

General Notes

Since every attempt has been made for accuracy of these drawings, it is advised that each trade review all parts of the drawings that pertain to the work of which they will be responsible and report any dimensional or other errors, to the Contractor for correction or further clarification. Some minor dimensional changes may be made in the field to accommodate mechanicals, specific materials or general field conditions. Please note that all room sizes shown on the drawings are approximate.

All footers to bear on original solid soil. Assume 3000 psf soil bearing capacity, verify as required. Adjust all footer depths as required to extend below the frost line, after field determining finish grade height, which may differ from what is shown on the drawings.

All floor joists to have solid or 1x3 "X" bracing at midspan, on all spans over 8'-0". Double joists under any parallel bearing walls above, unless noted otherwise, and add solid blocking through the floor system to transfer all point loads from above to the top of beam or foundation below.

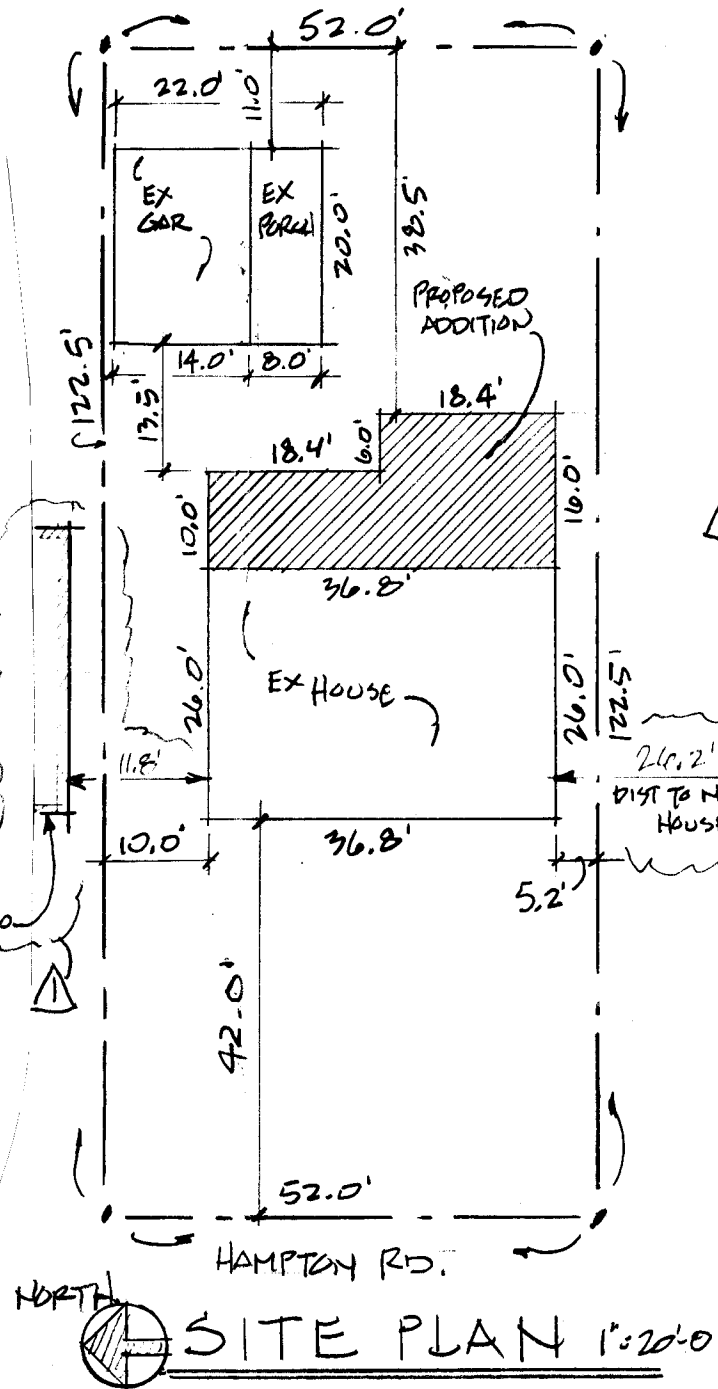
All bearing headers to be minimum (2) 2x10s unless noted otherwise. All steel flitch plate beams and LVLs, three members wide and over, shall be through bolted with 1/2" dia. bolts at 2'-0" o.c. alternating top and bottom, and minimum two bolts at each end.

All beams to bear on jack (trimmer) studs or in walls with solid studs or blocking, to bring points below. Use 2 jack studs with all headers over 8'-0".

All hip rafters to be single 2x or LVL member, one size larger than the rafters themselves. All valley rafters to be dbl 2x or LVL members, one size larger than the rafters, or as noted otherwise, bevel bottom edge as required.

All rafters or prefabricated trusses, if any, shall be braced and secured to top of walls per manufacturers recommendations, or as required to prevent any racking, shifting or settling. Adjust rafter birdsmouths and/or wall heights as required to maintain a constant gutterboard height, especially when using different rafter member sizes or changes in roof pitches.

Window numbers shown on the elevations are " " units. Window suppliers to review and notify Contractor of any units that do not meet local egress requirements, or any units that may require tempered glass, especially if another window manufacture other than " " is used.



PROPOSED ADDITION For:

MIKE & JENNY HAWK
1825 HAMPTON RD.
ROCKY RIVER, OHIO 44116
440-665-7798
440-781-5219

CONTRACTOR:

BOROWSKIE BUILDERS INC.
10428 ABBEY RD.
N. ROYALTON, OHIO 44133
440-476-0150

House C 1843 Hampton Rd.

LOT COVERAGE.

LOT SIZE 52' x 122.5' = 6370.0

EX HOUSE 26' x 36.8' = 956.8

EX GAR 22' x 20' = 440.0

NEW ADDY 10' x 18.4' = 184.0

16' x 18.4' = 294.4

1875.2

LOT COVERAGE to LOT SIZE
1875.2 / 6370.0 = 29%

DIGS PREPARED BY:

DALE GRACON
19593 N. SAGAMORE RD.
FAIRVIEW PARK, OHIO 44126
440-728-0983

11/9/23
12/3/22
12/4/22

MR. MIKE HAWK