

APPROVED: STAFF APPROVAL DATE

APPROVED: ENGINEERING DEPT. APPROVAL DATE

APPROVED: LANDSCAPE ARCHITECT APPROVAL DATE

****PRIMARY BENCHMARK:****
TOC/BOC ELEV @ P/L
IN FRONT OF SUBLOT'S 103/104
ELEV. = 1000.36

****SECONDARY BENCHMARK****
TOP STEM OF HYDRANT
IN FRONT OF SUBLOT'S 103/104
ELEV. = 1003.05

****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

PERCENTAGE OF
LOT COVERAGE = 28.6%

HOUSE COVERAGE = 2,568 SQ.FT.
DRIVEWAY COVERAGE = 1,495 SQ.FT.
WALKWAY COVERAGE = 240 SQ.FT.
TOTAL COVERAGE = 4,303 SQ.FT.

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

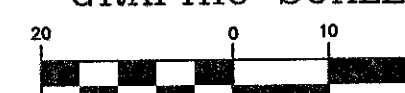
NOTES:
DOWNSPOUTS TO BE CONNECTED TO
STORM SEWER CONNECTION
SUMP PUMP REQUIRED FOR FOOTER DRAINS

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



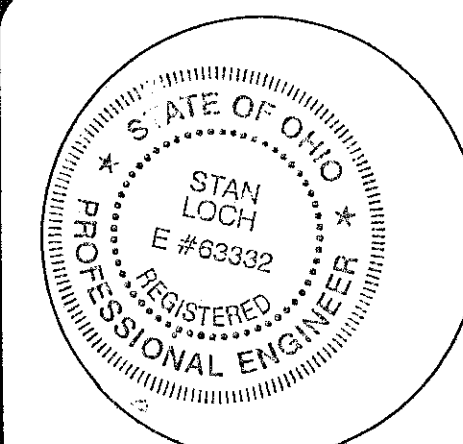
(IN FEET) 1 inch = 20 ft.

DATE OF SURVEY:
FEBRUARY 13th, 2018

TYPE OF HOUSE:
PLAN# DRESDEN
ELEVATION: 7 W/9' GRDN BSMT
GAR: 3 CAR SIDE RIGHT W/FP, SNRM &
GATHERING RM EXT

- 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.

2-19-18
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

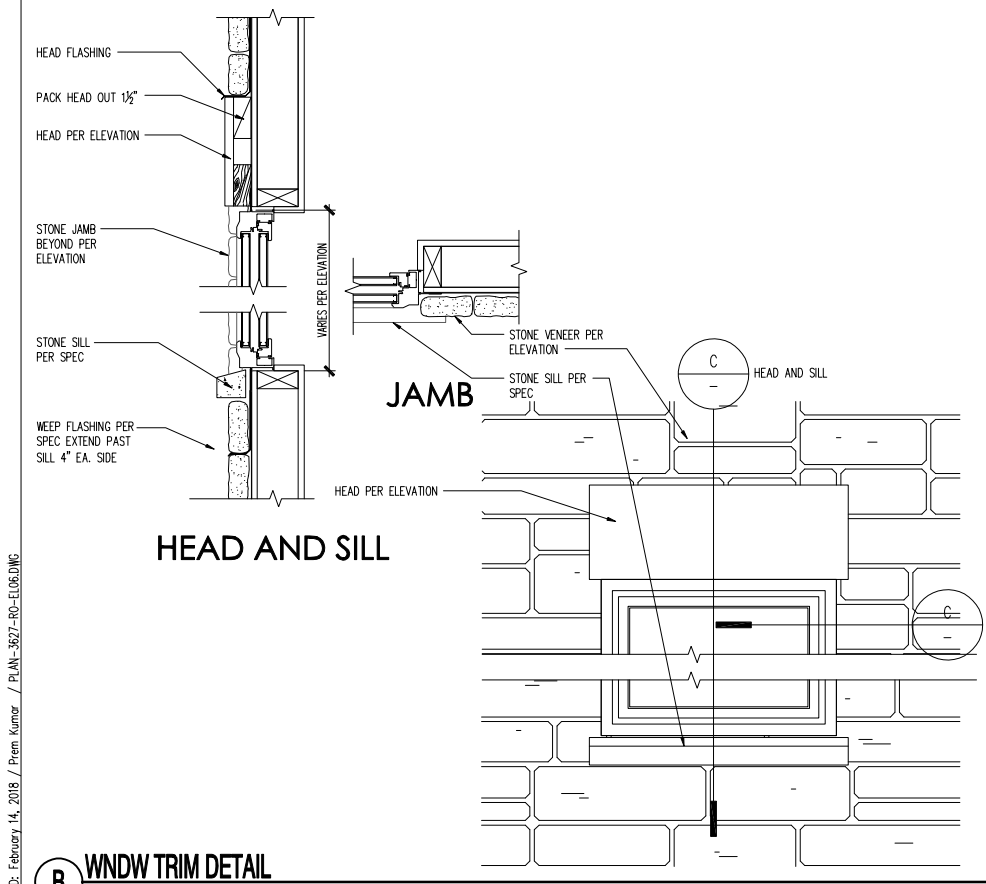
SITE PLAN
FOR
PULTE HOMES
SUBLOT 103
5762 TIMBERLINE TRAIL
IN THE
RESERVE AT RIVER
OAKS SUBDIVISION PH.2
SITUATED IN THE
CITY OF HUDSON
COUNTY OF SUMMIT
STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE		VERT. SCALE	
1" = 20'		DATE	
DRAWN BY		2-19-2018	
KEG		DRAWING NO	
CHECKED BY		River Oaks 2	
SRL		SHEET	
JOB NO		1 OF 1	
20142977-2			

PLOTTED: February 14, 2018 / Prem Kumar / PLAN-3627-RD-CLDGING

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



Front Elevation - 7
Front and Rear Elevations

PRODUCTION MANAGER Jamey Heinzman	
CURRENT RELEASE DATE: 02/14/2018	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 103
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
DRESDEN
NPC PLAN NUMBER
1760
LAWSON PLAN ID

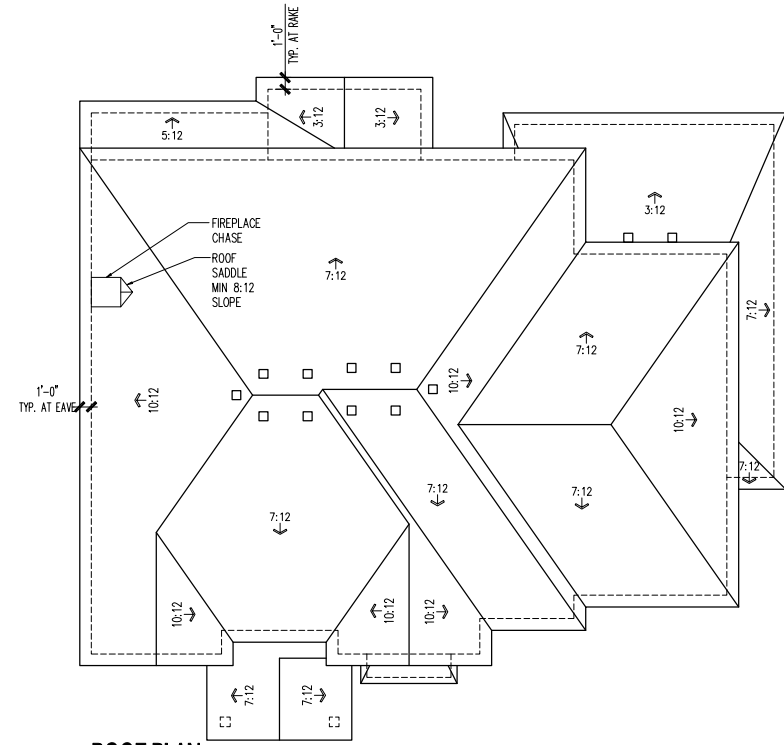
LEGACY PLAN NUMBER / NAME
PLAN 3627

SHEET
7.07a2

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

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

ATTIC VENTILATION SCHEDULE																
19 ELEVATION	1ST FLOOR ROOF			1ST FLR ROOF W/ EXT. GATH.			2ND FLOOR			GARAGE ROOF			N/A			
	LOC	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP	AREA	REQ'D	SUPP
	RIDGE	78	0.13	0.81	138	0.23	0.81	2055	3.43	4.02	278	0.47	0.708			
	EAVE		0.13	0.81		0.23	1.72		3.43	12.75		0.47	4.06			
	TOTAL		0.26	1.62		0.46	2.53		6.86	16.77		0.94	4.77			



ROOF PLAN

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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



Front Elevation - 7
Side Elevations and Roof Plan

PRODUCTION MANAGER
Jamey Heinzman
CURRENT RELEASE DATE: 02/14/2018

REV #	DATE	DESCRIPTION
△		
△		
△		
△		
△		
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 103
LAWSON COMMUNITY ID

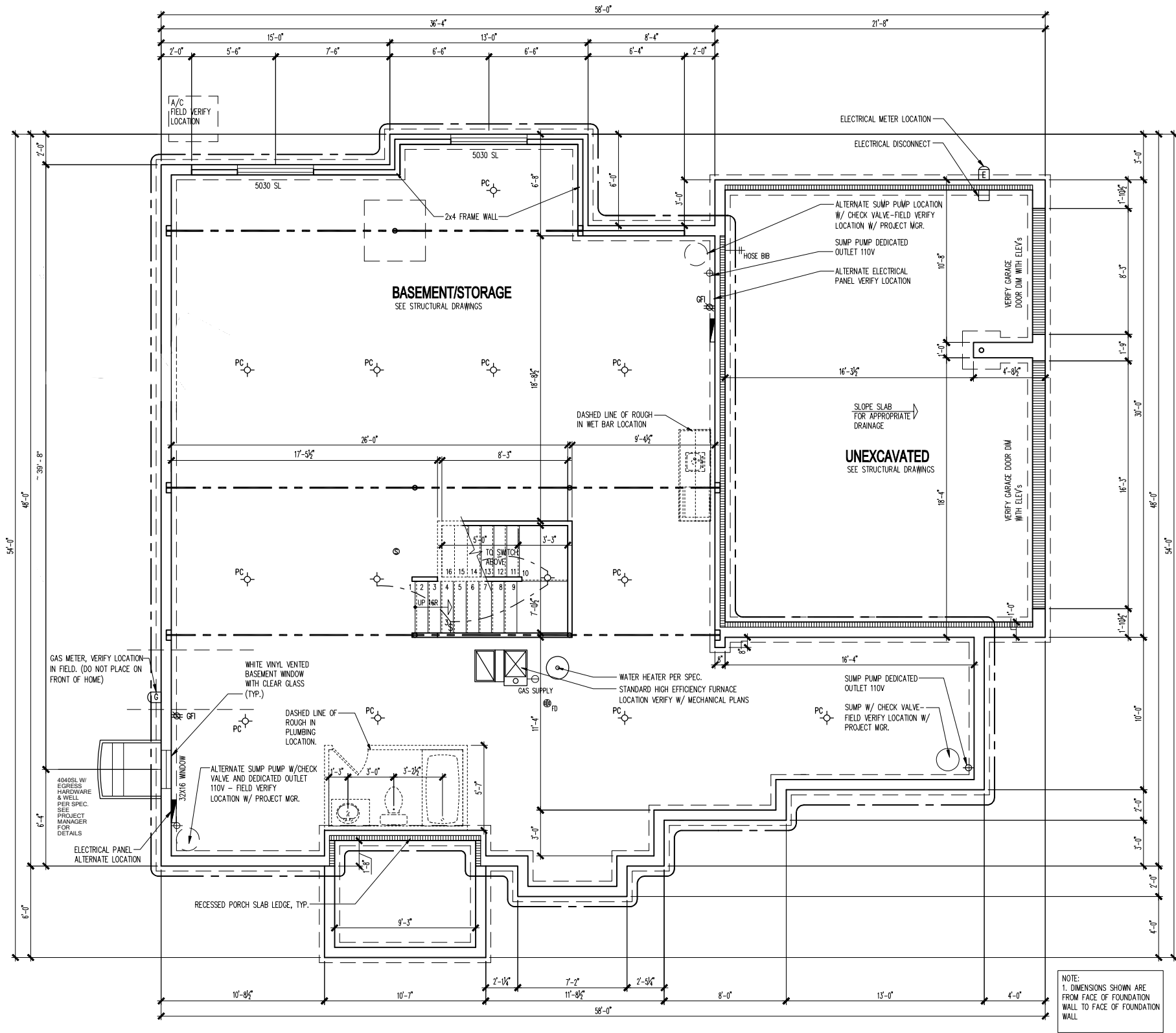
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

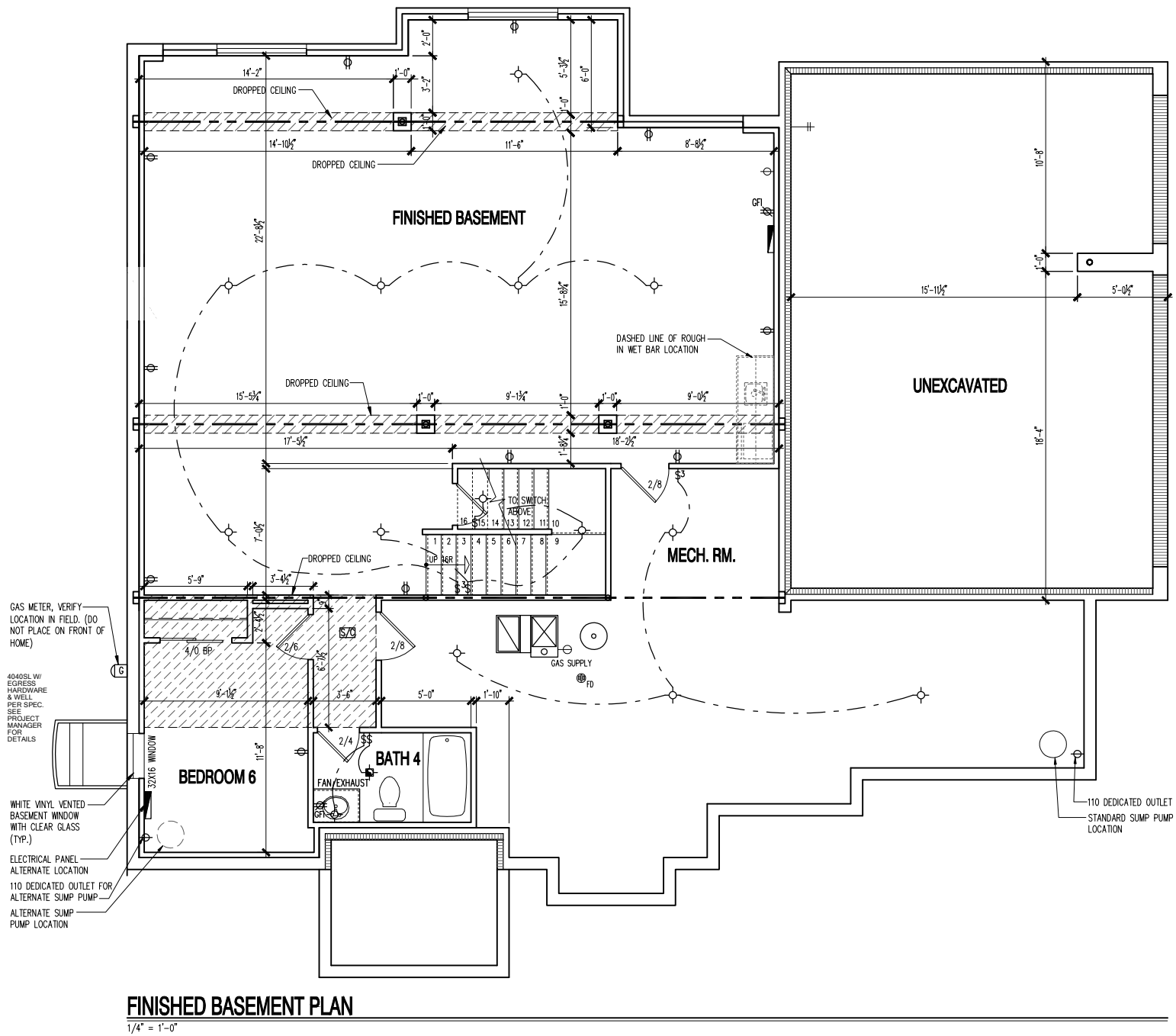
PLAN NAME
DRESDEN
NPC PLAN NUMBER
1760
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3627

SHEET
7.07a3



FOUNDATION PLAN
1/4" = 1'-0"



PRODUCTION MANAGER	
Jammy Heinzman	
CURRENT RELEASE DATE: 02/14/2018	
REV #	DATE / DESCRIPTION
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PROJECT TYPE
SINGLE FAMILY

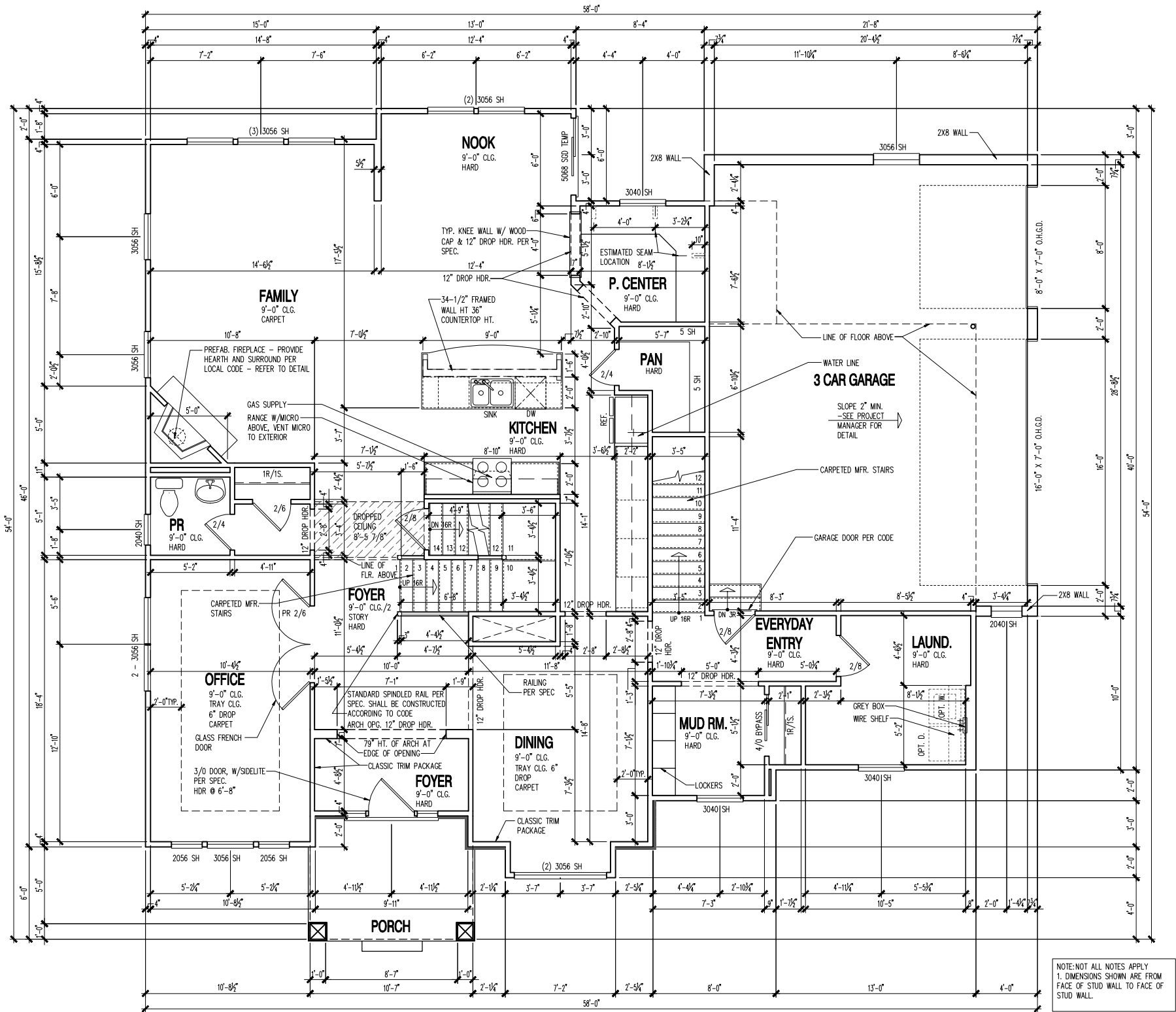
COMMUNITY NAME
RIVER OAKS LOT 103
LAWSON COMMUNITY ID
—

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
DRESDEN
NPC PLAN NUMBER
1760
LAWSON PLAN ID
—
LEGACY PLAN NUMBER / NAME
PLAN 3627

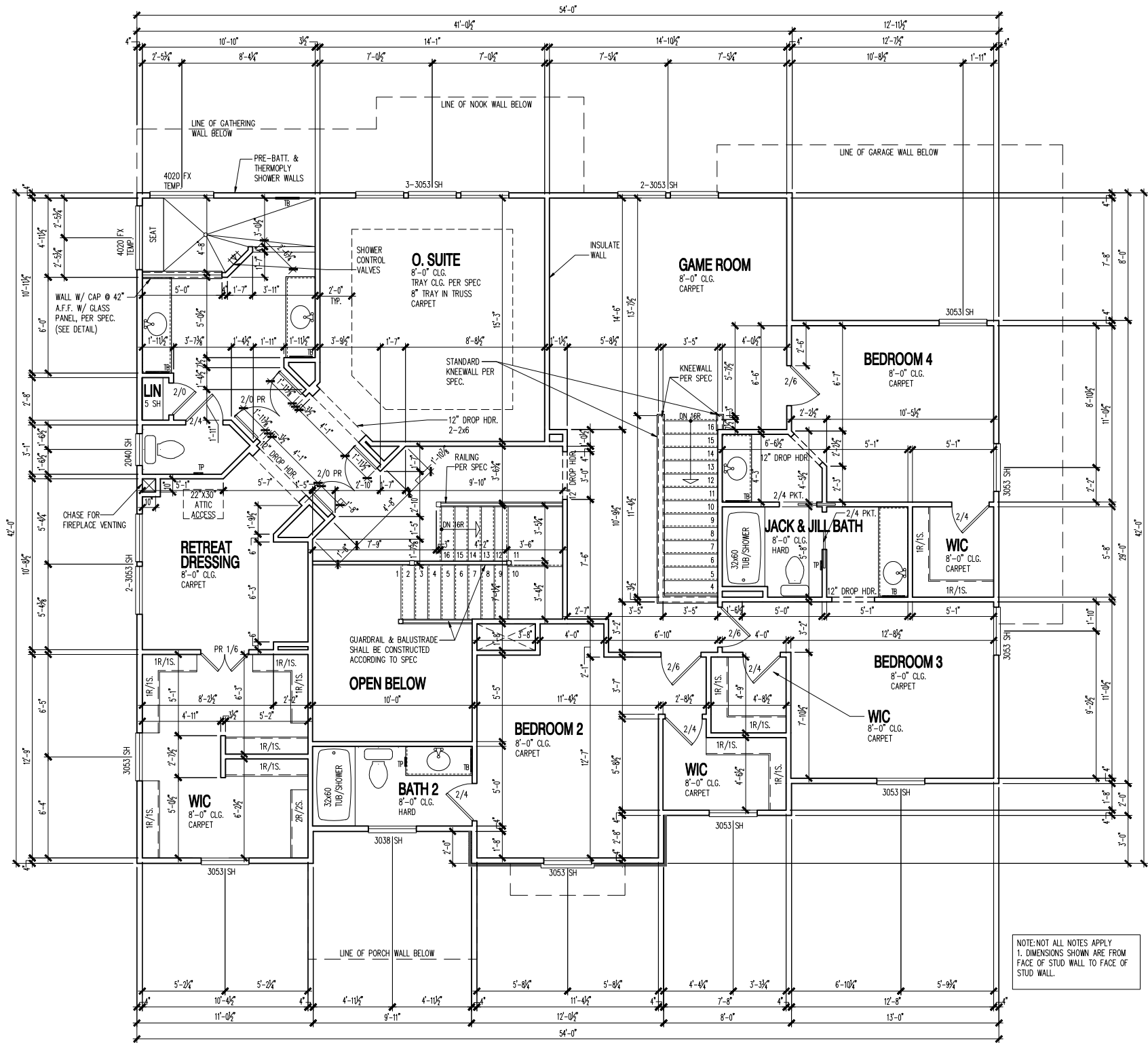
SHEET
2.00



FIRST FLOOR PLAN

1/4" = 1'-0"

REV #	DATE	DESCRIPTION
△		
△		
△		
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△		
△		
△		



SECOND FLOOR PLAN

1/4" = 1'-0"

PRODUCTION MANAGER		
James Heinzyman		
CURRENT RELEASE DATE: 02/14/2018		
REV #	DATE	DESCRIPTION
△		
△		
△		
△		
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PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS
LOT 103
LAWSON COMMUNITY ID

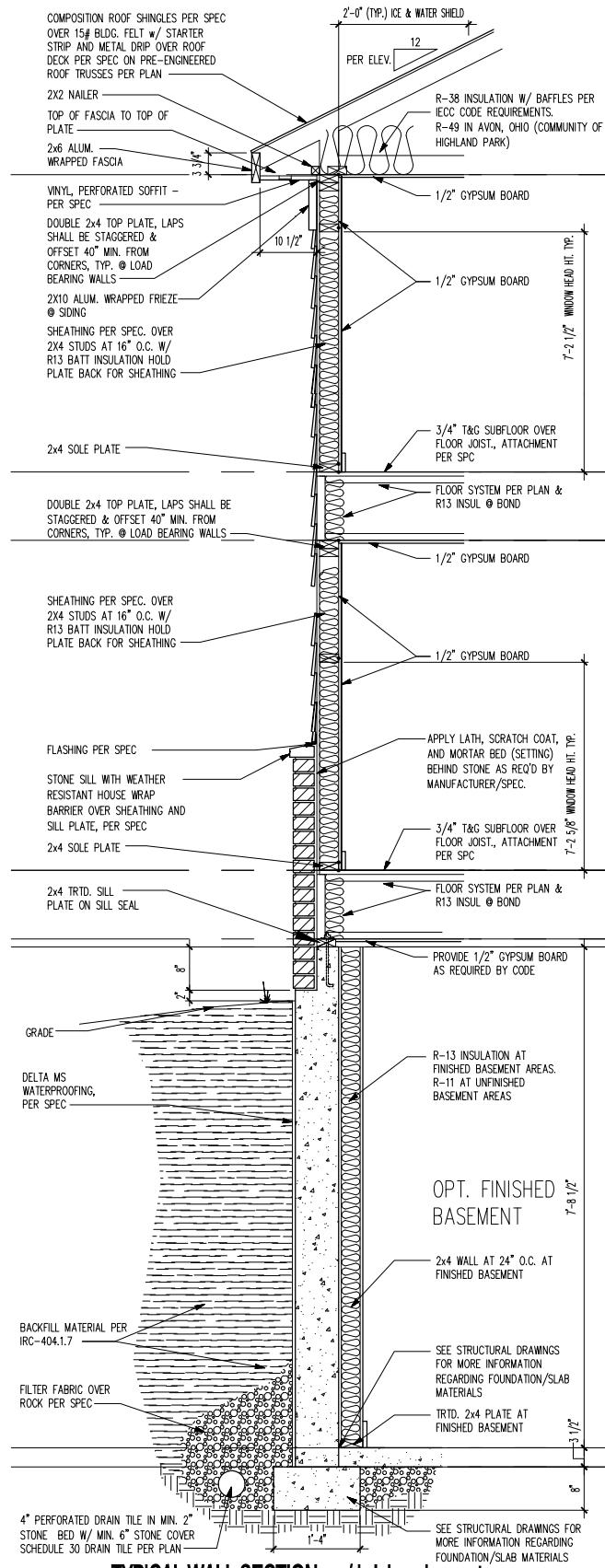
GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
DRESDEN
NPC PLAN NUMBER
1760
LAWSON PLAN ID

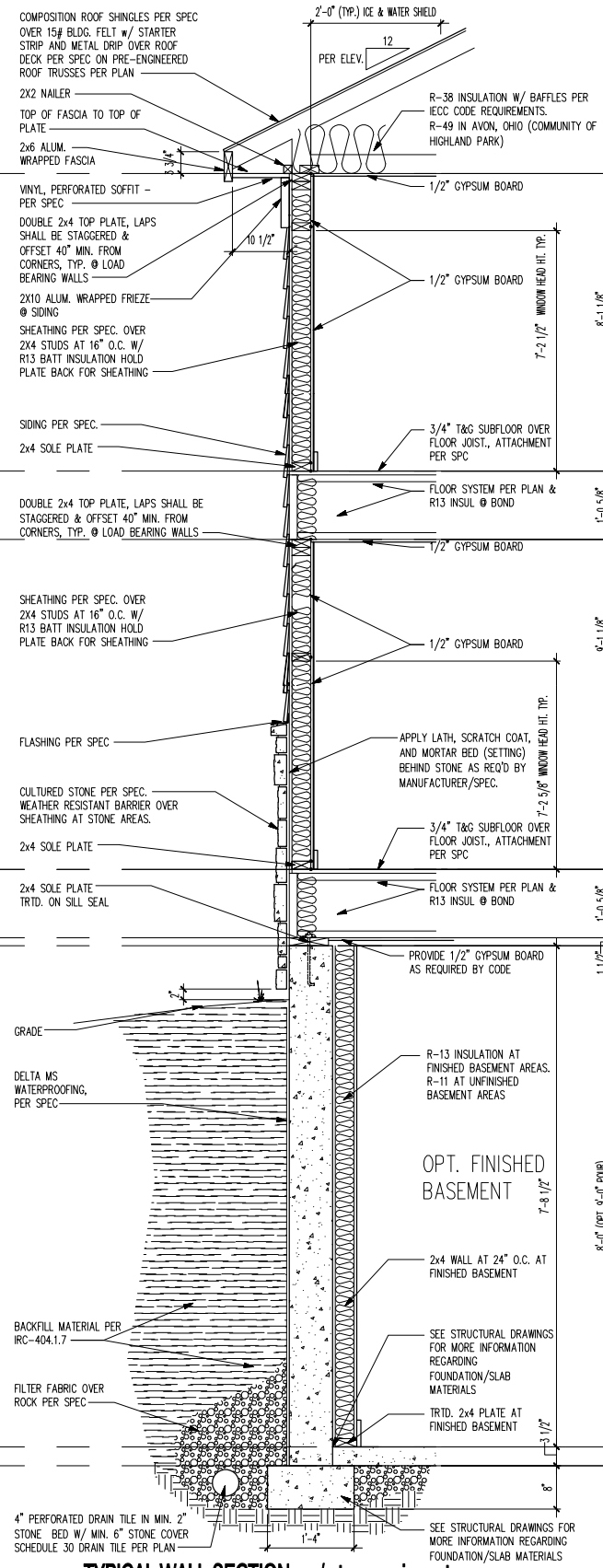
LEGACY PLAN NUMBER / NAME
PLAN 3627

SHEET
2.20a



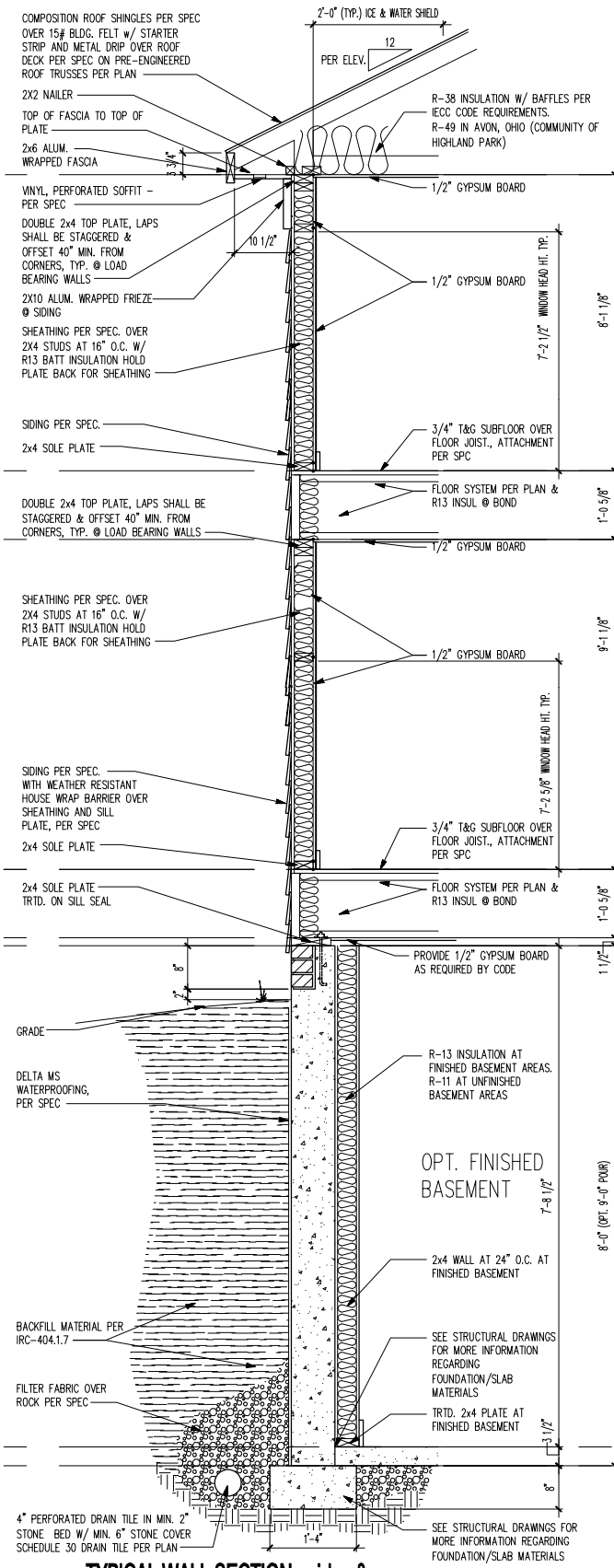
TYPICAL WALL SECTION - w/ brick wainscot

SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - w/ stone wainscot

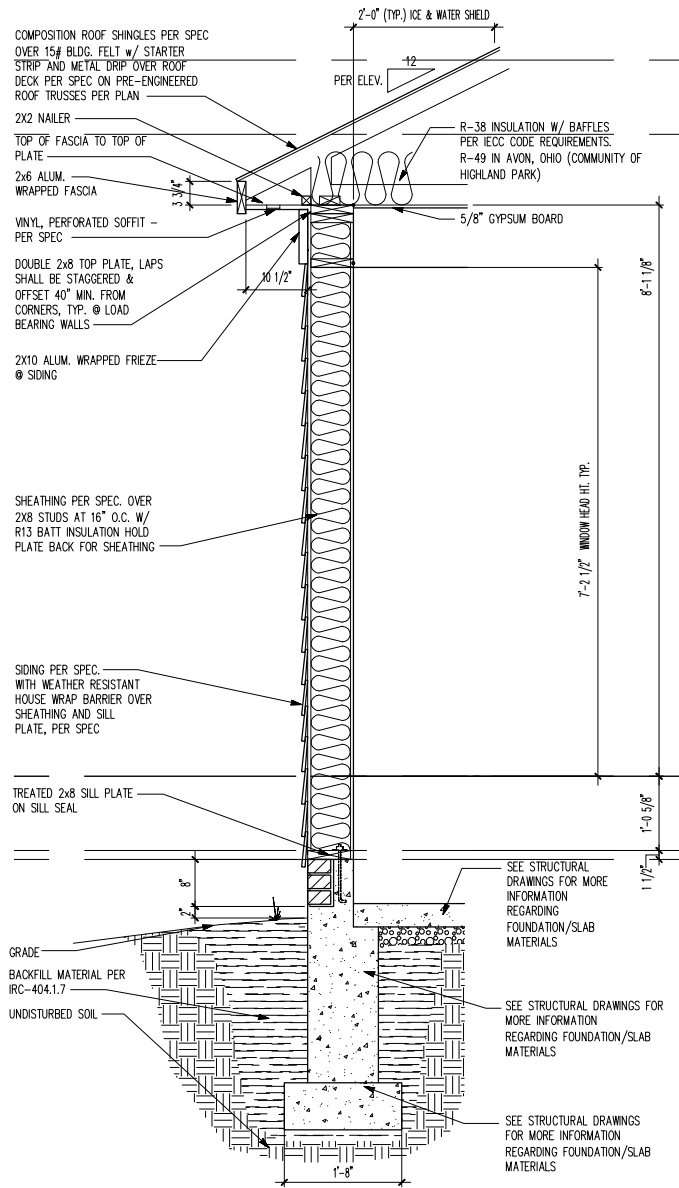
SCALE 1/2" = 1'-0"



TYPICAL WALL SECTION - sides & rear

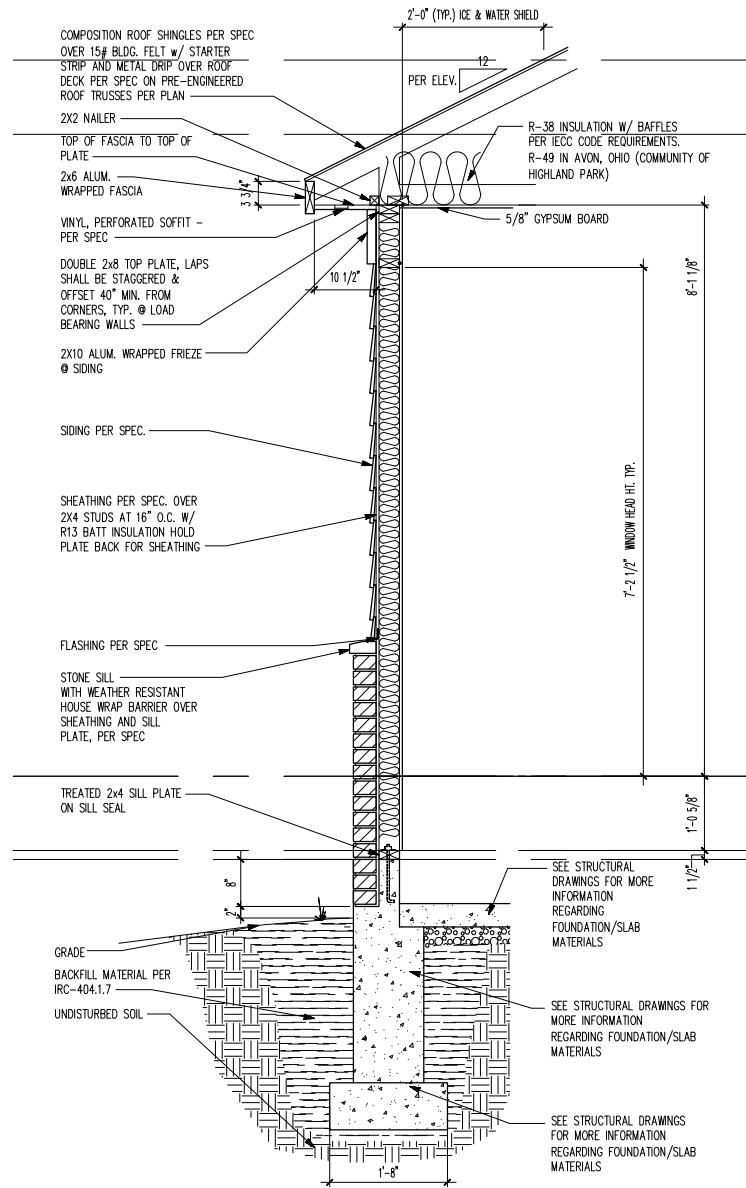
SCALE 1/2" = 1'-0"

NOTE:
I-JOISTS, PER SPEC. REFER TO
JOIST LAYOUTS PROVIDED BY OTHERS



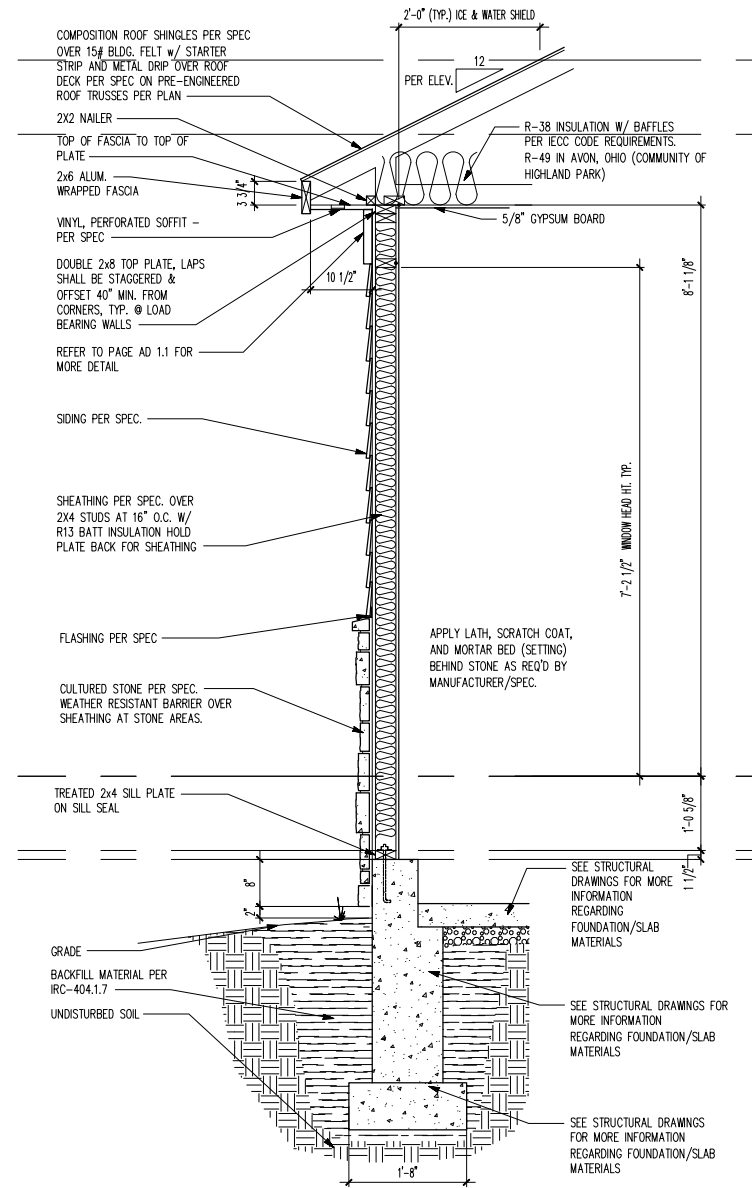
TYPICAL WALL SECTION - garage

SCALE 1/2" = 1'-0"



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

SCALE 1/2" = 1'-0"



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

SCALE 1/2" = 1'-0"

PRODUCTION MANAGER	
Jamey Heinzyman	
CURRENT RELEASE DATE: 02/14/2018	
REV #	DATE / DESCRIPTION
△	
△	
△	
△	
△	
△	
△	
△	

PROJECT TYPE
SINGLE FAMILY

COMMUNITY NAME
RIVER OAKS LOT 103
LAWSON COMMUNITY ID

GARAGE HANDING
GARAGE RIGHT

SPECIFICATION LEVEL
TBD

PLAN NAME
DRESDEN
NPC PLAN NUMBER
1760
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME
PLAN 3627

SHEET
3.31b



OHIO DIVISION LOT - 103

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 & BULDS 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 3000 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/ 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

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

6 - WOOD AND PLASTICS

7 - THERMAL & MOISTURE PROTECTION

1) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

2) ATTIC VENTILATION SHALL BE PROVIDED AT 1/150th OF THE AREA OF THE SPACE VENTILATED. CROSS VENTILATION WITH HALF OF THE VENTILATED AREA SHALL BE PROVIDED BY RIDGE OR GABLE VENTS AND THE OTHER HALF BY EAVE OR CORNICE VENTS. VENTS SHALL BE PLACED SO AS TO NOT ALLOW INFILTRATION OF RAIN OR SNOW.

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

4) PROVIDE ICE-SHIELD PER CODE

5) ROOF VENTING TO BE PROVIDED AS SHOWN. SOFFIT, RIDGE, AND OTHER ROOF VENTS TO BE INSTALLED AS NOTED ON THE DRAWINGS & AS PER MANUFACTURERS RECOMMENDATIONS.

6) HOUSE WRAP & FLASHING TO BE INSTALLED PER PULTE BEST PRACTICES.

8 - DOORS AND WINDOWS

1) WINDOW CALL OUT PER WINDOW SCHEDULE. VERIFY WINDOW MANUFACTURER WITH PROJECT MANAGER

2) REVIEW ALL WINDOW HIGTHS PER PLATE HT. AND VERIFY W/ ELEVATIONS AND CORNICE DETAILS

3) TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS AREAS

4) FRONT DOOR WIDTH AS REQUIRED BY CODE

5) GARAGE DOOR AS REQUIRED BY CODE

6) EMERGENCY - SLEEPING ROOMS SHALL HAVE AT LEAST ONE EGRESS OPENING OF NOT LESS THAN 5.7 SF AND A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

15 - MECHANICALS

1) FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND ARE SUBJECT TO MECHANICAL INSPECTION

2) PROVIDE EXTERIOR AIR INTAKE FOR COMBUSTION AIR.

16 - ELECTRICAL

1) ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC). ALL MATERIAL AND EQUIPMENT SHALL BEAR THE LABEL OF APPROVAL OF THE UNDERWRITERS LABORATORIES, INC.

2) ELECTRICAL CONTRACTOR SHALL VERIFY SPACE REQUIRED FOR METER INSTALLATION BEFORE CONSTRUCTION AND SHALL NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES.

3) VERIFY LOCATION OF ALL RECEPTACLES FOR APPLIANCES WITH MANUFACTURER SPECIFICATIONS.

4) GROUND FAULT INTERRUPTS SHALL BE LOCATED PER THE NEC.

5) ALL SWITCHES SHALL BE INSTALLED AT 3'-2" ABOVE FINISHED FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.

6) ALL CONVENIENCE OUTLETS SHALL BE INSTALLED W/ CENTERLINE OF OUTLET LOCATED 1'-3" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

7) ALL CONVENIENCE OUTLETS WITH SWITCHES TO BE SWITCH AT TOP ONLY.

8) ALL EXTERIOR WALL BRACKET FIXTURES SHALL BE INSTALLED AT 5'-6" ABOVE ADJACENT DOOR SILL HEIGHT TO CENTERLINE OF FIXTURE.

9) APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT AS PER CODE (SEE SHEET 6.XXX FOR LOCATIONS). WHERE MORE THAN ONE DETECTOR IS REQUIRED THEY SHALL BE INTERCONNECTED. POWER SOURCE SHALL BE BUILDING POWER w/ BATTERY BACKUP.

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

GENERAL FRAMING SPECS AND CONSTRUCTION NOTES STAIRS:

1) THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (210 MM) AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (229 MM).

2) HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS.

3) HANDRAIL AND BALUSTRADE (WHERE PRESENT) SHALL BE CONSTRUCTED PER CODE

4) ALL REQUIRED HAND RAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS W/ 2 OR MORE RISERS FROM A POINT ABOVE THE TOP RISER OF A FLIGHT TO A POINT ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND HAND RAIL.

WALLS:

1) ALL STUDS TO BE 2x4 SPF OR EQUAL UNLESS NOTED OTHERWISE.

2) USE DBL. TOP PLATES 16" OC ON BOTH FIRST AND SECOND FLOOR AT ALL EXTERIOR AND LOAD BEARING CONDITIONS ALL OTHER PARTITION WALL USE SINGLE TOP PLATE 24"OC.

FLOORS:

1) STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED PER CODE

2) THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES (38MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76MM) ON MASONRY OR CONCRETE OR AS OTHERWISE SPECIFIED PER CODE

3) ANY CONVENTIONAL FLOOR JOISTS SHOWN DOUBLED ON PLANS TO BE GLUED AT INSTALLATION AND NAILED W/ 3-16d NAILS @ 16" O.C. MULTIPLE PLIES OF ENGINEERED LUMBER TO BE ASSEMBLED PER MANUF. RECOMM.

4) SHOP DRAWINGS FOR ANY AND ALL ENGINEERED FLOOR SYSTEMS TO BE SUBMITTED TO ARCHITECT TO REVIEW IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS. WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS METHODOLOGY, CONTRACTOR TO BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

FRAMING:

1) ALL FRAMING DIMENSIONS TO FACE OF MEMBER/SHEATHING.

2) ALL BEARING HEADERS TO BE 2 X 8 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).

7) TWO-PLY CONVENTIONAL BEAMS TO BE FACE-NAILED W/2 ROWS 16d COMMON NAILS STAGGERED @16" O.C. UNLESS NOTED OTHERWISE. THREE-PLY CONVENTIONAL BEAMS TO BE NAILED AS ABOVE FROM EACH SIDE. MULTIPLE PLIES OF ENGINEERED LUMBER TO BE ASSEMBLED PER MANUF. RECOMM.

8) JOIST HANGERS, WHERE REQUIRED, SHALL BE USED WITHOUT ANGLES.

9) INSTALL FIRE STOPPING AND/ OR DRAFT STOPPING AS REQUIRED.

ROOF:

1) HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT RIDGE DOWN TO BEARING PARTITION. CUT ENDS OF RAFTERS SHALL BE FULLY SUPPORTED WALL AND RIDGE.

2) SHOP DRAWINGS FOR ANY AND ALL ENGINEERED ROOF TRUSS SYSTEMS TO BE SUBMITTED TO ARCHITECT TO REVIEW IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS. WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS METHODOLOGY, CONTRACTOR TO BE BOUND TO PERFORM IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

SQUARE FOOTAGE INDEX:

DESCRIPTION OF AREA	AREA
ELEVATION 7	
FIRST FLOOR	1849 SQ. FT.
SECOND FLOOR	1938 SQ. FT.
ANSI STAIR	N/A SQ. FT.
TOTAL	3787 SQ. FT.
GARAGE	635 SQ. FT.
PORCH 1	83 SQ. FT.
TOTAL AREA UNDER ROOF	2567 SQ. FT.
UNFINISHED BASEMENT	1729 SQ. FT.
FINISHED BASEMENT	1218 SQ. FT.

LIGHT & VENT CALCULATIONS:

ROOM	SQ. FT.	LIGHT REQ'D	LIGHT SUPP	VENT REQ'D	VENT SUPP	NOTES
FIRST FLOOR						
PLANNING CENTER	58	4.56	9.80	2.28	4.00	
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	
OFFICE	190	15.20	27.40	7.60	11.80	
POWDER ROOM	26	N/A	N/A	1.12	50.00	
SECOND FLOOR						
GAME ROOM	216	17.28	35.10	8.64	15.00	
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 2	86	N/A	N/A	94.60	100.00	
BATH 3	51	N/A	8.50	56.10	60.00	
EXT. GATHER. RM	286	22.88	68.50	11.44	29.50	
BATH 1	45	N/A	5.20	49.50	50.00	

Control Date

Rev #	Date	Pages	Comments
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PLAN SHEET INDEX	
SHT.	DESCRIPTION
0.00	COVER SHEET
1.30d	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
3.30b	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
7.07a2	ELEVATION "7" - FRONT AND REAR ELEVATIONS
7.07a3	ELEVATION "7" - 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

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, ENGINEERING
 ARCHITECT OF RECORD: GODOUCO DESIGN - ARCHITECTS

Cleveland Division

387 Medina Rd. Suite 1700

Medina, OH 44256

Cover Sheet

Specifications & General Notes

PRODUCTION MANAGER

Jamey Heinzman

CURRENT RELEASE DATE: 02/14/2018

REV # DATE / DESCRIPTION

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PROJECT TYPE

SINGLE FAMILY

COMMUNITY NAME

RIVER OAKS LOT 103

LAWSON COMMUNITY ID

GARAGE HANDING

GARAGE RIGHT

SPECIFICATION LEVEL

TBD

PLAN NAME

DRESDEN

NPS PLAN NUMBER

1760

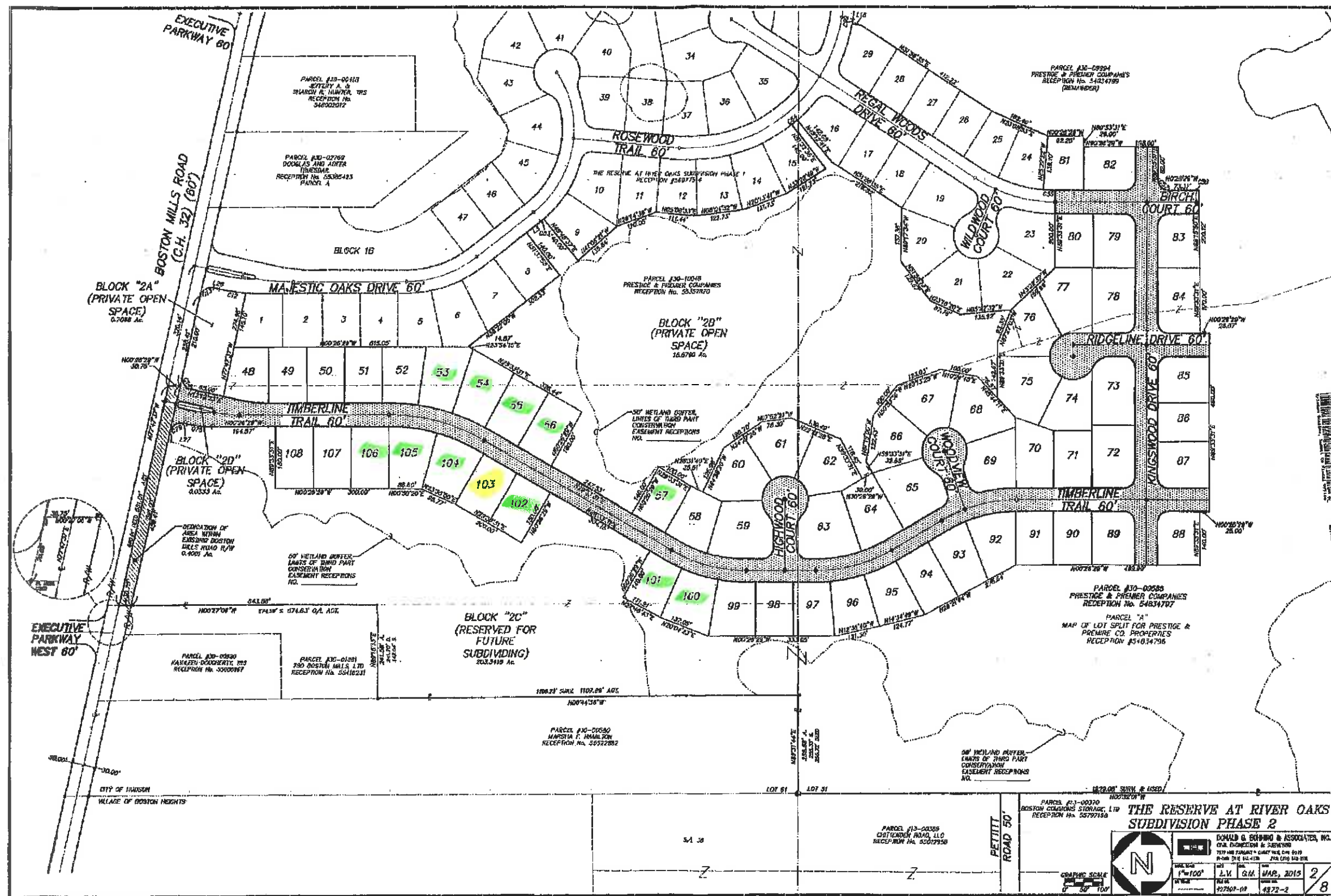
LAWSON PLAN ID

LEGACY PLAN NUMBER / NAME

PLAN 3627

SHEET

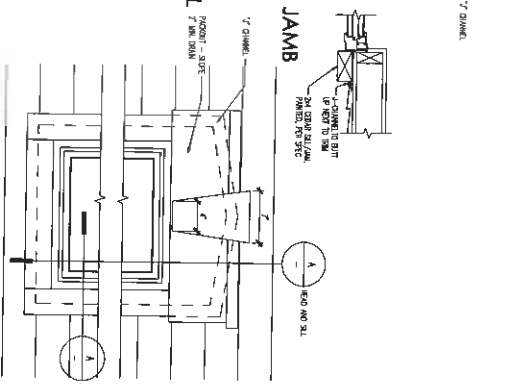
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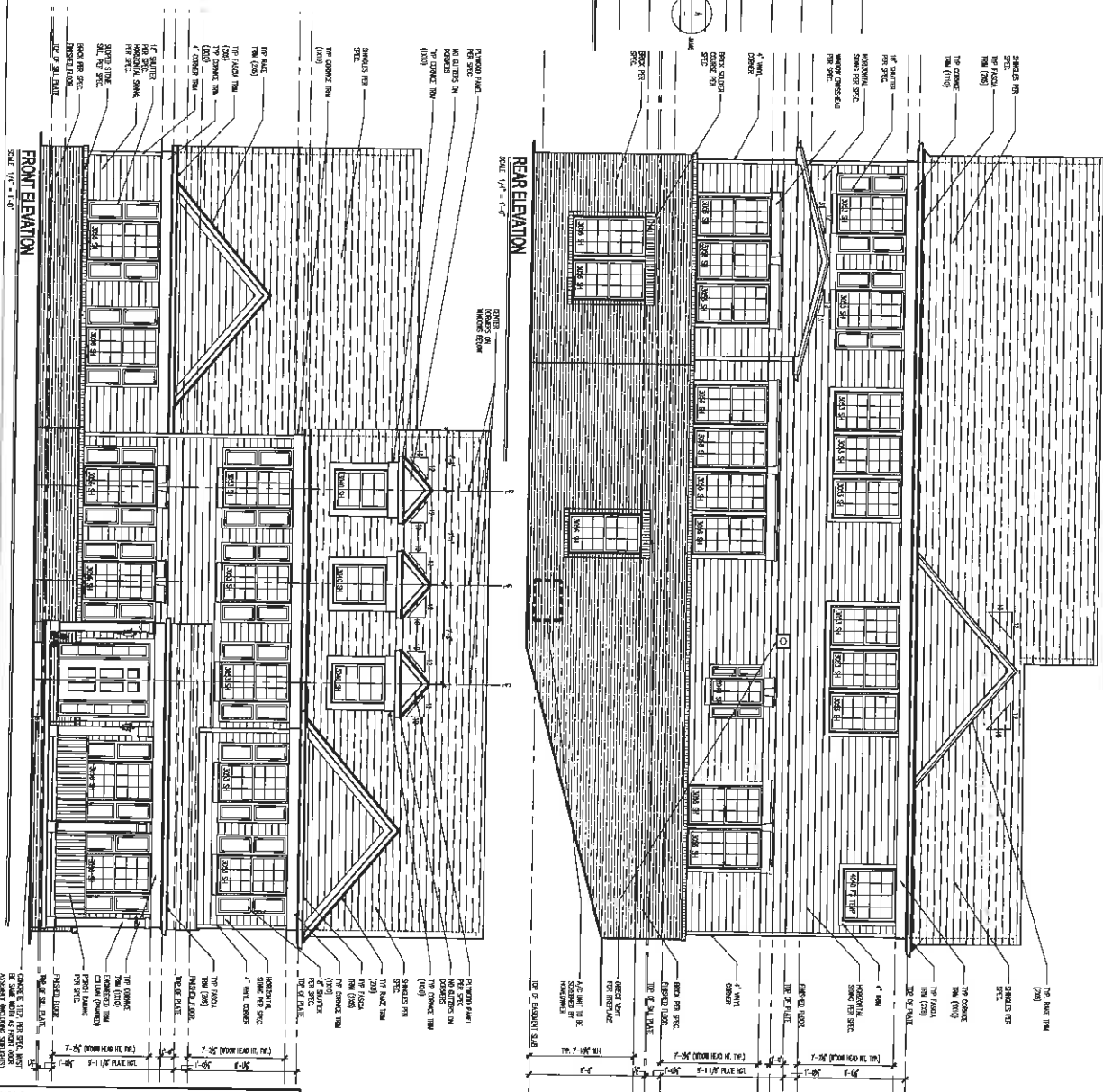
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HEAD AND SIL



FRONT ELEVATION



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SINGELIFAMUDY PROJECT 116 RIVER OAKS LOT 101 LAYER 00400171 B	COUNTY 1406 GARAGE 107 30'00" X 10'00" E.T.E.L. T10	10'00" WIDE BELMONT 10'00" X 10'00" E.T.E.L. 10'00" WIDE LAYER 00400171 B	10'00" X 10'00" E.T.E.L. 10'00" WIDE LAYER 00400171 B
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Front Elevation - 4
Front and Rear Elevations



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102



103



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