

POE RESIDENCE

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 wall 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 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)
SAWN 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)	2600	285	2510	1,400,000

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.



PROPOSED



EXISTING

PRESENTATION VIEWS

Not to Scale

Common Abbreviations

R/R = Remove & Replace	V.I.F. = Verify in field
EX = Existing	R.O. = Rough opening
TYP. = Typical	F.F. = Finished floor
U.N.O. = Unless noted otherwise	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

Porch Addition =	46 sq. ft.
Patio Addition =	100 sq. ft.
New walkway =	135 sq. ft.

Project Description

The Project Scope includes building a new, larger front porch. Adding a paver landing and new paver walk to drive. Replace all shutters on the front of the home. Adding an eyebrow roof on either side of the porch. New column & pilaster wraps to be composite. New beam wrap & trim to be FVC. All finish paint will match the existing. New roof will be metal standing seam.

Drawing Index

- A-1 Index, Notes, and Perspectives
- A-2 Architectural & GIS Site Plan, & Vicinity Map
- A-3 Ex/Demo Plans & Front Elev.
- A-4 Basement/Foundation, First, & Second/Roof Plans
- A-5 Exterior Elevations
- A-6 Wall Section & Detail

Client Signature:

P.C. Signature:

Date:

Date:

Job #

Print Date

8241-T1 8/28/2024

Design Info

Design Phase	D#	Date
BZA	3	8.28.24
Designer	trg	
Revision	#	Date
	#	####

Client Initials

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



POE RESIDENCE

Thomas & Lorraine Poe
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Rocky River, OH 44116

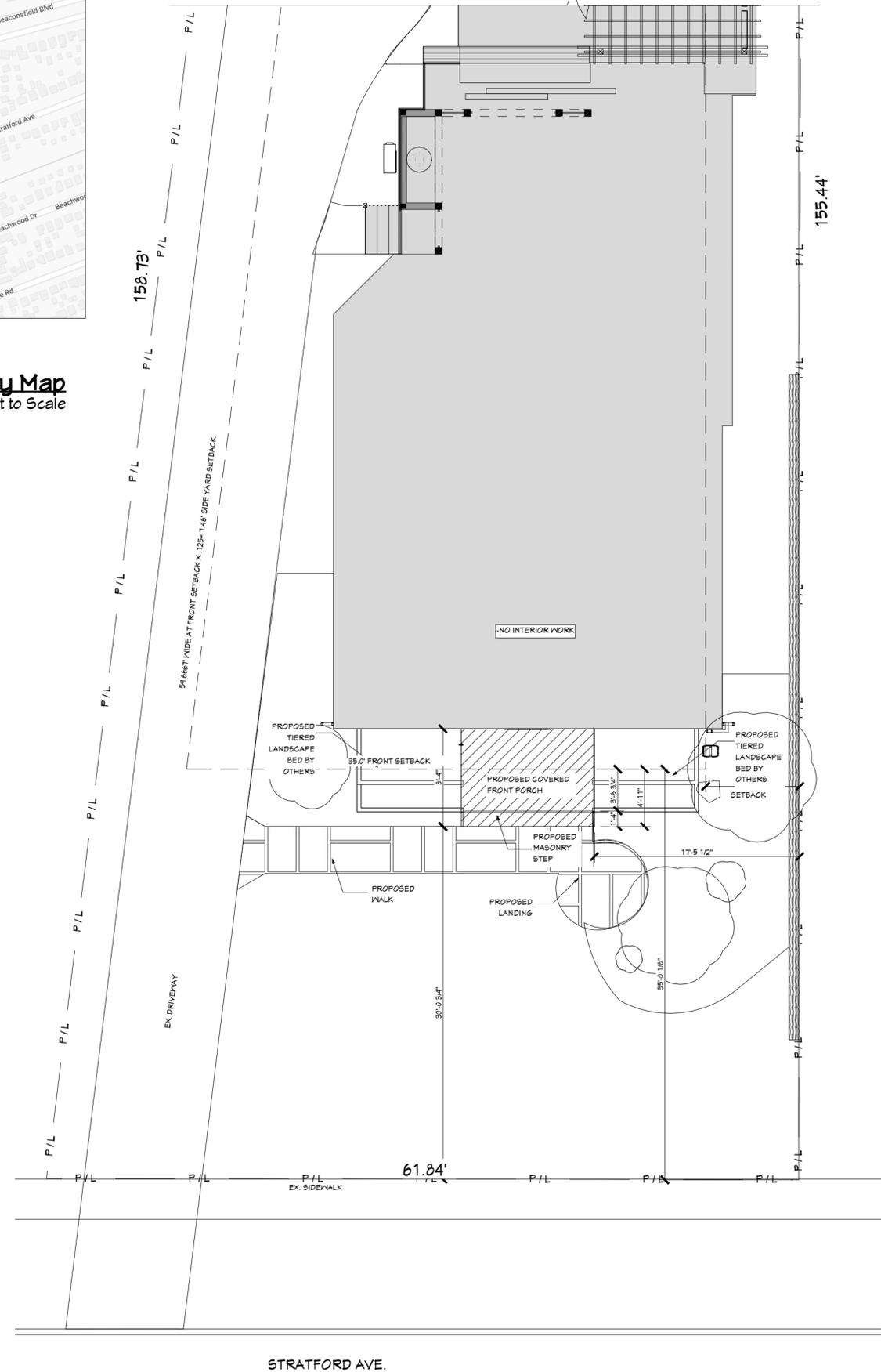
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SHEET NO.

A-1



Vicinity Map
Not to Scale



STRATFORD AVE.

ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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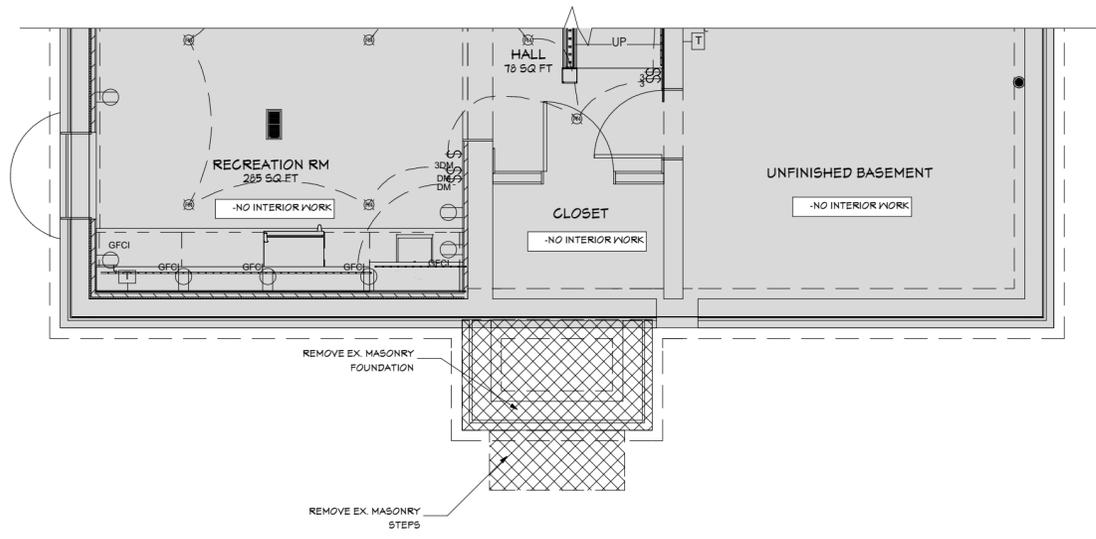
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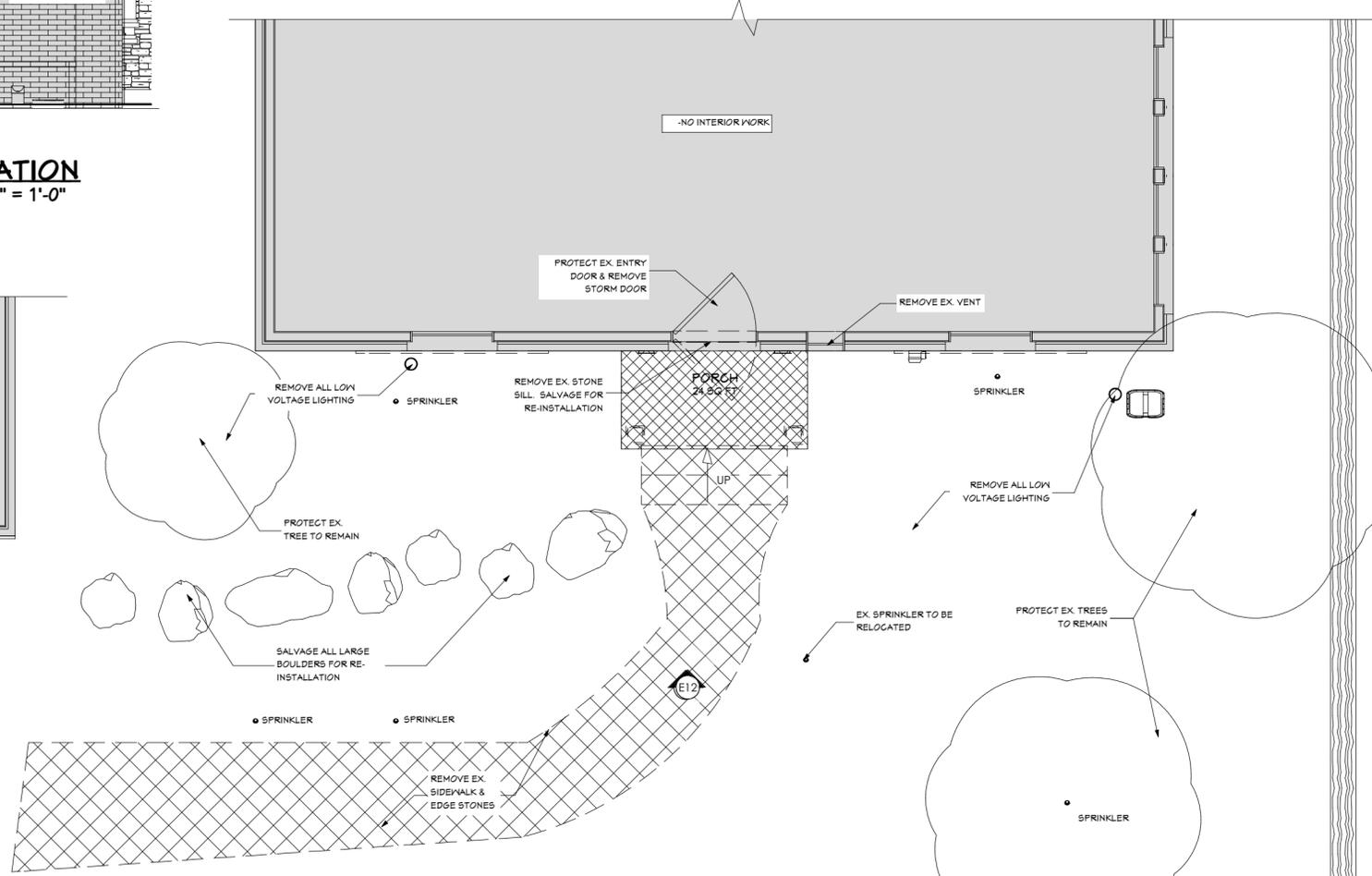


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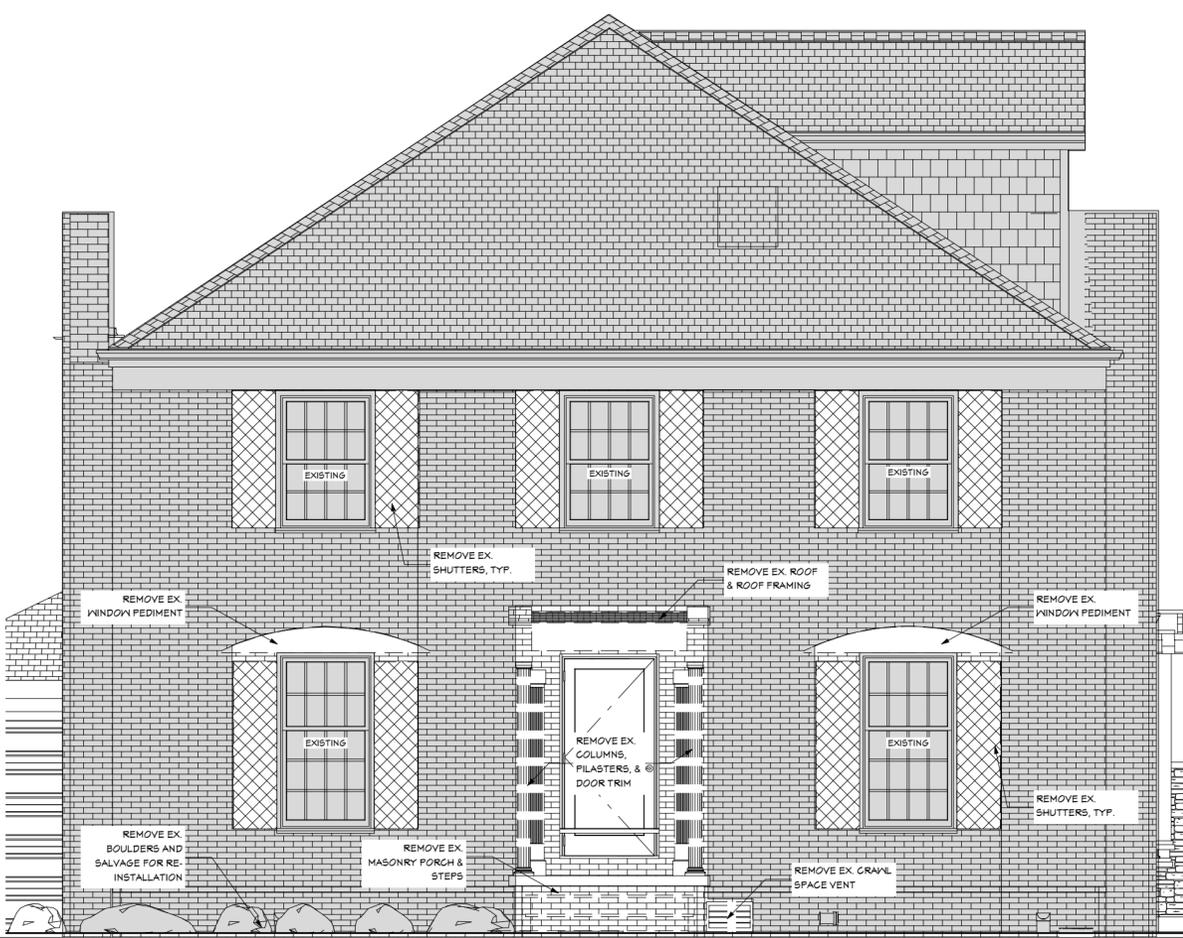
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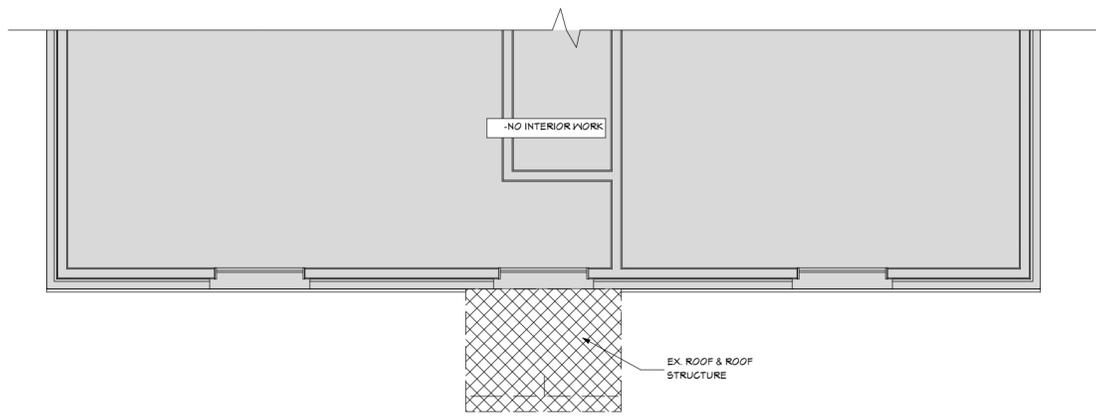
EX/DEMO BASEMENT/FOUNDATION PLAN
1/4" = 1'-0"



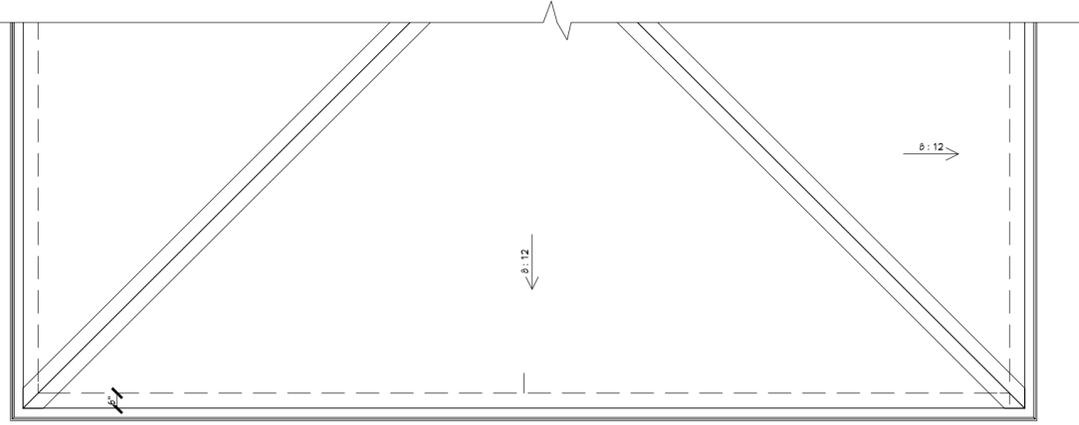
EX/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



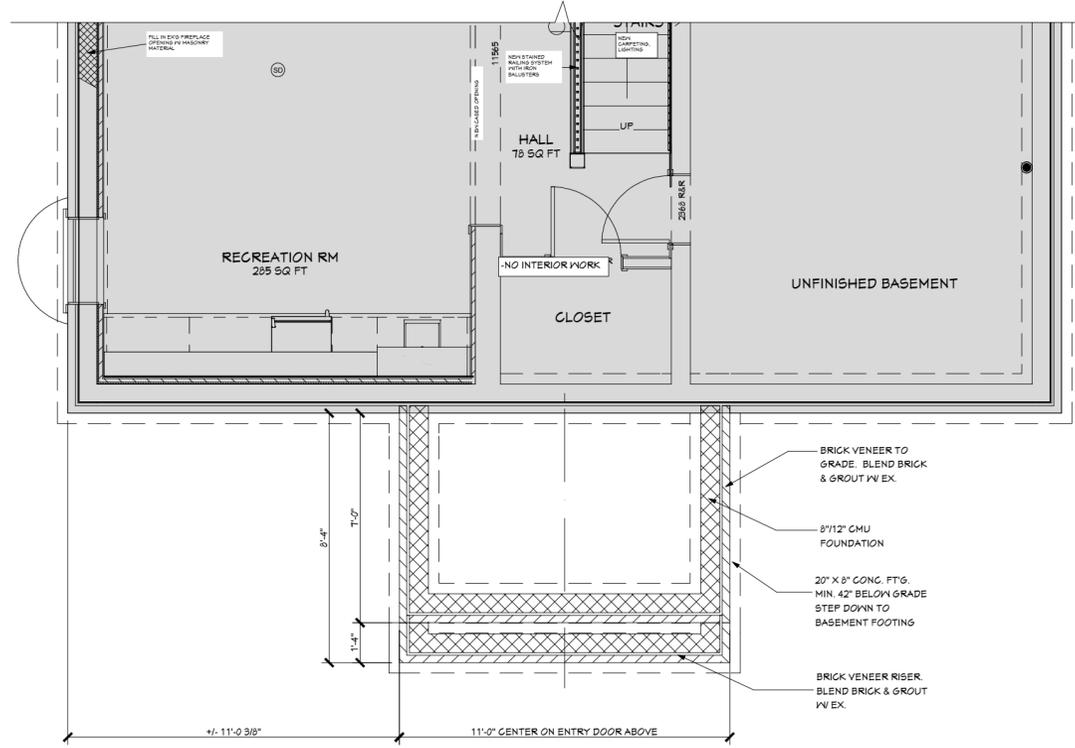
DEMO FRONT ELEVATION
1/4" = 1'-0"



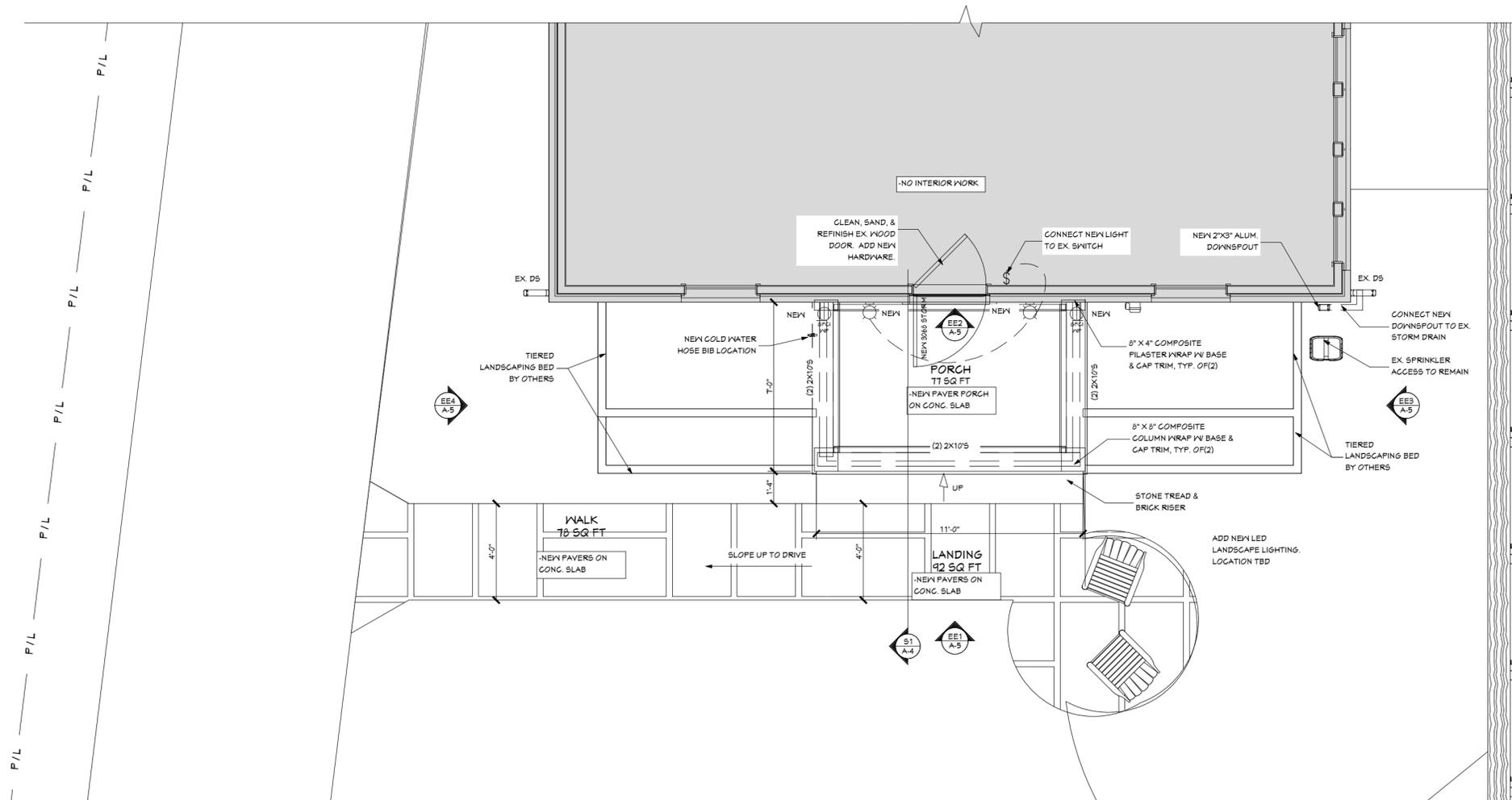
EX/DEMO SECOND FLOOR PLAN
1/4" = 1'-0"



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



BASEMENT/FOUNDATION PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

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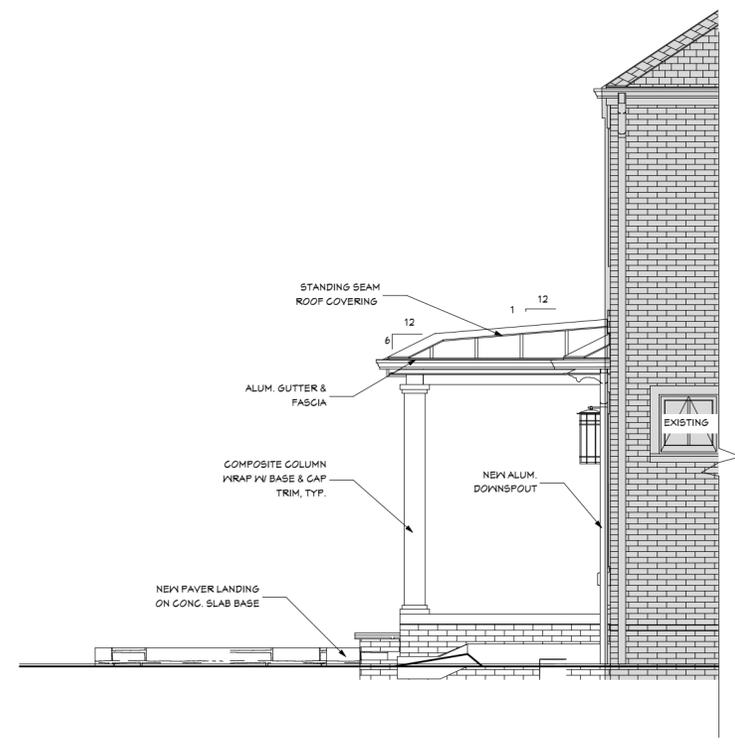
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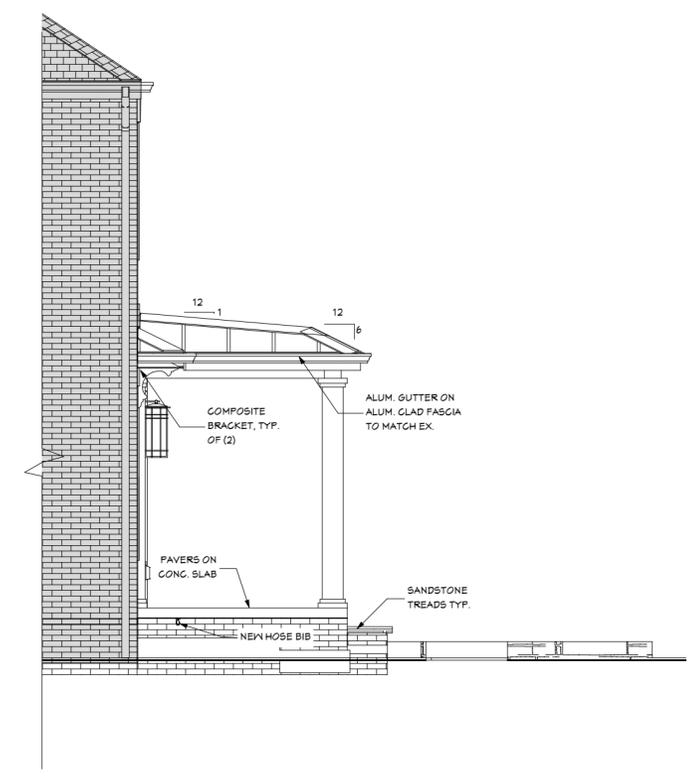
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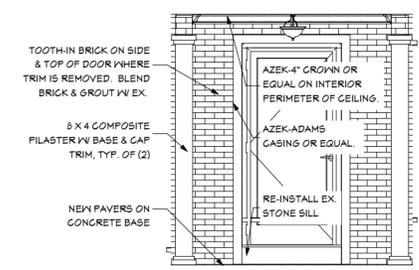
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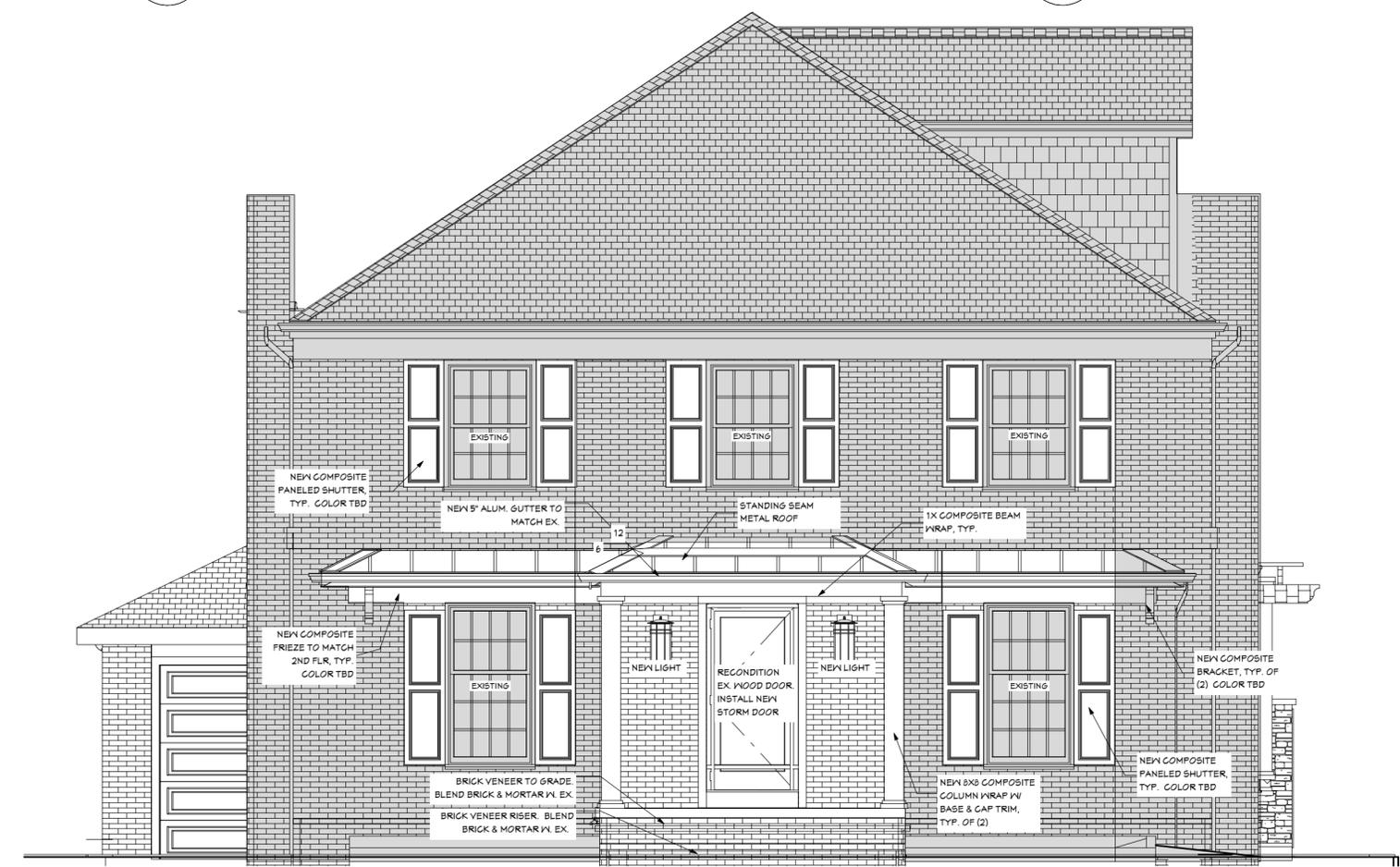
EE3 LEFT ELEVATION
1/4" = 1'-0"



EE4 LEFT ELEVATION
1/4" = 1'-0"



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



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

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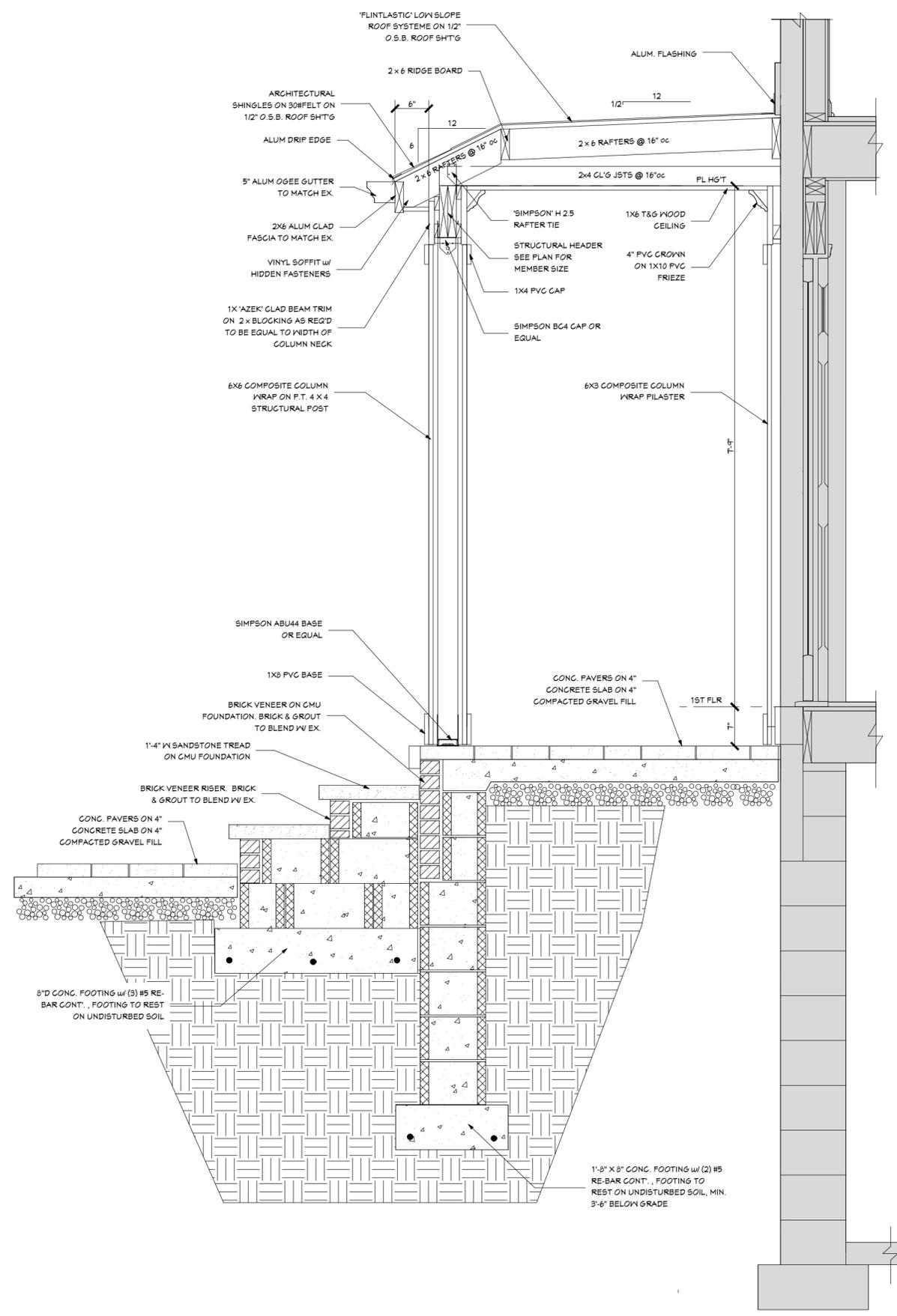
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A-6



51 WALL SECTION
3/4" = 1'-0"