

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.

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

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.

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.

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.

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.

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 psf. 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 SETTLEMENTS OF THE FOUNDATIONS ARE WITHIN THE TOLERABLE LIMITS OF THIS STRUCTURE AND THAT 55 psf 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.

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.

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.

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.

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.

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.

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.

EXTERIOR WALLS & ROOF SHALL BE CONTINUOUSLY SHEATHED WITH MIN. $\frac{7}{16}$ " 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

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

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.

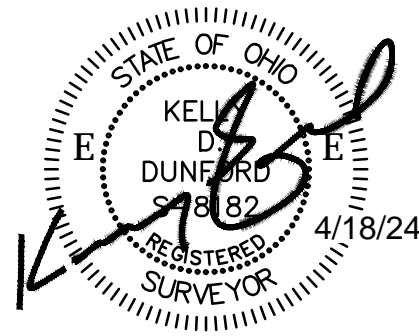
IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE OWNER OR IF THE OWNER IS ACTING AS HIS OR HER OWN CONTRACTOR TO KNOW THAT ALL HOUSES HAVE A POTENTIAL TO HAVE RADON LEVELS WHICH MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. THE BUILDER AND/OR 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.

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 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, IF NECESSARY, ADJUST THE SIZE OF THE TRUSS AND BEAST TO MAKE SURE THAT THE TRUSS IS OFFERED 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 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.

[illegible]



REVISIONS:

1.) Pool & Pool House Layout Updated - 4/18/24

28% Impervious Surface

TOPOGRAPHIC SURVEY & SITE PLAN

for
~The Kucsek Residence~
2361 Leeway Dr.
Hudson, OH 44236

Situated in the City of Hudson, County of Summit and
State of Ohio: And known as being Lot No. 23
in the Leeway Acres No. 4, as recorded in
P.B. 74, Pg's. 43 & 44.



0 10 20 40
SCALE: 1" = 20'

DATUM:
B.O.B.: RECORD PLAT
VERT: ASSUMED

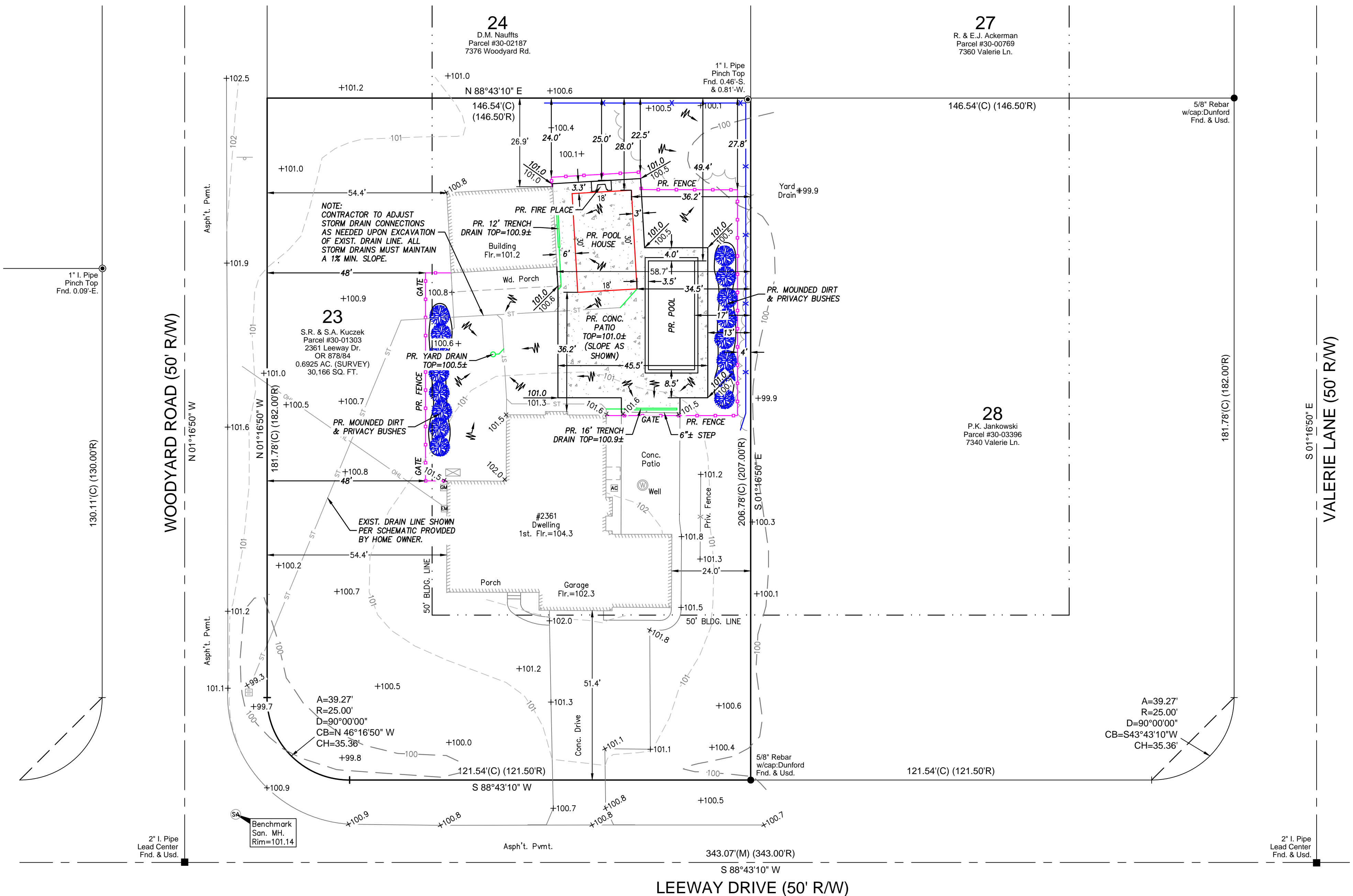
LEGEND

- 998 - Ex. Contour
- 1002 - PR. CONTOUR
- Ex. Tree Line
- PR. CLEARING LIMITS
- TREE TO BE REMOVED
- PR. CONC. WASHOUT PIT, CONST. ENTRANCE & SILT FENCE
- PR. DRAINAGE DIRECTION/SWALE
- PR. WELL
- PR. DOWNSPOUT
- Ex. Utility Pole & Pedestals
- Ex. San./Strm. MH.
- Ex. Strm. Inlet/Basins & Downspout Location
- Ex. Gas Valve & Shutoff
- Ex. Hyd., Valve/ Shutoff & Well
- Iron Pin Set
- Rebar or Iron Rod/Pin Fnd.
- Iron Pipe Fnd.
- Mon. Fnd.

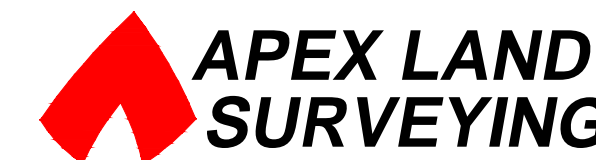


CONSTRUCTION NOTES:

- Contractor must verify all 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.
- Contractor to notify utilities protection services/ O.U.P.S. prior to construction.
- Silt fence must surround all excavation areas so that no silt escapes site.
- A construction entrance shall be constructed, consisting of a 4 inch layer of 2 inch stone and be a minimum of 30 feet long.
- All grades shall comply w/corresponding government office.
- Maintain positive yard drainage away from structures and a minimum slope of 1% along all swales, 2% preferred.
- All downspouts & drains are to be tied into the 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 plans for downspout locations.
- 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.
- This plan represents an existing conditions survey and not a boundary survey, pursuant to ORC 4733-37.
- 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:



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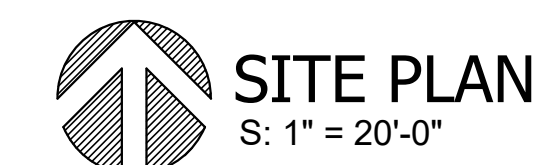
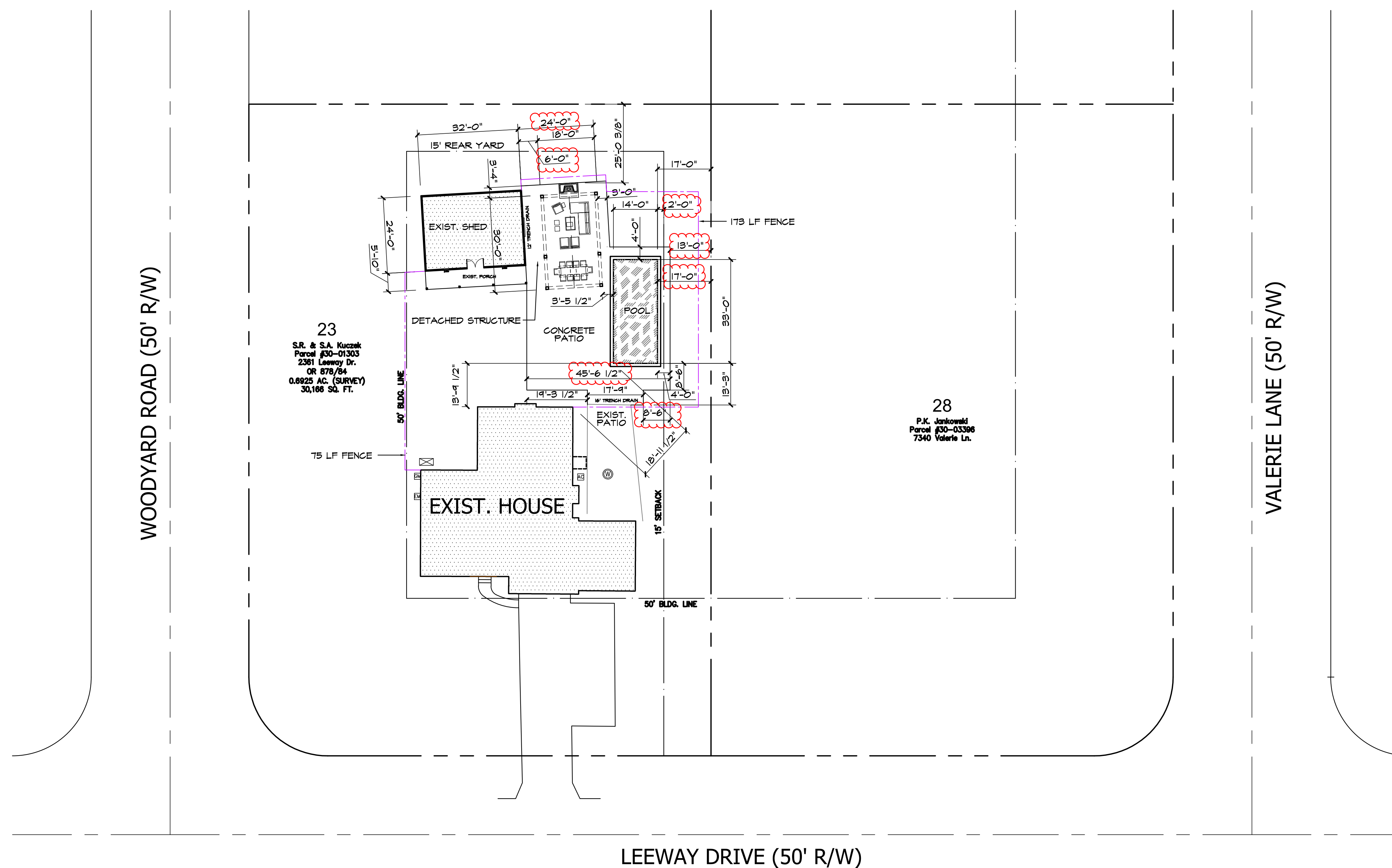


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CLIENT

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REFER TO ENGINEERED SITE PLAN FOR ADDITIONAL INFORMATION



Project N



Revisions

Project

KUCZEK RESIDENCE
HUDSON, OHIO

Client

STEVE KUCZEK

Date Issued

2024.04.17

ARCHITECTURAL SITE PLAN

S101

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. $\frac{7}{16}$ " 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

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, LLC 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.

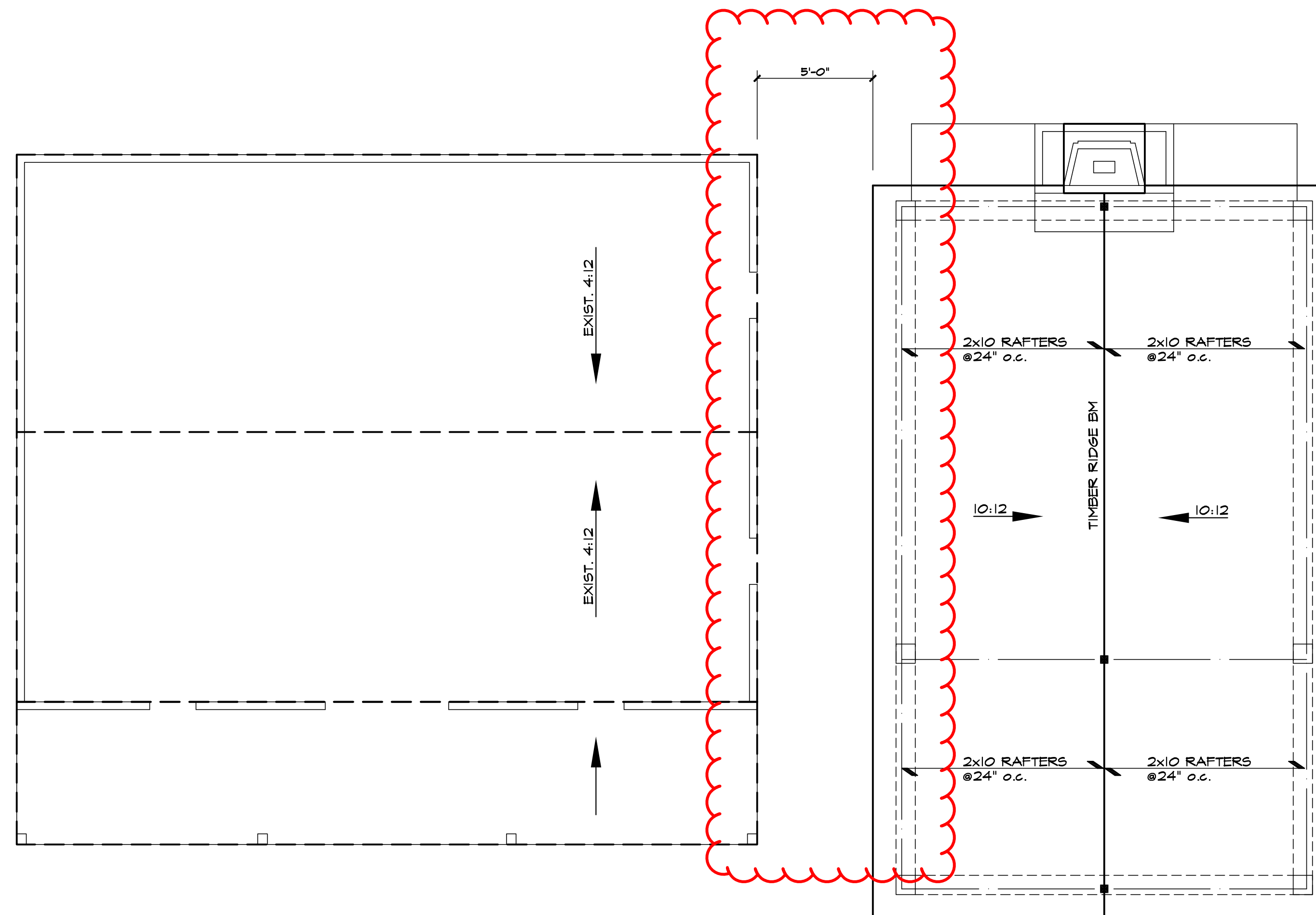
THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING LOADS:

ROOF/SNOW.....	25psf	ATTIC.....	20psf
FIRST FLOOR.....	40psf	SECOND FLOOR.....	40psf
BALCONIES.....	60psf	BASIC WIND SPEED.....	90mph

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.

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



ROOF PLAN

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

NOTE:

SEE TIMBER FRAME ENGINEERED DRAWINGS
FOR TIMBER SIZES, CONNECTION DETAILS
AND ADDITIONAL INFORMATION.

SOJOURN ARCHITECTS, LLC

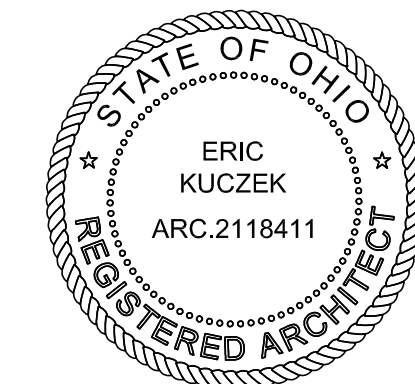
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Project No.



Revisions

Project

KUCZEK RESIDENCE
HUDSON, OHIO

Client

STEVE KUCZEK

Date issued

2024.04.17

ROOF PLAN

A103

Sheet No.

©2023

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
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

