

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: \_\_\_\_\_

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

PERCENTAGE OF LOT COVERAGE = 19.7%

HOUSE COVERAGE = 2,450 SQ.FT.  
DRIVEWAY COVERAGE = 1,819 SQ.FT.  
WALKWAY COVERAGE = 210 SQ.FT.  
TOTAL COVERAGE = 4,479 SQ.FT.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	53.92'	60.00'	28.94'	52.13'	S72°50'46"E	51°29'34"
C2	37.82'	50.00'	19.87'	36.93'	N68°46'14"W	43°20'30"
C3	47.12'	30.00'	30.00'	42.43'	S44°33'31"W	90°00'00"
C4	122.81'	370.00'	61.98'	122.25'	S09°57'01"E	19°01'04"
C5	209.44'	400.00'	107.18'	207.06'	S15°26'29"E	30°00'00"

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

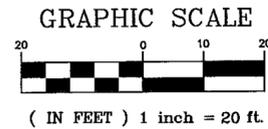
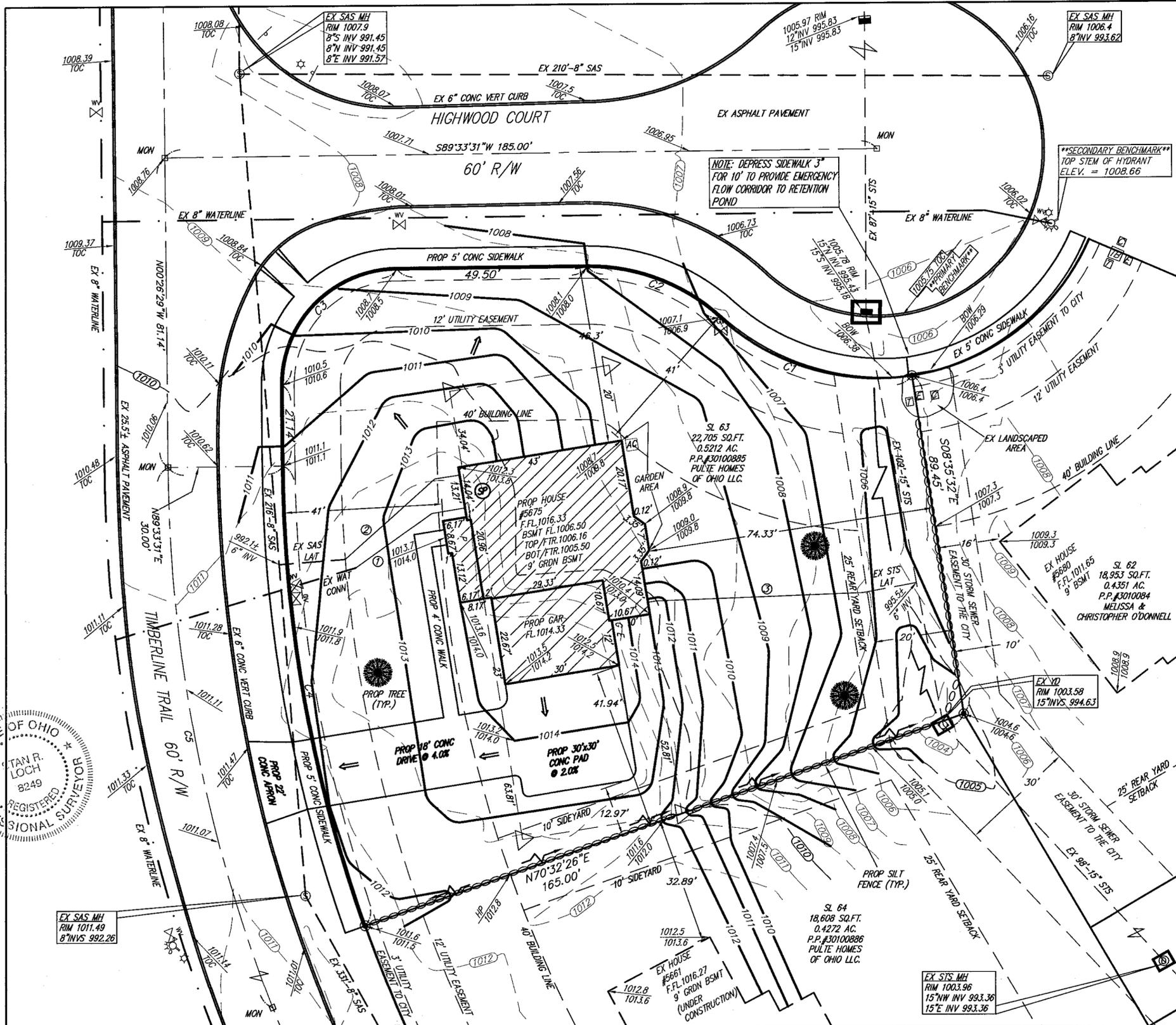
NOTE: PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.

NOTE: PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE

\*\*PRIMARY BENCHMARK:\*\*  
TOC/BOC ELEV @ P/L  
IN FRONT OF SUBLT'S 62/63  
ELEV. = 1005.75

\*\*SECONDARY BENCHMARK\*\*  
TOP STEM OF HYDRANT  
IN FRONT OF SUBLT'S 61/62  
ELEV. = 1008.66

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

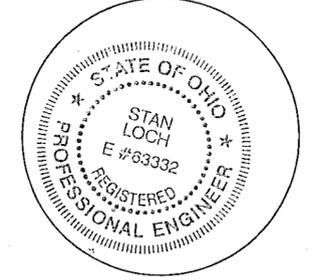


DATE OF SURVEY:  
APRIL 11th, 2018

TYPE OF HOUSE:  
PLAN # AT WATER  
ELEVATION: COTTAGE  
GAR: 3 CAR SIDE RT W/9' GARDEN BSMT,  
FIREPLACE & DRIVEWAY EXTENSION

- 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
  - ⊙ = IRON PIN SET 5/8"X30" REBAR CAPPED "AZTECH #B249"
  - = 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
  - E = ELECTRIC CONNECTION
  - G = GAS CONNECTION
  - ▽ = OFFSET HUB
  - ☆ = LIGHT POST
  - = INLET PROTECTION



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

4-20-18  
STAN R. LOCH P.E. #63332 DATE

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

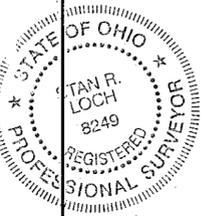
**AZTECH**  
FAX 216-369-0259  
ENGINEERING and SURVEYING  
Civil Engineering · Land Surveying

SHEET CONTENT

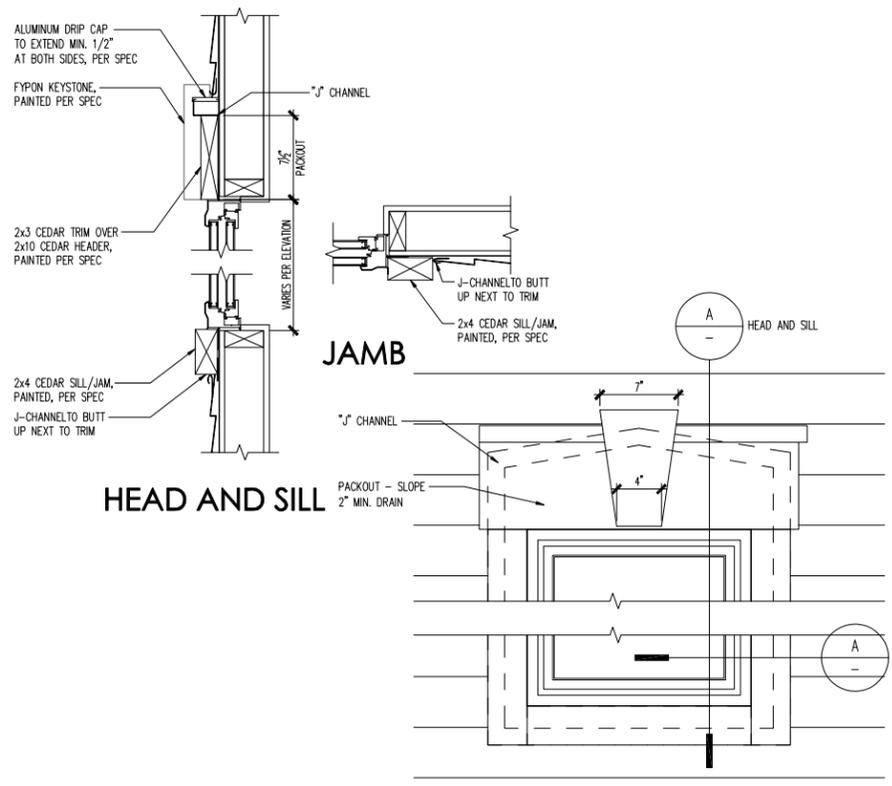
SITE PLAN FOR  
PULTE HOMES  
SUBLT 63  
5675 TIMBERLINE TRAIL  
IN THE  
RESERVE AT RIVER  
OAKS SUBDIVISION PH.2  
SITUATED IN THE  
CITY OF HUDSON  
COUNTY OF SUMMIT  
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

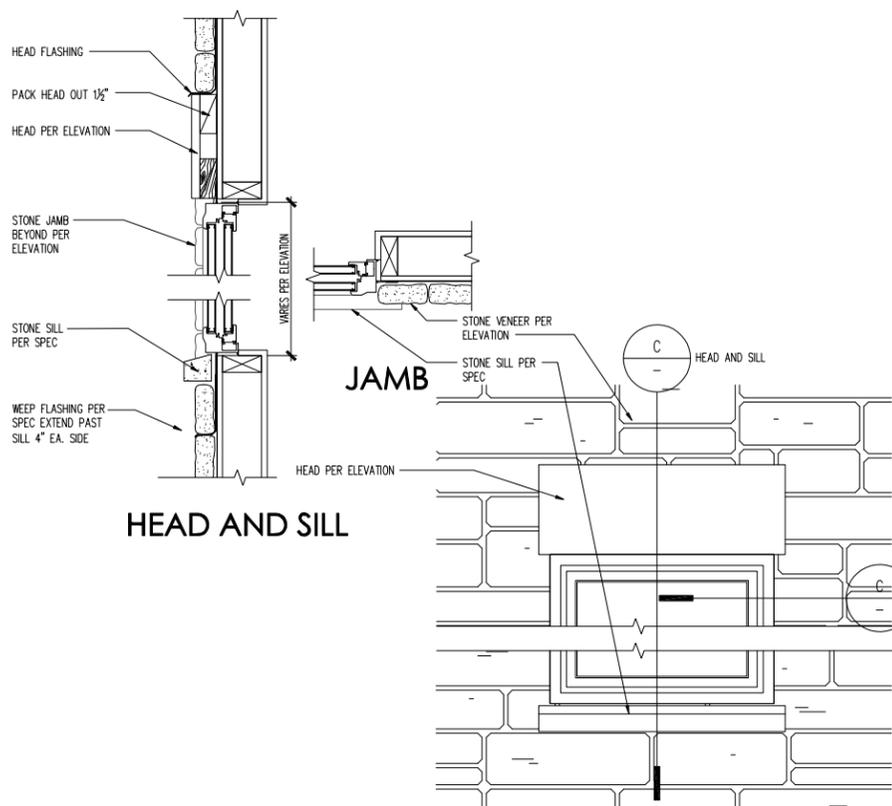
HORIZ. SCALE	VERT. SCALE
1" = 20'	1" = 20'
DRAWN BY KEG	DATE 4-20-2018
CHECKED BY SRL	DRAWING NO River Oaks 2
JOB NO 20142977-2	SHEET 1 OF 1



**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"



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



Elevation - 13 Cottage  
 Front and Rear Elevations

PRODUCTION MANAGER  
 Jamey Heinzman  
 CURRENT RELEASE DATE: 04/13/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 63**  
LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**  
NPC PLAN NUMBER  
**1642**  
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**7.13a2**

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

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERS  
 ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

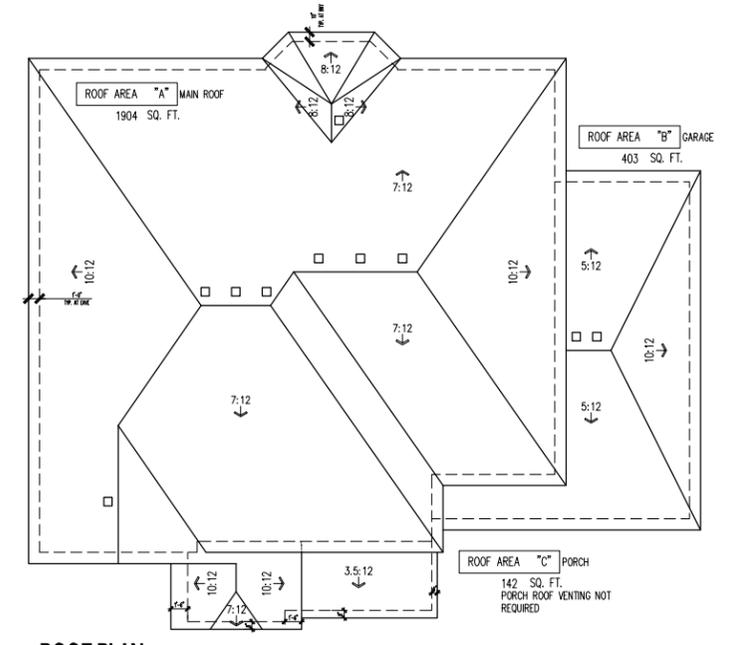


**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"



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

ATTIC VENTILATION SCHEDULE													
13 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF			TOTAL		
		AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	-	-	-	3.17	3.39	403	.67	.85	-	-	-	-
	EAVE	-	-	-	3.17	3.54	-	.67	.83	-	-	-	-
	TOTAL	-	-	-	6.35	6.93	-	1.34	1.68	-	-	-	-



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

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



**Elevation - 13 Cottage**  
Side Elevations and Roof Plan

PRODUCTION MANAGER  
Jamey Heinzman  
CURRENT RELEASE DATE: 04/13/2018

REV #	DATE	DESCRIPTION

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 63**  
LAWSON COMMUNITY ID  
---

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**  
NPC PLAN NUMBER  
**1642**  
LAWSON PLAN ID  
---

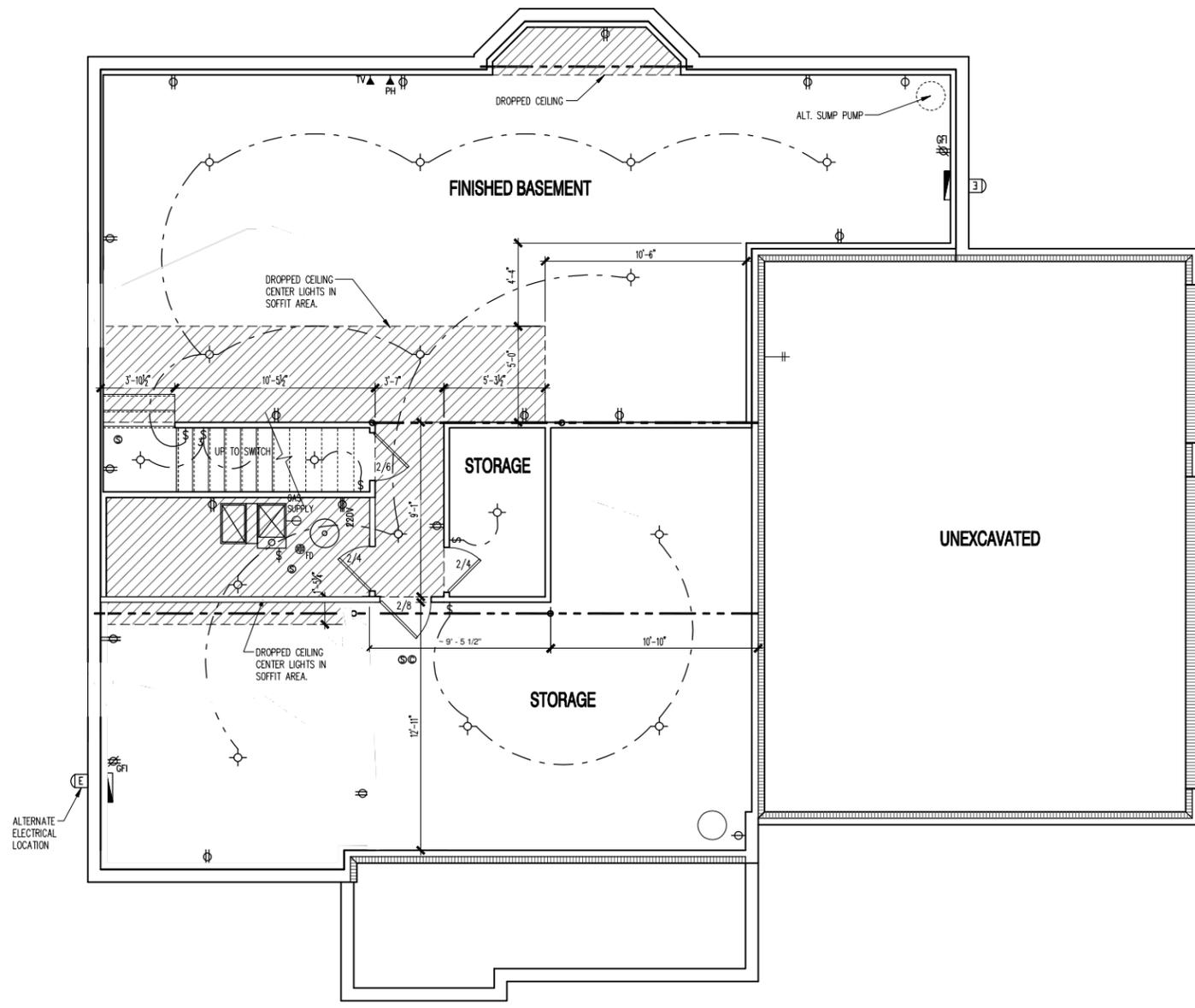
LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**7.13a3**

ENGINEER OF RECORD: MULHERN & KULP, ENGINEERS  
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





**FINISHED BASEMENT PLAN**

1/4" = 1'-0"

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



**Finished Basement Plan**

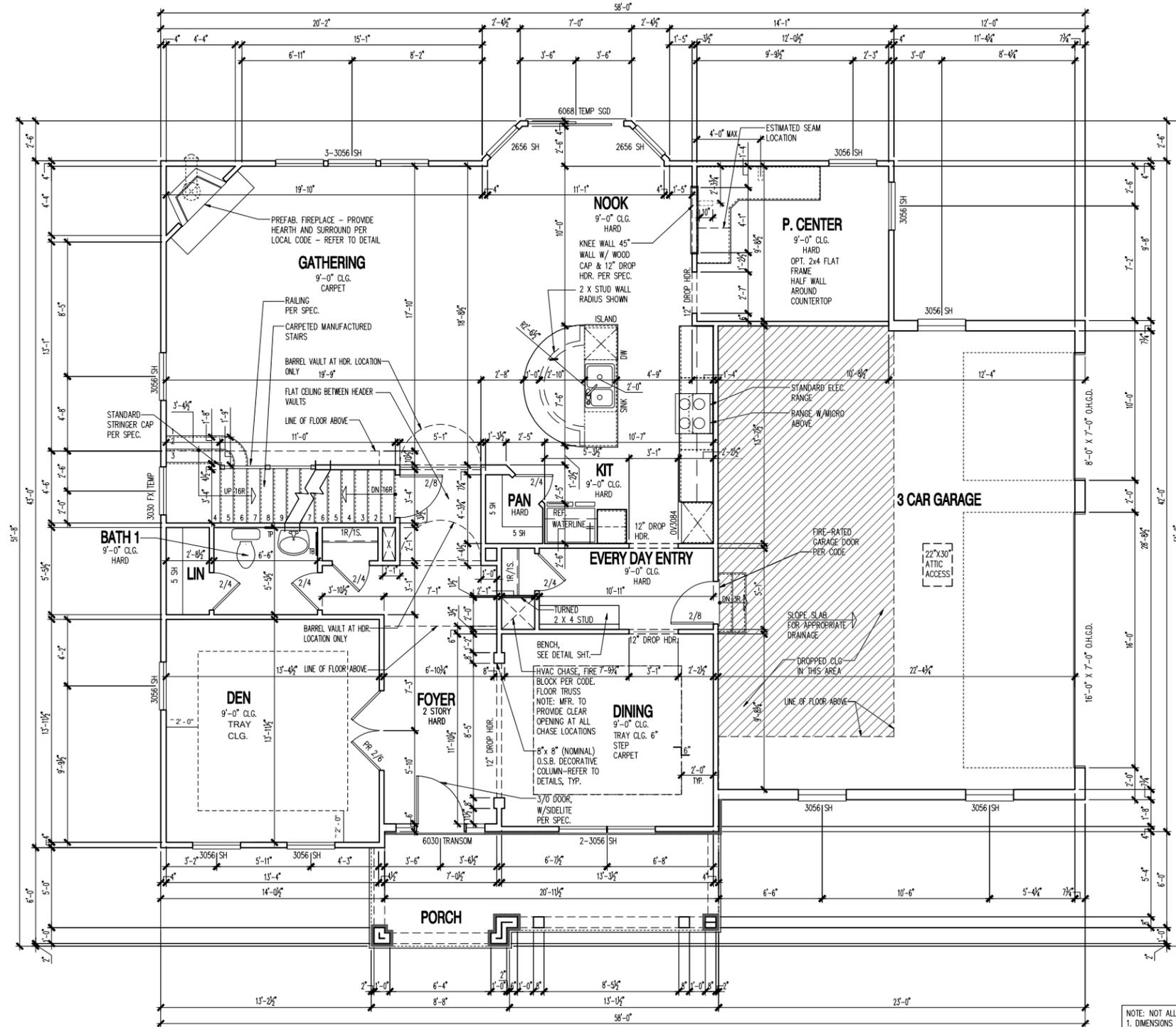
REV #	DATE	DESCRIPTION
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PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 04/13/2018
PROJECT TYPE <b>SINGLE FAMILY</b>
COMMUNITY NAME <b>RIVER OAKS LOT 63</b> LAWSON COMMUNITY ID
GARAGE HANDING <b>GARAGE RIGHT</b>
SPECIFICATION LEVEL <b>TBD</b>
PLAN NAME <b>ATWATER</b> NPC PLAN NUMBER <b>1642</b> LAWSON PLAN ID
LEGACY PLAN NUMBER / NAME <b>PLAN 3295</b>

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

SHEET  
**2.00**

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"

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



**First Floor Plan**

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: 04/13/2018

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 63**  
 LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

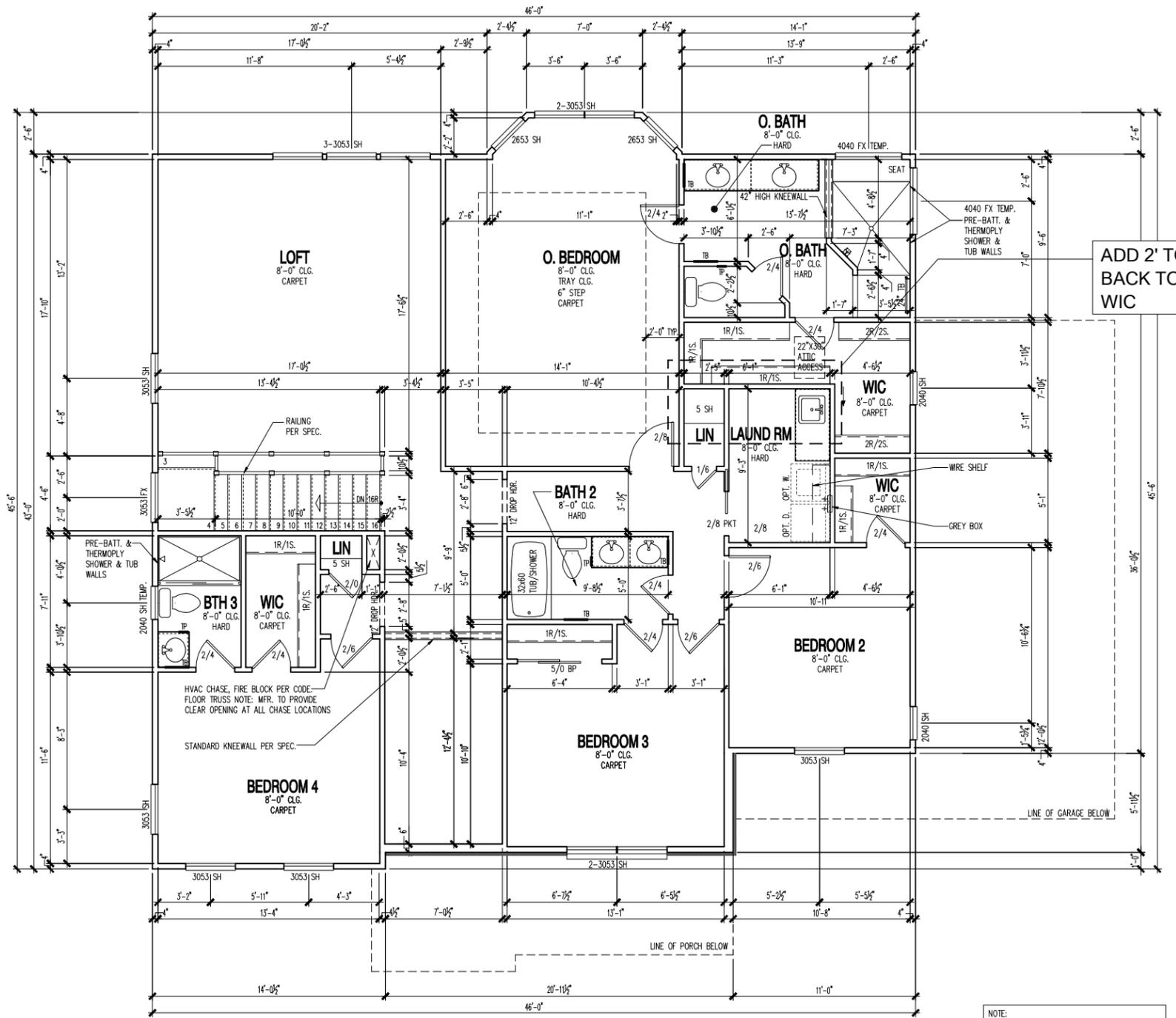
SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**  
 NPC PLAN NUMBER  
**1642**  
 LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**2.10a**

ENGINEER OF RECORD: MULHORN & KULP, ENGINEERS  
 ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS



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

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

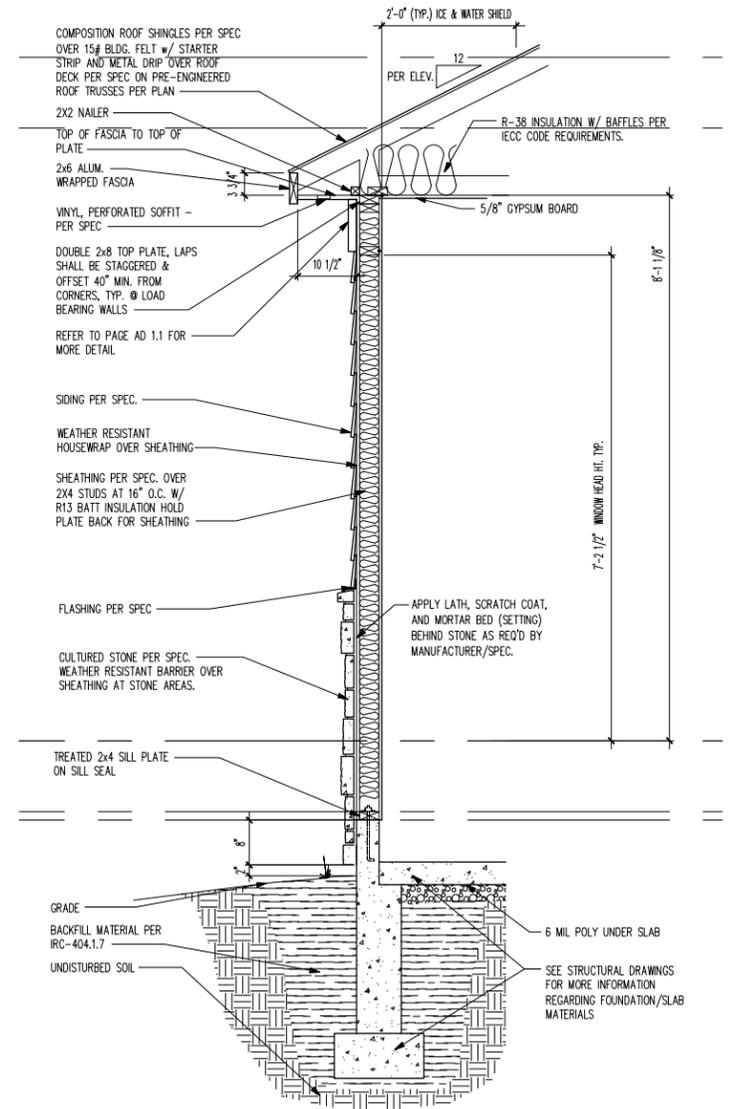


<b>Second Floor Plan</b>	
PRODUCTION MANAGER	Jamey Heinzman
CURRENT RELEASE DATE:	04/13/2018
REV #	DATE / DESCRIPTION
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△	
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NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS LOT 63</b>
LAWSON COMMUNITY ID	---
GARAGE HANDING	<b>GARAGE RIGHT</b>
SPECIFICATION LEVEL	<b>TBD</b>
PLAN NAME	<b>ATWATER</b>
NPC PLAN NUMBER	<b>1642</b>
LAWSON PLAN ID	---
LEGACY PLAN NUMBER / NAME	<b>PLAN 3295</b>
SHEET	<b>2.20a</b>





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

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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ENGINEER OF RECORD: MULHERN & KULP, ENGINEERS  
 ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS LOT 63</b>
LAWSON COMMUNITY ID	---
GARAGE HANDING	<b>GARAGE RIGHT</b>
SPECIFICATION LEVEL	<b>TBD</b>
PLAN NAME	<b>ATWATER</b>
NPC PLAN NUMBER	<b>1642</b>
LAWSON PLAN ID	---
LEGACY PLAN NUMBER / NAME	<b>PLAN 3295</b>
SHEET	<b>3.31b</b>



# OHIO DIVISION - LOT 63

River Oake

### PLAN SHEET INDEX

SHT.	DESCRIPTION
0.00	COVER SHEET
1.30c	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
7.13a2	ELEVATION "13" - FRONT AND REAR ELEVATIONS
7.13a3	ELEVATION "13" - 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-1.5	1ST FLOOR FRAMING PLAN
S-1.6	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-3.1	ROOF FRAMING PLAN
S-3.2	ROOF FRAMING PLAN
S-3.3	ROOF FRAMING PLAN
SD.01	TYPICAL FOUNDATION DETAILS
SD.02	TYPICAL FOUNDATION DETAILS
SD.03	TYPICAL FOUNDATION DETAILS

## Atwater

### 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 2000 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 2000 PSF SOIL BEARING.

8) FOUNDATION WALLS & FOOTER DEPTH TO BE VERIFIED IN FIELD.

### 4 - MASONRY

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

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.

### 6 - WOOD AND PLASTICS

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 6.30X FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.

### 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 6.30X 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 (259 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 PLYS 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 2X8 SPF #2 OR EQUAL UNLESS NOTED OTHERWISE.

3) ALL 2x10 & 2x12 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.

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

5) PROVIDE 1x 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 PLYS 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.

### LIGHT & VENT CALCULATIONS:

ROOM	SQ. FT.	LIGHT REQ'D	LIGHT SUPP	VENT REQ'D	VENT SUPP	NOTES
FIRST FLOOR						
PLANNING CENTER	115	9.2	24.80	4.60	10.60	
GATHERING ROOM	367	29.36	49.60	14.68	21.20	
KITCHEN/NOOK	331	26.48	46.94	13.24	22.72	
DINING ROOM	161	12.88	24.80	6.44	10.60	
DEN	173	14.08	37.20	7.04	15.90	
POUNDER ROOM	35	N/A	N/A	1.12	50.00	
SECOND FLOOR						
GAME ROOM	299	23.92	46.80	11.96	19.60	
OWNER'S SUITE	282	22.64	40.80	11.32	17.20	
BEDROOM 2	131	10.48	26.80	5.24	11.90	
BEDROOM 3	159	12.16	23.40	6.08	9.80	
BEDROOM 4	152	12.16	35.17	6.08	14.70	
OWNER'S BATH	111	N/A	24.80	118.8	120.00	
TOILET ENCLOSURE	16	N/A	N/A	20.9	50.00	
BATH 3	48	N/A	N/A	59.40	60.00	
BATH 4	37	2.96	5.20	1.48	50.00	
OPT. BEDROOM 5	273	21.84	46.80	10.92	19.60	
OPT. SUNROOM	110	8.80	62.00	4.40	26.50	
OPT. GUEST SUITE	153	12.24	35.10	6.12	14.70	
OPT. BEDROOM 6	226	21.84	23.85	10.92	12.40	
OPT. BSMT. BATH	44	N/A	N/A	1.48	50.00	
BATH 1	35	N/A	N/A	37.40	50.00	
OPT. BATH 2	48	N/A	N/A	59.40	60.00	

### APPLICABLE CODES:

2009 INTERNATIONAL RESIDENTIAL CODE  
 (SECTION 602) 2012 INTERNATIONAL RESIDENTIAL CODE  
 2013 RESIDENTIAL CODE OF OHIO  
 2011 INTERNATIONAL PLUMBING CODE  
 2011 INTERNATIONAL MECHANICAL CODE  
 2011 NATIONAL ELECTRIC CODE  
 2011 INTERNATIONAL FIRE CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE

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



COVER SHEET  
 Specifications & General Notes

PRODUCTION MANAGER  
 Jamey Heinzman  
 CURRENT RELEASE DATE: 04/13/2018

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

PROJECT TYPE  
**SINGLE FAMILY**

COMMUNITY NAME  
**RIVER OAKS LOT 63**  
 LAWSON COMMUNITY ID

GARAGE HANDING  
**GARAGE RIGHT**

SPECIFICATION LEVEL  
**TBD**

PLAN NAME  
**ATWATER**  
 NPC PLAN NUMBER  
**1642**  
 LAWSON PLAN ID  
 LEGACY PLAN NUMBER / NAME  
**PLAN 3295**

SHEET  
**0.00**

PLOTTED: April 23, 2018 / Roughn Sanchez / PLAN: 3295 - RO - CORR.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, ENGINEERS ARCHITECT OF RECORD: GODDUCO DESIGN - ARCHITECTS



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



**Front Elevation - Elev. 1**  
 Front and Rear Elevations

PROJECT MANAGER  
 JERRY BAUMANN  
 PROJECT DATE: 10/27/2017  
 REV & DATE / DESCRIPTION


PROJECT TYPE  
**SINGLE FAMILY**

PROPERTY NAME  
**RIVER OAKS LOT 64**

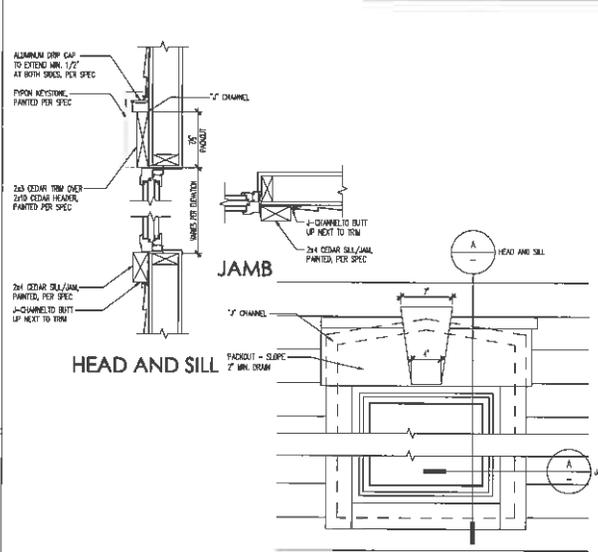
CONTRACT NUMBER  
**GARAGE LEFT**

PLAN NAME  
**CRAWFORD**  
 SPEC PLAN NUMBER  
**TBD**

CONTRACT NUMBER / SHEET NUMBER  
**PLAN 2843**

DATE  
**7.01a1**

NOTES: SCALES NOTED ON DRAWINGS RELATIVE TO FULL SIZE. SCALE: HEADS OF DOORS, SHEETS - 1/4" = 1'-0"; WALLS, WINDOWS - 1/8" = 1'-0".  
 ENGINEER OF RECORD: SULLIVAN & SULLIVAN ENGINEERING ARCHITECTS OF RECORD: BOBROW ARCHITECTS - JACOBS/DOUGLAS



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



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



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

PLOTTED: November 11, 2017 / Sample Screen / 1/4" = 1'-0" / 1/8" = 1'-0"





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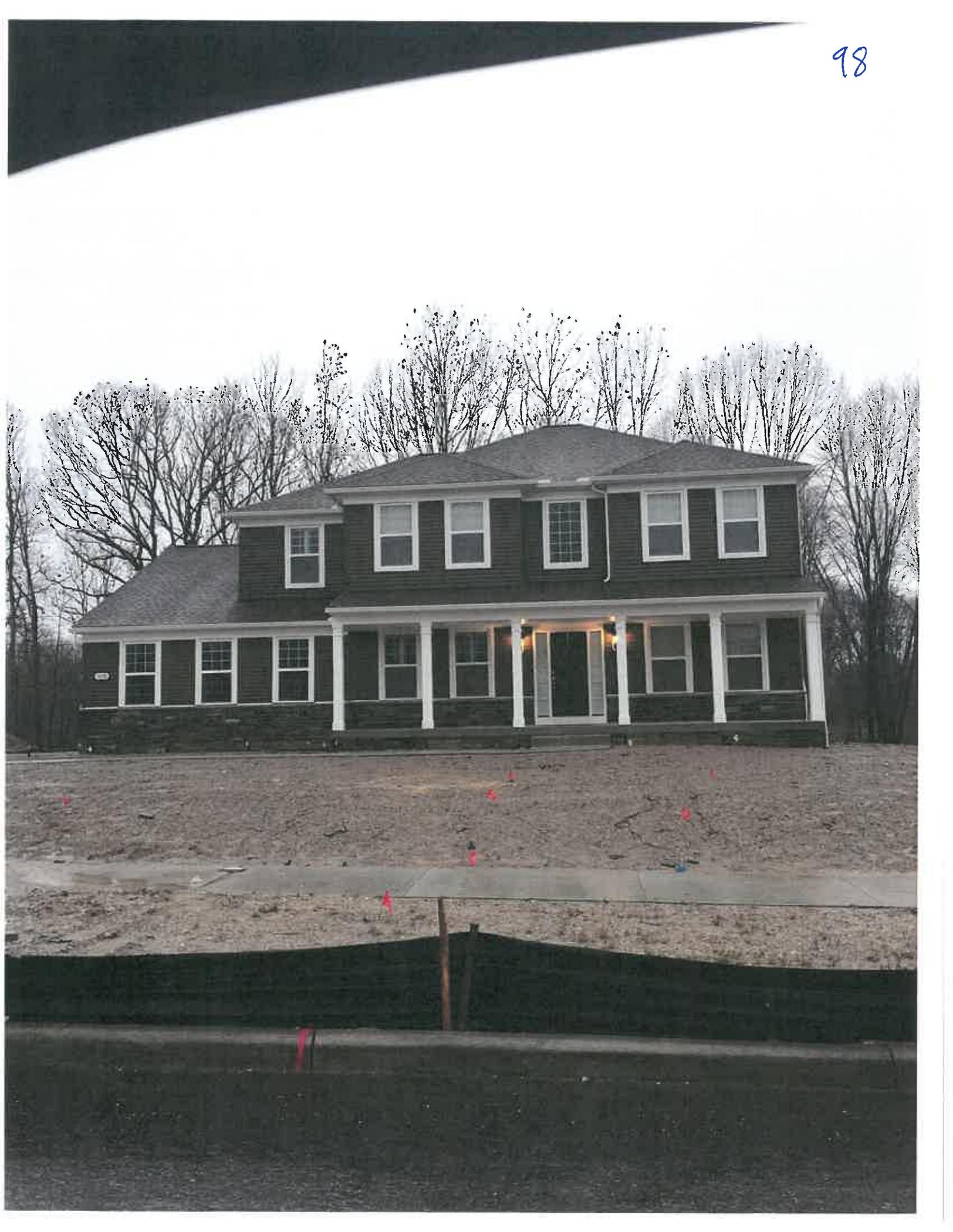


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