

KLOSTERMAN BROWN RESIDENCE

Job #	Print Date
5805	9/17/2019
Design Info	
Design Phase	D# Date
ARB review	1.3 9.17.19
Designer	trg
Client Initials	

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Westlake, Ohio 44145
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www.HurstRemodel.com



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Richard Klosterman & Kathryn Brown
78 Hickory Lane
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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-Remodeling 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-Remodeling 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-Remodeling 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-Remodeling 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. Reuse or reproduction of these documents (whole or in part) for any other use is prohibited by Hurst Design-Build-Remodeling. The drawings are instruments of service and remain the property of Hurst Design-Build-Remodeling.

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
Microlam (LVL)	2600	285	2510	1,900,000

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 Rear Elevation



Proposed Rear Elevation



Existing Right Side Elevation



Proposed Right Side Elevation



Existing Left Side Elevation



Proposed Left Side Elevation



Proposed Sun Room



Existing Front Elevation

Project Description

The Project Scope includes demolishing the existing rear deck. Adding 3 season room & tiered deck to the rear of the home. Exterior finishes of 3 season room shall match existing. Deck materials will be composite. Remove & replace existing kitchen countertop.

Design Loads

- Floor Live Loads:
 - First Floor: 40 psf
 - Second Floor: 30 psf
 - Floor Dead loads: 10 psf
- Roof Live Loads (snow): 30 psf
Roof/Cl'g Dead loads: 12 psf
Total Roof Loads: 42 psf

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- A-7 Exterior Elevations
- A-8 Enlarged Plans & Interior Elevations
- A-9 Building & Wall Sections
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Proposed Kitchen Alterations

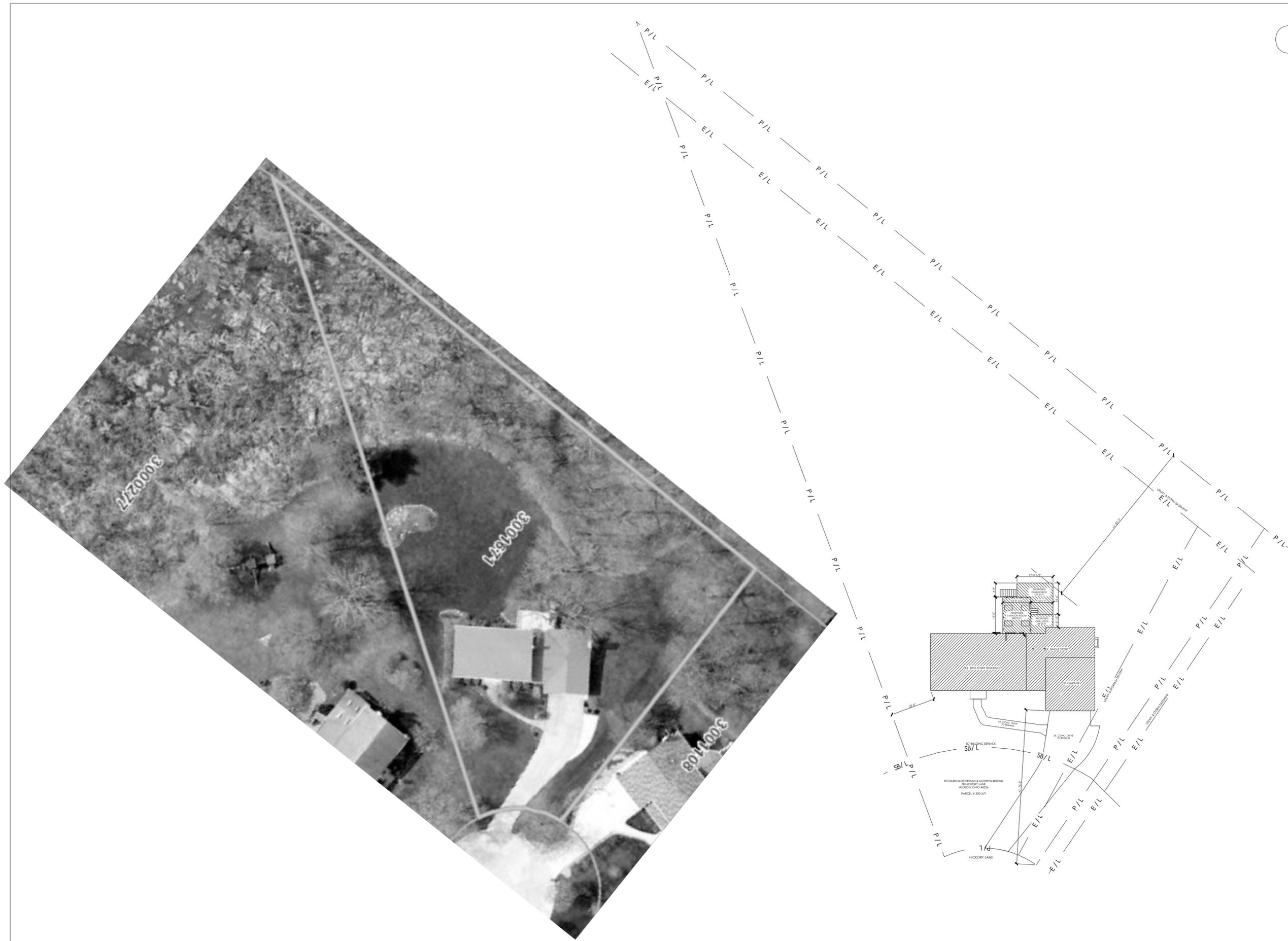
PRESENTATION VIEW

Not to Scale

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

SHEET NO.

A-1



G.I.S. SITE PLAN
Not to Scale



ARCHITECTURAL SITE PLAN
Scale: 1" = 30'-0"

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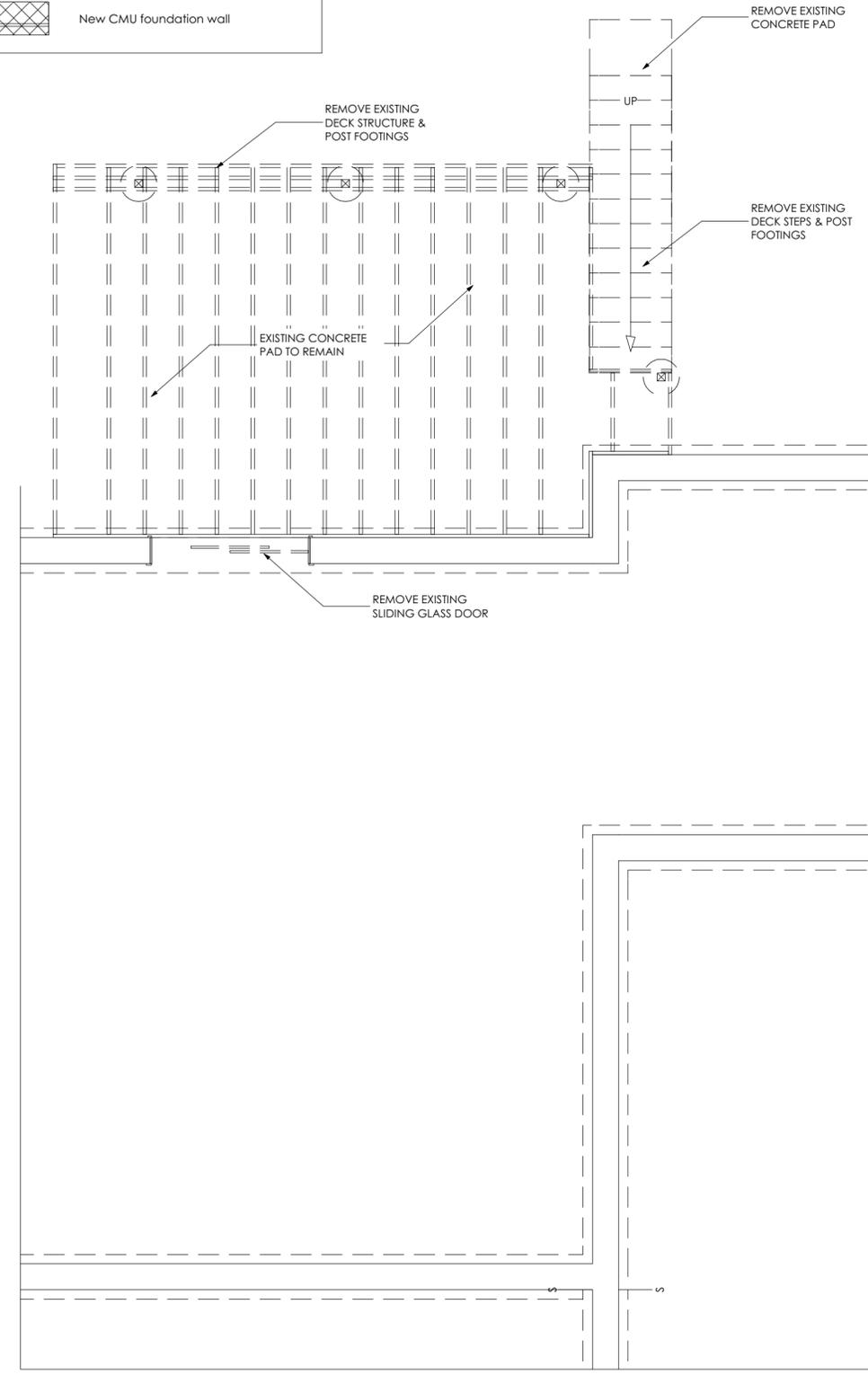
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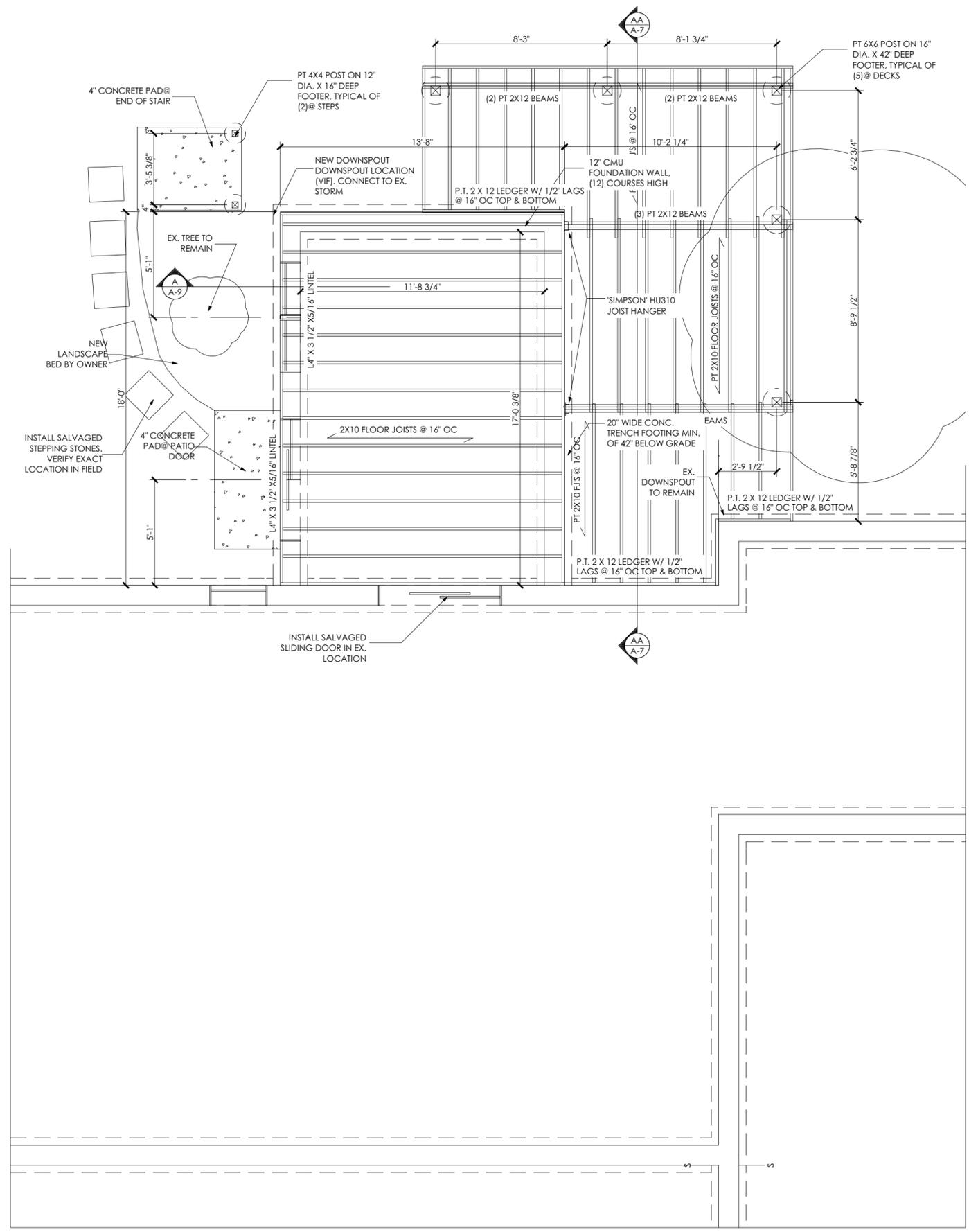
SHEET NO.
A-3

WALL LEGEND

- 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 to remain
- New CMU foundation wall



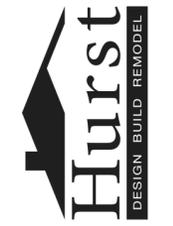
EX/DEMO LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

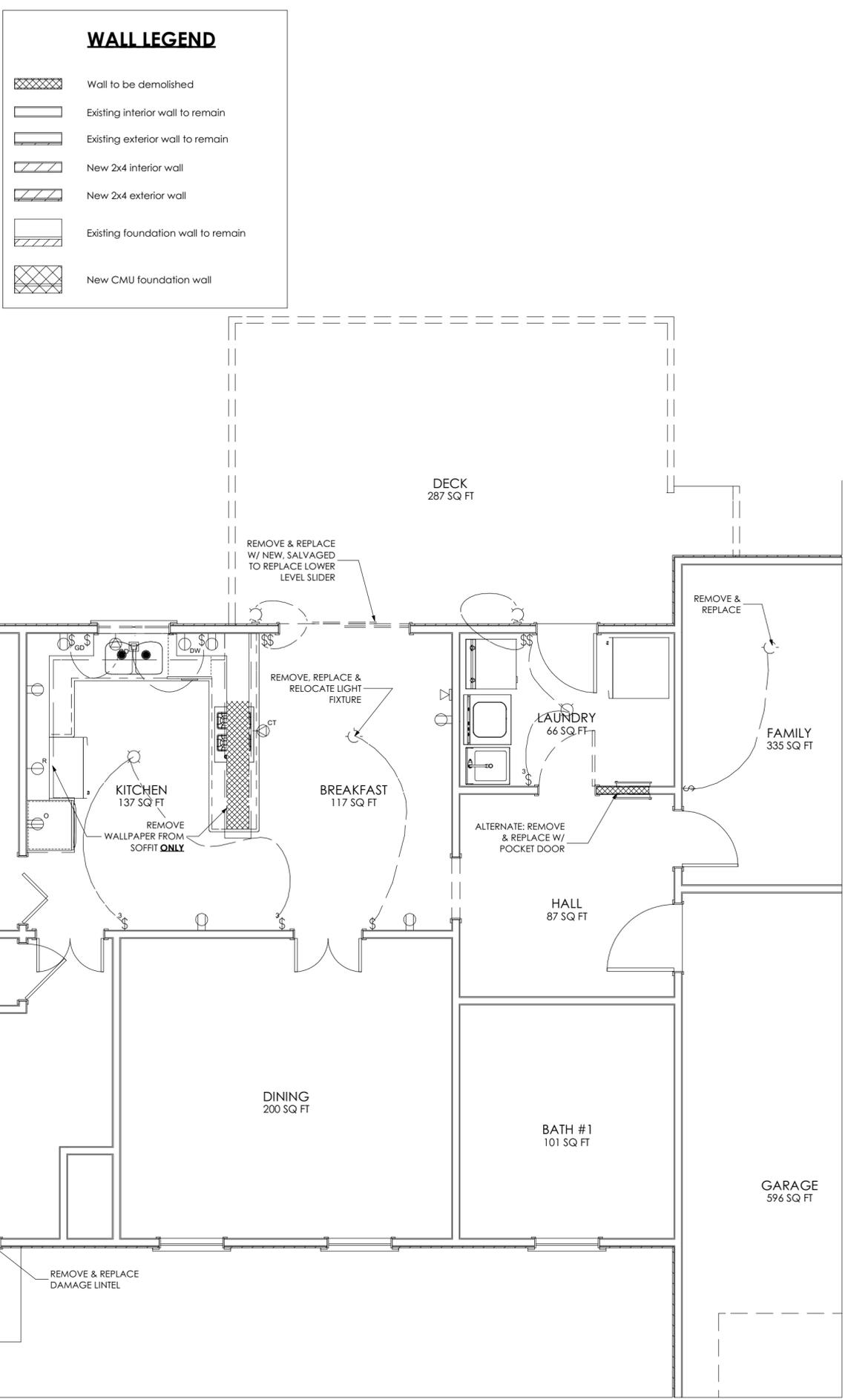
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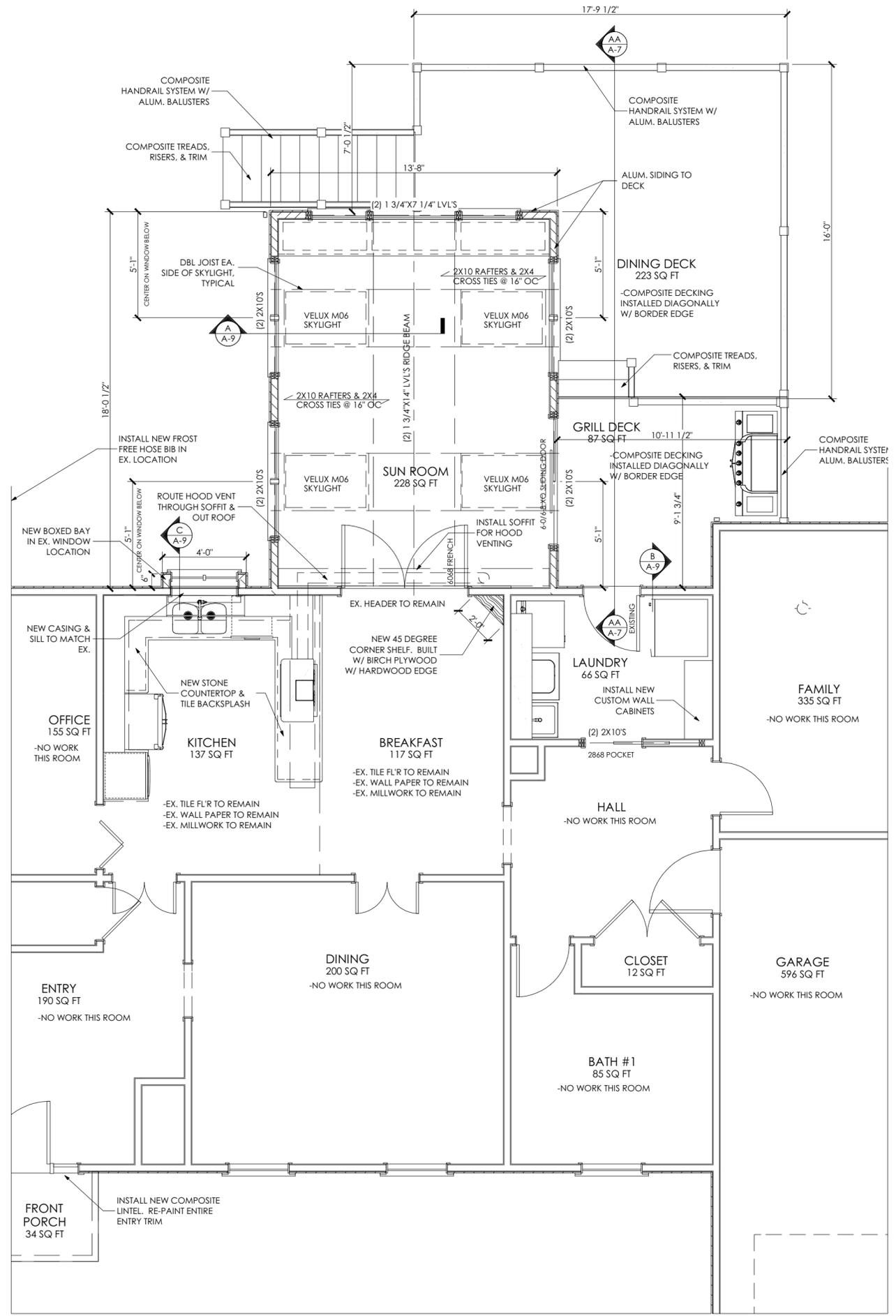


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EX/DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

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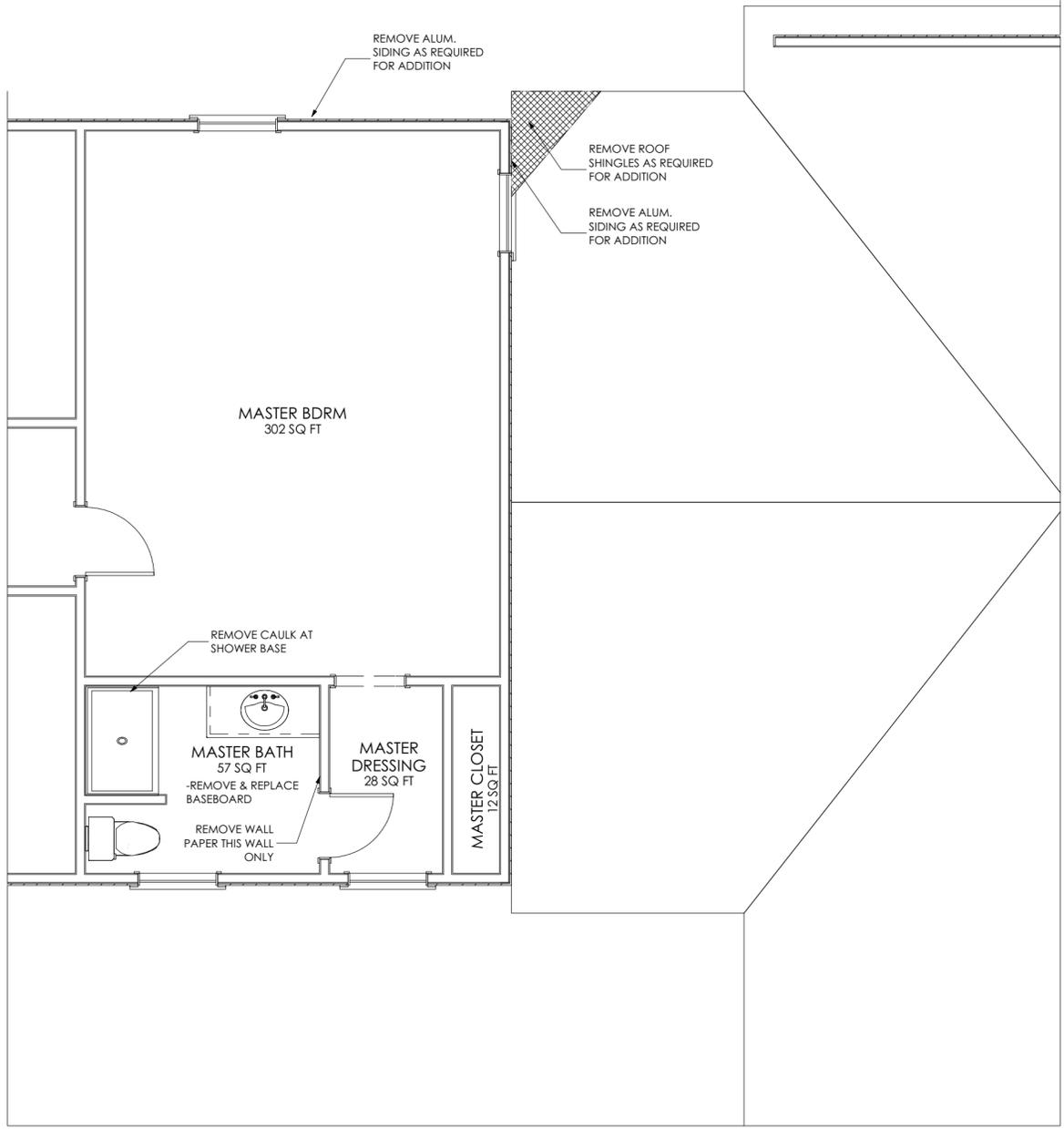
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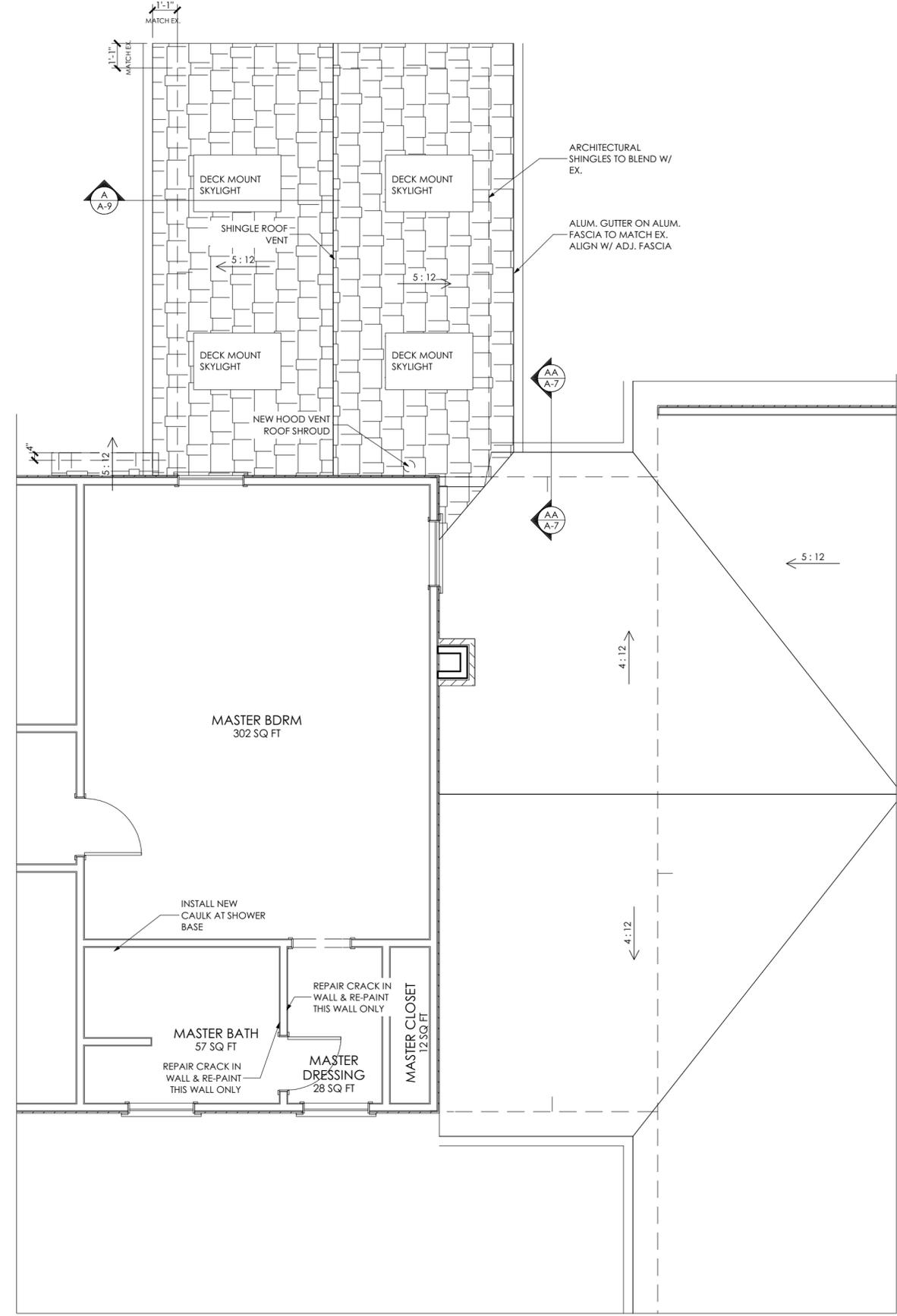
SHEET NO.
A-5

WALL LEGEND

- 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 to remain
- New CMU foundation wall



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



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

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SHEET NO.
A-6



REAR ELEVATION

EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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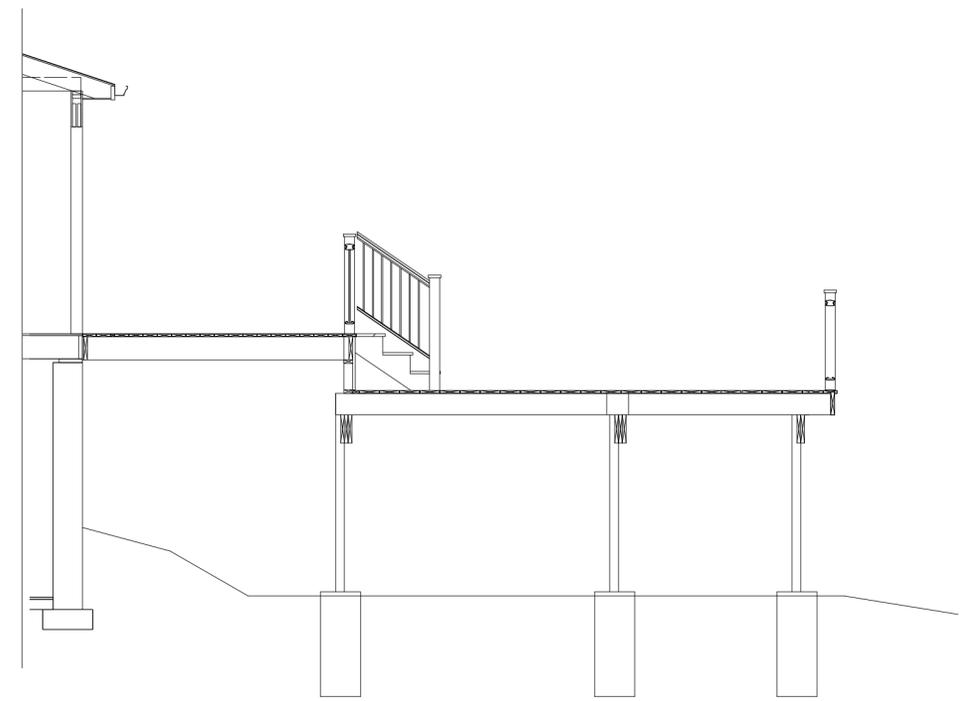
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A-7

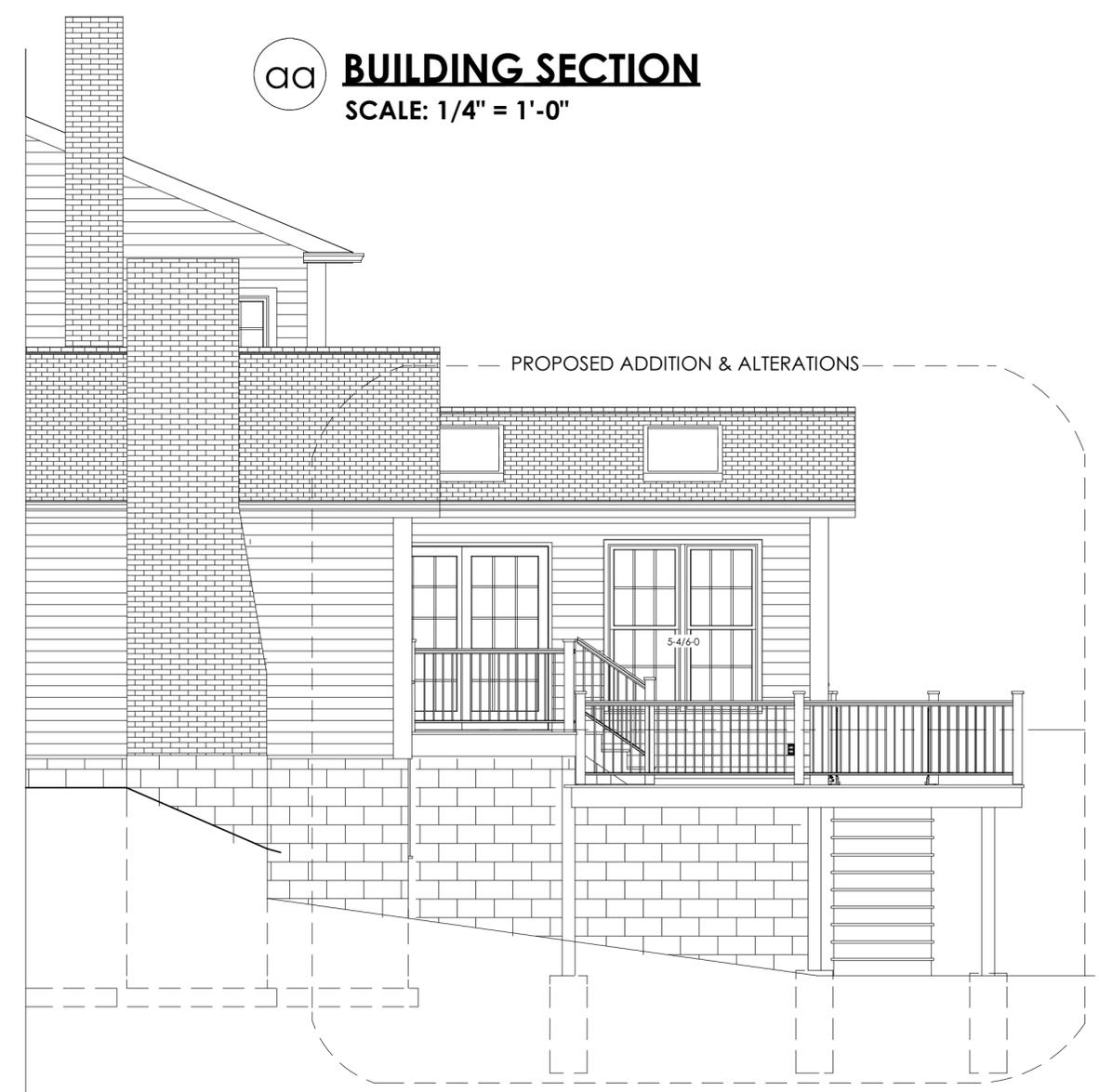


aa BUILDING SECTION
 SCALE: 1/4" = 1'-0"



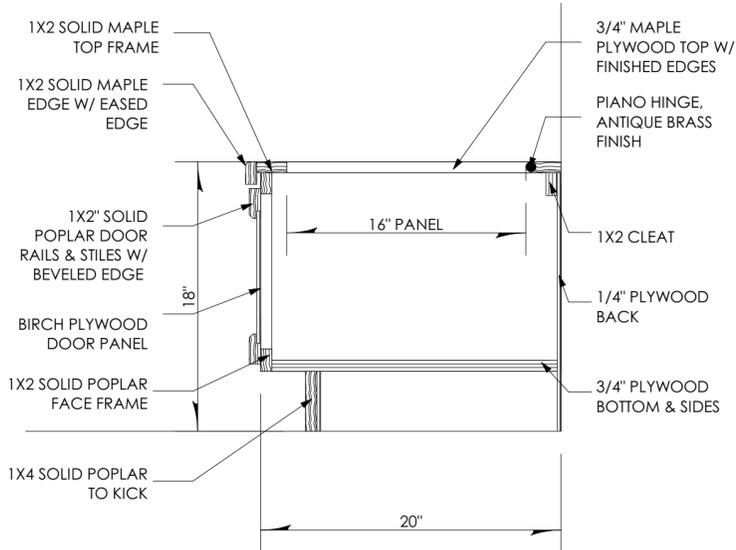
LEFT SIDE ELEVATION

EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

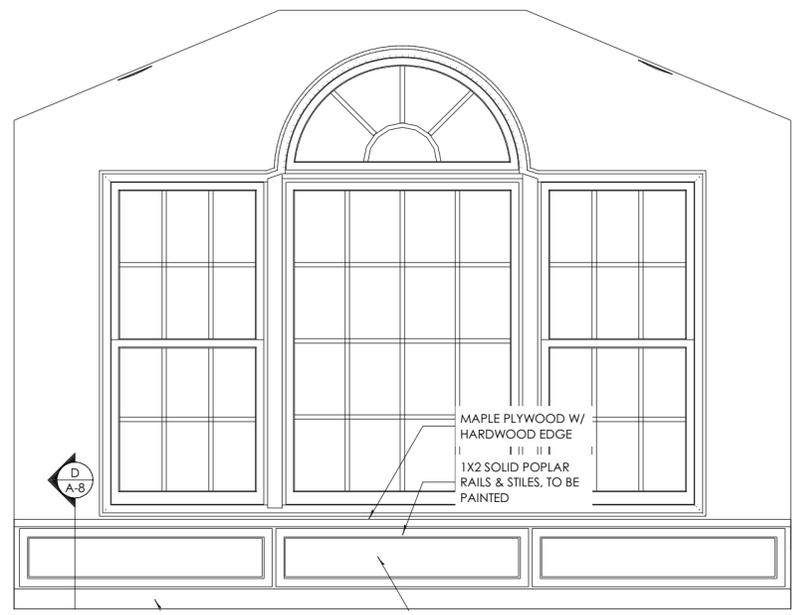


RIGHT SIDE ELEVATION

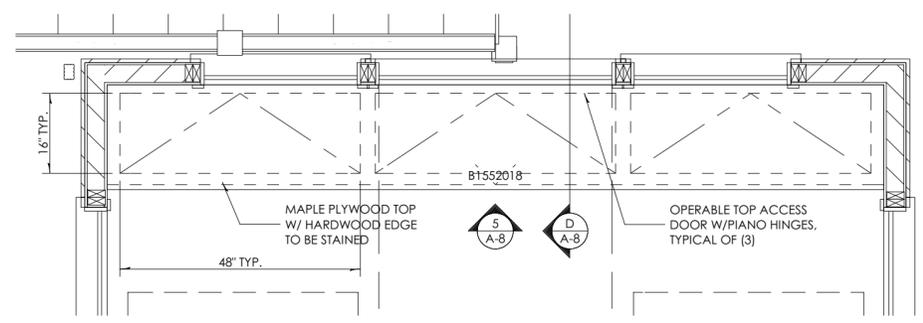
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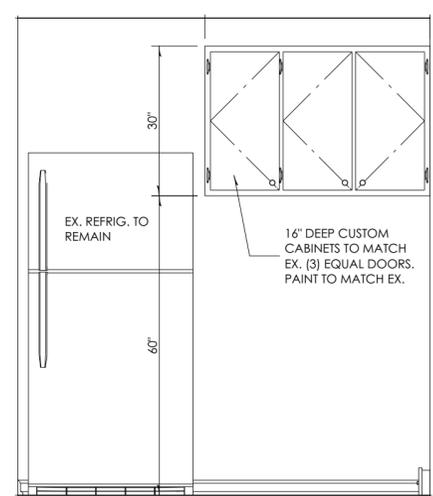
D BENCH DETAIL
SCALE: 1 1/2" = 1'-0"



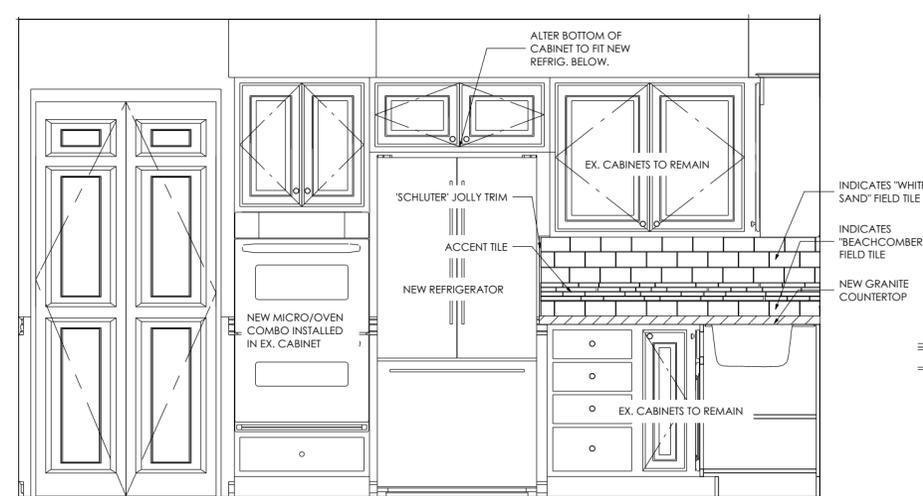
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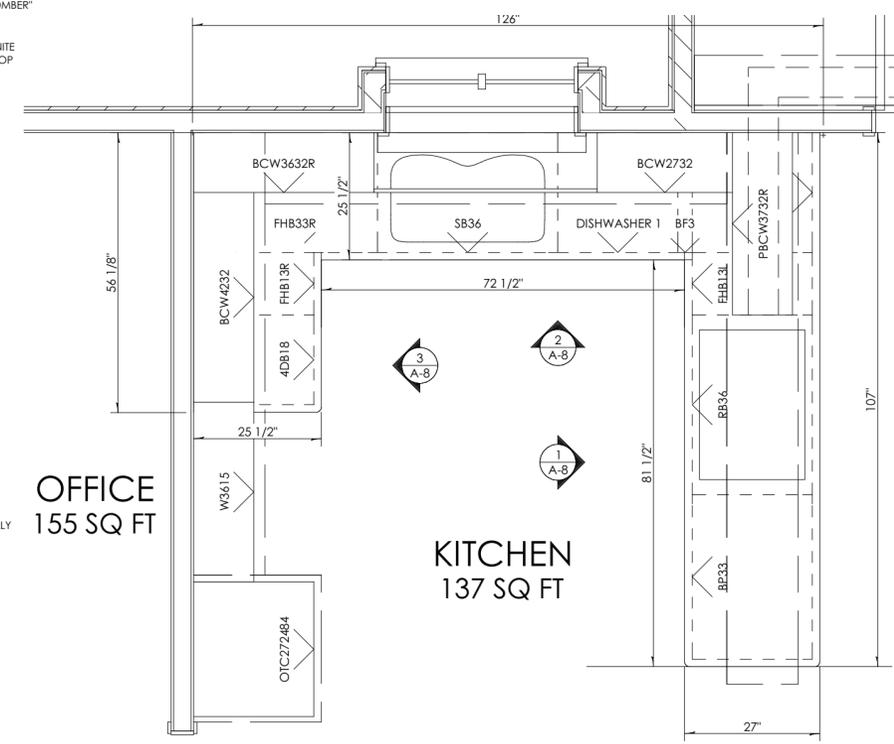
ENLARGED BENCH SEAT PLAN
SCALE: 1/2" = 1'-0"



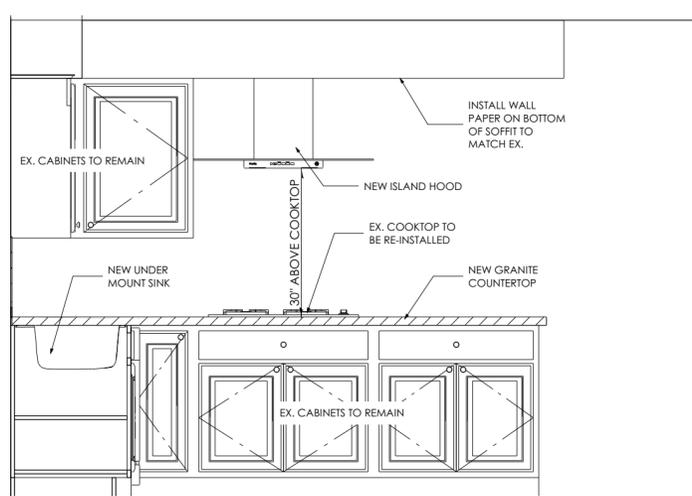
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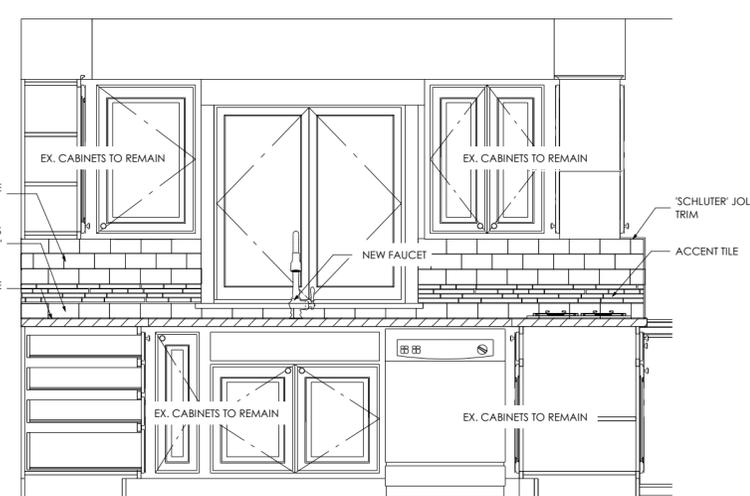


ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



1

INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2

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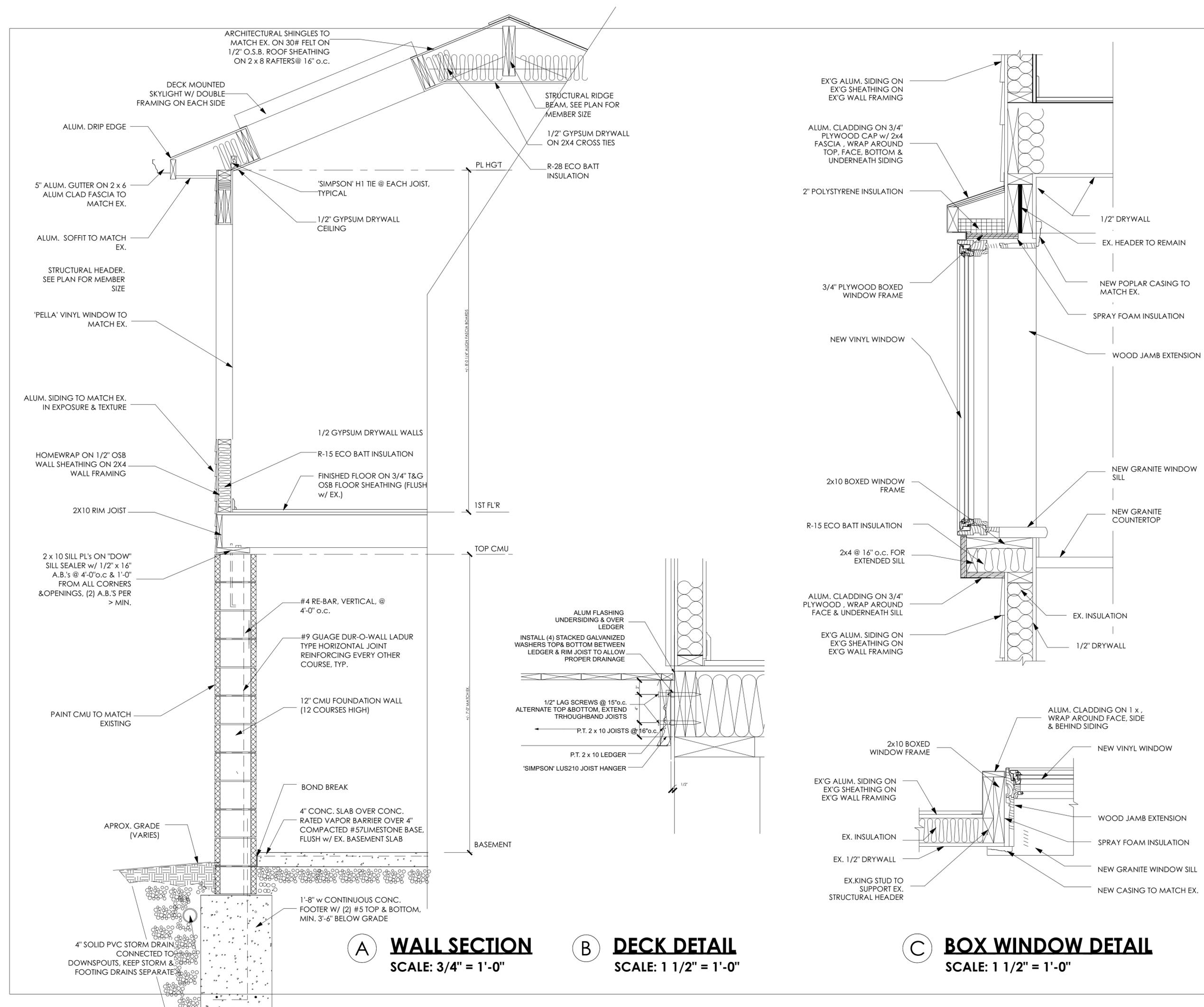
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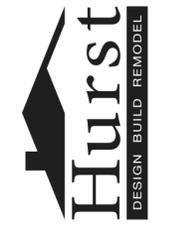


(A) WALL SECTION
SCALE: 3/4" = 1'-0"

(B) DECK DETAIL
SCALE: 1 1/2" = 1'-0"

(C) BOX WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

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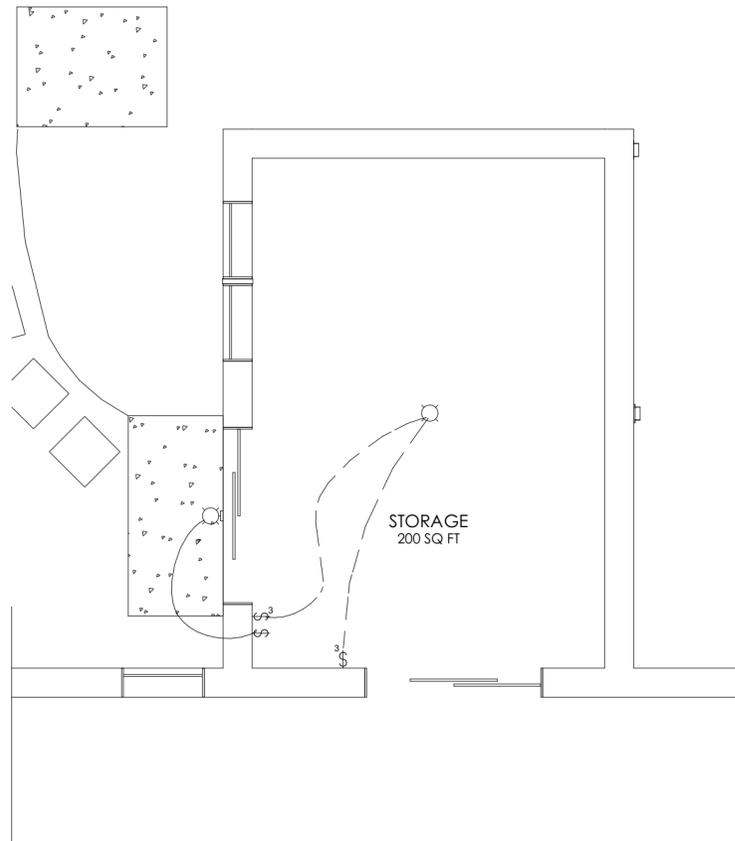


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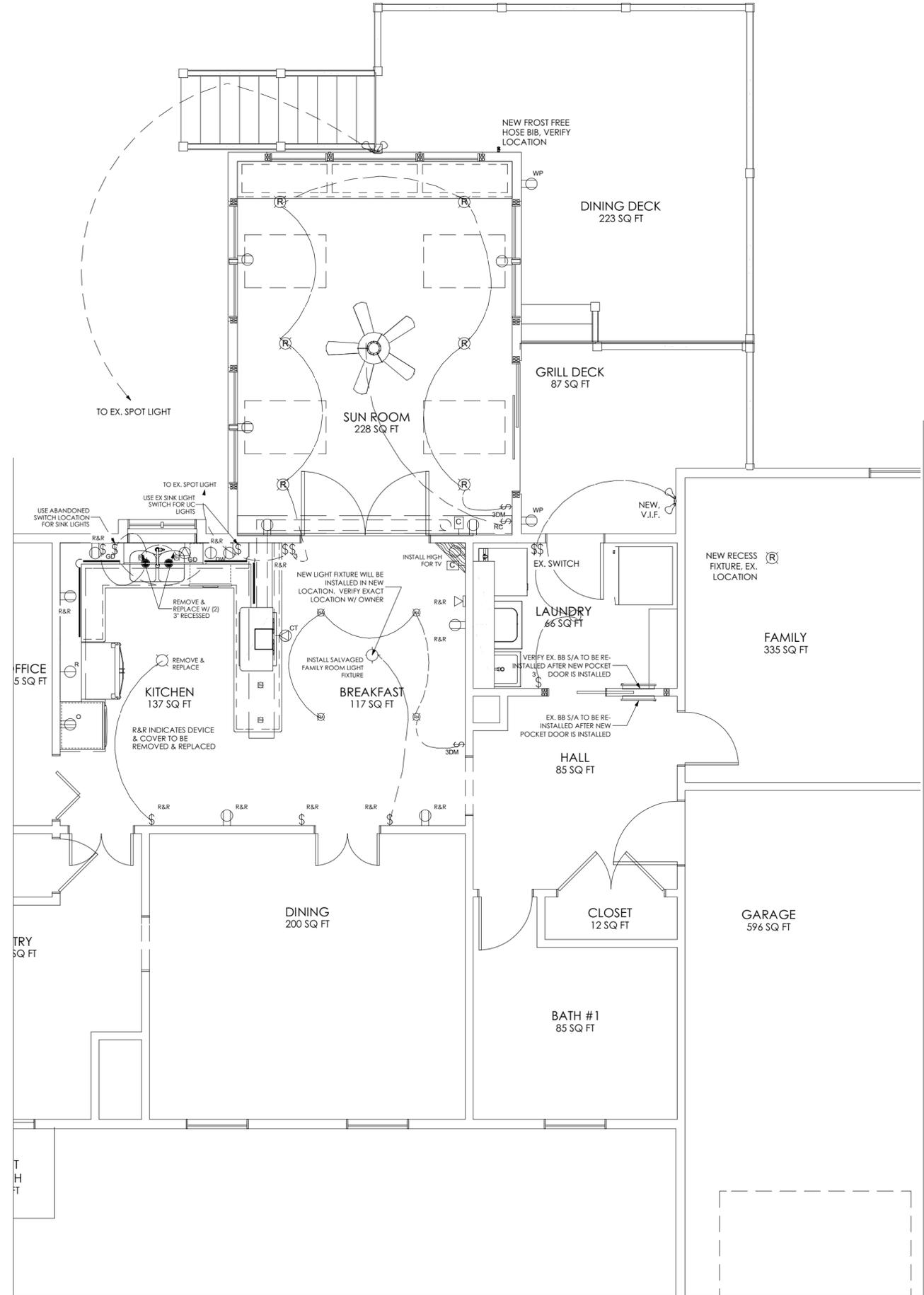
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MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	Thermostat
	Toekick-Supply Air Register
	Floor-Supply Air Register
	Baseboard-Supply Air Register
	Ceiling-Supply Air Register
	Return Air Register

ELECTRICAL - DATA - LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan/Light		110V Receptacles: Hood Vent, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Chandelier, Owner provided		110V Receptacles: Garbage Disposal, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Pendant, Owner provided		110V Receptacles: Washer, Dedicated Circuit
	Ceiling Mounted Light Fixtures: Surface, Owner provided		110V Receptacles: Dedicated Circuit, undercabinet lights
	Wall Mounted Light Fixtures: Vanity light/sconce, flush mounted, Owner provided		220V Receptacles: Oven, Dedicated Circuit
	Ventilation Fan/Lights: Ceiling Mounted		220V Receptacles: Dryer, Dedicated Circuit
	Recessed Light Fixtures: 6"		110V Receptacles: Dead Face
	Recessed Light Fixtures: 6" w/ Moisture Lens		110V Receptacles: Weather Proof
	Recessed Light Fixtures: 4"		Switches: Single Pole
	Recessed Light Fixtures: 4" w/ Moisture Lens		Switches: 3-Way
	Cabinet Light Fixtures: In-cabinet		Switches: 4-Way
	Cabinet Light Fixtures: Under cabinet		Switches: Dimmer
	Fluorescent Light Fixtures		Switches: Garbage Disposal, Air Switch
	Ceiling Mounted Light Exterior Fixtures: Surface, Owner provided		Switches: Under Counter/In-Cabinet
	Wall Mounted Light Fixtures: Exterior Lantern, flush mounted, Owner provided		Switches: Fan Dimmer
	110V Receptacles: Duplex		Switches: Weather Proof
	110V Receptacles: Split Wired Circuit		Wall Jacks: TV/Cable
	110V Receptacles: GFCI		Network Jack
	110V Receptacles: Island, GFCI		Electrical Breaker Panel
	110V Receptacles: Refrigerator/Freezer Dedicated Circuit		Smoke Detectors: Ceiling Mounted, Wall Mounted
	110V Receptacles: Dishwasher, Dedicated Circuit		Thermostat



LOWER LEVEL MECH/ELEC. PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR MECH/ELEC. PLAN
SCALE: 1/4" = 1'-0"

Site Photos



Front



Rear



Left



Right