

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 gutter board height, especially when using different rafter member sizes or changes in roof pitches.

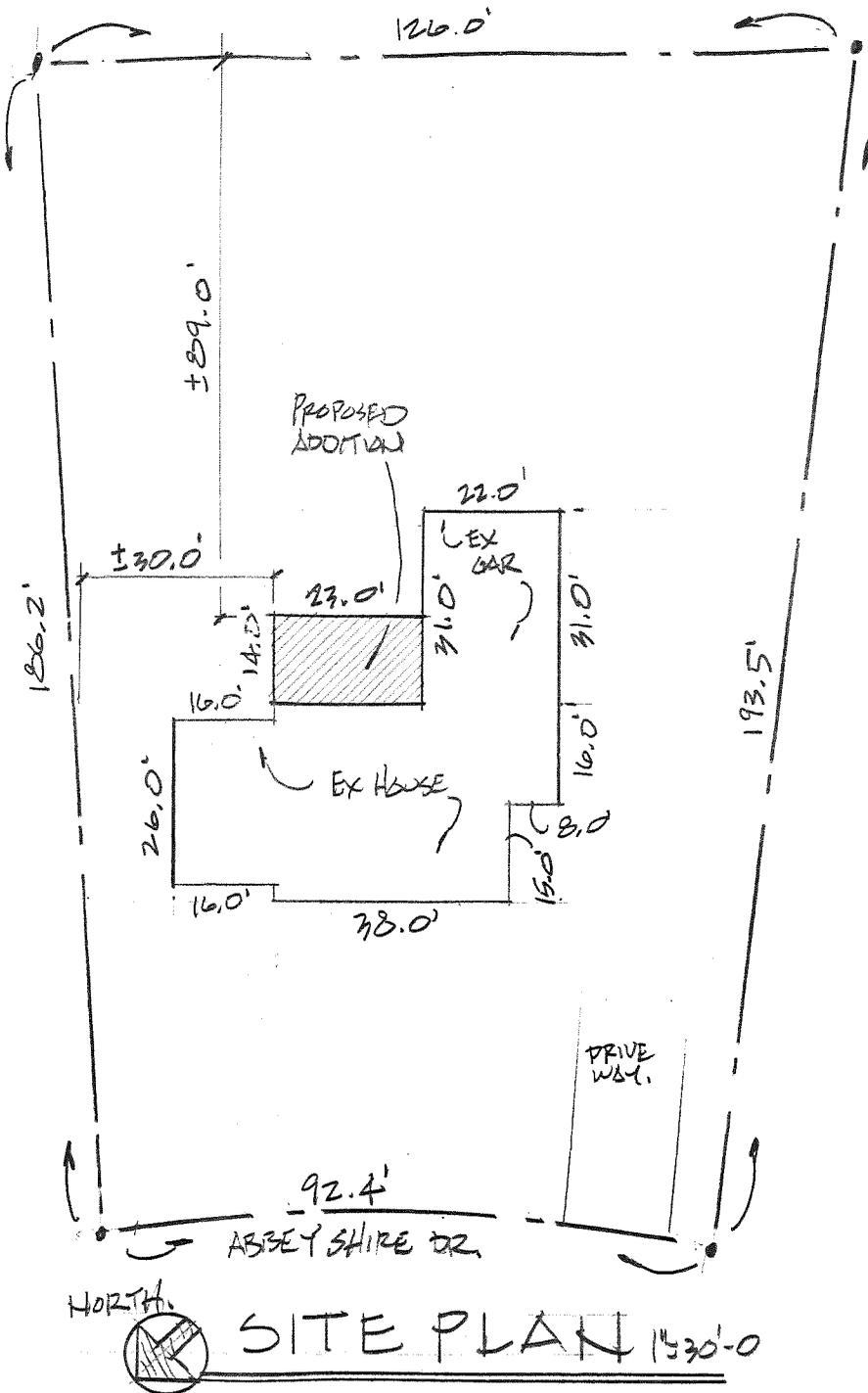
Window numbers shown on the elevations are " " units. Window suppliers to review and notify Contractor of any units that do not meet local egress requirements, or any units that may require tempered glass, especially if another window manufacture other than " " is used.

PROPOSED ADDITION FOR:

MIKE & ELYSE DECKARD,
5705 ABBEYSHIRE DR,
HUDSON, OHIO 44236
330-554-2043

BUILDER:

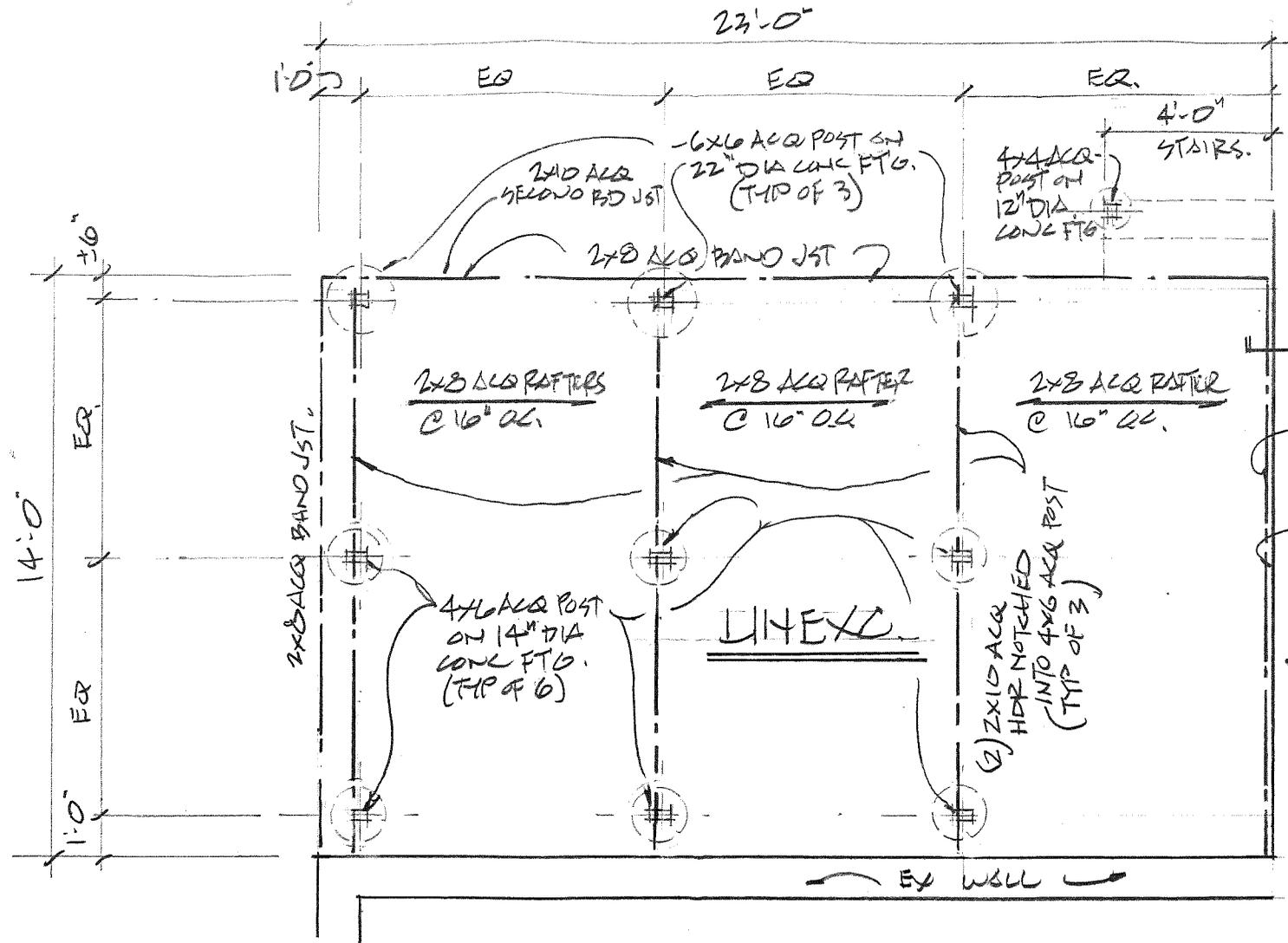
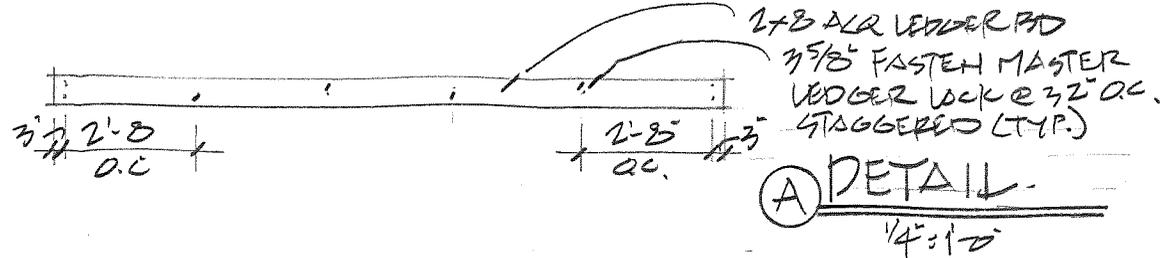
BROWSKE BUILDERS INC.,
10428 ABBEY RD,
N. ROYALTON, OH 44133
440-476-0150



MR. MIKE DECKARD.

8/28/20
8/27/20

1 of 5 1



A
 3

2x8 ALR LEDGER BOARD
 NOTched INTO
 PROVIDE GALV.
 JST HANGERS

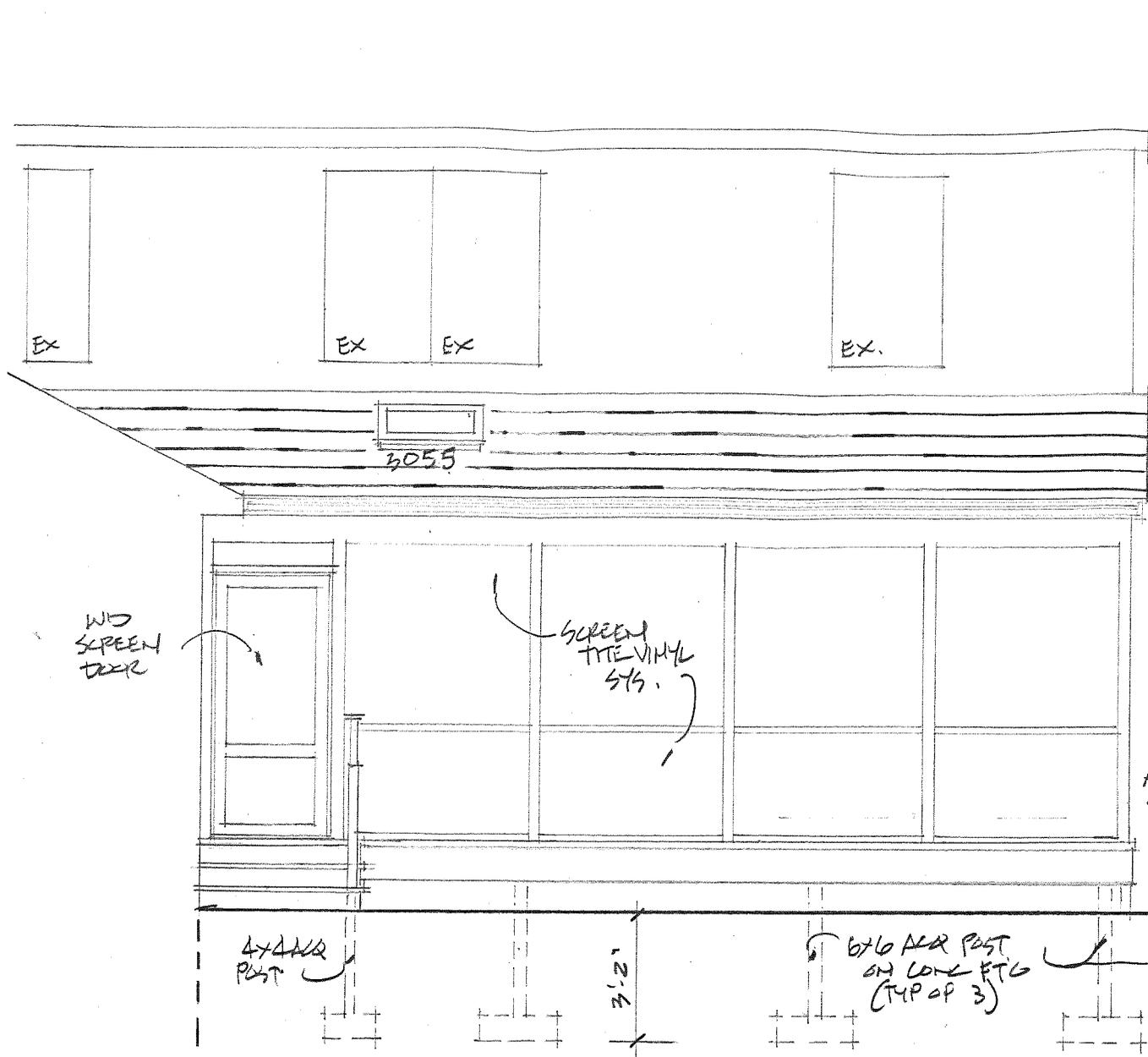
EX WALL

MR. MIKE DECKARD.

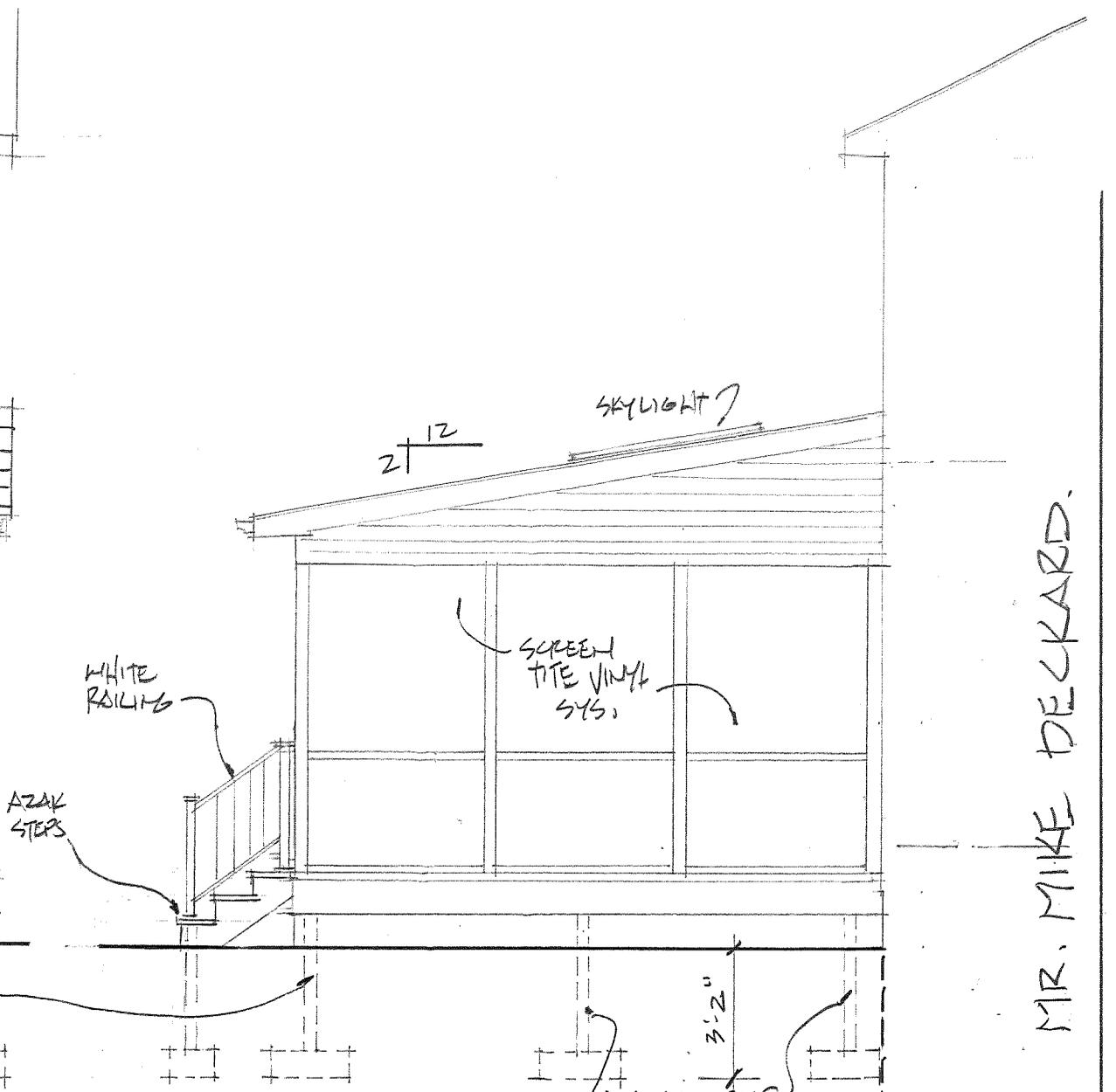
FOUNDATION PLAN

1/4" = 1'-0"

8/28/20
 8/27/20



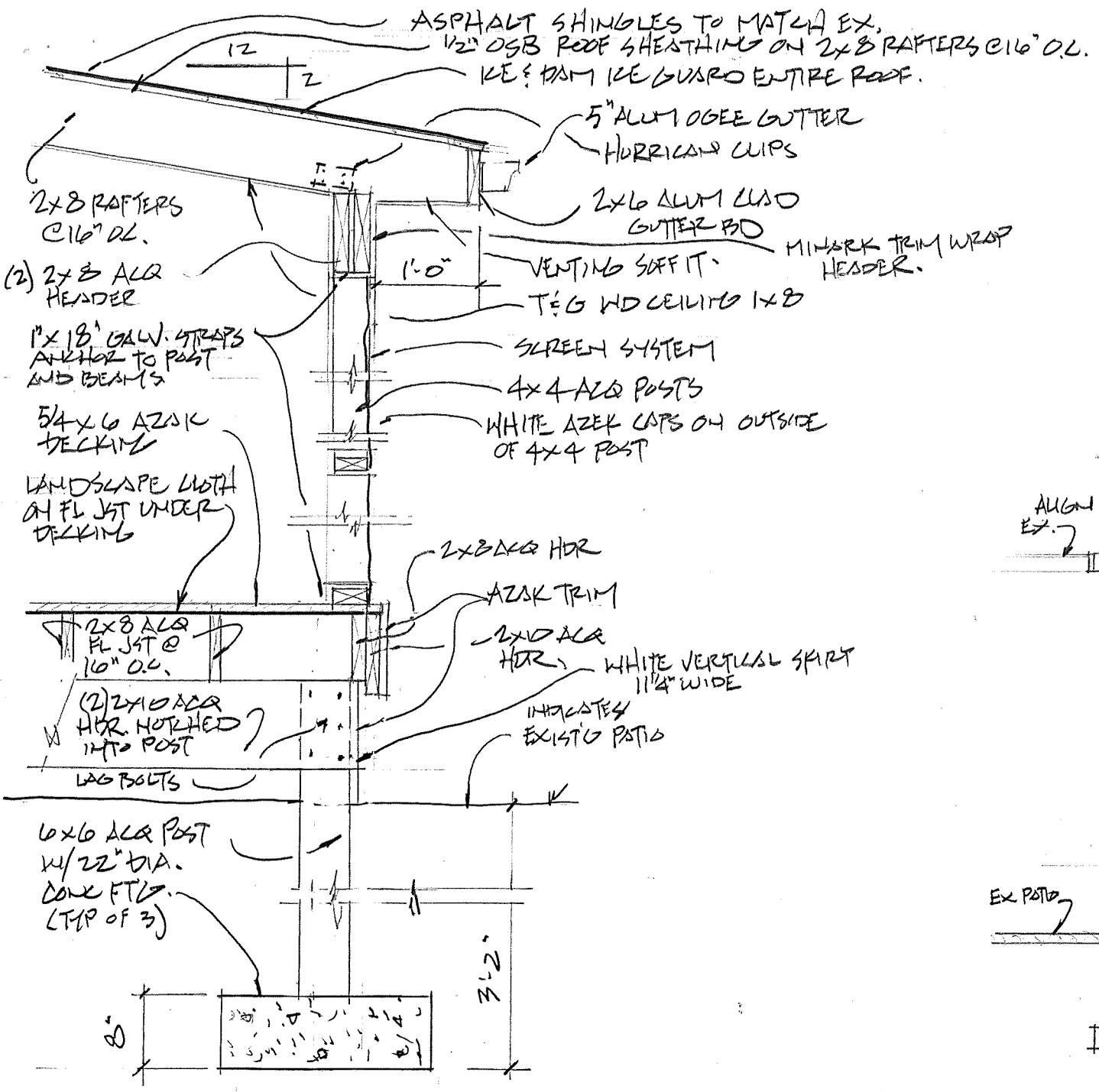
REAR ELEV 1/4"=1'-0"



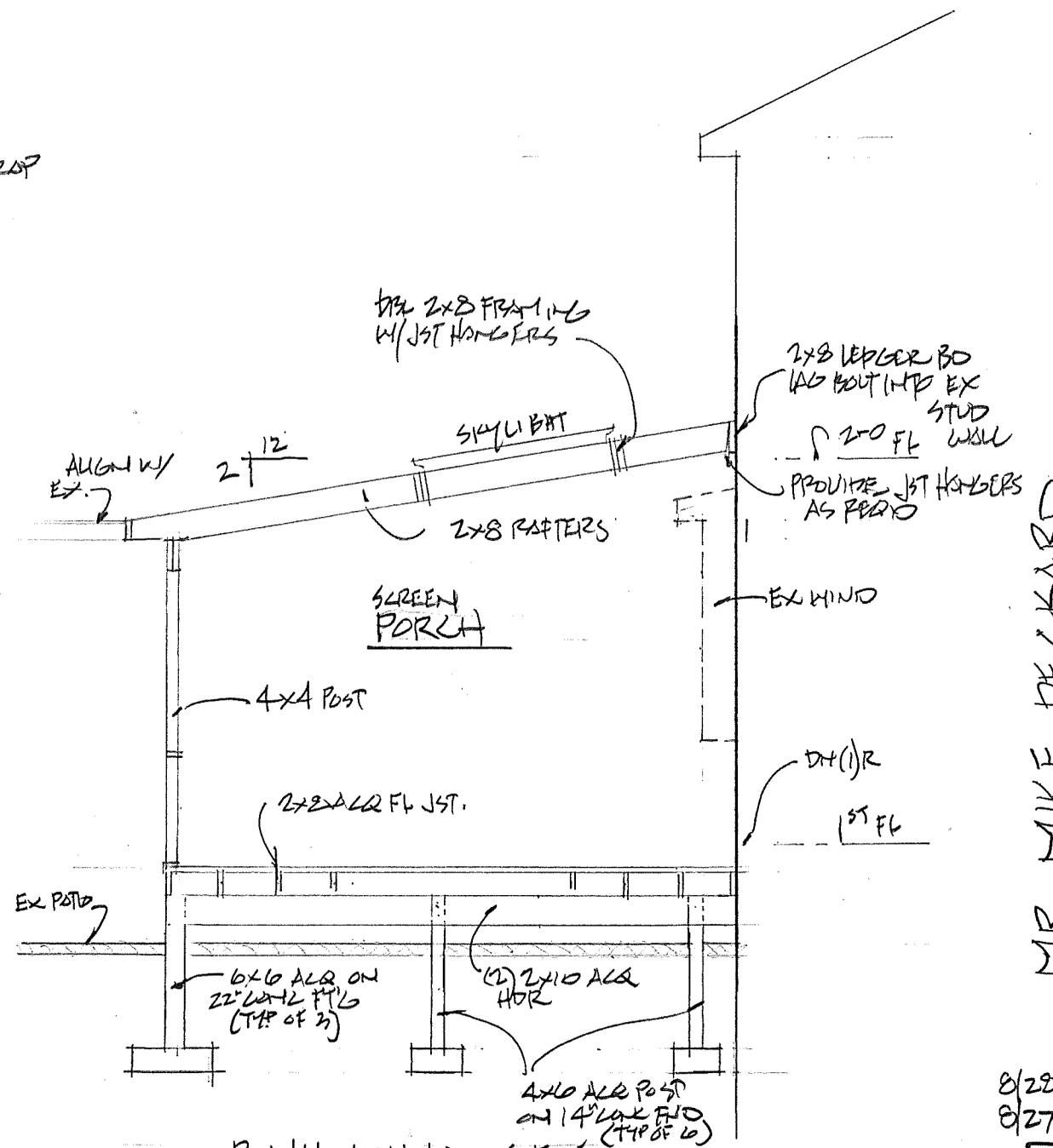
RIGHT ELEV. 1/4"=1'-0"

MR. MIKE DECKARD.

8/28/20
8/27/20



TYP WALL SECT. 3/4" = 1'-0"



BUILDING SEC 1/4" = 1'-0"

MR. MIKE DEKARD

8/28/20
 8/27/20

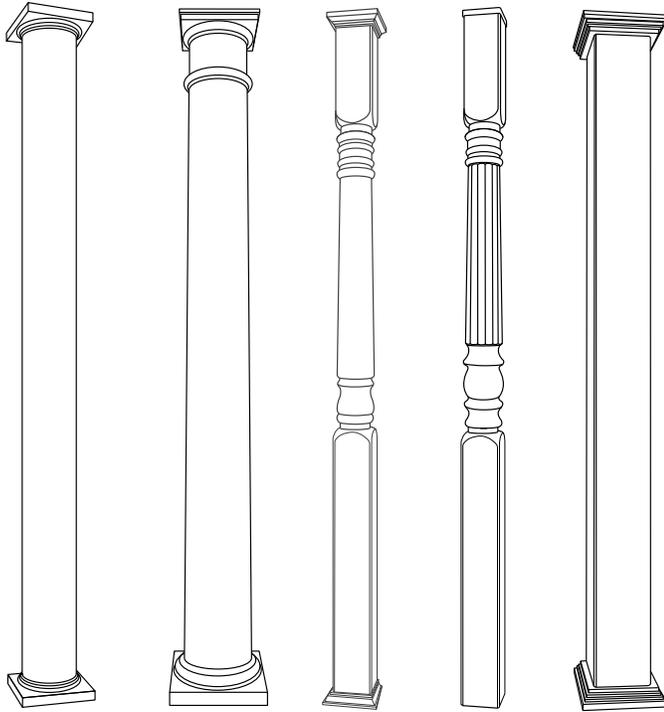
· Vinyl ·
Low Maintenance

Railing



by **DURALUX**
OUTDOOR INNOVATIONS

Columns



Straight
8.5" wide.
Available in
12' length.

Tapered
Available in
8" and 10" widths.
Available in
9' lengths.

Colonial
5" x 5" wide.
9' length.

Victorian
5" x 5" wide.
9' length.

Square
Available in
4" x 16'
5" x 16'
6" x 10'
6-1/2" x 9' or 12'
8" x 12'

Decorative Scrolls

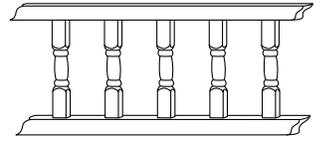


Medium Rose Scroll

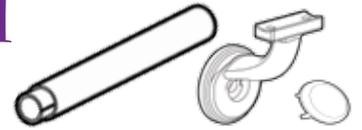
Large
Rose Scroll

Gingerbread
Scroll

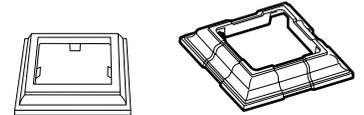
Colonial Galley Rail



ADA Rail



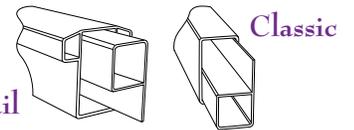
Column Trim



Solid

Adjustable

P-Channel



T-Rail

Classic

Brackets



T-Rail

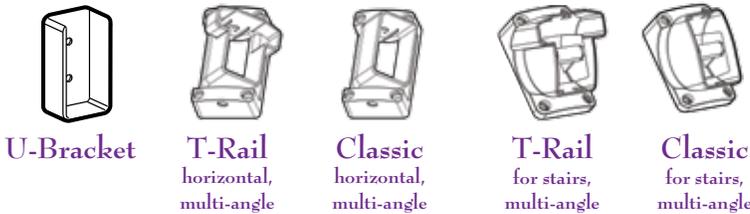
Classic

T-Rail
for stairs

Classic
for stairs

T-Rail
45°

Classic
45°



U-Bracket

T-Rail
horizontal,
multi-angle

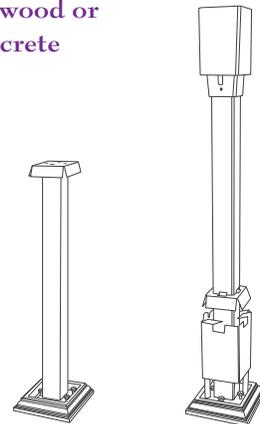
Classic
horizontal,
multi-angle

T-Rail
for stairs,
multi-angle

Classic
for stairs,
multi-angle

Mounts

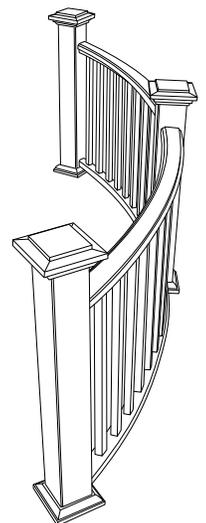
for wood or
concrete



Utilimount

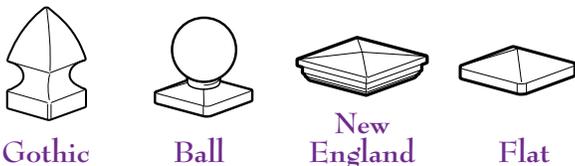
Prospec
Mount

Curved Rail



Top/side view

Post Caps



Gothic

Ball

New
England

Flat

Mounting Block



Cape Cod · T-rail

by DURALUX
OUTDOOR INNOVATIONS



Available in the following Colors:



Adobe



White



Tan

Color of actual product may vary from this sample.

DURALUX
OUTDOOR INNOVATIONS

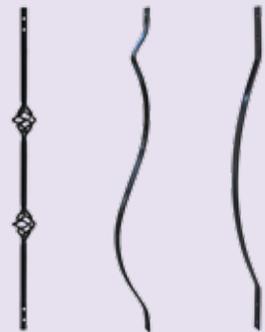
2

Aluminum · T-rail

by DURALUX
OUTDOOR INNOVATIONS

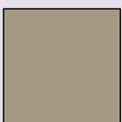


Baluster styles



Double Basket Baroque Bow

Available in the following Colors:



Adobe



White



Tan

Color of actual product may vary from this sample.

DURALUX

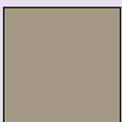
OUTDOOR INNOVATIONS

Colonial · T-rail

by DURALUX
OUTDOOR INNOVATIONS



Available in the following Colors:



Adobe



White



Tan

Color of actual product may vary from this sample.

DURALUX
OUTDOOR INNOVATIONS

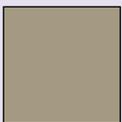
4

Vermont · T-rail

by **DURALUX**
OUTDOOR INNOVATIONS



Available in the following Colors:



Adobe



White



Tan

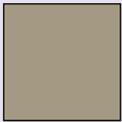
Color of actual product may vary from this sample.

DURALUX
OUTDOOR INNOVATIONS

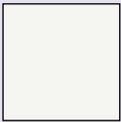
Glass · T-rail by DURALUX



Available in the following Colors:



Adobe



White

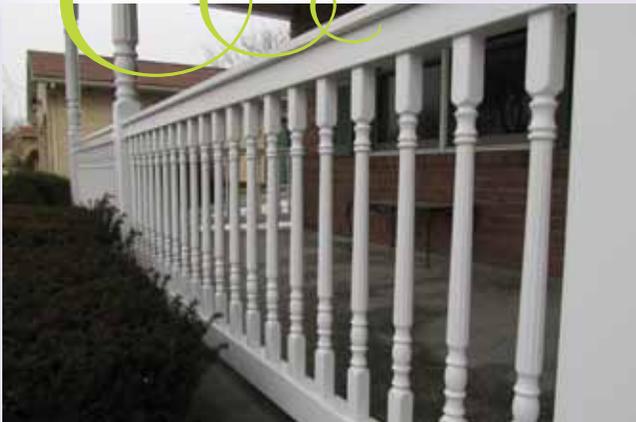


Tan

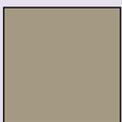
Color of actual product may vary from this sample.



Victorian · T-rail by DURALUX



Available in the following Colors:



Adobe



White



Tan

Color of actual product may vary from this sample.

DURALUX
OUTDOOR INNOVATIONS

Low maintenance. High satisfaction.

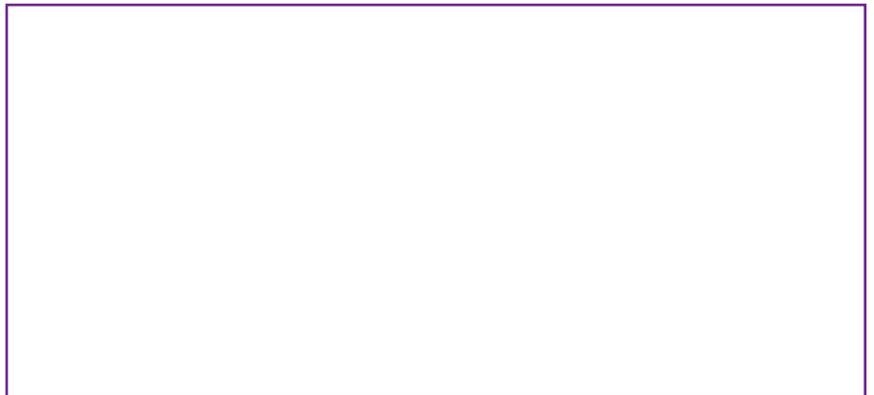


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the enhanced beauty and security around your porch or other outdoor spaces for you and your loved ones— including your pets.

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DURALUX
OUTDOOR INNOVATIONS

We've got the inside on the outdoors.



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