

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 72/73
ELEV. = 1005.80

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT 85
ELEV. = 1008.19

****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	47.12'	30.00'	30.00'	42.43'	N44°33'31"E	90°00'00"
C2	54.95'	50.00'	30.62'	52.22'	N31°55'25"W	62°57'52"
C3	6.01'	60.00'	3.01'	6.00'	S60°32'16"E	5°44'10"

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 PLAN COORDINATE
N 572,745.649
E 2,250,912.641
ELEVATION = 1006.912 NAVD 1988

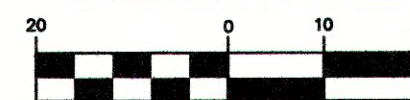
NOTES:
DOWNSPOUTS TO BE CONNECTED TO
STORM SEWER CONNECTION
SUMP PUMP REQUIRED FOR FOOTER DRAINS

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.

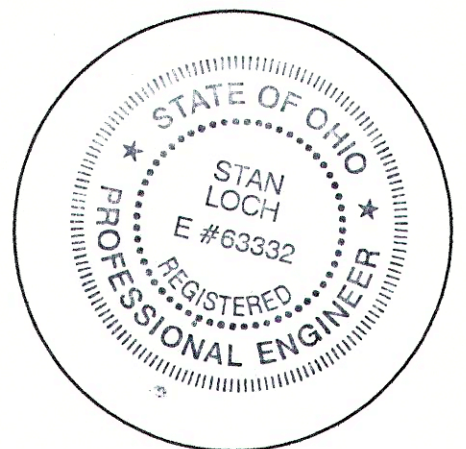
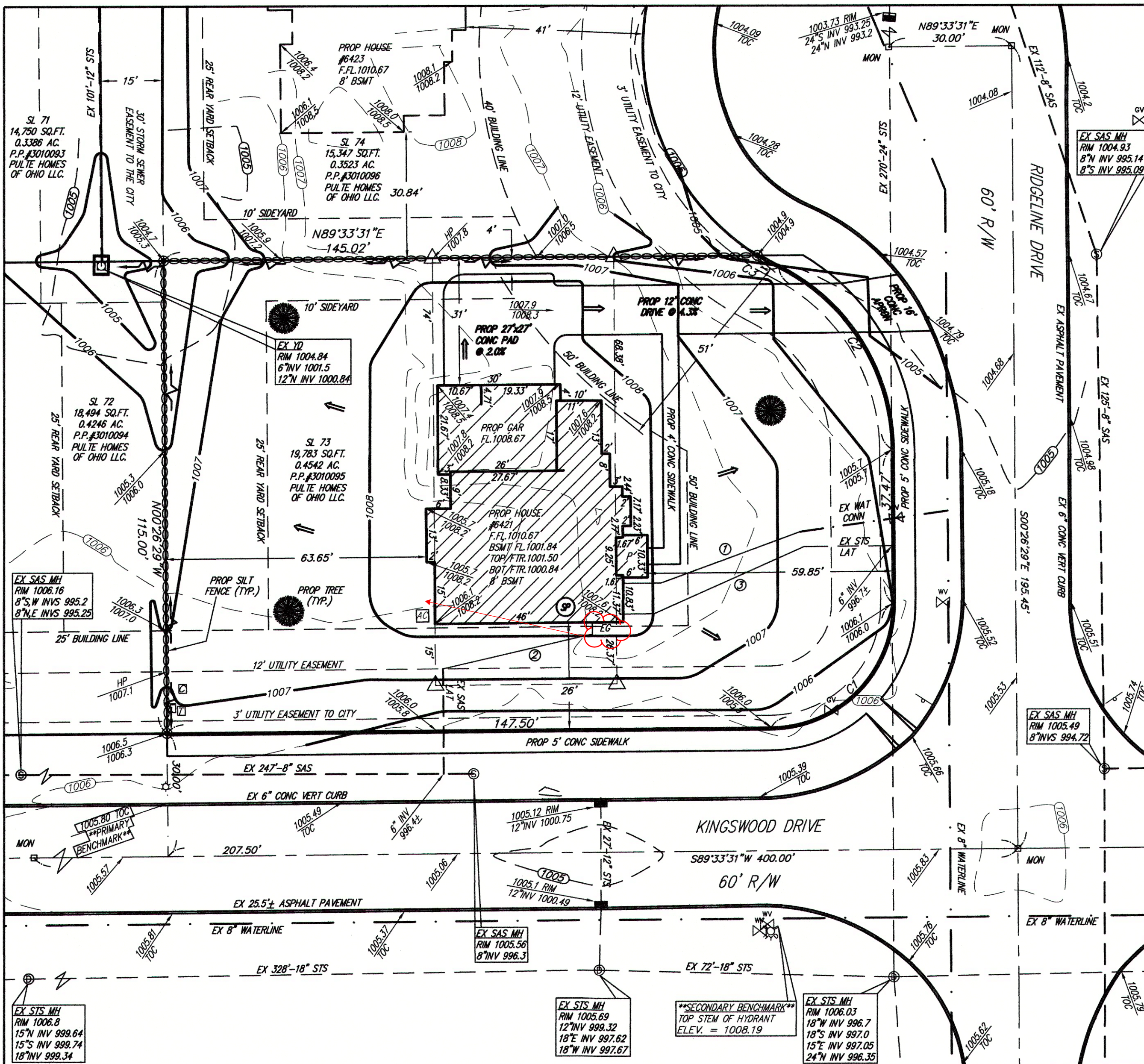
DATE OF SURVEY:
NOVEMBER 12th, 2016

TYPE OF HOUSE:
PLAN# DRESDEN
ELEVATION: 7
GAR: 3 CAR SIDE RIGHT W/8" BASEMENT,
FP & EXTENDED GATHERING ROOM

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

LEGEND:

- = PROPOSED TREE
- = 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
- ⊕ = ELECTRIC STUB
- ⊕ = CABLE PEDESTAL
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = TRANSFORMER BOX
- ⊕ = AIR CONDITIONER
- E = ELECTRIC CONNECTION
- G = GAS CONNECTION
- ▽ = OFFSET HUB
- ⊕ = EX SIGN
- ⊕ = GAS VALVE



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 11-17-16

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

AZTECH
FAX 216-369-0259

ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT

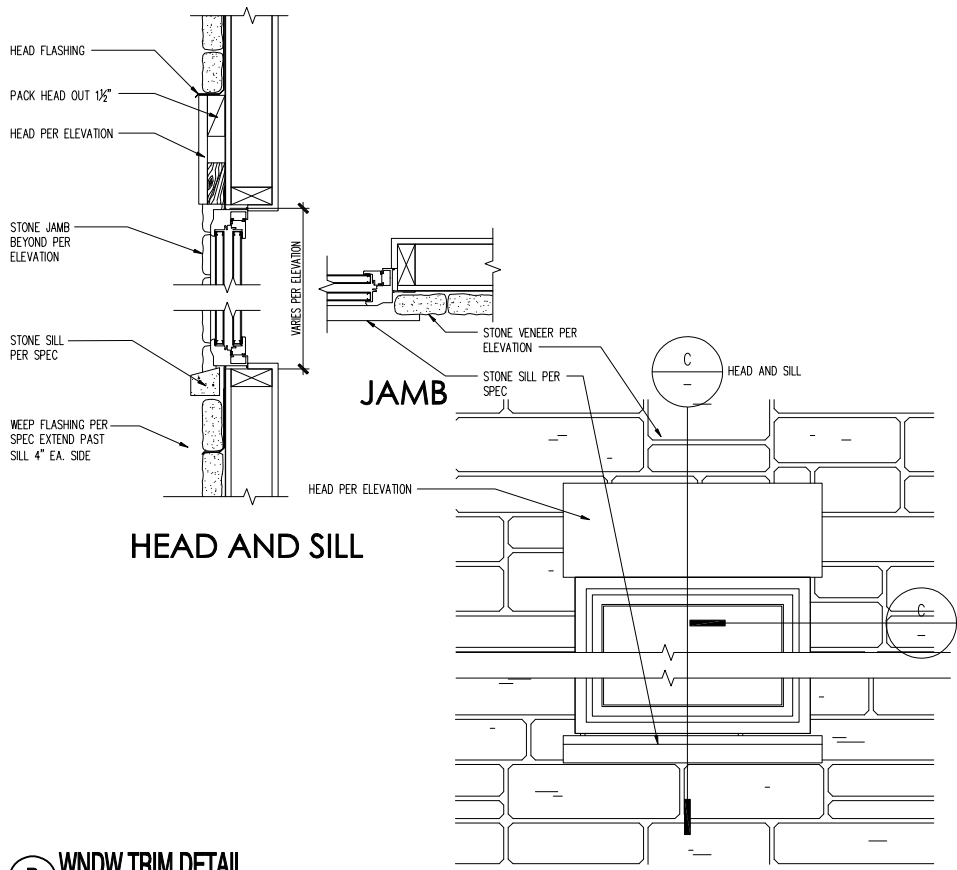
SITE PLAN
FOR
PULTE HOMES
SUBLOT 73
6421 RIDGELINE DRIVE
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.2
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 11-17-2016
CHECKED BY SRL	DRAWING NO. River Oaks 2
JOB NO. 20142977-2	SHEET 1 OF 1

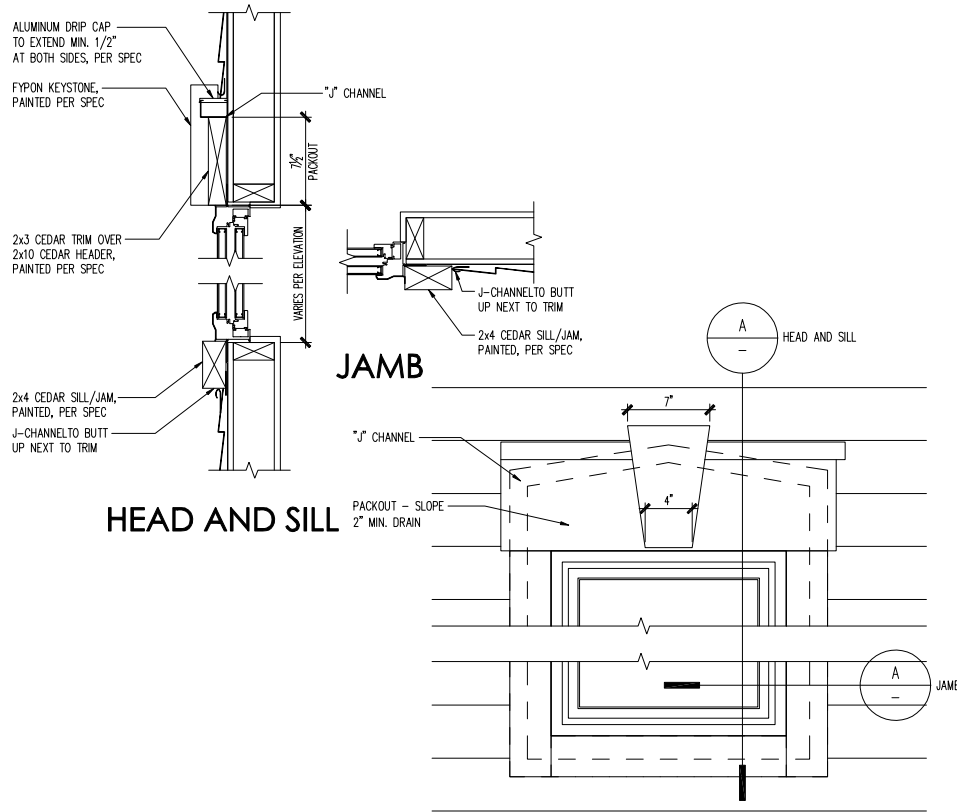
B WNDW TRIM DETAIL

SCALE: 1 1/2"=1'-0"



A WNDW TRIM DETAIL

SCALE: 1 1/2"=1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

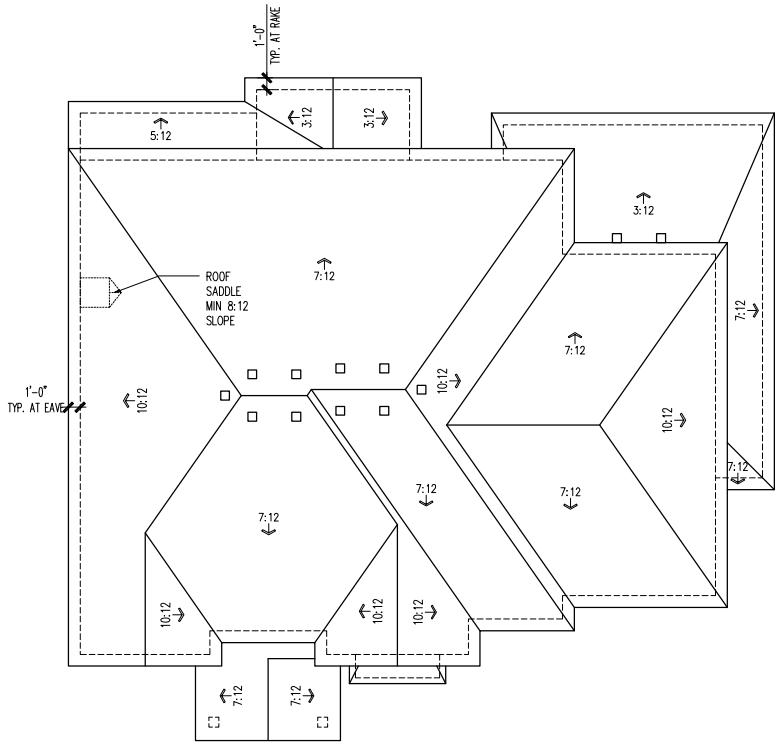
SCALE 1/4" = 1'-0"



PRODUCTION MANAGER	
Rick Starkey	
CURRENT RELEASE DATE: 10/27/2016	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	
SINGLE FAMILY	
COMMUNITY NAME	
RIVER OAKS LOT 73	
LAWSON COMMUNITY ID	
GARAGE HANDING	
GARAGE RIGHT	
SPECIFICATION LEVEL	
TBD	
PLAN NAME	
DRESDEN	
NPS PLAN NUMBER	
1760	
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	
PLAN 3627	

ATTIC VENTILATION SCHEDULE													
19 ELEVATION	LOC	1ST FLOOR ROOF		1ST FLR ROOF W/ EXT. GATH		2ND FLOOR		GARAGE ROOF		N/A			
	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	
	ROOF	78	0.13	0.81	138	0.23	0.81	2055	3.43	4.02	0.47	0.708	
	EAVE		0.13	0.81		0.23	1.72		3.43	12.75	0.47	4.06	
TOTAL			0.26	1.62		0.46	2.53		6.86	16.77	0.94	4.77	



ROOF PLAN

SCALE 1/8" = 1'-0"



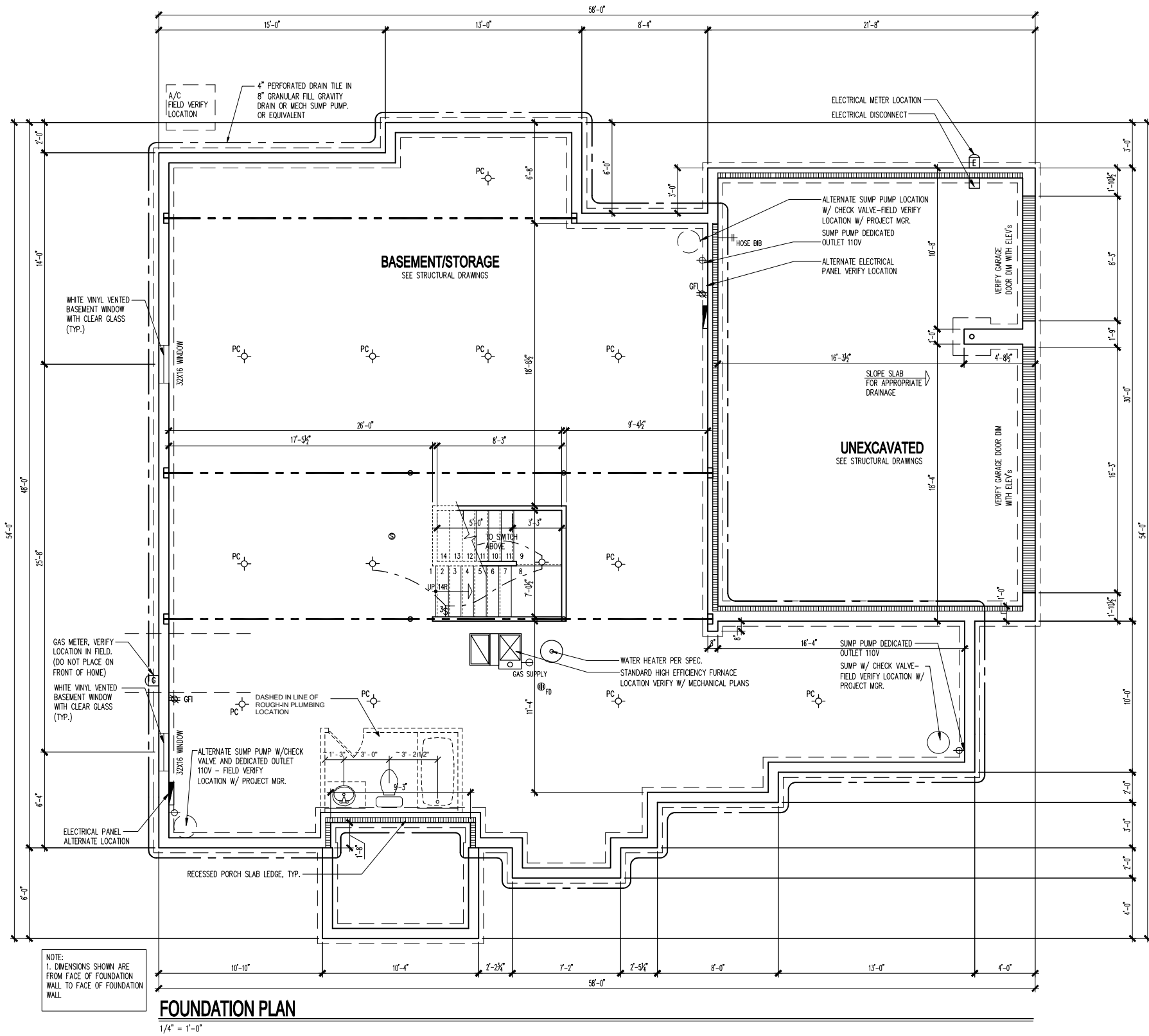
LEFT ELEVATION

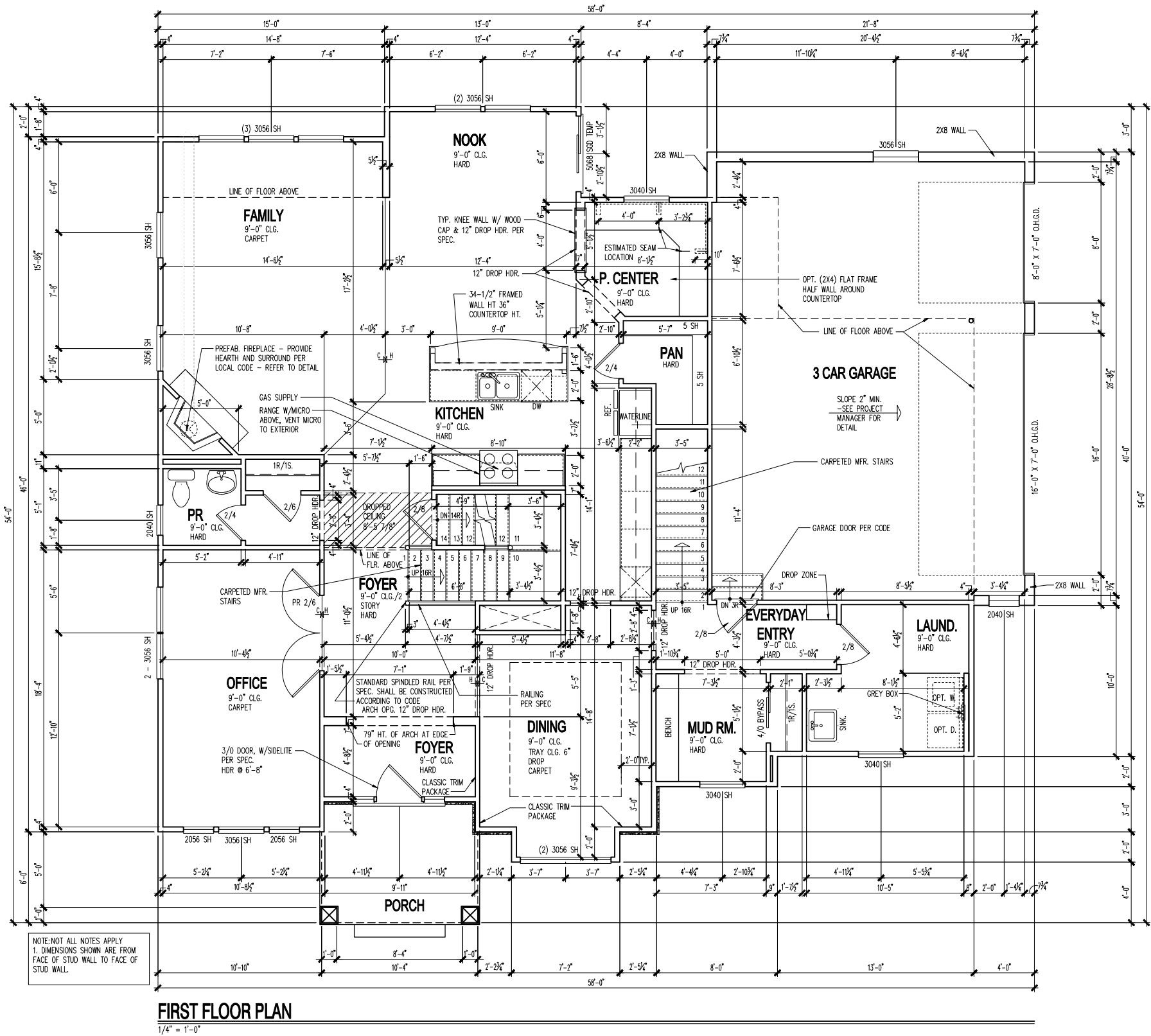
SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"





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

First Floor Plan

PRODUCTION MANAGER	
Rick Starkey	
CURRENT RELEASE DATE: 10/27/2016	
REV #	DATE / DESCRIPTION
△	
△	
△	
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PROJECT TYPE	
SINGLE FAMILY	
COMMUNITY NAME	
RIVER OAKS LOT 73	
LAWSON COMMUNITY ID	
—	
GARAGE HANDING	
GARAGE RIGHT	
SPECIFICATION LEVEL	
TBD	
PLAN NAME	
DRESDEN	
NPS PLAN NUMBER	
1760	
LAWSON PLAN ID	
—	
LEGACY PLAN NUMBER / NAME	
PLAN 3627	

SHEET
 2.10a



Second Floor Plan

[illegible]

PROJECT TYPE
SINGLE FAMILY

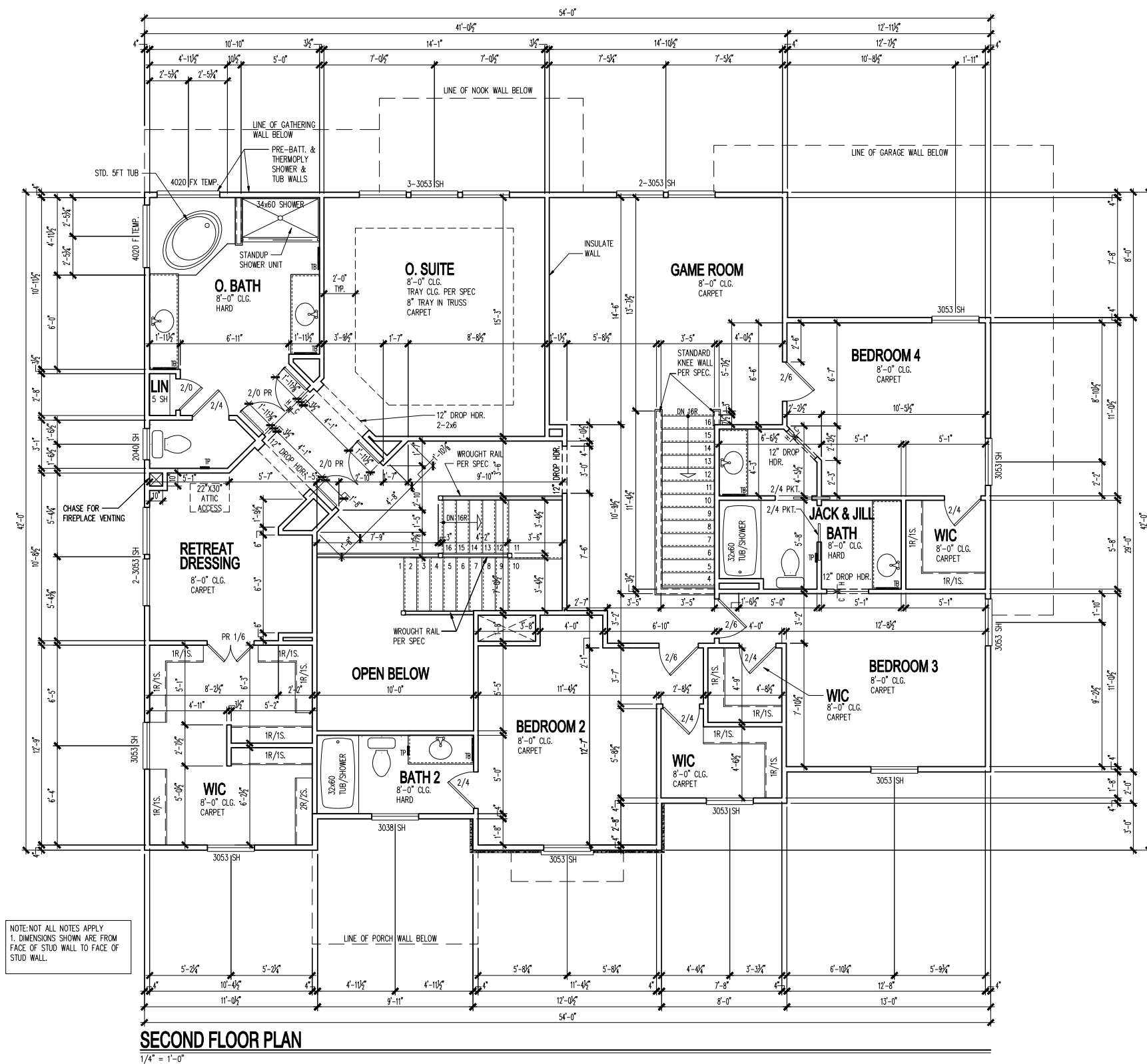
COMMUNITY NAME
**RIVER OAKS
LOT 73**

GARAGE HANDING GARAGE RIGHT

SPECIFICATION LEVEL	TBD
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PLAN NAME	DRESDEN
NPC PLAN NUMBER	1760
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3627

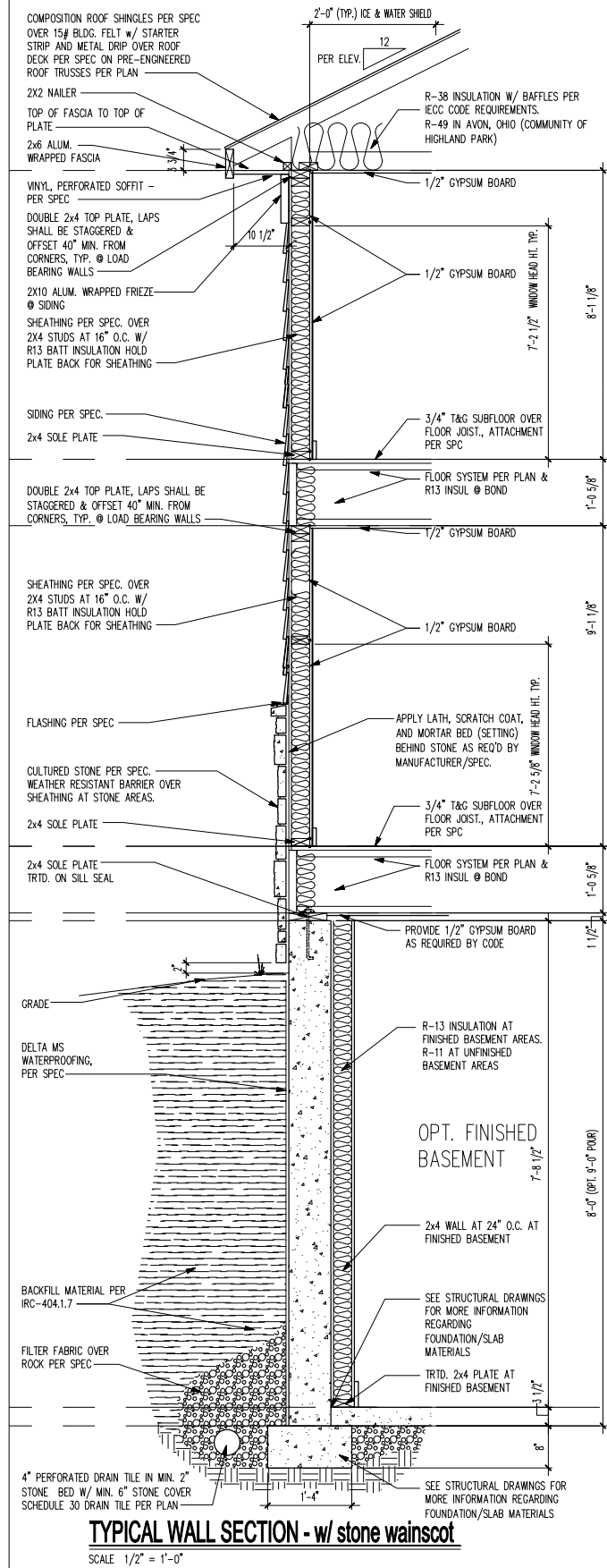
SHEET
2.20a



NOTE: NOT ALL NOTES APPLY
1. DIMENSIONS SHOWN ARE FROM
FACE OF STUD WALL TO FACE OF
STUD WALL.

SECOND FLOOR PLAN

$$1/4^{\circ} = 1' - 0'$$



TYPICAL WALL SECTION - w/ stone wainscot

SCALE $1/2" = 1'-0"$

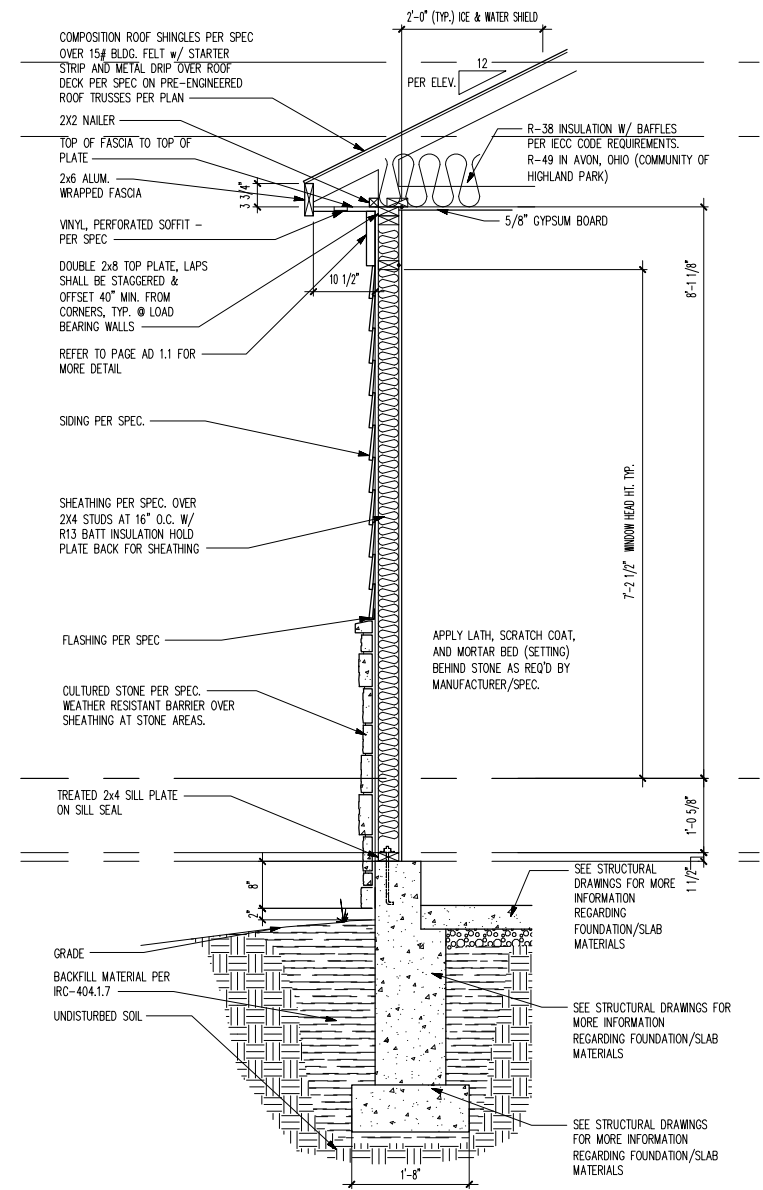


Typical Wall Sections

[illegible]

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 73
LAWSON COMMUNITY ID	_____
GARAGE HANDING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
PLAN NAME	DRESDEN
NPC PLAN NUMBER	1760
LAWSON PLAN ID	_____
LEGACY PLAN NUMBER / NAME	PLAN 3627

SHEET
3.31b



TYPICAL WALL SECTION - garage w/ 2x4 wall w/ stone wainscot

SCALE $1/2" = 1'-0"$



DRESDEN

PLAN SHEET INDEX	
SHT.	DESCRIPTION
0.00	COVER SHEET
1.30d	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
3.30b	TYPICAL BUILDING SECTIONS
3.31a	TYPICAL WALL SECTIONS
3.31b	TYPICAL WALL SECTIONS
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.07a2	ELEVATION "7" - FRONT AND REAR ELEVATIONS
7.07a3	ELEVATION "7" - SIDE ELEVATIONS AND ROOF PLAN
S-1.0	FOUNDATION/FIRST FLOOR FRAMING PLAN
S-1.0A	FOUNDATION/FIRST FLOOR FRAMING PLAN
S-1.1	FOUNDATION/FIRST FLOOR FRAMING PLAN
S-1.2	FOUNDATION/FIRST FLOOR FRAMING PLAN
S-1.3	FOUNDATION/FIRST FLOOR FRAMING PLAN
S-2.0	SECOND FLOOR FRAMING PLAN
S-2.1	SECOND FLOOR FRAMING PLAN
S-2.2	SECOND FLOOR FRAMING PLAN
S-2.3	SECOND FLOOR FRAMING PLAN
S-3.0	ROOF FRAMING PLAN
S-3.1	ROOF FRAMING PLAN
S-3.2	ROOF FRAMING PLAN
S-3.3	ROOF FRAMING PLAN
S-3.4	ROOF FRAMING PLAN
S-4.0	WALL BRACING DETAILS
S-4.1	WALL BRACING DETAILS
SD.01	TYPICAL FOUNDATION DETAILS
SD.02	TYPICAL FOUNDATION DETAILS
SD.03	TYPICAL FOUNDATION DETAILS

ENGINEER OF RECORD: MULHORN & KULP ENGINEERING
ARCHITECT OF RECORD: GODUCCO DESIGN - ARCHITECTS

SHEET

0.00