

LANGE 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	Ft(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
MicroIam (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.



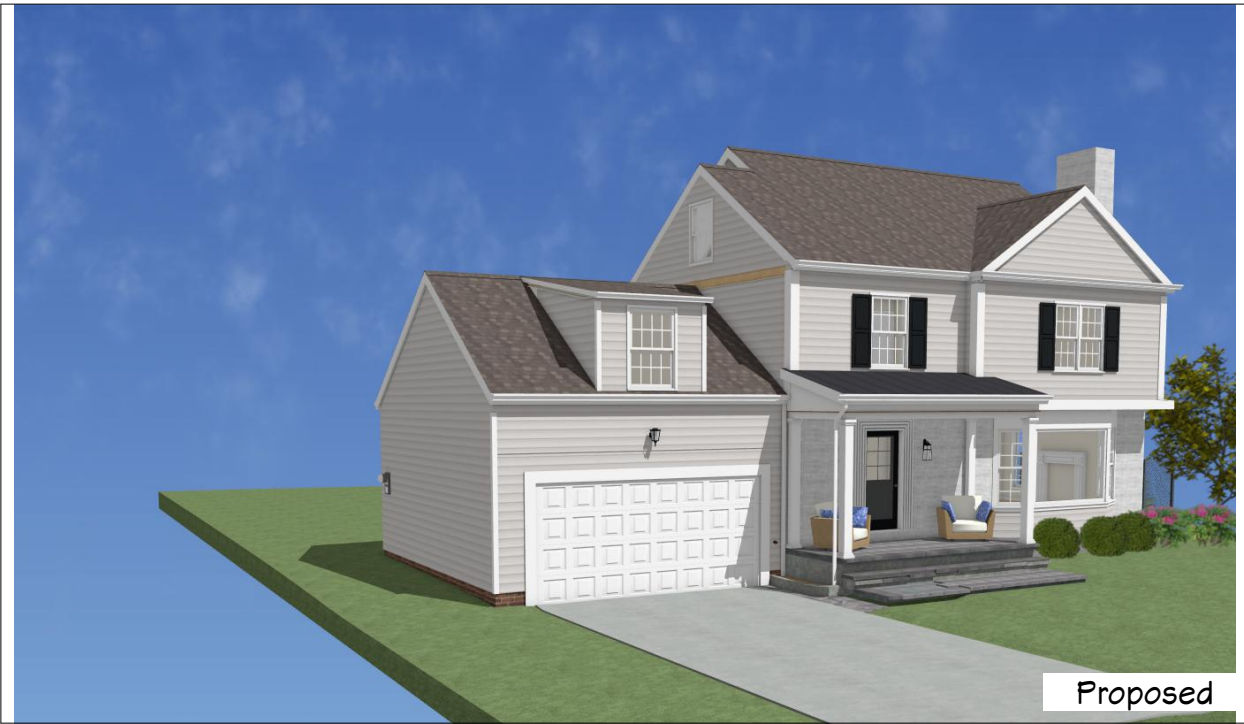
Existing



Proposed



Existing



Proposed



Existing



Proposed



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

Front Porch Addition = 96 sq. ft.
Front Walk = 55 sq. ft.

Project Description

The Project Scope includes add new masonry front porch with continuous step across the front of the porch. The roof will be standing seam metal roof. Composite columns & pilasters will be installed w/ PVC base & cap. A new paver sidewalk will be installed to the ex. driveway. New recess lighting will be installed on the porch.

Drawing Index

- A-1 Index, Notes, and Perspectives
A-2 Architectural & GIS Site Plan, Vicinity Map
A-3 Ex/Demo & New Foundation Plans
A-4 Ex/Demo & New First Floor Plans
A-5 Ex/Demo & New Second/Roof Plans
A-6 Exterior Elevations
A-7 Wall Section & Detail

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

Job #	Print Date
1092HS	10/4/2023
Design Info	
Design Phase	D# Date
Detail	2 10.05.23
Designer	trg
Revision	# Date
	# ###
Client Initials	

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



LANGE RESIDENCE

Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

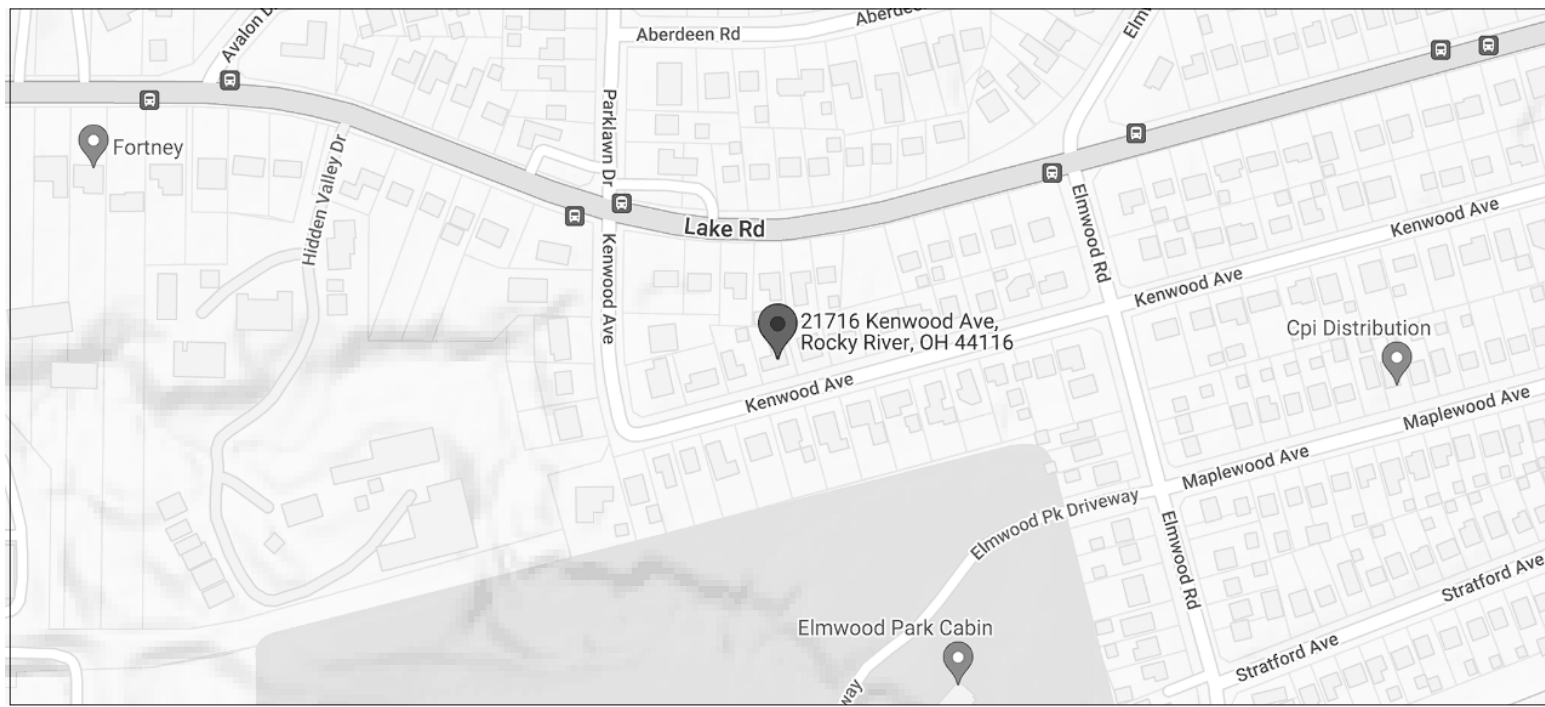
These drawings are the proprietary work product and property of Hurst Design-Build-Remodel developed for the exclusive use of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.

SHEET NO.

A-1

PRESENTATION VIEWS

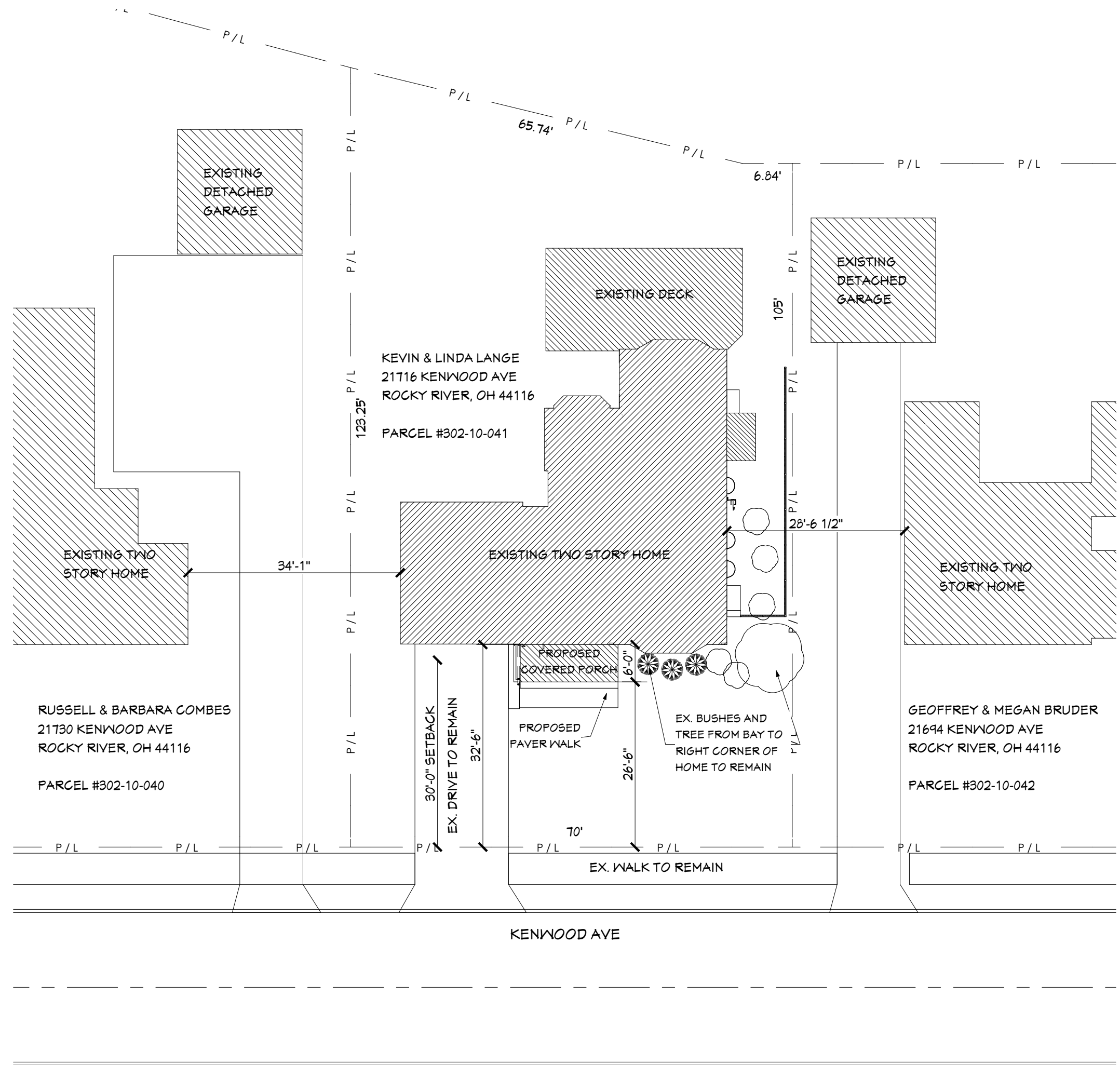
Not to Scale



Vicinity Map
Not to Scale



G.I.S. SITE PLAN
Not to Scale



ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

Job #	Print Date
1092HS	10/4/2023
Design Info	
Design Phase	D# Date
Detail	2 10.05.23
Designer	trg
Revision	# Date
	# ###
Client Initials	

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



LANGE RESIDENCE

Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

These drawings are the proprietary work product and property of Hurst Design-Build-Remodel developed for the exclusive use of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.

SHEET NO.

A-2

General Notes: Demolition

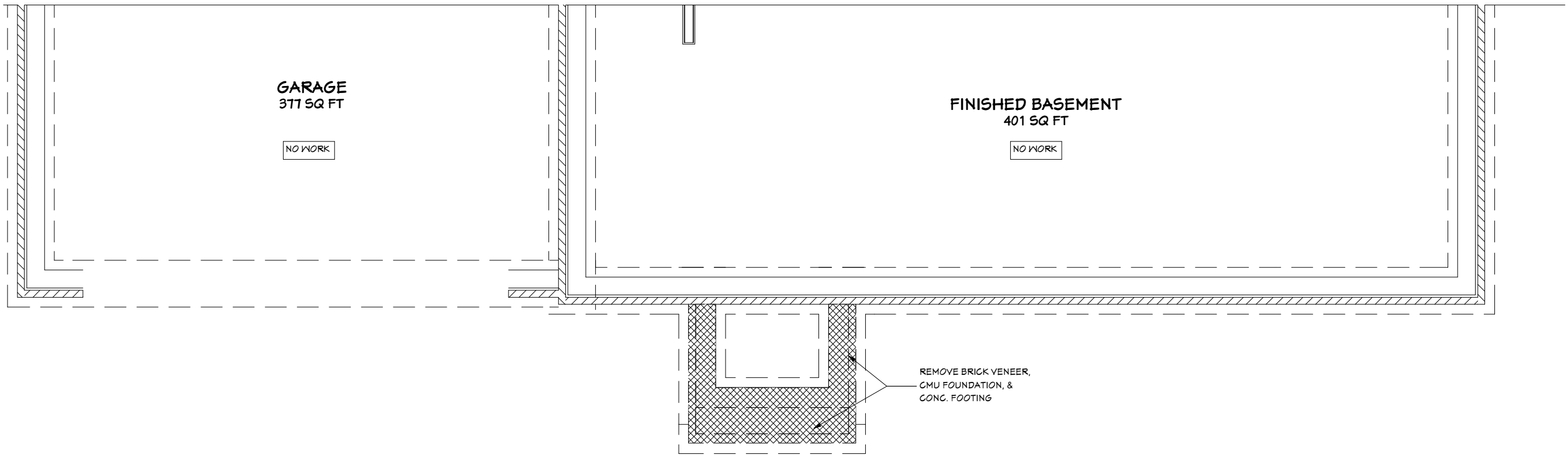
- Contractor to perform selective demolition and remove items within a specified area.
- Remove entire foundation & footing for existing porch stoop & step.

General Notes: Concrete Foundation

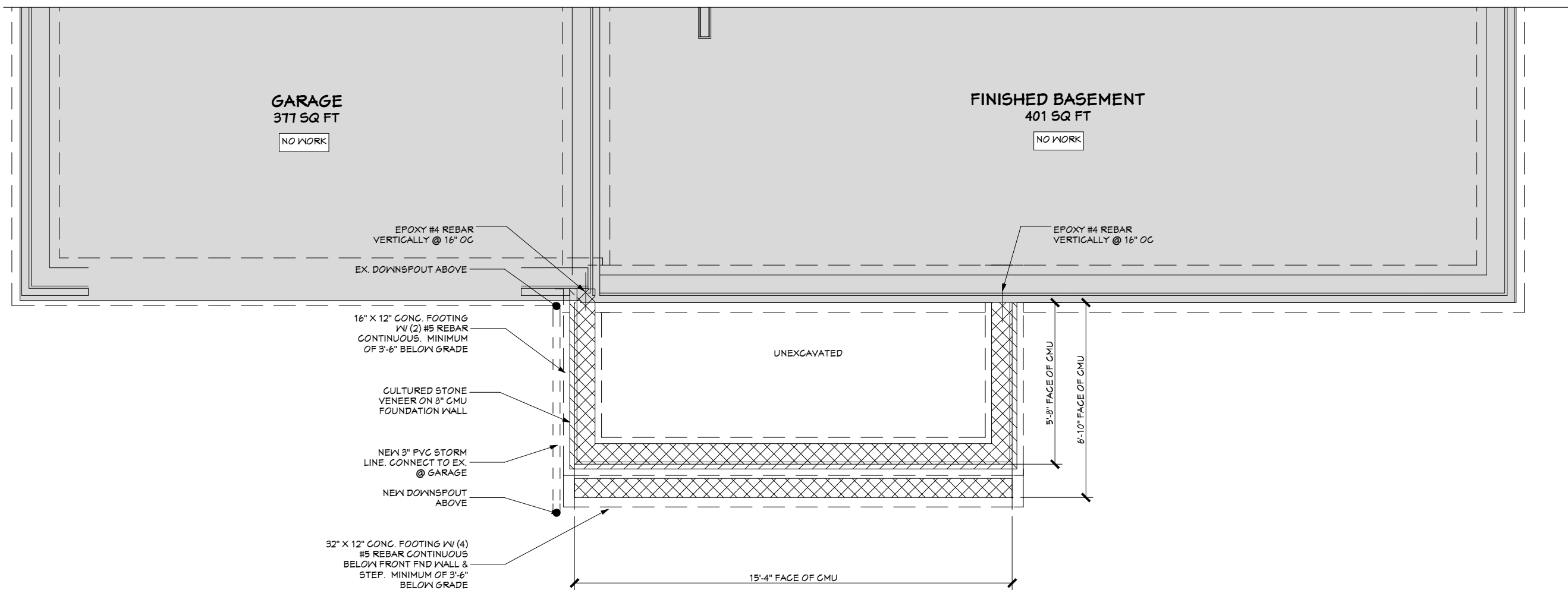
- Center all footings on walls, piers, or columns above unless noted otherwise (UNO).
- All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf.
- Provide (2) steel rebar, continuous through wall footers.
- Provide (2) steel rebar @ top, middle, and bottom of pier and column footers.
- Footers are to be extended down to the existing footer depth at tie in points.

General Notes: Foundation

- The foundation will be constructed of concrete masonry units (CMU).
- Install steel reinforcement and solid cores to accommodate structural and load points.
- The foundation will have cultured stone veneer on the exposed face.



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

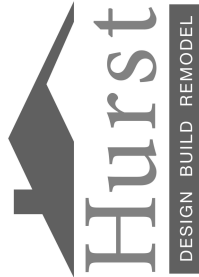


FOUNDATION PLAN
1/4" = 1'-0"

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

Job #	Print Date	
092HS	10/9/2023	
Design Info		
Design Phase	D#	Date
Detail	2	10.05.23
Designer	trg	
Revision	#	Date
	#	##.##
Client Initials		

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



LANGE RESIDENCE

Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

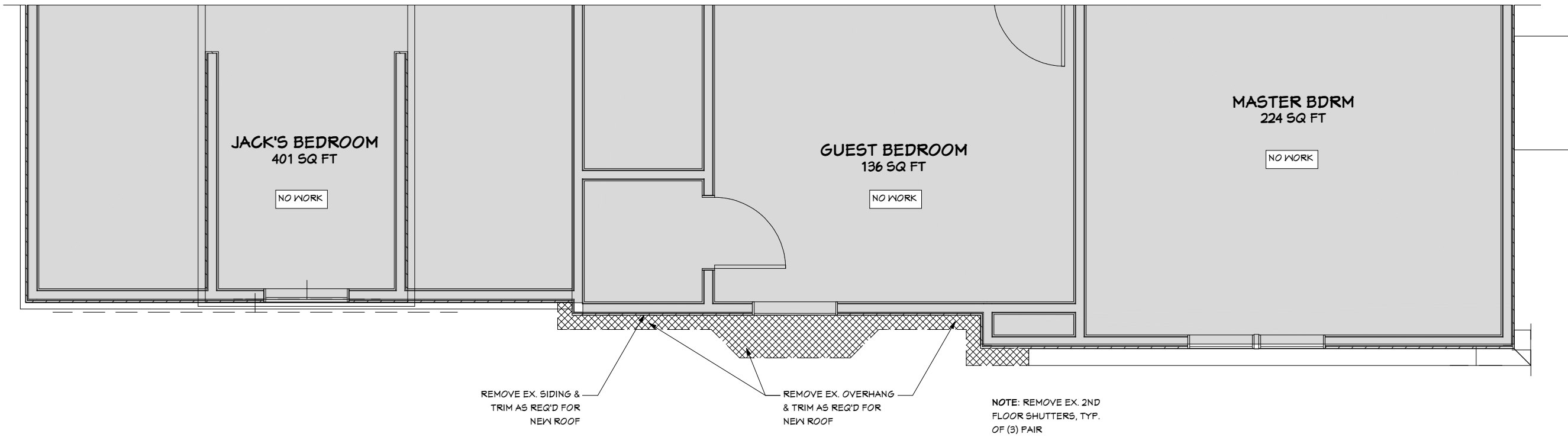
These drawings are the proprietary work product and property of Hurst Design-Build-Remodel developed for the exclusive use of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.

SHEET NO.

A-3

General Notes:Demolition

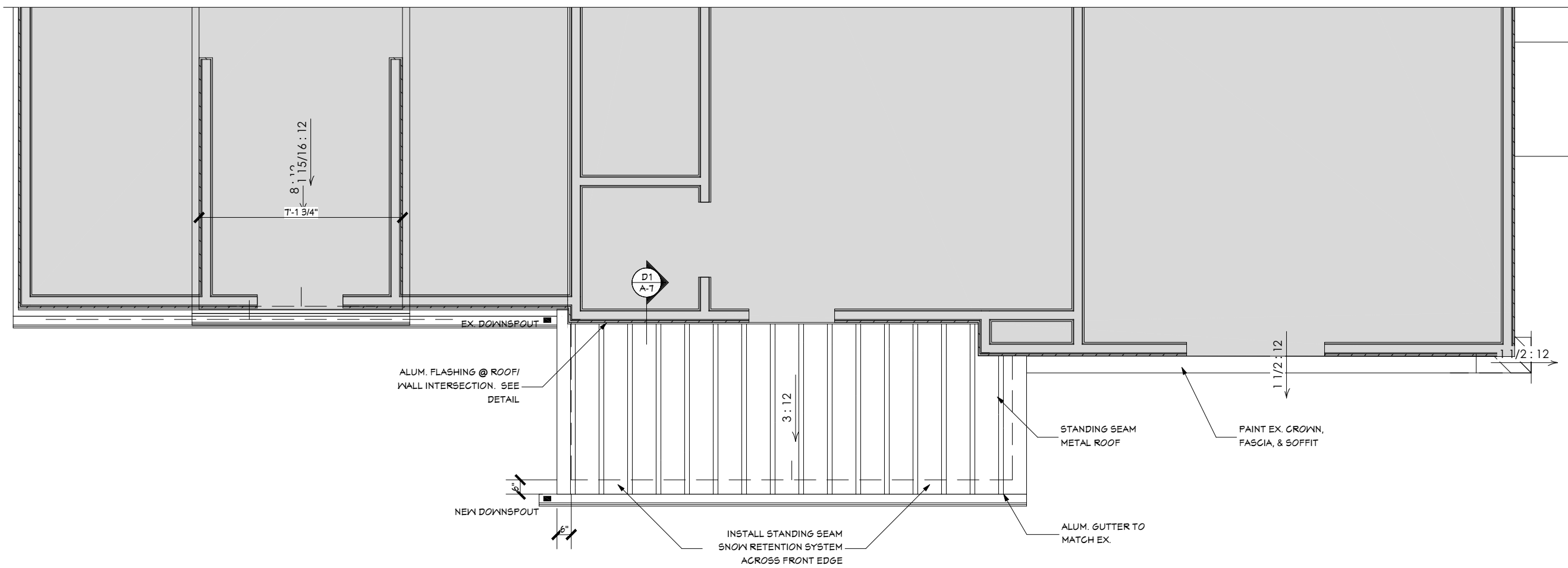
1. Contractor to perform selective demolition and remove items within a specified area.
2. Remove overhang & trim @ new roof location.
3. Remove siding @ new roof locations.



General Notes:Roofing

- 1 Ice & Water to be installed on the entire roof.
- 2 Asphalt impregnated roofing felt to be installed. Overlap a min. of 2" horizontally. Lay parallel with the eaves.
- 3 Necessary flashing and metal caps for aprons, rakes, drip edges, and side wall flashing are to be installed.
- 4 Install standing seam metal roof shingle system. Include standing seam snow retention system.

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



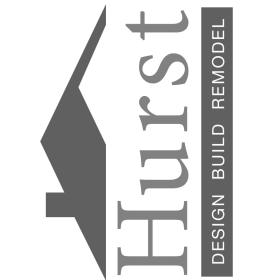
SECOND FLOOR/ROOF PLAN
1/4" = 1'-0"

WALL LEGEND

---	Object to be demolished
XXXX	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

Job #	Print Date
1092HS	10/4/2023
Design Info	
Design Phase	D# Date
Detail	2 10.05.23
Designer	trg
Revision	# Date
	# ###
Client Initials	

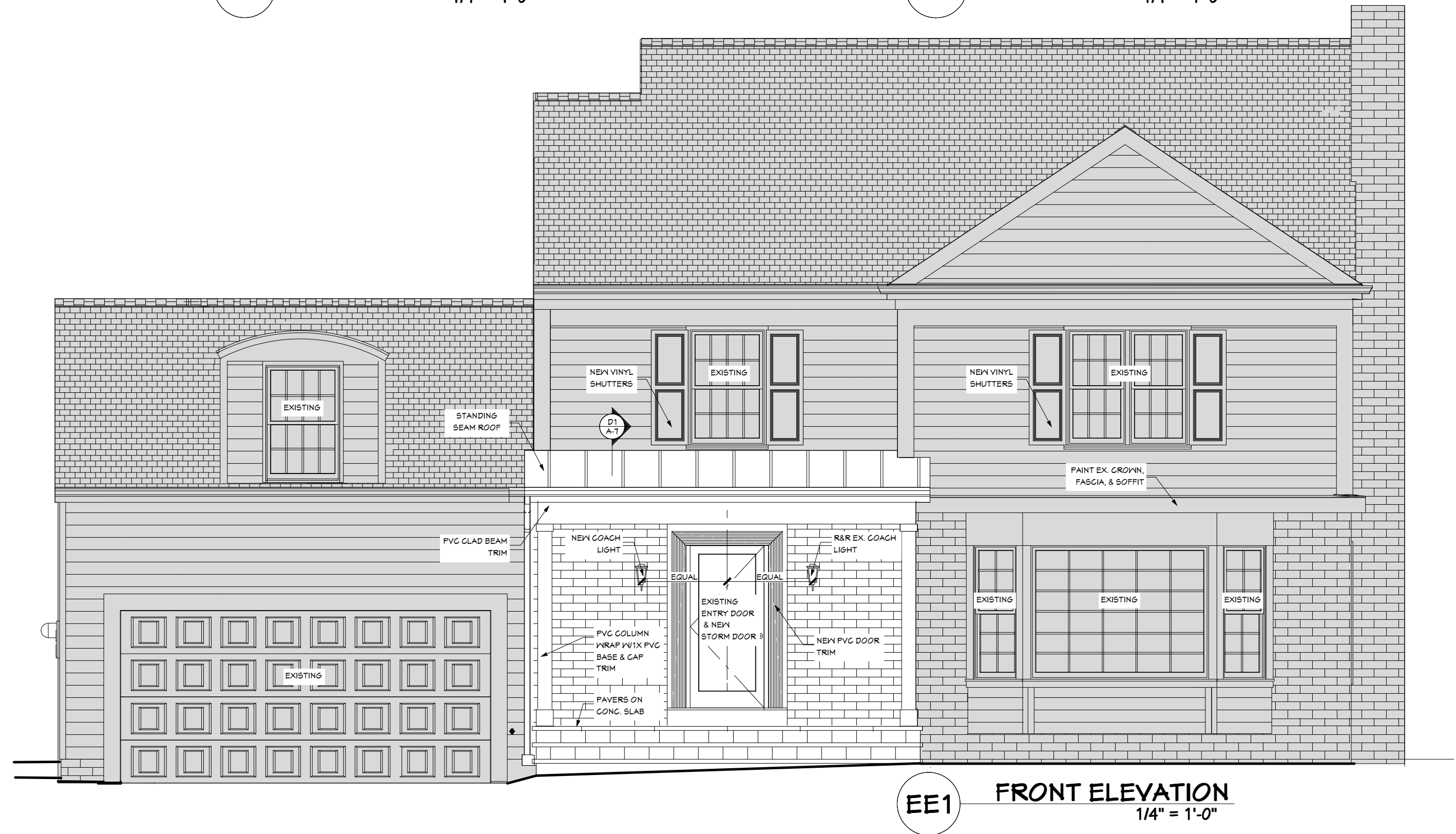
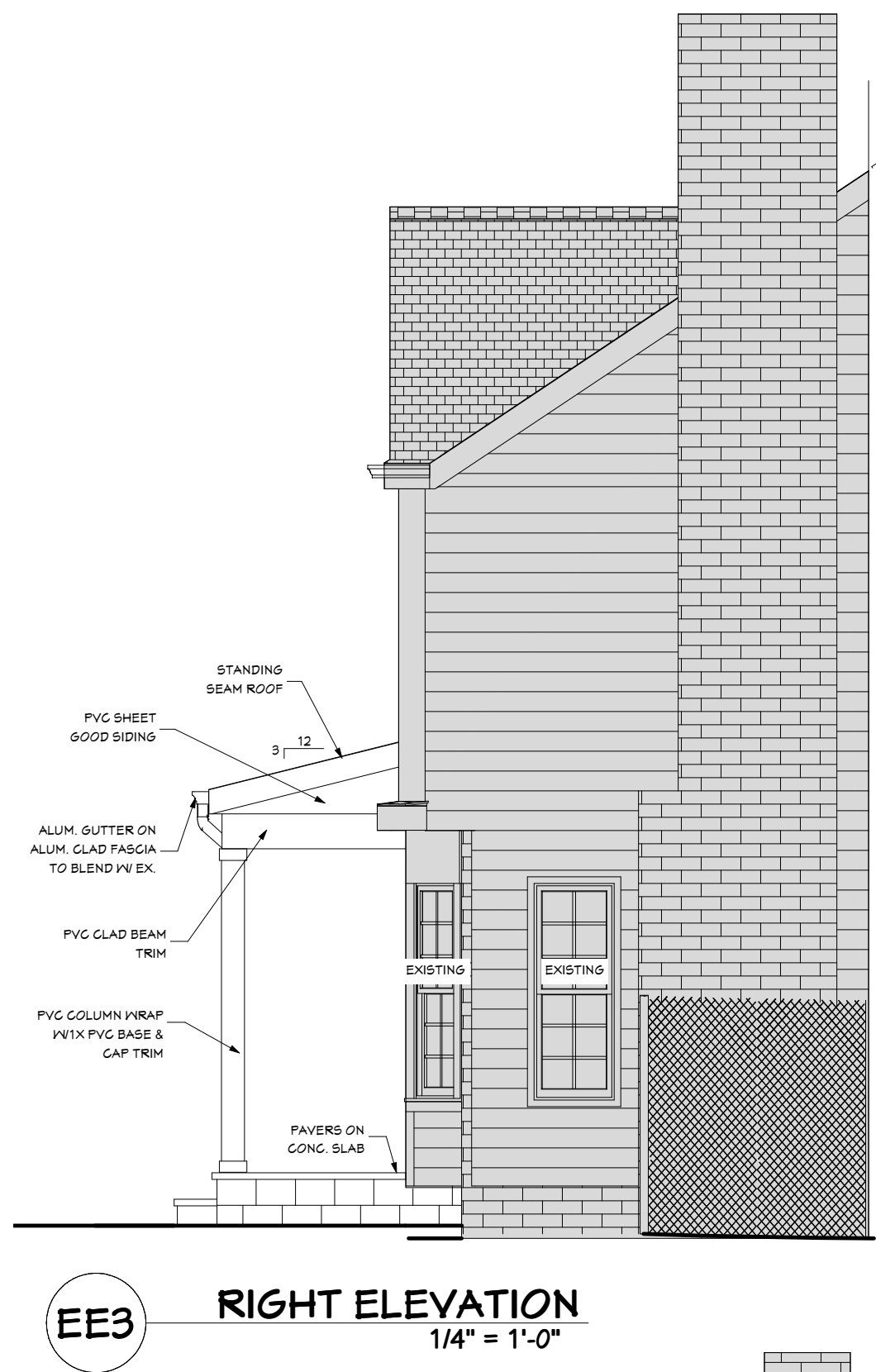
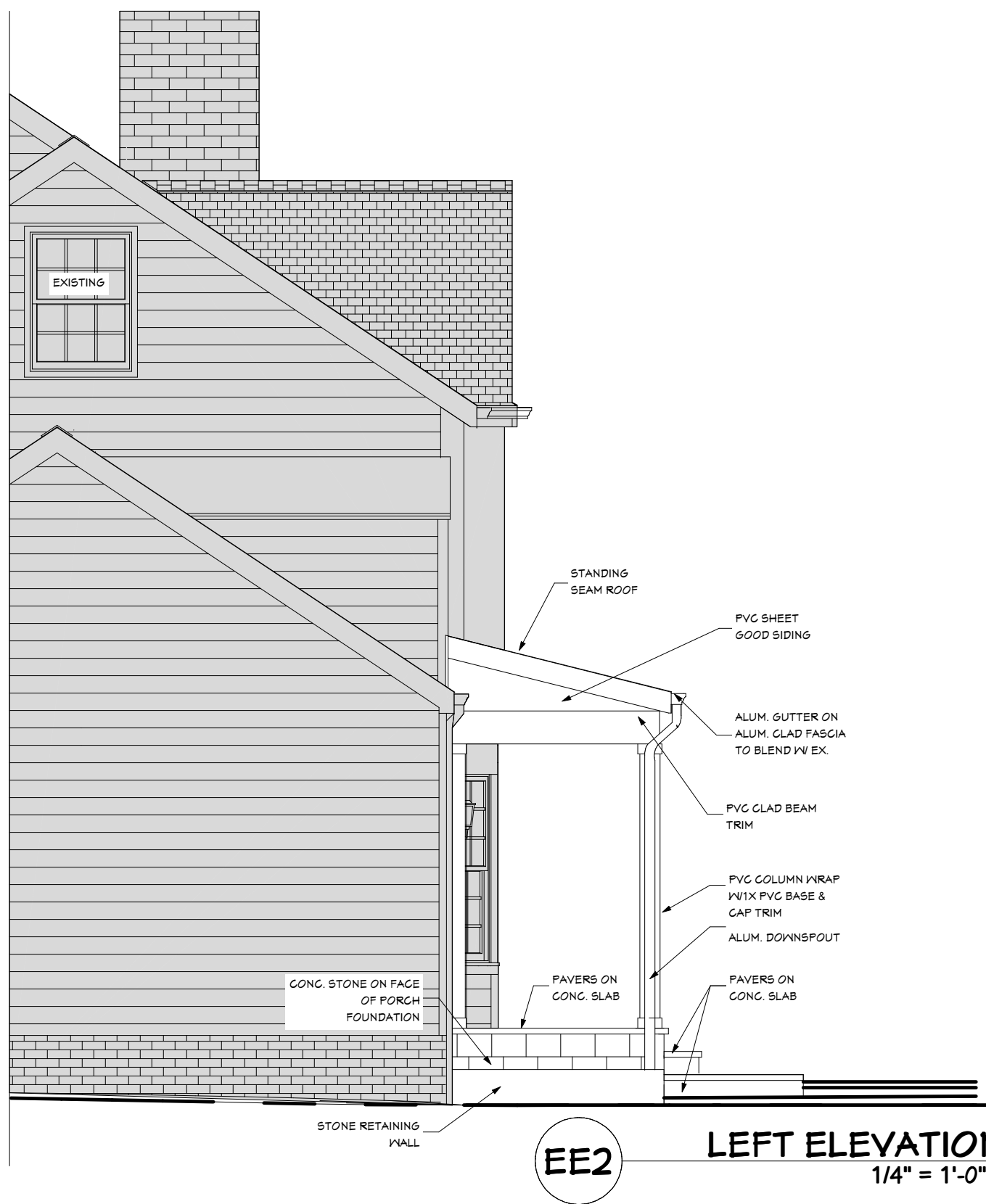
26185 Center Ridge Road
Westlake, Ohio 44145
440/234-5656 Tele, 440/234-5747 Fax
www.HurstRemodel.com



LANGE RESIDENCE

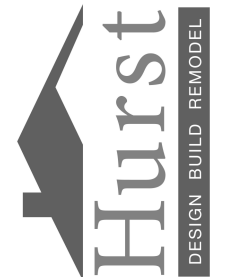
Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

These drawings are the proprietary work product and property of Hurst Design-Build-Remodel developed for the exclusive use of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.



Job #	Print Date	
7092HS	10/4/2023	
Design Info		
Design Phase	D#	Date
Detail	2	10.05.23
Designer	trg	
Revision	#	Date
	#	##.##
Client Initials		

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



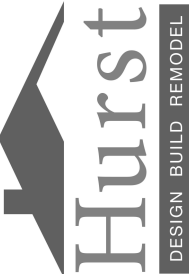
LANGE RESIDENCE

Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

These drawings are the proprietary work product and property of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.

Job #	Print Date	
7092HS	10/9/2023	
Design Info		
Design Phase	D#	Date
Detail	2	10.05.23
Designer	trg	
Revision	#	Date
	#	##,###
Client Initials		

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



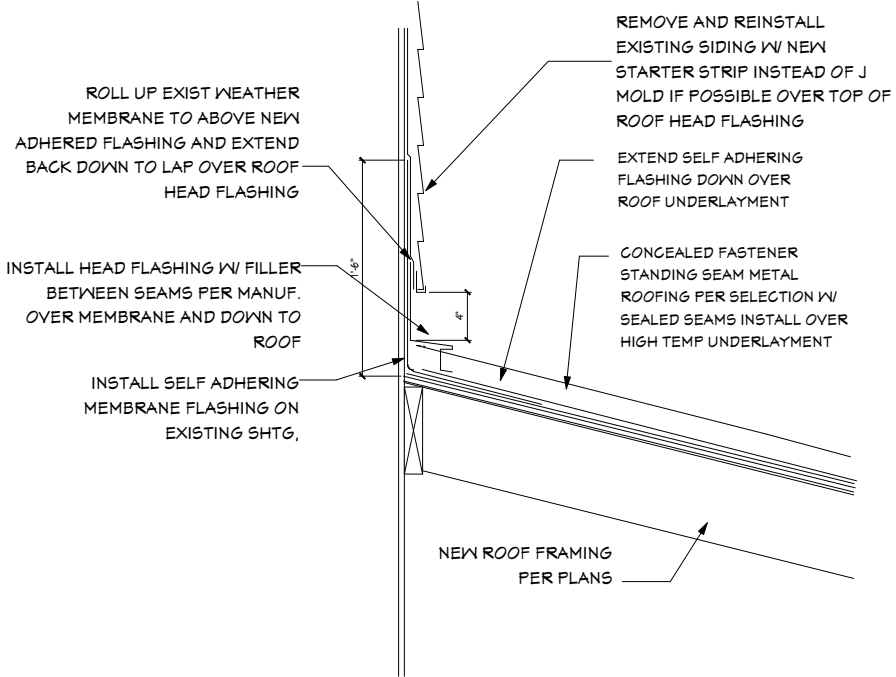
LANGE RESIDENCE

Kevin and Linda Lange
21716 Kenwood Ave.
Rocky River, OH 44116

These drawings are the proprietary work product and property of Hurst Design-Build-Remodel developed for the exclusive use of Hurst Design-Build-Remodel. Use of these drawings and concepts contained therein without the written permission of Hurst Design-Build-Remodel is prohibited and may subject you to a claim for damages.

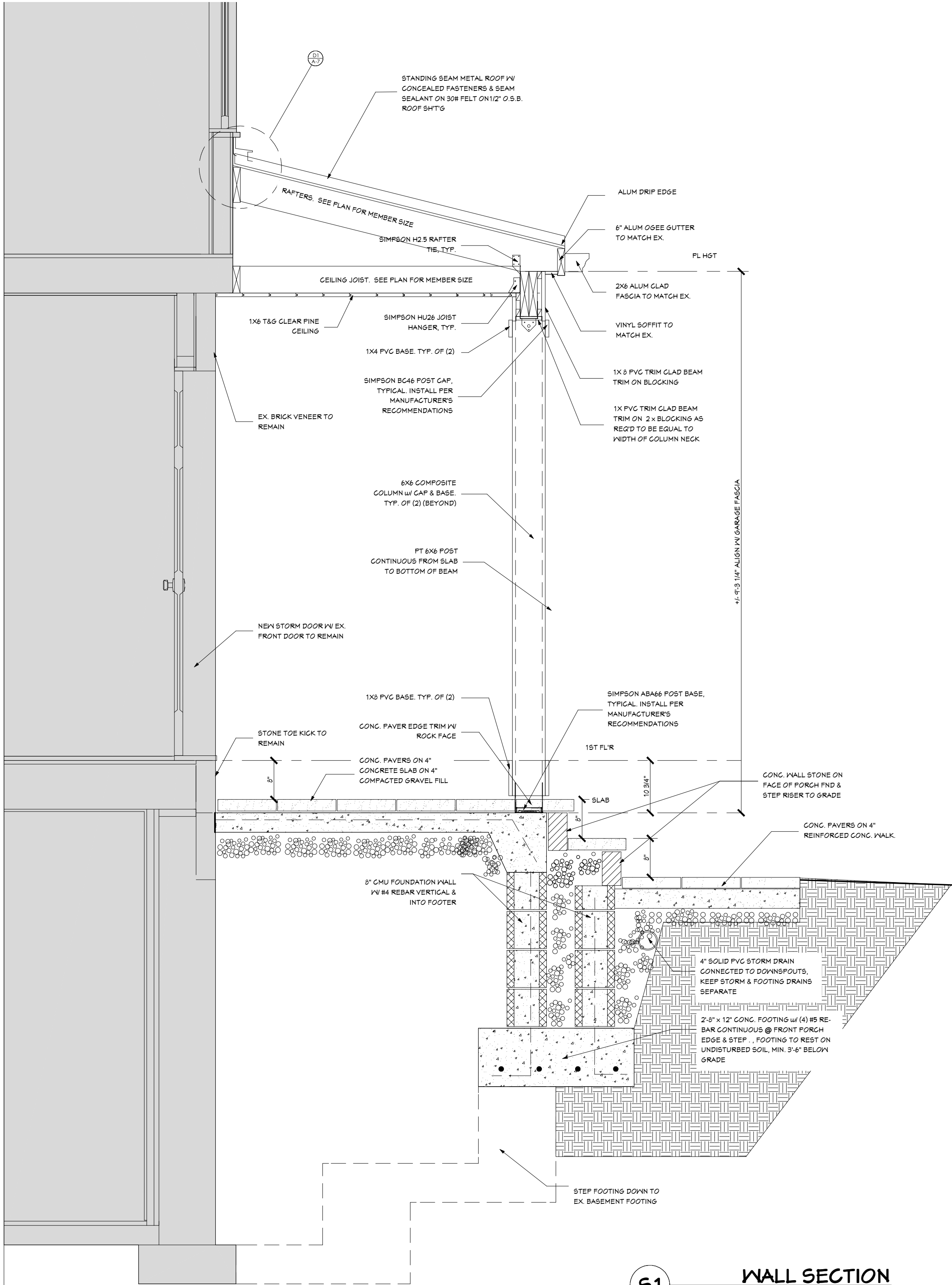
SHEET NO.

A-7



D1

DETAIL
1 1/2" = 1'-0"



S1

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