#### **GENERAL CONSTRUCTION NOTES:**

#### **MISCELLANEOUS:**

FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE OBOA 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 DE	SIGNED T	O RESIST THE FOLL	OWING LOADS:
ROOF/SNOW	25psf	ATTIC	20psf
FIRST FLOOR	•		•
BALCONIES	60psf	BASIC WIND SPEE	D90mph

#### 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

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

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.

#### **MECHANICALS:**

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 2013 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. 7/6" OSB OR PLYWOOD PER SECTION 602.10. NAILED 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

#### 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.

PLAN DESIGN & CONSTRUCTION CRITERIA BASED ON THE FOLLOWING CODES:

2019 Residential Code of Ohio (RCO)

2017 National Electric Code (NEC)

2024 Ohio Mechanical Code (OMC)

2024 Ohio Plumbing Code (OPC)

2017 International Energy Conservation Code (IECC)

# 72 AURORA ST - 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. JSOJOURN 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:

SCOPE OF WORK INCLUDES NEW ATTACHED GUEST BATHROOM ADDITION TO RIGHT SIDE OF EXISTING HOUSE. NEW DECK ABOVE GUEST BATHROOM TO BE ACCESSED FROM EXISTING M. SUITE. BASEMENT TO CONNECT TO EXISTING WITH NEW OPENING.

EXIS	IING	
FIRST FLOOR:	1485.21	S.F.
SECOND FLOOR:	1059.08	S.F.
TOTAL LIVING SPACE:	2544.29	S.F.
<u>NE</u>	<u>EW</u>	
FIRST FLOOR:	129.50	S.F.
SECOND FLOOR:	0.00	S.F.

TOTAL LIVING SPACE: \_\_\_\_\_

2673.79 S.F.

# **BUILDING DEPARTMENT USE:**

# **INDEX TO DRAWINGS**

SHEET NAME

C101	COVER SHEET
S101	SITE STUDY
A101	FOUNDATION PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	SECTIONS & DETAILS

# SOJOURN

SOJOURN ARCHITECTS, LLC 4302 JOHN AVENUE CLEVELAND, OH 44113 www.sojournarchitects.com

CLIENT JOHN & AMY FORD 72 AURORA STREET **HUDSON, OH 44236** 

**KUCZEK** 

PRELIM PLANS 2025-01-24 PRELIM PLANS 2025-04-03 2025-04-25

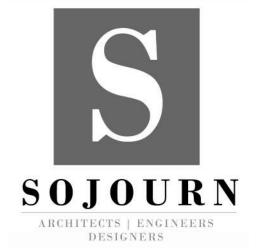
FORD RESIDENCE - ADDITION HUDSON, OHIO

JOHN & AMY FORD

2025.04.25

**COVER SHEET** 





SOJOURN ARCHITECTS, LLC
4302 JOHN AVENUE
CLEVELAND, OH 44113
216-396-4395
www.sojournarchitects.com

Project Team
CLIENT
JOHN & AMY FORD
72 AURORA STREET
HUDSON, OH 44236

Ject No.



FORD RESIDENCE - ADDITION
HUDSON, OHIO

IOHN & AMV FODI

JOHN & AMY FORD

2025.04.25

SITE STUDY

S101

#### FOUNDATION NOTES

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

#### **GENERAL:**

-2x8 PRESSURE TREATED SILL PLATE WITH SILL SEALER

-1/2"<sup>♥</sup>x18" ANCHOR BOLTS @ 6'-0" o.c. AND 12" MAXIMUM FROM CORNERS AND WITH A MIN, OF 2 BOLTS PER PLATE PER RCO SECTION 403.1.6.

-EXTERIOR FOUNDATION INSULATION AS REQUIRED.

-R-19 BATT INSULATION BETWEEN FLOOR JOIST CAVITIES AT RIM.

#### **FOOTINGS:**

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

-(2)#4 REBAR CONTINUOUS THRU WALL FOOTERS.

-ALL 8" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x16" CONTINUOUS POURED CONCRETE FOOTING.

-ALL 12" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x20" CONTINUOUS POURED CONCRETE FOOTING.

-ALL CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE A MINIMUM OF 8" BEARING AT EACH END.

CENTER ALL FOOTINGS ON COLUMN CENTER LINES. REINFORCE FACH WAY AS FOLLOWS:

LACIT WAT AS TOLLOWS.	
24"x24"	(2)#4
30"x30"	(3)#4
36"x36"	(3)#4
42"x42"	
48"x48"	
60"x60"	
72"x72"	

# CRAWL SPACE VENTILATION:

CRAWL SPACE EXTERIOR VENTILATION OPENINGS MAY BE OMITTED WHEN CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 cfm FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.

#### POINT LOADS:

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

> SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES

#### MECHANICAL NOTES

# RECEPTACLE LOCATIONS:

PER NEC SECTION 210.52 AND 210.52(A)(1) - REQUIRES ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.

#### **GFCI LOCATIONS:**

PER NEC SECTION 210.8 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, EXTERIOR WALLS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS ABOVE COUNTER TOP HEIGHT, BOAT HOUSES, AND ANY ROOM WITH A SINK WHERE THE OUTLET IS WITHIN SIX FEET OF THE SINK SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER TYPE.

#### **AFCI LOCATIONS:**

PER NEC SECTION 210.12 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN ANY ROOM, CLOSET, HALLWAY, CEILING, ETC. OF THE HOUSE SHALL BE ARC-FAULT CIRCUIT INTERRUPTER TYPE EXCEPT WHERE GFCI LOCATIONS SUPERCEDE LISTED IN THE NOTE ABOVE PER NEC SECTION 210.8.

### **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.

#### BATH FANS / VENTS

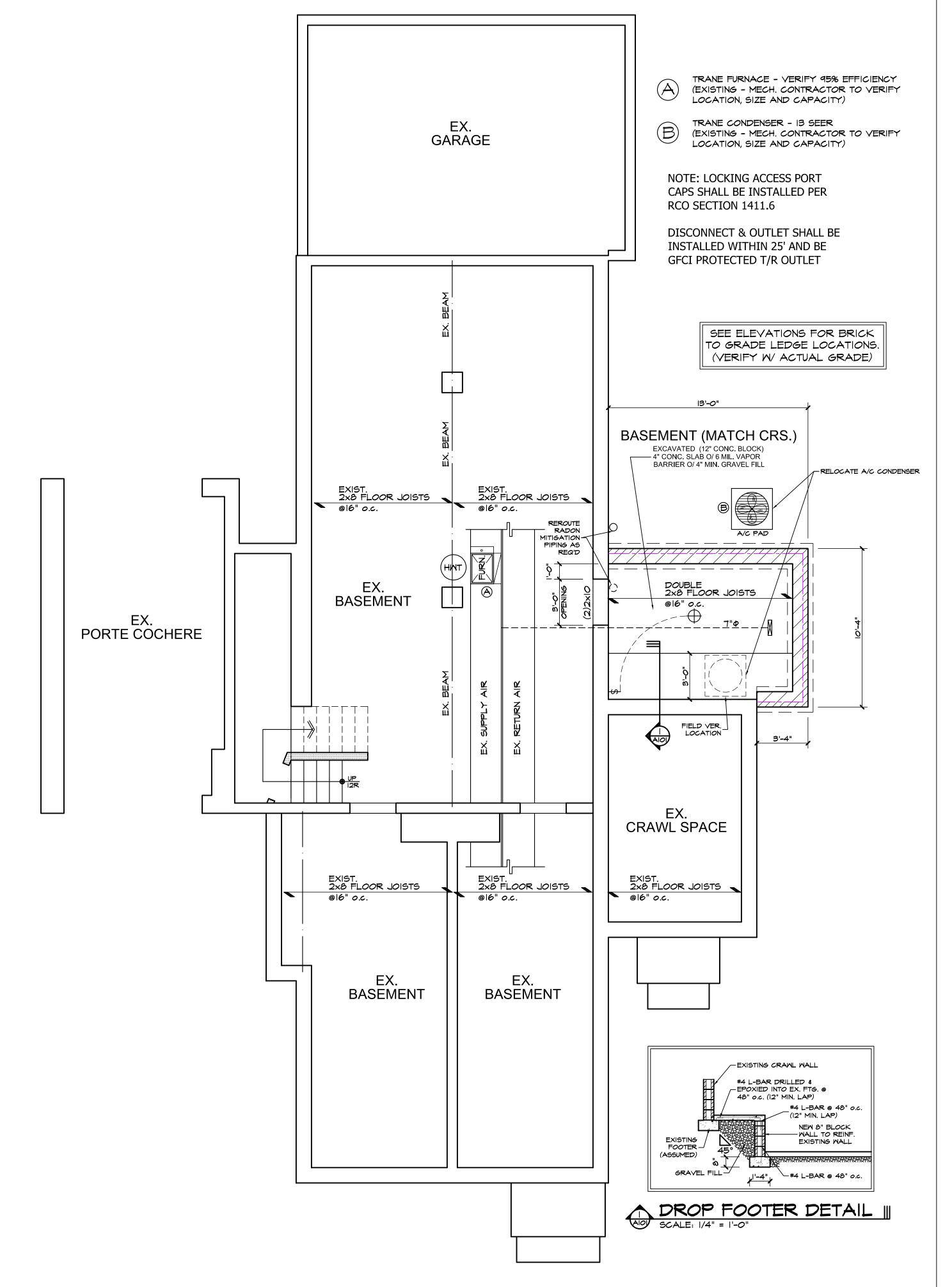
ALL BATHROOM EXHAUST FANS SHALL VENT TO THE EXTERIOR AND HAVE A TERMINATION CAP INSTALLED PER RCO SECTION 303.3 EXCEPTION AND 303.5.

#### **DISCLAIMER:**

ALL HVAC, PLUMBING & ELECTRICAL SCHEMATICS ARE SUGGESTED. BUILDER AND/OR OWNER IS RESPONSIBLE FOR FINAL LAYOUTS THAT COMPLY WITH ALL LOCAL AND STATE BUILDING CODES. BUILDER AND/OR OWNER FULLY UNDERSTAND THAT SOJOURN ARCHITECTS IS NOT A MECHANICAL ENGINEER AND ASSUMES NO RESPONSIBILITY FOR MECHANICAL SYSTEM INSTALLATIONS AND/OR ANY ISSUES RELATED TO THEIR INSTALLATION.

# **ELECTRIC SYMBOLS**

\$_	SINGLE POLE SMITCH
\$ <sup>3</sup>	3 MAY SMITCH
\$ \$ <sup>4</sup>	4 MAY SMITCH
\$ <sup>D</sup>	ANY SMITCH MITH DIMMER
Ф	IIOV DUPLEX RECEPTICAL
Ф	SMITCH PLUG
	SPECIAL OUTLET
<b>A</b>	TELEPHONE OUTLET
P	CABLE OUTLET
GFI	GROUND FAULT CIRCUIT INTERRUPTER
MP	WEATHERPROOF
Ò	JUNCTION BOX
ф	CEILING LIGHT
$\oplus$	WALL LIGHT
R	CEILING OUTLET (RECESSED FIXTURE)
	CEILING OUTLET (RECESSED EYEBALL FIXTURE)



FOUNDATION PLAN

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



SOJOURN ARCHITECTS, LLC 4302 JOHN AVENUE CLEVELAND, OH 44113

Project Team CLIENT JOHN & AMY FORD **72 AURORA STREET** 

**HUDSON, OH 44236** 

KUCZEK ARC.2118411

2025-01-24 PRELIM PLANS 2025-04-03 PRELIM PLANS

**FORD RESIDENCE - ADDITION** HUDSON, OHIO

JOHN & AMY FORD

2025.04.25

**FOUNDATION PLAN** 

# FIRST FLOOR NOTES

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

#### **GENERAL:**

-ALL WALLS ARE DIMENSIONED STUD-TO-STUD.

-ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.

-ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.

-SEE PLANS FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.

-ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.

-ALL POSTS (■) SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS

-POINT LOADS ARE REPRESENTED BY ( ● )

#### **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.

#### FIREPLACES:

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 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.

# **WINDOWS:**

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

WINDOWS WITHIN 60" OF STANDING OR WALKING SURFACE OF A TUB, SHOWER, HOT TUB OR WHIRLPOOL MUST BE TEMPERED.

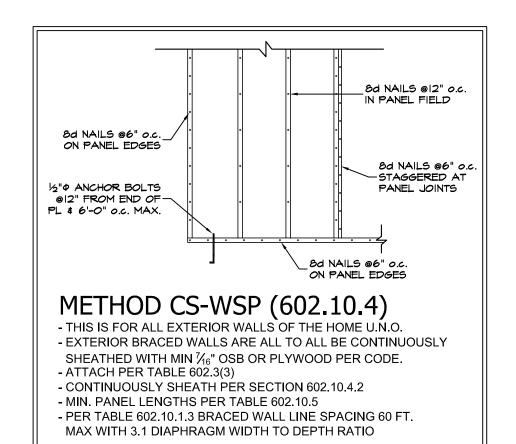
WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

EGRESS REQUIREMENTS:	
MAXIMUM SILL HEIGHT ABOVE FLOOR	44"
MINIMUM NET CLEAR OPENING HEIGHT	24"
MINIMUM NET CLEAR OPENING WIDTH	20"
MINIMUM NET CLEAR OPENING SQUARE FEET	5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL	5.0
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR	OPNG.

# STAIR REQUIREMENTS:

MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL	3'-0"
MINIMUM TREAD DEPTH	9"
MAXIMUM RISER HEIGHT	8 1/4"
MAXIMUM VARIANCE IN RISER HEIGHT	3/8"
MINIMUM NOSING PROJECTION	1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE	6'-8"
MINIMUM / MAXIMUM HANDRAIL HEIGHT	.34" / 38"
MAXIMUM BALUSTER SPACING (CLEAR OPENING)	<4"
MINIMUM GUARDRAIL HEIGHT AT STAIRS	34"
MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES	36"
MAXIMUM HAND GRIP WIDTH	2 1/4
MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL	1 1/2"

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



BRACED WALL PANELS (NOT TO SCALE)

#### MECHANICAL NOTES

# RECEPTACLE LOCATIONS:

PER NEC SECTION 210.52 AND 210.52(A)(1) - REQUIRES ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.

#### **GFCI LOCATIONS:**

PER NEC SECTION 210.8 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, EXTERIOR WALLS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS ABOVE COUNTER TOP HEIGHT, BOAT HOUSES, AND ANY ROOM WITH A SINK WHERE THE OUTLET IS WITHIN SIX FEET OF THE SINK SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER TYPE.

#### **AFCI LOCATIONS:**

PER NEC SECTION 210.12 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN ANY ROOM, CLOSET, HALLWAY, CEILING, ETC. OF THE HOUSE SHALL BE ARC-FAULT CIRCUIT INTERRUPTER TYPE EXCEPT WHERE GFCI LOCATIONS SUPERCEDE LISTED IN THE NOTE ABOVE PER NEC SECTION 210.8.

# **SMOKE & CARBON DETECTORS:**

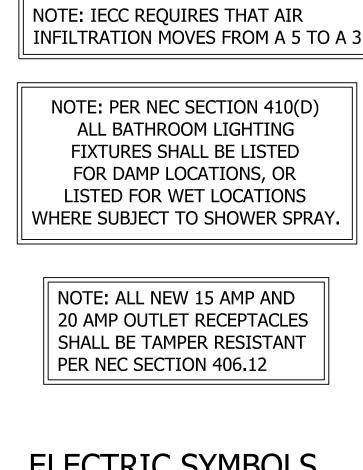
ALL SMOKE & CARBON DETECTORS SHALL BE HARDWIRED & INTERCONNECTED WITH A BATTERY BACK-UP. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE BUILDING PER RCO SECTIONS 314.3 AND 315.1.

# BATH FANS / VENTS

ALL BATHROOM EXHAUST FANS SHALL VENT TO THE EXTERIOR AND HAVE A TERMINATION CAP INSTALLED PER RCO SECTION 303.3 EXCEPTION AND 303.5.

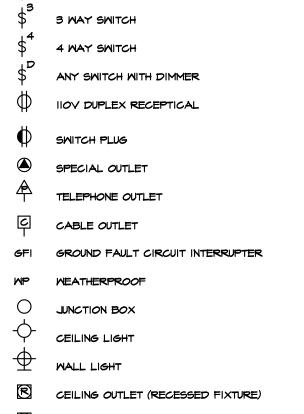
# **DISCLAIMER:**

ALL HVAC, PLUMBING & ELECTRICAL SCHEMATICS ARE SUGGESTED. BUILDER AND/OR OWNER IS RESPONSIBLE FOR FINAL LAYOUTS THAT COMPLY WITH ALL LOCAL AND STATE BUILDING CODES. BUILDER AND/OR OWNER FULLY UNDERSTAND THAT SOJOURN ARCHITECTS IS NOT A MECHANICAL ENGINEER AND ASSUMES NO RESPONSIBILITY FOR MECHANICAL SYSTEM INSTALLATIONS AND/OR ANY ISSUES RELATED TO THEIR INSTALLATION.

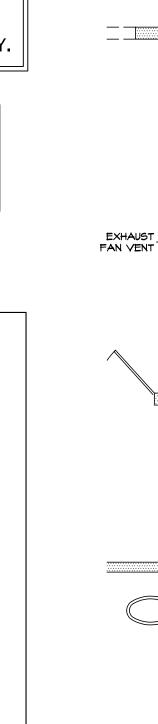


# **ELECTRIC SYMBOLS**

SINGLE POLE SWITCH



CEILING OUTLET (RECESSED EYEBALL FIXTURE)



EXIST. SUPPLY

G. SUITE

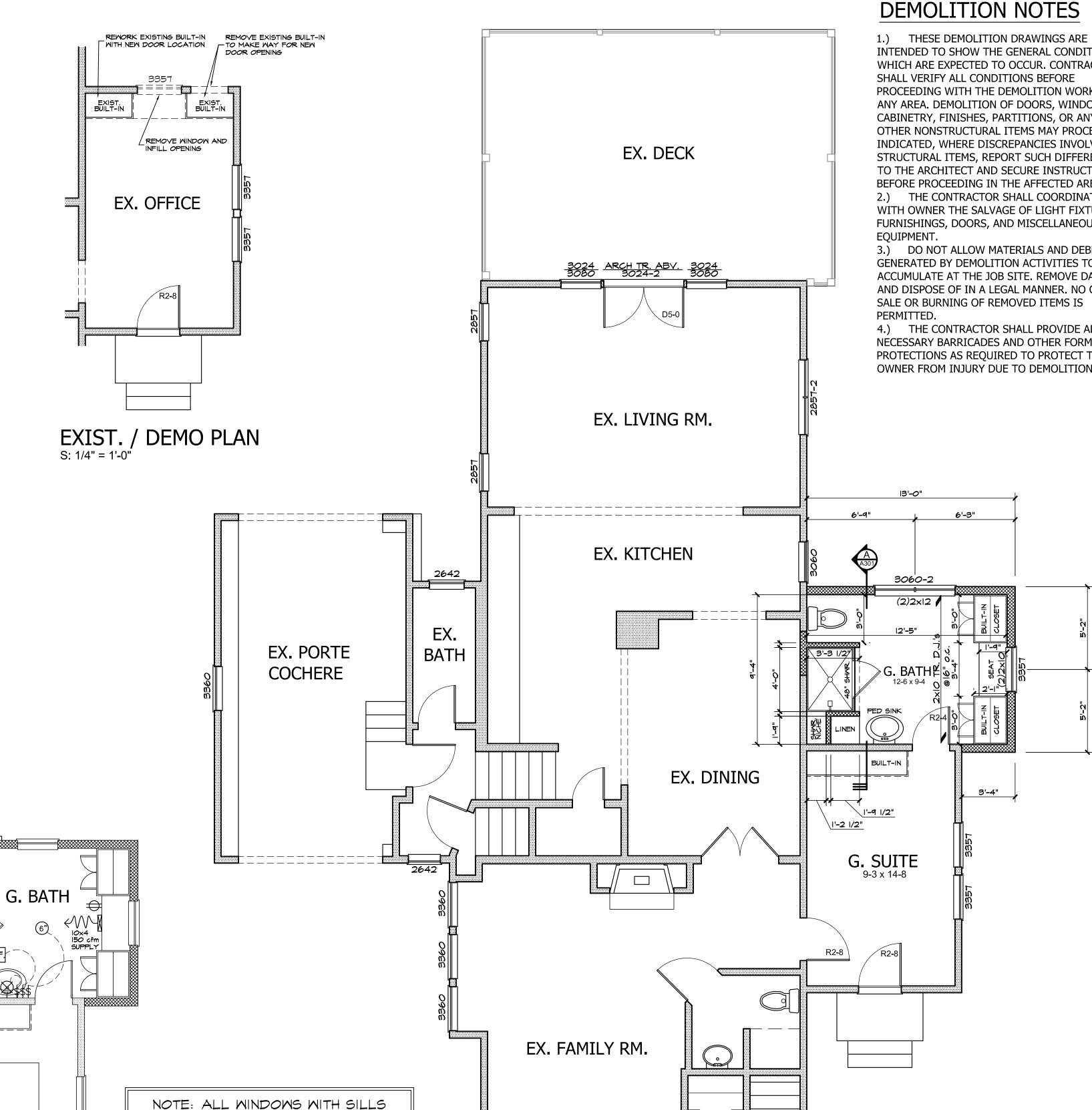
MECH. / ELEC. SCHEMATICS

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

LOWER THAN 18" MUST BE TEMPERED

NOTE: FIELD VERIFY ALL DIMENSIONS

WITH EXISTING CONDITIONS



3360

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

FIRST FLOOR PLAN

3360

3360

INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. CONTRACTOR PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS, OR ANY OTHER NONSTRUCTURAL ITEMS MAY PROCEED AS INDICATED, WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA. 2.) THE CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND MISCELLANEOUS

3.) DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE AT THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE

4.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTIONS AS REQUIRED TO PROTECT THE OWNER FROM INJURY DUE TO DEMOLITION WORK.

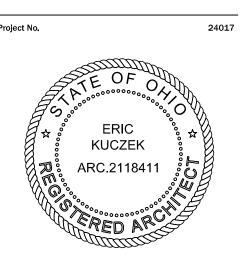
NEW WALLS

WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

SOJOURN SOJOURN ARCHITECTS, LLO 4302 JOHN AVENUE CLEVELAND, OH 44113 www.sojournarchitects.con CLIENT JOHN & AMY FORD **72 AURORA STREET** 

**HUDSON, OH 44236** 



2025-01-24	PRELIM PLANS
2025-04-03	PRELIM PLANS
2025-04-25	PERMIT

-			

Project
FORD RESIDENCE - ADDIT
HUDSON, OHIO

**JOHN & AMY FORD** 

2025.04.25

FIRST FLOOR

**PLAN** 

#### SECOND FLOOR NOTES

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

# **GENERAL:**

-ALL WALLS ARE DIMENSIONED STUD-TO-STUD.

-ALL INTERIOR WALLS ARE 3 1/2", EXTERIOR WALLS ARE 6" UNLESS OTHERWISE NOTED.

-ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED.

-SEE PLANS FOR HEADERS IN ALL OPENINGS FOR EXTERIOR AND LOAD BEARING WALLS.

-ALL FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT.

-ALL POSTS (■) SHALL BE A MINIMUM OF (3)2x4's OR (2)2x6's UNLESS NOTED OTHERWISE & DEPENDENT ON WALL THICKNESS

-POINT LOADS ARE REPRESENTED BY ( ● )

# **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.

#### **FIREPLACES:**

ALL CHIMNEYS AND FIREPLACES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF 2013 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.

#### WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

WINDOWS WITHIN 60" OF STANDING OR WALKING SURFACE OF A TUB, SHOWER, HOT TUB OR WHIRLPOOL MUST BE TEMPERED.

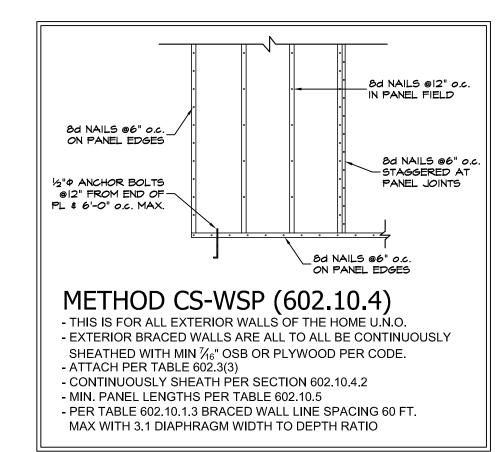
WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

EGRESS REQUIREMENTS:	
MAXIMUM SILL HEIGHT ABOVE FLOOR	44"
MINIMUM NET CLEAR OPENING HEIGHT	24"
MINIMUM NET CLEAR OPENING WIDTH	20"
MINIMUM NET CLEAR OPENING SQUARE FEET	5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL	5.0
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR	OPNG.

# STAIR REQUIREMENTS:

MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL	3'-0"
MINIMUM TREAD DEPTH	9"
MAXIMUM RISER HEIGHT	8 1/4'
MAXIMUM VARIANCE IN RISER HEIGHT	3/8"
MINIMUM NOSING PROJECTION	1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE	6'-8"
MINIMUM / MAXIMUM HANDRAIL HEIGHT	34" / 38"
MAXIMUM BALUSTER SPACING (CLEAR OPENING)	<4"
MINIMUM GUARDRAIL HEIGHT AT STAIRS	34"
MINIMUM GUARDRAIL HEIGHT AT DECKS & BALCONIES	36"
MAXIMUM HAND GRIP WIDTH	2 1/4
MINIMUM DISTANCE BETWEEN WALL AND HANDRAIL	1 1/2"

SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



BRACED WALL PANELS (NOT TO SCALE)

#### MECHANICAL NOTES

# **RECEPTACLE LOCATIONS:**

PER NEC SECTION 210.52 AND 210.52(A)(1) - REQUIRES ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET.

#### **GFCI LOCATIONS:**

PER NEC SECTION 210.8 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, EXTERIOR WALLS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS ABOVE COUNTER TOP HEIGHT, BOAT HOUSES, AND ANY ROOM WITH A SINK WHERE THE OUTLET IS WITHIN SIX FEET OF THE SINK SHALL BE GROUND-FAULT CIRCUIT INTERRUPTER TYPE.

#### **AFCI LOCATIONS:**

PER NEC SECTION 210.12 - ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN ANY ROOM, CLOSET, HALLWAY, CEILING, ETC. OF THE HOUSE SHALL BE ARC-FAULT CIRCUIT INTERRUPTER TYPE EXCEPT WHERE GFCI LOCATIONS SUPERCEDE LISTED IN THE NOTE ABOVE PER NEC SECTION 210.8.

#### **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.

#### BATH FANS / VENTS

ALL BATHROOM EXHAUST FANS SHALL VENT TO THE EXTERIOR AND HAVE A TERMINATION CAP INSTALLED PER RCO SECTION 303.3 EXCEPTION AND 303.5.

### DISCLAIMER:

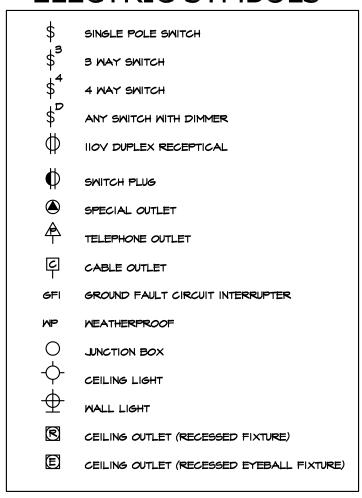
ALL HVAC, PLUMBING & ELECTRICAL SCHEMATICS ARE SUGGESTED. BUILDER AND/OR OWNER IS RESPONSIBLE FOR FINAL LAYOUTS THAT COMPLY WITH ALL LOCAL AND STATE BUILDING CODES. BUILDER AND/OR OWNER FULLY UNDERSTAND THAT SOJOURN ARCHITECTS IS NOT A MECHANICAL ENGINEER AND ASSUMES NO RESPONSIBILITY FOR MECHANICAL SYSTEM INSTALLATIONS AND/OR ANY ISSUES RELATED TO THEIR INSTALLATION.

NOTE: IECC REQUIRES THAT AIR INFILTRATION MOVES FROM A 5 TO A 3

NOTE: PER NEC SECTION 410(D) ALL BATHROOM LIGHTING FIXTURES SHALL BE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

NOTE: ALL NEW 15 AMP AND 20 AMP OUTLET RECEPTACLES SHALL BE TAMPER RESISTANT PER NEC SECTION 406.12

### **ELECTRIC SYMBOLS**



# **DEMOLITION NOTES**

1.) THESE DEMOLITION DRAWINGS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. CONTRACTOR SHALL VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS, OR ANY OTHER NONSTRUCTURAL ITEMS MAY PROCEED AS INDICATED, WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA. 2.) THE CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND MISCELLANEOUS EQUIPMENT.

3.) DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE AT THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.

4.) THE CONTRACTOR SHALL PROVIDE ALL PROTECTIONS AS REQUIRED TO PROTECT THE

NOTE: ALL WINDOWS WITH SILLS

LOWER THAN 18" MUST BE TEMPERED

GUADRAIL

**NEW DECK** 

13-0 x 10-4

TREX DECKING o/ TR. MD.

SLEEPERS o/ TPO ROOF

MEMBRANE o/ 3" SHEATHING o/

TR. DECK JOISTS W/ R-39 SPRAY

NEW WALLS

WALLS TO BE REMOVED

EXISTING WALLS TO REMAIN

GUADRAIL 3'-4"

NEW DOOR IN PLACE OF

EX. M. BATH

3648

EX. WIC

EX. BATH

EX. BDRM

EX. BDRM

EX. HALL

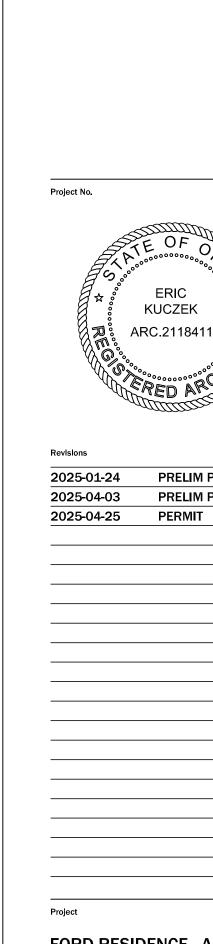
EX. BDRM

SECOND FLOOR PLAN

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

3648

NECESSARY BARRICADES AND OTHER FORMS OF OWNER FROM INJURY DUE TO DEMOLITION WORK.



SOJOURN

SOJOURN ARCHITECTS, LLC

4302 JOHN AVENUE

CLEVELAND, OH 44113

www.sojournarchitects.com

Project Team

JOHN & AMY FORD

72 AURORA STREET

**HUDSON, OH 44236** 

CLIENT

PRELIM PLANS PRELIM PLANS

Project			
FORD F	RESIDEN	CE - ADDI	OIT

HUDSON, OHIO

**JOHN & AMY FORD** 

2025.04.25

**PLAN** 

**SECOND FLOOR** 

### **ELEVATION NOTES**

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

# **GENERAL:**

-GRADE SHALL HAVE A MINIMUM OF 6" FALL AWAY FROM THE STRUCTURE WITHIN THE FIRST 10' PER RCO SECTION 401.3.

-ALL CHIMNEYS SHALL EXTEND PAST ANY ROOF THAT IS WITHIN 10'-0" OF THE CHIMNEY BY A MINIMUM OF 2'-0".

-IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO CHOOSE ALL SIDING COLORS, TRIM SIZES AND ANY FALSE VENTS.

# SHINGLES:

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. MINIMUM ROOF SLOPE NO LESS THAN 1/4" / FT. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS. ICE GUARD SHALL BE INSTALLED A MINIMUM OF 24" MEASURED FROM THE INSIDE OF THE EXTERIOR WALL PER RCO SECTION 905.2.7.2.

# 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.

REFER TO ROOF PLAN SHEET FOR VENTING CALCULATIONS.

# 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. IT IS ALSO THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER SHALL CONTACT SOJOURN ARCHITECTS IN ORDER TO UPDATE THE DRAWINGS.

#### WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

WINDOWS WITHIN 36" HORIZONTIALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

#### EGRESS REQUIREMENTS:

MAXIMUM SILL HEIGHT ABOVE FLOOR	44"
MINIMUM NET CLEAR OPENING HEIGHT	24"
MINIMUM NET CLEAR OPENING WIDTH	20"
MINIMUM NET CLEAR OPENING SQUARE FEET	5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL	
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR	OPNG.





SOJOURN
ARCHITECTS | ENGINEERS

OJOURN ARCHITECTS, LLC
4302 JOHN AVENUE
CLEVELAND, OH 44113
216-396-4395
www.solournarchitects.com

Project Team

CLIENT

JOHN & AMY FORD
72 AURORA STREET
HUDSON, OH 44236

Project No.

24017

E O F O

ERIC

KUCZEK

ARC.2118411

2025-01-24 PRELIM PLANS
2025-04-03 PRELIM PLANS
2025-04-25 PERMIT

t

FORD RESIDENCE - ADDITION HUDSON, OHIO

IOUN 8. AMV FODI

JOHN & AMY FORD

2025.04.25

EXTERIOR ELEVATIONS

A201

RIGHT ELEVATION

### **ELEVATION NOTES**

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

# **GENERAL:**

-GRADE SHALL HAVE A MINIMUM OF 6" FALL AWAY FROM THE STRUCTURE WITHIN THE FIRST 10' PER RCO SECTION 401.3.

-ALL CHIMNEYS SHALL EXTEND PAST ANY ROOF THAT IS WITHIN 10'-0" OF THE CHIMNEY BY A MINIMUM OF 2'-0".

-IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO CHOOSE ALL SIDING COLORS, TRIM SIZES AND ANY FALSE VENTS.

# SHINGLES:

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. MINIMUM ROOF SLOPE NO LESS THAN 1/4" / FT. ICE GUARD AND WATERSHIELD AT ALL EAVES AND VALLEYS. ICE GUARD SHALL BE INSTALLED A MINIMUM OF 24" MEASURED FROM THE INSIDE OF THE EXTERIOR WALL PER RCO SECTION 905.2.7.2.

# 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.

REFER TO ROOF PLAN SHEET FOR VENTING CALCULATIONS.

# 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. IT IS ALSO THE RESPONSIBILITY OF THE TRUSS MANUFACTURER TO VERIFY, AND IF NECESSARY, ADJUST THE SIZE OF OR ADD ANY BEAM OR HEADER THAT IS DIRECTLY EFFECTED OR REQUIRED TO CARRY THE ROOF LOADS. IN THIS EVENT, THE TRUSS MANUFACTURER SHALL CONTACT SOJOURN ARCHITECTS IN ORDER TO UPDATE THE DRAWINGS.

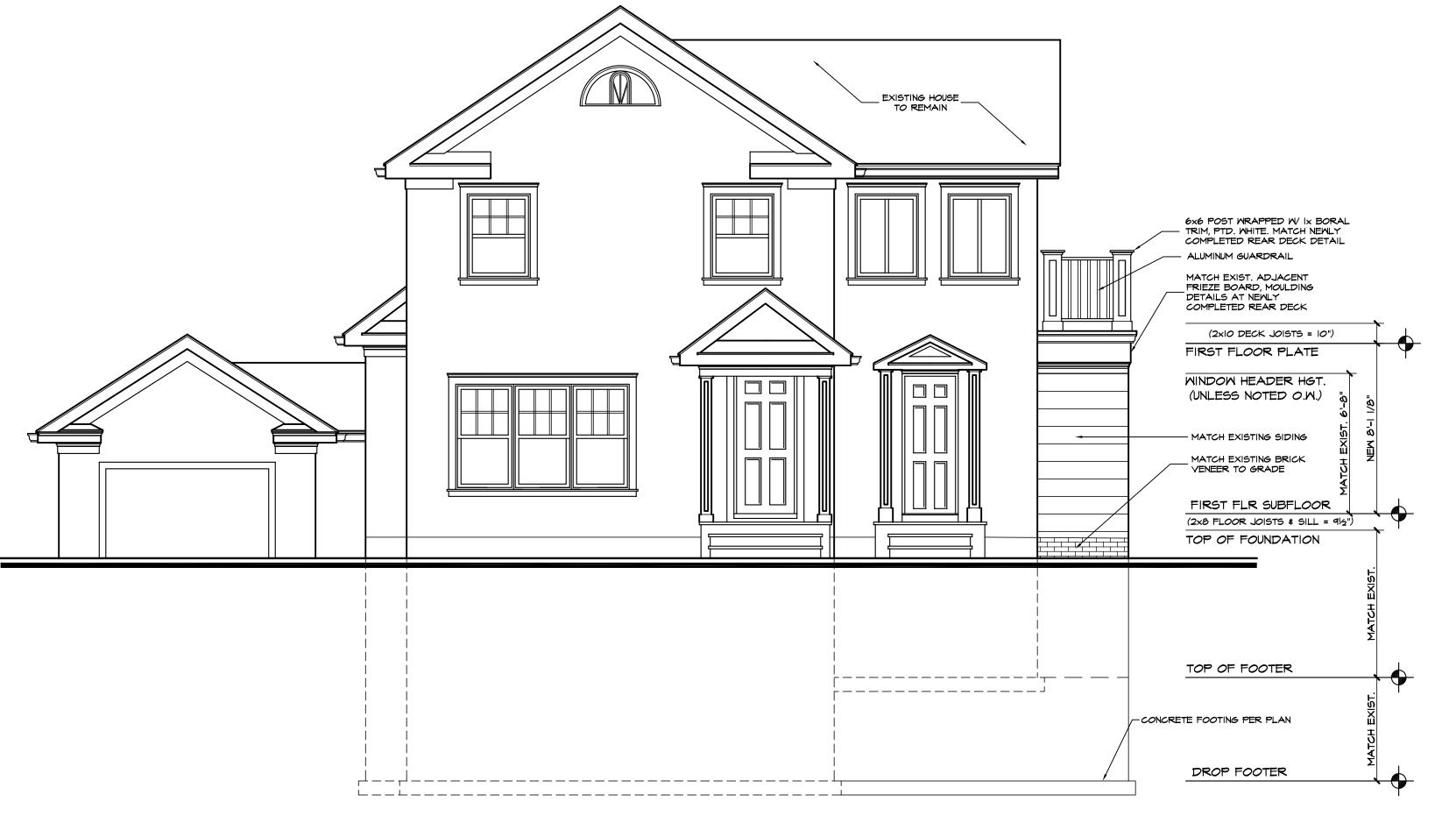
#### WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

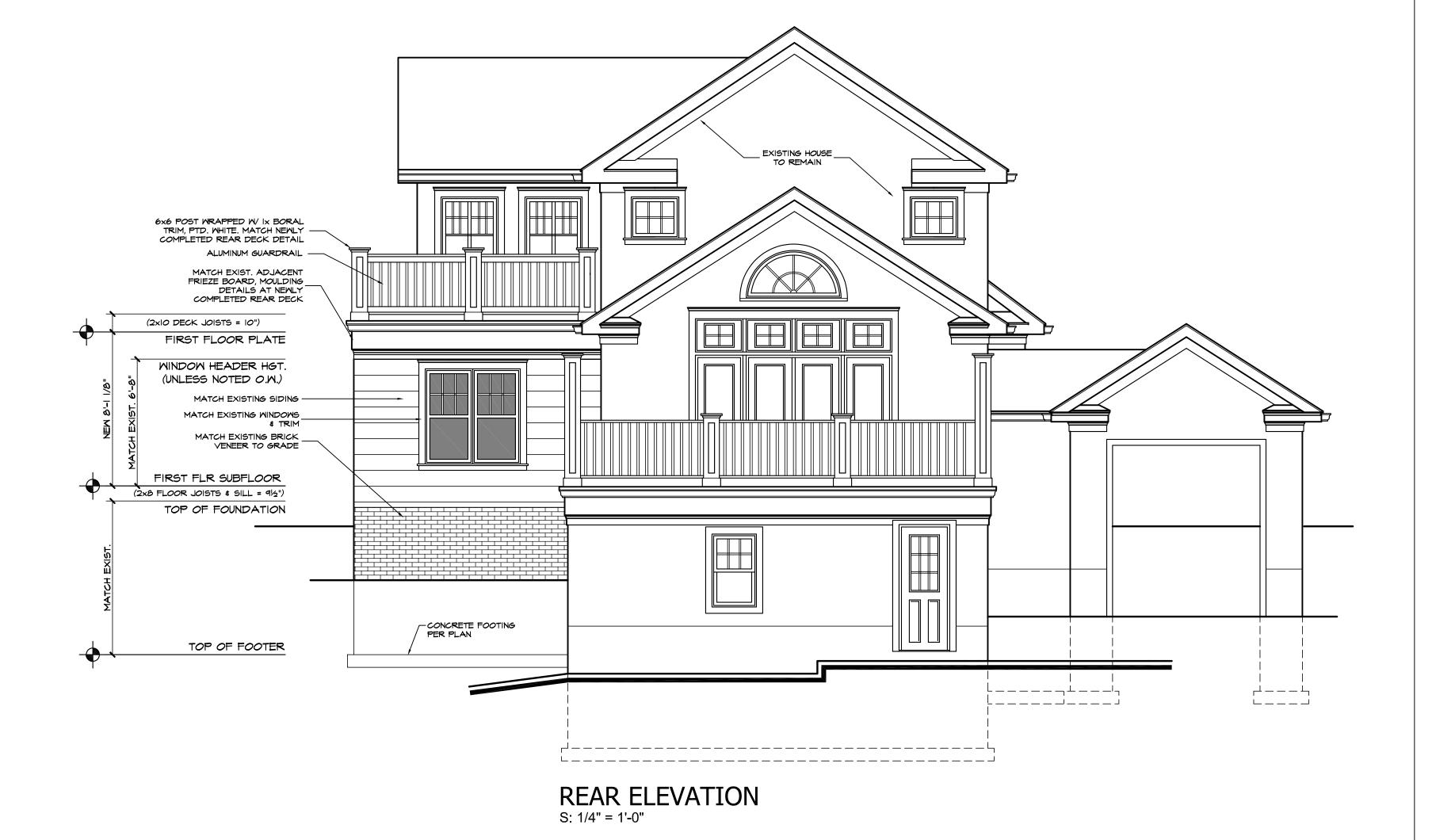
WINDOWS WITHIN 36" HORIZONTIALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

#### EGRESS REQUIREMENTS:







SOJOURN

ARCHITECTS | ENGINEERS
DESIGNERS

SOJOURN ARCHITECTS, LLC

4302 JOHN AVENUE
CLEVELAND, OH 44113
216-396-4395
www.sojournarchitects.com

Project Team

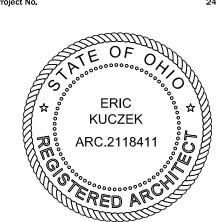
CLIENT

JOHN & AMY FORD

72 AURORA STREET

HUDSON, OH 44236

ject No.



2025-01-24 PRELIM PLANS
2025-04-03 PRELIM PLANS
2025-04-25 PERMIT

FORD RESIDENCE - ADDITION HUDSON, OHIO

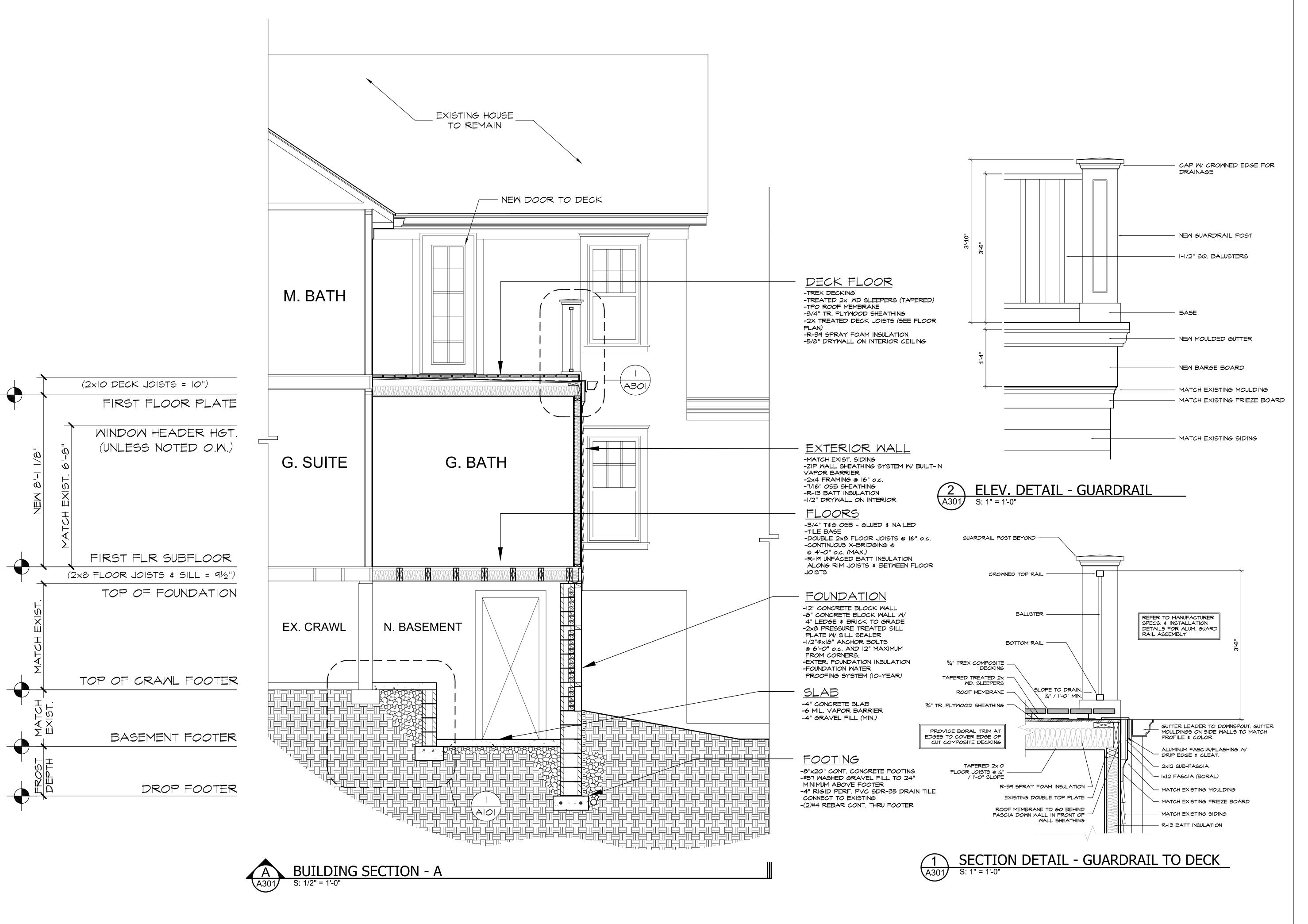
Chent

**JOHN & AMY FORD** 

\_\_\_\_

2025.04.25

EXTERIOR ELEVATIONS





SOJOURN ARCHITECTS, LLC
4302 JOHN AVENUE
CLEVELAND, OH 44113
216-396-4395
www.sojournarchitects.com

Project Team

CLIENT

JOHN & AMY FORD

72 AURORA STREET

HUDSON, OH 44236

Project No.

2402

ERIC

KUCZEK

ARC.2118411

2025-01-24 PRELIM PLANS
2025-04-03 PRELIM PLANS
2025-04-25 PERMIT

Project

FORD RESIDENCE - ADDITION

HUDSON, OHIO

JOHN & AMY FORD

JOHN & AMY FORD

2025.04.25

SECTIONS & DETAILS



















