TOPOGRAPHIC SURVEY & SITE PLAN

for

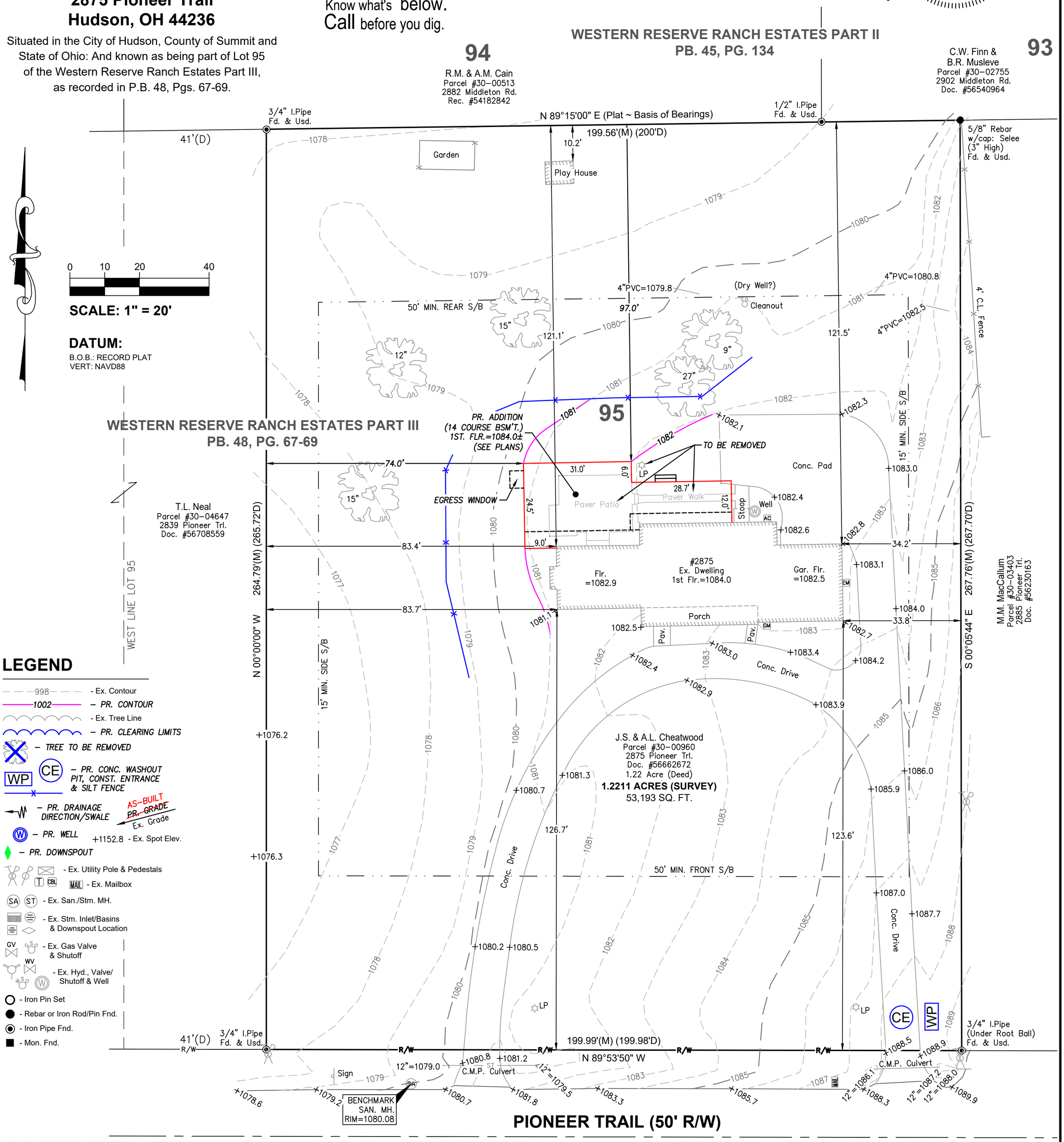
~The Cheatwood Residence~
2875 Pioneer Trail
Hudson, OH 44236

Situated in the City of Hudson, County of Summit and State of Ohio: And known as being part of Lot 95 of the Western Reserve Ranch Estates Part III, as recorded in P.B. 48, Pgs. 67-69.

Know what's below. Call before you dig.

REVISIONS:
Exist. Cond. Survey - 3/03/25
1.) Site Plan Update - 4/21/25

STATE OF OHIO — KELLY D. DUNFORD — S-8182 — REGISTERED SURVEYOR — 4/21/25



LEGEND

- 998 - Ex. Contour
- 1002 - PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING LIMITS
- TREE TO BE REMOVED
- WP CE - PR. CONC. WASHOUT PIT, CONST. ENTRANCE & SILT FENCE
- PR. DRAINAGE DIRECTION/SWALE
- AS-BUILT ~~PR. GRADE~~ Ex. Grade
- W - PR. WELL
- +1152.8 - Ex. Spot Elev.
- PR. DOWNSPOUT
- Ex. Utility Pole & Pedestals
- T CBL MAIL - Ex. Mailbox
- SA ST - Ex. San./Stm. MH.
- Ex. Stm. Inlet/Basins & Downspout Location
- GV - Ex. Gas Valve & Shutoff
- WV - Ex. Hyd., Valve/ Shutoff & Well
- Iron Pin Set
- Rebar or Iron Rod/Pin Fnd.
- Iron Pipe Fnd.
- Mon. Fnd.

CONSTRUCTION NOTES:

1. Contractor must verify all foundation dimensions and proposed grades shown on this plan. Any errors resulting from failure to check or to notify the surveyor of any changes shall not be the responsibility of Apex Land Surveying.
2. Contractor to notify utilities protection services/ O.U.P.S. prior to construction.
3. Silt fence must surround all excavation areas so that no silt escapes site.
4. A construction entrance shall be constructed in the same location as the permanent drive, consisting of a 4 inch layer of 2 inch stone and be a minimum of 30 feet long.
5. All grades shall comply w/corresponding government office.
6. Maintain positive yard drainage away from house (6" of fall within 6' of house footprint min.) and a minimum slope of 1% along all swales, 2% preferred.
7. The footer drain & downspouts are to be tied into existing storm drain. Splash blocks are not permitted. Contractor to determine connection point or points upon excavation & examination of existing storm drain system. Refer to house plans for downspout locations.
8. A foundation sump pump is required unless otherwise determined by contractor.
9. The location of utilities shown hereon are based on observed evidence of above ground appurtenances ONLY. The location of these utilities may vary and are subject to field verification prior to construction. No other search for utilities was performed and additional utilities may be encountered.
10. There was no search for easements of record, right-of-ways, restrictive covenants, encumbrances, ownership title evidence, or any other facts that a title search may disclose.

SURVEYED BY:
APEX LAND SURVEYING
KELLY D. DUNFORD, P.S. 8182
2858 FULMER DR., SILVER LAKE, OH
(330) 928-7750
ps8182@sbcglobal.net
www.apexlandsurveying.com

PROJ: 2025015

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 DESIGNED TO RESIST THE FOLLOWING LOADS:
ROOF/SNOW.....30psf ATTIC.....20psf
FIRST FLOOR.....40psf SECOND FLOOR.....30psf
BALCONIES.....60psf BASIC WIND SPEED.....109mph

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.....2,000,000psi 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 A36 GR. 36 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 2,000 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. 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 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.

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)

Cheatwood Residence

2875 PIONEER TRAIL - 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.

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SQUARE FOOTAGE TABLE:

EXISTING		
FIRST FLOOR:	1301.09	S.F.
SECOND FLOOR:	1365.78	S.F.
TOTAL LIVING SPACE:	2666.87	S.F.
NEW		
FIRST FLOOR:	1104.50	S.F.
SECOND FLOOR:	0.00	S.F.
TOTAL LIVING SPACE:	3532.71	S.F.
EXIST. GARAGE:	529.83	S.F.
TOTAL SQ. FOOTAGE:	4062.54	S.F.

BUILDING DEPARTMENT USE:

INDEX TO DRAWINGS

SOJOURN
ARCHITECTS | ENGINEERS
DESIGNERS

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4302 JOHN AVENUE
CLEVELAND, OH 44113
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Project Team

CLIENT

STEWART & AMANDA CHEATWOOD
2875 PIONEER TRAIL
HUDSON, OH 44236

Project No. 24066

Revisions

2025-02-13	PRELIM PLANS
2025-03-14	BID / STRUCT. REVIEW
2025-03-25	OWNER REVIEW

NOT FOR CONSTRUCTION

Project
FIRST FLOOR ADDITION
2875 PIONEER TRAIL
HUDSON, OH 44236

Client
STEWART & AMANDA CHEATWOOD

Date Issued
2025.03.25

COVER SHEET

C101

Sheet No.

PIONEER TRAIL

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

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SITE STUDY

S101

Sheet No.

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)#4
42"x42".....(4)#4
48"x48".....(5)#4
60"x60".....(5)#5
72"x72".....(6)#5

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.

CRAWL SPACE VENTILATION:

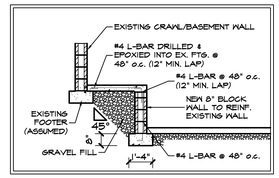
CRAWL SPACE EXTERIOR VENTILATION OPENINGS MAY BE OMITTED WHEN CONTINUOULY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 cfm FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA.

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

STEEL BEAM CHART

SIZE	DEPTH	WIDTH
W8x24	7.93"	6.5"

NOTE: DIMENSIONS ARE DERIVED FROM AISC STEEL MANUAL. VERIFY WITH STEEL DISTRIBUTOR.

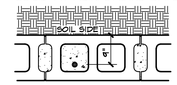


A/2 DROP FOOTER DETAIL
SCALE: 1/4" = 1'-0"

12" CONC. BLOCK REINFORCING DETAIL

MASONRY WALL REINFORCEMENT=
(1)#6 @ 56" o.c.

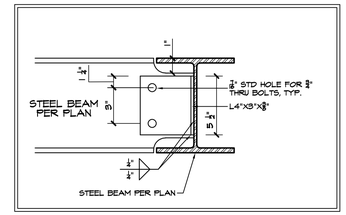
- 24" MAX. FROM CORNERS
- BARS 9" IN FROM SOIL SIDE
- GROUT CORES FULL-HEIGHT SOLID AT REINFORCING BARS



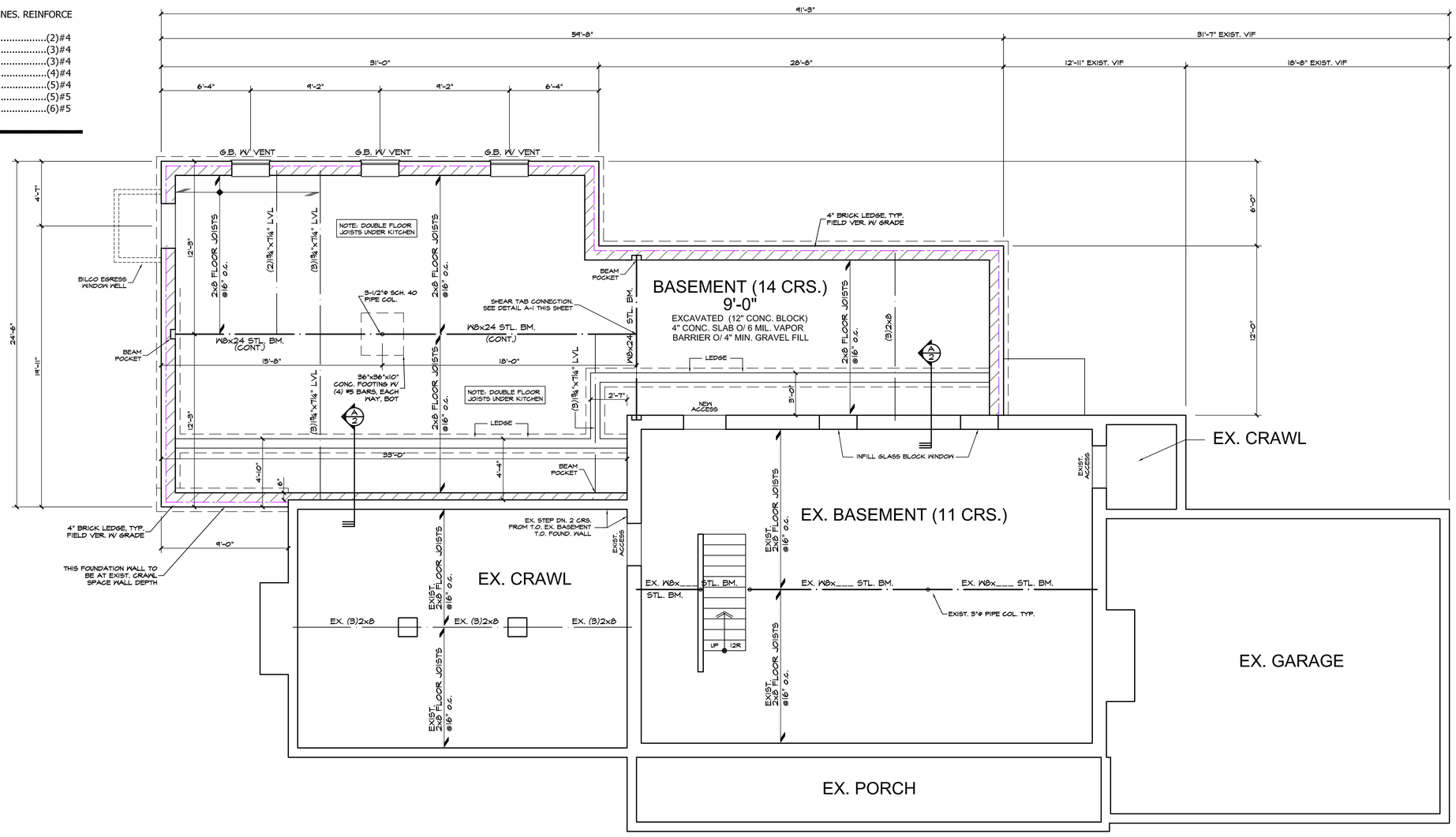
DESIGN CRITERIA:

-36" MINIMUM GRAVEL FILL
-MAX. LATERAL SOIL PRESSURE OF 55 psf
-1,500 psf SOIL BEARING PRESSURE
-MIN. 3,000 psi CONCRETE STRENGTH
-REINFORCING YIELD STRENGTH OF 60,000 psi

NOTE: THIS DETAIL IS ASSUMING BEST CASE SOIL CONDITIONS. FOR MEDIUM OR WORST CASE REFER TO RCO TABLE 404.1.1(4)



A/1 SHEAR TAB CONNECTION
SCALE: N.T.S.



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

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FOUNDATION PLAN

A101

Sheet No.

LOWER LEVEL 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 4" 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.

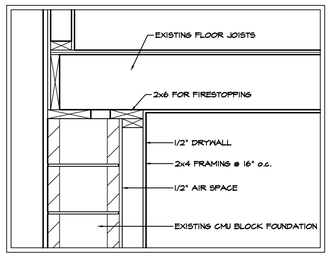
WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

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.

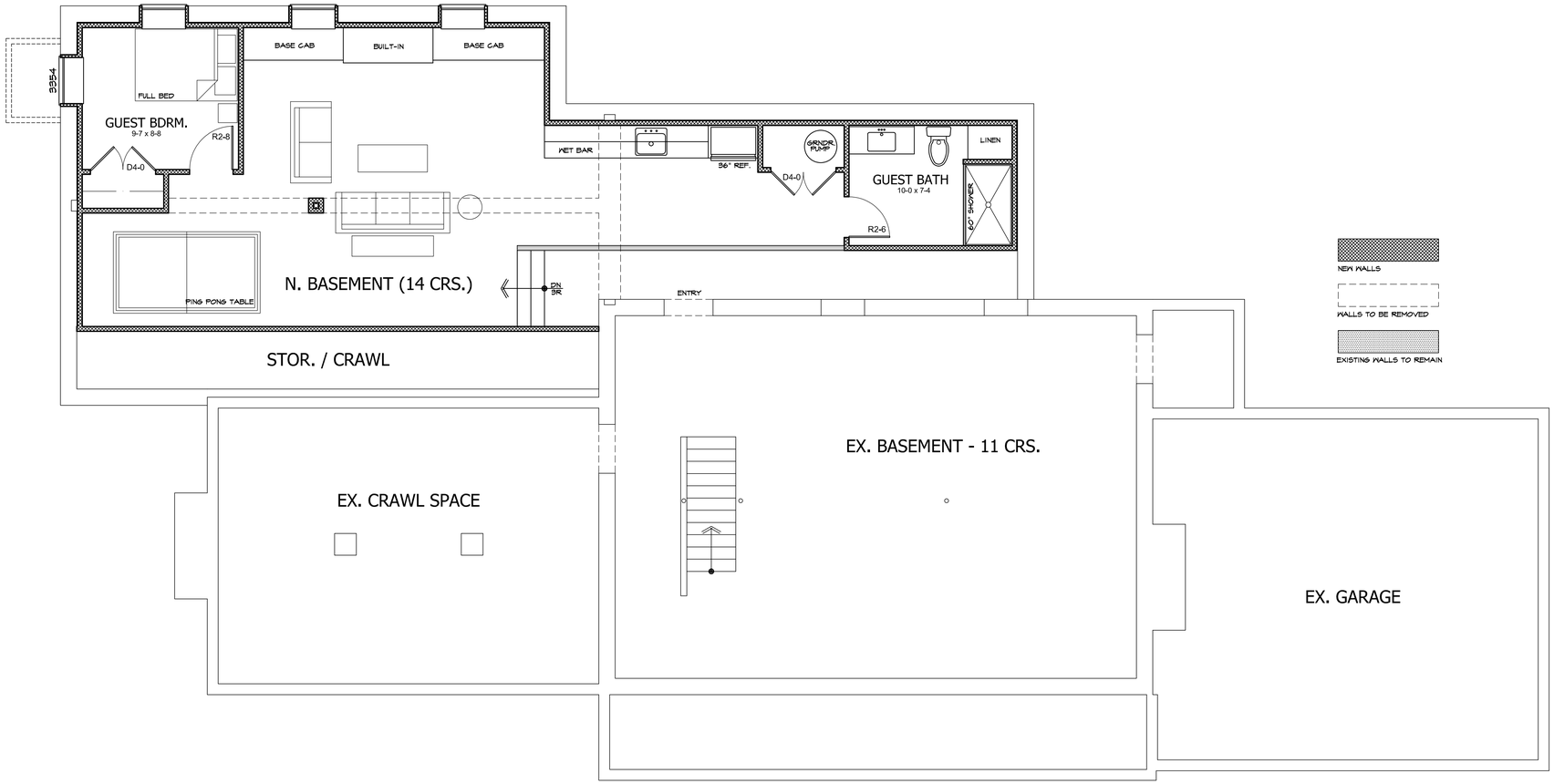
STAIR REQUIREMENTS:

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



FIN. BASEMENT DETAIL (A-102)
S: 1" = 1'-0"



LOWER LEVEL PLAN
S: 1/4" = 1'-0"

SOJOURN
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Project Team

CLIENT

STEWART & AMANDA CHEATWOOD
2875 PIONEER TRAIL
HUDSON, OH 44236

Project No. 24066

Revisions

2025-02-13	PRELIM PLANS
2025-03-14	BID / STRUCT. REVIEW
2025-03-25	OWNER REVIEW

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Project

FIRST FLOOR ADDITION
2875 PIONEER TRAIL
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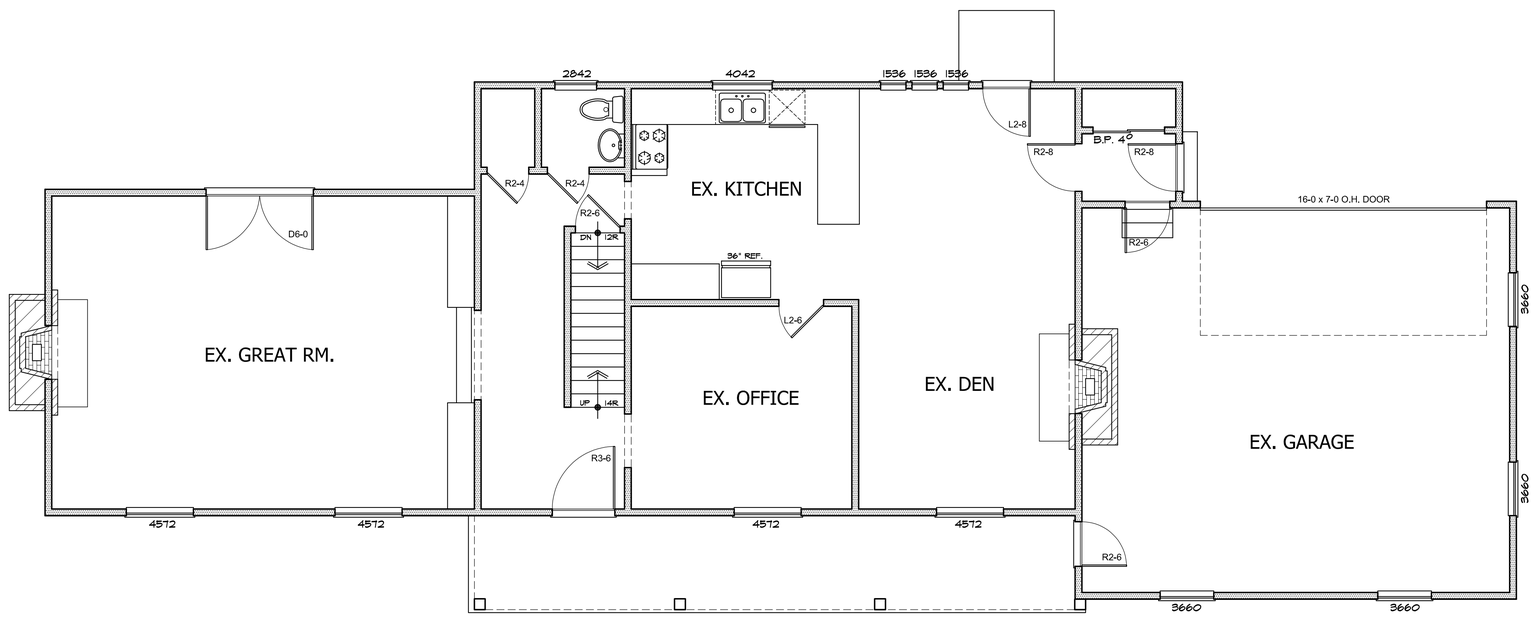
LOWER LEVEL PLAN

A102

Sheet No.



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

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FIRST FLOOR
PLAN - EXIST.

A103

Sheet No.

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.

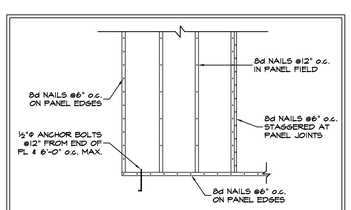
WINDOWS WITH SILLS LOWER THAN 18" MUST BE TEMPERED.

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:

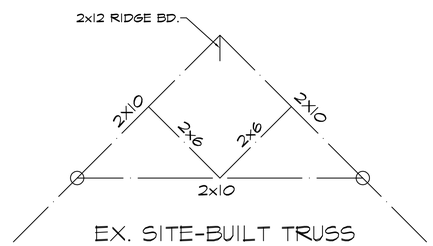
MINI. STAIR WIDTH EXCLUDING WALL HANDRAIL.....3'-0"
MINIMUM TREAD DEPTH.....9"
MAXIMUM RISER HEIGHT.....8 1/4"
MAXIMUM VARIANCE IN RISER HEIGHT.....3/8"
MINIMUM NOSING PROJECTION.....1"
MINIMUM HEADROOM HEIGHT AT STAIR ANGLE.....6'-8"
MINIMUM / MAXIMUM HANDRAIL HEIGHT.....34" / 38"
MAXIMUM BALUSTER SPACING (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

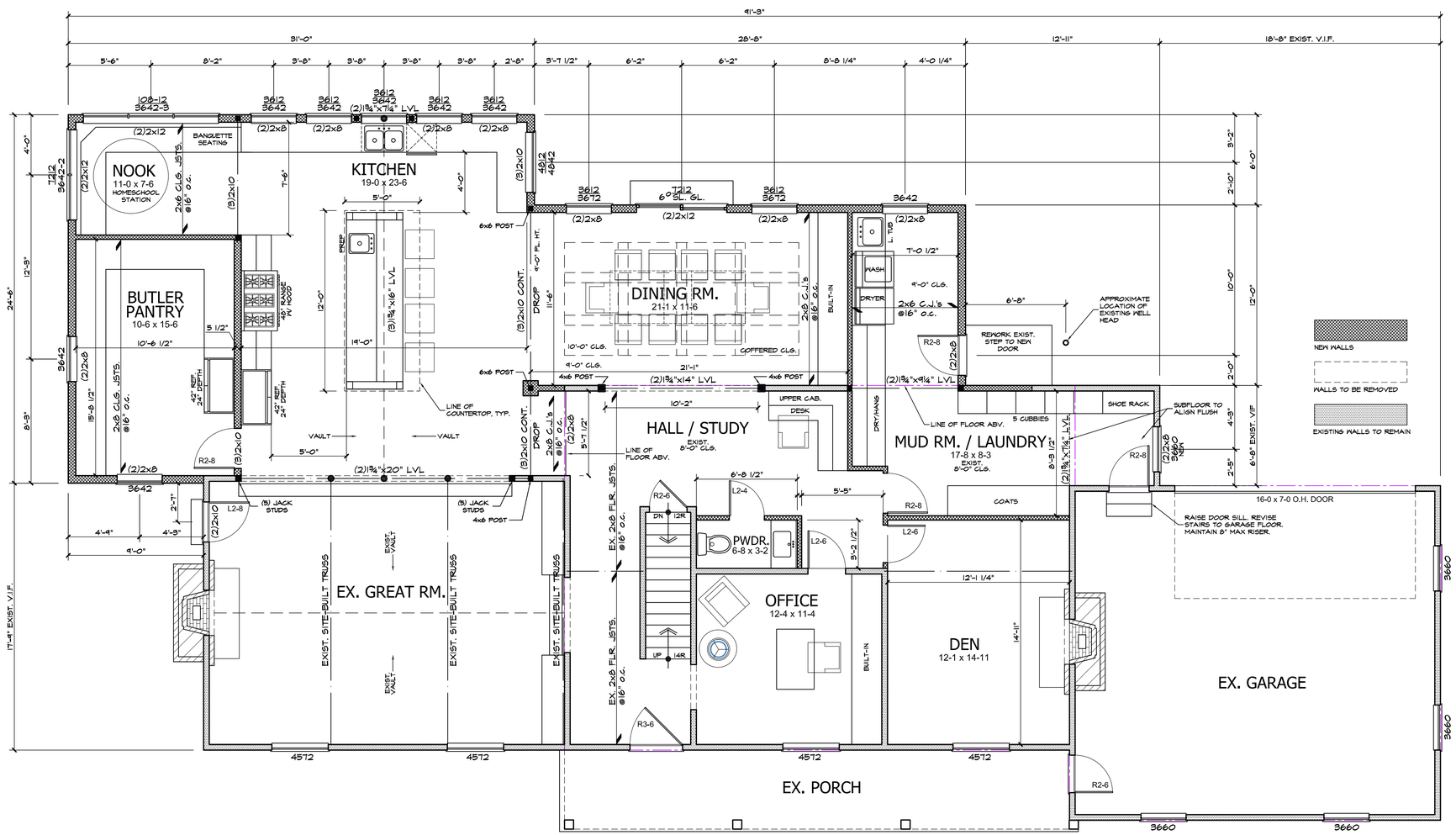


METHOD CS-WSP (602.10.4)
- THIS IS FOR ALL EXTERIOR WALLS OF THE HOME U.N.O.
- EXTERIOR BRACED WALLS ARE ALL TO ALL BE CONTINUOUSLY SHEATHED WITH MIN 7/16" OSB OR PLYWOOD PER CODE.
- ATTACH PER TABLE 602.3(3)
- CONTINUOUSLY SHEATH PER SECTION 602.10.4.2
- MIN. PANEL LENGTHS PER TABLE 602.10.5
- PER TABLE 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)



EX. SITE-BUILT TRUSS



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

SQUARE FOOTAGE TABLE:

EXISTING

FIRST FLOOR:	1301.09	S.F.
SECOND FLOOR:	1365.78	S.F.
TOTAL LIVING SPACE:	2666.87	S.F.

NEW

FIRST FLOOR:	1104.50	S.F.
SECOND FLOOR:	0.00	S.F.
TOTAL LIVING SPACE:	3532.71	S.F.
EXIST. GARAGE:	529.83	S.F.
TOTAL SQ. FOOTAGE:	4062.54	S.F.

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FIRST FLOOR PLAN

A104

Sheet No.

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.

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"
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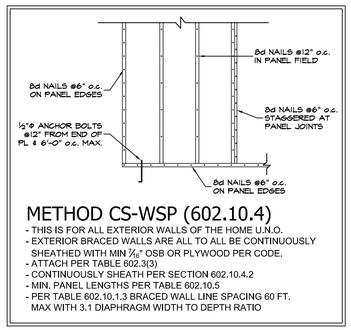
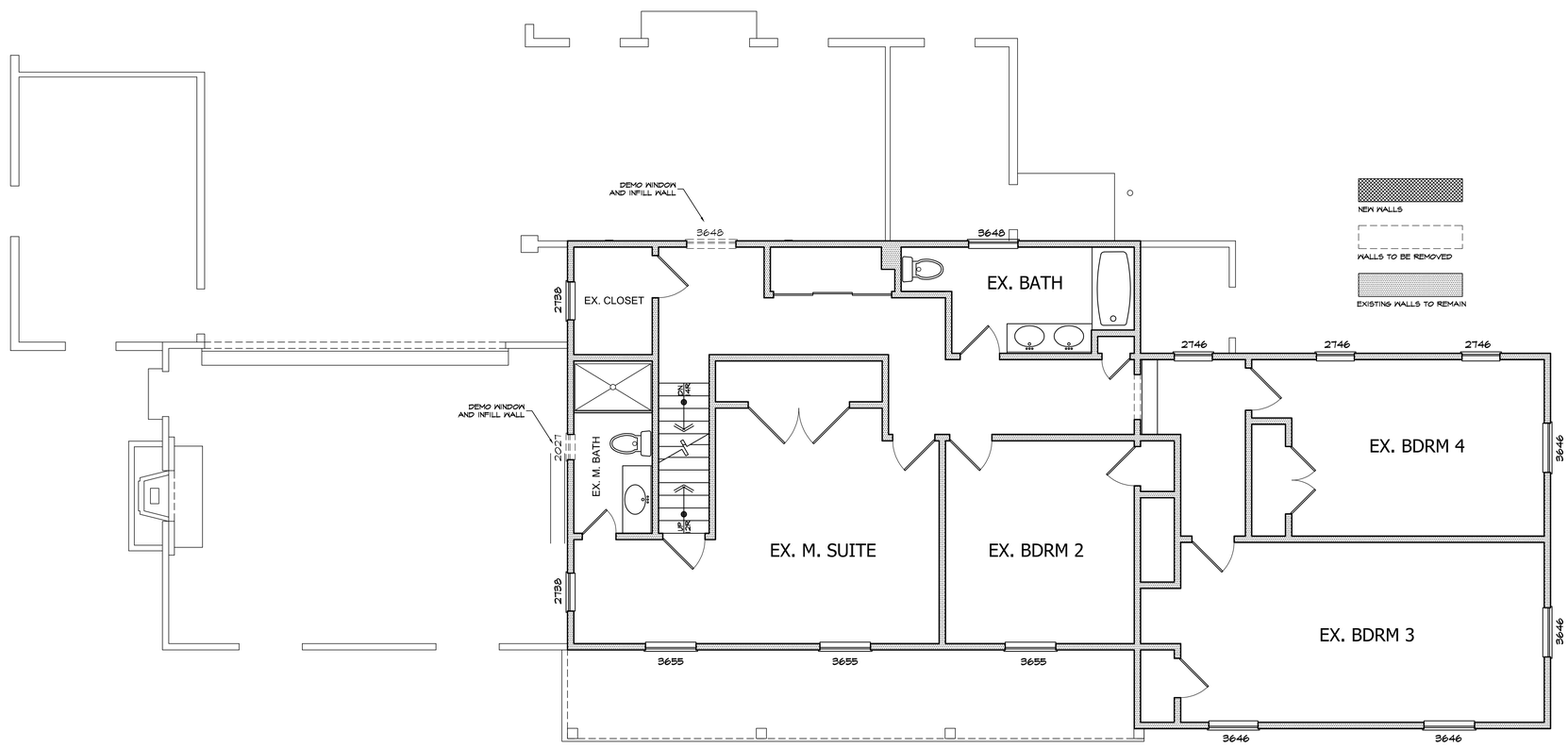
MINIMUM NET CLEAR OPENING WIDTH.....20"
MINIMUM NET CLEAR OPENING SQUARE FEET.....5.7
MINIMUM NET CLEAR OPENING SQ. FT. GRADE LEVEL.....5.0
REMOVAL OF SASH MAY NOT BE USED TO OBTAIN CLEAR OPNG.

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



BRACED WALL PANELS (NOT TO SCALE)



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

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SECOND FLOOR PLAN

A105

Sheet No.

ROOF NOTES

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

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.

SHEATHING:

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. 7/16" OSB OR PLYWOOD PER SECTION R602.10. NAILED W/ 8d NAILS AT 6" o.c. AT ALL PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS

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.

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.

OVER-LAY RAFTERS:

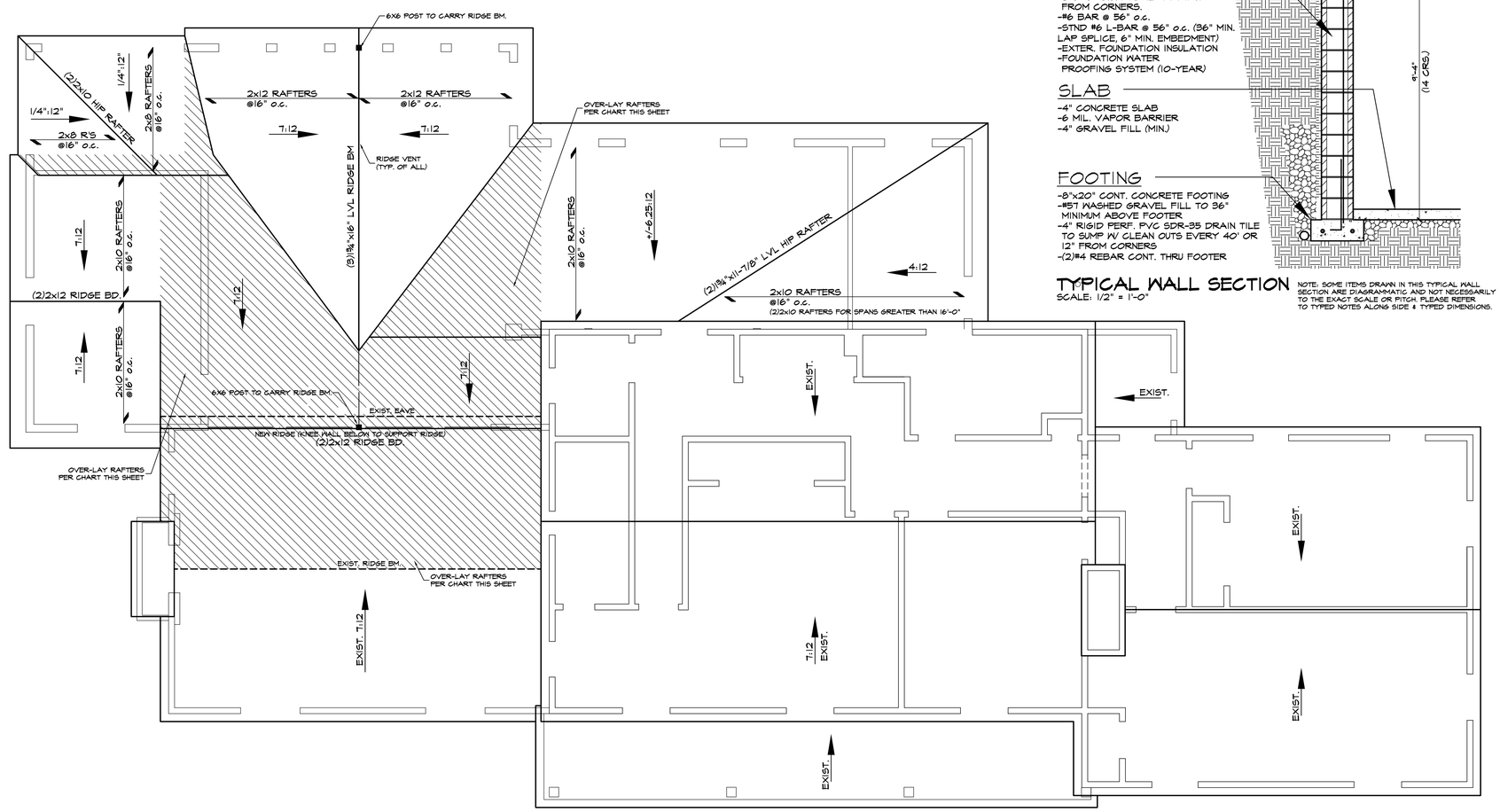
USE 2x4's @24" o.c. FOR SPANS UP TO.....6'-0"
USE 2x6's @24" o.c. FOR SPANS UP TO.....9'-0"
USE 2x8's @24" o.c. FOR SPANS UP TO.....12'-0"
USE 2x10's @24" o.c. FOR SPANS UP TO.....15'-0"

LIVE LOADS:

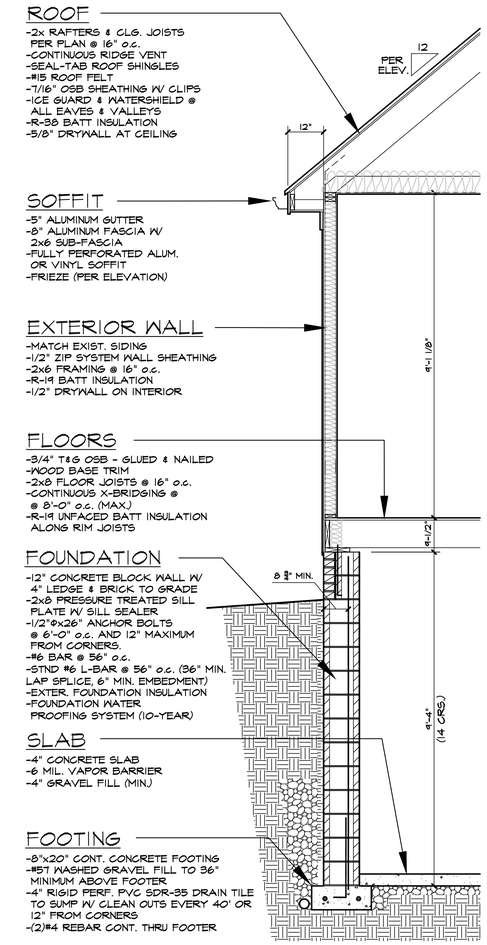
IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER TO VERIFY THAT ALL POINT LOADS TRANSFER TO THE FOUNDATION OR SPECIFIED BEARING LOCATIONS.

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



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



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

NOTE: SOME ITEMS DRAWN IN THIS TYPICAL WALL SECTION ARE DIAGRAMMATIC AND NOT NECESSARILY TO THE EXACT SCALE OR PITCH. PLEASE REFER TO TYPED NOTES ALONG SIDE & TYPED DIMENSIONS.

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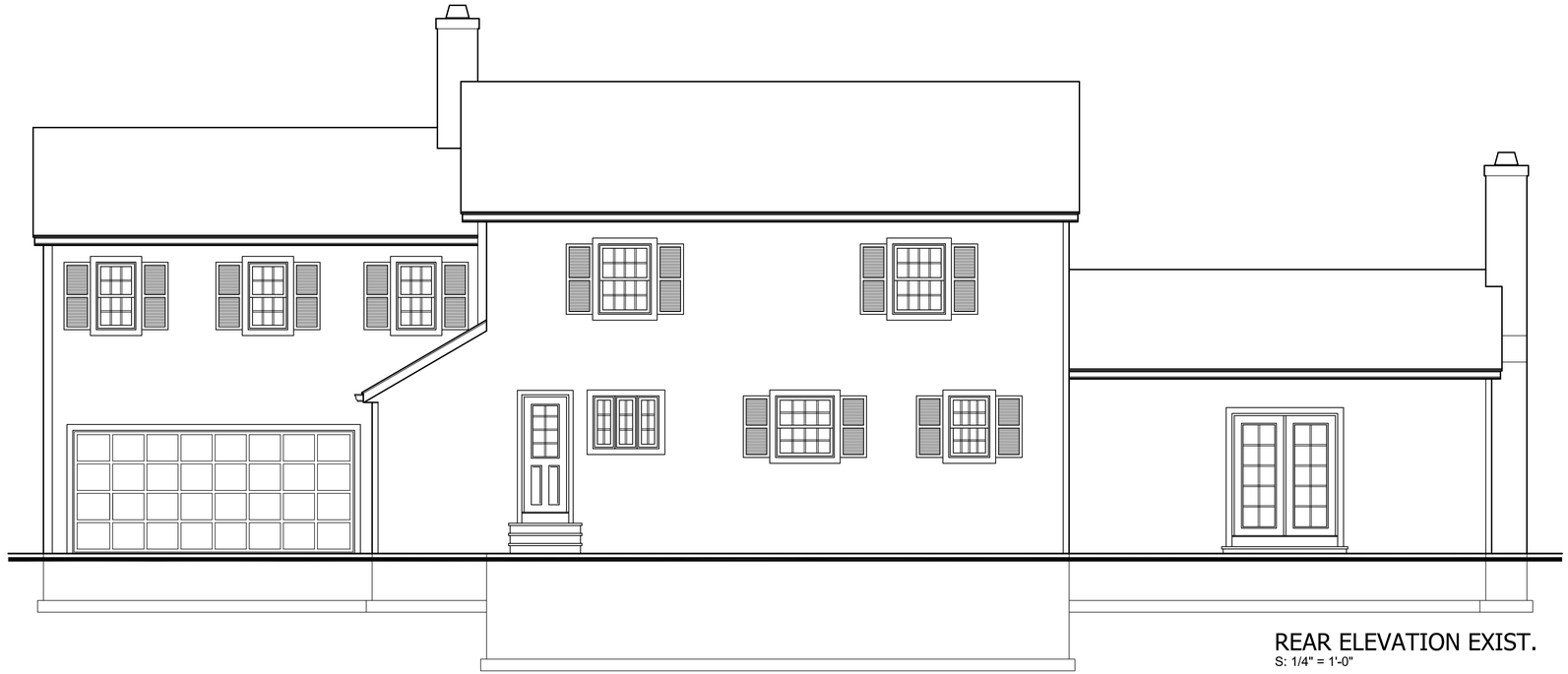
ROOF PLAN & TYP. WALL SECTION

A104

Sheet No.



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

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

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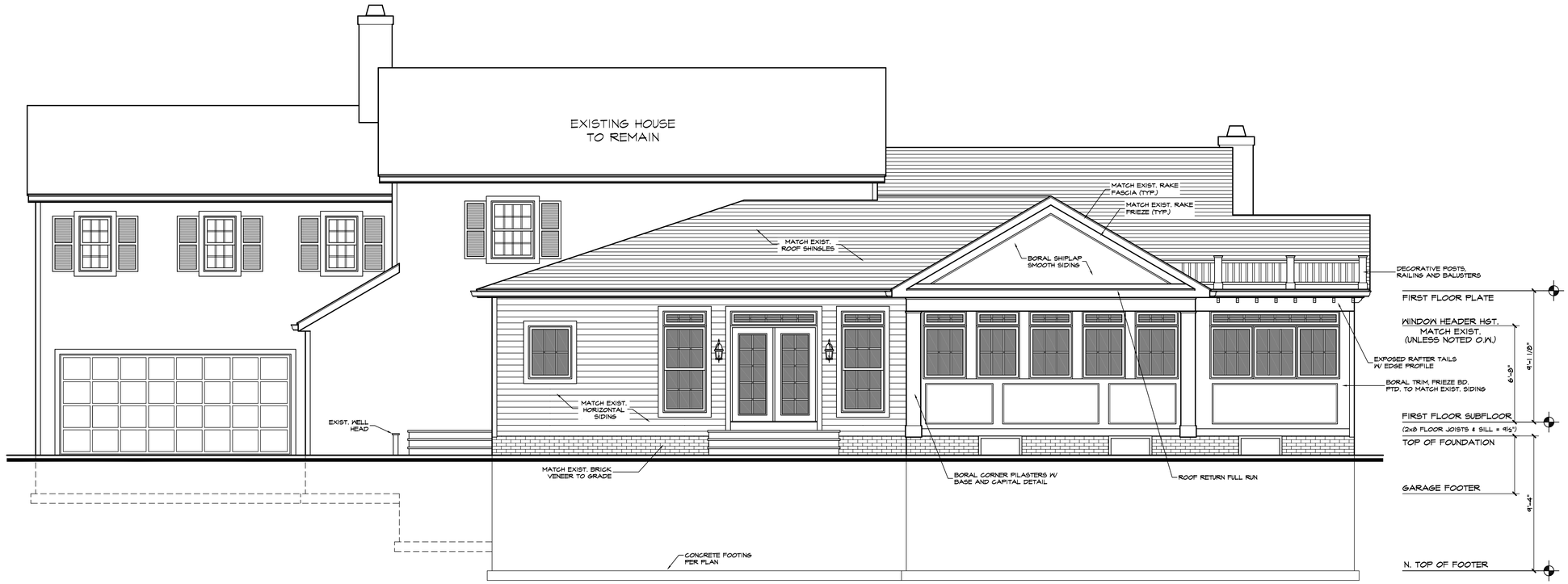
EXTERIOR ELEVATIONS

A201

Sheet No.



REAR ELEVATION

SEE SHEET A204 FOR ELEVATION NOTES

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

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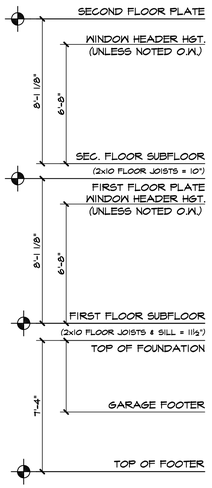
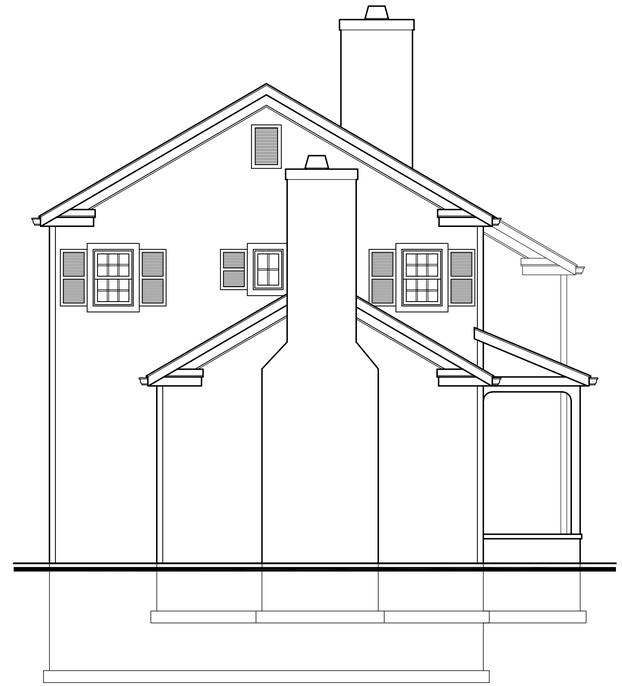
EXTERIOR ELEVATIONS

A202

Sheet No.





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

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

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EXTERIOR ELEVATIONS

A203

Sheet No.

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:

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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
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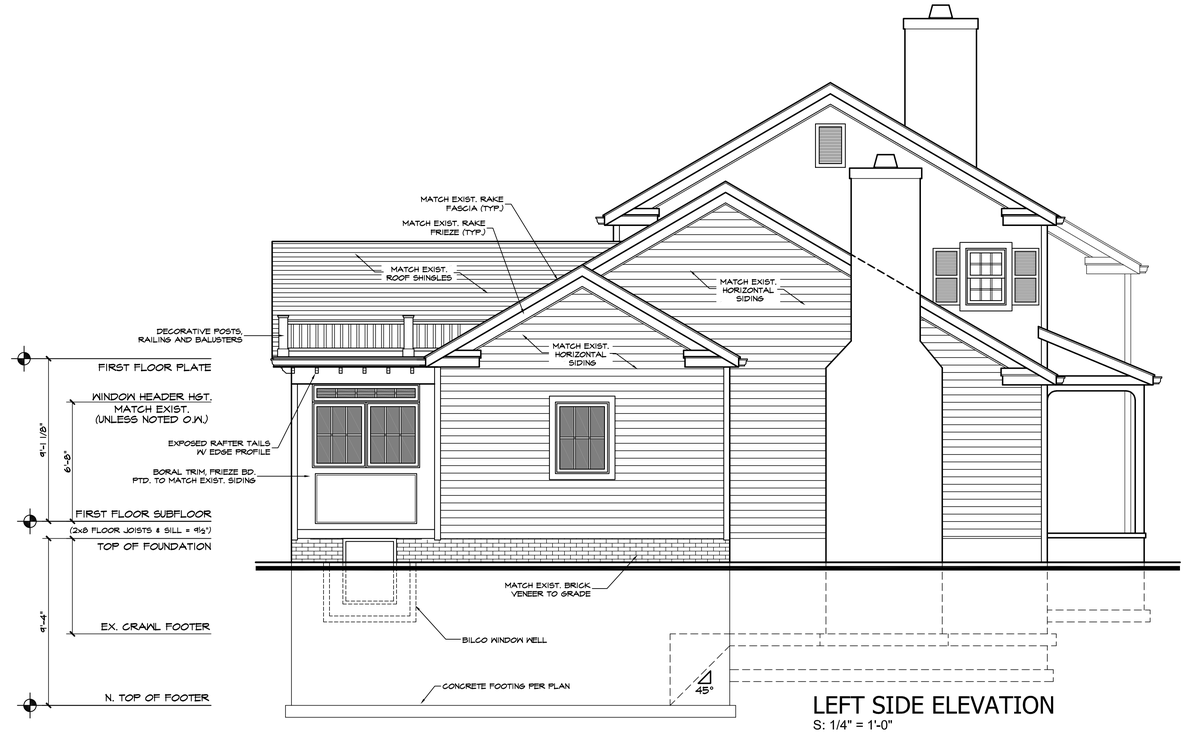
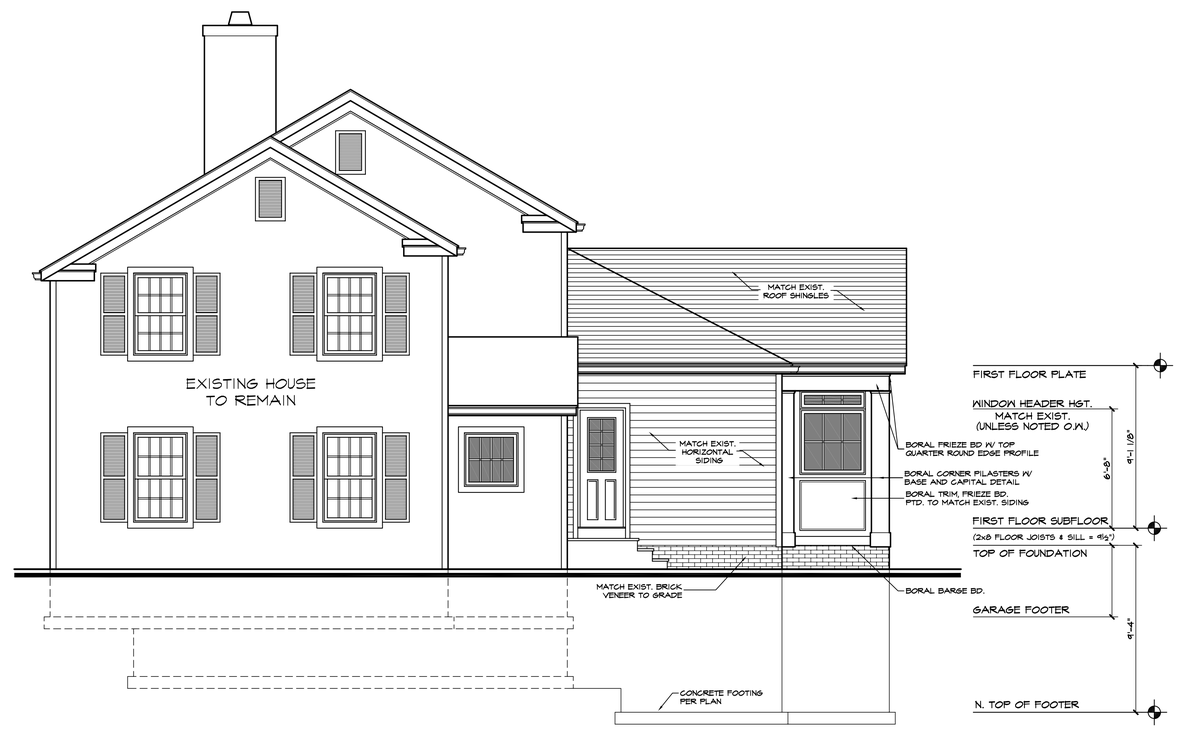


LEFT SIDE ELEVATION
S: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

A204

Sheet No.


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2815
SOJOURN


2875