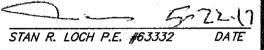
APPROVED:	BUILDER:PULTE HOMES OF OHIO, LLC.	TATE OF O	INITIAL SITE BENCHMARK:
APPROVED:	ADDRESS: 387 MEDINA ROAD SUITE 1700, MEDINA, OHIO 44256 PHONE: 330-239-1587	STAN R. * LOCH	SUMMIT COUNTY GEODETIC MONUMENT HU 118 STATE PLAN COORDINATE N 572,745.649 E 2,250,912.641
APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE	OWNER:	8249 G	ELEVATION = 1006.912 NAVD 1988
**PRIMARY BENCHMARK: ** TOC/BOC ELEV @ P/L	ADDRESS:	NOTE:	NOTES:  DOWNSPOUTS TO BE CONNECTED TO STORM SEWER CONNECTION
TOC/BOC ELEV @ P/L IN FRONT OF SUBLOT 69/70 ELEV. = 1008.08  **SECONDARY BENCHMARK**  **THE CONTRACTOR MUST CHECK THE	NOTE: ALL PROPOSED FOOTERS WILL REQUIRE SURVEY	FINAL LOCATION OF (3) TREES TO BE DETERMINED AND INSTALLED BY PURCHASER IN COMPLIANCE WITH CITY OF HUDSON LAND	SUMP PUMP REQUIRED FOR FOOTER DRAINS  NOTE:
TOP STEM OF HYDRANT IN FRONT OF SUBLOT 92 ELEV. = 1011.81  BENCHMARK WITH THE CURB GRADES PRIOR TO DIGGING THE FOUNDATION.**	CERTIFICATION ONCE SET AND PRIOR TO THE COMPLETION OF HOME CONSTRUCTION	DEVELOPMENT CODE (1207.04J).	PURCHASER TO INSTALL MINIMUM OF 3 TREES PER MUNICIPAL REQUIREMENTS
CURVE TABLE  CURVE LENGTH RADIUS TANCENT CHORD BEARING DEL  RIM 1011.49  8"INVS 992.26  C2 140.64 400.00' 34.48' 68.71' N25:30'51" 920'8  C2 140.64' 400.00' 47.10' 93.64' N06:50'28" 1230'	7" 7" 43" 55" 1006.0 NV 998.65	EX SAS MH RIM 1006.45 8*W INV 996.03	NOTE: PURCHASER TO INSTALL LANDSCAPING PER CITY OF HUDSON LANDSCAPING REQUIREMENTS.
MON    RIM 1011.49   CORVE   LENGTH   RADIOS   ANCENT   CHORD   BEARING   DEL	1006 0 RM 998.73 65 15 W EX 8 WATERLINE 15 NE INV 998.65  WOODVIEW COURT	E VERT CU	NOTE:
**SECONDARY BENCHMARK**  TOP STEM OF HYDRANT  ELLEV. = 1011.81  GV  STS		1006.22 70C	PER ARB, EGRESS WINDOW WELLS SHOULD BE NO MORE THAN 6" ABOVE FINISHED GRADE  GRAPHIC SCALE
24'-15 TO NE .	60' R/W	J * HE	20 0 10 20
100e 15 160.00' - 1	EX ASPHALT PAVEMENT 1007.41 EX 174'-8" SAS		( IN FEET ) 1 inch = 20 ft.
1007.89	1006.57	The last	DATE OF SURVEY: MAY 18th, 2017
1008	PROP 5' CONC SOFWALK	STATE OF THE STATE	TYPE OF HOUSE: PLAN# DRESDEN ELEVATION: 4
1009x07 10C HO 1007.9 8'S INV 993.51 8'NW INV 993.41		EX DIRT PILE (TO BE REMOVED)	GAR:3 CAR SIDE RIGHT W/9' BASEMENT, FIREPLACE & EXT GATHERING ROOM
EX STS MH RIM 1009.73	1009	of soll interpretation of the soll to the	PERCENTAGE OF LOT COVERAGE = 24.9% HOUSE COVERAGE = 2,577 SQ.FT.
12"S INV 1001.3 15"E INV 1001.0	1010	1009, 1009,	DRIVEWAY COVERAGE = 1,862 SQ.FT.  WALKWAY COVERAGE = 210 SQ.FT.  TOTAL COVERAGE = 4,649 SQ.FT.
8) 1008.74 PW 1009.0	1011	49.06' 15 15 15 15 15 15 15 15 15 15 15 15 15	① = PROP 1" WAT CONN
MBERLINE 1009.0 1009.0 1009.0	10.93'  10.93'  10.93'  10.93'  10.93'		(2)= PROP 6" PVC SAS CONN @  1.0% MIN 10% MAX  (3)= PROP 6" PVC STS CONN @  1.0% MIN 10% MAX
EX STS MH RIM 1009.02  8  RT 1010.	P 5 (1013.60) 1008.5	1008.5 1008.0	LEGEND:
12"NVS 1002.16  R FX SAS  1011.4  LAT  41	10P/FTR.1003.43 80T/FTR.1002.77 97.55 9' BSMI	100 <sup>11</sup> / <sub>100</sub> 54 68 19,970 50.FT.	= PROPOSED TREE  = PROP MONUMENT  = EX CURB INLET
1008.44 TOC \$ \$ PROP √TREE	3 69 27.66 <sup>2</sup> 26.33 3 1011.1 18,669 SQLF	0.4584 AC. P.P. #3010090 CHRISTOPHER &	© = EX SANITARY MANHOLE  □ = EX YARD DRAIN  • = IRON PIN SET  5/8"X30" REBAR
ACTOR OF ST. CONC.	PROP GAR P. J. 301008 FL. 1011.60 FL. 1011.60 FO. 1008.1 OF OHIO LLC	22 / 28 29 /8 X	CAPPED "AZTECH #8249"  EXISTING GRADE  PROPOSED GRADE
EX 1009 1010	19.66' 10.65' 10.10' 10' 10' 10' 10' 10' 10' 10' 10' 10'	1009 to 1000	= PROP SILT FENCE  = INLET PROTECTION
SS	18' CONC   S.   30.34'	25 1006.4	₩ = EX HYDRANT  WY  EX WATER VALVE
1008.06 TOC	10' SIDEYARD		© = SUMP PUMP  © = EX STORM MANHOLE
NON NON NON 156.	36 E PROP SILT FENCE (TYR)	10' SIDEYARD (5)	= SWALE  = FLOW ARROW  E = ELECTRIC STUB
EX SAS MH RIM 1008.35 8"INVS 993.91  Q. 85	EX CONCRETE DRIVE 31.16'	153	☐ = CABLE PEDESTAL ☐ = TELEPHONE PEDESTAL ☐ = TRANSFORMER BOX ☐ = AIR CONDITIONER
EX STS MH RIM 1008.25 12"INVS 1002.91    TOOL N. W. J. C.	\$1.70 16.570 SOFT	EX YD RIM, 1004.07 12 NE INV 999.27	E = ELECTRIC CONNECTION $G = GAS CONNECTION$ $V = OFFSET HUB$
12"WVS 1002.91 EX 27"-12" SIS S	0.3804 AC. P.P. 83010092 ANUL SHARMA & PRIYANKA PRASAD 8' BSMT	12*SW NV 999.29   4   5   6   6   6   6   6   6   6   6   6	

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



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



ENGINEERING and SURVEYING

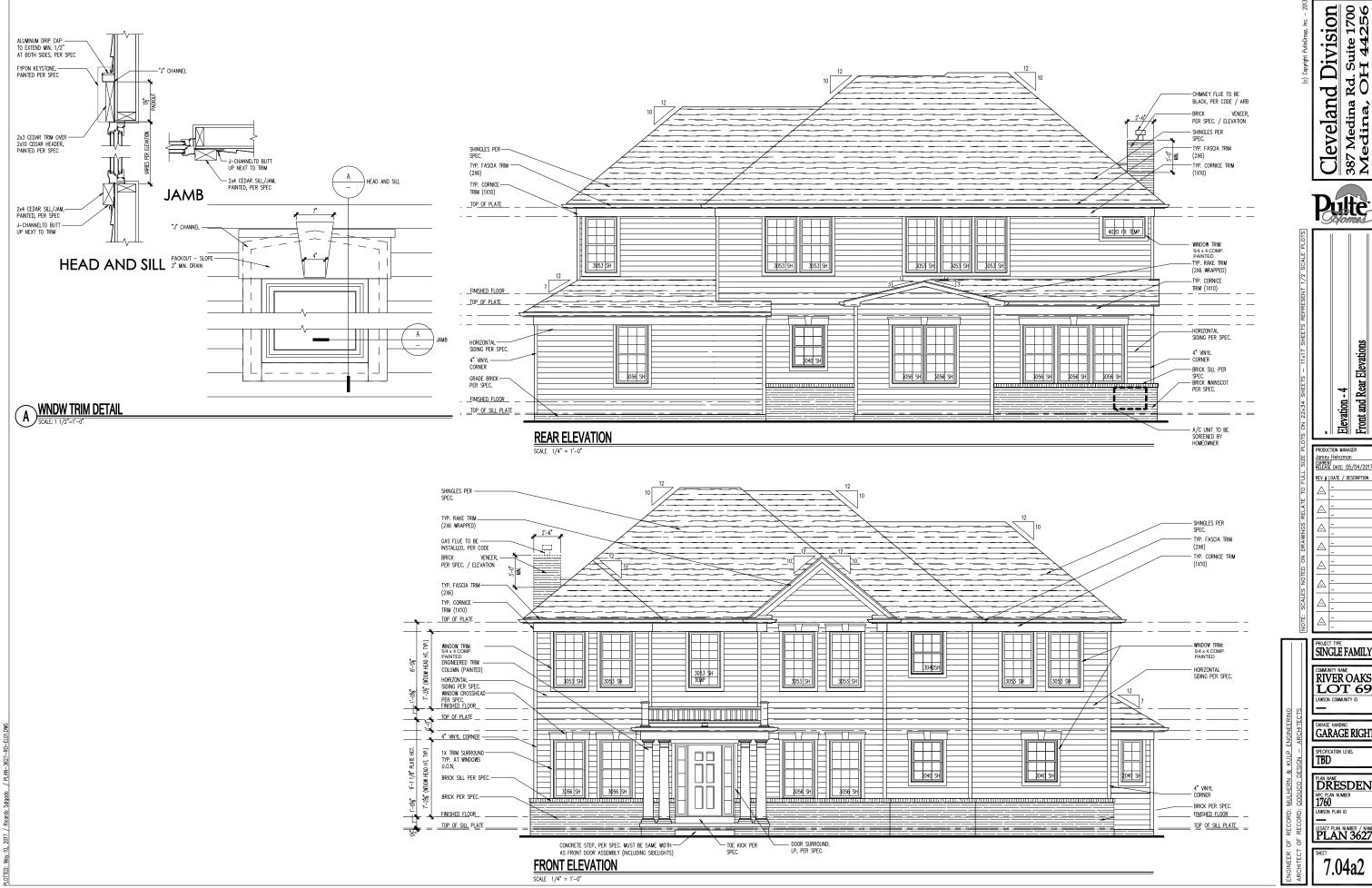
Civil Engineering . Land Surveying

SHEET CONTENT

SITE PLAN
FOR
PULTE HOMES
SUBLOT 69
5635 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
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		· · · · · · · · · · · · · · · · · · ·	
	***************************************		
		<del> </del>	

HORIZ SCALE 1" = 20'	<u>VERT. SCALE</u>
DRAWN BY	DATE
KEG	<i>5–19–2017</i>
CHECKED BY	DRAWING, NQ
SRL	River Oaks 2
JOB NO	SHEET
20142977-2	1 OF 1



REV # DATE / DESCRIPTION

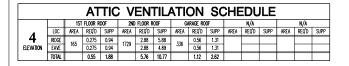
PROJECT TYPE
SINGLE FAMILY

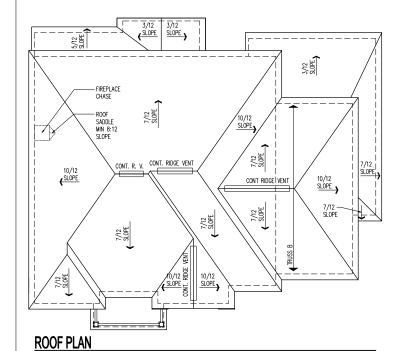
RIVER OAKS LOT 69

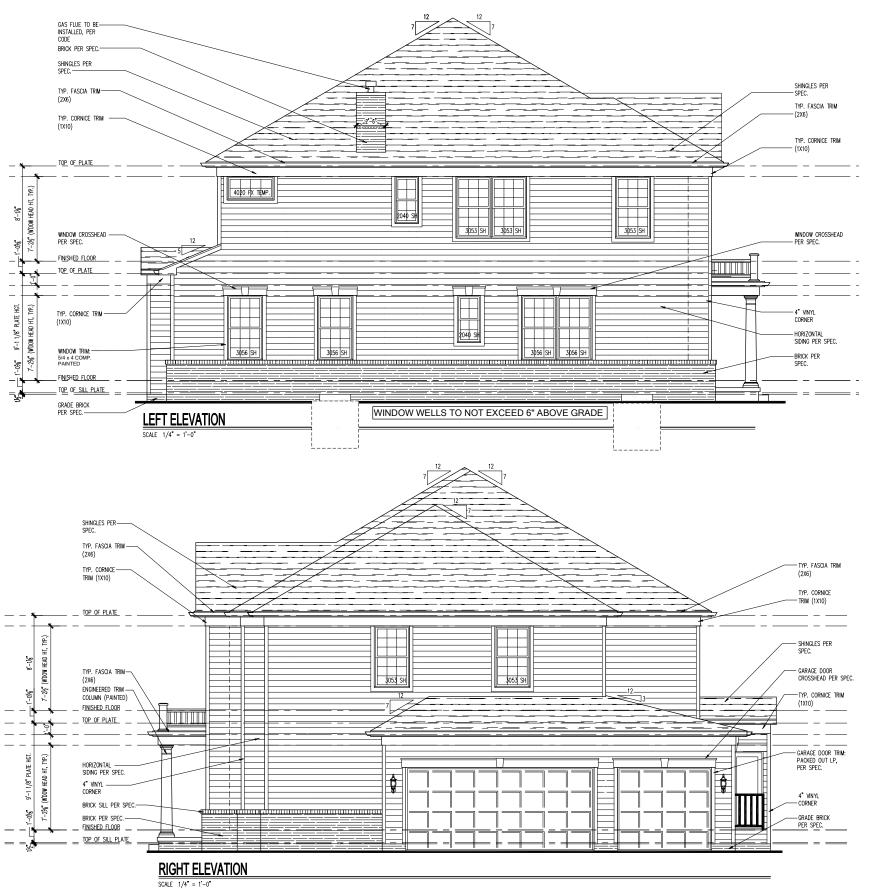
GARAGE RIGHT

DRESDEN

7.04a2







7.04a3

LEGACY PLAN NUMBER / NAME PLAN 3627

SINGLE FAMILY

RIVER OAKS LOT 69

GARAGE RIGHT

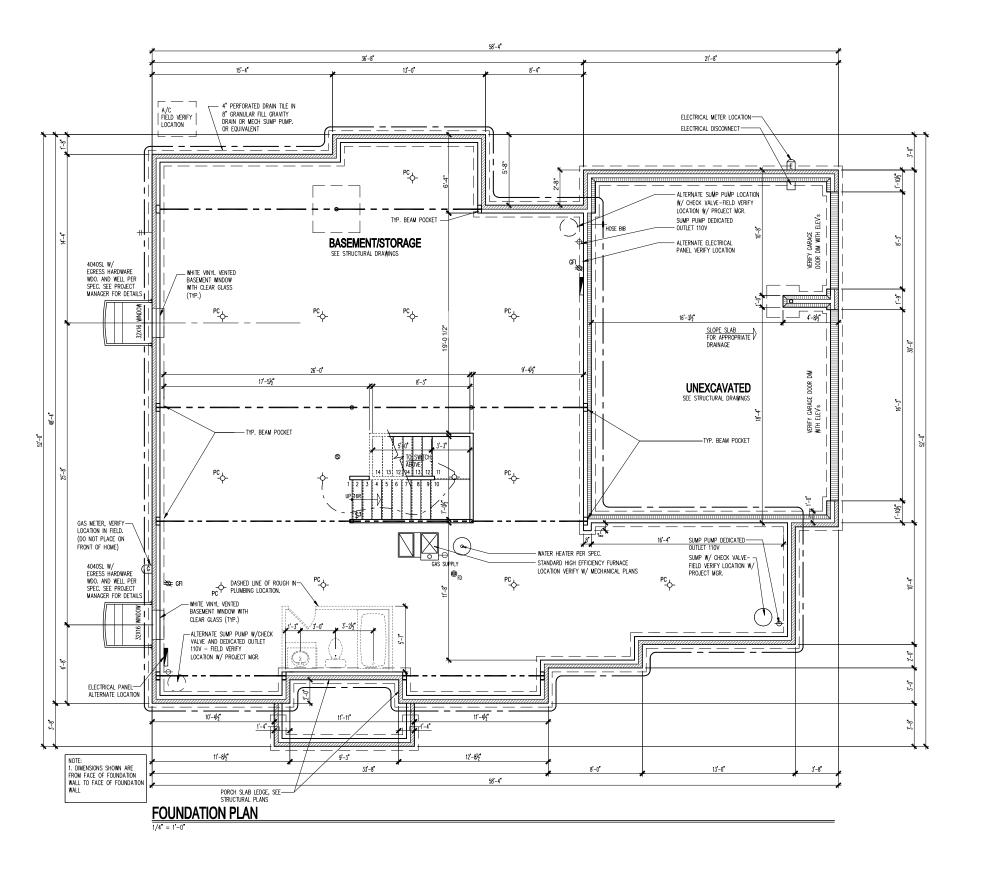
DRESDEN

TBD

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

Elevation - 4
Side Elevations and Roof Plan

PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 05/04/201 REV # | DATE / DESCRIPTION



Pulte Pomes

Full Basement Foundation Plan

SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 69

LAISON COMMUNITY ID

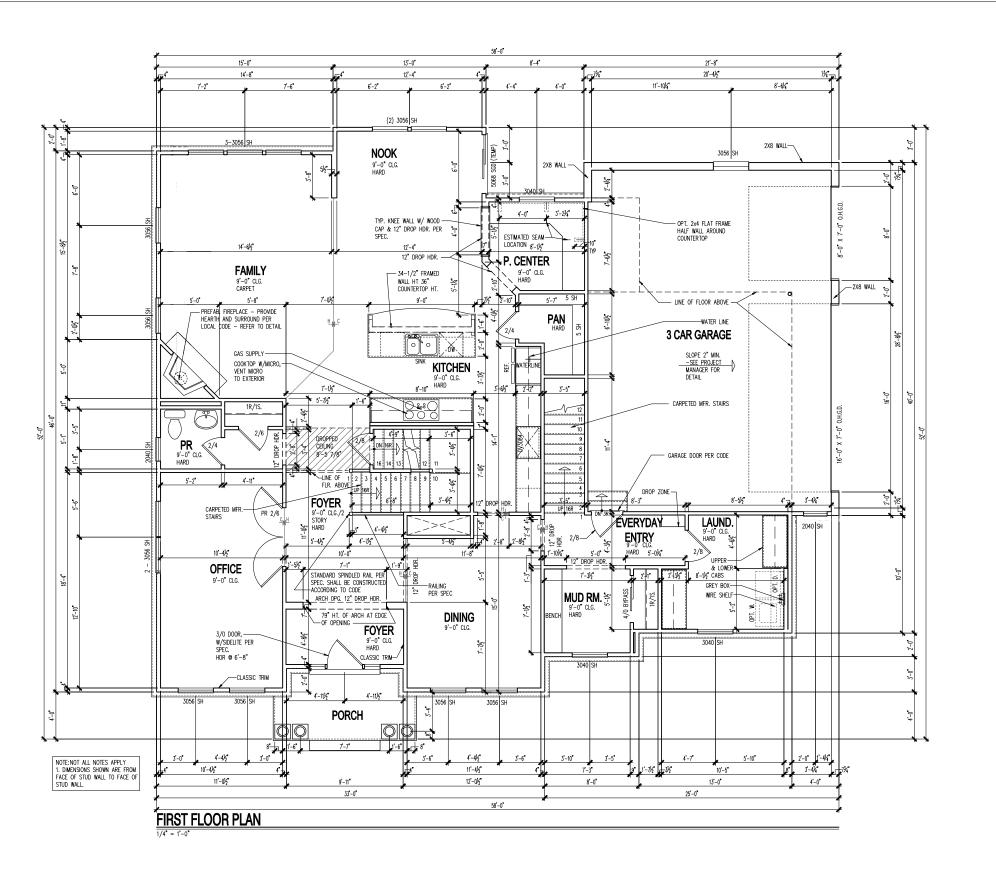
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEV

DRESDEN
NPC PLAN NUMBER
1760
LAMSON PLAN ID

PLAN 3627

1.30a





PLOTS ON 222/34 SHEETS - 11/17 SHEETS REPRESENT 1/2 SCALE PLOTS

FIRST Floor Plan - 1

SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 69

LAWSON COMMUNITY ID

GARAGE HANDING

CAPPACE PICT

GARAGE RIGHT

TBD

PLAN NAME DRESDEN

NPC PLAN NUVBER

1760

LANSON PLAN ID

LANSON PLAN ID
LEGACY PLAN NUMBER / NAME
PLAN 3627

2.10a

UTIED: May 10, 2017 / Ricardo Salgado / PLAN-3627-RU-PLAN.DWS

Pulte

ROTS ON 22x34 SHEETS — 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Second Floor Plan

PROJECT TYPE
SINGLE FAMILY

COMMUNITY MAJE
RIVER OAKS
LOT 69

GARAGE HANDING

GARAGE RIGHT

TBD

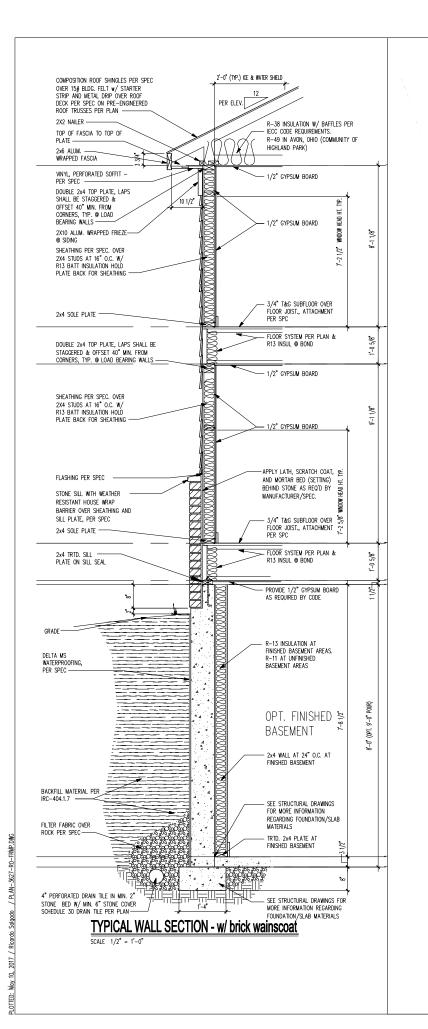
PLAN NAME
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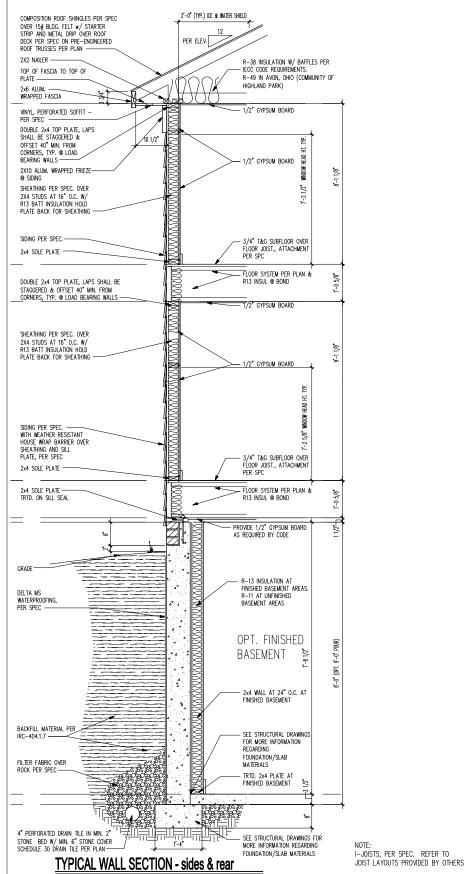
PLAN NAME DRESDEN
MPC PLAN NUVBER
1760

LANSON PLAN ID

PLAN 3627

2.20a





leveland Division
7 Medina Rd. Suite 1700
1 edina, OH 44256 ヷ -Typical Wall S

SINGLE FAMILY

RIVER OAKS

PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 05/04/20

REV # | DATE / DESCRIPTION

**LOT 69** AWSON COMMUNITY ID

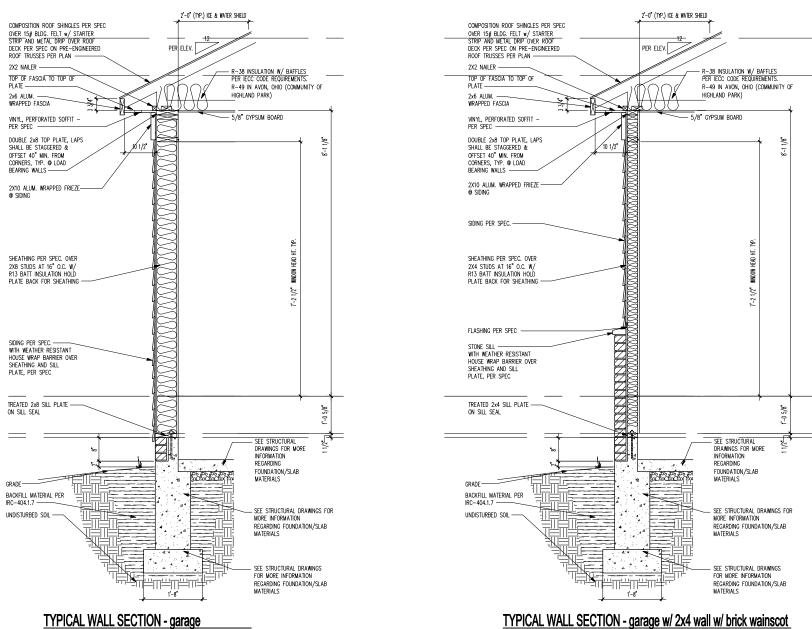
**GARAGE RIGHT** 

TBD

DRESDEN

PLAN NUMBER / NAM

SCALE 1/2" = 1'-0"



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

Typical Wall S PRODUCTION MANAGER

Jamey Heinzman CURRENT RELEASE DATE: 05/04/20 REV # | DATE / DESCRIPTION

SINGLE FAMILY

RIVER OAKS LOT 69 LAWSON COMMUNITY ID

GARAGE RIGHT

TBD

DRESDEN

LEGACY PLAN NUMBER / NAME PLAN 3627

3.31b

BUILDING LINE CLEAR GRATE COVER - STEEL SAFETY GRATE STRUCTURAL STEEL -PER PLAN - FINISHED GRADE LINE APPROX, 3" BELOW WELL SLOPE GRADE AWAY FROM WELL 4040 INSULATED VINYL WINDOW 52×36-60\* WINDOW WELL - 4'-0 ESCAPE LADDER (WHEN EXIT HEIGHT EXCEEDS 44") - GRAVEL BASE CAST-IN-PLACE BUCK SYSTEM - WELL DRAIN SYSTEM TYPICAL ESCAPE WINDOW WELL SC. 3/4" = 1'-0" DETAIL SECTION NET WIDTH OF PATH = 21 3/4" (20" MIN. REQUIRED FOR EGRESS) NET HEIGHT = 45 3/8" В - FOUNDATION WALL - 4040 CAST-IN-PLACE BUCK AND DOUBLE INSULATED VINYL WINDOW - 52x36-60 WINDOW WELL (GRATE AND COVER NOT SHOWN FOR CLARITY) - 4'-0 ESCAPE LADDER

52" WELL WIDTH

TYPICAL ESCAPE WINDOW WELL SC. 3/4" = 1'-0" PLAN VIEW

TYPICAL ESCAPE WINDOW WELL SC. 3/4" = 1'-0" ELEVATION

В

Escape Window - Del Webb Boot Bench Miscellaneous Architectural Details

Pulte Central Zone
1901 North Roselle Road, Suite 1000
Schaumburg, Illinois 60195

PRODUCTION MANAGER
RICK STARKEY
INITIAL RELEASE DATE:
4/8/3013
CURRENT RELEASE DATE:
03/17/2014

DATE / DESCRIPTION
UPDATE COL LOC
06/25/2015 UPDATE MISC 11/24/2015

NPC PLAN NUMBER LAWISON PLAN ID

ΑD 3.7



# OHIO DIVISION LOT - 69

**RIVER OAKS** 

# DRESDEN

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 RÉSIDENTIAL 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 HOME INC. BY CALLING (651) 452–5200.

3) THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE.

MÉCHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY PULTE HOMES INC.

TO MOUR? I THESE PLANS MOST BE APPROVED IN MAINTING BY PULLE 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 DRAWNGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT
AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE

5) FRRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROLIGHT TO THE 5) LERVINS AND OMISSIONS MINIOT MAY OCCUR IN THE CONTRACT DOCUMENTS STALLE BEOUGHT IN OF ATTENTION OF THE ARCHITECT, IN MIRTING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCES, OR OMISSIONS FOR WHICH THE CONTRACTOR FALLED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.

)	
<b>I</b> ES	6 - WOOD AND PLASTICS
	0 - WOOD AND FLASTICS
ON	

7 - THERMAL & MOISTURE PROTECTION ) INSTALL FIRE STOPPING AND / OR DRAFT STOPPING AS REQUIRED.

4) Provide Ince-shield per code.

5) Roof Venting to be provided as shown. Soffit, Ridge, and other roof vents to be installed as noted on the drawnos & as per manufacturers recommendations.

6) House wrap & Flashing to be installed per pulite best practices.

2) ATTIC VENTILATION SHALL BE PROVIDED AT 1/150th of THE AREA OF THE SPACE VENTILATED. CROSS
2) USE DBL TOP PLATES 18" OC ON BOTH FIRST AND SECOND FLOOR AT
VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR CABLE VENTS AND THE OTHER
HALF BY EAR-OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF FAIN OR SNOW.

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

FI OORS. 4) PROVIDE ICE-SHIFLD PER CODE

# 8 - DOORS AND WINDOWS

5 - METALS

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 CLASS SHALL BE LISED IN ALL HAZARDOUS AREAS

4) FRONT DOOR WIDTH AS REQUIRED BY CODE 5) GARAGE DOOR AS REQUIRED BY CODE

6) PMERCENCY - SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SE AND A 1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATING CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR

### 2 - SITE CONSTRUCTION 1) SOIL BEARING CALCULATIONS BASED ON 3000 PSF MIN.

2) BACK FILL SHALL BE FREE FROM MEGETATION 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 / DAMPPROOFING MATERIALS

### 3 - CONCRETE

1) all concrete exposed to exterior elements should be air entrained 4-6%. 2) slope on drive shale 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 3000 PSF SOIL BEARING.

### 4 - MASONRY

) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SW" CONDITIONS 1) ALL EXTENSIVE BRILLA MOST MEET ASIM V-210 FOR 30 CONTRIBUTIONS
2) MASONRY VENEER SHALL BE ATTACHED TO SUPPORTING WALLS w/ 22GA x 7/8" CORRUGATED METAL TIES AT POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.

37 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

### 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

13) 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.

ALL EXTERNAL 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

### APPLICABLE CODES:

2011 INTERNATIONAL FIRE CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE

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

DESCRIPTION OF AREA

# LIGHT & VENT CALCULATIONS:

FIRST FLOOR

GAME ROOM

BATH 2

Control Date

Rev # Date

Α

AREA

JGHT REQ'DIJGHT SUPPIVENT REQ'DIVENT SUPPI

4.56 9.80 2.28

15.20 27.40 7.60 11.80

17.28 35.10 8.64 15.00

26 N/A N/A 1.12 50.00

GATHERING ROOM 238 18.24 68.50 9.12 29.50

KITCHEN/NOOK 396 31.84 58.90 15.92 29.80

DINING ROOM 168 13.44 27.40 6.72 11.80

OWNER'S SUITE 209 16.72 35.10 8.36 15.00

 RETREAT/DRESS
 107
 8.56
 23.40
 4.28
 10.00

 BEDROOM 2
 171
 13.68
 23.40
 6.84
 10.00

BEDROOM 3 153 12.24 23.40 6.84 10.00 BEDROOM 4 132 10.56 11.70 5.28 5.00

 OWNER'S BATH
 141
 N/A
 25.20
 155.10
 200.00

 TOILET ENCLOSURE
 18
 N/A
 N/A
 19.8
 50.00

 BATH 3
 51
 N/A
 8.50
 56.10
 60.00

 LOUNGE
 114
 9.12
 27.40
 4.56
 11.80

 OFFICE W/LOUNGE
 73
 5.84
 27.40
 2.92
 11.80

EXT. GATHER. RM 286 22.88 68.50 11.44 29.50

86 N/A N/A 94.60 100.00

45 N/A 5.20 49.50 50.00

NOTES

WALLS:				
TALL STALL TIME A STACE	OF HOT LESS TIME 1.5	DETWEEN THE WALL	AND HAND KAIL	
VALL SHALL HAVE A SPACE				
SHALL BE RETURNED OR SHA	ILL TERMINATE AT NEWEL	POSTS OR SAFETY TO	ERMINALS, HANDRAILS	ADJACENT TO A
A POINT ABOVE THE THE TOI	RISER OF A FLIGHT TO	A POINT ABOVE THE L	OWEST RISER OF THE	FLIGHT. ENDS
<ol> <li>ALL REQUIRED HAND RAIL</li> </ol>	S SHALL BE CONTINUOS "	THE FULL LENGTH OF T	THE STAIRS W/ 2 OR I	MORE RISERS FROM
3) HANDRAIL AND BALUSTRA				

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

2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT

### 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

### FLOORS: ) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIE 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 ENGINEERD FLOOR SYSTEMS TO BE SUBJUILTED 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.

2) ALL BEARING HEADERS TO BE 2 X 8 HEM—FIR #2 OR EQUAL UNLESS NOTED OTHERWISE.
3) ALL 2x10 & 2x12 HEADERS TO BE HEM—FIR — #2 UNLESS NOTED OTHERWISE.

4) ALL 2x8 HEADERS TO BE HEM-FIR-#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).

STOURS DEALED OF THE NAME INCOMESTS OF THE NAME OF THE 8) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES. 9) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

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.

## SQUARE FOOTAGE INDEX:

EVATION 4		A	 
RST FLOOR	1835 SQ. FT.		
COND FLOOR	1938 SQ. FT.	Α	 
NSI STAIR	N/A SQ. FT.		
OTAL	3773 SQ. FT.	4	 
ARAGE	635 SQ. FT.	_ ^	
ORCH 1	68 SQ. FT.	<u> </u>	 
		^	
OTAL AREA UNDER ROOF	2470 SQ. FT.	$\triangle$	 
NFINISHED BASEMENT	1755 SQ. FT.		
		ΑΙ	 

### PLAN SHEET INDEX

CUT DECODIDITION

SHI.	DESCRIPTION
0.00	COVER SHEET
1.30d	FULL BASEMENT FOUNDATION PLAN
2.10a	FIRST FLOOR PLAN
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
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.04a1	ELEVATION "4" - FRONT AND REAR ELEVATIONS
7.04g2	ELEVATION "4" - 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

Division

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PRODUCTION MANAGER Jamey Heinzman CURRENT RELEASE DATE: 05/04/20 REV # | DATE / DESCRIPTION

SINGLE FAMILY

RIVER OAKS LOT 69 AWSON COMMUNITY I

GARAGE RIGHT

TBD

DRESDEN

PLAN 3627