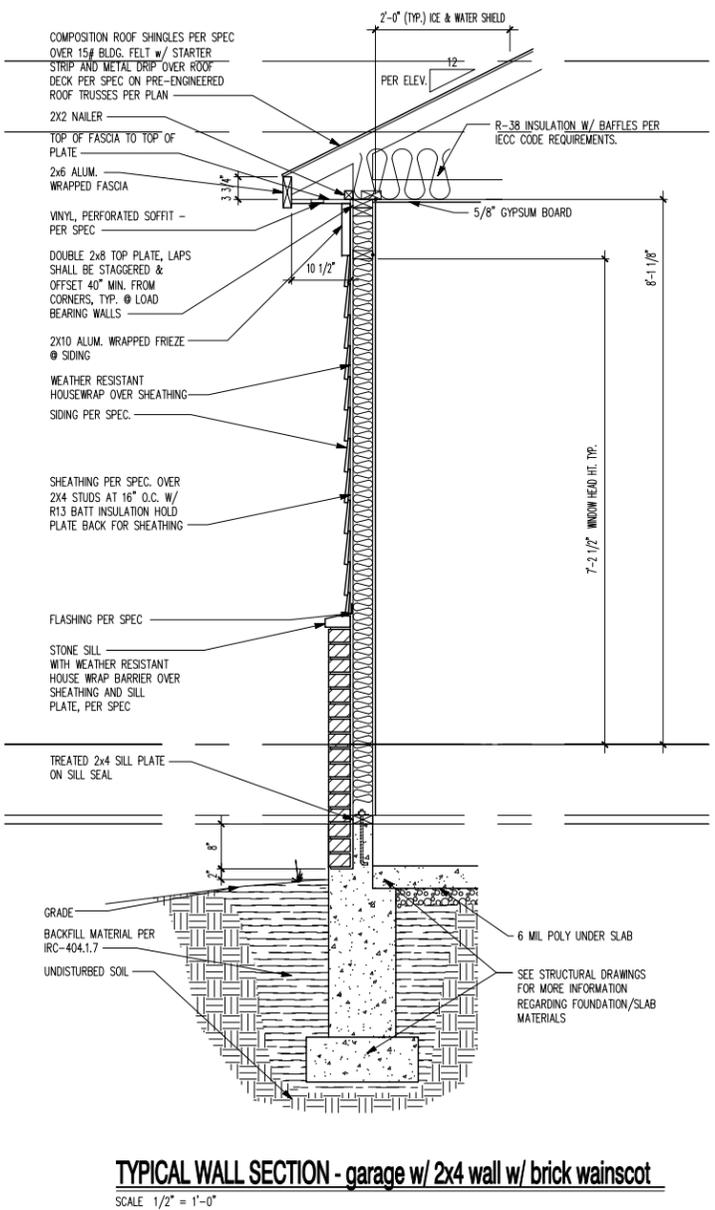
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|---|
| PRODUCTION MANAGER<br>Jeremy Heitzman<br>CURRENT RELEASE DATE: 10/03/2019       |
| PROJECT TYPE<br><b>SINGLE FAMILY</b>  |
| COMMUNITY NAME<br><b>RIVER OAKS LOT 44</b><br>LAWSON COMMUNITY ID               |
| GARAGE HANDING<br><b>GARAGE RIGHT</b>   |
| SPECIFICATION LEVEL<br><b>TBD</b>   |
| PLAN NAME<br><b>HOLBROOK</b><br>NPC PLAN NUMBER<br><b>TBD</b><br>LAWSON PLAN ID |
| LEGACY PLAN NUMBER / NAME<br><b>PLAN 3140</b>                                   |
| SHEET<br><b>3.31b</b>   |

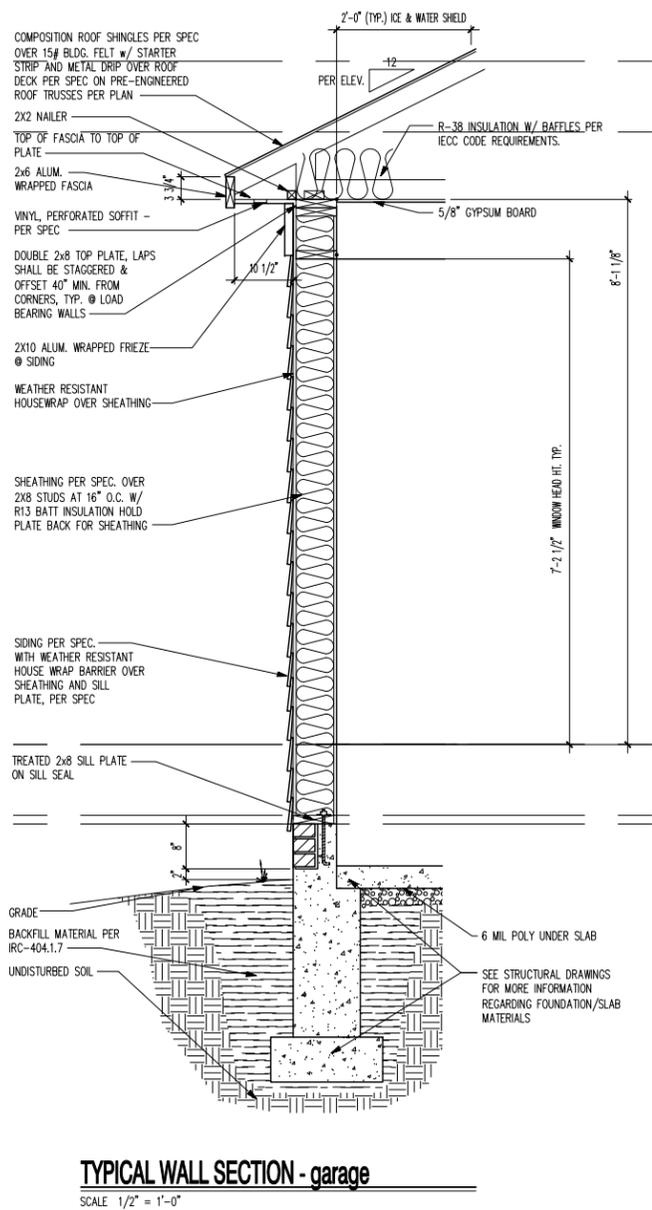
ENGINEER OF RECORD: MULHERN & KULP ENGINEERING  
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS



**TYPICAL WALL SECTION - garage w/ 2x4 wall w/ stone wainscot**  
 SCALE 1/2" = 1'-0"



**TYPICAL WALL SECTION - garage w/ 2x4 wall w/ brick wainscot**  
 SCALE 1/2" = 1'-0"

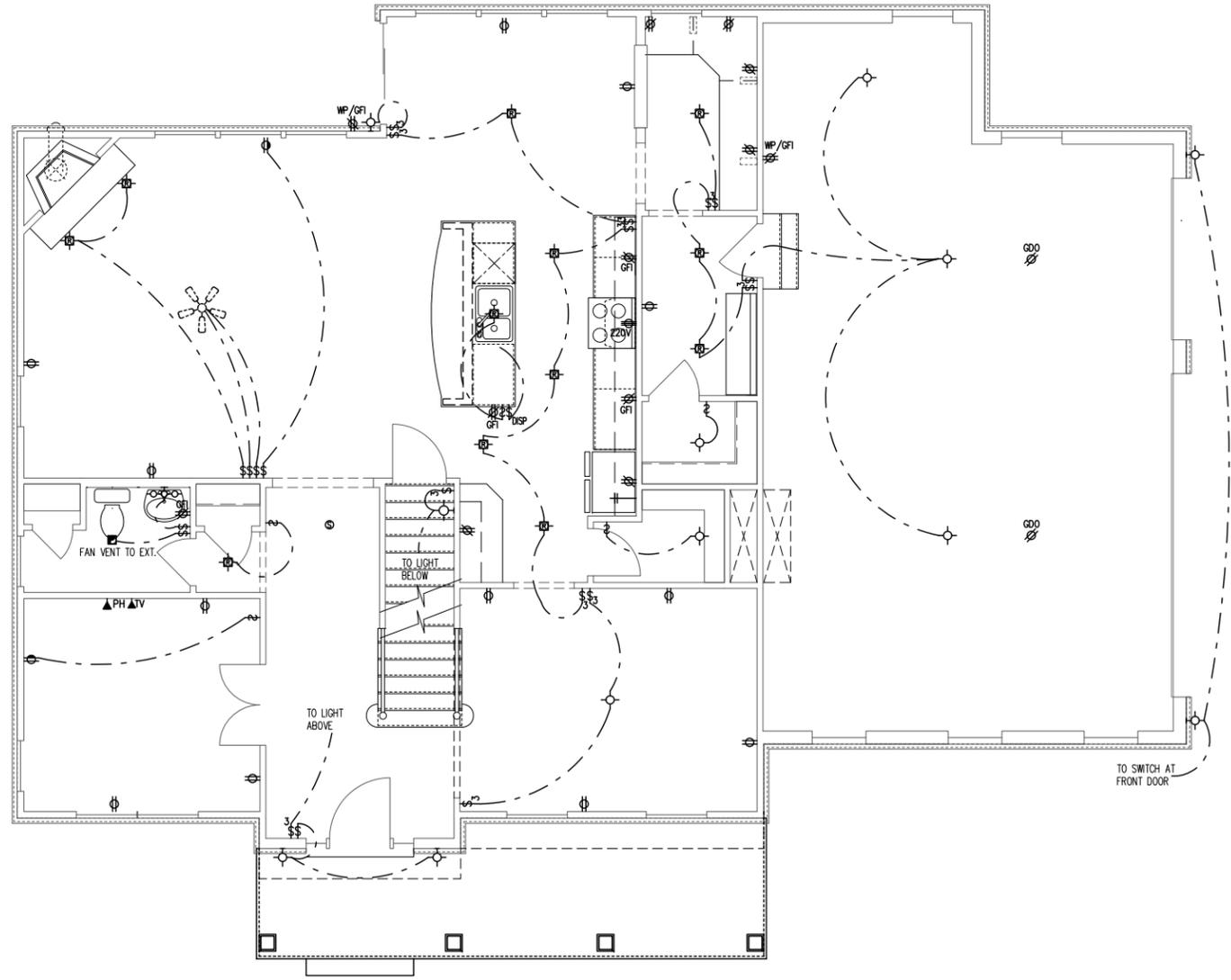


**TYPICAL WALL SECTION - garage**  
 SCALE 1/2" = 1'-0"



| 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.



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

PLOTTED: October 3, 2019 / Prem Kumar / PLAN-3140-RO-MEPP.DWG

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387 Medina Rd. Suite 1700  
Medina, OH 44256



**First Floor**  
**Electrical Plans**

PRODUCTION MANAGER  
Jamey Heitzman  
CURRENT RELEASE DATE: 10/03/2019

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

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

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 44**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

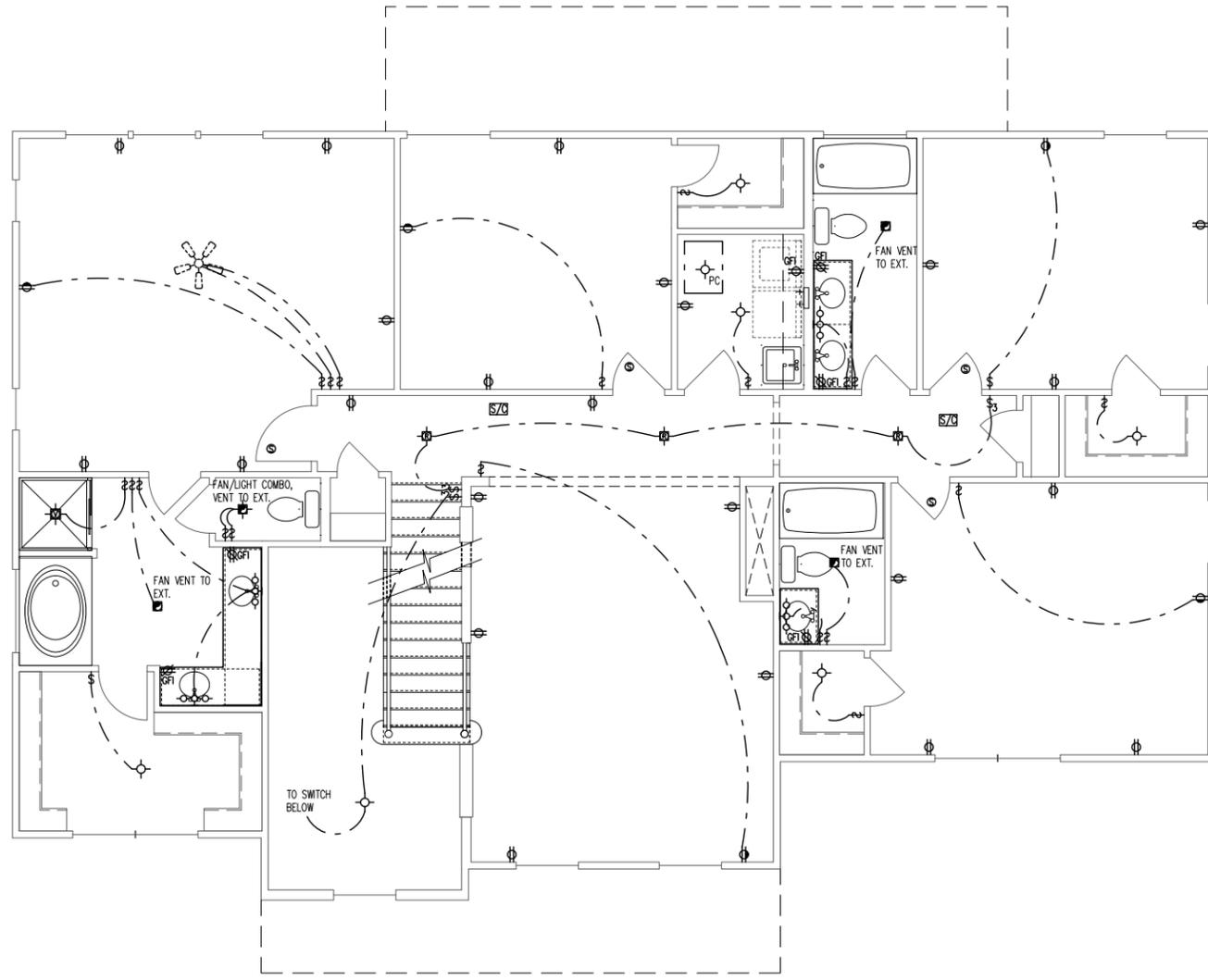
PLAN NAME  
**HOLBROOK**  
NPC PLAN NUMBER  
**TBD**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3140**

SHEET  
**6.10**

| 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"

PLOTTED: October 3, 2019 / Prem Kumar / PLAN-3140-RO-MFPP.DWG

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 387 Medina Rd. Suite 1700  
 Medina, OH 44256



**Second Floor**  
**Electrical Plans**

| REV # | DATE       | DESCRIPTION          |
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| 1     | 10/03/2019 | CURRENT RELEASE DATE |
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ENGINEER OF RECORD: MULHERN & KULP ENGINEERING  
 ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

PROJECT TYPE: **SINGLE FAMILY**

COMMUNITY NAME: **RIVER OAKS LOT 44**  
 LAWSON COMMUNITY ID: ---

GARAGE HANDING: **GARAGE RIGHT**

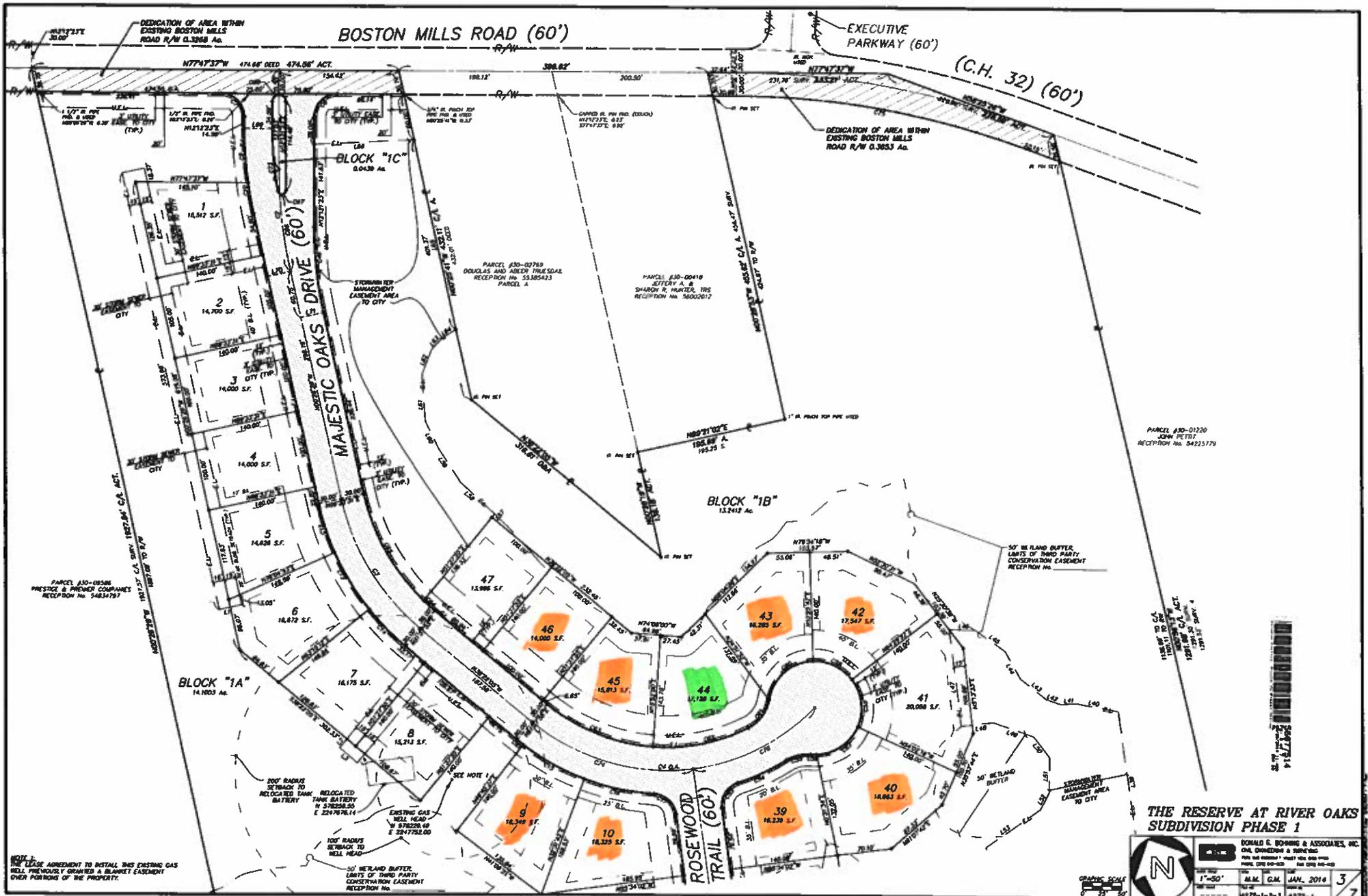
SPECIFICATION LEVEL: **TBD**

PLAN NAME: **HOLBROOK**  
 NPC PLAN NUMBER: **TBD**  
 LAWSON PLAN ID: ---

LEGACY PLAN NUMBER / NAME: **PLAN 3140**

SHEET: **6.11**

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



NOTE 1:  
THE LEASE AGREEMENT TO INSTALL THIS EXISTING GAS WELL PREVIOUSLY GRANTED A BLANKET EASEMENT OVER PORTIONS OF THE PROPERTY.

**THE RESERVE AT RIVER OAKS  
SUBDIVISION PHASE 1**

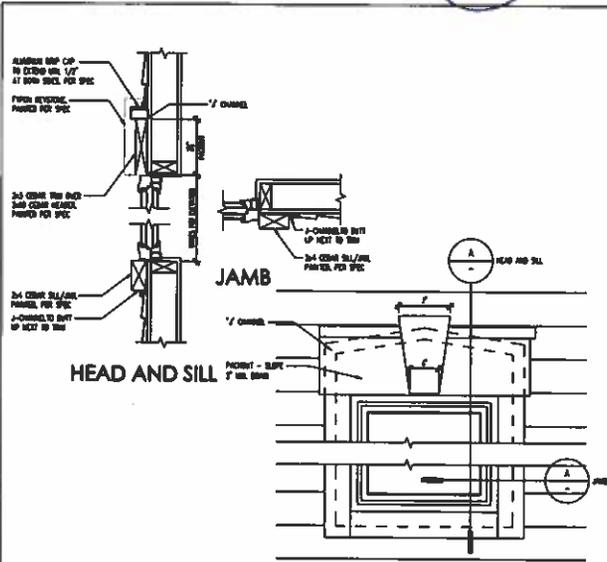



DONALD E. BORING & ASSOCIATES, INC.  
 CIVIL ENGINEERING & SURVEYING  
 1000 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202-1000  
 PHONE: 303.440.4000 FAX: 303.440.4000

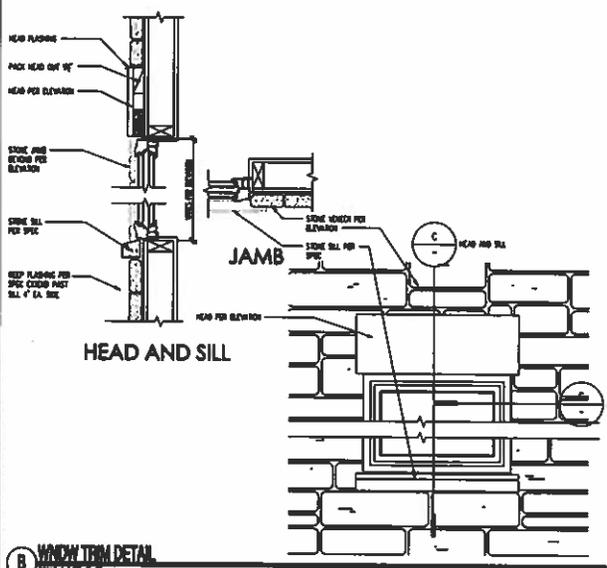
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| 1/14/14 | J.M.G. | D.E.B. | 1472-1-2-3 |
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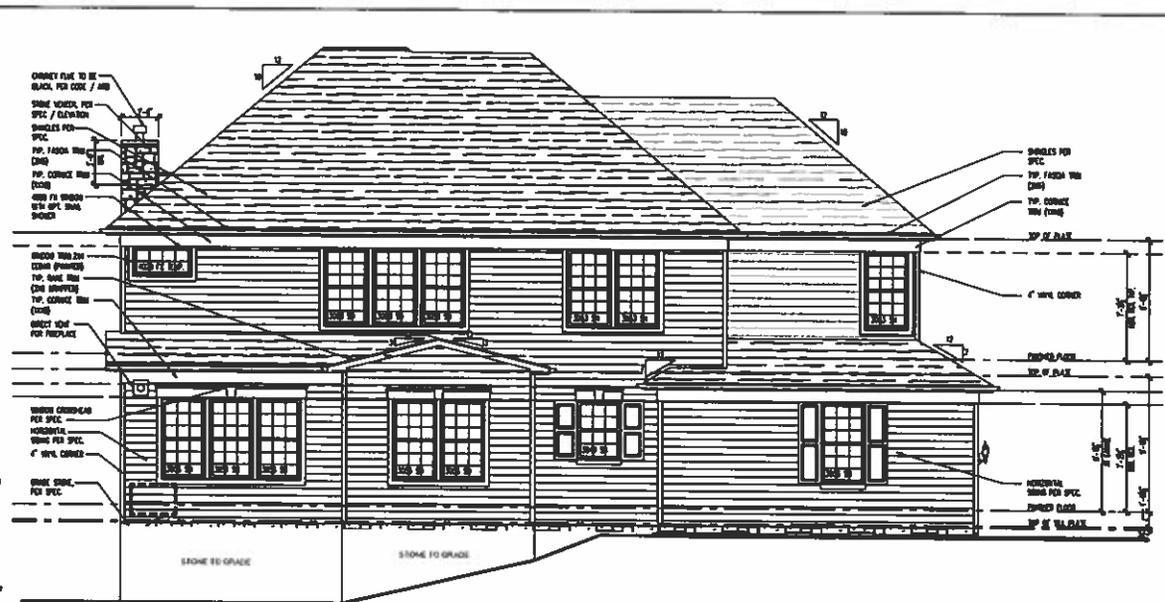
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**A WINDOW TRIM DETAIL**  
SCALE 1/4" = 1'-0"



**B WINDOW TRIM DETAIL**  
SCALE 1/4" = 1'-0"



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

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



7  
Front and Rear Elevations

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |
| 8   |      |             |
| 9   |      |             |
| 10  |      |             |

DESIGNED BY: **SINGLE FAMILY**

PROJECT: **RIVER OAKS LOT 9**

CONTRACT: **GARAGE LIFT**

PREPARED BY: **TBD**

DATE: **1/20/20**

PROJECT: **DRESDEN**

DATE: **1/20/20**

PROJECT: **PLAN 3/27**

7.07a2

ENGINEER OF RECORD: WILSON & WILSON ENGINEERING  
 ARCHITECT OF RECORD: GERRARD DESIGN - ARCHITECTS  
 10/20/2019 10:00 AM



39



10





43



(195)



46

