

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	BEARING	DELTA
CT	60.00'	60.00'	32.78'	57.53'	N53°19'02"E	57°17'45"

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

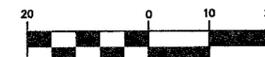
NOTES:
 DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
 SUMP PUMP REQUIRED FOR FOOTER DRAINS

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.

PERCENTAGE OF LOT COVERAGE = 17.6%

HOUSE COVERAGE = 2,420 SQ.FT.
 DRIVEWAY COVERAGE = 1,461 SQ.FT.
 WALKWAY COVERAGE = 231 SQ.FT.
 TOTAL COVERAGE = 4,112 SQ.FT.

DATE OF SURVEY:
 NOVEMBER 16th, 2018

TYPE OF HOUSE:
 PLAN# HOLBROOK
 ELEVATION: LOW COUNTRY
 GAR: 3 CAR SIDE RIGHT W/9' BASEMENT

- 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
- = EX 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
- ⊗ = EX GAS VALVE

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

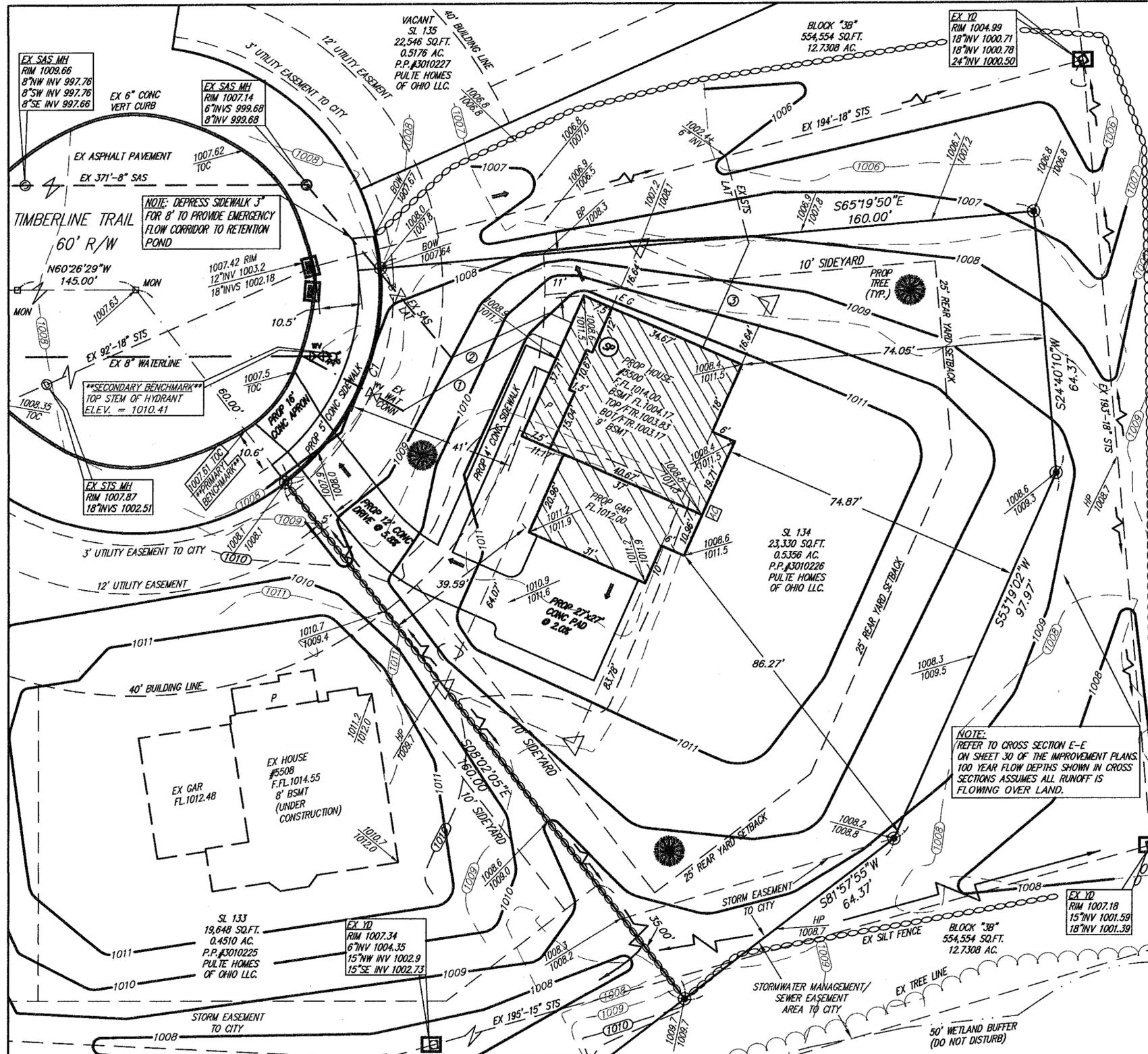
OWNER: _____
 ADDRESS: _____
 PHONE: _____

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

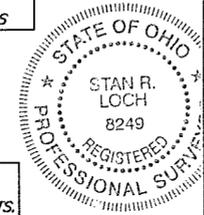
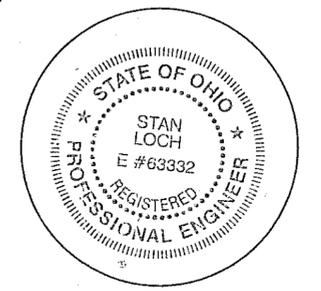
PRIMARY BENCHMARK:
 TOC/BOC ELEV @ P/L
 IN FRONT OF SUBLOTS 133/134
 ELEV. = 1007.61

SECONDARY BENCHMARK:
 TOP STEM OF HYDRANT
 IN FRONT OF SUBLOT 134
 ON TIMBERLINE TRAIL
 ELEV. = 1010.41

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



NOTE:
 REFER TO CROSS SECTION E-E ON SHEET 30 OF THE IMPROVEMENT PLANS. 100 YEAR FLOW DEPTHS SHOWN IN CROSS SECTIONS ASSUMES ALL RUNOFF IS FLOWING OVER LAND.



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

11-19-18
 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

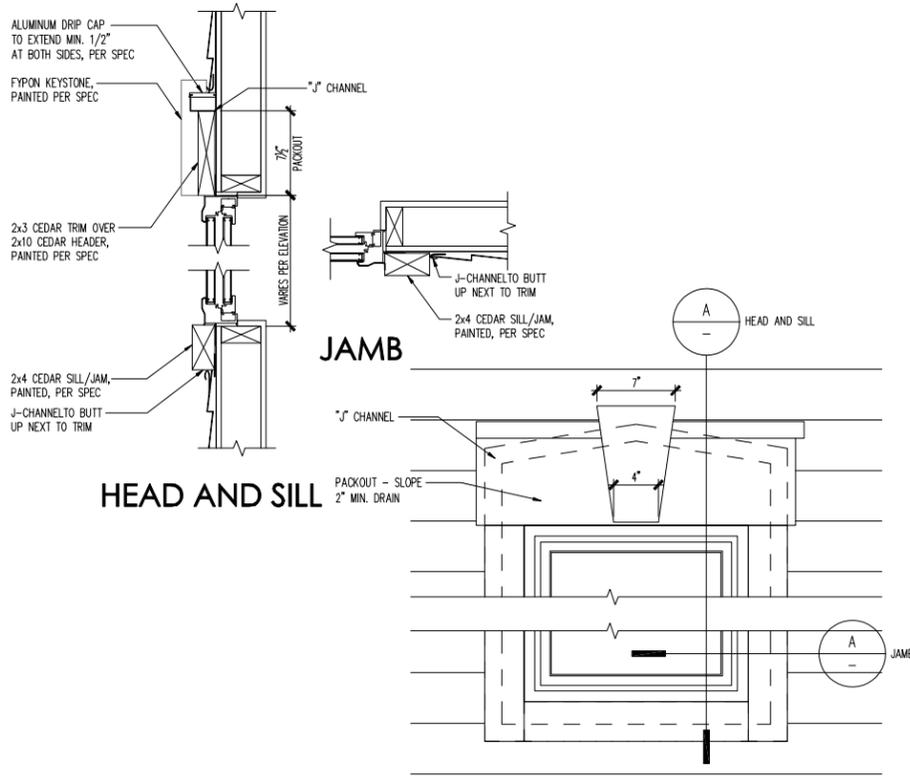
SITE PLAN FOR PULTE HOMES SUBLT 134 5500 TIMBERLINE TRIAL IN THE RESERVE AT RIVER OAKS SUBDIVISION PH.3 SITUATED IN THE CITY OF HUDSON COUNTY OF SUMMIT STATE OF OHIO

REVISIONS

NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
KEG	11-19-2018
CHECKED BY	DRAWING NO
SRL	Site-Plans
JOB NO	SHEET
20142977-3	1 OF 1

A WNDW TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



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



Elevation - 10-Low Country
Front and Rear Elevations

PRODUCTION MANAGER
Jamey Hehzman
CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

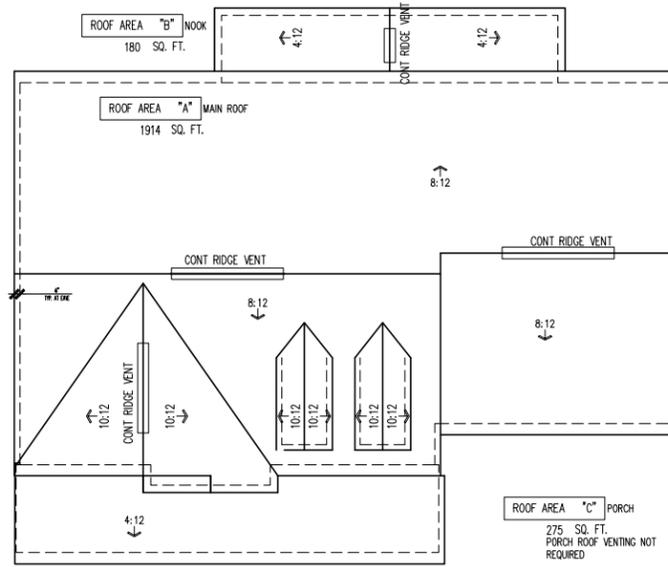
PLAN NAME
HOLBROOK
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

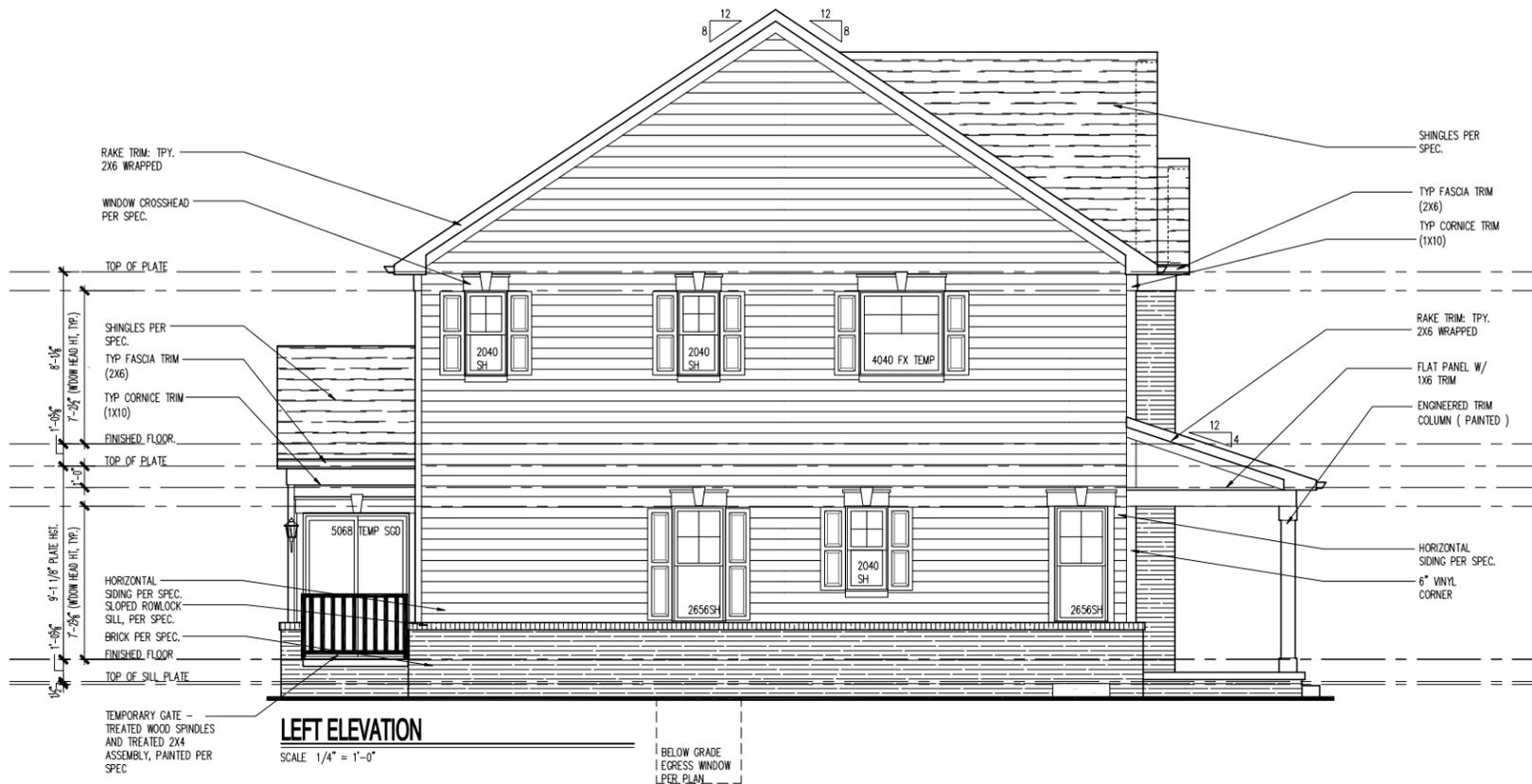
SHEET
7.10a2

ENGINEER OF RECORD: MULHERN & 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
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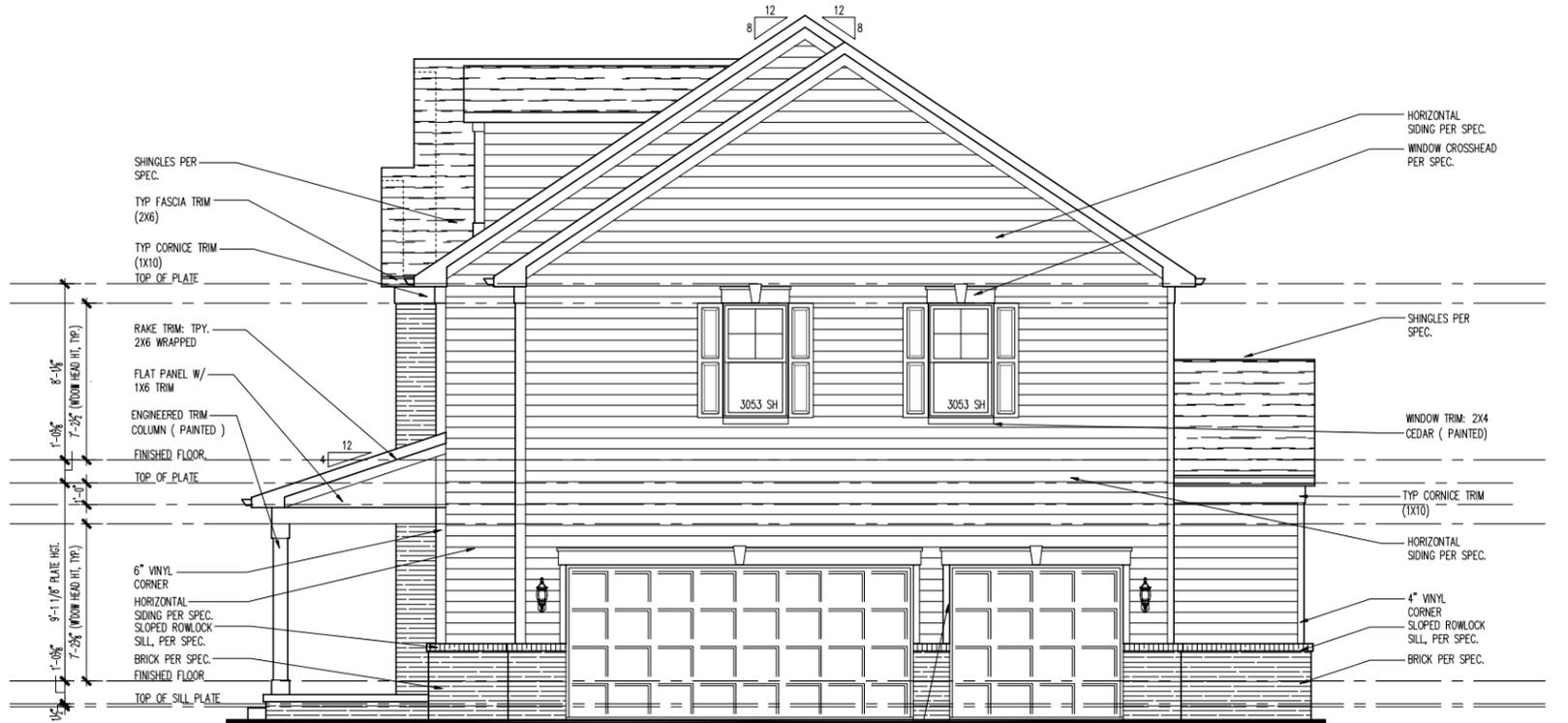
ATTIC VENTILATION SCHEDULE															
10 ELEVATION	1ST FLOOR ROOF			2ND FLOOR ROOF			N/A			N/A			N/A		
	LOC	AREA	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	180	0.30	.42	1914	3.19	3.39								
	EAVE		0.30	.42		3.19	3.47								
	TOTAL		0.60	.84		6.38	6.86								



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



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



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

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387 Medina Rd. Suite 1700
Medina, OH 44256



Front Elevation - 10- Low Country
Side Elevations

PRODUCTION MANAGER
Jaimy Hehzman
CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

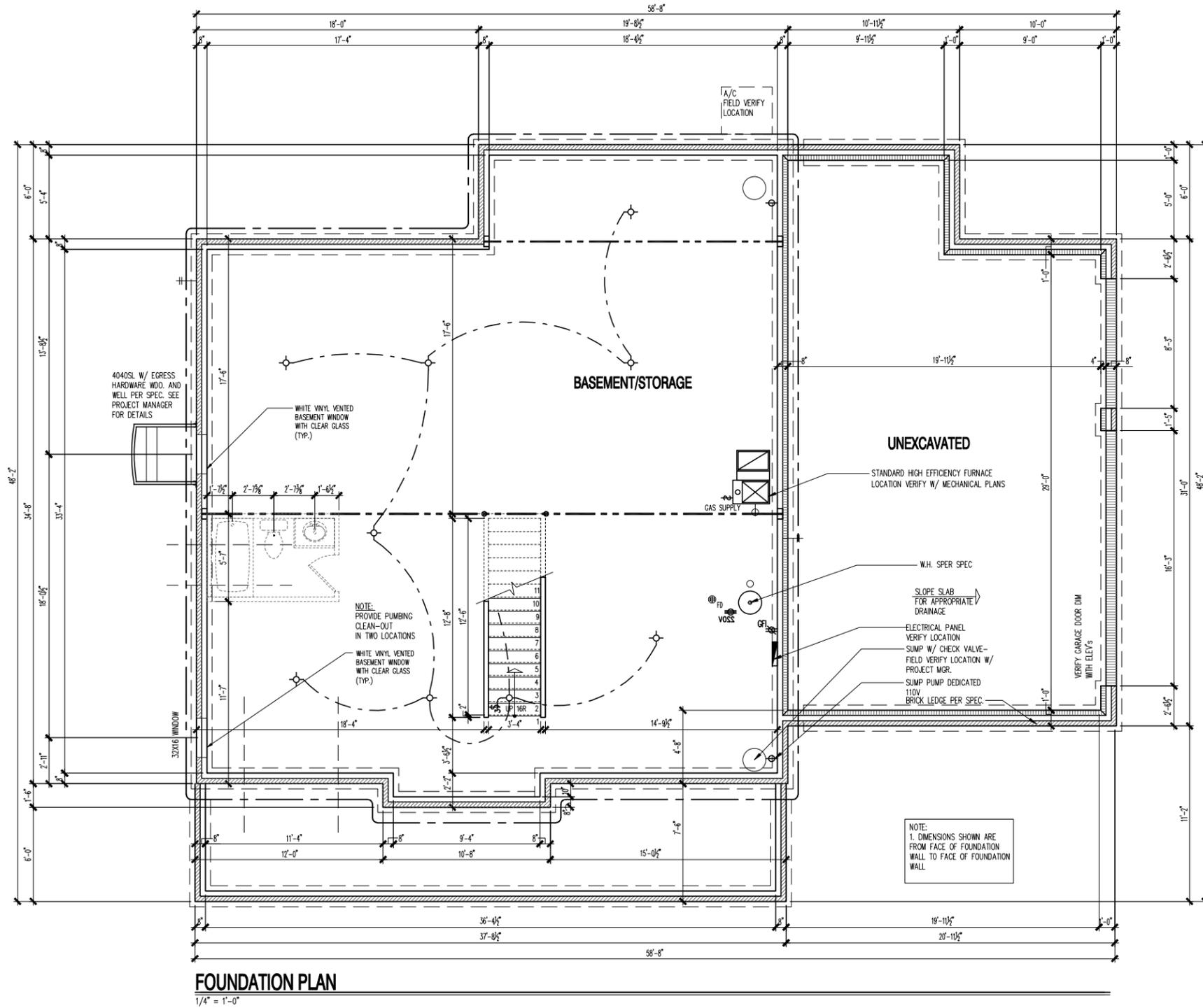
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
7.10a3



PRODUCTION MANAGER
Jeremy Heshzman
CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

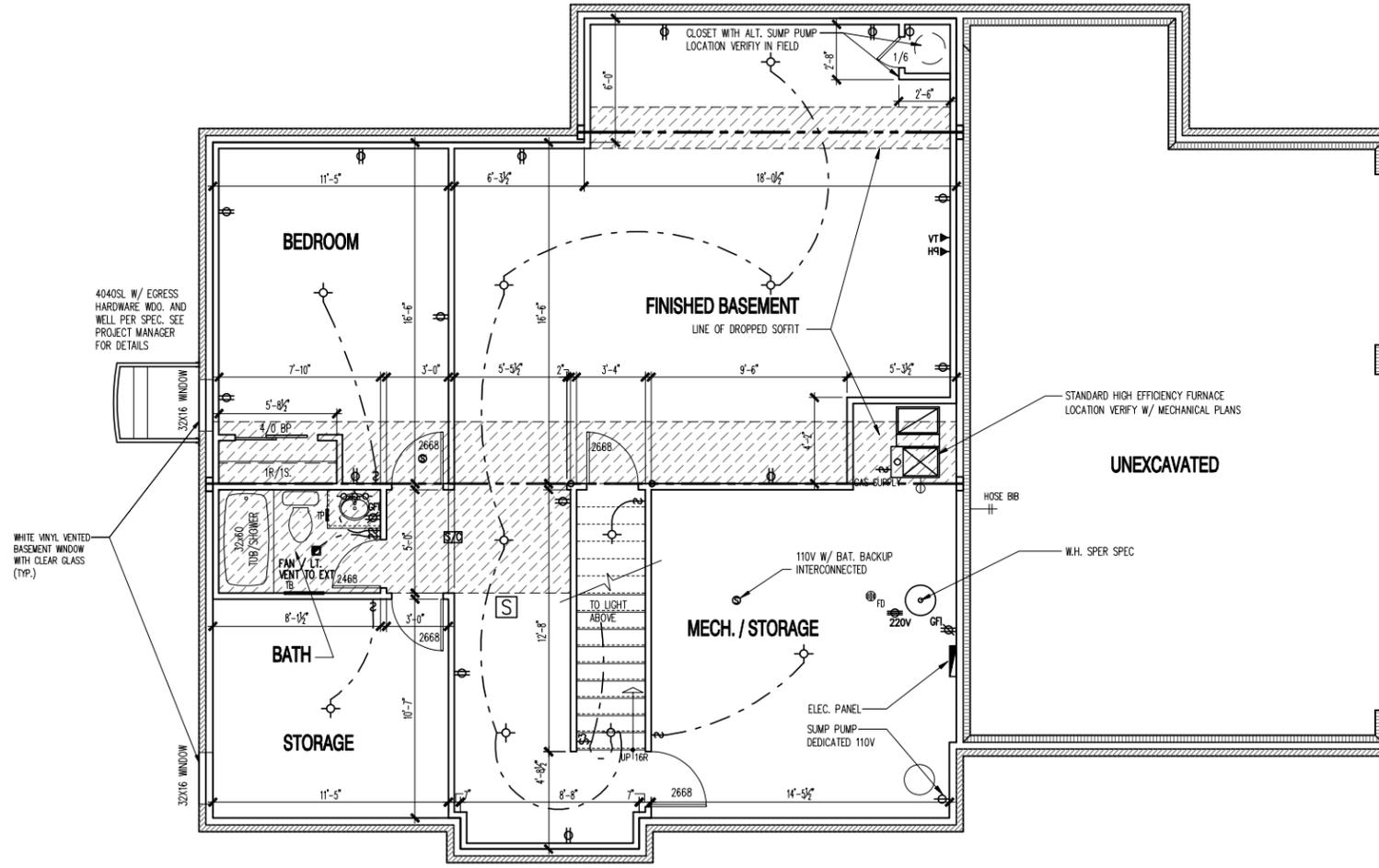
PLAN NAME
HOLBROOK
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
1.30b

ENGINEER OF RECORD: MULHERN & 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



FINISHED BASEMENT PLAN

1/4" = 1'-0"

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 387 Medina Rd. Suite 1700
 Medina, OH 44256



Finished Basement Plan

PRODUCTION MANAGER
 Jamey Holzman
 CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
 LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

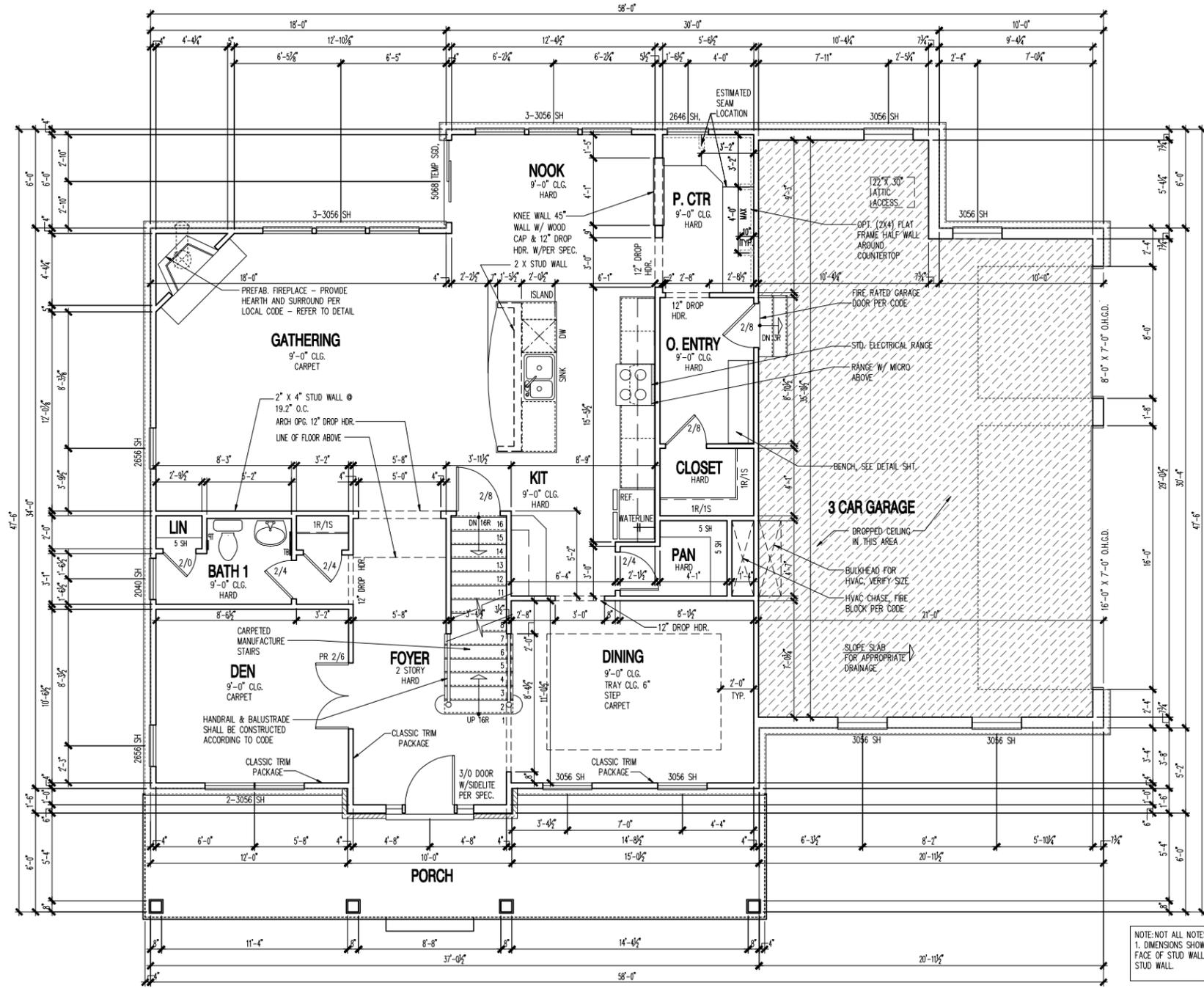
PLAN NAME
HOLBROOK
 NPC PLAN NUMBER
TBD
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
2.00

ENGINEER OF RECORD: MULHERN & 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

PRODUCTION MANAGER
 Jamey Hehzman
 CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

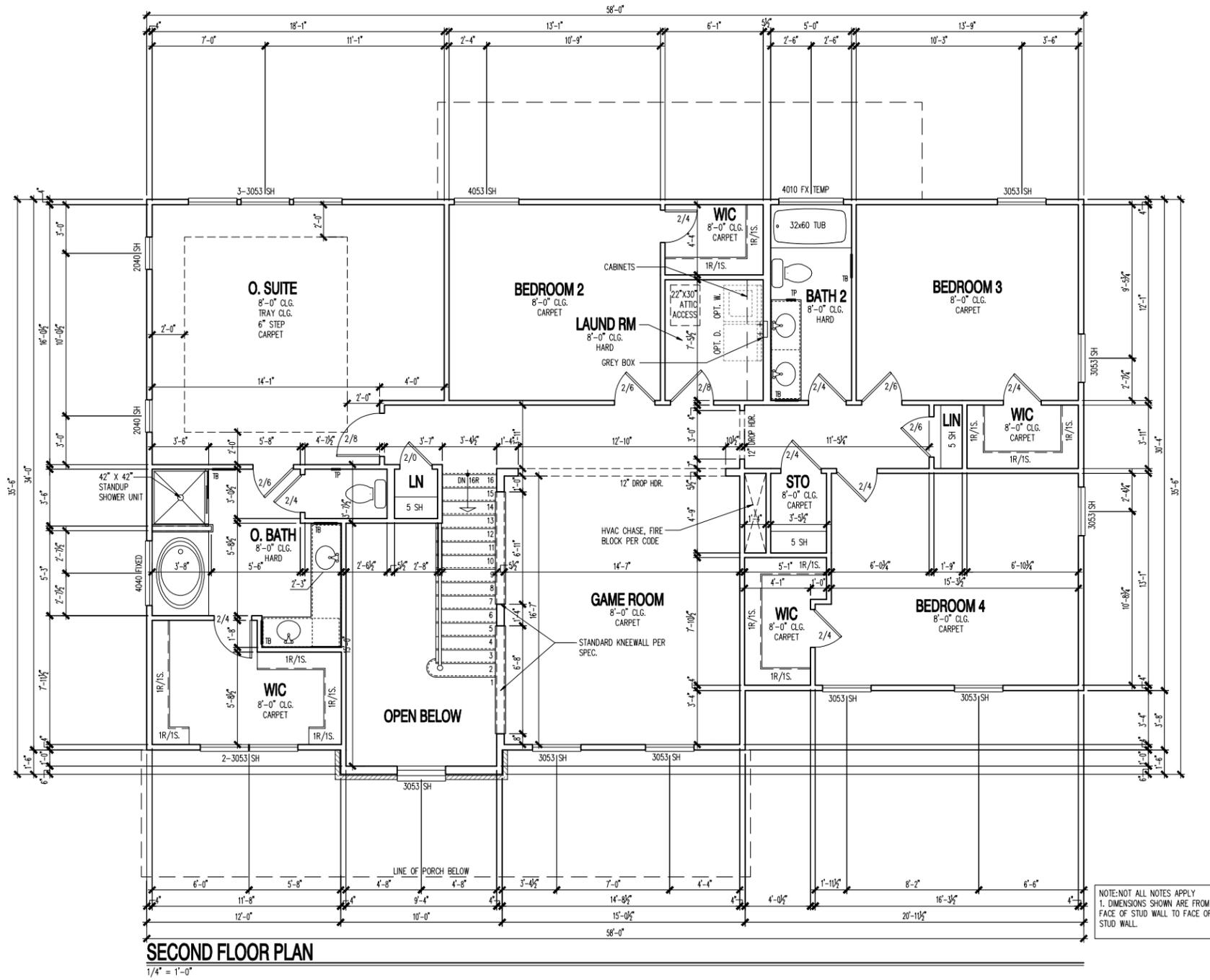
SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPC PLAN NUMBER
TBD
LAWSON PLAN ID
 LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
2.10a

ENGINEER OF RECORD: MULHERN & 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



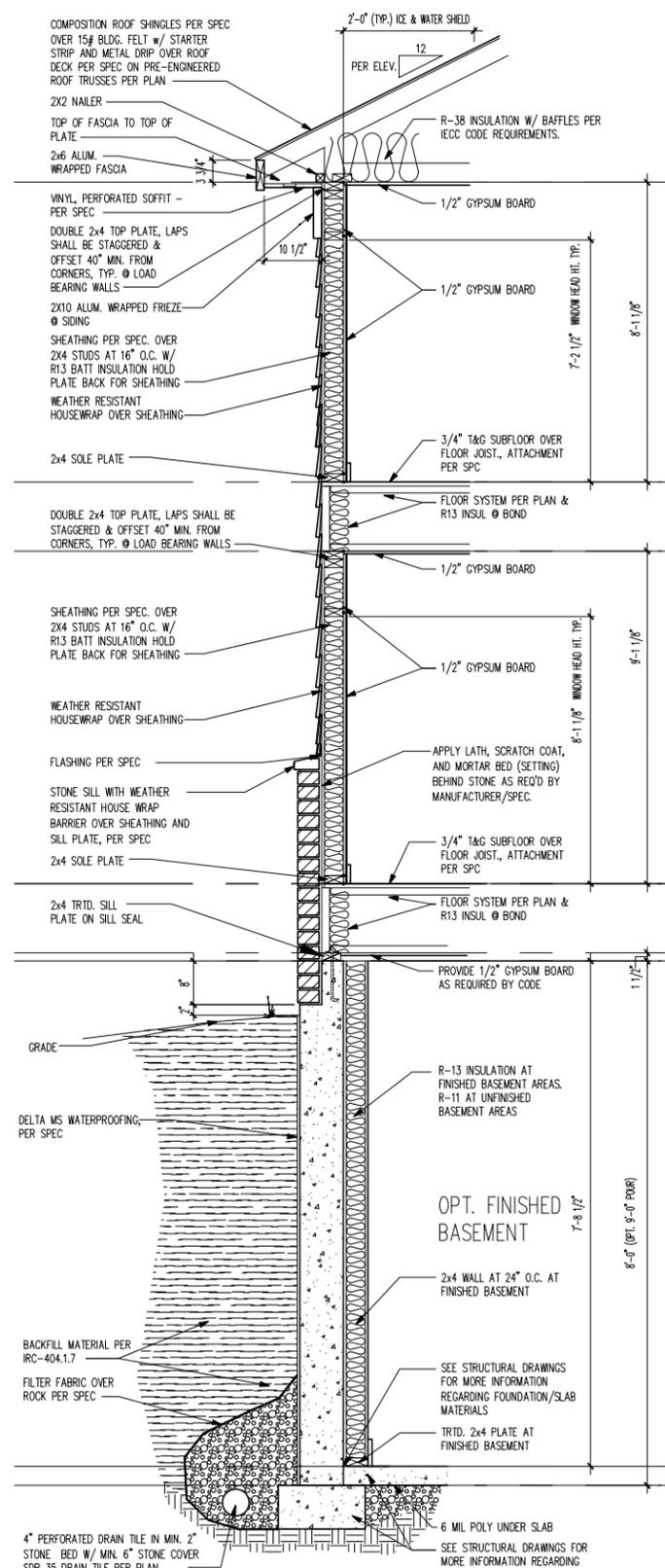
Second Floor Plan

PRODUCTION MANAGER	Jamey Heinzman
CURRENT RELEASE DATE:	11/08/2018
REV #	DATE / DESCRIPTION
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PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 134
LAWSON COMMUNITY ID	
GARAGE HANDING	GARAGE RIGHT
SPECIFICATION LEVEL	TBD
PLAN NAME	HOLBROOK
NPS PLAN NUMBER	TBD
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	PLAN 3140
SHEET	2.20a

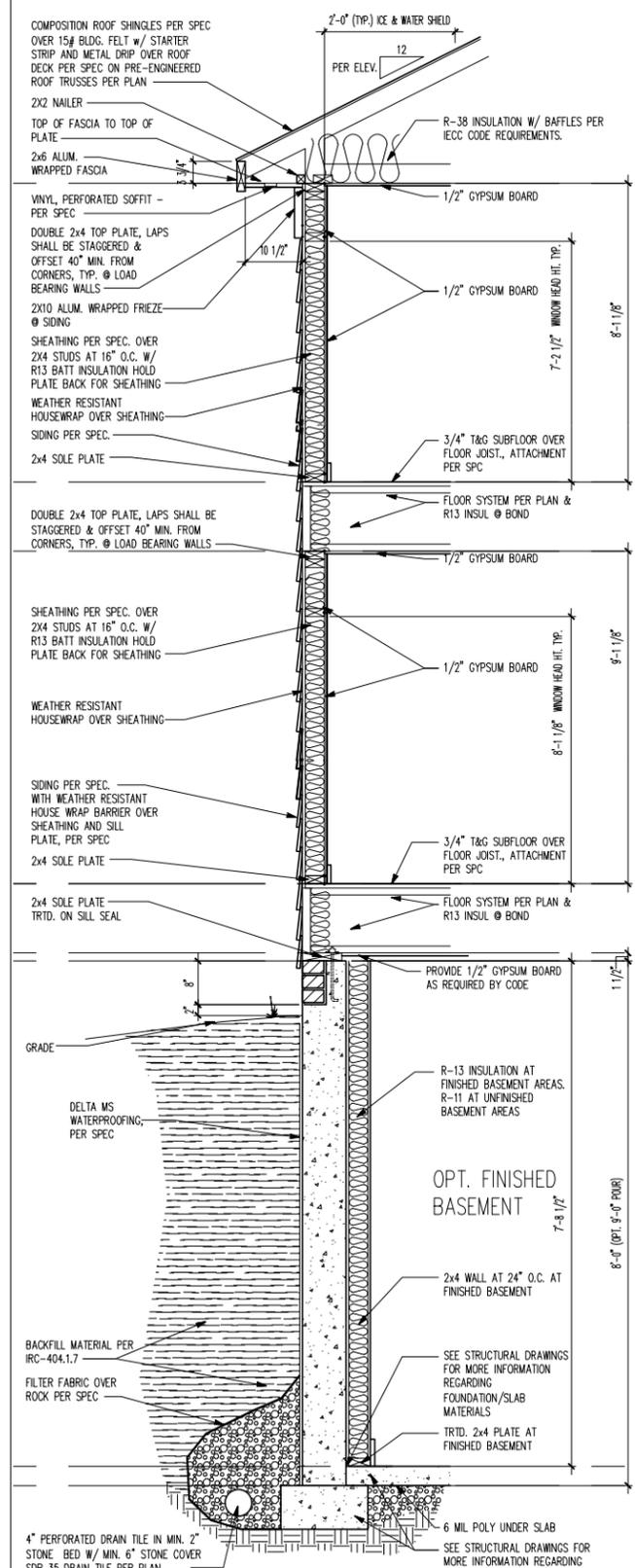
ENGINEER OF RECORD: MULLERN & KULP, ENGINEERING
ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

PLOTTED: November 8, 2018 / Kamesh, Brian / PLAN: 3140-RD-FRMP-DWG



TYPICAL WALL SECTION - w/ brick wainscoat

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"

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Medina, OH 44256



Typical Wall Sections

PRODUCTION MANAGER
Johnny Hehzman
CURRENT RELEASE DATE: 11/08/2018

REV #	DATE	DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

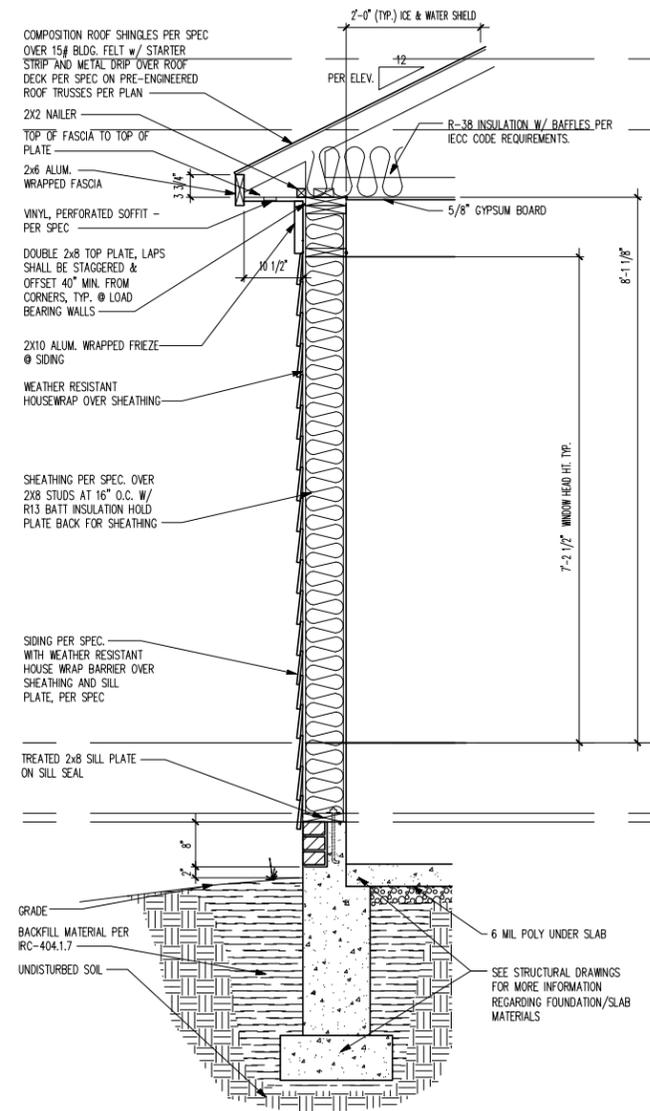
PLAN NAME
HOLBROOK
NPC PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

SHEET
3.31a

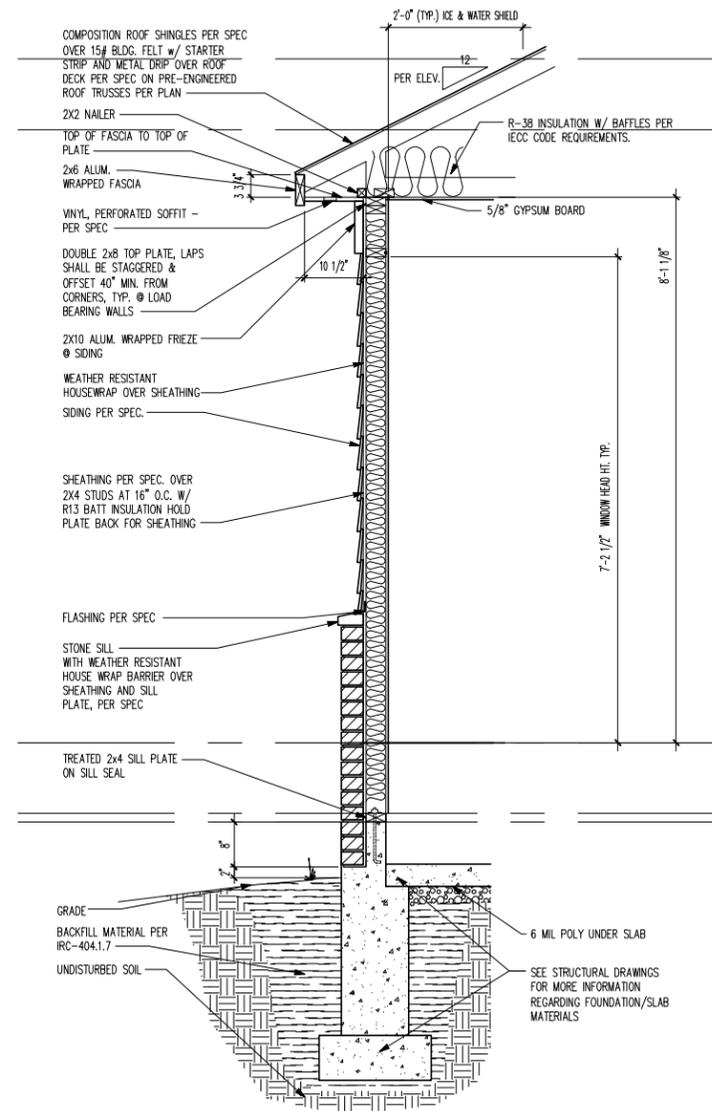
ENGINEER OF RECORD: MULHORN & KULP ENGINEERING
ARCHITECT OF RECORD: GODOLICO DESIGN - ARCHITECTS

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



TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"



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

SCALE 1/2" = 1'-0"

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



Typical Wall Sections

PRODUCTION MANAGER
Jeremy Heshzman
CURRENT RELEASE DATE: 11/08/2018

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

PROJECT TYPE	SINGLE FAMILY
COMMUNITY NAME	RIVER OAKS LOT 134
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	3.31b

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



OHIO DIVISION - LOT 134

River Oaks

HOLBROOK

PLAN SHEET INDEX

SHT.	DESCRIPTION
0.00	COVER SHEET
1.30b	FULL BASEMENT FOUNDATION PLAN
2.00	FINISHED BASEMENT 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
7.10a2	FRONT ELEVATION "10" - FRONT AND REAR ELEVATIONS
7.10a3	FRONT ELEVATION "10" - 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

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/ DAMPROOFING 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 / DAMPROOFING 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 NEWEL 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:

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

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



Cover Sheet
 Specifications & General Notes

REV #	DATE	DESCRIPTION
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△		

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 134
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
HOLBROOK
NPS PLAN NUMBER
TBD
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3140

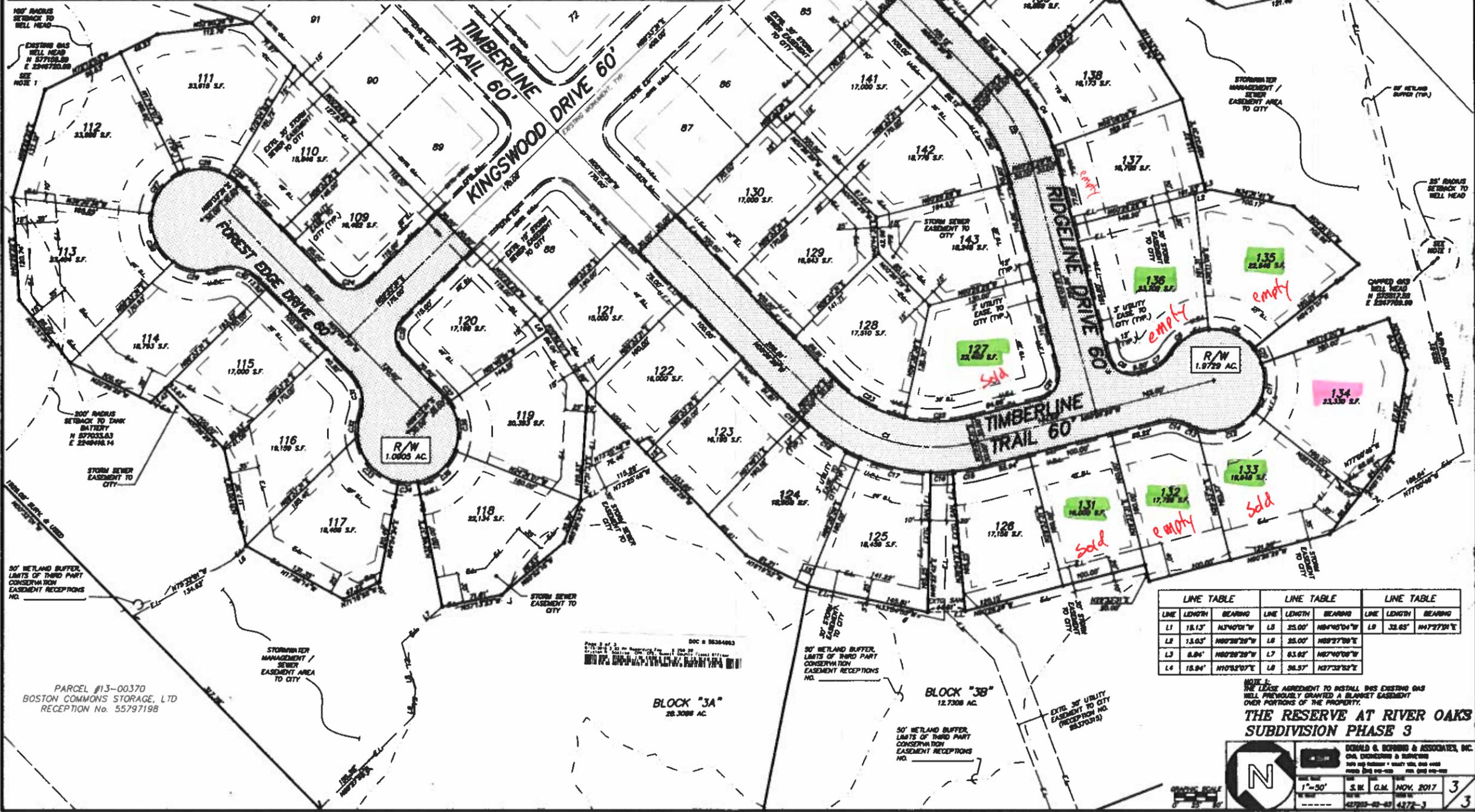
SHEET
0.00

PLOTTED: November 19, 2018 / Annie Lee / PLAN_3140-RC-COVER.DWG

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERING ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS
 NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS
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CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	ANGLET	CHORD	BEARING	CURVE	RADIUS	LENGTH	ANGLET	CHORD	BEARING	CURVE	RADIUS	LENGTH	ANGLET	CHORD	BEARING
C1	200.00'	308.44'	118.47'	300.00'	N30°28'29"W	C11	60.00'	60.00'	32.70'	67.53'	N57°19'05"E	C21	30.00'	47.12'	30.00'	42.43'	N74°33'21"E
C2	200.00'	104.72'	63.80'	103.83'	N14°33'21"E	C12	60.00'	76.17'	43.42'	70.35'	N82°08'41"W	C22	170.00'	60.00'	60.00'	79.82'	N40°53'00"W
C3	200.00'	17.60'	6.80'	17.60'	N01°46'43"E	C13	60.00'	6.80'	4.80'	6.80'	N32°40'30"W	C23	170.00'	67.00'	60.00'	66.32'	N10°53'00"W
C4	200.00'	83.62'	42.80'	83.16'	N14°24'30"E	C14	60.00'	37.82'	18.80'	36.82'	N30°48'14"W	C24	30.00'	47.12'	30.00'	42.43'	N74°33'21"E
C5	200.00'	18.80'	6.80'	18.80'	N37°11'37"E	C15	200.00'	37.82'	18.80'	37.82'	N30°48'14"W	C25	60.00'	18.10'	7.82'	18.10'	N57°19'05"E
C6	30.00'	47.12'	30.00'	42.43'	N74°33'21"E	C16	200.00'	28.00'	13.00'	25.00'	N47°30'29"W	C26	60.00'	60.00'	32.70'	67.53'	N57°19'05"E
C7	60.00'	37.82'	18.80'	36.82'	N30°48'14"W	C17	200.00'	65.10'	43.00'	64.70'	N30°48'14"W	C27	60.00'	60.00'	32.70'	67.53'	N57°19'05"E
C8	60.00'	64.42'	33.84'	62.80'	N77°47'30"W	C18	200.00'	65.10'	43.00'	64.70'	N30°48'14"W	C28	60.00'	64.42'	33.84'	62.79'	N77°47'30"W
C9	60.00'	60.00'	32.70'	67.53'	N57°19'05"E	C19	200.00'	6.80'	4.80'	6.80'	N32°40'30"W	C29	60.00'	64.30'	29.81'	62.82'	N37°28'30"W
C10	60.00'	30.00'	16.14'	30.00'	N18°04'31"E	C20	170.00'	60.00'	43.80'	60.00'	N14°33'21"E	C30	60.00'	64.00'	30.62'	62.52'	N37°28'30"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	ANGLET	CHORD	BEARING
C31	60.00'	64.00'	30.62'	62.52'	N37°28'30"E
C32	60.00'	64.14'	18.82'	63.80'	N40°53'00"E
C33	60.00'	76.00'	45.60'	72.60'	N67°11'37"E
C34	60.00'	83.17'	11.72'	80.82'	N40°53'00"E
C35	60.00'	60.00'	32.70'	67.53'	N57°19'05"E
C36	60.00'	60.00'	32.70'	67.53'	N57°19'05"E
C37	60.00'	6.80'	4.80'	6.80'	N32°40'30"E
C38	30.00'	47.12'	30.00'	42.43'	N74°33'21"E



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	18.13'	N14°40'14"W	L8	25.00'	N84°40'14"W
L2	13.02'	N80°28'30"W	L9	25.00'	N82°27'30"E
L3	8.84'	N80°28'30"W	L7	63.62'	N67°40'14"W
L4	18.84'	N10°52'07"E	L6	26.57'	N37°32'52"E

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 3

DOUGLAS G. BOWEN & ASSOCIATES, INC.
 CIVIL ENGINEERS & SURVEYORS
 1000 WASHINGTON STREET, SUITE 200
 BOSTON, MASSACHUSETTS 02111
 TEL: 617-552-1100 FAX: 617-552-1101

DATE: 11/15/17
 SHEET: 3 OF 3
 PROJECT: THE RESERVE AT RIVER OAKS SUBDIVISION PHASE 3
 DRAWN BY: J. BOWEN
 CHECKED BY: D. BOWEN

100' RADIUS SETBACK TO WELL HEAD
 SEE NOTE 1

200' RADIUS SETBACK TO DANK BATTERY
 N 87°03'53"E E 224°44'14"

50' WETLAND BUFFER, LIMITS OF THIRD PARTY CONSERVATION EASEMENT RECEPTIONS NO.

PARCEL #13-00370
 BOSTON COMMONS STORAGE, LTD
 RECEPTION No. 55797198

DOC # 06384063

50' WETLAND BUFFER, LIMITS OF THIRD PARTY CONSERVATION EASEMENT RECEPTIONS NO.

50' WETLAND BUFFER, LIMITS OF THIRD PARTY CONSERVATION EASEMENT RECEPTIONS NO.

EXTRA 30' UTILITY EASEMENT TO CITY (RECEPTION NO. 06384063)











