

MAYS RESIDENCE

Job #	Print Date
26035- T3	6/10/2026
Design Info	
Design Phase	D# Date
CONCEPT	1.2 05.19.26
Designer	JH
Revision #	# Date
#	###.###.###
Client	

26185 Center Ridge Road
Westlake, Ohio 44145
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MAYS RESIDENCE
GARY & MARYANN MAYS
21051 AVALON DRIVE
ROCKY RIVER, OH 44116

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General Notes

- All work under this contract shall be subject to the RESIDENTIAL CODE OF OHIO For One-, Two- and Three-Family Dwellings, latest edition, and all municipal and local laws and regulations.
- All sub-contractors shall furnish a certificate of adequate liability and workman's compensation insurance.
- All products, equipment and materials shall be installed per manufacturer's recommendations and best construction methods and standards.
- The Sub-contractors shall visit the Project Site and familiarize himself with existing conditions and shall carefully study and compare the Contract Documents with the existing conditions and report to Hurst Design Build Remodel any errors, discrepancies, inconsistencies or omissions, and materials, products, systems, procedures, and construction methods shown or specified which are incorrect, inadequate, obsolete, or unsuitable for actual field conditions discovered, or which the Sub-contractor would not warrant as required by The Contract Documents.
- The drawings shall not be scaled, use the written dimensions only. In the event of discrepancies or errors, in the drawings, Hurst Design Build Remodel shall be the sole interpreter of the drawings and their intent.
- The Contractor shall obtain and pay for all required permits, royalties, shipping charges, fees and licenses and shall arrange for all inspections necessary for the proper execution of the Work. Approval Certificates shall be posted in a prominent, central location and per local authority's requirements. All construction work and activities shall conform to all applicable codes and ordinances.
- Hurst Design Build Remodel shall provide barricade, warning lights, signs, safety devices, temporary ties, bracing and well shoring to protect general public and workers from hazardous conditions which may arise at the site as a result of the work.
- Hurst Design Build Remodel and all sub-contractors shall keep the site orderly and clean at all times and shall remove all debris and leave the site broom-clean.
- The use of these documents is restricted to the original project for which they have been prepared. Re-use or reproduction of these documents (whole or in part) for any other use is prohibited by Hurst Design Build Remodel. The drawings are instruments of service and remain the property of Hurst Design Build Remodel.

Structural Notes

- Studs shall be 2 x 4 exterior and interior walls (unless noted otherwise) spaced 16" o.c., doubled at openings, framed solid at corners and angles for diagonal. Inner trimmer/jack studs at all window/door openings, etc., shall be cut down to support the header over the opening and shall extend in one piece from header to bearing. Double jack studs for all openings over 8'-0" wide (or as noted on plans).
- All bearing headers shall be minimum double 2 x 10's with 1/2" material between, glued and nailed, unless indicated otherwise on drawings.
- Brace all rafters, roof and ceiling joists as required to prevent shifting, racking or other movement, both during construction and after completion of the project. Ceiling joists and flat roof joists shall be cross braced at max. 8'-0" intervals. Brace all roof and floor trusses per fabricator's instructions during construction and permanently.
- Rafters shall be doubled at both sides of all dormers, skylights and at roof valleys, unless noted otherwise on the plans. All headers between doubled rafters shall be supported with galvanized hangers.
- All wood beams or headers shall be supported by solid studs, minimum same width as the beam, and shall be continuous from the bottom of the beam to a bearing beam or masonry foundation below. Include solid blocking and/or doubled brand joists thru all floor systems, as may be required to transfer loading.
- Connections shall be in accordance with the applicable building code as a minimum.
- MATERIAL DESIGN STRESSES (Minimum)**
- | Framing Member | F _b (psi) | F _v (psi) | F _c (psi) | E(psi) |
|--------------------------|----------------------|----------------------|----------------------|-----------|
| SAFIR LUMBER | | | | |
| Wood beams & headers | 1000 | 130 | 1000 | 1,400,000 |
| Wood joists | 1000 | 130 | 1000 | 1,400,000 |
| Wood studs/misc. framing | 875 | 110 | 1000 | 1,400,000 |
| Micro-lam (LVL) | 3100 | 235 | 2510 | 2,100,000 |
- See Drawings for special conditions and/or min. structural requirements
Concrete exterior: 4000 psi with 6% +/- 1% air entrainment.
- Bolts: A307 unless noted otherwise
- Soil bearing capacity: 2000 psf (assumed) material on firm undisturbed soil
- NOTE: No specific information regarding soil bearing capacity has been furnished to Hurst Design-Build Remodeling. The Contractor shall verify bearing capacity and notify the Owner of any suspected or unusual soil conditions.

Common Abbreviations

R/R = Remove & Replace
EX = Existing
TYP. = Typical
U.N.O. = Unless noted otherwise

V.I.F. = Verify in field
R.O. = Rough opening
F.F. = Finished floor
L.B.P. = Load bearing point

Design Loads

1. Floor Live Loads:
First Floor: 40 psf
Second Floor: 30 psf
Floor Dead loads: 10 psf

2. Roof Live Loads (snow): 30 psf
Roof/Gig Dead loads: 12 psf
Total Roof Loads: 42 psf

Square Footage

Second Floor Addition = 485 sq. ft.
Garage Addition = 607 sq. ft.

Project Description

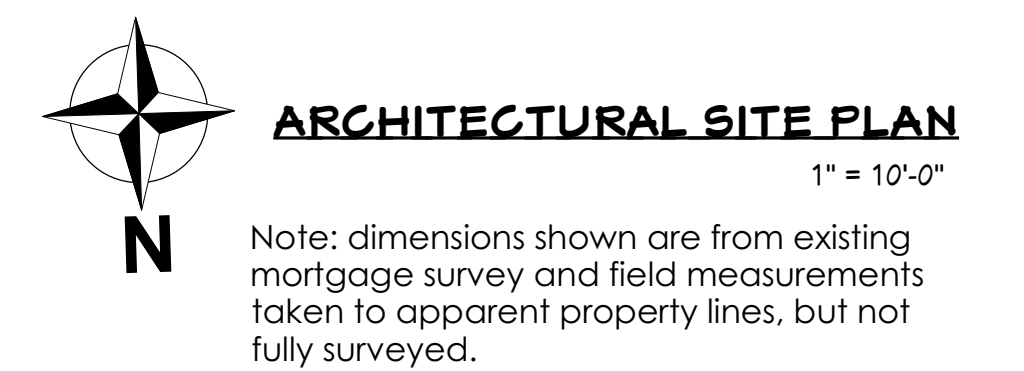
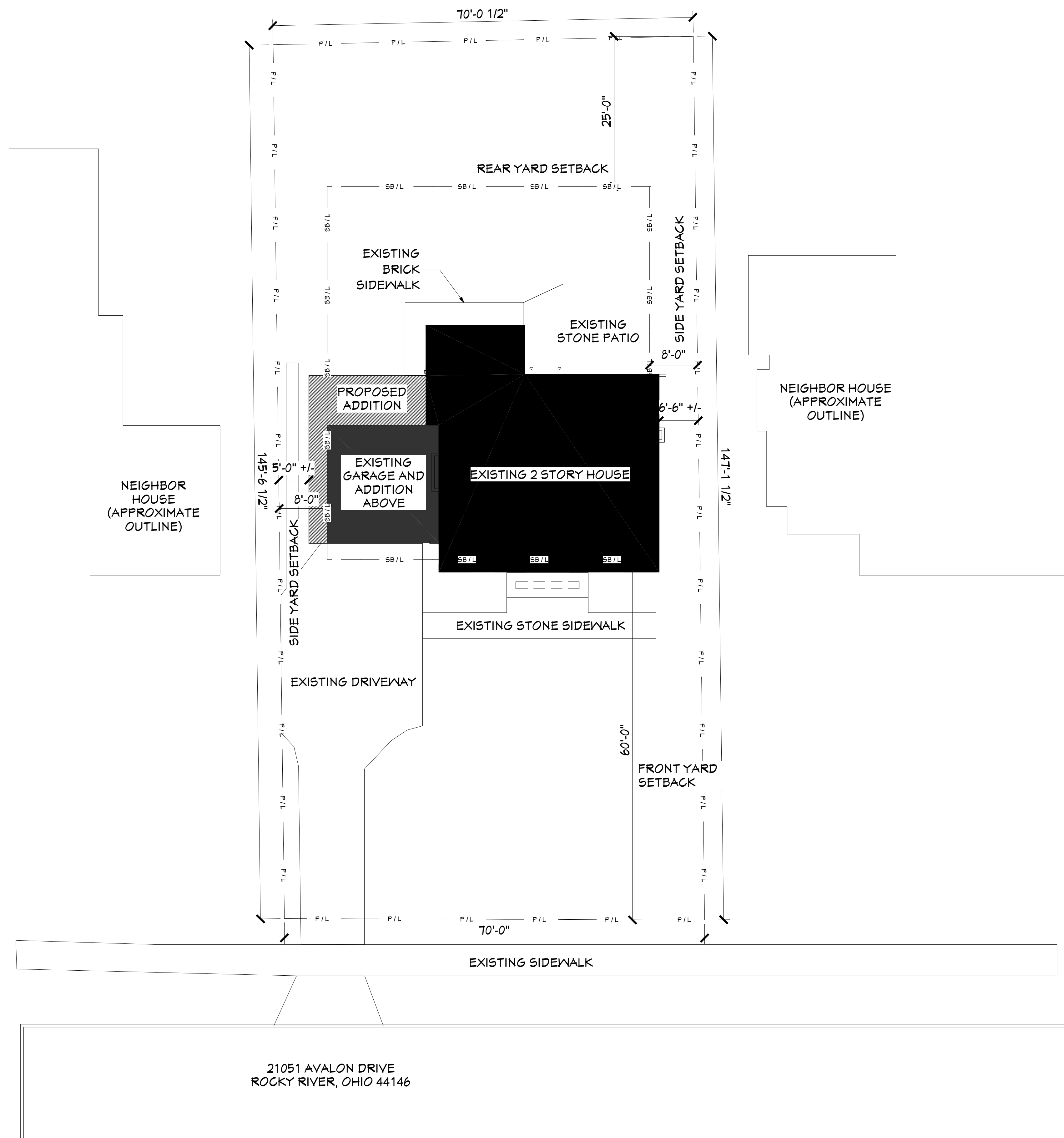
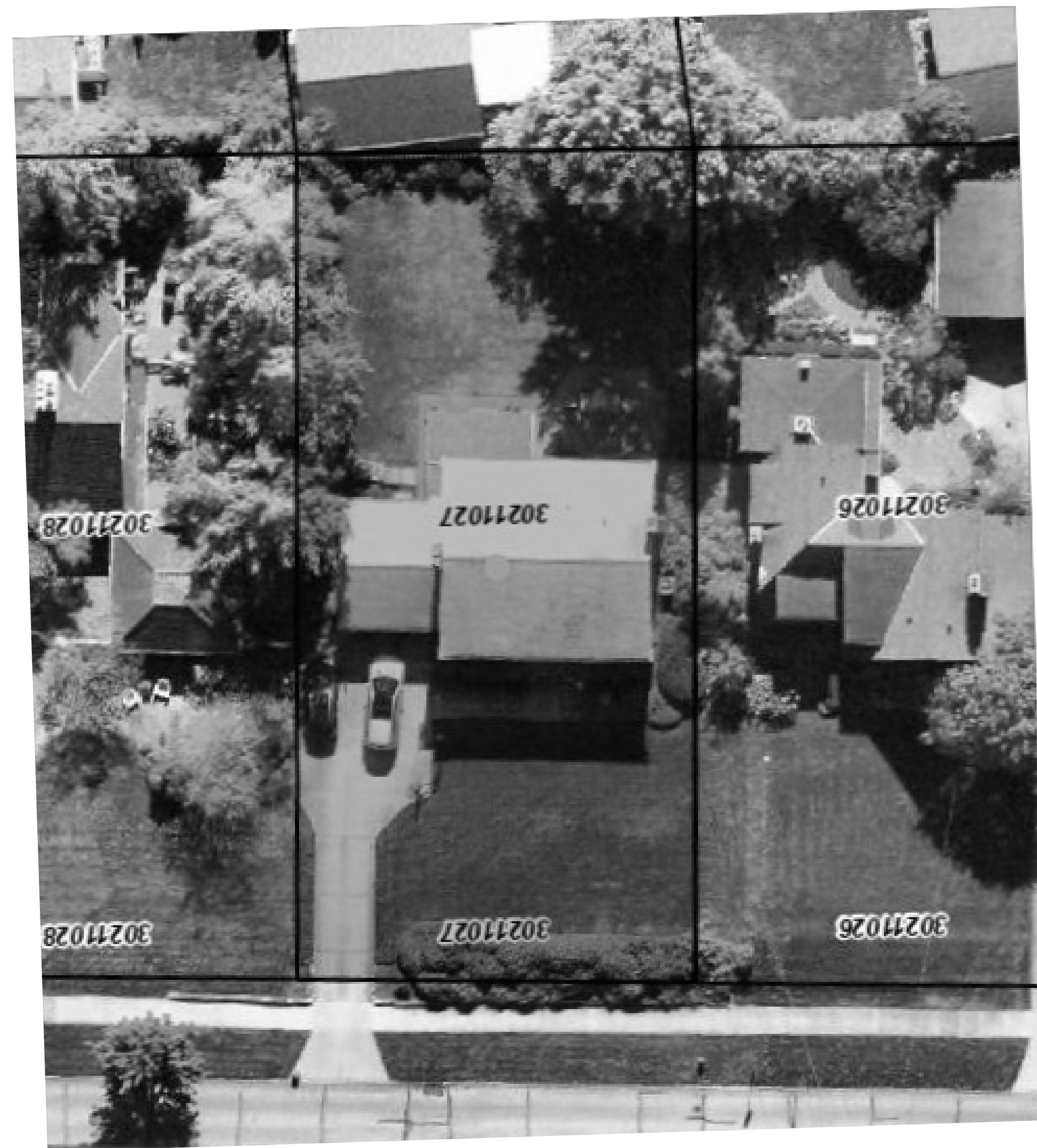
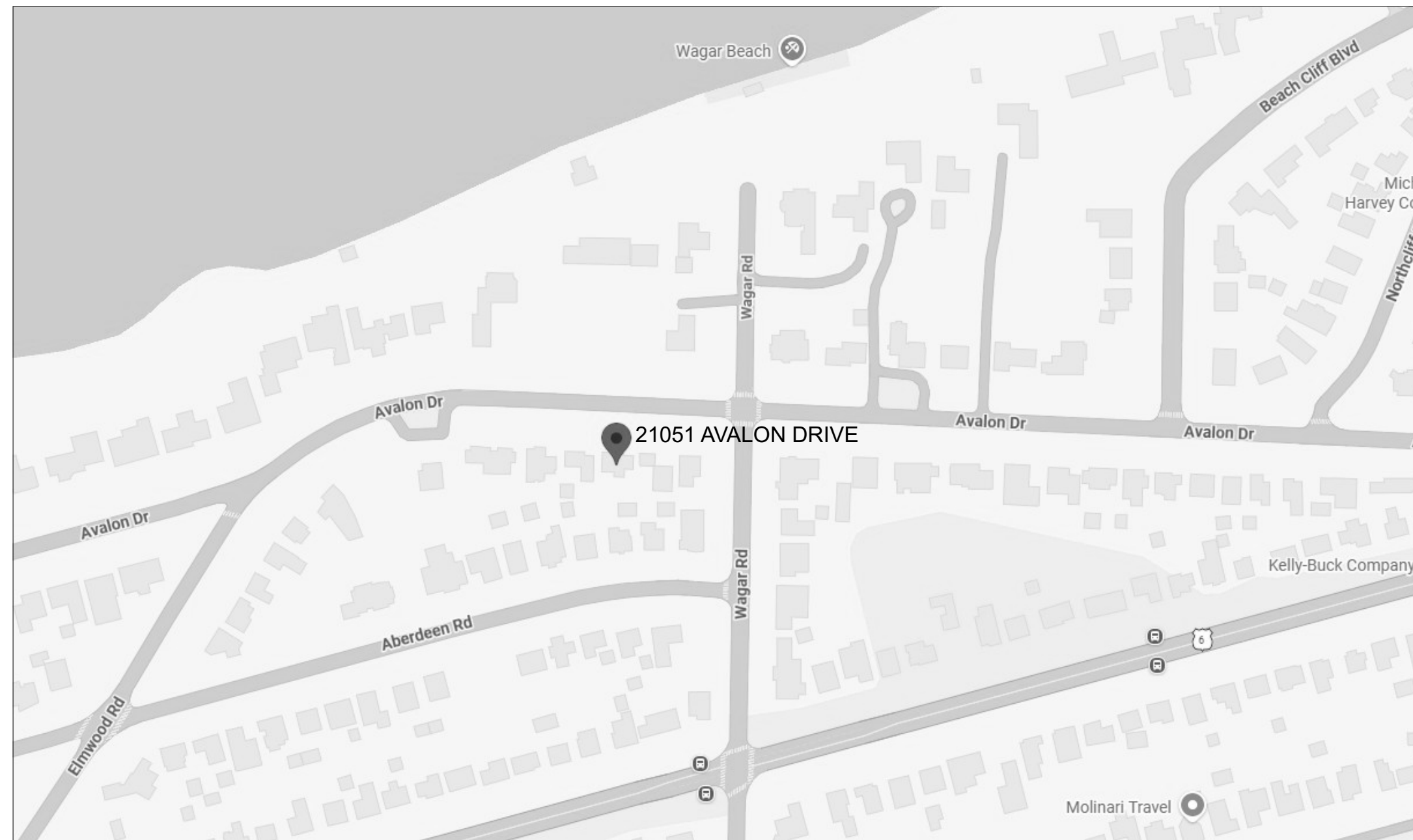
The Project Scope includes an addition to extend the existing garage to make it a true two-car garage. There will also be a bonus room built above the garage to give the family more entertaining space. The rest of the home will be remodeled to better suite entertaining and promote a better flow through each space.

Drawing Index

- A-1 Index, Notes, and Perspectives
- A-2 Architectural & GIS Site Plan, Vicinity Map
- A-5 New Plans
- A-7 Exterior Elevations

EXISTING PHOTOS
Not to Scale

Client Signature:	P.C. Signature:
Date:	Date:



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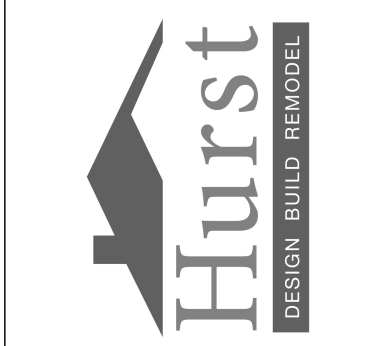
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Note: dimensions shown are from existing mortgage survey and field measurements taken to apparent property lines, but not fully surveyed.

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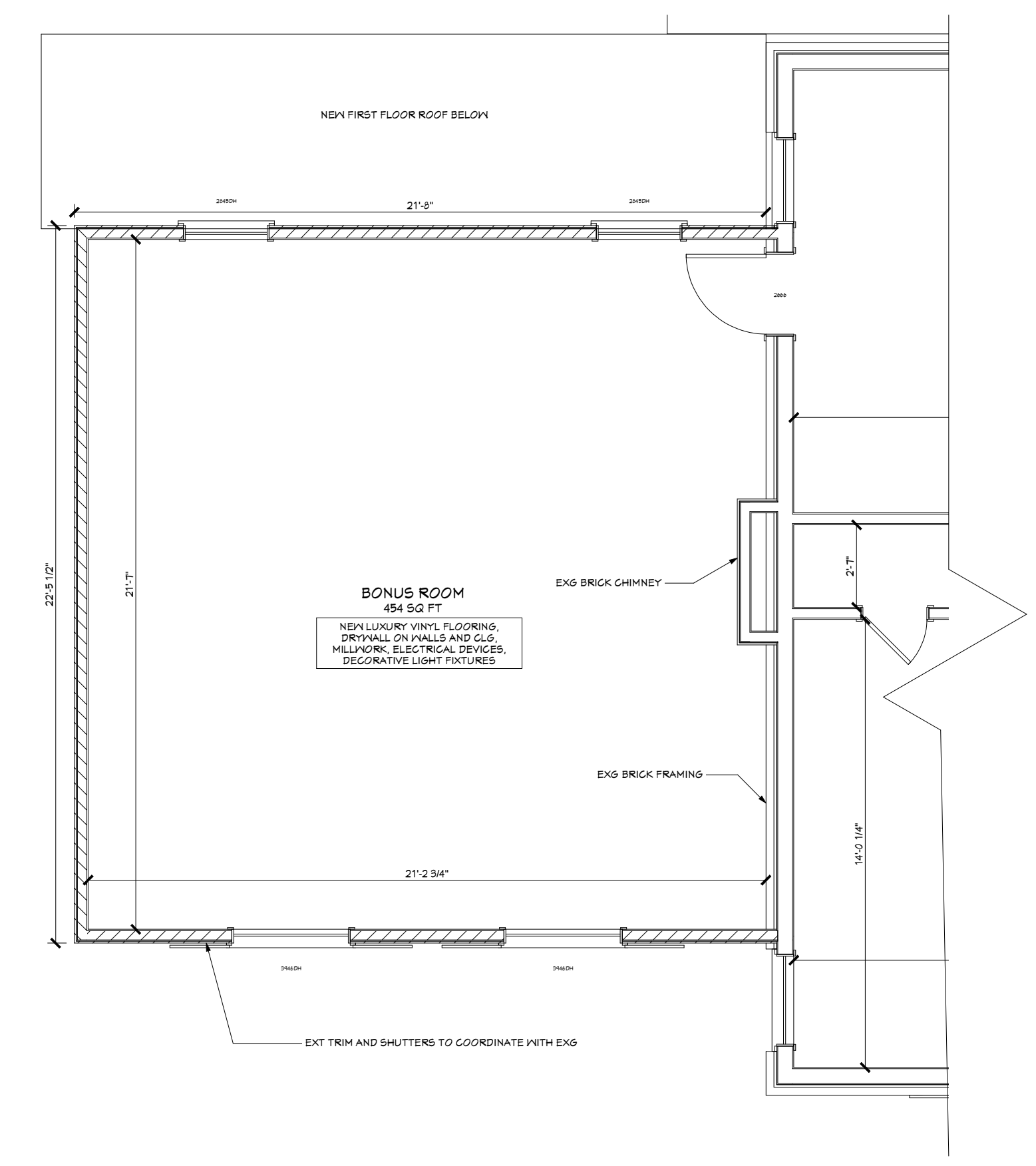
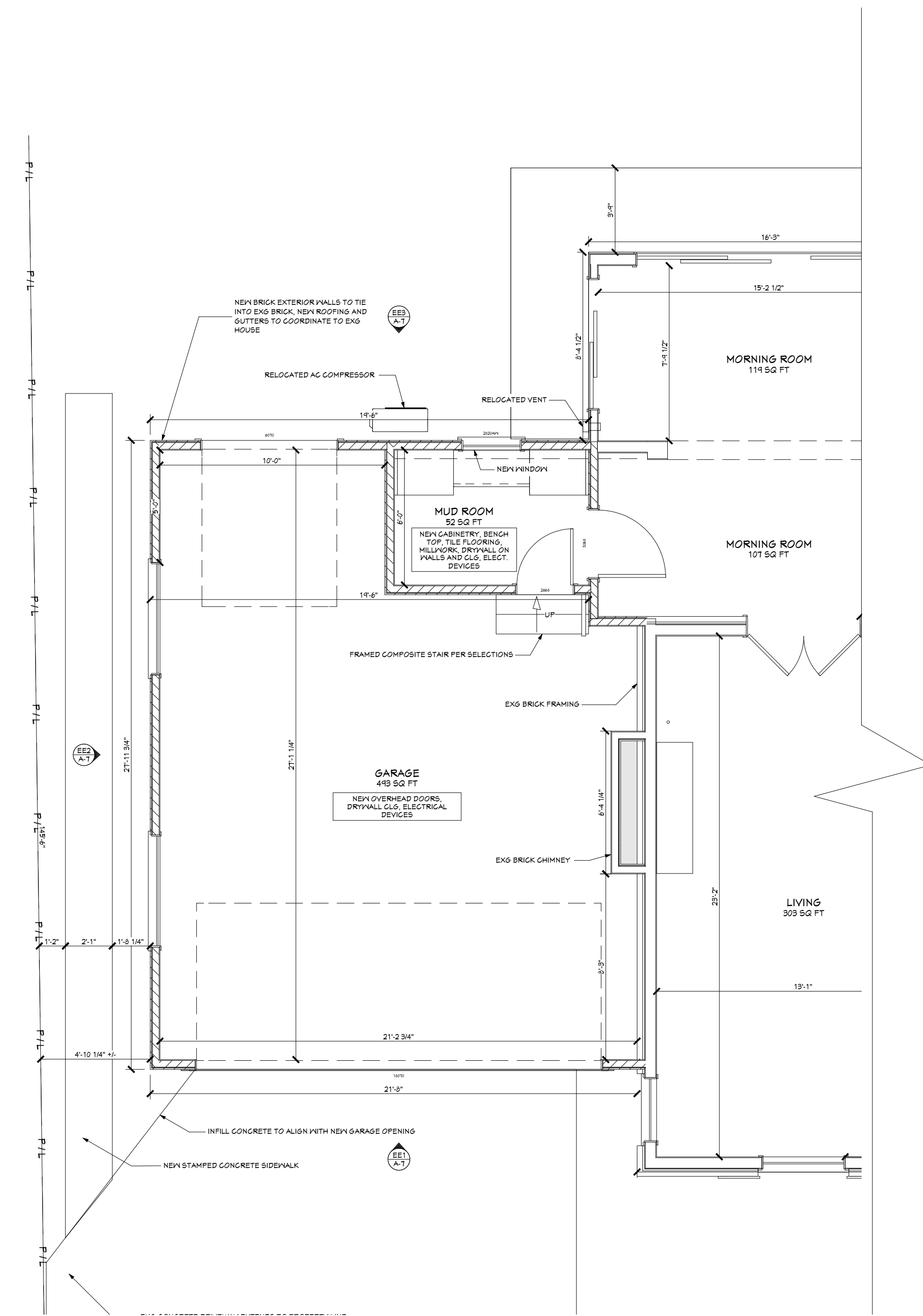
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WALL LEGEND	
---	Object to be demolished
⊗	Wall to be demolished
▭	Existing interior wall to remain
▭	Existing exterior wall to remain
▭	New 2x4 interior wall
▭	New 2x4 exterior wall
▭	Existing foundation wall w/ brick to remain
▭	New CMU foundation w/ brick veneer
▭	Existing poured concrete foundation wall
▭	New poured concrete foundation wall
□ □ □	New handrail

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EE1 FRONT ELEVATION
1/4" = 1'-0"



EE2 LEFT ELEVATION
1/4" = 1'-0"



EE3 REAR ELEVATION
1/4" = 1'-0"

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