

ALTER RESIDENCE

General Notes

1. 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.
2. All sub-contractors shall furnish a certificate of adequate liability and workman's compensation insurance.
3. All products, equipment and materials shall be installed per manufacturer's recommendations and best construction methods and standards.
4. 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.
5. 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.
6. 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.
7. Hurst Design Build Remodel shall provide barricade, warning lights, signs, safety devices, temporary ties, bracing and wall shoring to protect general public and workers from hazardous conditions which may arise at the site as a result of the work.
8. 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.
9. 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 drywall. 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 bridged 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 band 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	Fb(psi)	Fv(psi)	Fc(psi)	E(psi)
SAYN 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
MicroIam (LVL)	3100	285	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/Clg Dead loads: 12 psf
Total Roof Loads: 42 psf

Square Footage

First Floor Remodel = 50 sq. ft.
Garage /Mudroom Addition = 950 sq. ft.
Porch addition = 198 sq. ft.

Project Description

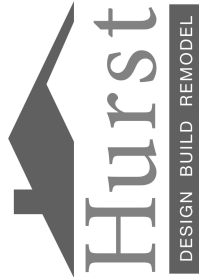
The Project Scope includes adding a new garage and rec room with Luxury vinyl and turf style flooring with dual overhead entry and exterior door. Mud room Addition connecting the new garage and rear door to the outdoor living.

Drawing Index

- A-1 Index, Notes, and Perspectives
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Job #	Print Date
25157-T3	7/29/2026
Design Info	
Design Phase	D# Date
Concept	1.3 ###.##.##
Designer	LB
Revision	# Date
	# ###.##
Client Initials	

26185 Center Ridge Road
Westlake, Ohio 44145
440/234-5656 Tele, 440/234-5747 Fax
www.HurstRemodel.com



ALTER RESIDENCE

Brett and Jaclyn Alter
48 Colver Road
Rocky River Ohio 44116

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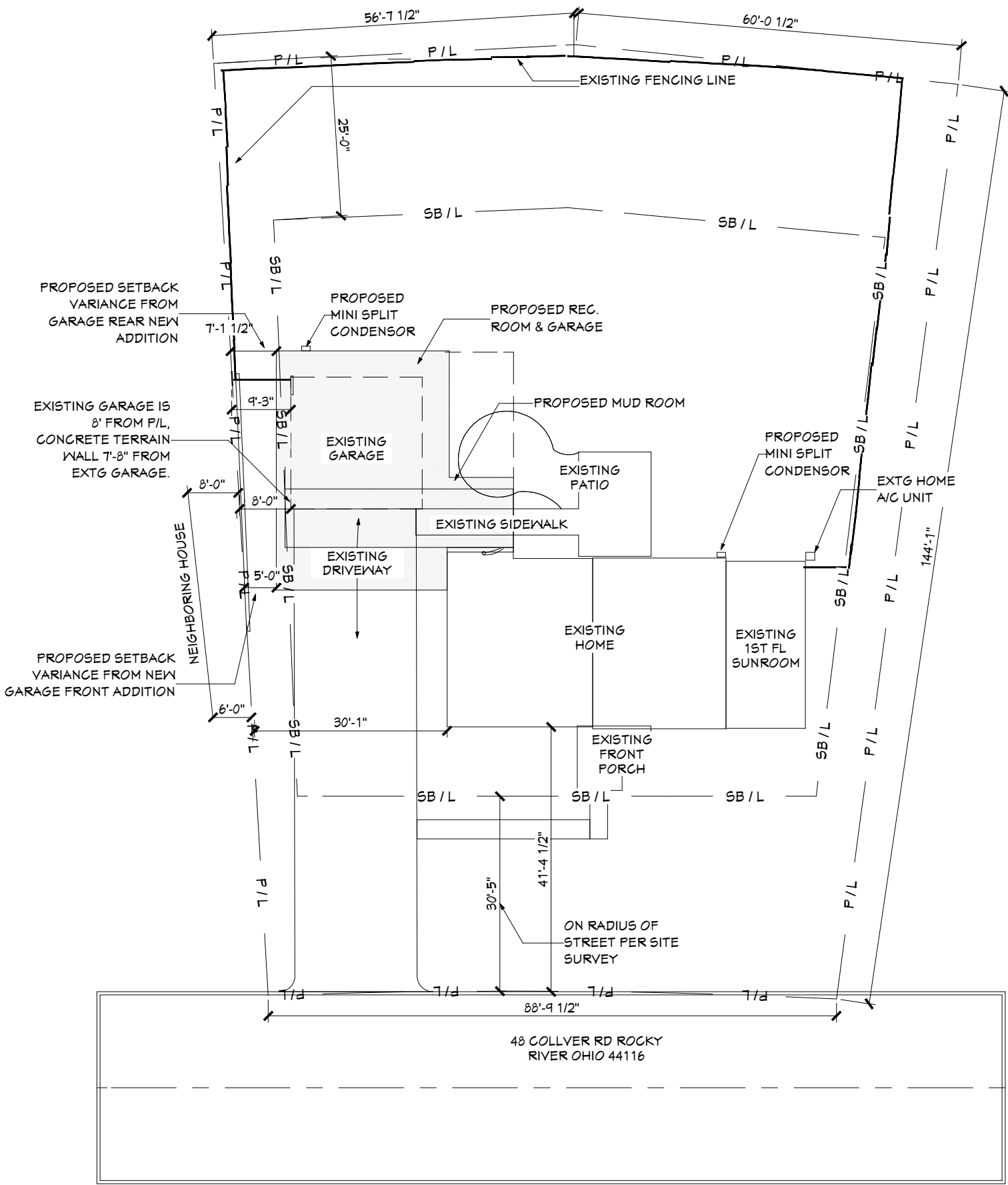
PRESENTATION VIEWS

Not to Scale

Client Signature:	P.C. Signature:	SHEET NO. A-1
Date:	Date:	



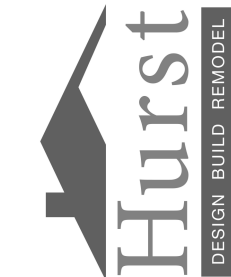
Vicinity Map
Not to Scale



NOTE: BUILDING LOCATION AND PROPERTY LINES
ARE FROM PROPERTY SURVEY BY SCOTT CASEY,
DATED 7/1/26

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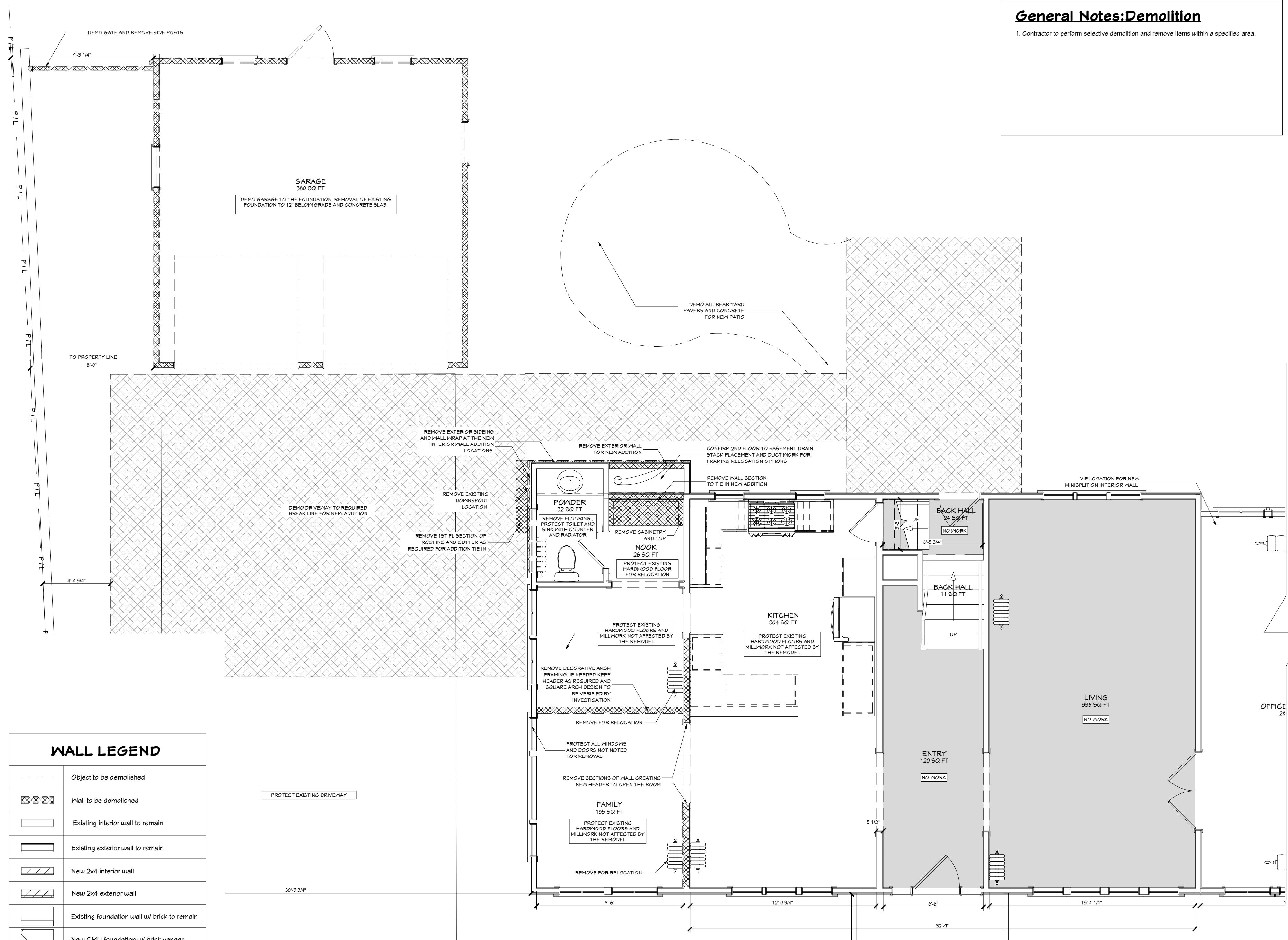
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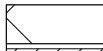
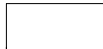
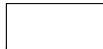
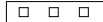
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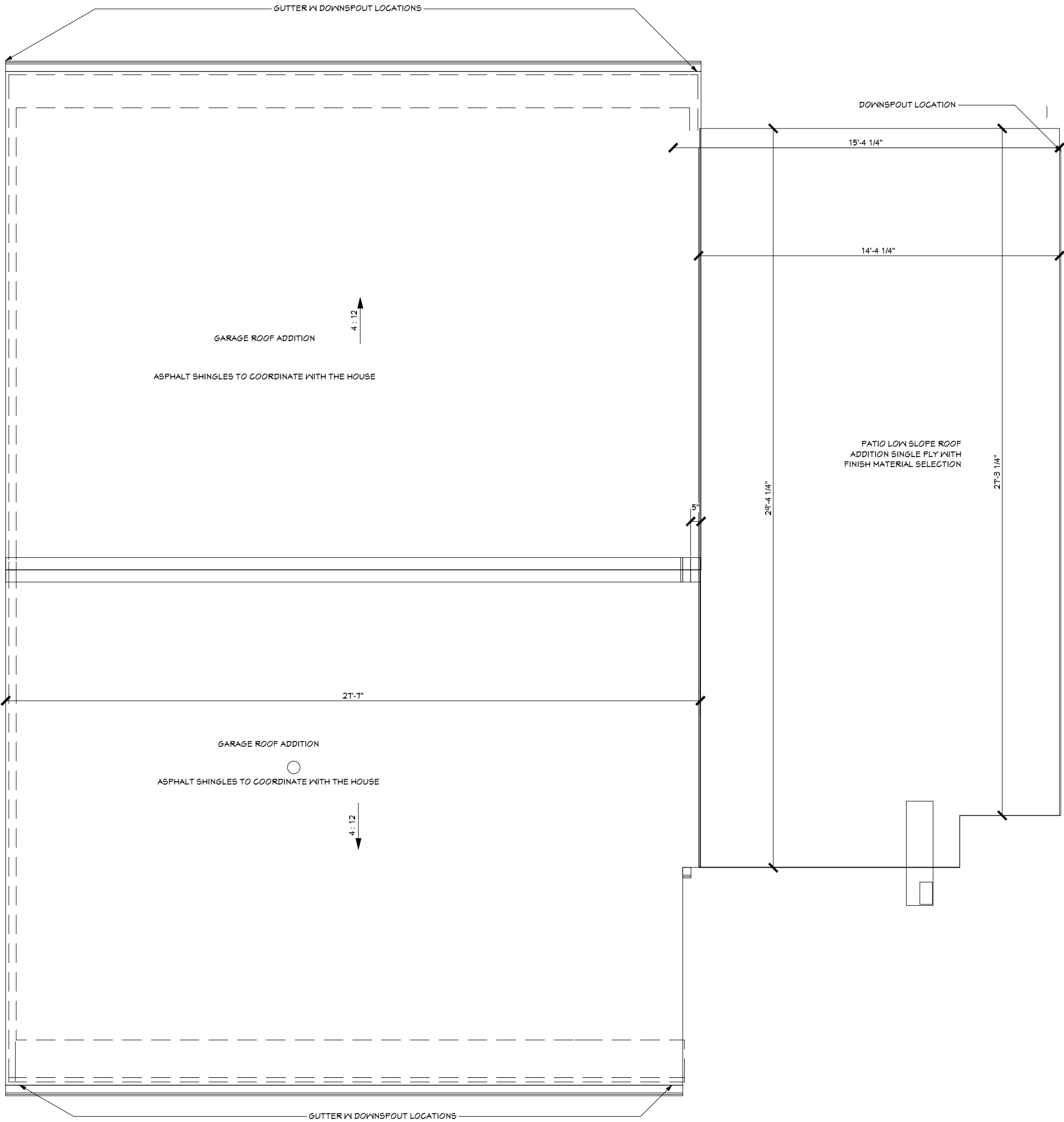
A-3

1. Contractor to perform selective demolition and remove items within a specified area.



EX/DEMO FLOOR PLAN
1/4" = 1'-0"

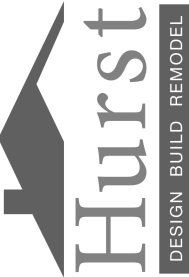
WALL LEGEND	
	Object to be demolished
	Wall to be demolished
	Existing interior wall to remain
	Existing exterior wall to remain
	New 2x4 interior wall
	New 2x4 exterior wall
	Existing foundation wall w/ brick to remain
	New CMU foundation w/ brick veneer
	Existing poured concrete foundation wall
	New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



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

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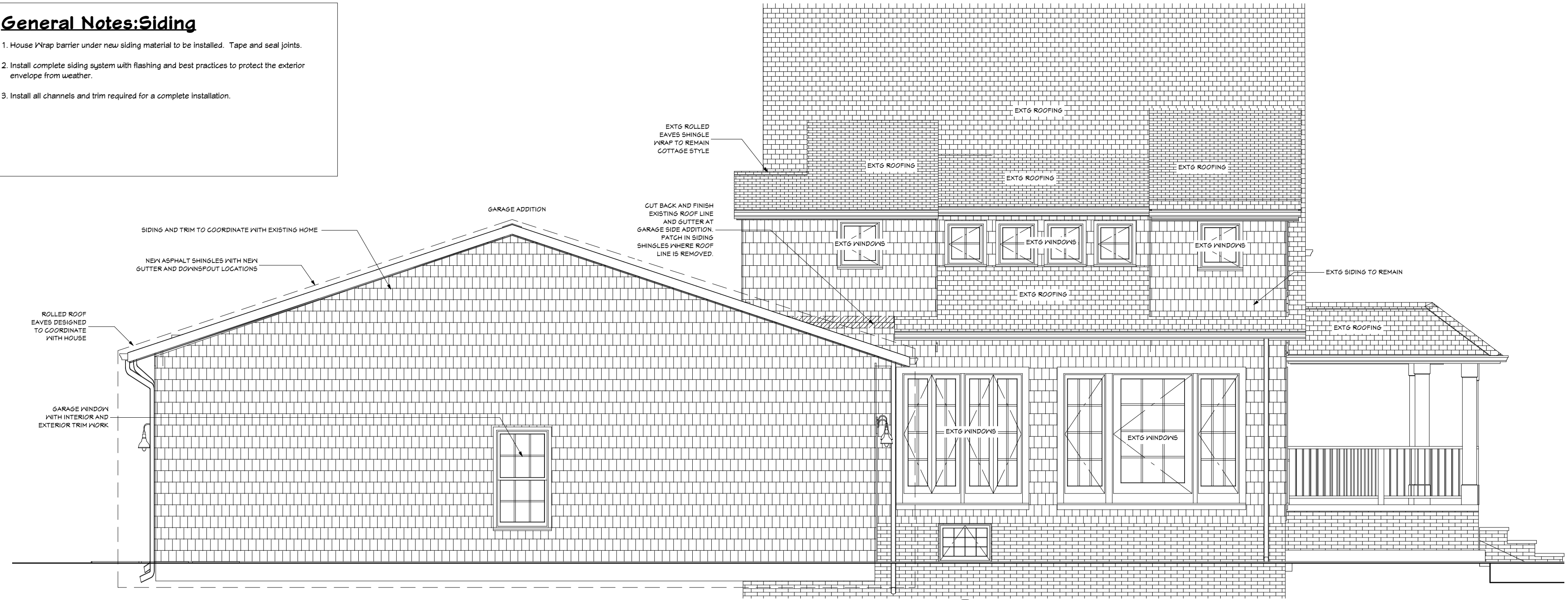
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SHEET NO.

A-5

General Notes:Siding

1. House Wrap barrier under new siding material to be installed. Tape and seal joints.
2. Install complete siding system with flashing and best practices to protect the exterior envelope from weather.
3. Install all channels and trim required for a complete installation.



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



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

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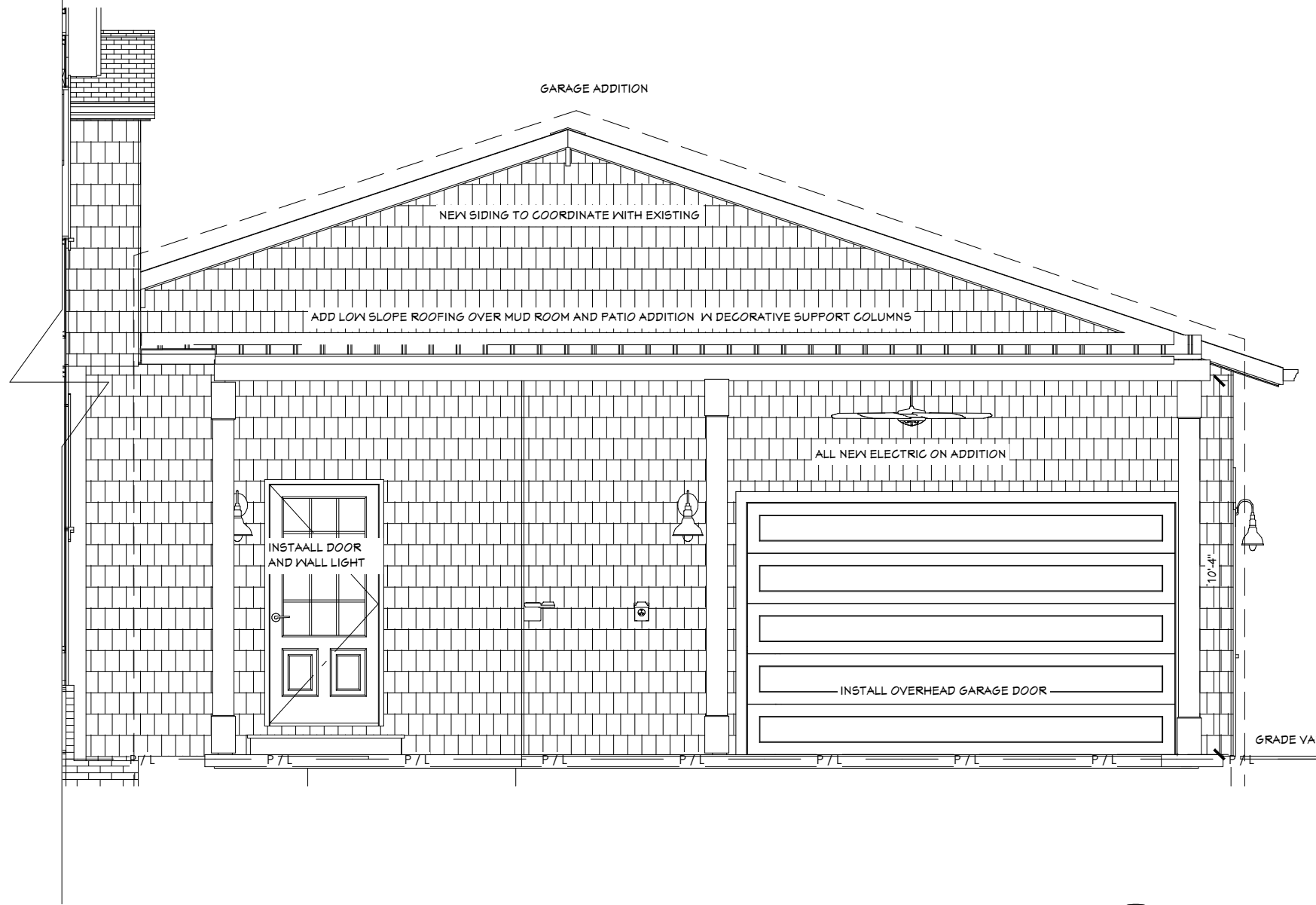
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EE4

RIGHT ELEVATION

1/4" = 1'-0"



EE3

REAR ELEVATION

1/4" = 1'-0"

General Notes:Siding

1. House X-wrap barrier under new siding material to be installed. Tape and seal joints.
2. Install complete siding system with flashing and best practices to protect the exterior envelope from weather.
3. Install all channels and trim required for a complete installation.

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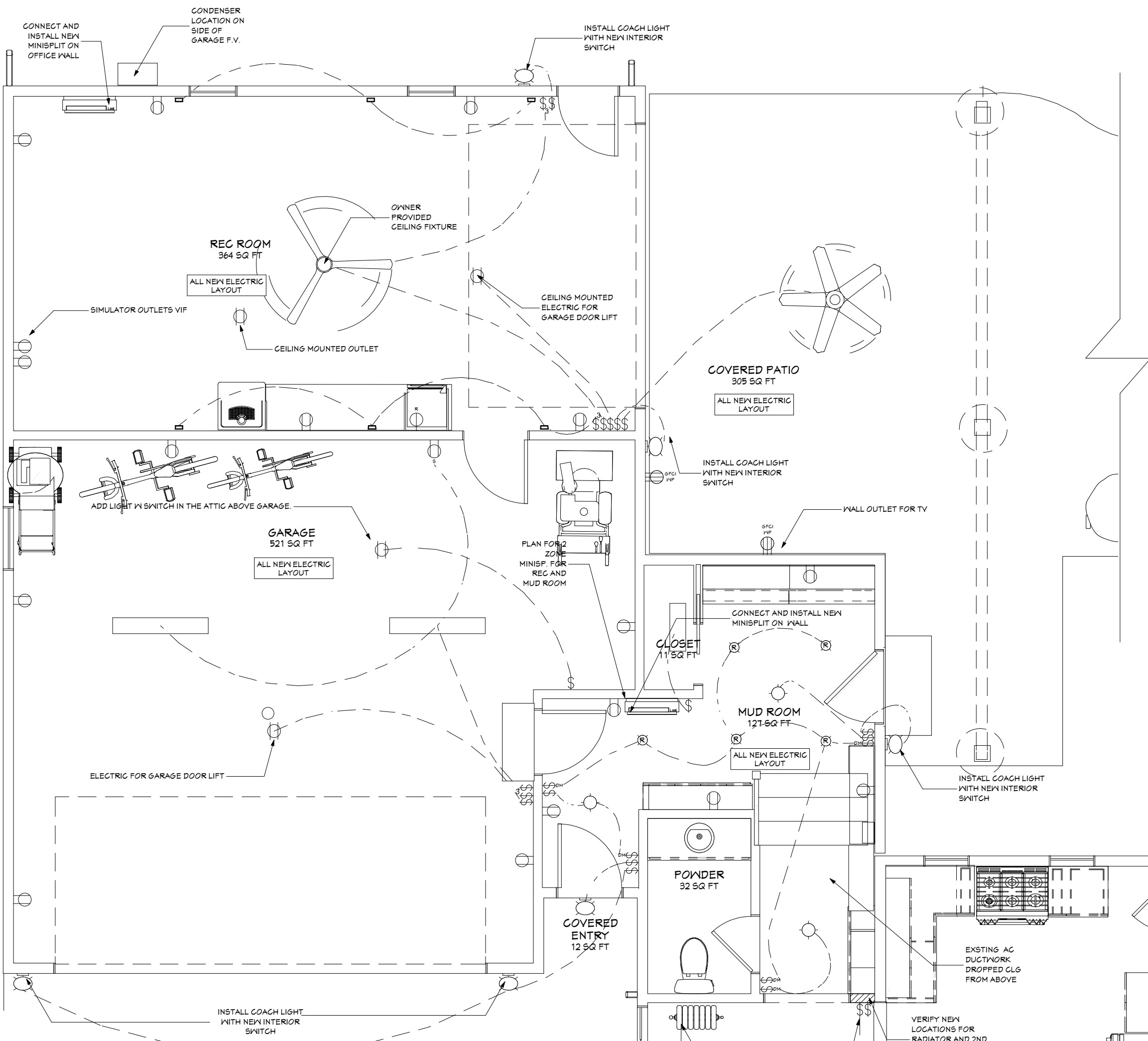
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ELECTRICAL - DATA - LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan/Light		Network Jack
	Ceiling Mounted Light Fixtures: Chandelier, Owner provided		Electrical Breaker Panel
	Ceiling Mounted Light Fixtures: Pendant, Owner provided		CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface, Owner provided		Thermostat
	Wall Mounted Light Fixtures: Vanity light/sconce, flush mounted, Owner provided		Low Voltage Transformer
	Fluorescent Light Fixtures		110V Receptacles: Duplex, Ceiling mounted
	110V Receptacles: Refrigerator/Freezer Dedicated Circuit		CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
	Recessed Light Fixtures: 6" round or square		110V Receptacles: Duplex, Floor mounted
	Recessed Light Fixtures: 6" w/ Moisture Lens		110V Receptacles: Junction Box
	Recessed Light Fixtures: 4"		110V Receptacles: blank/Dead Face
	Recessed Light Fixtures: 4" w/ Moisture Lens		110V Receptacles: Weather Proof
	Cabinet Light Fixtures: In-cabinet		Switches: Single Pole
	Cabinet Light Fixtures: Under cabinet		Switches: 3-Way
	110V Receptacles: Duplex		Switches: 4-Way
	Ceiling Mounted Light Exterior Fixtures: Surface, Owner provided		Switches: Dimmer
	Wall Mounted Light Fixtures: Exterior Lantern, flush mounted, Owner provided		Switches: Fan Dimmer
	110V Receptacles: Island, GFCI		Switches: Weather Proof
	110V Receptacles: Split Wired Circuit		Electrical Breaker Panel
	110V Receptacles: GFCI		Thermostat
	Low Voltage Transformer		

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	Floor- Supply Air Register
	Toekick- Supply Air Register
	Wall- Supply Air Register
	Baseboard- Supply Air Register
	Floor- Return Air Register
	Wall- Return Air Register
	Ceiling- Return Air Register
	Exterior Exhaust Vent (Wall)
	Exterior Exhaust Vent Rectangular (Wall)
	Exterior Exhaust Vent Louvered (Wall)
	Mini Split (Wall Mounted)
	Furnace w/ AC Coil
	Furnace (Heat only)
	Geothermal Heat Pump
	Baseboard Radiator
	Radiator
	Wall Heater
	A/C Compressor Unit
	Mini Split A/C Compressor Unit
	Hot Water Heater
	Tankless Hot Water Heater

General Notes:Electrical

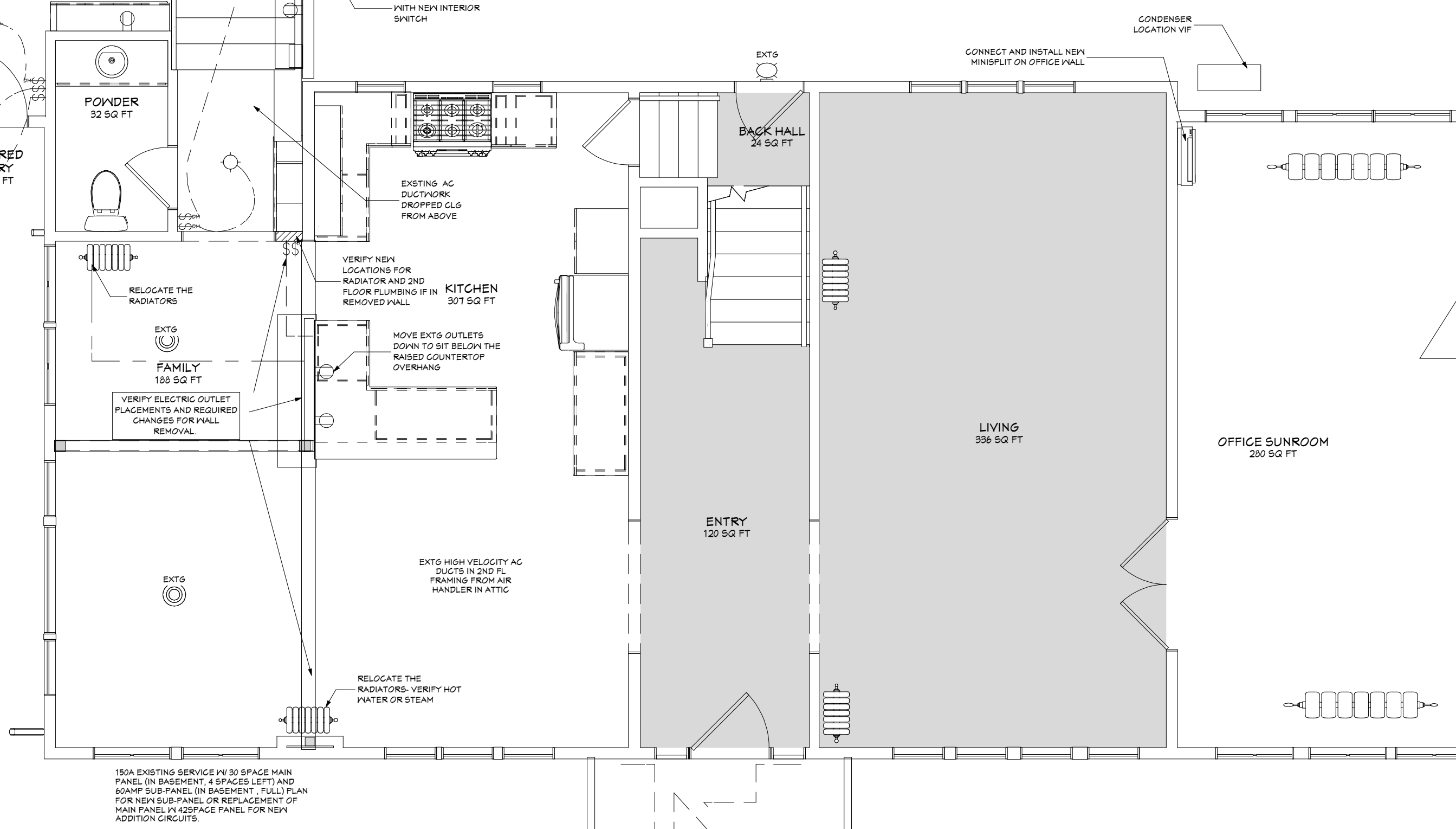
- All new electrical work specified will comply with all applicable building codes, local, and National Electric Codes (NEC), utility requirements, and building restrictions.
- All new smoke detectors will be hard-wired and interconnected to a dedicated circuit with battery back-up.

General Notes:Mechanical

- Install new ductwork to accommodate the alterations.
- Reroute existing in wall at addition Tie the ductwork into the existing furnace duct system.

General Notes:Plumbing

- Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. All permits and inspections are to be obtained by the plumbing trade contractor as required by local building codes and the Uniform Plumbing Code.
- Drainage system shall be Schedule 40 PVC pipe. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Tie new or altered lines into the existing drainage system.
- Install new CPVC, copper, or PEX supply lines for each new fixture and tie into the existing lines. The type of water supply lines used will be determined by the plumber at time of install. The supply lines will be 1/2" or 3/4" in diameter depending on fixture requirements.
- Install PVC traps, shut off valves and escutcheons at each fixture.

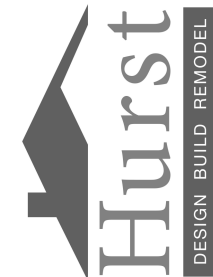


150A EXISTING SERVICE W/ 30 SPACE MAIN PANEL (IN BASEMENT, 4 SPACES LEFT) AND 60AMP SUB-PANEL (IN BASEMENT, FULL) PLAN FOR NEW SUB-PANEL OR REPLACEMENT OF MAIN PANEL IN 425 SPACE PANEL FOR NEW ADDITION CIRCUITS.

MECH. ELECT. & PLUMBING PLAN

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