

Job #	Print Date
5284	3/27/2019
Design Info	
Design Phase	D# Date
Production	1.4 3/25/19
Designer	LB/TRG
Client Initials	

6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com

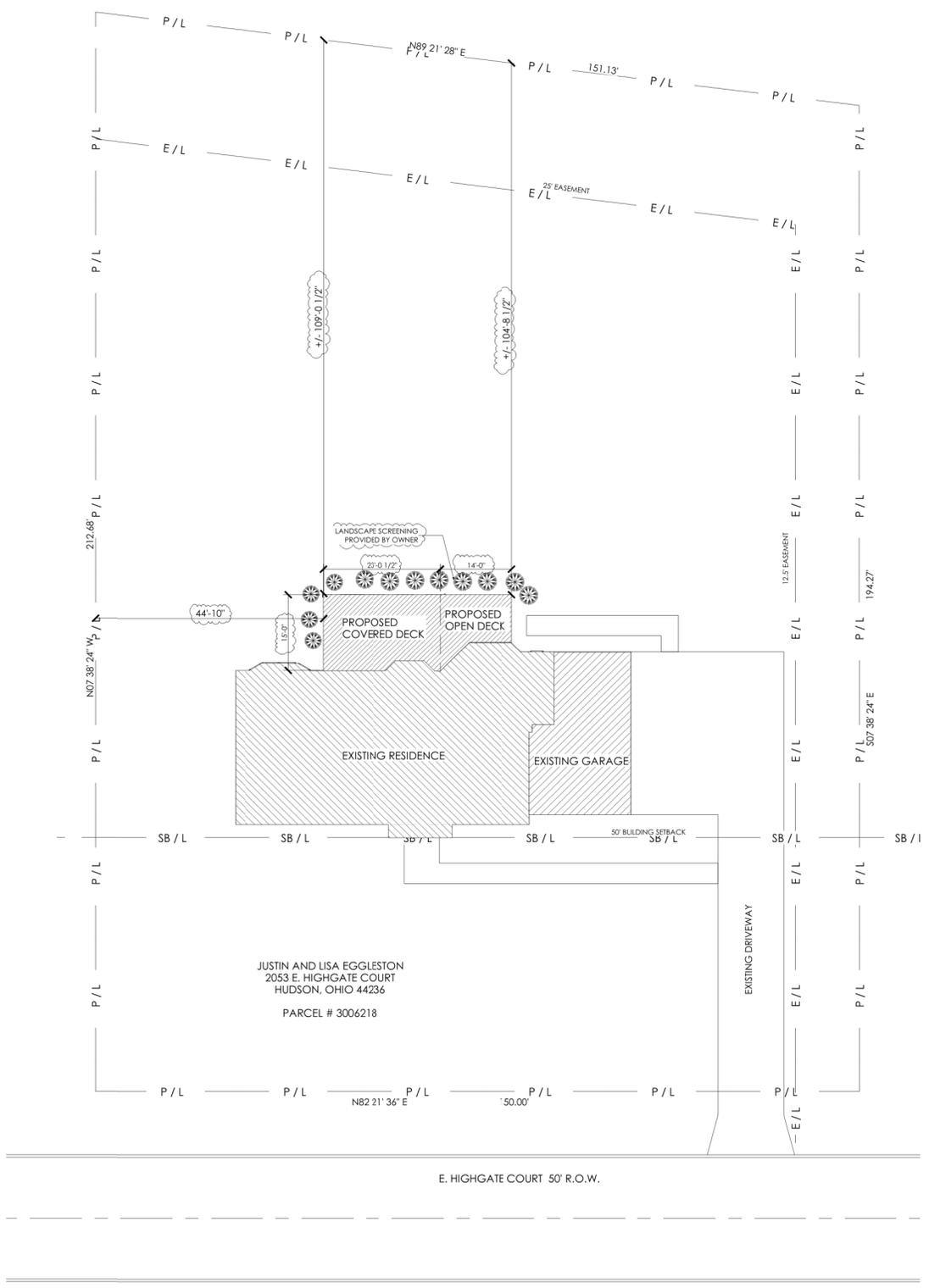
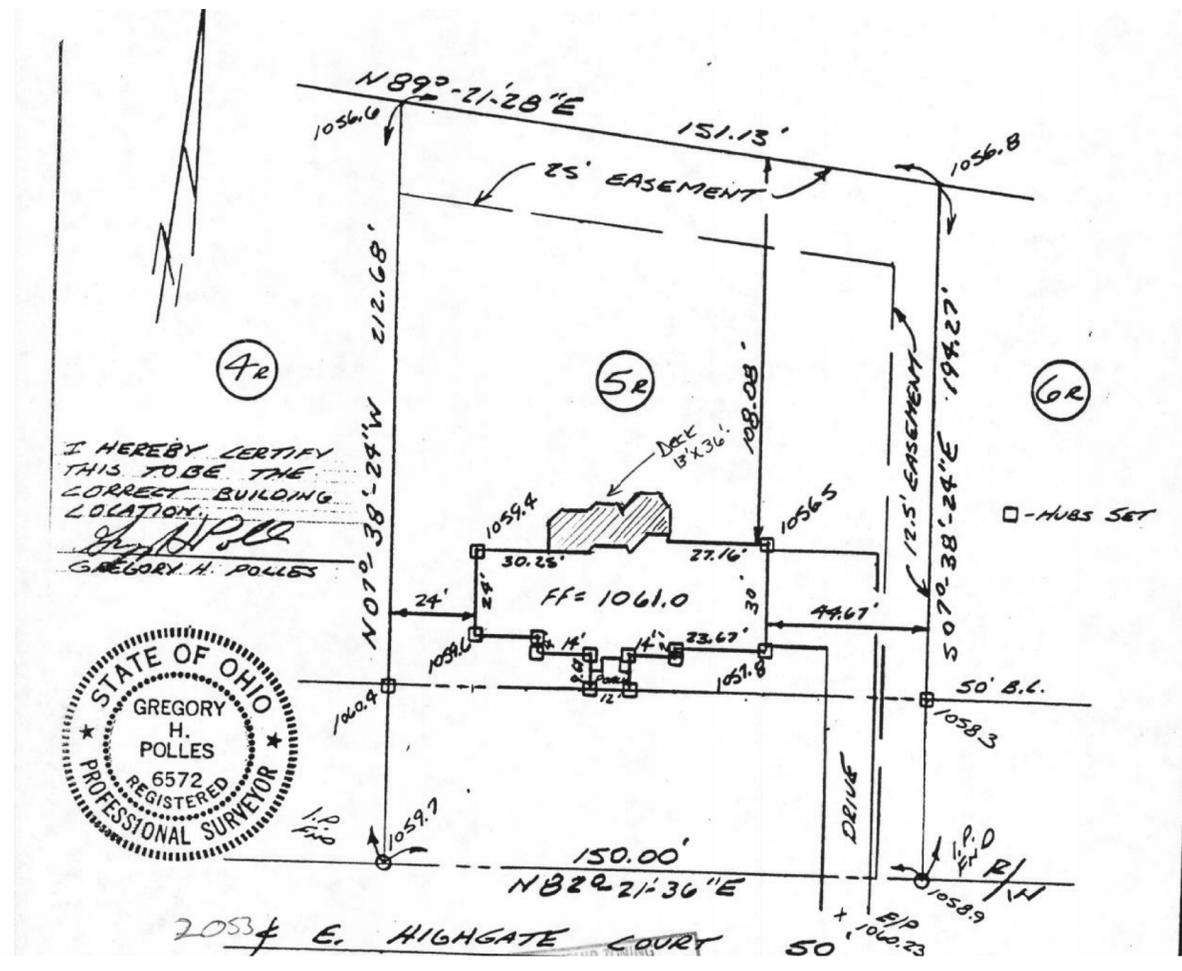


EGGLESTON RESIDENCE
 Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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.

Proposed

Existing



mortgage survey
 Scale: Not to scale



ARCHITECTURAL SITE PLAN
 Scale: 1" = 20'-0"

EGGLESTON RESIDENCE

Job #	Print Date
5284	3/27/2019
Design Info	
Design Phase	D# Date
Production	1.4 3/25/19
Designer	LB/TRG
Client Initials	

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" materia 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)

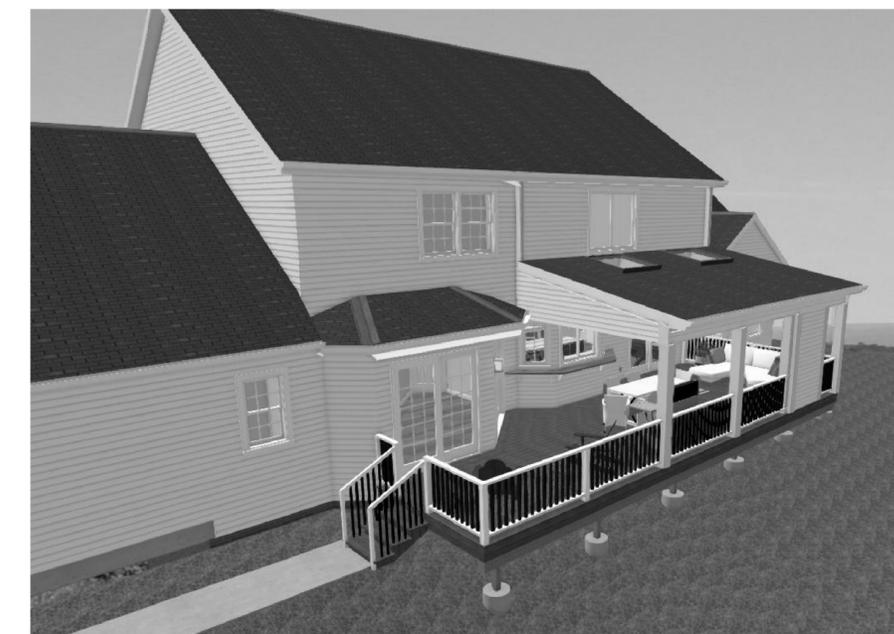
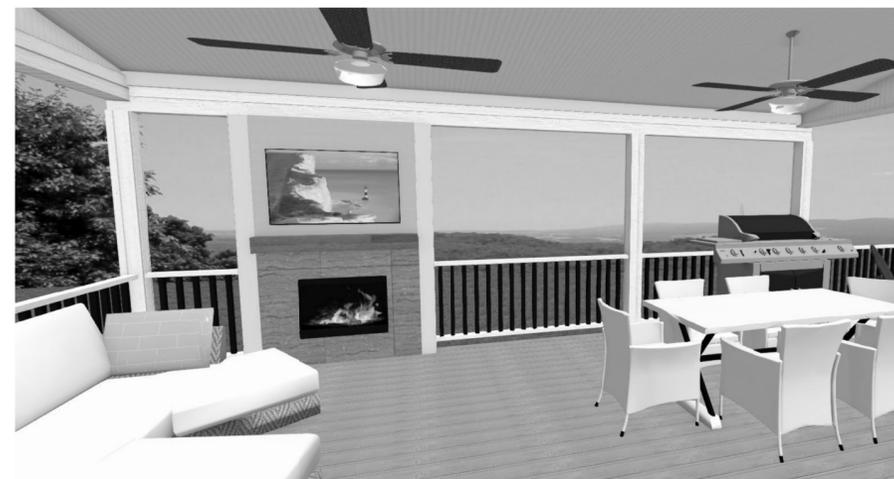
Framing Member	Fb(psi)	Fv(psi)	Fc(psi)	E(psi)
SAWN LUMBER				
Wood beams & headers	1000	130	1000	1,400,000
Wood joists	1000	130	1000	1,400,000
Wood studs/misc. framing	875	110	1000	1,400,000
MicroIam (LVL)	2600	285	2510	1,900,000

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.



Project Description

The Project Scope includes Remodeling the kitchen with a revised layout, new finishes and fixtures sling rear door and slider window. New rear deck, with roof over part of the structure. Electric Fireplace in newly framed wall creating an outdoor living space.

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/Clg Dead loads: 12 psf
Total Roof Loads: 42 psf

Drawing Index

- A-1 Index, Notes, and Perspectives
- A-2 Architectural Site Plan
- A-3 Ex/Demo & New Lower Level Plans
- A-4 First Floor Plan D1.3
- A-5 Electric/ Mechanical Plan
- A-6 Kitchen Elevations
- A-7 Exterior House Elevations
- A-8 Exterior Back Elevations
- A-9 Exterior Porch Elevations
- A-10 Deck Detail Elevations

6909 Engle Rd., Unit #1
Middleburg Heights, Ohio 44130
440/234-5656 Tele, 440/234-5747 Fax
www.HurstRemodel.com



EGGLESTON RESIDENCE

Mr. Justin & Mrs. Lisa Eggleston
2053 East Highgate Court
Hudson, OH 44236

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.

PRESENTATION VIEW

Not to Scale

Client Signature:	P.C. Signature:	SHEET NO.
Date:	Date:	

A-1



EXTERIOR BACK ELEVATIONS

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

Job #	Print Date
5284	4/3/2019
Design Info	
Design Phase	D# Date
Production	1.4 3/25/19
Designer	LB/TRG
Client Initials	

6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com



EGGLESTON RESIDENCE

Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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.

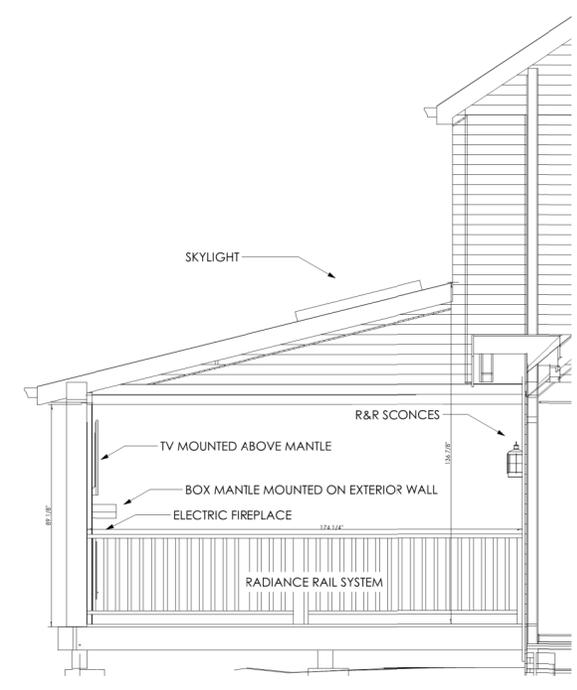
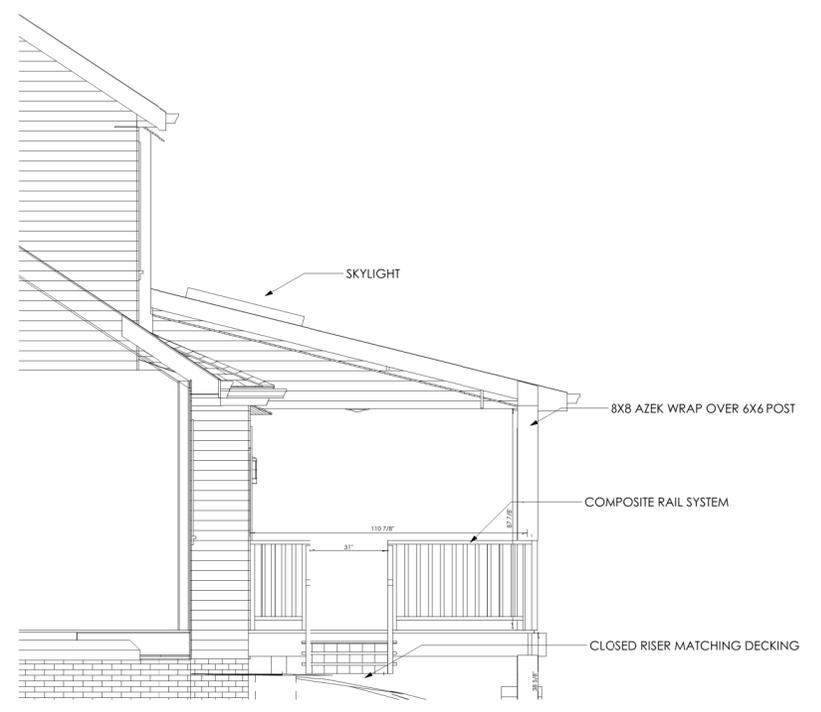
SHEET NO.
A-9

Job #	5284	Print Date	3/18/2019
Design Info			
Design Phase	D#	Date	
Detail	1.4	3/04/19	
Designer	LB		
Client Initials			

6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com



EXTERIOR BACK PORCH ELEVATION
 SCALE: 1/2" = 1'-0"



EXTERIOR PORCH SIDE ELEVATIONS
 SCALE: 1/2" = 1'-0"

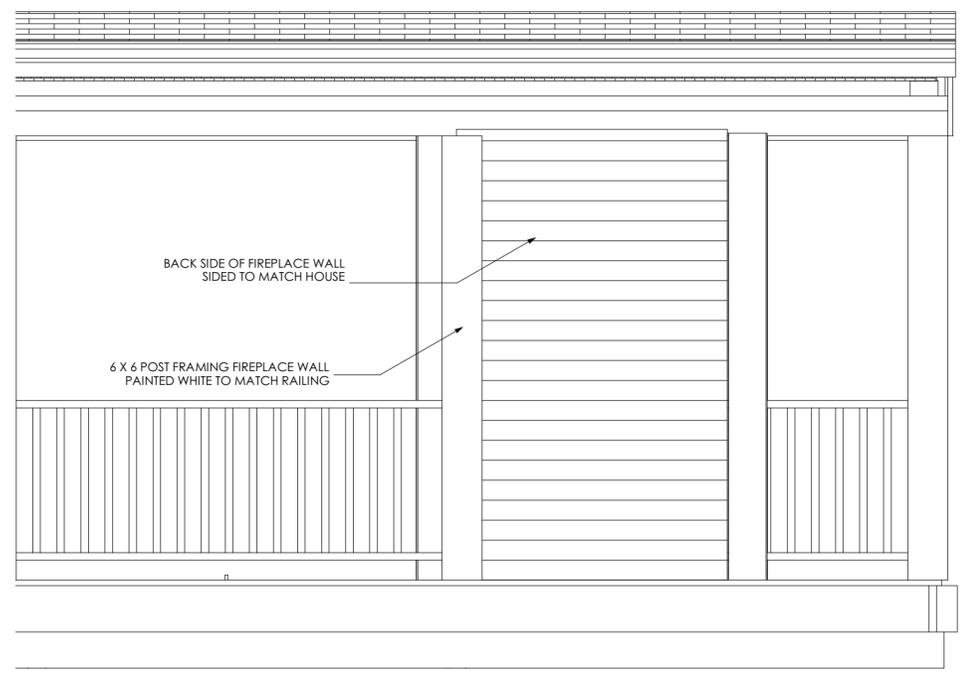
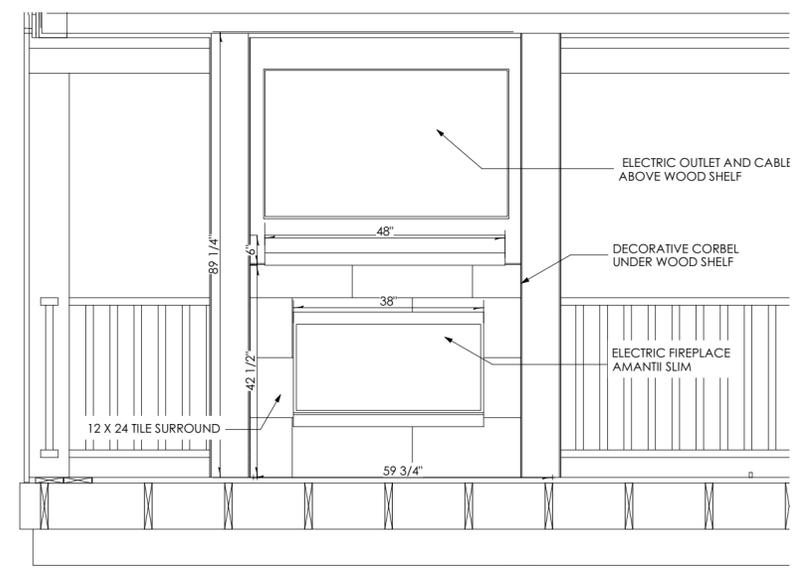
EGGLESTON RESIDENCE

Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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
5284	3/27/2019
Design Info	
Design Phase	D# Date
Production	1.4 3/25/19
Designer	LB/TRG
Client Initials	

6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com



FIREPLACE ELEVATIONS D1.4
 SCALE: 1/2" = 1'-0"

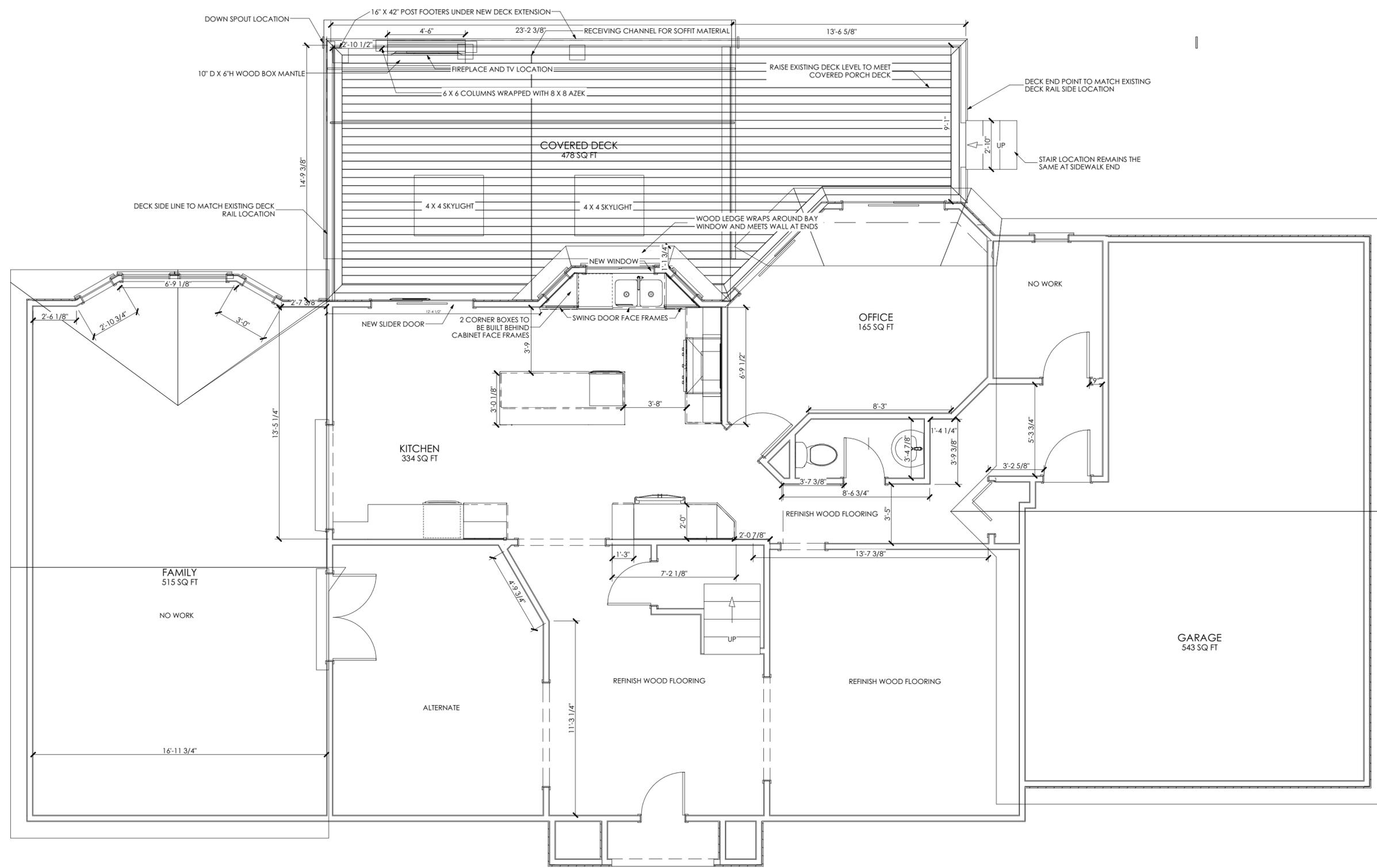


EXTERIOR HOUSE ELEVATION
 SCALE: 1/2" = 1'-0"

EGGLESTON RESIDENCE
 Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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 #	5284	Print Date	3/18/2019
Design Info			
Design Phase	D#	Date	
Detail	1.4	3/04/19	
Designer	LB		
Client Initials			



6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com



EGGLESTON RESIDENCE
 Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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.

FIRST FLOOR PLAN D1.4

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



Terrain Collection

Tap into mother nature's color palette with these timeless hues. Truly embodying the spirit of the outdoors, Terrain features five stunning colors, including three solid and two moderately-variegated with a dual-embossed grain pattern.



Job #	Print Date
5284	3/18/2019
Design Info	
Design Phase	D# Date
Detail	1.4 3/04/19
Designer	LB
Client Initials	

6909 Engle Rd., Unit #1
 Middleburg Heights, Ohio 44130
 440/234-5656 Tele, 440/234-5747 Fax
 www.HurstRemodel.com



EGGLESTON RESIDENCE

Mr. Justin & Mrs. Lisa Eggleston
 2053 East Highgate Court
 Hudson, OH 44236

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.