



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: \_\_\_\_\_

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	75.16'	430.00'	37.67'	75.06'	S04°33'56"W	10°00'51"
C2	209.44'	400.00'	107.18'	207.06'	S14°33'31"W	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

GRAPHIC SCALE



( IN FEET ) 1 inch = 20 ft.

DATE OF SURVEY:  
MAY 18th, 2017

TYPE OF HOUSE:  
PLAN# ATWATER  
ELEVATION: 1 W/9' GRDN BSMT  
GAR: 3 CAR SIDE LEFT W/FIREPLACE  
& SUNROOM

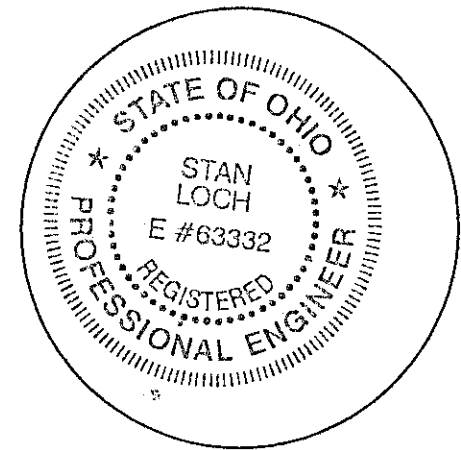
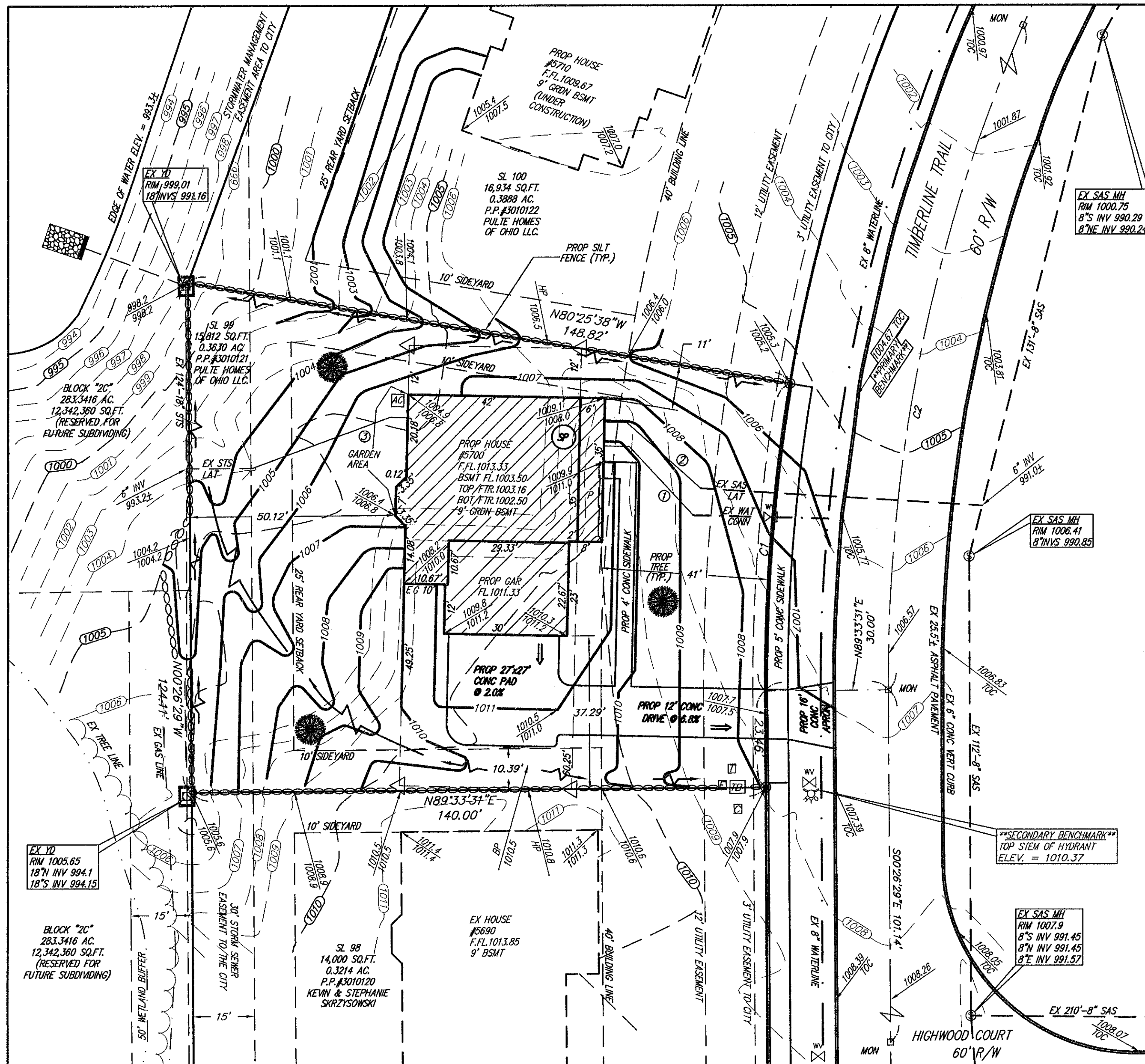
PERCENTAGE OF  
LOT COVERAGE = 25.8%

HOUSE COVERAGE = 2,504 SQ.FT.  
DRIVEWAY COVERAGE = 1,334 SQ.FT.  
WALKWAY COVERAGE = 234 SQ.FT.  
TOTAL COVERAGE = 4,072 SQ.FT.

- 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



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

5-22-17  
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 99  
5700 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'			
DRAWN BY KEG		DATE 5-22-2017	
CHECKED BY SRL		DRAWING NO River Oaks 2	
JOB NO 20142977-2		SHEET 1 OF 1	



REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

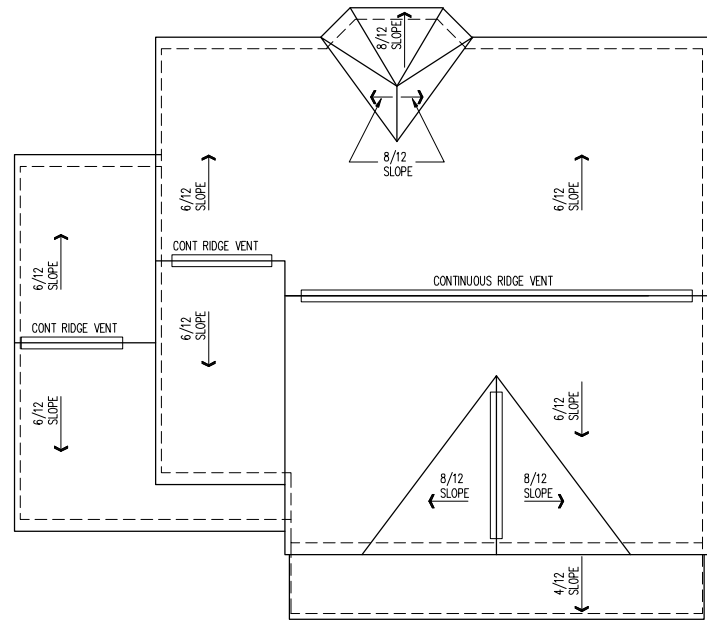
PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 04/28/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS LOT 99</b>
LAWSON COMMUNITY ID	---
GARAGE HANDING	<b>GARAGE LEFT</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>7.01a1</b>
-------	---------------



ATTIC VENTILATION SCHEDULE																
1 ELEVATION	1ST FLOOR ROOF				2ND FLOOR ROOF			GARAGE ROOF								
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	ROOF				2028	3.38	7.75	455	0.38	1.56						
	EAVE					3.38	4.56		0.38	2.25						
	TOTAL					6.76	12.31		0.76	3.81						



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



[illegible]

PROJECT TYPE  
**SINGLE FAMILY**

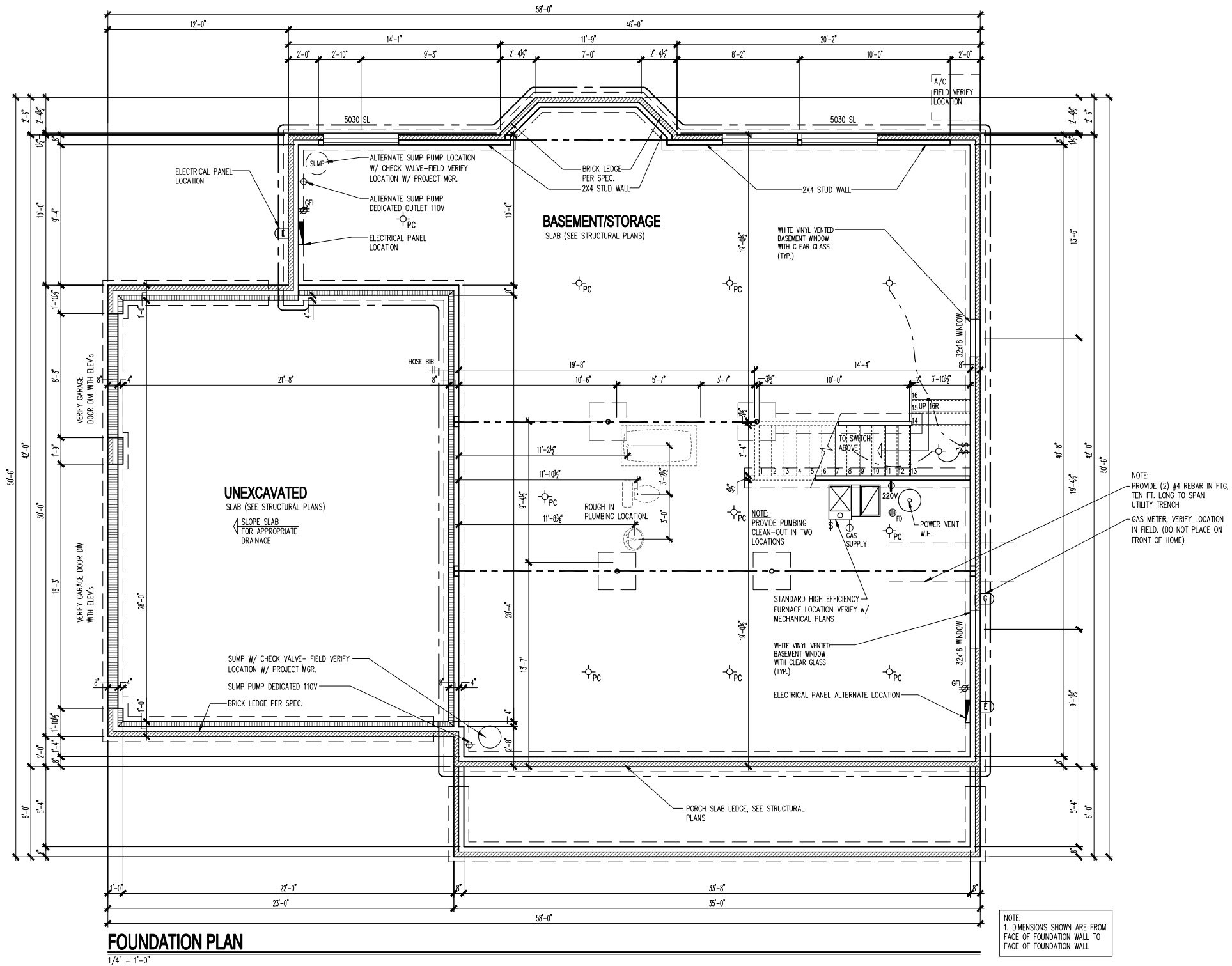
COMMUNITY NAME	RIVER OAKS LOT 99
LAWSON COMMUNITY ID	

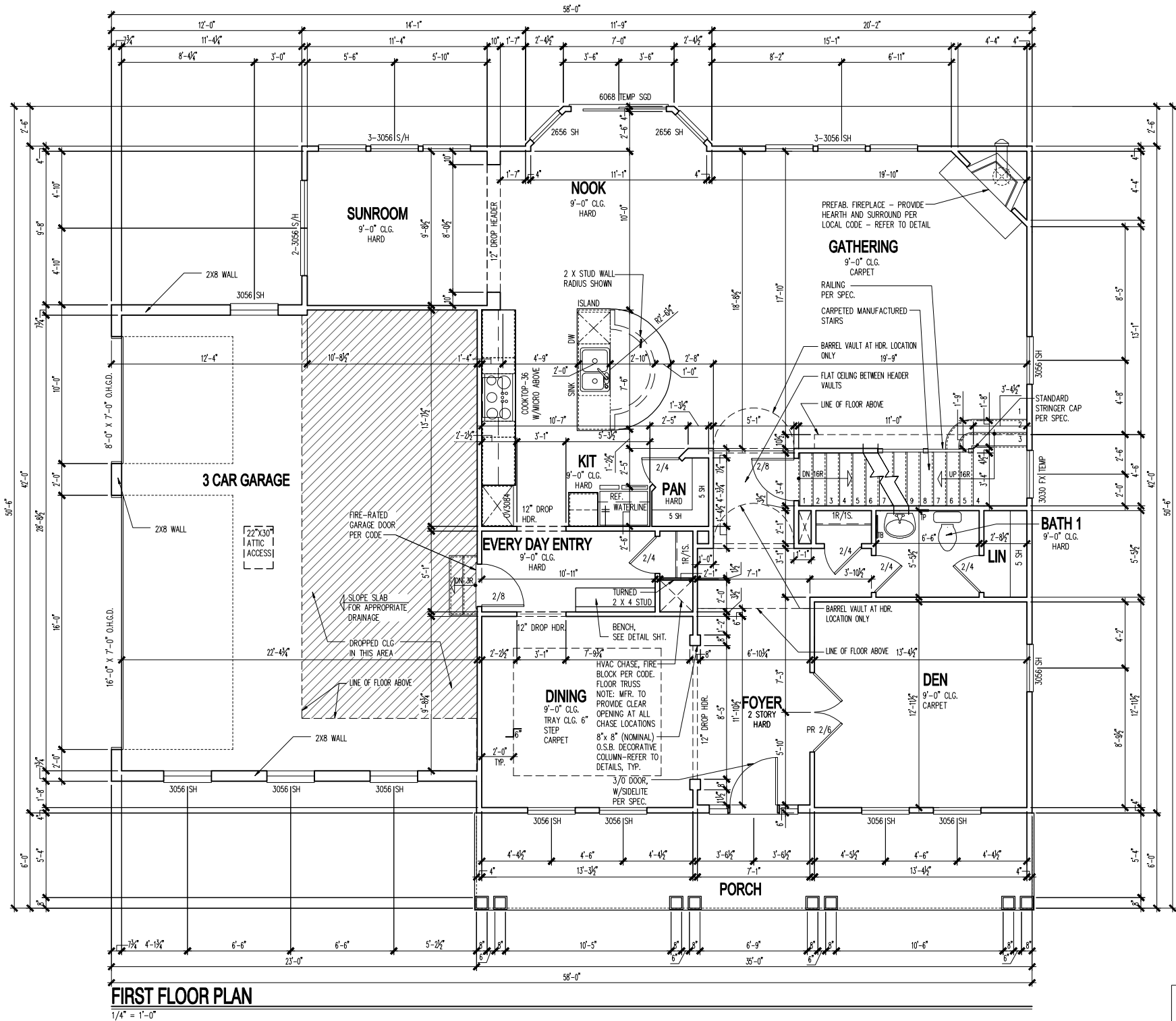
**GARAGE HANDING  
GARAGE LEFT**

SPECIFICATION LEVEL  
**TBD**

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

SHEET  
1.30a





FIRST FLOOR PLAN

1/4" = 1'-0"

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 04/28/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE  
 SINGLE FAMILY

COMMUNITY NAME  
 RIVER OAKS  
 LOT 99  
 LANSON COMMUNITY ID

GARAGE HANDING  
 GARAGE LEFT

SPECIFICATION LEVEL  
 TBD

PLAN NAME  
 ATWATER  
 NPE PLAN NUMBER  
 1642  
 LANSON PLAN ID  
 LEGACY PLAN NUMBER / NAME  
 PLAN 3295

SHEET  
 2.10a



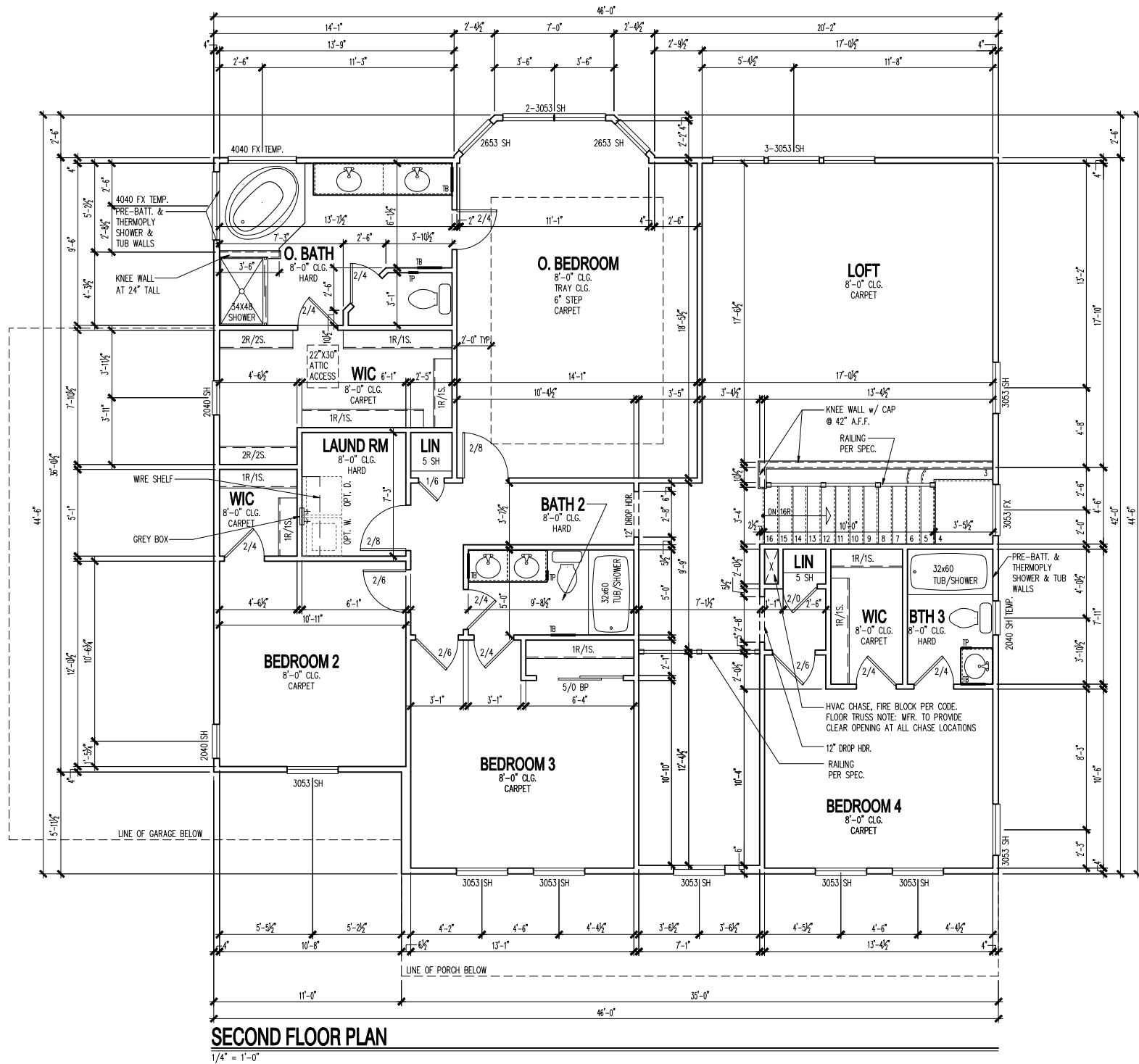
## Second Floor Plan

[illegible]

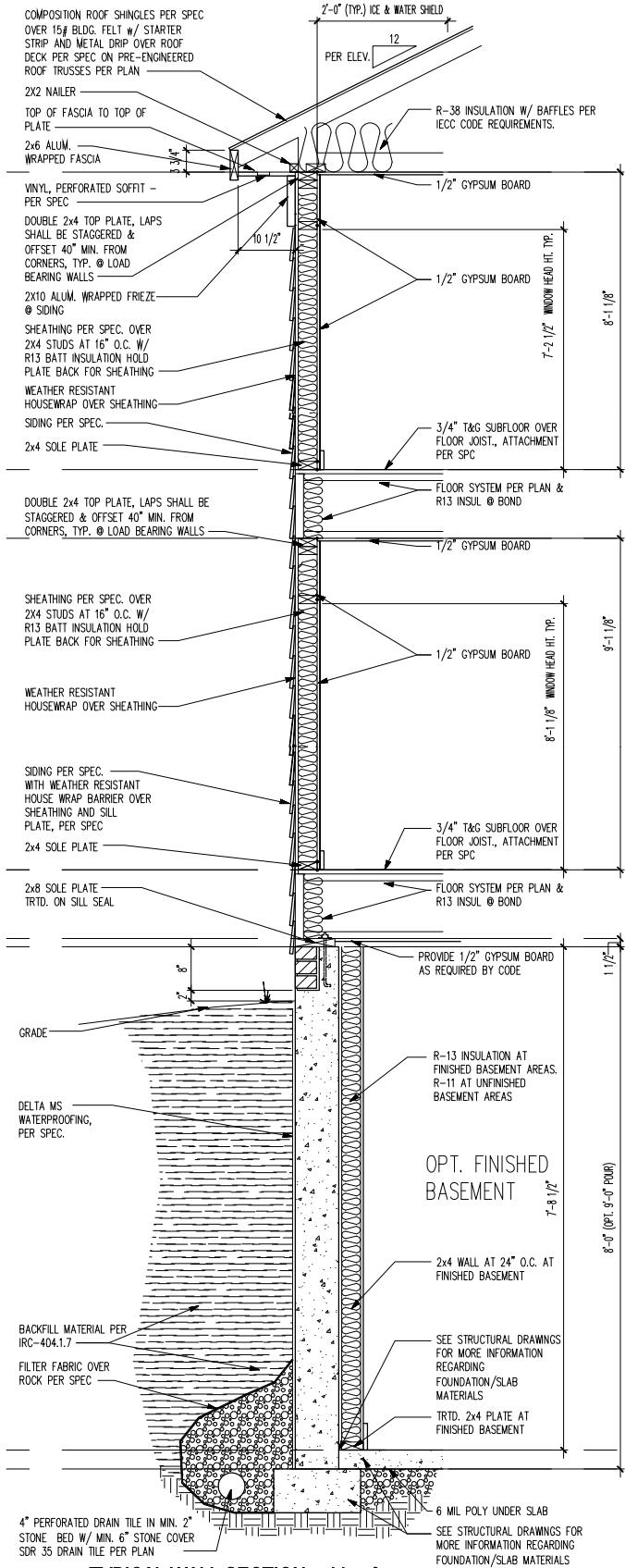
PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS LOT 99</b> LAWSON COMMUNITY ID
GARAGE HANDING	<b>GARAGE LEFT</b>
SPECIFICATION LEVEL	<b>TBD</b>
PLAN NAME	<b>ATWATER</b>
NPC PLAN NUMBER	<b>1642</b>
LAWSON PLAN ID	
LEGACY PLAN NUMBER / NAME	<b>PLAN 3295</b>

SHEET

2.20a



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



TYPICAL WALL SECTION - sides & rear

SCALE 1/2" = 1'-0"

(c) Copyright PulteGroup, Inc. - 2013

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



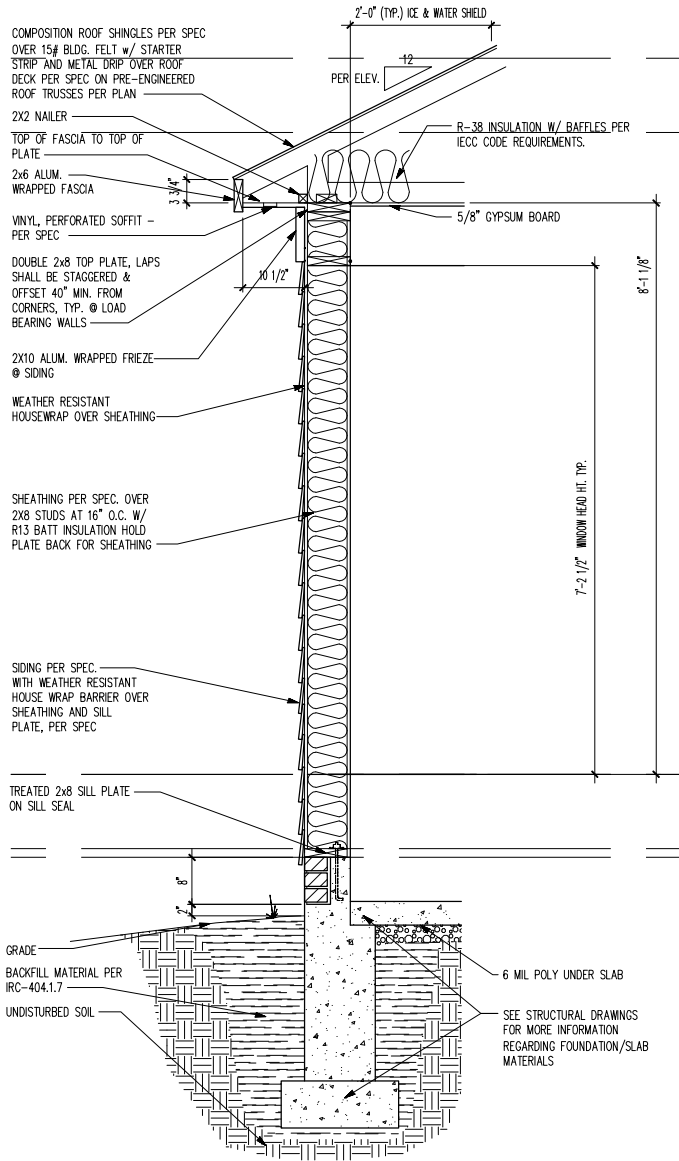
Typical Wall Sections

PRODUCTION MANAGER	
James Heinzman	
CURRENT RELEASE DATE: 04/28/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS</b>
LOT	<b>99</b>
LANSON COMMUNITY ID	---
GARAGE HANDING	<b>GARAGE LEFT</b>
SPECIFICATION LEVEL	<b>TBD</b>
PLAN NAME	<b>ATWATER</b>
NPC PLAN NUMBER	<b>1642</b>
LANSON PLAN ID	---
LEGACY PLAN NUMBER / NAME	<b>PLAN 3295</b>
SHEET	<b>3.31a</b>

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





TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"

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

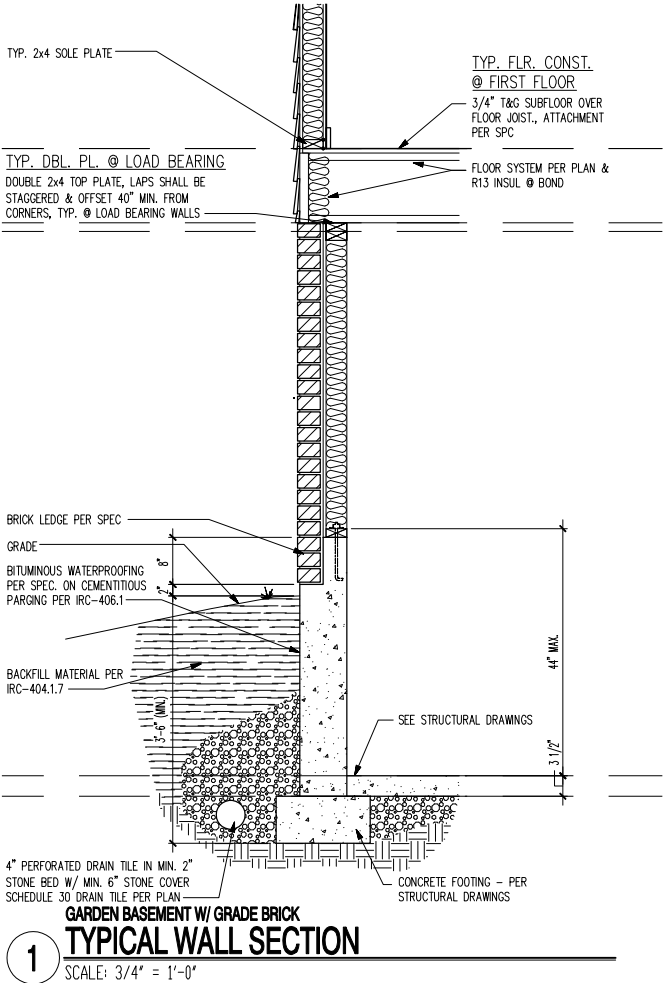


Typical Wall Sections

PRODUCTION MANAGER	
Jamesy Heinzman	
CURRENT RELEASE DATE: 04/28/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE	<b>SINGLE FAMILY</b>
COMMUNITY NAME	<b>RIVER OAKS LOT 99</b>
LAWSON COMMUNITY ID	---
GARAGE HANDING	<b>GARAGE LEFT</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  
 3.31b



1  
 GARDEN BASEMENT W/ GRADE BRICK  
 TYPICAL WALL SECTION  
 SCALE: 3/4" = 1'-0"

ENGINEER OF RECORD: MULHERN & KULP ENGINEERS

ARCHITECT OF RECORD: GODOLCO DESIGN — ARCHITECTS

PROJECT TYPE  
SINGLE FAMILY

COMMUNITY NAME  
RIVER OAKS  
LOT 99  
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

SHEET  
9.10

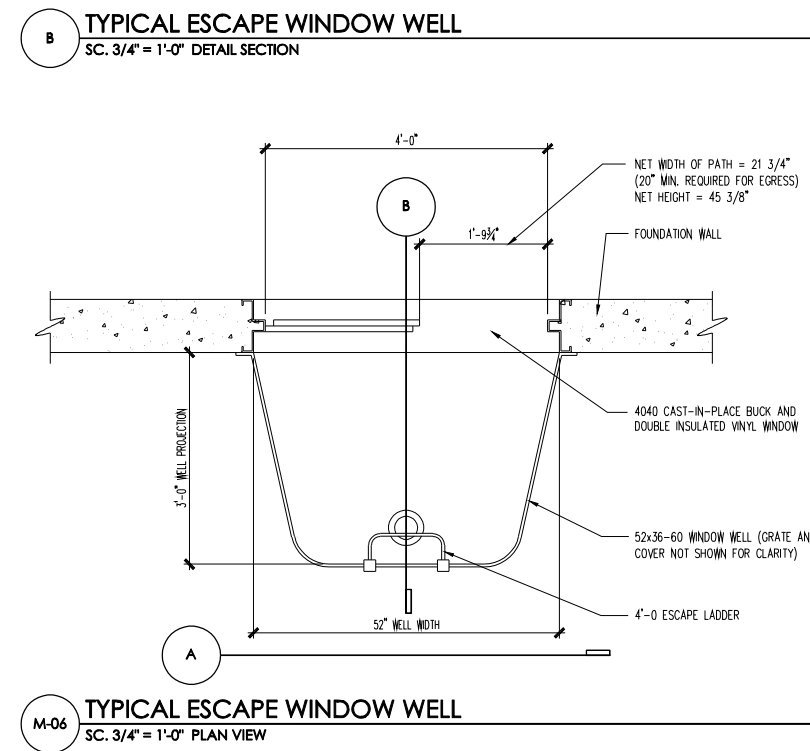
PRODUCTION MANAGER  
Jamey Heinzman  
CURRENT  
RELEASE DATE: 04/28/2017

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

Typical Garden and Walkout Basement Details



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



**A**

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



# OHIO DIVISION -LOT 99

River Oaks



## Atwater

1 - GENERAL BUILDING & DESIGN REQUIREMENTS	8 - DOORS AND WINDOWS	FRAMING:	SQUARE FOOTAGE INDEX:																																																																																																																																																																		
<p>1) THE ATTACHED PLANS &amp; 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 &amp; 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/SHEATING.</p> <p>2) ALL BEARING HEADERS TO BE 2X8 SPF #2 OR EQUAL UNLESS NOTED OTHERWISE.</p> <p>3) ALL 2x10 &amp; 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 &amp; HEADERS SHALL HAVE A MINIMUM OF (1) 2x JACK STUD &amp; (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 PILES 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"><b>ELEVATION 1</b></td></tr><tr><td>FIRST FLOOR</td><td>1606 SQ. FT.</td></tr><tr><td>SECOND FLOOR</td><td>1758 SQ. FT.</td></tr><tr><td>ANSI STAIR</td><td>N/A SQ. FT.</td></tr><tr><td>TOTAL</td><td>3365 SQ. FT.</td></tr><tr><td>GARAGE</td><td>688 SQ. FT.</td></tr><tr><td>PORCH</td><td>210 SQ. FT.</td></tr><tr><td>TOTAL AREA UNDER ROOF</td><td>2504 SQ. FT.</td></tr><tr><td>UNFINISHED BASEMENT</td><td>1504 SQ. FT.</td></tr></tbody></table>		DESCRIPTION OF AREA	AREA	<b>ELEVATION 1</b>		FIRST FLOOR	1606 SQ. FT.	SECOND FLOOR	1758 SQ. FT.	ANSI STAIR	N/A SQ. FT.	TOTAL	3365 SQ. FT.	GARAGE	688 SQ. FT.	PORCH	210 SQ. FT.	TOTAL AREA UNDER ROOF	2504 SQ. FT.	UNFINISHED BASEMENT	1504 SQ. FT.																																																																																																																																													
DESCRIPTION OF AREA	AREA																																																																																																																																																																				
<b>ELEVATION 1</b>																																																																																																																																																																					
FIRST FLOOR	1606 SQ. FT.																																																																																																																																																																				
SECOND FLOOR	1758 SQ. FT.																																																																																																																																																																				
ANSI STAIR	N/A SQ. FT.																																																																																																																																																																				
TOTAL	3365 SQ. FT.																																																																																																																																																																				
GARAGE	688 SQ. FT.																																																																																																																																																																				
PORCH	210 SQ. FT.																																																																																																																																																																				
TOTAL AREA UNDER ROOF	2504 SQ. FT.																																																																																																																																																																				
UNFINISHED BASEMENT	1504 SQ. FT.																																																																																																																																																																				
<b>2 - SITE CONSTRUCTION</b> <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/ DAMPROOFING MATERIALS.</p>	<b>15 - MECHANICALS</b> <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>	<b>ROOF:</b> <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>																																																																																																																																																																			
<b>3 - CONCRETE</b> <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 / DAMPROOFING 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 &amp; FOOTER DEPTH TO BE VERIFIED IN FIELD.</p>	<b>16 - ELECTRICAL</b> <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>	<b>LIGHT &amp; VENT CALCULATIONS:</b>																																																																																																																																																																			
<b>4 - MASONRY</b> <p>1) ALL EXTERIOR BRICK MUST MEET ASTM C-216 FOR "SM" 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>	<b>GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:</b> <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>POWDER 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>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></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></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></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		POWDER 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		SUNROOM	110	8.80	62.00	4.40	26.50																							BATH 1	35	N/A	N/A	37.40	50.00			
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																																																																																																																																																																
POWDER 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																																																																																																																																																																
SUNROOM	110	8.80	62.00	4.40	26.50																																																																																																																																																																
BATH 1	35	N/A	N/A	37.40	50.00																																																																																																																																																																
<b>5 - METALS</b>	<b>WALLS:</b> <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>																																																																																																																																																																				
<b>6 - WOOD AND PLASTICS</b>	<b>FLOORS:</b> <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 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</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 PILES 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>																																																																																																																																																																				
<b>7 - THERMAL &amp; MOISTURE PROTECTION</b> <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 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.</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 &amp; AS PER MANUFACTURERS RECOMMENDATIONS.</p> <p>6) HOUSE WRAP &amp; FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.</p>		<b>APPLICABLE CODES:</b> <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>																																																																																																																																																																			

PLAN SHEET INDEX	
SHT.	DESCRIPTION
0.00	COVER SHEET
1.30b	FULL BASEMENT FOUNDATION PLAN
2.10a	FIRST FLOOR PLAN
2.11a	PLAN DETAILS
2.11b	PLAN DETAILS
2.11c	PLAN DETAILS
2.20a	SECOND FLOOR PLAN
3.30a	TYPICAL BUILDING SECTIONS
3.31a	TYPICAL WALL SECTIONS
3.31b	TYPICAL WALL SECTIONS
6.10	FIRST FLOOR ELECTRICAL PLAN
6.11	SECOND FLOOR ELECTRICAL PLAN
7.01a1	ELEVATION "1" - FRONT AND REAR ELEVATIONS
7.01a2	ELEVATION "1" - SIDE ELEVATIONS & ROOF PLAN
9.10	TYPICAL GARDEN BASEMENT DETAILS
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
S-4.0	WALL BRACING DETAILS
SD.01	TYPICAL FOUNDATION DETAILS
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 Jamey Heinzman CURRENT RELEASE DATE: 04/28/2017	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE <b>SINGLE FAMILY</b>
COMMUNITY NAME <b>RIVER OAKS LOT 99</b> LANSON COMMUNITY ID ---
GARAGE HANDING <b>GARAGE LEFT</b>
SPECIFICATION LEVEL <b>TBD</b>
PLAN NAME <b>ATWATER</b> NPE PLAN NUMBER <b>1642</b> LANSON PLAN ID --- LEGACY PLAN NUMBER / NAME <b>PLAN 3295</b>
SHEET <b>0.00</b>