



SOJOURN
ARCHITECTS | ENGINEERS
DESIGNERS

SOJOURN ARCHITECTS
34 RAVENNA ST #2
HUDSON, OH 44236
216-396-4355
www.sojournarchitects.com

Project Team

CLIENT

MARGARET & DALE MURRAY
6799 DANA AVENUE
HUDSON, OH 44236

STRUCTURAL ENGINEER

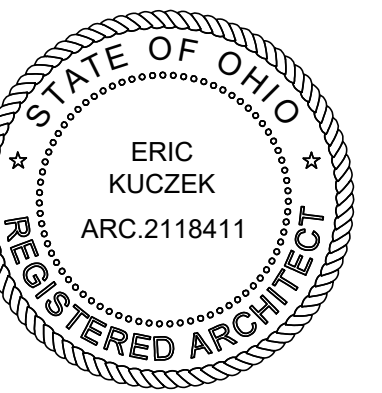
CARUSO ENGINEERING
9545 WILSON MILLS RD STE 106
HIGHLAND HEIGHTS, OH 44143



The Murray Residence

ADDITION / RENOVATION
6799 DANA AVENUE - HUDSON, OH

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Revisions

DATE	DESCRIPTION
2026-04-20	PRELIM PLANS
2026-05-12	CITY SUBMISSION
2026-05-20	BID-PERMIT

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. 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 AND SPECIFICATIONS. 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 EXTERIOR ELEVATION DRAWINGS. WINDOW VENDOR TO CONTACT ARCHITECT IF ANY DISCREPANCIES.

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:
ADDITION

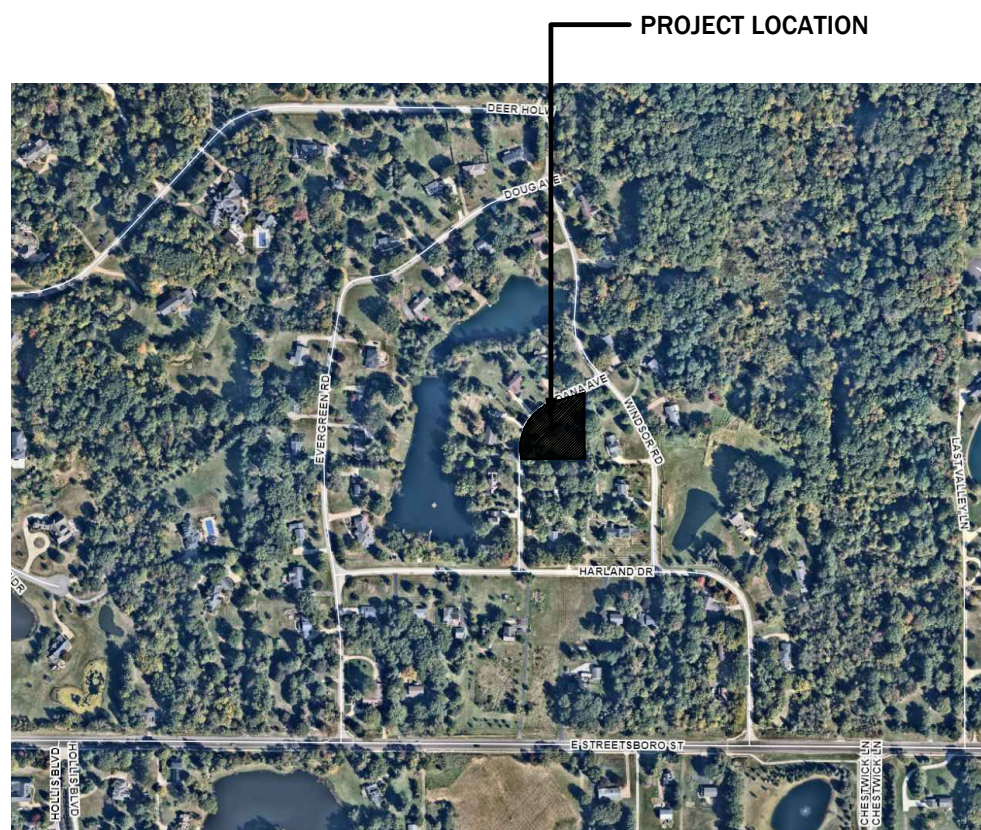
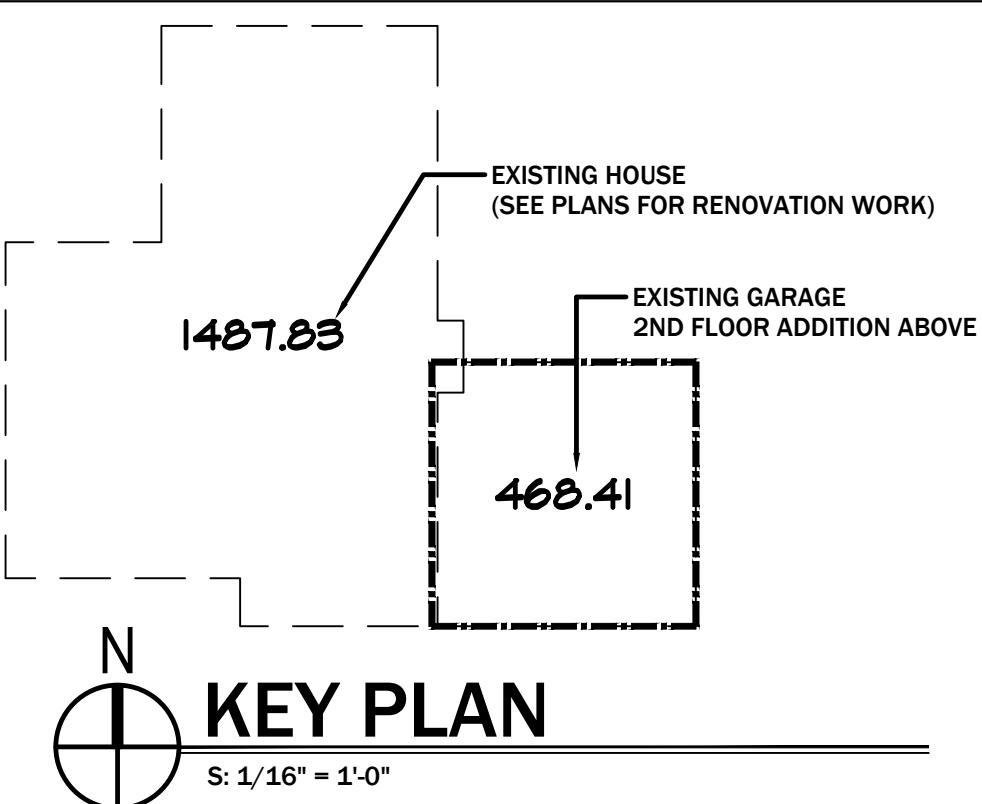
EXISTING:		
FIRST FLOOR:	1487.83	SF
SECOND FLOOR:	1008.00	SF
TOTAL LIVING SPACE:	2095.83	SF
NEW:		
FIRST FLOOR:	0.00	SF
SECOND FLOOR:	449.79	SF
TOTAL LIVING SPACE:	449.79	SF
GARAGE:		
	216.00	SF
GRAND TOTAL (LIVING):	2545.62	SF

BUILDING CODES

2019 Residential Code of Ohio (RCO)
2023 National Electric Code (NEC)
2017 Ohio Mechanical Code (OMC)
2017 Ohio Plumbing Code (OPC)
2018 International Energy Conservation Code (IECC)

PROJECT DESCRIPTION:

SCOPE OF WORK: ADDITION OF SINGLE CAR GARAGE. ADDITION AT SECOND FLOOR ABOVE EXISTING GARAGE FOR NEW PRIMARY BEDROOM, BATHROOM, LAUNDRY CLOSET. RENOVATE BEDROOM WITHIN EXISTING SECOND FLOOR INTO CLOSET.



Sheet No.

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G101

COVER SHEET

2026.05.20

Date Issued

MURRAY RESIDENCE

6799 DANA AVENUE

HUDSON, OH 44236

Client

MARGARET & DALE MURRAY

Project

DESIGN CRITERIA:

DEAD:		SNOW:	
FLOORS:	15 PSF	GROUND SNOW:	20 PSF
CEILING ASSEMBLY:	5 PSF	ROOF SNOW:	20 PSF
ROOF ASSEMBLY:	15 PSF		
WALLS:	120 PLF	WIND:	
LIVE:		WIND SPEED IS REPORTED AS 3-SEC GUST W/ 7% PROBABILITY OF EXCEEDENCE IN 50 YEARS.	
FLOOR (OTHER):	40 PSF	WIND SPEED:	115 MPH
FLOOR (SLEEPING):	30 PSF	EXPOSURE CATEGORY:	B
CEILING ASSEMBLY:	10 PSF		
ROOF ASSEMBLY:	20 PSF		

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (301.2)
301.3 ALLOWABLE STORY HEIGHT: (AS PERMITTED BY SECTION 611 TABLES PLUS FLOOR FRAMING HEIGHT)
301.4 DEAD LOADS: THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.

LIVE LOADS (301.5):
ATTICS WITHOUT STORAGE: 20 PSF
BALCONIES (EXTERIOR) AND DECKS: 60 PSF
ROOMS OTHER THAN SLEEPING ROOM: 40 PSF
SLEEPING ROOMS: 30 PSF
STAIRS: 40 PSF

ROOF LOADS (301.6)
SLOPES UP TO 12:12: 16 PSF
SLOPES @ 12:12: 12 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS:
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS:

INTERIOR WALLS AND PARTITIONS: L/180
FLOORS AND PLASTERED CEILINGS: L/360
ALL OTHER STRUCTURAL MEMBERS: L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES: L/120
LINTELS SUPPORTING MASONRY VENEER WALLS: L/600

Climatic Zone (N1101.7): 5

INTERIOR DESIGN CONDITIONS (N1101.9):
COOLING LOAD: MAX 72 DEG F
HEATING LOAD: MIN 75 DEG F

PRESCRIPTIVE DESIGN FOR NEW BUILDINGS (TABLE N1102.1.2):
FENESTRATION U-FACTOR: 0.30
SKYLIGHT U-FACTOR: 0.55
GLAZED FENESTRATION SHGC: NR
CEILING R-VALUE: 49
WOOD FRAME R-VALUE: R20 OR R-13 + R-5CI
STAIRS: R-30 OR ENOUGH TO FILL THE CAVITY, BUT NOT LESS THAN R-19
BASEMENT: R-10CI OR R-13 BATT
SLAB R-VALUE & DEPTH: R-20, 2 FEET
CRAWL SPACE WALL: R-10CI OR R-13 BATT

PRESCRIPTIVE DESIGN FOR EXISTING BUILDINGS (TABLE N1107.4.1):
FENESTRATION U-FACTOR: 0.35
SKYLIGHT U-FACTOR: 0.60
GLAZED FENESTRATION SHGC: NR
CEILING R-VALUE: 38
WOOD FRAME R-VALUE: R20 OR R-13 + R-5CI
STAIRS: R-30 OR ENOUGH TO FILL THE CAVITY, BUT NOT LESS THAN R-19
BASEMENT: R-10CI OR R-13 BATT
SLAB R-VALUE & DEPTH: R-20, 2 FEET
CRAWL SPACE WALL: R-10CI OR R-13 BATT

FOUNDATION NOTES

FOUNDATION DESIGN IS BASED ON SOIL BEARING CAPACITY 2,500 P.S.F., TO BE VERIFIED IN FIELD BY TESTING AGENCY, PRIOR TO PLACING FOUNDATIONS.

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. BUILDER AND/OR OWNER 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.

ASSUMED BEARING PRESSURE SHALL BE CONFIRMED BEFORE ANY FOUNDATIONS ARE CONCRETED.

NOTIFY ARCHITECT OF UNUSUAL SOIL CONDITION BEFORE PROCEEDING WITH WORK.

FOOTING ELEVATIONS SHOWN ON PLAN ARE TO TOP OF FOOTING.

PLACE FOOTINGS AT ELEVATIONS SHOWN OR TO UNDISTURBED SOIL OF DESIGN CAPACITY WHICHEVER IS LOWER.

FOOTING DEPTHS SHOWN ARE MINIMUM. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED EARTH, AT LEAST 3'-6" BELOW FINISH GRADE.

FOOTING EXCAVATIONS TO HAVE FLAT BOTTOMS WITH BEARING SURFACES UNDISTURBED BY METHOD OF EXCAVATION AND PROTECTED FROM WATER ACCUMULATION AND FREEZING.

FOOTING STEPS MAY BE 1 VERTICAL TO 2 HORIZONTAL WITH A MAXIMUM STEP OF 2 FEET.

DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FIRST FLOOR DECK IS IN PLACE AND ABLE TO RESIST THE IMPOSED FORCES.

A MORE ELABORATE FOUNDATION AND OR WATERPROOFING/ DAMPROOFING SYSTEM MAY BE REQUIRED. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS.

FOUNDATION WALLS SHALL BE BACK FILLED WITH FREE DRAINING GRANULAR MATERIALS #57 STONE.

REMOVE ALL MAN-MADE FILL AND RUBBLE FROM THE BUILDING SITE.

CAST-IN-PLACE CONCRETE
ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI-318 & ACI-301, LATEST EDITION.

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.

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, EXCEPT AS MODIFIED ON THE DRAWINGS.

ADMIXTURES:

- USE AN APPROVED WATER REDUCING AGENT FOR ALL CONCRETE EXCEPT FOOTINGS.
- USE AN APPROVED 2ND AND 3RD GENERATION HIGH RANGE WATER REDUCER (WRWR) FOR ALL SLABS ON GRADE.
- USE AN APPROVED AIR ENTRAINING AGENT FOR ALL CONCRETE EXPOSED TO WEATHER, USE 6% ENTRAINED AIR.
- THE USE OF CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDES IS PROHIBITED.
- USE CRYSTALLINE WATERPROOFING FOR ALL CONCRETE WALLS BELOW GRADE.

CURING COMPOUND: USE AN APPROVED CURING COMPOUND ON ALL FLAT SURFACES.

REINFORCING BARS: ASTM A185

REINFORCING STEEL:

- REINFORCING BARS #4 AND LARGER PER ASTM A615, GRADE 60.
- LAP REINFORCEMENT 36 DIAMETERS UNLESS OTHERWISE NOTED.

PROTECTION TO REINFORCEMENT: AGAINST SOIL: -3" EXPOSED CONCRETE - 2"

CONCRETE SLAB ON GRADE SHALL BE PLACED ON 4" MINIMUM COMPACTED GRANULAR SUB-DRAINAGE MATERIAL OVER 6 MIL VAPOR BARRIER PLACED ON BEARING SOIL.

UNVENTED CRAWL SPACES ARE TO HAVE A CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6 INCHES UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.

LOCATION	STRENGTH	SUMP	REMARKS
SPREAD & WALL FOOTINGS	3000 PSI	4" +/- 1"	-
SLABS ON GRADE	4000 PSI	2" -6" / HRWR	-
MUD MAT	2000 PSI	4" +/- 1"	-
CONCRETE FILL FOR BLOCK	3000 PSI	8" +/- 1"	3/8" MAX. AGG.
LINTEL BEAMS	4000 PSI	4" +/- 1"	-

ANCHORS TO BE:

- NELSON FLUXED, HEADED ANCHOR STUDS (NS) OR DEFORMED BAR ANCHORS (DBA).
- REBAR PER ASTM 615, GRADE 40
- "SIMPSO" STRONG-TIE CONNECTORS

PROVIDE 6X6-W1.4XW1.4 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, UNLESS OTHERWISE NOTED.

PROVIDE CONTROL JOINTS IN ALL SIDEWALKS SPACING EQUAL TO THE WIDTH OF THE WALK.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE NEW AND TO CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." LATEST EDITION.

ALL STEEL BEAMS AND COLUMNS ARE DESIGNED FOR A36 GR. 36 STEEL. ANCHOR BOLTS SHALL SUPPORT 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.

BOLTS PER ASTM A325, BEARING TYPE CONNECTIONS.

ANCHOR BOLTS INTO CONCRETE OR MASONRY TO BE PER ASTM A307 OR ASTM A36. USE WITH HEAVY DUTY PLATE WASHERS

ALL STEEL TO BE PER ASTM A36

ALL STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF AISC.

STEEL COLUMNS AND BEAMS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.

LINTELS

- THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4 INCHES.
- STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.

STRUCT. WOOD CONSTRUCTION

STRUCTURAL SAWN LUMBER:

- SIZES 2" THICK X 5" AND WIDER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER PER LATEST EDITION OF NATIONAL DESIGN SPECIFICATION SUPPLEMENT MAXIMUM 19% MOISTURE CONTENT
- ALLOWABLE STRESSES FOR SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PLUS SUPPLEMENT," DESIGN VALUES FOR WOOD CONSTRUCTION" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 3/8" 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

DETAIL, FABRICATE AND ERECT STRUCTURAL WOOD IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER

CONSTRUCTION STANDARDS AND SPECIFICATIONS, THE PROJECT MANUAL AND THESE DRAWINGS.

ALL LUMBER CONNECTORS SHALL HAVE ICC APPROVAL.

ENGINEERED STRUCTURAL WOOD PRODUCTS (I.E. LVL, PSJ) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION AND SHALL HAVE THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:

LVL BEAMS & HEADERS	
PRODUCT:	WEYERHAEUSER MICROLAM 2.0E OR EQUAL
FLEXURAL STRESS (FB):	2,800 PSI
MODULUS OF ELASTICITY (E):	2,000 KSI
FC:	2,635 PSI
FC (PERPENDICULAR):	750 PSI
FV:	285 PSI

- MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER WITH 16D NAILS AT 12 INCHES O.C. ALONG THE TOP AND BOTTOM EDGES. ALL MULTIPLE MEMBERS, (3) THREE OR MORE, SHALL BE BOLTED PER MANUFACTURERS REQUIREMENTS.
- FOLLOW MANUFACTURERS STANDARD DETAILS
- LAMINATED VENEER LUMBER MEMBERS DESIGNATED LVL ON PLAN

ALL WOOD USED FOR SILL PLATES, DECKS, AND RAILINGS SHALL BE TREATED LUMBER.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.

ALL SILL PLATES SHALL BE FULL WIDTH OF CONCRETE FOUNDATION OR WALL.

REPAIR/REPLACE ALL FRAMING DAMAGED BY MECHANICAL SYSTEMS.

ALL WOOD PLATES SHALL BE ANCHORED TO MASONRY FOUNDATION WALL WITH 1/2" DIA X 16" LONG ANCHOR BOLTS 6'-0" O.C. MAXIMUM AND 12" FROM ALL CORNERS AND ENDS OF PLATES - MINIMUM.

ALL FABRICATION AND ERECTION PER NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

DO NOT DRILL OVERSIZE HOLE FOR MISFITS WITHOUT ARCHITECT'S APPROVAL.

ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

ALL WINDOW AND DOOR HEADERS IN WOOD FRAMED WALLS TO BE 2-2X10'S W/1/2" PLYWOOD SHIM, UNLESS OTHERWISE NOTED

ALL JACKS SHALL BE BLOCKED BELOW THE DECK.

ALL PARTITIONS OVER 10'-0" HIGH SHALL BE FRAMED @ 12" O.C.

PROVIDE 3-2X4 STRUCTURAL COLUMN @ WOOD BEAM BEARING POINTS, U.N.O.

PROVIDE 2X6 TOP PLATE ON ALL STEEL BEAMS - STAGGER BOLT @ 24" O.C. W/ 3/8" BOLTS.

PROVIDE GALVANIZED JOIST HANGERS @ ALL FLUSH BEAMS.

PROVIDE 1/2" PAINTED TREATED SHEATHING AT ALL JOIST OVERHANGS.

PROVIDE FIRESTOPPING AT ALL SOFFITS AND FURRED OFF SPACES.

ALL HEADERS SHALL BE FREE FROM SPLITS, CHECKS & SHAKES.

PROVIDE DOUBLE HEADER JOIST & TRIMMER AT ALL FLOOR OPENINGS.

PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

PROVIDE 1"X3" "X" BRIDGING @ 6'-0" O.C.

FASTENERS TO BE PER SCHEDULE 602.3(1).

(IF INCLUDED IN PROJECT) WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1 OR DOC PS 2 OR, WHEN MANUFACTURED IN CANADA, CSA 0437 OR CSA 0325. ALL PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

(IF INCLUDED IN PROJECT) INSULATED STRUCTURAL PANELS TO COMPLY WITH MANUFACTURER SPECIFICATIONS. FASTENERS ARE TO BE SCREWS AS RECOMMENDED BY MANUFACTURER.

LIVE LOADS

PROVIDE 1/2" REGULAR GYPSUM BOARD THROUGHOUT ENTIRE STRUCTURE EXCEPT AS NOTED.

PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE & WALLS COMMON TO HOUSE IN GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS.

PROVIDE WATER-RESISTANT GYPSUM BOARD IN ALL BATH & TOILET AREAS.

USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS EXCEED 24" O.C.

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.

GYPSUM BOARD

PROVIDE 1/2" REGULAR GYPSUM BOARD THROUGHOUT ENTIRE STRUCTURE EXCEPT AS NOTED.

PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE & WALLS COMMON TO HOUSE IN GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS.

PROVIDE WATER-RESISTANT GYPSUM BOARD IN ALL BATH & TOILET AREAS.

USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS EXCEED 24" O.C.

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.

MINIMUM R-VALUES
EXTERIOR STUD WALLS.....R-20 OR R-13 BATT + R5 CI
FLAT CEILINGS.....R-49 IN NEW CONSTRUCTION, R-38 IN EXISTING CONSTRUCTION
CATHEDRAL CEILINGS.....R-21

PROVIDE VENTILATION BAFFLES @ ALL RAFTER SPACES.

CAULK ALL OPENINGS IN EXTERIOR WALLS.

FOAM ALL OPENINGS IN TOP PLATES.

ROOFING

PROVIDE ICE & WATER SHIELD AT ALL EAVES, HIPS, VALLEYS AND RIDGES.

ROOF SHEATHING TO BE 1/2" PLYWOOD WITH 32/16 SPAN RATING. FASTEN WITH 8D NAILS, 6" O.C. AT EDGES AND 12" O.C. INTERMEDIATE.

ROOF SHINGLES TO BE 50 YEAR, DIMENSIONS 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. FOR A ROOF WITH A 4/12 OR LESS PITCH REFER TO RCO SECTION 905.2.

CONTINUOUS AIR FLOW REQUIRED BETWEEN THE SOFFITS AND THE RIDGE.

- PROVIDE CONTINUOUS RIDGE VENT AT ALL ROOF RIDGES.
- ALL EAVE SOFFITS TO BE VENTED.
- PROVIDE BAFFLES WHERE ATTIC INSULATION MEETS ROOF SHEATHING.

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.

WINDOWS & DOORS:

PROVIDE EXTERIOR WINDOWS AND DOORS SHOP DRAWINGS AND OR LISTS FOR ARCHITECTS REVIEW AND APPROVAL. ARCHITECT SHALL NOT BE RESPONSIBLE FOR WINDOWS OR DOORS ORDERED WITHOUT SHOP DRAWING APPROVAL.

INTERIOR FINISHES

TO BE COORDINATED WITH THE BUILDERS STANDARDS.

FLAME SPREAD INDEX TO BE LESS THAN 200

SMOKE DEVELOPING INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84

CABINETS & KITCHEN EQUIPMENT

TO BE COORDINATED WITH THE BUILDERS STANDARDS & KITCHEN MANUFACTURER/ DESIGNER/ SUPPLIER LAYOUT.

COORDINATE APPLIANCE ELECTRICAL REQUIREMENTS PRIOR TO CABINET INSTALLATION.

MECHANICAL

ALL MECHANICAL WORK MUST BE PERFORMED BY A LICENSED, BONDED AND INSURED MECHANICAL CONTRACTOR

MECHANICAL CONTRACTOR TO PROVIDE MANUAL J CALCULATIONS OR EQUIVALENT.

MECHANICAL CONTRACTOR TO PROVIDE DUCTWORK SCHEMATIC. IDENTIFY MODIFICATIONS REQUIRED TO FRAMING.

MECHANICAL SYSTEM TO BE DIRECT VENT, HIGH EFFICIENCY, FORCED AIR.

WATER HEATER TO BE TANKLESS, DIRECT VENT.

BOO: RHEEM CONDENSING TANKLESS R1GH-C95DVL-CM95DVL

VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.

RETURNS COMPLETE SYSTEM W/ PANS BETWEEN JOIST AND STUDS.

S.A. ROUNDS FEED TO ROOMS W/ DAMPERS.

SUPPLY AND RETURN REGISTERS SHOWN ON PLANS ARE FOR BASIC REFERENCE. MECHANICAL CONTRACTOR TO DETERMINE APPROPRIATE SIZE AND LOCATION BASED ON MANUAL J CALCULATIONS.

PLUMBING

ALL PLUMBING WORK MUST BE PERFORMED BY A LICENSED, BONDED AND INSURED PLUMBING CONTRACTOR.

ALL PLUMBING WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL PLUMBING CODE AND LOCAL ORDINANCES.

SMOKE AND 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 NONCOMBUSTIBLE MATERIALS.

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 AND/OR OWNER TO PROVIDE PROPER RADON MITIGATION AS DEEMED NECESSARY TO MEET ADEQUATE LEVEL PROVIDED BY UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.

ELECTRICAL

ALL ELECTRICAL WORK MUST BE PERFORMED BY A LICENSED, BONDED AND INSURED ELECTRICAL CONTRACTOR.

ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND LOCAL ORDINANCES

ALL UNDERGROUND ELECTRIC LINES SHALL BE EMBEDDED IN SAND.

VERIFY ALL LIGHTING, PHONE AND CABLE LOCATIONS WITH OWNER PRIOR TO INSTALLATION OF DRYWALL, OR FINISH MATERIALS.

PROVIDE HARDWIRED, INTERCONNECTED SMOKE DETECTORS INSIDE EACH BEDROOM AND DIRECTLY OUTSIDE EACH BEDROOM. MINIMUM ONE SMOKE DETECTOR PER FLOOR.

PROVIDE INTERCONNECTED CARBON DIOXIDE DETECTORS ON EACH FLOOR.

ALL EXTERIOR RECEPTACLES ARE TO BE GFCI AND TO HAVE WEATHERPROOF PROTECTION.

ALL RECEPTACLES AND LIGHTING CIRCUITS TO BE PROTECTED WITH AFCI BREAKERS.

ALL RECEPTACLES IN BATHROOMS, LAUNDRY ROOMS AND KITCHEN AREAS TO BE PROTECTED WITH AFCI/GFCI BREAKERS

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, AND THE BEST TRADE PRACTICES.
- THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
- ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. THE DRAWINGS REFLECT CERTAIN CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
- THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
- THE CONSTRUCTION MANAGER SHALL MAKE THE PREMISES SECURE FROM THE ELEMENTS AND TRESPASS ON A DAILY BASIS.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
- MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
- WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
- ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
- NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED (UON).



SOJOURN
ARCHITECTS | ENGINEERS
DESIGNERS

SOJOURN ARCHITECTS
34 RAVENNA ST #2
HUDSON, OH 44236
216-396-4355
www.sojournarchitects.com

Project Team

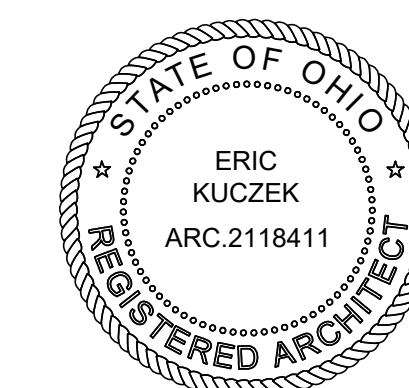
CLIENT

MARGARET & DALE MURRAY
6799 DANA AVENUE
HUDSON, OH 44236

STRUCTURAL ENGINEER

CARUSO ENGINEERING
5545 WILSON MILLS RD STE 106
HIGHLAND HEIGHTS, OH 44143

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Revisions

2026-04-20	PRELIM PLANS
2026-05-12	CITY SUBMISSION
2026-05-20	BID-PERMIT

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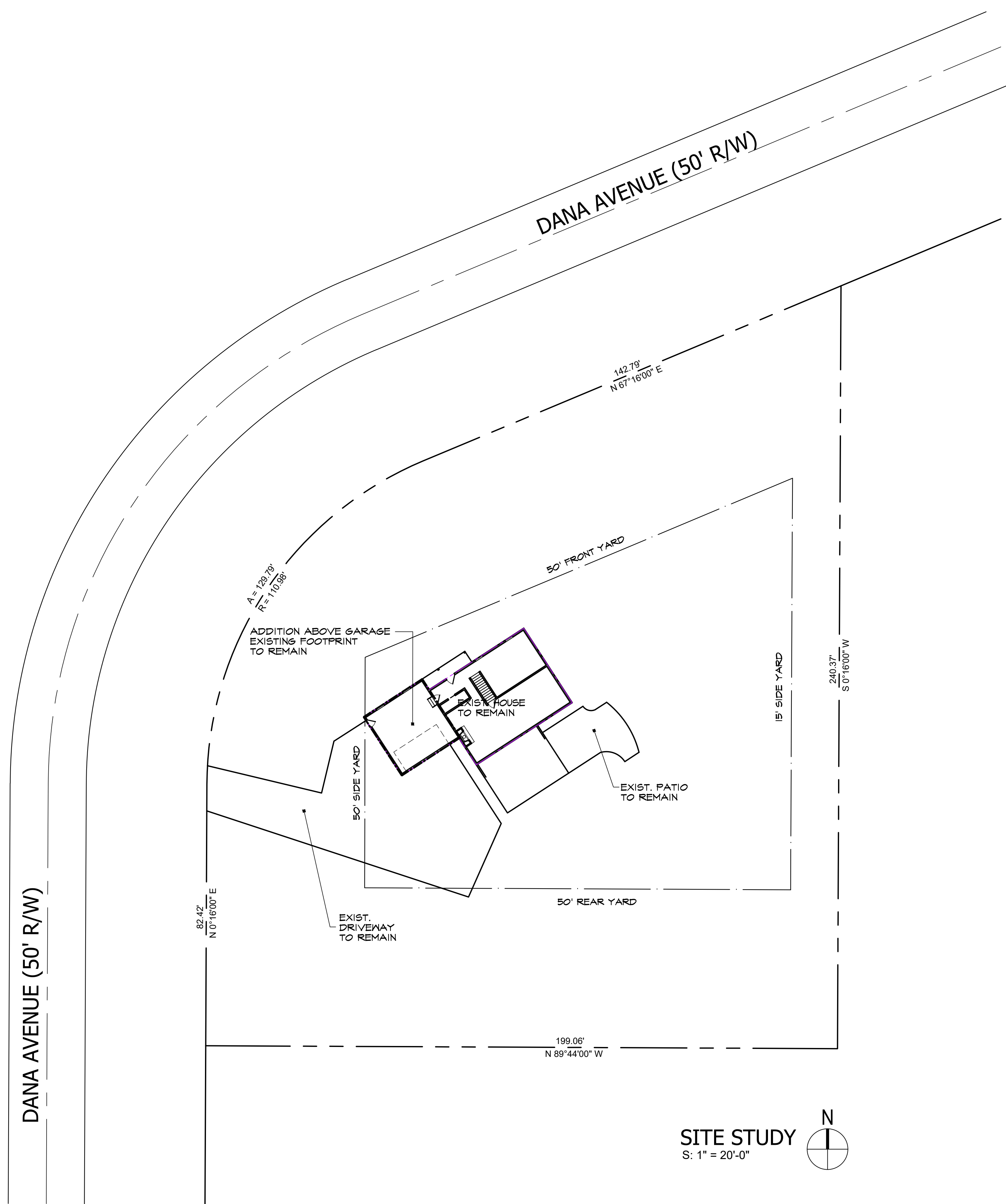
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SITE STUDY

S101

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SITE STUDY
S: 1" = 20'-0"

DANA AVENUE (50' R/W)

DANA AVENUE (50' R/W)

A = 129.79'
R = 710.788'

ADDITION ABOVE GARAGE
EXISTING FOOTPRINT
TO REMAIN

EXIST. HOUSE
TO REMAIN

EXIST. PATIO
TO REMAIN

EXIST.
DRIVEWAY
TO REMAIN

50' SIDE YARD

50' FRONT YARD

15' SIDE YARD

50' REAR YARD

82.42'
N 0°16'00" E

199.06'
N 89°44'00" W

240.37'
S 0°16'00" W



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" Ø 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 EACH WAY AS FOLLOWS:

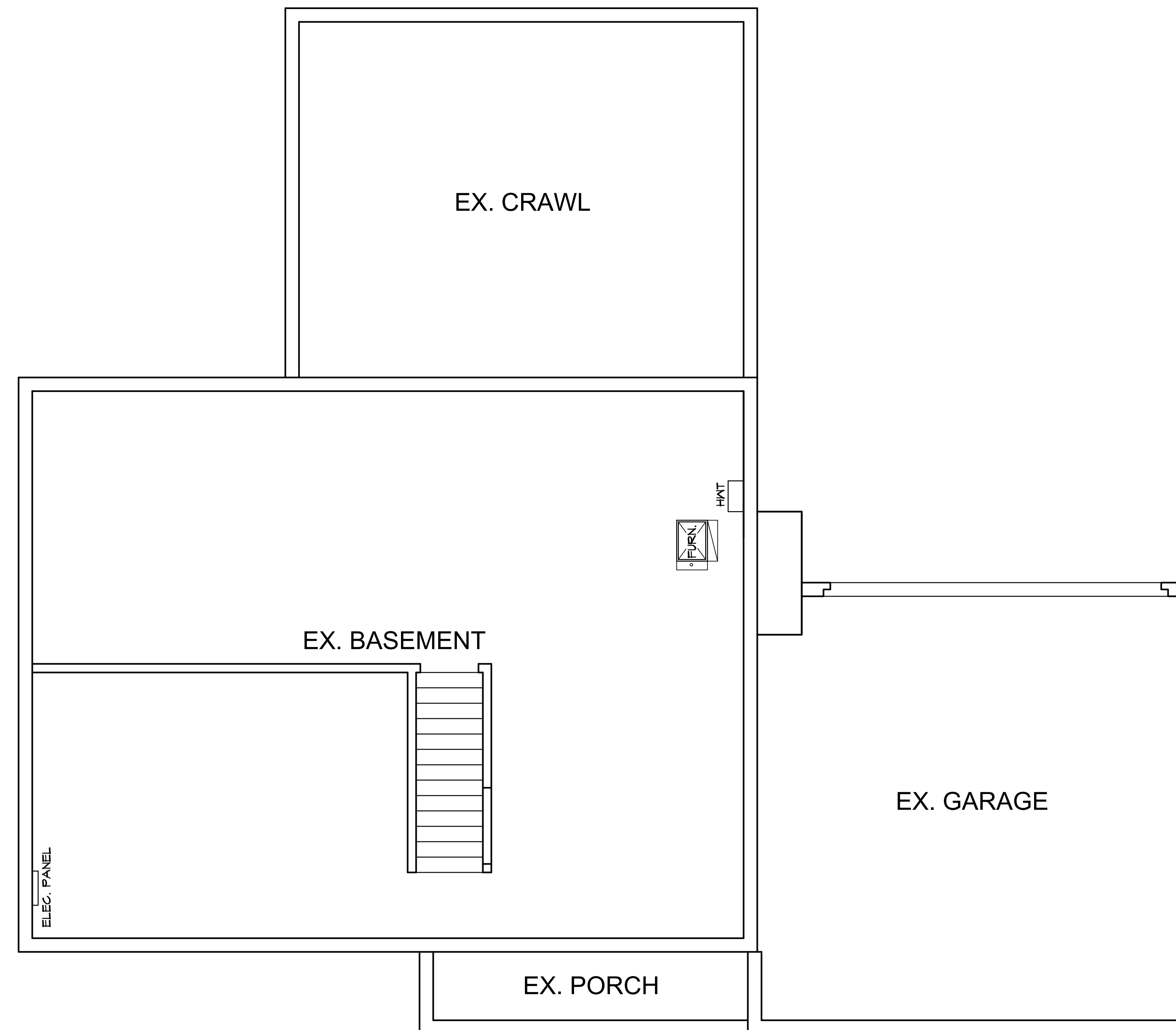
24"x24".....	(2)#4
30"x30".....	(3)#4
36"x36".....	(3)#5
42"x42".....	(4)#5
48"x48".....	(4)#5
60"x60".....	(5)#5
72"x72".....	(6)#5

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 TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS.



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



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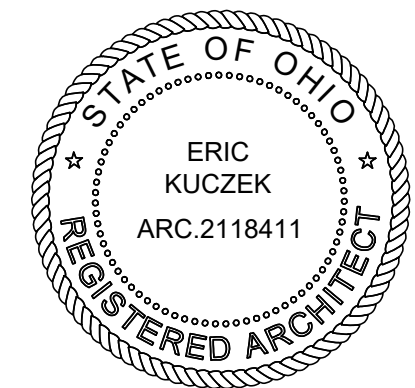
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MARGARET & DALE MURRAY
6799 DANA AVENUE
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5545 WILSON MILLS RD STE 106
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FOUNDATION
PLAN

A101



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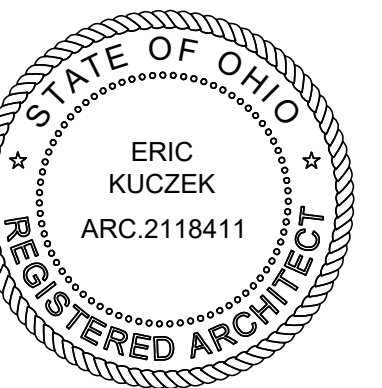
MARGARET & DALE MURRAY
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FIRST FLOOR
PLAN

A102

Sheet No.

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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 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.

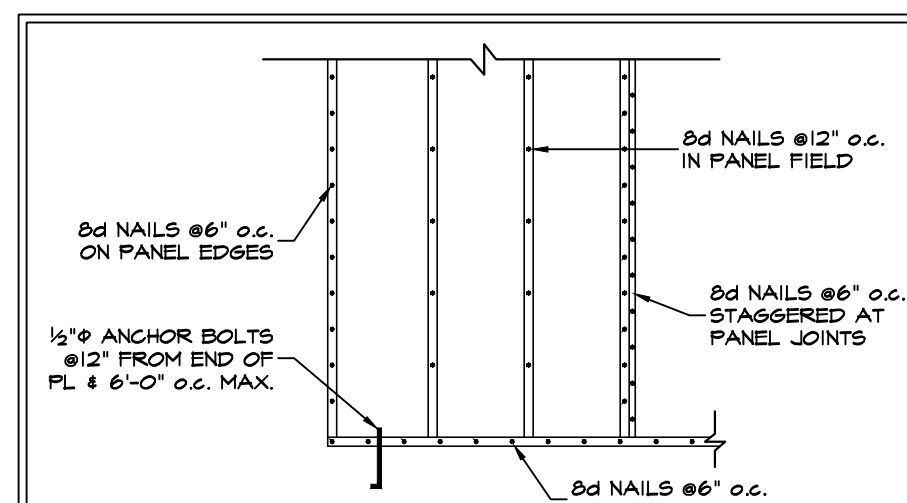
EGRESS REQUIREMENTS:

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"

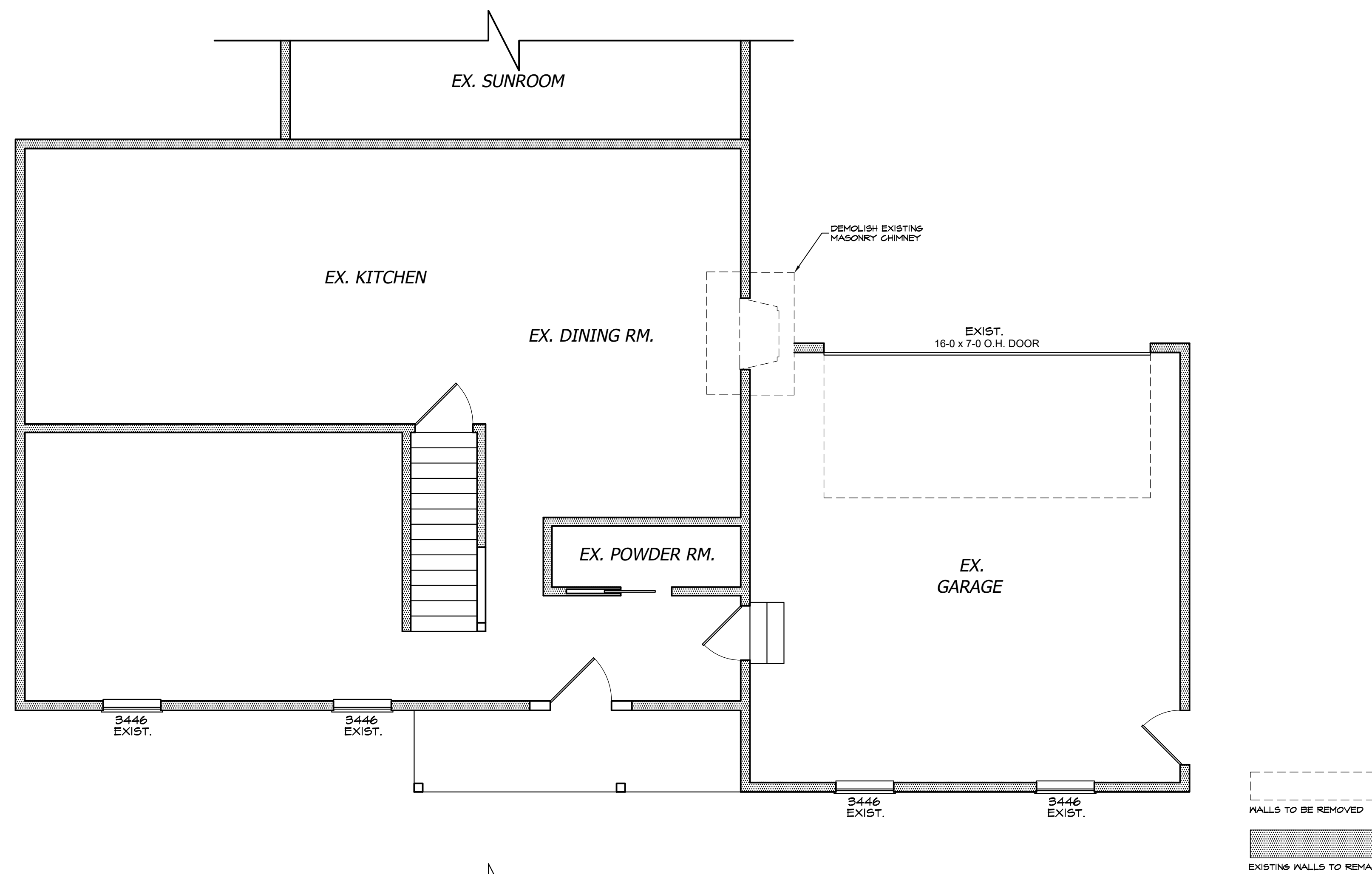
SEE SHEET C101 FOR GEN. CODE REQUIREMENTS, DISCLAIMERS AND GENERAL CONSTRUCTION NOTES



METHOD CS-WSP (602.10.4)

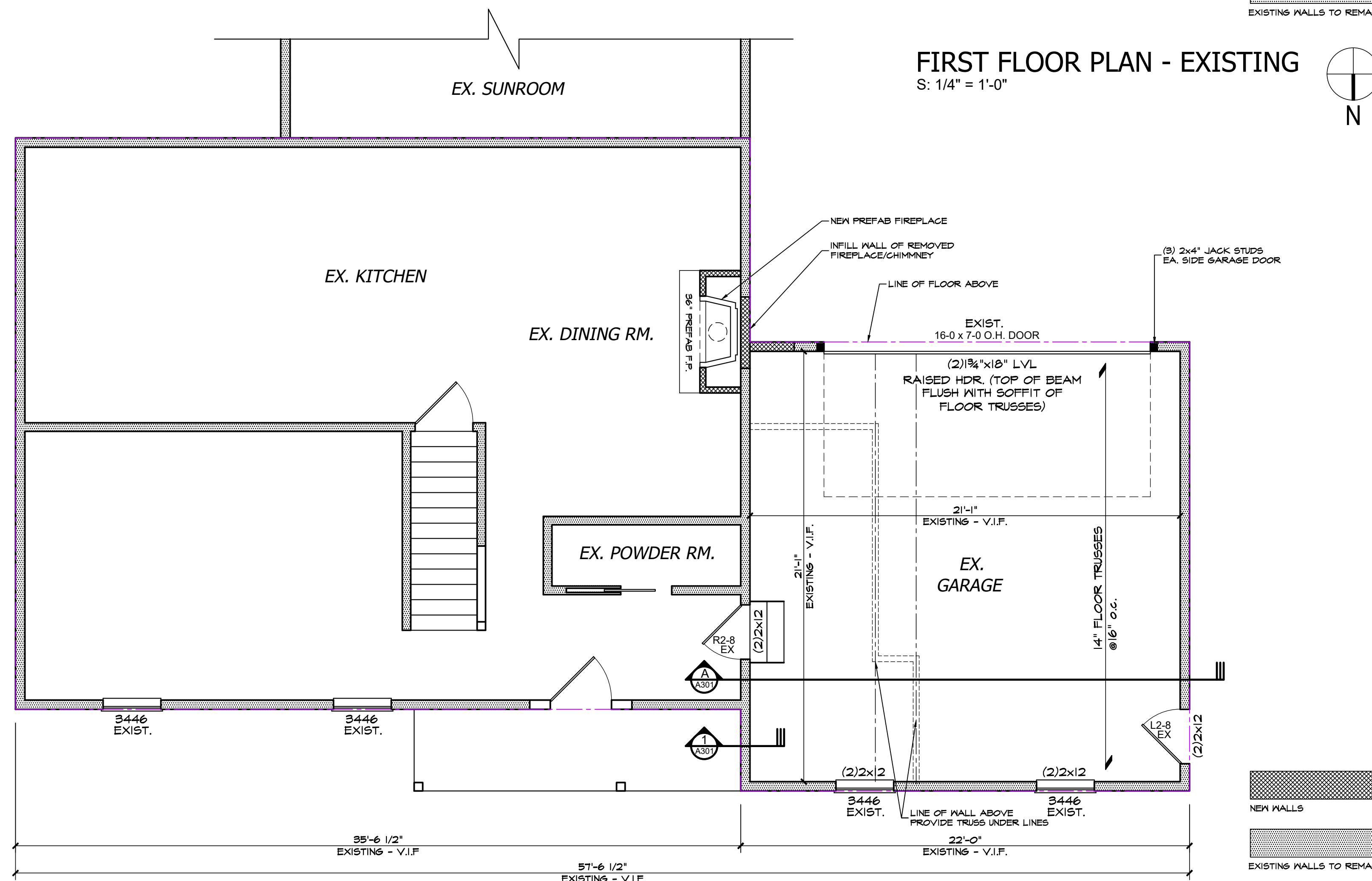
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- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 602.10.1.3 BRACED WALL LINE SPACING 60 FT. MAX WITH 3.1 DIAPHRAGM WIDTH TO DEPTH RATIO

BRACED WALL PANELS (NOT TO SCALE)



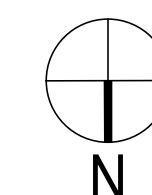
FIRST FLOOR PLAN - EXISTING

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



FIRST FLOOR PLAN

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SECOND FLOOR NOTES

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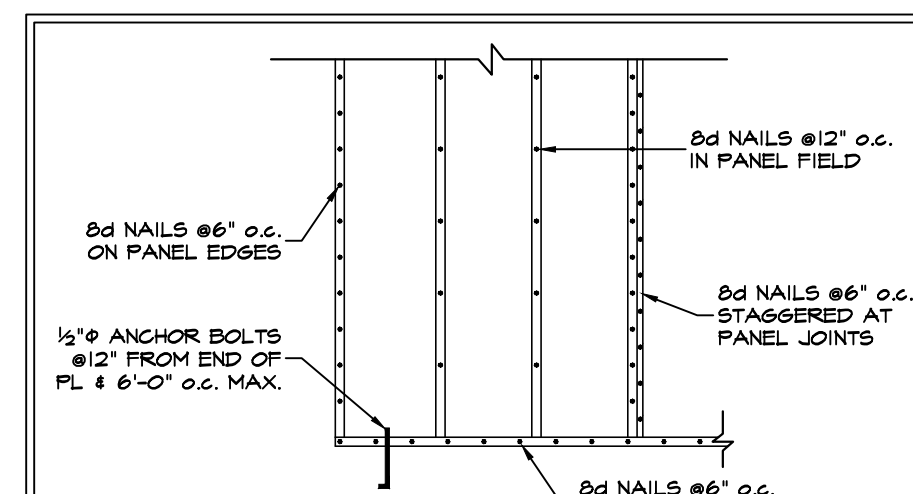
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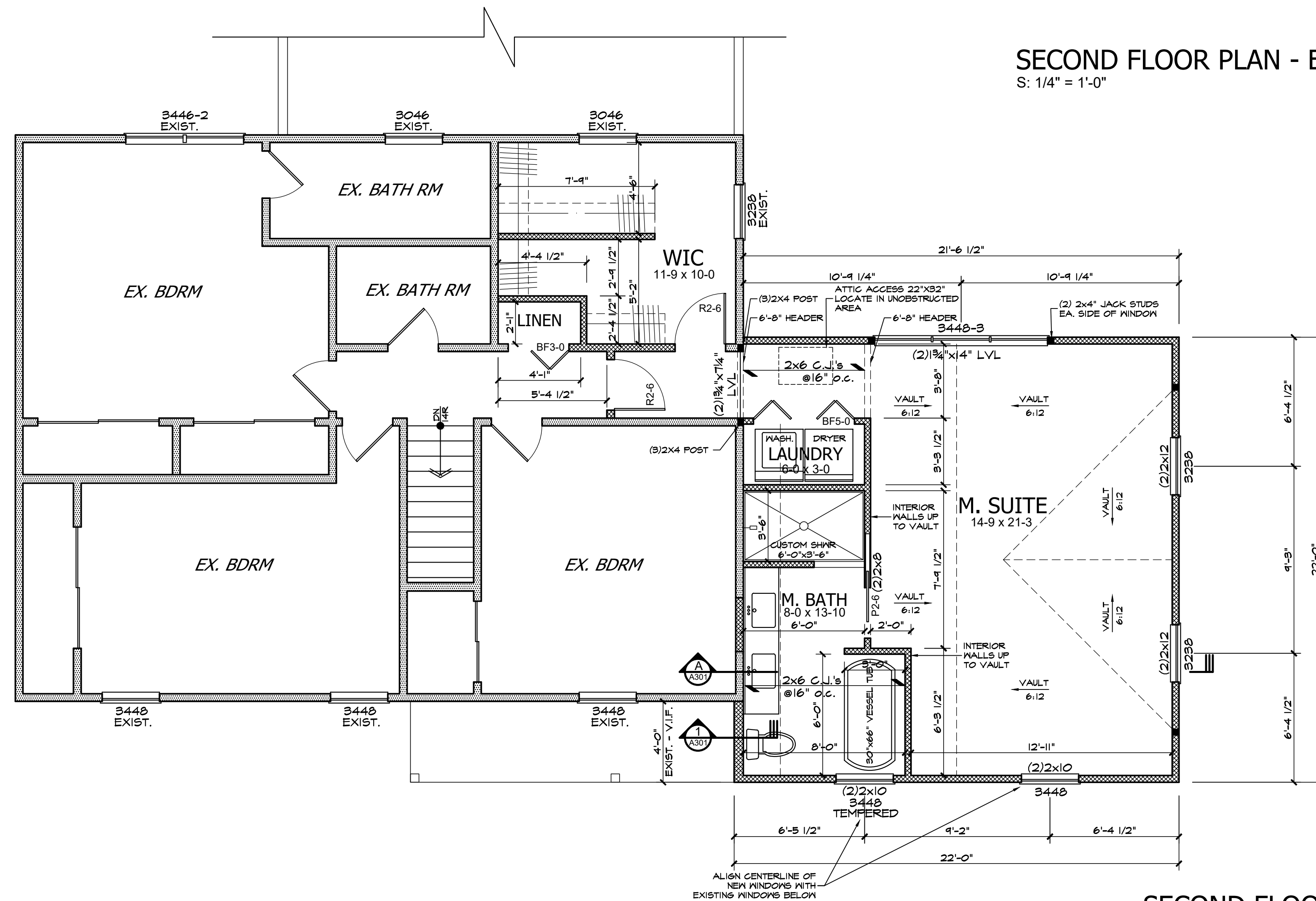
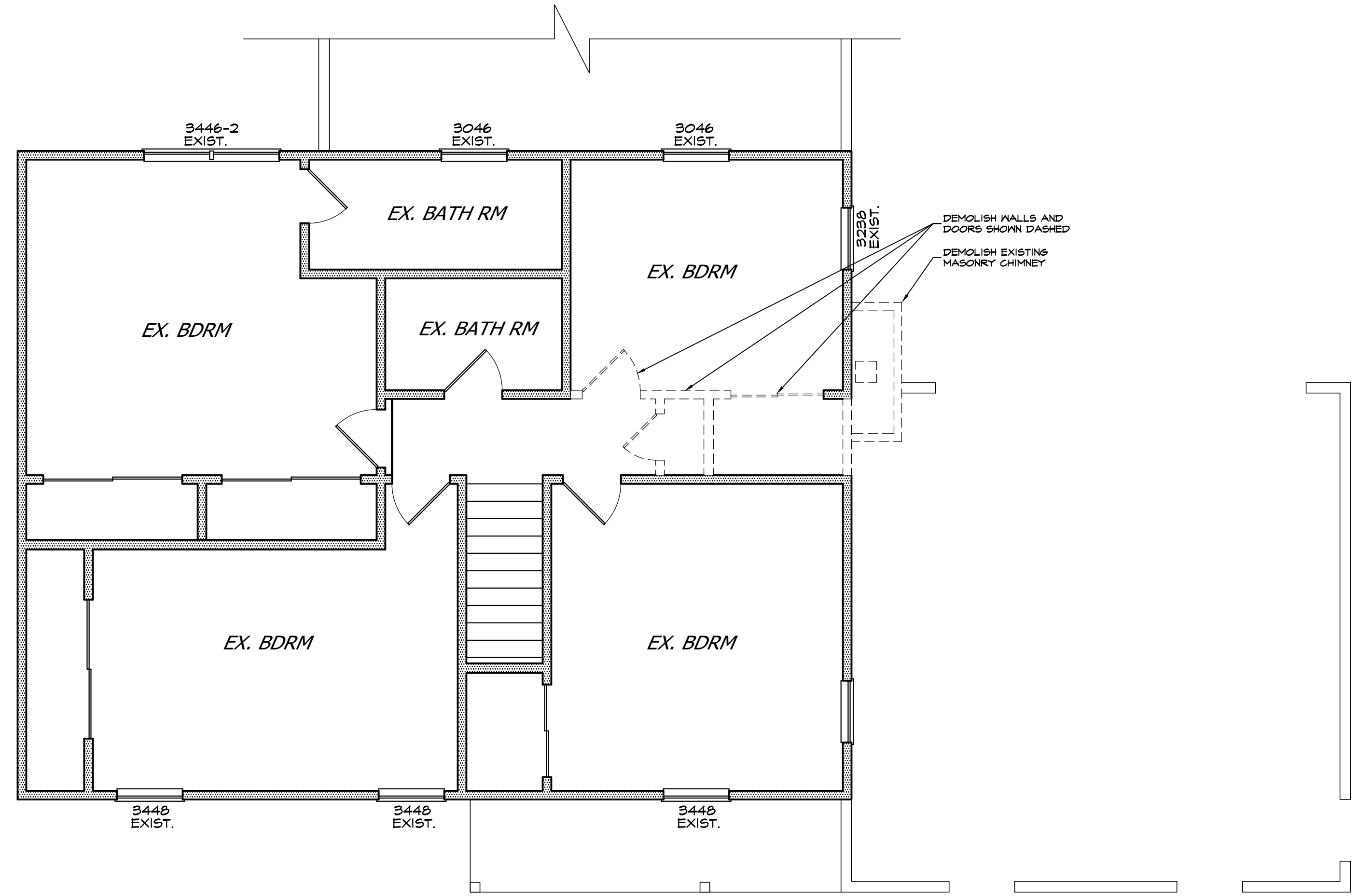
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BRACED WALL PANELS (NOT TO SCALE)



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SECOND FLOOR PLAN
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 34 RAVENNA ST #2
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 216-396-4355
 www.sojournarchitects.com

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SECOND FLOOR PLAN

A103

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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 J. KAPELA DESIGNS, INC. IN ORDER TO UPDATE THE DRAWINGS.

WINDOWS:

ALL WINDOWS AND SIZES ARE DRAWN NOMINAL INCHES.

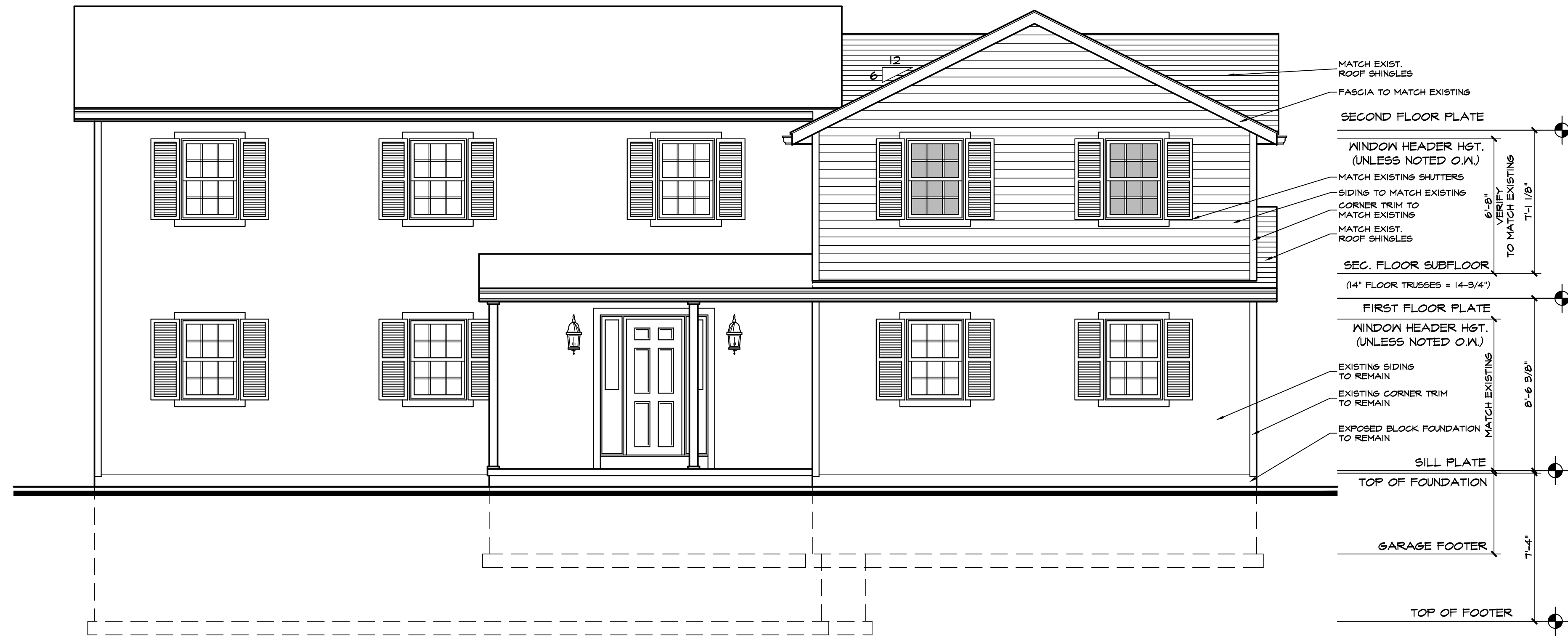
WINDOWS WITHIN 36" HORIZONTIALLY & 60" VERTICALLY OF A TUB OR SHOWER MUST BE TEMPERED.

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.....5.0
 REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.

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



FRONT ELEVATION

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



FRONT ELEVATION - EXIST.

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

Project Team

CLIENT

MARGARET & DALE MURRAY
 6799 DANA AVENUE
 HUDSON, OH 44236

STRUCTURAL ENGINEER

CARUSO ENGINEERING
 5545 WILSON MILLS RD STE 106
 HIGHLAND HEIGHTS, OH 44143

Project No.

26046



Revisions

Date	Description
2026-04-20	PRELIM PLANS
2026-05-12	CITY SUBMISSION
2026-05-20	BID-PERMIT

Project

MURRAY RESIDENCE
 6799 DANA AVENUE
 HUDSON, OH 44236

Client

MARGARET & DALE MURRAY

Date Issued

2026.05.20

EXTERIOR
 ELEVATIONS

A201

Sheet No.

©2026

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.

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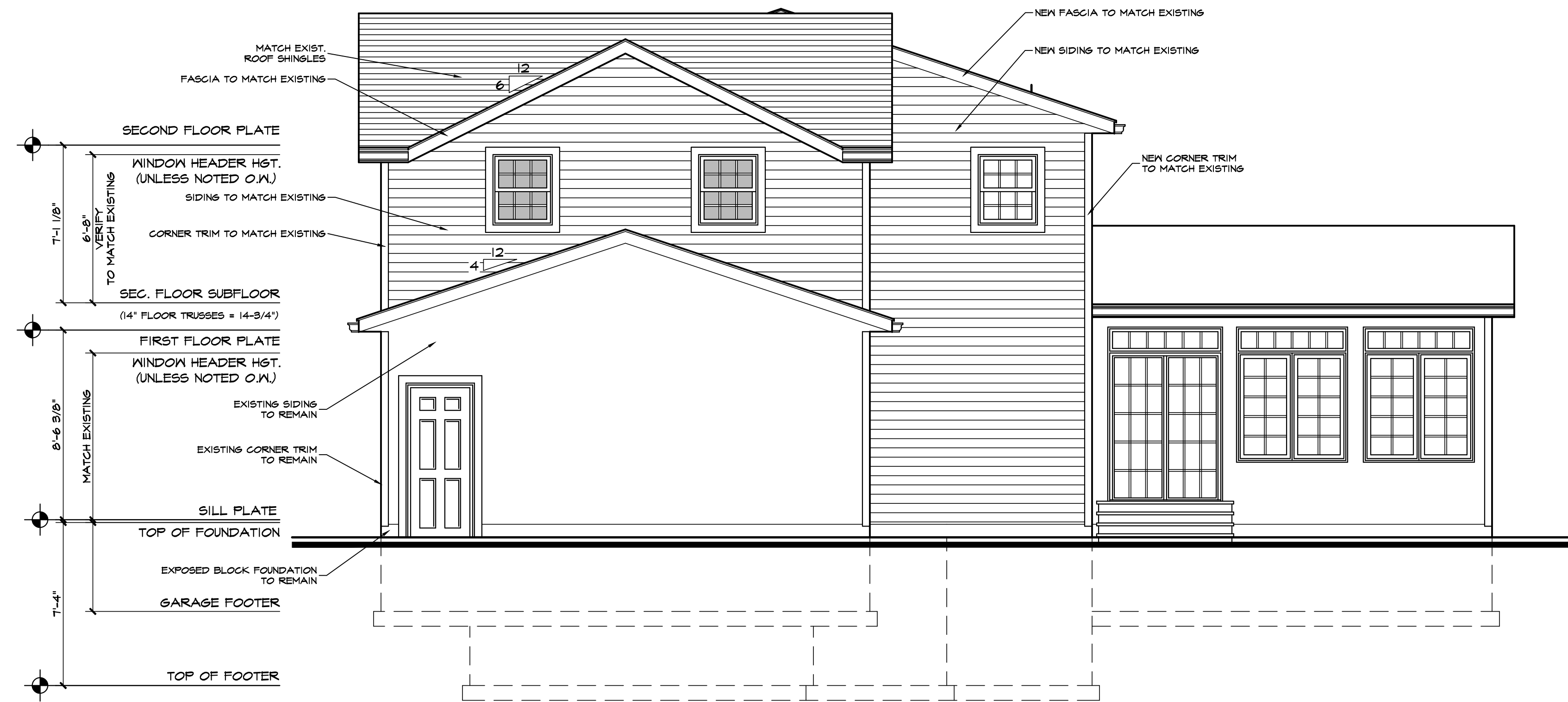
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RIGHT SIDE ELEVATION
 S: 1/4" = 1'-0"



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

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CLIENT

MARGARET & DALE MURRAY
 6799 DANA AVENUE
 HUDSON, OH 44236

STRUCTURAL ENGINEER

CARUSO ENGINEERING
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 HIGHLAND HEIGHTS, OH 44143

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 6799 DANA AVENUE
 HUDSON, OH 44236

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EXTERIOR
 ELEVATIONS

A202

ELEVATION NOTES

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

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



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

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 HUDSON, OH 44236

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 HUDSON, OH 44236

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MARGARET & DALE MURRAY

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EXTERIOR
 ELEVATIONS

A203



SOJOURN
ARCHITECTS | ENGINEERS
DESIGNERS

SOJOURN ARCHITECTS
34 RAVENNA ST #2
HUDSON, OH 44236
313.396.4395
www.sojournarchitects.com

Project Team

CLIENT

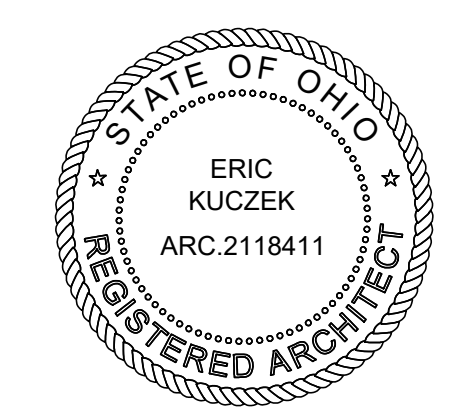
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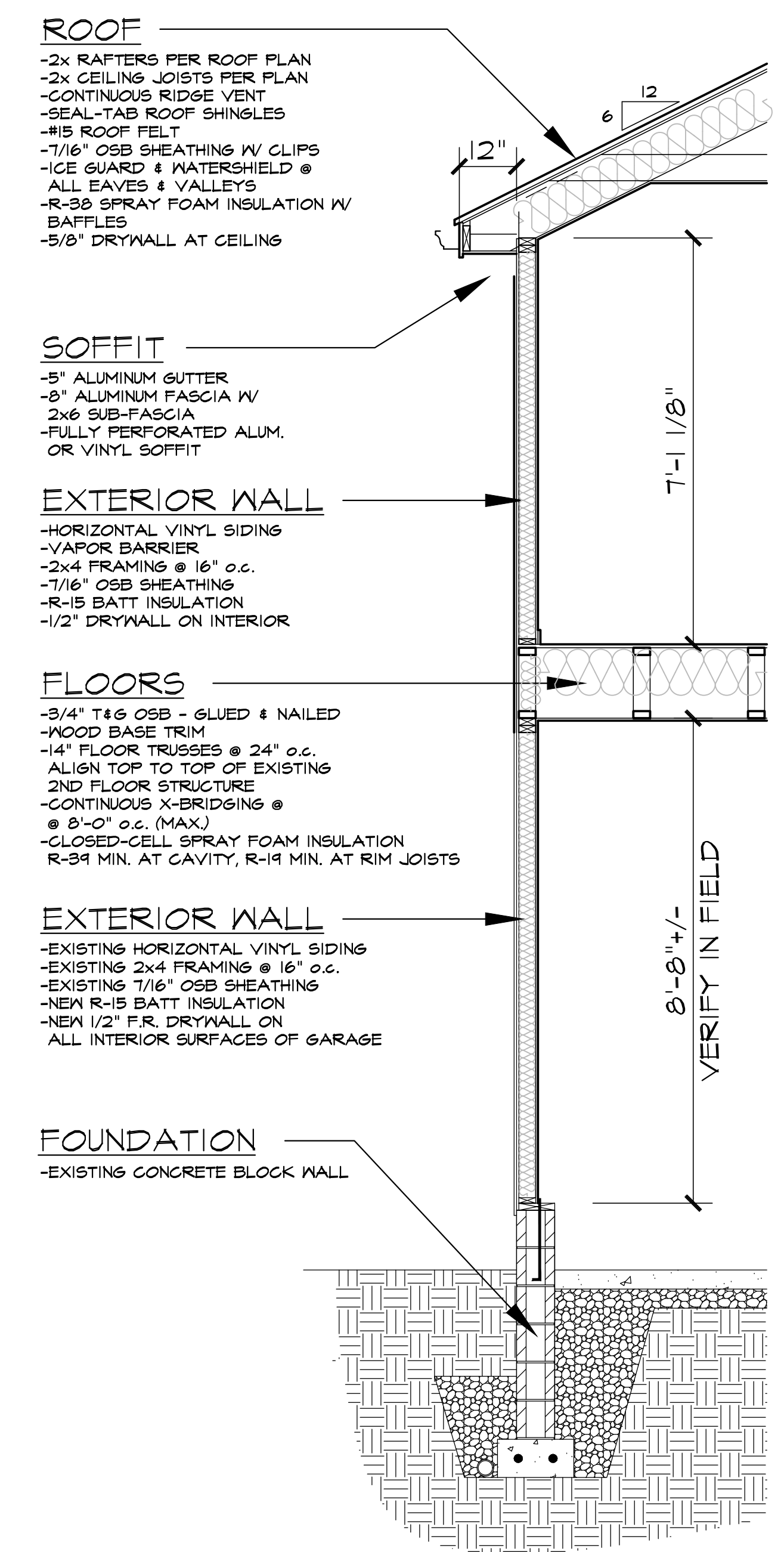
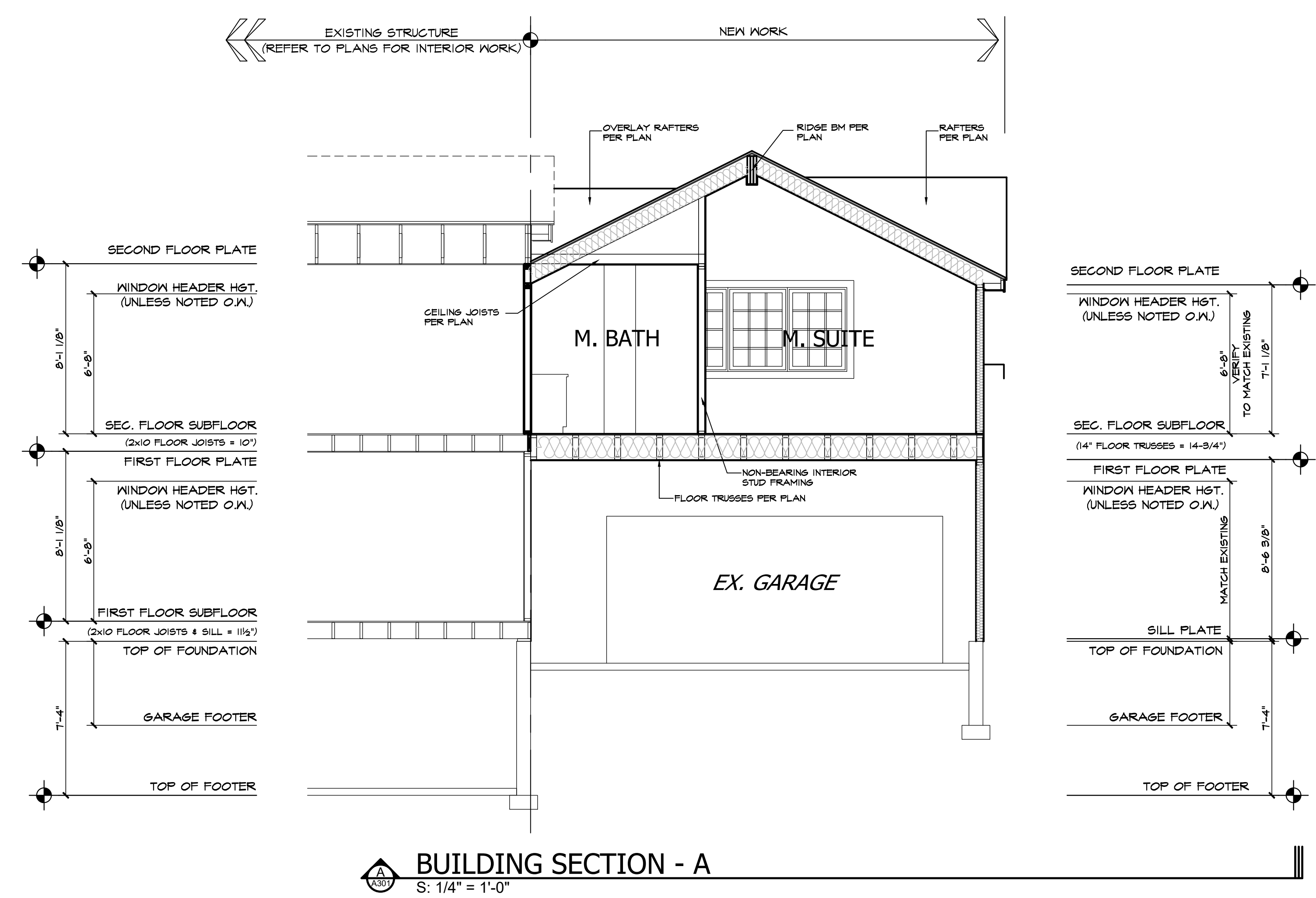
2026.05.20

**SECTIONS AND
DETAILS**

A301

Sheet No.

©2026



WALL SECTION - 1
S: 1/2" = 1'-0"

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.

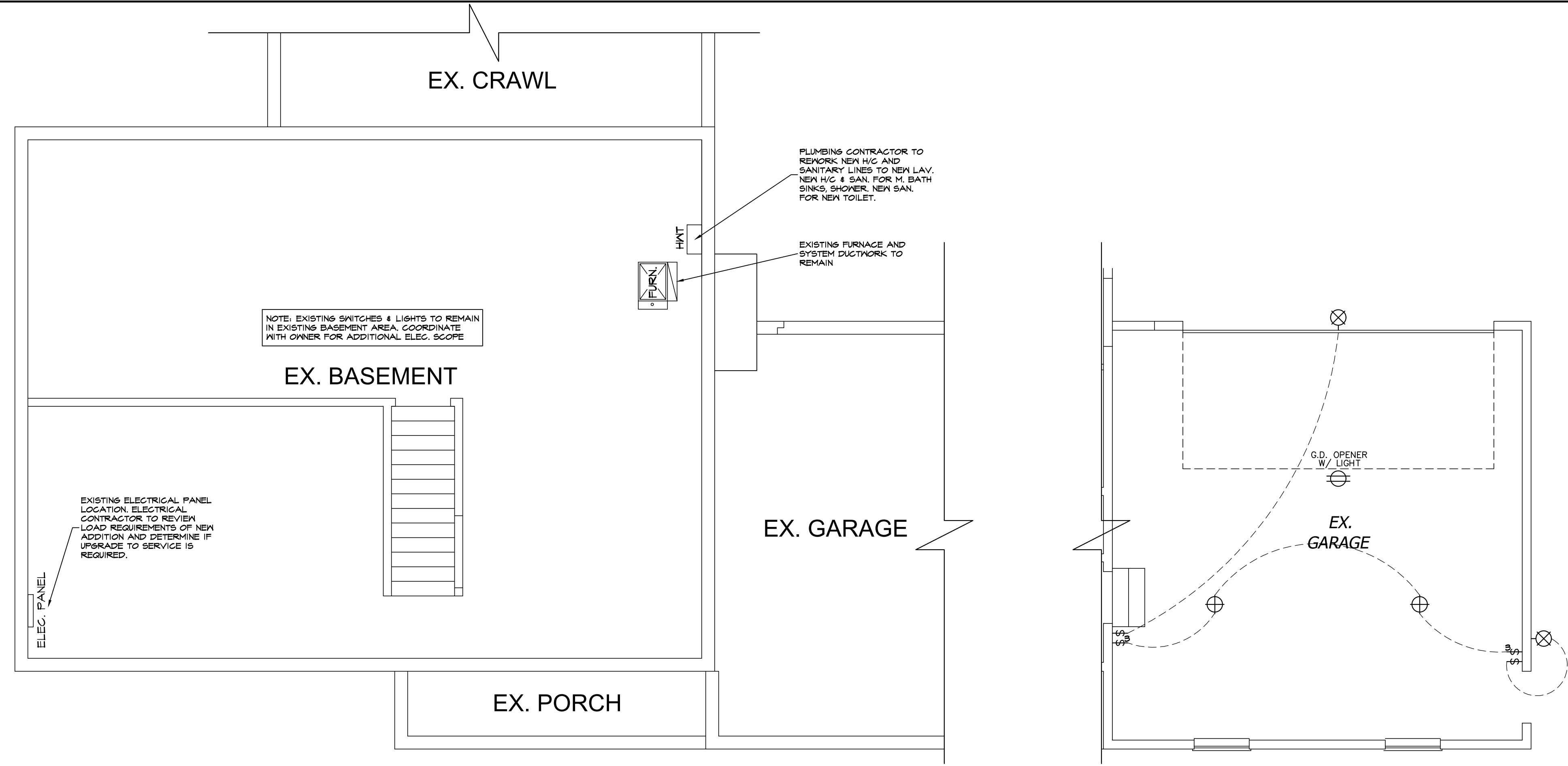
DISCLAIMER:

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, LLC. IS NOT A MECHANICAL ENGINEER AND ASSUMES NO RESPONSIBILITY FOR MECHANICAL SYSTEM INSTALLATIONS AND/OR ANY ISSUES RELATED TO THEIR INSTALLATION.

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

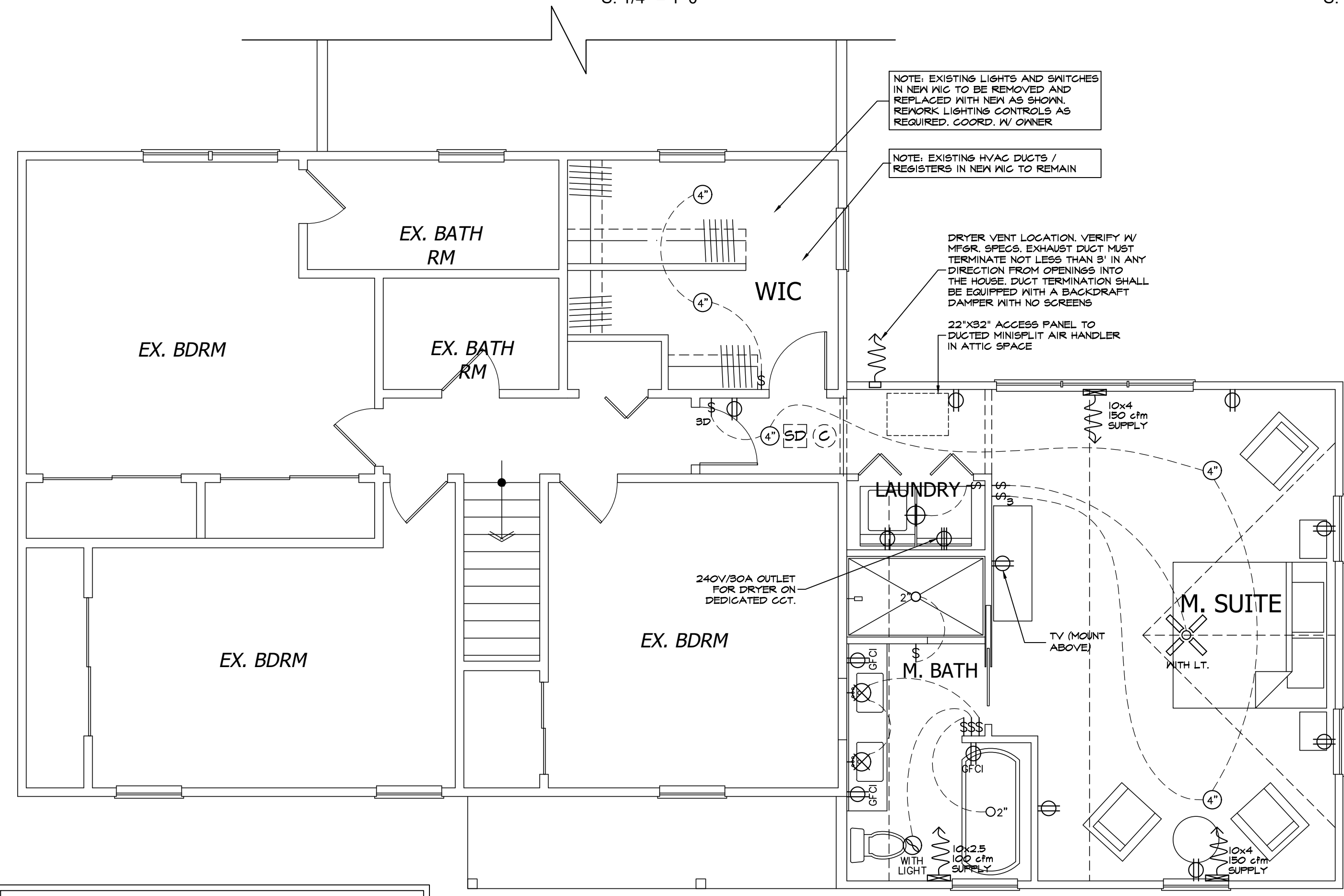
ELECTRIC SYMBOLS

	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	ANY SWITCH WITH DIMMER
	110V DUPLEX RECEPTICAL
	SWITCH PLUG
	SPECIAL OUTLET
	TELEPHONE OUTLET
	CABLE OUTLET
	GFI GROUND FAULT CIRCUIT INTERRUPTER
	WP WEATHERPROOF
	JUNCTION BOX
	CEILING LIGHT
	WALL LIGHT
	CEILING OUTLET (RECESSED FIXTURE)
	CEILING OUTLET (RECESSED EYEBALL FIXTURE)
	EXHAUST FAN
	SERVICE PANEL (MAY BE RECESSED OR SURFACE MOUNTED)
	CEILING FAN
	FLUORESCENT PANEL



BASEMENT ELEC./MECH SCHEMATIC
S: 1/4" = 1'-0"

FIRST FLOOR ELEC./MECH SCHEMATIC
S: 1/4" = 1'-0"



SECOND FLOOR ELEC./MECH SCHEMATIC
S: 1/4" = 1'-0"

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.

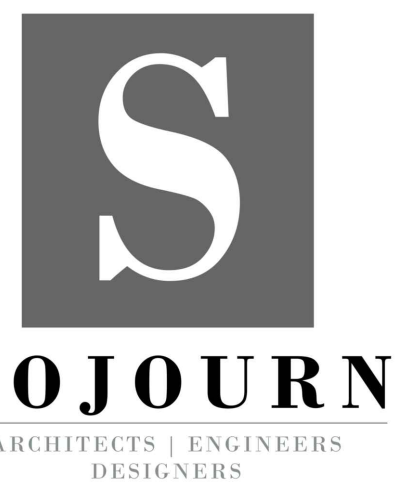
NOTE: ALL NEW 15 AMP AND 20 AMP OUTLET RECEPTACLES SHALL BE TAMPER RESISTANT PER NEC SECTION 406.12

NOTE: GC TO COORDINATE ALL LIGHTING FIXTURE LOCATION & SELECTIONS WITH OWNER.

PLAN DESIGN & CONSTRUCTION CRITERIA
BASED ON THE FOLLOWING CODES:
2019 Residential Code of Ohio (RCO)
2023 National Electric Code (NEC)
2017 Ohio Mechanical Code (OMC)
2017 Ohio Plumbing Code (OPC)
2018 International Energy Conservation Code (IECC)

NOTE: OHIO LICENSED ELECTRICIAN IS REQUIRED TO INSTALL ALL ELECTRICAL ITEMS AS FOLLOWS PER THE NEC:

- NEC 210.52(G)(1) REQUIRES A GFCI OUTLET FOR EACH CAR SPACE
- NEC 210.52(H) REQUIRES HALLWAY OUTLETS INSTALLED PER CODE
- NEC 406.4(D)(6) REQUIRES ALL OUTSIDE OUTLETS TO BE TYPE WR AND GFCI PROTECTED
- NEC 406.5 REQUIRES ALL OUTSIDE OUTLETS TO HAVE HOODED WET LOCATION COVERS
- PER NEC 210.8 ELECTRICIAN MUST INSTALL GFCI OUTLETS IN ALL LOCATIONS LISTED PER CODE
- PER NEC 210.12 ELECTRICIAN MUST INSTALL ARC-FAULT-CIRCUIT-INTERRUPTER OUTLETS IN ALL LOCATIONS LISTED PER CODE
- PER NEC 406.12 ELECTRICIAN MUST INSTALL TAMPER-RESISTANT DEVICES IN ALL LOCATIONS LISTED PER CODE



SOJOURN ARCHITECTS
34 RAVENNA ST #2
HUDSON, OH 44236
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www.sojournarchitects.com

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MECH / ELEC SCHEMATICS

ME101









