

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: _____

****PRIMARY BENCHMARK****
 100' GOC ELEV. @ 17' IN FRONT OF SUBLOT'S 51/52
 ELEV. = 1002.44

****SECONDARY BENCHMARK****
 TOP STEM OF HYDRANT IN FRONT OF SUBLOT'S 105/106
 ELEV. = 1003.09

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

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

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



INITIAL SITE BENCHMARK:
 SUMMIT COUNTY GEODETIC MONUMENT HU 118
 STATE PLAIN 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



PERCENTAGE OF LOT COVERAGE = 25.2%

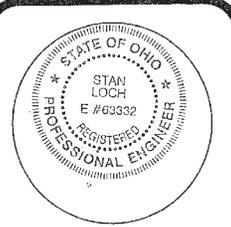
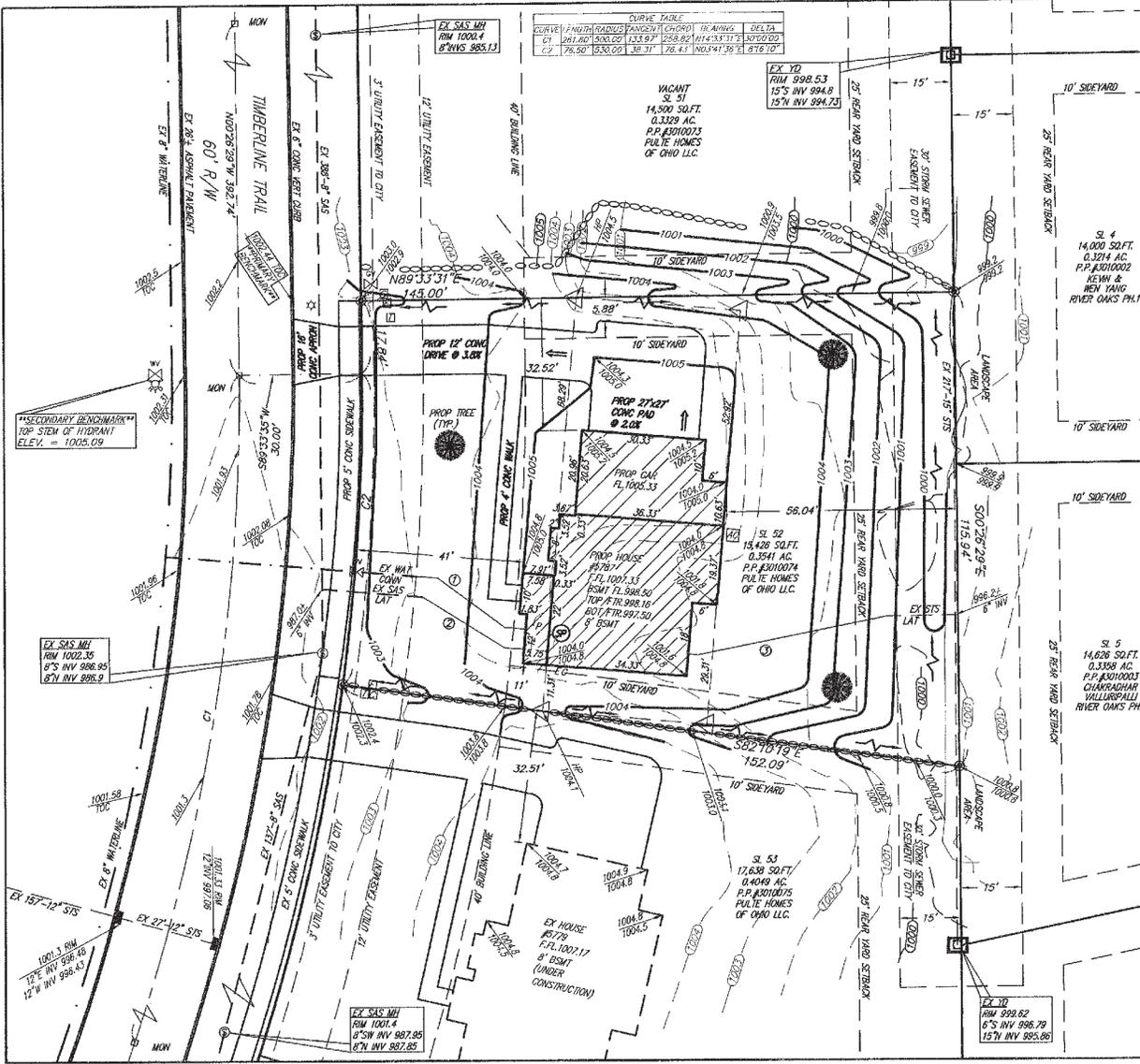
HOUSE COVERAGE = 2,243 SQ.FT.
 DRIVEWAY COVERAGE = 1,411 SQ.FT.
 WALKWAY COVERAGE = 236 SQ.FT.
 TOTAL COVERAGE = 3,890 SQ.FT.

DATE OF SURVEY:
 OCTOBER 11th, 2017

TYPE OF HOUSE:
 PLAN# HOLEBROOK
 ELEVATION: 8 W/8' BSMT
 GAR: 3 CAR SIDE LEFT, FP

- ① = PROP 1" MAT CONW
- ② = PROP 6" PIC SAS CONW @ 1.0% MIN 10% MAX
- ③ = PROP 6" PIC SIS CONW @ 1.0% MIN 10% MAX

- LEGEND:**
- = PROPOSED TREE
 - = PROP MONUMENT
 - = EX CURB INLET
 - ⊙ = EX SANITARY MANHOLE
 - ⊙ = IRON PIN SET 5/8"x30" REBAR CAPPED "AZTECH #0249"
 - = EXISTING GRADE
 - - - = PROPOSED GRADE
 - = SILT FENCE
 - ⊙ = EX HYDRANT
 - ⊙ = EX WATER VALVE
 - ⊙ = SUMP PUMP
 - ⊙ = EX STORM MANHOLE
 - = SWALE
 - = FLOW ARROW
 - ⊙ = ELECTRIC STUB
 - ⊙ = CABLE PEDESTAL
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = TRANSFORMER BOX
 - ⊙ = AIR CONDITIONER
 - ⊙ = ELECTRIC CONNECTION
 - ⊙ = GAS CONNECTION
 - ⊙ = OFFSET HUB
 - ⊙ = LIGHT POST
 - ⊙ = INLET PROTECTION
 - ⊙ = EX GAS VALVE



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

12-12-17
 STAN R. LOCH P.E. #83332 DATE

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



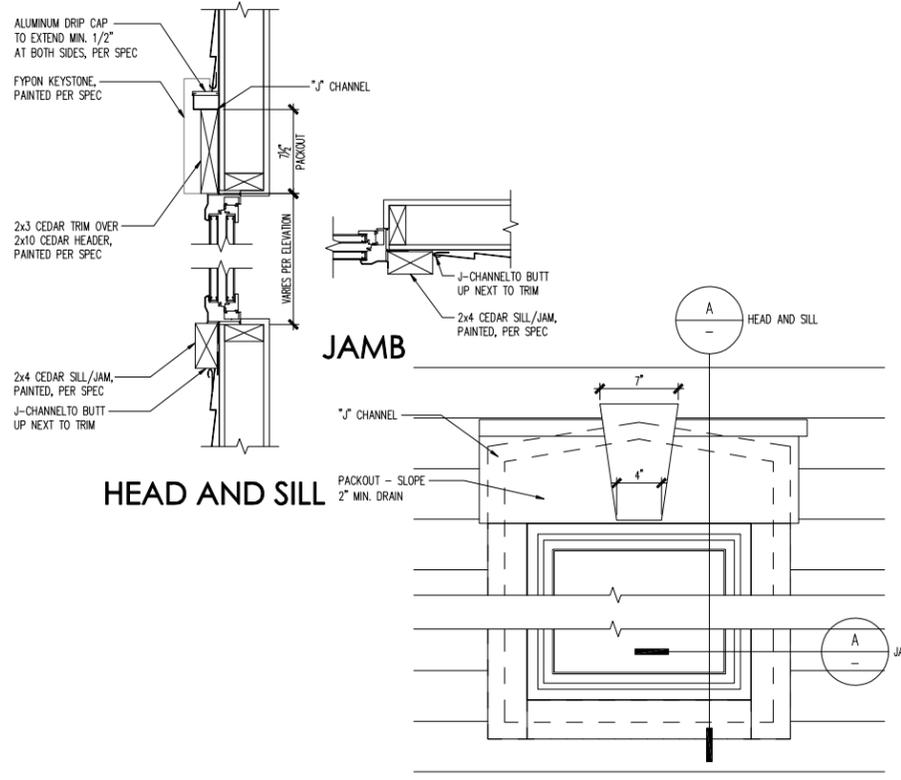
ENGINEERING and SURVEYING
 Civil Engineering - Land Surveying

SHEET CONTENT

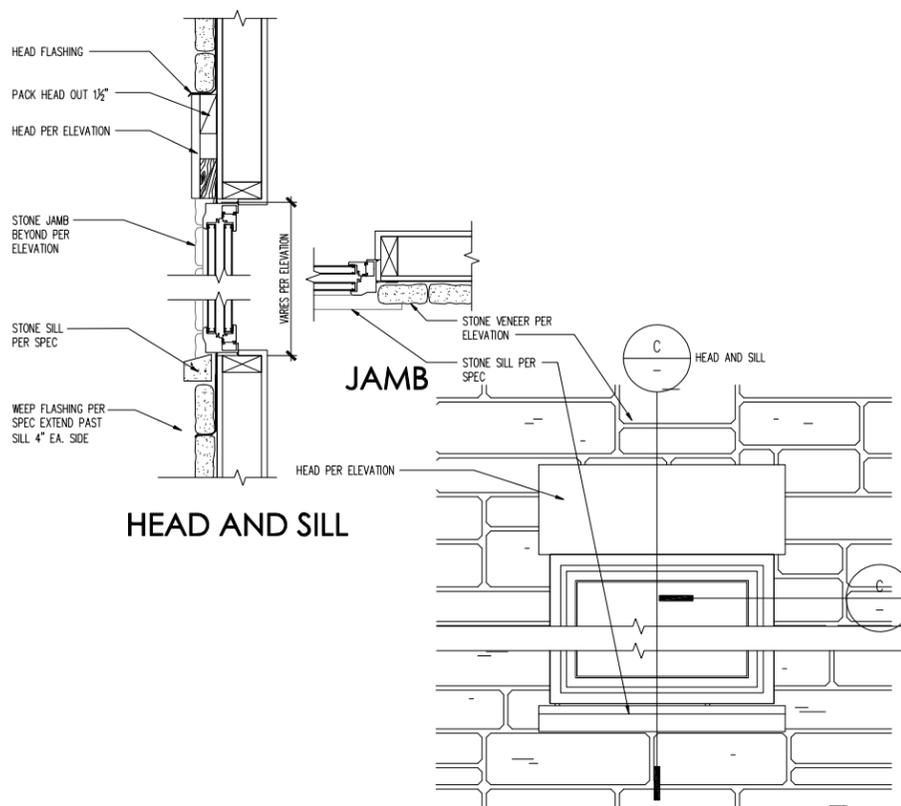
SITE PLAN
 FOR
 PULTE HOMES
 SUBLOT 52
 5787 TIMBERLINE TRAIL
 IN THE
 RESERVE AT RIVER
 OAKS SUBDIVISION PH2
 SITUATED IN THE
 CITY OF HUDSON
 COUNTY OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE 1" = 20'	DATE 10-12-2017
DRAWN BY KEG	DRAWING NO. River Oaks 2
CHECKED BY SRL	SHEET 1 OF 1
JOB NO. 20142977-2	



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"

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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

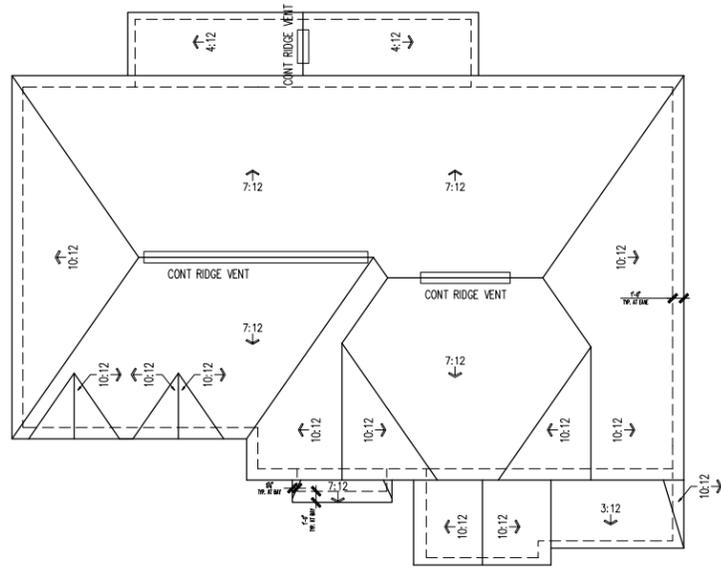
PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 10/11/2017
PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 52 LAWSON COMMUNITY ID
GARAGE HANDING GARAGE LEFT
SPECIFICATION LEVEL TBD
PLAN NAME HOLBROOK NPS PLAN NUMBER TBD LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME PLAN 3140

SHEET
7.08a2

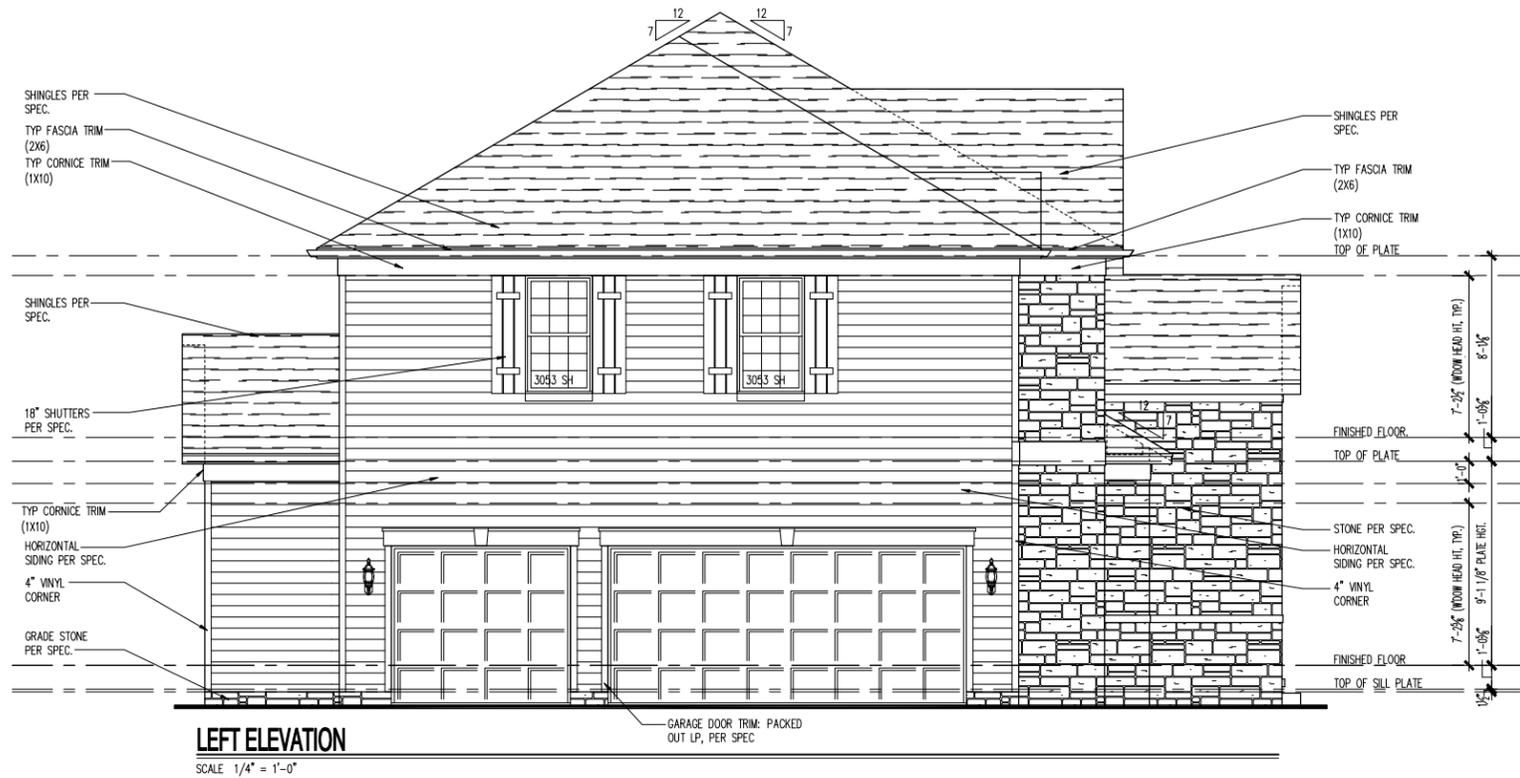
PLOTTED: October 11, 2017 / Rudolph Sanchez / PLAN-3140-R0-11.02.DWG

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERING ARCHITECTS OF RECORD: GODOUCO DESIGN - ARCHITECTS

ATTIC VENTILATION SCHEDULE												
8 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			N/A			N/A		
	LOC	AREA	REQ'D	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
ROOF	336	0.56	0.83	1895	3.16	3.50						
EAVE		0.56	0.83		3.16	3.47						
TOTAL		1.12	1.66		6.32	6.97						



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



Cleveland Division
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Medina, OH 44256



Elevation - 8
Side Elevations and Roof Plan

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 10/11/2017

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 52
LAWSON COMMUNITY ID

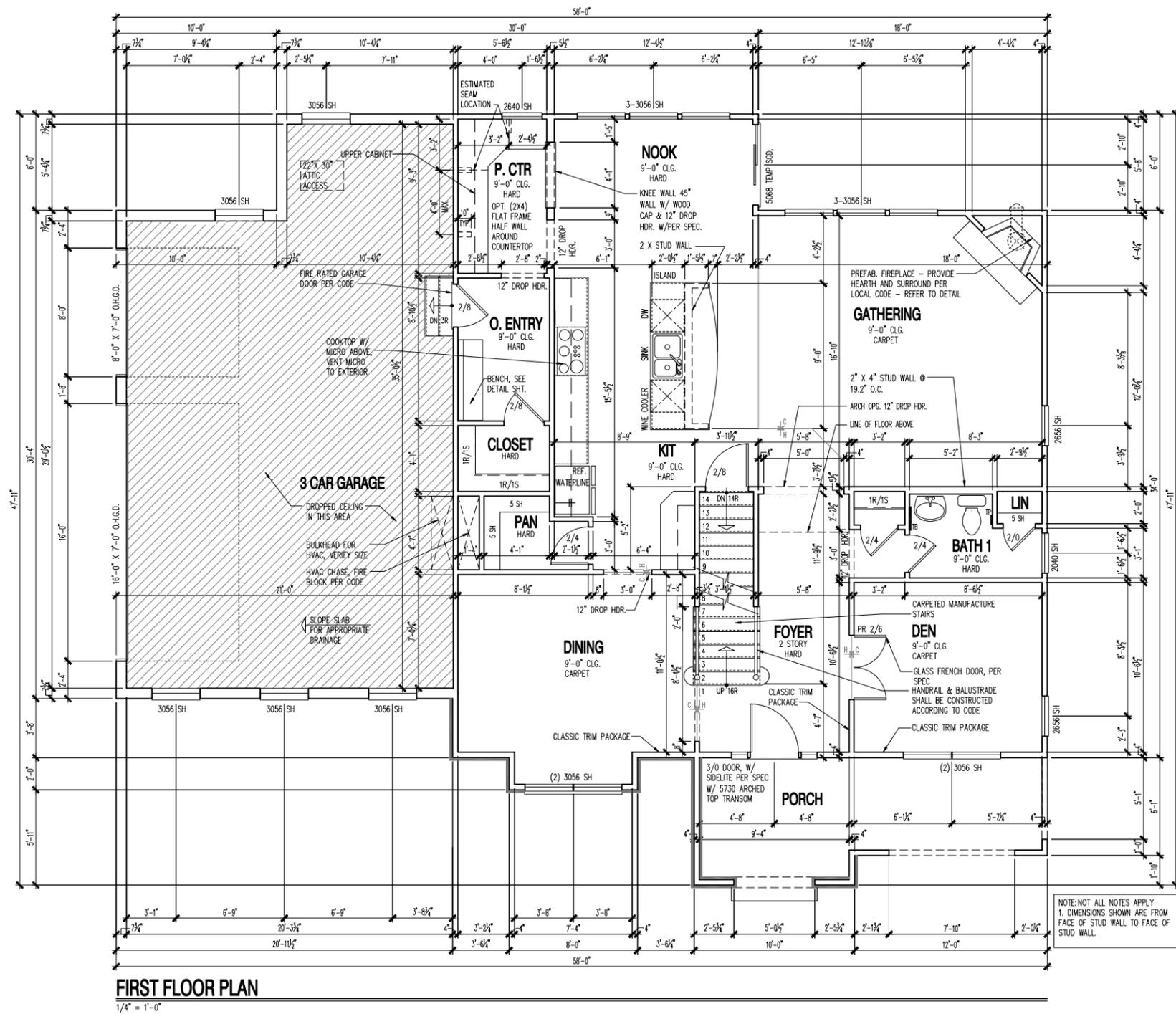
GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

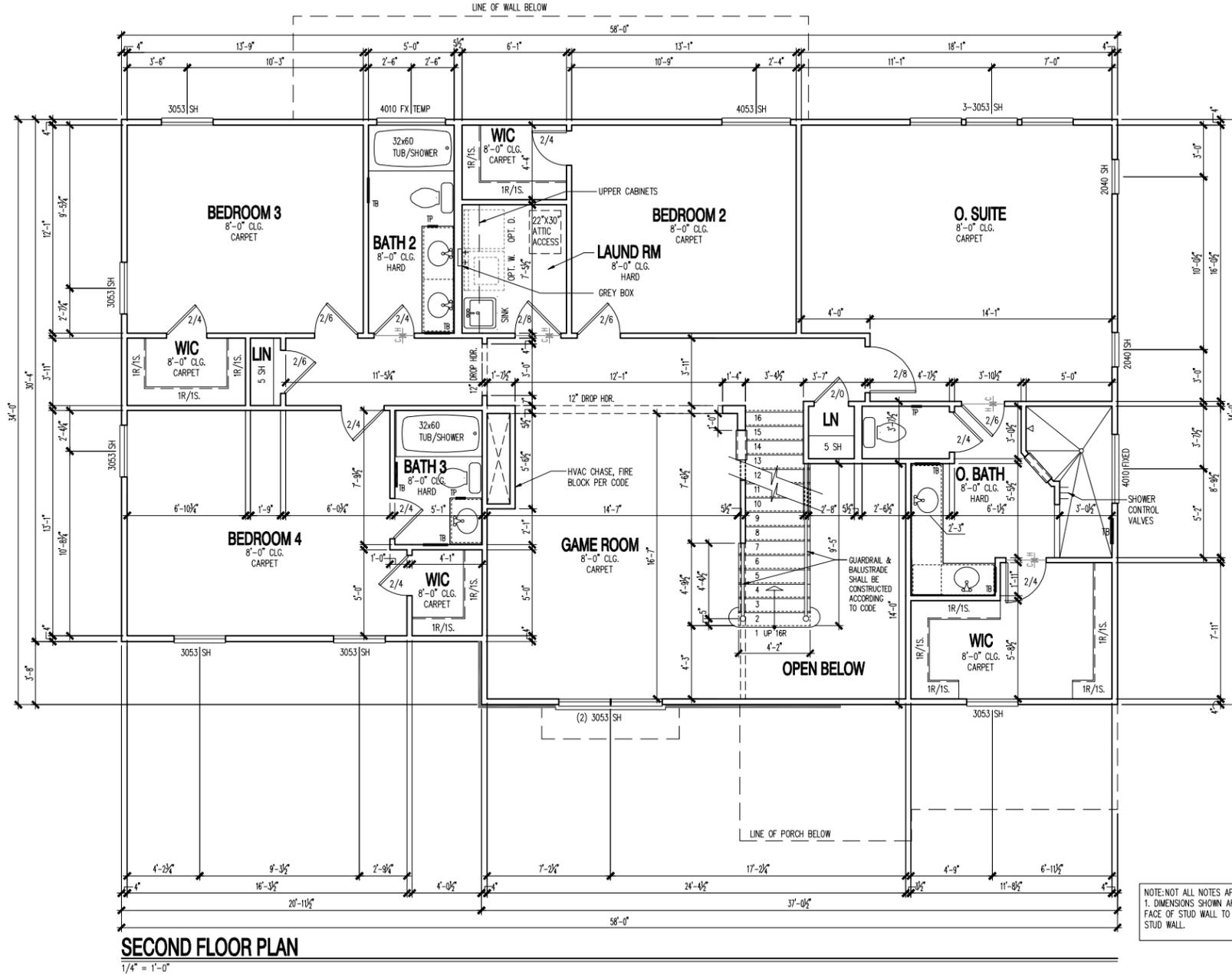
SHEET
7.08a3



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 Jamey Heinzman CURRENT RELEASE DATE: 10/11/2017
PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 52 LAWSON COMMUNITY ID
GARAGE HANDING GARAGE LEFT
SPECIFICATION LEVEL TBD
PLAN NAME HOLBROOK NPS PLAN NUMBER TBD LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME PLAN 3140
SHEET 2.10a



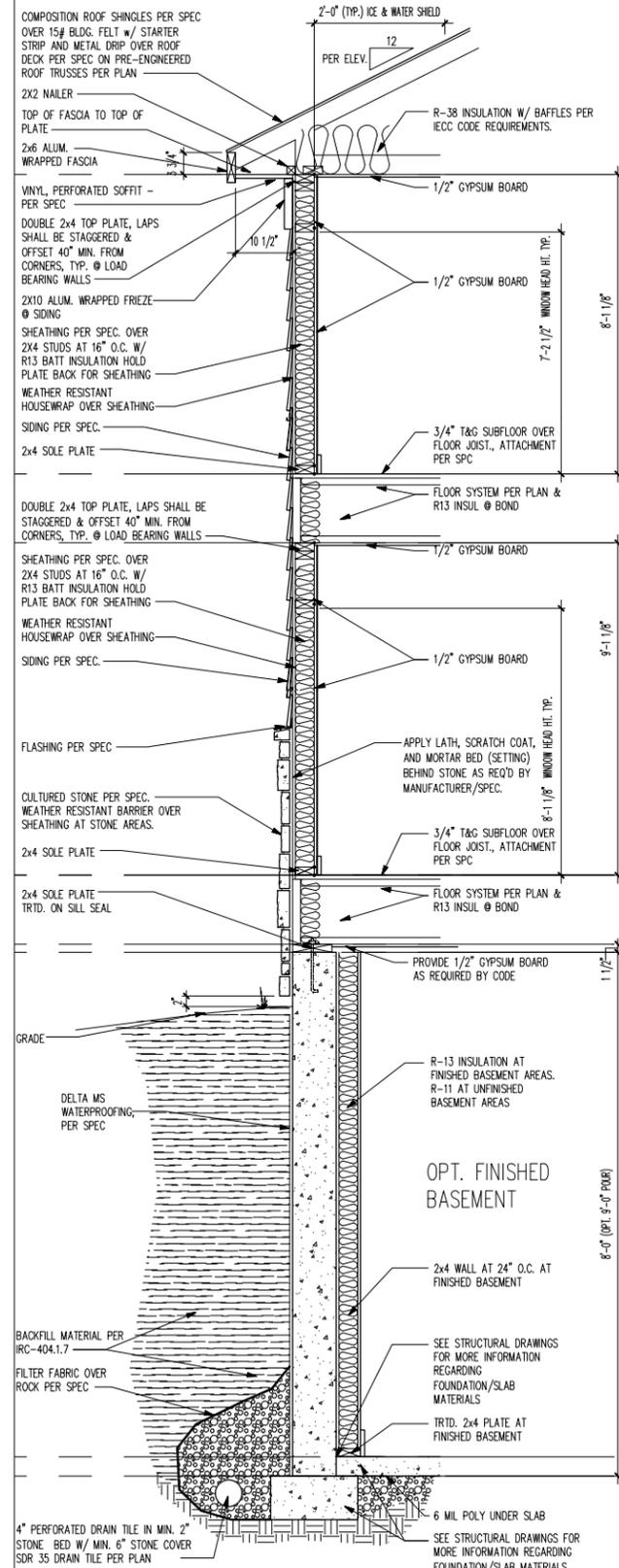
NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

REV #	DATE	DESCRIPTION
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PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 10/11/2017

PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 52 LAWSON COMMUNITY ID ---
GARAGE HANDING GARAGE LEFT
SPECIFICATION LEVEL TBD
PLAN NAME HOLBROOK NPS PLAN NUMBER TBD LAWSON PLAN ID ---
LEGACY PLAN NUMBER / NAME PLAN 3140
SHEET 2.20a

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



TYPICAL WALL SECTION - w/ stone wainscot

SCALE 1/2" = 1'-0"

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Medina, OH 44256



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

Typical Wall Sections

PRODUCTION MANAGER
Jamey Heinzman
CURRENT
RELEASE DATE: 10/11/2017

REV #	DATE	DESCRIPTION
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ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 52
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE LEFT
SPECIFICATION LEVEL	TBD
PLAN NAME	HOLBROOK
NPC PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3140
SHEET	3.31a



OHIO DIVISION - LOT 52

River Oaks

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
AD 3.7	ARCHITECTURAL DETAILS
6.10	FIRST FLOOR AND PLAN OPTIONS ELECTRICAL PLANS
6.11	SECOND FLOOR ELECTRICAL PLAN
7.08a1	FRONT ELEVATION "8" - FRONT AND REAR ELEVATIONS
7.08a2	FRONT ELEVATION "8" - 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

HOLBROOK

1 - GENERAL BUILDING & DESIGN REQUIREMENTS

1) 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.

2) 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.

3) 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.

4) 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.

5) 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

1) SOIL BEARING CALCULATIONS BASED ON 2500 PSF MIN

2) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.

3) 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

1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%.

2) 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.

3) SOME COLUMN DIMENSIONS ARE FROM CENTER OF COLUMN TO EXTERIOR FACE OF BASEMENT WALL.

4) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.

5) BACK FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN SUCH A MANNER AS TO NOT DAMAGE THE FOUNDATION WALLS OR WATERPROOFING / DAMPPROOFING MATERIALS.

6) MUD SILLS SHALL BE TREATED MEMBERS AND SECURED BY ANCHOR BOLTS AND/OR STRAPS AS SPECIFIED IN THE DRAWINGS, DETAILS, AND SPECIFICATIONS.

7) CALCULATIONS FOR COLUMN PADS BASED ON 2500 PSF SOIL BEARING.

4 - MASONRY

1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SM" CONDITIONS

2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ 22GA x 7/8" CORRUGATED METAL TIES AT 24" O.C.

3) FLASHING BEHIND MASONRY SHALL BE 14# BUILDING PAPER OR FELT OR APPROVED EQUAL ATTACHED TO THE SHEATHING TO PREVENT MOISTURE PENETRATION.

4) WEEPHOLES 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

1) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

2) 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.

3) PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE

4) PROVIDE ICE-SHIELD PER CODE

5) 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.

6) HOUSE WRAP & FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.

8 - DOORS AND WINDOWS

1) WINDOW CALL OUT PER WINDOW SCHEDULE VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER

2) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS

3) TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS

4) FRONT DOOR WIDTH AS REQUIRED BY CODE

5) GARAGE DOOR AS REQUIRED BY CODE

6) 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

1) FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND ARE SUBJECT TO MECHANICAL INSPECTION

2) PROVIDE EXTERIOR AIR INTAKE FOR COMBUSTION AIR.

16 - ELECTRICAL

1) 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.

2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.

3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.

4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.

5) ALL SWITCHES SHALL BE INSTALLED AT 3'-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.

6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.

8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AT 5'-6" ABOVE ADJACENT DOOR SILL HEIGHT TO CENTERLINE OF FIXTURE.

9) 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:

1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (229 MM).

2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.

3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE

4) 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 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:

1) ALL STUDS TO BE 2x4 SPF OR EQUAL UNLESS NOTED OTHERWISE.

2) 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:

1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE

2) 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

3) 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.

4) 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:

1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING.

2) ALL BEARING HEADERS TO BE 2 X 8 #2 OR EQUAL UNLESS NOTED OTHERWISE.

3) ALL 2x10 & 2x12 HEADERS TO BE DOUGLAS FIR LARCH (NORTH) - #2 UNLESS NOTED OTHERWISE.

4) ALL 2x8 HEADERS TO BE #2 UNLESS NOTED OTHERWISE.

5) PROVIDE 1x4 BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.

6) 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).

7) 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.

8) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.

9) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

ROOF:

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

2) 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

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



COVER SHEET
 Specifications & General Notes

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

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 52
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
 NPS PLAN NUMBER
TBD
 LAWSON PLAN ID

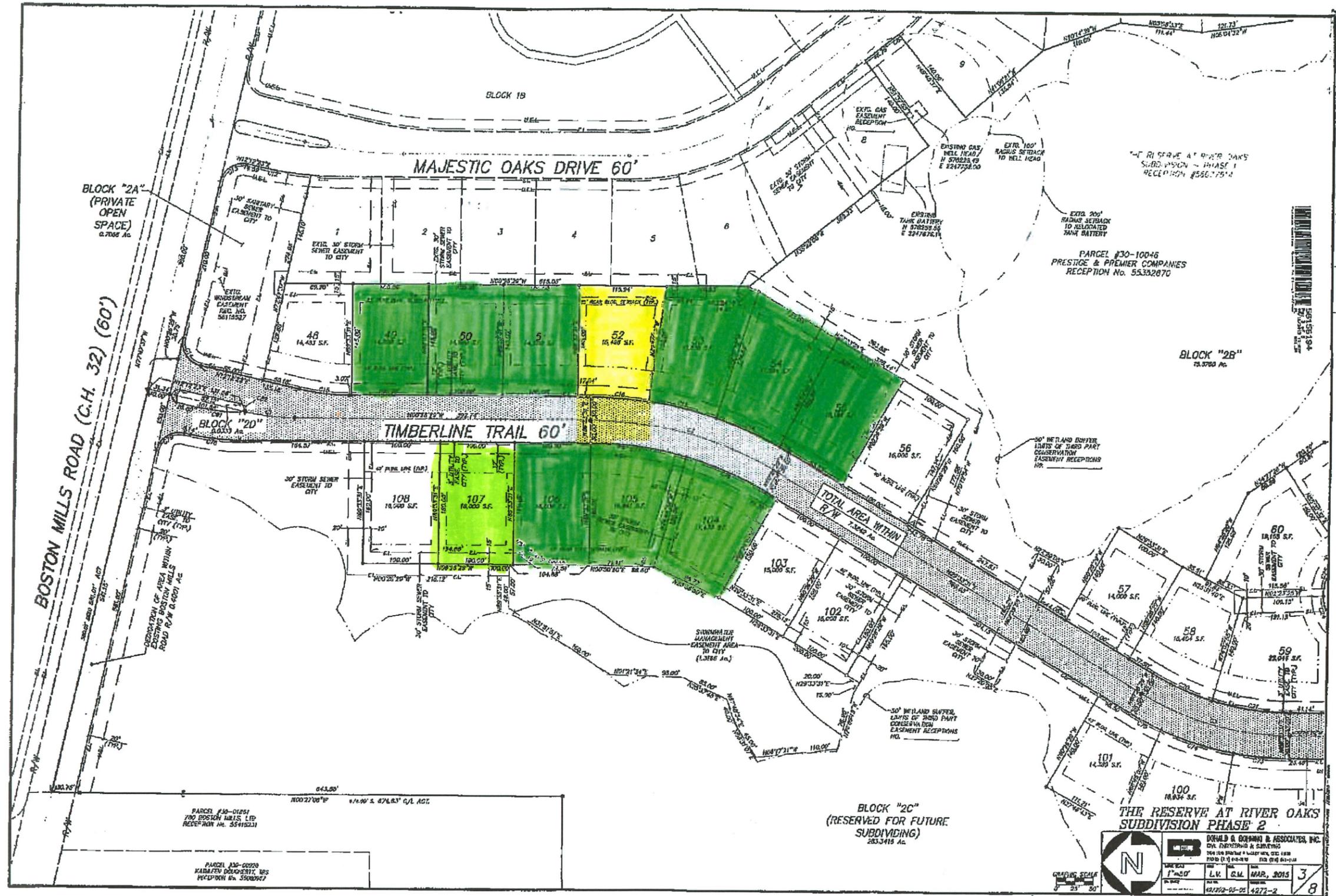
LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
0.00

PLOTTED: October 11, 2017 / Burdigh Sanchez / PLAN: 3140-00-COVER.DWG

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: GODDUCO DESIGN - ARCHITECTS



R044 - vacant



R050 - Vacant



RO51- vacant



R052- In Question



R053



RO54
*correct picture



RD 104



RO 105



RD 106 - Vacant



RO 107

