

GENERAL CONSTRUCTION NOTES:

MISCELLANEOUS:

FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE OBGA RESIDENTIAL CODE OF OHIO, UNLESS LOCAL BUILDING AND ZONING DEPARTMENTS ADHERE TO A SPECIFIC EDITION.

TRUSSES:

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES. IT IS THE BUILDER AND/OR OWNERS RESPONSIBILITY TO SUPPLY ANY/OR ALL OF THIS INFORMATION IF REQUESTED BY THE BUILDING DEPARTMENT TO ISSUE BUILDING PERMITS.

LIVE LOADS:

IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL POINT LOADS TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS.

THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING LOADS:  
ROOF/SNOW.....25psf    ATTIC.....20psf  
FIRST FLOOR.....40psf    SECOND FLOOR.....40psf  
BALCONIES.....60psf    BASIC WIND SPEED.....90mph

LUMBER:

IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL LUMBER USED FOR THIS PROJECT MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF STRENGTH AND MOISTURE CONTENT SET FORTH BY THE STATE AND LOCAL BUILDING CODES.

TYP. SPF #2 OR BETTER    Fb.....875 psi

ANY MICROLAM (LVL) NOTED ON THESE DRAWINGS MUST MEET THE FOLLOWING DESIGN CRITERIA:  
M.O.E.....1,900,000psi    Fb.....2,600psi

WALL STUDS SHALL BE A MINIMUM OF 2x4's @ 16"o.c. AND SHALL BE ONE PIECE FULL HEIGHT AND A MINIMUM OF (2) STUDS AT EACH SIDE OF ALL OPENINGS THROUGH ALL WALLS UNLESS NOTED OTHERWISE.

REFER TO THE TYPICAL WALL SECTION FOR SUBFLOOR AND ROOF SHEATHING THICKNESSES AND MATERIAL TYPES.

CONCRETE:

ALL CONCRETE SHALL COMPLY WITH ACI 318-08: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318-03: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 psi. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED PER RCO SECTION 402.2.

STEEL:

ALL STEEL BEAMS AND COLUMNS ARE DESIGNED FOR A992 GR. 50 STEEL. ANCHOR BOLTS SHALL CONFORM TO ASTM A307-07b. ALL REINFORCING STEEL SHALL BE GRADE 60. FOR ALL STEEL COLUMNS, BEARING PLATES AND ANCHOR BOLTS BELOW GRADE, ENCASE WITH A MINIMUM OF 3" CONCRETE COVER.

SOIL BEARING:

FOUNDATIONS SHOWN ON THESE DRAWINGS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,500 psf. WALLS ARE DESIGNED FOR AN EQUIVALENT FLUID PRESSURE OF 55 pcf. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO DETERMINE THAT THE SOIL IS ADEQUATE TO SUPPORT THIS BUILDING ON THE FOUNDATION AND THE WALLS SHOWN, AND ALSO, DETERMINING THAT THE TOTAL AND DIFFERENTIAL SETTLEMENTS OF THE FOUNDATIONS ARE WITH IN THE TOLERABLE LIMITS OF THIS STRUCTURE AND THAT 55 pcf IS THE CORRECT WALL LOADING. THE BUILDER AND/OR OWNER IS ENCOURAGED TO OBTAIN THE SERVICES OF A SOILS ENGINEERING FIRM TO DETERMINE THE SUITABILITY OF THE FOUNDATIONS AND THE WALLS SHOWN ON THESE DRAWINGS TO SAFELY SUPPORT THE STRUCTURE WITH NO DETRIMENTAL EFFECT TO THE BUILDING.

GENERAL CODE REQUIREMENTS

Reference sections 1061.3 and chapter 44 of the Residential Code of Ohio

ROOFS:

ROOF SHINGLES SHALL BE APPLIED OVER A MINIMUM OF ONE PLY OF #15 FELT. FELT SHALL BE LAID PARALLEL TO THE EAVES, WITH A 2" TOP LAP AND 4" END LAP. FOR A ROOF WITH A 4/12 OR LESS PITCH REFER TO RCO SECTION 905.2. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS.

ATTICS:

ALL ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION WITH THE NET FREE VENTILATING AREA NOT LESS THAN 1/300 OF THE AREA TO BE VENTILATED. ALL OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND RAIN.

PLUMBING, MECHANICAL, ELECTRICAL:

ALL PLUMBING, ELECTRICAL, HEATING AND COOLING SYSTEMS SHALL COMPLY WITH ALL ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. PLUMBING SHALL ALSO COMPLY WITH THE OHIO PLUMBING CODE. ELECTRICAL SHALL ALSO COMPLY WITH THE NATIONAL ELECTRIC CODE AND THE 2019 RESIDENTIAL CODE OF OHIO.

SMOKE & CARBON DETECTORS:

ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

FIRESTOPPING:

SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: CONCEALED SPACES OF STUD WALLS AND PARTITIONS AT THE CEILING AND FLOOR, OR ROOF LEVELS. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS OVER CABINETS, DROP CEILINGS, ETC. ALSO AROUND VENTS, PIPES, AND CHIMNEYS AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.

INSULATION:

INSULATION SHALL BE INSTALLED AND ALSO COMPLY WITH ALL MINIMUM ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. REFER TO THE TYPICAL WALL SECTION FOR R-VALUES AND LOCATIONS.

SHEATHING:

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION 602.10. NAILLED W/ 8d NAILS AT 6" o.c. AT ALL PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS

FOOTINGS:

ALL FOOTINGS SHALL EXTEND TO OR BELOW THE MINIMUM FROST LINE DEPTH OF 42" PER RCO SECTION 402.2.

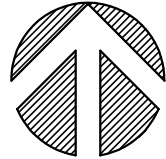
FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2019 RCO AND INSTALLED PER THE ORDINANCES SET FORTH THE BY THE LOCAL GOVERNING BUILDING AND ZONING DEPARTMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THE ROUGH-OPENING DIMENSIONS FOR ALL PRE-FAB FIREPLACES WITH THE ACTUAL UNIT TO BE INSTALLED, PRIOR TO FRAMING.

RADON:

IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR TO KNOW THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE BUILDER AND/OR OWNER SHALL DECIDE WHAT ACTION, IF ANY, SHOULD BE TAKEN CONCERNING RADON. IT IS NOT THE RESPONSIBILITY OF SOJOURN ARCHITECTS, LLC TO DETERMINE IF A RADON ABATEMENT SYSTEM IS REQUIRED.



 **SITE PLAN**  
S: 1" = 40'-0"

# Scavone Residence

90 AURORA STREET - HUDSON, OH

GENERAL DISCLAIMER NOTES:

NOTE 1: SOJOURN ARCHITECTS LLC IS NOT A SURVEYING COMPANY. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE "DESIGN PHASE". DURING THE DESIGN PROCESS ANY SITE STUDY DRAWN BY SOJOURN ARCHITECTS, LLC WILL BE USED TO DETERMINE AN ESTIMATED BUILDABLE AREA AND AT NO TIME IS SOJOURN ARCHITECTS, LLC RESPONSIBLE FOR THE LOCATION OF THE HOUSE ON THE LOT, ANY UTILITIES, BUILDING ELEVATIONS OR GRADING INFORMATION.

NOTE 2: SOJOURN ARCHITECTS, LLC IS NOT A MECHANICAL ENGINEER AND DOES NOT ALWAYS CONSULT WITH A MECHANICAL ENGINEER FOR MECHANICAL SCHEMATICS DRAWN BY SOJOURN ARCHITECTS, LLC. ALL HVAC, PLUMBING AND/OR ELECTRICAL SCHEMATICS DRAWN BY SOJOURN ARCHITECTS, LLC ARE "SUGGESTED" AND FOR USE ONLY TO FULFILL THE BUILDING DEPARTMENTS PLAN SUBMITTAL REQUIREMENTS. IT WILL BE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO HAVE ALL ACTUAL MECHANICAL SYSTEMS DESIGNED AND INSTALLED BY LICENSED MECHANICAL SPECIALISTS. SOJOURN ARCHITECTS, LLC ASSUMES NO RESPONSIBILITY FOR ANY MECHANICAL INSTALLATIONS AND/OR ISSUES RELATED TO THEIR INSTALLATION.

NOTE 3: SOJOURN ARCHITECTS, LLC IS NOT A TRUSS MANUFACTURER OR DESIGNER. ENGINEERED ROOF TRUSSES ARE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER, LUMBER COMPANY AND TRUSS MANUFACTURER. TRUSS DESIGNED ROOF PLANS ARE TO BE REVIEWED BY THE TRUSS MANUFACTURER PRIOR TO PRINTING FINAL CONSTRUCTION SETS. DURING THIS REVIEW PROCESS IT WILL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY THAT ALL PLATE HEIGHTS, HEEL HEIGHTS AND ROOF PITCHES WILL CREATE A BUILDABLE TRUSS PACKAGE. THE TRUSS MANUFACTURER IS ALSO RESPONSIBLE TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM, POST OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER, BUILDER AND/OR OWNER SHALL CONTACT SOJOURN ARCHITECTS, LLC TO UPDATE THE PLAN SET. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO FIELD VERIFY ALL AS-BUILT DIMENSIONS OF FOUNDATION AND FRAMING PRIOR TO ORDERING TRUSSES. SOJOURN ARCHITECTS, LLC ASSUMES NO RESPONSIBILITY FOR TRUSSES ORDERED SOLELY FROM THIS SET OF CONSTRUCTION DOCUMENTS. SOJOURN ARCHITECTS, LLC ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION SCHEDULE CHANGES OR DELAYS DUE TO ANY ENGINEERED ROOF TRUSS ISSUES.

NOTE 4: THE BUILDER, SUB-CONTRACTORS AND / OR OWNER ARE RESPONSIBLE TO VERIFY THAT ALL THE BUILT STRUCTURE MATCHES THE PLANS AS DRAWN AND DESIGNED. SOJOURN ARCHITECTS, LLC IS NOT RESPONSIBLE FOR STRUCTURAL OR NON STRUCTURAL ISSUES RELATED TO SOIL CONDITIONS.

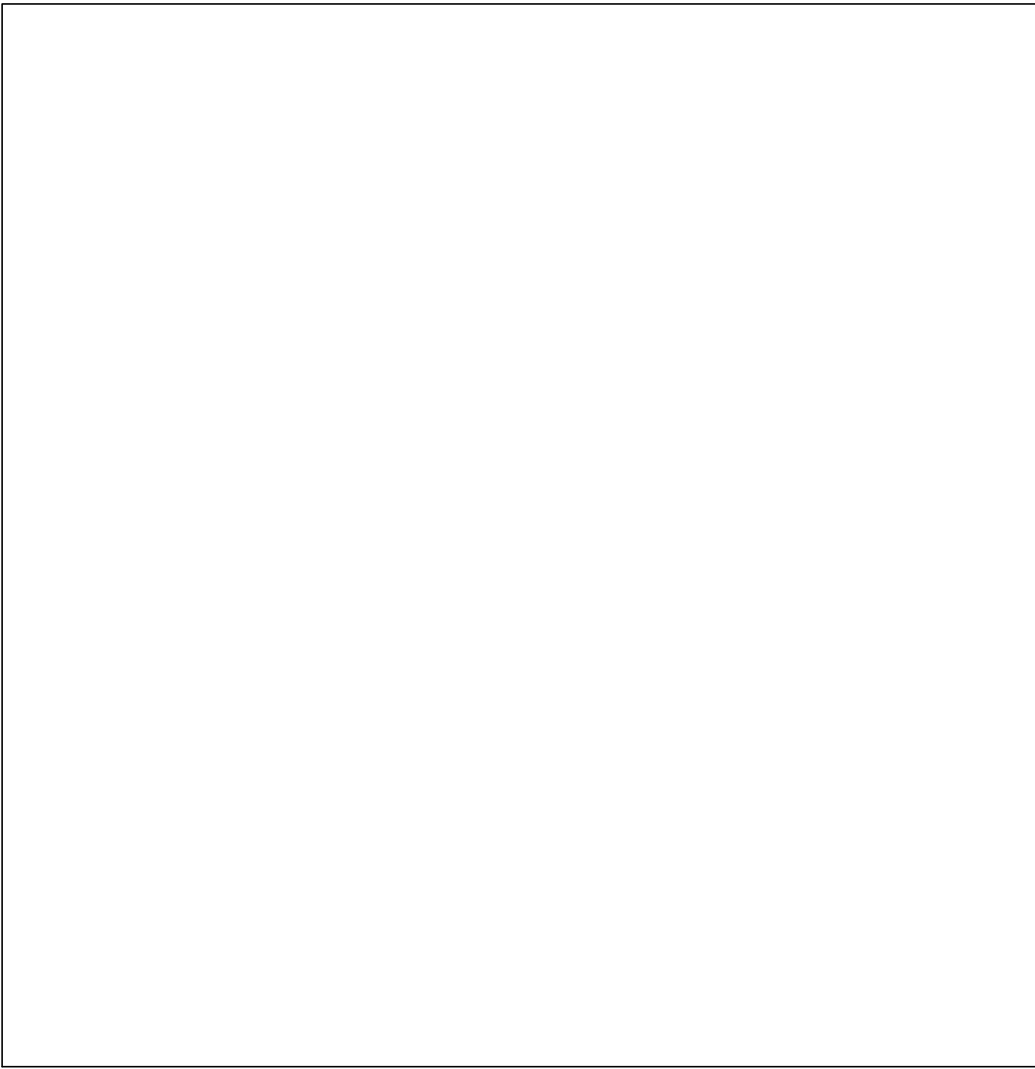
NOTE 5: ALL WINDOWS ON PLANS ARE DRAWN IN NOMINAL INCH SIZES. IT IS THE RESPONSIBILITY OF THE BUILDER, WINDOW SALES PERSON AND / OR OWNER TO VERIFY THE ACTUAL WINDOW MANUFACTURERS CUT SHEET MATCHES THE FLOOR PLANS AND ALSO THE EXTERIOR ELEVATION DRAWINGS. DURING PLAN DESIGNING, SOME FLOOR PLAN NUMBERS DO NOT GET UPDATED TO WHAT THE EXTERIOR ELEVATION DRAWINGS REFLECT AND THUS NEED TO BE VERIFIED BY THE WINDOW SALES PERSON. IT IS RECOMMENDED THAT ALL WINDOW CUT SHEETS ARE SENT TO SOJOURN ARCHITECTS, LLC FOR REVIEW PRIOR TO ANY WINDOW ORDER BEING PLACED.

NOTE 6: ANY DESIGN, PLAN FLIP, SITE STUDY, MECHANICAL OR TRUSS RELATED CHANGES AND/OR ISSUES BROUGHT TO SOJOURN ARCHITECTS, LLC AFTER THE PRINTING OF FINAL CONSTRUCTION SETS WILL BE CONSIDERED CHANGES TO THE DRAWINGS AND BILLED.

SQUARE FOOTAGE TABLE:

TOTAL ALTERED FOOTPRINT: 140.06 S.F.

BUILDING DEPARTMENT USE:



INDEX TO DRAWINGS

SH#	SHEET NAME
C101	COVER SHEET
A101	PLANS, ELEVATIONS & DETAILS

PLAN DESIGN & CONSTRUCTION CRITERIA  
BASED ON THE FOLLOWING CODES:  
2019 Residential Code of Ohio (RCO)  
2023 National Electric Code (NEC)  
2024 Ohio Mechanical Code (OMC)  
2024 Ohio Plumbing Code (OPC)  
2017 International Energy Conservation Code (IECC)



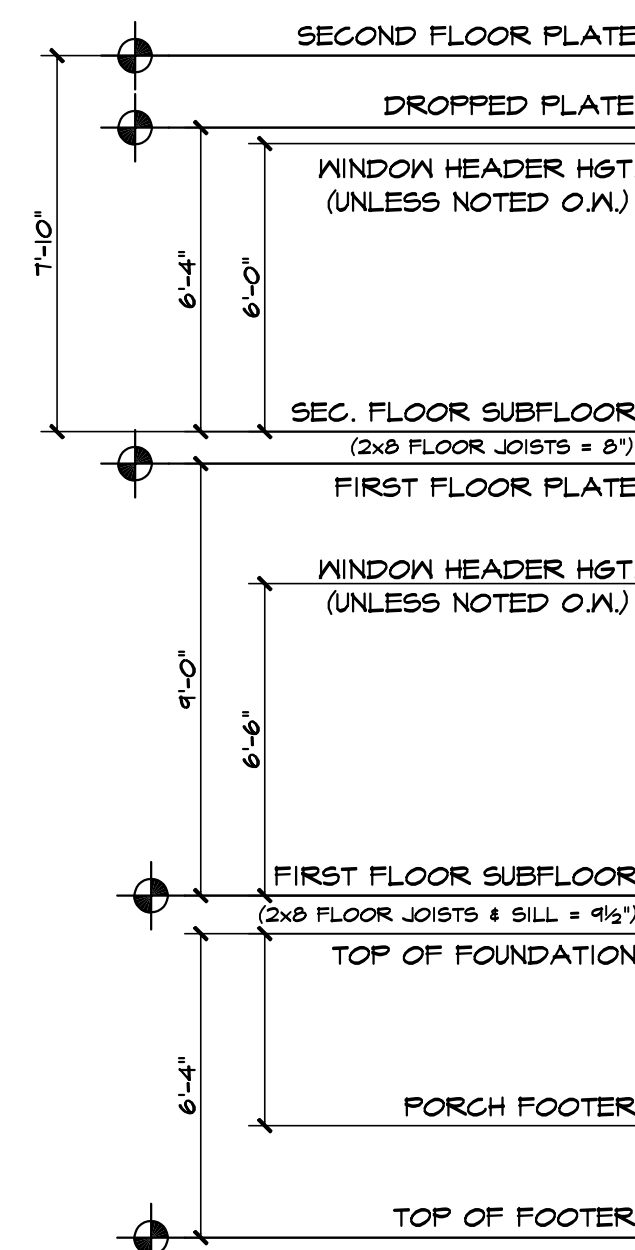
2025-07-07	PRELIM PLANS
2025-07-29	PERMIT

**2025.07.29**

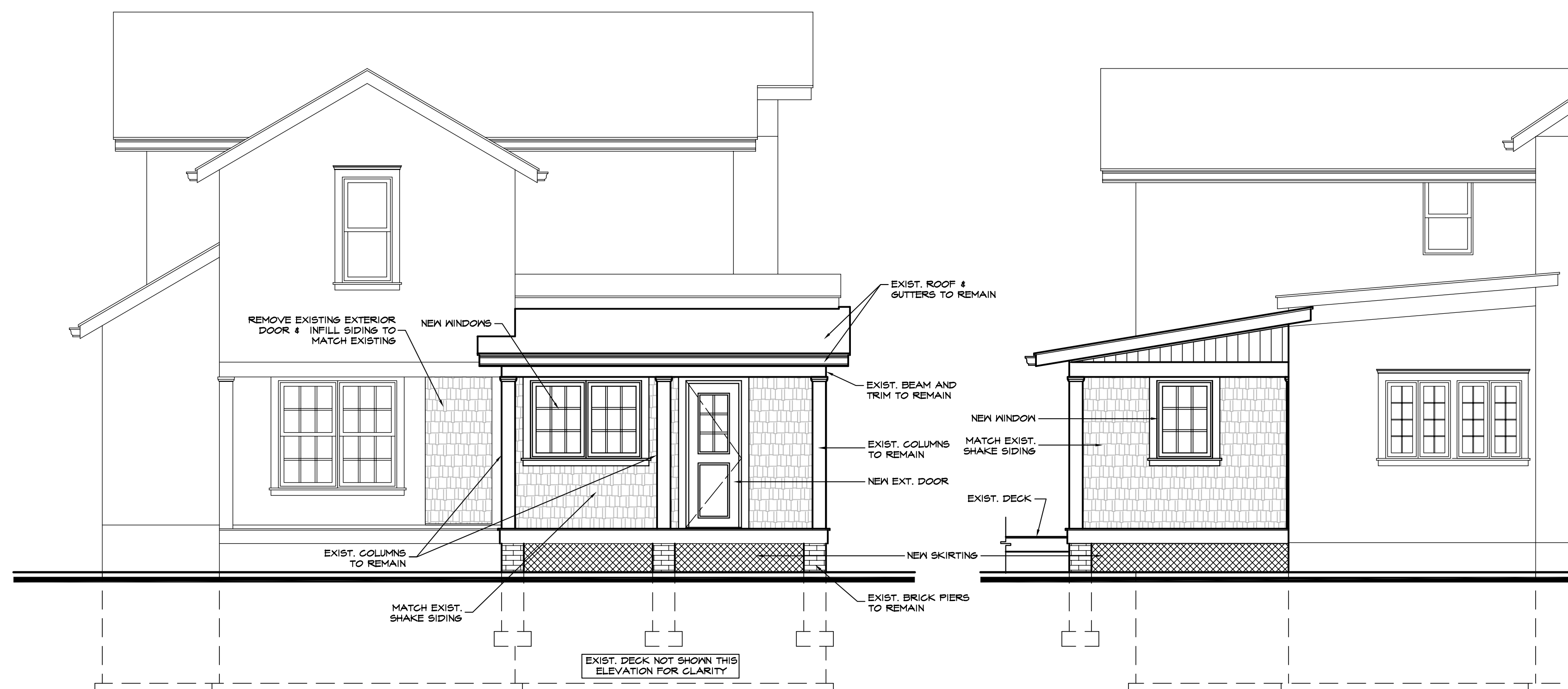
COVER SHEET

**C101**

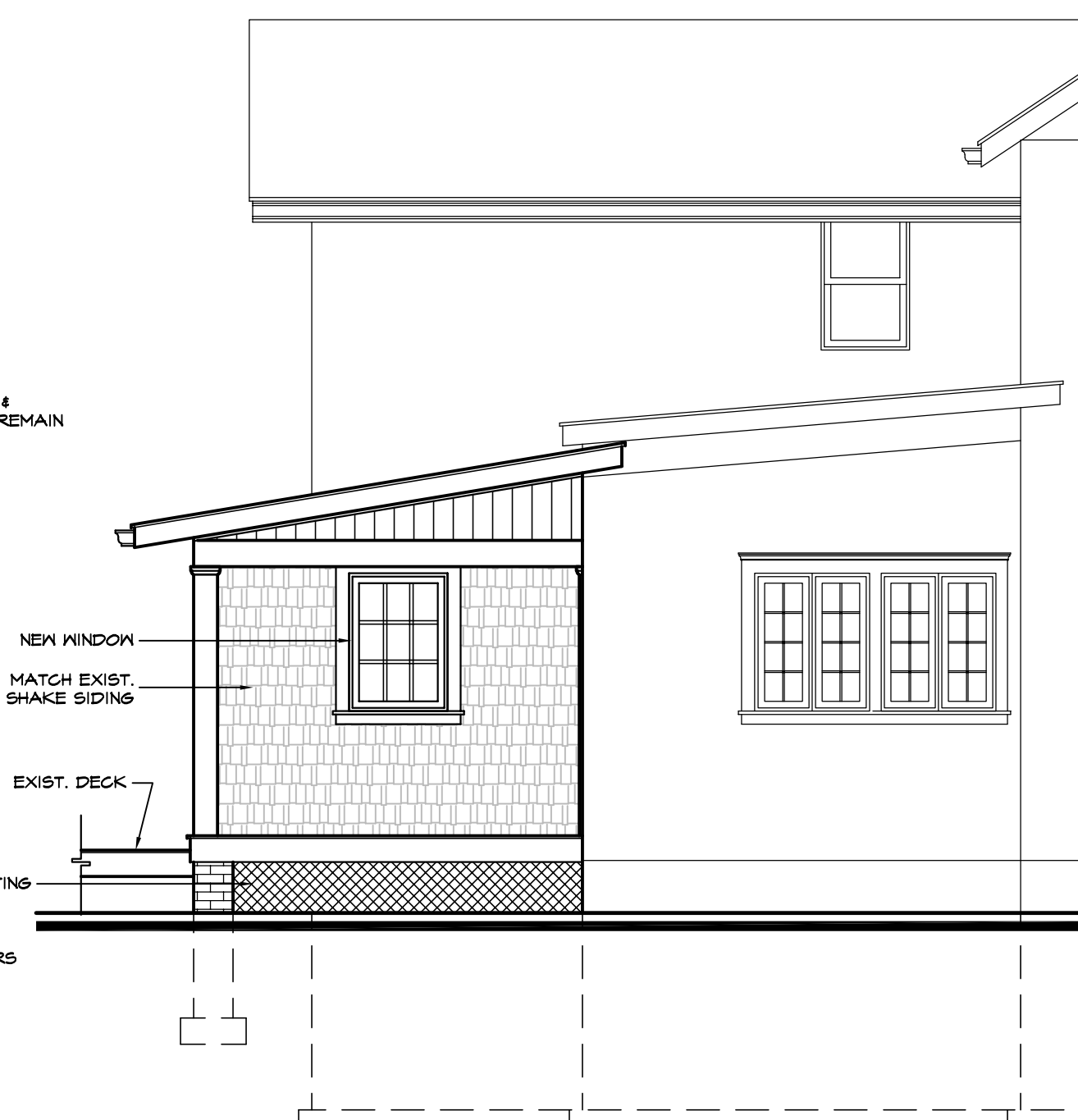




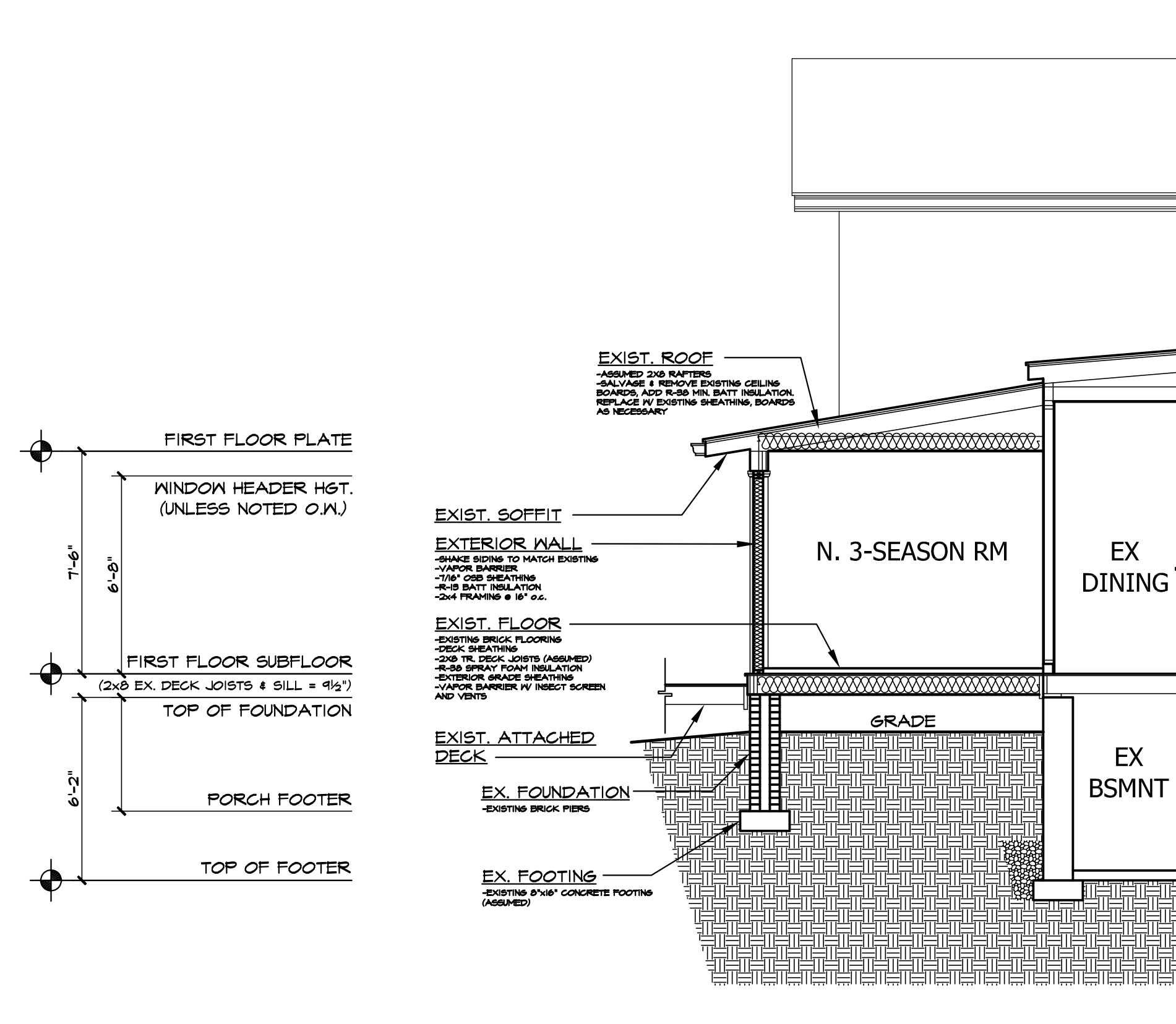
RIGHT SIDE ELEVATION  
S: 1/4" = 1'-0"



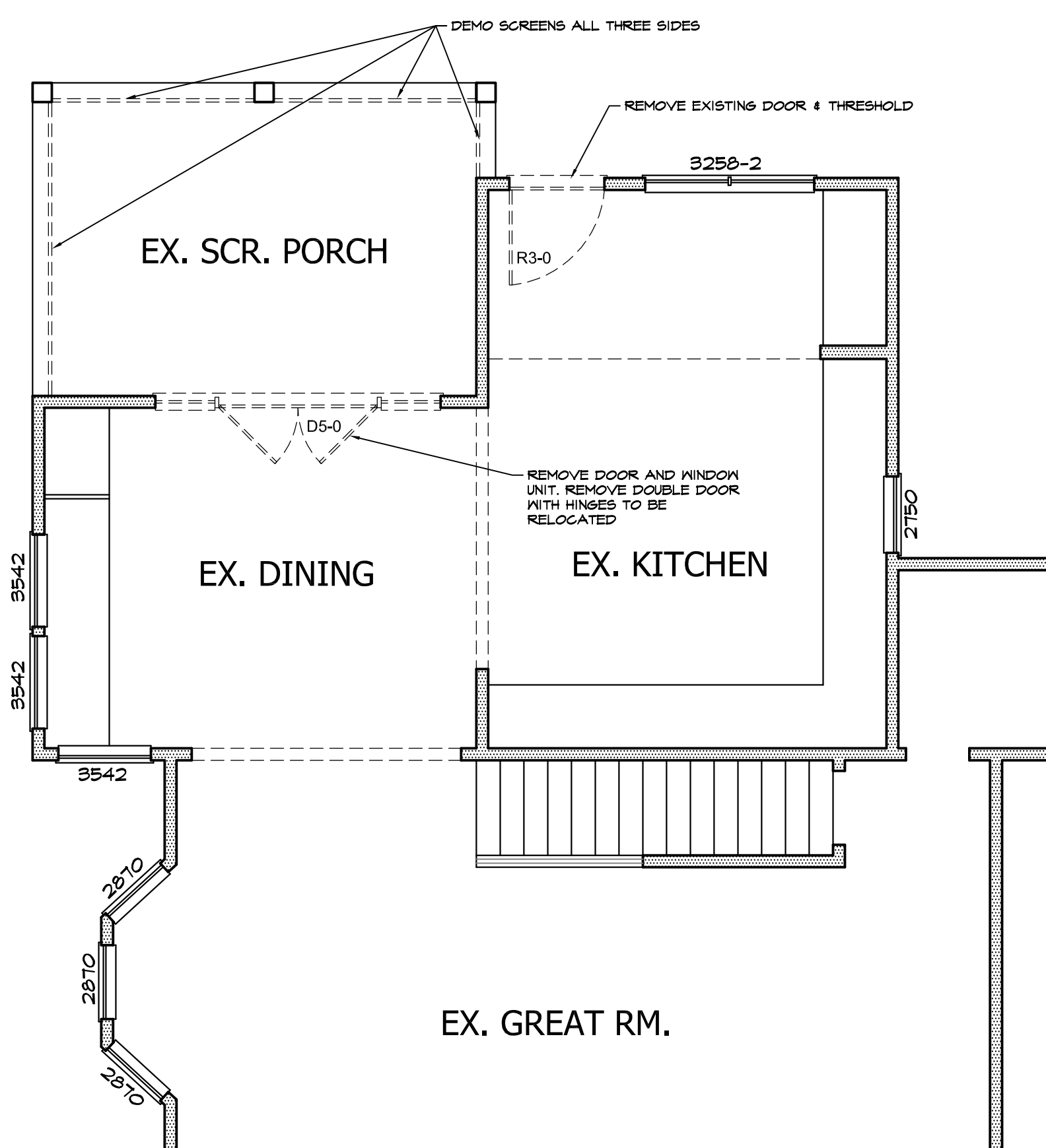
REAR ELEVATION  
S: 1/4" = 1'-0"



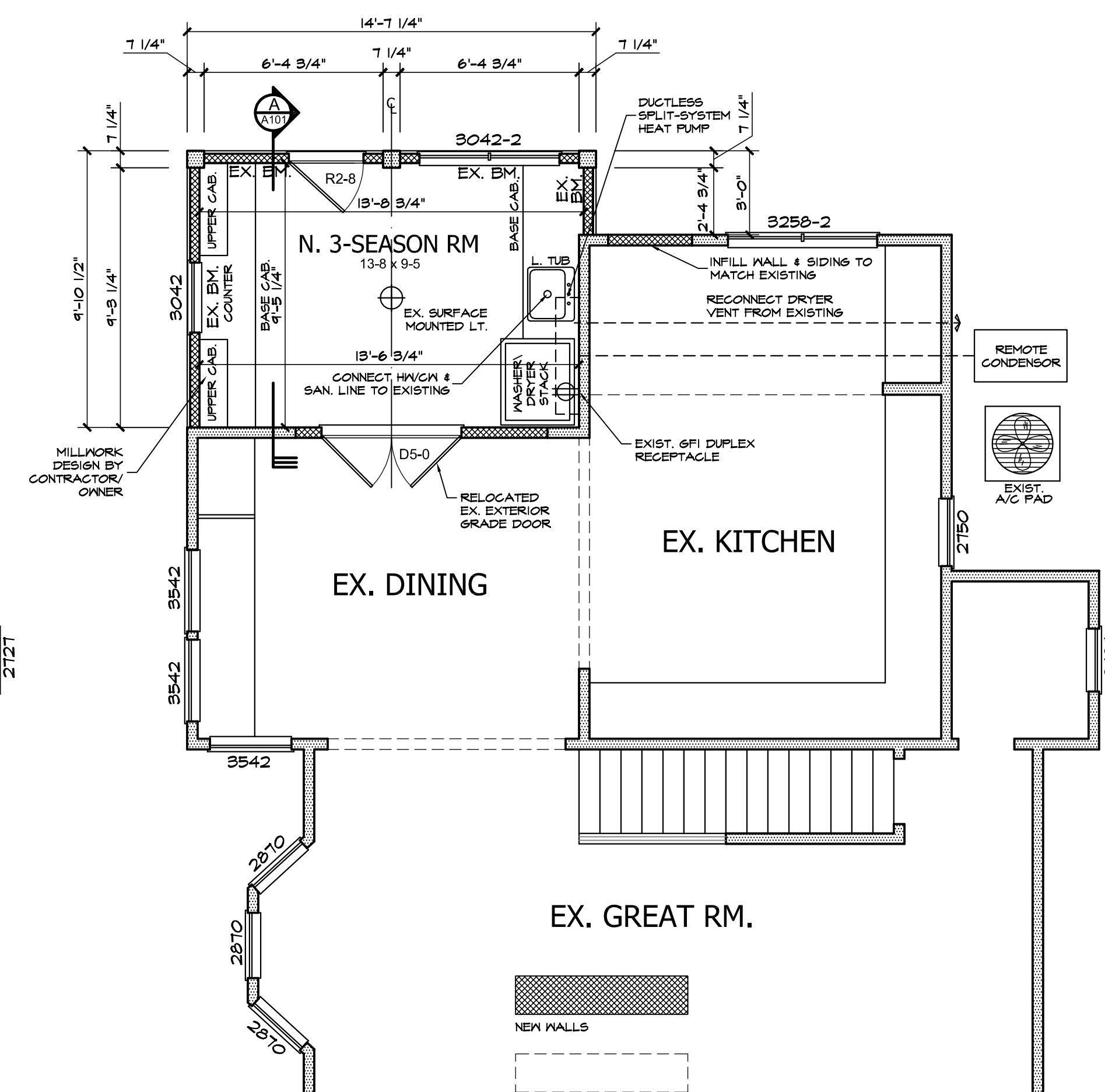
LEFT SIDE ELEVATION  
S: 1/4" = 1'-0"



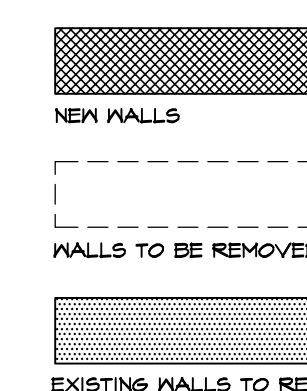
 **BUILDING SECTION - A**  
S: 1/4" = 1'-0"



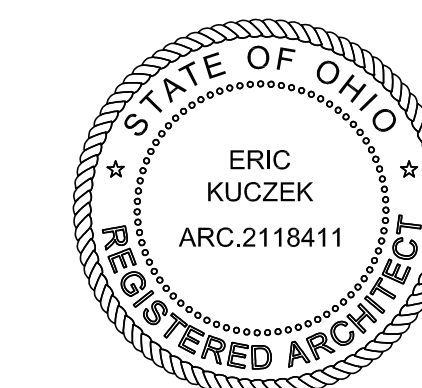
FIRST FLOOR PLAN - EXIST.  
S: 1/4" = 1'-0"



EX. GREAT RM.



**FIRST FLOOR PLAN**  
S: 1/4" = 1'-0"



Revisions	
2025-07-07	PRELIM PLANS
2025-07-29	PERMIT

**NOT FOR CONSTRUCTION**

Project

**3-SEASON RM. RENOVATION**

90 AURORA ST.  
HUDSON, OH 44236

Client

TIFFANY SCAVONE

Date Issued

**2025.07.29**

## PLANS, ELEVATIONS & DETAILS

# A101































