

APPROVED: _____ DATE _____
STAFF APPROVAL

APPROVED: _____ DATE _____
ENGINEERING DEPT. APPROVAL

APPROVED: _____ DATE _____
LANDSCAPE ARCHITECT APPROVAL

****PRIMARY BENCHMARK:****
TOC/BOC ELEV @ P/L
IN FRONT OF SUBLOT 55/56
ELEV. = 999.37

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT 102
ELEV. = 999.06

****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

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

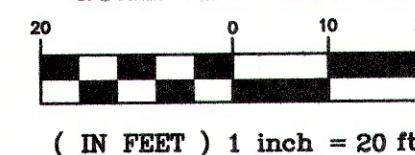
NOTES:
DOWNSPOUTS TO BE CONNECTED TO
STORM SEWER CONNECTION
SUMP PUMP REQUIRED FOR FOOTER DRAINS

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

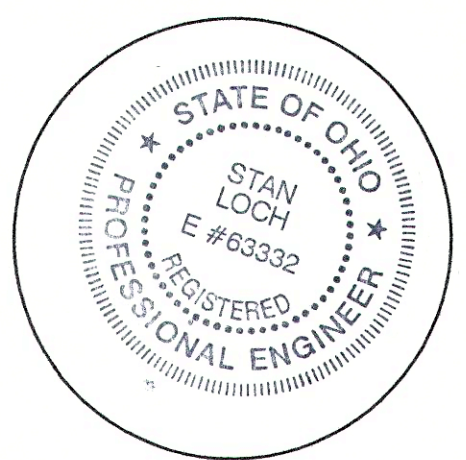
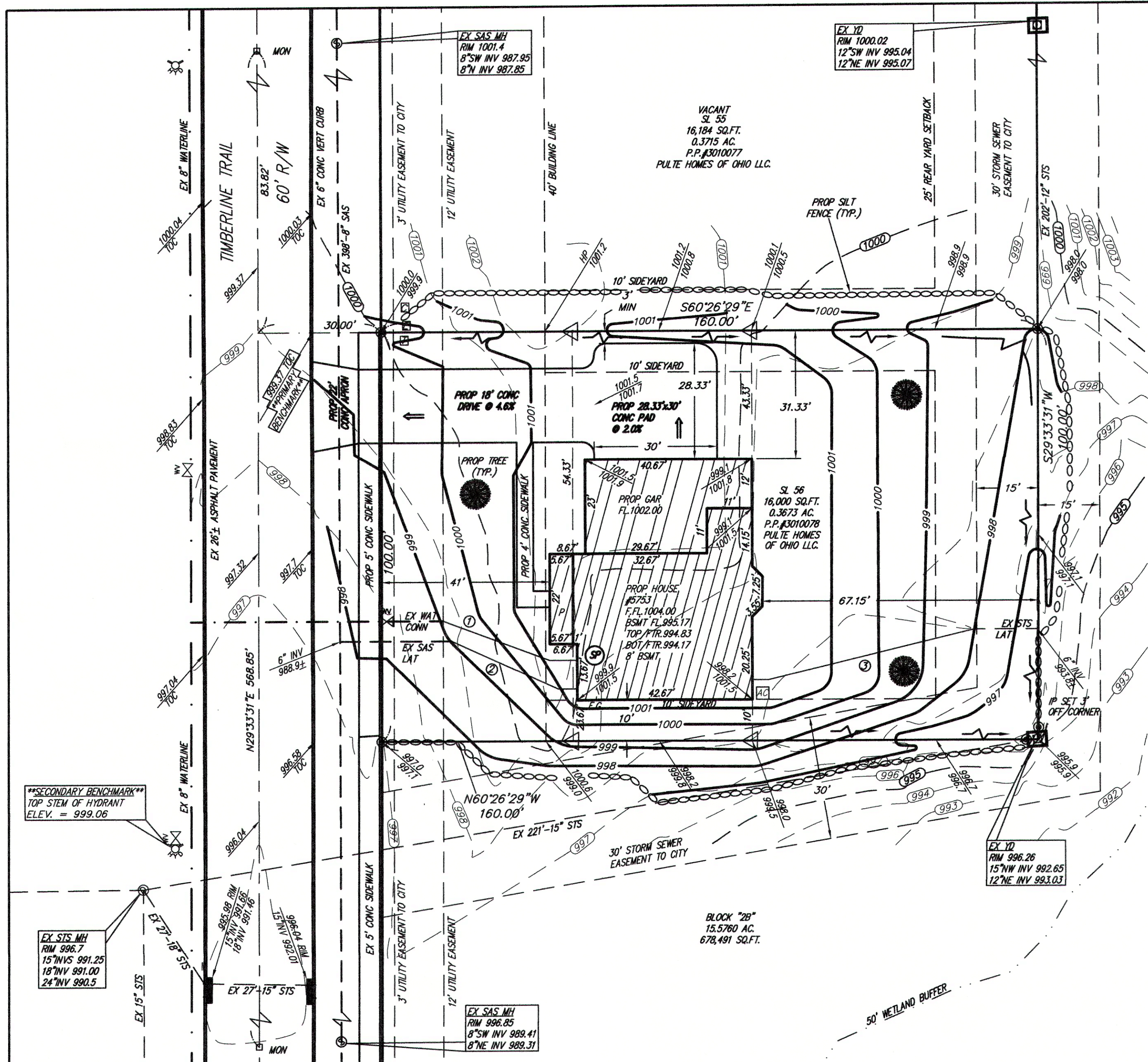


DATE OF SURVEY:
JANUARY 9th, 2017

TYPE OF HOUSE:
PLAN# ATWATER
ELEVATION: 1 W/8' BSMT
GAR: 3 CAR SIDE LEFT W/ SUNROOM,
STORAGE, FIREPLACE & EXT DRIVE

- 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 #8249"
 - = 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.

2-3-17
STAN R. LOCH P.E. #63332 DATE

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

AZTECH
FAX 216-369-0259

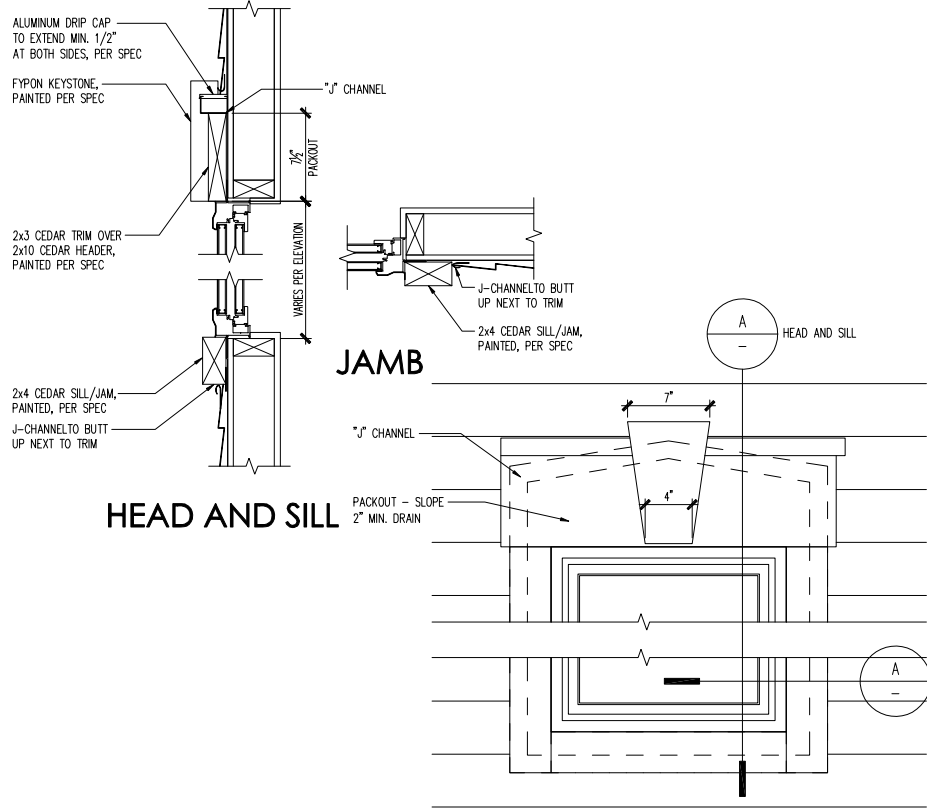
ENGINEERING and SURVEYING
Civil Engineering · Land Surveying

SHEET CONTENT

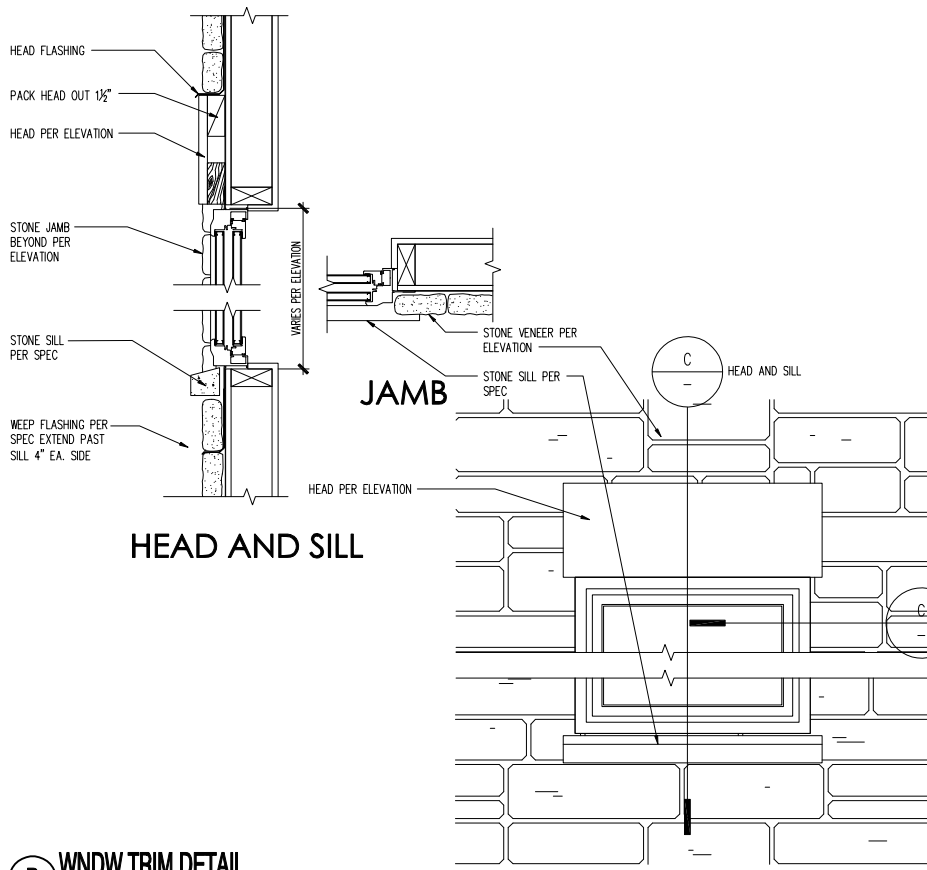
**SITE PLAN
FOR
PULTE HOMES
SUBLOT 56
5753 TIMBERLINE TRAIL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.2
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2/3/17	REVISE PER CITY	KEG

HORIZ. SCALE		VERT. SCALE	
1" = 20'		1" = 20'	
DRAWN BY KEG		DATE 1-12-2017	
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"

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



Elevation - 11 Low Country
Front and Rear Elevations

PRODUCTION MANAGER	
Rick Starkey	
CURRENT RELEASE DATE: 01/10/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	
SINGLE FAMILY	
COMMUNITY NAME	
RIVER OAKS LOT 56	
GARAGE HANDING	
GARAGE LEFT	
SPECIFICATION LEVEL	
TBD	
PLAN NAME	
ATWATER	
NPE PLAN NUMBER	
1642	
LEGACY PLAN NUMBER / NAME	
PLAN 3295	

SHEET
7.11a1



LEFT ELEVATION

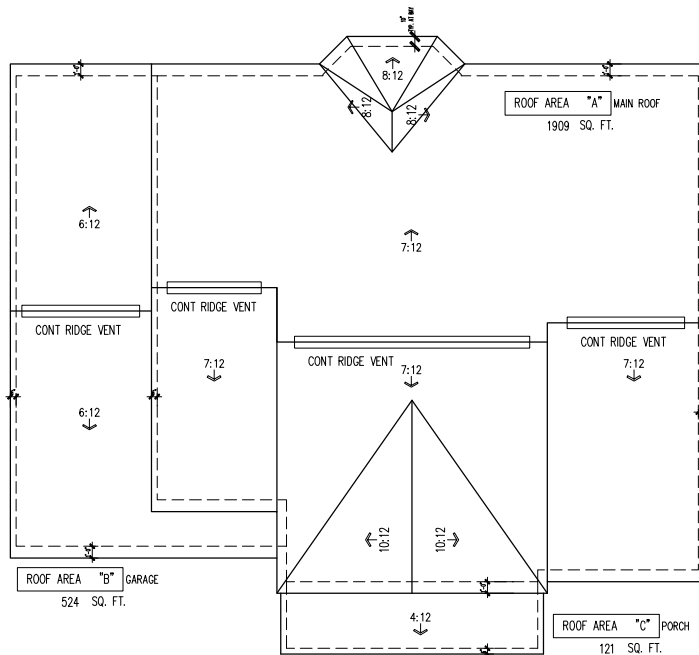
SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

ATTIC VENTILATION SCHEDULE													
11 ELEVATION	LOC	1ST FLOOR ROOF			2ND FLOOR ROOF			GARAGE ROOF					
	AREA	REQ'D	SUPP		AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	-	-	-	1909	3.18	3.39	524	.87	1.25	-	-	-
	EAVE	-	-	-	3.18	3.18	3.54	.87	.87	1.25	-	-	-
TOTAL		-	-	-	6.36	6.83		1.75	2.50		-	-	-



ROOF PLAN

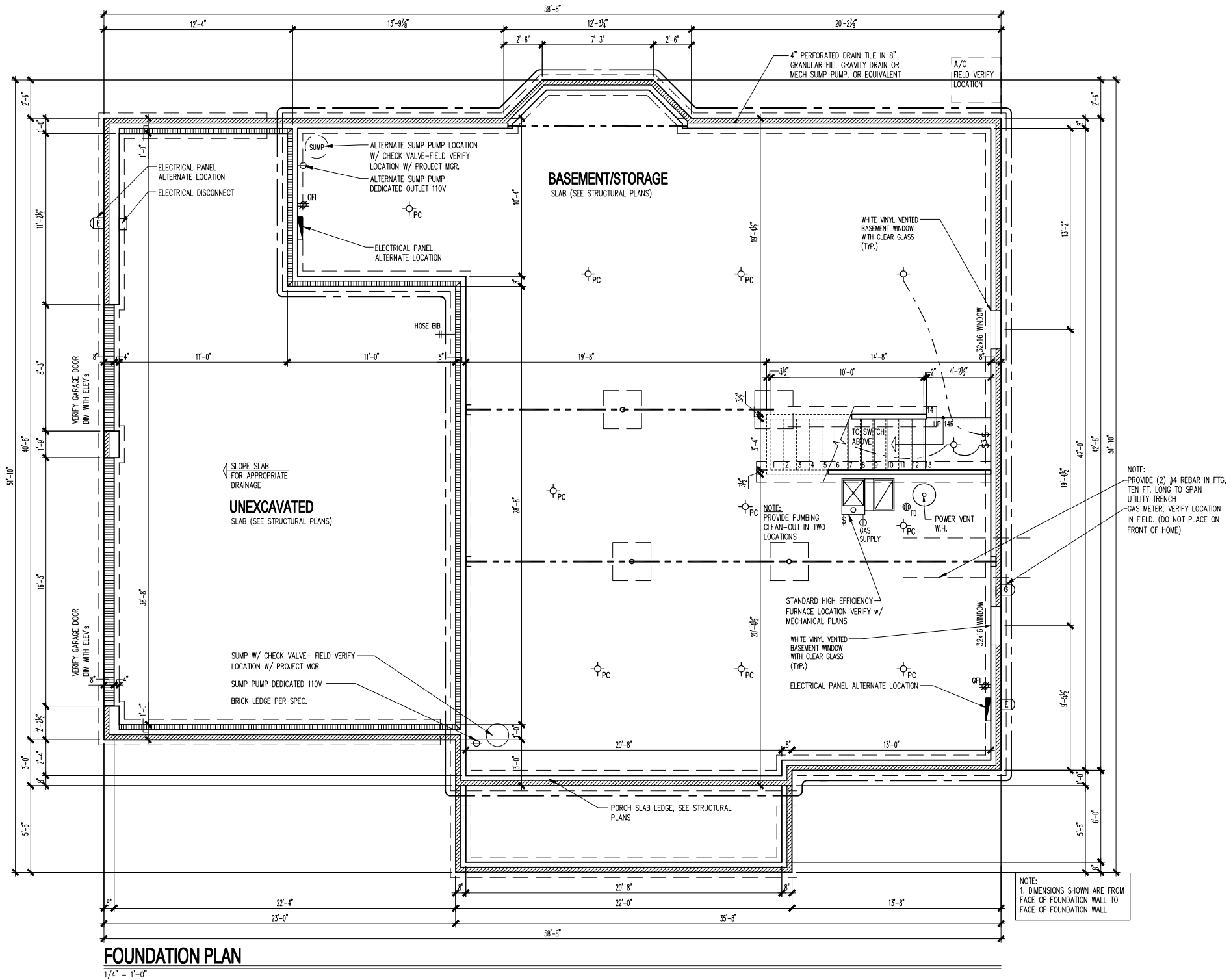
SCALE 1/8" = 1'-0"

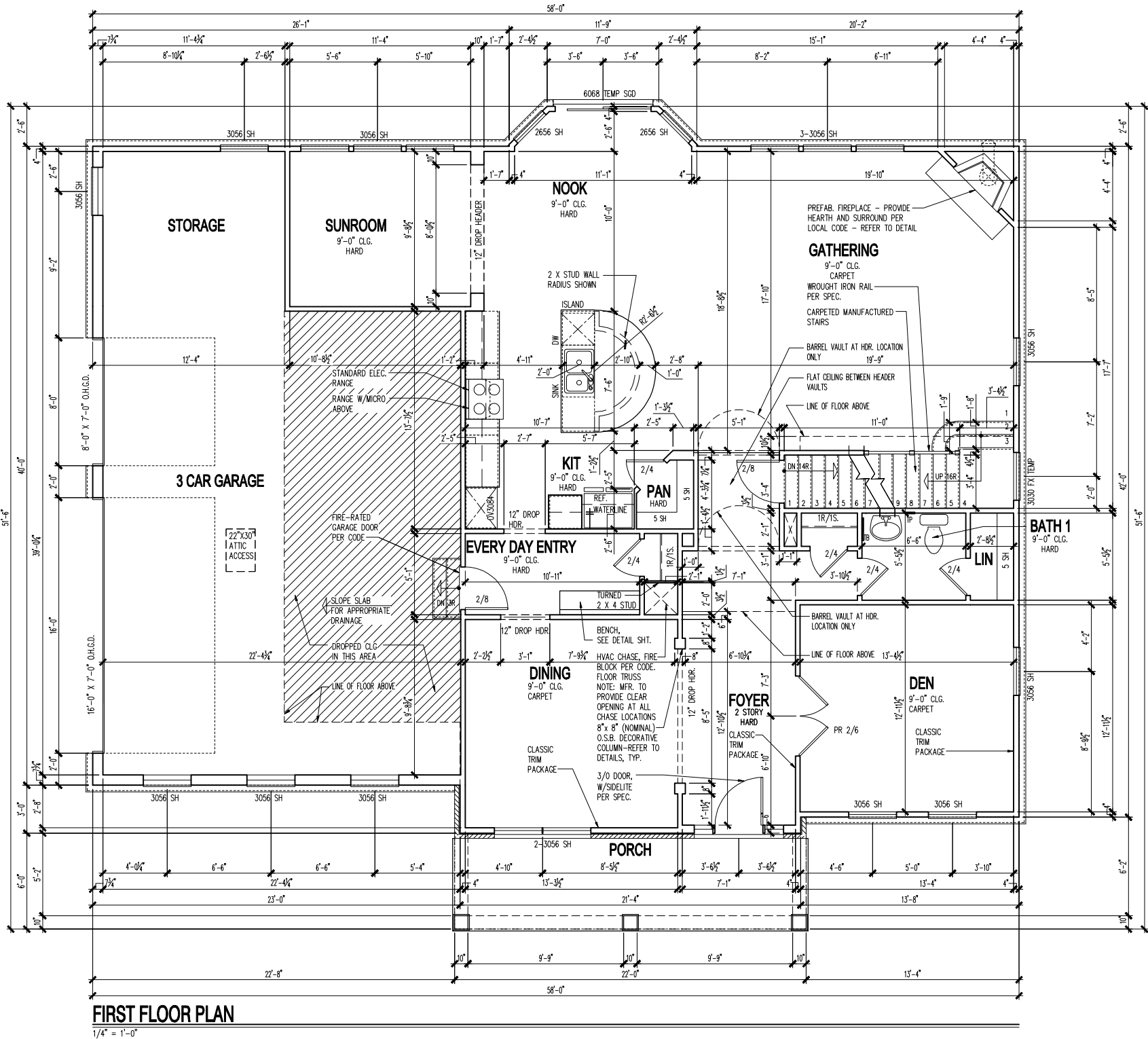
PRODUCTION MANAGER	
Rick Starkey	
CURRENT RELEASE DATE: 01/10/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	
SINGLE FAMILY	
COMMUNITY NAME	
RIVER OAKS LOT 56	
LAWSON COMMUNITY ID	

GARAGE HANDING	
GARAGE LEFT	
SPECIFICATION LEVEL	
TBD	
PLAN NAME	
ATWATER	
NPC PLAN NUMBER	
1642	
LAWSON PLAN ID	

LEGACY PLAN NUMBER / NAME	
PLAN 3295	





PRODUCTION MANAGER	
Rick Starkey	
CURRENT RELEASE DATE: 01/10/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
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△	
△	
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PROJECT TYPE
 SINGLE FAMILY

COMMUNITY NAME
 RIVER OAKS
 LOT 56
 LARSON COMMUNITY ID

GARAGE HANDING
 GARAGE LEFT

SPECIFICATION LEVEL
 TBD

PLAN NAME
 ATWATER
 NPC PLAN NUMBER
 1642
 LARSON PLAN ID

LEGACY PLAN NUMBER / NAME
 PLAN 3295

SHEET
 2.10a

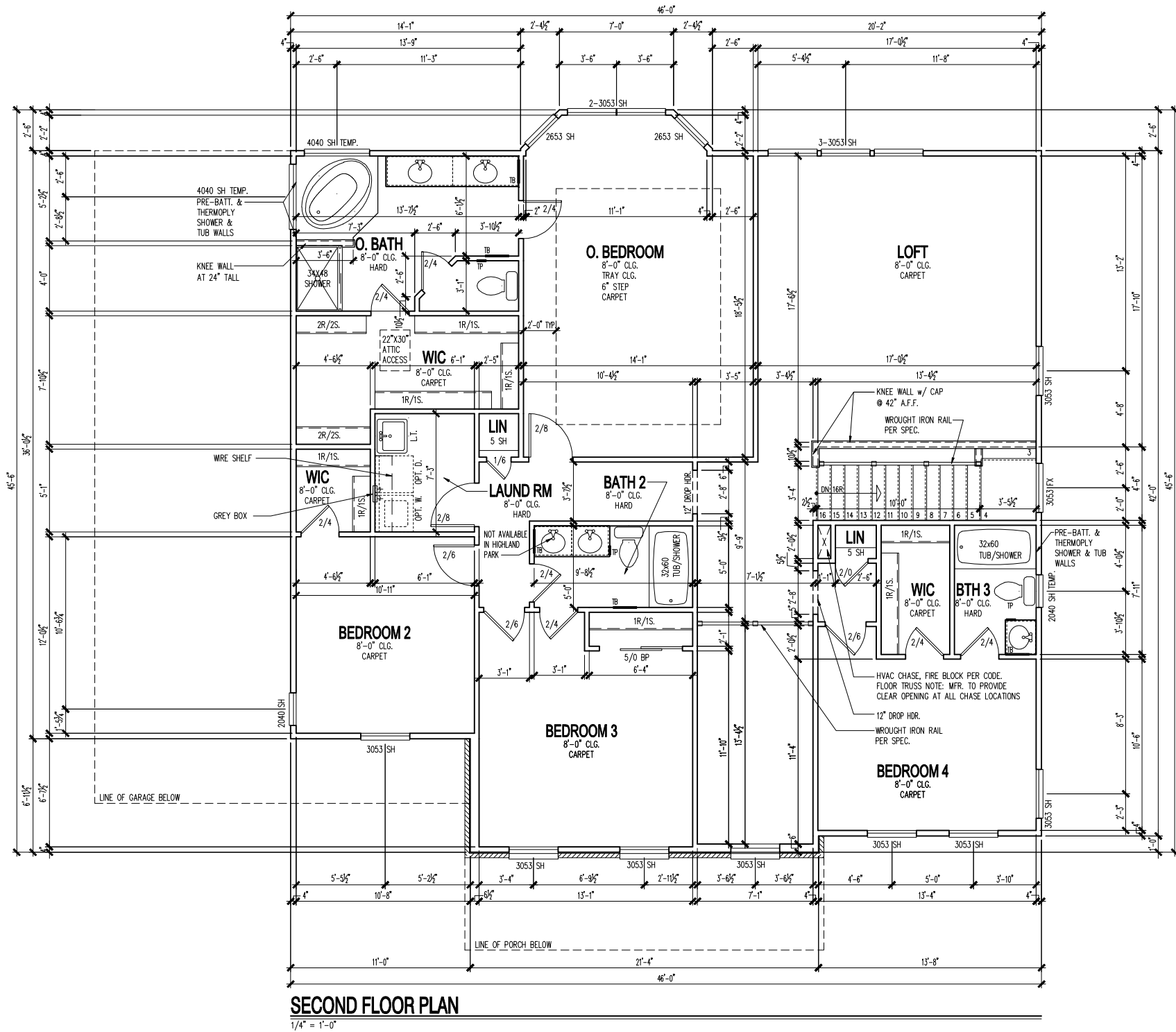


Second Floor Plan

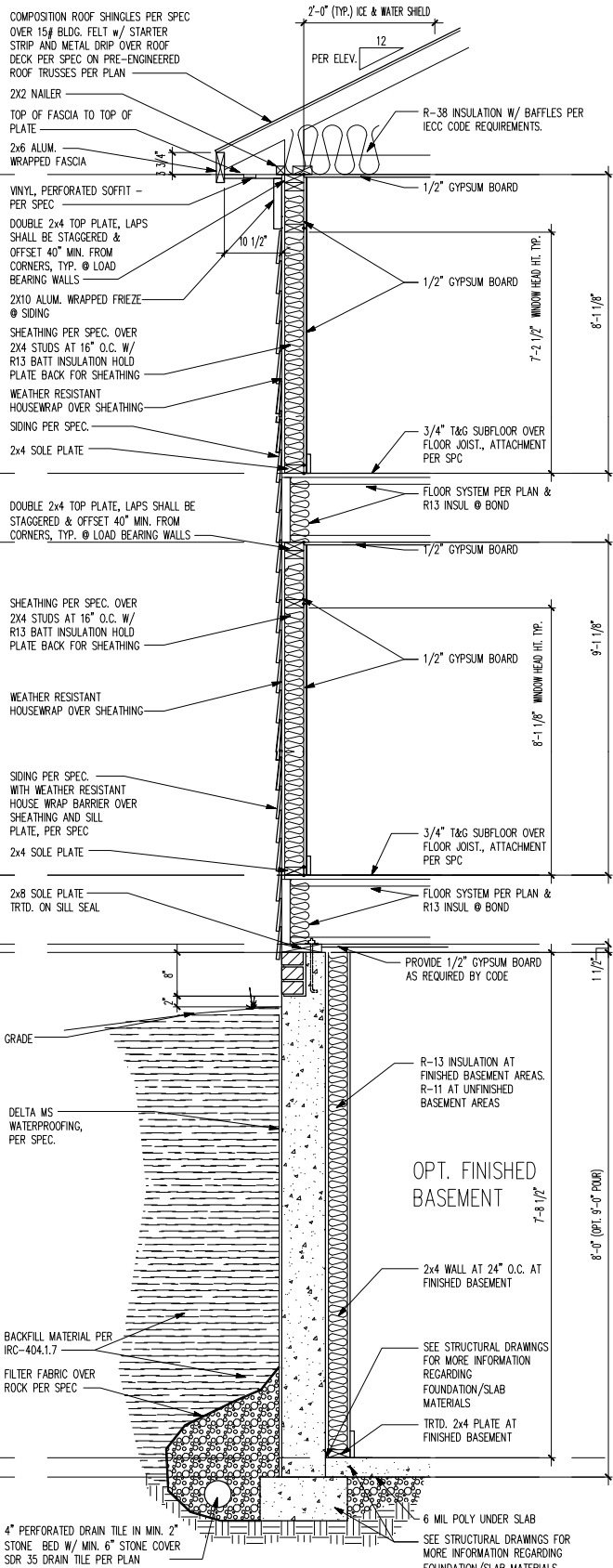
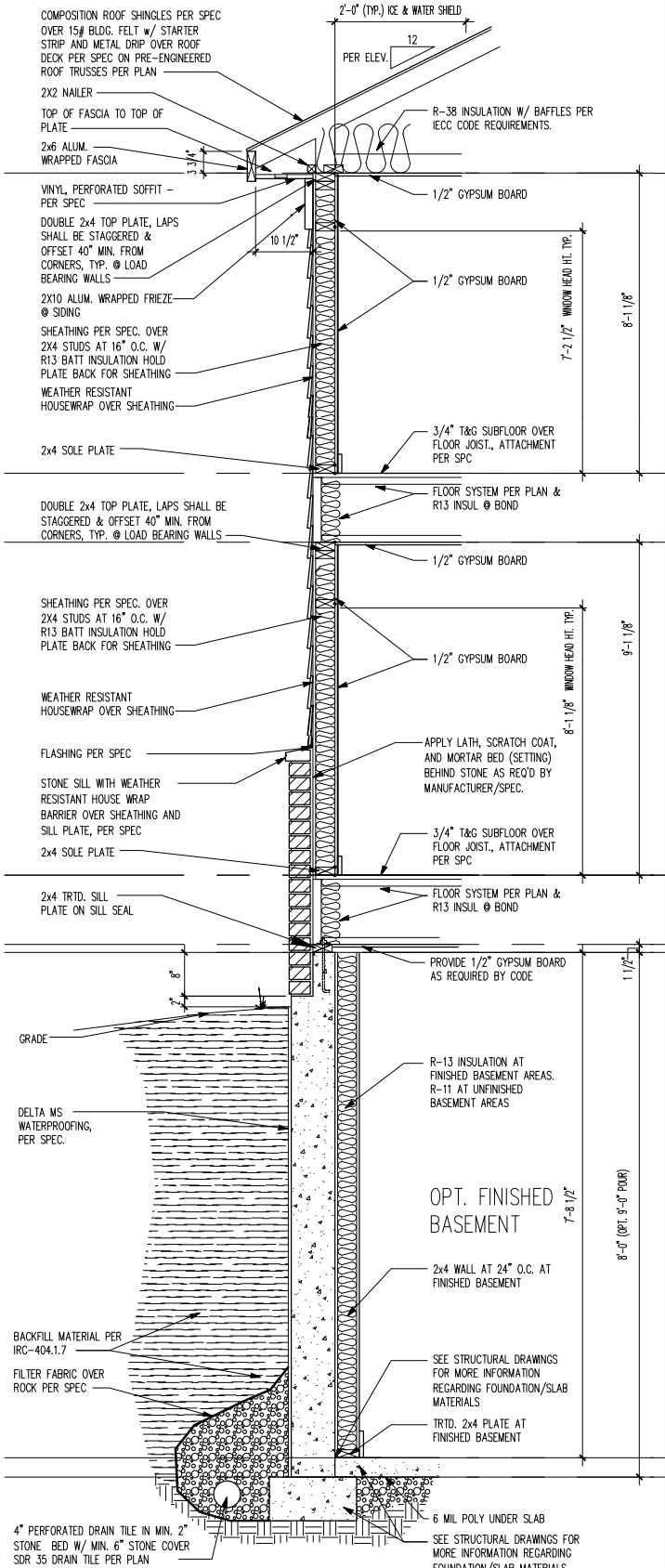
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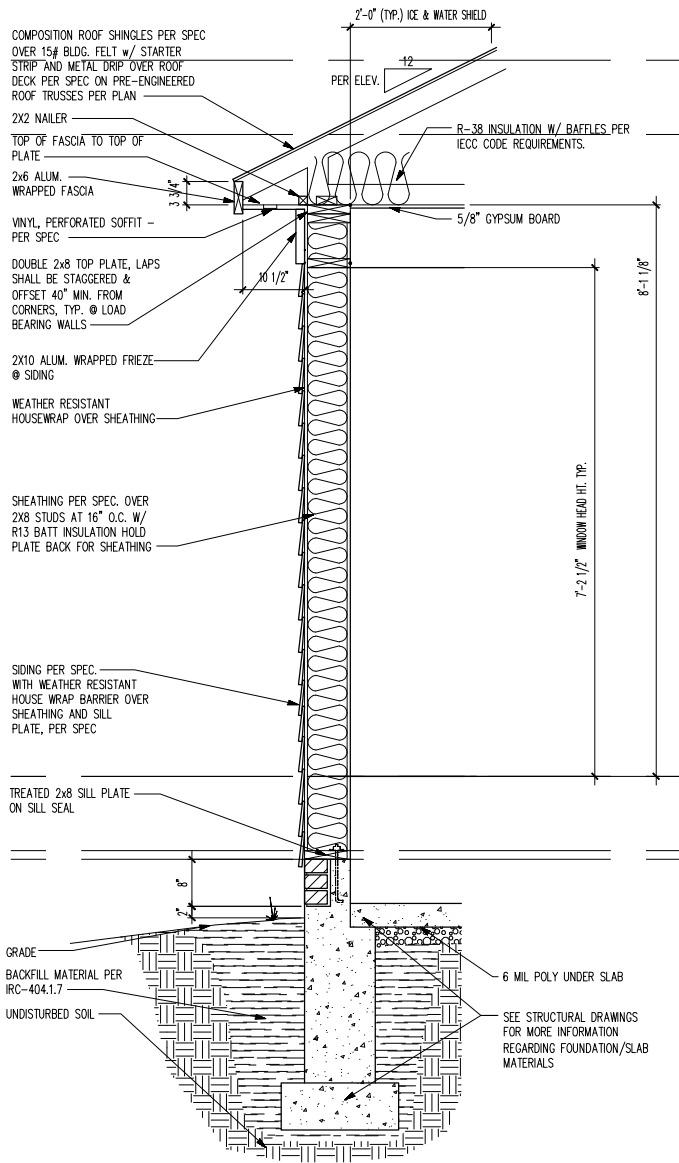
PROJECT TYPE SINGLE FAMILY
COMMUNITY NAME RIVER OAKS LOT 56 LAWSON COMMUNITY ID 16142
GARAGE HANDING GARAGE LEFT
SPECIFICATION LEVEL TBD
PLAN NAME ATWATER NPC PLAN NUMBER 1642 LAWSON PLAN ID 16142
LEGACY PLAN NUMBER / NAME PLAN 3295

2.20a



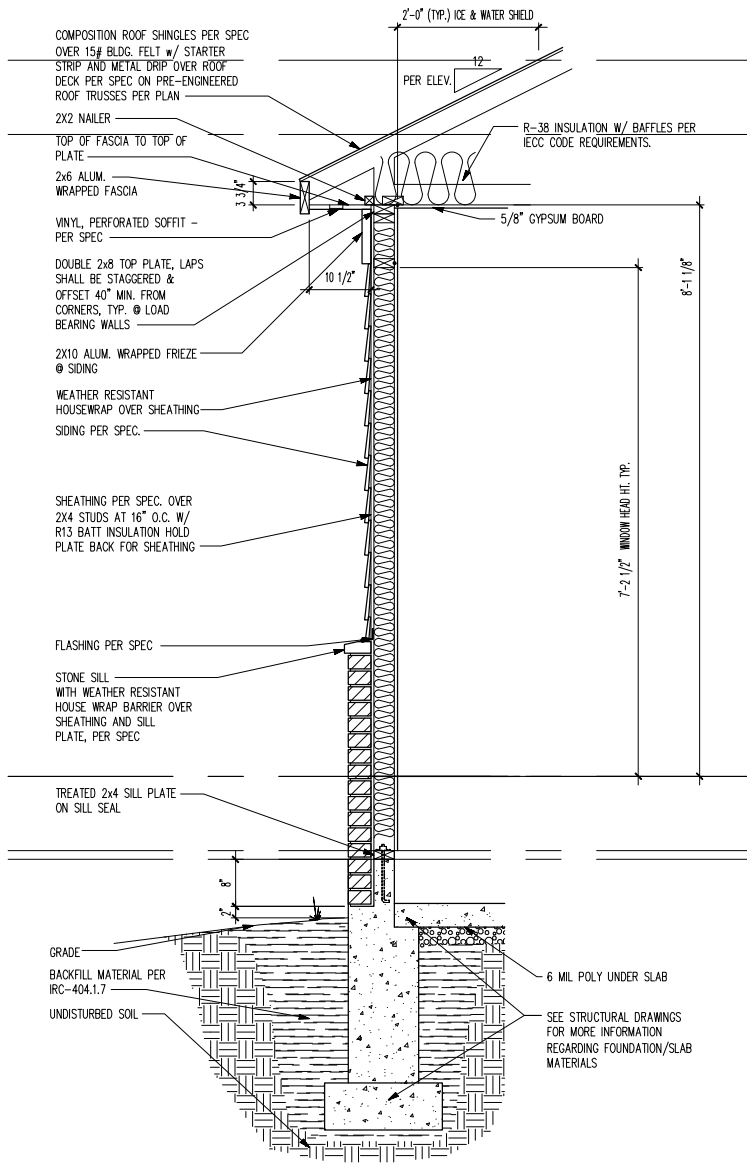
NOTE:
1. DIMENSIONS SHOWN ARE FROM FACE OF STUD
WALL TO FACE OF STUD WALL.





TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"



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

SCALE 1/2" = 1'-0"

Typical Wall Sections

PRODUCTION MANAGER
Rick Starkey
CURRENT RELEASE DATE: 01/10/2017
REV # DATE DESCRIPTION
△
△
△
△
△
△
△
△

PROJECT TYPE
SINGLE FAMILY
COMMUNITY NAME
RIVER OAKS
LOT 56
LANSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT
SPECIFICATION LEVEL
TBD
PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LANSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295
SHEET
3.31b



OHIO DIVISION -LOT 56

River Oak

Atwater

1 - GENERAL BUILDING & DESIGN REQUIREMENTS	8 - DOORS AND WINDOWS	FRAMING:	SQUARE FOOTAGE INDEX:																																																																																																																																																																																
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>1) WINDOW CALL OUT PER WINDOW SCHEDULE VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER</p> <p>2) REVIEW ALL WINDOW HDR HEIGHTS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS</p> <p>3) TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS</p> <p>4) FRONT DOOR WIDTH AS REQUIRED BY CODE</p> <p>5) GARAGE DOOR AS REQUIRED BY CODE</p> <p>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.</p>	<p>1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING.</p> <p>2) ALL BEARING HEADERS TO BE 2X8 SPF #2 OR EQUAL UNLESS NOTED OTHERWISE.</p> <p>3) ALL 2x10 & 2x12 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.</p> <p>4) ALL 2x8 HEADERS TO BE SPF #2 UNLESS NOTED OTHERWISE.</p> <p>5) PROVIDE 1x BLOCKING UNDER ALL EXTERIOR SLIDING DOORS.</p> <p>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).</p> <p>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.</p> <p>8) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.</p> <p>9) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.</p>	<table><thead><tr><th>DESCRIPTION OF AREA</th><th>AREA</th></tr></thead><tbody><tr><td colspan="2">ELEVATION 11</td></tr><tr><td>FIRST FLOOR</td><td>1627 SQ. FT.</td></tr><tr><td>SECOND FLOOR</td><td>1772 SQ. FT.</td></tr><tr><td>ANSI STAIR</td><td>N/A SQ. FT.</td></tr><tr><td>TOTAL</td><td>3399 SQ. FT.</td></tr><tr><td>GARAGE</td><td>808 SQ. FT.</td></tr><tr><td>PORCH</td><td>132 SQ. FT.</td></tr><tr><td>TOTAL AREA UNDER ROOF</td><td>2567 SQ. FT.</td></tr><tr><td>UNFINISHED BASEMENT</td><td>1569 SQ. FT.</td></tr></tbody></table>		DESCRIPTION OF AREA	AREA	ELEVATION 11		FIRST FLOOR	1627 SQ. FT.	SECOND FLOOR	1772 SQ. FT.	ANSI STAIR	N/A SQ. FT.	TOTAL	3399 SQ. FT.	GARAGE	808 SQ. FT.	PORCH	132 SQ. FT.	TOTAL AREA UNDER ROOF	2567 SQ. FT.	UNFINISHED BASEMENT	1569 SQ. FT.																																																																																																																																																											
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2 - SITE CONSTRUCTION <p>1) SOIL BEARING CALCULATIONS BASED ON 2000 PSF MIN</p> <p>2) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.</p> <p>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/ DAMPPROOFING MATERIALS.</p>	15 - MECHANICALS <p>1) FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND ARE SUBJECT TO MECHANICAL INSPECTION</p> <p>2) PROVIDE EXTERIOR AIR INTAKE FOR COMBUSTION AIR.</p>	ROOF: <p>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.</p> <p>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.</p>																																																																																																																																																																																	
3 - CONCRETE <p>1) ALL CONCRETE EXPOSED TO EXTERIOR ELEMENTS SHOULD BE AIR ENTRAINED 4-6%.</p> <p>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.</p> <p>3) SOME COLUMN DIMENSIONS ARE FROM CENTER OF COLUMN TO EXTERIOR FACE OF BASEMENT WALL.</p> <p>4) BACK FILL SHALL BE FREE FROM VEGETATION AND CONSTRUCTION DEBRIS.</p> <p>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.</p> <p>6) MUD SILLS SHALL BE TREATED MEMBERS AND SECURED BY ANCHOR BOLTS AND/OR STRAPS AS SPECIFIED IN THE DRAWINGS, DETAILS, AND SPECIFICATIONS.</p> <p>7) CALCULATIONS FOR COLUMN PADS BASED ON 2000 PSF SOIL BEARING.</p> <p>8) FOUNDATION WALLS & FOOTER DEPTH TO BE VERIFIED IN FIELD.</p>	16 - ELECTRICAL <p>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.</p> <p>2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.</p> <p>3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.</p> <p>4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.</p> <p>5) ALL SWITCHES SHALL BE INSTALLED AT 3'-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.</p> <p>6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.</p> <p>7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.</p> <p>8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AT 5'-6" ABOVE ADJACENT DOOR SILL HEIGHT TO CENTERLINE OF FIXTURE.</p> <p>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.</p>	LIGHT & VENT CALCULATIONS:																																																																																																																																																																																	
4 - MASONRY <p>1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS</p> <p>2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ 22GA x 7/8" CORRUGATED METAL TIES AT 24" O.C.</p> <p>3) FLASHING BEHIND MASONRY SHALL BE 14# BUILDING PAPER OR FELT OR APPROVED EQUAL ATTACHED TO THE SHEATHING TO PREVENT MOISTURE PENETRATION.</p> <p>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</p>	GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS: <p>1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (229 MM).</p> <p>2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.</p> <p>3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE</p> <p>4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE 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.</p>	<table><thead><tr><th>ROOM</th><th>SQ. FT.</th><th>LIGHT REQ'D</th><th>LIGHT SUPP</th><th>VENT REQ'D</th><th>VENT SUPP</th><th>NOTES</th></tr></thead><tbody><tr><td>FIRST FLOOR</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>PLANNING CENTER</td><td>115</td><td>9.2</td><td>24.80</td><td>4.60</td><td>10.60</td><td></td></tr><tr><td>GATHERING ROOM</td><td>367</td><td>29.36</td><td>49.60</td><td>14.68</td><td>21.20</td><td></td></tr><tr><td>KITCHEN/NOOK</td><td>331</td><td>26.48</td><td>46.94</td><td>13.24</td><td>22.72</td><td></td></tr><tr><td>DINING ROOM</td><td>161</td><td>12.88</td><td>24.80</td><td>6.44</td><td>10.60</td><td></td></tr><tr><td>DEN</td><td>173</td><td>14.08</td><td>37.20</td><td>7.04</td><td>15.90</td><td></td></tr><tr><td>POUNDER ROOM</td><td>35</td><td>N/A</td><td>N/A</td><td>1.12</td><td>50.00</td><td></td></tr><tr><td>SECOND FLOOR</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>GAME ROOM</td><td>299</td><td>23.92</td><td>46.80</td><td>11.96</td><td>19.60</td><td></td></tr><tr><td>OWNER'S SUITE</td><td>282</td><td>22.64</td><td>40.80</td><td>11.32</td><td>17.20</td><td></td></tr><tr><td>BEDROOM 2</td><td>131</td><td>10.48</td><td>26.80</td><td>5.24</td><td>11.90</td><td></td></tr><tr><td>BEDROOM 3</td><td>159</td><td>12.16</td><td>23.40</td><td>6.08</td><td>9.80</td><td></td></tr><tr><td>BEDROOM 4</td><td>152</td><td>12.16</td><td>35.17</td><td>6.08</td><td>14.70</td><td></td></tr><tr><td>OWNER'S BATH</td><td>111</td><td>N/A</td><td>24.80</td><td>118.8</td><td>120.00</td><td></td></tr><tr><td>TOILET ENCLOSURE</td><td>16</td><td>N/A</td><td>N/A</td><td>20.9</td><td>50.00</td><td></td></tr><tr><td>BATH 3</td><td>48</td><td>N/A</td><td>N/A</td><td>59.40</td><td>60.00</td><td></td></tr><tr><td>BATH 4</td><td>37</td><td>2.96</td><td>5.20</td><td>1.48</td><td>50.00</td><td></td></tr><tr><td>OPT. BEDROOM 5</td><td>273</td><td>21.84</td><td>46.80</td><td>10.92</td><td>19.60</td><td></td></tr><tr><td>OPT. SUNROOM</td><td>110</td><td>8.80</td><td>62.00</td><td>4.40</td><td>26.50</td><td></td></tr><tr><td>OPT. GUEST SUITE</td><td>153</td><td>12.24</td><td>35.10</td><td>6.12</td><td>14.70</td><td></td></tr><tr><td>OPT. BEDROOM 6</td><td>226</td><td>21.84</td><td>23.85</td><td>10.92</td><td>12.40</td><td></td></tr><tr><td>OPT. BSMT. BATH</td><td>44</td><td>N/A</td><td>N/A</td><td>1.48</td><td>50.00</td><td></td></tr><tr><td>BATH 1</td><td>35</td><td>N/A</td><td>N/A</td><td>37.40</td><td>50.00</td><td></td></tr><tr><td>OPT. BATH 2</td><td>48</td><td>N/A</td><td>N/A</td><td>59.40</td><td>60.00</td><td></td></tr></tbody></table>	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			
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5 - METALS	WALLS: <p>1) ALL STUDS TO BE 2x4 SPF OR EQUAL UNLESS NOTED OTHERWISE.</p> <p>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.</p>	APPLICABLE CODES: <p>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</p>																																																																																																																																																																																	
6 - WOOD AND PLASTICS	FLOORS: <p>1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE</p> <p>2) THE ENDS OF EACH JOIST, BEAM, OR GRIDER 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</p> <p>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.</p> <p>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.</p>																																																																																																																																																																																		
7 - THERMAL & MOISTURE PROTECTION <p>1) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.</p> <p>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 VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.</p> <p>3) PROVIDE APPROVED TILE BACKER BOARD FOR ALL SHOWER AND BATH SPACE</p> <p>4) PROVIDE ICE-SHIELD PER CODE</p> <p>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.</p> <p>6) HOUSE WRAP & FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.</p>																																																																																																																																																																																			

PLAN SHEET INDEX	
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2.11a	PLAN DETAILS
2.11b	PLAN DETAILS
2.11c	PLAN DETAILS
2.20a	SECOND FLOOR PLAN
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3.31a	TYPICAL WALL SECTIONS
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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
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S-2.2	2ND FLOOR FRAMING PLAN
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SD.02	TYPICAL FOUNDATION DETAILS
SD.03	TYPICAL FOUNDATION DETAILS

Cleveland Division

387 Medina Rd. Suite 1700

Medina, OH 44256



Cover Sheet

Specifications & General Notes

PRODUCTION MANAGER
Rick Starkey
CURRENT RELEASE DATE: 01/10/2017
REV # | DATE | DESCRIPTION
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△
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△
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△
△
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 56
LANSON COMMUNITY ID

GARAGE HANDING
GARAGE LEFT

SPECIFICATION LEVEL
TBD

PLAN NAME
ATWATER
NPC PLAN NUMBER
1642
LANSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3295

SHEET
0.00